



CITY PLANNING COMMISSION

April 25, 2007 / Calendar No. 10

N 070388 HKM

IN THE MATTER OF a communication dated March 16th, 2007, from the Executive Director of the **Landmarks Preservation Commission regarding the landmark designation of 354 West 11th Street House (Block 637, Lot 63)** by the Landmarks Preservation Commission on March 6, 2007 (List No. 387/LP-2210), Borough of Manhattan, Community District 2.

Pursuant to Section 3020.8(b) of the City Charter, the City Planning Commission shall submit to the City Council a report with respect to the relation of any designation by the Landmarks Preservation Commission, whether of a historic district or a landmark, to the Zoning Resolution, projected public improvements, and any plans for the development, growth, improvement or renewal of the area involved.

The 354 West 11th Street House is located in a mid-block lot that faces West 11th Street. It is three stories and is currently of residential use. The house was built in 1838 and is one of the best extant examples of the Greek Revival style rowhouses of the 1830s-40s located in the Hudson River waterfront section of Manhattan, specifically the area west of the Greenwich Village Historic District between West 14th Street and Lower Manhattan.

The landmark site is located in a C1-6A zoning district which allows a floor area ratio (FAR) of 4.0. The zoning lot could be developed with approximately 8,712 square feet of floor area. The 159 Charles Street House contains approximately 2,178 square feet of floor area.

Therefore, there are approximately 4,879 square feet theoretically available for transfer.

Pursuant to section 74-79 of the Zoning Resolution, a landmark building may transfer its unused development rights to a lot contiguous to the zoning lot occupied by the landmark or one which is across the street and opposite to the lot occupied by the landmark buildings, or in the case of a corner lot, one which fronts on the same street intersection as the lot occupied by the landmark building.

There are approximately three potential receiving sites available for the transfer of the landmark's unused floor area.

All landmark buildings or buildings within Historic Districts are eligible to apply for use and bulk waivers pursuant to Section 74-711 of the Zoning Resolution.

There are no projected public improvement or planned for development, growth, improvement or renewal in the vicinity of the landmark building.

The subject landmark designation does not conflict with the Zoning Resolution, projected public improvements or any plans for development, growth or renewal involved in the vicinity of the landmark.

AMANDA M. BURDEN, AICP, Chair
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