



## CITY PLANNING COMMISSION

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January 6, 2010/Calendar No. 14

N 100167 HKM

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IN THE MATTER OF a communication dated November 25, 2009, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of 145 Eighth Avenue House, located at 145 Eighth Avenue (Block 741, Lot 31), by the Landmarks Preservation Commission on November 17, 2009 (List No. 423/LP-2345), Borough of Manhattan, Community District 4.

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Pursuant to Section 3020.8(b) of the New York 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 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.

On November 17, 2009 the Landmarks Preservation Commission (LPC) designated the 145 Eighth Avenue House as a city landmark. The landmark designation consists of Block 741, Lot 31.

The modest row house is one of a pair of highly intact 3 1/2 story Federal style houses constructed in 1827 for owner Aaron Dexter, a dry goods merchant, who retained ownership of the property until 1846. Number 145 Eighth Avenue has continuously housed both residential tenants and businesses, reflecting the evolving commercial character of Eighth Avenue.

Over the course of centuries, the original storefront configuration of the ground floor has had several alterations, most notably the historic 1940 arcaded shop front. This row house, in concert with its neighbor at 147 Eighth Avenue, is intact above its storefront and exhibits all of the attributes of Federal style houses of the era. The building has a steeply pitched roof with double dormer windows, shares a party wall and central chimney with its neighbor, and a façade clad in Flemish bond brickwork. The windows on the second and third floors have flat stone lintels and sills. Number 145, together with 147 Eighth Avenue, is among the rare extant significantly

intact Federal style houses with a commercial ground floor that have survived north of 14th Street.

The landmark is located in a C1-6A zoning district. With an allowable floor area ratio (FAR) of 4.0, the zoning lot could be developed with approximately 8,400 square feet of floor area. The 145 Eighth Avenue House contains approximately 7,000 square feet of floor area. Therefore, there are approximately 1,400 square feet 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 building or one which is across the street and opposite to the zoning lot occupied by the landmark building, or in the case of a corner lot, one which fronts on the same street intersection as the lot occupied by the landmark. There are 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, upon application by the Landmarks Preservation Commission.

There are no projected public improvements or plans 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, improvement or renewal in the vicinity of the landmark.

**AMANDA M. BURDEN, FAICP, Chair,**  
**RAYANN BESSER, ALFRED C. CERULLO, III, BETTY Y. CHEN,**  
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**KAREN A. PHILLIPS, Commissioners**