



CITY PLANNING COMMISSION

June 8, 2016 / Calendar No. 15

N 160293 HKM

IN THE MATTER OF a communication dated April 22, 2016, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of 57 Sullivan Street House, 57 Sullivan Street (Block 489, Lot 2) by the Landmarks Preservation Commission on April 12, 2016 (Designation List No.487/LP-2344), 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.

On April 12, 2016, the Landmarks Preservation Commission (LPC) designated 57 Sullivan Street House, located at 57 Sullivan Street (Block 489, Lot 2), as a city landmark. The landmark site is located on the east side of Sullivan Street between Broome and Spring Streets, within Manhattan Community District 2.

57 Sullivan Street House is located in a portion of the South Village, just north of Canal Street, developed in the 1810s and 1820s. The building was constructed in 1816-17 as a speculative development property by carter Frederick Youmans. A three-bay, wood-framed rowhouse, the 57 Sullivan Street House is a fine example of the Federal style, characterized by its brick-clad front laid in Flemish bond, incised paneled stone lintels, incised entry arch with a keystone and impost blocks, and low stoop. The house was originally two stories high (undoubtedly capped by a gabled attic with dormers) and had a rear two-story kitchen ell. In 1817 it was purchased by mason David Bogert, who occupied the house with his family until 1829. In 1841 it was acquired by Thomas Bray, an Irish-immigrant gardener. Bray had the house extended at the rear and raised to three full stories with brick cladding laid in Flemish bond, similar lintels, and a wooden cornice. The paneled window lintels at the first and second stories are thought to be among the earliest surviving examples in Manhattan. The arched first-story entrance surround with incised panel decorations, imposts, and keystones is also very early and rare. During Bray's ownership the building was also sub-divided into apartments, which were occupied by members of the Bray family and tenants,

primarily tradesmen and craftsmen. By 1875, the basement had been converted to commercial use and was occupied by the Knickerbocker a bar with an African-American proprietor and a multi-racial clientele. The house remained in the ownership of the Bray and Hanify families until 1924 when it was acquired by Anthony and Louisa Emanuelli. Throughout the 20th century, most of the occupants were Italian-immigrant working-class families. A post-1995 restoration of the house included new entry doors at the basement and first story, new windows, and ironwork. Today, the 57 Sullivan Street House survives as a fine example of the Federal style of architecture and a tangible reminder of the rich multi-cultural heritage of the South Village.

The landmark site is located on a lot zoned as M1-5B. With an allowable floor area ratio (FAR) of 5.0, the 1,260-square-foot lot could be developed with approximately 6,300 square feet of floor area. The existing building on the lot contains 2,898 square feet, resulting in 3,402 square feet of unused development rights available for transfer under the existing zoning.

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 is no potential receiving sites available for the transfer of the landmark's unused floor area, as all eligible lots are either currently overbuilt, or being developed with an overbuilt project.

Pursuant to Section 74-711 of the Zoning Resolution, landmark buildings or buildings within Historic Districts are eligible to apply for use and bulk waivers upon application to the Landmarks Preservation Commission.

The subject landmark does not conflict with the Zoning Resolution. In addition, the Commission is not aware of any conflicts between the subject landmark designation and projected public improvements on any plans for development, growth, improvement or renewal in the vicinity of the landmark building.

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