

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

DATE: OCTOBER 10, 1989

COMMITTEE OF ORIGIN: CIVIC CENTER

COMMITTEE VOTE: 6 In Favor	0 Opposed	0 Abstained
BOARD VOTE: 22 In Favor	0 Opposed	1 Abstained

RE: 250 Water Street

WHEREAS: Milstein Properties has proposed the construction of a 15 story, 10 FAR, 480,000 sq. ft. office building at 250 Water Street in the South Street Seaport Historic District, and

WHEREAS: The South Street Seaport Historic District is a small and totally unique 10 block area consisting primarily of four and five story brick buildings constructed in the mid-nineteenth century which stands in dramatic contrast to the high rise towers which prevail throughout most of Lower Manhattan, and

WHEREAS: The proposed structure, which is to exceed 185 feet in height, would be approximately four times the height of the average building in the South Street Seaport Historic District, and

WHEREAS: The size, scale, mass and volume of the proposed structure would dominate and overwhelm the neighboring buildings in this low-scale district and clearly relates much more to the adjacent high rise buildings outside of the district, thus confusing the clear boundary of the district, and

WHEREAS: This new high rise building threatens to obstruct many of the most appealing view corridors to the historic district and the Brooklyn Bridge, which now enable so many pedestrians to enjoy the area from a variety of different perspectives at and above street level, and

WHEREAS: The Landmarks Preservation Commission has carefully and properly protected the character of the historic district since its inception by insuring that all proposed new buildings or alterations to existing structures respect and maintain the scale of the district, and

WHEREAS: In spite of the fact that many development proposals in recent months and years indicate that it is economically feasible to get a return on investment from a low-scale structure in the South Street Seaport Historic District, it is regrettably clear that this developer insists on utilizing every inch of allowable bulk on this site without regard for the impact of such a development on the integrity of the historic district, and

WHEREAS: Six months ago, the architect of this proposed structure, Mr. Charles A. Platt, then speaking as chairman of the Municipal Art Society's Preservation Committee recommended that the Landmarks Preservation Commission reject the similarly sized 480,000 sq. ft., 14 story, 250 Water Street proposal then before the Landmarks Preservation Commission which, according to the Municipal Art Society Committee, "appears much too large and bulky" and "would be highly visible from many places within and without the district", and

WHEREAS: Mr. Platt went on to say, according to a NY Times article on April 23, 1989, that it may be necessary to consider downzoning to a floor-area ratio of 6 or 7 to get a design that is truly appropriate, and

WHEREAS: The current C6-4 zoning which allows for a bulk of 10 FAR and predates the designation of this area as a historic district is clearly the most serious impediment preventing the "appropriate" development of this site, and

WHEREAS: Community Board #1 has sought for the past 4 1/2 years to convince the City Planning Commission to re-zone the South Street Seaport Historic District so that the zoning more accurately reflects the real, low-scale, low-bulk nature of the area, and

WHEREAS: The addition of block 106 to the South Street Seaport Historic District brings into serious question the rationale of shifting much of the excessive bulk in this proposed building northward toward block 106, now

THEREFORE
BE IT
RESOLVED
THAT:

Community Board #1 finds the proposed structure at 250 Water Street, although more carefully thought out and architecturally sensitive than some of the previous proposals, to be not compatible with the South Street Seaport Historic District and strongly recommends that the Landmarks Preservation Commission deny the pending application for a Certificate of Appropriateness, and

BE IT
FURTHER
RESOLVED
THAT:

Community Board #1 urges the Landmarks Preservation Commission to perpetuate the work of prior Landmark Commissions by making a decision which is consistent with their previous decisions and reject this oversized building and thus preserve and protect this unique historic district which remains as a small vestige of a by-gone era in NYC, and

BE IT
FURTHER
RESOLVED

THAT: Community Board #1 strongly urges that the Landmarks Preservation Commission join the Community Board and other preservationists in asking that the City Planning Commission rezone the South Street Seaport Historic District so that the 250 Water Street site can be properly developed once and for all.

PG/lma
(resoluti.oct4-6/9)

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

DATE: OCTOBER 10, 1989

COMMITTEE OF ORIGIN: LANDMARKS, ARTS & CULTURAL AFFAIRS

COMMITTEE VOTE: NONE

BOARD VOTE: 12 In Favor

0 Opposed

1 Abstained

RE: Proposed installation of sculpture at Tribeca Park

BE IT
RESOLVED

THAT: Community Board #1 approves the installation of the proposed sculpture, "Over Jordan", by artist Cindy Karasek at Tribeca Park, located at the convergence of 6th Avenue, Canal and West Broadway, for a six month period beginning in mid-October of 1989.

PG/lma
(resoluti.oct1/9)