OVERVIEW OF EAST BOWERY PRESERVATION PLAN

- **East Side of Bowery**
- **Noho District**
- **EV/LES Rezoned Area**
- **Special Little Italy District**

Map showing the boundaries of Chinatown, Lower East Side, East River, and 14th Street.
**Area:** 100’ corridor along east Bowery from Canal Street to Stuyvesant Street (above Cooper Sq) (Left out of East Village/Lower East Side Rezoning)

**Zoning:** Existing zoning remains C6-1 and C6-1G

- C-6-1: Residential, commercial, community facilities, including hotels, entertainment facilities, retail stores, office space, mixed buildings
- C6-1G: Same as C6-1 except the conversion of non-residential space to residential space requires a special permit from DCP.

**Height Limit:** 85’ or 8 stories Conforms to west Bowery zoning.

**Lot coverage:** Residential 60% (20% of lot must be useable landscaped recreational space) Commercial 70% with 100% coverage on the first floor only.

**Protections for Buildings of Special Significance**
East Bowery Preservation Plan: **Goals**

* Preserve low-rise historic context of entire Bowery.

* Preserve Bowery's low-rise context in relation to adjacent historic Chinatown, Little Italy, NoHo, East Village, and Lower East Side.

* Prevent out-of-scale, out-of-context developments

* Protect low-rise buildings of special significance.

* Allow controlled, responsible development, including community facilities, while maintaining low-rise character.

* Promote retention of mixed socio-economic populations, affordable housing, social services, & artists’ live/work spaces.

* Protect small businesses, including long-established lighting, jewelry, and restaurant supply districts.
Reasons East Bowery Preservation Plan is logical & sensible for the long-term economic best interests of the city:

* Plan area is small: Only one half of one street!

* Plan is simple: Retains existing C6-1 and C6-1G zoning, but adds 85’ height cap & protections for buildings of special significance

* Plan offers city 3 options for enacting changes:
  1) Extend Special Little Italy District’s Bowery zoning from west to east Bowery (Including 85’ height cap & protections for buildings of special significance)
  2) Make special district on east Bowery to match west Bowery zoning in S.L.I.D. (Including 85’ height cap & protections for buildings of special significance)
  3) Add amendments to existing zoning (Including 85’ height cap & protections for buildings of special significance)

* Aesthetically appropriate to have same zoning on both sides of street.
  
  Ex: West Broadway’s 2 sides once had different zoning. Both sides now the same.

* Aids retention of small businesses & residents because lower height cap reduces incentives to demolish buildings.

* Because visitors are attracted to the Bowery’s colorful history, cultural diversity, & low-rise charm, high-rise developments would completely destroy its economic viability.

The East Bowery Preservation Plan is thus in the long-term economic best interests of the city.
What
East Bowery
looks
like
today...
East Bowery, between Hester St. & Canal St.
East Bowery, north from Grand St. to Broome St.
East Bowery & Broome, south to Grand Street

Photo: David Mulkins
East Bowery, between Delancey and Broome
Northeast corner, Bowery & Rivington
The Bowery Mission

Since 1879, has provided food, shelter, jobs, & rehabilitation for millions.

227-229 Bowery

Photo: David Mulkins
Metropolitan Savings Bank

1867

Built in cast iron style, using more expensive marble.

Cooper Sq. at 7th Street
Negative effects of East Bowery’s current zoning
New Cooper Union building dwarfed by new Cooper Union building
27-35 Cooper Square

Before

After

Patricia Melvin

Photo: The Villager
“…gigantic high-rise hotels and condos being built in the area create mid-block eyesores and ruin the flow and feel of the area.”

--Margaret Chin, letter to DCP, 2009
The landmark

Germania Fire Insurance Bldg
1870
357 Bowery

Luxury condo tower destroys historic context

Photo: David Mulkins

Condo entrance around corner
18-story hotel construction at 91 Bowery caused demolition of 89 Bowery & 128 Hester
Displaced 60 residents & Hong Kong Station restaurant
The first Germania Bank building
185 Bowery

Distinctive mansard roof & ocular windows demolished
Winter 2010

Owner plans 30-story luxury hotel at 185-191 Bowery!
Out-of-scale, out-of-context development
Endangered small businesses

Photo: David Mulkins

Photo: Sally Young

Photo: David Mulkins
“The Bowery owes its national recognition to a rich, vibrant, eclectic mix of residents, businesses and cultures, and it achieved this unique character in large part because of its low-rise structures and the expansive feel they create.

“Allowing skyscrapers to populate the Bowery’s east side will not only generate an eyesore of ridiculous incongruence but also displace the very type of businesses and residents that constitute the Bowery’s main allure.”

--Keith McNally, restaurateur,  Balthazar / Pulino’s
Letter to City Planning, 6/12/09
Historical & Cultural Importance...
Circa early 1900s

Bowery, north from Grand Street
Cooper Square, New York City.
North from East 5th Street
The vaudeville hook

“The Bowery is the cradle of American entertainment”
--Trav S.D.

Yiddish Theater

Tap Dance

Irving Berlin

Punk Rock
Historical & Cultural Importance of the Bowery

Indian foot path        Link between Dutch farms & New Amsterdam
NYC’s first entertainment district

Cooper Union Great Hall: Abe Lincoln, Susan B. Anthony, Emma Goldman, Barack Obama
Birthplace of tap dance, minstrel shows, vaudeville, vaudeville hook, & punk rock (CBGB)
Term “Jim Crow” derived from T.D. Rice minstrel act
Yiddish theater’s 1st American home - Boris Thomashevsky, Jacob Adler
First U.S. performance of ballet, can-can, & Uncle Tom’s Cabin

Community gardens: Liz Christy Gardens, NYC’s first
Fashion: Patricia Field, Bowery b’hoys & g’hals influenced fashion & slang

Writers/Poets: Walt Whitman, Allen Ginsberg, Stephen Crane, Amiri Baraka,
Kate Millet, John Giorno, Bob Holman, Diane DiPrima, William Burroughs

Painters/Sculptors: Mark Rothko, Chuck Close, Basquiat, Roy Lichtenstein, Fernand Leger,
Jian Jun Zhang, James Rosenquist, Woong Kim, Robert Indiana, Cy Twombly, Maya Lin

Photographers: Jacob Riis, Weegee, Nan Goldin, Robert Frank, Kunie Sugura,
Stephanie Chernikowski, Bernice Abbott, Jay Maisel

Architects: Stanford White, Maya Lin, James Ware (father, dumbell tenements)

Patti Smith, Philip Glass, Talking Heads, Blondie, Sonic Youth, Steve Elson

Dance: Master Juba (father of tap), Asian American Dance Theatre, Ping Chong

Cinema: Raoul Walsh, Jim Jarmusch, Martin Scorcese, Sara Driver, Maysles brothers

Performers: Edwin Booth, Weber & Fields, Eddie Canter, W.C. Fields, Mae West

Religion: Swami Prabhupada - founder Hare Krishna, Bowery Mission (1879)
“...one of the great American streets, as charged with historical significance as Beale Street in Memphis or Basin Street in New Orleans.” --Luc Sante
Buildings of Special Significance (partial list)

- 219-221
- 133-135
- 319
- 357
- 227-229
- 97 & 101
- 161
- Cooper Square at 7th
Bowery Preservation Supporters who have written City Planning – Partial List:

**Politicians:** Margaret Chin, Deborah Glick, Nydia Velasquez, Alan Gerson, Pete Gleason

**Community Organizations:**
- Chinese Consolidated Benevolent Assoc
- CAAAV – Organizing Asian Communities
- Two Bridges Neighborhood Council
- Civic Center Residents Coalition
- Little Italy Neighborhood Assoc
- Cooper Square Committee
- Asian Americans for Equality
- Community Board 3
- University Settlement
- Friends of NoHo
- Chinese Community Center Inc.
- Lower East Side History Project
- Hester Street Collaborative
- Good Old Lower East Side
- SoHo Alliance
- East 5th, 6th, & 7th St. Block Assocs
- NoHo B.I.D.

**Businesses:**
- John Varvatos
- Green Depot
- Alleva Dairy
- Tan Tin-Hung Supermarket
- Whole Foods Market
- Chair Up, Inc
- Champ Depot
- Lighting Library
- Billy’s Antiques and Props
- Steve’s on the Bowery
- Leekan Designs
- Euroluce Lighting
- The Watch Corner
- All Care Business Machines
- Norman’s Sound & Vision
- O’Lampia Studio
- Noble Lighting
- Bowery & Vine Wine and Spirits
- Regent Restaurant Equipment, Inc
- Natalie Creative Jewelry

**Restaurants / Bars:**
- Daniel Boulud, DBGB Kitchen/Bar
- McSorley’s Old Ale House
- Bowery Wine Company
- Prune Restaurant
- Keith McNally, Pulino’s
- McSorley’s Old Ale House
- Great Jones Cafe

**Artists / Musicians / Architects:**
- Philip Glass
- Jay Maisel
- Steve Elson
- Nicholas Quennell
- Hettie Jones
- Michael Geyer

**Historians:**
- Luc Sante
- Joyce Mendelsohn
- David Freeland
- Trav S. D.

Continued. . . .
Theaters / Performance Spaces / Cultural Organizations:  Jean Cocteau Repertory / Phoenix Theatre Ensemble
Amato Opera  New York Theatre Workshop  LaMama  Dixon Place  Bowery Ballroom
City Lore  Lisa Kristol, daughter of CBGB founder Hilly Kristol  Bowery Poetry Club

Museums / Cultural Institutions:  Tenement Museum  Merchant's House Museum
Museum at Eldridge Street  Italian American Museum  New York Marble Cemetery
Asian American Arts Centre  Fourth Arts Block  Asian American Arts Centre

Building Owners:  222 Bowery Owners Corp  Jay Maisel  Will Ryman
Number Four Rivington Street  184 Bowery Condominium Association

Community Gardens:  Liz Christy / Bowery-Houston Community Garden  M'finda Kalunga Community Garden

Preservation Organizations:  Historic Districts Council  Greenwich Village Society for Historic Preservation
Lower East Side Preservation Initiative  Society for the Architecture of the City

Letters may be read at our website:  www.boweryalliance.org
“Once you lose a building, you lose character and history.”

“Each neighborhood has its own personal DNA. It’s my job to find it and save it.”

Additional Maps. . .
**SPECIAL LITTLE ITALY DISTRICT (SLID) MAP**
(Appendix A Map: SLID Zoning Resolution)

- **East Side of Bowery**
- **EV/LES Rezoned Area**

**District Boundary**
- **A** Preservation Area
- **A1** Mulberry Street Regional Spine
- **B** Houston Street Corridor
- **BC** Bowery, Canal, Kenmare Corridor

**Note:** C6-1 zoning district only extends 1/4 block inside SLID along Bowery and Canal.

**Current Zoning:**

- C6-1: Maximum FAR
  - Residential: 3.44
  - Commercial: 6.0
  - Community Facility: 6.5
  - *Up to 20% increase for Plaza Bonus*

  The buildings in a C6-1 district do not have the height and bulk limitations as that of a contextual district.

- C6-1G: FAR regulations are identical to the C6-1 district except that residential conversion is restricted in this zoning area.
  (See **Zoning Definitions, Pg. 5**)

**Proposed Preservation: East Side of Bowery**

- **Excerpts: SLID Zoning Resolution**
  - Section 109-411 Height 85'  
    - Pge. 25
  - Section 109-412 Lot Coverage
    - Residential: 60%
    - Commercial: 70%
    - 100% 1st Floor
    - Pge. 25
  - Section 109-522 Preservation
    - Buildings of Special Interest
    - Pge. 28
THIRD AVENUE/BOWERY CORRIDOR MAP
9th Street to Bleecker Street

- East Bowery/3rd Ave. Corridor
- EV/LES Rezoned Area
- NoHo District
- Special Little Italy District

Current Zoning:
C6-1: Maximum FAR
Residential 3.44
Commercial 6.0*
Community Facility 6.5*
*Up to 20% Increase for Plaza Bonus
The buildings in a C6-1 district do not have the height and bulk limitations as that of a contextual district.

C6-1G: FAR regulations are identical to the C6-1 district except that residential conversion is restricted in this zoning area.
(See Zoning Definitions, Pg. 5)

Proposed Preservation: East Side of Bowery

Excerpt: SLID Zoning Resolution
Section 109-411 Height 85' Pge. 25
Section 109-412 Lot Coverage
Residential 60%
Commercial 70%
100% 1st Floor

Section 109-522 Preservation
Buildings of Special Interest Pge. 28
More info on

**East Bowery Preservation Plan:**

[www.boweryalliance.org](http://www.boweryalliance.org)

**Bowery Alliance of Neighbors**

184 Bowery
NY, NY 10012
(631)901-5435

David Mulkins (Chair): mulbd@yahoo.com

Mitchell Grubler (Landmarks): mitchellgrubler@yahoo.com

Special thanks re historical research:
Lower East Side History Project www.leshp.org