



CITY PLANNING COMMISSION

December 12, 2011 / Calendar No. 6

N 120101 HKM

IN THE MATTER OF a communication dated November 7, 2011, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Union League Club, 38 East 37th Street (Block 866, Lot 42), by the Landmarks Preservation Commission on October 25, 2011 (List No. 449/LP-2389), Borough of Manhattan, Community District 6.

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 October 25, 2011 the Landmarks Preservation Commission (LPC) designated the Union League Club (the “Building”), located 38 East 37th Street (Block 866, Lot 42), as a city landmark.

Built in 1929-31, the Union League is a fine example of a neo-Classical style clubhouse, combining elements that recall the architecture of 18th century England and the American colonies. This style was especially popular with public institutions in the late 1920s and may suggest the influence of such architects as Edward Lutyens and John Russell Pope. A continuous projecting cornice divides the nine-story structure in two distinct sections that reflect the interior program. The massive lower floors house the primary social spaces, such as the dining rooms, billiard room and library, and the U-shaped upper floors contain more than sixty bedrooms. Located on the southwest corner of Park Avenue and 37th Street in the Murray Hill section of Manhattan, the main (north) façade incorporates a curved double-height entrance pavilion and oversized Palladian style windows, as well as a large pediment framing a cartouche with the club’s initials. A second entrance, on Park Avenue, was intended for member’s wives and

daughters who had their own dining facilities and lounge on the fourth floor. The Union League was one of the first clubs in New York City to welcome women and this entrance is crowned by a decorative lintel displaying a relief with four female faces. This relief, as well as the rectangular panels that flank that 37th Street entrance, share a strong graphic quality that suggests the influence of the Art Deco style, which dominated mainstream aesthetics during this era. Since opening in February 1931, there have been few significant changes to the exterior. The original fenestration and masonry appears well maintained and the Union League continues to operate the building as a private club.

The landmark site is located in a R-10 and R8B zoning district. With an allowable floor area ratio (FAR) of 10.0 and 4.0, respectively, the zoning lot could be developed with approximately 106,400 square feet of floor area. The Union League Club contains approximately 98,746 square feet of floor area. Therefore, there are approximately 7,654 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 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 approximately six 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

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 or any plans for development growth, improvement or renewal in the vicinity of the landmark.

AMANDA M. BURDEN, FAICP, Chair
ANGELA M. BATTAGLIA, RAYANN BESSER, IRWIN G. CANTOR, P.E.,
BETTY Y. CHEN, MARIA M. DEL TORO, RICHARD W. EADDY,
ANNA HAYES LEVIN, ORLANDO MARIN, Commissioners

KENNETH J. KNUCKLES, ESQ., Vice Chairman, abstaining