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**IN THE MATTER OF** a communication dated December 23, 2016, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the 412 East 85<sup>th</sup> Street House, located at 412 East 85<sup>th</sup> Street (Block 1564, Lot 7503), by the Landmarks Preservation Commission on December 13, 2016 (Designation List No. 492/LP-0592).

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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 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 December 13, 2016, the Landmarks Preservation Commission (LPC) designated the 412 East 85<sup>th</sup> Street House as a City landmark. The landmark site, at 412 East 85<sup>th</sup> Street (Block 1564, Lot 7503), is located on the south side of 85<sup>th</sup> Street, between First and York Avenues, in the Yorkville neighborhood of Community District 8, Borough of Manhattan.

412 East 85<sup>th</sup> Street House is a rare wood-frame house on the Upper East Side, built by an unknown builder around 1860 in a vernacular Italianate style. The house is one of only six pre-Civil War wood-frame houses to remain on the Upper East Side and serves as a reminder of the earliest period of construction in this area of Manhattan.

The house is located in the Yorkville neighborhood, once a largely rural area with wealthy residents such as Peter Schermerhorn and Archibald Gracie. However, the neighborhood rapidly became a community of German immigrants during the late nineteenth century. Several factors led to the increase in population of the neighborhood, including the easy access to jobs at the breweries and Steinway Piano Company just across the river in Astoria and the 1834 construction of a railroad station at East 86<sup>th</sup> Street and Fourth (now Park) Avenue.

The 412 East 85<sup>th</sup> Street House is a three-story, wood-frame structure originally built as a single family home for James R. Reed. During this time, many wood-frame houses were built by carpenter-builders, leaving no architect of record. In the 1890s the building was altered to create a three-unit apartment building with a retail ground floor. For approximately 50 years the

building was used as home and monument shop for John Herbst and his family. Throughout the 20<sup>th</sup> century the home went through several owners and fell into disrepair, until 1996 when it was purchased by the De Vido family, who completed extensive work to reconstruct the façade as closely as possible to resemble the oldest photos of the home available. While the house has had many owners and a series of alterations over time, it nonetheless retains a sense of character and history through its size and proportion, its window openings, and the sensitive details typical of the historic features of wood-frame buildings of that time. Today the house stands as a reminder of Yorkville and the rural origins of this part of Manhattan in the late 19th century.

The 412 East 85th Street House is situated in an R8B zoning district, which allows a maximum base floor area ratio (FAR) of 4 for residential and community facility uses. The building contains 4,867 square feet of floor area on a zoning lot that has 2,299 square feet of lot area (2.12 FAR).

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 (“adjacent lot”). The 412 East 85th Street House stands on a 2,299-square-foot zoning lot in an R8B zoning district. The on-site maximum allowable floor area for the computation of transferrable development rights is 9,196. The maximum amount of unused development rights available for transfer from this site under the existing zoning is approximately 4,329 square feet.

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. Furthermore, 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.

**CARL WEISBROD**, Chairman  
**KENNETH J. KNUCKLES, ESQ.**, Vice Chairman  
**IRWIN G. CANTOR, P.E., ALFRED C. CERULLO, III,**  
**MICHELLE R. DE LA UZ, JOSEPH DOUEK,**  
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