



CITY PLANNING COMMISSION

January 10, 2007/Calendar No.17

N 070224 HKM

IN THE MATTER OF a communication dated November 29, 2006, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the City and Suburban Homes First Avenue Estate by the Landmarks Preservation Commission on November 21, 2006, (List No. 383, Amendment to LP 1692-A), located at 429 East 64th Street and 430 East 65th Street (Block 1459, Lot 22) Borough of Manhattan, Community District 8.

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.

The City and Suburban Homes Company's First Avenue Estate, located between First and York avenues and between East 64th and 65th streets, was built between 1898 and 1915 and is the oldest extant urban project of privately financed companies, which attempted to address the housing problems of the nation's working poor at the turn of the twentieth century. Designed by first James Ware and later by the company's architectural department head Philip Ohm, the entire block comprises of light court tenements, featuring light-colored brick, trimmed with stone, marble and terra cotta. 429 East 64th Street and 430 East 65th Street, subject to this designation, are the two latest examples of this building type and were completed in 1914-15.

On April 24, 1990, the Landmarks Preservation Commission designated the entire block as a landmark including the two easternmost buildings at 429 East 64th Street and 430 East 65th Street, which are subject to this report. On August 16, 1990 the Board of Estimate, voted to delete these two buildings from the designation. The Landmarks Preservation Commission is now amending the previous designation to once again include the entire block. While the majority of the block was designed by distinguished New York architect James Ware, the two most easterly buildings on the block, subject to this application, were completed last and are late interpretations of the light-court type, designed by the company's principal architect Philip Ohm. Ohm used elements inspired by the earlier buildings and the two buildings contribute to the continuity and homogeneity on the block.

The landmark site is located in an R10 zoning district. With an allowable floor area ratio (FAR) of 10, the zoning lot could be developed with approximately 200,830 square feet of floor area. The two buildings at 429 East 64th Street and 430 East 65th Street share one zoning lot and contain approximately 84,826 square feet of floor area.

Therefore, there are approximately 116,004 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, or one which is across the street and opposite to the 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 building.

There are five potential receiving sites available for the transfer of the landmark's unused floor area. Two of the sites are located on the same block as the designated building and are also designated landmarks. Two are located across the street to south and north of the subject lot. One site is located to the East of the subject lot and is occupied by Rockefeller University.

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.

There are no projected public improvements or plans for development, growth, improvement or renewal in the vicinity of the landmark building.

The subject landmark designation does not conflict with the Zoning Resolution, projected public improvements or any plans for development, growth, improvement or renewal in the vicinity of the landmark.

AMANDA M. BURDEN, AICP Chair
KENNETH J. KNUCKLES, Esq. Vice Chair

ANGELA M. BATTAGLIA, ANGELA CAVALUZZI, IRWIN G. CANTOR, P.E., ALFRED C. CERULLO, III, RICHARD W. EADDY, LISA A. GOMEZ, CHRISTOPHER KUI, JOHN MEROLO, KAREN A. PHILLIPS, DOLLY WILLIAMS Commissioners