



## **CITY PLANNING COMMISSION**

March 4, 2009/Calendar No. 13

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**IN THE MATTER OF** a communication dated January 22, 2009, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the New York Public Library George Bruce Branch, 518 West 125<sup>th</sup> Street, aka 518-520 Dr. Martin Luther King Jr. Boulevard (Block 1980, Lot 22), by the Landmarks Preservation Commission on January 13, 2009 (List No. 409/LP-2304), Borough of Manhattan, Community District 9.

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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 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.

On January 13, 2009, the Landmarks Preservation Commission (LPC) designated the New York Public Library George Bruce Branch, as a city landmark. The landmark is located at 518 West 125<sup>th</sup> Street (aka 518-520 Dr. Martin Luther King Jr. Boulevard), in West Harlem, Manhattan Community District 9.

The George Bruce Branch is located on the south side of West 125<sup>th</sup> Street between Amsterdam Avenue and Broadway, and has served the Harlem community for over 93 years. Built in 1914-1915, the library was designed by the prominent firm of Carrere & Hastings, who designed fourteen Carnegie-funded libraries in New York. The library is three stories high, four bays wide and is constructed of red and black bricks set in a decorative checkerwork pattern on the upper stories with edging along the sides and base and a polished limestone base. The library exemplifies the Georgian Rival style of civic architecture, reflecting the firm's attention to materials and design.

The landmark is located in an R7-2 zoning district within the Special 125<sup>th</sup> Street District. With an allowable floor area ratio of 3.44, the zoning lot could be developed with approximately 20,065 square feet of floor area. The zoning lot containing the landmark site has 6,000 square feet of floor area. Therefore, there are approximately 14,065 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 three 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.

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

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.

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