



CITY PLANNING COMMISSION

January 6, 2010/Calendar No. 11

N 100160 HKM

IN THE MATTER OF a communication dated November 25, 2009, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the E. Hayward and Amelia Parsons Ferry House, 26 West 56th Street (Block 1271, Lot 54), by the Landmarks Preservation Commission on November 10, 2009 (List No. 422/LP-2330), Borough of Manhattan, Community District 5.

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.

The E. Hayward and Amelia Parsons Ferry House is located in Midtown Manhattan on the south side of West 56th Street between Fifth and Sixth Avenues in Community District 5. The building was constructed in 1871 and designed by D & J Jardine. A significant renovation occurred in 1907 by architect Harry Allan Jacobs. Harry Allan Jacobs had a prolific career designing residential buildings including a number of other designated New York City landmarks.

E. Hayward and Amelia Parsons Ferry House, a five story highly intact townhouse, was designed in the neo-French classic style and forms part of “Bankers Row” a group of five residences built for bankers on West 56th Street between 5th and 6th Avenues. It is a well-preserved example of the fashionable townhouses that lined the 50s side streets off of Fifth Avenue. In 1907, 26 West 56th Street was remodeled for noted investment banker Isaac Seligman but the building was long occupied by banker E. Hayward Ferry and his wife Amelia Parsons Ferry. In renovating the house Jacobs moved the entrance to the center of the ground floor and created a new limestone façade and copper roof. The resulting changes to the interior layout and the façade represented the new “American Basement” row house design that was becoming popular in the 1890s and early 1900s. The later history of the E. Hayward and Amelia Parsons Ferry House followed the general pattern found on the block: after single family occupancy, these houses were converted to apartment buildings or to commercial use.

The landmark site is located in a C5-P zoning district. With an allowable floor area ratio (FAR) of 8, the zoning lot could be developed with approximately 16,800 square feet of floor area. The E. Hayward and Amelia Parsons Ferry House contains approximately 11,421 square feet of floor area. Therefore there are approximately 5,379 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 approximately four 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 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, FAICP, Chair,
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