



## CITY PLANNING COMMISSION

May 12, 2010 / Calendar No. 12

N 100282 HKM

**IN THE MATTER OF** a communication dated March 31, 2010, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Upper East Side Historic District Extension, designated by the Landmarks Preservation Commission on March 23, 2010 (List No. 427, LP No. 2373). The district boundaries are:

### **Area I (Northern Section)**

Area I of the proposed Upper East Side Historic District Extension consists of the property bounded by a line beginning at the intersection of the southern curbline of East 75th Street and the eastern curbline of Lexington Avenue, extending northerly across the roadbed of East 75th Street and along the eastern curbline of Lexington Avenue to a point formed by its intersection with a line extending westerly from the northern property line of 1061-1065 Lexington Avenue, easterly along said property line and the northern property lines of 157 through 163-173 East 75th Street to the eastern property line of 163-173 East 75th Street, southerly along said property line and across the roadbed to the southern curbline of East 75th Street, westerly along said curbline to a point formed by its intersection with a line extending northerly from the eastern property line of 176 East 75th Street, southerly along said property line to the southern property line of 176 East 75th Street, westerly along said property line, the southern property line of 174 East 75th Street, and a portion of the southern property line of 172 East 75th Street to the eastern property line of 151 East 74th Street, southerly along said property line and across the roadbed to the southern curbline of East 74th Street, westerly along said curbline to a point formed by its intersection with a line extending northerly from the eastern property line of 144 East 74th Street (aka 1031 Lexington Avenue), southerly along said property line to the northern property line of 1019-1029 Lexington Avenue (aka 145-151 East 73<sup>rd</sup> Street), easterly along a portion of said property line to the eastern property line of 1019-1029 Lexington Avenue (aka 145-151 East 73<sup>rd</sup> Street), southerly along said property line to the northern property line of 153-157 East 73<sup>rd</sup> Street, easterly along a portion of said property line to the eastern property line of 153-157 East 73<sup>rd</sup> Street, southerly along said property line to the northern curbline of East 73<sup>rd</sup> Street, easterly along said curbline to a point formed by its intersection with a line extending northerly from the eastern property line of 1009-1017 Lexington Avenue (aka 150 East 73<sup>rd</sup> Street), southerly across the roadbed and along said property line to the northern property line of 153-155 East 72<sup>nd</sup> Street, easterly along a portion of said property line and along the northern property line of 157 East 72<sup>nd</sup> Street to the eastern property line of 157 East 72<sup>nd</sup> Street, southerly along said property line to the northern curbline of East 72<sup>nd</sup> Street, westerly along said curbline to a point formed by its intersection with a line extending northerly from the eastern property line of 164-172 East 72<sup>nd</sup> Street, southerly across the roadbed and along said property line to the southern property line of 164-172 East 72<sup>nd</sup> Street, westerly along said property line and a portion of the southern property line of 158-162 East 72<sup>nd</sup> Street, southerly along a portion of the eastern property line of 158-162 East 72<sup>nd</sup> Street, westerly along a portion of the southern property line of 158-162 East 72<sup>nd</sup> Street and along the southern property line of 993-999 Lexington Avenue (aka 150-156 East 72<sup>nd</sup> Street) to the eastern curbline of Lexington Avenue, northerly along said curbline and across the roadbed to the northern curbline of East 72<sup>nd</sup> Street, westerly across the roadbed and along the northern curbline of East 72<sup>nd</sup> Street to a point formed by its intersection with a line extending southerly from the western property line of 113-115 East

72nd Street, northerly along said property line to the northern property line of 113-115 East 72nd Street, easterly along said property line, the northern property line of 117-123 East 72nd Street, and a portion of the northern property line of 1004-1010 Lexington Avenue (aka 125-139 East 72nd Street) to the western property line of 1012 Lexington Avenue, northerly along said property line, the western property lines of 1014 through 1020 Lexington Avenue, the western property line of 1022 Lexington Avenue (aka 138-140 East 72nd Street), and across the roadbed to the northern curblines of East 73rd Street, easterly along said curblines to the western curblines of Lexington Avenue, northerly along said curblines to a point formed by its intersection with a line extending easterly from the southern property line of 1032-1034 Lexington Avenue, westerly along said property line to the western property line of 1032-1034 Lexington Avenue, northerly along said property line to the northern property line of 1032-1034 Lexington Avenue, easterly along a portion of said property line to the western property line of 142 East 74th Street (aka 1034A Lexington Avenue), northerly along said property line to the southern curblines of East 74th Street, westerly along said curblines to a point formed by its intersection with a line extending southerly from the western property line of 1036-1038 Lexington Avenue (aka 135-143 East 74th Street), northerly across the roadbed, along said property line, and along a portion of the western property line of 1040-1054 Lexington Avenue (aka 126-130 East 75th Street) to the southern property line of 1040-1054 Lexington Avenue (aka 126-130 East 75th Street), westerly along a portion of said property line to the western property line of 1040-1045 Lexington Avenue (aka 126-130 East 75th Street), northerly along said property line to the southern curblines of East 75th Street, easterly along said curblines and across the roadbed to the point of the beginning.

## **Area II (Southern Section)**

Area II of the proposed Upper East Side Historic District Extension consists of the property bounded by a line beginning at the intersection of the northern curblines of East 63rd Street and the western curblines of Lexington Avenue, extending westerly along the northern curblines of East 63rd Street to a point formed by its intersection with a line extending southerly from the western property line of 125 East 63<sup>rd</sup> Street, northerly along said property line to the northern property line of 125 East 63rd Street, easterly along said property line to the western property line of 826-842 Lexington Avenue (aka 136 East 64th Street), northerly along a portion of said property line to the southern curblines of East 64th Street, westerly along said curblines to a point formed by its intersection with a line extending southerly from the western property line of 844-854 Lexington Avenue (aka 133-135 East 64th Street), northerly across the roadbed and along said property line to the northern property line of 844-854 Lexington Avenue (aka 133-135 East 64th Street), easterly along a portion of said property line to the western property line 856 Lexington Avenue, northerly along said property line, the western property lines of 858 through 864 Lexington Avenue, and the western property line of 866 Lexington Avenue (aka 130 ½ East 65th Street), across the roadbed to the northern curblines of East 65th Street, easterly along said curblines, across the roadbed, and along said curblines to the point of its intersection with a line extending northerly from the eastern property line of 144-146 East 65th Street, southerly across the roadbed and along said property line to the southern property line of 144-146 East 65th Street, westerly along said property line and the southern property lines of 142 through 132 East 65th Street to the eastern property line of 851 Lexington Avenue, southerly along said property line, the eastern property lines of 843 through 849 Lexington Avenue, and the eastern property

line of 841 Lexington Avenue (aka 155-157 East 64th Street) to the northern curbline of East 64th Street, westerly along said curbline and across the roadbed to its intersection with the western curbline of Lexington Avenue, southerly across the roadbed and along said curbline to the point of the beginning, Community District 8, Borough of Manhattan.

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Pursuant to Section 3020.8(a) and (b) of the City Charter, the City Planning Commission shall submit to the City Council a report with respect to the relation of the 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 March 23, 2010, the Landmarks Preservation Commission designated the Upper East Side Historic District Extension (List No. 427, LP No. 2373). The Upper East Side Historic District Extension encompasses 74 properties located in two sections along Lexington Avenue between East 63<sup>rd</sup> and East 76<sup>th</sup> streets, in the Upper East Side neighborhood of Manhattan, Community District 8.

The properties within the historic district extension were predominately developed between the 1870's and 1920's with structures that possess a special historic character based on an aesthetic interest and value representing one or more eras in the history of New York. The historic district extension encompasses several zoning districts: Lexington Avenue is zoned with a C1-8X district and the residential midblocks are predominately zoned R8B, except for East 72<sup>nd</sup> Street, which is zoned R10A. The C1-8X zone is a commercial district with an R9X residential equivalent that allows for medium- and high-density apartment buildings at a maximum residential floor area ratio (FAR) of 9.0 and limits commercial neighborhood retail use to 2 FAR, typically contained within the first two floors. The R8B zoning district is commonly found in the residential midblocks of the Upper East Side; it is typified by rowhouse development and allows for a

maximum residential FAR of 4.0 and a maximum community facility FAR of 5.1. The R10A along the wide cross street of East 72<sup>nd</sup> Street allows for large apartment buildings at a maximum residential FAR of 10.0. The area is predominantly residential with commercial uses on the first and second floors.

The 74 buildings within the historic district extension share similar characteristics to those in the immediately adjacent Upper East Side Historic District. The buildings were developed during the 1870s and 1880s, typically in the Italianate and neo-Grec styles, and are 3- and 4-stories in height. The Historic District includes buildings designed by the architects Frederick S. Barus, Thom and Wilson, John G. Prague and A.B. Ogden. It also includes Neo-Grec style houses at 145 to 151 East 72<sup>nd</sup> Street, designed by Sillman and Farnsworth in 1881, which are largely intact, as well as Renaissance Revival style apartment houses along Lexington Avenue, such as 993 Lexington Avenue, designed by architects Schwartz and Gross in 1913; this is the oldest apartment building in the district.

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. Pursuant to section 74-79 of the Zoning Resolution, no transfer of development rights is permitted from any structure within a historic district.

#### **CITY PLANNING COMMISSION PUBLIC HEARING**

Pursuant to Section 3020.8(a) of the City Charter, the City Planning Commission held a public hearing on April 28, 2010 (Calendar No. 26). There was one speaker in opposition, a

representative of the Real Estate Board of New York. The speaker noted that the Historic District designation would inhibit new residential development along Lexington Avenue. There were no other speakers and the hearing was closed.

## **CONSIDERATION**

The City Planning Commission has evaluated the Upper East Side Historic District Extension in relation to the Zoning Resolution, projected public improvements and plans for the development, growth and improvements in the vicinity of the area involved. With regard to the testimony at its public hearing, the Commission notes that future plans for private development within a historic district are outside of its purview with respect to this application. The historic district designation does not conflict with the Zoning Resolution, projected public improvements or any plans for development, growth, improvement, or renewal within the historic district or surrounding area.

**AMANDA M. BURDEN, FAICP, Chair,  
ANGELA M. BATTAGLIA, RAYANN BESSER, IRWIN G. CANTOR, P.E.,  
ALFRED C. CERULLO, III, BETTY Y. CHEN, MARIA M. DEL TORO,  
RICHARD W. EADDY, NATHAN LEVENTHAL, ANNA HAYES LEVIN,  
SHRILEY A. MCRAE, KAREN A. PHILLIPS, Commissioners.**