



CITY PLANNING COMMISSION

June 20, 2012/Calendar No. 20

N 120298 HKM

IN THE MATTER OF a communication dated April 26, 2012, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Barbizon Hotel for Women, 140 East 63rd Street (Block 1397, Lots 1501-1588), by the Landmarks Preservation Commission on April 17, 2012, (List No. 454/LP-2495), 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 of the subject property, 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 April 17, 2012, the Landmarks Preservation Commission (LPC) designated the Barbizon Hotel for Women as a city landmark. The landmark designation consists of 140 East 63rd Street (Block 1397, Lots 1501-1588). The Barbizon Hotel for Women is located on the southeast corner of Lexington Avenue and East 63rd Street in Manhattan Community District 8.

The Barbizon Hotel for Women is a 23-story building of North Italian Gothic, Romanesque, and Renaissance styles. The landmark site is a mixed-use residential and commercial building that occupies the southeast corner of Lexington Avenue and East 63rd Street which was constructed between 1927 and 1928. James Pollard and William H. Silk, associated with the Allerton Hotel chain, commissioned the prominent hotel specialists Murgatroyd & Ogden to construct an apartment hotel building. The Barbizon is also distinguished as one of the first buildings erected to reflect the provisions of the 1916 Zoning Resolution through its use of setbacks and recessed

courts. The Barbizon was altered in the 1980s and 1990s and was converted into condominiums but has maintained its notable architectural features and historic associations.

The landmark site is located in C1-8X and R8B zoning districts.. The C1-8X district permits a maximum residential FAR of 9.0 and a maximum commercial FAR of 2.0. The R8B district permits a maximum residential and community facility FAR of 4.0. The landmark building has a floor area of 175,623 square feet or 13.37 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, 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. The subject landmark has no development rights available for transfer.

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. .

The subject landmark does not conflict with the Zoning Resolution. In addition, 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.

**AMANDA M. BURDEN, FAICP, Chair,
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