



## CITY PLANNING COMMISSION

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May 7, 2008/Calendar No. 10

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**IN THE MATTER OF** a communication dated March 21, 2008, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Children's Aid Society, Elizabeth Home for Girls, 307 East 12<sup>th</sup> Street (Block 454/Lot 66) by the Landmarks Preservation Commission on March 18, 2008 (List No. 402/LP-2274), Borough of Manhattan, Community District 3.

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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.

The Elizabeth Home for Girls was designed by renowned architect Calvert Vaux for the Children's Aid Society and is one of the last remaining of the 12 such buildings that the Children's Aid Society commissioned from him. The building draws on the picturesque-vocabulary of the High Victorian Gothic style in order to create a sense of 'hominess.' The façade is characterized by windows placed along continuous sills and the mansard roof. A balustraded balcony over the door emphasizes the entrance. It was built between 1891 and 1892 as a children's home and industrial school and has since been converted to residential units.

The Children's Aid Society, Elizabeth Home for Girls is located on the north side of East 12<sup>th</sup> Street between First and Second Avenues, within an R7-2 District. With an allowable floor area ratio (FAR) of 3.44, the zoning lot could be developed with approximately 14,386 square feet of floor area. The Children's Aid Society, Elizabeth Home for Girls contains approximately 11,054 square feet of floor area. Therefore, there are approximately 3,332 square feet of floor area 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 five 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.

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 F.A.I.C.P.**, Chairman

**KENNETH J. KNUCKLES, ESQ.**, Vice Chairman

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