



CITY PLANNING COMMISSION

September 19, 2007/Calendar No. 10

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IN THE MATTER OF a communication dated August 1, 2007, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Frederick C. and Birdsall Otis Edey Residence, 10 West 56th Street (Block 1271, Lot 46), by the Landmarks Preservation Commission on July 24, 2007 (List No. 394/LP-2226), Borough of Manhattan, Community District 5.

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 Frederick C. and Birdsall Otis Edey Residence is located on the south side of West 56th Street between Fifth and Sixth Avenues in Midtown Manhattan. This six-story building, built of limestone and brick in 1901, is a rare survivor of West 56th Street's residential past. The Edey Residence, a well-preserved example of the fashionable townhouses that lined the 50s side streets off Fifth Avenue, was executed in the neo-French Renaissance Revival style and is one of the few surviving townhomes designed by Warren & Wetmore, most famous for their design of Grand Central Terminal. The residence was one of several built for bankers at the turn of the twentieth century on the street that became known as "Bankers' Row."

Frederick Edey was a prominent stockbroker in New York City and co-founded Frederick Edey & Co., in which he remained a partner until his death in 1926. Birdsell Otis Edey, his wife, for whom the building was built, was a leader in the women's suffrage movement and a national president of the Girl Scouts of America.

The landmark site is located in an C5-P zoning district in the Preservation Subdistrict of the Special Midtown District. With an allowable floor area ratio (FAR) of 8, the zoning lot could be developed with approximately 20,000 square feet of floor area. The Edey Residence contains approximately 16,446 square feet of floor area. Therefore, there are approximately 3,554 of 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 building. There are approximately six 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.

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