



IN THE MATTER OF a communication dated December 2, 2016, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Beverly Hotel (Block 1305, Lot 20), by the Landmarks Preservation Commission on November 22, 2016 (Designation List No.490/LP-2555), Borough of Manhattan, Community District 6.

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.

On November 22, 2016, the Landmarks Preservation Commission (LPC) designated the Beverly Hotel as a City landmark. The landmark site is located at 125 East 50th Street (Block 1305, Lot 20), within Manhattan Community District 6.

The Beverly Hotel (now the Benjamin Hotel) is a 25-story, neo-Romanesque style skyscraper with irregular setbacks that rises to a slender octagonal water tower capped by a pavilion. Above the two-story limestone base, the façades are mostly textured, grayish-brown brick. Setbacks incorporate terraces on three sides. The water tower incorporates wheel windows on each face, the pavilion at its apex has arched windows with fan tympana, the various pitched roofs have reddish tiles, and the roof of the tower is topped by a copper finial. Most of the ornament is terra cotta and cast stone. The north elevation has no setbacks until the 25th story and the first six stories are windowless. The east façade has a light court and the lot line wall sets back at the 23rd story. The two-story base has many replacement elements that resemble the original features.

The Lexington Avenue base had been heavily altered but the two-story arched openings with tripartite arched fenestration topped by sculptures of pelicans and owls, foliate corbels, and shouldered-arched window openings at the second story, as well as the double-arched entrances at the corners, have been reconstructed with some modification. The granite water table,

illuminated vertical sign clock, marquee, and aluminum double-hung windows are not original. Through-wall air conditioning units have replaced some decorative elements. Various repairs have been made to the brick and mortar and at the time of designation, additional repairs are being made.

The landmark site is located within a C6-6 zoning district. With a maximum allowable floor area ratio (FAR) of 15, the 7,500-square-foot lot could be developed with approximately 112,000 square feet of floor area.

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. The zoning lot on which the landmark building is located contains 138,614 square feet of floor area; accordingly, it has no unused development rights available for transfer to eligible receiving sites under the existing zoning.

Pursuant to Section 74-711 of the Zoning Resolution, landmark buildings or buildings within Historic Districts are eligible to apply for use and bulk waivers upon application to the Landmarks Preservation Commission.

The landmark is located within the proposed East Midtown Subdistrict. If the proposed East Midtown Subdistrict text amendment (N 170186 ZRM) is approved, landmarks located within the proposed subdistrict will be permitted to transfer their unused development rights to any eligible building similarly located within the proposed subdistrict. The Beverly Hotel, located at 125 East 50th Street, does not have any unused development rights.

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 on any plans for development, growth, improvement or renewal in the vicinity of the landmark building.

CARLWEISBROD, Chairman

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