



CITY PLANNING COMMISSION

August 13, 2003/Calendar No. 29

N 030552 HKM

IN THE MATTER OF a communication dated June 27, 2003, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the (Former) L.P. Hollander & Company Building, 3 East 57th Street (Block 1293, Lot 5), by the Landmarks Preservation Commission on June 17, 2003 (List No. 347/ LP-2124), 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 development, growth, improvement, or renewal of the area involved.

The (Former) L.P. Hollander & Company Building is an unusual surviving structure from the active retailing period of the 1920s. The building was constructed 1929-1930 for L.P. Hollander & Company, a retailer of exclusive women's fashions, and was designed by Shreve, Lamb & Harmon, the firm known for its design of the Empire State Building.

The nine-story building's Art Deco facade contains unique architectural details which prefigure the modernist aesthetic of the International style. The facade is framed by shiny black granite and features ribbon windows and window spandrels made of embossed aluminum. The spandrels served as a precedent for their use in the Empire State Building.

The landmark site is located in a C5-3 zoning district within the Special Midtown District. With an allowable floor area ratio (FAR) of 16, the zoning lot could be developed with approximately 68,144 square feet of floor area. The (Former) L.P. Hollander & Company Building contains 42,500 square feet of floor area.

Therefore, there are approximately 25,644 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, or one which is across a 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 intersection as the lot occupied by the landmark building.

There are approximately four 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.

Amanda M. Burden, AICP, Chair

Kenneth J. Knuckles, Esq., Vice Chairman

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