



CITY PLANNING COMMISSION

January 7, 2009/Calendar No.14

N 090212 HKM

IN THE MATTER OF a communication dated November 24, 2008, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Morris B. Sanders Studio and Apartment, located at 219 East 49th Street (Block 1323, Lot 10), by the Landmarks Preservation Commission on November 18, 2008 (List No. 407/LP-2267), 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 development, growth, improvement, or renewal of the area involved.

The Morris B. Sanders Studio and Apartment is a six-story Modernist style residence clad with dark blue glazed brick with alternating recessed balconies and several types of windows. The building is located on the north side of East 49th Street between Second and Third avenues in the Turtle Bay section of Manhattan. The building contains a ground floor office, two duplex apartments on the second/third and fourth/fifth floors and a simplex apartment on a partial floor at the rear of the sixth story.

The studio residence was designed and constructed from 1934 to 1935 by Morris B. Sanders Jr. with a sleek modernity and unornamented façade enriched with alternating solids and voids. The front façade has no stoop and the entrance is set at a slight angle to the street with white marble and a high planting bed, and upper stories where each duplex apartment was expressed as a pair rectangular elements. The building remains in the same use today.

The landmark site is located in an R8B zoning district. With an allowable maximum floor area ratio (FAR) of 4.0, the zoning lot could be developed with approximately 5,488 square feet of floor area. The studio residence contains approximately 5,817 square feet of floor area. Since this landmark site is built beyond the allowable floor area ratio, there are no development rights which may be available for transfer pursuant to Section 74-79 of the Zoning Resolution.

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, FAICP, Chair
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MARIA M. DEL TORO, RICHARD W. EADDY, NATHAN LEVENTHAL,
SHIRLEY A. McRAE, KAREN A. PHILIPS, Commissioners

