



CITY PLANNING COMMISSION

July 25, 2012/Calendar No.10

N 120413 HKM
CORRECTED

IN THE MATTER OF a communication dated June 21, 2012, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Martha Washington Hotel, 30 West¹ 30th Street (Block 859, Lot 26) by the Landmarks Preservation Commission on June 12, 2012 (Designation List No. 456a/LP-2428), 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 of the subject property, 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 June 12, 2012, the Landmarks Preservation Commission (LPC) designated the Martha Washington Hotel a city landmark. The landmark designation consists of 30 West¹ 30th Street (Block 859, Lot 26) located Manhattan Community District 5.

The Martha Washington Hotel opened in 1903 and provided market-rate accommodations for single, working women in New York City. At the turn of the 20th century was a period of huge growth in the business and industry. The number of women in the workforce increased by almost 64% between 1870 and 1920 in new York city, leading to a need for specialized housing for a variety of income levels to serve a new class of single, working women. The Martha Washington was a new model and received extensive coverage in the press at the time of its opening. It was operated as a hotel to served only women until 1998, at which point it was converted into a co-ed hotel.

The 12-story building was designed by Robert Gibson in Renaissance Revival Style. The East 29th

¹ A typo regarding the building address was corrected to 30 East 30th Street.

and 30th streets frontages have nearly identical street facades. Organizing elements, such as cornices, divide the building horizontal bays give a vertical emphasis. Balconettes punctuate the facades along with bracketed cornices, Palladian windows, and quoins. The main section of the building is faced with rusticated brick where the top paneled in ornamental terra cotta.

The landmark site is located in a C5-2 district. The C5-2 district allows for a 10 FAR maximum for commercial, residential, or community facility uses. The 19,034 square foot lot could be developed with approximately 190,340 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, 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 eleven potential receiving sites that either front on the same street intersection or are adjacent to the lot to which development rights may be transferred 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 upon application to the Landmarks Preservation Commission.

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

**AMANDA M. BURDEN, FAICP, Chair,
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