



CITY PLANNING COMMISSION

July 25, 2012/Calendar No. 8

N 120411 HKM

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 Hotel Mansfield, 12 West 44th Street (Block 1259, Lot 47) 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 Hotel Mansfield a city landmark. The landmark designation consists of 12 West 44th Street (Block 1259, Lot 47) located Manhattan Community District 5.

The Hotel Mansfield is an early example of the apartment hotel type that catered to well-to-do single men and childless couples. The building featured shared services, such as common dining rooms, maid and laundry services, and valets. The Hotel Mansfield signaled the area's status as a highly desirable and fashionable district for wealthy New Yorkers. Over the years, a number of people in the arts, theater, and business professions resided in the Hotel Mansfield. In 1995, the hotel underwent a renovation and is used today as a "boutique" hotel.

The 12-story building was designed by Renwick, Aspinwall, and Owen. The Hotel is a significant surviving example of the ornate, early 20th century Beaux-Art style and features several hallmarks of that style, including a two story rusticated limestone base, vertical ranks of copper clad oriels, and

other ornaments. The hotel is crowned by a curving mansard roof with three dormers.

The landmark site is located in a C6-4.5 district. The C6-4.5 district allows for a 10 FAR maximum, or a 12 FAR maximum with bonus. The 5,025 square foot lot could be developed with approximately 60,300 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 four 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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