



CITY PLANNING COMMISSION

January 10, 2007/Calendar No.18

N 070217 HKM

IN THE MATTER OF a communication dated November 14, 2006, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the New York Cab Company Stables by the Landmarks Preservation Commission on November 21, 2006, (List No. 382, LP 2209), located at 318-320 Amsterdam Avenue Borough of Manhattan, Community District 7.

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.

The former New York Cab Company Stables was constructed in 1888-90 and was one of the earliest commercial stables on the Upper West Side. It is a five story building that today contains two restaurants and the Champion Parking Garage. It was designed in the Romanesque Revival style by C. Abbott French, a New York architect. Three monumental round arches with decorative brick as well as the multi-story arcades in textured stone distinguish the building as an adaptation of this style typical of C. Abbott French. Notable examples of this style also include the Puck building (1885-86) and the Astor Library (1854).

Commercial horse-drawn carriages and omnibuses and street cars were a common mode of transportation in the nineteenth century. By the end of the century there were an estimated 74,000 horses and 4,600 stables in New York City. The New York Cab Company began operation in 1884 and soon after expanded its operation into midtown, Coney Island and the Upper West Side. Following the creation of Central Park (1858), the Upper West Side became a desirable neighborhood with row houses and apartment buildings. Amsterdam Avenue however, as an exception, was the areas chief service corridor, which housed many utilitarian structures. The New York Cab Company Stable at West 75th Street was the first large commercial stable constructed on Amsterdam Avenue, followed soon by the Mason Stable at West 77th Street.

The landmark site is located in a C2-7A zoning district. With an allowable floor area ratio (FAR) of 7.52, the zoning lot could be developed with approximately 76,704 square feet. The New York Cab Company Stable contains 50,205 square feet of floor area. Therefore, there are approximately 26,499 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 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 five potential receiving sites available for the transfer of the landmark's unused floor area. Two of the sites are located on the same block as the designated building and three are located across the street one on each block to south, east and south east of the subject lot.

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.

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