



IN THE MATTER OF a communication dated December 2, 2016, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Minnie E. Young House (Block 1290, Lot 14), by the Landmarks Preservation Commission on November 22, 2016 (Designation List No. 490/LP-2577), 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 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 November 22, 2016, the Landmarks Preservation Commission (LPC) designated the Minnie E. Young House as a City landmark. The landmark site, at 19 East 54th Street (Block 1290, Lot 14), is located on the north side of East 54th Street, between 5th and Madison Avenues, in the East Midtown neighborhood of Community District 5.

The Minnie E. Young House, constructed between 1899-1900, was designed by the prominent architecture firm Hiss & Weekes. The classically-trained architects of Hiss & Weekes were known for their Italian Renaissance Revival style designs, which appealed to wealthy New Yorkers during the early 1900s. The Minnie E. Young House is one of the firm's earliest works, and they went on to design the Gotham Hotel (now the Peninsula Hotel) and the Belnord Apartments, both designated New York City landmarks. The Young House also represents the period, prior to the construction of Grand Central Terminal and the skyscraper boom, when the area around Fifth Avenue in East Midtown was a prestigious residential enclave.

The six-story townhouse with a 40 foot wide granite façade was erected for Minnie E. Young, the widow of stockbroker Albert Young of Arents & Young. Minnie, along with her four siblings, inherited a fortune from their uncle, American Tobacco Company founder and Richmond real estate developer Lewis Ginter.

The Minnie E. Young House is situated in a C5-3 zoning district, which allows a maximum base FAR of 10 for residential uses and 15 for commercial and community facility uses, in the Special

Midtown District. The building contains 25,971 square feet of floor area on a 4,201 square foot zoning lot (6.18 FAR).

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 building or one which is across the street and opposite to the zoning 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 (“adjacent lot”). The Minnie E. Young House stands on a 4,201 square foot zoning lot in a C5-3 zoning district. The on-site maximum allowable floor area for the computation of transferrable development rights is 63,015. The maximum amount of unused development rights available for transfer from this site under the existing zoning is approximately 37,044 square feet.

Pursuant to Section 74-711 of the Zoning Resolution, landmark buildings or buildings within Historic Districts are eligible to apply for use and bulk waivers upon application to the Landmarks Preservation Commission.

The landmark is located within the proposed East Midtown Subdistrict. If the proposed East Midtown Subdistrict text amendment (N 170186 ZRM) is approved, landmarks located within the proposed subdistrict will be permitted to transfer its unused development rights to any eligible building similarly located within the proposed subdistrict. The landmark designation does not conflict with the proposed East Midtown Subdistrict text amendment.

The subject landmark does not conflict with the Zoning Resolution. Furthermore, 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.

CARL WEISBROD, Chairman
KENNETH J. KNUCKLES, ESQ., Vice Chairman
IRWIN G. CANTOR, P.E., MICHELLE R. DE LA UZ,
JOSEPH DOUEK, RICHARD W. EADDY,
CHERYL COHEN EFFRON, HOPE KNIGHT, ANNA HAYES LEVIN,
ORLANDO MARIN, LARISA ORTIZ Commissioners