



CITY PLANNING COMMISSION

December 2, 2009 / Calendar No. 3

N 100123 HKM

IN THE MATTER OF a communication dated October 19, 2009, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Edith Andrews Logan Residence, 17 West 56th Street (Block 1272, Lot 25), by the Landmarks Preservation Commission on October 7, 2009 (List No. 418/LP-2329), 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 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 Edith Andrews Logan Residence is located in Midtown Manhattan on the north side of West 56th Street between Fifth and Sixth Avenues in Community District 5. The building was constructed in 1870 and designed by John Prague. The building underwent a significant renovation in 1903 by architect Augustus Allen. Augustus Allen had a prolific career designing numerous office buildings, private residences, and interiors including the Chinese Room at the Algonquin Hotel.

The Edith Andrews Logan Residence is a four-and-a-half story, neo-Federal style red brick townhouse trimmed with limestone. It is a well-preserved example of the fashionable townhouses that lined the 50s side streets off Fifth Avenue. The building was originally designed by the architect and builder John G. Prague as part of a row of four story single family brownstone row houses. In 1903, 17 West 56th Street was purchased by Edith Andrews Logan the widow of horse breeder and military commander John Alexander Logan, Jr. She commissioned architect Augustus Allen to transform her row house into an elegant neo-Federal style town house. In renovating the house Allen moved the entrance to center of the ground floor

and converted the full fourth story into a half-story peaked roof with dormers. The resulting changes to the interior layout and the façade represented the new “American Basement” row house design that was becoming popular in the 1890s and early 1900s.

The later history of the Edith Andrews Logan Residence followed the general pattern found on the block: after single family occupancy, these houses were converted to apartment buildings or to commercial use. From 1914 to 1931 the town house was used by the St. Anthony Association as a club and school. Later uses included a restaurant, a speakeasy, and the current use as a showroom for a manufacturer of equipment for beauty salons.

The landmark site is located in a C5-P zoning district (max. FAR, 8 for residential, community facility, and commercial). With an allowable floor area ratio (FAR) of 8, the zoning lot could be developed with approximately 20,000 square feet of floor area. The subject building contains 9,912 square feet of floor area.

Therefore, there are approximately 10,088 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 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.

There are approximately four potential receiving sites available for the transfer of the landmark’s unused floor area. As stated in Section 74-792 and modified in the Special Midtown District by 81-211 of the Zoning Resolution, the increase in floor area as a part of a transfer from a landmark may not exceed the maximum allowable floor area by more than 20%, which in this case would cap the FAR on the receiving sites to 9.6 in the C5-P zone. The C5-3 zones have no

limit to the amount of FAR that can be transferred pursuant to section 74-79 and 81-211.

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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