



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 Hampton Shops Building (Block 1285, Lot 59), by the Landmarks Preservation Commission on November 22, 2016 (Designation List No. 490/LP-2580), 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 Hampton Shops Building as a City landmark. The landmark site at 18-20 East 50th Street (Block 1285, Lot 59) is located on the south side of East 50th Street, between Fifth and Madison Avenues within the East Midtown neighborhood of Manhattan Community District Five.

The Hampton Shops Building was constructed between 1915 and 1916 and was designed by the architectural firm Rouse & Goldstone with Joseph L. Steinam. The Hampton Shops Building was designed in the neo-Gothic or Perpendicular Gothic style with an 11-story tripartite façade clad with grey terra cotta, resembling granite, laid in a random ashlar pattern. This style was chosen to complement the St. Patrick's Cathedral complex, which the building faces, and the traditional type of furniture that the Hampton Shops sold. The Hampton Shops Building has no setbacks, similar to other neo-Gothic developments in the city, as it was erected prior to the passage of the 1916 zoning ordinance. The Hampton Shops Building was originally a free-standing structure above the fourth story with all façades visible, but subsequent construction hides most of the east and west façades.

Hampton Shops, known earlier as the Grand Rapids Furniture Company, was founded in the early 1860's by Henry Mannes. The store sold antique furniture and reproductions, paneled walls, molded ceilings, rugs and draperies and was described as "a Gothic temple of art" by a 1918 advertisement. Hampton Shops declared bankruptcy in 1938, after 22 years at this location,

and the stock was sold at auction. The building was subdivided and leased to businesses in the art and design field, including the industrial design firm George Nelson Associates from 1956-62.

The landmark site is located in a C5-3 zoning district within the Special Midtown District which allows a maximum FAR of 15. The 5,640 square foot zoning lot could be developed with 84,600 square feet of floor area. The Hampton Shops Building contains approximately 58,342 square feet of floor area (10.34 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. The Hampton Shops Building site has approximately 26,258 square feet of unused development rights available for transfer. There are four potential receiving sites for the transfer of the landmark's unused floor area.

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 Hampton Shops Building 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 their 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