



CITY PLANNING COMMISSION

July 28, 2004/Calendar No. 38

N 040535 HKM

IN THE MATTER OF a communication dated June 11, 2004, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of The Wilbraham (1 West 30th Street) (Block 832, Lot 39), by the Landmarks Preservation Commission on June 8, 2004 (List No. 354/ LP-2153), 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 development, growth, improvement, or renewal of the area involved.

The Wilbraham, located on the northeast corner of Fifth Avenue and West 30th Street, was designed by D. & J. Jardine, architects and was built 1888-90 as a bachelor apartment hotel for single men. The building is eight stories high (plus penthouse) and features a mansard roof and intricately carved stone details. The facade reflects the influence of the Romanesque Revival style and is clad in Philadelphia brick, Belleville brownstone, and cast iron. Today, the building contains ground floor retail and residential use on the upper floors.

The landmark site is located in a C5-2 zoning district. With an allowable floor area ratio (FAR) of 10, the zoning lot could be developed with approximately 50,000 square feet of floor area. The Wilbraham contains 45,802 square feet of floor area.

Therefore, there are approximately 4,198 square feet 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 a 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 intersection as the lot occupied by the landmark building.

There are three potential receiving sites available for the transfer of the landmark's unused floor area.

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.

AMANDA M. BURDEN, AICP, Chair

KENNETH J. KNUCKLES, Esq., Vice Chairman

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KAREN A. PHILLIPS, DOLLY WILLIAMS, Commissioners