



CITY PLANNING COMMISSION

May 26, 2004/Calendar No. 31

N 040398 HKM

IN THE MATTER OF a communication dated April 7, 2004 from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Murray Hill Historic District Extensions, by the Landmarks Preservation Commission on March 30, 2004 (List No. 351, LP No. 2140). The boundaries are:

Area 1: The Murray Hill Historic District Extension consists of the properties bounded by a line beginning at the intersection of the western curbline of Lexington Avenue and the northern curbline of East 36th Street, then extending southerly across East 36th Street and the western curbline of Lexington Avenue to a point formed by the intersection of the western curbline of Lexington Avenue and a line extending easterly from the southern property line of 134 East 36th Street (aka 266-268 Lexington Avenue), westerly along the southern property lines of 134 to 124 East 36th Street, southerly along the eastern property line of 120 East 36th Street (aka 116-122 East 36th Street), westerly along the southern property lines of 120 to 114 East 36th Street, northerly along the western property line of 114 East 36th Street to the northern curbline of East 36th Street, then easterly along said curbline to the point of the beginning.

Area 2: The Murray Hill Historic District Extension consists of the properties bounded by a line beginning at a point at the intersection of the southern curbline of East 37th Street and the western curbline of Lexington Avenue, then extending southerly along the western curbline of Lexington Avenue to a point formed by the intersection of the western curbline of Lexington Avenue and a line extending easterly from the southern property line of 130 East 37th Street (aka 290-292 Lexington Avenue), westerly along the southern property lines of 130 to 124 East 37th Street, northerly along the western property line of 124 East 37th Street to the southern curbline of East 37th Street, then easterly along said curbline to the point of the beginning,

Borough of Manhattan, Community District 6.

Pursuant to Section 3020.8(a) and (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 Murray Hill Historic District is located on the east side of Manhattan in Community District 6. On April 3, 2002 (Calendar No. 20), the City Planning Commission approved a report to the City

Council on the relation of the designated historic district application (N 020364 HKM) to the Zoning Resolution, projected public improvements, and any plans for the development, growth, improvement or renewal of the area including portions of five blocks generally located between Park and Lexington avenues and East 35th and East 38th streets. It was subsequently adopted by the City Council on April 21, 2002 (Resolution No. 297). The historic district comprised approximately seventy-six buildings that were constructed between 1853 and 1910, and is characterized by predominately Classical row houses, several neo-Colonial apartment houses, a Renaissance Revival church and an architectural office. This area was also part of the country estate of Robert and Mary Murray during the colonial period.

The designated Murray Hill Historic District Extensions consist of two areas with a total of twelve buildings that were built between 1863 and 1955. These areas connect the two segments of the existing Murray Hill Historic District. The historic district extensions include eleven row houses of the Second Empire and neo-Georgian styles and an apartment house. The apartment house and one row house are located in an R8B zone on the southerly side of the mid-block on East 36th Street, and ten row houses are located in an R10 zone on the southerly sides of East 36th and 37th streets within 100 feet of the corners of Lexington Avenue.

Development rights may be transferred from lots occupied by individually designated landmark buildings or other structures. No transfer of development rights is permitted from any structure, other than an individual landmark, within an historic district. There are no city-designated landmark buildings or structures within the historic district extensions.

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.

City Planning Commission Public Hearing

Pursuant to Section 3020.8(a) of the City Charter, the City Planning Commission held a public hearing on April 28, 2004 (Calendar No. 13). There were twenty-three speakers in favor of the

application and none in opposition. The speakers included the Executive Director of the Landmarks Preservation Commission, a representative of Manhattan Community Board 6, the Historic District Council, members of the Murray Hill Neighborhood Association, and residents who live within and adjacent to the Murray Hill Historic District. The Commission also received several letters in support of the designation.

There were no other speakers and the hearing was closed.

CONSIDERATION

The Commission has evaluated the designation of the Murray Hill Historic District Extensions in relation to the Zoning Resolution, projected public improvements or plans for development, growth, improvement or renewal of the area.

The Murray Hill Historic District Extensions are located in the western portion of Manhattan Community District 6. The district extensions together with the current designated historic district are linked by their scale, material and details that create a distinct sense of place as well as by the notable residents who have resided there including merchant Archibald Henderson, clothier William R.H. Martin, stockholder Oswin O'Brien, businessman M. Clifford Lefferts, banker Henry D. Steers, newspaper reporter Seth Moseley, former U.S. Secretary of State Henry Lewis Stimson and other professionals. These individuals were significant contributors to New York City's and the nation's cultural and social history.

The Commission notes that the mid-blocks in the Murray Hill area have been studied previously by the Department of City Planning. In 1986, an R8B zone was established (C 860649 ZMM) between East 35th and East 39th streets to closely reflect the existing built conditions. This district permits a basic floor area ratio (FAR) of 4.0 and 60-foot high streetwalls. The historic district extensions are partially in a mid-density R8B along East 36th Street and predominantly located in the high-density R10 zone along East 36th and 37th streets beginning at the southwest corners of Lexington Avenue

which allow a base FAR of 10.0 for residential and community facility buildings.

The Commission also notes that an ongoing capital improvement project is occurring underneath Park Avenue between East 34th and East 39th streets in the Murray Hill area, that includes a reconstruction and rehabilitation of the Park Avenue Tunnel. The historic district extensions would not impede these improvements.

The historic district extensions are located on the northern edge of another areawide plan that had been the focus of an East Side Rezoning Alliance study. In 1995, the City Planning Commission approved the contextual rezoning of an area between First Avenue and Park Avenue South from East 14th and 34th streets with the goal of encouraging new residential opportunities that are consistent with the existing scale and character of the area by prescribing urban design, streetwall height and setback controls (C 940304 ZMM). Overall, that plan reinforced the same goals of the historic district by requiring new construction with bulk and density which was similar to many of the buildings within the historic district extensions.

The Murray Hill Historic District Extensions do not conflict with the Zoning Resolution, projected public improvements or any plans for development, growth, improvement or renewal of the area involved.

AMANDA M. BURDEN, AICP, Chair

KENNETH J. KNUCKLES, ESQ, Vice chairman

**ANGELA M. BATTAGLIA, IRVIN CANTOR, P.E., ANGELA R. CAVALUZZI, R.A.,
RICHARD W. EADDY, ALEXANDER GARVIN, CHRISTOPHER KUI, JOHN MEROLO,
KAREN PHILLIPS, DOLLY WILLIAMS, Commissioners**