



## **CITY PLANNING COMMISSION**

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March 16, 2011/Calendar No.8

N 110195 HKM

**IN THE MATTER OF** a communication dated January 20, 2011, from the Executive Director of Landmarks Preservation Commission regarding the landmark designation of Haskins and Sells Building, 35 West 39<sup>th</sup> Street (Block 841, Lot 18) by the Landmarks Preservation Commission on January 11, 2011, (List No. 437/LP No. 2417), Borough of Manhattan, Community District 5.

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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 Landmarks Preservation Commission (LPC) designated the Haskins and Sells Building, located at 35 West 39<sup>th</sup> Street (Block 841, Lot 18), as a city landmark on January 11, 2011.

The Haskins and Sells Building is located on the north side of West 39<sup>th</sup> Street between the Avenue of the Americas and Fifth Avenue. The designated landmark is outside of the Special Midtown District and adjacent to the Fifth Avenue Sub-district in a M1-6 zoning district. Immediate to the north of the designated site is Bryant Park and the NYC Public Library. West 39<sup>th</sup> Street as well as the surrounding neighborhood is predominately commercial office space with ground floor retail along Fifth Ave and Ave of Americas.

The Haskins and Sells Building was constructed in Renaissance Revival Style, which features an arcaded base characterized by two-story round-arched openings and an elaborate terra-cotta ornament inlaid with marble details. The designated landmark is constructed primarily of blonde brick and crowned by terra-cotta and marble detailing. Although the building had a variety of commercial tenants, the Haskins and Sells accounting firm, recognized as the first major auditing

firm, served as a major tenant from 1920-1930.

In 1988, the building underwent a full renovation, upgrading the structure's mechanical system, and the lobby. The close proximity to the garment district has made the landmark appealing to tenants in the garment industry. Currently, the building tenancy consists of a variety of businesses.

Haskins and Sells is situated in a M1-6 zoning district, which has a maximum allowable FAR of 10.0 for manufacturing, commercial and community facility uses. The subject site has a lot area of 4,345 square. The lot is currently developed at a FAR of 11.7 with a total built floor area of 51,000 square feet.

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. Because the proposed landmark site is currently overbuilt, there are no unused development rights available for transfer under the existing zoning.

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.

The subject landmark does not conflict with the Zoning Resolution. In addition, 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 building.

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