



CITY PLANNING COMMISSION

May 7, 2008/Calendar No. 14

N 080353 HKM

IN THE MATTER OF a communication dated March 24, 2008, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of The Allerton 39th Street House, located at 145 East 39th Street a.k.a.141-147 East 39th Street (Block 895, Lot 34), by the Landmarks Preservation Commission on March 18, 2008 (List No. 402/LP-2296), Borough of Manhattan, Community District 6.

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 Allerton 39th Street House is a 15-story, H-shaped Northern Italian Renaissance style brick building with a granite base, stone trims, recessed windows, terra cotta ornaments and a roof-top loggia and garden located on the north side of East 39th Street between Lexington and Third avenues in the Murray Hill section of Manhattan. The box-like massing is one of the earliest examples applied to a tall building just before the new zoning laws came into effect.

The Allerton 39th Street House was designed and constructed in 1916 to 1918 by Arthur Loomis Harmon as an apartment hotel that provided the service and intimacy of a private club-like home for young men. It was converted to the Eyck-Troughton Memorial Residence for Women in 1956.

The landmark site is located in an R8B zoning district. With an allowable maximum floor area

ratio (FAR) of 4.0, the zoning lot could be developed with approximately 28,400 square feet of floor area. The Allerton House contains approximately 63,540 square feet of floor area. Since this landmark site is built beyond the allowable FAR, there are no development rights which can be available for transfer pursuant to Section 74-79 of the Zoning Resolution.

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, upon application by the Landmarks Preservation Commission.

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, FAICP, Chair
KENNETH J. KNUCKLES, ESQ., Vice Chairman
ANGELA M. BATTAGLIA, IRWIN G. CANTOR, P.E., ANGELA R. CAVALUZZI, R.A.,
BETTY Y. CHEN, ALFRED C. CERULLO, III, RICHARD W. EADDY,
NATHAN LEVENTHAL, JOHN MEROLO, MARIA M. DEL TORO,
SHIRLEY A. McRAE, KAREN PHILIPS, Commissioners