



CITY PLANNING COMMISSION

April 1, 2009/Calendar No. 16

N 090330 HKM

IN THE MATTER OF a communication dated February 19, 2009, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Consolidated Edison Building, located at 4 Irving Place a.k.a. 2-12 Irving Place, 121-147 East 14th Street, 120-140 East 15th Street (Block 870, part of Lot 24), by the Landmarks Preservation Commission on February 10, 2009 (List No. 410/LP-2313), 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.

On February 10, 2009, the Landmarks Preservation Commission (LPC) designated the Consolidated Edison Building located at 4 Irving Place, a.k.a. 2-12 Irving Place, 121-147 East 14th Street, 120 -140 East 15th Street (Block 870, part of Lot 24) as a city landmark.

The Consolidated Edison Building is an 18- to 26-story structure constructed in two stages between in 1910 and 1929 and designed by Henry Handenbergh, and the firm of Warren and Wetmore which accounts for the variation of Beaux Art, Neo-Renaissance, and Classical Revival styles. It is located at the southwestern edge of Community District 6 near Union Square in Manhattan. The building features doubled-story porticos at the base, segmental arches and limestone piers, topped by an ornate cornice at the façade's upper story, and a square setback tower with a bell-capped roof, and bronze and glass lantern. The tower continues to illuminate at night and serves as the headquarters for Consolidated Edison, Inc.

The landmark site is located in C6-3X and C1-9A zoning districts. With allowable maximum floor area ratios (FARs) of 9.0 and 12.0, the zoning lot could be developed with approximately 842,700 square feet of floor area. The building contains approximately 875,800 square feet of floor area. Since this landmark site is built beyond the allowable floor area ratio, there are no development rights which may 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.

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.

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