



## **CITY PLANNING COMMISSION**

December 19, 2007 / Calendar No. 19

N 0080170 HKM

**IN THE MATTER OF** a communication dated October 30 2007, from the Executive Director of **the Landmarks Preservation Commission regarding the landmark designation of Manhattan House at 200 East 66<sup>th</sup> Street**, (Block 1420, Lot 1), by the Landmarks Preservation Commission on April 10, 2007 (List No. 397/LP-2246), Borough of Manhattan, Community District 8.

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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 Manhattan House building is a 21-story mixed residential and commercial building located on a full-block site at 200 East 66<sup>th</sup> Street. Built between 1947 and 1951, the building was commissioned and managed by the New York Life Insurance Company and designed by Mayer and Whittlesey and Skidmore, Owings & Merrill. While the Manhattan House is notable for its size, plan, massing, it is distinguished by many as the first white brick apartment building in New York City.

200 East 66<sup>th</sup> Street was designed in the European modern-style (often associated with the work Le Corbusier) and lacks traditional ornament. To maximize light and air, the building provides a so-called indoor-outdoor synthesis and is recognized as one of the first multiple dwellings to do so. This is characterized by large floor-to-ceiling windows, deep projecting balconies, landscaped driveways and a block-long rear garden. Furthermore, the H-shaped footprint of the building covers 40% of the zoning lot, maximizing open space.

The Manhattan House is located in three zoning districts. Within 100 feet of Third and Second Avenues, the subject site is zoned C1-9 and C2-8, respectively. R8B is zoned at the midblock. R8B permits a maximum residential FAR of 4.0, while the C1-9 and C2-8 overlays on the avenues permit a maximum commercial FAR of 2.0 and a maximum residential FAR 10.0. The maximum permitted FAR for the landmark site is 6.0. The Manhattan House currently contains

1,099,5000 square feet or 11.21 FAR. Therefore, this building is overbuilt and does not have any available development rights for transfer.

Pursuant to Section 74-711, a landmark building is eligible to apply for use and bulk waivers upon application to the Landmarks Preservation Commission and approval of the City Planning Commission.

There are no projected public improvements or plans for development, growth, improvement or renewal in the vicinity of the landmark building.

The proposed landmark designation does not conflict with the Zoning Resolution, projected public improvements or any plans for the development, growth or renewal of the area involved.

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