



CITY PLANNING COMMISSION

July 24, 2013, Calendar No. 13

N 130348 HKM

IN THE MATTER OF a communication dated May 30, 2013, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Bialystoker Center and Home for the Aged, 228-230 East Broadway (Block 315, Lot 45), by the Landmarks Preservation Commission on May 24, 2013 (Designation List No. 464/LP-2529), Borough of Manhattan, Community District 3.

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 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.

On May 21, 2013, the Landmarks Preservation Commission (LPC) designated the Bialystoker Center and Home for the Aged, located at 228-230 East Broadway, as a city landmark. The landmark designation consists of Block 315, Lot 45.

The landmark site at 228-230 East Broadway is located on the north side of East Broadway between Clinton and Montgomery Streets, in the Lower East Side neighborhood, Manhattan Community District 3.

The Bialystoker Center and Home for the Aged was one of the largest and most enduring landsmanshaft established in the Lower East Side and remains a significant landmark in the history of New York City's Jewish community. Landsmanshaft were social organizations established by Jewish communities to help newly arrived immigrants adjust to life in the United States while maintaining their cultural roots. New York's numerous landsmanshaft developed during the rapid growth and diversification of the city's Jewish population during the mid 19th

century. As an increasing number of immigrants arrived from the German States and Eastern Europe, many established associations named for their hometowns.

The Bialystoker Center takes its name from the town of Bialystok, an industrial city in what is now Poland. The building was designed by the architect Harry Hurwit and was constructed in 1929-1931. The building opened its doors in 1931 and continued to provide services to the Jewish community in the Lower East Side until 2011.

The Bialystoker Center and Home for the Aged was Hurwit's most prominent commission. The nine-story structure designed in an Art Deco style is characterized by its complex massing, patterned yellow brickwork, and highly stylized geometric cast-stone ornament. The building's primary decorative element consists of the elaborate main entrance enframingent. The spandrel immediately above the entrance is prominently inscribed with the English word "Bialystoker" rendered in letters resembling Hebrew characters, while bas relief roundels in the angled reveal depict symbols of the twelve tribes of Israel.

The landmark site is located in an R8 zoning district. With an allowable floor area ratio (FAR) of 6.02, the 5,225 square foot lot could be developed with approximately 31,454.5 square feet of floor area. The Bialystoker Center and Home for the Aged contains 44,122 square feet of floor area. Therefore, the site is overbuilt with an additional 12,667.5 square feet of floor area.

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. As the site is overbuilt, it is not eligible to transfer development rights under the existing zoning.

Pursuant to Section 74-711 of the Zoning Resolution, landmark buildings or buildings within Historic Districts are eligible to apply for use and bulk waivers upon application to the Landmarks Preservation Commission.

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 on any plans for development, growth, improvement or renewal in the vicinity of the landmark building.

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