



CITY PLANNING COMMISSION

August 21, 2013 /Calendar No. 18

N 140005 HKM

IN THE MATTER OF a communication dated July 8, 2013, from the Executive Director of the New York City Landmarks Preservation Commission regarding the landmark designation of the West End-Collegiate Historic District Extension, designated by the Landmarks Preservation Commission on June 25, 2013 (List 465, LP-2462), Borough of Manhattan, Community District 7. Area I of the West End-Collegiate Historic District Extension consists of the property bounded by a line beginning at the southeast corner of West 77th Street and Riverside Drive, easterly along the southern curblines of West 77th Street to a point on a line extending southerly from the eastern property line of 323-327 West 77th Street, northerly along said line and the eastern property line of 323-327 West 77th Street, westerly along part of the northern property line of 323-327 West 77th Street, northerly along the eastern property line of 53-54 Riverside Drive (aka 324-340 West 78th Street) to the southern curblines of West 78th Street, easterly along the southern curblines of West 78th Street to a point on a line extending southerly from the eastern property line of 317-331 West 78th Street, northerly along said line and the eastern property line of 317-331 West 78th Street, easterly along the southern property lines of 302-306 West 79th Street and 391-393 West End Avenue (aka 300 West 79th Street) to the western curblines of West End Avenue, southerly along the western curblines of West End Avenue, easterly along the southern curblines of West 77th Street to a point on a line extending northerly from the eastern property line of 262 West 77th Street, northerly along said line to the northern curblines of West 77th Street, easterly along the northern curblines of West 77th Street, northerly along the western curblines of Broadway, westerly along the northern curblines of West 79th to a point on a line extending southerly from the western property line of 307 West 79th Street (aka 307-313 West 79th Street), southerly along said line to the southern curblines of West 79th Street, westerly along the southern curblines of West 79th Street, and southerly along the eastern curblines of Riverside Drive, to the point of beginning. Area II of the West End-Collegiate Historic District Extension consists of the property bounded by a line beginning at the northeast corner of Riverside Drive and West 74th Street, extending southerly along the eastern curblines of Riverside Drive to the southern curblines of West 72nd Street, westerly along the southern curblines of West 72nd Street to a point on a line extending northerly from the western property line of 344 West 72nd Street (aka 353-357 West 71st Street), southerly along said line and the western property lines of 344 West 72nd Street (aka 353-357 West 71st Street) and 350-352 West 71st Street, easterly along the southern property lines of 350-352 West 71st Street through 342-344 West 71st Street, northerly along the eastern property line of 342-344 West 71st Street to the northern curblines of West 71st Street, westerly along the northern curblines of West 71st Street to a point on a line extending southerly from part of the eastern property line of 344 West 72nd Street (aka 353-357 West 71st Street), northerly along said line and part of the eastern property line of 344 West 72nd Street (aka 353-357 West 71st Street), easterly along part of the southern property line of 340-342 West 72nd Street and the southern property lines of 338 through 310-318 West 72nd Street, southerly along part of the western property lines of 251-255 West End Avenue through 241-247 West End Avenue (aka 301-303 West 71st Street) to the northern curblines of West 71st Street, westerly along the northern curblines of West 71st Street to a point on a line extending northerly from the western property line of 229-235 West End Avenue (aka 300-308 West 71st Street), southerly along said line and the western property line of 229-235 West End Avenue (aka 300-308 West 71st Street), easterly along part of the southern property line of 229-235 West End Avenue (aka 300-308 West 71st Street), southerly along the western property line of 301-303 West 70th Street (aka 221- 227 West End Avenue) to the northern curblines of West 70th Street, easterly along the northern curblines of West 70th Street to a point on a line extending southerly from the eastern property line of 211 West 70th Street, northerly along said line and the eastern property line of 211 West 70th Street, westerly along part of the northern

property line of 211 West 70th Street, northerly along the eastern property line of 212 West 71st Street to the northern curblines of West 71st Street, easterly along the northern curblines of West 71st Street to a point on a line extending southerly from part of the eastern property line of 213 West 71st Street, northerly along said line and northerly, westerly, and northerly along the eastern property line of 213 West 71st Street, westerly along the northern property lines of 213 through part of 217 West 71st Street, northerly along the eastern property line of 214 West 72nd Street to the southern curblines of West 72nd Street, westerly along the southern curblines of West 72nd Street to a point on a line extending southerly from the eastern property line of 233 West 72nd Street, northerly along said line and the eastern property line of 233 West 72nd Street, easterly along part of the southern property line of Lot 43, northerly and easterly along part of the eastern property line of Lot 43, easterly along the southern property line of 236 West 73rd Street, northerly along the eastern property line of 236 West 73rd Street to the southern curblines of West 73rd Street, westerly along the southern curblines of West 73rd Street to a line extending southerly from the eastern property line of 251 West 73rd Street, northerly along said line and the eastern property lines of 251 West 73rd Street and 232 West 74th Street to the northern curblines of West 74th Street, easterly along the northern curblines of West 74th Street to a point on a line extending southerly from the eastern property line of 231 West 74th Street, northerly along said line and the eastern property lines of 231 West 74th Street and 228 West 75th Street to the northern curblines of West 75th Street, easterly along the northern curblines of West 75th Street, northerly along the western curblines of Broadway to point on a line extending easterly from the northern property line of 2169 Broadway (aka 235-241 West 76th Street), westerly along said line and the northern property line of 2169 Broadway (aka 235-241 West 76th Street), southerly along the western property line of 2169 Broadway (aka 235-241 West 76th Street) to the northern curblines of West 76th Street, westerly along the northern curblines of West 76th Street, southerly along the western curblines of West End Avenue, westerly along the northern curblines of West 75th Street to point on a line extending northerly from the western property line of 302-304 West 75th Street, southerly along said line and the western property line of 302-304 West 75th Street, easterly along the southern property line of 302-304 West 75th Street, southerly along part of the western property line of 301-311 West End Avenue (aka 301 West 74th Street) to the northern curblines of West 74th Street, and westerly along the northern curblines of West 74th Street, to the point of beginning.

Pursuant to Section 3020.8(a) and (b) of the City Charter, the City Planning Commission shall submit to the City Council a report with respect to the relation of the 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.

On June 25, 2013, the New York City Landmarks Preservation Commission (LPC) designated the West End-Collegiate Historic District Extension (List 465, LP-2462). The Historic District encompasses part or all of 16 blocks located west of Broadway between West 70th and 79th streets in Manhattan, Community District 7. It consists of approximately 220 buildings. The new historic district is contiguous to the boundaries of the West End-Collegiate Historic District, which was designated by the Landmarks Preservation Commission in 1984, and more than doubles the size of the historic area.

In its broad array of row houses, town houses, flats, high-rise apartment buildings, schools, and churches buildings, the West End-Collegiate Historic District Extension represents, in microcosm, the development of the Upper West Side of New York since the mid-1880s. Designed by some of the city's most prominent architects and executed in the dominant styles of their eras, these buildings form a distinct section of the city that complements the previously designated West End-Collegiate, West 71st Street, Riverside-West End Extension I, and Riverside Drive-West 80th-81st Street Historic Districts.

This Historic District is zoned R8B in the midblocks between West 70th and West 79th streets; R10A on West End Avenue, Riverside Drive and segments of West 72nd and West 79th streets; C4-6A along the remaining segments of West 72nd and West 79th streets; and C4-6A/Special Enhanced Commercial District along Broadway from West 72nd to West 79th streets. R8B and R10A zoning districts are contextual districts. R8B allows 4.0 FAR of residential and community facility uses, a street wall of between 55 and 60 feet and maximum building height of 75 feet. R10A allows 10.0 FAR of residential and community facility uses, a street wall of between 60 feet and 125 feet on narrow streets, and 125 and 150 feet on wide streets, and overall heights of 185 and 210 feet respectively. C4-6A districts are also contextual. The residential equivalent district is R10A. In addition to R10A use, density and bulk regulations, 3.4 FAR of commercial uses are permitted. The Special Enhanced Commercial District-3 provisions apply ground floor frontage limitations for new and expanding banks and residential lobbies, and retail transparency requirements for new buildings.

On June 28, 2011, the Landmarks Preservation Commission held a public hearing on the proposed designation of the Historic District (Item No. 16). 22 witnesses spoke in favor of the designation as proposed, including the Council Member representing the 6th District and the State Senator representing the 31st District. 15 witnesses spoke in opposition to the designation. The Commission received two letters, a petition and ten emails in support of the proposed designation. Additionally, the Landmarks Preservation Commission received two letters in opposition to the designation.

All landmark buildings within the Historic District are eligible to apply for use and bulk waivers pursuant to Section 74-711 of the Zoning Resolution.

CITY PLANNING COMMISSION PUBLIC HEARING

Pursuant to Section 3020.8(a) of the City Charter, the City Planning Commission held a public hearing on August 7, 2013 (Calendar No. 20). There were eight speakers in favor of the designation of the Historic District, including a representative of the State Senator representing the 31st District, a representative of the State Assemblymember representing the 67th District, and representatives of Landmarks West, the Historic Districts Council, the Coalition for a Livable West Side, the West End Preservation Society and Manhattan Community District 7. There was one speaker in opposition to the inclusion of property located at 214 West 72nd Street in the Historic District. There were no other speakers and the hearing was closed.

CONSIDERATION

The City Planning Commission has evaluated the West End-Collegiate Historic District Extension in relation to the Zoning Resolution, projected public improvements and plans for the development, growth and improvements in the vicinity of the area involved. The subject Historic District does not conflict with the Zoning Resolution. In addition, the Commission is not aware of any conflicts between the subject Historic District designation and projected public improvements or any plans for development, growth, improvement, or renewal in the vicinity of the Historic District.

AMANDA M. BURDEN, FAICP, Chair

ANGELA M. BATTAGLIA, RAYANN BESSER, IRWIN G. CANTOR, P.E.,

ALFRED C. CERULLO, III, BETTY Y. CHEN, MICHELLE R. De La UZ,

MARIA M. DEL TORO, JOSEPH I. DOUEK, RICHARD W. EADDY,

ANNA HAYES LEVIN, ORLANDO MARÍN, Commissioners