



## CITY PLANNING COMMISSION

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August 21, 2013/ Calendar No. 22

N 140009 HKM

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**IN THE MATTER OF** a communication dated July 5, 2013, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of 730 Riverside Drive (Block 2097, Lot 14), by the Landmarks Preservation Commission on June 25, 2013 (Designation List No. 465/LP-2545), Borough of Manhattan, Community District 9.

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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.

On June 25, 2013, the Landmarks Preservation Commission (LPC) designated the Beaumont Apartments, located at 730 Riverside Drive (Block 2097, Lot 14), as a city landmark.

Located at the northeast corner of West 150<sup>th</sup> Street and Riverside Drive (Block 2097, Lot 14), the Beaumont Apartments was designed by the firm of George and Edward Blum and built between 1912 and 1913. The Beaumont is an 11-story residential building that exemplifies the Arts and Crafts style of architectural design, which was typified by unique ornament work, usually executed in patterned brickwork and specially commissioned geometric terra-cotta and art tiles. Due to its close proximity to Riverside Park and to Audubon Terrace (John James Audubon's former estate), the Blums' used decorative terra-cotta plaques featuring birds applied in high relief, including owls (symbols of wisdom); eagles (emblems of democracy and a sacred symbol of the Lenepe tribe once indigenous to this part of Manhattan); and parakeets.

The Beaumont Apartments housed several famous tenants over the years, including Senator Jacob K. Javits; contralto Marian Anderson; and writer Ralph W. Ellison, who lived in the building for four decades until his death in 1994.

The surrounding area has several architecturally distinct multi-family buildings that are located along Riverside Drive and along neighboring side-streets, which define the area's strong street

wall character and low to mid-rise scale. The landmark site sits opposite Riverside Park and fronts on Riverside Drive, which is one of the City's grand boulevards.

Zoned R8, the landmark site is located within the West Harlem rezoning area (C 120309 ZMM, N 120310 ZRM), which was approved by the City Planning Commission in November 2012. For properties located within the R8 district generally mapped west of Broadway, which includes the landmark site, the West Harlem rezoning plan requires that future development comply with current provisions of the Quality Housing Program, which allows a maximum residential density of 6.02 FAR on narrow streets and a maximum of 7.2 FAR for wide streets. Community facility FAR may be developed up to 6.5 FAR. For sites on narrow streets, the required building envelope would provide for a street wall of 60 to 85 feet in height, with a maximum building height of 105 feet. For sites on wide streets, the street wall must rise between 60 to 85 feet in height with a maximum allowable building height of 120 feet.

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. The landmark site is located on a corner lot that comprises 10,046 square feet of lot area. The landmark site is also located on a wide street (Riverside Drive) within an R8 district, for which the maximum FAR and maximum allowable floor area are 7.2 FAR and 72,331.2 square feet, respectively. The existing floor area is approximately 107,530 square feet, resulting in the landmark site being overbuilt with 35,198.8 square feet of floor area. Therefore, the landmark site is not eligible to transfer any development rights under the existing zoning.

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.

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

**AMANDA M. BURDEN, FAICP, Chair**  
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