



CITY PLANNING COMMISSION

August 21, 2013 / Calendar No. 20

N 140012 HKM

IN THE MATTER OF a communication dated July 8, 2013, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the St. Louis Hotel, 34 East 32nd Street (Block 861, Lot 52), by the Landmarks Preservation Commission on June 25, 2013 (List No. 465/LP-2533), Borough of Manhattan, Community District 5.

Pursuant to Section 3020.8(b) of the New York 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 June 25, 2013 the Landmarks Preservation Commission (LPC) designated the St. Louis Hotel (Grand Union Hotel) (the “Building”), located at 34 East 32nd Street (Block 861, Lot 52), as a city landmark.

The St. Louis Hotel was constructed between in 1903 and 1905, a time of great expansion and development in midtown Manhattan. Close to shopping and entertainment districts, this area was also well-served by a variety of transit lines. In the early 20th century, the neighborhood was being redeveloped from single-family homes to stores, institutions and lofts. Many hotels were built at this time, for transient guests as well as apartment hotels for residents of longer duration, all taking advantage of the convenience of this location. The designer of the St. Louis Hotel was Frederick C. Browne, a New York architect with a prolific practice between the early 1890s and 1925. He designed numerous hotels and small apartment buildings in Manhattan, many in the Beaux-Arts style. The hotel building was also designed in the Beaux-Arts style, with the facade distinctively faced in red brick and limestone, with projecting bay windows in a lively arrangement that creates a striking facade on this narrow street. Its exuberant carved ornament and high mansard roof, highlighted by bronze dormer window surrounds, are defining elements

of the Beaux-Arts style, which is valued for its classical and European associations. This distinguished building has continued to be used as a hotel for more than 100 years and its ongoing existence speaks to the practicality and durability of its style and use.

The landmark site is located in a C5-2 zoning district. With an allowable floor area ratio (FAR) of 10.0, the zoning lot could be developed with approximately 39,500 square feet of floor area. The St. Louis Hotel contains approximately 35,778 square feet of floor area. Therefore, there are approximately 3,722 square feet theoretically available for transfer.

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.

There are approximately six potential receiving sites available for the transfer of the landmark's unused floor area. 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.

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