



CITY PLANNING COMMISSION

June 25, 2014, Calendar No. 9

N 140373 HKM

IN THE MATTER OF a communication dated May 9, 2014, from the Executive Director of the New York City Landmarks Preservation Commission regarding the landmark designation of the Park Avenue Historic District, designated by the Landmarks Preservation Commission on April 29, 2014 (List 472, LP-2547), Borough of Manhattan, Community District 8. The Park Avenue Historic District consists of the properties bounded by a line beginning at the southeast corner of Park Avenue and East 79th Street, extending northerly across East 79th Street and along the eastern curbline of Park Avenue to a point formed by its intersection with a line extending easterly from the southern property line of 908 Park Avenue, then westerly across Park Avenue and along said property line, northerly along the western property line of 908 Park Avenue and across East 80th Street to its northern curbline, westerly along said curbline to a point formed by its intersection with a line extending southerly from the western property line of 920 Park Avenue, northerly along said property line, easterly along the northern property line of 920 Park Avenue, northerly along the western property line of 930 Park Avenue and across East 81st Street to its northern curbline, westerly along said curbline to a point formed by its intersection with a line extending southerly from the western property line of 940 Park Avenue, northerly along the western property lines of 940, 944 and 950 Park Avenue and across East 82nd Street to its northern curbline, westerly along said curbline to a point formed by its intersection with a line extending southerly from the western property line of 960 Park Avenue, northerly along said property line, easterly along the northern property line of 960 Park Avenue, northerly along the western property line of 970 Park Avenue and across East 83rd Street to its northern curbline, westerly along said curbline to the westernmost edge of the 1899-1901 wing of the Loyola School at 978 Park Avenue (Block 1495, Lot 32 in part), northerly along a line following the westernmost edge of the 1899-1901 wing of the Loyola School, westerly along the southern property line of Block 1495, Lot 33 to a point formed by its intersection with a line extending southerly from the westernmost edge of the 1885-1900 Church of St. Ignatius Loyola at 990 Park Avenue (Block 1495, Lot 33 in part), northerly along said line to the southern curbline of East 84th Street, easterly along said curbline to a point formed by its intersection with a line extending southerly from the western property line of 1000 Park Avenue, northerly across East 84th Street and along said property line, easterly along the northern property line of 1000 Park Avenue, northerly along the western property line of 1012 Park Avenue to the southern curbline of East 85th Street, easterly along said curbline to a point formed by its intersection with a line extending southerly from the western property line of 1020 Park Avenue, northerly across East 85th Street and along said property line, westerly along a portion of the southern property line of 1036 Park Avenue, northerly along the western property line of 1036 Park Avenue and across East 86th Street to its northern curbline, westerly along said curbline to a point formed by its intersection with a line extending southerly from the western property line of 1040 Park Avenue, northerly along the western property lines of 1040 and 1050 Park Avenue to the southern curbline of East 87th Street, easterly along said curbline to a point formed by its intersection with a line extending southerly from the western property line of 1060 Park Avenue, northerly across East 87th Street and along said property line, westerly along a portion of the southern property line of 1070 Park Avenue, northerly along a portion of the western property line of 1070 Park Avenue, westerly along a portion of the southern property line of 1070 Park Avenue, northerly

along a portion of the westerly property line 1070 Park Avenue and across East 88th Street to its northern curblineline, westerly along said curblineline to a point formed by its intersection with a line extending southerly from the western property line of 1088 Park Avenue, northerly along said property line and cross East 89th Street to its northern curblineline, westerly along said curblineline to a point formed by its intersection with a line extending southerly from the western property line of 1100 Park Avenue, northerly along said property line, easterly along the northern property line of 1100 Park Avenue, northerly along the western property line of 1112 Park Avenue to the southern curblineline of East 90th Street, westerly along said curblineline to a point formed by its intersection with a line extending southerly from the western property line of 1120 Park Avenue, northerly across East 90th Street and along said property line, easterly along the northern property line of 1120 Park Avenue, northerly along the western property line of 1128 Park Avenue to the centerline of East 91st Street, westerly along said centerline to a point formed by its intersection with a line extending southerly from the western property line of 1144 Park Avenue, northerly along said line to the northern curblineline of East 91st Street, easterly along said curblineline and across Park Avenue to a point formed by its intersection with a line extending northerly from the eastern property line of 1133 Park Avenue, southerly across East 91st Street and along said property line and a portion of the eastern property line of 1125 Park Avenue, easterly along a portion of the northern property line of 1125 Park Avenue, southerly along a portion of the eastern property line of 1125 Park Avenue and across East 90th Street to its southern curblineline, easterly along said curblineline to a point formed by its intersection with a line extending northerly from the eastern property line of 1111 Park Avenue, southerly along said property line, westerly along the southern property line of 1111 Park Avenue, southerly along the eastern property line of 1105 Park Avenue and across East 89th Street to its southern curblineline, easterly along said curblineline to a point formed by its intersection with a line extending northerly from the eastern property line of 1095 Park Avenue, southerly along said property line, westerly along the southern property line of 1095 Park Avenue, southerly along the eastern property line of 1085 Park Avenue and across East 88th Street to its southern curblineline, easterly along said curblineline to a point formed by its intersection with a line extending northerly from the eastern property line of 1075 Park Avenue, southerly along said property line, westerly along the southern property line of 1075 Park Avenue, southerly along the eastern property lines of 1067 and 1061 Park Avenue and across East 87th Street to its southern curblineline, easterly along said curblineline to a point formed by its intersection with a line extending northerly from the eastern property line of 100 East 87th Street, southerly along the eastern property lines of 100 East 87th Street and 1049 Park Avenue, westerly along the southern property line of 1049 Park Avenue, southerly along the eastern property line of 1041 Park Avenue and across East 86th Street to its southern curblineline, easterly along said curblineline to a point formed by its intersection with a line extending northerly from the eastern property line of 1031 Park Avenue, southerly along said property line, easterly along the northern property lines of 1025 and 1021 Park Avenue, southerly along the eastern property line of 1021 Park Avenue to the northern curblineline of East 85th Street, westerly along said curblineline to a point formed by its intersection with a line extending northerly from the eastern property line of 1015 Park Avenue, southerly across East 85th Street and the eastern property lines of 1015 and 1009 Park Avenue, westerly along the southern property line of 1009 Park Avenue, southerly along the eastern property of 1001 Park Avenue and across East 84th Street to its southern curblineline, easterly along said curblineline to a point formed by its intersection with a line extending northerly from the eastern property line of 993 Park Avenue, southerly along said property line, easterly along the northern property line of

983 Park Avenue, southerly along the eastern property line of 983 Park Avenue and across East 83rd Street to its southern curblin, westerly along said curblin to a point formed by its intersection with a line extending northerly from the eastern property line of 975 Park Avenue, southerly along said property line, westerly along a portion of the southern property line of 975 Park Avenue, southerly along the eastern property line of 969 Park Avenue, across East 82nd Street, and continuing along the eastern property lines of 957 and 951 Park Avenue, easterly along the northern property line of 941 Park Avenue, southerly along the eastern property line of 941 Park Avenue to the northern curblin of East 81st Street, westerly along said curblin to a point formed by its intersection with a line extending northerly from the eastern property line of 935 Park Avenue, southerly across East 81st Street and along the eastern property lines of 935, 929, and 925 Park Avenue to the northern curblin of East 80th Street, easterly along said curblin to a point formed by its intersection with a line extending northerly from the eastern property line of 911 Park Avenue, southerly across East 80th Street and along said property line, westerly along the southern property line of 911 Park Avenue, southerly along the eastern property line of 903 Park Avenue and across East 79th Street to its southern curblin, and westerly along said curblin to the point of the 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 April 29, 2014, the Landmarks Preservation Commission (LPC) designated the Park Avenue Historic District (Designation List 472, LP-2547). The Historic District is on Manhattan's Upper East Side and extends along Park Avenue from the northeast corner of 79th Street to 91st Street in Community District 8. It contains approximately 64 buildings.

The Park Avenue Historic District has many notable features including the 100-foot wide street, the Park Avenue Malls that the center of the avenue, and the continuous street wall that was established as the area was being developed into a high-rise residential neighborhood mainly between the 1901 Tenement Act and World War II. The typical building type in the district includes a 15-story brick building with no setback and a continuous street wall. This creates a visual continuity and a coherence to the built form. Upper level setbacks were introduced with the Multiple Dwelling Law of 1929. These buildings were designed by some of the city's most prominent architects and completed in the dominant styles of that era.

The Historic District is within Community District 8. The Historic District is zoned R10 along the length of Park Avenue from East 79th Street to East 91st Street; 100 feet east and 100 feet west of Park Avenue is R8B zoning, except at East 79th Street, East 86th Street and East 87th Street. R10 allows for 10.0 FAR and a street wall between 60 and 85 feet. Park Avenue is a wide street and the street wall must extend continuously along the street line. R8B allows 4.0 FAR of residential and community facility uses, and a street wall of between 55 and 60 feet with a maximum building height of 75 feet. The entirety of the Park Avenue Historic District zoned R10, is in the Park Improvement Special Purpose District (PI). The PI was created in 1973 to preserve and protect the unique character and architectural quality of the residential part of Park Avenue and Fifth Avenue. The PI limits the height of new buildings to 210 feet or 19 stories, whichever is less, mandates street wall continuity, and does not permit any floor area bonuses.

The Park Avenue Historic District is located within R10 and R8B Zoning Districts within the Special Park Avenue Improvement District. The goal of the Special Park Avenue Improvement District is to preserve the residential character and architectural quality of Fifth and Park avenues from East 59th to East 111th streets. It limits the height of new buildings to 210 feet or 19 stories, whichever is less, and mandates street wall continuity. No floor area bonuses are allowed.

The R10 district permits residential uses with a maximum FAR (floor area ratio) of 10.0, and a community facility FAR of 10.0. An R8B zoning district permits a maximum FAR of 4.0, and a community facility FAR of 4.0.

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. Pursuant to Section 74-79, no transfer of development rights is permitted from any structure within an historic district.

CITY PLANNING COMMISSION PUBLIC HEARING

Pursuant to Section 3020.8(a) of the City Charter, the City Planning Commission held a public hearing on June 11, 2014 (Calendar No. 17). There was one speaker in favor of the designation of the Historic District, a representative of Carnegie Hill Neighbors. There were no other

speakers and the hearing was closed.

CONSIDERATION

The City Planning Commission has evaluated the Park Avenue 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.

CARL WEISBROD, Chair

KENNETH J. KNUCKLES, Esq., Vice Chairman

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

ALFRED C. CERULLO, III, MICHELLE R. De La UZ, MARIA M. DEL TORO,

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ORLANDO MARÍN, Commissioners