

## CITY PLANNING COMMISSION

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August 8, 2012/Calendar No. 9

N 120412 HKM

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**IN THE MATTER OF** a communication dated June 21, 2012, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Yorkville Bank Building, 1151 Third Avenue (Block 1531, Lot 1), by the Landmarks Preservation Commission on June 12, 2012, (List No. 456/LP-2510).

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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 of the subject property, 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 12, 2012, the Landmarks Preservation Commission (LPC) designated the Yorkville Bank Building located at 1151 Third Avenue (Block 1531, Lot 1), as a city landmark. The Yorkville Bank Building is located on the northeast corner of Third Avenue and East 85th Street in Manhattan Community District 8.

The Yorkville Bank Building was constructed in 1905. It was designed by German-American architect, Robert Maynicke, and altered in early 1920's by architect P. Gregory Stadler. The building is a four-story Italian Renaissance Revival-style building with a limestone ground-story base and white brick upper stories intended to architecturally express the banking institution's sobriety and dignity. Strong cornices distinguish the building's first and fourth stories. The Yorkville Bank provided banking services for the Upper East Side for 85 years and serves as a neighborhood reminder of the Yorkville neighborhood's German-American history.

The landmark site is located predominately within a C2-8A zoning district with its southeasternmost 50 feet within a R8B zoning district. The C2-8A district permits a maximum residential FAR of 10.0 and a maximum commercial FAR of 2.0. The R8B district permits a maximum residential FAR of 4.0. The zoning lot contains 323,706 square feet of floor area, of which 39,004 square feet is contained within the landmark building.

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, or one which is across the street and opposite to the 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 building. The subject landmark has no development rights available for transfer.

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.

**AMANDA M. BURDEN, FAICP, Chair,  
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