



**IN THE MATTER OF** a communication dated December 14, 2016, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the 601 Lexington Avenue and Saint Peter's Church (Block 1308, Lot 7501), by the Landmarks Preservation Commission on December 6, 2016 (Designation List No. 491/LP-2582), Borough of Manhattan, Community District 6.

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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 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 December 6, 2016, the Landmarks Preservation Commission (LPC) designated 601 Lexington Avenue (formerly the Citicorp Center) and Saint Peter's Lutheran Church as a City landmark. The landmark site at 601 Lexington Avenue occupies nearly the entire block bounded by East 54th Street to the north, East 53rd Street to the south, Third Avenue to the east, and Lexington Avenue to the west and is within the East Midtown neighborhood of Manhattan Community District 6.

601 Lexington Avenue and Saint Peter's Church (the "Site") was constructed between 1973 and 1978 by architect Hugh A. Stubbins, in association with Emery Roth & Sons, and is an example of late 20th-century modern architecture. The Site represents an early mixed-use complex containing three interlocking buildings, a 59-story office tower, a 6-story retail-and-office structure, and Saint Peter's Church. The 915-foot-tall tower is one of New York City's most recognizable skyscrapers and is important for its slanted top, four "super" columns, and generous public spaces. The 24-foot-square columns are centered beneath each façade and create bold cantilevers to open up the corners of the Site, where the church and open air concourse are located. Silvery aluminum panels and ribbon windows disguise eight tiers of V-shaped bracing designed by the noted structural engineer William LeMessurier. The skyscraper was one of the first to employ energy saving features, which had a significant impact on the building's appearance and were estimated to use 42 percent less energy than energy systems in comparable structures. Saint Peter's Church was also designed by Stubbins, in consultation with architect

Edward Larrabee Barnes. The prism-like structure is clad with granite, rather than aluminum, to distinguish it from the office tower.

601 Lexington Avenue made innovative use of zoning incentives which provided floor area bonuses for public space, such as the sunken open air concourse and some interiors (not part of the designation). The layout, design and maintenance of these amenities were reviewed and approved by the City Planning Commission. The sunken open air concourse was planned to enhance connections to the 53rd Street subway station, a heavily-used transit hub. These spaces remain under jurisdiction of the City Planning Commission and with its approval have undergone alterations.

The landmark site is located at the northeastern corner of the Special Midtown District. Beginning half a block north of the Site and extending five blocks to the south, C6-6 districts are mapped over the areas within 125 feet of Lexington Avenue, within 125 feet west of Third Avenue and within 150 feet east of Third Avenue. The midblock between Lexington Avenue and Third Avenue is mapped with a C6-4.5 district. The C6-6 district provides a base maximum floor area ratio (FAR) of 15 and the C6-4.5 district provides a base maximum FAR of 12. As-of-right and discretionary floor area bonuses are available in both districts.

The 74,810 square foot zoning lot could be developed with 1,019,722.80 square feet of floor area. The zoning lot contains approximately 1,314,841 square feet of floor area (17.58 FAR) due to a combination of as-of-right floor area and floor area generated through public space bonuses. The site, therefore, has no unused development rights.

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 no unused development rights to transfer from the Site.

Pursuant to Section 74-711 of the Zoning Resolution, landmark buildings or buildings within Historic Districts are eligible to apply for use and bulk waivers upon application to the Landmarks Preservation Commission.

The landmark is located within the area affected by the proposed East Midtown Subdistrict Text Amendment application (N 170186 ZRM). If approved, the text amendment would allow landmarks within the proposed subdistrict to transfer its unused development rights to any eligible building similarly located within the proposed subdistrict. 601 Lexington Avenue does not have any unused development rights.

The subject landmark does not conflict with the Zoning Resolution. Furthermore, 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.

**CARL WEISBROD**, Chairman  
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