



## CITY PLANNING COMMISSION

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September 28, 2005/Calendar No. 10

N 030197(A) HKM

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**IN THE MATTER OF** a communication dated August 5, 2005, from the Executive Director of the Landmarks Preservation Commission regarding an amendment to the landmark designation of Ritz Tower, 465 Park Avenue, a.k.a. 461-465 Park Avenue, and 101 East 57<sup>th</sup> Street (Block 1312, Lots 70 and 1301-1302) by the Landmarks Preservation Commission on July 26, 2005 (List No. 367A/LP No. 2118), Borough of Manhattan, Community District 5.

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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 October 29, 2002, the Landmarks Preservation Commission designated the Ritz Tower, a 41-story residential tower located at the corner of Park Avenue and East 57<sup>th</sup> Street, a New York City Landmark. Subsequent to City Council approval, it was discovered that the Tax Map information given in the 2002 Landmark Designation Report was incorrect. Specifically, the report indicated that the site was located at Borough of Manhattan Tax Map Block 1312, Lot 70. However, in addition to Lot 70, the landmark site also includes Lots 1301 and 1302 of Block 1312. The present action seeks only to fix this discrepancy.

The Ritz Tower Apartment Hotel was constructed between 1925 and 1927 for hotel and residential uses. The forty-one story Italian Renaissance style building, constructed with a modern steel frame, was the tallest residential building at that time and was the first residential tower influenced by the 1916 Zoning Resolution.

The landmark site is located in a C5-3 zoning district within the Special Midtown District. C5-3 zones allow a FAR of 15.0.

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.

There are no capital improvements in the vicinity of the historic district that would conflict with the amendment to this designation.

The subject landmark designation amendment does not conflict with the Zoning Resolution, projected public improvements or any plans for development, growth, improvement or renewal in the vicinity of the landmark.

**AMANDA M. BURDEN, AICP, Chair**

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