



CITY PLANNING COMMISSION

March 30, 2011/Calendar No. 9

N 110232 HKM

IN THE MATTER OF a communication dated February 21, 2011, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Manufacturers Trust Company Building, First and Second Floor Interiors, 510 Fifth Avenue a.k.a. 508-514 Fifth Avenue and 2 West 43rd Street (Block 1258, Lot 40) by the Landmarks Preservation Commission on February 15, 2011 (List No. 439/LP No. 2467), Borough of Manhattan, Community District 5.

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.

The Manufacturers Trust Company building is located at the southwest corner of the intersection of Fifth Avenue and West 43rd Street. The building exterior was designated a landmark in 1997. The building, including the designated interior, was designed by Skidmore, Owings and Merrill and was completed in 1954. Elements visible from the street include a circular stainless steel vault door designed by Henry Dreyfuss, in collaboration with engineers at the Mosler Safe Company, as well as most of the white marble piers and luminous ceilings that were intended to minimize glare and shadow.

The interior landmark designation includes the following:

Ground floor interior spaces: entrance vestibule and lobby at the corner of Fifth Avenue and West 43rd Street, the former banking room, the 43rd Street elevator lobby, the corridor in front of the vault on Fifth Avenue, and the escalators leading from the first floor to the second floor.

Second floor interior space: former banking floor.

The designated spaces listed above would include the fixtures and the interior components of these spaces including, but not limited to, wall surfaces, ceiling surfaces, floor surfaces, columns, and vault door facing Fifth Avenue.

The landmark site is zoned C5-3. C5-3 zones allow a FAR of 15.00. The provisions of Section 74-79 of the Zoning Resolution, regarding the transfer of unused development rights, are not applicable to interior landmark designations.

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 building.

AMANDA M. BURDEN, FAICP, Chair

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