



IN THE MATTER OF a communication dated March 17, 2017, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Waldorf-Astoria Hotel Interiors (Block 1304, Lot 7501), by the Landmarks Preservation Commission on March 7, 2017 (Designation List No. 496/LP-2591), 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 the designation by the Landmarks Preservation Commission of the subject property to the Zoning Resolution, projected public improvements and any plans for the development, growth, improvement or renewal of the area involved.

On March 7, 2017, the Landmarks Preservation Commission (LPC) designated the Waldorf-Astoria Hotel as a New York City Interior landmark. The landmark site at 301 Park Avenue (aka 101-121 East 49th Street, 100-120 East 50th Street, 538-556 Lexington Avenue) (Block 1304, Lot 7501) is on the south side of East 50th Street between Park Avenue and Lexington Avenue, in the Midtown neighborhood of Manhattan, Community District Five.

The landmark designation areas are located in the basement through third floor, including 1) the ground floor interior, consisting of the Park Avenue vestibules and foyer and the Lexington Avenue vestibules and foyer; 2) the first floor interior, consisting of the Park Avenue Lobby and colonnade, the West Lounge (formerly Peacock Alley), the West Elevator Lobby, the Main Lobby Hall, the East Arcade, and the Lexington Avenue stairs and landing; 3) the second floor interior, consisting of the Lexington Avenue stairs and landing; and 4) the third floor interior, consisting of the Lexington Avenue stairs and landing, the Grand (Main) Ballroom and balconies, the Ballroom Entrance Hall (originally the Silver Gallery), the (Grand) Ballroom Foyer, the Basildon Room, the Jade Room, the Astor Gallery, and the foyer connecting the Jade Room and Astor Gallery with the Lexington Avenue stairs. The landmark designation includes the fixtures and interior components of these spaces, including but not limited to the wall surfaces, ceiling surfaces, floor surfaces, murals, mirrors, chandeliers, all lighting fixtures,

metalwork furnishings, doors, elevator doors, grilles, railings and balustrades, decorative metalwork and attached elements.

The Waldorf-Astoria Hotel was designed by Schultze & Weaver, an architectural firm that specialized in luxury hotels. Built in 1929-1931, the limestone exterior has been a New York City Landmark since 1993. The interiors landmark designation includes the primary public spaces – considered some of the finest and most varied Art Deco interiors in New York – as well as adjoining corridors that together form a sequence of visually-connected spaces. Entering from Park or Lexington Avenue, these spaces connect seamlessly from the ground level to the third (ballroom) floor. All of these rooms have had alterations, and some exhibit new finishes, but most retain their original modern classical details, artwork, metalwork, mirrors, glazed doors, and volume.

Currently, the owner is making interior alterations at the basement through the fifth floor, including the demolition and reconstruction of non-bearing partition walls and finishes, and mechanical plumbing and electrical work. A Certificate of No Effect was issued for this work on February 23, 2017, and the work does not affect any of the designated interiors.

The owner is also proposing to undertake additional interior work in connection with the planned conversion of the hotel to residential use. That work, which will include the restoration of some of the designated interiors, will be considered by the LPC at a public hearing scheduled for April 25, 2017. According to LPC, those renovations will not begin until a Certificate of Appropriateness is issued.

The hotel is situated within three zoning districts and the Special Midtown District. The zoning districts are C5-2.5, C6-6, and C5-3. In the C5-2.5/Special Midtown District, but outside of the Grand Central Subdistrict, the basic maximum FAR is 12.0. In the C6-6/Special Midtown District, the maximum base FAR is 10.0 for residential use and 15.0 for commercial and community facility use. In the C5-3/Special Midtown District, the maximum base FAR is 10.0 for residential use and 15.0 for commercial and community facility use. The subject building contains approximately 1,595,137 square feet of floor area and is situated on a zoning lot that has

a lot area of 81,336.15 square feet. The on-site maximum allowable floor area for the computation of transferrable development rights is 1,132,199.21 square feet. The site, therefore, is overbuilt and 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 that is across the street and opposite to the zoning lot occupied by the landmark (“adjacent lot”). As there are no unused development rights to transfer from the Waldorf-Astoria Hotel, no additional analysis has been conducted.

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 Waldorf-Astoria Hotel is located within the proposed East Midtown Subdistrict. If the proposed East Midtown Subdistrict text amendment (N 170186 ZRM) is approved, landmarks located within the proposed subdistrict will be permitted to transfer their unused development rights to any eligible building similarly located within the proposed subdistrict. The landmark designation does not conflict with the proposed East Midtown Subdistrict text amendment.

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 building.

MARISA LAGO, *Chair*

KENNETH J. KNUCKLES, *Esq.*, *Vice Chairman*

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JOSEPH DOUEK, RICHARD W. EADDY, CHERYL COHEN EFFRON,

HOPE KNIGHT, ANNA HAYES LEVIN, ORLANDO MARIN, LARISA ORTIZ,

Commissioners