



CITY PLANNING COMMISSION

January 6, 2010/Calendar No. 16

N 100169 HKM

IN THE MATTER OF a communication dated November 25, 2009, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Paramount Hotel, located at 235-245 West 46th Street (Block 1018, Lot 6), by the Landmarks Preservation Commission on November 17, 2009 (List No. 423/LP-2342), Borough of Manhattan, Community District 5.

Pursuant to Section 3020.8(b) of the New York 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 November 17, 2009 the Landmarks Preservation Commission (LPC) designated the Paramount Hotel as a city landmark. The landmark designation consists of Block 1018, Lot 6.

The Paramount Hotel was constructed between 1927 and 1928 and designed by Thomas W. Lamb. Thomas W. Lamb was a prominent theater designer who created theaters throughout the world. This was one of his rare hotel designs built to provide housing and restaurants as entertainment for visitors to the expanding theater and entertainment district of Times Square.

Thomas W. Lamb's design for the Paramount Hotel was quite fitting for the area, being very dramatic with a large-scale arcade and extensive stone and terra-cotta ornamentation. The Paramount Hotel is 19 stories and has a tall copper mansard and hipped roof with elaborate dormers and urns creating a distinctive roofline that makes the building stand out among other tall buildings of the area. The building has functioned and operated as a hotel for over 80 years and was renovated in the 1990s by Phillippe Stark.

The landmark is located in a C6-5 zoning district of the Special Midtown District. With an allowable floor area ratio (FAR) of 10 the zoning lot could be developed with approximately 150,620 square feet of floor area. The building contains approximately 215,838 square feet of floor area. Since the landmark site is built at or above the allowable floor area ratio, there are no development rights which may be available for transfer pursuant to Section 74-79 of the Zoning Resolution.

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 projected public improvements or plans for development, growth, improvement or renewal in the vicinity of the landmark building.

The subject landmark designation 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, FAICP, Chair,
RAYANN BESSER, ALFRED C. CERULLO, III, BETTY Y. CHEN, MARIA M. DEL
TORO, RICHARD W. EADDY, SHIRLEY A. MCRAE, KAREN A. PHILLIPS,
Commissioners