



CITY PLANNING COMMISSION

March 4, 2009/Calendar No. 15

N 090290 HKM

IN THE MATTER OF a communication dated January 22, 2009, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of 275 Madison Avenue Building, located at 275 Madison Avenue a.k.a. 273-277 Madison Avenue, 22-26 East 40th Street (Block 869, Lot 54), by the Landmarks Preservation Commission on January 13, 2009 (List No. 409/LP-2286), Borough of Manhattan, Community District 6.

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 development, growth, improvement, or renewal of the area involved.

On January 13, 2009, the Landmarks Preservation Commission (LPC) designated the 275 Madison Avenue Building, located at 275 Madison Avenue a.k.a. 273-277 Madison Avenue, 22-26 East 40th Street (Block 869, Lot 54) as a city landmark.

No. 275 Madison Avenue is a 43-story Art Deco office skyscraper built in 1930-31, located at the southeast corner of East 40th Street on the northern edge of Murray Hill area, in Midtown Manhattan. The building is comprised of a three-story polished granite base with tall, rectangular openings. It features a black and silver scheme and abstract ornament such as starbursts and zigzagging moldings, and supports a setback tower faced in spare white brick and black terracotta tiles.

The building was designed by Kenneth Franzheim as an emerging example of the “setback style” which helped to popularize a simple, sculptural mass that became the benchmark of progressive design during New York City’s skyscraper boom of the 1920s and early 1930s.

The landmark site is located in C5-3 and C5-2.5 zoning districts within the Special Midtown District. With allowable maximum floor area ratios (FARs) of 16.0 and 13.0, the zoning lot could be developed with approximately 279,980 square feet of floor area. The building contains approximately 294,980 square feet of floor area. Since this landmark site is built beyond 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.

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