



CITY PLANNING COMMISSION

September 14, 2005/Calendar No. 10

N 060035 HKM

IN THE MATTER OF a communication dated July 21, 2005, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Plaza Hotel, Ground, Mezzanine and First Floor Interiors, 768 Fifth Avenue a.k.a. 764-768 Fifth Avenue, 770-778 Fifth Avenue, 764-778 Grand Army Plaza, 2-20 Central Park South, 1-19 West 58th Street (Block 1274, Lot 25) by the Landmarks Preservation Commission on July 12, 2005 (List No. 366/LP No. 2174), 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 Plaza Hotel is located on a through-block site between West 58th and West 59th streets along the west side of Grand Army Plaza. The building's exterior was designated a landmark in 1969. The interior layouts that have been designated were the result of three design and construction campaigns including the original 1905-1907 Henry Hardenberg design, a 1919-1922 renovation and expansion by Warren & Wetmore and a renovation in 1929 designed by Shultze & Weaver. The interior landmark designation includes the following:

Ground floor interior spaces: Fifth Avenue Lobby and vestibules, the Palm Court, the Terrace Room, the Edwardian Room, 59th Street Lobby and vestibule, the Oak Room and the Oak Bar, corridor to the east of the Palm Court, corridor to the north of the Palm Court connecting to the 59th Street Lobby and the Oak Room, foyers to the Edwardian Room from the corridor to the north of the Palm Court and the 59th Street Lobby, corridor to the east of the Oak Room, corridor to the south of the Palm Court, and the staircases connecting the ground floor to the mezzanine floor.

Mezzanine floor interior spaces: Terrace Room and fountain, Terrace Room Corridor, Mezzanine Foyer, Terrace Room balcony, and the staircase connecting the mezzanine floor to the first floor Grand Ballroom Foyer.

First floor interior spaces: Grand Ballroom and stage, Grand Ballroom Foyer, Grand Ballroom Corridor, and Grand Ballroom boxes.

In addition to the designated spaces listed above, the fixtures and the interior components of these spaces including, but not limited to, wall surfaces, ceiling surfaces and floor surfaces, murals, mirrors, chandeliers, all lighting fixtures, attached furnishings, doors, exterior elevator doors and grilles, railings and balustrades, decorative metalwork and attached decorative elements.

The landmark site is split by C5-2.5 and R10-H zoning districts. The portion of the building zoned C5-2.5 is located in the Special Midtown District. C5-2.5 zones allow an FAR of 12.0, while R10-H zones allow an FAR of 10.0. Transfer of development rights is not permitted in connection with interior landmarks.

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, AICP, Chair
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