



## CITY PLANNING COMMISSION

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June 7, 2006/Calendar No. 7

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**IN THE MATTER OF** a communication dated April 21, 2006 from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of 2 Park Avenue by the Landmarks Preservation Commission on April 18, 2006, (List No. 372, LP 2186), located at 2 Park Avenue (Block 862, Lot 29), Borough of Manhattan, Community District 5.

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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 2 Park Avenue Building, built between 1926 and 1928, on Park Avenue between East 32<sup>nd</sup> and East 33<sup>rd</sup> streets, was designed by Ely Jacques Kahn. Constructed when this section of the avenue was beginning to be developed with modern office towers, 2 Park Avenue displays both Art Deco and Modernistic style architecture. The building stands 28 stories in height with setbacks above the 17<sup>th</sup> and 25<sup>th</sup> stories in accordance with the City's 1916 Zoning Resolution. Its main façade faces Park Avenue, with secondary facades fronting along both 32<sup>nd</sup> and 33<sup>rd</sup> streets. The structure integrates a decorative scheme produced by the application of colorful terra cotta panels in geometric designs on a tall, commercial office/loft structure.

The structure located at 2 Park Avenue was planned and built during a fertile period of design and construction in New York. The use of the surrounding area had not been determined when the building was contemplated, so the property's owners asked Ely Jacques Kahn to design a building that could be adapted for use as either offices and showrooms or for light manufacturing. This type of speculative building coincided with the dominant forces of business and commercial enterprise in

the 1920s, and Art Deco architecture was seen as giving expression to this power. Kahn designed a building that served as its own advertisement while meeting the requirements of the new 1916 Zoning Ordinance and fitting into the area where it was to be constructed. The resulting tower helped establish Park Avenue near 34<sup>th</sup> Street as a commercial corridor.

The landmark structure is located within C5-3 and C5-2 zoning districts. With allowable floor area ratios of 15.0 and 10.0 respectively, the zoning lot could be developed with approximately 523,375 square feet of floor area. The 2 Park Avenue building contains approximately 855,142 square feet of floor area. Since the landmark site is built above the allowable floor area ratio, there are no development rights which may be available for transfer pursuant to Section 74-79 if 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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