



## CITY PLANNING COMMISSION

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January 5, 2022 / Calendar No. 13

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**IN THE MATTER OF** a communication dated November 18, 2021, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of 200 Madison Avenue First Floor Lobby Interior, 200 Madison Avenue (Block 865, Lot 14) by the Landmarks Preservation Commission on November 9, 2021 (List No. 526/LP No. 2654), 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.

On November 9, 2021, the Landmarks Preservation Commission (LPC) designated the lobby of 200 Madison Avenue in Manhattan as an interior landmark. The landmark designation consists of the first-floor lobby interior of a commercial office building located at 200 Madison Avenue (Block 865, Lot 14) in the Murray Hill neighborhood of Manhattan, Community District 5.

The landmark interior consists of a T-shaped through-block arcade, extending from East 35th Street to East 36th Street with a perpendicular elevator hall, the East 35th and East 36th streets entrance foyers, and the fixtures and interior components of these spaces, which may include but are not limited to the historic wall surfaces, ceiling surfaces, floor surfaces, mirrors, lighting fixtures, attached furnishings, vestibule and elevator doors, decorative metalwork and attached decorative elements.

200 Madison Avenue was designed by Warren and Wetmore. Constructed in 1925-26, it is located between East 35th and East 36th streets in Murray Hill. This office structure contains a richly embellished and theatrical office building lobby, designed to express the success of the building's owner and tenants.

To conform to the 1916 Zoning Resolution, the building was divided into two sections: the nine-story

base facing Madison Avenue originally contained an apartment hotel, while the 25-story tower contained offices and showrooms. The first-floor lobby, which originally served only the tower, has a T-shaped plan that incorporates a through-block arcade and elevator hall. To negotiate the sloping site, the arcade incorporates steps, ramps, and landings. Both spaces employ materials that reflect light, such as brass, marble, and polished terrazzo, as well as gilded plaster with ornament inspired by Renaissance, Baroque, and 18<sup>th</sup> century English sources. The vaulted ceilings and upper walls are blanketed with low plaster relief set against dark green and red grounds.

Notable architectural features include a shallow saucer dome above the East 35th Street entrance and an elaborate groin vault where the arcade and elevator hall intersect. The surfaces of these ornamented spaces contain depictions of plants and animals.

Warren & Wetmore, one of New York City's leading architectural firms in the early 20th century, were consistently inventive interpreters of the classical tradition, producing a great number of New York City landmarks and landmark interiors, such as Grand Central Terminal, Steinway Hall, and the New York Central Building. The first-floor lobby of 200 Madison Avenue is among their least known and best-preserved interiors, appearing much as it did when the building opened in 1926.

A building containing an interior landmark is not considered to be a landmark building or structure for the purposes of applying Zoning Resolution (ZR) Section 74-79. Pursuant to ZR Section 74-79, landmark buildings or structures may transfer 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. Because the 200 Madison Avenue building is not itself a landmark building or structure, the property is ineligible to utilize the provisions of ZR Section 74-79 and no additional analysis has been conducted.

In addition, the 200 Madison Avenue property does not have excess development rights to transfer, as it is overbuilt. 200 Madison Avenue is on a 40,891 square foot lot in a C5-2 zoning district. C5-2 zoning districts have a maximum base floor area ratio of 10.0 for commercial and residential use and is occupied by a 606,148-square-foot commercial office building, rendering it overbuilt and unable to transfer or utilize excess development rights.

The subject landmark does not conflict with the Zoning Resolution. 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.

**ANITA LAREMONT, *Chair***

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

**DAVID J. BURNEY, ALLEN P. CAPPELLI, JOSEPH I. DOUEK, RICHARD W. EADDY,  
ANNA HAYES LEVIN, ORLANDO MARIN, LARISA ORTIZ, RAJ RAMPERSHAD,  
*Commissioners***

**ALFRED C. CERULLO, III, *Commissioner, RECUSED***

**LEAH GOODRICH, *Commissioner, ABSTAINING***