



**IN THE MATTER OF** a communication dated December 22, 2023, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Modulightor Building, 246 East 58<sup>th</sup> Street (Block 1331, Lot 128) by the Landmarks Preservation Commission on December 19, 2023 (List No. 536, LP No. 2676), 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 the development, growth, improvement or renewal of the area involved.

On December 19, 2023, the Landmarks Preservation Commission (LPC) designated the Modulightor Building an individual New York City Landmark. The site is located at 246 East 58<sup>th</sup> Street (Block 1331, Lot 128) on the south side of East 58<sup>th</sup> Street, between Second and Third avenues, in Midtown East, Manhattan Community District 6.

The Modulightor building is a significant late work by the American architect, Paul Rudolph and is a unique and distinguished example of late 20th-century modern design.

The six-story building was constructed in two phases. The first phase, constructed between 1989 and 1993, included the first four floors and was designed by Rudolph, himself. The building housed Rudolph's office, two duplex apartments, and the showroom for Modulightor, the lighting company Rudolph founded with Ernst Wagner, on the first floor. Rudolph passed away in 1993, but between 2010-2016, architect Mark Squeo oversaw the design for an enlargement of the building, adding the fifth and sixth floors, and a roof deck. Squeo had worked in Rudolph's office from 1990-1991 and used drawings that Rudolph had donated to the Library of Congress as inspiration for the enlargement.

Today, the Modulightor Building continues to house the lighting company, Modulightor, as well as the Paul Rudolph Institute for Modern Architecture, a non-profit organization dedicated to Rudolph's legacy.

The Modulightor Building is an example of modernist architecture, utilizing exposed industrial material and abstract forms. The most significant elements of the design are the steel I-beams, painted white, which intersect and interlock to form a three-dimensional composition, both on the East 58<sup>th</sup> Street façade and within the interior spaces of the building.

The site is located in a C2-8 zoning district, which allows a maximum of 2.0 floor area ratio (FAR) for commercial uses, 10.0 FAR for residential uses, and 10.0 FAR for community facility uses. The 2,008-square-foot lot generates approximately 20,080 square feet of development rights. The existing building contains approximately 9,438 square feet of built floor area (approximately 4.7 FAR), resulting in approximately 10,642 zoning square feet of unused development rights.

Pursuant to Section 74-97 of the Zoning Resolution, a landmark building may transfer its 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 building, or in the case of a corner lot, one that fronts on the same street intersection as the lot occupied by the landmark building. There are three potential receiving sites available for the transfer of the landmark's unused floor area.

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.

The subject landmark does not conflict with the Zoning Resolution. The Commission is not aware of any conflict with the Zoning Resolution, projected public improvements or any plans for development, growth, improvement, or renewal within the landmark site or the surrounding area.

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