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**IN THE MATTER OF** a communication dated May 3, 2018, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the 95 Madison Avenue (Block 858, Lot 58), by the Landmarks Preservation Commission on March 6, 2018 (Designation List No. 504 / LP-2603), 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 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 July 20, 2018, the Landmarks Preservation Commission (LPC) designated 95 Madison Avenue (The Emmet Building) an individual New York City Landmark. The landmark site at 95 Madison Ave (Block 858, Lot 58) is located on the east side of Madison Avenue, between East 28th and East 29<sup>th</sup> streets, in the Madison Square North neighborhood of Manhattan Community District 5.

The Emmet Building was constructed in 1912 by architecture duo John Stewart Barney and Stockton Beekman Colt. It is a 16-story office tower with Neo-Renaissance decoration and Neo-Gothic style characteristic of early 20th century New York City skyscrapers.

The Emmet Building was built for, and is now named after, Dr. Thomas Addis Emmet, a prominent physician. The building was developed with the first 15 floors designed as offices and showrooms to serve the wholesale furniture and textile industries, typical businesses in this neighborhood in the early 20th century. The top floor and roof were the personal residence of Dr. Emmet, a unique example of a mixed use building at the time. The extravagant decorative features of the building were meant to distinguish it from other new towers built within what was, at the time, the city's newest business district.

The Emmet Building stands on a 9,875-square-foot zoning lot in a C5-2 zoning district, which allows a maximum floor area ratio (FAR) of 10.0. The maximum allowable floor area for a zoning lot of this size in a C5-2 district is 98,750 square feet. The site contains 146,161 square feet of floor area, for an FAR of 14.8. Therefore, there are no unused development rights available to transfer.

Pursuant to Section 74-711 of the Zoning Resolution, landmark buildings or buildings within Historic Districts are eligible to apply for use and bulk waivers upon application to the LPC.

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

**MARISA LAGO**, *Chair*

**KENNETH J. KNUCKLES**, *Esq.*, *Vice-Chairman*

**ALLEN CAPPELLI, ALFRED C. CERULLO, III, MICHELLE R. DE LA UZ,**

**JOSEPH I. DOUEK, RICHARD W. EADDY, HOPE KNIGHT,**

**ANNA HAYES LEVIN, ORLANDO MARIN, LARISA ORTIZ**, *Commissioners*