



CITY PLANNING COMMISSION

November 17, 2010 / Calendar No. 5

N 110092 HKM

IN THE MATTER OF a communication dated September 23, 2010, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the 97 Bowery Building, 97 Bowery (Block 304, Lot 2), by the Landmarks Preservation Commission on September 14, 2010 (Designation List No. 433/LP-2353), Borough of Manhattan, Community District 3.

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 September 14, 2010, the Landmarks Preservation Commission (LPC) designated the 97 Bowery Building, located at 97 Bowery (Block 304, Lot 2), as a city landmark.

The 97 Bowery Building is located on the east side of the Bowery between Hester Street and Grand Street in the Lower East Side neighborhood of Manhattan. The five-story, Italianate-style cast-iron building was constructed in 1869 to the design of architect Peter L.P. Tostevin and commissioned by John P. Jube & Co.

John P. Jube & Co. was a hardware and carriage supply business that had started in Lower Manhattan and already occupied two previous addresses on the Bowery before acquiring the site and commissioning this new building. At the time of the building's construction the Bowery was the major thoroughfare of the Lower East Side and a major commercial street with specialty shops, dry-goods stores and fancy hardware businesses. Notable design elements of the building include the Corinthian columns supporting arches as well as a classical cornice with a segmental arched pediment and acanthus modillions and studs, and spandrels similar in design to the spandrels of the former McCreery's Dry Goods Emporium (801 Broadway); additional design elements that recall other significant cast-iron buildings such as the "Thomas Twins" (317 Broadway and 319 Broadway), the Haughwout building (488-492 Broadway), and the Cary Building (105 Chambers Street). Despite the many modern alterations that the 97 Bowery Building has undergone, the 97 Bowery Building is a rare surviving relatively intact cast-iron

building from the post-Civil War era, and a rare example of cast-iron architecture in this area of the city.

The landmark site is located in a C6-1G zoning district. With an allowable floor area ratio (FAR) of 6.0, the zoning lot could be developed with approximately 15,528 square feet of floor area. The 97 Bowery Building contains approximately 11,565 square feet of floor area. Therefore, there are approximately 3,963 square feet theoretically available for transfer.

Pursuant to Section 74-79 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 or one which is across the street and opposite to the lot occupied by the landmark building, or in the case of a corner lot, one which fronts on the same street intersection as the lot occupied by the landmark building. There are approximately four 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. In addition, 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 building.

AMANDA M. BURDEN, FAICP, Chair
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SHIRLEY A. MCRAE, KAREN A. PHILLIPS, Commissioners