



## CITY PLANNING COMMISSION

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August 22, 2012/Calendar No. 4

N 130004 HKM

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**IN THE MATTER OF** a communication dated July 5, 2012, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the New York Curb Exchange building, 78-86 Trinity Place, 113-23 Greenwich Street (Block 51, Lot 13), by the Landmarks Preservation Commission on June 26, 2012, (List No. 457/LP-2515) Borough of Manhattan, Community District 1.

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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 of the subject property, 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 June 26, 2012, the Landmarks Preservation Commission (LPC) designated the New York Curb Exchange Building located at 78-86 Trinity Place (Block 51, Lot 13), as a city landmark. The New York Curb Exchange building is located on a through lot with frontage on Trinity Place and Greenwich Street, in Manhattan Community District 1.

The New York Curb Exchange, later known as the American Stock Exchange, is a commercial building was constructed in two phases, from 1920-1921 and from 1930-1931. It was designed by New York architects, Starrett & Van Vleck. The New York Curb Exchange is a 14-story neo-Renaissance-style building with an Art Deco addition and features a large entrance with metal decorative reliefs that illustrate different types of stocks traded on the exchange. The building was originally dedicated in 1931 and renamed the American Stock Exchange in 1953. While the building is now closed, it was well-known for containing the second largest securities exchange in the United States.

The landmark site is located within a C5-5 zoning district and the Lower Manhattan Special District. With an allowable commercial floor area ratio (FAR) of 15.0, the 26,800 square-foot zoning lot could be developed with approximately 402,000 square feet of floor area. The New York Curb Exchange Building contains approximately 181,275 square feet of floor area. Therefore, there are approximately 220,725 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. The subject landmark has no development rights available for transfer.

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.

**AMANDA M. BURDEN, FAICP, Chair**  
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