



CITY PLANNING COMMISSION

December 2, 2009 / Calendar No. 4

N 100128 HKM

IN THE MATTER OF a communication dated October 15, 2009, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the (Former) Jarmulowsky Bank building, 54 Canal Street, a/k/a 54-58 Canal Street (Block 294, Lot 8), by the Landmarks Preservation Commission on October 13, 2009 (Designation List No. 419/LP-2363), 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 of the subject property, 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.

The landmark site at 54 Canal Street, a/k/a 54-58 Canal Street is located on the southwest corner of Canal Street and Orchard Street, in the Lower East Side neighborhood of Manhattan.

The building was constructed in 1911-12, to the designs of the firm of Rouse & Goldstone.

Sender Jarmulowsky was a Russian immigrant to the Lower East Side in 1873 who went on to become one of the area's most prominent local businessmen. He had been operating on the site of the subject building since 1878. Having built a successful career in financial and travel services, Jarmulowsky also became one of the Lower East Side's leading philanthropists, eventually serving as the first president of the Eldridge Street Synagogue.

The 12-story S. Jarmulowsky Bank Building was built in the "modern Renaissance style" by Rouse & Goldstone, whose earlier and later works demonstrated a facility in adapting the architectural vocabulary of the Renaissance to tall-building forms. The subject building was a

pioneer in introducing the prevailing skyscraper aesthetic of New York City's major office districts to the Lower East Side, and towered over the tenement buildings which surrounded it. Accessed through a classical corner entrance, the banking hall and main offices were located in the building's rusticated stone base; manufacturing lofts occupied the rest of the building, including the ornate terra-cotta crown.

The landmark site is located in a C6-2G zoning district. With an allowable floor area ratio (FAR) of 6.02, the zoning lot could be developed with approximately 28,818 square feet of floor area. The building contains 60,329 square feet of floor area. Since this landmark site is built above the allowable floor area ratio, there are no development rights which may be available for transfer pursuant to Section 74-79 of the Zoning Resolution.

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.

There are no projected public improvements or plans for development, growth, improvement or renewal in the vicinity of the landmark building.

The subject landmark designation does not conflict with the Zoning Resolution, projected public improvements or any plans for development, growth, improvement or renewal in the vicinity of the landmark.

AMANDA M. BURDEN, FAICP, Chair
KENNETH J. KNUCKLES, Esq., Vice Chairman
ANGELA M. BATTAGLIA, RAYANN BESSER, IRWIN G. CANTOR, P.E.,
ALFRED C. CERULLO, III, BETTY Y. CHEN, MARIA M. DEL TORO,
RICHARD W. EADDY, NATHAN LEVENTHAL, ANNA HAYES LEVIN,
SHIRLEY A. McRAE, KAREN A. PHILLIPS, Commissioners