



IN THE MATTER OF a communication dated July 8, 2016, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the 315 Broadway Building (Block 151, Lot 29), by the Landmarks Preservation Commission on June 28, 2016 (Designation List No. 488 / LP-1756), Borough of Manhattan, Community District 1.

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 June 28, 2016, the Landmarks Preservation Commission (LPC) designated the 315 Broadway Building as a City landmark. The landmark site at 315 Broadway is located on the west side of Broadway between Duane Street and Thomas Street, in the Tribeca neighborhood of Lower Manhattan.

The 315 Broadway Building was constructed in 1861 by Thomas Suffern, an affluent importer of Irish linens and a bank director, as a speculative investment. The building was designed to follow the Italian Renaissance-inspired “commercial palaces,” or “palazzos,” that were first brought to New York by architects Joseph Trench and John Butler Snook in the A.T. Steward Store at 280 Broadway (1845-1846). Many new store-and-loft buildings that proliferated the neighborhood followed the Stewart store model, employing a first-story storefront composed of engaged cast-iron columns and pilasters supporting an entablature and a four-story upper section faced with marble or stone. The upper stories of these buildings were based on Roman and Florentine models and were framed by quoins or paneled pilasters and had rectangular window openings embellished with molded surrounds and lintels, stringcourses separating the stories, and a heavy bracketed and/or modillion cornice. Throughout the 1850s and 1860s, dry goods jobbers had relocated to the area north of City Hall, and thirteen of these “marble palaces” were reported to be under construction by 1860, including 315 Broadway.

The 315 Broadway Building is noted as being one of the few store-and-loft buildings from its era to survive on Broadway south of Franklin Street. The five-story building features a marble

façade with rusticated corner piers and bracketed cornices, engaged cast iron columns on pedestal bases, and a cast iron storefront that is partially concealed. The building has been leased to a number of tenants since its construction, including an importing firm, a weapons and ammunition firm, and a cartography and publishing company.

The landmark site is located in a C6-4A zoning district with a maximum FAR of 10.0. The 4,194 square foot zoning lot could be developed with 41,940 square feet of floor area. 315 Broadway contains approximately 20,746 square feet of floor area (5.05 FAR). It, therefore, has approximately 21,194 square feet of unused development rights to 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 building or one which is across the street and opposite to the zoning 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. There are four potential receiving sites for the transfer of the landmark's unused floor area.

Pursuant to Section 74-11 of the Zoning Resolution, landmark buildings or buildings within Historic Districts are eligible to apply for use and bulk waivers upon application to the Landmarks Preservation Commission.

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.

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