



CITY PLANNING COMMISSION

February 8, 2012 / Calendar No. 10

N 120152 HKM

IN THE MATTER OF a communication dated December 30, 2011, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Mutual Reserve Building, 305 Broadway (Block 151, Lot 32), by the Landmarks Preservation Commission on December 14, 2010 (Designation List No. 450/LP-2431), 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 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 December 14, 2011, the Landmarks Preservation Commission (LPC) designated the Mutual Reserve Building, located at 305 Broadway (Block 151, Lot 32), as a city landmark.

The Mutual Reserve Building is located at the northwest corner of Broadway and Duane Street in the Civic Center area of Lower Manhattan. The Mutual Reserve Building is a thirteen-story Richardsonian Romanesque Revival style building. It is a significant example of a tall late 19th century office building in this architectural style. The building is constructed of granite and limestone cladding, rusticated piers, foliate carving, and arcaded base and upper sections. The initial principal tenant of the building was the Mutual Reserve Fund Life Association which was launched in 1881, but lasted only until 1909. The architect was William H. Hume who was best known for commercial and institutional work with this being his most extant commission.

The building has housed many tenants including firms and organizations associated with the publishing and paper trades. It was the first long-term home of the New York City Landmarks Preservation Commission (1967-1980). It is also significant as a survivor among the 19th century insurance industry buildings along Broadway in this vicinity which include the Home Life Insurance Co. Building and New York Life Insurance Company Building.

The landmark site is located in a C6-4A Zoning District. With an allowable floor area ratio of 10.0, the zoning lot could be developed with approximately 93,000 square feet of floor area. The Mutual Reserve Building contains approximately 132,600 square feet of floor area.

Since the 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.

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

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, ANNA HAYES LEVIN, ORLANDO MARIN,

SHIRLEY A. McRAE, Commissioners