



CITY PLANNING COMMISSION

May 9, 2007 / Calendar No. 21

N 070401 HKM

IN THE MATTER OF a communication dated March 19, 2007, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of **23 Park Place Building (aka 20 Murray Street)** (Block 124, Lot 10) by the Landmarks Preservation Commission on March 13, 2007 (List No. 388/LP-2217) 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.

Built in 1856-57 for the dry goods firm Lathrop, Ludington & Co. by the architect Samuel Adams Warner, the five-story building at 23 Park Place extends through the block to 20 Murray Street. The building is connected by party-wall to its neighboring building, 25 Park Place, also a designated landmark building. It is a handsome example of the mid-nineteenth century double store-and-loft buildings that are found in the Tribeca area of Manhattan. Since the late 1860s, the building has been home to a variety of businesses such as dry goods, manufacturing and publishing firms, associations and restaurants. Only from 1921 until early 1930 was it again occupied by a single tenant when the New York *Daily News* leased both buildings for its operations.

The 23 Park Place building is located within a C6-4 zoning district within the Special Lower Manhattan District. With an allowable floor area ratio (FAR) of 10.0, the zoning lot could be developed with approximately 44,000 square feet of floor area. The 23 Park Place building contains approximately 22,176 square feet of floor area.

Therefore, there are approximately 21, 824 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 buildings, 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 seven potential receiving sites available for 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.

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, AICP, Chair
ANGELA M. BATTAGLIA, ANGELA R. CAVALUZZI, R.A., IRWIN G. CANTOR P.E,
ALFRED C. CERULLO, III, BETTY Y. CHEN, RICHARD W. EADDY,
LISA A. GOMEZ, NATHAN LEVENTHAL, JOHN MEROLO,
KAREN A. PHILLIPS, DOLLY WILLIAMS, Commissioners