



**IN THE MATTER OF** a communication dated July 12, 2015, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Corbin Building (Block 79, p/o Lot 15), by the Landmarks Preservation Commission on June 23, 2015 (Designation List No. 483 / LP-2569), 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 23, 2015, the Landmarks Preservation Commission (LPC) designated the Corbin Building (11 John Street) as a City landmark. The landmark site at 11 John Street is located on the northeast corner of Broadway and John Street in the Financial District neighborhood of Lower Manhattan.

The Corbin Building was constructed in 1888-9 and was designed by Francis H. Kimball, a prominent New York architect who pioneered early skyscraper development with the creation of “caisson” foundations, and was notable for his innovative use of terra cotta. The Corbin Building was built as an office building for the banking firm founded by Austin Corbin, a wealthy businessman who also founded the Long Island Railroad and owned numerous properties in New York. The building is designed in an expressive Francois Premier style with brownstone and brick walls and round-arched openings ornamented with abundant Gothic details, primarily rendered in terra cotta. Projecting iron window bays with elaborate embossed designs are also prominent in the design, as are large window openings with continuous masonry piers between them. Kimball used a variety of styles on his many buildings, but often referred to the rationality of the French Gothic style that he was exposed to during the period he spent with William Burges in London. Many of his buildings display elements of Gothic styles, including skyscrapers as well as smaller structures. Standing at nine stories, the Corbin Building is an example of the early group of transitional “skyscrapers” that towered over its three-and-four-story neighbors in the thriving commercial district of lower Broadway.

The landmark site is located in a C5-5 zoning district in the Special Lower Manhattan District with

a maximum FAR of 15.0. The 34,653 square foot zoning lot could be developed with 519,795 square feet of floor area. The landmark zoning lot contains approximately 165,000 square feet of floor area (4.76 FAR), which includes the Fulton Center. It, therefore, has approximately 354,795 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 eight 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.

**CARL WEISBROD**, Chairman  
**KENNETH J. KNUCKLES, ESQ.**, Vice Chairman  
**RAYANN BESSER, IRWIN G. CANTOR, P.E., ALFRED C. CERULLO, III,**  
**MICHELLE R. DE LA UZ, JOSEPH DOUEK, RICHARD W. EADDY,**  
**ANNA HAYES LEVIN, ORLANDO MARIN, LARISA ORTIZ** Commissioners