

### 315 BROADWAY BUILDING, Manhattan

This handsome five-story Italianate style mercantile building, on the west side of Broadway between Duane and Thomas Streets, was constructed as a speculative investment by retired linen merchant Thomas Suffern in 1861 and leased to the importing firm of Loder Brothers & Co. by 1864. A rare survivor on Broadway, 315 Broadway is characteristic of the store and loft buildings which flourished in the 1850s and 1860s, as the wholesale textile and drygoods district expanded northward from Cortlandt Street along Broadway and the streets to the west, spurred by the development of the Hudson River waterfront. These loft buildings provided large, open interior spaces for the storage of goods and well-lit ground-story showrooms for the display of merchandise. Their facades were almost uniformly designed in the Italian Renaissance-inspired palazzo style, considered particularly appropriate for commercial buildings because of its associations with Italy's merchant princes. This style was introduced in New York by Joseph Trench and John Butler Snook with their designs for the marble-faced A.T. Stewart Store of 1845-46, which still stands at the northeast corner of Broadway and Chambers Street. Today, this style is represented by a number of marble, stone, and iron-fronted buildings on the streets west of Broadway. On Broadway itself, once the city's most prestigious business and shopping street, which was lined with commercial palaces in the mid-19th century, few such buildings have survived south of Franklin Street.

An unusual example of the commercial palace type, 315 Broadway is distinguished by its structural clarity, inventive detailing, and modeled stonework. At the ground story, portions of the building's original rusticated stone corner piers and cast-iron storefront are still visible. The boldly modeled upper stories feature rusticated corner pilasters and recessed segmentally-arched window surrounds. Large brackets support projecting cornices at each story. The building is crowned by a paneled frieze and bracketed cornice. The unusual placement of the corner pilasters, which are set-in slightly from the edges of the building, apparently stem from the building's original siting next to the garden of New York Hospital and its designer's desire to make the building appear freestanding on both sides.



SPRINKLERS THROUGHOUT BUILDING

SPRINKLERS THROUGHOUT BUILDING

315

PHOTO & FINGERPRINTS

APPOINTMENTS - ONLINE / INTERNET

PHOTOS

FINGERPRINT TRANSLATION

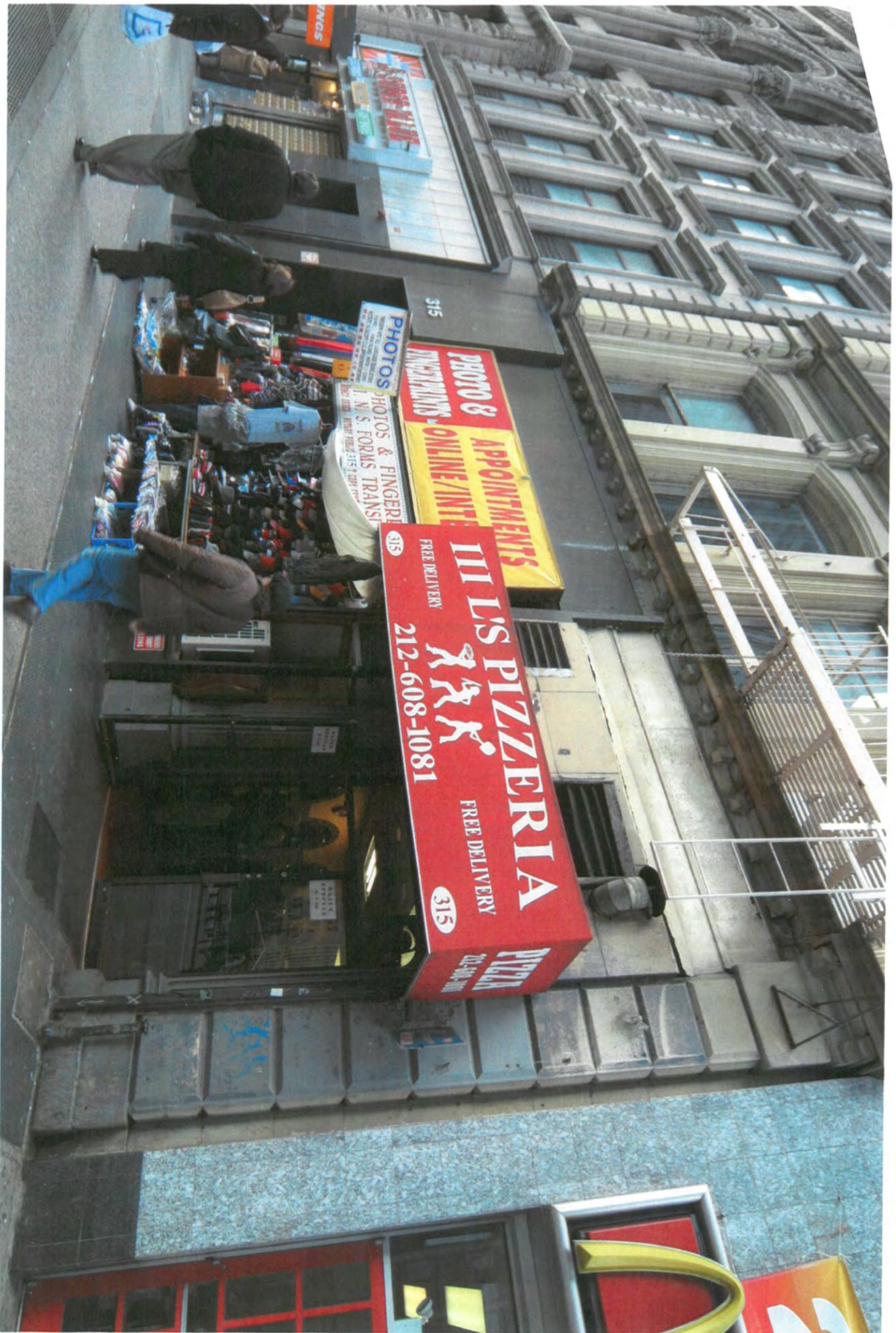
PIZZA

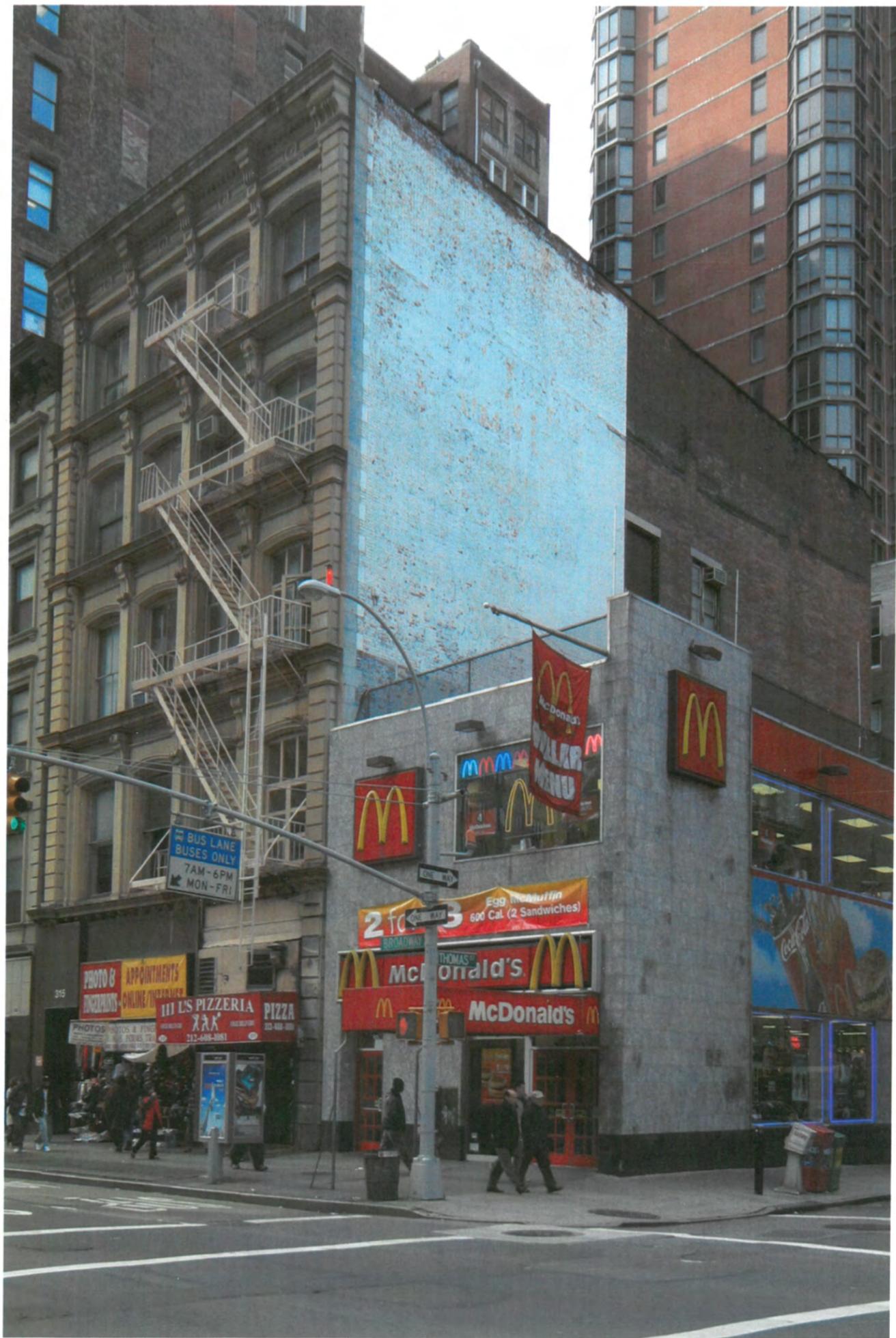
III US PIZZERIA

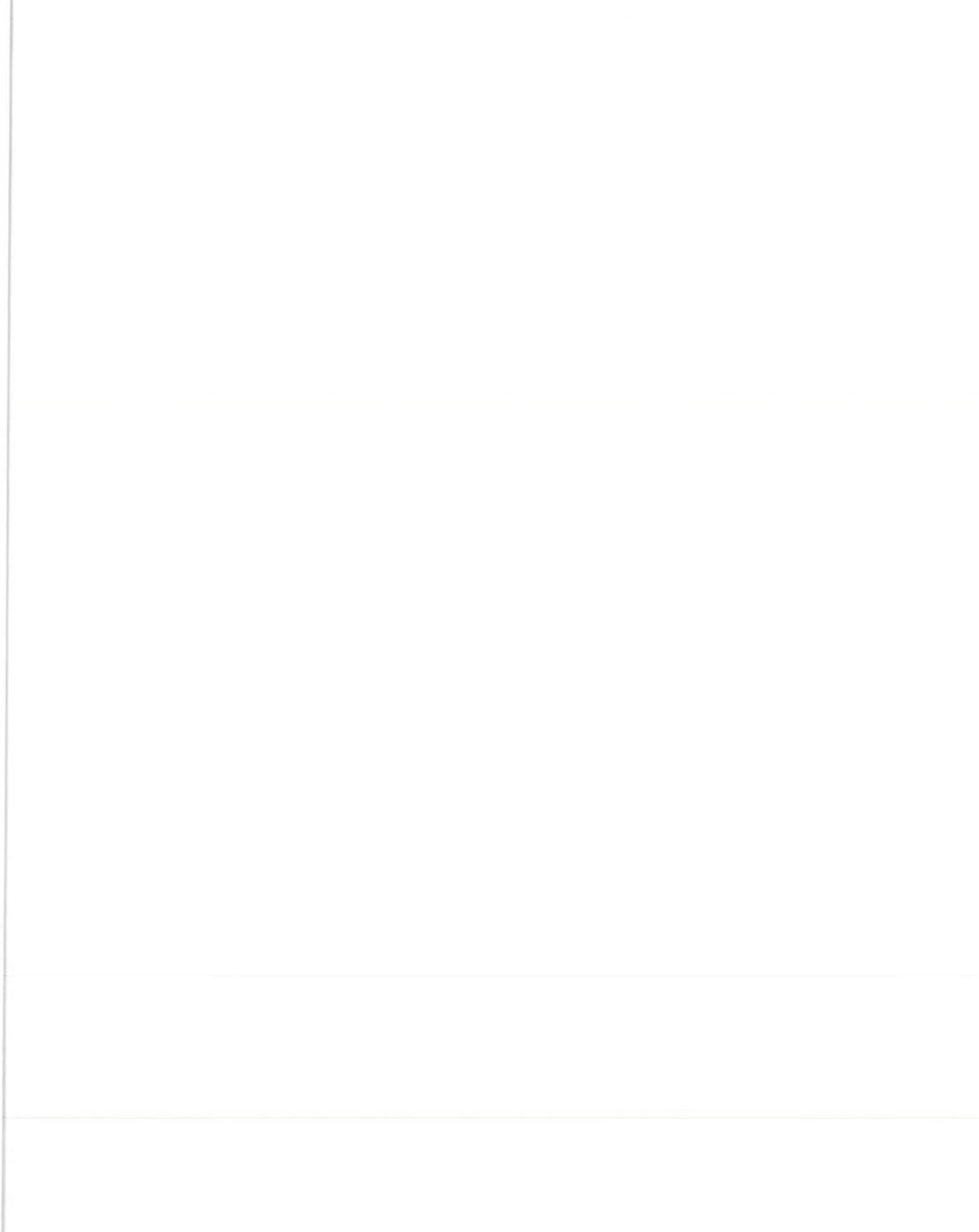
McDonald's

McDonald's

McDonald's HELLAR







## WASHINGTON SQUARE NORTH (East of Fifth Avenue)

#9 cont. 1859. No. 9 continued to be owned by various members of his family until about 1926.

#10 The brothers John, William and Robert Kelly, merchants, obtained the original lease to No. 10, but it was their stepmother, the widow Elizabeth (Barr) Kelly, who was taxed for the house and listed as head of the family living there. Her husband Robert Kelly was a merchant and partner of John Morrison, who was soon to become a resident of No. 9, next door.

John C. Green,\*\*\* China merchant, financier and philanthropist, bought the house from the Kellys in 1842 for his residence. At his death in 1875, he bequeathed his wife the choice of \$60,000 or No. 10 Washington Square, and she chose the house. She was Sarah Helen,\* daughter of his early employer, George Griswold, of No. 9. After 1881, the leaseholds of Nos. 9 and 10 continued to be held by the same persons. Important tenants and residents of No. 10, in 1895, were Bishop Henry C. Potter\*\*\* and his wife.\* He had laid the cornerstone to the Cathedral of St. John the Divine. No. 10 was also rented to Mr. and Mrs. George B. McClellan and was their residence when he was Mayor of New York City.

#11 Thomas Suffern,\*\* merchant, was the original lessee, builder and resident of No. 11. Born in Belfast, Ireland in 1787 he had interesting connections: a cousin of President Andrew Jackson, whom he entertained; business adviser to his young compatriot, Alexander T. Stewart;\*\*\* heir in 1810 to the New York City tobacco business of his uncle George Suffern; and son-in-law of Scottish-born William Wilson, a well-connected importer of dry goods and tobacco dealer in New York City. Thomas Suffern became a wealthy importer of Irish linens and a bank director. He was the only widower on "The Row", dying in 1869 at No. 11, as had his wife Janet.

In No. 11 in 1855 their daughter Agnes Suffern was married to Edward N. Tailer, Jr.,\* who was a cotton merchant and importer. Their residence for a while was No. 4 East Eighth Street, behind the Sufferns' stable, but in 1874 they moved back to No. 11 where both died. Mary Tailer, their daughter, who was born there, married Robert R. Livingston of the prominent Seventeenth century New York family. The Livingstons resided at No. 11 until 1936 when Mary, as an elderly lady, was forced to surrender her grandfather Suffern's house to Sailors' Snug Harbor, because the leasehold had expired.

#12 Samuel Downer, Jr., merchant, was the original lessee and builder of No. 12, and its first resident for a few years.

Samuel S. Howland,\*\* merchant, bought the house in 1837 and lived there until he died in 1853. With him there for a while was his older brother, Gardiner Greene Howland.\*\*\* They had recently retired from their firm, G. G. & S. Howland, founded in New York City in 1816, whose trade rapidly became world-wide but was especially with Latin American ports. The first clipper ship, the Ann McKim, was built for the firm in 1823. The Howland brothers, born in Connecticut, came of a prominent family which had emigrated to America on the Mayflower.

William Butler Duncan,\* whose mother owned No. 2 briefly, purchased both No. 12 and the adjoining corner house, No. 13, and remodeled them in 1872 into one mansion, where his home was a center of hospitality. Born in Edinburgh and a graduate of Brown, he was a founder of the Manhattan and Racquet Clubs, President of the Whist Club, and Vice President of the New York Chamber of Commerce. Unfortunately, the failure of his private banking firm, Duncan, Sherman & Co., resulted in his losing his Washington Square mansion.

The double mansion, No. 12, became the last residence of Edward Cooper.\*\*\* who bought it in 1879 and died in 1905. His family\* living



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NYC Department of Buildings  
Property Profile Overview

315 BROADWAY  
BROADWAY 313 - 315

MANHATTAN 10007  
Health Area : 7700  
Census Tract : 33  
Community Board : 101  
Buildings on Lot : 1  
BIN# 1001657  
Tax Block : 151  
Tax Lot : 29  
Condo : NO  
Vacant : NO

[View DCP Addresses...](#) [Browse Block](#)

[View Zoning Documents](#)

[View Challenge Results](#)

[View Certificates of Occupancy](#)

Cross Street(s): DUANE STREET, THOMAS STREET

DOB Special Place Name:

DOB Building Remarks:

Landmark Status:	C - CALENDARED	Special Status:	N/A
Local Law:	NO	Loft Law:	YES 10245
SRO Restricted:	NO	TA Restricted:	NO
UB Restricted:	NO		
Little 'E' Restricted:	N/A	Grandfathered Sign:	NO
Legal Adult Use:	NO	City Owned:	NO
Additional BINs for Building:	NONE		

Special District: NONE

This property is not located in an area that may be affected by Tidal Wetlands, Freshwater Wetlands, or Coastal Erosion Hazard Area. [Click here for more information](#)

Department of Finance Building Classification: O8-OFFICE BUILDINGS

**Please Note:** The Department of Finance's building classification information shows a building's tax status, which may not be the same as the legal use of the structure. To determine the legal use of a structure, research the records of the Department of Buildings.

	Total	Open	
Complaints	7	1	<b>Elevator Records</b>
Violations-DOB	70	13	Electrical Applications
Violations-ECB (DOB)	23	6	Permits In-Process / Issued
			Illuminated Signs Annual Permits
			Plumbing Inspections
			Open Plumbing Jobs / Work Types
Jobs/Filings	11		Facades
ARA / LAA Jobs	0		Marquee Annual Permits
Total Jobs	11		Boiler Records
Actions	135		DEP Boiler Information

OR Enter Action Type:

OR Select from List:

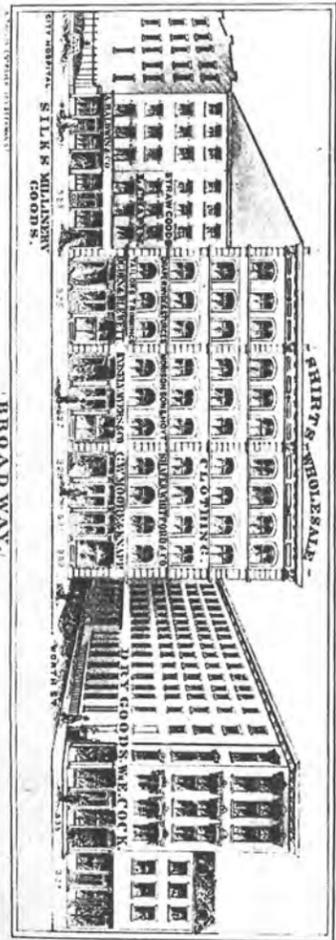
Select...

AND

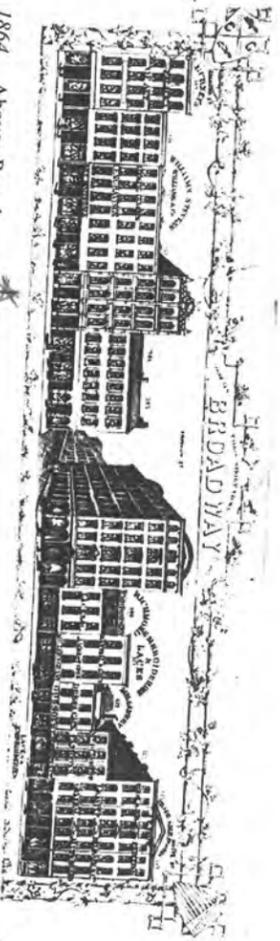
If you have any questions please review these [Frequently Asked Questions](#), the [Glossary](#), or call the 311 Citizen Service Center by dialing 311 or (212) NEW YORK outside of New York City.

Wallon

West 4th & Tomahawk



1864. Above: West side of Broadway from Duane to the present Thomas Street, which was later cut through where hospital gate appears. Note wing of hospital upper left, and jewelry- and wig-makers in the Worth Street area. Below: West side of Broadway from the present Thomas Street to Worth Street. As picture indicates, straw goods, silks, millinery, wholesale shirts and other clothing and dry goods were sold in Worth Street at this time.



1864. Above: Broadway, west side, numbers 349 to 379. Leonard to Franklin to White Streets. Note the "Palace of Art." Looking-glasses, engravings, laces, embroideries, millinery, caps, numbers 381 to 405. White to Walker to Lispenard Streets. Note that business in this area included publications, jewelry, books, pianos, caps, hats, cloaks, glass, china, dress trunks, and medicated soap.







VALUE  
GIFTWARE

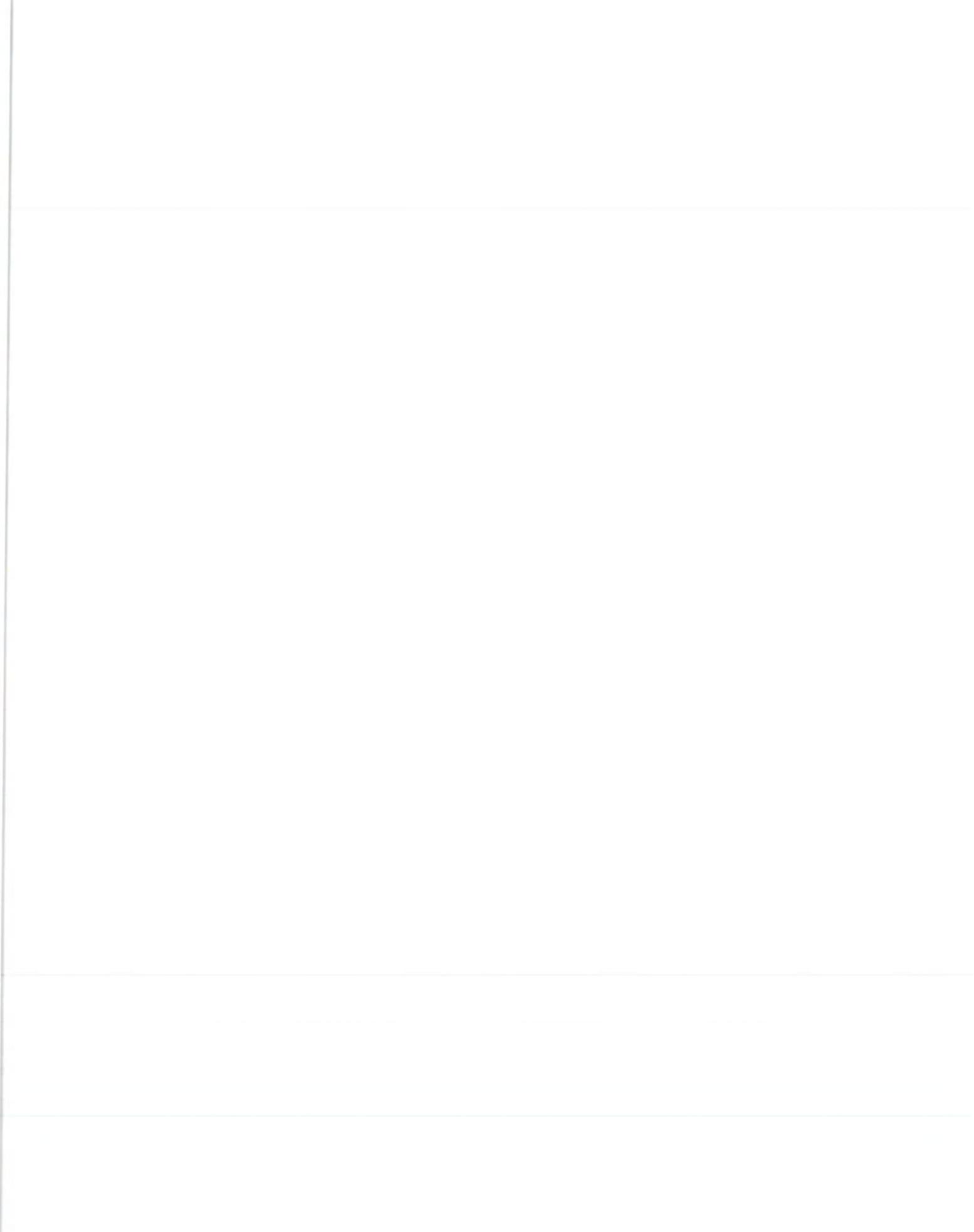
315

PHOTO & FINGERPRINTS - APPOINTMENTS ONLINE/INTERNET

PHOTO & FINGERPRINT S. FORMS TRANSLATION

III L'S PIZZERIA  
FREE DELIVERY  
212-608-1081







ENTS  
RNET

PRINT  
ATION  
DEVELOPING

PIZZA  
212-608-1081

III L'S PIZZERIA  
FREE DELIVERY

315 212-608-1081 315

2 Cheese Slices & a Fountain Soda \$5.00

Salads \$3.00

SPRINKLERS  
THROUGHOUT  
BUILDING

DAILY  
SPECIAL  
\$1.00

DAILY  
SPECIAL  
\$1.00

315





315

**PHOTO & FINGERPRINTS - APPOINTMENTS ONLINE/INTERNET**

**PHOTOS**  
FINGERPRINTS ALL LANGUAGE TRANSLATIONS  
FORMS FORM FILING PHOTO ID CARDS  
NOTARY PUBLIC 315 COPY CENTER FILM DEVELOPING

**PIZZA MILLS PIZZA**  
212-608-1081





**APPOINTMENTS  
ONLINE/INTERNET**

**S & FINGERPRINT  
FORMS TRANSLATION**  
BY PUBLIC 315 COPY CENTER FILM DEVELOPING

**PIZZA**  
212-608-1081

**MILO'S PIZZERIA**

FREE DELIVERY 315  
212-608-1081  
FREE DELIVERY 315

2 Cheese Slices & a Fountain Soda \$5.00

Salads \$5.00



STANDINGS  
BILLIARDS



**PIZZA**  
212-608-1081

**MILLS PIZZERIA**

FREE DELIVERY

315

212-608-1081

FREE DELIVERY

315

2 Cheese Slices & a Fountain Soda  
\$5.00

Salads  
\$3.00

DAILY SPECIAL \$5.00

DAILY SPECIAL \$5.00

SPRINKLERS THROUGHOUT BUILDING

FRASEL



**311 BROADWAY BUILDING**, 311 Broadway, Manhattan  
Built c. 1856-57; Architect not determined

Landmark Site: Borough of Manhattan Tax Map Block 151, Lot 31

On June 23, 2009, the Landmarks Preservation Commission held a public hearing on the proposed designation as a Landmark of the 311 Broadway Building and the proposed designation of the related Landmark Site (Item No. 14). The hearing was duly advertised in accordance with the provisions of law. Two people spoke in favor of designation, including representatives of Council Member Alan J. Gerson and the Historic Districts Council. The Commission previously held a public hearing on this building on December 12, 1989 (LP-1755).

Summary

This distinguished commercial building located on the west side of Broadway between Duane and Thomas Streets was erected c. 1856-57 by John and Daniel Jackson Steward. The building is a fine example of Italian Renaissance-inspired commercial palaces that flourished from the 1850s through the 1870s in the former wholesale textile and dry goods district of lower Manhattan. In the mid-nineteenth century, Broadway was the city's most prestigious business and shopping street, lined with commercial palaces. Clad in stone, the building is articulated with a restrained design employing symmetrical square-headed windows with stone surrounds at the upper stories. Today, few mid-nineteenth century commercial palaces have survived on Broadway south of Franklin Street, making the 311 Broadway Building a rare survivor. Constructed during a period when Worth Street emerged as a center of the wholesale textile trade in the United States, the 311 Broadway Building is a significant reminder of New York's mercantile history. Early tenants included two importing firms, and then the well-known scale manufacturing company, Fairbanks and Company. William Waldorf Astor, one of the largest landowners in New York City, and then his estate owned the building for 64 years. Prominent twentieth century tenants included L.C. Smith & Brothers Typewriter Company, David T. Abercrombie Company, and Hagstrom Company, the first owner of the building that appears to have occupied it. The 311 Broadway Building remains in commercial use at the basement and first story with retail and restaurant tenants, although the upper stories are now residential.



In the 1820s and 1830s, wealthy New Yorkers displaced by the expansion of banks and other financial institutions in the previously residential Wall Street area began moving to Broadway and the surrounding side streets opposite City Hall Park and to the blocks to the north that formerly had been part of the Trinity Church and Rutgers family holdings. This residential neighborhood was served by several churches including Christ Church (PE) at 79-85 Worth Street (1822, demolished) and Broadway Tabernacle (Congregational) on Worth Street, east of Broadway (1835-36, demolished). The concentration of wealth in the neighborhood soon attracted theaters, hotels, and shops, including Entwisle & Bowne, a store selling linens, ribbons, silks, gloves, etc., which occupied the first story of a residential building at 311 Broadway in 1820 (replaced by this building).<sup>11</sup>

#### The A. T. Stewart Store and the Development of the Broadway Commercial District<sup>12</sup>

Alexander Turney Stewart, an Irish immigrant who became one of New York's wealthiest merchants, opened his first store at 283 Broadway in 1823, selling Irish lace and notions. As his business expanded Stewart moved to increasingly larger quarters on Broadway opposite City Hall Park. In 1845 he acquired a site at Broadway and Reade Street, and began construction of a new store building that eventually occupied the entire block front between Chambers and Reade Streets. The new A.T. Stewart store was the largest retail establishment in the city and employed a novel arrangement in which different categories of merchandise were separated into individual departments, setting a precedent for the development of the American department store. Designed by Joseph Trench and John Butler Snook, the A.T. Stewart Store introduced a new architectural mode to New York based on the palaces of the Italian Renaissance. While most early nineteenth-century commercial buildings had brick and stone facades, the Stewart store was faced with marble above a cast-iron store front with huge plate glass windows. Almost immediately, Stewart's new marble palace became the favored store of New Yorkers and visitors alike. Imitators soon followed and, within a few years, Broadway and its side streets from City Hall Park to Canal Street became lined with marble, brownstone, and cast-iron commercial palaces. Commenting on this change in 1852, *Gleason's Pictorial* noted:

The entire length of Broadway seems to have measured for a new suit of marble and freestone – six and seven story buildings going up on its whole, of most magnificent elegance in style. ... Indeed public and private buildings are going up in all directions... with Aladin-like splendor and celerity.

Today the 311 Broadway Building is one of the few remaining commercial palaces modeled on the Stewart store on Broadway south of Franklin Street.

#### Improvements in Transportation and the Emergence of a New Wholesale Dry Goods District<sup>13</sup>

As the new retail district began to develop on Broadway in the late 1840s and 1850s, the wholesale dry goods merchants who had been located on Pearl Street near the South Street Seaport began to move their businesses to Broadway and the blocks to the west between Dey Street and Park Place. To a large extent this move was prompted by the growing popularity of the North (Hudson River) piers, which were better able to accommodate the large steam-powered vessels used for coastal and transatlantic shipping. Two major railroads established freight depots in the area during the 1850s and several other railroads built terminals in New Jersey where goods were off-loaded for transshipment across the river to the West Side piers. In addition, the New York & Erie Railroad, then the longest railroad in the country, extending from Lake Erie to Piermont-on-Hudson, in Rockland County, operated a ferry service from Piermont to a large depot at the foot of Duane Street which was constructed in 1851. According to historian Carl Condit:

Daniel Jackson Steward was a founding member and vice-president of the American Museum of Natural History, to which he gave his large collection of shells, comprising some of the largest and rarest specimens in the world. According to his obituary, he was not engaged in active business.<sup>22</sup> Early tenants of the building included the importing firms of C. F. van Blanketeyn and Linnemann de Grieff & Co., which occupied the building in the 1860s.<sup>23</sup>

In February of 1872, the well-known scale manufacturer, Fairbanks & Co. relocated from 252 Broadway to No. 311. The company, which was founded in 1830, had a large manufacturing concern in St. Johnsbury, Vermont and had warehouses in major cities throughout the country, Montreal, Canada and London, England.<sup>24</sup> Due to an increase in business, they required additional display room and moved to a "spacious and elegant store" at 311 Broadway, which provided them with "ample facilities both for storage and the display of samples."<sup>25</sup> Fairbanks remained in the building until the end of the century. While Fairbanks was still a tenant, Daniel Jackson Steward and his wife Mary Anna Steward sold the building to William Waldorf Astor in 1887.<sup>26</sup> The notice in *The World* stated that the building was sold for \$220,000 and that it was "a five-story marble-front structure occupied by the Fairbanks Scale Company. The annual rent bill is \$18,000."<sup>27</sup>

The Astor family had extensive real estate holdings in Manhattan. John Jacob Astor I (1763-1848), a German immigrant, was at the time of his death the wealthiest man in America; his wealth, originally accumulated in the fur and China trades, was largely concentrated in New York City real estate after 1834.<sup>28</sup> Successive major inheritors of the Astor fortune were William Backhouse Astor I (1792-1875), John Jacob Astor III (1822-1890), and William Waldorf Astor (1848-1919). The latter Astor ventured, for a time, into politics; he was elected to the New York Assembly (1877) and Senate (1879), and was appointed Minister to Italy by President Chester Arthur in 1882. After a period as a writer, Astor became the manager of the family estate upon his father's death in 1890, and had a personal worth estimated at \$100 million. He immediately removed his family to England, expressing a distaste for the United States; he became a British subject in 1899 and eventually was made a baron, then viscount. Despite his residence in England, Astor was responsible for the construction of a number of lavish hotels and apartment buildings in New York City and had substantial real estate holdings (worth an estimated \$66 million in 1916), which included the 311 Broadway Building.<sup>29</sup>

#### Design and Construction<sup>30</sup>

The 311 Broadway Building is a distinguished example of the palazzo mode, introduced in New York by Trench and Snook with their design for the A. T. Stewart Store. Inspired by the early sixteenth-century Renaissance palaces of Florence and Rome, the palazzo mode had been introduced in England by Sir Charles Barry in his designs for the Travelers' Club House (1829-31) and Reform Club (1837-41) in London and the Athenaeum (1837-39) in Manchester, a center of the English textile industry. The design of the Athenaeum stimulated the interest of Manchester's cotton merchants who envisioned themselves as modern-day merchant princes and who wanted impressive exteriors for their warehouses, which served as the principal seat of their wholesale businesses. Within two years, Manchester had its first commercial building in the style, the Mosley Street Warehouse (1839-40, Edward Walters). In the 1840s and 1850s, the palazzo style was adopted in cities across Britain for store-and-loft buildings, such as those in London's Faringdon Street North and New Coventry Street (both mid-1840s), which featured stuccoed facades and glassy iron-framed shopfronts. A.T. Stewart, who made frequent buying trips to England, would have been familiar with these buildings. Trench and Snook may have

beneath the second- and fifth-story windows. The sills at the third through fifth stories are bracketed. On the second, third and fourth stories the lintel moldings break forward over rectangular frieze panels. Recessed panels are also set between the ornate console brackets which support the building's projecting cornice. The ground floor has been altered with modern commercial storefront infill but the original molded stone cornice separating it from the upper stories remains intact.<sup>38</sup> There is modern aluminum sash and panning at the upper story windows and it appears that the upper stories have been painted.

Report prepared by  
Cynthia Danza  
Research Department

#### NOTES

<sup>1</sup> This section is taken almost in its entirety from New York City Landmarks Preservation Commission, *325-333 Broadway Building Designation Report*, prepared by Gale Harris (LP-2112), (New York: City of New York, 2002).

<sup>2</sup> This first paragraph is taken almost in its entirety from New York City Landmarks Preservation Commission, *Noho Historic District Extension Designation Report*, prepared by Marianne S. Percival and Kathryn Horak (LP-2287), (New York: City of New York, 2008), 6.

<sup>3</sup> No evidence was found that Jan Jansen Damen had enslaved persons in his household; however, a primary source for slave ownership information is the census records, and he died in 1651 prior to the first existing census for Manhattan.

<sup>4</sup> New York City Landmarks Preservation Commission, *African Burial Ground and The Commons Historic District Designation Report*, prepared by Gale Harris, Jean Howson and Betsy Bradley (LP-1901), (New York: City of New York, 1993), 10.

<sup>5</sup> According to the 1703 Census of New York City, there was one Negro female in Anthony Rutgers' household; the census does not state whether she was an enslaved or free person. His will dated August 2, 1764 left his widow, Cornelia, if she remarried two Negroes and 50 pounds for the rest of her life. *The Abstract of Wills on File in the Surrogate's Office, City of New York*, vol. IV, 1744-1753, 91-92. Cornelia Rutgers ran an advertisement in *The New-York Gazette* on October 8, 1750 for a runaway slave named Hector requesting his return if he should be found.

<sup>6</sup> No evidence was found that the grandson Anthony Rutgers, Mary or Henry Barclay had enslaved persons in their households; however, a primary source for slave ownership information is the census records and there is no existing census for Manhattan between 1703 and 1790.

<sup>7</sup> There is no evidence that Anthony Barclay had enslaved persons in his household; however, he does not appear in the 1790 or 1800 U.S. Census.

<sup>8</sup> In 1797, Barclay sold lots 29 (313-315 Broadway) and 31 (311 Broadway) to Andrew Paff. New York County, Office of the Register, Liber Deeds and Conveyances, Liber 55, page 471.

<sup>33</sup> "D.T. Abercrombie, Sportsman, is Dead," New York Times, August 30, 1931, N6; Robert McG. Thomas, Jr., "An Old Sport, Abercrombie & Fitch Says It Must Close Historic Doors," New York Times, November 14, 1977, 37. Abercrombie formed a partnership with one of his clients, Ezra H. Fitch; although the two ceased to be partners in 1912, Fitch continued in business under the name Abercrombie and Fitch. In 1917, that business moved from downtown Manhattan to Madison Avenue and 45<sup>th</sup> Street.

<sup>34</sup> Liber 4583, page 219.

<sup>35</sup> Liber 159, page 1105.

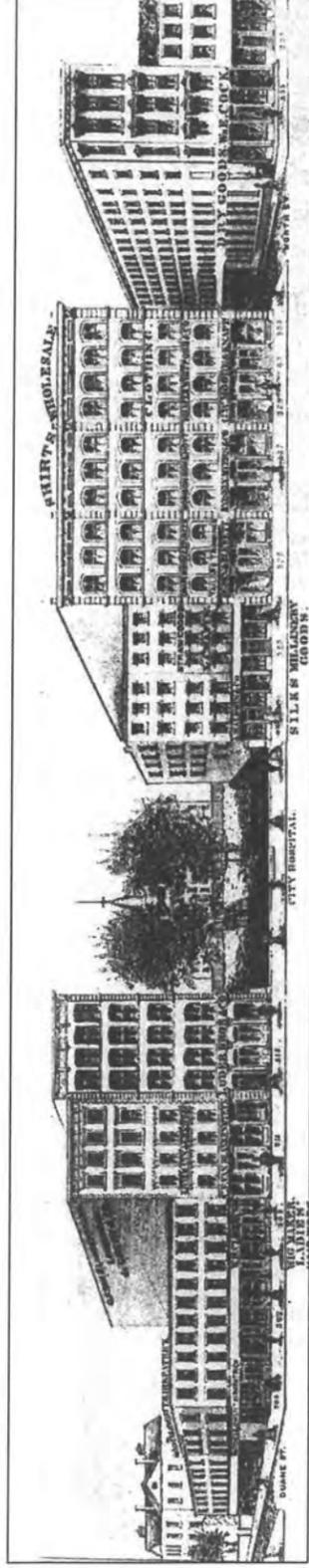
<sup>36</sup> New York Telephone Company Manhattan Address Directories.

<sup>37</sup> NYC Department of Buildings, Certificate of Occupancy No. 117123 dated May 28, 1999.

<sup>38</sup> It is possible that the historic ground story piers are concealed by the modern storefront infill.



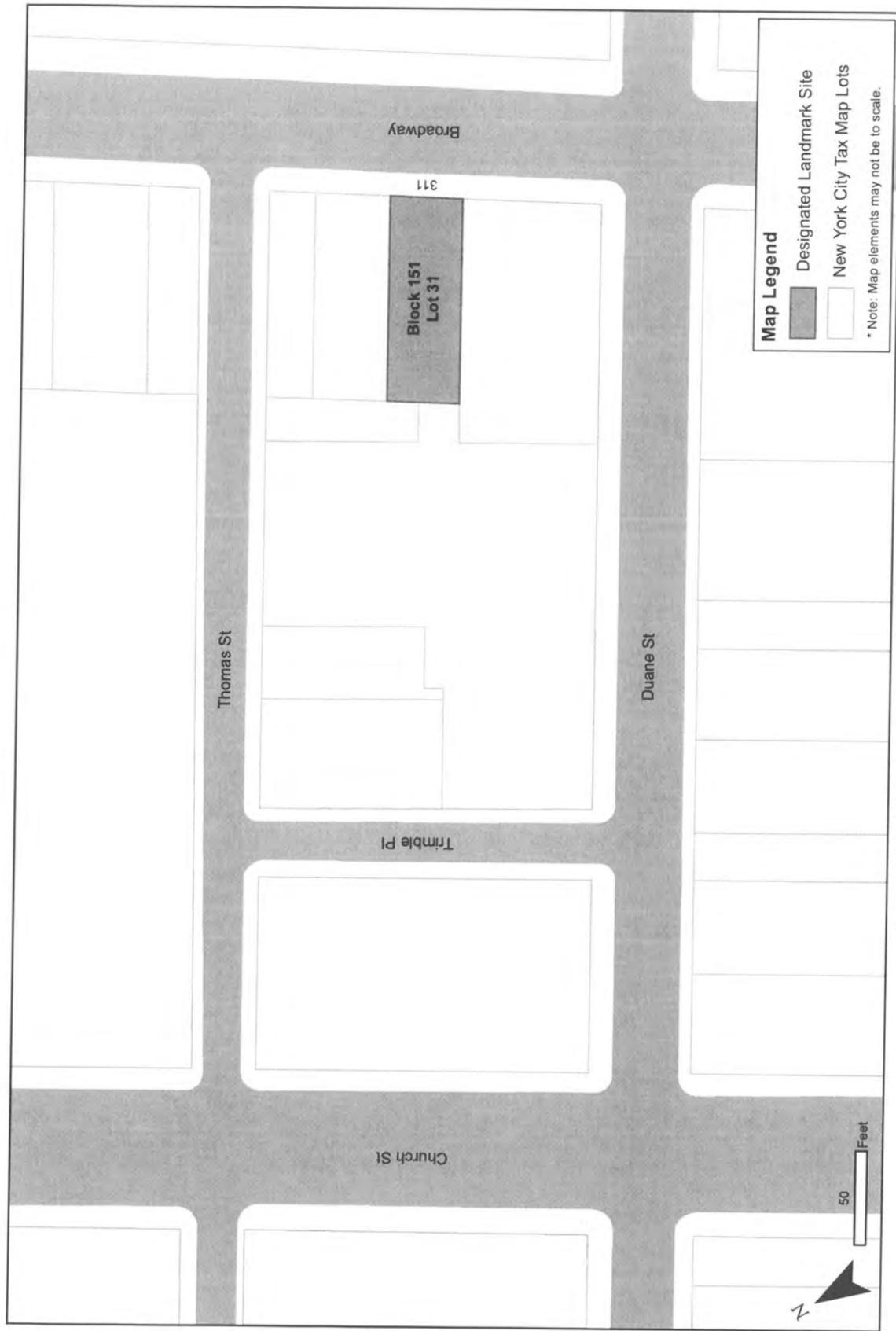
311 Broadway  
*Photo: Christopher D. Brazee, 2009*



Broadway (west side) between Duane and Worth Streets, 1864  
Source: 1864 engravings by A. Tallis reprinted in *Tomahawks to Textiles* by Frank L. Walton  
(N.Y.: Appleton-Century-Crofts, Inc., 1953)



Broadway (west side) between Chambers and Thomas Streets, 1899  
Source: *A Pictorial Description of Broadway* by the Mail & Express (N.Y.: Mail & Express, 1899)  
Image courtesy of the New York Public Library (Digital Image ID 1627854)



**311 BROADWAY BUILDING (LP-2343), 311 Broadway.**  
 Landmark Site: Borough of Manhattan, Tax Map Block 151, Lot 31.

Designated: January 12, 2010

Graphic Source: New York City Department of City Planning, MapPLUTO, Edition 09v1, 2009. Author: New York City Landmarks Preservation Commission, JM, Date: January 12, 2010.

Conveyance Index  
315 Broadway  
Bl 151 L 29

3/2/39 Lawrence Isaac → Sufferm Thom  
Columbia 392, 427

10/9/62 Sufferm, Thom → Soc of NY Hosp, 957, 634  
20, 29 Easement

5/21/12 Talien Edward N → Kelsey Harry S, rec 1  
Doe Mary L 138 p 277  
Augusta Lease

Kelsey Harry S → Waldorf Lurch  
asst of lease

Consent 138, 279

5/29/13 Estate of Thomas Sufferm Inc.  
formed by reiss

L 144, p 312, 315  
145 126, 137  
147, 8

Tax Records  
5th Ward  
315 Bway

	add	owner	desc	val
1843		Thomas Suffern	4 & 5	12500
			in	
				17000

315 Broadway

Built 1861 for Thomas Suffern h 11 W. 5

Tenant 1864 Locker Bros & Co.  
adjacent to grounds ~~City~~ City Hospital

1864 Cyrus W Locker imp. 313 Bway

Both Sides of Broadway  
sign M. Hartt

313-315 B way

Alt 178 - 1891

~~at~~ 5 story stone & iron fronts  
used as salesroom & warehouse

<sup>lessee</sup>  
~~own~~ Hartley & Braham Arms & Ammunition  
own Estate of Thomas Suffer  
arch Richard Berger

New ~~oak~~ stone front fire escapes removed

Alt 477 - 1901

M Hartley Co,  
Richard Berger

connecting 315 & 317 B way

1809 - 1912

Thomas Suffer Est

Kenneth M Marchosinz archs for

Charles C Hurst but Dunlap Baldwin  
Lunch Co Finc

so stone & brick pier cut

Steel col erected New shop front

first floor lowered

315 Broadway Bldg

LP-1756

315 Broadway Bldg

4/3/90

ITEM # 16 LP-1754 305 BWT

presenter: Kate Frankel

owner: not here to testify

public: ① Mr. Kirkland arch. historian - IN FAVOR  
② Ms. De Sarem - IN FAVOR  
Tribea Community Assoc.  
Robert Moses Occupancy

③ Mr. Braum Hist. Dist. Council - IN FAVOR

MOTION - CONTINUED

ITEM # 17 LP-1756 315 BWT

presenter: Kate Frankel

owner: Mr. Green: attorney for 315 BWT - AGAINST  
Associates

examined file of 315 BWT  
at Commission - Green said  
"virtually nothing" in file

public: ① Ms. De Sarem - IN FAVOR  
② Mr. Braum - IN FAVOR  
③ Mr. Canaris - IN FAVOR  
④ Mr. Feldman "eyesore" - AGAINST

Motion: CLOSED

ITEM # 18 LP-1757 325-331 BWT

presenter: Kate Frankel

owner: Mr. Michael Walkman for owner - AGAINST  
speaking as an architect  
Mr. Feldman - AGAINST  
requesting at least 90 days  
for continuance

public: ① Ms. De Sarem - IN FAVOR  
② Mr. Braum - IN FAVOR  
③ Mr. Canaris IN FAVOR

Motion: 90 DAYS record open

315 BROADWAY BUILDING, Manhattan

This imposing five-story Italianate style mercantile building, on the west side of Broadway between Duane and Thomas Streets, was constructed as a speculative investment by retired linen merchant Thomas Suffern in 1861 and leased to the importing firm of Ioder Brothers & Co. by 1864. A rare survivor, 315 Broadway is characteristic of the store and loft buildings which flourished in the 1850s and 1860s, as the wholesale textile and drygoods district expanded northward from Cortlandt Street along Broadway and the streets to the west, spurred by the development of the Hudson River waterfront. These loft buildings provided large, open interior spaces for the storage of goods and well-lit ground-story showrooms for the display of merchandise. Their facades were almost uniformly designed in the Italian Renaissance-inspired palazzo style, considered particularly appropriate for commercial buildings because of its associations with Italy's merchant princes. This style was introduced in New York by Joseph Trench and John Butler Snook with their designs for the marble-faced A.T. Stewart Store of 1845-46, which still stands at the northeast corner of Broadway and Chambers Street. Today, this style is represented by a number of marble, stone, and iron-fronted buildings on the streets west of Broadway. On Broadway itself, once the city's most prestigious business and shopping street, which was lined with commercial palaces in the mid-19th century, few such buildings have survived south of Franklin Street.

An unusual example of the commercial palace type, 315 Broadway is distinguished by its structural clarity, inventive detailing, and modeled stonework. At the ground story, portions of the building's original rusticated stone corner piers and cast-iron storefront are still visible. The boldly modeled upper stories feature rusticated corner pilasters and recessed segmentally-arched window surrounds. Large brackets support projecting cornices at each story. The building is crowned by a paneled frieze and bracketed cornice. The unusual placement of the corner pilasters, which are set-in slightly from the edges of the building, apparently stem from the building's original siting next to the garden of New York Hospital and its designer's desire to make the building appear freestanding on both sides.



LANDMARKS PRESERVATION COMMISSION

225 BROADWAY, NEW YORK, N. Y. 10007

(212) 553-1100

November 26, 1991

Lester Palestine et al  
375 Park Avenue  
New York, NY 10152

Re: 315 Broadway Building, 315 Broadway  
Manhattan Tax Map Block 151, Lot 31

Dear Mr. Palestine et al:

On December 12, 1989, the Landmarks Preservation Commission held a public hearing on the proposed designation of the property referred to above.

At this time the staff of the Commission is beginning their research on the building and will be presenting a report to the Commissioners in the near future. I am writing to invite you to call or meet with us if you have any questions about the Commission's procedures or the designation process.

I look forward to hearing from you.

Sincerely yours,

Joan R. Olshansky  
Chief of Staff

JRO/ch

cc: Marjorie Pearson



THE ASSEMBLY  
STATE OF NEW YORK  
ALBANY

WILLIAM F. PASSANNANTE  
270 BROADWAY  
NEW YORK, NEW YORK 10007  
(212) 385-6622

SPEAKER PRO TEM

TESTIMONY OF ASSEMBLYMAN WILLIAM F. PASSANNANTE  
BEFORE THE LANDMARKS PRESERVATION COMMISSION  
REGARDING DESIGNATION OF 21 BUILDINGS IN TRIBECA  
AS NEW YORK CITY LANDMARKS

I appreciate this opportunity to support Community Board One in asking for the designation of the 21 buildings in Tribeca as New York City landmarks. I know we are all aware of the importance of preserving these wonderful buildings so that the historic significance of Tribeca can be maintained.

I join with the Community Board, the business community, and other elected officials in recognizing the needs of the commercial tenants of these buildings. The preservation of their businesses as well as their buildings should also be considered. I urge the Landmarks Preservation Commission to respond sympathetically to requests from these businesses for necessary modifications to their ground floor facades.

I gladly support the Community Board's resolution that the Commission explore ways to streamline the bureaucratic and time-consuming process for requesting alterations of landmarked buildings. Such modifications to the process would result in the lessening of opposition from owners to landmarking and insure better cooperation for preserving these historic treasures of New York.



THE ASSEMBLY  
STATE OF NEW YORK  
ALBANY

WILLIAM F. PASSANNANTE  
270 BROADWAY  
NEW YORK, NEW YORK 10007  
(212) 385-6622

SPEAKER PRO TEM

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I join with the Community Board, the business community, and other elected officials in recognizing the needs of the commercial tenants of these buildings. The preservation of their businesses as well as their buildings should also be considered. I urge the Landmarks Preservation Commission to respond sympathetically to requests from these businesses for necessary modifications to their ground floor facades.

I gladly support the Community Board's resolution that the Commission explore ways to streamline the bureaucratic and time-consuming process for requesting alterations of landmarked buildings. Such modifications to the process would result in the lessening of opposition from owners to landmarking and insure better cooperation for preserving these historic treasures of New York.

**TED WEISS**  
17th District  
New York

Chairman  
Subcommittee on  
Human Resources  
and Intergovernmental  
Relations

2467 Rayburn Building  
Washington, D.C. 20515  
202/225-5635

Michael D. Timmeny  
Administrative Assistant



**Congress of the United States**  
**House of Representatives**

**Committees:**

**Foreign Affairs**

**Government Operations**

**Children, Youth and Families**

**National Commission  
on Working Women**

**Executive Board Member,  
Congressional Arts Caucus**

**Secretary, New York State  
Congressional Delegation**

TESTIMONY OF CONGRESSMAN TED WEISS  
BEFORE THE LANDMARKS PRESERVATION COMMISSION  
REGARDING THE PROPOSED DESIGNATION OF 21 TRIBECA STRUCTURES  
AS NEW YORK CITY LANDMARKS.

I appreciate the opportunity to express my views regarding the proposed designation of the attached list of properties as New York City landmarks. All of the buildings are located within the 17th Congressional District, which I represent.

I join with Community Board #1 and other local elected officials in support of a Landmarks designation for the buildings being considered. However, given the needs of the already established commercial tenants of these buildings to preserve their businesses as well as their buildings, I also urge the Landmarks Preservation Commission to respond as sympathetically as possible to requests from these businesses for necessary modifications to their ground floor facades.

Along these lines, I support the Community Board's proposal that the Landmarks Preservation Commission explore ways in which the often time-consuming and bureaucratic process for requesting alterations of landmarked buildings could be streamlined. It seems to me that such a modification would result in the less frequent opposition by owners to the landmarking of their buildings, and would assure better cooperation in preserving the historic treasures in our City's neighborhoods.

NEW YORK

STATE  
SENATE

ALBANY, NEW YORK 12247



MANFRED OHRENSTEIN

MINORITY LEADER  
27TH DISTRICT

DISTRICT OFFICE  
270 BROADWAY, ROOM 612  
NEW YORK, NEW YORK 10007  
212-587-5504

April 3, 1990

Hon. David Todd  
Chairman  
New York City Landmarks  
Preservation Commission  
225 Broadway  
New York, NY 10007

Dear Chairman Todd:

I am writing in regard to the hearing today to consider certain buildings in Community Board 1, including a group of buildings on Warren and Murray Streets between Church Street and West Broadway, the 23 and 25 Park Place Building, a group of buildings in the Broadway corridor (Broadway-Chambers Building at 273-277, Mutual Reserve Fund Building at 305, 315 Broadway Building and 325-331 Broadway Building), 94-100 Lafayette Street Building and the Western Union Building and Interior at 56-70 Hudson Street.

I support designation of all the buildings as individual New York City landmarks. I am attaching testimony addressing my views. Due to the struggles to produce a New York State budget in Albany, it was impossible for me to attend the hearing. I am enclosing copies of the testimony so that my comments can be inserted in the folders for the individual buildings in addition to my general comments about the groupings.

Thank you for the consideration of the Commission members of my views.

Sincerely,  
A handwritten signature in cursive script, appearing to read "Manfred Ohrenstein".

Manfred Ohrenstein

MO:mrm  
Encs.



LANDMARKS PRESERVATION COMMISSION

225 BROADWAY, NEW YORK, NEW YORK 10007

553-1100

If you wish to speak, please complete and return to the person at the Speaker's Information Desk

Date 4/3/90

Item # 17

In favor of Designation

Against Designation

Unsure of Position

PRINT Name HAL BROMM

Address 90 WEST BROADWAY N.Y. 10007

Representing \_\_\_\_\_

\*\*\*\*\*

If you would rather leave a statement, complete and return to the person at the Speaker's Information Desk, or mail the form to the Commission

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LANDMARKS PRESERVATION COMMISSION

225 BROADWAY, NEW YORK, NEW YORK 10007

553-1100

If you wish to speak, please complete and return to the person at the Speaker's Information Desk

Date APRIL 3 / 1990

Item # 17

In favor of Designation

Against Designation

Unsure of Position

PRINT Name GEORGE CANNERS

Address 307 E 9 ST

Representing \_\_\_\_\_

\*\*\*\*\*

If you would rather leave a statement, complete and return to the person at the Speaker's Information Desk, or mail the form to the Commission

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LANDMARKS PRESERVATION COMMISSION

225 BROADWAY, NEW YORK, NEW YORK 10007

553-1100

If you wish to speak, please complete and return to the person at the Speaker's Information Desk

Date 4 / 3 / 90

Item # 17

In favor of Designation

Against Designation

Unsure of Position

PRINT Name Allen Green

Address 300 Park Avenue, New York, New York 10022

Representing 315 Broadway Associates

\*\*\*\*\*

If you would rather leave a statement, complete and return to the person at the Speaker's Information Desk, or mail the form to the Commission

Multiple horizontal lines for writing a statement.



LANDMARKS PRESERVATION COMMISSION

225 BROADWAY, NEW YORK, NEW YORK 10007

553-1100

If you wish to speak, please complete and return to the person at the Speaker's Information Desk

Date 4/3/90

Item # 17

In favor of Designation

Against Designation

Unsure of Position

PRINT Name Carole De Sarum

Address 76 Lagitt St # 1

Representing Tribeca Community Assoc

\*\*\*\*\*

If you would rather leave a statement, complete and return to the person at the Speaker's Information Desk, or mail the form to the Commission

Blank lines for writing a statement.

12 December, 1989

STATEMENT for the Landmarks Preservation Commission hearing on the proposed designation of 11 individual buildings in the Lower Broadway corridor, 12 December, 1989

from Susan Mareneck  
9 Murray Street, 10S.E.  
New York 10007

Thank you Commissioner Todd and Honorable Commissioners for looking carefully at the Lower Broadway area and selecting some of the large stock of truly unique buildings that were not part of the four proposed Tribeca Historic Districts. The Civic Center is certainly the symbolic heart of this city. To maintain scale and a representative diversity of historic periods in the architecture surrounding this center is a praiseworthy objective. At present this neighborhood is literally a textbook of the history of New York. It retains the vitality of the 19th century entrepreneurial spirit in the buildings and warehouses that did, and often still do, house small businesses. It has enough remaining open space to see out to the rivers-the great trade routes of earlier periods. Several truly historic buildings on the east side of City Hall were lost in the urban renewal of the 1960's. New buildings have been interspersed with the old all around the City Hall area. It is important to the character of the area to maintain a balance. Preservation is not antithetical to growth, growth need not cancel out preservation. It is through the Landmark Preservation Commission process that we can give careful consideration to maintaining a dialogue between public and private interests, between the past and the present, between the built and natural environments in the interest of future Americans.

  
Susan Mareneck



LANDMARKS PRESERVATION COMMISSION

225 BROADWAY, NEW YORK, NEW YORK 10007

553-1100

If you wish to speak, please complete and return to the person at the Speaker's Information Desk

Date 12/12/89

Item # 1-26

In favor of Designation

Against Designation

Unsure of Position

PRINT Name Susan Mareneck

Address 9 Murray St.

Representing \_\_\_\_\_

\*\*\*\*\*

If you would rather leave a statement, complete and return to the person at the Speaker's Information Desk, or mail the form to the Commission

Mr Oliver Allen reading statement  
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LANDMARKS PRESERVATION COMMISSION

225 BROADWAY, NEW YORK, NEW YORK 10007

553-1100

If you wish to speak, please complete and return to the person at the Speaker's Information Desk

Date 12/12/89

Item # 1-26

In favor of Designation

Against Designation

Unsure of Position

PRINT Name Oliver Allen

Address 42 Hudson St.

Representing Comm. for Wash. Mkt. Hist. District

\*\*\*\*\*

If you would rather leave a statement, complete and return to the person at the Speaker's Information Desk, or mail the form to the Commission

Multiple horizontal lines for writing a statement.



LANDMARKS PRESERVATION COMMISSION

225 BROADWAY, NEW YORK, NEW YORK 10007

553-1100

If you wish to speak, please complete and return to the person at the Speaker's Information Desk

Date 12/12/89

Item # 1-26

In favor of Designation

Against Designation

Unsure of Position

PRINT Name NANCY M. PAGE

Address 275 GREENWICH ST. # 8N

Representing SELF - resident

\*\*\*\*\*

If you would rather leave a statement, complete and return to the person at the Speaker's Information Desk, or mail the form to the Commission

Multiple horizontal lines for writing a statement.



LANDMARKS PRESERVATION COMMISSION

225 BROADWAY, NEW YORK, NEW YORK 10007

553-1100

If you wish to speak, please complete and return to the person at the Speaker's Information Desk

Date 12/12/89

Item # 1-26

In favor of Designation

Against Designation

Unsure of Position

PRINT Name Hal Brown

Address 90 West Broadway

Representing Comm. for Washington Mkt. Historic Dist.

\*\*\*\*\*

If you would rather leave a statement, complete and return to the person at the Speaker's Information Desk, or mail the form to the Commission

Mr Oliver Allen Reading statement  
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COMMUNITY BOARD #1 MANHATTAN  
RESOLUTION

Date: December 12, 1989

COMMITTEE OF ORIGIN: LANDMARKS PRESERVATION

BOARD VOTE: 22 In Favor    2 Opposed    5 Abstained

RE:                    11 Proposed Landmark Structures

WHEREAS:            Having held a public hearing on the 11 buildings under consideration for designation as landmarks, and

WHEREAS:            Having heard 2 objections to landmarking from owners representatives, one being the added bureaucracy of another City agency, and the other the restriction on the demolition of their buildings, and

WHEREAS:            Community Board #1 includes many non-landmarked buildings and vacant sites suitable for development, now

THEREFORE  
BE IT  
RESOLVED  
THAT:

Community Board #1 recommends that the 11 buildings be designated as landmarks, and

BE IT  
FURTHER  
RESOLVED  
THAT:

That the Landmarks Preservation Commission join with Community Board #1 and building owners to address the issue of administrative delays and possible assistance to owners of landmark buildings.

DH/lma

res/res12.89



LANDMARKS PRESERVATION COMMISSION

225 BROADWAY, NEW YORK, NEW YORK 10007

553-1100

If you wish to speak, please complete and return to the person at the Speaker's Information Desk

Date 12, 12, 89

Item # 20

In favor of Designation

Against Designation

Unsure of Position

PRINT Name Bell Kalnick Klee & Green *By Allen Green Joseph Capobianco*

Address 300 Park Avenue NY NY

Representing 315 Broadway Associates.

\*\*\*\*\*

If you would rather leave a statement, complete and return to the person at the Speaker's Information Desk, or mail the form to the Commission

Multiple horizontal lines for writing a statement.



LANDMARKS PRESERVATION COMMISSION

225 BROADWAY, NEW YORK, NEW YORK 10007

553-1100

If you wish to speak, please complete and return to the person at the Speaker's Information Desk

Date 12 / 10 / 88

Item # 20

In favor of Designation

Against Designation

Unsure of Position

PRINT Name Allen Green

Address 300 Park Avenue, New York, New York 10022

Representing 315 Broadway Associates (owner)

\*\*\*\*\*

If you would rather leave a statement, complete and return to the person at the Speaker's Information Desk, or mail the form to the Commission

Multiple horizontal lines for writing a statement.



LANDMARKS PRESERVATION COMMISSION

225 BROADWAY, NEW YORK, NEW YORK 10007

553-1100

If you wish to speak, please complete and return to the person at the Speaker's Information Desk

Date 12/12/20

Item # 20  
315 BROADWAY

In favor of Designation

Against Designation

Unsure of Position

PRINT Name CHRISTABEL BOUBIT

Address 45 CHRISTOPHER ST

Representing SOCIETY FOR THE ARCHITECTURE OF THE CITY

\*\*\*\*\*

If you would rather leave a statement, complete and return to the person at the Speaker's Information Desk, or mail the form to the Commission

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LANDMARKS PRESERVATION COMMISSION

225 BROADWAY, NEW YORK, NEW YORK 10007

553-1100

If you wish to speak, please complete and return to the person at the Speaker's Information Desk

Date 12/12/89

Item # 20

In favor of Designation

Against Designation

Unsure of Position

PRINT Name NED KAUFMAN

Address 457 MADISON AVE, NYC

Representing THE MUNICIPAL ART SOCIETY

\*\*\*\*\*

If you would rather leave a statement, complete and return to the person at the Speaker's Information Desk, or mail the form to the Commission

Multiple horizontal lines for writing a statement.



LANDMARKS PRESERVATION COMMISSION

225 BROADWAY, NEW YORK, NEW YORK 10007

553-1100

November 2, 1989

Theodore S. Weiss  
252 Seventh Avenue-16th Fl  
New York, NY 10001

Re: see enclosed

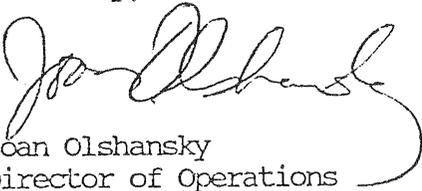
Dear Congressman Weiss:

On Tuesday, December 12, 1989, beginning at 9:30 A.M. in the Board of Estimate Chambers, City Hall, Manhattan, the Landmarks Preservation Commission will consider the proposed designations of the enclosed listed properties as New York City landmarks.

You or your representative are cordially invited to attend the proceedings and offer any testimony concerning the proposed designations.

If you have any questions, please contact me at (212) 553-1128. Please call Mr. Alec Hemer at 553-1167 to arrange for speaking time on or before December 7, 1989. Or if you prefer, you may wish to send a statement which we would be happy to read into the record on December 12, 1989.

Sincerely,



Joan Olshansky  
Director of Operations

JO:AKH:hpc

Enc.

Congressman Theodore S. Weiss

Items to be considered at a public hearing on December 12, 1989

The First Group of Buildings have been continued from the  
September 19, 1989 Public Hearing

41-43 Warren Street Building  
Manhattan Tax Map Block 133, Lot 26

45-47 Warren Street Building  
Manhattan Tax Map Block 133, Lot 24

49 Warren Street Building  
Manhattan Tax Map Block 133, Lot 22 in part

51 Warren Street Building  
Manhattan Tax Map Block 133, Lot 22 in part

53 Warren Street Building  
Manhattan Tax Map Block 133, Lot 21

41 and 43 Murray Street Buildings  
Manhattan Tax Map Block 133, Lots 1001 and 1002

45 Murray Street Building  
Manhattan Tax Map Block 133, Lot 7

47 Murray Street Building  
Manhattan Tax Map Block 133, Lot 8

49 Murray Street Building  
Manhattan Tax Map Block 133, Lot 9

51 Murray Street Building  
Manhattan Tax Map Block 133, Lot 10

53 Murray Street Building  
Manhattan Tax Map Block 133, Lot 11

55 Murray Street a/k/a 55 Warren Street Building  
Manhattan Tax Map Block 133, Lot 12

Western Union Building and Interior, 56-70 Hudson Street  
Manhattan Tax Map Block 144, Lot 40

Items previously not considered for designation

Home Life Insurance Company Buildings

253,256-257 Broadway

Manhattan Tax Map Block 134, Lot 1001 and 1002, formerly lot 29

Rogers Peet Building

258 Broadway

Manhattan Tax Map Block 134, Lot 25

Broadway-Chambers Building

273-277 Broadway

Manhattan Tax Map Block 149, Lot 33

Mutual Reserve Fund Building

305 Broadway

Manhattan Tax Map Block 151, Lot 32

311 Broadway Building

311 Broadway

Manhattan Tax Map Block 151, Lot 31

315 Broadway Building

315 Broadway

Manhattan Tax Map Block 151, Lot 29

325-331 Broadway Building

325-331 Broadway

Manhattan Tax Map Block 152, Lot 25

359 Broadway Building

359 Broadway

Manhattan Tax Map Block 174, Lot 33

The Ahrens Building

70-76 Lafayette Street

Manhattan Tax Map Block 172, Lot 23

94-100 Lafayette Street Building a/k/a 91-93 Walker Street

94-100 Lafayette Street

Manhattan Tax Map Block 195, Lot 17

23 Park Place Building a/k/a 20 Murray Street

23 Park Place

Manhattan Tax Map Block 124, Lot 10

25 Park Place Building a/k/a 22 Murray Street

25 Park Place

Manhattan Tax Map Block 124, Lot 11



LANDMARKS PRESERVATION COMMISSION

225 BROADWAY, NEW YORK, NEW YORK 10007

553-1100

November 2, 1989

Manfred Ohrenstein  
270 Broadway-Room 612  
New York, New York 10007

Re: see enclosed

Dear Senator Ohrenstein:

On Tuesday, December 12, 1989, beginning at 9:30 A.M. in the Board of Estimate Chambers, City Hall, Manhattan, the Landmarks Preservation Commission will consider the proposed designations of the enclosed listed properties as New York City landmarks.

You or your representative are cordially invited to attend the proceedings and offer any testimony concerning the proposed designations.

If you have any questions, please contact me at (212) 553-1128. Please call Mr. Alec Hemer at 553-1167 to arrange for speaking time on or before December 7, 1989. Or if you prefer, you may wish to send a statement which we would be happy to read into the record on December 12, 1989.

Sincerely,



Joan Olshansky  
Director of Operations

JO:AKH:hpc

Enc.

Senator Manfred Ohrenstein

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51 Warren Street Building  
Manhattan Tax Map Block 133, Lot 22 in part

53 Warren Street Building  
Manhattan Tax Map Block 133, Lot 21

41 and 43 Murray Street Buildings  
Manhattan Tax Map Block 133, Lots 1001 and 1002

45 Murray Street Building  
Manhattan Tax Map Block 133, Lot 7

47 Murray Street Building  
Manhattan Tax Map Block 133, Lot 8

49 Murray Street Building  
Manhattan Tax Map Block 133, Lot 9

51 Murray Street Building  
Manhattan Tax Map Block 133, Lot 10

53 Murray Street Building  
Manhattan Tax Map Block 133, Lot 11

55 Murray Street a/k/a 55 Warren Street Building  
Manhattan Tax Map Block 133, Lot 12

Western Union Building and Interior, 56-70 Hudson Street  
Manhattan Tax Map Block 144, Lot 40

Items previously not considered for designation

Yiddish Art Theater and Interior  
181-189 Second Avenue  
Manhattan Tax Map Block 467, Lot 31

(former) Greenwich Savings Bank and Interior  
1352-1362 Broadway  
Manhattan Tax Map Block 812, Lot 29

Manufacturers Hanover Trust Bank Building and Interior  
508-514 Fifth Avenue  
Manhattan Tax Map Block 1258, Lot 40

(former) Century Club Building  
109 East 15th Street  
Manhattan Tax Map Block 871, Lot 10

Home Life Insurance Company Buildings  
253,256-257 Broadway  
Manhattan Tax Map Block 134, Lot 1001 and 1002, formerly lot 29

Rogers Peet Building  
258 Broadway  
Manhattan Tax Map Block 134, Lot 25

Broadway-Chambers Building  
273-277 Broadway  
Manhattan Tax Map Block 149, Lot 33

Mutual Reserve Fund Building  
305 Broadway  
Manhattan Tax Map Block 151, Lot 32

311 Broadway Building  
311 Broadway  
Manhattan Tax Map Block 151, Lot 31

315 Broadway Building  
315 Broadway  
Manhattan Tax Map Block 151, Lot 29

325-331 Broadway Building  
325-331 Broadway  
Manhattan Tax Map Block 152, Lot 25

359 Broadway Building  
359 Broadway  
Manhattan Tax Map Block 174, Lot 33

The Ahrens Building  
70-76 Lafayette Street  
Manhattan Tax Map Block 172, Lot 23

94-100 Lafayette Street Building a/k/a 91-93 Walker Street  
94-100 Lafayette Street  
Manhattan Tax Map Block 195, Lot 17

23 Park Place Building a/k/a 20 Murray Street  
23 Park Place  
Manhattan Tax Map Block 124, Lot 10

25 Park Place Building a/k/a 22 Murray Street  
25 Park Place  
Manhattan Tax Map Block 124, Lot 11

Osborne Apartments  
205 West 57th Street  
Manhattan Tax Map Block 1029, Lot 27



LANDMARKS PRESERVATION COMMISSION

225 BROADWAY, NEW YORK, NEW YORK 10007

553-1100

November 2, 1989

William F. Passannante  
131 Waverly Place  
New York, New York 10011

Re: see enclosed

Dear Assemblyman Passannante:

On Tuesday, December 12, 1989, beginning at 9:30 A.M. in the Board of Estimate Chambers, City Hall, Manhattan, the Landmarks Preservation Commission will consider the proposed designations of the enclosed listed properties as New York City landmarks.

You or your representative are cordially invited to attend the proceedings and offer any testimony concerning the proposed designations.

If you have any questions, please contact me at (212) 553-1128. Please call Mr. Alec Hemer at 553-1167 to arrange for speaking time on or before December 7, 1989. Or if you prefer, you may wish to send a statement which we would be happy to read into the record on December 12, 1989.

Sincerely,

Joan Olshansky  
Director of Operations

JO:AKH:hpc

Enc.

Assemblyman William F. Passannante

Items to be considered at a public hearing on December 12, 1989

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Manhattan Tax Map Block 133, Lot 26

45-47 Warren Street Building  
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41 and 43 Murray Street Buildings  
Manhattan Tax Map Block 133, Lots 1001 and 1002

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Manhattan Tax Map Block 133, Lot 8

49 Murray Street Building  
Manhattan Tax Map Block 133, Lot 9

51 Murray Street Building  
Manhattan Tax Map Block 133, Lot 10

53 Murray Street Building  
Manhattan Tax Map Block 133, Lot 11

55 Murray Street a/k/a 55 Warren Street Building  
Manhattan Tax Map Block 133, Lot 12

Western Union Building and Interior, 56-70 Hudson Street  
Manhattan Tax Map Block 144, Lot 40

Items previously not considered for designation

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Rogers Peet Building  
258 Broadway  
Manhattan Tax Map Block 134, Lot 25

Broadway-Chambers Building  
273-277 Broadway  
Manhattan Tax Map Block 149, Lot 33

Mutual Reserve Fund Building  
305 Broadway  
Manhattan Tax Map Block 151, Lot 32

311 Broadway Building  
311 Broadway  
Manhattan Tax Map Block 151, Lot 31

315 Broadway Building  
315 Broadway  
Manhattan Tax Map Block 151, Lot 29

325-331 Broadway Building  
325-331 Broadway  
Manhattan Tax Map Block 152, Lot 25

359 Broadway Building  
359 Broadway  
Manhattan Tax Map Block 174, Lot 33

The Ahrens Building  
70-76 Lafayette Street  
Manhattan Tax Map Block 172, Lot 23

94-100 Lafayette Street Building a/k/a 91-93 Walker Street  
94-100 Lafayette Street  
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23 Park Place Building a/k/a 20 Murray Street  
23 Park Place  
Manhattan Tax Map Block 124, Lot 10

25 Park Place Building a/k/a 22 Murray Street  
25 Park Place  
Manhattan Tax Map Block 124, Lot 11



LANDMARKS PRESERVATION COMMISSION

225 BROADWAY, NEW YORK, NEW YORK 10007

553-1100

November 2, 1989

David Dinkins  
Borough President of Manhattan  
Municipal Building-Room 2050  
New York, New York 10007

Re: see enclosed

Dear Borough President Dinkins:

On Tuesday, December 12, 1989, beginning at 9:30 A.M. in the Board of Estimate Chambers, City Hall, Manhattan, the Landmarks Preservation Commission will consider the proposed designations of the enclosed listed properties as New York City landmarks.

You or your representative are cordially invited to attend the proceedings and offer any testimony concerning the proposed designations.

If you have any questions, please contact me at (212) 553-1128. Please call Mr. Alec Hemer at 553-1167 to arrange for speaking time on or before December 7, 1989. Or if you prefer, you may wish to send a statement which we would be happy to read into the record on December 12, 1989.

Sincerely,

A handwritten signature in cursive script, appearing to read "Joan Olshansky".

Joan Olshansky  
Director of Operations

JO:AKH:hpc

Enc.

Manhattan Borough President David N. Dinkins

Items to be considered at a public hearing on December 12, 1989

The First Group of Buildings have been continued from the  
September 19, 1989 Public Hearing

41-43 Warren Street Building  
Manhattan Tax Map Block 133, Lot 26

45-47 Warren Street Building  
Manhattan Tax Map Block 133, Lot 24

49 Warren Street Building  
Manhattan Tax Map Block 133, Lot 22 in part

51 Warren Street Building  
Manhattan Tax Map Block 133, Lot 22 in part

53 Warren Street Building  
Manhattan Tax Map Block 133, Lot 21

41 and 43 Murray Street Buildings  
Manhattan Tax Map Block 133, Lots 1001 and 1002

45 Murray Street Building  
Manhattan Tax Map Block 133, Lot 7

47 Murray Street Building  
Manhattan Tax Map Block 133, Lot 8

49 Murray Street Building  
Manhattan Tax Map Block 133, Lot 9

51 Murray Street Building  
Manhattan Tax Map Block 133, Lot 10

53 Murray Street Building  
Manhattan Tax Map Block 133, Lot 11

55 Murray Street a/k/a 55 Warren Street Building  
Manhattan Tax Map Block 133, Lot 12

Western Union Building and Interior, 56-70 Hudson Street  
Manhattan Tax Map Block 144, Lot 40

Items previously not considered for designation

Yiddish Art Theater and Interior  
181-189 2nd Avenue  
Manhattan Tax Map Block 467, Lot 31

(former) Greenwich Savings Bank and Interior  
1352-1362 Broadway  
Manhattan Tax Map Block 812, Lot 29

Manufacturers Hanover Trust Bank Building and Interior  
508-514 5th Avenue  
Manhattan Tax Map Block 1258, Lot 40

(former) Century Club Building  
109 East 15th Street  
Manhattan Tax Map Block 871, Lot 10

Home Life Insurance Company Buildings  
253, 256-257 Broadway  
Manhattan Tax Map Block 134, Lot 1001 and 1002, formerly lot 29

Rogers Peet Building  
258 Broadway  
Manhattan Tax Map Block 134, Lot 25

Broadway-Chambers Building  
273-277 Broadway  
Manhattan Tax Map Block 149, Lot 33

Mutual Reserve Fund Building  
305 Broadway  
Manhattan Tax Map Block 151, Lot 32

311 Broadway Building  
311 Broadway  
Manhattan Tax Map Block 151, Lot 31

315 Broadway Building  
315 Broadway  
Manhattan Tax Map Block 151, Lot 29

325-331 Broadway Building  
325-331 Broadway  
Manhattan Tax Map Block 152, Lot 25

359 Broadway Building  
359 Broadway  
Manhattan Tax Map Block 174, Lot 33

The Ahrens Building  
70-76 Lafayette Street  
Manhattan Tax Map Block 172, Lot 23

94-100 Lafayette Street Building a/k/a 91-93 Walker Street  
94-100 Lafayette Street  
Manhattan Tax Map Block 195, Lot 17

23 Park Place Building a/k/a 20 Murray Street  
23 Park Place  
Manhattan Tax Map Block 124, Lot 10

25 Park Place Building a/k/a 22 Murray Street  
25 Park Place  
Manhattan Tax Map Block 124; Lot 11

Osborne Apartments  
205 West 57th Street  
Manhattan Tax Map Block 1029, Lot 27

Guggenheim Museum  
1071 5th Avenue  
Manhattan Tax Map Block 1500, Lot 1



LANDMARKS PRESERVATION COMMISSION

225 BROADWAY, NEW YORK, NEW YORK 10007

553-1100

November 2, 1989

Miriam Friedlander  
City Council, City Hall  
New York, NY 10007

Re: see enclosed

Dear Councilwoman Friedlander:

On Tuesday, December 12, 1989, beginning at 9:30 A.M. in the Board of Estimate Chambers, City Hall, Manhattan, the Landmarks Preservation Commission will consider the proposed designations of the enclosed listed properties as New York City landmarks.

You or your representative are cordially invited to attend the proceedings and offer any testimony concerning the proposed designations.

If you have any questions, please contact me at (212) 553-1128. Please call Mr. Alec Hemer at 553-1167 to arrange for speaking time on or before December 7, 1989. Or if you prefer, you may wish to send a statement which we would be happy to read into the record on December 12, 1989.

Sincerely,

A handwritten signature in cursive script, reading "Joan Olshansky".

Joan Olshansky  
Director of Operations

JO:AKH:hpc

Enc.

Councilperson Miriam Friedlander

Items to be considered at a public hearing on December 12, 1989

The First Group of Buildings have been continued from the  
September 19, 1989 Public Hearing

41-43 Warren Street Building  
Manhattan Tax Map Block 133, Lot 26

45-47 Warren Street Building  
Manhattan Tax Map Block 133, Lot 24

49 Warren Street Building  
Manhattan Tax Map Block 133, Lot 22 in part

51 Warren Street Building  
Manhattan Tax Map Block 133, Lot 22 in part

53 Warren Street Building  
Manhattan Tax Map Block 133, Lot 21

41 and 43 Murray Street Buildings  
Manhattan Tax Map Block 133, Lots 1001 and 1002

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Manhattan Tax Map Block 133, Lot 8

49 Murray Street Building  
Manhattan Tax Map Block 133, Lot 9

51 Murray Street Building  
Manhattan Tax Map Block 133, Lot 10

53 Murray Street Building  
Manhattan Tax Map Block 133, Lot 11

55 Murray Street a/k/a 55 Warren Street Building  
Manhattan Tax Map Block 133, Lot 12

Western Union Building and Interior, 56-70 Hudson Street  
Manhattan Tax Map Block 144, Lot 40

Items previously not considered for designation

Yiddish Art Theater and Interior  
181-189 Second Avenue  
Manhattan Tax Map Block 467, Lot 31

Home Life Insurance Company Buildings  
253,256-257 Broadway  
Manhattan Tax Map Block 134, Lot 1001 and 1002, formerly lot 29

Rogers Peet Building  
258 Broadway  
Manhattan Tax Map Block 134, Lot 25

Broadway-Chambers Building  
273-277 Broadway  
Manhattan Tax Map Block 149, Lot 33

Mutual Reserve Fund Building  
305 Broadway  
Manhattan Tax Map Block 151, Lot 32

311 Broadway Building  
311 Broadway  
Manhattan Tax Map Block 151, Lot 31

315 Broadway Building  
315 Broadway  
Manhattan Tax Map Block 151, Lot 29

325-331 Broadway Building  
325-331 Broadway  
Manhattan Tax Map Block 152, Lot 25

359 Broadway Building  
359 Broadway  
Manhattan Tax Map Block 174, Lot 33

The Ahrens Building  
70-76 Lafayette Street  
Manhattan Tax Map Block 172, Lot 23

94-100 Lafayette Street Building a/k/a 91-93 Walker Street  
94-100 Lafayette Street  
Manhattan Tax Map Block 195, Lot 17

23 Park Place Building a/k/a 20 Murray Street  
23 Park Place  
Manhattan Tax Map Block 124, Lot 10

25 Park Place Building a/k/a 22 Murray Street  
25 Park Place  
Manhattan Tax Map Block 124, Lot 11

MEMO

TO: Allen Green  
FROM: Don Crouch  
RE: Landmark Status of 315 Broadway  
DATED: February 15, 1990

---

315 BROADWAY LACKS HISTORICAL  
AND ARCHITECTURAL SIGNIFICANCE

Historical Significance

315 Broadway is not connected with any historical event of  
nor has it been associated with a person of historical  
importance. The building is merely one of a large number of  
special buildings built by New York City merchants in the  
nineteenth century. Since its construction, its history has been  
unavailable.

B. Architectural Significance

315 Broadway was constructed in 1861. Its design mirrored  
the prevailing Italianate style of architecture. The Italianate  
style was the dominant architectural style in New York City  
between 1840 and approximately 1860.<sup>1</sup> Its decorative and

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<sup>1</sup>Municipal Art Society, Alan Burnham, ed., New York Landmarks:

ITEM # 17

MEMO

TO: Allen Green  
FROM: Don Crouch  
RE: Landmark Status of 315 Broadway  
DATED: February 15, 1990

315 BROADWAY LACKS HISTORICAL  
AND ARCHITECTURAL SIGNIFICANCE

A. Historical Significance

315 Broadway is not connected with any historical event of note, nor has it been associated with a person of historical importance. The building is merely one of a large number of commercial buildings built by New York City merchants in the mid-19th century. Since its construction, its history has been unremarkable.

B. Architectural Significance

315 Broadway was constructed in 1861. Its design mirrored the prevailing Italianate style of architecture. The Italianate style was the dominant architectural style in New York City between 1845 and approximately 1860.<sup>1</sup> Its decorative and

<sup>1</sup>Municipal Art Society, Alan Burnham, ed., New York Landmarks:

structural elements were incorporated in numerous mercantile

(A.T. Stewart Building), residential (Brooklyn Heights

"brownstone" townhouses), and ecclesiastical (Friend's Meeting

House, 144 East 20th Street)<sup>2,3</sup> structures of which many examples

of each exist in New York City today. The Italianate was the one

revival style that is never called a revival by architectural

historians. Renaissance Italy provided the new inspiration.

Architects began with the free adaptation of certain motifs from

the early Florentine Renaissance: rounded arcaded windows, heavy

projecting cornices supported on brackets, balconies and

pediments supported in consoles, heavy stone or cast iron

balustrades and rusticated basements. One of the developments of

Italianate was its adaptation to commercial structures. The

rediscovery of the Italian Renaissance coincided with the

development of cast-iron fronts where the repetition of arcaded

windows, particularly characteristic of Venetian architecture,

suites the requirements of the new structural techniques:

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Index of Architecturally Historic Structures in New York City  
(Middletown, CT: Wesleyan Univ. Press, 1958), p.37.

<sup>2</sup>Charles Lockwood, Bricks and Brownstone: The New York Row House  
1783-1929 An Architectural and Social History (NY: McGraw-Hill,  
1972), pp. 125-159.

<sup>3</sup>New York Landmarks, p.28.

prefabrication and interchange of a limited number of identical parts, maximum area of wall loads on regularly spaced points of support.<sup>4</sup>

Though 315 Broadway is correctly identified as Italianate, describing it as Italianate "palazzo" is improper. The Italian "palazzo" translated to English means palace. The use of the term began in the Italian Renaissance to describe the large town

houses of the Italian nobility and later became a description of any large, urbane building in the Italian town.<sup>5</sup>

Prior to the present landmark proceeding, 315 Broadway has never been singled out for its architectural significance. For 98 years the Municipal Art Society of New York has been concerned with preserving the best of New York City's architecture. Unlike the Society's past concern for the former A.T. Stewart store building, Chambers Street and Broadway, which has gained landmark status, the Society has never found 315 Broadway an exemplar of an Italianate palazzo styled commercial structure.<sup>6</sup> The lack of significance of 315 Broadway is further supported by the New York Chapter of the American Institute of Architects' current guide to New York architecture. The AIA Guide is the most inclusive and detailed list of buildings in New York City which present even

<sup>4</sup>Harmon Goldstone and Martha Dalrymple, eds., History Preserved: A Guide to New York City Landmarks and Historic Districts (NY: Simon & Schuster, 1974), pp. 33-34.

<sup>5</sup>Elliot Willensky and Norval White, eds., New York Chapter of American Institute of Architects, AIA Guide to New York City (NY: Harcourt Brace Jovanovich, 1988), p. 911.

<sup>6</sup> New York Landmarks p.3-38.

- 7 AIA guide to New York City, p.70.
- 8 The Texture of Tribeca (N.Y. Tribeca Community Association, 1989).
- 9 The Texture of Tribeca, pp. 23-35.

the slightest architectural significance. While expending 100 pages on the structures of lower Manhattan, which include the adjacent building at 319 Broadway, the Institute passed over 315 Broadway.<sup>7</sup> Indeed, a recent publication by the Tribeca Community Association concerned with promoting the preservation of architecturally meritorious buildings within their community,<sup>8</sup> while spending significant effort in acknowledging many buildings of the Italianate style in adjacent areas, fails to include 315 Broadway.<sup>9</sup>

April 3, 1990

BUILDINGS IN COMMUNITY BOARD 1  
MANHATTAN

I urge the Landmarks Preservation Commission to designate the buildings in Community Board 1 which are before you today. In doing so, I join with Community Board 1 and local preservation and community activist groups who have urged the Commission to consider designation of the wide range of buildings in the Tribeca and Civic Center areas which are architecturally and historically significant. Many of these buildings should be part of an historic district. I also support the thoughtful concerns of Community Board 1 in asking that the Landmarks Preservation Commission develop a system of facilitating and expediting requests for modification or alteration of landmarked buildings. Businesses in moderate sized buildings in the downtown area will help preserve these historically valuable buildings if the process is simple, swift and reasonably inexpensive. Many businesses need to make alterations which will help their businesses function more efficiently.

41-43, 45-47, 49, 51 and 53 Warren Street Buildings, and 41-43, 45, 47, 49, 51, 53 and 55 (A/K/A 55 Warren Street) Murray Street Buildings, Manhattan

Located between Church Street and West Broadway, these 13 five-story Italianate style store and loft buildings were constructed in the mid-1850s and early 1860s. This group of buildings in the midblock setting provide a representative example of the large wholesale warehouse district dominated by textile and dry goods trades in the area. As the Commission staff has documented, they share certain design elements but are individually distinctive. They also create harmonious streetscapes. They are an example of groupings of such buildings similar to those which I urged the Commission to include in one of the Tribeca Historic Districts when those hearings were held and I urged that the districts be extended south of Chambers Street.

23 and 25 PARK PLACE BUILDING (A/K/A 20 and 22 Murray Street)

This additional example of the influence of the Italian Renaissance palazzo style in the through-block buildings on an irregular lot will add to the historic texture of the Warren and Murray Street buildings in the next block west and should be designated.

BROADWAY BUILDINGS

There are four buildings before the Commission today located on the west side of the Broadway corridor in the civic center area. All are notable and should, I believe, be designated as individual landmarks. All are highly visible due to the fact that they are across the street from the open space of City Hall Park or the Javits Federal Building. They exhibit a richness of detail and design which gives a sense of the progress in the downtown business district from earlier periods.

BROADWAY-CHAMBERS BUILDING - 273-277 Broadway

Located on the northwest corner of the intersection of Broadway and Chambers Street, this neo-Renaissance style building erected in 1899 was the first office building in New York designed by Cass Gilbert, and won a medal in the 1900 Paris Exposition Universelle. This building is directly across the street from the State Office Building at 270 Broadway where my New York City offices are located. In addition to the details at the lower part of the building, the 18th-story cartouches with yellow and red terra-cotta panels crowned by sculpted human and lion heads are visible from my 18th floor conference room and office. They are a delightful reminder of an era of elaborate architectural touches.

MUTUAL RESERVE FUND LIFE ASSOCIATION BUILDING - 305 Broadway

This 1890s office building in the Romanesque Revival style presents an interesting facade to the world. It also makes a transition into Duane Street in that its facade treatment is similar to the Broadway facade.

315 BROADWAY

This is another example of the Italianate style mercantile palazzo building serving as a store and loft location. This five-story building is handsome and one of the few survivors of this style in the Broadway corridor and should be preserved.

325-331 BROADWAY BUILDING

A distinguished example of the palazzo style, the building sits at an important intersection with Worth Street. Detailing of the facade is also visible on the Worth Street side of the building.

There are also two buildings in consideration which are not to my mind part of the other logical groupings. Following are my comments:

94-100 LAFAYETTE STREET BUILDING A/K/A 91-93 Walker Street

Now called the Avildsen Building, this is an early 20th century commercial style building located at the southeast corner of Lafayette and Walker Streets. Originally two buildings which were connected in the 1950s, they were both designed by Howells & Stokes for the same owner. It is a reminder of the hardware manufacturing and distribution district which was developed in the 19th century around the New York & Harlem Railroad freight depot directly across Lafayette Street. The architects could hardly have been more distinguished.

WESTERN UNION BUILDING AND INTERIOR - 60 Hudson Street

The Western Union Building is a totally different style building from the others under consideration in the Lower Manhattan area today. It is also unique in its setting farther west in Tribeca. This is an exciting, exuberant Art Deco-style building located on an entire blockfront on an irregular site. It celebrates the business for which it was built. It was designed to be functionally complex and reflected a desire to suggest the radio waves through which people sent the "wires" that made up the company's business. Its first floor interior space under consideration continues the highly individualistic and interesting treatment of the exterior. I support the designation of both the exterior and interior of the building as an individual New York City landmark.

Thank you for your consideration of my views on these interesting buildings adding to New York City's interest now and in the future.



LANDMARKS PRESERVATION COMMISSION

225 BROADWAY, NEW YORK, NEW YORK 10007

553-1100

If you wish to speak, please complete and return to the person at the Speaker's Information Desk

Date 4/3/90

Item # 11A/1-2/

In favor of Designation

Against Designation

Unsure of Position

PRINT Name JAMES A. STRATTON, Chairperson CB#1-W

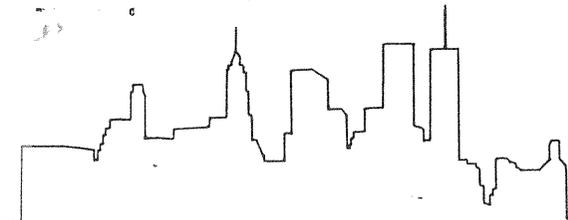
Address 49 Chambers St., Room # 712, NYC 10007

Representing \_\_\_\_\_

\*\*\*\*\*

If you would rather leave a statement, complete and return to the person at the Speaker's Information Desk, or mail the form to the Commission

Multiple horizontal lines for writing a statement.



# COMMUNITY BOARD No. 1



James A. Stratton  
*Chairperson*

CITY OF NEW YORK

Paul Goldstein  
*District Manager*

April 3, 1990

Hon. David Todd  
Chairman  
Landmarks Preservation Commission  
225 Broadway  
New York, NY 10007

Re: Proposed Landmark Buildings

Dear Chairman Todd:

On behalf of Community Board #1 I would like to reaffirm our strong and unequivocal support of the proposed designation of the following 20 buildings as individual landmark structures.

- 41-43 Warren Street
- 45-47 Warren Street
- 49 Warren Street
- 51 Warren Street
- 53 Warren Street
- 41 and 43 Murray Street
- 45 Murray Street
- 47 Murray Street
- 49 Murray Street
- 51 Murray Street
- 53 Murray Street
- 55 Murray Street
- Western Union Building and Interior, 56-70 Hudson Street
- Broadway-Chambers Building, 273-277 Broadway
- Mutual Reserve Fund Building, 305 Broadway
- 315 Broadway
- 325-331 Broadway
- 94-100 Lafayette Street
- 23 Park Place
- 25 Park Place

Lower Manhattan is the oldest part of our great City and we appreciate and support the important work of the Landmarks Preservation Commission in preserving the historic character of the neighborhood. The preservation of these historic structures will strengthen the unique character of the Civic Center/City Hall portion of our district and allow future generations to appreciate the architectural heritage embodied in these buildings.

We again urge the Landmark Preservation Commission to approve the landmark designation of these 20 building and at the same time to reassure the owners that they will receive the full and expeditious cooperation of the Landmarks Preservation Commission when they wish to repair or alter their buildings.

*David Hupert (19)*

David Hupert, Chairperson  
Landmarks Committee

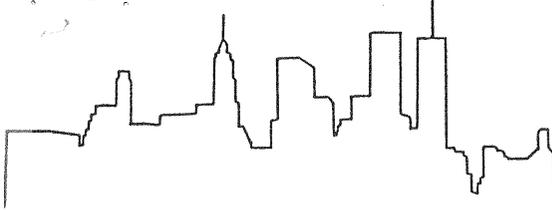
Sincerely,



James Stratton  
Chairperson

/ig

ltr/land.bui



# COMMUNITY BOARD No. 1

CITY OF NEW YORK

James A. Stratton  
*Chairperson*

Paul Goldstein  
*District Manager*

December 18, 1989

Hon. David F.M. Todd, Chairman  
Landmarks Preservation Commission  
225 Broadway, 23rd Floor  
New York, NY 10007

RE: Home Life Insurance Co. Bldg.  
Rogers Peet Building  
Broadway-Chambers Building  
Mutual Reserve Fund Building  
311 Broadway Building  
315 Broadway Building  
325-331 Broadway Building  
359 Broadway Building  
70-76 Lafayette Street Building  
Avildsen Tools Building  
23-25 Park Place Building(s)

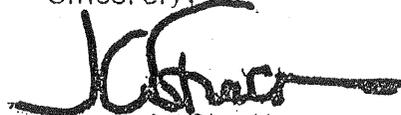
Dear Chairman Todd:

I am enclosing a recent resolution of Community Board #1 which recommends that the Landmarks Preservation Commission designate the above referenced buildings as individual New York City landmarks.

In addition, the resolution requests that LPC, in partnership with Community Board #1 and building owners, work toward streamlining the certificate of appropriateness application process and explore ways in which to provide assistance to owners of buildings with landmark status.

Thank you for your cooperation, and I await word of your decision in these matters.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Stratton', with a long horizontal flourish extending to the right.

James A. Stratton  
Chairperson

HH/Ima

cc: D. Miner, LPC  
J. Rizzo, LPC  
D. Hupert, CB #1

ltr/lpc

COMMUNITY BOARD #1 MANHATTAN  
RESOLUTION

Date: December 12, 1989

COMMITTEE OF ORIGIN: LANDMARKS PRESERVATION

BOARD VOTE: 22 In Favor    2 Opposed    5 Abstained

RE:                    11 Proposed Landmark Structures

WHEREAS:            Having held a public hearing on the 11 buildings under consideration for designation as landmarks, and

WHEREAS:            Having heard 2 objections to landmarking from owners representatives, one being the added bureaucracy of another City agency, and the other the restriction on the demolition of their buildings, and

WHEREAS:            Community Board #1 includes many non-landmarked buildings and vacant sites suitable for development, now

THEREFORE  
BE IT  
RESOLVED

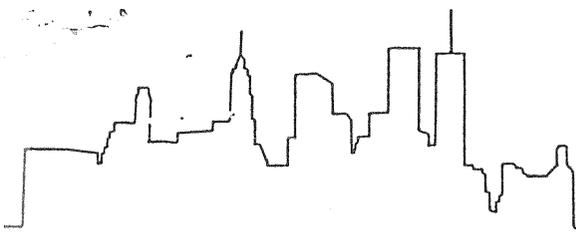
THAT:                    Community Board #1 recommends that the 11 buildings be designated as landmarks, and

BE IT  
FURTHER  
RESOLVED

THAT:                    That the Landmarks Preservation Commission join with Community Board #1 and building owners to address the issue of administrative delays and possible assistance to owners of landmark buildings.

DH/lma

res/res12.89



# COMMUNITY BOARD No. 1

CITY OF NEW YORK



James A. Stratton  
*Chairperson*

Paul Goldstein  
*District Manager*

September 18, 1989

Hon. David Todd  
Chairman  
Landmarks Preservation Commission  
225 Broadway, 23rd Floor  
New York, NY 10007

Re: Proposed landmarking of 29  
Tribeca Buildings

Dear Chairman Todd

At our September 14th monthly meeting Community Board #1 adopted the attached resolution in support of the proposed designation of 29 Tribeca structures to be New York City landmarks.

As stated in the resolution the Community Board is also sensitive to the needs of the commercial tenants in many of these structures and recommends that the Landmarks Preservation Commission give timely and sympathetic response to requests for necessary and appropriate modifications to ground floor facades. In addition, the Community Board recommends that a system be established to ensure that small property owners gain technical assistance and rapid turnaround on their buildings alteration requests which must go before the Landmarks Preservation Commission.

Community Board #1 appreciates all the fine work which the Landmarks Preservation Commission has done to preserve many important buildings in the Tribeca area and wishes you continued success in your endeavors.

Sincerely,

James Stratton  
Chairperson

PG/ig

Attachments

cc: J. Rizzo  
D. Hupert

(tribeca.bld/1)

COMMUNITY BOARD #1 MANHATTAN  
RESOLUTION

DATE: SEPTEMBER 14, 1989

COMMITTEE OF ORIGIN: LANDMARKS, ARTS & CULTURAL AFFAIRS

COMMITTEE VOTE: (To be announced)

BOARD VOTE: 19 In Favor            1 Opposed            0 Abstained

RE:            Proposed landmarking of 29 buildings in the Washington Market area

BE IT  
RESOLVED  
THAT:

Community Board #1, having heard testimony from interested community members, building owners and tenants, recommends that all 29 properties listed\* be designated as New York City Landmarks, and

BE IT  
FURTHER  
RESOLVED  
THAT:

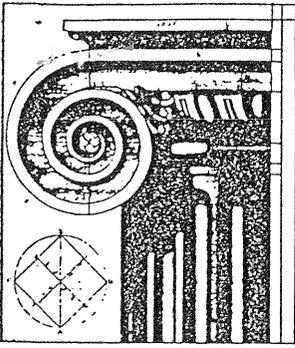
Recognizing the concerns of commercial occupants for maintaining and improving the functional efficiency of their buildings, and, in the interest of preserving businesses as well as buildings, recommends that the Landmarks Preservation Commission give timely and sympathetic response to requests for necessary, appropriate modifications to ground floor facades, and

BE IT  
FURTHER  
RESOLVED  
THAT:

Recognizing that landmark status confers, along with pride and recognition, an additional level of necessary bureaucracy that can be particularly onerous to owners of small properties which results in frequent opposition by owners to landmarking, recommends that a system be established either within the Landmarks Preservation Commission or in the Mayor's office to act as ombudsman to facilitate and expedite requests for modification or alteration of landmarked buildings.

\* See list of buildings attached.

HH/lma  
(resoluti.sept2/9)



# The Committee For The Washington Market Historic District

of the Tribeca Community Association

90 West Broadway, New York City, N.Y. 10007 (212) 732-6196

5 December 1989

## POSITION OF THE COMMITTEE IN SUPPORT OF THE PROPOSAL BY LANDMARKS PRESERVATION COMMISSION TO DESIGNATE ELEVEN INDIVIDUAL LANDMARK BUILDINGS IN TRIBECA

*many new*  
We congratulate the L.P.C. on their proposed designation of ~~eleven~~ landmark buildings in the Tribeca District in Lower Manhattan. This action comes after ten years of staff work and more than five years of active community involvement. We're pleased that this proposal recognizes the importance of the rich architectural treasures along the Broadway Corridor, an area presently under study by the City Planning Commission.

We give our full support to these designations. We praise the commission and staff for their meticulous and comprehensive work; these are all worthy buildings. Their architectural and stylistic merits are easily recognized and will no doubt be spoken upon at length today. However, there are individual buildings and groups of buildings located outside the four proposed Tribeca Historic Districts which are still not receiving the protection they deserve. They are listed on the attached sheet.

We ask that the commission re-examine these and propose that they be heard for historic district status or as individual landmarks.

Again we suggest that the importance of an overall "Tribeca Plan", which would comprehensively cover all contributing buildings in Tribeca, cannot be overstated. Even if individual buildings are not included within an historic district, they should be included in a Tribeca master preservation plan. Clearly such efforts must involve the cooperation of the Department of City Planning, as well as the L.P.C. We praise the L.P.C. for their efforts to work with the D.C.P., and ask that these efforts be redoubled. On the eve of a new administration, there is now an ideal opportunity to explore a true working relationship between these two city agencies.

We propose that such planning include the creation of a "special purpose district" to preserve the character of those areas of Tribeca which are not of sufficient quality to merit historic district designation. Such a district (or districts) could complement and supplement the proposed Tribeca Historic districts, and these ~~and~~ individual landmarks, enabling true

neighborhood preservation to occur.

With reference to the continuation of the hearing for buildings on Warren and Murray Streets heard in September of this year, we thank the commission for allowing the owners of some of these properties more time to review the potential effects of landmark designation. We are pleased that the commission and staff are interested in the well-being of small business owners in the Tribeca area and that there is a willingness to meet with them informally to discuss their concerns. The committee recognizes that there are fears which some owners may have concerning the impact of landmark status on their properties; we hope that with knowledge comes the realization that owning a landmark need not be feared.

Hal Bromm, Chairperson

PARTIAL LIST OF HISTORICALLY SIGNIFICANT TRIBECA BLOCKS AND BUILDINGS NOT YET PROPOSED FOR HISTORIC DISTRICT OR INDIVIDUAL LANDMARK STATUS

Areas not included to the south:

Portions of Reade Street

Nearly all of Chambers Street between Greenwich and Broadway

Portions of Warren Street - east of Greenwich to West of Broadway

East side of Church Street - between Park Place and Murray Street

Both sides of Church Street - between Chambers and Murray Streets

Both sides of West Broadway - between Chambers and Murray Streets

Areas not included to the north:

Beach Street - between Varick and Church Streets

Portion of St. John's Lane

Portions of West, Watts, Washington, and Desbrosses Streets

West Broadway - between Franklin and Thomas Street

Buildings left out by street number (date follows address):

Warren Street: 15, 50, 52 (all 1870), 59 (1891), 68 (1850), 71 (1875), 72 (1885), 73 (1890), 74 (1870), 75 (1865), 77 (1870), 79 (1865), 81 (1865), 83 (1895), 92 (1872).

Chambers Street: 146 (1880), 148 (1900), 150, 153-155 (all 1870), 156 (1860), 158, 165 (all 1870).

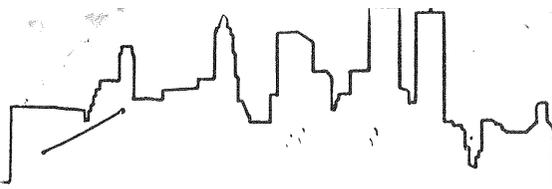
Murray Street: 9 (1897), 16 (1870), 18 (1860), 20 (1870).

Church Street: 111 (1850), 125 (1868), 136 (1930), 149 (ca. 1860).

Reade Street: 135 (1870), 137, 139, 141 (all 1884), 143 (1870), 145 (1874), 147 (1874).

West Broadway: 62-64 (all 1895), 65 (1880), 66 (1895), 86 (1850), 88 (1885), 90-92 (1895).

Hudson: 1 (1903).



# COMMUNITY BOARD No. 1



James A. Stratton  
Chairperson

CITY OF NEW YORK

Paul Goldstein  
District Manager

December 7, 1989

Hon. David F.M. Todd, Chairman  
Landmarks Preservation Commission  
225 Broadway, 23rd Floor  
New York, NY 10007

RE: Home Life Insurance Co. Bldg.  
Rogers Peet Building  
Broadway-Chambers Building  
Mutual Reserve Fund Building  
311 Broadway Building  
315 Broadway Building  
325-331 Broadway Building  
359 Broadway Building  
70-76 Lafayette Street Building  
Avildsen Tools Building  
23-25 Park Place Building(s)

Dear Chairman Todd:

Community Board #1 requests that the Landmarks Preservation Commission continue the December <sup>12</sup>~~15~~, 1989 public hearing (or in the alternative, hold open the record of the hearing) and delay any action on the above referenced buildings until the Commission's next scheduled designation hearing. This request is made to allow the Community Board #1 sufficient time to thoroughly review and comment on these proposed landmark designations which are of significant importance to both the community and the Community Board.

The Community Board's own public hearing was held in conjunction with a meeting of our Landmarks Committee last evening. The full Board will consider a resolution of the committee on Tuesday, December 12th, but unfortunately in the evening of the same day as the LPC hearing.

Thank you for your every consideration, and I await word of your decision  
in this regard.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Stratton", with a long horizontal flourish extending to the right.

James A. Stratton  
Chairperson

HH/lma

cc: Hon. D. Dinkins  
Hon. M. Friedlander  
D. Hupert, CB #1  
J. Rizzo, LPC ✓

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ltr/lpc

Date: December 12, 1989

To: Landmark Preservation Committee

Subject: Proposed Landmark designation for buildings in the lower Manhattan area (Broadway Corridor)

1. My name is Herbert Rosenfield, President of Chambers Canal Civic Association. I have been before you in the past to object to the designated Landmarking of buildings and the creation of Historic Districts in the Broadway Corridor.

2. In order to clarify the area covered by the Broadway Corridor I have brought a map of the downtown business district. The area we are concerned about is that part of Manhattan from Canal Street south to Park Place and from West Broadway to the east side of Broadway.

3. This area has been reserved, in the minds of all of us who have devoted a lifetime to community planning, for the future use and expansion of our downtown business community. The City Planning Commission many years ago zoned this area for commercial use. Action by the Landmark Preservation Commission to create historic districts, and to Landmark undistinguished buildings, creates the impression, in the opinion of both laymen and experts, that the Landmark Preservation Commission is inserting itself into the complex process of zoning and is in fact instituting defacto zoning in this area, thereby preventing orderly development for commercial use.

4. The words "business expansion" have specific reference to different areas of industry and commerce. We require future

planning for the expansion of:

- A. The Financial Community
- B. Insurance Community
- C. Printing Trades
- D. Garment Industry
- E. Legal Profession
- F. Food Industry
- G. Wholesale and Warehouse Industry
- H. Small enterprises who in the future will require modern office space in order to enable them to compete efficiently.

5. The most important asset of the Broadway Corridor District is the infrastructure already in place.

- a. Superb mass transit facilities
- b. Sufficient power electrical, gas, and steam
- c. Communication lines of all kinds able to reach the entire world.

6. Our conclusion is that by landmarking buildings in the Broadway Corridor, buildings not worthy of such an honored designation, and by creating districts of dubious historical value, the area will be irreparably damaged from a business standpoint, making it totally unviable for business expansion. Future development of the downtown business community will be greatly retarded by the inability of businesses to expand cost effectively expand.

7. In perusal of the City's Administrative Code, under which

the Landmarks Commission functions and develops its criteria for landmarking, the controlling factors stated for the creation of historic districts and the Landmarking of buildings are: 1. Historical, 2. Esthetic, 3. Architectural, and 4. Cultural (factors). The Landmark Commission in the past has also used additional criteria such as economic impact, conformity with city plans and policy, plus other social considerations. It is the opinion of outstanding architectural historians I have consulted that the overwhelming majority of the buildings in the Broadway Corridor do not qualify under these parameters. In fact, many of the buildings are shabby and nondescript with neither historical or esthetic values. They have also stated to me that the Landmark Preservation Commission, by its proposed action, is actually undertaking defacto zoning.

8. The argument if a building is landmarked its value will increase doesn't hold for this area, where the value isn't in the buildings themselves, but rather in the land under them. The ability for businesses to freely expand, without having to go through long, expensive, and involved processes, of getting bureaucratic approval for expansion, is what makes this area so inviting for labor intensive businesses, the ones that produce jobs.

9. Take away freedom to expand, and these businesses, their jobs and the tax dollars that go with them, will be forced to move to other areas such as New Jersey, Connecticut, and Pennsylvania.

10.       Joining us in opposing the landmarking of buildings and the creation of the proposed historic districts in the Broadway Corridor are the business community, represented by the Downtown Lower Manhattan Association, the the Real Estate Board of New York, the Committee for Fair Landmarking, the Department of Economic Development of the City of New York, the Murray - Warren Streets Association, and the Associated Property Owners Association. Representatives of labor also join with us, as represented by the I.L.G.W.U., Local District Council 37, Local 32 Building Service Employees, and the Allied Trades Council.
  
11.       They feel as we do that any restrictions on the as of right use of these properties can only be done at great cost to both the economy of the City of New York and to the people who live and work here.
  
12.       Is there a civic minded citizen of the City of New York who would oppose landmarking buildings such as the Woolworth Building, City Hall, The Stock Exchange Building, and dozens of others of this nature which are structures to save for future generations?
  
13.       Let the Landmark Preservation Commission devote its energy and time to saving these sorts of structures, rather than running afoul of its purpose by trying to save the very worst of what New York offers in the way of architecture. And let us not needlessly discourage business expansion in

an area which can develop the most jobs per dollar invested, jobs that we need here, for our economic development and prosperity.



LANDMARKS PRESERVATION COMMISSION

225 BROADWAY, NEW YORK, N. Y. 10007

(212) 553-1100

October 26, 1989

Lester Palestine et al  
375 Park Ave.  
N.Y., NY 10152

Re: 315 Broadway Building                      Block 151, Lot 29  
315 Broadway, Manhattan.

Dear Mr. Palestine:

The Landmarks Preservation Commission is the New York City agency mandated to designate and preserve individual buildings, historic districts, interiors, and scenic sites that have special historic, architectural, cultural or aesthetic significance.

In accordance with Section 25-313 (formerly Section 207-12.0 of Chapter 8-A) of the Administrative Code of the City of New York, you are hereby notified that a public hearing will be held on Tuesday, December 12, 1989, beginning at 9:30 A.M., in the Board of Estimate Chambers, City Hall, Manhattan, with respect to the proposed designation of the above listed property. You or your representative are invited to attend the hearing and present any information or testimony relating to the proposed designation. Public hearings are intended to provide a forum for interested parties such as owners of potential landmarks, affected community boards, public officials, community groups and members of the general public, to voice their opinions regarding proposed designations. We hope you will participate in these proceedings.

Public notice of the hearing identifying the proposed historic district and its boundaries will appear in the City Record of November 28, 1989 and each day (other than Saturdays, Sundays and holidays) thereafter until and including December 12, 1989.

Please contact me at (212) 553-1128 if you have any questions about the proposed hearing or if you are planning to carry out work on the above-listed property so that your plans may be reviewed by our staff to assess their impact on the proposed landmark. To arrange for speaking time for yourself or for your representative at the public hearing, please call Mr. Alec Hemer [(212) 553-1167] by Thursday, December 7, 1989.

Sincerely,

Joan Olshansky  
Director of Operations  
JO:AKH:hpc

Enc.



LANDMARKS PRESERVATION COMMISSION

225 BROADWAY, NEW YORK, N. Y. 10007

(212) 553-1100

November 1, 1989

Lester Palestine et al  
375 Park Ave.  
N.Y., NY 10152

Re: 315 Broadway Building                      Block 151, Lot 29  
315 Broadway, Manhattan.

Dear Mr. Palestine:

The Landmarks Preservation Commission is the New York City agency mandated to designate and preserve individual buildings, historic districts, interiors, and scenic sites that have special historic, architectural, cultural or aesthetic significance.

In accordance with Section 25-313 (formerly Section 207-12.0 of Chapter 8-A) of the Administrative Code of the City of New York, you are hereby notified that a public hearing will be held on Tuesday, December 12, 1989, beginning at 9:30 A.M., in the Board of Estimate Chambers, City Hall, Manhattan, with respect to the proposed designation of the above listed property. You or your representative are invited to attend the hearing and present any information or testimony relating to the proposed designation. Public hearings are intended to provide a forum for interested parties such as owners of potential landmarks, affected community boards, public officials, community groups and members of the general public, to voice their opinions regarding proposed designations. We hope you will participate in these proceedings.

Public notice of the hearing identifying the proposed landmark and its site will appear in the City Record of November 28, 1989 and each day (other than Saturdays, Sundays and holidays) thereafter until and including December 12, 1989.

Please contact me at (212) 553-1128 if you have any questions about the proposed hearing or if you are planning to carry out work on the above-listed property so that your plans may be reviewed by our staff to assess their impact on the proposed landmark. To arrange for speaking time for yourself or for your representative at the public hearing, please call Mr. Alec Hemer [(212) 553-1167] by Thursday, December 7, 1989.

Sincerely,

  
Joan R. Olshansky  
Director of Operations  
JRO:MC:hpc

Enc.



LANDMARKS PRESERVATION COMMISSION

225 BROADWAY, NEW YORK, N. Y. 10007

(212) 553-1100

February 21, 1990

315 Broadway Associates  
c/o Allen Green, Esq.  
c/o Bell, Kalnick, Klee, and Green  
300 Park Avenue  
New York, NY 10022

Re: 315 Broadway Building  
315 Broadway  
Manhattan Tax Map Block 151 Lot 29

Dear Mr. Green:

The public hearing on the above cited property has been continued to April 3rd, 1990, beginning at 9:30 a.m., in the Board of Estimate Chambers in City Hall. You and/or your representative are cordially invited to attend the hearing and offer any additional information or testimony concerning the proposed designation of this property as a Landmark. To schedule a speaking time, please call Ms. Joan Rizzo at (212) 553-1107 before March 28, 1990.

Notice advertising the public hearing and identifying the proposed Landmark and its site will appear in the City Record of March 21st, 1990 and each day (other than Saturdays, Sundays, and holidays) thereafter and including April 3rd, 1990.

If you have any questions before the public hearing, please contact me at 553-1128.

Sincerely,

Joan R. Olshansky  
Acting Executive Director

JRO:AKH:hpc



LANDMARKS PRESERVATION COMMISSION

225 BROADWAY, NEW YORK, N. Y. 10007

(212) 553-1100

February 21, 1990

Lester Palestine et al  
375 Park Ave.  
N.Y., NY 10152

Re: 315 Broadway Building  
315 Broadway  
Manhattan Tax Map Block 151 Lot 29

Dear Mr. Palestine:

The public hearing on the above cited property has been continued to April 3rd, 1990, beginning at 9:30 a.m., in the Board of Estimate Chambers in City Hall. You and/or your representative are cordially invited to attend the hearing and offer any additional information or testimony concerning the proposed designation of this property as a Landmark. To schedule a speaking time, please call Ms. Joan Rizzo at (212) 553-1107 before March 28, 1990.

Notice advertising the public hearing and identifying the proposed Landmark and its site will appear in the City Record of March 21st, 1990 and each day (other than Saturdays, Sundays, and holidays) thereafter and including April 3rd, 1990.

If you have any questions before the public hearing, please contact me at 553-1128.

Sincerely,

Joan R. Olshansky  
Acting Executive Director

JRO:AKH:hpc

315 BROADWAY BUILDING, Manhattan

This imposing five-story Italianate style mercantile building, on the west side of Broadway between Duane and Thomas Streets, was constructed as a speculative investment by retired linen merchant Thomas Suffern in 1861 and leased to the importing firm of Loder Brothers & Co. by 1864. A rare survivor, 315 Broadway is characteristic of the store and loft buildings which flourished in the 1850s and 1860s, as the wholesale textile and drygoods district expanded northward from Cortlandt Street along Broadway and the streets to the west, spurred by the development of the Hudson River waterfront. These loft buildings provided large, open interior spaces for the storage of goods and well-lit ground-story showrooms for the display of merchandise. Their facades were almost uniformly designed in the Italian Renaissance-inspired palazzo style, considered particularly appropriate for commercial buildings because of its associations with Italy's merchant princes. This style was introduced in New York by Joseph Trench and John Butler Snook with their designs for the marble-faced A.T. Stewart Store of 1845-46, which still stands at the northeast corner of Broadway and Chambers Street. Today, this style is represented by a number of marble, stone, and iron-fronted buildings on the streets west of Broadway. On Broadway itself, once the city's most prestigious business and shopping street, which was lined with commercial palaces in the mid-19th century, few such buildings have survived south of Franklin Street.

An unusual example of the commercial palace type, 315 Broadway is distinguished by its structural clarity, inventive detailing, and modeled stonework. At the ground story, portions of the building's original rusticated stone corner piers and cast-iron storefront are still visible. The boldly modeled upper stories feature rusticated corner pilasters and recessed segmentally-arched window surrounds. Large brackets support projecting cornices at each story. The building is crowned by a paneled frieze and bracketed cornice. The unusual placement of the corner pilasters, which are set-in slightly from the edges of the building, apparently stem from the building's original siting next to the garden of New York Hospital and its designer's desire to make the building appear freestanding on both sides.



LANDMARKS PRESERVATION COMMISSION

225 BROADWAY, NEW YORK, NEW YORK 10007

553-1100

November 1, 1989

Lester Palestine et al  
375 Park Ave.  
New York, NY 10152

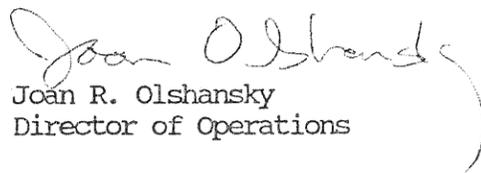
Dear Mr. Palestine:

Recently you received a letter notifying you of a public hearing on December 12, 1989. Due to a data entry malfunction, the third paragraph of the letter refers to "the proposed historic district and its boundaries." Reference should have been made to the "proposed landmark and landmark site."

Please see enclosed, corrected letter.

If you have any questions concerning the proposed designation, please contact me at (212) 553-1128.

Sincerely,

  
Joan R. Olshansky  
Director of Operations

Enc.  
JRO:MC:hpc