



## **CITY PLANNING COMMISSION**

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December 18, 2013, Calendar No. 13

N 140163 HKM

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**IN THE MATTER OF** a communication dated November 7, 2013, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of Tammany Hall, 100 East 17<sup>th</sup> Street (Block 872, Lot 78), by the Landmarks Preservation Commission on October 29, 2013 (Designation List No. 469/LP-2490), Borough of Manhattan, Community District 5.

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Pursuant to Section 3020.8(b) of the City Charter, the City Planning Commission shall submit to the City Council a report with respect to the relation of any designation by the Landmarks Preservation Commission, whether a historic district or a landmark, to the Zoning Resolution, projected public improvements, and any plans for the development, growth, improvement or renewal of the area involved.

On October 29, 2013, the Landmarks Preservation Commission (LPC) designated Tammany Hall, 100 East 17<sup>th</sup> Street (Block 872, Lot 78), as a city landmark. The landmark site is located on the southeast corner of Union Square East and East 17<sup>th</sup> Street, in Union Square, Manhattan Community District 5.

The subject landmark is the only surviving headquarters building of Tammany Hall, the Democratic Party machine that dominated New York City politics in the 19<sup>th</sup> and early 20<sup>th</sup> centuries. The building replaced Tammany's old headquarters on 14<sup>th</sup> Street and was both a reminder of the Society's origins in the Federalist period and a symbol of the reform-minded "New Tammany" organization that emerged in the late 1910s and 1920s. When the building was commissioned, the Tammany Society was at the height of its political fortunes and popularity. Within a few years of the building's completion in 1929, revelations of municipal corruption led to the political decline of the Tammany Society. Starved for patronage, in 1943 the Tammany organization sold the building to Local 91 of the International Ladies Garment Workers Union

and the main meeting hall became one of the most important centers for union activities in New York City. Since the mid-1980s the building's large auditorium has been home to Off-Broadway theater, housing the Roundabout Company until 1991 and a number of distinguished independent productions since then. The remainder of the building has been occupied by the New York Film Institute since 1994.

The building's design draws inspiration from the original Federal Hall, where George Washington took the oath of office as the first president and employs specially molded bricks, which were molded after the bricks used by Democratic Party founder Thomas Jefferson at Monticello. It features a rusticated stone base, pedimented portico, and double-height pilasters, sculptural reliefs in limestone and terra cotta, and neo-Georgian details.

The landmark site is located on a C6-4/R8B split zoning lot in the Union Square Special District. With an allowable floor area ratio (FAR) of 8.0, the 11,975 square foot lot could be developed with approximately 95,800 square feet of floor area. Tammany Hall contains 48,000 s.f., resulting in 47,800 s.f. of unused development rights available for transfer under the existing zoning.

Pursuant to Section 74-79 of the Zoning Resolution, a landmark building may transfer its unused development rights to a lot contiguous to the zoning lot occupied by the landmark building or one which is across the street and opposite to the zoning lot occupied by the landmark building, or in the case of a corner lot, one which fronts on the same street intersection as the lot occupied by the landmark. There are three potential receiving sites available for the transfer of the landmark's unused floor area.

Pursuant to Section 74-711 of the Zoning Resolution, landmark buildings or buildings within Historic Districts are eligible to apply for use and bulk waivers upon application to the Landmarks Preservation Commission.

The subject landmark does not conflict with the Zoning Resolution. In addition, the Commission is not aware of any conflicts between the subject landmark designation and projected public improvements on any plans for development, growth, improvement or renewal in the vicinity of the landmark building.

**KENNETH J. KNUCKLES, ESQ.,** Vice Chairman  
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