

April 14, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 4, LPC-26-08398

**31-33 Lispenard Street (aka 321-323 Church Street) and
35 Lispenard Street – Tribeca East Historic District
Borough of Manhattan**

To testify virtually, please join Zoom

Webinar ID: 161 638 1277

Passcode: 426602

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

Note: If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.

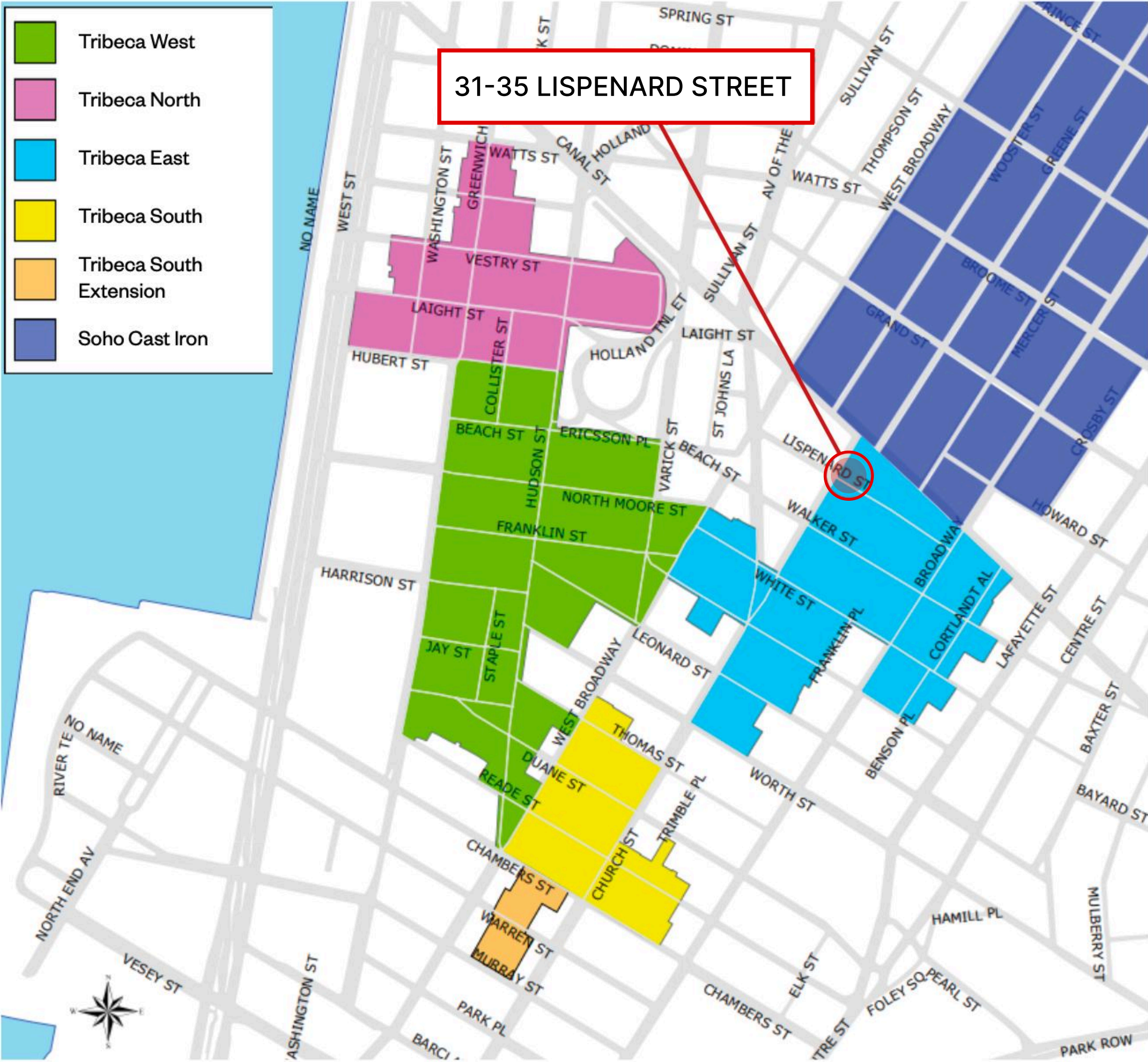
31-35 LISPENARD STREET LPC PRESENTATION



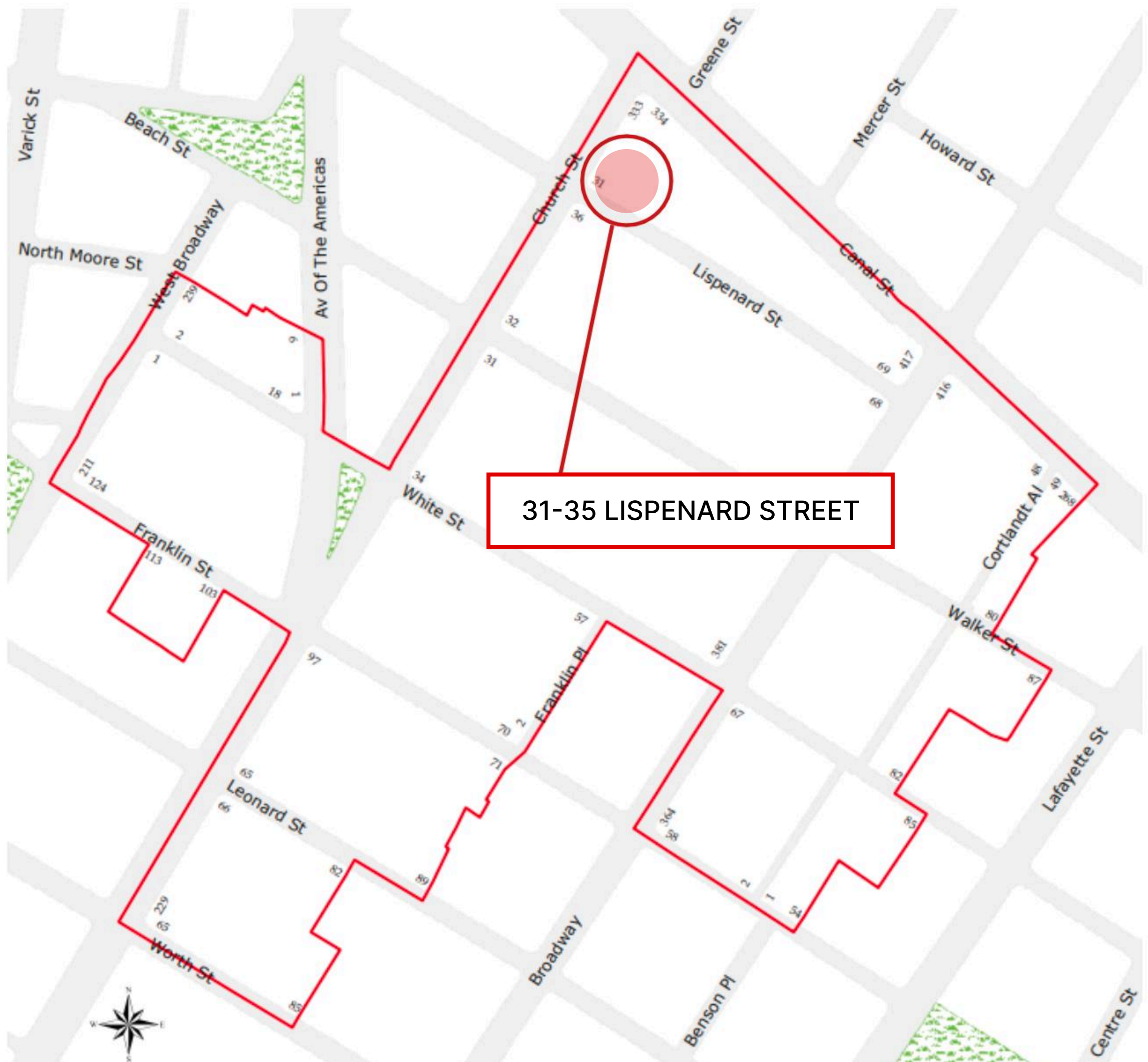
LPC DOCKET 26-08398

31-35 LISPENARD STREET (BLOCK 210, LOTS 1 & 34)

The application requests a Certificate of Appropriateness to demolish the one-story commercial building (C. 1946) at 31-33 Lispenard St. (Lot 1) and the one-story commercial building (C. 1954) located at 35 Lispenard St. and to construct a new building on the combined Lots 1 and 34.

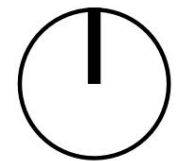


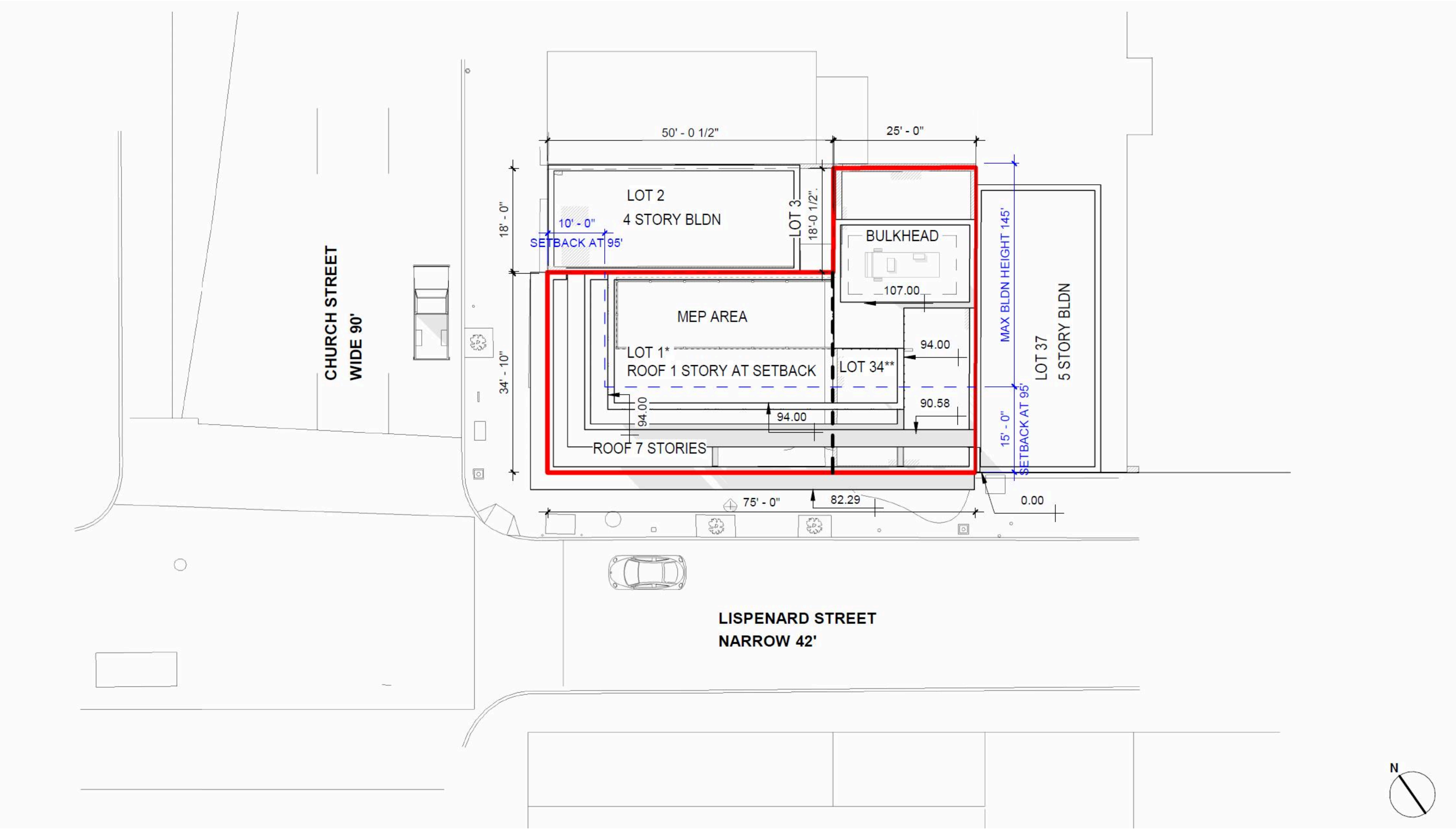
Tribeca Soho Historic Districts

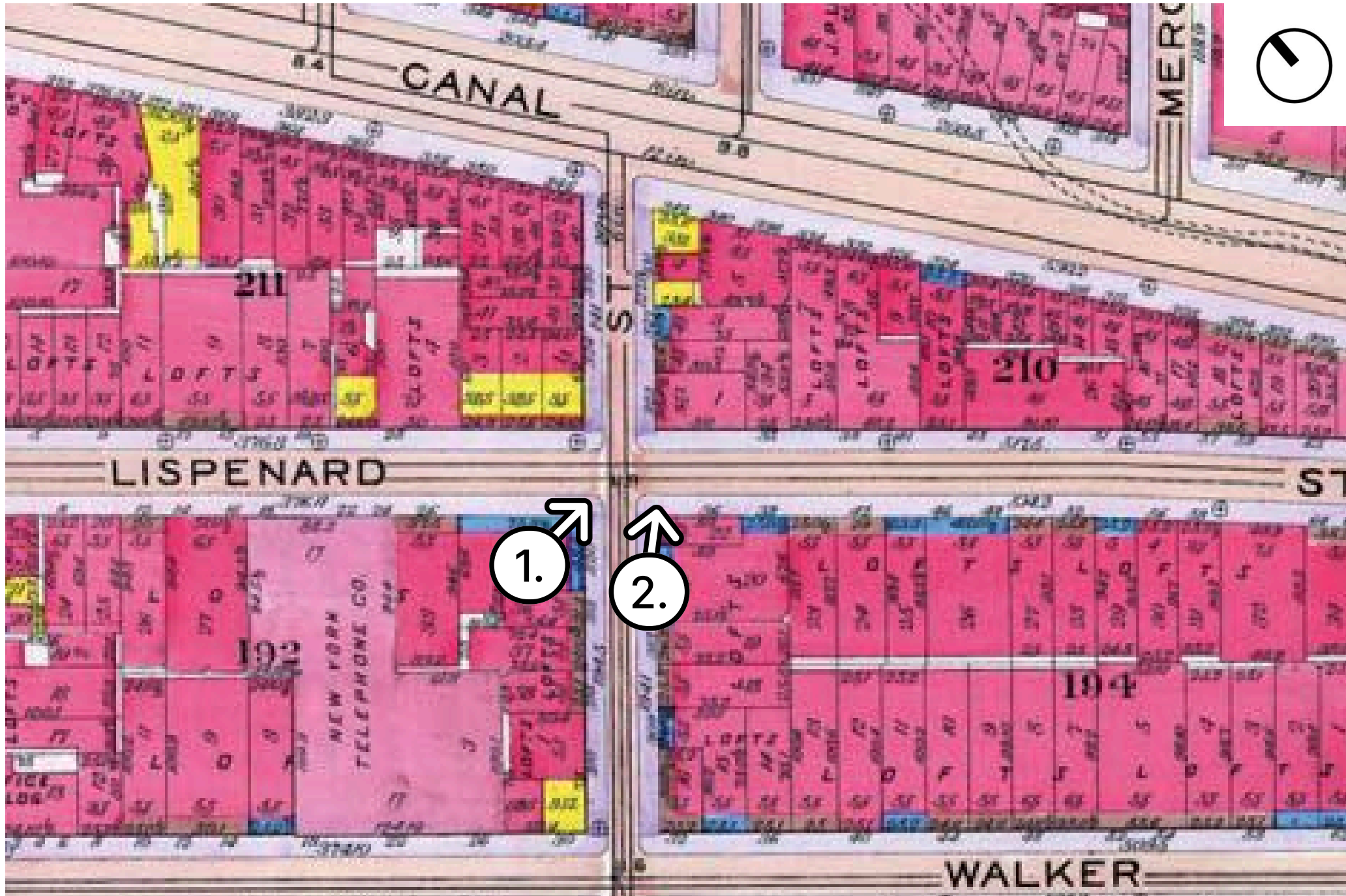


Tribeca East Historic District

Historic District Boundaries







1. 31 Lispenard Street, 1939, NYPL

DESCRIPTIONS FROM THE HD DESIGNATION REPORT

LOT 1*
 * No. 321-323 CHURCH STREET between Lispenard Street & Canal Street (East Side) a/k/a 31-33 Lispenard Street
 Tax Map Block/Lot: 210/1
 Date: 1946-47 [NB 116-1946]
 Architect: Mac L. Reiser
 Owners: Benjamin Hochman, Philip Hochman
 Type: Small commercial building
 Method of Construction: masonry load bearing walls
 Number of stories: 1

LOT 34*
 ** No. 35 LISPENARD STREET between Broadway & Church Street (North Side)
 Tax Map Block/Lot: 210/34
 Date: 1954-56 [Alt 2261-1953]
 Architect: Mac L. Reiser
 Owner: Benjamin Hochman
 Type: Small commercial building
 Method of Construction: masonry
 Number of stories: 1



2. 31 Lispenard Street, 1940, DOF tax record



2. 31 Lispenard Street, 1950, DOF tax record



1. 321-323 Church Street, 1980, DOF tax record



Church Street / Lispenard Street

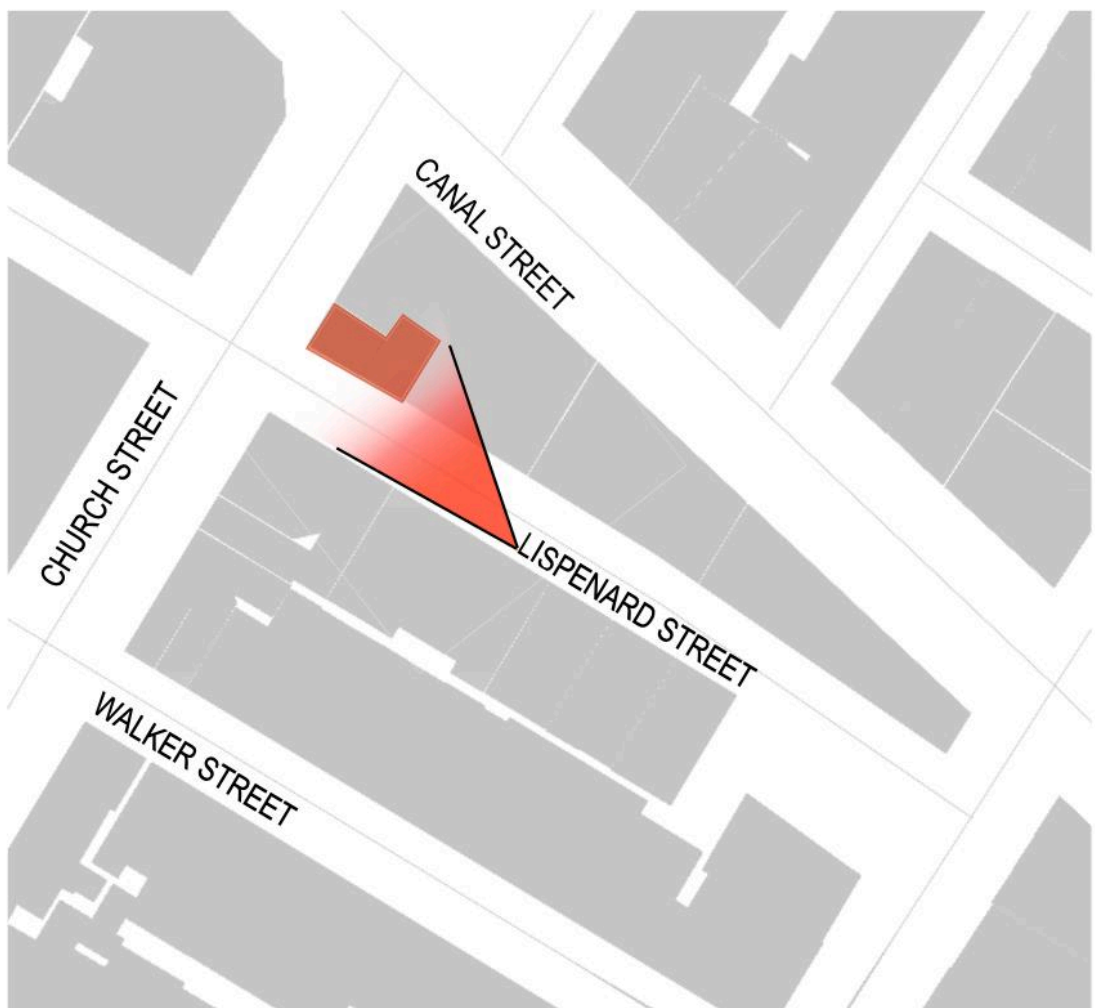


Keyplan





Lispenard Street



Keyplan





Proposed Building Church Street / Lispenard Street

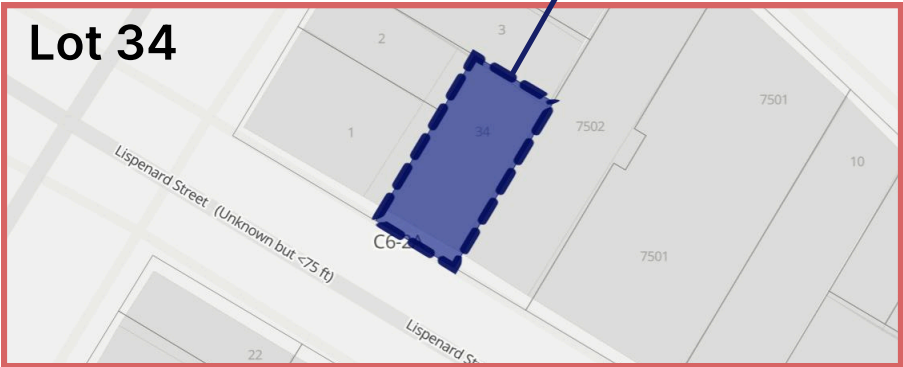


Keyplan



**2019 PREVIOUSLY
APPROVED BY LANDMARKS**
31 LISPENARD (EXCLUDING LOT 34)

Approved 2019; Excluded Lot 34

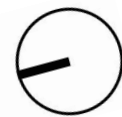


31-35 LISPENARD STREET NEW PROPOSAL

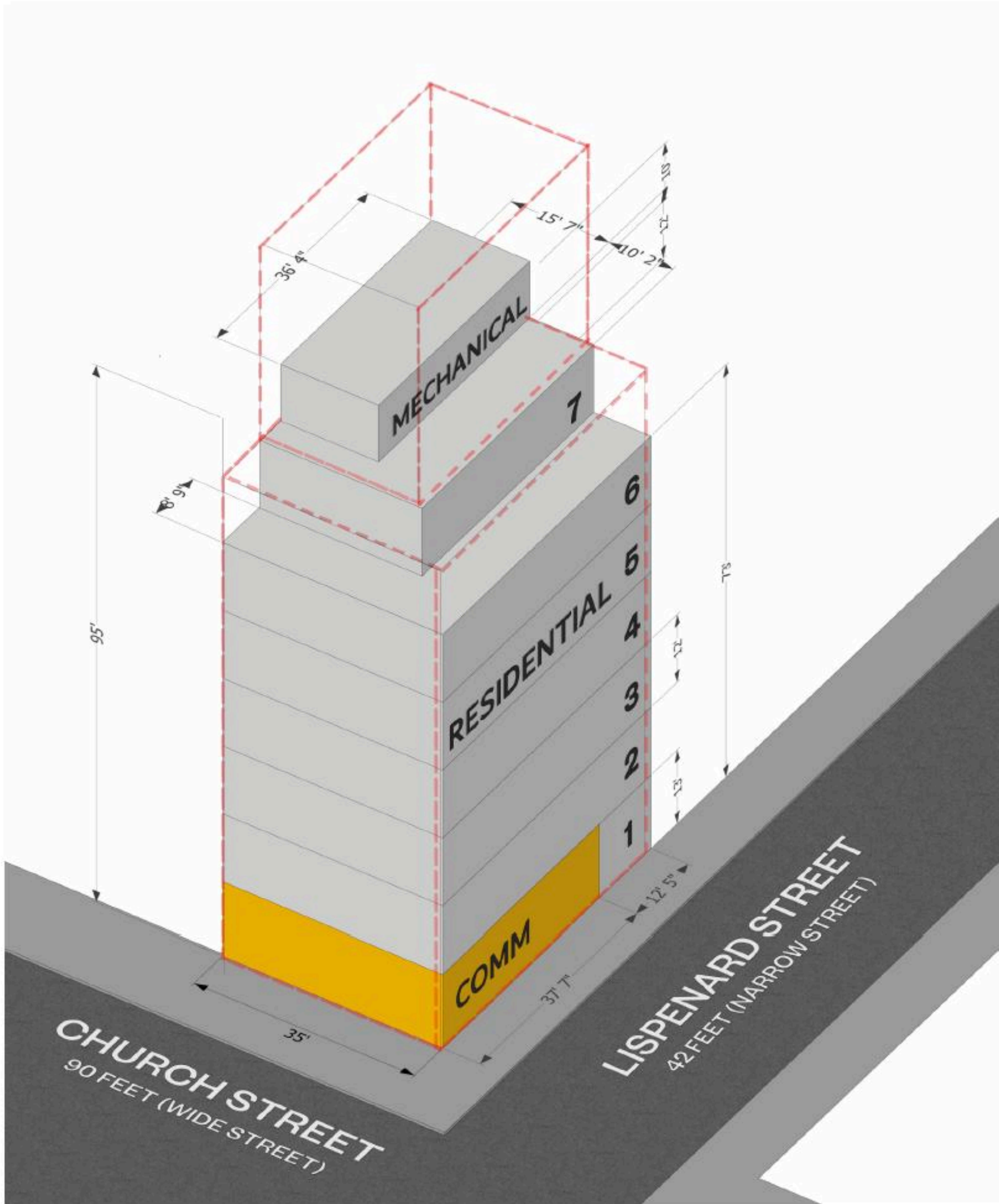


Keyplan

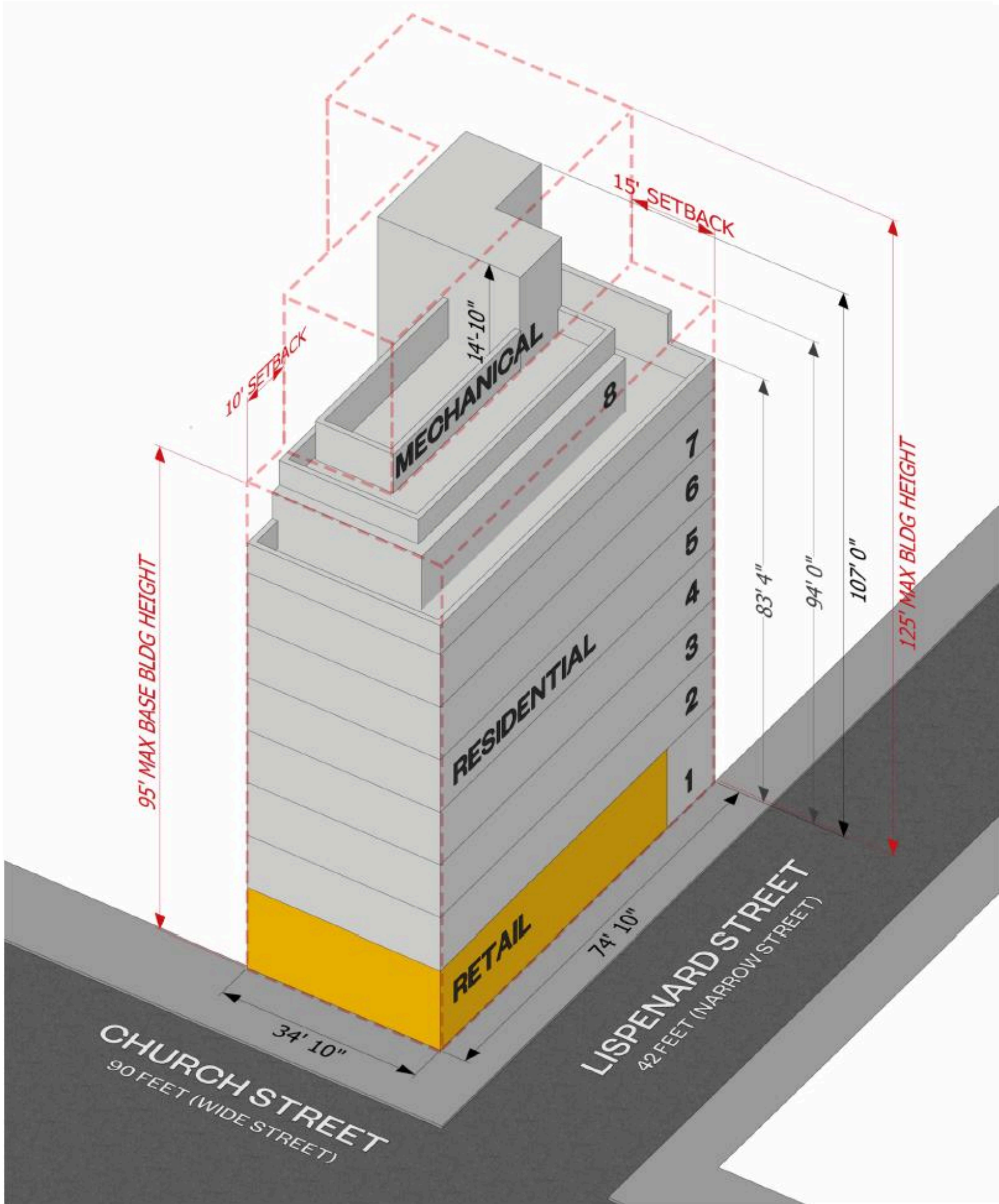
Proposed Building Church Street / Lispenard Street



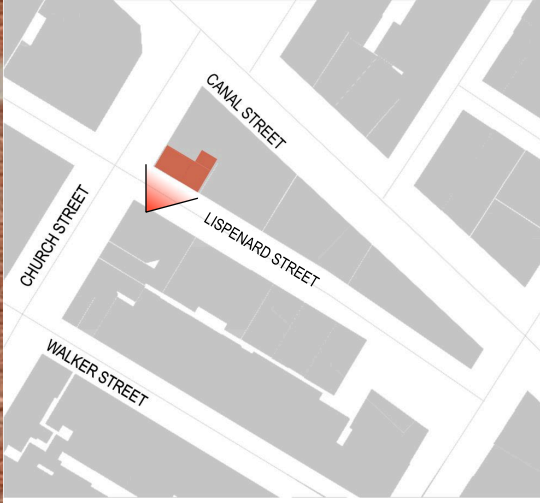
Approved 2019; Excluded Lot 34 & New Proposal



PREVIOUSLY APPROVED FOR 31 LISPENARD



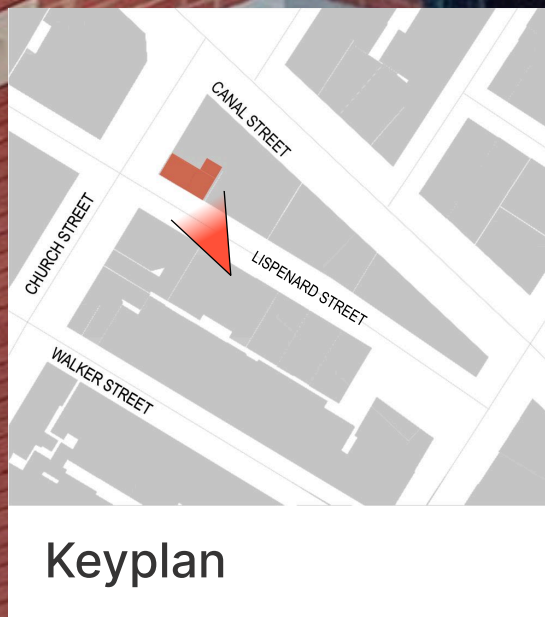
PROPOSED MASSING FOR 31 LISPENARD

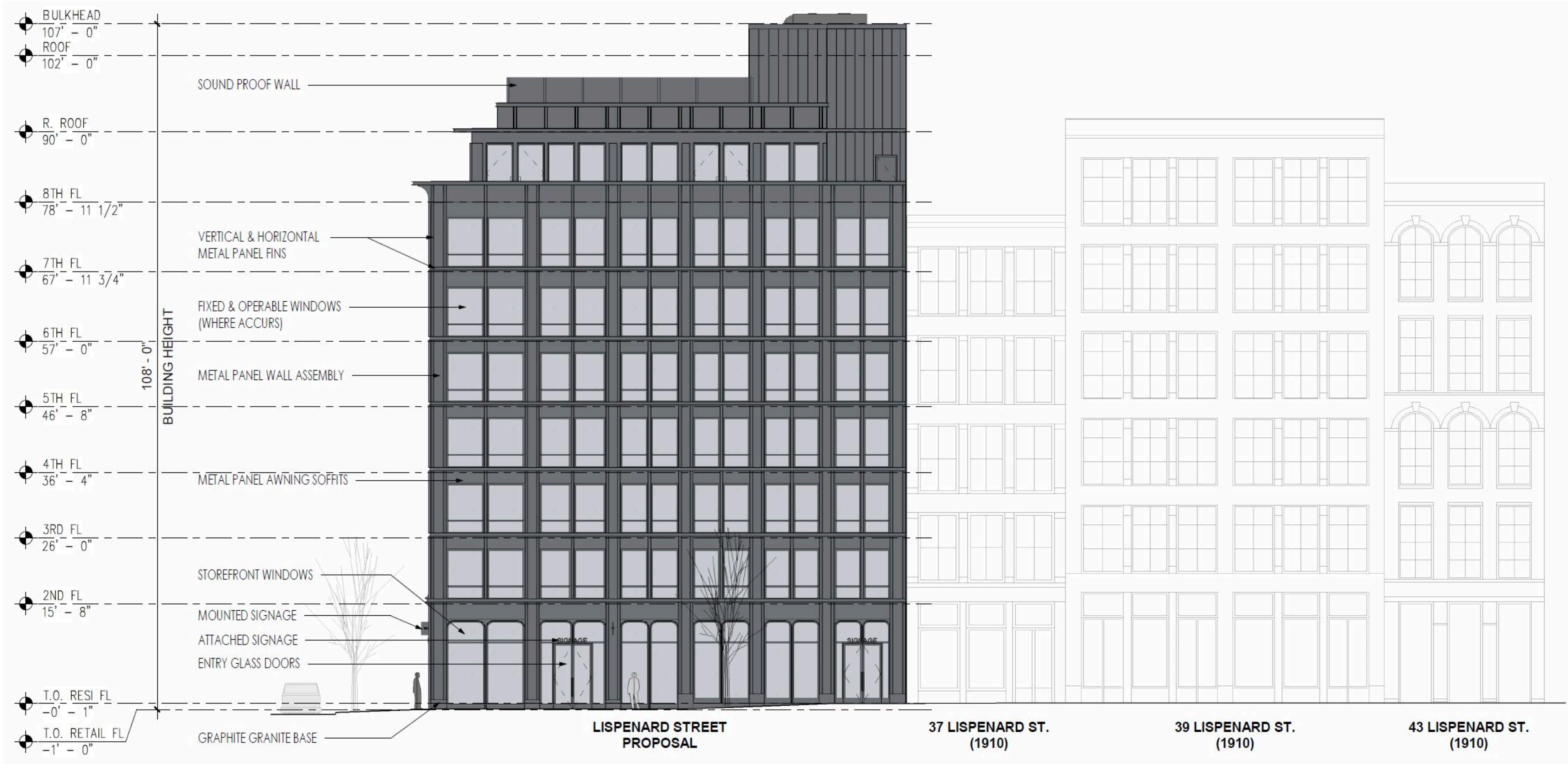


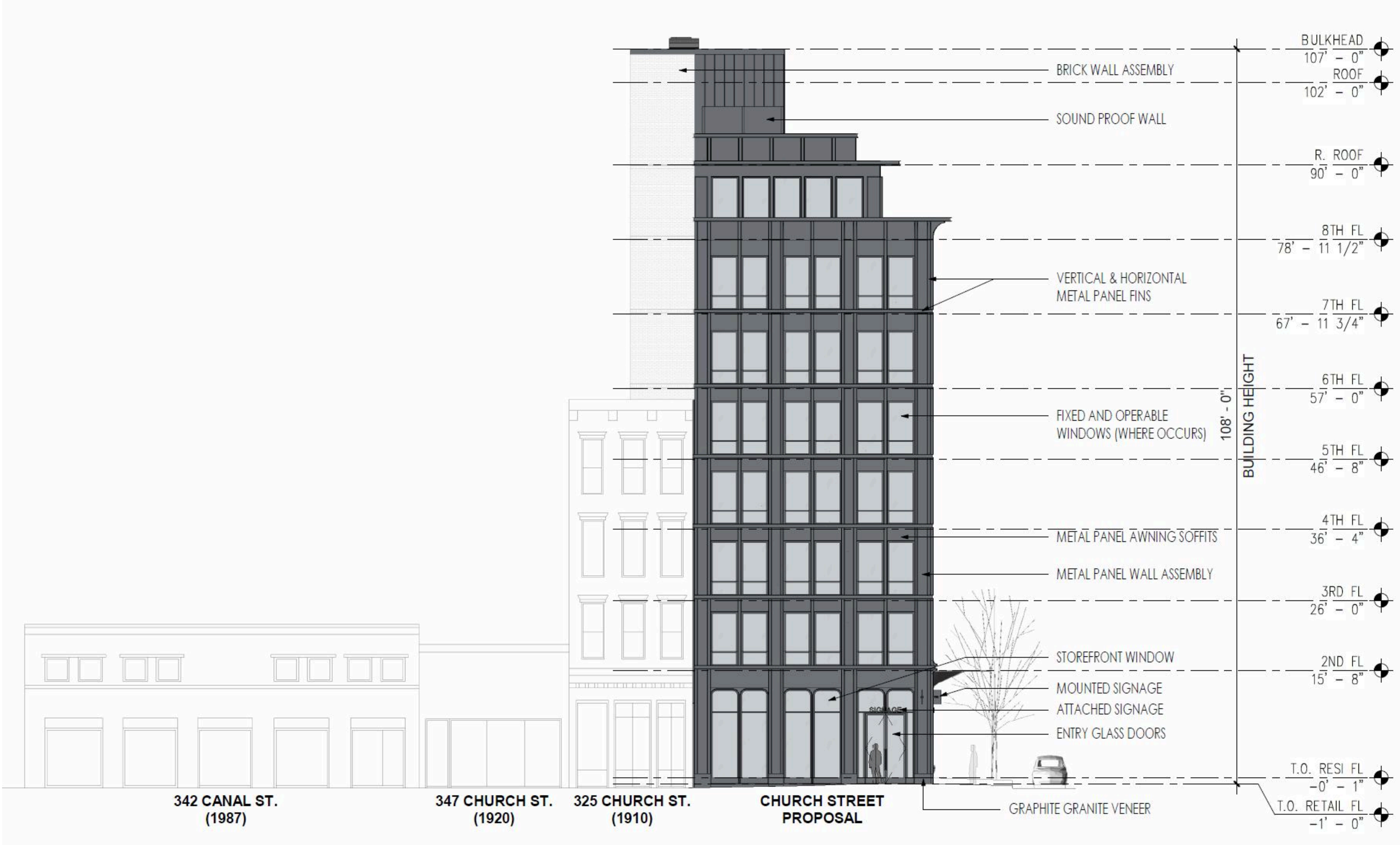
Keyplan

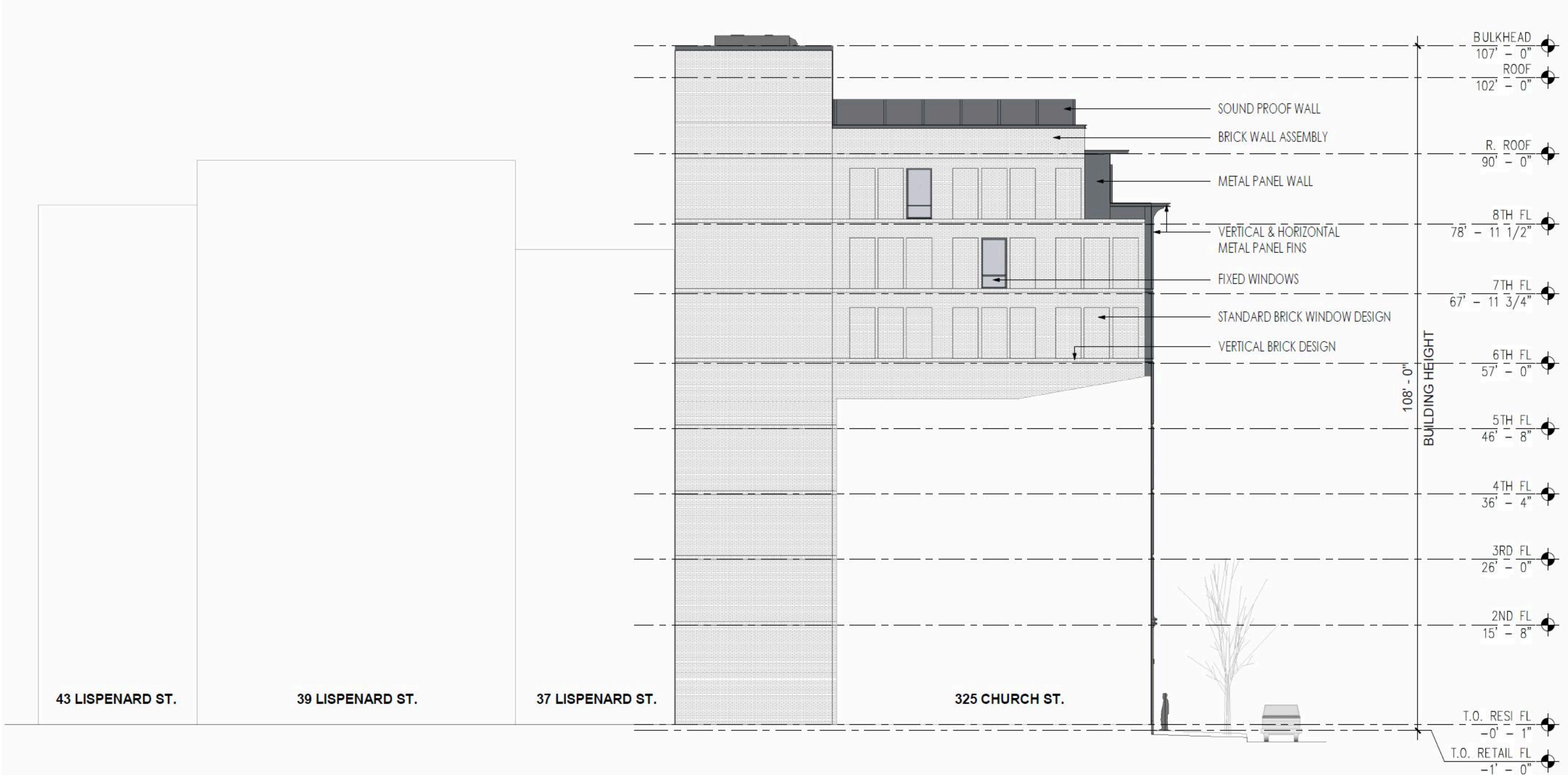


Keyplan











Lispenard Street North Elevation Existing



Lispenard Street North Elevation Proposed Building / NEW DESIGN



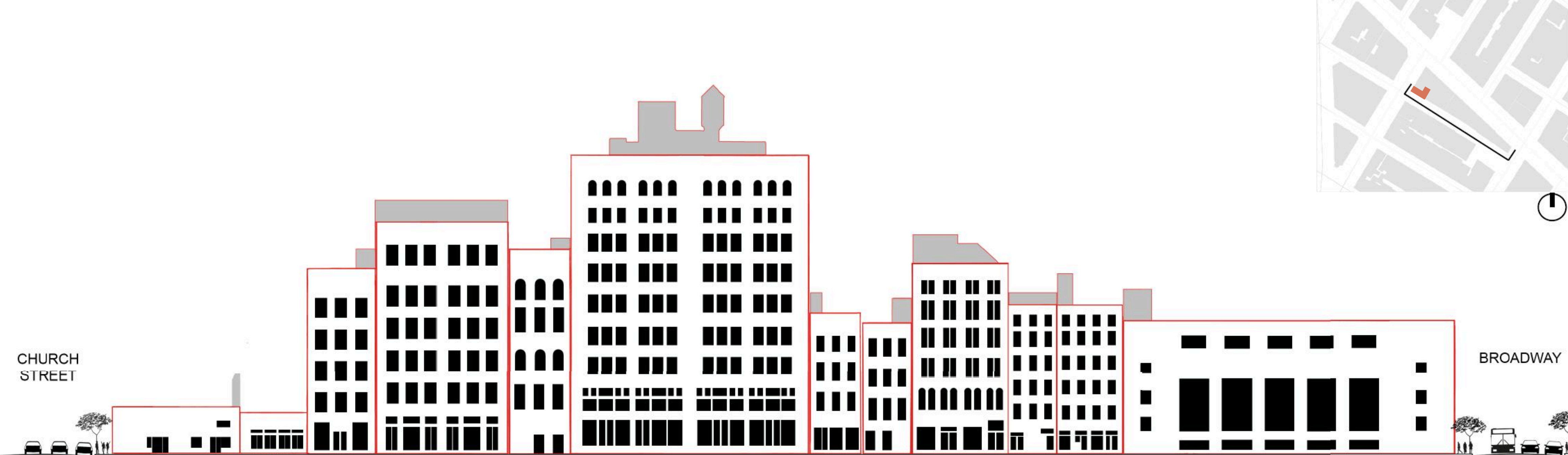
Church Street Elevation Existing



Church Street Elevation with Proposed Building



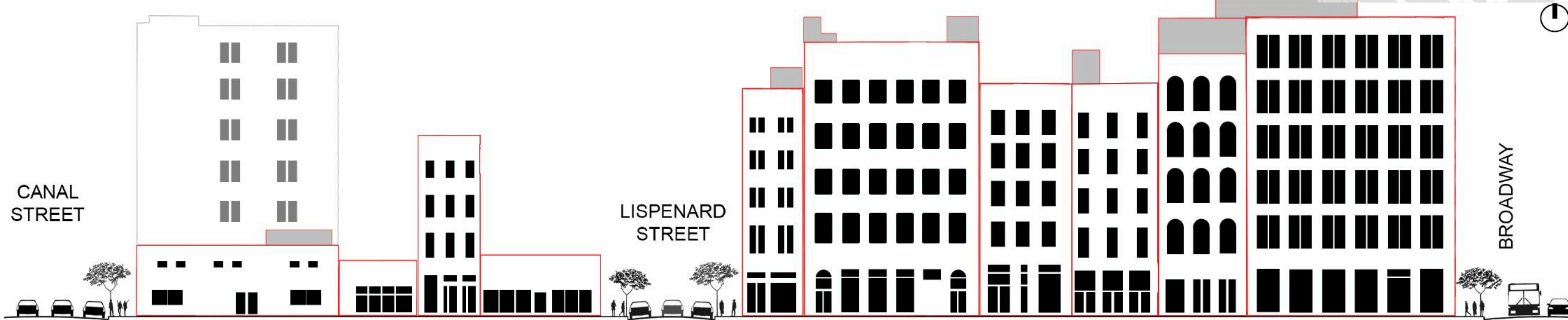
Lispenard Street South Elevation



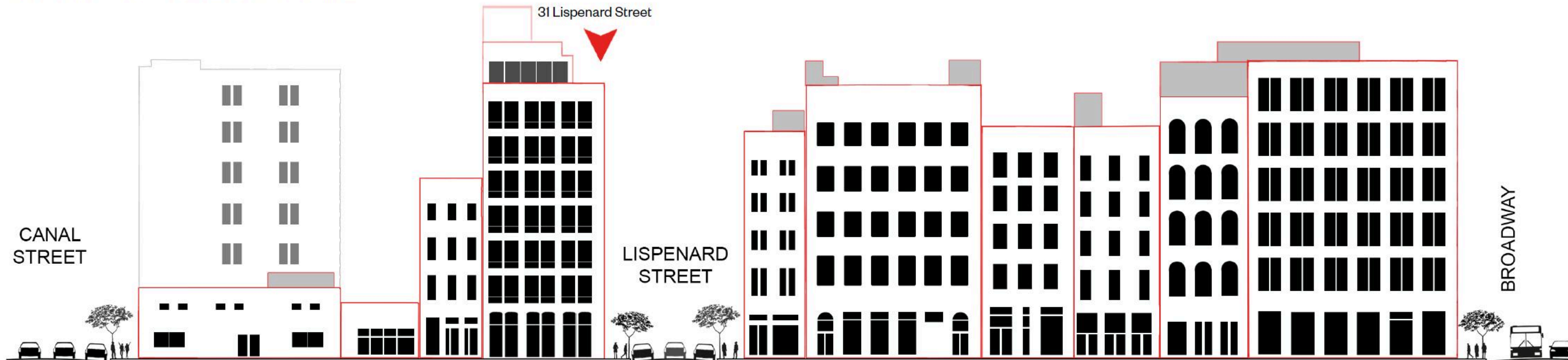
Lispenard Street North Existing Solids and Voids Diagram



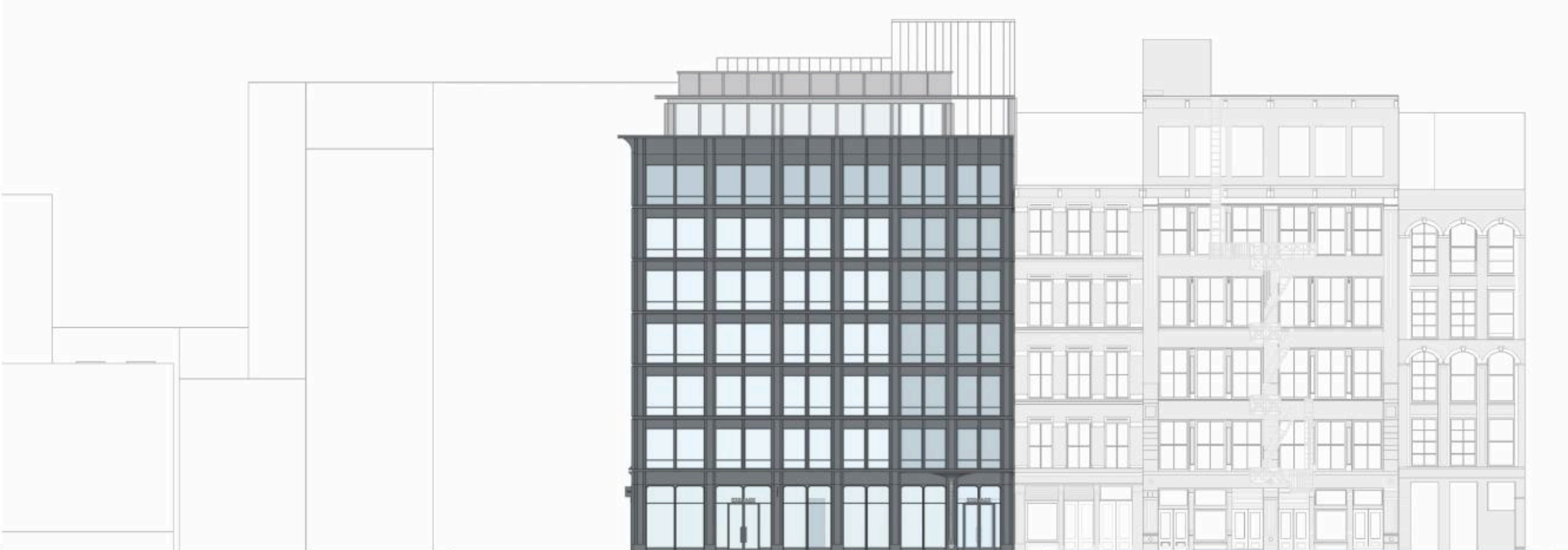
Lispenard Street North Proposed Solids and Voids Diagram / New Design



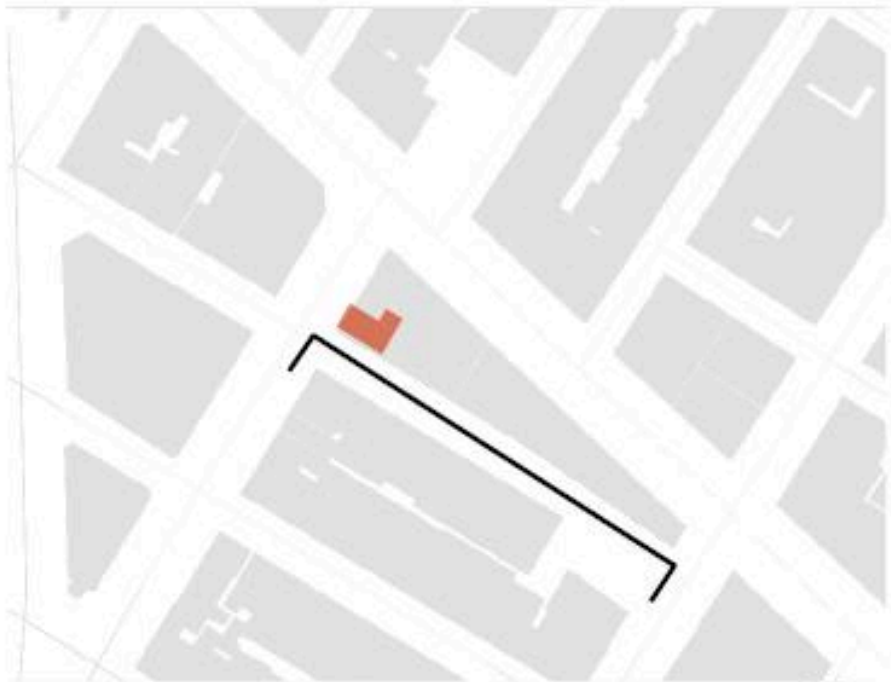
Church Street Elevation Existing Solids and Voids Diagram



Church Street Elevation Proposed Solids and Voids Diagram



Lispenard Street North Elevation



Church Street East Elevation





Keyplan



Keyplan



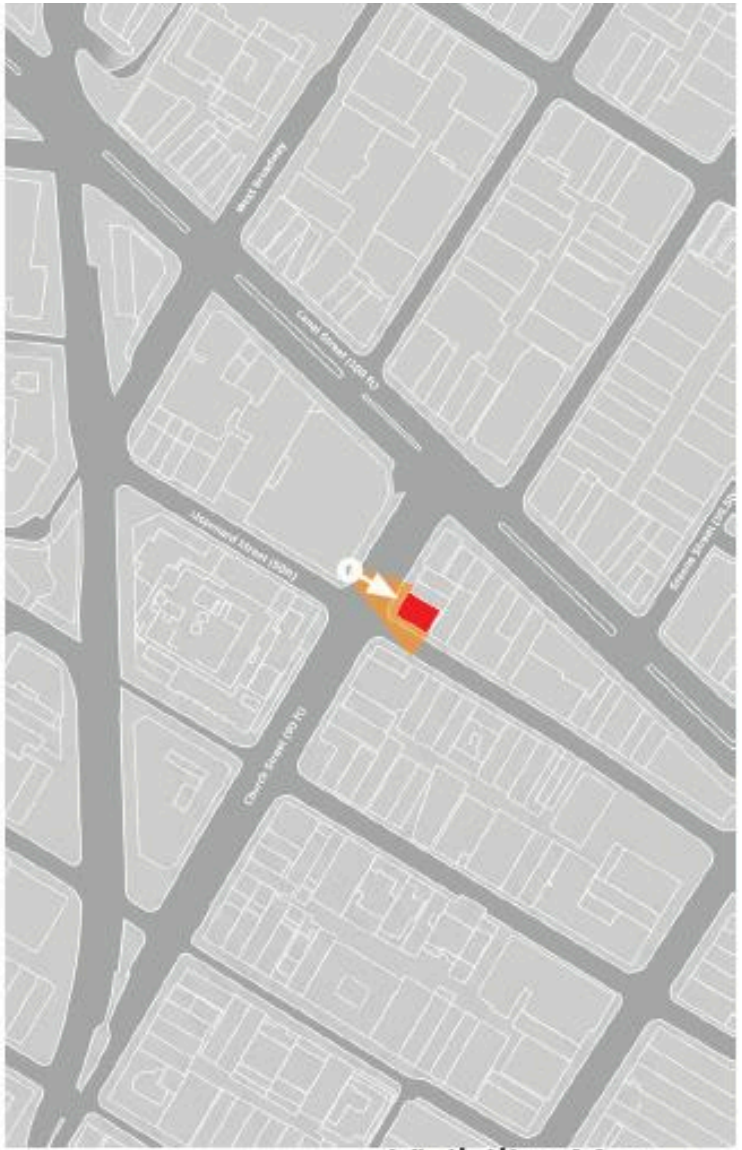
Rendering



Keyplan

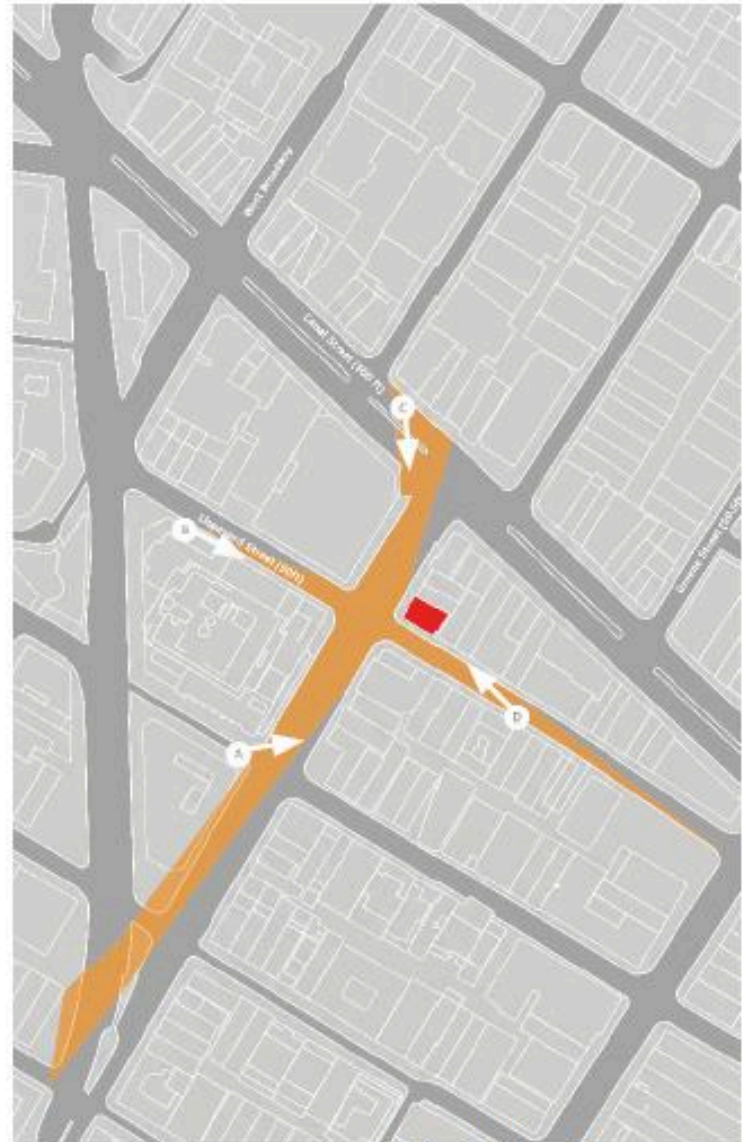


Keyplan

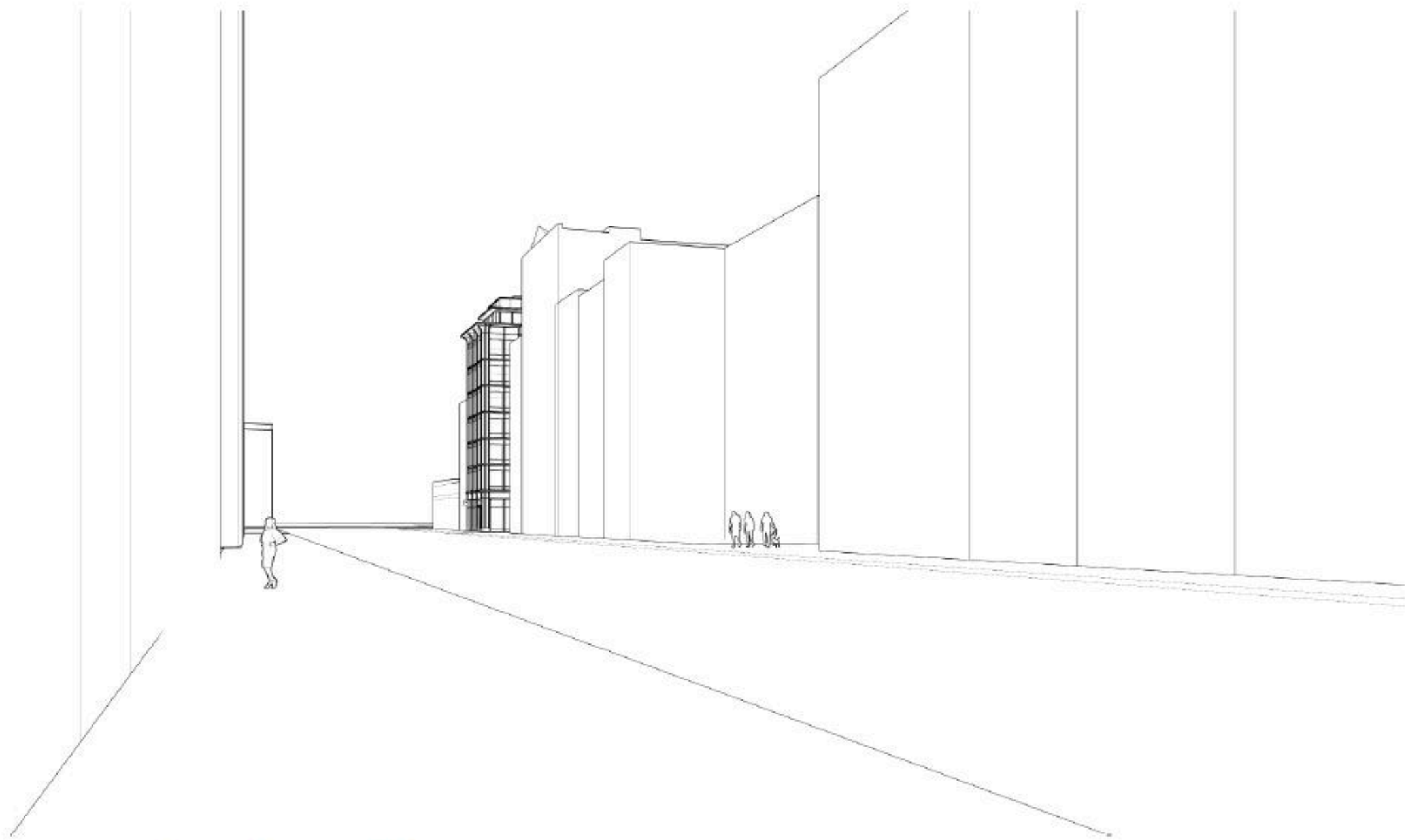


Visibility Map

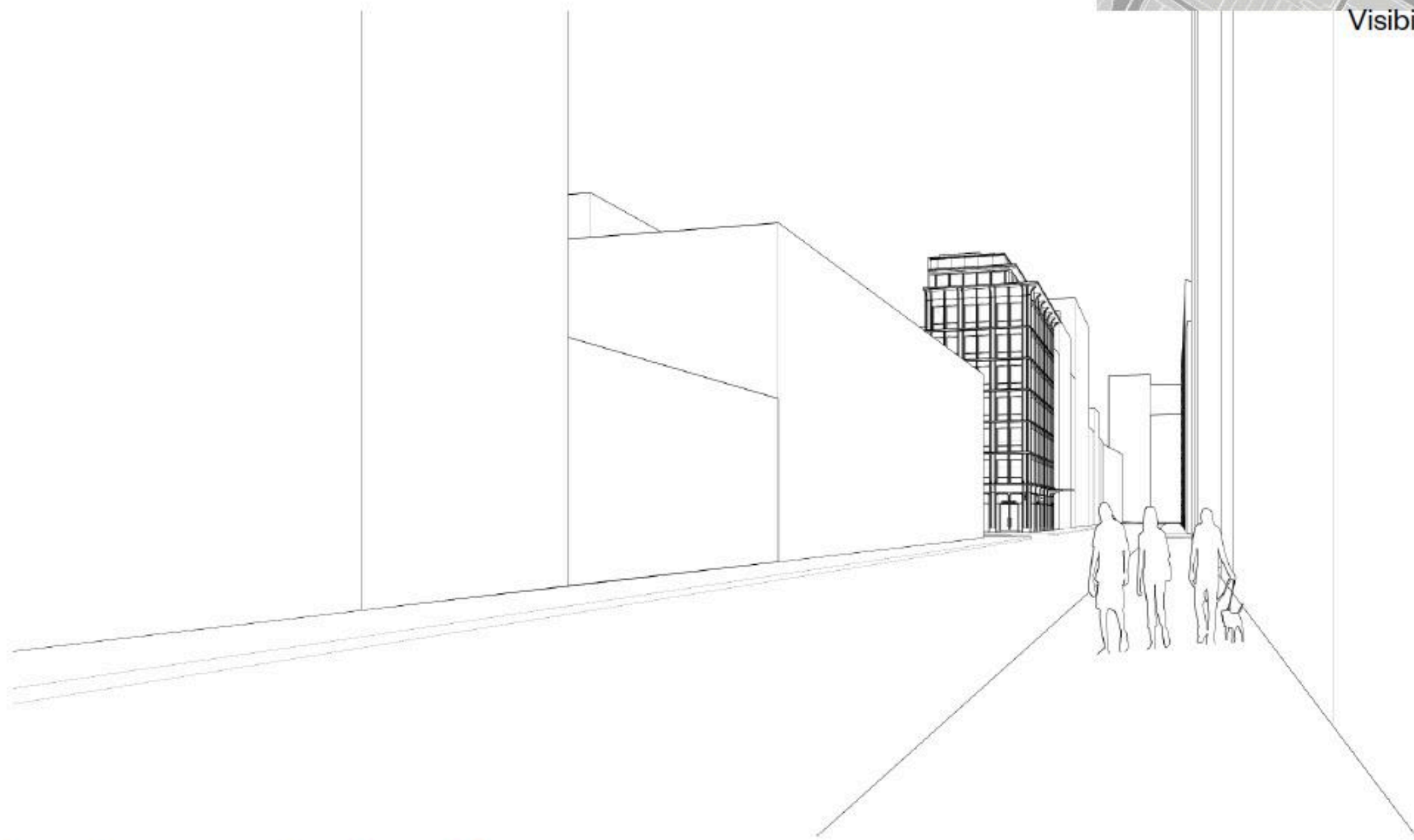
F) View looking from Church St



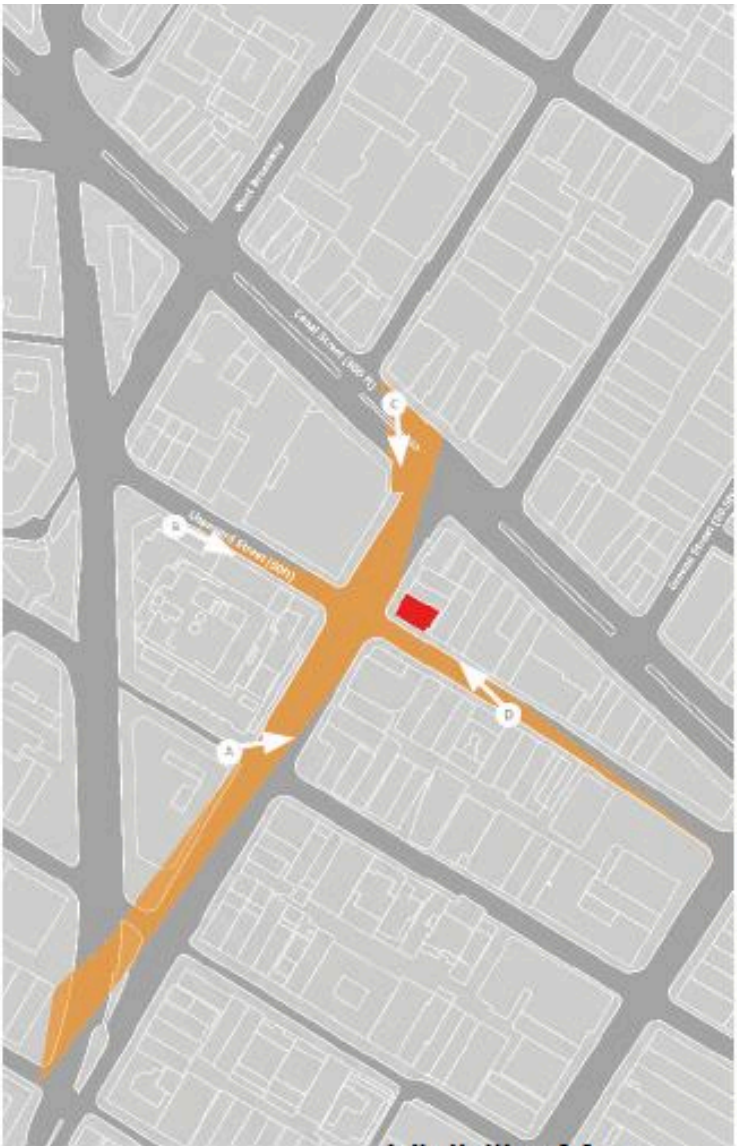
Visibility Map



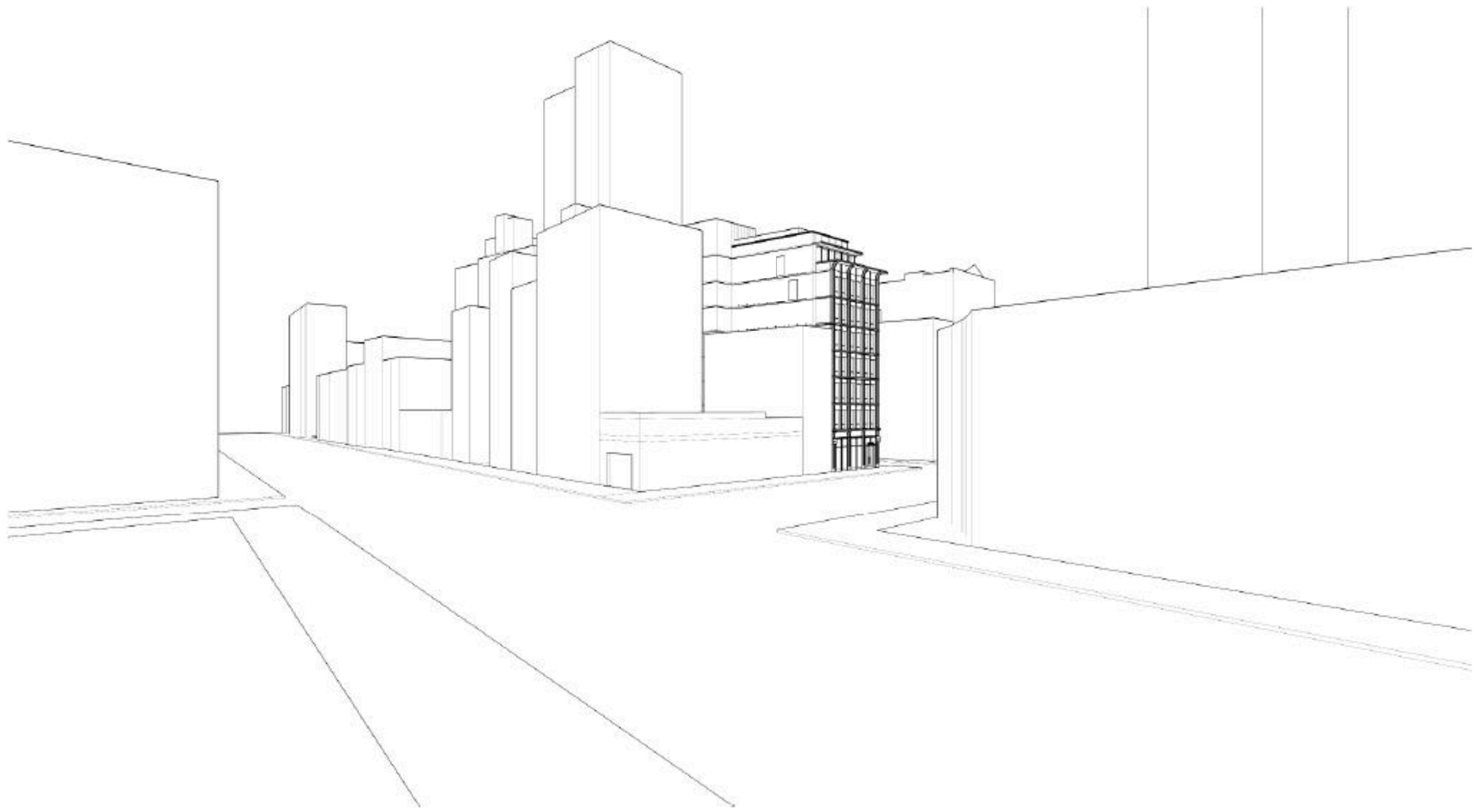
A) View looking north east from Walker and Church cross street



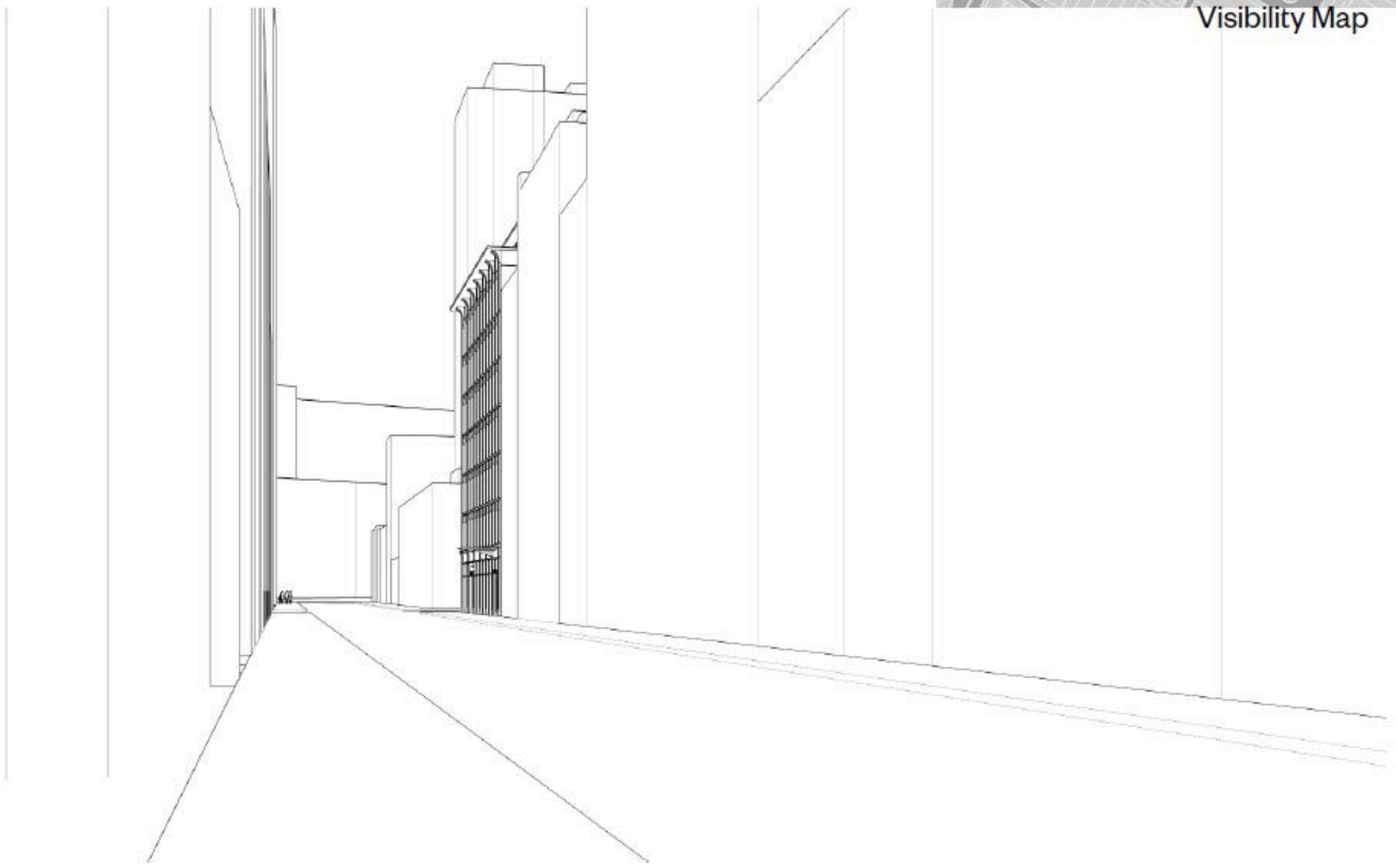
B) View looking south east from Lispenard Street



Visibility Map

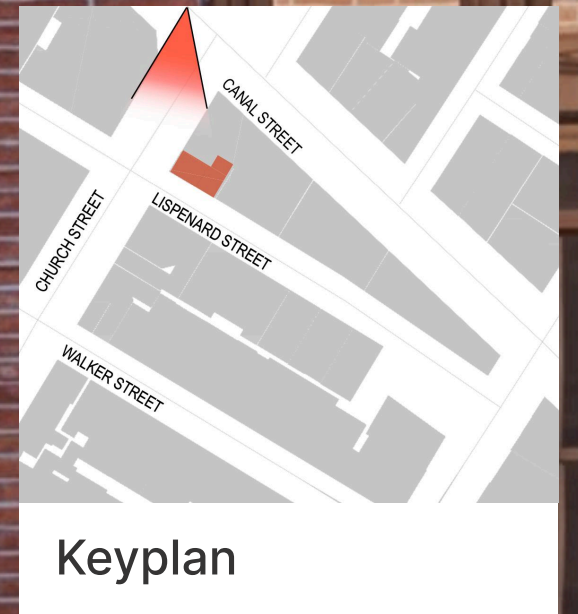


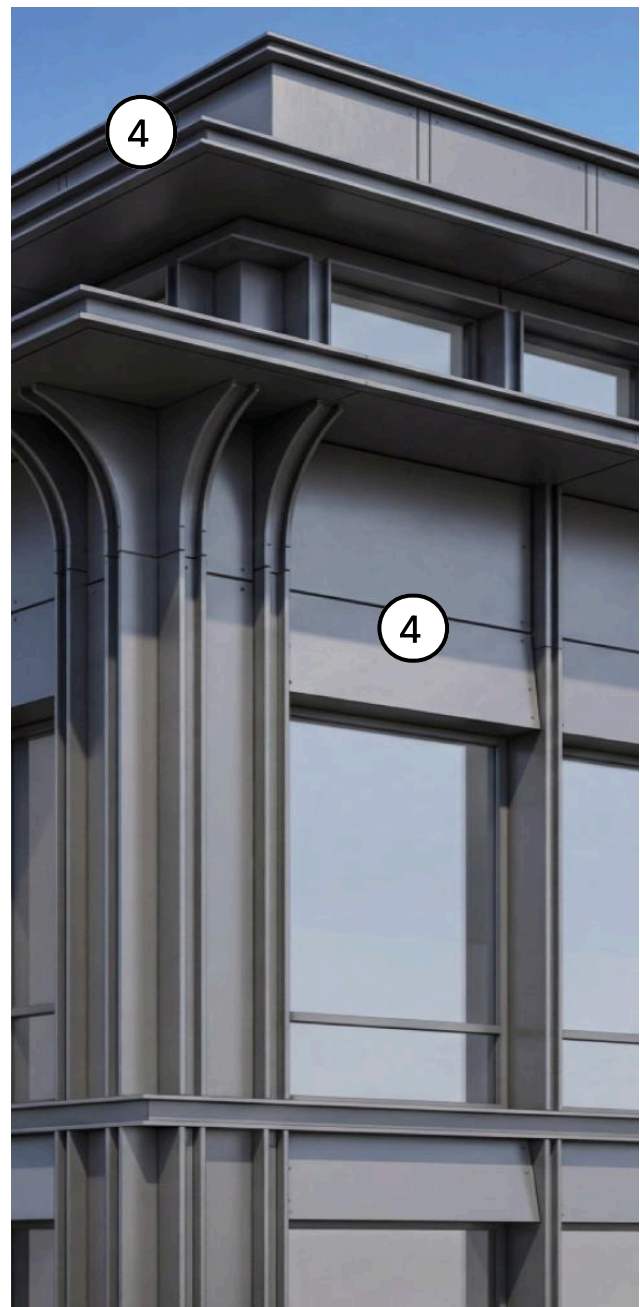
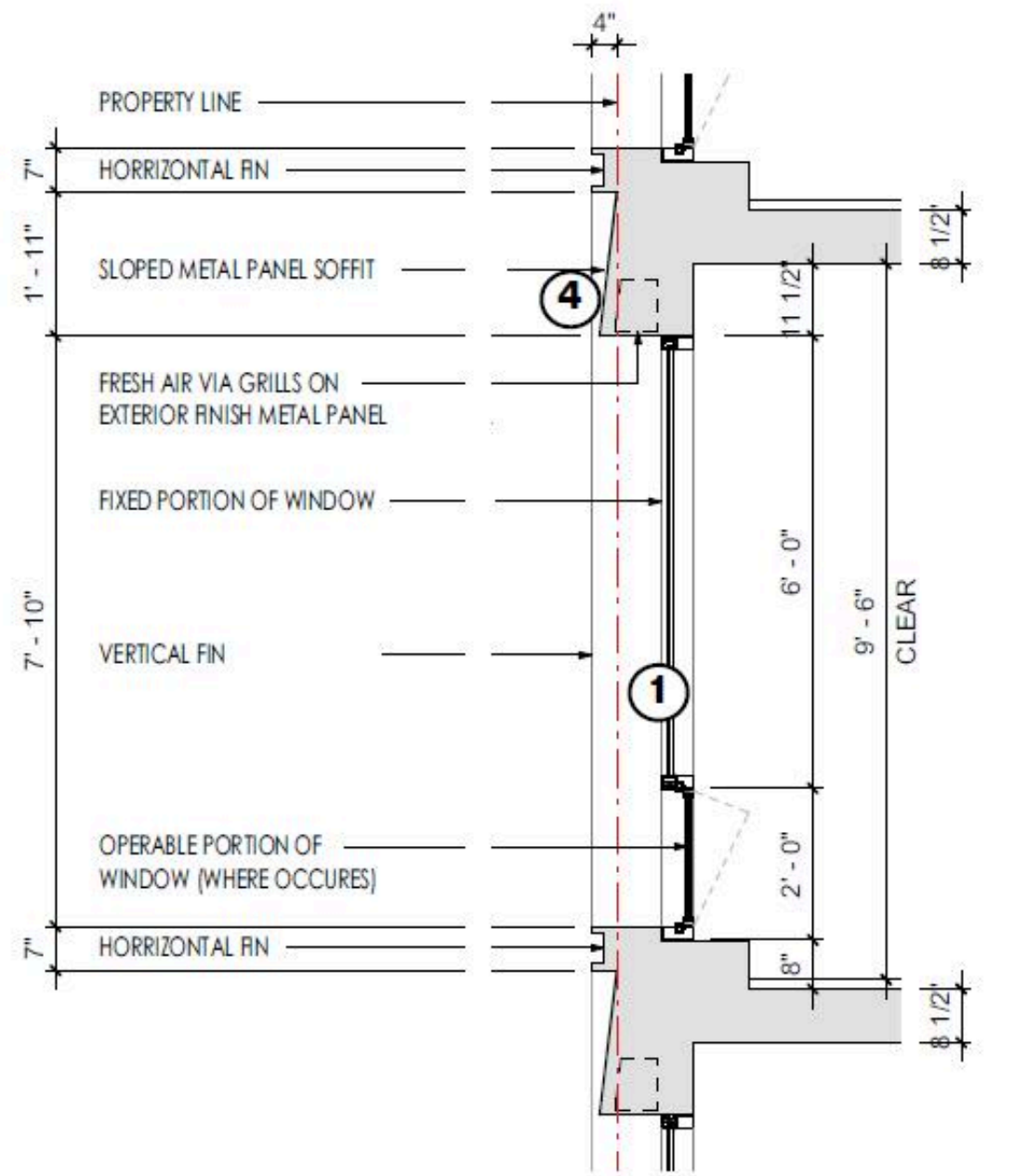
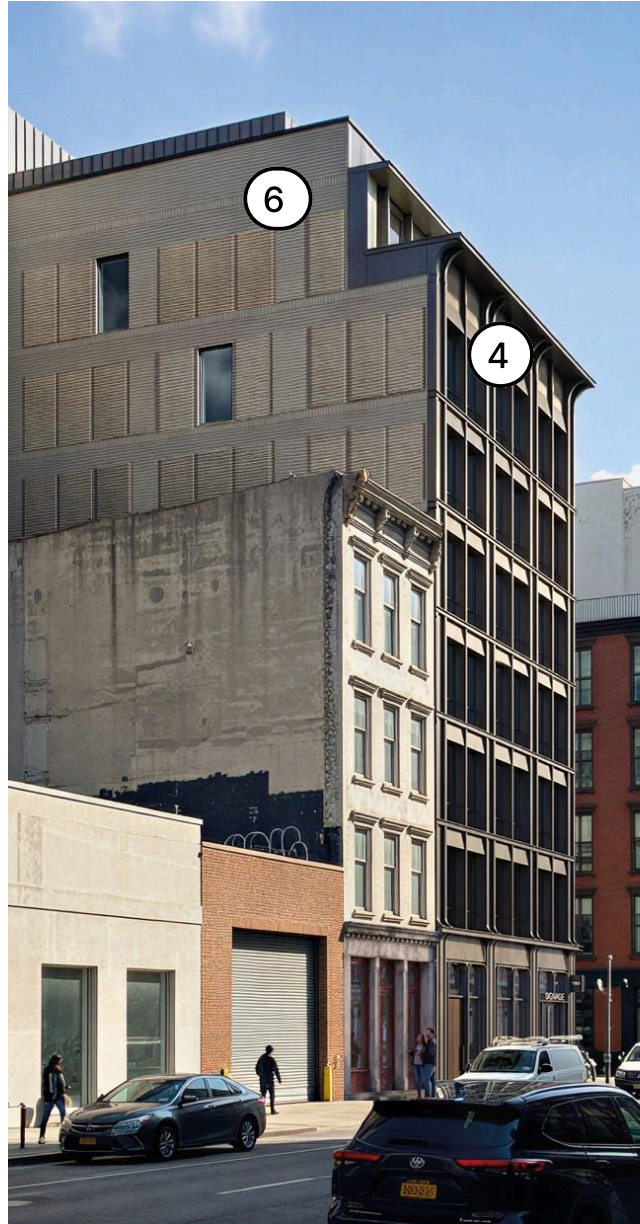
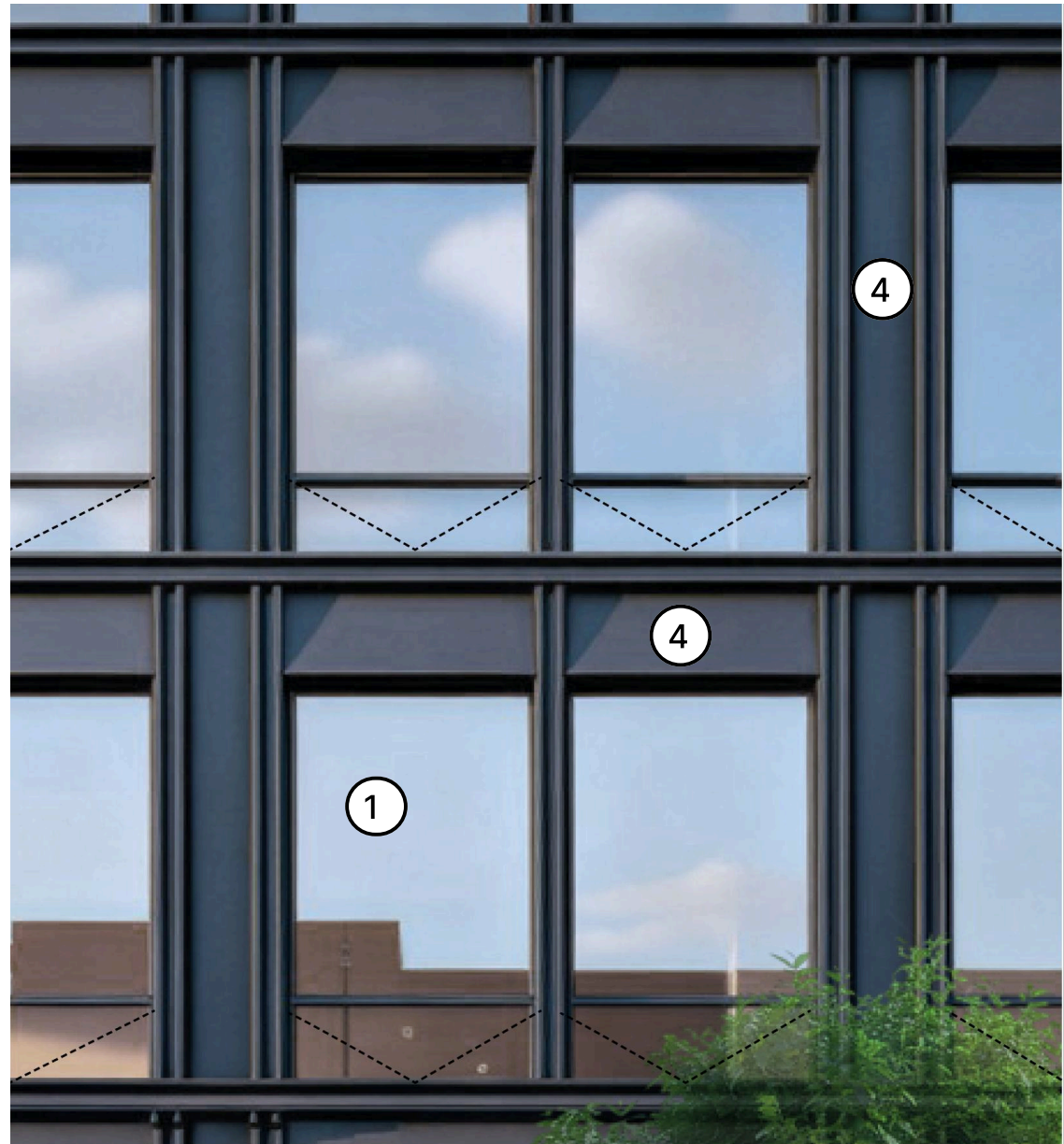
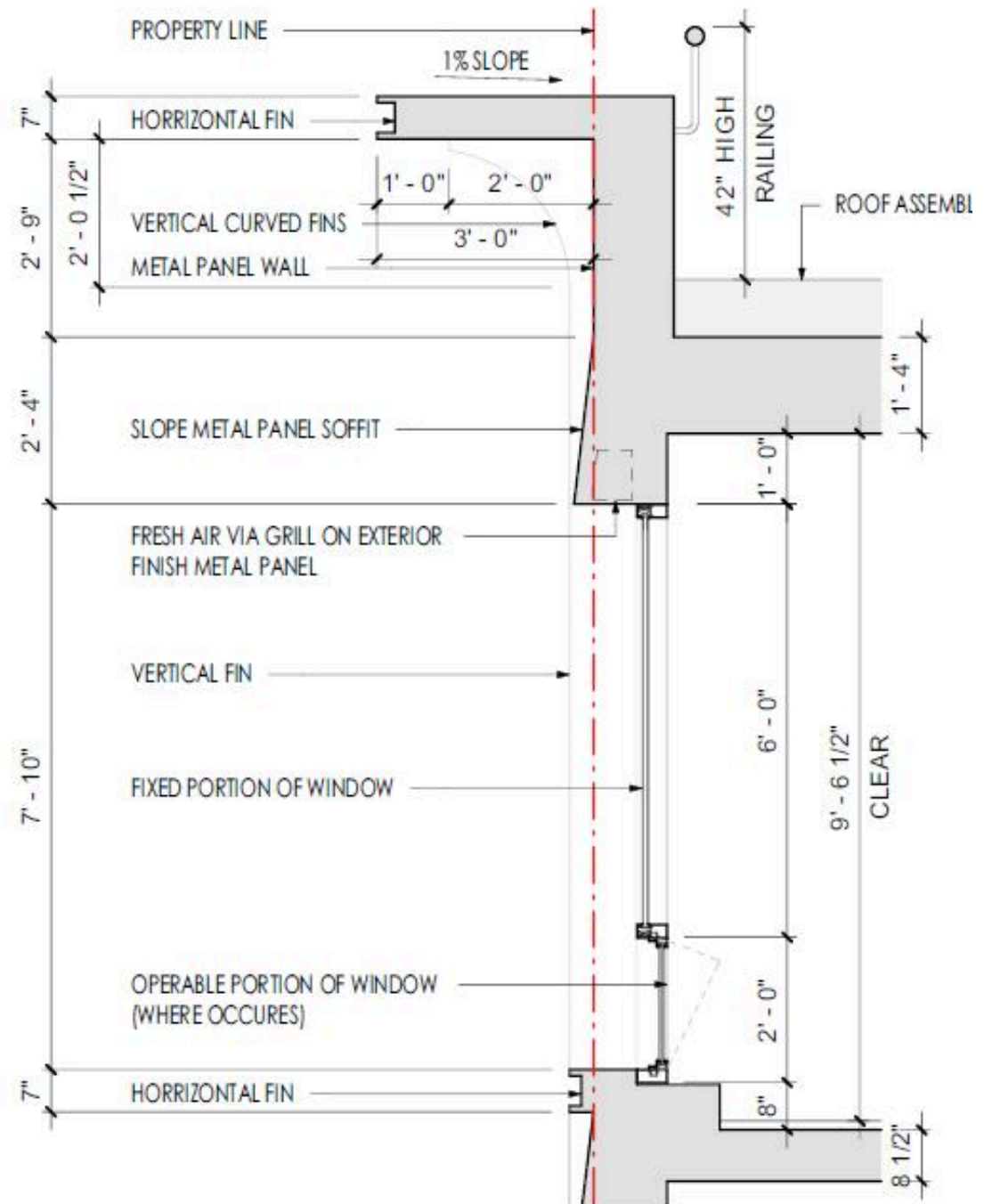
C) View looking south from Canal Street



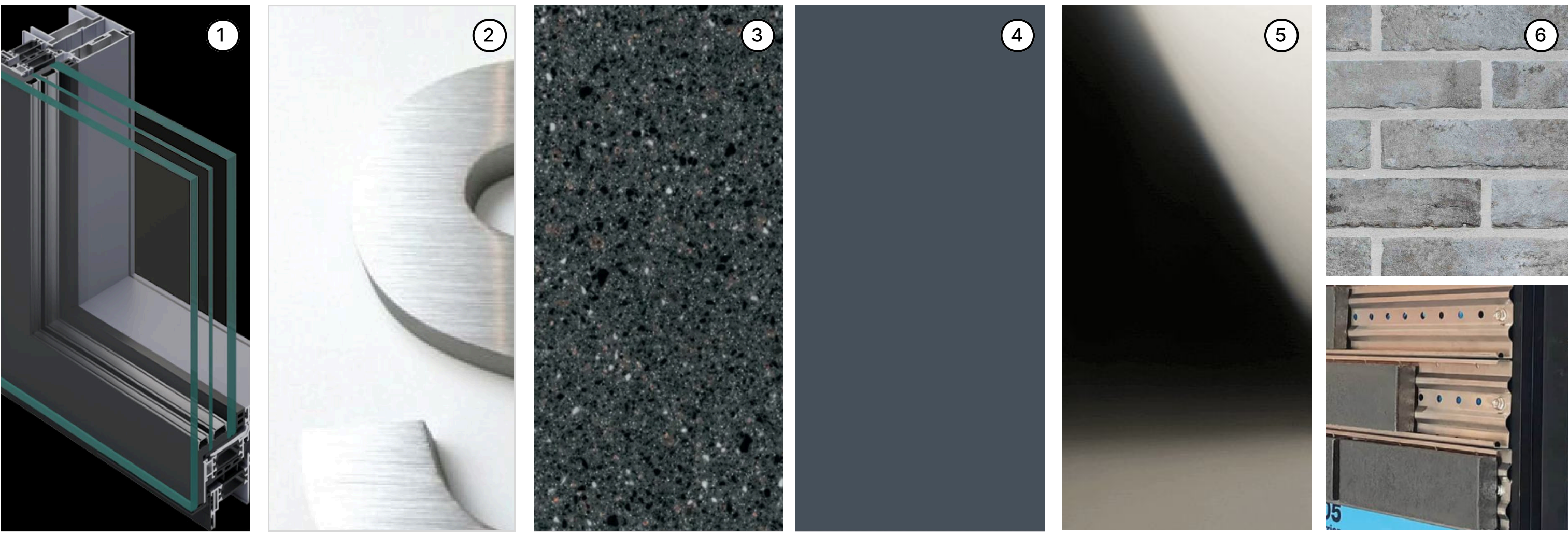
D) View looking north west from Lispenard Street



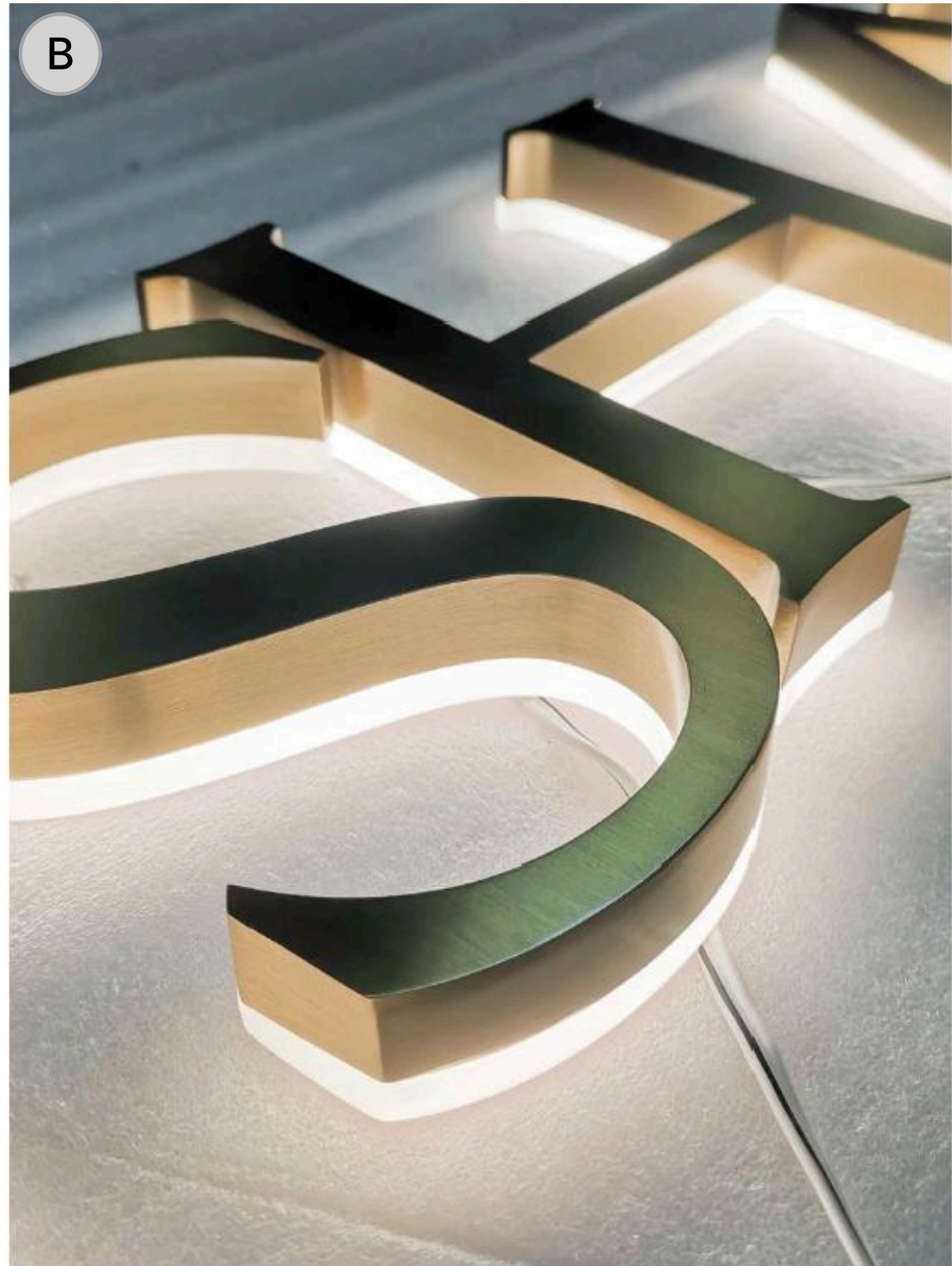
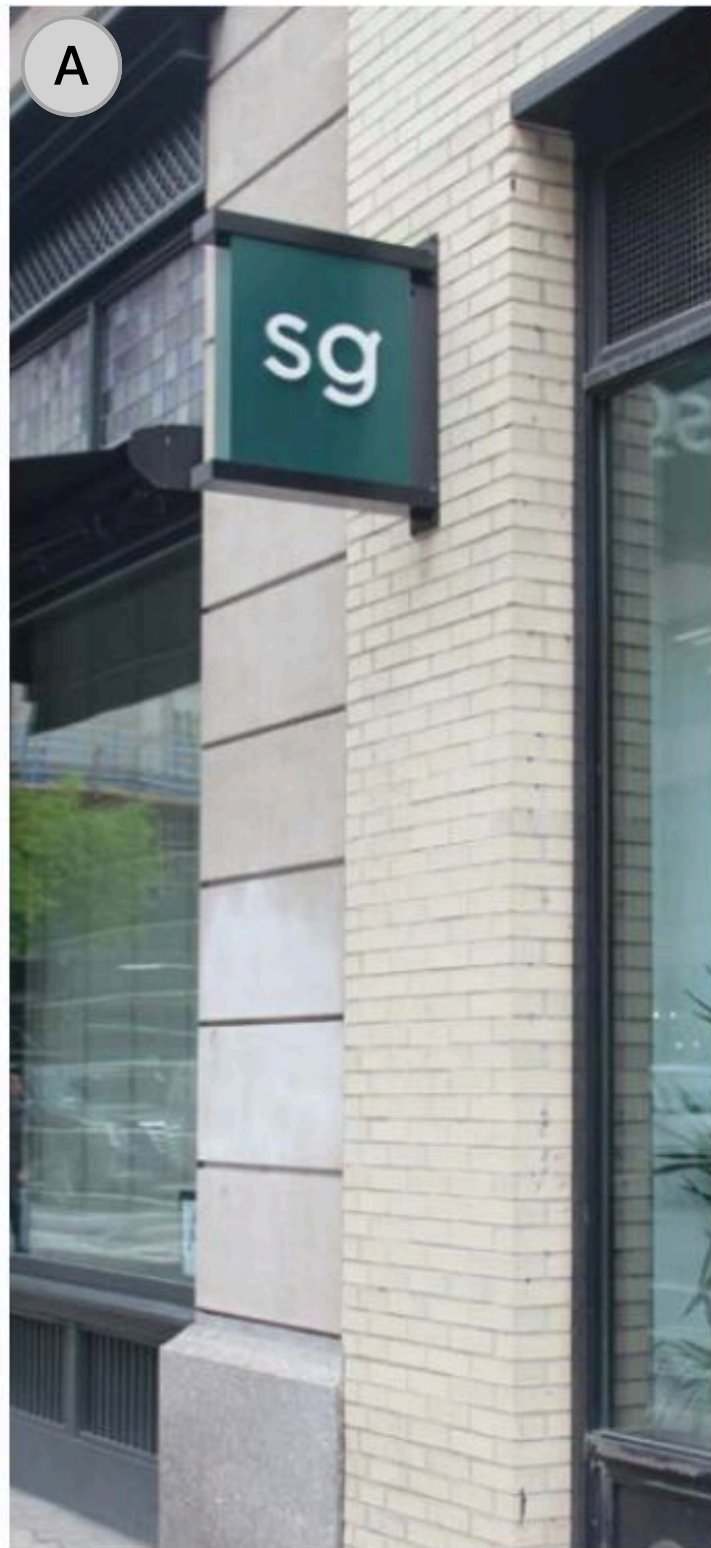




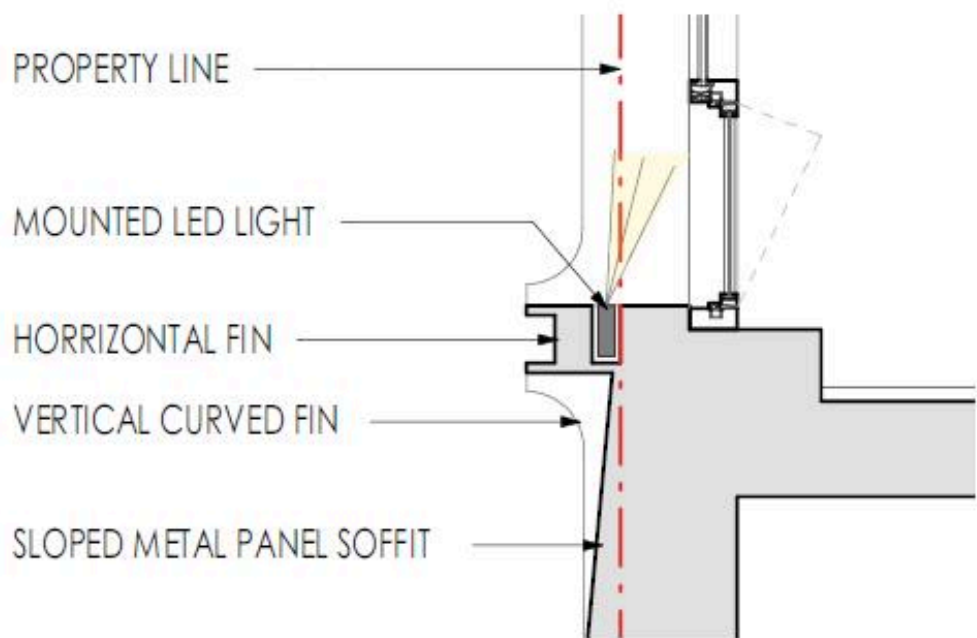
MATERIAL SELECTIONS



1 CURTAIN WALL WITH INSULATED GLASS 2 SIGNAGE POLISHED STAINLESS STEEL 3 GRAPHITE GRANITE 4 METAL PANEL RGB 75, 79, 85 5 AWNING MIRROR FINISHED STAINLESS STEEL 6 THIN BRICK VENEER WALL 3/4" TO 2" (D) X 2"(W) X 10" (L) COLOR GRAY



- fully shielded luminaire
- no direct glare
- no light spill
- no light trespass



POWER : 7W
 DIMMING VALUE: 10%
 USE LUMEN : 49.5 LM
 COLOR TEMP : 2700K
 BEAM ANGLE : 20 DEG

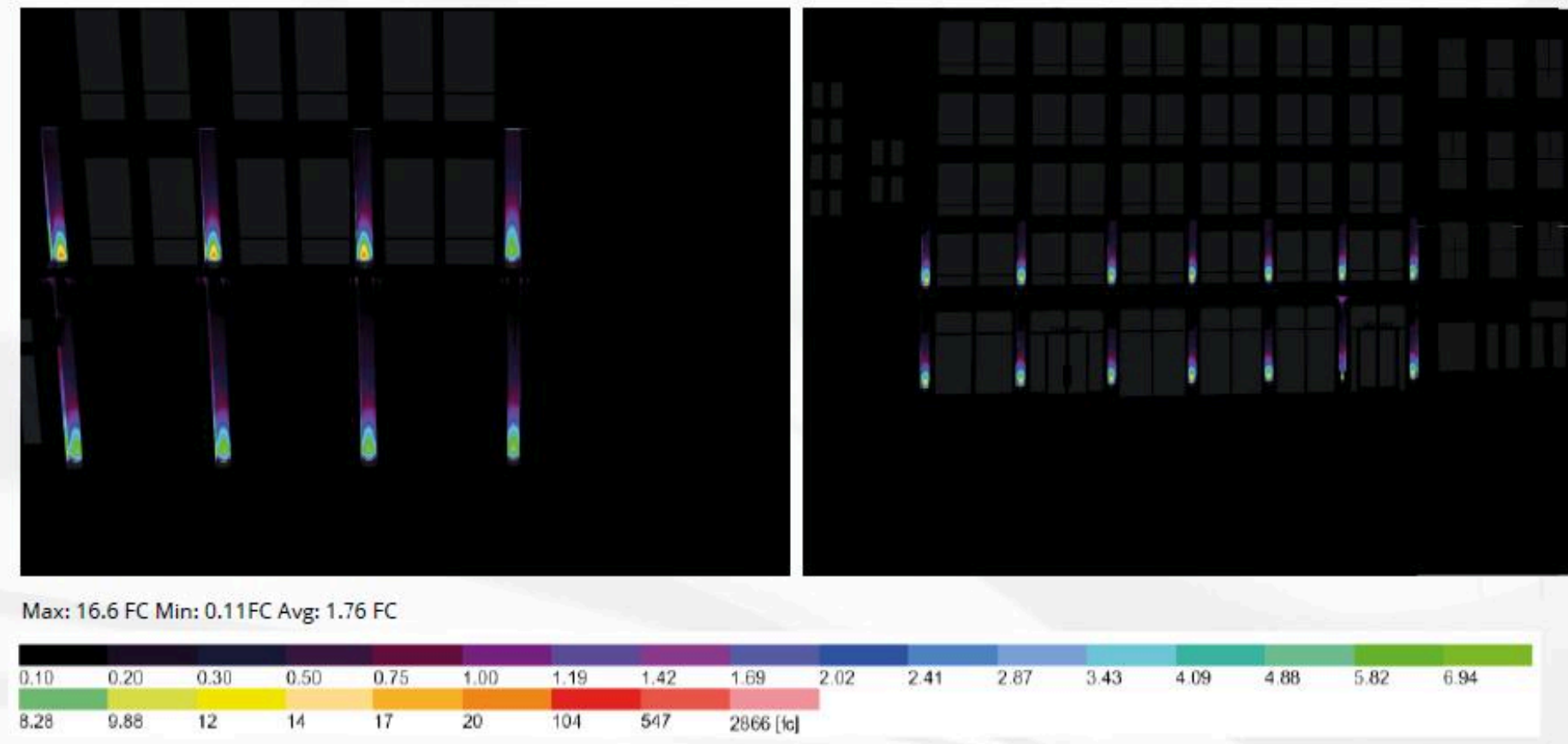
E01 - SKIN WALL OPTICS - INTERLUX

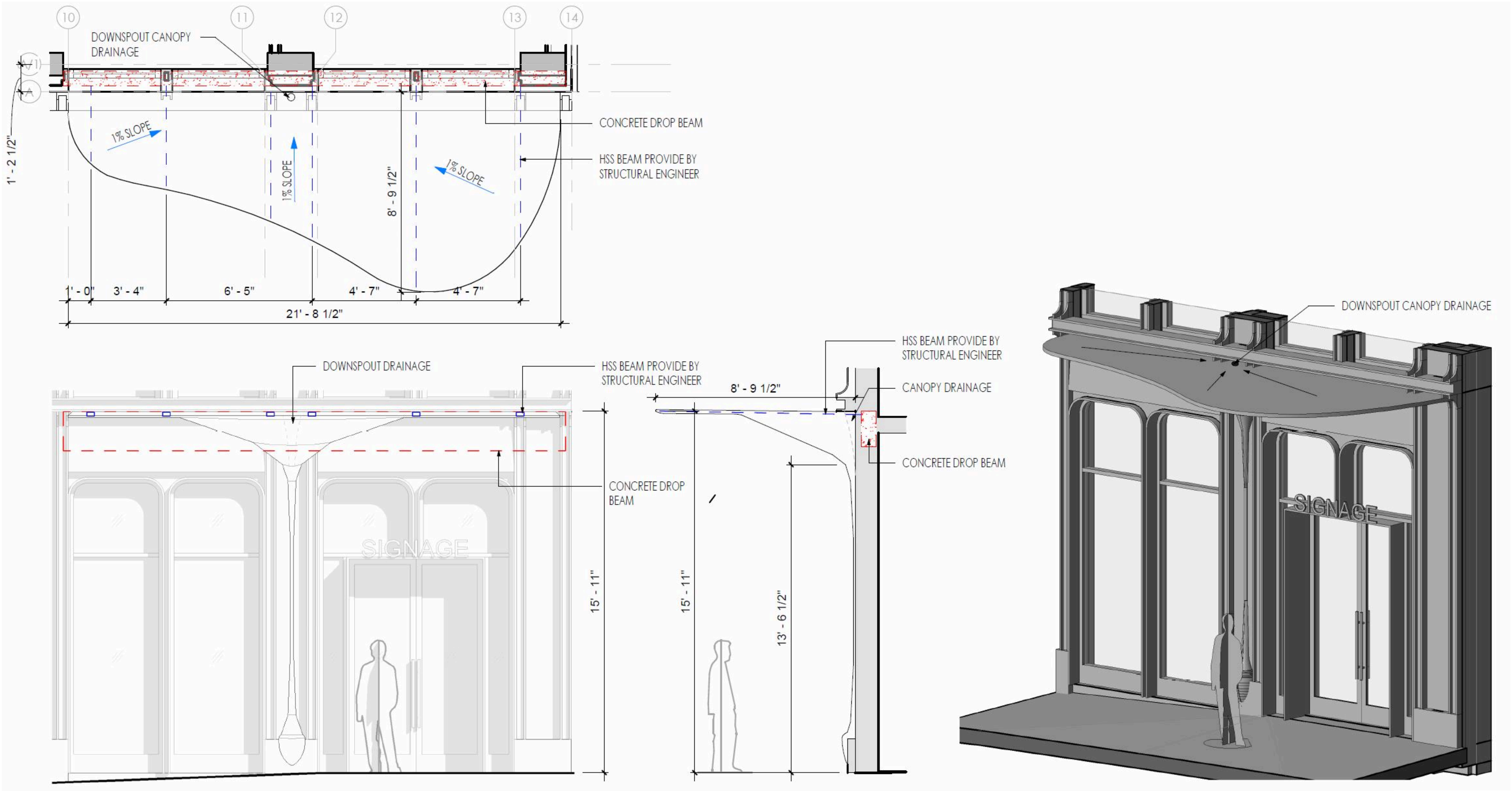


PHOTOMETRIC SUMMARY
 FALSE COLOR RENDER

Environmental Considerations:
 Full shielded luminaires — no direct glare, no light spill, and no light trespass.

(All fixtures are dimmed to 10%)





Scale: 1/4" = 1'-0"



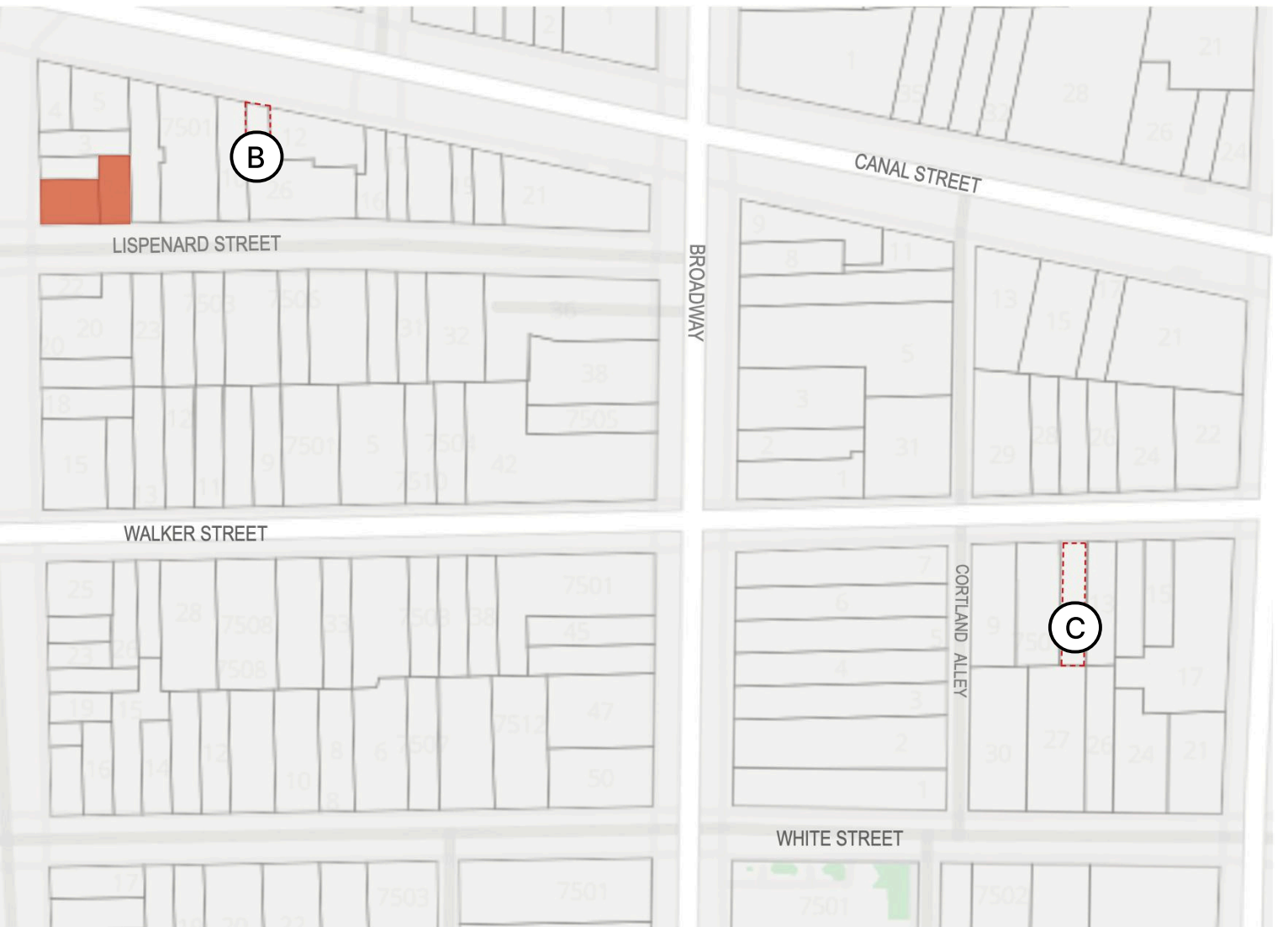
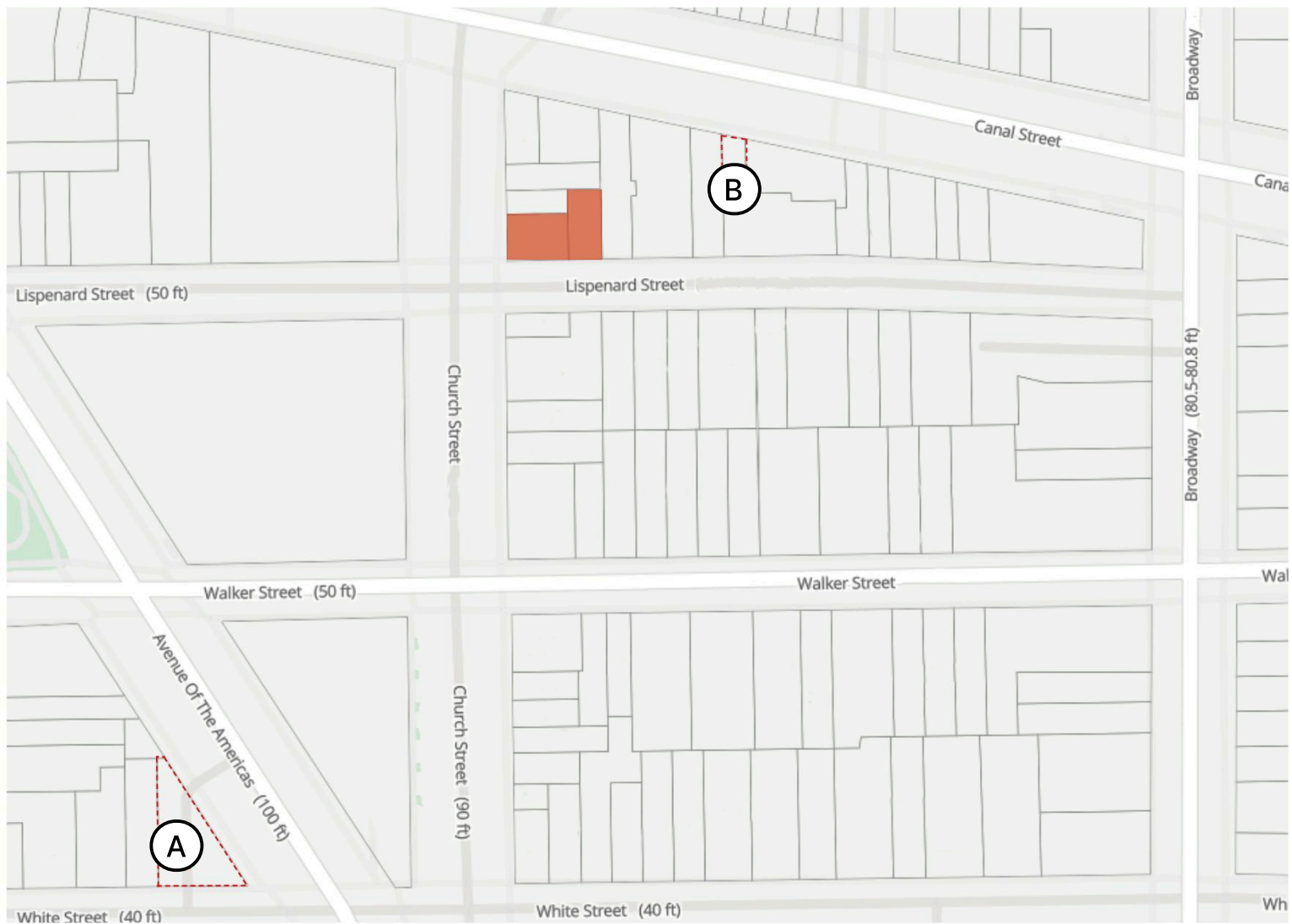
A Tribeca East Historic District
14 White Street, DXA Studio & NAVA, Approved 2017



C Tribeca Historic District
83 Walker Street, Morris Adjmi, Approved 2011



B Tribeca Historic District
322 Canal Street, Paul A. Castrucci Architects, Approved 2018



31-35 Lispenard Street



SoHo Historic District, 39 Greene Street



SoHo Historic District , 469 Broome Street



SoHo Historic District , 92 Greene Street



Tribeca East Historic District, 93 Reade Street



Tribeca East Historic District, 38 Lispenard Street



Tribeca East Historic District, 40 Lispenard Street



Tribeca East Historic District, 52 Lispenard Street



Noho East Historic Distric, 41 Bond Street



TriBeCa East Historic District of Manhattan, 14 White Street



Tribeca West Historic District, 377 Greenwich Street



Tribeca East Historic District , 100 Franklin Street



Landmarked Building, University Club, 1 W 54th Street

THANK YOU

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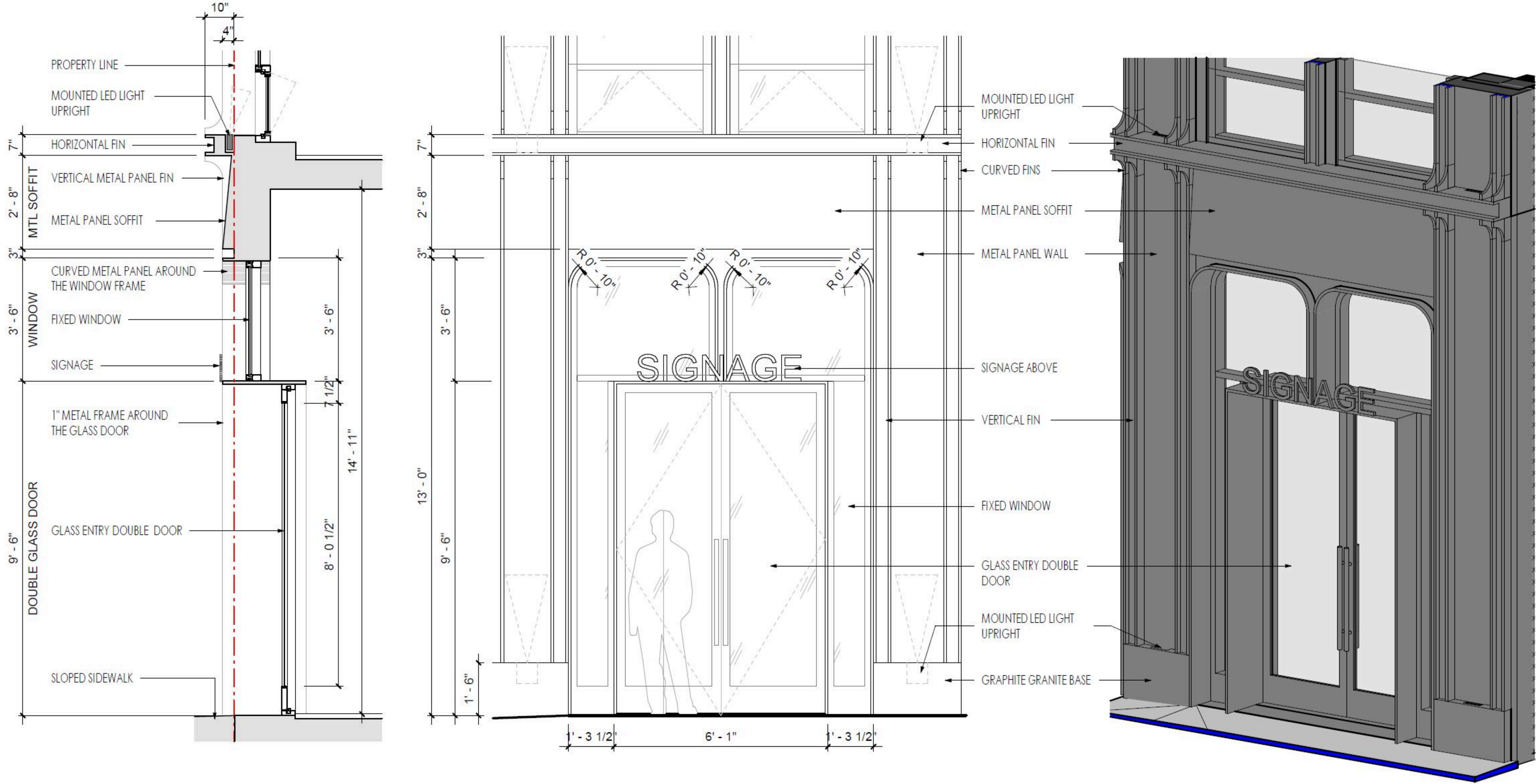
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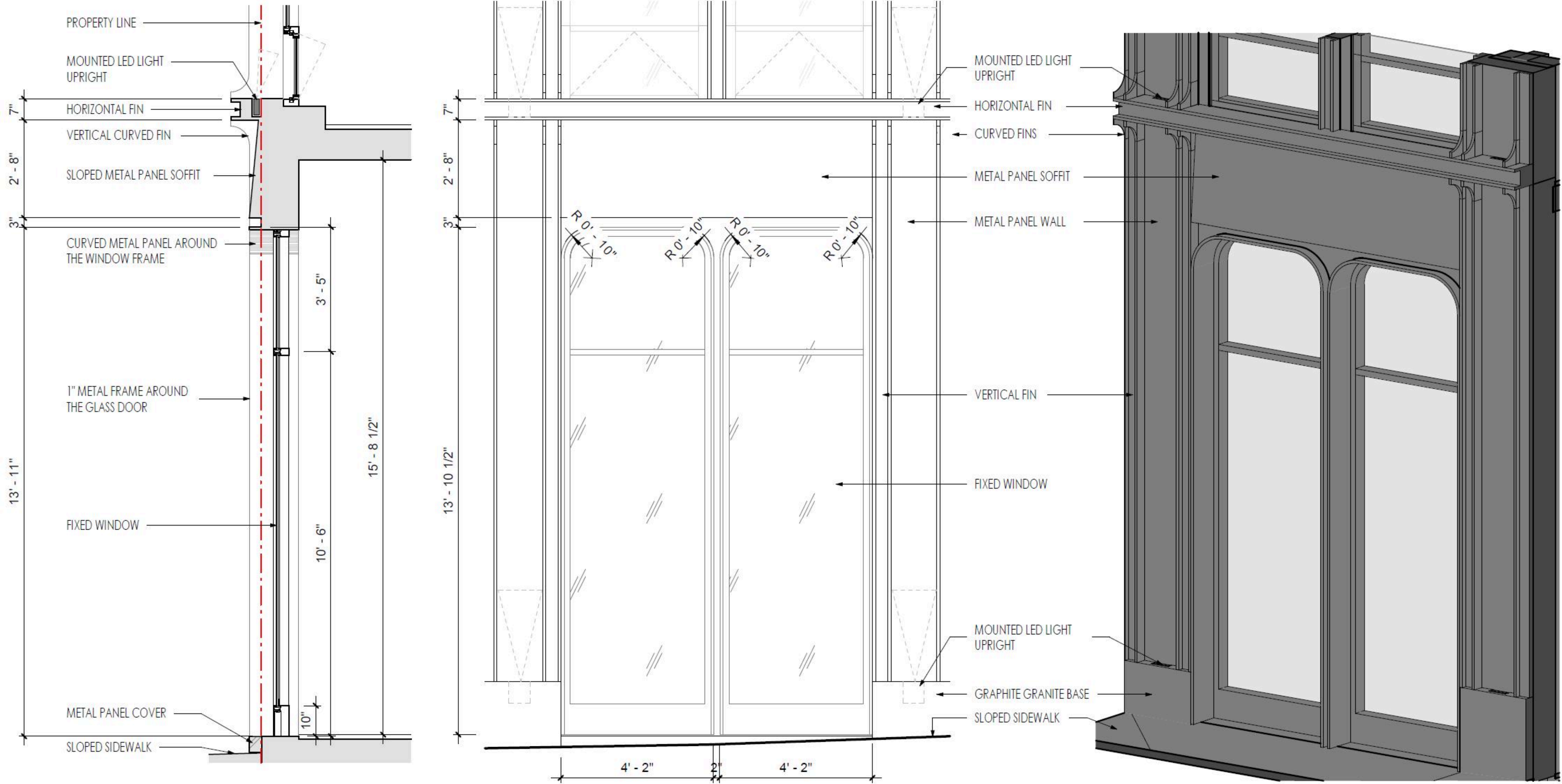
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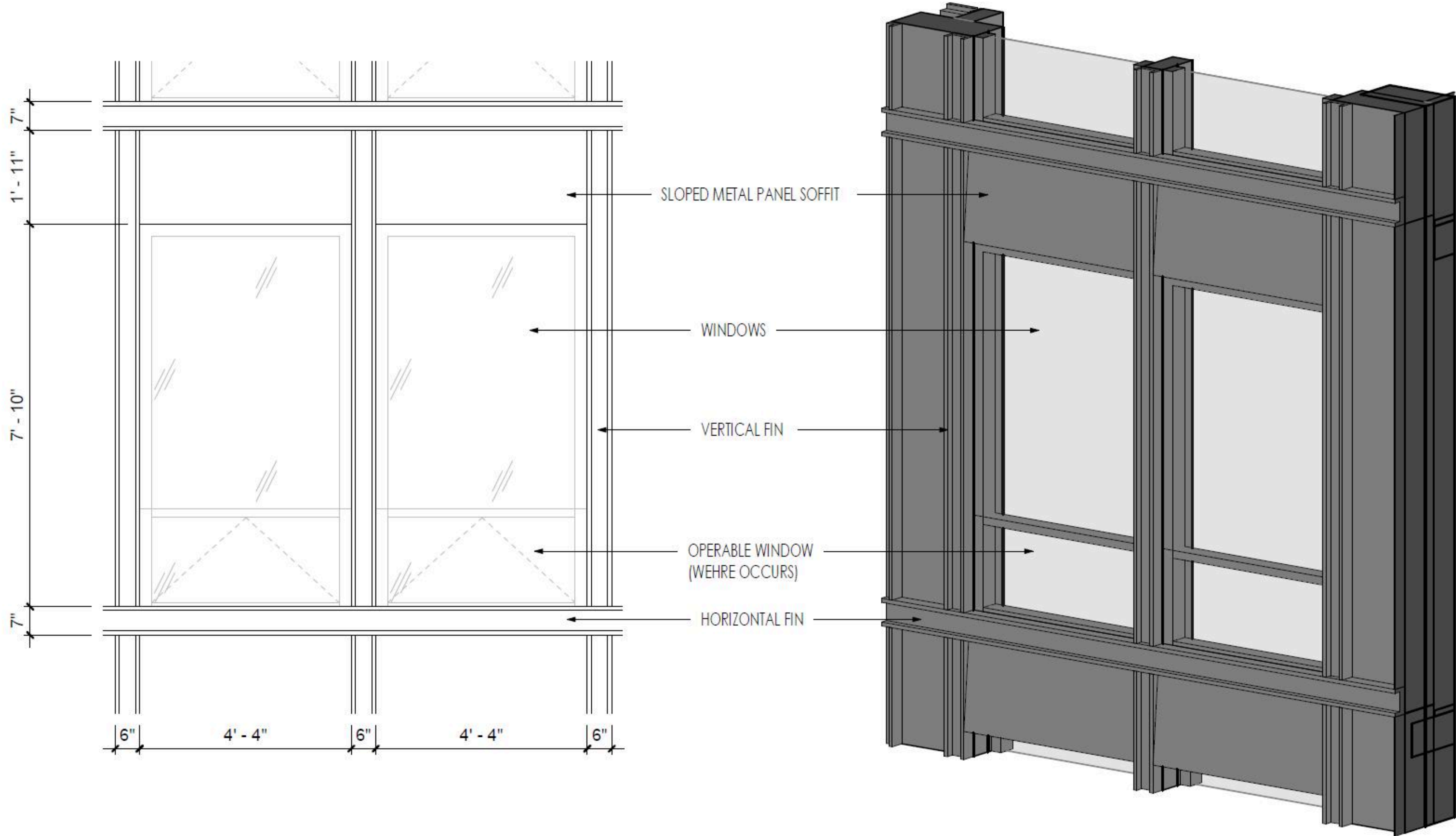
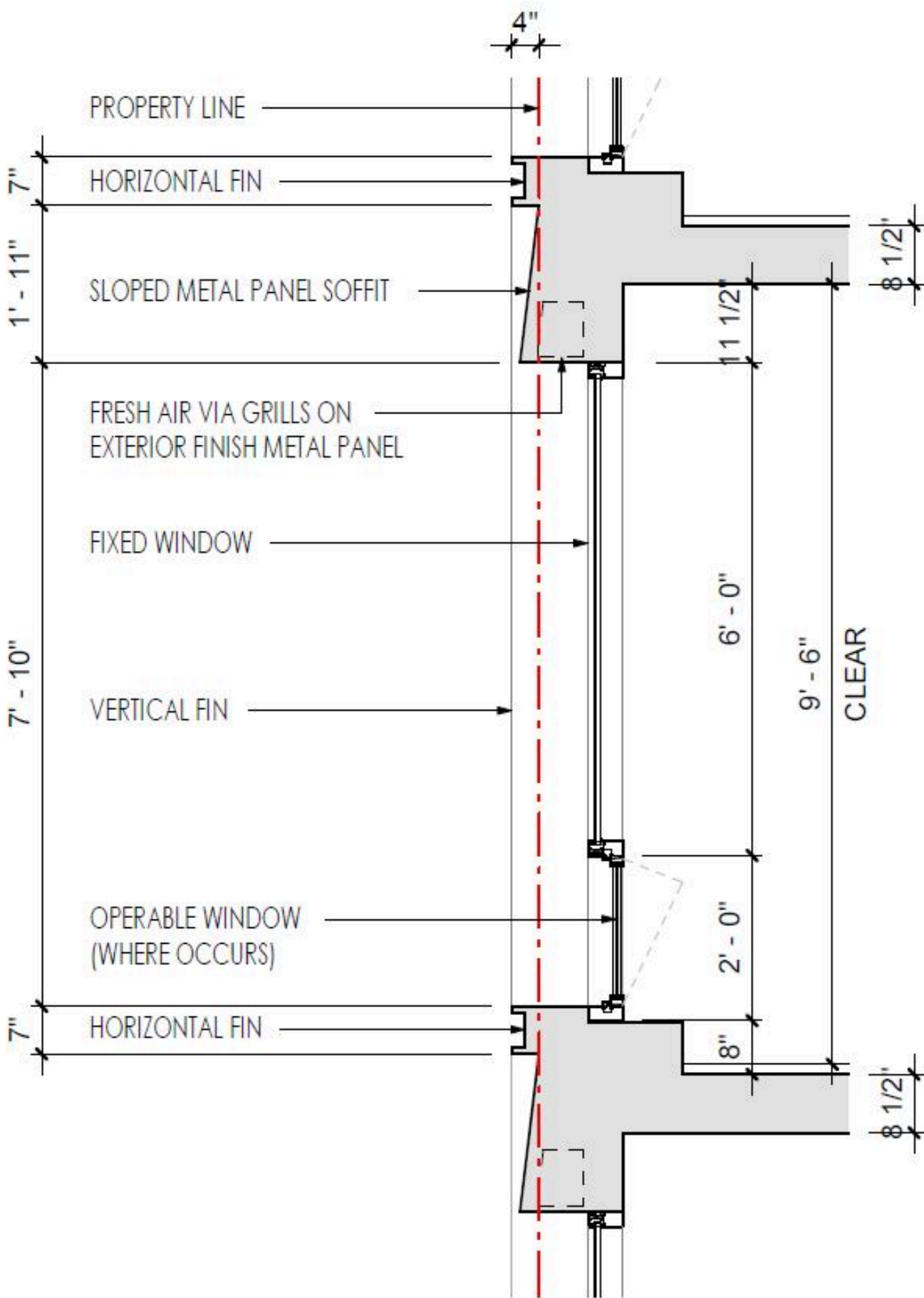
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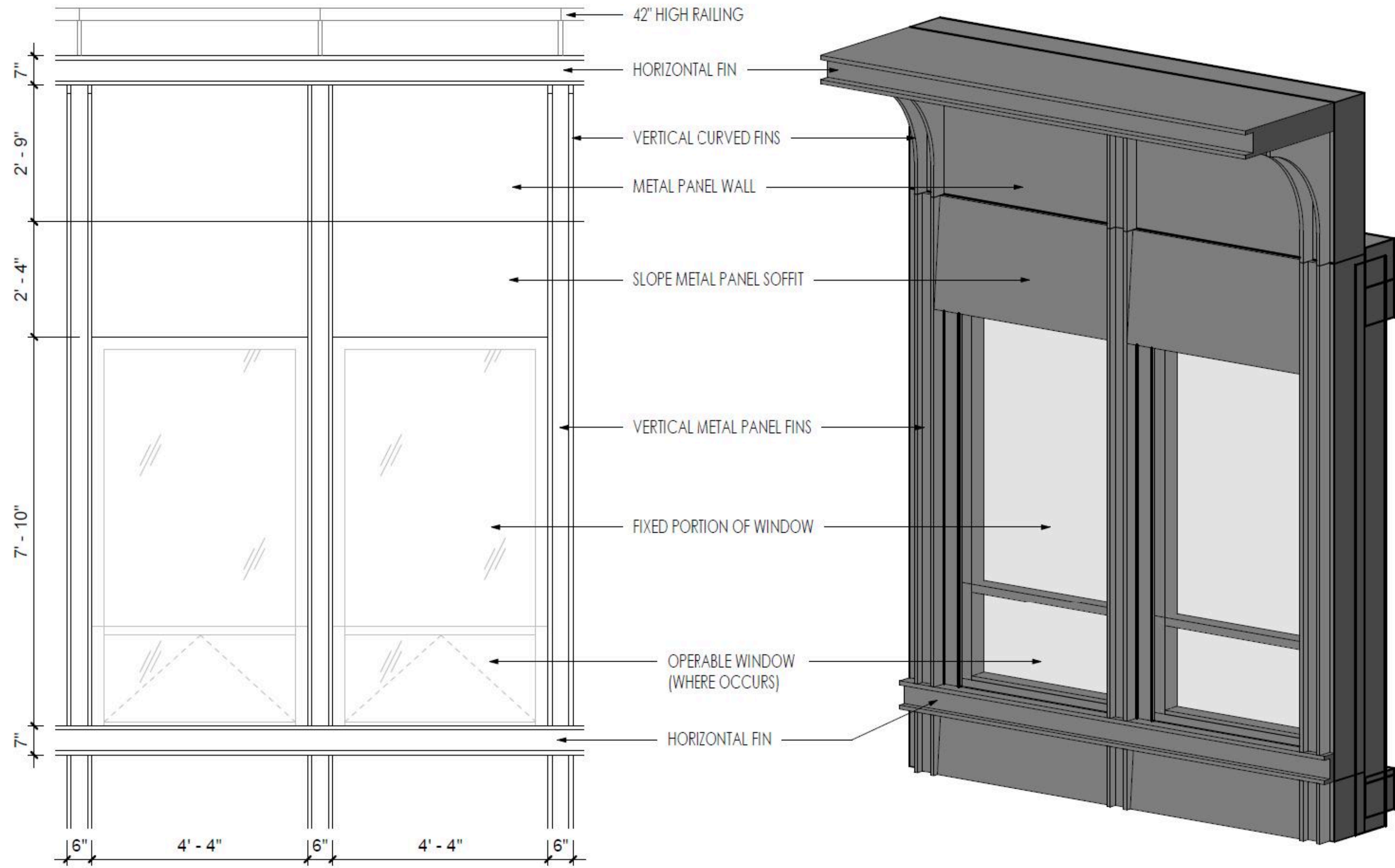
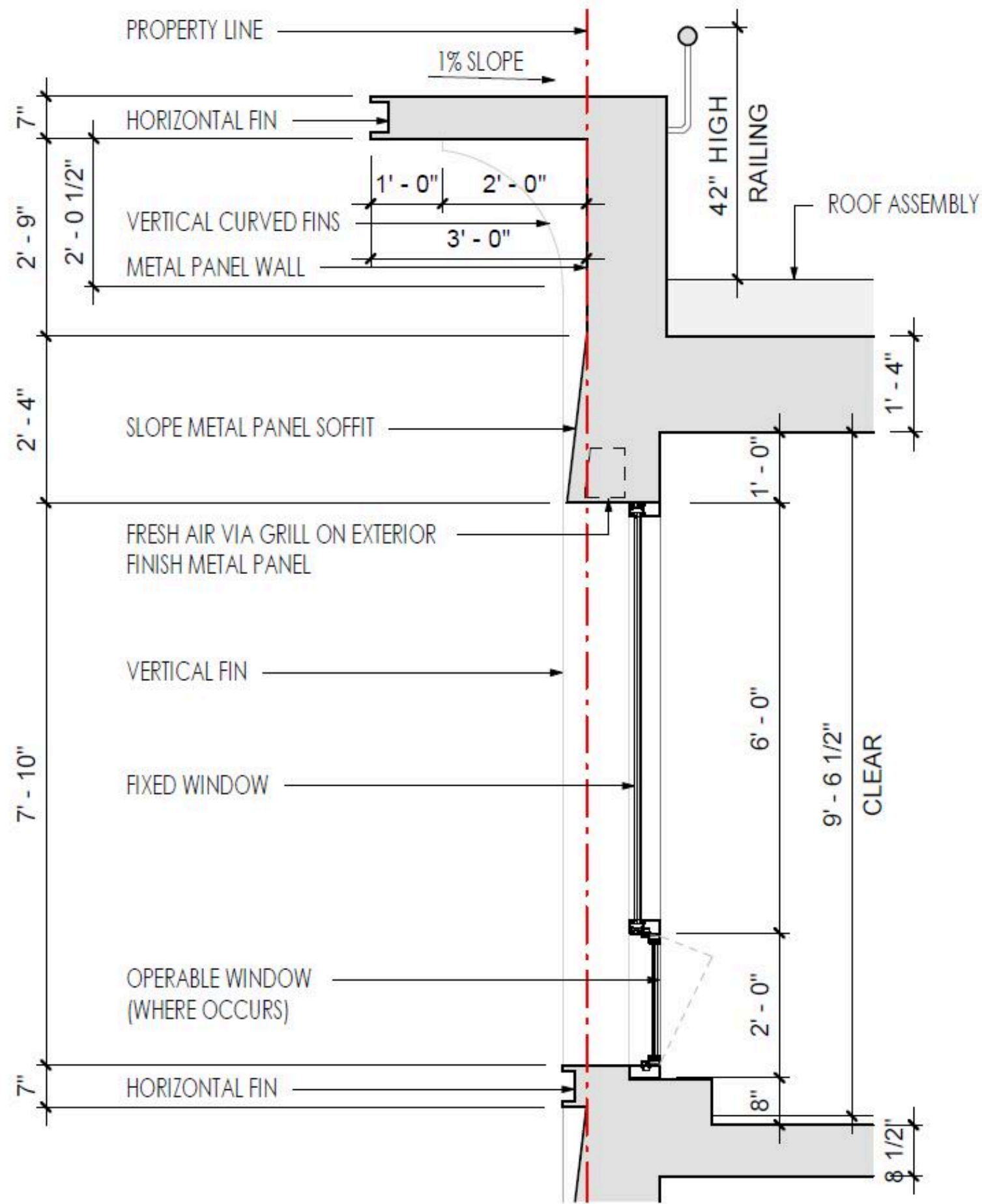
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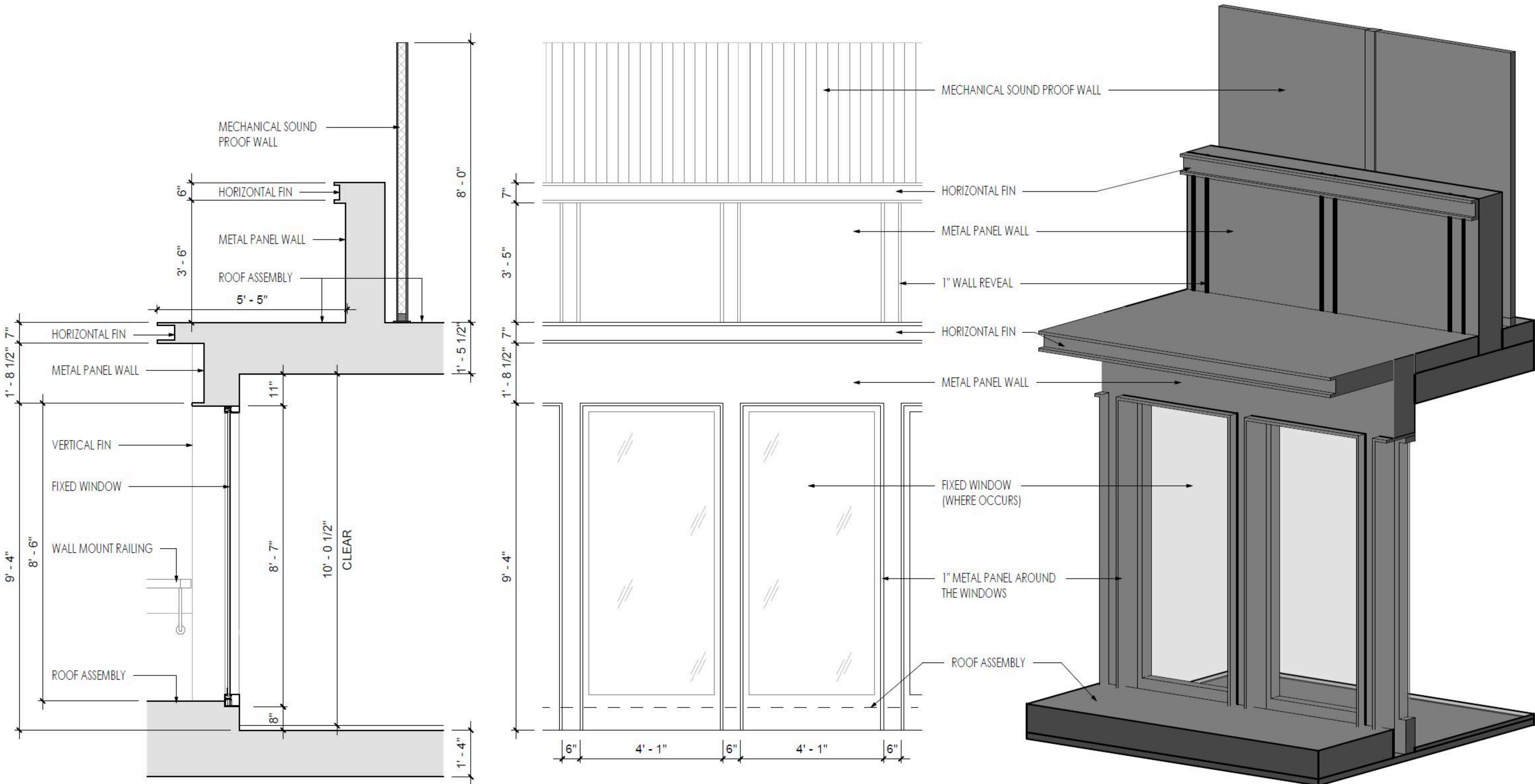
APPENDIX:

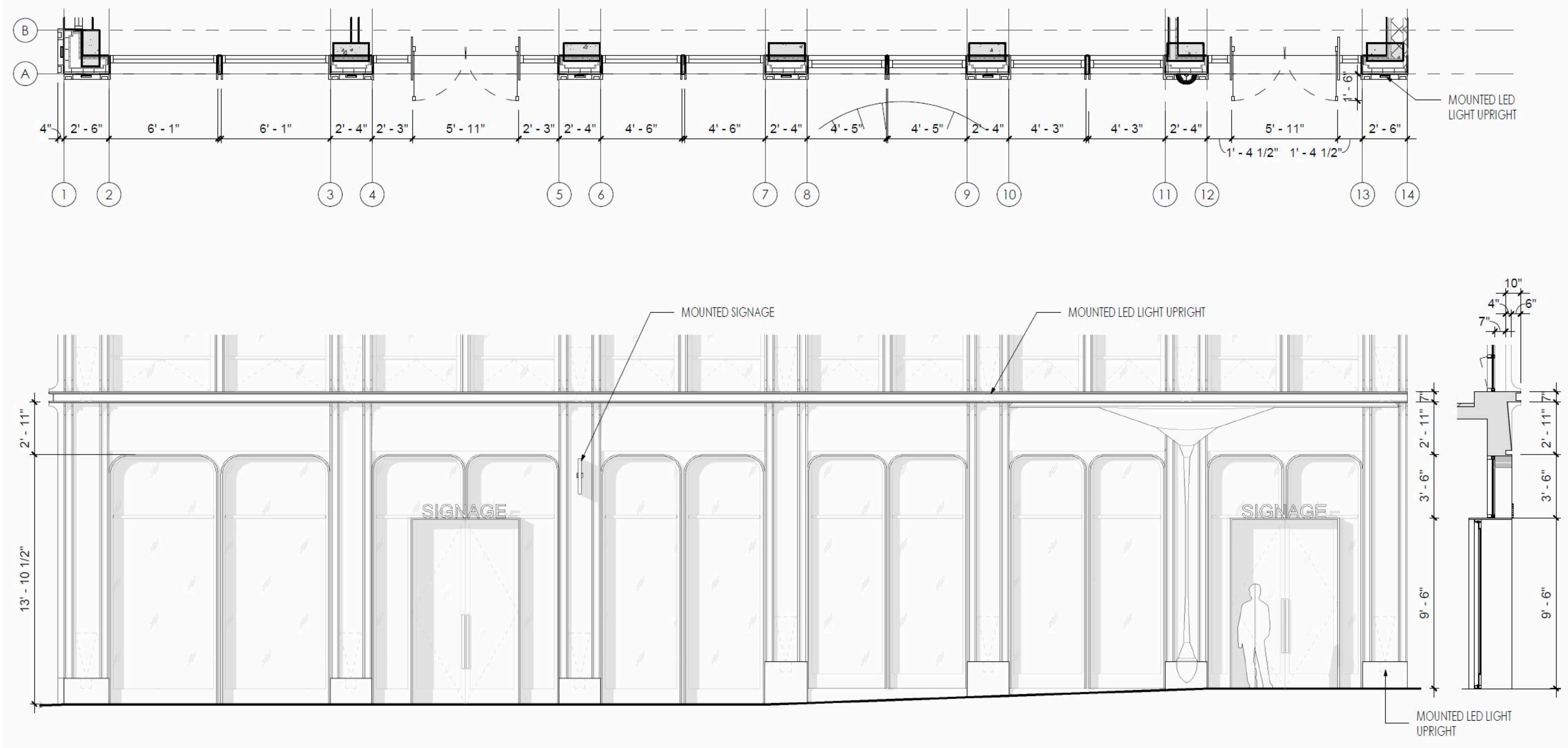


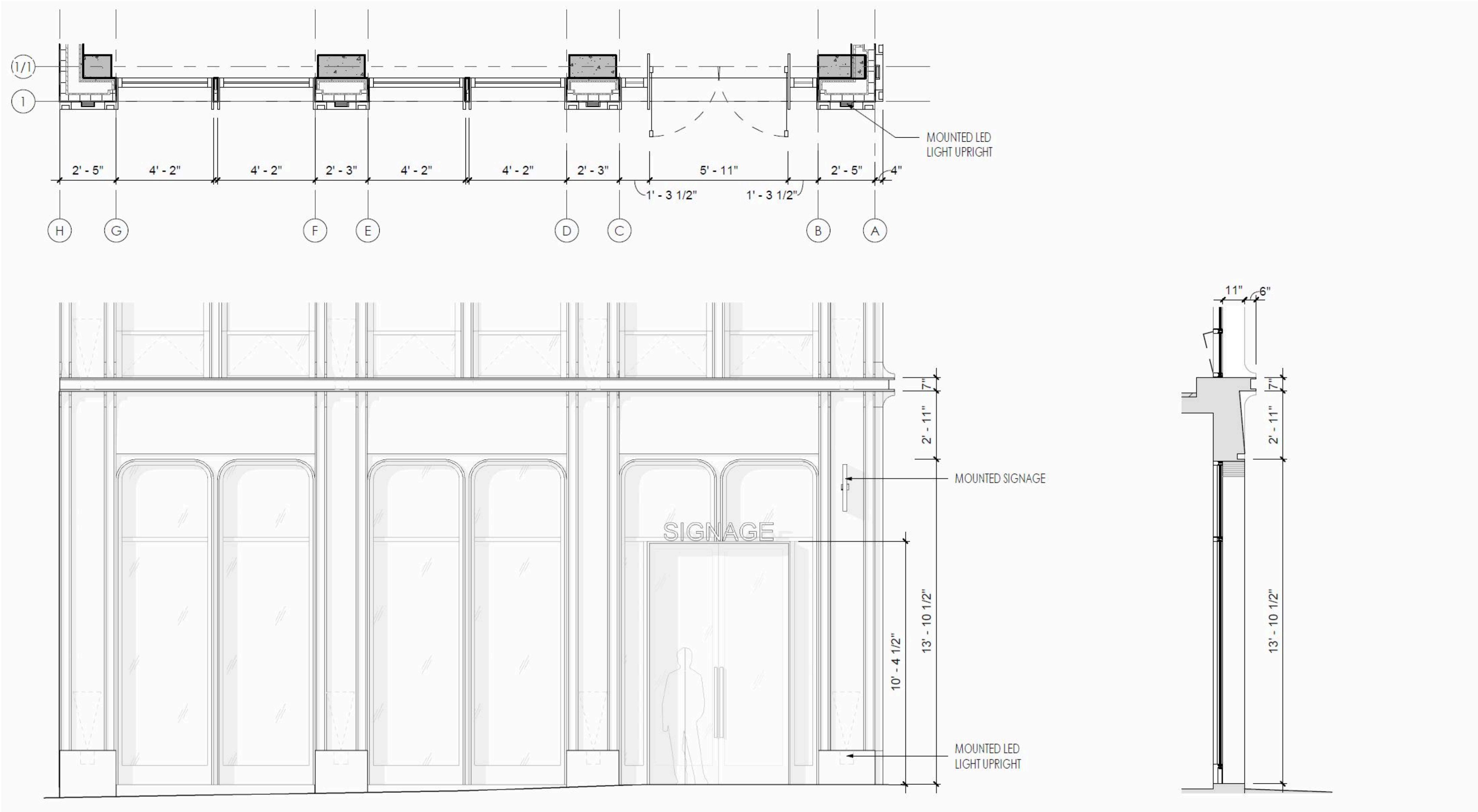


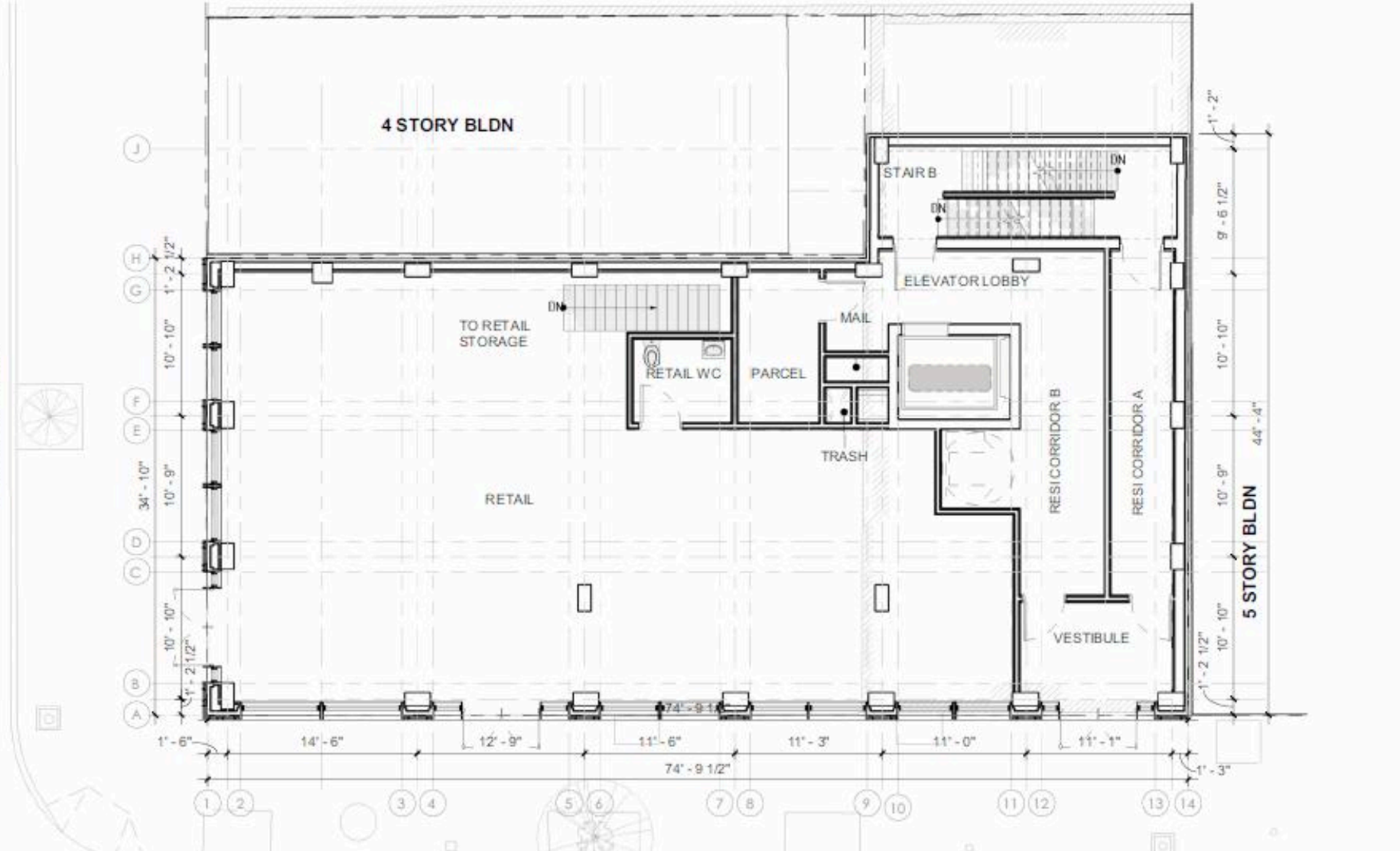
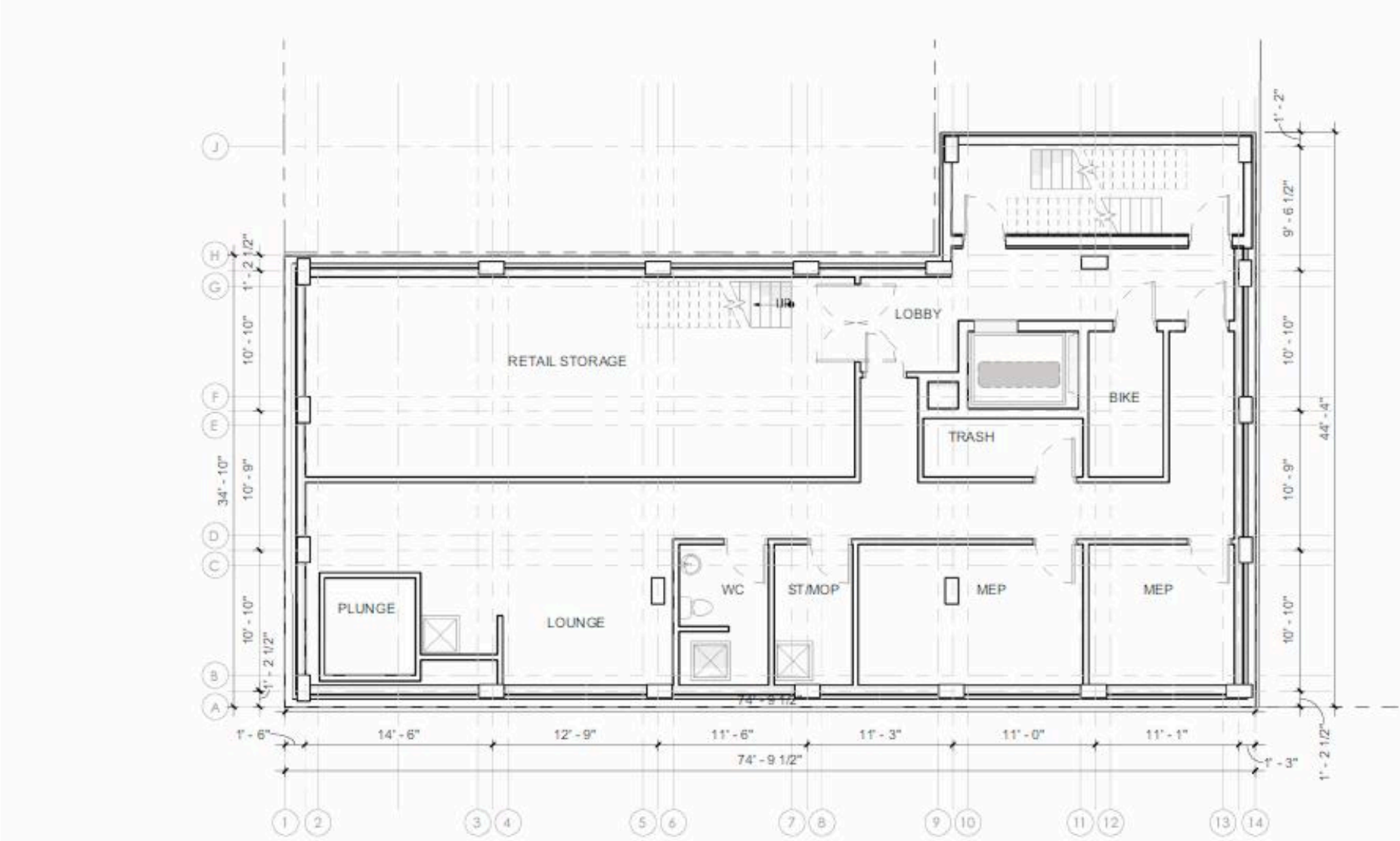












BASEMENT FLOOR

- ST
- 1 BR
- 2 BR



SECOND TO THIRD FLOOR - 4 UNIT PLAN

GROUND FLOOR

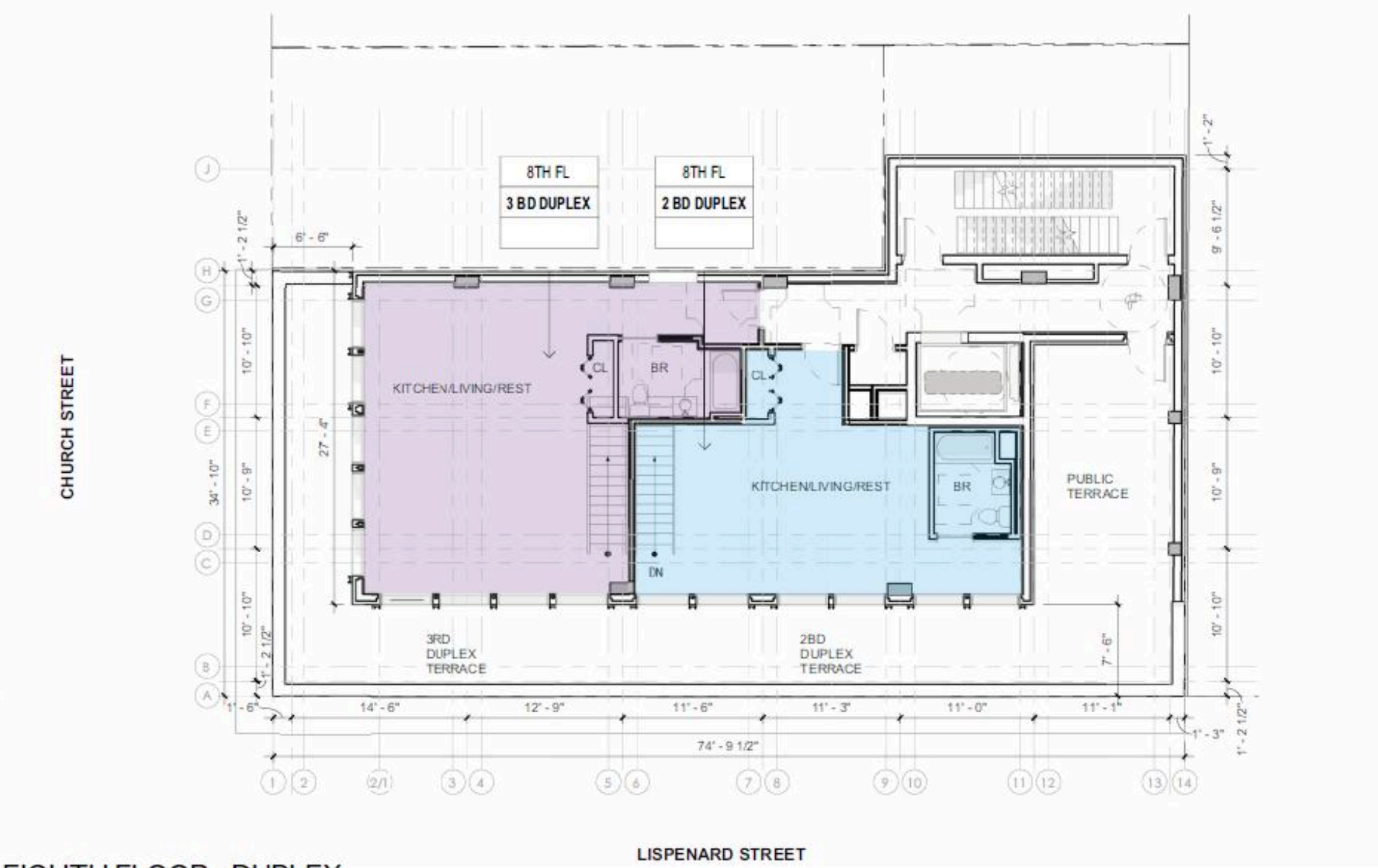


FORTH TO SIXTH FLOOR - 3 UNIT PLAN

- 1 BR
- 3 BR duplex
- 2 BR duplex



SEVENTH FLOOR- DUPLEX PLAN



EIGHTH FLOOR - DUPLEX

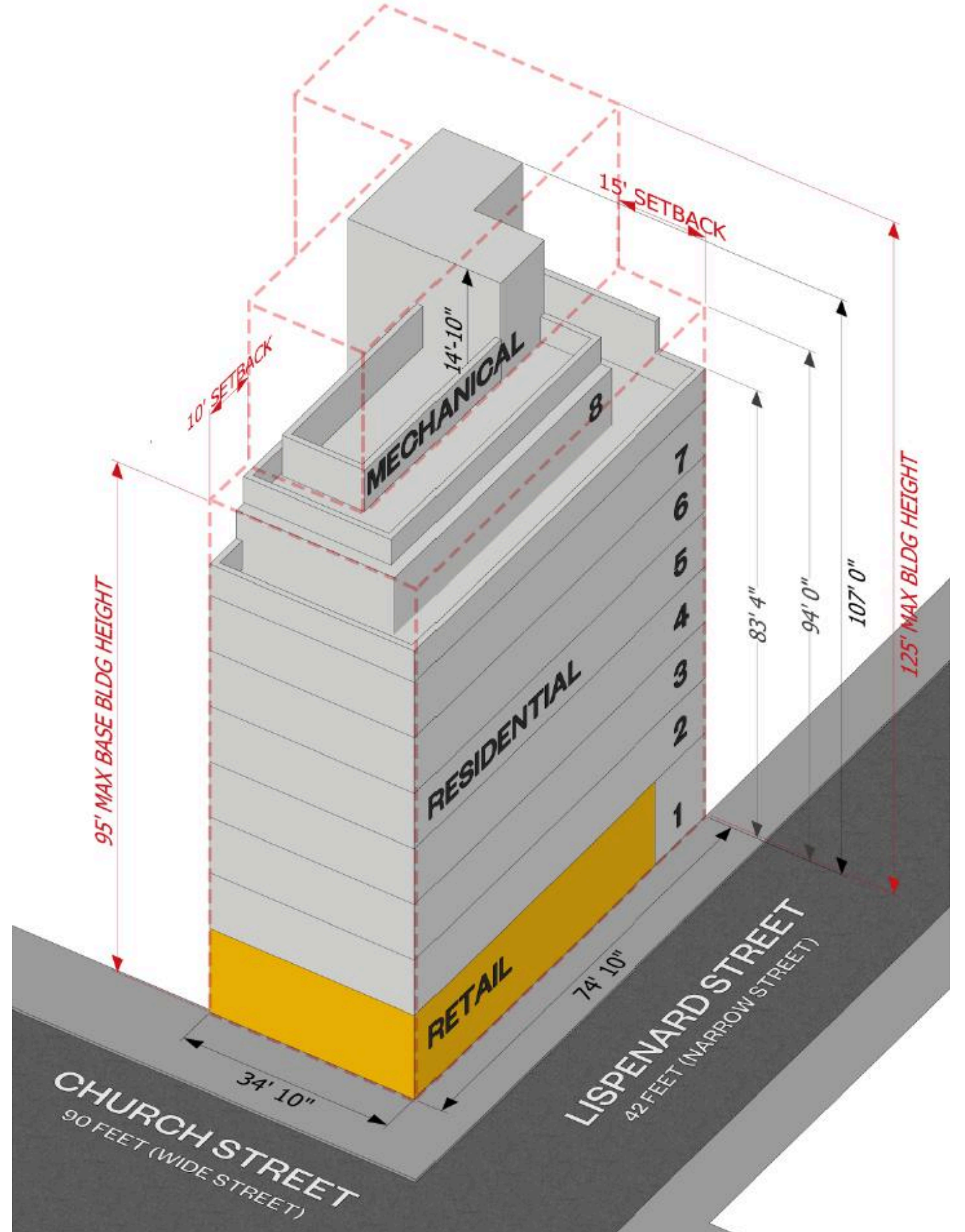
ZONING OVERVIEW - 31-35 LISPENARD STREET

Block	210
Zoning	C6-2A
Residential Equivalent	R8A
Special Use District	Tribeca Mixed Use

Lots	Lot Area	Residential FAR				Commercial FAR			
		FAR	Total FAR	Existing Structure	Max FAR Available	FAR	Total FAR	Existing Structure	Max FAR Available
Lot 1 & 34	3,086.33	5.00	15,431.66	0.00	15,431.66	6.00	18,517.98	0.00	18,517.98
Lot 2 (Air Rights)	961.00	5.00	4,805.00	2,547.20	2,257.80	6.00	5,766.00	636.80	5,129.20
Total Buildable FAR	4,047.33	5.00	20,236.66	2,547.20	17,689.46	6.00	24,283.98	636.80	23,647.18

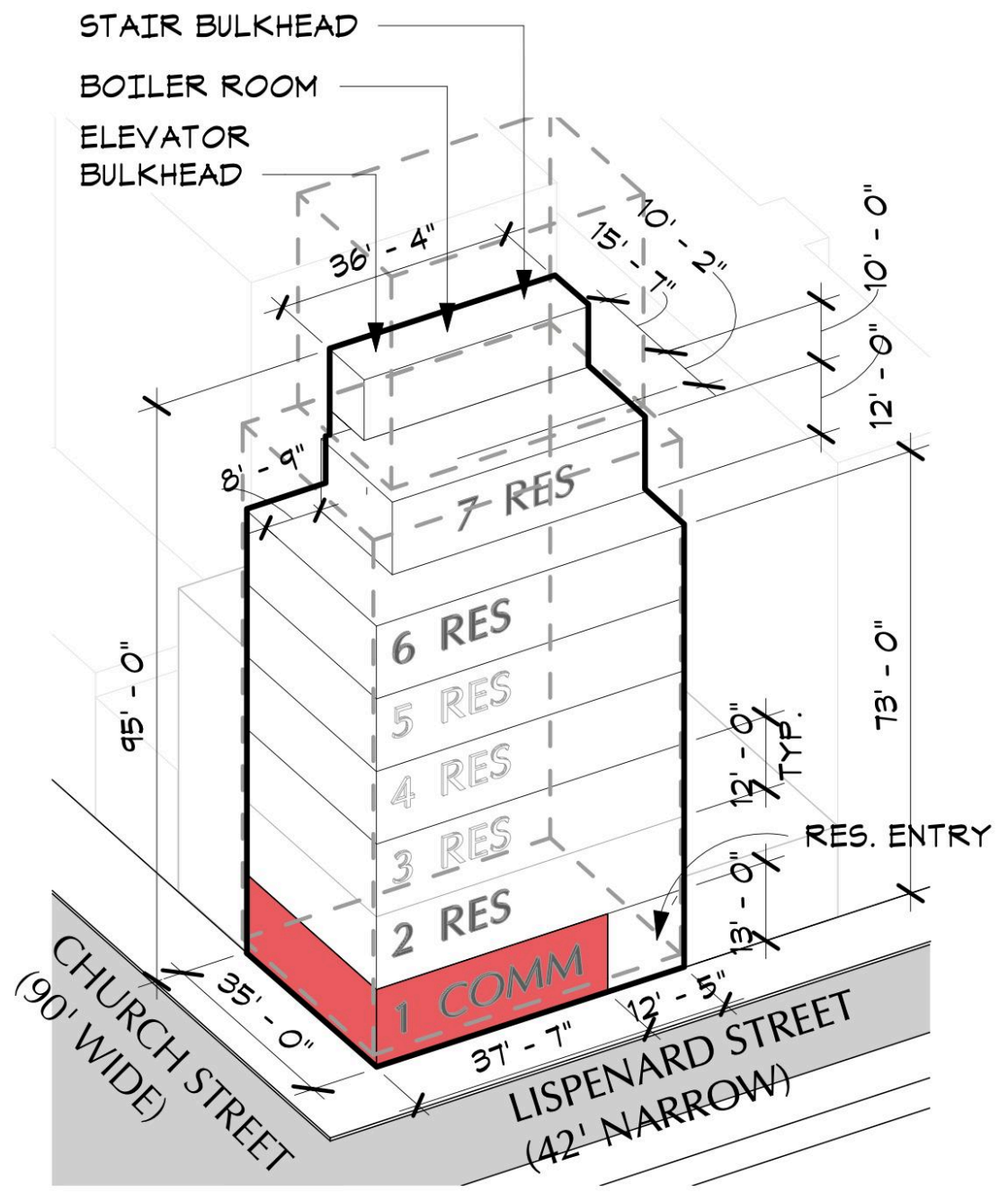
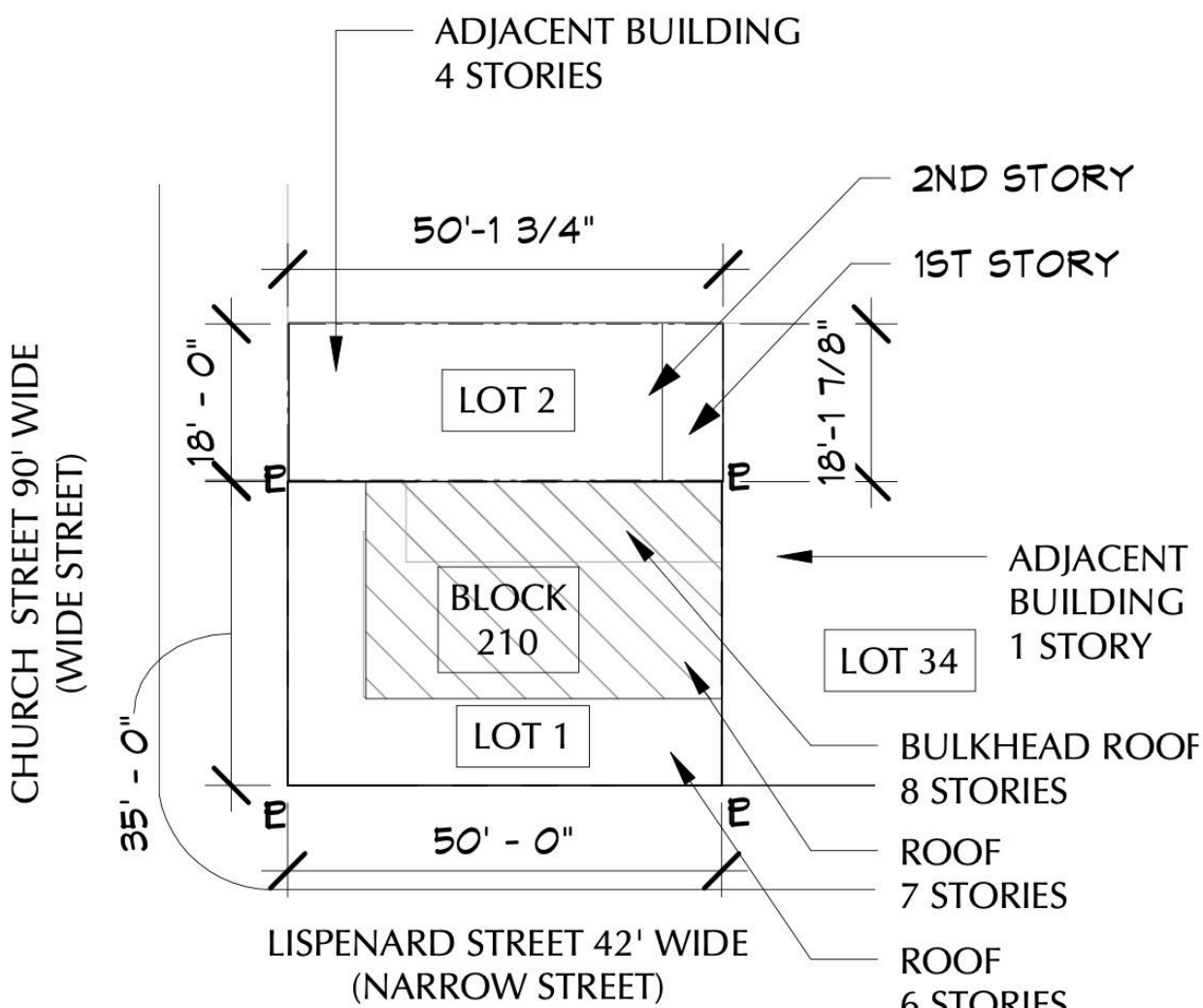
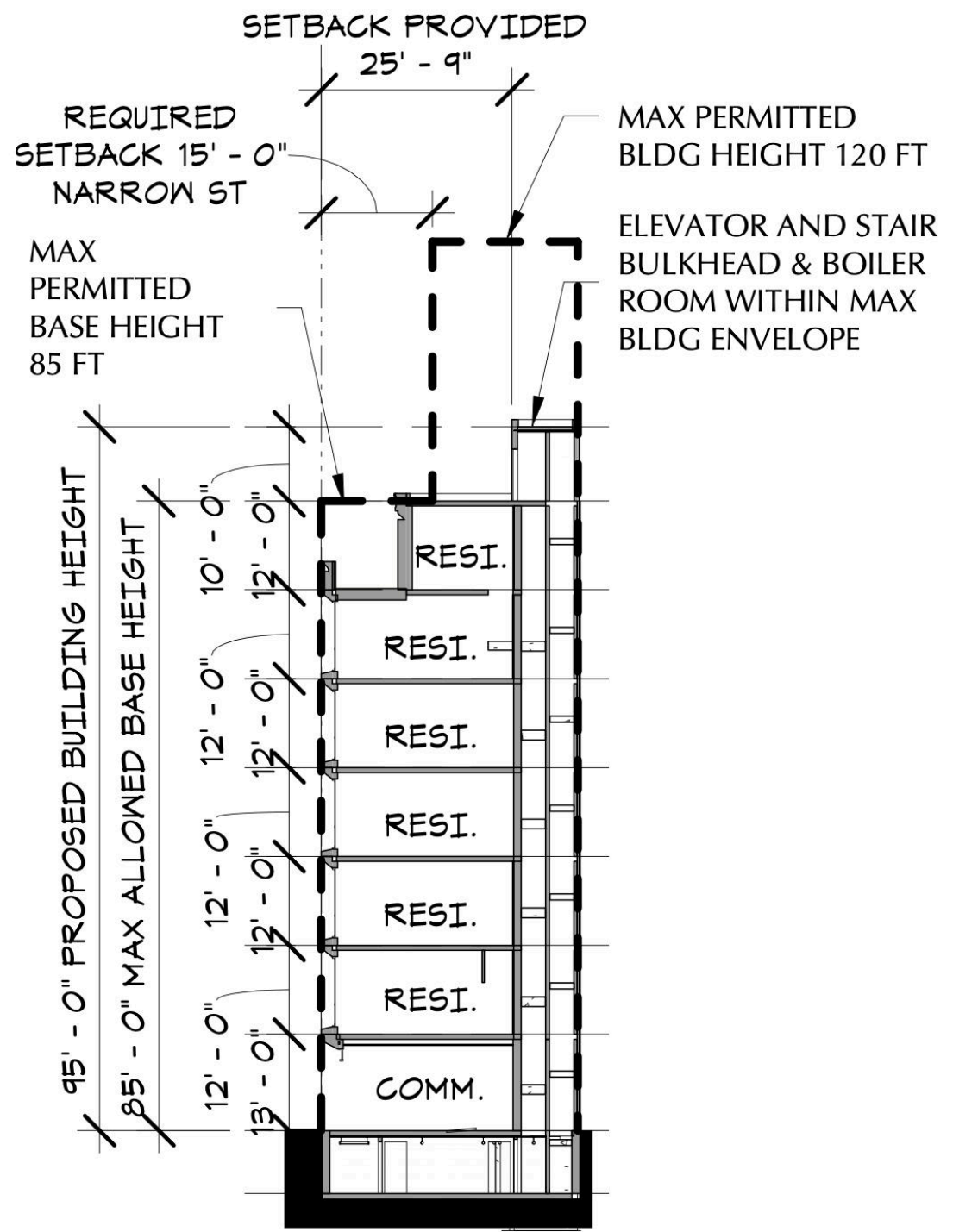
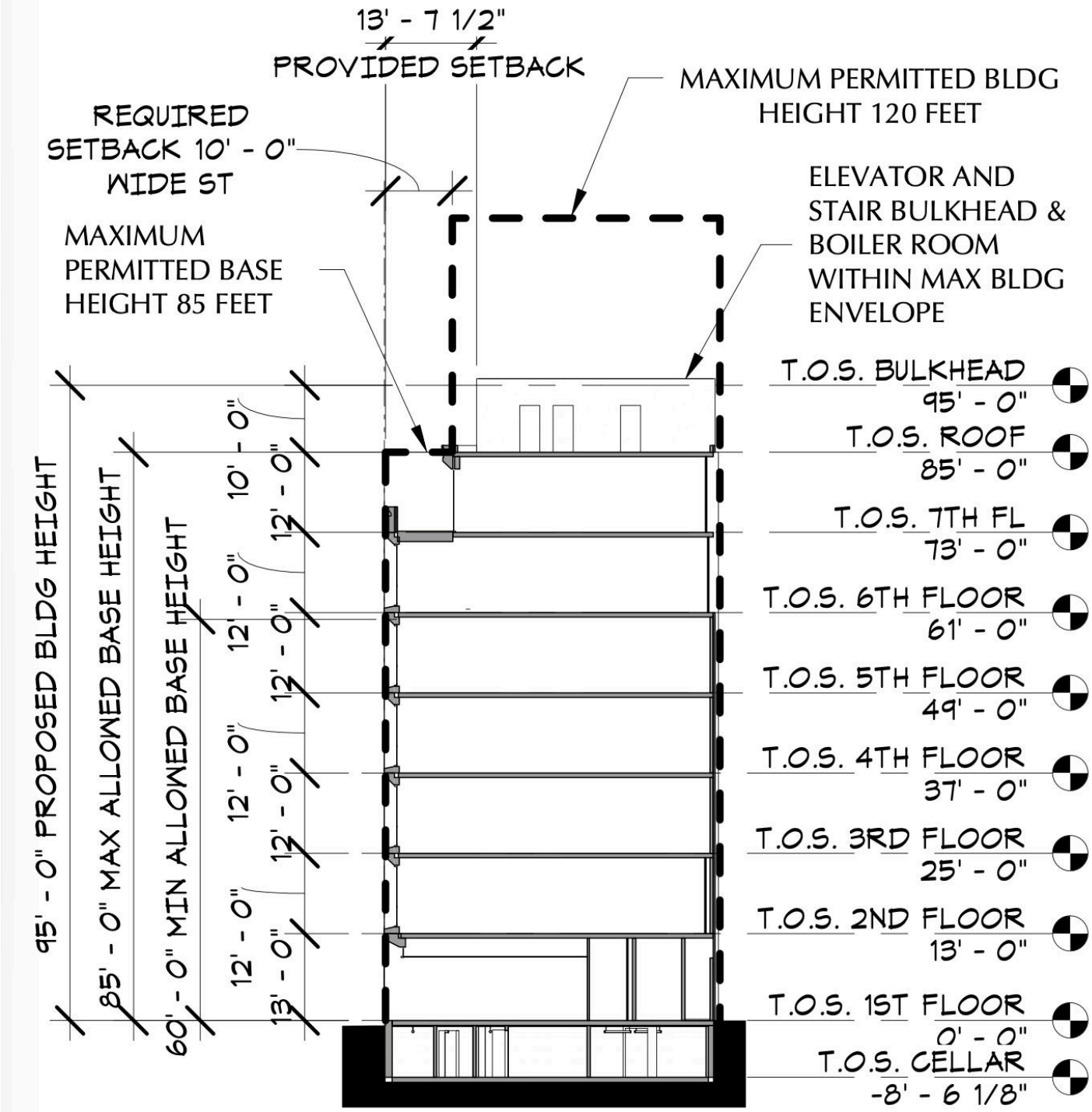
Proposed Development							
Floor	Height	Residential	Retail	Core/Mech/ Lobby/Amenity /BOH	Gross Floor Area	Residential FAR <i>Minus Deduction*</i>	Commercial FAR <i>Minus Deduction*</i>
Cellar	10.33	0.00	0.00	2,766.00	2,766.00	0.00	0.00
1	15.67	0.00	1,800.00	966.00	2,766.00	888.72	1,656.00
2	10.33	2,142.00	0.00	624.00	2,766.00	2,544.72	0.00
3	10.33	2,142.00	0.00	624.00	2,766.00	2,544.72	0.00
4	10.33	2,175.00	0.00	591.00	2,766.00	2,544.72	0.00
5	10.33	2,175.00	0.00	591.00	2,766.00	2,544.72	0.00
6	10.98	2,175.00	0.00	591.00	2,766.00	2,544.72	0.00
7	10.98	2,179.00	0.00	587.00	2,766.00	2,544.72	0.00
8	10.98	1,155.00	0.00	510.00	1,665.00	1,531.80	0.00
Bulkhead	17.00	0.00	0.00	0.00	0.00	0.00	0.00
Total (Excluding Cellar)	106.93	14,143.00	1,800.00	5,084.00	21,027.00	17,688.84	1,656.00
<i>Maximum FAR Available --></i>						17,689.46	23,647.18
<i>Remaining FAR --></i>						0.62	21,991.18

*minus deductions for all-electric and mechanical**



TYPES	Studio	One Bedroom	Two Bedroom	Three Bedroom	Total
Ground					
Floor 2	2.00	1.00	1.00		4 Units
Floor 3	2.00	1.00	1.00		4 Units
Floor 4		2.00	1.00		3 Units
Floor 5		2.00	1.00		3 Units
Floor 6		2.00	1.00		3 Units
Floor 7		1.00	1.00	1.00	3 Units
Floor 8					
TOTAL	4 Units	9 Units	6 Units	1 Units	20 Units

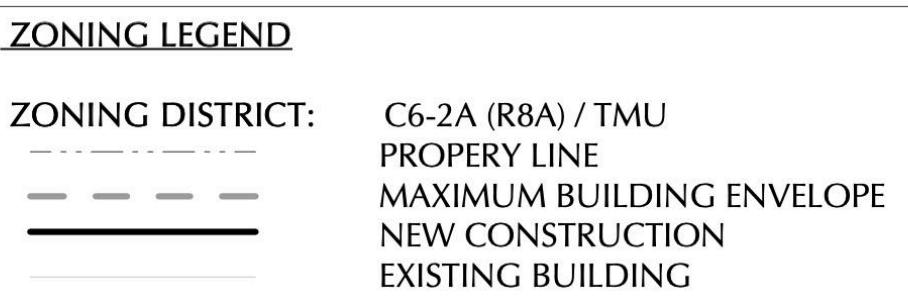
Approved 2019; Excluded Lot 34



FLOOR AREA CALCULATIONS:

LOT 2 - AREA: 907 SF
 MAX ALLOWED: 907 X 5.0 = 4,535 SF
 EXISTING: 907 + 777 + 777 + 777 = 3,238 SF
 FAR LEFT FOR AIR RIGHTS:
 4,535 - 3,238 = 1,297 SF

LOT 1 - AREA: 1750 SF
 MAX ALLOWED: 1750 X 5.00 = 8,750 SF
 PROPOSED: FLOOR AREA - ZONING DEDUCTIONS (SEE Z-002.00, AREA CHART) = 10,566.5 - (66.8 + 127.8 + 333.1) = 10,038.6 SF
 FAR NEEDED FROM AIR RIGHTS = 1,288.6 SF < FAR AVAILABLE ON LOT 2



FLOOR	HEIGHT (FT)	GROSS AREAS (SF)				DEDUCTIONS (SF)			ZONING FLOOR AREA (SF)			
		TOTAL GROSS AREA	CIRCULATION	COMMERCIAL	MECHANICAL	RESIDENTIAL	CORRIDOR (DENSITY 50%)	MECHANICAL	EXTERIOR WALL	COMMERCIAL ZFA	RESIDENTIAL ZFA	TOTAL ZFA
CELLAR	-8.50	1,708.50	384.50	198.70	500.20	625.10						
1	13.00	1,551.80		833.00		718.80		31.60	833.00	687.20	1,520.20	
2	12.00	1,622.10				1,622.10	16.70	26.50	53.10	1,525.80	1,525.80	
3	12.00	1,622.10				1,622.10	16.70	26.50	53.10	1,525.80	1,525.80	
4	12.00	1,622.10				1,622.10	16.70	26.50	53.10	1,525.80	1,525.80	
5	12.00	1,622.10				1,622.10	16.70	26.50	53.10	1,525.80	1,525.80	
6	12.00	1,622.10				1,622.10	0.00	15.70	58.20	1,548.20	1,548.20	
7	12.00	904.00				904.00	0.00	6.10	30.90	867.00	867.00	
ROOF	10.00	328.90	156.40		168.50	4.00						
TOTAL	85.00	12,603.70		1,031.70	668.70	10,362.40	66.80	127.80	333.10	833.00	9,205.60	10,038.60

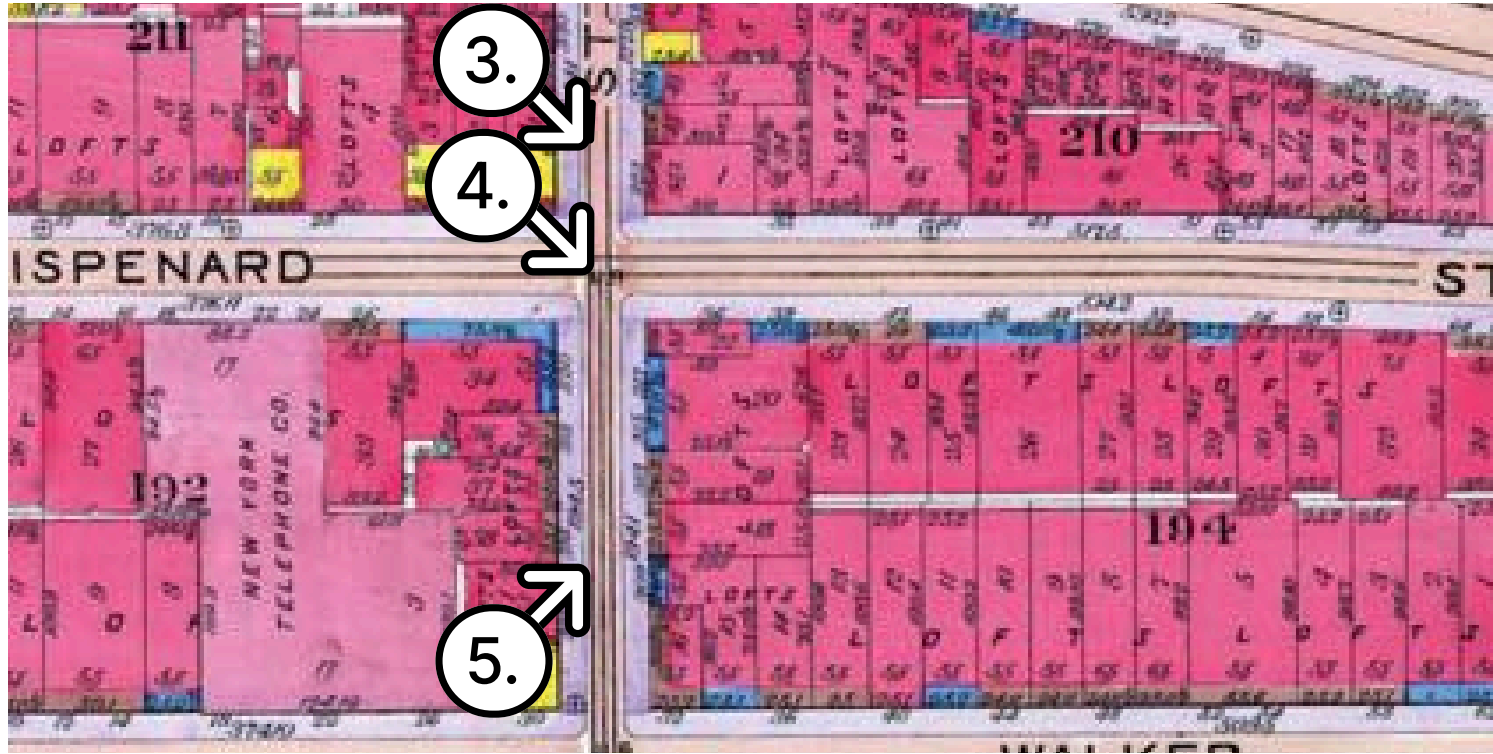
TOTAL BUILDING ZFA ALLOWED	10,047.00
TOTAL ZFA PROPOSED	10,038.60
TOTAL ZFA REMAINING	8.40



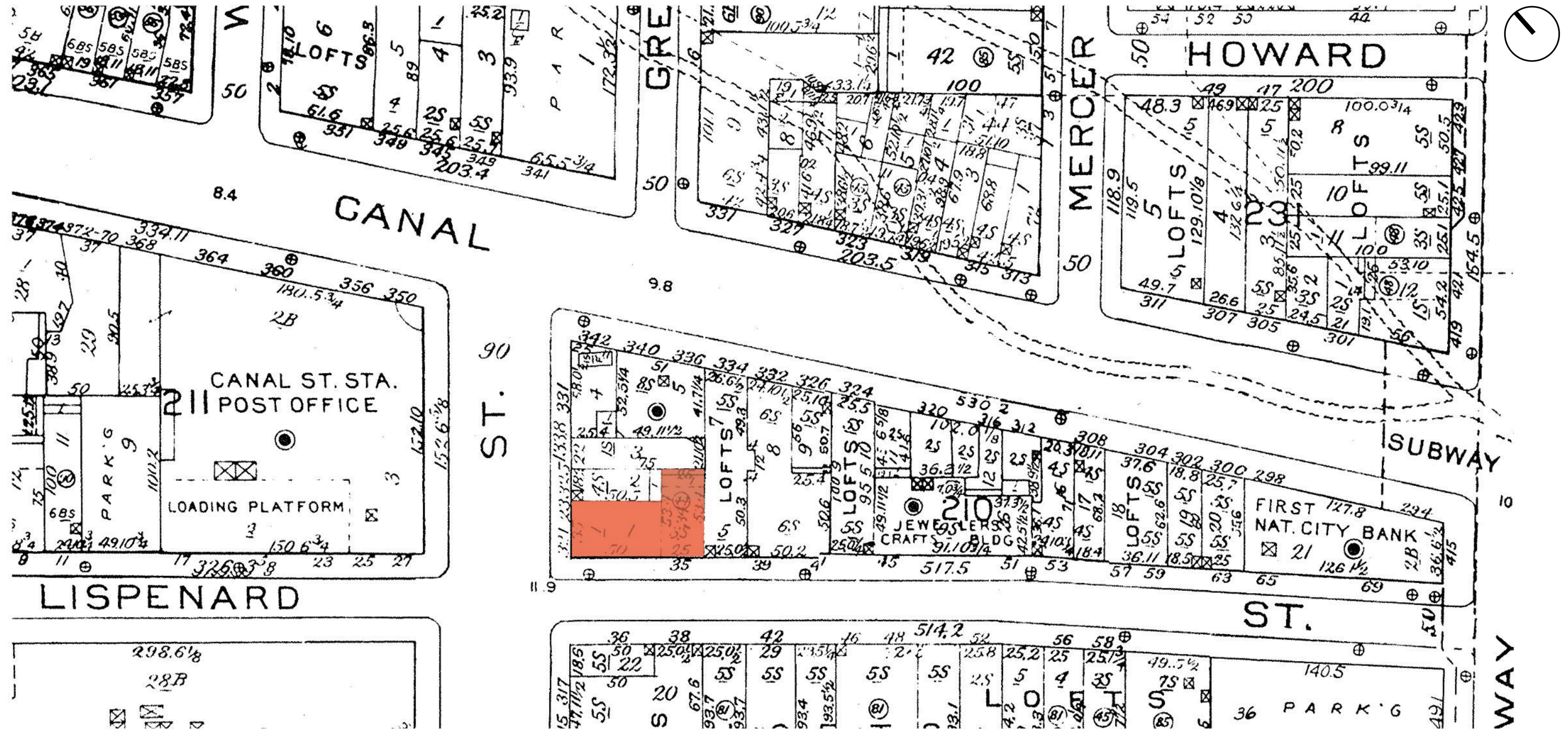
3. 319 Church Street, 1940
DOF tax record



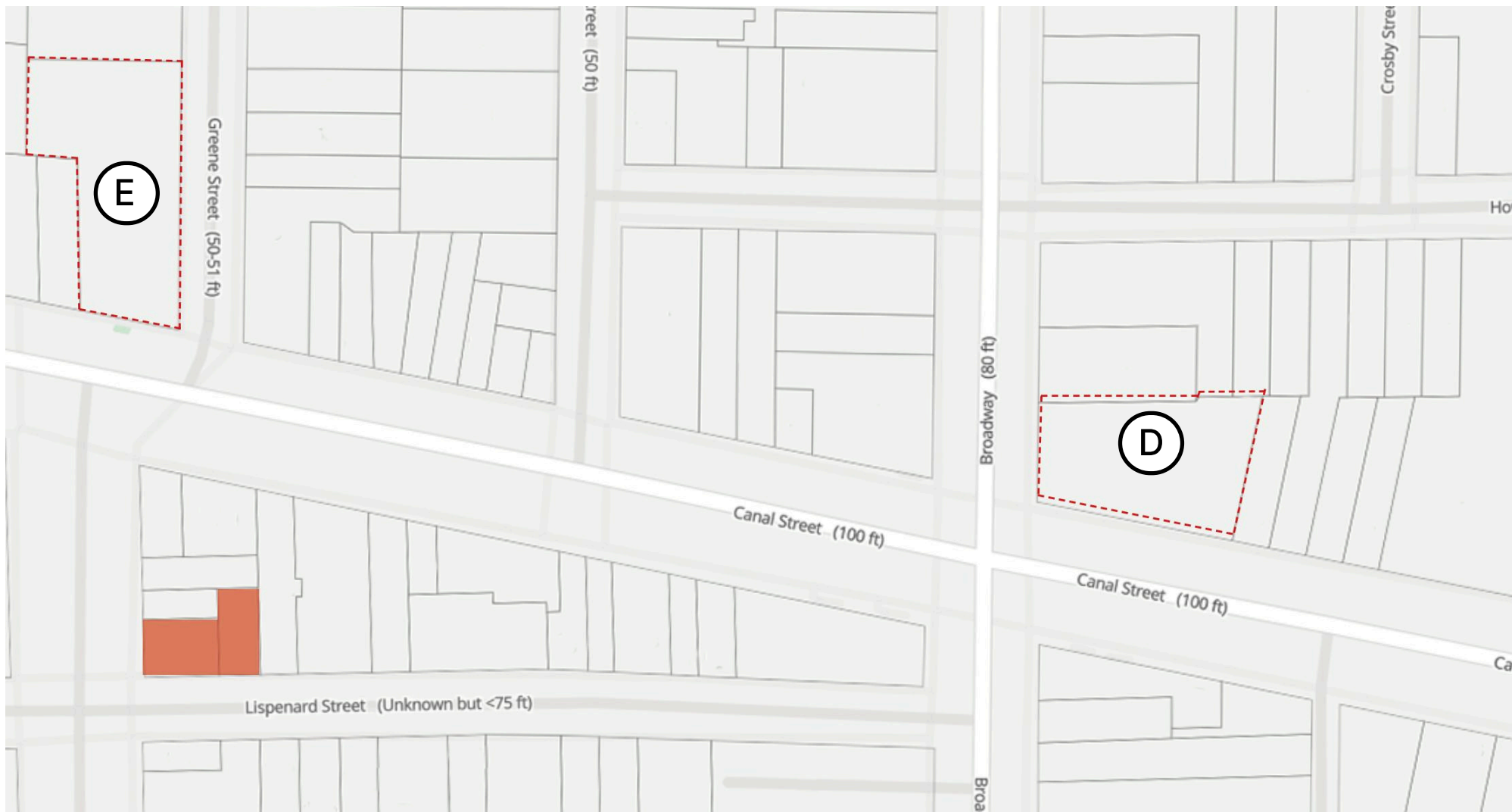
4. 325 Church Street, 1940
DOF tax record



5. 315 Church Street, 1940s
DOF tax record



Sanborn Map, Plate 11



Ⓔ
SoHo Cast Iron
Historic District
11 Greene Street,
Gene Kaufman
Architect, Approved
2014



Ⓓ
SoHo Historic District
277 Canal Street,
Morris Adjmi,
Approved 2021



Tribeca East Historic District, 52 Lispenard Street



Tribeca East Historic District, 46 Lispenard Street



Tribeca East Historic District, 38 Lispenard Street



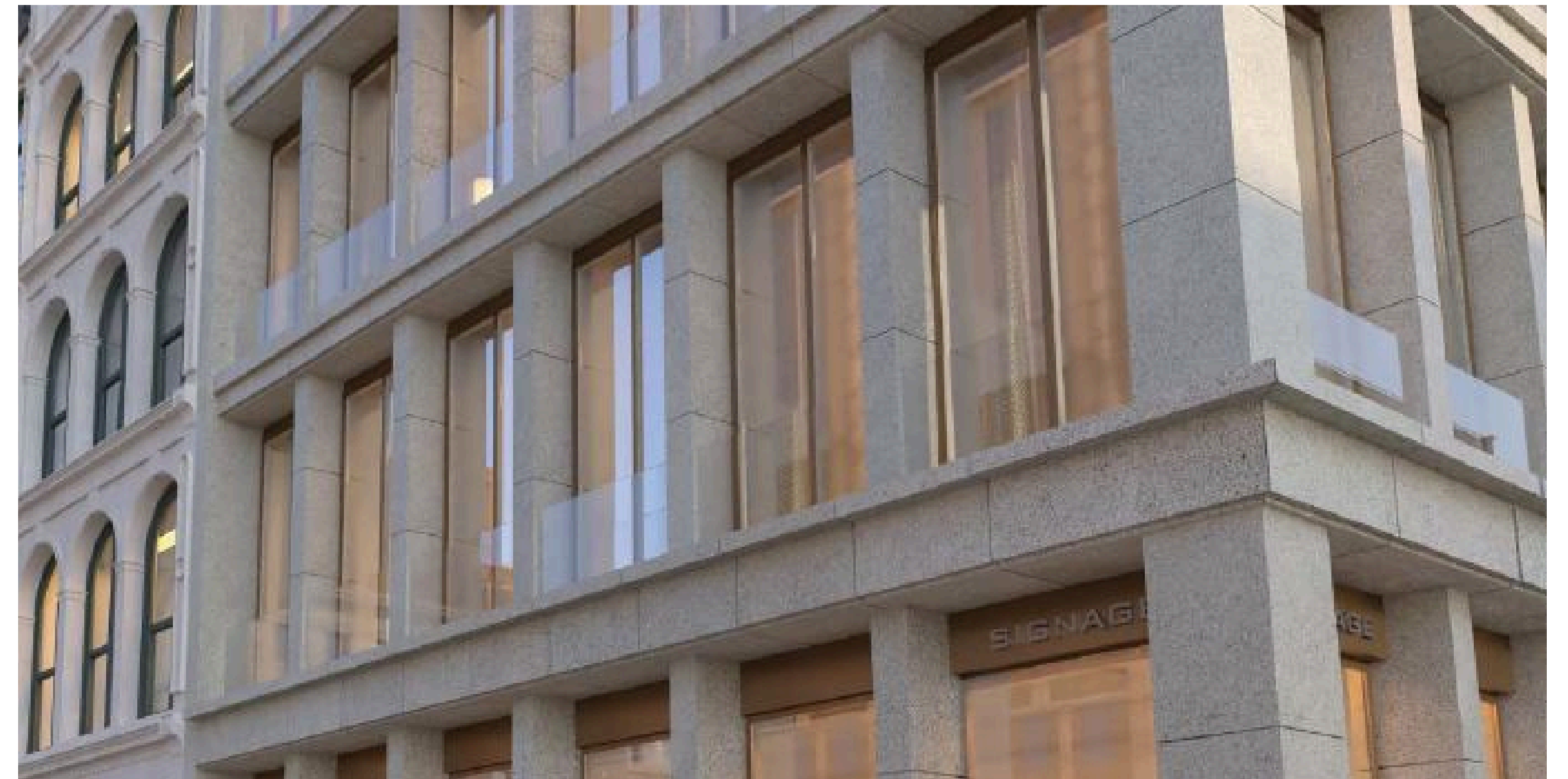
Subject Building Proposed Design - 31-35 Lispenard Street



SoHo Historic District, 529 Broadway



Tribeca East Historic District, 14 White Street



Tribeca East Historic District, 32-34 Walker Street

April 14, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 4, LPC-26-08398

**31-33 Lispenard Street (aka 321-323 Church Street) and
35 Lispenard Street – Tribeca East Historic District
Borough of Manhattan**

To testify virtually, please join Zoom

Webinar ID: 161 638 1277

Passcode: 426602

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

Note: If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.