



IN THE MATTER OF a communication dated June 20, 2019, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the 836 Broadway Building (Block 564, Lot 39), by the Landmarks Preservation Commission on June 11, 2019 (Designation List No. 512/LP-2618), Borough of Manhattan, Community District 2.

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

On June 11, 2019, the Landmark Preservation Commission (LPC) designated 836 Broadway (Block 564, Lot 39) as a City landmark. The landmark site is located on the east side of Broadway between East 12th and East 13th streets, within Manhattan Community District 2.

836 Broadway is a store and loft building designed by Stephen Decatur Hatch in 1876 and constructed by builder Marc Eidlitz. The building is notable for its cast-iron facades with finely-detailed neo-Grec details and Renaissance-inspired mansard roof. Located mid-block on the east side of Broadway between East 12th and East 13th streets, the building extends with an irregular footprint to the south side of East 13th Street where there is a similar cast-iron facade.

836 Broadway's cast-iron building led the transformation on this block from low-scale, 19th-century residential and mixed-use to commercial store-and-loft buildings by the turn of the 20th century. With a flexible open-floor plan and generously-sized windows, the building has housed a variety of offices and businesses over the years.

Stephen Decatur Hatch (1839-1894) was a prominent New York architect, known for his elegant design of hotel, government, academic, and commercial buildings. He began his career in the office of John B. Snook, and, by 1864, established his own firm. As an architect of the United States War

Department, he was responsible for military posts in New York State. In New York City, he designed the 1871 Gilsey Hotel on East 29th Street and the 1880 Robbins and Appleton Building at 1 Bond Street, both designated New York City Landmarks. Like Snook, his designs reflected the post-Civil War city with Second Empire, neo-Grec, and Renaissance Revival details on a diverse range of buildings.

The mid-block lot was originally the location of the home of James J. and Cornelia Roosevelt. A well-respected judge and United States Congressman, James was a member of the prominent Roosevelt family and a great-uncle of President Theodore Roosevelt, Jr. After James and his wife died, the estate constructed the existing cast-iron building on the lot. Cast iron was relatively inexpensive, marketed as fireproof, and easy to construct with its modular sections. As such, it was often used for industrial and commercial buildings during the two decades after the Civil War.

836 Broadway was leased for showroom and office space to its first tenant, Mitchell, Vance, & Co. This prominent company manufactured light fixtures, clocks, and ornamental metal. Their foundry was located nearby at 10th Avenue and West 24th Street in Chelsea. By the early 1900s, the original tenant shared space with garment businesses that occupied other lofts in the building. During the New York City shirtwaist strike of 1909-1910, the garment offices and workrooms along this section of Broadway were picketed.

The Roosevelt Estate sold 836 Broadway in 1921. While the building continued to house several clothing-related companies, space was also leased by a Post Office Annex facility and a wide variety of small businesses such as dental supply, furniture, and engraving companies.

The 836 Broadway Building continues to function as a commercial building today, with a variety of tenants that have showroom and office space. Its intact, finely-detailed facades represent the late 19th-century commercial development of this portion of Broadway.

The landmark site is located within a C6-1 zoning district, a commercial district typically mapped outside of central business cores. C6-1 districts allow commercial uses up to 6.0 floor area ratio (FAR) and community facility uses up to 6.5 FAR. Residential uses are allowed up to 3.44 FAR. With a maximum allowable commercial floor area ratio of 6.0 FAR, the 9,967-square-foot lot could be developed with approximately 59,802 square feet of floor area. The existing building on the lot contains 56,827 square feet (5.7 FAR), resulting in 2,975 square feet of unused development rights available for transfer to eligible receiving sites 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 that 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 four potential receiving sites available for the transfer of the landmark's unused floor area. Under the existing zoning, one of the four potential receiving sites is eligible to receive a transfer of unused development rights from the subject landmark.

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.

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