



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 840 Broadway Building (Block 564, Lot 41), by the Landmarks Preservation Commission on June 11, 2019 (Designation List No. 512/LP-2619), 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 840 Broadway, as a City landmark. The landmark designation consists of Block 564, Lot 41. The landmark site is located at the southeast corner of Broadway and East 13th Street within Manhattan Community District 2.

A highly intact 12-story Renaissance Revival-style commercial building, 840 Broadway was designed by the noted architect Robert Maynicke for developer Henry Corn in 1899-1901. The building originally housed small manufacturing and wholesale businesses, primarily associated with the garment industry, through the mid-20th century. The ground floor was occupied by a succession of clothiers, including the Thompson Company, Lester & Company, and Goodyear Waterproof Company, manufacturers of raincoats and related apparel. 840 Broadway was converted to a mixed-use co-operative in the 1970s.

The building's footprint has an irregular trapezoidal shape that narrows on the eastern portion. It also has a clipped corner facing the intersection of East 13th Street. A single bay wide, this slender facade contains a commercial entrance at the first story.

The facade is organized into three parts, including a three-story base, a seven-story shaft, and a two-story decorative crown with a projecting metal cornice. The base has a pink granite plinth, molded at the top that rises approximately one-third the height of the first story. Above the plinth, the base is clad with limestone. The upper stories are clad with whitish brick and whitish terracotta details. The two developed facades and corner facade have nearly identical decoration, and are organized into vertical bays, with horizontal rows of windows.

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 3,420-square-foot lot could be developed with approximately 20,520 square feet of floor area.

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. The zoning lot, on which the landmark building is located, is developed with 40,572 square feet of floor area (11.8 FAR); as such, it does not have any unused development rights available for transfer to eligible receiving sites under the existing zoning.

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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