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**IN THE MATTER OF** a communication dated November 15, 2017, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of 827-831 Broadway Buildings, 827-829 and 831 Broadway (Block 564, Lots 17 and 19) by the Landmarks Preservation Commission on October 31, 2017 (Designation List No.502/LP-2594), Borough of Manhattan, Community District 2.

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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 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 October 31, 2017, the Landmarks Preservation Commission (LPC) designated the 827-831 Broadway Buildings, at 827-829 and 831 Broadway, as a City landmark. The landmark site occupies portions of Block 564, Lots 17 and 19, consisting of two four-story commercial buildings, located on the west side of Broadway between East 12th and East 13th Streets, within Manhattan Community District 2.

The 827-831 Broadway Buildings are twin, Civil War-era “marble palaces” with a design that drew architectural inspiration from Italian palazzi. Designed by Griffith Thomas and built in 1866-67 as a speculative investment for tobacco heir Pierre Lorillard III, the 827-831 Broadway Buildings gained considerable cultural significance after World War II for their associations with the prominent Abstract Expressionist artists Willem de Kooning, Elaine de Kooning, Paul Jenkins, Larry Poons, Jules Olitski, and Herbert Ferber, and with curator William S. Rubin. These handsome structures were the site of significant contributions to the arts and represent the pivotal era in which post-World War II New York City became the center of the Western art world.

Willem De Kooning was one of the foremost visual artists of the New York School and a pioneer of Abstract Expressionism. 831 Broadway was the last of his New York City residences before his permanent move to East Hampton. While at 831 Broadway from 1958-63, De Kooning began to experiment with vivid tones—a shift his biographers attribute to the quality of light in his studio—

and to deviate in his work from dense urban landscapes to abstract pastoral scenes that anticipated his move from Manhattan. On the third floor, Elaine de Kooning completed her 1962-63 portrait of John F. Kennedy, a commission for the Truman Library.

Paul Jenkins acquired the studio and residence from William de Kooning in 1963 and owned it through 2000. Here, Jenkins painted notable works including *Phenomena 831 Broadway*. Foreign dignitaries and eminent artists attended the gatherings that Jenkins held here, a practice that continued across the hall in architect Richard Meier's renovation of a loft for art historian and MoMA curator William S. Rubin. In addition to pieces by Jackson Pollack, Mark Rothko, Franz Kline, and others, Rubin's loft displayed works by Willem de Kooning, Jenkins, Larry Poons, Jules Olitski, and Herbert Ferber—all one-time residents of the buildings.

The succession of prominent artists who resided in the 827-831 Broadway Buildings is directly associated with the emergence of Abstract Expressionism as the first major American avant-garde movement in New York City in the late 1940s and 1950s, and with its influence on successive movements in the arts.

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 across the street and opposite to the zoning lot occupied by the landmark building, or in the case of a corner lot, one that fronts on the same street intersection as the lot occupied by the landmark.

The landmark site is located in a C6-1 zoning district. For purposes of landmark development rights transfer, C6-1 districts have a maximum allowable floor area ratio (FAR) of 6.0. Under the C6-1 zoning, the 11,810-square-foot site could be developed with approximately 70,810 square feet of floor area. The existing buildings on the lot contain 36,479 square feet, resulting in approximately 34,321 square feet of unused development rights available for transfer from this site under the existing zoning. There are five potential receiving sites 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.

**MARISA LAGO**, *Chair*

**KENNETH J. KNUCKLES**, *Esq., Vice-Chairman*

**RAYANN BESSER, ALFRED C. CERULLO, III,**

**MICHELLE DE LA UZ, JOSEPH I. DOUEK, RICHARD W. EADDY,**

**CHERYL COHEN EFFRON, HOPE KNIGHT, ANNA HAYES LEVIN,**

**ORLANDO MARIN, LARISA ORTIZ**, *Commissioners*