



## CITY PLANNING COMMISSION

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May 7, 2008 / Calendar No. 13

N 080352 HKM

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**IN THE MATTER OF** a communication dated March 24, 2008, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Free Public Baths of the City of New York, East 11<sup>th</sup> Street Bath, 538 East 11<sup>th</sup> Street (Block 404, Lot 23), by the Landmarks Preservation Commission on March 18, 2008 (List No. 402/LP-2252), Borough of Manhattan, Community District 3.

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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 of the subject property, 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.

The building at 538 East 11<sup>th</sup> Street (a/k/a 538-540 East 11<sup>th</sup> Street) is located in the East Village near Tompkins Square Park, on the south side of East 11<sup>th</sup> Street between Avenue A and Avenue B. The building was built between 1904 and 1905 and was designed by Arnold W. Brunner, architect.

The East 11<sup>th</sup> Street Free Public Baths Building is a highly intact public bath building designed by prominent architect Arnold W. Brunner as well as a culturally significant piece of the early history of the progressive reform movement in America and the immigrant experience in the Lower East Side of New York City. The two-story building, designed in the neo-Italian Renaissance style, is located in what had been a predominantly German neighborhood just north of Tompkins Square Park. The bath house facade features Indiana limestone and is decorated

with various nautical-theme design elements. Three entrance arches are separated by rusticated pilasters, and a balustraded parapet tops the building over a frieze bearing the name “Free Public Baths of the City of New York” in carved lettering. As bathrooms became standard features of city residences the public baths as a whole were less frequently patronized; the 11<sup>th</sup> Street Baths were closed in 1958 and used as a garage and warehouse until 1995. Pulitzer Prize-winning photojournalist Eddie Adams acquired the building that year and converted it into a photography studio.

The landmark site is located within an R7-2 zoning district. At the allowable floor area ratio of 3.44, the 4,845-square-foot zoning lot could be developed with approximately 16,669 square feet of floor area. The landmark site contains approximately 7,312 square feet of floor area. Therefore, pursuant Section 74-79 of the Zoning Resolution, there are approximately 9,357 square feet theoretically available for transfer.

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, or one which is across the street and opposite to the 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 building.

There are seven potential receiving sites available for the transfer of the landmark’s unused floor area.

All landmark buildings or buildings within Historic Districts are eligible to apply for use and bulk waivers pursuant to Section 74-711 of the Zoning Resolution.

There are no projected public improvements or plans for development, growth, improvement, or renewal in the vicinity of the landmark building.

The subject landmark designation does not conflict with the Zoning Resolution, projected public improvements or any plans for development, growth, improvement or renewal in the vicinity of the landmark.

**AMANDA M. BURDEN, FAICP, Chair**  
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