



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 Roosevelt Building (Block 565, p/o Lot 15), by the Landmarks Preservation Commission on June 11, 2019 (Designation List No.512/LP-2620), 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 Landmarks Preservation Commission (LPC) designated the Roosevelt Building, located at 837 Broadway (Block 565, p/o Lot 15) as a City landmark. The landmark site is located on the east side of Broadway between East 13th and East 14th streets, within Manhattan Community District 2.

The Roosevelt Building, located on Broadway at 837 Broadway, is a notable store and loft building that originally contained garment businesses, as well as the American Mutoscope and Biograph Company. The building was constructed when Broadway, south of Union Square, was transforming into a bustling commercial area. Architect Stephen D. Hatch designed the eight-story Roosevelt Building in 1893-94 for James A. Roosevelt and Robert Barnwell Roosevelt, who, with other members of the Roosevelt family, formed the Broadway Improvement Company to oversee their real estate ventures. Heirs of the wealthy merchant Cornelius V. S. Roosevelt, the owners would soon become better known as President Theodore Roosevelt's uncles.

The subject landmark building is an eight-story, transitional Romanesque Revival/Renaissance Revival-style store and loft designed by Stephen Decatur Hatch between 1893 and 1894. Elements of the Romanesque Revival include its heavy rusticated stonework and corbelled brick masonry, broad arches, a narrow corner tower, decorative spiral columns, and foliated ornamentation. Its symmetrical, tripartite facades, classically-inspired pilasters and ornamentation, and rusticated

base with smooth brick upper stories are also characteristic of the Renaissance Revival style.

Located on the corner of Broadway and East 13th Street, just south of Union Square, the iron- and steel-frame building has an irregular quadrilateral shape, with fully-developed tripartite primary facades fronting Broadway (east) and East 13th Street (south). A two-story rusticated stone base supports a four-story shaft, and a two-story crown. The shaft and crown are clad with iron-spot Roman brick in various shades of orange and trimmed with intricate terra-cotta decoration. Although the primary facades are very similar in appearance, the Broadway facade is slightly grander and more embellished than the south facade, and contains a second-story, central arch (over the former entrance) and a row of arched windows with projecting iron bays along the shaft façade. At the corner between the two primary facades is a brick column crowned with a copper cupola, emphasizing the edifice's prominent corner location.

Over the years, alterations to the building were primarily concentrated along the first-story commercial spaces, including the addition of modern signage, storefront infill, and the removal of the original main entrance. Aside from these improvements, the building retains a high level of integrity and looks remarkably like its appearance in the 1890s.

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 17,877-square-foot lot could be developed with approximately 107,262 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 218,519

square feet of floor area (12.2 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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