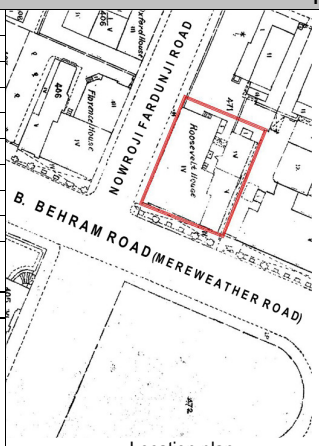
Roosevelt House			185(j)
		Common Ref No: 185(j) Card No: 252 Ward (Part): A (part III) CS No: 471 (Colaba Division) Plot Area: 925.31 sq m B U Area: Indeterminable Date: 18/1/2005 Recorded by: Arun Wadhwa Reviewed by: Int: Arun Wadhwa, Sonal Modak Ext: Arun Wadhwa, Sonal Modak Photo Ref.: 185(j)_Roosewelt House	 Location plan

1.0		**Denomination**	
1.1	Name of Premises	Roosevelt House	
1.2	Earlier Name	Roosevelt House	
1.3	Built in:	Indeterminable	Extension Date: -
2.0		**Access**	
2.1	Main	Shri Boman Kawasji Boman Behram Marg - Vehicular & Pedestrian	
2.2	Subsidiary	Nauroji Fardaunji street and Tullock Road to the rear west side	
3.0		**Ownership pattern**	
3.1	Present	Private - Owner	
3.2	Past	Indeterminable	
3.3	Status	Tenant	
4.0		**Use**	
4.1	Present	Restaurants and shops on ground floor, residences above.	
4.2	Past	Indeterminable	
4.3	Usage	Daily.	
5.0		**Significance & Value Classification**	
5.1	Townscape (manmade)	Corner building with mandatory pedestrian arcade on street level and uniform height as a unifying feature to all the buildings on the Shri Boman Kawasji Boman Behram Marg. Main access is from east side road through arcade front.	
5.2	Architectural Description	**Planning** Corner building U- shaped in plan with straight front and two wings around a very narrow space at the rear side. Entrance staircase is located to the front north end accessing all upper typical layouts from a staircase lobby. Series of rooms in all three wings accessed by narrow passages, common toilets are located at the passage ends. North wing is servant's quarters and south side has an open verandah on to the road front. Front side also has additional verandah bay articulated as the front façade. Entire ground floor serves as commercial shop front on two road fronts. **Features** Ground floor front façade is composed of series of semicircular arch rusticated arcade with decorative keystone and triangular pediment marks the entrance archway. Distinct cornice bands break down the façade scale into floors. Rusticated vertical bands flank end bays of upper floors; various arch and rectangular openings are uniformly arranged some with pediment feature. Continuous projecting wooden verandas with cast Iron parapet and wooden supports mark South façade. Decorative wood carved supporting brackets and louvered trellises. Also some projecting balconies with small console feature adore the front façade. **Style** Colonial style features.	
5.3	Intrinsic	-	
5.4	Value Classification	A(arc), B(per), E, G(grp), F	Recommended grade: II B
6.0		**Topography**	
6.1	Floors	G + 3 and part fourth floor.	
7.0		**Construction**	
7.1	Plinth	Medium plinth height about 0.75 m. dressed in rough basalt stone.	
7.2	Walls	Brick masonry load bearing walls.	
7.3	Floor	Wooden floorboards supported on wooden rafter and beam members.	
7.4	Stairs	Regular double flight wooden staircase with wooden balusters and handrail.	

7.5	Openings	Arch and rectangular facade openings with wood framed glazed panel shutters and separate ventilator panel. External façade doors have upper glazed and lower wood paneled shutters. Also north side verandah openings are supported on wooden members with iron railing parapet.
7.6	Roofing	Sloping Mangalore tile roof with overhangs. Single side sloping roof over part fourth floor. Flat concrete roof over narrow servant's wing.
7.7	Articulation	Decorative keystone over arch openings, floor level cornice bands, decorative pediment and console features.
7.8	Finishes	Plaster stucco finish external wall surfaces and plastered/ painted internal wall finishing. Ceramic tile floor finishes.
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -
7.10	Compound/ Fence/ Gate	Building itself forms boundary along the two road fronts, a common masonry compound wall to the rear and south side with the adjoining properties.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	-
8.0		**Services & Utilities**
8.1	Lighting	Inadequate natural light, relies on artificial means.
8.2	Ventilation	Inadequate natural ventilation in the interiors, relies on artificial means.
8.3	Electricity	BEST
8.4	Water Supply	MCGM- Underground & overhead water tank
8.5	Drainage (Plumbing & Sanitation)	Drainage connected to municipal sewers of MCGM
8.6	Fire Precaution	-
8.7	Other (HVAC/BMS/Security Systems)	Window unit A.C.'s
9.0		**Condition**
9.1	Plinth	Poor – interventions along the shop fronts and neglected state.
9.2	Walls	Poor – cracks, plant growth and seepage observed in the rear sides.
9.3	Floor	Poor – Totally reconstructed verandas with steel members and stone slabs.
9.4	Stairs	Fair except finishing and minor damage.
9.5	Openings	Poor - encroached verandahs, grilled window openings and neglected shutters on the rear and inner sides.
9.6	Roofing	Fair except some missing Mangalore tiles and decayed eaves board.
9.7	Articulation & Finishes	Fair front façade whereas poor side, rear and inner wall finishes, negligible maintenance.
9.8	Services	Poor – leaking and corroding plumbing lines; also poor electrical maintenance.
9.9	Out Buildings	-
9.10	Overall Conditions	Poor - except the front façade. | Maintenance level: Low
10.0		**Transformation**
	Form	-
	Structure	Reconstructed verandahs have lost character.
	Articulation & Finishes	Sign boards obscure and damage arch openings and decorative features on ground floor.
11.0		**DP Remarks/ Perceived Threats**
		Building forms part of R zone
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: The Bombay Port trust reclaimed several acres of land at Colaba and Apollo Bunder during 1873 to 1903 to provide spacious and valuable residential estates. It evolved as a planned residential scheme. As part of the scheme, shops were set up at the lower floors unified by the mandatory requirement of an Arcade along Merewether road. **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc. *Creating A Tourist District – The Gateway of India Precinct, A proposal for upgrading and managing the area,* (2004) Urban Design Research Institute



Entrance with corner rusticated quoins, incongruous installment of hoardings



Arched window opening with glazed paneled shutters, carved railing etc



Bracket detail supporting the projection



Minton tile flooring