



CITY PLANNING COMMISSION

July 14, 2010 / Calendar No. 27

N 100417 HKK

IN THE MATTER OF a communication dated May 24, 2010, from the Executive Director of the Landmarks Preservation Commission regarding the William Ulmer Brewery, located at 31 Belvidere St. (Block 3135, Lot 34), 71-83 Beaver St. (Block 3135, Lot 27), 35-43 Belvidere St. (Block 3135, Lot 27), and 26-28 Locust St. (Block 3135, Lot 16), by the Landmarks Preservation Commission on May 11, 2010 (Designation List 429/LP-2280), Borough of Brooklyn, Community District 4.

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 May 11, 2010, the Landmarks Preservation Commission (LPC) designated the William Ulmer Brewery in Brooklyn, as a city landmark. The landmark designation consists of Block 3135, Lots 16, 27, and 34.

The William Ulmer Brewery includes four buildings: the office building, located at 31 Belvidere Street; the main brew house and addition, located at 71-83 Beaver Street; engine and machine houses, located at 35-43 Belvidere Street; and the stable and storage building, located at 26-28 Locust Street. These buildings show a similarity in form and design and feature details of the American round arch design.

The first building at the brewery was constructed in 1872 and was designed by Theobald Engelhardt. This building served as the main brew house and features many details characteristic of the American round arch style, including round arch-headed window and segmentally arch-headed door openings with corbelled brick archivols, projecting pilasters, and corbelled brickwork. Between 1880 and 1885, a large storage-house addition to the main building was constructed on Beaver Street. Similar in style to the original building, the building addition features a pedimented parapet, corbelled brickwork and round arch-headed window openings with corbelled brick archivols.

The Ulmer brewery began a major building campaign in 1885. At that time, construction was begun on the two-story, brick office building and two- and three-story boiler and machine houses, as well as a large addition at the rear of the main brewery. The new boiler and machine house building was designed in the American round arch style, and features many details similar to its adjacent neighbor, including round arch-headed window openings with corbelled brick archivolts, projecting brick pilasters, and a decorative brick cornice.

The office building, designed in 1885 by Engelhardt, features round arch-headed window openings, facade symmetry and a central projecting bay that are all characteristic of the Romanesque Revival style. Additional Romanesque Revival details include corbelled blind arches that decorate the pedimented parapet and corbelled archivolts. Other decorative details include, at the second floor, a slate-clad, faux mansard roof and projecting dormers and round arch-headed, copper dormers. The finely detailed iron gate also features Queen-Anne inspired motifs and is likely original to the building.

Architect Frederick Wunder designed the large wagon house, stable and storage building in 1890. This three-story brick building and its additions, constructed in a similar round arch design as the other brewery buildings, was the last major building constructed at the brewery and was fully developed with features characteristic of the American round arch style including segmentally arch-headed windows and doors with projecting brick lintels at the first floor; round archheaded window openings with corbelled brick archivolts at the upper stories; bluestone window sills and string coursing; brick pilasters; and denticulated, channeled and corbelled decorative brickwork.

The neighborhood surrounding the former brewery is primarily residential, characterized by multi-family residential buildings and single family row homes. A C8-2 zoning district, located to the southwest along Broadway, consists of one-story buildings with local retail uses.

The landmark site consists of four buildings on three separate zoning lots, all located within an M1-1 zoning district. With an allowable floor area ratio (FAR) of 1.0, Lot 34 could be

developed with approximately 5,110 square feet of floor area. The building on this lot contains approximately 3,550 square feet floor area. Therefore, there are approximately 1,560 square feet available for transfer. Lots 16 and 27 are both overbuilt and therefore cannot transfer 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 or one which 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. There are approximately four potential receiving sites available for 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.

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