



## CITY PLANNING COMMISSION

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August 11, 2004/Calendar No. 23

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**IN THE MATTER OF** a communication dated July 9, 2004, from the Executive Director of the Landmarks Preservation Commission regarding **the landmark designation of the New York New Jersey Telephone and Telegraph Building**, 81 Willoughby Street, (Block 148, Lot 46), by the Landmarks Preservation Commission on June 29, 2004 (List 355/LP-2156), Borough of Brooklyn, 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.

Founded in 1883, the New York and New Jersey Telephone and Telegraph Company served the ever-increasing populations of Long Island, Staten Island and northern New Jersey. The fast growth of the city and the company created the need for a large headquarters building for this local service provider of the Bell system.

This elaborate and elegantly designed Beaux-Arts style building served as a major statement of the company's expansion in the area, providing offices and telephone switching in the heart of Brooklyn's expanding business district. The company installed and maintained telephone wires and provided telephone service to more than 16,000 subscribers in 1897 when this building was constructed.

Designed by leading Brooklyn architect Rudolphe L. Daus, the building's distinctive ornamentation establishes a strong presence on this busy street corner. Daus drew on his classical French training to create a dramatic structure, epitomized by the rounded corner accented by an elaborate cartouche and a deep, projecting cornice. These design features are balanced by oversized arches resting on engaged columns and broad rustication of the lower floors.

Block 148, Lot 46, is 10,750 square feet in area and has an allowable floor area ratio (FAR) of 12.0. The lot is currently developed at an FAR of 6.87, with a total built floor area of 73,860 square feet. It has 55,140 square feet of available transferrable development rights.

Pursuant to section 74-79 of the Zoning Resolution, a landmark building may by special permit from the City Planning Commission, transfer its unused development rights to a lot contiguous to the zoning lot occupied by the landmark building 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 eight potential receiving sites that would be eligible to apply for a special permit for the transfer of 55,140 square feet of unused development rights.

Pursuant to Section 74-711, a landmark building is eligible to apply for use and bulk waivers upon application to the Landmarks Preservation Commission and approval of the City Planning Commission

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, AICP, Chair**

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

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