



CITY PLANNING COMMISSION

November 14, 2007/Calendar No. 17

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IN THE MATTER OF a communication dated October 3, 2007, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Havemeyers and Elder Filter, Pan, and Finishing House, later known as the American Sugar Refining Company and the Domino Sugar Refinery, 292-314 Kent Avenue (Block 2414, Lot 1), by the Landmarks Preservation Commission on September 25, 2007 (Designation List 396/LP-2268), Borough of Brooklyn, Community District 1.

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 an historic district or a landmark, to the Zoning Resolution, projected public improvements, and any plans for development, growth, improvement, or renewal of the area involved.

The Havemeyers and Elder Filter, Pan, and Finishing House (aka the Domino Sugar Refinery) is located on the Williamsburg waterfront, between Grand Street and South Fifth Streets, just north of the Williamsburg Bridge. The Domino Sugar Refinery building consists of three separate brick buildings that share party walls: the Filter House, occupying the taller western portion, the Pan House, occupying the northeastern and eastern portions, and the Finishing House, occupying the southeastern portion. All three buildings were built together between 1881 and 1884 by the Havemeyers and Elder Sugar Company and were designed by Theodore A. Havemeyer, a partner in that firm. The chimney was increased in height by about one third in the 1920s or 30s. Together, the three buildings are approximately 250 feet long and 150 feet deep, and rise to between 110 and 155 feet tall. With the land beneath, the three buildings constitute the landmark site. The Domino Sugar Refinery building has small, rounded arch windows of the American round-arch style (a variant of the German Rundbogenstil or Romanesque Revival style) separated into groups of two or three by vertical projecting brick piers. Ornamental brickwork

around the windows and the chimney is concentrated on the upper floors. At the height of its activity, 4,500 people worked at the Domino Sugar Refinery. After WW II, production fell steadily and the plant closed in 2004.

The landmark site is located in an M3-1 zoning district, which has an allowable floor area ratio (FAR) of 2.0 and permits industrial and some commercial uses. The zoning lot on which the landmark site is located could be developed with approximately 860,260 square feet of floor area. The zoning lot currently contains approximately 889,000 square feet of floor area.

Since the zoning lot on which the landmark site is located is built above the allowable FAR, there are no development rights available for transfer pursuant to Section 74-79 of the Zoning Resolution.

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.

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.

KENNETH J. KNUCKLES, Esq., Vice Chairman
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