



CITY PLANNING COMMISSION

August 27, 2003/Calendar No. 17

N 040009 HKK

IN THE MATTER OF a communication dated July 3, 2003, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Williamsburg Houses, 229-247 Graham Avenue (Block 3025, Lot 46; Block 3026, Lot 1; Block 3027, Lot 1), by the Landmarks Preservation Commission on June 24, 2003 (List 348/ LP 2135), Borough of Brooklyn, Community Districts 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 a 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.

Williamsburg Houses was built by the Federal Public Works Administration and the New York City Housing Authority. This 1,622 apartment complex was designed by the Williamsburg Associated Architects during 1935. The partnership included Richmond H. Shreve, of Shreve, Lamb & Harmon, the architects of the Empire State Building and the Swiss-born architect William Lescaze who helped introduce “International” style on the eastern seaboard. The unusual layout of the project includes twenty, 4-story buildings on four “super” blocks oriented to the sun and prevailing winds. The buildings are separated by a series of large and small public spaces and court yards. The light-colored palette distinguishes the building facades, executed in tan brick and exposed concrete. The prominent features of the buildings are the entrances marked by blue tile and projecting stainless steel canopies and the streamlined storefronts along avenues. The complex underwent extensive restoration in 1990s which included the replacement

of all exterior materials and were carried out in consultation with the Landmarks Preservation Commission.

The landmark site is located in a R6 zoning district. With an allowable floor area ratio (FAR) of 2.43, the zoning lot could be developed with approximately 1,594,080 square feet of floor area. The Williamsburg Houses contains approximately 827,380 square feet of floor area.

Therefore, there are approximately 766,700 square feet theoretically available for transfer.

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 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 building.

There are approximately 53 potential receiving sites available for the 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.

The Commission notes that since this landmark is city-owned, the Landmarks Preservation Commission would issue an advisory report rather than a permit for any proposed alteration to

the buildings.

There are no projected capital improvements or plans for development, growth, improvement or renewal in the vicinity of the proposed landmark building.

The subject landmark designation does not conflict with the Zoning Resolution, projected capital 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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