



IN THE MATTER OF a communication dated February 3, 2017, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the People's Trust Company Building, 181-183 Montague Street (Block 244, Lot 15) by the Landmarks Preservation Commission on January 24, 2017 (Designation List No. 494/LP No. 2586), Borough of Brooklyn, Community District 2.

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 January 24, 2017, the Landmarks Preservation Commission (LPC) designated the People's Trust Company Building as a City landmark. The landmark site, at 181-183 Montague Street (Block 244, portion of Lot 15), is located on the northern side of the block bounded by Clinton Street and Cadman Plaza West in the Brooklyn Heights neighborhood of Brooklyn, Community District 2.

The People's Trust Company Building is a one-story, double-height, neo-Classical bank building constructed from 1904 to 1906. This financial institution represents "Bank Row," the nickname held by Montague Street between Clinton and Cadman Plaza West for its agglomeration of flagship banks, title insurance companies, real estate companies, and other financial institutions constructed there during the late 19th and early 20th centuries.

According to the LPC, the People's Trust Company Building was the first of the monumental neo-Classical banks to be purpose-built on Montague Street. The exterior of the building, designed by architects Louis M. Mowbray and Justin M. Uffinger, skillfully blends Greek, Roman, and

Renaissance elements and exemplifies turn-of-the-20th-century commercial bank architecture. A richly carved and detailed pediment rests atop four monolithic Ionic columns; at the time of construction, these columns were the largest blocks of marble ever quarried, each weighing 28 tons. Free-standing anthemia and lions-head details further adorn the structure's pediment and roofline.

Lot 15 also contains a rear annex building that fronts on Pierrepoint Street. This annex was designed by Walker & Gillette in 1929, commissioned after the People's Trust Company's 1926 acquisition by the Federal National City Bank of New York (now Citibank, N.A.). The annex building has not been included in the bounds of the landmark site. LPC notes that this decision was based on factors including the annex's construction, which took place after the People's Trust Company was acquired and ceased operation; its stylistic departure from the People's Trust Company Building; its off-axis siting; and its replication of a corporate architecture model executed earlier elsewhere.

Situated in a C5-2A zoning district in the Special Downtown Brooklyn District (SDBD) with a maximum allowable floor area ratio (FAR) of 10.00 for commercial, community facility, and residential uses, the 9,350-square-foot lot could be developed with approximately 93,500 square feet of floor area. Existing buildings on the lot (including the rear annex building) contain approximately 31,059 square feet of floor area, for an FAR of 3.32, resulting in 62,441 square feet of unused development rights.

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 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 building. There are three 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 subject landmark does not conflict with the Zoning Resolution. In addition, the Commission is not aware of any conflicts between the subject landmark designation and projected public improvements or any plans for development, growth, improvement, or renewal in the vicinity of the landmark building.

MARISA LAGO, *Chair*

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

RAYANN BESSER, IRWIN G. CANTOR, *P.E.*, ALFRED C. CERULLO, III,

MICHELLE DE LA UZ, JOSEPH I. DOUEK, RICHARD W. EADDY,

HOPE KNIGHT, ANNA HAYES LEVIN, ORLANDO MARIN,

LARISA ORTIZ, *Commissioners*