



CITY PLANNING COMMISSION

April 27, 2005/Calendar No. 13

N 050389 HKK

IN THE MATTER OF a communication dated March 15, 2005 from the Executive Director of the Landmarks Preservation Commission regarding the **landmark designation of the Offerman Building**, 503-13 Fulton Street and 234-48 Duffield Street, (Block 145, Lot 35), by the Landmarks Preservation Commission on March 15, 2005 (List 359/LP-2169), 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.

An outstanding example of a commercial structure executed in the Romanesque Revival style, the Offerman Building was constructed in two phases, between 1890 and 1893. Located on an irregularly-shaped lot, adjoining Fulton and Duffield Streets, it was commissioned by Henry Offerman, who made his fortune in the sugar industry, to serve as the S. Wechsler and Brother store.

The building was designed by Peter J. Lauritzen, a Danish immigrant who worked in Washington D.C. during the 1870's before moving to New York City in 1883. He specialized in private clubs, residences, and commercial structures. Many of Lauritzen's designs were inspired by medieval sources and the Fulton and Duffield Street elevations are typical of his work in the 1890's, incorporating multi-story arcades, textured limestone, decorative moldings,

and reliefs that identify the date of construction, name of the building, and owner.

The landmark site is located in a C6-4.5 zoning district. With an allowable floor area ratio of 12, the zoning lot could be developed with approximately 340,500 square feet of floor area. The Offerman Building contains approximately 156,090 square feet of floor area. Therefore, there are approximately 184,410 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.

There are approximately sixteen potential receiving sites that are 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.

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

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