



CITY PLANNING COMMISSION

April 27, 2005/Calendar No. 14

N 050390 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 A.I. Namm & Son Department Store**, 450-458 Fulton Street (aka 1-7 Hoyt Street), (Block 157, Lot 9), by the Landmarks Preservation Commission on March 15, 2005 (List 359/LP-2170), 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.

Adolph I. Namm was a Polish immigrant who transferred his Manhattan upholstery and embroidery trimmings business to Brooklyn in 1885. He opened a new store in 1891 at No. 452 on the stretch of upper Fulton Street that was becoming Brooklyn's commercial nucleus. Namm's business expanded into a highly successful department store that made him quite wealthy. Benjamin Harrison Namm, his son, succeeded in running the firm, which became known as A.I. Namm & Son. By the 1920's, Namm's was one of the largest such American stores, in competition with Brooklyn's Abraham & Straus. The A.I. Namm & Son Department Store building at 450-458 Fulton Street is the sole surviving portion of the important enterprise that once covered nearly one entire block, and despite the alteration of its base, remains a significant architectural and commercial feature of downtown Brooklyn.

This structure, Namm's last architectural phase, was built in 1924-25 and 1928-29 to the design of architects Robert D. Kohn and Charles Bulter. The highly sophisticated, elegant modern design, with a rounded corner, contrasts monumental sculptural masonry piers, vertical window bays, and decorative bronze spandrel panels.

The landmark site is located in a C5-4 zoning district. With an allowable floor area ratio of 10, the zoning lot could be developed with approximately 101,040 square feet of floor area. The A.I. Namm & Son Department Store contains approximately 70,734 square feet of floor area. Therefore, there are approximately 30,306 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 seven 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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