



CITY PLANNING COMMISSION

June 22, 2005/Calendar No. 12

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IN THE MATTER OF a communication dated May 2, 2005, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Keuffel & Esser Co. Building at 127 Fulton Street a.k.a. 42 Ann Street, Block 91, Lot 12, by the Landmarks Preservation Commission on April 26, 2005 (List 362 /LP- 2178), Borough of Manhattan, 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 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.

The Keuffel & Esser Co. Building is an 8-story structure that was constructed in 1892-93 in the Renaissance Revival Style. The primary building façade on Fulton Street is composed in three parts. The base contains an arched cast iron storefront. The midsection of the façade is constructed of buffed brick and terracotta and contains recessed windows with numerous foliated sculptural reliefs. The upper portion of the building contains a metal bay window and a decorative cornice and balustrade.

The Keuffel & Esser Co. Building was designed by De Leoms & Cordes Architects as the general offices and salesroom for the Keuffel and Esser Co., a firm that manufactured and imported drafting tools and surveying equipment. The firm became the nation's foremost producer of drafting equipment and surveying tools that in turn played a vital role in the development of the United States as these products were used on projects ranging from the Brooklyn Bridge to the surveying of the West. The architects were prominent German-Americans who designed a number of commercial structures and department stores.

The landmark site is located in a C5-5 zoning district within the Special Lower Manhattan District. With an allowable floor area ration (FAR) of 15, the zoning lot could be developed with approximately 43,875 square feet of floor area. The Keuffel & Esser Co. Building contains approximately 24,796 sf. of floor area.

In certain zoning districts, including C5-5, the Zoning Resolution provides that the maximum amount of transferable floor area shall be calculated at 18 FAR.

Therefore, there are approximately 19,079 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.

In the case of lots located in C5-3, C5-5, C6-6, C-7 or C6-9 districts, a landmark may transfer unused development rights to a lot contiguous or one which is across a street and opposite to another lot or lots which, except for the intervention of streets or street intersections, form a series extending to the lot occupied by the landmark building or other structure. All such lots shall be in the same ownership.

There are approximately four 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.

There are no projected public improvements or plans for development, growth, improvement, or renewal in the vicinity of the landmark building. There are no projected capital improvements in the vicinity of the landmark. The designation is consistent with the Mayor's revitalization plan for Lower Manhattan.

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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