



CITY PLANNING COMMISSION

July 27, 2004/Calendar No. 11

N 050514 HKK

IN THE MATTER OF a communication dated June 14, 2005, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Smith, Gray & Company Building, 103 Broadway (Block 2471, Lot 8), by the Landmarks Preservation Commission on June 7, 2005 (Designation List 364/LP-2161), Borough of Brooklyn, 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 an 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.

The Smith, Gray, & Co. Building is located at 103 Broadway (Block 2471, Lot 8) in Williamsburg, Brooklyn, one block south of the Williamsburg Bridge and four blocks from the East River. The 5-story, 7,750 square foot (sq ft) building was built in 1870, at a time when Broadway was the most important commercial street in what was then a national center of industry. The building was designed by William H. Gaylor, a prominent Brooklyn architect. It was built to house Smith, Gray, & Co., which was the first nationally significant manufacturer of ready-made children's clothing and one of the largest manufacturers in Brooklyn. Smith, Gray, & Co. occupied the building until the mid-1880s. Smith, Gray & Co. and its principals owned and developed other property in North Brooklyn, including three cast-iron-façade buildings also designed by Gaylor. The building's main façade is cast-iron, featuring tiered upper stories with segmental-arched fenestration framed by corinthian columns and pilasters, a modillioned cornice with ornamental frieze, and an historic wooden storefront on the ground floor. Around 1900, the

current cornice was installed to replace the original cornice, which had four scroll brackets, end finials, and a large scrolled central decorative element capped by an anthemion. The building is currently occupied by a ground-floor art gallery and loft apartments.

The landmark site is located in a C4-3 zoning District. With an allowable floor area ratio (FAR) of 3.4, the zoning lot could be developed with approximately 5,770 sq ft of floor area. The Smith, Gray, & Co. Building contains approximately 7,750 sq ft of floor area.

Since the landmark site is built at or above the allowable FAR, there are no development rights that may be available for transfer pursuant to Section 74-79 of the Zoning Resolution.

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 proposed 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
KENNETH KNUCKLES, Vice-Chairman
ANGELA M. BATTAGLIA, IRWIN G. CANTOR, P.E.,
ANGELA R. CAVALUZZI, R.A., ALFRED C. CERULLO,
RICHARD W. EADDY, JANE D. GOL, LISA GOMEZ,
CHRISTOPHER KUI, JOHN MEROLO,
KAREN A. PHILLIPS, DOLLY WILLIAMS,
Commissioners