



## **CITY PLANNING COMMISSION**

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November 2, 2005/Calendar No. 7

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**IN THE MATTER OF** a communication dated September 27, 2005, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Austin, Nichols & Co. Warehouse, 184-198 Kent Avenue (Block 2348, Lot 1), by the Landmarks Preservation Commission on September 20, 2005 (Designation List 368/LP-2163), Borough of Brooklyn, Community District 1.

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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 Austin, Nichols & Co. Warehouse is located along the Williamsburg waterfront between North Third and North Fourth streets, nine blocks north of the Williamsburg Bridge. The 6-story reinforced concrete warehouse has a footprint of 179 feet by 440 feet and is approximately 85 feet tall. Completed in 1915, the building is one of the few American examples of the Egyptian Revival style, which is said to have been an inspiration for European Modernism. The exposed concrete walls have an unusual inward slope as they rise toward a flared cornice that serves as both crown and parapet. The narrow windows are grouped in pairs and threes and connected by rounded mullions. The building was financed by the Havemeyers (major Brooklyn industrialists), and designed by Cass Gilbert for Austin, Nichols & Co., which was one of the world's largest wholesale grocers. The company used the building to prepare many types of processed and packaged foods under the Sunbeam Foods label and was headquartered there until the late 1950s. The building is currently owned by 184 Kent Avenue Associates, who has rented

space to industrial, commercial and residential tenants since 1986.

The landmark site is located in an R6 zoning district. With an allowable floor area ratio (FAR) of 2.43, the zoning lot could be developed with approximately 200,198 square feet of floor area. The Austin, Nichols & Co. Warehouse contains approximately 457,908 square feet of floor area.

Since the landmark site is built at or above the allowable floor area ratio, there are no development rights which 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**  
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