



## **CITY PLANNING COMMISSION**

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November 17, 2004/Calendar No. 20

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IN THE MATTER OF a communication dated September 30, 2004, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the (Former) Long Island Headquarters of the New York Telephone Company, 97-105 Willoughby Street, (Block 2058, Lot 1), by the Landmarks Preservation Commission on September 24, 2004 (List 356/LP-2144), Borough of Brooklyn, Community District 2.

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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 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 Long Island Headquarters of the New York Telephone Company, built in 1929-30, is a masterful example of the series of tall structures issuing from architect Ralph Walker's long and productive association with the communications industry.

In this dramatically-massed, orange brick skyscraper, Walker illustrated his exceptional ability to apply the Art Deco style to a large office tower. Its abstract, metal ornament on the ground story display windows and the main entrance on Bridge Street, suggests constant movement, and is typical of the art of late 1920s. The location of this large, important structure in Downtown Brooklyn emphasized the commitment of New York Telephone Company to the growth and advancement of the most modern telephone service to the expanding area of Brooklyn and Long Island.

The landmark site is located in a C6-4.5 zoning district which has an allowable floor area ratio (FAR) of 12.0, the zoning lot could be developed with approximately 307,044 square feet of floor area. The (Former) Long Island Headquarters of the New York Telephone Company contains approximately 343,150 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 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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**KAREN A. PHILLIPS, DOLLY WILLIAMS, Commissioners**