



## **CITY PLANNING COMMISSION**

---

August 9, 2006 /Calendar No. 15

N 070006 HKK

---

**IN THE MATTER OF** a communication dated July 3, 2006, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the New York and Long Island Coignet Stone Company Building, 360 Third Avenue (Block 978, Lot 7), by the Landmarks Preservation Commission on June 27, 2006 (Designation List 368/LP-2202), Borough of Brooklyn, Community District 6.

---

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 development, growth, improvement, or renewal of the area involved.

The New York and Long Island Coignet Stone Company Building is located at the intersection of Third Avenue and Third Street in the Gowanus section of Brooklyn. The two-and-a-half story concrete building was completed in 1873. It is the earliest known concrete buildings in New York City and a pioneering example of concrete construction in the United States. Its distinct pre-cast details and blocks on the upper stories and monolithic poured-in-place foundation are still visible. The building is a somewhat late example of the Italianate style and was designed by William Field and Son to serve as offices and a showcase for a variant of concrete called Beton Coignet (also known as artificial stone) produced at the original adjacent five-acre factory complex. In 1882, the building became the second home to Edwin Clark Litchfield's Brooklyn Improvement Company, which played an important role in Brooklyn's residential and commercial development during the late 19<sup>th</sup> century. Whole Foods, a national grocery chain, acquired the building and surrounding site in 2005.

The landmark site is located in an M2-1 zoning district. With an allowable floor area ratio (FAR) of 2, the zoning lot could be developed with approximately 13,750 square feet of floor area. The New York and Long Island Coignet Stone Company Building contains approximately 2,000 square feet of floor area. Therefore, there are approximately 11,750 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.

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 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, LISA GOMEZ, CHRISTOPHER KUI,**

**JOHN MEROLO, DOLLY WILLIAMS**, Commissioners