



## CITY PLANNING COMMISSION

December 19, 2007/Calendar No. 12

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**IN THE MATTER OF** a communication dated November 8, 2007, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Standard Varnish Works Factory Office Building, 2589 Richmond Terrace (Block 1107, Lot 55), by the Landmarks Preservation Commission on April 10, 2007 (Designation List No. 397/LP-2250), Borough of Staten Island, Community District 1.

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Pursuant to Section 3020.8(b) of the New York 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 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.

On April 10, 2007, the Landmarks Preservation Commission (LPC) designated the Standard Varnish Works Factory Office Building located at 2589 Richmond Terrace (Block 1107, Lot 55) an individual landmark and landmark site. The landmark site designation only includes the portion of the land on which the factory office building is situated, not the entire site. The property is located in a M3-1 zoning district, with a lot area of approximately 184,450 square feet and 350 feet of frontage on Richmond Terrace.

The Standard Varnish Works Factory Office Building is a two-story building with a small third story tower, located at 2589 Richmond Terrace in the Port Richmond Section of Staten Island.

The original building was built in 1893 and a rear addition was built in 1898 to increase capacity. The building served as the original office building to the Standard Varnish Works Factory, which was once one of the largest manufacturers of varnishes, enamels and specialty coatings in the world. The building is an example of 19<sup>th</sup> Century American round-arched style architecture. The building is located at the southeastern corner of at the front of the complex, a

common 19<sup>th</sup> century design practice. Notable design features include the hipped roof on the third story tower, round arched wood framed windows and the Roman brick façade.

The landmark site is located in an M3-1 zoning district. With an allowable floor area ratio (FAR) of 2, the zoning lot could be developed with approximately 358,360 square feet of floor area.

The lot that contains the landmark site currently contains 70,500 square feet of floor area.

Therefore, there are approximately 287,860 square feet of floor area 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 that is across the street and opposite to the zoning lot occupied by the landmark building. In the case of a corner lot, unused development rights may also be transferred to a lot that fronts on the same street intersection as the lot occupied by the landmark building. There are eight (8) potential receiving sites available for the transfer of floor area.

All landmark building or buildings within historic districts are eligible to apply for use and bulk waivers pursuant to Section 74-711 of the Zoning Resolution. 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 J. KNUCKLES, Esq., Vice Chairman**

**ANGELA M. BATTAGLIA, ANGELA R. CAVALUZZI, R.A., ALFRED C. CERULLO, III, MARIA M. DEL TORO, RICHARD W. EADDY, NATHAN LEVENTHAL, JOHN MEROLO, KAREN A. PHILLIPS, DOLLY WILLIAMS, Commissioners**