



CITY PLANNING COMMISSION

March 24, 2004/Calendar No. 33

N 040295 HKK

IN THE MATTER OF a communication dated February 19, 2004, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Thompson Meter Company Building (later New York Eskimo Pie Corporation Building), 100-110 Bridge Street (aka 158-166 York Street) by the Landmarks Preservation Commission on February 10, 2004 (List No.350/ LP-2139), Borough of Brooklyn, Community District 2.

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 the 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 Thompson Meter Company Building is located on the southwest corner of Bridge and York Streets in the DUMBO (Down Under the Manhattan Bridge Overpass) area of Community District 2, Brooklyn. The subject property currently contains two wholesale, storage and shipping businesses. East and northeast of the site are the Farragut Houses, a NYCHA housing development, and the mixed use neighborhood of Vinegar Hill. West and northwest of the site is the mixed use neighborhood of DUMBO.

The landmark building housed a manufacturer of disk water meters and later was acquired by the New York Eskimo Pie Corporation Building in 1926. Company founder, John Thomson, is credited with inventing the disk water meter that was one of only four types approved by the

Commissioner of Water Supply in New York.

As a pioneering American building, it employs a style of design pioneered in the U.S. at the turn of the twentieth century that, in part, employs a frank exterior expression of its concrete structure. Designed by Louis Jallade, it also displays a fairly early use in New York of polychromatic glazed terra cotta in order to add elaborate and colorful decorations to the plain concrete exterior.

The landmark site is located in an M1-2 zoning district. With an allowable floor area ratio (FAR) of 2.0, the zoning lot could be developed with approximately 74,984 square feet of floor area. The Thompson Meter Company Building contains approximately 64,200 square feet of floor area.

Therefore there are approximately 10,784 square feet of floor area 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 zoning 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 three (3) 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 subject landmark. A private application has been filed to rezone an area that contains this lot from M1-2 to M1-2/R6. The designation of this site as a Landmark does not conflict with the proposed rezoning.

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.

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