



## **CITY PLANNING COMMISSION**

---

June 23, 2004/Calendar No.15

N 040463 HKK

---

**IN THE MATTER OF** a communication dated May 17, 2004, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the F. J. Berlenbach House, 174 Meserole Street (Block 3053, Lot 13), by the Landmarks Preservation Commission on May 11, 2004 (List 352/ LP 2152), Borough of Brooklyn, Community District 1.

---

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 F. J. Berlenbach House located at 174 Meserole Street, was built in 1887 by a local carpenter Franz J. Berlenbach, a German immigrant whose family occupied the house until 1899.

The F. J. Berlenbach house was designed by Franz J. Berlenbach's oldest son, Francis J. Berlenbach Jr., an architect, who was employed in the design office of James Renwick until about 1885 when he opened his own design firm. The younger Berlenbach is known for his design of buildings for local Roman Catholic churches, and served as an architectural consultant to the Archdiocese of Brooklyn and Sisters of the Order of St. Dominic.

The F. J. Berlenbach House, a three-story wood frame house with a flat roof, occupies much of the 25 foot by 100 foot lot. It was built in Queen Anne style. Its wooden features include an entrance hood, bands of foliate ornament, incised sun designs, and vertical and wavy half-timber

forms. Crowning the building is a bracketed cornice with a paneled frieze, above which is a pediment with a carved band ornamented by a mask that glares at the viewer below, and a sunburst tympanum. Adding to the texture of the facade are a segmental- arched, stained-glass transom at the first story and tinted, small-paned windows in the upper sash. The stoop consists of grey stone slab steps with cast iron rails. The areaway is enclosed by a decorative iron fence. Its exposed west elevation is covered with composition siding.

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 6,075 square feet of floor area. The F. J. Berlenbach House contains approximately 4,875 square feet of floor area.

Therefore, there are approximately 1,200 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 building 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 four potential receiving sites available for 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 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 proposed landmark.

**AMANDA M. BURDEN, AICP, Chair,**  
**KENNETH J. KNUCKLES, ESQ., Vice-Chairman**  
**ANGELA M. BATTAGLIA, IRWIN G. CANTOR, P.E., RICHARD W. EADDY,**  
**ALEXANDER GARVIN, JANE D. GOL, CHRISTOPHER KUI, JOHN MEROLO,**  
**KAREN A. PHILIPS, DOLLY WILLIAMS Commissioners**