



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION

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BINDING REPORT

ISSUE DATE: 04/04/2008	DOCKET #: 02-0803	CRB #: CRB 08-8554	
<u>ADDRESS</u> 11 WATER STREET <u>HISTORIC DISTRICT</u> FULTON FERRY		BOROUGH: BROOKLYN	BLOCK/LOT: 25/12

To the Mayor, the Council, and the Department of Parks and Recreation

This report is issued pursuant to Sections 3020 and 854 (h) of the New York City Charter and Section 25-318 of the Administrative Code of the City of New York, which require a report from the Landmarks Preservation Commission for certain plans for the construction, reconstruction, alteration, or demolition of any improvement or proposed improvement which is owned by the City or is to be constructed upon property owned by the City and is or is to be located on a landmark site or in a historic district or which contains an interior landmark.

At the Public Meeting of February 21, 2006 following the Public Hearing of the same date, the Landmarks Preservation Commission voted to issue a positive binding report for work proposed at the subject property, as put forward in an application completed January 26, 2006.

The approved work consists of the demolition of the Purchase Building and associated boiler house, garage and brick wall. The demolition precedes the construction of a portion of the Brooklyn Bridge Park. The proposal was shown on unlabeled presentation boards showing existing condition and historic photographs, and renderings of the proposed park and a drawing labeled S-181, dated February 16, 2007, submitted by AKRF and Michael Van Valkenburgh Associates, Inc., which were presented at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the Fulton Ferry Historic District designation report describes 11-85 Water Street as an Art-Deco style storehouse built in 1936. The Commission also noted that the special architectural character of the Fulton Ferry Historic District is defined by the collection of mid-and late-19th century buildings which reflect the commercial development of the neighborhood when its center of activity was the Fulton Ferry. The designation report states that the "golden age" of the district's architectural development "ended with the opening of the Brooklyn Bridge" in 1883. The designation report also notes that Old Fulton Street has historically been the main street of the historic district. Finally, the report states that the historic district contains "the last bit of actual waterfront near Brooklyn Heights readily accessible to its residents...(t)he revival and restoration of this waterfront area would provide an important amenity for the people of Brooklyn Heights and Manhattan ..." Staff also notes that the Purchase Building complex is located directly beneath the individually designated Brooklyn Bridge, and adjacent to the Brooklyn tower of the bridge; and that New Dock Street was added to the district in the early 20th century.

With regard to this proposal, the Commission finds that this complex of buildings, which includes the Purchase Building, its boiler house, garage and brick wall, is not of the period of primary significance of the historic district, and

does not relate in its design or detail to the buildings which establish the special architectural and historic character for which the Fulton Ferry Historic District was designated; that the location of the complex obscures the base of the Brooklyn Bridge tower, and detracts from its special architectural and historic character; that the presence of the Purchase Building complex between the anchorage and the tower diminishes the openness and visual clarity of the bridge's eastern span; that removing these buildings will help establish a visual connection between the Tobacco Warehouse and Empire Stores to the north, and the Old Fulton Street corridor to the south, which are the two groupings of significant buildings within the historic district; that removing the buildings will reestablish the historic open character of the space beneath the bridge; that removing New Dock Street will not eliminate a significant feature of the district; that the design of the entrance to the park will emphasize the importance of Old Fulton Street by creating a strong element at the intersection with Water Street; and will help to unite this new section of the park with the Fulton Ferry pier and Fireboat House; that the creation of the park area will make the base of the Brooklyn Bridge tower both physically and visually accessible; that the design of the park beneath the bridge places emphasis on the bridge tower; that the park design establishes a strong relationship between the small park near the River Café and the Empire State Park to the north, which are identified as significant features of the historic district; that the presence of this new park will enhance the visual relationship between the significant buildings in the historic district and the waterfront, which was the catalyst for their construction; and that the ultimate effect of this proposal will be to enhance the special architectural and historic character of the Fulton Ferry Historic District.

The Commission requests that the applicants return to the Commission with final designs for the fixtures and finishes in the park, such as the fences, the fountain, benches, paving, lighting and signage, for the connection near the River Café; and for the paving at the River Café connection.

This permit is issued on the basis of the building and site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if the actual building or site conditions vary or if original or historic building fabric is discovered. The Commission reserves the right to amend or revoke this permit, upon written notice to the applicant, in the event that the actual building or site conditions are materially different from those described in the application or disclosed during the review process.

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of approval. The work is limited to what is contained in the perforated documents. Other work or amendments to this filing must be reviewed and approved separately. The applicant is hereby put on notice that performing or maintaining any work not explicitly authorized by this permit may make the applicant liable for criminal and/or civil penalties, including imprisonment and fines. This report constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Jared Knowles.

Robert B. Tierney
Chair

cc: Sarah Carroll, Director of Preservation/LPC; Amie Uhrynowski, NYC Department of Parks & Recreation;
Claudia Cooney, AKRF