



CITY PLANNING COMMISSION

August 21, 2013/Calendar No 10.

N 140011 HKK

IN THE MATTER OF a communication dated July 3, 2013, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of Catherina Lipsius House, 670 Bushwick Avenue, a.k.a. 670-674 Bushwick Avenue and 931 Willoughby Avenue, (Block 3194, Lot 31) by the Landmarks Preservation Commission on June 25, 2013 (List No. 465/LP No. 2549), Borough of Brooklyn, Community District 4.

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

On June 25, 2013, the Landmarks and Preservation Commission (LPC) designated Catherina Lipsius House at 670 Bushwick Avenue (Block 3194, Lot 31) as a city landmark. The designated landmark is located at 670 Bushwick Avenue (Block 3194, Lot 31) in Brooklyn Community District 4.

This building was designed by prominent Brooklyn architect Theobald Engelhart and built around 1889-1890 for Catherina Hubbard and her family, who owned the Claus Lipsius Brewing Company. Theobald Engelhart, whose work was popular in this German immigrant community, constructed the house in red brick and stone with terra cotta trim, and features a dramatic rounded tower, which is the defining feature of the building. The style combines elements of medieval and classic architecture. Despite some alterations over time, the house remains remarkably intact and serves as a rare surviving reminder of the late 19th century period when the German immigrant community flourished in Bushwick and the manufacture and consumption of beer was a major part of the lives of people in this area.

The landmark is located in an R6/C2-3 zoning district and has a maximum allowable floor area ratio of 3.0, which allows development of 17,115 square feet of floor area. The lot is currently built to a FAR of 1.08 with 6,140 square feet of floor area. Therefore, there are approximately 10,975 square feet of transferable development rights.

Pursuant to 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 intersection as the lot occupied by the landmark. There are 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 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, FAICP, Chair
ANGELA M. BATTAGLIA, RAYANN BESSER, IRWIN G. CANTOR, P.E.,
ALFRED C. CERULLO, III, MICHELLE R. DE LA UZ,
MARIA M. DEL TORO, JOSEPH I. DOUEK, RICHARD W. EADDY,
ANNA HAYES LEVIN, ORLANDO MARIN, Commissioners