

56-621



National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

Name of Property

Historic name: Offerman Building

Other names/site number: _____

Name of related multiple property listing: _____

(Enter "N/A" if property is not part of a multiple property listing)

Location

Street & number: 503 Fulton Street

City or town: Brooklyn State: NY County: Kings

Not For Publication: Vicinity:

State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide X local
Applicable National Register Criteria:

X A ___ B X C ___ D

<u>Michael P. Lynch Deputy SHPO</u>	<u>16 Dec 2016</u>
Signature of certifying official/Title:	Date
State or Federal agency/bureau or Tribal Government	

In my opinion, the property ___ meets ___ does not meet the National Register criteria.	
Signature of commenting official:	Date
Title :	State or Federal agency/bureau or Tribal Government


Offerman Building
Name of Property

Kings Co., NY
County and State

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:)


Signature of the Keeper

2.25.17
Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

Offerman Building
Name of Property

Kings Co., NY
County and State

Materials: (enter categories from instructions.)

Principal exterior materials of the property:

foundation: brick

walls: brick, stone & terra cotta

roof: asphalt

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Offerman Building is located in New York City in the borough of Brooklyn. It is situated on Fulton Street in the Brooklyn Downtown commercial district. The commercial district begins approximately four blocks to the east of the Civic Center and runs for several blocks east on Fulton Street. This is an urban district composed of later nineteenth to late twentieth century masonry commercial buildings built to the building line. The buildings face concrete sidewalks with scattered street trees and a two-way vehicular street. The Offerman Building is set on an irregularly shaped lot that is part of a trapezoidal block. Fulton Street is the spine of the historic Brooklyn Downtown commercial district. The lots were acquired in two phases, 1889-90 and 1892, and the shape of the building reflects this history. The corner lots, which visually separate the two parts of the building, were, unusually, not acquired. Today these lots contain three low-rise buildings.

Offerman Building
Name of Property

Kings Co., NY
County and State

Narrative Description

The Offerman Building, a largely intact example of a late nineteenth century Romanesque Revival style department store, was built in two phases: 1890 and 1892-3. The south part of the building, fronting Fulton Street and extending north with a facade on Duffield Street, was the first section to be constructed. The north wing, which extends the Duffield Street facade, was built soon after, in the same style, design, and materials. At the west side, the Offerman Building is connected internally at the first and second floors to a contemporary three-story glass and concrete commercial building (Greenberg Farrow, 2014). The buildings share a New York City Block and Lot address and this structure is part of the nomination property.

The six-to-nine story, brick, stone, and terra cotta building is richly ornamented in the Romanesque Revival style. The Fulton Street (primary, south) facade is three bays and 100 feet wide and eight stories high, with a nine-story tower. The arched bays are divided by round columns which change in form as the building rises. The north section, facing Duffield Street, is six stories high and 180 feet long. This fully designed elevation is divided into three sections with arched bays springing from squat granite columns. The building has multiple facades, ranging from 19 to 180 feet in length. The street elevations are both located at mid-block: the 100-foot-long Fulton Street facade is between Bridge and Duffield Streets, and the 180-foot-long Duffield Street facade is between Fulton and Willoughby Streets.

Exterior

The main facade, facing Fulton Street (north facade), is 100 feet wide and is divided into three vertical bays.¹ The central section is eight stories tall and the bays that flank it are seven stories tall. The two-story base, which has been altered several times, is faced with cast stone to complement the existing limestone and granite. The ornament is simplified to signal that this is a modern interpretation. The storefront infill is modern painted aluminum with pin-mounted signage and exterior lighting. The shape and outer part of the arched center entrance is original to the building. The inner arch was altered several times, most notably in 1946-7, and again in about 1980. The two-story entrance and the second-story window openings currently contain multi-paned glass and metal infill dating from 2015 that follows the design of the 1946-7 alteration by architect Morris Lapidus.

Above the base, at the third story, a single-story arcade with four windows and squat granite columns is located on the east and west ends of the facade; sculptures of lions that hold cartouches with Henry Offerman's initials mark the corners of the building at this level. The wide center arch is surmounted by stone ornament that incorporates the initial date of construction (18 and 90) and three windows divided by colonettes capped by a cornice. Above the third story, pairs of arches rise to the sixth story on the eastern and western sides of the

¹ The description is based on the description in the NYC Landmarks Preservation Commission, "Offerman Building Designation Report," (New York: NYC LPC 2005), 7.

Offerman Building
Name of Property

Kings Co., NY
County and State

facade. These arched sections are capped by a decorative cornice band. Each floor within the arch has two windows separated by a column. In the center of the façade above the third story, a single arch rises to the seventh story. Each floor within this arch has three windows separated by columns. The seventh-story windows above the side bays are shorter and rectangular. All of the windows above the third floor date from 2015. They are painted aluminum-clad double-hung sash in the historic configurations. Richly detailed Romanesque Revival style moldings, reliefs and faces embellish the top of the arches at the sixth story, the seventh story, and the eighth story. A pair of lacy stone finials marks the top of the building.

There are two visible secondary elevations that adjoin the Fulton Street (south) wing. They are set back from the street and faced with red brick. The west wall of the Fulton Street section faces Bridge Street but is set back behind the attached 2014 glass retail structure. The wall is punctuated by seventeen historic and non-historic rectangular window openings with modern, one-over-one double-hung sash. There are four windows per floor at the third through sixth floors and five windows at the seventh floor. The east wall is set back behind two corner buildings. It faces Duffield Street and contains nine rectangular window openings with contemporary one-over-one double-hung sash. There are two windows per floor at the fourth through the sixth floor and three windows at the seventh floor.

Along Duffield Street, the east façade, the building is six stories tall and 180 feet long. This elevation is divided into three sections. The ground story has eight arched bays, arranged in groups of four. Each arch springs from squat granite columns. Within each group, the center two bays are taller than the bays that they flank. The ground floor infill is painted metal dating from 2015 and follows the historic configurations. There is a glass and metal canopy over the residential entrance to the building.

Floors two through five are mainly divided into eight arched bays with paired windows at the second through the fourth floors. The fifth floor contains fixed transom windows. This pattern is broken at the four second floor south bays, where rectangular windows support a carved frieze: "1890 OFFERMAN BUILDING 1892." The sixth floor contains twenty-three arched windows below a corbelled brick cornice. There is a metal cartouche with the letters "H" and "O" superimposed at the center of the façade at the sixth floor. On the roof, a wood water tower is visible. The windows, dating from 2015, are painted aluminum-clad, two-over-two double-hung sash with two-paned transoms, following the original configurations.

The brick north wall of the Duffield Street wing, facing Willoughby Street, is 100 feet long. It is visible above the adjoining buildings at 228 and 230 Duffield Street. The rear section, just beyond the bulkhead, is set back from the lot line and has windows on the upper floors with modern sash. The south wall of the Duffield Street wing, facing the intersection of Fulton Street and Duffield Street, is faced with brick and has no windows. The brick west side of the Duffield Street wing is 130 feet long and faces Bridge Street. Only the top is visible above a modern building. The façade has eleven modern rectangular window openings per floor from the third to the sixth floor, with contemporary aluminum-clad, one-over-one double-hung sash. A one-story

Offerman Building
Name of Property

Kings Co., NY
County and State

glass and metal penthouse at the roof on the Duffield wing, which is minimally visible from the street, was constructed in 2016.

The attached glass and concrete retail building is located at the northwest corner of Fulton and Bridge Streets. The building was completed in 2014 and designed by the architecture firm Greenberg Farrow. The flat-roofed modern-style, two-story steel structure is composed of glass and concrete panels within an expressed steel frame. The entrance to the ground floor retail space is incorporated within the storefront. The second floor is accessed internally through an entrance in the Offerman Building. The building extends north along Bridge Street, terminating at the north end of the Offerman Building.

Interior

The building, which was entirely used as a department store when built, was completely renovated in several campaigns, the largest in the 1940s, the 1980s, and 2013-2016. While some earlier interior features were removed during the 1980s renovation of the building into office space, historic features have been retained and restored, such as the historic rotunda, and insensitive alterations have been removed during the most recent campaign. The interior represents the 21st century renovation into lower floor retail and upper floor residential use.

The first floor consists primarily of an open-plan retail store. There is an entrance with modern metal stairs, escalators, and an elevator at the westernmost Fulton bay and the entrance lobby to the upper floors at the two southernmost bays of the Duffield façade. The basement and second floor also contain open-plan retail stores. The retail stores have modern finishes, including gypsum board walls and ceilings and tile floors. The original cast-iron columns are visible on the first and second floors, although their ornament was stripped in the 1940s. At the west side of the first and second floor there are openings serving as connections to the 2014 glass and metal commercial/retail building on the corner. The first floor and second floors of the 2014 building are also open-plan retail space with modern finishes.

The third through eight floors are divided into apartments opening from two double-loaded corridors, one running north-south at the Duffield section and one running east-west in the smaller Fulton section. The original glazed central rotunda, or atrium, has been restored, with a replicated metal railing. Originally open, it is now glazed at every other floor for fire protection. The rotunda connects the two corridors. The materials of the halls are modern with gypsum walls and ceilings, paneled metal doors and metal trim, and carpeted floors. The finishes of the apartments consist of gypsum walls and ceilings, replicated wood window trim and baseboards, hardwood flooring in the living areas except for tile in the bathrooms and kitchens. The cast-iron columns have survived, although not the decorative trim. There are exposed columns in the public areas; the rest of the columns are hidden by fireproofing walls.

Offerman Building
Name of Property

Kings Co., NY
County and State

Alterations

There were minor alterations to the Fulton Street storefront infill in the early twentieth century. In 1946-47, architect Morris Lapidus updated the first and second stories of the Fulton Street façade. The rusticated and columned ground floor was replaced with flat marble facing, with rectangular glass and metal storefronts. The inner part of the two-story entrance arch was removed and replaced by a tall, multi-paned steel window. The same type of window replaced the flanking second story openings on Fulton Street. The interior was remodeled with new decorative details, new stairs replacing the originals, elevators, and dropped ceilings. It is possible the atrium was covered at this time.

The building was renovated into offices in 1980. At that time, the Morris Lapidus era Fulton storefront was modified; the 1940s marble facing was replaced with new marble facing and the windows were replaced and made smaller. Many interior partitions, doors, baseboard, flooring, and window trim were removed. The openings at Duffield Street were closed and infilled with metal panels, modern doors, and concrete block.²

The building was renovated in 2013-2016 for retail use at the first two floors and apartments above. The original ground floor design was restored in a simplified fashion, the Morris Lapidus era multi-paned glass and marble main entrance bay was restored, as were the Lapidus era multi-paned second floor windows. Both masonry facades were restored, and the windows were replaced in their original size and configuration and detail.

Integrity

The Offerman Building is remarkably intact and clearly recalls the early 1890s Romanesque Revival style. The bold entrance, center tower, and commercial ground floor evoke the department store history in this historic commercial district. Although the Fulton Street ground floor was altered, it has been restored in a simplified form to relate to the original design. The upper floors are intact and retain their extraordinary Romanesque Revival details. The Duffield Street façade is intact, except for the ground floor infill. The Romanesque Revival style is clearly expressed in the wide masonry arched openings, squat columns with foliated capitals, carved stone details, and use of smooth and rough-cut stone and Roman brick.

² See historic illustrations: S. Wechsler & Bro Catalogue c1893 (Brooklyn Public Library); Photos 1941, 1979 Brooklyn Collection (Brooklyn Public Library); Photos 1907, 1946 Metropolitan Transit Authority Archives; Photos c1947 Library of Congress "American Memory."

Offerman Building
Name of Property

Kings Co., NY
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

Offerman Building
Name of Property

Kings Co., NY
County and State

Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE
COMMERCE

Period of Significance

1889-1966

Significant Dates

1889-90
1892-3

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Architect: Peter J. Lauritzen
Builders: William and Thomas Lamb

Offerman Building
Name of Property

Kings Co., NY
County and State

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Offerman Building, built in 1889-1893 on Fulton Street in Brooklyn by Henry Offerman, is significant under Criterion C as an excellent local example of a late nineteenth century Romanesque Revival style department store. It is also locally significant under Criterion A in the area of commerce for its role as a major department store during the 19th and 20th centuries and for its association with the development and success of Brooklyn's retail district. Henry Offerman was a successful Brooklyn businessman and president of the Brooklyn Sugar Refining Company at a time when Brooklyn was a leading center of sugar production. The building was designed by Peter J. Lauritzen, an architect trained in Denmark who became architect for the city of Washington, D.C. before establishing a practice in Brooklyn. He was responsible for several noted Brooklyn buildings now recognized as landmarks, including the Union League Club, the Randolph House and Fire House Engine Company 40. The original tenants were S. Weschsler & Brother, who designed the interior to their specifications. Samuel Wechsler was the brother of Joseph Wechsler, who partnered with Abraham Abraham to form Wechsler & Abraham, later know as Abraham & Strauss, in 1865. The building remained a department store, under several different managements, until 1979. Martin's was the most locally famous and operated out of the building from 1924 to 1979. In the 1940s the store hired architect Morris Lapidus, in one of his first commissions, to redesign the building.

The Offerman Building is distinguished as one of the largest and one of few surviving Romanesque Revival style department stores in New York City. It embodies the characteristics of the later 19th century department store with its large and prominent arched entrance, richly decorated façade, and glazed interior court. It is located on a historic retail street, evoking commerce of the turn of the 20th century. It embodies the characteristics of the Romanesque Revival style, the weighty massing, entrance tower, round and multiple arches, paired columns, incised foliate ornament, and use of rock-faced stone. It retains a high degree of integrity in its location, design, setting, materials, workmanship, feeling, and association. The period of significance, from 1889-1966, extends from the construction of the building to its last significant update and reflects its importance as a major department store well into the twentieth century.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

This Statement of Significance is substantially drawn from Matthew A. Postal, *Offerman Building Designation Report*, New York City Landmarks Preservation Commission, 2005. Minor edits and additions have been made for clarity.

Development of Fulton Street as a Commercial District

For more than a century Fulton Street has been an important commercial district, attracting shops, restaurants, and theaters. Originally an Indian trail improved by European settlers, by

Offerman Building
Name of Property

Kings Co., NY
County and State

1809 it had become the Brooklyn and Jamaica Turnpike, a busy toll road that extended into Queens and Long Island. From the East River, Fulton Street heads south, turning sharply east near Brooklyn City (now Borough) Hall (1845-48), passing through Fort Greene and Bedford-Stuyvesant toward Jamaica. The blocks east of the civic center, between what it is now Adams Street and Flatbush Avenue, were generally called upper Fulton Street (or Avenue) during the 19th century. The Offerman Building is in the upper Fulton Street area, on the site of the Duffield Estate.³

Prior to construction of the Brooklyn Bridge (1867-83), Brooklyn's commercial center was found near the waterfront, between Fulton Ferry and Borough Hall. Construction of roads leading to the new bridge disrupted traffic patterns and many businesses soon relocated to upper Fulton Street. Transit improvements accelerated this trend, connecting the district not only to outlying neighborhoods in Brooklyn, but to Manhattan and Long Island as well. The Long Island Railroad, which ran trains in a tunnel along Atlantic Avenue (four blocks south) until 1860, resumed service to Flatbush Avenue in 1877. During the next two decades many stores opened along this section of Fulton Street, in part due to construction of the elevated railroad which began service from Nostrand Avenue to Hoyt Street (and the Brooklyn Bridge) in April 1888.⁴ The Offerman Building was built during the height of this period of commercial development. IRT subway service to Hoyt Street – the station directly in front of the Offerman Building – commenced in 1908, followed by BMT service to Dekalb Avenue in 1915 and Lawrence Street in 1920, and IND service to Jay Street/Borough Hall in 1933. Downtown Brooklyn flourished during these years, attracting not only retail businesses, but also cultural institutions, including the Brooklyn Academy of Music, which moved from Brooklyn Heights to Lafayette Avenue in 1908, and Long Island University, established in 1926. Other notable structures include the Dime Savings Bank (1906-8, 1931-32) and the Williamsburg Savings Bank (1927-29).

Department Stores

The department store was a 19th-century invention. Prior to the Civil War, most retail stores occupied modest structures, typically former brick or frame residences that were located close to the waterfront. A.T. Stewart, who began his career selling Irish lace and related goods, founded New York City's first department store in 1846. Situated near city hall on Broadway in Manhattan, the four-story building (a designated New York City Landmark) resembled a Renaissance palace.⁵ Faced in marble, the elegant structure garnered considerable attention, attracting throngs of customers and frequent imitators. Though several large additions were built in the 1850s, it was not adequate to meet Stewart's needs and in 1862 he moved his business to a full-block site at Broadway, between East 9th and 10th Streets (demolished). Arnold Constable & Company (1868-76, part of Ladies' Mile Historic District) and Lord & Taylor (1869-70, a

³ "Old Mrs. Duffield strenuously resisted the opening of Duffield Street through her property; and the venerable mansion itself after being rudely jostled and crowded by modern building, was finally destroyed by fire on the 14th of April 1857." Henry Stiles, *A History of the City of Brooklyn*, Vol. 2 (Brooklyn, NY: Henry Stiles, 1867), 165.

⁴ "Brooklyn's New Road Opened," *New York Times*, April 25, 1888, 8.

⁵ The Stewart store was constructed in five stages between 1845 and 1884.

Offerman Building
Name of Property

Kings Co., NY
County and State

designated New York City Landmark) followed Stewart to the area, helping to create Ladies' Mile, where major retailers clustered along the wide avenues as far north as 23rd Street. These increasingly large commercial palaces captured the public's imagination and dominated the streetscape. Designed in a succession of fashionable styles, from Italianate and neo-Grec to Beaux Arts, they were frequently distinguished by multi-story elevations, broad plate glass windows, steam-powered elevators, gas lighting, and domed rotundas.

In Brooklyn, the main shopping district was located on upper Fulton Street. The dry goods merchant A. D. Matthews & Sons, founded at 93 Main Street in 1836, was the pioneer. Due to construction of the Brooklyn Bridge he was forced to relocate in 1873, operating briefly at 398 Fulton Street, before settling into a 25-foot-wide Second Empire style building (demolished) at the corner of Gallatin Place. Many firms opened stores in the vicinity, including Wechsler & Abraham, later known as Abraham & Straus. Established in 1865 by Joseph Wechsler, it grew to be one of the largest dry goods stores in the nation, with 1,500 employees. Located at 422-32 Fulton Street (begun 1885), between Gallatin Place and Hoyt Street, the five-story building had a 125-foot-wide front and was entered through an impressive three-story-tall arch. At the core of the building was a glazed court, which "furnished ample light to every floor."⁶ Similar features were adopted in neighboring stores, most notably those occupied by Frederick Loeser and Company (begun 1887), at 484 Fulton Street, and S. Wechsler & Brother, the original tenant in the Offerman Building.

Dry good stores in the United States in the 18th and 19th century were stores that sold textiles, clothing and related items, such as hosiery and trimmings. The department store developed gradually in the mid-19th century with the increased availability of ready-made clothing. The stores broadened their selection of goods and divided types of items into sections, or departments. A department store, unlike a dry goods store, sold a wide variety of merchandise and it was organized to enable the consumer to have easy access to the merchandise.⁷ Dry goods store was a general description and department stores were also called dry goods stores through the 19th century, but small dry goods stores were not referred to as department stores.

Henry Offerman

Henry Offerman (c. 1823-1896), despite great success as a businessman, is a relatively obscure figure. Described by the *New York Times* as a "millionaire" in 1890, he lived in Williamsburg and was president of the Brooklyn Sugar Refining Company. Brooklyn was a leading center of sugar production and Offerman's plant, located on the East River waterfront at South 2nd Street, was adjacent to a much larger facility owned by Havemeyer & Elder. In an attempt to control prices, Henry O. Havemeyer established the Sugar Refineries Company (commonly called the Sugar Trust), including Offerman's firm, in 1887. The company was determined illegal

⁶ "A Complete Establishment," *New York Times*, January 10, 1885.

⁷ Louisa Iarocci, *The Urban Department Store in America, 1850-1930* (Burlington, VT: Ashgate Publishing, Ltd., 2014), 69-73.

Offerman Building
Name of Property

Kings Co., NY
County and State

by the state supreme court in 1891 – the same year that the first stage of the Offerman Building was completed and the Wechsler store opened.⁸

An elder in the German Evangelical Lutheran Church at 63 Schermerhorn Street, Offerman supported many related causes, including the German Hospital Society of Brooklyn.⁹ He was associated with several German shooting clubs and helped organize the first national sharpshooters tournament in 1895. Following his death in 1896, heirs, including C. Henry Offerman, Mrs. William Lasch, John Offerman, Mrs. D. Schmidt and Theodore Offerman, financed the construction and furnishing of what would become known as the Dreier Offerman Home for unwed mothers and children. Located on Gravesend Bay, the building was demolished in 1933 and the property became part of Drier Offerman Park, now named Calvert Vaux Park.¹⁰

Peter J. Lauritzen

The architect of the Offerman Building was Peter J. Lauritzen.¹¹ Born in Jutland, Denmark, in 1847, he trained at the Polytechnic School of Copenhagen and in the late 1860s moved to Washington, D.C., where he worked with the Treasury Department's supervising architect, Alfred B. Mullett. In 1875 Lauritzen was appointed architect for the city of Washington, D. C. and from 1875 to 1883 served as consul for the Danish government.¹² He moved to New York City in 1883 and for two years headed the Jackson Architectural Iron Works, one of the oldest and most successful producers of iron building components in the metropolitan region.¹³

Lauritzen formed his own architectural practice around 1885. His earliest commission was the Manhattan Athletic Club (1889-90, demolished). Though he was not invited to participate in the limited competition for the club's design, his unsolicited proposal won and was built at the southeast corner of Madison Avenue and 45th Street.¹⁴ Six stories tall, the Romanesque Revival style structure was distinguished by large arched entrances and mast-like corner towers. It was described by a contemporary writer as "bold and strong in form, subdued yet warm in color, rich and graceful in embellishment."¹⁵ The unusual circumstance that led to the Manhattan Athletic Club commission certainly enhanced Lauritzen's reputation; during the late

⁸ Kenneth T. Jackson, ed., "Sugar," *Encyclopedia of New York City* (New Haven: Yale University Press, 1995), 1140.

⁹ Now the Long Island College Hospital Therapeutic Nursery, the Romanesque Revival style church was designed by J. C. Cady in 1888.

¹⁰ See "Historical Signs" at www.nycgovparks.org. Henry Offerman is buried at Brooklyn's Greenwood Cemetery.

¹¹ Henry B. Howard, ed., *The Eagle and Brooklyn* (Brooklyn: The Brooklyn Daily Eagle, 1893), 893; Real Estate Record Association, *A History of Real Estate, Building, and Architecture in New York City* (New York: Arno Press, 1898/1967) 689; Robert Stern, *New York 1880: Architecture and Urbanism in the Gilded Age* (New York: Monacelli Press, 1999), 220-221, 859-861, 902-3.

¹² In Washington D. C. Lauritzen designed and developed the Annie A. Cole residences at 1400-1402 Massachusetts Avenue (demolished) in 1874.

¹³ Real Estate Record Association, *A History*, 485-86.

¹⁴ George Albert White, "History of the Manhattan Athletic Club," *Outing*, July 1890.

¹⁵ *Ibid.*, 308.

Offerman Building
Name of Property

Kings Co., NY
County and State

1880s and 1890s he was extremely active in Brooklyn. Among his finest works was the Romanesque Revival style Union League Club (1889-90, later the Unity Club) on Bedford Avenue in Crown Heights. Faced in brick, granite and brownstone, the corner tower had a hipped roof and octagonal loggia. The interiors were well-equipped, featuring dining and reception rooms, as well as a bowling alley and shooting gallery. He also remodeled the former Hawley mansion at 563 Bedford Avenue in Williamsburg for use as the Hanover Club in 1890 and designed the Crescent Athletic Club (1895, demolished) at 25-27 Clinton Street in Brooklyn Heights. These commissions led to residential projects, including houses for Nicholas(?) Toerge (1890) on St. Marks Avenue, Wilson G. Randolph (1891) at 239 Hancock Place, and Frederick Mollenhauer (1896), founder of the Mollenhauer sugar refinery, at 505 Bedford Avenue. The Mollenhauer House was designed in the Renaissance Revival style. Lauritzen also designed eight “engine and truck” houses (1894-97) for the Brooklyn Fire Department in the Romanesque Revival style and in other later nineteenth century eclectic styles, including the Queen Anne and Renaissance Revival styles.¹⁶

Lauritzen lived close to Offerman’s home in Williamsburg, Brooklyn; this proximity was likely responsible for his commission for the Offerman Building, his only known commercial building. He was a member of the Union League and Hanover Club. He maintained offices in Manhattan at 120 Broadway and later at 23 East 23rd Street and in Brooklyn with Louis H. Voss (d. 1936) at 350 Fulton Street.¹⁷ Little is known about Voss and it is not clear when they formed their partnership. When Lauritzen left the firm in 1897 to join the Yukon gold rush, his son, William, became Voss’s partner. Though Lauritzen later returned to Brooklyn and was described as a “prominent billiard player and clubman” in January 1901, little is known of his later life.¹⁸

The Offerman Building and the Romanesque Revival Style

Henry Offerman, a Brooklyn businessman, acquired the site in two stages. He purchased the first eight lots, facing Fulton Street and Duffield Street, in late 1889 and 1890 for \$235,000. According to the *Brooklyn Eagle*, the property “was secured at a low figure, as the locality is one of the best for business purposes.”¹⁹ Construction began in May 1890; this date is displayed above the Fulton Street entrance in the pendentives (“18” and “90”). William and Thomas Lamb

¹⁶ The following firehouses were designed by Lauritzen: Engine Company 240 (1309 Prospect Avenue, 1895-96); No. 249 (491 Rogers Avenue, 1895-6); No. 235 (206 Monroe Street, 1894-95), and No. 237 (43 Morgan Avenue, 1894) and Ladder No. 18 (now No. 114, 5209 Fifth Avenue, 1897). See New York City National Register Thematic Group, nomination by Office of Metropolitan History, Vol. II; and “100 Years of Service to Bay Ridge Brooklyn: Ladder Company 114” at www.nyfd.com/history_ladder_114_1.html

¹⁷ Little is known about Voss. William C. Lauritzen is listed as an independent architect in New York City directories from 1903-28. Voss is buried in Brooklyn’s Greenwood Cemetery.” See “Gold vs. Architecture” *Brooklyn Eagle*, August 7, 1897; *New York Times*, August 7, 1897; *New York Times*, January 15, 1901.

¹⁸ *New York Times*, August 7, 1897; January 15, 1901.

¹⁹ “Opening a Big Store,” *Brooklyn Eagle*, May 3, 1891, 2.

Offerman Building
Name of Property

Kings Co., NY
County and State

served as builders.²⁰ S. Weschsler & Brother signed an agreement with Offerman in 1890 to lease the building and designed the interior to their specifications. Ten additional lots were acquired during the first half of 1892, increasing the length of the Duffield Street wing to 180 feet. A band of stone relief inscribed “1890 OFFERMAN BUILDING 1892” provides the starting dates for each phase of construction. Built to increase retail space and double the number of loading bays, the 87-by-100-foot annex was completed during the fall of 1893.

The Offerman Building is a particularly fine example of a commercial structure executed in the Romanesque Revival style. Inspired by German, Italian, and, frequently, French medieval sources, the style was introduced in New York City during the 1840s. Early surviving examples in New York City include: the Church of the Pilgrims (Richard Upjohn, 1844-46), Saint George’s Church (Blesch & Eidlitz, 1846-56) on Stuyvesant Square in Manhattan, and the original sections of the Astor Library (Alexander Saeltzer, 1849-53) on Lafayette Street. These round-arched designs anticipate the work of the American architect Henry Hobson Richardson. Active from the late 1860s to the mid-1880s, Richardson was one of the most influential designers of his age. Trained at Harvard College, the Ecole des Beaux Arts, and in the offices of the French architects Theodore Labrouste and Jacques Ignace Hittdorff in Paris, he returned to the United States in 1865 with a strong interest in the medieval architecture of southern France.²¹ In Richardson’s finest works, the use of ornament is kept to a minimum; instead, he relied on rock-faced masonry, monumental arches, and multi-story arcades to create visual interest.

Richardson’s influence was felt in a great range of American building types. While many examples were government buildings, churches and houses, his widely praised R.&F. Cheney Building (1875-76) in Hartford, Connecticut, demonstrated that the Romanesque style could be used to great effect in commercial work. Frequently imitated by his contemporaries, this building featured ground-level arcades, several floors of offices, and a prominent corner tower. This layering of textured features would shape early skyscraper development in New York City, as seen in the original New York Times Building (George B. Post, 1887-89) at 41 Park Row, the Tower Building (Bradford Gilbert, 1888-89, demolished) at 50 Broadway, the Corbin Building (1888-89) at Broadway and John Street, and the McIntyre Building (R. H. Robertson, 1890-92) at Broadway and 18th Street. The style was also popular in Brooklyn where significant examples include: the Charles Millard Pratt House (1890, part of the Clinton Hill Historic District), the New York Avenue Methodist Church (J. C. Cady & Co., 1891) on Dean Street in Crown Heights, the 23rd Regiment Armory (Fowler & Hough and Isaac Perry, 1891-95, a designated New York City Landmark) at 1322 Bedford Avenue in Crown Heights, and the Brooklyn Fire Headquarters (Frank Freeman, 1892) at 365-67 Jay Street, near Fulton Street.

The architect of the Offerman Building, Peter Lauritzen, drew from the design elements popularized by Richardson to create a grand department store. At the time of construction, the

²⁰ *Brooklyn Eagle*, clipping, June 8, 1924; Lauritzen also worked with the Lamb Brothers on the Hanover Club, completed in June 1890. *Brooklyn Eagle*, June 8, 1890, 6.

²¹For a brief period, from 1869-74, he lived in a house of his own design in Arrochar on Staten Island. Virginia Kurshan, “H.H. Richardson House,” New York Landmarks Preservation Commission, 2004.

Offerman Building
Name of Property

Kings Co., NY
County and State

Offerman Building was among the tallest buildings in Brooklyn. Though the number of floors (eight) is not especially noteworthy, the ceilings are high, particularly near the base to serve the commercial use of the building. To achieve this height, it is likely that both steel and cast iron was used. The Fulton Street elevation has a strong vertical emphasis, recalling the design of early skyscrapers. Basically a tripartite composition, Lauritzen divided the masonry façade into multiple, sometimes overlapping, arcades. The arches vary in height and width, creating a sense of great visual complexity. Between the fourth and sixth floors the spandrels project slightly forward, giving the façade a subtle organic quality.

To distinguish the building from its neighbors, many of whom were large retailers, the elevations were clad with light-colored materials: limestone, buff-colored brick, and terra cotta. A writer in the *Brooklyn Eagle* commented that “the columns that support the great doorway and arches of the windows are ornamented as profusely as the stone mason’s art will permit.”²² Though the ground story is altered, the ornament described is, for the most part, intact. Particularly notable are the clustered colonettes, floriated capitals, billet moldings, and lions that hold cartouches displaying Offerman’s initials. Near the top of the building, the ornament is especially dense, drawing one’s attention to the upper floors. Of particular interest are the moldings that divide the sixth and seventh stories. Rather than decorated with short cylinders or square sectioned blocks, there are two alternating rows of small grotesque human heads. Above the seventh story is a roof-top pavilion. The *Brooklyn Eagle* said the “tower” was “as big as some city houses, which is used only as an observatory, from which the view is only limited by the power of the eye.”²³

At the base of the building were originally five arches. To enter the store, customers passed through the taller and more decorative center arch. Many department stores were designed in this fashion during the late nineteenth century. Said to be “higher and wider” than most, this architectural feature increased visibility and shielded customers from inclement weather. The *Brooklyn Eagle* reported that the entrance was:

. . . alcove in form and the recesses thus formed is framed with glass windows, some of the plates the largest that are made. This attractive presentation is heightened by the carved columns and trimming of quartered oak, and the fine pavement of mosaic work.²⁴

Above the first story – at the level of the elevated railway – a cornice divided the five arches in two sections. From a passing train or the station platform, passengers could catch glimpses of the sales floor on the second story and admire the richly detailed openings, consisting of low relief, superimposed arches, polished stone columns, and multi-pane windows.

The longest façade faces Duffield Street. Clad in mostly light-colored brick, it has eight arched openings that originally served as loading bays. Arranged in two groups of four, the central pairs are slightly taller than the two that flank it. This façade was built in two stages and

²² “Wechsler Bros. & Co.’s New Store,” *Brooklyn Eagle*, June 27, 1893, 19.

²³ “Opening a Big Store,” *Brooklyn Eagle*, May 3, 1891, 2.

²⁴ “S. Wechsler & Bro.: Their Spacious and Handsome Business Home on Fulton Street,” *Brooklyn Eagle*, July 27, 1892, 2-3.

Offerman Building
Name of Property

Kings Co., NY
County and State

above the first story two distinct campaigns are discernable. To the south, the multi-story arcade is interrupted by a masonry sign with incised Art Nouveau-style lettering, whereas the north section rises without a break. At the sixth story, an arcade runs the full length of the façade, crowned by crenellated brickwork. A metal shield hangs near the center of the fifth story and above it a metal armature designed to hold a flagpole.

Tenants and Later History

The Offerman Building was constructed for S. Wechsler & Brother, a department store specializing in dry goods. Samuel Wechsler was the brother of Joseph Wechsler, who partnered with Abraham Abraham to form Wechsler & Abraham in 1865. Three years later, in 1868, Samuel opened his own business, manufacturing cloaks. He formed a partnership with his brother, Herman, in the mid-1870s and opened a small shop at 293-295 Fulton Street, near what is now Cadman Plaza. When Wechsler & Abraham moved to upper Fulton Street in 1885, he leased the building they vacated, as well as the former Liebmann Brothers & Owings location on Washington Street. The expanded store was a great success, but the exodus to upper Fulton Street had begun and in 1890 the Wechslers signed an agreement to lease the projected Offerman Building.

The store opened to great fanfare on May 1, 1891. A varied selection of dry goods was available for purchase, from clothing and linens to upholstered furniture, rugs, and bric-a-brac. From Fulton Street:

One enters directly into the broad main aisle running the full length of the building and a score of steps brings the visitor near enough to the great well, or interior dome, to look up a dizzy height to the railings and attractive circular counters that surround it on floor after floor until the glass vaulting of the roof is reached.²⁵

The building had its own electrical generator, providing power for seven elevators, a pneumatic cash system, and incandescent lights.

A new business entity was formed in October 1892, consisting of the Wechslers and C(harles) Henry Offerman. Known as Wechsler Bros. & Co., the partnership lasted just two years. It was dissolved in September 1895, leaving the store under the

...sole direction of Henry Offerman, father of the former junior partner. Mr. Offerman has acquired the entire stock, leases and good will of the old firm and will continue the business under his own name.²⁶

²⁵ *Brooklyn Eagle*, May 3, 1891, 2.

²⁶ "Wechsler Bros. Dissolution," *Brooklyn Eagle*, September 26, 1895. Herman Wechsler died in January 1908.

Offerman Building
Name of Property

Kings Co., NY
County and State

Following Henry Offerman's death in 1897, the store closed and the contents were sold to Joseph H. Bauland, of Morgenthau, Bauland & Co., proprietors of the Bee Hive store in Chicago. Leonard Moody, the broker who negotiated the million dollar transaction, reported:

Mr. Bauland came to New York on business, where I met him, and in a general business talk with him suggested that the best location for opening a large dry goods store in the greater New York was in Brooklyn. I brought him over and showed him the Offerman store, and after looking at several locations, he was satisfied that the Fulton street house was the best we had to offer.²⁷

Bauland's Chicago syndicate was extremely active in retail sales; his brother, Jacob Bauland, was manager of the recently opened Siegel-Cooper Dry Goods Store (1897, part of the Ladies' Mile Historic District, and in April 1897 he acquired the Liebmann Company, one of the oldest dry goods firms in Brooklyn.²⁸

The new store, called Joseph H. Bauland's Great Cash Store, opened in March 1897. The interiors were gradually reconfigured; three additional elevators were built and departments devoted to grocery products and sewing goods were added. From 1903-07 the building was leased to Chapman & Company. Plans for the opening of the Darlington Company's new department store in late 1907, with interiors remodeled by "experts from Paris," failed to materialize and by 1909 the building was converted to offices with stores at the base.²⁹

The best known and most successful tenant was Martin's Department Store. Founded by the merchant Hyman Zeitz (c. 1860-1930) in the adjoining building at the corner of Bridge Street in 1904, the business slowly expanded, acquiring the Offerman Building in 1922.³⁰ Two years later, after a nearly complete remodeling of the interiors, Martin's opened in November 1924.³¹ The store prospered, shaping the history and character of the Fulton Street corridor. Zeitz was an early advocate of the demolition of Fulton Street's elevated railroad, which he called "unsightly and dangerous ... a disgrace to the civic pride of Brooklyn."³²

Martin's enjoyed great success in the late 1940s and 1950s. Morris Lapidus, who established his own firm in 1944, was associated with the store for more than a dozen years. Hired by Fred Zeitz, he claimed that the store was his first client. In 1979 the celebrated hotel designer reminisced: "It launched my career." While many projects involved interior work, particularly

²⁷ "New Dry Goods House," *Brooklyn Eagle*, March 7, 1897, 5.

²⁸ "\$500,000 of Stock Sold," *Brooklyn Eagle*, April 12, 1897, 1.

²⁹ "Store Opening Put Off," *New York Times*, September 28, 1907.

³⁰ *Brooklyn Eagle*, clipping, July 25, 1922. The store was originally located at the corner of Fulton and Bridge Street. Prior to 1946, the exterior was refaced in light-colored masonry. Today, the façade is obscured by ribbed metal panels, possibly from the 1950s. Also see "Hyman Zeitz Dies After An Operation," *New York Times*, February 26, 1930, 25.

³¹ After 1909, Silsbe, a restaurant in the building until 1922, installed a marquee. It was removed in 1928. *Brooklyn Eagle*, September 6, 1928.

³² *Brooklyn Eagle*, clipping, November 1, 1925.

Offerman Building
Name of Property

Kings Co., NY
County and State

remodeling sales floors in what was described as a “futuristic” style, he was also responsible for designing a new base for the Fulton Street facade. Completed by March 1947, Lapidus simplified the storefronts and fenestration, using polished granite panels to focus attention on the entrance and display windows. The chosen color complements the squat columns that divide the second-story windows. Within the tall central arch, Lapidus installed a narrow belt of red granite that projects slightly forward as it nears the top. The *Brooklyn Eagle* enthusiastically reported that these modifications did away with the “gimcracks of the Victorian era.”³³ Fondly remembered by many Brooklynites, during the 1960s the *New York Times* called the store an “oasis of calm.” Martin’s was:

[Fulton] street’s most prestigious unit, not only does more bridal business than any other store in the United States, but it is today one of the largest family-owned specialty stores in the country . . . which many consider a Fifth Avenue outpost because of its emphasis on better price and high quality³⁴

Profits, however, steadily declined during the 1970s and the Martin’s chain was sold to the Seedman Merchandizing Group. Described by the new owners as “no longer related to the surrounding shopping area,” the store closed in early 1979. Despite announcements that the Offerman Building would be demolished in August 1979, it was not razed.³⁵ It was converted to offices in 1980 with ground floor retail. Today there are stores on the first two floors, with apartments above.

³³ Morris Lapidus, *An Architecture of Joy* (Miami: Seemann Publishing, 1979), 114; Morris Lapidus, *Too Much is Never Enough* (New York: Rizzoli International Publications, 1996), 123, 126-27. Also see *Brooklyn Eagle*, clipping, March 3, 1947 and October 11, 1945. For images of Lapidus interiors, see the Library of Congress website.

³⁴ “Oasis of Shopping Calm,” *New York Times*, June 16, 1966; “Brooklyn’s Fulton Street Stores Face Rivals Calmly,” *New York Times*, January 5, 1967.

³⁵ “Martin’s Purchased By Seedman Group,” *New York Times*, October 15, 1977, 35; “Martin’s to Close Fulton St. Store,” *New York Times*, April 24, 1979, D8.

Offerman Building
Name of Property

Kings Co., NY
County and State

9. Major Bibliographical References

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Offerman Building
Name of Property

Kings Co., NY
County and State

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Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: NYC Landmarks Preservation
Commission

Historic Resources Survey Number (if assigned): _____

Offerman Building
Name of Property

Kings Co., NY
County and State

10. Geographical Data

Acreage of Property __1.03 acres__

Use either the UTM system or latitude/longitude coordinates

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- | | | |
|-------------|-----------------|-------------------|
| 1. Zone: 18 | Easting: 585770 | Northing: 4504947 |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting : | Northing: |

Verbal Boundary Description (Describe the boundaries of the property.)

The boundaries of the property are indicated by a heavy line on the enclosed map with scale.

Boundary Justification (Explain why the boundaries were selected.)

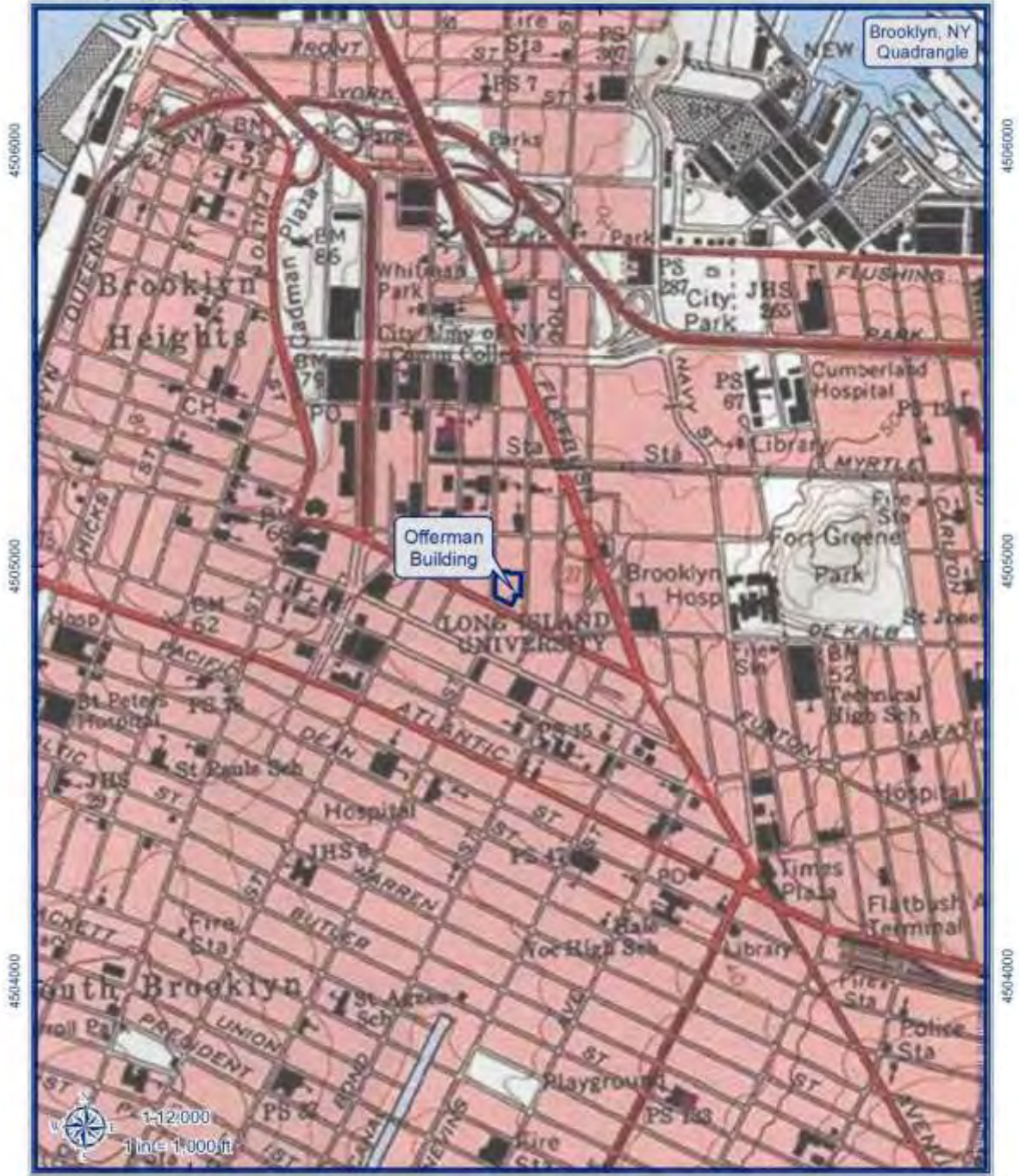
The nominated lot is the parcel historically associated with the Offerman Building.

Offerman Building
Name of Property

Kings Co., NY
County and State

Offerman Building
Brooklyn, Kings Co., NY

503 Fulton Street
Brooklyn, NY 11201



Coordinate System: NAD 1983 UTM Zone 18V
Projection: Transverse Mercator
Datum: North American 1983
Units: Meter



Offerman Building



Parks, Recreation
and Historic Preservation

Offerman Building
Name of Property

Kings Co., NY
County and State



Offerman Building
Name of Property

Kings Co., NY
County and State

11. Form Prepared By

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e-mail MBD@MBDierickx.com
telephone: 212-227-1271
date: September 2016

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Offerman Building
Name of Property

Kings Co., NY
County and State

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Offerman Building

City or Vicinity: Brooklyn

County: Kings

State: NY

Photographer: Mary B Dierickx

Date Photographed: 12/5/2014; 8/11/2016

Description of Photograph(s) and number, include description of view indicating direction of camera:

NY_Kings County_Offerman Building_0001

South (primary, Fulton Street) and east facades camera facing northwest

NY_Kings County_Offerman Building_0002

West and south facades camera facing northeast

NY_Kings County_Offerman Building_0003

South façade camera facing northeast

NY_Kings County_Offerman Building_0004

South façade 1st to 4th floors camera facing north

NY_Kings County_Offerman Building_0005

South façade arched central entrance bay at 2nd floor camera facing north

NY_Kings County_Offerman Building_0006

South façade center 5th to 8th floors camera facing north

NY_Kings County_Offerman Building_0007

South façade center tower 8th floor camera facing north

Offerman Building
Name of Property

Kings Co., NY
County and State

NY_Kings County_Offerman Building_0008
South façade east two bays, 6-7th floors camera facing north

NY_Kings County_Offerman Building_0009
East (Duffield Street) façade camera facing northwest

NY_Kings County_Offerman Building_0010
East façade 2nd to 6th floors camera facing northwest

NY_Kings County_Offerman Building_0011
East façade, southernmost 5 bays, 2nd to 6th floors camera facing west

NY_Kings County_Offerman Building_0012
East façade center showing arched windows and bronze shield with Henry Offerman's initials camera facing west

NY_Kings County_Offerman Building_0013
First floor entrance at south façade camera facing north

NY_Kings County_Offerman Building_0014
First floor retail store camera facing south

NY_Kings County_Offerman Building_0015
Cast-iron column at 1st floor retail store

NY_Kings County_Offerman Building_0016
Rotunda framing at 4th floor camera facing toward roof

NY_Kings County_Offerman Building_0017
4th floor hallway camera facing north

NY_Kings County_Offerman Building_0018
Apartment, 4th floor, camera facing east

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Offerman Building
Name of Property

Kings Co., NY
County and State

List of Historic Photos

- Photo H1. Cover, Souvenir Catalogue, S Wechsler and Bro. c1893 (Brooklyn Historical Society)
- Photo H2. Souvenir Catalogue, S Wechsler and Bro. c1893, Ladies Room and Grand Rotunda, p 36 (Brooklyn Historical Society)
- Photo H3. Souvenir Catalogue, S Wechsler and Bro. c1893, 1st and 3rd floors, p. 12, 30 (Brooklyn Historical Society)
- Photo H4. Souvenir Catalogue, S Wechsler and Bro. c1893, 3rd & 4th floors, p. 32 (Brooklyn Historical Society)
- Photo H5. 503 Fulton, 1907 (MTA)
- Photo H6. 503 Fulton, 1941 (Brooklyn Public Library)
- Photo H7. 503 Fulton, 1946 (MTA)
- Photo H8. Duffield Street Façade of 503 Fulton, 1946 (MTA)
- Photo H9. 503 Fulton, 1947 (Library of Congress)
- Photo H10. 503 Fulton, 1947 (Library of Congress)
- Photo H11. 503 Fulton, 1947 (Library of Congress)
- Photo H12. 503 Fulton Martin's Department Store Interior, 1945 (Library of Congress)
- Photo H13. 503 Fulton Martin's Department Store Interior, 1945 (Library of Congress)
- Photo H14. 503 Fulton, 1979 (Brooklyn Public Library)

Offerman Building
Name of Property

Kings Co., NY
County and State



Photo H1. Cover, Souvenir Catalogue, S Wechsler and Bro.c1893
The peaked roof center pavilion was not built
(Brooklyn Historical Society)

Offerman Building
Name of Property

Kings Co., NY
County and State

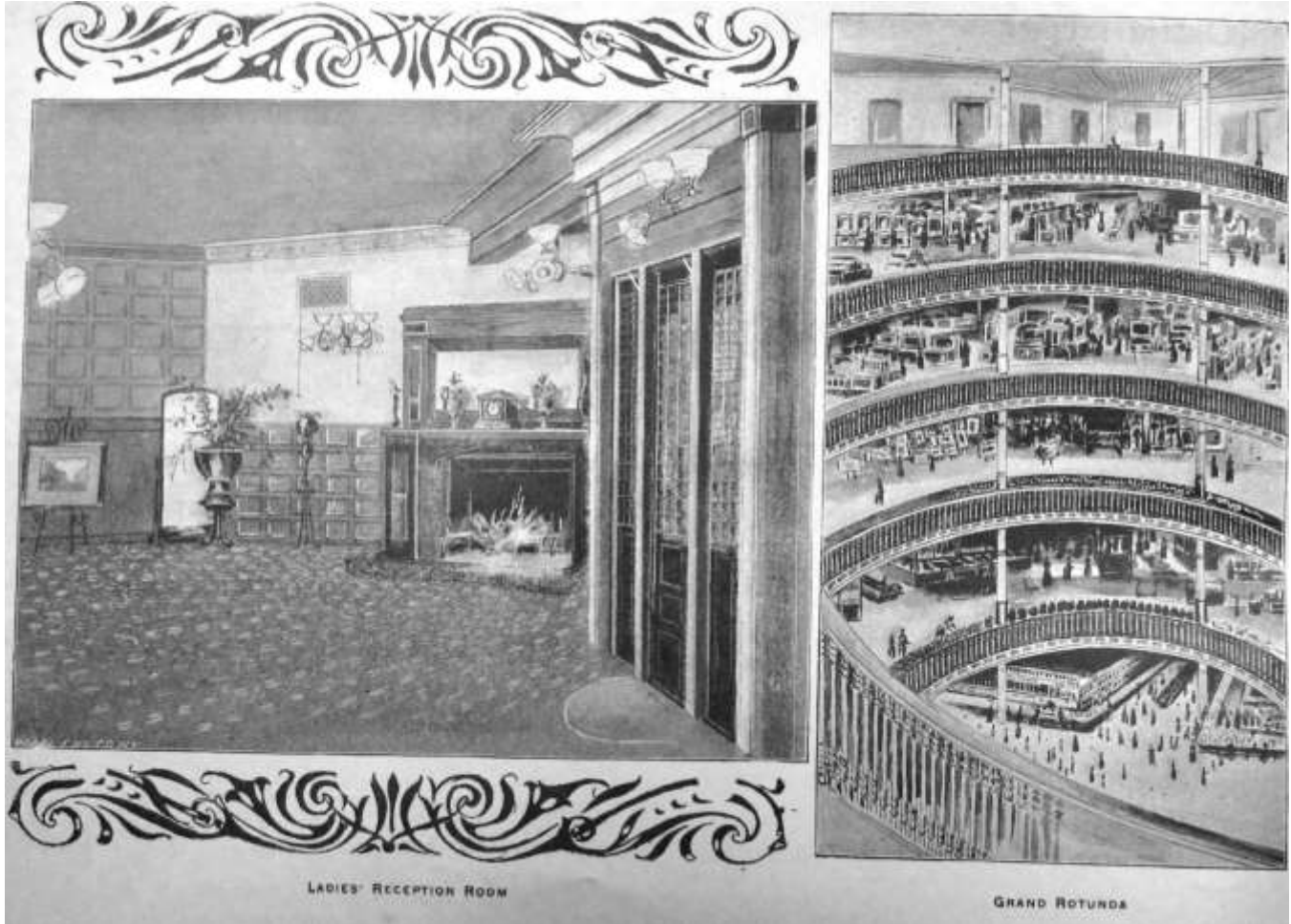
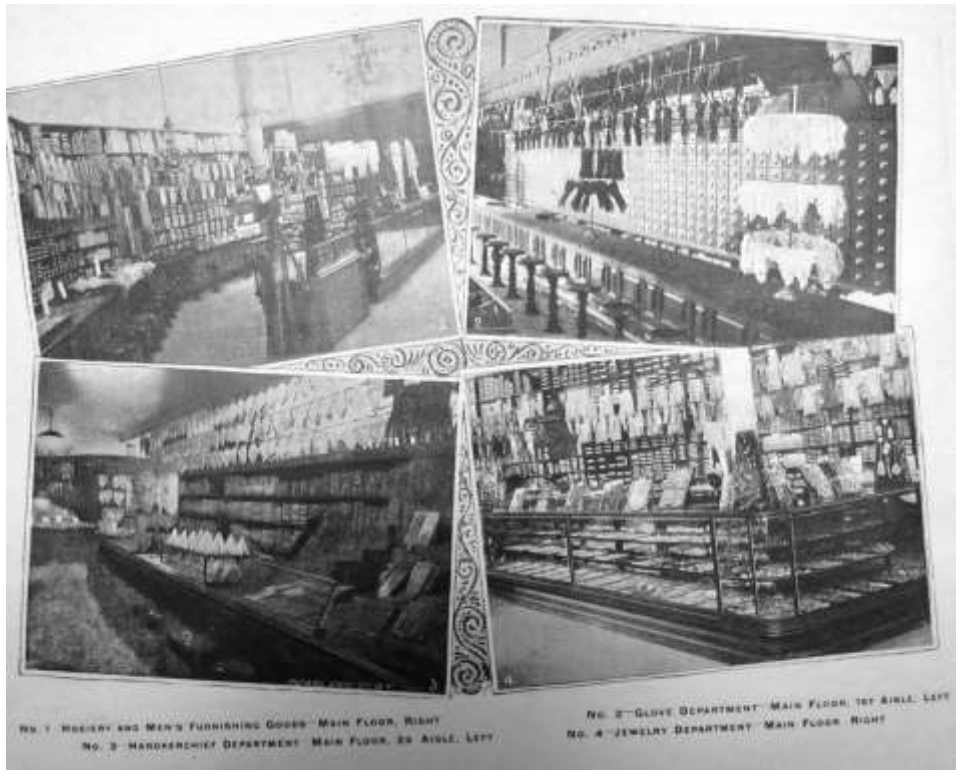


Photo H2. Souvenir Catalogue, S Wechsler and Bro.
Showing ladies room and Rotunda, 503 Fulton, c1893, p. 36
(Brooklyn Historical Society)

Offerman Building
Name of Property

Kings Co., NY
County and State



Offerman Building
Name of Property

Kings Co., NY
County and State

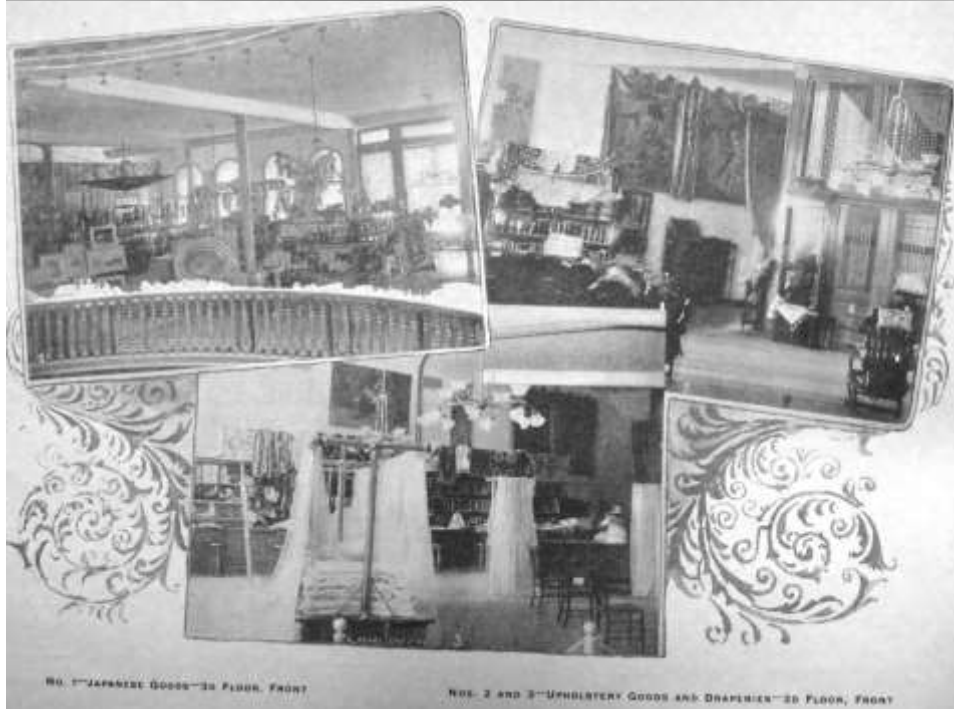


Photo H3. Souvenir Catalogue, S Wechsler and Bro. c1893, p. 12, 30

Showing 1st floor, 3rd floors
(Brooklyn Historical Society)

Offerman Building
Name of Property

Kings Co., NY
County and State



Photo H4. Souvenir Catalogue, S Wechsler and Bro. c1893, p. 32
Showing 3rd & 4th floors
(Brooklyn Historical Society)

Offerman Building
Name of Property

Kings Co., NY
County and State



Photo H5. 503 Fulton, 1907 (MTA)

Offerman Building
Name of Property

Kings Co., NY
County and State



Photo H6. 503 Fulton, 1941 (Brooklyn Public Library)

Offerman Building
Name of Property

Kings Co., NY
County and State



Photo H7. 503 Fulton, 2 photos combined, 1946 (MTA)

Offerman Building
Name of Property

Kings Co., NY
County and State



Photo H8. Duffield Street Façade of 503 Fulton, 1946 (MTA)

Offerman Building
Name of Property

Kings Co., NY
County and State



Photo H9.
503 Fulton, 1947
(Library of Congress)

Offerman Building
Name of Property

Kings Co., NY
County and State



Photo H10. 503 Fulton, 1947 (Library of Congress)

Offerman Building
Name of Property

Kings Co., NY
County and State



Photo H11. 503 Fulton, 1947 (Library of Congress)

Offerman Building
Name of Property

Kings Co., NY
County and State



Photo H12. 503 Fulton Martin's Department Store Interior, 1945 (Library of Congress)



Offerman Building
Name of Property

Kings Co., NY
County and State



Photo H13. 503 Fulton Martin's Department Store Interior, 1945 (Library of Congress)

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Name of Property

Kings Co., NY
County and State



Photo H14 503 Fulton, 1979 (Brooklyn Public Library)



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NORDSTROM Rack

T.J. Maxx

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WALK
KELL
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8:30-9:30



NORDSTROM rack

TJ-maxx

NORDSTROM rack

NORDSTROM rack

NORDSTROM rack

NORDSTROM rack

TJ-maxx



NORDSTROM rack









1890

O'FARRELL BUILDING 1891

Vertical text on a utility pole, including a "NO PARKING" sign and a "30" speed limit sign.

HT REGUL

STREET

NO PARKING

30

NO PARKING

30

NO PARKING

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NO PARKING

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NO PARKING

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NO PARKING

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NO PARKING

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NO PARKING



1890 F. F. SHERMAN BUILDING



1890 • OFFERMAN • BUILDING • 1891



1891

NORDSTROM
rack

NORDSTROM rack

TJ-maxx

TJ-maxx

max
style
customer service

rack
ESSENTIALS

- 100% COTTON
- 100% UNDERWEAR
- 100% FLATS
- 100% RETRO SHOES

ultimate
leisure
rotation

Nordstrom
rack

TJ-maxx
designer brands
at TJ prices



KIDS STYLES up to 60% off

Little Navy

SALE
10

ENTER

14

15

16





R&S CONST 2015-19 3805-09
10'3" DIA. 10'3" DIA. 5'6" DIA.

5' 11"
144' DIA.
10' 3"

5' FLR

2





PHONE - 1
800.343.7440
707.469-6440

GEORGE



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: Date of Pending List: Date of 16th Day: Date of 45th Day: Date of Weekly List:

Reference number:

Nominator:

Reason For Review:

- | | | |
|---------------------------------------|--|---|
| <input type="checkbox"/> Appeal | <input checked="" type="checkbox"/> PDIL | <input type="checkbox"/> Text/Data Issue |
| <input type="checkbox"/> SHPO Request | <input type="checkbox"/> Landscape | <input type="checkbox"/> Photo |
| <input type="checkbox"/> Waiver | <input type="checkbox"/> National | <input type="checkbox"/> Map/Boundary |
| <input type="checkbox"/> Resubmission | <input type="checkbox"/> Mobile Resource | <input type="checkbox"/> Period |
| <input type="checkbox"/> Other | <input type="checkbox"/> TCP | <input type="checkbox"/> Less than 50 years |
| | <input type="checkbox"/> CLG | |

Accept Return Reject Date

Abstract/Summary
Comments:

Recommendation/
Criteria

Reviewer Alexis Abernathy Discipline Historian

Telephone (202)354-2236 Date _____

DOCUMENTATION: see attached comments : No see attached SLR : No

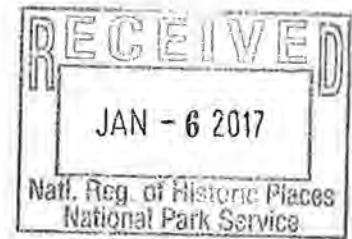
If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.



**Parks, Recreation
and Historic Preservation**

ANDREW M. CUOMO
Governor

ROSE HARVEY
Commissioner



23 December 2016

Alexis Abernathy
National Park Service
National Register of Historic Places
1201 Eye St. NW, 8th Floor
Washington, D.C. 20005

Re: National Register Nomination

Dear Ms. Abernathy:

I am pleased to submit the following five nominations, all on disc, to be considered for listing by the Keeper of the National Register:

Offerman Building, Kings County
St. Rose of Lima Roman Catholic Church Complex, Erie County
St. Thomas Aquinas Roman Catholic Church Complex, Erie County
Mentholatum Company Building, Erie County
Silver Lake Cemetery, Richmond County

Please feel free to call me at 518.268.2165 if you have any questions.

Sincerely:

Kathleen LaFrank
National Register Coordinator
New York State Historic Preservation Office