



## CITY PLANNING COMMISSION

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September 4, 2012/Calendar No. 1

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**IN THE MATTER OF** a communication dated July 5, 2012, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Park Place Historic District, designated by the Landmarks Preservation Commission on June 26, 2012 (Designation List 457, LP-2446). Borough of Brooklyn, Community Districts 8. The district is bounded by a line beginning at a point in the northern curblineline of Park Place formed by its intersection with a line extending southerly from the eastern property line of 675 Park Place, then extending northerly along said line and property line, westerly along the northern property lines of 675 to 655 Park Place, westerly along the angled property lines of 653 and 651 Park Place, southerly along the western property line of 651 Park Place to the northern curblineline of Park Place, and easterly along said curblineline to the point of the beginning.

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Pursuant to Section 3020.8(a) and (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.

On June 26, 2012, the Landmarks Preservation Commission (LPC) designated the Park Slope Historic District Extension (List No. 457; LP-2446). The Park Place Historic District, located in Community District 8 in the Borough of Brooklyn, includes thirteen buildings located along Park Place between Franklin and Bedford avenues.

According to the LPC's report, the thirteen residences of the Park Place Historic District are fine, largely intact examples of Brooklyn's richly diverse Queen Anne and Romanesque Revival rowhouse architecture, built in 1889-90 by Frederick W. and Walter S. Hammett and designed by Joseph Mason Kirby. The houses in the district are of three types arranged in a symmetrical pattern.

The historic district is within an R6 zoning district. The maximum allowable FAR within this district is 2.43. Aside from residential uses, the R6 district also permits community facilities such as schools or houses of worship. A C1-3 overlay, which permits local retail and service uses (i.e.

grocery stores, restaurants,) is mapped within 150 feet of Franklin Avenue and includes three of the buildings within the district. Community District 8 has asked the Department of City Planning to undertake a contextual zoning study to rezone this part of Crown Heights to districts that would maintain the character of the area. That study is underway.

On October 26, 2010, the Landmarks Preservation Commission held a public hearing on the proposed designation of the Park Place Historic District. Six people spoke in favor of designation, including Council Member Letitia James and representatives of the Crow Hill Community Association, Historic Districts Council, New York Landmarks Conservancy, and Victorian Society of New York. There was no testimony in opposition to the proposed designation. The Commission also received a letter in favor of designation from the Prospect Heights Neighborhood Development Council.!

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. Pursuant to Section 74-79, no transfer of development rights is permitted from any structure within an historic district.

#### **CITY PLANNING COMMISSION PUBLIC HEARING**

Pursuant to Section 3020.8(a) of the City Charter, the City Planning Commission held a public hearing on August 22, 2012, (Calendar No. 25). Jenny Fernandez from Landmarks Preservation Commission presented the proposal to the commission and spoke in favor of the proposal. There were no other speakers and the hearing was closed.

#### **CONSIDERATION**

The City Planning Commission has evaluated the Park Place Historic District in relation to the Zoning Resolution, projected public improvements and plans for the development, growth and improvements in the vicinity of the area involved. The subject Historic District does not conflict with the Zoning Resolution. In addition, the Commission is not aware of any conflicts between

the subject Historic District designation and projected public improvements or any plans for development, growth, improvement, or renewal in the vicinity of the Historic District.

**AMANDA M. BURDEN, FAICP, Chair**  
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