



CITY PLANNING COMMISSION

August 10, 2005 / Calendar No. 16

N 060009 HKR

IN THE MATTER OF a communication dated July 8, 2005, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the John DeGroot House, 1674 Richmond Terrace, (Block 188, Lot 40), by the Landmarks Preservation Commission on June 28, 2005 (List No. 365/LP No. 2179), Borough of Staten Island, Community District 1.

Pursuant to Section 3020.8(b) of the New York 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 Landmark, to the Zoning Resolution, projected public improvements, and any plans for the development, growth, improvement or renewal of the area involved.

The John DeGroot House, located at 1674 Richmond Terrace in the West Brighton section of Staten Island, was constructed in 1870 and is a unique example of the Second Empire style of architecture. John DeGroot, the builder of the home, was the third generation DeGroot to own the site. For over 50 years, DeGroot earned his living at the New York Dyeing and Printing Establishment. Textile dyeing was the first and one of the most important industrial ventures on Staten Island. The Second Empire style of the DeGroot House is a blend of French Renaissance and Baroque models. The DeGroot House is a very unique example of this style of architecture because it has a convex mansard roof instead of concave or straight sided, which was much more common. Additionally, the DeGroot House is one of only 3 Second Empire style houses on Richmond Terrace between Sailor's Snug Harbor and Port Richmond.

The landmark site is located in a C2-2/R3-2 zoning district. With an allowable floor area ratio (FAR) of 1.0, the zoning lot could be developed with approximately 11,856 square feet of floor area.

The John DeGroot House contains approximately 2,240 square feet of floor area.

Transfer of development rights is not permitted in connection with a landmark located in a C2-2/R3-2 zoning district.

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, AICP, Chair

KENNETH J. KNUCKLES, ESQ., Vice Chairman

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RICHARD W. EADDY, JANE D. GOL, LISA A. GOMEZ, CHRISTOPHER KUI, JOHN
MEROLO, KAREN A. PHILLIPS, DOLLY WILLIAMS, Commissioners**