



## CITY PLANNING COMMISSION

---

June 8, 2005 / Calendar No. 10

N 050434 HKR

---

**IN THE MATTER OF** a communication dated April 8, 2005, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the James L. and Lucinda Bedell House, 7484 Amboy Road, (Block 7900, Lot 5), by the Landmarks Preservation Commission on April 12, 2005 (List No. 361/LP No. 1280), Borough of Staten Island, Community District 3.

---

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 James L. and Lucinda Bedell House, located at 7484 Amboy Road in the Tottenville section of Staten Island, was constructed between 1869 and 1874 and is a prime example of the Second Empire style of architecture. James L. Bedell, the first owner and presumably the architect, was a well-to-do carpenter and cabinet maker, who came from a very prominent Staten Island family. He built the home at a time when Tottenville was a bustling center for oyster trading and ship building. The Second Empire style is a blend of French Renaissance and Baroque models. The Bedell House is the only Second Empire style frame house in Tottenville that still has its historic form and original clapboard siding. The house also boasts a flared mansard roof, a two-story polygonal bay and projecting cornices supported by paired scroll brackets.

The landmark site is located in a C2-1/R3A zoning district. With an allowable floor area ratio (FAR) of 1.0, the zoning lot could be developed with approximately 11,700 square feet of floor area. The James L. and Lucinda Bedell House contains approximately 2,318 square feet of floor area.

Transfer of development rights is not permitted in connection with a landmark located in a C2-1/R3A 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**

**ANGELA M. BATTAGLIA, IRWIN G. CANTOR, P.E., ANGELA R. CAVALUZZI, R.A.,  
ALFRED C. CERULLO, III, RICHARD W. EADDY, JANE D. GOL, LISA A. GOMEZ,  
CHRISTOPHER KUI, JOHN MEROLO, KAREN A. PHILLIPS, DOLLY WILLIAMS,  
Commissioners**