



CITY PLANNING COMMISSION

March 30, 2011/Calendar No. 16

N 110212 HKR

IN THE MATTER IN THE MATTER OF a communication dated February 10, 2011, from the Executive Director of the Landmarks Preservation Commission regarding the designation of the 565 & 569 Bloomingdale Road Cottages at 565 Bloomingdale Road and 569 Bloomingdale Road (Block 7020, Lot 4), by the Landmarks Preservation Commission on February 1, 2011 (Designation List 438/LP-2415).

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 a landmark, to the Zoning Resolution, projected public improvements, and any plans for the development, growth, improvement or renewal of the area involved.

On February 1, 2011, the Landmarks Preservation Commission (LPC) designated the Bloomingdale Road Cottages located at 565 Bloomingdale Road and 569 Bloomingdale Road (Block 7020, Lot 4), as city landmarks.

The 565 & 569 Bloomingdale Road Cottages are located in the Woodrow/Rossville section of Staten Island, an area also historically known as Sandy Ground, due to the sandy soil in the area. Sandy Ground was established prior to 1779 and became a settlement for both previous slaves of local residents and free African-Americans in the early 1800s. Several African-American families from Snow Hill, Maryland, who earned their living in the oyster trade, relocated to Sandy Ground in the 1840s and 1850s because of laws that precluded them from owning and operating their own fishing boats. Staten Island had a booming and successful oyster industry throughout the 17th, 18th and early 19th Centuries.

The 565 & 569 Bloomingdale Road Cottages were built between 1887 and 1898 by Robert Mersereau to serve as rental units. The Bloomingdale Road Cottages, traditionally known as “baymen’s cottages,” are typical examples of small cottages erected in the late 19th and early 20th

Centuries for workers in the rural areas of New York. Both of the Bloomingdale Road Cottages are nearly identical as both have their original fenestration pattern and are peaked-roofed frame structures. 565 Bloomingdale Road has a few second story windows with the original 6/1 double-hung wood sash. 569 Bloomingdale Road may have the original door, which has paneled wood-and-glass six-over-six window sashes.

The 565 & 569 Bloomingdale Road Cottages were the home to many notable residents, including George Hunter, who served on the Board of Trustees for the Rossville AME Zion Church for 30 years; William D. Landin, the son of one of Sandy Ground's most successful oystermen; Girard Bevean, one of New York City's first African-American police officers; and William "Pop" Pedro, a prominent Sandy Ground historian who lived to be 106..

The landmark site is located in an R3X zoning district. Pursuant to Section 74-79 of the Zoning Resolution, transfer of development rights is not permitted for landmark sites located in R3X zoning districts. 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.

The subject landmark does not conflict with the Zoning Resolution. In addition, the Commission is not aware of any conflicts between the subject landmark designation and projected public improvements or any plans for development, growth, improvement, or renewal in the vicinity of the landmark building.

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