



## **CITY PLANNING COMMISSION**

March 4, 2009/Calendar No 9.

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IN THE MATTER OF a communication dated January 13, 2009, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of Hubbard House, 2138 McDonald Avenue (Block 7087, Lot 30) by the Landmarks Preservation Commission on January 13, 2009 (List No. 409/LP No. 2292), Borough of Brooklyn, Community District 11.

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Pursuant to Section 3020.8(b) of the 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 January 13, 2009, the Landmarks and Preservation Commission (LPC) designated Hubbard House at 2138 McDonald Avenue (Block 7087, Lot 30) as a city landmark. The designated landmark is located at 2138 McDonald Avenue (Block 7087, Lot 30) in Brooklyn Community District 11.

Built around 1830-1835 by Nelly Johnson Hubbard, the Hubbard House is, in part, a rare surviving early nineteenth-century Dutch American farmhouse in Brooklyn. The older section of the house reflects traditional Dutch design in its incorporation of H-bent construction, which gives the house its characteristic one-and one-half-story form, in its use of a gabled roof with sloping spring eaves at the front and rear, and in its incorporation of clapboard siding. It exemplifies a three-bay-wide side-hall plan type popular for Dutch houses in southern Brooklyn at the beginning of the nineteenth century and originally included an unusual shed-roofed kitchen wing, a feature associated with the buildings of Gravesend carpenter-builder Lawrence Rider, to whom the building is tentatively attributed.

The landmark is located in an M1-1 zoning district and has a maximum allowable floor area ratio of 2.4, which allows development of 14,383 square feet of floor area. The lot is currently built to a FAR of 0.19 with 1151 square feet of floor area. Therefore, there are approximately 13,232 square feet of transferable development rights.

Pursuant to 74-79 of the Zoning Resolution, a landmark building may transfer its unused

development rights to a lot contiguous to the zoning lot occupied by the landmark building, or one which is across the street and opposite to the zoning lot occupied by the landmark building, or in the case of a corner lot, one which fronts on the same intersection as the lot occupied by the landmark. There are two potential receiving sites available for the transfer of the landmark's unused floor area.

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.

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