



IN THE MATTER OF a communication dated June 27, 2019, from the Executive Director of the Landmarks Preservation Commission regarding the Central Sunset Park Historic District designation, designated by the Landmarks Preservation Commission on June 18, 2019 (Designation List No. 513/LP-2624). The Central Sunset Park Historic District consists of the properties bounded by a line beginning at the southwest corner of Sixth Avenue and 47th Street and extending easterly across Sixth Avenue and along the southern curblineline of 47th Street to a line extending northerly from the eastern property line of 4701 Sixth Avenue (aka 602 47th Street), southerly along said line and the eastern property lines of 4701 Sixth Avenue (aka 602 47th Street) to 4721 Sixth Avenue (aka 601 48th Street) to the northern curblineline of 48th Street, westerly along the northern curblineline of 48th Street to a line extending northerly from the eastern property line of 4801 Sixth Avenue (aka 602 48th Street), southerly along said line and the eastern property lines of 4801 Sixth Avenue (aka 602 48th Street) to 4807 Sixth Avenue, easterly along part of the northern property line of 4809 Sixth Avenue, southerly along the eastern property lines of 4809 to 4817 Sixth Avenue; westerly along the southern property line of 4817 Sixth Avenue to the eastern curblineline of Sixth Avenue; northerly along the eastern curblineline of Sixth Avenue to a point on a line extending easterly from the southern property line of 4818 Sixth Avenue, westerly across Sixth Avenue along said line and the southern property line of 4818 Sixth Avenue, northerly along the western property lines of 4818 to 4814 Sixth Avenue, westerly along part of the southern property line of 4812 Sixth Avenue and the southern property lines of 572 to 512 48th Street, northerly along the western property line of 512 48th Street continuing across 48th Street and along the western property line of 511 48th Street, easterly along the northern property line of 511 48th Street, northerly along part of the western property line of 513 48th Street and the western property line of 514 47th Street continuing across 47th Street and along the western property line of 515 47th Street, easterly along the northern property lines of 515 to 551 47th Street, southerly along part of the eastern property line of 551 47th Street, easterly along the northern property lines of 553 to 571 47th Street and 4614 Sixth Avenue to the western curblineline of Sixth Avenue, and southerly along the western curblineline of Sixth Avenue and across 47th Street to the place of beginning, Borough of Brooklyn, Community District 7.

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 June 18, 2019, the Landmarks Preservation Commission (LPC) designated the Central Sunset Park Historic District (“District”) as a New York City Historic District. The District encompasses approximately 140 buildings on 48th and 47th streets between Fifth and Sixth avenues, and on

Sixth Avenue between 47th and 49th streets in Sunset Park, Borough of Brooklyn, Community District 7.

The District encompasses residential blocks (and one community facility) that together comprise a collection of well-preserved and architecturally cohesive rowhomes, almost entirely developed with two-story row houses and small flats buildings. These buildings were built between 1897 and 1907 in the Renaissance Revival style, and represent Sunset Park's transformation into a working- and middle-class community at the turn of the 20th century. Although the District's buildings were executed in the classically inspired Renaissance Revival style, there is considerable variety among them, with some faced in limestone, others brownstone, and one row in brick. Uniting these houses is their shared classical vocabulary, fine craftsmanship, and state of preservation.

The District was undeveloped farmland prior to the 1880s, due to difficult topography and lack of infrastructure. In the mid-1880s, property owners petitioned the Brooklyn mayor for "local improvements," such as paving and sewers. Funding was allocated for this request in 1889, beginning a wave of infrastructure and transportation upgrades. Transportation development, particularly the Fifth Avenue elevated railroad extension, encouraged residential construction.

The District was solidly middle class from its start. Most of its dwellings were constructed as two-family houses, which enabled owners to easily rent out their second floors to help cover expenses. These houses were joined, starting in 1905, by a small number of flats buildings, which catered to families who could not afford, or did not want, a house of their own. With its proximity to the South Brooklyn waterfront and the Gowanus Canal, and the importance of Atlantic Avenue, the District tells the story of how the combined forces of industry and commerce drove the development of Brooklyn in the 19th century. Its architecture is representative of this period of residential design, and its intact streetscape retain a distinct and cohesive historic character.

The District is primarily residential. Along the midblocks of 47th Street and 48th Street, the District is zoned R6B to protect the area's traditional row-house character. R6B contextual districts

facilitate the development of four- to five-story buildings that permit a floor area ratio (FAR) of 2.0 and maximum building height of 50 feet. The portion of the District crossing Sixth Avenue is zoned R6A. R6A is a contextual district that facilitates the development of six- to seven-story apartment buildings with an FAR of 3.0 and a maximum building height of 70 feet. Two lots on 48th Street are zoned C4-3A. C4-3A is a contextual commercial district mapped in denser regional commercial centers. Its residential equivalent district is R6A, and it has a commercial FAR of 3.0

The area around District is predominately residential as well, with some public facilities and a commercial corridor along Fifth Avenue. It is primarily zoned R6B, R6A, and C4-3A. C2-4 overlays are mapped onto Fifth Avenue north of 47th Street and Sixth Avenue between 50th Street and 53rd Street.

There are three other Historic Districts within proximity to the District to be concurrently designated: Sunset Park North, Sunset Park 50th Street, and Sunset Park South.

On May 7, 2019, the LPC held a public hearing on the proposed designation of the District (Item No. 3). Twenty-seven people spoke in favor of the proposed designation, including the Council Member representing the 38th District and representatives of the Historic Districts Council, the New York Landmarks Conservancy, the Society for the Architecture of the City, and the Sunset Park Business Improvement District. There were no speakers in opposition.

The LPC also received 46 written submissions in favor of the proposed designation, including from the Assembly Member representing the 51st District, and two written submissions in opposition. On June 18, 2019 the LPC voted unanimously to designate the area as a historic district.

All landmark buildings within the District are eligible to apply for use and bulk waivers pursuant to Section 74-711 of the Zoning Resolution.

CITY PLANNING COMMISSION PUBLIC HEARING

Pursuant to Section 3020.8(a) of the City Charter, the City Planning Commission held a public hearing on the District on July 31, 2019 (Calendar No. 35). One speaker representing the Historic Districts Council spoke in support of the proposed district, praising the inclusion of a portion of Sixth Avenue and the Park Presbyterian Church in the District.

There were no other speakers and the hearing was closed.

CONSIDERATION

The City Planning Commission has evaluated the 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 Commission believes that the designation of the District is consistent with plans for the area's future development and improvement. The District does not conflict with the Zoning Resolution. The Commission is not aware of any conflicts between the subject District designation and projected public improvements or any plans for development, growth, improvement, or renewal in the vicinity of the District.

MARISA LAGO, *Chair*

KENNETH J. KNUCKES, ESQ., *Vice Chairman*

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