



IN THE MATTER OF a communication dated July 8, 2016, from the Executive Director of Landmarks Preservation Commission regarding the designation of the house on 92 Harrison Street, (Block 531, Lot 1), by the Landmarks Preservation Commission on June 28, 2016 (Designation List 488/LP-1218), Borough of Staten Island, Community District 1.

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 the 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 28, 2016 the Landmarks Preservation Commission (LPC) designated the house and landscaped yard, located at 92 Harrison Street (Block 531, Lot 1), as a City Landmark. Sited on a large lot at the junction of Harrison Street and Quinn Street, the 92 Harrison Street House is a free-standing, wood-framed dwelling in the Greek-Revival style. The 2 1/2-story clapboard house sits on a raised brick basement and features a one-story, full-width porch, corner pilasters supporting a heavy cornice with frieze and architrave separated by a dentil course, and pedimented gable. There are floor-to-ceiling parlor windows and a tripartite lunette in the gable (the center panel of the lunette was restored and replaced after 1979); all windows, except the lunette, have shutters. The east and west facades are similar to the primary facade, there are two chimneys on the east and a wood entrance porch on the west (built between 1907 and 1917). Across the rear facade is a two-story, enclosed, shed-roof porch with multi-light windows (constructed by 1898 and enclosed by 1907). The site which includes a non-contributing garage (built between 1917 and 1937) and shed (built by 1907) has a non-historic wrought-iron fence and gates on three sides and a chain-link fence at the rear. Despite changes to the surrounding neighborhood, the 92 Harrison Street House, which for most of its history has been owned and occupied by two families and their descendants, remains remarkably intact and is a tangible reminder of the early development history of the street.

The subject landmark is located in the neighborhood of Stapleton on the North Shore of Staten Island CD 1 within an area mapped with an R3-2 zoning district characterized by low-rise attached houses, small multifamily apartment houses, and detached and semi-detached one- and two-family residences. The area just south of the subject landmark is also predominantly mapped R3-2 and contains buildings associated with the Richmond University Medical Center-Bale Seton Hospital. The area north of the subject landmark is mapped with an R4 zoning district which allows all types of housing permitted in R3-2 districts but at a slightly higher density. The area north of the subject landmark also contains a C4-2 overlay allowing for commercial and office use appropriate for a regional commercial center. Although Stapleton was a thriving industrial center with a dense population in the 19th century, the neighborhood has since undergone major economic and social changes as industries left the area over the course of the 20th century.

According to the Landmark Preservation Commission's designation report, the 92 Harrison Street House is an exceptionally fine and remarkably intact example of the vernacular Greek-Revival style and representative of the initial development of Harrison Street into a village enclave. Constructed around 1853-54 for Richard G. Smith, most likely as an investment property, the 2 ½ -story clapboard house is sited on a large lot at the junction of Harrison and Quinn Streets, making it a focal point for the immediate neighborhood. Its street-facing pedimented gable, Doric corner pilasters supporting an entablature with dentil course and heavy cornice, and the asymmetrical entrance and large parlor windows are characteristic of the temple form subset of the then popular Greek-Revival style often found in smaller, pre-Civil War vernacular residences. The full-width porch with square Doric columns supports a similar entablature to that of the house as does the early 20th century side entrance porch designed to complement the original design. At the rear is a two-story porch that was added and enclosed at the turn of the 20th century. One of ten houses constructed on Harrison Street prior to 1860, the 92 Harrison Street House is the only example of the temple form design on the street, and represents a period when Stapleton, and Harrison Street in particular, was first transitioning into a denser neighborhood.

The regularly shaped lot occupied by the subject landmark has a lot area of 15,692 square feet. It contains approximately 130 feet of frontage on Harrison Street and a lot depth of approximately 125 feet. The subject landmark building is two and a half-stories high with an estimated gross floor area of 2,026 square feet (.13 FAR). It meets the minimum requirements for lot width (40 feet) and area (3,800 square feet) as well as being below the maximum FAR (.5) for an R3-2 detached residence. As noted above, the property also contains a non-contributing detached garage and shed in addition to the 2 ½-story residence.

Pursuant to Section 74-79 of the Zoning Resolution, the unique regulation associated with transfer of development rights from landmark sites are not applicable in R1-R5 zoning districts.

Pursuant to Section 74-711 of the Zoning Resolution, landmark buildings or buildings within Historic Districts are eligible to apply for use and bulk waivers upon application to the Landmarks Preservation Commission.

The Department is not aware of any conflicts between the subject landmark designation and 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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