



## CITY PLANNING COMMISSION

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August 18, 2021/Calendar No. 28

N 210498 HKM

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**IN THE MATTER OF** a communication dated June 25, 2021, from the Executive Director of the Landmarks Preservation Commission regarding the Dorrance Brooks Square Street Historic District designation, designated by the Landmarks Preservation Commission on June 15, 2021 (Designation List No. 524). The Dorrance Brooks Square Historic District consists of approximately 325 buildings within two sections on either side of Fredrick Douglass Boulevard, generally bounded by St. Nicholas Avenue to the west, West 140th Street to the north, West 136th Street to the south, and Adam Clayton Powell Boulevard to the east, Borough of Manhattan, Community District 10.

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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 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 15, 2021, the Landmarks Preservation Commission (LPC) designated approximately 325 buildings within two sections on either side of Fredrick Douglass Boulevard as the Dorrance Brooks Square Historic District (LP 2651). The area is generally bounded by St. Nicholas Avenue to the west, West 140th Street to the north, West 136th Street to the south, and Adam Clayton Powell Boulevard to the east; in Central Harlem, Manhattan, Community District 10.

The Dorrance Brooks Square Historic District (District) is a characteristic and incredibly intact example of Central Harlem's turn of the 20th-century residential development, primarily made up of long consistent rows of houses built between the mid-1880s and early 1900s. The District also includes multi-family residential structures along the avenues constructed concurrently with the row house development and larger apartment buildings constructed after the 1910s.

The majority of the District's row houses are representative of the Renaissance Revival and Queen Anne Styles. The most prevalent style, Renaissance Revival, is a subdued classical style loosely based on the elite residential architecture of the Italian Renaissance became fashionable in the 1880s as a reaction to the picturesque Romanesque Revival and Queen Anne styles. Flats, buildings and tenements are designed in similar styles, including the neo-Grec and Beaux-Arts

styles, and typically four to five stories to maintain a similar scale with the row houses. Larger apartment buildings in the District incorporated styles that became popular in the early-20th century, including the Art Deco and Viennese Secession styles, and were executed in brick, stone, and terra cotta.

Along with its architectural importance, the District is culturally significant for its association with many important African American people and organizations whose achievements in the arts, literature, medicine, and social activism defined the period known as the Harlem Renaissance, from roughly after World War I to 1940. As stated in the LPC designation report, “the initial residents of the District's row houses in the 19<sup>th</sup> Century were middle-class, mostly white transplants who sought an escape from the urban congestion of lower Manhattan and saw Harlem as a new suburb, exclusive suburb of New York City.” Elegant new homes, such as the King Model Houses (later known as Striver's Row, in the St. Nicholas Historic District) built-in 1891 on 138th and 139th Streets, helped establish this section of Harlem as a fashionable and desirable community.

By the 1920s, a community of middle-class African Americans, including notable intellectuals, artists, actors, educators, and doctors, was forming in Harlem. African Americans, who had been pushed by discrimination and demolition out of neighborhoods on the west side of Manhattan such as San Juan Hill and the Tenderloin, were moving to Harlem. Additionally, as part of the Great Migration, hundreds of thousands of Black people moved north from the American South and the West Indies, changing the political, social, racial, and cultural landscape of New York City.

The row houses in the District became homes to African American families and individuals, and many were also repurposed to house clubs, churches, professional organizations, collaboratives, arts groups, medical facilities, and educational and recreational spaces for the community.

Several significant religious institutions are located within the District, such as Grace Congregational Church at 310 West 139<sup>th</sup> Street and Saint Mark's United Methodist Church at 59 Edgecombe Avenue, contributing to the architectural character and cultural history. The

District was also home to a significant concentration of healthcare facilities and residents with jobs in the Harlem community's medical field.

The District symbolizes the resilience of this historically Black neighborhood that was home to a remarkable number of people who contributed to the Harlem Renaissance, the history of New York City and the nation. From a white middle-class suburb to the epicenter of Black culture during the Harlem Renaissance, it was the birthplace of the fight for civil rights from the late 1930s to 1960s. Harlem then endured disinvestment, poverty, drugs, and the AIDS epidemic from the 1970s to the 1980s. Since the 1990s, economic incentives from the city, state, and federal government and the arrival of corporations willing to invest in the neighborhood have fueled Harlem's revitalization.

The designation of the Dorrance Brooks Square Historic District is an important reminder of both the early development of the neighborhood as well as the contributions of the African American community to the history of New York City.

The District is predominately zoned R7-2, with a few pockets of R8 zoning district and some C1-4 commercial overlays mapped along the major avenues and cross-streets. R7-2 and R8 districts are medium-density residential zoning districts commonly mapped in Upper Manhattan. Residential development may be built under Height Factor or Quality Housing regulations.

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.

## **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 proposed District on July 28, 2021 (Calendar No. 33).

There were no speakers, and the hearing was closed.

## **CONSIDERATION**

The City Planning Commission has evaluated the Dorrance Brooks Square Historic 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 City Planning 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 City Planning Commission is not aware of any conflicts between the 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. KNUCKLES, ESQ.**, Vice Chairman

**DAVID BURNEY, ALLEN CAPPELLI, ALFRED C. CERULLO, III, JOSEPH DOUEK,  
HOPE KNIGHT, ORLANDO MARIN, RAJ RAMPERSHAD**, Commissioners

**NYC** Landmarks Preservation  
Commission

Sarah Carroll  
Chair

June 25, 2021

Honorable Marisa Lago  
Chair  
City Planning Commission  
120 Broadway, 31st Floor  
New York, New York 10271-0002

Re: Dorrance Brooks Square Historic District, Manhattan  
New York Public Library, Harlem Branch, Manhattan

Dear Chair Lago:

At its public meeting on June 15, 2021, the Landmarks Preservation Commission voted to designate the *Dorrance Brooks Square Historic District* as a New York City Historic District, and the *New York Public Library, Harlem Branch* as a New York City Landmark, in the Borough of Manhattan.

Pursuant to Section 3020 of Chapter 74 of the New York City Charter, and/or Section 25-303 of the New York City Administrative Code (the Landmarks Law), I am providing copies of the designation reports for these items.

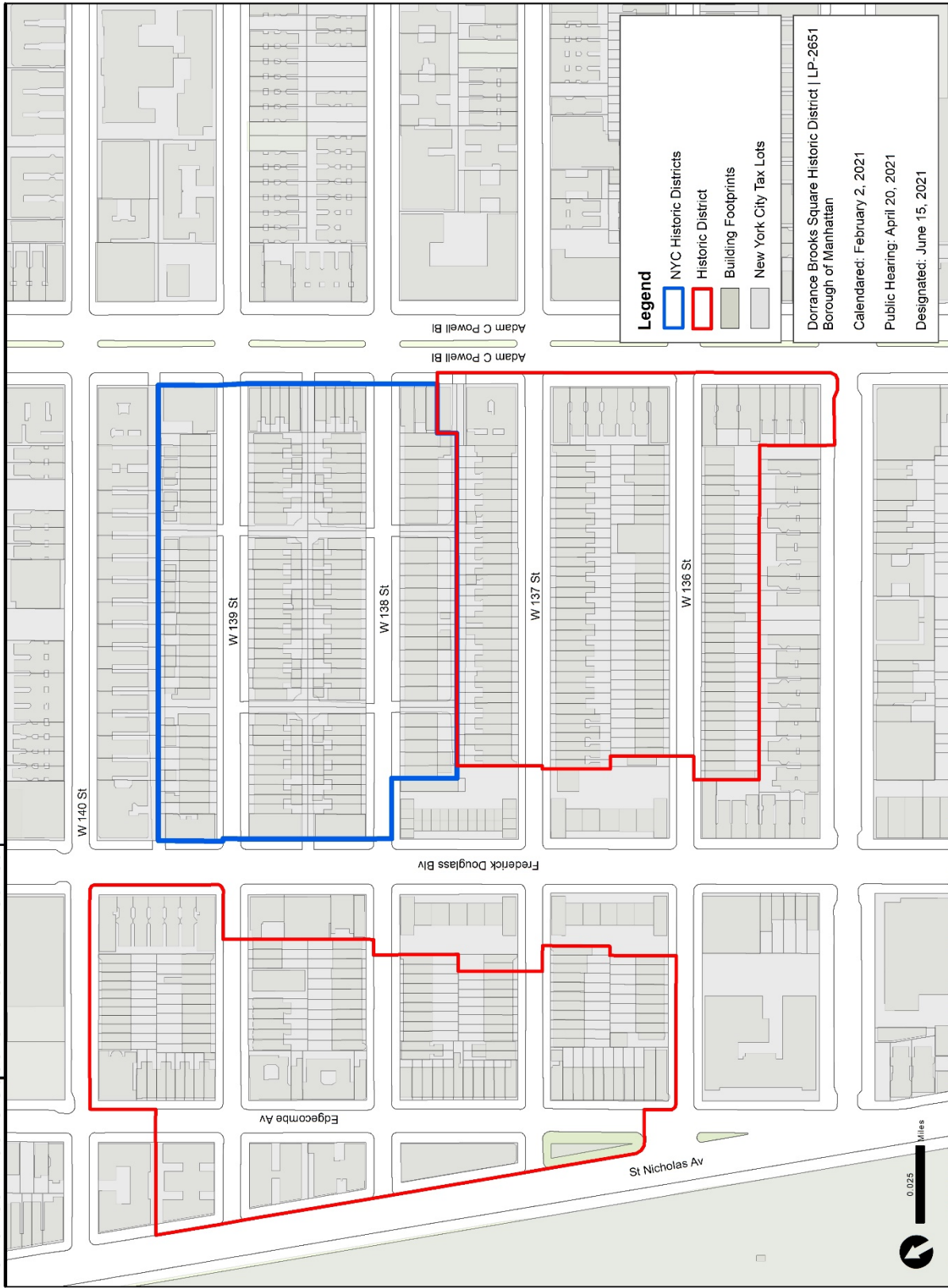
Sincerely,



Lisa Kersavage  
Executive Director

Cc: Edith Hsu-Chen, Director of the Manhattan Office

**Dorrance Brooks Square Historic District | LP-2651**



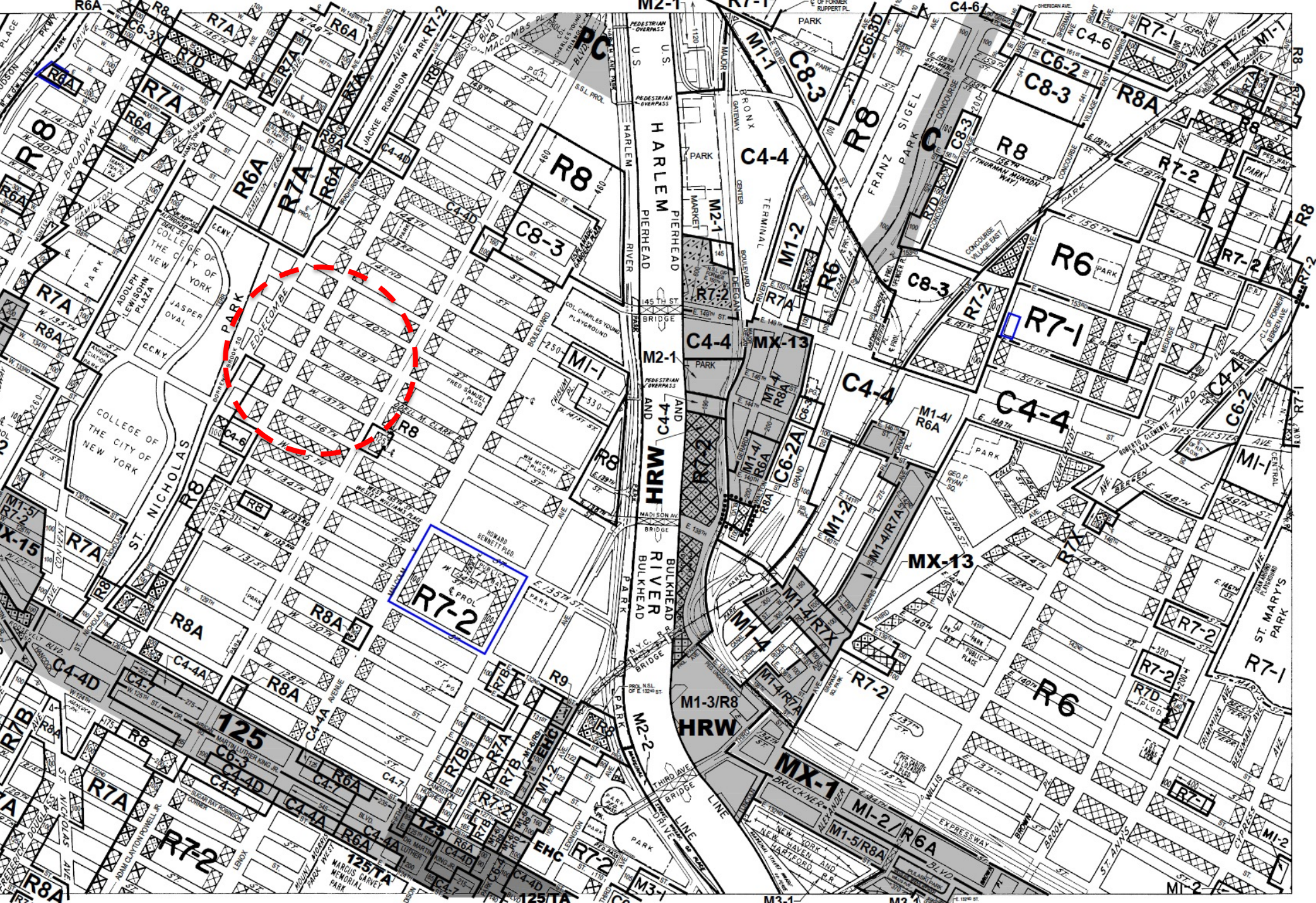
**Legend**

- NYC Historic Districts
- Historic District
- Building Footprints
- New York City Tax Lots

Dorrance Brooks Square Historic District | LP-2651  
Borough of Manhattan

Calendared: February 2, 2021  
Public Hearing: April 20, 2021  
Designated: June 15, 2021

Graphic Source: MapPLUTO, Edition 20v5, Author: New York City Landmarks Preservation Commission, MD, Date: 6.17.2021




# ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

## Major Zoning Classifications:

The number(s) and/or letter(s) that follows an R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

- R – RESIDENTIAL DISTRICT
- C – COMMERCIAL DISTRICT
- M – MANUFACTURING DISTRICT

 SPECIAL PURPOSE DISTRICT  
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

 AREA(S) REZONED

## Effective Date(s) of Rezoning:

05-27-2021 C 200286 ZMX

## Special Requirements:

For a list of lots subject to CEQR environmental requirements, see APPENDIX C.

For a list of lots subject to "D" restrictive declarations, see APPENDIX D.

For Inclusionary Housing designated areas and Mandatory Inclusionary Housing areas on this map, see APPENDIX F.

## MAP KEY

	3b	3d
5c	<b>6a</b>	6c
5d	6b	6d

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# Dorrance Historic District Area

## Map

### DCPtest



### Project

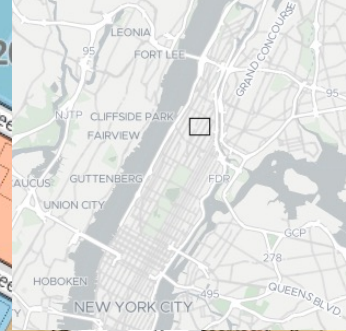
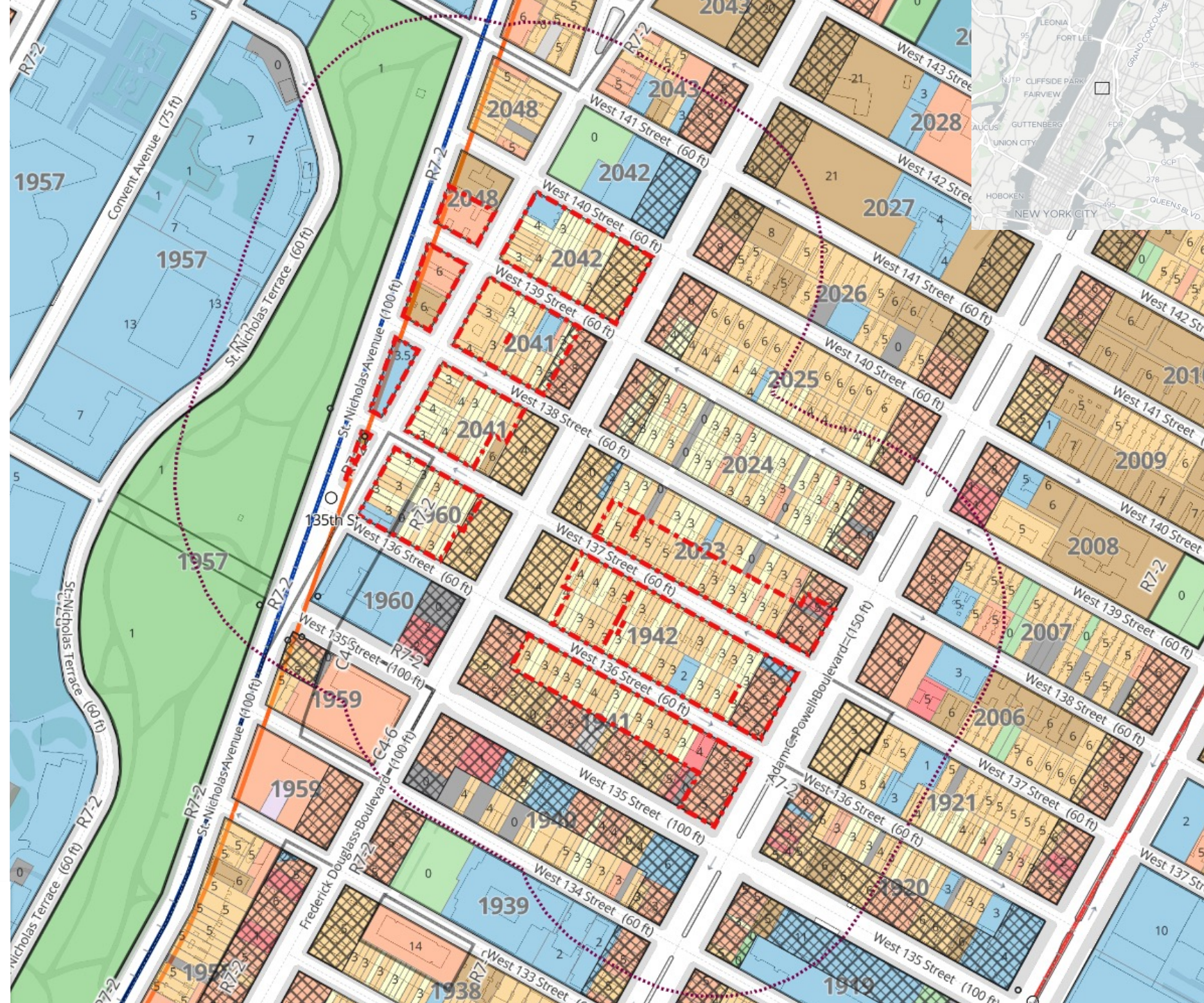
- Project Area
- Development Site
- Rezoning Area
- 600 Foot Radius

### Zoning

- Zoning District
- C1-1
- C1-2
- C1-3
- C1-4
- C1-5
- C2-1
- C2-2
- C2-3
- C2-4
- C2-5
- Special Purpose District

### Land Use

- 1-2 Family Residential
- Multifamily Walkup
- Multifamily Elevator
- Mixed Commercial/Residential
- Commercial & Office
- Industrial & Mfg
- Transportation & Utility
- Public Facilities & Institutions
- Open Space & Outdoor Recreation
- Parking
- Vacant/No Data
- Other





# Dorrance Brooks Square Historic District

## Designation List 524 LP-2651

**Calendared:** February 2, 2021

**Public Hearing:** April 20, 2021

On April 20, 2021, the Commission held a public hearing on the proposed designation of the Dorrance Brooks Square Historic District as a New York City Landmark and the proposed designation of the related Landmark Site (Item No.1). The hearing was duly advertised in accordance with the provisions of the law. Twelve people spoke in favor of the proposed designation, including representatives of Manhattan Borough President Gale Brewer, Historic Districts Council, New York Landmarks Conservancy, Society for the Architecture of the City, Dorrance Brooks Property Owners & Residents Association, Friends of the Upper East Side, Save Harlem Now!, West Harlem Community Preservation Organization, and four individuals. In addition, the Commission received five letters of support, including from Landmark East Harlem, Village Preservation, and three individuals. The Commission also received testimony at the public hearing from the property owner of Mt. Calvary United Methodist Church at 112-118 Edgecombe Avenue, supporting the district but asking for his property to be removed from the boundary; three letters from the property owners of Grace Church at 310 West 139th Street, asking that the property be removed from the district; and a letter from an individual asking that the 200 block of West 136th Street not be included in the district.

## Boundary Description

### Dorrance Brooks Square Historic District

#### Area I

Area I of the Dorrance Brooks Square Historic District consists of the property bounded by a line beginning at the intersection of the southern curblineline of West 140<sup>th</sup> Street with the eastern curblineline of Edgcombe Avenue, extending easterly along the southern curblineline of West 140<sup>th</sup> Street to the western curblineline of Frederick Douglass Boulevard, southerly along said curblineline to the northern curblineline of West 139<sup>th</sup> Street, westerly along said curblineline to a point on a line extending northerly from the eastern property line of 302 West 139<sup>th</sup> Street, southerly along said line and along the eastern property lines of 302 West 139<sup>th</sup> Street and 303 West 138<sup>th</sup> Street to the northern curblineline of West 138<sup>th</sup> Street, westerly along said curblineline to a point on a line extending northerly from the eastern property line of 302 West 138<sup>th</sup> Street, southerly along said line and the eastern property line of 302 West 138<sup>th</sup> Street, westerly along the southern property line of 302 West 138<sup>th</sup> Street and part of the southern property line of 304 West 138<sup>th</sup> Street, to the eastern property line of 307 West 137<sup>th</sup> Street, southerly along the eastern property line of 307 West 137<sup>th</sup> Street and across West 137<sup>th</sup> Street to the southern curblineline of West 137<sup>th</sup> Street, easterly along said curblineline to a point on a line extending northerly from the eastern property line of 302 West 137<sup>th</sup> Street, southerly along said line and the eastern property line of 302 West 137<sup>th</sup> Street, westerly along the southern property line of 302 West 137<sup>th</sup> Street and part of the southern property line of 304 West 137<sup>th</sup> Street to the eastern property line of 305 West 136<sup>th</sup> Street, southerly

along the eastern property line of 305 West 136<sup>th</sup> Street to the northern curblineline of West 136<sup>th</sup> Street, westerly along said curblineline to the eastern curblineline of Edgcombe Avenue, northerly along the eastern curblineline of Edgcombe Avenue to a point on a line extending easterly from the southern curblineline of Dorrance Brooks Square, westerly along said line and the southern curblineline of Dorrance Brooks Square to the eastern curblineline of St. Nicholas Avenue, northerly along said curblineline to a point on a line extending westerly from the northern property line of 580 St. Nicholas Avenue (aka 578-580 St. Nicholas Avenue; 337-341 West 139<sup>th</sup> Street; 101-103 Edgcombe Avenue), easterly along said line and the northern property line of 580 St. Nicholas Avenue (aka 578-580 St. Nicholas Avenue; 337-341 West 139<sup>th</sup> Street; 101-103 Edgcombe Avenue) to the eastern curblineline of Edgcombe Avenue, northerly along said curblineline to the point of beginning.

#### Area II

Area II of the Dorrance Brooks Square Historic District consists of the property bounded by a line beginning on the western curblineline of Adam Clayton Powell Jr. Boulevard at a point on a line extending easterly from the northern property line of 2348 Adam Clayton Powell Jr. Boulevard, extending southerly along the western curblineline of Adam Clayton Powell Jr. Boulevard to the northern curblineline of West 135<sup>th</sup> Street, westerly along the northern curblineline of West 135<sup>th</sup> Street to a point on a line extending southerly from the western property line of 201 West 135<sup>th</sup> Street (aka 2300 Adam Clayton Powell Jr. Boulevard), northerly along said line and the western property lines of 201 West 135<sup>th</sup> Street (aka 2300 Adam Clayton Powell Jr. Boulevard) through 2306 Adam Clayton Powell Jr. Boulevard, westerly along the southern property lines of 202 through 268 West 136<sup>th</sup> Street, northerly along the western property line of 268

West 136<sup>th</sup> Street to the southern curblineline of West 136<sup>th</sup> Street, easterly along said curblineline to a point on a line extending southerly from the western property line of 265 West 136<sup>th</sup> Street, northerly along said line and the western property line of 265 West 136<sup>th</sup> Street to the southern property line of 290 West 137<sup>th</sup> Street, westerly along part of the southern property line of 290 West 137<sup>th</sup> Street and the southern property line of 292 West 137<sup>th</sup> Street, northerly along the western property line of 292 West 137<sup>th</sup> Street to the southern curblineline of West 137<sup>th</sup> Street, easterly along said curblineline to a point on a line extending southerly from the western property line of 261 West 137<sup>th</sup> Street, northerly along said line and the western property line of 261 West 137<sup>th</sup> Street, easterly along the northern property lines of 261 through 203 West 137<sup>th</sup> Street and a portion of the northern property line of the alley (Block 2023, Lot 32) between 2348 Adam Clayton Powell Jr. Boulevard and 2340 Adam Clayton Powell Jr. Boulevard (aka 2340-2344 Adam Clayton Powell Jr. Boulevard; 201 West 137<sup>th</sup> Street), northerly along the western property line of 2348 Adam Clayton Powell Jr. Boulevard, easterly along the northern property line of 2348 Adam Clayton Powell Jr. Boulevard to the point of beginning.

## Summary

### Dorrance Brooks Square Historic District

As the nation celebrates the 100th anniversary of the Harlem Renaissance, the Dorrance Brooks Square Historic District recognizes the neighborhood's significant association with notable African Americans in the fields of politics, literature, healthcare, and education during the Harlem Renaissance from the early 1920s to the 1940s.

The Dorrance Brooks Square Historic District consists of approximately 325 buildings within two sections on either side of Fredrick Douglass Boulevard, generally bounded by St. Nicholas Avenue to the west, West 140th Street to the north, West 136th Street to the south, and Adam Clayton Powell Boulevard to the east. The district features intact streetscapes of buildings designed by prominent New York City architects creating a striking collection of row houses, religious structures and apartment buildings designed in architectural styles popular in the late-19th and early-20th century, in particular the Renaissance Revival, Queen Anne and Romanesque Revival styles. The residential enclave is significant for its association with notable African Americans in the fields of politics, literature, healthcare, and education during the Harlem Renaissance from the early 1920s to the 1940s.

Development in the historic district was prompted by the arrival of elevated railway service along Frederick Douglass Boulevard (then Eighth Avenue) in 1868. Several decades later, anticipation of the new IND 8th Avenue subway line (B and C trains) which opened in 1932, spurred further development along Edgecombe and St. Nicholas Avenues. African Americans who had been pushed

by discrimination and demolition out of neighborhoods on the west side of Manhattan such as San Juan Hill and the Tenderloin, began moving to Harlem in the early-20th century, and by the 1920s, middle-class African Americans, including notable intellectuals, artists, actors, educators, and doctors began to call this part of Harlem home.

Dorrance Brooks Square was dedicated in 1925, named after the Black serviceman who died in action while serving with a segregated military regiment in the First World War, and was the first public place in New York City to honor an African American in this way. It was the site of many notable political protests starting in the 1920s, and two visits from Harry S. Truman in 1948 and in 1952 when he received an award for his civil rights achievements, including desegregating the U. S. Armed Forces.

Anchored by Dorrance Brooks Square, the historic district was home to many prominent residents and institutions. Among those associated with literature and the arts were the intellectual and essayist W. E. B. DuBois, writer Nella Larsen, stage and motion picture actress Ethel Waters, and celebrated sculptor Augusta Savage. Savage and other artists had studios in the neighborhood, such as the Harlem Artist Guild and the Uptown Art Laboratory. In the apartment building at 580 St. Nicholas Avenue, Regina Anderson, Luella Tucker and Ethel Ray Nance hosted the "Harlem West Side Literary Salon," known simply as "580" to those who attended, which helped foster the careers of notable Harlem Renaissance artists Countee Cullen, Langston Hughes and many others. At a time when discriminatory barriers denied African American doctors the same privileges as their white counterparts, two small hospitals were founded within the historic district by African American doctors to serve the Harlem community: The Vincent Sanitarium and Hospital, and the Edgecombe Sanitarium. Several African American

medical practitioners resided in the neighborhood, including Dr. May Edward Chinn, the only black female doctor practicing in Harlem in the 1930s. The block of West 137th Street between Fredrick Douglass and Adam Clayton Powell Boulevards was named John Henrik Clarke Place in honor of the prominent historian and educator and pioneer of Pan African Studies, who lived there. Historian Charles Seifert founded the Ethiopian School of Research History on West 137th Street in 1920s, which later became the Charles C. Seifert Library.

With its highly intact streetscapes of late-19th century and early 20th century architecture and rich associations with the Harlem Renaissance and Civil Rights movements, the historic district is an important reminder of both the early development of the neighborhood as well as the contributions of the African American community to the history of New York City and the nation.



## Zoning Resolution

THE CITY OF NEW YORK

Bill de Blasio, Mayor

CITY PLANNING COMMISSION

Marisa Lago, Chair

# **74-79 - Transfer of Development Rights From Landmark Sites**

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## 74-79 - Transfer of Development Rights From Landmark Sites

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LAST AMENDED

2/2/2011

In all districts except R1, R2, R3, R4 or R5 Districts or C1 or C2 Districts mapped within such districts, for #developments# or #enlargements#, the City Planning Commission may permit development rights to be transferred to adjacent lots from lots occupied by landmark #buildings or other structures#, may permit the maximum permitted #floor area# on such adjacent lot to be increased on the basis of such transfer of development rights, may permit, in the case of #developments# or #enlargements# containing #residences#, the minimum required #open space# or the density requirements to be reduced on the basis of such transfer of development rights, may permit variations in the front height and setback regulations and the regulations governing the size of required loading berths, and minor variations in #public plaza#, #arcade# and #yard# regulations, for the purpose of providing a harmonious architectural relationship between the #development# or #enlargement# and the landmark #building or other structure#.

Where a #zoning lot# occupied by a landmark #building or other structure# is located in a #Residence District#, the Commission may modify the applicable regulation of primary business entrances, #show windows#, #signs# and entrances and exits to #accessory# off-street loading berths on the "adjacent lot" in a #Commercial District# provided that such modifications will not adversely affect the harmonious relationship between the #building# on the "adjacent lot" and landmark #building or other structure#.

For the purposes of this Section, the term "adjacent lot" shall mean a lot that is contiguous to the lot occupied by the landmark #building or other structure# or one that is across a #street# and opposite the lot occupied by the landmark #building or other structure#, or, in the case of a #corner lot#, one that fronts on the same #street# intersection as the lot occupied by the landmark #building or other structure#. It shall also mean, in the case of lots located in C5-3, C5-5, C6-6, C6-7 or C6-9 Districts, a lot contiguous or one that is across a #street# and opposite to another lot or lots that except for the intervention of #streets# or #street# intersections, form a series extending to the lot occupied by the landmark #building or other structure#. All such lots shall be in the same ownership (fee ownership or ownership as defined under #zoning lot# in Section 12-10).

A "landmark #building or other structure#" shall include any structure designated as a landmark by the Landmarks Preservation Commission and the Board of Estimate pursuant to Chapter 8-A of the New York City Charter and Chapter 8-A of the New York City Administrative Code, but shall not include those portions of #zoning lots# used for cemetery purposes, statues, monuments and bridges. No transfer of development rights is permitted pursuant to this Section from those portions of #zoning lots# used for cemetery purposes, any structures within historic districts, statues, monuments or bridges.

The grant of any special permit authorizing the transfer and use of such development rights shall be in accordance with all the regulations set forth in Sections 74-791 (Requirements for application), 74-792 (Conditions and limitations) and 74-793 (Transfer instruments and notice of restrictions).

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### 74-791 - Requirements for application

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LAST AMENDED

2/2/2011

An application to the City Planning Commission for a grant of a special permit to allow a transfer of development rights and construction based thereon shall be made by the owners of the respective #zoning lots# and shall include: a site plan of the landmark lot and the adjacent lot, including plans for all #developments# or #enlargements# on the adjacent lot; a program for the continuing maintenance of the landmark; and such other information as may be required by the City Planning Commission. The application shall be accompanied by a report from the Landmarks Preservation Commission.

A separate application shall be filed for each independent "adjacent lot" to which development rights are being transferred under this Section.

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## 74-792 - Conditions and limitations

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LAST AMENDED

2/2/2011

- (a) For the purposes of this Section, except in C5-3, C5-5, C6-6, C6-7 or C6-9 Districts, the basic maximum allowable #floor area# for a #zoning lot# occupied by a landmark shall be the maximum #floor area# allowed by the applicable district regulations on maximum #floor area ratio# or minimum required #open space ratio# and shall not include any additional #floor area# allowed for #public plazas#, #arcades# or any other form of bonus whether by right or special permit.
- (b) The maximum amount of #floor area# that may be transferred from any #zoning lot# occupied by a landmark #building# shall be computed in the following manner:
  - (1) the maximum allowable #floor area# that could be built for #buildings# other than #community facility buildings# under existing district regulations on the same #zoning lot# if it were undeveloped;
  - (2) less the total #floor area# of all #buildings# on the landmark lot;
  - (3) the figure computed from paragraphs (a) and (b) of this Section, inclusive, shall be the maximum amount that may be transferred to any one or number of adjacent lots; and
  - (4) unutilized #floor area# may be transferred from one or any number of #zoning lots# occupied by a landmark #building# to one or any number of #zoning lots# adjacent to the landmark lot so as to increase the basic maximum allowable #floor area# that may be utilized on such adjacent #zoning lots#. For each such adjacent #zoning lot#, the increase in #floor area# allowed under the provisions of this Section shall in no event exceed the basic maximum #floor area# allowable on such adjacent #zoning lot# by more than 20 percent.
- (c) When adjacent lots are located in C5-3, C5-5, C6-6, C6-7 or C6-9 Districts and are to be #developed# or #enlarged# with #commercial buildings#, the following conditions and limitations shall apply:
  - (1) the maximum amount of #floor area# that may be transferred from any #zoning lot# occupied by a landmark #building# shall be the maximum #floor area# allowed by Section 33-12 for #commercial buildings# on said landmark #zoning lot#, as if it were undeveloped, less the total #floor area# of all existing #buildings# on the landmark #zoning lot#;
  - (2) for each such adjacent #zoning lot#, the increase in #floor area# allowed by the transfer pursuant to this Section shall be over and above the maximum #floor area# allowed by the applicable district regulations; and
  - (3) the City Planning Commission may require, where appropriate, that the design of the #development# or #enlargement# include provisions for public amenities such as, but not limited to, open public spaces, subsurface pedestrian passageways leading to public transportation facilities, #public plazas# and #arcades#.
- (d) In any and all districts, the transfer once completed shall irrevocably reduce the amount of #floor area# that can be utilized upon the lot occupied by a landmark by the amount of #floor area# transferred. In the event that the landmark's designation is removed or if the landmark #building# is destroyed, or if for any reason the landmark #building# is #enlarged# or the landmark lot is redeveloped, the lot occupied by a landmark can only be #developed# or #enlarged# up to the amount of permitted #floor area# as reduced by the transfer.
- (e) As a condition of permitting such transfers of development rights, the Commission shall make the following findings:



- (1) that the permitted transfer of #floor area# or variations in the front height and setback regulations will not unduly increase the #bulk# of any #development# or #enlargement#, density of population or intensity of use in any #block# to the detriment of the occupants of #buildings# on the #block# or nearby #blocks#, and that any disadvantages to the surrounding area caused by reduced access of light and air will be more than offset by the advantages of the landmark's preservation to the local community and the City as a whole;
- (2) that the program for continuing maintenance will result in the preservation of the landmark; and
- (3) that in the case of landmark sites owned by the City, State or Federal Government, transfer of development rights shall be contingent upon provision by the applicant of a major improvement of the public pedestrian circulation or transportation system in the area.

The Commission shall give due consideration to the relationship between the landmark #building# and any #buildings# #developed# or #enlarged# on the adjacent lot regarding materials, design, scale and location of #bulk#.

The Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area.

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### **74-793 - Transfer instruments and notice of restrictions**

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LAST AMENDED  
2/2/2011

The owners of the landmark lot and the adjacent lot shall submit to the City Planning Commission a copy of the transfer instrument legally sufficient in both form and content to effect such a transfer. Notice of the restrictions upon further #development# or #enlargement# on the lot occupied by the landmark and the adjacent lot shall be filed by the owners of the respective lots in the place and county designated by law for the filing by the owners of the respective lots in the place and county designated by law for the filing of deeds and restrictions on real property, a certified copy of which shall be submitted to the Commission.

Both the instrument of transfer and the notice of restrictions shall specify the total amount of #floor area# to be transferred, and shall specify, by lot and #block# numbers, the lots from which and the lots to which, such transfer is made.

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## 74-71 - Landmark Preservation

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LAST AMENDED  
11/25/1997

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### 74-711 - Landmark preservation in all districts

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LAST AMENDED  
2/2/2011

In all districts, for #zoning lots# containing a landmark designated by the Landmarks Preservation Commission, or for #zoning lots# with existing #buildings# located within Historic Districts designated by the Landmarks Preservation Commission, the City Planning Commission may permit modification of the #use# and #bulk# regulations, except #floor area ratio# regulations, provided that:

- (a) The following conditions are met:
  - (1) any application pursuant to this Section shall include a report from the Landmarks Preservation Commission stating that a program has been established for continuing maintenance that will result in the preservation of the subject #building# or #buildings#, and that such #use# or #bulk# modifications, or restorative work required under the continuing maintenance program, contributes to a preservation purpose;
  - (2) any application pursuant to this Section shall include a Certificate of Appropriateness, other permit, or report from the Landmarks Preservation Commission stating that such #bulk# modifications relate harmoniously to the subject landmark #building# or #buildings# in the Historic District, as applicable; and
  - (3) the maximum number of #dwelling units# shall be as set forth in Section 15-111 (Number of permitted dwelling units).
- (b) In order to grant a special permit, the City Planning Commission shall find that:
  - (1) such #bulk# modifications shall have minimal adverse effects on the structures or #open space# in the vicinity in terms of scale, location and access to light and air; and
  - (2) such #use# modifications shall have minimal adverse effects on the conforming #uses# within the #building# and in the surrounding area.

The Commission may prescribe appropriate additional conditions and safeguards which will enhance the character of the #development# and #buildings# on the #zoning lot#.

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### 74-712 - Developments in Historic Districts

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LAST AMENDED  
1/6/2016

Within Historic Districts designated by the Landmarks Preservation Commission, the City Planning Commission may grant a special permit, in accordance with the following provisions:

- (a) In M1-5A and M1-5B Districts, on a #zoning lot# that, as of December 15, 2003, is vacant, is #land with minor improvements#, or has not more than 40 percent of the #lot area# occupied by existing #buildings#, the Commission may modify #use# regulations to permit #residential development# and, below the floor level of the second #story# of

any #development#, #uses# permitted under Section 32-15 (Use Group 6), provided:

- (1) the #use# modifications shall meet the following conditions, that:
    - (i) #residential development# complies with the requirements of Sections 23-47 (Minimum Required Rear Yards) and 23-86 (Minimum Distance Between Legally Required Windows and Walls or Lot Lines) pertaining to R8 Districts;
    - (ii) total #floor area ratio# on the #zoning lot# shall be limited to 5.0;
    - (iii) the minimum #floor area# of each #dwelling unit# permitted by this Section shall be 1,200 square feet;
    - (iv) all #signs# for #residential# or #commercial uses# permitted by this Section shall conform to the applicable regulations of Section 32-60 (SIGN REGULATIONS) pertaining to C2 Districts; and
    - (v) eating and drinking establishments of any size, as set forth in Use Groups 6A and 12A, are not permitted; and
  - (2) the Commission shall find that such #use# modifications:
    - (i) have minimal adverse effects on the conforming #uses# in the surrounding area;
    - (ii) are compatible with the character of the surrounding area; and
    - (iii) for modifications that permit #residential use#, result in a #development# that is compatible with the scale of the surrounding area.
- (b) In all districts, the Commission may modify #bulk# regulations, except #floor area ratio# regulations, for any #development# on a #zoning lot# that is vacant or is #land with minor improvements#, and in M1-5A and M1-5B Districts, the Commission may make such modifications for #zoning lots# where not more than 40 percent of the #lot area# is occupied by existing #buildings# as of December 15, 2003, provided the Commission finds that such #bulk# modifications:
- (1) shall not adversely affect structures or #open space# in the vicinity in terms of scale, location and access to light and air; and
  - (2) relate harmoniously to #buildings# in the Historic District as evidenced by a Certificate of Appropriateness or other permit from the Landmarks Preservation Commission.

The City Planning Commission may prescribe appropriate additional conditions and safeguards in order to enhance the character of the #development# and to minimize adverse effects on the character of the surrounding area.

# Dorrance Brooks Square Historic District: Illustrations





**Figure 1**  
**Houses in the row from 302 through 332 West 137th Street**  
Jessica Baldwin, LPC, 2021



**Figure 2**  
**Houses in the row from 305-321 West 136th Street**  
Jessica Baldwin, LPC, 2021



**Figure 3**  
**Houses in the row from 233 through 261 West 137th Street**  
Jessica Baldwin, LPC, 2021



**Figure 4**  
**Stores and flats at 201 West 135th Street (far left) and 2302-2306 Adam Clayton Powell Jr. Boulevard**  
Jessica Baldwin, LPC, 2021



**Figure 5**  
**2611 through 2623 Frederick Douglass Boulevard**  
Jessica Baldwin, LPC, 2021



**Figure 6**  
**The Rangeley Apartments, 2340-2344 Adam Clayton Powell Jr. Boulevard**  
Jessica Baldwin, LPC, 2021



**Figure 7**  
**580 St. Nicholas Avenue**  
Jessica Baldwin, LPC, 2021



**Figure 8**  
**90 Edgecombe Avenue (aka 90-96 Edgecombe Avenue, 324-328 West 139th Street)**  
Jessica Baldwin, LPC, 2021





**Figure 9**  
**80 Edgecombe Avenue (aka 78-86 Edgecombe Avenue)**  
Jessica Baldwin, LPC, 2021



**Figure 10**  
**The Dorrance Brooks, 337 West 138th Street (aka 337-341 West 138th Street, 560-568 St. Nicholas Avenue, 71-79 Edgecombe Avenue)**  
Jessica Baldwin, LPC, 2021



**Figure 11**  
Houses in the row from 225 through 265 West 136th Street  
Jessica Baldwin, LPC, 2021



**Figure 12**

**Grace Congregational Church of Harlem, 310 West 139th (aka 308-310 West 139th Street)**

Jessica Baldwin, LPC, 2021



**Figure 13**

**Houses in the row from 100 through 110 Edgecombe Avenue**

Jessica Baldwin, LPC, 2021



**Figure 14**  
**Houses in the row from 48 through 68 Edgcombe Avenue**  
Jessica Baldwin, LPC, 2021



**Figure 15**  
**St. Mark's Episcopal Church, 59 Edgcombe Avenue**  
Jessica Baldwin, LPC, 2021



**Figure 16**  
**Houses in the row from 282 through 292 West 137th Street;**  
**Augusta Savage resided at 284 West 137th Street in 1929.**  
Jessica Baldwin, LPC, 2021



**Figure 17**  
**Beulah Wesleyan Methodist Church, 219 West 136th Street**  
Jessica Baldwin, LPC, 2021



**Figure 18**  
**Dorrance Brooks Square**  
Jessica Baldwin, LPC, 2021



**Figure 19**  
**New York Urban League Building, 204 West 136th Street (aka 202-206 West 136th Street)**  
Bilge Kose, LPC, 2021



**Figure 20**  
**Former Brotherhood of Sleeping Car Porters Headquarters, 239 West 136th Street**  
Bilge Kose, LPC, 2021



**Figure 21**  
**Former White Rose Mission Building, 262 West 136th Street**  
Jessica Baldwin, LPC, 2021



**Figure 22**  
**Former Ethiopian School of Research History**  
**(later Charles C. Seifert Library),**  
**313 West 137th Street**  
Jessica Baldwin, LPC, 2021



**Figure 23**  
**Mount Calvary Independent Methodist Church,**  
**116 Edgecombe Avenue**  
Jessica Baldwin, LPC, 2021





**Figure 24**  
**Former Dr. May Edward Chinn Residence and Former Edgecombe Sanatorium, 44 and 46 Edgecombe Avenue**  
Bilge Kose, LPC, 2021