



CITY PLANNING COMMISSION

June 19, 2013 /Calendar No. 22

N 130270 HKK

IN THE MATTER OF a communication dated April 25, 2013, from the Chair of the New York City Landmarks Preservation Commission regarding the landmark designation of the Bedford-Stuyvesant/Expanded Stuyvesant Heights Historic District, designated by the Landmarks Preservation Commission on April 16, 2013 (List 463, LP-2496), Borough of Brooklyn, Community District 3. The district boundaries consist of the property bounded by a line beginning at northwest corner of Malcolm X Boulevard and Chauncey Street, continuing westerly along the northern curbline of Chauncey Street, southerly across Chauncey Street along a line extending northerly from the eastern property line of 82 Chauncey Street, southerly along the eastern property line of 82 Chauncey Street, , westerly along the southern property lines of 82 through 78 Chauncey Street and 419 Stuyvesant Avenue, westerly across Stuyvesant Avenue, southerly along the western curbline of Stuyvesant Avenue, northwesterly along the northern curbline of Fulton Street to a point in the middle of the roadbed of Lewis Avenue, northerly along a line extending up the middle of the roadbed of Lewis Avenue to its intersection with a point on a line which continues the northern curbline of Bainbridge Street, westerly along that line and the northern curbline of Bainbridge Street, northerly from the curbline to the western property line of 430 Lewis Avenue (aka 67 Bainbridge Street) through 424 Lewis Avenue, westerly along part of the southern property line of 422 Lewis Avenue, westerly along the southern property lines of 206 through 142-144 Decatur Street (aka 471-477 Marcus Garvey Boulevard), westerly to the eastern curbline of Marcus Garvey Boulevard, northerly along the eastern curbline of Marcus Garvey Boulevard, westerly across Marcus Garvey Boulevard to the southern property line of 140 Decatur Street (aka 464 Marcus Garvey Boulevard), westerly along the southern property lines of 140 Decatur Street (aka 464 Marcus Garvey Boulevard) and 138 Decatur Street, northerly along part of the western property line of 138 Decatur Street, westerly along the southern property lines of 136 through 132 Decatur Street, northerly along part of the western property line of 132 Decatur Street, westerly along the southern property line of 3 Albany Avenue, westerly across Albany Avenue, southerly along the western curbline of Albany Avenue, westerly to the northern building line of 8 Albany Avenue, westerly along the northern building line of 8 Albany Avenue, southerly along part of the eastern property line of 116 Decatur Street, westerly along the southern property lines of 116 through 110 Decatur Street and part of the southern property line of 108 Decatur Street, westerly along the southern property lines of 104 through 88 Decatur Street and 631 Throop Avenue, westerly to the eastern curbline of Throop Avenue, northerly along the eastern curbline of Throop Avenue, westerly across Throop Avenue to the easternmost point of the southern property line of 70-72 Decatur Street (aka 644 Throop Avenue), westerly, northerly, and northwesterly along the southern property line of 70-72 Decatur Street (aka 644 Throop Avenue), northwesterly along the southern property lines of 68 through 52 Decatur Street, southwestly along part of the eastern property line of 50 Decatur Street (aka 1497 Fulton Street), northwesterly along a line to the southern property line of 44 Decatur Street, northwesterly along the southern property line of 44 Decatur Street, southwestly along part of the eastern property line of 42 Decatur Street, northwesterly along the southern property lines of 42 and 40 Decatur Street, southwestly along part of the eastern property line of 38 Decatur Street, northwesterly along the southern property lines of 38 and 36 Decatur Street, northeasterly along the western property line of 36 Decatur Street, northerly across Decatur Street, westerly along the northern curbline of Decatur Street, northerly along the eastern curbline of Tompkins Avenue, westerly to the southern property line of 58-72 MacDonough Street (aka 468-480 Tompkins Avenue), westerly along the southern property line of 58-72 MacDonough Street (aka 469-480 Tompkins Avenue), northerly along the western property line of 58-72 MacDonough Street (aka 469-480 Tompkins Avenue), northerly to the southern curbline of MacDonough Street, easterly along the southern curbline of MacDonough Street, northerly across

MacDonough Street to the western property line of 61-73 MacDonough Street (aka 458-466 Tompkins Avenue), northerly along the western property line of 61-73 MacDonough Street (aka 458-466 Tompkins Avenue), easterly along the northern property line of 61-73 MacDonough Street (aka 458-466 Tompkins Avenue), easterly across Tompkins Avenue, northerly along the eastern curbline of Tompkins Avenue, easterly to the northern property line of 467 Tompkins Avenue, easterly along the northern property line of 467 Tompkins Avenue, easterly to the northern property line of 91-97 MacDonough Street, easterly along the northern property lines of 91-97 through 129 MacDonough Street, southerly along part of the eastern property line of 129 MacDonough Street, easterly along the northern property line of 133 MacDonough Street, northerly along part of the western property line of 137 MacDonough Street, easterly along the northern property line of 137 MacDonough Street, southerly along part of the eastern property line of 137 MacDonough Street, easterly along the northern property line of 141 MacDonough Street (aka 622 Throop Avenue), easterly to a point in the middle of the roadbed of Throop Avenue, northerly along a line extending up the middle of the roadbed of the Throop Avenue to a point in the middle of its intersection with Macon Street, easterly along a line extending down the middle of the roadbed of Macon Street to its intersection with a point on a line which continues the eastern curbline of Throop Avenue, northerly along that line and the eastern curbline of Throop Avenue, easterly to the northern property line of 267 Macon Street (aka 579 Throop Avenue), easterly along the northern property lines of 267 Macon Street (aka 579 Throop Avenue) through 331 Macon Street and part of the northern property line of 333 Macon Street, northerly along the western property lines of 410 through 404 Marcus Garvey Boulevard (aka 394-400 Halsey Street) to the southern curbline of Halsey Street, easterly along the southern curbline of Halsey Street, southerly along the western curbline of Marcus Garvey Boulevard, easterly across Marcus Garvey Boulevard to the northern property line of 417 Marcus Garvey Boulevard, easterly along the northern property line of 417 Marcus Garvey Boulevard, southerly along part of the eastern property line 417 Marcus Garvey Boulevard, easterly along the northern property lines of 351 through 403 Macon Street, northerly along part of the western property line of 364 Lewis Avenue and the western property lines of 362 through 354-356 Lewis Avenue (aka 468-476 Halsey Street) to the southern curbline of Halsey Street, easterly along the southern curbline of Halsey Street, easterly across Lewis Avenue to its intersection with the eastern curbline of Lewis Avenue, northerly across Halsey Street, northerly along the eastern curbline of Lewis Avenue, easterly to the northern property line of 437 Halsey Street (aka 343-351 Lewis Avenue), easterly along the northern property lines of 437 Halsey Street (aka 343-351 Lewis Avenue) through 503 Halsey Street, northerly along the western property lines of 308 through 302 Stuyvesant Avenue (aka 568 Hancock Street), northerly across Hancock Street, northerly along the western property lines of 300 Stuyvesant Avenue (aka 561 Hancock Street) through 284 Stuyvesant Avenue (aka 624-632 Jefferson Avenue) to the southern curbline of Jefferson Avenue, easterly along the southern curbline of Jefferson Avenue, easterly across Stuyvesant Avenue, easterly along the southern curbline of Jefferson Avenue, southerly to the eastern property line of 273-279 Stuyvesant Avenue (aka 634 Jefferson Avenue), southerly along the eastern property line of 273-279 Stuyvesant Avenue (aka 634 Jefferson Avenue), easterly along part of the northern property line of 281 Stuyvesant Avenue, southerly along the eastern property lines of 281 Stuyvesant Avenue and 575 Hancock Street (aka 285 Stuyvesant Avenue), southerly across Hancock Street, southerly along the eastern property lines of 291 Stuyvesant Avenue (aka 576 Hancock Street) through 297 Stuyvesant Avenue and part of the eastern property line of 299 Stuyvesant Avenue, easterly along the northern property lines of 525 through 533 Halsey Street, southerly along part of the eastern property line of 553 Halsey Street, easterly along the northern property lines of 553A and 555 Halsey Street, northerly along part of the western property line of 557 Halsey Street, easterly along the northern property lines of 557 through 559 Halsey Street, southerly along part of the eastern property lines of 559 Halsey Street, easterly along the northern property lines of 561 through 573 Halsey Street and part of the northern property line of 254 Malcolm X Boulevard, northerly along the western property lines of 248 through 240 Malcolm X Boulevard (aka 654 Hancock Street) to the southern curbline of Hancock Street, easterly along the southern curbline of Hancock Street, and southerly along the western curbline of Malcolm X Boulevard to the point of the beginning.

Pursuant to Section 3020.8(a) and (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 April 16, 2013, the New York City Landmarks Preservation Commission (LPC) designated the Bedford-Stuyvesant/Expanded Stuyvesant Heights Historic District (List 463, LP-2496). The District adds approximately 825 buildings, which are predominately masonry row houses built in the late 19th century, in Bedford-Stuyvesant, Brooklyn Community District 3. The boundaries of the proposed District encompass and extend the boundaries of the existing Stuyvesant Heights Historic District, originally designated in 1971, and more than doubles its size.

The proposed District boundary runs approximately from the corner of Malcolm X Boulevard and Chauncey Street, west to Decatur Street and Tompkins Avenue, east from Macon Street and Throop Avenue, along Halsey Street between Lewis Avenue and Malcolm X Boulevard, and north along Stuyvesant Avenue from Fulton Street to Jefferson Avenue.

The proposed District is an architecturally, aesthetically, and culturally significant collection of late 19th century masonry row houses, small apartment buildings, and community facilities, forming extraordinary urban streetscapes and representing one of the largest and best-known African- and Caribbean-American residential communities in the nation. More than 85% of the District's masonry row houses were built between 1895 and 1900 and feature such styles of the era including neo-Grec, Queen Anne, Romanesque Revival, and Renaissance Revival, as well as some four- and five-story apartment buildings known as "French Flats". A particularly distinctive aspect of the District are its long blocks of intact brick and brownstone houses and the iron work that appears in newel posts, railings, fences, and window grilles. Throughout the District, the ironwork ties the rows together, emphasizing the cohesiveness of the streetscapes. By the 1920's and 1930's, the District offered block after block of attractive row houses and small apartment buildings which provided unparalleled opportunities for African-American and white ethnic minority affordable homeownership. Churches and other cultural institutions soon

followed and occupied architecturally-rich buildings which provided both visual and cultural focal points in the neighborhood.

The Extended Stuyvesant Heights Historic District was rezoned to predominately R6B and R6A contextual districts, including C2-4 overlays along commercial corridors, during the 2007 Bedford-Stuyvesant South Rezoning. R6B and R6A allow all residential and community Facility uses (UG's 1-4), 2.0 and 3.0 FAR and 50-foot and 70foot maximum building heights, respectively. The C2-4 overlays allow for local retail and service uses (UG's 1-8) and a maximum of 2.0 FAR up to a depth of 100 feet. Approximately 90% of the properties within the expansion comply with the existing permitted FAR.

On August 2, 2011, the Landmarks Preservation Commission held a public hearing on the proposed Extended Stuyvesant Heights Historic District. Twenty-six people spoke in favor of the designation, including the Councilmember representing Council District 36 and the Assemlymember representing Assembly District 56. There was no testimony in opposition to the proposed designation.

All landmark buildings within the Historic District are eligible to apply for use and bulk waivers pursuant to Section 74-711 of the Zoning Resolution. Pursuant to Section 74-79, no transfers of development rights are permitted from buildings in the Historic District

CITY PLANNING COMMISSION PUBLIC HEARING

Pursuant to Section 3020.8(a) of the City Charter, the City Planning Commission held a public hearing on May 22, 2013 (Calendar No. 12). There were no speakers present and the hearing was closed.

CONSIDERATION

The City Planning Commission has evaluated the Bedford-Stuyvesant/Expanded Stuyvesant Heights 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 subject Historic District does not conflict with the Zoning Resolution. In addition, the Commission is not aware of any conflicts between the subject Historic District designation and projected public improvements or any plans for development, growth, improvement, or renewal in the vicinity of the Historic District.

AMANDA M. BURDEN, FAICP, Chair

KENNETH J. KNUCKLES, Esq., Vice Chairman

ANGELA M. BATTAGLIA, RAYANN BESSER, IRWIN G. CANTOR, P.E.,

ALFRED C. CERULLO, III, BETTY Y. CHEN, MICHELLE R. De La UZ,

MARIA M. DEL TORO, JOSEPH I. DOUEK, RICHARD W. EADDY,

ANNA HAYES LEVIN, ORLANDO MARÍN, Commissioners