



CITY PLANNING COMMISSION

July 26, 2006 | Calendar No. 5

N060552 HKR

IN THE MATTER OF a communication dated June 16, 2006, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Mark W. Allen House, 665 Clove Road, (Block 314, Lot 1), by the Landmarks Preservation Commission on June 13, 2006 (List 376/LP-2190), 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 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.

The Mark W. Allen House, constructed between 1920 and 1921, is an unusually well-designed Craftsman style bungalow which maintains a high degree of original fabric and setting. The house was built by the Competent Home Building Company, of which Mark Allen was a principal. Allen and his partner in the company, August H. Ludwig, played a prominent role in the development of West Brighton.

Allen initially came to Staten Island to work as a carpenter for the B&O Railroad, and later went on to found what became the largest lumber and building supply company on Staten Island, until it was destroyed by fire in 1952. Heavily involved in civic affairs, Allen served on the board of the Staten Island Chamber of Commerce, the Port Richmond and West New Brighton Board of Trade, Prudential Building and Loan Association, as well as other local civic groups. Allen then went on to serve in the New York State Senate. During his tenure from 1923-1924, he introduced a bill to construct the Goethals Bridge and Outerbridge Crossing, which connected Staten Island to New Jersey.

The house is a well preserved example of the Craftsman style of architecture, which became popular in the United States between 1901 and 1916, when Gustav Stickley, a Syracuse furniture maker, introduced the style after returning from a trip to England. An interpretation of the

British Arts and Crafts and Art Nouveau architectural styles, Craftsman homes can range from small bungalows to two-story models. They usually feature low rooflines, overhanging eaves with exposed rafter ends, and use numerous windows and porches to connect interior and outdoor spaces. Natural materials were often used in construction to show the relationship of the house to nature.

The landmark site is located in an R2 zoning district. With an allowable floor area ratio (FAR) of 0.5, the zoning lot could be developed with approximately 7,017 square feet of floor area. The Allen House contains approximately 2,866 square feet of floor area.

Transfer of development rights is not permitted in connection with a landmark located in an R2 zoning district.

All landmark buildings or buildings within a historic district 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.

AMANDA M. BURDEN, AICP, Chair
KENNETH J. KNUCKLES, Esq., Vice Chairman
ANGELA BATTAGLIA, IRWIN G. CANTOR, P.E., ANGELA R. CAVALUZZI, R.A.,
ALFRED C. CERULLO, III, RICHARD W. EADDY, JANE D. GOL, LISA A. GOMEZ,
CHRISTOPHER KUI, JOHN MEROLO, KAREN PHILLIPS, DOLLY WILLIAMS,
Commissioners