



CITY PLANNING COMMISSION

August 24, 2011/Calendar No. 12

N 120022 HKK

IN THE MATTER OF a communication dated July 21, 2011, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Wallabout Historic District, designated by the Landmarks Preservation Commission on July 12, 2011 (List No. 445, LP No. 2445). Borough of Brooklyn, Community District 2. The district boundaries are: bounded by a line beginning at the intersection of the eastern curbline of Vanderbilt Avenue and a line extending easterly from the southern property line of 132 Vanderbilt Avenue, continuing westerly along said line across the roadbed of Vanderbilt Avenue and along the southern property line of 132 Vanderbilt Avenue, northerly along the western property lines of 132 through 128 Vanderbilt Avenues, easterly along a portion of the northern property line of 128 Vanderbilt Avenue, northerly along the western property lines of 126 through 124 Vanderbilt Avenue, westerly along a portion of the southern property line of 118-122 Vanderbilt Avenue, northerly along the western property lines of 118-122 through 74 Vanderbilt Avenue, easterly along the northern property line of 74 Vanderbilt Avenue and continuing across the roadbed to the eastern curbline of Vanderbilt Avenue, northerly along said curbline to a point formed by its intersection with a line extending westerly from the northern property line of 69 Vanderbilt Avenue (aka 216 Park Avenue), easterly along said line and the northern property line of 69 Vanderbilt Avenue, southerly along the eastern property lines of 69 through 71 Vanderbilt Avenue, westerly along a portion of the southern property line of 71 Vanderbilt Avenue, southerly along the eastern property lines of 73 through 83 Vanderbilt Avenue, easterly along a portion of the northern property line of 85 Vanderbilt Avenue and the northern property line of interior lot 132, southerly along the eastern property lines of interior lots 132 through 128, westerly along the southern property lines of interior lot 128 and 93 Vanderbilt Avenue to the eastern curbline of Vanderbilt Avenue, southerly along said curbline to a point formed by its intersection with a line extending westerly from the northern property line of 117 Vanderbilt Avenue, easterly along said line and the northern property line of 117 Vanderbilt Avenue, southerly along the eastern property lines of 117 through 125 Vanderbilt Avenue, easterly along a portion of the northern property line of 127 Vanderbilt Avenue, southerly along the eastern property lines of 127 through 141 Vanderbilt Avenue, easterly along a portion of the northern property line of 143 Vanderbilt Avenue, southerly along the eastern property lines of 143 through 145 Vanderbilt Avenue, westerly along the southern property line of 145 Vanderbilt Avenue to the eastern curbline of Vanderbilt Avenue, northerly along said curbline 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 July 12, 2011, the Landmarks Preservation Commission (LPC) designated the Wallabout Historic District (List No. 445; LP-2445). The district encompasses 55 buildings, which are

predominantly single-family row houses and apartment houses, within the Wallabout area of Brooklyn Community District 2. The historic district is located along Vanderbilt Avenue between Park Avenue and the Brooklyn Queens Expressway to the north and Myrtle Avenue to the south. The Fort Greene neighborhood is located south and west of the historic district, and the Clinton Hill neighborhood is located south and east of the historic district. The Brooklyn Navy Yard is located one block north of the historic district.

The proposed Wallabout Historic District was rezoned to R5B and R6B contextual zoning districts in 2007, as part of the Fort Greene/Clinton Hill Rezoning (C 070430 ZMK). R5B and R6B zoning districts allow all Residential uses and all Community Facility uses (Use Groups 1-4.)

The Wallabout Historic District is an architecturally and historically significant collection of mid-19th century houses. More than 60 percent of the structures in the historic district were constructed in a short span of years between 1849 and 1855. The buildings provide an exceptionally rich and varied portrait of mid-19th century residential architecture and include one of the greatest surviving concentrations of mid-19th century wood houses in New York City. Designed in the Greek Revival, Gothic Revival, Italianate, and neo-Grec styles, the majority of the houses within the district retain numerous original details that lend a cohesive quality to the streetscape.

All landmark buildings or buildings within Historic Districts are eligible to apply for use and bulk waivers pursuant to Section 74-711 of the Zoning Resolution. Pursuant to Section 74-79, no transfer of development rights is permitted from any structure within an 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 August 10, 2011, (Calendar No. 18). There were no speakers and the hearing was closed.

CONSIDERATION

The City Planning Commission has evaluated the Wallabout 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

RICHARD W. EADDY, Vice Chairman,

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

ALFRED C. CERULLO, III, NATHAN LEVENTHAL, ANNA HAYES LEVIN,

SHIRLEY A. MCRAE, KAREN A. PHILLIPS, Commissioners

ORLANDO MARIN, Commissioner ABSTAINING