



CITY PLANNING COMMISSION

December 16, 2009 / Calendar No. 12

N 100141 HKK

IN THE MATTER OF a communication dated November 4, 2009, from the Executive Director of the Landmarks Preservation Commission regarding the Ocean on the Park Historic District, designated by the Landmarks Preservation Commission on October 27, 2009, (Designation List 421/LP-2334). The district boundaries are: bounded by a line beginning at a point on the eastern curbline of Ocean Avenue on a line extending westerly from the southern property line of 211 Ocean Avenue, easterly along said line and the southern property line of 211 Ocean Avenue, northerly along the eastern property lines of Nos. 211 through 189 Ocean Avenue, westerly along the northern property line of 189 Ocean Avenue to the eastern curbline of Ocean Avenue, and southerly along the eastern curbline of Ocean Avenue, to the point of beginning, Community District 9, Borough of Brooklyn.

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.

The Ocean on the Park Historic District encompasses 12 properties along the east side of Ocean Avenue, numbered 189 through 211, between Lincoln and Parkside Avenues, in the Crown Heights South section of Brooklyn, Community District 9. These three-story row houses built between 1909 and 1918 stand in stark contrast to the 6- to 8-story apartment buildings that dominate this section of Ocean Avenue. The area is predominantly residential, with some small community facility spaces including a doctor's office and day care center within the district boundaries. Two blocks to the east is the Prospect Lefferts Garden Historic District, which contains a mix of single and multi-family homes from the late-19th and early 20th century.

The 12 row houses reflect an early period in the urbanization of Flatbush. The entire district was once the property of Charles G. Reynolds, a prominent Brooklyn developer. In 1909 he hired prolific Brooklyn architect Axel Hedman to design 14 row houses in the Renaissance

Revival style, though only ten were completed. Nos. 193 to 211 Ocean Avenue feature similar limestone facades, angular or rounded bays of three alternating designs, and terraces above raised basements. Taking advantage of the unusually deep (150 feet) lots, all homes are set back 30 feet from the property line allowing for deep front yards with an interconnected walkway behind a low stone wall along the sidewalk. The other two structures in the district are No. 191 Ocean Avenue, built in 1915 in the Federal Revival Style, and No. 189 Ocean Avenue, an Arts and Crafts style row house built in 1917, designed by Eric O. Holmgren, another prominent Brooklyn architect.

The Historic District lies within an R7-1 zoning district which allows for the construction of medium-density apartment buildings at a maximum residential floor area ratio (FAR) of 3.44 and 4.8 for community facilities.

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 of the Zoning Resolution, no transfer of development rights is permitted from any structure within a 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 December 2, 2009 (Calendar No. 11). There were no speakers and the hearing was closed.

CONSIDERATION

The City Planning Commission has evaluated the Ocean on the Park 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 historic district designation does not conflict with the Zoning Resolution, projected public improvements or any plans for development, growth, improvement, or renewal within the historic district or surrounding area.

**AMANDA M. BURDEN, FAICP, Chair,
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SHRILEY A. MCRAE, KAREN A. PHILLIPS, Commissioners.**