



February 1, 2017/Calendar No. 27

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IN THE MATTER OF a communication dated December 23, 2016, from the Executive Director of Landmarks Preservation Commission regarding the designation of the house on 4746 Amboy Road, (Block 5391, Lot 2), by the Landmarks Preservation Commission on December 13, 2016 (Designation List No. 492/LP-2068), Borough of Staten Island, Community District 3.

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 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 December 13, 2016, the Landmarks Preservation Commission (LPC) designated Brougham Cottage as a City landmark. The landmark site, consisting of the building and lot at 4746 Amboy Road (Block 5391, Lot 2), is located on the south side of Amboy Road, between May Place and Arden Avenue, in the Annadale neighborhood of Staten Island, Community District 3.

According to the Landmark Preservation Commission's designation report, Brougham Cottage has a special character and a special historical and aesthetic interest and value as part of the development, heritage, and cultural characteristics of New York City. The historic house is composed of a one-room-deep, one-and-one-half-story H-framed western wing that appears to date from the first half of the 18th century, likely the 1720s or 1730s; a center one-and-one-half-story H-framed stair hall section that probably dates to the 1790s or early 1800s; and a taller one-and-one-half-story eastern wing that probably was erected prior to 1840. The free-standing Brougham Cottage is set back from the south side of Amboy Road on a generously sized wooded lot. It is slightly skewed relative to the road alignment (the house is in its original location, but its entry was originally on the south side of the house; Amboy Road has been widened).

The house exhibits low proportions with small window openings and the gabled roof is pierced by two gable-end chimneys, one located at each end. The foundation is fieldstone with some portions visible above grade. The horizontal weatherboard, seen in early 20th-century photographs, is either removed or covered with coursed-wood painted shingles at all façades. As is common for 17th and 18th century Dutch houses, the fieldstone fireplace back wall is exposed on the exterior of the first story's west gable wall. The roof is clad with replacement wood shingles. There are two one-story porch extensions at the rear (south) that were added during the 20th century. The first-story fieldstone chimney wall, the Dutch H-framing with its attic "knee walls," and small windows are characteristic features of Dutch-American architecture. The low ceiling height and modest size of the house are indicative of the early date of the original one-room portion of the house. As was typical of colonial farmhouses, the house was originally oriented facing southward for maximum light and did not have a door facing Amboy Road until the 20th century. The property also contains a non-contributing outbuilding in addition to the one-and-one-half-story residence. Today Brougham Cottage survives as a rare example of the small vernacular farm houses that were once common in the 18th and early 19th century rural landscape and have all but disappeared. Although the house has undergone some alterations, it retains its historic form and many of its characteristic Dutch-American features. Brougham Cottage is a significant example of Dutch-American design and a rare reminder of Staten Island's rural history and its vernacular architectural traditions. The site is now part of Blue Heron Park.

The subject landmark is located in the neighborhood of Annadale on the South Shore within an R3-2 zoning district. The zoning lot occupied by the subject landmark has a lot area of 11,433 square feet. The subject landmark building is one and a half-stories high with an estimated gross floor area of 1,232 square feet, for a floor area ratio (FAR) of .11. Section 74-79 of the Zoning Resolution, the regulation associated with transfer of development rights from landmark sites, is not applicable in R3-2 zoning districts.

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.

The subject landmark does not conflict with the Zoning Resolution. Furthermore, the Commission is not aware of any conflicts between the subject landmark designation and projected public improvements on any plans for development, growth, improvement or renewal in the vicinity of the landmark building.

CARLWEISBROD, Chairman

KENNETH J. KNUCKLES, ESQ., Vice Chairman

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