



CITY PLANNING COMMISSION

February 4, 2015 / Calendar No. 6

N 150204 HKK

IN THE MATTER OF a communication dated December 24, 2014 from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Chester Court Historic District, designated by the Landmarks Preservation Commission on December 16, 2014 (List No. 478, LP No-2567), Borough of Brooklyn, Community District 9. The district boundaries are bounded by a line beginning at the southeastern corner of 16 Chester Court, then extending northerly along the eastern property line of 16 Chester Court, westerly along the northern property lines of 16 through 32 Chester Court, southerly along the western property line of 32 Chester Court, continuing southerly along a line extending from the western property line of 32 Chester Court to the western property line of 31 Chester Court, along the western property line of 31 Chester Court, easterly along the southern property lines of 31 through 15 Chester Court, northerly along the eastern property line of 15 Chester Court, and northerly across Chester Court to the point of beginning. The boundary description is intended to encompass the wall adjacent to the western edge of Chester Court between lot 168 (32 Chester Court) and lot 169 (31 Chester Court).

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.

On December 16, 2014 the Landmarks Preservation Commission (LPC) designated the Chester Court Historic District. The District encompasses a picturesque assemblage of eighteen (18) 3-storied Tudor Revival style houses set in two rows across from each other along Chester Court, within the Prospect Lefferts Gardens neighborhood in Community District 9 in Brooklyn.

According to the LPC report, the row houses were designed and built in 1911-12 by Peter J. Collins (1866-1934), a prominent Brooklyn architect and developer, and are likely to be among the earliest Tudor Revival style row houses in the borough. Their design was inspired by the renowned timber-framed “black-and-white” or “magpie” buildings of Chester, England from the

16th and 17th centuries, and from the “Black-and-White Revival” of the late 19th and early 20th centuries. The “half timber and stucco one-family houses” were described by the Brooklyn Eagle newspaper as “unique in style” upon their completion.”

Chester Court has maintained its small street character of more than a century ago. The early grouping of row houses inspired by English medieval architecture is significantly unchanged from its early-20th-century appearance. Chester Court’s 3-story houses are faced with Flemish-bond red brick at their first stories and stucco with false half-timbering above, alternating square-headed and round-headed openings at their first stories and angled and straight-sided oriels at their second stories. They remain remarkably well-preserved and all of the houses retain their original clay-tile roofs and many retain their historic wood doors. The architect is said to have designed the wall at the end of Chester Court to screen out the adjacent subway line and create a sense of a distinctive self-contained enclave.

The District is located between the ‘B’, ‘Q’ train lines to the west and Flatbush Avenue to the east. The Historic District lies predominantly within an R7-1 zoning district, which permits all residential and community facility uses. The R7-1 district permits residential and community facility uses with a maximum FAR of 3.44 for residential uses and 4.8 for community facility uses. There are no fixed height limits and building envelopes are governed by the sky exposure plane. Residential developments using the optional Quality Housing program in an R7-1 district are allowed a maximum 3.44 FAR on narrow streets and 4.0 FAR on wide streets with maximum building heights of 75 feet and 80 feet respectively.

The area immediately surrounding Chester Court Historic District contains residential uses including row houses and multi-family apartment buildings. There are mixed use buildings along Flatbush Avenue, a major commercial corridor, characterized by ground floor retail and residential above. Ocean on the Park Historic District (designated in 2009) is located to its west and the Prospects Lefferts Gardens Historic District (designated 1979) is located to its east.

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. The Department is not aware of any conflicts between the subject landmark designation with the Zoning Resolution, project public improvement or any plans for development, growth, improvement or renewal in the vicinity of the landmark.

CARL WEISBROD, Chair

KENNETH J. KNUCKLES, Esq., Vice Chairman

IRWIN G. CANTOR, P.E., ALFRED C. CERULLO, III,

MICHELLE DE LA UZ, JOSEPH DOUEK, RICHARD W. EADDY,

CHERYL COHEN EFFRON, ANNA HAYES LEVIN,

ORLANDO MARIN, LARISSA ORTIZ, Commissioners