



CITY PLANNING COMMISSION

May 12, 2004 / Calendar No. 26

N 040397 HKR

IN THE MATTER OF a communication dated April 8, 2004, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the H.H. Richardson House, 45 McClean Avenue, (Block 3105, Lot 1, in part), by the Landmarks Preservation Commission on March 30, 2004(List No. 352/LP No. 2141), Borough of Staten Island, Community District 2.

Pursuant to Section 3020.8(b) of the New York City Charter, the City Planning Commission shall submit to the City Council a report respect to the relation of any designation by the Landmarks Preservation Commission, whether of a historic district or landmark, to the Zoning Resolution, projected public improvements and any plans for development, growth improvement or renewal of the area involved.

The H.H. Richardson House was designed in 1868 and is located in the Arrochar section of Staten Island. It is one of only two remaining buildings in New York City that can be attributed to Henry Hobson Richardson, who's style of architecture, as it evolved, became known as "Richardson Romanesque," and spanned the time between the Victorian style and the modern era.

The house is a large, three-story, Stick-style residence with a mansard roof, and three original painted brick chimneys. One of the first homes built by Richardson after his return from Paris, it is a striking reminder of the period of Staten Island's history when Clifton (portions of which were later renamed Arrochar) was a rural enclave, home to many of New York City's most enlightened and progressive thinkers. Although the H.H.Richardson House has been modified over the years - including the enclosure of two original porches, additions to the building, and the replacement of the original clapboards with white vinyl siding - it still retains many of its original features. These include the mansard roof and its iron cresting, chimneys and several dormers with windows that appear to be original. Converted to physicians offices in 1946, that use remained until the building was vacated and put up for sale in early 2004.

The Landmark site includes the house, and the portion of the tax lot originally owned by Richardson- a roughly rectangular portion bounded by a line at the southwest corner of Lot 1, extending northwesterly along the western lot line to the intersection with the northern lot line, northeasterly along the northern lot line for 100 feet, southeasterly at said point extending to the southern lot line and parallel to the western lot line, and southwesterly along the southern lot line, to the point of beginning. The lot is a raised corner lot on a busy street near the Verrazano Bridge. There is a tree on the southwest corner of the site that is mature, and may be from the original landscaping of the site.

The landmark site is located in an R3-1 zoning district. With an allowable floor area ratio (FAR) of .5, the zoning lot could be developed with approximately 16,290 square feet of floor area. The H.H. Richardson House contains approximately 6,152 square feet of floor area.

Transfer of development rights is not permitted in connection with a landmark located in an R3-1 zoning district.

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.

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
ANGELA M. BATTAGLIA, IRWIN G. CANTOR, P.E.,
ANGELA CAVALUZZI, R.A., RICHARD W. EADDY, ALEXANDER GARVIN,
JANE D. GOL, CHRISTOPHER KUI, JOHN MEROLO,
DOLLY WILLIAMS, Commissioners