

**IN THE MATTER OF** a communication dated December 16, 2015, from the Executive Director of the New York City Landmarks Preservation Commission regarding the landmark designation of the Bedford Historic District, designated by the Landmarks Preservation Commission on December 8, 2015 (List No. 485, LP No. 2514). The district's boundaries consist of the properties: bounded by a line beginning at the northwest corner of Jefferson Avenue and Tompkins Avenue, extending westerly along the northern curb line of Jefferson Avenue to a point in said curb line formed by extending a line northerly from the eastern property line of 338 Jefferson Avenue, southerly across Jefferson Avenue and along said property line and a portion of the eastern property line of 297 Hancock Street, easterly along the northern property line of 299 Hancock Street, southerly along the eastern property line of 299 Hancock Street to the northern curb line of Hancock Street, westerly along said curb line to a point in said curb line formed by extending a line northerly from the eastern property line of 288 Hancock Street, southerly across Hancock Street and along said property line, westerly along the southern property lines of 288 to 256 Hancock Street, southerly along the eastern property line of 191 Halsey Street to the northern curb line of Halsey Street, westerly along said curb line to the northwest corner of Marcy Avenue and Halsey Street, southerly across Halsey Street and along the western curb line of Marcy Avenue to a point in said curb line formed by extending a line easterly from the southern property line of 112 Macon Street (aka 936 Marcy Avenue), westerly along the southern property lines of 112 to 104 Macon Street, southerly along a portion of the eastern property line of 102 Macon Street, westerly along the southern property lines of 102 to 94 Macon Street, southerly along the eastern property lines of 9 to 17 Verona Place and a portion of the eastern property line of 19 Verona Place, easterly along a portion of the northern property line of 21 Verona Place, southerly along a portion of the eastern property line of 21 Verona Place, westerly along a portion of the southern property line of 21 Verona Place, southerly along a portion of the eastern property line of 21 Verona Place, westerly along a portion of the southern property line of 21 Verona Place, across Verona Place and along the southern property line of 20 Verona Place, northerly along the western property lines of 20 to 16 Verona Place and a portion of the western property line of 14 Verona Place, westerly along southern property lines of 72 to 38 Macon Street, northerly along the western property line of 38 Macon Street to the northern curb line of Macon Street, westerly along said curb line, across Nostrand Avenue, to the northeast corner of Macon Street and Arlington Place, northerly along the eastern curb line of Arlington Place to a point in said curb line formed by extending a line easterly from the southern property line of 22 Arlington Place, westerly across Arlington Place and along said property line, northerly along the western property lines of 22 to 14 Arlington Place, westerly along the southern property lines of 48 to 22 Halsey Street, northerly along the western property line of 22 Halsey Street to the northern curb line of Halsey Street, westerly along the northern curb line of Halsey Street to a point in said curb line formed by extending a line southerly from the western property line of 9 Halsey Street, northerly along the western property lines of 9 Halsey Street and 60 Hancock Street to the northern curb line of Hancock Street, westerly along the northern curb line of Hancock Street to a point in said curb line formed by extending a line southerly from the western property line of 57 Hancock Street, northerly along said property line, easterly along the northern property lines of 57 to 61 Hancock Street, northerly along a portion of the western

property line of 63 Hancock Street, easterly along the northern property lines of 63 to 137 Hancock Street, southerly along a portion of the eastern property line of 137 Hancock Street, easterly along the northern property lines of 139 to 147 Hancock Street, across Nostrand Avenue to the eastern curb line of Nostrand Avenue, northerly along said curb line to the southeast corner of Jefferson Avenue and Nostrand Avenue, easterly along the southern curb line of Jefferson Avenue to a point in said curb line formed by extending a line southerly from the eastern property line of 189 Jefferson Avenue, northerly across Jefferson Avenue and the western property line of 189 Jefferson Avenue, easterly along the northern property lines of 189 to 193 Jefferson Avenue, northerly along a portion of the western property line of 280 Putnam Avenue, westerly along the southern property lines of 278 to 270 Putnam Avenue, northerly along the western property line of 270 Putnam Avenue to the southern curb line of Putnam Avenue, easterly along the southern curb line of Putnam Avenue to a point in said curb line formed by extending a line southerly from the western property line of 299 Putnam Avenue, northerly across Putnam Avenue and along said property line, easterly along the northern property line of 299 Putnam Avenue and a portion of the northern property line of 301-303 Putnam Avenue, northerly along the western property line of 230 Madison Street to the northern curb line of Madison Street, westerly along the northern curb line of Madison Street to a point in said curb line formed by extending a line southerly from the western property line of 227 Madison Street, northerly along said property line, westerly along the southern curb line of 230 Monroe Street, northerly along the western property line of 230 Monroe Street to the southern curb line of Monroe Street, easterly along said curb line to the southwest corner of Marcy Avenue and Monroe Street, southerly along the western curb line of Marcy Avenue to a point in said curb line formed by extending a line westerly from the northern property line of 815 Marcy Avenue, easterly across Marcy Avenue and said property line, southerly along the eastern property lines of 815 to 829 Marcy Avenue, westerly along the southern property line of 829 Marcy Avenue to the western curb line of Marcy Avenue, southerly along said curb line across Madison Street and Putnam Avenue to the southwest corner of Marcy Avenue and Putnam Avenue, easterly across Marcy Avenue and along the southern curb line of Putnam Avenue to a point in said curb line formed by extending a line northerly from the eastern property line of 418 Putnam Avenue, southerly along said property line, easterly along the northern property lines of 335 to 343 Jefferson Avenue to the western curb line of Tompkins Avenue, southerly along said curb line to the point of the beginning, Borough of Brooklyn, Community District 3.

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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 December 8th, 2015, the New York City Landmarks Preservation Commission designated the Bedford Historic District (List 485, LP-2514). The historic district consists of 824 buildings, comprised of three- to four-story row houses, and multi-family flats within the Bedford-

Stuyvesant neighborhood of Brooklyn, New York. The area is located in the south of Community District 3, west of the Stuyvesant-Heights and Expanded Stuyvesant-Heights Historic District—generally bounded by Monroe Street to the north, Tompkins Avenue to the east, Fulton Street to the south and Bedford Avenue to the west. The Historic District lies within a R6B and R6A zoning district, which permits all residential and community facility uses, with C2-4 Commercial Overlays on parts of Bedford, Nostrand, and Tompkins Avenues.

The 2007 Bedford Stuyvesant South Rezoning mapped contextual districts throughout the southern portion of the community district, including the area of the proposed Historic District. The district's side streets were rezoned to R6B, which is consistent with the predominant built context. R6B is a townhouse district permitting attached buildings at a maximum FAR of 2.0 and maximum building height of 50 feet. North and south avenues within the district such as Bedford, Nostrand, and Tompkins are zoned R6A with C2-4 commercial overlays. R6A districts facilitate the development of six- to seven-story apartment style buildings with a maximum Floor Area Ratio of 3.0 and a maximum building height of 70 feet. C2-4 commercial overlays are typically mapped with medium-density residential districts to offer retail needs such as grocery stores, restaurants and repair services to residents and allow for mixed-use buildings with retail use on the ground floor and residential use above, or stand-alone retail buildings at a maximum of 2.0 FAR.

According to the LPC report, the Bedford Historic District is unique for its well-preserved collection of houses and late 19th-century streetscapes. Constructed almost entirely between 1870 and 1900, the buildings range in style from Italianate and Neo-Grec to Queen Anne, Romanesque, and Renaissance Revival. The district includes several important community facility buildings including the Most Worship Enoch Grand Lodge located at 423 Nostrand Avenue, Siloam Presbyterian Church located at 260 Jefferson Avenue, the Brooklyn Academy High school (former Boys High school) located at 832 Marcy Avenue; and the Brooklyn Adult Learning Center (former Girls High school) located at 475 Nostrand Avenue.

Most of the district's earliest development occurred in its northernmost portion, near Gates Avenue and Putnam Avenue with a handful of wood framed row houses. Among them are

Italianate style houses dating back to 1871 from 276 to 284 Monroe Street.

The Neo-Grec style began supplanting the Italianate style in the 1870s and became the district's dominant style well into the mid-1880s until waning in popularity. It remained a major style through the end of the decade, ultimately accounting for about half of the district's row houses.

Although the Neo-Grec style dominated row house construction in the Bedford Historic District in the early 1880s, Queen Anne style houses were being constructed alongside them by 1882. Over the next ten years, approximately 100 houses were constructed in this style in the Bedford Historic District, and today, this district contains one of the finest and best-preserved collections of Queen Anne row houses in all of Brooklyn. Queen Anne style later combined influences of Romanesque Revival style. However, the first Romanesque Revival style houses in the Bedford Historic District were not erected until the beginning of 1886.

As development continued to intensify—especially following the opening of the Lexington Avenue Elevated just north of the district in 1885—builders began to construct flats. These buildings were walk-up residences, generally of three to five stories, housing one or more families per floor.

There are several other Historic Districts within proximity to the Bedford Historic District. The Crown Heights North Historic District—South of Atlantic Avenue—was designated on April 24, 2007. The Crown Heights Historic Districts, North II and North III, were designated on June 28, 2011 and March 24, 2015, respectively. The Alice and Agate Courts Historic District was designated on February 10, 2009. Also, the Stuyvesant Heights and Expanded Stuyvesant Heights Historic Districts were designated on September 14, 1971 and April 16, 2013, respectively.

Pursuant to Section 74-79 of the Zoning Resolution. No transfer of development rights is permitted from any structure within a historic 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.

## **CITY PLANNING COMMISSION PUBLIC HEARING**

On January 5, 2016, the City Planning Commission duly advertised January 20, 2016 for a public hearing on this application (160134 HKK). Pursuant to Section 3020.8(a) of the City Charter, the hearing was duly held on January 20, 2016, (Calendar No. 4). There was one speaker in favor of the proposed Bedford Historic District. There were no other speakers and the hearing was closed.

## **CONSIDERATION**

The City Planning Commission has evaluated the Bedford 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.

**CARL WEISBROD**, Chairman

**KENNETH J. KNUCKLES, Esq.**, Vice Chairman

**RAYANN BESSER, IRWIN G. CANTOR, P.E., ALFRED C. CERULLO, III,  
MICHELLE DE LA UZ, JOSEPH I. DOUEK, RICHARD W. EADDY,  
CHERYL COHEN EFFRON, HOPE KNIGHT, ANNA HAYES LEVIN,  
ORLANDO MARIN, LARISA ORTIZ, Commissioners**