



CITY PLANNING COMMISSION

January 6, 2010/Calendar No. 17

N 100170 HKR

IN THE MATTER OF a communication dated November 25, 2009, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of 327 Westervelt Avenue (Block 27, Lot 5), by the Landmarks Preservation Commission on November 17, 2009 (Designation List No. 423/LP-2349), Borough of Staten Island, Community District 1.

Pursuant to Section 3020.8(b) of the New York 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 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 November 17, 2009, the Landmarks Preservation Commission (LPC) designated the Vanderzee-Harper House located at 327 Westervelt Avenue (Block 27, Lot 5) as a city landmark.

The Vanderzee-Harper house is a late 19th Century Queen Anne and Shingle style house located in the Fort Hill/ Tompkinsville section of Staten Island. The house was built in 1887, a time period where both the Queen Anne and Shingle styles were popular.

Although the architect of the house is not officially known, the house is believed to be designed by Edward Alfred Sargent, Staten Island's most prominent 19th Century architect. Sargent designed over 300 buildings on Staten Island and several of his buildings were constructed within the Fort Hill/ Tompkinsville area.

The Vanderzee-Harper House represents a blend of both the Queen Anne style and the Shingle style. The house has a verticality that is common to the Queen Anne Style. Additional Queen Anne style elements include the three-story tower with bay window projections, cantilevered, gabled projections, turned woodwork, the curved roofline of the large one-story porch, a tall,

decorative, masonry chimney and a variety of multi-light and stained glass windows. Shingle style elements include the main roof corner turret, the wavy porch roof and the continuous wood shingle siding for the wall and roof surfaces.

The landmark site is located in an R3A zoning district. Pursuant to Section 74-79, transfer of development rights is not permitted for landmark sites located in R3A zoning districts. 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, FAICP, Chair
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