



CITY PLANNING COMMISSION

June 6, 2012/Calendar No. 7

N 120297 HKK

IN THE MATTER OF a communication dated April 26, 2012, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Park Slope Historic District Extension, designated by the Landmarks Preservation Commission on April 17, 2012 (Designation List No. 454, LP No. 2443). Borough of Brooklyn, Community Districts 6 & 7. The district is bounded by a line beginning at northwest corner of Prospect Park West and 16th Street, then proceeding westerly along the northern curbline to a point extending southerly from the eastern property line of 455 16th Street, then northerly along said property line to the southern property line of 474 15th Street, then westerly along said property line to the northwest corner of 424 15th Street, then northerly along the western property line of 424 15th Street to the southeast corner of 422 15th Street, then westerly along the southern property line of 422 15th Street to the eastern curbline line of Eighth Avenue, northerly along the eastern curbline of Eighth Avenue to the northern curbline of 14th Street, then easterly to the center of Eighth Avenue, northerly along the center of Eighth Avenue to a point on a line extending easterly along the northern curbline of 14th Street, then westerly along said curbline to a point on a line extending northerly along the eastern property line of 388 14th Street, then southerly across 14th Street and along the eastern property lines 388 14th Street to 439 Seventh Avenue to the north curbline of 15th Street, then westerly along said line to a point on a line extending southerly from the western property line of 341 15th Street, then northerly along the western property lines of 440 to 432 Seventh Avenue, then westerly along a portion of the southern property line of 430 Seventh Avenue, then northerly along the western property lines of 430 to 424 Seventh Avenue, then across 14th Street along the western property lines of 422 to 414 Seventh Avenue, westerly along the southern property lines of 412 Seventh Avenue, northerly along the western property line of 412 and 410 Seventh Avenue, then easterly along the northern property line of 410 Seventh Avenue, northerly along the western property line of 408 Seventh Avenue, northerly across 13th Street and then easterly along said curbline to a point on a line formed by extending a line from the western property line of 406 Seventh Avenue, then northerly across 13th Street and along the western property lines of 406 and 404 Seventh Avenue, westerly along the southern property line of 402 Seventh Avenue, and northerly along the western property lines of 402 to 398 Seventh Avenue, easterly along the northern property line of 398 Seventh Avenue and then northerly along the western property line of 392 Seventh Avenue to the northern curbline of 12th Street, then westerly along said curbline to a point on a line extending south from the western property line of 390 to 370 Seventh Avenue, northerly along said line across 11th Street to the northern curbline of 11th Street, westerly along said curbline to a point on a line extending southerly from the western property line of 368 Seventh Avenue, northerly along said line to the southern property line of 362 Seventh Avenue, westerly along said property line, northerly along the western property lines of 362 and 360 Seventh Avenue, easterly along the northern property line of 360 Seventh Avenue, then northerly along the western property lines of 358 to 350 Seventh Avenue and across 10th Street, northerly along the western property lines of 348 to 340 Seventh Avenue, easterly along the northern property line of 340 Seventh Avenue, northerly along the western property line of 332-36 Seventh Avenue, northerly and across 9th Street to the northern curbline of 9th Street, westerly along said curbline to a line extending south along the western property line of 326 Seventh Avenue, then northerly along the western property lines of

326 and 324 Seventh Avenue, westerly along the southern property line of 322 Seventh Avenue, then northerly along 322 to 314 Seventh Avenue to the northern curbline of 8th Street, then westerly along said curbline to a point extending southerly from the western property line of 312 Seventh Avenue, then northerly along the western property lines of 312 to 304 Seventh Avenue, then easterly along the northern property line of 304 Seventh Avenue, then northerly along the western property lines of 302 to 294 Seventh Avenue to the south curbline of 7th Street, then easterly along said curbline to a point on a line extending from the eastern property line of 701 Eighth Avenue, then southerly along said line to the north curbline of 8th Street, then westerly to a point extending northerly from the eastern property line of 801 Eighth Avenue, then southerly along said line to southern curb line of 9th Street, then east to a point from a line extending north from the eastern property line of 524 9th Street, southerly along the eastern property lines of 524 9th Street and 911 Eighth Avenue, westerly along the southern property line of 911 8th avenue to the middle of Eighth Avenue, southerly along a line in the middle of Eighth Avenue to a point on a line extending along the middle of 10th Street, easterly along said line to a point extending northerly from the eastern property line of 640 10th Street, then southerly along said line to the northern property line of 1013 Eighth Avenue, easterly along the northern property line of 1013 Eighth Avenue, then southerly along the eastern property line of 1013 to 1023 Eighth Avenue to a point in the middle of 11th Street, then easterly along a line in the middle of 11th Street to a point extending northerly from the eastern property line of 582 11th Street, then southerly along said line, westerly along the southern property lines of 582 11th Street and 1111 Eighth Avenue to a point in the middle of Eighth Avenue, then southerly along a line in the middle of Eighth Avenue to a point in the middle of 14th Street, easterly along a line in the middle of 14th Street to a point extending northerly from the eastern property line of 442 14th Street, then southerly along said line to southwest corner of 442 14th Street, then easterly along the northern property lines of 448 to 486 14th Street, northerly along the western property line of 496 14th Street to a point in the middle of 14th Street, then easterly along a line in the middle of 14th Street to a point in the middle of Prospect Park West, then southerly along said line to a point extending easterly from the northwest corner of Prospect Park West and Bartell Pritchard Square, then westerly to the western curbline, and then southerly along the curving west curbline of Prospect Park West and Bartell Pritchard Square to the point of beginning.

The Park Slope Historic District Extension, Section 2, consists of the property bounded by a line beginning at the southwest corner of 145 Prospect Park West, then extending northerly along the western property lines of 145 Prospect Park West and 574 9th Street to the middle of 9th Street, then easterly along the line in the middle of Prospect Park West, then southerly along the line in the middle of Prospect Park West to a point on a line extending from the middle of 10th Street, then westerly along said line to a point extending southerly from the western property line of 151 Prospect Park West, then northerly along said line to the southern property line of 145 Prospect Park West, then westerly to the point of beginning.

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 April 17, 2012, the Landmarks Preservation Commission (LPC) designated the Park Slope Historic District Extension (List No. 454; LP-2443). The Park Slope Historic District Extension, located in Community Districts 6 and 7 in the Borough of Brooklyn, includes approximately 600 buildings located immediately to the west and south of the Park Slope Historic District (designated in 1973 by the Landmarks Preservation Commission, LP-0709), and the three buildings on Prospect Park West between 9th and 10th Streets that were omitted from the original historic district designation. The extension is just south of New York Methodist Hospital, west of Prospect Park, and just north of the 14th Regiment Armory (a previously designated landmark, 1998, LP-01965). The bulk of the extension is in Community District 6, but a small portion on the south side of 15th Street is located in Community District 7.

According to the LPC's report, this architecturally cohesive area is significant for remaining one of Brooklyn's most architecturally distinguished, beautiful, well-preserved areas, featuring a broad array of outstanding residential, institutional, and industrial buildings constructed in popular late 19th and early 20th century styles.

The majority of the area was rezoned in 2003 under the Park Slope Rezoning (C0030194ZMK) and in 2006 under the South Park Slope Rezoning (C060054ZMK), from R6 zoning designations to the current designations of R6A, R6B, R7A, and R7B contextual districts. The small area near Bartel-Pritchard Square was rezoned from R6 to R8B in 1986 (C860289ZMK). The maximum allowable FAR within these districts ranges from 2.0 to 4.0 (397 of the 578 parcels comply with the existing permitted FAR). Aside from residential uses these districts also permit community facilities such as schools or houses of worship (Use Groups 1-4). C1-4 and C2-4 zoning districts, which permit local retail and service uses (i.e. grocery stores, restaurants) up to an FAR of 2.0, are mapped along portions of the avenues where commercial uses are present.

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.

CITY PLANNING COMMISSION PUBLIC HEARING

Pursuant to Section 3020.8(a) of the City Charter, the City Planning Commission held a public hearing on May 23, 2012, (Calendar No. 9). There were no speakers and the hearing was closed.

CONSIDERATION

The City Planning Commission has evaluated the Park Slope Historic District Extension 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.

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