



CITY PLANNING COMMISSION

July 11, 2007/Calendar No. 29

N 070489 HKR

IN THE MATTER OF a communication dated May 25, 2007, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of Nathaniel J. and Ann C. Wyeth House, 190 Meisner Avenue, (Block 2268, Lot 180), by the Landmarks Preservation Commission on May 15, 2007 (List 392/LP-2253), Borough of Staten Island, Community District 3.

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 the designation by the Landmarks Preservation Commission to the Zoning Resolution, projected public improvements, and any plans for the development, growth, improvement or renewal of the area involved.

The Nathaniel J. and Ann C. Wyeth House is significant for its architectural design and for its historical and cultural associations with two important occupants. Sited in Lighthouse Hill, this impressive Italianate villa, constructed around 1856, is a fine example of the mid-nineteenth century villas which once dotted the hillsides of Staten Island. A rare surviving masonry villa from this period when the majority of Staten Island house were constructed of wood, this large two-and-one-half-story house is faced with brick and is trimmed with sandstone. It was among the earliest rural residence in the Italianate style on Staten Island and displays the cubic form, low hipped roof, wide overhanging eaves supported by decorative brackets, pair chimneys with molded caps, and octagonal cupola or belvedere typical of Italianate designs.

The landmark site is located in a R1-2 zoning district. With an allowable floor area ratio (FAR)

of 0.5, the zoning lot could be developed with approximately 15,536 square feet of floor area. The Nathaniel J. and Ann C. Wyeth House contains approximately 2,880 square feet of floor area.

Transfer of development rights is not permitted in connection to a landmark located in an R1-2 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 subject landmark.

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.

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