



CITY PLANNING COMMISSION

December 20, 2006 /Calendar No. 11

N 070197 HKK

IN THE MATTER OF a communication dated October 30, 2006, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of George B. and Susan Elkins House, 1375 Dean Street (Block 1209, Lot 62), by the Landmarks Preservation Commission on October 24, 2006 (Designation List No. 381/LP-2207), Borough of Brooklyn, Community District 8.

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 any 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 development, growth, improvement, or renewal of the area involved.

The only-known freestanding, mid-nineteenth-century, wood country house remaining in northwestern Crown Heights and the former home of a prominent figure in the neighborhood's history, the George B. and Susan Elkins House is located at 1375 Dean Street in the northwestern Crown Heights section of Brooklyn. George B. Elkins was a prominent figure in the neighborhood's early history, a professional broker who was actively involved in the real estate trade of what would become northwestern Crown Heights.

The two-and-one-half story house, cubical in form, with a flat roof and wide front porch was constructed between 1855 and 1869 on the former Lefferts farm. This modest residence predates the hundreds of late-nineteenth- and early-twentieth-century row houses, flats, and apartment buildings that fill its surrounding blocks. The defining characteristics of the George B. and Susan Elkins House include its wide front porch, floor-length parlor windows, and dramatic, deeply overhanging cornices, which were typical features of mid-nineteenth-century country houses. The house features a three-bay main façade, flat roof, molded entrance-door surround, and attic windows with delicate cusped surrounds, as well as a broadly overhanging and beautifully detailed wood cornice decorated

with bead-and-reel moldings.

The landmark site is located in an R6 zoning district. With an allowable floor area ratio (FAR) of 2.43, the zoning lot could be developed with approximately 13,902 square feet of floor area. The George B. and Susan Elkins House contains approximately 3,900 square feet of floor area. Therefore, there are approximately 10,002 square feet of floor area theoretically available for transfer.

Pursuant to Section 74-79 of the Zoning Resolution, a landmark building may transfer its unused development rights to a lot contiguous to the zoning lot occupied by the landmark or one which is across the street and opposite to the lot occupied by the landmark building, or in the case of a corner lot, one which fronts on the same street intersection as the lot occupied by the landmark.

There are approximately nine receiving sites available for the transfer of the landmark's unused floor area.

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.

AMANDA M. BURDEN, AICP, Chair

KENNETH KNUCKLES, Vice-Chairman

ANGELA M. BATTAGLIA, P.E., ANGELA R. CAVALUZZI, R.A.,

ALFRED C. CERULLO, RICHARD W. EADDY, JANE D. GOL, LISA GOMEZ,

JOHN MEROLO, KAREN A. PHILLIPS, DOLLY WILLIAMS, Commissioners