



CITY PLANNING COMMISSION

November 4, 2009/Calendar No. 3

N 100105 HKR

IN THE MATTER OF a communication dated September 24, 2009, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of 411 Westervelt Avenue (Block 25, Lot 5), by the Landmarks Preservation Commission on September 15, 2009 (Designation List No. 417/LP-2377), 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 September 15, 2009, the Landmarks Preservation Commission (LPC) designated 411 Westervelt Avenue (Block 25, Lot 5) as a city landmark.

411 Westervelt Avenue is one of four buildings that were part of 12 masonry row houses once known as Horton's Row. Horton's Row was constructed between 1880 and 1882 and represents a rare housing type, as most of the dwellings found on Staten Island in the 19th Century were freestanding single-family frame houses. 411 Westervelt Avenue is one of four surviving houses of Horton's Row.

Although the architect of the original 12 row houses is unknown, the houses were constructed by Harry L. Horton, a prominent Staten Island resident. 411 Westervelt Avenue is a vernacular style red brick house and is a fine example of neo-Greco style elements that include cornices with dentils, curved and angular brackets, and square consoles, which appear around the front porch above the transoms. The remaining houses from Horton's Row all have identical front facades. The houses were built on land that slopes down to the east, so each building rises higher than the next building in descending address order, creating a stepped pattern of identical architectural

elements. Other notable design features include full-width front porches, angled bay windows, and wood-and-glass double-leaf entrance doors with wood-and-glass arch-headed transoms.

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.

ALFRED C. CERULLO, III, Vice Chairman
IRWIN G. CANTOR, P.E., BETTY Y. CHEN, MARIA M. DEL TORO,
RICHARD W. EADDY, NATHAN LEVENTHAL, ANNA HAYES LEVIN,
SHIRLEY A. MCRAE, Commissioners

RAYANN BESSER, Commissioner Voting No