



IN THE MATTER OF a communication dated June 27, 2019, from the Executive Director of the Landmarks Preservation Commission regarding the Sunset Park 50th Street Historic District designation, designated by the Landmarks Preservation Commission on June 18, 2019 (Designation List No. 513/LP-2623). The Sunset Park 50th Street Historic District consists of the properties bounded by a line beginning on the northern curb line of 50th Street at a point on a line extending southerly from the western property line of 413 50th Street, and extending northerly along said line and along the western property line of 413 50th Street, easterly along the northern property lines of 413 to 471 50th Street, southerly along the eastern property line of 471 50th Street, across 50th Street, and along the eastern property line of 472 50th Street, westerly along the southern property lines of 472 to 414 50th Street, and northerly along the western property line of 414 50th Street and across 50th Street to the point of beginning, Borough of Brooklyn, Community District 7.

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

On June 18, 2019, the New York City Landmarks Preservation Commission (LPC) designated the Sunset Park 50th Street Historic District (the “District”) (List No. 513/LP-2623). The District consists of 50 buildings framing 50th Street between Fourth and Fifth Avenues in Sunset Park, Borough of Brooklyn, Community District 7.

According to the LPC report, the District is one of the neighborhood’s finest historic blocks, representing the turn-of-the-century development of Sunset Park. The District was developed between 1898 and 1903, when row house construction was booming in the southern section of Sunset Park, spurred by the industrial waterfront and improvement of infrastructure and transportation. It contains cohesive rows of remarkably well-preserved brownstone houses, constructed for the middle- and upper-middle-class families of German, English, Irish, Scottish, and Norwegian descent, many of whom worked on the industrial waterfront. The developments were advertised as “the most beautiful two- story and basement houses in the borough” overlooking “the beautiful bay of New York”. The buildings in the District were built in the

Renaissance Revival and Romanesque Revival styles, with full-height projecting bays and classical cornices, hallmarks of the former style, as well as rough-faced stone banding and Byzantine-inspired reliefs typical of the latter, and nearly all retain their large L-shaped stone stoops.

The District is entirely residential. The district is zoned R6B to protect the area's traditional row-house character. R6B is a contextual district that facilitates the development of four- to five-story buildings that permit a maximum residential and community facility floor area ratio (FAR) of 2.0 and maximum building height of 50-feet or 55-feet with a Qualifying Ground Floor of at least 13-feet.

The area around the District consists primarily of residential uses. It is predominately zoned R6B, R6A, and C4-3A, with C2-4 commercial overlays mapped to a depth of 100-feet along Fourth Avenue. C4-3A is a contextual commercial district mapped in denser regional commercial centers and permits a maximum commercial FAR of 3.0 and maximum residential FAR of 3.0. Its residential equivalent district is R6A.

There are three other Historic Districts within proximity to the District to be concurrently designated: Sunset Park North, Central Sunset Park, and Sunset Park South.

On May 7, 2019, the LPC held a public hearing on the proposed designation of the District (Item No. 2). The hearing had been duly advertised in accordance with the provisions of the law. Twenty-seven people spoke in favor of the proposed designation, including the Council Member representing the 38th District and representatives from the Historic Districts Council, the New York Landmarks Conservancy, the Society for the Architecture of the City, and the Sunset Park Business Improvement District. There were no speakers in opposition to the proposed designation.

The Commission also received 50 written submissions in favor of the proposed designation, including from the Assembly Member representing the 51st District, and one written submission in opposition to the proposed designation.

Pursuant to Section 74-79 of the Zoning Resolution, no transfer of development rights is permitted from any structure within a historic district. All landmark buildings within the Historic District are eligible to apply for use and bulk waivers pursuant to Section 74-711 of the Zoning Resolution.

CITY PLANNING COMMISSION PUBLIC HEARING

Pursuant to Section 3020.8(a) of the City Charter, the City Planning Commission held a public hearing on the District on July 31, 2019 (Calendar No. 34). One speaker, a representative of the Historic Districts Council, spoke in support of the application based on the district's architectural merit and urban design. The speaker also spoke to the omission in the designation of the multi-family buildings along 4th Avenue which, she believed, contribute to the areas sense of place. There were no other speakers and the hearing was closed.

CONSIDERATION

The City Planning Commission has evaluated the District 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 Commission believes that the designation of the District is consistent with plans for the area's future development and improvement. The District does not conflict with the Zoning Resolution. The Commission is not aware of any conflicts between the District designation and projected public improvements or any plans for development, growth, improvement, or renewal in the vicinity of the District.

MARISA LAGO, *Chair*

KENNETH J. KNUCKES, ESQ., *Vice Chairman*

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