



IN THE MATTER OF a communication dated July 8, 2016, from the Executive Director of Landmarks Preservation Commission regarding the designation of the George William and Anna Curtis House, at 234 Bard Avenue (Block 138, Lot 166), by the Landmarks Preservation Commission on June 28, 2016 (Designation List 488/LP-2507), Borough of Staten Island, Community District 1.

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, 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 28, 2016 the Landmarks Preservation Commission (LPC) designated the George William and Anna Curtis House, at 234 Bard Avenue (Lot 166, Block 138), as a City Landmark. Built in 1859, the George William and Anna Curtis House is a two-and-a-half-story frame, Italianate style country residence. The building appears to have a small one-story rear addition that was added prior to 1967. Besides the addition and a projecting side entrance added to the north facade, the building retains its historic form. The front facade of the house has been restored. The work included the restoration of the 19th-century porch, the restoration of brackets under the window sills and eaves, the replacement of window sashes and shutters, and the removal of aluminum siding, which was replaced with wooden clapboards.

The subject landmark is located in the part of the West New Brighton neighborhood once known as Elliottville within an R3X district in CD 1 on the North Shore of Staten Island. The original name for the surrounding area derives from Samuel MacKenzie Elliot, a prominent eye surgeon and activist, who purchased property for development in the vicinity of Bard Avenue and Richmond Terrace in 1836. The surrounding area is zoned R3X and is characterized by one- and two-family detached homes on lots that must be at least 35 feet wide. The Snug Harbor Cultural Center is located a block east of the subject landmark.

According to the Landmark Preservation Commission's designation report, the George William and Anna Curtis House is an excellent example of a pattern-book-inspired Italianate style country residence and was the home of the notable reformist George William Curtis. George William Curtis was a distinguished author, editor, essayist, and lecturer that addressed major political issues of the day, such as slavery, women's suffrage, and civil service reform. Anna Curtis was active in local organizations and came from a like-minded reformist family. The Curtises lived most of their lives together in the house at 234 Bard Avenue. The house is a fine example of a vernacular free-standing Italianate style country residence that shares similarities with the design for "An Ornamental Farm House" in Andrew Jackson Downing's pattern book, *Cottage Residences*. It exemplifies the influence of pattern books and Downing's work on American 19th century residential architecture.

The corner lot occupied by the subject landmark has a lot area 20,996 square feet that includes a street widening line. This irregularly shaped zoning lot contains 138.81 feet of frontage on Henderson Avenue and 116.51 feet of frontage on Bard Avenue. The subject landmark building is 2 ½ - stories high with an estimated gross floor area of 5,088 square feet (.24 FAR). The lot also contains a detached garage near its southwest corner.

Pursuant to Section 74-79 of the Zoning Resolution, the unique regulation associated with transfer of development rights from landmark sites are not applicable in R1-R5 zoning districts.

Pursuant to Section 74-711 of the Zoning Resolution, landmark buildings or buildings within Historic Districts are eligible to apply for use and bulk waivers upon application to the Landmarks Preservation Commission.

The Department is not aware of any conflicts between the subject landmark designation and 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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