



## CITY PLANNING COMMISSION

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July 12, 2006 | Calendar No. 23

N060512 HKR

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**IN THE MATTER OF** a communication dated May 16, 2006, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Theodore F. and Elizabeth J. DeHart House, 134 Main Street, (Block 8028, Lot 63), by the Landmarks Preservation Commission on May 16, 2006 (List 374/LP-2192), Borough of Staten Island, Community District 3.

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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.

The Theodore F. and Elizabeth J. DeHart House, built circa 1850, is a rare surviving example of the architecture of early Tottenville, an important Nineteenth Century town on Staten Island's South Shore. The vernacular clapboard cottage merges older local building traditions with newer Greek and Gothic Revival modes. Its doorway is an excellent example of the Greek Revival style, while the curvilinear bargeboards are expressions of the Gothic Revival. The richly ornamented 1870s front porch features articulated carved posts, cutwork spandrels and an exuberant railing. The entire house is substantially intact, and is one of the best-preserved houses representing the South Shore's early building traditions.

The house is one of the two oldest structures along Main Street (formerly Totten Street), and through its succession of owners has close ties to the oyster industry, which was one of the original economic bases for the town of Tottenville. Built as an investment by Henry Butler, of a prominent Tottenville family, the house was later owned by two members of the Totten family, for whom Tottenville is named. The house name, however, is derived from Theodore F. De Hart, an oyster planter, who was the owner of the longest duration, from 1874 to 1913.

The landmark site is located in an R3A zoning district. With an allowable floor area ratio (FAR) of .6, the zoning lot could be developed with approximately 9,300 square feet of floor

area. The DeHart House contains approximately 1,648 square feet of floor area.

Transfer of development rights is not permitted in connection to a landmark located in an R3A zoning district.

All landmark buildings or buildings within a historic district are eligible to apply for use and bulk waivers pursuant to Sections 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.

**AMANDA M. BURDEN, AICP, Chair**

**KENNETH J. KNUCKLES, Esq., Vice Chairman**

**ANGELA BATTAGLIA, IRWIN G. CANTOR, P.E., ANGELA R. CAVALUZZI, R.A.,**

**ALFRED C. CERULLO, III, JANE D. GOL, LISA A. GOMEZ, CHRISTOPHER KUI,**

**JOHN MEROLO, DOLLY WILLIAMS, Commissioners**