



CITY PLANNING COMMISSION

February 7, 2007 /Calendar No. 13

N 070249 HKK

IN THE MATTER OF a communication dated December 20, 2006, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of James W. & Lucy S. Elwell House, 70 Lefferts Place (Block 2019, Lot 16), by the Landmarks Preservation Commission on December 12, 2006 (Designation List No. 384/LP-2215), Borough of Brooklyn, Community District 2.

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 James W. and Lucy S. Elwell House is situated in an area that, within the past few decades, has come to be known as Clinton Hill South. Bound by four busy commercial arteries – Washington Avenue to the west, Fulton Street to the north, Bedford Avenue to the east and Atlantic Avenue to the South – Clinton Hill South is a small residential enclave with buildings that represent two centuries of Brooklyn’s architectural development.

The Elwell house is a two and-a-half- story, wood framed house with a basement and cupola that was constructed around 1854. It is cubical in form with a projecting central bay and an enclosed wraparound porch. The body of the house is painted yellow while the window frames, moldings, doors, brackets and other trim are painted white. Likely derived from architectural pattern books, the Elwell House maintains many of its original Italianate characteristics, such as its cubical massing with projecting front bay, flat roof with wide projecting eaves and finely carved wood brackets, attic windows, pronounced front pediment, paired round-headed windows at the second story of the front façade and rooftop cupola.

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 18,954 square feet of floor area. The James W. and Lucy S. Elwell House contains approximately 2,912 square feet of floor area. Therefore, there are approximately 16,042 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 eight potential 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

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