



## CITY PLANNING COMMISSION

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February 8, 2006 / Calendar No. 23

N 060274 HKR

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**IN THE MATTER OF** a communication dated December 19, 2005, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Seaman Cottage, 441 Clarke Avenue, (Block 4441, Lot 1), by the Landmarks Preservation Commission on December 13, 2005 (List No. 369/LP No. 2168), Borough of Staten Island, Community District 3.

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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 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 Seaman Cottage, located at 441 Clarke Avenue in the Historic Richmond Town section of Staten Island in the Special Natural Area District, was constructed c. 1836-37 and serves as an example of a Greek Revival cottage. The Cottage was originally located at 218 Center Street, but in July of 2005 it was moved to Historic Richmond Town, a living history village and museum complex. The Seaman Cottage is the best preserved example of the five “Seaman Cottages” on Center Street that Henry Seaman constructed in the 1830’s. Henry Seaman was born on Staten Island in 1805 and achieved success very early on with his real estate investments in Manhattan and Staten Island. In 1836 he single-handedly doubled the size of Richmond Town by purchasing 90 acres of farmland, laying out 2 new streets (Center Street and Court Place) and creating 119 building lots out of farmland. Seaman Cottage captures the Greek Revival style of architecture with its one-story portico, flush clapboard siding, simple molded window surrounds and a low, dormerless, gabled roof and original wood louvred shutters.

The landmark site is located in an R3-2 zoning district. With an allowable floor area ratio (FAR) of .6, the zoning lot could be developed with approximately 195,000 square feet of floor area. The Seaman Cottage contains approximately 880 square feet of floor area.

Transfer of development rights is not permitted in connection with a landmark located in an R3-2 zoning district.

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.

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

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

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**ALFRED C. CERULLO, III, RICHARD W. EADDY, JANE D. GOL, LISA A. GOMEZ,**

**CHRISTOPHER KUI, JOHN MEROLO, KAREN A. PHILLIPS, DOLLY WILLIAMS,**

Commissioners