



IN THE MATTER OF a communication dated June 27, 2019, from the Executive Director of the Landmarks Preservation Commission regarding the Sunset Park South Historic District designation, designated by the Landmarks Preservation Commission on June 18, 2019 (Designation List No. 513/LP-2622). The Sunset Park South Historic District consists of the properties bounded by a line beginning on the southern curbline of 54th Street at a point on a line extending southerly from the western property line of 417 54th Street, and extending northerly along said line and along the western property line of 417 54th Street, easterly along the northern property lines of 417 to 469 54th Street, southerly along the eastern property line of 469 54th Street and across 54th Street to its southern curbline, easterly along said curbline to a point on a line extending northerly from the eastern property line of 472 54th Street, southerly along said line and along the eastern property line of 472 54th Street, easterly along the northern property line and southerly along the eastern property line of 471 55th Street to the northern curbline of 55th Street, westerly along said curbline to a point on a line extending northerly from the eastern property line of 470 55th Street, southerly along said line and along the eastern property lines of 470 55th Street and 471 56th Street, across 56th Street and along the eastern property lines of 468 56th Street and 471 57th Street, across 57th Street and along the eastern property lines of 472 57th Street and 471 58th Street to the northern curbline of 58th Street, westerly along said curbline to a point on a line extending northerly from the eastern property line of 470 58th Street, southerly along said line and along the eastern property line of 470 58th Street, easterly along the northern property line and southerly along the eastern property line of 471 59th Street, southerly across 59th Street and along the eastern property line of 468 59th Street, westerly along the southern property lines of 468 to 414 59th Street, northerly along the western property line of 414 59th Street and across 59th Street to the northern curbline of said street, westerly along the northern curbline of 59th Street to a point on a line extending southerly from the western property line of 411 59th Street, northerly along said line and along the western property lines of 411 59th Street and 412 58th Street to the southern curbline of 58th Street, easterly along said curbline to a point on a line extending southerly from the western property line of 413 58th Street, northerly along said line and along the western property line of 413 58th Street, westerly along the southern property line and northerly along the western property line of 412 57th Street to the southern curbline of 57th Street, easterly along the southern curbline of 57th Street to a point on a line extending southerly from the western property line of 453 57th Street, northerly along said line and along the western property line of 453 57th Street, westerly along the southern property lines of 454 to 422 56th Street, northerly along the western property line of 422 56th Street and across 56th Street to its northern curbline, westerly along the northern curbline of 56th Street to a point on a line extending southerly from the western property line of 413 56th Street, northerly along said line and along the western property line of 413 56th Street, easterly along the northern property line of 413 56th Street, northerly along the western property line of 414 55th Street and across 55th Street to its northern curbline, westerly along said curbline to a point on a line extending southerly from the western property line of 413 55th Street, northerly along said line and along the western property lines of 413 55th Street and 412 54th Street to the southern curbline of 54th Street, and easterly along said curbline to the place 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 Landmarks Preservation Commission (LPC) designated the Sunset Park South Historic District (LP-2622) as a New York City Historic District. The landmark designation consists of approximately 280 buildings comprising two-story row houses located between Fourth and Fifth avenues and 54th and 59th streets in Sunset Park, Borough of Brooklyn, Community District 7.

The Sunset Park South Historic District (“District”) is developed almost entirely with two-story row houses built between 1892 and 1906. The District represents the largest collection of well-preserved row houses in Sunset Park, contains several of the neighborhood’s most distinctive streetscapes, and recalls Sunset Park’s origins and history as a middle-class community. The buildings in the District were built in a range of architectural styles that were popular during the mid-19th century, such as Queen Anne, Renaissance Revival, Romanesque Revival and the classical neo-Grec.

Beginning in the mid-1800s, the farmland that then predominated in the District started to be divided and sold off for residential development. At the same time, the street grid was extended to outer areas of Brooklyn, including Sunset Park. The grid served as a guide for future development by facilitating the division of farmland into blocks and building lots.

Transportation improvements were also a catalyst for development in the District. By the early 1890s, rapid transit extended south of 38th Street with the Fifth Avenue line extension and the Third Avenue extension. When the underground Fourth Avenue line opened in 1915, the District became more accessible to Downtown Brooklyn and Lower Manhattan.

Industrial and commercial growth along the waterfront further spurred development in the District. Bush Terminal served as a manufacturing center during the World War I and was later joined by the Brooklyn Army Terminal. The industrial waterfront and Sunset Park boomed with economic activity during World War II.

The District is primarily residential and is zoned R6B to protect the area's traditional row-house character. R6B contextual districts facilitate the development of four- to five-story buildings that permit an FAR of 2.0 and maximum building height of 50 feet.

The area around the District is primarily residential as well. The surrounding area is predominately zoned R6B and R6A. R6A contextual districts facilitate the development of six- to seven-story apartment buildings with a floor area ratio of 3.0 and a maximum building height of 70 feet. The Fourth and Fifth avenue corridors on either side of the District are mapped with a C2-4 commercial overlay, which is typically mapped with residential districts and serve a range of local service and retail needs. A portion of Fifth Avenue from 60th Street to 47th Street is zoned C4-3A. C4-3A contextual districts are mapped in denser areas for regional commercial and office uses.

There are three other Historic Districts within proximity to the District to be concurrently designated: Sunset Park North, Central Sunset Park, and Sunset Park 50th Street.

On May 7, 2019, the LPC held a public hearing on the proposed designation of the Sunset Park South Historic District (Public Hearing Item No. 1). Twenty-six people spoke in favor of the designation, including the Council Member representing the 38th District and representatives of the Historic Districts Council, New York Landmarks Conservancy, Society for the Architecture of the City, and Sunset Park Business Improvement District. Six individuals spoke in opposition to the proposed designation.

The Commission also received 44 written submissions in favor of designation including from the Assembly Member representing the 51st district, and three written submissions in opposition.

On June 18, 2019 the LPC voted unanimously to designate the area as a Historic District.

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 proposed District on July 31, 2019 (Calendar No. 33).

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 Fourth Avenue, which she believed contribute to the area's 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 Sunset Park South Historic 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*

DAVID BURNEY, ALLEN P. CAPPELLI, ESQ., ALFRED C. CERULLO, III,

MICHELLE R. DE LA UZ, JOSEPH DOUEK, RICHARD W. EADDY,

HOPE KNIGHT, ANNA HAYES LEVIN, ORLANDO MARIN,

LARISA ORTIZ, RAJ RAMPERSHAD, *Commissioners*