CITY PLANNING COMMISSION

December 3, 2014 / Calendar No. 5 N 150124 HKK

IN THE MATTER OF a communication dated October 9, 2014, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Doering-Bohack House, 1090 Green Avenue (Block 3924, Lot 1), by the Landmarks Preservation Commission on September 30, 2014 (Designation List 474/LP-2548), Borough of Brooklyn, Community District 4.

> 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 September 30, 2014, the Landmarks Preservation Commission (LPC) designated the Doering-Bohack House, located at 1090 Green Avenue (Block 3924, Lot 1), as a city landmark. The landmark site is located on a corner lot on the north side of Goodwin Place and the east side of Greene Avenue in the Bushwick neighborhood, Brooklyn Community District 4.

The Doering-Bohack House was commissioned in 1887 by Frederick and Rosa T. Doering and designed by the prominent Brooklyn architect, Theobald Engelhardt. In 1902, Henry C. Bohack, owner of the successful H.C. Bohack & Co. grocery stores, acquired the house, originally located at 44 Goodwin Place, and moved it to 1090 Greene Avenue to accommodate space for a new warehouse. The Bohack family resided in the home for 20 years and their grocery business grew rapidly during that period. At the time of Henry Bohack's death in 1931, he owned 740 stores and had 3,000 employees.

The Doering-Bohack House is an ornate example of a vernacular frame house type popular with the middle class in Bushwick during the 1880s and 1890s. Few vernacular frame houses remain in this area and this is believed to be the only surviving frame house designed by Engelhardt that retains original detailing. The house was erected during the 1880s while Bushwick was undergoing a significant building boom due to the construction of the Broadway elevated lines and is a reminder of the neighborhood's growth and prosperity during that era.

The 2 ½ story frame structure is a blend of the Neo-Grec and Queen Anne styles and has notable features, such as highly ornamented and incised Neo Grec style windows, pedimented lintels with sunburst motifs, and an elaborate cornice with acanthus-leaf brackets, modillions, dentils, incised ornament, and nailhead lintel courses. In addition, the two-story oriel window ornaments on the side facade and the third-story attic window are capped by a paneled lintel broken by a central roundel.

The Doering-Bohack House has remained remarkably well preserved and is currently occupied by the Light House Church of God.

The building is located in the Bushwick neighborhood and faces the east side of the Greene Avenue. Building types and uses on the subject block and surrounding neighborhood are typified by attached three-story rowhouses, four-to-five story new apartment buildings, and one large four-story prewar apartment building. Broadway, one block south of the Doering-Bohack House, is an active commercial corridor featuring elevated tracks for the J and Z subway lines. The proposed landmark is 0.3 miles northwest of the Gates Avenue subway station.

The landmark is located in an R6 zoning district and has a maximum allowable floor area ratio of 3.0, which allows development of 14,127 square feet of floor area. The lot is currently developed with 5,328 square feet of floor area, an FAR of 1.13. Therefore, there are approximately 8,799 square feet of unused development rights.

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 building or one which is across the street and opposite to the zoning 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 building. There are ten 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.

The subject landmark does not conflict with the Zoning Resolution. In addition, the Commission is not aware of any conflicts between the subject landmark designation and projected public improvements or any plans for development, growth, improvement, or renewal in the vicinity of the landmark building.

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