



CITY PLANNING COMMISSION

June 8, 2015 / Calendar No. 13

N 160299 HKK

IN THE MATTER OF a communication dated April 22, 2016, from the Executive Director of the New York City Landmarks Preservation Commission regarding the landmark designation of the Park Slope Historic District Extension II, designated by the Landmarks Preservation Commission on April 12, 2016 (List No. 487, LP No. 2558). The district boundaries are:

Area I of the Park Slope Historic District Extension II consists of the property bounded by a line beginning at the southeast corner of 6th Avenue and St. Mark's Avenue, extending easterly along the southern curbline of St. Mark's Avenue and southeasterly along the southwestern curbline of Flatbush Avenue, southwesterly and southerly along the northeastern and eastern property lines of 76 St. Mark's Avenue (aka 78 and 80 St. Mark's Avenue and 244 Flatbush Avenue), southerly along a portion of the eastern property line of 87 6th Avenue, easterly along a portion of the northern property line of 87 6th Avenue, southerly along the eastern property lines of 87 through 95 6th Avenue to the southern curbline of Prospect Place, easterly along said curbline, southerly along the eastern property line of 92 Prospect Place, westerly along the southern property lines of 92 through 82 Prospect Place and a portion of the southern property line of 105 6th Avenue, southerly along eastern property line of 95 Park Place (Block 939, Lot 71) to the southern curbline of Park Place, westerly along said curbline, southerly along the eastern property line of 117 6th Avenue (aka 80 Park Place), easterly along a portion of the northern property line of 119 6th Avenue, southerly along the eastern property line of 119 6th Avenue, easterly along a portion of the northern property line of 121 6th Avenue, southerly along the western property line of 92 Park Place, easterly along the southern property lines of 92 through 120 Park Place, southerly along the eastern property line of 109 Sterling Place to the northern curbline of Sterling Place, westerly along said curbline, southerly across Sterling Place and along the eastern property line of 94-96 Sterling Place, westerly along the southern property lines of 94-96 through 80 Sterling Place, northerly along the western property line of 80 Sterling Place to the southern curbline of Sterling Place, westerly along said curbline, crossing 6th Avenue, and continuing along said curbline, southerly along the western property line of 128 6th Avenue (aka 66 and 70 Sterling Place), westerly along the northern property line of 130 6th Avenue, southerly along the western property lines of 130 through 136 6th Avenue, westerly along the southern property lines of 64 through 12 Sterling Place, northerly along the western property line of 12 Sterling Place to the southern curbline of Sterling Place, easterly along said curbline, northerly across Sterling Place and along the western property line of 25 Sterling Place, easterly along the northern property lines of 25 through 31 Sterling Place, northerly along the western property line of 34 Park Place, to the southern curbline of Park Place, easterly along said curbline, northerly across Park Place and along the western property lines of 71 Park Place (aka 114 6th Avenue and 71-83 Park Place) through 108 6th Avenue, westerly along the southern property lines of 106 6th Avenue and 64 through 10 Prospect Place, northerly along the western property line of 10 Prospect Place and across Prospect Place, continuing along the western property lines of 9 Prospect Place and 10 St. Mark's Avenue, across St. Mark's Avenue to its northern curbline, westerly along said curbline, northerly along

the western property line of 7 St. Mark's Avenue, easterly along the northern property lines of 7 through 49 St. Mark's Avenue, southerly along the eastern property line of 49 St. Mark's Avenue, easterly along the northern property lines of 53 and 55 St. Mark's Avenue, southerly along the eastern property line of 55 St. Mark's Avenue, easterly along the northern property line of 57 St. Mark's Avenue, southerly along the eastern property line of 57 St. Mark's Avenue, easterly along the northern property line of 59 St. Mark's Avenue, southerly along the eastern property line of 59 St. Mark's Avenue to the southern curblines of St. Mark's Avenue, easterly along said curblines, across 6th Avenue to the eastern curblines of 6th Avenue, and northerly along said curblines to the point of the beginning.

Area II of the Park Slope Historic District Extension II consists of the property bounded by a line beginning at the southwest corner of Sterling Place and Flatbush Avenue, extending southerly along the eastern property line of 184 Sterling Place, westerly along the southern property line of 184 Sterling Place, northerly along the western property line of 184 Sterling Place, westerly along the southern property lines of 184 through 148 Sterling Place, northerly along the western property line of 148 Sterling Place, across Sterling Place to its northern curblines, westerly along said curblines, northerly along the western property line of 147 Sterling Place, easterly along the northern property lines of 147, 149 and 151 Sterling Place, southerly along the eastern property line of 151 Sterling Place and across Sterling Place to its southern curblines, easterly along said curblines to the point of the beginning.

Area III of the Park Slope Historic District Extension II consists of the property bounded by a line beginning at the southwest corner of Plaza Street West and St. John's Place, extending southerly along the western curblines of Plaza Street West, westerly along the southern property line of 1-3 Plaza Street West (aka 1-5 8th Avenue and 254-266 St. John's Place), across 8th Avenue to the western curblines of 8th Avenue, northerly along said curblines to the southwest corner of 8th Avenue and St. John's Place, easterly across 8th Avenue and along the southern curblines of St. John's Place to the point of the beginning, Borough of Brooklyn.

Area IV of the Park Slope Historic District Extension II consists of the property bounded by a line beginning at the northwest corner of 6th Avenue and Union Street, extending westerly along the northern curblines of Union Street, northerly along the western property lines of 204 6th Avenue (aka 787-793 Union Street) through 194 6th Avenue, westerly along the southern property lines of 70 through 12 Berkeley Place, northerly along the western property line of 12 Berkeley Place to the southern curblines of Berkeley Place, easterly along said curblines, southerly along the eastern property line of 70 Berkeley Place, easterly along the northern property line of 194 Berkeley Place and across 6th Avenue to its eastern curblines, southerly along said curblines, easterly along the northern property line of 201 6th Avenue, southerly along a portion of the eastern property line of 201 6th Avenue, westerly along a portion of the southern property line of 201 6th Avenue, southerly along the eastern property lines of 201 through 207 6th Avenue to the northern curblines of Union Street, westerly along said curblines and across 6th Avenue to the point of the beginning.

Area V of the Park Slope Historic District Extension II consists of the property bounded by a line beginning at the southwest corner of Plaza Street West and Lincoln Place, extending southeasterly along the curving western curblines of Plaza Street West, across Berkeley Place,

continuing along said curbline to the northwest corner of Plaza Street West and Union Street, westerly along the northern curbline of Union Street to a point in said curbline formed by its intersection with a line extending northerly from the eastern property line of 902 Union Street, southerly along said line to the southern curbline of Union Street, westerly along said curbline to a point formed by its intersection with a line extending southerly from the western property line of 941 Union Street, northerly across Union Street and along the western property line of 941 Union Street, westerly along the southern property line of 284 Berkeley Place, northerly along the western property line of 284 Berkeley Place and across Berkeley Place to its northern curbline, westerly along said curbline, northerly along the western property line of 21 Plaza Street West (aka 21-37 Plaza Street West, 269-279 Berkeley Place, and 266 Lincoln Place) to the southern curbline of Lincoln Place, and easterly along said curbline to the point of the beginning.

Pursuant to Section 3020.8(a) and (b) of the City Charter, the City Planning Commission shall submit to the City Council a report with respect to the relation of the 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 April 12, 2016, the New York City Landmarks Preservation Commission (LPC) designated the Park Slope Historic District Extension II (List 487, LP-2558). The Historic District Extension encompasses 292 residential, commercial, institutional and mixed-use buildings on 16 blocks contiguous to the northern boundary of the existing Park Slope Historic District, which was designated by the LPC in 1973 and subsequently extended in 2012.

The Historic District Extension II comprises five sub-areas, which are generally bounded by Flatbush Avenue to the north, Union Street to the south, 5th Avenue to the west and Plaza Street West to the east. The district is predominantly zoned R6B in Areas I and IV to protect the area's 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. A portion of Area IV along Union Street is zoned R6A, which facilitates the development of six- to seven-story apartment buildings with an FAR of 3.0 and a maximum building height of 70 feet. Area II of the district is primarily zoned R7B, which permits an FAR of 3.0 and maximum building height of 75 feet. Both R6B and R7B districts have "line-up" provisions for adjacent buildings. A limited portion of Areas I and II is zoned R7A with a C2-4 commercial overlay and R6A with

a C1-4 overlay. An R7A district facilitates the development of six- to eight-story buildings with an FAR of 4.0 and a maximum building height of 80 feet. C1-4 and C2-4 overlays are typically mapped with residential districts and serve a range of local service and retail needs. C2-4 overlays permit commercial uses, such as grocery stores, restaurants and repair services, while C1-4 overlays have a slightly narrower range of uses, excluding funeral homes and repair services. Areas III and IV are zoned R8X, which facilitate 14- to 16-story buildings with an FAR of 6.02 and maximum building height of 150 feet. These zoning districts were mapped as part of two area-wide rezonings of Park Slope North and Prospect Heights, which were adopted by the CPC in 1993 with the purpose of preserving the existing built character of the neighborhood. Under the recently adopted Zoning for Quality and Affordability (ZQA) text amendment, maximum building heights may also increase by 5 feet if a qualifying ground floor is provided.

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.

According to the LPC report, Park Slope's history is interwoven with transportation improvements and the development of Prospect Park. These transportation improvements included new links between Park Slope and the ferries along Brooklyn's waterfront. Construction began on Prospect Park in 1866 and the park opened to the public in 1871, although it was not yet complete. Wide-scale development, consisting mainly of masonry row houses, started in the 1860s close to Flatbush Avenue, which was an early transportation artery through the area. In the 1870s and early 1880s, mansions were built on Prospect Park West, 8th Avenue and Plaza Street (later replaced by apartment houses) and additional row houses for less affluent people built along the side streets. In addition to row houses, the Park Slope Historic District Extension II includes a number of carriage houses or garages, a clubhouse, several apartment houses, and three churches, one of which includes a school, convent, parish hall, and rectory.

The buildings in the Park Slope Historic District Extension II were built in many architectural styles that were popular from the mid-19th to the mid-20th centuries, such as Italianate and its

variants, French Second Empire and Anglo-Italianate, Neo-Grec, Queen Anne, Renaissance Revival, Romanesque Revival, Beaux Arts, Colonial Revival, Gothic Revival, and Medieval Revival. The Park Slope Historic District and its extensions remain one of Brooklyn's most architecturally distinguished areas, retaining some of the borough's most beautiful and well-preserved residential streets, as well as a cohesiveness due to its tree-lined streets, modest scale, predominantly residential character, and architectural integrity.

On October 28, 2013, the Landmarks Preservation Commission held a public hearing on the proposed designation of the Park Slope Historic District Extension II (Item No. 1). Eighteen spoke in favor of designation, including representatives of Brooklyn Borough President Marty Markowitz, City Councilmembers Brad Lander and Steven Levin, and State Assemblymember Joan Millman, as well as representatives of the New York Landmarks Conservancy, the Park Slope Civic Council, the Real Estate Board of New York, and the Historic Districts Council. One person testified in opposition. The commission also received 21 letters and 84 signed petitions in favor of designation.

CITY PLANNING COMMISSION PUBLIC HEARING

Pursuant to Section 3020.8(a) of the City Charter, the City Planning Commission held a public hearing on May 11, 2016 (Calendar No. 12). There were no speakers and the hearing was closed. Shortly after the hearing closed, a letter was submitted on behalf of the property owner of 184 Sterling Place requesting that the building be removed from the historic district.

CONSIDERATION

The City Planning Commission has evaluated the Park Slope Historic District Extension II 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 subject Historic District does not conflict with the Zoning Resolution. In addition, the Commission is not aware of any conflicts between the subject Historic District designation and projected public improvements or any plans for development, growth, improvement, or renewal in the vicinity of the Historic District.

With respect to the request made by the owner of 184 Sterling Place to remove the building from the historic district, LPC responded in a letter dated May 19, 2016, stating that both the previous and current owner of this property were notified of the proposed historic district. The Commission recognizes that adjustments to the boundaries of the historic district are outside of its purview but believes that the owner may continue to pursue this request at the New York City Council.

CARL WEISBROD, *Chairman*

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

RAYANN BESSER, IRWIN G. CANTOR, P.E., ALFRED C. CERULLO, III,

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

CHERYL COHEN EFFRON, HOPE KNIGHT, ANNA HAYES LEVIN,

ORLANDO MARIN, LARISA ORTIZ, *Commissioners*