



CITY PLANNING COMMISSION

June 8, 2016 / Calendar No. 12

N 160300 HKK

IN THE MATTER OF a communication dated April 22, 2016 from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Van Sicklen House, 27 Gravesend Neck Road (Block 7123, Lot 64) by the Landmark Preservation Commission on April 12, 2016 (List No. 487/LP No. 2145), Borough of Brooklyn, Community District 15.

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 April 12, 2015, the Landmarks Preservation Commission (LPC) designated the Van Sicklen House, located at, 27 Gravesend Neck Road (Block 7123, Lot 64), as a city landmark. The landmark is in the Gravesend neighborhood of Community District 15, Brooklyn.

The Van Sicklen House is located near the corner of Gravesend Neck Road and McDonald Avenue, in the historic town center of Gravesend. It is one of the oldest surviving Dutch-American houses in Brooklyn and the only known extant 18th century house of largely stone construction in the borough. The building was constructed in at least two phases during the 18th century. The front section of the house, dating from the early 18th century, has a stone base and wood-framed gable room. Sometime after 1750 the building was expanded at the rear with a frame addition. Modified in 1905-1906, the house also features picturesque Colonial Revival Style dormers. During the second half of the 20th century, the stone base and shingled gable walls were covered with non-historic facing materials. Most of the windows have been replaced with non-historic vinyl sash. The 1905-06 windows were multi-light wood casements or 12-over-12 wood sashes. An enclosed porch was added to the west side of the rear façade after 1980.

The house was occupied by the Van Sicklens, who were farmers and prominent members of the Gravesend community serving in a variety of municipal and institutional positions, and later by the

family of Cornelia Van Sicklen Hicks and her husband, Thomas Hicks, until the early 1900s. The house remains on its original site and is located across the street from the designated Gravesend-Van Sicklen Cemetery. The building lot is also partially on the site of what was once the home of Lady Deborah Moody, the founder of the Town of Gravesend. She is credited for creating the plan for the town of Gravesend, making it the only town plan in the early American colonies designed and implemented by a woman.

The house is located on Gravesend Neck Road, is a narrow street consisting primarily of 2-3 story 1-2 family homes, a number of 1-story industrial use buildings, as well as a 4-story elementary school and 1-story church. Across the street from the site is the Old Gravesend Cemetery (LP-00921) which was designated a historic landmark in 1976. The surrounding neighborhood is predominately developed with low-density residential houses with a concentration of industrial and commercial uses along McDonald Avenue, 86th Street, and Bay Parkway. The area has a number of higher density residential developments moving south towards Shore Parkway. The closest subway service is provided via the F train at Avenue U, located around the corner on McDonald Avenue.

An M1-1 district is mapped to the east of the site (1.0 FAR for manufacturing, 2.40 FAR for community facility, max 30' front wall height), as well as a C8-1 district (1.0 FAR for commercial, 2.40 FAR for community facility, max 30' front wall height) located southeast of the site.

The site itself is located in a R5 zoning district (1.25 FAR for residential, 1.0 FAR for commercial, 2.0 FAR for community facility, max 40' building height). The Van Sicklen House is situated on an approximately 5,100 square foot lot. The existing residential building is approximately 1,875 square feet, leaving approximately 4,245 square feet of unused residential development rights available on the site. However, pursuant to Section 74-79 of the Zoning Resolution, the unique regulations associated with the transfer of development rights from landmark sites are not applicable in R5 zoning districts.

Pursuant to Section 74-711 of the Zoning Resolution, landmark buildings or buildings within Historic Districts are eligible to apply for use and bulk waivers upon application to the Landmarks

Preservation Commission.

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.

CARL WEISBROD, *Chairman*

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