



December 13, 2017 / Calendar No. 19

N 180135 HKK

IN THE MATTER OF a communication dated November 3, 2017, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Peter P. and Rosa M. Huberty House, 1019 Bushwick Avenue (Block 3322, Lot 38), by the Landmarks Preservation Commission on October 24, 2017 (Designation List No. 500/LP-2542), 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 October 24, 2017, the Landmarks Preservation Commission (LPC) designated the Peter P. and Rosa M. Huberty House, 1019 Bushwick Avenue (Block 3322, Lot 38), as a City landmark. The landmark site is located on an interior lot on the north side of Bushwick Avenue between Linden and Grove Streets in the Bushwick neighborhood of Brooklyn, Community District 4.

The Peter P. and Rosa M. Huberty House, constructed in 1900, was designed by the prominent Brooklyn architect Ulrich J. Huberty for his parents, Peter P. and Rosa M. Huberty, German immigrants to New York. According to the LPC, the Peter P. and Rosa M. Huberty House is a significant example of Colonial Revival residential architecture in New York at the turn of the century that represents historic developments on Bushwick Avenue, one of Brooklyn's premier residential streets during that era. The dwelling was constructed during the second wave of development on Bushwick Avenue. According to the LPC Designation Report, the first wave of development occurred during the 1860s and resulted in the avenue becoming a "prestigious street with handsome dwellings, private clubs, churches, and institutions," home to prosperous German-American owners. The second wave of development followed construction of the elevated trains

along Myrtle Avenue and Broadway in the 1880s and resulted in the avenue becoming largely built up.

The Peter P. and Rosa M. Huberty House is a 2.5-story freestanding Colonial Revival home made of brick, terra cotta, and galvanized iron. It has Georgian and Federal precedents and notable features including a red brick façade with contrasting gray quoins, a central portico and arched entrance with a Gibbs surround, a hipped roof with dormers, and a widow's walk. The structure has a unique variety of fenestration, including angled bay windows and palladian dormers, with architectural details such as Greek key decorated friezes, denticulated moldings, and egg-and-dart moldings. Additions were made to the Peter P. and Rosa M. Huberty House in 1909 and 1928 that closely matched the style and materials of the original structure. The structure has remained remarkably well-preserved, largely due to continuous ownership by a single family since the 1930s.

The building is located in the Bushwick neighborhood on Bushwick Avenue between Linden and Grove streets. Situated in an R6 zoning district with a maximum allowable floor area ratio (FAR) of 3.00 for residential uses on a wide street, the 4,250-square-foot lot could be developed with approximately 12,750 square feet of floor area. The existing building on the lot contains 4,000 square feet of floor area, for an FAR of 0.94, resulting in 8,750 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 across the street and opposite to the zoning lot occupied by the landmark building, or in the case of a corner lot, one that fronts on the same street intersection as the lot occupied by the landmark building. There are five 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.

MARISA LAGO, *Chair*

**RAYANN BESSER, MICHELLE DE LA UZ,
RICHARD W. EADDY, CHERYL COHEN EFFRON,
HOPE KNIGHT, ANNA HAYES LEVIN,
ORLANDO MARIN, LARISA ORTIZ**, *Commissioners*