



IN THE MATTER OF a communication dated July 6, 2018, from the Executive Director of the Landmarks Preservation Commission regarding the Boerum Hill Historic District Extension, designated by the Landmarks Preservation Commission on June 26, 2018 (Designation List No. 508), consisting of three Area's, Area I, which consists of the properties bounded by a line beginning on the southern curblineline of Dean Street at a point on a line extending northerly from a portion of the western property line of 86 Dean Street, then extending southerly along the western property line of 86 Dean Street, southerly along the western property line of 90 Bergen Street to the southern curblineline of Bergen Street easterly to a point on a line extending northerly from the western property line of 90 Bergen Street, then extending southerly along the western property line of 90 Bergen Street, easterly along the southern property line of 90 Bergen Street to 134 Bergen Street, northerly along the eastern property line of 134 Bergen Street to the centerline of Bergen Street easterly along said centerline to its intersection with the centerline of Hoyt Street, then along said centerline of Hoyt Street to a point formed by its intersection with a line extending easterly from the southern curblineline of Dean Street, then following the curblineline of Dean Street to the point extending northerly from the western property line of 86 Dean Street.

Area II consists of the property bounded by a line beginning on the eastern curblineline of Nevins Street at a point on a line extending westerly from the northern property line of 245 Bergen Street, then extending southerly along the curblineline of Nevins Street to a point on a line extending westerly along the southern property lines of 258 Wyckoff Street then extending westerly along the southern property line of 258 Wyckoff Street to 196 Wyckoff Street aka 169 Bond Street, the extending northerly along the centerline of Bond Street to the intersection of a line extending westerly from the northern property line of 143 Bond Street, then easterly along the northern property line of 143 Bond Street, southerly along a portion of the eastern property line of 143 Bond Street, then easterly along the northern property line of 199 Bergen Street to the point of beginning.

Area III consists of the property bounded by a line beginning on the southern curblineline of Atlantic Avenue at a point on a line extending northerly from the eastern property line of 428 Atlantic Avenue then following southerly the eastern property line of 428 Atlantic Avenue, then westerly along the southern property line of 428 Atlantic Avenue to 426 Atlantic Avenue, northerly along a portion of the western property line of 426 Atlantic Avenue, then westerly along the southern property line of 424 Atlantic Avenue to 414 Atlantic Avenue, then southerly along a portion of the eastern property line of 414 Atlantic Avenue, then westerly to the intersection of the centerline of Bond Street, then southerly along the centerline of Bond Street to the intersection of the center line of Pacific Street, then following westerly along the centerline of Pacific Street to the intersection of a line extending northerly from the eastern property line of 358 Pacific Street, then southerly along the eastern property line of 358 Pacific Street, then westerly along the southern property line of 358 Pacific Street, northerly along the western property line of 358 Pacific Street to the southern curblineline of Pacific Street, then westerly to the intersection of a line extending southerly from the western property line Landmarks Preservation Commission Designation Report Boerum Hill Historic District Extension Designation List 508 LP-2599 4 of

284 of 351 Pacific Street, following the western property line of 351 Pacific Street to the southern property line of 368 Atlantic Avenue, then westerly along the southern property line of 368 Atlantic Avenue to the eastern curblineline of Hoyt Street, then northerly along the western property line of 348 Atlantic Avenue to the intersection of the southern curblineline of Atlantic Avenue, then westerly along the southern curblineline of Atlantic Avenue to the intersection of a line extending southerly from the western property line of 365 Atlantic Avenue, then northerly along the western property line of 365 Atlantic Avenue, then westerly along the northern property line of 365 Atlantic Avenue, northerly along a portion of the western property line of 367 Atlantic Avenue then easterly along the northern property line of 367 Atlantic Avenue, then southerly along a portion of the eastern property line of 367 Atlantic Avenue, then easterly along the northern property line of 369 Atlantic Avenue to 389 Atlantic Ave, southerly along the eastern property line of 389 Atlantic Avenue to the southern curblineline of Atlantic Avenue easterly to the point of beginning, Borough of Brooklyn, Community District 2.

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 26, 2018, the Landmarks Preservation Commission (LPC) designated the Boerum Hill Historic District Extension as a New York City Historic District. The landmark designation consists of approximately 288 buildings within three distinct areas (Areas I, II, III) adjacent to the existing Boerum Hill Historic District, which was designated in 1973. Area I, the western section, includes blocks of Dean and Bergen streets between Smith and Hoyt streets; Area II, the eastern section, includes blocks of Wyckoff and Bergen streets between Bond and Nevins streets; and Area III, the northern section, includes portions of Atlantic Avenue between Hoyt and Nevins streets, and portions of Pacific Street between Hoyt and Bond streets, within Brooklyn Community District 2.

The Boerum Hill Historic District Extension encompasses residential blocks and an important commercial corridor that contains cohesive rows of buildings designed in the Greek Revival, Italianate and other 19th century styles, constructed for the working- and middle-classes as the growth of commerce, industry, and transportation drove development in Brooklyn around the

Civil War.

The Boerum Hill Historic District Extension was built during two periods of neighborhood development. In the late 1840s-1850s, industrial growth along the south Brooklyn waterfront spurred construction of speculative row houses into the western part of Boerum Hill. At the same time, new transportation infrastructure, such as the Long Island Railroad's Atlantic Avenue branch and a local horse car line, offered residents much faster access to the South Ferry and Manhattan. Atlantic Avenue began to serve as a primary center of commercial activity during this period. The second phase of residential development in the eastern section of the Boerum Hill Historic District Extension occurred after the Civil War, coinciding with the opening of the Gowanus Canal and the arrival of factories and warehouses just south of the neighborhood. Known as "North Gowanus" for much of its early history, the area was renamed "Boerum Hill" by a local neighborhood association in the 1960s.

The blocks included in the Extension share a similar development history and architectural styles and character as the Boerum Hill Historic District. The single-family row houses and the row house-scale residential buildings with historic storefronts dating from the 1850s to the 1870s were mostly designed in the Greek Revival and Italianate styles. More eclectic styles appeared in the 1880s as the last remaining empty lots were filled, including a row of Second Empire-style apartment buildings scattered throughout the Historic District Extension. This mix of styles, and the handsome decorative details applied to relatively modest structures, reveal the aspirations of local residents and developers, many of whom had arrived as immigrants.

Atlantic Avenue, which formed the southernmost boundary of the Village of Brooklyn as it was incorporated in 1816 is intimately connected with the story of Boerum Hill. Early development of Atlantic Avenue started close to the waterfront, west of the Extension, and rapidly moved east, establishing Boerum Hill's connection to the waterfront. Residential buildings with bracketed ground-floor store fronts began to be built in the Extension in the mid-1850s. The 19th-century development of Atlantic Avenue in the extension was primarily row-houses scaled, 2-to-4 story brick and brownstone buildings in the Greek Revival and Italianate styles. Atlantic Avenue

businesses adapted through the years to suit neighborhood needs but the street remained a commercial thoroughfare that connected Boerum Hill to the waterfront and served the surrounding neighborhood.

With its proximity to the South Brooklyn waterfront and the Gowanus Canal, and the importance of Atlantic Avenue as a commercial corridor, the Boerum Hill Historic District Extension tells the story of how the combined forces of industry and commerce drove the development of Brooklyn in the 19th century. Its architecture is representative of this period of residential design, and its intact streetscape retains a distinct and cohesive historic character.

The proposed district is primarily residential, with mixed-use residential and commercial buildings along Atlantic Avenue. The district is mapped with an R6B zoning district in Areas I, II, and a portion of Area III along Pacific Street. R6B is a contextual district that facilitates the development of four- to five-story buildings. It permits a maximum residential and community facility floor area ratio (FAR) of 2.0 and maximum building height of 50 feet, or 55 feet with a qualifying ground floor of at least 13 feet. Portions of the proposed district within 100 feet of Atlantic Avenue to the south are mapped with an R6A/C2-4 zoning district, and portions within 100 feet of Atlantic Avenue to the north are mapped with an R7A/C2-4 district. R6A is a contextual district that allows a maximum residential and community facility FAR of 3.0 and maximum building height of 70 feet, or 75 feet with a qualifying ground floor. R7A is a contextual district that allows a maximum residential and community facility FAR of 4.0 and a maximum building height of 80 feet, or 85 feet with a qualifying ground floor. C2-4 commercial overlays, which are mapped along streets that serve local retail needs, allow a maximum commercial FAR of 2.0.

The surrounding area is primarily residential as well. The majority of the surrounding area is zoned R6B, R6A, and R7A, with pockets of R6 and M1-2 districts. R6 districts permit residential uses up to a maximum FAR of 2.43 and community facility uses up to 4.8 FAR. R6 is a height factor district, so residential and community facility uses are permitted with no fixed height limits and building envelopes are regulated by a sky exposure plane and open space ratio after a maximum base height of 60 feet. Two large New York City Housing Authority (NYCHA) developments are located nearby, within the R6 district. These two “tower-in-the-

park” style developments are notable exceptions to the prevailing built form. M1-2 districts permit a wide range of industrial and community facility uses and act as transition zones between residential areas and areas with heavier industrial activity. M1-2 districts allow a maximum FAR of 2.0 for manufacturing uses. Commercial uses are primarily concentrated along Smith Street, Atlantic and Third avenues, and a small C2-4 commercial overlay is mapped to a depth of 50 feet along Hoyt Street, between Wyckoff and Douglass streets, immediately adjacent to the NYCHA Gowanus Houses campus. The Boerum Hill Historic District is immediately adjacent to the three areas of the proposed Historic District Extension within an R6B district.

On May 8, 2018, the LPC held a public hearing on the proposed designation of the Boerum Hill Historic District Extension (Public Hearing Item No. 1). The hearing had been duly advertised in accordance with the provisions of the law. Sixteen people spoke in favor of the designation, Council Member Stephen Levin, representatives of the Boerum Hill Association, Historic Districts Council, the New York Landmarks Conservancy and ten individuals. Nine individuals spoke in opposition to the inclusion of certain properties within the proposed extension, in particular on Atlantic Avenue.

The Commission also received two written submissions in favor of designation and two written submissions in opposition. The Commission received one petition in opposition to the inclusion of Atlantic Avenue within the proposed boundaries, with signatures from 16 individuals.

On June 26, 2018 the LPC voted unanimously to designate the area as 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 August 22, 2018 (Calendar No. 40).

One speaker testified in favor of the proposal and four testified in opposition. A representative of the Boerum Hill Association's Historic District Committee briefly spoke in support of the application stating that the extension would provide a fuller sense of the architectural and commercial history of the neighborhood. Four speakers spoke in opposition to the inclusion of certain properties within the proposed extension, in particular several commercial properties on the north side of Atlantic Avenue.

There were no other speakers and the hearing was closed.

CONSIDERATION

The City Planning Commission has evaluated the Boerum Hill Historic District Extension 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 City Planning Commission believes that the designation of the Boerum Hill Historic District Extension is consistent with plans for the area's future development and improvement. 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.

MARISA LAGO, *Chair*

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

ALLEN P. CAPPELLI, Esq., ALFRED C. CERULLO, III, JOSEPH I. DOUEK,

RICHARD W. EADDY, CHERYL COHEN EFFRON, HOPE KNIGHT,

ANNA HAYES LEVIN, ORLANDO MARIN, LARISA ORTIZ *Commissioners*