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**IN THE MATTER OF** a communication dated July 05, 2019, from the Executive Director of the Landmarks Preservation Commission regarding the Bay Ridge Parkway-Doctors' Row Historic District designation, designated by the Landmarks Preservation Commission on June 25, 2019 (Designation List No. 514/ LP-2631). The Bay Ridge Parkway – Doctors' Row Historic District consists of the properties bounded by a line beginning on the northern curblineline of Bay Ridge Parkway at a point on a line extending southerly from the western property line of 415 Bay Ridge Parkway, and extending northerly along said line and along the western property line of 415 Bay Ridge Parkway, easterly along the northern property lines of 415 to 473 Bay Ridge Parkway, southerly along the eastern property line of 473 Bay Ridge Parkway, easterly along the northern property line of 475 Bay Ridge Parkway, southerly along the eastern property line of 475 Bay Ridge Parkway, and across Bay Ridge Parkway to the southern curblineline of Bay Ridge Parkway, easterly along said curblineline to a point on a line extending northerly from the eastern property line of 478 Bay Ridge Parkway, southerly along said line and along the eastern property line of 478 Bay Ridge Parkway, westerly along the southern property lines of 478 to 416 Bay Ridge Parkway, northerly along the western property line of 416 Bay Ridge Parkway and across Bay Ridge Parkway to the northern curblineline of Bay Ridge Parkway and westerly along said curblineline to the point of beginning.

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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 25, 2019, the New York City Landmarks Preservation Commission (LPC) designated the Bay Ridge Parkway – Doctors' Row Historic District ("District") as a New York City Historic District. The District consists of 54 row houses on Bay Ridge Parkway between Fourth and Fifth avenues in the Bay Ridge neighborhood of Brooklyn, Community District 10.

The District contains intact rows of limestone-fronted houses with a high degree of architectural integrity and cohesion. The two-story and basement row houses were built between 1906 and 1913, and are designed in the Renaissance Revival style, one of the most popular architectural styles of this period. Some of the row houses also include elements of the Colonial Revival architectural style. The block remains a distinguished example of Bay Ridge's transformation from a suburban resort community to a middle-class urban neighborhood in anticipation of the

Fourth Avenue Subway line. The block is known for a concentration of medical professionals and practices that remain, some of which have been in existence since the beginning of the 20th century.

Bay Ridge was primarily an agricultural community until the mid-19th century. Improvements in public transportation, including the introduction of electrified trolley service in 1891 and the opening of the Fifth Avenue Elevated Line in 1899, initiated residential development in Bay Ridge for the working- and middle-class residents. The announcement of the Fourth Avenue Subway line in 1903 was the primary catalyst for the rapid speculative development that occurred in Bay Ridge. The construction began in 1908 and reached 86th Street in Bay Ridge in 1916.

The District is located on Bay Ridge Parkway between Fourth and Fifth avenues, which is a 100-foot wide, tree-lined block. The District is predominantly zoned R5B, but a very small portion of the District is located within R6B/C1-3 and R7B zoning districts. R5B zoning districts are contextual districts that primarily facilitate three-story rowhouses, although they do allow detached and semi-detached buildings. R5B permits a maximum floor area ratio of 1.35 and maximum street wall height of 30 feet, above which the building may rise to a maximum height of 33 feet. This zoning district was mapped as part of the Bay Ridge rezoning adopted by the City Planning Commission in 2005 (C 05134A ZMK), which expanded upon the Special Bay Ridge District to further protect the area from out-of-scale developments.

The surrounding zoning includes R5B, R7B, and R6B/ C1-3 districts, which contain predominantly residential uses, comprised of row houses and multi-family apartment buildings, and mixed-use local commercial corridors located along 5th Avenue, immediately to the east. Community facilities in the immediate vicinity comprise a house of worship and a private school along 4<sup>th</sup> Avenue.

On May 14, 2019, the LPC held a public hearing on the proposed designation of the District as a New York City Landmark and the proposed designation of the related Landmark Site (Item No.1). Ten people spoke in favor of designation, including representatives of New York State Senate's 22<sup>nd</sup> District and New York City's 43rd Council District, Brooklyn Community Board 10, the

Historic Districts Council, New York Landmarks Conservancy, and five residents of the area and the District. The LPC also received one email in support of designation and no testimony in opposition.

All landmark buildings within the 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 14, 2019 (Calendar No. 61).

There were no speakers and the hearing was closed.

### **CONSIDERATION**

The City Planning Commission has evaluated the District 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 District is consistent with plans for the area's future development and improvement. The District does not conflict with the Zoning Resolution. The Commission is not aware of any conflicts between the District designation and projected public improvements or any plans for development, growth, improvement, or renewal in the vicinity of the District.

**MARISA LAGO**, *Chair*

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

**DAVID J. BURNEY, ALFRED C. CERULLO, III, JOSEPH DOUEK,**

**RICHARD W. EADDY, HOPE KNIGHT, ANNA HAYES LEVIN,**

**ORLANDO MARIN, RAJ RAMPERSHAD**, *Commissioners*