



IN THE MATTER OF a communication dated November 19, 2020, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Angel Guardian Home, 6301 12th Avenue (Block 5739, Lot 1 in Part) by the Landmarks Preservation Commission of November 10, 2020 (Designation List No. 520/LP-2613) Borough of Brooklyn, Community District 10.

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 August 11, 2020, the Landmarks Preservation Commission (LPC) designated the Angel Guardian Home as a City landmark. The landmark designation comprises Block 5739, p/o Lot 1. The landmark site is located on the west side of 12th Avenue between 63rd and 64th street, in the Dyker Heights neighborhood of Brooklyn, Community District 10.

The Angel Guardian Home, located at 6301 12th Avenue, was built as an orphanage to serve approximately 200 children in 1899 and was operated by the Sisters of Mercy as a branch of their convent in Clinton Hill. It was designed by George H. Streeton, a prominent architect of Catholic churches in New York City. The Angel Guardian Home's design was intended to express the importance of its social service mission. The building is a brick and limestone structure with ornately carved limestone door surrounds, quoins, arched windows, copper cornices, and mansard roofs that are reminiscent of European architecture. Its grand civic scale and blend of Renaissance Revival and Beaux-Arts styles make it stand out from the surrounding residential streetscapes.

It originally consisted of the four-story main building with small one-story extensions. The north and south wings were added in 1910 to accommodate a larger chapel and a school. A

nursery building on 63rd Street and other utilitarian structures were also constructed on the site. By the 1920s, the orphanage and its gardens were extended to encompass the entire block. The main building with its two extensions occupying the entire 12th Avenue blockfront, is the most significant structure on the block and is the public face of the complex.

The building operated as an orphanage and adoption agency until the 1980s, and was then used for foster care services. By 2003, residential care at the former orphanage was phased out, leaving the building substantially vacant. The Sisters of Mercy leased space on the site to Catholic Charities, which operated the Narrows Senior Center in the adjacent building on 63rd Street, not included within the landmark site. The Angel Guardian Home officially closed its doors in September 2017 and the property was sold in 2018, with a deed restriction that future use of the property should include open space, community facilities, and dwelling structures of which at least 15% of the units would be affordable multi-family residential units.

For nearly 120 years, the Angel Guardian Home's distinctive main building has been prominent within the Dyker Heights neighborhood and remains highly intact. Its elegant design, combined with its monumental civic scale, set back and elevation above the street level, is symbolic of the importance given to social services in the Progressive Era.

The landmark site is in an R5B zoning district, a residential district that allows a maximum Floor Area Ratio (FAR) of 1.35 for residential uses, and 2.0 for community facility uses. The site is currently developed with 66,491 square feet of floor area. With a maximum allowable residential floor area ratio of 1.35 FAR, the 49,879-square-foot lot could be developed with approximately 67,337 square feet of floor area.

Pursuant to Section 74-79 of the Zoning Resolution, in all districts except R1, R2, R3, R4 or R5 districts or C1 or C2 districts mapped within such districts, a landmark building may transfer its unused development rights to a lot contiguous to the zoning lot occupied by the landmark building or one which is 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.

The landmark site is located within an R5B District; accordingly, it is not eligible to transfer unused development rights, pursuant to Section 74-79 of the Zoning Resolution.

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 Department of City Planning is not aware of any conflicts between the subject landmark designation and the Zoning Resolution, projected public improvements or any plans for development, growth, improvement or renewal in the vicinity of the landmark.

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