



IN THE MATTER OF a communication dated September 27, 2018, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the 238 President Street House, 238 President Street (Block 351, Lot 12) by the Landmarks Preservation Commission on September 18, 2018 (List No. 510/LP No. 2612), Borough of Brooklyn, Community District 6.

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 September 18, 2018, the Landmarks Preservation Commission (LPC) designated the 238 President Street House, 238 President Street (Block 351, Lot 12), as a City landmark. The landmark site is an interior lot on the south side of President Street between Clinton and Court streets in the Carroll Gardens neighborhood of Brooklyn, Community District 6.

The 238 President Street house was built in 1853 in the Anglo-Italianate style by economist, merchant and real estate speculator Edward Kellogg. The architect has not been determined. According to LPC, the 238 President Street House is an example of one of Carroll Gardens' largest and most luxurious 19th century houses, noted for its rich social and cultural history. It served as a single-family home, the Brooklyn Deaconess Home of the Methodist Episcopal Church, and the residence of the Baezes, one of Brooklyn's most prominent Mexican American families of the early- to mid-20th century.

It was built circa 1853 as one of a pair of grand semi-detached houses. Originally three stories high with an exceptionally wide four-bay façade, the house's immense size and Anglo-Italianate

ornament distinguished it as a prominent residence in Carroll Gardens. In 1897, it was purchased by Elmira E. Christian, who donated the house, in memory of her husband Hans, to the Brooklyn Church Society of the Methodist Episcopal Church for its conversion to the Brooklyn Deaconess Home, and built the Hans S. Christian Memorial Kindergarten on the adjacent site to the west.

The Deaconess Home relocated in 1938, and in 1939 238 President Street became the longtime home of the Reverend Alberto B. Baez and his family. Baez was one of New York City's pioneering Hispanic Methodist ministers and organized the First Spanish Methodist Church in 1920. From 1949 to the 1960s, Rev. Baez and his wife used the adjacent Hans S. Christian Memorial Kindergarten for church services.

238 President Street House remained a church parsonage into the 1970s. In 1974 it was purchased by Michael L. Pesce and Rose Ann Scamardella, who converted it into a cooperative apartment house. Today it continues with this use, with its well-preserved exterior reflecting the many layers of its history and its architectural and cultural significance in Carroll Gardens.

The 238 President Street House has two publicly visible facades: The main primary facade facing President Street, and the secondary west facade, which is partially visible over the two-story former kindergarten building to the west. On the primary north facade (facing President Street), there are four red brick bays on the first through third stories, and the fourth story is faced in matching red brick. The cast-iron main entrance is surrounded with foliate reliefs, side brackets, a paneled soffit, and nailhead ornament. The main entrance doors are historic paired wood fronting stone steps. Window features include brownstone sills, segmental-arch window openings, bracketed cast iron sills along the lower edge, and sill molding with projections below window openings on the fourth story. The secondary facade (facing west) is red brick on the first through third stories, and the fourth story is faced in common-bond brick. The first through third story arch openings contain double-hung windows with decorative sills and lintels matching the main facade. The fourth story window opening includes a projecting sill and flat paneled lintel.

Situated in an R6A zoning district with a maximum allowable floor area ratio (FAR) of 3.00, the 4,133-square-foot lot could be developed with approximately 12,399 square feet of floor area. The existing building on the lot contains 8,400 square feet of floor area, for an FAR of 2.03, resulting in 3,999 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 that 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 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*

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

ALFRED C. CERULLO, III, MICHELLE de la UZ,

JOSEPH DOUEK, RICHARD W. EADDY,

CHERYL COHEN EFFRON, HOPE KNIGHT,

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

RAJ RAMPERSHAD, *Commissioner, Abstained*