

NEW YORK CITY HISTORIC DISTRICTS: Socio-Demographic Profile & Transit Access Overview

An examination of demographics, housing values and transit access in NYC Historic Districts.

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ACKNOWLEDGMENTS

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Executive Summary and Introduction

INTRODUCTION

The New York Landmarks Conservancy asked BFJ Planning to examine themes of housing affordability and transit access in New York City historic districts. Critics of historic district preservation often mention that historic district designation prevents residential growth in areas that are well-served by public transit, and that historic districts are not dense enough. They also claim that there is a correlation between historic districts and lack of affordable housing. This study offers data-driven answers to some of these questions and, although it is not meant to be comprehensive, it offers a good basis for further examination of historic preservation impacts.

This report is divided in two main sections: 1) Historic districts' socio-demographic patterns and changes over time; 2) Historic districts in relation to transit rich areas. The complete "atlas" of historic district areas analyzed during this study is included in the Appendix, together with the methodology section.



MacDougal-Sullivan Gardens Historic District. Photo by NYC LPC

EXECUTIVE SUMMARY

- Most historic districts are denser or as dense as the community district in which they are located.
- Approximately one-third of historic districts are more diverse or as diverse as the community district in which they are located.
- The historic perspective analysis shows that NYC's historic districts have become more diverse in the last two decades.
- Slightly less than half of historic districts are more wealthy than the community district in which they are located.
- Of the city's land that is within a 10-minute walk of a subway station, about 4.2 percent is occupied by a historic district. Conversely, some 95 percent of the city's land that is convenient to transit is not designated as historic districts.

Density: Most historic districts are denser or as dense as the community district in which they are located.

This analysis finds that of 51 historic district areas 27 are denser than the community district in which they are located, 7 are similar in density, and 17 are less dense than their community district. This is also true by borough.

This is consistent with *Reality and Recovery*¹, which says “Some of the densest areas in each of the boroughs are found in local historic districts”. This reflects the concentration of historic districts in the denser parts of the city, including Manhattan and Brooklyn.

Diversity: Approximately one-third of historic districts are more diverse or as diverse as the community district in which they are located.

Our analysis finds that of 51 historic district areas 9 are more diverse than their community district, 10 are similar in diversity, and 32 are less diverse than their community district. This is also true by borough except for Staten Island. Its St. George/New Brighton historic district is more diverse. Manhattan has three historic districts that are more diverse, and Brooklyn has five districts that are more diverse. None of the historic districts in the Bronx or Queens are more diverse.

Reality and Recovery observes that historic districts are whiter than the city but attributes this to the large number of historic districts in Manhattan and notes that historic districts in the Bronx and Staten Island are more diverse than their borough. It also observes that historic districts in the Bronx, Queens, and Staten Island are more Hispanic than their borough.

Wealth: Slightly less than half of historic districts are more wealthy than the community district in which they are located.

This study explores income, house values, and rent. It finds that of 51 historic district areas 25 are more wealthy (higher income) than their community district, 13 are similar in wealth, and 13 are less wealthy than their community district. Brooklyn has the highest proportion of wealthier historic districts – 12 out of 18 groups. Manhattan has ten out of 23 wealthier areas. By contrast Staten Island’s St. George/New Brighton historic district is less wealthy than the community district in which it is located.

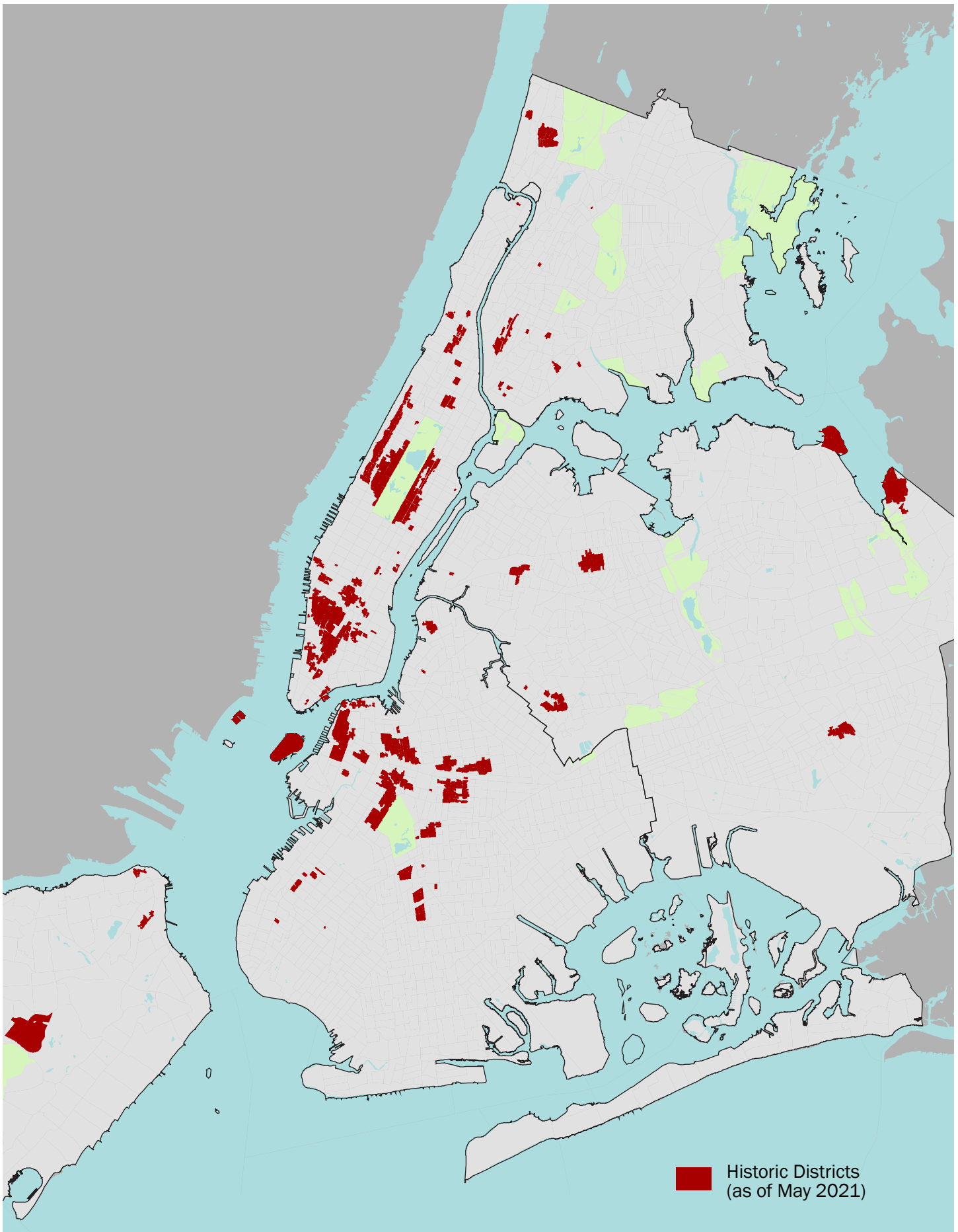
Our analysis also finds that house values are higher in 33 historic districts, similar in 7, and less in 9. On the other hand, it finds that rent is more expensive in 13 historic districts, similar in 26, and less in 12. This is consistent with but more detailed than *Reality and Recovery*, which shows historic districts as wealthier than the city.

Transit: Of the city’s land that is within a 10-minute walk of a subway station, about 4.2 percent is occupied by a historic district. Conversely, some 95 percent of the city’s land that is convenient to transit is not designated as historic districts.

As the transit maps included in this report suggest, there are large areas of Brooklyn and Queens that are well-served by subway lines and have no historic district designation. From this analysis, and even from just looking at the maps, it appears that historic districts are not an impediment to development near transit access, as the vast majority of land within a 10-minute walk from the subway is not a historic district.

Although Manhattan has more historic districts in transit rich areas (11.8 percent) than all the other boroughs, it is already the highest density borough. In the last decades, Manhattan has undergone significant rezonings that have doubled the Floor Area Ratio (FAR) in some areas. This raises the question of how many more riders can be accommodated in certain areas of Manhattan, especially at subway stations that have been severely overcrowded over the years. For example, the 4-5-6 trains have had severe overcrowding issues along the Upper East Side, as well as the 1-2-3 lines in the Upper West Side, particularly at the 96th and 72nd subway stations.

1 “Reality and Recovery. Historic Preservation in the City of New York.” Prepared for NY Landmarks Conservancy. July 2020.



Sources: NYC MapPLUTO, BFJ Planning

NYC Historic Districts

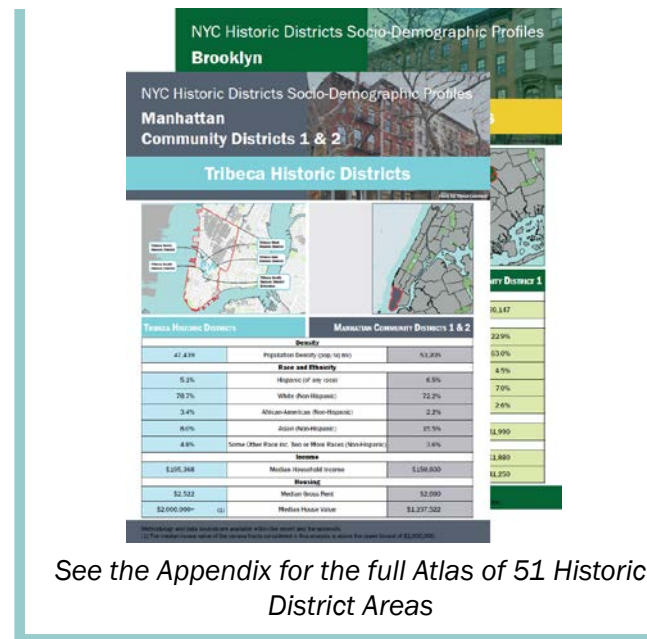


Socio-Demographic Profile of NYC Historic Districts

HISTORIC DISTRICTS ATLAS: Socio-Demographic Summary of Findings

This section provides an overview of socio-demographic profiles for 51 NYC Historic District (HD) areas¹. The topics researched for each HD area – population density, race and ethnicity composition, median income, median gross rent and median house value – were compared to the respective Community District (CD) as a whole. The methodology details and data sources are included in the appendix but it is noted that this analysis includes only historic districts that were designated as of 2018. As explained in detail in the Appendix, Census tract-level information, which is the most reliable data available, only approximates historic district’s socio-demographic data.

Table 1 shows the summary of findings of the HD areas by topic.



See the Appendix for the full Atlas of 51 Historic District Areas

Table 1: How Historic Districts Areas Compare to their Community District: Summary of Findings (2018).

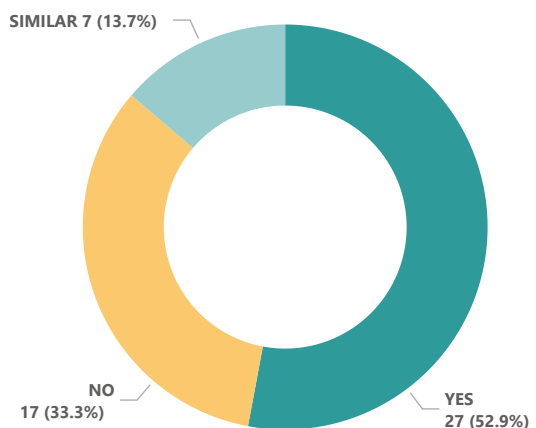
	Denser?	More diverse?	Wealthier?	More expensive rent?	Higher house value?
Yes	27	9	25	13	33
Similar	7	10	13	26	7
No	17	32	13	12	9
Total	51	51	51	51	49

Sources and methodology included in the Appendix.

Density

Population density of HD areas is generally higher than the CD in which they are located. Out of the 51 HD areas analyzed, more than half (roughly 53 percent) are denser than the corresponding CD, and 7 (or roughly 14 percent) are similar (Figure 1). Conversely, approximately one-third of the HD areas are less dense than the CD. The results range from very high density HDs such as the ones located in the Upper West Side (Riverside Drive / West End, Upper West Side / Central Park West, and Morningside Heights) with over 120,000 residents per square mile, to lower density historic neighborhoods such as Douglaston (Queens), with roughly 6,402 population/sq mi.

Figure 1: Aggregated Results of First Research Question “Is the Population Density in Historic District Areas Higher than Their Community District?”



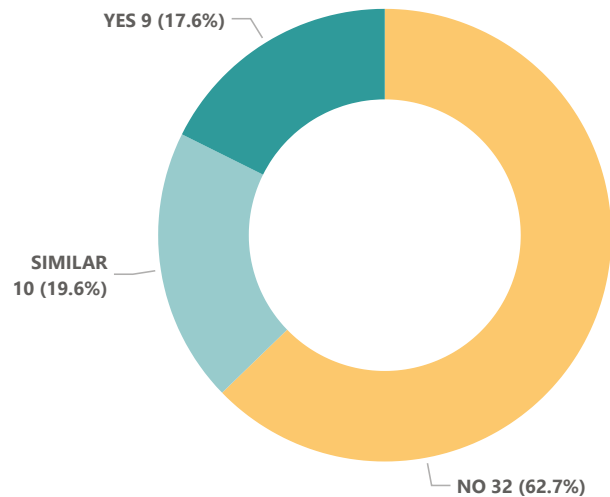
1 Historic District areas (HD areas) are often a combination of more than one Historic District, depending on the geographical proximity of one another. A total of 51 HD areas were identified for this study. More details are included in the Appendix.

Diversity

HD areas tend to be less diverse than their CD. 32 HD areas (or roughly 62.7 percent) resulted less diverse than their CD, 10 (or 19.6 percent) similar, and 9 (or 17.6 percent) more diverse (Figure 2). For the purposes of this analysis, all Non-White groups have been combined and compared with the percentage of the “White Non-Hispanic” category. Here, “more diverse” means that the data reflect a higher percentage of Non-White population than the comparison area.

With the exception of Staten Island, where the HD area analyzed resulted significantly more diverse than its CD (only approximately 14 percent of the St. George/New Brighton HD is White Non-Hispanic, versus 37.7 percent of the CD-1), all the other boroughs reflect a generally less diverse population than their CD. In Brooklyn this pattern holds true, however to a lesser degree than Manhattan; historically Black HDs such as Stuyvesant Heights and Crown Heights are among the 5 HD areas (out of 18) that are more diverse than their CD, while 3 HD areas are similar².

Figure 2: Aggregated Results of Second Research Question “Are Historic District Areas More Diverse than Their Community District?”

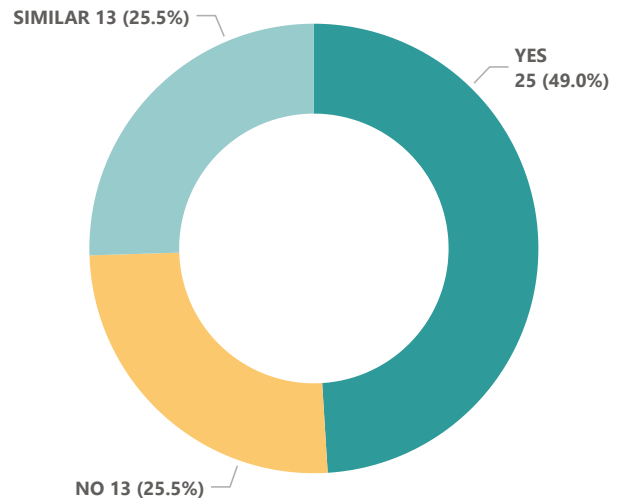


Income

Median household income is one of the factors explored in an attempt to assess whether HD areas are wealthier than the CD in which they are located. The analysis shows that 25 HD areas (49 percent) have higher income values than their CD, while 13 HD areas (or 25.5 percent) have lower incomes. Another 25.5 percent of HD areas reflected similar income values compared to their respective CDs (Figure 3).

Brooklyn has the highest portion of wealthier HD areas; out of 18 HD areas analyzed, 12 reflected higher median household income values compared to their neighboring areas. Manhattan follows with 10 out of 23 HD areas with higher incomes, while income values in the Bronx HDs largely resulted similar to their CD. HD areas in Queens show mixed results, with more than half HD areas having lower or similar incomes than their CD. Contrary to the general pattern, Staten Island’s HD reflects lower income levels than its CD at large.

Figure 3: Aggregated Results of Third Research Question “Are Historic District Areas Wealthier than Their Community District?”



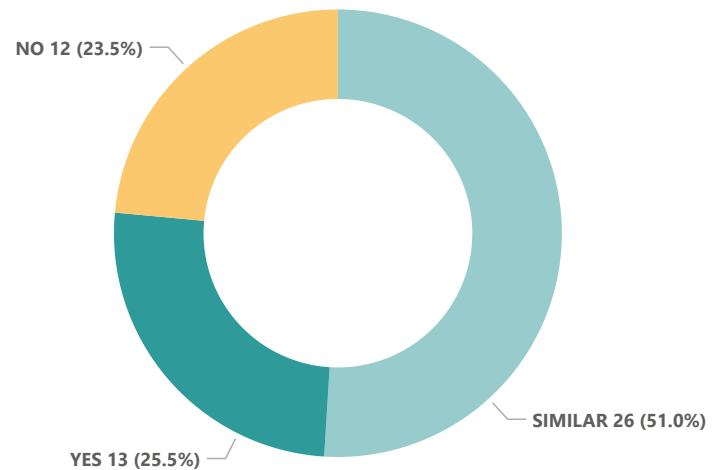
² Full comparison table by HD area is included in the appendix.

Rent

Median gross rent is another figure that helps understand the level of wealth between different areas of the city. The data collected is associated to renter-occupied units only. Over half of the HD areas (or 51 percent) resulted to have similar rents compared to the CD in which they are located. 13 HD areas (or 25.5 percent) reflected more expensive rent values, while 12 (or 23.5 percent) have lower rents than their CD (Figure 4).

HD areas in the Bronx have the highest portion of more expensive rents (3 out of 4 HDs), while no HDs resulted in lower rents compared to their CD. On the contrary, in Queens, 2 out of 5 HD areas have lower rents than the CD, and the remaining 3 HD areas have similar rents. Brooklyn and Manhattan reflect the general pattern of HDs being similar in gross rent values to the respective CD. Staten Island's HD has lower rent values than its CD.

Figure 4: Aggregated Results of Fourth Research Question "Have Historic District Areas More Expensive Rents than Their Community District?"

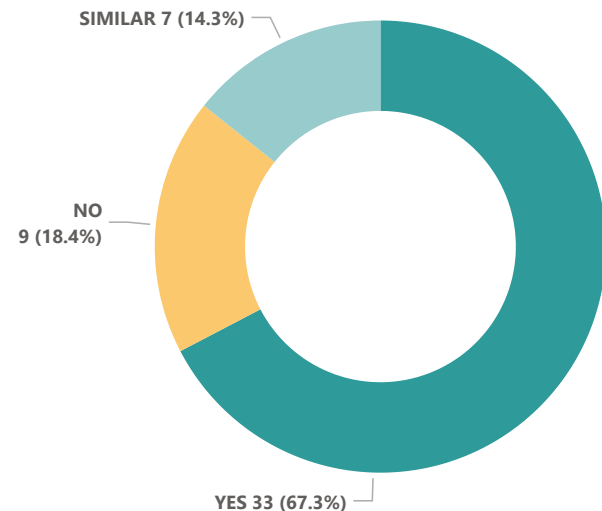


House Values

Similarly to rent values, median house values represent a way to look at differences (or similarities) in wealth between different areas. The data reflect owner-occupied housing only. Over two-thirds (or 67.3 percent) of the HD areas analyzed resulted in higher median house values than their CD. 9 HD areas (or 18.4 percent) have lower house values, while 7 (or 14.3 percent) have similar house values than their respective CD (Figure 5).

At borough-level, Queens and the Bronx showed more mixed results; 2 out of 5 HD areas in Queens and 1 out of 3 in the Bronx reflected lower house values than the CD. The only HD analyzed in Staten Island, once again, differs from the general pattern, showing lower house values than the CD in which it is located. Most median house values in Manhattan's and Brooklyn's HD areas are higher than their CD.

Figure 5: Aggregated Results of Fifth Research Question "Have Historic District Areas Higher House Values than Their Community District?"



LOOKING INTO POSSIBLE FUTURE CHANGES

This analysis provides a 2018 high-level snapshot of how historic districts compare to their larger comparison area, which in this case is the community district. It is important to highlight that since 2018, the NYC LPC has designated historic districts only in the outer boroughs. Particularly significant was the designation of four historic districts in Sunset Park, Brooklyn, in 2019. This is an established Hispanic-majority neighborhood that also features a growing presence of the Asian community. There, socio-demographic data likely reflect patterns of lower house values and more affordable rent rates than most other HD areas. Other recently designed historic districts include Manida Street in the Bronx and East 25th Street in Flatbush, Brooklyn. The bottom line is that, compared to the past, LPC has shifted focus towards designating historic districts outside Manhattan, and this may diversify the mix of historic districts in terms of socio-demographic patterns.

HISTORIC PERSPECTIVE

This section seeks to explore demographic changes between 2000 and 2018, within historic district (HD) areas, boroughwide, and citywide. The demographic topics explored here are related to ethnicity and race population changes in HD areas, aggregated at borough and city level, and in the boroughs and NYC as a whole. It is important to recognize that this analysis (as other analyses in this report) relies on Census tract data. The geography of Census tracts only approximates the HD areas, so the actual number counts are not intended to provide the exact number of residents in HDs. Data sources and a more detailed methodology are included in the Appendix.

GENERAL DEMOGRAPHIC TRENDS

Looking at citywide migration flow patterns can help frame some of the changes observed at a more local scale. For example, we know that NYC's population has been generally increasing since at least 1990, after a few decades of decline (from the 1960s through the 1980s)³. We also know that migration flows differ by race/ethnicity group. For instance, as described in a 2014 info brief by the NYC Department of City Planning⁴, "Asians are the only major group to have positive net migration since the 1970s." On the contrary, "The black population has shown consistent net outflows since the 1970s, a reversal of the earlier 20th century trend that saw a surge in net inflows, especially from the south. Today, blacks are the only group with meaningful migration losses from NYC."

Although our analysis uses data aggregated at the city and borough level, there are demographic studies at the neighborhood scale that provide useful hints to contextualize the results of our analysis. For example, in "The Evolution of New York City's Black Neighborhoods"⁵, author John Mollenkopf provides a more in-depth analysis of historically Black neighborhoods like Harlem and Bedford-Stuyvesant, which also include some historic districts. Mollenkopf describes Harlem's demographic changes as follows: "Harlem's black population has been aging and moving elsewhere for many decades, while new immigrant populations are also moving in alongside young white (and black) professionals. As Harlem has become less black, it has also become more diverse."

Citywide demographic changes between 2000 and 2018 seems to support the statement that NYC is generally becoming more diverse, even with the Black population that has kept declining (-5.6 percent, Table 2). The White population has slightly declined citywide (-3.1 percent), while the Asian population has experienced a significant increase (49.6 percent) and the Hispanic population has also increased by 13.7 percent.

Table 2: Demographic Changes in NYC and in the Boroughs between 2000 and 2018 (Number Counts).

	NYC	Manhattan	Brooklyn	Bronx	Queens	Staten Island
Total population	5.4%	6.2%	5.5%	7.9%	3.1%	6.8%
Ethnicity						
Hispanic or Latino (of any race)	13.7%	1.4%	2.3%	24.7%	15.6%	62.4%
Race						
White (Non-Hispanic)	-3.1%	8.8%	10.1%	-30.9%	-20.7%	-7.6%
Black or African American (Non-Hispanic)	-5.6%	-13.1%	-7.2%	1.2%	-6.3%	10.6%
Asian (Non-Hispanic)	49.6%	35.6%	65.4%	32.0%	48.0%	65.2%
Some Other Race (Non-Hispanic)	-17.1%	20.0%	-24.3%	-28.5%	-21.0%	5.8%

Sources: 2000 Decennial Census, 2018 ACS 5-Year Estimates.

3 "1790-2000 NYC Historical and Foreign Born Population". NYC Department of City Planning.

4 "Migration to and from NYC (1975-2014) | Info Brief". NYC Department of City Planning.

5 John Mollenkopf, "The Evolution of New York City's Black Neighborhoods", *Metropolitix*, 9 May 2017.

RECENT HISTORIC DISTRICT DESIGNATIONS AND DEMOGRAPHIC SHIFTS

During the first two decades following the adoption of the landmarks law⁶, the NYC Landmarks Preservation Commission (LPC) has designated historic districts almost exclusively in Manhattan and near downtown Brooklyn. More recently, the LPC's focus has shifted towards the outer boroughs, resulting in a significant increase of historic districts' designations of places that reflect the cultural and social diversity that is at the heart of NYC. As highlighted in the Reality and Recovery report, since the beginning of the 21st century "more than a third of all newly designated historic districts had majority-minority populations."

For instance, in 2011 the LPC designated the Grand Concourse Historic District in the Bronx, which represents one of the larger historic districts in NYC. The 78 properties included in the historic district are for the most part apartment buildings built in the early 1900s that have withstood the Bronx's dramatic transformations between the late 1950s and the 1980s, which included urban renewal projects, periods of turmoil, and underinvestment. From the established middle-class predominantly Jewish population of the first half of the 20th century⁷, the Grand Concourse is now home to a more diverse working- and middle-class community, including immigrants from the Americas, the Caribbean, and Africa. Grand Concourse Historic District population, as described in the Atlas and in one of the case studies of the report, reflect a very high percentage of Hispanic population (61.6 percent), followed by the African-American population with 30.4 percent, Whites at 3.4 percent, Some Other Race at 3 percent, and the Asian population at 1.6 percent of the total residents⁸.

Another example is the very recent historic designation of four areas in Sunset Park, Brooklyn. These designations, which occurred in June 2019, represent the first historic districts in Southwest Brooklyn, in a neighborhood which historic development was closely related to the working waterfront and its working class community. Over time, Sunset Park has attracted new residents, especially immigrants, starting with Puerto Ricans in the 1950s. In the 1980s, new groups of immigrants started settling in Sunset Park, and in particular people from China, Mexico, Ecuador and Dominican Republic. These immigration patterns are very much reflected in the demographic composition of these new historic districts. As of 2018, Sunset Park South Historic District had 64.9 percent of the population that identified as Hispanic, 11.8 percent as White, 1.2 percent as African-American and 21.4 percent as Asian.

As the historic district designation process moves towards the outer boroughs and focuses more on less-central neighborhoods, more recent historic districts will reflect socio-demographic changes over time that may differ from the patterns observed between 2000 and 2018. As mentioned in the "General Demographic Trends" section above, citywide trends of migration flows suggest that NYC as a whole is becoming more diverse. As described more in detail in the section below, the expansion of historic district designations across the outer boroughs has increased diversity in historic districts as well.

6 The New York City Landmarks Law, also known as New York City's Landmarks Preservation Law, was passed in 1965. It established the creation of the NYC Landmarks Preservation Commission (LPC) and its authority to designate individual landmarks and local historic districts.

7 "On the Fringes of the City: Jewish Neighborhoods in Three Boroughs." Deborah Dash Moore. *The Landscape of Modernity*, 1992.

8 Data source 2018 American Community Survey (2014-2018).

HISTORIC DISTRICTS' DEMOGRAPHIC CHANGES

Table 3 seeks to provide an overview of demographic changes across NYC's historic districts, between 2000 and 2018. The columns on the left side of the table (under "HDs Designated Pre-2000") show the number counts and percentage shares of HDs that were already designated as of 2000. This analysis is helpful to compare the same HD areas in two different time periods (2000 and 2018) and observe any trends these HDs may have experienced. However, on its own, this analysis would not depict the whole evolution of NYC's HDs. In fact, the total area designated as HD in 2000 was much smaller than 2018, and mostly located in Manhattan and some parts of Brooklyn. For this reason, the last two columns on the right side of the table have been included to provide current data (as of 2018) of all HD areas designated as of 2018 (i.e., it includes pre- and post-2000 designated HDs).

Similarly to citywide demographic trends, historic districts are becoming more diverse. Across the city, the share of population in historic districts that identifies as White Non-Hispanic declined from 62.1 percent in 2000 to 55.8 percent in 2018 (Table 3). This means that other population groups, in particular Asian and Hispanic populations, have grown significantly in HD areas between 2000 and 2018. This is consistent with NYC's demographic changes as shown in Table 2 above.

As illustrated in Table 3, the Hispanic population increased from a share of 15.6 percent in 2000, to a share of 17.8 percent in all HDs as of 2018. The population that identifies as Asian also followed a similar pattern. From a share of 5.6 percent in 2000, the Asian population grew to 8.1 percent in 2018. Lastly, when aggregating all HDs designated as of 2018, the Black population share was 15.1 percent in 2018, going up from 2000's share of 14.0 percent.

Table 3: Demographic Changes Between 2000 and 2018 in NYC's Historic Districts Designated Prior to 2000, and 2018 Historic Districts' Population Composition (Number Counts and Share Percentages)

	HDs Designated Pre-2000				All HDs (includes HDs designated between 2000 and 2018)	
	2000		2018		Count	Percent
	Count	Percent	Count	Percent		
Total population	391,675		394,491		696,716	
Ethnicity						
Hispanic or Latino (of any race)	61,117	15.6%	63,773	16.2%	124,203	17.8%
Race						
White (Non-Hispanic)	243,189	62.1%	245,461	62.2%	388,606	55.8%
Black or African American (Non-Hispanic)	54,825	14.0%	39,622	10.0%	105,044	15.1%
Asian (Non-Hispanic)	22,015	5.6%	32,447	8.2%	56,407	8.1%
Some Other Race (Non-Hispanic)	10,529	2.7%	13,188	3.3%	22,456	3.2%
<i>Sources: 2000 Decennial Census, 2018 ACS 5-Year Estimates.</i>						

A brief overview of HD areas' demographic changes for each borough is provided in the following pages.

MANHATTAN

Although the White (Non-Hispanic) population still make up the majority of the HDs' population in Manhattan, it has been declining from 74.1 percent in 2000 to 67.9 percent in 2018 (Table 4). Conversely, in the same timeframe, Manhattan's HDs show a population growth of minority groups such as the Hispanic population (from 15.6 in 2000 to 17.8 percent in 2018), the Asian population (from 5.6 to 8.1

percent), as well as the Some Other Race group (from 2.7 to 3.2 percent). These trends are aligned with citywide migration flows as show in Table 2. The HDs' Black population appears to be stable around 7.5 percent, although citywide trends show a decline of Black population by 5.6 percent between 2000 and 2018, which is even more marked in Manhattan as a whole (roughly -13.1 percent).

Table 4: Demographic Changes Between 2000 and 2018 in Manhattan's Historic Districts. On the Left: HDs Designated Prior to 2000. On the Right: HD Population Composition as of 2018.

	HDs Designated Pre-2000				All HDs (includes HDs designated between 2000 and 2018)	
	2000		2018		Count	Percent
	Count	Percent	Count	Percent		
Total population	242,449		239,679		383,815	
Ethnicity						
Hispanic or Latino (of any race)	26,201	10.8%	29,082	12.1%	49,974	13.0%
Race						
White (Non-Hispanic)	179,713	74.1%	170,860	71.3%	260,468	67.9%
Black or African American (Non-Hispanic)	18,240	7.5%	12,588	5.3%	29,287	7.6%
Asian (Non-Hispanic)	12,954	5.3%	20,273	8.5%	33,259	8.7%
Some Other Race (Non-Hispanic)	5,341	2.2%	6,876	2.8%	10,827	2.8%
<i>Sources: 2000 Decennial Census, 2018 ACS 5-Year Estimates.</i>						

BROOKLYN

HD designations post 2000 appear to have almost doubled the population living in HD areas by 2018, approximately from 103,677 to 198,684 individuals (Table 5). However, the share of the different population groups seems to be generally stable between 2000 and 2018. One notable change is a 2.4 percent increase in the Asian population, from 4.8 to 6.4 percent, which is aligned with citywide and boroughwide trends although not as pronounced.

Table 5: Demographic Changes Between 2000 and 2018 in Brooklyn's Historic Districts. On the Left: HDs Designated Prior to 2000. On the Right: HD Population Composition as of 2018.

	HDs Designated Pre-2000				All HDs (includes HDs designated between 2000 and 2018)	
	2000		2018		Count	Percent
	Count	Percent	Count	Percent		
Total population	103,677		110,482		198,684	
Ethnicity						
Hispanic or Latino (of any race)	10,434	10.1%	9,802	8.9%	19,777	10.0%
Race						
White (Non-Hispanic)	52,589	50.7%	66,056	59.8%	97,545	49.1%
Black or African American (Non-Hispanic)	31,674	30.6%	22,004	19.9%	60,097	30.2%
Asian (Non-Hispanic)	4,946	4.8%	7,725	7.0%	12,704	6.4%
Some Other Race (Non-Hispanic)	4,034	3.9%	4,895	4.4%	8,561	4.3%
<i>Sources: 2000 Decennial Census, 2018 ACS 5-Year Estimates.</i>						

BRONX

Prior to 2000, only a few areas in the Bronx were designated as HD, which is reflected in the small total population number illustrated in Table 6. The Grand Concourse HD, for instance, was designated only in 2011. As more HD designations were made between 2000 and 2018, some changes in the share of different populations were observed, and in particular: there was a decreased in the share of Hispanic population (from 76.3 percent in 2000, to 60.1 in 2018), an increase in the White population (from 1.7 to 11.2 percent), and an increase in the Black population (from 20.5 to 24.9 percent). Also Asian and Some Other Race groups have seen an increase in the same timeframe.

Table 6: Demographic Changes Between 2000 and 2018 in the Bronx's Historic Districts. On the Left: HDs Designated Prior to 2000. On the Right: HD Population Composition as of 2018.

	HDs Designated Pre-2000				All HDs (includes HDs designated between 2000 and 2018)	
	2000		2018		Count	Percent
	Count	Percent	Count	Percent		
Total population	11,450		12,714		42,751	
Ethnicity						
Hispanic or Latino (of any race)	8,736	76.3%	9,377	73.8%	25,683	60.1%
Race						
White (Non-Hispanic)	193	1.7%	388	3.1%	4,795	11.2%
Black or African American (Non-Hispanic)	2,352	20.5%	2,878	22.6%	10,648	24.9%
Asian (Non-Hispanic)	34	0.3%	8	0.1%	710	1.7%
Some Other Race (Non-Hispanic)	135	1.2%	63	0.5%	915	2.1%

Sources: 2000 Decennial Census, 2018 ACS 5-Year Estimates.



Grand Concourse Historic District. Photo by James Giovan via Wiki Commons.

QUEENS

Similar to the Bronx, also Queens had only a few HDs prior to 2000. As the total population numbers of Queens' HD areas more than doubled between 2000 and 2018 (from approximately 29,152 to 66,284 individuals, Table 7), the trends that emerge generally differ from the ones observed citywide in the same timeframe. In particular, there is a decrease in Hispanic population share (from 49.7 to 40.9 percent), while both the White and Black populations show an increase (from 33.2 to 37.8 percent for the White population, and from 1.4 to 4.8% for the Black population). The Asian population also increased, from 13.1 percent in 2000 to 14.4 percent in 2018, while the Some Other Race category appears stable or slightly decreasing (from 2.6 to 2.1 percent between 2000 and 2018).

Table 7: Demographic Changes Between 2000 and 2018 in Queens' Historic Districts. On the Left: HDs Designated Prior to 2000. On the Right: HD Population Composition as of 2018.

	HDs Designated Pre-2000				All HDs (includes HDs designated between 2000 and 2018)	
	2000		2018		Count	Percent
	Count	Percent	Count	Percent		
Total population	29,152		26,434		66,284	
Ethnicity						
Hispanic or Latino (of any race)	14,491	49.7%	13,873	52.5%	27,130	40.9%
Race						
White (Non-Hispanic)	9,669	33.2%	7,425	28.1%	25,066	37.8%
Black or African American (Non-Hispanic)	407	1.4%	301	1.1%	3,161	4.8%
Asian (Non-Hispanic)	3,834	13.1%	4,273	16.2%	9,566	14.4%
Some Other Race (Non-Hispanic)	751	2.6%	562	2.2%	1,361	2.1%
Sources: 2000 Decennial Census, 2018 ACS 5-Year Estimates.						

STATEN ISLAND

For Staten Island, demographic data reflect the Census tract that more closely approximates the St. George/New Brighton HD. Although another HD was designated in Staten Island post 2000 (St. Paul's Avenue-Stapleton Heights HD, designated in 2004), the way such HD's geography overlays with three different Census tracts (without any Census tract covering at least 25 percent of the HD) does not allow for a meaningful analysis.

The White population in the St. George/New Brighton HD has decreased between 2000 and 2018, from 20.7 percent to 14.1 percent of the total share (Table 8). In the same period, also the Black population declined from 43.5 percent to 35.7 percent. However, Blacks still make up for the larger population group of the HD, followed by the Hispanic population with 31.6 percent (which increased from 25.4 percent in 2000). Contrary to citywide trends, the Asian population has declined between 2000 and 2018 (from 5.0 to 3.2 percent), while the Some Other Race population category has increased from 5.4 to 15.3 percent.

Table 8: Demographic Changes Between 2000 and 2018 in the St. George/New Brighton HD in Staten Island.

	2000		2018	
	Count	Percent	Count	Percent
Total population	4,947		5,182	
Ethnicity				
Hispanic or Latino (of any race)	1,255	25.4%	1,639	31.6%
Race				
White (Non-Hispanic)	1,025	20.7%	732	14.1%
Black or African American (Non-Hispanic)	2,152	43.5%	1,851	35.7%
Asian (Non-Hispanic)	247	5.0%	168	3.2%
Some Other Race (Non-Hispanic)	268	5.4%	792	15.3%
Sources: 2000 Decennial Census, 2018 ACS 5-Year Estimates.				

CONCLUSION

This historic perspective analysis shows that NYC's historic districts have become more diverse in the last two decades. This finding is consistent with citywide trends, as well as neighborhood scale studies such as the one cited at the beginning of this section, in which John Mollenkopf concluded that the influx of new immigrant populations are making Harlem more diverse.

NYC HISTORIC DISTRICTS: CASE STUDIES

Case Study

Mount Morris Park Historic Districts

Manhattan, New York



SUMMARY INFORMATION

Date Certified	November 3, 1971
Date Extension Certified	September 22, 2015
Borough	Manhattan
Community District	Manhattan CD-10
Total Population	9,682
Population Density (persons/sq. mi)	82,488
Hispanic Population (any race)	18.9%
White (non-Hispanic)	20.8%
Black (non-Hispanic)	53.9%
Asian (non-Hispanic)	4.3%
Median HH-Income (2019 \$)	\$70,043
Median Gross Rent (2019 \$)	\$1,263
Median Home Value (2019 \$)	\$1,227,748

The Mount Morris Park Historic Districts have:

- Very comparable population diversity and density to the surrounding community district, albeit a slightly higher white (alone) population (21 percent compared to 14 percent in CD-10);
- Higher median house values with correspondingly higher median household income found in the Historic Districts; and
- Comparable median gross rent to the surrounding community district.

Historical Background

The Mount Morris Park Historic District and Extension includes a remarkably interesting cross-section of turn of the century townhouses and religious properties. These buildings represent many styles of architecture spanning a period of over four decades, including some of the City's finest examples of churches and individual residences. The quality of design and workmanship of these buildings establishes the exceptional character of the district, especially the outstanding row of townhouses on Mount Morris Park West. The survival of a substantially unbroken row of handsome residences and churches facing a park is, in itself, rare in Manhattan. The buildings in the district represent many architectural styles, including the Romanesque Revival, the French neo-Grec, the Queen Anne and a number of structures designed in the classical and Renaissance traditions popularized by the World Columbian Exposition of 1893 in Chicago. The Mount Morris Park Historic District Extension

is primarily located on six blocks immediately west of the main district and includes 276 properties, more than 250 rowhouses and approximately 12 apartment buildings. Like the Mount Morris Park Historic District, the streets of the Extension are lined with masonry rowhouses of exceptional quality that reflect Harlem's development as an affluent residential community following the extension of rapid transit into the area around 1880. The Extension also displays a variety of architectural styles popular in the late 19th and early 20th centuries. Many of the houses in the neighborhood retain a high degree of integrity. Together with the Mount Morris Park Historic District, the building within the Extension represents a cohesive unit whose quality, design and workmanship created an exceptional character and strong sense of place.

Demographic Summary

The Mount Morris Park HDs have a total population of 9,682, representing approximately seven percent of the total population of Manhattan CD-10 (at 137,181 people). According to 2018 data, average population density in the Mount Morris Park HDs is 82,488 pop/sq mi, which is slightly lower yet comparable to that of the surrounding community district, which shows an average density of 95,987 pop/sq mi. (Table 9).

The Historic Districts remains quite diverse and comparable with Manhattan CD-10 across all listed demographic indicators. The HDs have a Hispanic (of any race) population of 19 percent, a Black (non-Hispanic) population of 54 percent, and an Asian (non-Hispanic) population of 4.3 percent, all comparable figures with the CD overall. Mount Morris Park HDs have a white (non-Hispanic) population of 21 percent, which is higher, by approximately seven percentage points or 45 percent, than the observed 14 percent seen across the CD. At 19 percent, the population of Persons of Some Other Race (including two or more races, non-Hispanic) is also comparable to the community district at large.

Median household income and median house value are higher in Mount Morris Park HDs as compared to Manhattan CD-10. Median household income in Mount Morris Park HDs was \$70,043 in 2019, approximately 31 percent higher than the \$48,500 for the community district as a whole. Similarly, median house value in the HDs was 43 percent higher. Median gross rent in the Historic Districts at \$1,263 per month is comparable at only eight percent higher than in Manhattan CD-10 at \$1,160 per month. All dollar figures are presented in year 2019-dollar amounts.

The Mount Morris Park HDs are comparable in population diversity and density to that observed in the surrounding community district. While these historic districts contain higher median value houses and wealthier households, rents remain comparable to the community district.

Table 9: Key Demographic Indicators – Mount Morris Park H.D.s and Manhattan CD-10 (2019)

Indicator	Mount Morris Park Historic Districts	Manhattan Community District 10
Total Population	9,682	137,181
Population Density (pop/sq mi)	82,488	95,987
Hispanic (of any race)	18.9%	23.8%
White (Non-Hispanic)	20.8%	14.2%
African-American (Non-Hispanic)	53.9%	55.3%
Asian (Non-Hispanic)	4.3%	3.4%
Some Other Race inc. Two or More Races (Non-Hispanic)	2.1%	3.3%
Median Household Income (2019 \$)	\$70,043	\$48,500
Median Gross Rent (2019 \$)	\$1,263	\$1,160
Median House Value (2019 \$)	\$1,227,748	\$695,782

Source: 2018 ACS 5-Year Data Estimates (2014-2018); NYC DCP Community Profiles; NYU Furman Center's State of the City.

Imagery

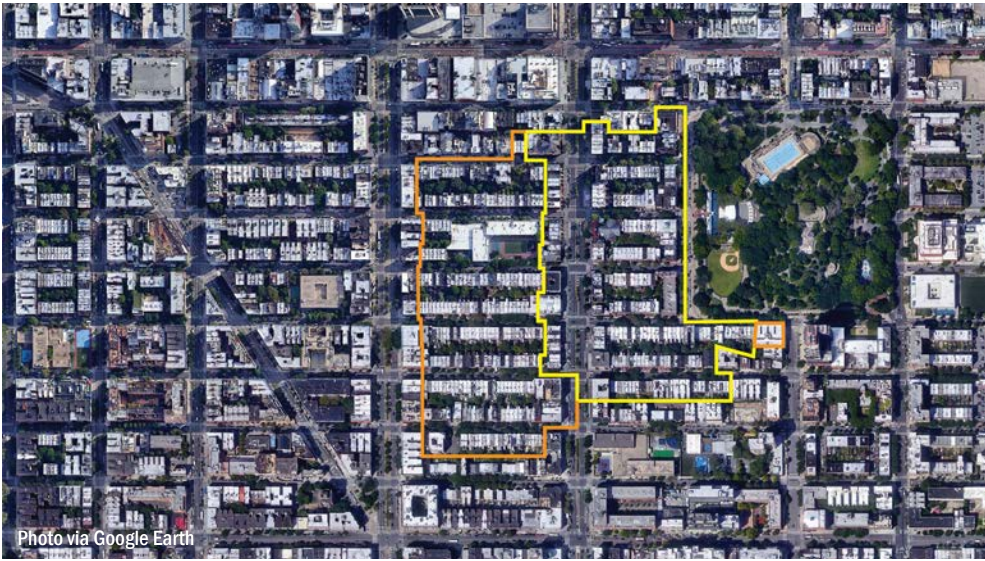


Photo via Google Earth



Photo via Google Earth

Aerial – Showing Block Structure

Aerial – Block Detail



Photo via mmpcla.org



Photo via HarlemBeSpoke.blogspot.com



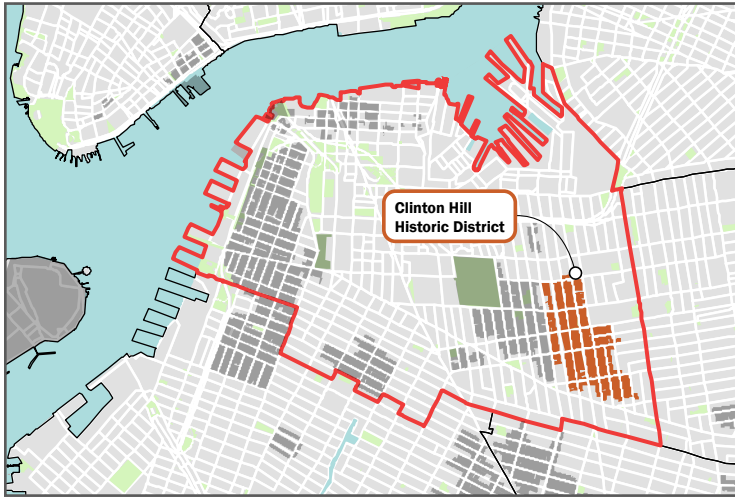
Photo via mmpcla.org

Example Buildings and Streetscape

Case Study

Clinton Hill Historic District

Brooklyn, New York



SUMMARY INFORMATION

Date Certified	November 10, 1981
Borough	Brooklyn
Community District	Brooklyn CD-02
Total Population	14,714
Population Density (persons/sq. mi)	56,782
Hispanic Population (any race)	9.5%
White (non-Hispanic)	50.6%
Black (non-Hispanic)	30.5%
Asian (non-Hispanic)	5.0%
Median HH-Income (2019 \$)	\$98,975
Median Gross Rent (2019 \$)	\$1,982
Median Home Value (2019 \$)	\$916,993

The Clinton Hill Historic District has:

- Higher density than the surrounding community district, but with a slightly more diverse population composition;
- Comparable median household income, gross rent and house value to those observed in the community district; and
- Remained a desirable place to live while the area around has actually exceeded the historic district in terms of median household income and median gross rents.

Historical Background

The Clinton Hill neighborhood began as a middle-class suburban retreat that was transformed by great wealth at the turn of the 20th century. It returned to middle-class haven by the 1920s. These historical periods are expressed in the stylish mansions that replaced many older homes particularly along Clinton and Washington Avenues and the substantial row houses built on adjacent streets. Clinton Avenue extending from Myrtle Avenue south to Atlantic Avenue became one of America's great residential boulevards until the 1920s when apartment buildings began to replace the mansions. Clinton Hill is a rarity among New York City neighborhoods in that it is one of the few areas where grand residential architecture lasted for almost a century. As such, there remains a wide range of architectural styles, including frame structures in the Greek Revival, Gothic Revival and Italianate styles dating from the early and later 1840s. Italianate became the most popular style for residential

architecture and was used by local Brooklyn-based architects to design many of the brownstone three-story rowhouses that line the neighborhood streets (e.g., Cambridge Place, St. James Place, Gates Avenue and Greene Avenue). Clinton Hill also contains superb freestanding Italianate villas and in the 1880s and 1890s Romanesque Revival and Queen Anne style houses, both freestanding mansions and rowhouses, were constructed. Along with a concentration of intact residential structures, the district also contains notable institutional buildings, including early Romanesque Revival and Neo-French Gothic churches. Together, these buildings and styles create a unified architectural composition that continues to reflect the way of life of middle-class Brooklynites in the last half of the nineteenth century while also providing insight into the wealth and social pretensions of many wealthy families during a period of Brooklyn's prominence as an important residential city.

Demographic Summary

The Clinton Hill HD has a total population of 14,714, which represents approximately 10 percent of the total population of Brooklyn CD-02 (at 141,306 people). According to 2018 data, average population density in the Clinton Hill HD is 57,782 pop/sq mi, which is approximately 25 percent higher than that of the surrounding community district, with an average density of 47,470 pop/sq mi. (Table 10).

The population diversity of the Historic District and Brooklyn CD-02 are quite diverse and comparable across all listed demographic indicators. The HD has slightly higher percentage of both white (non-Hispanic) and Black (non-Hispanic) populations than the CD. Comparable percentages are observed for Hispanic (of any race) and Two or More Races (non-Hispanic). The HD has approximately five percent Asian (non-Hispanic) population as compared with 9.5 percent for the CD.

Median household income, gross rent and house value in the HD are very comparable to those of the CD. Clinton Hill has historically been considered, along with a few other areas, a very desirable and slightly higher income neighborhood in Brooklyn, Today, while the area remains a very desirable place to live, the area around the historic district actually exceeds the historic district in terms of median household income and median gross rents. And, while median house value remains technically higher in the historic district at \$916,993, this figure is comparable to that of the CD at \$902,154. All dollar figures are presented in year 2019-dollar amounts.

These findings suggest that the Clinton Hill HD is comparable in both population diversity and income levels to that of its surrounding context. As Brooklyn has gentrified over the last 20 years, the Clinton Hill HD has remained diverse and stable in price and income levels.

Table 10: Key Demographic Indicators – Clinton Hill H.D. and Brooklyn CD-02 (2019)

Indicator	Clinton Hill Historic District	Brooklyn Community District 02
Total Population	14,714	141,306
Population Density (pop/sq mi)	56,782	45,470
Hispanic (of any race)	9.5%	14.6%
White (Non-Hispanic)	50.6%	46.4%
African-American (Non-Hispanic)	30.5%	25.1%
Asian (Non-Hispanic)	5.0%	9.3%
Some Other Race inc. Two or More Races (Non-Hispanic)	4.4%	4.6%
Median Household Income (2019 \$)	\$98,975	\$110,230
Median Gross Rent (2019 \$)	\$1,982	\$2,150
Median House Value (2019 \$)	\$916,993	\$902,154

Source: 2018 ACS 5-Year Data Estimates (2014-2018); NYC DCP Community Profiles; NYU Furman Center's State of the City.

Imagery

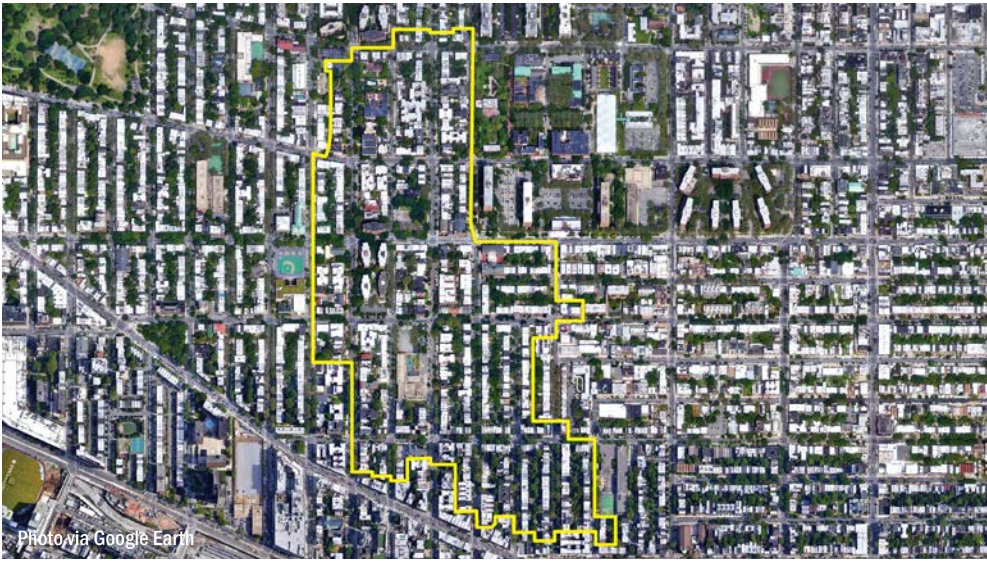


Photo via Google Earth



Photo via Google Earth

Aerial – Showing Block Structure

Aerial – Block Detail



Photo via Wikipedia (Nathan Hart)

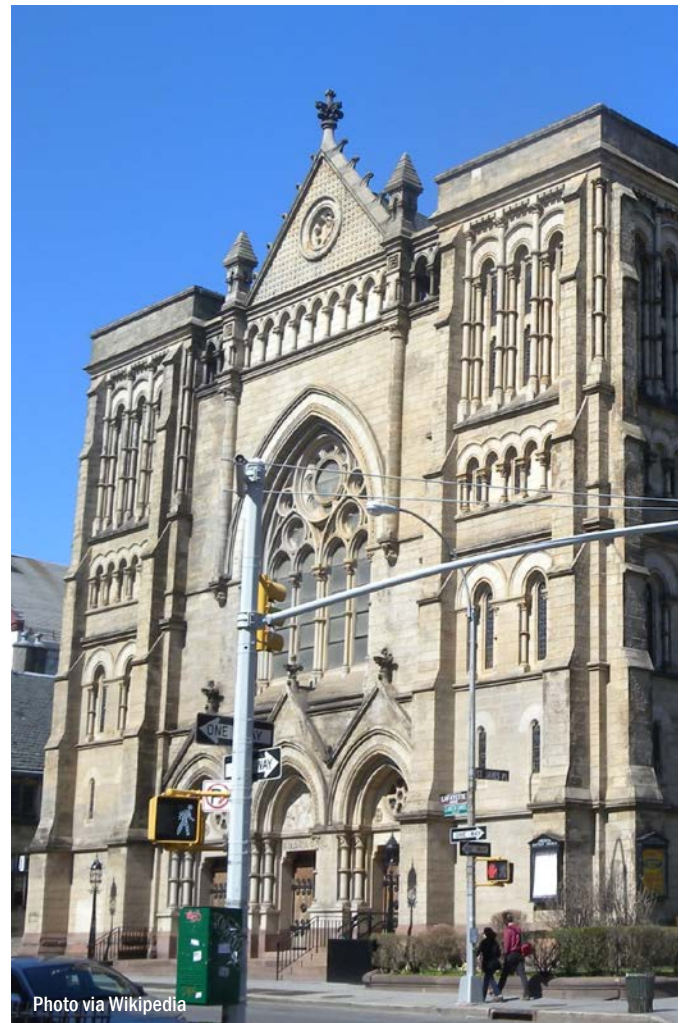


Photo via Wikipedia

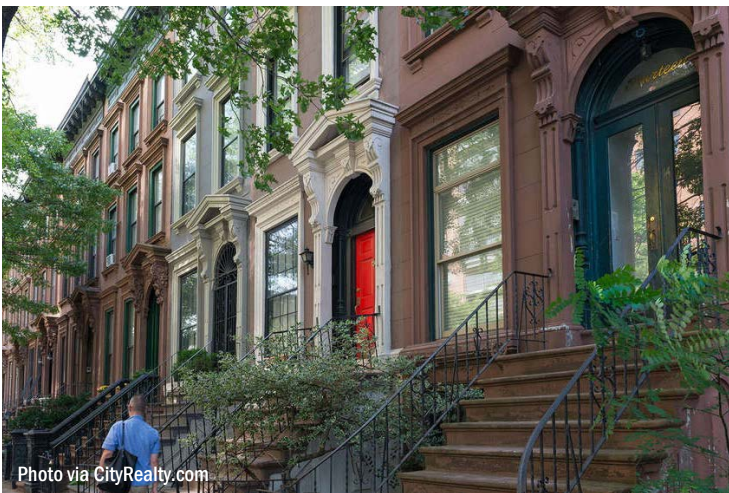


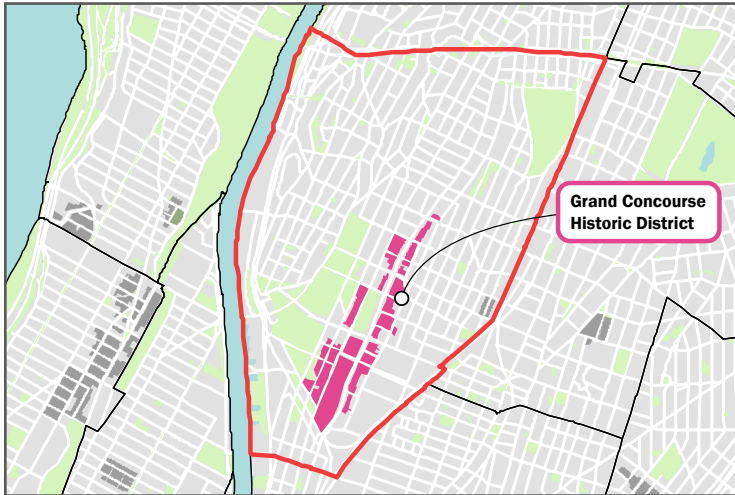
Photo via CityRealty.com

Example Buildings and Streetscape

Case Study

Grand Concourse Historic District

Bronx, New York



SUMMARY INFORMATION

Date Certified	October 25, 2011
Borough	Bronx
Community District	Bronx CD-04
Total Population	24,260
Population Density (persons/sq. mi)	57,380
Hispanic Population (any race)	61.6%
White (non-Hispanic)	3.4%
Black (non-Hispanic)	30.4%
Asian (non-Hispanic)	1.6%
Median HH-Income (2019 \$)	\$32,136
Median Gross Rent (2019 \$)	\$1,251
Median Home Value (2019 \$)	\$266,095

The Grand Concourse Historic District has:

- A very comparable demographic composition to its surrounding Bronx Community District 04;
- A higher median house value but similar median household income and rents to those observed in the Community District; and
- Transitioned to become an area that largely reflects its surrounding context demographically, while remaining a desirable place to live in the Bronx.

Historical Background

The Grand Concourse Historic District consists of 78 properties located along the streets adjacent to a one-mile stretch of the Grand Concourse between 153rd and 167th Streets, and includes several public institutions and two parks. While the “Grand Boulevard and Concourse” (the Grand Concourse’s original street name) was conceived in 1891, residential development lagged behind and was prompted by the Tenement House law of 1901 and completion of the Jerome Avenue subway line in 1918. Nearly half of the apartment houses in the district were built during a first period of development between 1922 and 1931. These buildings are characterized by revivalist architectural styles such as Tudor, Renaissance and Colonial Revival. A second phase of building commenced with the opening of the IND Subway in 1933, which connected the Bronx to Manhattan’s West Side. These buildings reflected the changing tastes and fashion in Manhattan, including Art Deco and Moderne

residential styles, both characterized by streamlined elements and minimal ornamentation. Beyond styling, several apartment buildings in the district are representative of the garden apartment, an innovative housing form characterized by low-rise apartments on large lots organized around an interior and/or exterior courtyard. For nearly a half century, having a residential address on, or in proximity to, the Grand Concourse was a strong indicator of success. By the 1960s, however, the Bronx had entered into a period of profound transformation through the late 1980s when property owners, tenants and community organizations worked successfully towards the moderate rehabilitation of housing in the area. By the end of the 20th century, the Grand Concourse became and remains a home to a vibrant mix of working- and middle-class residents, including immigrants from the Americas, the Caribbean and Africa.

Demographic Summary

The Grand Concourse HD has a total population of 24,206 representing approximately 17 percent of the total population of Bronx CD-04 (at 142,071 people). According to 2018 data, average population density in the HD is 57,380 pop/sq mi, which is approximately 19 percent lower than that of the surrounding community district, with an average density of 70,861 pop/sq mi. (Table 11). This, however, can be explained by a single census tract (63) included in the HD that is large in area (size) and includes an exceptionally large proportion of non-residential uses. Considering only the blocks that are designated within the HD (i.e., those with apartment buildings along the Grand Concourse), density increases to 100,000+ pop/sq mi.

The Grand Concourse HD is very comparable to Bronx Community District 04 across all demographic indicators listed. Noticeable is the majority (60 percent plus) Hispanic (of any race) and high percentages of Black (non-Hispanic) populations in both the historic district and surrounding community district. With a few percent points difference across many of the indicators, the Grand Concourse HD reflects is surrounding community to a significant degree. This condition of parity can also be observed across median

household income and median gross rents. While median household income at \$32,136 in the HD is technically lower than the \$33,930 observed in the CD, these figures may be considered comparable. The same can be said for median gross rents, which are \$61 higher in the HD as compared to rents in the CD. Broadly speaking, these figures can be considered comparable. All dollar figures are presented in year 2019-dollar amounts.

Median house values in the Grand Concourse HD are approximately 29 percent higher than in the CD (\$266,095 for the HD versus \$189,431 for the CD). This might be explained by the cache of the Grand Concourse, which has always been one of the most prestigious addresses in the Bronx. Therefore, we might expect incomes to be higher as was the case in the past when the area was home to a wealthy, largely Jewish community. Today, while the demographics have changed, the area remains desirable place to live. We might expect incomes to be higher in the HD than the surrounding area, but this does not seem to be the case: demographically and economically, the Grand Concourse has become not too unsimilar to its surrounding context.

Table 11: Key Demographic Indicators – Grand Concourse H.D. and Bronx CD-04 (2019)

Indicator	Grand Concourse Historic District	Bronx Community District 04
Total Population	24,260	142,071
Population Density (pop/sq mi)	57,380	70,861
Hispanic (of any race)	61.6%	65.7%
White (Non-Hispanic)	3.4%	2.0%
African-American (Non-Hispanic)	30.4%	29.0%
Asian (Non-Hispanic)	1.6%	1.3%
Some Other Race inc. Two or More Races (Non-Hispanic)	3.0%	2.0%
Median Household Income (2019 \$)	\$32,136	\$33,930
Median Gross Rent (2019 \$)	\$1,251	\$1,190
Median House Value (2019 \$)	\$266,095	\$198,431

Source: 2018 ACS 5-Year Data Estimates (2014-2018); NYC DCP Community Profiles; NYU Furman Center's State of the City.

Imagery

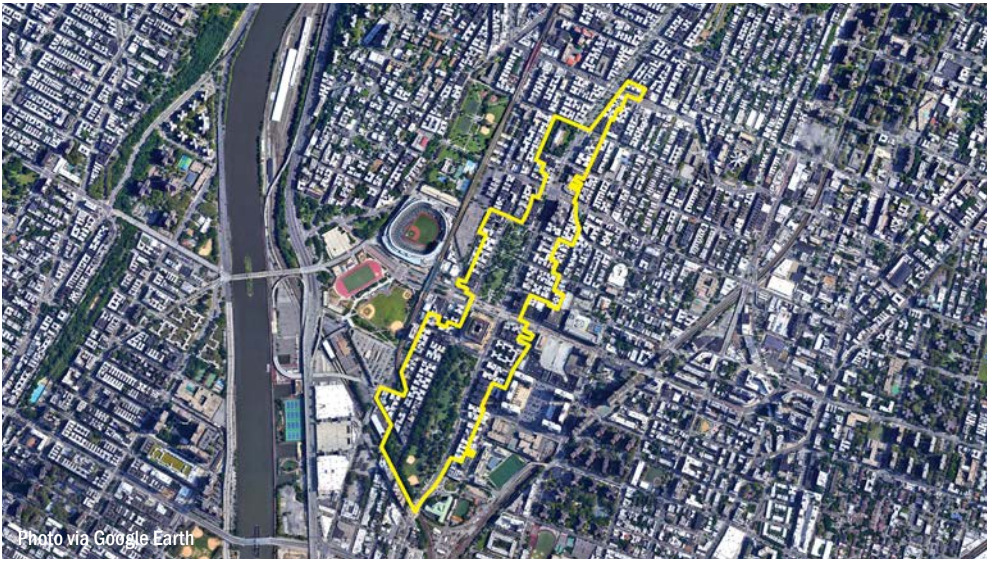


Photo via Google Earth



Photo via Google Earth

Aerial – Showing Block Structure

Aerial – Block Detail



Photo via Wikipedia

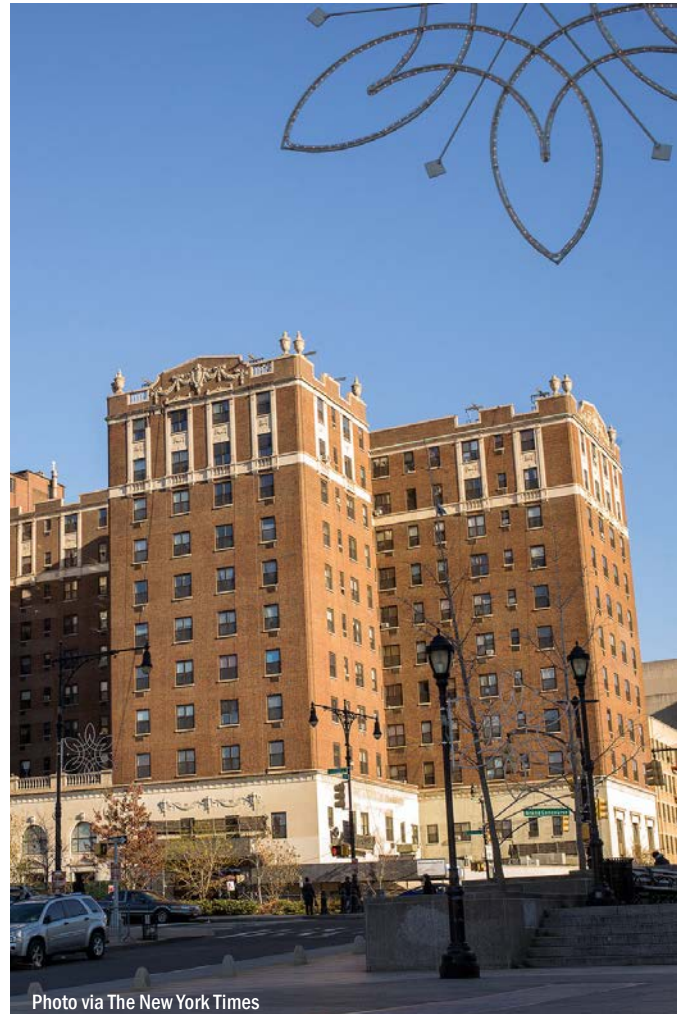


Photo via The New York Times



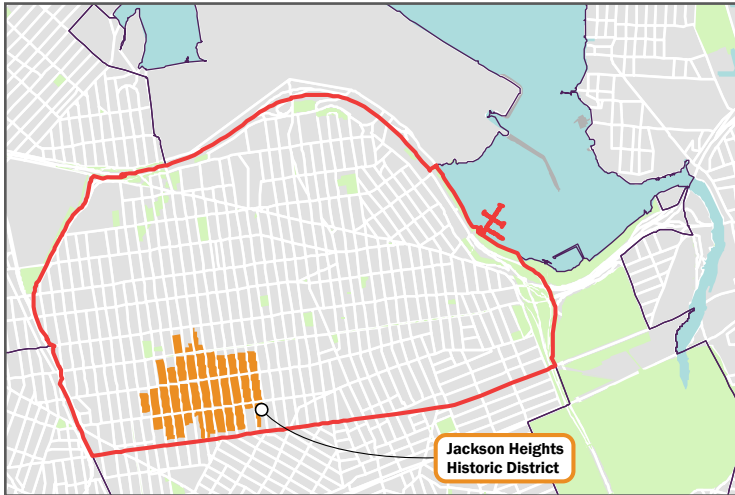
Photo via 6toCelebrate.org

Example Buildings and Streetscape

Case Study

Jackson Heights Historic District

Queens, New York



SUMMARY INFORMATION

Date Certified	October 19, 1993
Borough	Queens
Community District	Queens CD-03
Total Population	23,541
Population Density (persons/sq. mi)	88,777
Hispanic Population (any race)	58.1%
White (non-Hispanic)	23.8%
Black (non-Hispanic)	1.2%
Asian (non-Hispanic)	2.2%
Median HH-Income (2019 \$)	\$60,329
Median Gross Rent (2019 \$)	\$1,466
Median Home Value (2019 \$)	\$355,934

The Jackson Heights Historic District has:

- Comparable population racial diversity to that of its surrounding Queens Community District 3, but is slightly less diverse overall;
- A 50 percent higher population density than its surrounding community district; and
- Slightly lower median household income and median gross rent than the community district as a whole.

Historical Background

The Jackson Heights Historic District located in the northern portion of Queens was established by LPC on October 19, 1993. The District comprises the most cohesive part of innovative residential development characterized by apartment buildings with large gardens as well as groupings of private homes. These residential typologies were conceived and planned by a single real estate firm, the Queensboro Corporation, between the early 1910s and the early 1950s. The District reflects important changes in urban design and planning that took place in the first three decades of the twentieth century, namely the garden city movement. As such, Jackson Heights is likely the first community of its type built in the United States.

Two innovative garden apartment building arrangements are noteworthy and mentioned in the District's designation report. The first creates unbroken masonry facades along street frontages, lending an identifiable and human scale to the streetway. The second is characterized by buildings that are paired with building walls on the periphery of the block and interrupted at regular intervals by open space. The interiors of the blocks are designed as an undivided landscaped space, held in common by means of easements and deed restrictions for the benefit of the residents. This type of plan creates cross ventilation, increased light and views from the street into the landscaped gardens, and encourages a sense of community. The Queensboro Corporations planned community at Jackson Heights was recognized at the time of its development as one of New York's important new housing concepts, and many of the ideas and features explored there became (and remain) standard elements for middle-class housing.

Demographic Summary

Jackson Heights HD has a total population of 23,561, which represents approximately 14 percent of the total population of Queens CD-03 (at 172,664 people). According to 2018 data, average population density in Jackson Heights HD is 88,777 pop/sq mi, which is approximately 54 percent higher than that of the surrounding community district, with an average density of 57,555 pop/sq mi. (Table 12).

While the population of the Historic District is quite diverse and comparable with Queens CD-03, with a majority Hispanic (of any race) of 58 percent and white (non-Hispanic) population of 24 percent, it is less diverse than its surrounding population, which has a lower percentage of white (non-Hispanic) population (10 percent) and slightly higher population percentages of Hispanic (of any race), Black (non-Hispanic) and Asian (non-Hispanic) persons. The Jackson Heights HD has a higher percentage of persons of Some Other Race (including Two or More Races, non-Hispanic) as compared to the community district.

Both median household income and median gross rents are lower in the Jackson Heights HD as compared to Queens CD-03. Median household income in Jackson Heights HD was \$60,329 in 2018 (in 2019 dollars), and approximately \$62,230 for the community district as a whole. Median gross rent in the Historic District at \$1,466 per month is approximately 10 percent lower than in Queens CD-03 at \$1,630 per month. Median house value at \$355,934 is approximately 30 percent lower in the Historic District than in the community district. This is likely due to the presence of larger single-family detached homes in the CD. All dollar figures are presented in year 2019-dollar amounts.

These findings suggest that the Jackson Heights HD is comparable in population diversity to that of its surrounding community district, albeit slightly less diverse overall, and has a higher population density and slightly lower median household income and median gross rent than its surrounding context.

Table 12: Key Demographic Indicators – Jackson Heights H.D. and Queens CD-03 (2019)

Indicator	Jackson Heights Historic District	Queens Community District 03
Total Population	23,541	172,664
Population Density (pop/sq mi)	88,777	57,555
Hispanic (of any race)	58.1%	66.6%
White (Non-Hispanic)	23.8%	10.4%
African-American (Non-Hispanic)	1.2%	5.0%
Asian (Non-Hispanic)	14.7%	16.5%
Some Other Race inc. Two or More Races (Non-Hispanic)	2.2%	1.5%
Median Household Income (2019 \$)	\$60,329	\$62,230
Median Gross Rent (2019 \$)	\$1,466	\$1,630
Median House Value (2019 \$)	\$355,934	\$507,226

Source: 2018 ACS 5-Year Data Estimates (2014-2018); NYC DCP Community Profiles; NYU Furman Center's State of the City.

Imagery



Aerial – Showing Block Structure

Aerial – Block Detail



Example Buildings and Streetscape

Case Study

St. George/New Brighton Historic District

Staten Island, New York



SUMMARY INFORMATION

Date Certified	July 19, 1994
Borough	Staten Island
Community District	Staten Island CD-01
Total Population	5,182
Population Density (persons/sq. mi)	26,307
Hispanic Population (any race)	31.6%
White (non-Hispanic)	14.1%
Black (non-Hispanic)	35.7%
Asian (non-Hispanic)	3.2%
Median HH-Income (2019 \$)	\$36,069
Median Gross Rent (2019 \$)	\$959
Median Home Value (2019 \$)	\$298,614

The St. George/New Brighton Historic District has:

- Greater population diversity than its surrounding community district, including a significantly higher percentage of Black (non-Hispanic) population;
- Slightly lower yet comparable median gross rent than CD-01; and
- Significantly lower median household income and median house value than those observed in its surrounding context, possibly due to the high incidence of single-family detached homes in CD-01.

Historical Background

The St. George/New Brighton Historic District is a small enclave of 78 buildings that are part of a larger suburban development located along Staten Island's North Shore. Predominantly late nineteenth century in character, the district represents one of the earliest planned suburban communities in New York City, importantly the streets of Richmond Terrace, Carroll Place, St. Marks Place and Hamilton Avenue, which date back to the plan of New Brighton of 1835. Economic collapse and the Civil War substantially delayed development until the 1880s and 1890s, when a majority of houses in the district were constructed to reflect a combination of the decorative Queen Anne style and aspects of the Colonial Revival and Shingle styles. Taking advantage of the hilly topography, the houses are designed with picturesque features such as corner

towers, projecting bays and porches, which simultaneously add architectural variety and create a unified sense of place. Also included in the district are examples of non-residential architecture, including the Neo-Romanesque St. Peter's Roman Catholic Church, built in 1901 on the site of an 1844 structure which had been Staten Island's first Roman Catholic church. The historical significance of the St. George/New Brighton Historic District comes in part from its cultural significance of being home to many leading members of the arts, professions and business community, and political and social leaders. The architecture of the district reflecting several distinct eras of suburban development on Staten Island, the curving streetscapes, distinctive topography, and the terraced landscape all work together to give the area its special character.

Demographic Summary

The St. George/New Brighton HD is small in area and population, with 5,182 persons, which constitutes three percent of the total population of Staten Island CD-01 (at 171,894 people). According to 2018 data, average population density in the St. George/New Brighton HD is 26,307 pop/sq mi, more than double of the surrounding community district, with an average density of 12,727 pop/sq mi. (see Table 13). This speaks to the more historic built environment found in the district and by the preponderance of single-family homes throughout CD-01.

The population of the Historic District is more diverse than the surrounding CD, with a lower percentage of white (non-Hispanic) population and higher percentages of Black (non-Hispanic) and Some Other Race (incl. Two or More Races) (Non-Hispanic) populations than that found in the CD at large. The Black population in the HD is 32 percent as compared to 21 percent in the CD. The HD and CD have similar and comparable percentages of Hispanic (of any race) populations at about 30 percent.

Median household income, median gross rent and median house value are lower in the St. George/New Brighton HD as compared to those in CD-01. Median household income in the CD at \$74,360 is more than twice the \$36,069 observed in the HD; and median house value at \$422,621 in the CD is approximately 40 percent higher than the median house value of \$298,642 observed in the HD. All dollar figures are presented in year 2019-dollar amounts.

While representing only a small proportional area and population of its community district, the St. George/New Brighton Historic District represents an enclave of diversity and affordability as compared to its surrounding context. This case study shows the opposite conditions to those observed for the Mount Morris Park HDs with a higher white (alone) population: in St. George/New Brighton HD we see a Black (alone) population that is higher than the surrounding community district.

Table 13: Key Demographic Indicators – St. George/New Brighton H.D. and Staten Island CD-01 (2019)

Indicator	St. George/New Brighton Historic District	Staten Island Community District 01
Total Population	5,182	171,894
Population Density (pop/sq mi)	26,307	12,727
Hispanic (of any race)	31.6%	29.7%
White (Non-Hispanic)	14.1%	37.7%
African-American (Non-Hispanic)	35.7%	21.3%
Asian (Non-Hispanic)	3.2%	8.5%
Some Other Race inc. Two or More Races (Non-Hispanic)	15.3%	2.8%
Median Household Income (2019 \$)	\$36,069	\$74,360
Median Gross Rent (2019 \$)	\$959	\$1,260
Median House Value (2019 \$)	\$298,614	\$422,621

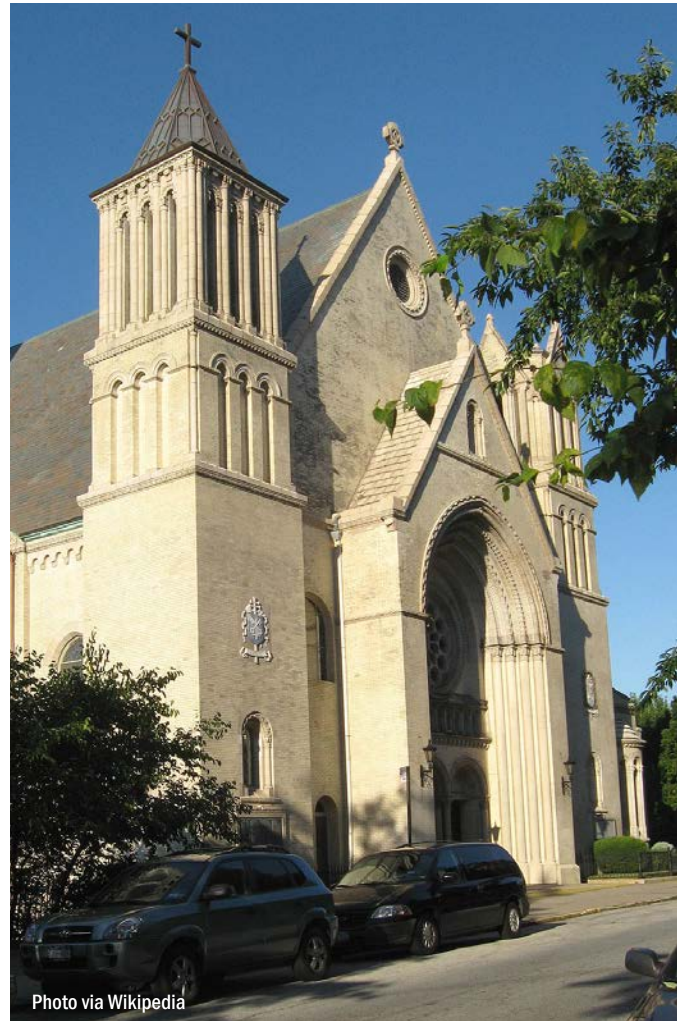
Source: 2018 ACS 5-Year Data Estimates (2014-2018); NYC DCP Community Profiles; NYU Furman Center's State of the City.

Imagery



Aerial – Showing Block Structure

Aerial – Block Detail



Example Buildings and Streetscape

Photo via Wikipedia

Photo via The New York Times

Photo via The New York Times

Photo Via Google Earth

Photo via Google Earth



Historic Districts & Transit Access

HISTORIC DISTRICTS & TRANSIT RICH AREAS

This section provides an overview of where transit is located in relation to Historic District areas. In particular, the analysis sought to understand if “transit rich areas”¹ are most common in conjunction with historic district landmarked areas. Critics of historic district preservation often claim that historic district designation prevents residential growth in areas near public transit. This analysis shows how much transit rich land is designated as historic district.

A “walkshed” analysis – which is a calculation of the land area within a defined walking range of a certain location - has been performed for each borough to highlight areas that are within a comfortable 10-minute walk from NYC subway stations (walk speed is assumed as 3 miles per hour). The methodology and data sources are included in the Appendix.

Table 14 summarizes the results of the walkshed analysis, limited to the areas within a 10-minute walk from at least one subway station. The corresponding maps can be found in the following pages (p. 37-41). Due to the lack of data for some portions of Staten Island, instead of a walkshed analysis, a half-mile buffer was calculated around the transit stops of the Staten Island Railway (SIR).

Table 14: Summary of convenient transit access by borough (2021).

	All Areas Within 10-minute Walk from a Subway Station (Area in Acres)	Historic District Areas Within 10-minute Walk from a Subway Stop (Area in Acres)	Percentage of HDs within 10-minute Walk from a Subway Station
Manhattan	8,653	1,022	11.8%
Brooklyn	21,308	930	4.4%
Bronx	7,386	54	0.7%
Queens	11,431	182	1.6%
Staten Island (*)	3,583	8	0.2%
Total	52,361	2,196	4.2%

(*) A half-mile buffer walkshed was used to calculate Staten Island’s transit rich areas.

Sources: UrbanFootprint, OpenStreetMap, NYC MapPLUTO, and NYC Open Data.

MANHATTAN

It is important to note that Manhattan represents a unique case as all subway trains (with the exception of the G train) ride through the borough, making it more transit rich than other areas in NYC. Also, Manhattan has the highest percent of total land area designated as historic district (just over 20%) compared to the other boroughs. For comparison, Brooklyn has only just over 5%². Therefore, it was expected to see that Manhattan has also the highest percentage of historic district land within a 10-minute walk from a subway station. However, almost 90 percent of the land that is convenient to transit is not designated as an historic district. Lastly, annual subway ridership numbers from the MTA show that ridership in Manhattan exceeds 55 percent of all citywide trips³. This suggests that while access to transit is excellent on paper, the service is also affected by external factors such as overcrowding on the platform and high percentage of riders coming from outside the city.

1 A transit rich area is defined as an area that is well-served by public transit. In this specific study, we defined transit “rich” an area/location from which people can access at least one subway stop within a 10-minute walk.

2 “Reality and Recovery. Historic Preservation in the City of New York.” Prepared for NY Landmarks Conservancy. July 2020.

3 Annual Subway Ridership, 2018 data. http://web.mta.info/nyct/facts/ridership/ridership_sub_annual.htm



72nd St Subway Stop and UWS/Central Park West Historic District. Photo via Google Street View

BROOKLYN

Approximately 4.4 percent of Brooklyn's historic districts are located within a 10-minute walk from a subway station. As illustrated in the map on page 38, areas within or near Downtown Brooklyn have very good access to transit. These transit rich areas encompass parts of historic districts like Fort Greene, Prospect Heights, Park Slope, Boerum Hill and Brooklyn Heights. However, more than 95 percent of the land near transit is not landmarked; most notably, large residential areas in south and east Brooklyn, but also in north Brooklyn, include good access to at least one subway line, and are not designated as historic districts.

QUEENS AND THE BRONX

These two boroughs share similar characteristics when it comes to historic districts and convenient transit access. A very small percentage of transit rich areas in Queens and The Bronx is occupied by historic districts (roughly 1.6 percent and 0.7 percent, respectively). The vast majority of areas within 10-minute walk from at least a subway stop are not designated as historic districts. Particularly in these two boroughs, some historic districts are well outside the 10-minute walk distance from a subway station, such as Fieldston and Addisleigh Park historic districts.

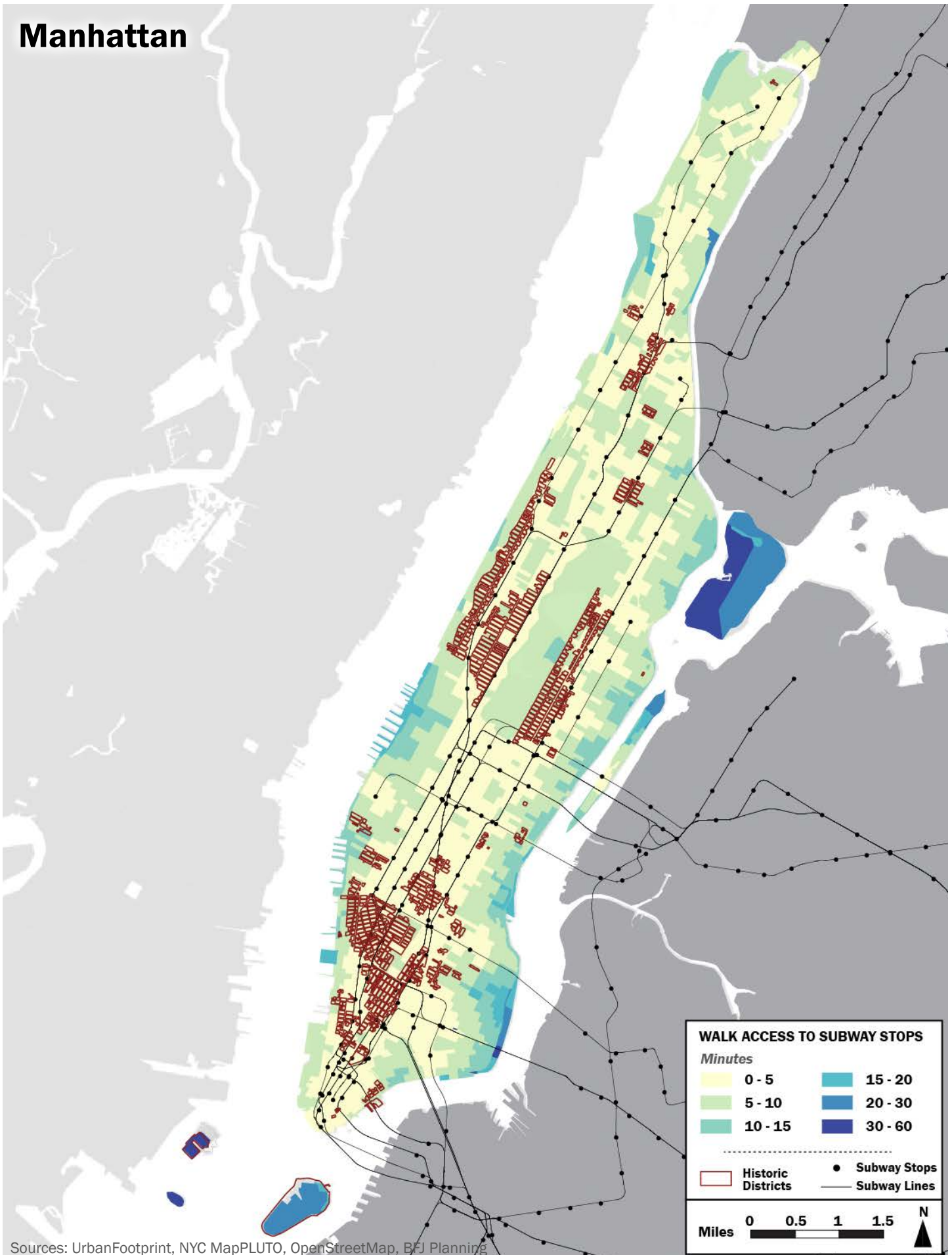
STATEN ISLAND

Due to some missing data, a walkshed analysis was not possible for Staten Island. Instead, a half-mile buffer was created around the SIR stops to simulate a 10-minute walk from the stations. One historic district (St. Paul's Avenue - Stapleton Heights) is mostly located within the half-mile buffer from at least a SIR station. In summary, only 0.2 percent of the area within a half-mile from an SIR station is within a historic district.

CONCLUSION

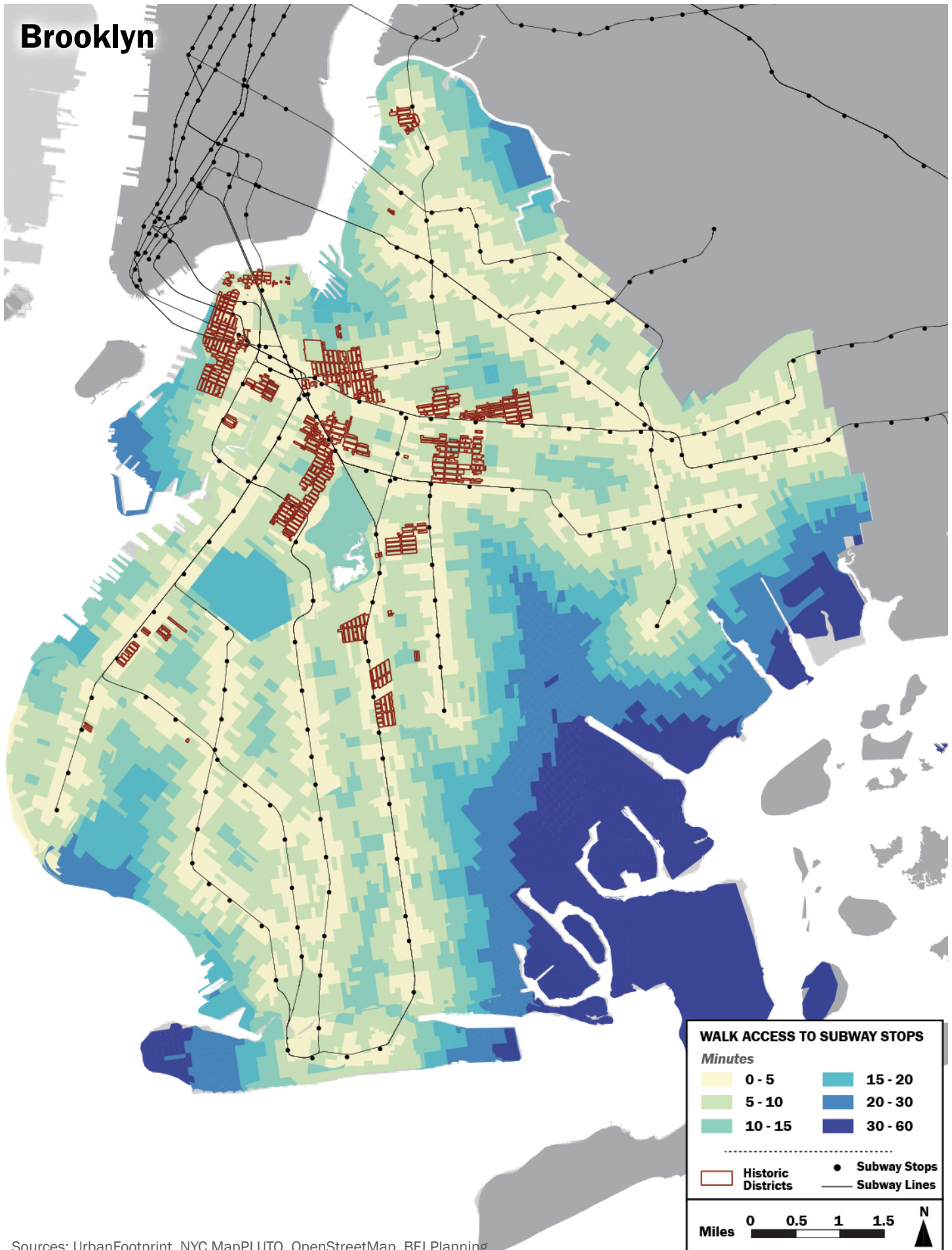
Many areas with excellent subway service are not designated as historic districts. In fact, almost 96 percent of the land citywide within a 10-minute walk from a subway stop is not designated as a historic district. Although results vary by neighborhood, this analysis shows that there are many opportunities for residential growth in transit rich areas that are not necessarily designated as historic districts.

Manhattan



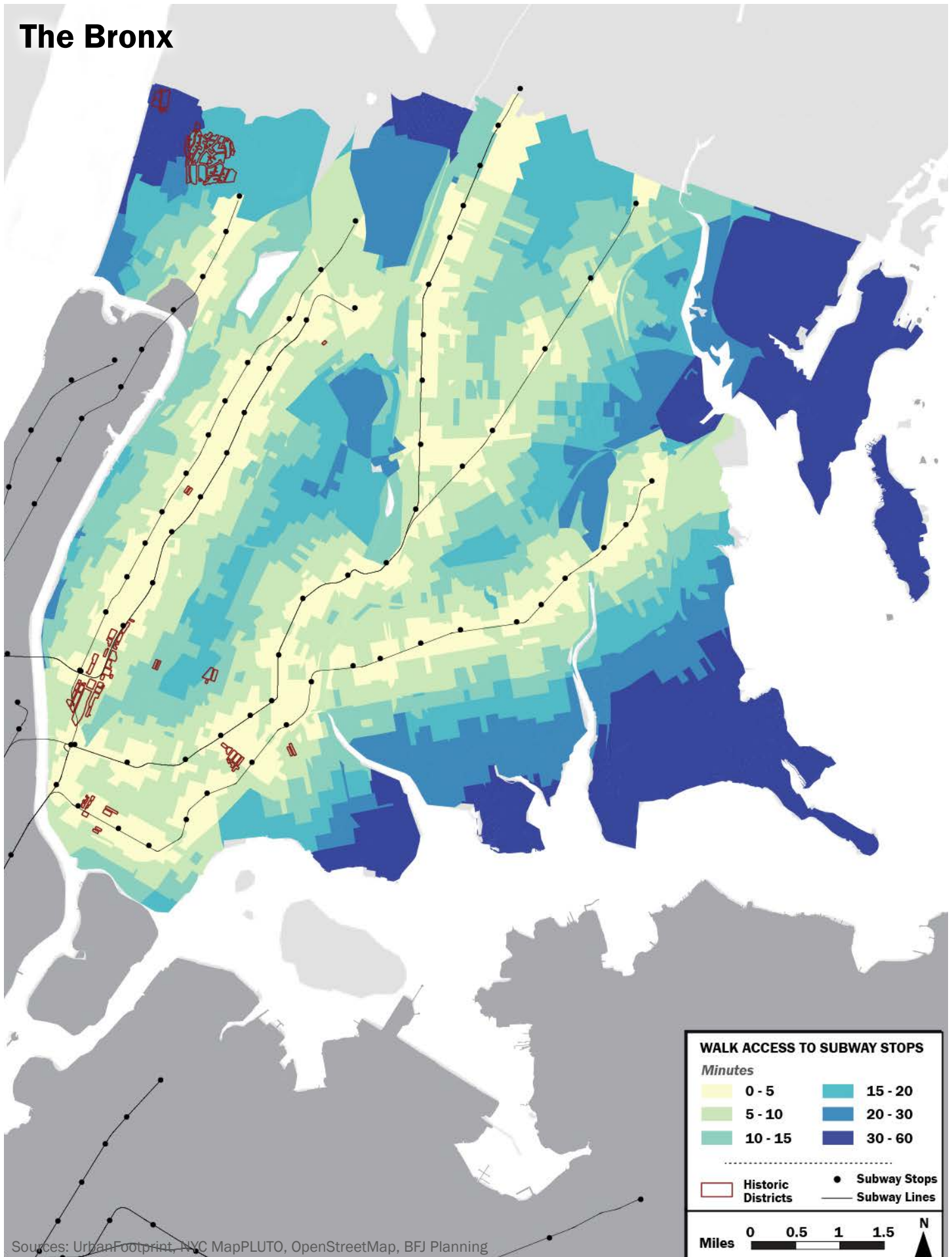
Sources: UrbanFootprint, NYC MapPLUTO, OpenStreetMap, BfJ Planning

Brooklyn

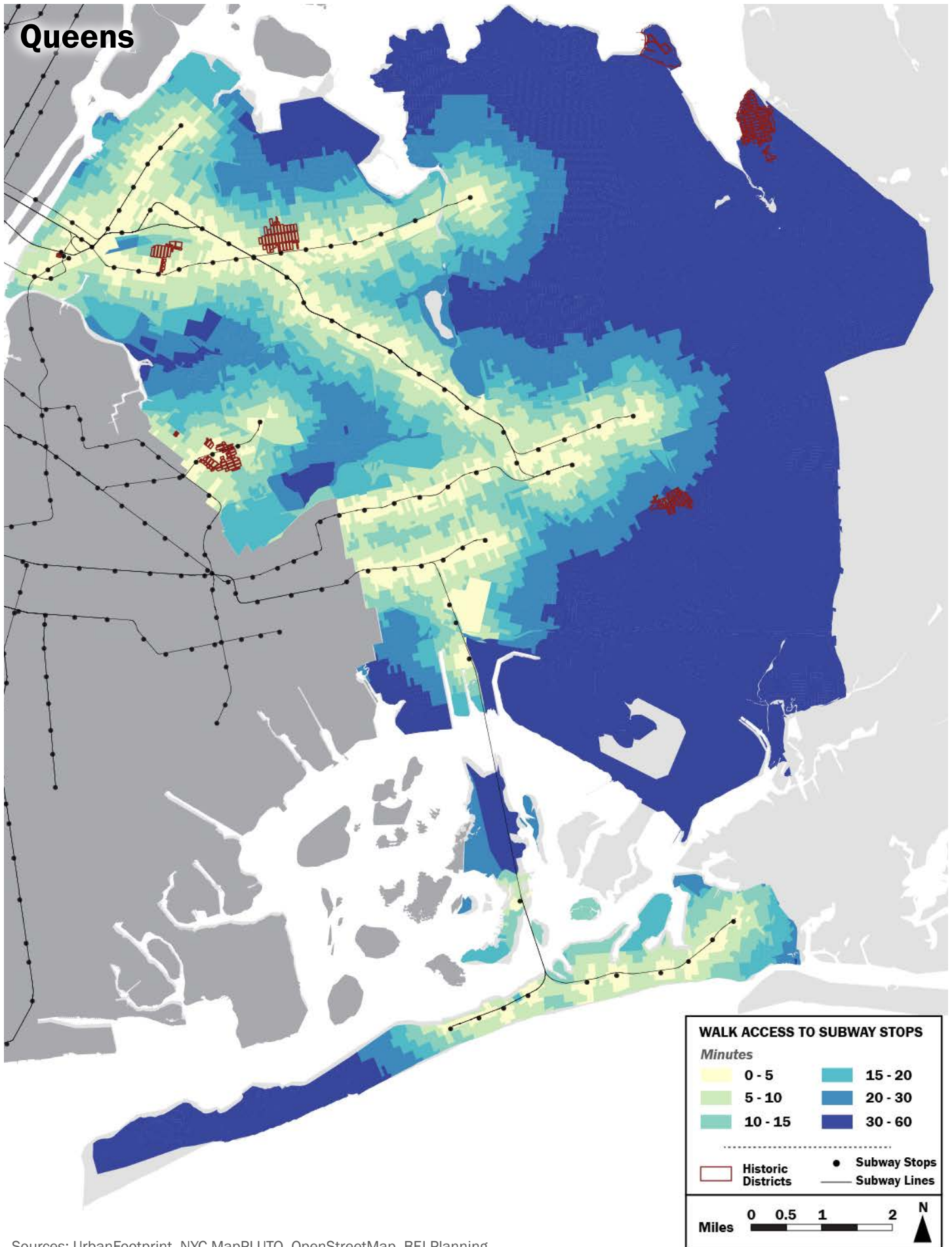


Sources: UrbanFootprint, NYC MapPLUTO, OpenStreetMap, BFJ Planning

The Bronx

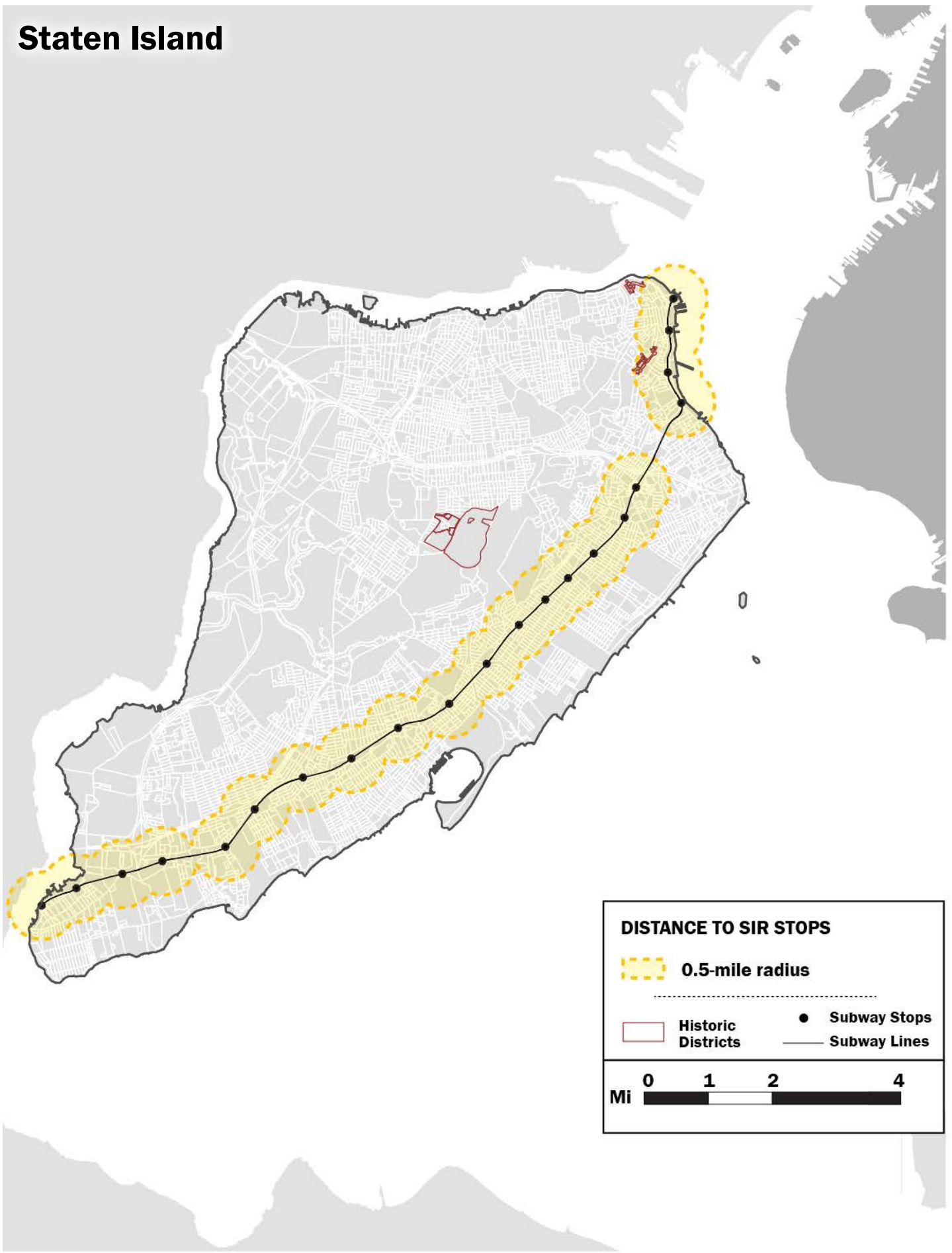


Sources: UrbanFootprint, NYC MapPLUTO, OpenStreetMap, BfJ Planning



Sources: UrbanFootprint, NYC MapPLUTO, OpenStreetMap, BfJ Planning

Staten Island



Sources: NYC MapPLUTO, NYC Open Data, BFJ Planning

APPENDIX

Methodology and Data Sources

List of Historic Districts Analyzed

Atlas' Findings Summary Table

NYC Historic Districts Atlas

METHODOLOGY AND DATA SOURCES

Some criteria were established early in the process in order to focus only on historic districts that are large enough to reflect meaningful demographic patterns, as well as historic districts that contain residential uses. Some adjacent historic districts were also combined in one historic district area. Through this selection, the number of historic district areas analyzed was reduced to 51. The following explains the criteria and methodology used.

HISTORIC DISTRICTS SELECTION CRITERIA

- Historic District (HD) threshold size for consideration was established as at least one city block. The size of the historic district portion compared to the whole Census Tract was another criterion (see below in the Data Gathering Methodology).
- Adjacent HDs: expanded HDs are considered as one entity. This also applies to adjacent HDs that were designated at different times, and that insist on the same geographical area (whether same neighborhood or adjacent neighborhoods). Historic districts that are grouped together are called Historic District Areas or HD Areas. This term is used especially when historic districts' aggregated data are discussed.
- Atypical HDs that do not contain residential uses are excluded from this analysis (e.g., Ellis Island, Governors Island, and African Burial Ground & The Commons HDs).
- Historic Perspective: the criteria listed above apply for the historic perspective section too, for both HDs or HD areas designated prior to 2000 and designated as of 2018.

ATLAS OF HISTORIC DISTRICTS: ANALYSIS ASSUMPTIONS

- In order to summarize findings from the comparison of the 51 HD areas and their respective Community District (CD), some thresholds were established to classify HD areas in the “yes”, “no”, or “similar” categories. The thresholds for the “similar” classification are listed below. Values that fell outside the threshold were categorized as “yes” or “no” depending on whether they were more than 10 percent higher (“yes” category) or more than 10 percent lower (“no” category) than the comparison area’s value:
 - Density: a difference of less than 10 percent has been considered as “similar”.
 - Diversity: a difference of less than 3 points percentage in the “White (Non-Hispanic)” population is considered “similar”.
 - Income/Wealth: a difference of less than 10 percent has been considered as “similar”.
 - Rent: a difference of less than 10 percent has been considered as “similar”.
 - House value: a difference of less than 10 percent has been considered as “similar”.

DATA GATHERING METHODOLOGY

- The US Census Bureau is the main data source for this study. Data for historic districts are collected at the Census Tract level. In fact, Census Tracts are the geographic entities that are most reliable for socio-demographic information.
- Census Tract area threshold for consideration: Census Tracts do not share the same geography as HDs or HD areas. In order to provide HDs' profiles that best reflect the demographics of such areas, Census Tracts that contain less than 25 percent of an area designated as HD, would not be considered for this analysis. For example, HDs that are contained in different Census Tracts, with no

Census Tract including at least 25 percent of the HD area, would not be considered. This is the case for the Paul's/Stapleton HD in Staten Island, and the reason why it is not included in the atlas.

- HDs or HD areas are compared against the Community District (CD) in which they are located. CDs are sub-borough areas made up of neighborhoods or groups of neighborhoods. There are 59 Community Districts in New York City, which correspond to community planning boards. The Census Bureau, however, divides the boroughs into 55 sub-borough areas (called Public Use Microdata Areas or PUMAs), which approximate the geography of the 59 Community Districts of NYC¹. The following Community Districts are combined into a single PUMA: Manhattan CD 1 with CD 2, Manhattan CD 4 with CD 5, Bronx CD 1 with CD 2, and Bronx CD 3 with CD 6. Therefore, there are 55 PUMAs in NYC.
- Data for Community Districts are collected at the PUMA level. This is consistent with NYC Department of City Planning “Community District Profiles”², a well-known web portal that shows socio-economic conditions for the different CDs in NYC.

DATA SOURCES AND COMPARISON ACROSS DATASETS

This analysis is mostly based on the 2018 American Community Survey (ACS) 5-Year Data Estimates (2014-2018). For the historic perspective, the 2000 Decennial Census is used as the data source. Additional sources used are the following: US EPA Smart Location Database (for population density data), NYU Furman Center’s State of the City (for CD’s median household income and median gross rent), NYC DCP Community Profiles (for CD’s ethnicity and race composition), NYC MapPLUTO, and NYC Open Data. For the walkshed analysis, the spatial analysis was performed through UrbanFootprint “Walk Accessibility Analysis” tool. The walk network is built based on data sourced from OpenStreetMap.

The advantage of using data from 2018 is that figures can be easily compared with City’s resources such as NYCDCP “Community District Profiles” and NYC Planning Population FactFinder, as they are last updated as of 2018.

As the Census Bureau describes³, most data comparison across years and datasets should be made with caution, especially when we go back to 2000 Decennial Census. For instance, tables on gross rent for Census 2000 were not released for “total renter-occupied units” but instead for “specified renter-occupied housing units.” However, this is the best data available for housing costs and therefore it is shown for caution comparison.

In some instances, census data aggregation resources such as NYC Planning “Population FactFinder” has been used to gather aggregated values from a group of Census Tracts. The Population FactFinder provides data from the Decennial Census, as well as the ACS, with the most recent ACS dataset being 2018.

INFLATION ADJUSTMENT

We adjust amounts to real dollars using the Annual Average Consumer Price Index Research Series (CPI-U-RS), Current Methods All Items (1947 - 2019)⁴. It is noted that NYC Furman Center data adjust to real dollars using the Consumer Price Index for All Urban Consumers (Current Series)⁵, so there may be slight variations (not significant) between real dollar adjustments in the atlas’ median household income and rent values (inflation adjustment were made from 2018 to 2019 dollars).

1 https://www1.nyc.gov/assets/planning/download/pdf/data-maps/nyc-population/census2010/puma_cd_map.pdf

2 <https://communityprofiles.planning.nyc.gov/>

3 <https://www.census.gov/programs-surveys/acs/guidance/comparing-acs-data/2018.html>

4 <https://www.census.gov/topics/income-poverty/income/guidance/current-vs-constant-dollars.html>

5 <https://furmancenter.org/coredata/userguide/methodology>

LIST OF HISTORIC DISTRICTS ANALYZED

MANHATTAN				
CD	Census Tracts Analyzed	HD Area	LPC's Designated Historic District	Designation Date
1 & 2	33, 39	Tribeca	Tribeca West Historic District Tribeca East Historic District Tribeca North Historic District Tribeca South Historic District Tribeca South Historic District Extension	1991 1992 1992 1992 2002
1 & 2	59, 63, 65, 67, 71, 73, 75, 77, 79	Greenwich Village	MacDougal-Sullivan Gardens Historic District Greenwich Village Historic District Gansevoort Market Historic District Weehawken Street Historic District Greenwich Village Historic District Extension Greenwich Village Historic District Extension II South Village Historic District	1967 1969 2003 2006 2006 2010 2013
1 & 2	55.02, 57	NoHo	NoHo Historic District NoHo East Historic District NoHo Historic District Extension	1999 2003 2008
1 & 2	47, 45, 49	SoHo-Cast Iron	SoHo-Cast Iron Historic District SoHo-Cast Iron Historic District Extension Sullivan-Thompson Historic District	1973 2010 2017
3	36.02, 38	East Village	East Village/Lower East Side Historic District	2012
4 & 5	89	Chelsea	Chelsea Historic District Chelsea Historic District Extension	1970 1981
4 & 5	52, 54, 58, 56	Ladies' Mile / Madison Sq.	Ladies' Mile Historic District Madison Square North Historic District	1989 2001
6	50	Gramercy Park	Gramercy Park Historic District Gramercy Park Historic District Extension	1966 1988
6	80	Murray Hill	Sniffen Court Historic District Murray Hill Historic District Murray Hill Historic District Extensions	1966 2002 2004
6	48	Stuyvesant Square	Stuyvesant Square Historic District	1975
6	88	Tudor City	Tudor City Historic District	1988
7	153, 157, 161, 165, 169, 173, 177	UWS / Central Park	Central Park West-West 76th Street Historic District Central Park West-West 73rd-74th Street Historic District Upper West Side/Central Park West Historic District	1973 1977 1990

LIST OF HISTORIC DISTRICTS ANALYZED (CONT.)

MANHATTAN (cont.)				
CD	Census Tracts Analyzed	HD Area	LPC's Designated Historic District	Designation Date
7	159, 163, 167, 171, 175, 179, 183, 187, 191, 195	Riverside / West End	Riverside-West 105th Street Historic District	1973
			West End-Collegiate Historic District	1984
			Riverside Drive-West 80th-81st Street Historic District	1985
			Riverside-West End Historic District	1989
			West 71st Street Historic District	1989
			Riverside-West End Historic District Extension I	2012
			West End-Collegiate Historic District Extension	2013
			Riverside-West End Historic District Extension II	2015
8	150.02, 158.01, 160.01, 160.02	Carnegie Hill	Carnegie Hill Historic District	1974
			Expanded Carnegie Hill Historic District	1993
8	140, 142, 150.01	Park Ave / MET	Metropolitan Museum Historic District Park Avenue Historic District	1977 2014
8	114.01, 120, 122, 128, 130	Upper East Side	Upper East Side Historic District	1981
			Upper East Side Historic District Extension	2010
9	227	Hamilton Heights	Hamilton Heights Historic District	1974
			Hamilton Heights Historic District Extension	2000
9	231, 235.01	Hamilton Heights / Sugar Hill	Hamilton Heights/Sugar Hill Historic District	2000
			Hamilton Heights/Sugar Hill Historic District Extension	2001
			Hamilton Heights/Sugar Hill Northeast Historic District	2001
			Hamilton Heights/Sugar Hill Northwest Historic District	2002
9	199, 205	Morningside Heights	Morningside Heights Historic District	2017
10	226	Central Harlem	Central Harlem-West 130th-132nd Street Historic District	2018
10	200, 220	Mount Morris Park	Mount Morris Park Historic District	1971
			Mount Morris Park Historic District Extension	2015
12	241	Audubon	Audubon Terrace Historic District	1979
			Audubon Park Historic District	2009
12	243.01	Jumel Terrace	Jumel Terrace Historic District	1970

LIST OF HISTORIC DISTRICTS ANALYZED (CONT.)

BROOKLYN				
CD	Census Tracts Analyzed	HD Area	LPC's Designated Historic District	Designation Date
1	565	Greenpoint	Greenpoint Historic District Eberhard Faber Pencil Factory Historic District	1982 2007
2	41	Boerum Hill	Boerum Hill Historic District Boerum Hill Historic District Extension	1973 2018
2	35	Brooklyn Academy of Music	Brooklyn Academy of Music Historic District	1978
2	1, 3.01, 5.02, 5.01, 7, 9	Brooklyn Heights	Brooklyn Heights Historic District Borough Hall Skyscraper Historic District	1965 2011
2	195, 197, 199, 201	Clinton Hill	Clinton Hill Historic District	1981
2	21	DUMBO	DUMBO Historic District Fulton Ferry Historic District Vinegar Hill Historic District	2007 1977 1997
2	181, 183	Fort Greene	Fort Greene Historic District	1978
2	187	Wallabout	Wallabout Historic District	2011
3	245, 249, 267	Bedford	Bedford Historic District	2015
3	269, 273, 295, 297	Stuyvesant Heights	Stuyvesant Heights Historic District Bedford Stuyvesant/Expanded Stuyvesant Heights Historic District	1971 2013
6	45, 49, 67	Cobble Hill	Cobble Hill Historic District Cobble Hill Historic District Extension	1969 1988
6	129.02, 151, 153, 155, 157, 159, 165, 167	Park Slope	Park Slope Historic District Park Slope Historic District Extension Park Slope Historic District Extension II	1973 2012 2016
8	311, 313, 315, 317.01, 317.02, 339, 341, 343	Crown Heights	Crown Heights North Historic District Crown Heights North II Historic District Crown Heights North III Historic District	2007 2011 2015
8	161, 163, 205, 207	Prospect Heights	Prospect Heights Historic District	2009
9	798.01, 800	Prospect Lefferts Gardens	Prospect Lefferts Gardens Historic District	1979
14	518	Ditmas Park	Ditmas Park Historic District	1981
14	528, 764	Fiske Terrace-Midwood Park	Fiske Terrace-Midwood Park Historic District	2008
14	1522	Prospect Park South	Prospect Park South Historic District	1979

LIST OF HISTORIC DISTRICTS ANALYZED (CONT.)

BRONX				
CD	Census Tracts Analyzed	HD Area	LPC's Designated Historic District	Designation Date
1	39	Mott Haven	Mott Haven Historic District	1969
			Mott Haven East Historic District	1994
2	85	Longwood	Longwood Historic District	1980
			Longwood Historic District Extension	1983
4	181.02, 183.01, 195, 59.02, 63	Grand Concourse	Grand Concourse Historic District	2011
8	351, 335	Fieldston	Fieldston Historic District	2006

QUEENS				
CD	Census Tracts Analyzed	HD Area	LPC's Designated Historic District	Designation Date
2	169, 183, 253.01	Sunnyside Gardens	Sunnyside Gardens Historic District	2007
3	279, 281, 283, 285	Jackson Heights	Jackson Heights Historic District	1993
5	551, 583, 585, 587, 589	Ridgewood	Central Ridgewood Historic District	2014
			Ridgewood North Historic District	2009
			Ridgewood South Historic District	2010
11	1483	Douglaston	Douglaston Historic District	1997
12	424	Addisleigh Park	Addisleigh Park Historic District	2011

STATEN ISLAND				
CD	Census Tracts Analyzed	HD Area	LPC's Designated Historic District	Designation Date
1	7	St. George/New Brighton	St. George/New Brighton Historic District	1994

ATLAS' FINDINGS SUMMARY TABLE

	CDs	HDs	Denser?	More diverse?	Wealthier?	More expensive rent?	Higher house value?
Manhattan	1&2	Tribeca	no	no	yes	similar	yes
	1&2	Greenwich Village	yes	no	no	no	no
	1&2	NoHo	similar	no	similar	yes	yes
	1&2	SoHo - Cast Iron	no	similar	no	no	yes
	3	East Village/LES	yes	no	yes	yes	yes
	4&5	Chelsea	yes	no	similar	similar	yes
	4&5	Ladies' Mile / Madison Sq	yes	no	yes	yes	yes
	6	Gramercy Park	similar	no	yes	yes	yes
	6	Murray Hill	no	no	no	similar	yes
	6	Stuyvesant Square	yes	similar	similar	no	similar
	6	Tudor City	yes	no	no	no	no
	7	UWS/Central Park	yes	no	yes	similar	yes
	7	Riverside Dr/West End	yes	no	similar	similar	yes
	8	Carnegie Hill	similar	no	yes	similar	yes
	8	Park Ave/MET	no	no	yes	similar	yes
	8	Upper East Side	no	no	yes	similar	yes
	9	Hamilton Heights	yes	yes	no	similar	no
	9	Hamiltons Hts/Sugar Hill	yes	yes	no	no	no
	9	Morningside Heights	yes	no	yes	yes	yes
	10	Central Harlem	no	no	similar	similar	yes
10	Mt Morris Park	no	no	yes	similar	yes	
12	Audubon Park	yes	similar	similar	no	similar	
12	Jumel Terrace	yes	yes	similar	no	N/A	
Brooklyn	1	Greenpoint	similar	no	yes	similar	yes
	2	Boerum Hill	yes	no	yes	similar	yes
	2	BK Academy of Music	no	yes	no	no	yes
	2	Brooklyn Heights	yes	no	yes	similar	yes
	2	Clinton Hill	yes	no	no	similar	similar
	2	DUMBO	no	no	yes	yes	yes
	2	Fort Greene	yes	no	similar	similar	yes
	2	Wallabout	yes	yes	no	no	yes
	3	Bedford	similar	similar	yes	similar	similar
	3	Stuyvesant Heights	similar	yes	yes	similar	yes
	6	Cobble Hill	yes	no	yes	yes	yes
	6	Park Slope	yes	no	yes	yes	yes
	8	Crown Heights	yes	yes	no	similar	similar
	8	Prospect Heights	similar	no	yes	yes	yes
	9	Prospect Lefferts Gardens	no	no	yes	similar	yes
14	Ditmas Park	no	yes	similar	similar	no	
14	Fiske Terrace-Midwood	no	similar	yes	similar	yes	
14	Prospect Park South	no	similar	yes	yes	yes	
Bronx	1&2	Mott Haven	yes	no	similar	yes	N/A
	1&2	Longwood	yes	similar	similar	yes	no
	4	Grand Concourse	no	similar	similar	similar	yes
	8	Fieldston	no	no	yes	yes	similar
Queens	2	Sunnyside Gardens	yes	no	no	similar	no
	3	Jackson Heights	yes	no	similar	no	no
	2	Ridgewood	yes	similar	no	similar	similar
	2	Douglaston	no	no	yes	no	yes
	2	Addisleigh Park	no	similar	yes	similar	yes
SI	1	St. George/New Brighton	yes	yes	no	no	no
			Denser?	More diverse?	Wealthier?	More expensive rent?	Higher house value?
	TOTAL		51	51	51	51	51
	TOTAL "YES"		27	9	25	13	33
	TOTAL "SIMILAR"		7	10	13	26	7
	TOTAL "NO"		17	32	13	12	9

NYC HISTORIC DISTRICTS ATLAS

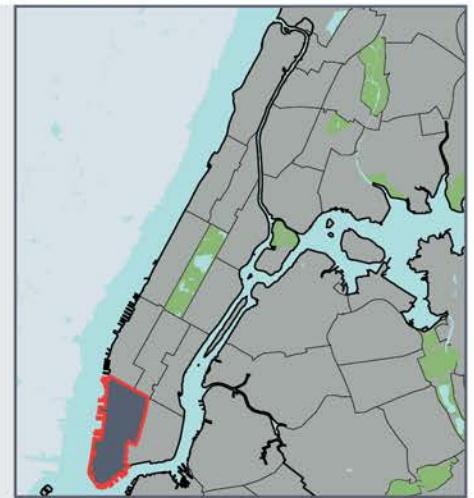
NYC Historic Districts Socio-Demographic Profiles

Manhattan

Community Districts 1 & 2

Tribeca Historic Districts

Photo via Tribeca Commons



TRIBECA HISTORIC DISTRICTS

MANHATTAN COMMUNITY DISTRICTS 1 & 2

Density

47,439

Population Density (pop/sq mi)

53,205

Race and Ethnicity

5.1%

Hispanic (of any race)

6.5%

78.7%

White (Non-Hispanic)

72.2%

3.4%

African-American (Non-Hispanic)

2.2%

8.0%

Asian (Non-Hispanic)

15.5%

4.8%

Some Other Race inc. Two or More Races (Non-Hispanic)

3.6%

Income

\$195,368

Median Household Income

\$150,600

Housing

\$2,522

Median Gross Rent

\$2,690

\$2,000,000+ (1)

Median House Value

\$1,237,522

Methodology and data sources are available within the report and the appendix.

(1) The median house value of the census tracts considered in this analysis is above the upper bound of \$2,000,000.

NYC Historic Districts Socio-Demographic Profiles

Manhattan

Community Districts 1 & 2

Greenwich Village Historic Districts

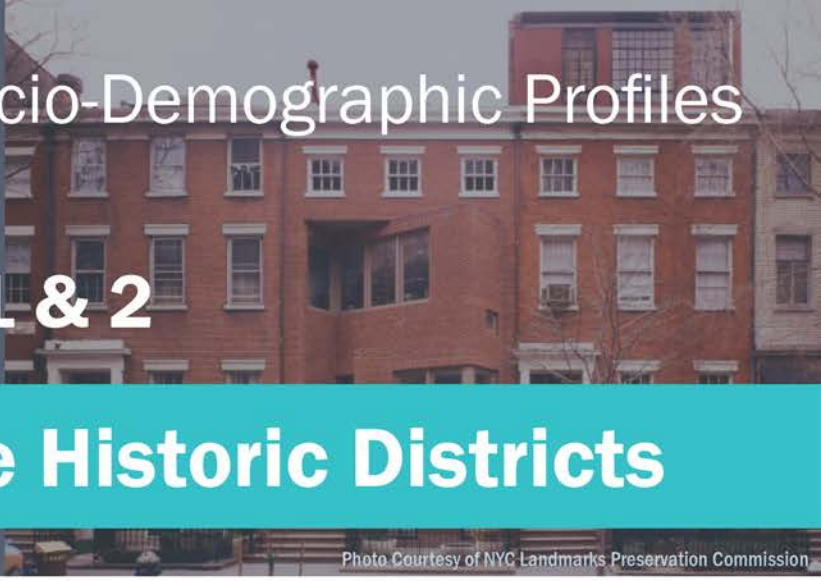
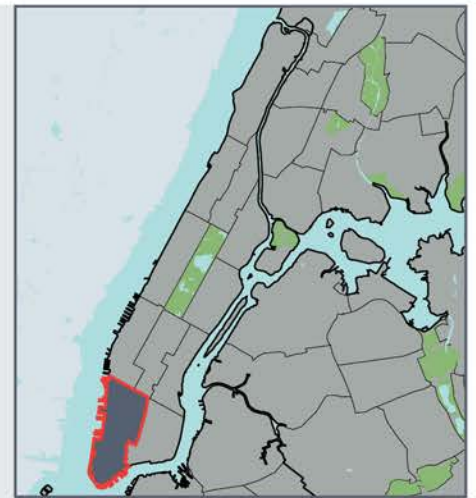
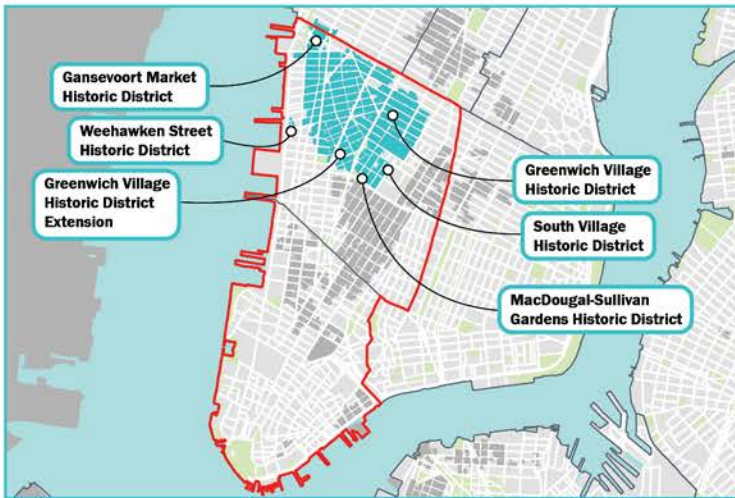


Photo Courtesy of NYC Landmarks Preservation Commission



GREENWICH VILLAGE HISTORIC DISTRICTS

MANHATTAN COMMUNITY DISTRICTS 1 & 2

Density

86,594

Population Density (pop/sq mi)

53,205

Race and Ethnicity

6.0%

Hispanic (of any race)

6.5%

82.1%

White (Non-Hispanic)

72.2%

1.5%

African-American (Non-Hispanic)

2.2%

7.3%

Asian (Non-Hispanic)

15.5%

3.1%

Some Other Race inc. Two or More Races (Non-Hispanic)

3.6%

Income

\$124,229

Median Household Income

\$150,600

Housing

\$2,217

Median Gross Rent

\$2,690

\$1,092,542

Median House Value

\$1,237,522

NYC Historic Districts Socio-Demographic Profiles

Manhattan

Community Districts 1 & 2

NoHo Historic Districts

Photo Courtesy of NYC Landmarks Preservation Commission



NoHo HISTORIC DISTRICTS

MANHATTAN COMMUNITY DISTRICTS 1 & 2

Density

55,936

Population Density (pop/sq mi)

53,205

Race and Ethnicity

6.2%

Hispanic (of any race)

6.5%

80.3%

White (Non-Hispanic)

72.2%

3.9%

African-American (Non-Hispanic)

2.2%

5.2%

Asian (Non-Hispanic)

15.5%

4.4%

Some Other Race inc. Two or More Races (Non-Hispanic)

3.6%

Income

\$164,613

Median Household Income

\$150,600

Housing

\$3,263 (1)

Median Gross Rent

\$2,690

\$1,661,976

Median House Value

\$1,237,522

Methodology and data sources available within the report and the appendix.

(1) The median gross rent of one of the census tracts considered in this analysis is above the upper bound of \$3,500.

NYC Historic Districts Socio-Demographic Profiles

Manhattan

Community Districts 1 & 2

SoHo-Cast Iron Historic Districts

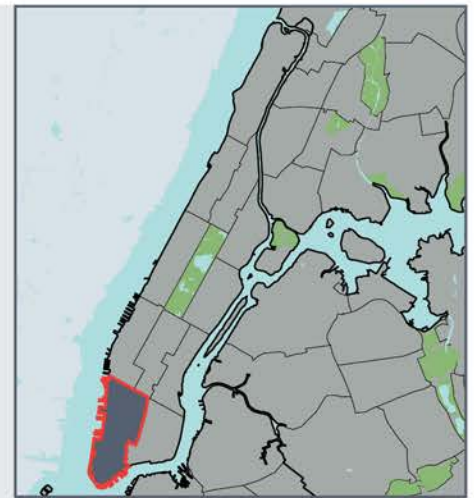
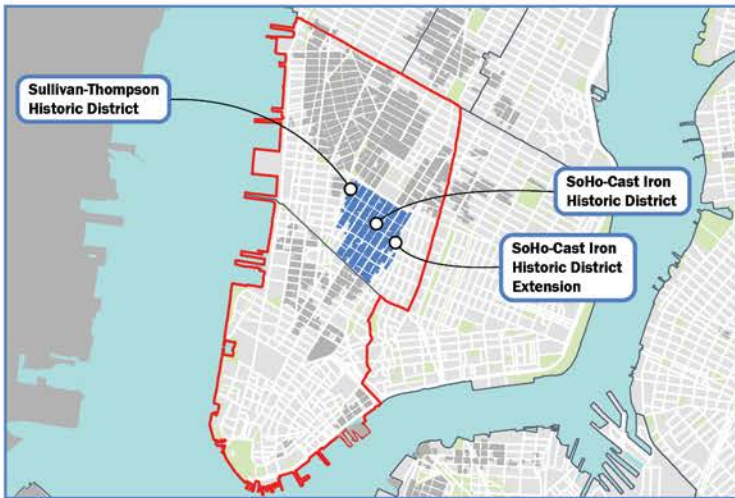


Photo Courtesy of NYC Landmarks Preservation Commission

SoHo-CAST IRON HISTORIC DISTRICTS

MANHATTAN COMMUNITY DISTRICTS 1 & 2

Density

41,523

Population Density (pop/sq mi)

53,205

Race and Ethnicity

6.5%

Hispanic (of any race)

6.5%

74.8%

White (Non-Hispanic)

72.2%

1.9%

African-American (Non-Hispanic)

2.2%

14.2%

Asian (Non-Hispanic)

15.5%

2.6%

Some Other Race inc. Two or More Races (Non-Hispanic)

3.6%

Income

\$123,729

Median Household Income

\$150,600

Housing

\$1,935

Median Gross Rent

\$2,690

\$2,036,237 (1)

Median House Value

\$1,237,522

Methodology and data sources are available within the report and the appendix.

(1) The median house value of the census tracts considered in this analysis is above the upper bound of \$2,000,000.

NYC Historic Districts Socio-Demographic Profiles

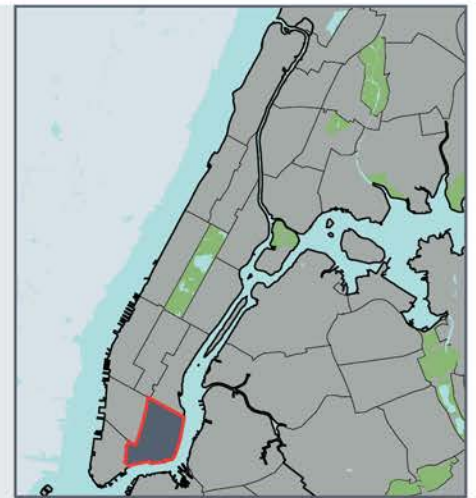
Manhattan Community District 3



East Village/Lower East Side Historic District



Photo Courtesy of NYC Landmarks Preservation Commission



EAST VILLAGE/LOWER EAST SIDE HISTORIC DISTRICT

MANHATTAN COMMUNITY DISTRICT 3

Density

106,187

Population Density (pop/sq mi)

88,740

Race and Ethnicity

11.7%

Hispanic (of any race)

25.1%

60.7%

White (Non-Hispanic)

33.3%

14.1%

African-American (Non-Hispanic)

8.4%

11.4%

Asian (Non-Hispanic)

30.6%

2.2%

Some Other Race inc. Two or More Races (Non-Hispanic)

2.6%

Income

\$76,567

Median Household Income

\$49,180

Housing

\$2,055

Median Gross Rent

\$1,160

\$822,945

Median House Value

\$703,519

NYC Historic Districts Socio-Demographic Profiles

Manhattan

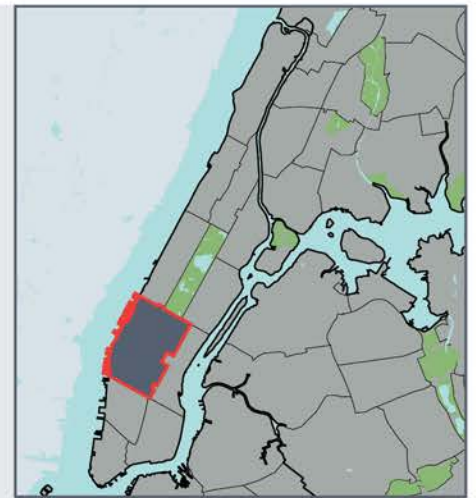
Community Districts 4 & 5



Chelsea Historic Districts



Photo via Wiki Commons



CHELSEA HISTORIC DISTRICTS

MANHATTAN COMMUNITY DISTRICTS 4 & 5

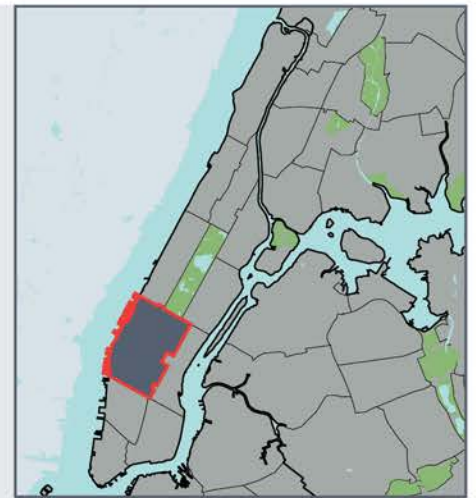
Density		
84,192	Population Density (pop/sq mi)	50,304
Race and Ethnicity		
13.1%	Hispanic (of any race)	15.5%
67.1%	White (Non-Hispanic)	59.1%
11.6%	African-American (Non-Hispanic)	5.2%
6.0%	Asian (Non-Hispanic)	17.2%
2.3%	Some Other Race inc. Two or More Races (Non-Hispanic)	3.0%
Income		
\$105,554	Median Household Income	\$102,750
Housing		
\$2,085	Median Gross Rent	\$2,120
\$1,164,829	Median House Value	\$901,747

NYC Historic Districts Socio-Demographic Profiles

Manhattan

Community Districts 4 & 5

Ladies' Mile/Madison Sq Historic Districts



LADIES' MILE/MADISON SQ HISTORIC DISTRICTS

MANHATTAN COMMUNITY DISTRICTS 4 & 5

Density		
63,826	Population Density (pop/sq mi)	50,304
Race and Ethnicity		
6.0%	Hispanic (of any race)	15.5%
71.2%	White (Non-Hispanic)	59.1%
2.8%	African-American (Non-Hispanic)	5.2%
16.6%	Asian (Non-Hispanic)	17.2%
3.5%	Some Other Race inc. Two or More Races (Non-Hispanic)	3.0%
Income		
\$158,230	Median Household Income	\$102,750
Housing		
\$2,440	Median Gross Rent	\$2,120
\$1,484,467 (1)	Median House Value	\$901,747

Methodology and data sources are available within the report and the appendix.

(1) The median house value of one of the census tracts considered in this analysis is above the upper bound of \$2,000,000.

NYC Historic Districts Socio-Demographic Profiles

Manhattan Community District 6



Photo Courtesy of Gramercy Park Block Association

Gramercy Park Historic Districts



GRAMERCY PARK HISTORIC DISTRICTS

MANHATTAN COMMUNITY DISTRICT 6

Density

86,239

Population Density (pop/sq mi)

91,049

Race and Ethnicity

4.9%

Hispanic (of any race)

7.3%

78.1%

White (Non-Hispanic)

69.7%

0.0%

African-American (Non-Hispanic)

3.4%

16.3%

Asian (Non-Hispanic)

16.6%

0.7%

Some Other Race inc. Two or More Races (Non-Hispanic)

3.0%

Income

\$169,620

Median Household Income

\$137,130

Housing

\$2,882

Median Gross Rent

\$2,490

\$1,015,674

Median House Value

\$813,578

NYC Historic Districts Socio-Demographic Profiles

Manhattan

Community District 6



Murray Hill Historic Districts

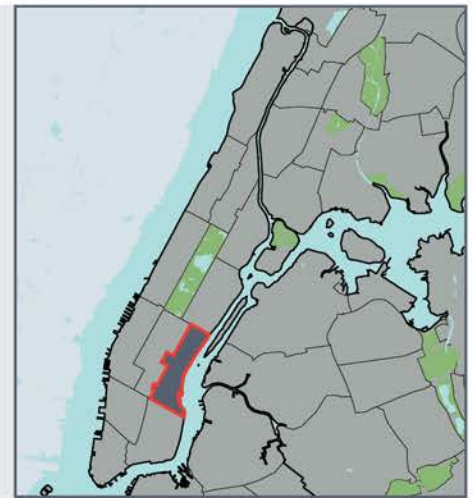


Photo by Beyond My Ken

MURRAY HILL HISTORIC DISTRICTS

MANHATTAN COMMUNITY DISTRICT 6

Density

75,212

Population Density (pop/sq mi)

91,049

Race and Ethnicity

7.8%

Hispanic (of any race)

7.3%

75.9%

White (Non-Hispanic)

69.7%

2.4%

African-American (Non-Hispanic)

3.4%

11.6%

Asian (Non-Hispanic)

16.6%

2.3%

Some Other Race inc. Two or More Races (Non-Hispanic)

3.0%

Income

\$128,337

Median Household Income

\$137,130

Housing

\$2,529

Median Gross Rent

\$2,490

\$1,009,566

Median House Value

\$813,578

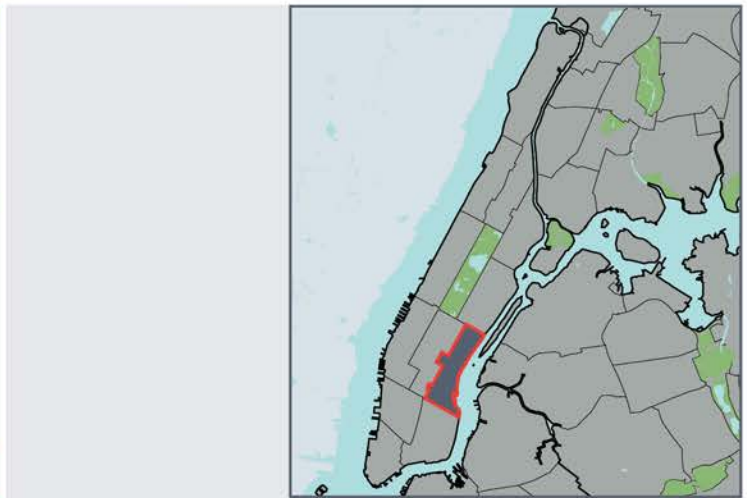
NYC Historic Districts Socio-Demographic Profiles

Manhattan

Community District 6



Stuyvesant Square Historic District



STUYVESANT SQUARE HISTORIC DISTRICT

MANHATTAN COMMUNITY DISTRICT 6

Density

106,682

Population Density (pop/sq mi)

91,049

Race and Ethnicity

7.7%

Hispanic (of any race)

7.3%

70.7%

White (Non-Hispanic)

69.7%

4.6%

African-American (Non-Hispanic)

3.4%

14.0%

Asian (Non-Hispanic)

16.6%

3.1%

Some Other Race inc. Two or More Races (Non-Hispanic)

3.0%

Income

\$119,015

Median Household Income

\$137,130

Housing

\$2,038

Median Gross Rent

\$2,490

\$743,837

Median House Value

\$813,578

NYC Historic Districts Socio-Demographic Profiles

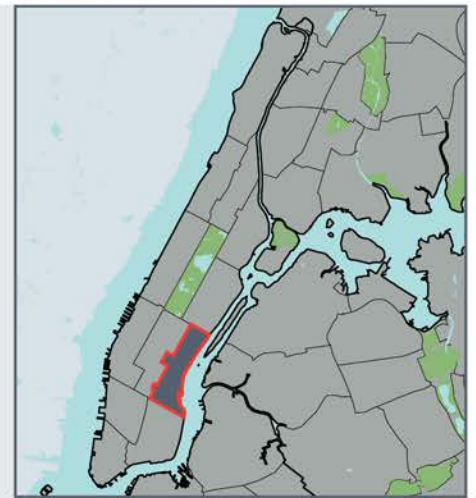
Manhattan

Community District 6



Tudor City Historic District

Photo via Google Street View



TUDOR CITY HISTORIC DISTRICT

MANHATTAN COMMUNITY DISTRICT 6

Density

104,485

Population Density (pop/sq mi)

91,049

Race and Ethnicity

5.0%

Hispanic (of any race)

7.3%

64.4%

White (Non-Hispanic)

69.7%

1.4%

African-American (Non-Hispanic)

3.4%

24.8%

Asian (Non-Hispanic)

16.6%

4.5%

Some Other Race inc. Two or More Races (Non-Hispanic)

3.0%

Income

\$117,554

Median Household Income

\$137,130

Housing

\$2,143

Median Gross Rent

\$2,490

\$600,181

Median House Value

\$813,578

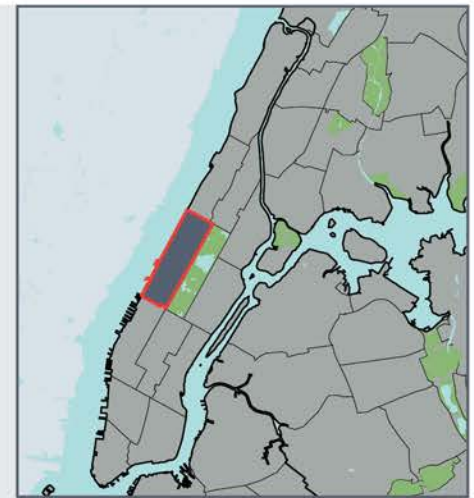
NYC Historic Districts Socio-Demographic Profiles

Manhattan Community District 7



Photo Courtesy of Landmark West

UWS/Central Park Historic Districts



UWS/CENTRAL PARK HISTORIC DISTRICTS

MANHATTAN COMMUNITY DISTRICT 7

Density

125,800

Population Density (pop/sq mi)

102,707

Race and Ethnicity

11.9%

Hispanic (of any race)

14.6%

72.7%

White (Non-Hispanic)

68.0%

3.3%

African-American (Non-Hispanic)

5.4%

9.1%

Asian (Non-Hispanic)

9.1%

3.0%

Some Other Race inc. Two or More Races (Non-Hispanic)

2.9%

Income

\$138,989

Median Household Income

\$123,840

Housing

\$2,216

Median Gross Rent

\$2,270

\$1,346,941 (1)

Median House Value

\$1,184,580

Methodology and data sources are available within the report and the appendix.

(1) The median house value of one of the census tracts considered in this analysis is above the upper bound of \$2,000,000.

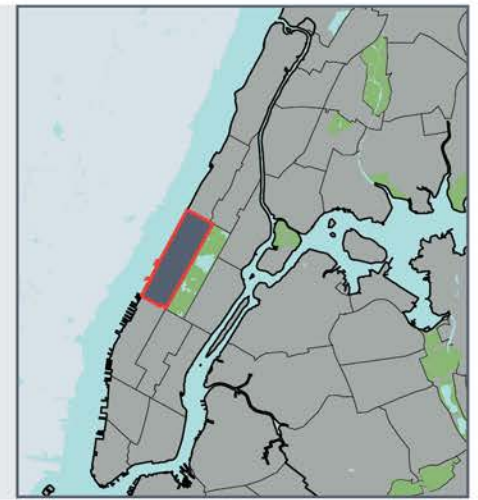
NYC Historic Districts Socio-Demographic Profiles

Manhattan Community District 7



Riverside Dr/West End Historic Districts

Photo Courtesy of NYC Landmarks Preservation Commission



RIVERSIDE DR/WEST END HISTORIC DISTRICTS

MANHATTAN COMMUNITY DISTRICT 7

Density

150,548

Population Density (pop/sq mi)

102,707

Race and Ethnicity

12.5%

Hispanic (of any race)

14.6%

73.5%

White (Non-Hispanic)

68.0%

3.9%

African-American (Non-Hispanic)

5.4%

7.8%

Asian (Non-Hispanic)

9.1%

2.3%

Some Other Race inc. Two or More Races (Non-Hispanic)

2.9%

Income

\$124,398

Median Household Income

\$123,840

Housing

\$2,093

Median Gross Rent

\$2,270

\$1,333,745 (1)

Median House Value

\$1,184,580

Methodology and data sources are available within the report and the appendix.

(1) The median house value of one of the census tracts considered in this analysis is above the upper bound of \$2,000,000.

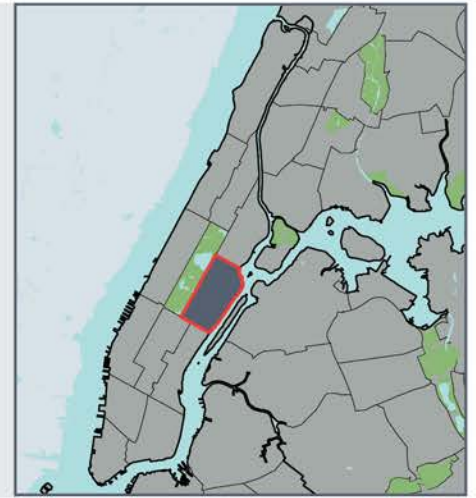
NYC Historic Districts Socio-Demographic Profiles

Manhattan

Community District 8

Carnegie Hill Historic Districts

Photo Courtesy of New York Landmarks Conservancy



CARNEGIE HILL HISTORIC DISTRICTS

MANHATTAN COMMUNITY DISTRICT 8

Density

105,675

Population Density (pop/sq mi)

108,858

Race and Ethnicity

7.4%

Hispanic (of any race)

9.7%

80.3%

White (Non-Hispanic)

75.3%

0.9%

African-American (Non-Hispanic)

2.3%

8.7%

Asian (Non-Hispanic)

10.2%

2.7%

Some Other Race inc. Two or More Races (Non-Hispanic)

2.5%

Income

\$195,346

Median Household Income

\$123,710

Housing

\$2,444

Median Gross Rent

\$2,340

\$1,707,791 (1)

Median House Value

\$1,163,098

Methodology and data sources are available within the report and the appendix.

(1) The median house value of two of the census tracts considered in this analysis is above the upper bound of \$2,000,000.

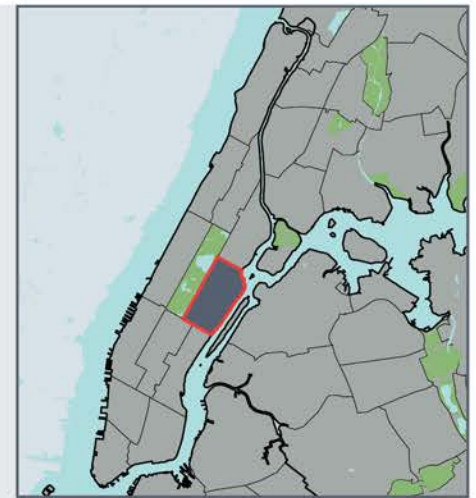
NYC Historic Districts Socio-Demographic Profiles

Manhattan

Community District 8

Park Ave/MET Museum Historic Districts

Photo Courtesy of NYC Landmarks Preservation Commission



PARK AVE/MET HISTORIC DISTRICTS

MANHATTAN COMMUNITY DISTRICT 8

Density

89,446

Population Density (pop/sq mi)

108,858

Race and Ethnicity

4.7%

Hispanic (of any race)

9.7%

85.3%

White (Non-Hispanic)

75.3%

0.6%

African-American (Non-Hispanic)

2.3%

7.8%

Asian (Non-Hispanic)

10.2%

1.7%

Some Other Race inc. Two or More Races (Non-Hispanic)

2.5%

Income

\$158,404

Median Household Income

\$123,710

Housing

\$2,323

Median Gross Rent

\$2,340

\$2,032,435 (1)

Median House Value

\$1,163,098

Methodology and data sources are available within the report and the appendix.

(1) The median house value of two of the census tracts considered is above the upper bound of \$2,000,000.

NYC Historic Districts Socio-Demographic Profiles

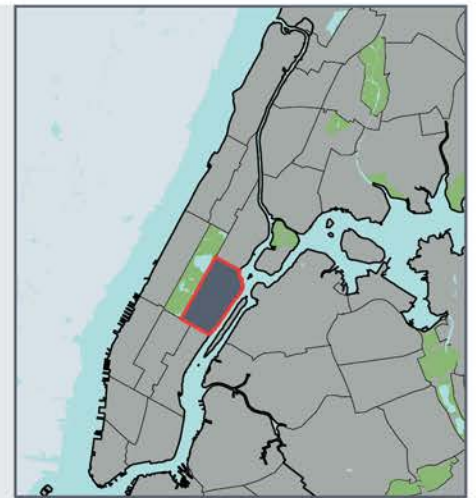
Manhattan Community District 8



Upper East Side Historic Districts



Photo Courtesy of NYC Landmarks Preservation Commission



UPPER EAST SIDE HISTORIC DISTRICTS

MANHATTAN COMMUNITY DISTRICT 8

Density		
51,388	Population Density (pop/sq mi)	108,858
Race and Ethnicity		
7.6%	Hispanic (of any race)	9.7%
86.1%	White (Non-Hispanic)	75.3%
1.4%	African-American (Non-Hispanic)	2.3%
2.9%	Asian (Non-Hispanic)	10.2%
2.0%	Some Other Race inc. Two or More Races (Non-Hispanic)	2.5%
Income		
\$195,960	Median Household Income	\$123,710
Housing		
\$2,159	Median Gross Rent	\$2,340
\$2,036,237 (1)	Median House Value	\$1,163,098

Methodology and data sources are available within the report and the appendix.

(1) The median house value of the census tracts considered in this analysis is above the upper bound of \$2,000,000.

NYC Historic Districts Socio-Demographic Profiles

Manhattan Community District 9



Hamilton Heights Historic Districts

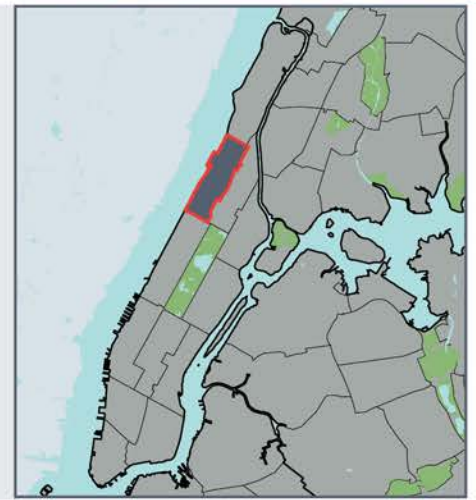


Photo via Wiki Commons

HAMILTON HEIGHTS HISTORIC DISTRICTS

MANHATTAN COMMUNITY DISTRICT 9

Density

89,679

Population Density (pop/sq mi)

76,959

Race and Ethnicity

38.0%

Hispanic (of any race)

38.8%

21.3%

White (Non-Hispanic)

27.6%

32.1%

African-American (Non-Hispanic)

21.5%

4.0%

Asian (Non-Hispanic)

8.8%

4.7%

Some Other Race inc. Two or More Races (Non-Hispanic)

3.3%

Income

\$53,335

Median Household Income

\$61,010

Housing

\$1,429

Median Gross Rent

\$1,550

\$569,128

Median House Value

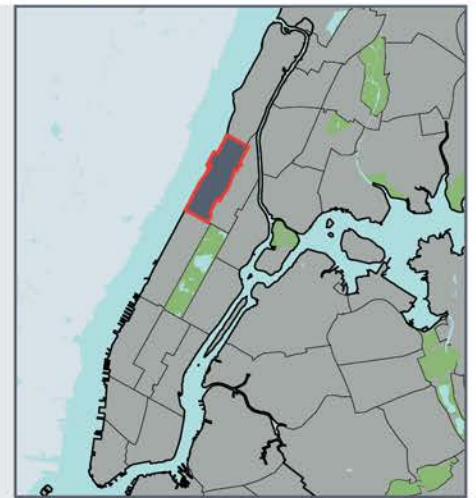
\$666,867

NYC Historic Districts Socio-Demographic Profiles

Manhattan Community District 9



Hamilton Heights/Sugar Hill Historic Districts



HAMILTON HEIGHTS/SUGAR HILL HISTORIC DISTRICTS

MANHATTAN COMMUNITY DISTRICT 9

Density

122,490

Population Density (pop/sq mi)

76,959

Race and Ethnicity

46.6%

Hispanic (of any race)

38.8%

17.1%

White (Non-Hispanic)

27.6%

32.4%

African-American (Non-Hispanic)

21.5%

1.8%

Asian (Non-Hispanic)

8.8%

2.1%

Some Other Race inc. Two or More Races (Non-Hispanic)

3.3%

Income

\$47,830

Median Household Income

\$61,010

Housing

\$1,348

Median Gross Rent

\$1,550

\$404,600

Median House Value

\$666,867

NYC Historic Districts Socio-Demographic Profiles

Manhattan Community District 9

Morningside Heights Historic District



Photo Courtesy of NYC Landmarks Preservation Commission

MORNINGSIDE HEIGHTS HISTORIC DISTRICT

MANHATTAN COMMUNITY DISTRICT 9

Density

136,075

Population Density (pop/sq mi)

76,959

Race and Ethnicity

11.4%

Hispanic (of any race)

38.8%

62.0%

White (Non-Hispanic)

27.6%

8.8%

African-American (Non-Hispanic)

21.5%

15.0%

Asian (Non-Hispanic)

8.8%

2.8%

Some Other Race inc. Two or More Races (Non-Hispanic)

3.3%

Income

\$102,519

Median Household Income

\$61,010

Housing

\$1,955

Median Gross Rent

\$1,550

\$1,194,558

Median House Value

\$666,867

NYC Historic Districts Socio-Demographic Profiles

Manhattan Community District 10



Central Harlem Historic District

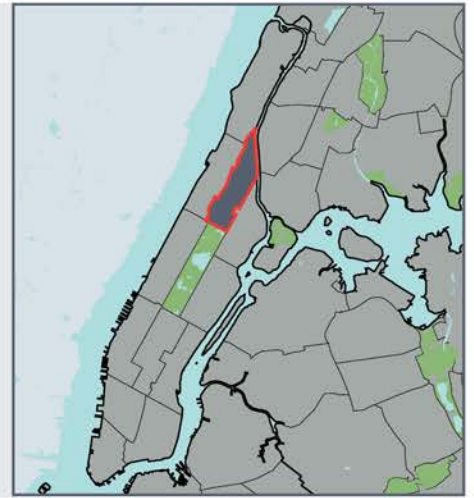


Photo Courtesy of NYC Landmarks Preservation Commission

CENTRAL HARLEM HISTORIC DISTRICT

MANHATTAN COMMUNITY DISTRICT 10

Density

81,535

Population Density (pop/sq mi)

95,987

Race and Ethnicity

21.8%

Hispanic (of any race)

23.8%

19.2%

White (Non-Hispanic)

14.2%

50.5%

African-American (Non-Hispanic)

55.3%

2.9%

Asian (Non-Hispanic)

3.4%

5.6%

Some Other Race inc. Two or More Races (Non-Hispanic)

3.3%

Income

\$49,810

Median Household Income

\$48,500

Housing

\$1,136

Median Gross Rent

\$1,160

\$1,031,659

Median House Value

\$695,782

NYC Historic Districts Socio-Demographic Profiles

Manhattan

Community District 10

Mount Morris Park Historic Districts

Photo Courtesy of MMPCIA



MOUNT MORRIS PARK HISTORIC DISTRICTS

MANHATTAN COMMUNITY DISTRICT 10

Density

82,488

Population Density (pop/sq mi)

95,987

Race and Ethnicity

18.9%

Hispanic (of any race)

23.8%

20.8%

White (Non-Hispanic)

14.2%

53.9%

African-American (Non-Hispanic)

55.3%

4.3%

Asian (Non-Hispanic)

3.4%

2.1%

Some Other Race inc. Two or More Races (Non-Hispanic)

3.3%

Income

\$70,043

Median Household Income

\$48,500

Housing

\$1,263

Median Gross Rent

\$1,160

\$1,227,748 (1)

Median House Value

\$695,782

Methodology and data sources are available within the report and the appendix.

(1) No median house value was available for one of the two census tracts considered in this analysis.

NYC Historic Districts Socio-Demographic Profiles

Manhattan

Community District 12

Audubon Park Historic Districts

Photo Courtesy of NYC Landmarks Preservation Commission



AUDUBON PARK HISTORIC DISTRICTS

MANHATTAN COMMUNITY DISTRICT 12

Density

141,910

Population Density (pop/sq mi)

75,369

Race and Ethnicity

54.1%

Hispanic (of any race)

68.8%

18.5%

White (Non-Hispanic)

18.9%

22.6%

African-American (Non-Hispanic)

7.6%

1.6%

Asian (Non-Hispanic)

3.0%

3.2%

Some Other Race inc. Two or More Races (Non-Hispanic)

1.7%

Income

\$54,322

Median Household Income

\$54,890

Housing

\$1,166

Median Gross Rent

\$1,410

\$461,411

Median House Value

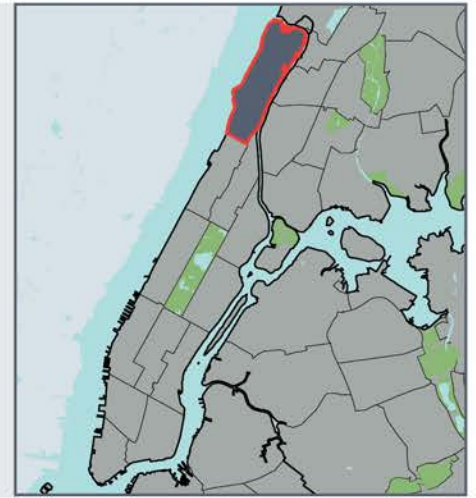
\$441,252

NYC Historic Districts Socio-Demographic Profiles

Manhattan

Community District 12

Jumel Terrace Historic District



JUMEL TERRACE HISTORIC DISTRICT

MANHATTAN COMMUNITY DISTRICT 12

Density

134,175

Population Density (pop/sq mi)

75,369

Race and Ethnicity

53.5%

Hispanic (of any race)

68.8%

10.5%

White (Non-Hispanic)

18.9%

31.2%

African-American (Non-Hispanic)

7.6%

3.4%

Asian (Non-Hispanic)

3.0%

1.4%

Some Other Race inc. Two or More Races (Non-Hispanic)

1.7%

Income

\$52,792

Median Household Income

\$54,890

Housing

\$1,233

Median Gross Rent

\$1,410

N/A (1)

Median House Value

\$441,252

Methodology and data sources are available within the report and the appendix.

(1) No median house value was available for the census tract considered in this analysis.

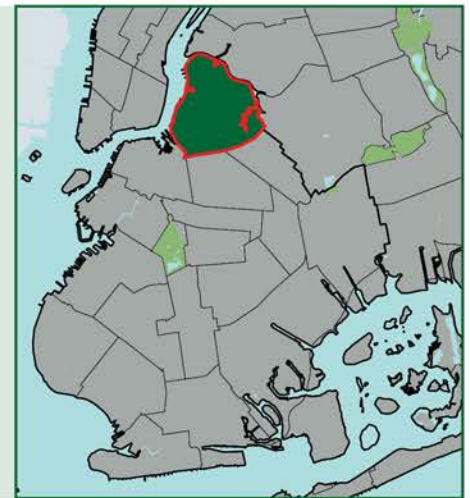
NYC Historic Districts Socio-Demographic Profiles

Brooklyn

Community District 1



Greenpoint Historic Districts



GREENPOINT HISTORIC DISTRICTS

BROOKLYN COMMUNITY DISTRICT 1

Density		
39,390	Population Density (pop/sq mi)	39,147
Race and Ethnicity		
14.6%	Hispanic (of any race)	22.9%
77.0%	White (Non-Hispanic)	63.0%
0.5%	African-American (Non-Hispanic)	4.5%
5.3%	Asian (Non-Hispanic)	7.0%
2.7%	Some Other Race inc. Two or More Races (Non-Hispanic)	2.6%
Income		
\$100,594	Median Household Income	\$81,990
Housing		
\$1,920	Median Gross Rent	\$1,880
\$2,000,000+ (1)	Median House Value	\$941,250

Methodology and data sources are available within the report and the appendix.

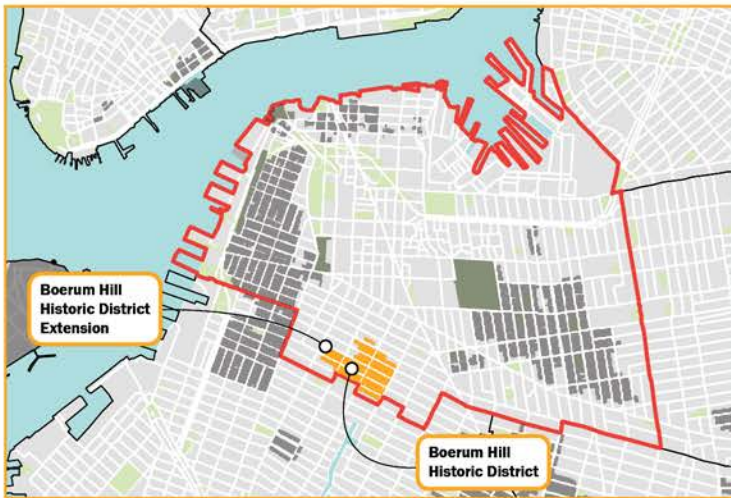
(1) The median house value of the census tract considered in this analysis is above the upper bound of \$2,000,000.

NYC Historic Districts Socio-Demographic Profiles

Brooklyn Community District 2

Boerum Hill Historic Districts

Photo Courtesy of NYC Landmarks Preservation Commission



BOERUM HILL HISTORIC DISTRICTS

BROOKLYN COMMUNITY DISTRICT 2

Density

58,219

Population Density (pop/sq mi)

45,470

Race and Ethnicity

11.6%

Hispanic (of any race)

14.6%

65.5%

White (Non-Hispanic)

46.4%

10.7%

African-American (Non-Hispanic)

25.1%

8.4%

Asian (Non-Hispanic)

9.3%

3.8%

Some Other Race inc. Two or More Races (Non-Hispanic)

4.6%

Income

\$142,642

Median Household Income

\$110,230

Housing

\$2,362

Median Gross Rent

\$2,150

\$2,000,000+ (1)

Median House Value

\$902,154

Methodology and data sources are available within the report and the appendix.

(1) The median house value of the census tract considered in this analysis is above the upper bound of \$2,000,000.

NYC Historic Districts Socio-Demographic Profiles

Brooklyn

Community District 2



Brooklyn Academy of Music Historic District



BROOKLYN ACADEMY OF MUSIC HISTORIC DISTRICT

BROOKLYN COMMUNITY DISTRICT 2

Density		
36,836 (1)	Population Density (pop/sq mi)	45,470
Race and Ethnicity		
10.5%	Hispanic (of any race)	14.6%
42.9%	White (Non-Hispanic)	46.4%
33.2%	African-American (Non-Hispanic)	25.1%
6.7%	Asian (Non-Hispanic)	9.3%
6.7%	Some Other Race inc. Two or More Races (Non-Hispanic)	4.6%
Income		
\$88,693	Median Household Income	\$110,230
Housing		
\$1,468	Median Gross Rent	\$2,150
\$1,584,701	Median House Value	\$902,154

Methodology and data sources are available within the report and the appendix.

(1) The census tract considered in this analysis includes a large area that is non-residential. Population density in the HD is likely higher.

NYC Historic Districts Socio-Demographic Profiles

Brooklyn Community District 2

Brooklyn Heights Historic Districts

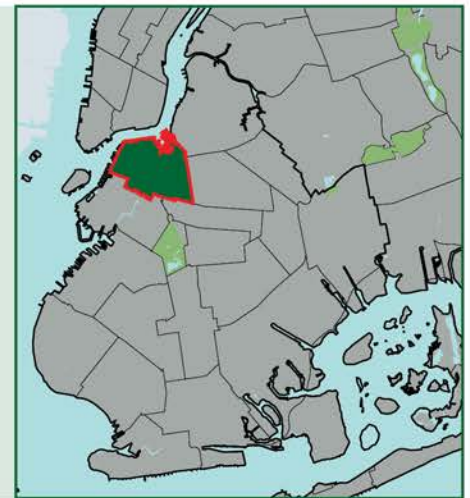
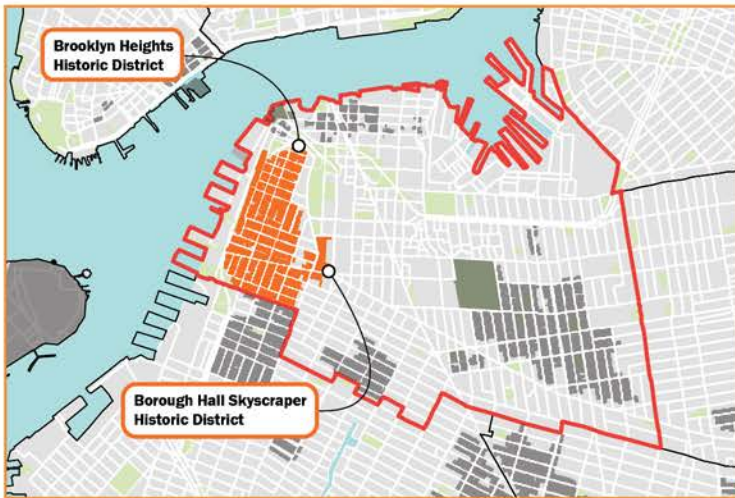


Photo via Wiki Commons

BROOKLYN HEIGHTS HISTORIC DISTRICTS

BROOKLYN COMMUNITY DISTRICT 2

Density		
67,196	Population Density (pop/sq mi)	45,470
Race and Ethnicity		
7.3%	Hispanic (of any race)	14.6%
72.6%	White (Non-Hispanic)	46.4%
5.8%	African-American (Non-Hispanic)	25.1%
9.3%	Asian (Non-Hispanic)	9.3%
5.1%	Some Other Race inc. Two or More Races (Non-Hispanic)	4.6%
Income		
\$127,107	Median Household Income	\$110,230
Housing		
\$2,325	Median Gross Rent	\$2,150
\$1,009,502 (1)	Median House Value	\$902,154

Methodology and data sources are available within the report and the appendix.

(1) The median house value of one of the census tract considered in this analysis is above the upper bound of \$2,000,000.

NYC Historic Districts Socio-Demographic Profiles

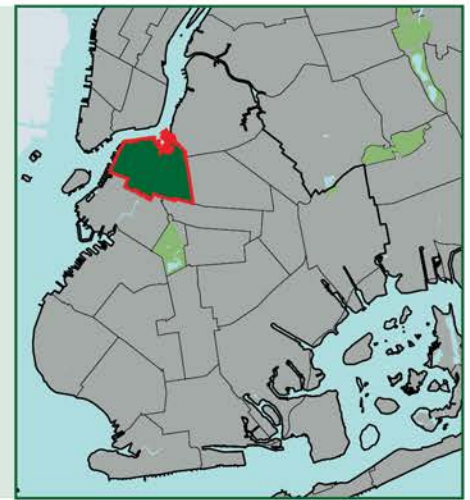
Brooklyn

Community District 2



Photo via The Brownstoner

Clinton Hill Historic District



CLINTON HILL HISTORIC DISTRICT

BROOKLYN COMMUNITY DISTRICT 2

Density

56,782

Population Density (pop/sq mi)

45,470

Race and Ethnicity

9.5%

Hispanic (of any race)

14.6%

50.6%

White (Non-Hispanic)

46.4%

30.5%

African-American (Non-Hispanic)

25.1%

5.0%

Asian (Non-Hispanic)

9.3%

4.4%

Some Other Race inc. Two or More Races (Non-Hispanic)

4.6%

Income

\$98,975

Median Household Income

\$110,230

Housing

\$1,982

Median Gross Rent

\$2,150

\$916,993

Median House Value

\$902,154

NYC Historic Districts Socio-Demographic Profiles

Brooklyn Community District 2

DUMBO Historic Districts

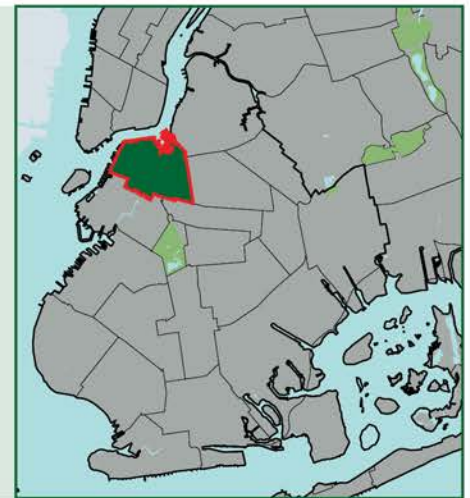
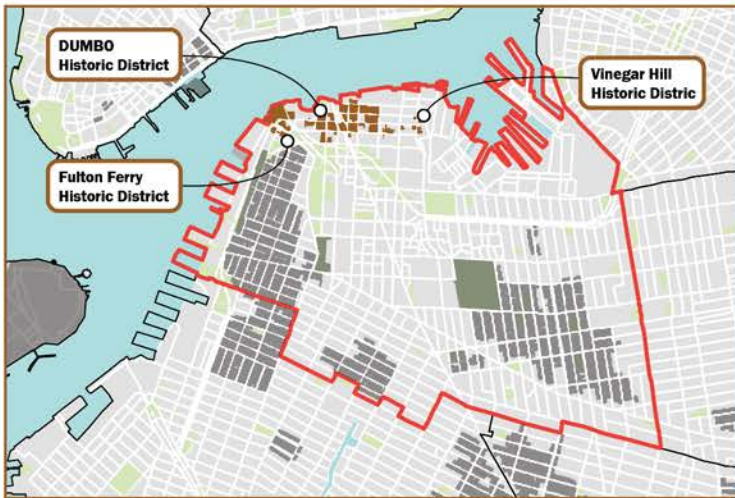


Photo Courtesy of NYC Landmarks Preservation Commission

DUMBO HISTORIC DISTRICTS

BROOKLYN COMMUNITY DISTRICT 2

Density

29,699 (1)

Population Density (pop/sq mi)

45,470

Race and Ethnicity

5.8%

Hispanic (of any race)

14.6%

72.9%

White (Non-Hispanic)

46.4%

3.3%

African-American (Non-Hispanic)

25.1%

11.0%

Asian (Non-Hispanic)

9.3%

7.0%

Some Other Race inc. Two or More Races (Non-Hispanic)

4.6%

Income

\$218,622

Median Household Income

\$110,230

Housing

\$3,501

Median Gross Rent

\$2,150

\$1,587,653

Median House Value

\$902,154

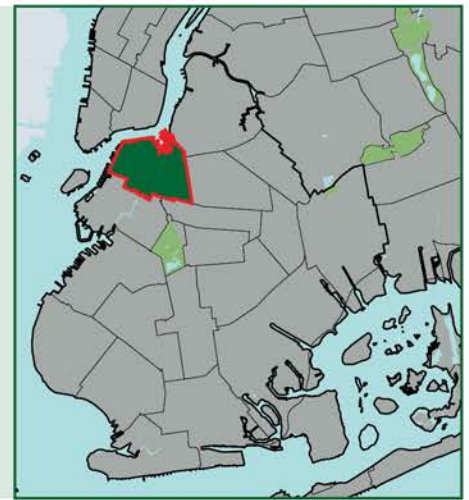
Methodology and data sources are available within the report and the appendix.

(1) The census tract considered in this analysis includes a large area that is non-residential. Population density in the HD is likely higher.

NYC Historic Districts Socio-Demographic Profiles

Brooklyn Community District 2

Fort Greene Historic District



FORT GREENE HISTORIC DISTRICT

BROOKLYN COMMUNITY DISTRICT 2

Density

55,802

Population Density (pop/sq mi)

45,470

Race and Ethnicity

11.0%

Hispanic (of any race)

14.6%

57.8%

White (Non-Hispanic)

46.4%

20.9%

African-American (Non-Hispanic)

25.1%

5.4%

Asian (Non-Hispanic)

9.3%

4.9%

Some Other Race inc. Two or More Races (Non-Hispanic)

4.6%

Income

\$107,938

Median Household Income

\$110,230

Housing

\$2,140

Median Gross Rent

\$2,150

\$1,096,971

Median House Value

\$902,154

NYC Historic Districts Socio-Demographic Profiles

Brooklyn Community District 2

Wallabout Historic District

Photo Courtesy of NYC Landmarks Preservation Commission



WALLABOUT HISTORIC DISTRICT

BROOKLYN COMMUNITY DISTRICT 2

Density

51,977

Population Density (pop/sq mi)

45,470

Race and Ethnicity

29.6%

Hispanic (of any race)

14.6%

38.0%

White (Non-Hispanic)

46.4%

19.7%

African-American (Non-Hispanic)

25.1%

7.9%

Asian (Non-Hispanic)

9.3%

4.9%

Some Other Race inc. Two or More Races (Non-Hispanic)

4.6%

Income

\$65,330

Median Household Income

\$110,230

Housing

\$1,802

Median Gross Rent

\$2,150

\$1,117,690

Median House Value

\$902,154

NYC Historic Districts Socio-Demographic Profiles

Brooklyn Community District 3

Bedford Historic District

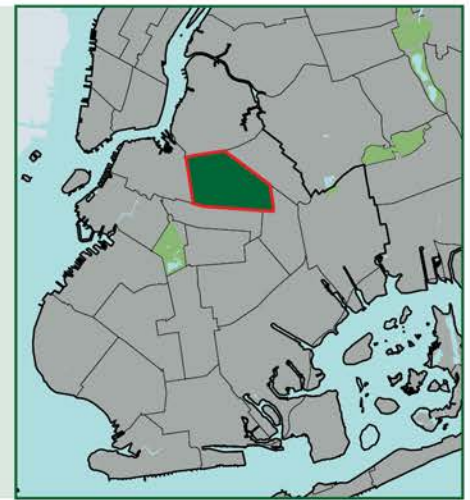


Photo Courtesy of NYC Landmarks Preservation Commission

BEDFORD HISTORIC DISTRICT

BROOKLYN COMMUNITY DISTRICT 3

Density

67,689

Population Density (pop/sq mi)

64,043

Race and Ethnicity

9.1%

Hispanic (of any race)

19.0%

26.4%

White (Non-Hispanic)

26.0%

56.4%

African-American (Non-Hispanic)

49.5%

5.6%

Asian (Non-Hispanic)

3.2%

2.5%

Some Other Race inc. Two or More Races (Non-Hispanic)

2.3%

Income

\$68,956

Median Household Income

\$55,910

Housing

\$1,528

Median Gross Rent

\$1,430

\$996,907

Median House Value

\$932,189

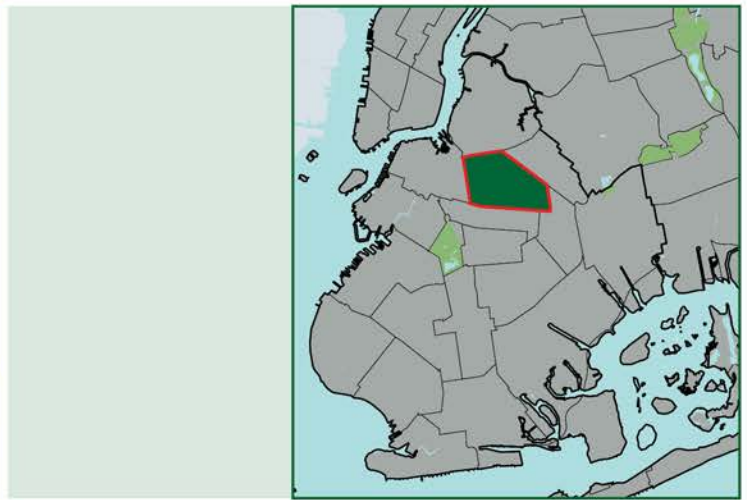
NYC Historic Districts Socio-Demographic Profiles

Brooklyn Community District 3



Photo Courtesy of NYC Landmarks Preservation Commission

Stuyvesant Heights Historic Districts



STUYVESANT HEIGHTS HISTORIC DISTRICTS

BROOKLYN COMMUNITY DISTRICT 3

Density

59,726

Population Density (pop/sq mi)

64,043

Race and Ethnicity

8.2%

Hispanic (of any race)

19.0%

12.6%

White (Non-Hispanic)

26.0%

73.2%

African-American (Non-Hispanic)

49.5%

3.1%

Asian (Non-Hispanic)

3.2%

2.9%

Some Other Race inc. Two or More Races (Non-Hispanic)

2.3%

Income

\$62,533

Median Household Income

\$55,910

Housing

\$1,458

Median Gross Rent

\$1,430

\$1,215,887

Median House Value

\$932,189

NYC Historic Districts Socio-Demographic Profiles

Brooklyn

Community District 6



Cobble Hill Historic Districts

Photo via Wiki Commons



COBBLE HILL HISTORIC DISTRICTS

BROOKLYN COMMUNITY DISTRICT 6

Density

62,016

Population Density (pop/sq mi)

38,225

Race and Ethnicity

8.3%

Hispanic (of any race)

16.3%

74.4%

White (Non-Hispanic)

64.1%

5.6%

African-American (Non-Hispanic)

7.2%

7.4%

Asian (Non-Hispanic)

7.0%

4.4%

Some Other Race inc. Two or More Races (Non-Hispanic)

5.4%

Income

\$159,308

Median Household Income

\$124,670

Housing

\$2,511

Median Gross Rent

\$2,150

\$1,576,216 (1)

Median House Value

\$1,199,139

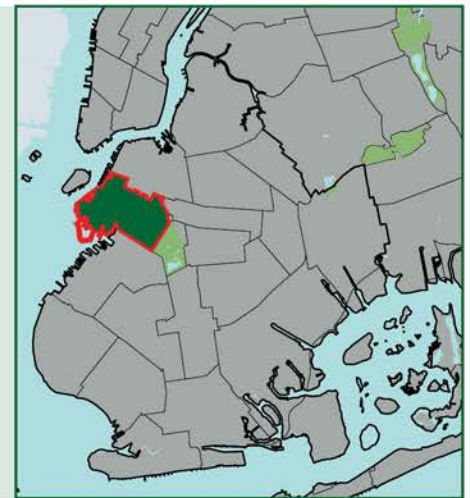
Methodology and data sources are available within the report and the appendix.

(1) The median house value of one of the census tract considered in this analysis is above the upper bound of \$2,000,000.

NYC Historic Districts Socio-Demographic Profiles

Brooklyn Community District 6

Park Slope Historic Districts



PARK SLOPE HISTORIC DISTRICTS

BROOKLYN COMMUNITY DISTRICT 6

Density

65,670

Population Density (pop/sq mi)

38,225

Race and Ethnicity

10.9%

Hispanic (of any race)

16.3%

73.4%

White (Non-Hispanic)

64.1%

4.2%

African-American (Non-Hispanic)

7.2%

7.1%

Asian (Non-Hispanic)

7.0%

4.4%

Some Other Race inc. Two or More Races (Non-Hispanic)

5.4%

Income

\$139,244

Median Household Income

\$124,670

Housing

\$2,426

Median Gross Rent

\$2,150

\$1,360,231 (1)

Median House Value

\$1,199,139

Methodology and data sources are available within the report and the appendix.

(1) The median house value of one of the census tract considered in this analysis is above the upper bound of \$2,000,000.

NYC Historic Districts Socio-Demographic Profiles

Brooklyn Community District 8

Crown Heights Historic Districts

Photo Courtesy of National Parks Service



CROWN HEIGHTS HISTORIC DISTRICTS

BROOKLYN COMMUNITY DISTRICT 8

Density

67,583

Population Density (pop/sq mi)

59,148

Race and Ethnicity

10.7%

Hispanic (of any race)

12.0%

19.3%

White (Non-Hispanic)

22.3%

63.7%

African-American (Non-Hispanic)

58.3%

2.8%

Asian (Non-Hispanic)

3.8%

3.5%

Some Other Race inc. Two or More Races (Non-Hispanic)

3.6%

Income

\$53,039

Median Household Income

\$66,590

Housing

\$1,287

Median Gross Rent

\$1,400

\$940,359

Median House Value

\$900,831

NYC Historic Districts Socio-Demographic Profiles

Brooklyn

Community District 8

Prospect Heights Historic District

Photo Courtesy of NYC Landmarks Preservation Commission



PROSPECT HEIGHTS HISTORIC DISTRICT

BROOKLYN COMMUNITY DISTRICT 8

Density

54,007

Population Density (pop/sq mi)

59,148

Race and Ethnicity

9.5%

Hispanic (of any race)

12.0%

59.0%

White (Non-Hispanic)

22.3%

17.2%

African-American (Non-Hispanic)

58.3%

8.0%

Asian (Non-Hispanic)

3.8%

6.3%

Some Other Race inc. Two or More Races (Non-Hispanic)

3.6%

Income

\$110,781

Median Household Income

\$66,590

Housing

\$2,030

Median Gross Rent

\$1,400

\$1,103,716

Median House Value

\$900,831

NYC Historic Districts Socio-Demographic Profiles

Brooklyn Community District 9



Prospect Lefferts Gardens Historic District



Photo via WikiMapia

PROSPECT LEFFERTS GARDENS HISTORIC DISTRICT

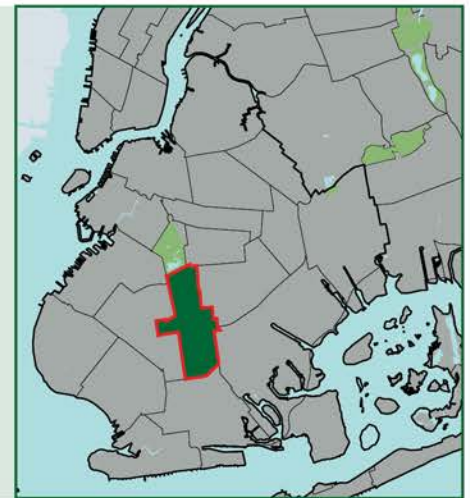
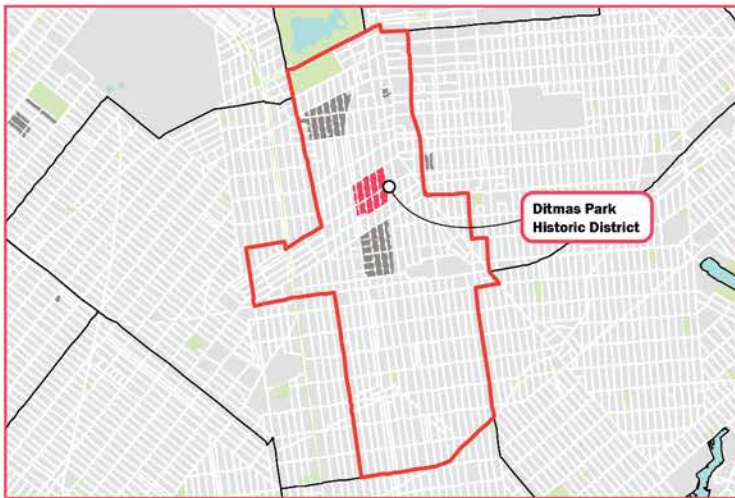
BROOKLYN COMMUNITY DISTRICT 9

Density		
57,127	Population Density (pop/sq mi)	64,130
Race and Ethnicity		
7.1%	Hispanic (of any race)	8.4%
26.3%	White (Non-Hispanic)	22.8%
59.6%	African-American (Non-Hispanic)	64.3%
2.3%	Asian (Non-Hispanic)	1.9%
4.6%	Some Other Race inc. Two or More Races (Non-Hispanic)	2.6%
Income		
\$76,861	Median Household Income	\$63,370
Housing		
\$1,485	Median Gross Rent	\$1,520
\$1,116,672	Median House Value	\$688,350

NYC Historic Districts Socio-Demographic Profiles

Brooklyn Community District 14

Ditmas Park Historic District



DITMAS PARK HISTORIC DISTRICT

BROOKLYN COMMUNITY DISTRICT 14

Density

41,011

Population Density (pop/sq mi)

55,554

Race and Ethnicity

14.2%

Hispanic (of any race)

15.0%

29.0%

White (Non-Hispanic)

40.8%

47.9%

African-American (Non-Hispanic)

30.6%

6.0%

Asian (Non-Hispanic)

10.7%

2.9%

Some Other Race inc. Two or More Races (Non-Hispanic)

2.9%

Income

\$58,464

Median Household Income

\$63,170

Housing

\$1,443

Median Gross Rent

\$1,410

\$692,422

Median House Value

\$769,901

NYC Historic Districts Socio-Demographic Profiles

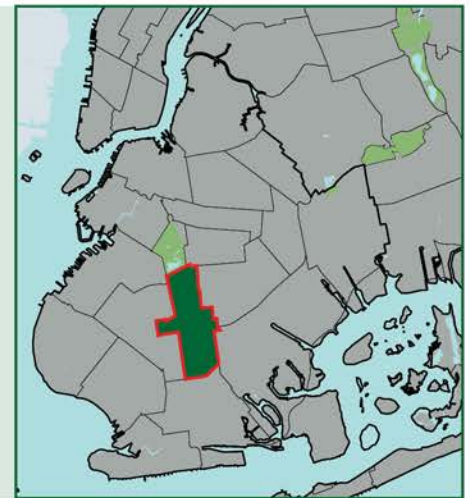
Brooklyn

Community District 14



Fiske Terrace-Midwood Park Historic District

Photo Courtesy of NYC Landmarks Preservation Commission



FISKE TERRACE-MIDWOOD PARK HISTORIC DISTRICT

BROOKLYN COMMUNITY DISTRICT 14

Density

43,237

Population Density (pop/sq mi)

55,554

Race and Ethnicity

13.4%

Hispanic (of any race)

15.0%

38.2%

White (Non-Hispanic)

40.8%

34.2%

African-American (Non-Hispanic)

30.6%

11.3%

Asian (Non-Hispanic)

10.7%

2.9%

Some Other Race inc. Two or More Races (Non-Hispanic)

2.9%

Income

\$74,797

Median Household Income

\$63,170

Housing

\$1,449

Median Gross Rent

\$1,410

\$948,937

Median House Value

\$769,901

NYC Historic Districts Socio-Demographic Profiles

Brooklyn Community District 14

Prospect Park South Historic District

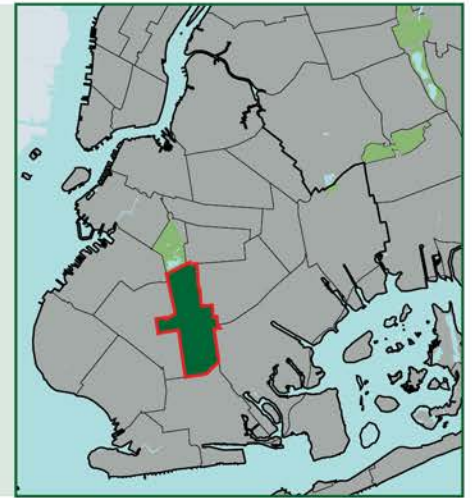
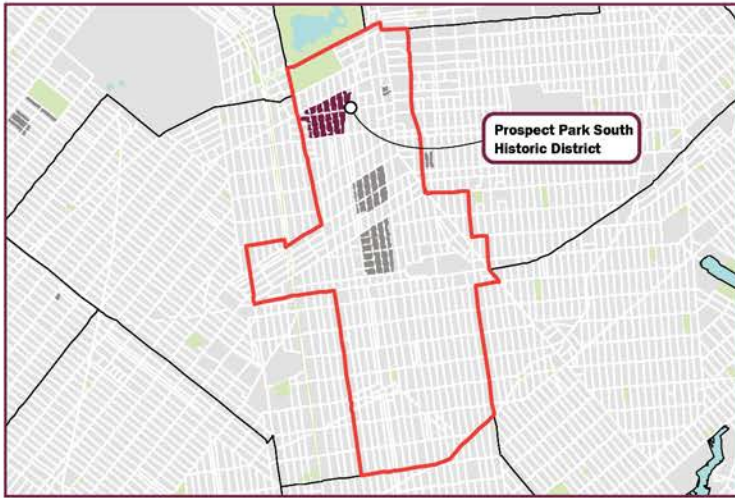


Photo via WikiMapia

PROSPECT PARK SOUTH HISTORIC DISTRICT

BROOKLYN COMMUNITY DISTRICT 14

Density

24,818

Population Density (pop/sq mi)

55,554

Race and Ethnicity

15.4%

Hispanic (of any race)

15.0%

41.9%

White (Non-Hispanic)

40.8%

14.9%

African-American (Non-Hispanic)

30.6%

19.2%

Asian (Non-Hispanic)

10.7%

8.6%

Some Other Race inc. Two or More Races (Non-Hispanic)

2.9%

Income

\$115,756

Median Household Income

\$63,170

Housing

\$1,759

Median Gross Rent

\$1,410

\$1,424,652

Median House Value

\$769,901

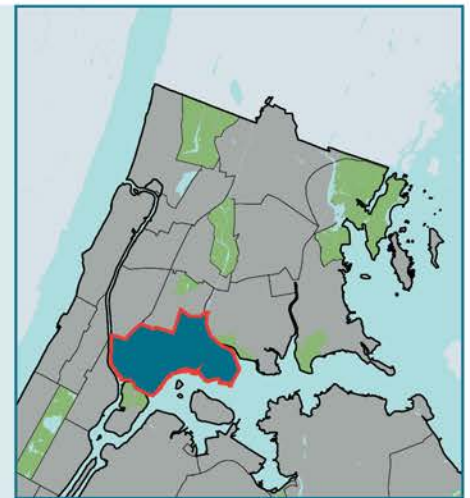
NYC Historic Districts Socio-Demographic Profiles

Bronx

Community Districts 1 & 2

Mott Haven Historic Districts

Photo Courtesy of Mott Haven Historic District Association



MOTT HAVEN HISTORIC DISTRICTS

BRONX COMMUNITY DISTRICTS 1 & 2

Density

60,646

Population Density (pop/sq mi)

32,001

Race and Ethnicity

70.3%

Hispanic (of any race)

66.8%

6.6%

White (Non-Hispanic)

2.0%

23.1%

African-American (Non-Hispanic)

29.3%

0.0%

Asian (Non-Hispanic)

0.7%

0.0%

Some Other Race inc. Two or More Races (Non-Hispanic)

1.2%

Income

\$26,372

Median Household Income

\$26,150

Housing

\$1,196

Median Gross Rent

\$940

N/A (1)

Median House Value

\$373,242

Methodology and data sources are available within the report and the appendix.

(1) Median house value for the census tract considered for this analysis is not available.

NYC Historic Districts Socio-Demographic Profiles

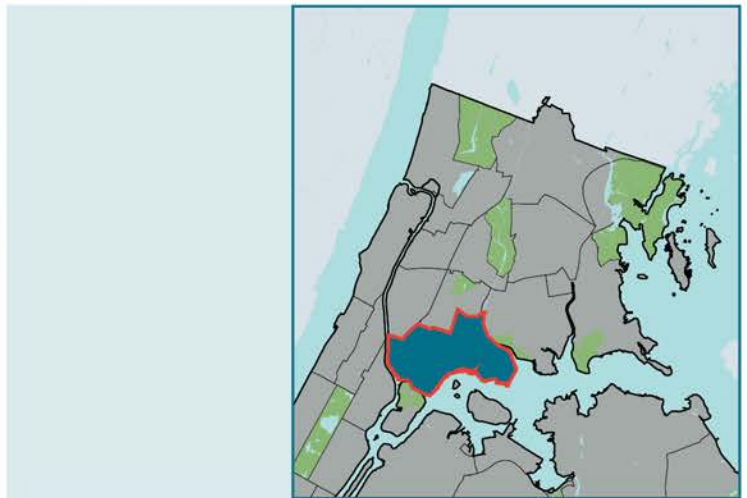
Bronx

Community Districts 1 & 2



Longwood Historic Districts

Photo Courtesy of New York Landmarks Conservancy



LONGWOOD HISTORIC DISTRICTS

BRONX COMMUNITY DISTRICTS 1 & 2

Density

85,144

Population Density (pop/sq mi)

32,001

Race and Ethnicity

71.5%

Hispanic (of any race)

66.8%

0.9%

White (Non-Hispanic)

2.0%

26.4%

African-American (Non-Hispanic)

29.3%

0.1%

Asian (Non-Hispanic)

0.7%

1.1%

Some Other Race inc. Two or More Races (Non-Hispanic)

1.2%

Income

\$30,704

Median Household Income

\$26,150

Housing

\$1,054

Median Gross Rent

\$940

\$312,460

Median House Value

\$373,242

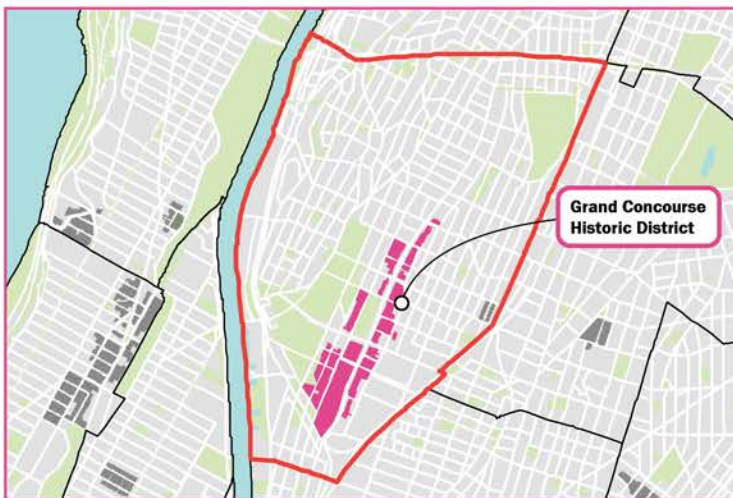
NYC Historic Districts Socio-Demographic Profiles

Bronx

Community District 4

Grand Concourse Historic District

Photo Courtesy of NYC Landmarks Preservation Commission



GRAND CONCOURSE HISTORIC DISTRICT

BRONX COMMUNITY DISTRICT 4

Density

57,380 (1)

Population Density (pop/sq mi)

70,861

Race and Ethnicity

61.6%

Hispanic (of any race)

65.7%

3.4%

White (Non-Hispanic)

2.0%

30.4%

African-American (Non-Hispanic)

29.0%

1.6%

Asian (Non-Hispanic)

1.3%

3.0%

Some Other Race inc. Two or More Races (Non-Hispanic)

2.0%

Income

\$32,136

Median Household Income

\$33,930

Housing

\$1,251

Median Gross Rent

\$1,190

\$266,095

Median House Value

\$198,431

Methodology and data sources are available within the report and the appendix.

(1) A census tract considered in this analysis includes large portions of non-residential uses. Population density of the HD is likely higher.

NYC Historic Districts Socio-Demographic Profiles

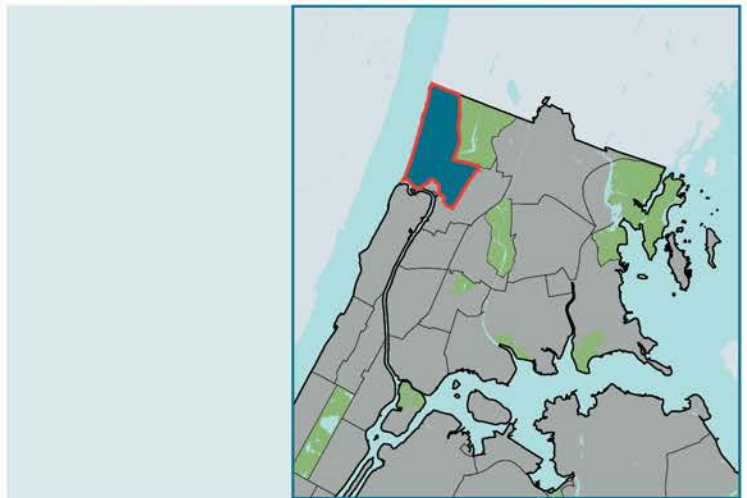
Bronx

Community District 8



Photo Courtesy of NYC Landmarks Preservation Commission

Fieldston Historic District



FIELDSTON HISTORIC DISTRICT

BRONX COMMUNITY DISTRICT 8

Density

11,993

Population Density (pop/sq mi)

31,253

Race and Ethnicity

23.5%

Hispanic (of any race)

48.8%

62.2%

White (Non-Hispanic)

32.3%

7.0%

African-American (Non-Hispanic)

12.0%

5.3%

Asian (Non-Hispanic)

4.4%

2.0%

Some Other Race inc. Two or More Races (Non-Hispanic)

2.5%

Income

\$95,396

Median Household Income

\$55,520

Housing

\$1,565

Median Gross Rent

\$1,410

\$284,208

Median House Value

\$307,064

NYC Historic Districts Socio-Demographic Profiles

Queens Community District 2



Photo via Google Street View

Sunnyside Gardens Historic District



SUNNYSIDE GARDENS HISTORIC DISTRICT

QUEENS COMMUNITY DISTRICT 2

Density

75,502

Population Density (pop/sq mi)

22,933 (1)

Race and Ethnicity

33.0%

Hispanic (of any race)

31.7%

39.9%

White (Non-Hispanic)

28.9%

1.2%

African-American (Non-Hispanic)

1.5%

22.9%

Asian (Non-Hispanic)

35.4%

3.1%

Some Other Race inc. Two or More Races (Non-Hispanic)

2.5%

Income

\$64,608

Median Household Income

\$72,240

Housing

\$1,637

Median Gross Rent

\$1,760

\$481,129

Median House Value

\$588,981

Methodology and data sources are available within the report and the appendix.

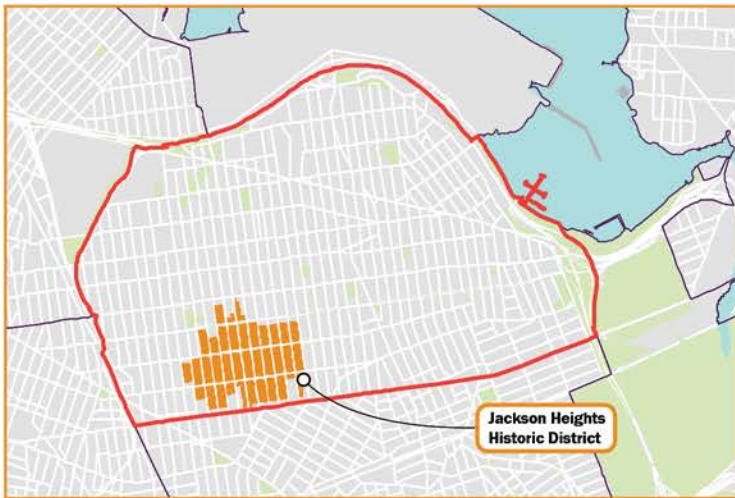
(1) Queens CD-2 includes large portions of non-residential areas. Population density in the residential areas of the CD is likely higher.

NYC Historic Districts Socio-Demographic Profiles

Queens Community District 3



Jackson Heights Historic District



JACKSON HEIGHTS HISTORIC DISTRICT

QUEENS COMMUNITY DISTRICT 3

Density

88,777

Population Density (pop/sq mi)

57,555

Race and Ethnicity

58.1%

Hispanic (of any race)

66.6%

23.8%

White (Non-Hispanic)

10.4%

1.2%

African-American (Non-Hispanic)

5.0%

14.7%

Asian (Non-Hispanic)

16.5%

2.2%

Some Other Race inc. Two or More Races (Non-Hispanic)

1.5%

Income

\$60,329

Median Household Income

\$62,230

Housing

\$1,466

Median Gross Rent

\$1,630

\$355,934

Median House Value

\$507,226

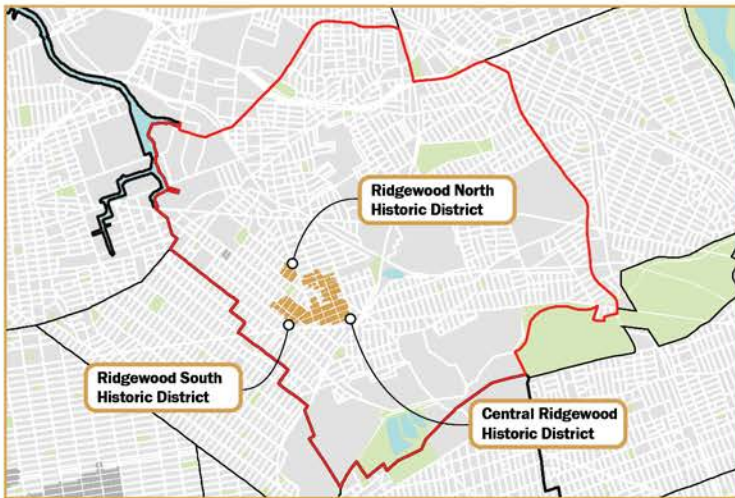
NYC Historic Districts Socio-Demographic Profiles

Queens Community District 5



Photo via Google Street View

Ridgewood Historic Districts



RIDGEWOOD HISTORIC DISTRICTS

QUEENS COMMUNITY DISTRICT 5

Density

68,740

Population Density (pop/sq mi)

24,974

Race and Ethnicity

37.3%

Hispanic (of any race)

36.7%

53.1%

White (Non-Hispanic)

51.7%

1.7%

African-American (Non-Hispanic)

1.4%

7.0%

Asian (Non-Hispanic)

8.5%

0.9%

Some Other Race inc. Two or More Races (Non-Hispanic)

1.7%

Income

\$68,689

Median Household Income

\$78,000

Housing

\$1,529

Median Gross Rent

\$1,600

\$582,160

Median House Value

\$621,561

Methodology and data sources are available within the report and the appendix.

(1) Queens CD-5 includes large portions of non-residential areas. Population density in the residential areas of the CD is likely higher.

NYC Historic Districts Socio-Demographic Profiles

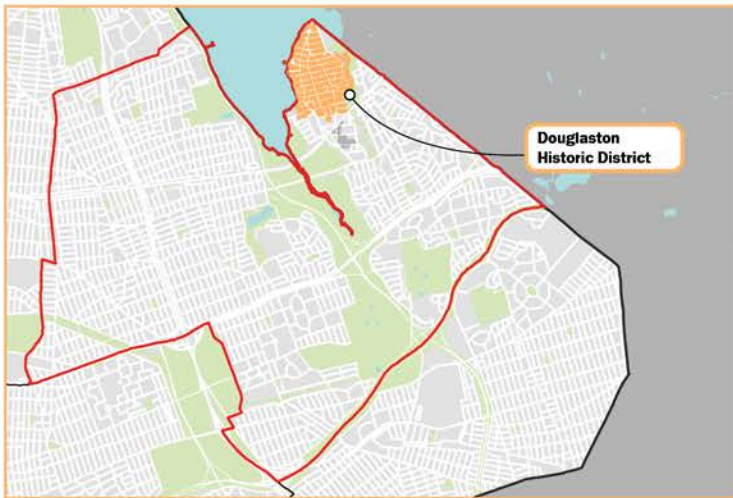
Queens

Community District 11



Photo by Emilio Guerra

Douglaston Historic District



DOUGLASTON HISTORIC DISTRICT

QUEENS COMMUNITY DISTRICT 11

Density

6,402

Population Density (pop/sq mi)

12,816

Race and Ethnicity

6.9%

Hispanic (of any race)

11.1%

63.4%

White (Non-Hispanic)

39.4%

0.7%

African-American (Non-Hispanic)

1.9%

27.7%

Asian (Non-Hispanic)

45.3%

1.3%

Some Other Race inc. Two or More Races (Non-Hispanic)

2.3%

Income

\$132,589

Median Household Income

\$87,770

Housing

\$1,637

Median Gross Rent

\$1,970

\$995,007

Median House Value

\$673,383

NYC Historic Districts Socio-Demographic Profiles

Queens

Community District 12



Addisleigh Park Historic District

Photo Courtesy of NYC Landmarks Preservation Commission



ADDISLEIGH PARK HISTORIC DISTRICT

QUEENS COMMUNITY DISTRICT 12

Density

12,591

Population Density (pop/sq mi)

25,581

Race and Ethnicity

2.2%

Hispanic (of any race)

15.9%

0.4%

White (Non-Hispanic)

1.8%

91.9%

African-American (Non-Hispanic)

61.8%

1.6%

Asian (Non-Hispanic)

12.6%

3.8%

Some Other Race inc. Two or More Races (Non-Hispanic)

7.9%

Income

\$107,581

Median Household Income

\$65,290

Housing

\$1,483

Median Gross Rent

\$1,360

\$489,104

Median House Value

\$431,478

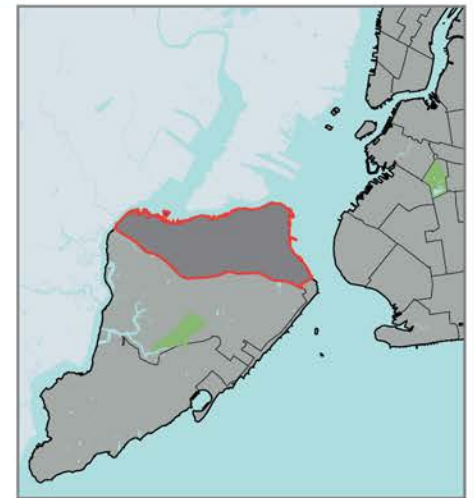
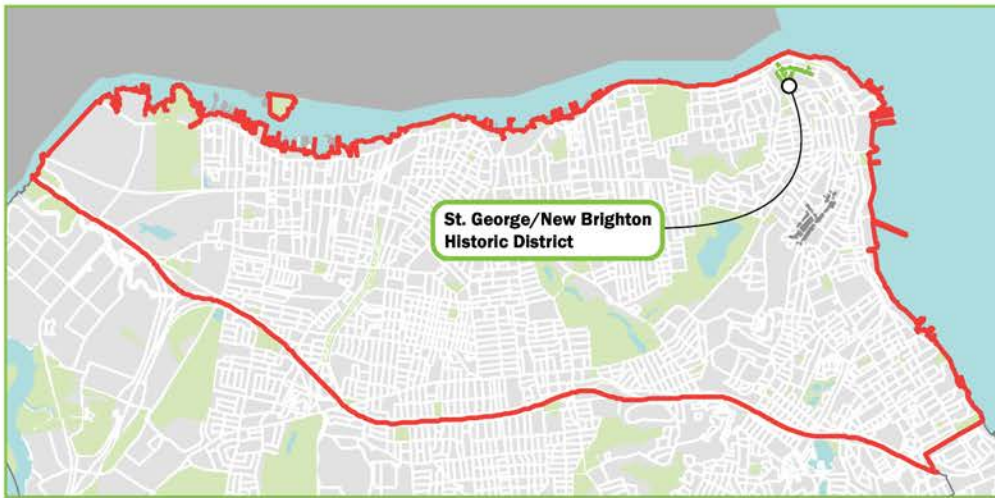
NYC Historic Districts Socio-Demographic Profiles

Staten Island Community District 1



St. George/New Brighton Historic District

Photo Courtesy of NYC Landmarks Preservation Commission



ST. GEORGE/NEW BRIGHTON HISTORIC DISTRICT

STATEN ISLAND COMMUNITY DISTRICT 1

Density

26,307

Population Density (pop/sq mi)

12,727

Race and Ethnicity

31.6%

Hispanic (of any race)

29.7%

14.1%

White (Non-Hispanic)

37.7%

35.7%

African-American (Non-Hispanic)

21.3%

3.2%

Asian (Non-Hispanic)

8.5%

15.3%

Some Other Race inc. Two or More Races (Non-Hispanic)

2.8%

Income

\$36,069

Median Household Income

\$74,360

Housing

\$959

Median Gross Rent

\$1,260

\$298,614

Median House Value

\$422,621