LP-2159

June 15, 2004

Robert Tierney, Chair
Landmarks Preservation Commission
One Centre Street, 9th Floor North
New York, NY 10007

Dear Mr.Tierney:

I am writing to offer my support of designating the Delafield Hunting Lodge at #6 Ploughman's Bush as a Landmark. As a resident in this community over 30 years, I have lived at One Ploughman's Bush for the past 15 years. I urge the commission to designate the incredible house as a Landmark not only as a neighbor but as a concerned community member.

This house is unique in nature, from the exterior structure, the deep rich red vertical clapboard is unlike any other house, I am sure you have seen it and will agree. Undoubetedly, its historical significance warrants landmark recognition and designation, learning that it is 175 years and inhabited by the Delafield family in the Bronx, it maintains its place in history. We share in its history and marvel at its simplicity. It has always been a source of great pleasure to all members of our family and friends who have the wonderful opportunity to view it. It is represnetative of our small enclave of houses that flank the bush, a cul du sac that is truly a unique part of the Bronx that we all admire and wish to retain the architectural integrity of this area. That is what has drawn us here and kept us here. THe home is part of the extraordinarily character and charm that is hidden in Ploughman's Bush and it an anchor and a contributing factor to our peacful existence, a refuge in our daily lives. It is far beyond an aesthetic interest or value that we urge a landmark status. It is to protect the historcial signifcance as well as the desire to share in its history for genertations to come.

As the Delafield Hunting Lodge sits on the top of the Bush, surrounded by its simple yet peacful gardens, we hope the commission will act in this endeavor, to retain its charm, its character and its place in the history of the Bronx, of Riverdale. It is with these interests in mind that we hope you will preserve this historical treasure as we know the commission's mission to to protect, safeguard, and preserve the character of this home and in the best interests of our community. THe Delafield Hunting Lodge merits such recognition and is a valued treasure.

Thank you for your consideration.

Sincerely,

Ellie Lazarin
1 Ploughman's Bush
Riverdale NY

June 15, 2004

BBB

Robert Tierney, Chair
Landmarks Preservation Commission
One Centre Street, 9th Floor North
New York, NY 10007

Dear Mr. Tierney,

I am writing to urge your support in designating the Delafield Hunting Lodge, #6 Ploughmans Bush, as a landmark. I have been a resident of the Riverdale community for over 30 years. THis home is undoubtedly a historical asset to our community. We have learned that it is over 175 years and than in itself attests to its value, a wonderful example of its architectural contribution for us all to admire.The character, the charm and the unique design has been a source of inspiration.

As we have learned that there are plans to totally destroy such a magnificent structure, we hope that the Landmarks Commission will protect this house and designate the proper status is so derserves. We appeal to the commission to move in this direction.

Thank your consideration.

Sincerely,

Jane Liveson

RECEIVED
JUN 17 2004

OWNER/REPRESENTATIVE TELEPHONE CALLS

Public Hearing Date: 6/15/04 Item A (former) DELAFIELD HUNTING LODGE Item B _____

Date	Owner/Representative Name	Title and/or Affiliation	Telephone No.	Property Name and/or Address	Query	Status
6/1	JOE GORDON	COUNCILMAN KOEPELL	718-549-7300		WHO FILED REQUEST?	REFERRED TO DIANE

LP FILE INFORMATION

LP # 2159 BOROUGH BX BLOCK 5924 LOT 518

SITE NAME 6 ROUGHMAN'S BUSH ~~BUILDING~~
FIELDSTON (DELAFIELD ESTATE) BUILDING

SITE ADDRESS & aka's 2-6 ROUGHMAN'S BUSH (AKA 665 W246TH ST.)

DATE CALENDARED 5/18/04 DATE MODIFIED 2/14/06 DATE DE-CALENDARED 2/14/06

COMMISSIONER'S VOTE ____ / ____
NUMERICAL VOTE COMMISSIONER'S INITIALS

DATE CITY COUNCIL RESOLUTION RECEIVED ____

POLITICAL REPRESENTATIVE INFORMATION

POLITICAL REP. INFO.	REPRESENTATIVE'S NAME	ADDRESS	TELEPHONE / FAX
ASSEMBLY 81 District #	JEFFREY DINOWITZ	3107 Kingsbridge Ave. Bx, NY 10463	718-796-5345
HOUSE OF REPRESENTATIVES 17 District #	ELIOT L. ENGEL	3655 Johnson Ave Bx, NY 10463	718-796-9700
SENATE 31 District #	ERIC I. SCHNEIDERMAN	80 Bennett Ave Ground Fl. NY, NY 10033	212-928-5578
CITY COUNCIL 11 District #	G. OLIVER KOPPELL	3636 Waldo Ave Bx, NY, 10463	718-549-7300
COMMUNITY BOARD 08	DAMIAN MCSHANE ~~Anthony P. Cassino~~	5676 Riverdale Ave Bx, NY 10471	718-884-3959 718-796-2763

OWNER INFORMATION

OWNER INFO	OWNER NAME	ADDRESS	FOR DESIG	AGAINST DESIG	PRESENT @ PH
OWNER					
OWNER					
LEGAL REP					

FIELDSTON (DELAFIELD LP-2159
ESTATE) BUILDING

OWNER/REPRESENTATIVE TELEPHONE CALLS

Public Hearing Date: 6/15/04 Item A (former) DELAFIELD HUNTING LODGE Item B _____

Date	Owner/Representative Name	Title and/or Affiliation	Telephone No.	Property Name and/or Address	Query	Status
6/1	JOE GORDON	COUNCILMAN KOEPELL	718-549-7300		WHO FILED REQUEST?	REFERRED TO DIANE

LP FILE INFORMATION

LP # 2159 BOROUGH BX BLOCK 5924 LOT 518

SITE NAME 6 ROUGHMAN'S BUSH BUILDING
FIELDSTON (DELAFIELD ESTATE) BUILDING

SITE ADDRESS & aka's 2-6 ROUGHMAN'S BUSH (AKA 665 W246TH ST.)

DATE CALENDARED 5/18/04 DATE MODIFIED 2/14/06 DATE DE-CALENDARED 2/14/06

COMMISSIONER'S VOTE _____ / _____
NUMERICAL VOTE COMMISSIONER'S INITIALS

DATE CITY COUNCIL RESOLUTION RECEIVED _____

POLITICAL REPRESENTATIVE INFORMATION

POLITICAL REP. INFO.	REPRESENTATIVE'S NAME	ADDRESS	TELEPHONE / FAX
ASSEMBLY 81 District #	JEFFREY DINOWITZ	3107 Kingsbridge Ave. Bx, NY 10463	718-796-5345
HOUSE OF REPRESENTATIVES 17 District #	ELIOT L. ENGEL	3655 Johnson Ave Bx, NY 10463	718-796-9700
SENATE 31 District #	ERIC I. SCHNEIDERMAN	80 Bennett Ave Ground Fl. NY, NY 10033	212-928-5578
CITY COUNCIL 11 District #	G. OLIVER KOPPELL	3636 Waldo Ave Bx, NY, 10463	718-549-7300
COMMUNITY BOARD 08	DAMIAN MCSHANE ~~Anthony P. Cassino~~	5676 Riverdale Ave. Bx, NY 10471	718-884-3959 718-796-2763

OWNER INFORMATION

OWNER INFO	OWNER NAME	ADDRESS	FOR DESIG	AGAINST DESIG	PRESENT @ PH
OWNER					
OWNER					
LEGAL REP					

LANDMARKS PRESERVATION COMMISSION
1 Centre Street, 9th Floor North
New York, New York 10007
212-669-7700

PUBLIC HEARING
Tuesday, February 14, 2006

ITEM TO BE HEARD

BOROUGH OF THE BRONX

Item No. 1
LP-2159 *Modification of the Proposed Landmark Site*
6 PLOUGHMAN'S BUSH BUILDING, 6 Ploughman's Bush, (aka 665 West 246th Street), Bronx.
Landmark Site: Borough of the Bronx Tax Map Block 5924, Lot 518 in part, consisting of that portion of said lot bounded by the northeasterly lot line, and starting from the southeasterly corner of said lot at Ploughman's Bush and West 246th Street, running northeasterly for approximately 237.27 feet along the Ploughman's Bush boundary of said lot, southwesterly at an angle of approximately 90 degrees through said lot approximately 54.66, southerly at an angle of approximately 135 degrees through said lot approximately 124.04 to the lot line at West 246th Street, easterly along the West 246th Street boundary of said lot for approximately 208.82 feet to the point of beginning.

HISTORY OF THE PROPOSED LANDMARK SITE

The 6 Ploughman's Bush Building was heard in June 2004 as the only remaining outbuilding from the former Delafield Estate. The purpose of this hearing is the proposed modification of the proposed landmark site to eliminate a portion of the lot. Since this portion of the lot has no historic features and the lot only assumed its current configuration sometime during the 1920s-40s the Research Department recommends approval of the modification of the proposed landmark site.

MOTION TO DE-CALENDAR

BOROUGH OF THE BRONX

Item No. 2
LP-2159-A 6 PLOUGHMAN'S BUSH BUILDING, 6 Ploughman's Bush aka 665 West 246th Street, Bronx.

I move that the Landmarks Preservation Commission *de-calendar* the proposed Landmark Site for 6 Ploughman's Bush Building, 6 Ploughman's Bush, aka 665 West 246th Street, Borough of the Bronx, Tax Map Block 5924, Lot 520;

ALL that certain plot or piece or parcel of land, situate lying and being in the Borough and County of the Bronx, City and State of New York bounded and described as follows:

BEGINNING at a point on the centerline of West 246th Street, distant 208.82 feet westerly from the corner formed by the intersection of the centerline of West 246th Street with easterly line of the land formerly known as Mary Louise Field;

RUNNING THENCE North 44 degrees 14 minutes 22 seconds West, 124.04 feet to a point;

RUNNING THENCE North 01 degree 02 minutes 59 seconds West, 54.66 feet to centerline of right way in deed to Thomas M. Gallie dated 6/22/33;

RUNNING THENCE North 87 degrees 55 minutes 20 seconds West, along the aforementioned centerline of right of way 18.60 feet to an angle point;

RUNNING THENCE North 85 degrees 40 minutes 38 seconds West, 69.22 feet to the land now or formerly of Harriet C.D. Carter;

RUNNING THENCE South 20 degrees 29 minutes 38 seconds East, 243.04 feet to the centerline of West 246th Street;

RUNNING THENCE easterly along the centerline of West 246th Street along a curve bearing to the left having a radius of 190.00 feet an arc length of 50.84 feet to a point of tangency;

RUNNING THENCE continuing along the centerline of West 246th Street, North 45 degrees 46 minutes 00 seconds East 68.88 feet to the point or place of BEGINNING.

Said parcel having an area of 17,554 square feet,

AS SET FORTH in the Addendum for LP-2159-A, dated February 14, 2006.

ITEMS TO BE CALENDARED

BOROUGH OF MANHATTAN

Item No. 3
LP-2191 MORSE BUILDING, 140 Nassau Street, Manhattan.
Landmark Site: Borough of Manhattan Tax Map Block 100, Lot 26

BOROUGH OF STATEN ISLAND

Item No. 4
LP-2190 MARK W. AND BESSIE E. ALLEN HOUSE, 665 Clove Road, Staten Island.
Landmark Site: Borough of Staten Island Tax Map Block 314, Lot 1

FIELDSTON (DELAFIELD ESTATE) BUILDING

BOROUGH OF THE BRONX

The Fieldston (Delafield Estate) Building appears to be a rare example in New York City of a 19th-century rural bracketed, board-and-batten estate outbuilding. In 1829, Major Joseph Delafield, president of the Lyceum of Natural History in New York, acquired the 257-acre Hadley farm in (then) Yonkers that spread eastward from the shore of the Hudson River. Delafield named his estate "Fieldston" after his family's seat in Ireland, and established a profitable lime kiln on the property in 1830. A cottage, named "Fieldston Lodge," was built in 1849 as a three-bay, 1-1/2-story Gothic Revival style summer home in the mode of Alexander Jackson Davis and Andrew Jackson Downing. This area, known as Riverdale after 1852, became popular for the estates of wealthy New York families, who acquired large tracts of land here beginning in the late 1820s. These included lawyer William Lewis Morris' residence (later called Wave Hill), built in 1843-44, and actor Edwin Forrest's Fonthill, built in 1848-52. The Hudson River Railroad, completed in this vicinity in 1849, provided convenient access to New York City.

For some time prior to Major Delafield's death in 1875, Fieldston Lodge was in use as the summer cottage of his eldest son, Lewis Livingston Delafield. The father's will, written in 1867, mentions that the property then contained two cottages, one in use by the father and one in use by the son, as well as outbuildings such as a "stable and coachhouse and laundry." Lewis Delafield expanded Fieldston Lodge in 1877-78 to five bays and two full stories plus a slate-covered mansard roof, with a wide front verandah. Local builder Samuel L. Berrian executed this addition. The building that is today No. 6 Ploughman's Bush is similar in style and details to the expanded Fieldston Lodge (which remained until at least the 1950s). A review of real estate maps, however, demonstrates that the Ploughman's Bush building may appear as early as 1867.

The eastern portion of the Joseph Delafield Estate was developed by the Delafield family as the community of Fieldston in 1909-23, and the western part of the estate was later subdivided. This outbuilding is the only surviving building remnant of the original Delafield Estate, an estate associated with one of New York City's, and the Bronx's, leading families. It is also a significant reminder of the era when the Riverdale section of the Bronx was largely a private community of rural, and later, suburban summer estates.

NYC LANDMARKS PRESERVATION COMMISSION
PUBLIC HEARING/PUBLIC MEETING
DECEMBER 15, 2009
RESEARCH DEPARTMENT

PUBLIC MEETING ITEM NO. 1 Time: 1:45 – 2:00 PM LP-2339 Staff: J.M.	ITEM PROPOSED FOR DESIGNATION BOROUGH OF THE BRONX PROPOSED PERRY AVENUE HISTORIC DISTRICT ***Boundary Description*** The (proposed) Perry Avenue Historic District consists of the property bounded by a line beginning at the intersection of the northwestern curbline of Perry Avenue with a line extending southeasterly from the northeastern property line of 2987 Perry Avenue, northwesterly along said property line to the northwestern property line of 2987 Perry Avenue, southwesterly along said property line and the property lines of 2985 through 2971 Perry Avenue to the southwestern property line of 2971 Perry Avenue, southeasterly along said property line to the northwestern curbline of Perry Avenue, northeasterly along said curbline to the point of the beginning.
PUBLIC HEARING ITEM NO. 1 Time: 2:00 – 2:10 PM LP-2370 Staff: T.N.	PUBLIC HEARING ITEM BOROUGH OF THE BRONX DOLLAR SAVINGS BANK, 2792 Third Avenue (aka 495 Willis Avenue), Bronx *Landmark Site:* Borough of the Bronx Tax Map Block 2307, Lot 54
PUBLIC HEARING ITEM NO. 2 Time: 2:10 – 2:20 PM LP-2399 Staff: M.C.	PUBLIC HEARING ITEM BOROUGH OF THE BRONX PERCY R. PYNE-ELIE NADELMAN HOUSE, 4715 Independence Avenue, Bronx *Landmark Site:* Borough of the Bronx Tax Map Block 5926, Lot 76
PUBLIC HEARING ITEM NO. 3 Time: 2:20 – 2:30 PM LP-2388 Staff: T.N.	PUBLIC HEARING ITEM BOROUGH OF THE BRONX HAFFEN BUILDING, 2804 Third Avenue, Bronx *Landmark Site:* Borough of the Bronx Tax Map Block 332, Lot 4

PUBLIC MEETING ITEM NO. 2 Time: 3:30 – 3:35 PM LP-2403 Staff: O.K.	ITEM PROPOSED FOR THE COMMISSION'S CALENDAR BOROUGH OF THE BRONX PROPOSED GRAND CONCOURSE HISTORIC DISTRICT ***Boundary Description*** The proposed Grand Concourse Historic District consists of the property bounded by a line beginning at the intersection of the western curbline of the Grand Concourse and a line extending southeasterly from the southeastern corner of Franz Sigel Park (Borough of the Bronx tax map block 2467 lot 1), extending northwesterly along the southwestern property line of Franz Sigel Park (Borough of the Bronx tax maps block 2467 lot 1), across the roadbed of Walton Avenue, and along the southwestern property line of Franz Sigel Park (Borough of the Bronx tax map block 2353 lot 67) to the eastern curbline of Gerard Avenue, northerly along said curbline and across the roadbed of East 153rd Street to the northern curbline of East 153rd Street, northwesterly across the roadbed of Gerard Avenue and along said curbline to its intersection with the eastern curbline of River Avenue, northerly along said curbline to a point formed by its intersection with a line extending westerly from the northern property line of 700 River Avenue (aka 109 East 153rd Street), easterly along said property line and the northern property line of 705 Gerard Avenue to the western curbline of Gerard Avenue, northerly along said curbline to a point formed by its intersection with a line extending southeasterly from the southwestern property line of 731 Gerard Avenue, northwesterly along the said property line, northerly along the western property lines of 731 and 751 Gerard Avenue, across the roadbed of East 157th Street to the northern curbline of East 157th Street, westerly along said curbline to a point formed by its intersection with a line extending southerly from the western property line of 815 Gerard Avenue, northerly along said property line and the western property line 825 Gerard Avenue to the southern curbline of East 158th Street, easterly along said curbline to a point formed by its intersection with a line extending southerly from the western property line of 839 Gerard Avenue, northerly across the roadbed of East 158th Street and along a portion of said property line, westerly along a portion of the southern property line of 839 Gerard Avenue, northerly along a portion of the western property line of 839, easterly along the northern property line of 839 Gerard Avenue to the western curbline of Gerard Avenue, southerly along said curbline to a point formed by its intersection with a line extending westerly from the northern property line of 835 Walton Avenue, easterly across the roadbed of Gerard Avenue and along a portion of said property line, northerly along a portion of the western property line of 835 Walton Avenue, easterly along a portion of the northern property line of 835 Walton Avenue and across the roadbed of

	Concourse (aka 1211 Sheridan Avenue, 181-199 East 167th Street), easterly along said property line to the western curbline of Sheridan Avenue, southerly along said curbline to the northern curbline of East 167th Street, westerly along said curbline to a point formed by its intersection with a line extending northerly from the easterly property line of 1188 Grand Concourse (aka 180-188 East 167th Street), southerly across the roadbed of East 167th Street and along said property line, westerly along a portion of the southern property line of 1188 Grand Concourse (aka 180-188 East 167th Street), southerly along the eastern property line of 1166 Grand Concourse and a portion of the eastern property line of 1150 Grand Concourse (aka 161 Mc Clellan Street), westerly along a portion of the southern property line of 1150 Grand Concourse (aka 161 Mc Clellan Street), southerly along a portion of the eastern property line of 1150 Grand Concourse (aka 161 Mc Clellan Street) to the northern curbline of Mc Clellan Street, westerly along said curbline to a point formed by its intersection with a line extending northerly from the western curbline of Carroll Place, southerly across the roadbed of Mc Clellan Street and along said curbline, across the roadbed of East 166th Street and along said curbline to a point formed by its intersection with a line extending easterly from the southern property line of 1072 Grand Concourse (aka 160-180 East 166th Street), westerly along a portion of said property line, southerly along the eastern property line of 1050 Grand Concourse and a portion of the eastern property line of 1048 Grand Concourse (aka 1059 Carroll Place), easterly along a portion of the northern property line of 1048 Grand Concourse (aka 1059 Carroll Place) to the western curbline of Carroll Place, southerly along said curbline to a point formed by its intersection with a line extending easterly from the southern property line of 1048 Grand Concourse (aka 1059 Carroll Place), westerly along a portion of said property line, southerly along a portion of the eastern property line of 1048 Grand Concourse (aka 1059 Carroll Place) and a portion of the eastern property line of 1040 Grand Concourse (aka 161-173 East 165th Street, 1041 Carroll Place), easterly along a portion of the northern property line of 1040 Grand Concourse (aka 161-173 East 165th Street, 1041 Carroll Place) to the western curbline of Carroll Place, southerly along said curbline and across the roadbed of East 165th Street to the southern curbline of East 165th Street, easterly along said curbline to the western curbline of Carroll Place, southerly along said curbline to the western curbline of Sheridan Avenue, southerly along said curbline to the northern curbline of East 164th Street, westerly along said curbline to a point formed by its intersection with a line extending northerly from the eastern property line of 960 Grand Concourse (aka 160-180 East 164th Street), southerly across the roadbed of East 164th Street and along said property line and a portion of the

	Concourse, southerly along a portion of the eastern property line of 740 Grand Concourse, easterly along a portion of the northern property line of 740 Grand Concourse to the western curbline of Concourse Village West, southerly along said curbline to a point formed by its intersection with a line extending easterly from the southern property line of 730 Grand Concourse, westerly along a portion of said property line, southerly along a portion of the eastern property line of 730 Grand Concourse, westerly along a portion of the southern property line of 730 Grand Concourse and across the road be of the Grand Concourse to the western curbline of the Grand Concourse, southerly along said curbline to the point of the beginning.
PUBLIC MEETING ITEM NO. 3 Time: 3:35 – 3:40 PM LP-2395 Staff: T.N.	ITEM PROPOSED FOR THE COMMISSION'S CALENDAR BOROUGH OF THE BRONX <u>65 SCHOFIELD STREET HOUSE</u>, 65 Schofield Street, Bronx. *Landmark Site*: Borough of the Bronx Tax Map Block 5628, Lot 146
PUBLIC HEARING ITEM NO. 8 Time: 3:40 – end of hearing LP-2402 Staff: M.S.P.	PUBLIC HEARING ITEM BOROUGH OF BROOKLYN <u>PROPOSED OCEAN ON THE PARK HISTORIC DISTRICT EXTENSION</u> ***Boundary Description*** The proposed Ocean on the Park Historic District Extension is bounded by a line beginning at a point on the eastern curbline of Ocean Avenue on a line extending westerly from the southern property line of 185 Ocean Avenue, easterly along said line and the southern property line of 185 Ocean Avenue, northerly along the eastern property line of 185 Ocean Avenue, westerly along the northern property line of 185 Ocean Avenue to the eastern curbline of Ocean Avenue, and southerly along the eastern curbline of Ocean Avenue to the point of beginning.

June 15, 2004

Robert Tierney, Chair
Landmarks Preservation Commission
One Centre Street, 9th Floor North
New York, NY 10007

BBB

Dear Mr. Tierney,

I am writing to urge your support in designating the Delafield Hunting Lodge, #6 Ploughmans Bush, as a landmark. I have been a resident of the Riverdale community for over 30 years. THis home is undoubtedly a historical asset to our community. We have learned that it is over 175 years and than in itself attests to its value, a wonderful example of its architectural contribution for us all to admire.The character, the charm and the unique design has been a source of inspiration.

As we have learned that there are plans to totally destroy such a magnificent structure, we hope that the Landmarks Commission will protect this house and designate the proper status is so derserves. We appeal to the commission to move in this direction.

Thank your consideration.

Sincerely,

Jane Liveson

RECEIVED
JUN 17 2004

LP

LP-2159

QBB

June 15, 2004

Robert Tierney, Chair
Landmarks Preservation Commission
One Centre Street, 9th Floor North
New York, NY 10007

Dear Mr.Tierney:

I am writing to offer my support of designating the Delafield Hunting Lodge at #6 Ploughman's Bush as a Landmark. As a resident in this community over 30 years, I have lived at One Ploughman's Bush for the past 15 years. I urge the commission to designate the incredible house as a Landmark not only as a neighbor but as a concerned community member.

This house is unique in nature, from the exterior structure, the deep rich red vertical clapboard is unlike any other house, I am sure you have seen it and will agree. Undoubetedly, its historical significance warrants landmark recognition and designation, learning that it is 175 years and inhabited by the Delafield family in the Bronx, it maintains its place in history. We share in its history and marvel at its simplicity. It has always been a source of great pleasure to all members of our family and friends who have the wonderful opportunity to view it. It is represnetative of our small enclave of houses that flank the bush, a cul du sac that is truly a unique part of the Bronx that we all admire and wish to retain the architectural integrity of this area. That is what has drawn us here and kept us here. THe home is part of the extraordinarily character and charm that is hidden in Ploughman's Bush and it an anchor and a contributing factor to our peacful existence, a refuge in our daily lives. It is far beyond an aesthetic interest or value that we urge a landmark status. It is to protect the historcial signifcance as well as the desire to share in its history for genertations to come.

As the Delafield Hunting Lodge sits on the top of the Bush, surrounded by its simple yet peacful gardens, we hope the commission will act in this endeavor, to retain its charm, its character and its place in the history of the Bronx, of Riverdale. It is with these interests in mind that we hope you will preserve this historical treasure as we know the commission's mission to to protect, safeguard, and preserve the character of this home and in the best interests of our community. THe Delafield Hunting Lodge merits such recognition and is a valued treasure.

Thank you for your consideration.

Sincerely,

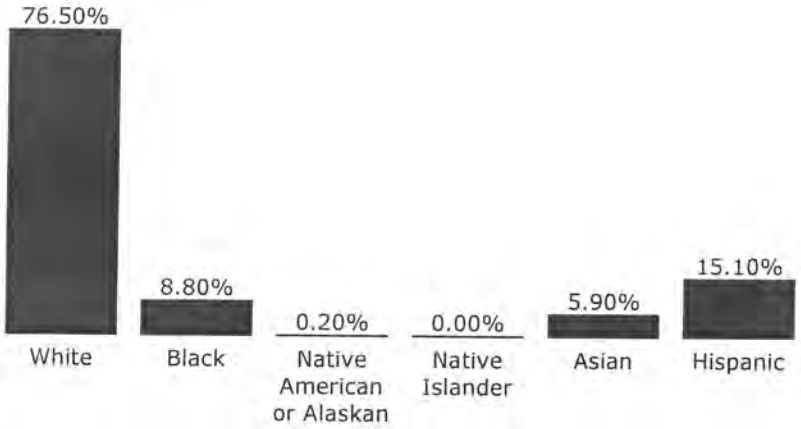
Ellie Lazarin
1 Ploughman's Bush
Riverdale NY

Profile of Zip Code 10471

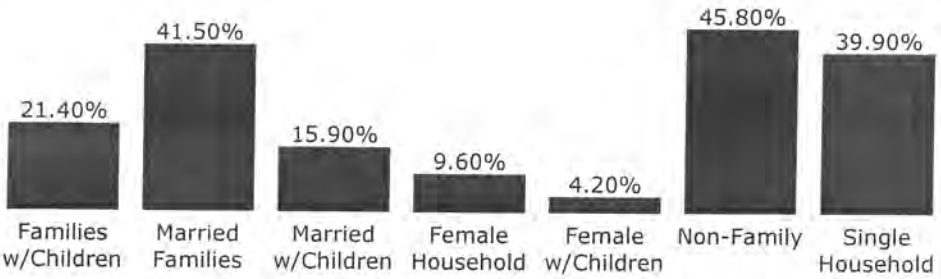
2000 Population	23413	
Female Pop.	12773	(54.6%)
Male Pop.	10640	(45.4%)
Households	10179	(95.6% occupied)
Home Owners	3961	(38.9%)
Renters	5772	(56.7%)
Population Density	8144.60	
Area size (sq. miles)	2.87	
Household size (avg)	2.10	

Age Distribution

Racial Distribution



Household Type



Note: totals often exceed 100% for race and household type because respondents may choose multiple categories.

Customize Your Reports

Make it easy and efficient to get just the information that you want.

- Select the report sections that you want to see.
- Your selections will be remembered the next time you log on.
- This configuration dialog will always be available at the bottom of the report.

Section	On	Off
Overview	◉	○
Photos	◉	○
Price Range	◉	○
Ownership Summary	◉	○
Ownership from Permits	◉	○
Ownership from Title Documents	◉	○
Maps	◉	○
Phone Records	◉	○
Neighbors	◉	○
Property Tax	◉	○
Floor Area Ratio & Air Rights	◉	○
Building Permits	◉	○
Construction	◉	○
DOB Actions	◉	○
HPD Violations	◉	○
ECB Violations	◉	○
Income & Expense	◉	○
Demographics	◉	○
Judgements & Liens	◉	○

Customize me!

Disclaimer

Copyright 2005 by Property Research Partners LLC

All data comes from government sources. No attempt has been made to validate it. No attempt has been made to validate the accuracy of the programming of this web site. Do not rely on this report to support investment decisions. The only authoritative source for the information in this report is the government agencies from which the data was acquired.

LANDMARKS PRESERVATION COMMISSION
1 Centre Street, 9th Floor North
New York, New York 10007
212-669-7700

PUBLIC HEARING
Tuesday, February 14, 2006

ITEM TO BE HEARD

BOROUGH OF THE BRONX

Item No. 1
LP-2159 *Modification of the Proposed Landmark Site*
6 PLOUGHMAN'S BUSH BUILDING, 6 Ploughman's Bush, (aka 665 West 246th Street), Bronx.
Landmark Site: Borough of the Bronx Tax Map Block 5924, Lot 518 in part, consisting of that portion of said lot bounded by the northeasterly lot line, and starting from the southeasterly corner of said lot at Ploughman's Bush and West 246th Street, running northeasterly for approximately 237.27 feet along the Ploughman's Bush boundary of said lot, southwesterly at an angle of approximately 90 degrees through said lot approximately 54.66, southerly at an angle of approximately 135 degrees through said lot approximately 124.04 to the lot line at West 246th Street, easterly along the West 246th Street boundary of said lot for approximately 208.82 feet to the point of beginning.

HISTORY OF THE PROPOSED LANDMARK SITE

The 6 Ploughman's Bush Building was heard in June 2004 as the only remaining outbuilding from the former Delafield Estate. The purpose of this hearing is the proposed modification of the proposed landmark site to eliminate a portion of the lot. Since this portion of the lot has no historic features and the lot only assumed its current configuration sometime during the 1920s-40s the Research Department recommends approval of the modification of the proposed landmark site.

MOTION TO DE-CALENDAR

BOROUGH OF THE BRONX

Item No. 2
LP-2159-A 6 PLOUGHMAN'S BUSH BUILDING, 6 Ploughman's Bush aka 665 West 246th Street, Bronx.

I move that the Landmarks Preservation Commission *de-calendar* the proposed Landmark Site for 6 Ploughman's Bush Building, 6 Ploughman's Bush, aka 665 West 246th Street, Borough of the Bronx, Tax Map Block 5924, Lot 520;

ALL that certain plot or piece or parcel of land, situate lying and being in the Borough and County of the Bronx, City and State of New York bounded and described as follows:

BEGINNING at a point on the centerline of West 246th Street, distant 208.82 feet westerly from the corner formed by the intersection of the centerline of West 246th Street with easterly line of the land formerly known as Mary Louise Field;

RUNNING THENCE North 44 degrees 14 minutes 22 seconds West, 124.04 feet to a point;

RUNNING THENCE North 01 degree 02 minutes 59 seconds West, 54.66 feet to centerline of right way in deed to Thomas M. Gallie dated 6/22/33;

RUNNING THENCE North 87 degrees 55 minutes 20 seconds West, along the aforementioned centerline of right of way 18.60 feet to an angle point;

RUNNING THENCE North 85 degrees 40 minutes 38 seconds West, 69.22 feet to the land now or formerly of Harriet C.D. Carter;

RUNNING THENCE South 20 degrees 29 minutes 38 seconds East, 243.04 feet to the centerline of West 246th Street;

RUNNING THENCE easterly along the centerline of West 246th Street along a curve bearing to the left having a radius of 190.00 feet an arc length of 50.84 feet to a point of tangency;

RUNNING THENCE continuing along the centerline of West 246th Street, North 45 degrees 46 minutes 00 seconds East 68.88 feet to the point or place of BEGINNING.

Said parcel having an area of 17,554 square feet,

AS SET FORTH in the Addendum for LP-2159-A, dated February 14, 2006.

ITEMS TO BE CALENDARED

BOROUGH OF MANHATTAN

Item No. 3
LP-2191 MORSE BUILDING, 140 Nassau Street, Manhattan.
Landmark Site: Borough of Manhattan Tax Map Block 100, Lot 26

BOROUGH OF STATEN ISLAND

Item No. 4
LP-2190 MARK W. AND BESSIE E. ALLEN HOUSE, 665 Clove Road, Staten Island.
Landmark Site: Borough of Staten Island Tax Map Block 314, Lot 1

NYC
Landmarks Preservation Commission

Kate Daly
Executive Director

1 Centre Street
9th Floor North
New York, NY
10007

212 669-7926 tel
212 669 7797 fax

November 30, 2009

Honorable Amanda Burden, Chair
City Planning Commission
22 Reade Street, 2nd Floor
New York, New York 10007

Re: *Dollar Savings Bank; Eli Nadelman/Percy R. Pyne House; Greyson (William E. and Sarah T. Hoadley Dodge, Jr., Estate) Gate House; Noonan Plaza Apartments; 6 Ploughman's Bush Building; Haffen Building,* and (Former) *Union Reformed Church of Highbridge* now *Highbridge Community Church*, Borough of the Bronx; *Proposed Ocean on the Park Historic District Extension*, Borough of Brooklyn

Dear Chair Burden:

In accordance with Section 25-313 of the Administrative Code of the City of New York, you are hereby notified that a *public hearing* regarding the proposed landmarks, landmark sites and historic district will be held on **Tuesday, December 15, 2009,** in the Public Meeting Room at the Landmarks Preservation Commission, Municipal Building, 1 Centre Street, 9th Floor North, New York. You and/or your representative are invited to attend the hearing to present information or testimony relating to the proposed designations. Please note that a government-issued form of identification is required to enter the Municipal Building. A description of the proposed items is enclosed. A description of the proposed historic district, a boundary description, and a district map is enclosed.

Public notice of the hearing identifying the proposed landmarks, landmark sites and historic district will appear in The City Record of November 30, 2009, and each day (other than Saturdays, Sundays and holidays) thereafter until December 14, 2009. **Please check our website, www.nyc.gov/landmarks, the Friday prior to the public hearing for any updates or changes to the hearing schedule.** If you have any questions regarding the schedule, please contact Lorraine Roach-Steele via email (lroach-steele@lpc.nyc.gov) or phone 212-669-7815. If you have any other questions, please contact Megan Schmitt at 212-669-7924.

Sincerely,

Kate Daly

Kate Daly
KD:lrs

LP-2159

FIELDSTON (DELAFIELD ESTATE) BUILDING

BOROUGH OF THE BRONX

The Fieldston (Delafield Estate) Building appears to be a rare example in New York City of a 19th-century rural bracketed, board-and-batten estate outbuilding. In 1829, Major Joseph Delafield, president of the Lyceum of Natural History in New York, acquired the 257-acre Hadley farm in (then) Yonkers that spread eastward from the shore of the Hudson River. Delafield named his estate "Fieldston" after his family's seat in Ireland, and established a profitable lime kiln on the property in 1830. A cottage, named "Fieldston Lodge," was built in 1849 as a three-bay, 1-1/2-story Gothic Revival style summer home in the mode of Alexander Jackson Davis and Andrew Jackson Downing. This area, known as Riverdale after 1852, became popular for the estates of wealthy New York families, who acquired large tracts of land here beginning in the late 1820s. These included lawyer William Lewis Morris' residence (later called Wave Hill), built in 1843-44, and actor Edwin Forrest's Fonthill, built in 1848-52. The Hudson River Railroad, completed in this vicinity in 1849, provided convenient access to New York City.

For some time prior to Major Delafield's death in 1875, Fieldston Lodge was in use as the summer cottage of his eldest son, Lewis Livingston Delafield. The father's will, written in 1867, mentions that the property then contained two cottages, one in use by the father and one in use by the son, as well as outbuildings such as a "stable and coachhouse and laundry." Lewis Delafield expanded Fieldston Lodge in 1877-78 to five bays and two full stories plus a slate-covered mansard roof, with a wide front verandah. Local builder Samuel L. Berrian executed this addition. The building that is today No. 6 Ploughman's Bush is similar in style and details to the expanded Fieldston Lodge (which remained until at least the 1950s). A review of real estate maps, however, demonstrates that the Ploughman's Bush building may appear as early as 1867.

The eastern portion of the Joseph Delafield Estate was developed by the Delafield family as the community of Fieldston in 1909-23, and the western part of the estate was later subdivided. This outbuilding is the only surviving building remnant of the original Delafield Estate, an estate associated with one of New York City's, and the Bronx's, leading families. It is also a significant reminder of the era when the Riverdale section of the Bronx was largely a private community of rural, and later, suburban summer estates.

#7 C.B.

NYC
Landmarks Preservation Commission
1 Centre Street
9th Floor North
New York, New York 10007
212-669-7855 (Tel)
212-669-7960 (Fax)

PUBLIC HEARING SPEAKERS' SIGN-IN SHEET

Research Department

If you wish to speak, please complete this form. In order to give others an opportunity to speak, all speakers are asked to limit their remarks to **three minutes**.

Date 12 / 15 / 09 LP# _____

Item Name 6 PLOUGHMAN'S BUSH

Item Address _____

PLEASE SELECT AN OPTION BELOW:

✓ In favor of designation _____ Against designation _____ Unsure of Position

PLEASE PRINT:

EDWARD PASS
NAME

2575 PALISADE AVE; RIVERDALE
ADDRESS

MYSELF
REPRESENTING

If you would prefer to leave a statement, please complete and return to the Reception Desk, or mail the form to the Commission at the above address, attention: Jenny Fernandez, Director of Intergovernmental and Community Relations.

IF YOU NEED ADDITIONAL SPACE, PLEASE USE THE OTHER SIDE.

```
05/17/04        PUBLIC ACCESS PROPERTY PROFILE OVERVIEW              BISPIQ70
 6.......... PLOUGHMANS BUSH.............. 2 BRONX          10471 BIN# 2086067
.
 PLOUGHMANS BUSH      2 - 6                HEALTH AREA : 01     TAX BLK: 5924.
 WEST  246 STREET     665 - 665            CENSUS TRACT:  307   TAX LOT: 518..
                                           COMMUNITY BD: 208    CONDO  :
                                           MULTI STRUCT: 01     VACANT :
================================================================================
 DOB SPECIAL PLACE NAME :                                  1   PROPERTY RECORD(S)
 DOB BUILDING REMARKS   :
 FINANCE OCCUPANCY CODE : A9-1 FAMILY DWELLING  LANDMARK STATUS:

   COUNTS FOR THIS BIN                                  RECORD VERIFIED : YES
   ACTIONS          : 5     , 3     JOBS/FILINGS (PF4)    SPECIAL STATUS :
   VIOLATIONS DOB : 0       , 0     OPEN                       LOCAL LAW : NO
              ECB : 0       , 0     OPEN     (PF12)                SRO : NO
   COMPLAINTS       : 1     , 0     OPEN     (PF11)
--------------------------------------------------------------------------------
   PF 3 = ELEVATORS    ENTER KEY= ACTIONS  PF 5/6/7 = NEW ADDR/BIN/BLK-LOT
   PF 8 = BOILERS       (TYPE : ....  )    PF 9/10  = BROWSE BIN/BLK-LOT
   *NO ARA'S FILED   PF 19 = ELECTRICAL    PF 15    = BROWSE 1   PROPERTY RECORDS
   PF 14 = LPC/HPD/LOFT USE ONLY           PF 16    = ADDTN'L PROPERTY INFO
```

```
05/17/04                N.Y.C. DEPARTMENT OF BUILDINGS                  BISPIQ31
          MULTI-AGENCY COMPOSITE PROPERTY & OWNER INFORMATION QUERY
6..........  PLOUGHMANS BUSH.............. 2 BRONX          10471 BIN# 2086067
DCP GEOGRAPHICAL INFORMATION:
PLOUGHMANS BUSH      2 - 6                  HEALTH AREA : 01     TAX BLK: 5924.
WEST  246 STREET     665 - 665              CENSUS TRACT:  40020 TAX LOT: 518..
                                            COMMUNITY BD: 208    CONDO  :
                                            MULTI STRUCT: 1      CUI NO :
DOF OWNER NAME & ADDRESS FROM BILLING FILE:  DOF OWNER NAME FROM PROPERTY FILE
 OWNER NAME : CHARLES C HOGAN MD               CHARLES C HOGAN MD
 CORP. NAME :                                LPC LANDMARK  STATUS: NO
 ADDRESS    : 6        PLOUGHMANS BUSH       DOB LOCAL LAW STATUS: NO
              BRONX NY 10471-3541
DOF BUILDING INFORMATION:                      TRANS LAND VALUE: 303,000
 BLDG SIZE; 0032.00  X  0020.00                TAX EXEMPT FLAG : NO
 LOT  SIZE: 0088.00  X  0071.75                TAX EXEMPT CLASS:
 BLDG CLASS : A9 1 FAMILY DWELLING             CITY OWNERSHIP  : NO
 STORIES    : 2                                UPDATE DATE     : 03/17/04
FOR CITY  } MGMT TYPE:    MGMT CODE:          MGMT CODE NAME:
OWNERSHIP }       MGMT HOLDER CODE:      MGMT HOLDER CODE NAME:
-------------------------------------------------------------------------------
PF1 =PREV  PF2 =MAIN   PF7 = NEW ADDRESS   PF8 = NEW BLK/LOT   PF9 = NEW BIN
```

*** GOAT (Geosupport Online Address Translator) -- Function Code = 1A ***

Adr #: 6 6
Strt : PLOUGHMANS BUSH PLOUGHMANS BUSH
Boro : 2 (M=1, Bx=2, Bk=3, Q=4, SI=5) BRONX Street Code: 5874001010
Function : 1A (1,1A,1E,1N,2,3,3C,3S,BF,BB,BL,BN,QUIT=CLEAR) BIN List: N (Y/N)

Tax Block: 5924 Condo Lot Flag: N Vacant Lot Flag: N Structures: 0001
Tax Lot: 518 RPAD Co-op #: 0008 Interior Lot Flag: N Blockfaces: 02
RPAD SCC: RPAD Bldg Class: A9 Irreg Shaped Lot: N #Items: 02
BusnArea: Sanbn BVP: 2/13 /052 Corner Code: BIN: 2086067
TAX MAP SEC/VOL: 2/19/05

BBL COORDINATES: X = 1008382 Y = 0264377

Type of Item	Low Adr #	High Adr #	Street Name	Bldg ID Number
Addr Range	2	6	PLOUGHMANS BUSH	2086067
Addr Range	665	665	WEST 246 STREET	2086067

YOU ARE VIEWING ENTIRE ITEM LIST

14 June 2004

Robert Tierney, Chair
Landmarks Preservation Commission
One Centre Street, 9th Floor North
New York, NY 10007

Dear Robert Tierney,

I am writing in support of designating the Delafield Hunting Lodge at #6 Ploughman's Bush; if anything ever deserved to be Landmarked, this extraordinarily wonderful building, dating back to the 1840s, does.

As a writer, I have lived in Riverdale and taught English at one of its private schools since 1970. As a walker, I have passed that house four times a day; seeing it has always been a highlight of the day. It is without question my favorite house in Riverdale and I always take first-time houseguests to see it, as an oasis of peace and beauty and dignity.

It embodies the essence of Riverdale's unique and varied history; there is no other house remotely like it. Indeed one has to travel to the heart of New England to find anything close to its authenticity, its proportions, its harmony with nature around it, its character and personality, its sheltering porch, the rhythm of its windows, its color – so intrinsic to the lights and shadows of its setting.

It is history alive, a real presence. I cannot imagine it and all the history it represents being changed in any way or not being preserved.

Sincerely,

Susan Sherman
2501 Palisade Avenue #H1
Riverdale, NY 10463

RECEIVED
JUN 18 2004

NOTICE OF PUBLIC HEARING

TUESDAY, JUNE 15, 2004

CITY OF NEW YORK
LANDMARKS PRESERVATION COMMISSION

NOTICE IS HEREBY GIVEN THAT PURSUANT to the provisions of 3020 of the New York City Charter and Chapter 3 of Title 24 of the Administrative Code of the City of New York (Sections 25-303 and 25-313) that on **TUESDAY, JUNE 15, 2004**, the Landmarks Preservation Commission will conduct a Public Hearing in the Public Meeting Room of the Landmarks Preservation Commission, located at **THE MUNICIPAL BUILDING, 1 CENTRE STREET, 9TH FLOOR NORTH,** City of New York with respect to the following proposed Landmarks and Landmark Sites. Any person requiring reasonable accommodation in order to participate in the hearing should call or write the Landmarks Preservation Commission, [Municipal Building, 1 Centre Street, 9th Floor North, New York, NY 10007–(212) 669-7700] no later that five (5) business days before the hearing. There will also be a public meeting on that day.

ITEMS TO BE HEARD

BOROUGH OF BROOKLYN

ITEM NO. 1

[LP-2144]

LONG ISLAND HEADQUARTERS OF THE NEW YORK TELEPHONE COMPANY, 97-105 Willoughby Street (aka 349-371 Bridge Street and 7 Metrotech), Brooklyn.

Landmark Site: Borough of Brooklyn Tax Map Block 2058, Lot 1

ITEM NO. 2

[LP-2158]

AVENUE H STATION HOUSE, 802 East 16th Street (aka 1518-1524 Avenue H), Brooklyn.

Landmark Site: Borough of Brooklyn Tax Map Block 6699, Lot 119-431 in part, consisting of the land on which the building is situated.

BOROUGH OF THE BRONX

ITEM NO. 3

[LP-2159]

DELAFIELD HUNTING LODGE, 6 Ploughman's Bush (aka 665 West 246th Street), Bronx.

Landmark Site: Borough of the Bronx Tax Map Block 5924, Lot 518

Visit The City Record OnLine @ http://NYC.gov/cityrecord

Request for Publication

Of all material except Procurement Notices in

No. _____

THE CITY RECORD

Note: copy for publication in THE CITY RECORD
Must be received by the City Record Office at least *FIVE* business days before the date requested for printing.

Date: May 21, 2004

FROM Agency Landmarks Preservation Commission **Division** _____

TO THE DIRECTOR OF THE CITY RECORD: Pursuant to Section 3020 of the New York City Charter and Title 25 of the Administrative Code, please publish in 12 consecutive issue(s) of THE CITY RECORD starting 05/28/04 and ending 06/15/ 04 the attached notice(s). This submission contains one notice on two pages.

Please print in THE CITY RECORD Section checked below:

- ✔ **Public Hearing or Meeting (all hearings except agency rules)**
- _____ **Court Matters**
- _____ **Property Disposition Offerings**
- _____ **Agency Rules (includes rules hearings)**
- _____ **Special Materials (all notices not included above)**

Additional Information:

Requested by: LORRAINE ROACH-STEELE *Name (Please print)*

Phone Number: 212-669-7815 *Required*

☞ **Identify the specific law, which requires this material to be printed in THE CITY RECORD**

DO NOT USE THIS FORM FOR NOTICES RELATED TO PROCUREMENTS

ALL NOTICES SHOULD BE SENT ELECTRONICALLY TO:
cityrecord@dcas.NYC.gov

This form may be photocopied and should be saved on your computer and attached with all notices sent to The City Record

New York City Department of Finance
Office of the City Register

HELP

[Click help for additional instructions]
Selecting a help option will open new window

Current Sea Criteria:

Borough: E
Block: 592
Lot: 518
Date Range
Current Date
Document Class: All
Document C

Search Results By Parcel Identifier

Records 1 - 4 << previous next >> Max Rows 50 [Search Options] [New BBL Search] [Edit Cu
Search] [**Print Index**]

View	Reel/Pg/File	CRFN	Lot	Partial	Recorded / Filed	Document Type	Pages	Party1	Party2	Party3	More Party 1/2 Names	C F
DET IMG		2003000336297	518	ENTIRE LOT	9/8/2003 1:31:53 PM	SATISFACTION OF MORTGAGE	3	RAUCH, ANN S	FIRST UNION NATIONAL BANK		✓	
DET IMG	1758/1677		518	ENTIRE LOT	3/29/2000 12:04:13 AM	MORTGAGE	12	GOUDBLUM, MICHAEL	FIRST UNION NATIONALBANK		✓	
DET IMG	1102/213		518	ENTIRE LOT	6/17/1992 12:02:37 AM	SATISFACTION OF MORTGAGE	3	HOGAN, CHARLES CARLTON	FIRST FED S&L ASSN/NY			
DET IMG	1102/89		518	ENTIRE LOT	6/17/1992 12:02:02 AM	MORTGAGE	28	HOGAN, CHARLES CARLTON	CITIBANK, N.A.			

Search Options | New Parcel Identifier Search | Edit Current Search

```
***  GOAT  (Geosupport Online Address Translator) --   Function Code = 1E   ***
Adr #: 6                                    6
Strt : PLOUGHMANS BUSH                       PLOUGHMANS BUSH
Boro : 2   (M=1, Bx=2, Bk=3, Q=4, SI=5)  BRONX          STREET CODE: 5874001010
Function : 1E   (1,1A,1E,1N,2,3,3C,3S,BF,BB,BL,BN, QUIT=CLEAR, MENU=F3)
-------------------------------------------------------------------------------
Election District:   068  Zip Code:           10471  Community District:    208
Assembly District     81  2000 Cen Tract:    307.00  Police BC/PCT:        3/050
Congressional Dist:   17  2000 Cen Block:      4002  Inst Div/Sch Dist:    01/10
Senatorial District:  31  1990 Cen Tract:    307.00
Municipal Court Dist: 02                             Fire Div/Battalion:   07/27
City Council District 11  Dynamic Block:        416  Fire Company:          L052
BOE Preferred LGC:    01  LION Face Code:       5775  Side Of Street:        Left
X Coordinate     1008296  LION Sequence No:    00010
Y Coordinate     0264517  Segment Id:        0073327
Interim Elg:  Ineligible  DOS District/Sect: 208/083 DOSSub/Sched:   3C/MTH/ETH
_______ L O W   E N D _____________      _______H I G H   E N D _________
Address Number :  2                      Address Number :   6
241920 INDEPENDENCE AVENUE               223800 DEAD END
275140 WEST  246 STREET


Return Code =  00
```

```
05/17/04        PUBLIC ACCESS PROPERTY PROFILE OVERVIEW              BISPIQ70
 6.......... PLOUGHMANS BUSH.............. 2 BRONX          10471 BIN# 2086067

PLOUGHMANS BUSH      2 - 6                HEALTH AREA : 01     TAX BLK: 5924.
WEST  246 STREET     665 - 665            CENSUS TRACT:  307   TAX LOT: 518..
                                          COMMUNITY BD: 208    CONDO  :
                                          MULTI STRUCT: 01     VACANT :
================================================================================
DOB SPECIAL PLACE NAME :                                  1   PROPERTY RECORD(S)
DOB BUILDING REMARKS   :
FINANCE OCCUPANCY CODE : A9-1 FAMILY DWELLING  LANDMARK STATUS:

  COUNTS FOR THIS BIN                                    RECORD VERIFIED : YES
  ACTIONS          : 5     , 3     JOBS/FILINGS (PF4)     SPECIAL STATUS :
  VIOLATIONS DOB : 0       , 0     OPEN                        LOCAL LAW : NO
             ECB : 0       , 0     OPEN    (PF12)                  SRO : NO
  COMPLAINTS       : 1     , 0     OPEN    (PF11)

--------------------------------------------------------------------------------
  PF 3 = ELEVATORS    ENTER KEY= ACTIONS  PF 5/6/7 = NEW ADDR/BIN/BLK-LOT
  PF 8 = BOILERS       (TYPE : ....  )    PF 9/10  = BROWSE BIN/BLK-LOT
  *NO ARA'S FILED   PF 19 = ELECTRICAL    PF 15    = BROWSE 1   PROPERTY RECORDS
  PF 14 = LPC/HPD/LOFT USE ONLY           PF 16    = ADDTN'L PROPERTY INFO
```

proposed districts

as of 2/6/06

Historic District: PHD

	Docket No.	Address		Issued	Received	Action	Work Type
PHD	62686	180	BAINBRIDGE STREET		10/12/05	NOR	OT
BA	62317	4511	DELAFIELD AVENUE	not issued	09/26/05		OT
	61889	360	MALCOLM X BOULEVARD		09/08/05		NB
MH	61096	4701	ISELIN AVENUE	not issued	08/08/05		REA
	952627	79-81	DECATUR STREET		12/29/94		RO
	58851	317	WEST 107TH STREET	not issued	06/23/05		IN
SP	62652	4686	WALDO AVENUE		10/07/05		OT
	63615	80	HANSON PLACE		11/15/05		IN
	64977	141	CHAUNCEY STREET		02/01/06		
	974546	79-81	DECATUR STREET	04/18/97	04/03/97	NOR	RE
	986831	85	DECATUR STREET	06/25/98	06/23/98	CNE	IN
	996273	85	DECATUR STREET	05/11/99	05/07/99	NOC	IN
	984	333	WEST 84TH STREET	09/24/99	08/10/99	NOR	ROA
	7729	400-406	CONVENT AVENUE	06/22/00	05/09/00	NOR	AR
	14933	331	WEST 108TH STREET	03/27/01	02/28/01	NOR	WI
	16945	17	WEST 27TH STREET	06/05/01	05/24/01	NOR	IN
	17380	261	FIFTH AVENUE	06/18/01	06/11/01	NOR	
	34005	15	BLEECKER STREET	02/27/03	01/09/03	NOR	
	35164	425-427	WEST 14TH STREET	03/14/03	03/06/03	NOR	IN
	35284	425-427	WEST 14TH STREET	03/28/03	03/12/03	NOR	IN
	35819	11	BLEECKER STREET	04/03/03	04/03/03	NOR	IN
	36091	408	WEST 14TH STREET	04/23/03	04/16/03	NOR	IN
	36560	427	WEST 14TH STREET	05/09/03	05/06/03	NOR	IN
	35092	425	WEST 13TH STREET	06/12/03	03/04/03	NOR	SF
	37461	400	WEST 14TH STREET	06/27/03	06/11/03	NOR	SF

Total: 25

Historic District: PHD

	Docket No.		Address	Issued	Received	Action	Work Type
PHD	37457	400	WEST 14TH STREET	06/30/03	06/11/03	NOR	IN
	36431	50	GANSEVOORT STREET	07/01/03	04/30/03	WSL	SF
	37870	425	WEST 14TH STREET	07/08/03	06/30/03	NOR	IN
	37751	435	WEST 14TH STREET	07/14/03	06/24/03	NOR	OT
	37555	421-427	WEST 14TH STREET	07/29/03	06/16/03	NOR	AC
	40718	835	WASHINGTON STREET	08/14/03	07/30/03	NOR	IN
	40679	415	WEST 13TH STREET	08/19/03	07/29/03	NOR	IN
	40717	835	WASHINGTON STREET	08/21/03	07/30/03	NOR	RE
	41146	425	WEST 13TH STREET	09/08/03	08/18/03	NOR	IN
	37273	79-81	DECATUR STREET	09/29/03	06/04/03	NOR	RE
	42632	125	CHAUNCEY STREET	10/28/03	10/14/03	NOR	
	43093	290	WEST 246TH STREET	12/08/03	11/17/03	NOR	OT
	43243	350	WEST 246TH STREET	12/15/03	11/24/03	NOR	SW
	43911	325	COLLEGE ROAD	02/06/04	01/06/04	WSL	AD
	46343	4715	ISELIN AVENUE	05/13/04	04/26/04	NOR	AD
	46883	333	MACON STREET	05/24/04	05/17/04	NOR	SW
	47202	4530	DELAFIELD AVENUE	06/02/04	05/27/04	NOR	AR
	48021	355	RIVERSIDE DRIVE	06/29/04	06/28/04	NOR	IN
	46522	325	COLLEGE ROAD	07/01/04	05/03/04	NOR	AD
	47834	355	RIVERSIDE DRIVE	08/03/04	06/18/04	NOR	WI
	51482	360	RIVERSIDE DRIVE	08/25/04	08/25/04	NOR	IN
	52418	79-81	DECATUR STREET	10/08/04	10/04/04	NOR	RE
	52265	325	COLLEGE ROAD	10/08/04	09/27/04	NOR	
	51642	317	WEST 107TH STREET	10/15/04	09/01/04	NOR	ROA
	52880	5011	WALDO AVENUE	10/27/04	10/21/04	NOR	OT
	51802	325	COLLEGE ROAD	10/29/04	09/09/04	WSL	

Total: 51

Historic District: PHD

	Docket No.		Address	Issued	Received	Action	Work Type
PHD	53340	132	DECATUR STREET	11/12/04	11/10/04	NOR	IN
	52188	4715	ISELIN AVENUE	11/18/04	09/24/04	NOR	DO
	53255	240-35	43RD AVENUE	11/18/04	11/08/04	NOR	IN
	54235	311-313	WEST 82ND STREET	01/04/05	12/23/04	NOR	RE
	54104	361	LEWIS AVENUE	01/31/05	12/17/04	NOR	DO
	54094	4673	DELAFIELD AVENUE	02/02/05	12/17/04	NOR	AD
	55334	325	COLLEGE ROAD	04/07/05	02/17/05	NOR	AD
	60163	355	RIVERSIDE DRIVE	07/11/05	07/11/05	NOR	IN
	60032	370	WEST 245TH STREET	09/13/05	07/01/05	NOR	AD
	61136	305	DECATUR STREET	10/04/05	08/09/05	NOR	RO
	62462	4511	DELAFIELD AVENUE	10/17/05	10/03/05	WSL	OT
	62829	132	CHARLES STREET	10/25/05	10/12/05	NOR	RE
	63037	655	WASHINGTON STREET	10/31/05	10/28/05	NOR	RE
	63271	4410	WALDO AVENUE	11/10/05	11/01/05	NOR	IN
	63731	312	WEST 107TH STREET	11/30/05	11/22/05	NOR	IN
	62948	4541	DELAFIELD AVENUE	12/08/05	10/20/05	NOR	REA
	63929	132	CHARLES STREET	12/08/05	12/06/05	NOR	RE
	62949	336	STUYVESANT AVENUE	12/15/05	10/19/05	NOR	RO
	65065	360	RIVERSIDE DRIVE	02/06/06	02/03/06	NOR	IN

Total: 70

Fieldston Historic District

Borough of the Bronx

LP-2138

Rider to New York City Landmarks Preservation Commission
Appointment Request for Records Access Dated as of
January 6, 2006

Any and all documents relating to the Proposed Fieldston Historical District and 6 Ploughmans Bush, Bronx, New York, including, but not limited to, paper documents; electronic documents; internal memoranda; records of telephone conversations, including dates, parties to telephone call and subject of telephone call; position papers; photographs; transcripts of Public Hearing and testimony; e-mail messages; facsimile transmissions; wireless devices records; databases; photographs.

Ellen Rodman

Alan Rosenthal

Ted Feder

January 6, 2006

fieldston HD

20 of 2/6/06

Historic District: FL

Docket No.	Address		Issued	Received	Action	Work Type
FL~~BA~~ 64892	4428	WALDO AVENUE	NO ISSUED	01/26/06		IN
✓ 64855	4418	WALDO AVENUE	01/30/06	01/25/06	CNE	IN

Total: 2

6 PLOUGHMAN'S BUSH BUILDING

6 Ploughman's Bush, Borough of the Bronx

The No. 6 Ploughman's Bush Building appears to be a rare example in New York City of a 19th-century rural bracketed, board-and-batten estate outbuilding. In 1829, Major Joseph Delafield, president of the Lyceum of Natural History in New York, acquired the 257-acre Hadley farm in (then) Yonkers that spread eastward from the shore of the Hudson River. Delafield named his estate "Fieldston" after his family's seat in Ireland, and established a profitable lime kiln on the property in 1830. A cottage, named "Fieldston Lodge," was built in 1849 as a three-bay, 1-1/2-story Gothic Revival style summer home in the mode of Alexander Jackson Davis and Andrew Jackson Downing. This area, known as Riverdale after 1852, became popular for the estates of wealthy New York families, who acquired large tracts of land here beginning in the late 1820s. These included lawyer William Lewis Morris' residence (later called Wave Hill), built in 1843-44, and actor Edwin Forrest's Fonthill, built in 1848-52. The Hudson River Railroad, completed in this vicinity in 1849, provided convenient access to New York City.

For some time prior to Major Delafield's death in 1875, Fieldston Lodge was in use as the summer cottage of his eldest son, Lewis Livingston Delafield. The father's will, written in 1867, mentions that the property then contained two cottages, one in use by the father and one in use by the son, as well as outbuildings such as a "stable and coachhouse and laundry." Lewis Delafield expanded Fieldston Lodge in 1877-78 to five bays and two full stories plus a slate-covered mansard roof, with a wide front verandah. Local builder Samuel L. Berrian executed this addition. The building that is today at No. 6 Ploughman's Bush is similar in style and details to the expanded Fieldston Lodge. Research on this building is on-going. Because of their similarity, it was initially thought that the Ploughman's Bush building could be the altered surviving lodge. A review of real estate maps, however, demonstrates that the Ploughman's Bush building may appear as early as 1867 and that the lodge remained until at least the 1950s. Adding to the complexity of map research was the road system of Riverdale, with various roads planned but not actually laid out throughout the late-19th and early 20th centuries.

The eastern portion of the Joseph Delafield Estate was developed by the Delafield family as the community of Fieldston in 1909-23, and the western part of the estate was later subdivided. This outbuilding is the only surviving building remnant of the original Delafield Estate, an estate associated with one of New York City's, and the Bronx's, leading families. It is also a significant reminder of the era when the Riverdale section of the Bronx was largely a private community of rural, and later, suburban summer estates.

NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
MUNICIPAL BUILDING, 1 CENTRE STREET, 9TH FLOOR NORTH, NEW YORK, NY 10007
PUBLIC HEARING ROOM

CALENDAR
TUESDAY, JUNE 15, 2004

ITEMS TO BE HEARD

BOROUGH OF BROOKLYN

[LP-2144]

Item No. 1
LONG ISLAND HEADQUARTERS OF THE NEW YORK TELEPHONE COMPANY, 97-105 Willoughby Street, Brooklyn.
Landmark Site: Borough of Brooklyn Tax Map Block 2058, Lot 1

[LP-2158]

Item No. 2
AVENUE H STATION HOUSE, 802 East 16th Street (aka 1518-1524 Avenue H), Brooklyn.
Landmark Site: Borough of Brooklyn Tax Map Block 6699, Lot 119-431 in part, consisting of the land on which the building is situated.

BOROUGH OF THE BRONX

[LP-2159]

Item No. 3
6 PLOUGHMAN'S BUSH BUILDING, 6 Ploughman's Bush (aka 665 West 246th Street), Bronx.
Landmark Site: Borough of the Bronx Tax Map Block 5924, Lot 518

The New York City Landmarks Preservation Commission

MUNICIPAL BUILDING, 1 CENTRE STREET, 9TH FL. NORTH, NEW YORK, NY 10007
212-669-7700 TEL. 212-669-7960 FAX
http://nyc.gov/html/lpc//

PUBLIC HEARING SPEAKERS' SIGN-IN SHEET

IF YOU WISH TO SPEAK, PLEASE COMPLETE AND RETURN TO THE PERSON AT THE RECEPTION DESK.

DATE: 6/15/04 ITEM NAME: Schofield House

LP# LP-2159

IN ORDER TO GIVE OTHERS AN OPPORTUNITY TO SPEAK, ALL SPEAKERS ARE ASKED TO LIMIT THEIR REMARKS TO THREE MINUTES.

Deirdre A. Carson
NAME ☐ PLEASE CHECK IF OWNER

~~75~~ Greenberg Traurig LLP
ADDRESS

Owner
REPRESENTING

☐ IN FAVOR OF DESIGNATION ☒ AGAINST DESIGNATION ☐ UNSURE OF POSITION

IF YOU WOULD PREFER TO LEAVE A STATEMENT, PLEASE COMPLETE AND RETURN TO THE RECEPTION DESK, OR MAIL THE FORM TO THE COMMISSION AT THE ADDRESS ABOVE , ATTENTION: LORRAINE ROACH STEELE.

The New York City Landmarks Preservation Commission

MUNICIPAL BUILDING, 1 CENTRE STREET, 9TH FL. NORTH, NEW YORK, NY 10007
212-669-7700 TEL. 212-669-7960 FAX
http://nyc.gov/html/lpc//

PUBLIC HEARING SPEAKERS' SIGN-IN SHEET

IF YOU WISH TO SPEAK, PLEASE COMPLETE AND RETURN TO THE PERSON AT THE RECEPTION DESK.

DATE: 6/15/2004 ITEM NAME: 6- Ploughman's Bush
Bronx NY 10471

LP# _____

IN ORDER TO GIVE OTHERS AN OPPORTUNITY TO SPEAK, ALL SPEAKERS ARE ASKED TO LIMIT THEIR REMARKS TO THREE MINUTES.

LIDIA LIDAGOSTER
NAME ☒ PLEASE CHECK IF OWNER

680-8 W 246th Sts. NY NY 10471
ADDRESS

REPRESENTING

☐ IN FAVOR OF DESIGNATION ☒ AGAINST DESIGNATION ☐ UNSURE OF POSITION

IF YOU WOULD PREFER TO LEAVE A STATEMENT, PLEASE COMPLETE AND RETURN TO THE RECEPTION DESK, OR MAIL THE FORM TO THE COMMISSION AT THE ADDRESS ABOVE, ATTENTION: LORRAINE ROACH STEELE.

The New York City Landmarks Preservation Commission

MUNICIPAL BUILDING, 1 CENTRE STREET, 9TH FL. NORTH, NEW YORK, NY 10007
212-669-7700 TEL. 212-669-7960 FAX
http://nyc.gov/html/lpc//

PUBLIC HEARING SPEAKERS' SIGN-IN SHEET

IF YOU WISH TO SPEAK, PLEASE COMPLETE AND RETURN TO THE PERSON AT THE RECEPTION DESK.

DATE: June 15, 2004 ITEM NAME: 6 Plowman's Burch, BK

LP# 2159

IN ORDER TO GIVE OTHERS AN OPPORTUNITY TO SPEAK, ALL SPEAKERS ARE ASKED TO LIMIT THEIR REMARKS TO THREE MINUTES.

Edward S. Kirkland
NAME ☐ PLEASE CHECK IF OWNER

360 West 23rd St., New York, NY 10003
ADDRESS

Historic Districts Council
REPRESENTING

☒ IN FAVOR OF DESIGNATION ☐ AGAINST DESIGNATION ☐ UNSURE OF POSITION

IF YOU WOULD PREFER TO LEAVE A STATEMENT, PLEASE COMPLETE AND RETURN TO THE RECEPTION DESK, OR MAIL THE FORM TO THE COMMISSION AT THE ADDRESS ABOVE, ATTENTION: LORRAINE ROACH STEELE.

The New York City Landmarks Preservation Commission

MUNICIPAL BUILDING, 1 CENTRE STREET, 9TH FL. NORTH, NEW YORK, NY 10007
212-669-7700 TEL. 212-669-7960 FAX
http://nyc.gov/html/lpc//

PUBLIC HEARING SPEAKERS' SIGN-IN SHEET

IF YOU WISH TO SPEAK, PLEASE COMPLETE AND RETURN TO THE PERSON AT THE RECEPTION DESK.

DATE: 9/15/04 ITEM NAME: 6 Plaza Lane

LP# _____

IN ORDER TO GIVE OTHERS AN OPPORTUNITY TO SPEAK, ALL SPEAKERS ARE ASKED TO LIMIT THEIR REMARKS TO THREE MINUTES.

NAME Steven Bulicek
CM Oliver Koppell ☐ PLEASE CHECK IF OWNER

ADDRESS 3636 WALDO AVE

REPRESENTING

☐ IN FAVOR OF DESIGNATION ☐ AGAINST DESIGNATION ☑ UNSURE OF POSITION

IF YOU WOULD PREFER TO LEAVE A STATEMENT, PLEASE COMPLETE AND RETURN TO THE RECEPTION DESK, OR MAIL THE FORM TO THE COMMISSION AT THE ADDRESS ABOVE , ATTENTION: LORRAINE ROACH STEELE.

Statement of the Historic Districts Council in support of the designation of the Delafield Estate Hunting Lodge, 6 Plowman's Bush, Riverdale, June 15 2004

The Historic Districts Council supports the designation of the Delafield Estate Hunting Lodge as a New York City Landmark. This charming structure is a relic not only of the Delafield estate that dominated so much of what is now Riverdale, but also of the time when the Bronx was the country and country architecture was the architecture of choice.

The style of this lodge thus recalls the approach of Andrew Jackson Downing in his works on building in the country. It is built on a picturesque site sloping away from the roadway on which it was fronted. The walls are of the board and batten that was considered particularly appropriate to rural settings, and the windows surrounds have elaborate and distinctive moldings that give character to the simple forms of the structure itself. The eaves are supported by brackets set too closely together not to be more decorative than functional. While these architectural features have recently been stripped from the front of the building facing Ploughman's Bush, apparently leaving the interior partially unprotected from the elements, as of a visit last Friday afternoon they were intact on the back and sides and are thus visible from Independence Avenue and 246th Street. The board and batten and the bracketed eaves are repeated on the ell that is clearly a later addition, although the windows there of are of a simpler form.

The front porch is very much in the picturesque style with its chamfered posts and handsome bracing. The foundation walls on the side and rear, which are quite conspicuous from the streets on these sides, are of random ashlar with windows set in brick immediately around them to regularize the openings. The chimneys are topped in an elaborate nineteenth-century fashion to minimize the entry of rain and make them architectural elements. All in all the lodge in its large open lot is not only a charming relic of another time but also through its architecture and setting recalls the rural past of this suburban area and the architecture of the period in which it was built. It is an authentic example of the nineteenth-century picturesque style that is the ancestor of the design of many of the more recent buildings around it, among which it fits so well, and of upscale suburbs throughout America. It clearly deserves preservation through landmark designation now.

Edward S. Cooke, Jr.

"John E. Booth"
<jebooth565@cybermesa.com>

06/15/2004 02:06 AM

To: <jweiss@lpc.nyc.gov>
cc:
Subject: Saving the city, wrecking the city

As a resident of 4 Ploughman's Bush for over forty years (I recently left it to join my family in Santa Fe) I can testify to Ploughman's Bush being one of the city's most unique enclaves of distinction in its serenity, its leafy enchantment and its recognition of a past to be cherished. But it is more. It is history, living evidence of a more leisurely city, of a city scaled to man. 6 Ploughman's Bush, the Delafield Hunting Lodge, is a treasure attesting to all this. I urge its landmarking. I urge this as a testament to the City's determination to recognize that it has a heart and soul which won't permit the past to be wrecked in the name of an uncaring future. When it was too late we wept over the mistakes we made in wrecking some of the City's most distinguished buildings and we created the Landmarks laws to try to protect our heritage. Let us not weep again. Sincerely yours, John E. Booth

Elazarin@aol.com
06/15/2004 08:42 AM

To: jweiss@lpc.nyc.gov
cc:
Subject: for Landmarks Designation 6/15

14 June 2004

Robert Tierney, Chair
Landmarks Preservation Commission
One Centre Street, 9th Floor North
New York, NY 10007

Dear Robert Tierney,

I am writing in support of designating the Delafield Hunting Lodge at #6 Ploughman's Bush; if anything ever deserved to be Landmarked, this extraordinarily wonderful building, dating back to the 1840s, does.

As a writer, I have lived in Riverdale and taught English at one of its private schools since 1970. As a walker, I have passed that house four times a day; seeing it has always been a highlight of the day. It is without question my favorite house in Riverdale and I always take first-time houseguests to see it, as an oasis of peace and beauty and dignity.

It embodies the essence of Riverdale's unique and varied history; there is no other house remotely like it. Indeed one has to travel to the heart of New England to find anything close to its authenticity, its proportions, its harmony with nature around it, its character and personality, its sheltering porch, the rhythm of its windows, its color – so intrinsic to the lights and shadows of its setting.

It is history alive, a real presence. I cannot imagine it and all the history it represents being changed in any way or not being preserved.

Sincerely,

Susan Sherman
2501 Palisade Avenue #H1
Riverdale, NY 10463

Elazarin@aol.com
06/15/2004 08:58 AM

To: jweiss@lpc.nyc.gov
cc:
Subject: Delafield Hunting Lodge

June 15, 2004

Robert Tierney, Chair
Landmarks Preservation Commission
One Centre Street, 9th Floor North
New York, NY 10007

Dear Mr. Tierney,

I am writing to urge your support in designating the Delafield Hunting Lodge, #6 Ploughmans Bush, as a landmark. I have been a resident of the Riverdale community for over 30 years. THis home is undoubtedly a historical asset to our community. We have learned that it is over 175 years and than in itself attests to its value, a wonderful example of its architectural contribution for us all to admire.The character, the charm and the unique design has been a source of inspiration.

As we have learned that there are plans to totally destroy such a magnificent structure, we hope that the Landmarks Commission will protect this house and designate the proper status is so derserves. We appeal to the commission to move in this direction.

Thank your consideration.

Sincerely,

Jane Liveson

John Weiss
06/15/2004 09:30 AM

To:
cc:
Subject: Re: 6 Ploughmans Bush

----- Forwarded by John Weiss/Lpc on 06/15/2004 09:29 AM -----

Ellen Chapnick <chapnick@law.columbia.edu>
06/14/2004 06:32 PM

To: "John Weiss" <JWeiss@lpc.nyc.gov>
cc:
Subject: Re: 6 Ploughmans Bush

here is the revised letter - I will try to fax it in the morning but may not be able to do so. I will send a hardcopy for the record as soon as possible. Thanks for your help

Robert Tierney, Chair
Landmarks Preservation Commission
One Centre Street, 9th floor North
New York, NY 10007

Re: Delafield Hunting Lodge, 6 Ploughman's Bush (aka/665 W. 246th Street), Borough of Bronx, Tax Map Block 5924

Dear Mr. Tierney:

The Landmarks Commission was created to save buildings like 6 Ploughman's Bush, a beautiful, one-of-a-kind former lodge dating back to the 1800s that serves to connect modern Riverdale to its historical roots. I cannot be at the June 15 meeting during which you will discuss granting this house the landmark status it deserves because I am chairing a conference between Latin American and U.S. law deans and professors that could not be rescheduled. It cannot be stressed enough, however, that I and almost all of my neighbors believe that this house has the special character, historical interest and aesthetic value to warrant landmark designation. I also write to urge you designate the Lodge as a landmark because I have no doubt that it otherwise will be destroyed unnecessarily in the very near future.

I chose to move to Ploughman's Bush because it provides a country village feeling that is becoming increasingly hard to find in New York City, even in Riverdale. For me and my neighbors, the Lodge is the real and symbolic anchor of our community. We are proud to have it in our midst and often gather in front of it to share the news of the day, plants from our gardens or just a relaxing minute or two.

Your own researchers and other sources certainly have provided information about the significance of the Delafield family and their Lodge to the history of the U.S., New York and Riverdale and that of a subsequent Lodge resident Gilbert Kerlin. I will not repeat it here. My first-hand information about the Lodge is limited to its penultimate owners, Charles

and Nina Hogan, who were my neighbors from 1994, when I moved into 3Ploughman's Bush, until Nina's departure earlier this year. The Hogans added to the historical value of the house. Dr. Hogan co-founded Physicians for Social Responsibility. The Hogans were wonderful hosts and members of the community, including many prominent New Yorkers ranging from important doctors to intellectuals and artists, made their way through the Hogans home. Chuck told me wonderful stories about conversations he had with New York County District Attorney and then-Riverdale resident Robert Morganthau over glasses of wine on the porch.

The Hogans were very proud of their historic and unique home. They consistently made repairs to preserve its character and bought historically appropriate fixtures for both its exterior and interior. Landmark status was not required to protect the Lodge when it was under their very responsible stewardship. However, many of us in the neighborhood were concerned when Nina placed it on the market in early 2004 so that she could relocate to be near her children. Nina reassured us that she treasured her historic home and would not sell it to anyone who did not promise to preserve it. Indeed, I understand that she turned down a lucrative offer from a developer because he would have torn the house down.

However, recent events concerning the Lodge indicate that our fears were not unfounded and that legal protection of the Lodge is necessary for the public good. Having seen many of the landmarked homes near Wave Hill, I know that the Commission will work with the Lodge's owners so that they can make the changes necessary to satisfy their personal needs while safeguarding the special character of their home.

Unless the Delafield Hunting Lodge is protected with a landmark designation, the Bronx and the City could lose an important tangible piece of its past that is integral to the unique character of our neighborhood. I urge you to designate the Delafield Hunting Lodge as a landmark.

Sincerely,

Ellen P. Chapnick
Dean for Social Justice Initiatives
Dean for Social Justice Initiatives

ERIC T. SCHNEIDERMAN
DEPUTY MINORITY LEADER
SENATOR, 31ST DISTRICT

THE SENATE
STATE OF NEW YORK
ALBANY

COMMITTEES
CODES
EDUCATION
ELECTIONS
INVESTIGATIONS & GOVERNMENT OPERATIONS
JUDICIARY
MENTAL HEALTH & DEVELOPMENTAL DISABILITIES
RULES

FAX COPY

June 14, 2004

Robert Tierney, Chair
Landmarks Preservation Commission
One Centre Street, 9th Fl. North
New York, NY 10007

Dear Bob:

I am writing in regards to a pending application before the Landmarks Preservation Commission to landmark the Delafield Hunting Lodge at 6 Ploughman's Bush (aka 665 West 246th Street) in the Borough of the Bronx, Tax Map 5924.

If this property truly has historic value, it should be landmarked. The preservation of historic structures for future generations is critical to maintaining the social fabric of our city. I understand that the present owner of 6 Ploughman's Bush may suffer a particularly unfair hardship if the building is landmarked, and that efforts to work out a compromise are underway. I support Councilmember Oliver Koppel's efforts to resolve this issue, but wanted to convey my concerns that the few remaining historic properties in Riverdale must be protected whenever feasible.

Thank you for your attention to this matter.

Sincerely,

Eric T. Schneiderman

NEW YORK STATE SENATE
ALBANY, NEW YORK 12247
(518) 455-2041
FAX (518) 426-6847

60 BENNETT AVENUE
NEW YORK, NEW YORK 10033
(212) 928-5576
FAX (212) 928-0396

2109 KINGSBRIDGE AVENUE
BRONX, NEW YORK 10463-5942
(718) 549-4541
FAX (718) 796-0694

SEN. SCHNEIDERMAN Fax:212-397-3201 Jun 14 2004 15:11 P.02

The New York City Landmarks Preservation Commission

MUNICIPAL BUILDING, 1 CENTRE STREET, 9TH FLOOR NORTH, NEW YORK, NEW YORK 10007
212-669-7777 (Tel) - 212-669-7960 (Fax)
nyc.gov/landmarks

RONDA WIST
EXECUTIVE DIRECTOR
rwist@lpc.nyc.gov

May 21, 2004

Dr. Mark Lidagoster
330 West 58th Street, Suite 609
New York, NY 10128

Re: **(FORMER) DELAFIELD HUNTING LODGE,** 6 Ploughman's Bush (aka 665 West 246th Street), Bronx.
Landmark Site: Borough of the Bronx Tax Map Block 5924, Lot 518

Dear Dr. Lidagoster:

In accordance with Section 25-313 of the Administrative Code of the City of New York, you are hereby notified that a public hearing regarding the proposed designation of the property listed above will be held on Tuesday, June 15, 2004, in the Public Meeting Room at the Landmarks Preservation Commission, Municipal Building, 1 Centre Street, 9th Floor North, Manhattan. You or your representative are invited to attend the hearing to present information or testimony relating to the proposed designation.

Public notice of the hearing identifying the proposed Landmark and its site will appear in the City Record of May 28, 2004, and each day (other than Saturdays, Sundays and holidays) thereafter until and including June 15, 2004.

Please contact Lorraine Steele at (212) 669-7815 or via email at lsteele@lpc.nyc.gov by Friday, June 11, 2004, to find out the time this item is anticipated to begin.

Sincerely yours,

Ronda Wist

Ronda Wist
Executive Director

RW:lrs
cc: Robert B. Tierney, Chair

CERTIFIED NO. 7003-2260-0004-9449-8741

The New York City Landmarks Preservation Commission

1 Centre Street, 9th Floor North, New York, NY 10007

Tel. (212) 669-7700 - Fax (212) 669-7960

http://nyc.gov/landmarks

Ronda Wist
Executive Director
rwist@lpc.nyc.gov

May 21, 2004

Honorable Amanda Burden
Chair
City Planning Commission
22 Reade Street, 2nd Floor
New York, NY 10007

Dear Chair Burden:

In accordance with Section 25-313 of the Administrative Code of the City of New York, you are hereby notified that a public hearing regarding the proposed designation of the Landmarks and Landmark Sites listed on the attached page will be held on Tuesday, June 15, 2004, in the Public Meeting Room at the Landmarks Preservation Commission, Municipal Building, 1 Centre Street, 9th Floor North, Manhattan. You or your representative are invited to attend the hearing to present information or testimony relating to the proposed designation.

Public notice of the hearing identifying the proposed Landmark and its Site will appear in the City Record of May 28, 2004, and each day (other than Saturdays, Sundays and holidays) thereafter until and including June 15, 2004.

Please contact Lorraine Steele at (212) 669-7815 or via email at lsteele@lpc.nyc.gov by Friday, June 11, 2004, to find out the time this item is anticipated to begin.

Sincerely yours,

Ronda Wist

Ronda Wist

RW:lrs
cc: Robert Tierney

The New York City Landmarks Preservation Commission

1 Centre Street, 9th Floor North, New York, NY 10007

Tel (212) 669-7700 - Fax (212) 669-7960

http://nyc.gov/landmarks

Ronda Wist
Executive Director
rwist@lpc.nyc.gov

May 21, 2004

Honorable Kendall Stewart
City Council
1694 Flatbush Avenue
Brooklyn, New York

Re: **Avenue H Station House**, 802 East 16th Street (aka 1518-1524 Avenue H), Brooklyn.
Landmark Site: Borough of Brooklyn Tax Map Block 6699, Lot 119-431 in part, consisting of the land on which the building is situated.

Dear Councilman Stewart:

In accordance with Section 25-313 of the Administrative Code of the City of New York, you are hereby notified that a public hearing regarding the proposed designation of the Landmark and Landmark Site listed above will be held on Tuesday, June 15, 2004, in the Public Meeting Room at the Landmarks Preservation Commission, Municipal Building, 1 Centre Street, 9th Floor North, Manhattan. You or your representative are invited to attend the hearing to present information or testimony relating to the proposed designation.

Public notice of the hearing identifying the proposed Landmark and its Site will appear in the City Record of May 28, 2004, and each day (other than Saturdays, Sundays and holidays) thereafter until and including June 15, 2004.

Please contact Lorraine Steele at (212) 669-7815 or via email at lsteele@lpc.nyc.gov by Friday, June 11, 2004, to find out the time this item is anticipated to begin.

Sincerely yours,

Ronda Wist

Ronda Wist

RW:lrs
cc: Robert B. Tierney, Chair

The New York City Landmarks Preservation Commission

1 Centre Street, 9th Floor North, New York, NY 10007

Tel (212) 669-7700 - Fax (212) 669-7960

http://nyc.gov/landmarks

Ronda Wist
Executive Director
rwist@lpc.nyc.gov

May 21, 2004

Honorable Adolfo Carrion
Borough President of the Bronx
Bronx County Building
851 Grand Concourse, Rm. 301
Bronx, New York 10451

Re: **(Former) Delafield Hunting Lodge**, 6 Ploughman's Bush (aka 665 West 246th Street), Bronx.
Landmark Site: Borough of the Bronx Tax Map Block 5924, Lot 518

Dear Borough President Carrion:

In accordance with Section 25-313 of the Administrative Code of the City of New York, you are hereby notified that a public hearing regarding the proposed designation of the Landmark and Landmark Site listed above will be held on Tuesday, June 15, 2004, in the Public Meeting Room at the Landmarks Preservation Commission, Municipal Building, 1 Centre Street, 9th Floor North, Manhattan. You or your representative are invited to attend the hearing to present information or testimony relating to the proposed designation.

Public notice of the hearing identifying the proposed Landmark and its Site will appear in the City Record of May 28, 2004, and each day (other than Saturdays, Sundays and holidays) thereafter until and including June 15, 2004.

Please contact Lorraine Steele at (212) 669-7815 or via email at lsteele@lpc.nyc.gov by Friday, June 11, 2004, to find out the time this item is anticipated to begin.

Sincerely yours,

Ronda Wist

Ronda Wist

RW:lrs
cc: Robert B. Tierney, Chair

The New York City Landmarks Preservation Commission

1 Centre Street, 9th Floor North, New York, NY 10007

Tel (212) 669-7700 - Fax (212) 669-7960

http://nyc.gov/landmarks

Ronda Wist
Executive Director
rwist@lpc.nyc.gov

May 21, 2004

Honorable Jeffrey Dinowitz
New York State Assembly
3107 Kingsbridge Avenue
Bronx, New York 10463

Re: **(Former) Delafield Hunting Lodge**, 6 Ploughman's Bush (aka 665 West 246th Street), Bronx.
Landmark Site: Borough of the Bronx Tax Map Block 5924, Lot 518

Dear Assemblyman Dinowitz:

In accordance with Section 25-313 of the Administrative Code of the City of New York, you are hereby notified that a public hearing regarding the proposed designation of the Landmark and Landmark Site listed above will be held on Tuesday, June 15, 2004, in the Public Meeting Room at the Landmarks Preservation Commission, Municipal Building, 1 Centre Street, 9th Floor North, Manhattan. You or your representative are invited to attend the hearing to present information or testimony relating to the proposed designation.

Public notice of the hearing identifying the proposed Landmark and its Site will appear in the City Record of May 28, 2004, and each day (other than Saturdays, Sundays and holidays) thereafter until and including June 15, 2004.

Please contact Lorraine Steele at (212) 669-7815 or via email at lsteele@lpc.nyc.gov by Friday, June 11, 2004, to find out the time this item is anticipated to begin.

Sincerely yours,

Ronda Wist

Ronda Wist

RW:lrs
cc: Robert B. Tierney, Chair

The New York City Landmarks Preservation Commission

1 Centre Street, 9th Floor North, New York, NY 10007

Tel (212) 669-7700 - Fax (212) 669-7960

http://nyc.gov/landmarks

Ronda Wist
Executive Director
rwist@lpc.nyc.gov

May 21, 2004

Honorable Eliot L. Engel
U.S. House of Representatives
3655 Johnson Avenue
Bronx, New York 10463

Re: **(Former) Delafield Hunting Lodge**, 6 Ploughman's Bush (aka 665 West 246th Street), Bronx.
Landmark Site: Borough of the Bronx Tax Map Block 5924, Lot 518

Dear Congressman Engel:

In accordance with Section 25-313 of the Administrative Code of the City of New York, you are hereby notified that a public hearing regarding the proposed designation of the Landmark and Landmark Site listed above will be held on Tuesday, June 15, 2004, in the Public Meeting Room at the Landmarks Preservation Commission, Municipal Building, 1 Centre Street, 9th Floor North, Manhattan. You or your representative are invited to attend the hearing to present information or testimony relating to the proposed designation.

Public notice of the hearing identifying the proposed Landmark and its Site will appear in the City Record of May 28, 2004, and each day (other than Saturdays, Sundays and holidays) thereafter until and including June 15, 2004.

Please contact Lorraine Steele at (212) 669-7815 or via email at lsteele@lpc.nyc.gov by Friday, June 11, 2004, to find out the time this item is anticipated to begin.

Sincerely yours,

Ronda Wist

Ronda Wist

RW:lrs
cc: Robert B. Tierney, Chair

The New York City Landmarks Preservation Commission

1 CENTRE STREET, 9TH FLOOR NORTH, NEW YORK, NY 10007

TEL (212) 669-7700 - FAX (212) 669-7960

http://nyc.gov/landmarks

RONDA WIST
EXECUTIVE DIRECTOR
RWIST@LPC.NYC.GOV

May 21, 2004

Honorable Eric T. Schneiderman
New York State Senate
80 Bennett Avenue, Ground Floor
New York, New York 10033

Re: **(Former) DELAFIELD HUNTING LODGE,** 6 Ploughman's Bush (aka 665 West 246th Street), Bronx.
Landmark Site: Borough of the Bronx Tax Map Block 5924, Lot 518

Dear Senator Schneiderman:

In accordance with Section 25-313 of the Administrative Code of the City of New York, you are hereby notified that a public hearing regarding the proposed designation of the Landmark and Landmark Site listed above will be held on Tuesday, June 15, 2004, in the Public Meeting Room at the Landmarks Preservation Commission, Municipal Building, 1 Centre Street, 9th Floor North, Manhattan. You or your representative are invited to attend the hearing to present information or testimony relating to the proposed designation.

Public notice of the hearing identifying the proposed Landmark and its Site will appear in the City Record of May 28, 2004, and each day (other than Saturdays, Sundays and holidays) thereafter until and including June 15, 2004.

Please contact Lorraine Steele at (212) 669-7815 or via email at lsteele@lpc.nyc.gov by Friday, June 11, 2004, to find out the time this item is anticipated to begin.

Sincerely yours,

Ronda Wist

Ronda Wist

RW:lrs
cc: Robert B. Tierney, Chair

The New York City Landmarks Preservation Commission

1 Centre Street, 9th Floor North, New York, NY 10007

Tel (212) 669-7700 - Fax (212) 669-7960

http://nyc.gov/landmarks

Ronda Wist
Executive Director
rwist@lpc.nyc.gov

May 21, 2004

Honorable G. Oliver Koppell
City Council
3636 Waldo Avenue
Bronx, New York 10463

Re: **Delafield Hunting Lodge**, 6 Ploughman's Bush (aka 665 West 246th Street), Bronx.
Landmark Site: Borough of the Bronx Tax Map Block 5924, Lot 518

Dear Councilman Koppell:

In accordance with Section 25-313 of the Administrative Code of the City of New York, you are hereby notified that a public hearing regarding the proposed designation of the Landmark and Landmark Site listed above will be held on Tuesday, June 15, 2004, in the Public Meeting Room at the Landmarks Preservation Commission, Municipal Building, 1 Centre Street, 9th Floor North, Manhattan. You or your representative are invited to attend the hearing to present information or testimony relating to the proposed designation.

Public notice of the hearing identifying the proposed Landmark and its Site will appear in the City Record of May 28, 2004, and each day (other than Saturdays, Sundays and holidays) thereafter until and including June 15, 2004.

Please contact Lorraine Steele at (212) 669-7815 or via email at lsteele@lpc.nyc.gov by Friday, June 11, 2004, to find out the time this item is anticipated to begin.

Sincerely yours,

Ronda Wist

Ronda Wist

RW:lrs
cc: Robert B. Tierney, Chair

The New York City Landmarks Preservation Commission

1 Centre Street, 9th Floor North, New York, NY 10007

Tel (212) 669-7700 - Fax (212) 669-7960

http://nyc.gov/landmarks

Ronda Wist
Executive Director
rwist@lpc.nyc.gov

May 21, 2004

Honorable G. Oliver Koppell
City Council
3636 Waldo Avenue
Bronx, New York 10463

Re: **(Former) Delafield Hunting Lodge,** 6 Ploughman's Bush (aka 665 West 246th Street), Bronx.
Landmark Site: Borough of the Bronx Tax Map Block 5924, Lot 518

Dear Councilman Koppell:

In accordance with Section 25-313 of the Administrative Code of the City of New York, you are hereby notified that a public hearing regarding the proposed designation of the Landmark and Landmark Site listed above will be held on Tuesday, June 15, 2004, in the Public Meeting Room at the Landmarks Preservation Commission, Municipal Building, 1 Centre Street, 9th Floor North, Manhattan. You or your representative are invited to attend the hearing to present information or testimony relating to the proposed designation.

Public notice of the hearing identifying the proposed Landmark and its Site will appear in the City Record of May 28, 2004, and each day (other than Saturdays, Sundays and holidays) thereafter until and including June 15, 2004.

Please contact Lorraine Steele at (212) 669-7815 or via email at lsteele@lpc.nyc.gov by Friday, June 11, 2004, to find out the time this item is anticipated to begin.

Sincerely yours,

Ronda Wist

RW:lrs
cc: Robert B. Tierney, Chair

The New York City Landmarks Preservation Commission

1 CENTRE STREET, 9TH FLOOR NORTH, NEW YORK, NY 10007

TEL (212) 669-7700 - FAX (212) 669-7960

http://nyc.gov/landmarks

RONDA WIST
EXECUTIVE DIRECTOR
RWIST@LPC.NYC.GOV

May 21, 2004

Anthony P. Cassino
Chairman
Bronx Community Board No. 8
5676 Riverdale Avenue
Bronx, NY 10471

Re: **(Former) DELAFIELD HUNTING LODGE**, 6 Ploughman's Bush (aka 665 West 246th Street), Bronx.
Landmark Site: Borough of the Bronx Tax Map Block 5924, Lot 518

Dear Mr. Cassino:

In accordance with Section 25-313 of the Administrative Code of the City of New York, you are hereby notified that a public hearing regarding the proposed designation of the Landmark and Landmark Site listed above will be held on Tuesday, June 15, 2004, in the Public Meeting Room at the Landmarks Preservation Commission, Municipal Building, 1 Centre Street, 9th Floor North, Manhattan. You or your representative are invited to attend the hearing to present information or testimony relating to the proposed designation.

Public notice of the hearing identifying the proposed Landmark and its Site will appear in the City Record of May 28, 2004, and each day (other than Saturdays, Sundays and holidays) thereafter until and including June 15, 2004.

Please contact Lorraine Steele at (212) 669-7815 or via email at lsteele@lpc.nyc.gov by Friday, June 11, 2004, to find out the time this item is anticipated to begin.

Sincerely yours,

Ronda Wist

Ronda Wist

RW:lrs
cc: Robert B. Tierney, Chair

NOTICE OF PUBLIC HEARING

CITY OF NEW YORK
LANDMARKS PRESERVATION COMMISSION

TUESDAY, FEBRUARY 14, 2006

NOTICE IS HEREBY GIVEN THAT PURSUANT to the provisions of 3020 of the New York City Charter and Chapter 3 of Title 24 of the Administrative Code of the City of New York (Sections 25-303 and 25-313) that on Tuesday, **February 14, 2006,** at the Landmarks Preservation Commission will conduct a public hearing in the Public Meeting Room of the Landmarks Preservation Commission, located at **The Municipal Building, 1 Centre Street, 9th Floor North**, City of New York with respect to the following *Modification of the Proposed Landmark Site*. Any person requiring reasonable accommodation in order to participate in the hearing should call or write the Landmarks Preservation Commission, [Municipal Building, 1 Centre Street, 9th Floor North, New York, NY 10007–(212) 669-7700] no later that five (5) business days before the hearing. There will also be a public meeting on that day.

ITEM TO BE HEARD

BOROUGH OF THE BRONX

LP-2159 *Modification of the Proposed Landmark Site*
6 PLOUGHMAN'S BUSH BUILDING, 6 Ploughman's Bush, (aka 665 West 246th Street), Bronx.
Landmark Site: Borough of the Bronx Tax Map Block 5924, Lot 518 in part, consisting of that portion of said lot bounded by the northeasterly lot line, and starting from the southeasterly corner of said lot at Ploughman's Bush and West 246th Street, running northeasterly for approximately 237.27 feet along the Ploughman's Bush boundary of said lot, southwesterly at an angle of approximately 90 degrees through said lot approximately 54.66, southerly at an angle of approximately 135 degrees through said lot approximately 124.04 to the lot line at West 246th Street, easterly along the West 246th Street boundary of said lot for approximately 208.82 feet to the point of beginning.

Visit The City Record On Line @ http://NYC.gov/cityrecord

Request for Publication

Of all material except Procurement Notices in

No. _____

THE CITY RECORD

Note: copy for publication in THE CITY RECORD Must be received by the City Record Office at least *FIVE* business days before the date requested for printing.

Date: January 26, 2006

FROM Agency Landmarks Preservation Commission Division _____

TO THE DIRECTOR OF THE CITY RECORD: Pursuant to Section 3020 of the New York City Charter and Title 25 of the Administrative Code, please publish in 11 consecutive issue(s) of THE CITY RECORD starting 01/30/06 and ending 02/14/06 the attached notice(s). This submission contains one notice on one page.

Please print in THE CITY RECORD Section checked below:

C ___ Public Hearing or Meeting (all hearings except agency rules)
_____ Court Matter
_____ Property Disposition Offerings
_____ Agency Rules (includes rules hearings)
_____ Special Materials (all notices not included above)

Additional Information:

Requested by: LORRAINE ROACH-STEELE
Name (Please print)

Phone Number: 212-669-7815
Required

CIdentify the specific law, which requires this material to be printed in THE CITY RECORD
DO NOT USE THIS FORM FOR NOTICES RELATED TO PROCUREMENTS

NOTICES SHOULD BE SENT ELECTRONICALLY TO:
cityrecord@dcas.NYC.gov

This form may be photocopied and should be saved on your computer and attached with all notices sent to The City Record

JHBB

THE SENATE
STATE OF NEW YORK
ALBANY

ERIC T. SCHNEIDERMAN
DEPUTY MINORITY LEADER
SENATOR, 31ST DISTRICT

COMMITTEES
CODES
EDUCATION
ELECTIONS
INVESTIGATIONS & GOVERNMENT OPERATIONS
JUDICIARY
MENTAL HEALTH & DEVELOPMENTAL DISABILITIES
RULES

June 14, 2004

Robert Tierney, Chair
Landmarks Preservation Commission
One Centre Street, 9th Fl. North
New York, NY 10007

Dear Bob:

I am writing in regards to a pending application before the Landmarks Preservation Commission to landmark the Delafield Hunting Lodge at 6 Ploughman's Bush (aka 665 West 246th Street) in the Borough of the Bronx, Tax Map 5924.

If this property truly has historic value, it should be landmarked. The preservation of historic structures for future generations is critical to maintaining the social fabric of our city. I understand that the present owner of 6 Ploughman's Bush may suffer a particularly unfair hardship if the building is landmarked, and that efforts to work out a compromise are underway. I support Councilmember Oliver Koppel's efforts to resolve this issue, but wanted to convey my concerns that the few remaining historic properties in Riverdale must be protected whenever feasible.

Thank you for your attention to this matter.

Sincerely,

E.T.S.

Eric T. Schneiderman

RECEIVED
JU 14

NEW YORK STATE SENATE
ALBANY, NEW YORK 12247
(518) 455-2041
FAX (518) 426-6847

80 BENNETT AVENUE
NEW YORK, NEW YORK 10033
(212) 928-5578
FAX (212) 928-0396

3107 KINGSBRIDGE AVENUE
BRONX, NEW YORK 10463-5942
(718) 549-4541
FAX (718) 796-0694

NEW YORK CITY
LANDMARKS PRESERVATION COMMISSION
1 CENTRE STREET, 9TH FLOOR NORTH
NEW YORK, NEW YORK 10007

PUBLIC HEARING
TUESDAY, JANUARY 24, 2006

CALENDAR

BOROUGH OF THE BRONX

ITEM TO BE CALENDARED
Item No. 1
LP-2159 *Modification of the Proposed Landmark Site*
6 PLOUGHMAN'S BUSH BUILDING, 6 Ploughman's Bush, (aka 665 West 246th Street), Bronx.
Landmark Site: Borough of the Bronx Tax Map Block 5924, Lot 518 in part, consisting of that portion of said lot bounded by the northeasterly lot line, and starting from the southeasterly corner of said lot at Ploughman's Bush and West 246th Street, running northeasterly for approximately 237.27 feet along the Ploughman's Bush boundary of said lot, southwesterly at an andle of approximately 90 degrees through said lot approximately 54.66, southerly at an angle of approximately 135 degrees through said lot approximately 124.04 to the lot line at West 246th Street, easterly along the West 246th Street boundary of said lot for approximately 208.82 feet to the point of beginning.

6 PLOUGHMAN'S BUSH BUILDING

6 Ploughman's Bush, Borough of the Bronx

The No. 6 Ploughman's Bush Building appears to be a rare example in New York City of a 19th-century rural bracketed, board-and-batten estate outbuilding. In 1829, Major Joseph Delafield, president of the Lyceum of Natural History in New York, acquired the 257-acre Hadley farm in (then) Yonkers that spread eastward from the shore of the Hudson River. Delafield named his estate "Fieldston" after his family's seat in Ireland, and established a profitable lime kiln on the property in 1830. A cottage, named "Fieldston Lodge," was built in 1849 as a three-bay, 1-1/2-story Gothic Revival style summer home in the mode of Alexander Jackson Davis and Andrew Jackson Downing. This area, known as Riverdale after 1852, became popular for the estates of wealthy New York families, who acquired large tracts of land here beginning in the late 1820s. These included lawyer William Lewis Morris' residence (later called Wave Hill), built in 1843-44, and actor Edwin Forrest's Fonthill, built in 1848-52. The Hudson River Railroad, completed in this vicinity in 1849, provided convenient access to New York City.

For some time prior to Major Delafield's death in 1875, Fieldston Lodge was in use as the summer cottage of his eldest son, Lewis Livingston Delafield. The father's will, written in 1867, mentions that the property then contained two cottages, one in use by the father and one in use by the son, as well as outbuildings such as a "stable and coachhouse and laundry." Lewis Delafield expanded Fieldston Lodge in 1877-78 to five bays and two full stories plus a slate-covered mansard roof, with a wide front verandah. Local builder Samuel L. Berrian executed this addition. The building that is today at No. 6 Ploughman's Bush is similar in style and details to the expanded Fieldston Lodge. Research on this building is on-going. Because of their similarity, it was initially thought that the Ploughman's Bush building could be the altered surviving lodge. A review of real estate maps, however, demonstrates that the Ploughman's Bush building may appear as early as 1867 and that the lodge remained until at least the 1950s. Adding to the complexity of map research was the road system of Riverdale, with various roads planned but not actually laid out throughout the late-19th and early 20th centuries.

The eastern portion of the Joseph Delafield Estate was developed by the Delafield family as the community of Fieldston in 1909-23, and the western part of the estate was later subdivided. This outbuilding is the only surviving building remnant of the original Delafield Estate, an estate associated with one of New York City's, and the Bronx's, leading families. It is also a significant reminder of the era when the Riverdale section of the Bronx was largely a private community of rural, and later, suburban summer estates.

The New York City Landmarks Preservation Commission

1 Centre Street, Municipal Building, 9th Floor North, New York, New York 10007
Tel: 212-669-7700 - Fax 212-669-7960
nyc.gov/landmarks

RONDA WIST
Executive Director
rwist@lpc.nyc.gov

January 26, 2006

Honorable Adolfo Carrion, Jr.
Borough President of the Bronx
Bronx County Building
851 Grand Concourse, Rm. 301
Bronx, New York 10451

Re: *Modification of the Proposed Landmark Site*
6 Ploughman's Bush Building, 2-6 Ploughman's Bush (aka 665 West 246th Street), Bronx

Dear Borough President Carrion:

In accordance with Section 25-313 of the Administrative Code of the City of New York, you are hereby notified that public hearing regarding the *Modification of the Proposed Landmark Site* (please see details on the attached page) will be held on **Tuesday, February 14, 2006**, in the Public Meeting Room at the Landmarks Preservation Commission, Municipal Building, 1 Centre Street, 9th Floor North, New York. You and/or your representative are invited to attend the hearing to present information or testimony relating to the proposed modification.

Public notice of the hearing identifying the proposed Landmark and its Landmark Site will appear in the City Record of January 30, 2006, and each day (other than Saturdays, Sundays and holidays) thereafter until and including February 14, 2006.

Please contact Lorraine Steele at (212) 669-7815 or via email at lroach-steele@lpc.nyc.gov by Friday, February 10, 2006, to find out the time this item is anticipated to begin.

Sincerely,

Ronda Wist

RW:lrs
cc: Robert B. Tierney, Chair

The New York City Landmarks Preservation Commission
1 Centre Street, Municipal Building, 9th Floor North, New York, New York 10007
Tel: 212-669-7700 - Fax 212-669-7960
nyc.gov/landmarks

RONDA WIST
Executive Director
rwist@lpc.nyc.gov

January 26, 2006

Honorable Amanda Burden
Chair
City Planning Commission
22 Reade Street, 2nd Floor
New York, New York 10007

Re: *Modification of the Proposed Landmark Site*
6 Ploughman's Bush Building, 2-6 Ploughman's Bush (aka 665 West 246th Street), Bronx

Dear Chair Burden:

In accordance with Section 25-313 of the Administrative Code of the City of New York, you are hereby notified that public hearing regarding the *Modification of the Proposed Landmark Site* (please see details on the attached page) will be held on **Tuesday, February 14, 2006**, in the Public Meeting Room at the Landmarks Preservation Commission, Municipal Building, 1 Centre Street, 9th Floor North, New York. You and/or your representative are invited to attend the hearing to present information or testimony relating to the proposed modification.

Public notice of the hearing identifying the proposed Landmarks and their Landmark Sites will appear in the City Record of January 30, 2006, and each day (other than Saturdays, Sundays and holidays) thereafter until and including February 14, 2006.

Please contact Lorraine Steele at (212) 669-7815 or via email at lroach-steele@lpc.nyc.gov by Friday, February 10, 2006, to find out the time this item is anticipated to begin.

Sincerely,

Ronda Wist
Ronda Wist

RW:lrs
cc: Robert B. Tierney, Chair

The New York City Landmarks Preservation Commission

1 Centre Street, Municipal Building, 9th Floor North, New York, New York 10007
Tel: 212-669-7700 - Fax 212-669-7960
nyc.gov/landmarks

Ronda Wist
Executive Director
rwist@lpc.nyc.gov

January 26, 2006

Honorable Eric T. Schneiderman
New York State Senate
80 Bennett Avenue, Ground Floor
New York, New York 10033

Re: *Modification of the Proposed Landmark Site*
6 Ploughman's Bush Building, 2-6 Ploughman's Bush (aka 665 West 246th Street), Bronx

Dear Senator Schneiderman:

In accordance with Section 25-313 of the Administrative Code of the City of New York, you are hereby notified that public hearing regarding the *Modification of the Proposed Landmark Site* (please see details on the attached page) will be held on **Tuesday, February 14, 2006**, in the Public Meeting Room at the Landmarks Preservation Commission, Municipal Building, 1 Centre Street, 9th Floor North, New York. You and/or your representative are invited to attend the hearing to present information or testimony relating to the proposed modification.

Public notice of the hearing identifying the proposed Landmark and its Landmark Site will appear in the City Record of January 30, 2006, and each day (other than Saturdays, Sundays and holidays) thereafter until and including February 14, 2006.

Please contact Lorraine Steele at (212) 669-7815 or via email at lroach-steele@lpc.nyc.gov by Friday, February 10, 2006, to find out the time this item is anticipated to begin.

Sincerely,

Ronda Wist
Ronda Wist

RW:lrs
cc: Robert B. Tierney, Chair

The New York City Landmarks Preservation Commission

1 Centre Street, Municipal Building, 9th Floor North, New York, New York 10007
Tel: 212-669-7700 - Fax 212-669-7960
nyc.gov/landmarks

Ronda Wist
Executive Director
rwist@lpc.nyc.gov

January 26, 2006

Honorable Jeffrey Dinowitz
New York State Assembly
3107 Kingsbridge Avenue
Bronx, New York 10463

Re: *Modification of the Proposed Landmark Site*
6 Ploughman's Bush Building, 2-6 Ploughman's Bush (aka 665 West 246th Street), Bronx

Dear Assemblyman Dinowitz:

In accordance with Section 25-313 of the Administrative Code of the City of New York, you are hereby notified that public hearing regarding the *Modification of the Proposed Landmark Site* (please see details on the attached page) will be held on **Tuesday, February 14, 2006**, in the Public Meeting Room at the Landmarks Preservation Commission, Municipal Building, 1 Centre Street, 9th Floor North, New York. You and/or your representative are invited to attend the hearing to present information or testimony relating to the proposed modification.

Public notice of the hearing identifying the proposed Landmark and its Landmark Site will appear in the City Record of January 30, 2006, and each day (other than Saturdays, Sundays and holidays) thereafter until and including February 14, 2006.

Please contact Lorraine Steele at (212) 669-7815 or via email at lroach-steele@lpc.nyc.gov by Friday, February 10, 2006, to find out the time this item is anticipated to begin.

Sincerely,

Ronda Wist

RW:lrs
cc: Robert B. Tierney, Chair

The New York City Landmarks Preservation Commission

1 Centre Street, Municipal Building, 9th Floor North, New York, New York 10007
Tel: 212-669-7700 - Fax 212-669-7960
nyc.gov/landmarks

Ronda Wist
Executive Director
rwist@lpc.nyc.gov

January 26, 2006

Honorable Eliot L. Engel
House of Representatives
3655 Johnson Avenue
Bronx, New York 10463

Re: *Modification of the Proposed Landmark Site*
6 Ploughman's Bush Building, 2-6 Ploughman's Bush (aka 665 West 246th Street), Bronx

Dear Congressman Engel:

In accordance with Section 25-313 of the Administrative Code of the City of New York, you are hereby notified that public hearing regarding the *Modification of the Proposed Landmark Site* (please see details on the attached page) will be held on **Tuesday, February 14, 2006**, in the Public Meeting Room at the Landmarks Preservation Commission, Municipal Building, 1 Centre Street, 9th Floor North, New York. You and/or your representative are invited to attend the hearing to present information or testimony relating to the proposed modification.

Public notice of the hearing identifying the proposed Landmark and its Landmark Site will appear in the City Record of January 30, 2006, and each day (other than Saturdays, Sundays and holidays) thereafter until and including February 14, 2006.

Please contact Lorraine Steele at (212) 669-7815 or via email at lroach-steele@lpc.nyc.gov by Friday, February 10, 2006, to find out the time this item is anticipated to begin.

Sincerely,

Ronda Wist
Ronda Wist

RW:lrs
cc: Robert B. Tierney, Chair

The New York City Landmarks Preservation Commission

1 Centre Street, Municipal Building, 9th Floor North, New York, New York 10007
Tel: 212-669-7700 - Fax 212-669-7960
nyc.gov/landmarks

Ronda Wist
Executive Director
rwist@lpc.nyc.gov

January 26, 2006

Honorable G. Oliver Koppell
City Council
3636 Waldo Avenue
Bronx, New York 10463

Re: *Modification of the Proposed Landmark Site*
6 Ploughman's Bush Building, 2-6 Ploughman's Bush (aka 665 West 246th Street), Bronx

Dear Councilman Koppell:

In accordance with Section 25-313 of the Administrative Code of the City of New York, you are hereby notified that public hearing regarding the *Modification of the Proposed Landmark Site* (please see details on the attached page) will be held on **Tuesday, February 14, 2006**, in the Public Meeting Room at the Landmarks Preservation Commission, Municipal Building, 1 Centre Street, 9th Floor North, New York. You and/or your representative are invited to attend the hearing to present information or testimony relating to the proposed modification.

Public notice of the hearing identifying the proposed Landmark and its Landmark Site will appear in the City Record of January 30, 2006, and each day (other than Saturdays, Sundays and holidays) thereafter until and including February 14, 2006.

Please contact Lorraine Steele at (212) 669-7815 or via email at lroach-steele@lpc.nyc.gov by Friday, February 10, 2006, to find out the time this item is anticipated to begin.

Sincerely,

Ronda Wist
Ronda Wist

RW:lrs
cc: Robert B. Tierney, Chair

The New York City Landmarks Preservation Commission

1 Centre Street, Municipal Building, 9th Floor North New York, New York 10007
Tel: 212-669-7700 - Fax 212-669-7960
nyc.gov/landmarks

Ronda Wist
Executive Director
rwist@lpc.nyc.gov

January 26, 2006

Anthony P. Cassino
Chairman
Bronx Community Board No. 8
5676 Riverdale Avenue
Bronx, New York 10471

Re: *Modification of the Proposed Landmark Site*
6 Ploughman's Bush Building, 2-6 Ploughman's Bush (aka 665 West 246th Street), Bronx

Dear Mr. Cassino:

In accordance with Section 25-313 of the Administrative Code of the City of New York, you are hereby notified that public hearing regarding the *Modification of the Proposed Landmark Site* (please see details on the attached page) will be held on **Tuesday, February 14, 2006**, in the Public Meeting Room at the Landmarks Preservation Commission, Municipal Building, 1 Centre Street, 9th Floor North, New York. You and/or your representative are invited to attend the hearing to present information or testimony relating to the proposed modification.

Public notice of the hearing identifying the proposed Landmark and its Landmark Site will appear in the City Record of January 30, 2006, and each day (other than Saturdays, Sundays and holidays) thereafter until and including February 14, 2006.

Please contact Lorraine Steele at (212) 669-7815 or via email at lroach-steele@lpc.nyc.gov by Friday, February 10, 2006, to find out the time this item is anticipated to begin.

Sincerely,

Ronda Wist

Ronda Wist

RW:lrs
cc: Robert B. Tierney, Chair

The New York City Landmarks

1 Centre Street, Municipal Building, 9th Floor
Tel: 212-669-7700 - Fax
nyc.gov/landm

RONDA WIST
Executive Director
rwist@lpc.nyc.gov

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com®
OFFICIAL USE

Postage	$ .39
Certified Fee	2.40
Return Receipt Fee (Endorsement Required)	1.85
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.65

Postmark Here

Sent To LIDIA LIDAGOSTER
Street, Apt. No.; or PO Box No. 680-8 W 246th St
City, State, ZIP+4 Bx, NY 10471

PS Form 3800, June 2002 See Reverse for Instructions

7004 1350 0000 5748 8787

Ms. Lidia Lidagoster
680-8 West 246th Street
Bronx, New York 10471

Re: *Modification of the Proposed Landmark Site*
6 Ploughman's Bush Building, 2-6 Ploughman's Bush (aka 665 West 246th Street), Bronx

Dear Ms. Ligagoster:

In accordance with Section 25-313 of the Administrative Code of the City of New York, you are hereby notified that public hearing regarding the *Modification of the Proposed Landmark Site* (please see details on the attached page) will be held on **Tuesday, February 14, 2006**, in the Public Meeting Room at the Landmarks Preservation Commission, Municipal Building, 1 Centre Street, 9th Floor North, New York. You and/or your representative are invited to attend the hearing to present information or testimony relating to the proposed modification.

Public notice of the hearing identifying the proposed Landmark and its Landmark Site will appear in the City Record of January 30, 2006, and each day (other than Saturdays, Sundays and holidays) thereafter until and including February 14, 2006.

Please contact Lorraine Steele at (212) 669-7815 or via email at lroach-steele@lpc.nyc.gov by Friday, February 10, 2006, to find out the time this item is anticipated to begin.

Sincerely,

Ronda Wist
Ronda Wist

RW:lrs
cc: Robert B. Tierney, Chair

CERTIFIED MAIL – RETURN RECEIPT REQUESTED

New York City Department of Finance
Office of the City Register

HELP
[Click help for additional instructions]
Selecting a help option will open new window

Detailed Document Information

DOCUMENT ID:	2005051100321001	**CRFN:**	2005000380212
# of PAGES:	9	**REEL-PAGE:**	N/A-N/A
DOC. TYPE:	MORTGAGE	**FILE NUMBER:**	N/A
DOC. DATE:	4/19/2005	**RECORDED / FILED:**	7/7/2005 11:02:59 AM
		BOROUGH:	BRONX
DOC. AMOUNT:	$50,000.00	**RPTT #:**	N/A
MESSAGE:	N/A		

PARTY 1

NAME	ADDRESS 1	ADDRESS 2	CITY	S
LIDAGOSTER, MARK	680-8 WEST 246TH STREET		BRONX	
LIDAGOSTER, LIDIA	680-8 WEST 246TH STREET		BRONX	

PARTY 2

NAME	ADDRESS 1	ADDRESS 2	CITY	S
STAROSTA, M.D., ELENA	680-4 WEST 246TH STREET		BRONX	

PARTY 3/Other

NAME	ADDRESS 1	ADDRESS 2	CITY	S

PARCELS

BOROUGH	BLOCK	LOT	PARTIAL	PROPERTY TYPE	EASEMENT	AIR RIGHTS	SUBTERRANEAN RIGHTS	PROPERTY ADDRESS

BRONX	5924	518	ENTIRE LOT	DWELLING ONLY - 1 FAMILY	N	N	N	6 PLOUGHMANS BUSH

REFERENCES

CRFN	DOCUMENT ID	BOROUGH	YEAR	REEL	PAGE	FILE NBR

REMARKS

Print View Document Search Results

Go To: Finance Home Page | NYC.gov Home Page | Contact NYC.gov | FAQs | Privacy Sta

NYC BUILDINGS

NYC.gov always open

NYC Department of Buildings

Property Profile Overview

665 WEST 246 STREET		**BRONX 10471**		**BIN# 2086067**	
WEST 246 STREET	665 - 665	**Health Area**	: 1	**Tax Block**	: 5924
PLOUGHMANS BUSH	6 - 6	**Census Tract**	: 307	**Tax Lot**	: 518
		Community Board	: 208	**Condo**	: NO
		Buildings on Lot	: 1	**Vacant**	: NO

View All Addresses... Browse Block Browse Lot View Certificates of Occup

DOB Special Place Name:			
DOB Building Remarks:			
Landmark Status:	C - CALENDARED	**Special Status:**	N/A
Loft Law:	NO	**Local Law:**	NO
SRO Restricted:	NO	**TA Restricted:**	NO
UB Restricted:	NO	**Special District:**	N/A
Little 'E' Restricted:	N/A	**Grandfathered Sign:**	NO
Legal Adult Use:	NO	**City Owned:**	NO
Historic Block:	5924	**Historic Lots:**	518
Other BINs:	NONE		
Department of Finance Occupancy Code:	A9-1 FAMILY DWELLING		

Please Note: The Department of Finance's building classification information shows a building's tax status, which may not be the same as th the structure. To determine the legal use of a structure, research the records of the Department of Buildings.

	Total	Open
Complaints	4	0
Violations-DOB	0	0
Violations-ECB	1	0
Jobs/Filings	5	
PRA / ARA Jobs	0	
Total Jobs	5	
Actions	5	

OR Enter Action Type:

OR Select from List:

Select...

AND Show Actions

Elevator Records
Electrical Applications
Permits In-Process / Issued
Illuminated Signs Annual Permits
Plumbing Inspections
Open Plumbing Jobs / Work Types
Facades
Marquee Annual Permits
Boiler Compliance
DEP Boiler Information

If you have any questions please review these Frequently Asked Questions, the Glossary, or call the 311 Citizen Service Center by dialing 311 or (212) NEW YORK outside of New York City.

Overview

Location

Primary address	6 Ploughmans Bush
Zip	10471
Borough	Bronx
Lot	05924-0518
Alternate addresses	665 W 246 St 6 Ploughmans Bush
School district	10
Community board	8
Police precinct	50 web site/crime stats
School district	10 map/schools
City council	11 map
Political contributions	search

Property Tax Assessment

City assessor's estimate of market value	$1,529,000
Land portion	$449,000
Total assessed value	$68,788
Tax class	1

Most Recent Sale

Price	$1,700,000
Date	2/19/2004

Square Feet

Building SF	2,532
Residential SF	2,532
Lot SF	17,425

Zoning, Use & C-of-O

Certificate of occupancy	Click here
Building class	Miscus one family (A9)
Zoning district	R1-2/NA-2
Residential units	1
Commercial units	0

Ratio of Building SF to Lot SF (FAR)

FAR as built	0.15
Max allowed FAR	0.5
SF under FAR	6,098

Building

Building dimensions	42 ft x 25 ft
Lot dimensions	118.17 ft x 243 ft
Corner lot	No
Stories	002.00
Buildings on lot	1
Has extension	Yes
Has garage	No
Year built	1901

Price Range

Our database has 38 properties that meet the following criteria:

- sold within the last six months
- in the same community district as this property
- tax class A
- sale price over $50,000

The median price of these properties is $900,000 (half of these properties sold for higher prices, half sold for lower prices). 20% of the properties sold for $549,000 or less, and 20% sold for $1,800,000 or more.

20%		80%
$549,000	$900,000	$1,800,000

Subscribe and Get More!

If you subscribe to Comparables you'll get to see:

- The entire list of properties
- Sale date & price, square footage, and price per square foot for each property
- Our quick-and-dirty value calculation

Subscriptions start at just $14.95/month. Click here!

Ownership Summary

Recent Title Document
Lidagoster, Mark
680-8 West 246TH Street
Bronx NY 10471
Lidagoster, Lidia
680-8 West 246TH Street
Bronx NY 10471
4/19/2005
Search for phone number

Notice Address
C Hogan
6 Ploughmans Bush
Bronx NY 10471-3541
7/1/2004
Search for phone number

Billing Address
Charles C Hogan Md
6 Ploughmans Bush
Bronx NY 10471-3541
7/1/2004
Search for phone number

Recent Building Permit
Ann Rauch
2 Ploughmans Bush
Bronx, NY 10471
Get phone number

Assessment Roll
Lidagoster, Mark
6 Ploughmans Bush
NY NY, 10471
1/25/2004
Search for phone number

Ownership from Permits

Building permit phone numbers tend to be very reliable. Just be sure to check the title history to make sure that the person on the permit still owns the building!

Archived permits

Date	Formatted Owner Without Phone	Description	Permit
4/9/2004	**Ann Rauch** Owner 2 Ploughmans Bush Bronx, NY 10471 Get phone number	Enlarge and renovate existing single family residence. work to include general construction and plumbing. obtain new c of o.	See it!
6/1/1998		(not available)	See it!
9/30/1997	**Marc Moller** Owners 2 Ploughmans Bush Bronx, NY 10471 Get phone number	Legalization of extension for a recre- ation/family room. extension to create 2nd floor total new floor area @ 1st floor 1,101 sf and 673 sf @ 2nd fl.	See it!

Ownership from Title Documents

Back to about 1966

Date	Type	Amount	Party1	Party2
4/19/2005	Satisfaction Ofmortgage		Lidagoster, Mark Lidagoster, Lidia	Starosta, Elena
4/19/2005	Mortgage	$50,000	Lidagoster, Mark *680-8 West 246TH Street* *Bronx NY 10471* Lidagoster, Lidia *680-8 West 246TH Street*	Starosta, M.D., Elena *680-4 West 246TH Street* *Bronx NY 10471*

4/15/2004	Satisfaction Of Mortgage		Carlton Hogan, Charles	Citibank,N.A.
3/19/2004	Mortgage	$445,000	Lidagoster, Mark *680-8 West 246 Street* *Riverdale NY 10471* Lidagoster, Lindia *680-8 West 246 Street* *Riverdale NY 10471*	Jp Morgan Chase Bank *250 West Huron Road* *Cleveland OH 44113*
3/19/2004	Mortgage	$1,000,000	Lidagoster, Mark *680-8 West 246 Street* *Riverdale NY 10471* Lidagoster, Lindia *680-8 West 246 Street* *Riverdale NY 10471*	Jp Morgan Chase Bank *1 Chase Manhattan Plaza* *New York NY 10081*
2/19/2004	Deed	$1,700,000	Hogan Executrix, Nina R *6 Ploughmans Bush* *Bronx NY 10471* Carlton Hogan, Deceased Charles *6 Ploughman"s Bush* *Bronx NY 10471*	Lidagoster, Mark *680-8 West 246 Street* *Riverdale NY 10471* Lidagoster, Lindia *680-8 West 246 Street* *Riverdale NY 10471*
9/8/2003	Satisfaction Of Mortgage		Rauch, Ann S	First Union National Bank
3/29/2000	Mortgage		Goudblum, Michael	First Union Nationalbank
6/17/1992	Satisfaction Of Mortgage		Hogan, Charles Carlton	First Fed S&L Assn/NY
6/17/1992	Mortgage		Hogan, Charles Carlton	Citibank, N.A.

Maps

After the map loads, click on it to pan, zoom, or select another parcel.

Basemap © 2005 by the NYC Department of City Planning.

Air Rights **Building Classes**
Building Outlines

If the maps don't load, please click here to refresh page.

Phone Records

Name	Phone Number	Year Listed

No business listings were found.

No residential listings could be found.

Neighbors

Neighbors on W 246 St

Address	Building Class	Size	Floors	Sq Ft
665 E W 246 St, 10471	A9: Miscus one family	42 x 25	002.00	2532
669-671 W 246 St	V0: Vacant lot, zoned residential	0 x 0	000.00	0

Neighbors on Ploughmans Bush

Address	Building Class	Size	Floors	Sq Ft
1-3 E Ploughmans Bush, 10471	A1: Two stories - detached	36 x 26	001.75	932
5 E Ploughmans Bush, 10471	A1: Two stories - detached	29 x 24	002.00	1552
6 E Ploughmans Bush, 10471	A9: Miscus one family	42 x 25	002.00	2532
7 Ploughmans Bush, 10471	A3: Large suburban residence	29 x 51	002.50	3560
8 Ploughmans Bush, 10471	A3: Large suburban residence	51 x 40	002.00	2576
9 Ploughmans Bush, 10471	A3: Large suburban residence	44 x 24	002.00	2112

Property Tax

	04/05	05/06 Final
	The property tax assessment process starts when the city's assessors determine the *market value* of your property. Despite the name, this value has little to do with what someone would actually pay for your property. In some neighborhoods the *market values* are close to actual property values. In others they can be as little as 5% of true values. Even within neighborhoods there can be wide variations.	
Market Value	$1,320,000	$1,529,000
	Property tax is only levied on a portion of the *market value*. This portion is called the *assessed value*. For 1-3 family homes and 1-3 story condos, taxes are levied on 6% of the *market value*. For all other properties, taxes are levied on 45% of the value.	
	Sometimes the city will exempt part of the assessed value from taxation for a certain number of years. Usually these exemptions are granted as an incentive to make improvements to an existing structure or to build on a vacant lot. Larger incentives are granted in development zones. For rental property the incentives are usually tied to rent stabilization.	
Market Value	$1,320,000	$1,529,000
Assessment Ratio	x 0.06	x 0.06
City's Assessed Value	= $79,200	= $91,740
Exemptions Granted by the City	- $1,500	- $1,430
City's Net Assessed Value	= $77,700	= $90,310
	While the city's assessors have noted the rapid appreciation of property in New York City, the state understands that it would be burdensome for property taxes to rise too fast. Therefore, increases in the *assessed value* are phased in over a number of years. This introduces the *transitional assessed value*, which is limit on the portion of the assessed value which has been introduced into the tax base.	
	Unfortunately, when the *assessed value* is phased in, sometimes the *exemptions* are as well.	
Transitional Assessed Value	$68,788	$72,384
Transitional Exemption Value	- $1,500	- $1,430
Transitional Net Assessed Value	= $67,288	= $70,954
	The *taxable value* is the smaller of the *city's net assessed value* and the *transitional net assessed value*.	
Taxable Value	$67,288	$70,954
	The *property tax* is determined by multiplying the assessed value by the tax rate. The tax rate is different for different types of buildings.	
	In addition to exemptions, the city also grants *tax abatements* to some properties. An *abatement* is simply a discount — it is subtracted directly	

Taxable Value	$67,288	$70,954
Tax Rate	x 0.15094	x 0.15094
Tax before Tax Abatements	= $10,156	= $10,709
Tax Abatements	- $0	- $0
Annual Tax Bill	= $10,156	= $10,709

This web site is not an authoritative source for property tax information. The computer program that generates this analysis was only validated in an informal manner using a small sample of properties. The analysis presented for this property may be incorrect, and you should validate it independently if you will rely on it. The only authoritative source is the New York City Department of Finance (DOF). You can visit the property tax section of its web site here.

The analysis presented here is based on assessment data from a point in time. The DOF periodically revises assessments. If the assessment for this property is raised, the tax bill will almost certainly rise as well. Some raises are phased in (transitioned) slowly, others are not. From time to time the city raises tax rates, which also raises tax bills.

Floor Area Ratio & Air Rights

There are many rules that limit what you can build on a lot and how large it can be. But the most important is the Floor Area Ratio, or FAR. The FAR is expressed as a ratio of the size of the building in square feet to the size of the lot in square feet. For example, if a lot is 2,000 square feet and has an allowable FAR of 4.0, then then you can't build a building larger than 8,000 square feet.

Area of lot in square feet		17,425
FAR	x	0.5
Maximum usable floor area of building	=	8,712

Unused rights to buildable square feet are referred to as "air rights". Air rights are valuable because often they can be transferred to other lots. Depending on the circumstances, you may be able to transfer to or from adjacent lots, other lots anywhere on the block, or even lots across the street.

The building on this lot is smaller than the maximum set by the FAR. Thus it may be possible to add to the building (either more floors or an extension) or it may be possible to sell the "air rights" to a developer who owns a nearby lot. (Note: other factors may limit what you can do.)

Maximum usable floor area of building		8,712
Usable floor area of existing building	-	2,613
Unused buildable square feet ("air rights")	=	6,098

The numbers in this analysis may be inaccurate. There are many factors that affect how a FAR is calculated, and there are many other factors that affect what can be built on a lot or how air rights may be transferred.

Building Permits

Found 2 permits on 3 jobs.

Filed		Description	Cost	Permits Filed	Work Types
Job #200849207					
04/9/2004	A1	Enlarge and renovate existing single family residence. work to include general construction and plumbing. obtain new c of o.	$60,000		
Job #200435831					
09/30/1997	A1	Legalization of extension for a recreation/family room. extension to	$20,000	06/12/1998 05/14/1998	PL AL

		@ 1st floor 1,101 sf and 673 sf @ 2nd fl.
06/1/1998	A1	** Post appoval amendment **

Please note: the NYC Department of Buildings is the only authoritative source for information on building permits. Please consult the Building Information System on the DOB web site.

Construction

Asbestos Flag	P on 09/30/1997
Adult Establishment	N on 04/9/2004
Square Footage	352 on 04/9/2004
Existing Stories	3 on 04/9/2004
Height (in Feet)	30 on 04/9/2004
Existing Occupancy Class	J-3 on 04/9/2004
Proposed Occupancy Class	J-3 on 04/9/2004
# of Parking Spaces	2 on 04/9/2004
Directive 14	N on 04/9/2004
Old Code Review	N on 04/9/2004
Site Safety	N on 09/30/1997
Infill Zoning	N on 04/9/2004
Local Law 5	N on 04/9/2004
Local Law 16	N on 04/9/2004
Quality Housing	N on 04/9/2004
Landmarked	N on 04/9/2004
SRO	N on 04/9/2004
Little E Restricted	N on 09/30/1997

DOB Actions

DOB/ECB None open

New Certificate of Occupancy

Status New/Amend	N
Job Status	F
Job Status Date	2004-04-13
Date Filed	2004-04-09
Partial Demo	N
Change of Occupancy/Use	N
Change of Room Count	Y
Change of Egress	N
Horizontal Enlargement	N
Vertical Enlargement	Y

ECB Violations

Date	Description
5/25/2004	Failure to comply with ppn 1/04 section 8c started demolition before r equired time.remedy:conform to ppn 1/04 section 8c.

Please note: the NYC government is the only authoritative source for information on building violations. Please consult the DOB web site for up-to-date violations.

Demographics

NYC LANDMARKS PRESERVATION COMMISSION

PUBLIC HEARING/PUBLIC MEETING

DECEMBER 15, 2009

RESEARCH DEPARTMENT

PUBLIC MEETING ITEM NO. 1 Time: 1:45 – 2:00 PM LP-2339 Staff: J.M.	ITEM PROPOSED FOR DESIGNATION BOROUGH OF THE BRONX PROPOSED PERRY AVENUE HISTORIC DISTRICT ***Boundary Description*** The (proposed) Perry Avenue Historic District consists of the property bounded by a line beginning at the intersection of the northwestern curbline of Perry Avenue with a line extending southeasterly from the northeastern property line of 2987 Perry Avenue, northwesterly along said property line to the northwestern property line of 2987 Perry Avenue, southwesterly along said property line and the property lines of 2985 through 2971 Perry Avenue to the southwestern property line of 2971 Perry Avenue, southeasterly along said property line to the northwestern curbline of Perry Avenue, northeasterly along said curbline to the point of the beginning.
PUBLIC HEARING ITEM NO. 1 Time: 2:00 – 2:10 PM LP-2370 Staff: T.N.	PUBLIC HEARING ITEM BOROUGH OF THE BRONX DOLLAR SAVINGS BANK, 2792 Third Avenue (aka 495 Willis Avenue), Bronx *Landmark Site:* Borough of the Bronx Tax Map Block 2307, Lot 54
PUBLIC HEARING ITEM NO. 2 Time: 2:10 – 2:20 PM LP-2399 Staff: M.C.	PUBLIC HEARING ITEM BOROUGH OF THE BRONX PERCY R. PYNE-ELIE NADELMAN HOUSE, 4715 Independence Avenue, Bronx *Landmark Site:* Borough of the Bronx Tax Map Block 5926, Lot 76
PUBLIC HEARING ITEM NO. 3 Time: 2:20 – 2:30 PM LP-2388 Staff: T.N.	PUBLIC HEARING ITEM BOROUGH OF THE BRONX HAFFEN BUILDING, 2804 Third Avenue, Bronx *Landmark Site:* Borough of the Bronx Tax Map Block 332, Lot 4

PUBLIC HEARING ITEM NO. 4 Time: 2:30 – 2:40 PM LP-2396 Staff: J.S.	PUBLIC HEARING ITEM BOROUGH OF THE BRONX GREYSTON (WILLIAM E. and SARAH T. HOADLEY DODGE, JR., ESTATE) GATE HOUSE, 4695 Independence Avenue, Bronx *Landmark Site:* Borough of the Bronx Tax Map Block 5924, Lot 480
PUBLIC HEARING ITEM NO. 5 Time: 2:40 – 2:50 PM LP-2400 Staff: J.S.	PUBLIC HEARING ITEM BOROUGH OF THE BRONX NOONAN PLAZA APARTMENTS, 105-149 West 168th Street;1231-1245 Nelson Avenue; 1232-1244 Ogden Avenue), Bronx *Landmark Site:* Borough of the Bronx Tax Map Block 2518, Lot 1
PUBLIC HEARING ITEM NO. 6 Time: 2:50 – 3:00 PM LP-2401 Staff: J.S.	PUBLIC HEARING ITEM BOROUGH OF THE BRONX (Former) UNION REFORMED CHURCH OF HIGHBRIDGE (now HIGHBRIDGE COMMUNITY CHURCH), 1272 Ogden Avenue (aka 1270 Ogden Avenue), Bronx *Landmark Site:* Borough of the Bronx Tax Map Block 2518, Lot 14
PUBLIC HEARING ITEM NO. 7 Time: 3:00 – 3:30 PM LP-2159 Staff: C.B.	PUBLIC HEARING ITEM BOROUGH OF THE BRONX FIELDSTON (DELAFIELD ESTATE) BUILDING, 6 Ploughman's Bush (aka 665 West 246th Street), Bronx *Landmark Site:* Borough of the Bronx Tax Map Block 5924, Lot 518 in part, consisting of that portion of said lot bounded by the northeasterly lot line, and starting from the southeasterly corner of said lot at Ploughman's Bush and West 246th Street, running northeasterly for approximately 237.27 feet along the Ploughman's Bush boundary of said lot, southwesterly at an angle of approximately 90 degrees through said lot approximately 54.66, southerly at an angle of approximately 135 degrees through said lot approximately 124.04 to the lot line at West 246th Street, easterly along the West 246th Street boundary of said lot for approximately 208.82 feet to the point of beginning.

PUBLIC MEETING ITEM NO. 2	ITEM PROPOSED FOR THE COMMISSION'S CALENDAR
Time: 3:30 – 3:35 PM LP-2403 Staff: O.K.	BOROUGH OF THE BRONX PROPOSED GRAND CONCOURSE HISTORIC DISTRICT ***Boundary Description*** The proposed Grand Concourse Historic District consists of the property bounded by a line beginning at the intersection of the western curbline of the Grand Concourse and a line extending southeasterly from the southeastern corner of Franz Sigel Park (Borough of the Bronx tax map block 2467 lot 1), extending northwesterly along the southwestern property line of Franz Sigel Park (Borough of the Bronx tax maps block 2467 lot 1), across the roadbed of Walton Avenue, and along the southwestern property line of Franz Sigel Park (Borough of the Bronx tax map block 2353 lot 67) to the eastern curbline of Gerard Avenue, northerly along said curbline and across the roadbed of East 153rd Street to the northern curbline of East 153rd Street, northwesterly across the roadbed of Gerard Avenue and along said curbline to its intersection with the eastern curbline of River Avenue, northerly along said curbline to a point formed by its intersection with a line extending westerly from the northern property line of 700 River Avenue (aka 109 East 153rd Street), easterly along said property line and the northern property line of 705 Gerard Avenue to the western curbline of Gerard Avenue, northerly along said curbline to a point formed by its intersection with a line extending southeasterly from the southwestern property line of 731 Gerard Avenue, northwesterly along the said property line, northerly along the western property lines of 731 and 751 Gerard Avenue, across the roadbed of East 157th Street to the northern curbline of East 157th Street, westerly along said curbline to a point formed by its intersection with a line extending southerly from the western property line of 815 Gerard Avenue, northerly along said property line and the western property line 825 Gerard Avenue to the southern curbline of East 158th Street, easterly along said curbline to a point formed by its intersection with a line extending southerly from the western property line of 839 Gerard Avenue, northerly across the roadbed of East 158th Street and along a portion of said property line, westerly along a portion of the southern property line of 839 Gerard Avenue, northerly along a portion of the western property line of 839, easterly along the northern property line of 839 Gerard Avenue to the western curbline of Gerard Avenue, southerly along said curbline to a point formed by its intersection with a line extending westerly from the northern property line of 835 Walton Avenue, easterly across the roadbed of Gerard Avenue and along a portion of said property line, northerly along a portion of the western property line of 835 Walton Avenue, easterly along a portion of the northern property line of 835 Walton Avenue and across the roadbed of

	Walton Avenue to the eastern curbline of Walton Avenue, northerly along said curbline and across the roadbed of East 161st Street to the southern curbline of East 161st Street, westerly across the roadbed of Walton Avenue and along said curbline to a point formed by its intersection with a line extending southerly from the western property line of 893 Walton Avenue (aka 101-11 East 161st Street), northerly along a portion of the western property line of 893 Walton Avenue (aka 101-111 East 161st Street), westerly along a portion of the southern property line of 893 Walton Avenue (aka 101-111 East 161st Street) to the eastern curbline of Gerard Avenue, northerly along said curbline to a point formed by its intersection with a line extending westerly from the northern property line of 893 Walton Avenue (aka 101-111 East 161st Street), easterly along a portion of said property line, northerly along the western property lines of 901 through 955 Walton Avenue, westerly along a portion of the southern property line of 975 Walton Avenue to the easterly curbline of Gerard Avenue, northerly along said curbline to the southern curbline of East 164th Street, easterly along said curbline, across to roadbed of Walton Avenue, to a point formed by the intersection of said curbline with a line extending southerly from the western property line of 1001 Grand Concourse, northerly across the roadbed of East 164th Street and along said property line and the eastern property line of 1015 Grand Concourse, easterly along a portion of the northern property line of 1015 Grand Concourse, northerly along the western property lines of 1025 and 1027 Grand Concourse and a portion of the western property line of 1035 Grand Concourse (aka 158 East 165th Street), easterly along a portion of the northern property line of 1035 Grand Concourse (aka 158 East 165th Street), northerly along a portion of the western property line of 1035 Grand Concourse, across the roadbed of East 165th Street, to the southern curbline of East 165th Street, westerly along said curbline to a point formed by its intersection with a line extending southerly from the western property line of 1049 Grand Concourse (aka 159 East 165th Street), northerly along said property line, westerly along a portion of the southern property line of 1055 Grand Concourse, northerly along the western property line of 1055 Grand Concourse, westerly along a portion of the southern property line of 1075 Grand Concourse to the eastern curbline of Walton Avenue, northerly along said curbline, across the roadbed of East 166th Street, and along said curbline to the southern curbline of Mc Clellan Street, easterly along said curbline, across the roadbed of the Grand Concourse, to the eastern curbline of the Grand Concourse, northerly across the roadbed of Mc Clellan Street and along said curbline, continuing across the roadbed of East 167th Street and along said curbline to a point formed by its intersection with a line extending westerly from the northern property line of 1212 Grand

	Concourse (aka 1211 Sheridan Avenue, 181-199 East 167th Street), easterly along said property line to the western curbline of Sheridan Avenue, southerly along said curbline to the northern curbline of East 167th Street, westerly along said curbline to a point formed by its intersection with a line extending northerly from the easterly property line of 1188 Grand Concourse (aka 180-188 East 167th Street), southerly across the roadbed of East 167th Street and along said property line, westerly along a portion of the southern property line of 1188 Grand Concourse (aka 180-188 East 167th Street), southerly along the eastern property line of 1166 Grand Concourse and a portion of the eastern property line of 1150 Grand Concourse (aka 161 Mc Clellan Street), westerly along a portion of the southern property line of 1150 Grand Concourse (aka 161 Mc Clellan Street), southerly along a portion of the eastern property line of 1150 Grand Concourse (aka 161 Mc Clellan Street) to the northern curbline of Mc Clellan Street, westerly along said curbline to a point formed by its intersection with a line extending northerly from the western curbline of Carroll Place, southerly across the roadbed of Mc Clellan Street and along said curbline, across the roadbed of East 166th Street and along said curbline to a point formed by its intersection with a line extending easterly from the southern property line of 1072 Grand Concourse (aka 160-180 East 166th Street), westerly along a portion of said property line, southerly along the eastern property line of 1050 Grand Concourse and a portion of the eastern property line of 1048 Grand Concourse (aka 1059 Carroll Place), easterly along a portion of the northern property line of 1048 Grand Concourse (aka 1059 Carroll Place) to the western curbline of Carroll Place, southerly along said curbline to a point formed by its intersection with a line extending easterly from the southern property line of 1048 Grand Concourse (aka 1059 Carroll Place), westerly along a portion of said property line, southerly along a portion of the eastern property line of 1048 Grand Concourse (aka 1059 Carroll Place) and a portion of the eastern property line of 1040 Grand Concourse (aka 161-173 East 165th Street, 1041 Carroll Place), easterly along a portion of the northern property line of 1040 Grand Concourse (aka 161-173 East 165th Street, 1041 Carroll Place) to the western curbline of Carroll Place, southerly along said curbline and across the roadbed of East 165th Street to the southern curbline of East 165th Street, easterly along said curbline to the western curbline of Carroll Place, southerly along said curbline to the western curbline of Sheridan Avenue, southerly along said curbline to the northern curbline of East 164th Street, westerly along said curbline to a point formed by its intersection with a line extending northerly from the eastern property line of 960 Grand Concourse (aka 160-180 East 164th Street), southerly across the roadbed of East 164th Street and along said property line and a portion of the

	eastern property line of 940 Grand Concourse (aka 161 East 163rd Street), easterly along the northern property line of 191 East 163rd Street, southerly along the eastern property line of 191 East 163rd Street and across the roadbed of East 163rd Street to the southern curbline of East 163rd Street, easterly along said curbline to the western curbline of Sheridan Avenue, southerly along said curbline to a point formed by its intersection with a line extending westerly across Sheridan Avenue from the northern property line of 910 Sheridan Avenue, easterly across the roadbed of Sheridan Avenue and along said property line, southerly along the eastern property line of 910 Sheridan Avenue, westerly along the southern property line of 910 Sheridan Avenue and across the roadbed of Sheridan Avenue to the western curbline of Sheridan Avenue, northerly along said curbline to the southern curbline of East 162nd Street, westerly along said curbline to a point formed by its intersection with a line extending northerly from the eastern property line of 900 Grand Concourse, southerly along said property line and across the roadbed of East 161st Street to the southern curbline of East 161st Street, easterly along said curbline to a point formed by its intersection with a line extending northerly from the eastern property line of 888 Grand Concourse (aka 170-180 East 161st Street), southerly along a portion of said property line, easterly along a portion of the northern property line of 888 Grand Concourse (aka 170-180 East 161st Street) to the western curbline of Concourse Village West, southerly along said curbline to a point formed by its intersection with a line extending easterly from the southern property line of 888 Grand Concourse (aka 170-180 East 161st Street), westerly along a portion of said property line, southerly along a portion of the eastern property line of 888 Grand Concourse (aka 170-180 East 161st Street) and a portion of the eastern property line of 860 Grand Concourse (aka 161 East 159th Street), easterly along a portion of the northern property line of 185 East 159th Street to the western curbline of Concourse Village West, southerly along said curbline and across the roadbed of East 159th Street, along said curbline and across the roadbed of East 158th Street, along said curbline to a point formed by its intersection with a line extending easterly from the southern property line of 800 Grand Concourse, westerly along a portion of said property line, southerly along the eastern property lines of 792 and 774 Grand Concourse, easterly along a portion of the northern property line of 760 Grand Concourse, southerly along the eastern property line of 760 Grand Concourse and across the roadbed of East 156th Street to the southern curbline of East 156th Street, easterly along said curbline to a point formed by its intersection with a line extending northerly from the eastern property line of 750 Grand Concourse, southerly along said property line, easterly along a portion of the northern property line of 740 Grand

	Concourse, southerly along a portion of the eastern property line of 740 Grand Concourse, easterly along a portion of the northern property line of 740 Grand Concourse to the western curbline of Concourse Village West, southerly along said curbline to a point formed by its intersection with a line extending easterly from the southern property line of 730 Grand Concourse, westerly along a portion of said property line, southerly along a portion of the eastern property line of 730 Grand Concourse, westerly along a portion of the southern property line of 730 Grand Concourse and across the road be of the Grand Concourse to the western curbline of the Grand Concourse, southerly along said curbline to the point of the beginning.
PUBLIC MEETING ITEM NO. 3 Time: 3:35 – 3:40 PM LP-2395 Staff: T.N.	ITEM PROPOSED FOR THE COMMISSION'S CALENDAR BOROUGH OF THE BRONX <u>65 SCHOFIELD STREET HOUSE</u>, 65 Schofield Street, Bronx. *Landmark Site*: Borough of the Bronx Tax Map Block 5628, Lot 146
PUBLIC HEARING ITEM NO. 8 Time: 3:40 – end of hearing LP-2402 Staff: M.S.P.	PUBLIC HEARING ITEM BOROUGH OF BROOKLYN <u>PROPOSED OCEAN ON THE PARK HISTORIC DISTRICT EXTENSION</u> ***Boundary Description*** The proposed Ocean on the Park Historic District Extension is bounded by a line beginning at a point on the eastern curbline of Ocean Avenue on a line extending westerly from the southern property line of 185 Ocean Avenue, easterly along said line and the southern property line of 185 Ocean Avenue, northerly along the eastern property line of 185 Ocean Avenue, westerly along the northern property line of 185 Ocean Avenue to the eastern curbline of Ocean Avenue, and southerly along the eastern curbline of Ocean Avenue to the point of beginning.