

LANDMARKS PRESERVATION COMMISSION PUBLIC MEETING

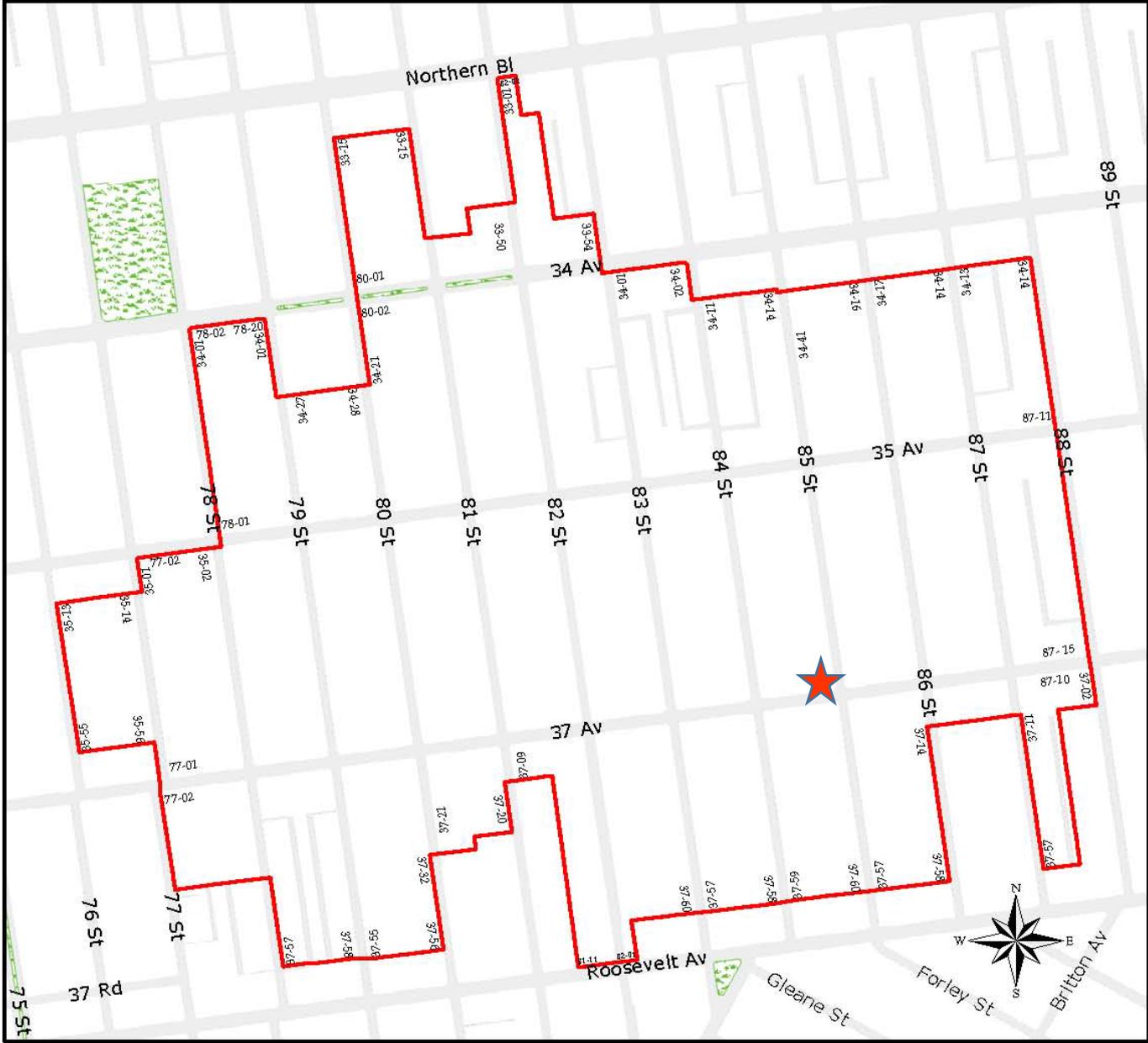
August 2, 2016

Kelly's Manor

35-64 85th Street A.K.A. 84-11 37th Avenue
Jackson Heights, NY

Angelo Ng & Anthony Ng
Architects Studio P.C.

Jackson Heights



Kelly's Manor

JACKSON HEIGHTS HISTORIC DISTRICT MAP
DESIGNATED IN 1993

Angelo Ng & Anthony Ng
Architects Studio P.C.



EXISTING 1-STORY COMMERCIAL BUILDING



PROPOSED 4-STORY ADDITION
PRESENTED TO LPC ON AUG 11, 2015

RESPONSE TO COMMENTS AT LPC PUBLIC HEARING AUGUST 11, 2015

- Evolution of Development of Jackson Heights (1910's to present)
- Comparison of Development on North and South Sides of 37th Avenue
- Commercial Development within Jackson Heights
- Post-Designation Development
- Design of Proposed Addition
- Uniqueness of Subject Site

1. EVOLUTION OF DEVELOPMENT
OF JACKSON HEIGHTS (1910's-Present)



Kelly's Manor

AN EVOLVING "MASTER PLAN" (1930-1939)
 SOURCE OF IMAGE : JACKSON HEIGHTS; A GARDEN IN THE CITY, BY DANIEL KARATZES, 1998

Angelo Ng & Anthony Ng
 Architects Studio P.C.



Kelly's Manor

BLOCKS FRONTING ON 37TH AVENUE BETWEEN 77TH STREET AND 88TH STREET (HISTORIC DISTRICT)
(1910' S – 1920' S)



Angelo Ng & Anthony Ng
Architects Studio P.C.



Kelly's Manor

BLOCKS FRONTING ON 37TH AVENUE BETWEEN 77TH STREET AND 88TH STREET (HISTORIC DISTRICT) (1930' S)



Angelo Ng & Anthony Ng
Architects Studio P.C.



- BOUNDARY OF HISTORIC DISTRICT
- 1 STORY
- 2 STORY
- 3 STORY
- 4 STORY
- 5 STORY
- 6 STORY
- 7 STORY
- 9 STORY
- SITE
- COMMERCIAL
- MIXED USE
- PUBLIC
- RESIDENTIAL

Kelly's Manor

BLOCKS FRONTING ON 37TH AVENUE BETWEEN 77TH STREET AND 88TH STREET (HISTORIC DISTRICT)
(1940' S)



Angelo Ng & Anthony Ng
Architects Studio P.C.



- BOUNDARY OF HISTORIC DISTRICT**
- 1 STORY
 - 2 STORY
 - 3 STORY
 - 4 STORY
 - 5 STORY
 - 6 STORY
 - 7 STORY
 - 9 STORY
 - SITE
 - COMMERCIAL
 - MIXED USE
 - PUBLIC
 - RESIDENTIAL

Kelly's Manor

BLOCKS FRONTING ON 37TH AVENUE BETWEEN 77TH STREET AND 88TH STREET (HISTORIC DISTRICT)
(1950' S)



Angelo Ng & Anthony Ng
Architects Studio P.C.



Kelly's Manor

BLOCKS FRONTING ON 37TH AVENUE BETWEEN 77TH STREET AND 88TH STREET (HISTORIC DISTRICT)
(1960' S- 1990' S)



Angelo Ng & Anthony Ng
Architects Studio P.C.



Kelly's Manor

BLOCKS FRONTING ON 37TH AVENUE BETWEEN 77TH STREET AND 88TH STREET (HISTORIC DISTRICT) (PRESENT)



Angelo Ng & Anthony Ng
Architects Studio P.C.

2. COMPARISON OF DEVELOPMENT ON NORTH AND SOUTH SIDES OF 37th AVE

77th Street



BLOCK : 1277
LOT: 36

77-01 37 AVENUE, Queens 11372
BUILT- 1936

78th Street



BLOCK : 1278
LOT: 44 BLOCK : 1278
LOT: 38

78-01 37 AVENUE, Queens 11372
BUILT- 1941 78-19 37 AVENUE,
Queens 11372
BUILT- 1941

79th Street



BLOCK : 1279
LOT: 35

79-01 37 AVENUE, Queens 11372
BUILT- 1929

80th Street



BLOCK : 1280
LOT: 38

80-01 37 AVENUE, Queens 11372
BUILT- 1928

81st Street

37TH AVENUE

37TH AVENUE

BLOCK : 1288
LOT: 1



77-02 37 AVENUE, Queens 11372
BUILT- 1923

BLOCK : 1289
LOT: 1



78-02 37 AVENUE, Queens 11372
BUILT- 1936

BLOCK : 1290
LOT: 1



37-06 80 STREET, Queens 11372
BUILT-1921

BLOCK : 1291
LOT: 1

BLOCK : 1291
LOT: 6



37-05 80 STREET, Queens 11372
BUILT-1929 37-06 81 STREET,
Queens 11372
BUILT-1926

81st Street



BLOCK:1281
LOT:38 & 43

81-11 37 AVENUE, Queens 11372

**BUILT- 1918-1937 (ORIGINAL 1 STORY)
ENLARGED – 1980'S**

82nd Street



BLOCK:1456
LOT:41 BLOCK:1456
LOT:35

82-01 37 AVENUE, Queens 11372 82-11 37 AVENUE,
Queens 11372

BUILT- 1994

83rd Street



BLOCK:1457
LOT:34

35-64 84 STREET,
Queens 11372

BUILT- 1930-31

84th Street



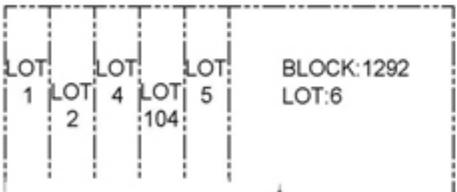
BLOCK:1458
LOT:40 PROP. SITE
BLOCK:1458
LOT:35

35-61 84 STREET, Queens 11372 84-11 37 AVENUE,
Queens 11372

BUILT- 2013
FORMER 1-STORY
BUILDING
BUILT- 1940

85th Street

37TH AVENUE

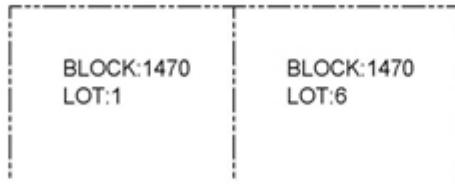


81-02 TO 81-10
37TH AVENUE,
Queens 11372

BUILT- 1922-23

37-02 82 STREET,
Queens 11372

BUILT- 1929

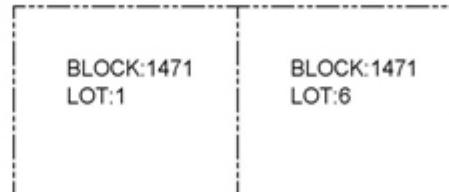


82-02 37 AVENUE,
Queens 11372

BUILT-1921-22

82-12 37 AVENUE,
Queens 11372

BUILT-1920

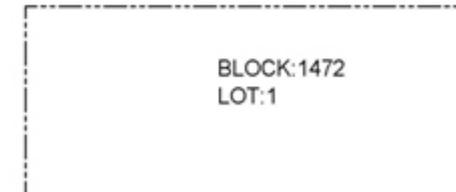


83-02 37 AVENUE,
Queens 11372

BUILT-1924

83-14 37 AVENUE,
Queens 1137

BUILT-1941



84-02 37 AVENUE,
Queens 11372

BUILT-1947-48

Kelly's Manor

DEVELOPMENT ALONG 37TH AVENUE FROM 81ST TO 85TH STREET

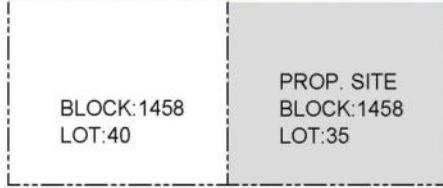
Angelo Ng & Anthony Ng
Architects Studio P.C.

84th Street

PROPOSED BUILDING ELEVATION



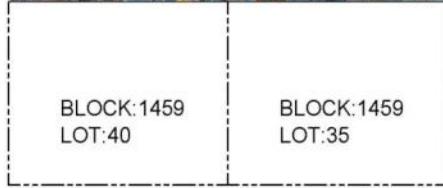
EXISTING BUILDING



35-61 84 STREET,
Queens 11372
BUILT- 2013
FORMER 1-STORY
BUILDING
BUILT- 1940

84-11 37 AVENUE,
Queens 11372
PROPOSED

85th Street

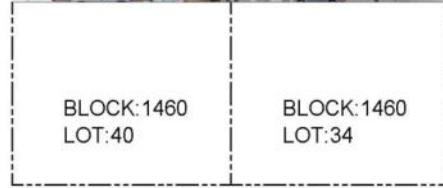


35-65 85 STREET,
Queens 11372
BUILT-1955-56

85-15 37 AVENUE,
Queens 11372
BUILT-1950

37TH AVENUE

86th Street



35-65 86 STREET,
Queens 11372
BUILT-1952-53

86-15 37 AVENUE,
Queens 11372.
BUILT - 2005
(Former one story
building built in
1951)

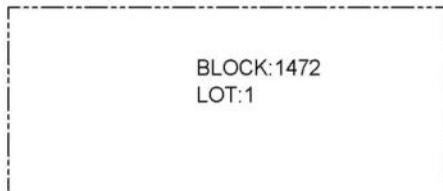
87th Street



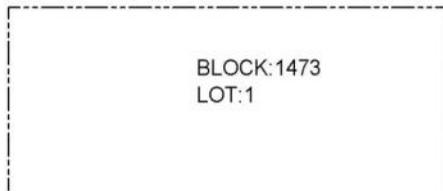
87-15 37 AVENUE,
Queens 11372
BUILT- 1954-1955

37TH AVENUE

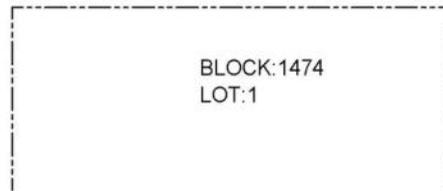
88th Street



84-02 37 AVENUE,
Queens 11372 .
BUILT- 1947-48



85-02 37 AVENUE,
Queens 11372
BUILT-1947



86-02 37 AVENUE,
Queens 11372
BUILT-1948-49



87-02 37 AVENUE,
Queens 11372
BUILT-1952-53

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DEVELOPMENT ALONG 37TH AVENUE FROM 85TH TO 88TH STREET

Angelo Ng & Anthony Ng
Architects Studio P.C.



AERIAL VIEW OF NORTH SIDE OF 37th AVENUE



AERIAL VIEW OF SOUTH SIDE OF 37th AVENUE

Kelly's Manor

**1-STORY CHARACTER OF SOUTH SIDE COMPARED TO BUILT UP
CONTEXT OF NORTH SIDE**

Angelo Ng & Anthony Ng
Architects Studio P.C.

3. COMMERCIAL DEVELOPMENT WITHIN JACKSON HEIGHTS



ENGLISH GABLES- 37-12 THRU 37-34 82ND
STREET
BUILT 1928

Kelly's Manor

MAIN COMMERCIAL CORRIDOR OF 82ND AVENUE
DEVELOPED BY QUEENSBORO CORPORATION IN 1920'S

Angelo Ng & Anthony Ng
Architects Studio P.C.



85TH Street AND 37TH Avenue (Built-1945)
SITE (NORTH)



77-01 37TH Avenue (Built-1937)
(NORTH)



86TH Street AND 37TH Avenue (Built-1950)
(NORTH)

Kelly's Manor

ONE STORY COMMERCIAL BUILDINGS ON 37TH AVENUE
(NORTH SIDE)

Angelo Ng & Anthony Ng
Architects Studio P.C. 16



83RD Street AND 37TH Avenue (Built-1924)
(SOUTH)

85TH Street AND 37TH Avenue (Built-1947-48)
(SOUTH)

82-12 37TH Avenue (Built-1920)
(SOUTH)

83-14 37TH Avenue (Built-1947)
(SOUTH)



82-02 37TH Avenue (Built-1921-22)
(SOUTH)



86TH Street AND 37TH Avenue (Built-1948-1949)
(SOUTH)



84TH Street AND 37TH Avenue (Built-1941)
(SOUTH)

Kelly's Manor

**ONE STORY COMMERCIAL BUILDINGS ON 37TH AVENUE
(SOUTH SIDE)**

Angelo Ng & Anthony Ng
Architects Studio P.C.



83-02 37TH Avenue (Built-1924) AND SPANISH GARDENS (1924)
 “Vernacular (Spanish tile roof)”



77-01 37TH Avenue (Built-1937)
 “Neo-Georgian”

4. POST-DESIGNATION DEVELOPMENT



HISTORIC 1-STORY COMMERCIAL/
COMMUNITY FACILITY BUILDING
(BUILT-1951)

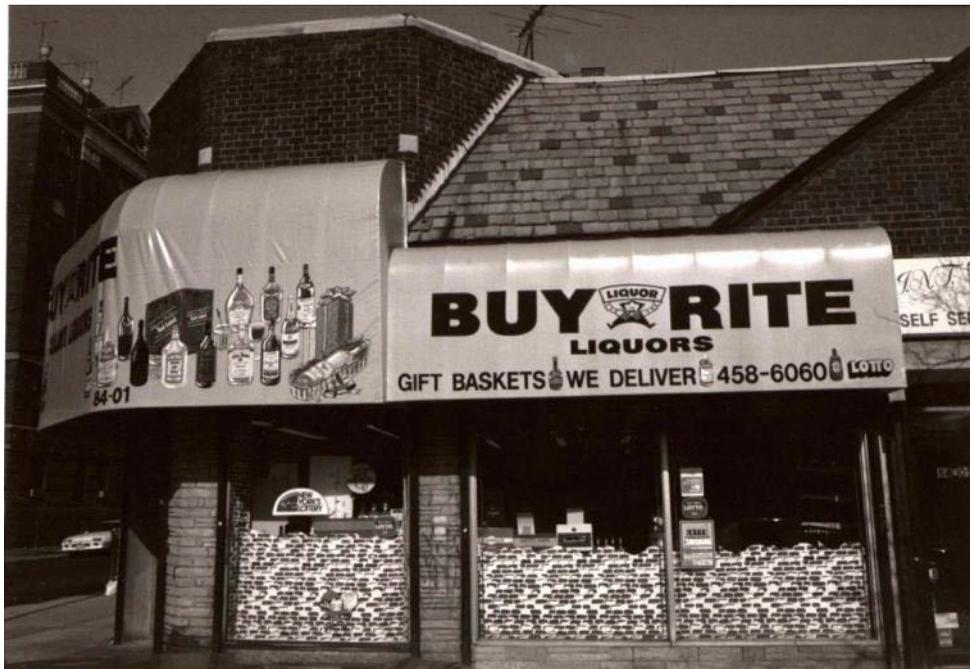


4-STORY SCHOOL (2005)
CERTIFICATE OF APPROPRIATENESS, 1998

Kelly's Manor

POST-DESIGNATION DEVELOPMENT (86-15 37TH AVENUE)

Angelo Ng & Anthony Ng
Architects Studio P.C.



HISTORIC 1-STORY COMMERCIAL BUILDING
(BUILT-1940)



6 STORY MIXED USE (2013)

CERTIFICATE OF APPROPRIATENESS, 2011

Kelly's Manor

POST-DESIGNATION DEVELOPMENT (84-01 37TH AVENUE)

Angelo Ng & Anthony Ng
Architects Studio P.C.

5. DESIGN OF PROPOSED ADDITION



Kelly's Manor

**EXAMPLE OF CORNER BAYS AND TRIPARTITE GLAZING
37-02 82ND STREET (FORMER QUEENSBORO CORP. HQ)**

Angelo Ng & Anthony Ng
Architects Studio P.C.



VERONA COURT – NEO ROMANESQUE- 1929
6 STORIES – MIXED USE



GEORGIAN HALL- NEO GEORGIAN – 1930
6 STORIES – MIXED USE



SCHEME PRESENTED TO LPC
PUBLIC HEARING
AUG. 11 . 2015



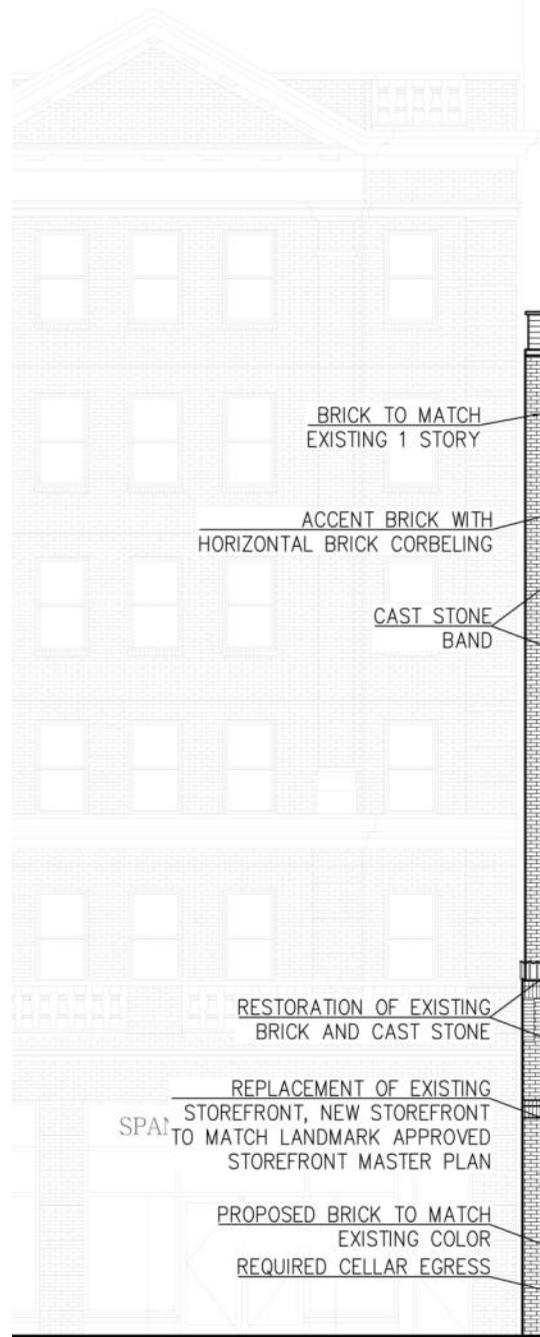
NEW SCHEME



Kelly's Manor

NEW SCHEMATIC DESIGN
PROPOSED BUILDING BULK

Angelo Ng & Anthony Ng
Architects Studio P.C.



Kelly's Manor

**NEW PROPOSED BUILDING ELEVATION
37TH AVENUE**

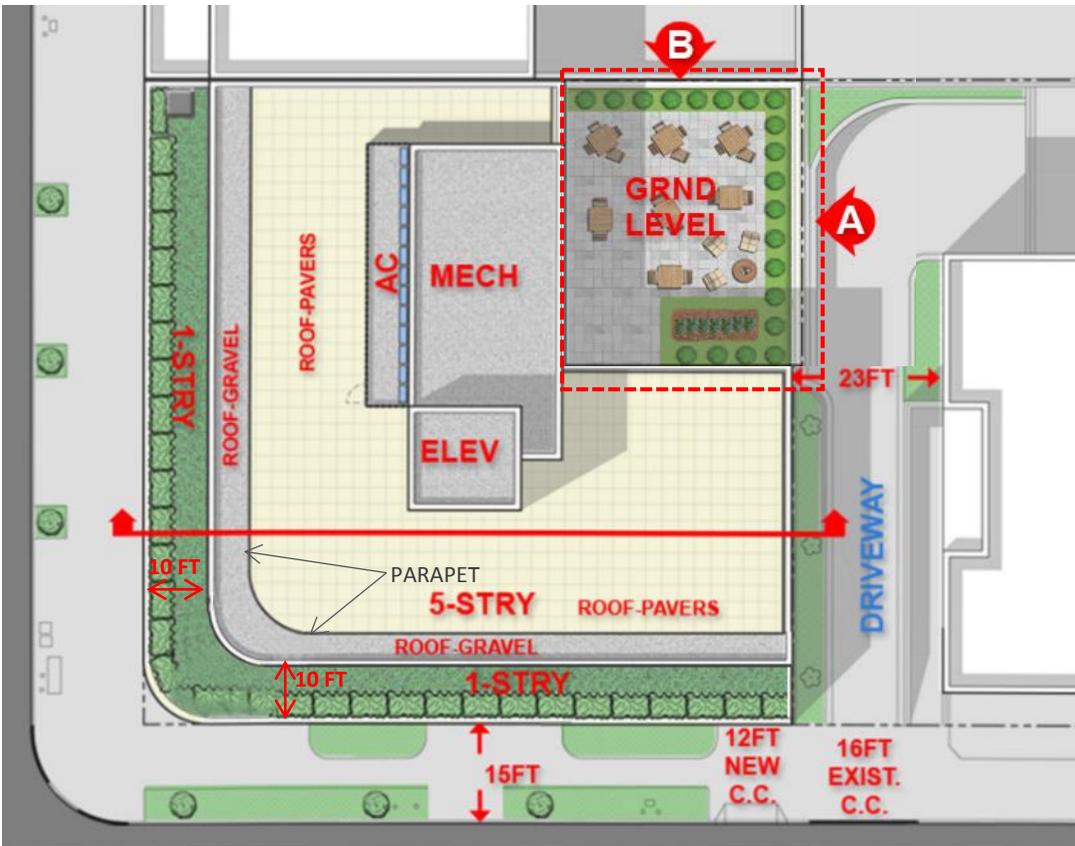
**Angelo Ng & Anthony Ng
Architects Studio P.C.**



Kelly's Manor

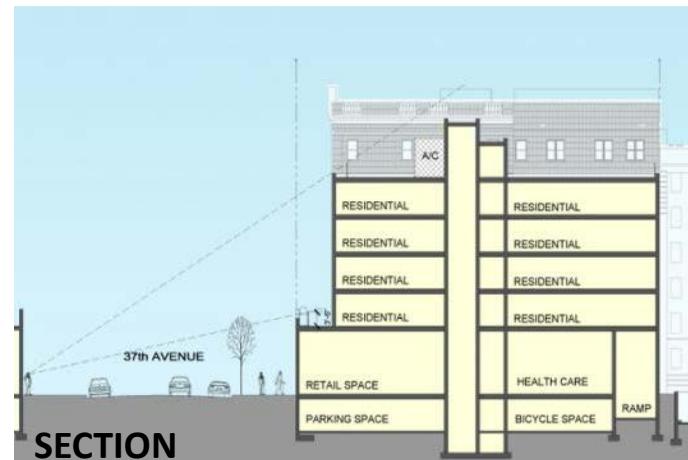
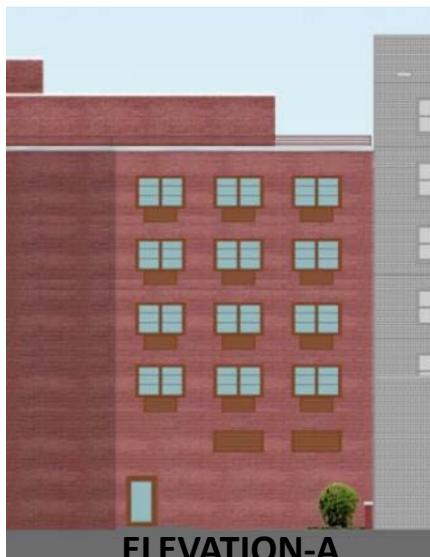
NEW PROPOSED BUILDING ELEVATION
85th STREET

Angelo Ng & Anthony Ng
Architects Studio P.C.



COURTYARD

1. CONCRETE PAVER
2. BUSHES
3. PLANTING
4. 42" MASONRY PARAPET
5. SOD/MULCH



Kelly's Manor

RELATIONSHIP TO ADJACENT BUILDINGS AND PROPOSED OPEN SPACE

Angelo Ng & Anthony Ng Architects Studio P.C.

6. UNIQUENESS OF SUBJECT SITE



Kelly's Manor

**SUBJECT ONE STORY MODERNE COMMERCIAL BUILDING
BUILT 1945**

Angelo Ng & Anthony Ng
Architects Studio P.C.



Kelly's Manor

**INTERNATIONAL STYLE
9-STORY ROOSEVELT TERRACE BUILDING
35-50 85TH STREET (BUILT 1954)**

Angelo Ng & Anthony Ng
Architects Studio P.C.



Kelly's Manor

9-STORY ROOSEVELT TERRACE
BUILT ON FORMER GARDEN SITE



Angelo Ng & Anthony Ng
Architects Studio P.C.

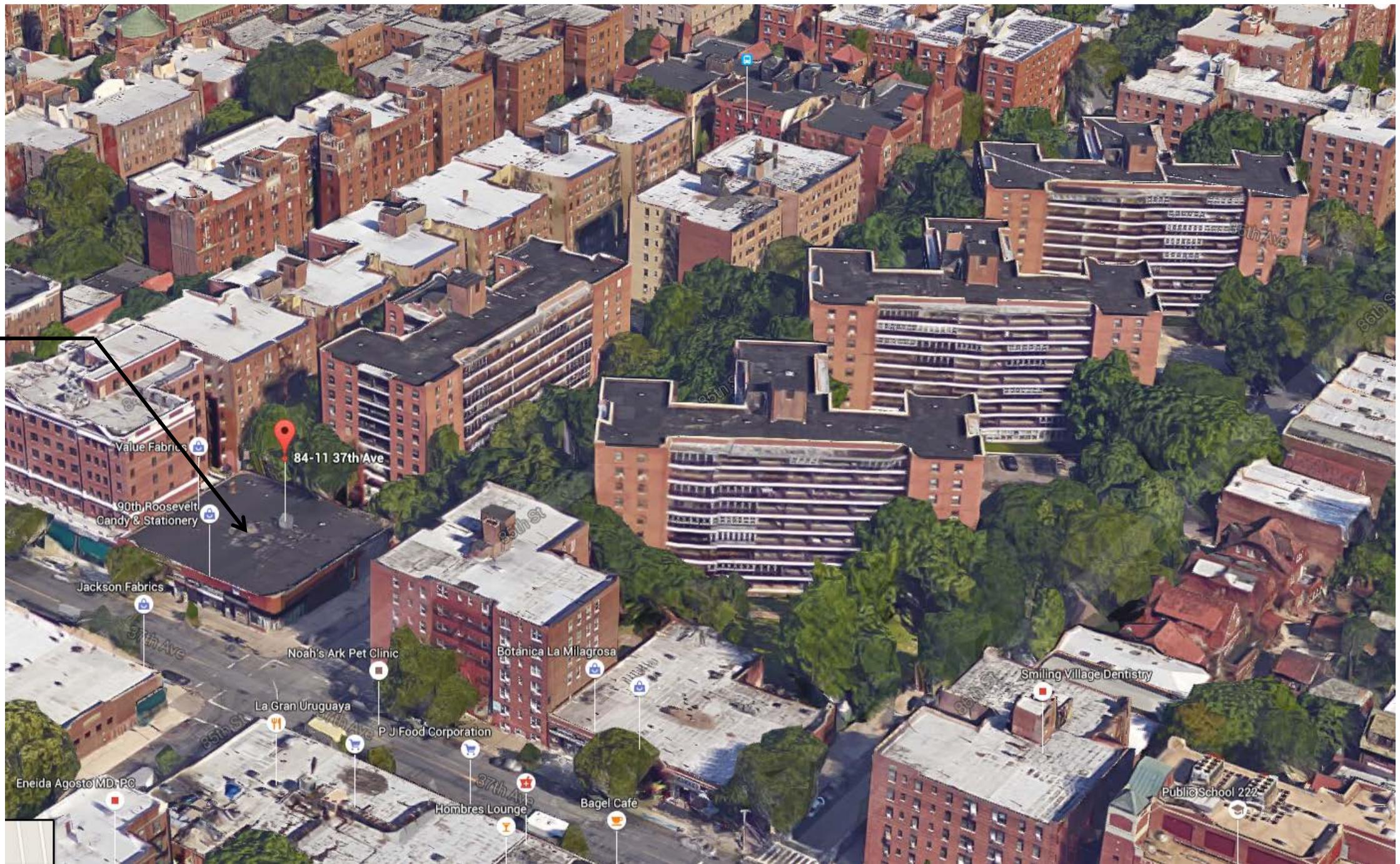


Kelly's Manor

Aerial Photo of 37th Avenue
Jackson Heights Historic District

Angelo Ng & Anthony Ng
Architects Studio P.C.

SITE



Kelly's Manor

9-STORY ROOSEVELT TERRACE
BUILT DIAGONALLY AGAINST THE GRID

Angelo Ng & Anthony Ng
Architects Studio P.C.

Appropriateness of Proposed 4-Story Addition

- Adjacent to 9-story Roosevelt Terrace, tallest and only diagonally oriented development in Jackson Heights
- Built prior to, not after or simultaneously with mid-block development
- Located on predominantly built up north side of 37th Avenue (will fill in “gap”)
- Emphasizes and enhances unusual streamline moderne style of existing 1-story building
- Consistent with historic multi-story mixed use block-end development along 37th Avenue

LANDMARKS PRESERVATION COMMISSION
PUBLIC MEETING
August 2, 2016

APPENDIX

Kelly's Manor

35-64 85th Street A.K.A. 84-11 37th Avenue
Jackson Heights, NY

Angelo Ng & Anthony Ng
Architects Studio P.C.

A



82-12 THRU 82-20 37TH AVE., BUILT 1920

81-02 THRU 81-10 37TH AVE., MIXED USE BUILDING

Kelly's Manor

COMMERCIAL BUILDINGS DEVELOPED IN 1920'S – 1940'S

Angelo Ng & Anthony Ng
Architects Studio P.C.



82-02 THRU 82-10 37TH AVENUE
BUILT: 1921-22

Kelly's Manor



82-01 37TH AVENUE
BUILT: 1937
SOURCE: IMAGES OF AMERICA: JACKSON HEIGHTS

COMMERCIAL BUILDINGS ON 37TH AVENUE DEVELOPED
IN 1920'S - 1940'S

Angelo Ng & Anthony Ng
Architects Studio P.C.



35-65 85TH STREET (1956)



35-65 86TH STREET (1952)

Kelly's Manor

POST WORLD WAR II DEVELOPMENT(1950's TO 1980's)

Angelo Ng & Anthony Ng
Architects Studio P.C.



87-15 37TH AVENUE (1954)



87-02 37TH AVENUE (1952-53)

Kelly's Manor

POST WORLD WAR II DEVELOPMENT(1950's TO 1980's)

Angelo Ng & Anthony Ng
Architects Studio P.C.



ROBERT MORRIS APARTMENTS
79-02 37TH AVENUE - 1929
6 STORIES – MIXED USE



80-02 37TH AVENUE - 1929
6 STORIES – MIXED USE

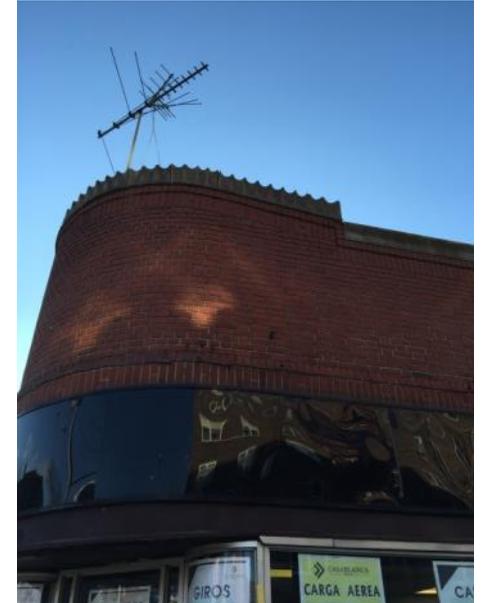


RAVENNA COURT , 80-01 37TH AVENUE - 1929
6 STORIES – MIXED USE

Kelly's Manor

MIXED-USE BUILDINGS ON BLOCK FRONTS ALONG 37TH AVENUE
1920 'S

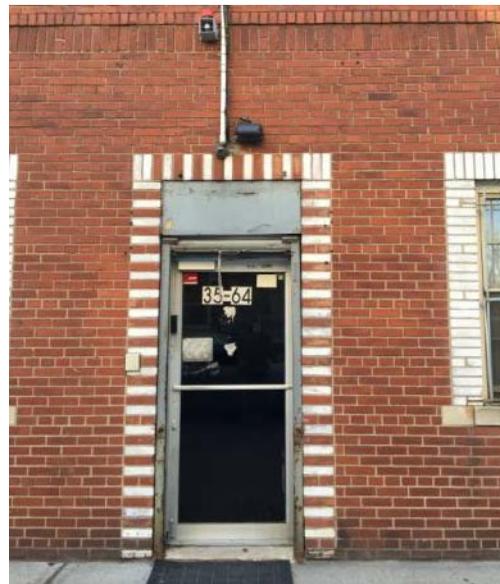
Angelo Ng & Anthony Ng
Architects Studio P.C.



Kelly's Manor

EXISTING CONDITION
PHOTOGRAPHS (37th AVENUE STOREFRONTS)

Angelo Ng & Anthony Ng
Architects Studio P.C.



Kelly's Manor

EXISTING CONDITION
PHOTOGRAPHS (85th STREET)

Angelo Ng & Anthony Ng
Architects Studio P.C.



82 no street and 37th Ave)

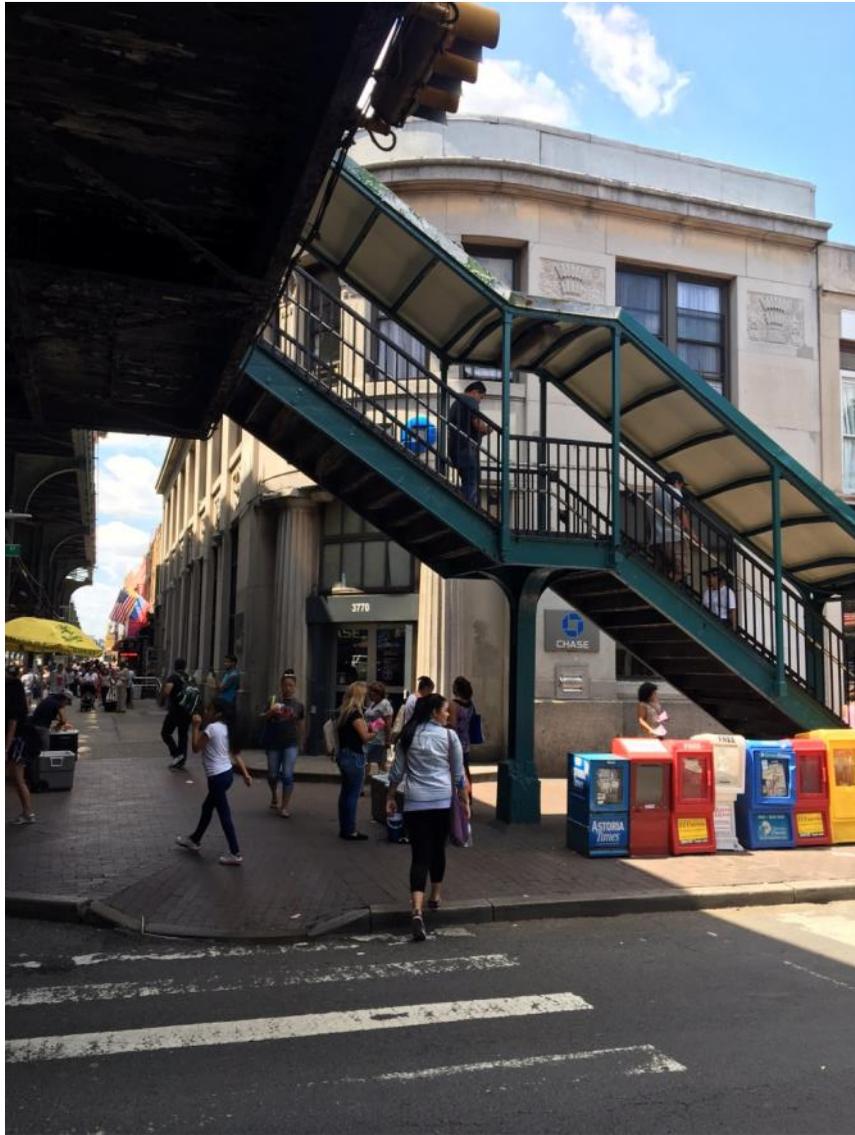


86st and 35th Ave)

Kelly's Manor

ARCHITECTURAL PRECEDENT IN JACKSON HEIGHTS

Angelo Ng & Anthony Ng
Architects Studio P.C.



82nd st and Roosevelt Ave

Kelly's Manor

ARCHITECTURAL PRECEDENT IN JACKSON HEIGHTS

Angelo Ng & Anthony Ng
Architects Studio P.C.



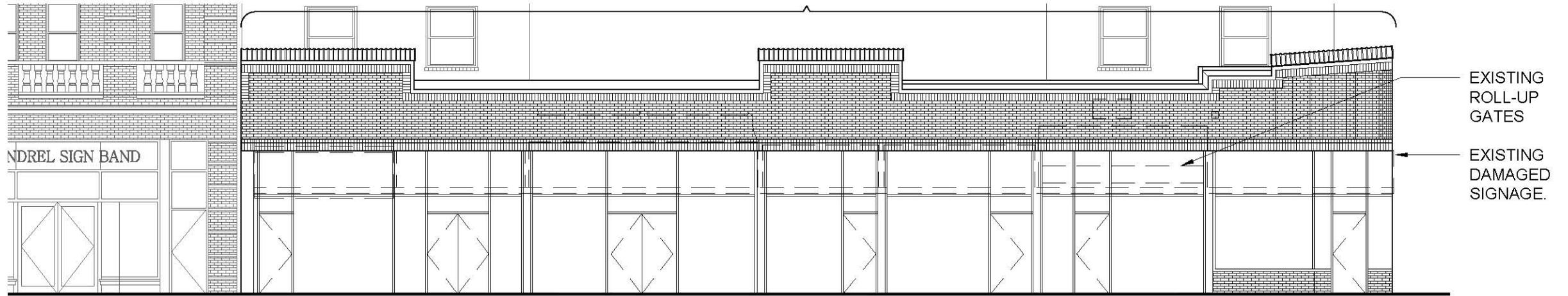
Dunolly Garden Development
78-02—78-20 34th Avenue and 34-02—34-42 79th street
and 78-01—78-19 35th Avenue and 34-01-34-41 78th street

Kelly's Manor

ARCHITECTURAL PRECEDENT IN JACKSON HEIGHTS

Angelo Ng & Anthony Ng
Architects Studio P.C.

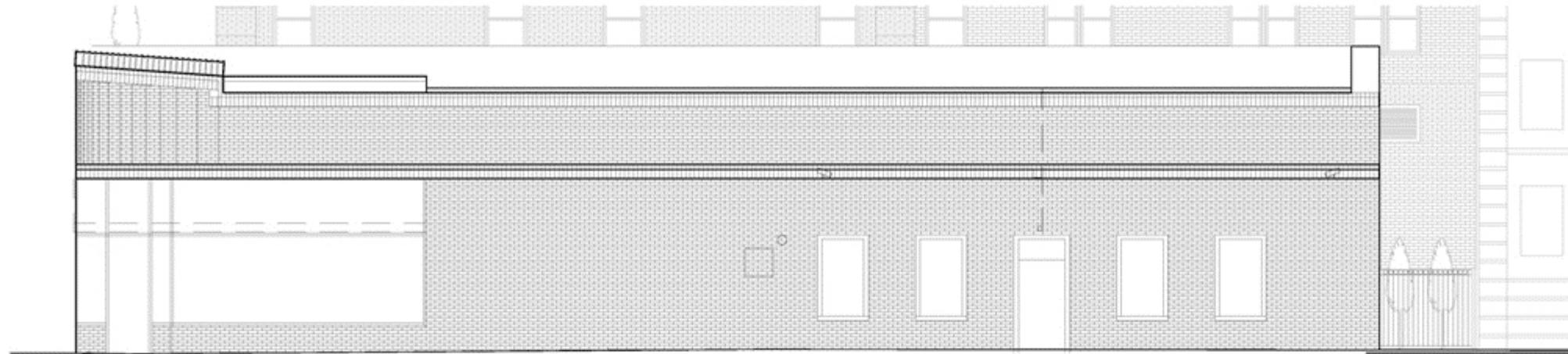
EXISTING BUILDING ELEVATION



EXISTING ELEVATION ALONG 37TH AVENUE



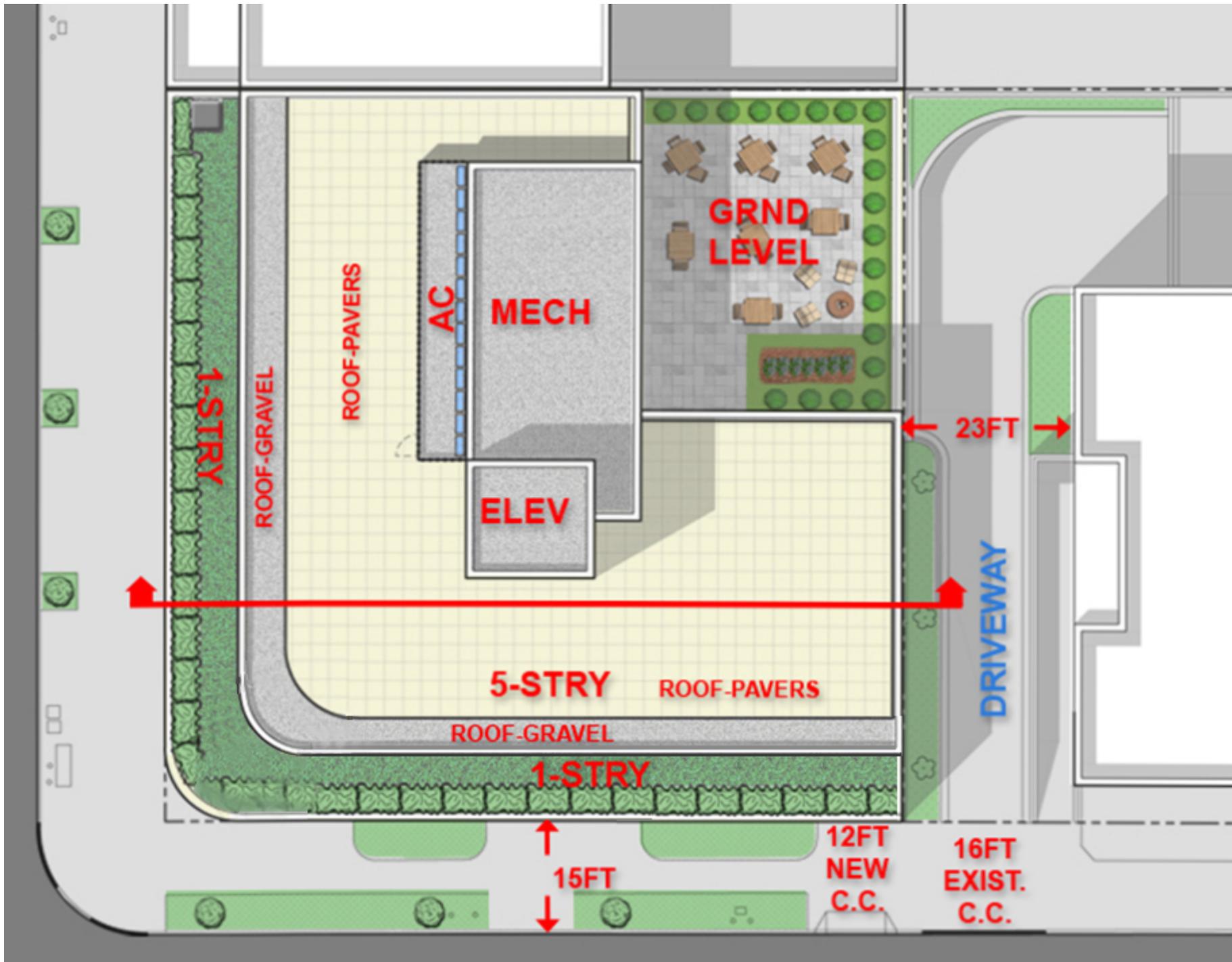
PARTIAL PROPOSED ELEVATION ALONG 37TH AVENUE



EXISTING ELEVATION ALONG 85TH STREET



PARTIAL PROPOSED ELEVATION ALONG 85TH STREET



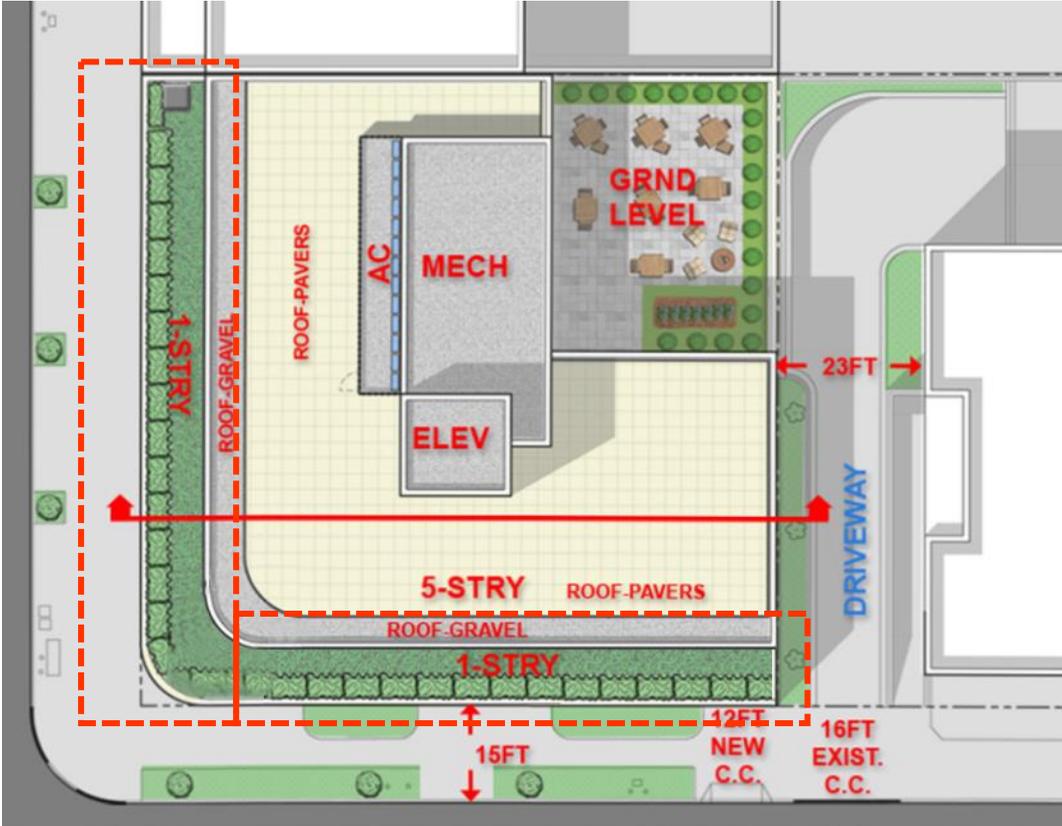
Kelly's Manor

SITE PLAN

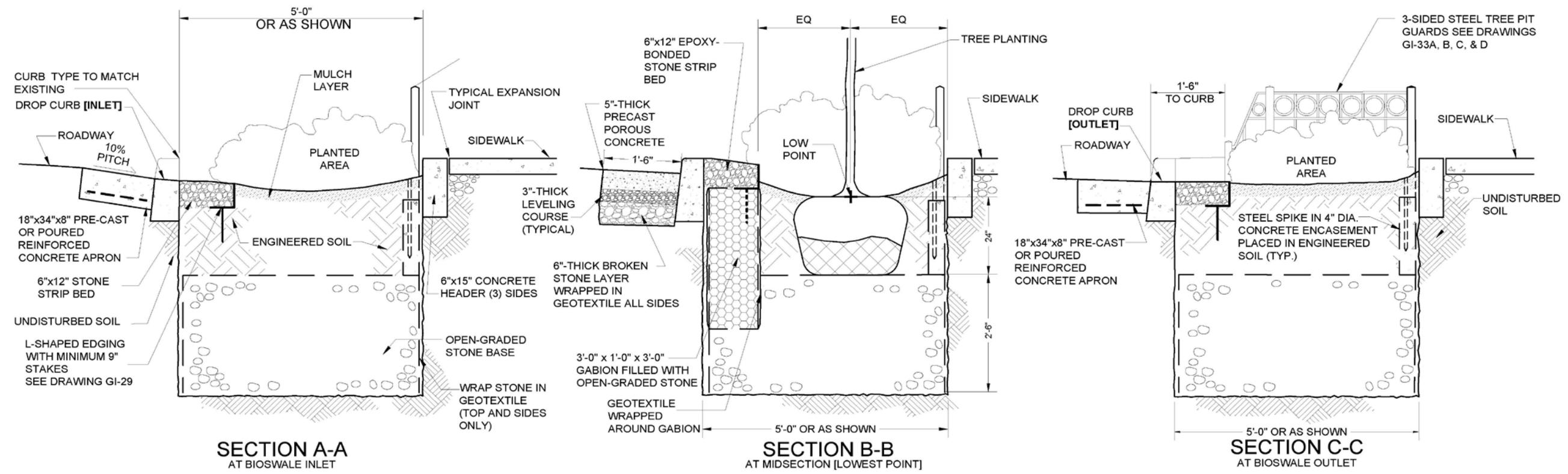
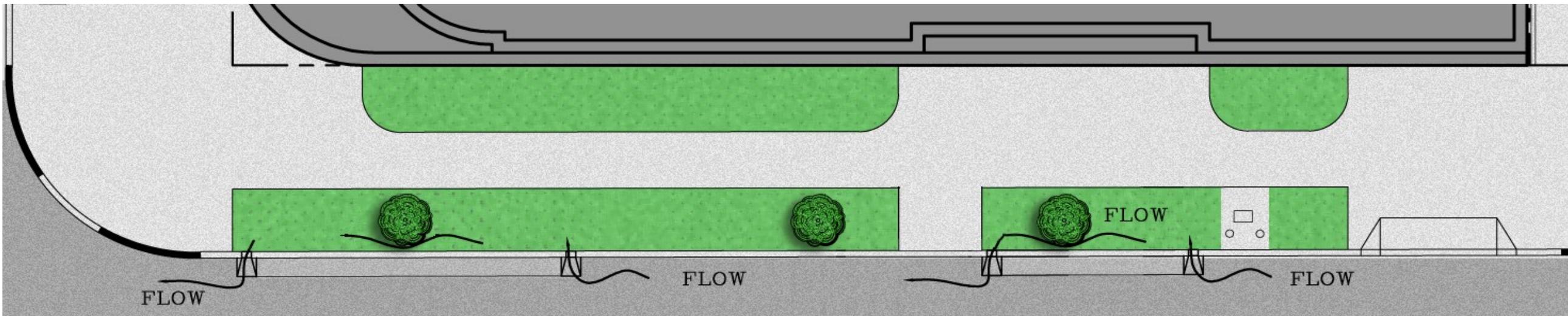
Angelo Ng & Anthony Ng
Architects Studio P.C.



TERRACE VIEW

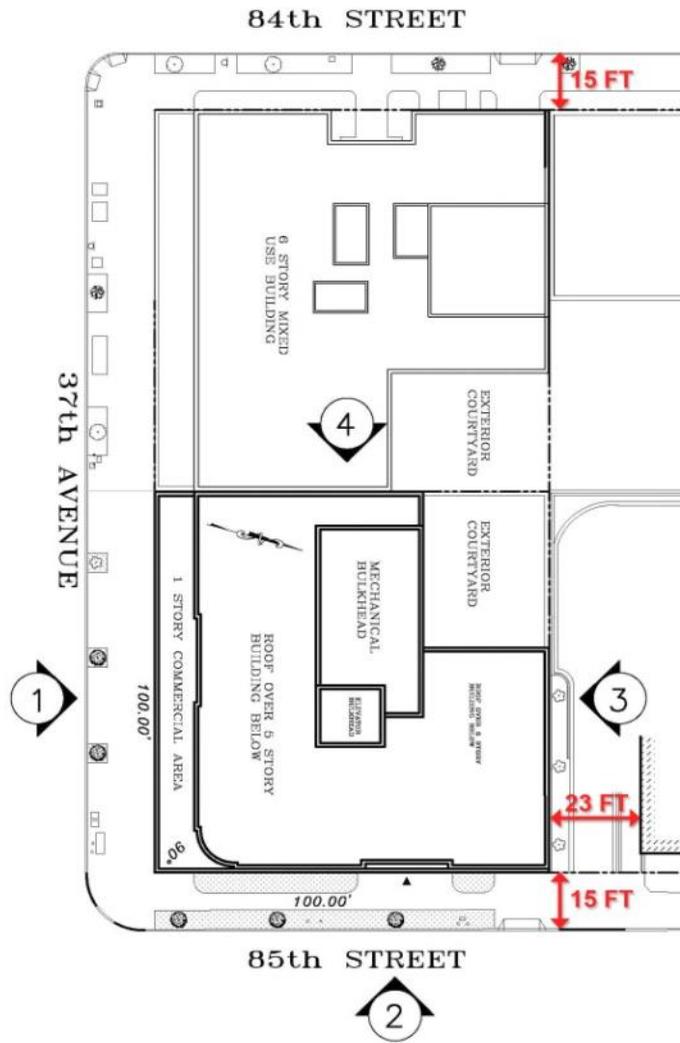


- TERRACE :**
- 1. SOD COVER
 - 2. PLANTERS WITH EVERGREENS



PROPOSED BUILDING:

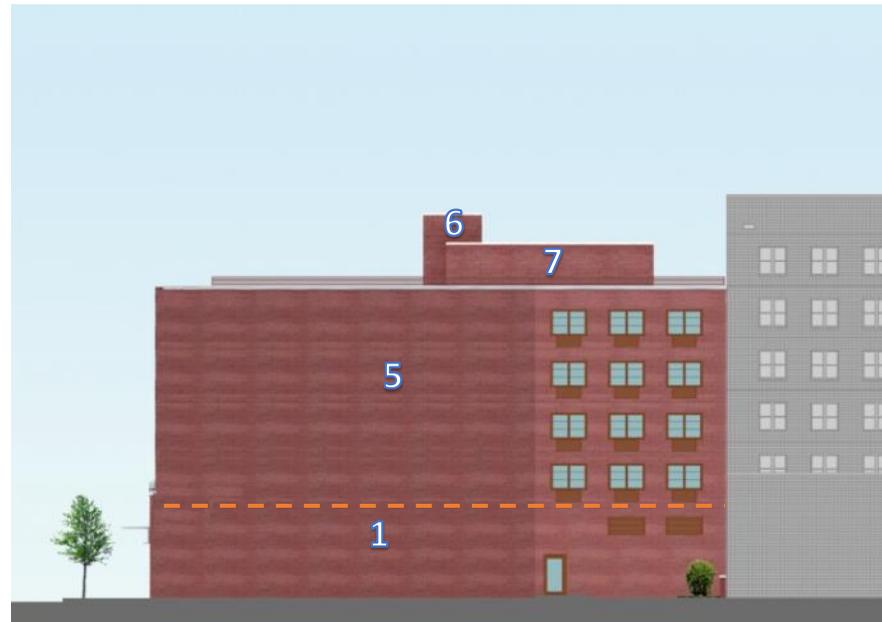
- 1. EXISTING BRICK BUILDING
- 2. NEW STOREFRONT
- 3. NEW RESIDENTIAL ENTRANCE
- 4. NEW VEHICULAR ENTRANCE
- 5. PROPOSED BRICK VERTICAL EXTENSION
- 6. NEW ELEVATOR BULKHEAD
- 7. NEW MECHANICAL SPACE
- 8. NEW COMMUNITY FACILITY ENTRANCE



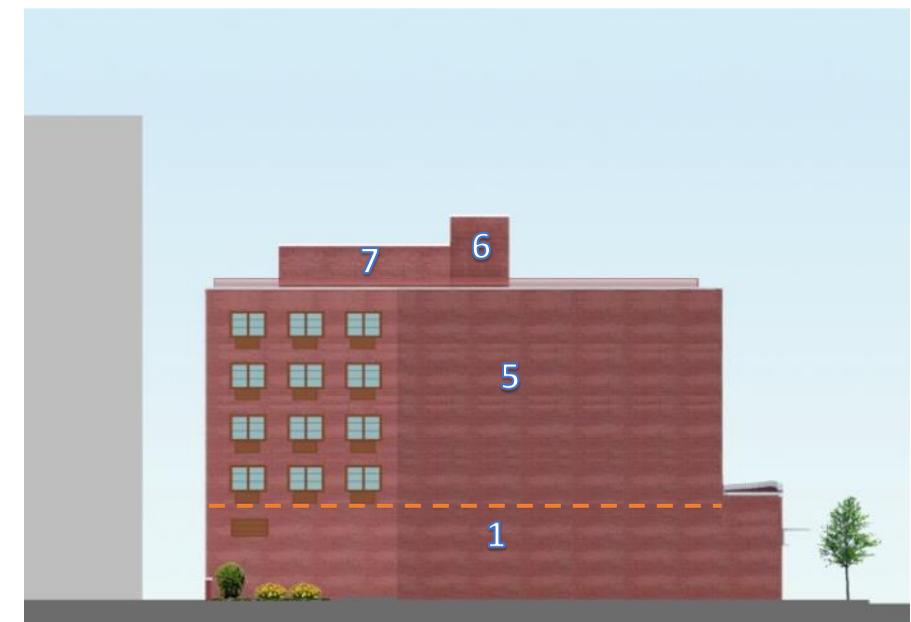
(1) 37TH AVENUE ELEVATION



(2) 85TH STREET ELEVATION



(3) SIDE ELEVATION



(4) SIDE ELEVATION

Kelly's Manor

SCHEMATIC DESIGN
PROPOSED BUILDING ELEVATIONS

Angelo Ng & Anthony Ng
Architects Studio P.C.



Kelly's Manor

PROPOSED SITE SECTION

Angelo Ng & Anthony Ng
Architects Studio P.C.

A-17



PROPOSED BUILDING:

1. CLEANING OF EXISTING BRICK AND CASTSTONE
2. NEW STOREFRONT
3. NEW RESIDENTIAL ENTRANCE
4. NEW VEHICULAR ENTRANCE
5. VERTICAL EXTENSION (RESIDENTIAL)
6. COMMUNITY FACILITY ENTRANCE

Kelly's Manor

SCHEMATIC DESIGN
CORNER VIEW (37th AVE & 85th ST)

Angelo Ng & Anthony Ng
Architects Studio P.C.

A-18



PROPOSED BUILDING:

1. CLEANING OF EXISTING BRICK AND CASTSTONE
2. NEW RESIDENTIAL ENTRANCE
3. VERTICAL EXTENSION (RESIDENTIAL)
4. COMMUNITY FACILITY ENTRANCE

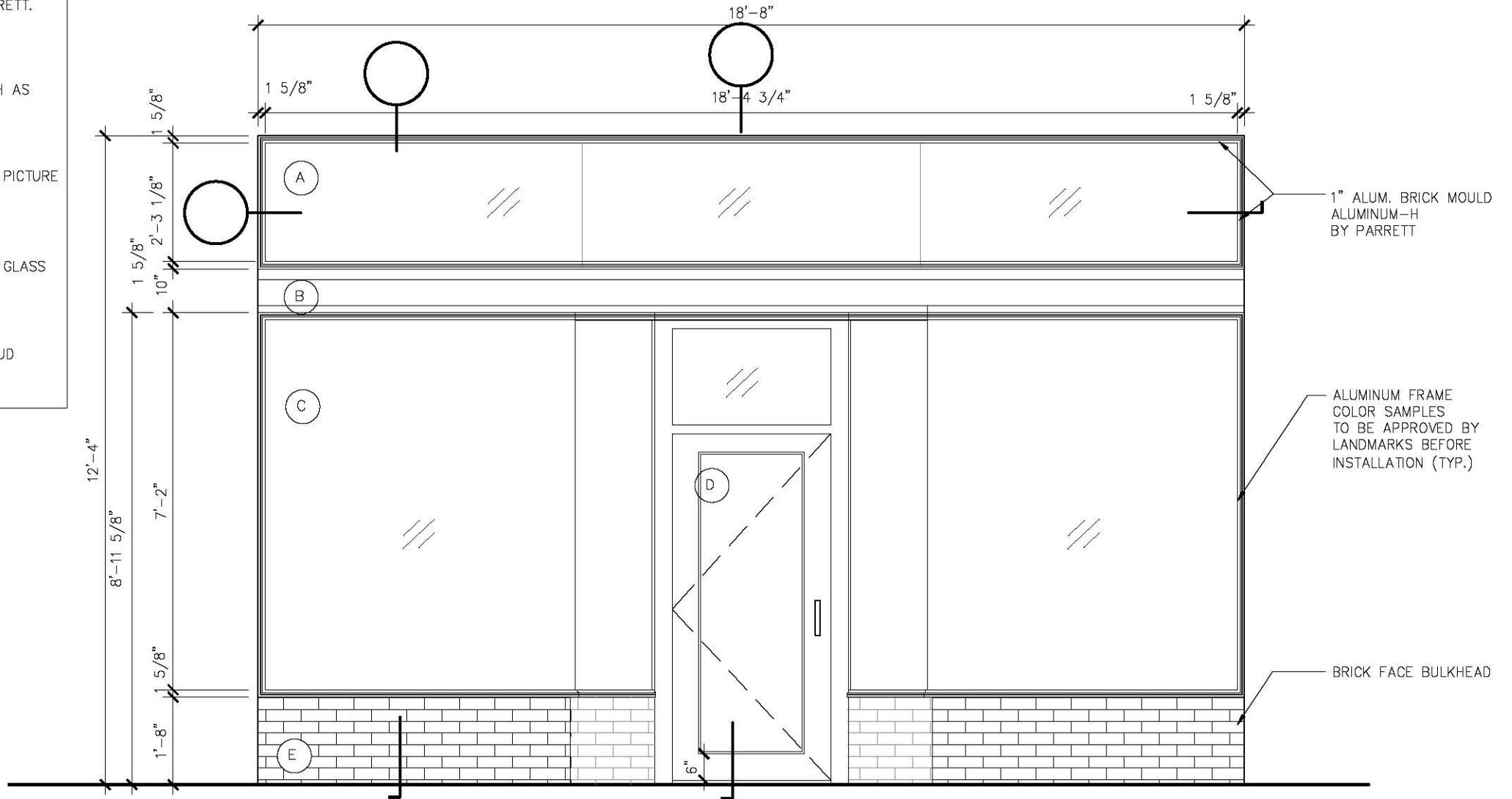


Kelly's Manor

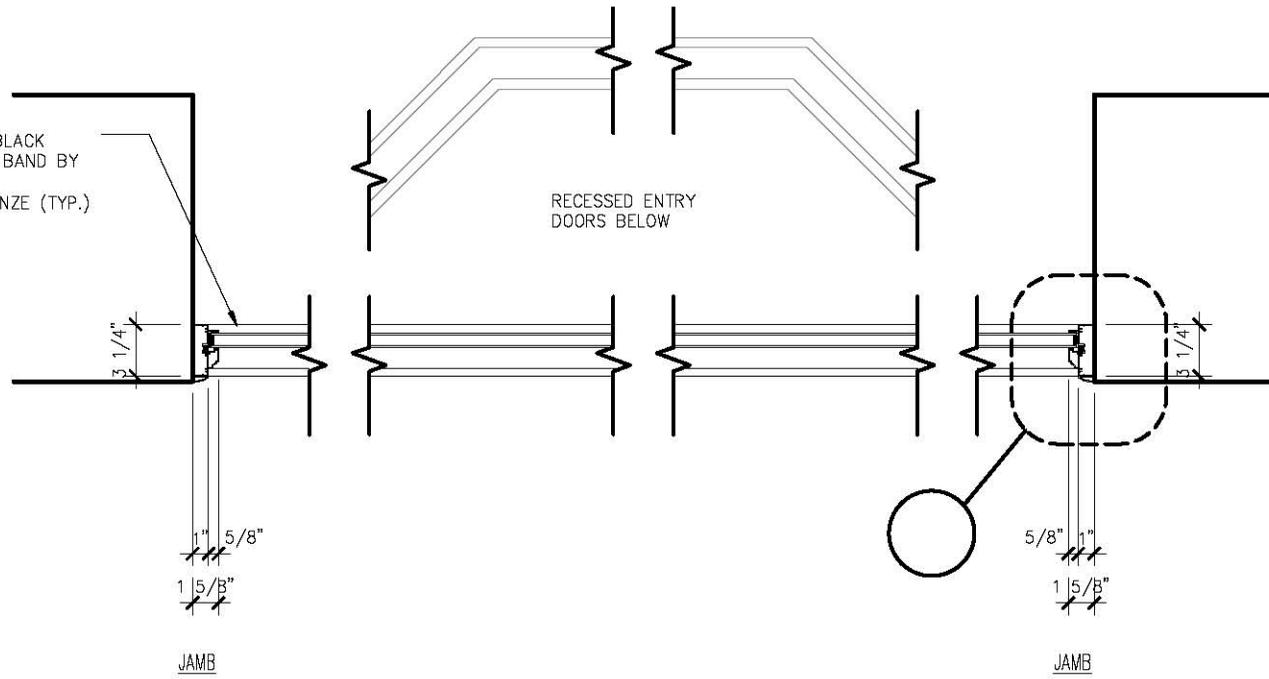
SCHEMATIC DESIGN
85th STREET RESIDENTIAL ENTRANCE

Angelo Ng & Anthony Ng
Architects Studio P.C.

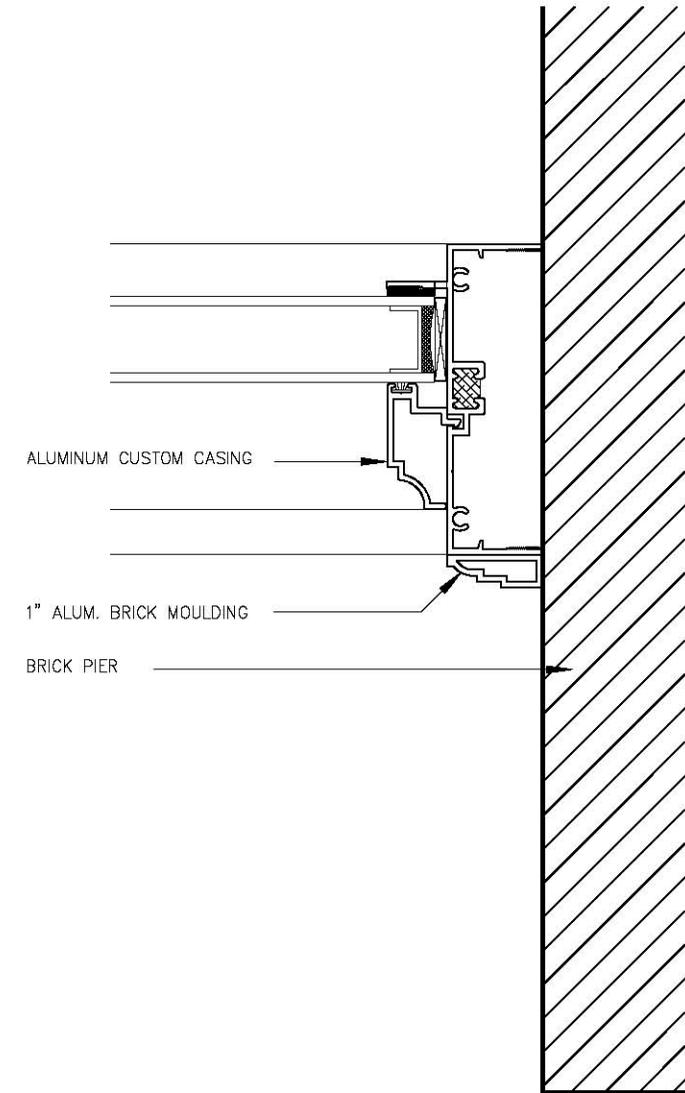
- (A) NEW BLACK GLASS SIGN BAND FIXED IN ALUMINUM FRAME BY PARRETT. COLOR: DARK BRONZE (TYP.)
- (B) EXISTING METAL BAND. PATCH AS REQUIRED
- (C) NEW FIXED ALUMINUM FRAME PICTURE WINDOWS BY PARRETT. COLOR: DARK BRONZE (TYP.)
- (D) NEW FIXED ALUMINUM FRAME GLASS DOORS BY PARRET. COLOR: DARK BRONZE (TYP.)
- (E) NEW BRICK FACED METAL STUD BULKHEAD AND WINDOW BED

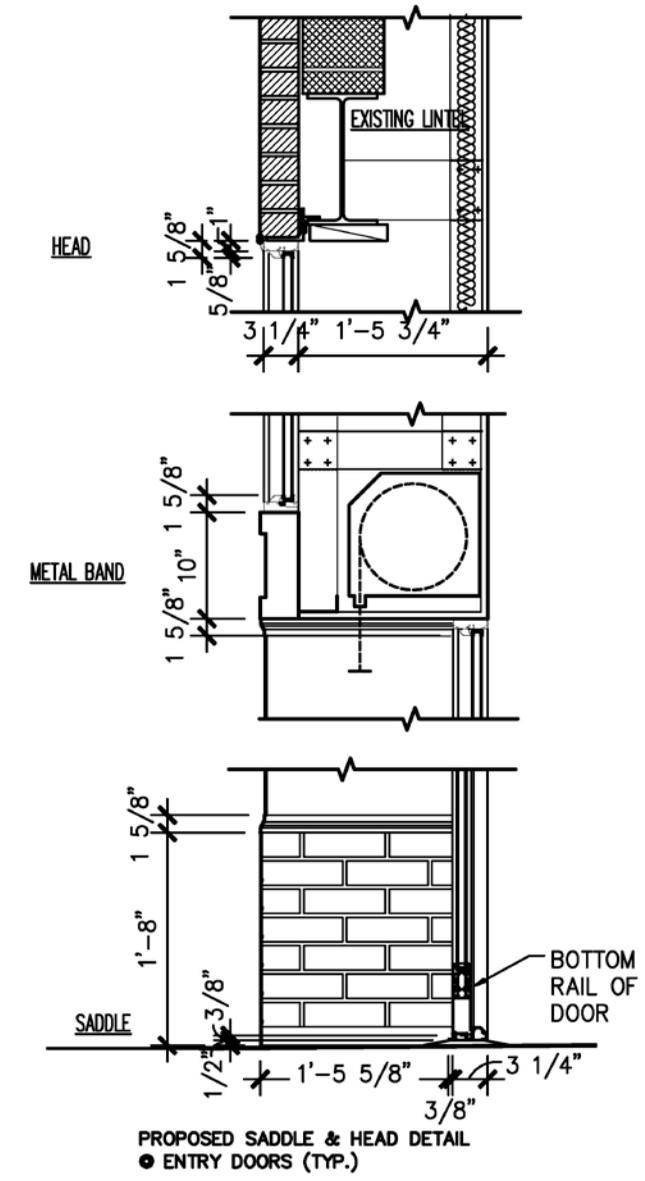
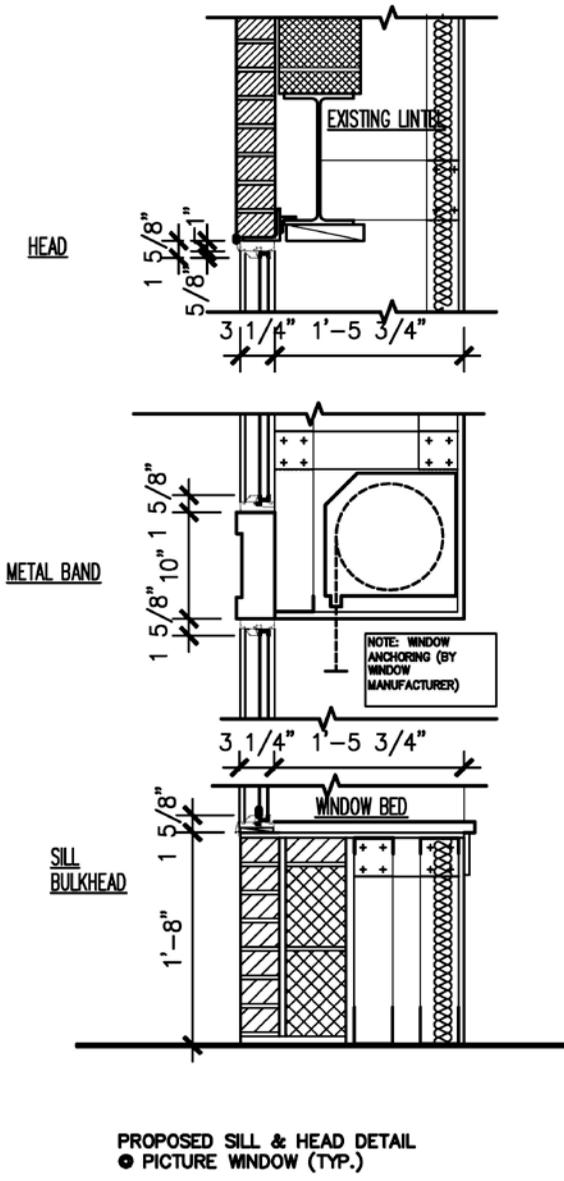


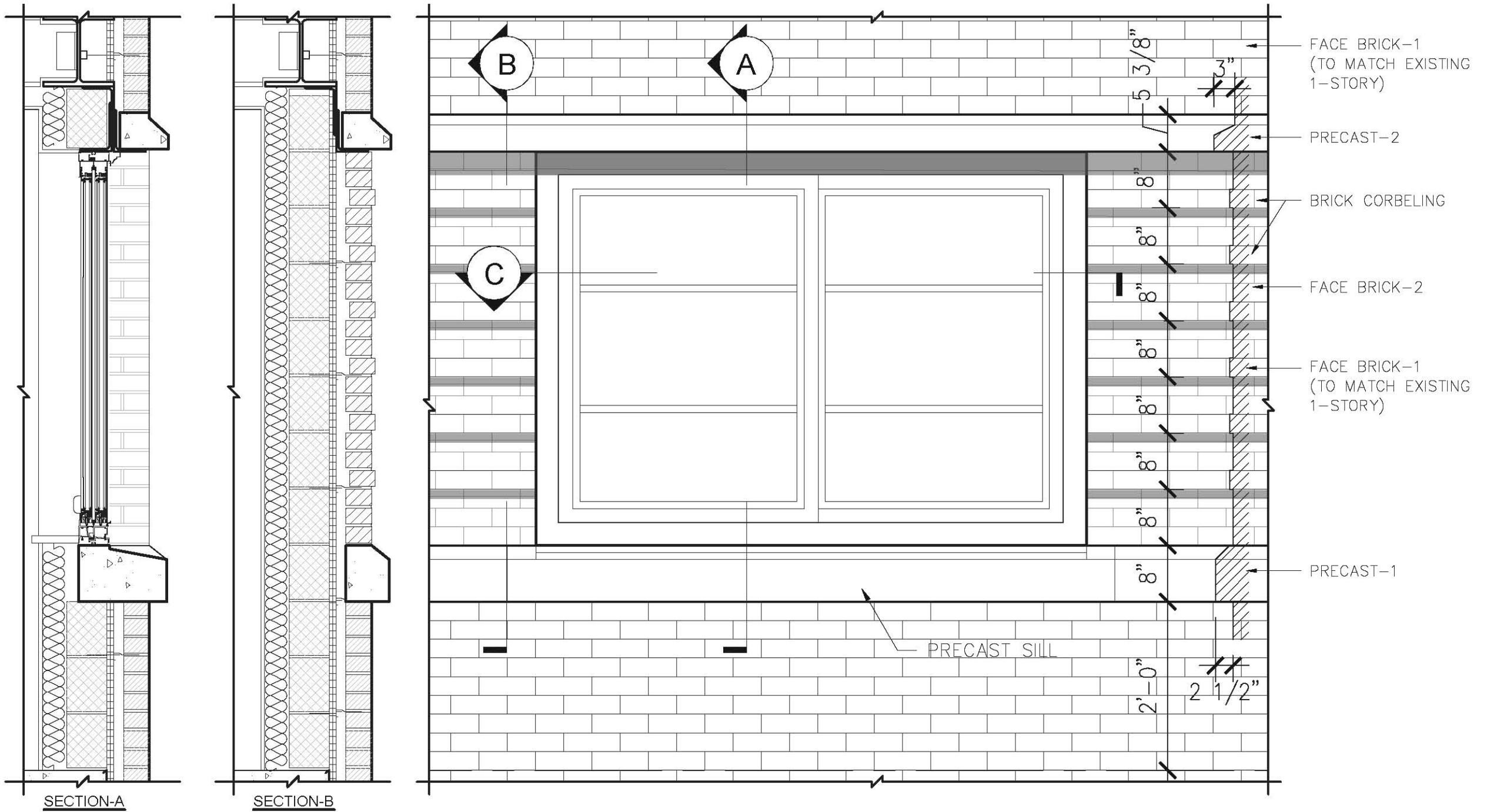
NEW FIXED BLACK
GLASS SIGN BAND BY
PARRETT.
COLOR: BRONZE (TYP.)



PROPOSED JAMB DETAIL (TYP.)









INDOOR

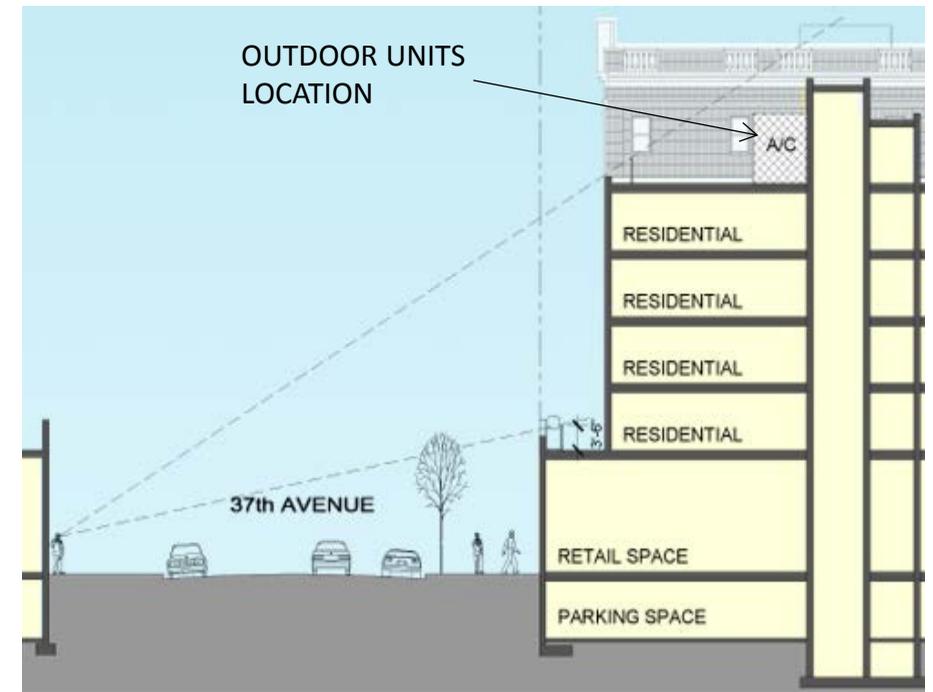
SPLIT SYSTEM
STREET FRONT DWELLINGS



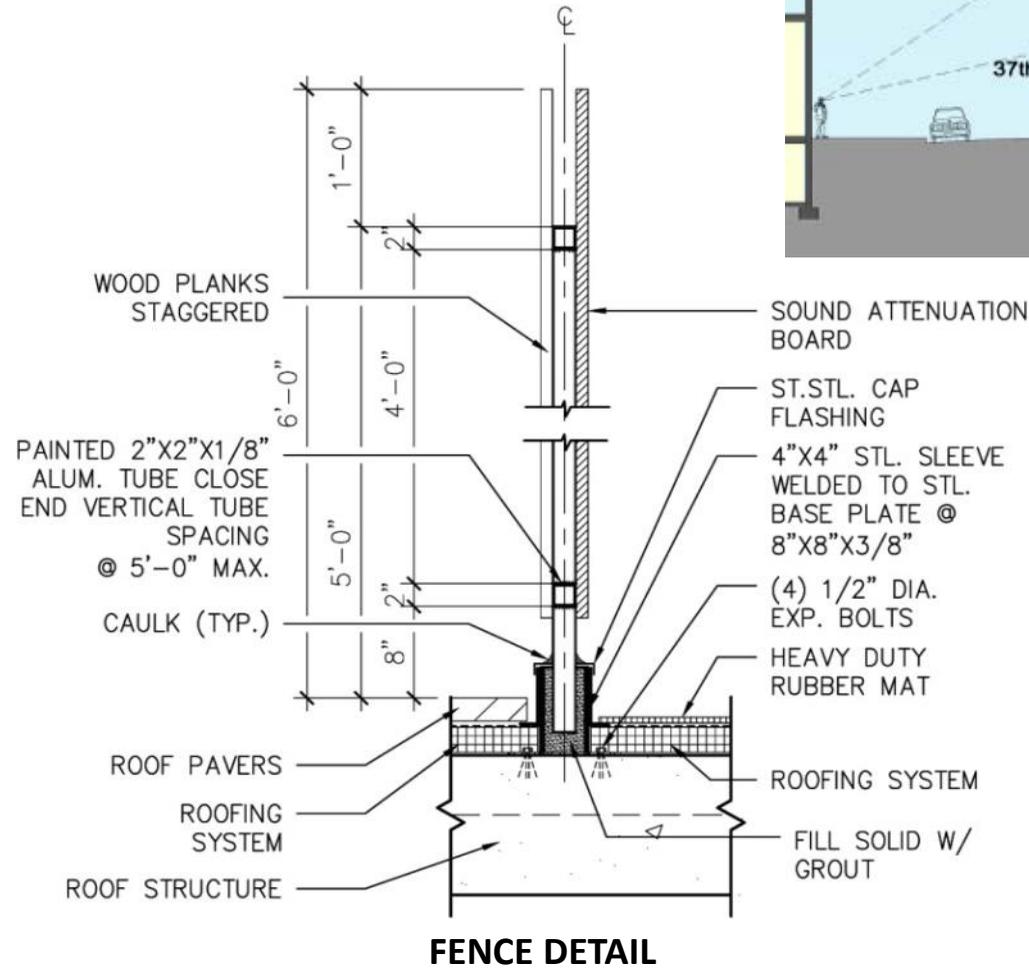
OUTDOOR



NOISE LEVEL
INDOOR: 22 dB(A) - 47 dB(A)
OUTDOOR: 58(A)



Painful Acoustic Trauma	140	Shotgun blast
	130	Jet engine 100 feet away
	120	Rock concert
Extremely Loud	110	Car horn, snowblower
	100	Blow dryer, subway, helicopter, chainsaw
Very Loud	90	Motorcycle, lawn mower, convertible ride on highway
Loud	80	Factory, noisy restaurant, vacuum, screaming child
	70	Car, alarm clock, city traffic
	60	Conversation, dishwasher
Moderate	50	Moderate rainfall
Faint	40	Refrigerator
	30	Whisper, library
	20	Watch ticking
	dB levels	



WINDOW AC UNIT:

LOW (47-52)
MED (52-57)
HIGH (57-63)



COMMON UNIT USED ON NEIGHBORHOOD

VS



INDOOR

PROPOSED SYSTEM FOR FRONT DWELLINGS

SPLIT SYSTEM

INDOOR: 22 dB(A) - 47 dB(A)
OUTDOOR: 58(A)



OUTDOOR

