

The current proposal is:

Preservation Department – Item 4, LPC-22-05842

**112-03 178th Street – Addisleigh Park Historic District
Borough of Queens**

Note: this is a Public Meeting item. No public testimony will be received today as the hearing on this item is closed




LANDMARK SUBMISSION
112-03 178th STREET
PROPOSED 2 STORY - ONE FAMILY DWELLING

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LANDMARK SUBMISSION FOR 112-03 178th STREET
PROPOSED 2 STORY - ONE FAMILY DWELLING

This submission is for a landmark review. The proposed elevations, floor plans, layouts are approximate. All renderings and illustrations are subject to change. Not for Construction Use.



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Architecture
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Code Consultant
Building Dept.
Expediting

BUILDING DESCRIPTION BLOCK 10301 LOT 28 Proposed 2 Story 1 - FAMILY DWELLING	REP: DS
	ILLUS: ELP
	DATE: 01-18-23
	JOB: 21050

01



Previous Proposal



Current Proposal

LANDMARK SUBMISSION FOR 112-03 178th STREET PROPOSED 2 STORY - ONE FAMILY DWELLING

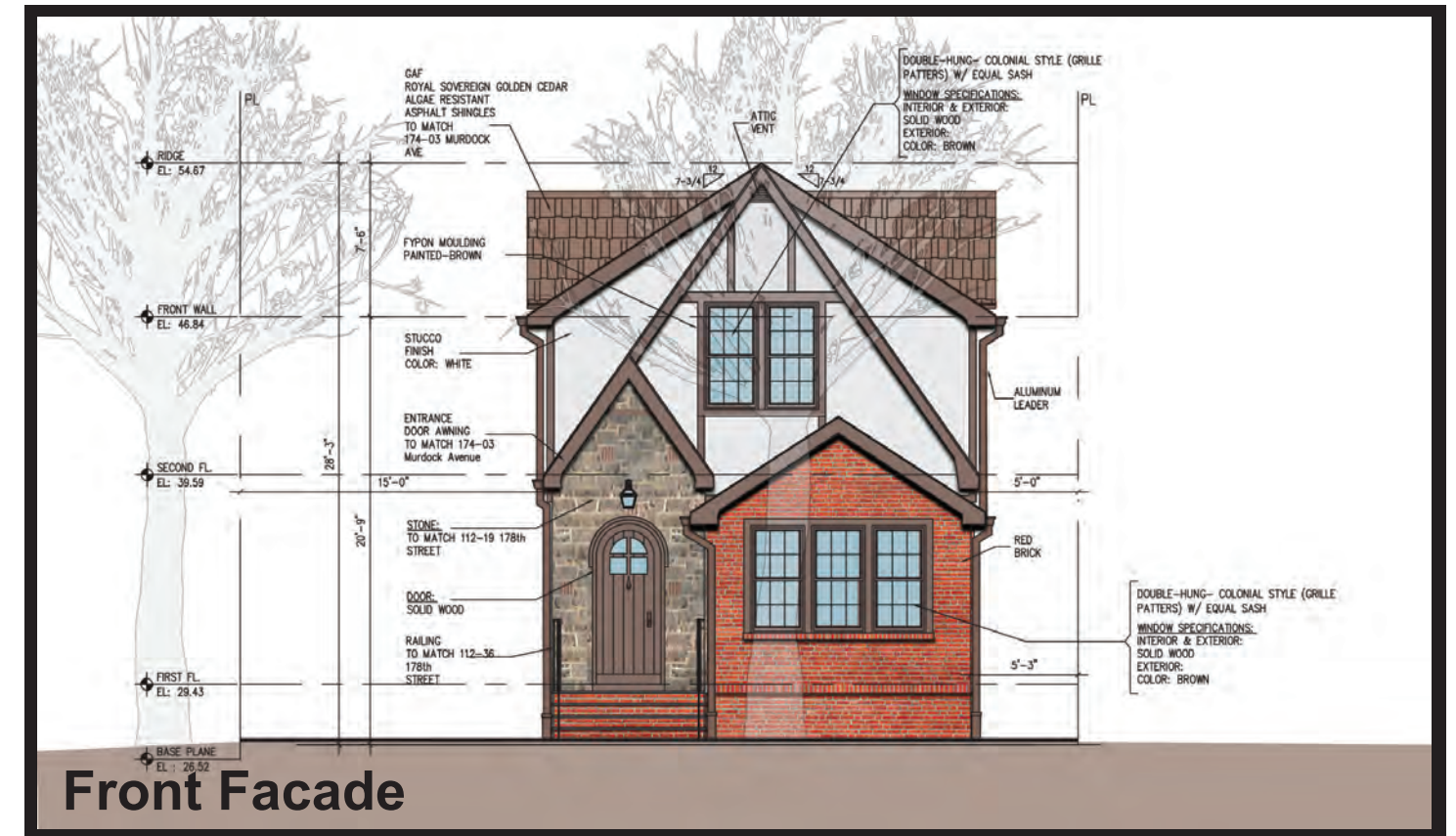
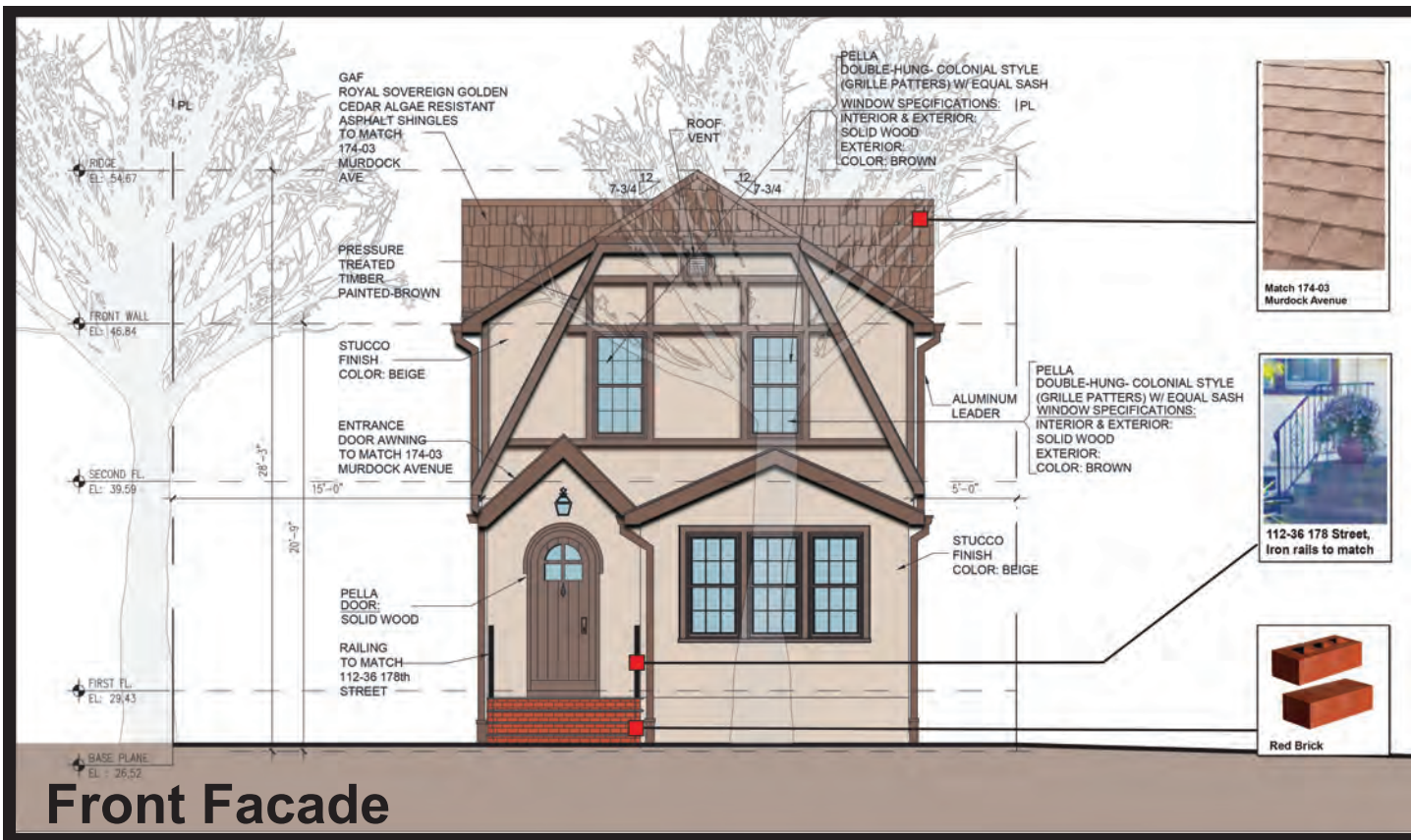
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**BUILDING
DESCRIPTION**
BLOCK 10301
LOT 28
Proposed 2 Story
1 - FAMILY
DWELLING

REP: DS
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Previous Proposal

Current Proposal

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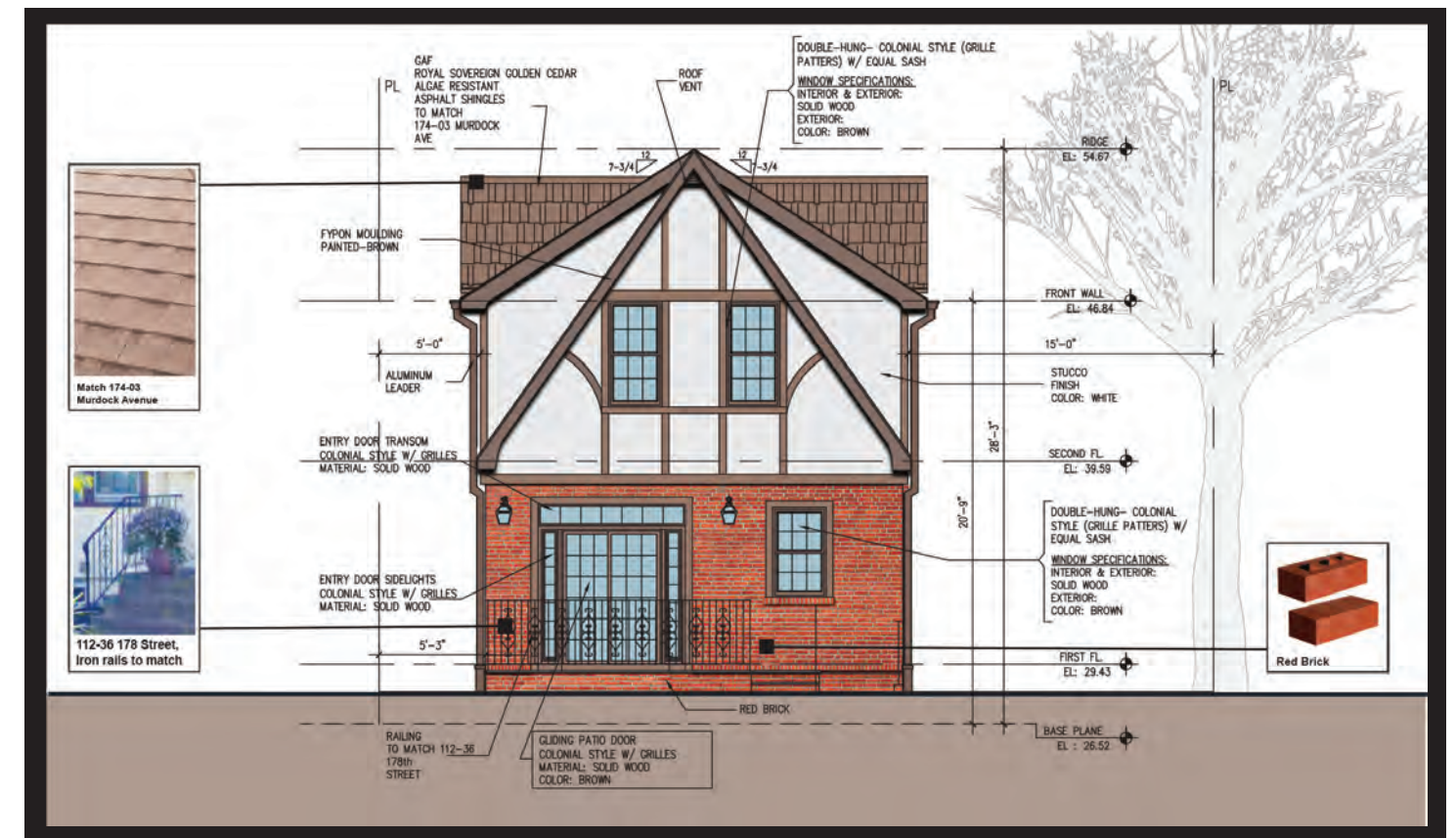
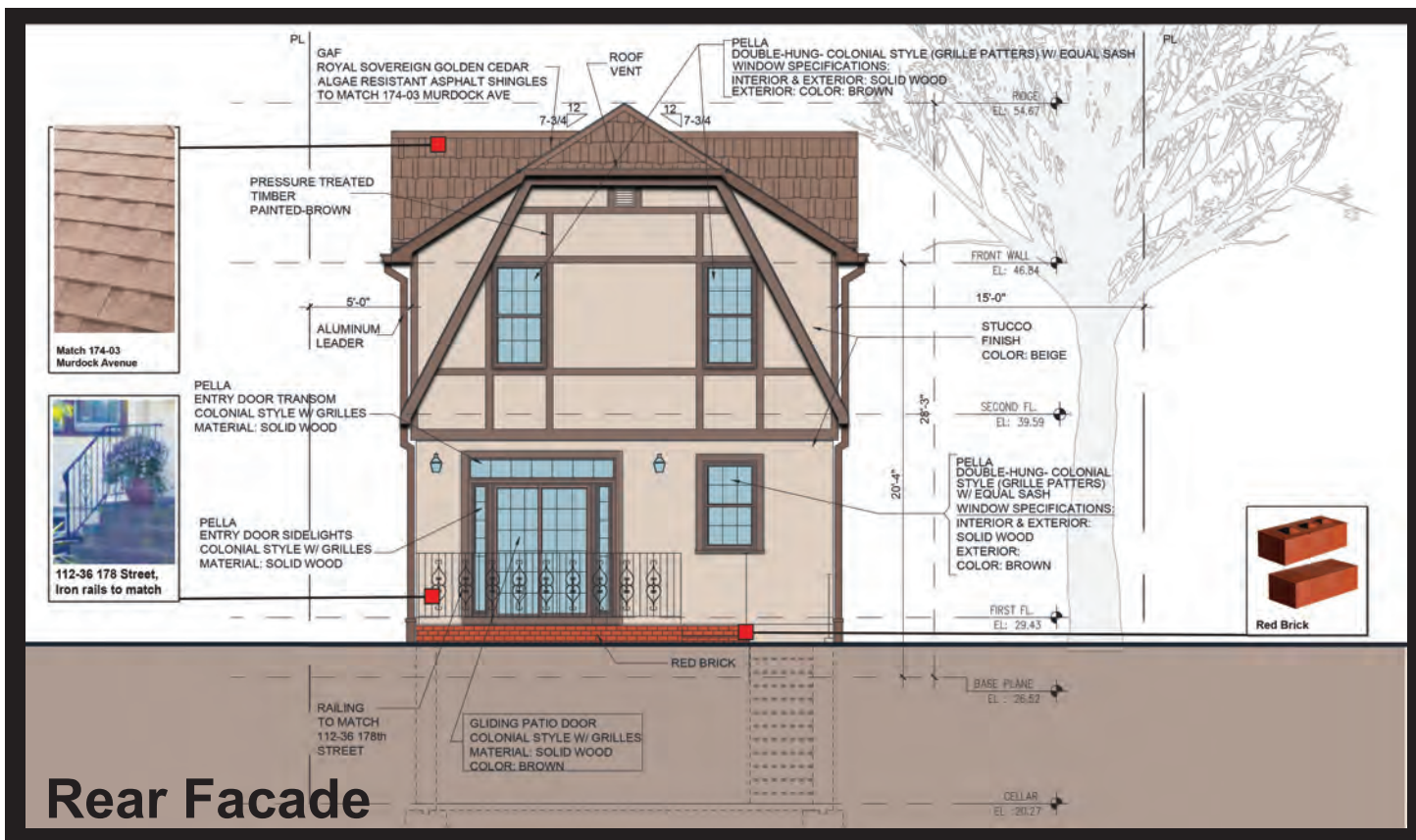
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	ILLUS:	ELP
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03



Previous Proposal

Current Proposal

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BUILDING DESCRIPTION	REP: DS
BLOCK 10301	ILLUS: ELP
LOT 28	DATE: 01-18-23
Proposed 2 Story	JOB: 21050
1 - FAMILY DWELLING	

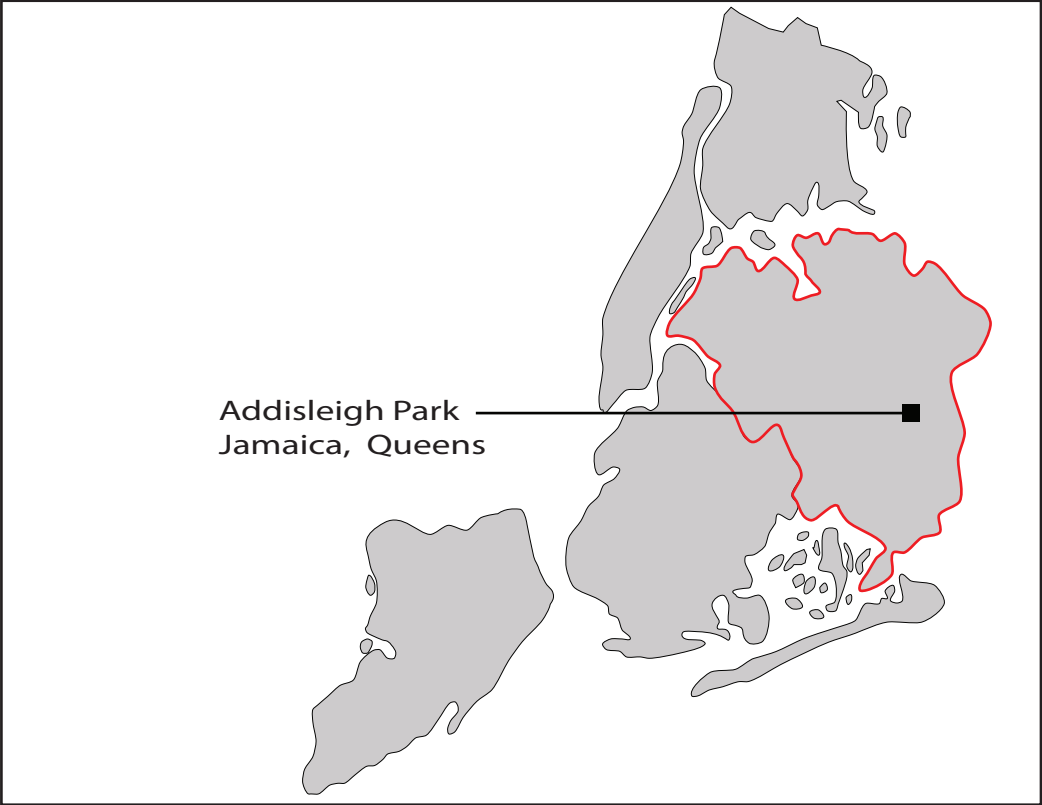
As per HDC,

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The Addisleigh Park historic district is a suburban-type enclave in southeast Queens with a rich and distinctive history. The neighborhood of approximately 650 homes lies in a rough triangle between Linden Boulevard on the south, the tracks of the Long Island Rail Road on the east, Sayres Avenue on the north and Marne Place on the west. (See page 3)

Typical of the era, the area possesses fine examples of English Tudor-style and neo-Colonial Revival houses, many of which are quite sizable.

Addisleigh Park was largely developed in the 1930's as part of the pre-World War II building boom that shaped large swaths of eastern Queens. Architecturally, the buildings are remarkably intact with few examples of inappropriate alterations or teardowns. Original materials such as stucco, wood siding and stone are predominant.

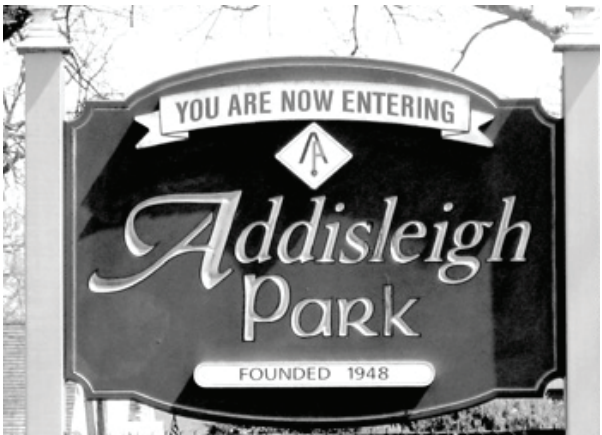


Built when race-restricted covenants dictated the segregation of the city's neighborhoods, Addisleigh Park eventually transformed from an exclusively white neighborhood into one of New York City's premier African-American enclaves by the early 1950's. Lured by the promise of seclusion, quietude, space and beauty, many of the newcomers were world-famous. The area would eventually become home to notables such as Count Basie, Lena Horne, Ella Fitzgerald, Illinois Jacquet, Jackie Robinson, James Brown, Joe Louis, Milt Hinton, Roy Campanella, Percy Sutton, Cootie Williams and many others.

In 2007, the Historic Districts Council, in partnership with the Addisleigh Park Civic Organization, launched a project to document the architectural and social significance of Addisleigh Park. The project includes a survey of the core area of architectural significance, brief summaries on each property documentation of some of Addisleigh Park's most prominent residents, interviews with longtime members of the community, and an informational brochure detailing HDC's findings.

-Adapted from Addisleigh Park Statement of Significance by Jane Cowan

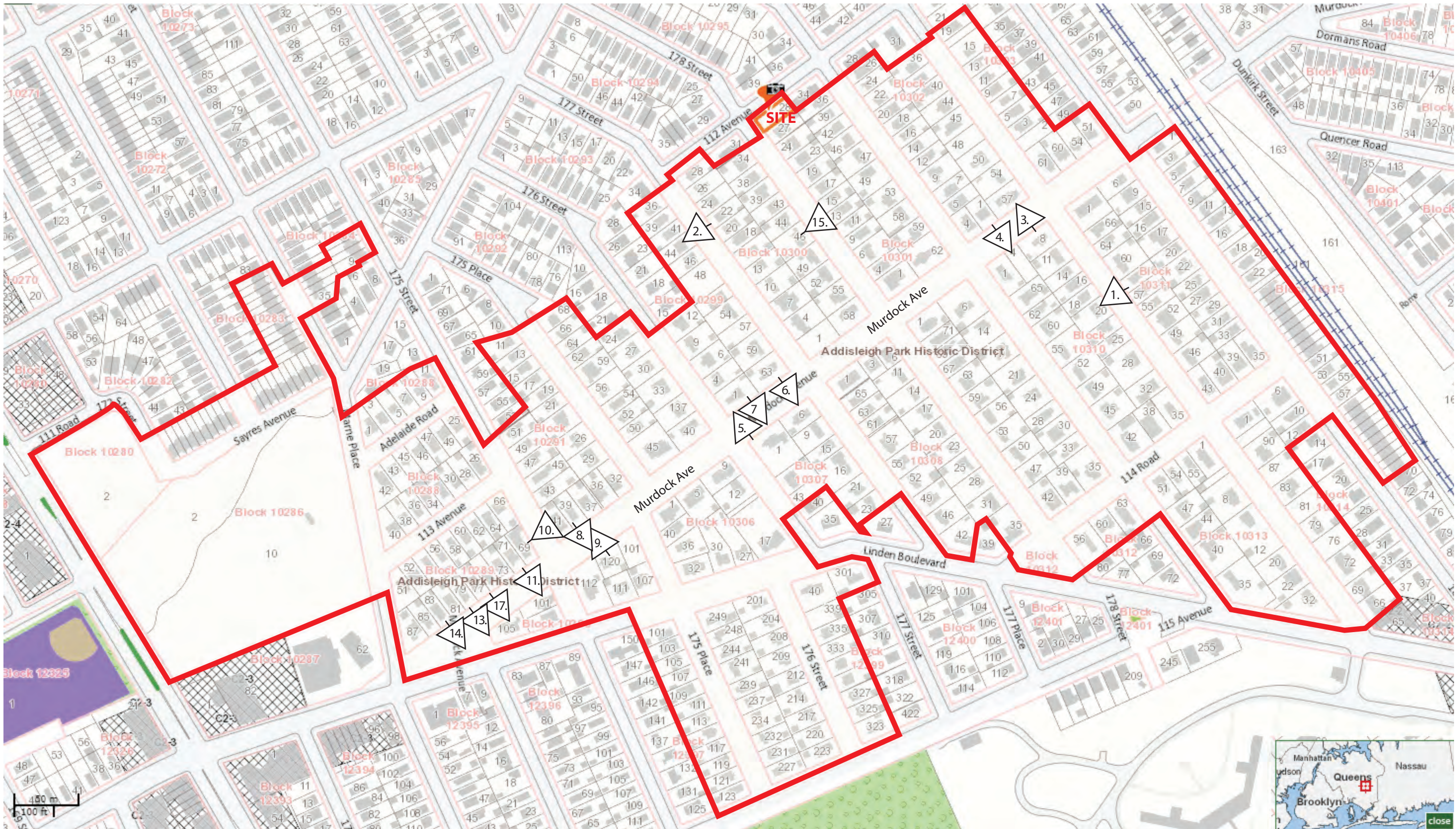
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LANDMARK SUBMISSION FOR 112-03 178th STREET
HISTORIC LANDMARK ORDINANCE

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	Tel: 1718 268-9098 Fax: 1718 268-9097 www.caliendarchitects.com							



ADDISLEIGH PARK HISTORIC DISTRICT BOUNDARIES

LEGEND

◀ # - Camera View

LANDMARK SUBMISSION FOR 112-03 178th STREET

NEIGHBORHOOD CHARACTERISTIC STUDY

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Expediting

BUILDING DESCRIPTION	Block 10301 Lot 28 Proposed 2 Story 1 - FAMILY DWELLING
REP:	DS
ILLUS:	ELP
DATE:	01-18-23
JOB:	21050



PHOTO 1
ADDRESS: 114-29 179TH STREET
BLOCK: 10311 **LOT:** 58
CROSS STREETS:
Looking East 179th Street
between 114th Road and
Murdock, East Side of Street
Date Built: 1930
Style: English Tudor - exposed wood
framework with timbers filled with
masonry and stucco with steep
pitched roof and masonry chimney



PHOTO 5
ADDRESS: 176-06 Murdock Ave
BLOCK: 10307 **LOT:** 1
CROSS STREETS:
Looking South Murdock Avenue
between 176th street and 177th street
Date Built: 1935
Style: English Tudor - exposed wood
framework with timbers filled with
masonry and stucco with steep
pitched roof and masonry chimney



PHOTO 9
ADDRESS: 175-12 Murdock Ave
BLOCK: 10305 **LOT:** 120
CROSS STREETS: Looking South at
Murdock Avenue between 175th street
and 175 Place
Date Built: 1930
Style: English Tudor - embellished
doorway exposed wood framework
with timbers filled with masonry and
stucco with steep pitched roof and
masonry chimney



PHOTO 2
ADDRESS: 112-15 177th Street
BLOCK: 10300 **LOT:** 22
CROSS STREETS:
Looking East 177th Street
between Murdock and 112th
Avenue, east side of street
Date Built: 1931
Style: English Tudor - embellish doorway
decorative half - timbering with
steep pitched gable roof



PHOTO 6
ADDRESS: 176-15 Murdock Ave
BLOCK: 10299 **LOT:** 63
CROSS STREETS:
Looking North Murdock Ave
between 176th Street and 177th
Street
Date Built: 1925
Style: English Tudor - embellish doorway
decorative half - timbering with
steep pitched gable roof



PHOTO 10
ADDRESS: 113-10 175TH STREET
BLOCK: 10289 **LOT:** 69
CROSS STREETS:
Looking West 175th Street. Between
Murdock Ave and 113th Avenue
Date Built: 1935
Style: English Tudor - exposed wood
framework with timbers filled with
masonry and stucco with steep
pitched roof and masonry chimney



PHOTO 3
ADDRESS: 178-42 Murdock Ave
BLOCK: 10310 **LOT:** 8
CROSS STREETS:
Looking South Murdock Avenue
between 179th Street and 178th Place
Date Built: 1925
Style: English Tudor - exposed wood
framework with timbers filled with
stucco with groupings of windows
steep pitched roof and masonry
chimney



PHOTO 7
ADDRESS: 176-05 Murdock Ave
BLOCK: 10299 **LOT:** 8
CROSS STREETS:
Looking North Murdock Avenue
between 176th Street and 177th Street
Date Built: 1915
Style: English Tudor - exposed wood
framework with timbers filled with
masonry and stucco with steep
pitched roof and masonry chimney



PHOTO 11
ADDRESS: 174-19 Murdock Avenue
BLOCK: 10289 **LOT:** 71
CROSS STREETS:
Looking North Murdock Avenue
between Marine Place and 175th Street
Date Built: 1935
Style: English Tudor - embellish doorway
decorative half - timbering with
steep pitched gable roof



PHOTO 4
ADDRESS: 178-33 Murdock Ave
BLOCK: 10302 **LOT:** 1
CROSS STREETS:
Looking North Murdock Avenue
between 179th Street and 178th Place
Date Built: 1925
Style: English Tudor - embellished
doorway exposed wood framework
with timbers filled with masonry and
stucco with steep pitched roof and
masonry chimney



PHOTO 8
ADDRESS: 175-07 MURDOCK AVE
BLOCK: 10291 **LOT:** 39
CROSS STREETS: Looking North Murdock
Avenue Between 175th Street and
175th Place
Date Built: 1935
Style: English Tudor - embellished
doorway exposed wood framework
with timbers filled with masonry and
stucco with steep pitched roof and
masonry chimney



PHOTO 12
ADDRESS: 174-11 Murdock Ave
BLOCK: 10289 **LOT:** 75
CROSS STREETS:
Looking North Murdock Avenue
between 175th Street and Marine Place
Date Built: 1935
Style: English Tudor - exposed wood
framework with timbers filled with
stucco with groupings of windows
steep pitched roof and masonry
chimney

LANDMARK SUBMISSION FOR 112-03 178th STREET NEIGHBORHOOD CHARACTERISTIC STUDY

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BUILDING DESCRIPTION	REP:	DS
BLOCK 10301	ILLUS:	ELP
LOT 28	DATE:	12-16-22
Proposed 2 Story	JOB:	21050
1 - FAMILY DWELLING		
		07



PHOTO 13
 ADDRESS: 174-03 Murdock Ave
 BLOCK: 10289 LOT: 79
 CROSS STREETS:
 Looking North Murdock Avenue
 between 175th Street and Marine Place
 Date Built: 1935
 Style: English Tudor - embellished
 doorway exposed wood framework
 with timbers filled with masonry and
 stucco with steep pitched roof and
 masonry chimney



PHOTO 14
 ADDRESS: 173-19 Murdock Ave
 BLOCK: 10289 LOT: 83
 CROSS STREETS:
 Looking South Murdock Avenue
 between Marine Place and 175th street
 Date Built: 1935
 Style: English Tudor - exposed wood
 framework with timbers filled with
 masonry and stucco with steep
 pitched roof and masonry chimney



PHOTO 15
 ADDRESS: 112-36 178TH STREET
 BLOCK: 10300 LOT: 46
 CROSS STREETS:
 Looking 178TH Street west
 between 176th Street and 177th Street
 Date Built: 1915
 Style: English Tudor - exposed wood
 framework with timbers filled with
 masonry and stucco with steep
 pitched roof and masonry chimney

LANDMARK SUBMISSION FOR 112-03 178th STREET NEIGHBORHOOD CHARACTERISTIC STUDY

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Docket#: LPC-22-05842
Address: 112-03 178th Street
Apt/Floor:
BBL: Queens-10301-28

LOT SITE
HISTORIC
PHOTO



LOT SITE
PRESENT CONDITIONS
PHOTO

LANDMARK SUBMISSION FOR 112-03 178th STREET
EXISTING SITE CONDITIONS

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	DATE: 01-18-23
	JOB: 21050
09	



LOT 27
112-07 178TH STREET
2 STORY BLDG.
1 FAMILY



LOT 24
112-13 178TH STREET
2.5 STORY BLDG.
1 FAMILY



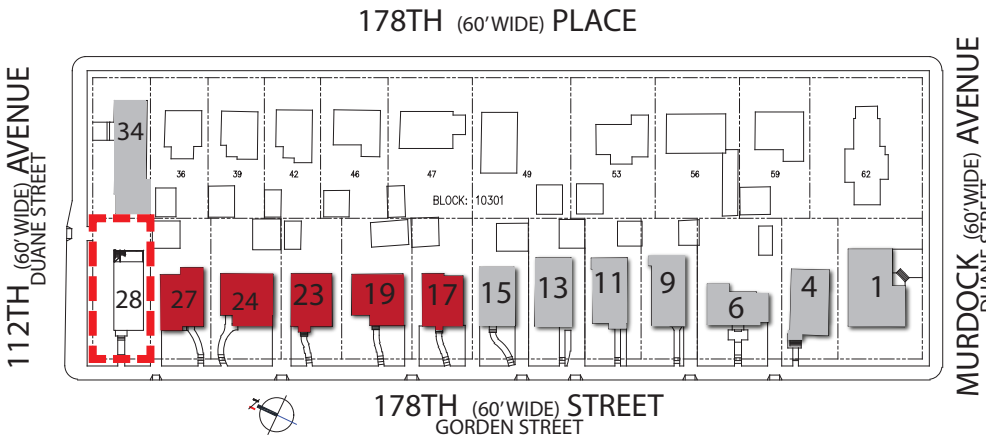
LOT 23
112-17 178TH STREET
2 STORY BLDG.
1 FAMILY



LOT 19
112-21 178TH STREET
2 STORY BLDG.
1 FAMILY



LOT 17
112-25 178TH STREET
2 STORY BLDG.
1 FAMILY



LANDMARK SUBMISSION FOR 112-03 178th STREET CLOSE-UP PHOTOS - STREETScape

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BUILDING DESCRIPTION
BLOCK 10301
LOT 28
Proposed 2 Story
1 - FAMILY
DWELLING

REP: DS
ILLUS: ELP
DATE: 01-18-23
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10



LOT 15
112-29 178TH STREET
2 STORY BLDG.
1 FAMILY



LOT 13
112-33 178TH STREET
2.5 STORY BLDG.
1 FAMILY



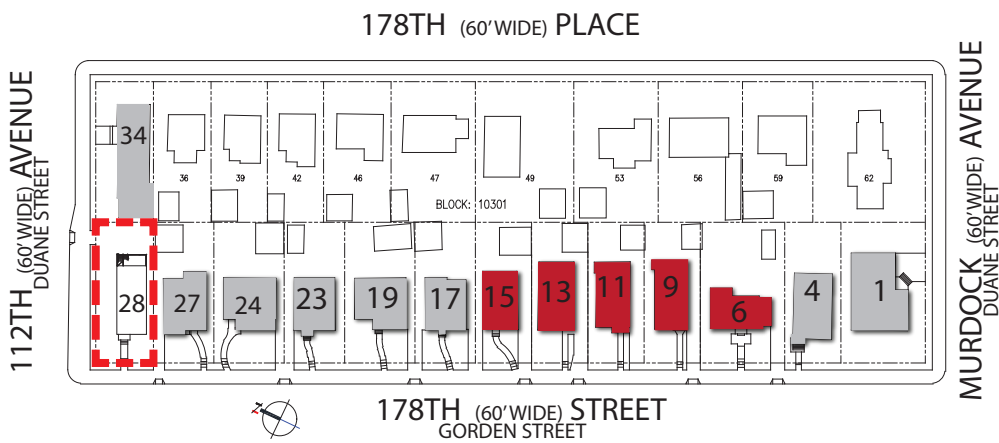
LOT 11
112-37 178TH STREET
2.5 STORY BLDG.
1 FAMILY



LOT 9
112-41 178TH STREET
2.5 STORY BLDG.
1 FAMILY



LOT 6
112-45 178TH STREET
2.5 STORY BLDG.
1 FAMILY



LANDMARK SUBMISSION FOR 112-03 178th STREET CLOSE-UP PHOTOS - STREETScape

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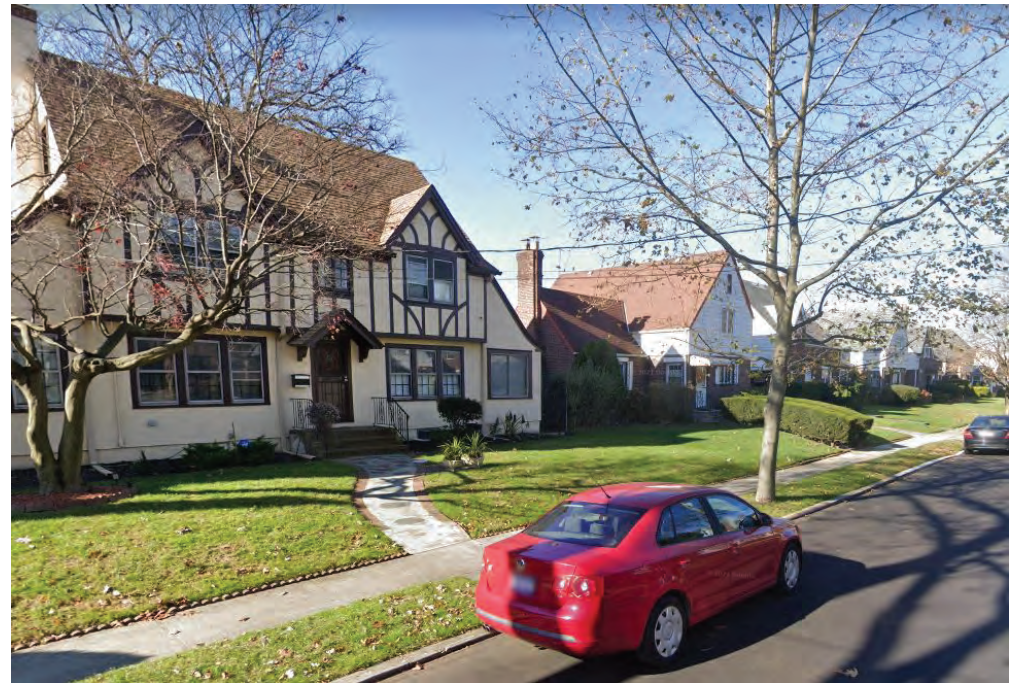
11



A. CAMERA VIEW - LOOKING NORTH EAST



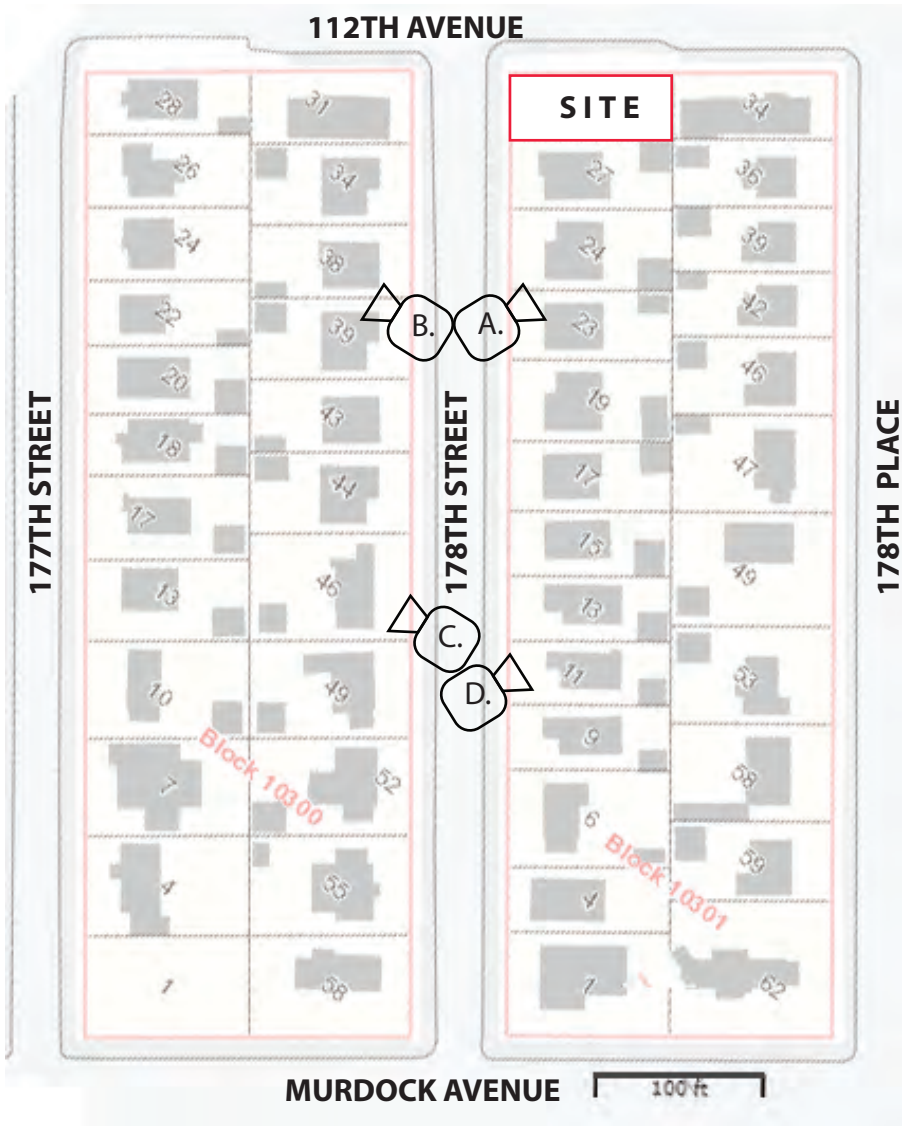
B. CAMERA VIEW - LOOKING NORTH WEST



C. CAMERA VIEW - LOOKING NORTH WEST




D. CAMERA VIEW - LOOKING NORTH EAST



LANDMARK SUBMISSION FOR 112-03 178th STREET NEIGHBORHOOD CHARACTERISTIC STUDY

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	BLOCK 10301	ILLUS: ELP
	LOT 28	DATE: 01-18-23
	Proposed 2 Story	JOB: 21050
	1 - FAMILY DWELLING	
		12

112TH AVE.



CONT.

LOT 28

112-03 178TH STREET
PROPOSED 2 STORY BLDG.
1 FAMILY

LOT 27

112-07 178TH STREET
2 STORY BLDG.
1 FAMILY

LOT 24

112-13 178TH STREET
2.5 STORY BLDG.
1 FAMILY

LOT 23

112-17 178TH STREET
2 STORY BLDG.
1 FAMILY

LOT 19

112-21 178TH STREET
2 STORY BLDG.
1 FAMILY

LOT 17

112-25 178TH STREET
2 STORY BLDG.
1 FAMILY

LOT 15

112-29 178TH STREET
2 STORY BLDG.
1 FAMILY

CONT.



MURDOCK AVE.

LOT 13

112-33 178TH STREET
2.5 STORY BLDG.
1 FAMILY

LOT 11

112-37 178TH STREET
2.5 STORY BLDG.
1 FAMILY

LOT 9

112-41 178TH STREET
2.5 STORY BLDG.
1 FAMILY

LOT 6

112-45 178TH STREET
2.5 STORY BLDG.
1 FAMILY

LOT 4

112-51 178TH STREET
2 STORY BLDG.
1 FAMILY

LOT 1

178-05 MURDOCK AVENUE
2.5 STORY BLDG.
1 FAMILY

LOOKING AT 178TH STREET

178TH (60' WIDE) PLACE

112TH (60' WIDE) AVENUE
DUANE STREET

MURDOCK (60' WIDE) AVENUE
DUANE STREET

178TH (60' WIDE) STREET
GORDEN STREET

LANDMARK SUBMISSION FOR 112-03 178th STREET
STREETSCAPE

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BLOCK 10301

LOT 28

Proposed 2 Story

1 - FAMILY DWELLING

REP: DS

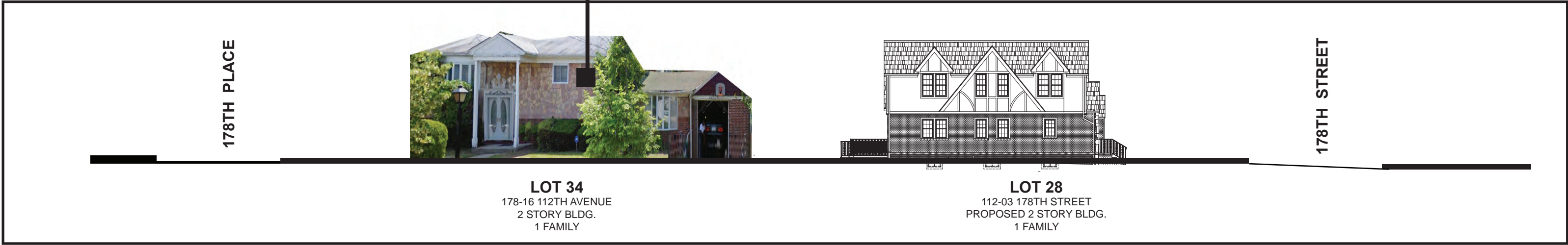
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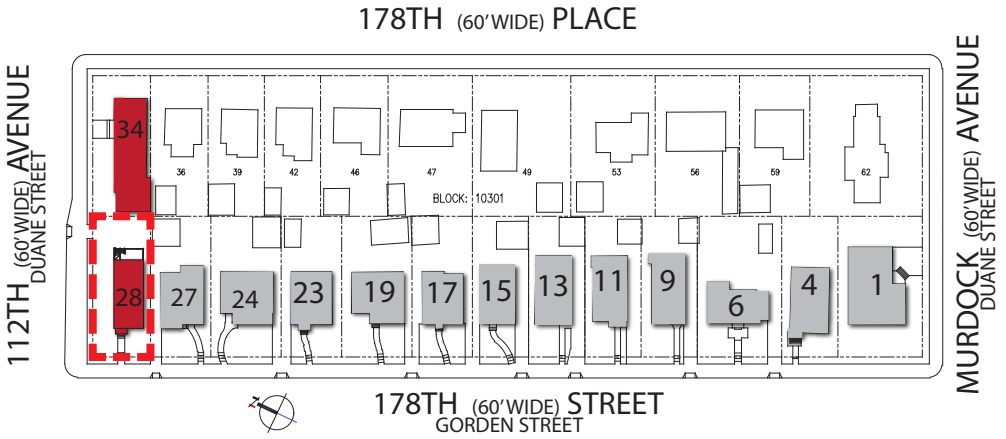
JOB: 21050

13

Note: This property is not in the Historic District.




LOOKING AT 112TH AVENUE



LANDMARK SUBMISSION FOR 112-03 178th STREET STREETSCAPE

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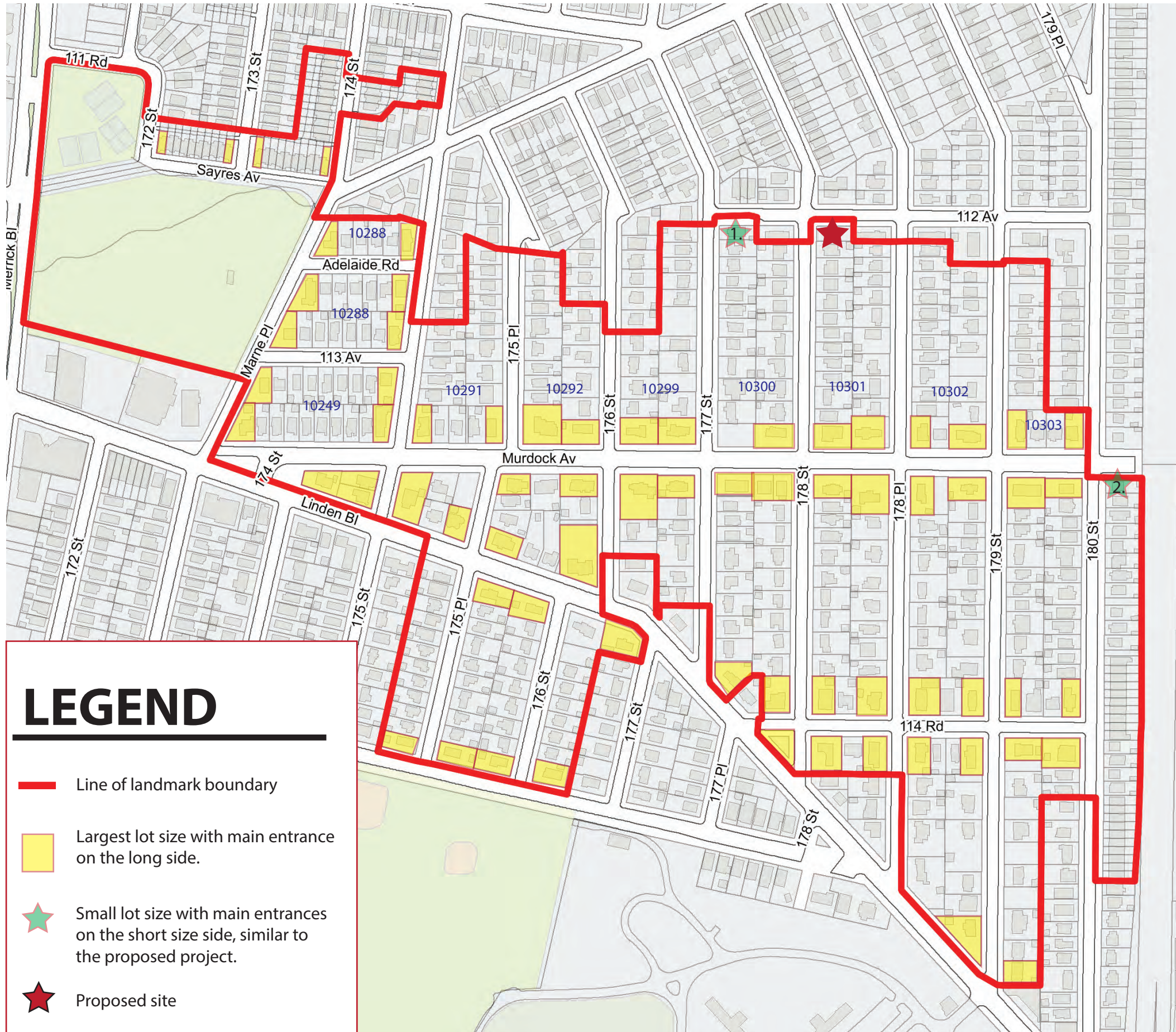


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LEGEND

- Line of landmark boundary
- Largest lot size with main entrance on the long side.
- Small lot size with main entrances on the short size side, similar to the proposed project.
- Proposed site



1. Address:114-01 180 STREET
Block: 10315 Lot: 1
Lot Frontage: 40' Lot Depth: 100'



2. Address:112-03 177 STREET
Block:10300Lot:28
Lot Frontage:40'Lot Depth:100

LANDMARK SUBMISSION FOR 112-03 178th STREET NEIGHBORHOOD CORNER HOUSE STUDY

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15		

BLOCK: 10288

LOT: 11



1. 174-27 ADELAIDE ROAD - IRREGULAR LOT
NARROW SIDE: 40'; WIDER SIDE: 104.58'

LOT: 40

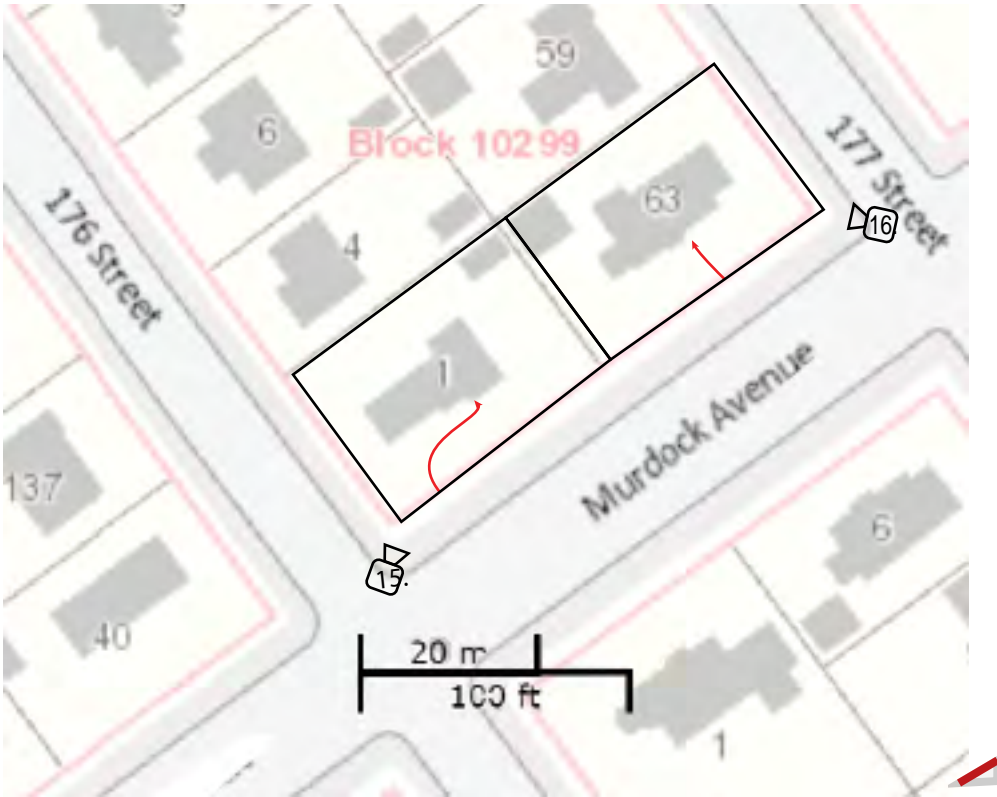
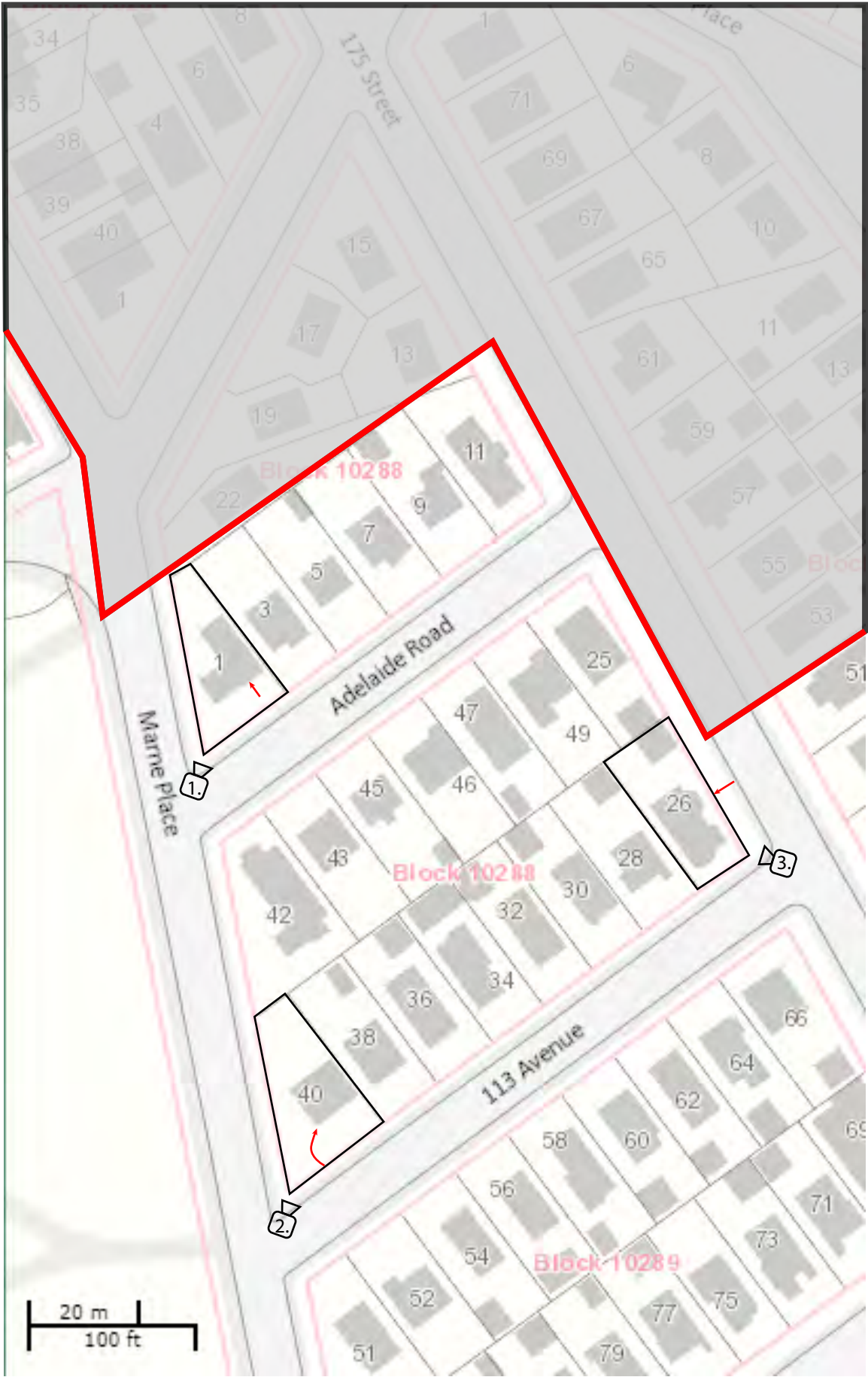


2. 174-26 ADELAIDE ROAD - -IRREGULAR LOT
NARROW SIDE: 36'; WIDER SIDE: 48.38' X 100.77' X 100'

LOT: 26



3. 7A. 113-10 175TH STREET -IRREGULAR LOT
NARROW SIDE: 40' , WIDER SIDE: 52.38 X 100.76, 100'



BLOCK: 10299

LOT: 1



15. 175-05 MURDOCK AVENUE
NARROW SIDE: 70' , WIDER SIDE: 100'

LOT: 63



16. 176-15 MURDOCK AVENUE
NARROW SIDE: 70' , WIDER SIDE: 100'

LEGEND

LANDMARK BOUNDARIES

OUT OF LANDMARK BOUNDARIES

#

CAMERA VIEW

CORNER PROPERTY SITE

MAIN DOOR ENTRANCE

LANDMARK SUBMISSION FOR 112-03 178th STREET
NEIGHBORHOOD CORNER HOUSE STUDY

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Architecture
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BUILDING DESCRIPTION
BLOCK 10301
LOT 28
Proposed 2 Story
1 - FAMILY
DWELLING

REP: DS
ILLUS: ELP
DATE: 01-18-23
JOB: 21050

16

BLOCK: 10289

LOT: 66



4. 113-02 175th STREET - IRREGULAR LOT
NARROW SIDE: 42.39', WIDER SIDE: 54.77' X 100'
LOT: 87



6. 113-10 175TH STREET -IRREGULAR LOT
NARROW SIDE: 172.40', WIDER SIDE: 52.38 X 100'

BLOCK: 10291

LOT: 41

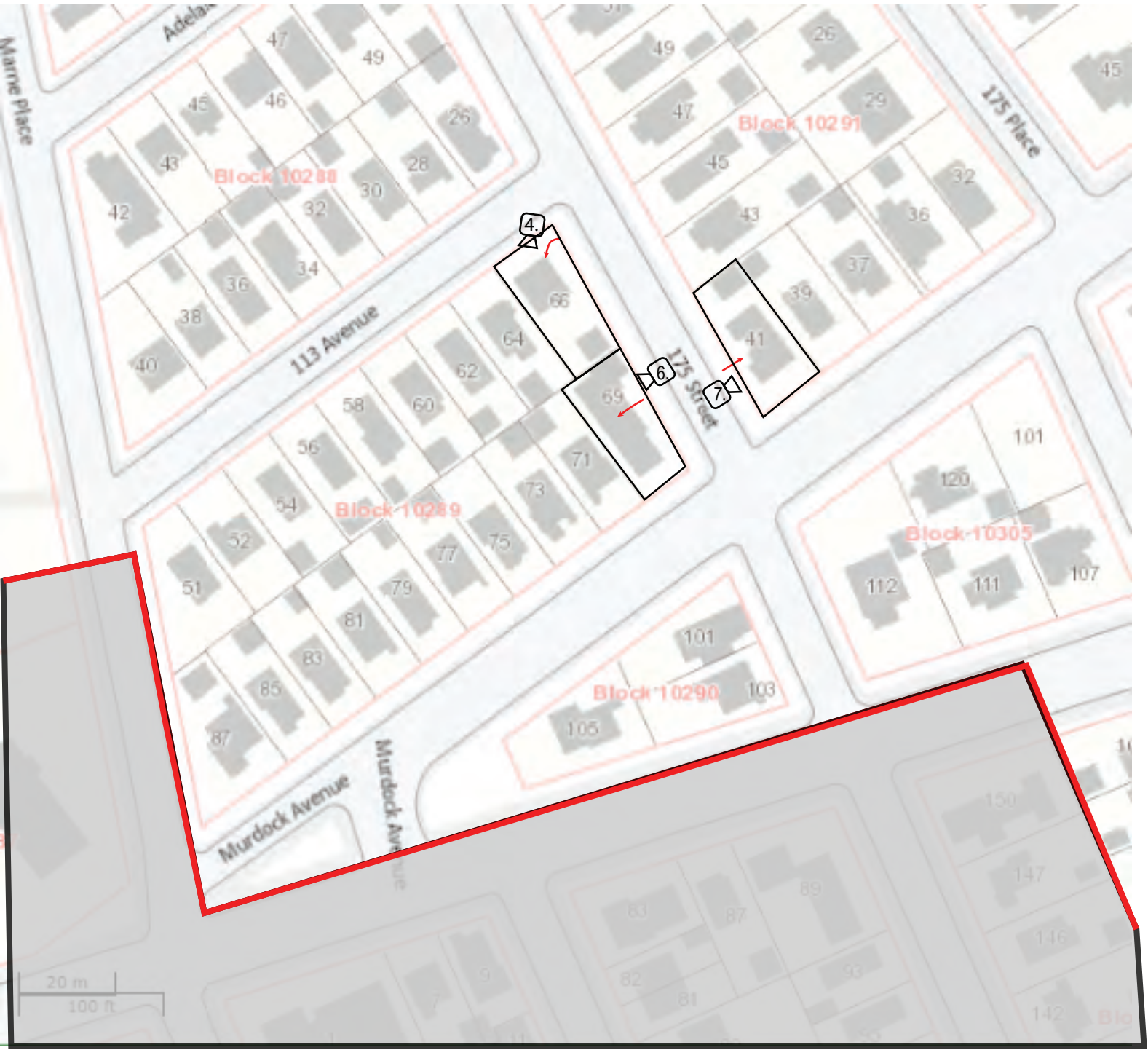


7. 175-01 MURDOCK AVENUE-IRREGULAR LOT
NARROW SIDE: 39.4', WIDER SIDE: 51.84 X 101.27' X 100.5'

LOT: 51



5. 173-02 113TH AVENUE -IRREGULAR LOT
NARROW SIDE: 27', WIDER SIDE: 74.32 X 110.63' X 100'
LOT: 69



LEGEND



LANDMARK BOUNDARIES



OUT OF LANDMARK BOUNDARIES



CAMERA VIEW



CORNER PROPERTY SITE



MAIN DOOR ENTRANCE

LANDMARK SUBMISSION FOR 112-03 178th STREET
NEIGHBORHOOD CORNER HOUSE STUDY

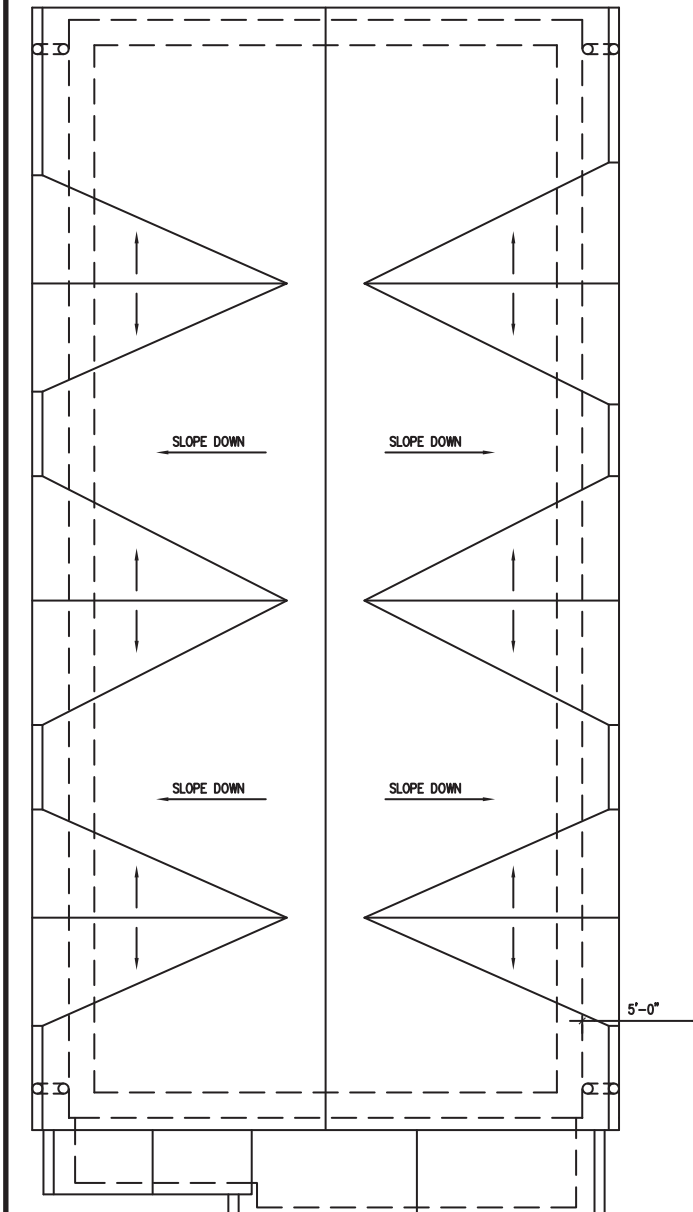
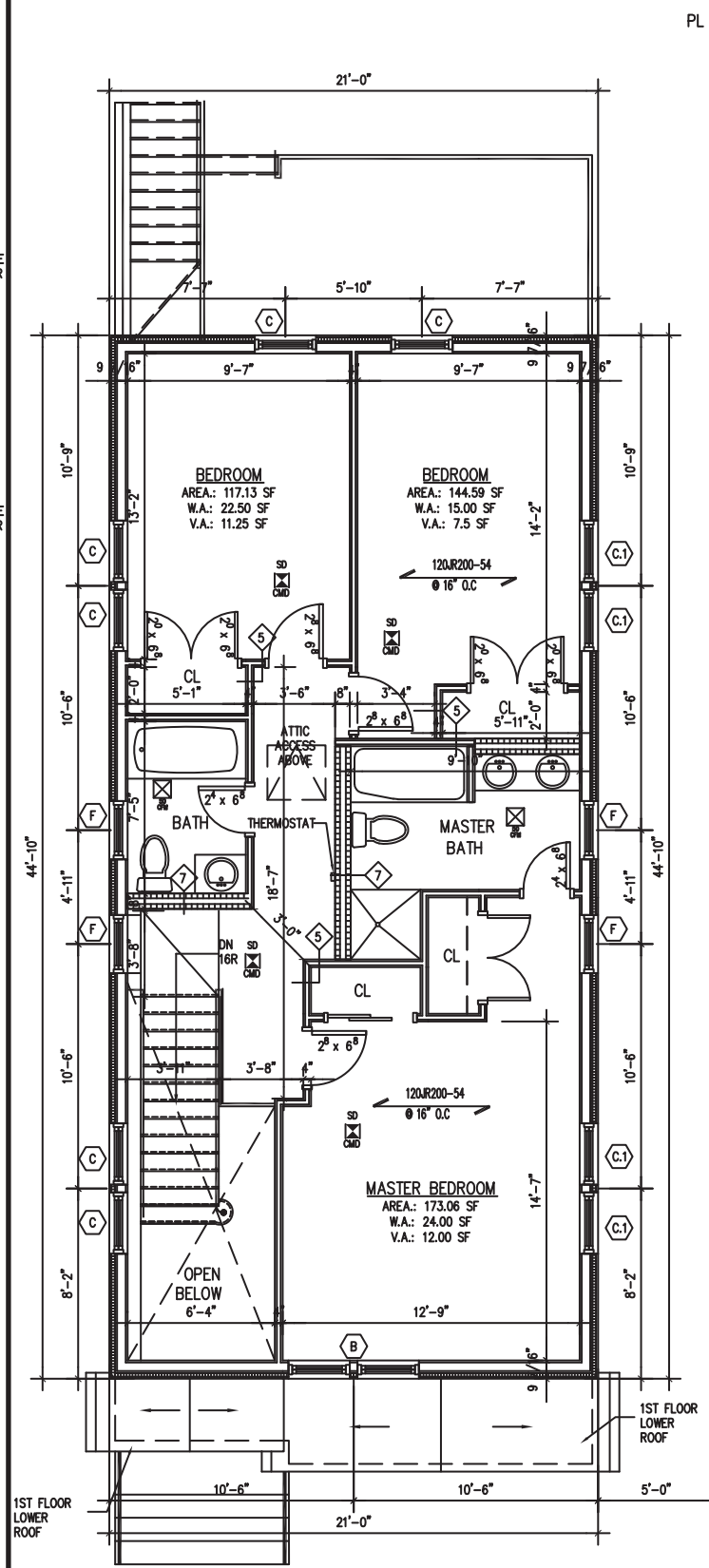
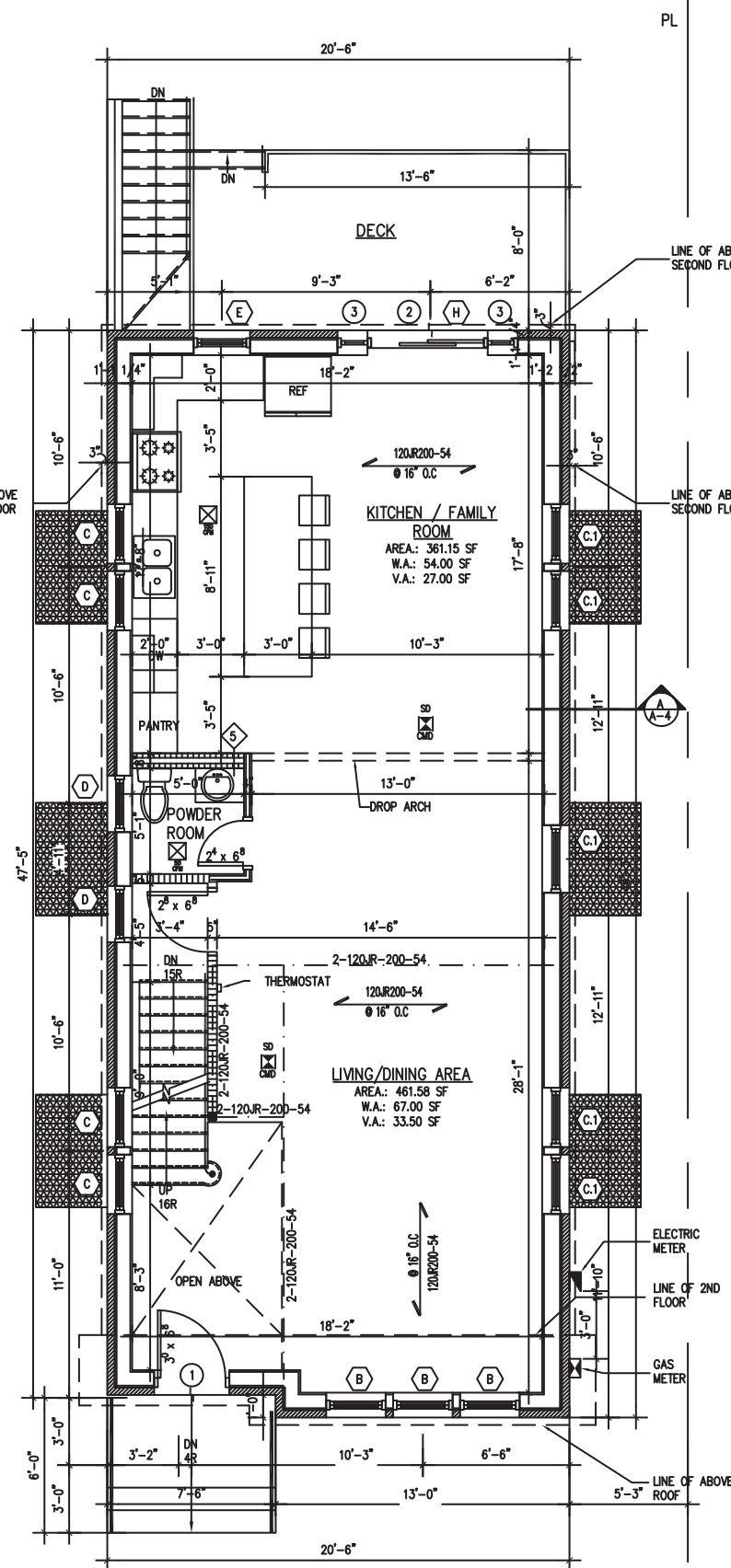
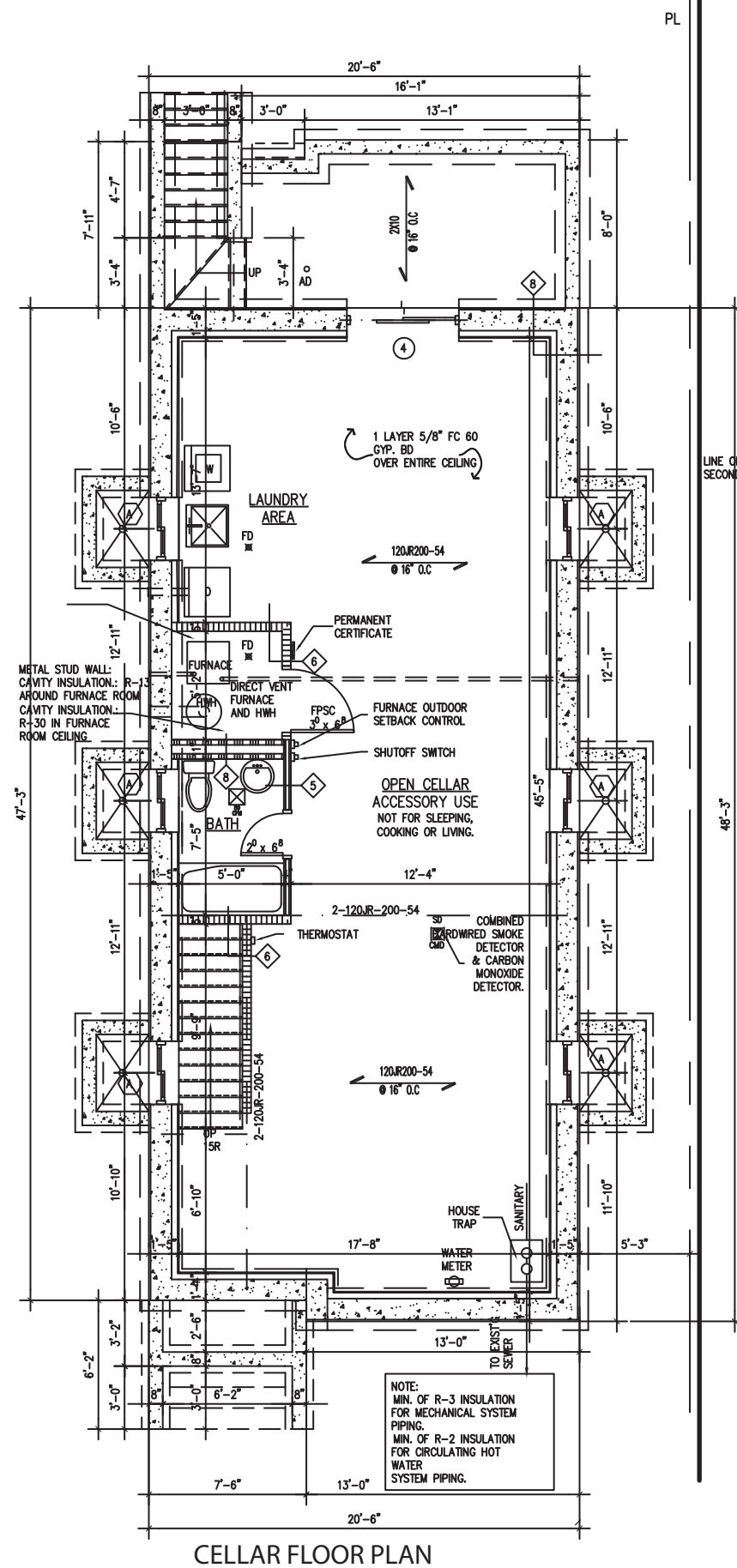
This submission is for a landmark proposal. The proposed elevations, floor plans, layouts are approximate. All renderings and illustrations are subject to change. Not for Construction Use.

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BUILDING DESCRIPTION BLOCK 10301 LOT 28 Proposed 2 Story 1 - FAMILY DWELLING	REP:	DS
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LANDMARK SUBMISSION FOR 112-03 178th STREET PROPOSED FLOOR PLANS

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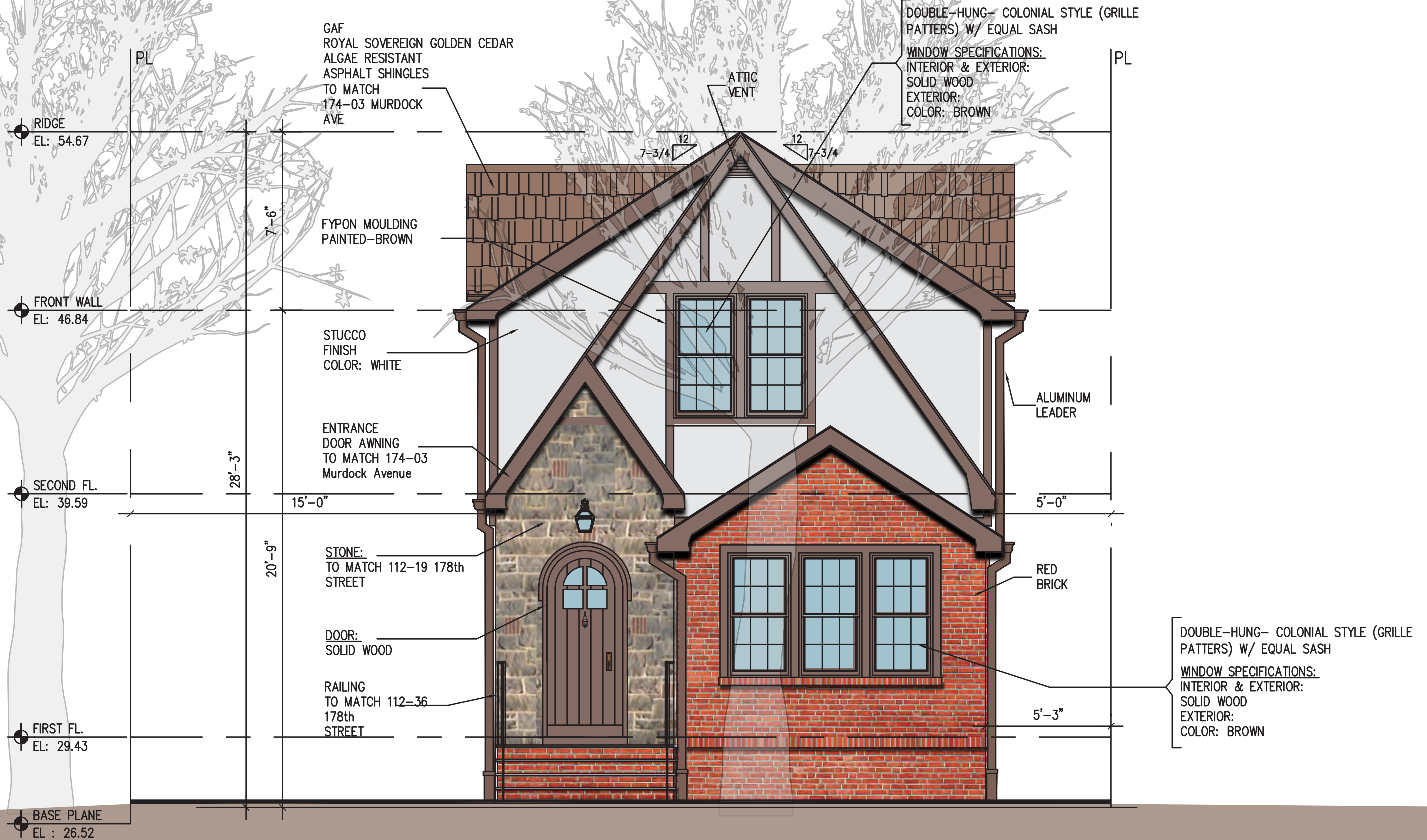
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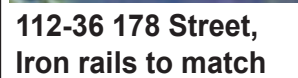
BUILDING DESCRIPTION	REMARKS
BLOCK 10301	
LOT 28	
Proposed 2 Story	
1 - FAMILY	
DWELLING	

EP:	DS
LLUS:	ELP
DATE:	01-18-23
JOB:	21050



LANDMARK SUBMISSION FOR 112-03 178th STREET WEST PROPOSED ELEVATION (FRONT FACADE)

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DOUBLE-HUNG- COLONIAL
STYLE (GRILLE PATTERS) W/
EQUAL SASH
WINDOW SPECIFICATIONS:
INTERIOR & EXTERIOR:
SOLID WOOD
EXTERIOR:
COLOR: BROWN

DOUBLE-HUNG- COLONIAL STYLE (GRILLE PATTERS)
W/ EQUAL SASH
WINDOW SPECIFICATIONS:
INTERIOR & EXTERIOR: SOLID WOOD
EXTERIOR: COLOR: BROWN

GAF
ROYAL SOVEREIGN
GOLDEN CEDAR ALGAE
RESISTANT

ASPHALT SHINGLES
TO MATCH
174-03 MURDOCK
AVE

FYPON MOULDING
PAINTED-BROWN

STUCCO
FINISH
COLOR: WHITE

ALUMINUM _____
LEADER _____
PAINTED BROWN _____

— RED BRICK

RAILING
TO MATCH 112-36
178th
STREET

— RED BRICK

GLIDING WINDOW

WINDOW SPECIFICATIONS:

INTERIOR & EXTERIOR: SOLID WOOD

EXTERIOR: COLOR: BROWN



Red Brick

LANDMARK SUBMISSION FOR 112-03 178th STREET

112TH STREET PROPOSED ELEVATION (NORTH FACADE)

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Interior Design
Code Consultant
Building Dept
Expediting

**BUILDING
DESCRIPTION**
BLOCK 10301
LOT 28
Proposed 2 Story
1 - FAMILY
DWELLING

REP:	DS
ILLUS:	ELP
DATE:	01-18-23
JOB:	21050

21



LANDMARK SUBMISSION FOR 112-03 178th STREET
SOUTH PROPOSED ELEVATION (SIDE FACADE)

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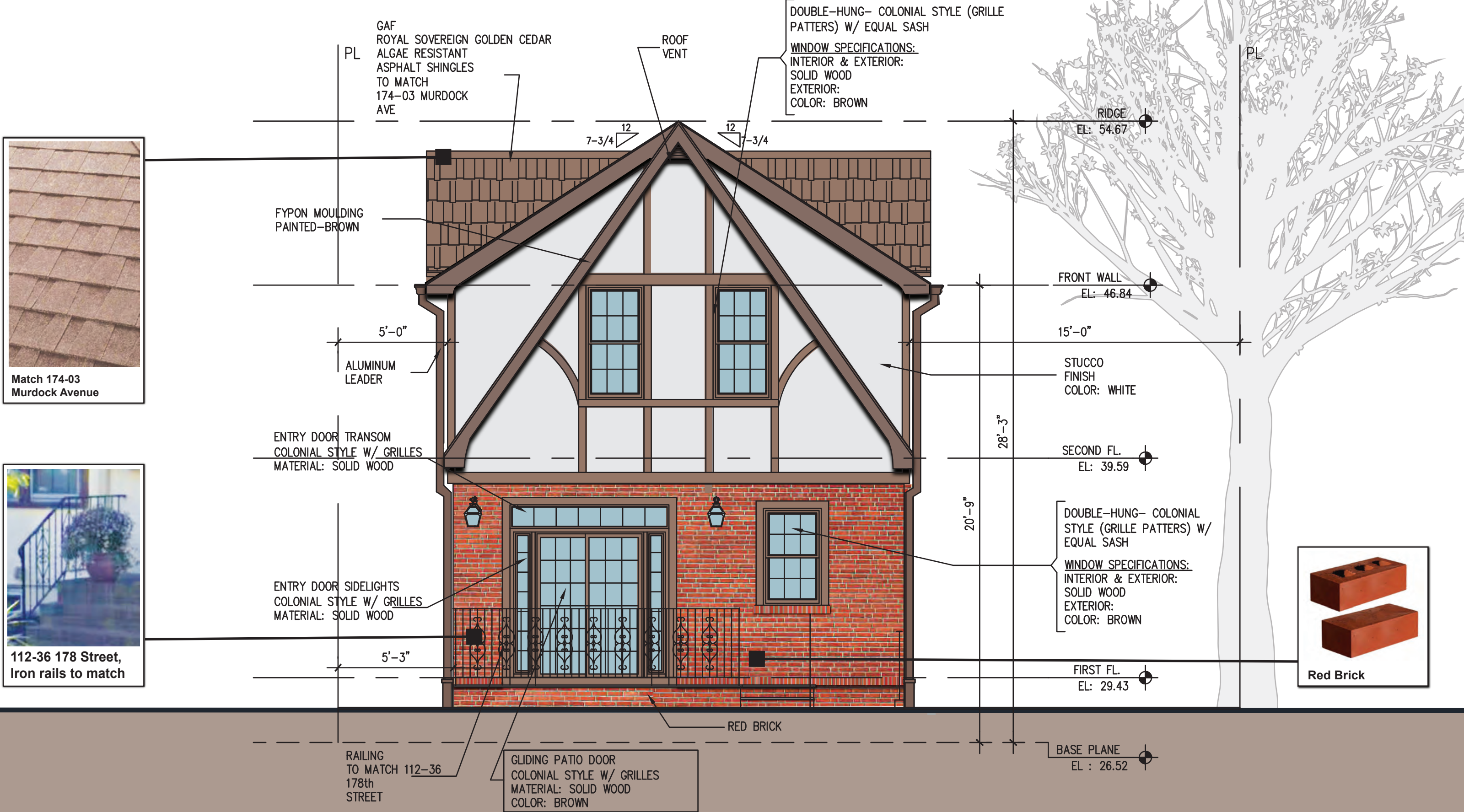
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BUILDING DESCRIPTION BLOCK 10301 LOT 28 Proposed 2 Story 1 - FAMILY DWELLING	REP:	DS
	ILLUS:	ELP
	DATE:	01-18-23
	JOB:	21050
	22	



LANDMARK SUBMISSION FOR 112-03 178th STREET

EAST PROPOSED ELEVATION (REAR FACADE)

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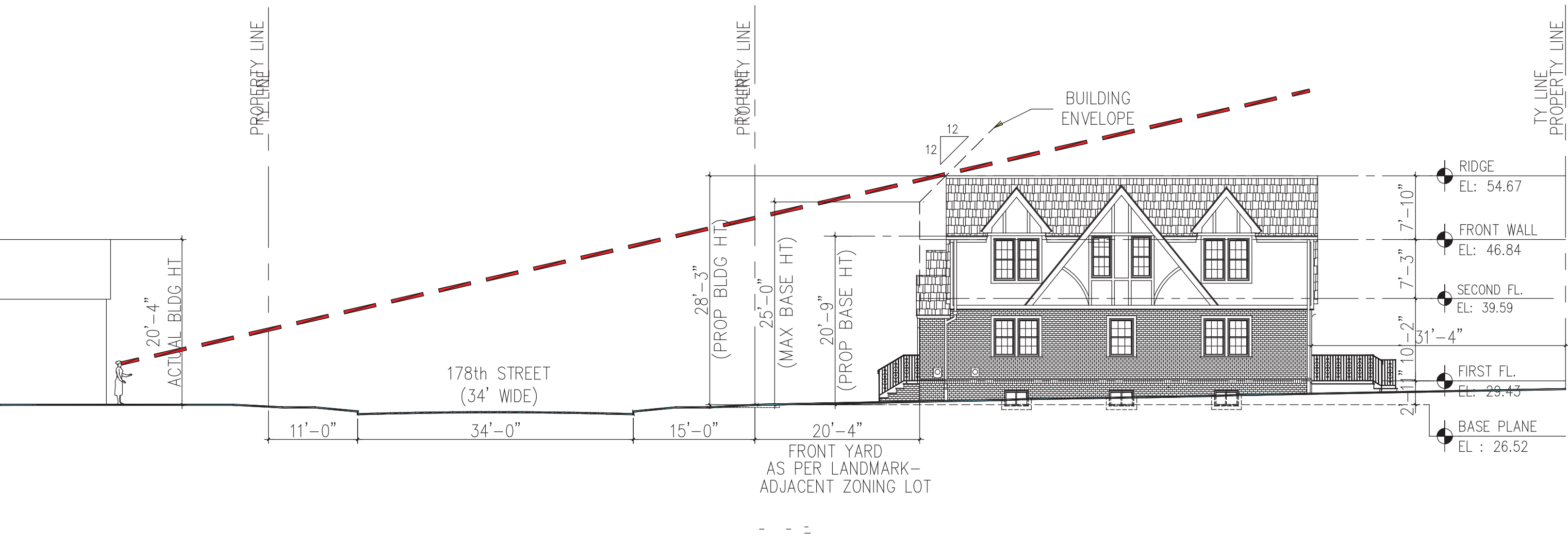


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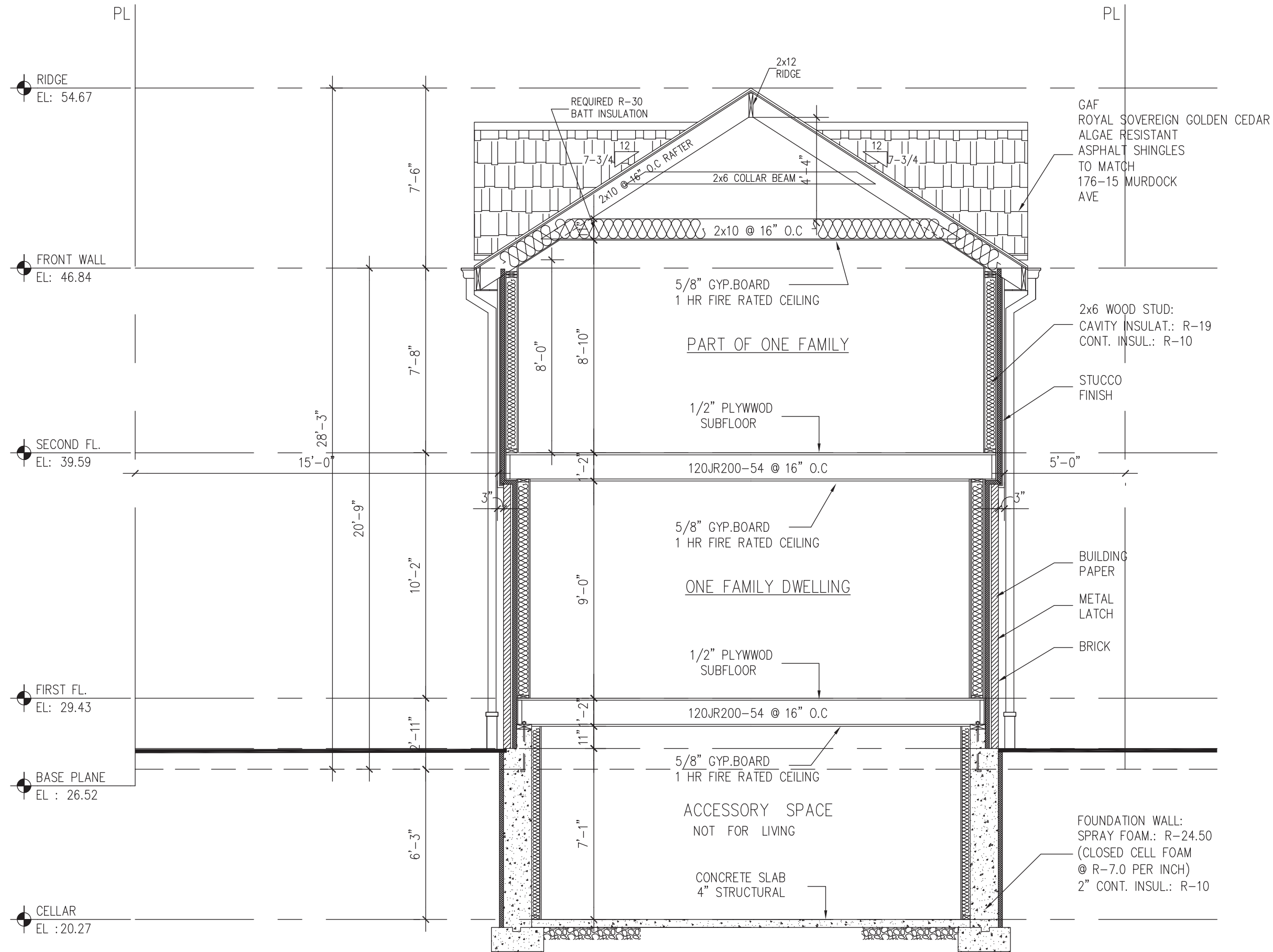
BUILDING DESCRIPTION BLOCK 10301 LOT 28 Proposed 2 Story 1 - FAMILY DWELLING	REP: DS
	ILLUS: ELP
	DATE: 01-18-23
	JOB: 21050

23



LANDMARK SUBMISSION FOR 112-03 178th STREET SOUTH ELEVATION (FACADE) SKY EXPOSURE PLANE

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LANDMARK SUBMISSION FOR 112-03 178th STREET

SECTION DRAWING

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BUILDING DESCRIPTION	REP:	DS
BLOCK 10301	ILLUS:	ELP
LOT 28	DATE:	01-18-23
Proposed 2 Story	JOB:	21050
1 - FAMILY DWELLING		

The current proposal is:

Preservation Department – Item 4, LPC-22-05842

112-03 178th Street – Addisleigh Park Historic District
Borough of Queens

Note: this is a Public Meeting item. No public testimony will be received today as the hearing on this item is closed