

April 18, 2023
Public Hearing

The current proposal is:

Preservation Department – Items 4 & 5, LPC-23-01614 & LPC-23-07281

**37-51 & 37-55 79th Street and 37-52 & 37-56 80th Street –
Jackson Heights Historic District
Borough of Queens**

To Testify Please Join Zoom

Webinar ID: 899 5814 5262

Passcode: 014519

By Phone: 1 646-558-8656 US (New York)

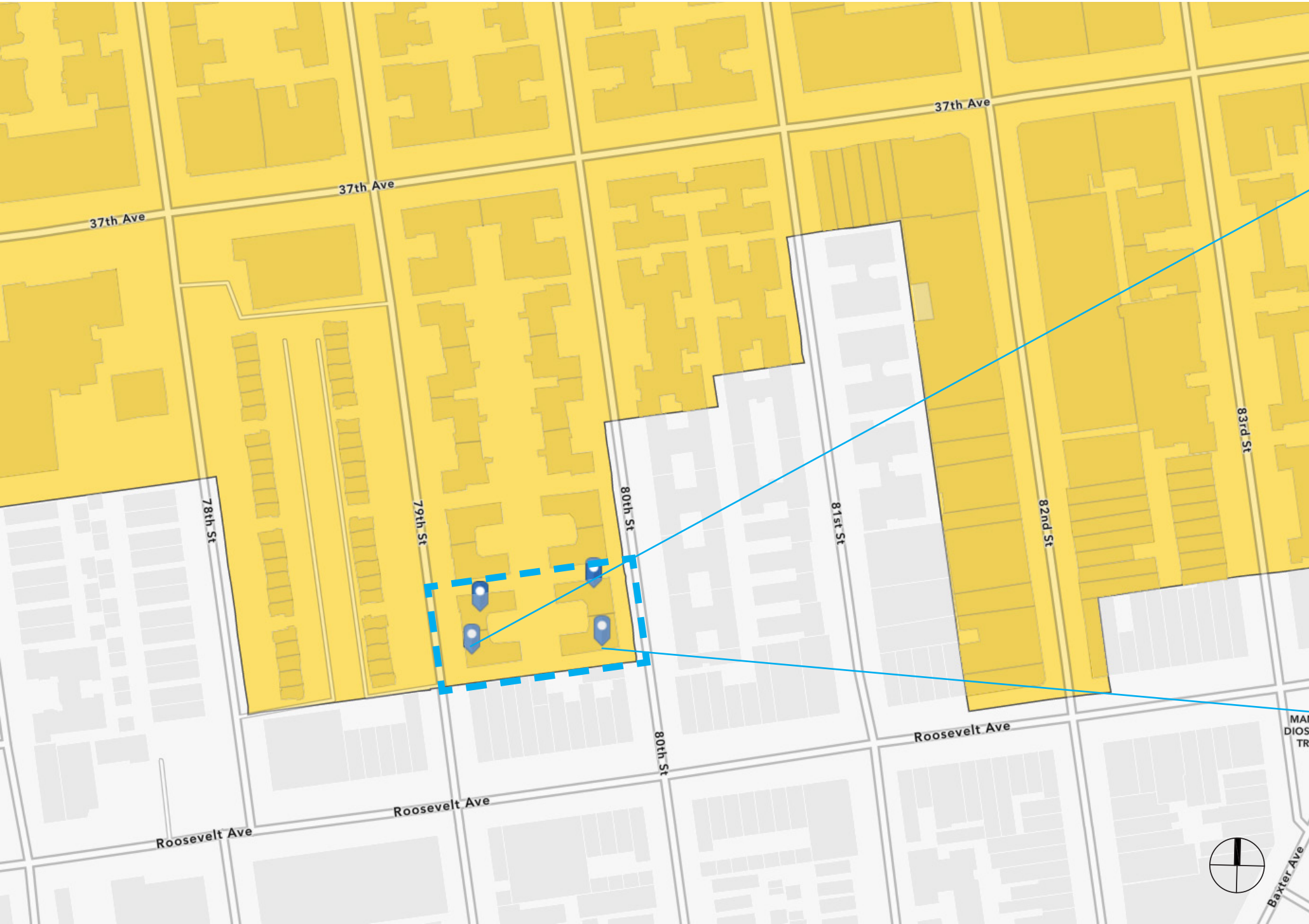
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37-55 79TH STREET & 37-56 80TH STREET
LANDMARK PRESERVATION COMMISSION HEARING
APPLICATION TO WIDEN EXISTING ARCHWAY
APRIL 18th, 2023

37- 55 79TH STREET & 37-56 80TH STREET
JACKSON HEIGHTS HISTORICAL DISTRICT
QUEENS, NY 11372
BLOCK: 1290 LOT: 49/29



Jackson Heights Historic District | LP-1831

Landmark Type: Historic District
Designation Date: October 19 1993
Borough: Queens

37-55 79th Street | Hamilton Court

Construction Date: 1925 - 1926
Architect / Builder: H. Hamilton
Owner / Developer: Equi Corporation
Major Alteration(s): None
Alteration Architect(s): None
Style(s): neo-Tudor
Material(s): Rusticated Stone, Brick,
Tapestry Brick

Building Type: Garden Apartments
Original Use: Residential, multi-family
Tax Block: 1290 **Tax Lot:** 49

37-56 80th Street | Hamilton Court

Construction Date: 1925 - 1926
Architect / Builder: H. Hamilton
Owner / Developer: Equi Corporation
Major Alteration(s): None
Alteration Architect(s): None
Style(s): neo-Tudor
Material(s): Rusticated Stone, Brick,
Tapestry Brick

Building Type: Garden Apartments
Original Use: Residential, multi-family
Tax Block: 1290 **Tax Lot:** 29

HISTORICAL CONDITION

37-55 79TH STREET



1940 TAX PHOTO



1993 DESIGNATION PHOTO



CURRENT PHOTO

HISTORICAL CONDITION

37-56 80TH STREET



1940 TAX PHOTO

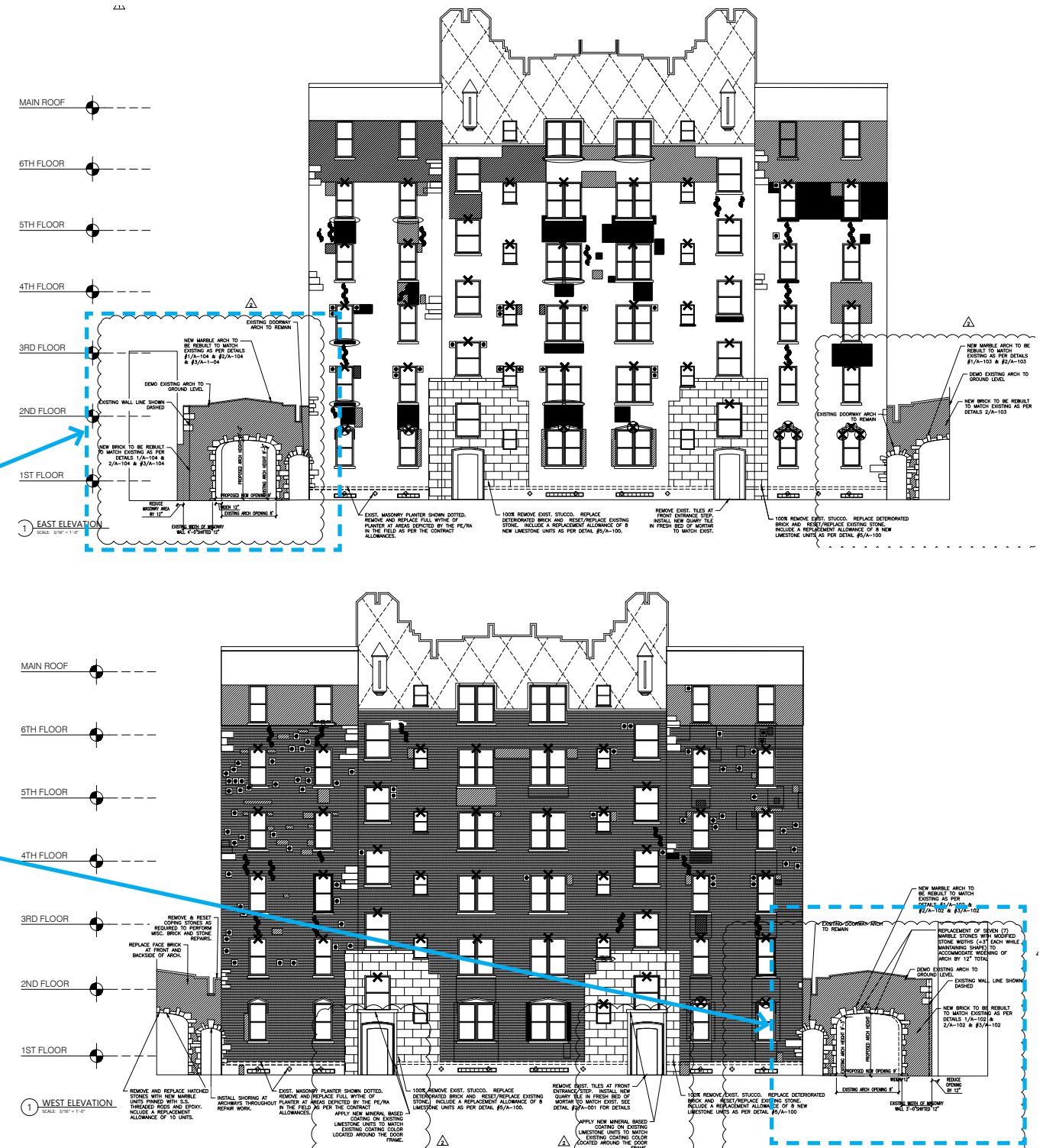
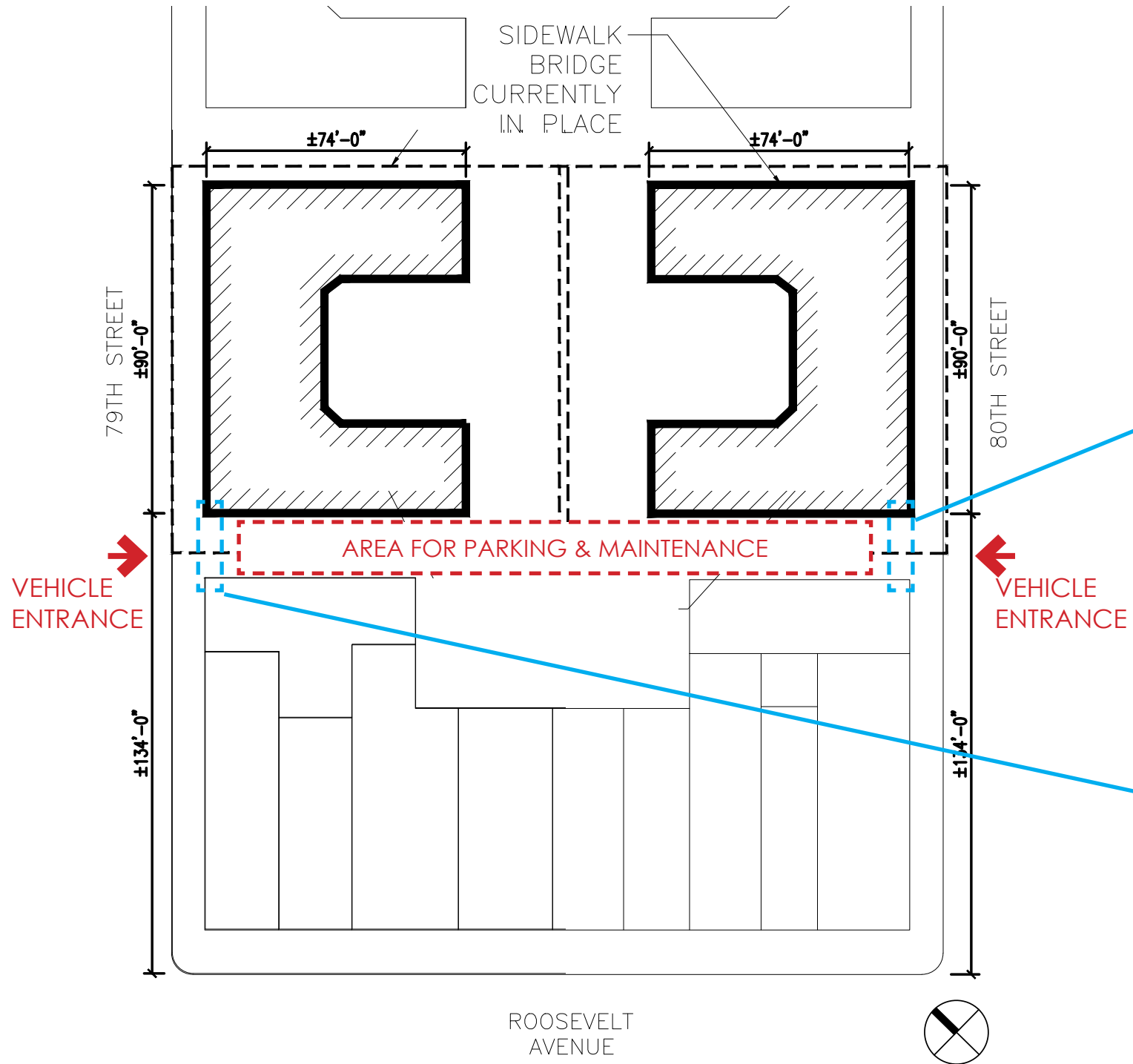


1993 DESIGNATION PHOTO



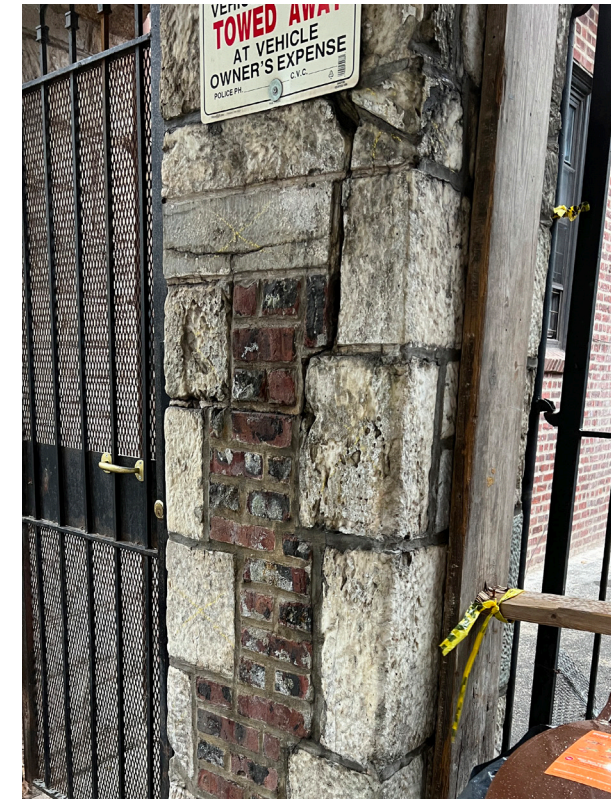
CURRENT PHOTO

PROPOSED ARCH REBUILD LOCATION
37-55 79TH STREET & 37-56 80TH STREET



CURRENT ARCH CONDITION

37-55 79TH STREET



CURRENT ARCH CONDITION

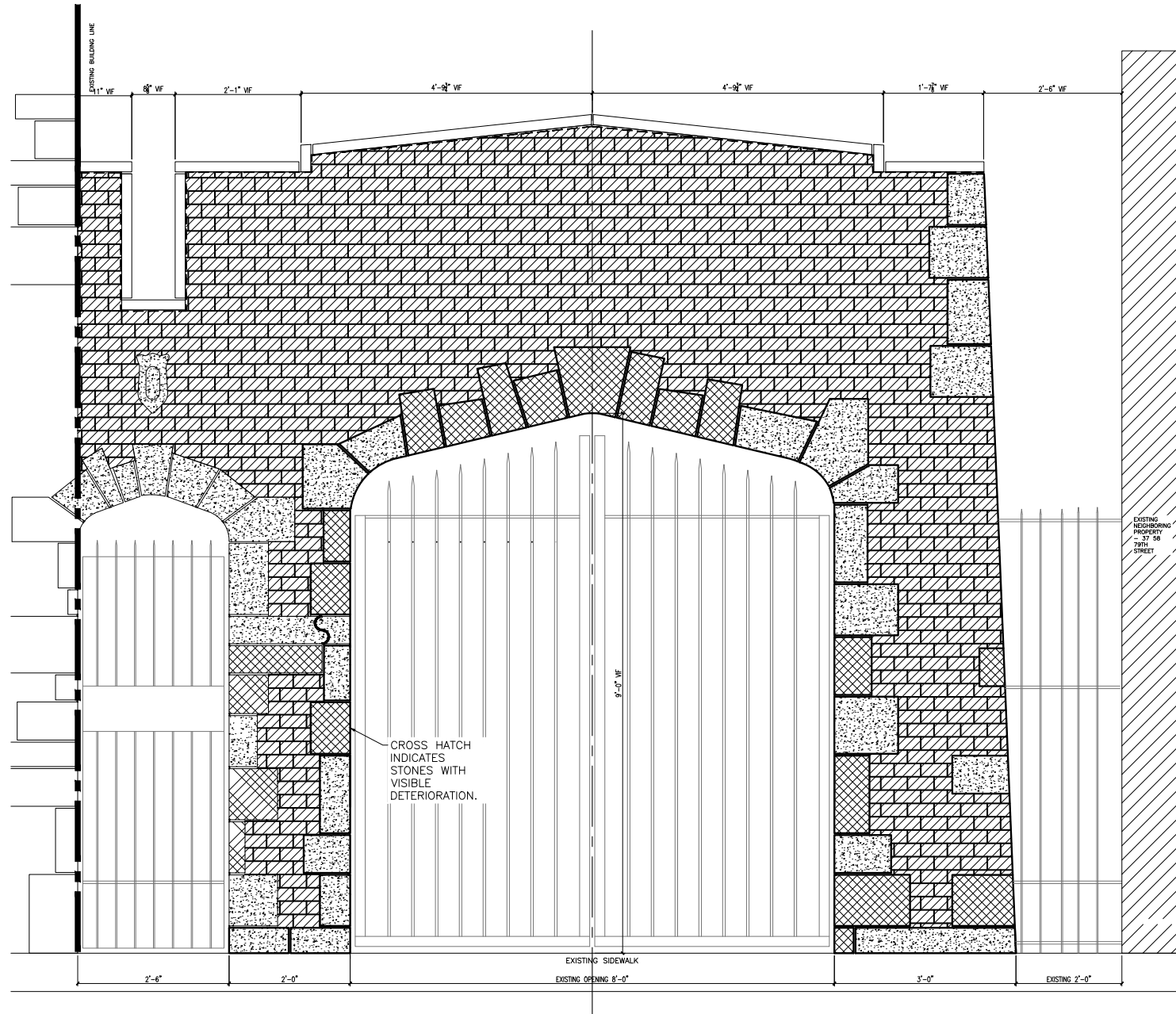
37-56 80TH STREET



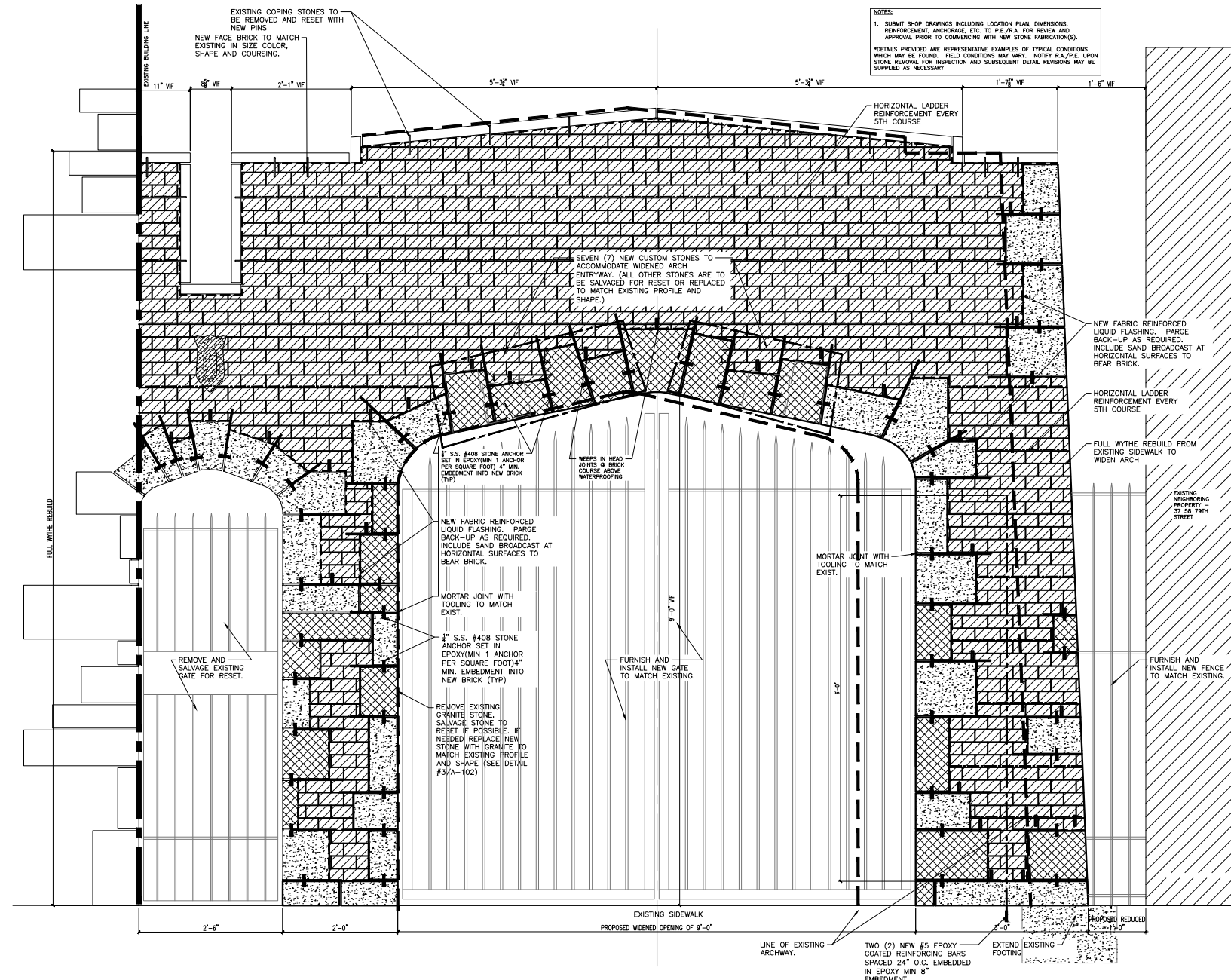
EXISTING & PROPOSED WIDENED ARCH REBUILD

37-55 79TH STREET

The existing arch is currently 8'-0" wide, however the actual clear space is only +/- 7'-6" due to obstruction by existing gate at open position. The arch is proposed to be rebuilt to a widened 9'-0" to allow adequate clear space for vehicular access into area used as parking/maintenance. The additional 1'-0" space is proposed to be gained by reducing the open space to the right where there is a fixed fence from existing 2'-0" to 1'-0". The configuration and aesthetic of the decorative marble stones will be maintained by distributing the increased 1'-0" among 7 stones that are deteriorated and require replacement. These stones will be slightly increased in width while keeping their shape, profile, and finish. The new gate and fixed fence which existed during design-nation will be reproduced to match existing.



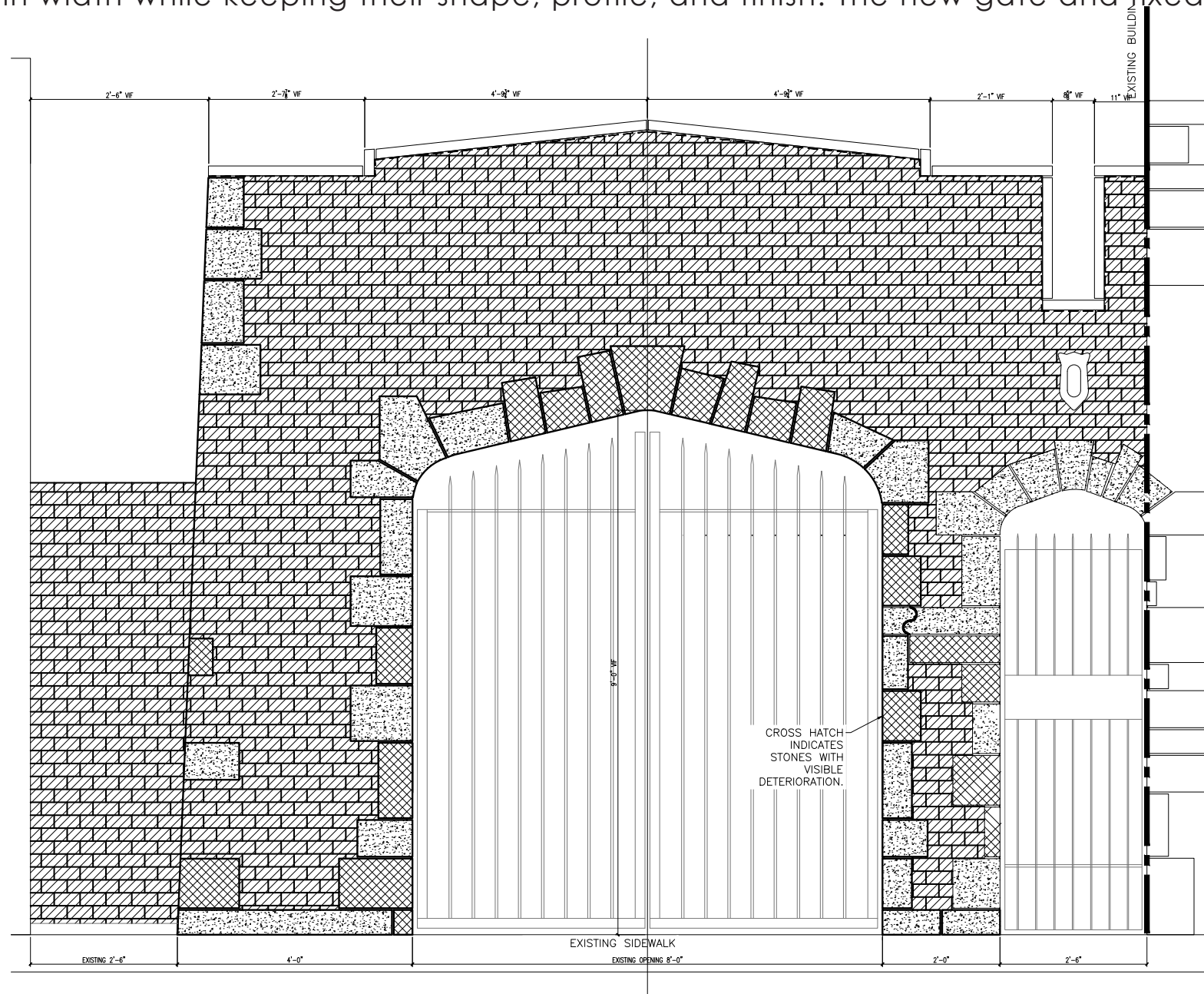
1 EXISTING ARCH
SCALE: 3/4" = 1'-0"



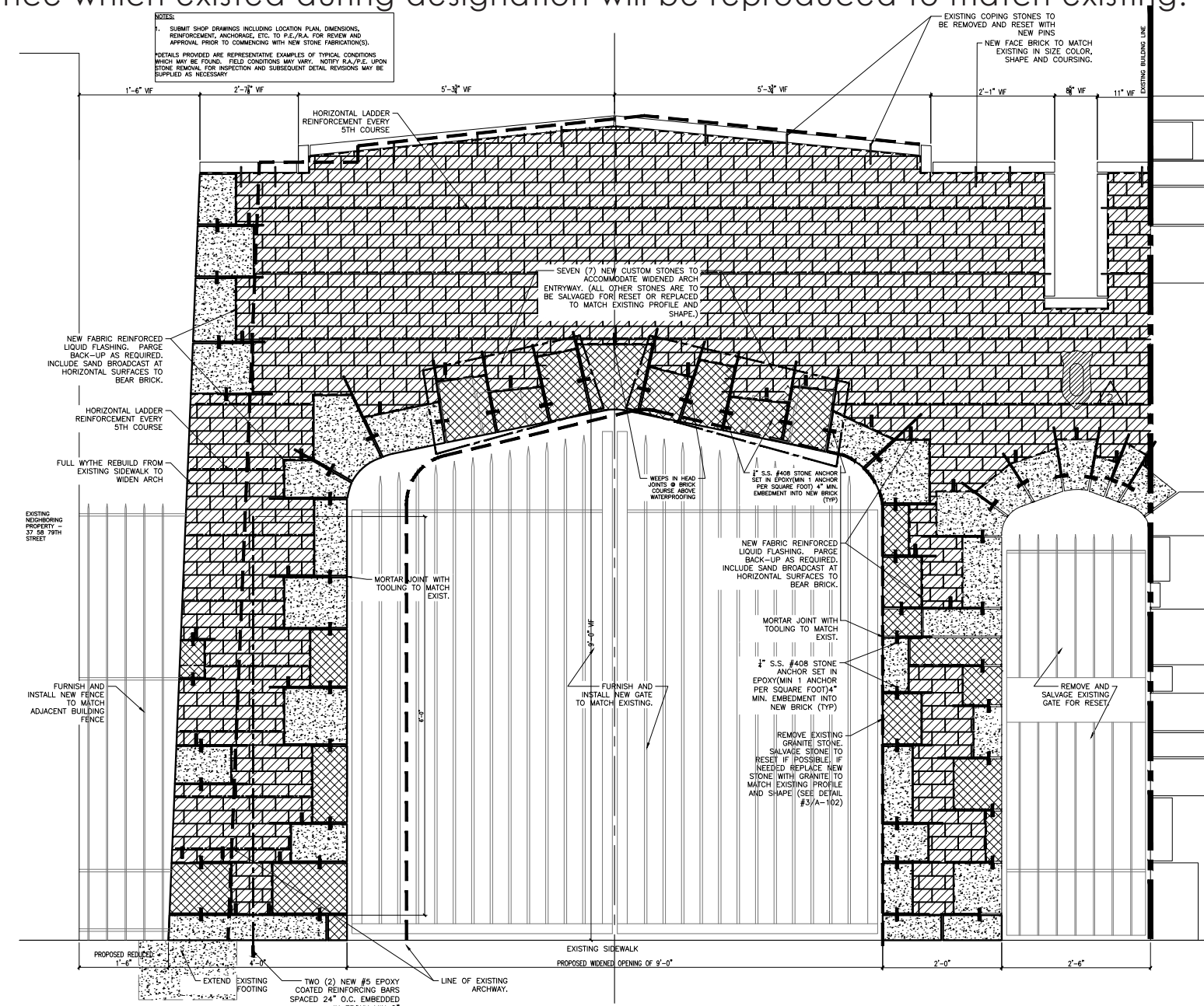
2 PROPOSED ARCH REBUILD
SCALE: 3/4" = 1'-0"

EXISTING & PROPOSED WIDENED ARCH REBUILD 37-56 80TH STREET

The existing arch is currently 8'-0" wide, however the actual clear space is only +/- 7'-6" due to obstruction by existing gate at open position. The arch is proposed to be rebuilt to a widened 9'-0" to allow adequate clear space for vehicular access into area used as parking/maintenance. The additional 1'-0" space is proposed to be gained by reducing the solid masonry infilled space to the left from existing 2'-6" to 1'-6". This masonry infilled space is proposed to be removed and restored to match condition during designation of open with fixed fence. The configuration and aesthetic of the decorative marble stones will be maintained by distributing the increased 1'-0" among 7 stones that are deteriorated and require replacement. These stones will be slightly increased in width while keeping their shape, profile, and finish. The new gate and fixed fence which existed during designation will be reproduced to match existing.



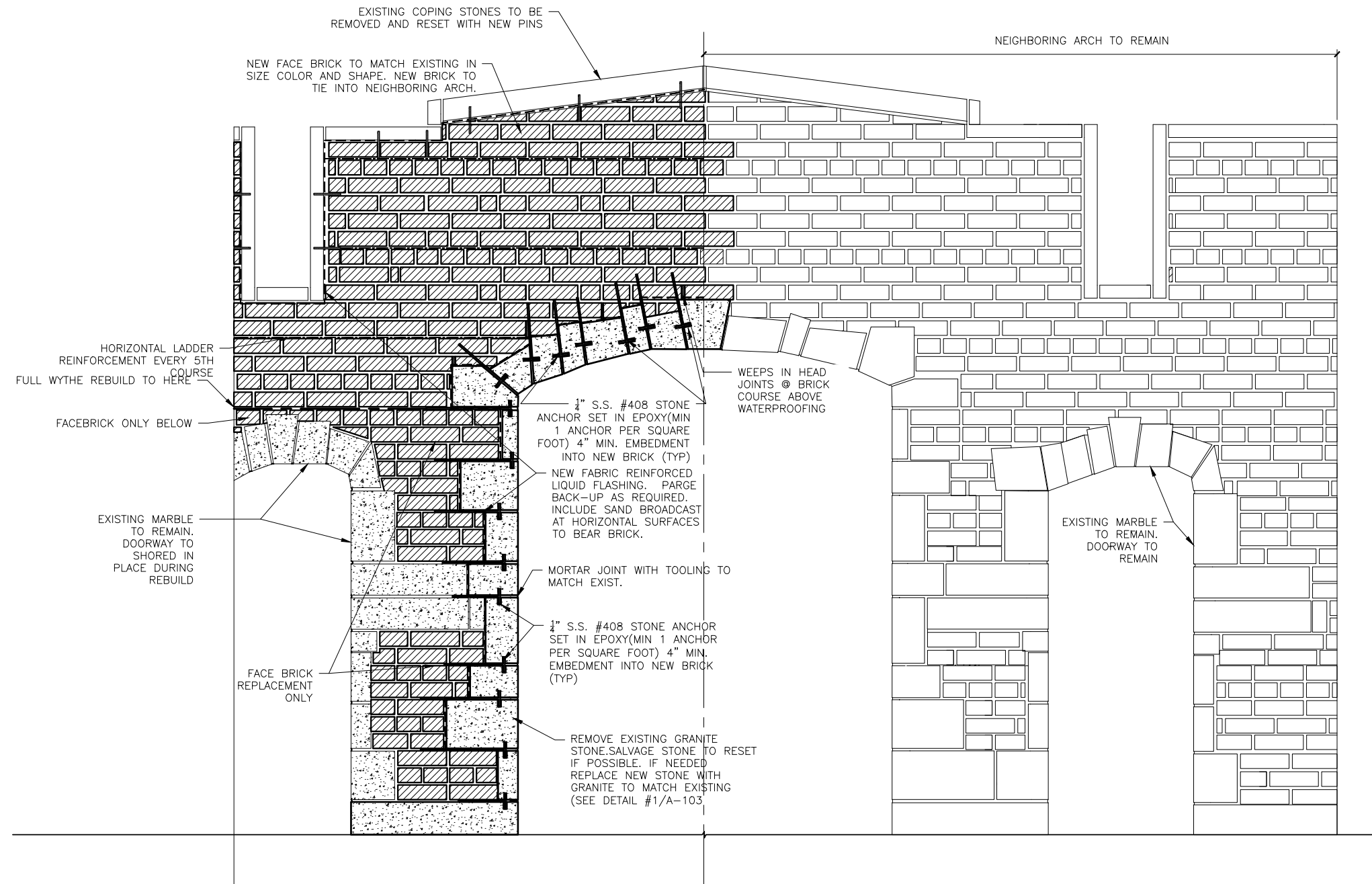
1 EXISTING ARCH
SCALE: 3/4" = 1'-0"



2 PROPOSED WIDENED ARCH REBUILT
SCALE: 3/4" = 1'-0"

ARCHWAY TO BE REBUILT TO MATCH EXISTING 37-52 80TH STREET

In addition to the widening of archways presented, the deteriorated archway at 37-52 80th street shared with neighbors 37-42 80th Street is proposed to be replaced to match existing. Stones are either visibly deteriorated and require replacement or condition obscured by existing coating. Stone conditions and quantity to be salvaged vs replaced will be confirmed during deconstruction of archway. The configuration and aesthetic of the decorative marble stones will be maintained and stones will be replaced to match their shape, profile, and finish. The new fixed fence which existed during designation will be reproduced to match existing.



1 ARCHWAY REBUILT TO MATCH EXISTING
SCALE: 3/4" = 1'-0"

PROPOSED MATERIAL TO MATCH EXISTING

MASONRY BRICK - MORIN BRICK BLACKSTON BLEND
MORTAR - GLEN GERY 406
(APPROVED BY LPC)



MARBLE - IMPERIAL DANBY MARBLE
(SUBMITTED FOR LPC APPROVAL)



(LEFT) - back side of existing stone removed from top of arch. Front side of existing stone has remnants of past coating/paint.

(RIGHT) - replacement material with emulated stipple texture to match existing.

(UPPER RIGHT) - existing stone in arch w/ past coating/paint

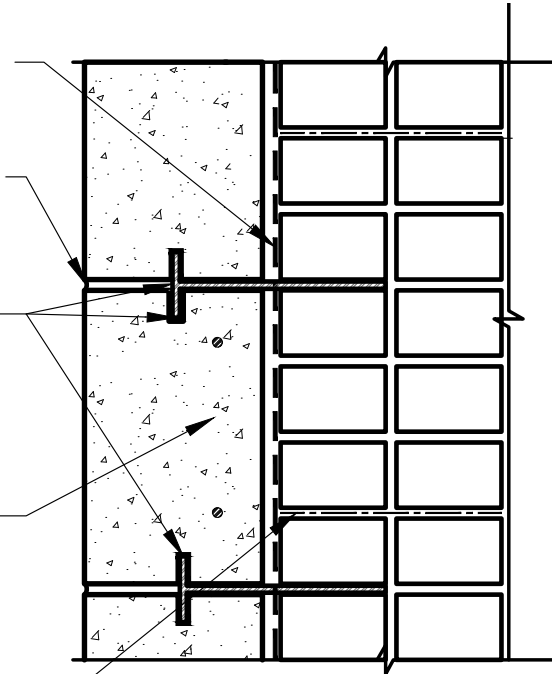
REINFORCING-

NEW FABRIC REINFORCED LIQUID FLASHING. PARGE BACK-UP AS REQUIRED. INCLUDE SAND BROADCAST AT HORIZONTAL SURFACES TO BEAR BRICK.

1" S.S. #408 STONE ANCHOR SET IN EPOXY(MIN 1 ANCHOR PER SQUARE FOOT) 4" MIN EMBEDMENT IN NEW BRICK

REMOVE EXISTING GRANITE STONE.SALVAGE STONE TO RESET IF POSSIBLE. IF NEEDED REPLACE NEW STONE WITH GRANITE TO MATCH EXISTING

HORIZONTAL LADDER REINFORCEMENT EVERY 5TH COURSE



2 **STONE ANCHOR DETAIL**
SCALE: 1-1/2" = 1'-0"

ARCHWAY TO BE REBUILT TO MATCH EXISTING 37-55 79TH STREET & 37-52 80TH STREET

1940 Tax photos depict custom ironwork featuring a sunburst design, see photos below. Presently all ironwork along 79th Street and 80th Street has been replaced with simplified picket gates (both fixed and hinged). Owners are willing to restore the custom ironwork to match historical photos, however we'd like to suggest that LPC consider allowing replacing gates to match the presently existing simplified picket for uniformity with the rest of the neighborhood. Photos to the right depict the existing simplified picket fenced at neighboring buildings along 79th Street and 80th Street.



QUESTIONS?

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