

September 9, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 2, LPC-25-06304

2 Hylan Boulevard – Alice Austen House – Individual Landmark Borough of Staten Island

To testify virtually, please join Zoom

Webinar ID: 161 548 5062

Passcode: 888453

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

Note: If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.



Parks

Alice Austen House Reconstruction

P-501ALAS

Located in Alice Austen Park
2 Hylan Boulevard
Staten Island, NY

Landmarks Preservation Commission

CTA Architects P.C.
Danielle Monopoli
NYC Parks, Historic House Trust

Total Budget: \$1,204,000.00
City Council – FY19

Project Size: 14,000 SF



MAIN / EAST ENTRANCE AND FACADE



NYC Parks

Alice Austen House

Introduction | Site Location 2 Hylan Blvd, Staten Island



CTA ARCHITECTS P.C.

151 West 26th Street - 8th Floor
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Tel: 212.243.7404 info@ctaarchitects.com

Alice Austen House | LP-0371

Landmark Type: Individual Landmark

Designation Date: 5/13/1969

Address: 2 Hylan Boulevard

Borough: Staten Island

Designation Report: <http://s-media.nyc.gov/agencies/lpc/lp/0371.pdf>

LPC Zone: 



ABBREVIATIONS

CP	CONSTRUCTION FENCE
CLF	CHAIN LINK FENCE
PRF	PIPE RAIL FENCE
SPV	STEEL POINT FENCE
OR	OUTLINE
WY	WROUGHT IRON FENCE
CC	CONCRETE CURB
GC	GRANITE CURB
AS	ASPHALT CURB
TC	TOP OF CURB
BC	BOTTOM OF CURB
TR	TOP OF RAIL
BR	BOTTOM OF RAIL
TS	TOP OF STAIR
BS	BOTTOM OF STAIR
(N)	AS PER RECORD

LEGEND

1	UNKNOWN MANHOLE
2	ELECTRIC MANHOLE
3	SEWER MANHOLE
4	STORM MANHOLE
5	WATER MANHOLE
6	FIRE MANHOLE
7	TELEPHONE MANHOLE
8	TELEVISION MANHOLE
9	RAILROAD MANHOLE
10	GAS VALVE
11	WATER VALVE
12	QUICK COUPLER VALVE
13	UNKNOWN VALVE
14	SEWER CLEAN OUT VALVE
15	ELECTRIC BOX
16	TELECOMMUNICATION BOX
17	TRAFFIC SIGNAL BOX
18	PUBLIC TELEPHONE
19	MAL BOX
20	FIRE BOX
21	CATCH BASIN
22	DRAIN
23	FIRE HYDRANT
24	SPRING FOUNDATION
25	PARKING METER
26	UTILITY POLE
27	STREET LIGHT
28	SECURITY/PARK LIGHT
29	STREET LIGHT AL SIGNAL
30	FLOODED LIGHT DIRECTIONAL
31	FLOODED LIGHT
32	PEDESTRIAN SIGNAL
33	SPORTS LIGHTING
34	SIGN (DUAL & SINGLE)
35	FLAGPOLE
36	TREE (6" DBH)
37	VEGETATED CLUMP
38	STUMP
39	TREE (8" DBH)
40	GATE TABLE
41	PLAQUE (WARRIERS)
42	PLAQUE
43	SPRAY SHOWER
44	TRAFFIC INDICATOR
45	MONITORING WELL
46	SPRINKLER HEAD
47	PICKUP TABLE
48	TRASH CAN
49	JERSEY BARRIER
50	MONUMENT
51	PLAY STRUCTURE (VARIOUS)

LINETYPE LEGEND

1	RAILROAD
2	FENCE POST
3	WOOD BEAM RAIL
4	POWER RAIL
5	VINYL FENCE
6	ROAD SURF RAIL
7	FUEL LINE
8	FIBER OPTIC LINE
9	COMMON PROPERTY LINE (UNOWNED)
10	FIRE COMMUNICATION LINE
11	FLAGGED LOW MARSH LINE
12	FLAGGED HIGH MARSH LINE
13	MAPPED LOW MARSH
14	MAPPED HIGH MARSH
15	HISTORIC LOW MARSH
16	HISTORIC HIGH MARSH
17	MEAN HIGH WATER LINE
18	MEAN HIGH WATER
19	MEAN LOW WATER LINE
20	MEAN LOW WATER
21	MEAN SEA LINE
22	VEGETATION BOUNDARY/HEDGE LINE
23	JERSEY BARRIER
24	P.P.E. HAND RAIL
25	P.P.E. HAND RAIL
26	CHAIN LINK FENCE
27	WROUGHT IRON FENCE
28	FENCE
29	OVERHEAD ELECTRICAL LINE
30	STORM DRAIN PIPE
31	SANITATION DRAIN PIPE
32	COMBINED DRAIN PIPE
33	WATER SUPPLY PIPE
34	TELECOMMUNICATION CONDUIT
35	ELECTRICAL SUPPLY LINE
36	GAS SUPPLY LINE
37	PROPERTY LINE

NOTES

ELEVATIONS SHOWN HEREIN REFER TO THE NORTH AMERICAN VERTICAL DATUM (NAVD83).

ALL SURVEY DATA, CITY INFORMATION TAKEN FROM VARIOUS CITY MAPS AND CITY RECORD MAPS, LOCATION OF UNDERGROUND UTILITY STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES / STRUCTURES MAY BE ENCOUNTERED. NO GUARANTEE IS MADE. SURVEY THE PROGRESS OF THE SURVEY TO LOCATE BURIED UTILITIES. BEFORE COMMENCING EXCAVATION, CONTRACTORS SHOULD CALL 1-800-277-4480 (CITY OF NEW YORK).

THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES, PARK RECORD DRAWINGS AND CITY RECORD MAPS. LOCATION OF UNDERGROUND UTILITY STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES / STRUCTURES MAY BE ENCOUNTERED. NO GUARANTEE IS MADE. SURVEY THE PROGRESS OF THE SURVEY TO LOCATE BURIED UTILITIES. BEFORE COMMENCING EXCAVATION, CONTRACTORS SHOULD CALL 1-800-277-4480 (CITY OF NEW YORK).

SURVEYED BY THE CITY OF NEW YORK - PARKS & RECREATION
DATE: 08/15/2014
FIELD WORK BY: L. KLICHNIK, P. MARKOWITZ
DRAWN BY: L. KLICHNIK
CHECKED BY: L. FREDERICKS
APPROVED BY: R. SINGH



NYC Parks

Alice Austen House
Alice Austen Park – Site Topographic Plan



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Goals

- Install a boardwalk to provide an ADA accessible pathway from the parking lot to the front porch and the main east entrance, promoting inclusiveness and use of the house and park by the public.
- Expand and repave the parking lot, including additional ADA parking. The parking lot is partially outside the LPC zone.
- Reconstruct the front lawn steps and restore the front pathway.



NYC Parks

Alice Austen House
Alice Austen Park



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Aerial view of the Alice Austen Park from the northeast corner of the lot.

There will be no change to the façade. The proposed ADA accessible boardwalk will run along the side / south façade of the building, screened from view by the existing shrubbery, and connect the parking lot / rear façade to the house's main entrance.

The front steps leading to the front pathway will be reconstructed and regraded with crushed granite, a stabilizer, to provide an accessible surface.

PHOTO SOURCE: SILIVE.COM



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Alice Austen House Alice Austen Park – Site – Existing Conditions



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EAST



SOUTH



NORTH



WEST



Alice Austen House
Alice Austen Park – House – Existing Conditions



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Parking Lot
Note: The parking lot is not included in the LPC Historical District



NYC Parks

Alice Austen House
Alice Austen Park – Parking – Existing Conditions



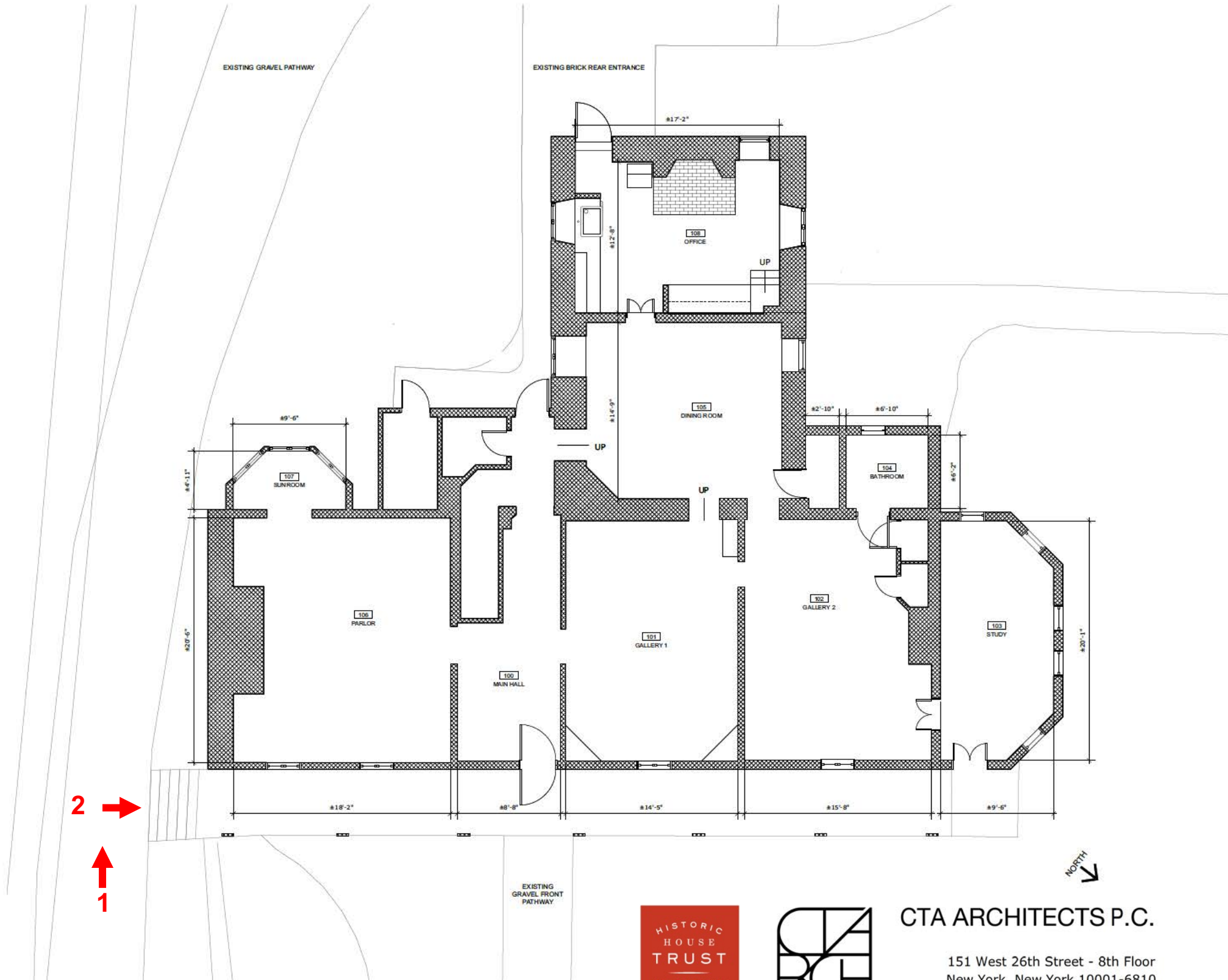
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1



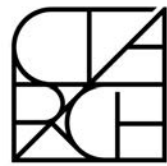
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NYC Parks

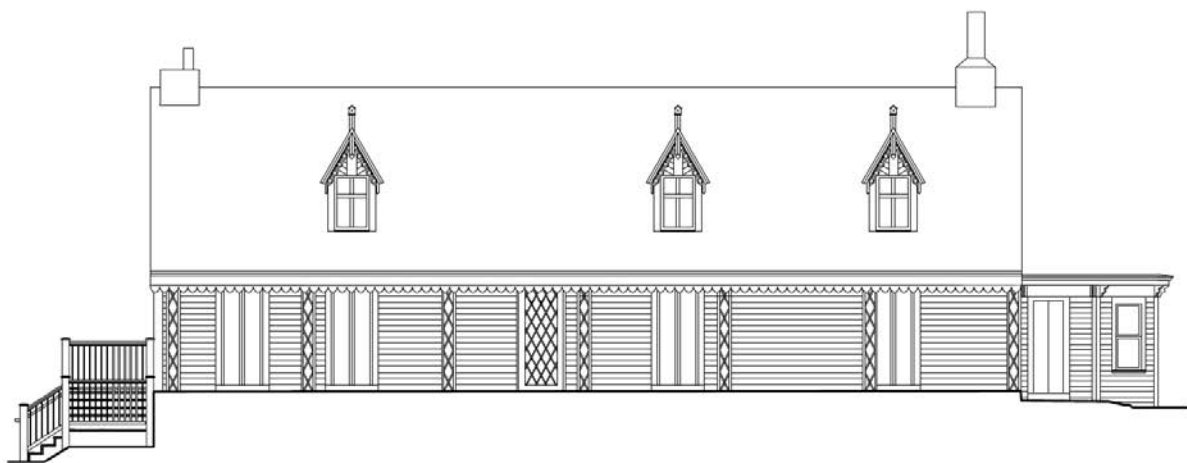
Alice Austen House

Alice Austen Park – South Façade Views and Plan of Existing Conditions



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1 EAST ELEVATION
Scale: 1/4" = 1'-0"



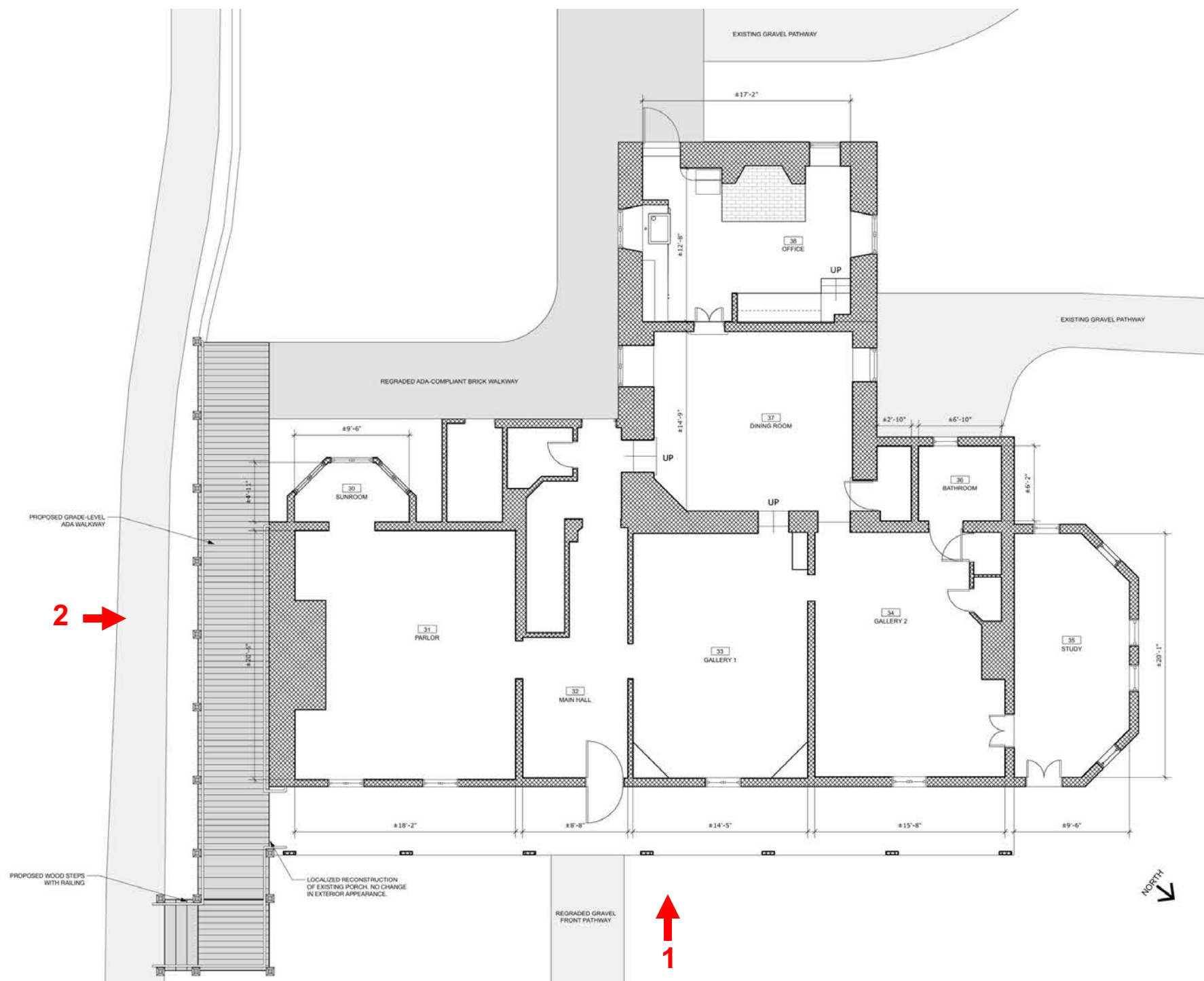
2 SOUTH ELEVATION
Scale: 1/4" = 1'-0"



NYC Parks

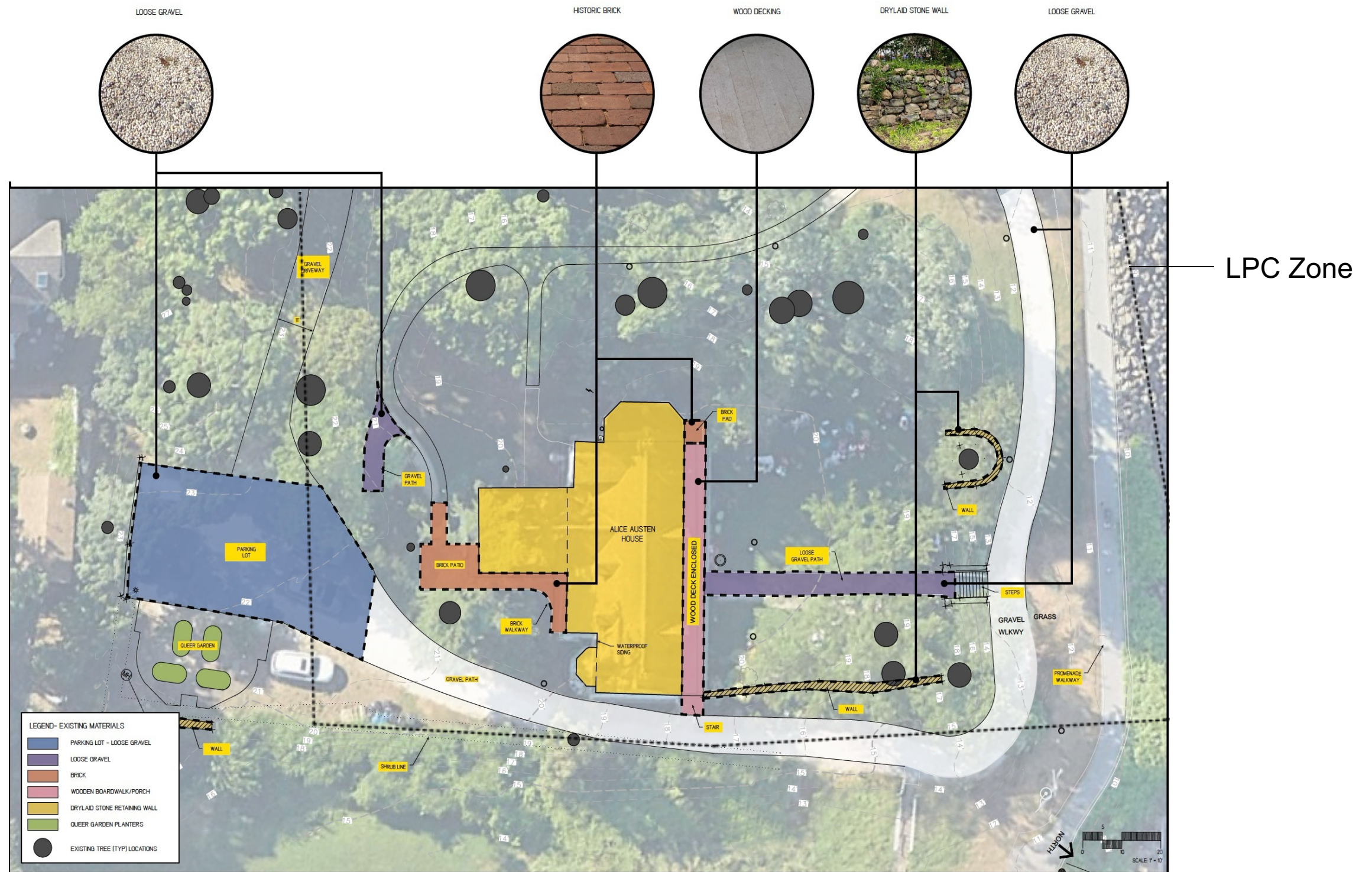
Alice Austen House

Alice Austen Park – Proposed ADA Boardwalk Along the South Facade



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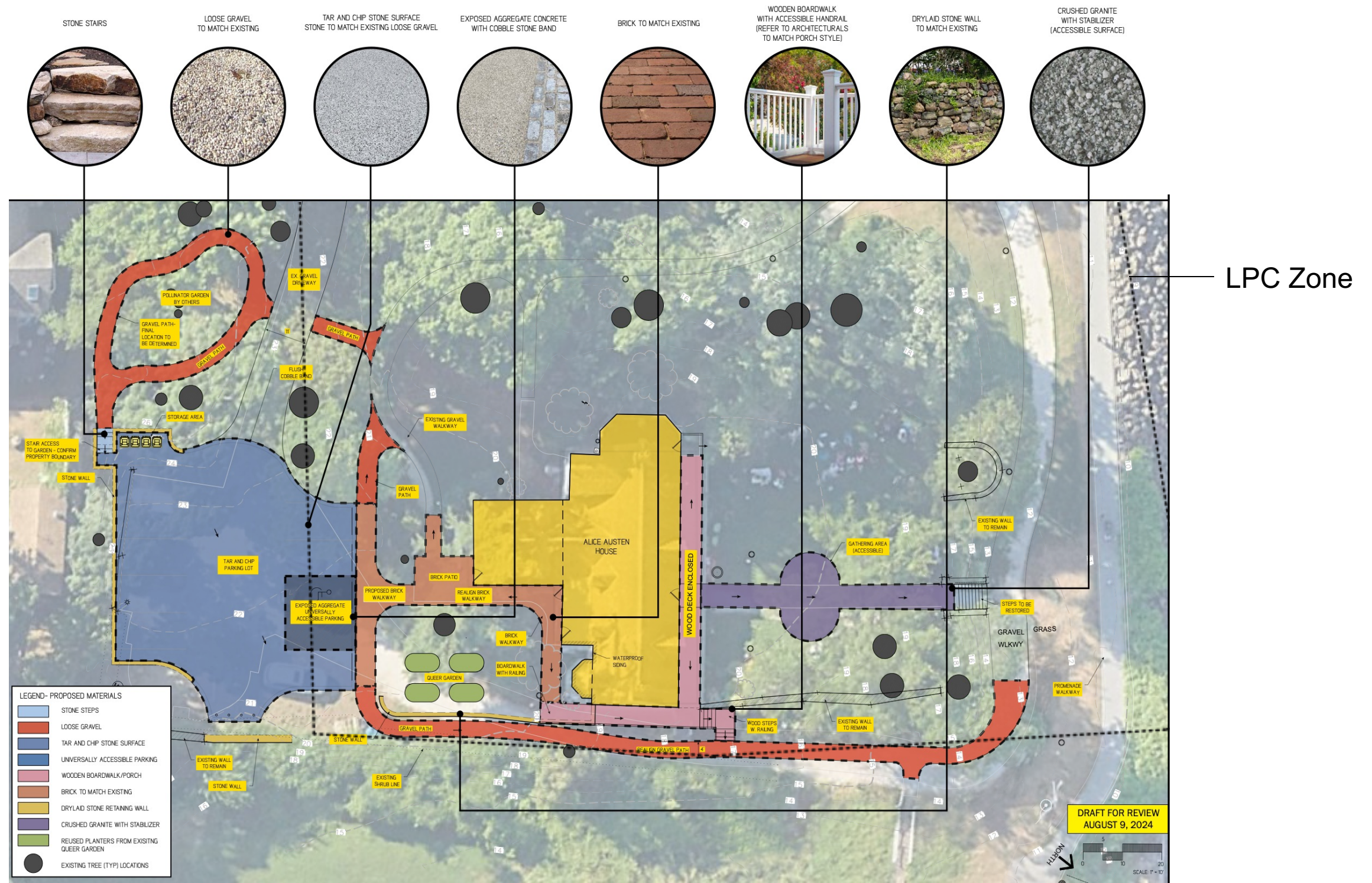
Alice Austen House

Alice Austen Park – Existing Site Plan



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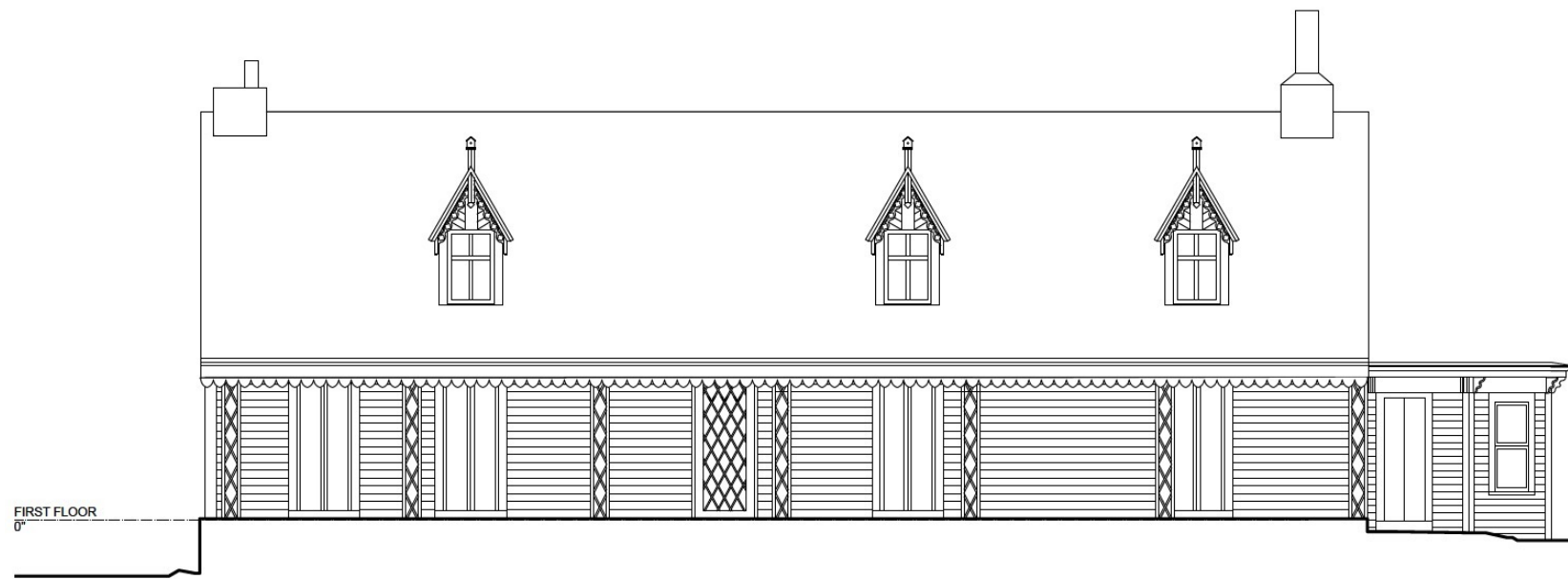
Alice Austen House

Alice Austen Park – Proposed Site Plan

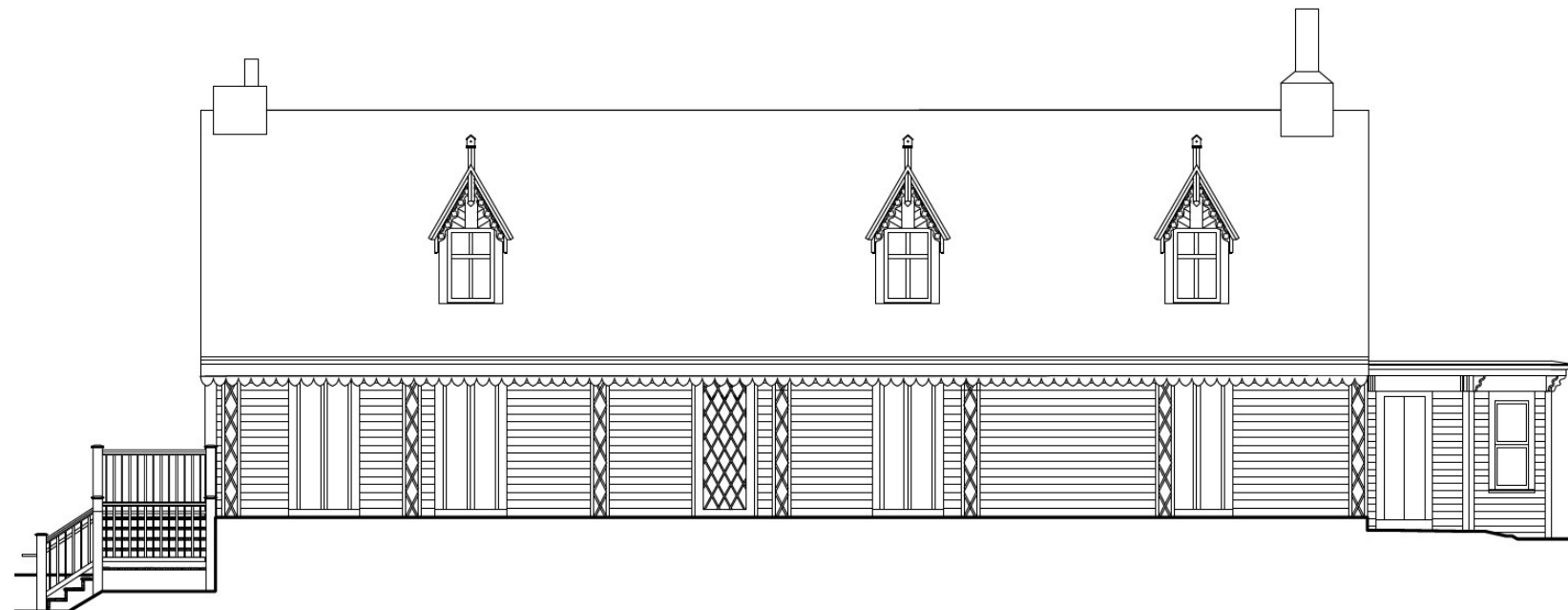


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1 EAST ELEVATION - EXISTING
Scale: 1/4" = 1'-0"



2 EAST ELEVATION - PROPOSED
Scale: 1/4" = 1'-0"



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Alice Austen House

Alice Austen Park – Main/East Façade: Existing and Proposed Elevations



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1 SOUTH ELEVATION - EXISTING
Scale: 1/4" = 1'-0"



2 SOUTH ELEVATION - PROPOSED
Scale: 1/4" = 1'-0"



NYC Parks

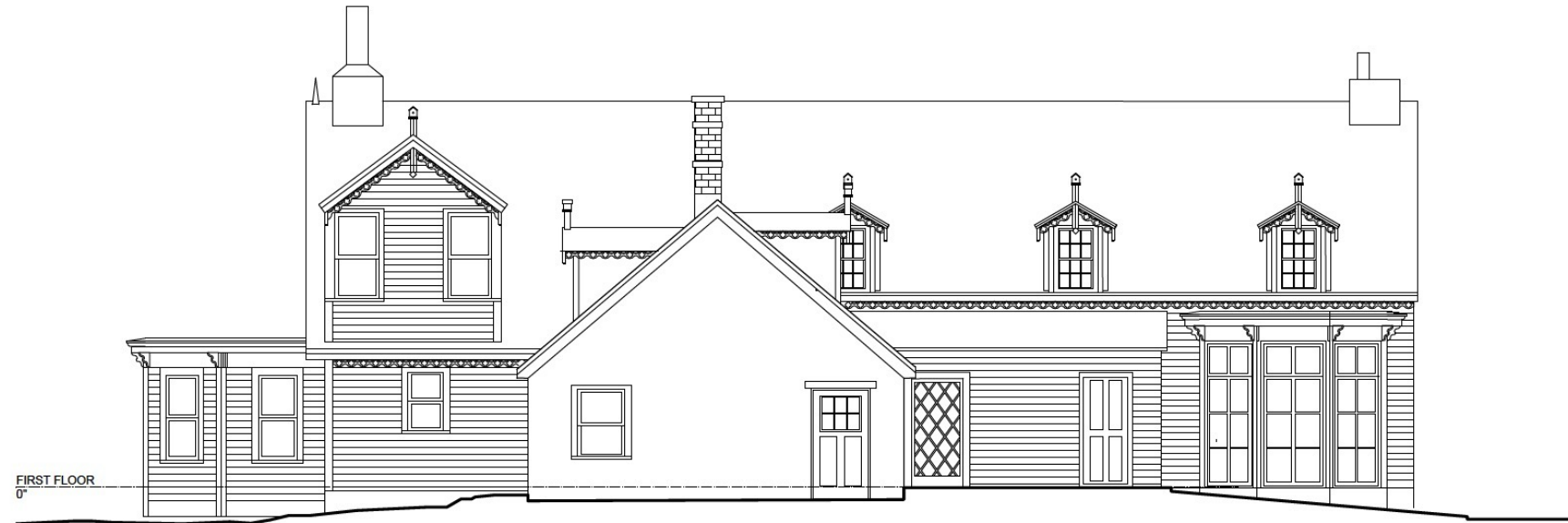
Alice Austen House

Alice Austen Park – South Façade: Existing and Proposed Elevations



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1 WEST ELEVATION - EXISTING
Scale: 1/4" = 1'-0"



2 WEST ELEVATION - PROPOSED
Scale: 1/4" = 1'-0"



NYC Parks

Alice Austen House

Alice Austen Park – West Façade: Existing and Proposed Elevations



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1 NORTH ELEVATION - EXISTING
Scale: 1/4" = 1'-0"



2 NORTH ELEVATION - PROPOSED
Scale: 1/4" = 1'-0"



NYC Parks

Alice Austen House

Alice Austen Park – North Façade: Existing and Proposed Elevations



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NYC Parks

Alice Austen House

Alice Austen Park – Proposed ADA Boardwalk, Southwest View
(Parking Lot Side)



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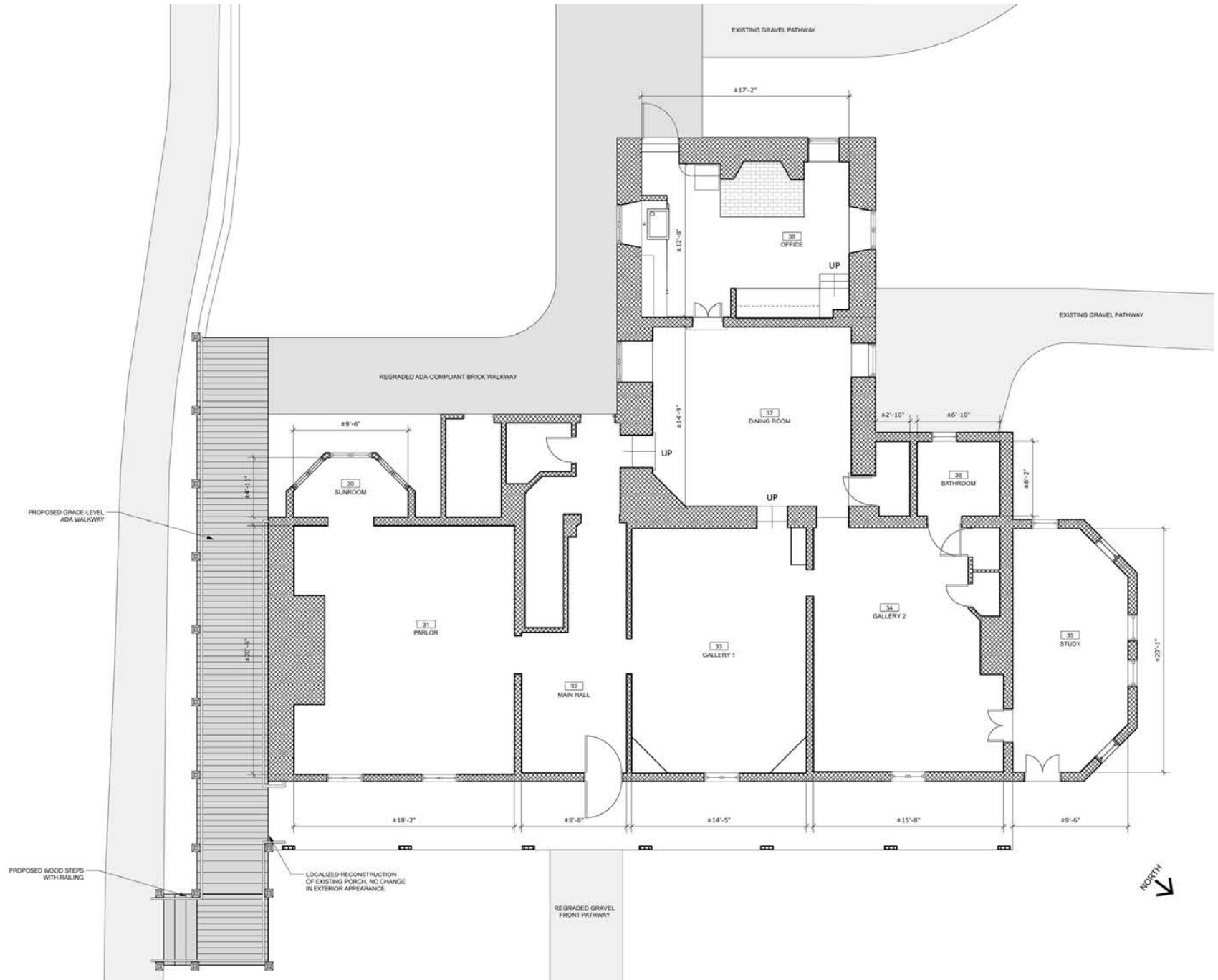


Alice Austen House
Alice Austen Park – Proposed ADA Boardwalk, Southeast View
(Park and Water Side)



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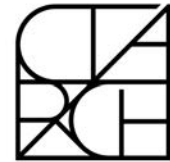
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Alice Austen House

Alice Austen Park – Proposed ADA Boardwalk



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Staten Island Community Board 1

1 Edgewater Plaza, Suite 217, Staten Island, NY 10305

Tel: 718.981.6900 - Fax: 718.720.1342

Chairman: Nicholas Siclari

District Manager: Joan Cusack

October 9, 2024

To: Staten Island Borough Parks Commissioner
Lynda Ricciardone

On September 17th, the Parks Department presented an Alice Austen House Reconstruction Presentation at the CB1 Rosebank/Shore Acres Area Committee Meeting. It was held at the CB1 Board Office, 1 Edgewater Plaza, Room 217 at 6:30 PM.

We heard the goals to address structural issues, install ADA accessible ramp from parking lot to front porch, expand and repave parking lot, reconstruct the front lawn steps, etc.

Community Board 1 is in favor of this project. A vote was taken which passed unanimously. Thank you.

Sincerely,

Nicholas Siclari
CB1 Chair

John Guzzo
Rosebank/Shore Acres Area Committee Chair



NYC Parks

Alice Austen House

Alice Austen Park – CB1 Rosebank / Shore Acres Area Committee Meeting

Unanimous Support Letter



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