



CITY PLANNING COMMISSION

March 4, 2009/Calendar No. 16

N 090291 HKR

IN THE MATTER OF a communication dated January 22, 2009, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the John H. and Elizabeth J. Elsworth House, 90 Bayview Avenue (Block 6751, Lot 310), by the Landmarks Preservation Commission on January 13, 2009 (Designation List No. 409/LP-2249), Borough of Staten Island, Community District 3.

Pursuant to Section 3020.8(b) of the New York City Charter, the City Planning Commission shall submit to the City Council a report with respect to the relation of any designation by the Landmarks Preservation Commission, whether a historic district or a landmark to the Zoning Resolution, projected public improvements and any plans for the development, growth, improvement, or renewal of the area involved.

On January 13, 2009, the Landmarks Preservation Commission (LPC) designated the John H. and Elizabeth J. Elsworth House located at 90 Bayview Avenue (Block 6751, Lot 310) a city landmark. The property is located in a R3X zoning district, with a lot area of approximately 22,155 square feet.

The John and Elizabeth Elsworth House is a late 19th Century Italianate three-bay townhouse style two-story vernacular clapboard house located at 90 Bayview Avenue in the Pleasant Plains section of Staten Island. The house was built in 1880. The Italianate townhouse style was once a common style found throughout Staten Island, but now such houses are rare.

Although the architect of the original house is unknown, architect Alexander Jackson Davis in his 1807 book *Rural Residences*, introduced American builders to the Italianate style. Notable design features include a low, hidden, hipped roof with a large curving pediment above the cornice, a distinctive trim, and a double entrance doorway made up of three panels with a

massive architrave. The central second story window has a triangle pediment, a feature found on prominent buildings such as the White House. All of the other windows have segmental heads and are two-over-two sash.

The landmark site is located in the R3X zoning district. Pursuant to Section 74-79 transfer of development rights is not permitted for landmark sites located in R3X zoning districts.

All landmark buildings or buildings within Historic Districts are eligible to apply for use and bulk waivers pursuant to Section 74-711 of the Zoning Resolution. There are no projected public improvements or plans for development, growth, improvement, or renewal in the vicinity of the landmark building.

The subject landmark designation does not conflict with the Zoning Resolution, projected public improvements or any plans for development, growth, improvement, or renewal in the vicinity of the landmark.

AMANDA M. BURDEN, FAICP, Chair

KENNETH J. KNUCKLES, Esq., Vice Chairman

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Commissioners**