



CITY PLANNING COMMISSION

December 12, 2011/Calendar No. 7

N 120097 HKR

IN THE MATTER OF a communication dated November 7, 2011 from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the 29 Cottage Place House at 29 Cottage Place (Block 1012, Lot 10), by the Landmarks Preservation Commission on October 25, 2011 (Designation List No. 449/LP-2447), Borough of Staten Island, Community District 1.

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 of 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 October 25, 2011, the Landmarks Preservation Commission (LPC) designated the 29 Cottage Place House located at 29 Cottage Place (Block 1012, Lot 10) as a city landmark.

The 29 Cottage Place House is located along Cottage Place in the Port Richmond section of Staten Island. The 29 Cottage Place House was constructed in 1848 for a farmer, Abraham L. Merrell, and was leased to various tenants until 1918. Its occupants included carpenters and boatmen employed in Port Richmond's thriving maritime industries.

The 29 Cottage Place House is a two-story frame vernacular Greek Revival saltbox cottage with Craftsman style elements from a 1920 remodeling. It is one of the few surviving saltbox houses on Staten Island's North Shore. The house is 3 bays wide and 2 bays deep with a one-story flat-roofed Craftsman style front porch and 1 ½-story shed-roofed rear wing. It has an asymmetrical gabled "saltbox" roof with a short pitch in the front and a longer slope at the rear. The house's most distinctive features are the slightly curved profile of the front slope of its roof, its Greek Revival entrance surround with original sidelights and transom, the one-story Craftsman style front porch with its square posts and clapboard balustrades and its shed-roofed rear wing. 29 Cottage Place retains its original massing, distinctive roof line, fenestration pattern and sufficient Greek Revival and Craftsman details to be a significant reminder of Port Richmond's vernacular

heritage.

The landmark site is located in an R3A zoning district. Pursuant to Section 74-79 of the Zoning Resolution, transfer of development rights is not permitted for landmark sites located in R3A 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.

The subject landmark does not conflict with the Zoning Resolution. In addition, the Commission is not aware of any conflicts between the subject landmark designation and projected public improvements or any plans for development growth, improvement or renewal in the vicinity of the landmark.

AMANDA M. BURDEN, FAICP, Chair

ANGELA M. BATTAGLIA, RAYANN BESSER, IRWIN G. CANTOR, P.E.,

BETTY Y. CHEN, MARIA M. DEL TORO, RICHARD W. EADDY,

ANNA HAYES LEVIN, ORLANDO MARIN, Commissioners

KENNETH J. KNUCKLES, ESQ., Vice Chairman, abstaining