



CITY PLANNING COMMISSION

February 7, 2007/Calendar No. 18

N 070248 HKR

IN THE MATTER OF a communication dated December 20, 2006, from the Executive Director of the Landmarks Preservation Commission regarding the rescission of the landmark designation of the New Brighton Village Hall, 66 Lafayette Avenue (Block 71, Lot 117), by the Landmarks Preservation Commission on December 12, 2006 (Designation List No. 384/LP-0028A), Borough of Staten Island, Community District 1.

Pursuant to Section 25-303 (h) of the Administrative Code, the City Planning Commission shall submit to the City Council a report with respect to the relation of such proposed rescission of any such designation, 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On December 12, 2006, the Landmarks Preservation Commission (LPC) rescinded the October 14, 1965 landmark designation of the New Brighton Village Hall located at 66 Lafayette Avenue (Block 71 Lot 117). The property is located in a R3X zoning district, with a lot area of approximately 21,875 square feet, 125 feet of frontage on Lafayette Avenue and 175 feet of frontage on Fillmore Street.

The New Brighton Village Hall was constructed at the corner of Fillmore Street and Lafayette Avenue in 1871, at a time when New Brighton was the suburban home of many prominent New Yorkers. Designed by local architect James Witford, the building was a three-story brick building with a slate mansard roof and gabled dormers containing round-headed windows. The façade was articulated with arched windows and a projecting central section containing a small porch and front door.

The building was damaged in a fire in 1969. The site had several subsequent owners, each with intentions of renovating the building. However, none carried through with any renovation.

Retrovest Associates took ownership in 1985 and obtained a Certificate of Appropriateness (LPC 87-1220) for the renovations of the original structure and construction of an addition in 1987.

They never followed through with the renovation plans and allowed the building to deteriorate further. On June 18, 2001, the LPC initiated a lawsuit against Retrovest Associates for the failure to maintain the building as required by Landmarks Law. Pending the lawsuit, several winter storms caused the partial collapse of the roof in February 2003. A year later, the building was completely demolished after being declared unsafe by the Department of Buildings. In May 2005, the “demolition by neglect” action was settled with the owner, giving the City of New York control of the property.

The subject landmark rescission 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, AICP, Chair

KENNETH J. KNUCKLES, Esq., Vice Chairman

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