



## CITY PLANNING COMMISSION

March 30, 2011 / Calendar No. 12

N 110213 HKQ

**IN THE MATTER OF** a communication dated February 10, 2011 from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of Addisleigh Park Historic District, designated by the Landmarks Preservation Commission on February 1, 2011 (List No. 438, LP No. 2405). The Historic District consists of the properties bounded by a line beginning at the southeast corner of Merrick Boulevard and 111th Road, extending easterly along the southern curb line of 111th Road, southerly along the western curb line of 172nd Street to a point in said curb line formed by its intersection with a line extending westerly from the northern property line of 172-01 Sayres Avenue, easterly across 172nd Street and along the northern property lines of 172-01 to 172-19 Sayres Avenue, across 173rd Street and along the northern property lines of 173-01 to 173-09 Sayres Avenue, northerly along the western property lines of 111-36 to 111-14 174th Street, easterly along the northern property line of 111-14 174th Street to the western curb line of 174th Street, southerly along said curb line to a point formed by its intersection with a line extending westerly from the northern property line of 111-23 174th Street, easterly across 174th Street and along said property line, northerly along the western property lines of 111-20 and 111-18 175th Street, easterly along the northern property line of 111-18 175th Street, southerly along the western curb line of 175th Street to a point in said curb line formed by its intersection with a line extending easterly from the northern property line of 111-28 175th Street, westerly along said property line, southerly along the eastern property line of 111-28 175th Street, westerly along the southern property line of 111-24 175th Street, southwestward along the southeastern property line of 111-29 174th Street, westerly along the southern property line of 111-29 174th Street and across 174th Street to the western curb line of 174th Street, southerly along said curb line, crossing Sayres Avenue and continuing along the western curb line of Marne Place to a point in said curb line formed by the intersection of a line extending westerly from the northern property line of 174-05 Adelaide Road, easterly across Marne Place and along the northern property lines of 174-05 to 174-21 Adelaide Road, northerly along the western property line of 174-27 Adelaide Road, easterly along the northern property line of 174-27 Adelaide Road, southerly along the western curb line of 175th Street (crossing Adelaide Road) to a point in said curb line formed by its intersection with a line extending westerly from the northern property line of 112-39 175th Street, easterly across 175th Street and along said property line, northerly along the western property lines of 112-50 to 112-28 175th Place, easterly along the angled northern property line of 112-28 175th Place, across 175th Place and continuing easterly along the northern property line of 112-37 175th Place, southerly along the eastern property lines of 112-37 to 112-49 175th Place, easterly along the northern property line of 112-26 176th Street to the western curb line of 176th Street, southerly along said curb line to a point formed by its intersection with a line extending westerly from the northern property line of 112-31 176th Street, easterly across 176th Street and along said property line, northerly along the western property lines of 112-24 to 112-04 177th Street, easterly along the northern property line of 112-04 177th Street and across 177th Street to its eastern curb line, northerly along said curb line, easterly along the southern curb line of 112th Avenue, southerly along the eastern property lines of 112-03 and 112-07 177th Street, easterly along the northern property line of 112-08 178th Street, across 178th Street to its eastern curb line, northerly along said curb line, easterly along the southern curb line of 112th Avenue, southerly along the eastern property line of 112-07 178th Street, easterly along the northern property line of 112-06 178th Place,

across 178th Place and the northern property line of 112-05 178th Place, southerly along the eastern property lines of 112-05 and 112-09 178th Place, easterly along the northern property line of 112-14 179th Street, across 179th Street to its eastern curb line, northerly along said curb line to a point formed by its intersection with a line extending westerly from the northern property line of 112-11 179th Street, easterly along said property line, southerly along the eastern property lines of 112-11 179th Street to 112-55 179th Street, easterly along the northern property lines of 179-11 and 179-17 Murdock Avenue to the western curb line of 180th Street, southerly along said curb line and across Murdock Avenue to the southwest corner of Murdock Avenue and 180th Street, easterly across 180th Street and along the southern curb line of Murdock Avenue, southerly along the eastern property lines of 114-01 to 115-09 180th Street, westerly along the southern property line of 115-09 180th Street to the eastern curb line of 180th Street, northerly along said curb line to a point formed by its intersection with a line extending easterly from the southern property line of 114-84 180th Street, westerly along the southern property line of 114-84 180th Street, southerly along the eastern property lines of 114-87 to 115-33 179th Street, westerly along the southern property line of 115-33 179th Street, and across 179th Street to the northwest corner of 179th Street and Linden Boulevard, northwesterly along the northeastern curb line of Linden Boulevard, northerly along the eastern curb line of 178th Place to a point formed by its intersection with a line extending easterly from the southern property line of 114-74 178th Place, westerly across 178th place and along the southern property lines of 114-74 178th Place, 178-12 and 178-02 114th Road and across 178th Street to the northwest corner of 178th Street and Linden Boulevard, northwesterly along the northeastern curb line of Linden Boulevard to the southeast corner of Linden Boulevard and 114th Road, northerly across 114th Road to the northern curb line of 114th Road, easterly along said curb line to a point formed by its intersection with a line extending southerly from the western property line of 177-15 114th Road, northerly along said property line, westerly along the southern property line of 114-52 178th Street, southwestwesterly along the southeastern property line of 177-05 Linden Boulevard (aka 177-05 to 177-13 Linden Boulevard) to the northeastern curb line of Linden Boulevard, northwesterly along said curb line, northerly along the eastern curb line of 177th Street to a point formed by its intersection with a line extending easterly from the southern property line of 114-34 177th Street, westerly across 177th Street and along said property line, southerly along a portion of the eastern property line of 114-34 177th Street, westerly along a portion of the southern property line of 114-34 177th Street, northerly along the western property lines of 114-34 to 114-20 177th Street, westerly along the southern property line of 114-15 176th Street and across 176th Street to the western curb line of 176th Street, southerly along said curb line and across Linden Boulevard to the southern curb line of Linden Boulevard, easterly along said curb line (following its southward curve) to the southwest corner of Linden Boulevard and 177th Street, southerly along the western curb line of 177th Street to a point formed by its intersection with a line extending easterly from the southern property line of 176-16 Linden Boulevard, westerly along said property line, southerly along the eastern property lines of 114-45 (aka 114-45 to 114-49) to 114-83 176th Street to the northern curb line of 115th Avenue, westerly along said curb line, across 176th Street and 175th Place to a point formed by its intersection with a line extending southerly from the western property line of 114-78 175th Place, northerly along the western property lines of 114-78 to 114-34 175th Place and across Linden Boulevard to the northern curb line of Linden Boulevard, westerly along said curb line, across 175th Street, 174th Street, and Murdock Avenue to the northeast corner of Murdock Avenue and Marne Place, northerly along the eastern curblines of Marne Place to a point formed

by its intersection with a line extending easterly from the northern property line of 172-01 Linden Boulevard, westerly across Marne Place and along said property line and the southern property line of St. Alban's Memorial Park to the eastern curb line of Merrick Boulevard, and northerly along said curb line to the point of the beginning, Community District 12, Borough of Queens.

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Pursuant to Section 3020.8(a) and (b) of the City Charter, the City Planning Commission shall submit to the City Council a report with respect to the relation of the 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 February 1, 2011, the Landmarks Preservation Commission (LPC) designated the Addisleigh Park Historic District (List No. 438; LP-2405). The district encompasses 422 primary buildings and the 11-acre St. Albans Park in Queens Community District 12. The District is roughly bounded by Merrick Boulevard to the west, Linden Boulevard and 115<sup>th</sup> Avenue to the south, the Long Island Railroad to the East, and 111<sup>th</sup> Road and 112<sup>th</sup> Avenue to the North.

Portions of the Historic District are located within R3A and R3X districts that were established as part of the St. Albans/Hollis Rezoning (C 070472 ZMQ), which was adopted by the City Council in October 2007. The majority of the Historic District is within an R2 district that has been in place since 1961. A small portion is located within an R3-2 district, also in place since 1961.

The District is centered along Murdock Avenue. Its houses are set back from the street, many on large landscaped lots, with a consistent scale that gives the neighborhood a suburban feel. Built in brick, stucco, wood, and stone, the homes reflect the predominant architectural styles of the early part of the 20th century: English Tudor Revival, Colonial Revival, and the Arts and Crafts styles.

Edwin H. Brown purchased the land that includes Addisleigh Park in 1892 and is credited with planning the neighborhood. The earliest houses were constructed in the 1910s and 1920s, concentrated at the eastern end nearest the Long Island Rail Road. Many of the earliest houses in the historic district were designed in the Colonial Revival style and feature symmetrical facades,

pedimented door enframements or porches, doors with fanlights or sidelights, and gabled or gambrel roofs. With the start of large scale speculative development in 1926, the dominant style became the Tudor Revival with its asymmetrical facades of stucco and brick decorated with half-timbering and steeply pitched overlapping gables. One of the earliest developers was the Burfrey Realty Corporation that purchased what was described as “the entire southerly portion of Addisleigh, St. Albans” for the construction of 61 homes. Two of the most prominent developers were the Addisleigh Homes Company and Rodman & English Company. The Tudor Revival style predominated through the 1930s and was adapted for the row houses on Sayres Avenue (c. 1931) and 180th Street (c. 1937-38).

Addisleigh Park initially developed as a white community; in the 1930s and 1940s racially restrictive covenants were introduced that prohibited the sale of property to African Americans. During the 1940s the New York State Supreme Court upheld covenants in two suits where homeowners were sued by their neighbors for selling their homes to African Americans. While he ruled in favor of the plaintiffs, the judge in the case of *Kemp v. Rubin* (1947) acknowledged that Addisleigh Park already was home to 48 African-American families, including both Lena Horne and Count Basie who had purchased their homes in 1946. This was also notable for the number of organizations that filed amicus briefs supporting the right to sell to African Americans, making *Kemp v. Rubin* a significant case in the struggle for African Americans to own their own land. Following the United States Supreme Court decision in *Shelley v. Kraemer* (1948), which ruled that state judicial enforcement of racially restrictive covenants was a violation of the equal protection under the Fourteenth Amendment, the demographic make-up of Addisleigh Park changed as more African-Americans moved to the area.

By 1952, an article on the neighborhood in the magazine *Our World* noted that it was home to the “richest and most gifted” African Americans, among them Count Basie, Lena Horne, Milt Hinton, Jackie Robinson, Roy Campanella and Ella Fitzgerald, as well as the many middle-class residents of the area. Among the earliest of the prominent African American residents, if not the first, was Thomas W. “Fats” Waller, who lived on Sayres Avenue at the time of his death in 1943. What Addisleigh Park represented to these and other African Americans was a safe community in which to raise their children, where they could reap the rewards of suburban living within the boundaries of New York City. Today Addisleigh Park remains a distinctive enclave

with a remarkable sense of place due to its period revival style houses that are set back from the street on spacious well-landscaped lawns and its remarkable history that illuminates African Americans' struggle for and achievement of the basic civil right of home ownership.

On March 23, 2010 LPC held a public hearing on the proposed designation of the Addisleigh Park Historic District (item No. 7). The hearing was duly advertised in accordance with the provisions of the law. Twenty people spoke, nineteen in favor of designation. Speakers included New York City Council Member Leroy G. Comrie, Jr., representatives for State Senator William Perkins, current and former Presidents of the Addisleigh Park Civic Association, representatives for Central Queens Historical Association, Historic Districts Council, New York Landmarks Conservancy, Society for the Architecture of the City, Louis Armstrong House, and numerous residents of the District. One person spoke in opposition to the proposed designation. In addition, LPC also received many letters and emails regarding this designation, including correspondence from Queens Borough President Helen M. Marshall and the Queens Chapter of the American Institute of Architects. The majority have been in favor of designation.

Pursuant to Section 74-79 of the Zoning Resolution, no transfer of development rights is permitted from any structure within an historic district. 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.

#### **CITY PLANNING COMMISSION PUBLIC HEARING**

Pursuant to Section 3020.8(a) of the City Charter, the City Planning Commission held a public hearing on March 2, 2011, (Calendar No. 28). There were no speakers and the hearing was closed.

#### **CONSIDERATION**

The City Planning Commission has evaluated the Addisleigh Park Historic District in relation to the Zoning Resolution, projected public improvements and plans for the development, growth and improvements in the vicinity of the area involved. The subject Historic District does not conflict with the Zoning Resolution. In addition, the Commission is not aware of any conflicts

between the subject Historic District designation and projected public improvements or any plans for development, growth, improvement, or renewal in the vicinity of the Historic District.

**AMANDA M. BURDEN, FAICP, Chair**  
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**ANGELA M. BATTAGLIA, RAYANNE BESSER, IRWIN G. CANTOR, P.E.,**  
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**NATHAN LEVENTHAL, ANNA HAYES LEVIN, KAREN A. PHILLIPS, Commissioners**