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**IN THE MATTER OF** a communication dated December 23, 2016, from the Executive Director of Landmarks Preservation Commission regarding the designation of the house on 2286 Richmond Road, (Block 3618, Lot 7), by the Landmarks Preservation Commission on December 13, 2016 (Designation List No. 492/LP-2444), Borough of Staten Island, Community District 2.

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Pursuant to Section 3020.8 (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 December 13, 2016, the Landmarks Preservation Commission (LPC) designated the Lakeman-Cortelyou-Taylor House as a City landmark. The landmark site, at 2286 Richmond Road (Block 3618, Lot 7), is located on the east side of Richmond Road, between Otis and Bryant Avenues, in the New Dorp neighborhood of Staten Island, Community District 2.

The Lakeman-Cortelyou-Taylor House survives today as one of the oldest houses on Staten Island, noteworthy both for its Dutch-American architecture and its associations with Staten Island history. According to the Landmarks Preservation Commission Report, the original house is composed of a one-room-deep, two-story main section which has a gambrel roof and a one-story wing with a gable roof, which are both built of irregular fieldstone with wood at the gambrel/gable ends above the first story. It appears that the one-story wing, which is very low in scale, is the earliest part of the house, dating from the late-17<sup>th</sup>, or more likely early-18<sup>th</sup>, century. Differences in the window openings and placement of the chimneys in the gambrel-roofed section suggest that it may have been built in two phases. The house probably was completed and the gambrel roof installed before or shortly after it was acquired by Aaron Cortelyou in 1751. Other features of the Lakeman-Cortelyou-Taylor House that are characteristic of Dutch-American

houses include the materials, massing (footprint and height), rooflines, and small window openings. As was characteristic of colonial farmhouses, the house was originally oriented facing southward for maximum light and did not have a door facing Richmond Road until the 20th century. Extensive restorative work, including the removal of modern additions, was done in 2000-02. The property also contains additional structures (greenhouse, retail store) in addition to the two-story historical structure, now used as an office and conference space.

The subject landmark is located in the mid-island neighborhood of New Dorp within an R3-2/R3X zoning district. The irregularly shaped zoning lot occupied by the subject landmark has a lot area of 45,510 square feet. The subject landmark building is two stories high with an estimated gross floor area of 16,620 square feet, for a floor area ratio (FAR) of .37. Section 74-79 of the Zoning Resolution, the regulation associated with transfer of development rights from landmark sites, is not applicable in R3-2 or R3X zoning districts.

Pursuant to Section 74-711 of the Zoning Resolution, landmark buildings or buildings within Historic Districts are eligible to apply for use and bulk waivers upon application to the Landmarks Preservation Commission.

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

**CARL WEISBROD**, Chairman  
**KENNETH J. KNUCKLES, ESQ.**, Vice Chairman  
**IRWIN G. CANTOR, P.E., ALFRED C. CERULLO, III, MICHELLE R. DE LA UZ,**  
**JOSEPH DOUEK, RICHARD EADDY, CHERYL COHEN EFFRON, HOPE KNIGHT,**  
**ANNA HAYES LEVIN, ORLANDO MARIN** Commissioners