



CITY PLANNING COMMISSION

December 2, 2009 / Calendar No. 7

N 100137 HKQ

IN THE MATTER OF a communication dated October 28, 2009, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Herman A. Schleicher Mansion located at 11-41 123rd Street (Block 3997, Lot 40) by the Landmarks Preservation Commission on October 20, 2009 (List No. 420 LP No. 2321), Borough of Queens, Community District 7.

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 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 20, 2009, the Landmarks Preservation Commission (LPC) designated the Herman A. Schleicher Mansion located at 11-41 123rd Street (Block 3997, Lot 40) as a city landmark.

The subject landmark is a detached residential structure located on a single lot that comprises an unusual circular block at the intersections of 123rd Street and 13th Avenue in College Point, Queens. Built in 1857, it was designed for College Point industrialist Herman A. Schleicher and his wife Malvina by the architect Morris A. Gescheidt. The completed mansion is a two-and-a-half story brick building that features architectural elements associated with the Italianate and Second Empire styles that include a mansard roof, segmental arch windows, and quoins. It is one of the oldest houses in College Point, and one of the earliest surviving structures in the City to feature a mansard roof. All four facades are very visible since it is the sole structure on a small circular block that was created c. 1906 when the original 14-acre Schleicher estate was subdivided into separate building lots and connected into the grid of surrounding City streets.

After the death of the original owner, the mansion was eventually leased as a hotel. In 1923 the house was subdivided into residential apartments. It currently contains seven dwelling units. Despite these changes of use the building's architectural character remains relatively intact.

The landmark site is located in an R4A zoning district. Pursuant to Section 74-79, transfer of development rights is not permitted for landmark sites located in R4A 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 is no projected public improvement 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.

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