

LANDMARKS PRESERVATION COMMISSION

NOTICE OF PUBLIC HEARING

Notice is hereby given that pursuant to the provisions of Title 25, chapter 3 of the Administrative Code of the City of New York (Sections 25-307, 25-308, 25,309, 25-313, 25-318, 25-320) (formerly Chapter 8-A, Sections 207-6.0, 207-7.0, 207-12.0, 207-17.0, and 207-19.0), on Tuesday, **December 15, 2009** at **9:30 A.M.** in the morning of that day, a public hearing will be held in the Conference Room at 1 Centre Street, 9th Floor, Borough of Manhattan with respect to the following properties and then followed by a public meeting. Any person requiring reasonable accommodation in order to participate in the hearing or attend the meeting should call or write the Landmarks Commission no later than five (5) business days before the hearing or meeting.

<p>Item 1. Staff: JK Hearing: 12/15/2009</p> <p>SB, RG 8-0-0 Closed PV, MP 8-0-0 Approved</p>	<p>CERTIFICATE OF APPROPRIATENESS BOROUGH OF BRONX 10-3819 – Block 2281, lot 10-431-445 East 136th Street – Bertine Block Historic District Two rows of Renaissance Revival style tenements, designed by Harry T. Howell, and built in 1897-98 and 1898-99. Application is to install barrier free access at the areaway and windows.</p>
<p>Item 2. Staff: TS Hearing: 12/15/2009</p> <p>LAI D O V E R</p>	<p>CERTIFICATE OF APPROPRIATENESS BOROUGH OF MANHATTAN 10-4370 – Block 41, lot 15-60 Pine Street – Down Town Association Building- Individual Landmark A Romanesque Revival style clubhouse designed by Charles C. Haight, built in 1886-87, and modified with an extension designed by Warren & Wetmore and constructed in 1910-11. Application is to construct a rooftop addition and a courtyard addition and install barrier-free access. Zoned C5-5</p>
<p>Item3. Staff: LCS Hearing: 12/15/2009</p> <p>FB, DC 9-0-0 Closed LR, RW 9-0-0 Approved</p>	<p>CERTIFICATE OF APPROPRIATENESS BOROUGH OF MANHATTAN 10-2481 – Block 644, lot 41-827 Washington Street – Gansevoort Market Historic District A neo-Grec style market building designed by Joseph M. Dunn, built in 1880, and altered in 1940. Application is to install signage and lighting.</p>
<p>Item 4. Staff: CSH Hearing: 12/15/2009</p> <p>LAI D O V E R</p>	<p>CERTIFICATE OF APPROPRIATENESS BOROUGH OF MANHATTAN 10-3725 – Block 530, lot19-25 Great Jones Street – NoHo Historic District Extension A partially constructed building. Application is to approve revisions to the design of the facades. Zoned M1-5B</p>

<p>Item 5. Staff: LS Hearing: 12/15/2009</p> <p>FB, SB 10-0-0 Closed No Action</p>	<p>CERTIFICATE OF APPROPRIATENESS BOROUGH OF MANHATTAN 09-9482 – Block 588, lot 1- 86 Bedford Street – Greenwich Village Historic District A house and stable built in 1831 and altered in the 20th century. Application is to reconstruct and raise the height of the rear portion of the building.</p>
<p>Item 6. Staff: CSH Hearing: 12/15/2009</p> <p>CM, LR 10-0-0 Closed DC, FB 9-1(LR)-0 Approved</p>	<p>CERTIFICATE OF APPROPRIATENESS BOROUGH OF MANHATTAN 10-4135 – Block 615, lot 66- 22 Jane Street- Greenwich Village Historic District A Romanesque-Revival style stable designed by Charles H. Demarest and constructed in 1868. Application is to reconstruct the front façade.</p>
<p>Item7. Staff: CSH Hearing: 12/15/2009</p> <p>LAID OVER</p>	<p>CERTIFICATE OF APPROPRIATENESS BOROUGH OF MANHATTAN 10-4023 – Block 849, lot7502- 7 East 20th Street – Ladies’ Mile Historic District A neo-Renaissance/modern French style store and loft building designed by William C. Frohne and built in 1907. Application is to replace windows.</p>
<p>Item8. Staff: GG Hearing: 12/15/2009</p> <p>LAID OVER</p>	<p>CERTIFICATE OF APPROPRIATENESS BOROUGH OF MANHATTAN 10-3463 – Block 837, lot 48- 390 Fifth Avenue – The Gorham Building – Individual Landmark A Florentine Renaissance style building designed by Stanford White of Mckim, Mead and White and built in 1904-06. Application is to replace windows.</p>
<p>Item 9. Staff: CCP Hearing: 12/15/2009</p> <p>LAID OVER</p>	<p>CERTIFICATE OF APPROPRIATENESS BOROUGH OF MANHATTAN 09-7885 – Block 1124, lot 27- 115 Central Park West - Majestic Apartments-Individual Landmark, Upper West Side/Central Park West Historic District An Art Deco style towered apartment building designed by Irwin S. Chanin and built in 1930-31. Application is to amend Certificate of Appropriateness 91-0008 for a window master plan.</p>
<p>Item10. Staff: GG Hearing: 12/15/2009</p> <p>SB, DC 10-0-0 Closed MP, RG 10-0-0 Approved w/Modifications</p>	<p>CERTIFICATE OF APPROPRIATENESS BOROUGH OF MANHATTAN 10-3317 – Block 1217, lot 21- 129 West 86th Street – Upper West Side/Central Park West Historic District A Northern Renaissance Revival/Queen Anne style rowhouse designed by John G. Prague and built in 1887. Application is to alter the basement entrance and to install an areaway fence.</p>

<p>Item 11. Staff: BA Hearing: 12/15/2009</p> <p>FB, SB 10-0-0 Closed No Action</p>	<p>BINDING REPORT BOROUGH OF MANHATTAN 10-4184 – Block 2179, lot 625 41 Margaret Corbin Drive – Fort Tryon Park- Scenic Landmark A concession building, designed by Clarence E. Howard and built c. 1933, within a picturesque public park, designed in the eighteenth-century English naturalistic romantic landscape tradition by Olmsted Brothers and built in 1931-1935. Application is to install a barrier free access ramp.</p>
<p>Item 12. Staff: MS Hearing: 12/15/2009</p> <p>LAI D O V E R</p>	<p>CERTIFICATE OF APPROPRIATENESS BOROUGH OF BROOKLYN 10-3900 – Block 43, lot 25- 70 Hudson Avenue – Vinegar Hill Historic District A Greek Revival style rowhouse built c.1828-41. Application is to excavate the cellar.</p>
<p>Item 13. Staff: TS Hearing: 12/15/2009</p> <p>RG, RT 10-0-0 Closed PV, CM 10-0-0 Approved</p>	<p>CERTIFICATE OF APPROPRIATENESS BOROUGH OF BROOKLYN 10-3211 – Block 1070, lot 19- 800 Carroll Street – Park Slope Historic District A rowhouse built c. 1889. Application is to alter the rear yard extension, install a deck and to excavate beneath the cellar.</p>

PUBLIC MEETING ITEM

<p>Item 1. Staff:ALD Hearing: 07/07/2009, 10/13/2009, 12/15/2009</p> <p>RT, SB 10-0-0 Closed 6-0-4(MP, RW, PV, SB) Approved</p>	<p>CERTIFICATE OF APPROPRIATENESS BOROUGH OF MANHATTAN 09-9177 - Block 217, lot 1- 250 West Street - Tribeca North Historic District A neo-Renaissance style warehouse designed by William H. Birkmire and built in 1903-1906. Application is to construct a rooftop addition, alter the facade, and replace windows. Zoned C6-3A</p>
<p>12:30 – 1:45 p.m.</p>	<p>LUNCH</p>

NYC LANDMARKS PRESERVATION COMMISSION

PUBLIC HEARING/PUBLIC MEETING

DECEMBER 15, 2009

RESEARCH DEPARTMENT ACTIONS

<p>PUBLIC MEETING ITEM NO. 1 LP-2339</p> <p><u>MOTION TO DESIGNATE</u> SB-CM 10-0-0</p>	<p>ITEM PROPOSED FOR DESIGNATION</p> <p>BOROUGH OF THE BRONX</p> <p><u>PROPOSED PERRY AVENUE HISTORIC DISTRICT</u></p> <p><i>Boundary Description</i> The (proposed) Perry Avenue Historic District consists of the property bounded by a line beginning at the intersection of the northwestern curblineline of Perry Avenue with a line extending southeasterly from the northeastern property line of 2987 Perry Avenue, northwesterly along said property line to the northwestern property line of 2987 Perry Avenue, southwesterly along said property line and the property lines of 2985 through 2971 Perry Avenue to the southwestern property line of 2971 Perry Avenue, southeasterly along said property line to the northwestern curblineline of Perry Avenue, northeasterly along said curblineline to the point of the beginning.</p>
<p>PUBLIC HEARING ITEM NO. 1 LP-2370</p> <p><u>MOTION TO CLOSE HEARING</u> LR-DC 8-0-0 <i>Record kept open for submissions until February 16, 2010</i></p>	<p>PUBLIC HEARING ITEM</p> <p>BOROUGH OF THE BRONX</p> <p><u>DOLLAR SAVINGS BANK</u>, 2792 Third Avenue (aka 495 Willis Avenue), Bronx <i>Landmark Site:</i> Borough of the Bronx Tax Map Block 2307, Lot 54</p>
<p>PUBLIC HEARING ITEM NO. 2 LP-2399</p> <p><u>MOTION TO CLOSE HEARING</u> LR-MP 8-0-0 SB-Recused <i>Record kept open for submissions until February 16, 2010</i></p>	<p>PUBLIC HEARING ITEM</p> <p>BOROUGH OF THE BRONX</p> <p><u>PERCY R. PYNE-ELIE NADELMAN HOUSE</u>, 4715 Independence Avenue, Bronx <i>Landmark Site:</i> Borough of the Bronx Tax Map Block 5926, Lot 76</p>

<p>PUBLIC HEARING ITEM NO. 3 LP-2388</p> <p><u>MOTION TO CLOSE HEARING</u> LR-SB 8-0-0 <i>Record kept open for submissions until February 16, 2010</i></p>	<p>PUBLIC HEARING ITEM</p> <p>BOROUGH OF THE BRONX</p> <p><u>HAFFEN BUILDING</u>, 2804 Third Avenue, Bronx <i>Landmark Site:</i> Borough of the Bronx Tax Map Block 332, Lot 4</p>
<p>PUBLIC HEARING ITEM NO. 4 LP-2396</p> <p><u>MOTION TO CLOSE HEARING</u> MP-SB 8-0-0 <i>Record kept open for submissions until February 16, 2010</i></p>	<p>PUBLIC HEARING ITEM</p> <p>BOROUGH OF THE BRONX</p> <p><u>GREYSTON (WILLIAM E. and SARAH T. HOADLEY DODGE, JR., ESTATE) GATE HOUSE</u>, 4695 Independence Avenue, Bronx <i>Landmark Site:</i> Borough of the Bronx Tax Map Block 5924, Lot 480</p>
<p>PUBLIC HEARING ITEM NO. 5 LP-2400</p> <p><u>MOTION TO CLOSE HEARING</u> LR-CM 8-0-0 <i>Record kept open for submissions until February 16, 2010</i></p>	<p>PUBLIC HEARING ITEM</p> <p>BOROUGH OF THE BRONX</p> <p><u>NOONAN PLAZA APARTMENTS</u>, 105-149 West 168th Street; 1231-1245 Nelson Avenue; 1232-1244 Ogden Avenue), Bronx <i>Landmark Site:</i> Borough of the Bronx Tax Map Block 2518, Lot 1</p>
<p>PUBLIC HEARING ITEM NO. 6 LP-2401</p> <p><u>MOTION TO CLOSE HEARING</u> CM-DC 8-0-0 <i>Record kept open for submissions until February 16, 2010</i></p>	<p>PUBLIC HEARING ITEM</p> <p>BOROUGH OF THE BRONX</p> <p><u>(Former) UNION REFORMED CHURCH OF HIGHBRIDGE (now HIGHBRIDGE COMMUNITY CHURCH)</u>, 1272 Ogden Avenue (aka 1270 Ogden Avenue), Bronx <i>Landmark Site:</i> Borough of the Bronx Tax Map Block 2518, Lot 14</p>
<p>PUBLIC HEARING ITEM NO. 7 LP-2159</p> <p><u>MOTION TO CLOSE HEARING</u> LR-SB 8-0-0 <i>Record kept open for submissions until February 16, 2010</i></p>	<p>PUBLIC HEARING ITEM</p> <p>BOROUGH OF THE BRONX</p> <p><u>FIELDSTON (DELAFIELD ESTATE) BUILDING</u>, 6 Ploughman's Bush (aka 665 West 246th Street), Bronx <i>Landmark Site:</i> Borough of the Bronx Tax Map Block 5924, Lot 518 in part, consisting of that portion of said lot bounded by the northeasterly lot line, and starting from the southeasterly corner of said lot at Ploughman's Bush and West 246th Street, running northeasterly for approximately 237.27 feet along the Ploughman's Bush boundary of said lot, southwesterly at an angle of approximately 90 degrees through said lot approximately 54.66, southerly at an angle of approximately 135 degrees through said lot approximately 124.04 to the lot line at West 246th Street, easterly along the West 246th Street boundary of said lot for approximately 208.82 feet to the point of beginning.</p>

PUBLIC MEETING ITEM NO. 2
LP-2403

MOTION TO CALENDAR
MP-LR
8-0-0

ITEM PROPOSED FOR THE COMMISSION'S CALENDAR

BOROUGH OF THE BRONX

PROPOSED GRAND CONCOURSE HISTORIC DISTRICT

Boundary Description

The proposed Grand Concourse Historic District consists of the property bounded by a line beginning at the intersection of the western curbline of the Grand Concourse and a line extending southeasterly from the southeastern corner of Franz Sigel Park (Borough of the Bronx tax map block 2467 lot 1), extending northwesterly along the southwestern property line of Franz Sigel Park (Borough of the Bronx tax maps block 2467 lot 1), across the roadbed of Walton Avenue, and along the southwestern property line of Franz Sigel Park (Borough of the Bronx tax map block 2353 lot 67) to the eastern curbline of Gerard Avenue, northerly along said curbline and across the roadbed of East 153rd Street to the northern curbline of East 153rd Street, northwesterly across the roadbed of Gerard Avenue and along said curbline to its intersection with the eastern curbline of River Avenue, northerly along said curbline to a point formed by its intersection with a line extending westerly from the northern property line of 700 River Avenue (aka 109 East 153rd Street), easterly along said property line and the northern property line of 705 Gerard Avenue to the western curbline of Gerard Avenue, northerly along said curbline to a point formed by its intersection with a line extending southeasterly from the southwestern property line of 731 Gerard Avenue, northwesterly along the said property line, northerly along the western property lines of 731 and 751 Gerard Avenue, across the roadbed of East 157th Street to the northern curbline of East 157th Street, westerly along said curbline to a point formed by its intersection with a line extending southerly from the western property line of 815 Gerard Avenue, northerly along said property line and the western property line 825 Gerard Avenue to the southern curbline of East 158th Street, easterly along said curbline to a point formed by its intersection with a line extending southerly from the western property line of 839 Gerard Avenue, northerly across the roadbed of East 158th Street and along a portion of said property line, westerly along a portion of the southern property line of 839 Gerard Avenue, northerly along a portion of the western property line of 839, easterly along the northern property line of 839 Gerard Avenue to the western curbline of Gerard Avenue, southerly along said curbline to a point formed by its intersection with a line extending westerly from the northern property line of 835 Walton Avenue, easterly across the roadbed of Gerard Avenue and along a portion of said property line, northerly along a portion of the western property line of 835 Walton Avenue, easterly along a portion of the northern property line of 835 Walton Avenue and across the roadbed of Walton Avenue to the eastern curbline of Walton Avenue, northerly along said curbline and across the roadbed of

East 161st Street to the southern curbline of East 161st Street, westerly across the roadbed of Walton Avenue and along said curbline to a point formed by its intersection with a line extending southerly from the western property line of 893 Walton Avenue (aka 101-11 East 161st Street), northerly along a portion of the western property line of 893 Walton Avenue (aka 101-111 East 161st Street), westerly along a portion of the southern property line of 893 Walton Avenue (aka 101-111 East 161st Street) to the eastern curbline of Gerard Avenue, northerly along said curbline to a point formed by its intersection with a line extending westerly from the northern property line of 893 Walton Avenue (aka 101-111 East 161st Street), easterly along a portion of said property line, northerly along the western property lines of 901 through 955 Walton Avenue, westerly along a portion of the southern property line of 975 Walton Avenue to the easterly curbline of Gerard Avenue, northerly along said curbline to the southern curbline of East 164th Street, easterly along said curbline, across to roadbed of Walton Avenue, to a point formed by the intersection of said curbline with a line extending southerly from the western property line of 1001 Grand Concourse, northerly across the roadbed of East 164th Street and along said property line and the eastern property line of 1015 Grand Concourse, easterly along a portion of the northern property line of 1015 Grand Concourse, northerly along the western property lines of 1025 and 1027 Grand Concourse and a portion of the western property line of 1035 Grand Concourse (aka 158 East 165th Street), easterly along a portion of the northern property line of 1035 Grand Concourse (aka 158 East 165th Street), northerly along a portion of the western property line of 1035 Grand Concourse, across the roadbed of East 165th Street, to the southern curbline of East 165th Street, westerly along said curbline to a point formed by its intersection with a line extending southerly from the western property line of 1049 Grand Concourse (aka 159 East 165th Street), northerly along said property line, westerly along a portion of the southern property line of 1055 Grand Concourse, northerly along the western property line of 1055 Grand Concourse, westerly along a portion of the southern property line of 1075 Grand Concourse to the eastern curbline of Walton Avenue, northerly along said curbline, across the roadbed of East 166th Street, and along said curbline to the southern curbline of Mc Clellan Street, easterly along said curbline, across the roadbed of the Grand Concourse, to the eastern curbline of the Grand Concourse, northerly across the roadbed of Mc Clellan Street and along said curbline, continuing across the roadbed of East 167th Street and along said curbline to a point formed by its intersection with a line extending westerly from the northern property line of 1212 Grand Concourse (aka 1211 Sheridan Avenue, 181-199 East 167th Street), easterly along said property line to the western curbline of Sheridan Avenue, southerly along said curbline to the northern curbline of East 167th Street, westerly along said curbline to a point formed by its intersection with a line extending northerly from the easterly property line of 1188 Grand Concourse (aka 180-188 East 167th Street), southerly across

the roadbed of East 167th Street and along said property line, westerly along a portion of the southern property line of 1188 Grand Concourse (aka 180-188 East 167th Street), southerly along the eastern property line of 1166 Grand Concourse and a portion of the eastern property line of 1150 Grand Concourse (aka 161 Mc Clellan Street), westerly along a portion of the southern property line of 1150 Grand Concourse (aka 161 Mc Clellan Street), southerly along a portion of the eastern property line of 1150 Grand Concourse (aka 161 Mc Clellan Street) to the northern curbline of Mc Clellan Street, westerly along said curbline to a point formed by its intersection with a line extending northerly from the western curbline of Carroll Place, southerly across the roadbed of Mc Clellan Street and along said curbline, across the roadbed of East 166th Street and along said curbline to a point formed by its intersection with a line extending easterly from the southern property line of 1072 Grand Concourse (aka 160-180 East 166th Street), westerly along a portion of said property line, southerly along the eastern property line of 1050 Grand Concourse and a portion of the eastern property line of 1048 Grand Concourse (aka 1059 Carroll Place), easterly along a portion of the northern property line of 1048 Grand Concourse (aka 1059 Carroll Place) to the western curbline of Carroll Place, southerly along said curbline to a point formed by its intersection with a line extending easterly from the southern property line of 1048 Grand Concourse (aka 1059 Carroll Place), westerly along a portion of said property line, southerly along a portion of the eastern property line of 1048 Grand Concourse (aka 1059 Carroll Place) and a portion of the eastern property line of 1040 Grand Concourse (aka 161-173 East 165th Street, 1041 Carroll Place), easterly along a portion of the northern property line of 1040 Grand Concourse (aka 161-173 East 165th Street, 1041 Carroll Place) to the western curbline of Carroll Place, southerly along said curbline and across the roadbed of East 165th Street to the southern curbline of East 165th Street, easterly along said curbline to the western curbline of Carroll Place, southerly along said curbline to the western curbline of Sheridan Avenue, southerly along said curbline to the northern curbline of East 164th Street, westerly along said curbline to a point formed by its intersection with a line extending northerly from the eastern property line of 960 Grand Concourse (aka 160-180 East 164th Street), southerly across the roadbed of East 164th Street and along said property line and a portion of the eastern property line of 940 Grand Concourse (aka 161 East 163rd Street), easterly along the northern property line of 191 East 163rd Street, southerly along the eastern property line of 191 East 163rd Street and across the roadbed of East 163rd Street to the southern curbline of East 163rd Street, easterly along said curbline to the western curbline of Sheridan Avenue, southerly along said curbline to a point formed by its intersection with a line extending westerly across Sheridan Avenue from the northern property line of 910 Sheridan Avenue, easterly across the roadbed of Sheridan Avenue and along said property line, southerly along the eastern property line of 910 Sheridan Avenue, westerly along the southern property line of 910

Sheridan Avenue and across the roadbed of Sheridan Avenue to the western curblineline of Sheridan Avenue, northerly along said curblineline to the southern curblineline of East 162nd Street, westerly along said curblineline to a point formed by its intersection with a line extending northerly from the eastern property line of 900 Grand Concourse, southerly along said property line and across the roadbed of East 161st Street to the southern curblineline of East 161st Street, easterly along said curblineline to a point formed by its intersection with a line extending northerly from the eastern property line of 888 Grand Concourse (aka 170-180 East 161st Street), southerly along a portion of said property line, easterly along a portion of the northern property line of 888 Grand Concourse (aka 170-180 East 161st Street) to the western curblineline of Concourse Village West, southerly along said curblineline to a point formed by its intersection with a line extending easterly from the southern property line of 888 Grand Concourse (aka 170-180 East 161st Street), westerly along a portion of said property line, southerly along a portion of the eastern property line of 888 Grand Concourse (aka 170-180 East 161st Street) and a portion of the eastern property line of 860 Grand Concourse (aka 161 East 159th Street), easterly along a portion of the northern property line of 185 East 159th Street to the western curblineline of Concourse Village West, southerly along said curblineline and across the roadbed of East 159th Street, along said curblineline and across the roadbed of East 158th Street, along said curblineline to a point formed by its intersection with a line extending easterly from the southern property line of 800 Grand Concourse, westerly along a portion of said property line, southerly along the eastern property lines of 792 and 774 Grand Concourse, easterly along a portion of the northern property line of 760 Grand Concourse, southerly along the eastern property line of 760 Grand Concourse and across the roadbed of East 156th Street to the southern curblineline of East 156th Street, easterly along said curblineline to a point formed by its intersection with a line extending northerly from the eastern property line of 750 Grand Concourse, southerly along said property line, easterly along a portion of the northern property line of 740 Grand Concourse, southerly along a portion of the eastern property line of 740 Grand Concourse, easterly along a portion of the northern property line of 740 Grand Concourse to the western curblineline of Concourse Village West, southerly along said curblineline to a point formed by its intersection with a line extending easterly from the southern property line of 730 Grand Concourse, westerly along a portion of said property line, southerly along a portion of the eastern property line of 730 Grand Concourse, westerly along a portion of the southern property line of 730 Grand Concourse and across the road be of the Grand Concourse to the western curblineline of the Grand Concourse, southerly along said curblineline to the point of the beginning.

<p>PUBLIC MEETING ITEM No. 3 LP-2395</p> <p><u>MOTION TO CALENDAR</u> LR-DC 8-0-0</p>	<p>ITEM PROPOSED FOR THE COMMISSION'S CALENDAR</p> <p>BOROUGH OF THE BRONX</p> <p><u>65 SCHOFIELD STREET HOUSE</u>, 65 Schofield Street, Bronx. <i>Landmark Site:</i> Borough of the Bronx Tax Map Block 5628, Lot 146</p>
<p>PUBLIC HEARING ITEM No. 8 LP-2402</p> <p><u>MOTION TO DE-CALENDAR ITEM</u> RT-CM 7-0-0 <i>Record kept open for submissions until February 16, 2010</i></p>	<p>PUBLIC HEARING ITEM</p> <p>BOROUGH OF BROOKLYN</p> <p><u>PROPOSED OCEAN ON THE PARK HISTORIC DISTRICT EXTENSION</u></p> <p><i>Boundary Description</i> The proposed Ocean on the Park Historic District Extension is bounded by a line beginning at a point on the eastern curbline of Ocean Avenue on a line extending westerly from the southern property line of 185 Ocean Avenue, easterly along said line and the southern property line of 185 Ocean Avenue, northerly along the eastern property line of 185 Ocean Avenue, westerly along the northern property line of 185 Ocean Avenue to the eastern curbline of Ocean Avenue, and southerly along the eastern curbline of Ocean Avenue to the point of beginning.</p>