

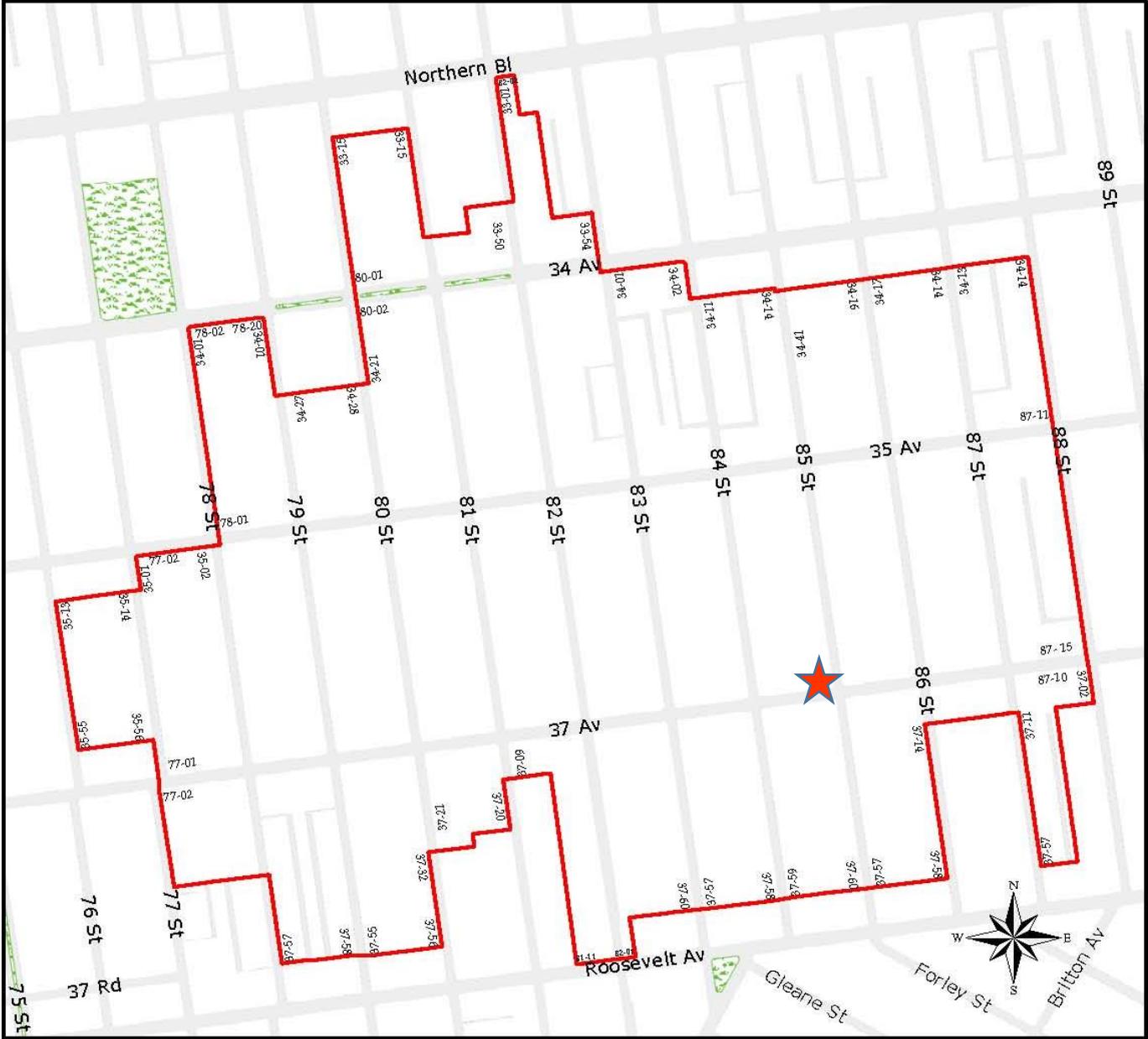
LANDMARKS PRESERVATION COMMISSION
PUBLIC HEARING
AUGUST 11th, 2015

Kelly's Manor

35-64 85th Street A.K.A. 84-11 37th Avenue
Jackson Heights, NY

Angelo Ng & Anthony Ng
Architects Studio P.C.

Jackson Heights



Kelly's Manor

JACKSON HEIGHTS HISTORIC DISTRICT

Angelo Ng & Anthony Ng
Architects Studio P.C. 02



84th Street Between 37th and 35th Avenue



THE GARDEN CITY MOVEMENT

of the 1910s and 1920s



Kelly's Manor

TYPICAL RESIDENTIAL DEVELOPMENT OF
GARDEN APARTMENTS OF 1910's AND 1920's

Angelo Ng & Anthony Ng
Architects Studio P.C.



THE GARDEN APARTMENT BUILDINGS OF 1930s AND 1940s STYLES DERIVED FROM FRENCH, ENGLISH, ITALIAN AND SPANISH SOURCES



GEORGIAN HALL- NEO GEORGIAN – 1930
6 STORIES – MIXED USE
RECESSED LIGHT COURT WITH ENTRANCE
PEDIMENTS AND BRICK PILASTERS

VERONA COURT – NEO ROMANESQUE- 1929
6 STORIES – MIXED USE
RECESSED LIGHT COURT WITH ENTRANCE
LOGGIA AND TWISTED COLONETTES

Kelly's Manor

TYPICAL RESIDENTIAL DEVELOPMENT OF 1930's AND 1940's

Angelo Ng & Anthony Ng
Architects Studio P.C.



37TH AVENUE & 85TH STREET



35TH AVENUE BETWEEN 85TH & 86TH STREET



85TH STREET BETWEEN 34TH & 35TH AVENUE



Kelly's Manor

MODERNE BUILDINGS IN THE NEIGHBORHOOD

Angelo Ng & Anthony Ng
Architects Studio P.C.



75TH Street AND 37TH Avenue



76TH Street AND 37TH Avenue



77TH Street AND 37TH Avenue



75TH Street AND 37TH Avenue



76TH Street AND 37TH Avenue



78TH Street AND 37TH Avenue

Kelly's Manor

COMMERCIAL BUILDINGS ON 37TH AVENUE –
75TH THROUGH 78TH STREET

Angelo Ng & Anthony Ng
Architects Studio P.C.



83RD Street AND 37TH Avenue



85TH Street AND 37TH Avenue



84TH Street AND 37TH Avenue



86TH Street AND 37TH Avenue



86TH Street AND 37TH Avenue



85TH Street AND 37TH Avenue

Kelly's Manor

COMMERCIAL BUILDINGS ON 37TH AVENUE –
83RD THROUGH 86TH STREET

Angelo Ng & Anthony Ng
Architects Studio P.C.

81st Street



BLOCK:1281
LOT:38

82nd Street



BLOCK:1456
LOT:41 BLOCK:1456
LOT:35

83rd Street



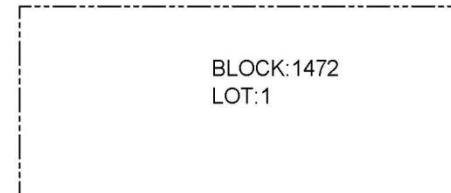
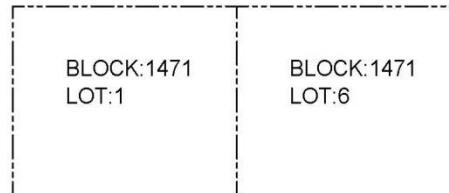
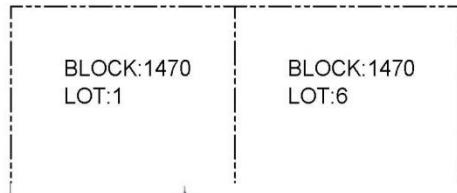
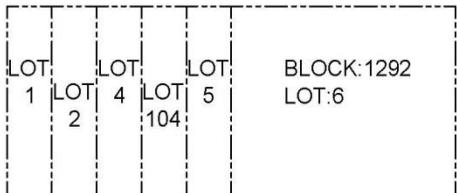
BLOCK:1457
LOT:34

84th Street



85th Street

37th Avenue



Kelly's Manor

37TH AVENUE STREETSCAPE
81ST STREET TO 85TH STREET

Angelo Ng & Anthony Ng
Architects Studio P.C.

84th Street

PROPOSED BUILDING ELEVATION



EXISTING BUILDING



BLOCK: 1458
LOT: 40

PROP. SITE
BLOCK: 1458
LOT: 35

BLOCK: 1459
LOT: 40

BLOCK: 1459
LOT: 35



BLOCK: 1460
LOT: 40

BLOCK: 1460
LOT: 34



BLOCK: 1461
LOT: 35

37th Avenue

85th Street

86th Street

87th Street

88th Street

BLOCK: 1472
LOT: 1

BLOCK: 1473
LOT: 1

BLOCK: 1474
LOT: 1

BLOCK: 1475
LOT: 1R



Kelly's Manor

37TH AVENUE STREETScape
84TH STREET TO 88TH STREET

Angelo Ng & Anthony Ng
Architects Studio P.C.

SITE PLAN LEGEND

- 1 STORY
- 2 STORY
- 3 STORY
- 4 STORY
- 6 STORY
- 7 STORY
- 9 STORY
- SITE



Kelly's Manor

EXISTING SITE CONDITION – BUILDING HEIGHTS IN AREA
PROJECT SITE

Angelo Ng & Anthony Ng
Architects Studio P.C. 10



Kelly's Manor

EXISTING BUILDING
CORNER VIEW (37th AVE & 85th ST)

Angelo Ng & Anthony Ng
Architects Studio P.C.

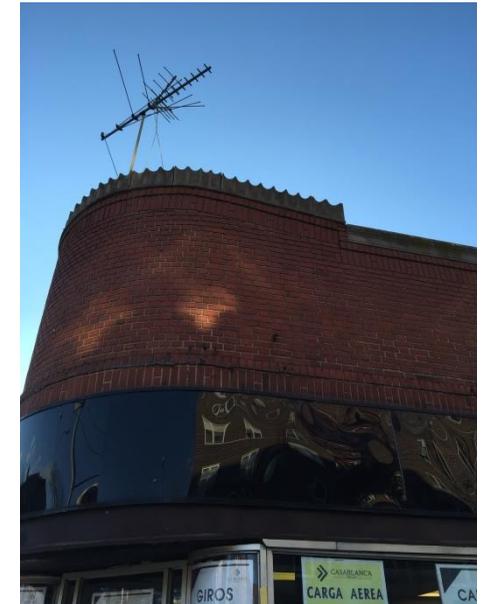


37TH AVENUE – HISTORICAL PHOTO

Kelly's Manor

HISTORICAL PHOTOGRAPH

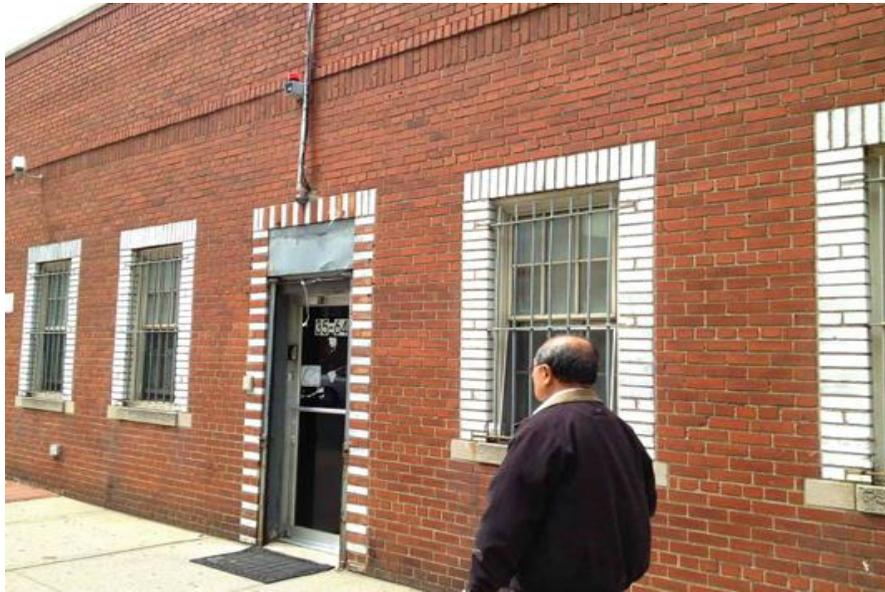
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Kelly's Manor

EXISTING CONDITION
PHOTOGRAPHS (37th AVENUE STOREFRONTS)

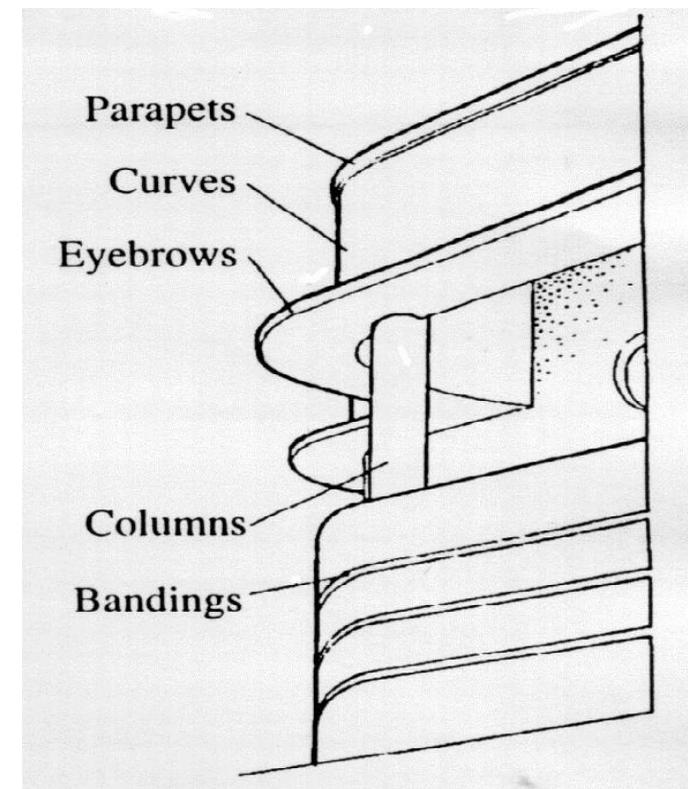
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Kelly's Manor

EXISTING CONDITION
PHOTOGRAPHS (85th STREET)

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Architects Studio P.C.



Kelly's Manor

DETERMINING A STYLE
STREAMLINE MODERNE

Angelo Ng & Anthony Ng
Architects Studio P.C.



PROPOSED BUILDING:

- 1. CLEANING OF EXISTING BRICK AND CASTSTONE
- 2. NEW STOREFRONT
- 3. NEW RESIDENTIAL ENTRANCE
- 4. NEW VEHICULAR ENTRANCE
- 5. VERTICAL EXTENSION (RESIDENTIAL)
- 6. COMMUNITY FACILITY ENTRANCE

Kelly's Manor

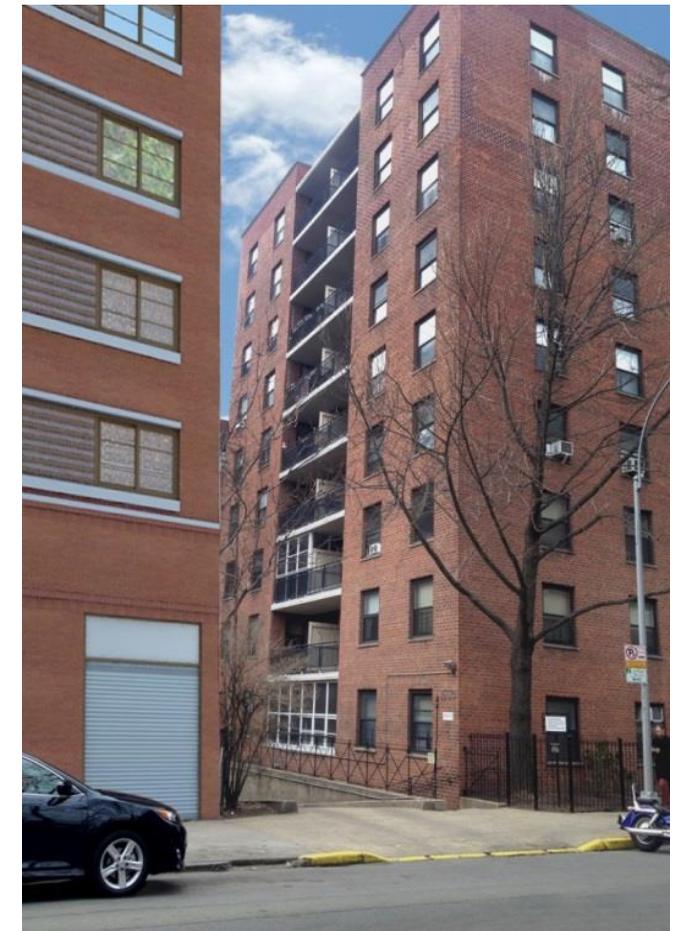
SCHEMATIC DESIGN
CORNER VIEW (37th AVE & 85th ST)

Angelo Ng & Anthony Ng
Architects Studio P.C.



PROPOSED BUILDING:

- 1. CLEANING OF EXISTING BRICK AND CASTSTONE
- 2. NEW STOREFRONT
- 3. NEW RESIDENTIAL ENTRANCE
- 4. NEW VEHICULAR ENTRANCE
- 5. VERTICAL EXTENSION (RESIDENTIAL)
- 6. COMMUNITY FACILITY ENTRANCE



Kelly's Manor

SCHEMATIC DESIGN
85th STREET VIEW

Angelo Ng & Anthony Ng
Architects Studio P.C.



PROPOSED BUILDING:

- 1. CLEANING OF EXISTING BRICK AND CASTSTONE
- 2. NEW RESIDENTIAL ENTRANCE
- 3. VERTICAL EXTENSION (RESIDENTIAL)
- 4. COMMUNITY FACILITY ENTRANCE



Kelly's Manor

SCHEMATIC DESIGN
85th STREET RESIDENTIAL ENTRANCE

Angelo Ng & Anthony Ng
Architects Studio P.C.



Kelly's Manor

SCHEMATIC DESIGN
RENDERINGS



Angelo Ng & Anthony Ng
Architects Studio P.C.



Kelly's Manor

PROPOSED BUILDING ELEVATION
37TH AVENUE

Angelo Ng & Anthony Ng
Architects Studio P.C. 20



PROPOSE VERTICAL
EXTENSION ELEVATION

EXISTING BUILDING W/
NEW STOREFRONT AND
SIGNAGE

ADJ. BLDG.

- BRICK TO MATCH EXISTING 1 STORY
- ACCENT BRICK WITH HORIZONTAL BRICK CORBELING
- CAST STONE BAND
- EXTENSION OF BRICK WALL. COLOR TO MATCH EXISTING BRICK RUN, AND COLOR.
- PROPOSED NEW GARAGE ENTRANCE TO UNDERGROUND PARKING FOR RESIDENTS
- PROPOSED NEW GLASS CANOPY AT RESIDENTIAL ENTRANCE
- PROPOSED NEW RESIDENTIAL ENTRANCE
- PROPOSED NEW PLANTING AREA

KELLY'S MANOR

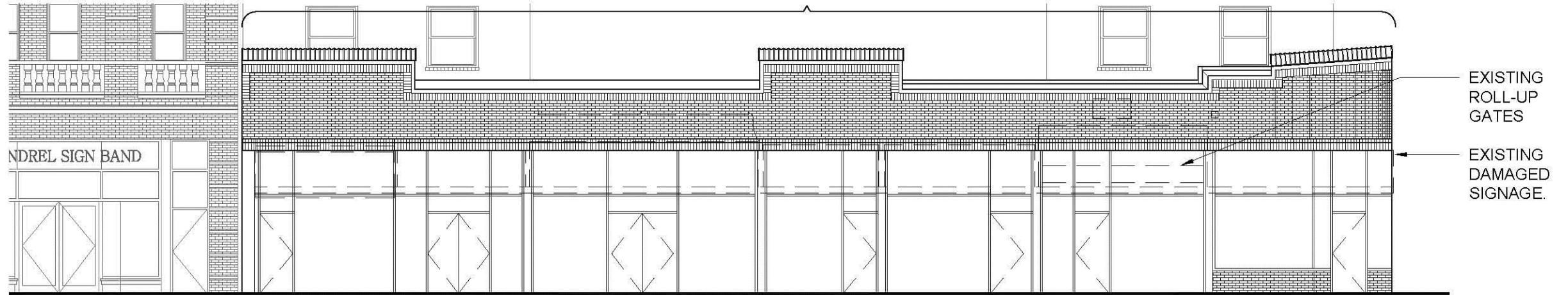
35-64

Kelly's Manor

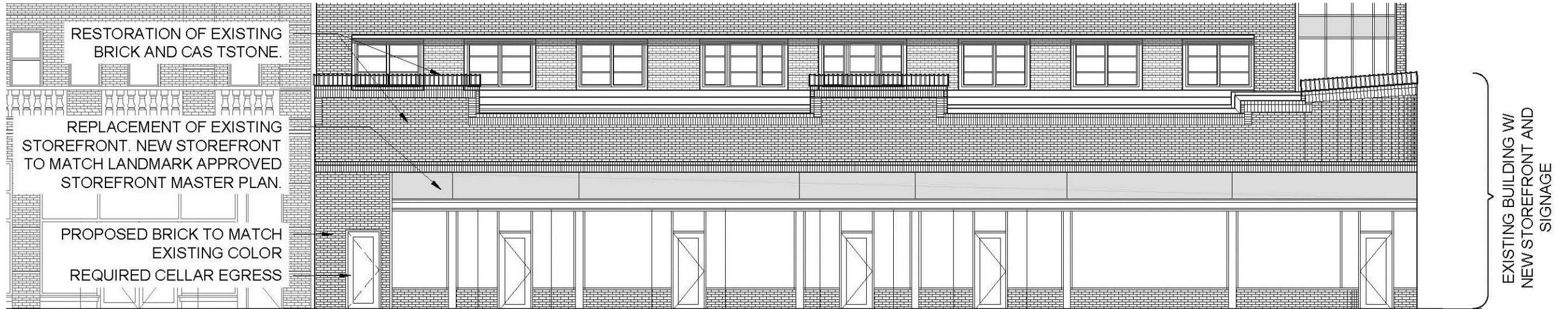
PROPOSED BUILDING ELEVATION
37TH AVENUE

Angelo Ng & Anthony Ng
Architects Studio P.C.

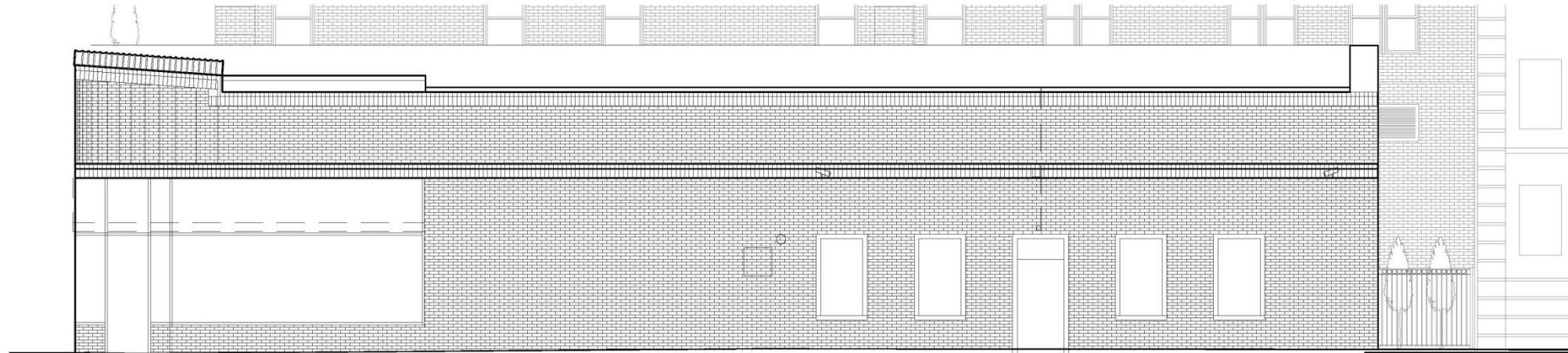
EXISTING BUILDING ELEVATION



EXISTING ELEVATION ALONG 37TH AVENUE



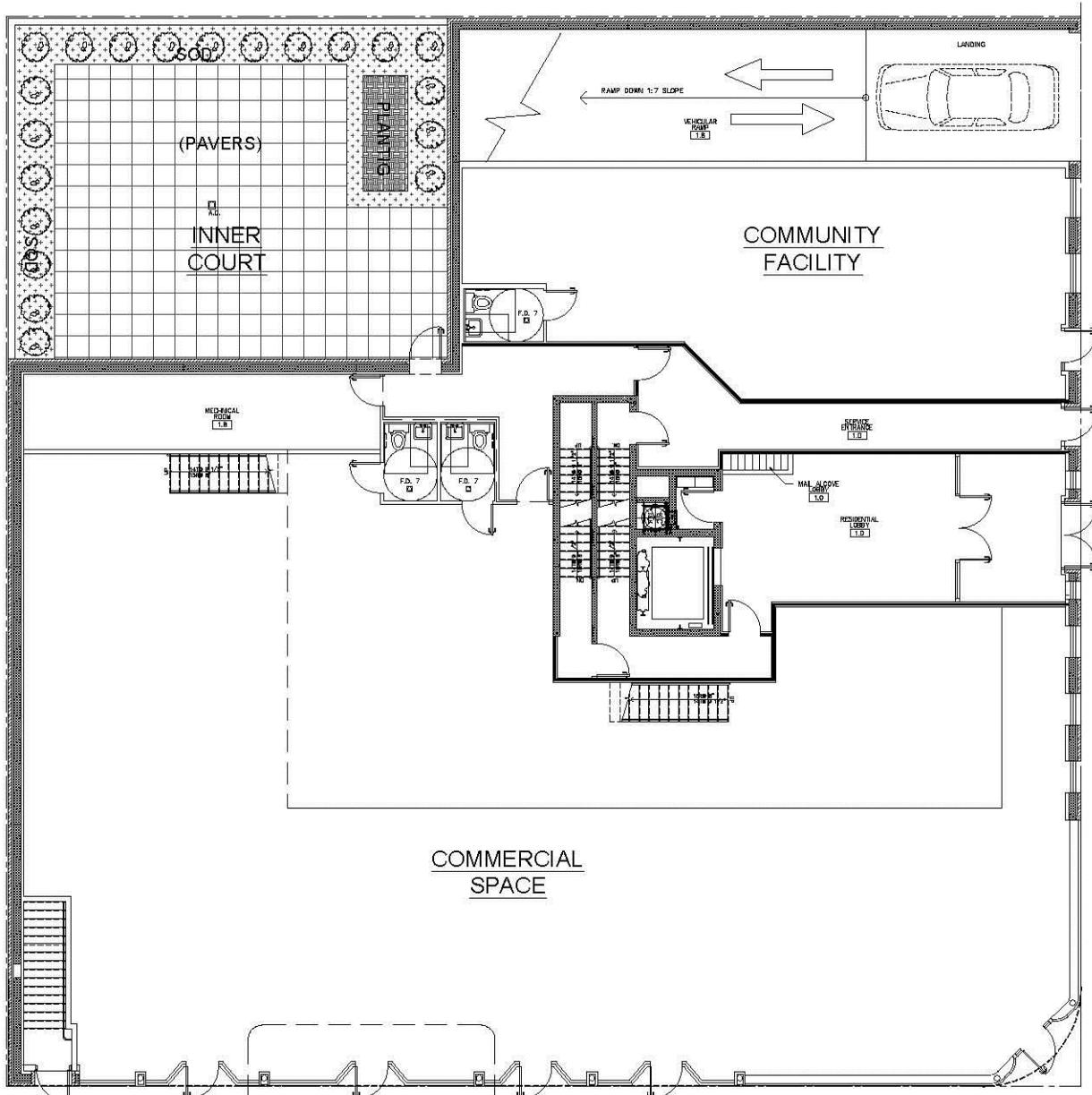
PARTIAL PROPOSED ELEVATION ALONG 37TH AVENUE



EXISTING ELEVATION ALONG 85TH STREET



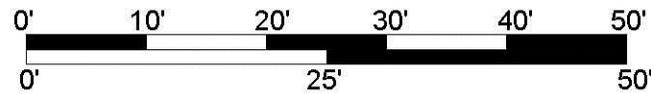
PARTIAL PROPOSED ELEVATION ALONG 85TH STREET



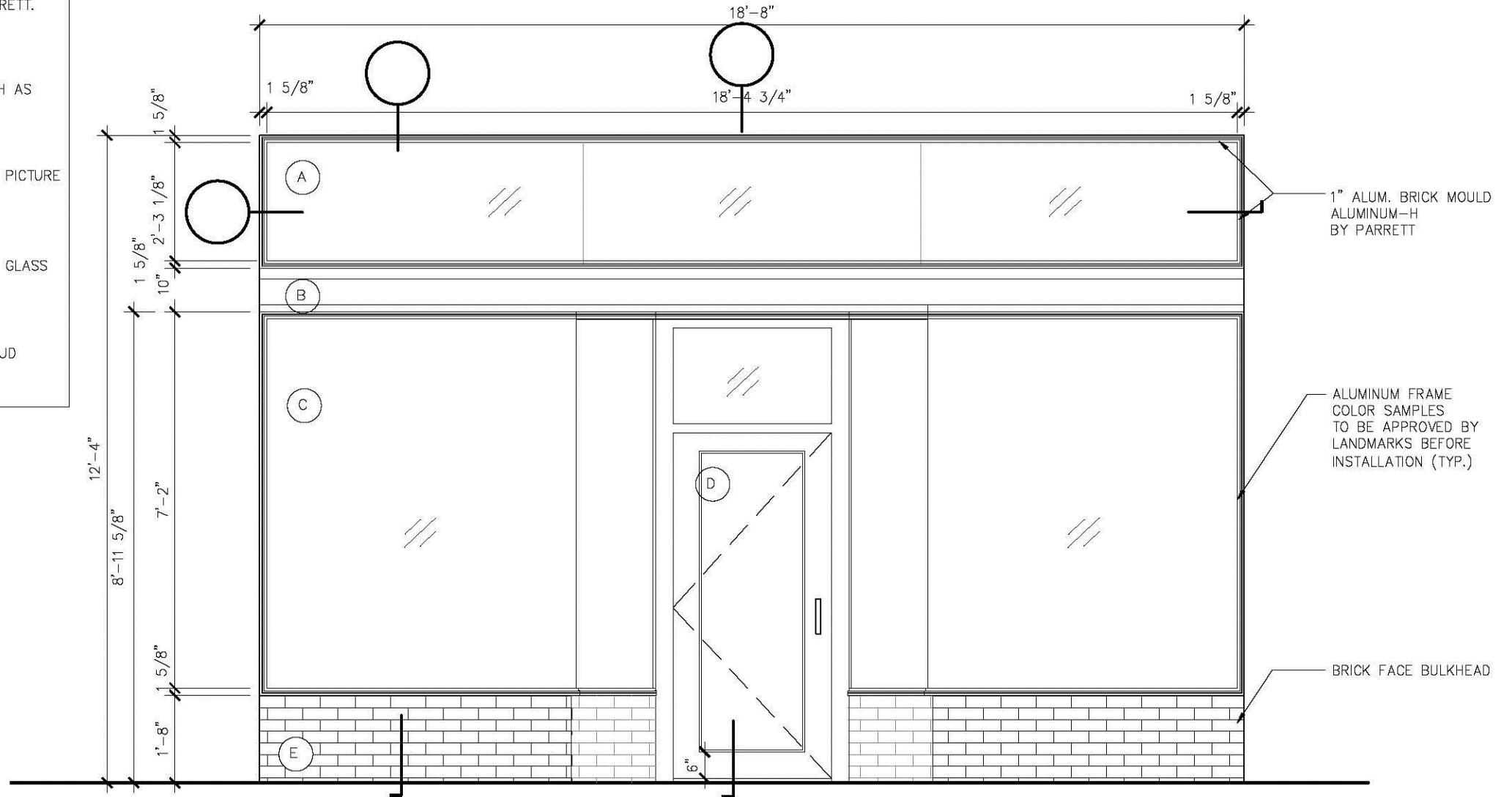
1ST FLOOR PLAN



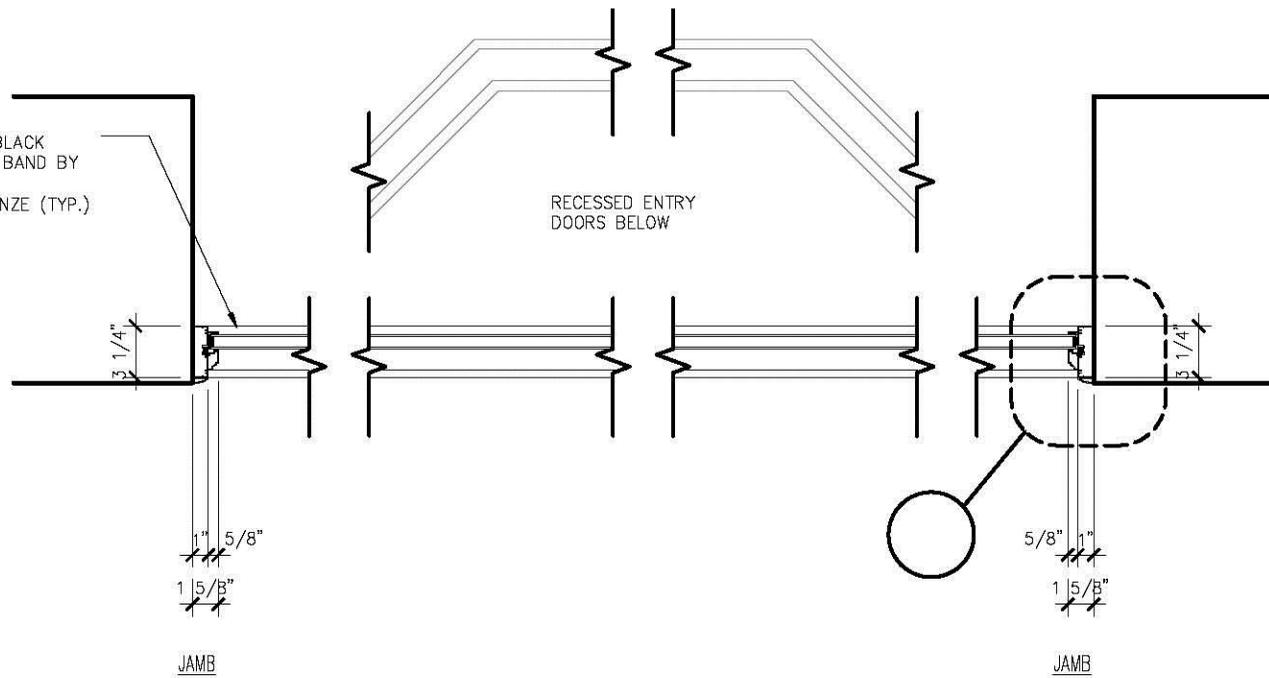
2ND-5TH TYPICAL FLOOR PLAN



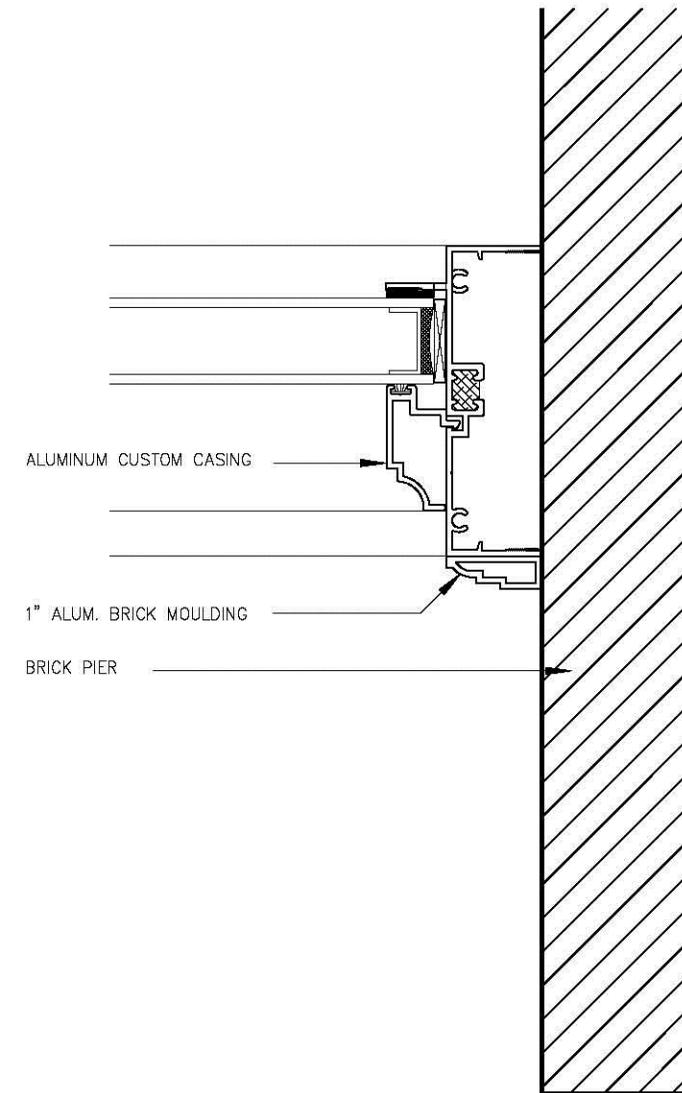
- (A) NEW BLACK GLASS SIGN BAND FIXED IN ALUMINUM FRAME BY PARRETT. COLOR: DARK BRONZE (TYP.)
- (B) EXISTING METAL BAND. PATCH AS REQUIRED
- (C) NEW FIXED ALUMINUM FRAME PICTURE WINDOWS BY PARRETT. COLOR: DARK BRONZE (TYP.)
- (D) NEW FIXED ALUMINUM FRAME GLASS DOORS BY PARRETT. COLOR: DARK BRONZE (TYP.)
- (E) NEW BRICK FACED METAL STUD BULKHEAD AND WINDOW BED

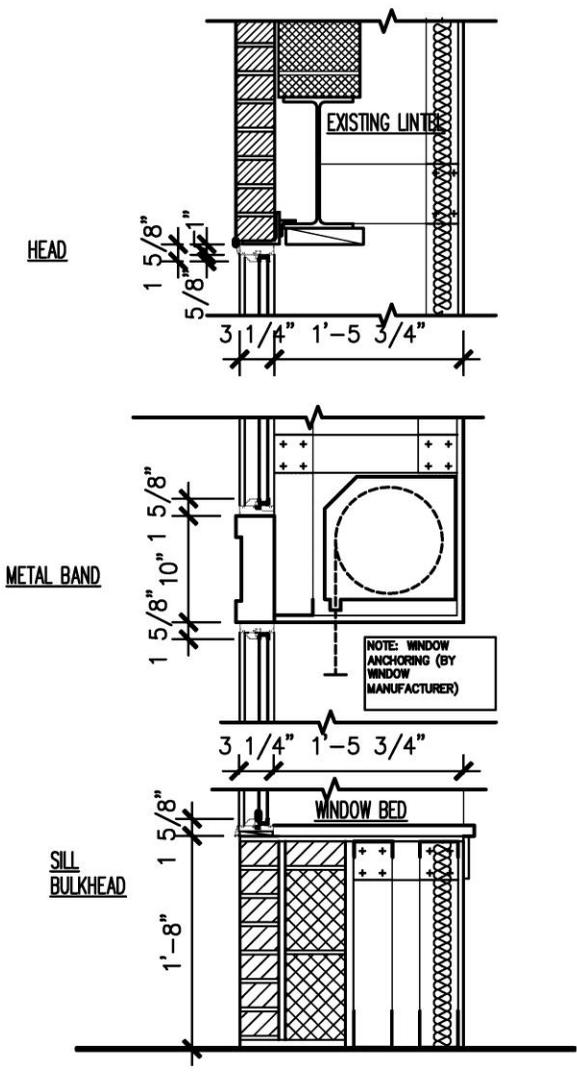


NEW FIXED BLACK
GLASS SIGN BAND BY
PARRETT.
COLOR: BRONZE (TYP.)

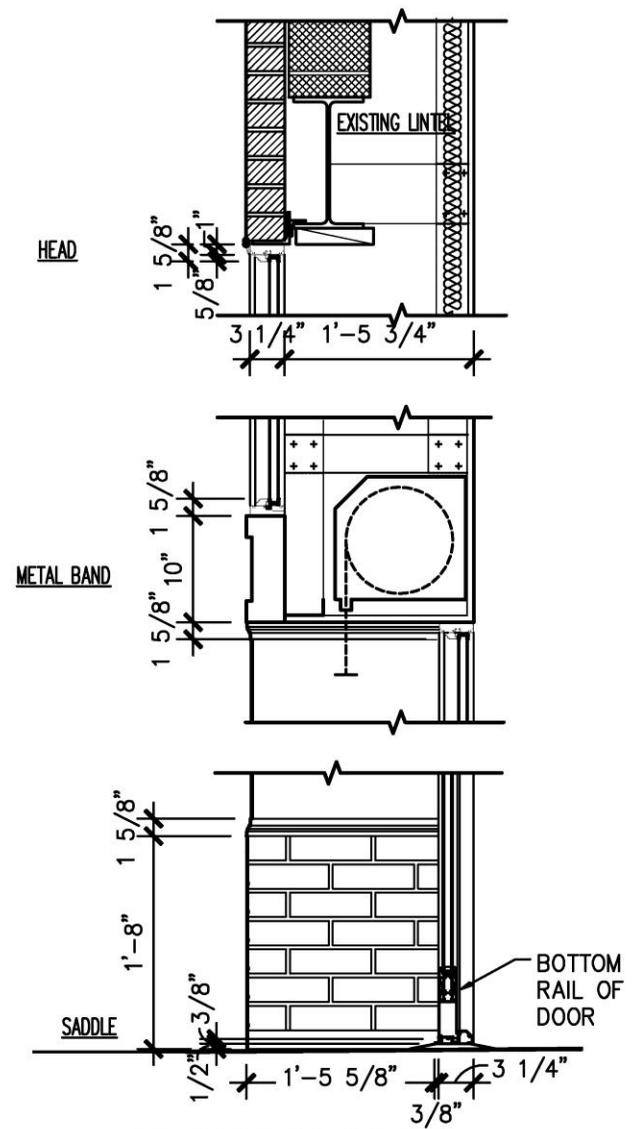


PROPOSED JAMB DETAIL (TYP.)

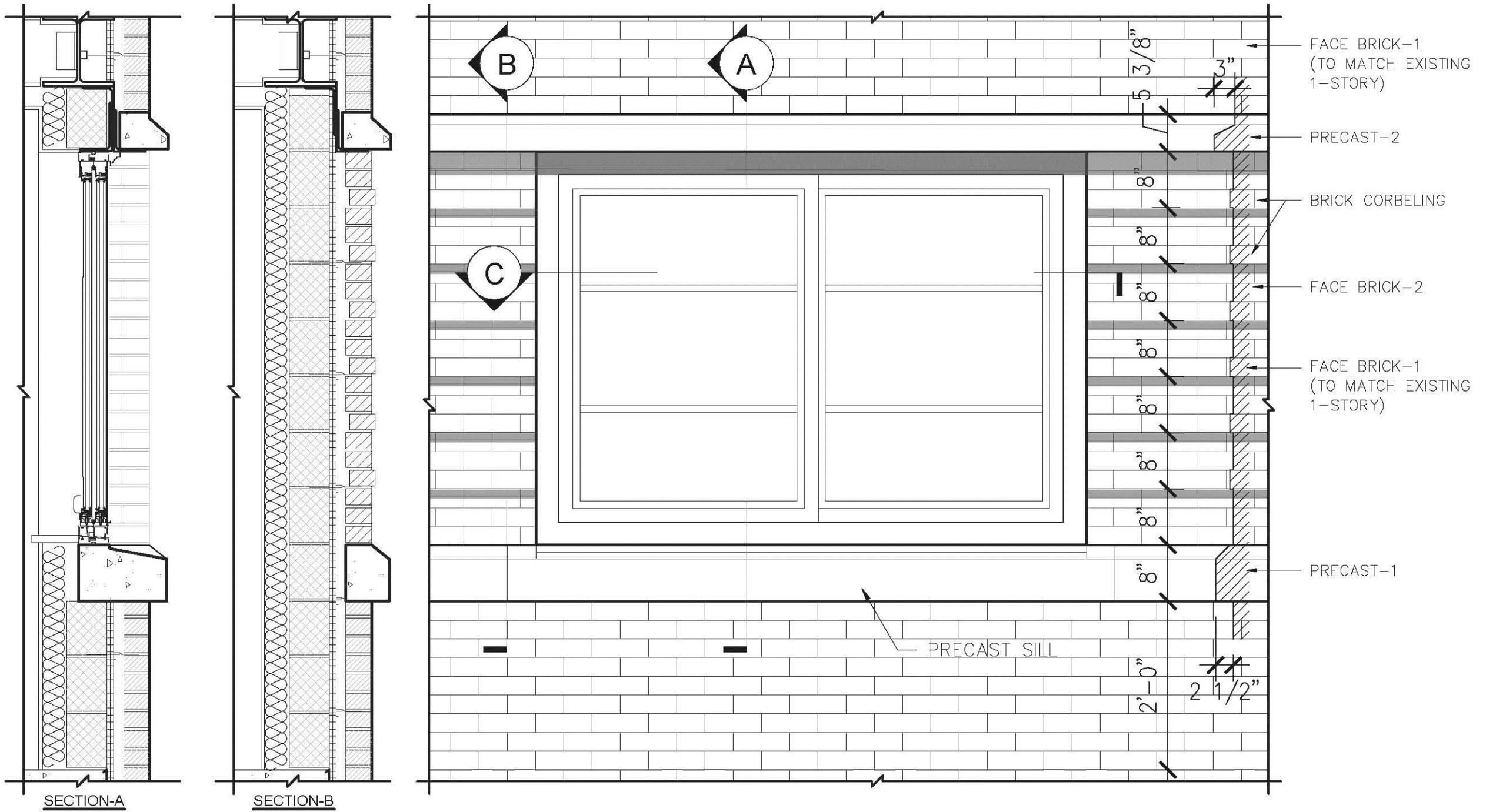


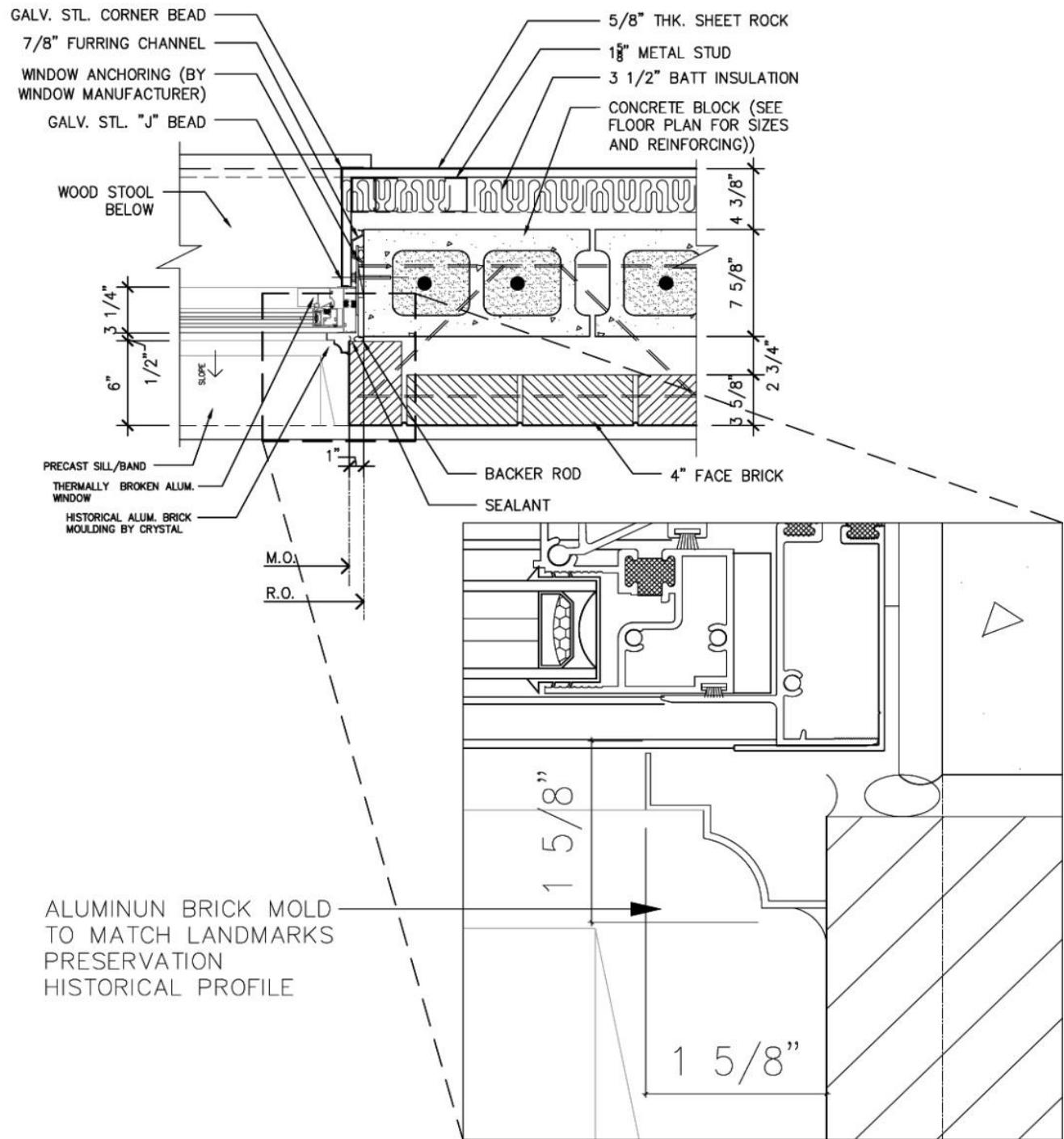
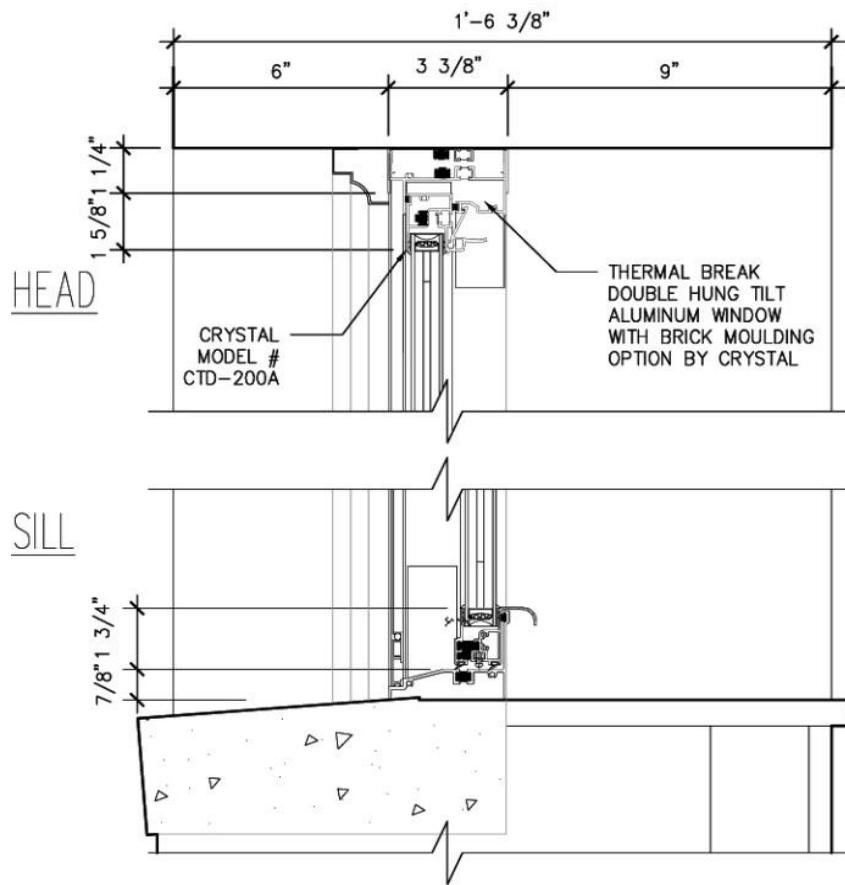
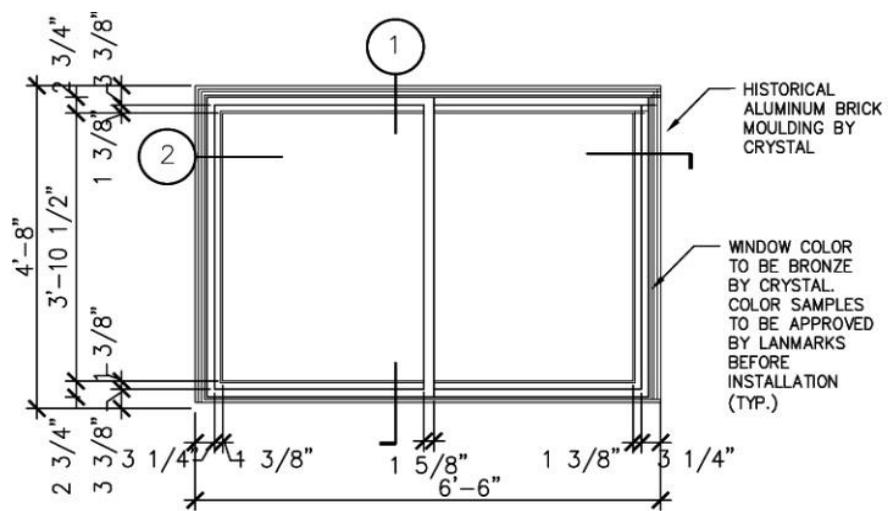


PROPOSED SILL & HEAD DETAIL
 ● PICTURE WINDOW (TYP.)



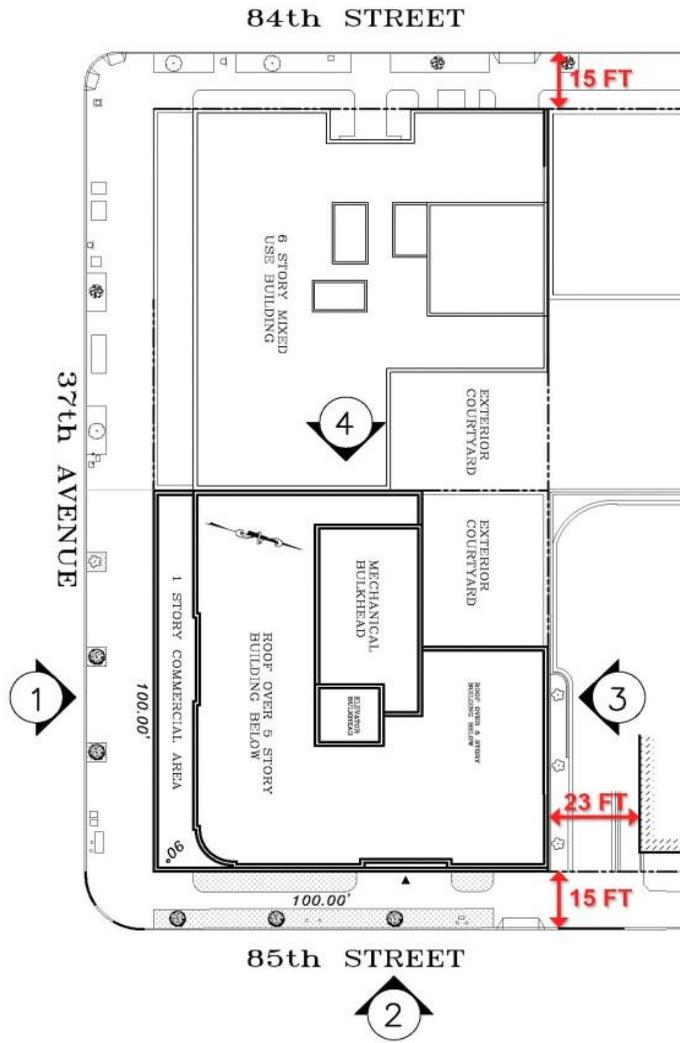
PROPOSED SADDLE & HEAD DETAIL
 ● ENTRY DOORS (TYP.)





PROPOSED BUILDING:

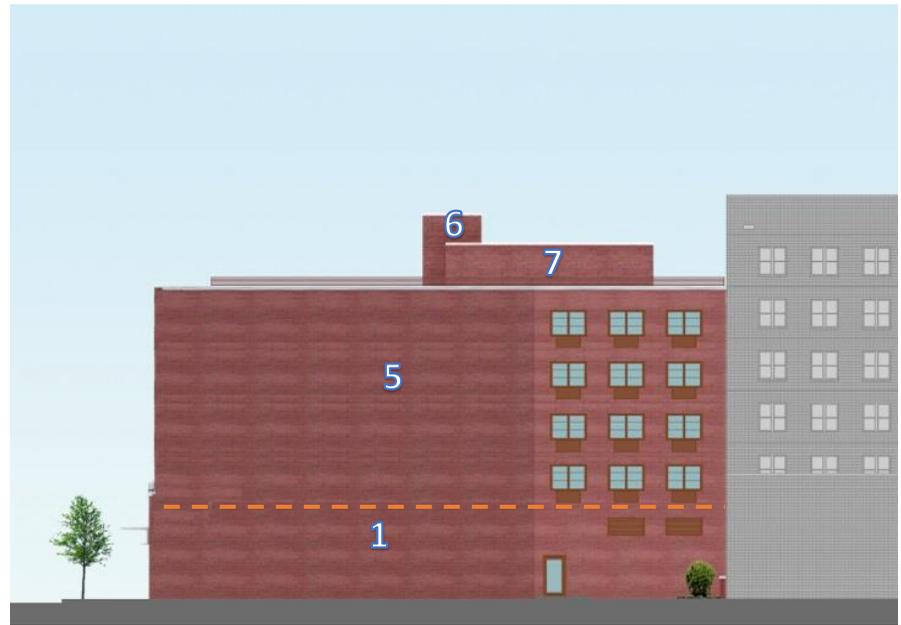
- 1. EXISTING BRICK BUILDING
- 2. NEW STOREFRONT
- 3. NEW RESIDENTIAL ENTRANCE
- 4. NEW VEHICULAR ENTRANCE
- 5. PROPOSED BRICK VERTICAL EXTENSION
- 6. NEW ELEVATOR BULKHEAD
- 7. NEW MECHANICAL SPACE
- 8. NEW COMMUNITY FACILITY ENTRANCE



(1) 37TH AVENUE ELEVATION



(2) 85TH STREET ELEVATION



(3) SIDE ELEVATION

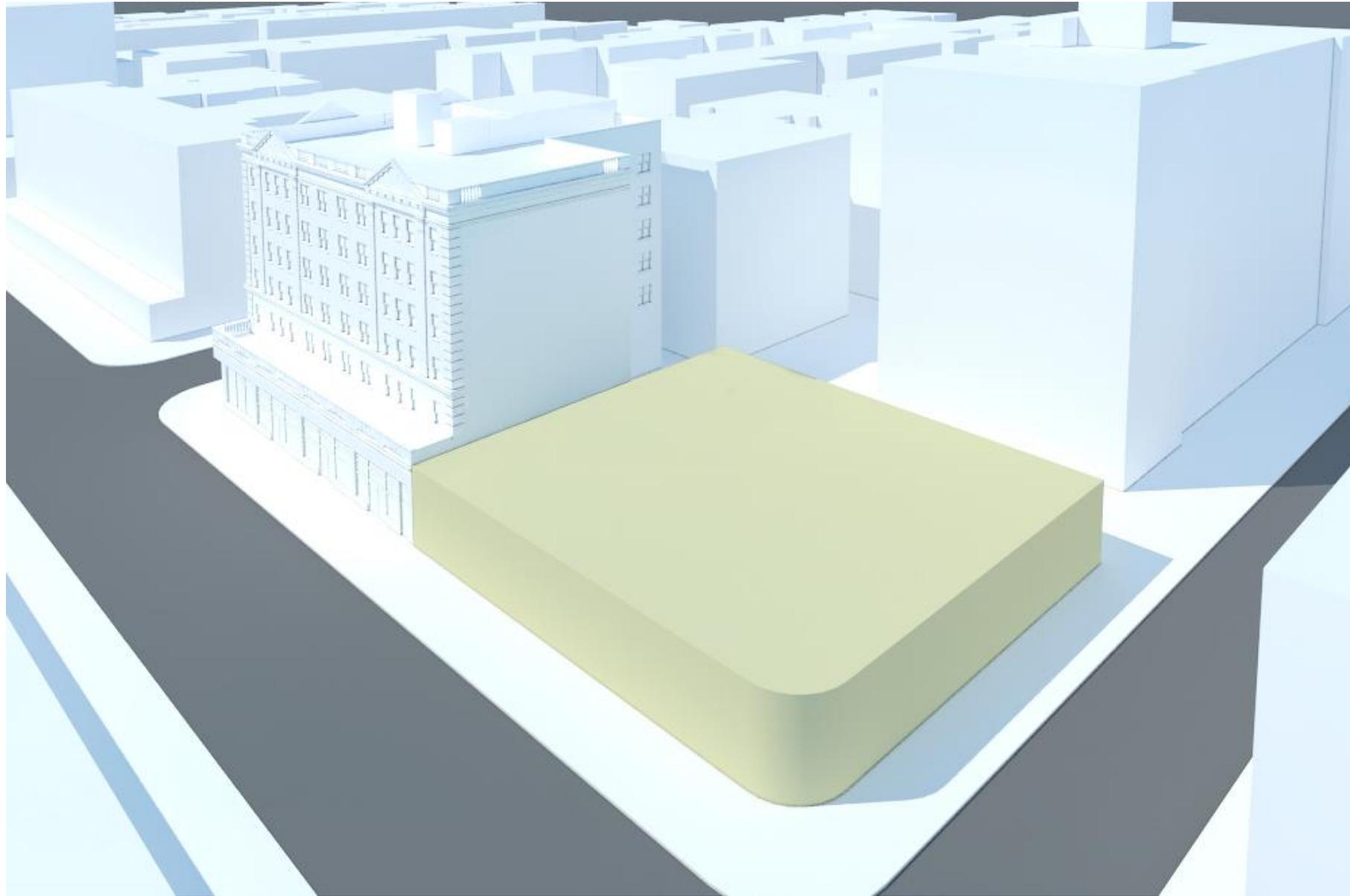


(4) SIDE ELEVATION

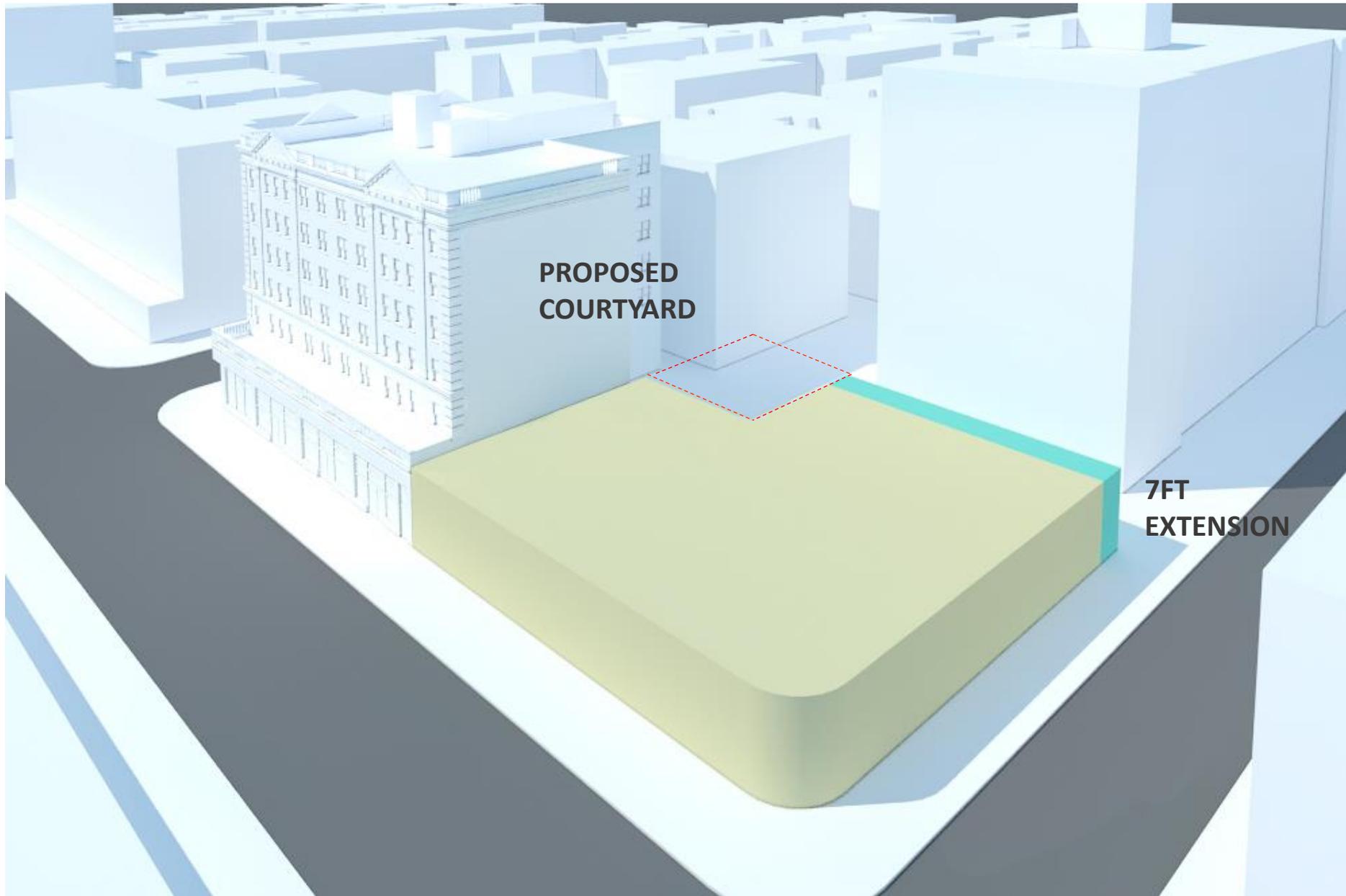
Kelly's Manor

SCHEMATIC DESIGN
PROPOSED BUILDING ELEVATIONS

Angelo Ng & Anthony Ng
Architects Studio P.C.

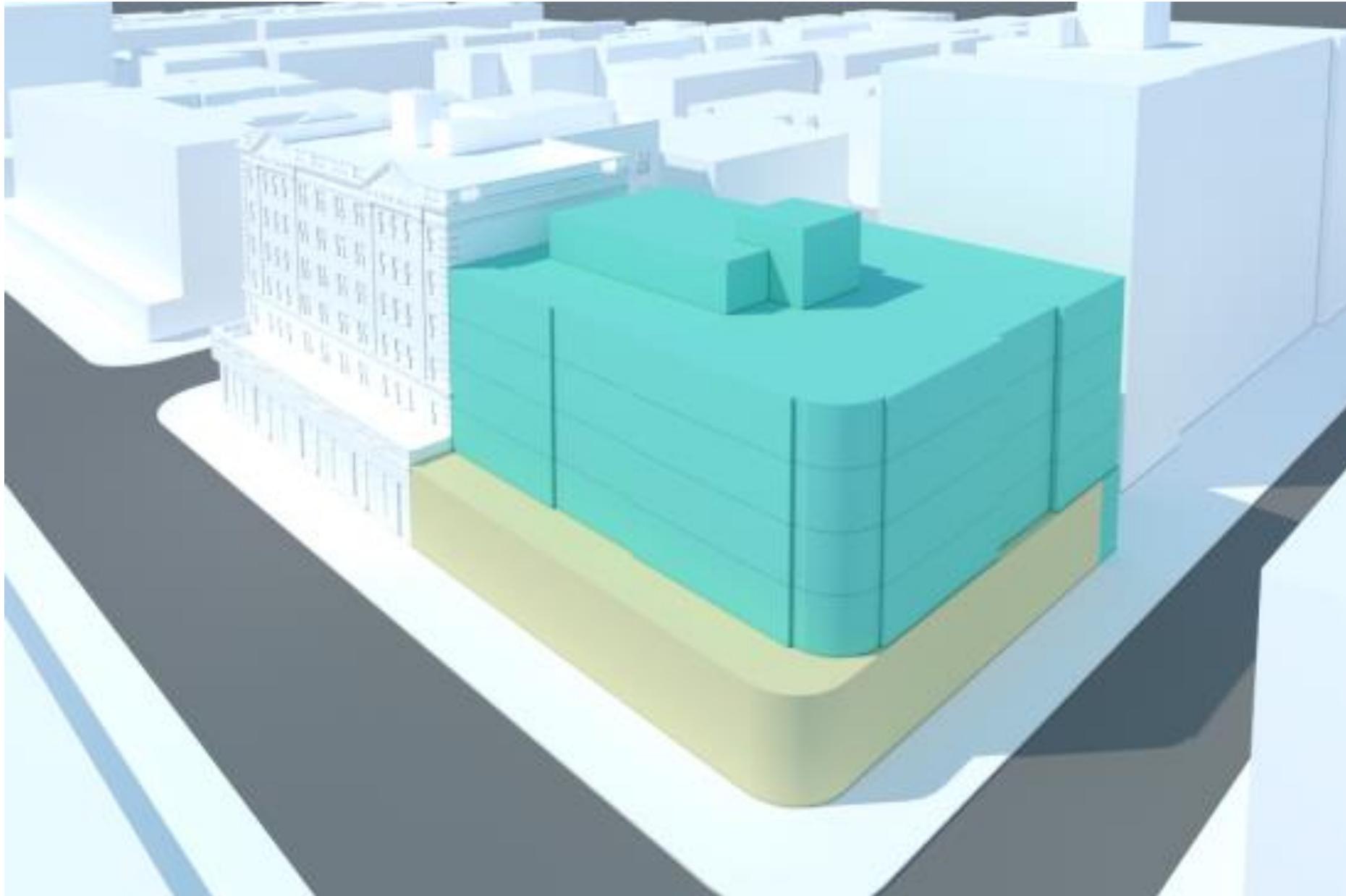


EXISTING BUILDING MASSING



PROPOSED BUILDING FOOTPRINT

FLOOR AREA: 38,029 S.F.



PROPOSED MASSING

Kelly's Manor

SCHEMATIC DESIGN
PROPOSED BUILDING BULK

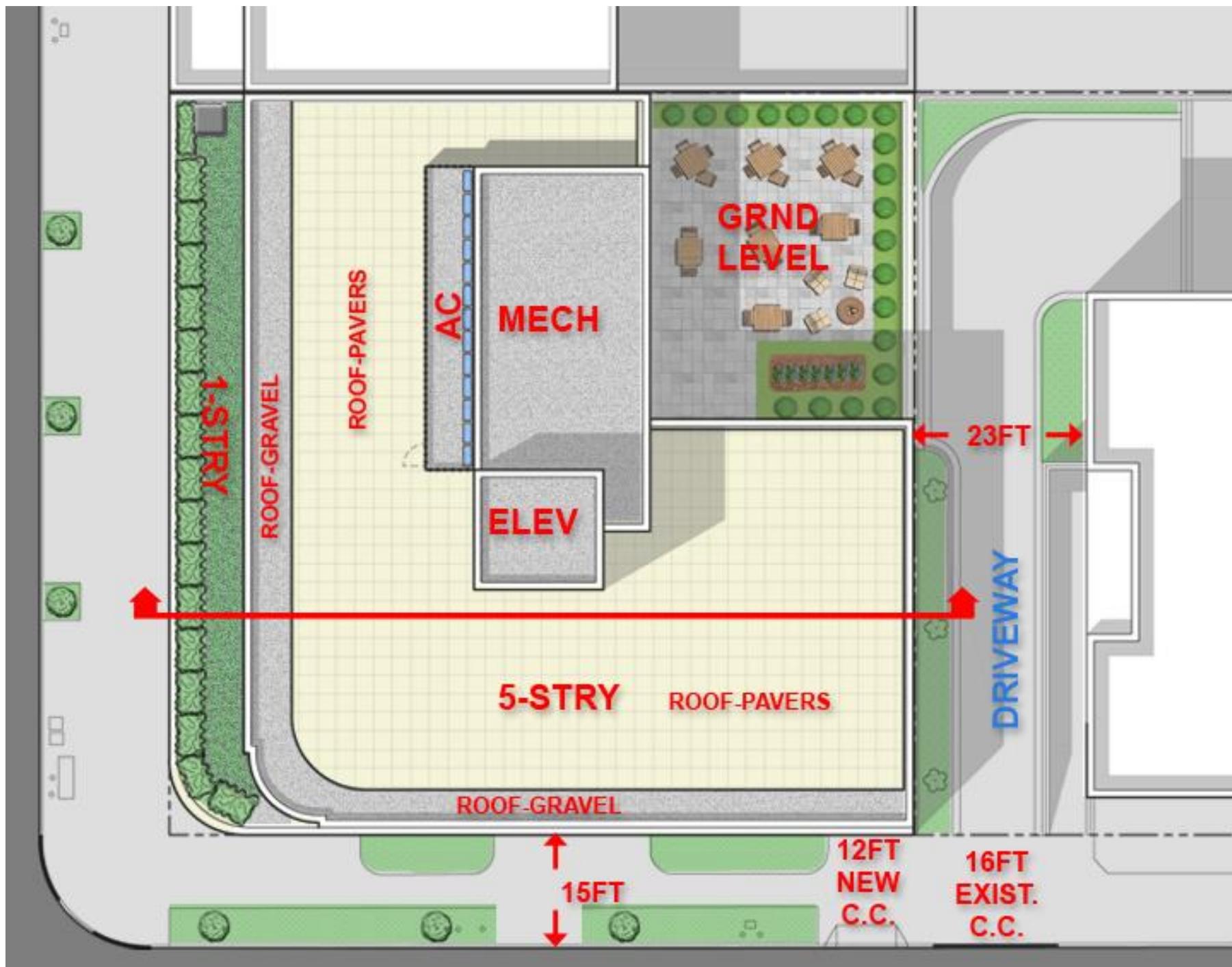
Angelo Ng & Anthony Ng
Architects Studio P.C.



Kelly's Manor

SCHEMATIC DESIGN
PROPOSED BUILDING BULK

Angelo Ng & Anthony Ng
Architects Studio P.C.





Kelly's Manor

PROPOSED SITE SECTION

Angelo Ng & Anthony Ng
Architects Studio P.C.



Kelly's Manor

SCHEMATIC DESIGN
BEFORE AND AFTER VIEW OF CORNER

Angelo Ng & Anthony Ng
Architects Studio P.C.

LANDMARKS PRESERVATION COMMISSION
PUBLIC HEARING
AUGUST 4, 2015

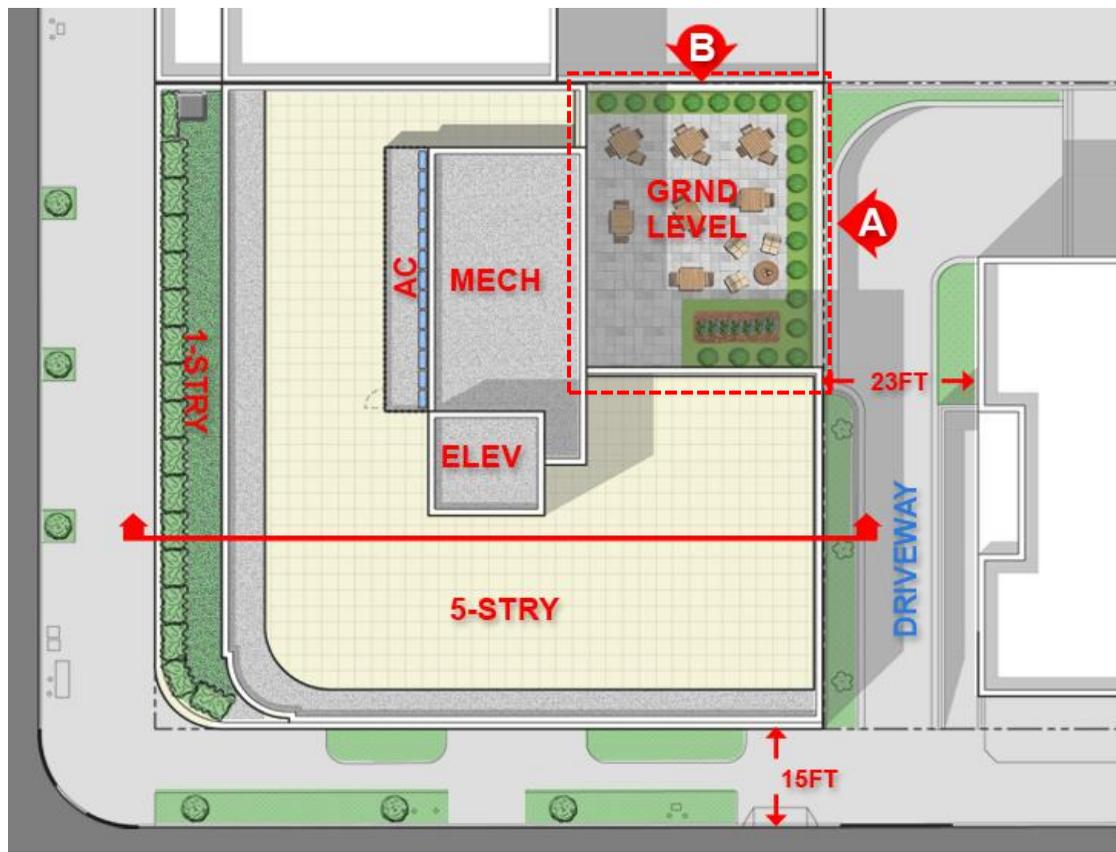
APPENDIX

Kelly's Manor

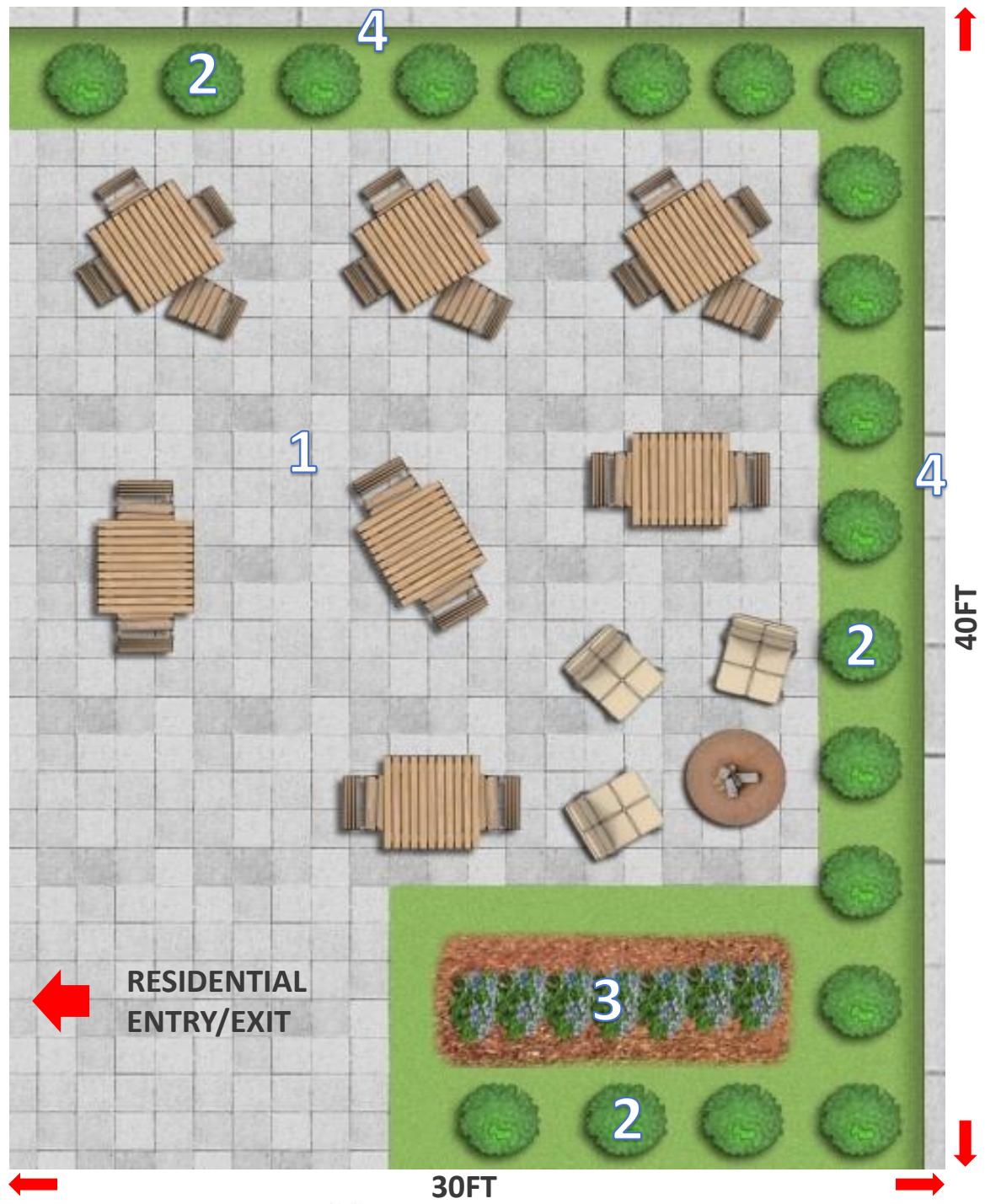
35-64 85th Street A.K.A. 84-11 37th Avenue
Jackson Heights, NY

Angelo Ng & Anthony Ng
Architects Studio P.C.

A



- COURTYARD**
1. CONCRETE PAVER
 2. BUSHES
 3. PLANTING
 4. 42" MASONRY PARAPET
 5. SOD/MULCH



ELEVATION-A ←



ELEVATION-B →

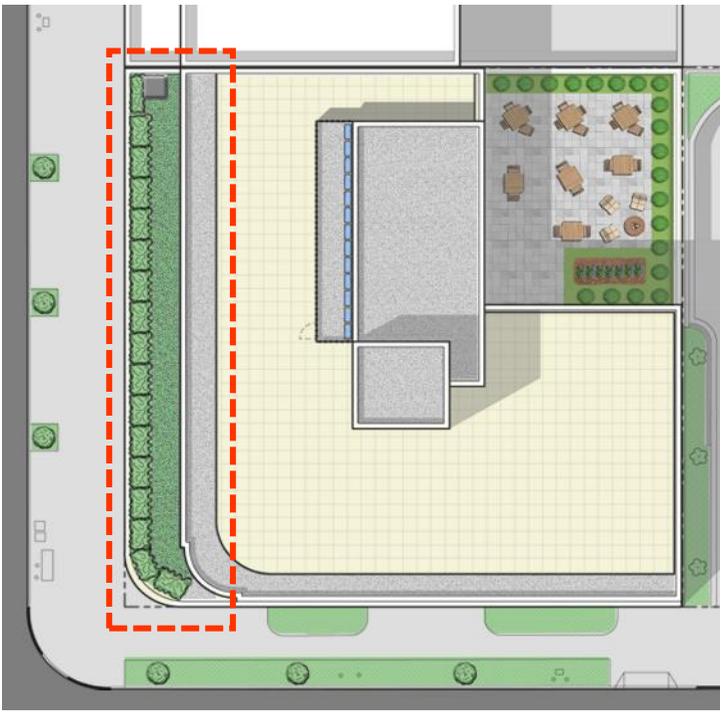
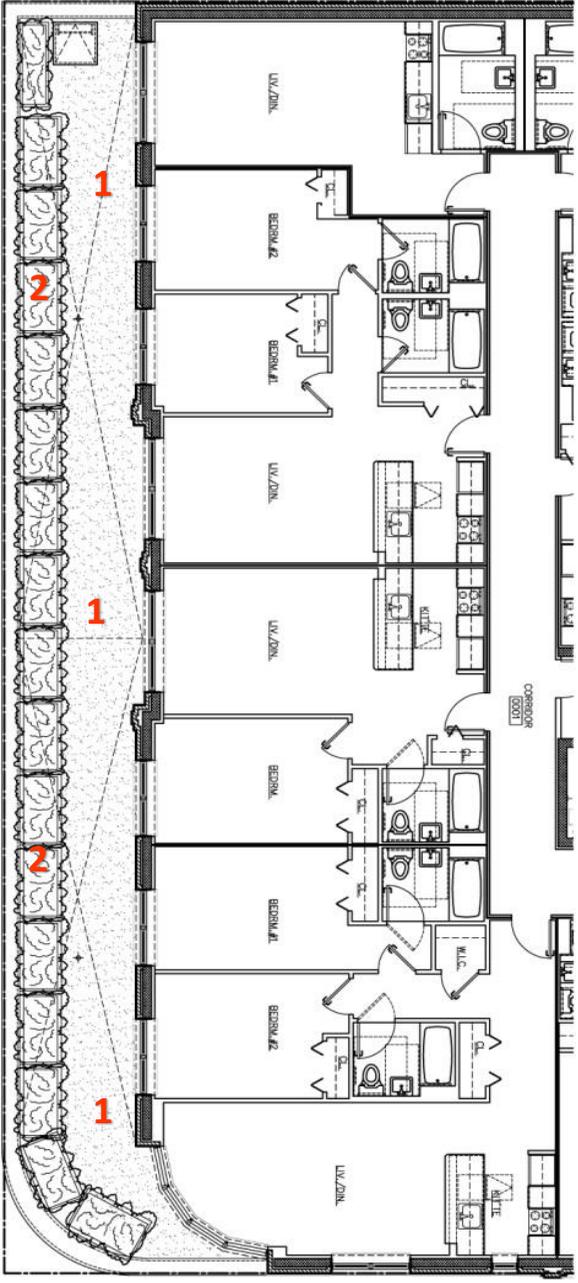
SITE SECTION
PROPOSED COURTYARD

Kelly's Manor

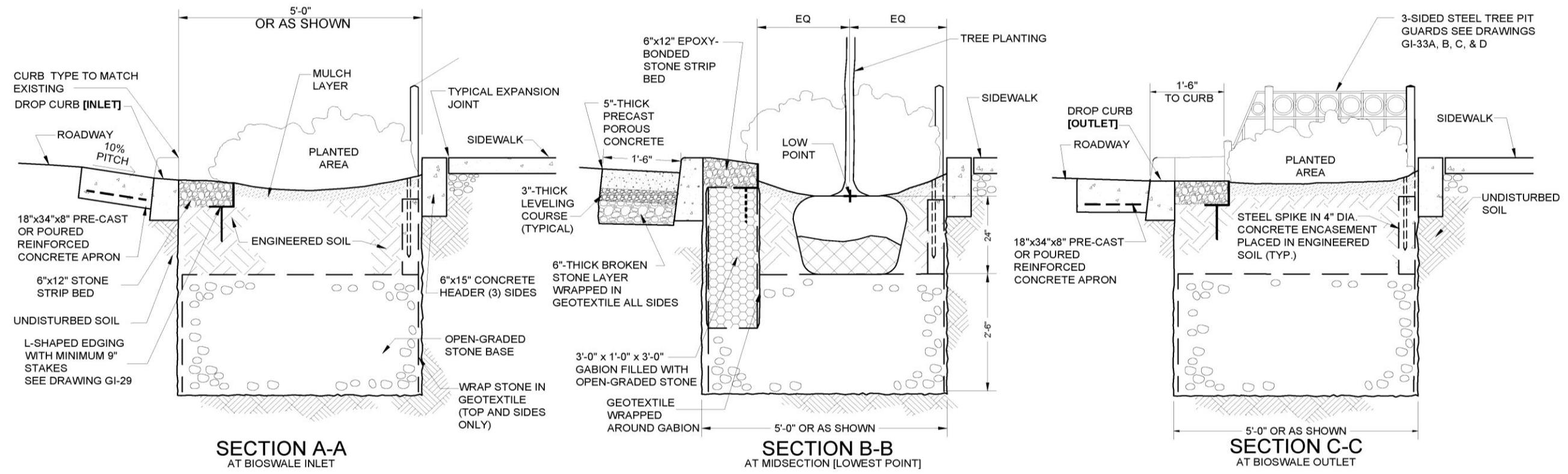
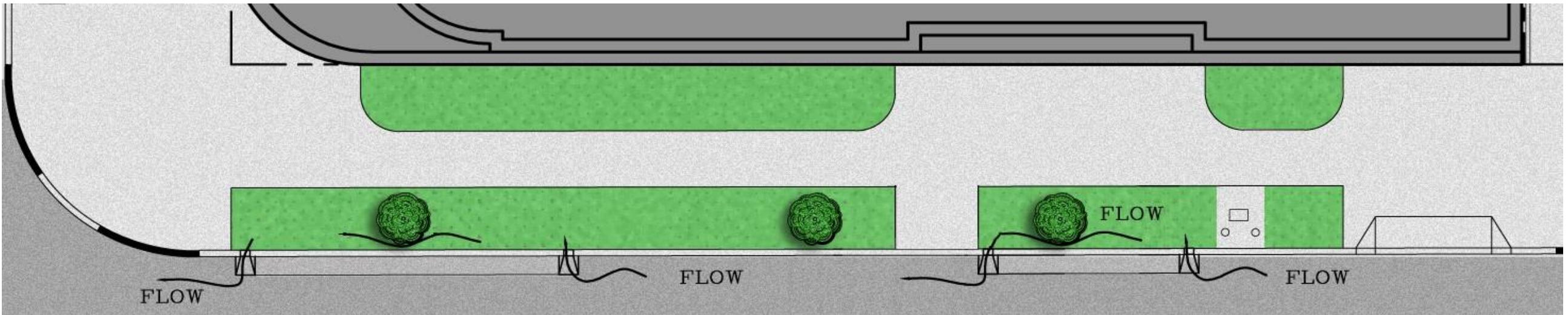
Angelo Ng & Anthony Ng
Architects Studio P.C.



TERRACE VIEW



- TERRACE :**
1. SOD COVER
 2. PLANTERS WITH EVERGREENS





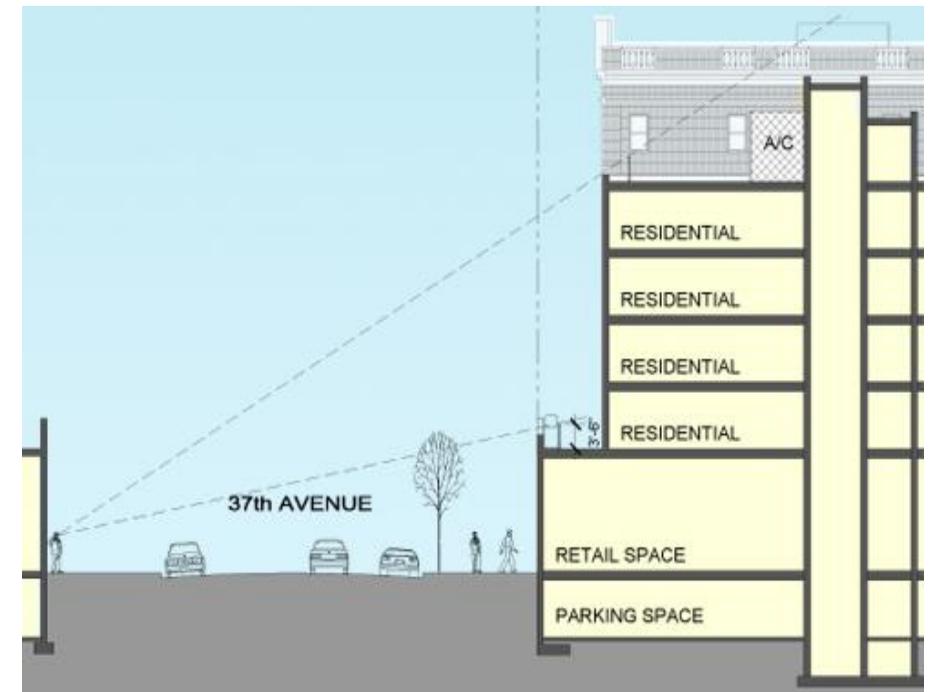
INDOOR

SPLIT SYSTEM
STREET FRONT DWELLINGS

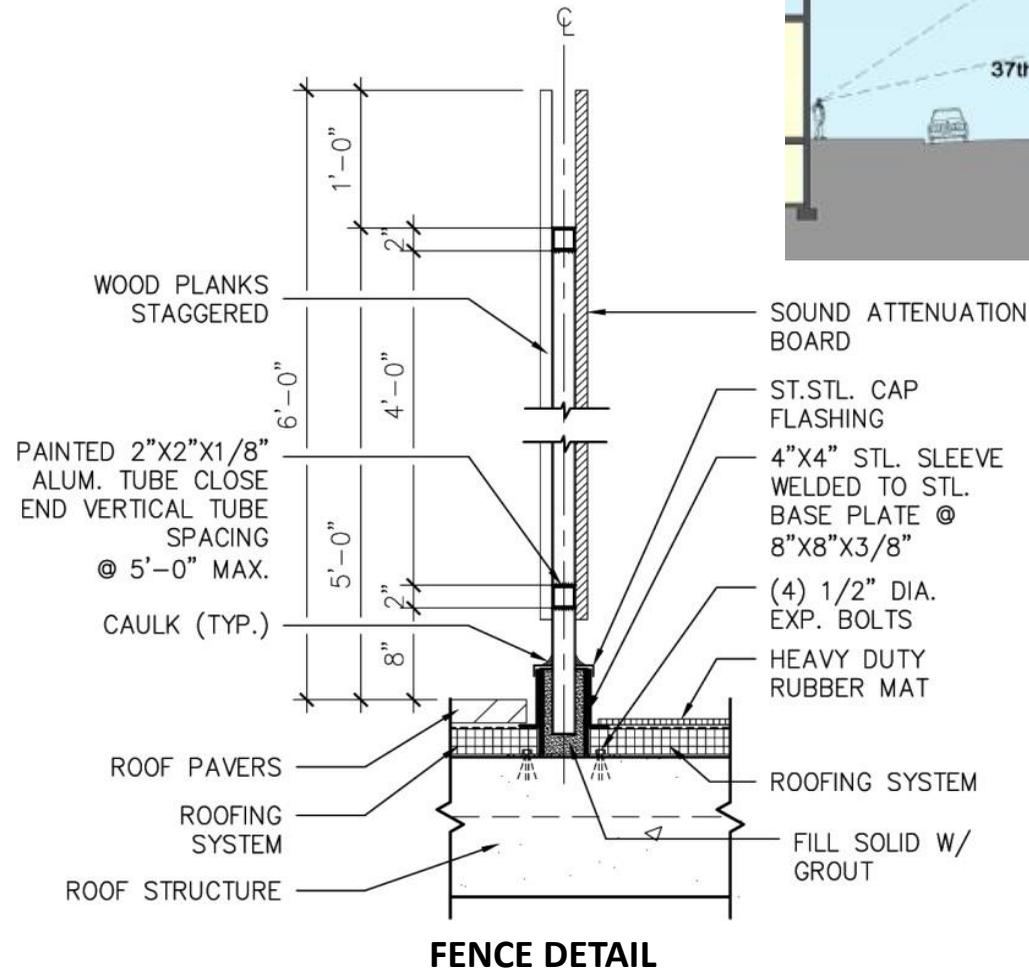


OUTDOOR

NOISE LEVEL
INDOOR: 22 dB(A) - 47 dB(A)
OUTDOOR: 58(A)



Painful Acoustic Trauma	140	Shotgun blast
	130	Jet engine 100 feet away
	120	Rock concert
Extremely Loud	110	Car horn, snowblower
	100	Blow dryer, subway, helicopter, chainsaw
	90	Motorcycle, lawn mower, convertible ride on highway
Very Loud	80	Factory, noisy restaurant, vacuum, screaming child
Loud	70	Car, alarm clock, city traffic
	60	Conversation, dishwasher
Moderate	50	Moderate rainfall
Faint	40	Refrigerator
	30	Whisper, library
	20	Watch ticking
	dB levels	



WINDOW AC UNIT:

LOW (47-52)
MED (52-57)
HIGH (57-63)



COMMON UNIT USED ON NEIGHBORHOOD

VS



INDOOR

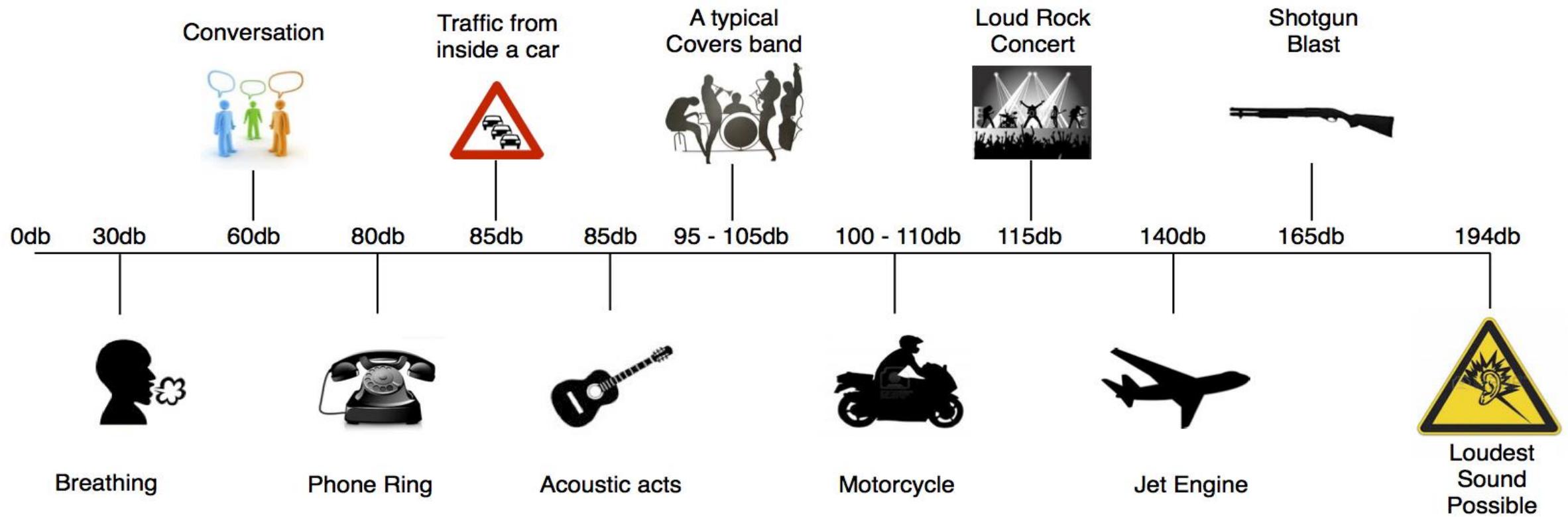
PROPOSED SYSTEM FOR FRONT DWELLINGS

SPLIT SYSTEM

INDOOR: 22 dB(A) - 47 dB(A)
OUTDOOR: 58(A)



OUTDOOR





HISTORICAL 1-STORY



4-STORY SCHOOL (2005)

Kelly's Manor

EXISTING FOUR STORY SCHOOL BUILDING
CORNER VIEW (86-15 37TH AVENUE)

Angelo Ng & Anthony Ng
Architects Studio P.C. A-6