



**287 Convent Avenue, New York, New York  
Community Visioning Session  
Thursday, December 11, 2008 — 6 PM**

held at Harlem School of the Arts  
645 St. Nicholas Avenue (142nd Street)  
New York, New York

Facilitated by : Richard E. Wells and  
J-P Design, Inc., Zevilla Jackson Preston, R.A., principal



## MISSION

*The National Park Service preserves unimpaired the natural and cultural resources and values of the national park system for the enjoyment, education, and inspiration of this and future generations.*

*The Park Service cooperates with partners to extend the benefits of natural and cultural resource conservation and outdoor recreation throughout this country and the world.*

*To achieve this mission, the National Park Service adheres to the following guiding principles:*

***Excellent Service:*** *Providing the best possible service to park visitors and partners.*

***Productive Partnerships:*** *Collaborating with federal, state, tribal, and local governments, private organizations, and businesses to work toward common goals.*

***Citizen Involvement:*** *Providing opportunities for citizens to participate in the decisions and actions of the National Park Service.*

***Heritage Education:*** *Educating park visitors and the general public about their history and common heritage.*

***Outstanding Employees:*** *Empowering a diverse workforce committed to excellence, integrity, and quality work.*

***Employee Development:*** *Providing developmental opportunities and training so employees have the "tools to do the job" safely and efficiently.*

***Wise Decisions:*** *Integrating social, economic, environmental, and ethical considerations into the decision-making process.*

***Effective Management:*** *Instilling a performance management philosophy that fosters creativity, focuses on results, and requires accountability at all levels.*

***Research and Technology:*** *Incorporating research findings and new technologies to improve work practices, products, and services.*

***Shared Capabilities:*** *Sharing technical information and expertise with public and private land managers.*

## ***About the National Parks of New York Harbor***

*The National Parks of New York Harbor consists of 10 national parks, and one affiliated site, in the New York-New Jersey metropolitan area. With 23 unique destinations, these National Parks include nearly 27,000 acres and welcome more than 12 million visitors each year. Six of the 10 national parks are located in Manhattan: African Burial Ground National Monument, General Grant National Memorial, Hamilton Grange National Memorial, Theodore Roosevelt Birthplace National Historic Site, Castle Clinton National Monument, Federal Hall National Memorial, and the Lower East Side Tenement Museum, an affiliated site. St. Paul's Church National Historic Site is in Westchester County, NY. The other parks are the Gateway National Recreation Area, located in the boroughs of Brooklyn, Queens and Sandy Hook, NJ, the Statue of Liberty National Monument and Ellis Island and Governors Island National Monument. For more information, visit [www.nps.gov/npnh](http://www.nps.gov/npnh)*



## AGENDA

### **I Introduction/Welcome**

- Hamilton Grange

### **II Site History**

- 1993—1995 Hamilton Grange EIS
- 1993—1995 Development proposal for 287 Convent Avenue
- Original deed and site restrictions

### **III Where Are We?**

- Current ongoing NPS plans for site
- Overview of site
- Site constraints
- Regulatory compliance and oversight

### **IV Envisioning the Possibilities**

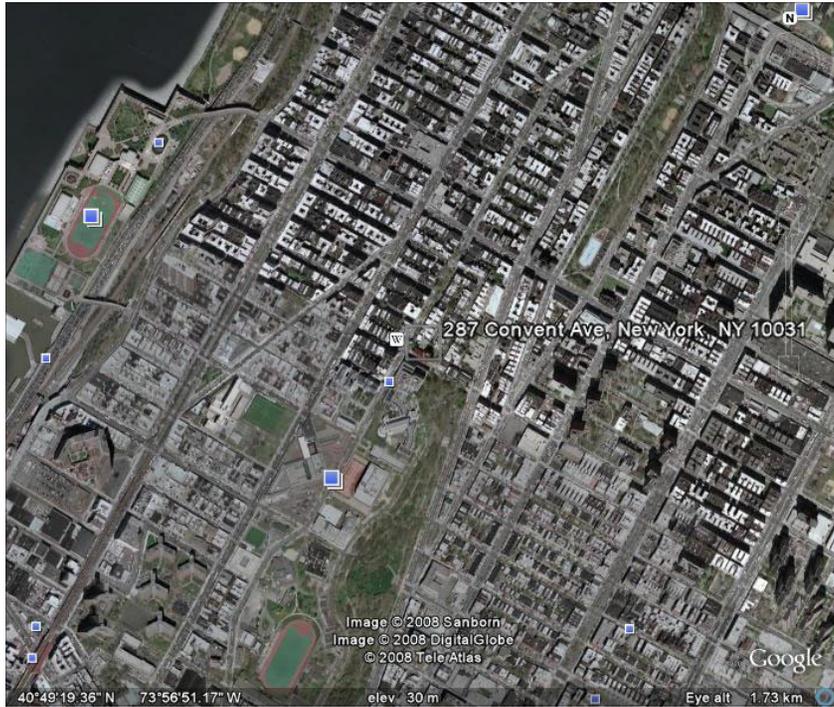
- Active discussion to hear community development preferences

### **V Next Steps**

- Discussion of how each alternative will be assessed for environmental impact
- Feedback Document

### **VI Nature of Final Decision**

# 287 Convent Avenue : The site today



Aerial photo of northwest Harlem.



287 Convent Avenue, New York, New York



View approaching 287 Convent Avenue, New York, New York from corner of 141st Street.

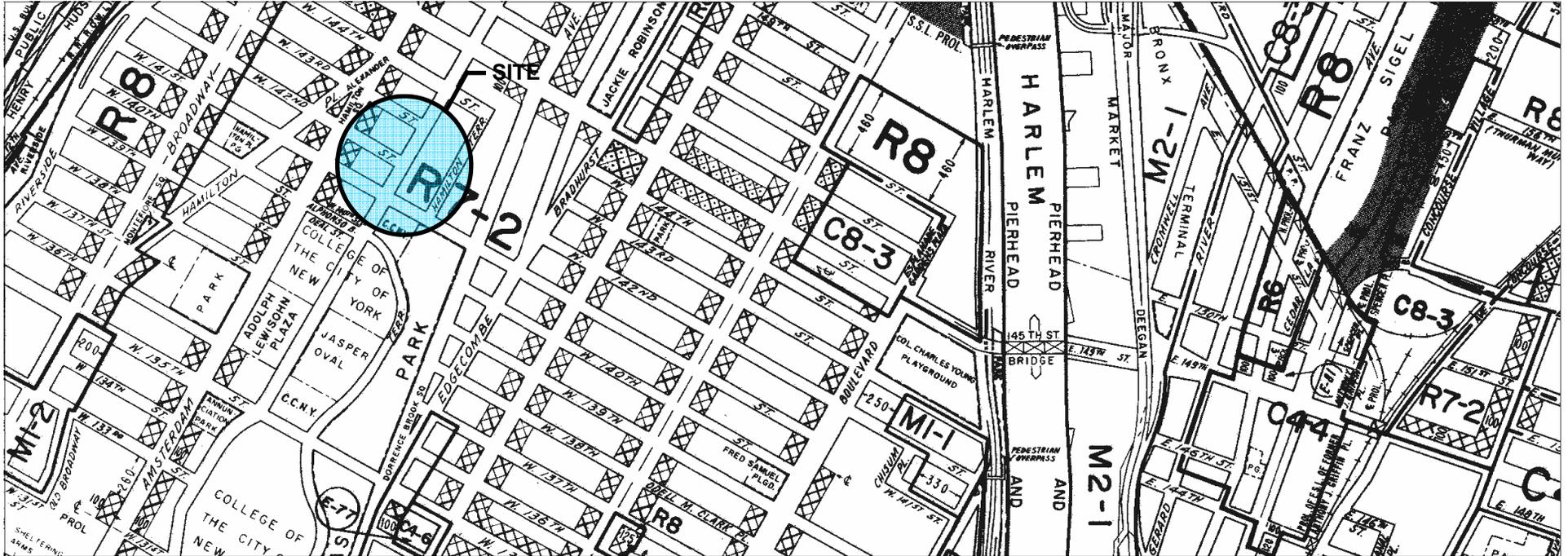


View approaching 287 Convent Avenue, New York, New York from 143rd Street.



Rear of 287 Convent Avenue, New York, New York viewed from Hamilton Terrace.

# 287 Convent Avenue : NYC Zoning Compliance



Permitted Uses per NYC Zoning Resolution : Map 6a

## Use Group 1

- Single Family detached Housing

## Use Group 2

- Residences of all kinds, including apartment hotels and non-profit residences for the elderly.

## Use Group 3

Community facilities such as :

- Colleges or universities, including professional schools, but excluding business colleges or trade schools.
- College or school student dormitories and fraternity or sorority student houses.
- Libraries, museums or non-commercial art

galleries.

- Monasteries, convents or novitiates, without restrictions as to use for living purposes.
- Nursing homes and health-related facilities.
- Sanitariums and philanthropic or non-profit institutions with sleeping accommodations.
- Schools

## Use Group 4

Community facilities such as :

- Ambulatory diagnostic or treatment health care facilities.
- Health and mental health care facilities in buildings containing residences, such facilities shall be limited to locations below the level of the first story ceiling, except that

such facilities may be located on a second story provided there is separate access from the outside or directly from a portion of such facility located on the ground floor.

- Clubs
- Community centers or settlement houses.
- Houses of worship, rectories or parish houses
- Monasteries, convents or novitiates used only for living purposes.
- Non-commercial recreation centers.
- Philanthropic or non-profit institutions without sleeping accommodations.
- Proprietary hospitals and related facilities, except animal hospitals.
- Seminaries

- Welfare centers

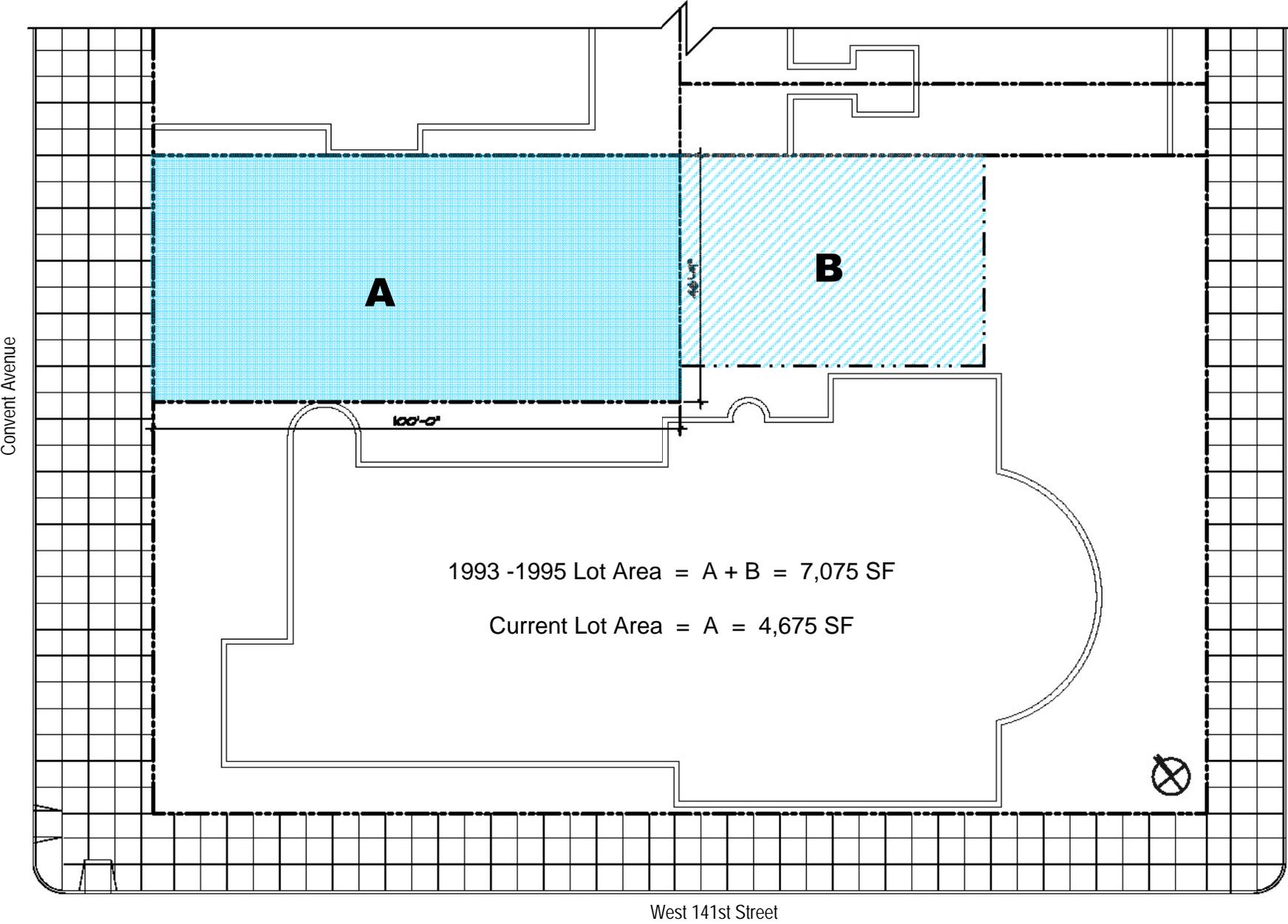
## Open Uses

- Agricultural uses, including greenhouses, nurseries, or truck gardens, provided that no offensive odors or dust are created, and that there is no sale of products not produced on the same zoning lot.
- Cemeteries
- Golf courses
- Outdoor tennis courts or ice skating rinks, provided that all lighting shall be directed away from nearby residential zoning lots.
- Public parks or playgrounds or private parks.

# 287 Convent Avenue : NYC Zoning Compliance Continued

|  |  |   |
|--|--|---|
| Minimum Allowable Lot Area                       | Single Family Detached = 3,800 SF / Two Family detached = 3,800 SF /<br>All other Residences = 1,700 SF  | N/A   |
| Minimum Allowable Lot Width                      | Single Family Detached = 40 ft / Two Family detached = 40 ft /<br>All other Residences = 18 ft   | N/A   |
| FAR  | One Story = .87 / Two Story = 1.52 / Three Story = 2.01 / Quality Housing = 3.44   | General = 6.5/ Nursing Homes and other Health related Facilities = 3.44   |
| Open Space Ratio/<br>Maximum Lot Coverage        | One Story = 15.5 / Two Story = 16.0 / Three Story = 16.5 / Quality Housing = 65  | 65  |
| Maximum Allowable Building Area/Footprint        | One Story = 3,950 SF / Two Story = 3,927 SF / Three Story = 3,904 SF /<br>Quality Housing = 3,039 SF   | General = 3,039 SF  |
| Maximum Allowable Gross Floor Area               | One Story = 4,067 SF / Two Story = 7,106 SF / Three Story = 9,397 SF /<br>Quality Housing = 16,082 SF  | General = 30,388 SF/ Nursing Homes and other Health related Facilities = 16,082 sf  |
| Minimum Allowable Open Lot Area                  | One Story = 725 SF / Two Story = 748 SF / Three Story = 771 SF /<br>Quality Housing = 1,636 SF   | General = 1,636 SF  |
| Maximum Allowable Dwelling Units                 | 24   | N/A   |
| Front Yard                                       | No front yard required.  | No front yard required.   |
| Side Yard  | Single Family Detached = Two side yards required totaling 13 feet. Minimum width for any one side yard is 5 feet.<br>Two Family detached = Two side yards required totaling 13 feet. Minimum width for any one side yard is 5 feet.<br>All other Residences = No side yard required. However, if any open area extending along a side lot line is provided at any level, it shall be at least eight feet wide. | No side yard required. However, if any portion of the lot is developed pursuant to Quality Housing and an open area extending along a side lot line is provided at any level, it shall be at least eight feet wide. |
| Rear Yard  | A 30'-0" Rear Yard is required except, that no rear yard is required for buildings sited on corner lots or that are within 100'-0" of two streets that intersect at an angle of 135° or less.  | A 30'-0" Rear Yard is required except, that no rear yard is required for buildings sited on corner lots or that are within 100'-0" of two streets that intersect at an angle of 135° or less.                       |
| Max. Height of Street Wall                       | 60 feet or 6 stories which ever is less.   | 60 feet or 6 stories which ever is less.  |
| Required Setbacks                                | 20 feet  | 20 feet   |
| Sky Exposure Plane                               | Vertical distance 2.7 and horizontal distance 1.   | Vertical distance 2.7 and horizontal distance 1.  |
| Accessory Parking                                | Accessory parking spaces shall be provided for at least 30% of the dwelling units. However, this requirement can be waived when lot is 10,000 SF or less in area.  | In R7-2 districts, parking requirements are waived for zoning lots of 10,000 SF or less.  |
| Permitted Obstructions to the Sky Exposure Plane | The following shall not be considered obstructions to the sky exposure plane in a commercial district: Chimneys, flues, elevator or stair bulkheads, roof water tanks or cooling towers, flagpole, aerials, parapet walls not more than 4 feet high, spires, belfries, unenclosed balconies, and transparent fences.   | N/A   |

# 287 Convent Avenue : Property Line Interpretations



# 287 Convent Avenue : National Park Service Constraints

quietly enjoy the said premises; THIRD, That the said premises are free from incumbrances, except as aforesaid; FOURTH, That the parties of the first part will execute or procure any further necessary assurances of the title to said premises; FIFTH, That said LAWRENCE P. KINSELLA will forever warrant the title to said premises. IF WITNESS HEREON, the parties of the first part have hereunto set their hands and seals the day and year first above written. LAWRENCE P. Kinsella L.S. Mary A. Kinsella L.S. IN PRESENCE OF Wm. J. Boyle STATE OF NEW YORK COUNTY OF NEW YORK ss: On the 17th day of November, nineteen hundred and twenty-four, before me came LAWRENCE P. KINSELLA and MARY A. KINSELLA, his wife, to me known to be the individuals described in, and she executed the foregoing instrument, and acknowledged that they executed the same. Wm. J. Boyle Notary Public, Nassau County N.Y. No. 618. No. 408 N.Y. Co. Reg. No. 8385 Commission Expires March 30, 1928 CERTIFICATE FILED REGISTER'S OFFICE NEW YORK COUNTY BY NOT SUBJECT TO RECORD NO. 742 NOV 18 1924 JNH Informed to be indexed against Block No. 1906 on the land map of the County of New York. Recorded proceeding at request of T. & T. CO. 178 May. ITC. Nov. 18, 1924, at 3 o'clock & 45 Min. P.M.

*Wm. J. Boyle*  
REGISTRAR

Office Serial No. 9.18415 Fees Paid \$4.60 REG. \$50.00 STAMPS CANCEL'D.

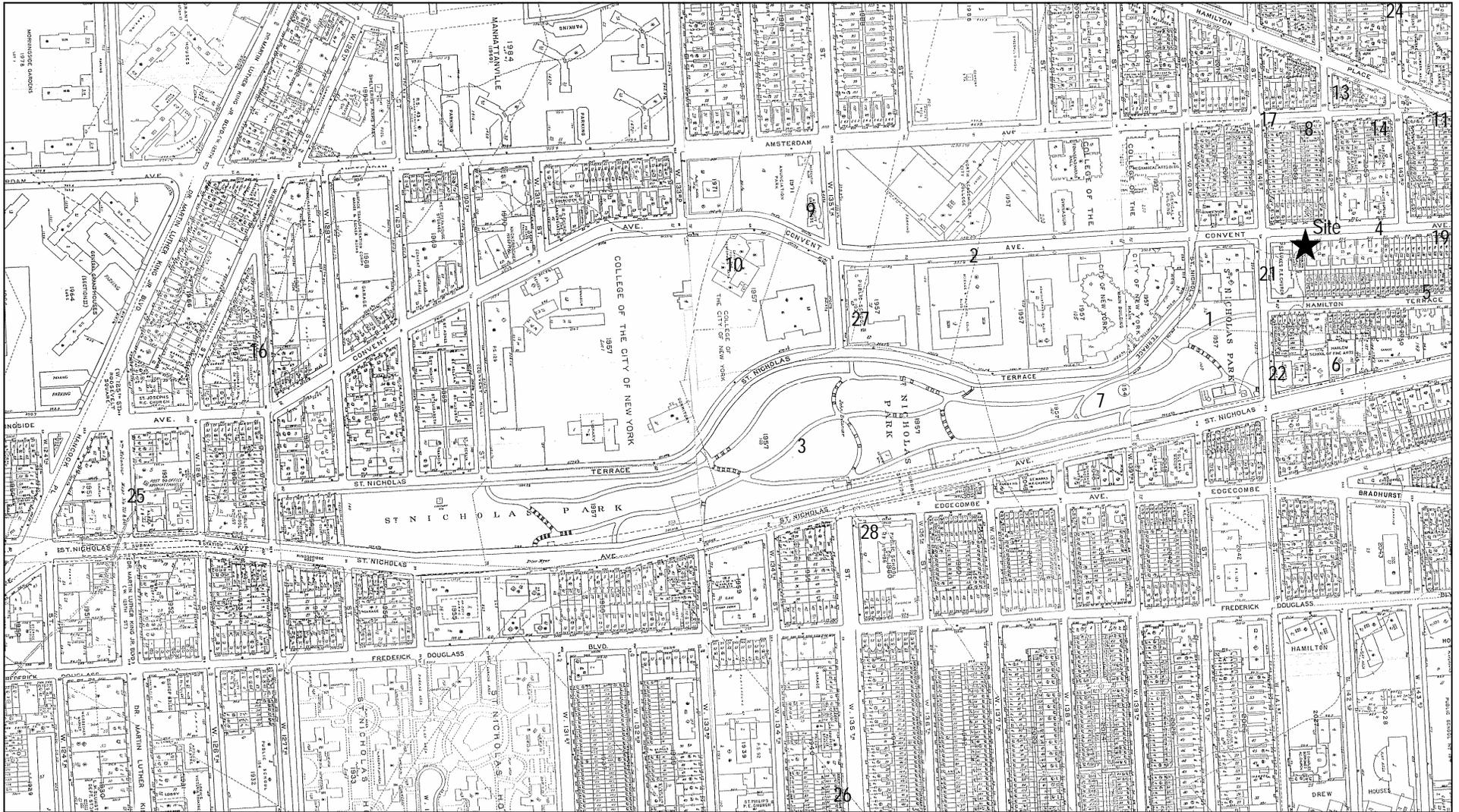
THIS INSTRUMENT, made the 16th day of November, nineteen hundred and twenty four between THE RECTOR, GEBRUE WARDEN AND VESTRYMEN OF SAINT LUKE'S CHURCH IN THE CITY OF NEW YORK, a New York religious corporation, pursuant to an order of the Supreme Court, New York County, duly made and entered on the 24th day of October, 1924, in an action entitled "In the Matter of the Application of Saint Luke's Church in the City of New York, for leave to sell real property" party of the first part, and "THE AMERICAN SOCIETY AND HISTORIC PRESERVATION SOCIETY, a corporation organized and existing under the laws of the State of New York, having its principal office at No. 154 Nassau St. in the Borough of Manhattan, N.Y. City, party of the second part, WITNESSETH, that the party of the first part, in consideration of fifty thousand dollars (\$50,000) lawful money of the United States paid by the party of the second part, does hereby grant and release unto the party of the second part, its successors and assigns forever ALL that certain lot, piece or parcel of land situate, lying and being in the Borough of Manhattan, City, County and State of New York, bounded and described as follows: BEGINNING at a point on the easterly side of Convent Avenue distant seventy-eight (78) feet three (3) inches northerly from the corner formed by the intersection of the easterly side of Convent Avenue with the northerly side of 141st Street, and running thence northerly along the easterly side of Convent Avenue forty-six (46) feet nine (9) inches to a point five hundred and ninety four (594) feet six (6) inches south of the southeast corner of 144th Street and Convent Avenue, thence easterly at right angles to Convent Avenue one hundred (100) feet thence southerly and parallel with Convent Avenue forty six (46) feet nine (9) inches, thence easterly at right angles to Convent Avenue one hundred (100) feet to the point or place of beginning, together with the building upon said right-angle constituting the former residence of Alexander Hamilton, the said premises being known as No. 287 Convent Avenue.

Actual copy of deed indicating restrictions



- NPS does not currently have any funding in place for site development.
- Site is located within a national historic district.
- Site is located within a NYC historic district.
- Site has clear deed restrictions.
- Site development must comply with NYC Zoning Resolution and local building codes.

\* NPS is committed to working with all regulatory agencies and stakeholders to honor all constraints while pursuing site development alternatives that meet the needs and the desires of the local community. Clean copy of deed can be downloaded from NPS website at [www.nps.gov/nph](http://www.nps.gov/nph).



Local Points of Interest and Potential Development Partners. (List appears in no particular order of preference.)

- |  |   |   |                                       |
|--|---|---|---------------------------------------|
| 1. NPS Hamilton Grange                   | 9. Harlem Stage                                       | 17. Harlem Village Demonstration Streetscape  | 25. Harlem Commonwealth Council, Inc. |
| 2. The City College of New York          | 10. Aaron Davis Hall                                  | 18. Friends of St. Nicholas Park              | 26. Thurgood Marshall Academy         |
| 3. St. Nicholas park                     | 11. 145th Street Open Plaza                           | 19. Convent Avenue Baptist Church             | 27. A. Phillip Randolph High School   |
| 4. Convent Avenue and its historic homes | 12. Board of Education for People of African Ancestry | 20. Community Board 9                         | 28. Bread and Roses High School       |
| 5. The Children's Art Carnival           | 13. Hope Stevens Garden                               | 21. St. Lukes Church                          |                                       |
| 6. Harlem School of the arts             | 14. Harlem Textile Works                              | 22. St. James Presbyterian Church             |                                       |
| 7. The Harlem Valley                     | 15. We-Act  | 23. Hamilton Heights Home Owner's Association |                                       |
| 8. The Harry Simmons House               | 16. Heritage Health and Housing, Inc.                 | 24. Brotherhood Sister Sol                    |                                       |

*\* If you are a part of or know of an organization that should be listed, please provide information at NPS website. See last page.*



Your continued input is important as NPS takes what we have heard this evening and begins to develop a comprehensive alternative for 287 Convent Avenue.

Comments at this meeting will be recorded and written comments are welcome. Letters may be addressed to the Superintendent, Manhattan Sites, 26 Wall Street, New York, NY 10005.

The NPS maintains a website to provide information on planning efforts and to receive public comment. The site address is <http://parkplanning.nps.gov>. Select "Hamilton Grange NM" from the Choose a Park drop down menu and follow the link to "Open for Public Comment"

For further information visit the website or call the park offices at 212-825-6990.

We thank you for coming out this evening to explore the opportunities posed by the development of 287 Convent Avenue, New York, New York and look forward to hearing your thoughts.

Notes :