



CITY PLANNING COMMISSION

July 13, 2005 | Calendar No. 20

N 050478 HKQ

IN THE MATTER OF a communication dated May 23, 2005, from the Executive Director of the Landmarks Preservation Commission regarding the **landmark designation of the Ralph Bunche House**, 115-24 Grosvenor Street, (Block 3319, Lot 18), by the Landmarks Preservation Commission on May 17, 2005 (List 363/LP-2175), Borough of Queens, Community District 9.

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.

Located in the Queens neighborhood of Kew Gardens, this private residence was the home of Dr. Ralph Bunche and his family for more than thirty years. Dr. Bunche helped found the United Nations, where he then worked until his death in 1971. While United Nations Mediator, Dr. Bunche reached armistice agreements between Israel and Egypt, Lebanon, Syria and Jordan, for which he was awarded the Nobel Peace Prize in 1950, becoming the first African-American to receive this honor.

The Bunche House was constructed in 1927 as part of the development of Kew Gardens. The Brooklyn architectural firm of Koch & Wagner designed the two- and one-half story, neo-Tudor style building, which still maintains its original wooden doors with iron strapping and original leaded glass windows and slate roof. The site is surrounded by single-family, detached homes

on large lots. Six- to eight-story apartment buildings are found to the east of 116th Street. Forest Park lies to the west of the block.

The landmark site is located in an R1-2 zoning district. With an allowable floor area ratio (FAR) of 0.5, the zoning lot could be developed with approximately 3,850 square feet of floor area.

The Ralph Bunche House contains approximately 6,000 square feet of floor area.

Transfer of development rights is not permitted in connection with a landmark in an R1-2 zoning district.

All landmark buildings or buildings within Historic Districts are eligible to apply for use and bulk waivers pursuant to Section 74-411 of the Zoning Resolution.

There are no projected public improvements 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.

AMANDA M. BURDEN, AICP, Chair

KENNETH J. KNUCKLES, Esq., Vice Chair

**IRWIN G. CANTOR, P.E., RICHARD W. EADDY, JANE D. GOL, LISA A. GOMEZ,
CHRISTOPHER KUI, JOHN MEROLO, KAREN A. PHILLIPS, DOLLY WILLIAMS,
Commissioners**