



CITY PLANNING COMMISSION

January 21, 2015 / Calendar No. 16

N 150176 HKQ

IN THE IN THE MATTER OF a communication dated December 4, 2014, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Hawthorne Court Apartments, 215-37 to 215-43 43rd Avenue and 42-22 to 42-38 216th Street (Block 6306, Lot 15) by the Landmarks Preservation Commission on November 25, 2014 (List No. 476/ LP No. 2461), Borough of Queens, Community District 11.

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.

The Hawthorne Court Apartments are located at 215-37 to 215-43 43rd Avenue and 42-22 to 42-38 216th Street in Bayside, Queens, Community District 11. The garden apartment complex was constructed between 1930-1931 and designed by the respected architect Benjamin Braunstein.

Originally farmland, Bayside, Queens became a commuter suburb with the completion of the railroad tunnel to Manhattan in 1910 and by the late 1920s and early 1930s, low-rise, suburban garden apartments appeared. Incorporating ideas drawn from the British garden city movement with those of the model tenement movement in New York, particularly the incorporation of substantial green space, this type of garden apartment was well suited to suburban Bayside. The Tudor Revival style Hawthorne Court Apartments is a significant example of this type. The units were arranged in two groups of varying size around a courtyard with meandering paths and set back from the streets.

The Hawthorne Court Apartments is a 2 ½ to 3 story, Tudor Revival style garden apartment complex on a nearly square corner lot with historically designed facades of brick laid in monk

bond, stucco, half-timbering, and clapboard. Most of the clapboard has been replaced with vinyl or aluminum siding and the wood trim and stucco have been repainted. However, it has retained much of its original detailing and demonstrates the area's garden city-inspired development of the early 20th century. The Hawthorne Court Apartments was awarded for its design by the Queens Chamber of Commerce in 1931.

The Hawthorne Court Apartments are located in an area characterized by one- and two-family residential buildings, multi-family residential buildings and commercial nodes to the south along Northern Boulevard and to the west on Bell Boulevard. The landmark site is located in an R3X zoning district which allows a maximum residential floor area (FAR) of 0.5 FAR and maximum community facility FAR of 1.6. The landmark apartment buildings have a total floor area of 25,000 square feet on a 22,550 square foot lot. Transfer of development rights is not applicable in R3X zoning districts pursuant to Section 74-79 of the Zoning Resolution.

All landmark buildings are eligible to apply for use and bulk waivers pursuant to Section 74-711 of the Zoning Resolution. The Department is not aware of any conflicts between the subject landmark designation with the Zoning Resolution, project public improvement or any plans for development, growth, improvement or renewal in the vicinity of the landmark.

CARL WEISBROD, Chair
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