



CITY PLANNING COMMISSION

December 15, 2010/Calendar No. 5

N 110136 HKQ

IN THE MATTER OF a communication dated November 4, 2010, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of Jamaica Savings Bank located at 146-21 Jamaica Avenue (Block 9676, Lot 37) by the Landmarks Preservation Commission on October 26, 2010 (List No. 434 LP No. 2393), Borough of Queens, Community District 12.

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.

On October 26, 2010, the Landmarks Preservation Commission (LPC) designated Jamaica Savings Bank located at 146-21 Jamaica Avenue (Block 9676, Lot 37) as a city landmark.

The Jamaica Savings Bank is located on the northwest corner of Jamaica Avenue and Sutphin Boulevard. The designated site is in the commercial core of Jamaica within the Special Downtown Jamaica District. The building has been in continuous use as a bank branch since its construction in 1939.

The bank was designed by Morrell Smith, an architect who is known for his designs of commercial bank buildings. The monumental one-story building, built in the Moderne style, faces the intersection of Jamaica Avenue and Sutphin Boulevard. It has an angled façade and corner entrance surmounted by an over-scaled American eagle. The exterior is clad in Indiana limestone with a high base of polished granite. The building displays an elegant handling of materials with abstracted classically-inspired ornament. In 1939, the Chamber of Commerce of the Borough of Queens awarded the bank first prize in an annual architectural award for a commercial building showing excellence in design and construction.

The landmark site is located in a C4-4A zoning district. With an allowable floor area ratio (FAR) of 4.0, the zoning lot could be developed with approximately 19,720 square feet of floor area. The Jamaica Savings Bank contains approximately 8,280 square feet of floor area. Therefore, there are approximately 11,440 square feet theoretically available for transfer.

Pursuant to Section 74-79 of the Zoning Resolution, a landmark building may transfer its unused development rights to a lot contiguous to the zoning lot occupied by the landmark or one which is across the street and opposite to the lot occupied by the landmark building, or in the case of a corner lot, one which fronts on the same street intersection as the lot occupied by the landmark building. There are six potential receiving sites available for the transfer of the landmark's unused floor area.

All landmark buildings or buildings within Historic Districts are eligible to apply for use and bulk waivers pursuant to Section 74-711 of the Zoning Resolution.

The subject landmark does not conflict with the Zoning Resolution. In addition, the Commission is not aware of any conflicts between the subject landmark designation and projected public improvements or any plans for development, growth, improvement, or renewal in the vicinity of the landmark.

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