



CITY PLANNING COMMISSION

March 10, 2010 / Calendar No. 11

N 100222 HKQ

IN THE MATTER OF a communication dated January 21, 2010 from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Ridgewood Theater Building, located at 55-27 Myrtle Avenue (Block 3451, part of Lot 7) by the Landmarks Preservation Commission on January 12, 2010 (List No. 425, LP No.2325).

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 landmark, to the Zoning Resolution, projected public improvements and any plans for development, growth, improvement, or renewal of the area involved.

On January 12, 2010, the Landmarks Preservation Commission (LPC) designated the Ridgewood Theater Building at 55-27 Myrtle Avenue (Block 3451, Lot 7) as a city landmark.

The Ridgewood Theater Building is located at 55-27 Myrtle Avenue in the Ridgewood neighborhood of Queens Community District 5. The Ridgewood Theater, constructed in 1916, was designed by prominent theater architect Thomas Lamb. The theater contributed to the creation of a commercial center on this portion of Myrtle Avenue for the residents who were moving into nearby row house developments. This building was constructed during the earliest period of the development of the movie theater as a building type. The theater showed movies continuously for more than 90 years. The theater became part of the United Artists chain in the 1980s and was converted to a multi-plex with five screens. It was one of the longest-running movie theaters in the country when it closed in March, 2008.

The theater's façade displays the Beaux-Arts training and skills of architect Thomas Lamb in its straightforward design enhanced with classical and geometric elements such as pilasters and heavily encrusted shields, created in glazed terra cotta. The building retains a strong presence on the street as it rises above the neighboring structures. With its name carved into its impressive white façade, the building clearly stands out from its neighbors.

The Ridgewood Theater Building is located in a C4-3A zoning district. With an allowable maximum-floor area ratio (FAR) of 3.0, the zoning lot could be developed with approximately 53,238 square feet of floor area. The Ridgewood Theater Building contains 20,500 square feet of floor area. Therefore approximately 32,738 square feet are 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 approximately 18 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.

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, FAICP, Chair,
KENNETH J. KNUCKLES, Esq., Vice Chairman
ANGELA M. BATTAGLIA, RAYANN BESSER, IRWIN G. CANTOR, P.E.,
ALFRED C. CERULLO, III, BETTY Y. CHEN, RICHARD W. EADDY,
ANNA HAYES LEVIN, SHRILEY A. MCRAE, KAREN A. PHILLIPS, Commissioners.**