



CITY PLANNING COMMISSION

December 8, 2004/Calendar No. 15

N 050151 HKQ

IN THE MATTER OF a communication dated October 22, 2004, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of 35-34 Bell Boulevard (Block 6169, Lot 21) by the Landmarks Preservation Commission on October 19, 2004 (List No. 357, LP No. 2154), 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 landmark site is located on the northwest corner of Bell Boulevard and 36th Avenue (35-34 Bell Boulevard, Block 6169, Lot 21) in the Bayside neighborhood of Queens Community District 11. The residence, commissioned by Elizabeth A. Adams of Yonkers, NY in 1905/06, is a rare example in New York City of a house built from cobblestones. The 2-1/2 story structure was designed by an architect as yet unidentified and has features from both the Colonial Revival style and the Arts and Crafts movement. It has a rectangular footprint and a symmetrical composition with front and rear facades divided by three arched bays, each crowned by a pedimented dormer. Recessed porches run the length of both facades behind the double height arches. Visual interest is provided by the gray and tan cobblestone walls, constructed with uncut and unshaped stones and set in concrete. The influence of the Arts and Crafts movement is represented in the hand-made quality of construction and the use of local, natural materials. The site also contains the only surviving pair of rustic stone pillars with granite inset panels that were used to identify streets in the area.

The building, which is currently occupied by three residential units and a medical office, retains most of its

original features, including the cobblestone walls around the property, arched elevations, recessed porches and a red tiled roof.

The landmark site is located in an R4/C2-2 zoning district. With an allowable floor area ratio (FAR) of 1.0, the zoning lot could be developed with 5,650 square feet of floor area. The landmark structure contains approximately 4,697 square feet of floor area.

Transfer of development rights is not permitted in connection with a landmark located in an R4/C2-2 Zoning District.

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 capital improvements in the vicinity of the subject landmark. The designation is consistent with the Bayside Rezoning area proposal (C 050149 ZMQ) initiated by the Department of City Planning.

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.

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