



## CITY PLANNING COMMISSION

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November 2, 2005 | Calendar No. 09

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IN THE MATTER OF a communication dated September 20, 2005, from the Executive Director of the Landmarks Preservation Commission regarding the **landmark designation of the Fitzgerald / Ginsberg Mansions**, 145-15 Bayside Avenue, (Block 4786, Lot 64), by the Landmarks Preservation Commission on September 29, 2005 (List 368/LP-2160), Borough of Queens, Community District 7.

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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 North Flushing, the Fitzgerald / Ginsberg Mansion is a rare 1920's Tudor Revival style mansion. It was designed by John Oakman, and constructed in 1924. Large, suburban picturesque revival style houses from the 1920s were once prevalent throughout New York's affluent outer neighborhoods, but have become increasingly rare. The Fitzgerald / Ginsberg house is one of the last great mansions from this period still standing in the Flushing area.

The mansion was built in 1924 for Charles and Florence Fitzgerald, who sold it to Ethel and Morris Ginsberg in 1926. Ginsberg made his fortune as part of a family-owned business supplying sash, door and wooden trimmings for builders. The firm was considered one of the leaders in this field in the Long Island region. The Ginsberg family lived in the house for over

seventy years, during which time few changes were made to the building's exterior. The landmark site is a two-storied building that is substantially set back from the sidewalk and approached by a curving gravel drive.

The landmark site is located in an R2 zoning district. With an allowable floor area ratio (FAR) of 0.5 the zoning lot could be developed with approximately 6,000 square feet of floor area. The Fitzgerald / Ginsberg Mansion contains approximately 5,175 square feet of floor area.

Transfer of development rights is not permitted in connection to a landmark located in an R2 zoning district.

All landmark buildings or buildings within a historic district are eligible to apply for use and bulk waivers pursuant to Sections 74-711 of the Zoning Resolution.

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**  
**ANGELA M. BATTAGLIA, IRWIN G. CANTOR, P.E., ANGELA R. CAVALUZZI, R.A.,**  
**ALFRED C. CERULLO, III, RICHARD W. EADDY, JANE D. GOL, LISA A. GOMEZ,**  
**CHRISTOPHER KUI, JOHN MEROLO, DOLLY WILLIAMS, Commissioners**