



CITY PLANNING COMMISSION

August 9, 2006 | Calendar No. 25

N 070003 HKQ

IN THE MATTER OF a communication dated June 29, 2006, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of Fire Engine Company No. 258, Hook and Ladder Company No. 115, (10-40 47th Avenue), (Block 46, Lot 34), by the Landmarks Preservation Commission on June 20, 2006 (List No. 377/LP-2200), Borough of Queens, Community District 2.

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.

Built in 1902-04, the Fire Engine Company No. 258, Hook and Ladder Company No. 115 building is located on the south side of 47th Avenue between Vernon Boulevard and 11th Street in the Hunters Point section of Long Island City, Queens Community District 2. The structure was erected as part of an ambitious campaign to expand fire protection in Queens and improve working conditions for Queens firefighters. Long Island City was the first area in the borough to have a professional fire department; the firehouse was among the most ambitious structures planned by the Fire Department of Long Island City after 1898.

Designed in the Dutch Renaissance Revival-style by Bradford Lee Gilbert, the four-and-one-half story firehouse is distinguished by a prominent step gable which is a feature associated with early 17th century architecture in Holland. Approximately fifty feet wide, the imposing façade has Flemish bond brick with burnt headers, projecting metal cant window bays, and oversized masonry details.

Fire Engine Company No. 258, Hook and Ladder Company No. 115 has served Long Island City for more than a century and operates as a firehouse to this day. Beginning in 1999, the firehouse has been used as a location in the popular television drama *Third Watch*.

The landmark site is located within an M1-4/R6B zoning district within the Hunters Point Subdistrict of the Special Long Island City Mixed Use District. With an allowable floor area ratio (FAR) of 2.0, the zoning lot could be developed with approximately 10,000 square feet of floor area. The Fire Engine Company No. 258, Hook and Ladder Company No. 115 contains approximately 15,000 square feet of floor area.

Since the landmark site is built at or above the allowable FAR, there are no development rights which may be available for transfer pursuant to Section 74-79 of the Zoning Resolution.

All landmark buildings or buildings within historic districts are eligible to apply for use and bulk waivers upon application to the Landmarks Preservation Commission, pursuant to Section 74-711 of the Zoning Resolution.

The Commission notes that since this landmark is city-owned, the Landmark Preservation Commission would issue an advisory report rather than a permit for any proposed alternation to the building.

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, AICP, Chair
KENNETH J. KNUCKLES, Esq., Vice Chairman
ANGELA BATTAGLIA, IRWIN G. CANTOR, P.E., ANGELA R. CAVALUZZI, R.A.,
ALFRED C. CERULLO, III, RICHARD W. EADDY, LISA A. GOMEZ, CHRISTOPHER
KUI, JOHN MEROLO, DOLLY WILLIAMS, Commissioners