



## CITY PLANNING COMMISSION

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February 16, 2005/Calendar No. 19

N 050231 HKQ

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**IN THE MATTER OF** a communication dated December 17, 2004 from the Executive Director of the Landmarks Preservation Commission regarding the Douglaston Hill Historic District, designated by the Landmarks Preservation Commission on December 14, 2004 (List No. 358 / LP No. 2155). The district boundaries are:

properties bounded by a line beginning at northwest corner of 43<sup>rd</sup> Avenue and 243<sup>rd</sup> Street, extending northerly along the western curbline of 243<sup>rd</sup> Street, then westerly along the northern property line of 242-19 43<sup>rd</sup> Avenue (aka 242-17 43<sup>rd</sup> Avenue and 42-40 243<sup>rd</sup> Street), then northerly along part of the eastern property line of 242-09 43<sup>rd</sup> Avenue, then westerly along the northern property lines 242-09, 242-03, 242-01, 240-51, and 240-45 43<sup>rd</sup> Avenue, then northerly along part of eastern property line of 240-35 43<sup>rd</sup> Avenue and the eastern property line of 240-42 42<sup>nd</sup> Avenue to the southern curbline of 42<sup>nd</sup> Avenue, then westerly along said curbline to the point formed by its intersection with a line extending southerly from the eastern property line of 240-01 42<sup>nd</sup> Avenue (aka 41-23 240<sup>th</sup> Street and 22 240<sup>th</sup> Street), then northerly across 42<sup>nd</sup> Avenue and along the eastern property line of 240-01 42<sup>nd</sup> Avenue, then easterly along part of the southern property line of 41-45 240<sup>th</sup> Street, then northerly along the eastern property line of 41-45 240<sup>th</sup> Street, then northerly across Depew Avenue to the northern curbline of Depew Avenue, then easterly along the northern curbline of Depew Avenue to a point in said curbline formed by a line extending southerly from the eastern property line of 240-35 Depew Avenue (aka 240-33 Depew Avenue and 105 Depew Avenue), then northerly along the eastern property line of 240-35 Depew Avenue, then southwest along the northwestern property lines of 240-35 and 240-27 Depew Avenue to the northeast corner of Depew Avenue and 40<sup>th</sup> Avenue, then southerly across Depew Avenue to the southeast corner of Depew Avenue and 40<sup>th</sup> Avenue, then southwest along the southeastern curbline of 40<sup>th</sup> Avenue to the southeast corner of 40<sup>th</sup> Avenue and 240<sup>th</sup> Street, then westerly across 240<sup>th</sup> Street to the southwest corner of 240<sup>th</sup> Street and the Long Island Railroad right-of-way, then southwest along the northwest property lines of 41-10--41-14 and 41-18 240<sup>th</sup> Street (aka 35 and 33 240<sup>th</sup> Street, respectively), then southerly along the western property line of 41-18 240<sup>th</sup> Street, then easterly along the southern property line of 41-18 240<sup>th</sup> Street to the western curbline of 240<sup>th</sup> Street, then easterly across 240<sup>th</sup> Street, then southerly along the eastern curbline of 240<sup>th</sup> Street, across 42<sup>nd</sup> Avenue and continuing southerly along said curbline to a point formed by its intersection with a line extending westerly from the southern property line of 42-25 240<sup>th</sup> Street (aka 8-240<sup>th</sup> Street), then easterly along part of the southern property line of 42-25 240<sup>th</sup> Street, then southerly along the western property line of 240-17 43<sup>rd</sup> Avenue (aka 240-15 -- 240-17 43<sup>rd</sup> Avenue) to the northern curbline of 43<sup>rd</sup> Avenue, then easterly along said curbline to a point formed by its intersection with a line extending northerly from the western property line of 240-16 43<sup>rd</sup> Avenue (aka 240-14 -- 240-16 43<sup>rd</sup> Avenue), then southerly across 43<sup>rd</sup> Avenue and along the western property line of 240-16 43<sup>rd</sup> Avenue, then easterly along the southern property lines of 240-16, 240-20 -- 240-22, 240-34, 240-40, 240-44 43<sup>rd</sup> Avenue, and 240-48 43<sup>rd</sup> Avenue (aka 240-28 -- 240-52 43<sup>rd</sup> Avenue and 43-02 242<sup>nd</sup> Street) to the western curbline of 242<sup>nd</sup> Street, then northerly along said curbline to the southwest corner of 242<sup>nd</sup> Street and 43<sup>rd</sup> Avenue, then northerly across 43<sup>rd</sup> Avenue to the northern curbline of 43<sup>rd</sup> Avenue, then easterly along the northern curbline of 43<sup>rd</sup> Avenue to the point of the beginning, Borough of Queens, Community District 11.

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Pursuant to Section 3020.8(a) and (b) of the City Charter, the City Planning Commission shall

submit to the City Council a report with respect to the relation of the 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 December 14, 2004, the Landmarks Preservation District (LPC) designated the Douglaston Hill Historic District ( List No. 358, LP-2155). The district is located in the center of the Douglaston neighborhood, between Alley Pond Park and Udall's Ravine in northeastern Queens, Community District 11. The district is irregularly-shaped and generally bounded by 40<sup>th</sup> Avenue to the north, 243<sup>rd</sup> and 244<sup>th</sup> streets to the east, Northern Boulevard to the south and Douglaston Parkway and 240<sup>th</sup> Street to the west. It encompasses portions of six blocks that are developed with 31 wood frame homes constructed between 1890 and 1930. The houses in the historic district are representative of a variety of architectural styles popular in the late 19<sup>th</sup> and early 20<sup>th</sup>-century, including neo-Colonial, Queen Anne, Arts & Crafts and Shingle styles. Many of the structures share common architectural elements such as large porches, tall chimneys and intersecting rooflines, giving the district a visual cohesiveness and a distinctive community sense. The district is a rare example of suburban development at the turn of the 20<sup>th</sup> Century and is the precursor to the development of Queens.

Development of the Douglaston Hill area is attributed to the 1853 subdivision of the land by its owner, Jeremiah Lambertson, in anticipation of a passenger rail service route that was planned to be constructed in the 1860s, linking Flushing and Great Neck and passing through the Douglaston area. When Douglaston Hill was developed, its layout, topography and architectural style all reflected elements of the early 19<sup>th</sup> Century English garden city movement with its landscaping and nature-related street names and distinctive gardens similar to those proposed by the landscape architect Andrew Jackson Downing. The district illustrates the concept of developing communities around a central railroad station or town center as proposed by Davis and Llewellyn Haskell, developers of Llewellyn Park outside of Newark, NJ, the first American suburb.

The Douglaston Hill Historic District is zoned R1-2 which allows single-family, detached residences with a

maximum floor area ratio(FAR) of 0.5 on lots with a minimum area of 5,700 square feet and 60' width. There is a C1-2 commercial overlay district mapped on the east side of Douglaston Parkway between Northern Boulevard and 44<sup>th</sup> Avenue which allows local retail and personal services with a maximum FAR of 1.0. Parking requirements vary with the uses permitted. A two-story Tudor style building (c. 1931) is located within the district which includes restaurants, service retail, professional offices and two residential units.

Development rights may be transferred from lots occupied by individually designated landmark buildings or other structures. No transfer of development rights is permitted from any structure within an historic district. There are no individually designated landmarks located in the Douglaston Hill Historic District.

All buildings within historic districts are eligible to apply for use and bulk waivers pursuant to Section 74-711 of the Zoning Resolution.

The subject historic district 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 historic district.

### **City Planning Commission Public Hearing**

Pursuant to Section 3020.8(a) of the City Charter, the City Planning Commission held a public hearing on February 2, 2005, (Calendar No.17). There were four speakers in favor of the application and none in opposition. The City Council Member from the 19<sup>th</sup> Council District spoke of the widespread support of the designation among area residents and numerous historic and civic organizations. He testified that the designation will benefit the area by protecting its unique historic and natural characteristics. A representative of the Historic Districts Council described the district as an early planned community, developed prior to zoning, that is worthy of preservation. A representative of Community Board 11 who is a resident of Douglaston Hill spoke of the community's support for the designation. The Vice President of

the Douglaston Historic Society testified about the efforts on the part of the community to have their area designated an historic district.

There were no other speakers and the hearing was closed.

## **CONSIDERATION**

The City Planning Commission has evaluated the designation of the Douglaston Hill Historic District in relation to the Zoning Resolution and the economic growth and development of the area.

The Commission believes that the designation of the Douglaston Hill Historic District will preserve the low density, suburban character of this area as is consistent with plans for the area's future development and improvement.

The proposed Douglaston Hill Historic District does not conflict with the Zoning Resolution, projected public improvements or any plans for the development, growth, improvement or renewal within the historic district or surrounding area.

**AMANDA M. BURDEN, AICP, Chair**

**KENNETH J. KNUCKLES, ESQ., Vice-Chairman**

**ANGELA M. BATTAGLIA, IRWIN G. CANTOR, P.E., ANGELA R. CAVALUZZI, RA.,**

**ALFRED C. CERULLO, III, JANE D. GOL, LISA A. GOMEZ, CHRISTOPHER KUI,**

**JOHN MEROLO, DOLLY WILLIAMS, Commissioners**