



CITY PLANNING COMMISSION

June 8, 2016 / Calendar No. 18

N 160295 HKQ

IN THE MATTER OF a communication dated April 22, 2016, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the John William and Lydia Ann Bell Ahles House, 39-24 and 39-26 213th Street (Block 6236, Lot 18) by the Landmarks Preservation Commission on April 12, 2016 (List No. 487/ LP No. 2541), 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 of the subject property, 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 April 12, 2016, the Landmarks Preservation Commission (LPC) designated the John William and Lydia Ann Bell Ahles House, 39-24 and 39-26 213th Street (Block 6236, Lot 18), as a city landmark.

The *John William and Lydia Bell Ahles House*, built c. 1873, is a three-story, Second Empire style two-family residence with Colonial revival alterations on a rectangular interior lot. The residence was built only a few years after railroad service reached Bayside in 1866 and residential subdivisions began to replace farms. It is the only remaining example of the substantial Second Empire buildings erected in Bayside during the 1870s and 1880s. The house was constructed by farmer Robert M. Bell for his daughter Lydia and her husband John William Ahles. The house was moved from its original site to its present location in 1924 when architect Lewis E. Welsh, prominent exponent of the Colonial Revival style, designed an altered façade.

The house retains the cubic form and dormered mansard roof typical of the Second Empire style as well as details such as the molded cornice and hexagonal slate shingles. In 1924, architect

Lewis E. Welsh simplified the building's façade by removing the original wrap-around porches, bay window, scroll brackets, replaced the original clapboards with stucco, and installed new features including porches and moldings that were more in keeping with the Arts-and-Crafts-infused Colonial Revival aesthetic of the 1920s. The relocation and alterations of the Ahles House are significant in their own right because they reflect the historical context of the transformation of Bayside to a commuter suburb in the early 20th Century. This house is thought to be one of the oldest surviving in Bayside and is considered a significant reminder of the neighborhood's past.

The area around the house is characterized by one- and two-family residential buildings, multi-family residential buildings and a commercial corridor to the east one block on Bell Boulevard. Situated in a R4A zoning district (.75 residential FAR with 20% attic allowance bonus and 2.0 maximum community facility FAR), the two-family building has a total floor area of 3,248 square feet on a 6,950 square foot lot (.47 built FAR). Transfer of development rights is not applicable in R4A zoning districts, pursuant to Section 74-79 of the Zoning Resolution.

All landmark buildings are eligible to apply for use and bulk waivers pursuant to Section 74-711 of the Zoning Resolution. The Department is not aware of any conflicts between the subject landmark designation with the Zoning Resolution, project public improvement or any plans for development, growth, improvement or renewal in the vicinity of the landmark.

CARL WEISBROD, Chair
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