



## **CITY PLANNING COMMISSION**

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August 23, 2023/ Calendar No. 8

N 240021 HIQ

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**IN THE MATTER OF** a communication dated July 6, 2023, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the John Birks “Dizzy” Gillespie Residence, 105-19 37th Avenue in Corona, Queens (Block 1747, Lot 51) by the Landmark Preservation Commission on June 27, 2023 (List No. 534 / LP No. 2657) Borough of Queens, Community District 3.

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 (LPC), 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 June 27, 2023, the New York City Landmarks Preservation Commission (LPC) designated the John Birks “Dizzy” Gillespie Residence as a New York City Landmark (LP-2657). The landmark consists of Block 1747, Lot 51 and is located on the northwest corner of 106<sup>th</sup> Street and 37<sup>th</sup> Avenue. Located in Corona, Queens Community District 3, the landmark is less than one block away from the historic residence of Louis Armstrong (LP- 1555), designated in 1989.

Built in 1922, the landmark building comprises a single-family residence designed in the Colonial Revival style, with simple facades of patterned red brick and cast-stone keystones and cartouches. The building was converted to a three-family residence in 1940. The facades feature patterned brickwork with cast stone sill course and cartouches, rectangular fenestration with soldier brick lintels and header brick sills at first through third stories. Select third-story windows feature blind-arch tympana framed with brickwork and featuring metal balconies.

John Birks “Dizzy” Gillespie owned the building from 1953-1985. The building holds cultural significance as “Dizzy” Gillespie’s longest residence. He is known as a co-creator of the revolutionary modern jazz style bebop, as well as for his contributions to the development of Afro-Cuban jazz. He won many national and international awards during his six decade-long career. At the height of his career and international influence, “Dizzy” Gillespie was one of the most important figures in the history of jazz music. Jazz is widely considered America’s original musical art form. Jazz represents a mixture of cultural influences, with its roots in African

musical traditions, and New York became an important setting for the style's evolution with Dizzy Gillespie making a significant impact on the movement.

The surrounding area contains a mix of residential and community facility uses with commercial uses lining Northern Boulevard, which is located two blocks north of the site, and 108<sup>th</sup> Street, which is located one block east. The area is served by the no. 7 subway line with the 103<sup>rd</sup> Street – Corona Plaza station located approximately a half-mile from the building, as well as several bus lines. The Q48 bus line provides service between Flushing and LaGuardia airport, and the Q23 bus line provides service between Forest Hills and East Elmhurst.

John Gillespie's residence is located within a medium-density R5 zoning district, which allows a variety of housing types, typically three-to-four story attached residences and small apartment buildings. The maximum floor area ratio (FAR) in an R5 district is 1.25 FAR. With a height limit of 40 feet, R5 districts provide a transition between lower- and higher-density neighborhoods.

Pursuant to Section 74-79 of the Zoning Resolution, a landmark building may transfer its unused development rights to a lot contiguous to the zoning lot occupied by the landmark building or one that is across the street and opposite to the zoning lot occupied by the landmark building, or in the case of a corner lot, one that fronts on the same street intersection as the lot occupied by the landmark building. There are three potential receiving sites available for the transfer of the landmark's unused floor area. 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.

The subject landmark does not conflict with the Zoning Resolution. The Commission is not aware of any conflicts between the subject landmark designation and projected public improvements or any plans for development, growth, improvement, or renewal in the vicinity of the landmark.

**DANIEL R. GARODNICK, Esq.,** *Chair*  
**KENNETH J. KNUCKLES Esq.,** *Vice-Chairman*

**GAIL BENJAMIN, LEILA BOZORG, ALFRED C. CERULLO, III,  
ANTHONY CROWELL, Esq., JOSEPH DOUEK, DAVID GOLD, Esq.,  
LEAH GOODRIDGE, Esq., RASMIA KIRMANI-FRYE, ORLANDO MARIN,  
JUAN CAMILO OSORIO, RAJ RAMPERSHAD, *Commissioners***