



February 7, 2024/ Calendar No. 27

N 240221 HIQ

**IN THE MATTER OF** a communication dated December 22, 2023, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Barkin, Levin & Company Office Pavilion, 12-12 33<sup>rd</sup> Street in Ravenswood, Community District 1, Queens (Block 522, p/o Lot 29) by the Landmark Preservation Commission on December 19, 2023 (List No. 536 / LP No. 2675) Borough of Queens, Community District 1.

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 December 19, 2023, the New York City Landmarks Preservation Commission (LPC) designated the Barkin, Levin & Company Office Pavilion as a New York City Landmark (LP-2675). The landmark consists of Block 522, part of Lot 29 on the northern portion of the block facing 33<sup>rd</sup> Avenue between 12<sup>th</sup> and 13<sup>th</sup> Streets in Ravenswood, Queens Community District 1.

Designed as an elegant mid-20<sup>th</sup> century modern office building with an umbrella-like structural system by architect Ulrich Franzen and built in 1957, the landmark building was originally part of a factory that manufactured women's coats. Set on a landscaped parcel bordered by three streets, the pavilion was the factory's architectural highlight. Nine concrete pillars support an "origami-like" roof canopy that extends up and outside the glass walls, shading the pavilion which contained the coat factory's cafeteria, library, reception, bookkeeping and executive office areas. Restored with minor modifications in 2009, the pavilion retains many of its original architectural features and design characteristics.

The surrounding area consists of a mix of industrial, residential, community facility and commercial uses. The area north of the project area is mapped with a mix of mid-density contextual districts such as R5B, R6B and R7A. This area is primarily developed with a

varying range of residential buildings ranging from two to 20 stories. Along Broadway there is a mixed-use C2-3 district. The area east of the project area is mapped with R5 and R6 districts and is primarily developed with three-to-seven story attached and tower-in-the-park style residences. The area to the south and west of the project area is mapped with an R5 district and is developed with a mix of two-to-four story attached residential uses, six-story tower-in-the-park style residential buildings and non-conforming one-to-two story commercial warehouses.

Open space in the surrounding area includes the Socrates Sculpture Park, a waterfront sculpture park, located two blocks to the northwest. Rainey Park is also located three blocks to the west and includes a riverside promenade and baseball fields.

Broadway, a major east-west corridor connecting Astoria to Elmhurst, is located one block north of the project area. Vernon Boulevard, a major north-south corridor connecting Halletts Cove to Long Island City is located two blocks to the west.

The area is well served by public transit. The Broadway N and W subway lines are located approximately three quarters of a mile east of the project area. The New York City Ferry Astoria stop is located a half mile to the northwest. Bus lines in the surrounding area include the Q104 which runs between Astoria and Sunnyside, the Q69, which provides service between East Elmhurst and Long Island City, and the Q03, which runs between Long Island City and Halletts Point in Astoria

The Barkin, Levin & Company Office Pavilion 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, the unique regulations associated with the transfer of development rights from landmark sites are not applicable to this site, and no additional analysis has been conducted.

The subject landmark does not conflict with the Zoning Resolution. In addition, 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, *Chair***  
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