



## **CITY PLANNING COMMISSION**

February 10, 2009 / Calendar No. 2

N 100193 HKX

**IN THE MATTER OF** a communication dated December 22, 2009, from the Executive Director of the Landmarks Preservation Commission regarding the Perry Avenue Historic District, designated by the Landmarks Preservation Commission on December 15, 2009 (List No. 424, LP No. 2339). The district boundaries are:

property bounded by a line beginning at the intersection of the northwestern curbline of Perry Avenue with a line extending southeasterly from the northeastern property line of 2987 Perry Avenue, northwesterly along said property line to the northwestern property line of 2987 Perry Avenue, southwesterly along said property line and the property lines of 2985 through 2971 Perry Avenue to the southwestern property line of 2971 Perry Avenue, southeasterly along said property line to the northwestern curbline of Perry Avenue, northeasterly along said curbline to the point of the beginning, Community District 7, Borough of the Bronx.

---

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 any such designation, 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.

The Perry Avenue Historic District encompasses nine residential properties, numbered 2971 through 2987, located along the northwestern curb line of Perry Avenue between Bedford Park Boulevard and East 201<sup>st</sup> Street in the Bedford Park section of the Bronx. The nine three-story residences, consisting of three free-standing homes and six row houses, were designed by Bronx-based architect Charles S. Clark and built between 1910 and 1912. Clark was hired in 1910 by developer and landowner George D. Kingston to design a series of modest homes in the rapidly growing Bedford Park area on property formerly owned by the noted financier and sportsman, Leonard Jerome.

Designed in the Queen Anne-style, the alternating orange and red brick façade structures contain several unifying features, including masonry quoining, splayed lintels, modillioned iron cornices,

hipped-roof dormers, sloping, imbricated-slate roofs, and Ionic columns supporting three-sided porches or projecting porticos. Each building rises three stories above an elevated front yard, with each yard supported by fieldstone walls. Clark's initial plans called for ten fully-attached homes; however, only six were built as such. Today, the homes remain intact while still displaying the architectural details of the era.

The surrounding Bedford Park neighborhood is primarily residential, containing a mixture of housing types, including five- to seven-story apartment buildings, attached row houses, and one- and two-family detached homes. Lots within the proposed historic district and in much of the surrounding neighborhood are currently zoned R7-1. Surrounding the lots in the historic district are mostly six-story apartment buildings, although a pocket of detached one- and two-family houses is situated directly to the north of the historic homes.

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.

No transfer of development rights is permitted from any structure within a historic district pursuant to section 74-79 of the Zoning Resolution.

### **CITY PLANNING COMMISSION PUBLIC HEARING**

Pursuant to Section 3020.8(a) of the City Charter, the City Planning Commission held a public hearing on January 27, 2010 (Calendar No. 10). There were no speakers and the hearing was closed.

## **CONSIDERATION**

The City Planning Commission has evaluated the Perry Avenue Historic District in relation to the Zoning Resolution, projected public improvements, and plans for the development, growth, and improvements in the vicinity of the area involved. The historic district designation does not conflict with the Zoning Resolution, projected public improvements, or plans for development, growth, improvement, or renewal in the involved area.

**AMANDA M. BURDEN, FAICP**, Chair  
**KENNETH J. KNUCKLES, ESQ.**, Vice Chairman

**ANGELA M. BATTAGLIA, RAYANN BESSER, IRWIN G. CANTOR, P.E.,  
ALFRED C. CERULLO, III, BETTY Y. CHEN, MARIA M. DEL TORO,  
RICHARD W. EADDY, NATHAN LEVENTHAL, ANNA HAYES LEVIN,  
SHRILEY A. MCRAE, KAREN A. PHILLIPS**, Commissioners