



CITY PLANNING COMMISSION

April 10, 2013 / Calendar No. 9

N 130198 HKX

IN THE MATTER OF a communication dated February 25, 2013, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Firehouse, Engine Company 46, Hook & Ladder Company 17, 451-453 East 176th Street (Block 2909, Lot 40), by the Landmarks Preservation Commission on February 12, 2013 (Designation List 462/LP-2523), Borough of the Bronx, Community District 6.

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, 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 February 12, 2013, the Landmarks Preservation Commission (LPC) designated the Engine No. 46 Firehouse and Hook and Ladder Co. 17 as a city landmark. The firehouse is located at 451-453 East 176th Street (Block 2909, Lot 40) in Bronx Community District 6.

Engine Company 46, Hook & Ladder Company 17, in the Bathgate section of the South Bronx, is a three-story Renaissance Revival style Firehouse. It was completed in 1894 and an identical wing was added in 1904. The architect of this firehouse was Napoleon Lebrun, a student of Thomas U. Walter, the designer of the dome and wings of the U.S. Capitol building. Between 1879 and 1895, Lebrun's firm was the official architect for the New York City Fire Department, designing 42 structures throughout Manhattan and the Bronx in a wide variety of styles, adapting the buildings to fit within their particular neighborhoods. 451-453 East 176th Street is located in the middle of the block between the four-story P.S. 58 and a one-story auto repair shop. Residential uses are located across the street as well as a parking lot for NYFD vehicles. This building is highlighted by contrasting materials and textures exemplified by the brownstone base and light brick upper walls with banding. It is an excellent example of Napoleon Lebrun's numerous mid-block houses that he designed for the Fire Department. Other features include

classical details of garlanded spandrel panels, dentiled courses, medallions and corbels, showing the city's commitment to the important civic character of essential municipal services. Engine Company 46, Hook & Ladder Company 17 has continuously served the neighborhood in this building since 1894.

The firehouse is located in an M1-1/C4-5X zoning district (maximum 1.0 FAR for manufacturing and commercial uses); the subject property has 11,720 square feet of floor area on a lot that has 5,400 square feet of lot area (2.17 FAR). Even though the building footprint is entirely within the M1-1 district, eight feet of the lot is within the adjacent C4-5X district, which is just north and adjacent to the firehouse. The C4-5X district has a commercial FAR of 4.0. However, since the firehouse is already built to an FAR of 2.17, there is no transferable floor area.

The landmark site is mostly located in a M1-1 zoning district, having a maximum floor area ratio (FAR) of 1.0. Even though the building footprint is entirely within the M1-1 district, eight feet of the lot is within an adjacent C4-5X district, which is just north and adjacent to the firehouse. Pursuant to Section 77-11 of the Zoning Resolution, the portion of the zoning lot located within the C4-5X district is considered to be M1-1 for zoning purposes. With an allowable floor area ratio (FAR) of 1.0, the 5,400 -square-foot zoning lot could be developed with approximately 5,400 square feet of floor area. Engine Company 46, Hook & Ladder Company 17 contains approximately 11,720 square feet of floor area. Since the firehouse is built to an FAR of 2.17, it exceeds the maximum allowable FAR and is overbuilt.

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 or one which is across the street and opposite to the lot occupied by the landmark building, or in the case of a corner lot, one which fronts on the same street intersection as the lot occupied by the landmark building. In this case because the landmark site is overbuilt, it has no development rights to transfer.

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. 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 building.

AMANDA M. BURDEN, FAICP, Chair,
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