CITY PLANNING COMMISSION

April 10, 2013 / Calendar No.10 N 130199 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 73, Hook & Ladder Company 42, 655-659 and 661 Prospect Avenue, East 152nd Street (Block 2675, Lot 33), by the Landmarks Preservation Commission on February 12, 2013 (Designation List 462/LP-2524) Borough of the Bronx, Community District1.

> 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. 73 Firehouse and Hook and Ladder Co. 42 as a city landmark. The firehouse is located at 655-659 and 661 Prospect Avenue (Block 2675, Lot 33), on the northwest corner of Prospect Avenue and East 152nd Street in the Longwood neighborhood of Bronx Community District 1.

According to the Landmarks Preservation Commission's designation report, the imposing two-story building was constructed in 1900, following the Consolidation of Greater New York in 1898 when an enormous number of public structures were being placed in neighborhoods through the five boroughs. Architects Horgan and Slattery designed the two story building in the Northern European Renaissance Revival style. It has an orange ironspot brick, limestone, and terra-cotta façade. Its second story features front- and side- cartouches, Ionic columns, and a scrolled pediment with a foliated torch. The building's original cornice, decorated with modillions, a decorative frieze, and balustrade has been replaced by a concrete parapet.

Hook and Ladder Company 42, built in 1912 adjacent to Engine 73, was a standardized design by architects Hoppin and Koen. The three story building has ground floor rusticated limestone with a segmental-arched vehicle bay. The upper stories are clad in red brick laid in Flemish bond. The NYFD seal is in the spandrel panel above the second floor.

Engine Company 73, Hook & Ladder Company 42 has continuously served the neighborhood in these buildings since 1900 and 1912, respectively.

The landmark site is located in an R6 zoning district. With an allowable floor area ratio (FAR) of 2.43 for residential uses, and 4.8 for community facility uses, the 5,000 square foot zoning lot could be developed with approximately 12,150 square feet of floor area. Engine Company 73, Hook & Ladder Company 42 currently contain approximately 10,860 square feet of floor area. Therefore, there are approximately 1,290 square feet of floor area theoretically available for transfer.

Pursuant to Section 74-79 of the Zoning Resolution, a landmark building may transfer its unused development rights to a zoning 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. There are seven 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. 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.

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