



CITY PLANNING COMMISSION

January 17, 2018 / Calendar No. 15

N180166 HKX

IN THE MATTER OF a communication dated December 8, 2017, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Samuel H. and Mary T. Booth House, 30 Centre Street (Block 5626, Lot 414), by the Landmarks Preservation Commission on November 28, 2017 (Designation List No. 502/ LP No. 2488), Borough of the Bronx, Community District 10.

Pursuant to Section 3020.8(b) of the New York 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 November 28, 2017, the Landmarks Preservation Commission (LPC) designated the Samuel H. and Mary T. Booth House, at 30 Centre Street (Block 5626, Lot 414), as a City landmark.

The Samuel H. and Mary T. Booth House, constructed between 1887 and 1893, is a two-and-a-half story, detached single-family residence constructed in the “stick style” – an architectural form popularized in the late 19th century in suburban and rural settings that represented the transition between the Gothic Revival and Queen Anne styles. According to the LPC, the wood frame house retains the features common to the style, including asymmetrical massing, cross gables, a corner entrance porch with a gabled roof supported by a turned post and exposed rafter ends, vertical boards decorated in a sawtooth pattern, and angled bays.

The home was likely constructed by Samuel H. Booth, one of City Island’s most prolific contractors, in the late 19th century. The Booth family owned and resided in the home until 1959. Alterations made by the Booth family prior to the 1930s, and those made by subsequent owners, have maintained the historic character of the stick style house. The building remained unchanged until new owners renovated it in the late 20th or early 21st century, at which point the attic was built out on two sides, the attic windows reconfigured, the first-story windows on the east replaced with a bay window, and some of the historic clapboards replaced with decorative shingles.

The building is located in the City Island Special District. The area around the house is characterized by one- and two-family detached residential buildings. City Island Avenue, City Island's main commercial corridor, is located to the east of the subject site. The William H. Schofield House, another landmarked building designated in 2016, is located one block to the north at 65 Schofield Street. This area is mapped with an R3A zoning district, which permits single- and two-family homes up to a maximum residential floor area ratio (FAR) of 0.50 for residential buildings and 1.0 for community facilities. The single-family Booth House building has a total floor area of 1,294 square feet on a 6,943-square-foot lot, generating a built FAR of 0.28. Transfer of development rights is not applicable in R3A zoning districts, pursuant to Section 74-79 of the Zoning Resolution.

Pursuant to 74-711 of the Zoning Resolution, landmark buildings or buildings within Historic Districts are eligible to apply for use and bulk waivers upon application to the Landmarks Preservation Commission.

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.

MARISA LAGO, *Chair*
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