



CITY PLANNING COMMISSION

July 12, 2006/Calendar No. 9

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IN THE MATTER OF a communication dated May 25, 2006, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of The Estey Piano Company Factory, 112-128 Lincoln Avenue (also known as 15-19 Bruckner Boulevard and 270-278 East 134th Street) (Block 2309, Lot 1), by the Landmarks Preservation Commission on May 16, 2006 (List No. 374/ LP-2195), Borough of The Bronx, 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, whether of a historic district or a landmark, to the Zoning Resolution, projected public improvements, and any plans for development, growth, improvement, or renewal of the area involved.

Featuring robust brick façades and a high corner clock tower, the former Estey Piano Company Factory is a distinguished monument to an industry that was once one of the Bronx's most important. Anchoring the northeast corner of Lincoln Avenue and Southern (now Bruckner) Boulevard since 1886, when its original portion was completed, the Estey building is the oldest known piano factory standing in the Bronx today.

The original portion of the Estey Piano Factory was designed by the architectural firm of A.B. Ogden & Son. Many of the building features, including its L-shaped plan, flat roof, regular fenestration pattern and bay arrangement, and relative narrow width to allow for daylight penetration, are characteristic of late nineteenth-century factory buildings. The original building was extended to the east along Bruckner Boulevard in 1890, with a harmonious five-story addition designed by John B. Snook & Sons, and to the north, along Lincoln Avenue, with a one-story addition in 1895. The Lincoln Avenue additions appear to have been combined and expanded, and then raised to three stories in 1909, and by an additional two stories in 1919.

In 1997, the New York City Department of City Planning, citing an underutilization of industrial space in Port Morris, rezoned or mapped a special mixed-use district on a five block strip along Bruckner Boulevard, including the block containing the former Estey factory, to allow for residential and community facility uses. In 2005, this special district was expanded to blocks to the east, west, and south. Known today as the Clock Tower Building, the old Estey Piano Company Factory currently houses artists and their studios.

The landmark site is located in an M1-2/R6A zoning district. With an allowable maximum floor area ratio (FAR) of 3.0, the zoning lot could be developed with approximately 120,225 square feet of floor area. The Estey Piano Company Factory contains approximately 144,000 square feet of floor area. Since this landmark site is built beyond the allowable FAR, there are no development rights which are available for transfer pursuant to Section 74-79 of the Zoning Resolution.

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.

There are no projected public improvements or plans for development, growth, improvement or renewal in the vicinity of the landmark building.

The subject landmark designation does not conflict with the Zoning Resolution, projected public improvements or any plans for development, growth, improvement or renewal in the vicinity of the landmark.

AMANDA M. BURDEN, AICP, Chair

KENNETH J. KNUCKLES, Esq., Vice Chairman

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