



CITY PLANNING COMMISSION

August 8, 2012 / Calendar No. 5

N 120408 HKX

IN THE MATTER OF a communication dated June 21, 2012, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Firehouse, Engine Company 83, Hook & Ladder Company 29, 618 East 138th Street (aka 618-620 East 138th Street) (Block 2550, Lot 28), by the Landmarks Preservation Commission on June 12, 2012 (Designation List 456/LP-2520), 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 the development, growth, improvement or renewal of the area involved.

On June 12, 2012, the Landmarks Preservation Commission (LPC) designated the Engine No. 83 Firehouse and Hook and Ladder Co. 29 as a city landmark. The firehouse is located at 618 East 138th Street (Block 2550, Lot 28) in Bronx Community District 1.

Engine Company 83, Hook & Ladder Company 29, in the Mott Haven section of the South Bronx, is an imposing two-story neo-Classical style Firehouse. It was constructed between 1904 and 1905, during the period when an enormous number of public structures were being placed in neighborhoods through the five boroughs following the Consolidation of Greater New York in 1898. The architect of this firehouse was Robert D. Kohn, a graduate of Columbia University and the Ecole des Beaux-Arts, who emerged around this time as one of the few American architects (like Emery Roth early in his career) who produced major designs influenced by the Vienna Succession, between about 1905 and 1915. This building is an early example of the two-vehicular-bay firehouse that would predominate New York City for the next quarter century. It is clad in salmon-colored brick with a monumental three-bay limestone enframing on the first story and a bracketed terra-cotta cornice. Within the elegant composed neo-Classical ornamental

vocabulary are subtle Secessionist references. Engine Company 83, Hook & Ladder Company 29 has continuously served the neighborhood in this building since 1906.

The firehouse is located in a C1-4/R6 zoning district. With an allowable floor area ratio of 2.43 (pursuant to Section 74-792 of the Zoning Resolution) the 5,000 square foot zoning lot could generate a total of 12,150 square feet of floor area. The subject property is already developed with 7,184 square feet of floor area, therefore, there is approximately 4,966 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.

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