



CITY PLANNING COMMISSION

September 16, 2020 / Calendar No. 10

N 210006 HKX

IN THE MATTER OF a communication dated July 2, 2020 from the Executive Director of the Landmarks Preservation Commission regarding the Manida Street Historic District, designated by the Landmarks Preservation Commission on June 23, 2020 (Designation List 517/LP-2644), which consists of the properties bounded by a line beginning on the eastern curbline of Manida Street at a point on a line extending westerly from the northern property line of 870 Manida Street, and extending easterly along said line and along the northern property line of 870 Manida Street, southerly along the eastern property lines of 870 to 814 Manida Street, westerly along the southern property line of 814 Manida Street to the eastern curbline of Manida Street, northerly along said curbline to a point on a line extending easterly from the southern property line of 819 Manida Street, westerly along said line across Manida Street and along the southern property line of 819 Manida Street, northerly along the western property lines of 819 to 861 Manida Street, easterly along the northern property line of 861 Manida Street and across Manida Street to its eastern curbline, and northerly along said curbline to the point of beginning, Borough of the Bronx, Community District 2.

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 23, 2020, the New York City Landmarks Preservation Commission (LPC) designated the Manida Street Historic District (LP-2644) as a New York City Historic District. The historic district designation consists of 42 semi-detached row houses on Manida Street between Garrison and Lafayette avenues in the Hunts Point neighborhood of Bronx Community District 2.

Built in 1908-09, the block was designed by architects James F. Meehan and Daube & Kreymborg, and is a remarkable example of the early-twentieth century development in the South Bronx. The residential block, with complete facing rows of Renaissance Revival-style semidetached houses, is distinguished from other uses in the surrounding area by its strong historic character and sense of place.

For much of its history, Hunts Point was in a rural area known as West Farms, part of Westchester County, with large country estates owned by wealthy families. This community and others west of the Bronx River were annexed to New York City in 1874. The expanded West Side Interborough Rapid Transit subway (1904) and the completion of the Intervale Avenue station just northwest of Manida Street (1910), brought rapid development and a population increase to the still largely-rural Hunts Point. With access to rail services and freight terminals, as well as available land near the waterfront, Hunts Point became attractive for industrial activity in the early-twentieth century. In addition to improved public transportation, the anticipation of new manufacturing operations in the area and the influx of skilled and well-paid employees that was expected to follow prompted the residential development of this block of Manida Street.

Two development companies, both operated by architect and builder James F. Meehan, built the 42 houses by the spring of 1909. The semi-detached houses share a uniform style and form with rounded projecting bays and mirror-image facades. Ornamentation is restrained on the east side of the street, while the west side features more embellishments including Flemish Revival-style parapets and varied classical motifs.

The mid-twentieth century brought drastic economic and infrastructure changes that had devastating impacts on the South Bronx. Today, however, the Manida Street Historic District appears much as it did more than a century ago, with a strong character distinct from its industrial and commercial surroundings. It remains a remarkable example of the early-twentieth century construction boom that occurred in the South Bronx because of expanded transportation routes and industry in the area.

The district is zoned R6 and was mapped in 1961. The R6 district facilitates a wide range of residential building types. Under height factor rules, the R6 district permits a maximum FAR of up to 2.43 while height is dictated by a sky exposure plane that begins at 60 feet. Under Quality Housing regulations, the maximum base height permitted is 45 feet with an overall maximum building height of 55 feet on narrow streets and permits a FAR of up to 3.0. Manida Street is classified as a narrow street. The district is well-served by public transportation. The Hunts Point ADA-accessible station, providing service to the 6 train line, is located two blocks to the northeast

of the historic district. Local bus routes include the BX46, BX6 and SBS BX6, providing service to the Hunts Point markets, the west Bronx, and Manhattan. In addition, the MTA has proposed adding Metro-North service at a new ADA-accessible station at Hunts Point Avenue, two blocks away.

On May 12, 2020, the LPC held a public hearing on the proposed designation of the Manida Street Historic District as a New York City Landmark and the proposed designation of the related Landmark Site (Item No.1). The hearing was duly advertised in accordance with the provisions of the law. Eleven people spoke in favor of the proposed designation, including the Council Member representing the 17th District, representatives from the New York Landmarks Conservancy, the Historic Districts Council, the Victorian Society of New York, the Mott Haven Historic Districts Association, and five individuals. In addition, four letters of support were provided, including from the Banana Kelly Community Improvement Association and three individuals. One individual spoke in opposition to the proposed designation.

All landmark buildings within the historic district are eligible to apply for use and bulk waivers pursuant to Section 74-711 of the Zoning Resolution.

CITY PLANNING COMMISSION PUBLIC HEARING

Pursuant to Section 3020.8(a) of the City Charter, the City Planning Commission held a public hearing on the proposed district on September 2, 2020 (Calendar No. 10).

The Council Member representing the 17th District spoke in support of the designation, describing the block as a link to the rich history of the South Bronx and praising the Manida Street homeowners efforts to preserve the character and history of their block. A resident of the block also spoke in favor, citing the need to retain the beauty and feel of the block. A Queens resident spoke in opposition to the proposal. There were no other speakers and the hearing was closed.

CONSIDERATION

The City Planning Commission has evaluated the District in relation to the Zoning Resolution, projected public improvements and plans for the development, growth and improvements in the vicinity of the area involved. The City Planning Commission believes that the designation of the District is consistent with plans for the area's future development and improvement. The District does not conflict with the Zoning Resolution. The Commission is not aware of any conflicts between the District designation and projected public improvements or any plans for development, growth, improvement, or renewal in the vicinity of the District.

MARISA LAGO, *Chair*

KENNETH J. KNUCKLES, ESQ., *Vice Chairman*

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HOPE KNIGHT, ANNA HAYES LEVIN, ORLANDO MARIN,

LARISA ORTIZ, RAJ RAMPERSHAD, *Commissioners*