



## CITY PLANNING COMMISSION

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March 8, 2006/Calendar No. 8

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**IN THE MATTER OF** a communication dated January 18, 2006 from the Executive Director of the Landmarks Preservation Commission regarding the Fieldston Historic District, designated by the Landmarks Preservation Commission on January 10, 2006 (List No. 370 / LP No. 2138). The district boundaries are:

property bounded by a line beginning at the intersection of the southern curb line of Iselin Avenue and a line extending northward along the western property line of 5051 Iselin Avenue, extending southerly along the western property lines of 5051 Iselin Avenue and 443 West 250th Street, across Delafield Avenue to the southern curblines of Delafield Avenue, westerly along said curblines following its southward curve to a point in the eastern curblines of Delafield Avenue formed by a line extending easterly from the northern property line of 4747 Delafield Avenue, westerly across Delafield Avenue and along the northern property line of 4747 Delafield Avenue southerly along the western property lines of 4747, 4721 and 4715 Delafield Avenue, westerly along the northern property line and southerly along the western property line of 4690 Henry Hudson Parkway East (Block 5824, Lot 2440) and southerly along the eastern curb line of Henry Hudson Parkway East, easterly along the southern property line and southerly along the western property line of 4645 Delafield Avenue, westerly along the northern property line, southerly along the western property line and easterly along the southern property line of 4633 Delafield Avenue, southerly along the western property line and easterly along the southern property line of Block 5824, Lot 2512, southerly along the eastern property line of Block 5824, Lot 2412, westerly along the northern property line and southerly along the western property line of Block 5824, Lot 2517, westerly along the northern property line and southerly along the western property line of Block 5824, Lot 2520, westerly along the northern property line and southerly along the western property line of 475 West 246th Street (Block 5824, Lot 2534), southerly across West 246th Street, southerly along the western property line and easterly along the southern property line of 480 West 246th Street, southerly along the western property lines of 4549, 4547, 4545, 4543, 4541, and 4527 Delafield Avenue, easterly along the southern property line and southerly along the western property line of 4527 Delafield Avenue, southerly along the western property line of 4521 Delafield Avenue, westerly along the northern property line and southerly along the western property line of 4519 Delafield Avenue, southerly along the western property line, easterly along the southern property line and southerly along the western property line of 4511 Delafield Avenue, westerly along the northern property line and southerly along the western property line of 4401 Manhattan College Parkway, easterly along the northern curb line of Manhattan College Parkway, continuing across Delafield Avenue and following the curve in said curb line onto Fieldston Road to a point in the western curb line of Fieldston Road formed by a line extending westerly from the southern property line of 4490 Fieldston Road (Block 5808, Lot 326), easterly across Fieldston Road, easterly along the southern property line, southerly along the western property line, and easterly along the southern property line of 4490 Fieldston Road, northerly along the eastern property line of 4490 Fieldston Road, easterly along the southern curb line of West 245th Street, southerly along the western property line of 380 West 245th Street, easterly along the southern property lines of 380 and 376 West 245th Street, northerly along the eastern property line of 376 West 245th Street, easterly along the southern property line of 370 West 245th Street, southerly along the western property line of 4483 Manhattan College Parkway (Block 5808, Lot 380), easterly along the northern curb line of Manhattan College Parkway, easterly across Waldo Avenue, easterly along the northern curb line of West 244th Street, across Tibbett Avenue and along the southern property line of 4400 Tibbett Avenue, northerly along the eastern property lines of 4400 to 4440 Tibbett Avenue, easterly along the southerly property line of 4448 Tibbett Avenue, northerly along the eastern property lines of 4448 and 4458 Tibbett Avenue, westerly along the northern property line of 4458 Tibbett Avenue, westerly across Tibbett Avenue to the

western curb line of Tibbett Avenue, northerly along the western curb line of Tibbett Avenue, westerly along the southern curb line of West 246th Street, westerly across Waldo Avenue to the western curb line of Waldo Avenue, northerly across West 246th Street, northerly along the western curb line of Waldo Avenue to a point in said curb line formed by the intersection of a line extending westerly from the northern curb line of College Road, easterly along the northern curb line of College Road, following its northward curve to a point in said curb line formed by the intersection of a line extending westerly from the southern property line of 334-336 College Road, easterly along the southern property line and northerly along the eastern property line of 334-336 College Road, northerly along the eastern property lines of 330 and 326 College Road, easterly along the southern property line of 326 College Road, northerly along the eastern property line of 326 College Road to the western curb line of Tibbett Avenue, northerly along the western curb line of Tibbett Avenue and following the westward curve of said curb line, across College Road to the western curb line of College Road, northerly along the western curb line of College Road, westerly along the northern property line of 271 College Road, northerly along the eastern property line and westerly along the northern property line of 5022 Waldo Avenue, westerly across Waldo Avenue, westerly along the northern property lines of 5025 Waldo Avenue and 5022-5026 Fieldston Road, westerly across Fieldston Road, westerly along the northern property line and southerly along the western property line of 5021 Fieldston Road, westerly along the northern property line of 5020 Goodridge Avenue, westerly across Goodridge Avenue, northerly along the western curb line of Goodridge Avenue, westerly along the northern property line of 5025 Goodridge Avenue, following the southward curve and continuing southerly along said property line, southerly along the western property line of 5001 Goodridge Avenue, westerly along the northern property line and southerly along the western property line of 385 West 250th Street, southerly across West 250th Street, westerly along the southern curb line of West 250th Street, continuing along said curb line across Grosvenor Avenue to the southeast corner of West 250th Street and Iselin Avenue, northerly across West 250th Street, northerly along the western curb line of Iselin Avenue, following the westward curve of said curb line to the point of the beginning, Borough of The Bronx, Community District 8.

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Pursuant to Section 3020.8(a) and (b) of the City Charter, the City Planning Commission shall submit to the City Council a report with respect to the relation of the 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 January 10, 2006, the Landmarks Preservation Commission (LPC) designated the Fieldston Historic District (List No. 370, LP-2138). The district is located east of the Henry Hudson Parkway in what is commonly referred to as the Riverdale section of Bronx Community District 8. The district is irregularly-shaped and generally bounded by Manhattan College Parkway / West 244<sup>th</sup> Street on the south, Tibbett and Waldo avenues on the east, West 250<sup>th</sup> Street on the north, and the Henry Hudson Parkway on the west. It encompasses all, or portions of, 20 blocks and portions that are developed with 257 houses and related structures. The Fieldston neighborhood was developed after the 1908 opening of the nearby Broadway elevated train as a “private park devoted exclusively to country homes.” Sixty-two buildings within the district were designed by noted architect Dwight James Baum, who is best known for his palatial residences such as Ca’ d’Zan, the Venetian Gothic residence of John Ringling in Sarasota, Florida.

The proposed Fieldston Historic District is a largely intact example of a planned suburban community within New York City. The area is characterized by an eclectic variety of residential buildings, ranging from picturesque revival style houses such as Medieval, English Tudor, Mediterranean, Dutch and Georgian Colonial to formal modernist houses. Residences are set amidst a topography of winding tree-lined streets, and substantial rock outcroppings.

The Fieldston Historic District is zoned R1-2 which allows single-family, detached residences with a maximum floor area ratio (FAR) of 0.5 on lots with a minimum area of 5,700 square feet and 60' width. All but seven houses (along the east side of Tibbett Avenue between West 244 and West 246<sup>th</sup> streets) within the proposed historic district also lie within the Special Natural Area District (NA-2). New development, enlargement or site alteration within the NA-2 requires City Planning Commission review on lots greater than 10,000 square-feet in area, and on all lots containing significant natural features.

Development rights may be transferred from lots occupied by individually designated landmark buildings or other structures. No transfer of development rights is permitted from any structure within an historic district. There are no individually designated landmarks located in the Fieldston Historic District.

All buildings within historic districts 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 February 22, 2006 (Calendar No.37). There were 20 speakers in favor of the application and six in opposition. Speakers in favor included the City Council Member from the 11<sup>th</sup> Councilmanic District, representatives from the Landmarks Conservancy, Fine Arts Federation, Historic Districts Council, American Institute of Architects, Municipal Arts Society, the Horace Mann School, the Riverdale Nature Preservancy and various property owners. Those speaking in favor of designation cited a need to preserve the planned community, the desire to keep renovations in character with the neighborhood, and a

need for regulation beyond the owners' association. A representative from the Horace Mann School testified that the school is supportive of the designation and that the school is hopeful that the Landmarks Preservation Commission will take into account the school's unique needs as a community facility within residential buildings when considering the school's expansion plans. Six speakers spoke in opposition to the designation. Speakers opposed included neighborhood residents. They noted that the community is not unique and other mechanisms for preservation should be pursued.

There were no other speakers and the hearing was closed.

### **CONSIDERATION**

The City Planning Commission has evaluated the designation of the Fieldston Historic District in relation to the Zoning Resolution and the economic growth and development of the area.

The Commission believes that the designation of the Fieldston Historic District will preserve the low density, suburban character of this area, as is consistent with plans for the area's future development and improvement.

The proposed Fieldston Historic District does not conflict with the Zoning Resolution, projected public improvements or any plans for the development, growth, improvement or renewal within the historic district or surrounding area.

**AMANDA M. BURDEN**, AICP, Chair  
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