



CITY PLANNING COMMISSION

July 12, 2006/Calendar No. 8

N 060510 HKX

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 Loew's Paradise Theater First Floor Interior, 2405-2419 Grand Concourse (also known as 2394-2408 Creston Avenue) (Block 3165, Lot 44), by the Landmarks Preservation Commission on May 16, 2006 (List No. 374/LP-2193), Borough of The Bronx, Community District 5.

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.

The Loew's Paradise Theater is located on the west side of the Grand Concourse, just south of Fordham Road in Community District 5 in the Bronx. The designation report states, "The Loew's Paradise designed by John Eberson, is one of the most important atmospheric motion picture theaters to survive in the United States. Completed in September 1929, it was one of the so-called "Wonder" theaters built by the New York-based Loew's chain to serve major population centers outside Manhattan". The building's exterior was designated a landmark by the Landmarks Preservation Commission in 1997 (N970642HKX). This landmark site is located within the Grand Concourse Special District that was created to protect its distinctive Art Deco composition and scale.

Loew's Paradise Theater designation includes the first floor interior level consisting of the lobby; the foyer; the grand lobby; the main staircase which leads from the grand lobby to the promenade level and the area under the staircase; the orchestra seating level of the auditorium; the proscenium area and arch; the alcoves which flank the proscenium area; the promenade level and upper foyer interior; the men's lounge; the women's lounge; the hallway leading to the mezzanine seating level of the auditorium; the mezzanine seating level of the auditorium; the

balcony level interior, consisting of the balcony seating level of the auditorium; all stairways, landings, intermediate lobbies, and elevator lobbies leading to and from the above spaces; and the fixtures and interior components of these spaces, including but not limited to, wall and ceiling surfaces, ticket booths, display cases, framed display boards, columns, pilasters, doors, railings, balustrades, metalwork, mirrors, chandeliers, lighting fixtures, exit signs, attached decorative and sculptural elements.

The landmark site is located in a C4-4 and a R8 zoning districts. Transfer of development rights is not permitted in connection with interior landmarks.

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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JOHN MEROLO, DOLLY WILLIAMS, Commissioners**