



CITY PLANNING COMMISSION

November 19, 2008/Calendar No. 12

N 090115 HKM

IN THE MATTER OF a communication dated September 25, 2008 from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of Fire Engine Company No. 53, 175 East 104th Street, (Block 1632, Lot 29), by the Landmarks Preservation Commission on September 16, 2008 (List No. 405/LP-2284), Borough of Manhattan, Community District 11.

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 September 16, 2008, the Landmarks Preservation Commission (LPC) designated Fire Company No. 53, as a city landmark. The landmark is located at 175 East 104th Street, in East Harlem, Manhattan Community District 11.

Fire Engine Company No. 53, located on the north side of East 104th Street between Lexington and Third avenues, is a vacant four-story firehouse. Erected in 1884, Fire Engine Company No. 53 was designed by the prominent firm of Napoleon LeBrun & Sons, architects for the Fire Department between 1879 and 1895. Fire Engine Company No. 53 is an excellent example of N. LeBrun & Sons' numerous mid-block firehouses, reflecting the firm's attention to materials, stylistic detail, plan and setting.

Like most late 19th century New York City firehouses, Fire Engine Company No. 53 has a large central opening at the ground level, flanked by smaller doorways. The design incorporates elements of the Queen Anne and Romanesque Revival styles. The building was in use as a fire station until 1974, and is privately owned by the Manhattan Community Access Corporation.

The landmark is located in an R7B zoning district. With an allowable floor area ratio of 3.0, the zoning lot could be developed with approximately 7,569 square feet of floor area. The zoning lot containing the landmark site has 7,245 square feet of floor area. Therefore, there are approximately 324 square feet theoretically available for transfer.

Pursuant to Section 74-79 of the Zoning Resolution, a landmark building may transfer its unused development rights to a lot contiguous to the zoning lot occupied by the landmark building or one which is across the street and opposite to the zoning 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. There are six 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.

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

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.

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