



## CITY PLANNING COMMISSION

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December 12, 2011/Calendar No. 2

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**IN THE MATTER OF** a communication dated November 7, 2011, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Grand Concourse Historic District, designated by the Landmarks Preservation Commission on October 25, 2011 (List No. 449, LP No. 2403), Borough of the Bronx, Community District 4. The district boundaries are:

bounded by a line beginning at the intersection of the western curbline of the Grand Concourse and a line extending southeasterly from the southeastern corner of Franz Sigel Park (Borough of the Bronx tax map block 2467 lot 1), extending northwesterly along the southwestern property line of Franz Sigel Park (Borough of the Bronx tax maps block 2467 lot 1), across the roadbed of Walton Avenue, and along the southwestern property line of Franz Sigel Park (Borough of the Bronx tax map block 2353 lot 67) to the eastern curbline of Gerard Avenue, northerly along said curbline and across the roadbed of East 153rd Street to the northern curbline of East 153rd Street, northwesterly across the roadbed of Gerard Avenue and along said curbline to its intersection with the eastern curbline of River Avenue, northerly along said curbline to a point formed by its intersection with a line extending westerly from the northern property line of 700 River Avenue (aka 109 East 153rd Street), easterly along said property line and the northern property line of 705 Gerard Avenue to the western curbline of Gerard Avenue, northerly along said curbline to a point formed by its intersection with a line extending southeasterly from the southwestern property line of 731 Gerard Avenue, northwesterly along the said property line, northerly along the western property lines of 731 and 751 Gerard Avenue, across the roadbed of East 157th Street to the northern curbline of East 157th Street, westerly along said curbline to a point formed by its intersection with a line extending southerly from the western property line of 815 Gerard Avenue, northerly along said property line and the western property line 825 Gerard Avenue to the southern curbline of East 158th Street, easterly along said curbline to a point formed by its intersection with a line extending southerly from the western property line of 839 Gerard Avenue, northerly across the roadbed of East 158th Street and along a portion of said property line, westerly along a portion of the southern property line of 839 Gerard Avenue, northerly along a portion of the western property line of 839, easterly along the northern property line of 839 Gerard Avenue to the western curbline of Gerard Avenue, southerly along said curbline to a point formed by its intersection with a line extending westerly from the northern property line of 835 Walton Avenue, easterly across the roadbed of Gerard Avenue and along a portion of said property line, northerly along a portion of the western property line of 835 Walton Avenue, easterly along a portion of the northern property line of 835 Walton Avenue and across the roadbed of Walton Avenue to the eastern curbline of Walton Avenue, northerly along said curbline and across the roadbed of East 161st Street to the southern curbline of East 161st Street, westerly across the roadbed of Walton Avenue and along said curbline to a point formed by its intersection with a line extending southerly from the western property line of 893 Walton Avenue (aka 101-11 East 161st Street), northerly along a portion of the western property line of 893 Walton Avenue (aka 101-111 East 161st Street), westerly along a portion of the southern property line of 893 Walton Avenue (aka 101-111 East 161st Street) to the eastern curbline of Gerard Avenue, northerly along said curbline to a point formed by its intersection with a line

extending westerly from the northern property line of 893 Walton Avenue (aka 101-111 East 161st Street), easterly along a portion of said property line, northerly along the western property lines of 901 through 955 Walton Avenue, westerly along a portion of the southern property line of 975 Walton Avenue to the easterly curblin of Gerard Avenue, northerly along said curblin to the southern curblin of East 164th Street, easterly along said curblin, across to roadbed of Walton Avenue, to a point formed by the intersection of said curblin with a line extending southerly from the western property line of 1001 Grand Concourse, northerly across the roadbed of East 164th Street and along said property line and the eastern property line of 1015 Grand Concourse, easterly along a portion of the northern property line of 1015 Grand Concourse, northerly along the western property lines of 1025 and 1027 Grand Concourse and a portion of the western property line of 1035 Grand Concourse (aka 158 East 165th Street), easterly along a portion of the northern property line of 1035 Grand Concourse (aka 158 East 165th Street), northerly along a portion of the western property line of 1035 Grand Concourse, across the roadbed of East 165th Street, to the southern curblin of East 165th Street, westerly along said curblin to a point formed by its intersection with a line extending southerly from the western property line of 1049 Grand Concourse (aka 159 East 165th Street), northerly along said property line, westerly along a portion of the southern property line of 1055 Grand Concourse, northerly along the western property line of 1055 Grand Concourse, westerly along a portion of the southern property line of 1075 Grand Concourse to the eastern curblin of Walton Avenue, northerly along said curblin, across the roadbed of East 166th Street, and along said curblin to the southern curblin of Mc Clellan Street, easterly along said curblin, across the roadbed of the Grand Concourse, to the eastern curblin of the Grand Concourse, northerly across the roadbed of Mc Clellan Street and along said curblin, continuing across the roadbed of East 167th Street and along said curblin to a point formed by its intersection with a line extending westerly from the northern property line of 1212 Grand Concourse (aka 1211 Sheridan Avenue, 181-199 East 167th Street), easterly along said property line to the western curblin of Sheridan Avenue, southerly along said curblin to the northern curblin of East 167th Street, westerly along said curblin to a point formed by its intersection with a line extending northerly from the easterly property line of 1188 Grand Concourse (aka 180-188 East 167th Street), southerly across the roadbed of East 167th Street and along said property line, westerly along a portion of the southern property line of 1188 Grand Concourse (aka 180-188 East 167th Street), southerly along the eastern property line of 1166 Grand Concourse and a portion of the eastern property line of 1150 Grand Concourse (aka 161 Mc Clellan Street), westerly along a portion of the southern property line of 1150 Grand Concourse (aka 161 Mc Clellan Street), southerly along a portion of the eastern property line of 1150 Grand Concourse (aka 161 Mc Clellan Street) to the northern curblin of Mc Clellan Street, westerly along said curblin to a point formed by its intersection with a line extending northerly from the western curblin of Carroll Place, southerly across the roadbed of Mc Clellan Street and along said curblin, across the roadbed of East 166th Street and along said curblin to a point formed by its intersection with a line extending easterly from the southern property line of 1072 Grand Concourse (aka 160-180 East 166th Street), westerly along a portion of said property line, southerly along the eastern property line of 1050 Grand Concourse and a portion of the eastern property line of 1048 Grand Concourse (aka 1059 Carroll Place), easterly along a portion of the northern property line of 1048 Grand Concourse (aka 1059 Carroll Place) to the western curblin of Carroll Place, southerly along said curblin to

a point formed by its intersection with a line extending easterly from the southern property line of 1048 Grand Concourse (aka 1059 Carroll Place), westerly along a portion of said property line, southerly along a portion of the eastern property line of 1048 Grand Concourse (aka 1059 Carroll Place) and a portion of the eastern property line of 1040 Grand Concourse (aka 161-173 East 165th Street, 1041 Carroll Place), easterly along a portion of the northern property line of 1040 Grand Concourse (aka 161-173 East 165th Street, 1041 Carroll Place) to the eastern property line of 1040 Grand Concourse (aka 161-173 East 165th Street, 1041 Carroll Place), southerly along said property line and across the roadbed of East 165th Street to the southern curbline of East 165th Street, easterly along said curbline to the western curbline of Carroll Place, southerly along said curbline to the western curbline of Sheridan Avenue, southerly along said curbline to the northern curbline of East 164th Street, westerly along said curbline to a point formed by its intersection with a line extending northerly from the eastern property line of 960 Grand Concourse (aka 160-180 East 164th Street), southerly across the roadbed of East 164th Street and along said property line and a portion of the eastern property line of 940 Grand Concourse (aka 161 East 163rd Street), easterly along the northern property line of 191 East 163rd Street, southerly along the eastern property line of 191 East 163rd Street and across the roadbed of East 163rd Street to the southern curbline of East 163rd Street, easterly along said curbline to the western curbline of Sheridan Avenue, southerly along said curbline to a point formed by its intersection with a line extending westerly across Sheridan Avenue from the northern property line of 910 Sheridan Avenue, easterly across the roadbed of Sheridan Avenue and along said property line, southerly along the eastern property line of 910 Sheridan Avenue, westerly along the southern property line of 910 Sheridan Avenue and across the roadbed of Sheridan Avenue to the western curbline of Sheridan Avenue, northerly along said curbline to the southern curbline of East 162nd Street, westerly along said curbline to a point formed by its intersection with a line extending northerly from the eastern property line of 900 Grand Concourse, southerly along said property line and across the roadbed of East 161st Street to the southern curbline of East 161st Street, easterly along said curbline to a point formed by its intersection with a line extending northerly from the eastern property line of 888 Grand Concourse (aka 170-180 East 161st Street), southerly along a portion of said property line, easterly along a portion of the northern property line of 888 Grand Concourse (aka 170-180 East 161st Street) to the western curbline of Concourse Village West, southerly along said curbline to a point formed by its intersection with a line extending easterly from the southern property line of 888 Grand Concourse (aka 170-180 East 161st Street), westerly along a portion of said property line, southerly along a portion of the eastern property line of 888 Grand Concourse (aka 170-180 East 161st Street) and a portion of the eastern property line of 860 Grand Concourse (aka 161 East 159th Street), easterly along a portion of the northern property line of 185 East 159th Street to the western curbline of Concourse Village West, southerly along said curbline and across the roadbed of East 159th Street, along said curbline and across the roadbed of East 158th Street, along said curbline to a point formed by its intersection with a line extending easterly from the southern property line of 800 Grand Concourse, westerly along a portion of said property line, southerly along the eastern property lines of 792 and 774 Grand Concourse, easterly along a portion of the northern property line of 760 Grand Concourse, southerly along the eastern property line of 760 Grand Concourse and across the roadbed of East 156th Street to the southern curbline of East 156th Street, easterly along said curbline to a point formed by its

intersection with a line extending northerly from the eastern property line of 750 Grand Concourse, southerly along said property line, easterly along a portion of the northern property line of 740 Grand Concourse, southerly along a portion of the eastern property line of 740 Grand Concourse, easterly along a portion of the northern property line of 740 Grand Concourse to the western curblineline of Concourse Village West, southerly along said curblineline to a point formed by its intersection with a line extending easterly from the southern property line of 730 Grand Concourse, westerly along a portion of said property line, southerly along a portion of the eastern property line of 730 Grand Concourse, westerly along a portion of the southern property line of 730 Grand Concourse and across the road be of the Grand Concourse to the western curblineline of the Grand Concourse, southerly along said curblineline to the point of the beginning.

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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 October 25, 2011, the Landmarks Preservation Commission (LPC) designated the Grand Concourse Historic District (List No. 449, LP-2403). The district encompasses 78 properties located along, or on the streets adjacent to, a one-mile stretch of the Grand Concourse between East 153rd and 167th Streets. In addition to 61 apartment houses, constructed between 1917 and 1959, the historic district also contains two parks and several public institutions, including the Bronx County Courthouse and Andrew Freedman Home both designated New York City individual landmarks.

A section of the Grand Concourse Historic District was zoned as part of the Special Grand Concourse Preservation District when it was adopted in 1989 (N 890229 ZRX) “in order to safeguard historic elements of this boulevard while permitting the legalization of commercial uses along certain blocks of the Grand Concourse in a way which will not conflict with the boulevard’s residential character.” The proposed Grand Concourse Historic District lies predominantly in an R8 zoning district with a C1-4 commercial overlay and permits residential, commercial and community facility uses.

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. Pursuant to Section 74-79, no transfer of development rights is permitted from any structure within an historic district.

## **CITY PLANNING COMMISSION PUBLIC HEARING**

Pursuant to Section 3020.8(a) of the City Charter, the City Planning Commission held a public hearing on November 30, 2011, (Calendar No. 4). There were no speakers and the hearing was closed.

## **CONSIDERATION**

The City Planning Commission has evaluated the Grand Concourse Historic 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 subject Historic District does not conflict with the Zoning Resolution. In addition, the Commission is not aware of any conflicts between the subject Historic District designation and projected public improvements or any plans for development, growth, improvement, or renewal in the vicinity of the Historic District.

**AMANDA M. BURDEN, FAICP, Chair**

**ANGELA M. BATTAGLIA, RAYANN BESSER, IRWIN G. CANTOR, P.E.,**

**BETTY Y. CHEN, MARIA M. DEL TORO, RICHARD W. EADDY,**

**ANNA HAYES LEVIN, ORLANDO MARIN, Commissioners**

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