



CITY PLANNING COMMISSION

August 8, 2012 / Calendar No. 6

N 120409 HKX

IN THE MATTER OF a communication dated June 21, 2012, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Firehouse, Engine Company 41 (now Engine Company/Squad 41), 330 East 150th Street, (Block 2331, Lot 33) by the Landmarks Preservation Commission on June 12, 2012 (Designation List 456/LP-2521), Borough of the Bronx, Community District 1.

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 12, 2012, the Landmarks Preservation Commission (LPC) designated the Engine Company 41 Firehouse as a city landmark. The firehouse is located at 330 East 150th Street, (Block 2331, Lot 33) in Bronx Community District 1.

Engine Company 41, built between 1902 and 1903, was one of the first firehouses constructed in the Bronx after the consolidation of the City of New York in 1898. Engine Company 41 was first established as a paid, professional company in 1874, just after the annexation of the Bronx to Manhattan. The Company relocated to the subject building at the turn of the century. The building was one of the many new structures erected by the city at that time to provide more government services to the new sections of the city. The firehouse was designed by the Superintendent of Buildings for the Fire Department, Alexander Stevens, and is one of the seven firehouses for which he is credited. All of Steven's designs were in the Renaissance Revival style, a restrained classically-inspired style appropriate to the growing city and the popular ideas of the City Beautiful movement of the early 20th century. This building exhibits an imposing façade of ashlar limestone and brick, with round arches, keystones, moldings, colonnettes and a prominent eagle to reinforce its association with the American government. Standing out from the industrial and residential buildings on this block, this firehouse represented the government

and its protective services to the many new immigrants moving into this area at the turn of the century, and continued to do so through the difficult years of the 1960s and 70s. The engine company has expanded its services to become a Squad Company, and continues to use this building today.

The firehouse is located in a C4-4 zoning designation. With an allowable floor area ratio of 3.44 (pursuant to Section 74-792 of the Zoning Resolution) the 2,500 square foot zoning lot could generate a total of 8,600 square feet of floor area. The subject property is already developed with about 6,075 square feet of floor area, therefore, there is approximately 2,525 square feet of floor area theoretically available for transfer.

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

The subject landmark does not conflict with the Zoning Resolution. In addition, the Commission is not aware of any conflicts between the subject landmark designation and projected public improvements or any plans for development, growth, improvement, or renewal in the vicinity of the landmark building.

AMANDA M. BURDEN, FAICP, Chair,
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