



CITY PLANNING COMMISSION

August 11, 2010 / Calendar No. 7

N 100474 HKX

IN THE MATTER OF a communication dated June 30, 2010, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of Noonan Plaza Apartments, 105-149 West 168th Street (aka 1231-1245 Nelson Avenue/1232-1244 Ogden Avenue) (Block 2518, Lot 1), by the Landmarks Preservation Commission on June 22, 2010 (Designation List No. 430/LP No. 2400) Borough of the Bronx, Community District 4.

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 22, 2010 the Landmarks Preservation Commission (LPC) designated Noonan Plaza Apartments in the Bronx as a city landmark. The landmark designation consists of Block 2518, Lot 1.

Noonan Plaza Apartments is located on 168th street between Nelson and Odgen Avenues in the Highbridge section of the Bronx. The building was designed in the Art Deco style by architects Horace Ginsberg and Marvin Fine and constructed in 1931 on a commission by Bernard J. Noonan.

Influenced in part by Manhattan skyscraper, apartment, and commercial design, variations on “Art Deco,” “Moderne,” or “modernistic” styles came to dominate Bronx apartment buildings through the 1930s. Noonan Plaza Apartments exemplifies this trend. The six-to-eight-story building is situated on a large sloping site, with frontages along Ogden and Nelson Avenues and West 168th Street. Commercial storefronts are located at the corner of Ogden Avenue and West 168th Street. All of the interior apartments face onto the garden court.

The building is clad in tan iron spot brick, with a vertical emphasis consisting of continuous piers contrasting with brown-and-black brick spandrel panels and black brick and geometric pattern accents on the top story. The main entrance, at the corner of Nelson Avenue and West 168th Street, has an angled portico leading into the garden court, flanked by towers (originally with

ornamental lanterns) with corner windows. The portico has an historic geometric-patterned ceiling, a section of surviving historic concrete paving with a geometric pattern, and end walls with black-and-brown brick geometric-patterned panels. Originally, the landscaped garden court featured a large polygonal pond, crossed by rustic wooden bridges, with a lighthouse and a waterfall in one corner. Today, there is a central round planted area (edged with concrete and a chain link fence) and a circular concrete walkway with benches, radial walks to the apartment entrances, and outer planting areas with chain link fencing.

The landmark site is located in a R7-1 zoning district with a C1-4 commercial overlay. With an allowable floor area ratio (FAR) of 3.4 the zoning lot could be developed with approximately 285,260 square feet of floor area. The building contains approximately 335,500 square feet of floor area. Since the landmark site is built at or above the allowable floor area ratio, there are no development rights which may be available for transfer pursuant to Section 74-79 of the Zoning Resolution.

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, FAICP, Chair
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