



CITY PLANNING COMMISSION

June 8, 2016/Calendar No. 10

N 160297 HKX

IN THE MATTER OF a communication dated April 22, 2016, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the William H. Schofield House, located at 65 Schofield Street (Block 5628, Lot 146), by the Landmarks Preservation Commission on April 12, 2016 (Designation List No.487/LP-2395), Borough of the Bronx, Community District 10.

Pursuant to Section 3020.8b 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 of the subject property to the Zoning Resolution, projected public improvements and any plans for the development, growth, improvement or renewal of the area involved.

On April 12, 2016, the Landmarks Preservation Commission (LPC) designated the William H. Schofield House at 65 Schofield Street (Block 5628, Lot 146), as a city landmark. The landmark site is located on the northeast corner of Schofield Street and William Avenue, one block west of City Island Avenue. The site is located on City Island in Bronx Community District 10.

The William H. Schofield House, constructed in 1856, is a rare surviving example of a transitional Italianate style farmhouse, which is characterized by a square plan and tall windows combined with Greek Revival style features such as a flat roof with overhanging cornice and elaborate paired acorn drop brackets under the eaves that flank octagonal-shaped windows. This style of architecture dominated American house design from 1850 to 1880. While the architect of the building is unknown, it is thought that a local carpenter-builder designed the home as it shares many similar features to other Italianate-style buildings on the island of the same period, including the Samuel Pell House of 586 City Island Avenue, a designated New York City Landmark.

The William H. Schofield's House's most prominent feature is its one-story veranda that runs the width of the ground floor. There is an addition on the northeast side of the building, setback from the main building, which also has historic qualities. The house is clad in a wood clapboard, which retains its historic character.

The house itself is representative of a period of progress on City Island when it began to transition from farmland to a suburban residential community and built on its important maritime industries of oyster fishing and shipbuilding. Schofield Street was named after the Schofield family, one of the first families to acquire land on City Island. Their son, William Henry Schofield, commissioned the house and resided there until his death in 1902. William contributed to City Island's industry of oyster planting as well as a very successful shipping business. His sister, Elizabeth Schofield, then lived there with her husband, Captain Samuel Pell, a descendent of the Pell family of Pelham Manor and one of the City Island's leading oysterman. Afterwards, it was owned by George and Alice Hawkins until 1959, the Bruno family until 2005, Joseph M. Carano until 2007, and is now owned by William L. and Sharon Salmon George.

In recent years, the property owner made several sensitive alterations to the historic building including: the existing house was moved several feet southwest and rests on new foundations and porch footings; the roof was replaced; the original Yankee gutters with copper downspouts were reproduced; the deteriorated wooden clapboards were replaced throughout with matching clapboards made of composite material; all replacement windows and projecting lintels were made to match the original design; and the porch posts, acorn drop brackets at the eaves and porch roof, and jig sawed brackets were repaired and reused.

The house sits in an R3A zoning district, which allows single- and two-family homes up to a maximum FAR of 0.5. Its zoning lot is 7,897 square feet and the house measures approximately 2,480 square feet, giving it a FAR of 0.31. The subject building sits in a low-density residential neighborhood of one- and two-family homes. The property is within the Special City Island District. Transfer of development rights is not applicable in R3A zoning districts pursuant to Section 74-79 of the Zoning Resolution.

Pursuant to Section 74-711 of the Zoning Resolution, landmark buildings or buildings within Historic Districts are eligible to apply for use and bulk waivers upon application to the Landmarks Preservation Commission.

The subject landmark does not conflict with the Zoning Resolution. Furthermore, 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.

CARL WEISBROD, Chairman

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