



CITY PLANNING COMMISSION

August 23, 2006 / Calendar No. 8

N 070004 HKM

IN THE MATTER OF a communication dated June 29, 2006, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the (Former) P.S. 64 Building, 605 East 9th Street, aka 605-615 East 9th Street and 350-360 East 10th Street (Block 392, Lot 10), by the Landmarks Preservation Commission on June 20, 2006 (List No. 377/LP-2189), Borough of Manhattan, Community District 3.

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.

The (Former) P.S. 64 building is located in the East Village on a through-block lot between East 9th and East 10th Streets, 98 feet east of Avenue B and Tompkins Square Park. The five-story brick-and-stone school building was designed by C.B.J. Snyder in the French Renaissance Revival style and was built between 1904 and 1906. One of many school buildings designed by Snyder during his tenure as Superintendent of School Buildings for the New York City Board of Education, the building provides a strong visual statement about the importance of education and the importance of the building to its surrounding neighborhood.

The building features an “H”-shaped plan, with the cross piece of the “H” located near the center of the lot and parallel to the streets, with open courts fronting each street; the main entrance is located at the projecting central bay facing the 9th Street court. Designed while

Snyder was at his creative peak, it has a variety of unusually intact features for a school building from its time period, including keyed surrounds, slate-covered mansard roof, terra cotta moldings and keystones, contrasting brick and stone materials and pediments filled with decorative carvings of fruit and foliage. It is the earliest extant example of an elementary school with a below-grade assembly room accessible from the street, which allowed it and similarly-designed school buildings to function as community centers as they began to take on an expanded role in the lives of neighborhood residents.

The landmark site is located within an R7-2 zoning district. At the allowable floor area ratio of 3.44, the 27,681-square-foot zoning lot could be developed with approximately 95,222 square feet of floor area. The (Former) P.S. 64 Building contains approximately 93,285 square feet of floor area. Therefore, pursuant Section 74-79 of the Zoning Resolution, there are approximately 1,940 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, 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 approximately fifteen 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 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.

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GOMEZ, JOHN MEROLO, KAREN A. PHILLIPS, DOLLY WILLIAMS, Commissioners