



CITY PLANNING COMMISSION

January 9, 2007 / Calendar No. 9

N 080196 HKK

IN THE MATTER OF a communication dated November 20, 2007, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Flatbush District No. 1 School, later known as Public School 90, 2274 Church Avenue, (Block 5103; Lot 58), by the Landmarks Preservation Commission on November 20, 2007 (List No. 398/LP: 2285), Borough of Brooklyn, Community District 14.

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.

Flatbush District No. 1 School, at 2274 Church Avenue, is located in the Flatbush neighborhood of Brooklyn on the south west corner of Church Avenue and Bedford Avenue. The two-story building was constructed circa 1878-1894, by John Y. Culyer, a locally prominent civil engineer and landscape architect who was the chief engineer and superintendent of Brooklyn's Prospect Park (designed 1865, a designated New York City Scenic Landmark) and a member, for many years, of the Brooklyn Board of Education. Culyer designed the original H-shaped portion of the District No. 1 School in the *Rundbogenstil*, or round-arched style, which was then the prevailing style among the new Brooklyn schoolhouses. Flatbush continued to grow following the

building's completion, and the schoolhouse soon became crowded, necessitating the construction of a harmonious southern addition, probably between 1890 and 1894. Following Flatbush's annexation by Brooklyn in 1894, it was renamed Public School No. 90. Closed as an elementary school in 1951, it served from 1954 to 1967 as the Brooklyn Branch of the Yeshiva University Boys' High School, and from 1968 into the 1990s as the Beth Rivkah Institute, a private girls' school. Currently owned by the City of New York, the building is vacant.

The four facades, including the addition, share many features: each is faced with red Philadelphia brick laid in running bond and articulated into simple, two-story brick pilasters, and has, except for a few exceptions, square-headed window openings at its basement and first floors, and round-headed window openings crowned by gauged-brick voussoirs at its second floor. The brick is set off by brownstone trim, including projecting sills and flush lintels at the square-headed openings; flush, angled sills at the round-headed openings; continuous beltcourses between the basement- and first-floor windows and at the second-floor window heads, wrapping the extrados of their gauged-brick arches. Both the sill and second-floor beltcourse wrap all four of the building's facades. The roof is made of intersecting hips and gables and appears to be of standing-seam metal construction.

The landmark site is located in a C4 - 2 zoning district. With an allowable floor area ratio of 3.4, the zoning lot could be developed with approximately 98,600 square feet of floor area. The Flatbush District No.1 School building contains approximately 22,176 square feet of floor area. Therefore, there are approximately 76,424 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 nine potential receiving sites available for the transfer of the landmark's unused floor area.

The Commission notes that since this landmark is city-owned, the Landmarks Preservation Commission would issue an advisory report rather than a permit for any proposed alteration to the building.

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, AICP, Chair

KENNETH J. KNUCKLES, Esq., Vice Chairman

IRWIN G. CANTOR, P.E., ANGELA R. CAVALUZZI, R.A., ALFRED C. CERULLO, III,

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

KAREN A. PHILLIPS, Commissioners.

SHIRLEY A. MCRAE, Commissioner, Abstaining.