



CITY PLANNING COMMISSION

February 8, 2012 / Calendar No. 8

N 120150 HKX

IN THE MATTER OF a communication dated December 28, 2011 from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Public School 102 (Later Public School 17 – The City Island School) at 190 Fordham Street (Block 5643, Lot 7501), by the Landmarks Preservation Commission on December 20, 2011 (Designation List No. 450/LP-2487), Borough of The Bronx, Community District 10.

Pursuant to Section 3020.8(b) of the New York 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 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 December 20, 2011, the Landmark Preservation Commission (LPC) designated Public School 102 (the “Building”), also known as Public School 17 – The City Island School, as a city landmark. The landmark site is located at 190 Fordham Street [Block 5643, Lot 7501 (previously Lots 1001-1018)] on City Island in the Bronx.

The Building was constructed in 1897-98 and served as the community’s only school until 1931. The architect of the two-story (plus basement), Georgian Revival style red brick-clad building was C.B.J. Snyder, Superintendent of School Buildings for New York City from 1891 until 1923. This is one of Snyder’s few extant school designs in this mode, and represents a suburban typology appropriate to a larger lot size, in contrast to the constricted building lots located on densely built up urban blocks of Manhattan and Brooklyn, where Snyder pioneered the use of the H-plan school buildings with exterior courtyards.

As originally constructed, the Building measured roughly 65 by 87 feet, but was expanded in 1929-30 to meet the needs of a growing population. Re-numbered Public School 17 in 1903 and

designated as The City Island School in 1916, it was replaced in 1975 by P.S. 175. The original school building then began to be used by various community groups; the City Island Historical Society and Nautical Museum still occupies a portion. In 2000, part of the original structure and the addition were converted into condominium apartments. Despite the painting of the red brick cladding, loss of the historic entrance and portico by fire in 2007 (since re- created), the removal of the original cupola, and the addition of side dormers, Public School 102 remains a rare example of Snyder's use of the Georgian Revival style, is one of the few small community schools by Snyder that is extant, and is an important reminder of the period of this community's consolidation into the City of New York.

The designated landmark consists of the original 1897-98 portion of the school building, as well as the adjacent western and eastern side yards and the northern front yard.

The area is characterized by single family residential buildings within the City Island Special District and located within an R3A zoning district (max 0.6 FAR for residential and 1.0 for community facility uses). Pursuant to 74-79 of the Zoning Resolution, the site is not applicable for transfer of development rights within an R3A zoning district. All landmark buildings or buildings within historic districts are eligible to apply for use and bulk waivers pursuant to 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.

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