



CITY PLANNING COMMISSION

September 9, 2009 / Calendar No. 17

N 100027 HKM

IN THE MATTER OF a communication dated July 21, 2009, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of Grammar School No. 9, 460-466 West End Avenue (Block 1230, Lot 1), by the Landmarks Preservation Commission on July 14, 2009 (List No. 416 / LP-2318), Borough of Manhattan, Community District 7.

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 July 14, 2009 the Landmarks Preservation Commission (LPC) designated Grammar School No. 9, located at 460-466 West End Avenue in Manhattan, as a city landmark.

Grammar School No. 9 is a five-story school building at the northeast corner of West End Avenue and West 82nd Street. The building was constructed in 1894-96. It is the oldest extant public school on the Upper West Side and one of the few remaining 19th-century institutional buildings in that neighborhood. It has remained in continuous use as a public school throughout its history and is currently occupied by the Mickey Mantle School / Public School 811M, a special education school serving severely disabled students.

Grammar School No. 9 was an early design by Charles B.J. Snyder, Superintendent of School Buildings from 1891 until 1923. Around the time of consolidation in 1898, New York City embarked on an ambitious program of school construction to meet the needs of its fast-growing population, including the rapidly developing Upper West Side, and Snyder was responsible for the planning, design, and construction of all new and expanded schools in the five boroughs.

Snyder's Dutch Renaissance Revival design for Grammar School No. 9 complements the uniquely Dutch character of the surviving 19th-century architecture in the neighborhood. Notable features include the two articulated façades on West End Avenue and West 82nd Street, each clad

in yellow ironspot Roman brick with gray limestone trim above a limestone base and carved stone ornamentation; a Tudor-arched entry porch on the West End façade; single and double stoops with original bluestone steps and child-height metal railings; large window groupings, some with drip moldings; and a picturesque roofline composed of prominent gables, steeply pitched roofs, finial-topped dormers, and chimney stacks.

Grammar School No. 9 is located in an R10A zoning district. The zoning lot currently contains approximately 48,200 square feet of floor area on a 15,325-square-foot lot. With a maximum allowable floor area ratio (FAR) of 10.0, the zoning lot could be developed with up to 153,250 square feet of floor area. The landmark site is surrounded by high-rise residential buildings on West End Avenue and low- and mid-rise residential and commercial buildings on Broadway to the east.

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 that is across the street and opposite to the lot occupied by the landmark building, or, in the case of a corner lot, one that fronts on the same street intersection as the lot occupied by the landmark building. The maximum amount of unused development rights available for transfer from this site is approximately 105,050 square feet. There are approximately four potential receiving sites available for the transfer of Grammar School No. 9'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.

AMANDA M. BURDEN, FAICP, Chair
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NATHAN LEVENTHAL, KAREN A. PHILLIPS, Commissioners

ANNA HAYES LEVIN, Commissioner, Abstaining