



CITY PLANNING COMMISSION

August 27, 2003/Calendar No. 21

N 040010 HKQ

IN THE MATTER OF a communication dated July 3, 2003, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of Newtown High School (48-01 90th Street aka 48-02 91st Street) (Block 1849, Lot 1) by the Landmarks Preservation Commission on June 24, 2003 (List No. 348 LP No. 2131), Borough of Queens, Community District 4.

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 landmark site is located on the northwest corner of the intersection of 91st Street and 50th Avenue (Block 1849, Lot 1). Newtown High School is the result of several building campaigns, which began with the construction of a small, wooden school house in 1866 to serve children from the Village of Newtown and the surrounding farms. As Elmhurst's population grew, in the early twentieth century, Newtown High School needed to expand.

In 1917-18, C.B.J. Snyder, the Superintendent of School Buildings for the Board of Education, designed an impressive Flemish Renaissance Revival-style addition to the school, which featured stepped gables and a dramatic 169-foot, centrally placed tower topped by a cupola and turrets.

Newtown High School occupies the entirety of its rectangular block. The brick building consists of four distinct sections that are reflective of the various building campaigns beginning in 1920. The school's Flemish Renaissance Revival style architecture makes it one of Queens most prominent buildings while serving as a reminder of the long history of commitment and dedication to public education by the people of Queens and New York City.

The landmark site is located in an R5 zoning district. With an allowable floor area ratio (FAR) of 1.25, the zoning lot could be developed with approximately 92,713 square feet of floor area. Newtown High School contains approximately 111,836 square feet of floor area.

Transfer of development rights is not permitted in connection with a landmark located in an R5 Zoning District.

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.

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.

There are no projected public improvements or plans for development, growth, improvement or renewal in the vicinity of the subject landmark.

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.

KENNETH J. KNUCKLES, ESQ., Vice Chairman
ANGELA M. BATTAGLIA, IRWIN G. CANTOR, P.E.,
RICHARD W. EADDY, ALEXANDER GARVIN,
CHRISTOPHER KUI, JOHN MEROLO,
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