



IN THE MATTER OF a communication dated July 8, 2013 from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of Jamaica High School (now Jamaica Learning Center), 162-02 Hillside Avenue (Block 9768, Lot 22), by the Landmarks Preservation Commission on June 25, 2013 (List No. 465, LP No. 2538), Borough of Queens, Community District 12.

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 landmark, to the Zoning Resolution, projected public improvements, and any plans for the development, growth, improvement, or renewal of the area involved.

On June 25, 2013 the Landmarks Preservation Commission (LPC) designated Jamaica High School (now Jamaica Learning Center) located at 162-02 Hillside Avenue (Block 9768, Lot 22) as a city landmark.

Jamaica High School was built in the Dutch Revival-style in 1895-6 by architect William B. Tubby, originally as a combined grammar and high school named P.S. 47. The building replaced a much smaller, simpler school building. Its scale and elaborate style expressed the town's optimism about its future development. The three-story building was faced with red and tan brick with contrasting decorative details such as splayed lintels. A large, modified stepped gable near the western side of the front features a series of tall, stepped windows grouped under a red-brick arch. The tall, hipped roof is highlighted by unusual "witch's hat" dormers and high chimneys.

Stairwells were added to each end of the building in 1904, a few years after the original construction. By 1909 this building had become so crowded that the grammar school department was moved elsewhere and this structure, renamed Jamaica High School, was devoted to high school education. Upon completion of a much larger Jamaica High School in 1927, this building

became a vocational school and is now an alternative high school called Jamaica Learning Center. It continues to serve as a reminder of a much earlier period in the history of Jamaica, Queens.

The landmark site is located in an R7A zoning district. With a maximum allowable floor area ratio (FAR) of 4.0, the zoning lot could be developed with 169,600 square feet of floor area. Jamaica High School contains approximately 30,600 square feet of floor area. Therefore, there are approximately 139,000 square feet of unused development rights.

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 building or one which is across the street and opposite to the zoning 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 twenty potential receiving sites that are 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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