



IN THE MATTER OF a communication dated September 27, 2018, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Hans S. Christian Memorial Kindergarten, 236 President Street (Block 351, Lot 10) by the Landmarks Preservation Commission on September 18, 2018 (List No. 510/LP No. 2611), Borough of Brooklyn, Community District 6.

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 September 18, 2018, the Landmarks Preservation Commission (LPC) designated the Hans S. Christian Memorial Kindergarten, located at 236 President Street (Block 351, Lot 10), as a City landmark. The landmark site is located on an interior lot on the south side of President Street, between Clinton and Court streets, in the Carroll Gardens neighborhood of Brooklyn, Community District 6.

The Hans S. Christian Memorial Kindergarten was designed in 1897 by the architects Hough & Deuell. It was the first purpose-built free kindergarten in Brooklyn and is a notable work of Beaux Arts-style civic architecture. It was commissioned by Elmira E. Christian as an archetypal “model kindergarten”. In 1897, she bought the pre-Civil War residence at 238 President Street, renovated it as the Brooklyn Deaconess Home of the Methodist Episcopal Church, and built the Hans S. Christian Memorial Kindergarten (the proposed landmark) on the adjacent site as a memorial to honor her husband following his death in 1894.

In about 1949, while a resident of the adjacent 238 President Street House, the Reverend Alberto Baez began to use the Hans S. Christian Memorial Kindergarten for services of the First Spanish Methodist Church—Brooklyn’s oldest Spanish-language Protestant church. A private residence since 1974, the Hans S. Christian Memorial Kindergarten remains a testament to Elmira Christian’s dedication to education reform and immigrant aid, and is a remarkable example of Beaux-Arts architecture in this residential section of Brooklyn.

The Hans S. Christian Memorial Kindergarten is a two-story, three-bay structure. On President Street, the building features a buff brick common bond façade, ground floor entrance surrounds, and decorative window elements. There is a first-floor entrance portico defined by a set of columns. The west façade (towards Clinton Street) is partially visible over the two-story former kindergarten building (the Hans S. Christian Memorial Kindergarten) on the adjacent lot. A red brick common façade is partially visible from Clinton Street, featuring stone sills and flush lintels.

Situated in an R6A zoning district with a maximum allowable floor area ratio (FAR) of 3.00, the 3,358-square-foot lot could be developed with approximately 10,074 square feet of floor area. The existing building on the lot contains 3,485 square feet of floor area, for an FAR of 1.04, resulting in 6,589 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 that is across the street and opposite to the zoning 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. There are eight potential receiving sites 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.

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 building.

MARISA LAGO, *Chair*

KENNETH J. KNUCKLES, Esq., *Vice Chairman*

ALFRED C. CERULLO, III, MICHELLE de la UZ,

JOSEPH DOUEK, RICHARD W. EADDY,

CHERYL COHEN EFFRON, HOPE KNIGHT,

ANNA HAYES LEVIN, ORLANDO MARIN, LARISA ORTIZ *Commissioners*

RAJ RAMPERSHAD, *Commissioner, Abstained*