



File: PS-109-M

New York State Office of Parks, &  
Historic Preservation Field Service  
Peebles Island, PO Box 189, Wate

Leraine Grillo  
Harvey F. Holt  
Rose Diamond-DSF  
Joe Nappi-BOE  
Peter Sweeney  
Gary Deane  
Ken Karpel  
Sara Smithson-ARRF

18-237-8643

Tami Rachelson  
New York City School Construction Authority  
30-30 Thomson Avenue  
Long Island, NY 11101-3045

Dear Ms. Rachelson:

Re: NYUSCA  
P.S. 109  
New York, New York County  
99PR1255

This letter is to follow up our recent letters and conversations that our office has had with both the New York School Construction Authority and the New York Landmarks Conservancy concerning the proposed demolition of the National Register eligible P.S. 109. As you are aware, the Office of Parks, Recreation, and Historic Preservation (OPRHP) has been reviewing this undertaking under the provisions of Section 14.09 of the New York State Parks, Recreation, and Historic Preservation Act of 1980.

We have been pleased to hear that all demolition and removals have stopped, that security has been provided for the building, and that it is currently being sealed against the elements. I was also pleased to hear from Alex Herrera of the Conservancy that the Authority had accepted the offer of a second structural inspection, and that Mr. Herrera and Robert Sillman, P.E., have recently been through the building. I understand that a report is being prepared and will be made available in several weeks.

This report will be helpful as our agencies explore all prudent and feasible alternatives to demolition in accordance with Section 428.8 of the implementing regulations. I would like to take this opportunity to recommend that you compile the following additional information for the purpose of continuing consultation and exploring alternatives.

1. Any possible repair and reuse scenarios, with estimated costs. It would be best to include both full rehabilitation and any possible lesser repairs that could allow the building to remain standing and in use as a school. This should include, for comparison purposes, any available costs for construction and/or repair of a new school building or similar historic school building of comparable size.
2. Any reuse scenarios (and costs, if possible) that could occur with the building's functioning in a use other than a school. It may be possible (and indeed likely) that the Authority may have needs for buildings other than schools (offices, storage, etc.)
3. Any possible deaccession (through sale or lease) to other agencies, groups or interested parties for the purpose of repair and reuse.
4. A discussion of the program needs of the Authority in the immediate and surrounding area, along with any project budgets for new schools or rehab/repair of existing school buildings, and how P.S. 109 may or may not fit into those needs and budgets.

I look forward to hearing from you soon. If anyone has any questions, please do not hesitate to call me at (518)237-8643, ext. 282.

Sincerely,

Julian W. Adams  
Historic Sites Restoration Coordinator

cc: L. Corcoran  
R. Meeker  
B. Barrett  
A. Francis