

Landmarks Preservation Commission  
February 25, 1992, List 242  
LP-0988

LANDMARK SITE OF FORMER KNICKERBOCKER FIELD CLUB, 114 East 18th Street, Borough of Brooklyn.

Landmark Site: Borough of Brooklyn Tax Map Block 5097, Lot 39.

On May 22, 1990, the Landmarks Preservation Commission held a public hearing on the proposed rescission of the designation of the Landmark Site of the Former Knickerbocker Field Club (Item No. 1). The hearing had been duly advertised in accordance with the provisions of the law. There were no speakers from the public.

### DESCRIPTION AND ANALYSIS

On July 11, 1978, the Landmarks Preservation Commission designated the Knickerbocker Field Club as a New York City Landmark and Borough of Brooklyn Tax Map Block 5097, Lot 39 as its Landmark Site. The Knickerbocker Field Club was a clubhouse built in 1892 and designed in the Colonial Revival style by the noted Brooklyn architectural firm Parfitt Brothers. The clubhouse was erected on land within Richard Ficken's Tennis Court Community (the area between East 18th Street and Ocean Avenue), one of the earliest residential developments undertaken in the center of Flatbush in the 1880s. Tennis Court was made up of large, freestanding frame houses. The Knickerbocker Field Club was organized in 1889 and at the time of designation, was the only surviving building in Ficken's development. It continued to have an active membership and was a vivid reminder of the period at the turn of the century when this section of Flatbush was a fashionable residential area.

On January 31, 1988, a fire occurred at the Knickerbocker Field Club. A report by the New York City Fire Department indicated that the fire had been set by arsonists. An application was filed on February 19, 1988, to demolish the building on the basis of appropriateness. Following a public hearing on March 22, 1988, the Commission voted to deny the Certificate of Appropriateness for demolition. On March 30, 1988, an application was filed to demolish the building on grounds of insufficient return. On April 26, 1988, a public hearing was held on the Application. The item was closed, and a committee of Commissioners visited the site on April 28, 1988. Based on testimony at the public hearing, the site visit, and the record, the Landmarks Preservation Commission voted to issue a Notice to Proceed with demolition on May 10, 1988.

On March 9, 1990, the Landmarks Preservation Commission received a letter, dated March 7, 1990, stating that the building had been demolished and requesting an inspection.

On March 27, 1990, the Commission voted to calendar a public hearing to consider the rescission of the Landmark Site of the Knickerbocker Field Club. The public hearing was held on May 22, 1990, and closed. At the public hearing, Laura Alaimo, Deputy Director of Preservation, reported that she had visited the site on April 2, 1990, and confirmed that demolition had occurred and the site was vacant.

Because nothing of architectural or historical significance remains on the Landmark Site of the Knickerbocker Field Club, the designation of the Landmark Site is being rescinded.

## FINDINGS AND RESCISSION

On the basis of a careful consideration of the history, the architecture, and other features of this Landmark Site, the Landmarks Preservation Commission finds that the site of the former Knickerbocker Field Club no longer possesses the special character, or special historic or aesthetic interest or value as part of the development, heritage and cultural characteristics of New York City.

The Commission further finds that the Knickerbocker Field Club was demolished in accordance with Commission procedures and that the site has been cleared of all structures.

Accordingly, pursuant to the provisions of Chapter 74, Section 3020 of the Charter of the City of New York and Chapter 3 of Title 25 of the Administrative Code of the City of New York, the Landmarks Preservation Commission rescinds the designation of the Landmark Site of the former Knickerbocker Field Club, which consists of Borough of Brooklyn Tax Map Block 5097, Lot 39.

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