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**IN THE MATTER OF** a communication dated November 8, 2019, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Gowanus Canal Flushing Tunnel Pumping Station and Gate House, 201 Douglass Street (Block 411, Lot 14) by the Landmarks Preservation Commission on October 29, 2019 (List No. 515/LP No. 2638), Borough of Brooklyn, Community District 6.

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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 October 29, 2019, the Landmarks Preservation Commission (LPC) designated the Gowanus Canal Flushing Tunnel Pumping Station and Gate House at 201 Douglass Street (Block 411, Lot 14), as a City landmark. The landmark site is located on the north side of Douglass Street, adjacent to the terminus of the Gowanus Canal in Gowanus neighborhood of Brooklyn, Community District 6.

The Gowanus Canal extends approximately 1.5 miles from Gowanus Bay to its terminus adjacent to the proposed landmark site at 201 Douglass Street. First proposed in the 1840s, the Canal was not completed until after the Civil War. It was originally presumed that the twice-daily ebb and flow of the tides would maintain water quality within the canal, but it was quickly determined that this method was unable to handle the effluent from storm water, sanitary sewer run-off, and waste from businesses located along the canal. In 1904, the Brooklyn Bureau of Sewers proposed a tunnel linking the canal to Buttermilk Channel.

The Gowanus Canal Flushing Tunnel Pumping Station and Gate House were built between 1909 and 1911 in the Neoclassical style, which reflects the monumental classicism favored for civic structures of the time. The Brooklyn Bureau of Sewers Chief Engineer, Edwin J. Fort, designed

the tunnel linking the Gowanus Canal to the Buttermilk Channel and the pumping system to flush polluted water from the canal and draw in clean water from the Gowanus Bay. Architect Arthur L. L. Martin of the Bureau of Sewers designed the pumping station and gate house to store mechanical equipment. When the facility was completed in June 1911, the long-suffering residents of South Brooklyn celebrated with ceremonies, speeches, and a parade of barges down the canal.

The Neoclassical architectural elements underscored the importance of this infrastructure project to civic life. The rectangular pumping station features masterful brickwork with limestone trim and details, a prominent gambrel roof with its gable end facing the canal, corbeling, monumental arches, pendants with stylized finials, keystones, and other classically-inspired motifs. The design of the smaller gate house is simpler, with narrow bands of windows, a hipped roof, and a corbeled brick cornice reflecting features of the pumping station.

The pumping station served the vital function of removing pollutants from the water of the canal until 1960, when the mechanical system failed. Over the next three decades, the waters of the Gowanus Canal stagnated as the tunnel and pumping station remained inoperable. In 1994, City officials initiated the first of two renovation efforts to return the system to full use. The pumping station was reactivated by the New York City Department of Environmental Protection in 1999. Between 2009 and 2014, the flushing tunnel was repaired and upgraded from a single motor and propeller to vertical turbine pumps. The pumping station remains in active use as part of the system that maintains the water quality of the Gowanus Canal. The Gowanus Canal Flushing Tunnel Pumping Station and Gate House are the visible representatives of the complex infrastructure associated with the Gowanus Canal and have remained largely unchanged since its opening in 1911.

The Proposed Landmark is located in the Gowanus neighborhood at the northern terminus of the Gowanus Canal at Butler Street. The site is located in a M2-1 zoning district, a medium-intensity manufacturing district that allows a maximum floor area ratio (FAR) of 2.0 for industrial and most commercial uses. The 39,600-square foot lot allows development up to approximately

79,200 square feet of floor area. The existing building on the lot contains 9,872 square feet (0.25 FAR), resulting in 69,328 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 18 potential receiving sites available for the transfer of the landmark's unused floor area.

There are four other active landmark applications within proximity to the Gowanus Canal Flushing Tunnel Pumping Station and Gate House to be concurrently designated: the American Society for the Prevention of Cruelty to Animals Brooklyn Office, Shelter, and Garage at 233 Butler Street (LP-2637); the BRT Central Power Station at 153 Second Street (LP- 2639); the Montauk Paint Manufacturing Company Building at 170 Second Avenue (LP-2641); and the Somers Brothers Tinware Factory (later American Can Company) at 238-246 Third Street, 365-379 Third Avenue, and 232-236 Third Street (LP-2640). In addition, the site is within the New York City Department of City Planning Gowanus Neighborhood Study 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 City Planning 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*  
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