



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 Montauk Paint Manufacturing Company Building, 170 Second Avenue (Block 1025, Lot 49) by the Landmarks Preservation Commission on October 29, 2019 (Designation List No. 515/LP No. 2641) 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 October 29, 2019, the Landmarks Preservation Commission (LPC) designated the Montauk Paint Manufacturing Company Building as a City landmark. The landmark site at 170 Second Avenue (aka 75 13th Street) (Block 1025, Lot 49), is located at the northwest corner of Second Avenue and 13th Street in the Gowanus neighborhood of Brooklyn, Community District 6.

The building, which contains a basement and three stories, was constructed in 1908 as one of two factories built as investments for William Kelly, president of Brooklyn Alcatraz Asphalt Company. The building was designed by Garabed George Heghinian, a Civil Engineer who worked for the Brooklyn Alcatraz Asphalt Company. The building's first tenant was the Montauk Paint Manufacturing Company, which was incorporated in 1908 to manufacture and sell paints and varnishes. The company continued production at 170 Second Avenue until the early 1930s.

The design and construction of the Montauk Paint Manufacturing Company Building reflects the character of industrial building in America at the turn of the 20th century. The building was designed in the American Round Arch style, a style often associated with industrial building of

the late-19th and early 20th centuries. The building's segmental arched fenestration is grouped in pairs and trios. The central bay of the 13th Street façade contains wide segmental-arched loading doors on all three stories, topped by the extant armature for hoist equipment. The Second Avenue façade features a segmental arched loading bay at the first story, and recessed panels and an oculus within the gable.

The landmark site is located in an 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 5,000-square-foot lot allows up to 10,000 square feet of floor area. The existing floor area of the building is 13,968 square feet, resulting in an FAR of 2.79. Therefore, there are no unused development rights available on the site.

There are four other active landmark applications within proximity to the Montauk Paint Manufacturing Company Building to be concurrently designated: the Brooklyn Rapid Transit Company Central Power Station Engine House at 153 Second Street (LP-2639); the American Society for the Prevention of Cruelty to Animals Brooklyn Office, Shelter, and Garage at 233 Butler Street (LP-2637); the Gowanus Canal Flushing Tunnel Pumping Station and Gate House at 201 Douglas Street (LP-2638); 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 area north and east of the site is within the New York City Department of City Planning Gowanus Neighborhood Study area.

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 which that on the same street intersection as the lot occupied by the landmark building. In the case of the Montauk Paint Manufacturing Company Building, there are no unused development rights to transfer.

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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