



CITY PLANNING COMMISSION

September 5, 2007 /Calendar No. 17

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IN THE MATTER OF a communication dated July 31, 2007, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Sunset Play Center exterior and Sunset Play Center Bath House first floor interior by the Landmarks Preservation Commission on June 24, 2007 (Exterior Designation: List 394/LP-2242 and Interior Designation: List 394/LP-2243), located at Block 921, Lot 1 (41st to 44th streets; Fifth and Seventh avenues), Borough of Brooklyn, Community District 7.

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 development, growth, improvement, or renewal of the area involved.

On June 24, 2007, the Landmarks Preservation Commission (LPC) designated the Sunset Play Center and Bath House first floor interior as a city landmark. The landmark designation applies to the Bath House exterior, pool complex, bleachers, filter house and some pathways and retaining walls, as well as the interior components of the Bath House domed entry foyer.

The Sunset Play Center is in the eastern portion of the 24.5 acre Sunset Park, bounded by 44th to 41st streets between Fifth and Seventh avenues. It was one of 11 pools constructed largely with funding provided by the Works Progress Administration and opened in 1936 by Mayor Fiorello LaGuardia and Park Commissioner Robert Moses. To enhance design efficiency, each pool complex was constructed with similar, low-cost materials used in innovative and unique ways. Similar components were included at each pool location including a swimming pool, wading pool and diving pool, spectator viewing areas, and a large bath house in which locker rooms were to be used as gymnasiums in non-swimming months.

The landmark designation applies to both the exterior of the Bath House, including but not limited to the swimming and diving pools, fencing and linking pathways, and to the main floor interior of the Bath House. The lobby interior is notable for its patterned flooring of cast stone and tiles in a variety of colors that repeat simple geometric forms. The brick column at the lobby's center anchors the colorful and ornamental brick and tile ticket booth.

This structure, like the other public pools, was built primarily of brick and cast stone using the curvilinear forms of the 1930s Art Moderne and Modern Classical styles. A one-and-a-half story rotunda at the center of the Bath House is notable for its stacked cylindrical walls and intricate brick and stone patterns. A diving pool and wading pool flank a central swimming pool.

The designated landmark building is located within designated parkland. Therefore, Sections 74-79 and 74-711 of the Zoning Resolution are not applicable.

The Commission notes that since the landmark is city-owned, the Landmarks Preservation Commission would issue an advisory report rather than a permit for any proposed alteration to the building.

There are no projected public improvements or plans for development, growth, improvement or renewal in the vicinity of the landmark building.

The subject landmark designation does not conflict with the Zoning Resolution, projected public

improvements or any plans for development, growth, improvement or renewal in the vicinity of the landmark.

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