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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 Brooklyn Rapid Transit Company Central Power Station Engine House, 153 Second Street (Block 967, Lot 1) by the Landmarks Preservation Commission on October 29, 2019 (List No. 515/LP No. 2639), 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 Brooklyn Rapid Transit (BRT) Company Central Power Station Engine House, 153 Second Street (Block 967, Lot 1), as a City landmark. The landmark site is located between Third Avenue and the Gowanus Canal in the Gowanus neighborhood of Brooklyn, Community District 6.

Constructed between 1901 and 1904, the BRT Central Power Station was an important component of New York City's mass transit development. It originally consisted of two structures: the now-demolished Boiler House and the surviving Engine House. The Engine House contained the engine and dynamo room that produced and transmitted direct and alternating current to streetcars and elevated railways. In 1939, the facility became a substation of the Williamsburg Power House, delivering direct current to the Fourth Avenue subway until 1972. At that time, the NYC Transit Authority transferred ownership of the site to the City, after which the property was sold in 1975 and remained abandoned for decades. In 2012, the building was acquired by the Powerhouse Environmental Arts Foundation, which is currently rehabilitating the structure.

Designed with Classical and Romanesque Revival-style features, this monumental red brick structure was one of the most prominent buildings constructed along the Gowanus Canal in the first half of the 20th century. Three of the original building facades remain, and incorporate Classical and Romanesque Revival-style details, including brick quoins and corbels, and round-arch and segmental-arch window openings. Each facade is divided into a tripartite arrangement, including a base consisting of a raised basement and first story with segmental-arch windows, a mid-section with monumental round-arch windows, and an upper portion with brick moldings (west facade), a crenellated frieze (south and east facades), and brick parapets (all facades). The fourth facade, consisting of brick with steel columns, was exposed when the Boiler House was demolished in the 1950s. The BRT Central Power Station remains one of the most prominent buildings on the Gowanus Canal, serving as a reminder of the canal's past and the neighborhood's industrial history.

The BRT Central Power Station 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 86,517-square foot lot allows up to 173,034 square feet of floor area. The existing building on the lot contains 77,000 square feet of floor area (0.88 FAR), resulting in 96,034 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. There are 10 potential receiving sites available for the transfer of the landmark's unused floor area. One of these is a Con Edison facility that is currently underbuilt and unlikely to become a receiving site in the future.

There are four other active landmark applications within proximity to the BRT Central Power Station 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 Gowanus Canal Flushing Tunnel Pumping Station and Gate House at 201 Douglass Street (LP-2638); 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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