



CITY PLANNING COMMISSION

April 10, 2013 / Calendar No. 14

N 130200 HKK

IN THE MATTER OF a communication dated February 21, 2013, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Firehouse, Engine Company 28 (now Engine Company 228), 436 39th Street (Block 709, Lot 19), by the Landmarks Preservation Commission on February 12, 2013 (Designation List 462/LP-2525), 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 the development, growth, improvement or renewal of the area involved.

On February 12, 2013, the Landmarks Preservation Commission (LPC) designated the Firehouse, Engine Company 28 (now Engine Company 228) as a city landmark. The firehouse is located at 436 39th Street (Block 709, Lot 19) in Brooklyn Community District 7.

According to the Landmarks Preservation Commission's designation report, Engine Company 28's firehouse was built in the Romanesque Revival style, which became popular in America following the success of numerous churches designed by architect Richard Upjohn. This restrained yet imposing Romanesque Revival style building, with stone and brick facade, decorative moldings, and unifying round-arched openings with alternating voussoirs, has remained relatively unaltered since its construction in 1891.

The firehouse for Engine Company 28 was built along a prominent street to bolster service to the Sunset Park community, and has been a recognizable presence on the busy streets of Sunset Park since the 1890s, when the neighborhood first developed. The existence of this continuously-operating firehouse provides a strong civic and architectural presence in this section of Brooklyn.

Engine Company 28 was organized by Commissioner of the Fire Department John Ennis on April 17, 1890 in response to the growing population, new construction, and waterfront commercialization of this section of Brooklyn. In their first year of service, Engine Company 28 rented the quarters at 945 4th Avenue. During that time the vacant land at 436 39th Street was purchased and work began on a new firehouse. The City of Brooklyn owned the land, and The Department of City Works contracted builder William J. Moran to construct the firehouse. In addition to its many responsibilities for the City of Brooklyn, including maintaining the water supply and streets, The Department of City Works was tasked with the creation of new firehouses. Robert Van Buren was the Chief Engineer of the Department of City Works at the time of Engine 28's construction, but the construction, and most likely the design as well, can be attributed to the builder William J. Moran.

The landmark site is located in an M1-2 zoning district. The M1-2 district permits a maximum residential floor area ratio (FAR) of 2.0 for commercial uses FAR of 2.0 and 4.8 for community facility uses. The firehouse has 5,008 square-feet of floor area on a lot that has 2,504 square-feet of lot area (2.0 FAR) and is therefore fully built out.

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, or one which is across the street and opposite to the lot occupied by the landmark building, or in the case of a corner lot, one which fronts on the same street intersection as the lot occupied by the landmark building. The subject landmark has no development rights available for 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 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.

**AMANDA M. BURDEN, FAICP, Chair,
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