



CITY PLANNING COMMISSION

March 5, 2014 / Calendar No. 17

N 140254 HKK

IN THE MATTER OF a communication dated January 24, 2014, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the 4th (Now 88th) Police Precinct Station House, 298 Classon Avenue (Block 1933, Lot 121), by the Landmarks Preservation Commission on January 14, 2014 (Designation List 471/LP-2562), Borough of Brooklyn, Community District 2.

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 January 14, 2014, the Landmarks Preservation Commission (LPC) designated the 4th (Now 88th) Police Precinct Station House College, located at 298 Classon Avenue (Block 1933, Lot 121), as a city landmark. The landmark site is located on a corner lot on the south side of DeKalb Avenue and the east side of Classon Avenue in the Clinton Hill neighborhood, Brooklyn Community District 2.

The 4th Police Precinct Station is a civic building that was constructed between 1889 and 1890. At that time, as part of a program to improve working conditions for the Brooklyn police force, many new stations were erected throughout the borough. George Ingram, a civil engineer with the Brooklyn Department of City Works, developed a basic station plan for the Department of Police and Excise. He employed the Romanesque Revival style, an architectural vocabulary popular at the time particularly for civic structures because of its fortress-like appearance. Ingram's design was used to construct approximately ten station houses in Brooklyn; the oldest remaining is the 4th Police Precinct Station.

The three-story red pressed-brick building has a central four-story tower with a turret and arcade at the top story. Architectural details include arched windows, foliate ornament and brownstone trim. The site initially included a patrol stable for the patrol wagon and horse stalls, and was connected to the main building by a brick passageway. However, the stable was demolished and replaced with a three-story addition in a similar architectural style, designed by architect and lieutenant Thomas E. O'Brien in the 1920s. Both structures have remained in excellent condition with very minor alterations.

The 4th Police Precinct Station House currently contains the 88th Precinct, a result of redistricting and renumbering after the consolidation of Greater New York. In 1953, a major slum clearance plan was approved for the area surrounding the Pratt Institute in Clinton Hill. Through this process, many historic structures were demolished to make way for two superblocks of apartment towers. The 4th Precinct House was one of the few historic buildings saved from demolition, and continues to operate as its original use.

The building is located in Clinton Hill and faces the south side of the Pratt Institute. The block on which the stationhouse is located, and surrounding neighborhood, are predominately developed with institutional facilities and residential "tower in the park" development. Near the stationhouse, Lafayette Avenue and DeKalb Avenue are predominately developed with attached three- and four-story rowhouses, some with ground-floor retail uses. There are a number of playgrounds in the area, including Classon Playground which is located on an adjacent lot south of the stationhouse.

The landmark is located in an R7-1 zoning district and has a maximum allowable floor area ratio of 3.44, which allows development of 34,400 square feet of floor area. The lot is currently developed with 18,600 square feet of floor area, an FAR of 1.86. Therefore, there are approximately 15,800 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 which 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 fronts on the same street intersection as the lot occupied by the landmark building. There are four potential receiving sites available for the transfer of the landmark's unused floor 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 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.

CARL WEISBROD, *Chairman*

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MARIA M. DEL TORO, JOSEPH I. DOUEK, RICHARD W. EADDY,

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