



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
 1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007
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PERMIT CERTIFICATE OF APPROPRIATENESS

ISSUE DATE: 03/20/2007	EXPIRATION DATE: 03/20/2013	DOCKET #: 07-5731	COFA #: COFA 07-6918
ADDRESS 130 COURT STREET HISTORIC DISTRICT COBBLE HILL		BOROUGH: BROOKLYN	BLOCK/LOT: 286/21

Display This Permit While Work Is In Progress

ISSUED TO:

David Walentas
Two Trees Management Co.
45 Main Street, Suite 602
Brooklyn, NY 11201

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of March 20, 2007, following the Public Hearing of the same date, voted to grant a Certificate of Appropriateness for the proposed work at the subject premises, as put forward in your application completed February 22, 2007.

The proposed work, as approved, consists of enlarging a masonry opening at the Atlantic Avenue facade; and replacing a single bronze paneled door with a pair of bronze paneled doors, within the enlarged opening. The work was shown on two presentation boards, labeled A-1 and A-2; dated March 2, 2007; consisting of drawings and photographs; and prepared by Wank Adams Slavin Associates LLP; and one undated presentation board, consisting of a photograph of the Atlantic Avenue facade and submitted by Laura Cheng, all presented at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the Cobble Hill Historic District Designation Report describes 128-136 Court Street (aka: 182-194 Atlantic Avenue) as a Renaissance Revival style bank building, designed by McKenzie, Voorhees and Gmelin and built in 1922, with an addition, designed by Charles A. Holmes and built in 1936; that the site also consists of a one-story store building and a parking lot; and that the bank building's style, scale, materials and details are among the features that contribute to the special architectural and historic character of the historic district. The Commission also noted that Certificate of Appropriateness 95-0155 (LPC 95-1788) was issued June 9, 1995 for altering entrance doors at the Court Street facade and the installation of a ramp, signage and lighting; and that Certificate of Appropriateness 07-2277 (LPC 07-2060) was issued October 2, 2006 for the demolition of the one-story building; construction of a new building; and modifications to a fence.

With regard to this proposal, the Commission found that the removal of the existing doors and enlargement of the

masonry opening will not eliminate a significant feature of the building; that the scale and placement of the enlarged opening will be in keeping with secondary entrances at buildings of this type, style and age; that the design, details, materials and finishes of the widened entrance will replicate the simply styled design and details of the historic entrance and match the original bronze and limestone materials and finishes, thereby maintaining the character of the original entrance and harmonizing with the facade; that the placement of the widened opening, centered within an expanse of masonry near the rear of the building, will not disrupt the rhythm of the monumental windows or otherwise adversely affect significant features of the building; and that the work will assist in the adaptive re-use of the bank building and not detract from the architectural and historical character of the building or the Cobble Hill Historic District. Based on these findings, the Commission determined the work to be appropriate to the building and the historic district and voted to approve the application.

The Commission authorized the issuance of a Certificate of Appropriateness upon receipt, review and approval of two sets of signed and sealed Department of Building filing drawings showing the approved design.

On March 20, 2007, the Commission received final drawings A-1 and A-2, dated March 2, 2007 and prepared by Martin H. Kapell, RA. Accordingly, staff reviewed the drawings and noted that the design approved by the Commission has been maintained. Based on this and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 07-6918 is being issued.

Please note that although a portion of the proposed new building, approved under Certificate of Appropriateness 07-2277, is shown on the approved drawings, construction of this building may not begin until after the final Department of Buildings filing drawings for this new building have been submitted to the Landmarks Preservation Commission and marked approved by the Commission, as specified under Certificate of Appropriateness 07-2277.

This permit is issued on the basis of the building and site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if the actual building or site conditions vary or if original or historic building fabric is discovered. The Commission reserves the right to amend or revoke this permit, upon written notice to the applicant, in the event that the actual building or site conditions are materially different from those described in the application or disclosed during the review process.

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of approval. The work is limited to what is contained in the perforated documents. Other work or amendments to this filing must be reviewed and approved separately. The applicant is hereby put on notice that performing or maintaining any work not explicitly authorized by this permit may make the applicant liable for criminal and/or civil penalties, including imprisonment and fines. This letter constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Bernadette Artus.

Robert B. Tierney
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Martin Kapell, Wank Adam Slavin Associates LLP**

cc: Caroline Kane Levy, Deputy Director of Preservation; Laura Cheng, Two Trees Management