



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: 10/02/2006	EXPIRATION DATE: 06/13/2012	DOCKET #: 07-2060	COFA #: COFA 07-2277
ADDRESS 130 COURT STREET HISTORIC DISTRICT COBBLE HILL		BOROUGH: BROOKLYN	BLOCK/LOT: 286/21

Display This Permit While Work Is In Progress

ISSUED TO:

**Alan Fishman, Chairman
Independence Bank Corp.
195 Montague Street
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 June 13, 2006, following the Public Meeting of March 14, 2006 and the Public Hearing and Public Meeting of January 24, 2006, voted to grant a Certificate of Appropriateness for the proposed work at the subject premises, as put forward in your application completed December 29, 2005, and as you were informed in Status Update Letter 06-8841 (LPC 05-5606), issued June 27, 2006.

The proposed work, as approved, consists of demolition of a one-story building at the western portion of the site; modifications to an existing fence at the northern property line, with the removal of the western section and creation of a gate opening; and the construction of a new building on the site of the building to be demolished and a parking lot, with a five-story brick street wall facade and one-story setback penthouse, featuring a limestone base; ground floor shopfronts; bracket signs; vertical bands of windows and brick reveals at the second through the fourth floors; horizontal bands of windows and limestone string courses at the fifth floor; and a mechanical room, bulkheads, HVAC equipment and railings at the roof.

The proposal, as initially presented to the Commission included alterations to the existing bank building, including the demolition of the original one-story rear extension, a chimney and a portion of the rear facade; raising the roof; the installation of rooftop bulkheads, railings and a covered walkway; the replacement of existing windows; and the creation of new window openings, as well as the relocation of a fence from Atlantic Avenue to the rear of the site. The work, as initially presented, also featured different design elements at the new building, including the construction of the penthouse level closer to the front facade; the installation of metal piers at the ground floor shopfronts and brickwork, without reveal, at the upper floors; the installation of a stair and elevator tower, linking the new building to the bank building; and the installation an entrance canopy projecting over the Atlantic Avenue sidewalk. The work was shown as a scale model of the street block and on presentation boards, labeled LPC.01, LPC.02, LPC.03, LPC.04, LPC.05, LPC.05A, LPC.05B, LPC.05C,

LPC.05D, LPC.05E, LPC.05F, LPC.05G, LPC.05H, LPC.05I, LPC.05J, LPC.05L, LPC.05M, LPC.05N, LPC.05O, LPC.06, LPC.07, LPC.08, LPC.08B, LPC.09, LPC.10, LPC.11, LPC.12, LPC.13, LPC.14, LPC.15, LPC.17, LPC.17a, LPC.17b, LPC.18, LPC.19, LPC.20, LPC.21, LPC.21a, LPC.22, LPC.23, LPC.24, LPC.25, LPC.26, LPC.27, LPC.27A, LPC.28, LPC.29, LPC.29A, and LPC.30, dated revised January 19, 2006; drawing LPC.05K, dated revised January 20, 2006; LPC.01, LPC.02, LPC.03, LPC.03A, LPC.04, LPC.05, LPC.05A, LPC.05B, LPC.05C, LPC.05D, LPC.05E, LPC.05F, LPC.05G, LPC.05H, LPC.05I, LPC.05J, LPC.05K, LPC.05L, LPC.05M, LPC.05N, LPC.06, LPC.07, LPC.08, LPC.08A, LPC.08B, LPC.09, LPC.10, LPC.11, LPC.12, LPC.13, LPC.14, LPC.15, LPC.17, LPC.17a, LPC.17b, LPC.18, LPC.19, LPC.20, LPC.21, LPC.21a, LPC.22, LPC.23, LPC.24, LPC.24A, LPC.25, LPC.26, LPC.27, LPC.27A, LPC.28, LPC.29, LPC.29A, and LPC.30, dated revised February 22, 2006; LPC.01, LPC.02, LPC.02A, LPC.03, LPC.03A, LPC.04, LPC.05, LPC.05A, LPC.05B, LPC.05C, LPC.05D, LPC.05E, LPC.06, LPC.07, LPC.08, LPC.08A, LPC.08B, LPC.10, LPC.11, LPC.12, LPC.13, LPC.14, LPC.15, LPC.17, LPC.18, LPC.19, LPC.20, LPC.21, LPC.22, LPC.23, LPC.25, LPC.26, LPC.27, LPC.28, LPC.29, LPC.29A, and LPC.30, dated revised May 16, 2006; and A.02 and dated December 18, 2001, consisting of drawings, photographs, photo montages and finish samples, all prepared by Beyer, Blinder Belle Architects & Planners, LLC, and presented at the Public Hearing and Public Meetings.

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, built in 1936; and that the 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 site also consists of a one-story store building and a parking lot, with an ornamental wrought iron fence.

With regard to this proposal, the Commission found that the one-story store building on the western portion of the site is not one of the buildings for which the Cobble Hill Historic District was designated and its demolition will not diminish the special architectural and historic character of the historic district; that the height and simple massing of the street wall facade of the proposed building will be compatible with the buildings in the Atlantic Avenue streetscape; that the plane of the street wall facade will align with the facades of the adjacent properties, thereby reinforcing the street wall, a significant, consistent feature of the Cobble Hill Historic District; that the facade materials of the street wall, consisting of red brick and limestone, will relate well to the materials found throughout the streetscape; that the vertical orientation of the bays and reveals at the upper stories of the front facade will recall, in a contemporary manner, the rhythm of adjoining rowhouses and the monumental bank windows, thereby helping to integrate the new building into the streetscape; that the shopfront infill will be in keeping with the scale, proportions, and primacy of glazing of shopfronts within this streetscape and will be simple in design, thereby harmonizing with the neighboring properties and not drawing attention away from significant features of the streetscape; that the proposed 16' wide residential courtyard entrance will preserve the independence and visibility of the highly developed rear facade of the bank, allowing the bank to continue to be read as a free-standing building; that the width of the courtyard entrance will permit the historic one-story extension to be seen from the street; that the design will allow for the retention of a portion of the historic fence on its original site, thereby maintaining its historic relationship with the bank building; that the installation of bluestone paving at the entrance courtyard will incorporate an historic paving material common in this historic district, thereby supporting a connection to the historic district; and that the rear facade of the new building will be simple in design and only partially visible at a distance from limited vantage points on Pacific Street, thereby remaining a subordinate feature within the streetscape. 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 notes that the applicant is applying to the Board of Standards and Appeals for certain variances. Any changes to the design required by the Board of Standards and Appeals approval must be submitted to the Landmarks Preservation Commission for review and approval prior to the issuance of the final approval letter. This permit is issued contingent upon the Commission's review and approval of additional sight-line studies for rooftop mechanical equipment and the final Department of Building filing set of drawings. These studies and filing drawings should be submitted to the Landmarks Preservation Commission when they become available. NO WORK MAY BEGIN UNTIL THE FINAL DEPARTMENT OF BUILDINGS FILING DRAWINGS HAVE BEEN MARKED APPROVED BY THE LANDMARKS PRESERVATION

COMMISSION

WITH A PERFORATED SEAL.

Also, as the approved work consists of subsurface work, the applicant is required to strictly adhere to the Department of Buildings' TPPN 10/88 governing in-ground construction adjacent to historic buildings. It is the applicant's obligation at the time of applying for their DOB permit to inform DOB that the TPPN applies.

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:
Raymond H. Levin, Wachtel & Masyr, LLP**

cc: Caroline Kane Levy, Deputy Director of Preservation; Robert S. Davis, Bryan Cave LLP; Michael Wetstone, Beyer Blinder Belle Architects & Planners LLC