



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION

1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007

TEL: 212 669-7700 FAX: 212 669-7780



# PERMIT CERTIFICATE OF APPROPRIATENESS

<b>ISSUE DATE:</b> 04/04/2007	<b>EXPIRATION DATE:</b> 11/14/2012	<b>DOCKET #:</b> 07-6237	<b>COFA #:</b> COFA 07-7205
<b>ADDRESS</b> 116 MONTAGUE STREET <b>HISTORIC DISTRICT</b> BROOKLYN HEIGHTS		<b>BOROUGH:</b>  BROOKLYN	<b>BLOCK/LOT:</b>  248/32

**Display This Permit While Work Is In Progress**

**ISSUED TO:**

**Frank Rio  
Koner Associates, LLC  
2011 Flatbush Avenue  
Brooklyn, NY 11234**

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of November 14, 2006, following the Public Hearing of September 26, 2006, voted to grant a Certificate of Appropriateness for the proposed work at the subject premises, as put forth in your application completed on August 31, 2006.

The work, as approved, consists of the construction of a three story rooftop addition, and the construction of a new four-story facade featuring red brick cladding, painted metal cornice, cast stone lintels and sills, painted wood windows, and painted metal and glass storefront infill and painted metal signage at the ground floor; as shown in photo boards, material samples and 12 mounted presentation boards dated August 31, 2006 and revised November 6, 2006, prepared by John Newman, Lindsay Newman Architects, submitted as components of the application and presented at the Public Meeting and Public Hearing. The proposal as initially presented to the Commission included an oriel window at the second floor, an unadorned facade, and larger signage at the ground floor, as shown in 12 presentation boards dated August 31, 2006.

In reviewing the proposal, the Commission noted that the Brooklyn Heights Historic District designation report describes 116 Montague Street as a 1950's modern commercial structure. The Commission finally noted that the facade was restored under Commission permits in 2003, and features a mosaic tiled façade with a stainless steel surround, and a double-height storefront infill; that the existing large illuminated sign was installed without permits; and that this portion of the streetscape includes a combination of brownstone 19th century townhouses with converted commercial bases and early to mid 20th Century two-story commercial buildings.

With regard to this application, the Commission found that the demolition of this storefront facade, which retains no historic infill, would not eliminate significant architectural or historic features of the Brooklyn Heights Historic District; that the proposed façade will maintain the plane of the street wall; that the proposed facade

height is in keeping with the scale of the neighboring buildings and with other buildings in the historic district, and will help strengthen and maintaining a strong street wall presence found throughout the block; that the use of a painted metal cornice, brick cladding, cast stone lintels, sills, and storefront enframing, and painted metal storefront infill is consistent with materials and details found on buildings throughout this historic district; that the height of the building, the hierarchy and proportions of the windows and storefront opening, and the articulation of the façade through the introduction of a storefront cornice and 4th floor belt course will allow it to relate to the historic organization of buildings on Montague Street; that the new ground floor infill incorporates a large clear glazed area and maintains the transparency of historic Montague Street storefronts; and that the work will not diminish the special architectural and historic character of the Brooklyn Heights Historic District. Based on these findings, the Commission determined the proposed work to be appropriate to the building and the Brooklyn Heights Historic District, and voted to approve it.

However, in voting to grant this approval, the Commission made its determination subject to the condition that two sets of final signed and sealed drawings showing the approved proposal, which shall be filed with the Department of Buildings, be submitted to the Landmarks Preservation Commission for review and approval.

Subsequently, on March 13, 2007, the Commission received two sets of final drawings labeled A-01a, A-01b, A-01c, A-01d, A-01e, A-02, A-03, A-04, A-05 and A-06, dated March 5, 2007, prepared by John Newman, R.A. and S-100 through S-104, dated March 2, 2007, prepared by Chris Anastos, P.E. The Landmarks Preservation Commission staff reviewed the drawings and found that the proposal approved by the Commission has been maintained. Therefore, these drawings are being marked approved by the Commission with a perforated seal, and this Certificate of Appropriateness is being issued.

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 Kim Valente.

Robert B. Tierney  
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:  
John Newman, Lindsay Newman**

cc: Lindsay Newman Architects; William Neeley, Deputy Director of Preservation