



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

ISSUE DATE: 09/16/2010	EXPIRATION DATE: 06/08/2016	DOCKET #: 09-6601	COFA #: COFA 11-2535
ADDRESS 232 COURT STREET		BOROUGH: BROOKLYN	BLOCK/LOT: 312/28
HISTORIC DISTRICT COBBLE HILL			

Display This Permit While Work Is In Progress

ISSUED TO:

Salvatore Prestigiacomò
SP Property 232 Court LLC
2152 59th Street
Brooklyn, NY 11204

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 8, 2010, following the Public Hearing and Public meeting of June 1, 2010, voted to grant a Certificate of Appropriateness for the proposed work at the subject premises, as put forth in your application completed on May 6, 2010.

The proposal, as approved, consists of the removal of four garage doors and wood infill panels in the rear extension facing Baltic Street, including the wood infill panel clad in asphalt shingles above the eastern-most garage door, and the installation of new black-painted wood storefronts in the four door openings, with a stone base under the paneled bulkheads, paired display windows, a painted wood and glass entrance door in the eastern-most bay, a painted wood sign set into an existing recess in the brick cladding in the eastern-most bay, and a painted wood light cove set above the sign. The proposal, as initially presented in drawings 1 through 5 and in photographs included bulkheads without panels, single-light display windows, and signbands and goose-neck light fixtures in all four bays. The proposal was shown in photographs and drawings 1 through 5, hand-dated June 8, 2010, prepared and submitted as components of the application by Just Architecture and presented at the Public Hearing and Public Meeting.

In reviewing the proposal, the Commission noted that the Cobble Hill Historic District Designation Report describes 232 Court Street as a mid-19th century Greek Revival style rowhouse; that the building was built to accommodate a store at ground level; and that in terms of its style, scale, materials and details, the building contributes to the special architectural and historic character for which the Cobble Hill Historic District was designated. The Commission further noted that the tax photograph also shows a retail tenant in the rear extension, facing Baltic Street; and that the rear extension was constructed in two phases in the first half of the twentieth century; that on November 28, 2007, Landmarks Preservation Commission Violation 08-0418 was issued for "Replacement of entrance door and garage doors at Baltic Street facade without permit(s); that

Landmarks Preservation Commission Certificate of No Effect 09-8161 (#09-5339) was issued on March 20, 2009, for exterior alterations, including the installation of new doors; and that the installation of the approved entrance door has been completed, and the illegally installed garage doors have been removed.

With regard to this proposal, the Commission found that because many corner buildings facing Court Street within the Cobble Hill Historic District have storefronts on both street facades, the conversion of these garages to retail space is consistent with the changes that have taken place within the historic district; that the removal of the existing modern garage doors and the wood infill panels above the doors will not result in any damage to, or demolition of, significant architectural features of the building; that the proposed storefront infill, including the stone base, painted wood framing and paneled bulkhead, glazed paneled wood door, large display windows, sign panel and light cove, reflect the detailing, materials, and finishes of historic storefronts seen in this historic district; that the sign panel is well scaled for the size of these facades; and that the work is in keeping with the special architectural and historic character of the building, and the Cobble Hill Historic District. Based on these findings, the Commission determined the work to be appropriate to the building and to the Cobble Hill Historic District and voted to approve this application.

However, in voting to grant this approval, the Commission stipulated that two final signed and sealed Department of Buildings filing drawings showing the approved proposal be submitted to the Landmarks Preservation Commission for review and approval.

Subsequently, on September 10, 2010, the Landmarks Preservation Commission received final drawings T-001.00, G-001.00, G-002.00, A-001.00, DM-001.00, A-002.00, A-003.00, A-004.00, A-005.00, EN-001.00, and EN-002.00, all dated September 7, 2010, prepared by Just Architecture. Accordingly, the staff of the Commission reviewed the drawings, and found that the proposal approved by the Commission has been maintained, and that the drawings additionally show interior alterations within the retail space, including the installation of a wheel-chair accessible toilet and a mechanical equipment closet. The Commission finds that the interior work conforms to all Commission Rules. Based on these and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 11-2535 is being issued.

Landmarks Preservation Commission Violation 08-0418 is hereby rescinded.

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 John Graham.

Robert B. Tierney
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Georgia Ladas, Just Architecture**

cc: Just Architecture, attn: Georgia Ladas; Katie Rice, Landmarks Preservation Commission Violations Officer