



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> 03/08/21	<b>EXPIRATION DATE:</b> 3/5/2025	<b>DOCKET #:</b> LPC-21-01398	<b>COFA</b> COFA-21-01398
<b>ADDRESS:</b> 181 ATLANTIC AVENUE		<b>BOROUGH:</b> BROOKLYN	<b>BLOCK/LOT:</b> 276 / 12
Brooklyn Heights Historic District			

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

ISSUED TO:

**Ki Yol Kim**  
**Atlantic veg and food corp**  
**181 Atlantic Avenue**  
**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 5, 2019, 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 forth in your application completed on February 7, 2019, and as you were notified in Status Update Letter 19-29675, issued on March 5, 2019.

The proposal, as approved, consists of demolishing the one-story building and constructing a new four-story red brick building, featuring, at the Atlantic Avenue (south) facade, punched window openings with two-over-two double-hung metal windows with a dark grey finish, projecting limestone-tinted cast stone lintels and sills, and profiled dark grey metal cornice; dark grey-finished metal frame storefront infill at the ground floor, featuring fixed display windows and glazed transoms, paneled wood bulkheads, piers, and sign band and cornice, a paired metal-and-glass storefront entrance door, a recessed service door, and a recessed metal-and-glass residential entrance door with a side lite; at the rear (north) facade, a full-depth stucco-clad extension at the first floor; punched window openings with paired casement windows at the set back upper floors, including cast stone lintels and sills; and partial-width metal balconies at the third and fourth floors; white stucco cladding at the west (lot line) facade; and a brick-clad stair bulkhead at the roof; as shown in a

digital presentation, titled "New Building - Application for New Construction," dated (as received) March 5, 2019, and prepared by Fang Architect, P.C., including 41 slides, consisting of photographs, drawings, photomontages, and material and finish samples, all presented as components of the application at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the existing one-story brick building was originally constructed in the late 19th- to early 20th-century, experienced several alterations prior to designation including the replacement of its entire façade, and that the storefront was further altered in the 1990s. The Commission further noted that the Brooklyn Heights Historic District is characterized as a residential area, primarily consisting of 19th-century brick and brownstone houses. The commission finally noted that within the district, the Atlantic Avenue streetscape features one-to-four story residential buildings with ground floor storefronts all originally constructed in the mid-19th century, primarily featuring brick facades of varying colors, punched masonry openings, and projecting cornices.

With regard to this proposal, the Commission found that the existing one-story commercial building is not one for which the historic district was designated, and therefore its demolition will not detract from the special historic and architectural character of the Brooklyn Heights Historic District; that the massing, height and composition of the proposed four-story building will match two adjacent buildings and will relate to the Atlantic Avenue streetscape, which features a variety of building heights above ground floor storefronts, the majority of which are four stories; that aspects of the proposed materials palette, including red brick, cast stone, dark grey metal windows and cornice, and dark grey wood storefront infill, will harmonize with the masonry materials and finishes of buildings found throughout this historic district and along Atlantic Avenue; that the fenestration pattern at the Atlantic Avenue façade, featuring double-hung windows with profiled cast stone lintels and sills, will recall the façade composition of neighboring buildings; that the composition of ground floor components, including piers, display windows, bulkheads, entrance doors, a signband, and an awning, will be compatible with the commercial character of the bases of buildings throughout the historic district; that the rooftop bulkhead, while minimally visible from select vantage points, will be simple in design and silhouette, clad with brick to match the primary façade, and comparable to rooftop accretions found on other buildings along Atlantic Avenue; that the visible west side façade will feature a stucco cladding system with a neutral finish, consistent with secondary facades found at neighboring properties; that while the first floor of the building will extend to the rear lot line, it will not overwhelm adjacent properties or detract from the character of the inner block, which features a variety of buildings with deep extensions; that the plane of the upper stories at the rear façade will be at a depth that is consistent with other buildings in the row; that the rear façade, which may be only minimally visible from a very limited viewpoint along State Street, will feature a simply designed fenestration pattern, partial-width balconies, and a color palette that is in keeping with typical rear facades of buildings within this historic district; and that the proposed new building will enhance the special architectural character of the Brooklyn Heights 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 it with the stipulation that the proportions and design details of the storefront and surround be refined, the design details of the cornice be refined, and the brick size be adjusted and refined, working with the Commission staff.

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

Subsequently, on April 10, 2020, the Commission received filing drawings labeled DM-101.00 through DM-104.00, dated October 21, 2019, and prepared by Zhuang Miao, P.E.; and drawings labeled Z-001.00, Z-

002.00, A-001.00 through A-014.00, M-001.00 through M-006.00, RCP-001.00, P-001.00 through P-006.00, EN-001.00 through EN-005.00, and G-001.00, dated August 12, 2020, and prepared by De Zhang Fang, R.A.

Accordingly, the Commission staff reviewed these materials and noted that they include a change to the scope of work, including removing a storefront awning from the scope of work; and additional work, consisting of installing HVAC equipment at the first floor rear roof; installing two (2) skylights at the main roof and one (1) skylight at the stair bulkhead roof; and interior alterations at the cellar and first through fourth floors. With regards to this additional work, the Commission found that the work is in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-21 for Installation of Heating, Ventilation, Air Conditioning and other Mechanical Equipment, including Section 2-21(g)(1) for installation of HVAC and other mechanical equipment on rooftops and terraces; and Section 2-15 for Rooftop and Rear Yard Additions or Enlargements, including Section 2-15(d)(2) for non-occupiable rooftop additions on buildings in a historic district. Additionally, the Commission found that the design approved by the Commission has been maintained, and that the required changes have been incorporated. Based on these and the above findings, the drawings have been marked approved and Certificate of Appropriateness 21-01398 is being issued.

The approved documents, and Department of Buildings filing drawings where applicable, are marked approved by the Commission, with the date of the approval indicated.

Please see Title 63 of the Rules of the City of New York for complete text of any Rule section(s) cited in this permit: <http://www1.nyc.gov/site/lpc/applications/rules-guides.page>

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.

The approved documents, and Department of Buildings filing drawings where applicable, are marked as approved by the Commission, with the date of the approval indicated. The work is limited to what is contained in the approved documents and referenced in the approval. 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 fine. This letter constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Dena Tasse Winter.

Sarah Carroll  
Chair

**PLEASE NOTE: APPROVED DOCUMENTS, DEPARTMENT OF BUILDINGS FILING DRAWINGS WHERE APPLICABLE, AND A COPY OF THIS PERMIT HAVE BEEN PROVIDED TO:**

Dezhang Fang, Fang Architect, P.C.

cc: Jared Knowles, Deputy Director; Dezhang Fang, Fang Architect, P.C.