



Date:	9/15/2020
LPC Docket #:	LPC-19-38988
LPC Action:	Approved with modifications
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

Address: 171 Calyer Street

Borough: Brooklyn

Block: 2573 **Lot:** 23

Historic District: Greenpoint Historic District

Description: A commercial building built in the mid-twentieth century. Application is to demolish the existing building and construct a new building.

COMMISSION FINDINGS

The Commission NOTED that the Greenpoint Historic District developed in connection with the rise of industry in Brooklyn, which is reflected in its variety of building types and styles, including substantial rowhouses, modest worker's rowhouses and flathouses, and commercial buildings, all designed in popular architectural styles between the 1850s and 1900 and often executed in a vernacular manner by local builders. The Commission also NOTED that the existing one-story commercial building was built c. 1960 on a portion of the lot formerly occupied by the Greenpoint Theater, built in 1907; and that a one-story commercial building is on the remainder of the lot. The Commission finally NOTED that there is an existing curb cut at Lorimer Street.

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Commission APPROVED THE PROPOSAL WITH MODIFICATIONS, finding:

- that the demolition of the existing building, which is not one of buildings for which the historic district was designated, will not diminish the special architectural and historic character of the Greenpoint Historic District;
- that the presence of a larger building on this site is supported by the historic presence of the theater building, as well as larger buildings across the street;
- that the plane of the street facing facades of the proposed new building will align with the facades of the adjacent properties, thereby reinforcing the streetwall;
- that the proposed red brick cladding and variety of brick coursing patterns will harmonize with the residential buildings on Lorimer Street;
- that the varying height of the cornice line on the Calyer Street façade serves to break up the massing of the building, allowing it to better harmonize with proportions of buildings along this streetwall;
- that the punched openings featuring simulated one-over-one, double-hung windows, will be consistent with the predominate fenestration pattern of the streetscape;
- that the setback location and brick and neutral painted metal finishes of the penthouse floor, bulkhead, and mechanical screens will not draw undue attention to these installations;
- that the punched openings of the setback penthouse floor will maintain a solid to void ratio that is typical of secondary facades;
- that the scale, materials, configuration and details of the proposed storefronts will harmonize with the commercial character on Calyer Street;
- that the punched openings on the ground floor of the Lorimer Street façade retain the residential scale of the block;
- and that the light fixtures and signage at the ground floor of the building are simple in design, well scaled to this large building, and will not detract from the streetscape.

However, in voting to grant this approval, the Commission REQUIRED:

- that the height of the Calyer Street facade be reduced;
- and that the details of the Calyer Street facade be restudied, including the fenestration pattern, and material finishes, in consultation with staff.

VOTE:

Present: Sarah Carroll, Adi Shamir-Baron, Frederick Bland, Diana Chapin, Wellington Chen, Michael Goldblum, John Gustafsson, Jeanne Lutfy, Anne HolFord Smith, Everardo Jefferson, Michael Devonshire



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In Favor = S.Carroll, A.Shamir-Baron, F.Bland, D.Chapin, W.Chen, M.Goldblum, J.Gustafsson, J.Lutfy, A.HolFord Smith, E.Jefferson
Oppose =
Abstain = M.Devonshire
Recuse =

Please note that these "Commission Findings" are a summary of the findings related to the application. This is NOT a permit or approval to commence any work. No work may occur until the Commission has issued a Certificate of Appropriateness, which requires review and approval of Department of Buildings filing drawings and/or other construction drawings related to the approved work. In addition, no work may occur until the work has been reviewed and approved by other City agencies, such as the Department of Buildings, as required by law