



Date:	5/21/2019
LPC Docket #:	LPC-19-35463
LPC Action:	Approved
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

Address: 200 Montague Street

Borough: Brooklyn

Block: 250 **Lot:** 39

Historic District: Borough Hall Skyscraper Historic District

Description: An altered Modern style bank building designed by Philip Birnbaum and built in 1959-60, with two stories added in 1967-68 and a new curtain-wall façade added in 2006. Application is to demolish the building and construct a new building.

COMMISSION FINDINGS

The Commission NOTED that the existing bank building was originally constructed in 1959-60, and experienced several alterations prior to designation, including the addition of two stories in 1967-68, the enclosure of a drive-in opening, and installation of a new curtain wall façade in 2006. The Commission further NOTED that the Borough Hall Skyscraper Historic District is primarily characterized by tall, skyscraper office buildings constructed in the early-to-mid-twentieth century, that 200 Montague Street was one of the last buildings to be constructed in the district, and that the building is an outlier to the significant period of development for which the district is designated. The Commission finally NOTED that the streetscape along Montague Street within this historic district features four buildings of varying height, including two four-story bank buildings, one ten-story commercial building, and one thirty-five-story commercial building.

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

- that the existing four-story bank building was constructed after the period of significance, and also was significantly altered prior to designation, and therefore its demolition will not detract from the special historic and architectural character of the Borough Hall Skyscraper Historic District;
- that although the existing building and other smaller scale buildings are included in this historic district, the district is primarily characterized by its namesake skyscraper buildings, and therefore the replacement of the existing building with a much larger new building will be consistent with the predominant building typology built in the key period of significance of this historic district;
- that the proposed twenty-story height and massing of the building will be compatible with other tall buildings within the historic district, and will relate to the streetscape on Montague Street, which features a variety of building heights;
- that the proposed primary façade is articulated in an arrangement of base, shaft, setback, and cornice, and will recall the typical façade composition of early-to-mid 20th century commercial buildings located throughout the historic district;
- that the proposed materials palette at the primary façade, featuring black granite cladding at the base, GFRC cladding at the upper floors, bronze metal windows and spandrel panels, and a bulkhead with an aluminum finish, will recall the materials found at the existing bank building, and will distinguish itself from its neighbors;
- that the proposed detailing at the façade, featuring vertical piers with concave profiles at the upper floors, plain metal spandrels, and perforated metal spandrels and parapet details, will provide a level of depth and articulation comparable to what is found on historic buildings within this district, while contributing to the building's contemporary design;
- that the regular window bays and metal spandrels separated by piers will echo the rhythm of large buildings throughout the historic district;
- that the two bays of windows at the west façade recall lot line windows typically found on large buildings within the historic district;
- that the design, configuration, and materials of the ground floor infill, featuring large openings separated by granite piers, metal framing with large display windows, single and paired entrance doors in various configurations, and signbands with perforated metal grilles, will echo the treatment of ground floor storefronts within the historic district;
- that the proposed metal canopy at the residential entrance is typical of large residential buildings, and will not detract from the streetscape;
- that the signage is well scaled to the building and the historic district;
- that the rooftop mechanical bulkhead, featuring concave aluminum panels with alternating flat and perforated textures, is simple in massing and design, and in keeping with typical rooftop accretions found on other large buildings within this



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district;

-that the rear façade will only be partially visible in the context of other secondary facades, and that the simple metal cladding and GFRC details will be in keeping with the treatment of secondary facades within the district;
-and that the proposed new building will enhance the special architectural and historic character of the Borough Hall Historic District.

VOTE:

Present: Sarah Carroll, Diana Chapin, Wellington Chen, Michael Devonshire, Kim Vauss, Jeanne Lutfy, Anne HolFord Smith, Adi Shamir-Baron, John Gustafsson

7-2-0

In Favor = S.Carroll, D.Chapin, W.Chen, M.Devonshire, K.Vauss, J.Lutfy, A.HolFord Smith

Oppose = A.Shamir-Baron, J.Gustafsson

Abstain =

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