



Date:	3/20/2018
LPC Docket #:	LPC-17-8049
LPC Action:	Approved
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

Address: 82 John Street and 18 Bridge Street

Borough: Brooklyn

Block: 20 **Lot:** 21

Historic District: DUMBO Historic District

Description: A garage building and an American Round Arch factory building designed by Edward N. Stone and constructed 1902. Application is to demolish the garage and construct a new building and excavate; and install a canopy at 18 Bridge Street.

COMMISSION FINDINGS

The Commission NOTED that the 82 John Street is not one of the buildings that contributes to the special architectural or historic character of the DUMBO Historic District, and that the style, scale, materials, and details of 18 Bridge Street are among the features that contribute to the special architectural and historic character of the DUMBO Historic District.

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

- that the demolition of the utilitarian garage 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 DUMBO Historic District;
- that the overall massing, height and proportions of the proposed building will be in keeping with the existing buildings throughout this streetscape;
- that the building will align with neighboring properties in terms of front façade plane, thereby reinforcing the street wall and helping the new building to remain well scaled and harmonious with its context;
- that the grey brickwork and metal at the facades are in keeping with the industrial materials and finishes characteristic of the historic district;
- that buildings in this streetscape and historic district feature a variety of window types and sizes, therefore the presence of single-light fixed and casement window assemblies within the large openings is consistent with the development of the historic district;
- that the placement, size, proportions, materials, details, and finishes of the aluminum and glass infill and roll-down garage door will form a unified composition at the building base, which will recall the character of loading docks historically found throughout the historic district;
- that the change in plane at the third floor window and the patterned brickwork are subtle details, which are compatible with the design;
- that the rear and lot line facades will be in keeping with secondary facades at buildings throughout the district in terms of basic organization, finish, and simple detailing;
- that the rooftop bulkhead, directly above and integrated with the rear façade, will be simply designed and seen from public thoroughfares within a surrounding context of a mix of secondary facades, including several bulkheads of similar or larger size, and will not overwhelm the surrounding properties or call undue attention to itself;
- that the excavation will be done in compliance with Department of Buildings regulations under the supervision of a licensed professional engineer or registered architect to protect the adjacent buildings;
- that the presence of a canopy at the entrance to 18 Bridge Street will be in keeping with the historic treatments of entrance bays at industrial buildings throughout this historic district and in keeping with modern canopies found throughout the historic district at industrial buildings which have been adaptively reused;
- that the existing opening at 18 Bridge Street features a shallow arch, with a lintel which has been altered over time, therefore the presence of a flat roofed canopy will not detract from any significant architectural features;
- that the proposed canopy at 18 Bridge Street will be simply designed, well scaled to the bay, and compatible with the industrial character of the building in terms of its materials, details and finish.
- and that the work will not diminish the special architectural and historic character of the DUMBO Historic District.

VOTE:



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Present: Meenakshi Srinivasan, Adi Shamir-Baron, Frederick Bland, Michael Devonshire, Michael Goldblum, John Gustafsson, Kim Vauss, Jeanne Lutfy, Anne HolFord Smith

9-0-0

In Favor = M.Srinivasan, A.Shamir-Baron, F.Bland, M.Devonshire, M.Goldblum, J.Gustafsson, K.Vauss, J.Lutfy, A.HolFord Smith

Oppose =

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