



BUSINESS  
IMPROVEMENT  
DISTRICT



January 30, 2024

Sarah Carroll, Chair  
NYC Landmarks Preservation Commission  
One Centre Street, 9th floor  
New York, NY 10001

Dear Chair Carroll,

We write to you out of deep concern regarding the future of 179 Atlantic Avenue, a designated landmark within the Brooklyn Heights Historic District. 179 is an Eclectic-style mixed use building with an original wooden storefront. Buildings like 179 characterize Atlantic Avenue and their storefronts are protected under LPC's regulatory framework and by the Zoning Resolution as a part of the Atlantic Avenue subdistrict within the Downtown Brooklyn Special Zoning District. Buildings like 179 are assets to our community, and we ask for an update about its structural integrity.

As you are aware, on January 29th, 2024, a party wall collapsed due to reckless construction occurring at adjacent 181 Atlantic Avenue, which resulted in a full vacate order for the local business, Collyer's Mansion, as well as the residential tenant. Several recent collapses and demolitions of NYC landmarks resulted in the creation of LPC and DOB's Vulnerable Buildings Plan, which launched in April of 2023. We have several questions surrounding how aspects of the Vulnerable Buildings Plan were implemented during the demolition of 181, including:

Was LPC's enforcement staff present during the demolition to monitor the work? Did DOB and LPC require joint inspections of this construction work, considering it involved demolition? Did this work undergo review by LPC's consulting engineer to help identify pre-existing unknown structural conditions before an LPC and DOB permit was issued and work commenced? Why did LPC not directly communicate with our groups as primary stakeholders about this collapse?

We believe that this accident was preventable, and would like a clear action plan and communication from LPC going forward regarding new construction and demolition in our communities' historic districts.

Sincerely,

Executive Director  
Atlantic Avenue BID

Executive Director  
Brooklyn Heights Association

cc: Councilmember Lincoln Restler  
Frampton Tolbert, Historic Districts Council  
Brooklyn Community Board 2