



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
1 CENTRE STREET 5TH FLOOR NORTH NEW YORK, NY 10007
TEL: 212 669-7700 FAX: 212 669-7780



PERMIT

CERTIFICATE OF APPROPRIATENESS

ISSUE DATE: 10/28/10	EXPIRATION DATE: 02/02/2016	DOCKET #: 104235	COFA #: COFA 11-3790
ADDRESS 130 MAPLE STREET HISTORIC DISTRICT PROSPECT LEFFERTS GARDENS		BOROUGH: BROOKLYN	BLOCK/LOT: 5032 / 9

Display This Permit While Work Is In Progress

ISSUED TO:

Tom & Susan Montvel-Cohen
130 Maple Street
Brooklyn, NY 11225



Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of February 2, 2010, following the Public Hearing of the same date, voted to approve a proposal for work at the subject premises, as put forward in your application completed on January 7, 2010, and as you were informed in Status Update Letter 10-6222 (LPC 10-3809) issued on February 3, 2010. This approval will expire on February 2, 2016.

The proposed work, as approved, consists of constructing a new deck, featuring cable railings with a black finish, which is partially visible from a public thoroughfare, at the 1st floor at the rear extension; and removing one (1) existing window and associated brickwork and installing new French doors with transoms with a dark finish in the enlarged opening, which is partially visible from a public thoroughfare, accessing the new deck at the 1st floor at the rear extension. The proposal was shown in existing condition photographs, visibility studies and presentation drawings A-001.01, A-100.01, A-200.01, A-201.01 and A-300.01, dated 1/7/10, prepared by Bergen Street Studio, submitted as components of the application and presented at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the Prospect Lefferts Gardens Historic District Designation Report describes 130 Maple Street as a neo-Renaissance style rowhouse designed by Axel Hedman and built in 1908-1911; and that the building's style, scale, and materials are among the features that cause it to contribute to the special architectural and historic character of the Prospect Lefferts Gardens Historic District. Furthermore, the Commission notes that Warning Letter 10-0329 issued 10/9/09 for "Installation of security grilles at first floor windows without permit(s);" and Warning Letter 10-0328 issued 10/9/09 for "Replacement of windows without permit(s)."

With regard to this proposal, the Commission found that the work will not cause the loss of, or damage to, any significant architectural features at the rear of the building; that the proposed deck will not extend to the rear lot line or substantially eliminate the presence of a rear yard, and that other rear yard incursions exist within the block; that the metal cable railing at the proposed rear deck, which will be visible from Bedford Avenue over neighboring fences, will be of a simple design and will maintain an open appearance; that the proposed alterations to the fenestration on the rear elevation, including creating a new opening with French doors and transom which will be minimally visible at an oblique angle from Bedford Avenue, will be compatible with the historic bay window and typical of the types of doors found at rear patios and decks; and that the proposed work will not detract from the special historic and architectural character of the building or the historic district. Based on these findings, the Commission determined the proposed work to be appropriate to the building and the historic district, and voted to approve this application.

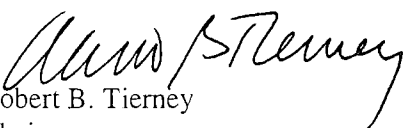
However, in voting to grant this approval, the Commission stipulated that two final signed and sealed copies of the Department of Buildings filing drawings for the approved work be submitted to the staff of the Commission for review and approval.

Subsequently, on October 28, 2010, the Landmarks Preservation Commission received a written statement, dated 10/28/10, and final drawings A-000.00, A-001.09, A-100.00, A-200.00, A-201.02 A-202.00 and A-300.00, dated 5/21/10, prepared by Francelle Lim, Bergen Street Studio. Staff reviewed the drawings and found that the work approved by the Commission has been maintained. The work also includes removing one (1) existing window and associated brickwork and installing a new in the enlarged opening at the basement floor at the rear façade; removing two (2) windows and installing new casement and double-hung windows within the existing openings at the basement and 1st floors at the rear extension side façade; removing brickwork, creating a new opening to match the adjacent opening, and installing a new casement window at the 1st floor at the rear extension side façade; removing one (1) door and one (1) window and infilling the openings with masonry to match existing at the rear extension façade and rear extension side façade; excavating a portion of the rear yard adjacent to the rear extension to construct below-grade stairs to access the new basement floor entrance at the rear façade; repainting the masonry wall to match existing at rear extensions and rear façade; installing a new wood fence at the perimeter of the rear yard; installing dry-laid bluestone pavers and new planting beds at the rear yard; interior alterations at the basement and 1st floor; legalizing the installation of one-over-one double hung aluminum windows on the parlor and second floors, removing the panning over the window brick molds installed without Landmarks Preservation Commission permits, and restoring and/or replacing in kind the underlying wooden brick molds and repainting to match the window sashes, at the Maple Street façade; and legalizing the installation of decorative ironwork security bars, installed without Landmarks Preservation Commission permits, at the parlor floor at the Maple Street façade. With regard to this additional work, the Commission finds, in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-15, that the new window opening at the secondary façade will not be visible from any public thoroughfare; and that it will not alter or destroy other protected features nor detract from such protected features by their proximity; in accordance with Section 3-04, that the new windows at the secondary façades will not be visible from any public thoroughfare, that they will be installed in existing openings, and that they will not replace "special" windows, as defined in the Rules; and in accordance with Section 3-04(c)(2)(iv), that the one-over-one double hung aluminum replacement sashes are installed in the same plane as the historic sash; that the one-over-one double hung operation and configuration of the sash match the historic operation and configuration; that the removal of panning to expose the wooden brick mold and painting it to match the sash will bring the building closer to its historic appearance. Furthermore, the Commission finds that the work at the rear yard and below-grade basement entrance will not result in damage to or loss of any significant historic fabric; that the ironwork at the parlor floor windows, featuring simple metal bar stock and a decorative horizontal band, has a relatively simple design and finish that does not detract from the special architectural or historic character of the building or district. Based on these findings, the work is approved.

Please note that Warning Letter 10-0328 and 10-0329 are hereby rescinded with the issuance of this permit.

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.

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of approval. The work is limited to what is contained in the perforated documents. 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 fines. This letter constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Cory Scott Herrala.


Robert B. Tierney
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Louis C. Turcotte, PE**

cc: Sarah Carroll/LPC Director of Preservation