



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007
TEL: 212 669-7700 FAX: 212 669-7780



PERMIT

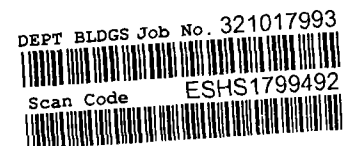
CERTIFICATE OF NO EFFECT

ISSUE DATE: 03/11/15	EXPIRATION DATE: 3/11/2019	DOCKET #: 164479	CNE #: CNE 16-8854
ADDRESS: 871 UNION STREET <u>HISTORIC DISTRICT</u> PARK SLOPE		BOROUGH: BROOKLYN	BLOCK/LOT: 1063 / 68

Display This Permit While Work Is In Progress

ISSUED TO:

Ann Mandelbaum
871 Union Street
Brooklyn, NY 11215



Pursuant to Section 25-306 of the Administrative Code of the City of New York, the Landmarks Preservation Commission hereby approves certain alterations to the subject premises as proposed in your application completed on February 10, 2015.

The approved work consists of exterior alterations at the rear façade including demolishing an existing one-story 8' 0" deep extension and constructing a masonry two-story (basement and first floor) 9' 0" deep rear extension, featuring an exterior spiral metal stair and roof deck and railing; removing a double-hung window from the center bay of the second story, enlarging the masonry opening vertically and installing a door leading to the roof of the extension; and installing a fence around the rear at the property lines; as shown in a block plane, existing condition photographs, and drawings labeled G-001.00, G-002.00, Z-001.00, Z-002.00, A-001.00, A-002.00, A-010.00, A-011.00, A-020.00, A-021.00, EN-001.00 and EN-002.00, dated October 22, 2014, prepared by Alexandra A. Barker, R.A. and submitted as components of the application.

In reviewing this application, the Commission notes that the Park Slope Historic District Designation Report describes 871 Union Street as one of a row of twelve neo-Grec style rowhouses built in 1884-85 and designed by John Nagilligan; and that the building's style, scale, materials and details are among the features which cause it to contribute to the special architectural and historic character of the Park Slope Side Historic District.

With regard to this proposal, the Commission finds, in accordance with the Rules of the City of New York,

Title 63, Section 2-16, that the demolishing of the existing rear extension will not eliminate significant architectural features of the façade; that the construction of the proposed new rear addition will not eliminate or damage significant architectural features of the building; that the rear addition and metal stair do not extend to the rear of the lot line of substantially eliminate the presence of a rear yard; that a majority of the block feature comparable or larger rear additions; that the rear addition does not extend to the full height of the rear façade; that the rear of the building retains the scale and character of an individual rowhouse; that the rear addition is not visible from a public thoroughfare or right of way; the building does not already have a grandfathered rooftop addition or enlargement; a rooftop addition or enlargement approved by the staff pursuant to section 2-16 of this chapter, or a rooftop addition or enlargement approved by the Commission; and that the proposed work complies with the Zoning Resolution and will not require a special permit or variance.

The Commission has reviewed the application and these drawings and finds that the work will have no effect on significant protected features of the building.

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 the approval. The work is limited to what is contained in the perforated document. 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 fine. This letter constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Gabriela Gutowski.

M. Srinivasan (gg)

Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Brittany Micheline, Municipal Building Consultants Inc

cc: Jared Knowles, Deputy Director of Preservation/LPC