



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: 11/05/15	EXPIRATION DATE: 11/6/2019	DOCKET #: 172962	CNE #: CNE 17-8617
ADDRESS: 577 5TH STREET HISTORIC DISTRICT PARK SLOPE		BOROUGH: BROOKLYN	BLOCK/LOT: 1083 / 62

Display This Permit While Work Is In Progress

ISSUED TO:

David May
577 5th 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 October 22, 2015.

The approved work consists of expanding the footprint of the existing fourth floor by removing plain masonry and one one-over-one double-hung window at the eastern end of the north (rear) setback facade, and constructing a brick-clad addition at the eastern portion of the facade, featuring a door at the north facade; removing a one-over-one, double-hung window, a door, and a portion of the adjoining masonry at the western side of the fourth floor of the north facade, and installing three one-over-one double-hung windows in the enlarged and combined masonry openings; at the second floor of the rear facade, removing plain masonry, two one-over-one double-hung windows, and a door, and installing one multi-light and one single-light casement window assembly, as well as a door in the enlarged openings; at the basement of the west (side) facade, replacing a glass-block multi-light fixed window with a one-over-one double-hung window; at roof at the third floor, replacing a skylight with bitumen roofing, and replacing modern metal fencing in-kind, with the exception that the new fence will feature a gate; and interior alterations throughout the building, including the demolition and construction of nonbearing partitions and finishes, as well as mechanical, electrical, and plumbing work, as shown on photographs, historic maps, drawings T-001.00, Z-001.00, A100.00 through A103.00, A200.00 through A203.00, S-001.00, EN001.00 EN002.00, M-001.00, and M-002.00, dated (revised) September 19, 2015; and drawings LM-300 through LM-303, dated (revised) August 14, 2015 and prepared by Benjamin F. Herzog, RA, all submitted as components of the application.

In reviewing this proposal, the Commission notes that the Park Slope Historic District Designation Report describes 577 Fifth Street as a neo-Classical style rowhouse, designed by Woodruff Luning, and built in 1903-1904; and that the building's style, scale, materials, and details are among the features that contribute to the special architectural and historic character of the historic district.

With regard to the proposal, the Commission finds, in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-09, that the proposed rooftop addition, which will result in an increase in occupiable space, will be no more than one story with a height of no more than eleven feet as measured from the roof of the structure on which such rooftop addition is to be constructed; that the proposed rooftop addition will be set back at least three feet from the plane of the rear façade; that there are no outstanding objections for use or bulk listed on the objections sheet for such structure; that the structure on which such rooftop addition is to be constructed does not have a grandfathered rear yard addition or enlargement, a rear yard addition or enlargement approved by the staff pursuant to section 2-16, or a rear yard addition or enlargement approved by the Commission; that, in accordance with the provisions set forth in RCNY, Title 63, Section 3-04, the proposed windows will be installed in existing window openings and existing openings that are to be enlarged in height and width according to § 2-15 of this title; that the windows on the top floor of a rear façade of a row house are not to be enlarged or reduced; that none of the proposed windows will replace "special" windows as defined by the Commission's Rules; that none of the work will not result in any damage to, or demolition of, a significant architectural feature the building or adversely affect significant architectural features of adjacent improvements; and that none of the proposed work will be visible from a public thoroughfare. The work, therefore, is approved.

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 Anne Jennings.


Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
James Anzalone, Anzalone Architecture PLLC

cc: B. Artus, Deputy Director of Preservation/LPC