



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
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PERMIT CERTIFICATE OF NO EFFECT

ISSUE DATE: 10/23/17	EXPIRATION DATE: 10/23/2021	DOCKET #: LPC-19-8591	CNE CNE-19-08591
ADDRESS: 43 WILLOW PLACE		BOROUGH: Brooklyn	BLOCK/LOT: 260 / 5
Brooklyn Heights Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Amit and Alison Hazan
15 West 75th Street
New York, NY 10023

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 11, 2017.

The approved work consists of exterior work, at the colossal-order wooden portico, at the front façade, selectively replacing deteriorated woodwork at the columns and entablature; at the roof, above the front façade, applying woodwork to the existing dormers, creating decorative wood surrounds; at the rear yard, excavating a portion of the yard adjacent to the building a projected length of 5', exposing the cellar level of the rear façade, and constructing steps; excavating the remainder of the rear yard a depth of 1'6", installing paving, and creating a patio; creating a masonry opening at the exposed cellar level of the rear façade, and installing metal and glass sliding doors; at the first floor of the rear façade, combining three (3) masonry openings by removing adjoining brickwork, and replacing two (2) one-over-one, double hung windows and a door with new sliding doors, as well as installing a metal deck and stairs; at the second and third floors of the rear façade, removing two (2) through-wall louvers and sealing the openings with masonry infill; at the roof, removing a skylight, and installing two (2) skylights and two (2) condenser units; at the lot line parapet, removing a chimney and sealing the opening with a coping stone; and interior alterations at the cellar level, first and second floors, including the demolition of selection portions of the cellar floor slab, excavating to a depth not to exceed 18 inches below the existing floor level, and installing a new floor slab,

and the demolition of nonbearing partitions and finishes, as well as electrical, mechanical, plumbing, and HVAC work, as shown on drawings G-001, D-100.00, D-101.00, A-100.00, A-101.00, A-200.00, A-201.00, A-202.00, A-203.00, A-300.00, A-301.00, and A-500.00, dated October 11, 2017, and prepared by Michael William Ingui, RA, all submitted as components of the application.

In reviewing this proposal, the Commission notes that 43 Willow Place is a Greek Revival rowhouse built in 1846; 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 Brooklyn Heights Historic District.

With regard to this proposal, the Commission finds in accordance with the provisions of Title 63 of the Rules of the City of New York, Section 2-15, that the windows to be removed at the first floor are at a secondary façade and are not special windows, as defined by Section 3 or Appendix C of the Rules; that the alteration to the masonry openings will not alter or destroy any significant, protected features; that the combination of window openings will be in the same room once all of the work is complete; that the new door opening at the cellar level will not alter or destroy any protected features, that the windows at the top floor of the rear façade will not be modified; and that none of this work will be visible from public thoroughfares. The Commission further finds, in accordance with Section 2-11, that the rooftop installation of skylights and condensers consists of mechanical equipment only, as defined by the Commission's Rules; that the work will not result in damage to, or demolition of, a significant architectural feature of the roof; that the work will not adversely affect significant architectural features of adjacent improvements; and that the equipment will not be visible from a public thoroughfare. The Commission further finds that the excavation near the rear façade will be in keeping with air and light wells at the rear of buildings of this type throughout the historic district in terms of its placement and limited depth and projection from the rear façade; that the excavation will not include underpinning or significantly alter the perceived scale of the rear of the house; that none of the excavation work will detract from any unifying characteristics of the central greenspace or be visible from a public thoroughfare; that the excavation at the remaining rear yard will be modest and not disrupt the existing common plane in the surrounding yards, and that the work at the rear façade and yard will not be visible from any public thoroughfares. The Commission further finds that the proposed repair of the portico is restorative in nature and will return this element to a condition more in keeping with its original appearance; that the proposed woodwork at the dormers will replicate historic trim typically found at dormers of buildings of this type, style, and age in terms of materials, dimensions, profiles, and details; that the specific details of the design of the proposed woodwork at the dormers will be based upon historic precedent, documented with photographs of similar buildings; and that the chimney to be removed is a simply designed, utilitarian feature, therefore its removal and replacement with coping, matching the surrounding coping will not eliminate any significant architectural features. The work, therefore, is approved.

PLEASE NOTE: This permit is being issued contingent upon the Commission's review and approval of historic, documentary evidence for the proposed design of the dormer surrounds, as well as shop drawings, prior to the commencement of work. Please submit the request materials to Samantha Cesarini (scesarini@lpc.nyc.gov) for review.

PLEASE FURTHER NOTE: As the approved work consists of subsurface work, the applicant is required to strictly adhere to the Department of Buildings' TPPN 10/88 governing in-ground construction adjacent to historic buildings. It is the applicant's obligation at the time of applying for their DOB permit to inform DOB that the TPPN applies.

PLEASE FINALLY NOTE: The note "Existing non-toothed infill brick to be removed and sill lowered to original height" found on sheet A-200.00 refers to work that has been omitted from the drawings, and is not