



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

<b>ISSUE DATE:</b> 09/01/20	<b>EXPIRATION DATE:</b> 9/1/2024	<b>DOCKET #:</b> LPC-20-09317	<b>CNE</b> CNE-20-09317
<b>ADDRESS:</b> 479 HENRY STREET		<b>BOROUGH:</b> BROOKLYN	<b>BLOCK/LOT:</b> 323 / 8
Cobble Hill Historic District			

**Display This Permit While Work Is In Progress**

ISSUED TO:

**Peter G. Guthrie, Managing Member**  
**479 Henry LLC**  
**100 Hamilton Avenue**  
**Brooklyn, NY 11231**

**NOT ORIGINAL**  
**COMPUTER-GENERATED COPY**

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 August 25, 2020.

The approved work consists of exterior work throughout the rear (east) facade, including chipping back the existing failing stucco coating throughout the three-story rear yard addition, and applying a new stucco coating (white) to the previously coated masonry; at the historic top floor, including chipping back the existing failing masonry coating, and applying a new mineral coating with a white finish; at the first floor, including removing non-historic infill, including one (1) window, one (1) door, and a metal deck, and combining the openings vertically and horizontally by removing plain, stucco-coated masonry, and installing one (1) six-leaf metal window and door assembly between 24" masonry piers and below a 12" spandrel, and installing a 3'6" projecting black-finished metal deck, featuring a stair down to the rear yard; at the second floor, including removing non-historic infill, including one (1) window, one (1) door, and one (1) fire escape platform and drop-down ladder, and combining the openings vertically and horizontally by removing plain, stucco-coated masonry, and installing one (1) six-leaf metal window and door assembly between 24" masonry piers, featuring architectural louvers at the transom; at the third floor, including removing non-historic infill installed in modified openings, including three (3) windows and one (1) fire escape platform and drop-down ladder, and restoring the masonry openings to their historic sizes and locations, and installing

three (3) two-over-two metal windows with a black finish within the restored openings; and installing black-finished railings at the roof of the existing three-story rear yard addition; and at the fourth floor, including removing non-historic infill installed in modified openings, including two (2) windows and one (1) fire escape platform and drop-down ladder, and restoring the masonry openings to their historic sizes, and installing two (2) two-over-two metal windows with a black finish within the restored openings; and dropping the sill of one (1) window, and installing a metal and glass door within the modified opening for access to the third floor roof deck; at the roof, including installing one (1) new skylight; and interior alterations throughout all floors; as shown and described in existing conditions photographs, an email (dated August 25, 2020, and prepared by Peter Guthrie; and on drawings and visibility studies, labeled T-001.00, DM-001.00, A-001.00, A-002.00, A-003.00, A-004.00, A-005.00, and EN-001.00, dated July 24, 2020, and prepared by Iraj Issapour, P.E., all submitted as components of the application.

In reviewing this proposal, the Commission notes that the Cobble Hill Historic District described 479 Henry Street as a Greek Revival style row house built in 1844-45; 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 Cobble Hill Historic District.

With regard to this proposal, the Commission finds that the work is in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-14 for Window and Doors, including Section 2-14(h)(2-4) for new windows and doors in new or modified openings at secondary nonvisible or minimally visible facades; Section 2-15 for Rooftop and Rear Yard Additions or Enlargements, including Section 2-15(f)(9) for rear yard decks; Section 2-15(d)(2) for non-occupiable rooftop additions on buildings in a historic district; Section 2-21 for Installation of Heating, Ventilation, Air Conditioning and other Mechanical Equipment, including Section 2-21(g)(1) for installation of HVAC and other mechanical equipment on rooftops and terraces; and Section 2-11 for Repair, Restoration, Replacement, and Re-creation of Building Facades and Related Exterior Elements, including Section 2-11(c)(1) for cleaning or removal of paint and coatings; Section 2-11(c)(2)(ii) for painting non-original or altered features or facades; Section 2-11(c)(2)(iii) for coating masonry facades and features; and Section 2-11(c)(6) for repair of stucco. Based on these findings, the Commission determined that the work is appropriate to the building and to the Cobble Hill Historic District. The work, therefore, is approved.

Please see Title 63 of the Rules of the City of New York for complete text of any Rule section(s) cited in this permit: <http://www1.nyc.gov/site/lpc/applications/rules-guides.page>

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.

The approved documents, and Department of Buildings filing drawings where applicable, are marked as approved by the Commission, with the date of the approval indicated. The work is limited to what is contained in the approved documents and referenced in the approval. 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 Elizabeth Diker.

Sarah Carroll  
Chair

**PLEASE NOTE: APPROVED DOCUMENTS, DEPARTMENT OF BUILDINGS FILING DRAWINGS WHERE APPLICABLE, AND A COPY OF THIS PERMIT HAVE BEEN PROVIDED TO:**

Iraj Issapour

cc: Caroline Kane Levy, Deputy Director; Iraj Issapour,