



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 APPROPRIATENESS

ISSUE DATE: 08/21/19	EXPIRATION DATE: 5/14/2025	DOCKET #: LPC-19-40957	COFA COFA-19-40957
ADDRESS: 20 VERANDAH PLACE Apt/Floor: C, 1-3		BOROUGH: BROOKLYN	BLOCK/LOT: 301 / 12
Cobble Hill Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Layne David Dicker
20 Verandah Place Real Property Trust
8383 Wilshire Boulevard, Suite 400
Beverly Hills, CA 90211

NOT ORIGINAL
COMPUTER-GENERATED COPY

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of May 14, 2019, following the Public Hearing of the same date, voted to grant a Certificate of Appropriateness for the proposed work at the subject premises, as put forth in your application completed on April 18, 2019, and as you were notified in Status Update Letter 19-38595 (LPC 19-38595), issued on May 15, 2019.

The proposal, as approved, consists of constructing a two-story rear yard addition at the basement and 1st floor with cedar clapboard siding with a black pine tar finish, two (2) pairs of double outswing terrace doors, six (6) divided-lite fixed and casement windows, a deck on top, at the 2nd floor, with a steel guardrail and a clear-coated cedar open trellis and a stair with a landing leading from the 1st floor down to the rear yard, at the basement level; and modifying top floor window openings on the rear facade to slightly enlarge and make them more regular, including replacing two (2) six-over-six double-hung windows and one (1) one-over-one double-hung window with three (3) two-over-two double-hung windows and infilling with brick to match the surrounding masonry in-kind at the resulting voids, as shown in a digital presentation, titled "20 Verandah Place, Brooklyn, NY," dated May 13, 2019 and prepared by Damian Zunino, R.A., including sixteen (16) slides, consisting of historic and existing condition photographs, drawings and photomontages,

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all presented as components of the application at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the Cobble Hill Historic District Designation Report describes 20 Verandah Place as a rowhouse built c. 1857; 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 Cobble Hill Historic District.

With regard to this proposal, the Commission found that the proposed work will not damage or destroy any significant architectural features; that the proposed work at the rear facade will not be visible from any public thoroughfare; that the rear addition will not rise to the full height of the building, thereby maintaining a sense of the building's original massing; that the proposed addition will not extend to the rear lot line, nor substantially eliminate the presence of a rear yard, and will be of modest size and depth; that other rear yard additions of a similar scale and with a similar footprint exist within the block; that the design of the proposed addition, including the open trellis at the third floor, will maintain the scale and character of the building as an individual row/carriage house; that slightly enlarging and regularizing the window openings at the top floor of the rear façade will not alter the building's relationship with other adjacent houses; and that the work will not detract from the special architectural or historic character of the building or district. Based on these findings, the Commission determined the work to be appropriate to the building and the historic district and voted to approve the application.

The Commission authorized the issuance of a Certificate of Appropriateness upon receipt, review and approval of two or more sets of signed and sealed Department of Building filing drawings showing the approved design.

Subsequently, on June 25, 2019 and July 29, 2019, the Commission received filing drawings A-000, A-001, A-002, A-003, A-100, A-102, A-110, EN-100, M-100, P-100, FO-101, FO-102, S-101, S-102, S-103, S-104 and SOE-101, dated March 12, 2019 (revised May 9, 2019); A-101, A-200 and A-201, dated March 12, 2019 (revised May 21, 2019); and A-005, dated March 12, 2019 (revised May 21, 2019), all prepared by Damian Delafield Zunino, R.A. Accordingly, staff reviewed these materials and found that the design approved by the Commission has been maintained, and noted that these materials include additional work, consisting of exterior work at the primary north facade, including replacing six (6) six-over-six double-hung vinyl windows with a white finish and white filler panels at brick arches with six (6) two-over-two double-hung segmental arch-headed wood windows; replacing two (2) fixed wood windows in-kind at the 1st floor of the primary facade; all replacement windows and doors are to be finished in black (#525, "Lepage Black"); replacing the main entry door at the 1st floor in-kind; at the other existing door at the 1st floor, removing the existing screen, making the door non-operable and repainting it with a black finish (#525, "Lepage Black"); removing one (1) existing through-wall HVAC unit and installing brick infill at the resulting opening to match the surrounding masonry in-kind; replacing one (1) standard wall-mounted light fixture with one (1) flush-mounted light fixture with a dark bronze finish above the main entrance door; patching and repairing the brick facade and cornice as needed; installing one (1) wall-mounted HVAC unit at the east side of the roof with related piping penetrations; installing one (1) exhaust fan and one (1) vent toward the south (rear) side of the roof; at the non-visible secondary south (rear) facade, replacing two (2) six-over-six double-hung vinyl windows with one (1) two-over-two double-hung aluminum-clad wood window and one (1) custom divided-lite single outswing aluminum-clad wood and glass terrace door in modified existing openings at the 2nd floor; installing one (1) custom divided-lite single outswing aluminum-clad wood and glass terrace door at a new opening at the 2nd floor; removing one (1) HVAC unit and installing brick infill to match the surrounding masonry in-kind at the 2nd floor; installing one (1) through-wall HVAC vent at the 2nd floor; removing an existing retaining wall at the rear yard and excavating down approximately 4' at surrounding portions of the rear yard to level the overall grade to the cellar level and to match the grade of another existing portion of the rear yard; installing pavers and planters at a portion of the rear yard; installing a 6-

foot-tall horizontal cedar perimeter fence at the rear yard; and interior alterations at the basement through 3rd floor, including the demolition and construction of nonbearing partitions and finishes, and structural, mechanical, plumbing, electrical, and HVAC work.

With regard to this additional work, staff found 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(f)(2)(ii)(B) for new windows and doors at primary facades at small residential and commercial buildings, Section 2-14(h)(1) for new windows and doors at secondary nonvisible or minimally visible facades and Section 2-14(h)(2-4) for new windows and doors in new or modified openings at secondary nonvisible or minimally visible facades; Section 2-11 for Repair, Restoration, Replacement, and Re-creation of Building Facades and Related Exterior Elements, including Section 2-11(c)(5) for repair of fired clay and ceramic unit masonry and Section 2-11(d)(1)(i) for in-kind material replacement; Section 2-20 for Health, Safety, and Utility Equipment, including Section 2-20(c)(3) for light fixtures and intercom panels; Section 2-21 for Installation of Heating, Ventilation, Air Conditioning and other Mechanical Equipment, including Section 2-21(g)(1) and 2-21(g)(2) for installation of HVAC and other mechanical equipment on rooftops and terraces; Section 2-21 for Installation of Heating, Ventilation, Air Conditioning and other Mechanical Equipment, including Section 2-21(d)(3) for installation of through-wall HVAC equipment on nonvisible secondary facades; Section 2-16(c) for Excavation Work; Section 2-17 for Front, Side, and Rear Yards, including Section 2-17(a)(2) for areaway paving, steps, or planted areas and Section 2-17(c)(1)(ii)(A) for rear yard fences. Additionally, staff found that the design approved by the Commission has been maintained. Based on these and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 19-40957 is being issued.

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>

PLEASE NOTE: As the approved work consists of subsurface work, the applicant is required to strictly adhere to all Department of Buildings' requirements for in-ground construction at, and adjacent to, historic buildings, including, when required, TPPN 10/88 monitoring.

SAMPLES REQUIRED: Pursuant to Title 63 of the Rules of the City of New York, Section 2-11(b)(5) and 2-11(b)(7) for Repair, Restoration, Replacement and Re-creation of Building Façades and Related Exterior Elements, this permit is being issued contingent upon the Commission's review and approval of installed sample mockups of brick repair/patching and replacement brick infill at locations requiring repair, prior to the commencement of work. Review instructions in the subsection cited above before preparing samples. Submit clear, color digital photographs of all samples to mdoherty@lpc.nyc.gov for review, or contact staff to schedule a site visit.

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 Melissa Doherty.

Sarah Carroll
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Damian Zunino, Studio DB Architecture

cc: Caroline Kane Levy, Deputy Director; Damian Zunino, Studio DB Architecture