



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
 1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007
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PERMIT

CERTIFICATE OF APPROPRIATENESS

ISSUE DATE: 09/19/17	EXPIRATION DATE: 7/11/2023	DOCKET #: LPC-19-16719	COFA COFA-19-16719
ADDRESS: 96 6TH AVENUE		BOROUGH: Brooklyn	BLOCK/LOT: 935 / 47
AKA 65-69 Prospect Place Park Slope Historic District Extension II			

Display This Permit While Work Is In Progress

ISSUED TO:

Lauren Daniluk & William Tung
96 6th Avenue
Brooklyn, NY 11217

**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 July 11, 2017, following the Public Hearing of the same date, voted to approve certain work at the subject premises, as put forward in your application completed on June 15, 2017, and as you were notified in Status Update Letter 19-11291, issued July 12, 2017.

The proposal, as approved, consists of the demolition of a one-story rear extension and the construction of a new two-story rear extension, featuring aluminum-clad wood window and door assemblies with vertical frosted glass fins and brick side walls; modifying the existing brownstone stucco areaway wall by adding six (6) vertical grooves and mounting a steel cable rail into bluestone coping at the top; demolition of the two-story brownstone and wood garage structure on Prospect Place, and the construction of a new two-story brick garage, featuring two black painted wood garage doors, and at the second floor recessed brick panels with a steel lintel and aluminum-clad windows, a setback terrace with vertical frosted fins at the visible secondary elevation facing the house, a skylight, new concrete stairs and an entry door to the rear yard; the excavation of the rear yard by approximately 4"; the installation of a metal and glass open walkway between the house and the garage; and at the house, infilling one opening at the parlor floor of the Prospect Place elevation with brick, and replacing five (5) wood double-hung wood windows with simulated double-hung windows at the second floor and basement on both Prospect Park West and 6th Street facades. The proposal

was shown in photographs and drawings labeled 01 through L18; and all prepared by Baxt/Ingui Architects PC and submitted as components of the application and presented at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the Park Slope Historic District Extension II Designation Report describes 96 6th Avenue as an Italianate style rowhouse built between 1860-1869; 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 Park Slope Historic District Extension II. The Commission further noted that the associated two-story garage has been highly altered.

With regard to this proposal, the Commission found that the work will not eliminate or damage any significant architectural features; that the proposed rear yard addition will not rise to the full height of the building and will maintain a sense of the building's original volume; that the proposed rear yard addition will utilize materials, fenestration and a division of floor levels that will be in keeping with the materials palette and residential scale of the building; that the depth of this addition will maintain a rear yard and will relate to the varied additions in this block; that although the rear addition will be visible over the garden wall, the overall height and massing of the addition will be compatible with the varied conditions of other additions at this portion of the block; that the angled wall, glass multi-fin fenestration, red brick cladding and massing of the rear elevation of the extension will harmonize with other rear facades in the block while allowing the addition to express itself as a contemporary addition to the historic structure; that the existing garden wall will be finished with brownstone colored stucco allowing it to blend with the materials of the streetscape, and the addition of vertical notches will help relieve the solidity of the masonry wall; that the metal stair connector will maintain the visual separation of the house and the garage, and being setback from the street it will be an effective connection between the two structures that recedes from view; that the existing garage has been highly altered, therefore its demolition will not eliminate significant historic fabric; that the new two-story garage will be consistent in scale and massing with the current garage and other garages in this historic district, and will support its subordinate role in relation to both the associated rowhouse and the other rowhouses along Prospect Place; that the simple form, materials, and finishes of the proposed garage, featuring red brick cladding, asymmetrical window openings at the second floor, dark garage doors and I-beam lintels in a complementary color, will harmonize with the house and the streetscape; that the angled side elevation of the garage and associated fins creates a dialogue with the angled rear elevation of the main house's proposed rear yard addition; that the brick infilled window on the Prospect Avenue façade will retain its lintel and sill and will be inset from the plane of the façade and therefore will remain legible as a blind window; that the existing windows are modern replacements and do not closely match the historic windows, and therefore their removal will not result in the elimination of historic fabric; that the proposed windows will closely match the historic windows in terms of material, configuration, details, profiles, finish and dimensions; that the fixed upper sash will be in a different plane from the lower sash, replicating the appearance of the historic double-hung window sashes; and that the change in operation at the lower sash will only be perceptible when the sash is open.

In voting to grant this approval, the Commission required that two signed and sealed copies of the final Department of Buildings filing drawings showing the approved proposal be submitted to the Landmarks Preservation Commission for review and approval.

Subsequently, on September 8, 2017, the Landmarks Preservation Commission received final drawings labeled G-001.00, EN-100.00, P-100.00, DM-100.00, DM-101.00, A-100.00, A-101.00, A-200.00, A-201.00, A-300.00, A-301.00, A-500.00, E-101.00, M-100.00 through M-103.00, dated August 2, 2017, prepared by Benjamin H. Baxt, R.A. and noted that the drawings additionally show the installation of three (3) HVAC units in the rear yard; the removal of the fence at the rear yard, and the installation of a new 4'-6" fence and related interior work at the basement, first and second floors.

Accordingly, the staff of the Commission reviewed the drawings, and found, in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-11, that the air conditioning equipment will not be visible from any public thoroughfare; that the installation of the equipment will not affect any significant architectural feature of the building; that the fence will not exceed 6' in height; and that the proposal previously 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 19-16719 is being issued.

PLEASE 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 NOTE: This permit is contingent upon the Commission's review and approval of samples of all masonry work prior to the commencement of work. Samples should be installed adjacent to clean, original surface(s) being repaired; allowed to cure; and cleaned of residue. Submit digital photographs of all samples to mshabrami@lpc.nyc.gov for review. This permit is also contingent on the understanding that the work will be performed by hand and when the temperature remains a constant 45 degrees Fahrenheit or above for a 72 hour period from the commencement of the work.

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 Misha'el Shabrami.

Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Jennifer McGill, Baxt Ingui

cc: Caroline Kane Levy, Deputy Director; Jennifer McGill, Baxt Ingui