

DATE: 3/3/2015

LPC DOCKET #: 167221

LPC ACTION: APPROVED WITH MODIFICATIONS

ACTION REQUIRED BY OTHER AGENCIES: N/A

PERMIT TYPE: CERTIFICATE OF APPROPRIATENESS

Address: 54 State Street

Block: 258 **Lot:** 137

Historic District: Brooklyn Heights

Description: An apartment building built in the late 19th century. Application is to alter the facade and areaway, relocate HVAC units, and legalize and modify facade and areaway alterations performed without Landmarks Preservation Commission permits.

COMMISSION FINDINGS

The Commission **NOTED** that the style, scale, materials, and details of the building are among the features which contribute to the special architectural and historic character of the Brooklyn Heights Historic District.

Pursuant to Section 25-307 of the Administrative Code of the City of New York, The Commission **APPROVED WITH MODIFICATIONS**, finding:

- THAT removal of the cast concrete window sills, non-matching brick around the entrance, and black tile at the entrance will eliminate unsympathetic alterations THAT detract from the significant architectural features of the building;
- THAT the new cast stone sills and brick corbelling will match the size, coursing, and details of the historic window sills, returning these elements to a condition more in keeping with the building's original appearance;
- THAT the new brick around the entrance will match the historic brick in terms of size, color, texture and coursing;
- THAT the relocation of the intercom conduit to the fence will allow the conduit to blend with the vertical pickets of the fence, thereby calling less attention to itself;
- THAT the light fixtures are in keeping with the size, style and placement of light fixtures historically found on buildings of this age and style;
- THAT the areaway railing will be lowered and the picket caps replaced, resulting in ironwork which closely recalls areaway railings found on buildings of the age and style;
- THAT the stucco curb beneath the areaway railing is in keeping with fence curbs found in this district;
- THAT the previous bluestone sidewalk flags were damaged and of a limited number, therefore their removal did not result in loss of a significant amount of historic fabric;
- THAT the new bluestone entry paving will be in keeping with paving historically found at the building and district;
- THAT the HVAC sensor on the front façade does not call undue attention to itself;
- THAT the parapet walls at the rear and sides of the building are visible from limited locations and are not be seen in context with the front façade; therefore they do not detract from the special architectural or historic character of the building or district;
- THAT the rooftop air-conditioning units will be relocated making them minimally visible from a public thoroughfare;

However, in voting to grant this approval, the Commission required:

- THAT the entire front façade be repointed to repair the existing poor quality pointing and to create a consistent color, texture, and tooling condition;
- THAT the door transom be replaced with thinner framing and be arched to conform to the masonry opening.
- THAT the existing cornice be replaced to better match the historic cornice;

- THAT the stucco at the front façade be removed and the underlying brick be repaired;
- THAT the openings at the basement façade be uncovered and filled with recessed, matching brick in compliance with Certificate of Appropriateness 07-4213;
- THAT the rear façade be examined to determine if any historic feature had to be removed and if so, that the feature be restored.
- and THAT the existing concrete sidewalk be removed and be replaced with concrete tinted to replicate the appearance of bluestone.

Please note that these “Commission Findings” are a summary of the findings related to the application. **This is NOT a permit or approval to commence any work.** No work may occur until the Commission has issued a Certificate of Appropriateness, which requires review and approval of Department of Buildings filing drawings and/or other construction drawings related to the approved work. In addition, no work may occur until the work has been reviewed and approved by other City agencies, such as the Department of Buildings, as required by law.