



The New York City Landmarks Preservation Commission
1 Centre Street, 9th Floor North New York NY 10007
<http://www.nyc.gov/landmarks>



Proposed Fiske Terrace-Midwood Park Historic District: Frequently Asked Questions

What is the current status of the proposed Fiske Terrace-Midwood Park Historic District?

The Landmarks Preservation Commission calendared the proposed historic district on Tuesday, September 19, 2006. Calendaring is the first formal step in the designation process. Once a building has been calendared, it is marked with a “C” in the Department of Buildings database. Any work that requires a Department of Buildings permit will also need to be reviewed by the Landmarks Preservation Commission prior to a permit being issued. A public hearing on the proposed historic district will be held on Tuesday, October 16, 2007, in the Commission’s public hearing room at 1 Centre Street, Manhattan. The public hearing provides a forum for testimony regarding the proposed designation by interested parties such as owners of potential landmarks, affected community boards, public officials, community groups, preservation advocacy groups and members of the general public.

Does landmark designation lower the value of my property?

No. Inclusion in a historic district ensures that the buildings around you will not be demolished or modified in ways that are unsympathetic to the neighborhood. A 2003 study by the New York City Independent Budget Office concluded: “Although prices for historic properties have at times increased less rapidly than for similar properties outside historic districts, overall price appreciation from 1975 through 2002 was greater for houses inside historical districts.” A link to this study is available on the Landmarks Preservation Commission’s website at www.nyc.gov/landmarks. You may also call the Landmarks Preservation Commission’s Public Information Officer at (212) 669-7817 to request a copy.

If want to sell my building after designation, must I tell the Landmarks Commission?

No. Landmark designation places no restrictions on an owner’s right to sell his or her property.

Is there a set of existing rules that outline how the Landmarks Commission would regulate my building?

Yes. The Commission has a set of Rules that apply to all landmarked buildings in New York City. The Rules are available at the Commission’s website at www.nyc.gov/landmarks. You may also call the Landmarks Preservation Commission’s Public Information Officer at (212) 669-7817 to request a copy.

Can the Landmarks Commission make me restore my building to the way it looked years ago?

No. The Commission regulates proposed changes to a building. It does not make you do work on your building. For example, if prior to landmark designation the stoop was removed and a ground-level entrance installed, the Commission cannot make you replace the stoop.

Does the Commission require me to use specific contractors to do work on my building?

No.

When do I need to get a permit for work on my building?

The Commission must approve in advance all work, whether restoration, alteration, reconstruction, demolition, or new construction, that affects the exterior appearance of any property within a historic district, even if a Department of Buildings permit is not needed for the proposed work.

How do I get a permit from the Landmarks Commission?

The Commission uses a single application form for all types of work. The permit application forms are available on

the Commission's website at www.nyc.gov/landmarks. You may also call the Landmarks Preservation Commission's Public Information Officer at (212) 669-7817 to request a copy. Applications should include descriptive materials, including photographs, drawings and material samples, where relevant, to explain and describe the existing condition of the building and the proposed work.

Will landmark designation prevent all alterations and new construction?

No. Landmark designation does not "freeze" a building or an area. Alterations, demolition and new construction continue to take place, but the Landmarks Commission must review the proposed changes and find them to be appropriate to the architecture of the building and the historic district. This process helps ensure that the special qualities of the designated buildings are not compromised or destroyed.

Do I need a permit to repaint my house?

Ordinary exterior repairs and routine maintenance, such as replacing broken window glass, repainting a building exterior to match the existing color, or removing painted graffiti, do not require the Commission's approval.

I am renovating my kitchen and bathroom. Do I need permits from the Commission for interior work?

The Commission only reviews interior work if it requires a Department of Buildings permit or affects the exterior of the building. If the work is only on the interior, the Commission's review is limited to confirming that there will be no effect on the exterior. If there is an effect, for example a vent for a new stove, the Commission will review the proposed location and size of the vent.

Does the Commission charge a fee for work done?

The Commission only charges a fee for work that also requires a Department of Buildings (DOB) permit. Restorative work such as window repair and replacement, brick repointing, etc., does not require a DOB permit and therefore does not have a Landmarks Commission fee. For work that does require a DOB permit, there is a fee of \$50 for projects with an estimated cost of \$25,000 or less. For projects that cost more than \$25,000, the fee is \$50 plus an additional \$3 for every \$1,000 over the initial \$25,000 project cost (for example, a \$50,000 project has a Commission fee of \$125). This fee is collected by the Department of Buildings on behalf of the Landmarks Commission when you obtain your DOB permit.

How do I find out more about the effects of designation?

Owners of buildings within the proposed historic district are encouraged to call Landmarks Preservation Commission Executive Director, Kate Daly, at (212) 669-7925, to discuss questions or concerns about the effects of designation. If a building owner needs more information, a meeting can be arranged.

How can I learn more about the Landmarks Preservation Commission?

The Commission's web site offers detailed information on the Commission and the permit application process. You may visit the web site at www.nyc.gov/landmarks. Click on "FAQS" for more information on a variety of topics.

You may also call or write the Landmarks Preservation Commission at 1 Centre Street 9th Floor North, New York, NY 10007; telephone: 212-669-7700; fax: 212-669-7960; TTY: 212-669-7788.