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| Date: | 2/6/2018 |
| LPC Docket #: | LPC-19-6418 |
| LPC Action: | Approved |
| Action required by other agencies: | |
| Permit Type: | CERTIFICATE OF APPROPRIATENESS |

Address: 111 Noble Street

Borough: Brooklyn

Block: 2566 **Lot:** 74

Historic District: Greenpoint Historic District

Description: A wood frame house, constructed in 1855 and heavily altered in the 20th century. Application is to alter the facades, change a portion of the existing wood framing; extend the building into the rear yard, and add a third story with rooftop addition to the existing two-story massing.

COMMISSION FINDINGS

The Commission NOTED that, although altered, the building's scale, siting, window arrangement, and wood framing are among the features that contribute to the special architectural and historic character of the Greenpoint Historic District, and that the wood frame rowhouses are among the earliest structures in the district and are linked to shipwrights and ship carpenters at nearby shipyards who built a significant portion of them.

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Commission APPROVED the proposal, finding:

- that the proposed work will remove alterations added to the building over time, which presently detract from the historic character of the house;
- that the proposed work will bring the basement through second floors, cornice, porch, and front areaway closer to their historic appearance, including wood clapboards, cornice and window surrounds, tapered wood porch columns, a wood stoop with decorative ironwork, and a brick basement;
- that the majority of the wood framing of the house will be retained, in particular at the primary elevation, and will be incorporated into the enlarged building;
- that the added third floor will match the floors below in terms of window placement and wood cladding and trim, and will blend with the existing façade;
- that there are other examples of three-story wood-frame buildings on this street and in the historic district, and that the proposed vertical enlargement of the front façade approximates the range of heights of buildings on Noble Street;
- that the window surrounds are in keeping with window surrounds of buildings of this age, type, and style;
- that the proposed CMU block construction at the secondary west elevation is necessary to create fire-proofing at the alleyway façade and will be clad in Hardiplank clapboards that will match the historic cladding in terms of finish, dimensions, and design;
- that the rooftop setback penthouse will be minimally visible from the southwest and not visible when viewed from directly across the street;
- that the visible profile of the rooftop penthouse resembles the sloped profile of the roof of the original historic building;
- that the proposed footprint of the rear extension is in keeping with other typical buildings on the block and will not substantially diminish a cohesive central green space;
- and that the scale and character of the rear façade is in keeping with the residential scale of the building.

VOTE:

Present: Meenakshi Srinivasan, Adi Shamir-Baron, Frederick Bland, Diana Chapin, Wellington Chen, Michael Devonshire, Michael Goldblum, John Gustafsson, Jeanne Lutfy, Anne HolFord Smith

10-0-0

In Favor = M.Srinivasan, A.Shamir-Baron, F.Bland, D.Chapin, W.Chen, M.Devonshire, M.Goldblum, J.Gustafsson, J.Lutfy, A.HolFord Smith

Oppose =

Abstain =

Recuse =



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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