



Date:	3/4/2025
LPC Docket #:	LPC-23-09523
LPC Action:	Approved with modifications
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

Address: 39 Sidney Place

Borough: Brooklyn

Block: 267 **Lot:** 14

Historic District: Brooklyn Heights Historic District

Description: An altered Greek Revival style rowhouse built in 1846. Application is to alter the front façade and reconstruct a stoop.

COMMISSION FINDINGS

The Commission NOTED that the building's style, scale, materials, and details are among the features that contribute to the special architectural and historic character of the Brooklyn Heights Historic District. The Commission also NOTED that the front façade was altered, the stoop was removed, and a fourth floor was added in the early 20th century; and that rustication was added at the basement prior to the designation of the historic district.

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

- that the brownstone-tinted rustication at the basement is not original to the early 20th century alteration, therefore its removal will not eliminate any significant historic fabric and will bring the building closer to its appearance after its later significant alteration;
- that the reconstruction of a stoop and parlor entrance and the lengthening of the parlor windows will be in keeping with rowhouses found in the streetscape and throughout the historic district, and the introduction of these select changes will be consistent with the evolution of this building over time;
- that the basic design and materiality of the stoop and parlor floor entrance, featuring a brownstone-tinted stucco-clad stoop and paired wood paneled doors, will relate harmoniously to the building and other stoops and entrances found within this streetscape;
- that the proposed four-over-four, double-hung windows will match the windows installed as part of the significant later alteration in terms of configuration, operation, and details, that the proposed metal-clad wood material will not be perceptible from public thoroughfares, and that the proposed black finish will harmonize with the building and the streetscape;
- and that the proposed work will not detract from the special character of the building or the Brooklyn Heights Historic District.

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

- that the design of the entrance surround and doors and the stoop ironwork be restudied in consultation with staff.

VOTE:

Present: Wellington Chen, Michael Goldblum, Jeanne Lutfy, Mark Ginsberg, Angie Master, Sarah Carroll, Diana Chapin

7-0-0

In Favor = W.Chen, M.Goldblum, J.Lutfy, M.Ginsberg, A.Master, S.Carroll, D.Chapin

Oppose =

Abstain =

Recuse =

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