

Community Board Approval Process for Installing a Roof Skylight in a Landmarked Building

Steps to secure approval for historic building
modifications

Meeting Agenda

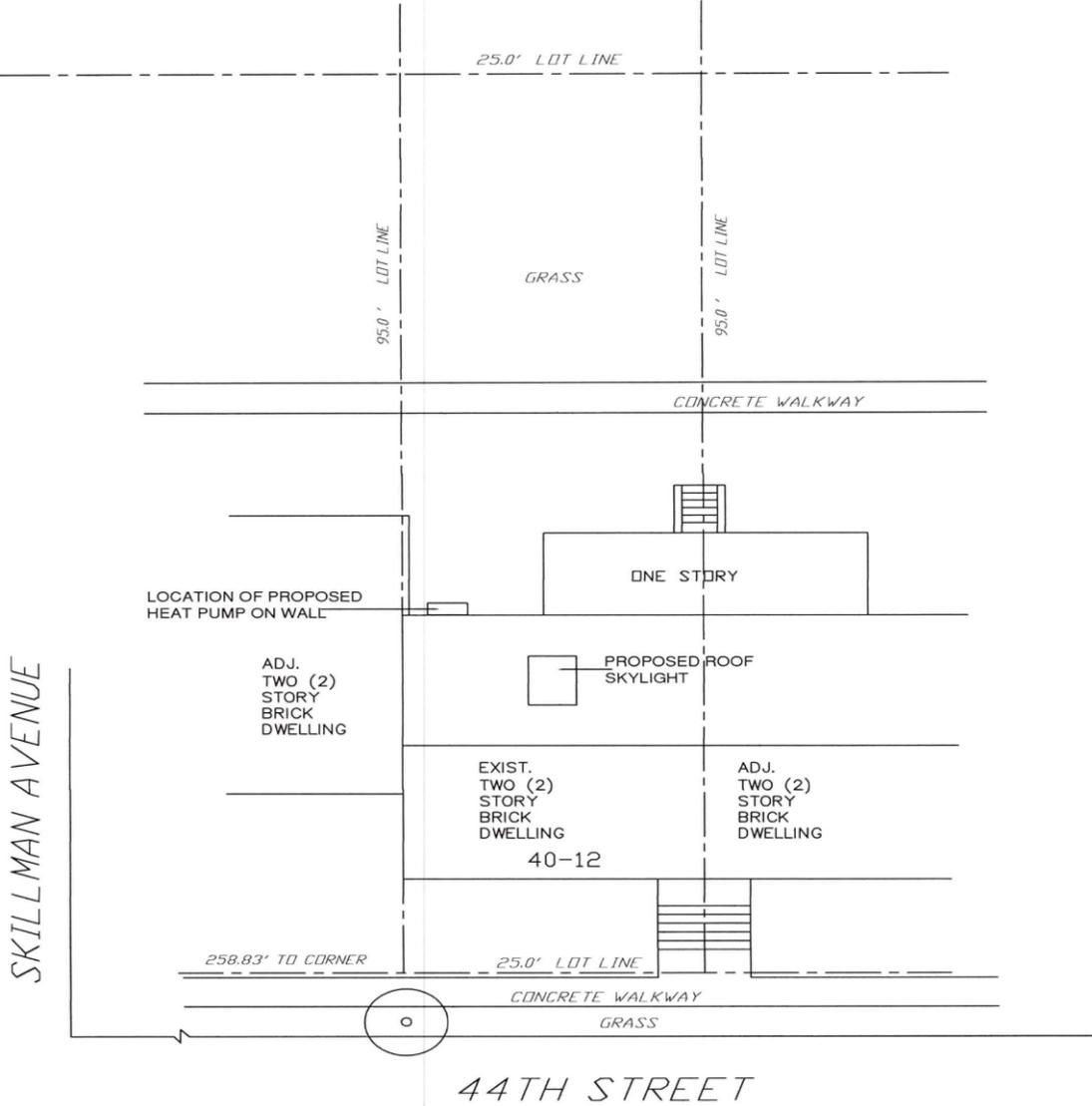
- Resident's Proposal: Installing a Roof Skylight
- Visual Presentation: Photos and Diagrams Supporting the Request

40-12 44TH STREET, SUNNYSIDE, NY 11104

BLOCK:182 LOT 110

Resident's Proposal: Installing a Roof Skylight

SITE PLAN





Description and Purpose of the Skylight Installation

Sympathetic Design

The skylight is thoughtfully designed to blend with the roof, preserving the building's external appearance.

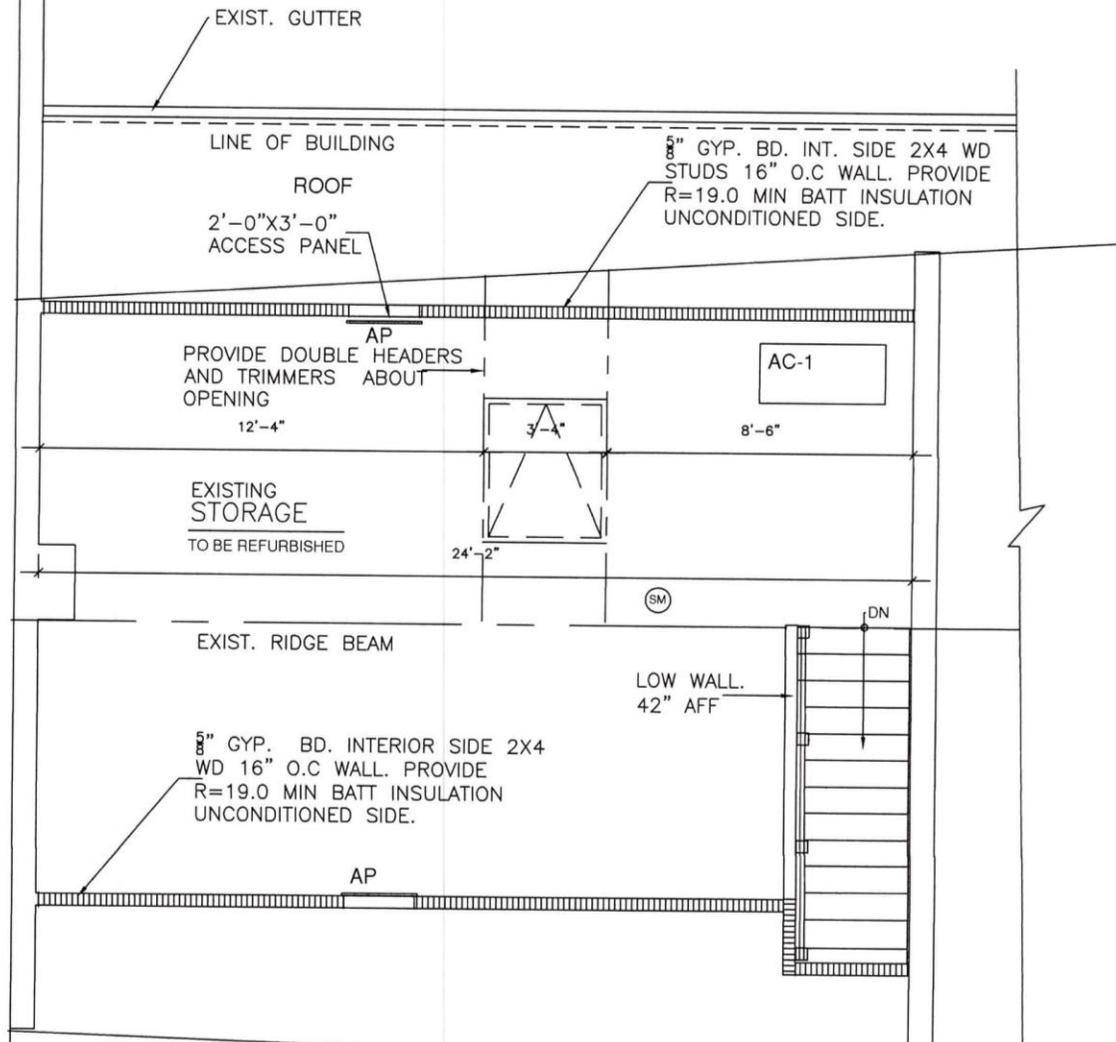
Natural Interior Lighting

The skylight enhances interior spaces by providing ample natural light, reducing reliance on artificial lighting.

Minimal Visual Impact

Positioning minimizes visibility of the skylight from the street and rear walkway, maintaining the building's exterior aesthetics.

Attic Floor Plan showing skylight location



Benefits for the Resident and Building

Improved Indoor Comfort

Enhancements lead to better temperature control and air quality, making living spaces more comfortable.

Energy Efficiency

Energy-saving measures reduce utility costs while supporting environmental sustainability.

Increased Property Value

Upgrades enhance property appeal and value without altering its historic features.

The proposed skylight is at the rear roof of the building facing a green reserve area within the properties adjoining rear yards

Visual Presentation: Photos and Diagrams Supporting the Request



Current Rooftop and Building Conditions

Existing Rooftop Layout

Photographs reveal the current rooftop structure and spatial arrangement affecting skylight installation choices.

Architectural Features

Architectural elements on the rooftop influence design considerations for skylight placement and integration.

Proposed Skylight Placement and Design

Skylight Location

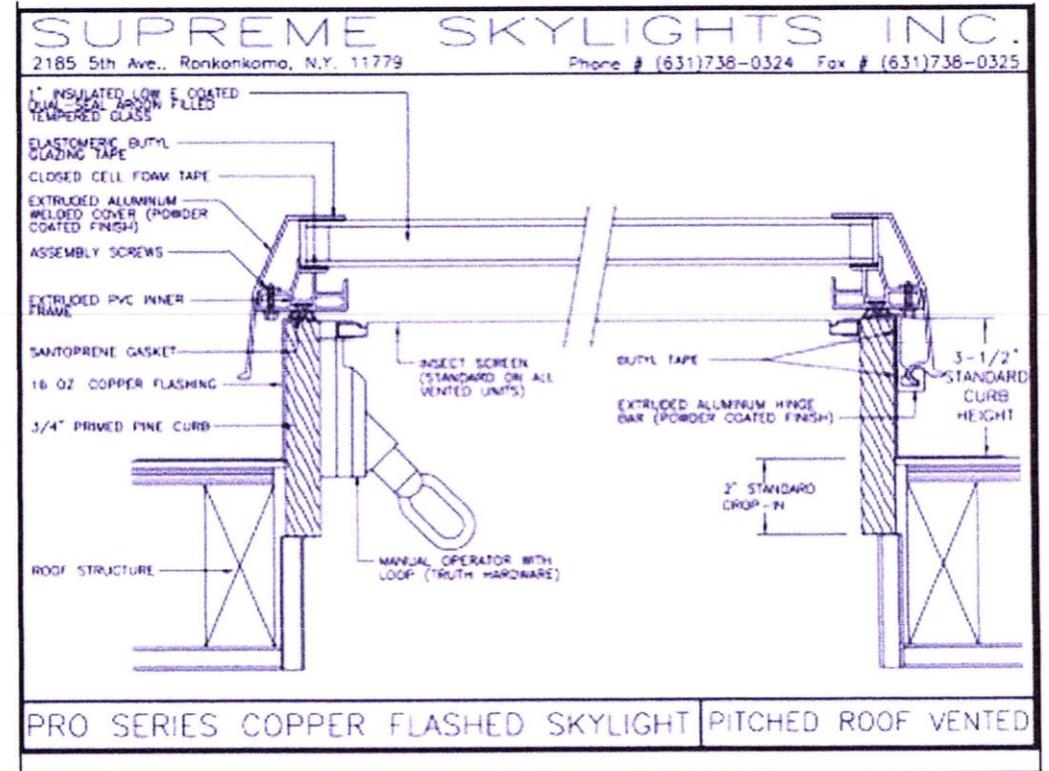
Precise placement of the skylight is designed to maximize natural light while respecting the building's historic features.

Size and Shape

The skylight's size and geometric shape are carefully chosen to complement the building's architectural style.

Material Selection

Materials are selected to harmonize with the building's historic aesthetic while ensuring durability and functionality.



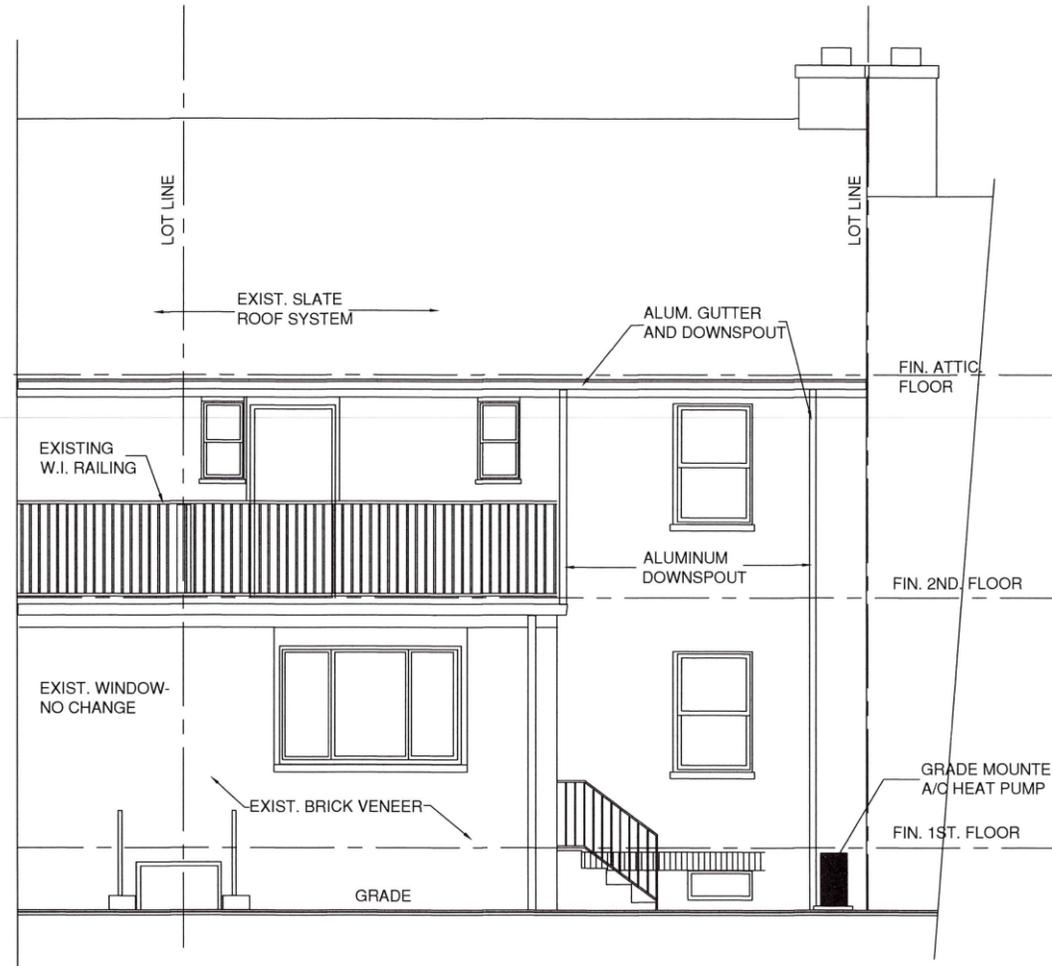
Visual Impact Assessment Using Before Image.

Comparative Visuals

Before-and-after images clearly show the skylight's appearance after installation, highlighting design integration.

Minimal Visual Impact

The skylight installation demonstrates minimal disruption to the building's original aesthetics and surrounding environment.



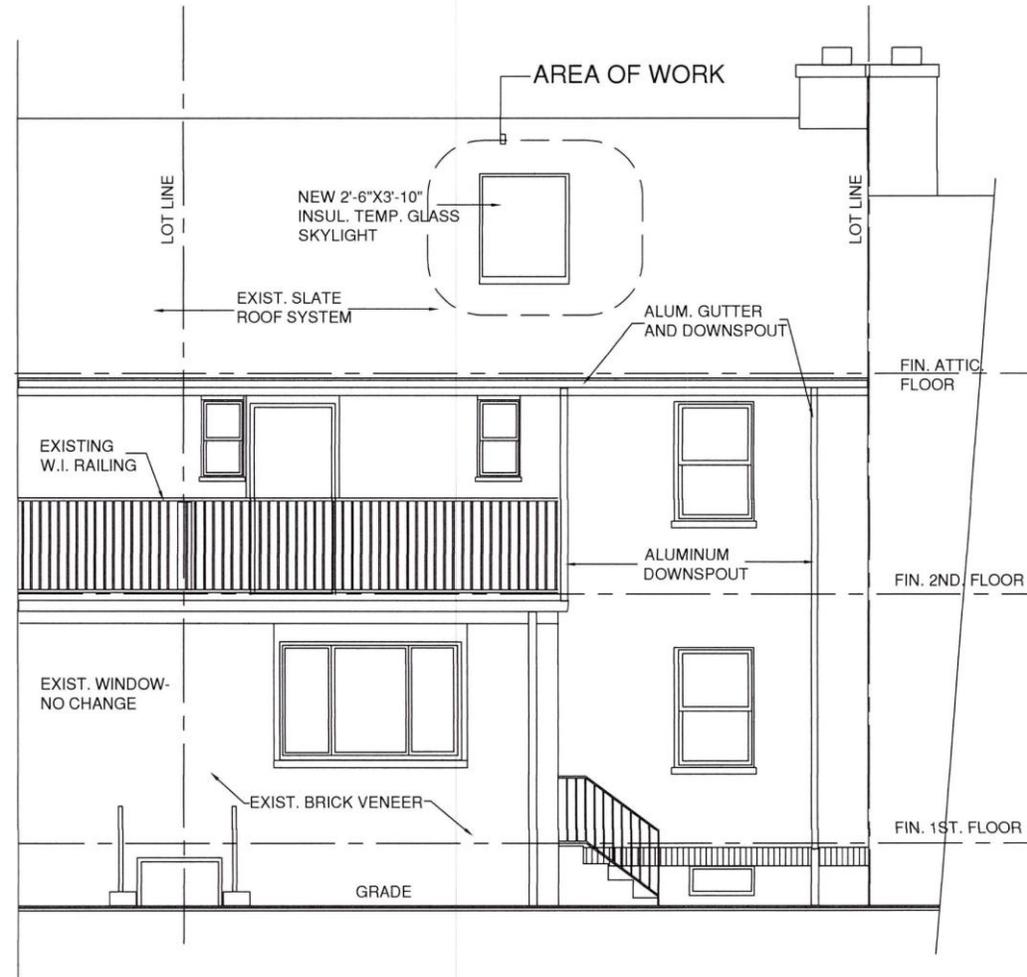
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Community Considerations and Preservation Guidelines

Ensuring Architectural Integrity and Historical Value

Preserving Original Features

Design focuses on maintaining the building's original architectural elements to uphold its authenticity.

Respecting Historical Significance

The approach honors the historical importance of the structure and its cultural heritage.

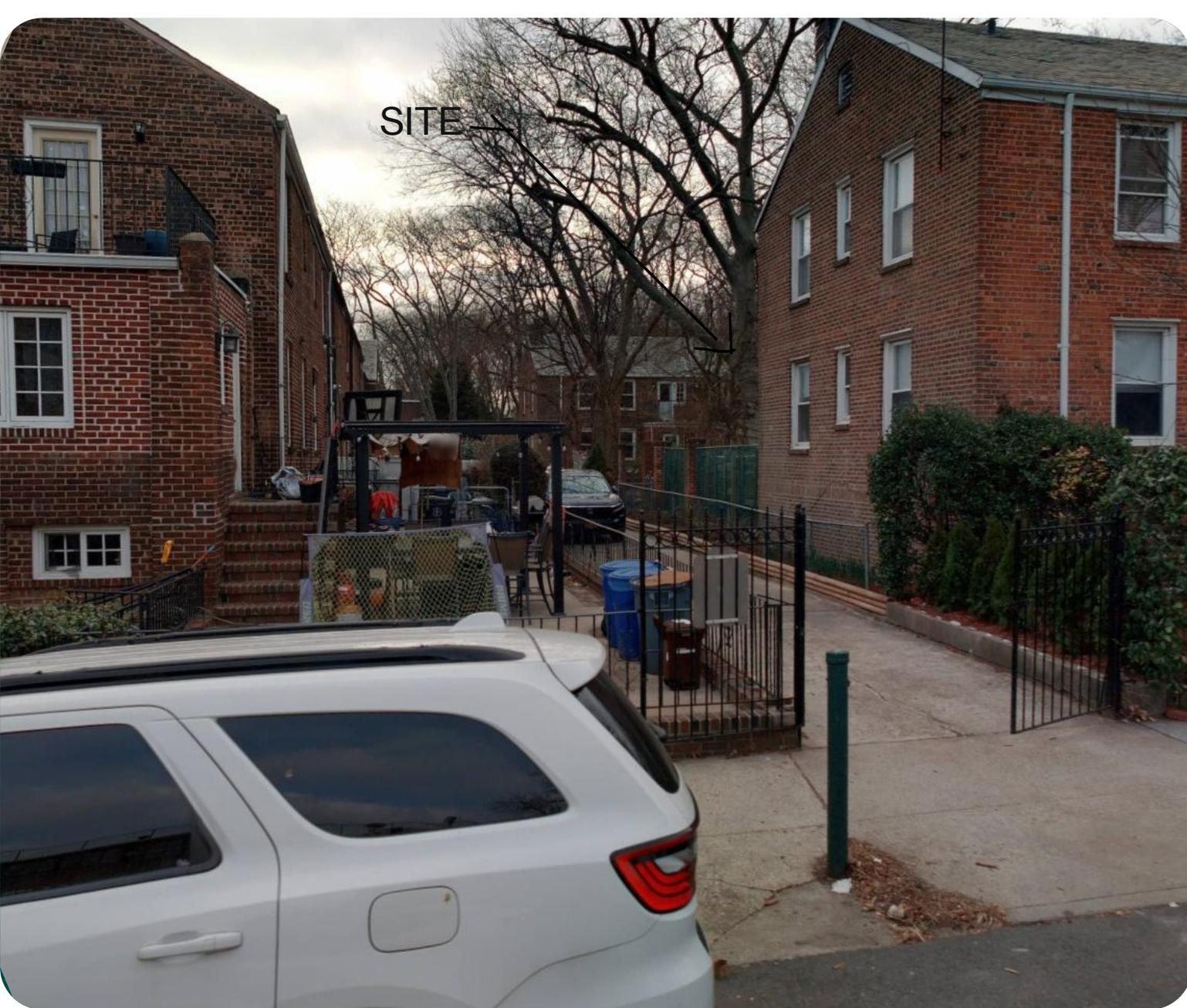




Mitigating Effects on Neighboring Properties

Visual Intrusion Control

Architectural design and landscaping reduce visual intrusion, preserving privacy and neighborhood aesthetics.



Compliance with Preservation Standards

View of Site from 43rd Street

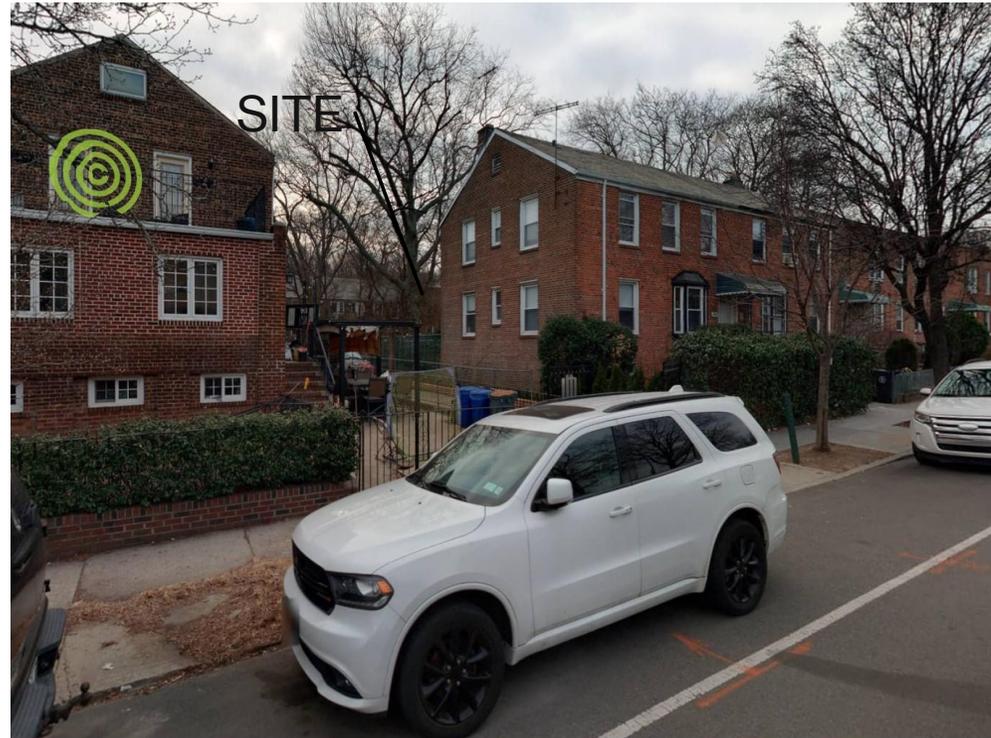
The line of sight from 43rd Street does not reveal the skylight during the winter months.

Reversible Installation

The skylight installation is designed to be fully reversible to protect historical integrity if needed.

43rd Street view of property. Skylight will not be visible

View of building rear from 43rd street is obstructed by branches in winter and will not be easily visible.



View from 43rd street across reserve green area

Community
walkway passes
through the rear
yard of the
properties on 44th
street



Conclusion

Careful Planning

Installing skylights demands detailed planning to maintain the building's historic integrity and functionality.

Community Engagement

Involving the community ensures that preservation respects local values and gains public support.

Preservation Regulations

Adhering to preservation laws protects the landmark's historic value during modifications.

Enhanced Quality of Life

Skylight installation improves residents' living conditions while honoring the building's heritage.