



Mount Morris Park and Mount Morris Park Extension Historic Districts



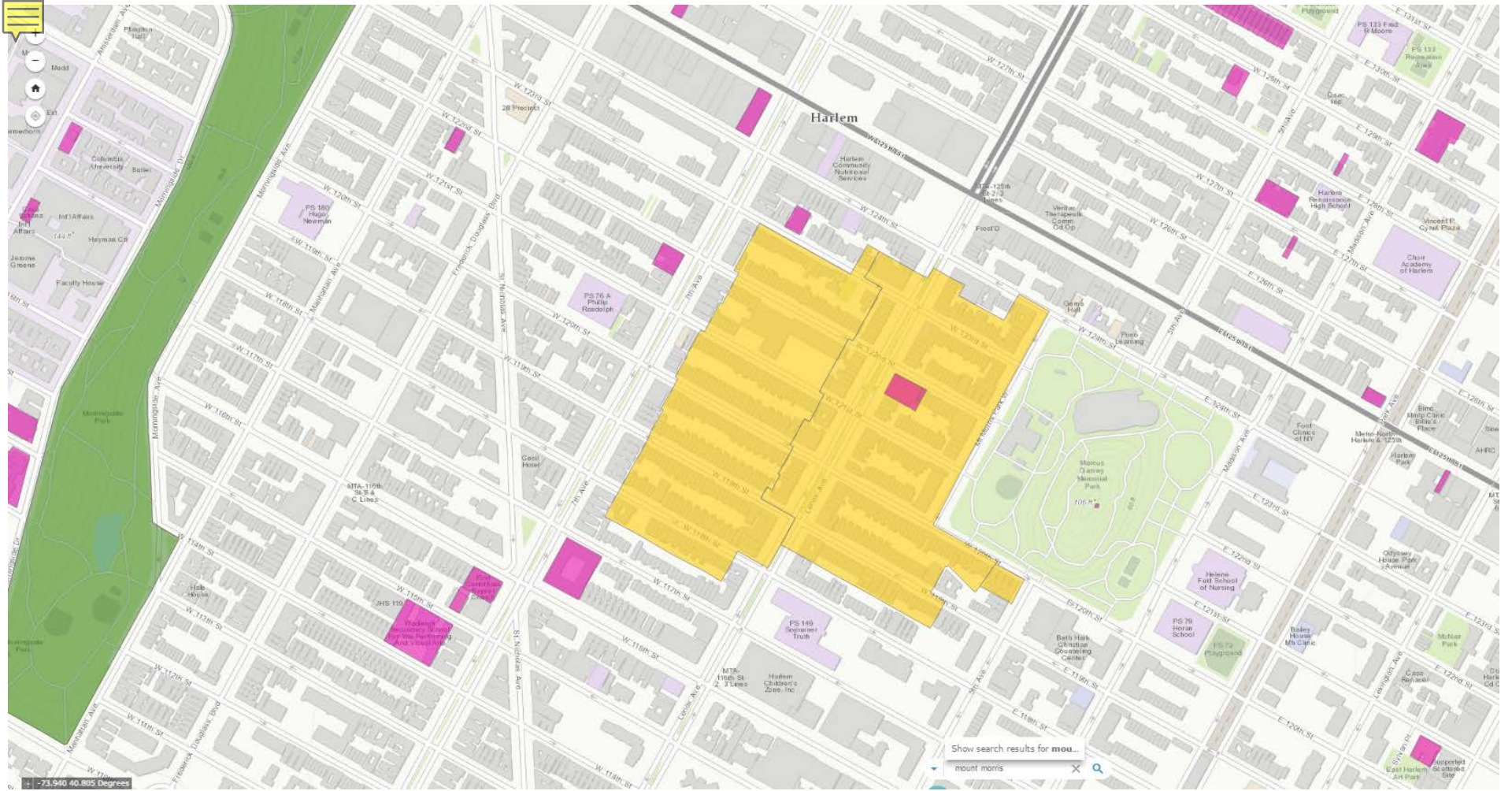
What is the Landmarks Preservation Commission?

The LPC has designated and regulates more than **36,000** buildings in all five boroughs, including **140** historic districts and extensions, **117** interior landmarks, **10** scenic landmarks and over **1,395** individual landmarks.



Departments at LPC

- **Research**
- **Preservation**
- **Enforcement**
- **Archaeology**





What Landmark Designation Means for Property Owners



Owning Landmarked Property

- The Commission **regulates proposed work**
- The appearance of a property is **“grandfathered”** at the time of designation
- The Commission does not compel owners to make changes to their buildings
- The Commission does **not** regulate use
- The Commission is **not** involved in the sale of a property



Performing Work on a Designated Property

No permit is required for ordinary maintenance or interior work that does not require a DOB permit:

- Painting the façade the same color
- Caulking
- Flashing
- Gutters and leaders
- Repairing skylights, chimneys, roof hatches, and other features which are not visible from the street



Performing Work on a Designated Property

LPC issues permits for:

- Any work that requires a DOB permit (interiors)
- Rooftop and Rear yard Additions
- Restoration
- Window Replacement
- Permanent HVAC Equipment



LPC Permits

- Approximately **14,000** permits issued by LPC each year
- **95%** of permits are issued at staff level when the proposed work meets criteria for staff level approval
- If the proposed work does not qualify for a staff permit, the proposal may be presented at a **Public Hearing** for approval by the full Commission.
- **Expedited Review** for certain types of work





Public Hearing Process

When work requires full Commission review

- Staff Input and Advice
- Community Board Review
- Public Testimony & Commissioner Review
- If approved, the staff issues the permit upon receipt and review of the final DOB filing drawings





Resources for filing applications

- Discover Landmarks Map
- LPC Rules
- The Permit Application Guide
- Rowhouse Manual
- Fact Sheets
- 1940 Tax Photos

Find them on www.nyc.gov/landmarks

or by calling the Public Information Officer at (212) 669-7817

STAFF USE ONLY		
LPC DOCKET #:	DATE RECEIVED:	STAFF:
ACTION: <i>PMW ONE COFA REPORT OTHER:</i>		WORK TYPE:

APPLICATION FORM FOR WORK ON DESIGNATED PROPERTIES

INSTRUCTIONS FOR FILING
 A complete application includes this form ("Application Form") and materials needed to describe the project and its effect on the landmark property. Please read the instructions of this form carefully, and provide all the information requested for ALL 6 sections. LPC staff uses this information to determine if the application meets LPC's rules for approval by staff or will require a review by the full Commission at a Public Hearing. Failure to submit complete applications with required materials will result in delays in the review and processing of your application. Filing may be done in person or by mail to the address above.

1. PROPERTY INFORMATION	
ADDRESS:	
FLOOR/APT. #:	
BOROUGH:	BLOCK:
LOT:	ZONING:
2. PROPOSED WORK (CHECK ALL THAT APPLY)	
INTERIOR ALTERATIONS	<input type="checkbox"/> INTERIOR ALTERATIONS <input type="checkbox"/> PLACE OF ASSEMBLY/CERTIFICATE OF OCCUPANCY/NO WORK PROPOSED
RESTORATION & OTHER FAÇADE WORK	<input type="checkbox"/> RECREATE MISSING ARCHITECTURAL FEATURES <input type="checkbox"/> EXTERIOR REPAIRS (check all that apply): <input type="checkbox"/> Street façade <input type="checkbox"/> Side or rear façade/roof <input type="checkbox"/> LLL1
HEATING, VENTILATION & AIR CONDITIONING EQUIPMENT	<input type="checkbox"/> THRU-WINDOW/LOWERS & OTHER HVAC EQUIPMENT (check all that apply): <input type="checkbox"/> Street façade <input type="checkbox"/> Rear or side façade <input type="checkbox"/> THRU-WALL HVAC EQUIPMENT: <input type="checkbox"/> Street façade <input type="checkbox"/> Rear or side façade <input type="checkbox"/> OTHER MECHANICAL EQUIPMENT: <input type="checkbox"/> Wall mounted <input type="checkbox"/> Yard <input type="checkbox"/> Roof <input type="checkbox"/> Exterior Generator
WINDOW & DOOR WORK	<input type="checkbox"/> REPLACE WINDOWS (check all that apply): <input type="checkbox"/> Street-facing façades <input type="checkbox"/> Rear or side non-street-facing façade <input type="checkbox"/> NEWMODIFY WINDOW OPENING(S) (check all that apply): <input type="checkbox"/> Street-facing façades <input type="checkbox"/> Rear or side non-street-facing façade <input type="checkbox"/> REPLACE DOOR(S) or MODIFY DOOR(S)
ADDITIONS & NEW CONSTRUCTION	<input type="checkbox"/> NEW BUILDING <input type="checkbox"/> ROOFTOP ADDITION (check all that apply): <input type="checkbox"/> Mechanical Equipment, Stair or Elevator Bulkhead <input type="checkbox"/> Occupiable <input type="checkbox"/> Solar <input type="checkbox"/> REAR YARD ADDITION (check all that apply): <input type="checkbox"/> Deck <input type="checkbox"/> Occupiable
STOREFRONTS	<input type="checkbox"/> INFILL <input type="checkbox"/> LIGHTING <input type="checkbox"/> SIGNAGE <input type="checkbox"/> AWNINGS <input type="checkbox"/> SECURITY GATE
EXCAVATIONS, SIDEWALKS AND SITEWORK	<input type="checkbox"/> EXCAVATION (check all that apply): <input type="checkbox"/> Underpinning <input type="checkbox"/> No Underpinning <input type="checkbox"/> SIDEWALK PAVING (check all that apply): <input type="checkbox"/> Concrete <input type="checkbox"/> Stone <input type="checkbox"/> Tree Pit <input type="checkbox"/> SUBSURFACE UTILITIES (check all that apply): <input type="checkbox"/> Residential <input type="checkbox"/> Other <input type="checkbox"/> STREET PAVING/STREETBED WORK
OTHER	<input type="checkbox"/> TEMPORARY INSTALLATIONS <input type="checkbox"/> Sign <input type="checkbox"/> Other <input type="checkbox"/> NEW UNENCLOSED SIDEWALK CAFE <input type="checkbox"/> RENEW SIDEWALK CAFE LICENSE <input type="checkbox"/> FENCES AND GATES <input type="checkbox"/> BARRIER FREE ACCESS (ADA) <input type="checkbox"/> OTHER (Describe):
3. ADDITIONAL INFORMATION	
Are you filing to correct or legalize work done without an LPC permit? <input type="checkbox"/> YES <input type="checkbox"/> If Yes, Warning Letter/NOV#:	
(If YES, please include photos of work in violation)	
Are you filing for a signoff or to amend a permit? <input type="checkbox"/> YES <input type="checkbox"/> If Yes, Docket#:	
(If YES, please include photos of completed exterior work)	
Are you applying to any of the following? <input type="checkbox"/> Dept. Of Buildings <input type="checkbox"/> City Planning <input type="checkbox"/> Board of Standards and Appeals	
Is there a facade easement on the property? <input type="checkbox"/> YES (If Yes, please provide contact information for easement holder)	



Enforcement

Alterations to a landmarked property without LPC permits or work that is not in compliance with an existing LPC permit are considered violations of the Landmarks Law.

- Investigate Complaints
- Warning Letters
- Notice of Violation

Property Owners must:

- 1) Keep their building in good repair
- 2) Get LPC permits prior to doing work on designated properties





Historic Preservation Grant Program

LPC's federally funded Historic Preservation Grant Program provides grants ranging from \$10,000 to \$30,000 to income-eligible homeowners and non-profits.

Eligibility

- Owners and tenants who meet the federal CDBG income limits for household income.
- Non-profits that own their landmarked building

Low-Income \$19,051 - \$31,750

Moderate-Income \$31,751 - \$50,750

(1 person household)





Historic Preservation Grant Program

Eligible Work

- Deterioration that threatens to damage the building, a neighboring building, or the architectural character of the historic district.
- Eligible work may include masonry rebuilding and repointing, repair and replacement of windows and front doors, and cornice restoration.



Financial Incentives

Tax Credits

State Rehabilitation work on historic residential structures may qualify for a credit value of up to \$50,000.

Federal Owners of income producing properties may be eligible for a 20% federal income tax credit for the substantial rehabilitation of historic properties

<http://nysparks.com/shpo/tax-credit-programs/>

Landmarks Conservancy Loans

low-interest loans and project management assistance to owners of historic residential, non-profit, religious, and commercial properties.

<http://www.nylandmarks.org/>





LPC Contact Information

1 Centre Street
9th Floor North
New York, NY 10007
212-669-7700

Public Information

212-669-7817
info@lpc.nyc.gov

Applications Help Desk

applications@lpc.nyc.gov

Lauren George, Director Intergovernmental & Community Affairs

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www.nyc.gov/landmarks

