

**LANDMARKS/LAND USE COMMITTEE  
JULY 23, 2015**

**ATTENDANCE:**

**PRESENT:**

J. ARMER	P. BLAKE	W. BLUM
R. DRESDNER	P. FLEMING	D. KUMMER
R. LEVINE	T. MISKEL	M. RACIOPPO
R. SLOANE	E. SPICER	J. THOMPSON

**EXCUSED:**

V. HAGMAN	G. KELLY	H. LINK
M. MURPHY	A. REEVES	R. RIGOLLI
D. SCOTTO	M. SHAMES	

**ABSENT:**

P. PACHANO

**GUESTS:**

HON. BRAD LANDER – CITY COUNCIL MEMBER		
HON. JAMES BRENNAN – STATE ASSEMBLY MEMBER		
HON. JO ANNE SIMON – STATE ASSEMBLY MEMBER		
M. CIPOREN	L. MAURER	L. BURR
M. HUDOBENKO	B. POSEL	A. LADDUCEUR
C. ELLRODT	R. HOGAN	T. HUNTER
T. SCHIEBER		

**\*\*\*\*\*MINUTES\*\*\*\*\***

The meeting was called to order at 6:15pm by the co-chair, Bob Levine.

**Continued review of a Certificate of Appropriateness application submitted to the Landmarks Preservation Commission for the addition of a three story extension and a new deck in rear yard, partial excavation of rear yard, and rooftop addition and terrace at 857 Carroll Street (between 8<sup>th</sup> Avenue/Prospect Park West), Park Slope Historic District.**

A presentation was made by Edward Chow, Architect detailing proposed changes.

- Rooftop addition
- 3 story extension
- Deck and terrace

Front façade is being restored, but major changes to rear façade.

- Window pattern not consistent with adjacent properties
- Glass balcony railings
- Gray colored brick

A motion was made by Bill Blum to approve the design as presented, seconded by Tom Miskel. Discussion on the motion reflected concern about large size of the extension, amount of glass, non-traditional.

**VOTE: 2.....YEAS 8.....NAYS 0.....ABSTENTIONS**

A motion was made by Jerry Armer and seconded by Pauline Blake that the Landmarks Preservation Commission reject the application as inconsistent with the rest of the block and the Park Slope Historic District.

**VOTE: 8.....YEAS 2.....NAYS 0.....ABSTENTIONS**

## **MOTION PASSED**

**Continued review of a Certificate of Appropriateness application submitted to the Landmarks Preservation Commission for the addition of a rear yard extension with deck, rooftop addition with new HVAC equipment, and alterations to fence in rear at 41 Montgomery Place (between Carroll Street/Garfield Place), Park Slope Historic District.**

Presented by Architect, John Buckley. Application for rear yard extension, rooftop addition with new HVAC and alterations to fence. Front façade to be cleaned and restored but will remain intact. The rear façade is a distinctly more modern treatment with new 4 feet 9 inch extension of 2 stories with contemporary windows.

Comments from committee members and the community:

- 2<sup>nd</sup> story new façade window would look better if windows lined up with next door neighbors.
- Railing on top deck would be more appropriate with vertical stiles.

A motion was made by Jerry Armer and seconded by Daniel Kummer to recommend conditional approval:

1. Stiles on top floor rear deck to be vertical, not horizontal.
2. Windows on second story rear façade should match the window treatment on the flanking properties.

## **MOTION PASSED UNANIMOUSLY**

**Presentation and review of a Certificate of Appropriateness application submitted to the Landmarks Preservation Commission for the construction of a 2-story rear extension with deck and alterations to upper stories at rear elevation including new windows at 170 Amity Street (between Court/Clinton Streets) Cobble Hill Historic District.**

Presentation made by architect, Sean Watts.

- 3 family house to be converted to a 1 family house – part in a row of 4 built in 1840's.
- Stucco will be removed for rear façade.

Window opening will be maintained on top 2 floors with one window being converted to 2 door to new deck.

Comments:

- New extension appears out of character with the historic district
- Should be no side window --- answer: no
- Concern was raised about the large 19 foot depth of the proposed extension.
- Neighbors would prefer a more symmetrical treatment.
- Non-contextual nature of adjacent rear facade was also noted.

A motion was made by Jerry Armer and seconded by Peter Fleming for conditional approval.

1. Cantilevered section be reduced in depth to match the depth of shorter portion of the extension.
2. Fenestration to match more closely the house window treatment.

## **MOTION PASSED UNANIMOUSLY**

**Presentation and review of a Certificate of Appropriateness application submitted to the Landmarks Preservation Commission for façade alterations and corrections to landmark violations at 177 Pacific Street (between Court/Clinton Streets), Cobble Hill Historic District.**

Requests for legalization:

- Historic column was removed but not replaced
- LPC requested reduction of rooftop bulkhead but included angled bulkhead that was non-conforming
- Glass fence on top of bulkhead instead of inside as guard rails.
- Casement windows were installed instead of double hung windows

Comments from the community:

- Violations more intentional
- Glass bulkheads are objectionable and have received complaints
- Casement window should be replaced
- Windows on bulkhead to be removed
- Removal of cast iron columns on front was objected to.

A motion was made by Jerry Armer and seconded by Peter Fleming that LPC should not legalize any of the proposed legalizations.

#### **MOTION PASSED UNANIMOUSLY**

**Presentation and review of a Certificate of Appropriateness application submitted to the Landmarks Preservation Commission for restoration and repair of façade, modification of window openings and entrance doors, rooftop addition for HVAC equipment and partial story, new sidewalk, fences and gates at 350 Henry Street (aka LICH Polhemus Building) (southwest corner Amity/Henry Streets), Cobble Hill Historic District.**

Presentation was made by Steve Burns from BASR Architects detailed and very sensitive, thoughtful renovation/restoration of this very important beaux art building.

Comments from the community:

- Concerns about return of fenestration on north façade especially pinched windows.
- Objection was raised about balconies
- Concern was expressed about the very plain window on the non-ornamented facades.
- One speaker commented that white brick on south façade should be replaced by white brick not beige.
- Bluestone sidewalks would be preserved.

A motion was made by Jerry Armer and seconded by Pauline Blake to recommend conditional approval with the following conditions:

- Elimination of balconies
- Retain white brick
- Request that LPC review pinched windows on north façade – concern is modern look inconsistent with the historic façade.

#### **MOTION PASSED UNANIMOUSLY**

**Presentation and review of a Certificate of Appropriateness application submitted to the Landmarks Preservation Commission for construction of a one-story rear yard extension with replacement deck at 188 8<sup>th</sup> Avenue (between Garfield Place/1<sup>st</sup> Street) Park Slope Historic District.**

Presentation was made by Eric Lipton, architect. Projected renovations are not visible from 8<sup>th</sup> Avenue but are minimally visible from 1<sup>st</sup> Street.

Questions and comments from the community:

- Materials? Glass and steel.
- Cable railway was objected to for safety but also the contemporary look.

Motion was made by Jerry Armer and seconded by Bill Blum to recommend conditional approval. The condition that: wire railing be replaced by black wrought iron vertical stiles.

#### **MOTION PASSED UNANIMOUSLY**

**Presentation and review of a Certificate of Appropriateness application submitted to the Landmarks Preservation Commission for alterations to 188 Prospect Park West (aka Pavilion Theater) and construction of a new 6-story building at 190 Prospect Park West (between 14<sup>th</sup>/15<sup>th</sup> Streets), Park Slope Historic District.**

\_\_\_\_\_, attorney representing the developer presented an overview of the project. The proposal is to transform the theater so that the ground floor will remain a movie theater to occupy almost the entire ground floor.

- 24 condo units above the theater
- 16 parking spaces below grade
- Project requires a series of variances

Architect, Ares Wolf discussed proposed architectural changes:

- New marquee
- Windows to be pinched on north façade of theater building in existing panels
- Roof top addition to replicate historic roof top gardens on historic theaters inspired proposed roof top addition.
- Full masonry cleaning and restoration.
- Light colored brick to be used throughout.

Comments/Questions from the community:

- Original doors were buff colored
- All metal work is proposed to be the same color
- Concern was raised about the color of the brick on the building to be constructed on the site of the taxpayer having too light in color.
- Many appreciate that movie theater is to remain
- More historic treatment in marquee was requested – material looked too modern.
- Needs more pronounced cornice
- Rooftop addition could be set back further from bulkhead
- Windows appear too large for the amount of masonry
- New building too high and “stands out” too much compared to other structures on the circle
- Concern about garage entrance causing too much traffic on 14<sup>th</sup> Street
- Many comment that building is “out of character” with surrounding structures
- Concern about casement windows not being historic
- Structure on taxpayer site appears to be too large to many present in the audience
- Some did not like amount of ground floor retail
- Issues were raised about massing on roof beams too bulky
- Maintaining movie theater was applauded by Council Member Lander

Motion was made by Jerry Armer seconded by Bill Blum to recommend conditional approval. Conditions:

- Top floor of new building be set back
- Corner lowered to 4<sup>th</sup> floor to match adjacent structures
- Base of building should be more reflective of residential character on the circle
- Color of brick should be warmer and less “bright”
- Overall appearance of fenestration does not match the rhythm of the other buildings and are too large
- We recommend approval of demolition of taxpayer
- Front doors of movie theater are to be lighter

**MOTION PASSED UNANIMOUSLY**

Meeting was adjourned at 10pm. The minutes were submitted by Roy Sloane.

