



Date:	11/10/2020
LPC Docket #:	LPC-21-00437
LPC Action:	Approved
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

**Address:** 35 Love Lane

**Borough:** Brooklyn

**Block:** 236      **Lot:** 30

**Historic District:** Brooklyn Heights Historic District

**Description:** A 19th century carriage house. Application is to excavate, construct a below-grade addition, modify openings and create new openings at the rear façade.

### 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.

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 not alter, eliminate, or conceal any significant architectural features of the building;
- that the excavation and construction of a below grade addition connecting the 35 Love Lane to 81 Pierrepont Street will not eliminate the presence of planting beds or open space within the rear yard or be perceptible from public thoroughfares;
- that the excavation will be designed and built in compliance with Department of Buildings regulations under the supervision of a licensed engineer to protect the building and the adjacent buildings;
- that the proposed rear façade openings will not be visible from any public thoroughfare;
- that the existing window and door openings at the rear façade have been modified over time, therefore, the proposed alterations will not impact significant historic features of the building;
- that the proposed new and modified openings at the rear façade will be consistent with fenestration patterns found at the rear of the adjacent carriage house of a similar age, type and style;
- and that the proposed work will not detract from the special architectural and historic character of the building or the Brooklyn Heights Historic District.

#### VOTE:

Present: Sarah Carroll, Adi Shamir-Baron, Frederick Bland, Wellington Chen, Michael Devonshire, Michael Goldblum, John Gustafsson, Jeanne Lutfy, Anne HolFord Smith, Everardo Jefferson

10-0-0

In Favor = S.Carroll, A.Shamir-Baron, F.Bland, W.Chen, M.Devonshire, M.Goldblum, J.Gustafsson, J.Lutfy, A.HolFord Smith, E.Jefferson

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