



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION

1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007

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PERMIT CERTIFICATE OF APPROPRIATENESS

ISSUE DATE: 01/06/2011	EXPIRATION DATE: 12/07/2016	DOCKET #: 10-7610	COFA #: COFA 11-5635
ADDRESS 414 WAVERLY AVENUE		BOROUGH: BROOKLYN	BLOCK/LOT: 1961/53
HISTORIC DISTRICT CLINTON HILL			

Display This Permit While Work Is In Progress

ISSUED TO:

**Harold Cornwall and Vikki Will
400 East 77th Street Apartment 4G
New York, NY 10075**

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of December 7, 2010, following the Public Hearings and Public Meetings of October 19, 2010, and November 16, 2010, voted to grant a Certificate of Appropriateness for the proposed work at the subject premises, as put forward in your application completed on September 23, 2010. This approval expires December 7, 2016.

The proposal, as approved, consists of the construction of a new building on an existing parking lot, with the first three floors clad in brick with cast stone trim and set flush with the street wall, a garage on the ground floor, utilizing the existing curb cut, one-over-one double-hung windows, and with the fourth floor set back from the street wall, with the roof height set at 41' - 10" and with brick cladding on the side walls and a sloping skylight, all as shown in drawings LPC-01 through LPC-04, LPC-06LPC-07, A-101.00, A-102.00, A-301.01, A-302.01, and A-401.01, all dated December 7, 2010, in photographs, photo-montages, and brick samples, all prepared by Urban Pioneering Architecture and presented at the Public Hearings and Public Meetings. As first presented on October 19, 2010, in drawings LPC-01 through LPC-05, all dated September 29, 2010, and in A-101.00, A-102.00, A-301.01, A-302.00, and A-401.00, all dated July 16, 2010, the roof of the fourth floor was set at 46' - 9 1/2". As presented on November 16, 2010, in drawings LPC-01 through LPC-05, and in A-101.00, A-102.00, A-301.01, A-302.00, and A-401.00, all dated November 16, 2010, the roof height was set at 45' - 6", with metal cladding on the side walls and a sloping skylight.

In reviewing the proposal, the Commission noted that the Clinton Hill Historic District designation report describes 414 Waverly Avenue as a parking lot. The Commission further notes that Certificate of Appropriateness 06-3046 (# 06-2749) was issued on October 19, 2005, for the construction of a one-story garage building behind a brick wall with a garage door facing Waverly Avenue; and that this work was never started.

With regard to this proposal, the Commission found that that the scale of the three-story street façade will not overwhelm the adjacent buildings; that aligning the street façade with the facades of the adjacent buildings will reinforce the streetscape and street wall; that the materials and design of the building including the carefully detailed brick façade with symmetrical door and window openings, a large central door opening, one-over-one double-hung windows in single and paired configurations, simply detailed cast stone sills and lintels, and a tri-partite cornice, recalls the existing carriage houses on this street and small 19th century industrial buildings on service streets in this historic district; that the penthouse will be set back far from the front facade, into the roof in a manner that lowers its profile, enabling it to recall a skylight feature; that the construction of the house will strengthen the continuity of the streetwall, and reinforce the special character of the street and the Clinton Hill Historic District.; and that for these reasons the proposed alterations are in keeping with the building, the street, and the Clinton Hill Historic District. Based on these findings, the Commission determined that the work is appropriate to the site and to the Clinton Hill Historic District. The work, therefore, is approved.

However, in voting to grant this approval, the Commission stipulated that the design of the lower three floors be modified to include additional detailing in the brick cladding on the lower three floors of the front facade; and that two sets of final signed and sealed Department of Buildings filing drawings showing the approved proposal be submitted to the Landmarks Preservation Commission for review and approval.

Subsequently, on December 20, 2010, the Landmarks Preservation Commission received final drawings A-001.01, A-002.01, EN-1.00, A-101.00, A-102.00, A-301.01, A-302.01, A-401.00, A-601.00 through A-606.00, and A-701.00, all dated December 7, 2010, prepared by Urban Pioneering Architecture. Accordingly, the staff of the Commission reviewed the drawings, and found that the proposal approved by the Commission has been maintained, with the requested detailing of the brick cladding on the lower three floors of the front facade, and that the drawings additionally show interior alterations. The Commission finds that the additional work conforms to the Commission rules for interior alterations. Based on this and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 11-5635 is being issued.

This permit is issued on the basis of the building and site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if the actual building or site conditions vary or if original or historic building fabric is discovered. The Commission reserves the right to amend or revoke this permit, upon written notice to the applicant, in the event that the actual building or site conditions are materially different from those described in the application or disclosed during the review process.

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of approval. The work is limited to what is contained in the perforated documents. Other work or amendments to this filing must be reviewed and approved separately. The applicant is hereby put on notice that performing or maintaining any work not explicitly authorized by this permit may make the applicant liable for criminal and/or civil penalties, including imprisonment and fines. This letter constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to John Graham.

Robert B. Tierney
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
James C Hill, Urban Pioneering Architecture**

cc: Urban Pioneering Architecture, attn: James C Hill