

VG #05-180213-B W-179668

914 2258/60
914 1967/50 Q91976

☐ Entire Block and Lot

☐ Microfiche Index Slip

☐ Other

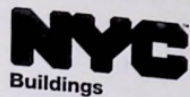
PICK-UP ☐

HOLD ☐

Found ~~by~~

Block 208	Lot 214	Requester / DOB ID No. Peter McEnaney	Date & Clerk's Initials:
Record No.		Supervisor's Signature	
Volume:			

Comments:



VG #05-180213-B W-179668

911 2288/60 Q91976
911 1967/50

- ☐ Entire Block and Lot
☐ Microfiche Index Slip
☐ Other

PICK-UP ☐		HOLD ☐		<i>Found x 1/2</i>	
Block <i>208</i>	Lot <i>214</i>	Requester / DOB ID No. <i>Peter McEwen</i>		Date & Clerk's Initials:	
Record No.					
Volume:		Supervisor's Signature			

Comments:

Page 10 of 15
If you need copies of violations please e-mail Yalbino@lpc.nyc.gov

If you have a question about a Warning Letter or Violation, please call Katie Rice at (212) 669-7951:
Krice@lpc.nyc.gov ✕

If you have a question about a Notice of Violation, a notice from the Environmental Control Board or your violation is preventing you from selling, refinancing or getting a Certificate of Occupancy or preventing you from obtaining another city issued permit or you need to set up an escrow, please call Lily Fan at (212) 669-7952: Lfan@lpc.nyc.gov

If you have already submitted an application to address a violation, please contact your assigned Preservation staff person.

2. The building, erected about 1836, has been altered many times. The last alteration on record with the Department of Buildings occurred about 1961. The building presently contains five "Class A" apartments, one in the basement, and the others occupying the remaining four stories. The present Certificate of Occupancy, Number 179578, was issued on May 9, 1962.
4. The rear wall of the building has an iron-framed balcony at the first floor level. This balcony has a wood deck and iron rail. The iron rail needs some repair and reinforcement. A small decorative roof overhang occurs at the second floor level above the first floor balcony. A new steel framed cantilevered balcony was added at the fourth floor level about 1961. This is a fireproof balcony which runs the full width of the building. It is in excellent condition.
5. The roof of the building was originally a flat type, generally sloping toward the rear of the house. A gable-pitched section was added at the center of the roof about 1961. The new section pitches to the sides of the building, along the party walls. The main roof is composed of mineral surfaced asphalt roll roofing, in good condition, with asphalt type base flashing.
6. The "gable-pitched" section, added about 1961, is generally covered with skylight (or greenhouse) type construction, with glazed sections of clear wire glass. The section of flat roof to the rear of this gabled portion has a wood deck built over the roofing material.
7. Other skylights on the various roofs are of galvanized steel construction, with clear and obscure wire glass glazing. The skylights are in good condition.
8. The windows are generally double-hung, single glazed wood type. The windows at the front of the house have no storm windows and are in generally good condition. The rear windows have been extensively altered. There are fixed "picture windows" on the second through fourth floors, a bay window on the second floor, and various combinations of doors leading to the rear yard and the several balconies. Most of the windows on the rear facade have triple-track aluminum framed storm windows. The windows are in generally good condition, except for some air infiltration problems on the second floor bay window.

File with bldg dept to legalize
landmark
Letter of no effect or approval

NYC.gov → HPD

212 New York

Info

I-CARD = HPD

TPPN 14/88

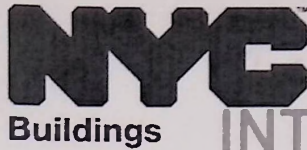
NYC.gov/bldgs

Directives

OPN

OPN

- ① Letter of no effect or approval → Landmark Commission
- ② Search I-CARD → HPD.gov
- ③ Find TPPN 14/88 NYC.gov → HPD
- ④ Get docs from bldg dept.
- ⑤ Get docs from Landmark Comm.
- ⑥ Hire Architect to draw plans to remove crow's nest & 2nd bedroom // last resort!!!



INTRANET


[CLICK HERE TO SIGN UP FOR BUILDINGS NEWS](#)

NYC Department of Buildings

Actions

Page: 1

BIN: 3001487 Block: 208 Lot: 214

Premises: 142 COLUMBIA HEIGHTS BROOKLYN

NUMBER	TYPE	FILE DATE
*ALT 1907-051850	ALTERATION	00/00/1950
*ALT 563-022157	ALTERATION	00/00/1957
*ALT 2288-071260	ALTERATION	00/00/1960
ALT 968-142-100581	ALTERATION	00/00/1981
ALTA 2288-60		00/00/1960
BN 1025-142-052763	BUILDING NOTICE	00/00/1963
CA 8813-032064	COMPUTE FLOOR LOAD	00/00/1964
CERT 179578-050962	(PDF) CERTIFICATE OF OCCUPANCY	00/00/1962
CPF 232-082256		00/00/1956
FO 1682-102163	OIL BURNER APPLICATION	00/00/1963

Next

Enter Action Type:

Or Select from List: Select...

▼ Refresh

If you have any questions please review these [Frequently Asked Questions](#), the [Glossary](#), or call the 311 Citizen Service Center by dialing 311 or (212) NEW YORK outside of New York City.

I cord → APP. for
for plans

Landmark Commission
1 center St. 9th floor
212 469 7700

Homeless w/plot

4:30-6:00

- ① 3 violators only?
- ② grandfather?
- ③ historic woman (Norman Mather)
- ④ Buyer discovered plans on site don't match current configuration

A → 1960 or 61

crane's nest - 3rd bedroom 1962-1963

increased the size of structure by roughly

12' x 6'

- ⑤ buyer wanted to put in air conditioning a roof was told that it could be a problem

⑥ We don't have plans reflecting current structure but it existed by 1964. Address? Proof!

⑦ plans in N.Jersey

Norman Mailer's house 142 Columbia Hgts
Brooklyn Hgts
Year of construction of roof addition?
Architects Plans/signed?/stamped?/dated?

Clay Lancaster/ Old Brooklyn Hgts, the book that made the case for preservation

First Historic district in NYC
Historic district signed into law(Designated Nov 23rd 1965)
New York Landmarks Preservation Commission
Survey on file?
Local governing board Certificate of appropriateness.
Nomination and proposed ordinance property owners vote(Nov 18th 1965)
Brooklyn Hgts Historic Commission
Brooklyn Hgts Association 718 858 9193

National Register Historic District(named National Historic Landmark, Jan 1965.
Added to the National Register of historic places October 1966
Survey on file?

NYC Building Dept?

Zoning for height?

Tax Photos Dept of finance?
Brooklyn Public Library has documents and Book

Bill Dailey(our building whisper's number): 212-586-2114

James Bodnar
jbodnar@jebodnar.com
212-794-0744

Eric Sherman
esherman@pryorcushman.com
212-326-0862

Owner(s)	3-268-214
Property	142 HEIGHTS HOUSING CORP
Address	142 COLUMBIA HEIGHTS 4

1) Application for C.O. to Building Dept on March 27th 1961 with architectural plans filed (that have no bearing on what the current configuration is). C.O. was issued May/June of 1962(15 months later). *There may or may not have been new plans issued during that time but presumably the building inspector who issued C.O. did a walk through and saw apartment as is but without second bedroom and extension on Crow's Nest.*

2) 2nd building notice application was made in 1963 with Building Dept. with plans that presumably reflect current configuration but the architectural plans that were filed are missing.

3 Options:

- find the missing plans. Unlikely as Will Dailey may have exhausted all avenues.
- file drawings with DOB and Landmarks showing only the skylight, and upon approval alter the existing configuration by removing the 2nd flr bedroom and the corresponding part of the crow's nest(it's second half) the sits above second bedroom. Approximate cost: 100k
- Attempt to sell apartment as is but with full disclosure. If buyer puts down all cash--and does not involve a bank--not a problem unless he then wants to sell at a later date and will have the same three options.



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
1 CENTRE STREET, 9TH FLOOR NORTH, NEW YORK, NY 10007
TEL: (212) 669-7951 FAX: (212) 669-7960

WARNING LETTER

Docket No. **WL10-0986**

Date: March 15, 2010

To: Derick Betts, Managing Agent
142 Heights Housing Corp.
142 Columbia Heights
Brooklyn, NY, 11201

From: Robert B. Tierney, Chair

Re: **142 Columbia Heights
Brooklyn, 208/214**

NOT ORIGINAL
COMPUTER-GENERATED COPY

The Landmarks Law, N.Y. Administrative Code §§ 25-305 and 25-310, requires that the Landmarks Preservation Commission ("Commission") approve all work and issue a permit prior to any person working on a landmarked site or within a landmarked historic district. The law also requires that the property be maintained in compliance with the law. Staff of the Commission believes that the above referenced property is in violation of the Landmarks Law, with respect to the following condition(s):

Replacement of windows without permit(s).

If you apply or have already applied to the Commission within 20 working days of the date of this letter to cure the violation, the Commission will hold off serving a Notice of Violation for the above condition(s). However, if you do not apply to the Commission within 20 working days and obtain a permit and promptly cure the violation, the Commission may serve a Notice of Violation. Service of a Notice of Violation may make you liable for a civil penalty as high as \$5,000, depending on the violation. See N.Y. Administrative Code §§ 25-317.1.b(2). Service of a second Notice of Violation for this same condition may make you liable for a civil penalty as high as \$250 per day, depending on the violation. In addition, the Landmarks Law authorizes criminal penalties for violations. See N.Y. Administrative Code § 25-317.

I urge you to avoid these penalties by taking advantage of this grace period. Please contact the Compliance Officer at (212) 669-7951 if you have any questions.

This is the only warning letter you will receive before a Notice of Violation is served.

Send all new applications to "New Applications-Preservation Department."

NOTE: All work at or on this premises must stop immediately!

cc: 142 Heights Housing Corp. Norris Mailer, Head Officer, 142 Columbia Heights,
Brooklyn, NY, 11201

To: 142 Heights Housing Corp.
149 Joralemon Street
Brooklyn, N. Y.
11201

NOT ORIGINAL
COMPUTER-GENERATED COPY

Date: April 29, 1983
Address: 142 Columbia Heights
Hist. Dist: Brooklyn Heights
Block/Lot: 208/214
Borough: Brooklyn

Notice of violation No. 83/0205

Description of violation: **Removal of ironwork at above premises, front facade**

You are informed that the alteration made to the subject premises is in violation of the Administrative Code, Section 25-305 which establishes that on an individual Landmark or within a Historic District designated by the Landmarks Preservation Commission of the City of New York no such work may be performed without prior issuance of a permit by the Landmarks Preservation Commission.

You are directed, therefore, to apply to the Landmarks Preservation Commission to correct this violation.

(212) 669-7951

Contact: Violation Department

THIS VIOLATION CONSTITUTES A MISDEMEANOR PUNISHABLE BY FINE OR IMPRISONMENT OR BOTH AND MAY ALSO LEAD TO THE INSTITUTION OF CIVIL PROCEEDING AGAINST YOU, ADMINISTRATIVE CODE SECTION 25-317.

By: _____
Title: _____

cc: Director of Preservation
Council



APPLICATION FORM

FOR WORK ON DESIGNATED PROPERTIES

This application will not be deemed complete until it is so certified by the Landmarks Preservation Commission. An application consists of an application form and the materials necessary to describe the project fully. If being submitted in response to a Warning Letter or Notice of Violation, please enter the number below. Please print or type all items. If not applicable, mark N/A.

Staff Use Only			
LPC Docket #		Date Received	
☐ LSCW	☐ CME	☐ COFA	☐ REPORT
Action		Work Type	

Designated Property:

Address		Floor or Apartment #	
Borough	Block	Lot	Zoning

Warning Letter/NOV # (if applicable):

Description of Work (check all that apply):

- | | | |
|--|---|--|
| ☐ Interior Alterations | ☐ Rooftop or Rear Yard Addition: Visible? ☐ Yes ☐ No | ☐ Sidewalk or Street Paving |
| ☐ Restoration Work | ☐ Awnings/ Signage/ Lighting | ☐ Barrier-Free Access |
| ☐ Replace Window(s) or Door(s) | ☐ New Building | ☐ Sidewalk Café |
| ☐ Thru-wall, Thru-window Air Conditioning Equipment | ☐ Storefronts | ☐ Temporary Installations |
| ☐ Rooftop or Rear Yard HVAC | ☐ New Window or Door Opening(s) | ☒ Other: <i>Legalize</i> |

Are you applying to any of the following? ☐ Buildings Department ☐ City Planning Commission ☐ Board of Standards & Appeals

Tenant/ Lessee/ Co-Op Shareholder:

Name, Title and Firm (if applicable)	
Address	
City, State, Zip Code	
Phone (Day)	Fax
E-mail address	

Architect/Engineer/ Contractor (if applicable):

Name, Title and Firm (if applicable)	
Address	
City, State, Zip Code	
Phone (Day)	Fax
E-mail address	

Person Filing Application (e.g., Expeditor, Attorney, Managing Agent, etc.):

Name, Title and Firm (if applicable)	
Address	
City, State, Zip Code	
Phone (Day)	Fax
E-mail address	

I am the owner of the above-listed property. I am familiar with the work proposed to be carried out on my property and give my permission for this application to be filed. The information entered is correct and complete, to the best of my knowledge.

Owner:

For applications for work on or in a cooperative or condominium building, the "owner" is the Co-op Board or Condominium Association. An officer of the Co-op Board or Condominium Association must sign this application. Please consult the Instructions for Filing for additional information.

Owner's Name and Title (please type or print)	Phone (Day)
Company, Corporation, Organization (if applicable)	E-mail address
Address	
City, State, Zip Code	

Signature:

Signature of Owner	Date
--------------------	------



The New York City Landmarks Preservation Commission

1 Centre Street, 9th Floor North New York NY 10007 (212) 669-7700 Fax (212) 669-7960

<http://nyc.gov/landmarks>



INSTRUCTIONS FOR FILING

Work that Requires LPC Approval

If an owner wishes to perform any work on a designated landmark or on a property in a designated historic district, he or she must obtain a permit from the Landmarks Preservation Commission ("LPC") approving such work before carrying it out. The LPC reviews the proposed work to determine its effect on the significant features of the property and, in a historic district, its effect on nearby designated properties.

Applications

An application consists of an application form and all other information necessary to describe the proposed work adequately. Only complete applications can be processed. If, upon review, the LPC staff finds that an application is incomplete, the staff will send a checklist of materials to the applicant, indicating what additional materials are required. An application that remains incomplete three months after the applicant has been notified by LPC staff that additional materials are required to complete the application shall be deemed to be withdrawn.

The LPC uses a single application form. Any person seeking to perform alterations, construction, reconstruction, demolition or minor work on a landmark (including work on an interior landmark or a landmark site) or in a historic district must complete the application form in order to secure a permit. Filing may be done by mail or in person.

All application forms must be signed by the owner of the property. An application for work on or in a cooperative building must be signed by the President or other appropriate officer of the Co-op Board. An application for work on or in the portions of a condominium building in common ownership must be signed by the President or other appropriate officer of the Condominium Association. The signature of the managing agent of the building is not sufficient, unless the managing agent is also the President or other appropriate officer of the Co-op Board or Condominium Association. An application for work on or in an individual condominium unit must be signed by the owner of that unit. An attorney may sign on behalf of the building owner if the attorney has power of attorney for the owner, provided that the attorney notes (below his or her signature) that he or she has power of attorney. Owners and their architects are encouraged to consult with LPC staff after filing an application form.

Descriptive materials will usually have to be submitted to complete the application. The applicant should use photographs, drawings, photo-montages, material samples and written specifications to explain and describe the Existing Condition of the building, the Proposed Condition of the building, and, if the information is available, the Historic of Original Condition of the building.

Depending on the type of work proposed, the descriptive materials submitted for the application should include floor plans, elevations, sections, perspective views, and/or details of building elements. In a historic district, photographs showing the building in the context of the nearby designated buildings and the surrounding streetscape are required.

Types of Permits

A CERTIFICATE OF NO EFFECT ON PROTECTED ARCHITECTURAL FEATURES (a "CNE") is issued when the proposed work requires a Buildings Department permit but does not affect the significant, protected architectural features of a designated building. For example, the LPC staff may issue a CNE for projects requiring alterations to an undesignated interior or to non-significant features of a rear wall. The LPC has 30 working days from the date that the LPC staff certifies the application is complete to process a CNE. However, the issuance of a CNE usually takes less time.

A PERMIT FOR MINOR WORK (a "PMW") is issued for work on protected architectural features of a designated property when a Buildings Department permit is not required. LPC staff may issue a PMW for projects such as exterior painting, replacing doors or window sashes, installing storm windows, or masonry restoration. A member of the LPC staff may need to visit the site before issuing a PMW. The LPC has 20 working days from the date that the LPC staff certifies that the application is complete to process a PMW.

A CERTIFICATE OF APPROPRIATENESS (a "C of A") is issued for work that requires a Buildings Department permit and affects the significant, protected features of a building, or when any proposed changes cannot be found to be appropriate by the LPC staff. A CofA may be issued only after the proposal has been brought to a public hearing before the LPC and has been formally approved and, where applicable, any conditions of the approval have been satisfied. The LPC holds public hearings on C of A applications on Tuesdays, two or three times each month. In order to be considered at a public hearing, an application must be filed and certified as complete by the LPC staff during the month preceding that public hearing. The applicant is required to contact their local community board before the public hearing. When an applicant's work requires a C of A, the LPC must make a determination on the application within 90 working days of the date that the LPC staff certifies that the application is complete.

NOTE: All new buildings proposed to be built in historic districts, and most enlargements to existing designated buildings, require a Certificate of Appropriateness. All applicants must file plans for such projects with the Buildings Department and submit to the LPC an Objection Sheet from the Buildings Department in order for the LPC staff to certify the application as complete and calendar the application for a public hearing.



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Staff Use Only				
LPC Docket #		Date Received		Staff
☐ PMW	☐ CNE	☐ COFA	☐ REPORT	☐
Action			OTHER	Work Type

Designated Property:

Address _____ Floor or Apartment # _____

Borough _____ Block _____ Lot _____ Zoning _____

Warning Letter/NOV # (if applicable):

Description of Work (check all that apply):

- | | | |
|---|--|--|
| ☐ Interior Alterations | ☐ Rooftop or Rear Yard Addition: Visible ☐ Yes ☐ No | ☐ Sidewalk or Street Paving |
| ☐ Restoration Work | ☐ Awnings/ Signage/ Lighting | ☐ Barrier-Free Access |
| ☐ Replace Window(s) or Door(s) | ☐ New Building | ☐ Sidewalk Cafe |
| ☐ Thru-wall, Thru-window | ☐ Storefronts | ☐ Temporary Installations |
| ☐ Air Conditioning Equipment | ☐ New Window or Door Opening(s) | ☐ Other: |
| ☐ Rooftop or Rear Yard HVAC | | |

Are you applying to any of the following? ☐ Buildings Department ☐ City Planning Commission ☐ Board of Standards & Appeals

Tenant/ Lessee/

Co-Op Shareholder:

Name, Title and Firm (if applicable) _____

Address _____ City, State, Zip Code _____

Phone (Day) _____ Fax _____ E-mail address _____

Architect/Engineer/

Contractor

(if applicable):

Name, Title and Firm (if applicable) _____

Address _____ City, State, Zip Code _____

Phone (Day) _____ Fax _____ E-mail address _____

Person Filing Application

(e.g., Expeditor, Attorney, Managing Agent, etc.):

Name, Title and Firm (if applicable) _____

Address _____ City, State, Zip Code _____

Phone (Day) _____ Fax _____ E-mail address _____

I am the owner of the above-listed property. I am familiar with the work proposed to be carried out on my property and give my permission for this application to be filed. The information entered is correct and complete, to the best of my knowledge.

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Owner's Name and Title (please type or print) _____ Phone (Day) _____

Company, Corporation, Organization (if applicable) _____ E-mail address _____

Address _____ City, State, Zip Code _____

Signature:

Signature of Owner _____

Date _____



The New York City Landmarks Preservation Commission

1 Centre Street, 9th Floor North New York NY 10007 (212) 669-7700 Fax (212) 669-7960

<http://nyc.gov/landmarks>



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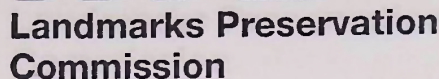
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Municipal Building
1 Centre Street, 9th Floor North
New York, NY 10007
Tel: 212-669-7700
Fax: 212-669-3844
info@lpc.nyc.gov
www.nyc.gov/landmarks

OWNER'S Sworn Statement for Expedited Review of Certain Certificates of No Effect under Section 2-31 et seq. of the rules of the Landmarks Preservation Commission (63 RCNY Section 2-31 et seq.)

As the owner of the above-reference property which is the subject of the attached application I state that:

1. The proposed work described on the attached plans and specifications:
 - A) is interior only;
 - B) is to be performed only above the second story or in the cellar or basement and which does not involve any excavation, except for minimal excavation related to elevator or mechanical work; and
 - C) is not to be performed on any portion of a space designated as an interior landmark;
 - D) does not involve any change to, replacement of, or penetration of any window, skylight, exterior wall or roof or any portion thereof; and
 - E) for floor 3 through 6 does not involve a dropped ceiling or a partition which is less than of 1'-0" back from any interior window sill or frame, whichever is further from the glass;
2. No change to, or modification of, the proposed work shall be undertaken by me, and my architect or engineer or any other agent without the prior approval of the Landmarks Preservation Commission; and
3. I will take any necessary remedial measures to obtain compliance with the Landmarks Law and the Rules

NAME		NOTARY PUBLIC SEAL
ADDRESS		
SIGNATURE		
REGISTRATION NUMBER (NOTARY PUBLIC)		DATE

Falsification of this statement is a violation of Section 25-317 (c) of the Administrative Code of the City of New York and 63 RCNY Section 2-31 et. seq. and the sanction set forth in those



Landmarks Preservation Commission

Municipal Building
1 Centre Street, 9th Floor North
New York, NY 10007
Tel: 212-669-7700
Fax: 212-669-7960
info@lpc.nyc.gov
www.nyc.gov/landmarks

REQUEST FOR EVALUATION

The Landmarks Preservation Commission is responsible for safeguarding the architectural, historical and cultural heritage of New York City. The Commission's Research Department is pleased to accept requests from the public for the evaluation of the architectural, historical or cultural significance of properties throughout the five boroughs. If a property appears to meet the criteria for designation as a Landmark, the staff may recommend it for consideration by the Commission.

To request an evaluation, please fill out this form and return it to the address below. Please provide as much information about the property as you can and, if possible, include a photograph.

Thank you for your interest in the work of the Commission.

DATE: _____

NAME	TELEPHONE
EMAIL ADDRESS	AFFILIATION/REPRESENTING
ADDRESS	APT./STE./FLR.
CITY, STATE	ZIP CODE

PROPERTY TO BE EVALUATED

ADDRESS AND BOROUGH

BUILDING NAME (IF ANY)

BUILDING TYPE (ORIGINAL USE)

ARCHITECT (IF KNOWN)

ADDITIONAL INFORMATION PLEASE INDICATE BELOW ANY ADDITIONAL INFORMATION YOU HAVE CONCERNING THE PROPERTY:
HISTORY, SIGNIFICANCE, PRESENT CONDITIONS, CURRENT USE OR STATUS, ET CETERA.

PLEASE RETURN THIS FORM TO THE ADDRESS AT THE TOP, ATTN: MARY BETH BETTS, DIRECTOR OF RESEARCH



The New York City Landmarks Preservation Commission

1 Centre Street, 9th Floor North New York NY 10007 (212) 669-7700 Fax (212) 669-7960

<http://nyc.gov/landmarks>



APPLICATION FORM

FOR WORK ON DESIGNATED PROPERTIES

This application will not be deemed complete until it is so certified by the Landmarks Preservation Commission. An application consists of an application form and the materials necessary to describe the project fully. If being submitted in response to a **Warning Letter** or **Notice of Violation**, please enter the number below. Please print or type all items. If not applicable, mark N.A.

Staff Use Only			
LPC Docket #		Date Received	
☐ PMW	☐ CSE	☐ COCA	☐ REPORT
Action		Work Type	

Designated Property:

Address			Floor or Apartment #
Borough	Block	Lot	Zoning

Warning Letter/NOV # (if applicable):

Description of Work (check all that apply):

- | | | |
|--|---|--|
| ☐ Interior Alterations | ☐ Rooftop or Rear Yard Addition: Visible? ☐ Yes ☐ No | ☐ Sidewalk or Street Paving |
| ☐ Restoration Work | ☐ Awnings/ Signage/ Lighting | ☐ Barrier-Free Access |
| ☐ Replace Window(s) or Door(s) | ☐ New Building | ☐ Sidewalk Café |
| ☐ Thru-wall, Thru-window Air Conditioning Equipment | ☐ Storefronts | ☐ Temporary Installations |
| ☐ Rooftop or Rear Yard HVAC | ☐ New Window or Door Openings) | ☐ Other: |

Are you applying to any of the following? ☐ Buildings Department ☐ City Planning Commission ☐ Board of Standards & Appeals

Tenant/ Lessee/

Co-Op Shareholder:

Name, Title and Firm (if applicable)		
Address		City, State, Zip Code
Phone (Day)	Fax	E-mail address

Architect/Engineer/ Contractor (if applicable):

Name, Title and Firm (if applicable)		
Address		City, State, Zip Code
Phone (Day)	Fax	E-mail address

Person Filing Application (e.g., Expeditor, Attorney, Managing Agent, etc.):

Name, Title and Firm (if applicable)		
Address		City, State, Zip Code
Phone (Day)	Fax	E-mail address

I am the owner of the above-listed property. I am familiar with the work proposed to be carried out on my property and give my permission for this application to be filed. The information entered is correct and complete, to the best of my knowledge.

Owner:

For applications for work on or in a cooperative or condominium building, the "owner" is the Co-op Board or Condominium Association. An officer of the Co-op Board or Condominium Association must sign this application. Please consult the Instructions for Filing for additional information.

Owner's Name and Title (please type or print)		Phone (Day)
Company, Corporation, Organization (if applicable)		E-mail address
Address		City, State, Zip Code

Signature:

Signature of Owner	Date
--------------------	------

Note: Section 25-317 of the Administrative Code of the City of New York makes it a punishable offense to willfully make false statements on this application.



The New York City Landmarks Preservation Commission

1 Centre Street, 9th Floor North New York NY 10007 (212) 669-7700 Fax (212) 669-7960

<http://nyc.gov/landmarks>



INSTRUCTIONS FOR FILING

Work that Requires LPC Approval

If an owner wishes to perform any work on a designated landmark or on a property in a designated historic district, he or she must obtain a permit from the Landmarks Preservation Commission ("LPC") approving such work before carrying it out. The LPC reviews the proposed work to determine its effect on the significant features of the property and, in a historic district, its effect on nearby designated properties.

Applications

An application consists of an application form and all other information necessary to describe the proposed work adequately. Only complete applications can be processed. If, upon review, the LPC staff finds that an application is incomplete, the staff will send a checklist of materials to the applicant, indicating what additional materials are required. An application that remains incomplete three months after the applicant has been notified by LPC staff that additional materials are required to complete the application shall be deemed to be withdrawn.

The LPC uses a single application form. Any person seeking to perform alterations, construction, reconstruction, demolition or minor work on a landmark (including work on an interior landmark or a landmark site) or in a historic district must complete the application form in order to secure a permit. Filing may be done by mail or in person.

All application forms must be signed by the owner of the property. An application for work on or in a cooperative building must be signed by the President or other appropriate officer of the Co-op Board. An application for work on or in the portions of a condominium building in common ownership must be signed by the President or other appropriate officer of the Condominium Association. The signature of the managing agent of the building is not sufficient, unless the managing agent is also the President or other appropriate officer of the Co-op Board or Condominium Association. An application for work on or in an individual condominium unit must be signed by the owner of that unit. An attorney may sign on behalf of the building owner if the attorney has power of attorney for the owner, provided that the attorney notes (below his or her signature) that he or she has power of attorney. Owners and their architects are encouraged to consult with LPC staff after filing an application form.

Descriptive materials will usually have to be submitted to complete the application. The applicant should use photographs, drawings, photo-montages, material samples and written specifications to explain and describe the Existing Condition of the building, the Proposed Condition of the building, and, if the information is available, the Historic or Original Condition of the building.

Depending on the type of work proposed, the descriptive materials submitted for the application should include floor plans, elevations, sections, perspective views, and/or details of building elements. In a historic district, photographs showing the building in the context of the nearby designated buildings and the surrounding streetscape are required.

Types of Permits

A CERTIFICATE OF NO EFFECT ON PROTECTED ARCHITECTURAL FEATURES (a "CNE") is issued when the proposed work requires a Buildings Department permit but does not affect the significant, protected architectural features of a designated building. For example, the LPC staff may issue a CNE for projects requiring alterations to an undesignated interior or to non-significant features of a rear wall. The LPC has 30 working days from the date that the LPC staff certifies the application is complete to process a CNE. However, the issuance of a CNE usually takes less time.

A PERMIT FOR MINOR WORK (a "PMW") is issued for work on protected architectural features of a designated property when a Buildings Department permit is not required. LPC staff may issue a PMW for projects such as exterior painting, replacing doors or window sashes, installing storm windows, or masonry restoration. A member of the LPC staff may need to visit the site before issuing a PMW. The LPC has 20 working days from the date that the LPC staff certifies that the application is complete to process a PMW.

A CERTIFICATE OF APPROPRIATENESS (a "C of A") is issued for work that requires a Buildings Department permit and affects the significant, protected features of a building, or when any proposed changes cannot be found to be appropriate by the LPC staff. A CoFA may be issued only after the proposal has been brought to a public hearing before the LPC and has been formally approved and, where applicable, any conditions of the approval have been satisfied. The LPC holds public hearings on C of A applications on Tuesdays, two or three times each month. In order to be considered at a public hearing, an application must be filed and certified as complete by the LPC staff during the month preceding that public hearing. The applicant is required to contact their local community board before the public hearing. When an applicant's work requires a C of A, the LPC must make a determination on the application within 90 working days of the date that the LPC staff certifies that the application is complete.

NOTE: All new buildings proposed to be built in historic districts, and most enlargements to existing designated buildings, require a Certificate of Appropriateness. All applicants must file plans for such projects with the Buildings Department and submit to the LPC an Objection Sheet from the Buildings Department in order for the LPC staff to certify the application as complete and calendar the application for a public hearing.



The New York City Landmarks Preservation Commission

1 Centre Street, 9th Floor North New York NY 10007 (212) 669-7855 Fax (212) 669-3844
http://nyc.gov/landmarks



APPOINTMENT REQUEST FOR RECORDS ACCESS

Date:

OFFICE USE-- #

PLEASE TYPE OR PRINT

NAME

DAYTIME TELEPHONE

AFFILIATION

REPRESENTING

FAX

E-MAIL ADDRESS

ADDRESS

APT. NO.

CITY

STATE

ZIP CODE

IDENTIFICATION:

- Property Owner
- Owner Representative
- Architect
- Engineer
- Lawyer
- Student/School

- Managing Agent
- Archaeologist
- Architectural Historian
- Civic Organization
- Community Resident
- Gov't. Employee/Official

- Journalist
- Other

SUBJECT/S OF INQUIRY:

Site Name(s) and Address(es)

Docket/Permit #/s

Borough

Block

Lot

Borough

Block

Lot

MATERIAL REQUESTED: *If you check multiple boxes it may involve multiple departments & there may be delays. If you are unsure of what you seek contact the Public Information Officer at 212 669-7817 before sending in this form.

- Permit Copy: Docket # _____ Permit # _____ (if known). *Some Permits are available online at <http://www.dcfaw.org/cityadmin.php>
- Files/Building Plans related to a Permit request to modify a landmarked building. *Original building plans are all at the Dept. of Buildings.
- Copies of Public Hearing Tapes related to requesting a permit to do work on a designated property.
- Designation Reports, Historical Info., Historic District Maps etc. *Some reports online- <http://www.nyc.gov/html/lpc/html/forms/reports.shtml>
- Copies of Designation Photos. *The Municipal Archives has the older 1940s Tax Photos at <http://nyc.gov/html/records/html/taxphotos/home.shtml>
- Pre-Designation Research Files (Letters requesting designation, Public Hearing Tapes where Landmarking was discussed etc.)
- Archaeological Reports -Further Information- http://www.nyc.gov/html/lpc/html/faqs/faq_archaeology.shtml
- Enforcement Files *If you just want copies of Violations call 212 669-7950.
- Environmental Review Records -Further Information- http://www.nyc.gov/html/lpc/html/faqs/faq_ereview.shtml
- Further Details/Other _____

PURPOSE OF INQUIRY

- Preparation for Permit Application/ upcoming Public Hearing/Meeting on what date? _____
- Research for paper, article, book or report (explain) _____

I would like an appointment at a mutually convenient time. I can be reached at the telephone number or e-mail address above. In signing this form I agree to observe the procedures for use of Landmark Preservation Commission materials as described by Commission Staff.

Signature

Date

ROUTED TO:

- Research Department
- Preservation Department
- Legal Department
- Archaeology Department
- Environmental Review

FOR OFFICE USE ONLY

APPOINTMENT DATE AND TIME: _____

COPIES SENT: Yes _____ No _____

COMPLETE: Yes _____ No _____

PROCEDURES FOR THE USE OF LANDMARKS PRESERVATION COMMISSION MATERIALS

The Landmarks Preservation Commission is responsible for safeguarding the architectural, historical and cultural heritage on New York City. It maintains records relating to the identification, designation, alteration and preservation of New York City Landmarks. The Commission is pleased to assist you but asks that you observe the following procedures to ensure the protection of their records.

1. Visitors must make an appointment in advance by filling out and returning the Appointment Request form. A Staff Member will contact visitors to schedule the appointment.
2. Visitors must sign the register for each visit.
3. Identification may be required.
4. *Users damaging, removing or altering records will be subject to use restrictions and penalties applicable to destruction of public property.*

DOCUMENT RESEARCH AREA PROCEDURES

1. When records access applications are received, a staff member will call the applicant to arrange a mutually convenient time for record reviewed. The requested records **will** be pulled and available for the day of your appointment.
2. Smoking, eating and drinking are NOT permitted.
3. Commission records are sometimes fragile. Do not write upon, mark, lean, or otherwise mishandle them. Any damaged materials should be reported to Staff. Please preserve the existing order of the material and do not remove items for any reason.

REPRODUCTION PROCEDURE AND COSTS

1. Staff will provide colored clips for marking pages to be photocopied.
2. Visitors **ARE NOT ALLOWED TO OPERATE** THE Commission's photocopying machines. Staff will arrange for photocopies to be made as soon as **possible** (usually within one week.)
3. **The fee schedule for photocopies is:**
Photocopies: \$.25 per page (per side) + tax
Tax is additional (tax exempt organizations must provide New York State tax exempt certificate.)
ALL FEES MUST BE PAID BY CHECK OR MONEY ORDER at the time the photocopy order is placed.

PUBLICATION AND CITATION

If photographs or other material deriving from the Landmarks Commission are printed, published or quoted, appropriate credit should be given. The suggested citations are:

Photo Credit: Photographer's name, if known, N.Y.C. Landmarks Preservation Commission, year if known.

Research Credit: Landmarks Preservation Commission [Name of Landmark] Designation Report [LP-0000], New York, City of New York [year]. Prepared by [Staff Member's Name].

MAILING INFORMATION

Mail to: Public Information Specialist
Landmarks Preservation Commission
Municipal Building
1 Centre Street, 9th Floor North
New York, NY 10007
212-669-7817

The Commission would appreciate receiving copies of any reports papers, articles and published or unpublished research on the history, architecture and culture of New York City.

Updated: 3/07/06



NYC Landmarks Preservation Commission

Municipal Building
1 Centre Street, 9th Floor North
New York, NY 10007
Tel: 212-669-7700
Fax: 646-500-5576
info@lpc.nyc.gov
www.nyc.gov/landmarks

LETTER OF NO OBJECTION REQUEST

FOR USE AT THE DEPARTMENT OF BUILDINGS

DATE: _____

PLEASE PROVIDE YOUR MAILING INFORMATION PLEASE PRINT CLEARLY

NAME	TELEPHONE
EMAIL ADDRESS	FAX
AFFILIATION	REPRESENTING
ADDRESS	APT./STE./FLR.
CITY, STATE	ZIP CODE

LOCATION(S) IN QUESTION PLEASE NOTE: FOR ADDRESSES IN QUEENS, THE BOROUGH IS QUEENS

ADDRESS		
BOROUGH	BLOCK	LOT

ADDRESS		
BOROUGH	BLOCK	LOT

ADDRESS		
BOROUGH	BLOCK	LOT

ADDRESS		
BOROUGH	BLOCK	LOT

LETTERS ARE TYPICALLY ISSUED WITHIN THREE TO FOUR WEEKS AND ARE MAILED TO THE ADDRESS AT THE TOP OF THIS FORM.



Landmarks Preservation Commission

Municipal Building
1 Centre Street, 9th Floor North
New York, NY 10007
Tel: 212-669-7700
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ADDRESS	APT./STE./FLR.
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BOROUGH	BLOCK	LOT

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ADDRESS		
BOROUGH	BLOCK	LOT

ADDRESS		
BOROUGH	BLOCK	LOT

LETTERS ARE TYPICALLY ISSUED WITHIN THREE TO FOUR WEEKS AND ARE MAILED TO THE ADDRESS AT THE TOP OF THIS FORM.

C-2013

PROPOSED OFFERING PLAN

A PLAN TO CONVERT TO COOPERATIVE OWNERSHIP

premises at

142 COLUMBIA HEIGHTS, BROOKLYN, NEW YORK

Total cash amount of offering (100) shares	\$ 227,000 380,000
First Mortgage Indebtedness	160,000 150,000
Total Purchase Price	537,000 530,000
Less Reserve Fund to be retained by Apartment Corporation	2,000
Net Purchase Price of Property to Sponsor	\$ 535,000 528,000

NAME AND ADDRESS OF APARTMENT CORPORATION WHOSE SHARES ARE OFFERED:

142 HEIGHTS HOUSING CORPORATION
c/o Raphael & Marcus, P.C.
551 Fifth Avenue
Suite 1419
New York, New York 10017

NAME AND ADDRESS OF SPONSOR AND SELLING AGENT:

JAY SCHIPPERS — 855-6274
28 Remsen Street
Brooklyn, New York

The date of first offering of this
Plan is October 17, 1977

"THE FILING OF THIS PLAN WITH THE DEPARTMENT OF LAW OF THE STATE OF NEW YORK DOES NOT CONSTITUTE APPROVAL OF THE ISSUE OR THE SALE THEREOF BY THE DEPARTMENT OF LAW OR THE ATTORNEY GENERAL OF THE STATE OF NEW YORK. ANY REPRESENTATION TO THE CONTRARY IS UNLAWFUL."

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INTRODUCTION

The purchaser of a cooperative apartment buys shares of the corporation (the Apartment Corporation) which owns the building in which his apartment is located. Ownership of the shares entitles the purchaser to a special lease of his apartment commonly known as a proprietary lease. As a shareholder, he will have the right to vote annually for the Board of Directors who will conduct the affairs of the Apartment Corporation and supervise the operation of the building. As a lessee, he will pay as rent (customarily called maintenance charges) a proportionate share of the Apartment Corporation's cash requirements for the operation and maintenance of the building and creation of such reserve for contingencies as the Board of Directors may deem proper.

The prices for the blocks of shares allocated to the various apartments in the building are found at pages 4 THESE PRICES HAVE BEEN SET BY THE SPONSOR AND ARE NOT SUBJECT TO APPROVAL BY ANY GOVERNMENTAL AGENCY. The estimated annual maintenance charges for each apartment for the first year of cooperative operation are also set forth on page 4.

In the opinion of counsel for the Apartment Corporation, if this Plan becomes effective in accordance with its terms each tenant-shareholder will have the right to deduct for income tax purposes his proportionate share of real estate taxes assessed against the property and mortgage interest paid by the Apartment Corporation

(counsel's opinion may be found at pages 10 - 13).

The agreement to purchase the Apartment Corporation's shares is called a Subscription Agreement and may be found at pages 27 - 30.

A summary of the principal provisions of the proprietary lease may be found in Part I at pages 17 to 18 . A copy of the entire lease is set forth in Part II at pages 43 to 75 .

The Apartment Corporation's By-Laws governing operation of the Apartment Corporation are contained in Part II at pages 79 to 91 .

Starting at page 31 in Part II of this Plan is contained a detailed description of the property which should be carefully reviewed by the prospective purchaser.

PARTS I AND II TOGETHER CONSTITUTE THE ENTIRE OFFERING PLAN. ALL DOCUMENTS REFERRED TO IN THIS OFFERING PLAN ARE IMPORTANT. IT IS SUGGESTED THAT YOU CONSULT YOUR OWN ATTORNEY OR FINANCIAL ADVISOR BEFORE PURCHASING AND PROVIDE HIM WITH A COPY OF THIS OFFERING PLAN.

All outside purchasers purchase subject to the rights in occupancy of the tenants in possession.

Tenants in occupancy of apartments at the date of presentation of the Plan will have an exclusive right to purchase the shares allocated thereto for a period of 90 days from the date of presentation of the Plan at the

price set forth at page 4. After the expiration of such 90 day period, a non-purchasing tenant will no longer have the exclusive right to purchase the shares allocated to his apartment and same will be offered for sale to others. None of the tenants are either subject to rent control or rent stabilization.

11/26 too much

6304.50

if \$150M mortg

Apt.	Rooms/ Baths	Shares	Stated Capital \$100. Per Share	Capital Contri- bution	Cash Purchase Price (D)	Share of Mortgage (A) at \$1,600 Per Share	Estimated Main- tenance charge at approximately \$345 per share (B) Annually/Monthly	Estimated First Year Income Tax Deduction (C)
Garden	6 1/2 1/1	19.6	1960	71,040	73,000	45,440	6,174	4,700
Parlor	5 1/2 1/2	18.6	1860	76,140	78,000	29,760	5,069	4,500
2nd Floor	6 1/2 1/2	19.2	1920	76,080	78,000	30,720	6,047	4,600
3rd Floor	5 1/2 1/1	17.6	1760	71,250	76,000	28,000	5,511	4,000
4th Floor	6 1/2 1/2	25.5	2550	72,450	75,000	40,800	8,032	6,100
			99.9	330,000	338,000	\$160,000	31,633	

270M

*57 34.4
1050
90
81*

*1002
32
970*

*Where to reduce 1/2%? Prob.
2nd + 3rd*

err

- (A) Tenant shareholders will have no personal liability to the mortgagee of payment of the Apartment Corporation's mortgage indebtedness. Interest and amortization payments are included in the monthly maintenance charges. The amount of the mortgages shown in these charts will be reduced by amortization.
- (B) Estimated for the first year. These estimates have been made by Jay Schippers.
- (C) Estimated for the first year. These amounts may vary because of changes in the amount of real estate taxes and the interest on the mortgage debt. These figures were computed by Jay Schippers.
- (D) Prices to non-tenants of the building are subject to change without prior notice or amendment to the Plan. Prices to tenants in occupancy of the building are subject to change without notice after 90 day exclusive period.
- (E) This apt. includes the rooms on the 3rd floor designated as "rear bedroom, kitchenette, & bathroom" which are listed as the last 2 Units on p. 40 & the 1st Unit on p. 41.

142 COLUMBIA HEIGHTS, BROOKLYN, NEW YORK

PROJECTED SCHEDULE OF EXPENSES FOR FIRST YEAR OF OPERATION

Receipts:

Annual Maintenance Charges of \$31,500 at \$315.00 per share.

Expenses:

Labor: Including wages, workmen's compensation and disability insurance and payroll taxes (1) 500.00
 Heat, Hot Water (2)..... 2,400.00
 Electricity (3)..... 300.00
 Gas (8) 400.00
 Maintenance of Building:
 General Repairs, supplies, etc. (4).... 500.00
 Insurance (5)..... 1,000.00
 Legal, Accounting and Franchise Tax.... 750.00
 Real Estate Tax - Estimated 8,500.00
 (Assessed Value \$97,000) (6)
 Water and Sewer..... 374.00
 Mortgage Payments (7) 16,776.00

\$31,500.00

30450.00

15726.00
52%8500.00
28%8500.00
16000
20500

30450

$$\begin{array}{r} 30450 \\ 21500 \\ \hline 51850 \end{array}$$

CF-10-1

Q

COMPUTATION IN REGARD TO EXPENSES
FROM FIRST YEAR OF OPERATION

- (1) This is based on visiting super.
- (2) The above estimate of the cost of oil is made on the basis of the average use of such fuel as provided by management experience, multiplied by the rate projected at the time of occupancy. It must be expected that this rate may increase with the passage of time.

In addition, the effect of inflation, fuel shortages and other factors may raise the cost of fuel substantially higher than the current projected rate.

Although the sponsor is under the obligation to provide accurate information to prospective purchasers, factors beyond his control may substantially effect the cost of heating and cooling after the purchase of ones share.

- (3) Electricity includes common hallways only.
- (4) Figures were based upon painting and repair of apartments which will not be assumed by cooperators.
- (5) Insurance coverage includes \$250,000.00 for fire, and \$500,000.00 for liability.
300,000
- (6) Based on estimated New York City Tax Rate of 8.75.
- (7) See page 16 for terms of mortgage.
- (8) Gas is for cooking only.

Patricia Savidge
licensed real estate broker
750 Willow Street
Brooklyn, N. Y. 11201
Jitter 2-1356

August 15, 1977

AGENT'S OPINION OF REASONABLE RELATIONSHIP

142 Columbia Heights Housing Corporation
142 Columbia Heights
Brooklyn, N.Y. 11201

Re: Plan of Cooperative Ownership of 142
Columbia Heights, Brooklyn, N.Y.

Gentlemen:

We have prepared the allocation of shares and total cash payments for apartments shown in the schedule entitled "Purchase Price and Other Financial Details for Each Apartment" for inclusion in the Offering Plan -- A Plan to Convert to Cooperative Ownership Premises at 142 Columbia Heights, Brooklyn, New York.

In our opinion, the total cash payment to be paid in respect of each block of shares allocated to the respective apartments set forth in said schedule is not less than an amount which bears a reasonable relationship to the portion of the value of your equity in the land and building at 142 Columbia Heights, Brooklyn, N.Y. attributable to each such apartment to which said block of shares is allocated. It is our further opinion that such reasonable relationship exists notwithstanding that blocks of shares may be sold to tenants of the building for Total Cash Payments lower than that paid by non-tenants as provided in the aforesaid schedule.

You have advised us of your intention to incorporate this letter and said schedule to the plan and we hereby consent to such incorporation.

Very truly yours,

Patricia Savidge

Patricia Savidge

Patricia Savidge
licensed real estate broker
75a willow street
brooklyn, n. y. 11201
ulster 2-1356

9.

August 15, 1977

142 Columbia Heights Housing Corporation
142 Columbia Heights
Brooklyn, N.Y. 11201

Gentlemen:

The schedule of estimated receipts and expenses for your corporation for the first year of operation, has been prepared by us for the above premises as a co-operative apartment house.

We feel these figures are reasonably correct in relation to today's standard of living, and these figures cover the first year's operation of 142 Columbia Heights. However, because of the instability of the economy we cannot guarantee you that the expenses or income which we have projected will not exceed scheduled reserves not reflected in such schedule. We cannot foretell that the Cooperative Board of Directors may not provide for additional charges or that the annual maintenance for any period may not vary from the amounts shown therein. Due to current trends it is probable that real estate taxes, fuel costs, maintenance, repair, labor, etc. will change in the future. The first mortgage payments will remain constant until the liquidation of the mortgage.

We are a real estate firm in the business for many years who have owned and managed buildings in the area.

Sincerely,

Patricia Savidge
Patricia Savidge

WILEN & PRISAND
CERTIFIED PUBLIC ACCOUNTANTS

TEL (316) 681-7842
(212) 541-7600

30 FAIR LANE
JERICO, N. Y. 11753

September 19, 1977

TO Stephen Raphael
Raphael and Marcus
551 Fifth Avenue
New York, New York

We have examined the Statements of Operations of Colhites Realty Corp. for the years ended December 31, 1974, 1975, and 1976. Our examination was made in accordance with generally accepted auditing standards, and accordingly included such tests of the accounting records and such other auditing procedures as we considered necessary in the circumstances.

In our opinion, the aforementioned financial statements present fairly the results of operations of Colhites Realty Corp. for the years ending December 31, 1974, 1975, and 1976 in conformity with generally accepted accounting principles applied on a basis consistent with preceding years.

Wilen & Prisand

COLMITES REALTY CORP.
STATEMENTS OF OPERATIONS
FOR THE YEARS ENDED (DECEMBER 31)

	1974	1975	1976
INCOME			
Rental Income	\$31,179	\$26,519	\$27,260
Interest Income	<u>155</u>	<u>72</u>	<u>40</u>
Total Income	\$31,334	\$26,591	\$27,300
EXPENSES			
Repairs	\$ 1,939	\$ 277	\$ 739
Taxes			
Corporation	\$ 334		
Real Estate	<u>5,586</u>	<u>8,695</u>	<u>8,479</u>
Interest	5,920	9,023	8,758
Amortization	9,240	8,889	8,522
Depreciation	343	343	343
Building	4,265	4,265	4,265
Equipment	<u>126</u>	<u>98</u>	<u>128</u>
Advertising	4,391	4,363	4,393
Building Supplies	18		
Superintendent Services	233	180	134
Heat, Light, and Power	1,713	1,361	1,594
Management Fees	2,457	3,007	3,172
Exterminating	1,600		
Insurance	94	102	96
Cleaning	1,035	864	944
Painting	68	97	
Plumbing	2,101	620	
General	69		
Water and Sewer	48	15	45
Permits and Licenses	473	295	295
Roofing		28	18
Total Expenses	<u>31,942</u>	<u>29,664</u>	<u>29,053</u>
NET LOSS	<u>\$ 608</u>	<u>\$ 3,073</u>	<u>\$ 1,753</u>

The accompanying notes are an integral part of these statements.

COLHITES REALTY CORP.
 NOTES TO STATEMENTS OF OPERATIONS
 FOR THE YEARS ENDED DECEMBER 31
 1974, 1975, AND 1976

1. Rental income is recorded when received.
2. Depreciation of building is on the straight line basis at an annual rate of 3%.

RAPHAEL AND MARCUS, P.C.

*Attorneys and Counsellors at Law**551 Fifth Avenue**New York, N.Y. 10017**(212) 682-1480*STEPHEN M. RAPHAEL
STEVEN J. MARCUSWILLIAM J. POLTARAK
COUNSEL

June 15, 1977

142 Heights Housing Corporation
c/o Raphael & Marcus, P.C.
551 Fifth Avenue
Suite 1419
New York, N.Y. 10017

Gentlemen:

We have reviewed your Offering Plan (the "Plan") for the purchase of the land and building at 142 Columbia Heights, Brooklyn, New York (hereinafter sometimes collectively referred to as the "Property"), including the schedules and exhibits accompanying the Plan. We have examined your Certificate of Incorporation as well as the letter to you from Patricia Savidge, Realtor, advising you that in its opinion (i) the price of each block of shares set forth in the schedule of the Plan entitled "Purchase Price and Other Financial Details for Each Apartment" is not less than an amount which bears a reasonable relationship to the portion of the value of your equity in the Property attributable to the apartment to which said block of shares is allocated and (ii) such reasonable relationship exists notwithstanding that blocks of shares may be sold to tenants of the building for a price lower than that paid by non-tenants as provided in the aforesaid schedule. We have read the provision in the Plan that the price for a block of shares will be changed only if the Agent renders its written opinion that the new price is not less than an amount bearing a reasonable relationship to the portion of the value of your equity in the Property attributable to the apartment to which such block of shares is allocated.

We have also read the provision in the Plan that your shares will be issued only to individuals who are residents of the State of New York, and that the Sponsor will supply one or more individuals resident in the State of New York who will purchase for their own respective accounts and not as nominees of the Sponsor or any corporation, joint venture or partnership all shares not sold or fully paid for prior to the closing of title to the Property ("Unsold Shares") and will execute leases for all the apartments to which such shares are allocated, so that all of your shares will at or before the Closing be duly issued to individuals. In addition, we have considered the provisions of Section 216 of the Internal Revenue Code, Section 615 and 623(b) of the New York State Tax Law, and Section T.46-15.0 of the New York City Administrative Code.

Page 2.

You have asked our opinion, based upon the foregoing, whether, under present tax laws and regulations and if the Plan becomes operative in accordance with its terms, (1) at least 80% of your gross income during the first year of cooperative ownership will be derived from tenant-stockholders, (2) you will qualify as a cooperative housing corporation, and (3) individual purchasers of shares will be entitled to deduct from their gross income for Federal, New York State, and New York City income tax purposes their proportionate shares of real estate taxes and mortgage interest paid by you.

Under the Federal, New York State, and New York City tax provisions referred to above, a "tenant-stockholder" may deduct from his gross income amounts paid or accrued within his taxable year to a "cooperative housing corporation" representing certain taxes or interest paid or incurred by the corporation.

The term "tenant-stockholder" means an individual who is a shareholder in a cooperative housing corporation and whose shares are fully paid up in an amount not less than an amount bearing a reasonable relationship to the portion of the value of the corporation's equity in the building and the land on which it is situated which is attributable to the apartment which such individual is entitled to occupy. Assuming that you qualify as a cooperative housing corporation, we believe, based upon the aforesaid opinion of the Agent and the aforesaid provision in your Plan setting forth the conditions for a change in the price of a block of shares, that individual purchasers of your shares will be qualified tenant-stockholders.

To qualify as a "cooperative housing corporation", the corporation must meet each of the following conditions:

1. it must have only one class of stock outstanding;
2. each of its stockholders must be entitled, solely by reason of his ownership of stock in the corporation, to occupy for dwelling purposes an apartment in a building owned or leased by the corporation;
3. none of its stockholders may be entitled, either conditionally or unconditionally, to receive any distribution other than out of earnings and profits of the corporation, except upon a complete or partial liquidation of the corporation; and
4. 80% or more of the gross income of the corporation for the taxable year of the corporation in which the taxes and interest are paid or incurred is derived from tenant-stockholders.

Page 3.

Based upon our examination of the Plan and your Certificate of Incorporation, we are of the opinion that you will meet the first three conditions necessary to qualify as a cooperative housing corporation. Furthermore, from the schedule of projected receipts and expenses for the first year of cooperative operation contained in the Plan (the "Projection"), at least 80% of your gross income during the first year of cooperative ownership will be derived from tenant-stockholders. Based solely on the Projection and on the aforesaid provision in the Plan that all of your shares will, at or before the closing, be duly issued to individuals, each of whom will purchase his shares for his own account and not as nominee for the Sponsor or any corporation, joint venture, or partnership, we believe that the fourth condition - the 80% test - should also be met. In reaching this conclusion we have considered the decision of the United States Court of Claims in Eckstein v. U.S., 452, F.2d 1036 (1972), and are of the opinion that it will not apply under the circumstances of this Plan.

We note, the Sponsor under certain circumstances is obligated, in the case of any individual produced by it to purchase Unsold Shares, and has the right, in the case of any purchaser of shares who accepts Sponsor-financing, to pay the maintenance charges of such persons if they default in their obligation under the proprietary lease to make these payments. We express no opinion whether any such payments of maintenance charges by the Sponsor will be treated as income derived from tenant-stockholders for purposes of the 80% test.

Even though you qualify as a cooperative housing corporation, your tenant-stockholders will be allowed to deduct their proportionate shares of real estate taxes and mortgage interest paid by you only if you are the person legally obligated to pay such taxes and mortgage interest. Since you will own the Property and will be liable on the mortgage loan, we believe that your tenant-stockholders will be entitled to deduct their proportionate shares of real estate taxes and mortgage interest paid by you.

Therefore, based upon the foregoing, including the Projection, and provided that you acquire title to the Property pursuant to the terms of the Plan, that your shares are duly issued to individuals, and that proprietary leases are executed for each and all apartments in the building by the individuals to whom the shares are issued, it is our opinion that under present tax laws and regulations (1) at least 80% of your gross income during the first year of cooperative ownership will be derived from tenant-stockholders, (2) you will qualify as a cooperative housing corporation, and (3) individual tenant-stockholders will be entitled to deduct from their gross income for Federal, New York State, and New York City income tax purposes their proportion-

Page 4.

ate shares of real estate taxes and mortgage interest paid by you. We note, however, that for New York State income tax purposes a tenant-stockholder having so-called tax preference income in excess of a certain amount may not be entitled to the full deduction for his share of such taxes and interest.

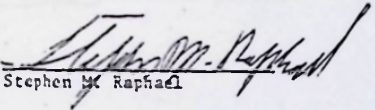
NO WARRANTIES OR REPRESENTATIONS ARE MADE THAT THE INTERNAL REVENUE SERVICE, THE DEPARTMENT OF TAXATION AND FINANCE OF NEW YORK OR THE DEPARTMENT OF FINANCE OF THE CITY OF NEW YORK WILL ALLOW INCOME TAX DEDUCTIONS OR THAT THE TAX LAWS UPON WHICH THE COUNSEL TO THE APARTMENT CORPORATION BASE THEIR OPINION (SET FORTH ABOVE) WILL NOT CHANGE. IN NO EVENT WILL THE SPONSOR-SELLER, THE SPONSOR-SELLER'S COUNSEL, THE APARTMENT CORPORATION, COUNSEL TO THE APARTMENT CORPORATION, THE SELLING AGENT OR ANY OTHER PERSON CONNECTED WITH THIS OFFERING BE LIABLE IF FOR ANY REASON IT SHALL BE DETERMINED THAT THE APARTMENT CORPORATION DOES NOT MEET OR AT ANY FUTURE TIME CEASES TO MEET THE REQUIREMENTS OF THE INTERNAL REVENUE CODE OF 1954, THE NEW YORK TAX LAW OR THE NEW YORK CITY ADMINISTRATIVE CODE OR ANY AMENDMENT OF ANY THEREOF. MOREOVER, NONE OF THE AFORESAID MAKES ANY WARRANTIES OR REPRESENTATIONS WITH RESPECT TO THE TAX CONSEQUENCES OF THIS PLAN OR THE TAX CONSEQUENCES OF THE OWNERSHIP OF ANY SHARES OFFERED UNDER THE PLAN EXCEPT AS EXPRESSLY SET FORTH HEREIN, AND NO ONE ELSE HAS BEEN AUTHORIZED TO MAKE ANY REPRESENTATIONS OTHER THAN THOSE CONTAINED HEREIN.

We hereby authorize the use of this opinion, or a reproduction thereof, in the Plan.

Very truly yours,

RAPHAEL & MARCUS, P. C.

BY:


Stephen M. Raphael

SMR/gvd

EFFECTIVE DATE OF THE PLAN,
CLOSING DATE AND RIGHTS OF THE TENANTS

Before this plan may be declared effective, at least one apartment shall be sold. The Sponsor must declare the Plan effective after five (5) apartments are sold.

After the Plan has been declared effective, title to the Property will close on the date (herein sometimes called "the Closing Date") to be fixed by the Sponsor, which shall be not less than five (5) days nor more than one hundred twenty (120) days thereafter unless the closing is adjourned.

The Plan will be declared effective by filed amendment.

The Apartment Corporation may at its option declare the Plan abandoned for any reason whatsoever before the quota referred to in the foregoing clause has been reached. Once the Plan has been declared effective, it may not be abandoned except for a defect in title which cannot reasonably be cured. There will be no obligation on the part of the Sponsor to incur expense or engage in litigation to cure title defects.

On the Closing Date, fee title to the Property will be conveyed to the Apartment Corporation and each purchaser will be conveyed to the Apartment Corporation and each purchaser will thereupon become obligated for the payment of maintenance charges under his proprietary lease, whether or not he has taken possession of the apartment and whether or not the tenant in possession, if there be one, pays the rent required to be paid by him. Certificates for the shares of the Apartment Corporation and the accompanying proprietary leases will be issued to the respective purchasers as of the Closing Date and will be delivered promptly thereafter.

Tenants are given a thirty (90) day exclusive period to purchase.

PROCEDURE TO PURCHASE

A person desiring to purchase shares of the Apartment Corporation will be required to execute a subscription agreement in the form contained in PART II of this Plan at pages 27 to 30 , and return it to the Selling Agent, Jay Schippers, 28 Remsen Street, Brooklyn, New York, together with a check for 10% of the purchase price drawn to the order of Stephen M. Raphael, escrowee 142 Columbia Heights.

The Sponsor will hold all monies received by it directly or through its agents, employees or escrow agent, in trust, in a special account at Chemical Bank, entitled "Stephen M. Raphael, escrowee 142 Columbia Heights", until actually employed in connection with the consummation of the Plan as herein described. In the event that insufficient funds are raised through the Offering to effectuate the purchase of the Property and the consummation of the Plan, or if the Plan is abandoned or withdrawn for any reason, or if title to the Property is not acquired by the Apartment Corporation on or prior to September 1, 1978, for any reason whatsoever, then such monies shall be fully returned to the purchasers, with interest, if any be earned. The amounts paid by the purchasers will be handled in accordance with the provisions of the Section 352(h) of the New York General Business Law. The funds so deposited will be drawn out only for the purpose of the consummation of this plan or returned to the purchaser if not consummated.

FINANCIAL FEATURES

The basic financial plan of this cooperative project is as follows:

Total Cash Amount of Offering (100) shares.....	\$ 390,000
Mortgage Indebtedness.....	160,000 160,000
Total Purchase Price.....	530,000 530,000
Less Reserve Fund to be retained by Apartment Corporation.....	2,000
Net Purchase Price of Property to Sponsor.....	528,000 528,000

TERMS OF MORTGAGES WHICH WILL
AFFECT THE PROPERTY AT THE CLOSING DATE

The Sponsor has a commitment from the Dime Savings Bank of Williamsburg in the amount of ^{170,000} \$160,000 at 9-1/2% interest for a period of twenty-five (25) years. The mortgage is self liquidating and at the end of the period no balance will be due. Monthly payments on this mortgage are \$ 1,398. per month.

1310.50

W

SUMMARY OF PRINCIPAL TERMS
OF THE PROPRIETARY LEASE

The proprietary lease will be for a term ending on December 31, 2027 but may be extended by vote of the shareholders. As a lessee, every shareholder of the Apartment Corporation will be obligated to pay the maintenance charges for his apartment as fixed by the Board of Directors. He will also have the following rights and obligations:

(1) He may cancel his lease and surrender his shares to the Apartment Corporation (without receiving any compensation) effective as of December 31, 1978 or as of any December 31st thereafter, on at least six months' prior notice to the Apartment Corporation, and if he elects to cancel, he will have no liability for payment of maintenance charges after the effective date of the cancellation.

(2) He will have the right to sell his shares and assign his proprietary lease, and sublet his apartment, at any time in compliance with the provisions of the proprietary lease and the Apartment Corporation's By-Laws, which require the consent thereto be authorized by resolution of the Board of Directors or given in writing by a majority of the Directors or by written consent or vote of shareholders owning at least 75% of the Apartment Corporation's outstanding shares.

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(3) He will be responsible for the cost of interior repairs and decorating in his apartment.

The form of proprietary lease is printed in full at pages 43 to 75, in Part II. It may be changed only by the approval of lessees owning at least 75% of the Apartment Corporation's outstanding shares. The Sponsor may sell or sublet apartments held by holders of unsold shares without the consent of the Board of Directors.

APARTMENT CORPORATION

The Apartment Corporation was formed on Sept. 1, 1977 under the Business Corporation Law of the State of New York. It has an authorized capital of 100 shares of the par value of \$100 each. The By-Laws require not less than 3 nor more than 5 directors. The present officers and directors have been designated by the Sponsor, Jay Schippers, they will resign in favor of directors to be elected by the shareholders at a meeting to be held within 90 days after the Closing Date. Each shareholder will be entitled to one vote for each share held. The sponsor under no circumstances will control the corporation. However, the holders of unsold shares and the sponsor may vote their shares to elect a majority of the Board of Directors.

The Apartment Corporation will have a lien on each shareholder's shares to secure payment of maintenance charges.

All expenses of the Apartment Corporation accruing up to and including the Closing Date, will be paid by the sponsor.

UNSOLD SHARES

The Sponsor has agreed that, if by the Closing Date all of the shares allocated to all apartments have not been sold and fully paid for, the Sponsor will produce on the Closing Date an individual person or persons, resident in the State of New York, (hereinafter referred to as "holder of Unsold Shares") to whom all of the unsold shares will be issued and who will enter into proprietary leases for the apartments to which such shares are allocated.

The Sponsor has agreed that if a holder of Unsold Shares fails to fulfill his obligations under his proprietary lease, including the payment of all maintenance charges thereunder, then and in that event, the Sponsor will become liable for such obligations and the Apartment Corporation will have a lien upon the shares to secure the payment of all obligations of the holder of Unsold Shares. No bond or other security has been furnished by the Sponsor, and the Sponsor's ability to perform will depend solely upon his financial condition, if and when called upon to perform. Any unsold shares and leases acquired by a holder of Unsold Shares may be sold or assigned by him or his apartment may be sublet by him, subject only to the consent of the Sponsor. A holder of Unsold Shares may elect to become the occupant of the apartment covered by his proprietary lease, and, from the time that he becomes the occupant thereof, the Sponsor shall no longer be responsible for the performance of his proprietary lease.

It should be further noted by the purchaser that holders of unsold shares and the sponsor are not subject to certain provisions of the proprietary lease in a modified form. Attention is drawn to paragraph 38 of the proprietary lease.

RESERVE FUND

On the Closing Date, from the amount of cash raised by this Offering, the Apartment Corporation will retain the sum of \$2,000.00. This reserve fund may be held for working capital (plus or minus closing adjustments), and for repairs and other appropriate corporate purposes as determined by the Board of Directors. Any excess money owed to the Sponsor may be paid over a three (3) month period in equal monthly installments without interest.

No representation is made that the reserve fund will be adequate to cover current or future expenses, including repairs or replacements, and if additional funds are required over and above the reserve fund, it may be necessary to increase maintenance charges.

THE PROPERTY IS OFFERED IN ITS CURRENT
CONDITION AS SET FORTH IN THIS OFFERING
PLAN. NO GOVERNMENT AGENCY HAS PASSED
UPON THE ADEQUACY OF THE RESERVE FUND
OR ON THE PHYSICAL CONDITION OF THE
BUILDING.

CONTRACT OF SALE

By agreement dated Sept. 1, 1977 the Sponsor has contracted to sell the Property to the Apartment Corporation subject only to the following exceptions:

- a. Zoning regulations and ordinances which are not violated by existing structures.
- b. Encroachments of stoops, areas, cellar steps, trim and cornices, if any, upon any street or highway and/or variations between fences, retaining walls, coping or record lines.
- c. Consents by the seller or any former owner of the premises for the erection of any structure or structures on, under or above any street or streets on which any premises may abut.
- d. A first mortgage in the amount of \$ ^{150,000} ~~166,000~~ which is held by the DIME SAVINGS BANK OF WILLIAMSBURG.

The Apartment Corporation has no liability for any of the costs or expenses related to the promulgation and consummation of the Plan and the transfer of title. The Sponsor will pay all costs and expenses of the above including such things as: selling expenses and commissions, filing fees under Sec. 352(e) of the General Business Law, printing, title insurance, survey, transfer taxes, revenue stamps on deeds, recording charges, and legal fees for the attorney of the Sponsor. In addition, the Sponsor will pay for the organization of the



Apartment Corporation and legal fees of counsel that arise in effecting this Plan.

The Apartment Corporation will receive a bargain and sale deed with covenants against grantor's acts, in statutory form for recording.

The Sponsor will provide a title insurance policy insured by a reputable insurance company, insuring to the Apartment Corporation the fee title to the land and building, based on the total purchase price (as the same may be changed pursuant to any amendment of the Offering Plan) subject only to the exceptions as set forth in the Contract of Sale, or any other immaterial exceptions which may appear but do not render title unmarketable.

If the Sponsor is unable to convey title to the Apartment Corporation in accordance with the Contract of Sale, or if the Plan is abandoned or is not consummated for any reason whatsoever, by September 1, 1979, the Contract of Sale will be null and void and neither party will have any rights against, or obligations to, the other party. In such event, the Sponsor shall be required to refund to the purchasers their respective purchase agreements, all deposit moneys received by the Sponsor, with interest, if any, be earned. It is not contemplated that any interest will be earned.

Conflicts between the Contract of Sale and the Offering Plan shall be resolved in favor of the Plan.

The sale includes all fixtures and articles of personal property attached to or used in connection with the operation of the Property. All kitchen appliances owned by the Sponsor will become the property of the Apartment Corporation on the Closing Date and may be used by tenant-shareholders without charges. If a non-purchasing tenant vacates his apartment and removes a kitchen appliance belonging to him, the Sponsor, at its own expense, will supply a replacement which may not be new but in good working order and will be similar in size and quality to the appliances contained in the building on the presentation date of this Plan.

The agreement provides that the following items will be apportioned between the Sponsor and the Apartment Corporation as of the date preceding the closing of title:

- Interest payments on first mortgage
- Taxes
- Water and Sewer Charges
- Insurance
- Fuel
- Rents

The security deposit, if any, of a tenant who purchases will be refunded to him after the closing of title if he is not default under his lease or tenancy. The security deposit of a non-purchasing tenant who is not in default under his lease or tenancy will be transferred after the closing of title to the purchaser of the shares allocated to the apartment.

SPONSOR'S PROFIT

It is anticipated that the sponsor will realize a profit after payment of legal fees, filing fees, transfer costs, brokerage commissions, architectural fees, mortgage interest of approximately ^{90,000} \$100,000.00. This takes into account a purchase price on said building of \$325,000.00 and costs of conversion of approximately \$110,000.00.

\$ 100,000

MANAGEMENT AGREEMENT AND
OTHER CONTRACTUAL ARRANGEMENTS

No service contracts are effective after delivery of the deed to the cooperative corporation.

RAPHAEL & MARCUS, P.C., are transfer agents for the Corporation.

IDENTITY OF PARTIES

JAY SCHIPPERS is an investor and developer in real estate in the City of New York.

MR. SCHIPPERS has previously converted 98 Joralemon Street to cooperative ownership and he is in the process of other similar building acquisitions.

DOCUMENTS TO BE RECEIVED
PERIODICALLY BY SHAREHOLDERS

REPORTS TO SHAREHOLDERS

All shareholders of the Apartment Corporation will be entitled to receive, annually, from the Corporation at the expense of the Corporation, copies of the following:

- a. An income tax deduction statement prepared by March 31st, and
- b. An annual audited financial statement prepared by an independent certified public accountant to be received by March 31st, annually.
- c. Notice of the holding of an annual shareholder's meeting for the purpose of electing a Board of Directors to be received in accordance with the By-Laws.

The aforesaid dates may be changed later pursuant to the By-Laws.

DOCUMENTS ON FILE

In accordance with Section 352-3(9) of the General Business Law, copies of this Offering Statement-Plan of Cooperative Organization and all other exhibits or documents referred to herein shall be available for inspection by prospective purchasers and by any person who shall have participated in the Offering of such securities, at the office of the Sponsor's Attorney, Raphael & Marcus, P. C., at 551 Fifth Avenue, Suite 1419, New York, New York, and shall remain available for inspection for period of six years.

GENERAL

The Plan does not knowingly omit any material fact or contain any untrue statement of any material fact. Exact copies are contained in PART II hereof of the proprietary lease, subscription agreement, by-laws and house rules.

There are no lawsuits or other proceedings now pending, or any judgments outstanding, either against the Sponsor or the Apartment Corporation or any person or persons which might become a lien against the Property or which materially affect this offering.

This Plan is offered only to persons over 21 years of age resident in the State of New York.

In accordance with the provisions of the laws of the State and City of New York, the Sponsor represents that the Sponsor, the Apartment Corporation and the Agent will not discriminate against any person because of race, creed, color, national origin or ancestry in the sale of the shares offered by the Plan, or in the leasing of any apartment in the building.

As of the date of first presentation, of the Offering Plan, neither the Sponsor nor the Selling Agent, or any representative, or agent thereof, has raised funds or made any preliminary offering or binding agreement to or with the tenants, sub-tenants, or non-resident prospective purchasers with respect to apartments in the building.

No person has been authorized to make a representation which is not expressly contained herein. This Plan may not be changed or modified orally.

DATED: June 15, 1977

BY: _____

JAY SCHIPPERS

SUBSCRIPTION AGREEMENT

Purchaser(s) _____
 Apartment _____
 Price _____
 Down Payment \$ _____
 (herewith)
 Balance \$ _____
 Shares _____

1. As Purchaser, I have received and read the Offering Statement-Plan of Cooperative Organization (the Plan) with respect to premises 142 COLUMBIA HEIGHTS, dated _____, and a copy of the proprietary lease, all of which documents are made part hereof.

2. I hereby agree to purchase the above-stated number of shares of 142 HEIGHTS HOUSING CORPORATION, (the Apartment Corporation), allocated to the above-described apartment, for the Purchase Price stated above and to become the proprietary lessee of the said apartment in said premises.

3A. Herewith is my check to the order of "Stephen M. Raphael, escrowee 142 Columbia Heights", for the amount of the above-stated Down Payment. I agree that, if and after the Plan becomes effective, as herein provided, I will pay the above-stated Balance of said Purchase Price within 30 days after written notice and demand by you or the Apartment Corporation (which notice shall state that the date of closing title has been specified to be not later than 120 days thereafter), such payment to be by personal certified check or official check drawn on a New York bank to the order of "Stephen M. Raphael, escrowee 142 Columbia Heights", delivered to you, and that I will sign the proprietary lease for said apartment promptly upon presentation to me in the form contained on page _____ of the Offering Plan. The Agent will give me prompt written notice thereof when the Plan either becomes effective or is abandoned.

3B. The date of the commencement of the term of said proprietary lease, and the date of issuance of the certificate for the aforesaid shares, which may be inserted by either you or the Apartment Corporation, shall be the date when it acquires title to said premises. Provided that I shall have paid the full Purchase Price for said shares, as provided for herein, and shall not be in default hereunder, I am to receive the certificate for the aforesaid shares, as provided for herein, and shall not be in default hereunder, I am to receive the certificate for the aforesaid shares, together with my executed copy of said proprietary lease, promptly after the Apartment Corporation acquires such title. I agree that my present lease (if any) or monthly tenancy of said apartment shall be deemed terminated and cancelled as of said date. If I shall not be a tenant of said apartment when said proprietary lease is issued, I will accept the same subject to the then tenant's lease and tenancy of said apartment.

3C. I understand that if the tenant in occupancy does not voluntarily remove from the apartment when his lease expires or is terminated, or his right to occupancy ends, I shall be required to obtain possession at my own expense. I further understand that the apartment I am purchasing is subject to an existing tenancy, that I will, after the closing date by assuming the seller's rights and obligations, under the existing lease or tenancy which will include the obligation to repair and maintain the apartment for the benefit of the existing tenant and the right to collect the rent payable under the existing lease and tenancy whether the same be greater or less than the proprietary rent established by the proprietary lease.

4A. The Sponsor will hold all moneys received by it through its Agents or employees in trust until actually employed in connection with the consummation of the transaction. All such moneys will be deposited by the Agent with the Chemical Bank, at its branch at 349 Fifth Avenue, New York City, and will be held in trust in a special account under the name of "Stephen M. Raphael, escrowee 142 Columbia Heights as Agent or similar name. The funds so deposited will be disbursed only at the closing and only for the purposes of the consummation of this Plan or returned to me as herein provided, without interest.

4B. My signing of this Purchase Agreement shall constitute my acceptance of said apartment in the condition in which it shall be at the time of closing, including the existing kitchen, bathroom and other appliances, fixtures, equipment, air conditioning units and installations.

5A. It is agreed that this contract is contingent upon the Plan being declared effective and that the Plan shall not be declared effective except as provided in the Plan.

5B. The Plan may be abandoned by the Seller at any time prior to its being declared effective and shall be abandoned and deemed abandoned if it has not been declared effective within the time specified by the Plan.

5C. If the Plan is abandoned or does not become effective, or, if after being declared effective, the Plan shall not be consummated for any reason on or before Sept. 31, 1978 this agreement shall be deemed cancelled and the Plan terminated and I am to receive back, not later than forty-five (45) days thereafter, in full, all moneys paid by me hereunder, and upon such repayment no party shall have any claim against any other party or person, the sponsor, or the agent, and all parties shall be released from all obligations hereunder.

5D. Title shall be transferred to the Apartment Corporation not earlier than 5 days nor later than 120 days after the Plan has become effective, unless the closing of title is adjourned.

6. I agree that if I shall fail to pay the Balance of the Purchase Price when due, as herein provided, the Apartment Corporation may elect to cancel this agreement by written notice to me at my residence or at the address stated below, by registered mail or certified mail, and at the expiration of 30 days after the date of mailing thereof (unless I shall have heretofore paid the Balance of the Purchase Price in full) said notice shall be effective and this agreement shall be deemed cancelled and all rights of the parties thereunder shall terminate except that the amount of said Down Payment shall be paid over to the Sponsor, as liquidated damages. In the event of such cancellation, the Sponsor or Apartment Corporation shall have the right to sell said shares and proprietary lease to another purchaser as though this agreement had never been made.

7A. The entire contract between the parties hereto is set forth herein and in the Plan. The only representation made to me are those contained herein and in the Plan. I have not relied upon any representations, statements or warranties written or oral, as to any matter or estimate, that are not set forth herein and in the Plan; and, I acknowledge that I have had full opportunity to examine all documents and investigate all facts referred to and stated herein. This agreement is not assignable by me without the prior written consent of the Apartment Corporation and shall bind and apply to the parties hereto and their personal and legal representatives, successors and assigns and may not be changed orally.

7B. Conflicts between this agreement and the Plan shall be resolved in favor of the Plan.

8. This agreement shall not be binding on me or the Apartment Corporation until I, as purchaser, shall be accepted, by endorsement hereon by the Apartment Corporation and the Agent, and a fully signed copy thereof shall have been delivered promptly to me. If this agreement shall not be accepted within 40 days of the date hereof by the delivery to me of such endorsed and fully signed copy, this Purchase Agreement shall be deemed to be rejected and cancelled and my deposit shall be promptly refunded to me.

9. I represent that I am a person resident in the State of New York and that I am over 21 years of age. The term "I" shall be read as "we" and "Purchaser" shall be read as "Purchasers" if more than one person are subscribers, in which case our obligations shall be deemed joint and several.

10. Notices hereunder shall be delivered or mailed as follows: to the Purchaser(s), at the address stated below; and, to the Agent and to the Apartment Corporation, at the Agent's office.

11. I certify that I have agreed in good faith to purchase the shares allocated to the above-described apartment with no discriminatory re-purchase agreement or other discriminatory inducements.

12. This contract is subject to the Purchaser(s) obtaining a loan in the amount of \$ at the prevailing rate of interest, for a period of years. The Purchaser(s) shall have fifteen (15) days from the signing of this contract to obtain said loan. In the event that Purchaser(s) notifies seller with the 15 day period, by certified mail, of his inability to obtain said loan, this contract shall be null and void, and purchaser shall then be entitled to refund of his down payment.

DATED:

Purchaser(s)

APPROVED AND ACCEPTED:

Address

142 HEIGHTS HOUSING CORPORATION

SPONSOR'S STATEMENT OF PRESENT
BUILDING CONDITION, INCLUDING AGE AND
DESCRIPTION OF BUILDING, APARTMENTS AND
EQUIPMENT

The Sponsor makes the following representations of the description and condition of the land and building. With reference to the Sponsor's preparation of such material, he consulted with ANDREW FREIREICH, a licensed architect.

The Sponsor represents that he does not know of any defect or need for repairs except as hereinafter set forth and that to the best of the Sponsor's knowledge the following description accurately states the condition of the building and its equipment.

Neither the Sponsor nor the Apartment Corporation will have any obligation to make repairs or improvements except as set forth in this Plan. The Sponsor will, however, maintain and operate the Building until the Closing Date in substantially the same manner and condition as on the date of presentation of the Plan.

At the present time there are no outstanding building violations and the sponsor will deliver title to the property free and clear of any building violations, and will cure or cause to be cured all violations of record against property on the closing date (except violations which it is the obligation of the tenant to cure).

HOWIE
FREIREICH
DRUFFEL

Architects 920 Broadway New York NY 10010 212 777 1400

25 August 1977

Mr. Jay Schippers
28 Remsen Street
Brooklyn, New York 11201

Subject: Property Inspection Report
142 Columbia Heights
Brooklyn, New York 11201

Dear Mr. Schippers:

Enclosed herewith is one draft copy of the subject report, a copy of which has been delivered to Raphael & Marcus for inclusion in the prospectus which is to be submitted to the Attorney General's office.

If you have any questions, please call me.

Very truly yours,

Andrew Freireich

Andrew Freireich

Enclosure

cc: Mr. Steven Marcus



James Howie Andrew Freireich Joseph Druffel

Property Inspection Report
142 Columbia Heights
Brooklyn, New York 11201

A. THE SITE

1. The property is located on the west side of Columbia Heights, fifty feet, three inches south of the intersection of Pineapple Street and Columbia Heights. The property extends from Columbia Heights through the entire block to the Promenade, and is designated on the tax maps of Brooklyn, New York, as lot 214, block 208. The combined lot dimensions are approximately 25'-2" wide and 90'-2 1/4" deep, with an approximate land area of 2,270 square feet.
2. The property is located within an "R-6" zone, as designated by the New York City Planning Commission and as indicated on Zoning Map 124, and is also a part of the "Brooklyn Heights Historic District," as defined by the Landmarks Preservation Commission of the City of New York.
3. Columbia Heights is a residential public street with an asphalt paved roadway and concrete sidewalks and curbs. Curb-side parking is permitted along the street at designated hours. No off-street parking is available. Utilities running under the street include public water mains and combined sanitary and storm sewers, gas service by Brooklyn Union Gas Company, electrical service by Consolidated Edison Co., and telephone service by New York Telephone Company.
4. The rear yard of the property opens to the Brooklyn Heights "Promenade". The yard is separated from the promenade by a brick wall and an ornamental iron fence, both approximately seven feet high. The yard is paved in certain areas with slate flagstones and is planted with several trees and shrubbery.
5. The view from the rear of the building, across the "Promenade" towards lower Manhattan is incomparable, and adds immeasurably to the aesthetic attributes and value of the building.

B. THE BUILDING -- GENERAL

1. The structure, known as 142 Columbia Heights, is a four-story and basement converted residence with a full cellar, and a rather large extension which extends from the basement to the fourth floor. The total floor area of the building is approximately 7,560 square feet excluding the cellar, and 9,072 square feet including the cellar. The building stands approximately 60'-0" high from the cellar to the roof peak.

2. The building, erected about 1836, has been altered many times. The last alteration on record with the Department of Buildings occurred about 1961. The building presently contains five "Class A" apartments, one in the basement, and the others occupying the remaining four stories. The present Certificate of Occupancy, Number 179578, was issued on May 9, 1962.
3. The construction is Class III, non-fireproof with brick masonry bearing and exterior walls, wood joists and stairs, wood subflooring and flooring, and wood framed and plastered partitions (and gypsum wallboard), and other surfaces.
4. The cellar contains the mechanical and electrical equipment servicing the building. The basement and floor one through four contain the residential living space of the building.
5. The building has been extensively altered over the past years of its existence. After the construction of the "Promenade" following the Second World War, an incomparable view towards the Lower Manhattan Skyline became an important factor in the value of the building. The later alterations have evidently recognized this value in that all of the apartments have their major spaces properly oriented to the rear, rather than to the front.

C. THE BUILDING -- EXTERIOR

1. The front of the building is of brick construction, without stone facing. The main front entrance, at the first floor level, is reached via a "stoop" or exterior stair of brick construction. There is an additional entrance serving the basement apartment at the basement level below the "stoop". There is a decorative wood and metal cornice which extends the full width of the building at the top of the front wall. This cornice is in relatively good condition. A slate roofed "mansard" roof faces on the front of the building above the cornice line.
2. The small front yard area is surrounded by an iron rail, and contains an areaway with steel cover and a planting area. The steel cover appears to be of recent date, and is in good condition. Galvanized steel refuse containers are stored in this front yard.
3. The rear of the building is of brick construction, and has been much altered, with a series of various sized windows, balconies, and other elements.

4. The rear wall of the building has an iron-framed balcony at the first floor level. This balcony has a wood deck and iron rail. The iron rail needs some repair and reinforcement. A small decorative roof overhang occurs at the second floor level above the first floor balcony. A new steel framed cantilevered balcony was added at the fourth floor level about 1961. This is a fireproof balcony which runs the full width of the building. It is in excellent condition.
5. The roof of the building was originally a flat type, generally sloping toward the rear of the house. A gable-pitched section was added at the center of the roof about 1961. The new section pitches to the sides of the building, along the party walls. The main roof is composed of mineral surfaced asphalt rollroofing, in good condition, with asphalt type base flashing.
6. The "gable-pitched" section, added about 1961, is generally covered with skylight (or greenhouse) type construction, with glazed sections of clear wire glass. The section of flat roof to the rear of this gabled portion has a wood deck built over the roofing material.
7. Other skylights on the various roofs are of galvanized steel construction, with clear and obscure wire glass glazing. The skylights are in good condition.
8. The windows are generally double-hung, single glazed wood type. The windows at the front of the house have no storm windows and are in generally good condition. The rear windows have been extensively altered. There are fixed "picture windows" on the second through fourth floors, a bay window on the second floor, and various combinations of doors leading to the rear yard and the several balconies. Most of the windows on the rear facade have triple-track aluminum framed storm windows. The windows are in generally good condition, except for some air infiltration problems on the second floor bay window.

D. THE BUILDING -- INTERIOR

1. The main entrance at the first floor has a small vestibule with two glazed wood framed doors at the front wall, and a glazed and paneled wood door with sidelights opening to the building. The vestibule has a ceramic tile floor. The entrance doors should have the hardware replaced with new, heavy-duty hardware.
2. The main interior stairway is of wood construction, with a decorative wood railing. The interior stair extends from the first to the fourth floor levels, and from the first floor to the basement.

3. The basement originally had an entrance below the main exterior entrance "stoop". This area has been altered to add a small room to the basement apartment. The Department of Buildings records do not reflect this alteration.
4. Access to the cellar is by means of an enclosed stair from the basement level. Access to the roof is by means of a ladder from the fourth floor, through a "scuttle".
5. The cellar contains the mechanical and electrical equipment of the building. It has a concrete floor, and a plastered ceiling. The cellar has been divided into various storage and utility rooms, with concrete block partitions and metal doors. The boiler room ceiling has had a fire-retarding sheet metal surface applied.
6. The basement through fourth floors contain the living spaces of the building. The building has been extensively altered over the years, and so little of the original decorative trim remains. The rooms generally have hardwood floors, plastered walls and ceiling, and painted wood trim and doors. All of the flooring is in excellent condition, with varnished natural finish. The plastered surfaces are in excellent condition.
7. The bathrooms and toilets are relatively new, and in excellent condition. They have ceramic tile floors and walls or wainscots, and good quality fixtures.
8. There are fireplaces in each of the apartments, none of which seem to be in working order. These have a variety of stone and tile mantles and stone hearths.

E. MECHANICAL SYSTEMS

1. The heating of the building is provided by one pipe steam system.
2. The steam system is served by a cast-iron sectional boiler with a forced draft light-oil (Number 2) burner, "Robot Fireball", manufactured by Robot Heating Equipment Co. The boiler has an automatic water feed, low water cutoff, pressure relief valve, high pressure cutoff. The oil burner and two -275 gallon oil storage tanks were installed in 1963. The tanks appear to be in good condition.

3. Domestic hot water is provided by an "instantaneous" coil submerber in the boiler. The boiler temperature is regulated by an aquastat control to insure the adequate production of domestic hot water.
4. The boiler is connected to an existing masonry chimney, which extends through the roof to a satisfactory height above neighboring structures.
5. Steam is distributed to the various floor levels by means of steel pipes and cast-iron radiators. One rear room on the first floor level reportedly has insufficient heating.
6. Domestic water is distributed through the building by means of brass threaded pipe. Water enters the building from a water main located under Columbia Heights. The size of the service pipe is 3/4" and there is a 4" sprinkler main just inside the front cellar wall. The system appears to be well installed, and is properly valved with riser valves and valves at other important locations. The domestic hot water piping is not insulated.
7. Waste piping is mainly extra-heavy cast iron pipe with caulked (with lead) joints, a standard material for this use. Smaller branch piping consists of galvanized steel pipe with malleable fittings. The entire waste system is properly vented, with two vent stacks penetrating the roof.
8. The public stair hall of the building has a sprinkler system. The distribution piping is of threaded steel pipe, with cast iron fittings. The installation has been properly done, although no actual tests have been made.
9. The plumbing fixtures are in good condition, all of recent vintage. Water closets and toilets are vitreous china. Tubs are of enamelled cast iron, and kitchen sinks are stainless steel and enamelled cast iron.
10. Gas is supplied by means of steel piping to each gas-fired appliance and domestic cooking equipment. The building has one gas meter, and has a 1 1/2" main supply pipe.
11. Interior toilet rooms and kitchens are ventilated by means of sheet metal exhaust ducts leading to the roof. These ducts are enclosed in fire-retarded shafts.

P. ELECTRICAL SYSTEM

1. The electric service enters the building from Columbia Heights. Service has 3 wire, single phase, 120-208 volt characteristics. There are six meters and a main panel in the cellar. The panels and service equipment appear to be quite new and are in excellent condition. There are small 8-circuit electric panels in each apartment, with a capacity of 45 amps at 208 volts.
2. Electricity is distributed through the building by means of copper wire in a metallic flexible conduit. There appear to be an adequate number of electric outlets, switches and lighting fixtures.

The wiring is probably of various degrees of age and condition, but the system is now fully functioning.

G. VIOLATIONS OF MUNICIPAL BUILDING REGULATIONS

1. A search of municipal records, made on June 3, 1977, indicated that no violations of the Building Code or Housing Maintenance Code are recorded.

H. SUMMARY

1. The building is in excellent condition for its age. Recent alterations and other improvements have considerably upgraded the building. The mechanical equipment of the building is well-functioning, and adequate provisions have been made for future power and other needs.

Level	Space	Approximate Size	Floor	Finish Materials			Ceiling	Remarks
				Base	Wainscot	Walls		
Cellar	(Various Spaces)	23'-0"X58'-0"	Concrete			Stone	Plaster	Sheet Metal Surface in Boiler Room
Basement	Vestibule	7'-0"X 14'-0"	Wood			Plaster	Plaster	
	Stair Hall	7'-0"X 20'-6"	Wood	Wood		Plaster	Plaster	
	Front Bedroom	16'-0"X 18'-0"	Hardwood	Wood		Plaster	Plaster	
	Small Room	9'-0" x 7'-0"	Hardwood	Vinyl	Asb.Tile	Plaster	Plaster	
	Kitchenette	7'-0" x 8'-4"	Ceramic Tile	Wood		Plaster	Plaster	Metal Cabinets
	Bathroom	5'-0"X 7'-0"	Ceramic Tile	Ceramic Tile	Cer. Tile	Plaster	Plaster	
	Living Room	16'-0"X 27'-0"	Hardwood	Wood		Plaster	Plaster	
	Rear Bedroom	7'-4"X 16'-0"	Hardwood	Wood		Plaster	Plaster	
First	Vestibule	7'-0"X 4'-0"				Plaster	Plaster	
	Stair Hall	7'-0" X 28'-7"	Carpet	Wood		Plaster	Plaster	
	Front Bedroom	16'-0" X 15'-4"	Wood Parquet	Wood		Plaster	Plaster	
	Front Toilet	5'-0"X 4'-0"	Ceramic Tile	Ceramic Tile	Cer. Tile	Plaster	Plaster	
	Kitchenette	7'-0" X 8'-6"	Ceramic Tile	Wood		Plaster	Plaster	Metal Cabinets
	Living Room	15'-0"X 28'-8"	Hardwood	Wood		Plaster	Plaster	

Finish Materials

Level	Space	Approximate Size	Floor	Base	Wainscot	Walls	Ceiling	Remarks
First	Rear Bedroom	8'-4"X 11'-6"	Hardwood	Wood		Plaster	Plaster	
	Rear Bathroom	7'-0"X 5'-0"	Ceramic Tile	Ceramic Tile	Cer. Tile	Plaster	Plaster	
Second	Stair Hall	7'-0"X 16'-0"	Carpet	Wood		Plaster	Plaster	
	Front Bedroom	16'-0"X 14'-0"	Hardwood	Wood		Plaster	Plaster	
	Front Bathroom	5'-0"X 7'-0"	Ceramic Tile	Ceramic Tile	Cer. Tile		Plaster	
	Kitchenette	7'-0" X 8'-6"	Ceramic Tile	Wood		Plaster	Plaster	
	Living Room	15'-0" X 28'-5"	Hardwood	Wood		Plaster	Plaster	
	Rear Bedroom	9'-0" X 11'-0"	Hardwood	Wood		Plaster	Plaster	Bay Window
	Rear Bathroom	4'-0"X 6'-0"	Ceramic Tile	Ceramic Tile	Cer. Tile		Plaster	
Third	Stair Hall	8'-0"X 16'-0"	Carpet	Wood		Plaster	Plaster	
	Front Bedroom	8'-6"X 12'-0"	Hardwood	Wood		Plaster	Plaster	
	Front Bedroom	15'-6"X 14'-0"	Hardwood	Wood		Plaster	Plaster	
	Front Bathroom	5'-0"X 7'-0"	Ceramic Tile	Ceramic Tile	Cer. Tile		Plaster	
	Kitchenette	6'-6"X 8'-6"	Ceramic Tile	Wood		Plaster	Plaster	
	Living Room	15'-4"X 28'-5"	Hardwood	Wood		Plaster	Plaster	
	Rear Bedroom	8'-5"X 13'-0"	Hardwood	Wood		Plaster	Plaster	
	Rear Kitchenette	3'-0"X 5'-0"	Hardwood	Wood		Plaster	Plaster	

Finish Materials

<u>Level</u>	<u>Space</u>	<u>Approximate Size</u>	<u>Floor</u>	<u>Base</u>	<u>Wainscot</u>	<u>Walls</u>	<u>Ceiling</u>	<u>Remarks</u>
Third	Rear Bathroom	5'-0"X 7'-0"	Ceramic Tile	Ceramic Tile	Cer. Tile	Plaster	Plaster	
Fourth	Stair Hall	5'-0"X 12'-0"	Carpet	Wood		Plaster	Plaster	
	Living Room	24'-0"X 25'-10"	Hardwood	Wood		Plaster	Plaster	Large skylight over central portion
	Kitchen	7'-0"X 17'-0"	Ceramic Tile	Wood		Plaster	Plaster	Metal Cabinet
	Bathroom	5'-0"X 7'-0"	Ceramic Tile	Ceramic Tile	Cer. Tile		Plaster	
	Bedroom	10'-3"X 13'-6"	Hardwood	Wood		Plaster	Plaster	
	Studio	13'-0"X 13'-6"	Hardwood	Wood		Plaster	Plaster	
	Deck	(irregular)	Hardwood	Wood		Plaster	Wood Paneling	

LEVEL	SPACE	ITEM	DESCRIPTION
Basement	Kitchenette	Range	36", 4-burner, gas, "Royal Rose"
		Refrigerator	32" wide, separate freezer, approx. 14 cu. ft. circa 1970, "Philco"
		Diswasher	"General Electric"
		Sink	Enamelled cast iron
	Bathroom	Water Closet	Vitreous china, tank type
		Lavatory	Vitreous china
First	Kitchenette	Tub	60" enamelled cast iron, with shower
		Range	36", 4-burner, gas, "Royal Rose"
		Refrigerator	32" wide, wingle door, approx. 12 cu. ft., circa 1962
		Diswasher	"Westinghouse"
	Front Bathroom	Sink	Stainless steel
		Water Closet	Vitreous china, tank type
	Rear Bathroom	Lavatory	Vitreous china
		Water Closet	Vitreous china, tank type
		Lavatory	Vitreous china
		Tub	60" enamelled cast iron, with shower
Second	Kitchenette	Range	36", 4-burner, gas, "Welbilt Jewel"
		Refrigerator	(reportedly owned by tenant)
		Diswasher	"General Electric"
		Sink	Enamelled cast iron

LEVEL	SPACE	ITEM	DESCRIPTION
Second	Front Bathroom	Water Closet	Vitreous china, tank type
		Lavatory	Vitreous china
		Tub	60" enamelled cast iron, with shower
	Rear Bathroom	Water Closet	Vitreous china, tank type
		Lavatory	Vitreous china
		Shower	Built-in ceramic tile stall shower, aluminum framed glass door
Third	Front Kitchenette	Range	36", 4-burner, gas, "Royal Rose"
		Refrigerator	32" wide, "Westinghouse", single door, approx. 14 cu. ft. capacity
		Dishwasher	"General Electric"
		Sink	Enamelled cast iron
	Front Bathroom	Water Closet	Vitreous china, tank type
		Lavatory	Vitreous china
		Tub	60" enamelled cast iron, with shower
	Rear Kitchenette	Kitchen Unit	Built-in combination unit, 60" wide, "Acme Refrigeration Co., with 3-burner range, approx. 6.0 cu. ft. refrigerator.
	Rear Bathroom	Water Closet	Vitreous china, tank type
		Lavatory	Vitreous china
		Shower	Built-in ceramic tile stall shower aluminum framed glass door.

LEVEL	SPACE	ITEM	DESCRIPTION
Fourth	Kitchen	Range	36", 4-burner, gas, "Royal Rosa",
		Refrigerator	32" wide, separate freezer, approx 14 cu. ft., circa 1973, "Hotpoint"
		Dishwasher	"Westinghouse"
		Sink	Stainless steel
	Bathroom	Water Closet	Vitreous china, tank type
		Lavatory	Vitreous china
		Tub	60" enamelled cast iron, with shower



Buildings

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NYC Department of Buildings
DOB Violations

Page: 1

Premises: 142 COLUMBIA HEIGHTS BROOKLYN

NUMBER

V 042983LANDMRKVIOLV 042983LANDMK83-0205V 031510LANDMK10-0986

TYPE

DOB VIOLATION - ACTIVE

DOB VIOLATION - ACTIVE

DOB VIOLATION - ACTIVE

BIN: 3001487 Block: 208

Lot: 214

FILE DATE

04/29/1983

04/29/1983

03/15/2010

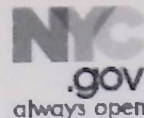
Select Violation Type: Show All Violations

If you have any questions please review these [Frequently Asked Questions](#), the [Glossary](#), or call the **311** Citizen Service Center by dialing 311 or (212) NEW YORK outside of New York City.



Buildings

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 NYC Department of Buildings
 Property Profile Overview

 142 COLUMBIA HEIGHTS
 COLUMBIA HEIGHTS 142 - 142

 BROOKLYN 11201
 Health Area : 2300
 Census Tract : 301
 Community Board : 302
 Buildings on Lot : 1

 BIN# 3001487
 Tax Block : 208
 Tax Lot : 214
 Condo : NO
 Vacant : NO

[View DCP Addresses...](#) [Browse Block](#)
[View Zoning Documents](#)
[View Challenge Results](#)
[Pre - BIS PA](#)
[View Certificates of Occupancy](#)

Cross Street(s):	PINEAPPLE STREET, CLARK STREET		
DOB Special Place Name:			
DOB Building Remarks:			
Landmark Status:	L - LANDMARK	Special Status:	N/A
Local Law:	NO	Loft Law:	NO
SRO Restricted:	NO	TA Restricted:	NO
UB Restricted:	NO	DOT Protected Street:	N/A
Little 'E' Restricted:	N/A	Grandfathered Sign:	NO
Legal Adult Use:	NO	City Owned:	NO
RRP Work:	NO		
Additional BINs for Building:	NONE		

ZONING Summary

Effective Date: 11/01/2005

 District
 R6 - GENERAL RESIDENCE DISTRICT

 Commercial Overlay
 R6-1 - LIMITED HEIGHT

 Special District
 LH-1 - LIMITED HEIGHT

 This property is not located in an area that may be affected by Tidal Wetlands, Freshwater Wetlands, or Coastal Erosion Hazard Area. [Click here for more information](#)

Department of Finance Building Classification: C6-WALK-UP APARTMENT

Please Note: The Department of Finance's building classification information shows a building's tax status, which may not be the same as the legal use of the structure. To determine the legal use of a structure, research the records of the Department of Buildings.

DOF OWNER INFORMATION:

Name:	142 HEIGHTS HOUSING CORP	Status:	
Owner Corporation Name:			
Address:	142 COLUMBIA HTS BROOKLYN NY 11201-1689		

DOF BUILDING INFORMATION:

Bldg Size:	25.00 x 56.00	Trans Land Value:	477.000
Lot Size:	25.17 x 95.00	Tax Exempt Flag:	NO
Stories:	4.00	Tax Exempt Class:	
DOB Update Date:	11/23/2013		

	Total	Open	Elevator Records
Complaints	0	0	Electrical Applications
Violations-DOB	3	3	Permits In-Process / Issued
Violations-ECB (DOB)	0	0	Illuminated Signs Annual Permits

Alteration
type I.

Plans ~~signed~~
sealed & signed by
Architect / Engineer

} Pw-1 }
- TR-1 }
: Pw-3 ↓

e-filing

Property Profile Overview

<u>Jobs/Filings</u>	1
<u>ARA / LAA Jobs</u>	0
<u>Total Jobs</u>	1
<u>Actions</u>	15

OR Enter Action Type:

OR Select from List:

Select...

AND Plumbing InspectionsOpen Plumbing Jobs / Work TypesFacadesMarquee Annual PermitsBoiler RecordsDEP Boiler InformationLocal Law 16/84 ComplianceCrane InformationAfter Hours Variance Permits**Other Agency Violations****Total**

Only FDNY and DEP Asbestos violations issued on or after January 1, 2008 are available on BISWeb

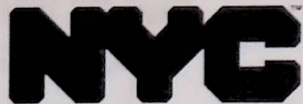
Violations-ECB (FDNY)

3

Violations-ECB (DEP Asbestos Only)

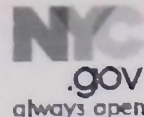
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Buildings

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NYC Department of Buildings

Job Overview

Page: 1 of 1

Premises: 142 COLUMBIA HEIGHTS BROOKLYN

BIN: 3001487 Block: 208 Lot: 214

To start overview at new date, select Month: Day: Year:

Show All BIS Job Types

Show All Filings

APPLY

FILE DATE	JOB #	DOC #	JOB TYPE	JOB STATUS	STATUS DATE	LIC #	APPLICANT	IN AUDIT	ZONING APPROVAL
06/04/2002	<u>301358689</u>	01	A2	X SIGNED OFF	08/27/2002	0045488 PE	GRYTBAL		NOT APPLICABLE

REPLACE OIL FIRED BOILER AND BURNER WITH A NEW OIL FIRED BOILER AND BUR

Work on Floor(s): CEL

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[Show All Filings](#)

STATUS

STATUS DATE

[Show All Filings](#)



NYC
Landmarks Preservation
Commission

APPLICATION FORM

FOR WORK ON DESIGNATED PROPERTIES

This application will not be deemed complete until it is so certified by the Landmarks Preservation Commission. An application consists of an application form and the materials necessary to describe the project fully. If being submitted in response to a Warning Letter or Notice of Violation, please enter the number below. Please print or type all items. If not applicable, mark N/A.

STAFF USE ONLY	LPC DOCKET # _____	DATE RECEIVED _____	STAFF _____
	ACTION ☐ PMW ☐ CNE ☐ COA ☐ REPORT ☐ OTHER: _____	WORK TYPE _____	

**DESIGNATED
PROPERTY**

142 Columbia Heights Qpt 4
ADDRESS FLOOR OR APARTMENT #
Brooklyn 208
BOROUGH BLOCK LOT ZONING

WARNING LETTER / NOV # (IF WORK IS TO ADDRESS A VIOLATION)

DESCRIPTION OF WORK (CHECK ALL THAT APPLY)	☐ INTERIOR ALTERATIONS ☐ RESTORATION WORK ☐ REPLACE WINDOW(S) OR DOOR(S) ☐ THRU-WALL / WINDOW AIR CONDITIONING EQUIPMENT ☐ ROOFTOP OR REAR YARD HVAC	☒ ROOFTOP OR REAR YARD ADDITION: VISIBLE? _____ (YES OR NO) ☐ AWNINGS / SIGNAGE / LIGHTING ☐ NEW BUILDING ☐ STOREFRONTS ☐ NEW WINDOW OR DOOR OPENING	☐ SIDEWALK OR STREET PAVING ☐ BARRIER-FREE ACCESS ☐ SIDEWALK CAFE ☐ TEMPORARY INSTALLATION(S) ☒ OTHER: <u>No Work proposed</u>
---	--	---	--

IS THIS APPLICATION TO AMEND OR EXTEND AN EXISTING PERMIT? ☒ NO ☐ YES, DOCKET # _____

IS THIS APPLICATION A REQUEST FOR A NOTICE OF COMPLIANCE (SIGN OFF)? ☐ NO ☐ YES, DOCKET # _____

IS THERE AN EASEMENT ON THE PROPERTY? ☐ NO ☐ YES (PLEASE PROVIDE CONTACT INFORMATION FOR EASEMENT HOLDER ON SEPARATE SHEET)

ARE YOU APPLYING TO ANY OF THE FOLLOWING? ☒ DEPT. OF BUILDINGS ☐ CITY PLANNING COMM. ☐ BOARD OF STANDARDS AND APPEALS

**TENANT / LESSEE /
CO-OP
SHAREHOLDER**

NAME, TITLE, AND FIRM (IF APPLICABLE) Estate of Norman Miller / Sam Rubin Executor
ADDRESS 340 Madison Ave 21st Floor CITY, STATE, ZIP CODE N.Y. N.Y. 10173
PHONE (DAY) 212 878 1686 FAX 212 786 5596 EMAIL ADDRESS srubin@normanmadison.com

**ARCHITECT /
ENGINEER /
CONTRACTOR (IF
APPLICABLE)**

NAME, TITLE, AND FIRM (IF APPLICABLE) N/A
ADDRESS _____ CITY, STATE, ZIP CODE _____
PHONE (DAY) _____ FAX _____ EMAIL ADDRESS _____

**PERSON FILING
APPLICATION
(E.G., EXPEDITOR,
ATTORNEY, MANAGING
AGENT)**

NAME, TITLE, AND FIRM (IF APPLICABLE) Peter McEachern / managing agent
ADDRESS PO Box 509 CITY, STATE, ZIP CODE Cashen CT 06756
PHONE (DAY) 860 480 2863 FAX _____ EMAIL ADDRESS petermacj@mindspring.com

I am the owner of the above-listed property. I am familiar with the work proposed to be carried out on my property and give my permission for this application to be filed. The information entered is correct and complete, to the best of my knowledge.

NAME, TITLE, AND FIRM (IF APPLICABLE) _____

OWNER For applications for work on or in a cooperative or condominium building, the "owner" is the Co-op Board or Condominium Association. An officer of the Co-op Board or Condominium Association must sign this application. Please consult the Instructions for Filing for additional information.

COMPANY, CORPORATION, OR ORGANIZATION (IF APPLICABLE) 142 Heights Housing Corp
ADDRESS _____ CITY, STATE, ZIP CODE _____
PHONE (DAY) _____ FAX _____ EMAIL ADDRESS _____

SIGNATURE

SIGNATURE OF OWNER _____

DATE _____



NYC
Landmarks Preservation
Commission

http://www.nyc.gov/html/lpc/downloads/pdf/forms/application_to_municipal_building

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

APPLICATION FORM FOR WORK ON DESIGNATED PROPERTIES

This application will not be deemed complete until it is so certified by the Landmarks Preservation Commission. An application consists of an application form and the materials necessary to describe the project fully. If being submitted in response to a Warning Letter or Notice of Violation, please enter the number below. Please print or type all items. If not applicable, mark N/A.

STAFF USE ONLY	LPC DOCKET # _____	DATE RECEIVED _____	STAFF _____
	ACTION ☐ PMW ☐ CNI ☐ COFA ☐ REPORT ☐ OTHER _____		WORK TYPE _____

DESIGNATED PROPERTY

142 Columbia Heights
ADDRESS Brooklyn FLOOR OR APARTMENT # Qpt 4
BOROUGH 208 LOT 214 ZONING R6

WARNING LETTER / NOV # (IF WORK IS TO ADDRESS A VIOLATION)

- | | | |
|---|--|--|
| ☐ INTERIOR ALTERATIONS | ☒ ROOFTOP OR REAR YARD
ADDITION: VISIBLE? _____ (YES OR NO) | ☐ SIDEWALK OR STREET PAVING |
| ☐ RESTORATION WORK | ☐ AWNINGS / SIGNAGE / LIGHTING | ☐ BARRIER-FREE ACCESS |
| ☐ REPLACE WINDOW(S) OR DOOR(S) | ☐ NEW BUILDING | ☐ SIDEWALK CAFE |
| ☐ THRU-WALL / WINDOW AIR
CONDITIONING EQUIPMENT | ☐ STOREFRONTS | ☐ TEMPORARY INSTALLATION(S) |
| ☐ ROOFTOP OR REAR YARD HVAC | ☐ NEW WINDOW OR DOOR OPENING | ☒ OTHER: <u>No work proposed</u> |

DESCRIPTION OF WORK (CHECK ALL THAT APPLY)

IS THIS APPLICATION TO AMEND OR EXTEND AN EXISTING PERMIT? ☒ NO ☐ YES, DOCKET # _____

IS THIS APPLICATION A REQUEST FOR A NOTICE OF COMPLIANCE (SIGN OFF)? ☒ NO ☐ YES, DOCKET # _____

IS THERE AN EASEMENT ON THE PROPERTY? ☐ NO ☐ YES (PLEASE PROVIDE CONTACT INFORMATION FOR EASEMENT HOLDER ON SEPARATE SHEET)

ARE YOU APPLYING TO ANY OF THE FOLLOWING? ☐ DEPT. OF BUILDINGS ☐ CITY PLANNING COMM. ☐ BOARD OF STANDARDS AND APPEALS

TENANT / LESSEE / CO-OP SHAREHOLDER

NAME, TITLE, AND FIRM (IF APPLICABLE) Estate of Norman Miller / Sam Rubin Executor
ADDRESS 340 Madison Ave 21st Floor CITY, STATE, ZIP CODE N.Y. N.Y. 10173
PHONE (DAY) 212 878 1616 FAX 212 786 5596 EMAIL ADDRESS rubin@normanmadison.com

ARCHITECT / ENGINEER / CONTRACTOR (IF APPLICABLE)

NAME, TITLE, AND FIRM (IF APPLICABLE) N/A
ADDRESS _____ CITY, STATE, ZIP CODE _____
PHONE (DAY) _____ FAX _____ EMAIL ADDRESS _____

PERSON FILING APPLICATION (E.G. EXPEDITOR, ATTORNEY, MANAGING AGENT)

NAME, TITLE, AND FIRM (IF APPLICABLE) Peter McEachern / managing agent
ADDRESS PO Box 509 CITY, STATE, ZIP CODE Trachten CT 06756
PHONE (DAY) 860 480 2403 FAX _____ EMAIL ADDRESS petermac@mindgroup.com

I am the owner of the above-listed property. I am familiar with the work proposed to be carried out on my property and give my permission for this application to be filed. The information entered is correct and complete to the best of my knowledge.

OWNER For applications for work on or in a cooperative or condominium building, the "owner" is the Co-op Board or Condominium Association. An officer of the Co-op Board or Condominium Association must sign this application. Please consult the Instructions for Filing for additional information.

NAME, TITLE, AND FIRM (IF APPLICABLE) _____
COMPANY, CORPORATION, OR ORGANIZATION (IF APPLICABLE) 142 Heights Housing Co-op
ADDRESS _____ CITY, STATE, ZIP CODE _____
PHONE (DAY) _____ FAX _____ EMAIL ADDRESS _____

SIGNATURE

SIGNATURE OF OWNER _____

DATE _____

Note: Section 25-317 of the Administrative Code of the City of New York makes it a punishable offense to willfully make false statements on this application.

Document 4 interior of Norman Mailer's study,(crow's nest). This is in the addition to the A Frame.

Document 5, interior view of bedroom,(Susan Mailer's). This is in the addition to the A Frame.

Document 6, side view of original A Frame. Gabel end on left is the triangle seen from the intersection of Pineapple and Columbia Heights.

Document 7, interior view of A Frame. triangle at peak is the same triangle visible from the intersection of Pineapple and Columbia Heights.

Document 8, elevation drawings 2012 original and alteration color coded

Document 9, floor plan drawings 2012 original and alteration color coded

Document 10, Description of A Frame from 142 co-op papers

Document 11 Affidavit of Susan Mailer, daughter of Norman Mailer

Document 12 Affidavit of Barbara Wasserman, sister of Norman Mailer

Document 13 Brooklyn Heights Historic District Map. 142 Columbia Heights identified on map

Document 14(5 pages) Brooklyn Heights Historic District Designation Report

Document 15 letter from Sam Radin Executor Estate of Norman Mailer

Please let me know if you require any additional materials.

Thank You,

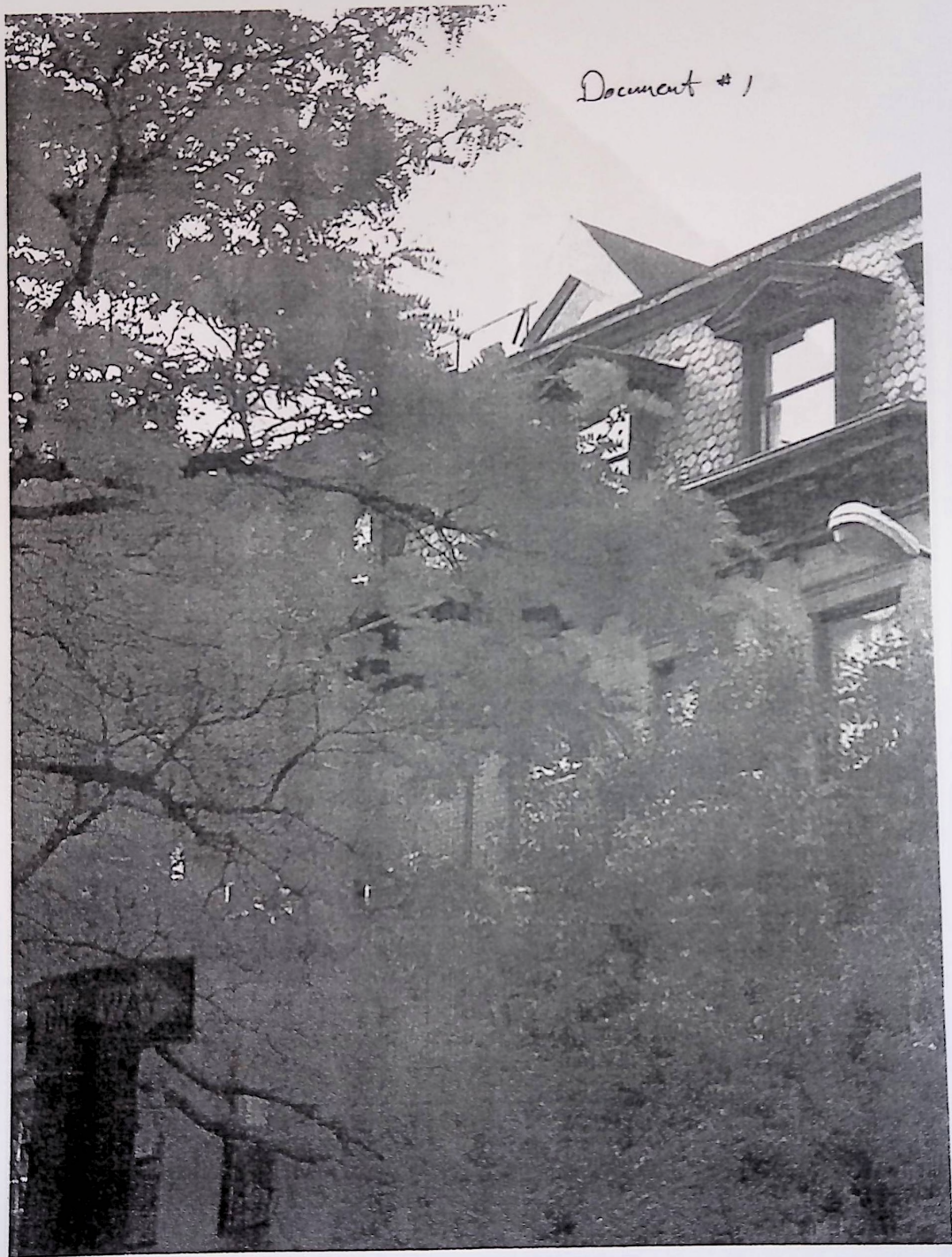
Peter McEachern,

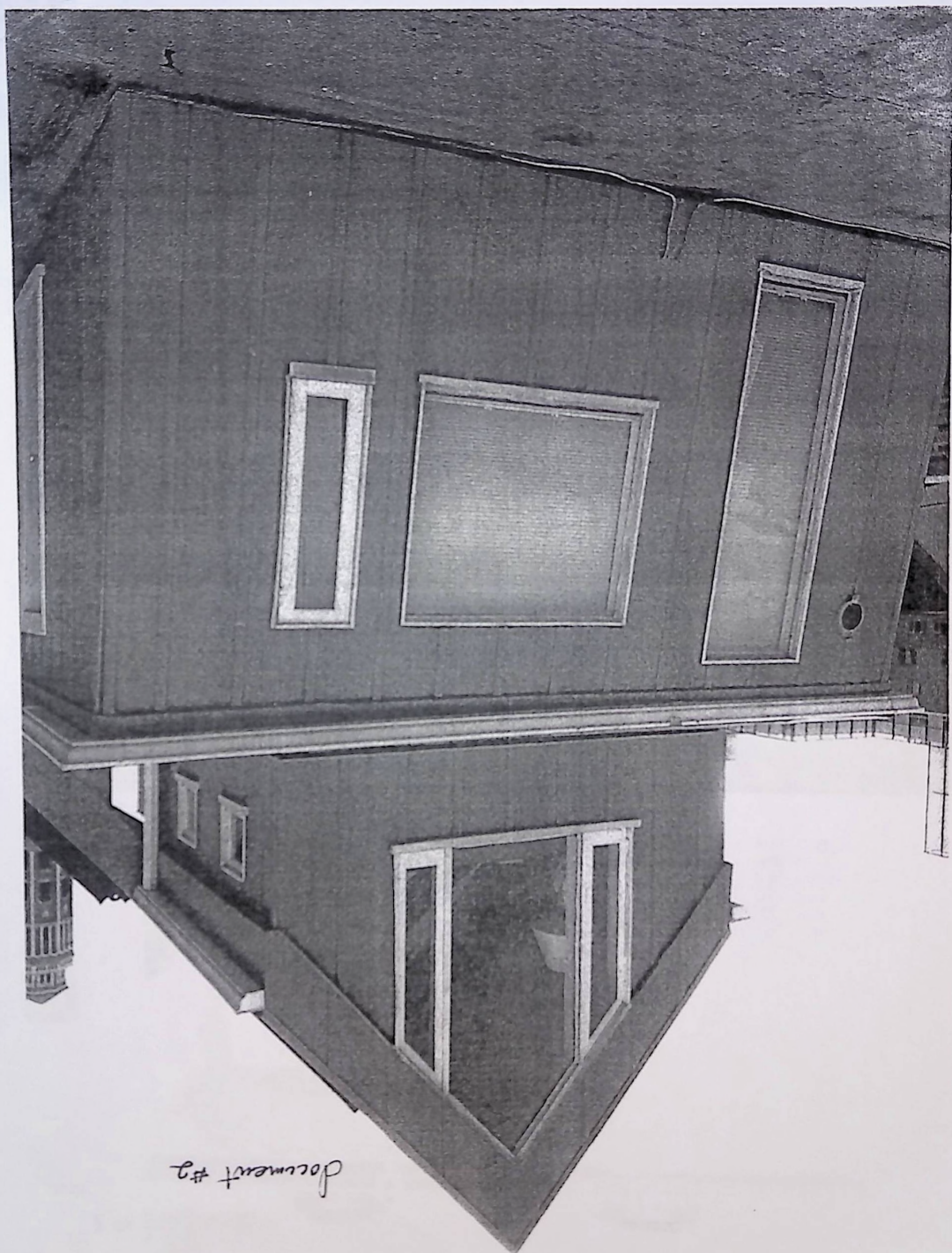
petermac1@mindspring.com

Cell (860) 480-2803

Home (860) 491-2740

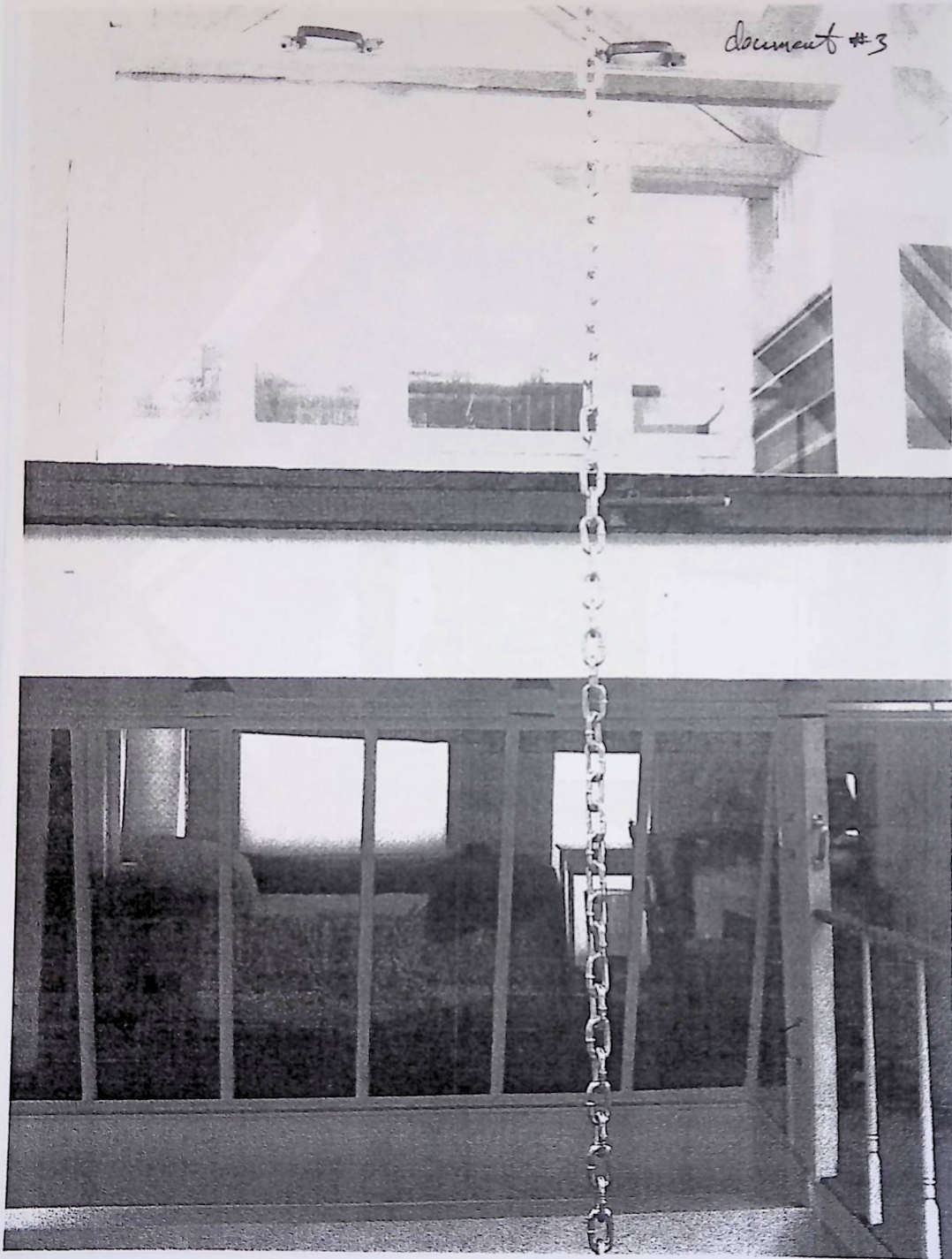
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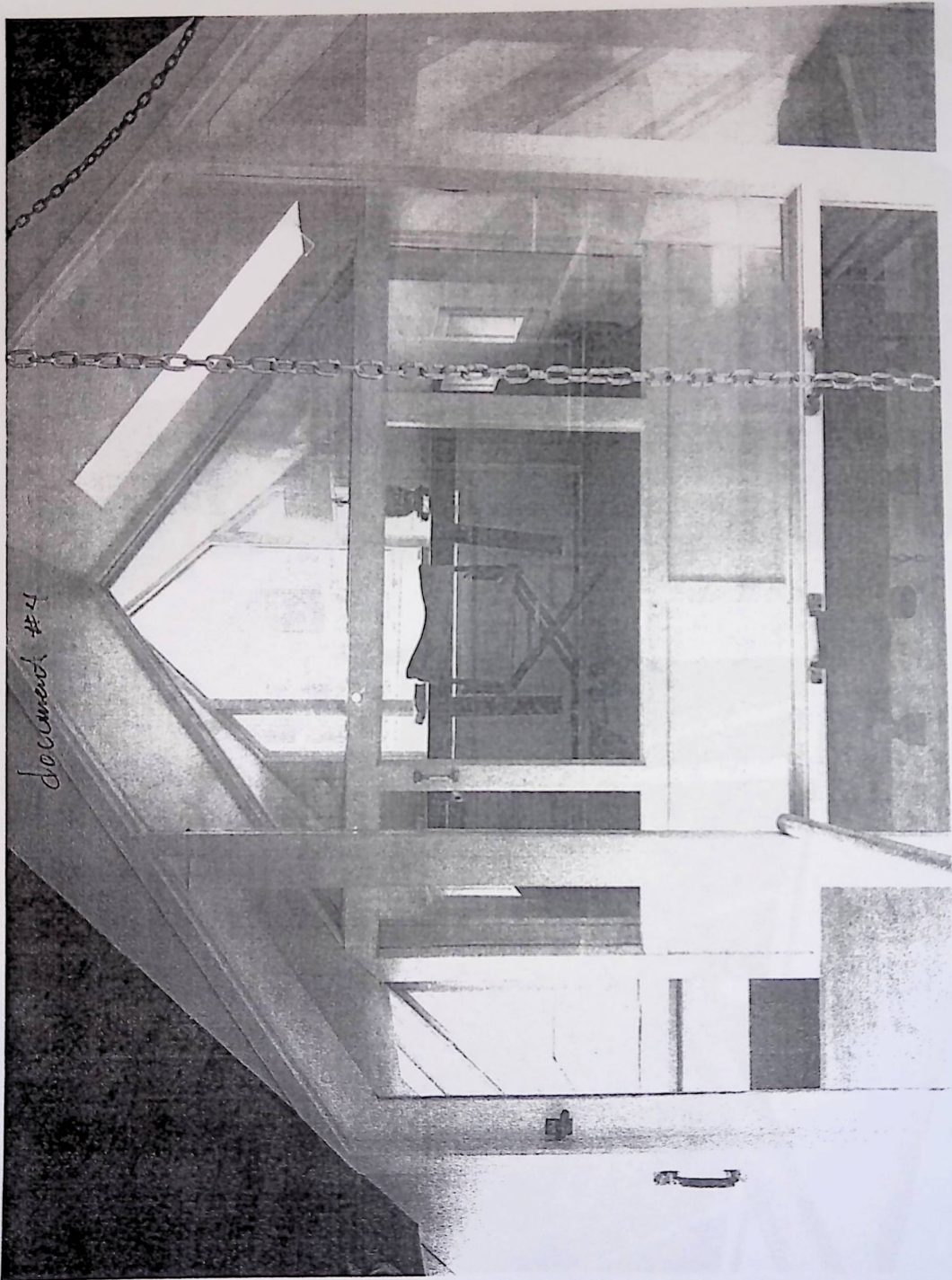


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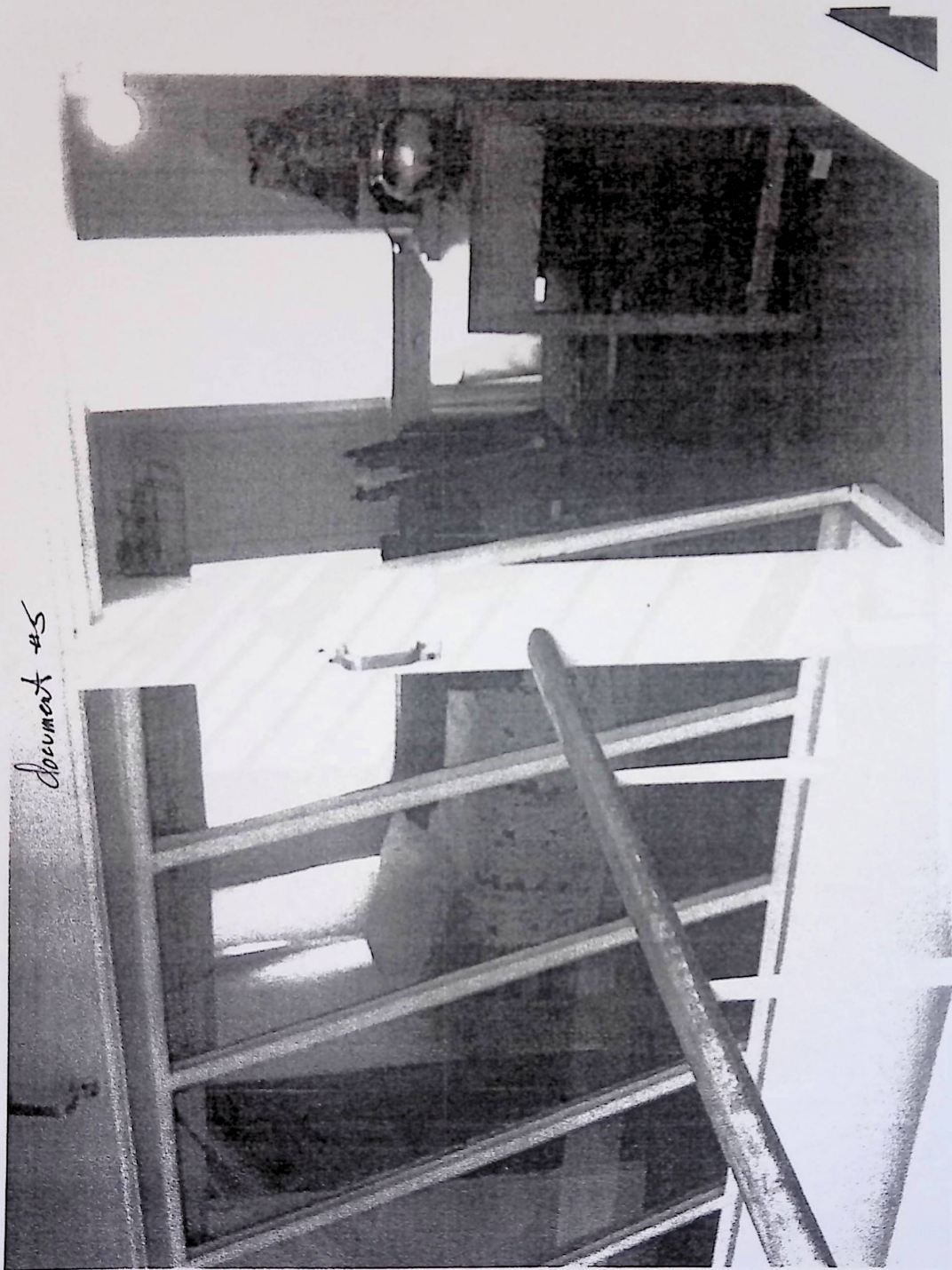
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document #4

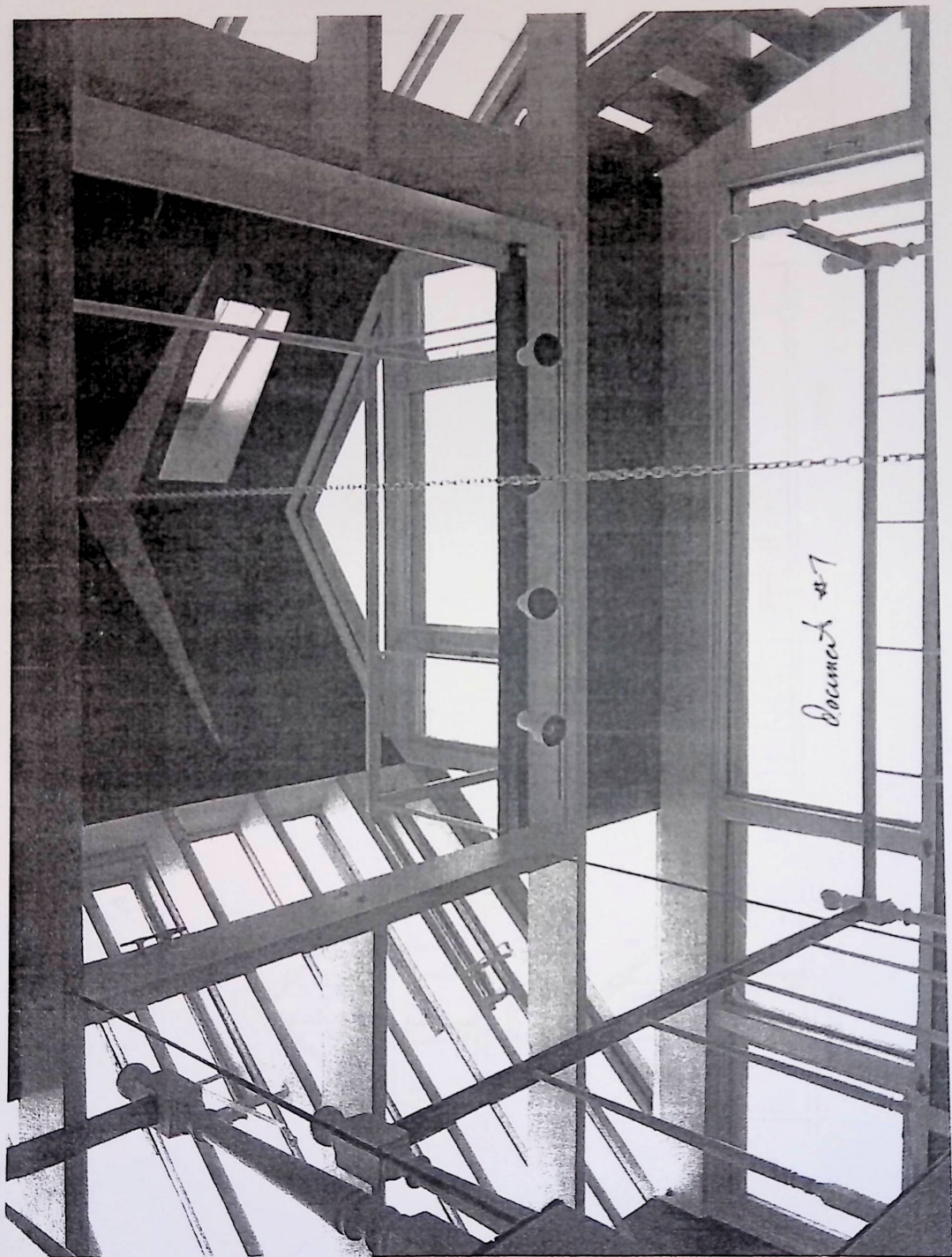


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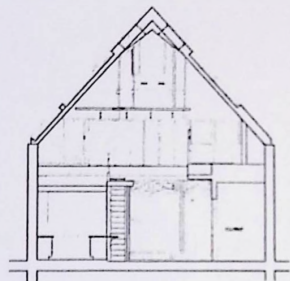
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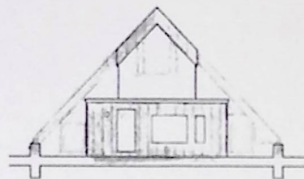


addition to A Frame Sigan Waters bedroom
 addition to A Frame Crows Nest/study
 Original A Frame

document # 8



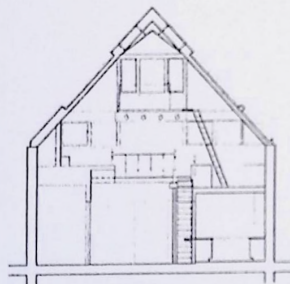
SECTION D
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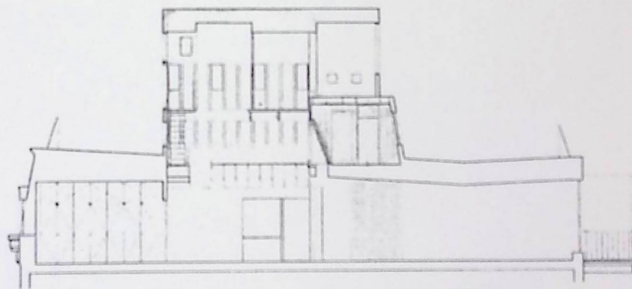
SECTION B
1/4" = 1'-0"



SECTION A
1/4" = 1'-0"



SECTION E
1/4" = 1'-0"



SECTION C
1/4" = 1'-0"

JAMES BOGNAR
 ARCHITECT
 110 East 78th Street
 New York, New York
 (212) 754-0744

142 COLUMBIA HEIGHTS
 Block Number: 308
 Lot: 214
 Zoning District: B2
 Zoning Map: 12D
 L: LANCING HILLTOP DISTRICT

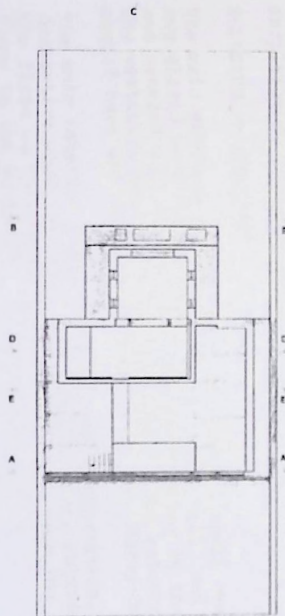
MAILER RESIDENCE
 142 COLUMBIA HEIGHTS
 BROOKLYN, NEW YORK

ELEVATIONS & SECTIONS

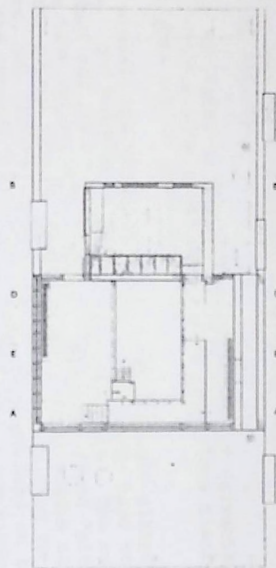
DATE: 04/24/2014
 PROJECT NO.: 1001
 A-002.00
 C:\PROJECTS\1001\A-002.00

addition to A frame Susan Warner's Learning
 addition to A frame Crown's Nest / Study
 Original A Frame

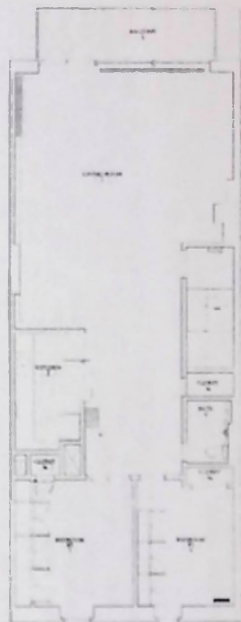
document #9



THIRD FLOOR PLAN
 11'4" x 11'4"



SECOND FLOOR PLAN
 11'4" x 11'4"



FIRST FLOOR PLAN
 11'4" x 11'4"

JAMES BOIDMAN

ARCHITECT

110 East 7th Street
 New York, New York

(212) 794-0744

142 COLUMBIA HEIGHTS

Block Number: 208

Lot: 214

Zoning District: R6

Zoning Map: 12D

E. COLUMBIA HEIGHTS PROPERTY

MAILER RESIDENCE

142 COLUMBIA HEIGHTS

BROOKLYN, NEW YORK

PLANS

SCALE AND DATE: DATE: March 5, 2012

PROJECT No. 1001.00

DATE: 10/1/11

PROJECT No. 1001.00

DATE: 10/1/11

PROJECT No. 1001.00

DATE: 10/1/11

PROJECT No. 1001.00

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PROJECT No. 1001.00

DATE: 10/1/11

PROJECT No. 1001.00

DATE: 10/1/11

4. The rear wall of the building has an iron-framed balcony at the first floor level. This balcony has a wood deck and iron rail. The iron rail needs some repair and reinforcement. A small decorative roof overhang occurs at the second floor level above the first floor balcony. A new steel framed cantilevered balcony was added at the fourth floor level about 1961. This is a fireproof balcony which runs the full width of the building. It is in excellent condition.
5. The roof of the building was originally a flat type, generally sloping toward the rear of the house. A gable-pitched section was added at the center of the roof about 1961. The new section pitches to the sides of the building, along the party walls. The main roof is composed of mineral surfaced asphalt rollroofing, in good condition, with asphalt type base flashing.
6. The "gable-pitched" section, added about 1961, is generally covered with skylight (or greenhouse) type construction, with glazed sections of clear wire glass. The section of flat roof to the rear of this gabled portion has a wood deck built over the roofing material.
7. Other skylights on the various roofs are of galvanized steel construction, with clear and obscure wire glass glazing. The skylights are in good condition.
8. The windows are generally double-hung, single glazed wood type. The windows at the front of the house have no storm windows and are in generally good condition. The rear windows have been extensively altered. There are fixed "picture windows" on the second through fourth floors, a bay window on the second floor, and various combinations of doors leading to the rear yard and the several balconies. Most of the windows on the rear facade have triple-track aluminum framed storm windows. The windows are in generally good condition, except for some air infiltration problems on the second floor bay window.

D. THE BUILDING -- INTERIOR

1. The main entrance at the first floor has a small vestibule with two glazed wood framed doors at the front wall, and a glazed and paneled wood door with sidelights opening to the building. The vestibule has a ceramic tile floor. The entrance doors should have the hardware replaced with new, heavy-duty hardware.
2. The main interior stairway is of wood construction, with a decorative wood railing. The interior stair extends from the first to the fourth floor levels, and from the first floor to the basement.

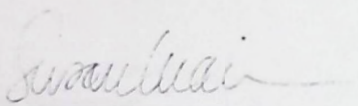
document #11

Affidavit of Susan Mailer

I am 63 years old and the daughter of Norman Mailer. I currently reside at Via Azul 4551, Santiago, Chile.

From November of 1962 to August of 1964 I lived with my father, Norman Mailer at 142 Columbia Heights. During the late summer and fall of 1963 an addition to the A frame of the top floor of the brownstone (142 Columbia Heights) was built to accommodate our growing family (my brother Michael Mailer, born March 17, 1964). The addition included a small bedroom which was where I slept during the school year of 63-64 and a small study on top, where my father worked. It was referred to as the "Crow's Nest".

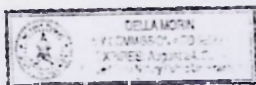
I declare that to the best of my knowledge and belief the information herein is true, correct and complete.


Susan Mailer

Feb. 21, 2013

This foregoing instrument was acknowledged by _____, who placed his/her signature on this instrument before me personally, and is known to me or has produced _____ as identification on this day of 2/21/13

Notary Public



Document #12

Affidavit of Barbara Wasserman

I am Norman Mailer's sister. I am 85 years old and reside at 259 West 11th Street in Manhattan.

During June, July and August of 1964 and 1965, I lived most of the time at my brother's apartment in 142 Columbia Heights, Brooklyn. I clearly remember that the addition to the A-frame was already in place when I stayed there as my brother was away most of the time and I had on occasion to go up into the study at the top. Once, unforgettably, was during a storm. The wind had blown open the window. It was banging so hard I was afraid it would blow off. Heights give me vertigo, but I was alone and I realized that I would have to secure it. And so I climbed up there. It was a memorable, I might even say, an existential experience. Having done it once, I realized I would be able to do it again.

I declare that, to the best of my knowledge and belief, the information herein is true, correct and complete.

Barbara Wasserman
Barbara Wasserman

Notary Public 2/26/13

document # 14 (5 pages)

Page 1

Landmarks Preservation Commission
November 23, 1965, Calendar No. 9
LP-0099

BROOKLYN HEIGHTS HISTORIC DISTRICT, Borough of Brooklyn.

The property bounded by Atlantic Avenue, the Brooklyn-Queens Connecting Highway, Fulton Street, Henry Street, Clark Street, Monroe Place to the northern property line of 10 Monroe Place, the northern property line of 10 Monroe Place, the rear lot lines of 10 Monroe Place through 48 Monroe Place, the northern property lines of 125 and 127-129 Pierrepont Street, Clinton Street, the northern property line of 152-156 Remsen Street, the eastern property lines of 156 Remsen Street and 99 Clinton Street, Clinton Street, Joralemon Street to eastern property line of 170 Joralemon Street, the eastern property lines of 170 Joralemon Street and 57 Livingston Street, Livingston Street to the eastern property line of 66 Livingston Street, the eastern property line of 66 Livingston Street and a portion of the eastern property lines of 64 Livingston Street and 35 Schermerhorn Street, the rear lot lines of 37, 39 and 41 Schermerhorn Street, the eastern property line of 41 Schermerhorn Street, Schermerhorn Street to the eastern property line of 42 Schermerhorn Street, the eastern property line of 40 Schermerhorn Street, the eastern property line of 171 State Street, State Street to the eastern property line of 192 State Street, the Eastern property line of 192 State Street, a portion of the rear lot line of 201 Atlantic Avenue and the eastern property line of 201 Atlantic Avenue.

On November 17, 1965, the Landmarks Preservation Commission held a public hearing on the proposed designation of the Brooklyn Heights Historic District (Calendar No. 9). The hearing had been duly advertised in accordance with the provisions of law. More than 40 witnesses spoke in favor of designation. There were no speakers in opposition to the creation of the Brooklyn Heights Historic District. The representatives of St. Francis College and Watchtower Bible and Tract Society of New York asked that their properties be excluded from the proposed Historic District.

Support from the Brooklyn Heights community for designation has been remarkably strong. Scores of property owners on the Heights have recently reaffirmed to the Commission their support of the establishment of an Historic District. Many signed petitions and letters were presented as evidence at the public hearing by Heights property owners, residents and their representatives.

DESCRIPTION AND ANALYSIS

Physically the Brooklyn Heights area is an elevated plateau, bounded on the west by the East River and on the North by Fulton Street. The development of the Heights as a residential district really began in the early 19th century when the ferry boats first became steam-propelled. Due to its great desirability, the Heights itself has always remained a residential area with business interests grouped about Fulton and Montague

document #14 Page 2

Streets. As a result, the Heights is an area of low buildings with only about eight percent of the buildings non-conforming in this respect.

The traditional boundaries of Brooklyn Heights have been on the west, the bluff facing the East River; on the south, the wide and heavily-travelled Atlantic Avenue and on the east and north, Court Street and Fulton Street. Brooklyn Heights was saved by the East River from redevelopment that occurred in similar areas in downtown Manhattan, and it was left undisturbed while Brooklyn expanded southward. Today, block after block looks much as it did at the start of the Civil War with many excellent buildings, some of which were designed by outstanding architects such as Richard Upjohn and Minard Lafever.

The stately brick and brownstone houses on the their tree-lined streets with stone sidewalks, represent most of the principal architectural styles of the 19th century. As seen today, interspersed by their stately churches, the houses represent almost unchanged the community as originally built.

Recent Developments

Over the past ten years, Brooklyn Heights has experienced a remarkable renaissance. Before this time the Heights had begun to lose its character as a community of individual residences with the advent of apartment houses and the infiltration of rooming houses. Consequently, property values were falling and several blocks had begun to take on the character of slums. Starting in about 1955, young couples began moving into the area, restoring houses as individual residences. The primary impetus to this renaissance was the obvious remaining charm of the area and its proximity to Lower Manhattan where so many people were employed.

Despite the great progress which has been made and the enthusiasm of Heights residents in restoring and beautifying their properties, the area is still experiencing the steady deterioration of its historic character from several causes. One is the demolition of residences for the construction for apartment houses and other structures which do not conform to the height or quality of the surrounding architecture. Another cause is the defacement of houses through badly planned alterations. Unfortunately, this process of deterioration has accelerated since the restoration work began.

One of the worst dangers to this attractive area has been the defacement of houses by renovations which are often incompatible with surrounding architecture. Among these renovations which have proven detrimental to the neighborhood are the addition of an entire new story, requiring either the removal of a cornice or an entire pitched roof. Other renovations have resulted in the use of dissimilar materials in adjacent areas, the removal of front steps and in the complete rearrangement of windows in such manner that they bear little or no relation to those adjoining. This type of renovation has a depressing effect on real estate values and, although often intended as an improvement has quite the reverse effect. If such renovations were to continue unrestrained, they would ultimately

document #44 Page 3

spoil the special character of the neighborhood which has been the actual source of its rejuvenation.

Importance of the District

At the public hearing, Otis Pratt Pearsall, Co-Chairman of the Historic Preservation Committee of the Brooklyn Heights Association, testified as follows: "Of the 1284 buildings fronting on the streets within the proposed Historic District, at least 684 were built before the Civil War and at least 1078 before the turn of the century. There are 60 Federal, 405 Greek Revival, 47 Gothic Revival and 201 Anglo-Italianate buildings as well as 216 buildings in eclectic and miscellaneous styles, not to mention 61 early carriage-houses grouped largely along unspoiled mews. In addition, 190 buildings in the original styles of which are as yet unknown or which were originally without recognized style, are of generally conforming scale."

The architecture of the Heights is a remarkable example of stylistic development, rarely found in any American city. Its preservation may be directly attributed to the fact that for many years the Heights was an economic backwater. With centrally located Montague Street the principal shopping street of the Brooklyn Heights District, there exist surrounding it many charming residential streets—with large mansions on such streets as Pierrepont Street, Remsen Street and Columbia Heights; with smaller but very attractive houses on such streets as Willow, Hicks, Joralemon, Orange, Pineapple and Clark Streets and with the very small houses on Willow Place and in the mews which once served as stables. Today, the eastern boundary of the Heights follows an irregular line representing the separation of this predominantly 19th century residential area from the civic and business center of Downtown Brooklyn.

For nearly eight years, the Brooklyn Heights Association and other community organizations have, by means of volunteer workers, fought to secure protection for the neighborhood as a whole. The property owners and other residents, including the Heights Association which numbers over 1,000 in membership, have always strongly supported the program of designation and preservation. Because of its familiarity with programs being carried on in other cities including Boston and Philadelphia, the Heights Association has led the drive to get municipal protection for this beautiful area. In 1962, the Association drafted its own preservation legislation, and 2,376 Heights residents signed petition sheets and cards supporting such legislation.

In his testimony, Mr. Pearsall said, "Scattered landmarks of great historical or architectural value must certainly be preserved. But individual monuments can not convey the character and atmosphere of the City as it was. This can only be achieved through dense groupings of homogeneous structures which retain in high degree the integrity of their original architecture.

"From the totality of all this, the interesting old buildings arrayed on irregular streets, with unexpected vistas, emanates and appearance and, even more, a spirit and character of Old New York which no single part thereof, and certainly no individual

document #1-1 Page 4

Landmark, could possibly provide. It is this 'collective emanation' which distinguishes an Historic District, and particularly Brooklyn Heights, from a Landmark and gives it a unique aesthetic and historical value.

"Only the designation of Brooklyn Heights as an Historic District, with boundaries as proposed in the hearing notice...can halt its piecemeal destruction and assure its preservation for this and future generations of New Yorkers. We believe these proposed boundaries, which encompass virtually all of Brooklyn Heights, are both logical and sensible. Except for the heavily developed commercial area along its eastern periphery, Brooklyn Heights is an integral whole, a single community characterized throughout by its homogeneously historic architecture, and hence, not subject to defensible partition."

To accomplish the goals of the New York City preservation law, Brooklyn Heights should be designated in its entirety. It would not be desirable to permit exceptions for certain buildings or areas within the stipulated boundaries of this proposed District. The Commission hopes to guide the future development of the entire area for the benefit of all.

FINDINGS AND DESIGNATIONS

On the basis of a careful consideration of the history, the architecture and other features of this area, the Landmarks Preservation Commission finds that the Brooklyn Heights Historic District contains buildings and other improvements which have a special character and special historical and aesthetic interest and value and which represent one or more periods or styles of architecture typical of one or more eras in the history of New York City and which cause this area, by reason of these factors, to constitute a distinct section of the City.

The Commission further finds that, among its important qualities, the Brooklyn Heights Historic District is a homogeneously composed residential neighborhood with a special character of its own retaining much of the atmosphere of a 19th century urban community, that it has an unusual aesthetic quality due to the great variety of architectural styles manifested in its handsome residences and stately churches, that each style is representative of an era in the historical development of the Heights over a period of more than 100 years, and that because of the generally uniform height and fine architectural quality of the houses, its superb and insular location and other distinguishing qualities, Brooklyn Heights is a neighborhood of a rare charm and historic significance.

Accordingly, pursuant to the provisions of Chapter 8-A of the Charter of the City of New York and Chapter 8-A of the Administrative Code of the City of New York, the Landmarks Preservation Commission designates as an Historic District the Brooklyn Heights Historic District, borough of Brooklyn containing the land bounded by Atlantic Avenue, the Brooklyn-Queens Connecting Highway, Fulton Street, Henry Street, Clark Street, Monroe Place to the northern property line of 10 Monroe Place, the northern property line of 10 Monroe Place, the rear lot lines of 10 Monroe Place through 48

document #14 Page 5

Monroe Place, the northern property lines of 125 and 127-129 Pierrepont Street, Clinton Street, the northern property line of 152-156 Remsen Street, the eastern property lines of 156 Remsen Street and 99 Clinton Street, Clinton Street, Joralemon Street to eastern property line of 170 Joralemon Street, the eastern property lines of 170 Joralemon Street and 57 Livingston Street, Livingston Street to the eastern property line of 66 Livingston Street, the eastern property line of 66 Livingston Street and a portion of the eastern property lines of 64 Livingston Street and 35 Schermerhorn Street, the rear lot lines of 37, 39 and 41 Schermerhorn Street, the eastern property line of 41 Schermerhorn Street, Schermerhorn Street to the eastern property line of 42 Schermerhorn Street, the eastern property line of 40 Schermerhorn Street, the eastern property line of 171 State Street, State Street to the eastern property line of 192 State Street, the Eastern property line of 192 State Street, a portion of the rear lot line of 201 Atlantic Avenue and the eastern property line of 201 Atlantic Avenue.

document 15

SAM RADIN

ATTORNEY AT LAW

340 MADISON AVENUE • 21ST FLOOR

NEW YORK, NY 10173

212 878 1686

FACSIMILE: 212 786 5596

WWW.SAMRADIN.COM

March 26, 2013

Mr. Peter McEachern
PO Box 509
Goshen, CT 06756

Re: Estate of Norman Mailer

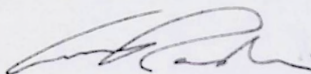
Dear Peter:

I write in my capacities as the attorney for the Estate of Norman Mailer ("Estate") and the Executor of the Estate. This letter confirms that you have been appointed the managing agent for the Estate in connection with certain zoning matters relating to the apartment that had been Norman Mailer's residence at 142 Columbia Heights Road, Brooklyn, New York.

As the managing agent for the Estate, you are authorized hereby to make such applications to the New York City Landmarks Commission and the Department of Buildings as you may deem appropriate to resolve the issue relating to the rooftop "A Frame and the addition to the A Frame" and the building's Certificate of Occupancy.

Should you require any further information or documentation from me, please call me.

Sincerely,



Sam Radin
Attorney for the Estate of Norman Mailer
Executor of the Estate of Norman Mailer

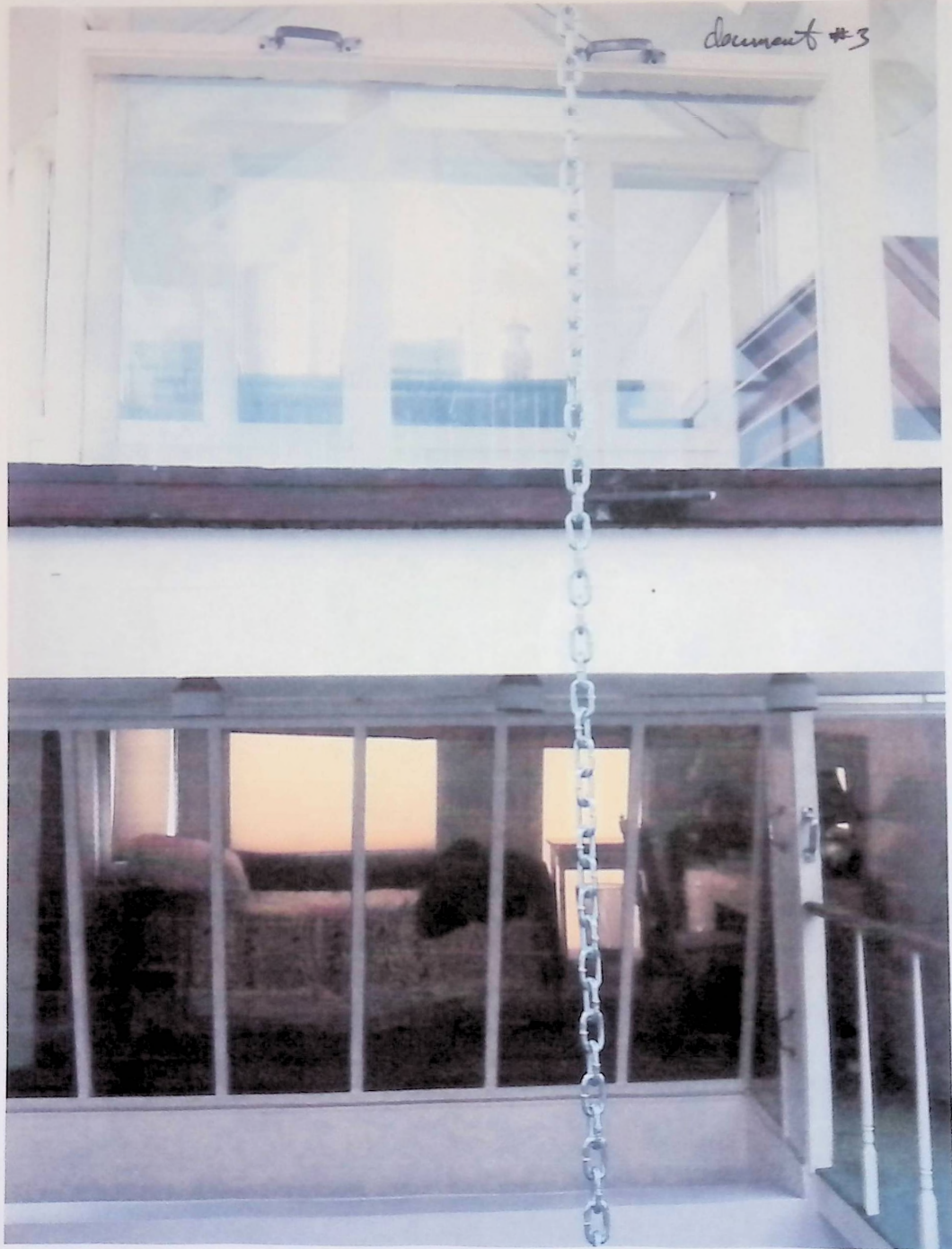
Document #1



Document #2



document #3



document #4





document 45

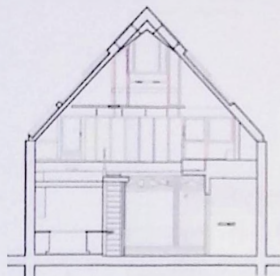
Document #6





- addition to A Frame Susan Walters bedroom
- addition to A Frame Crows Nest/ study
- Original A Frame

document # 8



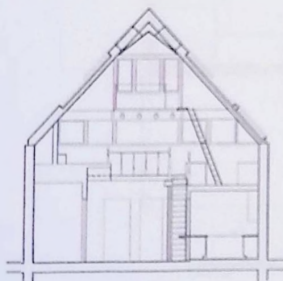
SECTION D
1/4" = 1'-0"



SECTION B
1/4" = 1'-0"



SECTION A
1/4" = 1'-0"



SECTION E
1/4" = 1'-0"



SECTION C
1/4" = 1'-0"

JAMES BOENIGAR
ARCHITECT
110 East 78th Street
New York, New York
(212) 794-0744

142 COLUMBIA HEIGHTS
Block Number: 208
Lot: 214
Zoning District: RG
Zoning Map: L2D
L- LANCASHIRE HISTORIC DISTRICT

Property

MAILER RESIDENCE
142 COLUMBIA HEIGHTS
BROOKLYN, NEW YORK

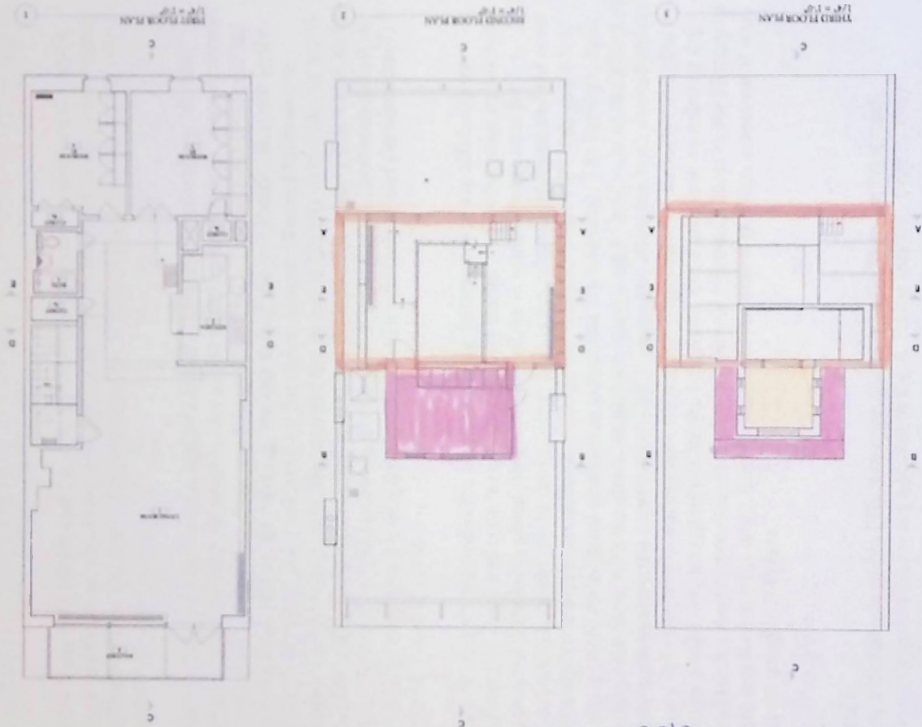
ELEVATIONS & SECTIONS

SCALE ARCH RESIDENCE: 1/8" = 1'-0" March 15, 2012

A-002.00

CROSS SECTION 1/4" = 1'-0"

● addition to A Frame Susan Markis Bedroom
 ● addition to A Frame Crouis Nest / Study
 ● Original A Frame
 document #9



JAMES DOONAN ARCHITECT 110 PARK ROAD NEW YORK, NEW YORK (212) 794-0744	
142 COLIMBIA HEIGHTS BLOCK NUMBER 208 LOT 114 Zoning District B4 Zoning Map 13D L. COMMUNITY DEVELOPMENT	
MAITER RESIDENCE BROOKLYN, NEW YORK	
PLANS	
SHEET NO. 1001.00 DATE: 10/1/88 SCALE: 1/8" = 1'-0"	SHEET NO. 1001.00 DATE: 10/1/88 SCALE: 1/8" = 1'-0"

To: The Landmark Preservation Commission
3/15/2013

My name is Peter McEachern and I am the son-in-law of Norman Mailer and the agent for the Estate of Norman Mailer for this application. Below is a brief history and request from the family to the Landmark Preservation Commission for a Certificate of No Effect or appropriate remedy.

142 Columbia Heights was Norman Mailer's house. Currently his oldest son Michael Mailer resides there. In 1961 Norman Mailer added an A Frame, a mostly glass structure, which protrudes from the roof. This was approved and has a C.O. In 1963 he altered the structure on the rear side of the building, the side facing the promenade, (and not visible from a public way), to make a bedroom for his oldest daughter Susan Mailer and to accommodate his growing family. He enlarged the structure slightly to include the small bedroom (13ft x 8ft) and a small cubby area above the bedroom roughly (7ft x 8ft), called the study or crow's nest. The family cannot find the documentation for this alteration. It occurred before the Brooklyn Heights Historic District was formed and the alteration is not visible from a public way.

In addition Norman Mailer used the small top space (referred to in the affidavits as Norman Mailer's study and crow's nest) as a writing studio, which increases its historic significance. I've attached a photo (Document 1) of the A frame. Please note the triangular structure, on the top of the building. This is the original structure and the view is from Pineapple St at the intersection of Columbia Heights. This is the only place it is visible. Again, only the original structure is visible not the alteration. The family would like to resolve the issue with the alteration and are requesting a Certificate of No Effect or appropriate remedy from the commission. The A frame and alteration both existed before November 1965. The family understands the historic importance of Brooklyn Heights and Norman Mailer was a supporter from the beginning and a longtime member of the Brooklyn Heights Association. Given the importance of Norman Mailer in the History of New York and the world at large, there is additional historic significance because it was his home for roughly 50 years.

Proposal:

Request a Certificate of No Effect or appropriate remedy from the Landmark Preservation Commission for the addition to the A Frame that was built in 1963.

Return to the Buildings Department and request a C.O. for the structure in its present configuration.

Document 2 exterior view of addition to A Frame facing rear of building.

Document 3 bedroom of Susan Mailer and above it Norman Mailer's study also called the crow's nest, addition to A Frame interior view.

4. The rear wall of the building has an iron-framed balcony at the first floor level. This balcony has a wood deck and iron rail. The iron rail needs some repair and reinforcement. A small decorative roof overhang occurs at the second floor level above the first floor balcony. A new steel framed cantilevered balcony was added at the fourth floor level about 1961. This is a fireproof balcony which runs the full width of the building. It is in excellent condition.
5. The roof of the building was originally a flat type, generally sloping toward the rear of the house. A gable-pitched section was added at the center of the roof about 1961. The new section pitches to the sides of the building, along the party walls. The main roof is composed of mineral surfaced asphalt rollroofing, in good condition, with asphalt type base flashing.
6. The "gable-pitched" section, added about 1961, is generally covered with skylight (or greenhouse) type construction, with glazed sections of clear wire glass. The section of flat roof to the rear of this gabled portion has a wood deck built over the roofing material.
7. Other skylights on the various roofs are of galvanized steel construction, with clear and obscure wire glass glazing. The skylights are in good condition.
8. The windows are generally double-hung, single glazed wood type. The windows at the front of the house have no storm windows and are in generally good condition. The rear windows have been extensively altered. There are fixed "picture windows" on the second through fourth floors, a bay window on the second floor, and various combinations of doors leading to the rear yard and the several balconies. Most of the windows on the rear facade have triple-track aluminum framed storm windows. The windows are in generally good condition, except for some air infiltration problems on the second floor bay window.

D. THE BUILDING -- INTERIOR

1. The main entrance at the first floor has a small vestibule with two glazed wood framed doors at the front wall, and a glazed and paneled wood door with sidelights opening to the building. The vestibule has a ceramic tile floor. The entrance doors should have the hardware replaced with new, heavy-duty hardware.
2. The main interior stairway is of wood construction, with a decorative wood railing. The interior stair extends from the first to the fourth floor levels, and from the first floor to the basement.

document #11

Affidavit of Susan Mailer

I am 63 years old and the daughter of Norman Mailer. I currently reside at Via Azul 4551, Santiago, Chile.

From November of 1962 to August of 1964 I lived with my father, Norman Mailer at 142 Columbia Heights. During the late summer and fall of 1963 an addition to the A Frame of the top floor of the brownstone (142 Columbia Heights) was built to accommodate our growing family (my brother Michael Mailer, born March 17, 1964). The addition included a small bedroom which was where I slept during the school year of 63-64 and a small study on top, where my father worked. It was referred to as the "Crow's Nest".

I declare that to the best of my knowledge and belief the information herein is true, correct and complete.

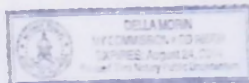
Susan Mailer

Susan Mailer
Feb. 21, 2013

State of Fla.
County of Volusia

This foregoing instrument was acknowledged by Susan Mailer, who placed his/her signature on this instrument before me personally, and is known to me or has produced us resident as identification on this day of 2.21.13

Della Moun
Notary Public



document #12

Affidavit of Barbara Wasserman

I am Norman Mailer's sister. I am 85 years old and reside at 259 West 111th Street in Manhattan.

During June, July and August of 1964 and 1965, I lived most of the time at my brother's apartment in 142 Columbia Heights, Brooklyn. I clearly remember that the addition to the A-frame was already in place when I stayed there as my brother was away most of the time and I had on occasion to go up into the study at the top. Once, unforgettably, was during a storm. The wind had blown open the window. It was banging so hard I was afraid it would blow off. Heights give me vertigo, but I was alone and I realized that I would have to secure it. And so I climbed up there. It was a memorable, I might even say, an existential experience. Having done it once, I realized I would be able to do it again.

I declare that, to the best of my knowledge and belief, the information herein is true, correct and complete.

Barbara Wasserman

Barbara Wasserman

[Signature] 2/26/13
Notary Public

NOTARY PUBLIC
Notary Public, State of New York
Qualifying Expires: 02/26/2015
My Commission Expires: 02/26/2015

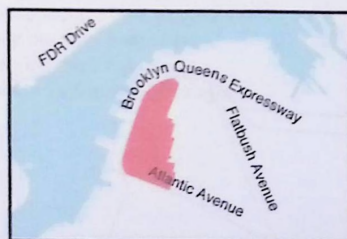
document #13

Brooklyn Heights



Brooklyn Heights
Historic District, Brooklyn
Designated November 23, 1965

Historic District Boundaries



document # 14 (5 pages)

Page 1

Landmarks Preservation Commission
November 23, 1965, Calendar No. 9
LP-0099

BROOKLYN HEIGHTS HISTORIC DISTRICT, Borough of Brooklyn.

The property bounded by Atlantic Avenue, the Brooklyn-Queens Connecting Highway, Fulton Street, Henry Street, Clark Street, Monroe Place to the northern property line of 10 Monroe Place, the northern property line of 10 Monroe Place, the rear lot lines of 10 Monroe Place through 48 Monroe Place, the northern property lines of 125 and 127-129 Pierrepont Street, Clinton Street, the northern property line of 152-156 Remsen Street, the eastern property lines of 156 Remsen Street and 99 Clinton Street, Clinton Street, Joralemon Street to eastern property line of 170 Joralemon Street, the eastern property lines of 170 Joralemon Street and 57 Livingston Street, Livingston Street to the eastern property line of 66 Livingston Street, the eastern property line of 66 Livingston Street and a portion of the eastern property lines of 64 Livingston Street and 35 Schermerhorn Street, the rear lot lines of 37, 39 and 41 Schermerhorn Street, the eastern property line of 41 Schermerhorn Street, Schermerhorn Street to the eastern property line of 42 Schermerhorn Street, the eastern property line of 40 Schermerhorn Street, the eastern property line of 171 State Street, State Street to the eastern property line of 192 State Street, the Eastern property line of 192 State Street, a portion of the rear lot line of 201 Atlantic Avenue and the eastern property line of 201 Atlantic Avenue.

On November 17, 1965, the Landmarks Preservation Commission held a public hearing on the proposed designation of the Brooklyn Heights Historic District (Calendar No. 9). The hearing had been duly advertised in accordance with the provisions of law. More than 40 witnesses spoke in favor of designation. There were no speakers in opposition to the creation of the Brooklyn Heights Historic District. The representatives of St. Francis College and Watchtower Bible and Tract Society of New York asked that their properties be excluded from the proposed Historic District.

Support from the Brooklyn Heights community for designation has been remarkably strong. Scores of property owners on the Heights have recently reaffirmed to the Commission their support of the establishment of an Historic District. Many signed petitions and letters were presented as evidence at the public hearing by Heights property owners, residents and their representatives.

DESCRIPTION AND ANALYSIS

Physically the Brooklyn Heights area is an elevated plateau, bounded on the west by the East River and on the North by Fulton Street. The development of the Heights as a residential district really began in the early 19th century when the ferry boats first became steam-propelled. Due to its great desirability, the Heights itself has always remained a residential area with business interests grouped about Fulton and Montague

document #14 Page 2

Streets. As a result, the Heights is an area of low buildings with only about eight percent of the buildings non-conforming in this respect.

The traditional boundaries of Brooklyn Heights have been on the west, the bluff facing the East River; on the south, the wide and heavily-travelled Atlantic Avenue and on the east and north, Court Street and Fulton Street. Brooklyn Heights was saved by the East River from redevelopment that occurred in similar areas in downtown Manhattan, and it was left undisturbed while Brooklyn expanded southward. Today, block after block looks much as it did at the start of the Civil War with many excellent buildings, some of which were designed by outstanding architects such as Richard Upjohn and Minard Lafever.

The stately brick and brownstone houses on the tree-lined streets with stone sidewalks, represent most of the principal architectural styles of the 19th century. As seen today, interspersed by their stately churches, the houses represent almost unchanged the community as originally built.

Recent Developments

Over the past ten years, Brooklyn Heights has experienced a remarkable renaissance. Before this time the Heights had begun to lose its character as a community of individual residences with the advent of apartment houses and the infiltration of rooming houses. Consequently, property values were falling and several blocks had begun to take on the character of slums. Starting in about 1955, young couples began moving into the area, restoring houses as individual residences. The primary impetus to this renaissance was the obvious remaining charm of the area and its proximity to Lower Manhattan where so many people were employed.

Despite the great progress which has been made and the enthusiasm of Heights residents in restoring and beautifying their properties, the area is still experiencing the steady deterioration of its historic character from several causes. One is the demolition of residences for the construction for apartment houses and other structures which do not conform to the height or quality of the surrounding architecture. Another cause is the defacement of houses through badly planned alterations. Unfortunately, this process of deterioration has accelerated since the restoration work began.

One of the worst dangers to this attractive area has been the defacement of houses by renovations which are often incompatible with surrounding architecture. Among these renovations which have proven detrimental to the neighborhood are the addition of an entire new story, requiring either the removal of a cornice or an entire pitched roof. Other renovations have resulted in the use of dissimilar materials in adjacent areas, the removal of front steps and in the complete rearrangement of windows in such manner that they bear little or no relation to those adjoining. This type of renovation has a depressing effect on real estate values and, although often intended as an improvement has quite the reverse effect. If such renovations were to continue unrestrained, they would ultimately

document #44 Page 3

spoil the special character of the neighborhood which has been the actual source of its rejuvenation.

Importance of the District

At the public hearing, Otis Pratt Pearsall, Co-Chairman of the Historic Preservation Committee of the Brooklyn Heights Association, testified as follows: "Of the 1284 buildings fronting on the streets within the proposed Historic District, at least 684 were built before the Civil War and at least 1078 before the turn of the century. There are 60 Federal, 405 Greek Revival, 47 Gothic Revival and 201 Anglo-Italianate buildings as well as 216 buildings in eclectic and miscellaneous styles, not to mention 61 early carriage-houses grouped largely along unspoiled mews. In addition, 190 buildings in the original styles of which are as yet unknown or which were originally without recognized style, are of generally conforming scale."

The architecture of the Heights is a remarkable example of stylistic development, rarely found in any American city. Its preservation may be directly attributed to the fact that for many years the Heights was an economic backwater. With centrally located Montague Street the principal shopping street of the Brooklyn Heights District, there exist surrounding it many charming residential streets—with large mansions on such streets as Pierrepont Street, Remsen Street and Columbia Heights; with smaller but very attractive houses on such streets as Willow, Hicks, Joralemon, Orange, Pineapple and Clark Streets and with the very small houses on Willow Place and in the mews which once served as stables. Today, the eastern boundary of the Heights follows an irregular line representing the separation of this predominantly 19th century residential area from the civic and business center of Downtown Brooklyn.

For nearly eight years, the Brooklyn Heights Association and other community organizations have, by means of volunteer workers, fought to secure protection for the neighborhood as a whole. The property owners and other residents, including the Heights Association which numbers over 1,000 in membership, have always strongly supported the program of designation and preservation. Because of its familiarity with programs being carried on in other cities including Boston and Philadelphia, the Heights Association has led the drive to get municipal protection for this beautiful area. In 1962, the Association drafted its own preservation legislation, and 2,376 Heights residents signed petition sheets and cards supporting such legislation.

In his testimony, Mr. Pearsall said, "Scattered landmarks of great historical or architectural value must certainly be preserved. But individual monuments can not convey the character and atmosphere of the City as it was. This can only be achieved through dense groupings of homogeneous structures which retain in high degree the integrity of their original architecture.

"From the totality of all this, the interesting old buildings arrayed on irregular streets, with unexpected vistas, emanates and appearance and, even more, a spirit and character of Old New York which no single part thereof, and certainly no individual

document #14 Page 4

Landmark, could possibly provide. It is this "collective emanation" which distinguishes an Historic District, and particularly Brooklyn Heights, from a Landmark and gives it a unique aesthetic and historical value.

"Only the designation of Brooklyn Heights as an Historic District, with boundaries as proposed in the hearing notice...can halt its piecemeal destruction and assure its preservation for this and future generations of New Yorkers. We believe these proposed boundaries, which encompass virtually all of Brooklyn Heights, are both logical and sensible. Except for the heavily developed commercial area along its eastern periphery, Brooklyn Heights is an integral whole, a single community characterized throughout by its homogeneously historic architecture, and hence, not subject to defensible partition."

To accomplish the goals of the New York City preservation law, Brooklyn Heights should be designated in its entirety. It would not be desirable to permit exceptions for certain buildings or areas within the stipulated boundaries of this proposed District. The Commission hopes to guide the future development of the entire area for the benefit of all.

FINDINGS AND DESIGNATIONS

On the basis of a careful consideration of the history, the architecture and other features of this area, the Landmarks Preservation Commission finds that the Brooklyn Heights Historic District contains buildings and other improvements which have a special character and special historical and aesthetic interest and value and which represent one or more periods or styles of architecture typical of one or more eras in the history of New York City and which cause this area, by reason of these factors, to constitute a distinct section of the City.

The Commission further finds that, among its important qualities, the Brooklyn Heights Historic District is a homogeneously composed residential neighborhood with a special character of its own retaining much of the atmosphere of a 19th century urban community, that it has an unusual aesthetic quality due to the great variety of architectural styles manifested in its handsome residences and stately churches, that each style is representative of an era in the historical development of the Heights over a period of more than 100 years, and that because of the generally uniform height and fine architectural quality of the houses, its superb and insular location and other distinguishing qualities, Brooklyn Heights is a neighborhood of a rare charm and historic significance.

Accordingly, pursuant to the provisions of Chapter 8-A of the Charter of the City of New York and Chapter 8-A of the Administrative Code of the City of New York, the Landmarks Preservation Commission designates as an Historic District the Brooklyn Heights Historic District, borough of Brooklyn containing the land bounded by Atlantic Avenue, the Brooklyn-Queens Connecting Highway, Fulton Street, Henry Street, Clark Street, Monroe Place to the northern property line of 10 Monroe Place, the northern property line of 10 Monroe Place, the rear lot lines of 10 Monroe Place through 48

document #14 Page 5

Monroe Place, the northern property lines of 125 and 127-129 Pierrepont Street, Clinton Street, the northern property line of 152-156 Remsen Street, the eastern property lines of 156 Remsen Street and 99 Clinton Street, Clinton Street, Joralemon Street to eastern property line of 170 Joralemon Street, the eastern property lines of 170 Joralemon Street and 57 Livingston Street, Livingston Street to the eastern property line of 66 Livingston Street, the eastern property line of 66 Livingston Street and a portion of the eastern property lines of 64 Livingston Street and 35 Schermerhorn Street, the rear lot lines of 37, 39 and 41 Schermerhorn Street, the eastern property line of 41 Schermerhorn Street, Schermerhorn Street to the eastern property line of 42 Schermerhorn Street, the eastern property line of 40 Schermerhorn Street, the eastern property line of 171 State Street, State Street to the eastern property line of 192 State Street, the Eastern property line of 192 State Street, a portion of the rear lot line of 201 Atlantic Avenue and the eastern property line of 201 Atlantic Avenue.

document 15

SAM RADIN

ATTORNEY AT LAW

340 MADISON AVENUE • 21ST FLOOR

NEW YORK, NY 10173

212 678 1666

FACSIMILE: 212 766 5596

sradin@samradin.com

March 26, 2013

Mr. Peter McEachern
PO Box 509
Goshen, CT 06756

Re: Estate of Norman Mailer

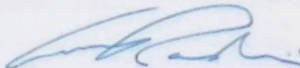
Dear Peter:

I write in my capacities as the attorney for the Estate of Norman Mailer ("Estate") and the Executor of the Estate. This letter confirms that you have been appointed the managing agent for the Estate in connection with certain zoning matters relating to the apartment that had been Norman Mailer's residence at 142 Columbia Heights Road, Brooklyn, New York.

As the managing agent for the Estate, you are authorized hereby to make such applications to the New York City Landmarks Commission and the Department of Buildings as you may deem appropriate to resolve the issue relating to the rooftop "A Frame and the addition to the A Frame" and the building's Certificate of Occupancy.

Should you require any further information or documentation from me, please call me.

Sincerely,



Sam Radin
Attorney for the Estate of Norman Mailer
Executor of the Estate of Norman Mailer



**Landmarks Preservation
Commission**

http://www.nyc.gov/html/lpc/downloads/pdf/forms/application_to_municipal_building

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

APPLICATION FORM FOR WORK ON DESIGNATED PROPERTIES

This application will not be deemed complete until it is so certified by the Landmarks Preservation Commission. An application consists of an application form and the materials necessary to describe the project fully. If being submitted in response to a Warning Letter or Notice of Violation, please enter the number below. Please print or type all items. If not applicable, mark N.A.

STAFF USE ONLY	LPC DOCKET # _____	DATE RECEIVED _____	STAFF _____
	ACTION ☐ PMW ☐ CNE ☐ COFA ☐ REPORT ☐ OTHER: _____	WORK TYPE _____	

**DESIGNATED
PROPERTY**

142 Columbia Heights Qpt 4
 ADDRESS _____ FLOOR OR APARTMENT # _____
Brooklyn 208 214 R6
 BOROUGH _____ BLOCK _____ LOT _____ ZONING _____

WARNING LETTER / NOV # (IF WORK IS TO ADDRESS A VIOLATION) _____

**DESCRIPTION
OF WORK
(CHECK ALL
THAT APPLY)**

- | | | |
|---|---|--|
| ☐ INTERIOR ALTERATIONS | ☒ ROOF-TOP OR REAR YARD
ADDITION: VISIBLE? _____ (YES OR NO) | ☐ SIDEWALK OR STREET PAVING |
| ☐ RESTORATION WORK | ☐ AWNINGS / SIGNAGE / LIGHTING | ☐ BARRIER FREE ACCESS |
| ☐ REPLACE WINDOW(S) OR DOOR(S) | ☐ NEW BUILDING | ☐ SIDEWALK CAFE |
| ☐ THRU-WALL / WINDOW AIR
CONDITIONING EQUIPMENT | ☐ STOREFRONTS | ☐ TEMPORARY INSTALLATION(S) |
| ☐ ROOFTOP OR REAR YARD HVAC | ☐ NEW WINDOW OR DOOR OPENING | ☒ OTHER: <u>No Work proposed</u> |

IS THIS APPLICATION TO AMEND OR EXTEND AN EXISTING PERMIT? ☒ NO ☐ YES, DOCKET # _____

IS THIS APPLICATION A REQUEST FOR A NOTICE OF COMPLIANCE (SIGN OFF)? ☒ NO ☐ YES, DOCKET # _____

IS THERE AN EASEMENT ON THE PROPERTY? ☐ NO ☐ YES (PLEASE PROVIDE CONTACT INFORMATION FOR EASEMENT HOLDER ON SEPARATE SHEET)

ARE YOU APPLYING TO ANY OF THE FOLLOWING? ☒ DEPT. OF BUILDINGS ☐ CITY PLANNING COMM. ☐ BOARD OF STANDARDS AND APPEALS

**TENANT / LESSEE /
CO-OP
SHAREHOLDER**

NAME, TITLE, AND FIRM (IF APPLICABLE) Estate of Norman Miller / Son Robin E. executor
 ADDRESS 340 Madison Ave 21st Floor CITY, STATE, ZIP CODE N.Y. N.Y. 10173
 PHONE (DAY) 212 878 1666 FAX 212 786 5596 EMAIL ADDRESS robin@normanmadison.com

**ARCHITECT /
ENGINEER /
CONTRACTOR (IF
APPLICABLE)**

NAME, TITLE, AND FIRM (IF APPLICABLE) N/A
 ADDRESS _____ CITY, STATE, ZIP CODE _____
 PHONE (DAY) _____ FAX _____ EMAIL ADDRESS _____

**PERSON FILING
APPLICATION
(E.G. EXPEDITOR,
ATTORNEY, MANAGING
AGENT)**

NAME, TITLE, AND FIRM (IF APPLICABLE) Peter McEneaney / managing agent
 ADDRESS PO Box 509 CITY, STATE, ZIP CODE Cashen CO 06756
 PHONE (DAY) 460 480 2003 FAX _____ EMAIL ADDRESS petermac@mindsign.com

I am the owner of the above-listed property. I am familiar with the work proposed to be carried out on my property and give my permission for this application to be filed. The information entered is correct and complete, to the best of my knowledge.

OWNER For applications for work on or in a cooperative or condominium building, the "owner" is the Co-op Board or Condominium Association. An officer of the Co-op Board or Condominium Association must sign this application. Please consult the instructions for Filing for additional information.

NAME, TITLE, AND FIRM (IF APPLICABLE) _____
 COMPANY, CORPORATION, OR ORGANIZATION 142 Heights Housing Corp
 (IF APPLICABLE)
 ADDRESS _____ CITY, STATE, ZIP CODE _____
 PHONE (DAY) _____ FAX _____ EMAIL ADDRESS _____

SIGNATURE

SIGNATURE OF OWNER _____

DATE _____

Note: Section 25-317 of the Administrative Code of the City of New York makes it a punishable offense to willfully make false statements on this application.

To: The Landmark Preservation Commission
3/15/2013

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Document 3 bedroom of Susan Mailer and above it Norman Mailer's study also called the crow's nest, addition to A Frame interior view.

Document 4 interior of Norman Mailer's study (crow's nest). This is in the addition to the A Frame.
Document 5, interior view of bedroom (Susan Mailer's). This is in the addition to the A Frame.
Document 6, side view of original A Frame. Gable end on left is the triangle seen from the intersection of Pineapple and Columbia Heights.
Document 7, interior view of A Frame, triangle at peak is the same triangle visible from the intersection of Pineapple and Columbia Heights.
Document 8, elevation drawings 2012 original and alteration color coded
Document 9, floor plan drawings 2012 original and alteration color coded
Document 10, Description of A Frame from 142 co-op papers
Document 11 Affidavit of Susan Mailer, daughter of Norman Mailer
Document 12 Affidavit of Barbara Wasserman, sister of Norman Mailer
Document 13 Brooklyn Heights Historic District Map, 142 Columbia Heights identified on map
Document 14(5 pages) Brooklyn Heights Historic District Designation Report
Document 15 letter from Sam Radin Executor Estate of Norman Mailer

Please let me know if you require any additional materials,

Thank You,

Peter McEachern,

petermac1@mindspring.com
Cell (860) 480-2803
Home (860) 491-2740

Forms for
Peter Mc

Frank Diegundo
DOB

Architect
Insurance through Bank of Scotland & Grange

Article in multiple dwelling law
for concurrent dwelling