

NEW YORK CITY LANDMARKS PRESERVATION COMMISSION

Doing Work in Sunnyside Gardens: A Homeowner's Guide to the Landmarks Preservation Commission Rules



Rules for the Preservation and Rehabilitation of Sunnyside Gardens

Figure 1: Madison Court North, 3974-3988 44th Street
Historic photo shortly after construction,
Courtesy of Clarence Stein Collection #3600
Division of Rare and Manuscript Collections,
Cornell University Library

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Part 1: Introduction

Sunnyside Gardens was designated in June of 2007; therefore, the Commission will review all proposals for alterations, additions, and new constructions, as well as restoration, to ensure that the integrity of the district and its significant features are preserved and enhanced, while helping residents update their homes as needed. This guide is meant to answer some common questions about how landmark status will affect you and your home.

The Purpose of this Manual

The purpose of this manual is to summarize the Commission's **existing** rules, applied to Sunnyside Gardens. Designation has no impact on use or ownership until such time that you wish to do work. Under the Landmarks Law, the Commission approves work that meets Landmarks Preservation Commission rules. If you would like to see the full text of the rules, please visit our website:

<http://home2.nyc.gov/html/lpc/downloads/pdf/pubs/rules.pdf>

Or, you may contact the Public Information Officer at (212) 669-7817.

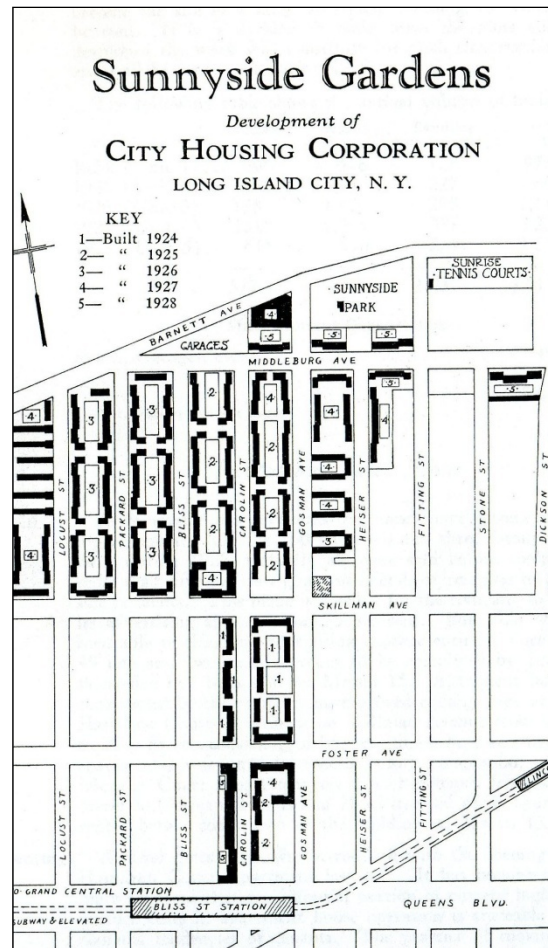


Figure 3: *Original plan; 1928* (Photo courtesy of Clarence Stein Papers, Olin Library, Division of Rare and Manuscript Collections, Cornell University Library)

The Commission's rules are intended to allow changes to buildings while preserving the special architectural character for which the district was designated. They contain specific standards which, if followed, will result in a staff level permit, which is quicker than a full Commission review. If the scope of work cannot comply with the rules, the application must be reviewed by the full Commission at a public hearing.

Please note that **this manual does not replace or amend the Rules of the Landmarks Preservation Commission** found in Title 63 of the Administrative Code of the City of New York. The manual should be used in conjunction with the rules. Following the manual does not release an owner from the obligation of obtaining a permit for work from the Commission.

Part 2: Sunnyside Gardens Historic District

The Landmarks Preservation Commission designated Sunnyside Gardens on June 26, 2007. Designed by Clarence Stein, Henry Wright, Frederick Ackerman, and Marjorie Cautley, Sunnyside Gardens was built between 1924-28, with Phipps Garden Apartment buildings and Sunnyside Park added by 1935. Constructed on all or part of 16 city blocks, it consists of 9 “courts,” composed mainly of two- to three-story rowhouses situated around the perimeter of a central interior courtyard. Variations on this site plan include U-plans and horizontal rows.



Figure 4: Aerial view, 1929; Cornell

District History & Character:

This large complex is one of the most significant planned communities in New York City and the country. Sunnyside Gardens was the first practical application of the innovative architectural and planning concepts developed by the Regional Planning Association of America (RPAA). Led by Clarence Stein, the RPAA met from 1923 to 1931 to investigate and develop solutions to the city and country’s housing crisis, and to address the problem of providing quality and affordable housing.

Sunnyside Gardens has achieved international recognition for its low-rise, low-density housing arranged around landscaped open courtyards— with only 28% lot coverage, this layout fostered the founders’ goal of creating a neighborhood that would meet the social and physical needs of its residents. Sunnyside Gardens has influenced community planning across the city, country and globe.

Resident Lewis Mumford called Sunnyside Gardens “an exceptional community laid out by people who were deeply human and who gave the place a permanent expression of that humanness.”

The importance of planning and preservation in Sunnyside Gardens can hardly be overstated. For seven of its eight decades, the community has been subject to detailed regulation of its site plan, unique landscape features, architecture, and common areas. This has been achieved through deed restrictions, special zoning, and historic district status.

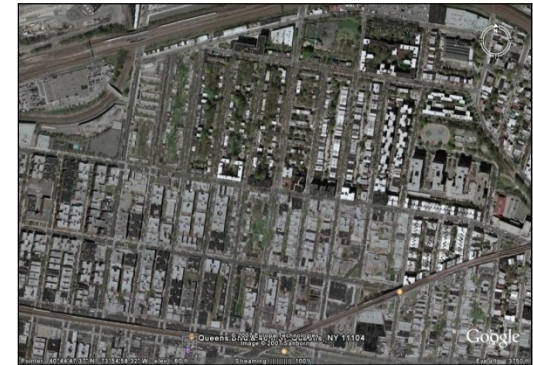


Figure 5: Aerial View, 2007; Google

Part 3: Performing work in the Historic District

The Commission must approve in advance any restoration, alteration, modification, reconstruction, demolition, or new construction affecting any property within in the district. This includes work on all facades of the buildings, major changes to landscaping, and the addition of “landscape” features, such as patios, fences, and porches.

Types of Work

In addition to new construction, which always requires a permit, some landscape alterations, modifications to existing construction, work on the exterior, and work on the interior, may also require a permit. Commission approval is required for changes to the interior of a building only when (i) a permit from the Department of Buildings (DOB) is required for work; or (ii) when the changes will affect the exterior of the building.

No permit is needed to perform ordinary repairs or maintenance, such as replacing broken glass in a window,

repainting a building exterior to match the existing color, caulking around windows and doors, or replacing a few broken or missing roof shingles with matching shingles.

If you are unsure as to whether you need a permit, please call the Public Information Officer at (212) 669-7817, who will guide you.

There are three (3) types of approvals:

- *Certificate of No Effect (CNE)*

A CNE is issued when the proposed work requires a Department of Building’s permit but does not affect the significant architectural features of a building. For example, the installation of plumbing and heating equipment, or interior alterations are regulated by Certificate of No Effect.

- *Permit for Minor Work (PMW)*

A PMW is needed when proposed work will affect significant protected architectural features but does not require a DOB permit. Examples include window or door replacement, masonry cleaning, repointing, or repair, and restoration of architectural details.

- *Certificate of Appropriateness (C of A)*

A C of A is needed for proposed work that will affect significant architectural fabric, such as additions, demolitions, new construction, alterations to or removal of significant architectural features like stoops, porches, and dormers. The Landmarks Law requires that these proposals be presented to the full Commission for review at a Public Hearing.

Application Process

The Commission has a simple one-page application form available on our website that can also be found at the end of this guide. Applicants need not know for which type of permit they are applying. Staff will sort applications accordingly. Submit the application form with the owner’s signature and materials describing the existing and proposed conditions, and LPC staff will determine how to process the application.

Part 4: Special Rules for Sunnyside Gardens Historic District

Historically the Commission has regulated nonvisible elements on or at the rear of buildings in a less restrictive manner because these parts of a building or lot were considered either not significant or less significant than the primary, street-facing or visible facades. What this means in practice is that the staff, pursuant to the Commission's rules, is authorized to approve more extensive work on the rear façade or in the rear lot area.

This presumption will not apply in Sunnyside Gardens because one of the most important architectural and design features of Sunnyside Gardens is the role that open space played in the design of the district, especially the rear yards. As discussed earlier, development occurred on only about 28 percent of each lot, with the rest devoted to open and communal space. Historically, homes had a small, private backyard that fronted onto a common, central rear garden. The rear common garden was created and protected through easements on each of the lots. A comprehensive system of pathways

both defined the common garden and facilitated its use. Together the open space and walkways created Sunnyside Gardens' unique and significant site plan. Although the vast majority of easements have expired, the site plan is intact in many courts. Similarly, the massing and uniformity of the rear facades of the buildings reinforced and enhanced the design and experience of the private and common rear yards.

Because the layout of the rear yards, with common gardens and walkways is so integral to the design of Sunnyside Gardens, and because the massing and character of the rear of the buildings affects the design and experience of site plan, the existing rules for rear yard additions and rooftop additions *shall not* apply to work in Sunnyside Gardens. All work on or affecting these significant features will go to a public hearing and be reviewed by the full Commission as a CofA. **Rear yard additions** include **extensions of the building** and **free-standing permanent structures** such as greenhouses.

The Commission will consider the impact on the building, site plan and

visual access to the commons when reviewing these applications. In addition, applications for **decks, patios, other hardscape elements** and **fences** can also affect the site plan. While staff may still approve work in these areas, the work will be reviewed in light of the impact on the significant features of the private and common rear yards and pathways.



Figure 6: A well-preserved common courtyard in 2009 (LPC, 2009).

Because of this unique commitment to open space as part of the design of the district, the Commission has interpreted the existing rules to take into account some of the special features of the district.

**Examples of work
NOT AUTHORIZED for a Staff
Level permit:**

The images below show work that would require review by the full Commission at a Public Hearing.



Rear fences beyond the private yard.



Enclosed front porches.



Curb cuts.



Elevated decks.



Fences higher than 3'6".



Rooftop additions.



Rear dormers.



Rear yard additions or enclosed rear porches.

Part 5: Other Exterior Work

The Commission has adopted rules to allow staff to issue permits for various types of work without going to a Public Hearing. A summary of the existing rules that pertain to some common requests for change at Sunnyside Gardens follows below. Understanding the rules and following our guidelines for a complete application will ensure a quick staff level review. Proposed work that does not conform to these rules requires full Commission review at a public hearing.

Windows

Historically, buildings in Sunnyside featured mostly six-over-six and four-over-four double-hung wood windows, painted green, cream, or dark brown.

NO PERMIT REQUIRED:

- Replacement of broken glass
- Scraping, priming, and repainting of window sash and/or frame to match the existing finish
- Caulking around frames and sill

- Repair and replacement of window hardware
- Installation of weather-stripping
- Straightening of metal window members
- Rebuilding of portions of sills, sash, and other window members, to match the existing
- Consolidating wood members with cellulose wood fillers

Replacement of sash & frames

requires approval. *For wood trim replacement, see page 12.* Staff may issue a permit for work that conforms to the following rules:

- For primary entrance facades, deteriorated sash must be replaced with new sash to match the historic in dimensions, operation, configuration, details, material, and finish. *This may be achieved with a permanently applied wood grid on double-glazed windows.*
- For secondary facades that are visible from a public thoroughfare, replacement sash

shall match the original configuration and finish.

- For secondary facades that are not visible from a public thoroughfare, replacement sash shall be installed in the existing openings or openings modified in height or width, shall have no adverse effect on protected features, and shall not replace “special” windows (see Glossary).



Figure 7: an original 6/6 double-hung window with a compliant storm window (LPC, 2007).

New window openings require approval. Staff may issue a permit for work that conforms to the following rules:

- New, visible window openings on secondary facades shall retain the same general shape and pattern as existing windows on the same façade; and the proposed location shall be consistent and regular.
- New, non-visible (or minimally) window openings on secondary facades shall not alter, destroy, or detract from other protected features of the building.

Proposals for new window openings on primary entrance facades will require a Certificate of Appropriateness.

Storm Windows & Doors

NO PERMIT REQUIRED:

- To install interior storm windows.

Installation of exterior storm windows or doors requires approval. Staff may issue a permit for work that conforms to the following rules:

- Exterior storms shall fit tightly within the window or door opening; shall match the color of the primary frame; and shall be fitted with clear glass.

Doors

Most of the houses in Sunnyside Gardens featured wood and glass paneled doors originally.

NO PERMIT REQUIRED:

- Painting doors or door frames to match the existing color.
- Sanding or refinishing doors or door frames that are already stained or varnished.
- Repairing wood doors or frame components with wood putty or similar materials.
- Replacing or installing new locks or hardware on doors
- Replacing broken glass

Door replacement requires approval. Staff can issue a permit if the following conditions are met:

- Replacement door features a configuration and finish that is compatible with the age, style, and type of the building, made of wood or an alternative material with the same detail.

Roofs

Roofs are important features of the rowhouses in Sunnyside Gardens, structurally and aesthetically. The pitched roofs historically featured slate shingles. *For work on parapets, see “Masonry Repair.”*

NO PERMIT REQUIRED:

- In-kind replacement of flat roofs.
- Replacement of a few broken or missing slate or asphalt shingles with new shingles to match.

Roof replacement or alteration of pitched roofs requires approval. Staff may issue a permit if the following conditions are met:



Figure 8: *a pitched front gable roof* (LPC, 2007).

- Replacing the existing slate roofing material with new slate to match in terms of, size, shape, color, and pattern.
- Replacing existing modern roof materials with a substitute material that better approximates the color and pattern of the historic slate shingles, such as architectural asphalt or synthetic slate shingles.

Other proposals may require a Certificate of Appropriateness:

- Replacement of the original slate with another material
- Construction of a rooftop addition that alters the shape of the roof or removes original slate will also require a Certificate of Appropriateness.

Rear Yards

As discussed in **Part 4** of this document, homes in Sunnyside Gardens historically had a small, private backyard that fronted onto the common, central rear garden. Because of the importance of the rear yards, common space, and interior courts to the physical layout of Sunnyside Gardens, any application for work at the rear that impacts the common courts, or visual access to them, will require a Public Hearing. However, some work at the rear can be done without a permit or at staff level.

NO PERMIT REQUIRED:

- Planting hedges.
- Installation of non-permanent bird baths, garden furniture, ornaments, play equipment, flower beds, or vegetable gardens.

For **patios and decks**, staff level work shall conform to these rules:

- The proposed work does not extend to the end of the private rear yard or substantially eliminate the presence of the private rear yard.
- The rear of the building has no significant architectural features which would be lost or damaged.
- The deck or patio is not visible from a public thoroughfare.
- The deck is elevated no more than 2 feet above the grade of the rear yard.
- Proposed work complies with the Building Code.

Porches

Porches are also significant features of the rowhouse buildings, on the front and rear. Many of the original open porches have been enclosed, some shortly after the buildings' construction. Regulation will be carried out according to the following rules:

NO PERMIT REQUIRED:

- Repainting to match the existing color.

Porch restoration and alterations require approval. Staff may issue a permit if the following conditions are met:

- Work will not eliminate historic fabric.
- Repairs and in-kind replacement of historic porch windows, doors, and cladding.
- Restorative work
- If the porch is *not visible from a public thoroughfare*, the

proposal may include cladding with a material other than the historic material.



Figure 9: *an enclosed rear porch in keeping with the historic design (LPC, 2007).*

Other proposals may require a Certificate of Appropriateness:

- If the porch is visible from a public thoroughfare, cladding in a material other than the historic material.
- More involved porch alterations, including enclosing an unenclosed front porch, enlarging the porches or changing the arrangement of windows and doors.

Fences

Originally, no fences were to be constructed around private rear yards in Sunnyside Gardens; instead low hedges were planted to delineate private gardens. Over time, however, many have been installed to separate the private lot from the common space of the interior court.

NO PERMIT REQUIRED:

- To maintain a fence that was constructed prior to designation.
- To plant hedges and other vegetation, or to trim and prune trees.

Installation of new fences requires approval. Staff may issue a permit for a new fence if the following conditions are met:

- The proposed fence is around only the private rear yard; the fence does not exceed 3' 6" and is made of brick, metal, or wood.

Heating, Venting, and Air Conditioning (HVAC)

Air conditioners are a fact of contemporary life, and the Commission allows a wide variety of installations.

NO PERMIT REQUIRED:

- Raising or lowering the windowsash for a portable AC unit.



Figure 10: an AC unit that does not require a permit (LPC, 2007).

Installation of units with permanent louvers or vents on the *primary façade* requires approval:

- Because of the small scale of rowhouses in the district, the installation of *through-the-wall*

and *sash-mounted* AC units on the primary façade will require review by the full Commission.

Installation of units with permanent louvers or vents on *secondary façades* requires approval. Staff may issue a permit for work that conforms to the following rules:

- *Sash-mounted:* The window shall not be a “special” window; the louver or vent shall blend with the fenestration pattern; and no significant architectural feature of the building shall be affected.
- *Through-the-wall:* The unit shall be situated below, above, or adjacent to a window; the grille shall be set flush and finished to match the masonry; and the installation shall not adversely affect any significant feature of the building.



Figure 11: a flush-mounted AC unit beneath a bay window (LPC, 2007).

Installation of HVAC equipment in rear yards requires approval. Staff may issue a permit if the following conditions are met:

- The installation is not visible from a public thoroughfare.
- The installation will not affect significant architectural features of the building.

Installation of HVAC units in front yards or historically common areas will require review at a Public Hearing.

Masonry Repair

The original Hudson River brick was meant to be attractive, durable, and inexpensive to keep up. Like all brick, it needs periodic maintenance and repair to keep it in good shape.

NO PERMIT REQUIRED:

- Repainting previously-painted masonry the same color.
- Removing a small amount of graffiti with a gentle cleansing method.

Repointing is the process of removing deteriorated mortar from the joints of a masonry wall and replacing it with new mortar. Repointing is important for keeping the bricks in place and to prevent water infiltration; an improper job can permanently damage the bricks, and may lead to future water problems and façade work. Repointing requires approval; staff may issue a permit if the following conditions are met:

- New mortar matches the original in color, texture, tooling, and composition.
- Recipe has been determined to be **1 part lime: 1 part cement: ~5 parts sand.**
- Staff will arrange site visits with contractors to ensure that new mortar is compatible with the historic.

Professional **cleaning** can actually damage the masonry surface, as removing the protective coating that has built up over the years may expose the surface to harsh pollutants and further weathering. Cleaning requires approval; staff may issue a permit if the following conditions are met:

- Cleaning should only take place when the temperature remains a constant 45 degrees F or above for a 72 hour period from the commencement of work.
- A small test patch should be cleaned to determine the effectiveness of the cleaning method in removing the dirt

and stains, and the effects of the cleaning method on the masonry surface.

- If masonry is to be cleaned, start with the most gentle technique first:

1. Low-pressure water wash not to exceed 500 p.s.i., with a natural bristle (not metal) brush;
2. Water sheeting, which soaks the façade with water over a period of about a week;
3. Chemical or detergent cleaning and a low-pressure water wash;
4. Application of a chemical poultice, for staining problems rather than the removal of dirt.

Replacing bricks may be the best way to repair damaged masonry surfaces. Replacing bricks requires approval; staff may issue a permit if the following conditions are met:

- If bricks are only damaged on their exterior face, it may be possible to remove the brick intact, reverse, and re-install.

- If existing bricks cannot be used, new bricks should match the original in color, size, finish, and texture.
- Mortar joints and the patterns of the brick bond should also match the original.

Repairing or rebuilding **parapet walls** by the above methods will help preserve these significant features. Any decorative brick work should also be replicated when the parapet wall is rebuilt.



Figure 12: *a decorative parapet that would require very careful restoration work (LPC, 2007).*

Wood trim repair

Historically, houses in Sunnyside Gardens feature wood trim around masonry openings and at the porches. Colors were originally limited to cream and dark-green, and other colors like dark-brown and black were introduced later.

NO PERMIT REQUIRED:

- Repainting trim to match the existing color.
- Partial replacement of damaged wood members.

Staff level rules require that:

- The proposed color should replicate historic conditions.
- The original details shall be replicated when replacing an entire piece of trim.

A Public Hearing would be required for proposal to replace wood trim with a substitute material, such as Fypon or other urethane products.

Installation of Light Fixtures

Some cast iron and glass historic light fixtures remain, serving as models for new light fixtures in the district.

NO PERMIT REQUIRED:

- Replacing a component of an existing light fixture.

For new fixtures, staff level rules require that:

- The installation shall not cause the removal of or damage to any significant historic or architectural feature, such as decorative masonry or cast iron.
- Light fixtures should be installed in a location that corresponds to building entrances, or smaller lighting fixtures may be attached at other discreet locations if they do not call undue attention to themselves and away from the significant features of the building.
- New light fixtures should be of a simple design, small size, and neutral finish.

Part 6: Permit Procedures

Applying for Permit

To apply for a permit from the Landmarks Preservation Commission, you may obtain an application form and relevant instructions from our website: www.nyc.gov/landmarks; under the heading Forms and Publications. After completing the form and adding the descriptive materials, the application may be mailed or delivered to the Commission's office. There is no fee for work that only needs LPC approval. If the work also requires a Department of Buildings (DOB) permit, there is a Landmark's fee of \$50 for work costing up to \$25,000, and \$3 for every \$1,000 in estimate cost above \$25,000.

Once received by the LPC, your application will be given a docket number and assigned to a staff member, who will determine if the application is complete and which type of permit should be issued. The staff person will contact the applicant for additional materials.

The Commission also has procedures for Expedited Certificates of No Effect.

Proposed interior building work above the second story without any change to, replacement of, or penetration of an exterior wall, window, skylight or roof, may qualify for an expedited review.

Your permit is issued in the form of a letter from the Commission. The permit letter must be posted prominently at the building while the work is underway.

If the permit is denied, the Commission sends you a letter stating the reasons why the proposed work was found to be inappropriate. You may then choose to revise the proposal and submit a new application.

Supporting Materials

In addition to the application form, most proposals will need descriptive materials to illustrate the proposed work. Please consult our website at under the heading Working with Landmarks → Perform Work → Guidelines for Work to compile as complete an application as possible before submitting it.

Supporting materials should illustrate the existing conditions and the proposed changes. If the application must be filed with DOB, an architect's drawings are required. In some cases, depending on the scope of work, an architect's drawings may be required even if the application does not need to be filed with DOB. An example would be a complete porch restoration project, including new windows and doors. For masonry repair, written specifications showing compliance with the Commission's standards are required. Photographs of existing conditions are requested for all exterior work. The following pages provide material checklists for several different types of applications. Additionally, a sample application form is included.

Part 7: Violations

Alterations and repairs of landmarked properties in Sunnyside must be approved by the Commission prior to the work commencing. Examples of such work include changing windows, repointing, repairs or replacement to roofs, additions or outbuildings, and fences. The Landmarks Law provides for administrative, civil and criminal penalties for working without a permit (or in violation of a permit).

Almost all landmark violations are handled through an administrative enforcement process that emphasizes compliance not monetary penalties. After the Commission’s enforcement staff have confirmed that unauthorized work has occurred a Warning Letter (“WL”) will be issued. A person receiving a WL should contact the LPC’s enforcement staff to discuss how to cure the problem. A violation may be cured either by the Commission legalizing the work as is or with modifications, or by removing the illegal condition.

Both actions require a permit from the Commission. If the owner promptly addresses the violation described in the WL then no further enforcement action is taken.

If the owner either doesn’t respond to the WL or doesn’t address the violation in a timely fashion, the Commission will issue a Notice of Violation (“NOV”) which will be heard at the Environmental Control Board, the City’s primary administrative court. NOV’s impose monetary penalties that vary depending on the severity of the work, from \$50 to \$5000. However, an owner may avoid a monetary penalty if he accepts liability for the violation and promptly applies to the LPC to correct the problem. If the violation is never addressed or not addressed adequately the Commission issues a second NOV which will impose a monetary penalty.

Submitting applications for all work, many examples of which are outlined in this document, is the best way to avoid Warning Letters. If you are unsure as to if your proposed work requires a permit, please call the Public Information line at (212) 669-7817.

LANDMARKS PRESERVATION COMMISSION COMPLAINT FORM	
<small>To report work on designated properties without Landmarks Preservation Commission Permits, please complete this form and return it to the New York City Landmarks Preservation Commission, 1 Centre Street, 9th floor North, New York, New York 10007, Attn. Violations Unit.</small>	
Date	
ADDRESS REPORTED:	
Building Number, <i>If applicable</i>	
Street Name	
Cross Street(s)	
Borough	
DESCRIPTION OF WORK:	
COMPLAINANT <i>(Optional)</i> :	
Name	
Address	
Phone	
STAFF USE ONLY	
Complaint #	
Action Taken	
Comments	
<small>For additional information, you may contact the Compliance Officer at 212-669-7951.</small>	

Figure 13: To report a violation, please find this form on the LPC website: http://nyc.gov/html/lpc/html/working_with/report_violation.shtml

**Part 8: Glossary of Terms—
Become familiar with terms to
discuss your Sunnyside home**

Please note: All images in this glossary are of Sunnyside Gardens, and other properties under LPC regulation, and are courtesy of LPC staff files.

areaway The open space between a rowhouse and the sidewalk, usually beside the stoop.

bay A regularly repeating division of a facade, marked by fenestration.

bay window A projecting form on the façade containing windows that rises from the ground or from some other support, such as a porch roof; an example is featured next.



brick mold A milled wood trim piece covering the gap between the window frame and masonry, which can be rectilinear, curved or composite-curved.

cap flashing A waterproof sheet that seals the tops of cornices and walls.

casement A window sash that is hinged on the side, like the one pictured next.



cast iron A type of iron, mass-produced in the nineteenth century, created by pouring molten iron into a mold; used for ornament, garden furniture, rails, and lighting fixtures; an example in Sunnyside follows.



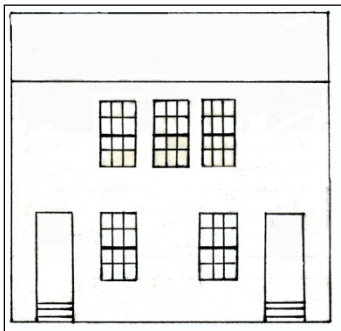
clapboard Wood siding composed of horizontal, overlapping boards, the lower edges of which are usually thicker than the upper.

coping A protective cap, top or cover of a wall parapet, commonly sloping to protect masonry from water.

dormer A vertical structure, usually housing a window, that projects from a sloping roof and is covered by a separate roof structure.

double-hung A type of window with two sash, each sliding on a vertical track.

elevation An exterior face of a building; also, a drawing thereof, like this one below.



enframement A general term referring to any elements surrounding a window or door.

English bond A pattern of brickwork with alternating courses of headers and stretchers; it is featured below.



facade The main exterior face of a building, sometimes distinguished from the other faces by elaboration of architectural or ornamental details.

fenestration The organization and design of windows in a building.

flashing Strips of sheet metal bent to fit the angle between any two roof surfaces or between the roof and any projection, such as a chimney.

Flemish bond A pattern of brickwork in which each course consists of headers and stretchers laid alternately; each header is centered between the stretcher above and the stretcher below; it is featured below.



French door, window A tall casement window that reaches to the floor, usually arranged in two leaves as a double door.

gable The upper portion of an end wall formed by the slope of a roof.

grille A decorative, openwork grating, usually of iron, used to protect a window, or door.

gutter A shallow channel of metal or wood set immediately below and along the eaves of a building to catch and carry off rainwater.

hardscape Paths, planting beds, decks, patios, and other similar permanent features typically installed at or slightly above grade.

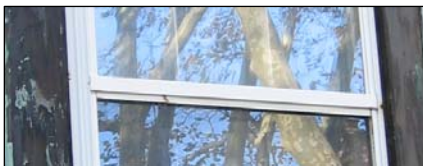
header A masonry wall unit of brick which is laid so that its short end is exposed.

hood A projection that shelters an element such as a door or window.

latticework Thin strips of wood arranged in a netlike grid pattern, often set diagonally.

lintel A horizontal structural element over an opening which carries the weight of the wall above it.

meeting rail The rail of a double-hung window sash designed to interlock with the adjacent rail, as pictured below.



molding A decorative band of varied contour, used to trim structural members, wall planes, and openings.

mullion A vertical primary framing member that separates paired or multiple windows within a single opening.

muntin A thin framing member that separates the panes of a window sash or glazed doors.

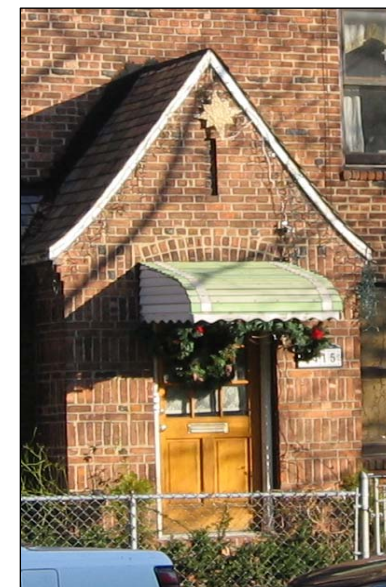
parapet A low wall that serves as a vertical barrier at the edge of a roof, terrace, or other raised area; in an exterior wall, the part entirely above the roof, as pictured below.



pitch Sloping, esp. referring to a roof.

pointing, repointing The treatment of joints between bricks, stone, or other masonry components by filling with mortar; also called tuck-pointing.

portico A small porch composed of a roof, sometimes supported by columns, often found in front of a doorway. A portico in Sunnyside, enclosed in brick, is pictured below.



Primary façade The facade facing a street or a public thoroughfare that is not necessarily a municipally dedicated space, such as a mews or court.

p.s.i. Pounds per square inch, a term generally used when describing water pressure when cleaning a building.

rowhouse One of a group of an unbroken line of attached houses that share common side walls, known as party walls.

sash The secondary part of a window which holds the glazing in place; may be operable or fixed; usually constructed of horizontal and vertical members; sash may be subdivided with muntins.

secondary facade The facade that does not face a public thoroughfare, mews, or court and that does not possess significant architectural features.

shed dormer A dormer window covered by a single roof slope without a gable.

shingle A unit composed of wood, cement, asphalt compound, slate, tile or the like, employed in an overlapping series to cover roofs and walls; a slate roof is featured below.



shutter dogs The metal attachments which hold shutters in an open position against the face of a building.

sidelight A vertically framed area of fixed glass, often subdivided into panes, flanking a door.

sill The horizontal member at the bottom of a window or door.

spalling The chipping or erosion of masonry caused by abuse or weathering, as shown below.



special window a window the Commission considers highly significant: *Curved Muntins, Palladian Multi-Light, Shouldered, Pointed, Curved, Segmental, Round, Oval-Stained, Queen Anne, Leaded, Casement Bays, French Doors*

stoop The steps which lead to the front door; from the Dutch "stoep."

stretcher A masonry unit or brick laid horizontally with its length parallel to the wall.