



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007
TEL: 212 669-7700 FAX: 212 669-7780



PERMIT

CERTIFICATE OF APPROPRIATENESS

ISSUE DATE: 01/23/18	EXPIRATION DATE: 1/16/2024	DOCKET #: LPC-19-13247	COFA COFA-19-13247
ADDRESS: 314 CLINTON STREET		BOROUGH: Brooklyn	BLOCK/LOT: 311 / 33
Cobble Hill Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Peter Doyle
Byrne House Tenant Assoc
314 Clinton Street
Brooklyn, NY 11201

NOT ORIGINAL
COMPUTER-GENERATED COPY

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of January 16, 2018, following the Public Hearing of the same date, voted to grant a Certificate of Appropriateness for the proposed work at the subject premises, as put forth in your application completed on December 14, 2017.

The proposal, as approved, consists of exterior work at the Clinton Street façade, including legalizing the replacement of a Neo-Grec style sheet metal door surround and brownstone-tinted stucco stoop with a Greek Revival style brownstone-tinted stucco door surround and stoop with iron railings; and the installation of one-over-one double-hung wood windows with a black finish at the Clinton Street and Kane Street facades, as shown in a digital presentation, titled "314 Clinton Street, Brooklyn, NY", dated (received) January 2, 2018 and prepared by Peter Doyle, including ten (10) slides consisting of photographs, all presented as components of the application and presented at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the Cobble Hill Historic District Designation Report describes 314 Clinton Street as a Greek Revival style rowhouse built in 1841-42; and that the building's style, scale, materials, and details are among the features that contribute to the Cobble Hill Historic District. The Commission further noted that Warning Letter 17-0789 was issued on May 25, 2016 for "alterations to stoop and door surround in noncompliance with Permit for Minor Work 07-0282 (LPC 06-8783)."

With regard to this proposal, the Commission found, that the Neo-Grec style pressed metal door enframing and brownstone-tinted stucco stoop, which were removed in non-compliance with LPC permits, were not original to the building, based on evidence of historic fabric uncovered during construction; that the installed brownstone-tinted stucco stoop and parlor floor door enframing, as well as the iron stoop railings, are typical features of the Greek Revival style rowhouses in this historic district, including at other building in the row; that the Clinton Street and Kane Street facades had been altered and stripped of most features prior to designation, therefore the metal door enframing no longer existed in the context of other alterations of that period, warranting its removal to restore the base of the building to its original Greek Revival style; that the proposed one-over-one double-hung windows at the Clinton Street and Kane Street facades, which appear in the 1940's tax photo, will be consistent with the historic changes to window fenestration that occurred at this building and other buildings in the row; and that the work does not detract from the building or the Cobble Hill Historic District. Based on these findings, the Commission determined the work to be appropriate to the building and the Cobble Hill Historic District and voted to approve this application, and Certificate of Appropriateness 19-13247 is being issued.

PLEASE NOTE: The drawings for the replacement of the windows approved under this Certificate of Appropriateness permit have not been submitted for review at this time, and must be applied for as an amendment to this permit or separate application to be reviewed by Landmarks Preservation Commission staff prior to purchase and installation.

PLEASE ALSO NOTE: Warning Letter 17-0789 issued on May 25, 2016 for "alterations to stoop and door surround in noncompliance with Permit for Minor Work 07-0282 (LPC 06-8783)" is hereby rescinded with the issuance of this permit.

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

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

Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Peter Doyle, Byrne House Tenant Assoc

cc: Cory Herrala, First Deputy Director; Peter Doyle, Byrne House Tenant Assoc; K. Rice, Enforcement Officer