



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: 05/22/20	EXPIRATION DATE: 12/4/2024	DOCKET #: LPC-20-05398	COFA COFA-20-05398
ADDRESS: 991 ST. JOHNS PLACE		BOROUGH: BROOKLYN	BLOCK/LOT: 1249 / 37
Crown Heights North Historic District II			

Display This Permit While Work Is In Progress

ISSUED TO:

Coleen A. Ceriello, Managing Agent
St. Gregory the Great Roman Catholic Church
991 St. Johns Place
Brooklyn, NY 11213



Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of December 4, 2018, following the Public Hearing and Public Meeting of October 9, 2018, voted to grant a Certificate of Appropriateness for the proposed work at the subject premises, as put forth in your application completed on September 12, 2018, and as you were notified in Status Update Letter 19-28668 (LPC 19-28668), issued on December 6, 2018.

The proposal, as approved, consists of demolishing the south half of the west side façade and constructing a three-bay-wide three-story-above-basement buff-hued brick-clad side addition setback from the primary façade, with a metal railing set behind the parapet; demolishing the roof, and constructing a setback two-story brick-clad addition with punched openings, with two (2) rooftop bulkheads; at the St. Johns Place (south) facade, reconstructing the missing gabled parapet, adjusting the window locations within the central bay, removing windows from the top floor and installing a glass railing facing onto a newly created terrace beyond; work at the central entry portico, including removing the concrete threshold step to create an at-grade entry, removing non-historic brick infill, metal doors, and wrought-iron gate, patching the attachment points as needed, and installing paired wood-and-glass doors with a solid paneled wood transom bar, and a multi-light wood entry transom; removing select portions of the concrete pavement at St. Johns Place to

create a planted areaway, and installing a simple wrought-iron fence atop a stone plinth; lowering the parapet at the north (rear) façade; installing new windows and doors; enlarging and inserting new window openings at the east and west facades; creating a new door at the east façade; and removing a door at the east facade, and installing one window, and infill brickwork; and demolishing the roof and south wall of a freestanding garage at the northwest portion of the site, retaining its walls and replacing its doors with metal gates. The proposal, as initially presented, included a three-story rooftop addition, and a setback six-story west addition. The proposal, as approved, was shown in a digital presentation, titled “991 Saint Johns Place, Landmarks Preservation Commission,” dated November 30, 2018, and including 59 slides. The proposal, as initially presented, was shown in a digital presentation, titled “991 Saint Johns Place, Landmarks Preservation Commission,” dated October 8, 2018, and including 89 slides. Both presentations were prepared by PKSB Architects, PC, and consisted of an existing conditions report titled "Evaluation of the Exterior Envelope for Church Building" dated August 24, 2018 and prepared by Siri+Marsik Architects, P.C., existing condition and historic photographs, drawings, renderings, and photomontages, all of which was presented as components of the application at the Public Hearing and Public Meetings.

In reviewing this proposal, the Commission noted that the Crown Heights North Historic District II Designation Report describes 991 St. John's Place (aka 987-997 St. John's Place and 1004 Sterling Place) as a neo-Classical style school building designed by Helmle & Corbett and built in c. 1921 and an Early Christian Revival style church building designed by Frank J. Helmle and built in 1915-1916; and that the buildings' style, scale, materials, and details, are among the features that contribute to the special architectural and historic character of the historic district. The Commission further noted that the gabled parapet at the primary façade was removed prior to designation; that the building has been unoccupied for approximately eight years and is in a highly deteriorated condition; and that the school building is part of a larger complex associated with St. Gregory Roman Catholic Church and Church Rectory.

With regard to this proposal, the Commission found that the building-typology of this parochial school is not defined by its scale, and the proposed additions will allow the historic building to remain legible, and will not overwhelm the building or the St. Gregory Church and Rectory, along with which it is historically associated; that the proposed rooftop and side additions will be set back from the primary facades, and therefore will maintain a sense of the building's original massing; that the height of the side yard addition will create a transitional relationship between the volumes of the additions and the row to the west; that the footprint of the proposed side yard addition will not project further into the block than the school building, and therefore will not diminish the block's central green space; that the views of the proposed additions will not overwhelm or diminish the prominence of the adjacent church and church tower; that the design and materials of the additions, featuring a tripartite arrangements of punched window openings with six-over-six double-hung metal windows, and grey colored brick on the primary and secondary east and west facades and dark colored brick on the secondary north façade, relate well to the historic school building and adjacent church; that the realignment of windows in the central portion of the front façade will allow for the alignment of floors within to create more usable floor space, supporting the successful adaptive reuse of the building; that the detached garage is not a building for which the historic district was designated, and the removal of the roof and a portion of one wall, and replacement of the existing steel door with a gate to create an enclosed courtyard space will be minimally visible from Sterling Place, and will not detract from the building or the site; that the proposed work will restore the damaged masonry façades and missing gabled parapet and will bring the primary façade closer to its historic appearance; that the decorative masonry spandrels will be recreated using salvaged brick where possible; that the existing door and brick infill were later alterations, therefore their removal will not damage any significant historic or architectural features of the building; that lowering the granite landing at the entrance portico and installing new entry infill will allow barrier-free access at the main entrance in the least intrusive manner; that the historic transom will be maintained and restored, and incorporated into the new entrance design; that the proposed door and transom frame, molding, and details will match the existing historic woodwork found at the upper transom; that the

new areaway fence and planted areas are in keeping with the ironwork and planted areas found in the street and historic district; and that the work is supportive of the adaptive reuse of this deteriorated historic structure. Based on these findings, the Commission determined the work to be appropriate to the building and the historic district and voted to approve the application. The Commission authorized the issuance of a Certificate of Appropriateness upon receipt, review and approval of two or more sets of signed and sealed Department of Building filing drawings showing the approved design.

Subsequently, the Commission received filing drawings labeled drawings labeled T000.00, T001.00, T002.00, T003.00, EN100.00, EN101.00, EN200.00, EN300.00, EN301.00, EN400.00, Z001.00, Z002.00, Z003.00, Z004.00, Z101.00, Z102.00, Z103.00, Z104.00, Z105.00, Z106.00, Z107.00, LS101.00, LS102.00, LS103.00, LS104.00, LS105.00, LS106.00, LS107.00, AD101.00, AD102.00, AD103.00, AD104.00, AD105.00, AD106.00, AD201.00, AD202.00, AD203.00, AD204.00, AD211.00, AD212.00, AD213.00, A101.00, A102.00, A103.00, A104.00, A105.00, A106.00, A107.00, A108.00, A201.00, A202.00, A203.00, A204.00, A211.00, A212.00, A213.00, A214.00, A215.00, A301.00, A302.00, A303.00, A401.00, A402.00, A410.00, A411.00, A420.00, A421.00, A422.00, A423.00, A424.00, A425.00, A430.00, A501.00, A502.00, A503.00, A504.00, A505.00, A506.00, A507.00, A610.00, A611.00, A612.00, A701.00, A702.00, A801.00, A802.00, A803.00, A804.00, A805.00, A806.00, A807.00, A901.00, A911.00, A912.00, A913.00, A914.00, A921.00, A922.00, A923.00, and A924.00, dated (as revised on) November 18, 2019 and prepared by Sherida E. Paulsen, P.E., drawings labeled S001.00, FO201.00, FO202.00, FO301.00, FO302.00, S203.00, S204.00, S205.00, S206.00, S207.00, S208.00, S209.00, S301.00, S302.00, S303.00, S801.00, and S802.00 dated (as revised on) November 18, 2019 and prepared by Stuart D. Gold, P.E., and drawings labeled E-100.00, E-300.00, E-301.00, E-302.00, E-303.00, E-304.00, E-305.00, E-306.00, E-307.00, E-308.00, E-309.00, E-310.00, E-311.00, E-312.00, E-313.00, E-314.00, E-315.00, E-400.00, E-401.00, E-402.00, E-403.00, E-404.00, E-405.00, E-406.00, E-407.00, E-500.00, E-600.00, E-601.00, E-602.00, E-700.00, E-701.00, E-800.00, EN-200.00 dated (as revised on) November 13, 2019 and prepared by Giovanni E. Melendez, P.E.. Accordingly, staff reviewed these materials and noted that they include restorative work throughout the facades, including cleaning and repointing brick throughout, replacing brickwork where needed; removing the existing window guards and all windows, and installing six-over-six double-hung wood windows throughout to match the original configuration at the first through third floors; and installing one-over-one double-hung wood windows at the basement level at the primary facades, and installing one-over-one double-hung aluminum windows at the basement level at secondary facades; and installing six-over-six double-hung aluminum-clad windows at the additions; and related interior alterations.

With regard to this additional work, staff found that the work is in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-11 for Repair, Restoration, Replacement, and Re-creation of Building Facades and Related Exterior Elements, including Section 2-11(c)(1) for cleaning or removal of paint and coatings, Section 2-11(c)(3) for pointing mortar joints, Section 2-11(c)(4) for repair of natural or cast stone, Section 2-11(d)(1)(i) for in-kind material replacement, Section 2-11(d)(1)(iv)(D) for replacement of cast and natural stone, and Section 2-11(f) for re-creation and restoration of missing façade features; and Section 2-14 for Window and Doors, including Section 2-14(f)(2)(iv)(B)(C) for new windows and doors at primary facades at other buildings, Section 2-14(g)(2)(i-ii) for new windows and doors at new or modified openings at secondary visible facades, and Section 2-14(h)(2-4) for new windows and doors in new or modified openings at secondary nonvisible or minimally visible facades. Additionally, staff found that the design approved by the Commission has been maintained. Based on these and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 20-05398 is being issued.

SAMPLES REQUIRED: Pursuant to Title 63 of the Rules of the City of New York, Section 2-11(b)(5) and 2-11(b)(7) for Repair, Restoration, Replacement and Re-creation of Building Façades and Related Exterior Elements, this permit is being issued contingent upon the Commission's review and approval of installed

sample mockups of joint cutting, pointing mortar, and replacement brick at locations requiring repair, prior to the commencement of work. Review instructions in the subsection cited above before preparing samples. Submit clear, color digital photographs of all samples to JRussello@lpc.nyc.gov for review, or contact staff to schedule a site visit.

SHOP DRAWINGS REQUIRED: Pursuant to Title 63 of the Rules of the City of New York, Section 2-11(b)(6) for Repair, Restoration, Replacement and Re-creation of Building Façades and Related Exterior Elements, this permit is being issued contingent upon the Commission's review and approval of shop drawings for windows at the primary facades, prior to the commencement of work. Digital copies of all shop drawings may be sent to JRussello@lpc.nyc.gov for review.

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.

The approved documents, and Department of Buildings filing drawings where applicable, are marked as approved by the Commission, with the date of the approval indicated. The work is limited to what is contained in the approved documents and referenced in the approval. 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 James Russello.

Sarah Carroll
Chair

PLEASE NOTE: APPROVED DOCUMENTS, DEPARTMENT OF BUILDINGS FILING DRAWINGS WHERE APPLICABLE, AND A COPY OF THIS PERMIT HAVE BEEN PROVIDED TO:

Clara Ha, PKSB Architects, PC

cc: Caroline Kane Levy, Deputy Director; Clara Ha, PKSB Architects, PC; Sara Williams Willard, Workable St. John's LLC; Cory Herrala, LPC Director of Preservation