



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 FOR MINOR WORK

ISSUE DATE: 10/17/17	EXPIRATION DATE: 10/17/2021	DOCKET #: LPC-19-16025	PMW PMW-19-16025
ADDRESS: 103 CAMBRIDGE PLACE		BOROUGH: Brooklyn	BLOCK/LOT: 1981 / 23
Clinton Hill Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Michael Ferreri
103 Cambridge Place
Brooklyn, NY 11238

NOT ORIGINAL
COMPUTER-GENERATED COPY

Pursuant to Section 25-310 of the Administrative Code of the City of New York, the Landmarks Preservation Commission hereby approves certain alterations to the subject premises as proposed in your application completed on October 11, 2017.

The approved work consists of removing paint from masonry throughout the west (Cambridge Place) facade using a chemical paint remover and washing with a low-pressure water rinse, and resurfacing brownstone at the facade, including pedimented door surround, lintels, and sills, and at the stoop with a cementitious brownstone stucco, as needed, as described and shown in an email transmittal, dated October 11, 2017; written specifications; and fifteen (15) current condition photos, all prepared and submitted by the applicant, Z. Abedin Construction, as components of the application.

In reviewing this proposal, the Commission notes that the Clinton Hill Historic District Designation Report describes 103 Cambridge Place as an Italianate style rowhouse built by Lambert & Mason in 1873; and that the building's style, scale, materials, and details are among the features that contribute to the special architectural and historic character of the Clinton Hill Historic District.

With regard to this proposal the Commission finds that the paint removal will utilize the gentlest effective methods available and without damaging the masonry; that only low pressure water rinses, not to exceed 500

psi, will be used; that, in accordance with the provisions of Title 63, of the Rules of the City of New York, Section 2-14, the documentation reveals that the existing brownstone to be resurfaced is deteriorated; that the original texture, color, profiles and details will be replicated; that the damaged stone will be cut back to sound stone and the new surface keyed into the sound stone and built up in successive layers using a cementitious mix with the top layer tinted to match the original brownstone texture and color; and that the methods and materials proposed by the contractor have been provided in the form of specifications. Based on these findings, the Commission determined the work to be appropriate to the building and to the historic district. The work, therefore, is approved.

Please note that this permit is being issued contingent upon the Commission's review and approval of paint removal and brownstone resurfacing samples prior to the commencement of work. Samples should be installed adjacent to clean, original surface(s) being repaired; allowed to cure; and cleaned of residue. Submit digital photographs of all samples to Julianne Wiesner-Chianese for review. This permit is also contingent on the understanding that the resurfacing work will be performed by hand and when the temperature remains a constant 45 degrees Fahrenheit or above for a 72 hour period from the commencement of the work.

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

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

Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Z. Abedin Construction LLC

cc: Bernadette Artus, Deputy Director; Z. Abedin Construction LLC,