



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: 12/09/19	EXPIRATION DATE: 12/9/2023	DOCKET #: LPC-19-39987	PMW PMW-19-39987
ADDRESS: 22 PROSPECT PARK WEST Apt/Floor: Fac		BOROUGH: BROOKLYN	BLOCK/LOT: 1072 / 37
Park Slope Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Alfredo Milano
966 Bayside Walk
Breezy Point, NY 11697

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 November 21, 2019.

The approved work consists of exterior work at the primary facade including installing seven (7) one-over-one double hung wood windows, installing two (2) window assemblies consisting of two (2) single pane wood casement windows with associated transoms; and installing two (2) arch-headed one-over-one double hung wood windows, all with a black finish; as described in emails dated November 21, 2019, and October 08, 2019, all prepared by Jonathan Ott; shown in existing photographs; on drawings labeled T-100.00, A-100.00, A-200.00, A-300.00, A-400.00, A-500.00 dated April 15, 2018, and prepared by Jonathan Paul Ott R.A.; and on drawings labeled 1, 2, dated April 02, 2019, and prepared by Marvin Windows and Doors; and submitted as components of the application.

In reviewing this proposal, the Commission notes that the Park Slope Historic District Designation Report describes 22 Prospect Park West as a neo-Classical style house designed by Montrose W. Morris and built in 1899; 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 historic district. The Commission further notes that a fire occurred at the building that caused significant damage to the upper floors, including the loss of windows.

With regard to this proposal, the Commission finds that the work is in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-14 for Window and Doors, including Section 2-14(f)(2)(ii)(B) for new windows and doors at primary facades at small residential and commercial buildings. Based on these findings, the work is approved.

Please see Title 63 of the Rules of the City of New York for complete text of any Rule section(s) cited in this permit: <http://www1.nyc.gov/site/lpc/applications/rules-guides.page>

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 Olivia Needham.

Sarah Carroll
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Jonathan Ott, Jon Paul Design & Consultant

cc: Caroline Kane Levy, Deputy Director; Jonathan Ott, Jon Paul Design & Consultant