



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: 11/06/19	EXPIRATION DATE: 11/6/2023	DOCKET #: LPC-20-02930	PMW PMW-20-02930
ADDRESS: 357 WASHINGTON AVENUE		BOROUGH: BROOKLYN	BLOCK/LOT: 1946 / 18
Clinton Hill Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Samantha Katz
357 Washington Avenue
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 19, 2019.

The approved work consists of exterior work, including at all facades, cleaning the facades with low-pressure water rinses; selectively replacing wood clapboard siding in-kind; filling holes at woodwork with epoxy and sealants; and repainting all wood elements, matching the existing finishes, including light grey/blue at the siding and stair treads and off white at the windows, doors, cornice, portico and stair risers; at the west (Washington Avenue) facade and stoop, repointing masonry cheek wall below steps and replacing portion of the existing white PVC drain pipe in-kind; at the east (rear) facade, replacing two wood window sills in-kind, selectively replacing brickwork in-kind, repointing brickwork, caulking between a door and masonry at the basement, and repairing a wood door; at the main roof, installing a water proofing system/ membrane, additional gutter supports, and flashing; and at the metal roof of the entrance portico, applying a coating ("Elastometal") with a green color, matching the existing roof color, as shown and described in a written scope of work, dated (received) June 14, 2017 and prepared by Apple Restoration; an e-mail, dated June 19, 2017 from Eric Stalzer; product data sheets; and photos, all submitted as components of the application.

In reviewing the proposal, the Commission notes that the Clinton Hill Historic District Designation Report

describes 357 Washington Avenue as an Italianate style frame house, possibly designed by Ebenezer L. Roberts, and built circa 1860; 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.

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 2-11 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)(2)(i) for painting facades and features that were originally or historically painted; Section 2-11(c)(3) for pointing mortar joints; Section 2-11(c)(9) for repair of wood features; Section 2-11(d)(1)(i) for in-kind material replacement; and Section 2-11(d)(1)(iv)(I) for replacement of roofing material. Based on these findings, the Commission determined that the work is appropriate to the building and to the Clinton Hill Historic District. The work, therefore, 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>

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 paint and mortar 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 mhui@lpc.nyc.gov for review, or contact staff to schedule a site visit.

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 Maggie Mei Kei Hui.

Sarah Carroll
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Eric Stalzer, Apple Restoration & Water

cc: Bernadette Artus, Deputy Director; Eric Stalzer, Apple Restoration & Water