



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: 01/22/21	EXPIRATION DATE: 1/22/2025	DOCKET #: LPC-21-00838	PMW PMW-21-00838
ADDRESS: 788 CARROLL STREET		BOROUGH: BROOKLYN	BLOCK/LOT: 1070 / 13
Park Slope Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Martin Klotz
788 Carroll Street
Brooklyn, NY 11215

**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 January 19, 2021.

The approved work consists of exterior alterations at the basement through third floor of the Carroll Street façade, stoop, and areaway walls, including resurfacing brownstone with a Portland cement and lime based mortar; removing aluminum storm windows; replacing in-kind damaged wood brickmolds; and repainting all wood brickmolds and one-over-one double-hung windows black; as shown on existing conditions and annotated photographs, written specifications; letter; and sketch of brickmold, prepared by Barnhart Restoration Preservation & Design Corp., and submitted as components of the application.

In reviewing this proposal, the Commission notes that the Park Slope Historic District Designation Report describes 788 Carroll Street as a Classical/Queen Anne style rowhouse built in 1889; 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 also notes that Permit for Minor Work 18-5797 (LPC 18-7128) was issued on June 9, 2016 for restorative work at the primary facade, stoop and areaway walls, and that most of the work was completed prior to the permit expiration date and Covid-19 restrictions.

With regard to the proposal, the Commission finds that certain aspects of the work are 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)(4) for repair of natural or cast stone; and Section 2-11(c)(2)(i) for painting facades and features that were originally or historically painted. Furthermore, with regard to these or other aspects of the work, the Commission finds that the removal of the aluminum storm windows will return this element to a condition more in keeping with its original appearance; that the work will not result in damage to or loss of any significant historic fabric. Based on these findings, the Commission determined that the work is appropriate to the building and to the Park Slope 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 cited Rule section(s): <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 brownstone stucco samples at locations requiring repair adjacent to underlying brownstone material, 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 CPasion@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.

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 fines. This letter constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Caroline Pasion.

Sarah Carroll
Chair

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

Curtis Barnhart, Barnhart Restoration

cc: Jared Knowles, Deputy Director; Curtis Barnhart, Barnhart Restoration