



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 NO EFFECT

ISSUE DATE: 08/31/18	EXPIRATION DATE: 8/31/2022	DOCKET #: LPC-19-24855	CNE CNE-19-24855
ADDRESS: 6 SOUTH PORTLAND AVENUE		BOROUGH: BROOKLYN	BLOCK/LOT: 2099 / 45
Fort Greene Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Andrew Parker
6 Sopo Buyers Corporation
6 South Portland
Brooklyn, NY 11217



Pursuant to Section 25-306 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 August 16, 2018.

The approved work consists of restorative work at the east (South Portland Avenue) facade and stoop, including reconstructing missing ornamental sandstone elements and resurfacing the previously resurfaced sandstone with a cementitious stucco mix; consolidating select cracked sandstone units with an injectable grout; repointing sandstone joints at the base of the building; repairing metalwork at the stoop, including patching deteriorated cast iron with a patching compound (Bondo) and replacing select cast iron units in-kind; installing two (2) cast iron newel posts, matching the missing historic newel posts, at the stoop; repairing the wood cornice with wood epoxy filler and consolidant; scraping and painting the cornice, windows, and metalwork black, to match the existing finish; and caulking the perimeter of the windows, as described and shown in written correspondence, dated July 5, 2018, August 6, 2018, and August 7, 2018, and prepared by Nicole Ellenberger; a specification booklet, dated August 8, 2018, and prepared by Easton Architects, LLP; historic and existing condition photographs; and drawings A-000.00, A-001.00, A-002.00, A-101.00, A-201.00, A-202.00, A-401.00, A-402.00, A-403.00, and A-404.00, dated (revised) August 6, 2018, and prepared by Easton Architects, LLP, all submitted as components of the application.

In reviewing this proposal, the Commission notes that the Fort Greene Historic District Designation Report describes 6 South Portland Avenue as an Italianate style rowhouse, built by Lawrence Kane, circa 1872; 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 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 2-14 for sandstone restoration; and Section 2-17(c)(1), for the restoration of facade features and storefronts. Furthermore, with regard to these or other aspects of the work, the Commission finds that the grout will be compatible with the masonry in terms of composition; that the existing joints will be raked out by hand; that the pointing mortar will be compatible with the masonry in terms of composition and will match the historic mortar in terms of profiles, texture, and finish; the patching compound will be compatible with the cast iron in terms of composition and will help return it to a state of good repair; that only missing sections or cast iron damaged beyond practical repair, will be replaced; that the replacement cast iron will match the historic cast iron in terms of placement, material, dimensions, texture, finish, profiles, and details; that the basis for the design of the proposed newel posts' authenticity is documented by photographic evidence and matching buildings; the epoxy and consolidant will be compatible with the woodwork in terms of composition and will help return the cornice to a state of good repair; that the paint removal will utilize the gentlest effective methods available and without damaging the metalwork or wood; that the proposed paint will match the existing paint; and that the caulking will be limited to window perimeters, thereby helping to prevent water infiltration, without causing the entrapment of water. Based on these findings, the Commission determined that the work is appropriate to the building and to the Fort Greene 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>

PLEASE NOTE: This permit is contingent upon the Commission's review and approval of installed sample mockups of stucco, ornamental stone details, and shop drawings of the newel posts 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 clear, color digital photographs of all samples to ldokter@lpc.nyc.gov for review. This permit is also contingent upon the understanding that the 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.

The Commission has reviewed the application and these drawings and finds that the work will have no effect on significant protected features of the building.

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 the approval. The work is limited to what is contained in the perforated document. 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 Lindsay Dekter.

Sarah Carroll
Executive Director

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:

Lisa Easton

cc: Emma Waterloo, Deputy Director; Lisa Easton,