



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: 08/17/18	EXPIRATION DATE: 8/17/2022	DOCKET #: LPC-19-27201	CNE CNE-19-27201
<u>ADDRESS:</u> 330 STUYVESANT AVENUE		BOROUGH: BROOKLYN	BLOCK/LOT: 1665 / 49
Bedford Stuyvesant/Expanded Stuyvesant Heights Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Roe Kedem
330 Stuyvesant Avenue
Brooklyn, NY 11233

NOT ORIGINAL
COMPUTER-GENERATED COPY

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 15, 2018.

The approved work consists of resurfacing deteriorated brownstone at select locations with a cementitious repair mortar at the stoop and at the basement through second floors of the east (330 Stuyvesant Avenue) façade; replacing deteriorated or missing wood florets in-kind at select locations at the cornice at the second floor of the east façade; repainting the cornice black at the second floor of the east façade; repainting the areaway fence and stoop railings black; replacing concrete paving with bluestone pavers at the areaway; installing brick pavers at the rear yard; and repointing deteriorated mortar joints at select locations throughout the west (rear) façade, as shown in existing condition photographs; drawings Z-001.00, G-001.00, G-002.00, G-003.00, C-100.00, DM-102.00, DM-103.00, A-102.00, A-103.00, A-313.00, A-314.00, A-321.00, A-810.00, dated June 11, 2018, and drawings DM-101.00, A-101.00, A-301.00, A-302.00, A-311.00, A-312.00, and A-322.00, dated (revised) July 10, 2018, and prepared by Dutch Osborne, RA, all submitted as components of the application.

In reviewing this proposal, the Commission notes that the Bedford Stuyvesant/Expanded Stuyvesant Heights Historic District Designation Report describes 330 Stuyvesant Avenue as a neo-Grec style rowhouse,

designed by Robert Dixon and built c. 1878; 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 Bedford Stuyvesant/Expanded Stuyvesant Heights 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. Furthermore, with regard to these or other aspects of the work, the Commission finds that the replacement of the florets is warranted by their deteriorated condition; that the replacement of missing florets will help return the cornice closer to its historic appearance and condition; that the replacement woodwork will match the historic woodwork in terms of placement, material, dimensions, texture, finish, profiles joinery, and details; that the proposed finish is in keeping with the color palette historically found at buildings of this type, style and age; that the concrete paving to be removed is not a significant feature of the site or streetscape; that the proposed paving material will be in keeping with the paving materials historically found in areaways and yards of buildings of this age and type; that the existing joints will be raked by hand or by a method that will not cause damage to the surrounding masonry; and that the proposed mortar will match the historic mortar in terms of color, texture and tooling and will be compatible with the brickwork in terms of composition. Based on these findings, the work is approved.

PLEASE NOTE: This permit is contingent upon the Commission's review and approval of samples of brownstone patching, pointing mortar, and joint cutting 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 Stephanie Kraut skraut@lpc.nyc.gov for review. This permit is also contingent on 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 Stephanie Kraut.

Sarah Carroll
Executive Director

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Dutch Osborne, Craft

cc: Emma Waterloo, Deputy Director; Dutch Osborne, Craft