



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
 1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007
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PERMIT CERTIFICATE OF NO EFFECT

ISSUE DATE: 10/30/18	EXPIRATION DATE: 10/30/2022	DOCKET #: LPC-19-30871	CNE CNE-19-30871
ADDRESS: 1305 ALBEMARLE ROAD		BOROUGH: BROOKLYN	BLOCK/LOT: 5094 / 1
Prospect Park South Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Alisa Stratton
1305 Albemarle Road
Brooklyn, NY 11226



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 October 25, 2018.

The approved work consists of exterior alterations at the south (Albemarle Road) and west (Argyle Road) facades, the secondary north and east façades, the north (rear) and east (side) yards, and the roof, including replacing deteriorated wood clapboards, trim, and decorative moldings at select areas in-kind; replacing one (1) white-painted Ionic fluted wood column in-kind at the front porch facing Albemarle Road; replacing two (2) modern pairs of steps and railings leading to rear porches with white-painted wood steps, railings, and balustrades; installing a white-painted wood balustrade at a second floor porch, replacing one which was removed without Landmarks Preservation Commission permits; selectively repairing deteriorated woodwork with a patching compound; scraping and repainting light-gray all wood clapboards and repainting off-white all trim, columns, railings and windows; scraping and repainting black a metal balcony and door at the south façade at the first and second floors; removing a fire alarm; removing two (2) non-historic free-standing wood decks at the east (side) yard; and removing two (2) antennae and five (5) HVAC units installed without Landmarks Preservation Commission permit(s) at the house and porch roofs, as shown in existing conditions photographs and on drawings A-000.00, A-100.00, A-200.00, A-201.00, and A-300.00, dated (received) September 14, 2018, and prepared by Stephen E. Tannenbaum, RA, all submitted as components of the

application. The removal of the HVAC equipment and the antennae has already been completed.

In reviewing this proposal, the Commission notes that the Prospect Park South Historic District Designation Report describes 1305 Albemarle Road as a Colonial Revival style house, designed by H.B. Moore and built in 1905; 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 Notice of Violation 07-0411 was issued for the "installation of HVAC equipment at 2nd floor balcony without permit(s)," Notice of Violation 17-0231 was issued for the "replacement of rear porch railing without permit(s)," Notice of Violation 17-0232 was issued for the "installation of satellite dish without permit(s)," and Notice of Violation 17-0233 was issued for "failure to maintain roof and façade."

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 2-17(c)(1) for restoration of facade features and storefronts. Furthermore, with regard to this or other aspects of the work, the Commission finds that the proposed work is restorative in nature; that the work will not result in damage to or loss of any significant historic features; that the patching compound will be compatible with the woodwork in terms of composition and will help return it to a state of good repair; that the replacement of the clapboards, column, trim, and decorative moldings is warranted by their deteriorated condition; that the replacement woodwork will match the historic woodwork in terms of placement, material, dimensions, texture, finish, profiles joinery, and details; that the removal of the modern decks will eliminate unsympathetic alterations that detract from the significant architectural features of the building; that the proposed combination of finishes is in keeping with the color palette historically found at buildings of this type, style and age; and that the work will not detract from the special architectural and historic character of the building or historic district. Based on these findings, the commission determined the proposed work to be appropriate to the building and to the Prospect Park South Historic District. The work, therefore, is approved and Notices of Violation 07-0411 and 17-0232 are hereby rescinded.

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: Notice of Violations 17-0231 and 17-0233 will remain in effect until the corrective work approved under this permit has been completed and inspected for compliance. THIS PERMIT CONTAINS A COMPLIANCE DATE OF FEBRUARY 28, 2019. Failure to complete the corrective work by this date may result in the issuance of a Notice of Violation (NOV) originating from the Environmental Control Board in accordance with Title 63 of the Rules of the City of New York, Section 7-02 (c). Second NOV's require a court appearance and a civil fine may be imposed. Once the corrective work is completed in compliance with this permit, promptly submit a written request for a Notice of Compliance from the building owner, along with a photograph documenting the finished work, to the Commission.

PLEASE ALSO NOTE: This permit is being issued 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.

PLEASE FURTHER NOTE that this Certificate of No Effect supersedes Permit for Minor Work 19-11858 (LPC-19-11858).

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 Richard Lowry.

Sarah Carroll
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Krupa Patel, Conversano Associates

cc: Bernadette Artus, Deputy Director; Krupa Patel, Conversano Associates; K. Rice, Compliance Officer