



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 APPROPRIATENESS

ISSUE DATE: 05/24/17	EXPIRATION DATE: 3/21/2023	DOCKET #: LPC-19-10869	COFA COFA-19-10869
ADDRESS: 36 SCHERMERHORN STREET		BOROUGH: Brooklyn	BLOCK/LOT: 270 / 44
Brooklyn Heights Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Sriram Venkataraman
Madras Holdings, LLC
36 Schermerhorn Street
Brooklyn, NY 11201

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Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of November 15, 2016, following the Public Hearing of the same date, the Landmarks Preservation Commission voted to approve a proposal in part to construct a rear yard addition at the subject premises, as put forward in your initial application, completed on October 20, 2016, and as you were informed in Status Update Letter 19-5704 (LPC 17-8134), issued on November 23, 2016. Subsequently, at the Public Meeting of March 21, 2017, the Commission voted to approve a proposal to alter the front facade, as put forward in your subsequent application, completed on February 16, 2017, and as you were informed in Status Update Letter 19-09058 (LPC 19-09058), issued on March 27, 2017. This approval will expire on March 21, 2023.

The proposed work, as approved at the Public Meeting of March 21, 2017, consists of restoring the historic window and door openings, and installing window surrounds, sills and lintels at the primary façade, and installing stoop railings at the restored stoop, to match historic profiles and details, removing the stepped raised parapet wall and restoring and installing a wood cornice, painted dark brown, to match the original cornice, installing black-painted wood two-over-two double-hung windows at the basement through third floor, installing painted wood-and-glass double-leaf doors at the parlor floor, resurfacing the stuccoed front façade, restoring the areaway, featuring bluestone pavers and a hatch, and installing black-painted railings and gate, at the rear façade, removing the entire parged rear wall and two-story deck at the rear yard,

reconstructing the rear façade in brick, featuring wood multi-light doors at the third floor and wood two-over-two double-hung windows at the third floor, and constructing a one-story-plus-basement rear yard addition, featuring steel window-and-door systems, at the basement and parlor floor. The work was shown in a digital slide presentation, titled “36 Schermerhorn St. Residence,” dated March 14, 2017, and consisting of 12 slides.

The work, as previously approved and presented at the Public Meeting of February 15, 2016, consists of retaining the underlying brick façade if it could be salvaged, and installing window surrounds, sills and lintels, wood cornice and stoop railings based on other row houses on the streetscape, and installing wood four-over-four and four-over-six double-hung windows. The work was shown in a digital slide presentation titled “36 Schermerhorn St. Residence,” dated November 15, 2016, and consisting of 22 slides. Both presentations were prepared by Elizabeth Roberts Architecture & Design, and included photographs, photomontages, and drawings.

In reviewing this proposal, the Commission noted that 36 Schermerhorn Street is a house built in 1852 and altered prior to 1940, and that the building's style, scale, materials and details are among the features that contribute to the special architectural and historic character of Brooklyn Heights Historic District. The Commission also noted that the stoop was removed, a basement entrance created, and the façade resurfaced in stucco, prior to 1940.

With regard to the rear yard addition, approved in 2016, the Commission found that the new rear brick façade, featuring three-bay-wide punched window openings at the upper floors, will match the historic material and maintain the historic solid-to-void ratio found at the rear walls of this building and other rear façades on the block; that the proposed rear yard addition will not be visible from any public thoroughfare; that the design of the rear addition, featuring a brick façade with a steel multi-light window-and-door system within large masonry openings, will retain the scale and character of the building as an individual rowhouse; that the one-story plus basement addition will match the height of the adjacent rear yard addition and will not overwhelm this building or the other buildings in this row; and that the proposed rear yard addition will not project further into the rear yard than other rear yard additions in this block and therefore, will not further diminish the central greenspace.

With regard to the alterations at the front façade, approved in 2017, the Commission found that the original brick façade has been highly altered with the removal of its stoop and cornice, resurfacing with brownstone-colored stucco, and the replacement of windows prior to 1940, and that these early-20th century alterations were further compromised since designation, therefore, the work will not eliminate any significant architectural features; that probes have determined that the historic brick beneath the stucco is deteriorated beyond reasonable repairs and therefore, cannot be salvaged; that the removal of the raised parapet wall and installation of a painted wood cornice will restore the building’s original height allowing the building to better relate to the other rowhouses in the streetscape; that the proposed window and door surrounds, pediment, and a rusticated base, will match the profile and details found in a historic tax photo of a house within this row and therefore, will help bring this rowhouse closer to its historic appearance; that the new two-over-two wood double-hung windows will match the historic windows in terms of configuration, operation, material and finish on buildings of this age, type and style; that the proposed wood-and-glass double-leaf doors at the parlor floor will be in keeping with the types of doors historically found on buildings of this age and style; and that the proposed black-painted ironwork at the basement windows, stoop and areaway will recall features typically found on buildings of this type and period within the historic district. Based on these findings, the Commission determined the work to be appropriate to the building and the historic district and voted to approve the application.

The Commission authorized the issuance of a Certificate of Appropriateness upon receipt, review and

approval of two sets of signed and sealed Department of Building filing drawings showing the approved design.

Subsequently, on April 7, 2017, the Commission received drawings T-100.00, G-100.00, G-101.00, Z-100.00, D-100.00, D-101.00, A-100.00, A-101.00, A-102.00, A-200.00, A-201.00, A-300.00, A-301.00, A-400.00 and A-401.00 last revised April 5, 2017; and DOT 001.00, DOT 002.00 and DOT 003.00 dated 2016, signed and sealed by Elizabeth Roberts, R.A.; and M-001.00 through M-011.00 and P-001.00 through P-006.00 last revised December 21, 2015, signed and sealed by Paul Andrew Collins, P.E.; and S-001.00, SD-100.00, SD-101.00, S-100.00, S-101.00, S-200.00 and S-201.00 dated December 14, 2015, signed and sealed by Thomas M. Gasbarro, P.E.

Accordingly, staff reviewed the drawings and found that they include additional work, including installing two (2) decorative window grilles at the basement windows of the primary façade; installing a wooden trash enclosure with planters, goosenecks and vents at the areaway; and installing a stair bulkhead, three (3) HVAC units on dunnage, a brick chimney, ducts, exhausts, and metal railings at the roof.

With regard to this work, staff found that the proposed ironwork will match historic ironwork found at buildings of this type, style and age in terms of material, dimensions, details, and finish; that the work will be contained within the areaway defined by an existing fence, balustrade or curb; that the installation of the garbage enclosure, goosenecks and vents will not result in damage to or the removal of architectural fabric from the building's façade, areaway fence or wall; that the garbage enclosure will not be physically attached to the building, areaway fence or wall; and that the garbage enclosure, gooseneck and vents will be partially concealed by the areaway fence or walls, and will not exceed the areaway enclosure in height; and in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-19, that the rooftop installation consists of mechanical equipment only; that the equipment will not result in damage to, or demolition of, a significant architectural feature of the roof; that the work will not adversely affect significant architectural features of adjacent improvements; and that the equipment will not be visible or will be minimally visible from a public thoroughfare; and that the proposal approved by the Commission has been maintained. Based on these and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 19-10869 is being issued.

PLEASE NOTE: This permit is contingent upon the Commission's review and approval of brownstone mortar, profile and details 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 cpasion@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.

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 Caroline Pasion.

Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Josh Ross, Elizabeth Roberts Architecture & Design, PC

cc: Jared Knowles, Director; Josh Ross, Elizabeth Roberts Architecture & Design, PC