



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: 05/25/18	EXPIRATION DATE: 5/25/2022	DOCKET #: LPC-19-24331	PMW PMW-19-24331
ADDRESS: 25 SCHERMERHORN STREET Apt/Floor: Front		BOROUGH: Brooklyn	BLOCK/LOT: 268 / 9
Brooklyn Heights Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Miranda Maganini
25 Schermerhorn Street
Brooklyn, NY 11201

**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 May 14, 2018.

The approved work consists of exterior work at the Schermerhorn Street facade, including removing and replacing ten (10) one-over-one double-hung wood windows with ten (10) two-over-two double-hung wood windows, retaining the existing profiled wood brickmolds, all painted black; as shown on historic and existing condition photographs; and on shop drawings, dated March 29, 2018, prepared by Air Flo Window Contracting Corp., and submitted as components of the application.

In reviewing this proposal, the Commission notes that 25 Schermerhorn Street is an Anglo-Italianate rowhouse constructed in 1857; and that the building's style, scale, materials and details are among the features that contribute to the Brooklyn Heights Historic District.

With regard to this proposal, the Commission finds that the work is in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 3-04(c)(2) for replacement of windows. Based on these findings, the Commission determined that the work is appropriate to the building and to the Brooklyn Heights 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>

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 approval. The work is limited to what is contained in the perforated documents. 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 Brian Blazak.

Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Gary Nebiol, Air- Flo Windows

cc: Edith Bellinghausen, Deputy Director; Gary Nebiol, Air- Flo Windows