



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: 10/23/20	EXPIRATION DATE: 10/23/2024	DOCKET #: LPC-20-10621	PMW PMW-20-10621
ADDRESS: 926 ST MARKS AVENUE		BOROUGH: BROOKLYN	BLOCK/LOT: 1230 / 11
Crown Heights North Historic District III			

Display This Permit While Work Is In Progress

ISSUED TO:

Winnie Au
926 St Marks Ave
Brooklyn, NY 11213

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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 October 08, 2020.

The approved work consists of exterior repairs throughout the north (St Marks Avenue) facade, stoop, and areaway, including repointing deteriorated mortar joints at select locations throughout the facade, and at the stoop and areaway wall; resurfacing deteriorated unpainted and grey-painted limestone at the basement and first floors, and at the stoop and areaway wall, utilizing a cementitious stucco mix; resetting displaced limestone units at the stoop and areaway wall, utilizing stainless steel pins; repairing deteriorated metalwork at the stoop and areaway wall, and at the gate beneath the stoop, utilizing new metal units; removing a modern brown-finished canvas-clad awning from the first floor, and sealing the holes left by its removal with a cementitious stucco mix; cleaning brickwork and limestone throughout the third and fourth floors utilizing diluted acid and mild detergent cleaners, and low pressure water washes; and repairing the cornice, utilizing caulking, and a metal sealer, as necessary, as described and shown in written specifications, dated September 11, 2020, and prepared by Nahimul Naim Amin; and October 8, 2020, and prepared by Mezbah Alam; and existing conditions photographs, all submitted as components of the application.

In reviewing this proposal, the Commission notes that the Crown Heights North Historic District III

Designation Report describes 926 St Marks Avenue as a Romanesque Revival style rowhouse, designed by Albert E. White, and built c. 1897; 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 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 2-11 for Repair, Restoration, Replacement, and Re-creation of Building Facades and Related Exterior Elements, including Section 2-11(c)(1) for cleaning or removal of paint and coatings; Section 2-11(c)(3) for pointing mortar joints; Section 2-11(c)(4) for repair of natural or cast stone; Section 2-11(c)(7) for repair of ornamental sheet metal; and Section 2-11(c)(8) for repair of cast and wrought iron and other cast or extruded ornamental metals. Based on these findings, the Commission determined that the work is appropriate to the building and to the 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 cited Rule section(s): <http://www1.nyc.gov/site/lpc/applications/rules-guides.page>

PLEASE NOTE: The repainting of the windows and cornices green, and ironwork black to match the existing finishes is included in the approved written specifications.

SAMPLES REQUIRED: Pursuant to Title 63 of the Rules of the City of New York, Section 2-11(b)(5) and 2-11(b)(7) for Repair, Restoration, Replacement and Re-creation of Building Façades and Related Exterior Elements, this permit is being issued contingent upon the Commission's review and approval of installed sample mockups of pointing mortar and limestone resurfacing at locations requiring repair, prior to the commencement of work. Review instructions in the subsection cited above before preparing samples. Submit clear, color digital photographs of all samples to MCraren@lpc.nyc.gov for review, or contact staff to schedule a site visit.

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.

The approved documents, and Department of Buildings filing drawings where applicable, are marked as approved by the Commission, with the date of the approval indicated. The work is limited to what is contained in the approved documents and referenced in the approval. 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 Michelle Craren.

Sarah Carroll
Chair

PLEASE NOTE: APPROVED DOCUMENTS, DEPARTMENT OF BUILDINGS FILING DRAWINGS WHERE APPLICABLE, AND A COPY OF THIS PERMIT HAVE BEEN PROVIDED TO:

Mohammad A. Alam, AMIN Home Improvements Inc.e

cc: Emma Waterloo, Deputy Director; Mohammad A. Alam, AMIN Home Improvements Inc.e