



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: 07/28/22	EXPIRATION DATE: 7/28/2026	DOCKET #: LPC-23-00068	PMW PMW-23-00068
ADDRESS: 238 BERGEN STREET		BOROUGH: BROOKLYN	BLOCK/LOT: 387 / 33
Boerum Hill Historic District Extension			

Display This Permit While Work Is In Progress

ISSUED TO:

Lauren Stern
238 Bergen Street
Brooklyn, NY 11217

**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 July 05, 2022.

The approved work consists of restorative work at the Bergen Street facade, including resurfacing the brownstone stoop, base, window headers and sills, and pediment using a brownstone-tinted cement and lime-based mortar; repainting the cornice black; and brick repointing; as shown on existing condition photographs; and as described in written specifications dated July 5, 2022, prepared by Excellent Contracting, LLC; and submitted as components of the application.

In reviewing this proposal, the Commission notes that the Boerum Hill Historic District Designation Report describes 238 Bergen Street as an Italianate-style row house built in 1855; 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)(2)(i) for painting

facades and features that were originally or historically painted; Section 2-11(c)(3) for pointing mortar joints; and Section 2-11(c)(4) for repair of natural or cast stone. Based on these findings, the Commission determined that the work is appropriate to the building and to the Boerum Hill Historic District. The work, therefore, is approved.

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 resurfacing mortar; paint; and pointing mortar 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 marpacheco@lpc.nyc.gov for review, or contact staff to schedule a site visit.

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>

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 Marcello Pacheco.

Sarah Carroll
Chair

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

Jeff Haider, Excellent Contracting LLC

cc: Edith Bellinghausen, Deputy Director; Jeff Haider, Excellent Contracting LLC