



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: 03/22/23	EXPIRATION DATE: 3/22/2027	DOCKET #: LPC-23-08373	PMW PMW-23-08373
ADDRESS: 169 UNDERHILL AVENUE		BOROUGH: BROOKLYN	BLOCK/LOT: 1166 / 6
Prospect Heights Historic District			
Prospect Heights Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Pamela A. Spearman
3328 Boody's Hill Road
Geneva, NY 14456

**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 March 21, 2023.

The approved work consists of resurfacing deteriorated brownstone throughout the front facade and stoop using a cementitious stucco in a brownstone tint, including restoring missing profiles and details at the pediments above the second and first floor windows and not including any select sound units at the decoratively carved panels or rough hewn portions at the basement, as shown and described in existing condition photographs; two emails, both dated March 20, 2023 and prepared by Mohammed Rubel; and written specifications, dated March 9, 2023 and prepared by Define Contracting Inc., all submitted as components of the application.

In reviewing this proposal, the Commission notes that the Prospect Heights Historic District Designation Report describes 169 Underhill Avenue as a Renaissance/Romanesque Revival style rowhouse designed by William H. Reynolds 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)(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 Prospect Heights 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 at locations requiring repair, prior to the commencement of work. A new docket number will be provided by the Commission staff, and the samples required will be identified in a Materials Checklist. Review instructions in the subsection cited above before preparing samples.

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 Brian Blazak.

Sarah Carroll
Chair

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

Mohammed Rubel, Define Contracting INC.

cc: Bernadette Artus, Deputy Director; Mohammed Rubel, Define Contracting INC.