



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

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|---------------------------------------|--------------------------------------|----------------------------------|-------------------------------|
| ISSUE DATE: 08/23/24 | EXPIRATION DATE: 8/23/2028 | DOCKET #: LPC-25-00373 | PMW PMW-25-00373 |
| ADDRESS: 234 CLINTON STREET | | BOROUGH: Brooklyn | BLOCK/LOT: 291 / 30 |
| Cobble Hill Historic District | | | |

Display This Permit While Work Is In Progress

ISSUED TO:

Johnny Bauer
234 Clinton Street
Brooklyn, NY 11201



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 August 19, 2024.

The approved work consists of exterior work at the Clinton Street facade, including removing all storm windows and replacing in-kind ten (10) wood one-over-one double-hung windows at the basement through third floor and three (3) wood single-light hopper windows, located within the cornice, and wood brickmolds; and removing and reinstalling six (6) historic stained glass transoms in new wood frames at the parlor and second floors, all painted black; and at the secondary, rear facade, removing six (6) one-over-one and two (2) two-over-two double-hung windows, one (1) two-light transom, and two (2) paired multi-light casement windows; installing ten (10) wood one-over-one double-hung windows; and replacing two (2) wood doors, all within existing openings, as shown on historic and existing condition photographs; and drawings labeled Page 1 of 20 through Page 20 of 20 last revised August 19, 2024, prepared by RL Architectural Services, Inc. and submitted as components of the application.

In reviewing this proposal, the Commission notes that the Cobble Hill Historic District Designation Report describes 234 Clinton Street as a late Victorian style row house designed by Fred Lockwood and built in 1884; 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 2-14 for Window and Doors, including Section 2-14(f)(2)(ii)(B) for new windows and doors at primary facades at small residential and commercial buildings; Section 2-14(g)(1) for new windows and doors at secondary visible facades; and Section 2-14(h)(1) for new windows and doors at secondary nonvisible or minimally visible facades. Based on these findings, the Commission determined that the work is appropriate to the building and to the Cobble Hill 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>

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 Caroline Pasion.

Sarah Carroll
Chair

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

Rebecca Levin, RL Architectural Services, Inc.

cc: Jared Knowles, Deputy Director; Rebecca Levin, RL Architectural Services, Inc.