



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007
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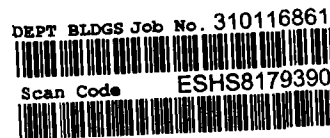
PERMIT

CERTIFICATE OF APPROPRIATENESS

ISSUE DATE: 07/28/17	EXPIRATION DATE: 1/17/2023	DOCKET #: LPC-19-14706	COFA COFA-19-14706
ADDRESS: 340 DECATUR STREET		BOROUGH: Brooklyn	BLOCK/LOT: 1681 / 34
Bedford Stuyvesant/Expanded Stuyvesant Heights Historic District			

ISSUED TO:

Dian Killian
340 Decatur Street
Brooklyn, NY 11223



Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of January 17, 2017, following the Public Hearing of the same date, voted to approve a proposal to legalize certain work performed without Landmarks Preservation Commission permit(s) at the subject premises, as put forward in your application completed on December 22, 2016 and as you were notified in Status Update Letter 19-7659 (LPC 17-7912), issued January 17, 2017. The approval will expire on January 17, 2023.

The proposal, as approved, consists of legalizing work performed at the front facade without Landmarks Preservation Commission permit(s) including the removal of PermaStone cladding; and the installation of a cementitious stucco in a brownstone color with details including profiled lintels and sills to match the adjacent property (No. 338); the installation of a fiberglass cornice to match the adjacent property (No. 338); the installation of one-over-one, double-hung metal windows, all with a brown finish ("Midsummer Night" 2134-20), as shown in photographs and drawings labeled by staff "elevations," "window elevations," "vertical window sections," "horizontal window sections," dated June 23, 2016, prepared by Christina Weppner, Architect, submitted as components of the application and presented at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the Bedford Stuyvesant/Expanded Stuyvesant Heights

Historic District Designation Report describes 340 Decatur Street as an altered rowhouse. The Commission further noted that at the time of designation, this stripped Second Empire style frame building had been highly altered with the removal of the Mansard roof due to a fire in the 1970's; that the façade was clad with Permastone; that the Permastone was in a highly deteriorated condition; that the work was begun soon after designation based on a Department of Buildings permit which had expired prior to designation; that the building is part of a row of frame buildings which originally included wood facades, and that the design of the proposed façade is based on the row of houses to the west, which are clad with brownstone.

With regard to this proposal, the Commission found that the Permastone cladding was not a significant alteration and was in a deteriorated condition, therefore, its removal has not eliminated significant historic fabric; that the row of which the house is a part has been compromised, with other houses having been clad with masonry or aluminum siding; that the installation of the proposed cementitious stucco in a brownstone color will correct a problem of continuous water penetration and bring the building closer in style, materials and details other buildings in the adjacent row; that the proposed color, profiles and details of the masonry façade, the design of the fiberglass cornice, and the one-over-one window configuration will match those of the adjacent rowhouses to the west; and that the resulting façade will harmonize with the other houses in the streetscape, and will not diminish the special architectural and historic character of the Bedford Stuyvesant/Expanded Stuyvesant Heights Historic District. Based on these findings, the Commission determined the work to be appropriate to the building and to the Bedford-Stuyvesant/Expanded Stuyvesant Heights Historic District and voted to approve this application.

However, in voting to grant this approval, the Commission stipulated that two final signed and sealed Department of Buildings filing drawings showing the approved proposal be submitted to the Landmarks Preservation Commission for review and approval.

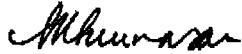
Subsequently, on July 20, 2017, the Landmarks Preservation Commission received final drawings T-001.00, A-003.00, dated July 19, 2017 A-001.00, A-002.00, A-004.00, A-005.00, dated (revised) July 19, 2017, prepared by Christina Grace Weppner, R.A.. Accordingly, the staff of the Commission reviewed the drawings, and finds that the proposal approved by the Commission has been maintained, and that the drawings additionally show work at the front façade, including removing one (1) non-historic glass paneled wood door and transom assembly and installing one (1) wood and glass paneled door and arched wood transom, and profiled wood surround, painted dark green (Benjamin Moore CSP-810 "chimichurri"). The Commission also finds, in accordance with the provisions set forth in RCNY, Title 63, Section 3-04 (c), that the details and finish at the primary façade will match those of the historic windows. Based on these and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 19-14706 is being issued.

PLEASE NOTE: This permit is contingent upon the Commission's review and approval of brownstone stucco samples and façade cleaning samples prior to the commencement of work. Samples should be installed adjacent to clean, original surface(s) being repaired; allowed to cure; and cleaned of residue. Submit digital photographs of all samples to mshabrami@lpc.nyc.gov for review. This permit is also contingent on the understanding that the work will be performed by hand and when the temperature remains a constant 45 degrees Fahrenheit or above for a 72 hour period from the commencement of the work.

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 the approval. The work is limited to what is contained in the perforated document. 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 fine. This letter constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Misha'el Shabrami.



Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Christina Weppner, Weppner Architect

cc: Caroline Kane Levy, Deputy Director; Christina Weppner, Weppner Architect; Katie Rice, Violations Officer/LPC