



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

CERTIFICATE OF NO EFFECT

ISSUE DATE: 09/30/15	EXPIRATION DATE: 9/30/2019	DOCKET #: 175720	CNE #: CNE 17-7231
ADDRESS: 274 VANDERBILT AVENUE <u>HISTORIC DISTRICT</u> FORT GREENE		BOROUGH: BROOKLYN	BLOCK/LOT: 2105 / 36

Display This Permit While Work Is In Progress

ISSUED TO:

M. McGrath and R. Stephenson
607 Third Street
Apartment #2
Brooklyn, NY 11215



Pursuant to Section 25-306 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 September 08, 2015.

The approved work consists of interior alterations on all floors, and also restorative work at the front façade, including removing two historic two-over-two black-painted segmental arch-headed wood windows at the basement level, and seven one-over-one double-hung white-finished aluminum windows at the upper floors, and the white-finished transoms from the two parlor floor windows, and installing new two-over-two, double-hung, black-painted segmental arch-headed wood windows within the existing masonry openings; repairs to damaged portions of the brownstone façade, window and door surrounds and stoop, which have been resurfaced with a cementitious stucco in the past; scraping, priming and repainting the existing ironwork black; repairing or replacing deteriorated wood cladding and trim at the existing dormers, matching the historic woodwork at the dormers in terms of dimensions, materials, details and painted finish; and replacing the existing slate roof in-kind; alterations at the rear façade, including the removal of modern cement board infill at two door openings at the basement level and the installation of new multi-light aluminum French doors in the restored openings; the demolition of an existing modern one-story concrete block extension, and a section of the rear wall exposed by the demolition to create a new door opening, and the installation of a pair of aluminum-framed sliding glass doors in the new opening; the construction of a new metal deck at the parlor floor level, with one existing one-over-one double-hung wood window at the parlor floor level to be removed, and the opening enlarged in width, and the installation of a pair of

aluminum framed sliding glass doors in the modified opening; the replacement of the existing one-over-one double-hung windows in the remaining eight openings on the rear facade, and the installation of new two-over-two double-hung wood windows in the existing openings; and scraping out deteriorated mortar and repointing the brick facade; and alterations at the roof, including the installation of two new skylights, a roof scuttle and four new vents, all set behind the front parapet, as shown in photographs, and in drawings T-000.00 through T-007.00, D-100.00 through D-105.00, A-100.00 through A-105.00, A-200.00 through A-204.00, A-400.00, A-401.00, A-500.00, A-501.00, A-700.00 through A-706.00, A-900.00, A-901.00, S-100.00 through S-105.00, all dated August 21, 2015, prepared by Gerald A. Smith, RA. and M-001.00 and M-002.00, both dated May 29, 2015, and M-003.00, P-001.00, and P-002.00, all dated August 12, 2015, all prepared by Bruce L. Merdjan, PE, all submitted as components of this application by Gerald A. Smith, RA.

In reviewing this application, the Commission notes that the Fort Greene Historic District Designation Report describes 276 Vanderbilt Avenue as a French Second Empire style rowhouse built circa 1871, 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 Fort Greene Historic District. The Commission further notes that the dormers were enlarged prior to designation; that the rear facade and the area of work on the roof are not visible from any public thoroughfare; and that Landmarks Preservation Commission Notice of Violation 03-0186, was issued on April 15, 2002 for "replacement of windows at front facade without permits."

With regard to this proposal, the Commission finds, concerning the replacement of the windows on the primary street facade, in accordance with the provisions set forth in RCNY, Title 63, Section 3-04, that the new windows at the primary facade will match the historic windows in terms of configuration, operation, details, material and finish; and will address Notice of Violation 03-0186; concerning the replacement of the windows on the non-visible secondary facade, the Commission finds, in accordance with the provisions set forth in RCNY, Title 63, Section 3-04, that the new windows at the secondary facades will not be visible from any public thoroughfare, that they will be installed in existing openings or in existing openings that are to be enlarged in height or width, and such enlargement does not alter or destroy protected features; and, that they will not replace "special" windows, as defined in the Rules; concerning the repairs to the brownstone cladding on the primary facade, the Commission finds, in accordance with the provisions set forth in RCNY, Title Section 2-14, that documentation reveals that the existing brownstone surface is exfoliating, damaged or otherwise unsound; that the original texture, color, profiles and details of the brownstone will be replicated; that the damaged stone will be cut back to sound stone and the new surface will be keyed into the sound stone and will be built up in successive layers using a cementitious mix with the top layer tinted and finished to match the original brownstone texture and color; and that the methods and materials proposed by the contractor have been provided in the form of written specifications; that the demolition of the existing modern concrete block extension will not destroy any significant protected historic material; that, concerning the repointing of the rear facade, the Commission finds that the existing joints will be raked by hand or by a method that will not cause damage to the surrounding brick; that the proposed mortar will match the historic mortar in terms of size, color, texture and tooling; and that the proposed work will protect the building's facade and structure from future damage due to water infiltration and aid in the long term preservation of the building; and that, concerning the proposed addition of the skylights, roof scuttle and vents, the Commission finds that the skylights, roof scuttle and vents conform to the Commission definition of mechanical equipment; that, in accordance with the provisions set forth in RCNY, Title 63, Section 2-19(e)(1), the rooftop addition will consist solely of mechanical equipment; that its installation will not result in damage to or demolition of a significant architectural feature of the roof; that it will not be visible from any public thoroughfare; and that it will not adversely affect significant architectural features of adjacent improvements. Based on these findings, the work is approved.

PLEASE NOTE: This permit is contingent upon the Commission's review and approval of samples of both

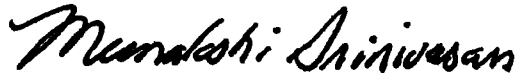
the historic and proposed brownstone and cementitious brownstone mortar prior to the commencement of work. Please submit photographs of clean salvaged samples of the existing materials and samples of the proposed materials to John Graham for review upon which time a determination will be made if a site visit is required. 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.

Please also note that Notice of Violation 03-0186 remains in force against the property until the work approved under this permit is completed and inspected for compliance; and that this permit contains a compliance date of June 15, 2016. Failure to resolve this matter may result in the issuance of a Notice of Violation (NOV) originating from the Environmental Control Board in accordance with Title 63 of the Rules of the City of New York, Section 7-02 (c). Second NOV's require a court appearance and a civil fine may be imposed. Please submit photographs of the completed work to the Commission along with a letter requesting a Notice of Compliance.

The Commission has reviewed the application and these drawings and finds that the work will have no effect on significant protected features of the building.

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 John Graham.



Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:

Gerry Smith, RA, Gerry Smith Architect

cc: Gerry Smith Architect