



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007
TEL: 212 669-7760 FAX: 212 669-7780



PERMIT

CERTIFICATE OF NO EFFECT

ISSUE DATE:	EXPIRATION DATE:	DOCKET #:	CNE #:
11/23/15	11/25/2019	169164	CNE 17-9182
ADDRESS: 941 PARK PLACE HISTORIC DISTRICT CROWN HEIGHTS NORTH II		BOROUGH: BROOKLYN	BLOCK/LOT: 1235 / 71

Display This Permit While Work Is In Progress

ISSUED TO:

Salvatore D' Avola
Neighborhood Restore HDFC
150 Broadway
New York, NY 10038

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 November 19, 2015.

The approved work consists of replacing all windows throughout the building and modern infill at basement level window openings, including at the front facade, replacing twenty-two (22) modern one-over-one double-hung windows with six (6) wood, arch-headed one-over-one double-hung windows at the fourth floor, and sixteen (16) aluminum square-headed, one-over-one double-hung windows at the first through third floors, as well as removing masonry from four (4) former basement window openings and installing four (4) hopper windows within the openings; at the rear and side facades, replacing fifty-six (56) aluminum one-over-one double-hung windows at the first through fourth floors, and three (3) hopper windows at the basement, in-kind, and replacing modern infill with two (2) louvers at the side facades at the basement, and painting all windows and louvers brown; replacing modern paired main entrance doors at the front facade with dark-stained paired wood and glass doors, and installing an intercom at the plain masonry return of the entrance; cleaning the front facade with low-pressure water rinses; selectively repointing the front and rear facades; selectively patching limestone at the front facade with masonry patching compounds; resurfacing the stoop with cementitious stucco; re-painting the existing cornice at the front facade and metal security grilles and fire escapes at the front and rear facades, black; replacing concrete paving and black-painted metal fencing at the areaway, in-kind; replacing an existing metal hatch at the rear yard, in-kind; installing new bitumen roofing; replacing damaged terracotta coping units at the parapet, in-kind; resurfacing an

existing stucco-clad bulkhead with new stucco; replacing a skylight in-kind; installing metal railings at the roof; and interior alterations throughout the building, including the demolition and construction of nonbearing partitions and finishes, as well as mechanical, electrical, and plumbing work, as described and shown in e-mails, dated April 13, 2015, June 11 2015, July 7 2015, October 6, 2015 and November 19, 2015, from Suzanna Tharian; photographs, and drawings Z-100.00, A-100.00, A-101.00, A-200.00 through A-202.00, A-210.00, A-211.00, and LPC-100.00 through LPC-102.00, dated November 13, 2015 and prepared by Suzanna Tharian, RA, all submitted as components of the application.

In reviewing the proposal, the Commission notes that the Crown Heights North II Historic District Designation Report describes 941 Park Place as a Renaissance Revival style flats building, designed by William Debus, and built circa 1906; 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, in accordance with the provisions set forth in RCNY, Title 63, Section 3-04, that the new windows at the primary façade will match the historic windows in terms of configuration, operation, and details; that the arch-headed windows will match the historic windows in terms of material; that the proposed finish of the windows will be easily reversible, and in conjunction with the surrounding masonry and black painted finish at the cornice to remain, will help maintain a unified color palette in keeping with the style and character of the building; that the proposed windows and louvers at secondary facades will be installed in existing window openings and will not replace "Special Windows" as defined by the Commission's Rules; that the louvers will be finished to blend into the fenestration pattern; that the historic entrance doors were replaced prior to designation of the historic district; that the proposed entrance doors are in keeping with historic entrance doors at buildings of this age, type, and style in terms of configuration, materials, basic design, and finish; that the intercom will be well scaled to the façade and entrance and will be installed at plain masonry in a discreet and typical location; that only low pressure water rinses, not to exceed 500 PSI, will be used for the cleaning work; that the existing joints will be raked by hand only; that the pointing mortar will be compatible with the masonry in terms of composition and will match the historic mortar in terms of profiles, texture, and finish; that the patching compound will be compatible with the masonry in terms of composition and will match the historic masonry in terms of texture, finish, profiles and details and will be finished to seamlessly blend with the surrounding masonry; that, in accordance with the provisions of Title 63, of the RCNY, Section 2-14, documentation reveals that the existing limestone stoop to be resurfaced is deteriorated; that the original texture, color, profiles and details will be replicated; that the damaged stone will be cut back to sound stone and the new surface keyed into the sound stone and built up in successive layers using a cementitious mix with the top layer tinted to match the original limestone texture and color; that the methods and materials proposed by the contractor have been provided in the form of specifications; that the concrete paving to be replaced is not a significant paving material; that the proposed paving will be in keeping with modern paving materials found at areaways of buildings of this type, style, and age in terms of placement, material, and finish; that the finishes for the cornice and metalwork will match the existing finishes; that the replacement terracotta coping units will match the historic units in terms of placement, materials, dimensions, profiles, textures, and finishes; that none of the work will result in the removal of significant architectural fabric; and that none of the work at the roof, side or rear facades will be visible from a public thoroughfare. The work, therefore, is approved.

PLEASE NOTE: This permit is contingent upon the Commission's review and approval of samples of resurfacing stucco, re-pointing mortar, and patching compounds 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 ajennings@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.

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 Anne Jennings.



Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Suzanna Tharian , Stat Architecture

cc: B. Artus, Deputy Director of Preservation, LPC

