



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: 03/20/17	EXPIRATION DATE: 3/20/2021	DOCKET #: LPC-18-4978	CNE CNE-18-04978
ADDRESS: 122 FRANKLIN STREET		BOROUGH: Brooklyn	BLOCK/LOT: 2566 / 6
Greenpoint Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Michal Kuras
9 Buzzoni Drive
Closter, NJ 7624

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 March 17, 2017.

The approved work consists of exterior alterations including: at the primary elevation, the restoration of the ground-floor shopfront and residential entry at the altered commercial ground floor, to match the historic condition evidenced in a historic photograph dated c. 1939, by replacing the modern brick façade, punched windows, residential entry door, and metal entrance canopy with a new shopfront, to be clad in aluminum panels and to feature display windows with splayed returns above bulkheads and surmounted by single-light glazed transoms and a signband with a simple projecting crown molding, all to have a dark-brown factory-applied painted finish ("Benjamin Moore Branchport Brown #HC-72"), and to feature a centered, recessed retail-entry to contain two paired wood and glass single-light doors and a single-light transom, as well as new lateral residential entry infill to contain a wood and glass single-light door and a single-light transom flanked by lateral, fluted wood pilasters with diamond-shaped capital medallions, with the doors and transoms to have a dark brown factory-applied painted finish ("Anderson Cocoa Bean") and the pilasters and capitals be painted to match the doors; the restoration of the missing bracketed wood roof cornice to match the original element evidenced in the c. 1939 historic photograph in terms of material, design, dimension and detail, and to be finished in a medium brown paint ("Benjamin Moore Hearthstone Brown

#2109-20"); and restoring the upper-story façade to match original conditions found traditionally at buildings of this age, type and style in this historic district, by replacing the faux-brick asphalt facing at the second and third stories with new wood clapboard siding, to be finished in tan paint, and replacing the six (6) modern one-over-one double-hung windows with new wood two-over-two double-hung windows, to have a dark brown factory-applied painted finish ("Anderson Cocoa Bean") and to feature simple wood enframements at the façade, to be finished in medium-dark brown paint ("Benjamin Moore Hearthstone Brown #2109-20"), and with the existing metal fire escape to remain and be repainted in dark brown ("Benjamin Moore Branchport Brown #HC-72"); and the installation of signage at the new storefront signband, to consist of 10"-tall, pin-mounted metal letters illuminated by lighting concealed within the new cornice molding; and at the rear façade and existing rear el, the replacement of all of the one-over-one double-hung replacement windows with new two-over-two double-hung windows; as well as interior alterations at the cellar through the second floor, including the demolition and construction of non-bearing partitions, fixtures and finishes, and plumbing system work, as described and shown in drawings T-001.00, incorporating a schematic rendered elevation, Z-001.00, A-001.00, A-002.00, A-003.00, A-005.00, A-007.00 and A-008.00, incorporating photographs of historic and current conditions, and N-001.00, all dated (revised) February 20, 2017, and A-004.00 and A-006.00, incorporating finish-color information, both dated (revised/issued) February 27, 2017, all prepared by Victor A. Filletti, R.A./T. F. Cusanelli & Filletti Architects, P.C., all submitted as components of the application.

In reviewing this proposal, the Commission notes that the Greepoint Historic District Designation Report describes the premises as a frame house, built c. 1853. The Commission also notes that the building's commercial ground floor was replaced with a brick-clad residential façade featuring three punched openings and a door, and its wood cornice and upper-story wood siding and wood window surrounds were replaced with faux-brick siding, all prior to the designation of the historic district; and that, traditionally, frame buildings of this style, type and age in this historic district were clad originally in painted wood siding, with two-over-two double-hung painted wood windows surrounded by simple, painted wood enframements.

With regard to this proposal, the Commission finds, in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-17, that the proposed work at the front façade will restore the commercial ground floor to its historic appearance and will restore the second and third stories and the roof cornice to their original appearance; that the restoration will not cause the removal of significant historic fabric that may have been added over time, which is evidence of the history and development of a building, structure, or site; that the authenticity of the proposed restoration of the ground floor storefront, residential entry and roof cornice is documented by photographic evidence and physical evidence at the building; and that the basis for the design of the proposed upper-floor clapboard siding, window surrounds and windows is based on historic prototypes and details for buildings of similar age and style; the Commission also finds, in accordance with the provisions of the Rules Section 2-20, that the installation of signage will not damage, destroy or obscure significant architectural features or material of the building or storefront; that the sign will be installed in a signage band above a storefront; that the signage consists of pin-mounted letters applied directly on metal panels mounted flat with the signband; that pin-mounted letters at the signband will project no more than one inch from the façade; that the pin mounted letters are not installed directly into cast iron; that the sign will be proportional to the signband, but in no event exceed 90 percent of the area of the signband; that the letters will not be higher than 18 inches; that the signage will not be internally illuminated, nor feature neon strips outlining the display windows; that the signage will be illuminated externally with a shielded source of light; that the light fixtures will be installed in areas of plain metal and the installation will not damage, destroy, or obscure significant architectural features of the building or storefront; that the lighting conduits will be concealed; that the proposed light fixtures will only illuminate related signage; and that the overall amount of signage is not excessive and will not detract from the architectural features of the building, the adjacent buildings, or the streetscape; the Commission further finds that the proposed combination of brown and tan finishes at the front façade is in keeping with the color

palette historically found at buildings of this type, style and age; and that this proposed work will enhance the building's special architectural character; and the Commission finally finds, in accordance with Rules Section 3-04, that the windows to be removed from the rear façade are not special windows, as defined by Section 3 or Appendix C of the Rules; that the replacement windows will be installed within existing openings at a secondary façade; and that this window replacement work will not be visible from any public thoroughfares. Based on these findings, the work is approved.

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 Caroline Kane Levy.



Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Juan Molina, TF Cusanelli & Filletti Architects

cc: Jared Knowles, Director; Juan Molina, TF Cusanelli & Filletti Architects