



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 APPROPRIATENESS

<b>ISSUE DATE:</b> 06/28/17	<b>EXPIRATION DATE:</b> 4/12/2023	<b>DOCKET #:</b> LPC-19-12865	<b>COFA</b> COFA-19-12865
<b>ADDRESS:</b> 839 ST. MARK'S AVENUE		<b>BOROUGH:</b> Brooklyn	<b>BLOCK/LOT:</b> 1222 / 1
Crown Heights North Historic District			

**Display This Permit While Work Is In Progress**

ISSUED TO:

**Nikant Ohri**  
**Institute for Community Living**  
**125 Broad Street, 3rd Floor**  
**New York, NY 10004**

**NOT ORIGINAL**  
**COMPUTER-GENERATED COPY**

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of April 12, 2016, following the Public Hearing and Public Meeting of March 22, 2016, voted to approve a proposal to alter the facades, demolish an addition, and construct a new building adjacent to the historic building on the same lot at the subject premises, as put forward in your application completed February 25, 2016, and as you were notified in Status Update Letter 18-4489 (LPC 17-8243), issued on April 12, 2016.

The proposal, as approved, consists of the demolition of the existing rear and side yard addition on Brooklyn Avenue at the northwest corner of the site, and restoring the exposed facades of the historic mansion in rusticated sandstone to match the adjacent historic conditions; construction of a new L-shaped building, composed of two wings, one (1) four-story primary wing set back from St. Mark's Avenue with a setback penthouse at the fifth floor, and one (1) six-story wing on Brooklyn Avenue, featuring red brick cladding with decorative banding and corbeled parapets at the upper stories, light grey brick cladding at the interior southern and western elevations facing the historic mansion, and grey brick cladding at the ground floor; installation of single and paired one-over-one, double-hung and casement grey metal windows, set in projecting grey metal window surrounds, with grey metal spandrel panels and louver grilles, construction of setback penthouse clad in light grey standing seam metal; installation of a primary entrance at the ground floor of the St. Marks Avenue wing, featuring a glass and metal canopy centered above double-leaf metal

and glass entrance doors with transom and sidelights, and installation one (1) security camera above the entrance; construction of a one-story L-shaped, glass enclosed connector in between the north and east elevations of the historic mansion and the two wings of the new building; at the roofs of the new building on Brooklyn Avenue and the setback penthouse on St Mark's Avenue, construction of two (2) one-story bulkheads clad in grey standing seam metal, and installation of mechanical equipment with metal screening, dry exhaust vents, boiler flues, and wire railings; removal of the existing concrete slab at the entrance on the southern St. Mark's Avenue facade of the historic mansion, and restoration of the historic covered porch, featuring bluestone stairs, handrails, metal balustrade, paired wood Ionic columns, entablature, and asphalt shingle pitched roof; removal of a portion of the historic knee wall at the eastern border of the restored entrance porch stairs, installation of a metal security entrance gate, and an L-shaped concrete paved walkway flanked by a stone retaining wall and fencing, extending eastward, parallel to the perimeter wall and fence on St. Mark's Avenue, and then north to the primary entrance of the new building; and site work at the western side yard and the historic parterre garden at the southeast corner of the site, including the installation of planting beds, brick, bluestone and concrete paving, a concrete ADA ramp and railings, and benches.

The proposal, as initially presented, included the construction of an L-shaped five-story building with setback sixth-floor penthouse composed of two wings, one on St. Mark's Avenue and one on Brooklyn Avenue, and a separate entrance for the new building on St. Mark's Avenue, penetrating through the historic stone knee wall. The proposal, as approved, was shown in a digital presentation, titled "839 St. Mark's Avenue" dated April 12, 2016, and including thirty-eight (38) slides. The proposal, as initially presented, was shown in a digital presentation, titled "839 St. Mark's Avenue" dated March 22, 2016, and including fifty-two (52) slides. Both presentations were prepared by Dattner Architects and Easton Architects.

In reviewing this proposal, the Commission noted that the Crown Heights North Historic District designation report describes 839 St. Mark's Avenue as a High Victorian Gothic style freestanding mansion designed by Russell Sturgis and built in 1870; 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 Crown Heights North Historic District .

With regard to this proposal, the Commission found that the existing 1930's addition does not relate to the historic mansion in terms of style, scale, or materials and is not given an architectural style in the designation report, therefore its demolition will not detract from the special historic and architectural character of the mansion or the Crown Heights North Historic District; that the demolition of the existing addition will allow for the restoration of the historic facades of the mansion, allowing for the perception of the building as a free-standing structure; that the mansion has had substantial additions present at the site for longer than the mansion was freestanding, therefore the proposed building is in keeping with this context; that, due to the setbacks on Brooklyn Avenue and St. Mark's Avenue, the proposed building height blends into the streetscape and does not overwhelm the neighboring rowhouses; that setting back the new building from the streetwall on both sides of the site allows the mansion to appear "in the round," and maintains the prominence of the historic mansion at the corner; that the scale and massing of the building, which is lower on St. Mark's Avenue and taller on Brooklyn Avenue, is deferential to and does not overwhelm the historic mansion and is consistent with large apartment buildings on the west side of the district; that the deep setback location of the proposed building along St. Mark's Avenue will preserve the presence of the historic garden context of the house, the lot and the historic greenspace; that there is a variety of building types, including rowhouses, institutional buildings, and large apartment buildings in the surrounding blocks, therefore the new building will not detract from the streetscape; that the new building will connect with the historic mansion at the first floor only by means of a glass enclosure, exposing the stone facades and minimizing the physical impact of the new building; that horizontal decorative brick banding and vertical reveals of the facades articulate the mass of the building into rowhouse proportions, which complements the

immediate context; that the horizontal brick banding aligns with the eave lines of the mansion, and therefore relates to the proportions of the mansion; that the vertical recesses and projecting windows provide subtle depth and articulation that recall the sculptural character of the rowhouses on the block and within the district, and maintain a solid to void ratio consistent with masonry rowhouses and apartment buildings within the district, while contributing to the building's contemporary design; that the secondary facades will be in keeping with rear and side facades throughout the district in terms of simple detailing and the ratio of solid to void; that the primary use of red brick will relate to traditional building materials found in this district and in the streetscape, and that the supporting materials, including grey metal windows, spandrels, grey brick, and light grey, standing seam paneling at the roof are subdued and complement the materials palette of the mansion; that the secondary elevations of the building will be clad in a light-colored brick to minimize visibility as the backdrop to the mansion as viewed from St. Mark's Avenue; that the historic hard-scape features in the St. Mark's Avenue garden and the perimeter wall and fence will be retained, recalling the historic garden and site conditions; that the proposed entrance utilizes the historic approach and existing garden paths, which allows the historic perimeter wall to remain intact and uninterrupted and reinforces the retention of the garden context; that the proposal will allow for the elimination of the barrier-free access lifts, which detract from the special architectural and historic character of the mansion; and that the proposed work is supportive of the ongoing institutional and adaptive reuse of the mansion.

The Commission authorized the issuance of a Certificate of Appropriateness upon receipt, review and approval of two or more sets of signed and sealed Department of Building filing drawings showing the approved design. Subsequently, on June 22, 2017, the staff received drawings labeled T-001, G-001, G-002, G-005, G-010, G-011, G-015, G-050, G-052, Z-001, Z-002, Z-010 through Z-015, EN-001 through EN-012, A-010 through A-014, A-020, A-100 through A-107, A-130A, A-130B, A-130C, A-131A, A-131B, A-131C, A-132A, A-132B, A-132C, A-133A through A-133C, A-134A, A-134B, A-135, A-140 through A-147, A-150 through A-157, A-200, A-201, A-210, A-211, A-220, A-221, A-230, A-240, A-241, A-300, A-301, A-302, A-304, A-310, A-311, A-320, A-322, A-330, A-331, A-332, A-350, A-351, A-355, A-400, A-401, A-402, A-405, A-410, A-500 through A-504, A-510, A-511, A-512, A-520, A-521, A-530, A-531, A-532, A-535, A-536, A-540 through A-543, A-600A through A-600C, A-601, A-602, A-605, A-610, A-611, A-612, A-650, A-651, A-800, A-801, A-802, A-900, dated June 9, 2017, prepared by R. John Woelfling, R.A.; AR-001, AR-002, AR-101 through AR-105, AR-201 through AR-208, A-401 through AR-412, AR-601 through AR-604, AR-700 through AR-708, AR-801, dated June 9, 2017, prepared by Lisa Easton, R.A.; L-001, L-010, L-100, L-110, L-111, L-120 through L-122, L-130, L-131, L-140, L-141, L-150, L-200, L-201, L-210, L-220, L-221, L-230, L-231, BPP-001 through BPP-006, dated April 3, 2017, prepared by Giovanni Diaz, R.L.A.; C-001, C-100, dated June 9, 2017, prepared by Dominick Pilla, P.E.; S-001, S-002, FO-100, S-101 through S-107, S-300, S-301, S-302, S-400S-401, S-500 through S-504, dated June 9, 2017, prepared by Joseph Tortorella, P.E.; M-001 through M-003, M-100 through M-108, M-200, M-500, E-001, E-101 through E-115, E-200 through E-202, E-300, E-301, E-400, E-401, P-001, P-002, P-100 P-108, P-200, P-208, P-300 through P-303, SP-001, SP-002, SP-100 through SP-107, SP-200, SP-300, SP-301, FA-100, FA-101 through FA-107, and FA-200 dated June 9, 2017, prepared by Eric Ettinger, P.E.; and written specifications dated June 9, 2017, and paint analyses dated March 20, 2017, prepared by Easton Architects, LLP and Cultural Heritage Conservation LLC.

Accordingly, the staff reviewed these drawings and noted the inclusion of the following additional work: removal and replacement of the existing concrete sidewalks on Brooklyn and St. Mark's Avenues; removal of the existing windows on all elevations, and installation of one-over-one double-hung wood windows and brick molds within the existing openings, finished in cream (Benjamin Moore 1040 "Spice Gold"); removal of existing entrance doors, and installation of double-leaf wood and glass doors, finished in cream; removal of the one-over-one double-hung windows with transom at the 1st floor, and installation of one (1) pair of multi-pane French casement windows with transom; restorative work at all elevations of the historic mansion, including the removal of existing skylights and roof penetrations, roofing, stucco panels at existing

window openings, light fixtures, and conduit; facade and stone wall cleaning with a water pressure of less than 500 psi, and chemical cleaner, as required; repointing and patching select areas of sandstone, with a Portland cement and lime based mortar, as required; in-kind replacement of select units of deteriorated stone; removal and in-kind replacement of existing control joint and window perimeter sealants; installation of flashing at the roof; in-kind replacement of the asphalt shingle at the roof, as required; removal and in-kind replacement of the copper flashing, gutters and downspouts; sandstone pinning and Dutchman repair, as required; repairing and in-kind replacement of select elements of the historic wrought fencing throughout the site, as required; patching and in-kind replacement of select deteriorated wood cornice, box gutters, and dormer elements, as required, and finished in dark brown (Benjamin Moore 2113-10 "Chocolate Sundae"); installation of photovoltaic panels at the flat, non-visible roofs of the new additions; and interior alterations at the cellar through third floors of the historic mansion, including the demolition and construction of non-bearing partition walls and finishes, and mechanical, plumbing and electrical work, and the installation of a temporary shoring and bracing system to reinforce the masonry building envelope.

With regard to this additional work, staff finds that the existing concrete sidewalk is not a significant feature of the building or district; and that the untinted concrete sidewalk, scored to align with adjacent sidewalks, will be harmonious with the building and the adjacent sidewalks; that in accordance with the Rules of the City of New York, Title 63, Section 3-04, that the replacement of the existing window sashes is warranted by their deteriorated conditions; that the proposed replacement sashes will match the historic sashes in terms of configuration, operation, details, and finish; that the metal panning at the historic wood brickmolds will be removed; that brickmolds which are missing or deteriorated beyond repair will be replaced with new brickmolds, matching the historic brickmolds in terms of material, dimensions, profiles and details; and that the proposed sashes and existing wood brickmolds will be painted to match the historic finish. Staff further found that the work will aid in the long term preservation of the building; that the removal of the existing skylights and roof penetrations, roofing, stucco panels at existing window openings, light fixtures, and conduit will eliminate unsympathetic alterations that detract from the significant architectural features of the building, without causing the removal of any historic fabric; that the cleaning will utilize the gentlest effective methods available and without damaging the masonry; that only low pressure water rinses, not to exceed 500 psi, will be used; that the proposed masonry units will match the historic masonry units in terms of size, color, texture and bond pattern; that the existing joints will be raked by hand or by a method that will not cause damage to the surrounding limestone; that the proposed pointing mortar will match the historic mortar in terms of size, color, texture and tooling; that the proposed patching mortar will match the historic stone in terms of color, texture, finish and details; that the Dutchmen will match the historic masonry in terms of material, texture, finish, profiles and details and with tight, neat joints, helping to minimize the perceptibility of the repair work; that the work will eliminate potentially unstable conditions, and protect the building's façade and underlying structure from damage due to water infiltration; that the pinning work will utilize stainless steel ties and be concealed from view; that the existing historic roofing material is damaged beyond practical repair and the existing historic flashing, gutters, and leaders have been removed, or damaged beyond practical repair; that the installation of new roofing material to replace deteriorated roofing will match the historic in terms of dimensions, color, texture, and pattern; that new flashing at roof edges and around roof elements, gutters, leaders will match the historic in terms of details, dimension and finish; that the patching compound will be compatible with the woodwork in terms of composition and will help return it to a state of good repair; that the Dutchmen will match the historic woodwork in terms of material, finish, profiles and details and with tight, neat joints, helping to minimize the perceptibility of the repair; that the replacement of the select sections of the wrought fencing is warranted by their deteriorated condition; that only elements damaged beyond practical repair, will be removed and replaced; that the replacement metalwork will match the historic metalwork in terms of placement, material, dimensions, texture, finish, profiles, and details; and that that stabilizing the loading bearing masonry walls will correct a potentially hazardous condition; that the work will not result in damage to or loss of any significant historic fabric; and that the work will aid in the long term preservation of the building. Staff further finds, in

accordance with the provisions set forth in Rules of the City of New York, Title 63, Section 2-19(e)(1), that the rooftop addition consists 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. Finally staff finds that the proposal approved by the Commission has been maintained. Based on these and the above findings, the drawings have been marked approved by the Landmarks Preservation Commission with a perforated seal, and Certificate of Appropriateness 19-12865 is being issued.

PLEASE NOTE: This permit is contingent upon the Commission's review and approval of the masonry cleaning, replacement units and roofing, patching, and repointing, 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 Karina Bishop at kbishop@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.

PLEASE NOTE that this permit is being issue contingent on further review of the restoration work specifications and shop drawings, and that subsequent permits for this work may be issued as Miscellaneous-Amendments at a later date.

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 Karina Bishop.

Meenakshi Srinivasan  
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:**  
Nikant Ohri, Institute for Community Living

**cc:** Caroline Kane Levy, Deputy Director; Nikant Ohri, Institute for Community Living; Mark Silberman, General Counsel/LPC