



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 FOR MINOR WORK

ISSUE DATE: 10/17/14	EXPIRATION DATE: 10/17/2018	DOCKET #: 162237	PMW #: PMW 16-3913
ADDRESS: 1901 EMMONS AVENUE F.W.I.L. Lundy Brothers Restaurant INDIVIDUAL LANDMARK		BOROUGH: BROOKLYN	BLOCK/LOT: 8775 / 41

Display This Permit While Work Is In Progress

ISSUED TO:

Steve Pappas
Lundy's Management Corp
540 Atlantic Avenue
Brooklyn, NY 11209

Pursuant to Section 25-310 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 October 08, 2014.

The approved work consists of exterior alterations including repairing select areas of the stucco façade and repainting areas cream to match existing (Benjamin Moore "Wood Ash" #1065); removing and replacing the terra cotta tiled roof; repairing the bituminous roofing system at the areas of flat roof; recladding existing retractable awnings at the ground floor storefront display windows at the Emmons Avenue, Ocean Avenue and East 19th Street elevations in red, white, and black striped waterproof canvas; installing three (3) new retractable awnings at the storefront display windows at East 19th Street and four (4) at the north parking lot elevation, all clad in white, red and black striped water proof canvas; re-cladding two (2) arched canopies at the Emmons Avenue elevation with red and white striped water-proof canvas featuring white lettering on the flat portion of the canopy perpendicular to the sidewalk ("Mo Mo and "Masal café and lounge"); as shown in existing condition photographs and drawings labeled LPC101.00, LPC102.00, LPC103.00, LPC104.00, LPC001.00, dated received October 8, 2014, prepared by Nicholas Scire-Chianetta, R.A. and submitted as components of the application.

In reviewing this proposal, the Commission noted that the Individual Landmark designation report describes 1901 Emmons Avenue as a Spanish Colonial Revival style restaurant building designed by Bloch & Hesse and built in 1934. The commission also notes that the canopies at the two entrances at the Emmons Street

elevation were present at the time of designation and that the retractable awning's present at the building were approved by the Commission under Permit for Minor Work 09-7748 (LPC 09-4239) issued on February 27, 2009. The Commission finally notes that Notice of Violation 08-1221 for the "Installation of signage panels at Momoyama-Restaurant entrance on Emmons Avenue without permit(s)" issued on June 10, 2008; Notice of Violation 09-0980 for "Installation of awning ("Cherry Hill Gourmet") at rear entrance without permit(s)"; Notice of Violation 09-0981 for the "Installation of window signage ("Cherry Hill Gourmet") without permit(s)"; and Notice of Violation 09-0982 for "alteration of rear facade and installation of additional HVAC units without permit(s)", all issued on September 24, 2014, remain in force against the property.

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 2-12, that the terra-cotta roof tiles will be replaced in kind to match the historic roofing material in terms of color, size, material, detail and installation method; that replacing the roof will protect the building from water infiltration and aid in the long term preservation of the building; that the stucco facade will be repaired and painted to match the existing facades; that the proposed new awning will be retractable, with a straight slope and side panels, and with an unframed skirt that is proportional to the height and size of the awning; that its attachment will not cause the loss of, or damage to, or hide or obscure, any significant features of the building; that it will be installed directly at or below the lintel; that the length will not exceed the length of its respective window opening, and that the edges will be aligned as closely as possible with the inside faces of the window opening; that the underside will be open; that the lowest framed portion of will be at least 8 feet above the sidewalk, and the lowest unframed portion will be at least 7 feet above the sidewalk; that the awning will project at an angle and be of a length, size, and slope that is proportional to the size and height of the window; that the both the new and the Commission approved existing awnings and grandfathered canopies will be clad with water-repellant canvas with a matte finish; that no lettering or graphics will be painted on the sloped or curved portion; and that the awning fabric will consist of vertical stripes that harmonize with the historic color palette of the building. Based on these findings, the Commission determines the proposed work to be appropriate to the Individual Landmark. The work, therefore, is approved.

PLEASE NOTE that Notice of Violation 08-1221 for the "Installation of signage panels at Momoyama Restaurant entrance on Emmons Avenue without permit(s)" issued on June 10, 2008; Notice of Violation 09-0980 for "Installation of awning ("Cherry Hill Gourmet") at rear entrance without permit(s)"; Notice of Violation 09-0981 for the "Installation of window signage ("Cherry Hill Gourmet") without permit(s)"; and Notice of Violation 09-0982 for "alteration of rear facade and installation of additional HVAC units without permit(s)", all issued on September 24, 2014, remain in force against the property and are not addressed under this permit. Failure to address these violation may result in the issuance of another 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). NOV's require a court appearance and a civil fine may be imposed.

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 approval. The work is limited to what is contained in the perforated documents. 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 fines. This letter constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Gabriela Gutowski.

M. Srinivasan (gg)

Meenakshi Srinivasan
Chair

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

Teresa Byrne R.A., NSC Architecture

cc: Jared Knowles, Deputy Director of Preservation/LPC; Katie Rice, Violations Officer/LPC

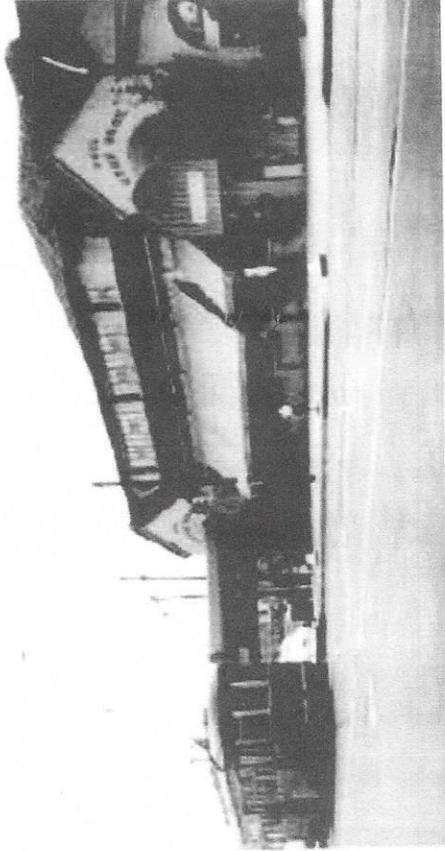
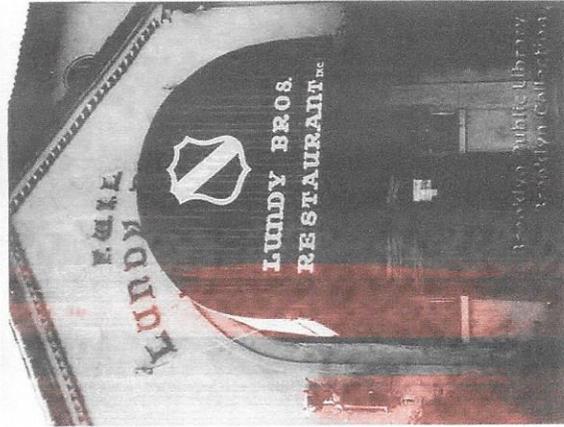
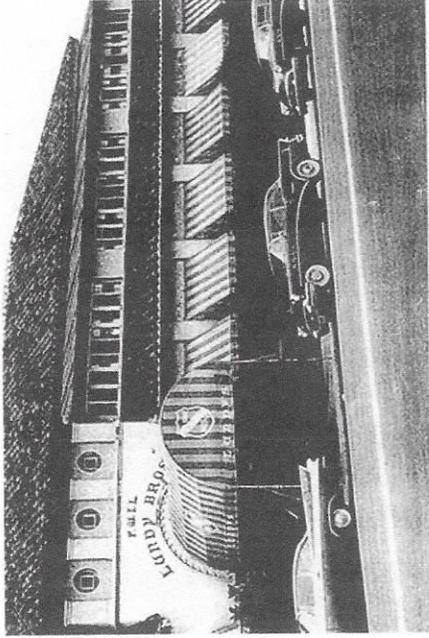
LPC
031512
APPND

1901 Emmons Avenue
Brooklyn N.Y. 11226



F.W.I.L. LUNDY BROTHERS RESTAURANT

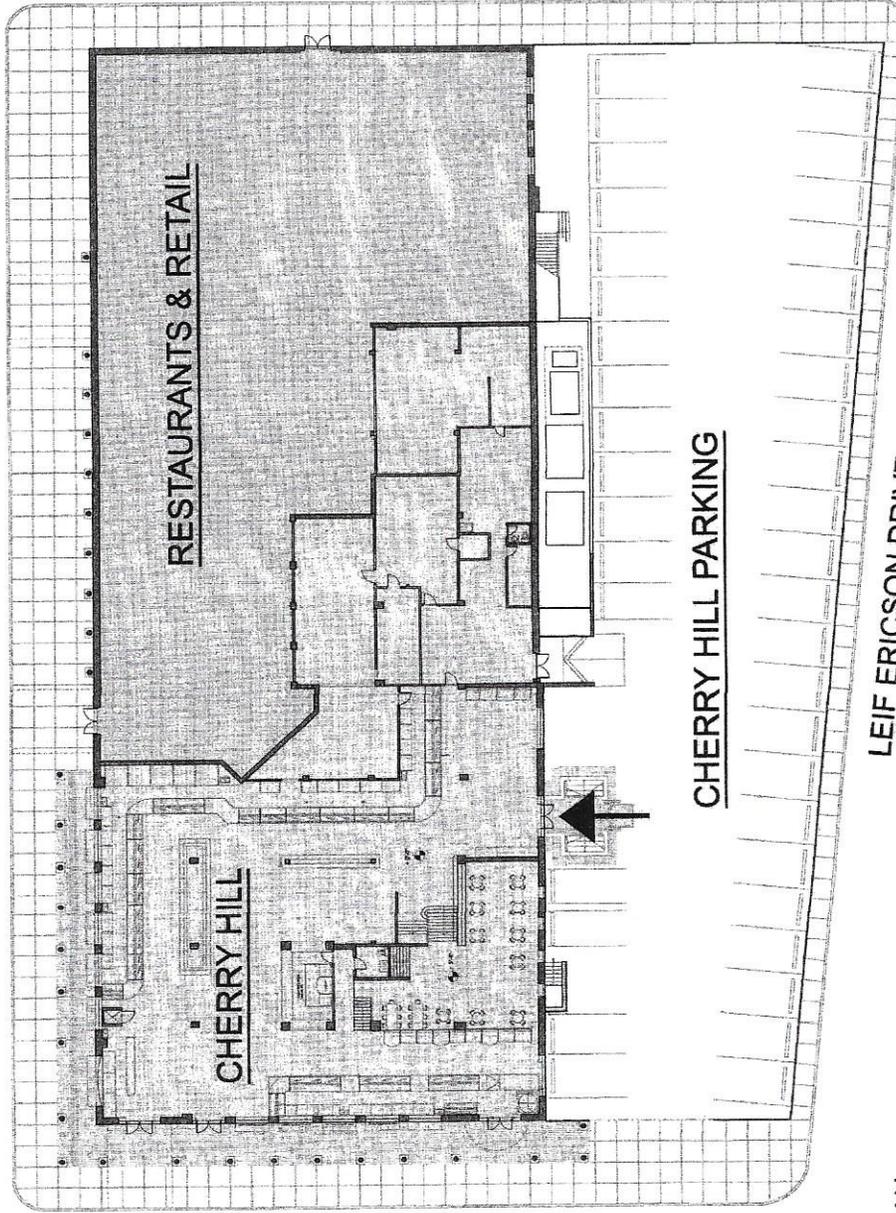
INDIVIDUAL LANDMARK
DESIGNED BY BLOCK & HESSE
SPANISH COLONIAL REVIVAL STYLE
ERECTED 1934



LPC
03-15-12
APPROD

1901 Emmons Avenue
Brooklyn N.Y. 11226

EMMONS AVENUE



OCEAN AVENUE

EAST 19TH STREET

CHERRY HILL PARKING

LEIF ERICSON DRIVE

EXISTING PLAN
NTS

GARY H SILVER
ARCHITECTS



LPC
03-15-12
APPROD



1901 Emmons Avenue

Brooklyn N.Y. 11226

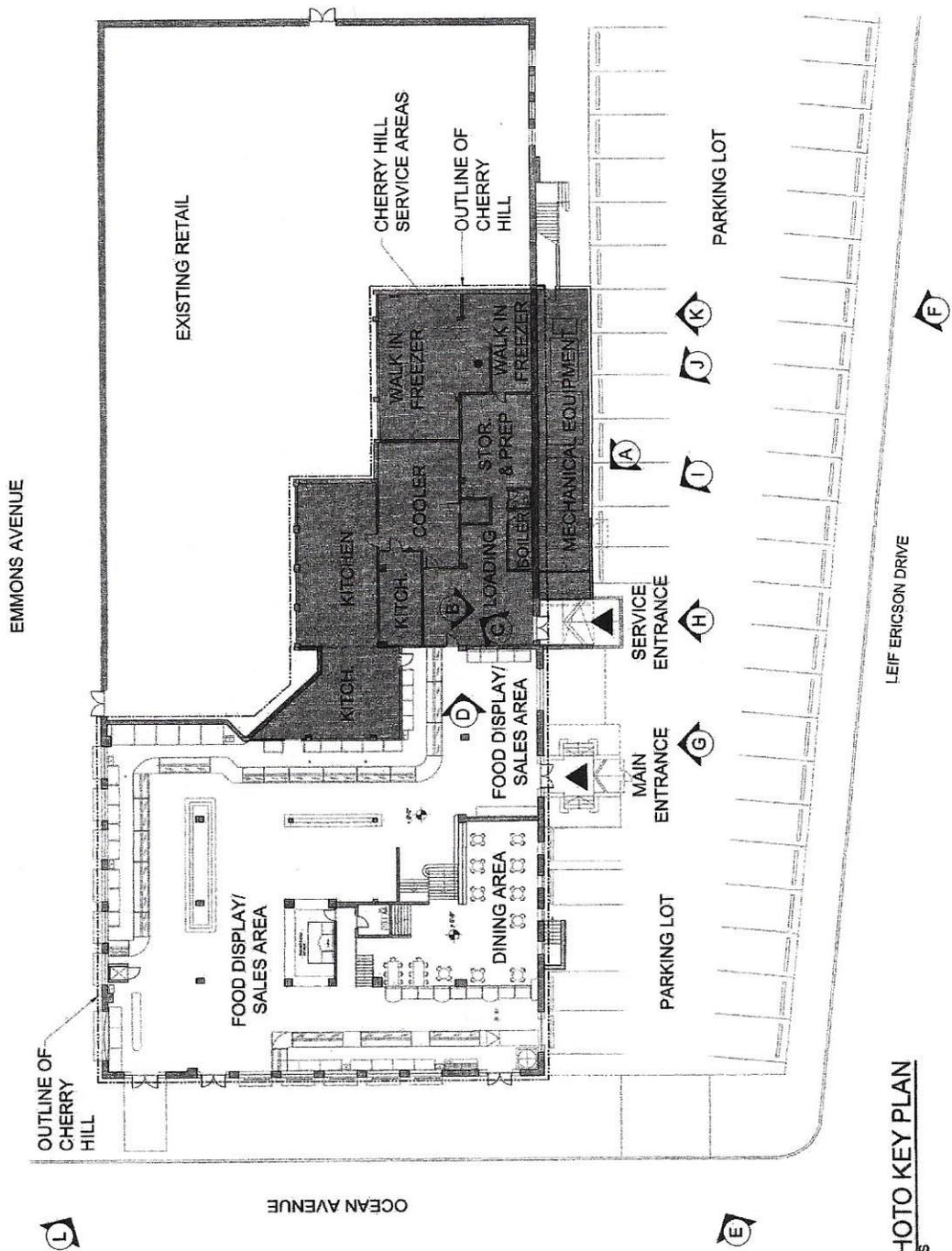


PHOTO KEY PLAN
NTS

GARY H. SILVER
ARCHITECTS

1901 Emmons Avenue

Brooklyn N.Y. 11226

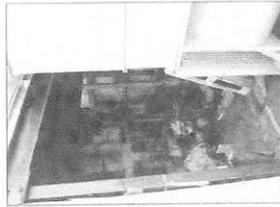


PHOTO A
UNDER EXISTING HVAC

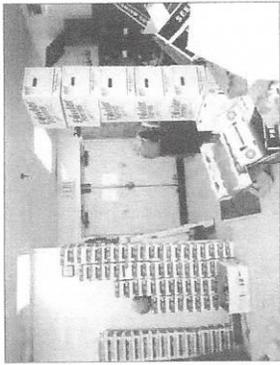


PHOTO B
INTERIOR OF SERVICE ENTRANCE



PHOTO C
INTERIOR OF SERVICE AREA



PHOTO D
VIEW FROM ENTRANCE/DISPLAY TO SERVICE AREA

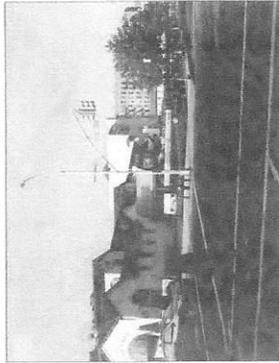


PHOTO E
VIEW FROM OCEAN AVENUE

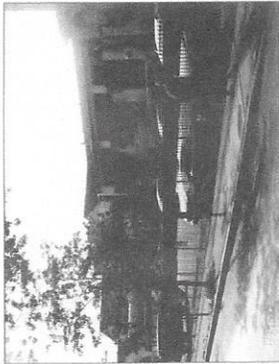


PHOTO F
VIEW FROM LEIF ERICSON DRIVE

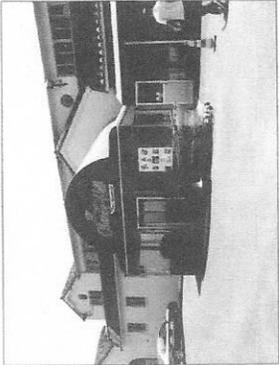


PHOTO G
SERVICE ENTRANCE

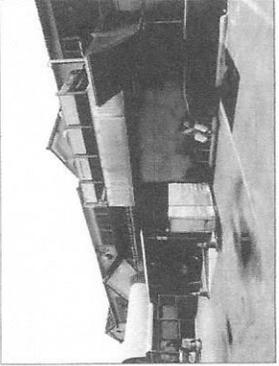


PHOTO H
STORE ENTRANCE

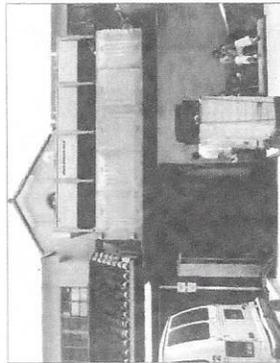


PHOTO I
HVAC UNIT OVER SERVICE ENTRANCE



PHOTO J
HVAC UNITS ALONG SERVICE AREA

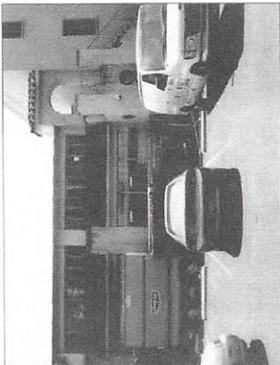


PHOTO K
HVAC UNITS ALONG SERVICE AREA

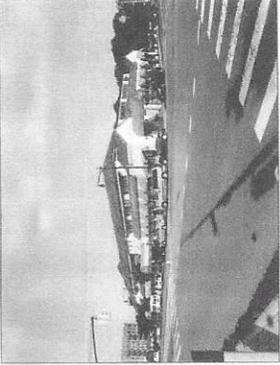


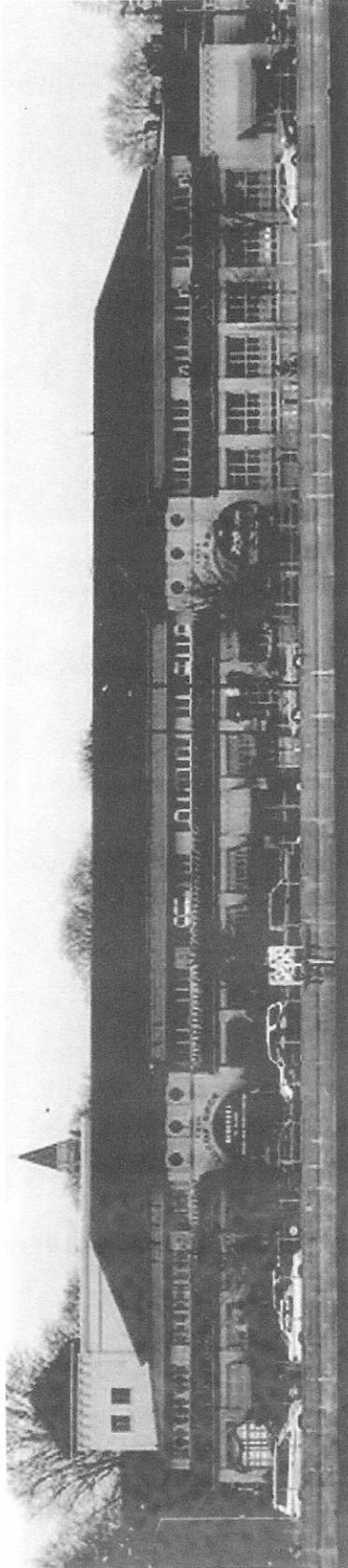
PHOTO L
CHERRY HILL AWNING



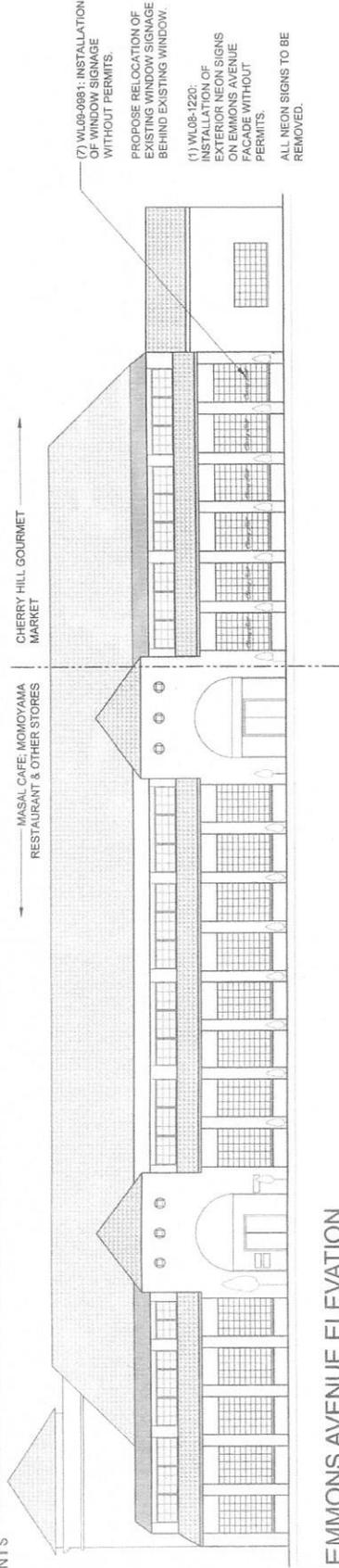
LPC
031512
APPEND

1901 Emmons Avenue

Brooklyn N.Y. 11226



EMMONS AVENUE EXISTING PHOTO
NTS



EMMONS AVENUE ELEVATION
NTS

WARNING LETTERS OTHER STORES AND RESTAURANTS:

- (1) WL08-1220: INSTALLATION OF EXTERIOR NEON SIGNS ON EMMONS AVENUE FACADE WITHOUT PERMITS.
- (2) WL08-1221: INSTALLATION OF SIGNAGE PANELS AT MOMOYAMA RESTAURANT ENTRANCE ON EMMONS AVENUE WITHOUT PERMIT. VIOLATION NOT BEING ADDRESSED AT THIS TIME

WARNING LETTERS CHERRY HILL:

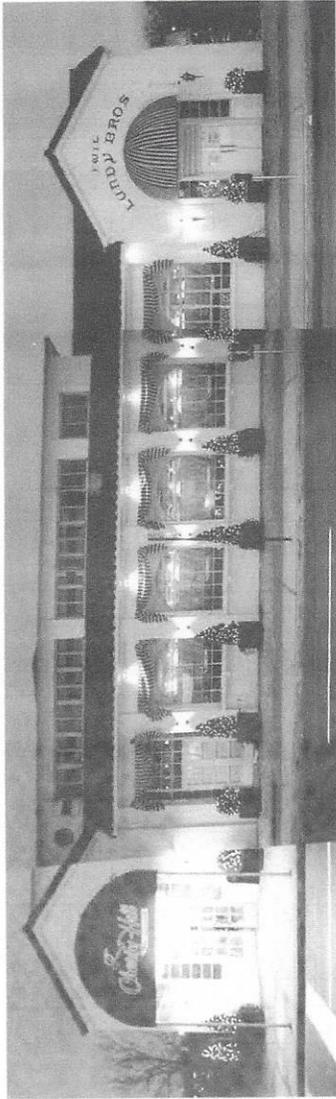
- (3) WL08-1222: INSTALLATION OF AWNING AT NOTHERN MOST OCEAN AVENUE ENTRANCE WITHOUT PERMIT.
- (4) WL08-4157: ALTERATIONS TO FACADE WITHOUT PERMITS.
- (5) WL08-4158: REPLACEMENT OF SIDEWALK WITHOUT PERMIT (INSTALLATION OF TILES).
- (6) WL08-0980: INSTALLATION OF AWNING SIGNAGE (CHERRY HILL GOURMET) WITHOUT PERMIT.
- (7) WL09-0981: INSTALLATION OF WINDOW SIGNAGE (CHERRY HILL GOURMET) WITHOUT PERMIT.
- (8) WL09-0982: ALTERATION OF REAR FACADE AND INSTALLATION OF ADDITIONAL HVAC UNITS WITHOUT PERMITS



LPC
03-15-12
APR 08

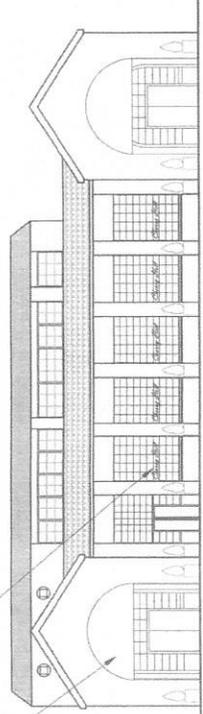
1901 Emmons Avenue

Brooklyn N.Y. 11226



OCEAN AVENUE EXISTING PHOTO
NTS

- (7) WL09-0981: INSTALLATION OF WINDOW SIGNAGE WITHOUT PERMITS.
- PROPOSE RELOCATION OF EXISTING WINDOW SIGNAGE TO 18" BEHIND EXISTING WINDOW.
- (3) WL08-1221: INSTALLATION OF AWNING; PROPOSED LEGALIZATION OF INSTALLED CANOPY.
- (4) WL09-0457: ALTERATIONS TO FACADE WITHOUT PERMIT.
- PROPOSED LEGALIZATION OF CANOPY REMOVAL & REPLACEMENT AND PATCHING OF FACADE AND LETTERING



OCEAN AVENUE ELEVATION
NTS

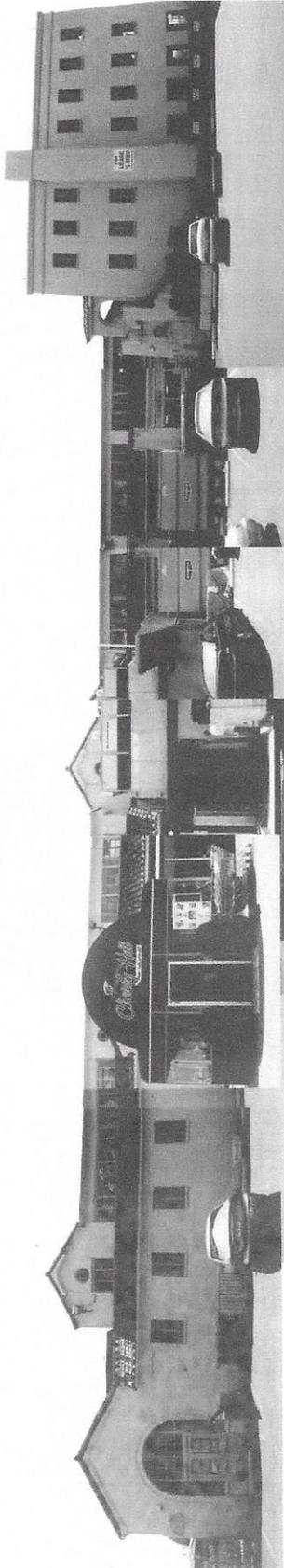
- WARNING LETTERS OTHER STORES AND RESTAURANTS:
- (1) WL08-1220: INSTALLATION OF EXTERIOR NEON SIGNS ON EMMONS AVENUE FACADE WITHOUT PERMITS.
 - (2) WL08-1221: INSTALLATION OF SIGNAGE PANELS AT MOMOYAMA RESTAURANT ENTRANCE ON EMMONS AVENUE WITHOUT PERMIT. VIOLATION NOT BEING ADDRESSED AT THIS TIME
- WARNING LETTERS CHERRY HILL:
- (3) WL08-1222: INSTALLATION OF AWNING AT NORTHERN MOST OCEAN AVENUE ENTRANCE WITHOUT PERMIT.
 - (4) WL08-0457: ALTERATIONS TO FACADE WITHOUT PERMITS.
 - (5) WL09-0458: REPLACEMENT OF SIDEWALK WITHOUT PERMIT (INSTALLATION OF TILES).
 - (6) WL09-0980: INSTALLATION OF AWNING (CHERRY HILL GOURMET) WITHOUT PERMIT.
 - (7) WL09-0981: INSTALLATION OF WINDOW SIGNAGE (CHERRY HILL GOURMET) WITHOUT PERMIT.
 - (8) WL09-0982: ALTERATION OF REAR FACADE AND INSTALLATION OF ADDITIONAL HVAC UNITS WITHOUT PERMITS



LPC
03-15-12
APPEND

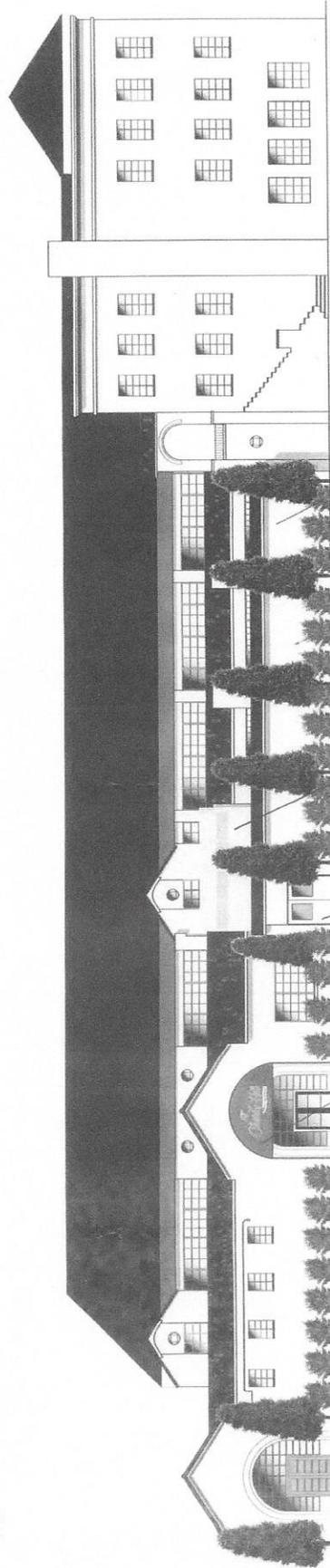
1901 Emmons Avenue

Brooklyn N.Y. 11226



LIEF ERICSON ELEVATION

NTS



- NEW CHERRY HILL AWNING, TO MATCH EXISTING AWNING.
- NEW METAL SERVICE DOORS, 8'-0" X 6'-0"
- EXISTING MECH EQUIPMENT TO BE PAINTED TO MATCH BUILDING FACADE
- NEW STUCCO ON 8' ELEVATION BUILDING STUCCO
- SPANISH STYLE CLAY TILE ON EXISTING ROOF TILE

LIEF ERICSON ELEVATION

NTS

WARNING LETTERS OTHER STORES AND RESTAURANTS

- (1) WLOB-1220: INSTALLATION OF EXTERIOR NEON SIGNS ON EMMONS AVENUE FACADE WITHOUT PERMIT.
- (2) WLOB-0880: INSTALLATION OF EXTERIOR PAINTS AT MOMOYAMA RESTAURANT ENTRANCE ON EMMONS AVENUE WITHOUT PERMIT. VIOLATION NOT BEING ADDRESSED AT THIS TIME

WARNING LETTERS CHERRY HILL

- (3) WLOB-1222: INSTALLATION OF AWNING AT NORTHERN MOST OCEAN AVENUE ENTRANCE WITHOUT PERMIT.
- (4) WLOB-0457: ALTERATIONS TO FACADE WITHOUT PERMIT.
- (5) WLOB-0881: INSTALLATION OF EXTERIOR PAINTS (INSTALLATION OF TILES) WITHOUT PERMIT.
- (6) WLOB-0880: INSTALLATION OF AWNING (CHERRY HILL GOURMET) WITHOUT PERMIT
- (7) WLOB-0881: INSTALLATION OF WINDOW SIGNAGE (CHERRY HILL GOURMET) WITHOUT PERMIT
- (8) WLOB-0882: ALTERATION OF REAR FACADE AND INSTALLATION OF ADDITIONAL HVAC UNITS WITHOUT PERMITS

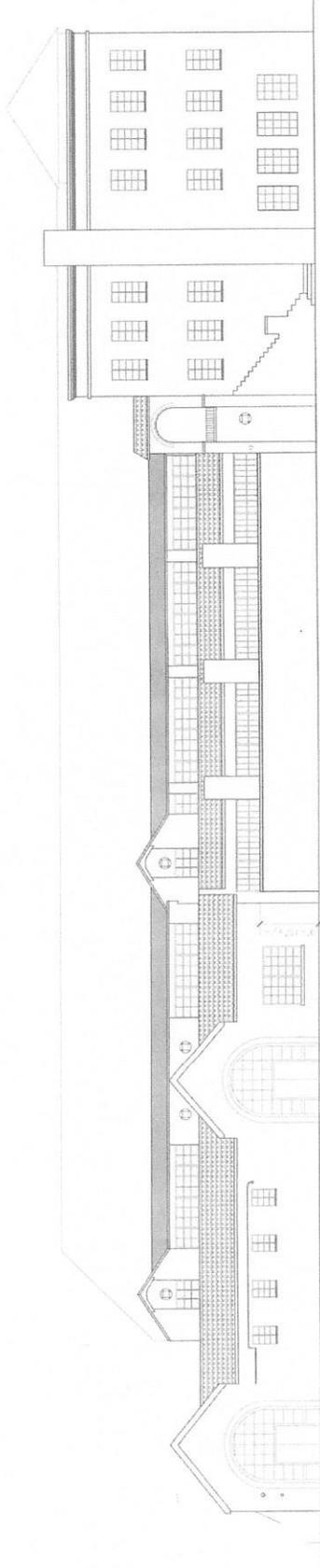
GARY H SILVER
ARCHITECTS



LPC
03-15-12
approved

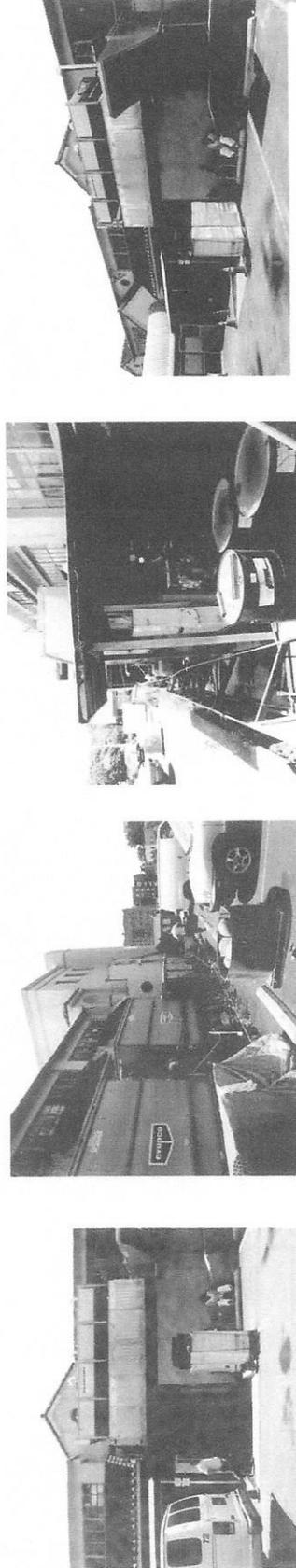
1901 Emmons Avenue

Brooklyn N.Y. 11226



PREVIOUSLY APPROVED ELEVATION CNE 98-5653

APPROVED 6.30.1998



EXISTING PHOTOS

APPROVED 6.30.1998

GARY H SILVER
ARCHITECTS



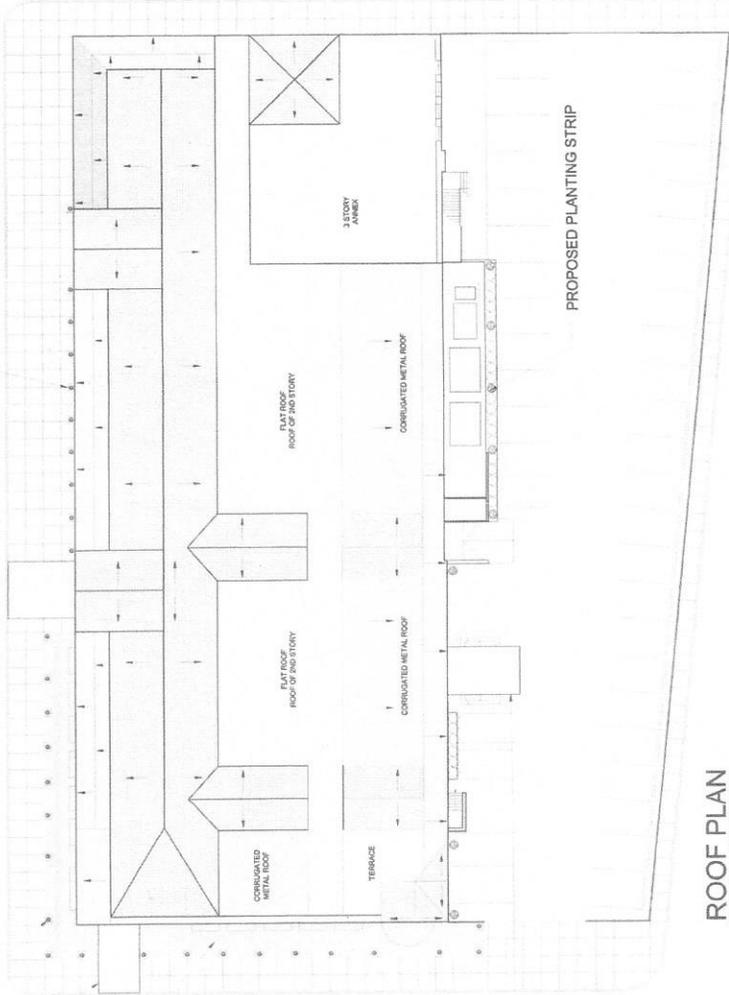
LPC
03-15-12
approved

1901 Emmons Avenue

Brooklyn N.Y. 11226

EMMONS AVENUE

EXISTING TREE PITS



ROOF PLAN
NTS

EXISTING
MOVEABLE
PLANTERS

(3) WL08-122:
INSTALLATION OF
AWNING .

PROPOSED
LEGALIZATION OF
INSTALLED CANOPY

(5) WL09-0458:
TILE PAVING AT
LOCATION OF
EXTERIOR
SIDEWALK CAFE

PROPOSED
LEGALIZATION F
INSTALLED TILE
PAVING

(6) WL09-0980:
INSTALLATION OF
AWNING AT REAR
ENTRANCE.

PROPOSED REMOVAL
OF EXISTING AWNING;
REPLACE WITH NEW
AWNING TO MATCH
EXISTING AWNINGS AT
EMMONS AND OCEAN
AVENUE

WARNING LETTERS OTHER STORES AND RESTAURANTS:
(1) WL08-1220: INSTALLATION OF EXTERIOR NEON SIGNS
ON LEIF ERICSON DRIVE AT MONOYAMA RESTAURANT ENTRANCE ON EMMONS AVENUE WITHOUT PERMIT.
(2) WL08-1221: INSTALLATION OF SIGNAGE PANELS AT MONOYAMA RESTAURANT ENTRANCE ON EMMONS AVENUE WITHOUT PERMIT.
VIOLATION NOT BEING ADDRESSED AT THIS TIME

WARNING LETTERS CHERRY HILL:

(3) WL08-1222: INSTALLATION OF AWNING AT NORTHERN MOST OCEAN AVENUE ENTRANCE WITHOUT PERMIT.
(4) WL08-0454: REPERMITS OF SIDEWALK WITHOUT PERMIT (INSTALLATION OF TILES)
(5) WL09-0680: INSTALLATION OF AWNING (CHERRY HILL GOURMET) WITHOUT PERMIT
(6) WL09-0681: INSTALLATION OF WINDOW SIGNAGE (CHERRY HILL GOURMET) WITHOUT PERMIT
(7) WL09-0682: ALTERATION OF REAR FACADE AND INSTALLATION OF ADDITIONAL HVAC UNITS WITHOUT PERMITS
(8) WL09-0682: ALTERATION OF REAR FACADE AND INSTALLATION OF ADDITIONAL HVAC UNITS WITHOUT PERMITS



PAVING DETAIL
NTS



GARY H SILVER
ARCHITECTS



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

ISSUE DATE: 03/15/12	EXPIRATION DATE: 08/02/2017	DOCKET #: 127967	COFA #: COFA 12-8421
ADDRESS 1901 EMMONS AVENUE HISTORIC DISTRICT INDIVIDUAL LANDMARK		BOROUGH: BROOKLYN	BLOCK/LOT: 8775 / 41

Display This Permit While Work Is In Progress

ISSUED TO:

George Pantelidis
c/o Hagan, Coury & Associates
908 4th Avenue
Brooklyn, NY 11232

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of August 2, 2011, following the Public Hearing of July 26, 2011, voted to approve an application to legalize mechanical units and a sidewalk paving installed without Landmarks Preservation Commission permits, and to construct a wall and install a sidewalk canopy, as you were informed in Status Update Letter 12-3279 (LPC 11-8498) issued August 2, 2011. The approval will expire August 2, 2017.

The proposed work, as approved, consists of painting the existing elevation mechanical units cream to match the building; constructing an eight foot stucco wall painted cream with Spanish style tile coping stones; installing paired metal entrance doors; installing fixed red canvas awning with lettering "Cherry Hill Gourmet" at the rear entrance; and legalizing installation of multi-colored sidewalk pavers along Ocean Avenue and the Southeast corner of Emmons Avenue; legalizing the installation of mechanical units at rear (north) elevation; as shown in historic photographs, existing condition photographs, and drawings prepared by Gary H. Silver, R.A. and presented to the Commission at the Public Hearing.

In reviewing this proposal, the Commission noted that the designation report describes 1901 Emmons Avenue as a Spanish Colonial Revival style restaurant building designed by Bloch & Hesse and built in 1934. The Commission also notes that Notice of Violation 08-1221 was issued on June 10, 2008 for "installation of signage panels at Momoyama Restaurant entrance on Emmons Avenue without permit(s)"; Notice of Violation 09-0457 was issued on November 12, 2009 for "alterations to facade without permit(s)"; Notice of Violation 09-0458 was issued on October 21, 2009 for "replacement of sidewalk without permit(s)."; Warning Letter 09-0980 for "Installation of awning ("Cherry Hill Gourmet") at rear entrance without permit(s)", Warning Letter 09-0981 for "Installation of window signage ("Cherry Hill Gourmet") without permit(s)" and Warning Letter 09-

0982 for "Alteration of rear facade and installation of additional HVAC units without permit(s)" were all issued March 26, 2009.

With regard to the proposal, the Commission found that the proposed work did not cause damage to any significant architectural features of the building; that the new stucco wall topped with Spanish tile coping will replicate the façade wall in terms of material, finish and style and is in keeping with the building; that the lower mechanical unit will be concealed from view by the proposed new wall; that the proposed red and white stripe sidewalk canopy ("Cherry Hill Gourmet") at the rear entrance of the building will correspond and conform to the shape of the entrance and that the colors, design, and fabric closely match the colors and designs of awnings installed prior to designation and will recall the building's historic appearance; and that the paving tiles at the sidewalk relate to a sidewalk café and support the building's historical use as a restaurant without detracting from the building's special architectural and historic character of the Individual Landmark.

However, in voting to grant the approval, the Commission stipulated that a reduced copy of the proposal and two signed and sealed copies of the final Department of Buildings filing drawings be submitted to the staff of the Commission for review and approval.

Subsequently, on January 6, 2012 the Landmarks Preservation Commission received nine unlabeled drawings prepared by Gary H. Silver, R.A. Staff reviewed the drawings and found that the work approved by the Commission has been maintained. Based on the above findings, the drawings are marked approved, and Certificate of Appropriateness 12-8421 is being issued.

Therefore, Notice of Violation 09-0457 issued on November 12, 2009 for "alterations to facade without permit(s)" and Notice of Violation 09-0458 issued on October 21, 2009 for "replacement of sidewalk without permit(s)." are hereby rescinded with the issuance of this permit.

Warning Letter 09-0980 for "Installation of awning ("Cherry Hill Gourmet") at rear entrance without permit(s)", Warning Letter 09-0981 for "Installation of window signage ("Cherry Hill Gourmet") without permit(s)" and Warning Letter 09-0982 for "Alteration of rear facade and installation of additional HVAC units without permit(s)" will remain in effect against the property until the approved work is completed in compliance with this permit and color photographs of the completed work are submitted to the Landmarks Preservation Commission along with a written request for a Notice of Compliance.

PLEASE NOTE THAT THIS PERMIT HAS A COMPLIANCE DATE OF MARCH 15, 2013.

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 approval. The work is limited to what is contained in the perforated documents. 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 fines. This letter constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Gabriela Gutowski.

Robert B. Tierney
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Gary H. Silver, R.A., Gary H. Silver Architects**

cc: Jared Knowles, Deputy Director of Preservation/LPC; Katie Rice, Violations
Officer/LPC



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



August 25, 2015

ISSUED TO:

Steve Pappas
Lundy's Mgmt Corp.
540 Atlantic Avenue
Brooklyn, NY 11209

Re: **MISCELLANEOUS/AMENDMENTS**
LPC - 174998
MISC 17-5816
1901 EMMONS AVENUE
F.W.I.L. Lundy Brothers Restaurant
INDIVIDUAL LANDMARK
Borough of Brooklyn
Block/Lot: 8775 / 41

Pursuant to Section 25-310 of the Administrative Code of the City of New York, the Landmarks Preservation Commission issued Permit for Minor work 16-3913 (LPC 16-2237) on October 17, 2014, approving exterior alterations including repairing select areas of the stucco façade and repainting areas cream to match existing (Benjamin Moore "Wood Ash" #1065); removing and replacing the terra cotta tiled roof; repairing the bituminous roofing system at the areas of flat roof; recladding existing retractable awnings at the ground floor storefront display windows at the Emmons Avenue, Ocean Avenue and East 19th Street elevations in red, white, and black striped waterproof canvas; installing three (3) new retractable awnings at the storefront display windows at East 19th Street and four (4) at the north parking lot elevation, all clad in white, red and black striped water proof canvas; re-cladding two (2) arched canopies at the Emmons Avenue elevation with red and white striped water-proof canvas featuring white lettering on the flat portion of the canopy perpendicular to the sidewalk ("Mo Mo and "Masal café and lounge").

Subsequently, on August 11, 2015, the Commission received a proposal for an amendment to the work approved under that permit. The proposed amendment consists of modifying the scope of work to include cladding the awnings in red, beige, and brown striped canvas in lieu of red and white striped, as described in a letter dated August 5, 2015 and shown in a canvas sample and drawings labeled LPC 101.01, LPC 102.01 and LPC 103.01, dated revised July 9, 2015, prepared by Nicholas Scire-Chianetta, R.A and submitted as components of the application.

Accordingly, the Commission reviewed the drawings and sample and finds that that the awnings will be clad

only with water repellent canvas with a matte finish; that the awning fabric will consist of a solid color or vertical stripes that harmonize with the historic color palette of the building; and that the revised scope of work is in keeping with the intent of the original approval. Based on these findings, Permit for Minor Work 16-3913 is hereby amended.

This amendment is issued on the basis of the building and the site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if actual building or site conditions vary or if original of 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 during the review process.

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of the approval. The approved work is limited to what is contained in the perforated documents. Other work 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 fines. This letter constitutes the permit amendment; a copy must be prominently displayed at the site while work is in progress. Any additional work or further amendments must be reviewed and approved separately. Please direct inquiries regarding this property to Gabriela Gutowski, Landmarks Preservationist.

PLEASE NOTE that Notice of Violation 08-1221 for the "Installation of signage panels at Momoyama Restaurant entrance on Emmons Avenue without permit(s)" issued on June 10, 2008; Notice of Violation 09-0980 for "Installation of awning ("Cherry Hill Gourmet") at rear entrance without permit(s)"; Notice of Violation 09-0981 for the "Installation of window signage ("Cherry Hill Gourmet") without permit(s)"; and Notice of Violation 09-0982 for "alteration of rear facade and installation of additional HVAC units without permit(s)", all issued on September 24, 2014, remain in force against the property and are not addressed under this permit. Failure to address these violation may result in the issuance of another 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). NOV's require a court appearance and a civil fine may be imposed.



Gabriela Gutowski

cc: Cory Herrala, Director of Technical Affairs, Sustainability and Resiliency/LPC; Katie Rice, Violations Officer/LPC

PROFESSOR ALTERNATIVE
190 EMMONS AVENUE
BROOKLYN, NY

OWNER

ARCHITECT

NSC ARCHITECTURE, PC
190 EMMONS AVENUE, BROOKLYN, NY 11201
ARCHITECTS

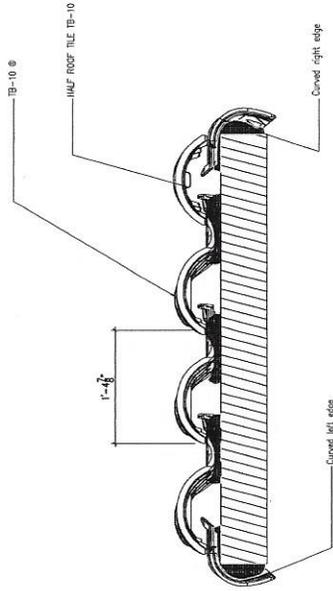
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SCALE: 1/8" = 1'-0"
DRAWN BY: [REDACTED]
CHECKED BY: [REDACTED]
DATE: 10/15/10

TITLE
ROOFING TILE DETAILS

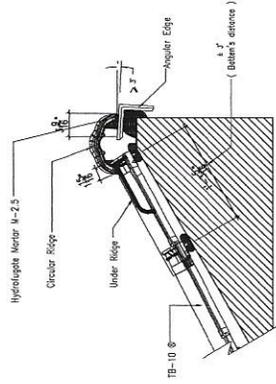
PROJECT NUMBER
16-2237

SCALE:
CHECKED BY:
DATE:
DRAWN BY:
DATE:
DWG. NO. OF 5

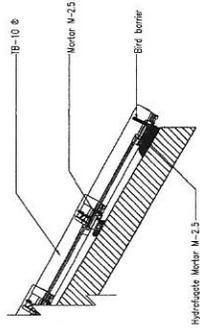
LPC 104.00



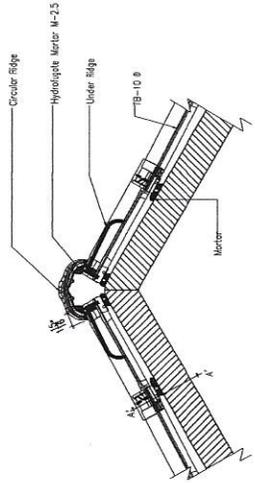
2 LEFT & RIGHT EDGE
SCALE: 1/8" = 1'-0"



4 RIDGE AT MONOHITCH ROOF
SCALE: 1/8" = 1'-0"



1 EAVE
SCALE: 1/8" = 1'-0"



3 RIDGE LINE
SCALE: 1/8" = 1'-0"