

DATE: 3/3/2015

LPC DOCKET #: 16-2563

LPC ACTION: APPROVED WITH MODIFICATIONS

ACTION REQUIRED BY OTHER AGENCIES: DOB

PERMIT TYPE: CERTIFICATE OF APPROPRIATENESS

Address: 123 Gates Avenue

Block: 1964 **Lot:** 70

Historic District: Clinton Hill

Description: A rowhouse built c. 1864 and later altered. Application is to construct a stoop, legalize and modify alterations to the façade performed without permit(s), replace windows and modify masonry openings at the rear extension. Zoned R6B.

COMMISSION FINDINGS

The Commission **NOTED** that the style, scale, materials, and details of the building are among the features which contribute to the special architectural and historical character of the Clinton Hill Historic District. The Commission further notes that the stoop was removed and the facade redesigned in the early 20th Century. Furthermore, staff notes that a perma-stone cladding which was present at designation was replaced with stucco and certain windows were replaced without Landmarks Preservation Commission permit(s).

The Commission **APPROVED WITH MODIFICATIONS**, finding:

- THAT the installation of the new stoop and door will return a missing historic feature to the building, while only removing a minimal amount of historic fabric which was added over time as part of a significant later alteration;
- THAT the new stoop and ironwork are simply designed and in keeping with materials and details of stoops historically found on buildings of this age and type;
- THAT the cementitious brownstone stucco material of the stoop will harmonize with the brownstone finish at the basement
- THAT the new paired wood and glass doors with a transom at the entrance is in keeping with historic doors found at the entrances to buildings of this age and type;
- THAT the proposed two-over-two, double hung wood windows will strengthen the regularity of the fenestration pattern, and are harmonious with the historic fenestration of the row, as well as to the building's later alterations;
- THAT the existing brownstone tinted stucco facade cladding at the primary elevation matches the tonal range of the painted brick facade visible in the historic tax photo, and is in keeping with the historic layering of change THAT has happened to this building over time;
- THAT the proposed decorative open brickwork at the rear el and the metal deck will be only minimally visible from any public thoroughfare, and will not detract from the special architectural or historic character of the building or historic district.
- THAT while not original to the building, the leaded glass casement window at the basement of the front façade is part of a significant later alteration. Therefore, the Commission recommends
- THAT this window be retained.

However, in voting to grant this approval, the Commission required:

- THAT the applicant work with staff to develop a methodology for preserving the leaded glass casement basement level window.

Please note that these "Commission Findings" are a summary of the findings related to the application. **This is NOT a permit or approval to commence any work.** No work may occur until the Commission has issued a Certificate of Appropriateness, which requires review and approval of Department of Buildings filing drawings and/or other construction drawings related to the approved work. In addition, no work may occur until the work has been reviewed and approved by other City agencies, such as the Department of Buildings, as required by law.