

April 21, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 1, LPC-26-08230

231 Argyle Road – Beverley Square West Historic District Borough of Brooklyn

To testify virtually, please join Zoom

Webinar ID: 160 200 9644

Passcode: 979898

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

Note: If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.

231 Argyle Rd., Brooklyn
Beverley Square West Historic District

Application to install remove 2 unoriginal windows at Southern gable facade and install larger Palladian window

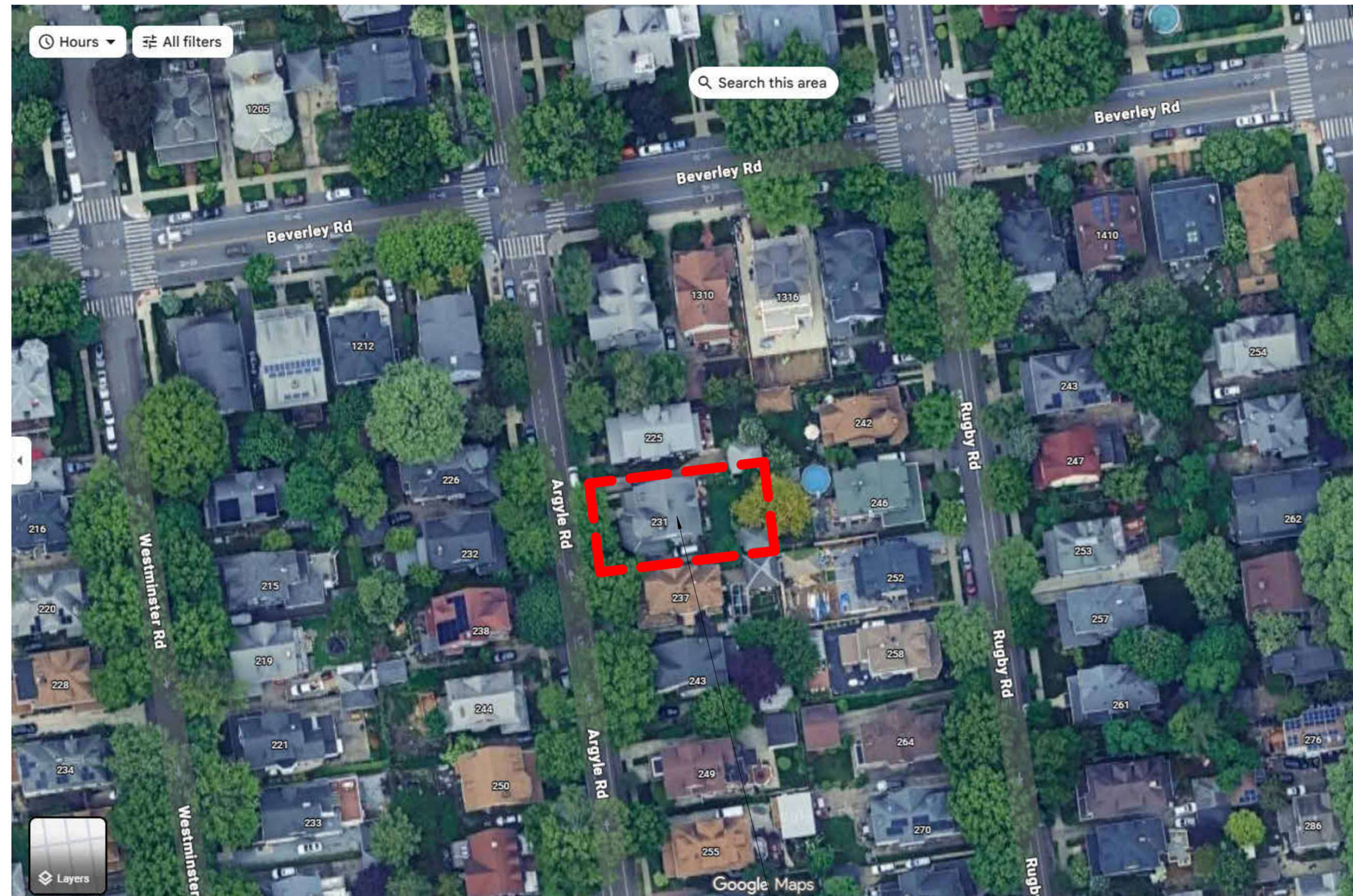


STREET VIEW - WEST FACADE



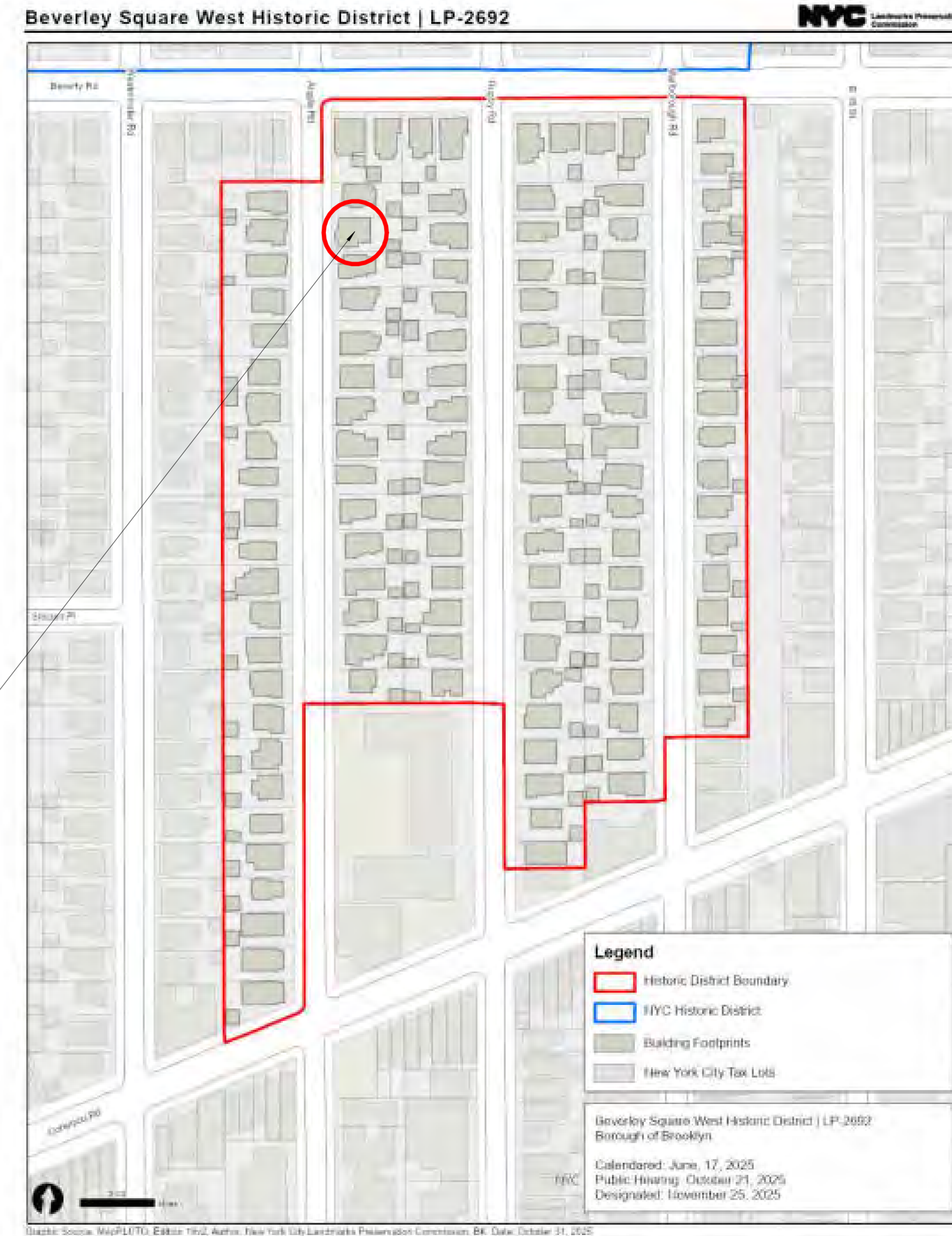
SIDE VIEW - SOUTH FACADE

CURRENT AERIAL VIEW OF 231 ARGYLE AND SURROUNDINGS



231 ARGYLE ROAD

LANDMARKS MAP



NYC Landmarks Preservation Commission

Designation Report
Beverley Square West
Historic District

Designation List 547
LP-2692
5 of 194



231 ARGYLE RD - 1940'S TAX PHOTO



231 ARGYLE RD - SITE VISIT PHOTO SHOWING CURRENT CONDITION

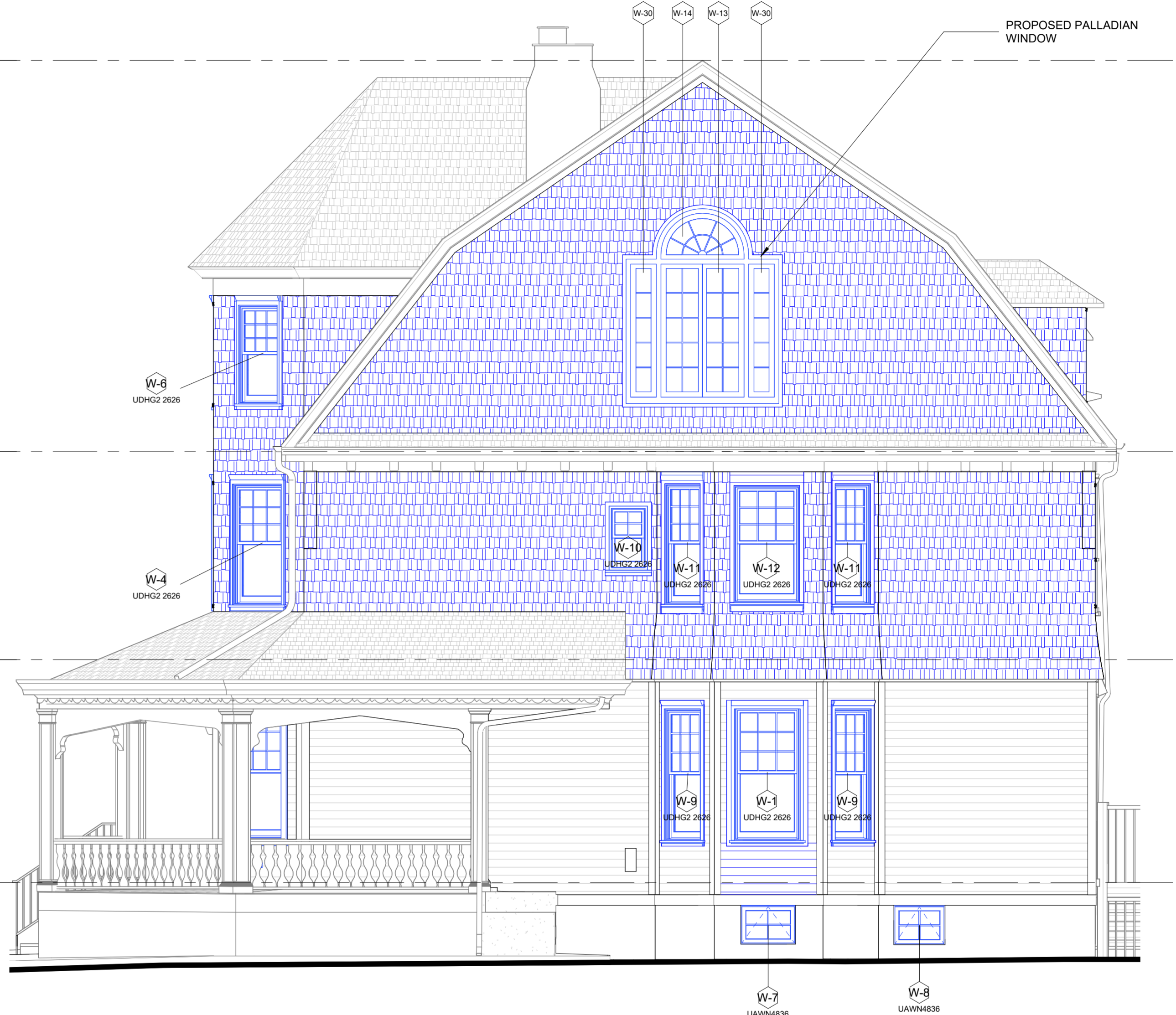
231 ARGYLE RD

BROOKLYN, NY 11218

© BOWERBIRD ARCHITECTS - DO NOT SCALE FROM DRAWINGS



1 SOUTH ELEVATION - DEMO
1/4" = 1'-0"



3 SOUTH ELEVATION - PROPOSED
1/4" = 1'-0"

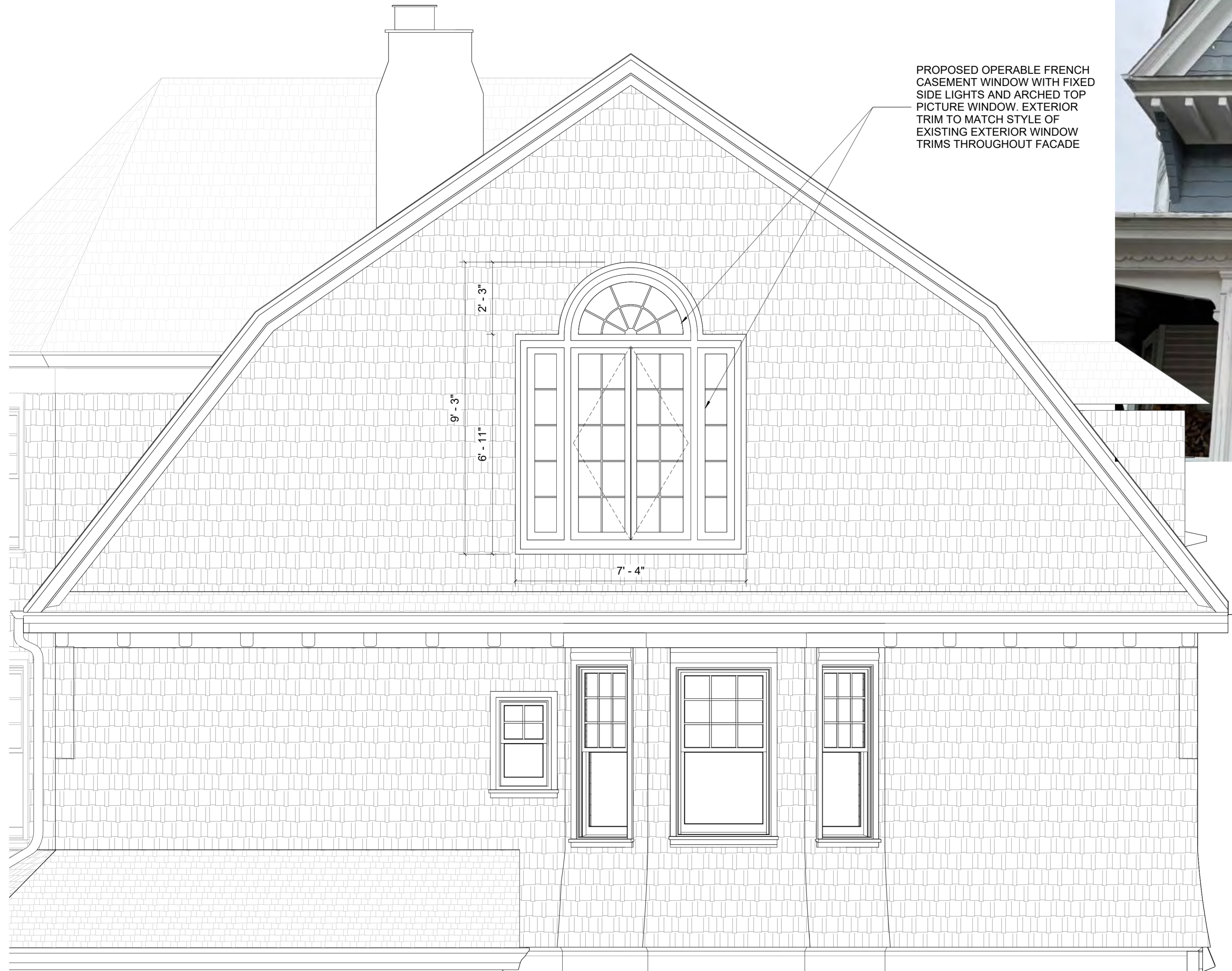
DEMO LEGEND:

	EXISTING TO REMAIN
	TO BE DEMOLISHED

PROPOSED EXTERIOR LEGEND

	PROPOSED CLADDING
	PROPOSED WINDOWS + DOORS
	EXISTING

- GENERAL NOTES**
- All exterior trim to be repaired and refinished.
 - All rotted molding and trim to be cut away and replaced to match original.
 - Horizontal clapboard at 1st floor level to be refinished: thoroughly scraped, sanded, repaired where necessary, primed and painted. See material spec's for paint type and color.
 - All existing cladding above 1st floor to be removed down to original sheathing. Refer to Abatement filing.
 - Use 1/4" Cedar Breather on top of vapor barrier for all areas with new cladding.
 - Porch ceiling to be repaired, replaced to match where necessary and refinished.
 - Repair, replace to match where necessary, and refinish porch floor.



EXISTING WINDOWS TO BE REMOVED

EXISTING WINDOW ASSEMBLY, PARTIALLY BLOCKED OFF FROM THE INTERIOR

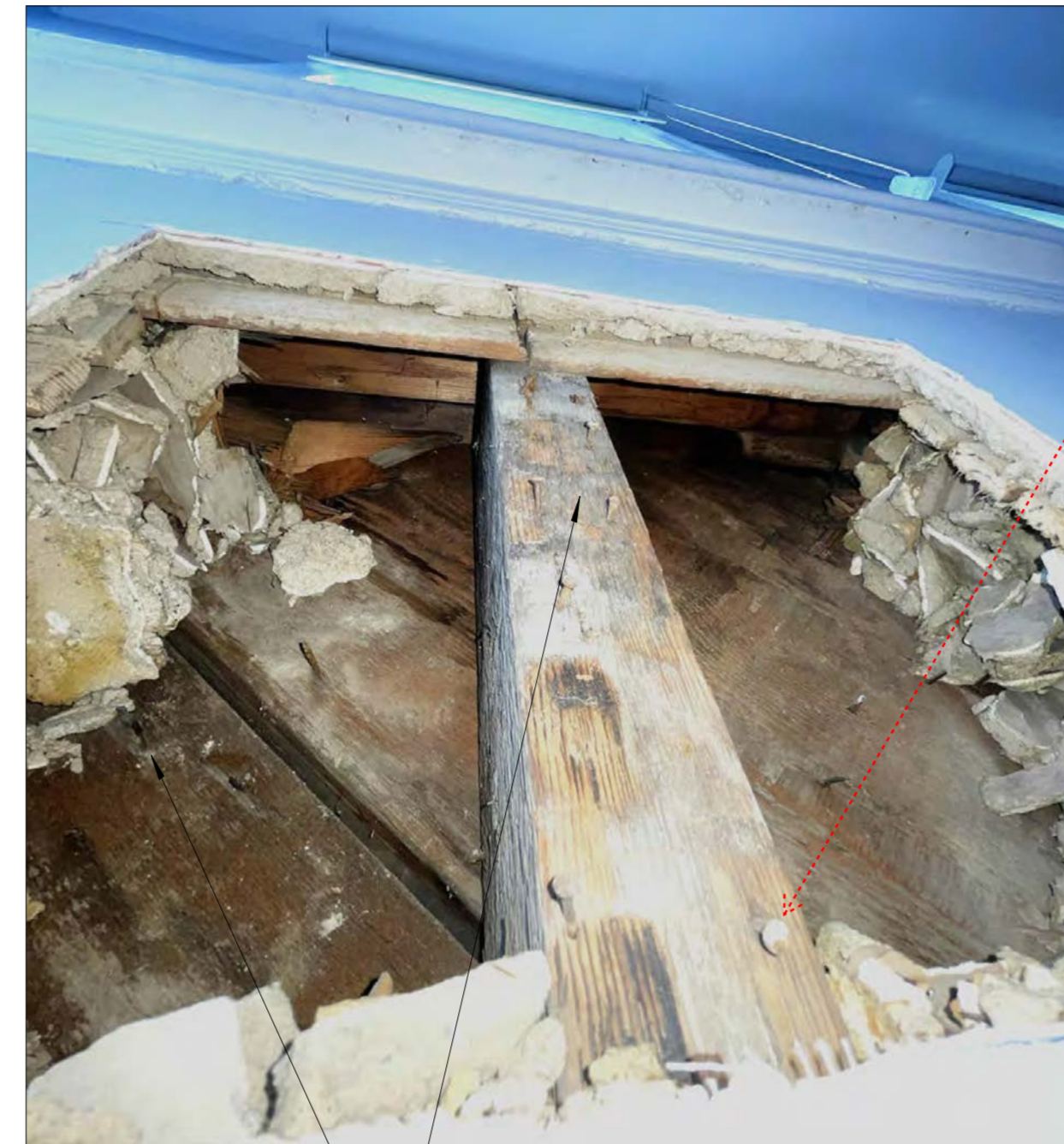
PROPOSED OPERABLE FRENCH CASEMENT WINDOW WITH FIXED SIDE LIGHTS AND ARCHED TOP PICTURE WINDOW. EXTERIOR TRIM TO MATCH STYLE OF EXISTING EXTERIOR WINDOW TRIMS THROUGHOUT FACADE



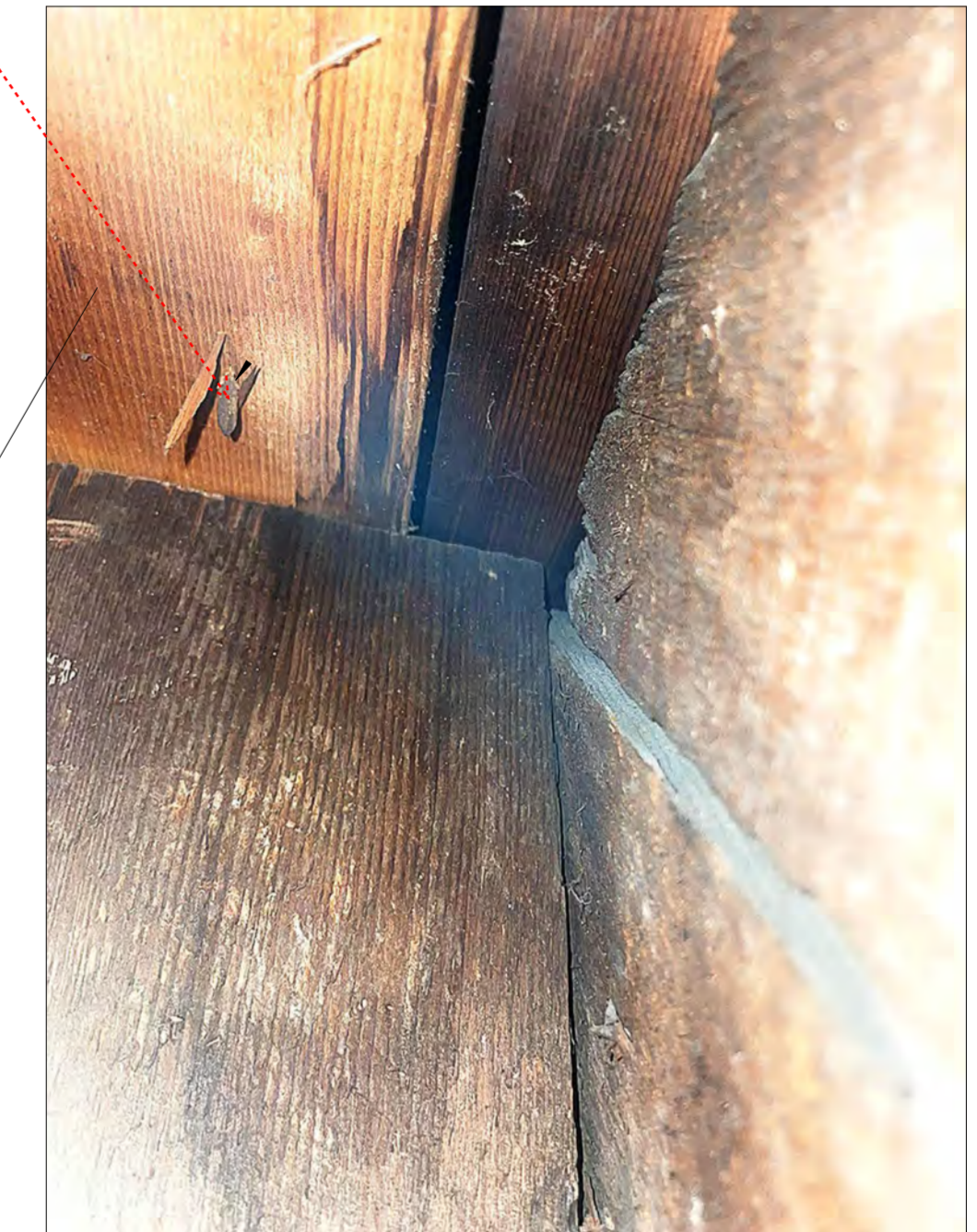
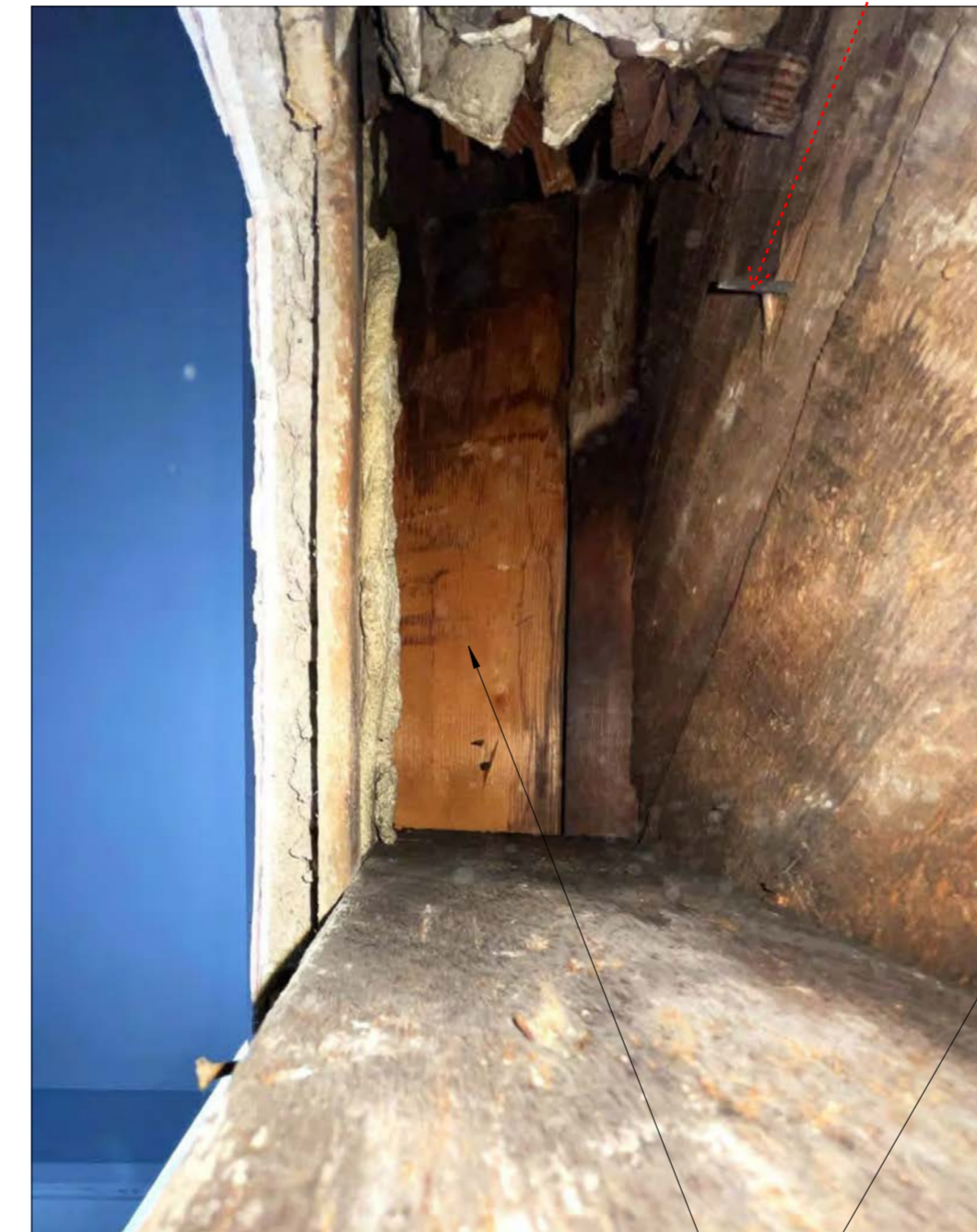
1 SOUTH ELEVATION - PROPOSED DETAIL
1/2" = 1'-0"



A

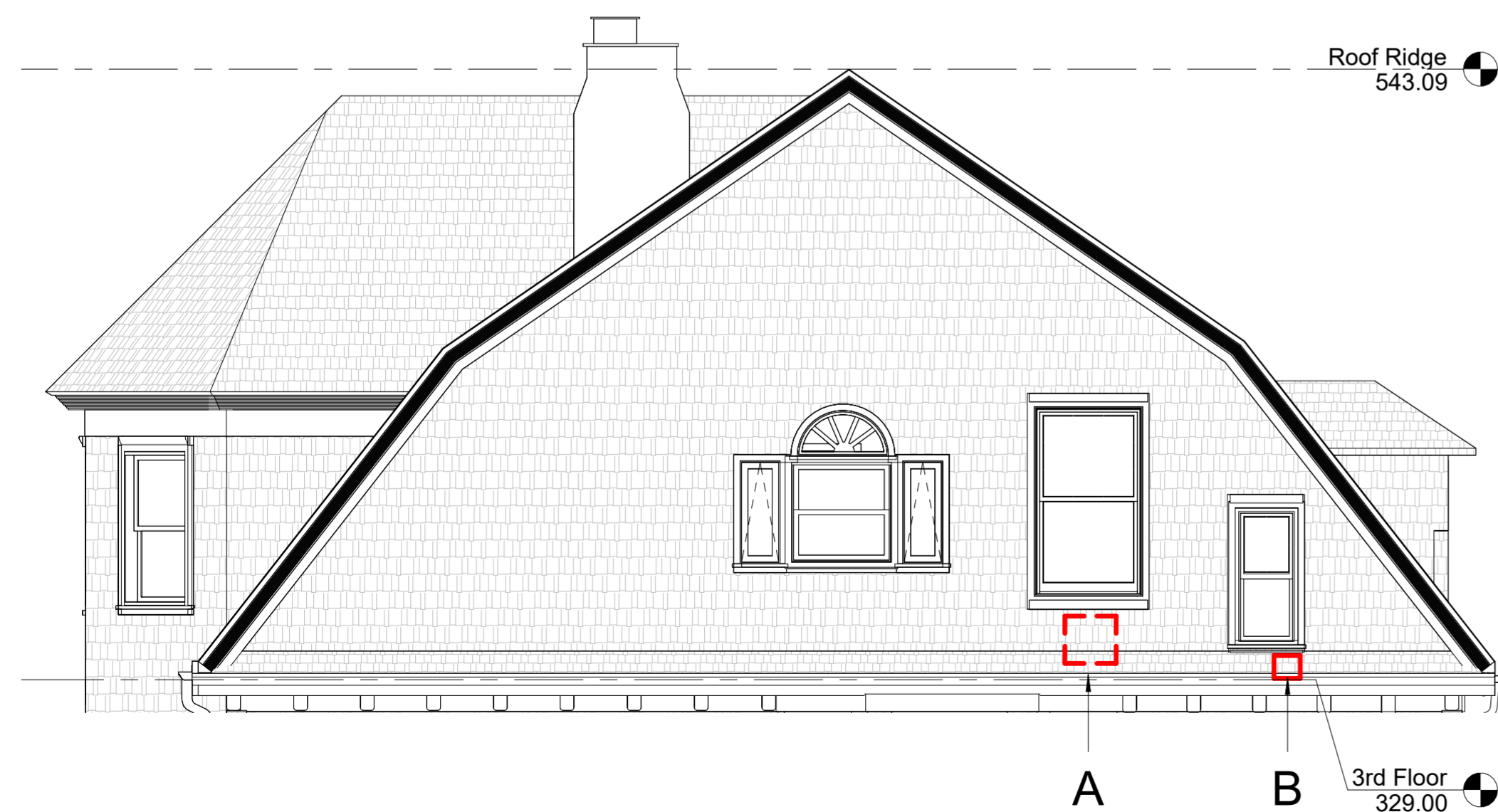


OLD SQUARE CUT NAILS AT AT ORIGINAL SHEATHING VS. NEWER NAILS AT SILL



OLD WOOD FRAMING AND SHEATHING VS. NEWER WOOD FRAMING AT SILL

NEWER FINER MILLED FRAMING AT SILL AND BLOCKING BELOW SILL AND NEW PLYWOOD WALL BOARD

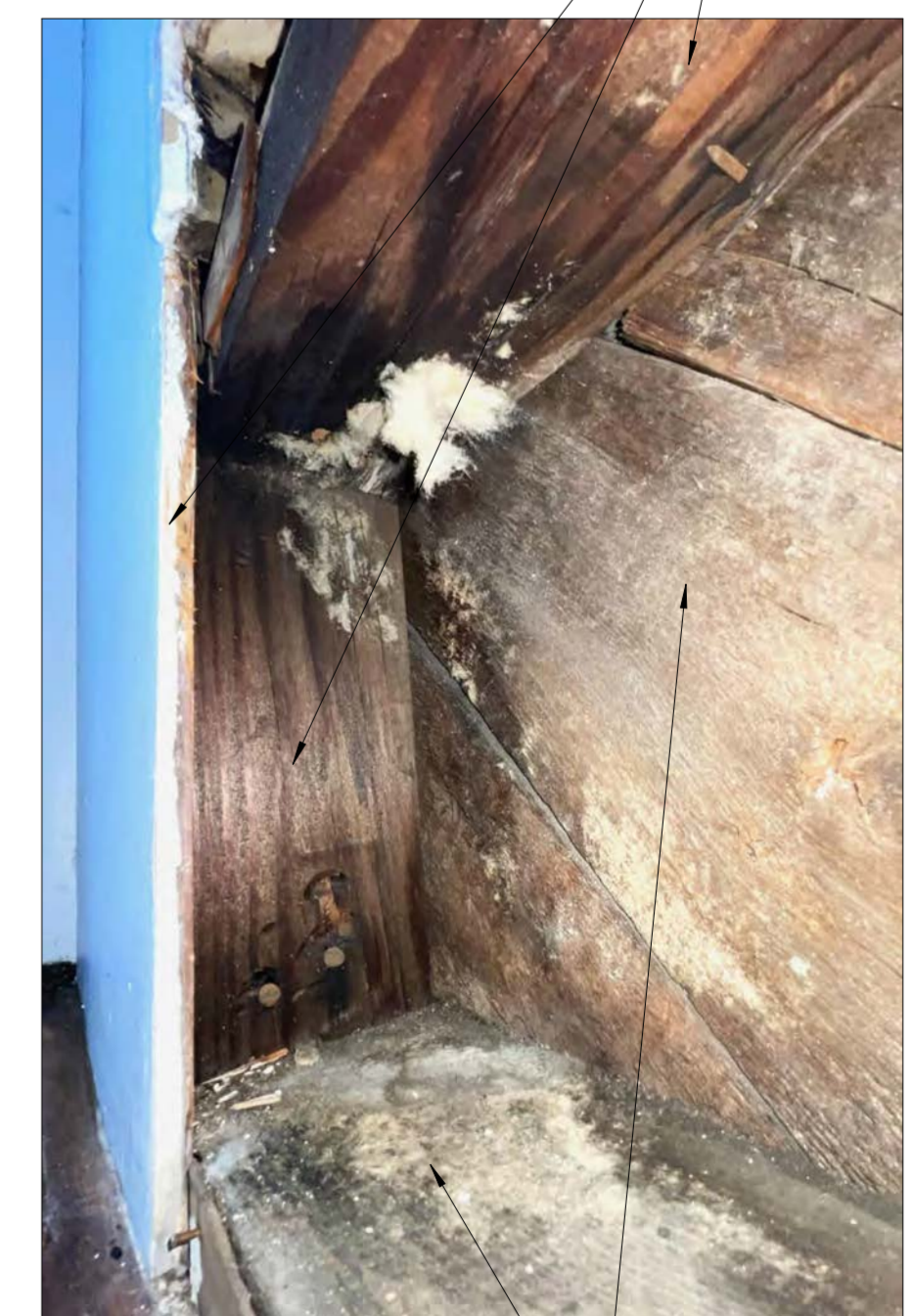


SOUTH ELEVATION - 3RD FL WINDOWS
PROBES
1/4" = 1'-0"

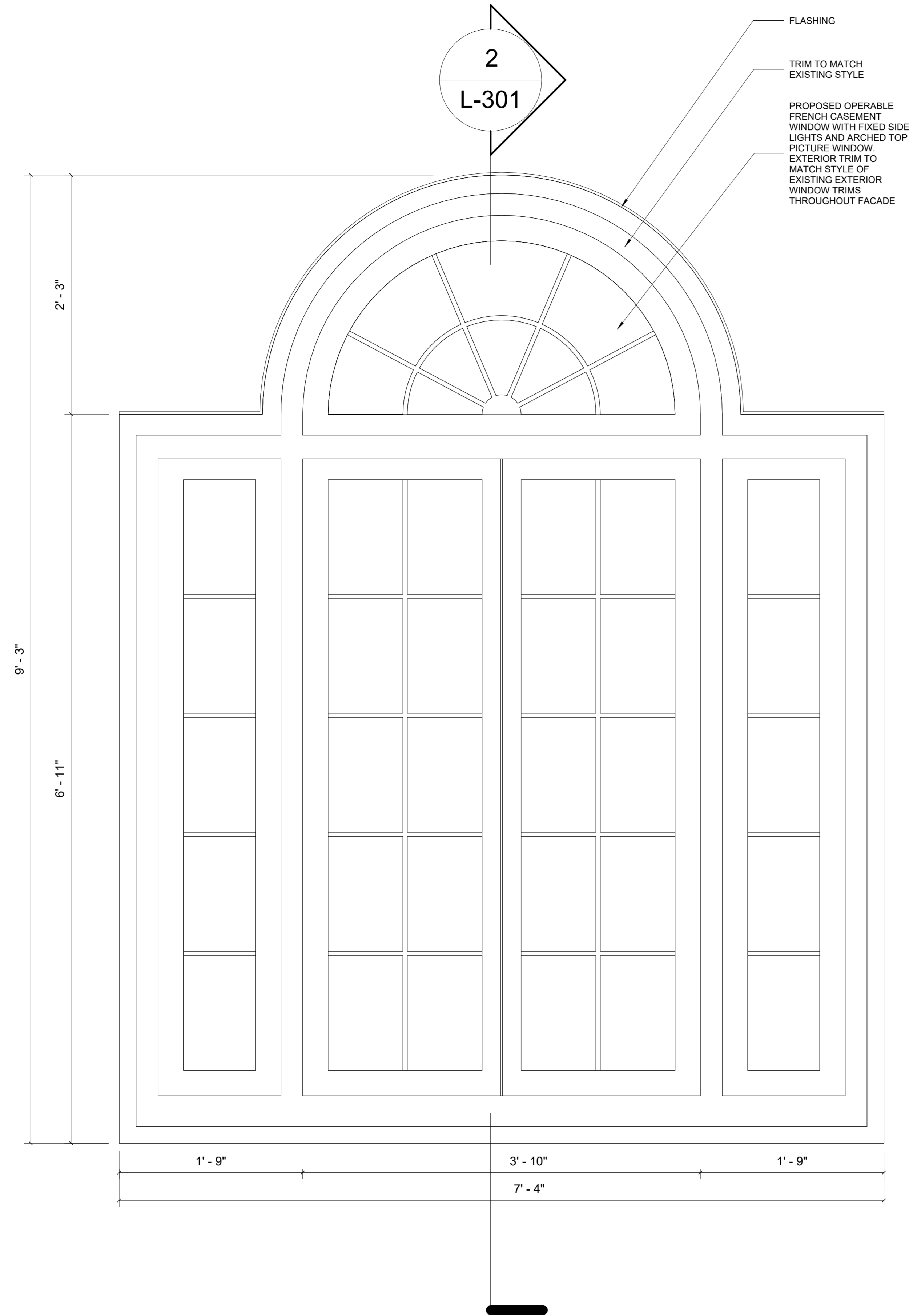
INTERIOR PROBES



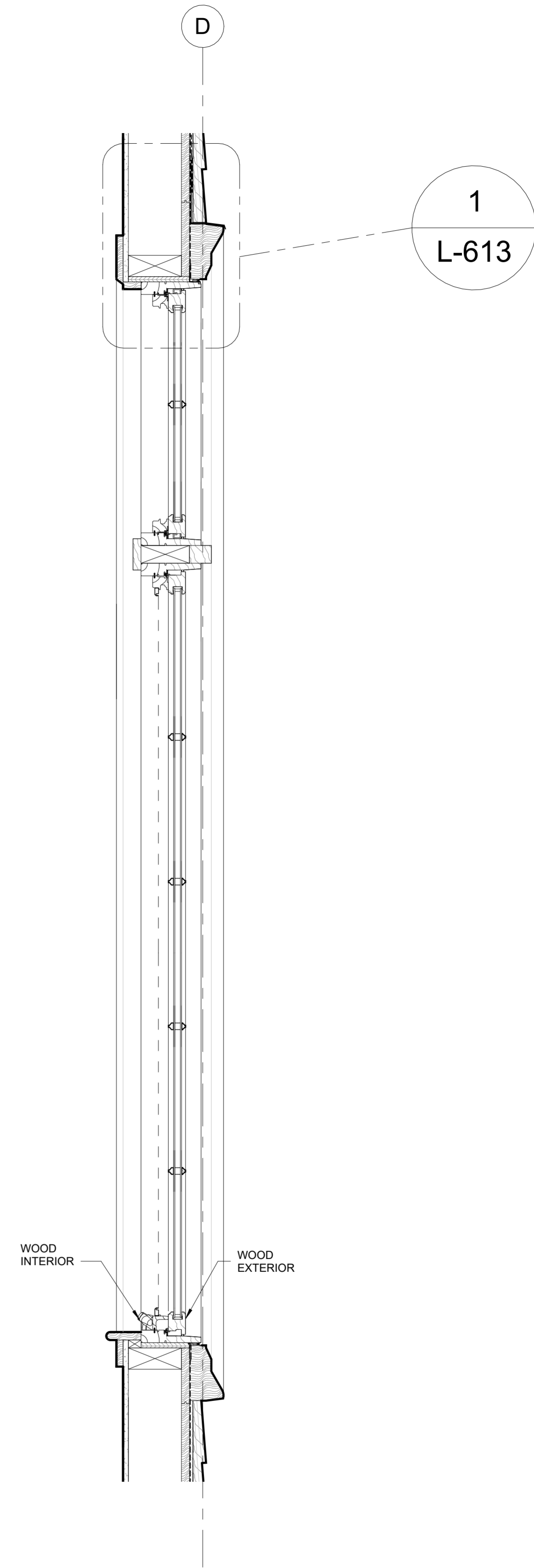
B



ROUGH MILLED ORIGINAL FRAMING AND SHEATHING



③ SOUTH ELEVATION - PROPOSED
PALLADIAN WINDOW
1 1/2" = 1'-0"



② SECTION - PROPOSED PALLADIAN
WINDOW
1 1/2" = 1'-0"



PROPOSED
PALLADIAN WINDOW

1 PROPOSED SOUTH WEST
PERSPECTIVE



EXISTING
ARCHED
WINDOW

3 PROPOSED NORTH WEST
PERSPECTIVE



1016 BEVERLEY ROAD



228 MARLBOROUGH ROAD



FORMAT PRECEDENT:
FRENCH CASEMENT
WITH ARCHED TOP



286 ARGYLE ROAD



LARGE ARCHED WINDOW
IN BOTH PALLADIAN
ARRANGMENTS AND
SINGLE HUNG



281 RUGBY ROAD



LARGE WINDOW
ASSEMBLY WITH
ARCH TOP
GEOMETRY ON
SIDE FACADE



243 ARGYLE: EXISTING PRECEDENT OF 3RD FLOOR SIDE
FACADE WITH NO ASYMMETRICAL FENESTRATION

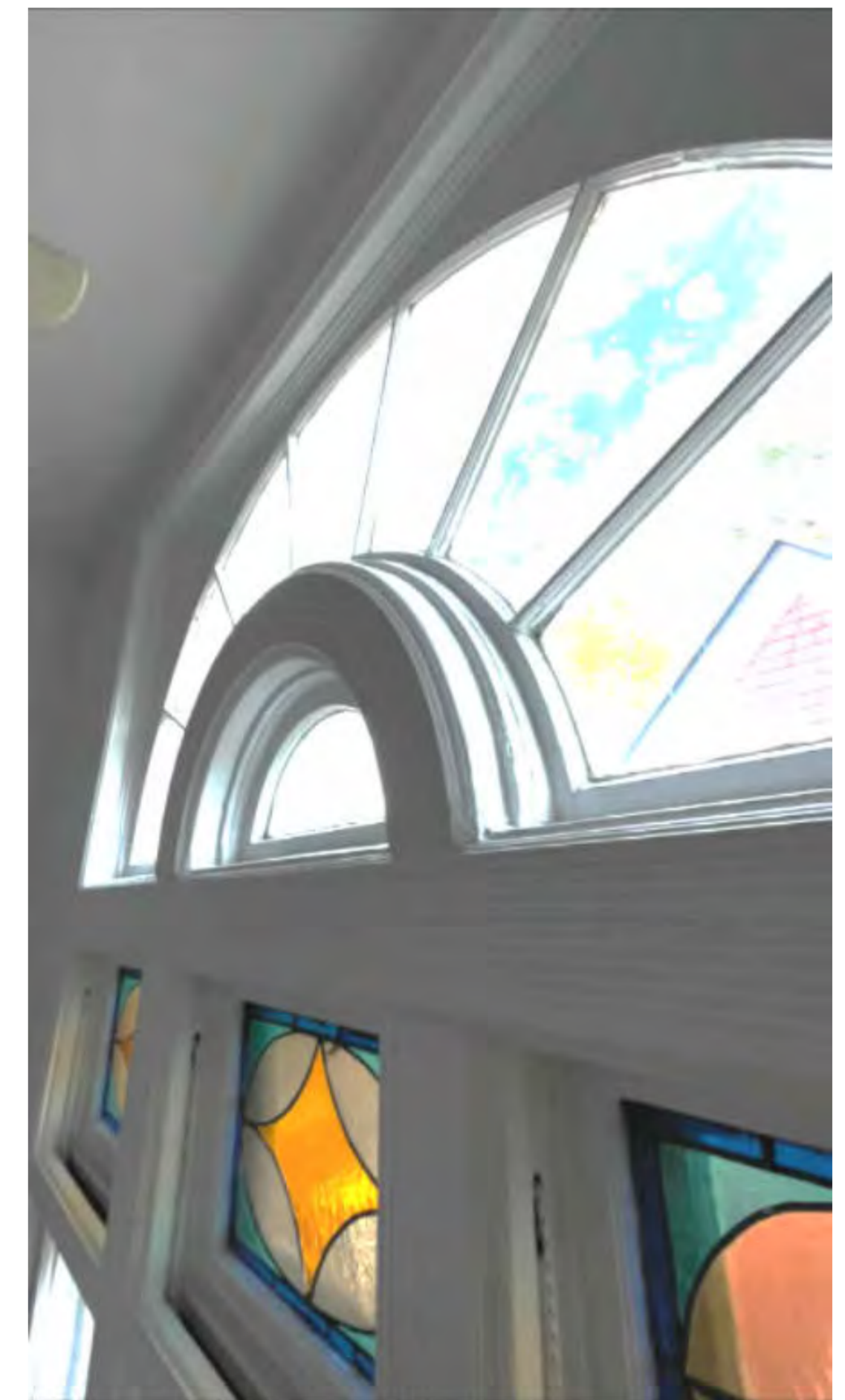


198 MARLBOROUGH RD: EXISTING PRECEDENT
OF LARGE ARCHED WINDOW ON SIDE FACADE

231 ARGYLE RD

BROOKLYN, NY 11218

© BOWERBIRD ARCHITECTS - DO NOT SCALE FROM DRAWINGS



231 ARGYLE ROAD - NORTH FACADE
HISTORIC LARGE ARCHED WINDOW
ASSEMBLY. CLEAR PRECEDENT OF
LARGE ARCHED WINDOW ASSEMBLY AT
SIDE OF BUILDING

INTERIOR VIEWS OF WEST FACING
WINDOW AT 3RD FLOOR



231 ARGYLE ROAD - SOUTH FACADE
PROPOSED PALLADIAN WINDOW
PHOTO MONTAGE

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APPENDIX

231 ARGYLE RD

BROOKLYN, NY 11218

Architect

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LANDMARKS SUBMISSION

04/21/2026

DOB EXAMINER - SEAL & SIGNATURE

DATE	REVISION

PROJECT

231 Argyle Rd
Brooklyn, NY 11218

TITLE

DEMOLITION & PROPOSED
ELEVATIONS WEST

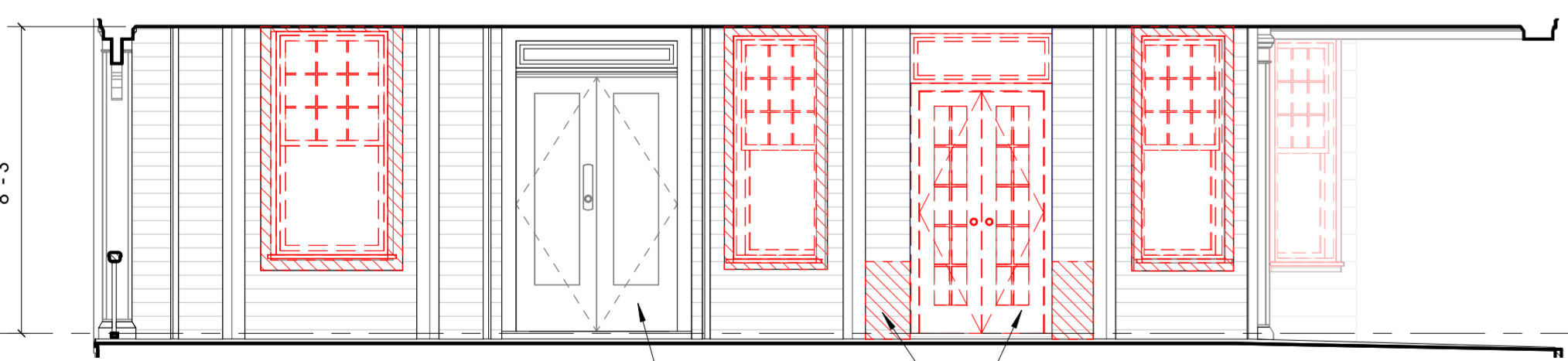
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ZONING MAP	16C	LOT	49
SEAL & SIGNATURE	DATE	Issue Date	
	JOB NO.:	Number	
	SCALE:	1/4" = 1'-0"	
DRAWING NO.:			L-601.00



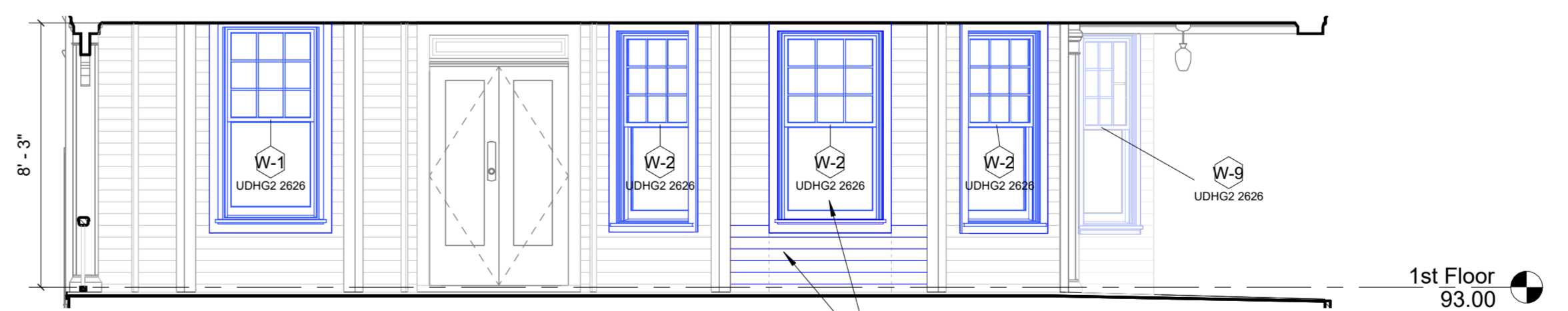
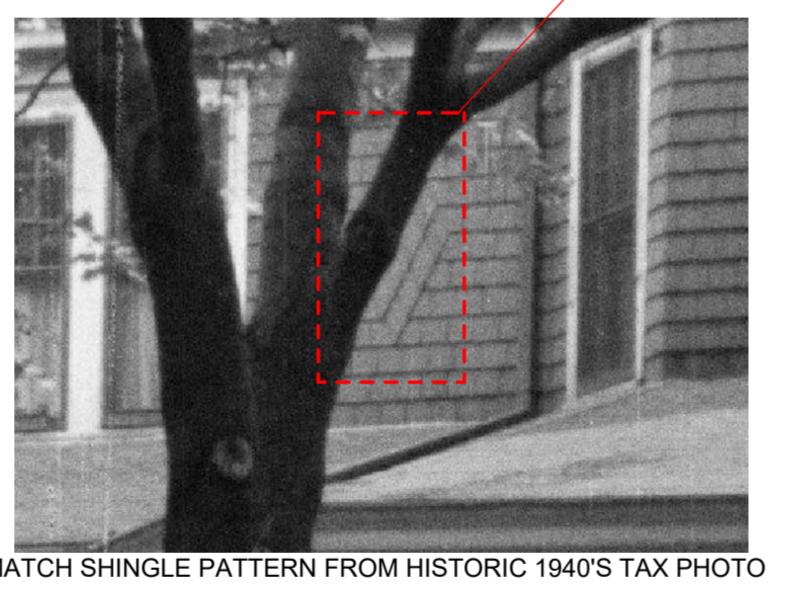
1 WEST ELEVATION - DEMO - L
1/4" = 1'-0"



2 WEST ELEVATION - PROPOSED - L
1/4" = 1'-0"



3 WEST ELEVATION - DEMO - PORCH CUT - L
1/4" = 1'-0"



4 WEST ELEVATION - PROPOSED - PORCH CUT - L
1/4" = 1'-0"

DEMO LEGEND:

	EXISTING TO REMAIN
	TO BE DEMOLISHED

PROPOSED EXTERIOR LEGEND

	PROPOSED WINDOWS + DOORS
	PROPOSED CLADDING
	EXISTING

GENERAL NOTES

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04/21/2026

DOB EXAMINER - SEAL & SIGNATURE

DATE	REVISION

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Brooklyn, NY 11218

TITLE

DEMOLITION & PROPOSED
ELEVATIONS EAST

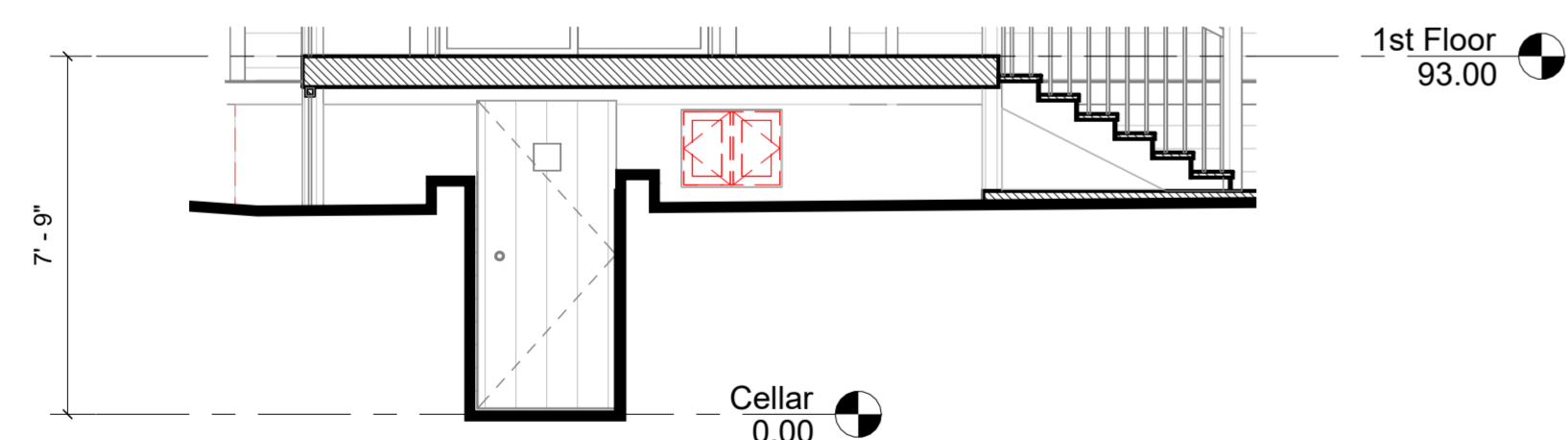
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SEAL & SIGNATURE	DATE	Issue Date	
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	SCALE:	1/4" = 1'-0"	



L-602.00



2 EAST ELEVATION - DEMO - L
1/4" = 1'-0"



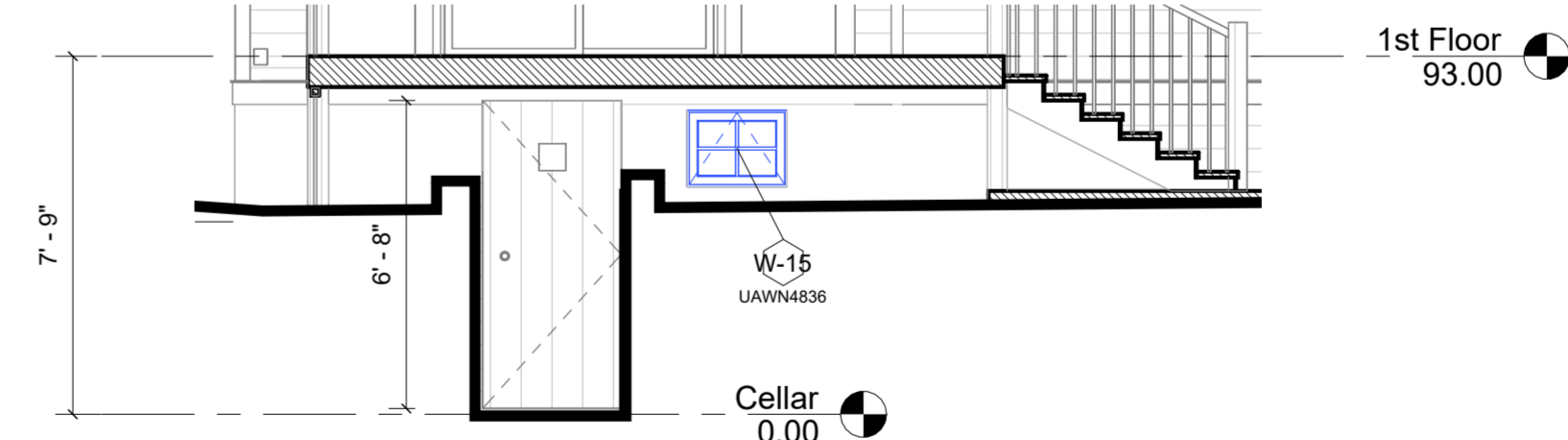
4 EAST ELEVATION - DEMO - DECK CUT - L
1/4" = 1'-0"

DEMO LEGEND:

- EXISTING TO REMAIN
- TO BE DEMOLISHED



1 EAST ELEVATION - PROPOSED - L
1/4" = 1'-0"



3 EAST ELEVATION - PROPOSED - DECK
CUT - L
1/4" = 1'-0"

PROPOSED EXTERIOR LEGEND

- PROPOSED WINDOWS + DOORS
- PROPOSED CLADDING
- EXISTING

GENERAL NOTES

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Picture taken as the office stood in the street at Beverley Road and 17th Street, resting over night.



East 19th Street and Avenue C looking North. This picture was also taken in 1899. The little office to the right was made twice the size in 1900, and in 1901 moved from 19th Street to 15th Street in Beverley Square West.



FRONT VIEW

It was on the opposite side of the street from the first house we built and was likewise too good for the neighborhood, but not so universally pronounced as further evidence of our folly.

Front and rear view of one of our houses of second building operation. This house was fought over by two purchasers before completion.



REAR VIEW

EXCERPT FROM ORIGINAL SEARS CATALOGUE ADVERTISING THE DEVELOPMENT OF BEVERLEY SQUARE. NOTE THE PORCH BAY WINDOWS, AND NO FRENCH DOORS TO THE PORCHES

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231 Argyle Rd
Brooklyn, NY 11218

TITLE

HISTORICAL DOCUMENTATION - ORIGINAL DESIGN

ZONING DISTRICT	R6B	BLOCK	333
ZONING MAP	16C	LOT	49
SEAL & SIGNATURE		DATE	Issue Date
		JOB NO.:	Number
		SCALE:	
		DRAWING NO.:	



L-604.00



BAY WINDOWS AT PORCH. NO ORIGINAL PRECEDENT OF FRENCH DOORS IN BAYS



232 ARGYLE ROAD



286 ARGYLE ROAD

DOUBLE HUNG WINDOW, SAME AS ADJACENT WINDOWS. NO FRENCH DOORS



291 ARGYLE ROAD



341 WESTMINSTER ROAD

231 ARGYLE RD

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BAY WINDOW PRECEDENTS

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FACADE DETAILS, EXISTING

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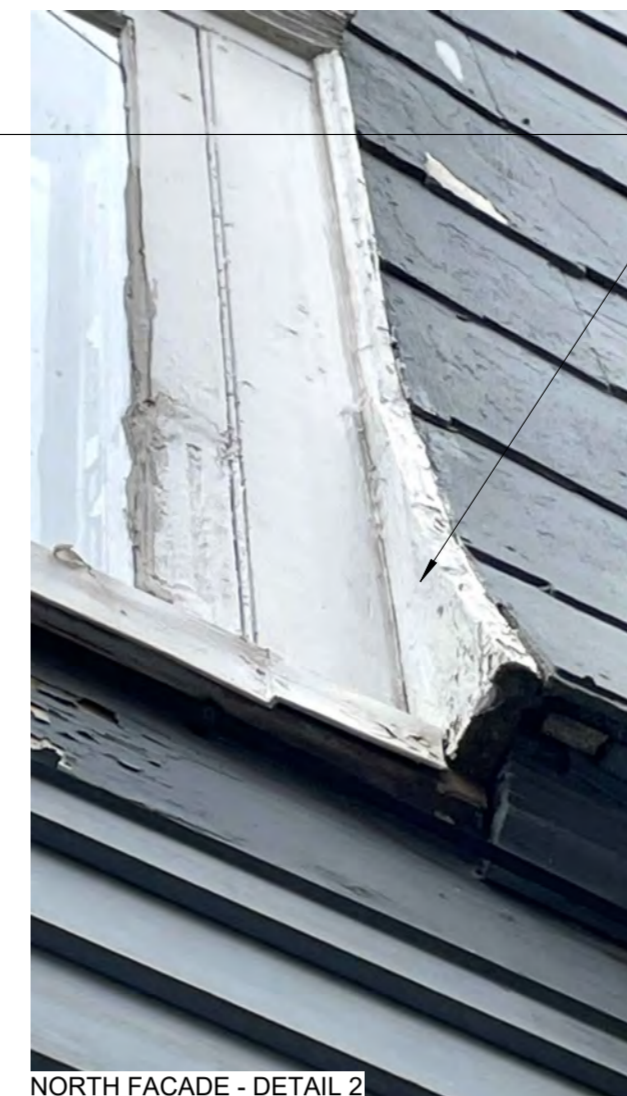
REPLACE ALL WINDOW TRIM IN KIND THROUGHOUT ALL FACADES



NORTH FACADE



NORTH FACADE - DETAIL 1



NORTH FACADE - DETAIL 2



NORTH FACADE - DETAIL 3

EXISTING CLAPBOARD SIDING TO BE SANDED AND REPAINTED THROUGHOUT. BENJAMIN MOORE WHITE TO MATCH EXISTING COLOR OF CLAPBOARD AT PORCH. SEE LPC GUIDLINES IN APPENDIX OF THIS SET.



SOUTH FACADE

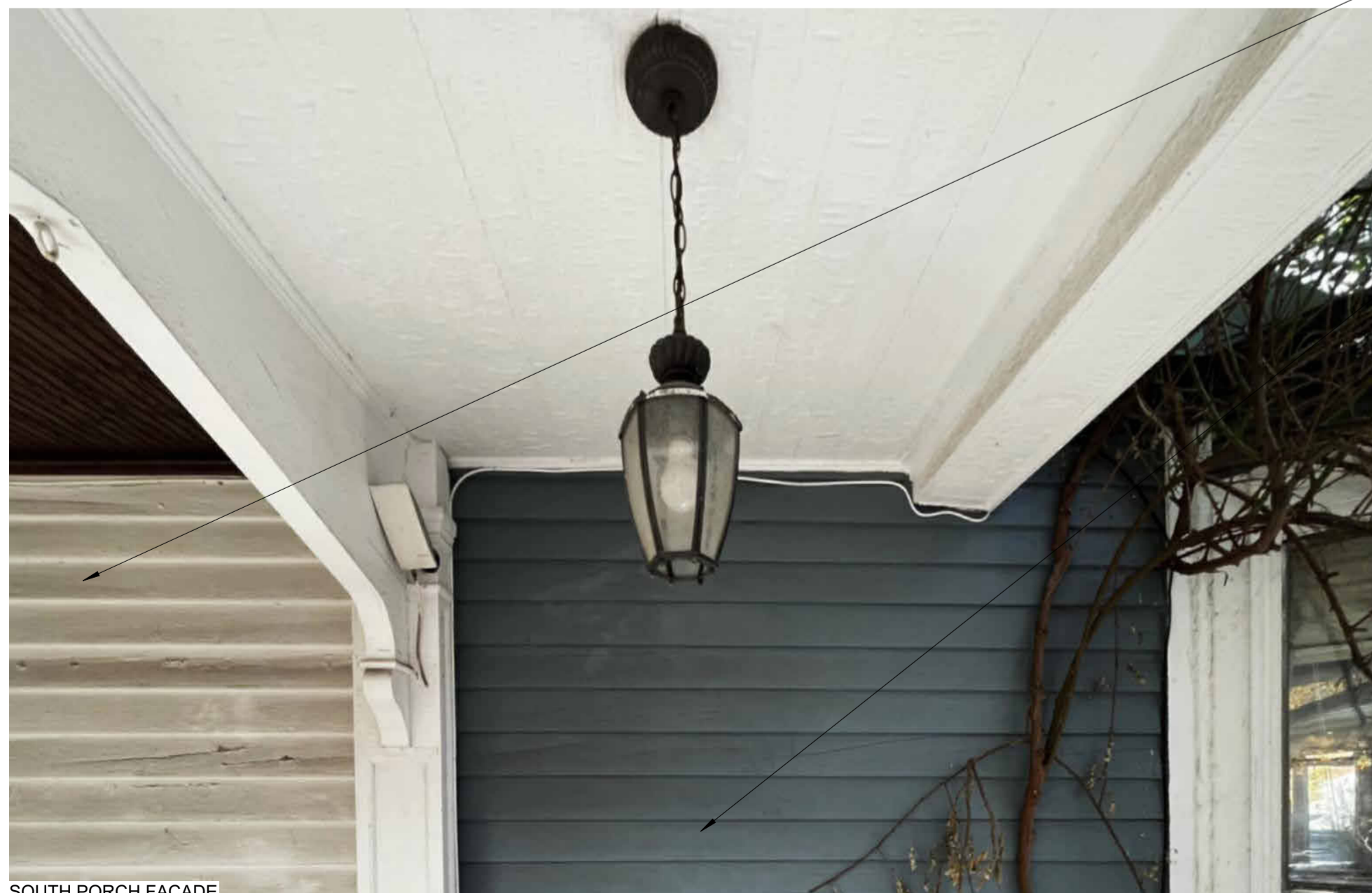


SOUTH FACADE BAY

ABATEMENT OF CEMENTITIOUS SHINGLES AT 2ND AND 3RD FLOOR FACADE. EXISTING SHEATHING AND STRUCTURE TO REMAIN.

EXISTING CLAPBOARD SIDING TO BE SANDED AND REPAINTED THROUGHOUT. BENJAMIN MOORE WHITE TO MATCH EXISTING COLOR OF CLAPBOARD AT PORCH. SEE LPC GUIDLINES IN APPENDIX OF THIS SET.

ALL ORIGINAL TRIM WILL BE REHABILITATED: SCRAPPED, PATCHED, PAINTED. ANY ROTTED WOOD TO BE REPLACED WITH NEW WOOD. ALL NEW PIECES TO MATCH ORIGINAL PROFILES. SEE NOTE FOR LPC GUIDELINES IN APPENDIX OF THIS SET



SOUTH PORCH FACADE



WEST PORCH FACADE



PORCH STRUCTURE & BALUSTRADE



PORCH STRUCTURE AND ROOF

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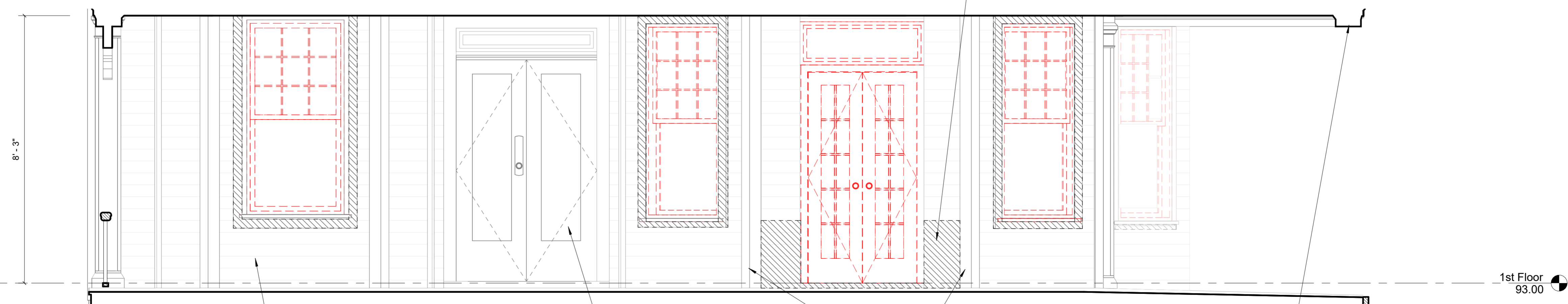
EXISTING FRENCH DOORS ARE NOT THOUGHT TO BE ORIGINAL DUE TO EXISTING PRECEDENTS THROUGHOUT THE NEIGHBORHOOD. THE PROPOSED DESIGN DEMO'S THE FRENCH DOORS AND REPLACES WITH DOUBLE HUNG WINDOW TO MATCH DIMENSIONS AND STYLE OF EXISTING BAY WINDOWS.

NEW WINDOWS TO MATCH DIMENSION AND STYLE OF EXISTING WINDOWS



1 WEST ELEVATION - PORCH PROPOSED
1/2" = 1'-0"

WINDOW TO REPLACE EXISTING DOOR. REPLACE FULL WIDTH CLAPBOARDS UNDERNEATH NEW WINDOW.



2 WEST ELEVATION - PORCH DEMO
1/2" = 1'-0"

EXISTING CLAPBOARD SIDING TO BE SANDED AND REPAINTED THROUGHOUT. BENJAMIN MOORE WHITE. SEE LPC GUIDELINES IN APPENDIX OF THIS SET.

EXISTING DOORS AND TRANSOM TO REMAIN

ALL ORIGINAL TRIM WILL BE RE-HABILITATED: SCRAPED, PATCHED, PAINTED. ANY ROTTED WOOD TO BE REPLACED WITH NEW WOOD. ALL NEW PIECES TO MATCH ORIGINAL PROFILES. SEE NOTE FOR LPC GUIDELINES IN APPENDIX OF THIS SET

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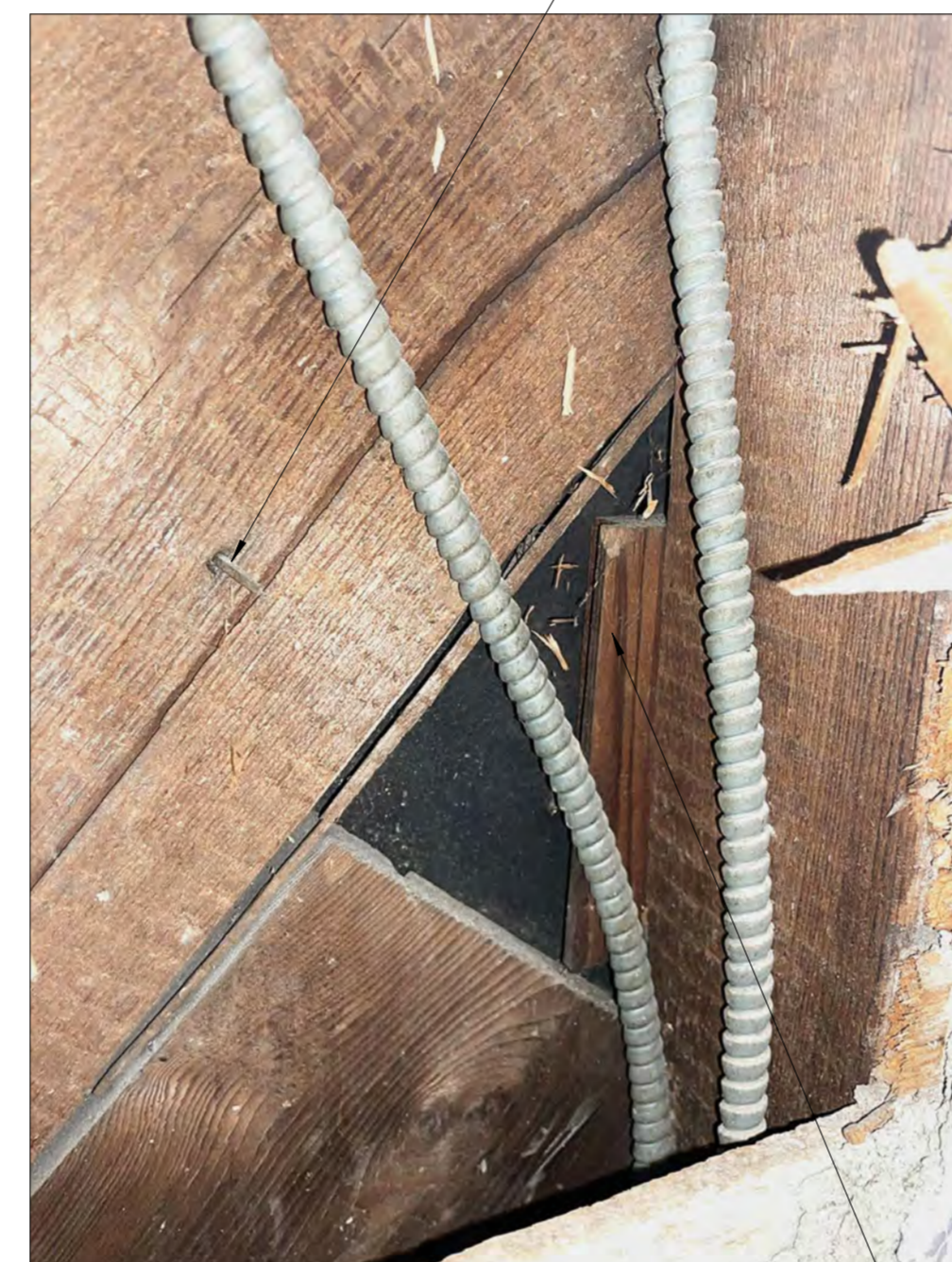
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EXISTING FRENCH DOOR
PROBES

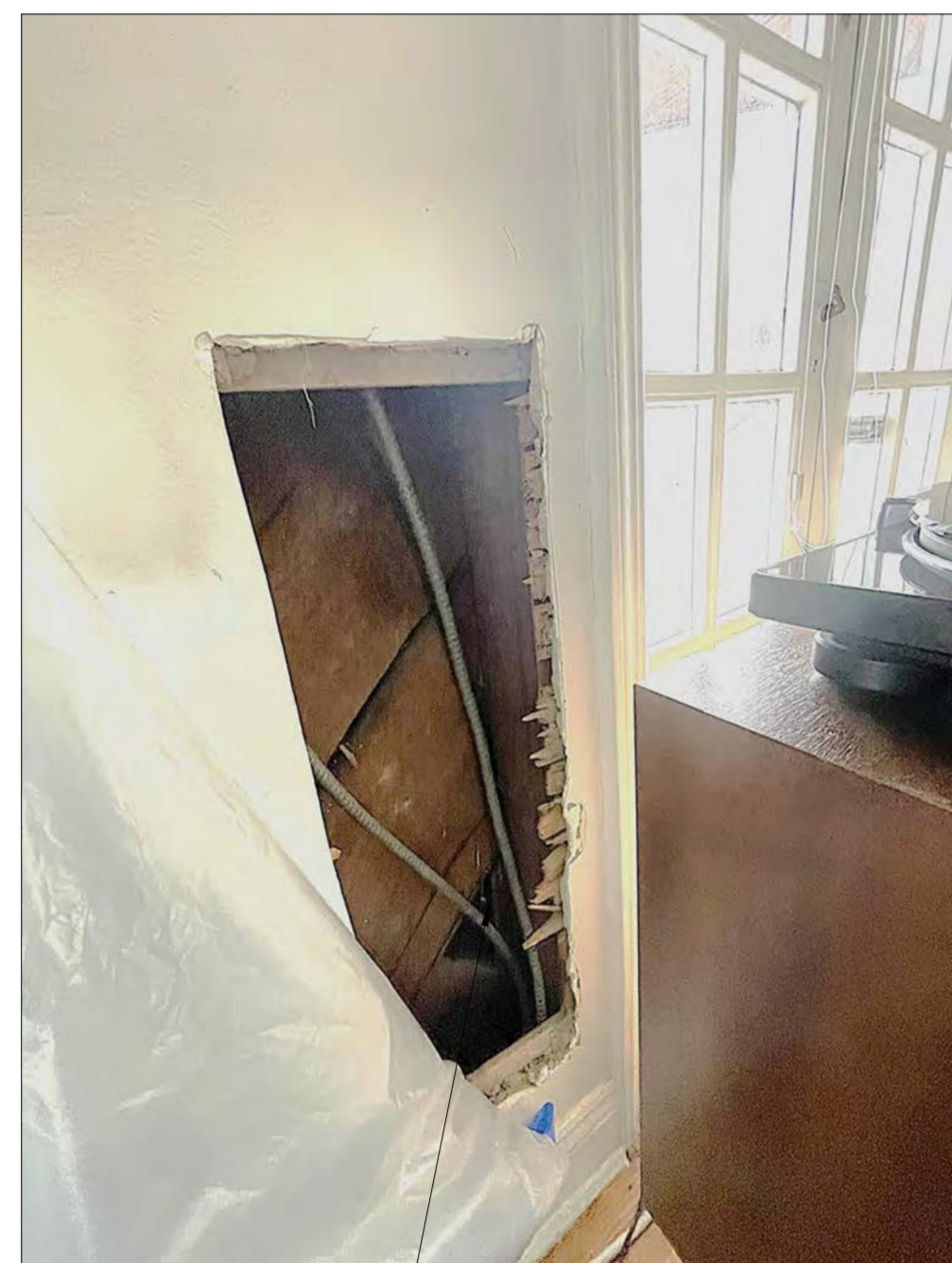
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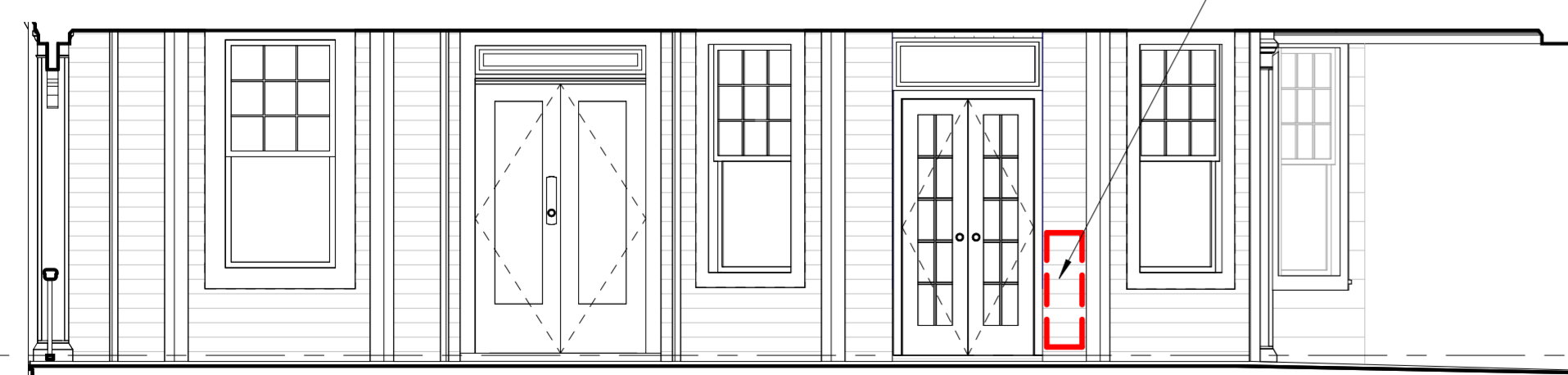
FLAT CUT NAIL FROM ORIGINAL
CONSTRUCTION VS NEWER STYLE
NAIL USED DURING ALTERATION



LOOSE DIAGONAL SHEATHING, CUT
DURING ALTERATION OF ORIGINAL
DOUBLE HUNG WINDOW INTO FRENCH
DOORS

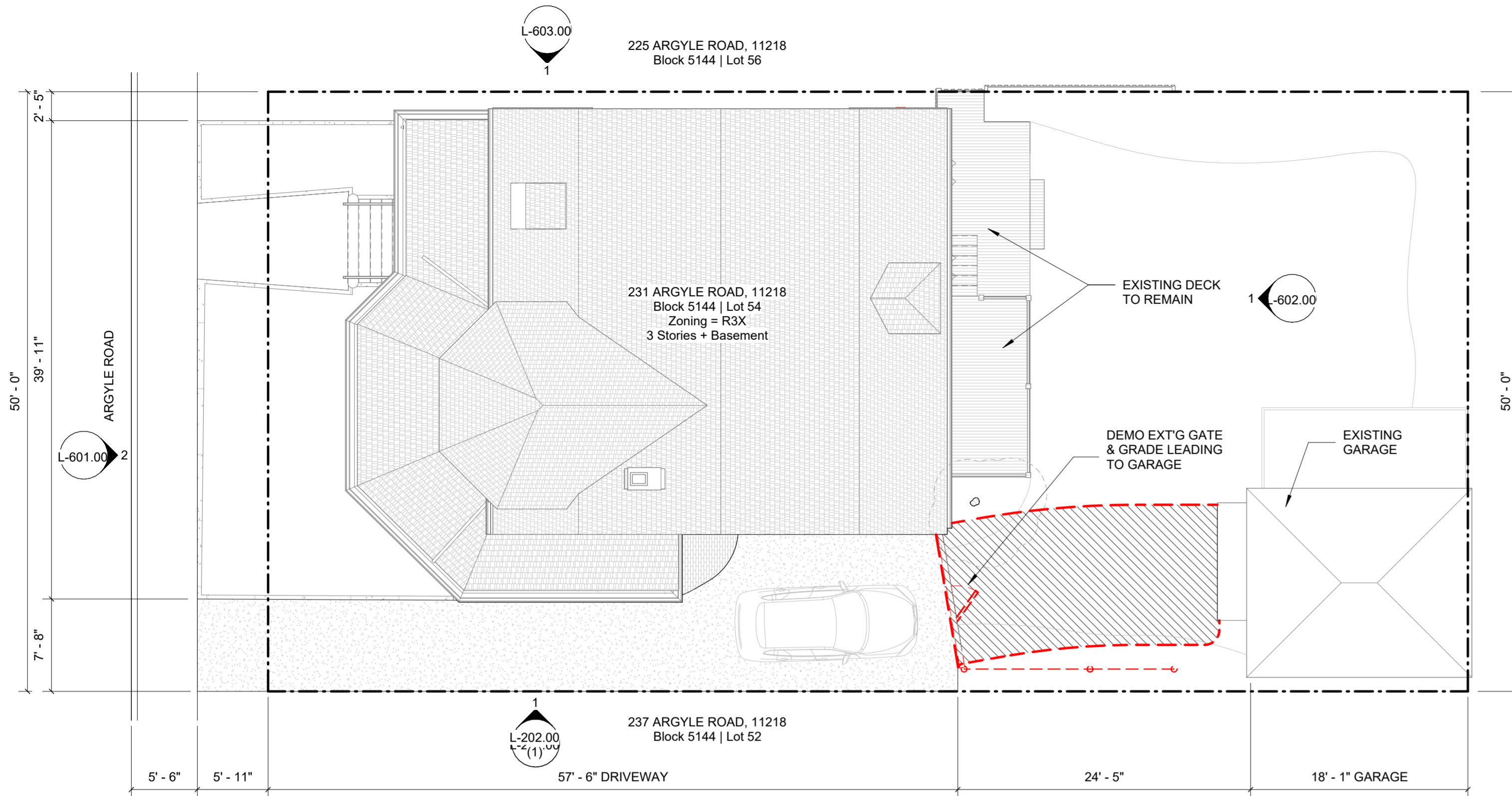


AREA OF PROBE AT INTERIOR

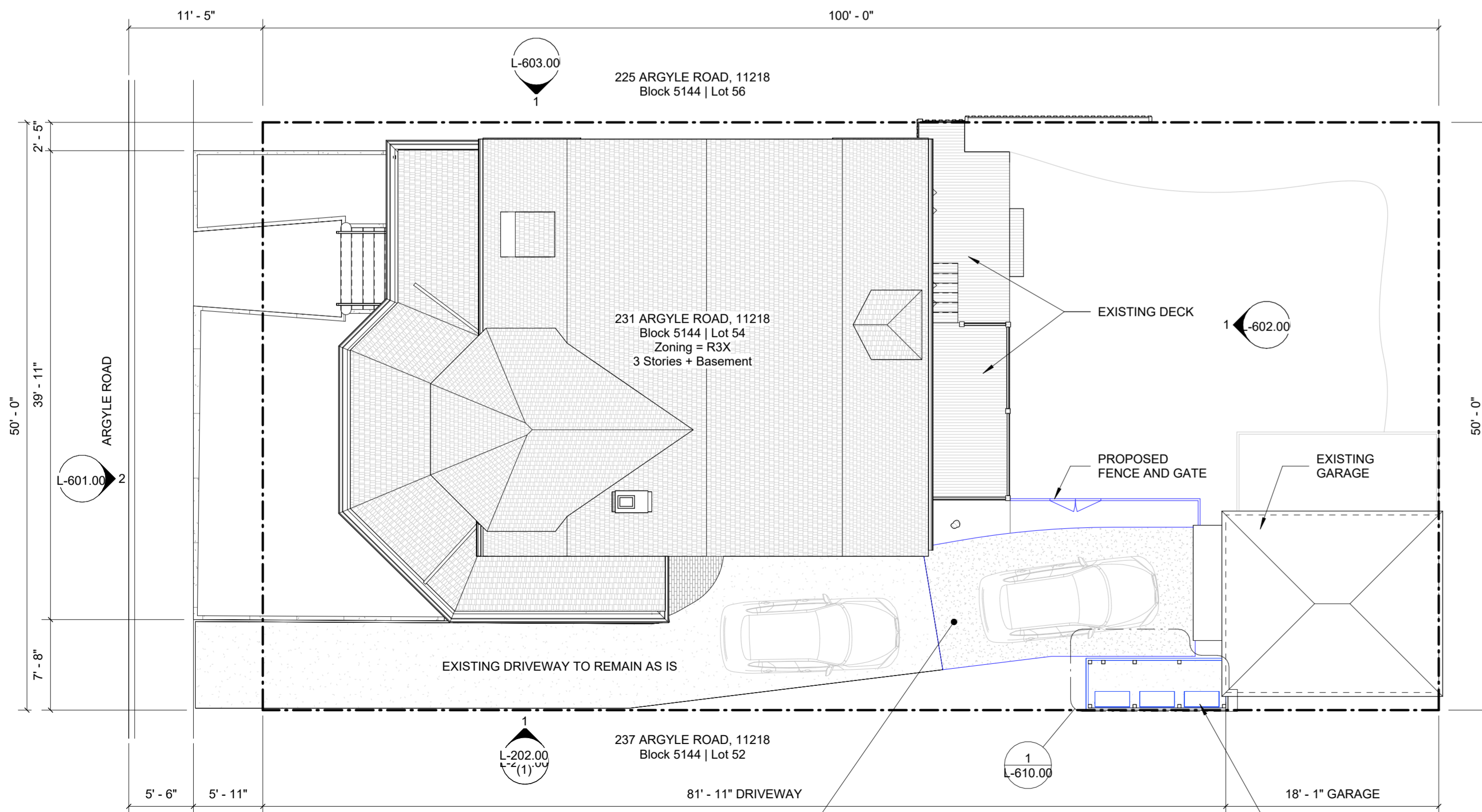


1st Floor
93.00

WEST ELEVATION - FRENCH DOOR
PROBES
1/4" = 1'-0"



2 Site Plan Existing - Landmarks
1/8" = 1'-0"



1 Site Plan Proposed - Landmarks
1/8" = 1'-0"

PROPOSED EXTENSION OF CONCRETE DRIVEWAY / RE-ESTABLISHMENT OF ORIGINAL DRIVEWAY PLAN

PROPOSED LOCATION OF HVAC COMPRESSORS (3 UNITS) WITHIN A WOODEN FENCED ENCLOSURE



DRIVEWAY AND GARAGE: EXISTING CONDITIONS



DRIVEWAY AND GARAGE: PROPOSED CONDITIONS (NO PROPOSED CHANGES TO GARAGE STRUCTURE OR FINISH)

231 ARGYLE RD

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Tel: 917.447.7855

Owner

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LANDMARKS SUBMISSION

04/21/2026

DOB EXAMINER - SEAL & SIGNATURE

DATE	REVISION

PROJECT

231 Argyle Rd
Brooklyn, NY 11218

TITLE

EXISTING & PROPOSED SITEPLANS

ZONING DISTRICT	R6B	BLOCK	333
ZONING MAP	16C	LOT	49
SEAL & SIGNATURE	DATE	ISSUE DATE	
	JOB NO.:	Number	
	SCALE:	1/8" = 1'-0"	



L-609.00

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Brooklyn, NY 11218

TITLE

ENLARGED PLAN -
CONDENSER ENCLOSURE

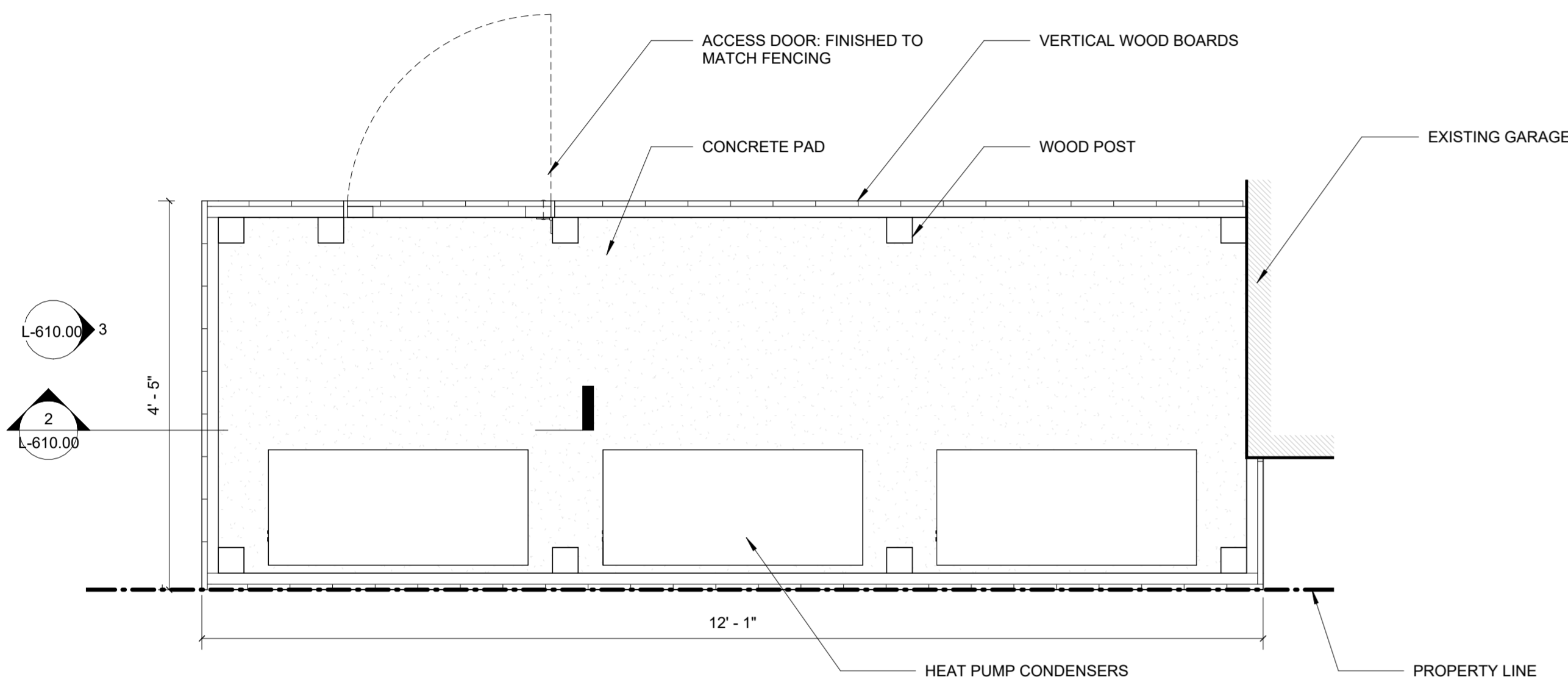
ZONING DISTRICT	R6B	BLOCK	333
ZONING MAP	16C	LOT	49
SEAL & SIGNATURE	DATE	Issue Date	
	JOB NO.:	Number	
	SCALE:	3/4" = 1'-0"	
	DRAWING NO.:		



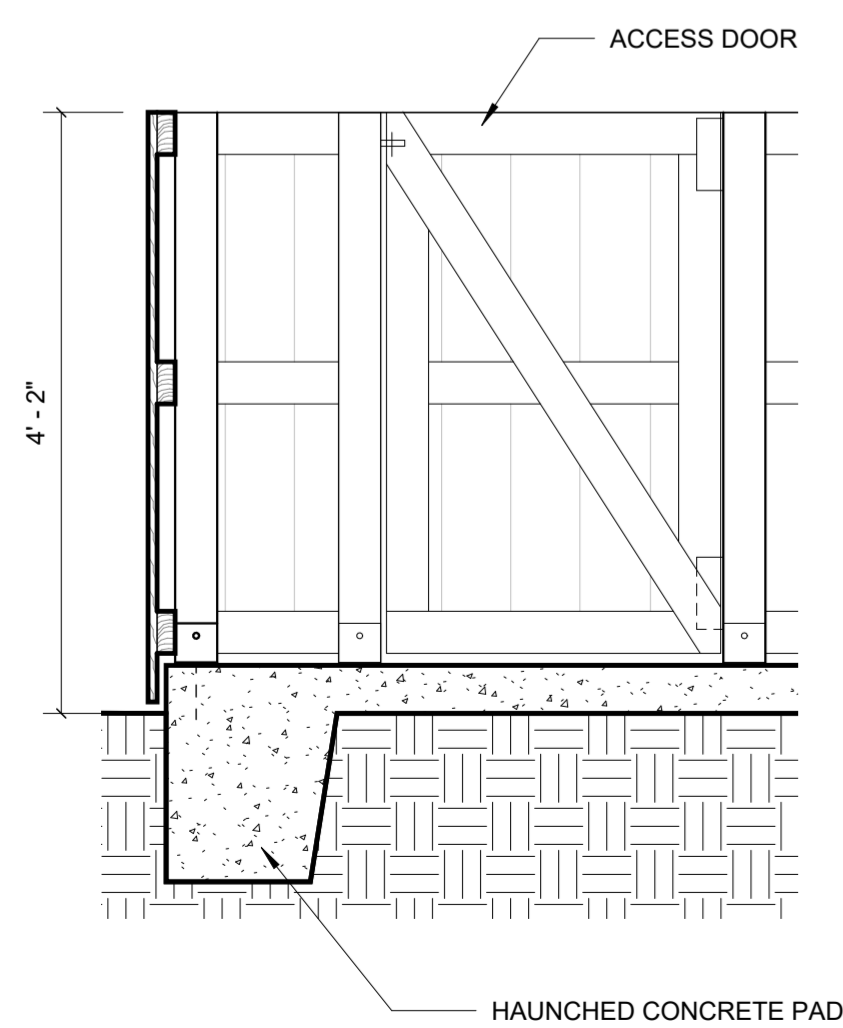
L-610.00



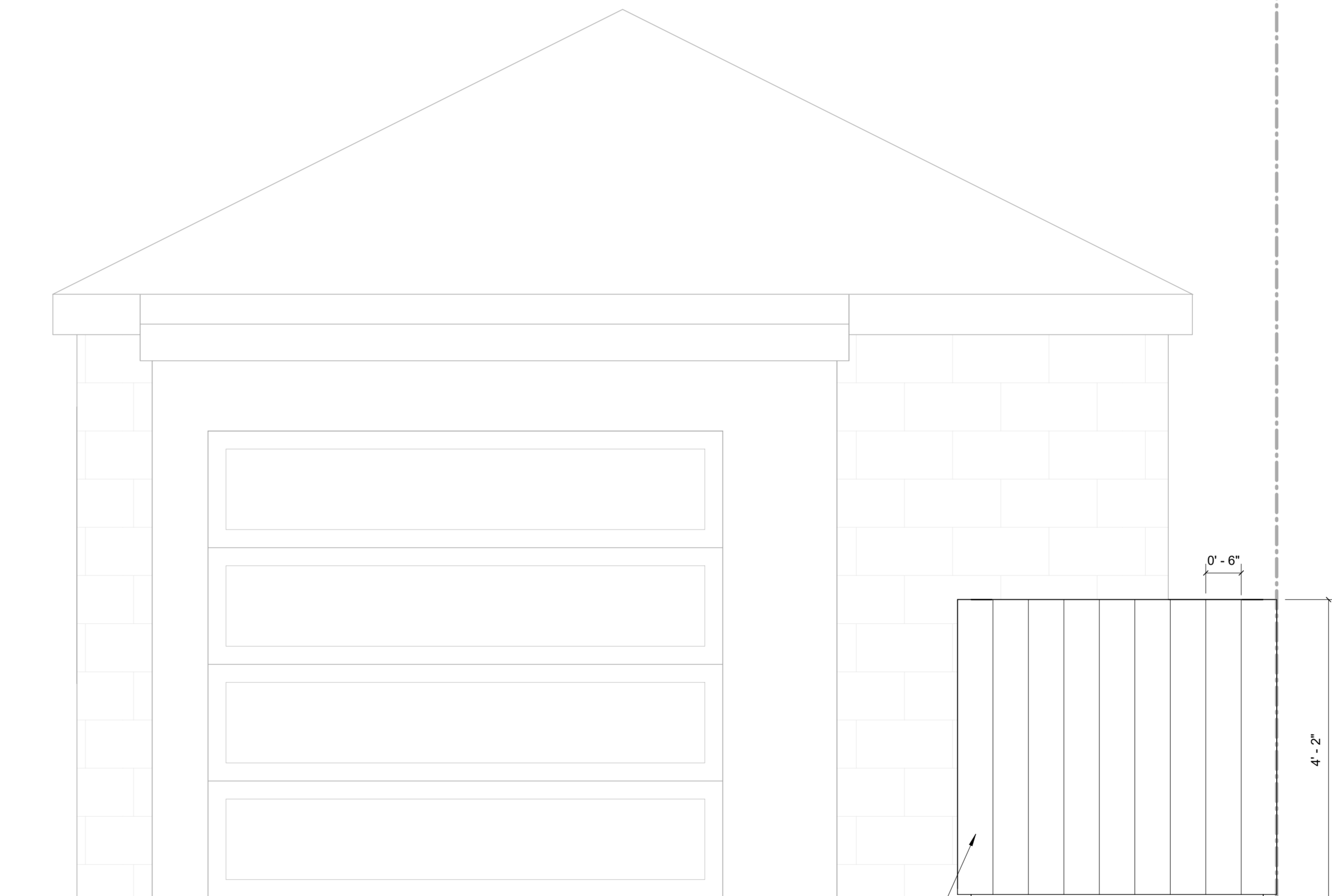
PROPOSED ENCLOSURE
LOCATION



① Condenser Enclosure
3/4" = 1'-0"



② Condenser Enclosure Section
3/4" = 1'-0"



③ CONDENSER ELEVATION
3/4" = 1'-0"

VERTICAL WOOD
BOARDS, STAINED OR
PAINTED. REFER TO LPC
GUIDELINES FOR COLOR

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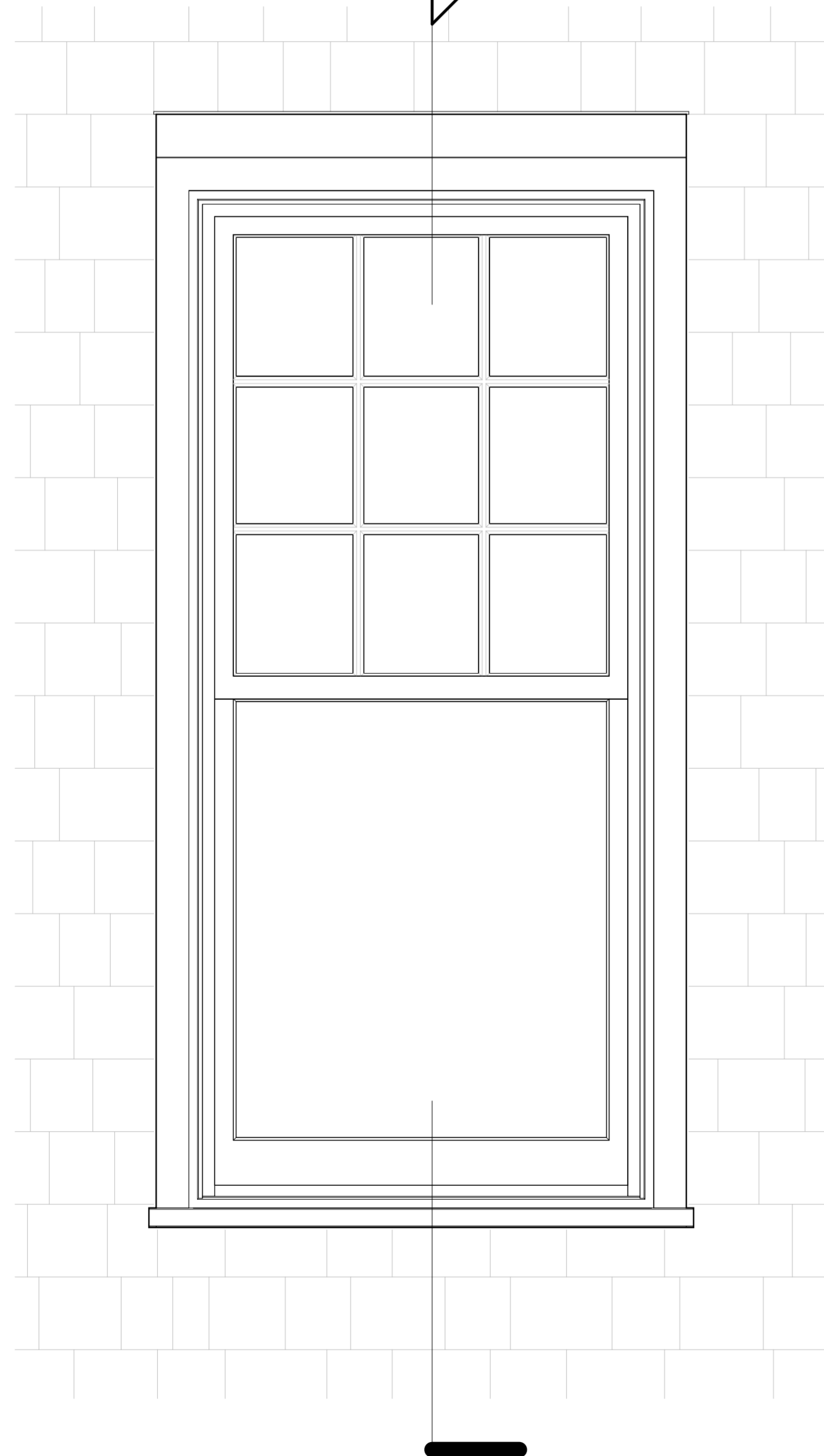
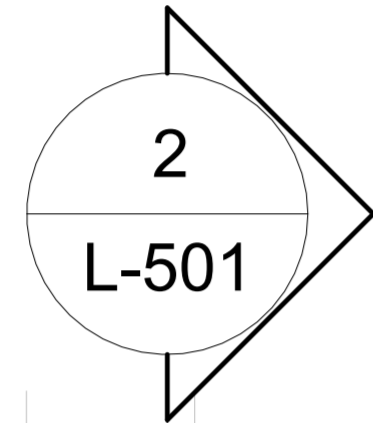
ENLARGED WINDOW
ELEVATIONS AND
SECTIONS

ZONING DISTRICT	R6B	BLOCK	333
ZONING MAP	16C	LOT	49
SEAL & SIGNATURE	DATE	Issue Date	Number
	JOB NO.:	1 1/2" =	1'-0"
	SCALE:		
	DRAWING NO.:		



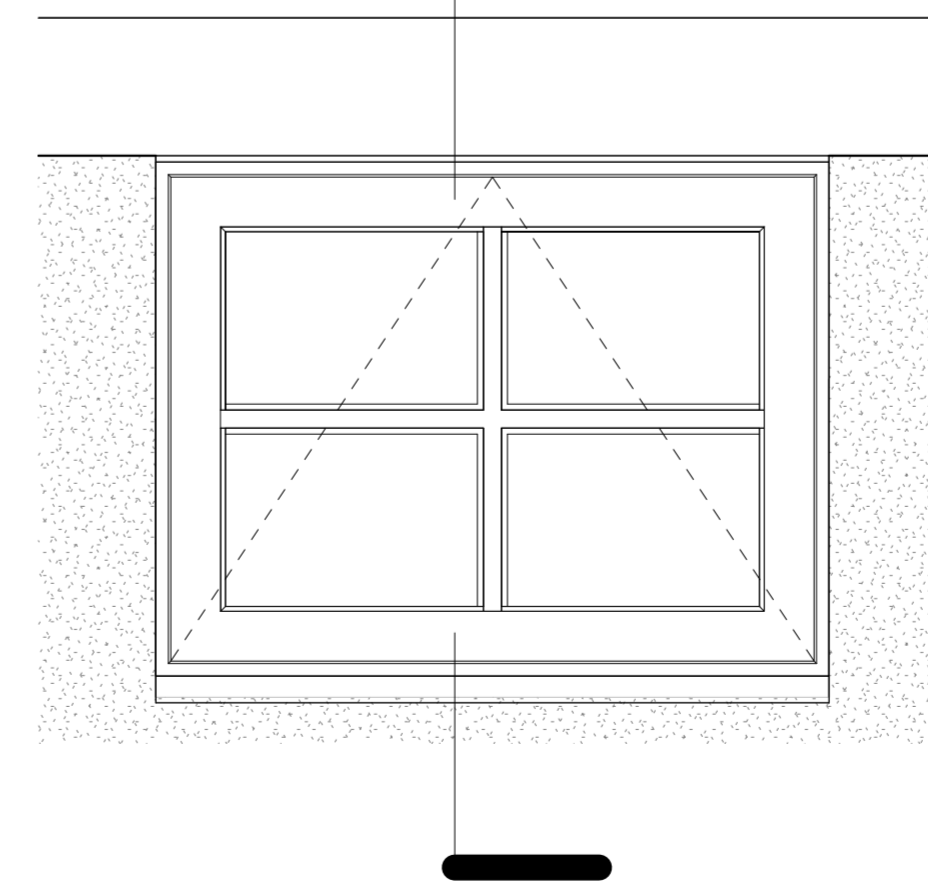
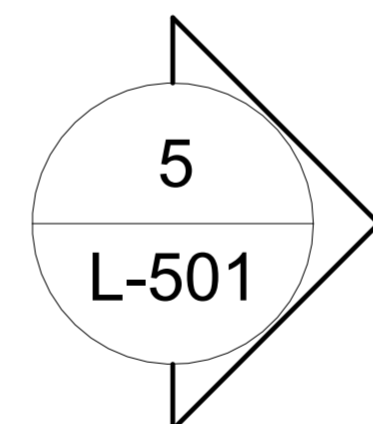
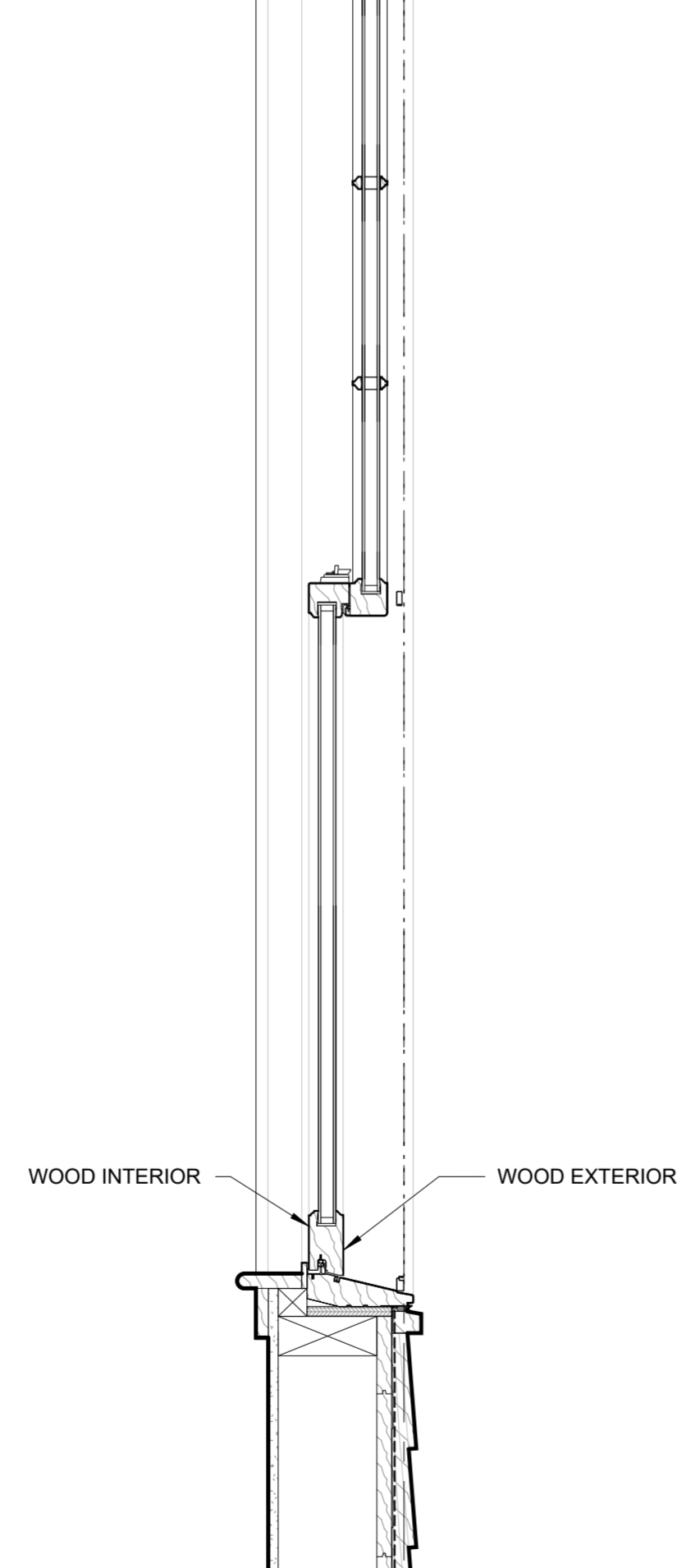
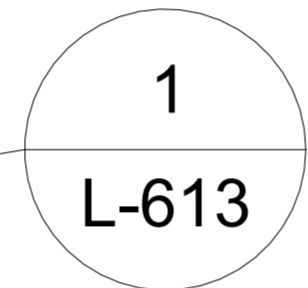
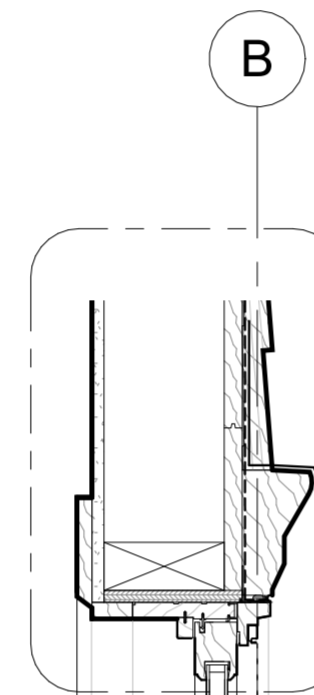
L-611.00

NEW CEDAR SHAKE CLADDING ON ALL
EXTERIOR WALLS ABOVE 1ST FLOOR
LEVEL. FINISHED WITH **BENJAMIN
MOORE KENNEBUNKPORT GREEN
HC-123**



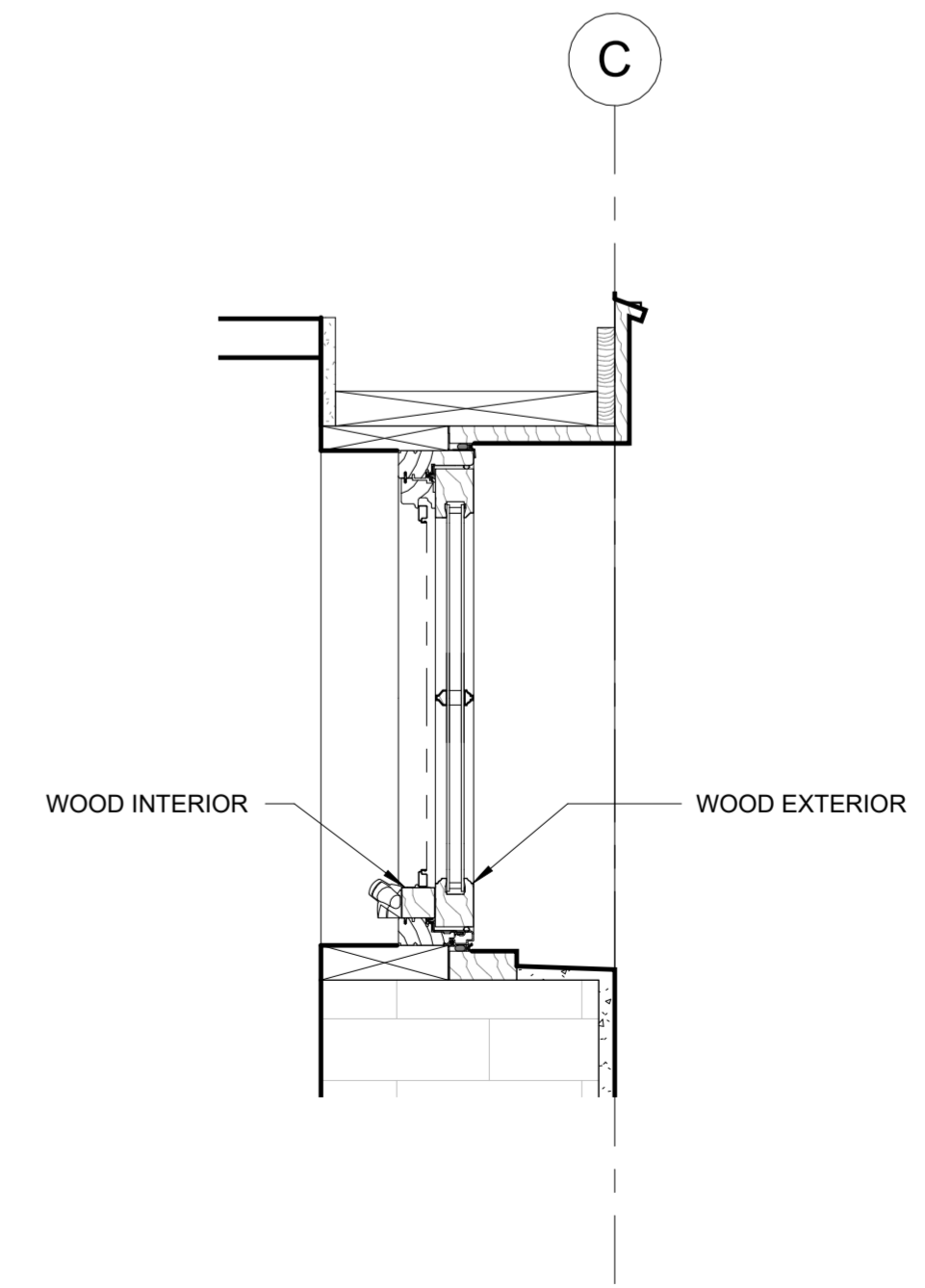
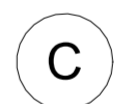
TYPICAL DOUBLE HUNG - PROPOSED
MARVIN ULTIMATE DOUBLE HUNG Copy

1
1 1/2" = 1'-0"



SOUTH ELEVATION - PROPOSED
MARVIN ULTIMATE AWNING Copy 1

4
1 1/2" = 1'-0"



WOOD INTERIOR WOOD EXTERIOR

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LANDMARKS SUBMISSION

04/21/2026

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Brooklyn, NY 11218

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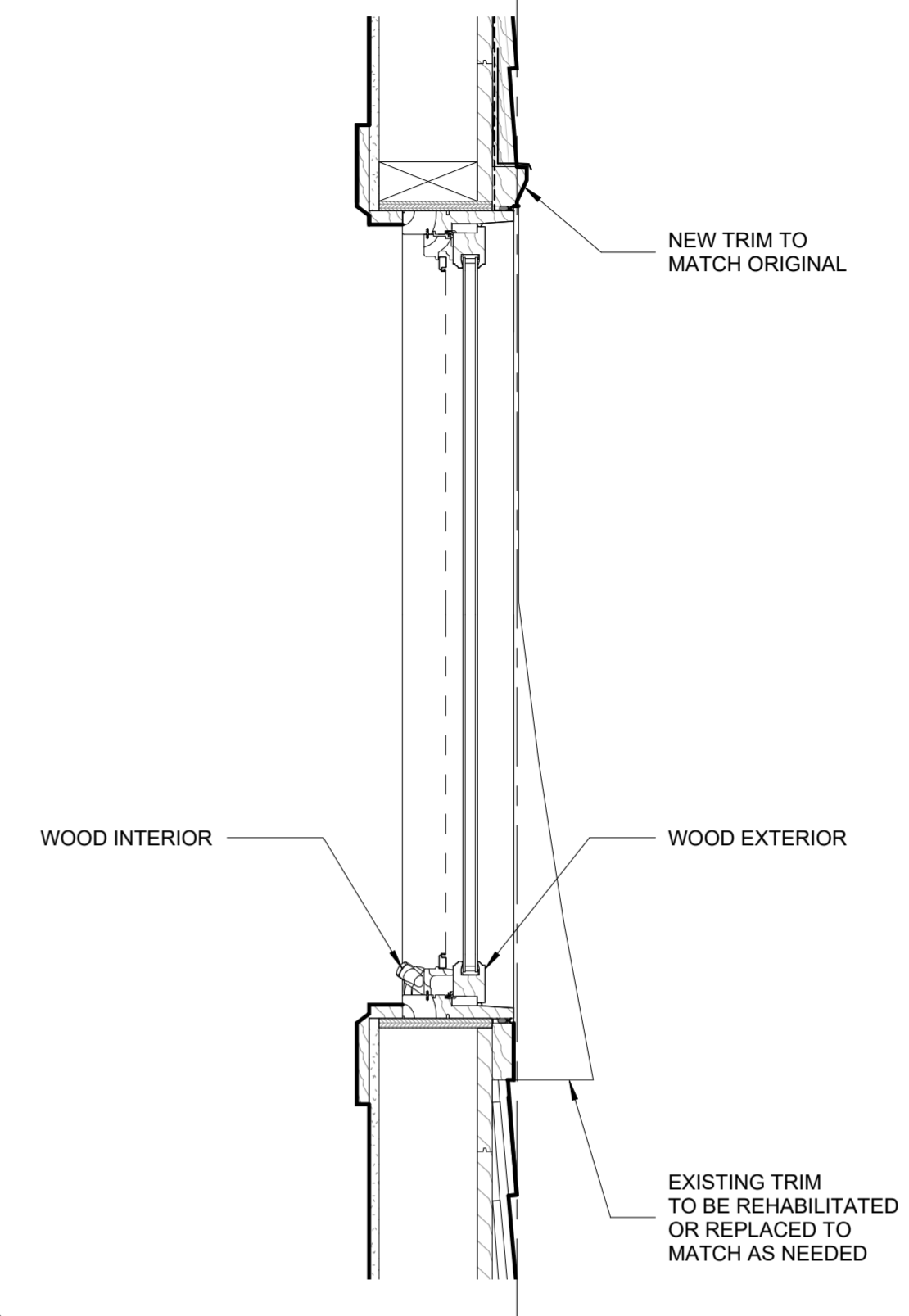
ENLARGED WINDOW
ELEVATIONS AND
SECTIONS

ZONING DISTRICT	R6B	BLOCK	333
ZONING MAP	16C	LOT	49
SEAL & SIGNATURE	DATE	JOB NO.:	Issue Date
		Number	
		SCALE:	1 1/2" = 1'-0"
		DRAWING NO.:	

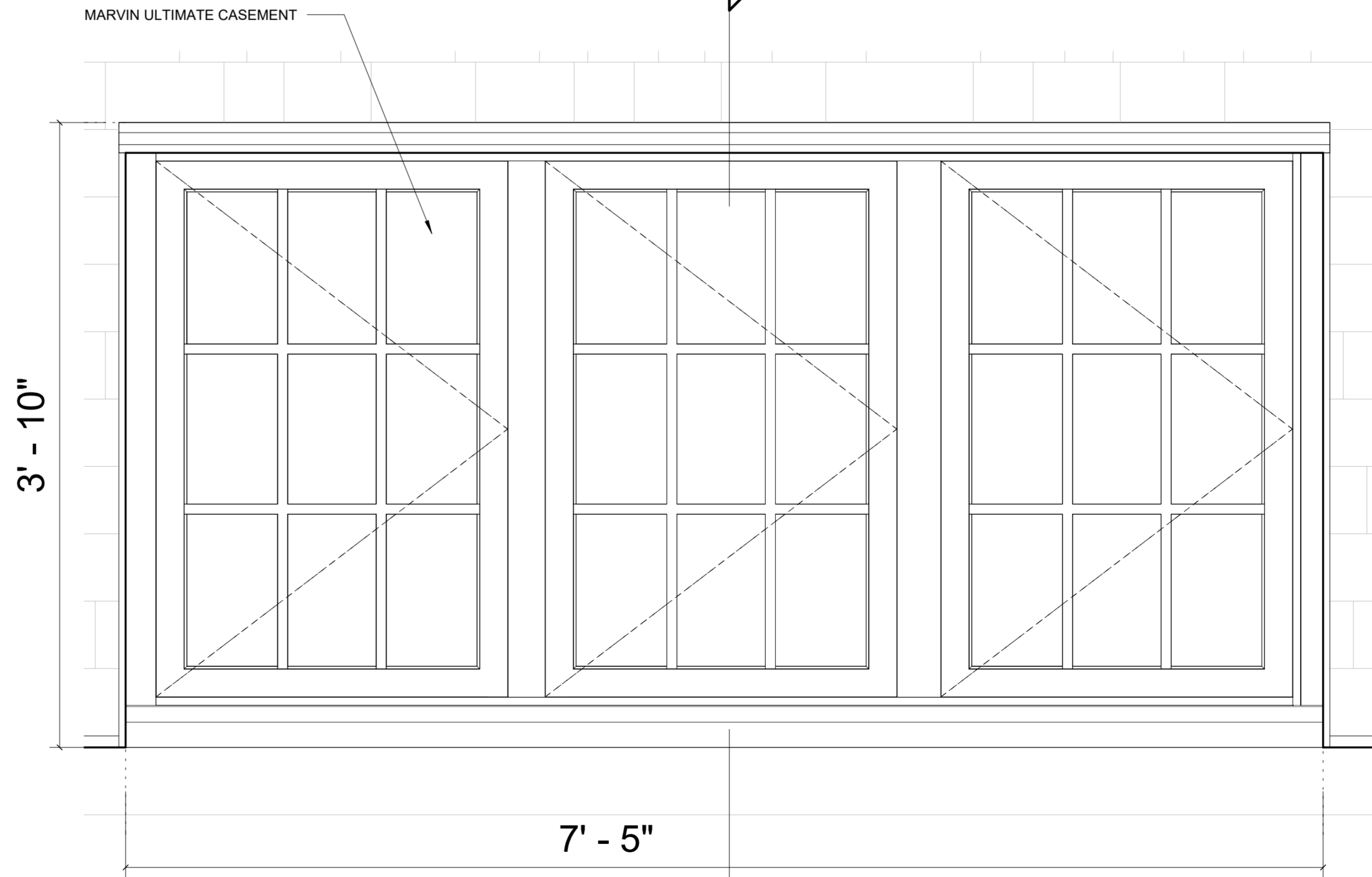


L-612.00

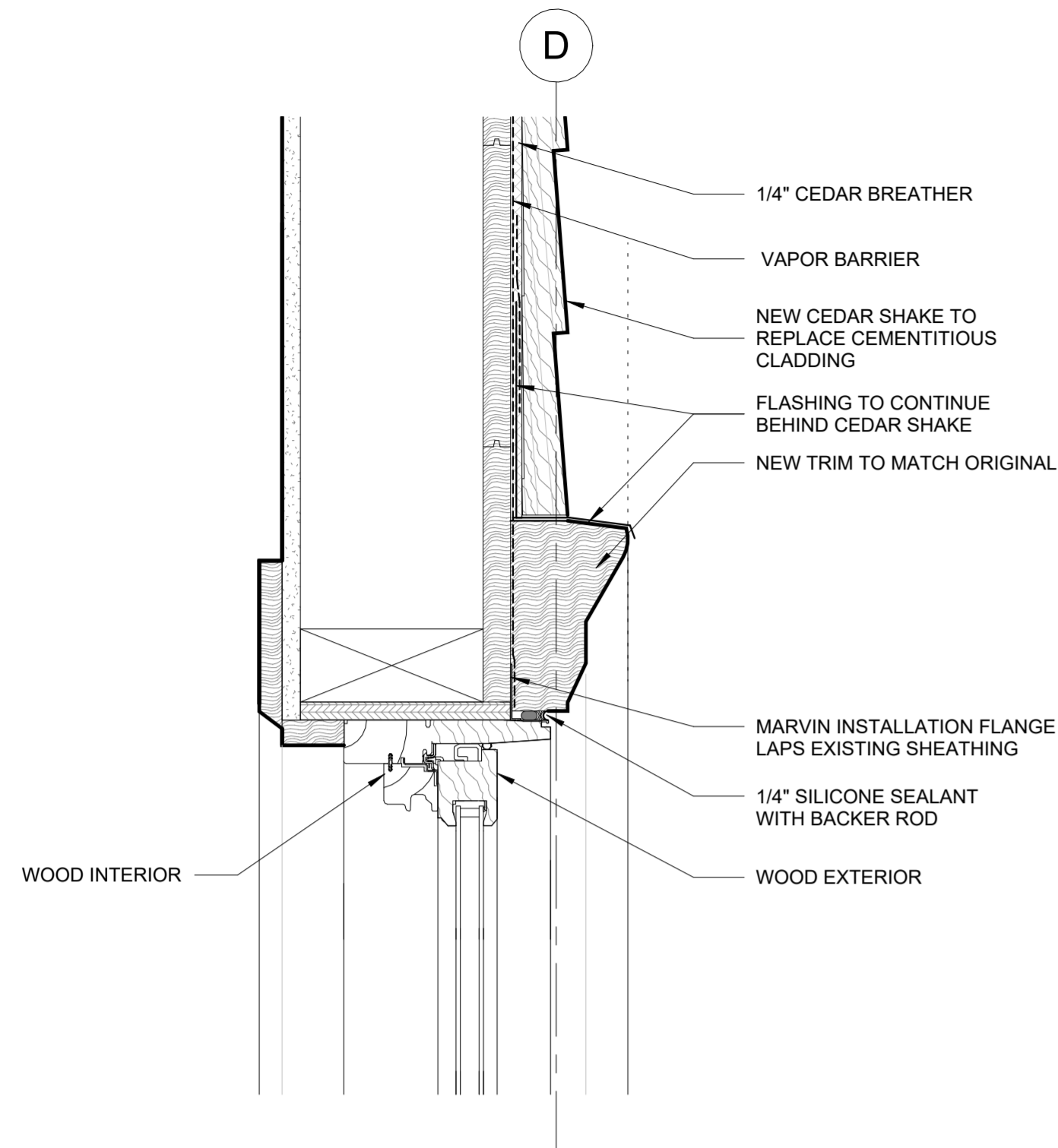
B



4
L-502



③ NORTH ELEVATION - PROPOSED
MARVIN ULTIMATE CASEMENT
1 1/2" = 1'-0"

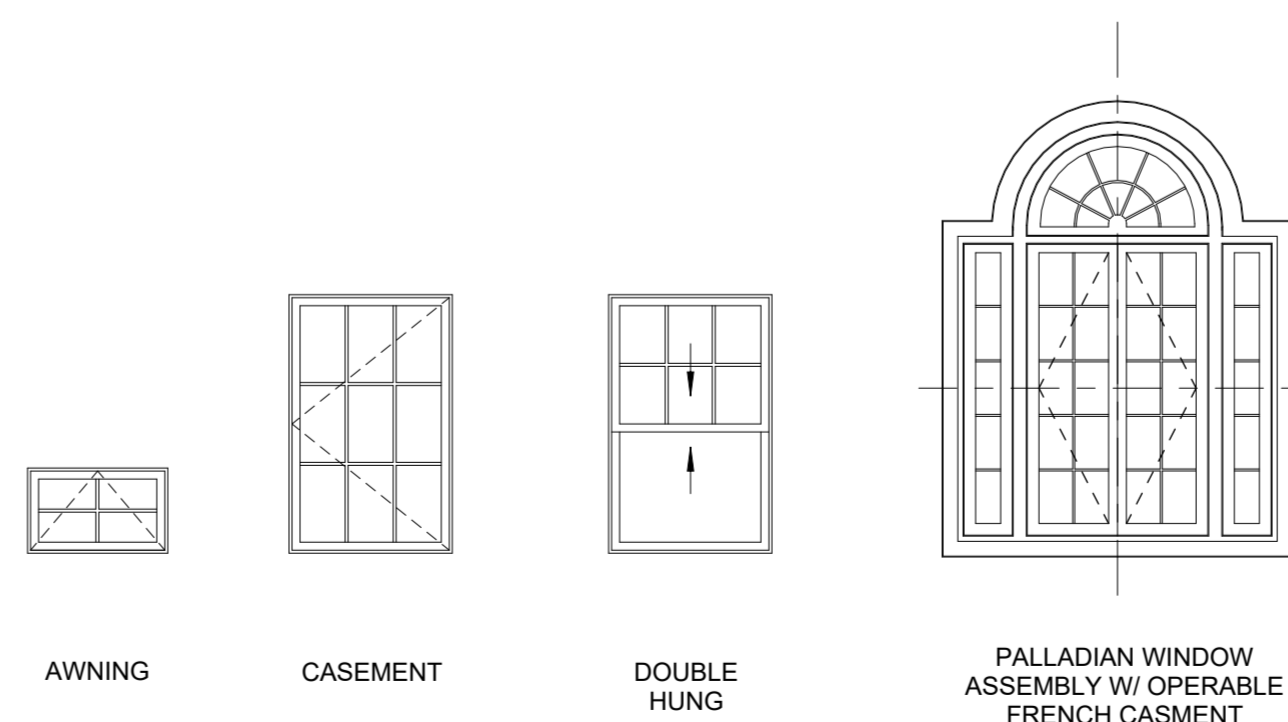


① TYPICAL TRIM DETAIL - DOUBLE HUNG / CASEMENT / ARCHTOP
3" = 1'-0"

WINDOW SCHEDULE

Type Mark	Operation	Count	Manufacturer	Width (inches)	Height (inches)	Material	Glass	U-Factor	SHGC	Air Leakage	Phase Created
W-14	Picture Round Top	1	Marvin	44.00	26.00	wood ext / wood int	Insulated - Low E3- Argon	0.27	0.35	0.20	New Construction
W-7	Ultimate Awning	1	Marvin	30.00	21.13	wood ext / wood int	Insulated - Low E3- Argon	0.27	0.35	0.20	New Construction
W-8	Ultimate Awning	1	Marvin	28.00	21.38	wood ext / wood int	Insulated - Low E3- Argon	0.27	0.35	0.20	New Construction
W-15	Ultimate Awning	1	Marvin	26.00	19.88	wood ext / wood int	Insulated - Low E3- Argon	0.27	0.35	0.20	New Construction
W-20	Ultimate Awning	1	Marvin	28.00	17.88	wood ext / wood int	Insulated - Low E3- Argon	0.27	0.35	0.20	New Construction
W-21	Ultimate Awning	1	Marvin	30.00	17.88	wood ext / wood int	Insulated - Low E3- Argon	0.27	0.35	0.20	New Construction
W-22	Ultimate Awning	1	Marvin	32.00	23.13	wood ext / wood int	Insulated - Low E3- Argon	0.27	0.35	0.20	New Construction
W-26	Ultimate Casement	3	Marvin	27.33	41.00	wood ext / wood int	Insulated - Low E3- Argon	0.27	0.35	0.20	New Construction
W-29	Ultimate Casement	1	Marvin Windows and Doors	19.50	39.50	wood ext / wood int				0.20	New Construction
W-13	Ultimate Casement - French	1	Marvin	75.00	46.00	wood ext / wood int	Insulated - Low E3- Argon	0.27	0.35	0.20	New Construction
W-1	Ultimate Double Hung G2	2	Marvin	36.00	73.00	wood ext / wood int	Insulated - Low E3- Argon	0.27	0.35	0.20	New Construction
W-2	Ultimate Double Hung G2	3	Marvin	38.00	72.00	wood ext / wood int	Insulated - Low E3- Argon	0.27	0.35	0.20	New Construction
W-3	Ultimate Double Hung G2	2	Marvin	30.00	62.00	wood ext / wood int	Insulated - Low E3- Argon	0.27	0.35	0.20	New Construction
W-4	Ultimate Double Hung G2	3	Marvin	38.00	66.00	wood ext / wood int	Insulated - Low E3- Argon	0.27	0.35	0.20	New Construction
W-6	Ultimate Double Hung G2	3	Marvin	32.00	54.00	wood ext / wood int	Insulated - Low E3- Argon	0.27	0.35	0.20	New Construction
W-9	Ultimate Double Hung G2	2	Marvin	28.00	72.00	wood ext / wood int	Insulated - Low E3- Argon	0.27	0.35	0.20	New Construction
W-10	Ultimate Double Hung G2	1	Marvin	21.00	35.00	wood ext / wood int	Insulated - Low E3- Argon	0.27	0.35	0.20	New Construction
W-11	Ultimate Double Hung G2	4	Marvin	28.00	66.00	wood ext / wood int	Insulated - Low E3- Argon	0.27	0.35	0.20	New Construction
W-12	Ultimate Double Hung G2	1	Marvin	36.00	64.00	wood ext / wood int	Insulated - Low E3- Argon	0.27	0.35	0.20	New Construction
W-16	Ultimate Double Hung G2	1	Marvin	30.00	65.00	wood ext / wood int	Insulated - Low E3- Argon	0.27	0.35	0.20	New Construction
W-17	Ultimate Double Hung G2	1	Marvin	30.00	40.00	wood ext / wood int	Insulated - Low E3- Argon	0.27	0.35	0.20	New Construction
W-18	Ultimate Double Hung G2	1	Marvin	32.00	69.00	wood ext / wood int	Insulated - Low E3- Argon	0.27	0.35	0.20	New Construction
W-19	Ultimate Double Hung G2	1	Marvin	25.00	49.00	wood ext / wood int	Insulated - Low E3- Argon	0.27	0.35	0.20	New Construction
W-24	Ultimate Double Hung G2	1	Marvin	32.00	70.00	wood ext / wood int	Insulated - Low E3- Argon	0.27	0.35	0.20	New Construction
W-25	Ultimate Double Hung G2	2	Marvin	32.00	66.00	wood ext / wood int	Insulated - Low E3- Argon	0.27	0.35	0.20	New Construction
W-27	Ultimate Double Hung G2	2	Marvin	22.00	46.75	wood ext / wood int	Insulated - Low E3- Argon	0.27	0.35	0.20	New Construction
W-28	Ultimate Double Hung G2	1	Marvin	26.00	47.00	wood ext / wood int	Insulated - Low E3- Argon	0.27	0.35	0.20	New Construction
W-30	Ultimate Casement	2	Marvin	75.00	12.00						

TOTAL = 45 PROPOSED WINDOWS



③ TYPICAL WINDOW ELEVATIONS
LANDMARKS
1/4" = 1'-0"

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LANDMARKS SUBMISSION

04/21/2026

DOB EXAMINER - SEAL & SIGNATURE

DATE	REVISION

PROJECT

231 Argyle Rd
Brooklyn, NY 11218

TITLE

WINDOW DETAILS &
WINDOW SCHEDULE

ZONING DISTRICT	R6B	BLOCK	333
ZONING MAP	16C	LOT	49
SEAL & SIGNATURE	DATE	Issue Date	Number
	JOB NO.:	SCALE:	As indicated
	DRAWING NO.:		



L-613.00

Replacing Historic Materials

General Criteria

When feasible, repair is preferred over replacement, but if materials are too deteriorated to be repaired, staff can issue a permit for the replacement of historic materials, which can be replicated or recreated and reinstalled, if they meet the following general criteria. Additional criteria may apply depending on the work you are planning to do. See your specific work type for more information.

Replacement materials (both in-kind and substitute) must match the physical and visual characteristics in every way, including, but not limited to, details, profiles, dimensions, texture, color, tooling, dressing, and finish.

Replacement material must either be in-kind or substitute. For example, an in-kind replacement material for limestone would be limestone while a substitute replacement material for limestone could be cast stone or precast concrete.

If the property is an individual landmark or building subject to a special permit such as a Modification of Use (MOU), criteria are very strict in order to keep the replacement materials as aesthetically and physically compatible as possible. Consult staff prior to filing your application to determine if substitute materials can be used. Call 212-669-7817 or email info@lpc.nyc.gov.

Required Application Materials

- ☐ Photos of building facades
- ☐ Photos of areas of historic materials or architectural features to be replaced
- ☐ Historic 1940s tax photos, if available (See Section A for information on how to obtain tax photos.)
- ☐ A conditions statement that describes the type, extent, and cause (if known) of deterioration
- ☐ Written specifications of method of replacement and materials/products used

- ☐ Proposed annotated photos or elevations
- ☐ Detailed drawings of replacements if work is substantial or complex, e.g., cornice replacement
- ☐ Color samples, if applicable
- ☐ DOB filing drawings if proposed work requires a DOB permit

Shop drawings of certain features may be requested by staff to ensure a good match to the historic condition. See Section C for examples of shop drawings.

If the work is substantial, written specifications must describe requirements for materials, products, installation procedures, and quality aspects involved in execution of the work.

For masonry replacement, specifications must state that work will take place only when the exterior temperature remains a constant 45 degrees or above for a period of 72 hours from commencement of the work.

If LPC requires additional materials after your application is reviewed, you will receive a Materials Checklist from LPC staff.

General Criteria

Staff can issue permits for work to repair, restore, replace, and re-create building facades and related exterior elements if it meets the criteria in this chapter. Additional criteria may apply, depending on the work you are planning to do. See your specific work type for more information. Historic materials must be maintained, repaired, and replaced in-kind whenever possible, as most buildings are designated based in part on the presence of historic materials. Maintaining these elements in good repair keeps the building in a condition that is closer to its original appearance and helps its long-term preservation.

Repair, restoration, replacement, or re-creation must match the physical and aesthetic characteristics of the original or historic materials and features, including design, detail, profile, dimension, material, texture, tooling, dressing, color, and finish.

If materials are too deteriorated to repair and need to be replaced to ensure safe conditions, detailed information about the deterioration must be provided by a qualified engineer, contractor, or other industry professional. When feasible, repair is preferred over replacement.

Staff may consider alternative repair methods and substitute materials in certain situations. In others, use of substitute materials is prohibited. See your specific work type to determine whether materials must be replaced in-kind, i.e., match historic materials, or if substitute materials can be used.

Note: If repair, restoration, replacement, or re-creation occurs on the front facade of the building, staff requires a sample of the material to be used to ensure it matches original or historic materials. After a permit is issued but prior to work commencing, LPC Staff must review and approve all requested samples. Most applicants provide samples by uploading photographs and other supporting documents to Portico, though in some cases an in-person site visit may be necessary.

Replacing Wood Features

Staff can issue a permit for replacing wood features if replacement meets the following criteria:

Wood should be replaced in-kind at the primary facade. However, painted wood elements can be used interchangeably with painted sheet metal on facade elements (such as cornices and bay windows) historically used in a similar manner.

Other substitute materials can be used at elaborate top floor cornices less than 25 feet in length where joints in the material would be hidden or obscured by design elements.

Above the sixth story at the primary facade, substitute materials can be used.

At individual landmarks, substitute materials cannot be used.

Wood siding at primary facades and individual landmarks must be replaced in-kind. However, fiber cement board can be used only if applicable building, fire, or other codes prohibit the use of wood siding and provided that the substitute material is the minimum required by code.

Replacing Other Materials

Staff can issue a permit for replacing materials such as laminates, plastic and synthetic rubbers, curtain walls, and poured concrete if replacement meets the following criteria:

Physical and aesthetic characteristics of other materials match original or historic materials.

Minor repairs using substitute materials do not detract from the appearance of the original material.

Replacing Roofing Elements

Staff can issue a permit for roofing elements if they meet the following criteria:

If the existing roofing material is original or historic, visible from a public thoroughfare, and the building is six stories or fewer (most commonly gable and mansard roofs), historic materials must be replaced in-kind.

At buildings seven stories or taller, historic visible roofing can be replaced with substitute materials if the new materials are not discernable from the street.

If roofing is not visible (such as flat roofs), substitute materials can be used.

At individual landmarks, substitute materials cannot be used to replace original or historic roofing.

If historic roofing material has been replaced in the past, new roofing materials must match historic roofing in terms of visual characteristics such as artificial slate or clay shingles and architectural asphalt shingles.

Asphalt shingles are commonly approved to replace visible roofing, provided they are an architectural shingle that better recalls the historic roofing material. Solar shingles can also be approved if they are designed to look like and function as conventional roofing materials while producing electricity.

What kinds of materials can be used to replace flashing, gutters, and leaded? If historic elements are visible they must be replaced in-kind. At non-visible locations, substitute materials can be approved.



Replacement roofing material that matches the historic roofing material.

ABBREVIATED NOTES FROM THE **REVISED RULES OF THE NYC LANDMARKS PRESERVATION COMMISSION (08-21-2023)**: CHAPTER 1, SUBCHAPTER B, sec 2-11

(c) Repair or Restoration of Façade Materials and Features.

Where the applicant has provided documentation, assessment, and specifications, as applicable, LPC Staff will approve repair or restoration of deteriorated façade materials and features as provided below.

(2) Painting and coating of facades.

(i) Painting facades and features that were originally or historically painted and are currently unpainted. LPC Staff will approve painting facades and building features that historically were painted in order to protect them from damage or return them more closely to their historic appearance if the proposed work meets all of the following applicable criteria:

(A) The paint will match original or historic paint in terms of physical and aesthetic characteristics, and the color will be in keeping with the historic color palette of the building's type, style, and age, except that in the case of historic masonry the proposed color will match the color of the underlying masonry, unless the color is part of a significant later alteration. For Individual Landmarks, if a substantial portion of the paint on a primary façade is being removed, the applicant must perform a paint analysis unless one already exists;

(B) A particular finish that is already required pursuant to an approval of a Certificate of Appropriateness application, will be maintained.

(ii) Painting non-original or altered features or facades. LPC Staff will approve the painting of facades or features that are not original, or were altered or damaged prior to designation, in order to improve their appearance or conceal non-original materials, if the proposed work meets all of the following applicable criteria:

(A) The paint will blend with the surrounding materials, helping the feature recede from view; or

(B) The paint will be harmonious with other elements on the building or adjacent buildings, thereby helping unify the appearance and relationship of the elements.

(C) Repainting a façade or feature to match the existing condition does not require a permit, provided the existing condition is grandfathered or approved by the Commission. Any perceptible change in color will require a permit, subject to the conditions set forth in paragraph (2) (A) and (B) of this subdivision. See subparagraph (iii) below for use of non-paint coatings, as applicable.

(d) Replacement of Deteriorated Architectural Features.

Where the applicant has provided adequate documentation and assessment that an architectural feature cannot be repaired and retained, typically in the form of a descriptive analysis and photographic and/or other evidence, LPC staff will approve replacement of such a feature as provided below. For purposes of this subdivision, "architectural feature" means both the individual components (e.g., cornice, lintel, band course or column) and the material (e.g., brick, stone, wood or terra cotta) that comprise the basic façade material.

(1) Criteria.

(i) Replacement materials and features should match the original or historic material or feature in terms of physical and aesthetic characteristics. For purposes of this subdivision, this means that replacement material should be "in-kind" in terms of using the actual original or historic material and installation techniques. In-kind replacement should be prioritized and fully considered prior to proposing substitute materials.

RELEVANT TO NEW CEDAR SHINGLES

IRRELEVANT

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Brooklyn, NY 11218

TITLE

LANDMARKS STANDARDS

ZONING DISTRICT	R6B	BLOCK	333
ZONING MAP	16C	LOT	49
SEAL & SIGNATURE	DATE	ISSUE DATE	
	JOB NO.:		Number
	SCALE:		
	DRAWING NO.:		



L-620.00

The current proposal is:

Preservation Department – Item 1, LPC-26-08230

231 Argyle Road – Beverley Square West Historic District Borough of Brooklyn

To testify virtually, please join Zoom

Webinar ID: 160 200 9644

Passcode: 979898

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

Note: If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.