



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: 01/10/11	EXPIRATION DATE: 01/10/2014	DOCKET #: 112478	PMW #: PMW 11-5742
<u>ADDRESS</u> 2 ST. JAMES PLACE <u>HISTORIC DISTRICT</u> CLINTON HILL		BOROUGH: BROOKLYN	BLOCK/LOT: 1932 / 25

Display This Permit While Work Is In Progress

ISSUED TO:

**Darlene Remy
Allegiant Management
2 St. James Place Association
7401 Ridge Blvd
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 November 29, 2010.

The approved work consists of legalization of exterior work at the roof of the one-story commercial extension known as 322 Dekalb Avenue, including replacing rooftop mechanical equipment; as described in a letter dated August 30, 2010 prepared by Lola Bellini and shown in existing condition photographs and a drawing labeled A-001.00, dated December 3, 2010, prepared by Bogna W. Pro, R.A. and submitted as components of the application.

In reviewing this proposal, the Commission notes that the Clinton Hill Historic District designation report describes 2 St. James Place is one of a row of five Italianate style brownstone rowhouses built in 1876 by Benjamin Linikin, featuring a commercial ground floor extension added in 1935. The Commission also notes that the following violations have been issued against the property including, Violation 91-0746 for "The installation of signs and awning without permits" issued June 21, 1991; Notice of Violation 05-0382 for "installation of lighting fixture at entrance at corner of St. James Place and DeKalb Avenue without permit(s)" and Notice of Violation 05-0384 for "installation of building-side pay telephone without permit(s)", both issued February 28, 2005; Notice of Violation 10-1507 for "Installation of door, security camera, and light fixture at residential entry and installation of sign on DeKalb Avenue facade ("JABAL") without permit(s)"; Notice of Violation 10-1508 for "Installation of ATM in window of St. James Place

storefront ("Mike's Coffee Shop") and sign at corner ("Metro ATM") without permit(s)"; and Notice of Violation 10-1511 for "Installation of HVAC at roof of 322 DeKalb Avenue without permit(s)", all issued August 9, 2010, and Notice of Violation 11-0152 for "Alterations to storefront ("Luigi's Pizza") without permit(s)" issued September 23, 2010.

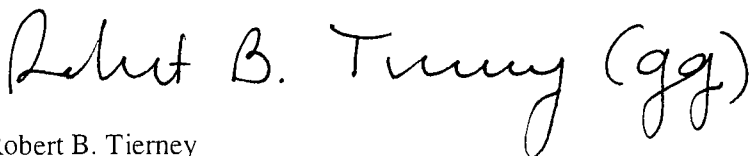
With regard to this proposal, the Commission finds, in accordance with the Rules of the City of New York, Title 63, Section 2-11(e) that the installation at the roof consists exclusively of mechanical equipment; that the installation replaces larger, more visible, rooftop mechanical present at the roof at the time of designation; and that the installation does not affect any significant architectural features of the landmark or of a building in the historic district. With regard to this proposal, the Commission finds, in accordance with the Rules of the City of New York, Title 63, Section 2-11(e) that the installation at the roof consists exclusively of mechanical equipment; that the installation is not visible from the public thoroughfare; and that the installation does not affect any significant architectural features of the landmark or of a building in the historic district. Based on these findings, the Commission determined that the work is appropriate to the building and to the Clinton Hill Historic District. The work, therefore, is approved.

Therefore, Notice of Violation 10-1511 for "Installation of HVAC at roof of 322 DeKalb Avenue without permit(s)", issued August 9, 2010, is hereby rescinded with the issuance of this permit.

Please note that Violation 91-0746 for "The installation of signs and awning without permits" issued June 21, 1991; Notice of Violation 05-0382 for "installation of lighting fixture at entrance at corner of St. James Place and DeKalb Avenue without permit(s)" and Notice of Violation 05-0384 for "installation of building-side pay telephone without permit(s)", both issued February 28, 2005; Notice of Violation 10-1507 for "Installation of door, security camera, and light fixture at residential entry and installation of sign on DeKalb Avenue facade ("JABAL") without permit(s)"; Notice of Violation 10-1508 for "Installation of ATM in window of St. James Place storefront ("Mike's Coffee Shop") and sign at corner ("Metro ATM") without permit(s)"; all issued August 9, 2010, and Notice of Violation 11-0152 for "Alterations to storefront ("Luigi's Pizza") without permit(s)" issued September 23, 2010 remain in force against this property. Failure to address the above listed violations will result in the issuance of additional Notice of Violations originating from the Environmental Control Board in accordance with Title 63 of the Rules of the City of New York, Section 7-02(c). The following NOV's would require a court appearance, and a civil penalty 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.



Robert B. Tierney
Chair

PLEASE NOTE: A COPY OF THIS PERMIT HAS BEEN SENT TO:
Bogna W. Pro RA, Sky Architects

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