



LPC

THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION

1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007

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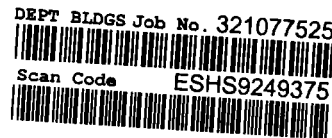


PERMIT CERTIFICATE OF NO EFFECT

ISSUE DATE: 05/07/19	EXPIRATION DATE: 5/7/2023	DOCKET #: LPC-19-31989	CNE CNE-19-31989
ADDRESS: 216 DEAN STREET		BOROUGH: BROOKLYN	BLOCK/LOT: 196 / 19
Boerum Hill Historic District			

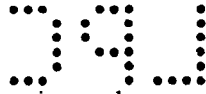
ISSUED TO:

Kenneth Diamondstone
216 Dean Street
Brooklyn, NY 11217



Pursuant to Section 25-306 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 April 25, 2019.

The approved work consists of exterior alterations at the north (Dean Street) and south (rear) facades, stoop, areaway, rear yard, and roof, including replacing six white finished metal, one-over-one, double-hung windows with six black finished wood windows, featuring a fixed upper sash and tilt-and-turn lower sash, simulating the appearance of a four-over-four, double-hung window at the second and third floors of the north facade; replacing two white finished metal, one-over-one, double-hung windows with two black finished wood windows, featuring a fixed upper sash and tilt-and-turn lower sash, simulating the appearance of a four-over-six, double-hung window at the parlor floor of the north facade; replacing two white finished metal, one-over-one, double-hung windows with two black finished wood windows, featuring a fixed upper sash and tilt-and-turn lower sash, simulating the appearance of a two-over-two, double-hung window at the basement floor of the north facade; resurfacing deteriorated brownstone, utilizing a cementitious stucco mix, at the basement floor of the north facade and at the stoop; repairing deteriorated brownstone with a patching compound at the projecting door surround at the parlor floor of the north facade; scraping and repainting the parlor floor door, cornice, and window grilles at the north facade, stoop railings, and the door at the side of the stoop black; repairing deteriorated cast iron with a patching compound at the stoop railing and areaway



fence; removing concrete steps and paving at the areaway, excavating a maximum of 2 feet 5 inches, and installing larger bluestone steps; replacing concrete paving with bluestone pavers throughout the areaway; replacing a hatch in-kind at both the areaway and rear yard; replacing nine white finished metal, one-over-one, double-hung windows with nine black finished fiberglass windows, featuring a fixed upper sash and tilt-and-turn lower sash, simulating the appearance of a two-over-two, double-hung window, at the south facade; enlarging a masonry opening at the parlor floor of south facade by replacing a white finished metal, one-over-one, double-hung window and stucco-clad brickwork with a black finished metal and glass door and transom; enlarging a masonry opening at the basement floor of the south facade by replacing a white finished metal, one-over-one, double-hung window and stucco-clad brickwork with a black finished metal and glass door; modifying a masonry opening at the basement floor of the south facade by replacing a modern wood and glass door with a black finished fiberglass window, featuring a fixed upper sash and tilt-and-turn lower sash, simulating the appearance of a two-over-two, double-hung window, and stucco-clad brickwork; resurfacing deteriorated stucco throughout the south facade utilizing a cementitious stucco mix; installing a black finished metal deck and stairs at the parlor floor of the south facade; installing a condensing unit at the rear yard; and installing a vent and condensing unit at the roof, as well as interior alterations at the sub-cellar through third floors, including the demolition and construction of nonbearing partitions and finishes, as well as plumbing, electrical, mechanical, HVAC, and structural work, as shown in historic and existing conditions photographs; and drawings G-000.00, G-100.00, G-200.00, G-300.00, A-000.00, A-100.00, A-110.00, A-120.00, A-130.00, A-140.00, A-150.00, A-160.00, A-400.00, A-405.00, A-410.00, A-411.00, A-412.00, A-420.00, A-425.00, A-430.00, A-435.00, A-510.00, A-520.00, A-521.00, A-522.00, A-600.00, M-001.00, M-002.00, M-003.00, M-101.00, M-102.00, M-103.00, M-104.00, M-105.00, and M-106.00, dated July 20, 2018; drawings T-000.00, G-110.00, G-120.00, G-130.00, G-140.00, G-150.00, G-160.00, G-170.00, G-180.00, G-190.00, G-210.00, A-210.00, A-215.00, A-220.00, A-300.00, A-310.00, A-500.00, A-610.00, A-620.00, A-630.00, and A-650.00, dated (revised) December 12, 2018; drawings A-200.00 and A-640.00, dated (revised) April 4, 2019; drawings A-210.00 and A-215.00, dated (revised) April 24, 2019, and prepared by David Michael Cunningham, RA; and drawings S-001.00, S-002.00, S-003.00, FO-100.00, FO-101.00, S-102.00, S-103.00, S-104.00, S-105.00, S-300.00, S-500.00, S-501.00, S-502.00, S-503.00, S-510.00, and S-520.00, dated (revised) September 28, 2018, and prepared by Spyridon Kremmidas, PE, all submitted as components of the application.

In reviewing this proposal, the Commission notes that the Boerum Hill Historic District Designation Report describes 216 Dean Street as an Italianate style rowhouse, built in 1852-1853; 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 historic district.

With regard to this proposal, the Commission finds that the work is in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-14 for Window and Doors, including Section 2-14(f)(1)(iii) for operation change; Section 2-14(f)(2)(ii)(B) for new windows and doors at primary facades at small residential and commercial buildings; Section 2-14(h)(1) for new windows and doors at secondary nonvisible or minimally visible facades; Section 2-14(h)(2-4) for new windows and doors in new or modified openings at secondary nonvisible or minimally visible facades; Section 2-11 for Repair, Restoration, Replacement, and Re-creation of Building Facades and Related Exterior Elements, including Section 2-11(c)(4) for repair of natural or cast stone; Section 2-11(c)(2)(i) for painting facades and features that were originally or historically painted; Section 2-11(c)(8) for repair of cast and wrought iron and other cast or extruded ornamental metals; Section 2-11(d)(1)(i) for in-kind material replacement; Section 2-17 for Front, Side, and Rear Yards, including Section 2-17(a)(2) for areaway paving, steps, or planted areas; Section 2-15 for Rooftop and Rear Yard Additions or Enlargements, including Section 2-15(f)(9) for rear yard decks; Section 2-21 for Installation of Heating, Ventilation, Air Conditioning and other Mechanical Equipment, including Section 2-21(g)(2) for installation of HVAC and other mechanical equipment on rooftops and terraces; and Section 2-21 (h)(2) for HVAC and other mechanical equipment in yards and

areaways fronting secondary facades. Based on these findings, the Commission determined that the work is appropriate to the building and to the Boerum Hill Historic District. The work, therefore, is approved.

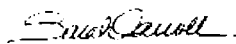
Please see Title 63 of the Rules of the City of New York for complete text of any Rule section(s) cited in this permit: <http://www1.nyc.gov/site/lpc/applications/rules-guides.page>

SAMPLES REQUIRED: Pursuant to Title 63 of the Rules of the City of New York, Section 2-11(b)(5) and 2-11(b)(7) for Repair, Restoration, Replacement and Recreation of Building Façades and Related Exterior Elements, this permit is being issued contingent upon the Commission's review and approval of installed sample mockups of brownstone resurfacing and patching compounds at locations requiring repair, prior to the commencement of work. Review instructions in the subsection cited above before preparing samples. Submit clear, color digital photographs of all samples to awoodin@lpc.nyc.gov for review, or contact staff to schedule a site visit.

The Commission has reviewed the application and these drawings and finds that the work will have no effect on significant protected features of the building.

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 Amy Woodin.



Sarah Carroll
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Carlos Burbano, CCBS

cc: Emma Waterloo, Deputy Director; Carlos Burbano, CCBS