



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007
TEL: 212 669-7760 FAX: 212 669-7780



PERMIT

CERTIFICATE OF NO EFFECT

ISSUE DATE: 05/22/15	EXPIRATION DATE: 5/22/2019	DOCKET #: 170132	CNE #: CNE 17-1850
ADDRESS: 1337 BERGEN STREET HISTORIC DISTRICT CROWN HEIGHTS NORTH III		BOROUGH: BROOKLYN	BLOCK/LOT: 1216 / 79

Display This Permit While Work Is In Progress

ISSUED TO:

Gilad Block
Liev, LLC.
1337 Bergen Street
Brooklyn, NY 11213

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 May 20, 2015.

The approved work consists of installing black-painted metal handrails at the front stoop cheek walls; replacing a metal cellar hatch at the front areaway, with a new red/brown painted metal hatch; removing two one-over-one double-hung windows and adjacent plain masonry at the basement and first floor of the rear facade, and installing a one-over-one double-hung window in the enlarged opening at the basement and a door at the enlarged opening at the first floor; installing composite decking, railings, and stairs at the roof of the one-story rear addition; and interior alterations throughout the building, including the demolition and construction of nonbearing partitions and finishes, as well as electrical and plumbing work, and the structural reinforcement of floor framing, as shown and described in manufacturer's specifications; photographs; drawings T-100.00, A-200.00, A-101.00, A-102.01, LPC-001.00 and LPC-002.00, dated April 24, 2015; and drawings DM-001.00 and DM-002.00, dated March 11, 2015, all prepared by Angelo R. Costa, RA, and submitted as components of the application.

In reviewing the proposal, the Commission notes that the Crown Heights North III Historic District Designation Report describes 1337 Bergen Street as a Renaissance Revival style two-family house, designed by Axel S. Hedman, and built circa 1902; 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 the proposal, the Commission finds that the proposed railings at the front stoop address a safety hazard; that the stoop railings and the metal hatch at the areaway will be simple in design, well scaled to their locations, and typical in terms of material and finish, helping these installations to remain a discrete presence and not drawing undue attention to them; that in accordance with the provisions set forth in RCNY, Title 63, Section 3-04, the proposed window and door at the rear facade will be installed in existing openings that are to be enlarged in height and width according to § 2-15 of this title; that such enlargement will not detract from the significant architectural features of the building or adjacent buildings; that they will not replace "Special Windows" as defined by the Commission's Rules; that the deck will be well-scaled to the building; that none of the work at the rear will be visible from a public thoroughfare; and that none of the work will alter, eliminate, or conceal any significant architectural features. The work, therefore, is approved.

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 Anne Jennings.



Meenakshi Srinivasan
Chair

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

Jonathan Carrera , Meltzer/Costa Architecture & Engineering

cc: B. Artus, Deputy Director of Preservation, LPC