



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

CERTIFICATE OF NO EFFECT

ISSUE DATE: 03/18/22	EXPIRATION DATE: 3/18/2026	DOCKET #: LPC-21-02182	CNE CNE-21-02182
ADDRESS: 250 CUMBERLAND STREET		BOROUGH: BROOKLYN	BLOCK/LOT: 2101 / 57
Fort Greene Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Braden King
250 Cumberland Street
Brooklyn, NY 11205

NOT ORIGINAL
COMPUTER-GENERATED COPY

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 February 16, 2022.

The approved work consists of exterior work at the Cumberland Street facade, including removing the existing altered stoop and guardrails, and installing a new stoop, featuring wood treads, cladding, handrails, and newel posts, a paneled wood fascia and brick base, and a new wood entry portico, featuring paired ornamental brackets, and paneled friezes and Tuscan columns, in keeping with the existing wood entry portico at the adjacent row house, all painted white and light blue; removing the existing entry door, and installing one (1) paneled wood entry door within the existing opening, painted red; removing and replacing one (1) existing light fixture adjacent to the parlor entry; and installing one (1) light fixture centered below the ceiling of the new portico; installing one (1) light fixture adjacent to the basement entry; and at the front areaway, removing the existing metal fence, and installing a new black metal fence and gate; removing portions of existing concrete paving and steps, and constructing new steps; installing bluestone pavers at the existing and modified paving and steps; and removing the existing metal security gate below the stoop, and installing one (1) pocketed black metal sliding security gate below the reconstructed stoop; as described and shown in written and drawing specifications dated March 18, 2021; and as shown on drawings labeled T-101.00, A-101.00, and A-102.00, all dated February 7, 2022, prepared by Sarah Jacoby, R.A., and submitted

as components of the application.

In reviewing this proposal, the Commission notes that the Fort Greene Historic District Designation Report describes 250 Cumberland Street as a vernacular style row house with Greek Revival and Italianate elements, built c. 1852; 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 2-11 for Repair, Restoration, Replacement, and Re-creation of Building Facades and Related Exterior Elements, including Section 2-11(f) for re-creation and restoration of missing façade features; Section 2-14 for Window and Doors, including Section 2-14(f)(2)(ii)(B) for new windows and doors at primary facades at small residential and commercial buildings; Section 2-17 for Front, Side, and Rear Yards, including Section 2-17(a)(2) for areaway paving, steps, or planted areas; and Section 2-17(b) for installation of new ironwork; and Section 2-20 for Health, Safety, and Utility Equipment, including Section 2-20(c)(3) for light fixtures and intercom panels; and Section 2-20(c)(11) for security gates at door openings. Based on these findings, the Commission determined that the work is appropriate to the building and to the Fort Greene 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 cited Rule section(s): <http://www1.nyc.gov/site/lpc/applications/rules-guides.page>

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.

The approved documents, and Department of Buildings filing drawings where applicable, are marked as approved by the Commission, with the date of the approval indicated. The work is limited to what is contained in the approved documents and referenced in the approval. 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 Marcello Pacheco.

Sarah Carroll
Chair

PLEASE NOTE: APPROVED DOCUMENTS, DEPARTMENT OF BUILDINGS FILING DRAWINGS WHERE APPLICABLE, AND A COPY OF THIS PERMIT HAVE BEEN PROVIDED TO:

Sarah Jacoby, Sarah Jacoby Architect

cc: Edith Bellinghausen, Deputy Director; Sarah Jacoby, Sarah Jacoby Architect

