



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: 06/10/24	EXPIRATION DATE: 6/10/2028	DOCKET #: LPC-24-11201	CNE CNE-24-11201
ADDRESS: 1219 DEAN STREET		BOROUGH: Brooklyn	BLOCK/LOT: 1207 / 61
Crown Heights North Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

LYLE KULA

N/A

103 GATES AVE

BROOKLYN, NY 11238

**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 June 10, 2024.

The approved work consists of exterior work at the rear facade, including constructing a black-painted steel open grate deck at the first floor with a steel stair accessing the rear yard, all featuring a picket railing; removing the three (3) non-historic metal security grilles at the first floor windows; replacing in-kind one (1) wood-framed glass door at the basement, and replacing in-kind nine (9) one-over-one double-hung wood windows at the basement through 3rd floors, removing one (1) one-over-one double-hung wood window, lowering the sill, and installing one (1) wood-framed-glass door, retaining the rusticated brownstone lintels throughout; at the roof, installing dunnage, an FDNY access stair, and four (4) HVAC units all set 15' back from cornice; and interior alterations throughout; as shown in existing condition photographs contained within drawings labeled T-001, EN-001, D-001, D-002, A-001, A-002, E-001, E-002, M-001, M-002, and LM-001 dated (as revised on) May 22, 2024, and prepared by James C. Schaefer. R.A., all submitted as components of the application.

In reviewing this proposal, the Commission notes that the Crown Heights North Historic District Designation Report describes 1219 Dean Street as a Romanesque Revival style rowhouse with Renaissance

Revival style details designed by Albert E. White and built in c. 1891; 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(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; and Section 2-21 for Installation of Heating, Ventilation, Air Conditioning and other Mechanical Equipment, including Section 2-21(g)(1) for installation of HVAC and other mechanical equipment on rooftops and terraces; and Section 2-15 for Rooftop and Rear Yard Additions or Enlargements, including Section 2-15(f)(9) for rear yard decks. Based on these findings, the work 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 James Russiello.

Sarah Carroll
Chair

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

ASMA N SIDDIQI, COMMERCIAL CAPITAL USA INC

cc: Caroline Kane Levy, Deputy Director; ASMA N SIDDIQI, COMMERCIAL CAPITAL USA INC; and Asma N. Siddiqi, Commercial Capital USA, Inc.