



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 APPROPRIATENESS

ISSUE DATE: 07/20/18	EXPIRATION DATE: 12/5/2023	DOCKET #: LPC-19-25203	COFA COFA-19-25203
ADDRESS: 205 DEKALB AVENUE		BOROUGH: BROOKLYN	BLOCK/LOT: 2090 / 66
Fort Greene Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Andrew Brradfield
205 Dekalb Owner, LLC
350 7th Avenue, Suite 1604
New York, NY 10001



Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of December 5, 2017, following the Public Hearing of the same date, voted to grant a Certificate of Appropriateness for the proposed work at the subject premises, as put forward in your application completed on November 9, 2017, and as you were informed in Status Update Letter 19-12971 (LPC 19-12971), issued on December 7, 2017.

The proposal, as approved, consists of exterior alterations at the basement and first floor levels of the north (rear) facade, including demolishing the existing modern one-story addition and canopy at the basement level, and constructing a full-width, one-story, stucco-clad addition at the basement level, featuring a rooftop deck, railings, and stairs; reopening an arch-headed masonry opening at the first floor level at the center bay by removing stucco-clad masonry, and installing one (1) black painted metal single-light door and transom; and reopening the square-headed masonry opening at the first floor level of the easternmost bay by removing stucco-clad masonry and two (2) modern, awning windows, and installing one (1) black painted metal, two-over-two, double-hung window in the enlarged opening. The approved work was shown in a digital presentation of 14 slides, labeled "205 Dekalb Avenue," dated December 5, 2017, and consisting of drawings and photographs, all prepared by Elemental Architecture and presented at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the Fort Greene Historic District Designation Report describes 205 DeKalb Avenue as an Italianate style house, built in the 1860s; 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. The Commission also noted that Notices of Violation 98-0489 and 98-0490 were issued for the "installation of aluminum windows throughout and security grilles at parlor floor without permit(s)"; and the "installation of fence at areaway and around tree pit and of stoop gate without permit(s)," respectively.

With regard to this proposal, the Commission found that none of the work will damage, eliminate, or conceal any significant architectural features; that the proposed addition will not be visible from any public thoroughfare; that the proposed addition will be located at the end of the block, near the corner, and while deeper than the majority of additions on the block, will not diminish a cohesive greenspace at the center of the block; that the proposed addition will not rise to the full height of the building and will not be taller than the predominant height of existing additions or enlargements in the block; that the rear of the building will retain the scale and character of an individual rowhouse; and that the proposed window openings will only be minimally visible from a public thoroughfare and will not detract from any significant architectural features of the building. Based on these findings, the Commission determined the proposed work to be appropriate to the building and the historic district and voted to approve the application.

The Commission authorized the issuance of a Certificate of Appropriateness upon receipt, review and approval of two sets of final filing drawings showing the approved design.

Subsequently, on July 11, 2018, the Landmarks Preservation Commission received final drawings T-001.00, T-002.00, Z-001.00, Z-002.00, A-002.00, A-100.00, A-101.00, A-102.00, A-103.00, A-104.00, A-105.00, A-110.00, A-111.00, A-112.00, A-300.00, A-301.00, A-302.00, EN-001.00, EN-002.00, EN-003.00, EN-004.00, and EN-005.00, dated (revised) May 18, 2018; A-200.00 and A-201.00, dated (revised) July 2, 2018, and prepared by Tom Abraham, RA; M-100.00, M-100.00(2), M-201.00, M-202.00, M-203.00, M-204.00, M-301.00, M-302.00, M-303.00, M-401.00, M-501.00, M-502.00, M-601.00, EN-101.00, EN-102.00, P-100.00, P-101.00, P-201.00, P-202.00, P-203.00, P-301.00, P-302.00, P-303.00, P-401.00, P-501.00, and P-601.00, dated (revised) May 17, 2018, and prepared by Martin M. Montague, PE; and S-000.00, S-001.00, S-002.00, FO-100.00, FO-101.00, S-100.00, S-101.00, S-102.00, S-200.00, S-201.00, and S-202.00, dated (revised) March 19, 2018, and prepared by Gennady Saratovsky, PE, all submitted as components of the application.

Accordingly, staff reviewed the drawings and found that they include additional work, including replacing one (1) skylight and one (1) roof hatch, in-kind, at the roof; replacing one (1) modern skylight at the roof with one (1) larger skylight; installing two (2) mechanical ducts at the roof; installing three (3) HVAC units at the rear yard; installing one (1) through-the-wall louver at the first floor level of the north (rear) facade centered above the easternmost masonry opening; and modifying the westernmost masonry opening at the first floor level of the north facade by removing one (1) four-over-four, double-hung window, raising the sill, and installing one (1) black painted metal two-over-two, double-hung window and brickwork beneath the smaller opening, as well as interior alterations at the cellar through third floors, including the demolition and construction of nonbearing partitions and finishes, and plumbing and mechanical work.

With regard to the additional work, the Commission finds that certain aspects of the work are in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-19(e)(1) for the installation of rooftop mechanical equipment; Sections 2-11(g) and 2-11(d)(2) for HVAC and mechanical equipment installations; and Section 2-15(a) for new window openings. Furthermore, with regard to these or other aspects of the work, the Commission finds, that the new brickwork will match the historic brickwork in terms of coursing, material, dimensions, texture, details, and finishes; and that the pointing mortar will be

compatible with the masonry in terms of composition and will match the historic mortar in terms of color, texture, and tooling. Additionally, staff finds that the proposal approved by the Commission has been maintained. Based on these and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 19-25203 is being issued.

PLEASE NOTE: This permit is contingent upon the Commission's review and approval of samples of brickwork and pointing mortar and tooling prior to the commencement of related work. Please contact the Commission staff once samples and documentation are available for review. This permit is also contingent on the understanding that the masonry work will be performed by hand and when the temperature remains a constant 45 degrees Fahrenheit or above for a 72 hour period from the commencement of the work.

PLEASE ALSO NOTE: The notation on drawing sheets A-201.00 stating that the through-the-wall louver at the first floor level of the north facade is to be painted black has been revised, as confirmed in an e-mail from the applicant, Pat Giacalone, dated July 13, 2018. The revised finish color of the louver is a finish that will match the surrounding masonry; and that the black finish for the louver is NOT proposed or approved by this permit. Additionally, the notation on drawing sheet M-302.00 showing the location of the louver at the first floor level of the north facade has been revised, as confirmed on drawing sheet A-201.00. The revised location of the louver is above the masonry opening; and the location of the louver adjacent to the lot line is NOT proposed or approved by this permit.

Please be advised that Notices of Violation 98-0489 and 98-0490 remain in effect against the property. This permit has been issued in reliance upon the owner's demonstrated intention to perform work to correct the violation, as evidenced by the escrow agreement dated October 28, 2016, between 205 Dekalb Owner LLC, as owner and First Republic Bank, as escrow agent. Failure to resolve these matters may result in the issuance of a Notice of Violation (NOV) originating from the Environmental Control Board in accordance with Title 63 of the Rules of the City of New York, Section 7-02 (c). Second NOV's require a court appearance and a civil fine may be imposed.

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>

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 Abbie Hurlbut.

Frederick Bland
Vice Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Andrew Brradfield, 205 Dekalb Owner, LLC

cc: Emma Waterloo, Deputy Director; Andrew Brradfield, 205 Dekalb Owner, LLC