



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: 01/26/22	EXPIRATION DATE: 10/19/2027	DOCKET #: LPC-22-05946	COFA COFA-22-05946
ADDRESS: 214 JEFFERSON AVENUE		BOROUGH: BROOKLYN	BLOCK/LOT: 1833 / 15
Bedford Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Ben Rubin
214 Jefferson Avenue
Brooklyn, NY 11216



Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of October 19, 2021, 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 forth in your application completed on September 22, 2021, and as you were notified in Status Update Letter 22-00116, issued on November 16, 2021.

The proposal, as approved, consists of work at the south (rear) façade, the south (rear) and east (side) facades of the rear addition, and the roof of the rear addition, including removing modern doors, windows, a rear deck and stairs, and adjacent stucco-clad masonry at the south and east facades at the parlor and basement floors of the rear addition and installing a single-light metal window and door assembly at the southeast corner of each floor; installing a 36” deep metal balcony and railings at the second floor connecting a masonry opening at the easternmost bay with the roof of the rear addition; and installing a 72” tall wood fence and integrated planter with a natural finish at the roof deck along the western property boundary, as shown in a digital presentation, titled “Brownstone Renovation, 214 Jefferson Avenue, Brooklyn, NY, 11216,” dated October 18, 2021 and prepared by Architecture + Construction, PLLC, including seven slides, consisting of photographs, photomontages, and drawings, all presented as components of the application at

the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the Bedford Historic District Designation Report describes 214 Jefferson Avenue as a Renaissance Revival style rowhouse designed by Frederick L. Hine and built c. 1909; 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 found that the proposed work will not be visible from a public thoroughfare; that the proposed work will not eliminate or damage any significant architectural features; that the installation of a privacy fence at the roof of the rear addition and a Juliet balcony as an extension to the terrace will not detract from the features of the rear facade or its relationship to others in the row, and will be consistent with fences, screens and railings typical of rear yards and rear additions; that the wrap-around window and door assemblies at the rear addition will not overwhelm the rear façade and will maintain the scale of the building as an individual rowhouse; and that the work will not detract from the building or the Bedford Historic District. Based on these findings, the Commission determined the work to be appropriate to the building and the historic district and voted to approve it with the stipulation that the applicant work with Commission staff to modify the color of the metal elements at the rear façade.

The Commission authorized the issuance of a Certificate of Appropriateness upon receipt, review and approval of signed and sealed Department of Building filing drawings showing the approved design and incorporating the required change.

Subsequently, on December 29, 2021 the Commission received written specifications and filing drawings labeled T-000.01, EN-100.00, A-100.00 through A-502.00, E-100.00, E-101.00, LPC-100.00 through LPC-103.00, S-000.00 through S-102.00, M-100.00 through M-106.00, and P-000.01 through P-500.01, dated December 7, 2021, and prepared by Joshua B. Pulver, RA, all submitted as components of this application.

Accordingly, the Commission staff reviewed these materials and noted that they include additional work at the north (front) and south (rear) façades, the south and east (side) façades of the rear addition, the main roof and the roof of the rear addition, and the rear yard, including replacing ten (10) modern one-over-one double-hung black-finished windows with one-over-one single-hung tilt-and-turn black-painted wood windows at the front facade; replacing seven (7) one-over-one double-hung windows at the rear façade with single-light casement windows; removing two (2) one-over-one double-hung windows and adjacent stucco-clad masonry at the western bay at the second floor and at the basement floor of the rear facade and installing two (2) pairs of single-light metal doors in the enlarged openings; removing a one-over-one double-hung window and stucco-clad masonry below the sill at the eastern bay at the second floor and installing a single-light metal door in the enlarged opening; removing a one-over-one double-hung window and stucco-clad masonry below the sill at the parlor floor of the side façade of the rear addition and installing single-light casement window in the enlarged opening; replacing a one-over-one double-hung window and an exhaust fan at the side façade of the rear addition with stucco-clad masonry infill; repairing the grey-tinted stucco at the rear addition with a cementitious patching compound or replacing the stucco in-kind (as needed); installing a metal deck and stairs at the parlor floor of the rear façade of the rear addition; replacing modern perimeter railings and a stucco-clad masonry corner post at the roof of the rear addition with top-mounted metal railings measuring 36" from the adjacent roof deck; installing seven (7) light fixtures at the rear façade and rear and side façades of the rear addition; partially excavating a portion of the rear yard adjacent to the rear façade and the side façade of the rear addition by 29" and installing concrete stairs, a low retaining wall, and concrete deck; infilling a sunken areaway adjacent to the rear façade of the rear addition with soil and turf; and installing rooftop HVAC units on new dunnage; and changing the finish of metal elements at the rear façade and rear addition from black to light grey, as well as interior alterations at the basement through third floors.

With regard to this additional work, the Commission found 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 2-11 for Repair, Restoration, Replacement, and Re-creation of Building Facades and Related Exterior Elements, including Section 2-11(c)(6) for repair of stucco; 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 non-visible or minimally visible facades; Section 2-14(h)(1)(ii) for filling in window and door openings at secondary non-visible or minimally visible facades; and Section 2-14(h)(2-4) for new windows and doors in new or modified openings at secondary non-visible or minimally visible facades; Section 2-15 for Rooftop and Rear Yard Additions or Enlargements, including Section 2-15(d)(2) for non-occupiable rooftop additions on buildings in a historic district; and Section 2-15(f)(9) for rear yard decks; Section 2-17 for Front, Side, and Rear Yards, including Section 2-17(a)(2) for areaway paving, steps, or planted areas; Section 2-20 for Health, Safety, and Utility Equipment, including Section 2-20(c)(3) for light fixtures and intercom panels; 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. Additionally, the Commission found that the design approved by the Commission has been maintained and that the required change has been incorporated. Based on these and the above findings, the drawings have been marked approved, and Certificate of Appropriateness 22-05946 is being issued.

The approved documents, and Department of Buildings filing drawings where applicable, are marked approved by the Commission, with the date of the approval indicated.

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>

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 Richard Lowry.

Sarah Carroll
Chair

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

Joshua Pulver, A + C, PLLC

cc: Jared Knowles, Deputy Director; Joshua Pulver, A + C, PLLC

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