

October 11th, 2022
Public Hearing

The current proposal is:

Preservation Department – Item 3, LPC-22-10212

863 Sterling Place – Crown Heights North Historic District Borough of Brooklyn

To Testify Please Join Zoom

Webinar ID: 853 8078 4078

Passcode: 813151

By Phone: 1 646-558-8656 US (New York)

877-853-5257 (Toll free) US

888 475 4499 (Toll free)

Note: If you want to testify on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.



863 STERLING PLACE,
BROOKLYN NY 11216

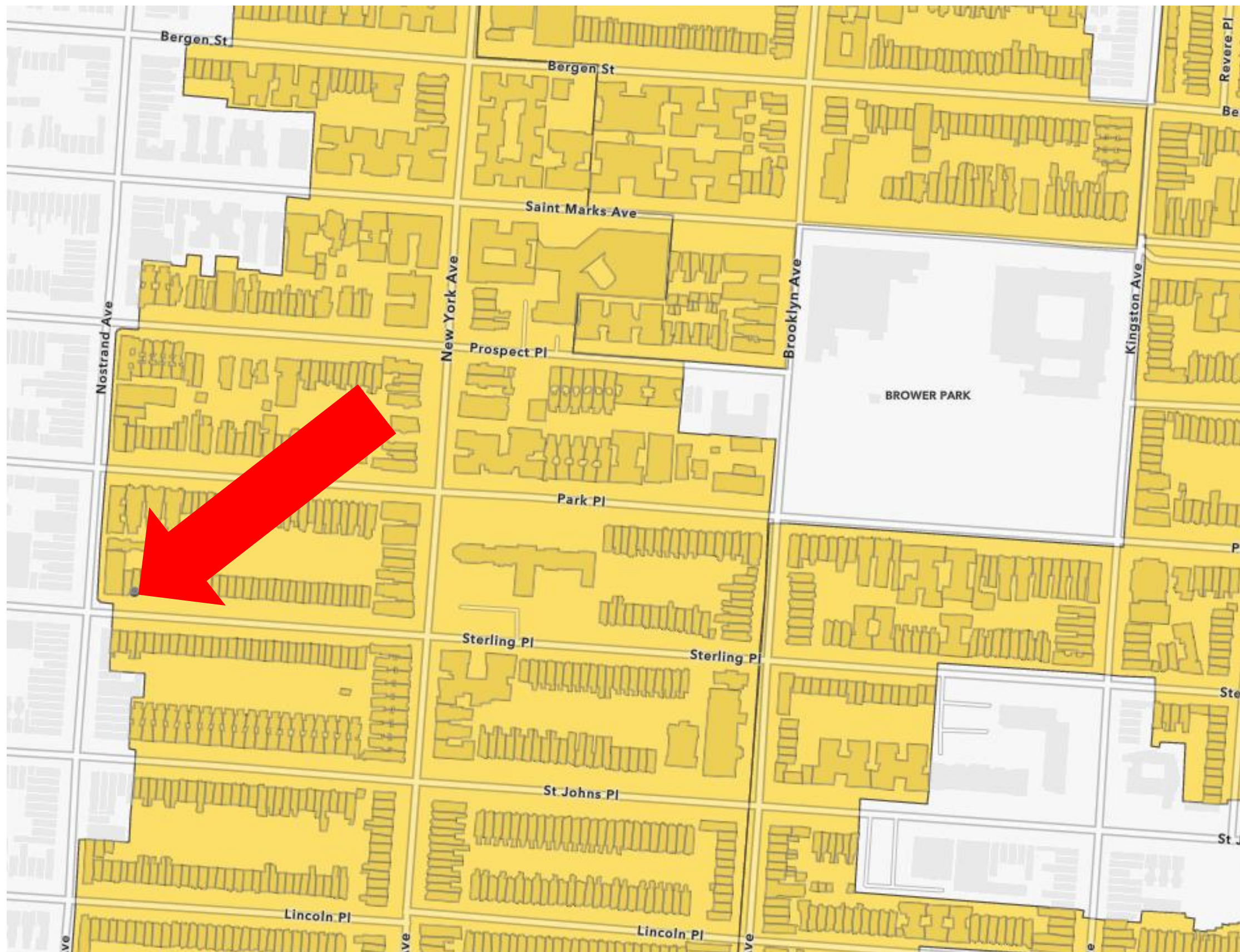
*Crown Height North II Historical
District*

Legalized Alterations of Commercial
Store Front Without LPC Permit(s)

Current condition

All issued October 2, 2019

- Warning letter 20-0136 for “Installation of metal fence on store roof without permit(s)”
(TO BE MODIFY)
- Warning letter 20-0137 for “Replacement of door at residential entrance without permit(s)”
(TO BE LEGALIZED AS IT IS)
- Warning letter 20-0138 for “Installation of security roll gate and a “wood” sign band over storefront entrance without permit(s)”
(TO BE MODIFY)
- Warning letter 20-0139 for “Alterations to store front, including but not limited to: painting, replacement of display window and door, and adding cladding at the building base without permit(s)”
(TO BE MODIFY)
- Warning letter 20-0140 for “security camera and lighting installed at residential entrance without permit(s)”
(TO BE MODIFY)



The property is located between Nostrand Ave and New York Ave in the Crown Height North II Historical District.





1940s tax photo



c.2011, at time of designation



Today, with store front alterations



c.2011. Condition at the time of designation



Work completed without LPC permit

Installation of black metal fence on store roof
(Warning Letter: 20-0136- to be modify)

Installation of security camera
(Warning Letter: 20-0140- to be modify)

Store front renovation with replacement of display window and door, adding cladding to the building base, piers and repainted store front to black.
(Warning Letter: 20-0139- to be modify)

Installation of wood sign band over store front entrance
(Warning Letter: 20-0138- to be modify)

Removal of metal gate and install rolling gate
(Warning Letter: 20-0138- to be modify)

Replacement of lighting/ camera fixture above residential entrance
(Warning Letter: 20-0140- to be legalized)

Replacement of wooden residential entrance door with metal frame door
(Warning Letter: 20-0137- to be legalized as it is)



Work completed without LPC permit



Repainting rolling gate
with brown paint

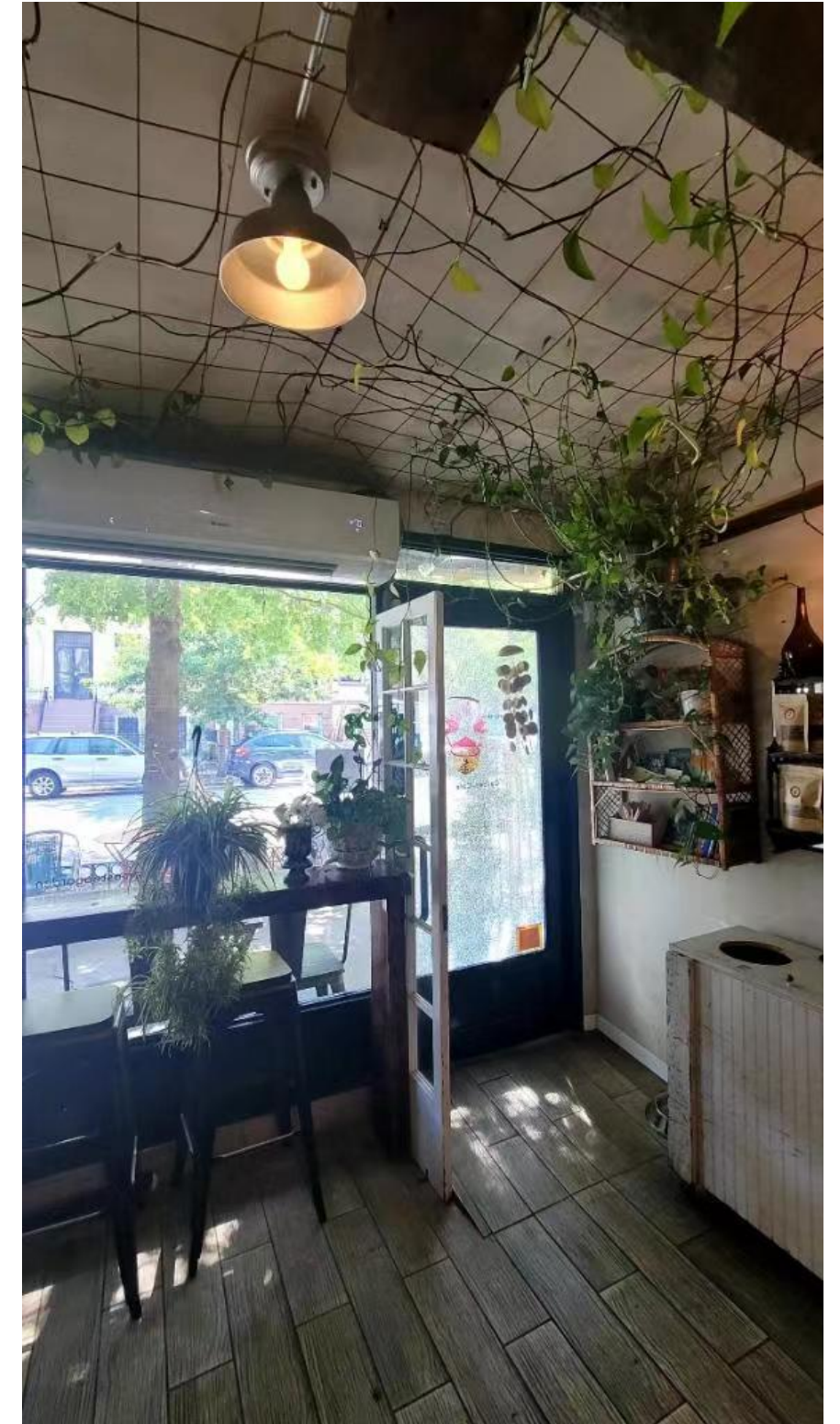


Sample color of the
brown color paint, to
repaint over the rolling
gate

Close up view rolling gate that was installed without permit. (Warning Letter: 20-0138- to be modify)



Close up view of the store entrance door with shatter glass panel. It is a reason for the security loading gate to remain .



Close up view of the interior of the store front, showing the wall will not be able to support the weight of the loading gate built inside.



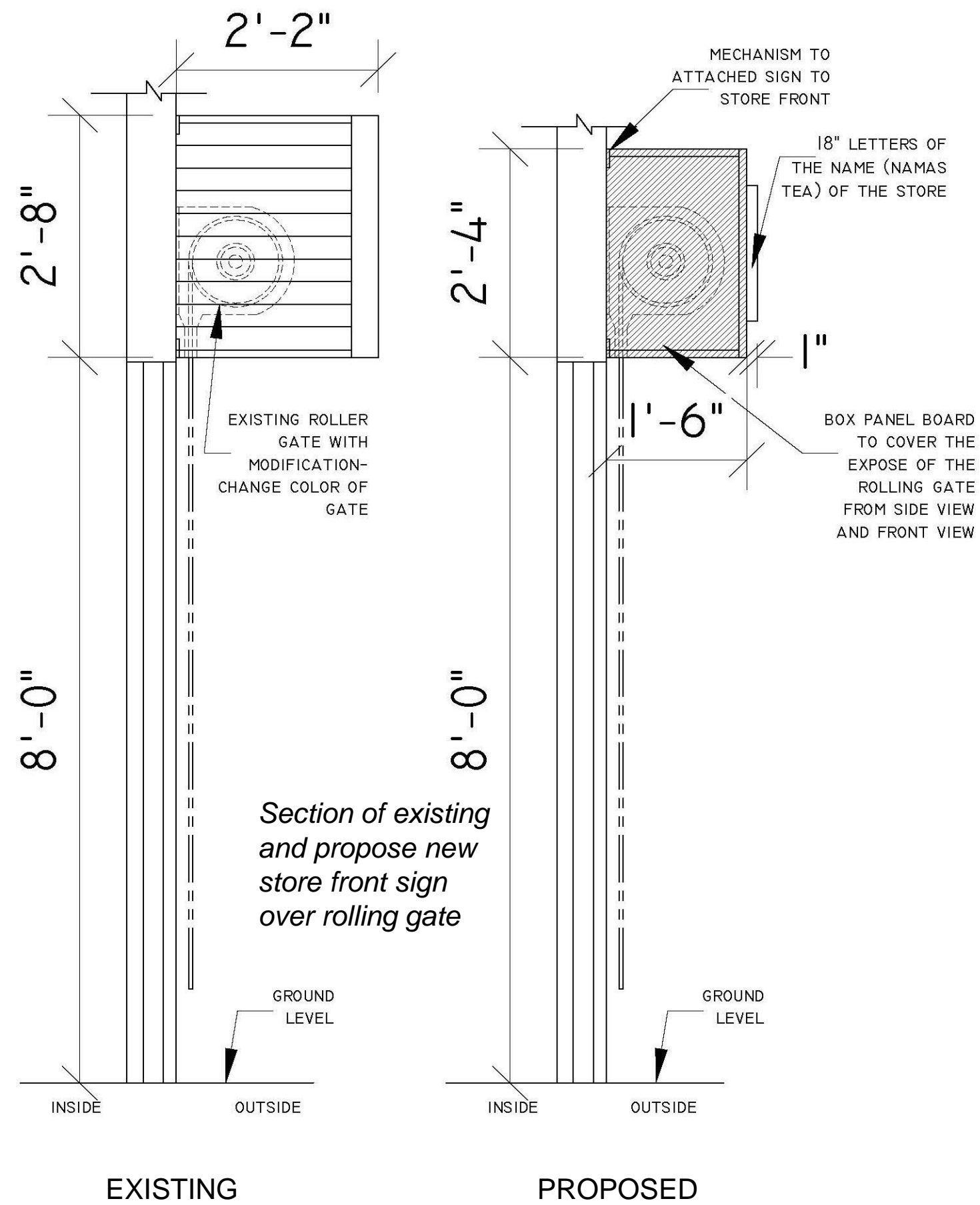
Close up view of the wood sign band over the store front entrance that was installed without permit. (Warning Letter: 20-0138- to be modify)

Removal of the wooden sign band over the store front entrance. Install box panel to cover loading gate and installed letters of store name to wood box panel.



Side view of wood sign ban over the store front entrance

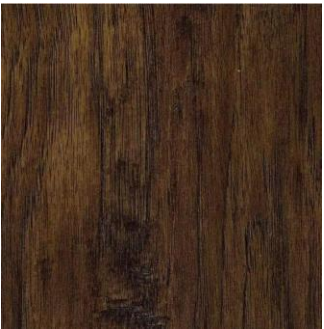
Exposed area will remain as stucco with beige finish like the building.



Name of the store with letters style, color, and material that will be used for branding of the store.



Sample color of the paint finish to paint over the exposed stucco



Sample of wood color box panel to cover the rolling gate- 1/2" thick.



Laminate wood cut out letter for the store name. 18" height and 1" thick



Close up photo of security cameras installed.
(Warning Letter: 20-0140- to be modify)



Close up photo of security cameras installed on the residential side.



Close up photo of security cameras left side of the store front.

All security camera are to be removed

Lighting/
Security camera installed above residential door will be legalized as it is.

All security camera are to be removed



Close up view of the left pier cladding to be removed and leave it as stucco and paint it with beige finish like the residence. Security rolling gate mechanical box shall be closed at all time and painted black. (Warning Letter: 20-0139- to be modify)



Close up view of the right pier to be modify like the left pier. (Warning Letter: 20-0139- to be modify)



After the removal of cladding, exposed stucco will be paint over with beige finish to match the rest of the façade.

Existing fence from the time of destination to be remain only.



Close up view of the existing fence at the time of destination.



Installation of the black metal fence on store roof to be removed.

Close up view of installation of the black metal fence on store roof. New fence installed will be removed leaving the existing fence on the left that was previously install at the time of destination (Warning Letter: 20-0136- to be modify)

*AC Condenser unit
to be removed*

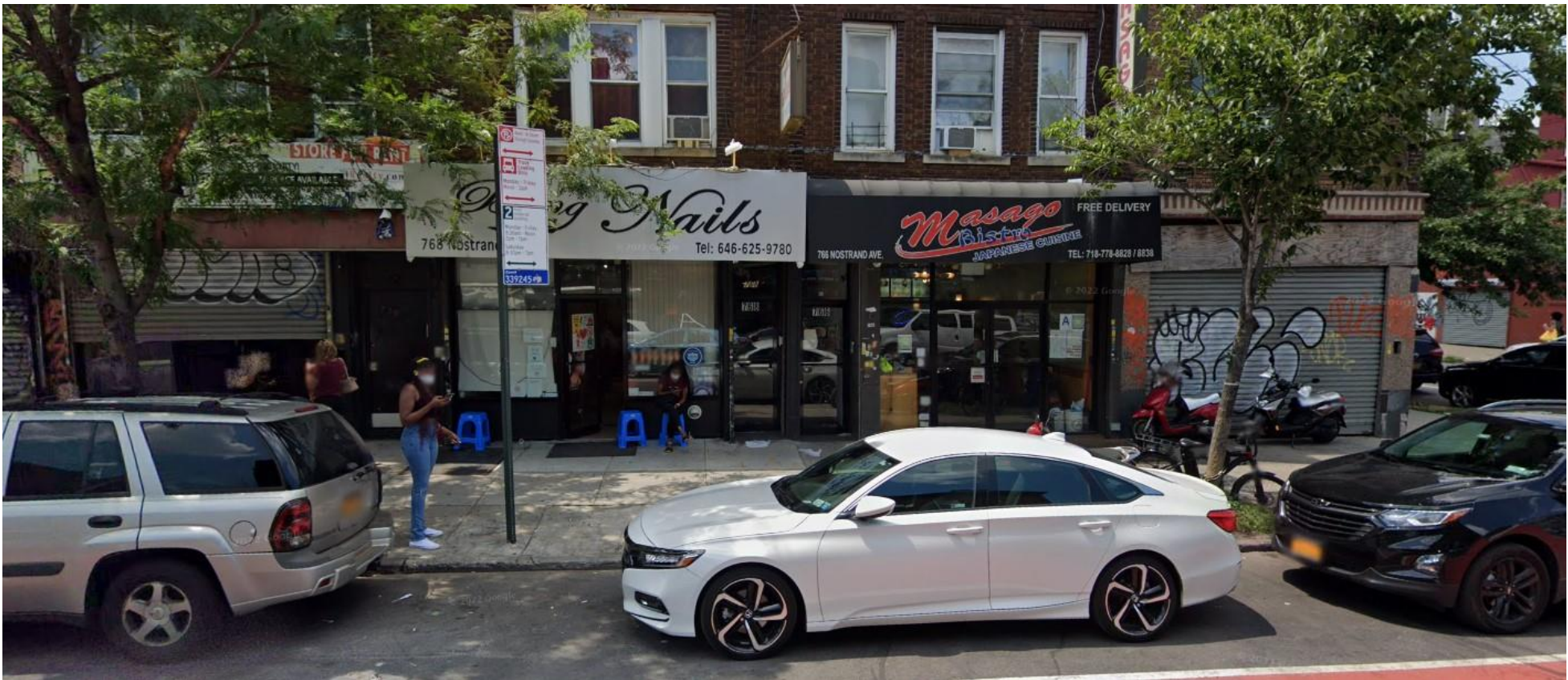


A view of the store front from side showing AC condenser unit, that needs to be removed.

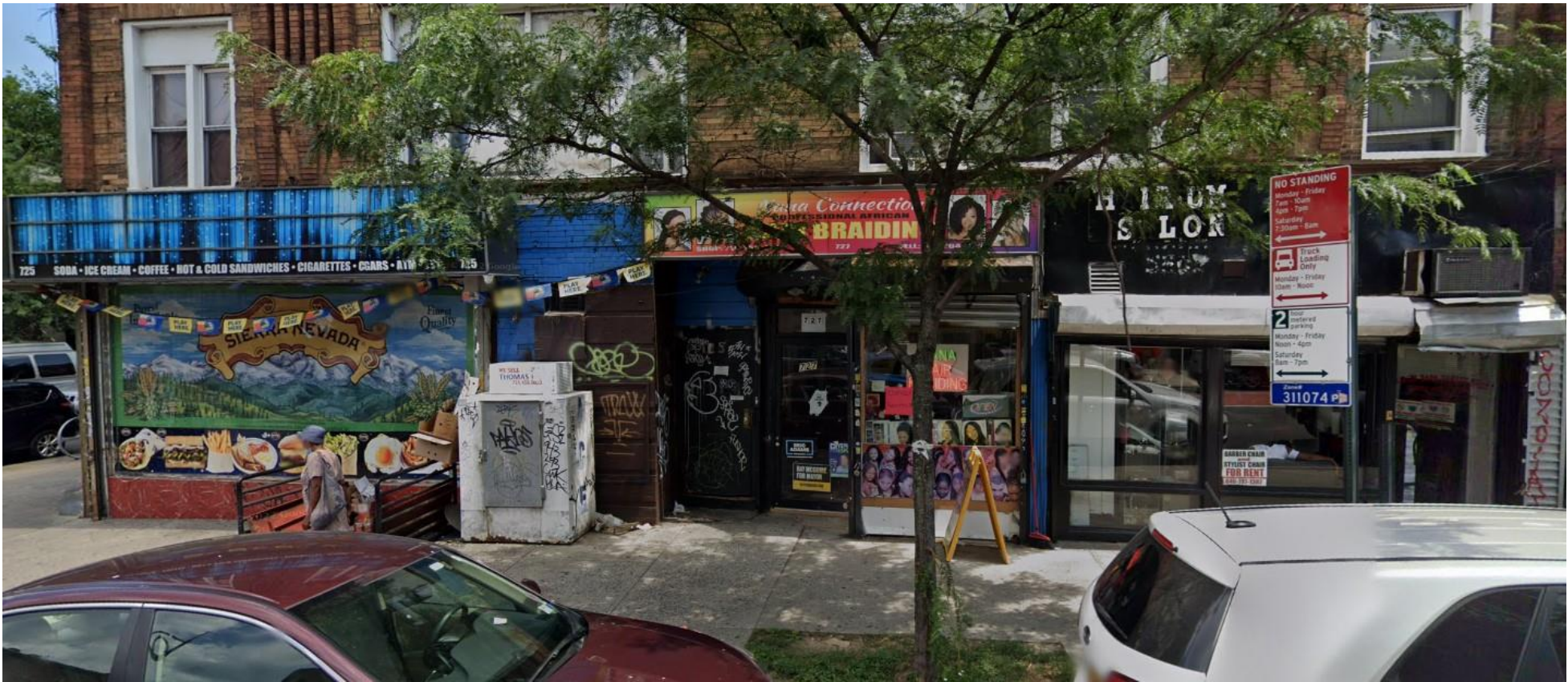
*AC Condenser
unit have been
removed.*



A view of the store front from a far, showing the removal of the AC condenser unit.



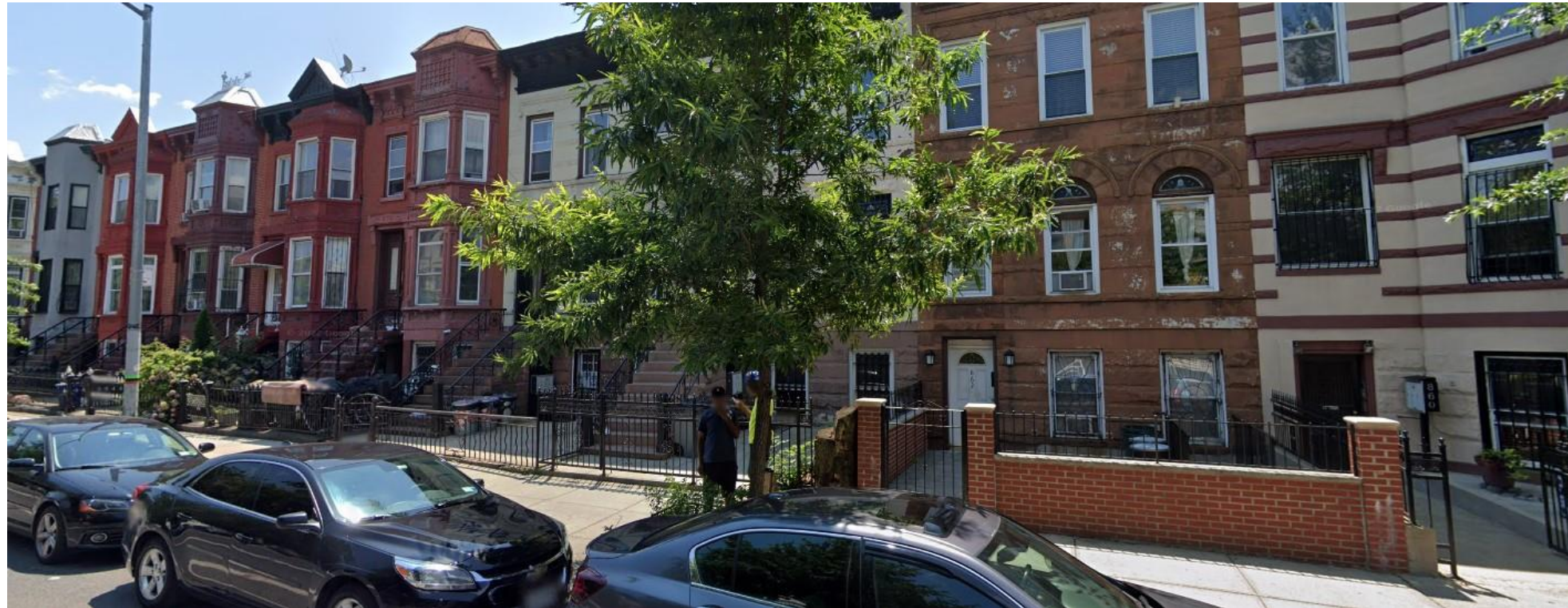
Photos of commercial stores
In main commercial area- Nostrand Ave.



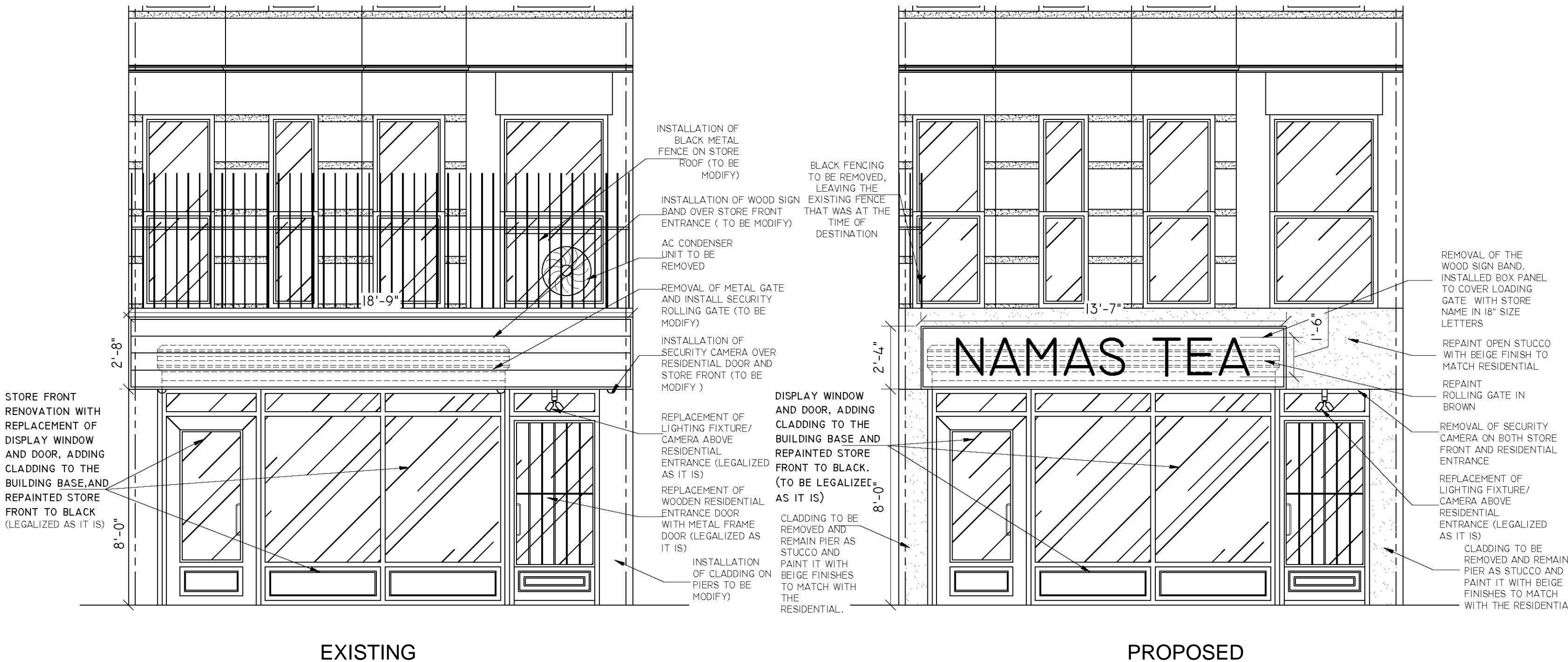
Photos of commercial stores at the corner of intersection between Nostrand Ave and Sterling Place.



Photos of commercial stores at the of Sterling Place.



*Photos of
Residential area on
Sterling Place.*



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