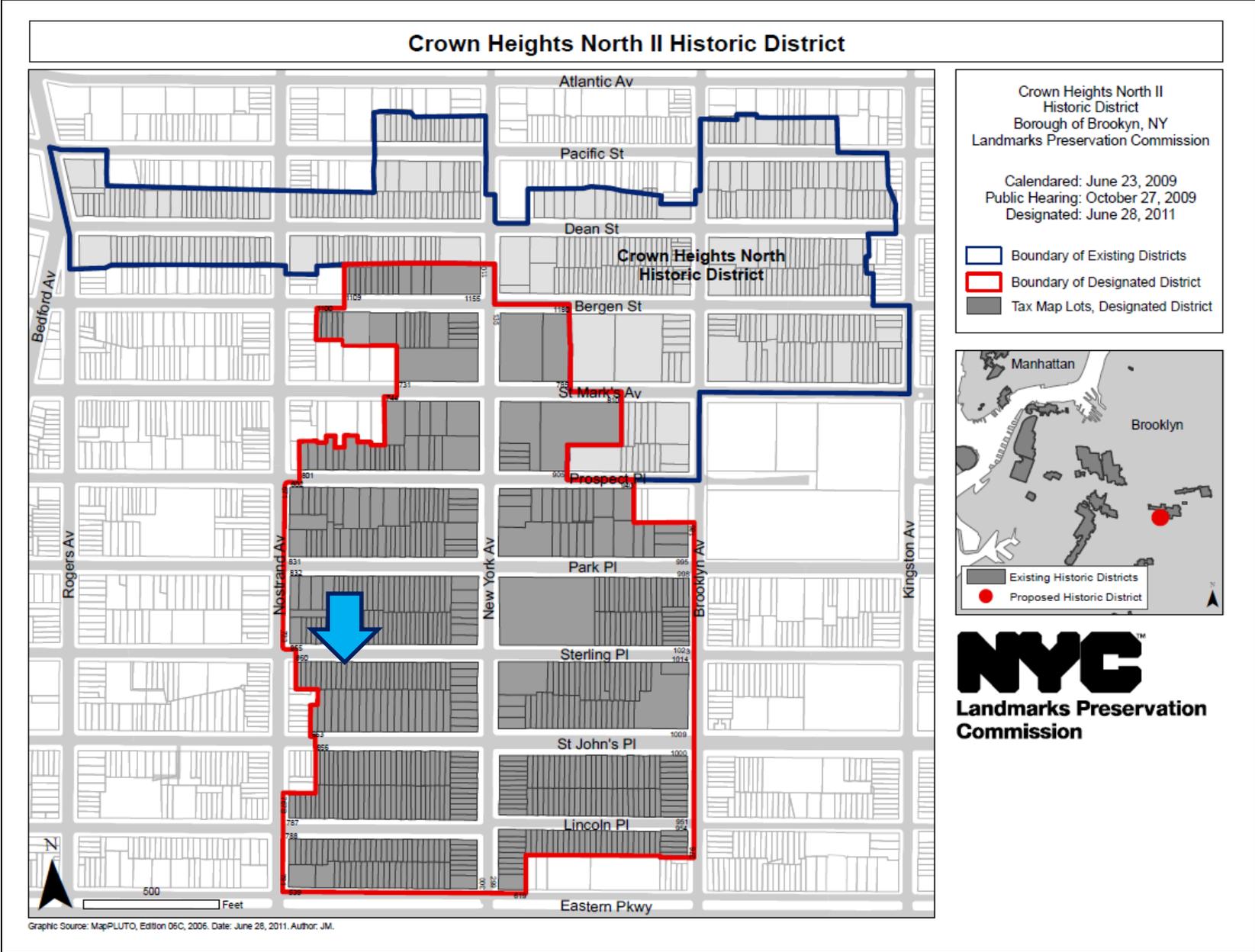


# 876 Sterling Place



# 876 Sterling Place is located in Crown Heights, Brooklyn



# Past View: Photo from NYC Tax Authority (1940)



*Photo provided by: NYC  
Landmark Commission*

# Past View: Photo from NYC Tax Authority (1980)



876 Sterling Place

B	BLK	LOT
3	1248	17

Photo provided by: NYC Landmark Commission

# Past View: Photo Before Painting (*June 2011*)



Photo provided by: NYC Landmark Commission

# Past View: Photo Before Painting (October 2014)



*Photo provided by: Beth Cohen & Chris Chazin, Owners*

# Current View: Façade After Painting (*Front*)



*Photo provided by:* Beth Cohen & Chris Chazin, Owners

# Current View: Cornice Detail After Painting (Close-Up)

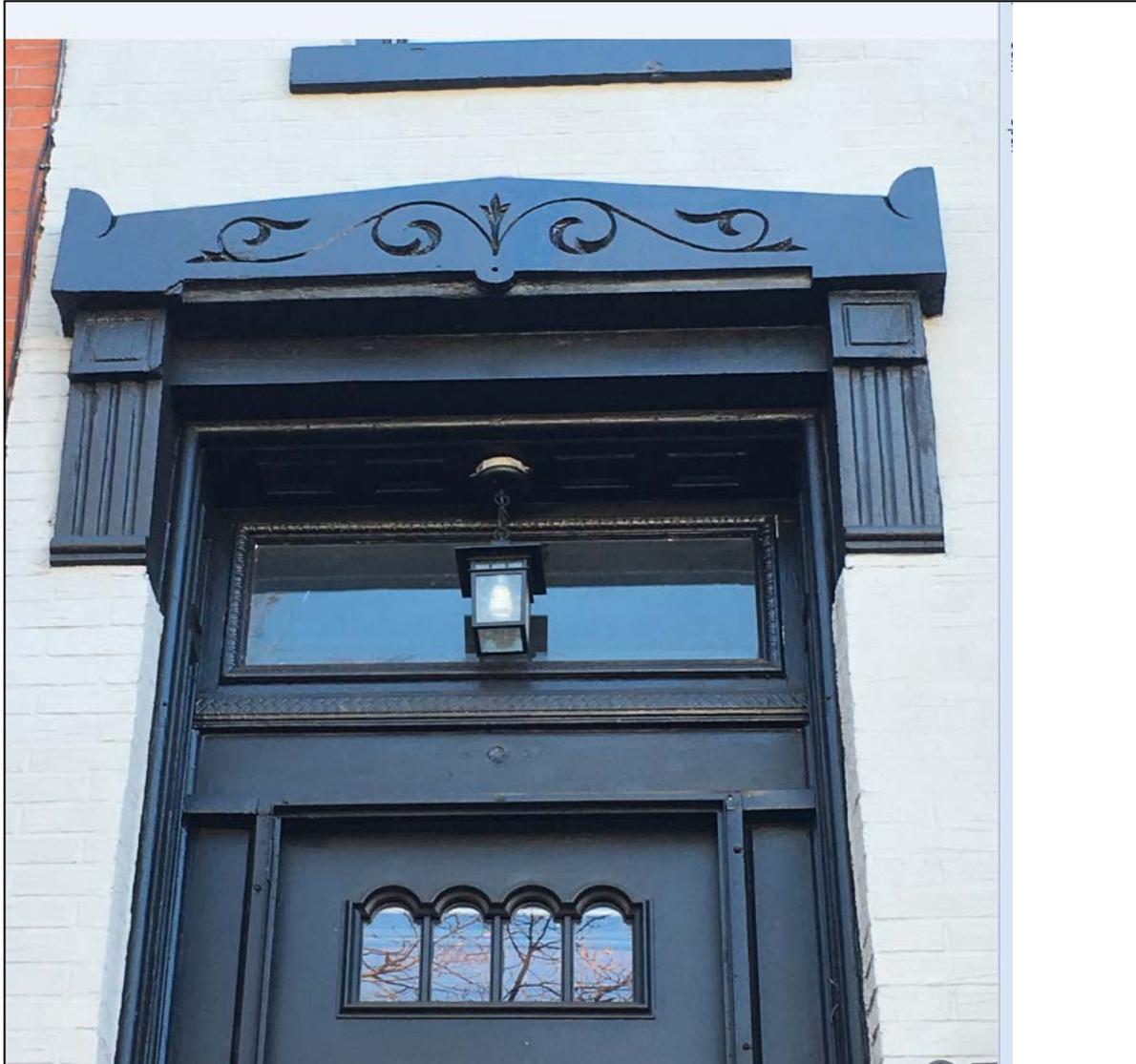


Photo provided by: Beth Cohen & Chris Chazin, Owners

# Current View: Façade After Painting (Across Sterling)



Photo provided by: Beth Cohen & Chris Chazin, Owners

# Current View: Broader View of Façade After Painting



Photo provided by: Beth Cohen & Chris Chazin, Owners

# Current View: View of House in Context of Block



Photo provided by: Beth Cohen & Chris Chazin, Owners

# Current View: Neighboring Homes (Same Side of Sterling Pl)



Photo provided by: Beth Cohen & Chris Chazin, Owners

# Current View: Neighboring Homes (Same Side of Sterling Pl)



Photo provided by: Beth Cohen & Chris Chazin, Owners

# Current View: Neighboring Homes (Same Side of Sterling Pl)



Photo provided by: Beth Cohen & Chris Chazin, Owners

# Current View: Neighboring Homes (*Same Side of Sterling Pl*)



Photo provided by: Beth Cohen & Chris Chazin, Owners

# Current View: Neighboring Homes (*Other Side of Sterling Pl*)



Photo provided by: Beth Cohen & Chris Chazin, Owners

# Current View: Neighboring Homes (*Same Side of Sterling Pl*)



Photo provided by: Beth Cohen & Chris Chazin, Owners

# 876 Sterling Place – Neighborhood Association Approval



986 Sterling Place  
Brooklyn, NY 11213  
718•774•3834

#### Executive Board

Deborah Young, LMSW  
Chair & President

Gail Branch-Muhammad  
Vice-Chair & Vice-President

Ethel E. Tyus, Esq.  
General Counsel

Valorie Bowers  
Treasurer

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Corresponding Secretary

#### Board

Michael Combs, MD

Hal Drellich

Suzanne Spellman

#### Board Member Emeritus

Denise Brown, LREB

CHNA is a  
501(c)(3) organization

[www.chna-inc.org](http://www.chna-inc.org)



January 3<sup>rd</sup> 2016

Beth Cohen  
876 Sterling Place  
Brooklyn New York 11216

Dear Ms. Cohen,

Thank you for reaching out to the Crown Heights North Association Inc. (CHNA) regarding the violation you received for failing to secure Landmark Preservation Commission (LPC) approval for the exterior façade work on your brownstone. CHNA worked very long and hard to secure designation for the Crown Heights North Community. As such we are committed to ensuring that homeowners in the historic district adhere to the rules and regulations of LPC. We cannot continue to accept ignorance of the rules as acceptable reasons for non-compliance.

With that said, your door hood is a significant architectural feature, and painting it black is not the most disturbing thing you could have done. While we do not condone your violation of the rules we are willing to support your request for a waiver. Our position is based on the fact that you are still required to present at a hearing before the full LPC Commission who ultimately have the final say on your project. Short of that you are afforded two (2) alternatives should you opt to have your work approved at LPC staff level.

We welcome you to the Crown Heights North Historic Community and invite you to get involved with our association to help you become better acquainted with the benefits and value of living in a historic designated community.

Please feel free to contact us should you have any questions.

Sincerely,

Deborah Young  
Deborah Young LMSW  
President

Cc: Community Board 8  
CHNA Board

# 876 Sterling Place – LPC Warning Letter (July 21,2015)



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION  
1 CENTRE STREET, 9TH FLOOR NORTH, NEW YORK, NY 10007  
TEL: (212) 669-7951 FAX: (212) 669-7960

## WARNING LETTER

Docket No. **WL16-0087**  
Date: July 21, 2015  
To: Beth H. Cohen  
343 4th Avenue, Apt. 7C  
Brooklyn, NY. 11215  
From: Meenakshi Srinivasan, Chair  
Re: **876 Sterling Place**  
**Brooklyn, 1248/17**

The Landmarks Law, N.Y. Administrative Code §§ 25-305 and 25-310, requires that the Landmarks Preservation Commission ("Commission") approve all work and issue a permit prior to any person working on a landmarked site or within a landmarked historic district. The law also requires that the property be maintained in compliance with the law. Staff of the Commission believes that the above referenced property is in violation of the Landmarks Law, with respect to the following condition(s):

### **Painting facade and cornice without permit(s).**

If you apply or have already applied to the Commission within 20 working days of the date of this letter to cure the violation, the Commission will hold off serving a Notice of Violation for the above condition(s). However, if you do not apply to the Commission within 20 working days and obtain a permit and promptly cure the violation, the Commission may serve a Notice of Violation. Service of a Notice of Violation may make you liable for a civil penalty as high as \$5,000, depending on the violation. See N.Y. Administrative Code §§ 25-317.1.b(2). Service of a second Notice of Violation for this same condition may make you liable for a civil penalty as high as \$250 per day, depending on the violation. In addition, the Landmarks Law authorizes criminal penalties for violations. See N.Y. Administrative Code § 25-317.

I urge you to avoid these penalties by taking advantage of this grace period. Please contact the **Compliance Officer at (212) 669-7951** if you have any questions.

**This is the only warning letter you will receive before a Notice of Violation is served.**

**Send all new applications to "New Applications-Preservation Department."**

**NOTE: All work at or on this premises must stop immediately!**