

# Oldest House in Crown Heights North Now More Ruined and Expensive Than Ever



Real Estate Market

Crown Heights

by Cate Corcoran 5

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The oldest house in Crown Heights North, the freestanding wood frame Susan B. Elkins house at 1375 Dean Street, built in the mid-19th century when the area was still mostly open farmland, is back on the market. This time the ask is \$1,100,000, and the building looks to be in worse condition than when it last changed hands in 2011 for \$194,000, according to PropertyShark.

At the time, buyer Real Properties Group said it planned to restore the exterior to its 1939 tax photo condition and turn the interior into apartments. In recent months, the Crown Heights North Association reported the owner for “demo by neglect” because neighbors saw gaping holes in the roof.

Unfortunately, the building was left open and looted over the years. Now the current owner appears to have gutted what little remained of the interior. The listing says “Delivered vacant and with an interior that has been completely cleared, you can project your fantasy home and build out to suit your individual tastes and desires.”

As one might expect, there are no interior photos, but click through to the Corcoran listing see a floor plan.

“Yes, it’s finally on the market, the house that we’ve fought so long to protect,” said a member of Crown Heights North Association in an email. “Now it’s our turn to help find a buyer who will restore it to its glory.”

It’s landmarked, so presumably any exterior restoration will not be cheap, quick and dirty. Any deep pockets out there?

1375 Dean Street Listing [Corcoran]

Construction Back on at Susan Elkins House? [Brownstoner] GMAP

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## Comments



**minard** 8 Nov 2013

The exterior of this building is pretty simple. It's just wooden clapboards, wooden trim, and windows. It's not like there will be massive carved ornamentation or ironwork or marblework that will cost so much. I suppose the cost of doing the work to landmark standards will be a bit higher than covering the exterior with vinyl siding but it will not be near as expensive as redoing an Italianate brownstone facade. Complying with the Landmarks Commission's rules for wood siding and nice windows are ...more



**Suzanne Spellman (Montrose Morris)** 8 Nov 2013

This is so disheartening. Eight years ago, when this house was on the market in the \$600K range, also listed by Corcoran, there were several people who were very interested in buying it, and restoring it. At the time, it was in much better shape. I have friends who offered \$400K and were laughed out of town. They would have made this a showplace. Since then, the house deteriorated even more, more water damage was allowed to happen in the form of leaving a large roof hatch open for almost a year, ...more



**Heather** 8 Nov 2013

I think it might be a uniquely New York problem, houses decaying because they're too expensive to save, but it's depressing.



**krb** 8 Nov 2013

Actually, New York is where this is least a problem, because there is value in the property. Just think that a house like this one in Detroit or even Philly requires the same investment to rehab, but may never reach the amount of the total investment in property value. That said, I don't believe this particular house is priced reasonably.



**thisnthat** 9 Nov 2013

According to the extremely detailed history of 1375 Dean on the Landmarks website, which is more a history of the n'hood, Crown Heights at one point eclipsed Brooklyn Heights in terms of property values. Would anyone think twice about paying \$1.1 million for this property if it were in Brooklyn Heights? Consider that when I was working for BEC New Communities, a non-profit developer active in Crown Heights in the early 90's, the City was giving away properties in Crown Heights for \$1 and offerin ...more

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