

# LANDMARK REQUESTS:

## Community Board validation:

1. The lack of additions in the neighborhood,
2. The change to the window, and
3. The pergola covering,

## Presentation content:

The map of the district

Color photos

A block plan showing the heights and depths of all of the additions in the district on that block

Existing and proposed elevation of the rear yard

Existing and proposed section (showing the dimensions of the addition as well as the green space)

Color photographs showing the donut and some other examples of similar rear yard installations

Color photos of the rowhomes in your row showing the windows at the top floor

Details on the materials you are intending to use for the rear façade, addition, and the pergola

FORT GREENE,  
BROOKLYN,  
NEW YORK.



NEIGHBORHOOD	3
INTRODUCTION	4

FORT GREEN HISTORIC MAP + EXISTING BLOCKPLAN	5
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FAÇADES - EXISTING X PROPOSED : FRONT + REAR	6
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SECTIONS - EXISTING X PROPOSED – ADDITION - BASEMENT 1	7
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PORCH – GLASS PERGOLA – 1st FLOOR 2	8
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TOP FLOOR WINDOW - 4th FLOOR 3	9
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BASE MAPS: SANDBORN MAP 2007 + LPC MAP 1916	10-11
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BLOCK PLAN – ADDITION INDICATION: HEIGHTS + DIMENSIONS	12
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3D BLOCK PLANS – GRAPHIC IMAGES	13-17
---------------------------------	-------

VISIBILITY – MAIN SIGHLINES	18
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RENDERING – PROPOSED INTERVENTION + REFERENCES	19
MATERIAL SAMPLES – RENDERING+PERGOLA+ADDITION+FAÇADE+FLORING	

SIMILAR RENOVATIONS IN THE NEIGHBORHOOD - REFERENCES	20
17 SOUTH ELLIOT PLACE	21
PACIFIC STREET	

AERIAL BLOCK VIEWS	22-25
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REAR FAÇADE – OPENINGS - DIMENSIONS	26
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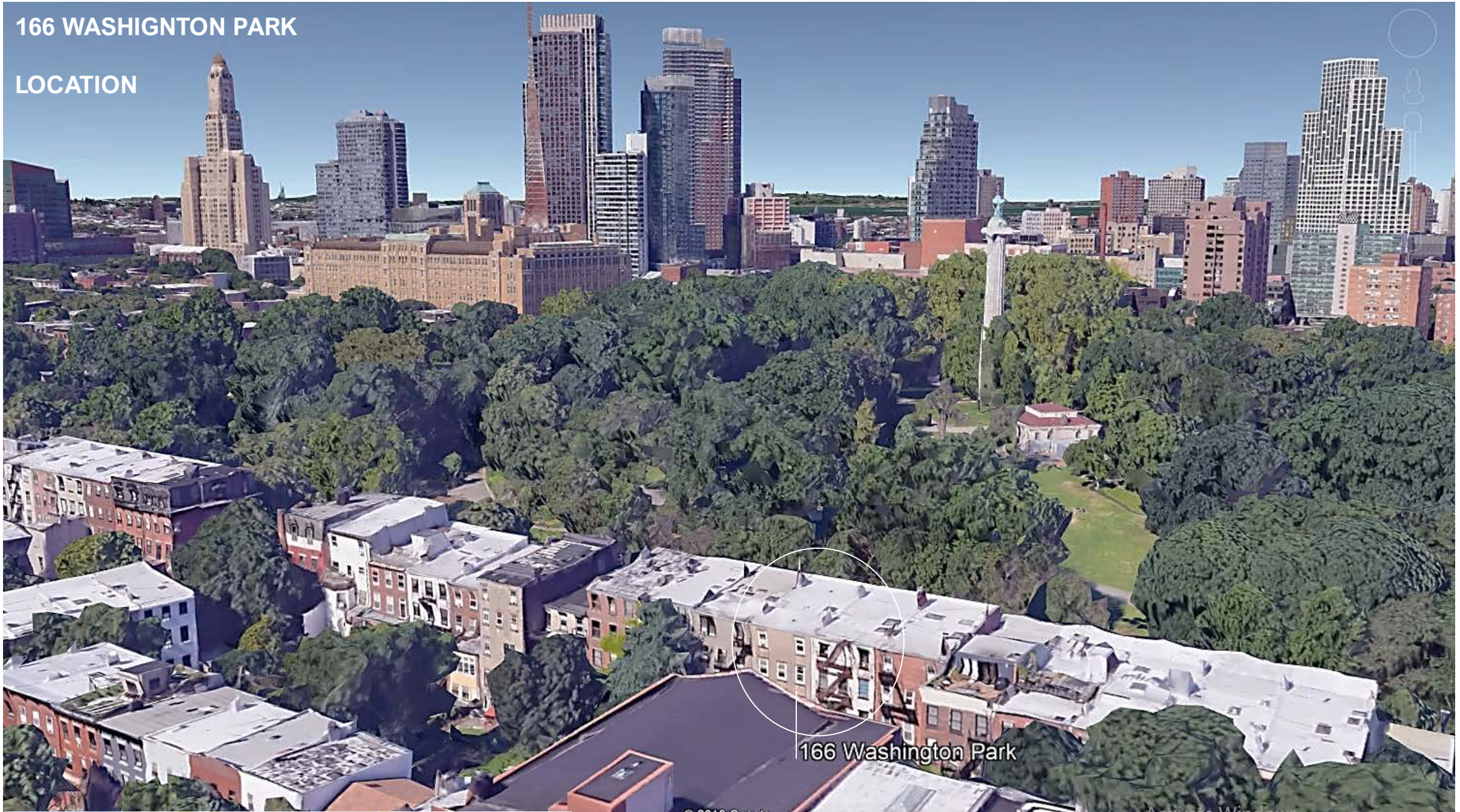
PROPOSED MAIN FACADE	27
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# FORT GREENE HISTORIC DISTRICT

## 166 WASHINGTON PARK

### LOCATION



### Fort Greene

Neighborhood in Brooklyn, New York Anchored by its namesake park, Fort Greene is a family-friendly, tree-lined neighborhood of Brooklyn. The community's diversity is evident in the mix of casual eateries, hip bars and indie shops, many of which line De Kalb and Myrtle avenues. Locals and visitors throng the Brooklyn Flea's seasonal market, performances at the Brooklyn Academy of Music, and concerts and sports events at the nearby Barclays Center.

**Area:** 351 acres  
**Asian population:** 7.3%  
**ZIP Codes:** 11238, 11201, 11205, 11217  
**Area code(s):** 718, 347, 917  
**Borough:** Brooklyn



# INTRODUCTION;

## 166 WASHINGTON PARK

Located in Fort Greene, this brownstone faces the Fort Greene Park and it is part of the historical row houses in a block which is partially included in the FORT GREENE HISTORIC DISTRICT – LANDMARK PRESERVATION COMMISSION.

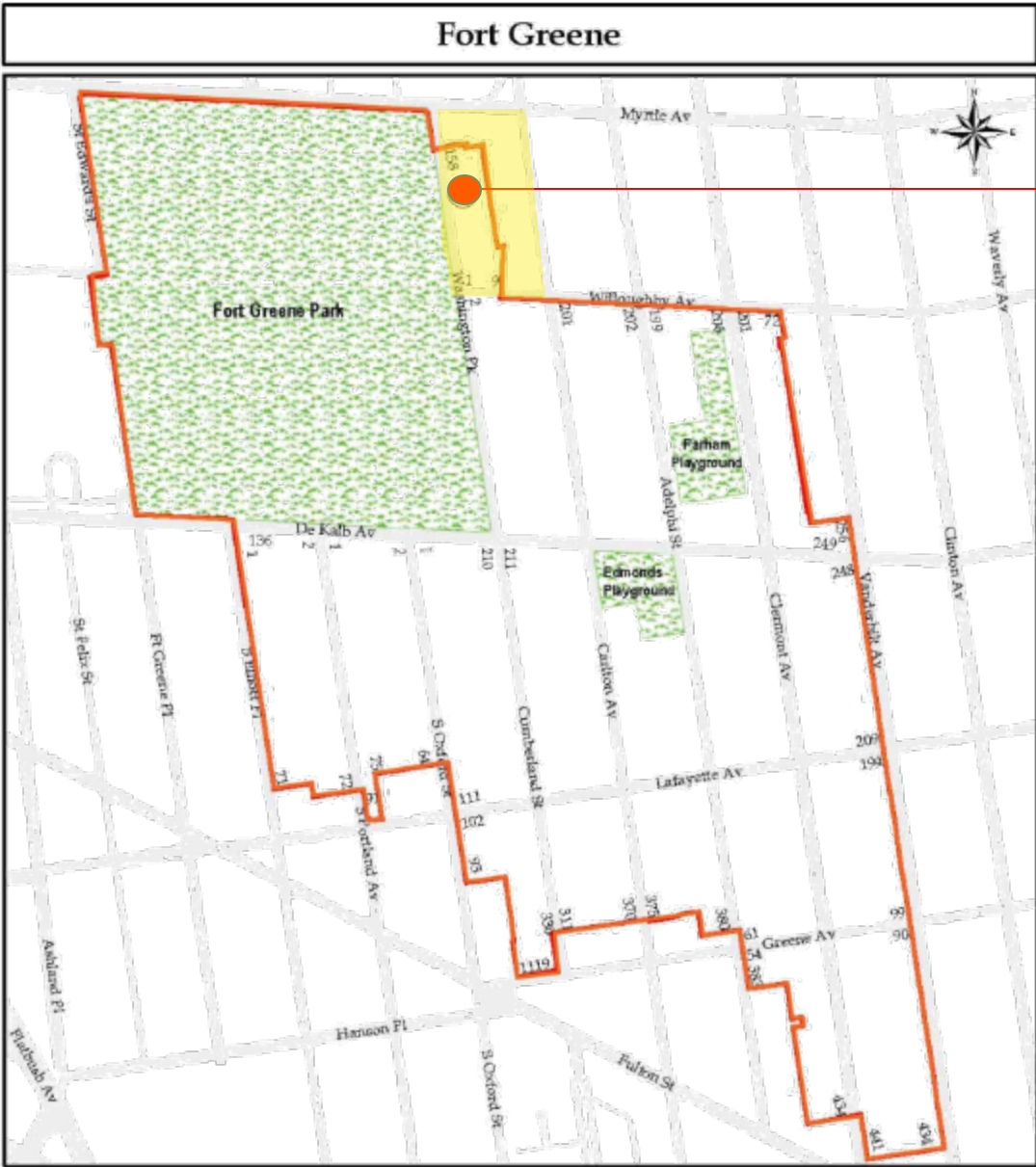
The following presentation is about the validation of its REAR FACADE renovation regarding:

1. BASEMENT: **ADDITION** THE ENLARGEMENT OF THE EXISTING ADDITION AT THE BASEMENT;
2. 1<sup>ST</sup> FLOOR: **PORCH** THE GLASS PANELS ABOVE A PROPOSED PERGOLA ON THE TERRACE.
3. 4<sup>TH</sup> FLOOR: **WINDOW** THE OPENING OF THE MISSING THIRD WINDOW ON THE TOP FLOOR;





FORT GREENE HISTORIC DISTRICT MAP – LOCATION – BLOCK VIEW;



Fort Greene Historic District  
Brooklyn  
Designated September 26, 1978

Historic District Boundaries



166 WASHINGTON PARK





FAÇADES – RESTORATION + RENOVATION + EXTENSION;

MAIN FACADE

EXISTING  
SITUATION  
CORNICE AND  
WINDOWS  
TO BE  
REPAIRED  
@4th FLOOR



PHOTO OF EXISTING CONDITIONS:

FRONT FAÇADE

MAIN FACADE

PROPOSED  
CORNICE AND  
WINDOWS  
RESTORED TO  
ORIGINAL  
CONDITIONS  
@4th FLOOR



PROPOSED RENDERING + PHOTO

FRONT FAÇADE: RESTORATION



REAR FAÇADE

REAR FACADE

EXISTING SITUATION  
WITH 6'6" ADDITION



REAR FAÇADE: INTERVENTION

REAR FACADE

PROPOSED  
INTERVENTION:

-BASEMENT:  
ADDITION  
ENLARGEMENT

-1st FLOOR:  
PORCH + TERRACE  
SHADE/PERGOLA

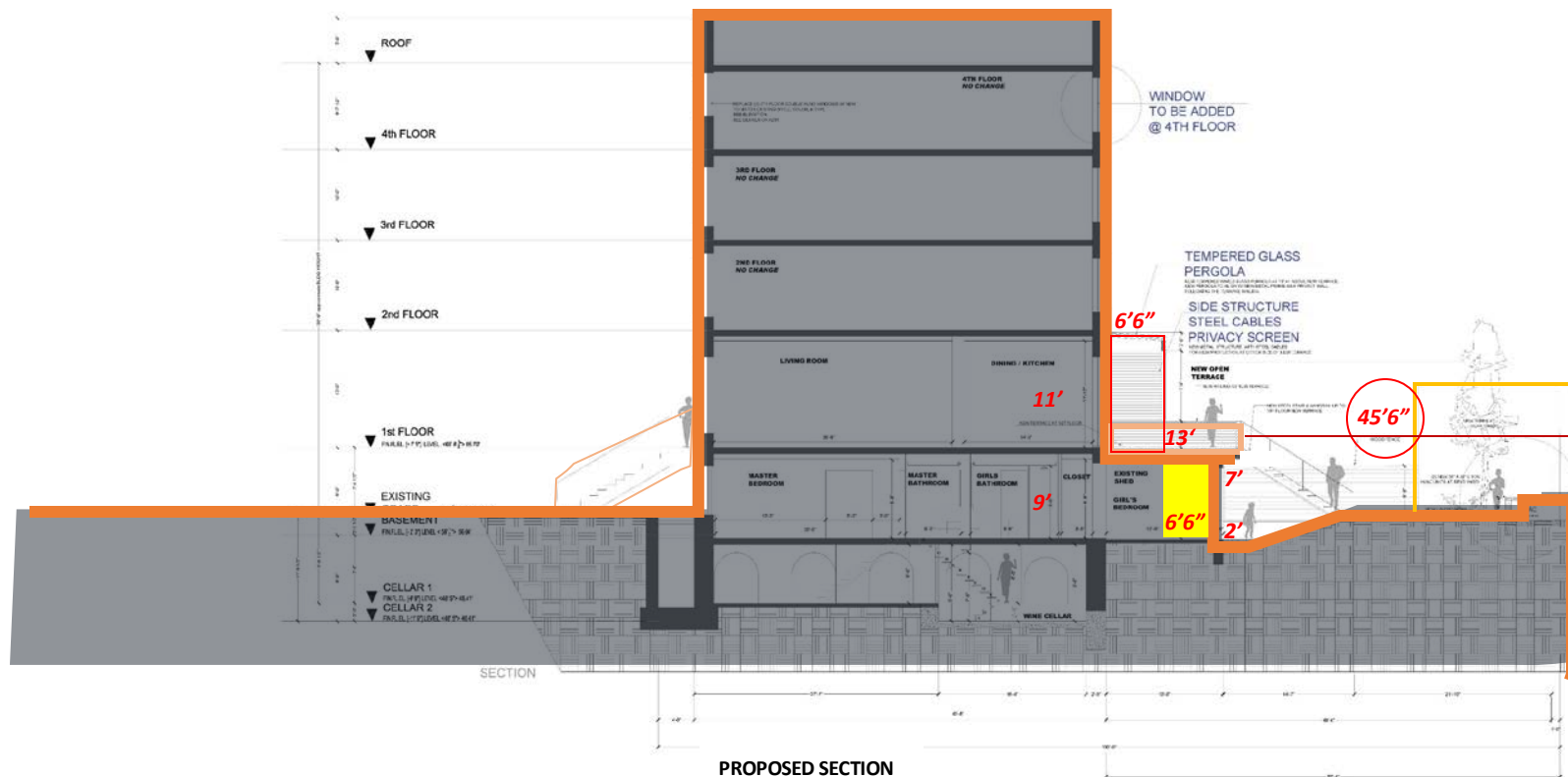
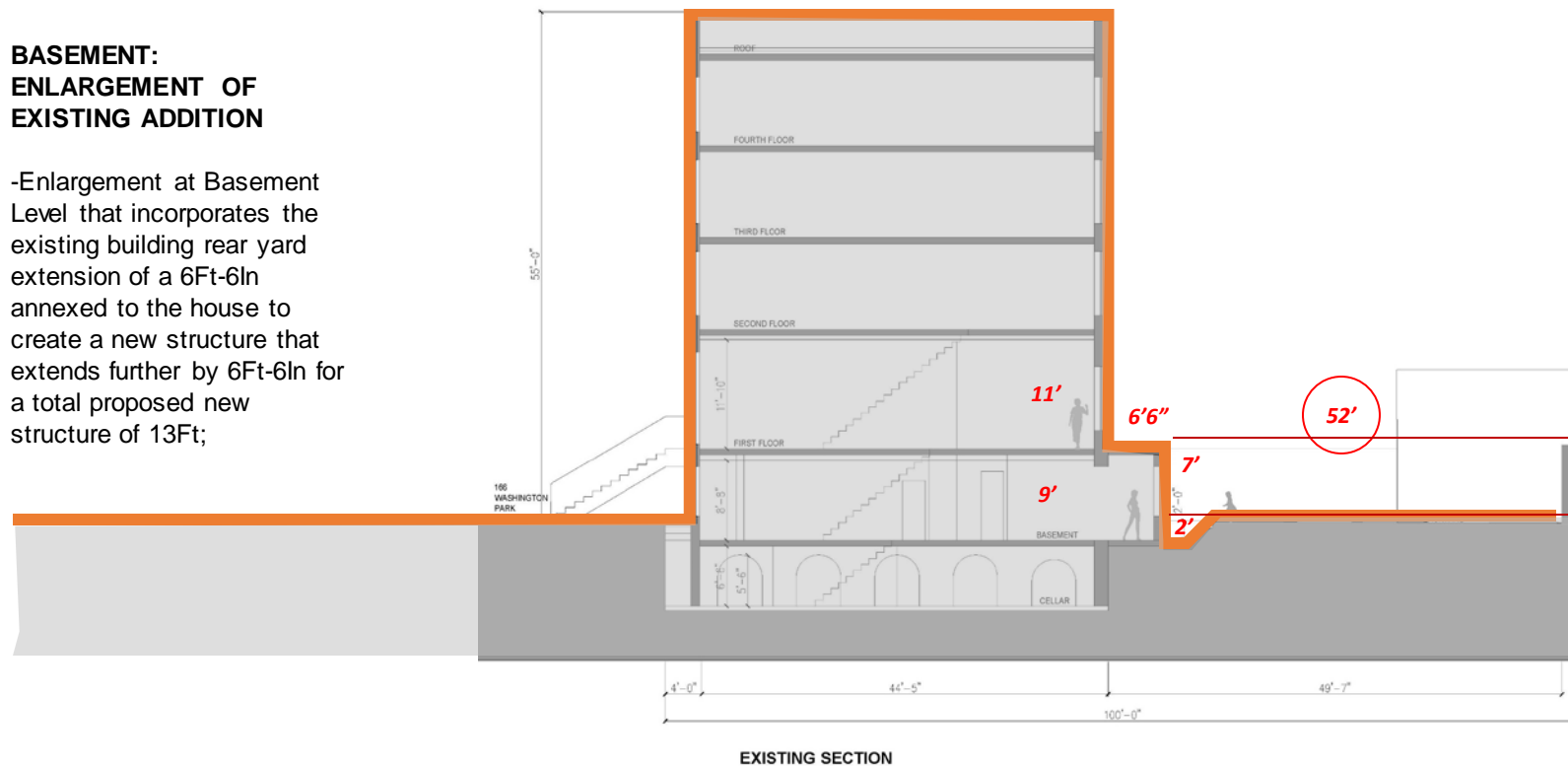
-4th FLOOR:  
ADDING A  
THIRD WINDOW



# 1- BASEMENT: ADDITION + GREENSPACE

## BASEMENT: ENLARGEMENT OF EXISTING ADDITION

-Enlargement at Basement Level that incorporates the existing building rear yard extension of a 6Ft-6In annexed to the house to create a new structure that extends further by 6Ft-6In for a total proposed new structure of 13Ft;





## 2 - PORCH + GLASS PERGOLA -REAR FAÇADE RENDERING;



FIRST FLOOR: NEW TERRACE + PORCH/PERGOLA

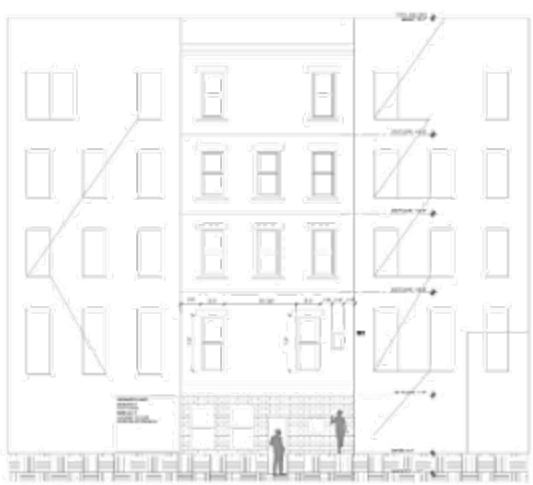
-Installation of an open steel structure as a simplified pergola to provide a partial shade to the new porch for the first - 6Ft-6In - half of the terrace, above the existing extension. It is proposed 4 tempered glass panels between the roof structure for weather conditions protection as well as steel cables between both side structures as screen panels to enhance the privacy of the neighbors.



3 - TOP FLOOR WINDOW



ROWHOMES - EXISTING SITUATION – WINDOWS AT THE TOP FLOORS



REAR FACADE - EXISTING SITUATION



REAR FACADE - PROPOSED WINDOWS + ALTERATIONS



REAR FACADE - EXISTING SITUATION

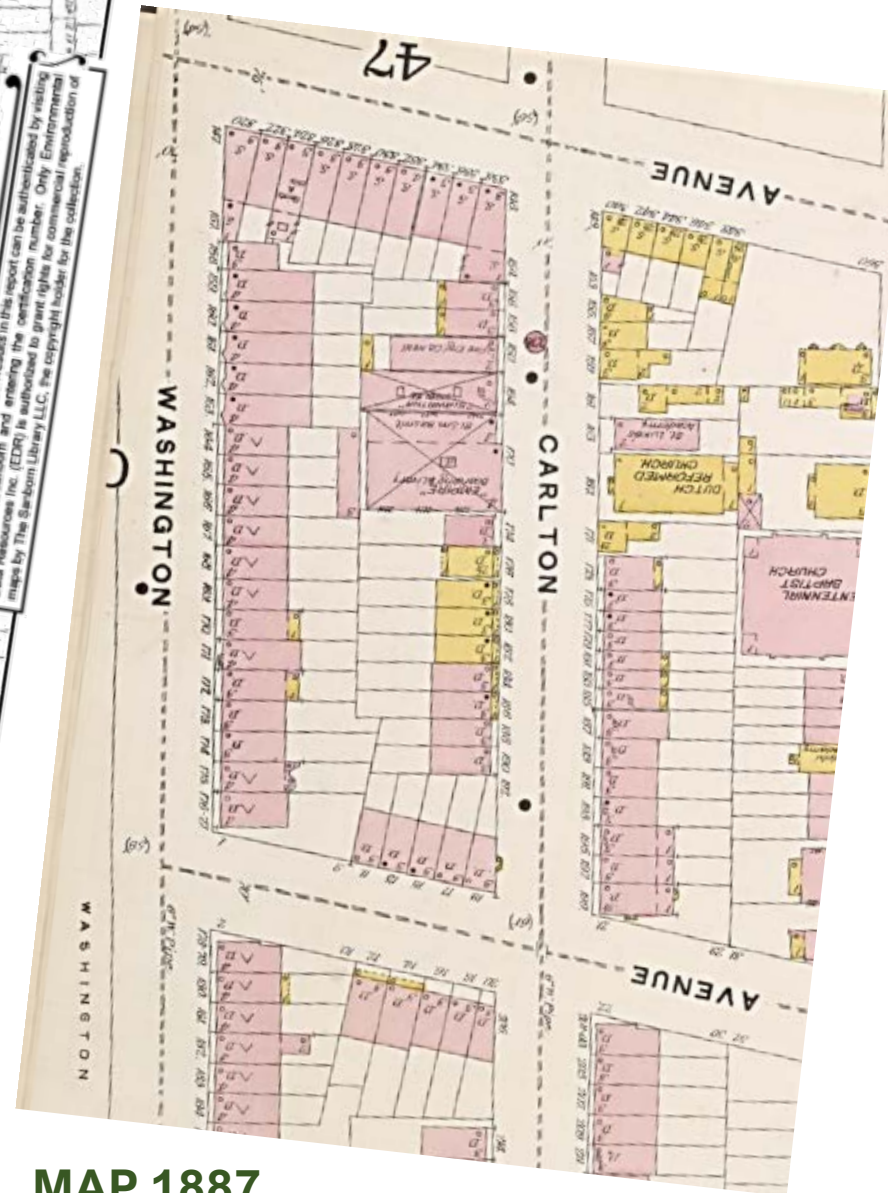


# BLOCK MAPS; EXISTING ADDITIONS + FORT GREENE HISTORIC DISTRICT BOUNDARY

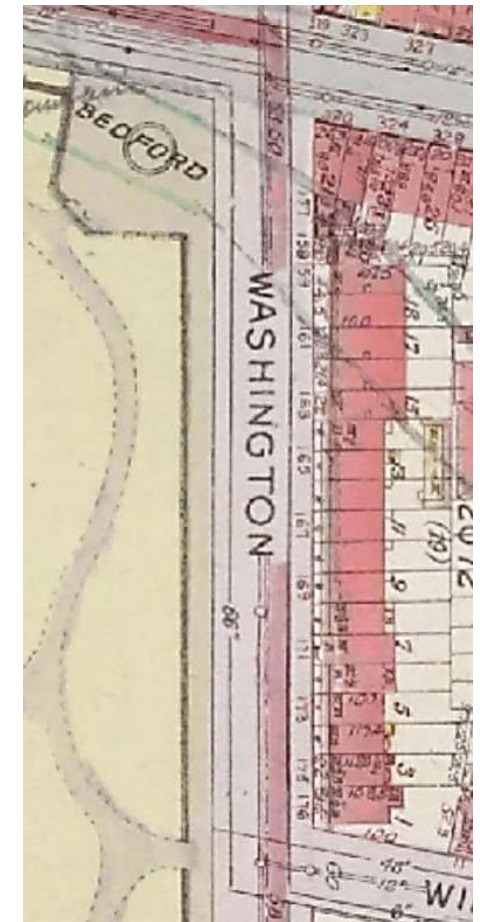
the map of the district



SANDBORN MAP 1887



MAP 1887



MAP 1916



BLOCK MAPS; BASE; SANDBORN MAP 2007



- UP TO 5 FLOORS
- UP TO 3 FLOORS
- UP TO 2 FLOORS
- UP TO 1 FLOOR
- PROPOSED EXTENSION
- TREES + VEGETATION
- FORT GREENE HISTORIC DISTRICT BOUNDARY



- FORT GREENE HISTORIC DISTRICT
- LANDMARK DISTRICT
- 166 WASHINGTON PARK
- FORT GREENE PARK



**BLOCK MAPS; EXISTING ADDITIONS DIMENSIONS + FORT GRENEE HISTORIC DISTRICT BOUNDARY**





# BLOCK VIEWS; EXISTING ADDITIONS INFO + FORT GREENE HISTORIC DISTRICT BOUNDARY



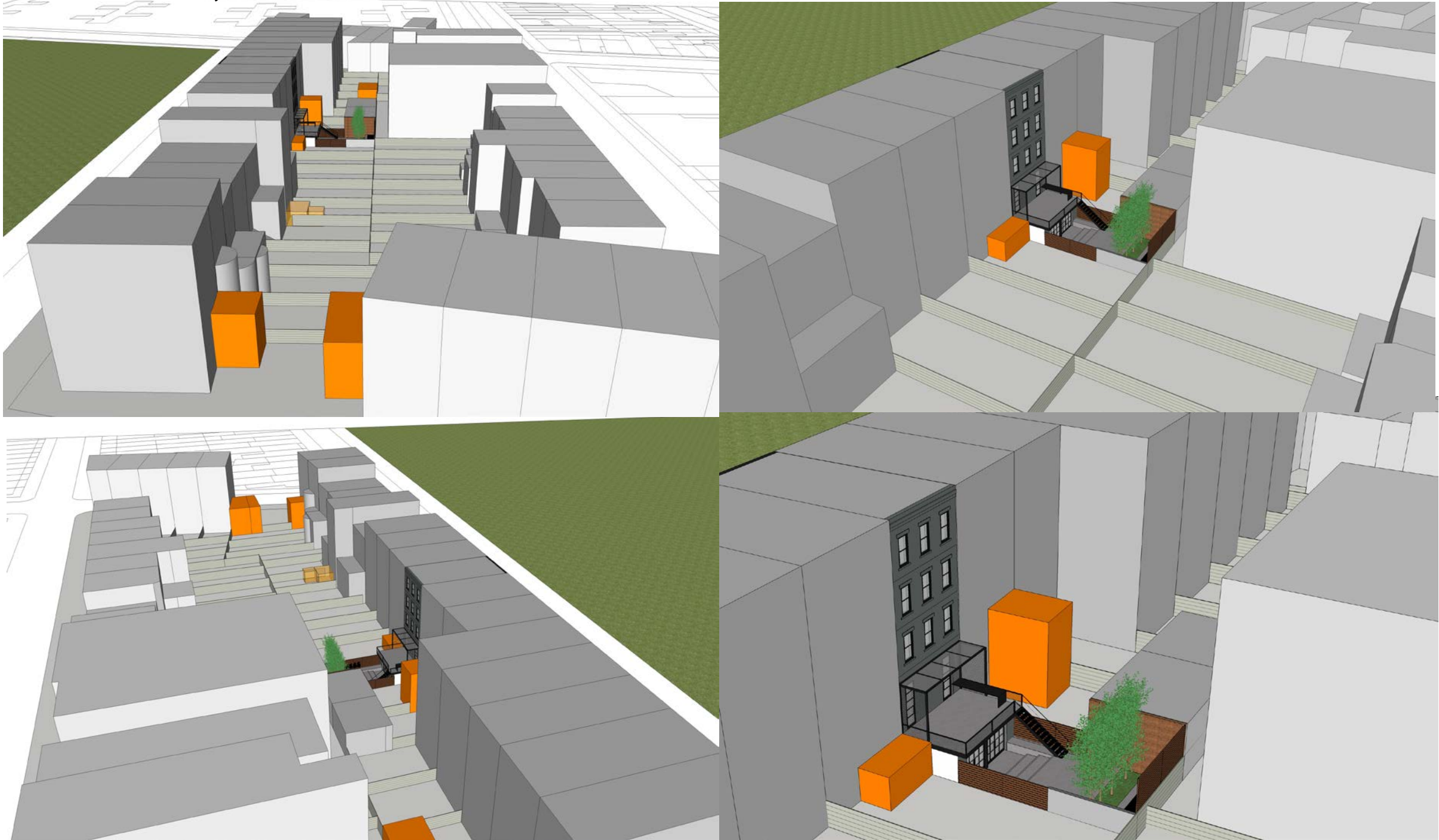


## BLOCK VIEWS; EXISTING ADDITIONS INFO + FORT GRENEE HISTORIC DISTRICT BOUNDARY





# BLOCK VIEWS; PROPOSED EXTENSION



- GREENERY
- EXISTING BUILDINGS
- MAPPED ADDITIONS-SM 2007
- EXISTING ADDITIONS
- PROPOSED ADDITION



BLOCK VIEWS; EXISTING ADDITIONS 3D + PROPOSED EXTENSION



- GREENERY
  - EXISTING BUILDINGS
  - MAPPED ADDITIONS-SM 2007
  - EXISTING ADDITIONS
  - PROPOSED ADDITION
- 166 WASHINGTON PARK
- FORT GREENE PARK

AERIAL VIEW FROM CARLTON AVENUE



# BLOCK VIEWS: EXISTING ADDITIONS 3D + PROPOSED EXTENSION + SIGHTLINES



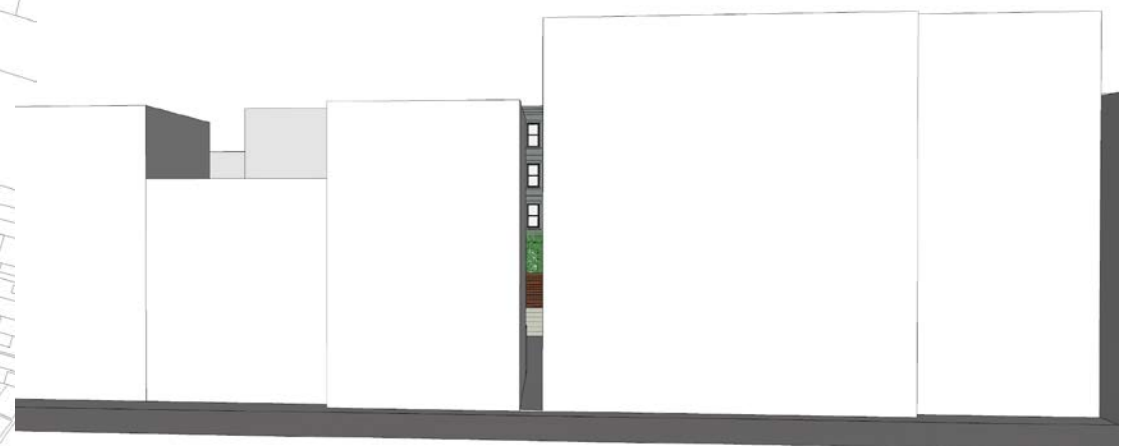
BLOCK VIEW FROM  
WILLOUGHBYX CARLTON AVENUE



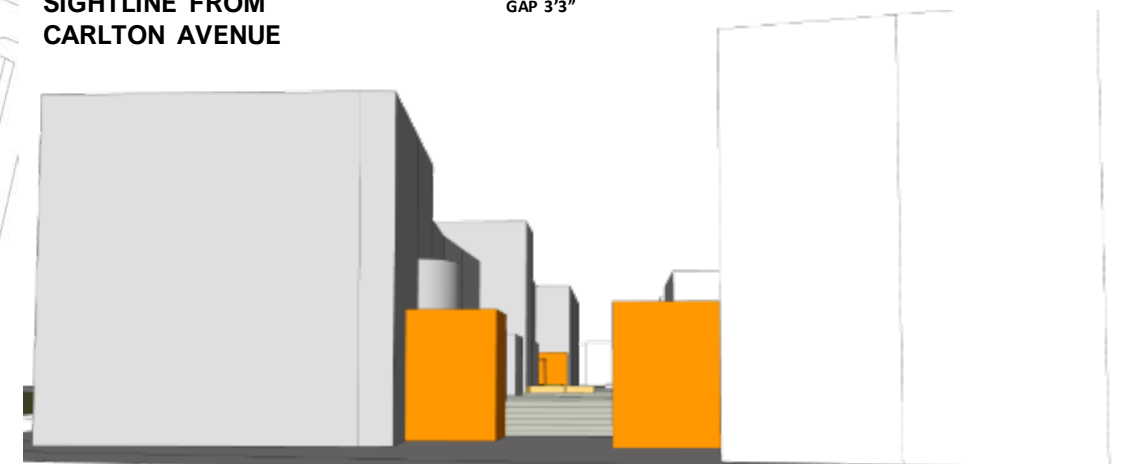
AERIAL VIEW FROM CARLTON AVENUE



BLOCK VIEW FROM  
WILLOUGHBYX CARLTON AVENUE



SIGHTLINE FROM  
CARLTON AVENUE



SIGHTLINE FROM  
WILLOUGHBY AVENUE



# VISIBILITY; diagram of green space obstruction - based on tax map information + **SIGHTLINES INDICATION**

## 1. CARLTON SIGHTLINE



## 2. WILLOUGHBY SIGHTLINE

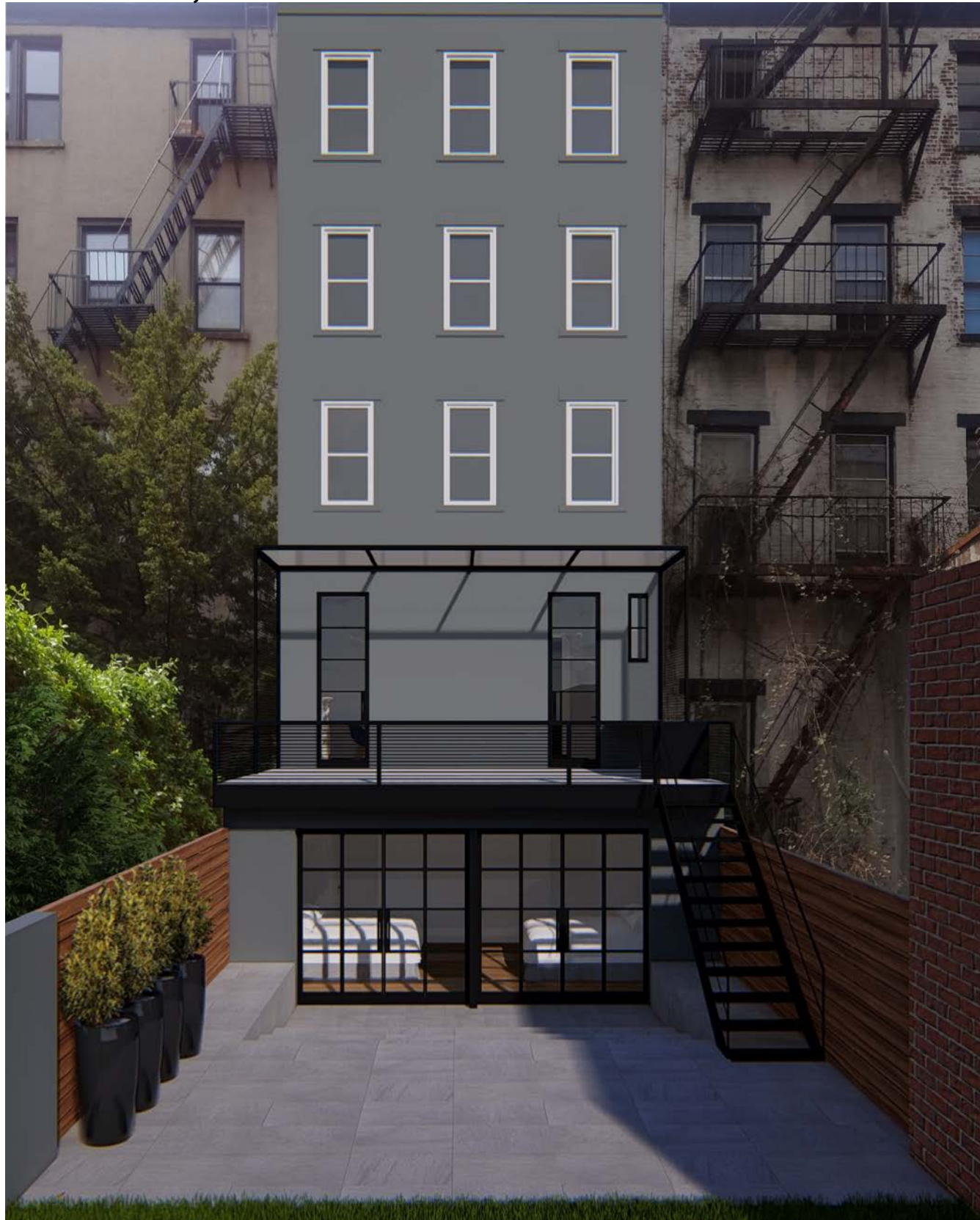


## 3. WILLOUGHBY X CARLTON SIGHTLINE





# ADDITION; PROPOSED INTERVENTION + REFERENCES



REAR FACADE  
PAINTING  
BENJAMIN  
MOORE:  
COLOR:  
SMOKE GRAY

PORCH-  
PERGOLA AND  
OPEN STAIR =  
BLACK STEEL  
STRUCTURE

TERRACE AND  
STAIR  
RAILINGS =  
BLACK STEEL  
CABLE

REAR FACADE  
NEW DOORS  
BLACK STEEL  
STRUCTURE

LIMESTONE  
TILE –  
TERRACES  
FLOORING

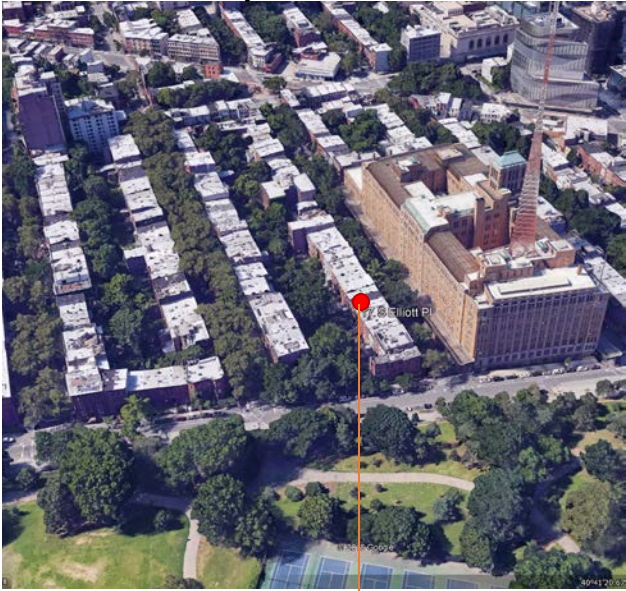


BLACK STEEL STRUCTURE  
STAIR, TERRACE,  
PORCH/PERGOLA



REFERENCES;

Color photographs showing the donut and some other examples of similar rear yard installations



17 South Elliot Street



17 South Elliot Street

SIMILAR PROJECT IN THE NEIGHBORHOOD



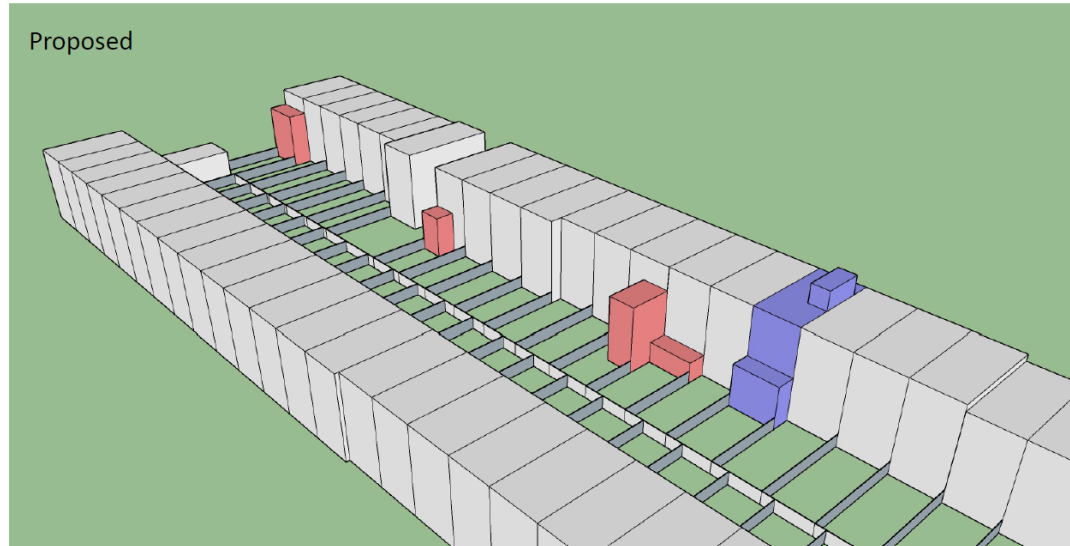
REFERENCE PROJECT AT FORT GREENE HISTORIC DISTRICT



## REFERENCES;

The proposed rear addition and bulkhead retains the scale of an individual row house

- Existing rear façade is in poor condition and the historic character has been compromised.

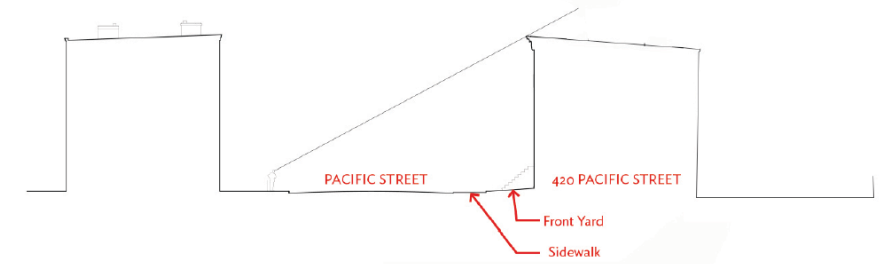


## SIMILAR PROJECT IN THE NEIGHBORHOOD

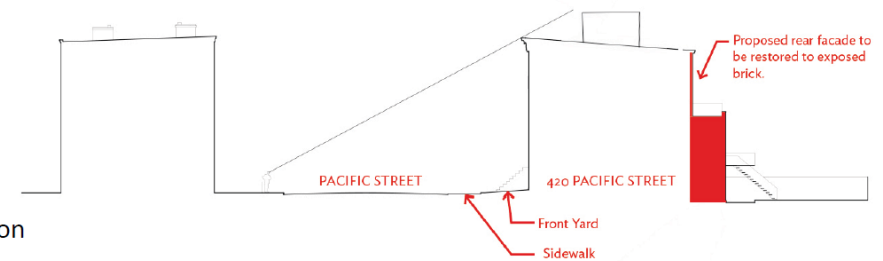
The proposed addition not visible from Pacific Street or any other thoroughfare

- The same brick used on the rear addition as the rear facade

Existing Section



Proposed Section



The proposed rear addition retains the character of an individual row house. The proposed rear windows match the front windows. The glass lites in the steel window assembly closely resemble those of the rest of the front and rear windows. Note we are proposed to rebuild the upper two stories of the rear façade to match the historic condition.

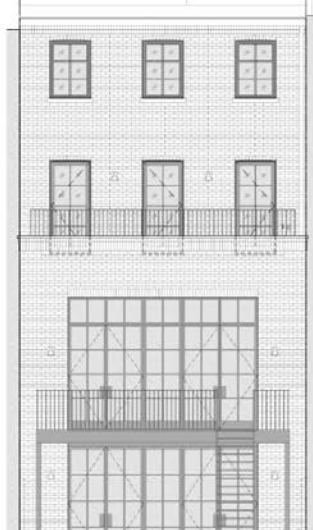
The proposed materials are in keeping with aesthetics of the historic building.



Front Before



Rear Before



Rear After



- Rear and Side Walls – Brick. Brick to be Redland Brick #102 Georgian. This is a very close match to the original in color and texture
- Upper Windows By Loewen Windows) – Frame color to be Black.
- Steel Windows by MHB. Color to be black
- Glass – Color to be clear. Specification: PPG Solarban 60 Solar Control Low-E Glass
- Steel Deck – Color to be Black









## BLOCK VIEWS;



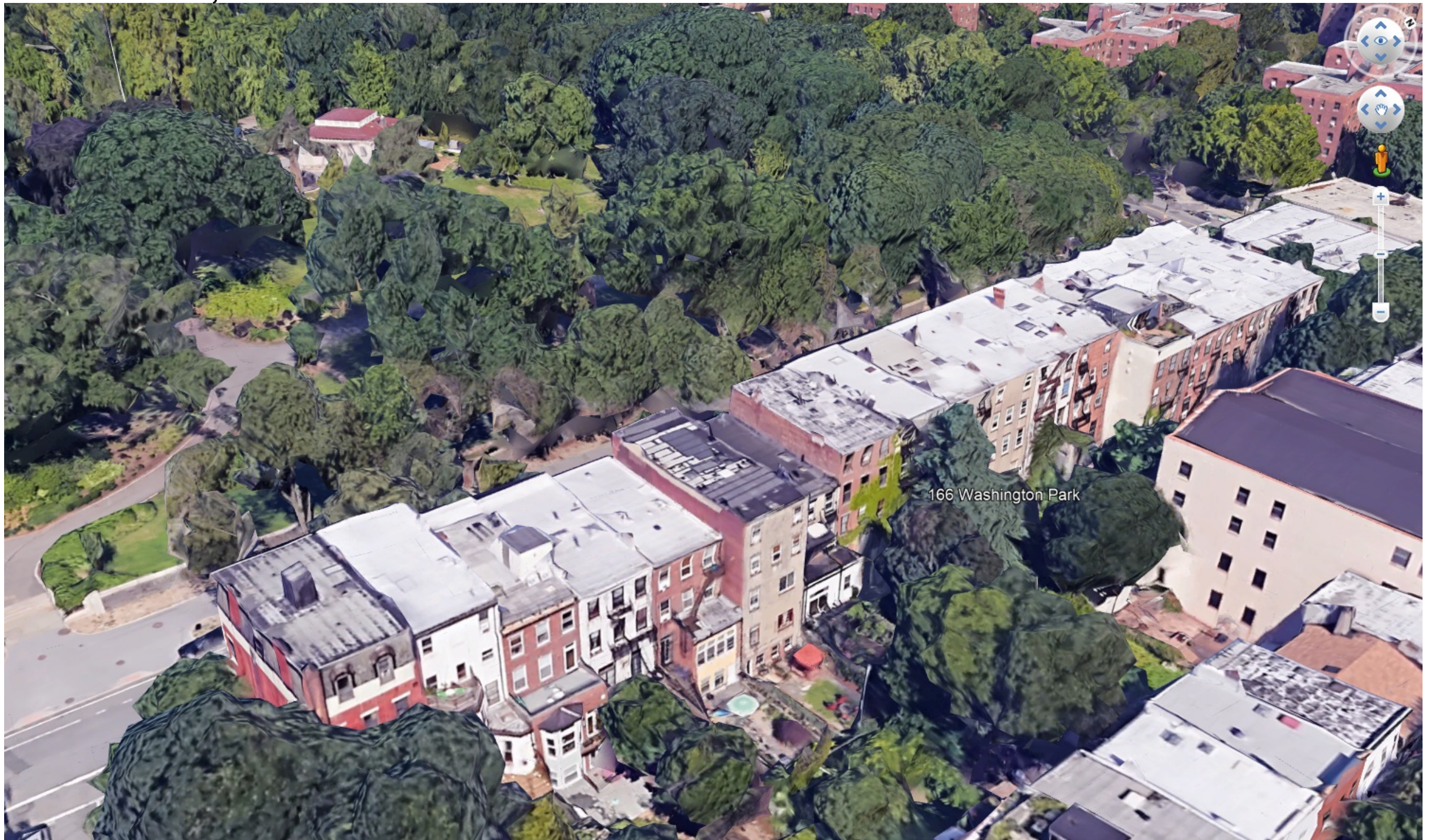


## BLOCK VIEWS:

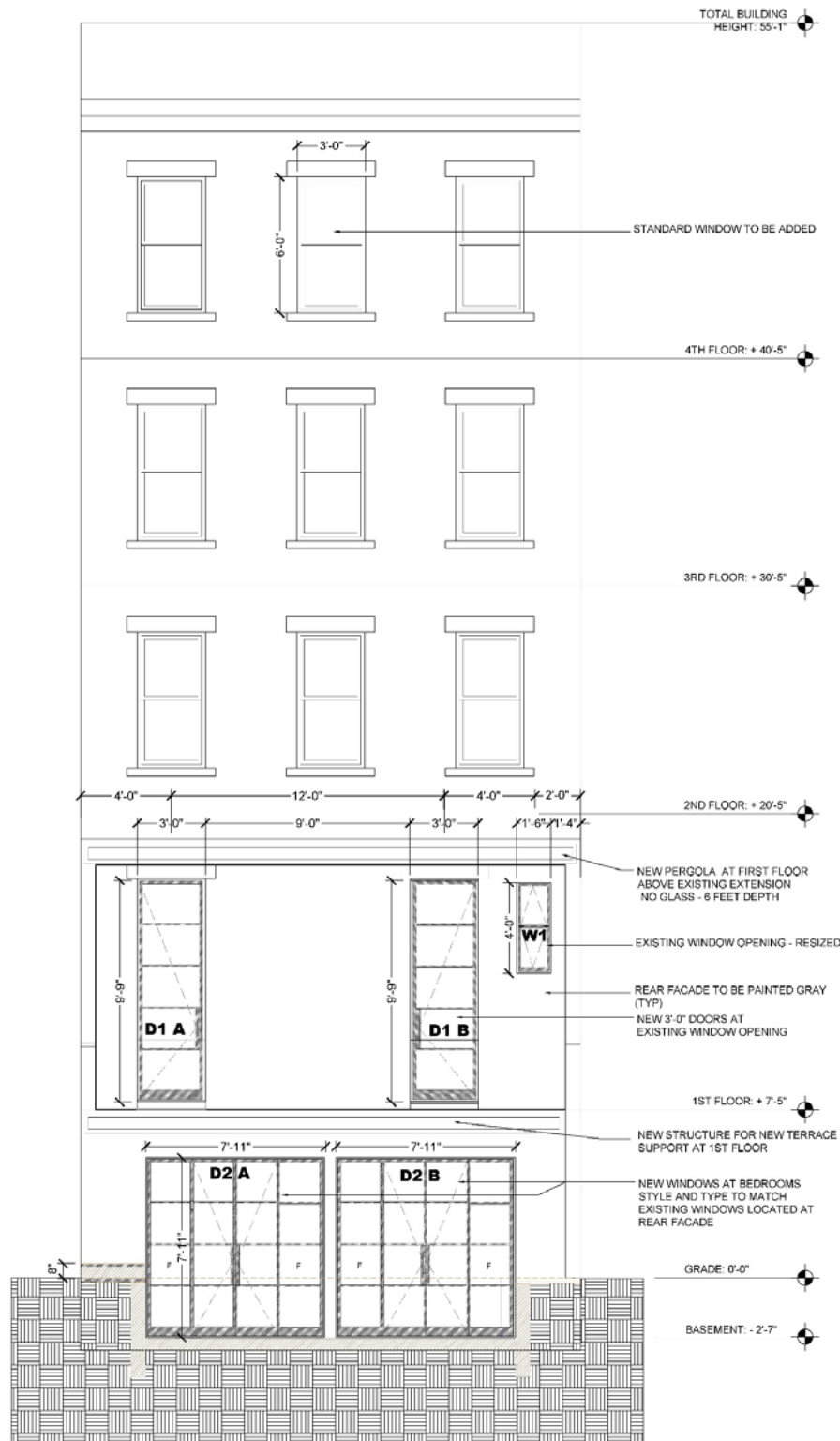




## BLOCK VIEWS;



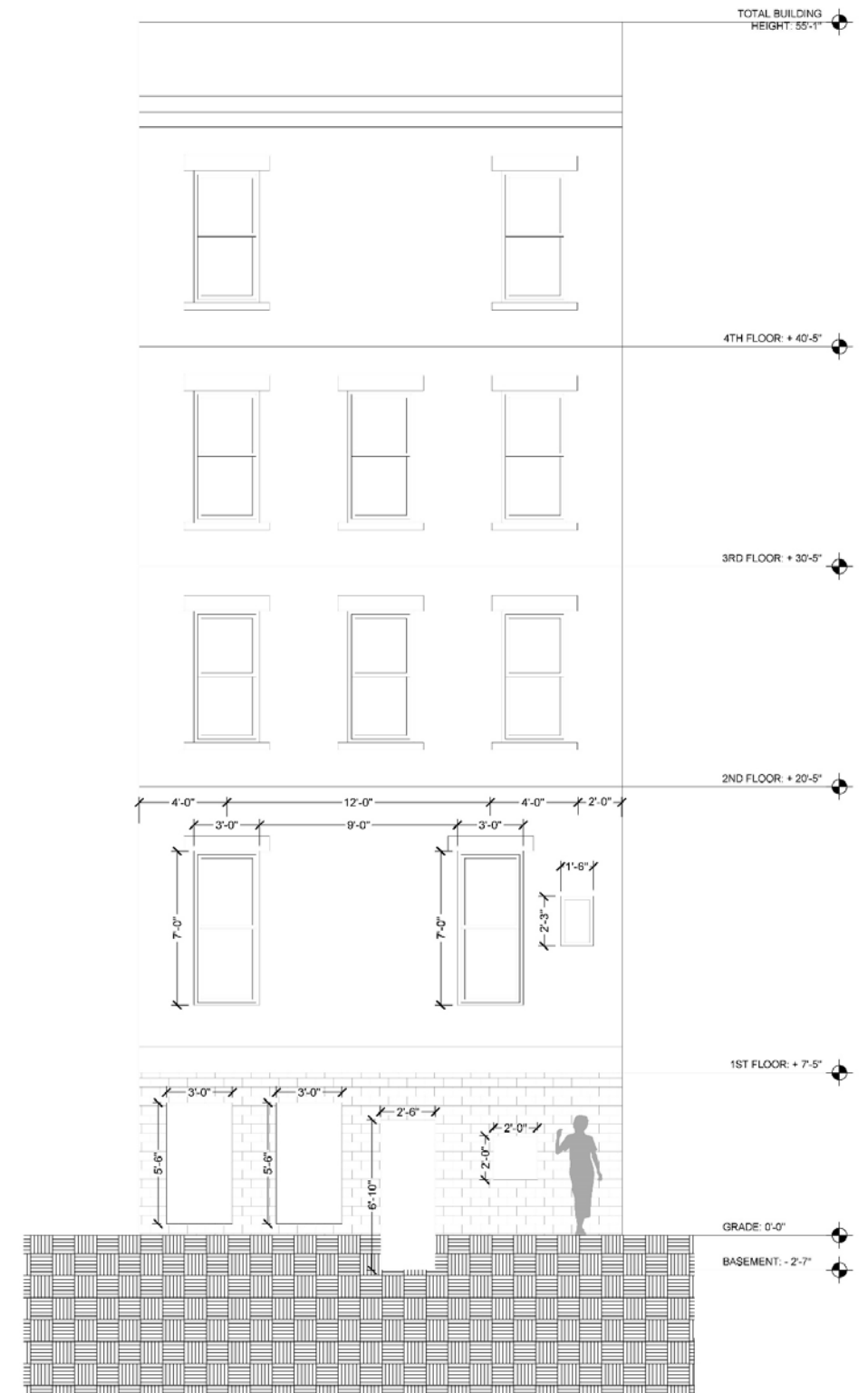




## FIRST FLOOR

## BASEMENT

166 WASHINGTON PARK





THANK YOU!

