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

INTRODUCTION

FORT GREEN HISTORIC MAP + EXISTING BLOCKPLAN

FAÇADES - EXISTING X PROPOSED: FRONT + REAR

SECTIONS - EXISTING X PROPOSED – ADDITION - BASEMENT

PORCH – GLASS PERGOLA – 1st FLOOR

TOP FLOOR WINDOW - 4th FLOOR

BASE MAPS: SANDBORN MAP 2007 + LPC MAP 1916

BLOCK PLAN – ADDITION INDICATION: HEIGHTS + DIMENSIONS

3D BLOCK PLANS – GRAPHIC IMAGES

VISIBILITY – MAIN SIGHTLINES

RENDERING – PROPOSED INTERVENTION + REFERENCES

MATERIAL SAMPLES – RENDERING+PERGOLA+ADDITION+FAÇADE+FLORING

SIMILAR RENOVATIONS IN THE NEIGHBORHOOD - REFERENCES

17 SOUTH ELLIOT PLACE PACIFIC STREET

AERIAL BLOCK VIEWS

REAR FAÇADE – OPENINGS - DIMENSIONS

PROPOSED MAIN FACADE
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 DeKalb 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 WASHIGNTON 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 COMISSION.

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. 1ST FLOOR: PORCH  THE GLASS PANELS ABOVE A PROPOSED PERGOLA ON THE TERRACE.
3. 4TH FLOOR: WINDOW  THE OPENING OF THE MISSING THIRD WINDOW ON THE TOP FLOOR;
FORT GREENE HISTORIC DISTRICT MAP – LOCATION – BLOCK VIEW;

166 WASHINGTON PARK

Fort Greene Historic District
Brooklyn
Designated September 26, 1978

Google Earth

166 WASHINGTION PARK

GREENERY
EXISTING BUILDINGS
MAPPED ADDITIONS-SM 2007
EXISTING ADDITIONS
BUILDING + NEW ADDITION

166 WASHINGTON PARK

MAPS + AERIAL VIEWS

D+DG THE DESIGN+DEVELOPMENT GROUP
ARCHITECT OF RECORD: DAVID OXLEY – david@designdevelopmentgroup.com | PROJECT MANAGER: LILIA SODRE – lilia@designdevelopmentgroup.com | BUILDING OWNERS: LYNN VAN LITH & WILL COX | 09/28/2018
FAÇADES – RESTORATION + RENOVATION + EXTENSION;

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

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

PHOTO OF EXISTING CONDITIONS:

MAIN FACADE
REAR FACADE
EXISTING SITUATION WITH 6’6” ADDITION

REAR FACADE
EXISTING SITUATION

PROPOSED INTERVENTION:
- BASEMENT: ADDITION ENLARGEMENT
- 1ST FLOOR: PORCH + TERRACE SHADE/PERGOLA
- 4TH FLOOR: ADDING A THIRD WINDOW

PROPOSED RENDERING + PHOTO

FRONT FAÇADE
REAR FAÇADE: INTERVENTION

FRONT FAÇADE: RESTORATION
1- BASEMENT: ADDITION + GREENSPACE

BASEMENT:
ENLARGEMENT OF EXISTING ADDITION

-Enlargement at Basement Level that incorporates the existing building rear yard extension of a 6Ft-6ln annexed to the house to create a new structure that extends further by 6Ft-6ln for a total proposed new structure of 13Ft;
FIRST FLOOR: NEW TERRACE + PORCH/PERGOLA

Installation of an open steel structure as a simplified pergola to provide 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

FOURTH FLOOR: NEW WINDOW
- Standard window to be added at the top floor.

REAR FACADE
REAR FACADE - EXISTING SITUATION
REAR FACADE - PROPOSED WINDOWS + ALTERATIONS

FOURTH FLOOR: NEW WINDOW
- Standard window to be added at the top floor.

PROPOSED WINDOW

REAR FACADE

ROWHOMES - EXISTING SITUATION – WINDOWS AT THE TOP FLOORS

REAR FACADE - EXISTING SITUATION
BLOCK MAPS; EXISTING ADDITIONS + FORT GREENE HISTORIC DISTRICT BOUNDARY

SANDBORN MAP 1887

MAP 1887

MAP 1916
BLOCK MAPS; BASE; SANDBORN MAP 2007
BLOCK MAPS; EXISTING ADDITIONS DIMENSIONS + FORT GRENEE HISTORIC DISTRICT BOUNDARY

166 WASHINGTON PARK
DONUT OBSTRUCTIONS:
- UP TO 5 FLOORS
- UP TO 3 FLOORS
- UP TO 2 FLOORS
- UP TO 1 FLOOR
- PROPOSED EXTENSION
- TREES + VEGETATION
- LANDMARK DISTRICT

166 WASHINGTON PARK
FORT GRENEE PARK
BLOCK VIEWS; EXISTING ADDITIONS INFO + FORT GRENEE HISTORIC DISTRICT BOUNDARY

A block plan showing the heights and depths of all of the additions in the district on that block.
BLOCK VIEWS; EXISTING ADDITIONS INFO + FORT GRENEE HISTORIC DISTRICT BOUNDARY
BLOCK VIEWS; EXISTING ADDITIONS 3D + PROPOSED EXTENSION
BLOCK VIEWS: EXISTING ADDITIONS 3D + PROPOSED EXTENSION + SIGHTLINES

AERIAL VIEW FROM CARLTON AVENUE

SIGHTLINE FROM CARLTON AVENUE

GAP 3’3”

SIGHTLINE FROM WILLOUGHBY AVENUE

BLOCK VIEW FROM WILLOUGHBYX CARLTON AVENUE

BLOCK VIEW FROM WILLOUGHBYX CARLTON AVENUE

166 WASHINGTON PARK

ARCHITECT OF RECORD: DAVID OXLEY – david@designdevelopmentgroup.com + PROJECT MANAGER: LILIA SODRE – lilia@designdevelopmentgroup.com : BUILDING OWNERS: LYNN VAN LITH & WILL COX : 09/28/2018
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;

17 South Elliot Street

INDEX

SIMILAR PROJECT IN THE NEIGHBORHOOD

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

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.
- 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;

166 Washington Park
BLOCK VIEWS;
BLOCK VIEWS;
THANK YOU!