

February 27, 2024  
Public Hearing

The current proposal is:

Preservation Department – Item 3, LPC-24-04312

## **252 Cumberland Street – Fort Greene Historic District Borough of Brooklyn**

**To testify virtually, please join Zoom**

**Webinar ID:** 827 9697 0950

**Passcode:** 116544

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 virtually 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.



RENDERING OF PROPOSED PRIMARY FACADE

# 252 CUMBERLAND STREET BROOKLYN, NY

FORT GREENE,  
BROOKLYN COMMUNITY BOARD #02

**CONSTRUCTION DATE:** C. 1852  
**ARCHITECT / BUILDER:** GEORGE DURYEA (BUILDER)  
**OWNER / DEVELOPER:** IRA KETCHAM (ATTRIBUTED)  
**MAJOR ALTERATION(S):** NONE  
**ALTERATION ARCHITECT(S):** NONE  
**STYLE(S):** VERNACULAR, GREEK REVIVAL, ITALIANATE  
**MATERIAL(S):** WOOD FRAME

**BUILDING TYPE:** RESIDENTIAL STRUCTURE  
**ORIGINAL USE:** RESIDENTIAL

**TAX BLOCK:** 2101 TAX LOT: 58  
**BUILDING IDENTIFICATION NUMBER (BIN):** 3058981

### SUMMARY OF WORK

- WINDOW REPLACEMENT IN EXISTING LOCATION
- REPLACEMENT OF BADLY DAMAGED SIDING
- REPAIR CORNICE, PORCH AND RAILINGS
- CONSTRUCT 3 STORY REAR EXTENSION
- INSTALL NEW ROOFING AND REBUILD BULKHEAD
- INSTALL RAILINGS AT ROOF AND TERRACE
- CLEAN, REPAIR AND PAINT RAILING AT STREET
- FRONT DOOR REPAIRS
- PAINT REMOVAL AND REPOINTING WHERE NEEDED AT EXISTING BRICK
- NEW PAINTED STEEL RAISED DECK, RAILING AND STAIR DOWN TO REAR YARD



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LANDMARKS DOCKET LPC-24-04312

### YADAVA DAVIS RESIDENCE

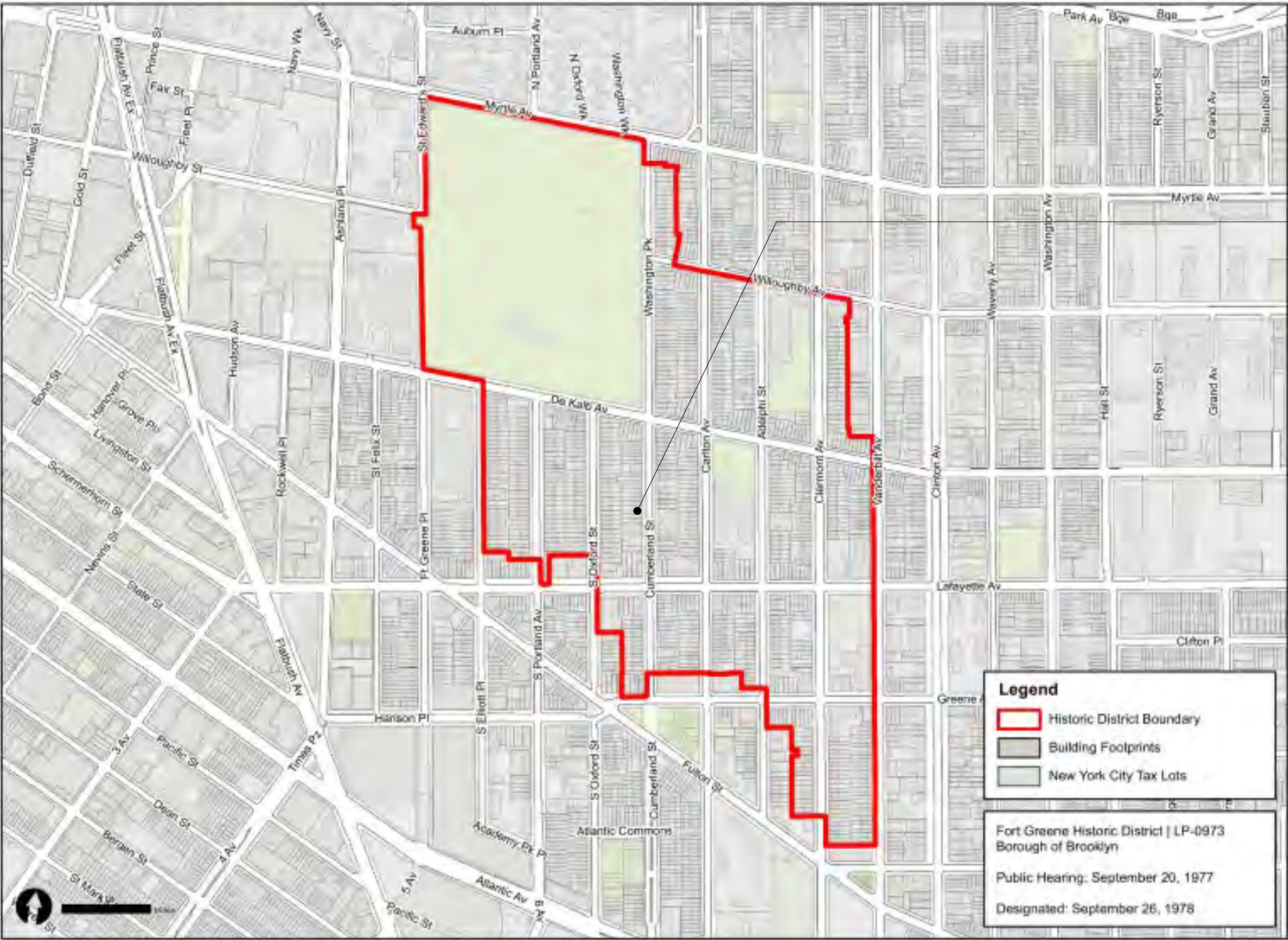
252 CUMBERLAND ST  
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### PROJECT INFO

12" = 1'-0"  
02/14/24

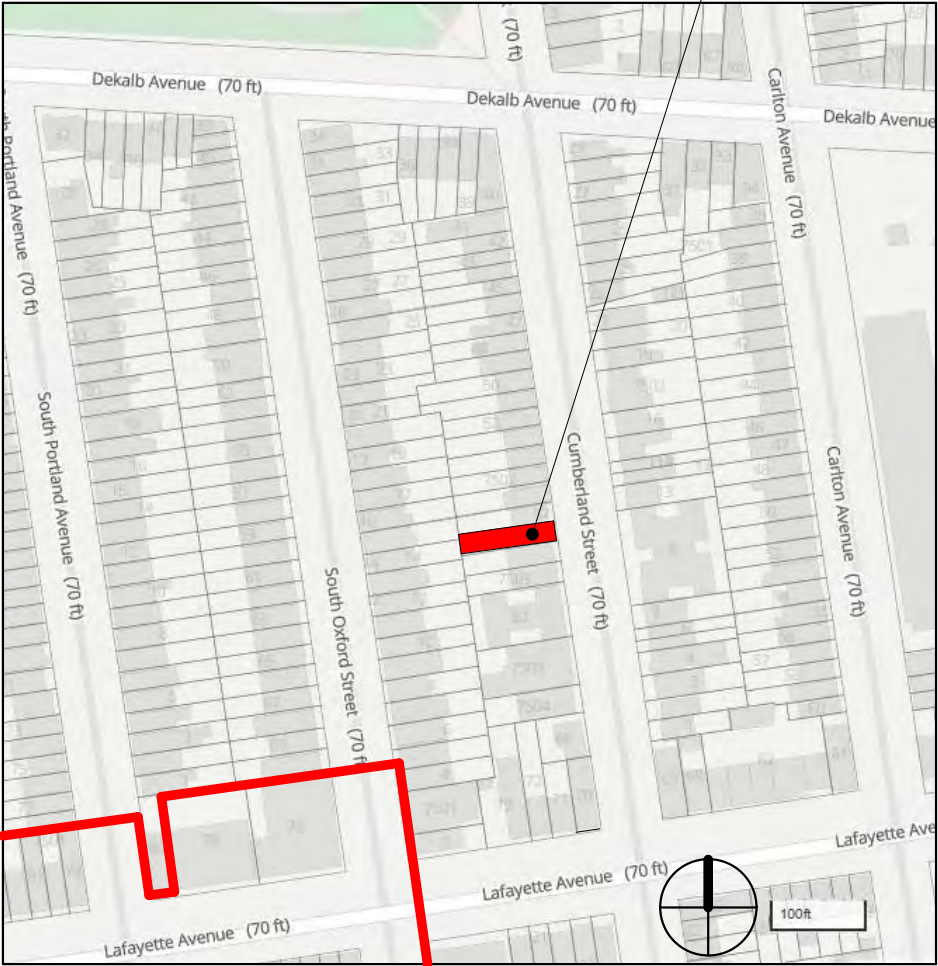
# LPC-01





Graphic Source: Map PLUTO, Edition 18v1, Author: New York City Landmarks Preservation Commission, LOR Date: 1.29.2019

**PROJECT SITE:**  
252 CUMBERLAND ST  
BROOKLYN, NY 11205







TAX LOT PHOTO - c.1940

MEDIUM TONE HORIZONTAL WOOD SIDING

WHITE WINDOW TRIM, FRAMES AND SASHES; 2 OVER 2 DOUBLE HUNG

BLUE PAINTED WOOD SIDING

NOT ORIGINAL WINDOWS, REPLACEMENT YEAR UNKNOWN; WHITE VINYL CLAD WOOD, 1 OVER 1 DOUBLE HUNG

EXISTING COVERED WOOD PORCH AND STAIRCASE

EXISTING WINDOWS ARE ALREADY REPLACEMENT WINDOWS AND NOT ORIGINAL TO THE HOME. NEW WINDOWS WILL HAVE MORE HISTORIC WINDOW GRILLES



GOOGLE STREETVIEW PHOTO - 2009



GOOGLE STREETVIEW PHOTO - 2017

ADJACENT FACADE ALTERATION AT 250 CUMBERLAND, c. 2015

LPC DESIGNATION REPORT EXCERPT:

Nos. 250 and 252 are a pair of vernacular frame houses erected c. 1852 by carpenter/builder George puryea, probably for fish dealer Ira Ketcham. Both houses have been resided and radically altered. No. 250 still retains its crossetted Greek Revival upper story window enframements with slab lintels and the dentiled transom bar and clear transom light of its doorway and its Italianate wooden cornice with paired brackets. No. 252 retains its frame doorway enframement.





01 PHOTO OF EXISTING PRIMARY FACADE

DETAIL OF WOOD SIDING



02

DETAIL OF FRONT DOOR



03



04

DARKENED AREAS OF WOOD ROT



05



06

DETAIL PHOTOS OF EXISTING CLADDING:  
WOOD HORIZONTAL LAPPED SIDING, SPECIES UNKNOWN  
MAJORITY OF PROTECTIVE COATING [PAINT, SPEC UNKNOWN] HAS DETERIORATED AND  
LEFT THE WOOD EXPOSED TO SEVERE WEATHER DAMAGE WARPING AND DECAY.

**EXISTING CONDITIONS -  
PRIMARY FACADE**

02/14/24

**LPC-04**



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PHOTO OF EXISTING PRIMARY FACADE



RENDERING OF PROPOSED PRIMARY FACADE

NOTE: WINDOW BOXES WILL BE REMOVABLE / FURNITURE



LANDMARKS DOCKET LPC-24-04312

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**PRIMARY FACADE -  
EXISTING & PROPOSED**

02/14/24

**LPC-05**





#248

#250



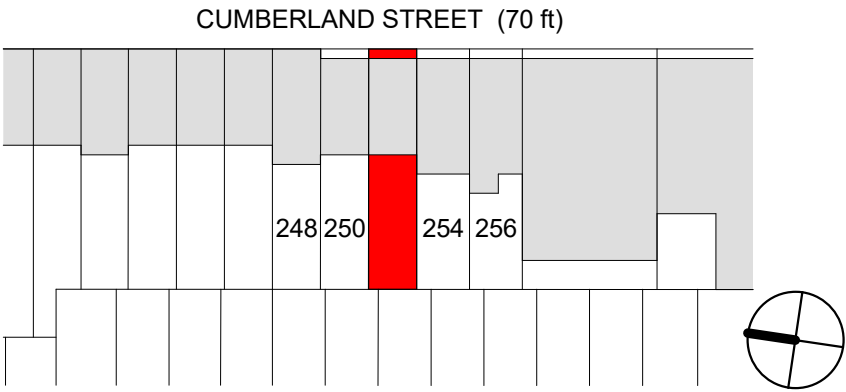
#252  
PROJECT SITE



#254



#256



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**EXISTING CONDITIONS -  
REAR YARD**

As indicated  
02/14/24

**LPC-06**





PHOTO OF EXISTING SECONDARY FACADE

SHEET METAL PATCH AND MISSING SIDING



CONDITION AT N LOT LINE



**EXISTING CONDITIONS -  
SECONDARY FACADE**

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**LPC-07**



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PHOTO OF EXISTING ROOF AND BULKHEAD



**EXISTING CONDITIONS -  
ROOF BULKHEAD**

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**LPC-08**



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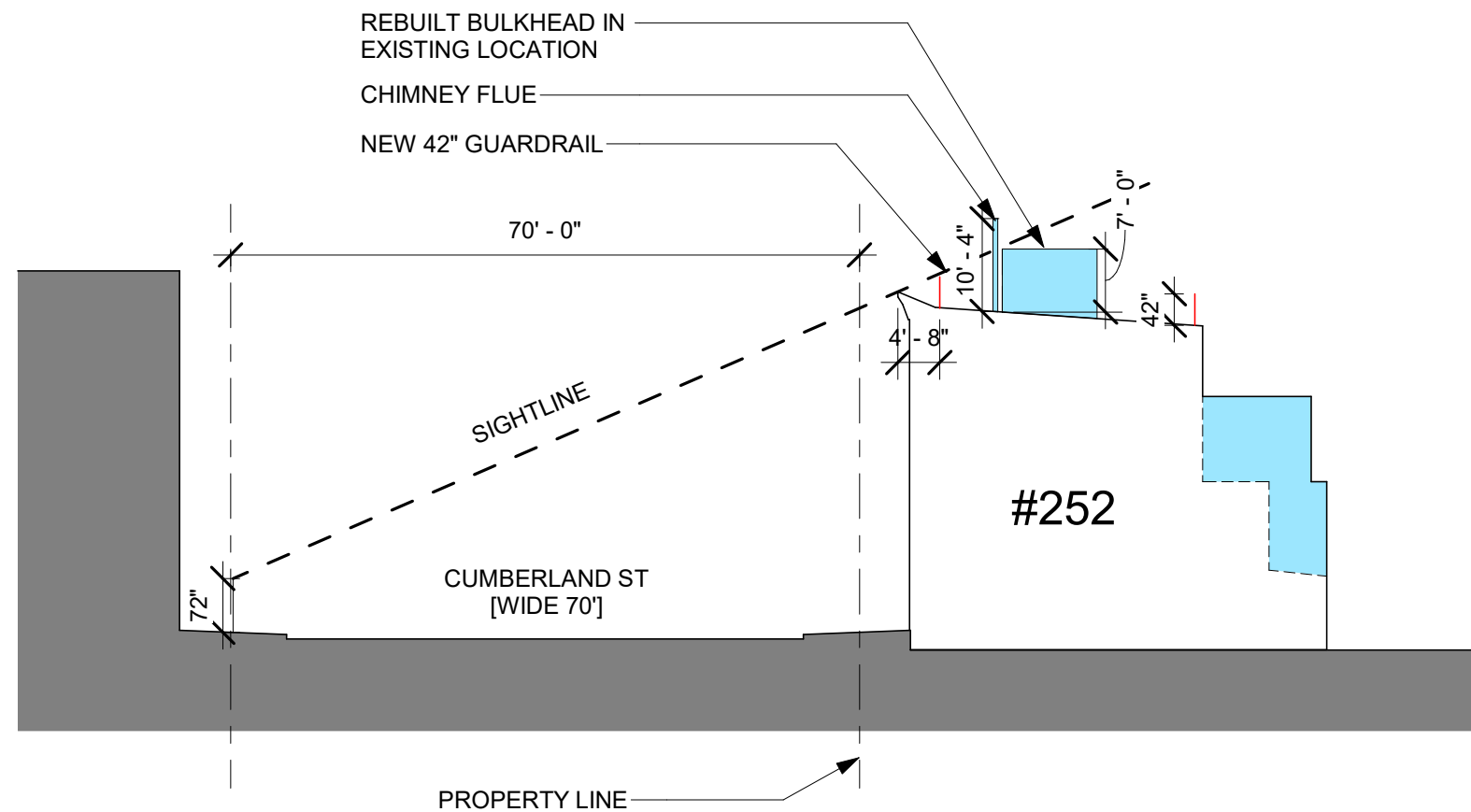


PHOTO FROM SIDEWALK - VIEW NORTH WEST

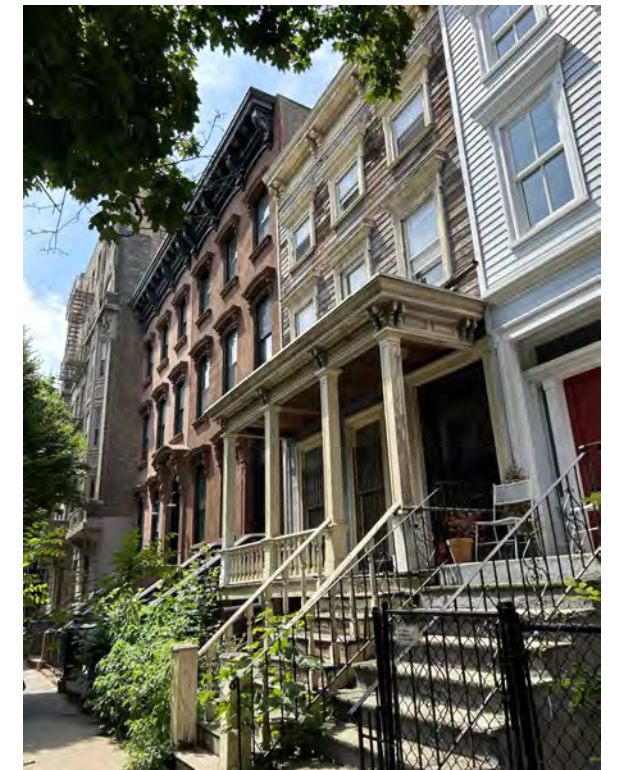


PHOTO FROM SIDEWALK - VIEW SOUTH WEST

① LPC SIGHTLINE DIAGRAM  
1" = 20'-0"





PHOTO FROM SIDEWALK - VIEW SOUTH WEST



PHOTO FROM SIDEWALK - VIEW NORTH WEST



PHOTO FROM SIDEWALK - STRAIGHT ON ACROSS THE STREET



BULKHEAD AND AHU



PHOTO FROM ROOF



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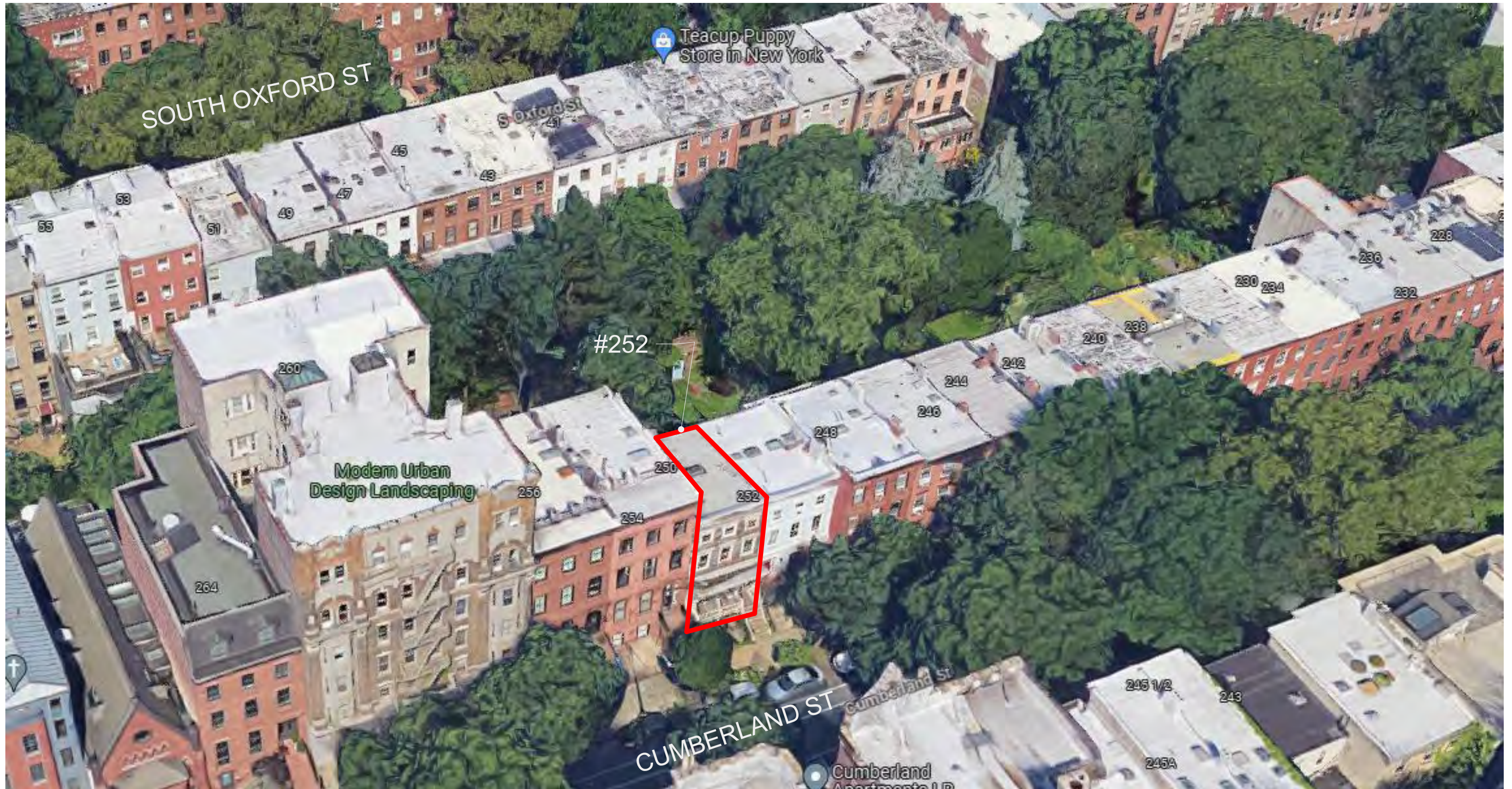
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**MOCK-UP**

02/14/24

**LPC-10**





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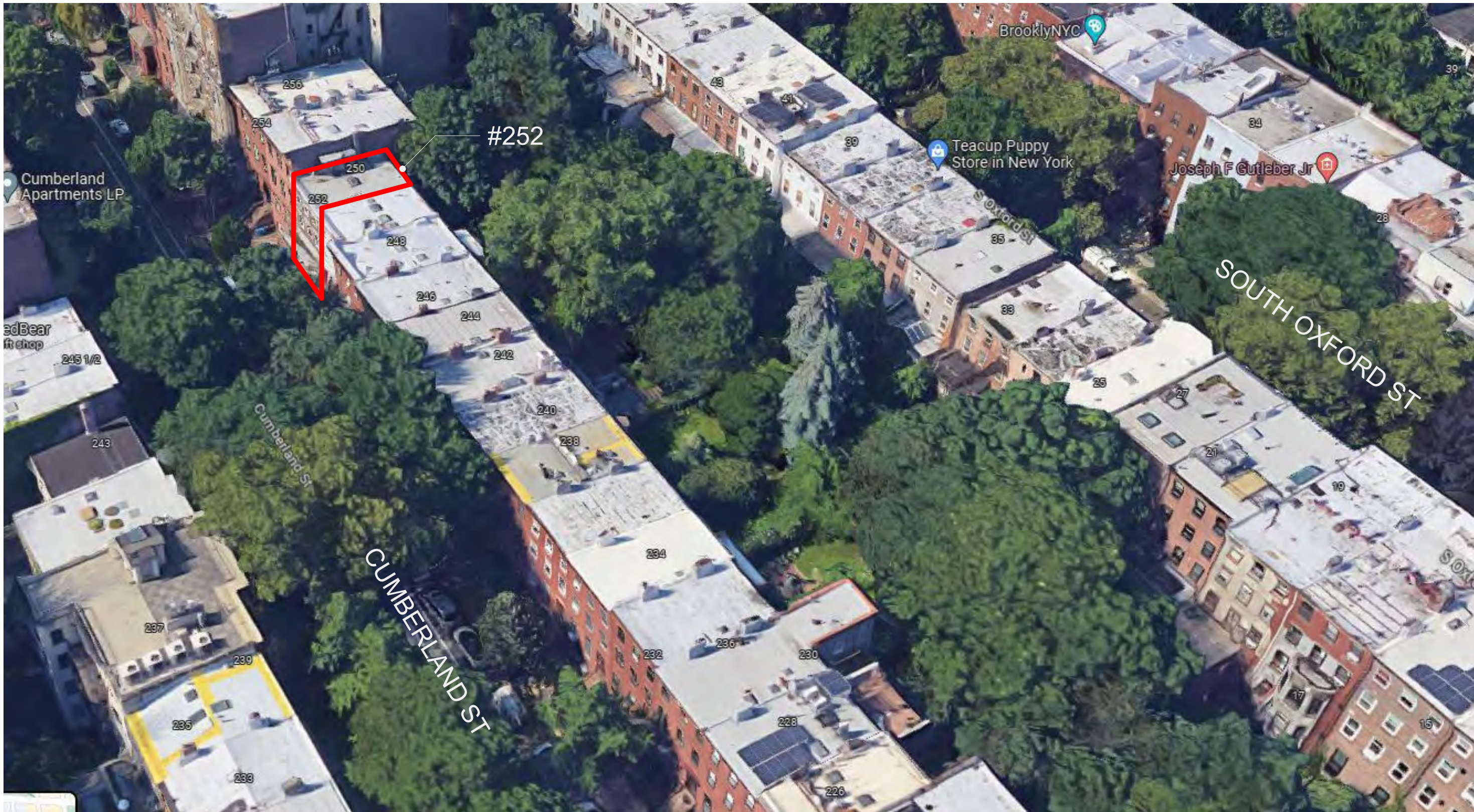
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**AERIAL IMAGE 1**

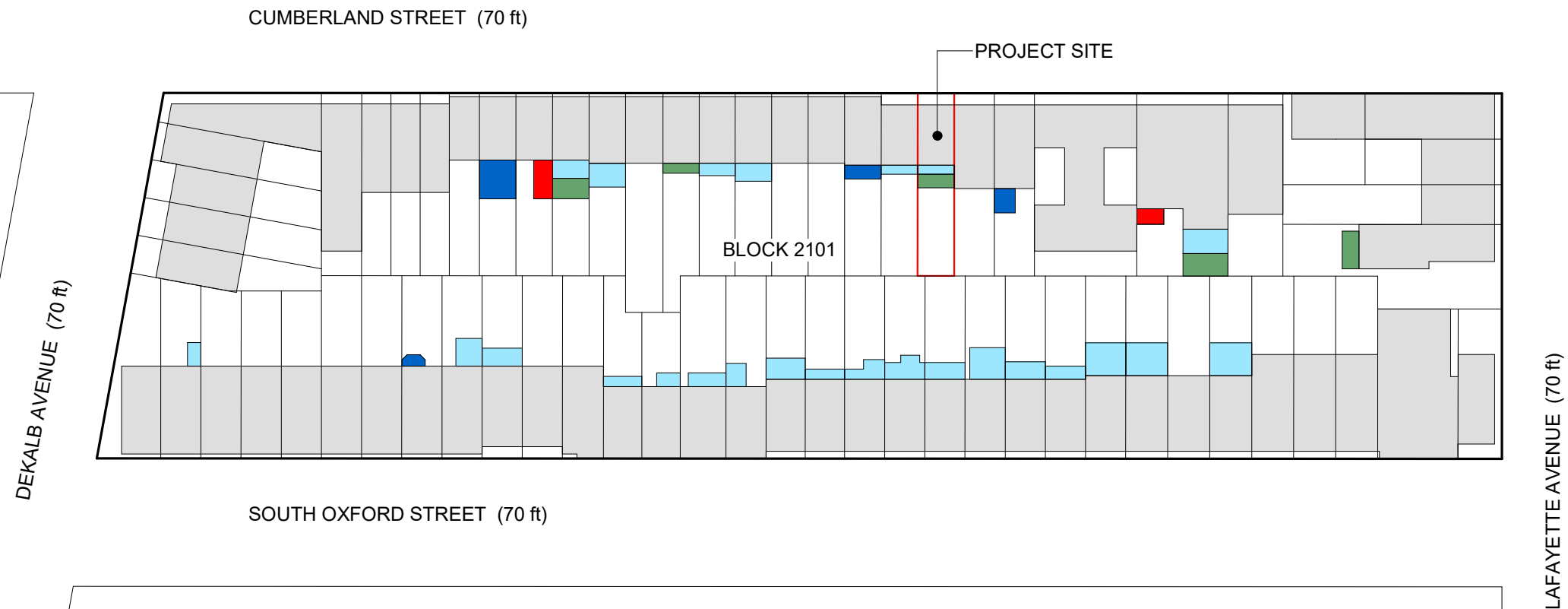
12" = 1'-0"  
02/14/24

**LPC-11**









#### LEGEND

- EXISTING BUILDING
- EXTENSION - 1 STORY
- EXTENSION - 2 STORY
- EXTENSION - 3 STORY
- EXTENSION - 4 STORY



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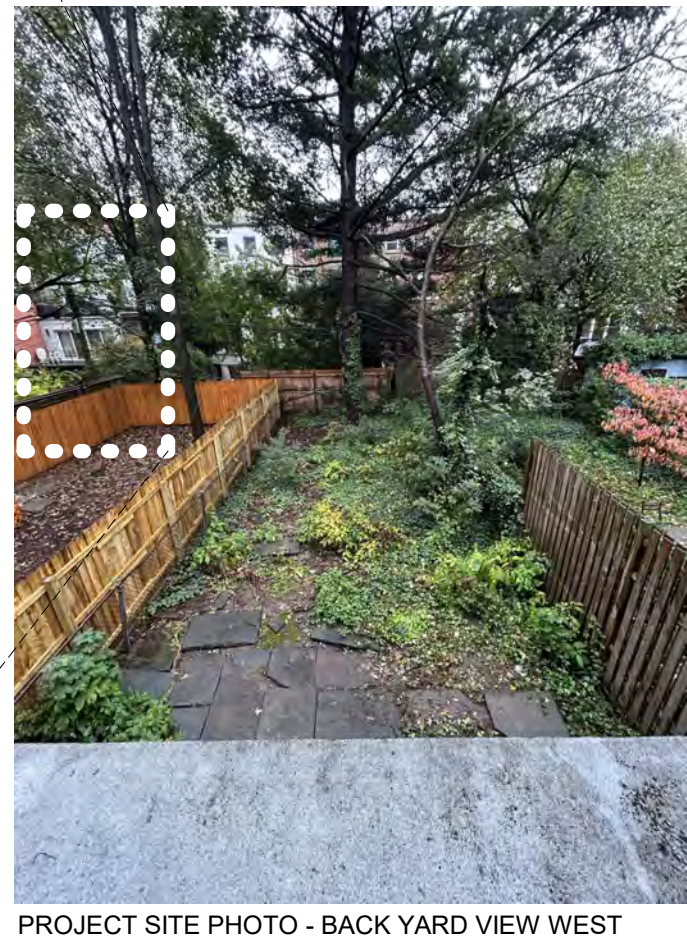
#### BLOCK PLAN

1" = 80'-0"

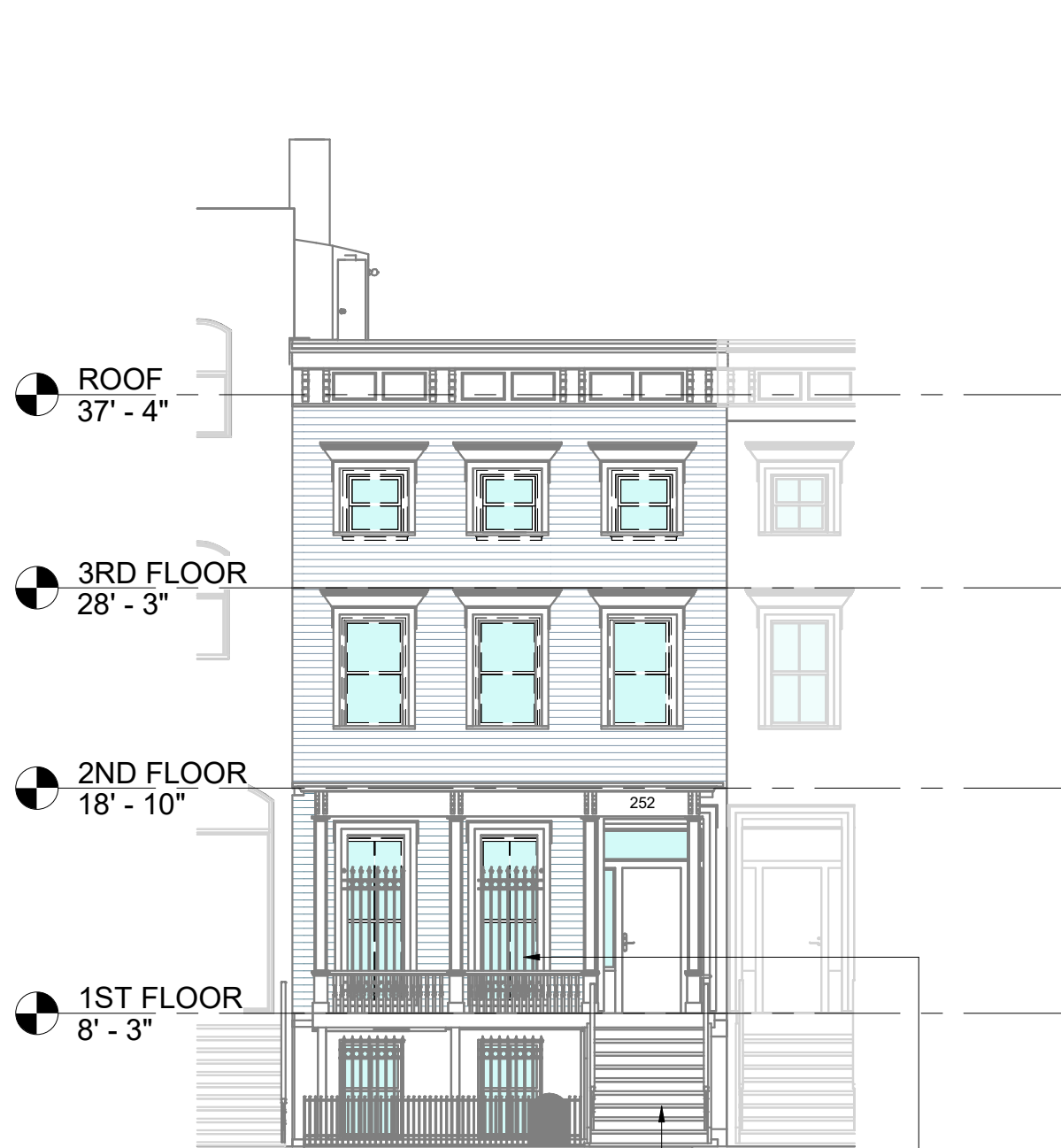
02/14/24

# LPC-13





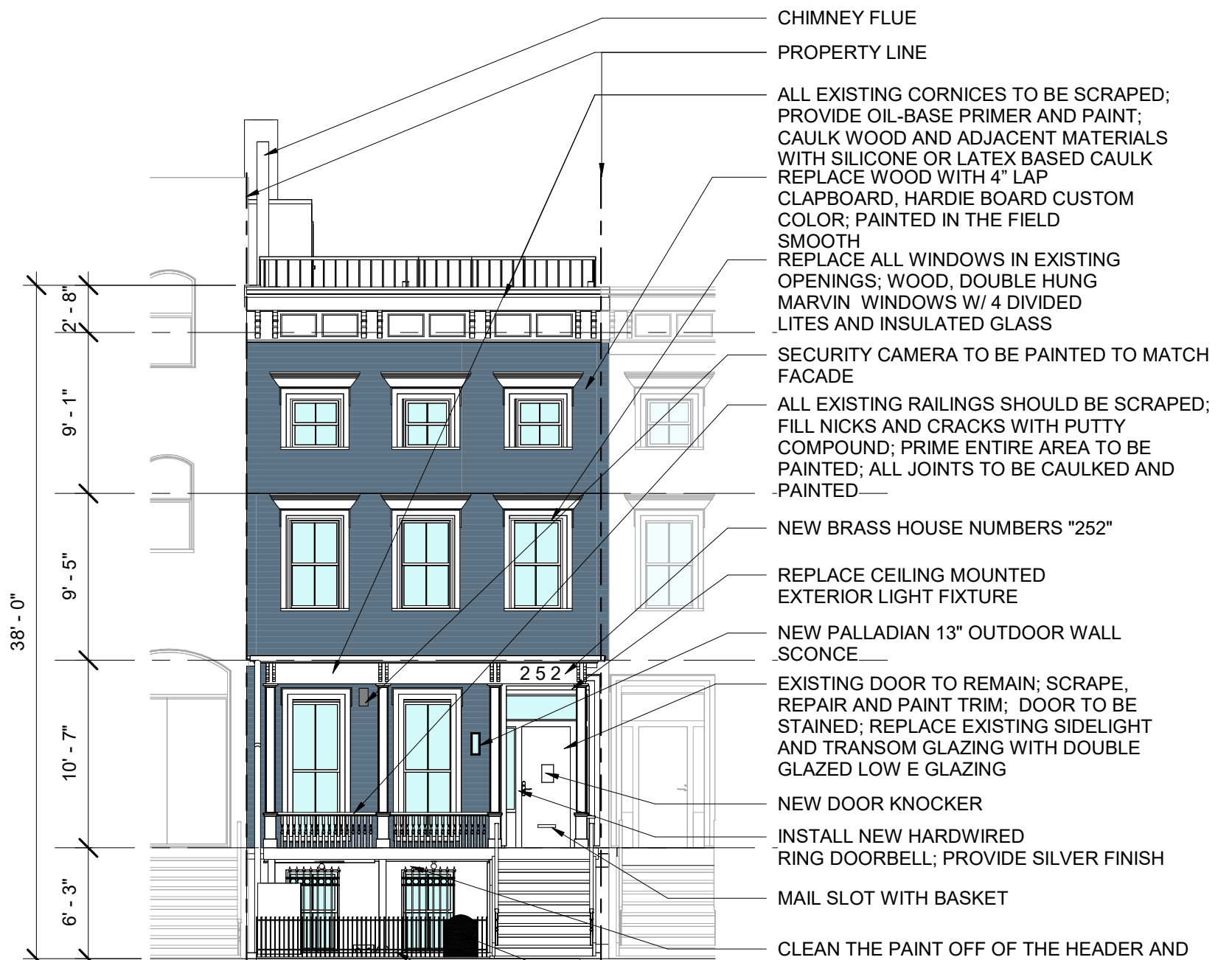




① LPC - EXISTING - PRIMARY FACADE  
1/8" = 1'-0"

DEMOLISH WINDOW BARS ON  
THE FIRST FLOOR

EXTERIOR STAIRS AT THE FRONT-REPLACE  
TREAD AND RISER WITH PORCH FLOORING;  
HANDRAIL, NEWEL POSTS AND POSTS NEED  
TO BE REPLACED IN KIND



② LPC - PROPOSED - PRIMARY FACADE  
1/8" = 1'-0"

## ELEVATIONS - PRIMARY FACADE

1/8" = 1'-0"

02/14/24

# LPC-15





① LPC - EXISTING SECONDARY FACADE  
1/8" = 1'-0"

② LPC - PROPOSED SECONDARY FACADE  
1/8" = 1'-0"





RENDERING OF PROPOSED SECONDARY FACADE



1 HISTORIC REPLACEMENT WINDOWS:  
MARVIN, DOUBLE HUNG, 2 OVER 2 SIM  
DIVIDED LITES



**PT-2 WINDOW TRIM**  
PAINT COLOR:  
SW CW-10  
CAPITOL WHITE



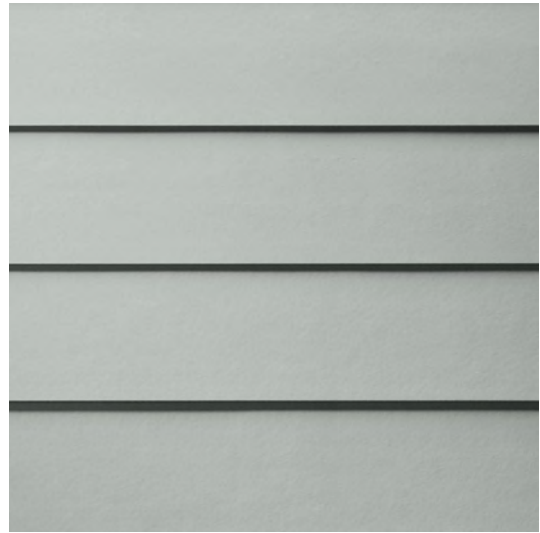
**PT-3 SASH / MUNTINS**  
PAINT COLOR:  
SW HC-187 BLACK  
FOREST GREEN



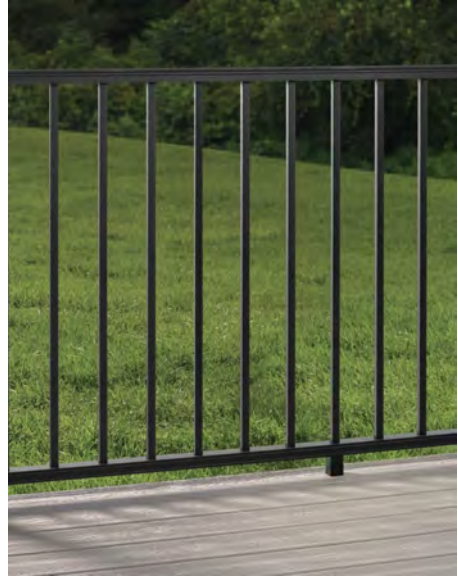
2 ACM PANEL SYSTEM, **PT-3** CUSTOM  
COLOR



3 SCONCE: PALLADIAN 13" OUTDOOR  
WALL SCONCE



4 EXTERIOR SIDING:  
HARDIPLANK, HORIZONTAL LAP SIDING  
SMOOTH, FIELD PAINTED, COLOR: **PT-1**



5 STEEL RAILING AT TERRACE AND  
ROOF, BAR STOCK



6 CEDAR WOOD FENCING AT YARD  
PERIMETER, 6' H, CLEAR SEALER

7 3-COAT TRADITIONAL STUCCO  
AT LOT LINE



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### PROPOSED MATERIALS - SECONDARY FACADE

12" = 1'-0"

02/14/24

# LPC-17



#248

#250

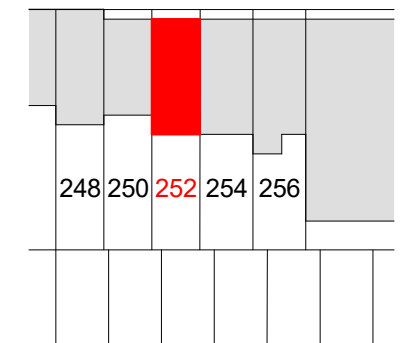
#252  
PROJECT SITE

#254

#256



CUMBERLAND STREET (70 ft)



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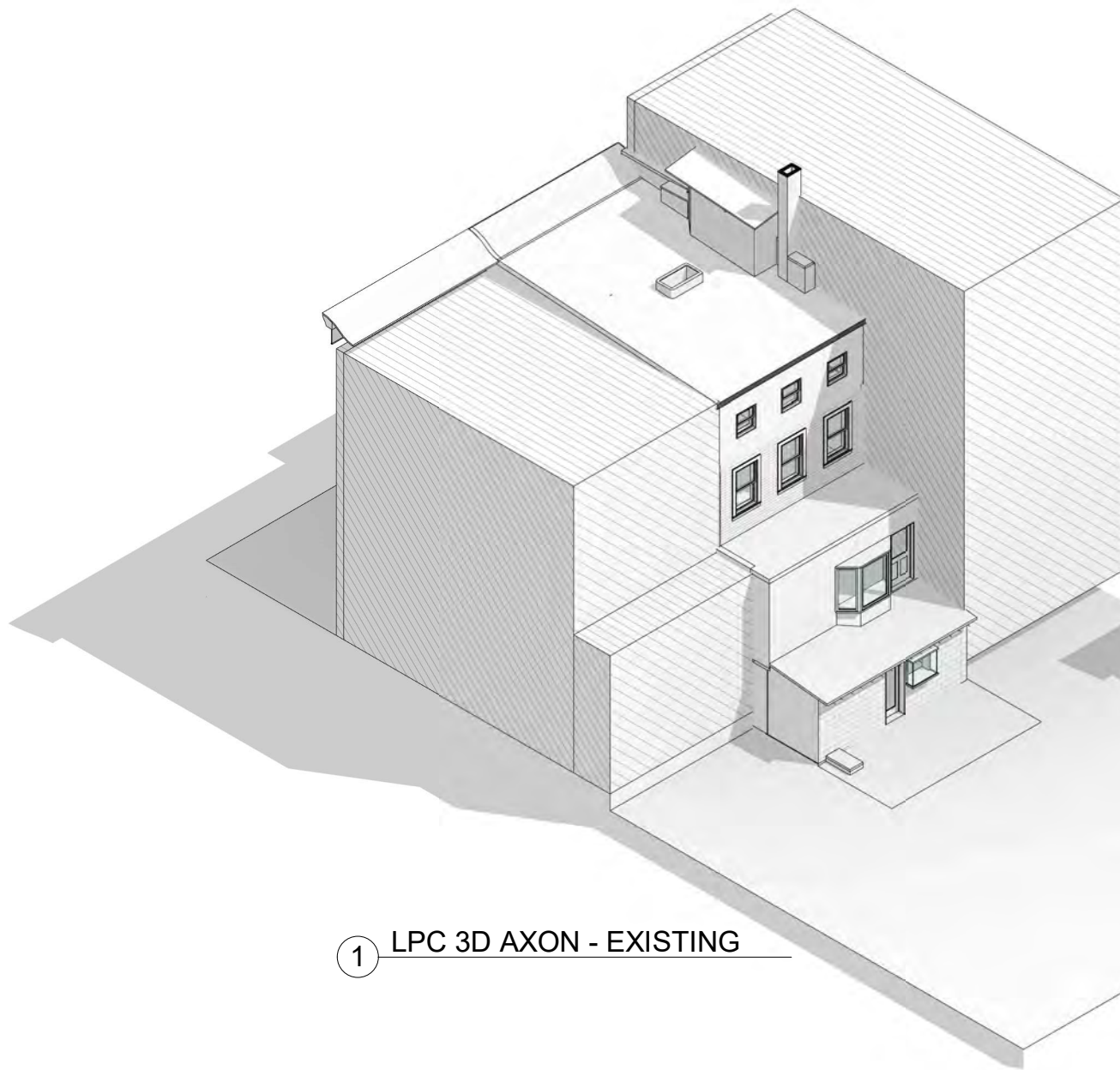
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**COMPOSITE IMAGE  
AERIAL VIEW**

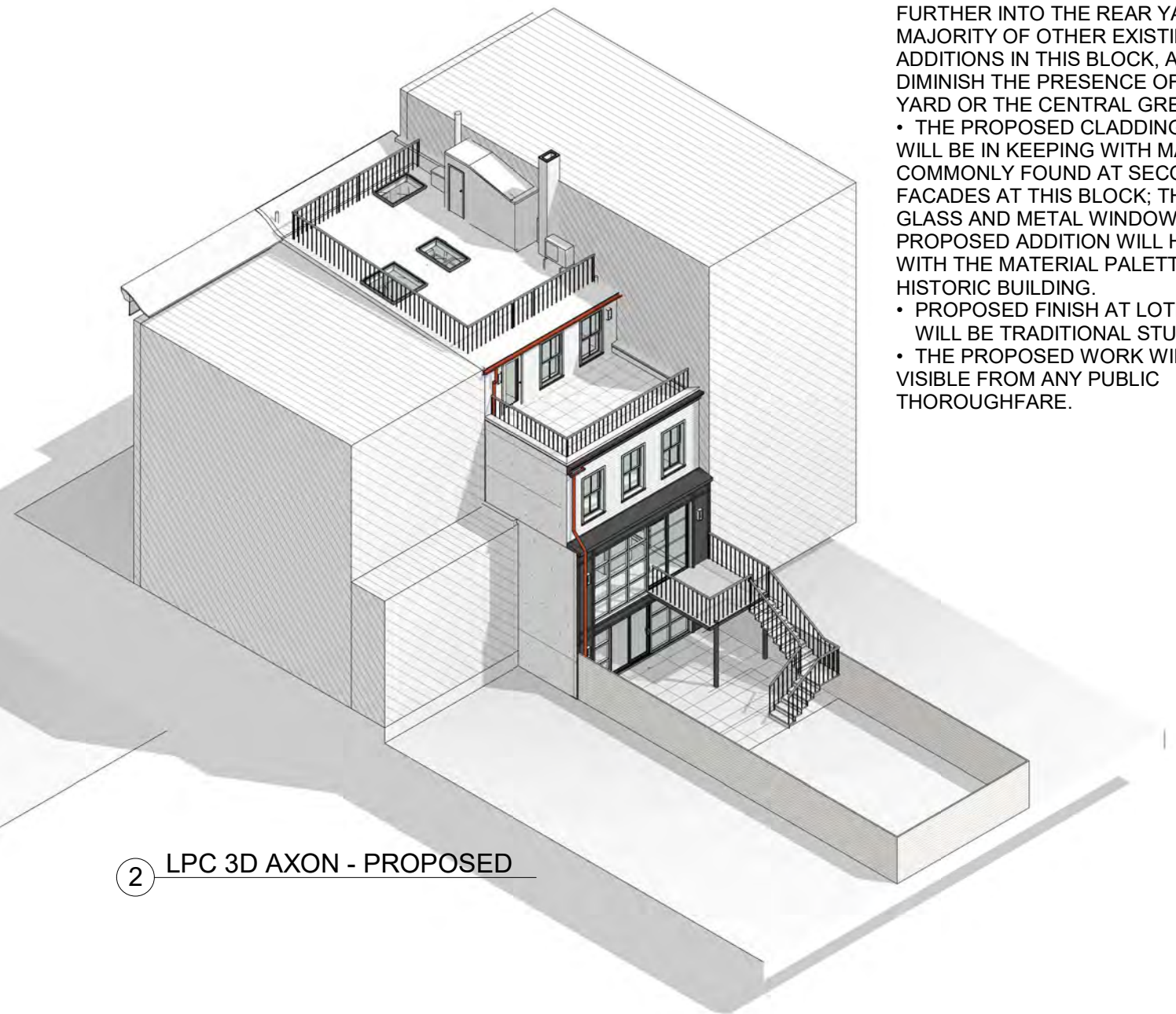
1" = 80'-0"  
02/14/24

**LPC-18**





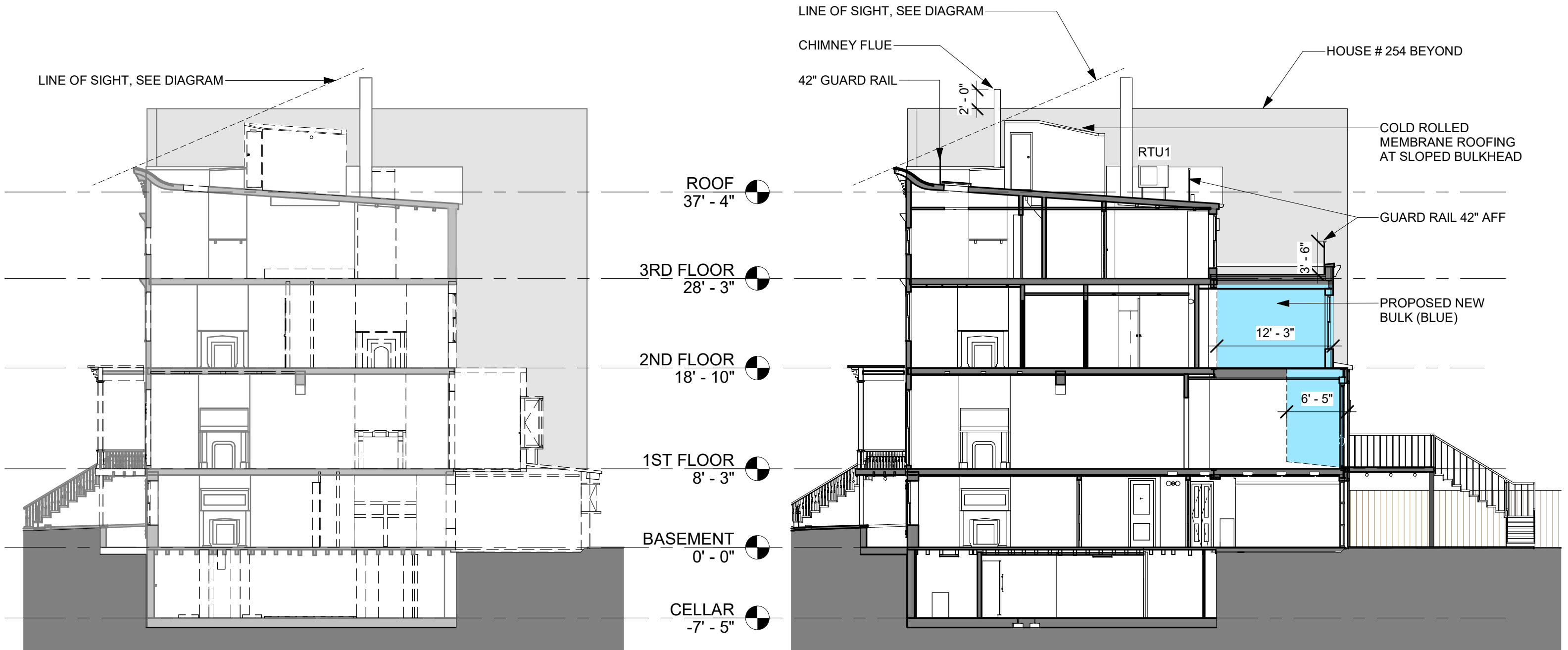
① LPC 3D AXON - EXISTING



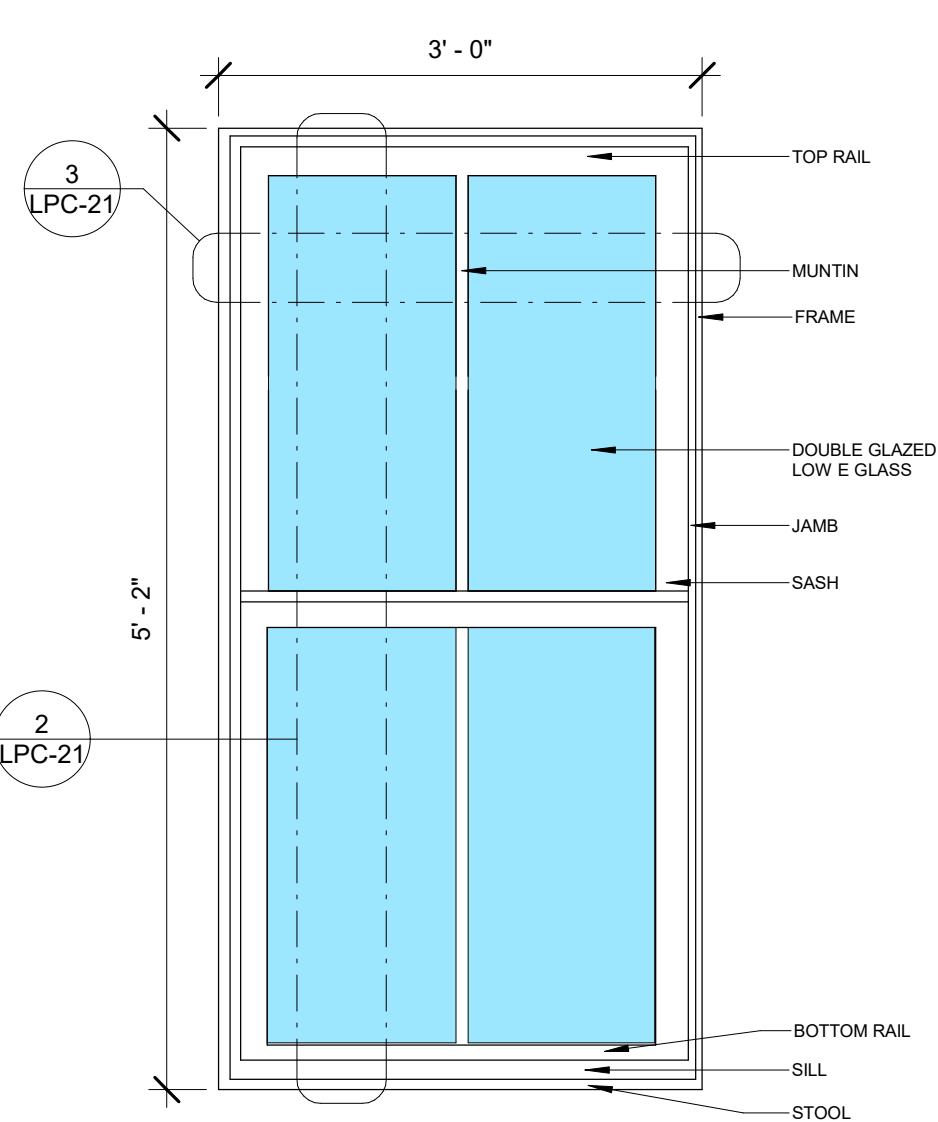
② LPC 3D AXON - PROPOSED

- THE PROPOSED WORK WILL NOT DETRACT FROM SIGNIFICANT ARCHITECTURAL FEATURES OF THE BUILDING OR THE HISTORIC DISTRICT.
- THE ADDITION WILL NOT RISE TO THE FULL HEIGHT OF THE BUILDING, THEREBY HELPING TO RETAIN THE BUILDING'S ORIGINAL SCALE AND MASSING.
- THE ADDITION WILL NOT PROJECT FURTHER INTO THE REAR YARD THAN THE MAJORITY OF OTHER EXISTING REAR ADDITIONS IN THIS BLOCK, AND WILL NOT DIMINISH THE PRESENCE OF THE REAR YARD OR THE CENTRAL GREEN SPACE.
- THE PROPOSED CLADDING MATERIALS WILL BE IN KEEPING WITH MATERIALS COMMONLY FOUND AT SECONDARY FACADES AT THIS BLOCK; THE SIDING, GLASS AND METAL WINDOW WALL OF THE PROPOSED ADDITION WILL HARMONIZE WITH THE MATERIAL PALETTE OF THE HISTORIC BUILDING.
- PROPOSED FINISH AT LOTLINE SIDE WALL WILL BE TRADITIONAL STUCCO.
- THE PROPOSED WORK WILL NOT BE VISIBLE FROM ANY PUBLIC THOROUGHFARE.

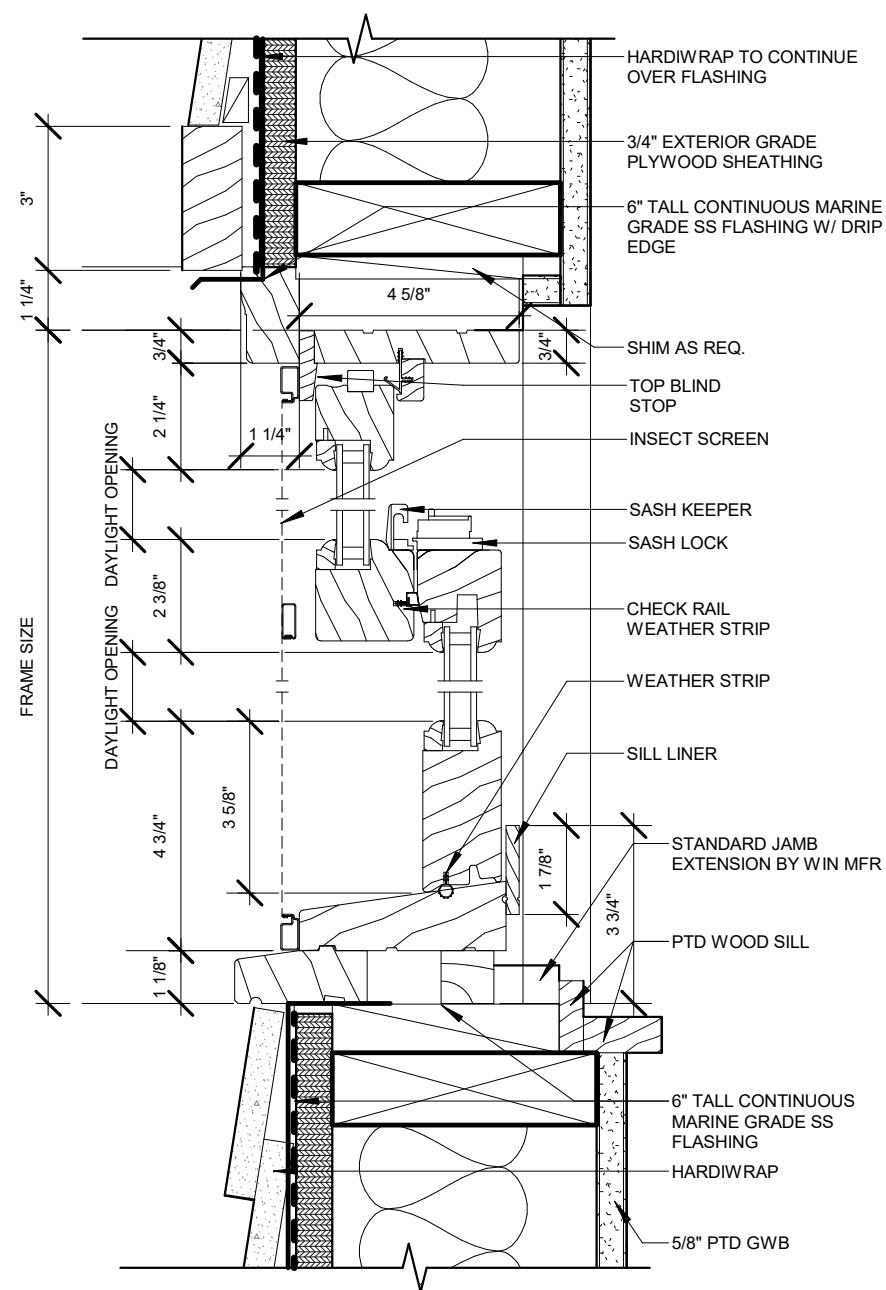




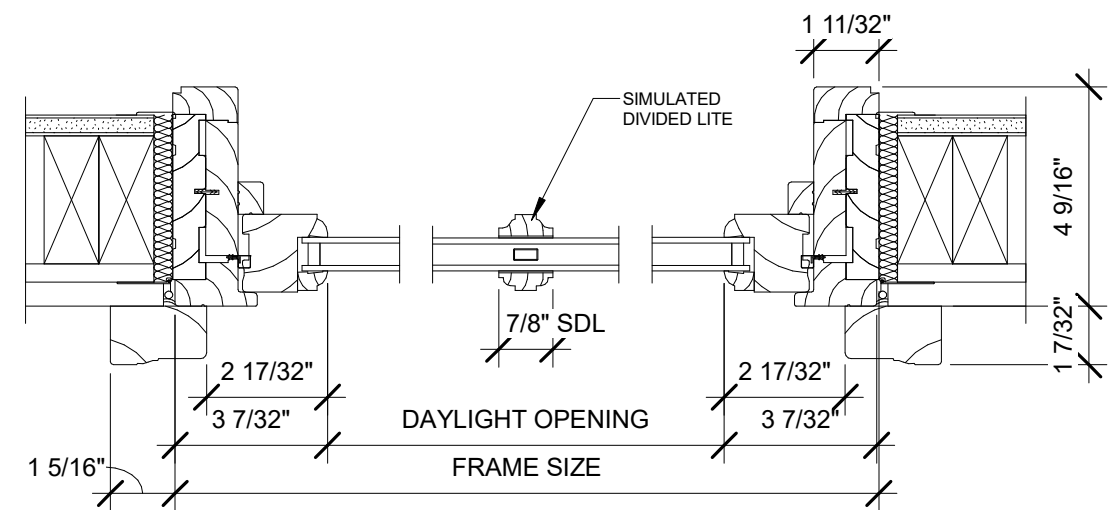




1 PROPOSED WINDOW DETAIL  
3/4" = 1'-0"

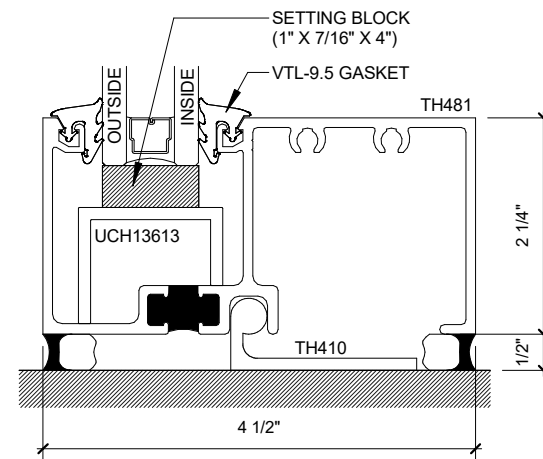


2 DOUBLE HUNG HEAD AND SILL  
3" = 1'-0"

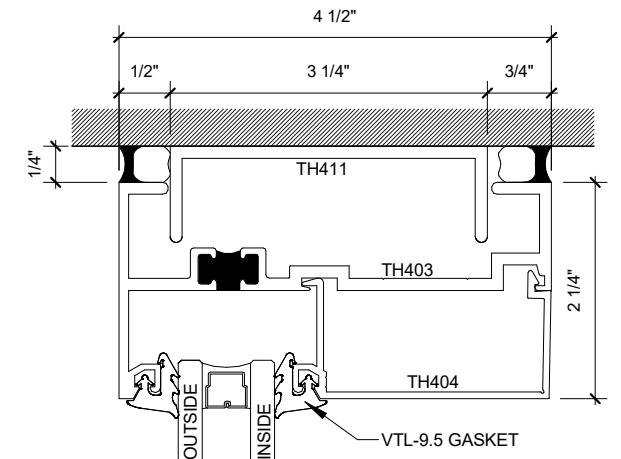


3 WINDOW DETAIL: PLAN  
3" = 1'-0"





③ **ARCADIA SILL DETAIL**  
6" = 1'-0"



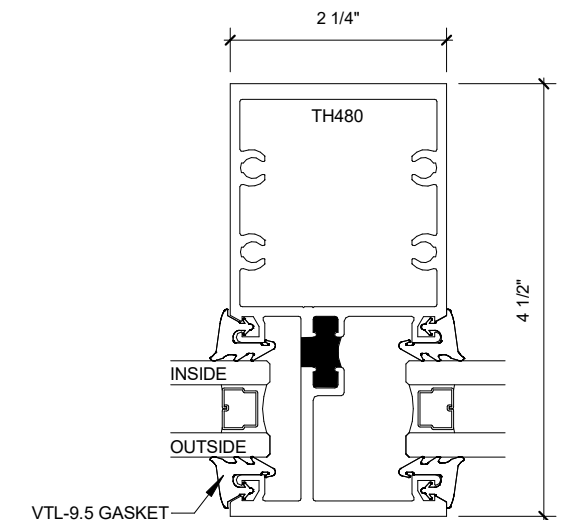
① **ARCADIA HEADER DETAIL**  
6" = 1'-0"



ARCADIA OFFSET GLAZED WINDOW WALL  
TC470 SERIES WITH 5000 SERIES ENTRANCE  
DOORS;



② **LPC - WINDOW WALL ELEVATION**  
3/16" = 1'-0"



④ **ARCADIA MULLION DETAIL**  
6" = 1'-0"



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3 STORY EXTENSION AT 248 CUMBERLAND ST



3 STORY EXTENSION AT 228 CUMBERLAND ST



4 STORY EXTENSION AT 230 CUMBERLAND ST



WOOD FRAME  
EXTENSIONS ON ADELPHI  
VISIBLE FROM  
WILLOUGHBY



LPC APPROVED 3 STORY  
EXTENSION AT 267  
CUMBERLAND ST



LANDMARKS DOCKET LPC-24-04312

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**APPENDIX 1**

02/14/24

**APPX 1**





3 STORY EXTENSION

2 STORY EXTENSION

PROJECT LOCATION

4 STORY EXTENSION

DRONE FOOTAGE



3 STORY EXTENSION

4 STORY EXTENSION



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**APPENDIX 2**

02/14/24

**APPX 2**

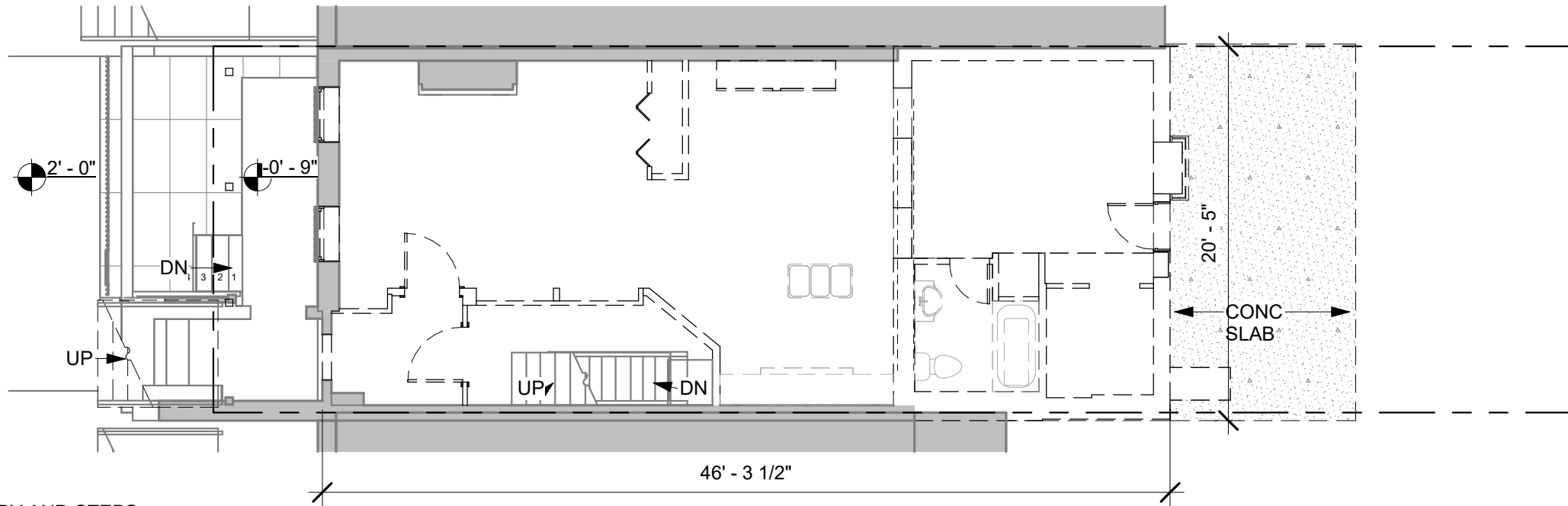


**GENERAL NOTES:**

- REPOINT BRICK IN EXPOSED LOCATIONS AT ADDITION.

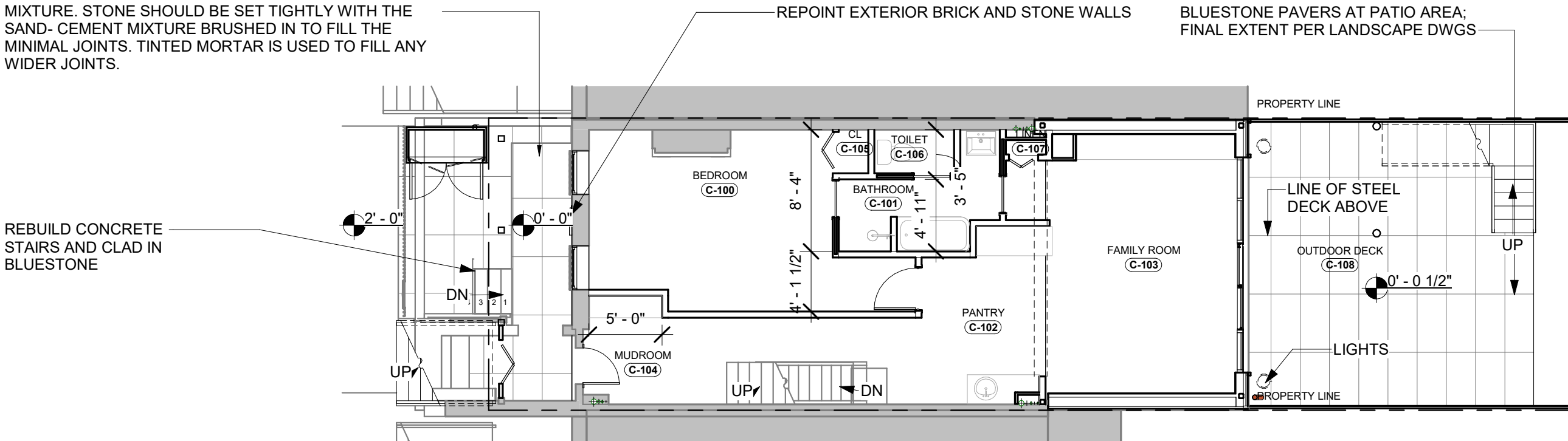
**BASEMENT & CELLAR NOTES:**

- ALL ABANDONED PIPING FOR PLUMBING, ELECTRICAL, ETC SHOULD BE DEMOLISHED ALL THE WAY BACK TO THE PANEL OR ENTRY.
- REPLACE THE FLOOR DRAIN AT THE EXTERIOR
- CELLAR LEVEL DOOR TO COAL CHUTE TO BE REMOVED AND SEALED UP; CLEAN OUT ACTUAL CHUTE



INSTALL BLUESTONE AT BASEMENT ENTRY AND STEPS; BLUESTONE PAVERS SHOULD BE LAID ON A BED OF COMPACTED EARTH, 4" OF LIMESTONE SCREEDINGS, AND A 1/2" SETTING BED OF A DRY SAND AND CEMENT MIXTURE. STONE SHOULD BE SET TIGHTLY WITH THE SAND- CEMENT MIXTURE BRUSHED IN TO FILL THE MINIMAL JOINTS. TINTED MORTAR IS USED TO FILL ANY WIDER JOINTS.

② LPC - BASEMENT EXISTING  
1/8" = 1'-0"



REBUILD CONCRETE STAIRS AND CLAD IN BLUESTONE

① LPC - BASEMENT PROPOSED  
1/8" = 1'-0"



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**BASEMENT FLOOR PLANS**

As indicated  
02/14/24



**APPX-3**



**GENERAL NOTES:**

- REPOINT BRICK IN EXPOSED LOCATIONS AT ADDITION.

SMALL HOLES AND MINOR AREAS OF DETERIORATED IRONWORK CAN BE PATCHED WITH PLUMBING EPOXY OR AUTO- BODY FILLER, THEN SHAPED AND SANDED DOT BLEND WITH THE IRON.

LOOSE RUST MUST BE REMOVED THOROUGHLY BY CHIPPING AND WIRE-BRUSHING. RUSTED FASTENING DEVICES SUCH AS SCREWS AND BOLTS SHOULD BE REPLACED, AND SMALL HOLES AND MINOR AREAS OF DETERIORATED METAL SHOULD BE PATCHED. EXPOSED AREAS OF METAL SHOULD BE PRIMED WITH RUST-INHIBITING METAL PRIMER.

AFTER FENCE HAS BEEN REPAIRED PAINT GLOSSY BLACK

BUILD CEDAR WOOD GARBAGE ENCLOSURES WITH AUTOMATIC LIFTS FOR TOP DOORS AND HEAVY-DUTY EXTERIOR HINGES AND PULLS FOR THE FRONT DOORS

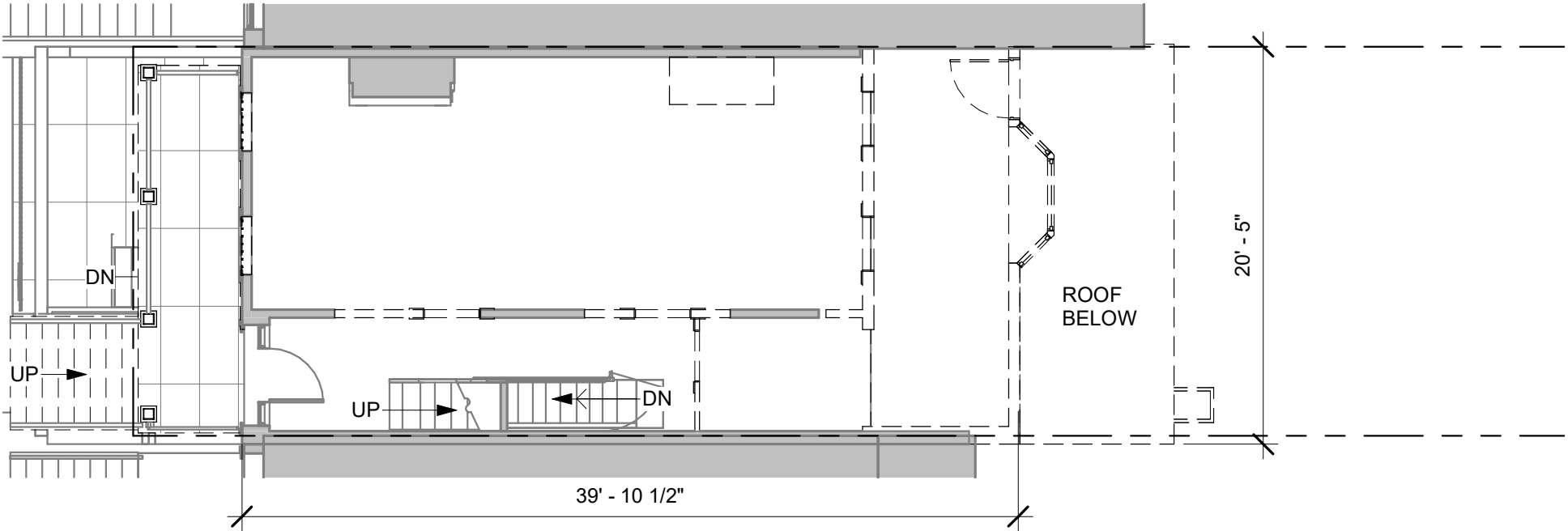
EXISTING WOOD STOOP AND COVERED PORCH: REVIEW CONDITION AND REPAIR AS REQUIRED. ALL DETAILS, TRIM PROFILES, DIMENSIONS, MATERIALS AND COLORS TO MATCH EXISTING

PORCH STRUCTURE SISTER ALL JOISTS; SLOPE PORCH 1/8" PER FOOT NEW WHITE PINE 6" BOARDS TO BE FULL LENGTH OF PORCH. NO CUTS; PRIME ALL SURFACES WITH THOMPSON WATER-SEAL; PAINT ARCHITECT SELECTED COLOR



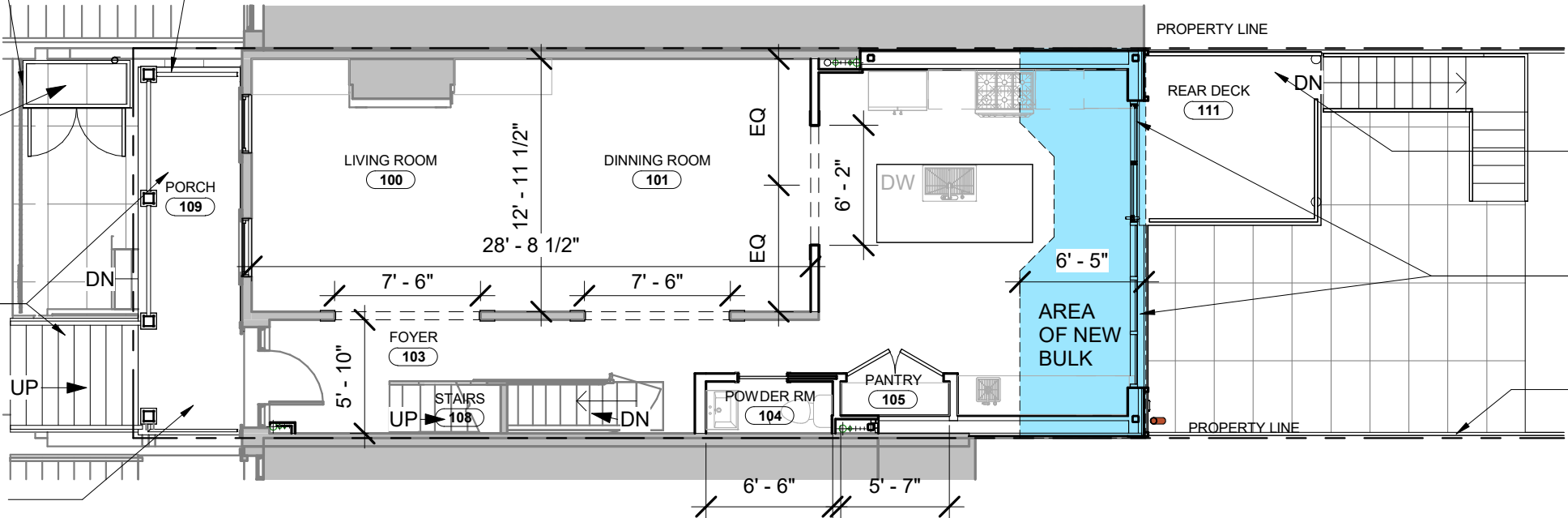
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② LPC PLAN - 1ST FLOOR EXISTING  
1/8" = 1'-0"

BALUSTRADE: CUSTOM-MILL NEW PARTS TO MATCH; SEAL THE ENDS AND ANY EXPOSED END-GRAIN WITH A HIGH-GRADE PRIMER OR EPOXY. APPLY A PAINTABLE, WATER-REPELLENT COATING ON ALL EXPOSED SURFACES. PRIME THE BALUSTER AND THEN FASTEN IT INTO PLACE WITH HOT-DIPPED GALVANIZED OR STAINLESS-STEEL NAILS. SET THE HEADS BELOW THE SURFACE AND BACK FILL WITH WOOD FILLER OR EPOXY. SEAL THE JOINTS AND FASTENER HOLES AND PAINT THE BALUSTER



① LPC PLAN - 1ST FLOOR PROPOSED  
1/8" = 1'-0"

NEW STEEL DECK, RAILING AND OPEN RISER STAIR DOWN TO YARD; PTD STL BAR DECK OVER STL FRAME

NEW, FULL-HEIGHT ALUMINUM AND GLASS WINDOW WALL AT REAR FACADE; GLASS SLIDING DOORS AT THIS LEVEL

NEW CEDAR FENCING

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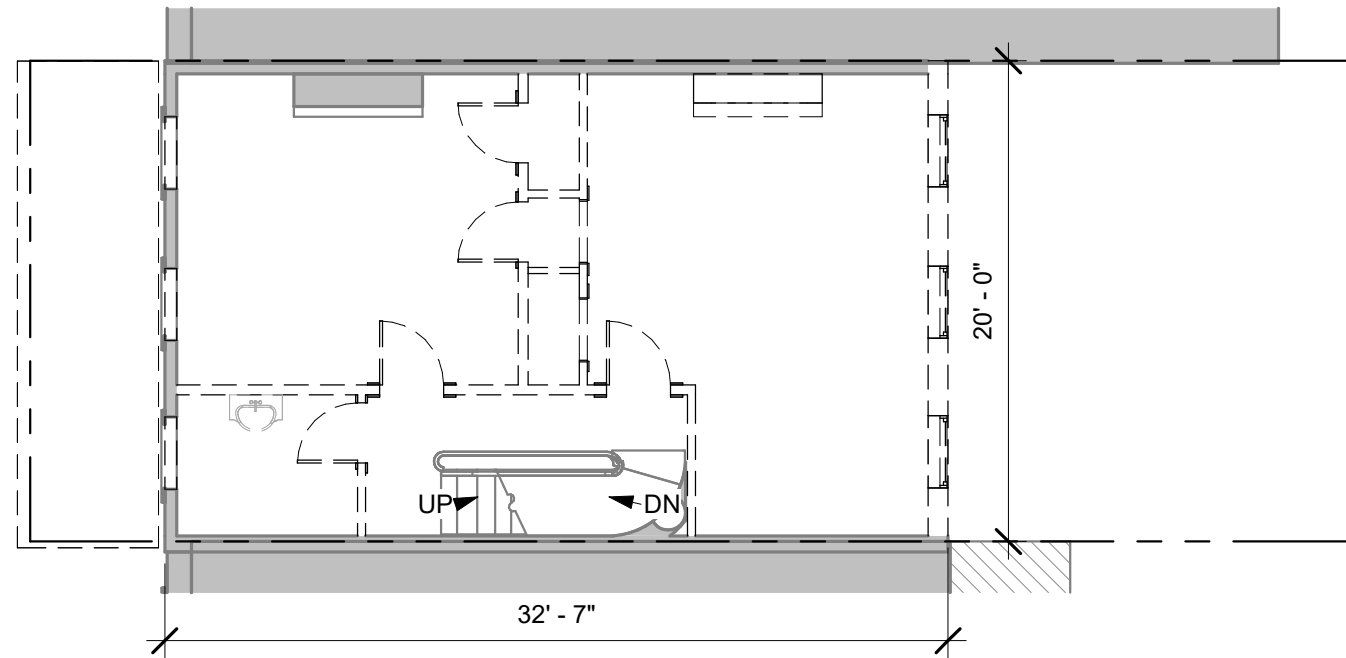
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**FIRST FLOOR PLANS**

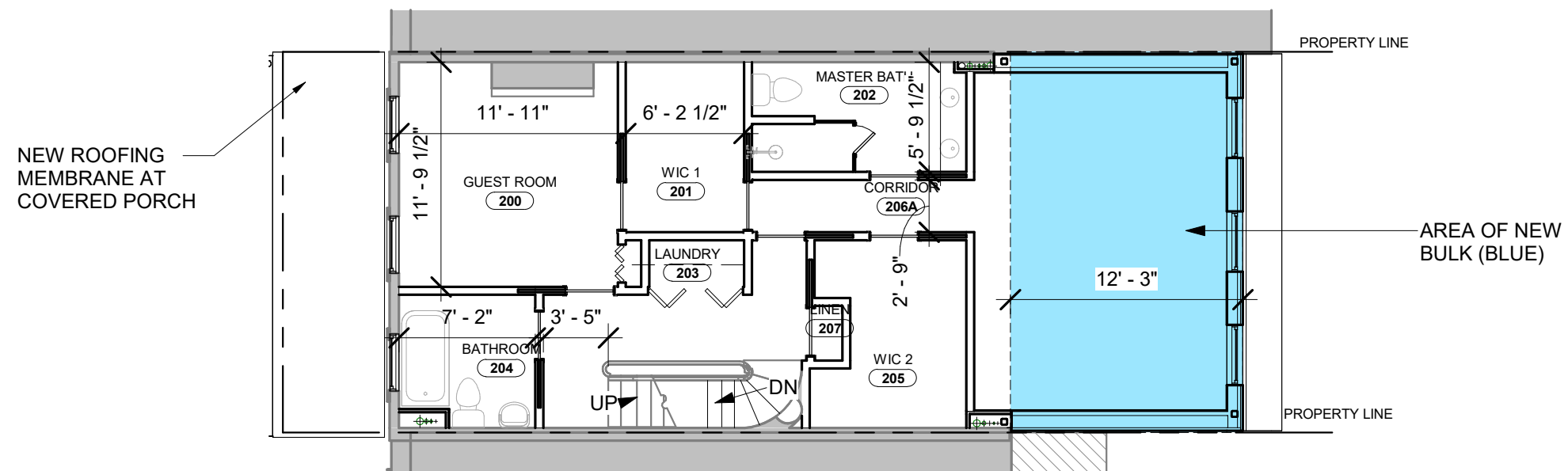
As indicated  
02/14/24





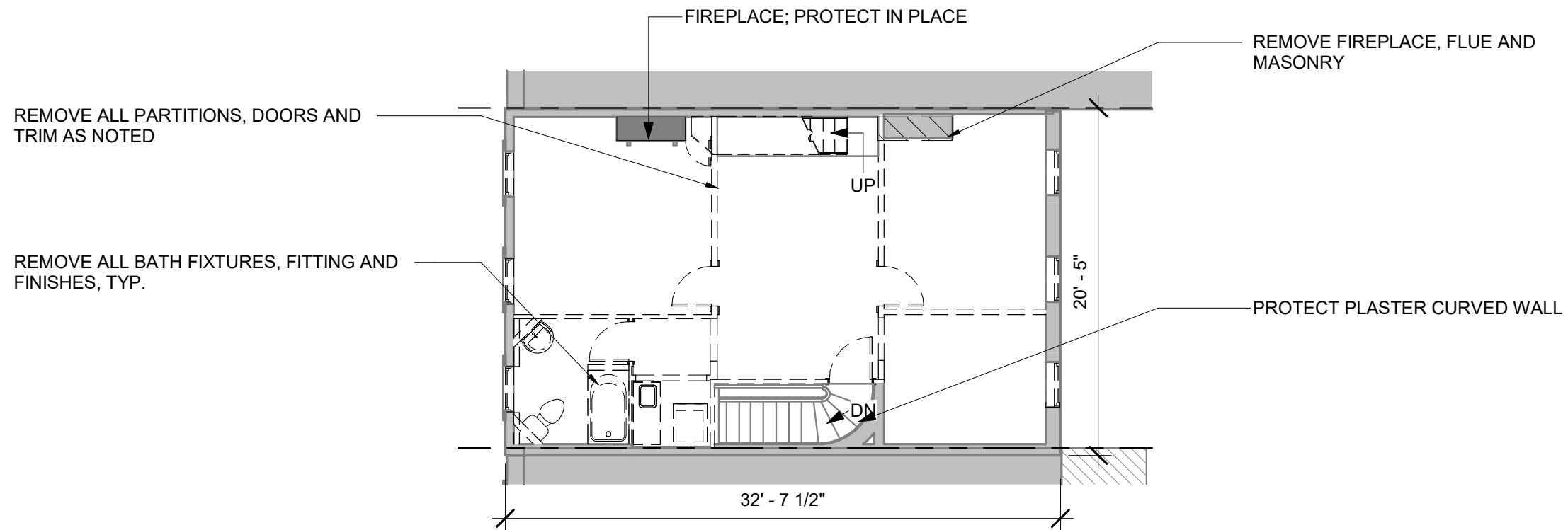


② LPC SECOND FLOOR EXISTING  
1/8" = 1'-0"

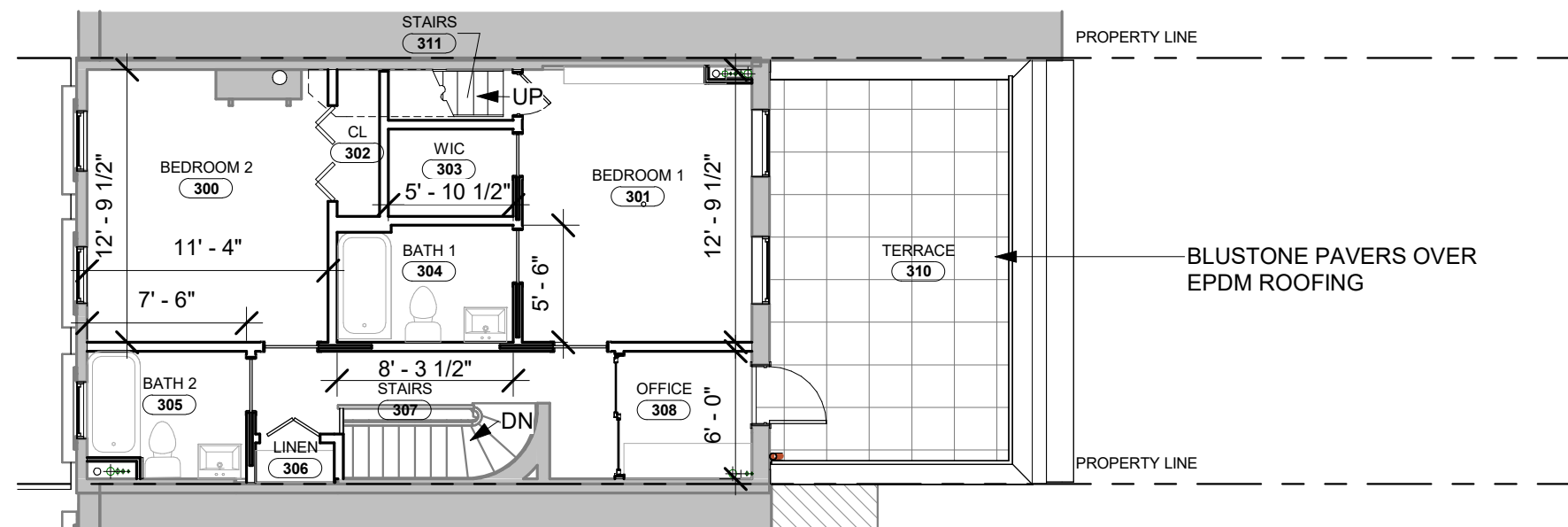


① LPC SECOND FLOOR PROPOSED  
1/8" = 1'-0"



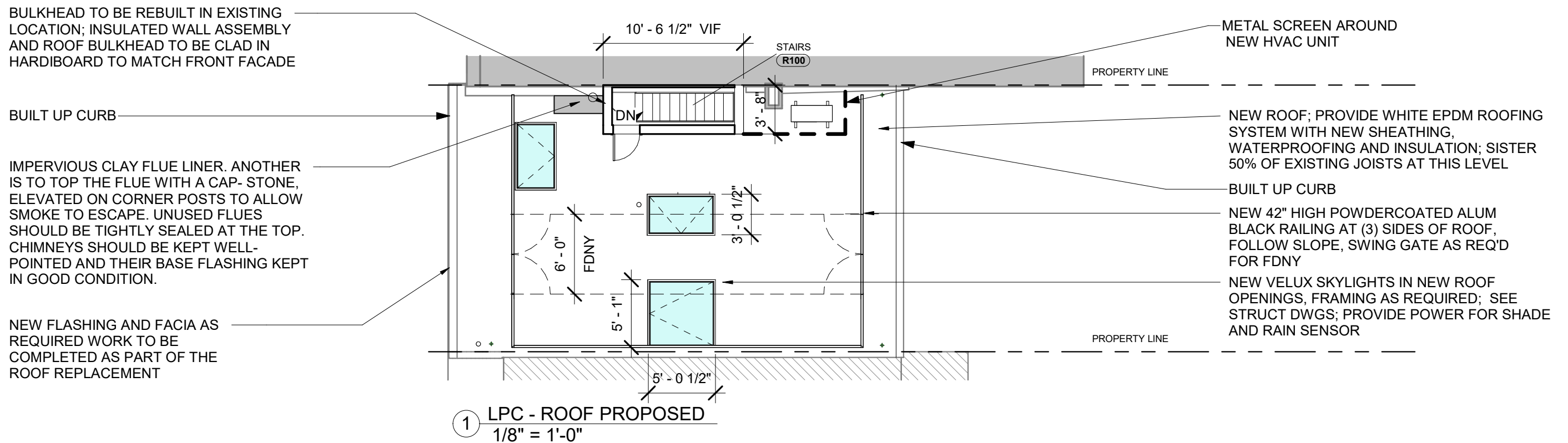
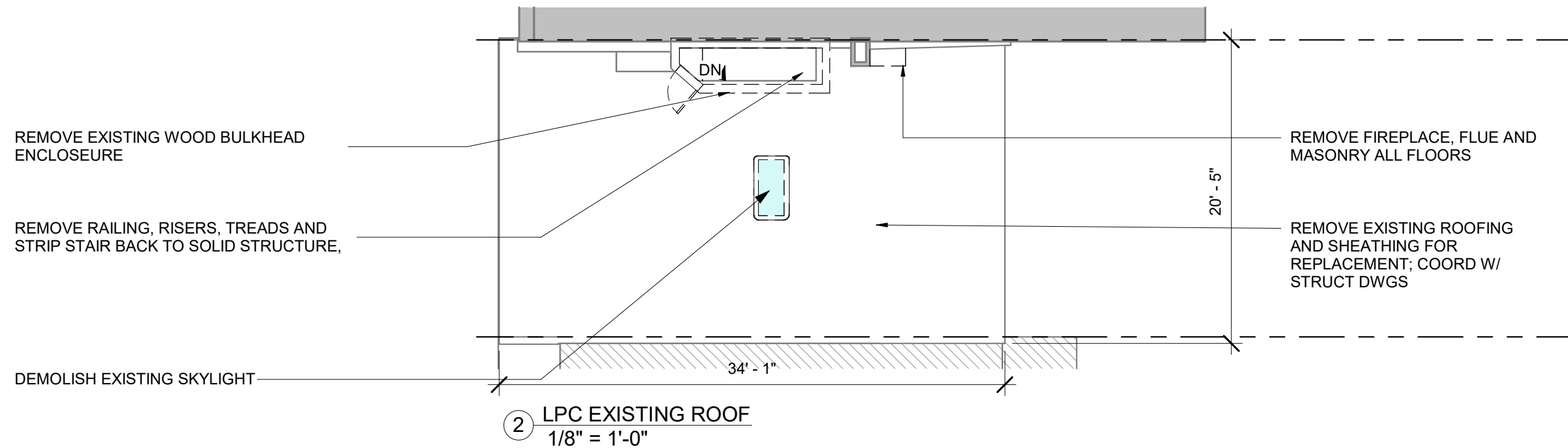


② LPC EXISTING 3RD FLOOR  
1/8" = 1'-0"



① LPC - 3RD FLOOR PROPOSED  
1/8" = 1'-0"







**February 27, 2024**  
Public Hearing

The current proposal is:

**Preservation Department – Item 3, LPC-24-04312**

**252 Cumberland Street – Fort Greene Historic District**  
**Borough of Brooklyn**

**To testify virtually, please join Zoom**

**Webinar ID:** 827 9697 0950

**Passcode:** 116544

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 virtually 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.