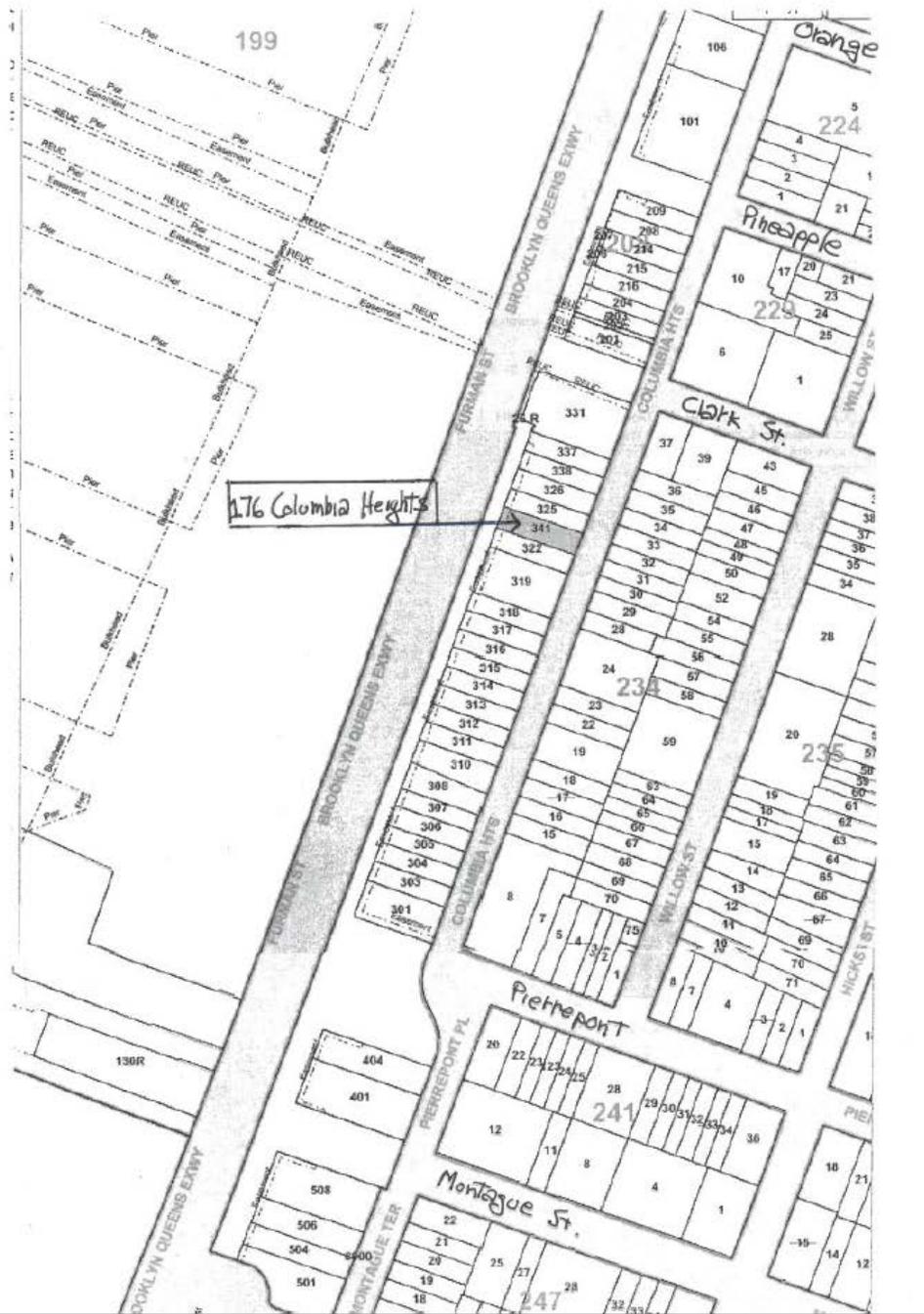


176 Columbia Heights Rear Yard Fence

Landmarks Preservation Commission Presentation

September 6, 2016



Brooklyn Heights



Brooklyn Heights
 Historic District, Brooklyn
 Designated November 23, 1965

 Historic District Boundaries



176 Col Hts Pre- and Post- 1938 Renovation

- On left, 176 prior to 1938—house at left in photo is 178, it's twin. On right, 176 after 1938 renovation.



176 Col. Hts Rear Fence—West & East Views

- First photo is West-facing view of present rear fence, installed in 2009, taken from rear garden—second view is from Promenade.



176 Col. Heights Prior Fence—1980s (?) - 2009

- Photo on left shows rear stockade fence c. 1999. Photo on right shows same fence c. 2003, and part of North side, #178 Col Hts fence.

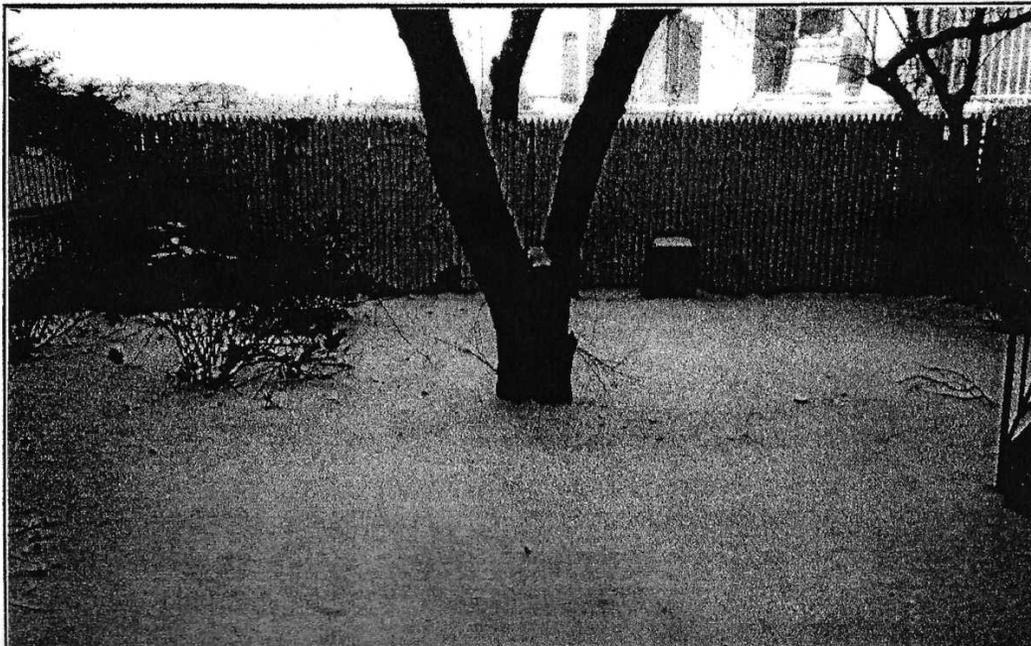
ADDITIONAL PHOTOGRAPH ADDENDUM

Borrower/Client SCOTT ST. MARIE #11224185-4660

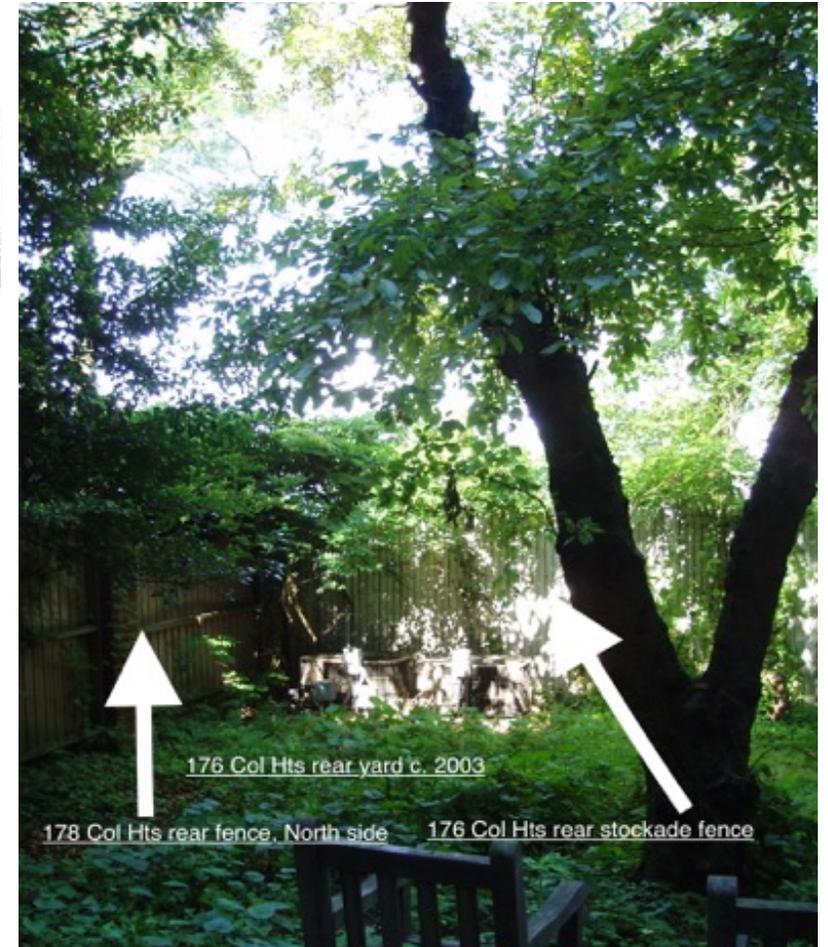
Address 176 COLUMBIA HEIGHTS

City BROOKLYN County KINGS State N.Y. Zip Code 11201

Lender/Client CITIBANK PRIVATE BANKING



REAR GARDEN



176 Col Hts rear yard c. 2003

178 Col Hts rear fence, North side 176 Col Hts rear stockade fence

176 & 178 Columbia Heights Fences From Promenade

- Photo below shows #176 & #178 fences from Promenade. Fences are identical. #178 fence is grandfathered.



ANALYSIS OF BUILDINGS ALONG PROMENADE

Bldg. Count	Building No.	Cross Street	Bldgs. on Block	No Rear Garden	Rear Garden Level Relative to Promenade			Total Bldgs. on Block	Bldgs. with Fence	Fence Type
					1 Level Below	1/2 Level Below	At Promenade			
ORANGE STREET										
1	124 CH		1		1 Level Below					
2	138		2					At Promenade	Yes*	Mesh/Foliage
3	140		3					At Promenade	Yes*	Mesh/Foliage
4	142		4					At Promenade	Yes*	Brick
5	144		5					At Promenade	Yes*	Brick
6	149		6					At Promenade	Yes*	Wood
7	148		7					At Promenade		No
8	150		8	X						
CLARK STREET										
9	160		1	X						
10	162		2			1/2 Level Below				
11	164		3			1/2 Level Below				
12	166		4			1/2 Level Below				
13	170		5					At Promenade		No
14	176		6					At Promenade	Yes	Wood
15	178		7					At Promenade	Yes	Wood
16	184		8					At Promenade		No
17	188		9					At Promenade		No
18	190		10					At Promenade	Yes	Wood
19	192		11		1 Level Below					
20	194		12		1 Level Below					
21	196		13		1 Level Below					
22	198		14		1 Level Below					
23	200		15		1 Level Below					
24	202		16		1 Level Below					
25	204		17		1 Level Below					
26	210		18		1 Level Below					
27	212		19		1 Level Below					
28	214		20		1 Level Below					
29	216		21		1 Level Below					
30	218		22		1 Level Below					
31	220		23		1 Level Below					
32	224		24		1 Level Below					
PIERREPONT ST.										
33	2 PP		1		1 Level Below					
34	3 PP		2		1 Level Below					
MONTAGUE STREET										
35	2 MT		1		1 Level Below					
36	6 MT		2		1 Level Below					
37	8 MT		3		1 Level Below					
38	10 MT		4		1 Level Below					
REMSEN STREET										
Totals				2	21	3	12	38	8	

* Wood fence, mesh/foliage fence, or brick wall.

Analysis of Buildings Along Promenade

- 38 buildings have rear yards that face the Promenade
- 26 (in red) have yards below the Promenade
- Only 12 (in white) have rear yards that are level with the Promenade
- Of the 12 yards level with the Promenade, half are fenced

Examples of rear yards below grade



Rear yards at grade with fences



Reasons To Approve 176 Col Hts Fence

- Fence replaced existing fence of wood and identical height, in place since late 80s/early 90s
- Fence is appropriate to Regency-style architecture of 176 Columbia Heights
- Fence exactly replicates neighboring fence of 178 Columbia Heights, which LPC allows because grandfathered
- Fence provides needed privacy and security from Promenade passersby
- Fence has little/no effect on public sightlines of house's rear façade
- Fence is appropriate to locale—of 38 buildings on the Promenade, only 12 have rear yards level with the Promenade. Half are fenced.
- Application is supported by Community Board 2 and Brooklyn Heights Association