

PRESENTATION TO THE
NEW YORK CITY
LANDMARKS PRESERVATION COMMISSION
September 20, 2016

250 Dean Street
Boerum Hill Historic District

Rear Yard Deck Addition

250 DEAN STREET – PROPOSED REAR YARD TERRACE

- **PURPOSE** The rear yard terrace with lattice enclosure is primarily proposed for security against direct access into the rear roof & windows of the second floor. Secondly the proposal's purpose is to provide privacy, garden and usable outdoor space for the home owner.
- **SCOPE** The rear terrace proposal consists of adding (3) architectural elements: a modestly raised **parapet wall**, a **metal lattice** supported by metal posts, and a **wood pergola** (or sunshade). When completed these features would all be partially visible from Nevins street. To enclose the terrace we have requested the existing low perimeter parapet walls are extended to 42" (min. code req.) to bound the terrace. Atop the low wall will be (4) steel posts along the southern edge of terrace (@property line). These columns support a metal lattice for security. The lattice will be completely planted with greenery to provide shade, privacy and garden. The lattice and greenery would enclose the terrace on the south and west sides. Considering feedback from both the LPC and Community Board 2 the height of lattice has been limited to 8'-0" above terrace deck. This height provides security but does not negatively limit visibility of neighbors or passerbys. The wood pergola above the terrace is limited to a small portion of the terrace located furthest from the historic storefronts along Nevins street.
- **IMPACT ON BUILDING FEATURES** The proposal does not damage historic features. The historic storefronts and cornice elements along Nevins street remain untouched. The proposed modest brick parapet which will be visible above the storefront's cornice is a preferred architectural solution (a consistent durable material) when compared to the precedents of wood or metal railing typically found in second level terrace construction in this historic neighborhood.
- **REAR YARD TERRACE PRECEDENT** There are numerous examples of rear yard terraces on the second level (and higher) within the neighborhood and within in the boundaries of the historic neighborhood. Typically these spaces are enclosed with wood or metal railings, and when shaded from above by pergola or trellis structures that construction is typically wood.
- **COMPARISON TO ADJACENT PROPERTIES** When compared to the most visual adjacent neighbors to the south (along Nevins) the proposed 42" brick parapet enclosure is less prominent than taller parapet walls (48" or more). Our proposed metal lattice enclosure matches scale and proximity of similar adjacent metal enclosures (Note: this is a result of requests from the Community Board 2 meeting).
- **COMPARISON TO ADJACENT HISTORIC PROPERTIES** Within the Boerum Hill Historic District there are several precedents of rear yard terraces visible from the street. The materials used to create these spaces range from metal, wood or brick. Our proposal is completely consistent and appropriate with the range of materials and elements currently in use.
- **PHYSICAL FEATURES** The treatment of the physical architectural features will blend with existing vocabulary of the neighborhood. See presentation renderings. New brick will be covered and painted to match the existing building color and texture. Metal will be slender profiles painted black per all the precedents of metal found in adjacent properties. The wood Pergola will be treated with clear seal and allowed to weather "naturally" as other wood features in adjacent terrace properties.

The proposed terrace and partial enclosure at 250 Dean Street is sensible architecture which enhances the neighborhood and protects historic character and fabric of neighborhood.



Boerum Hill Historic District
Brooklyn
Designated November 20, 1973

Historic District Boundaries



MAP

CODE INFO

ADDRESS: 250 DEAN STREET
BROOKLYN, NY 11217

BLOCK: 196
LOT: 136

COMMUNITY BOARD: 302

LANDMARK STATUS: L - LANDMARK

HISTORIC DISTRICT: BOERUM HILL HIST. DIST.

ZONING: R08B

ZONING MAP: 16c

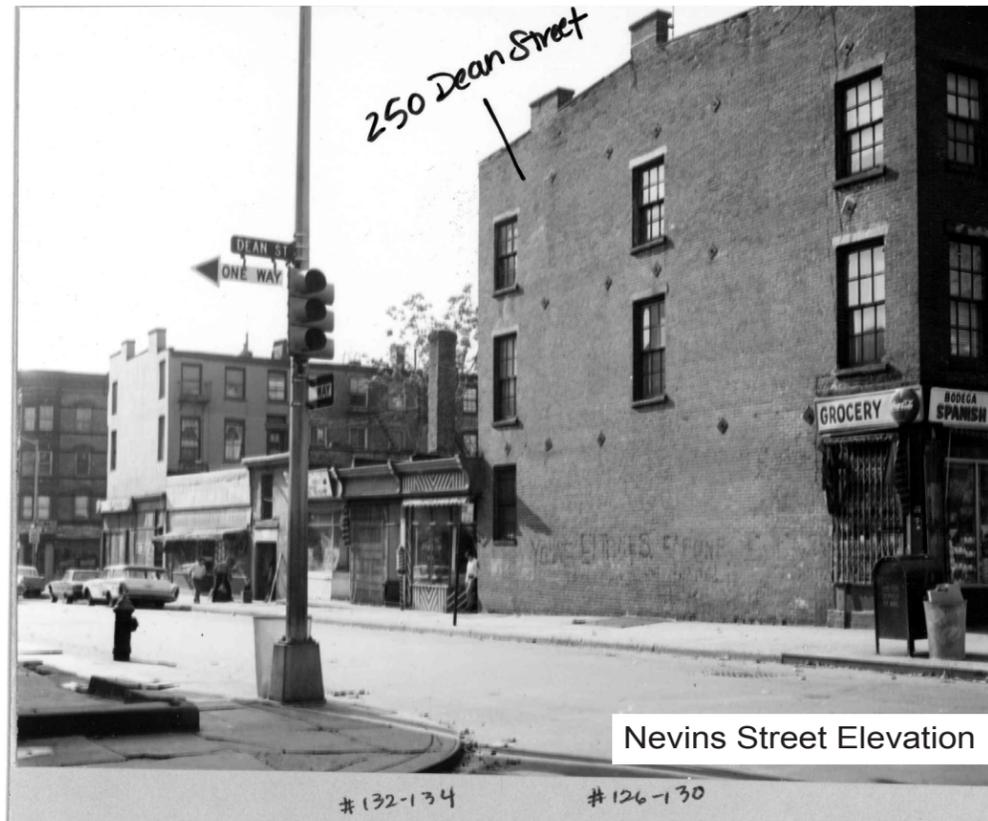
CONSTRUCTION CLASSIFICATION: 3

OCCUPANCY: RES

BLDG HT: 30'-0"

PROPERTY INFORMATION

250 DEAN STREET



Nevins Street Elevation



Tax Photo

HISTORIC PHOTOS

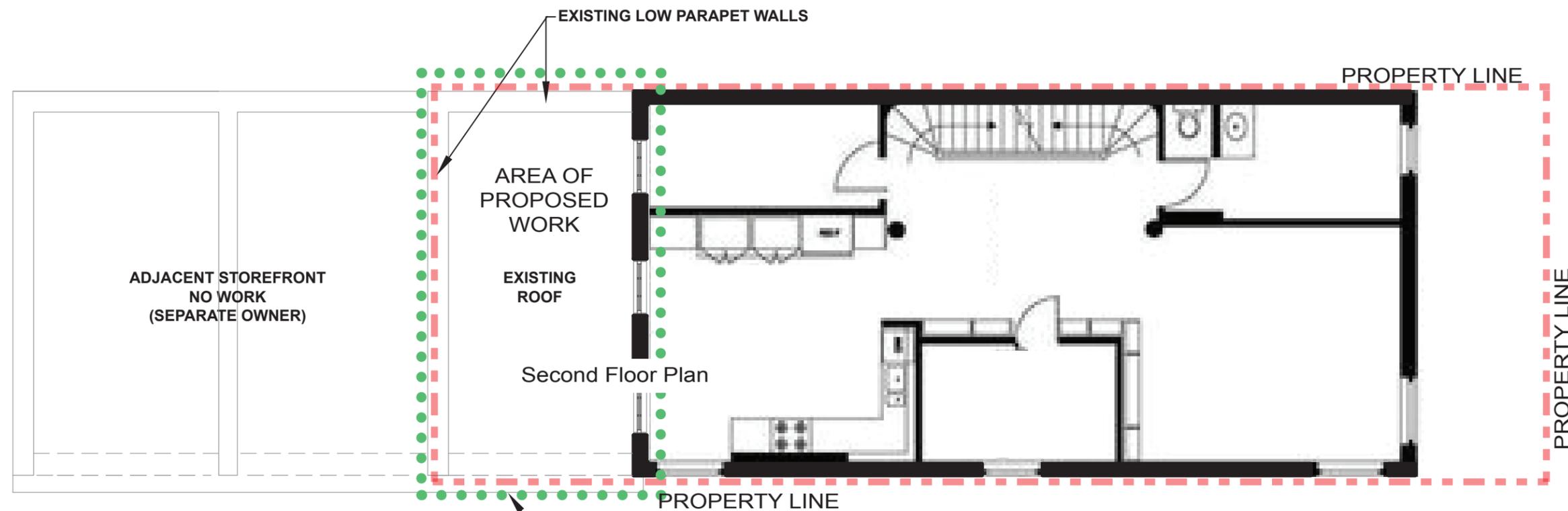


Rear Perspective

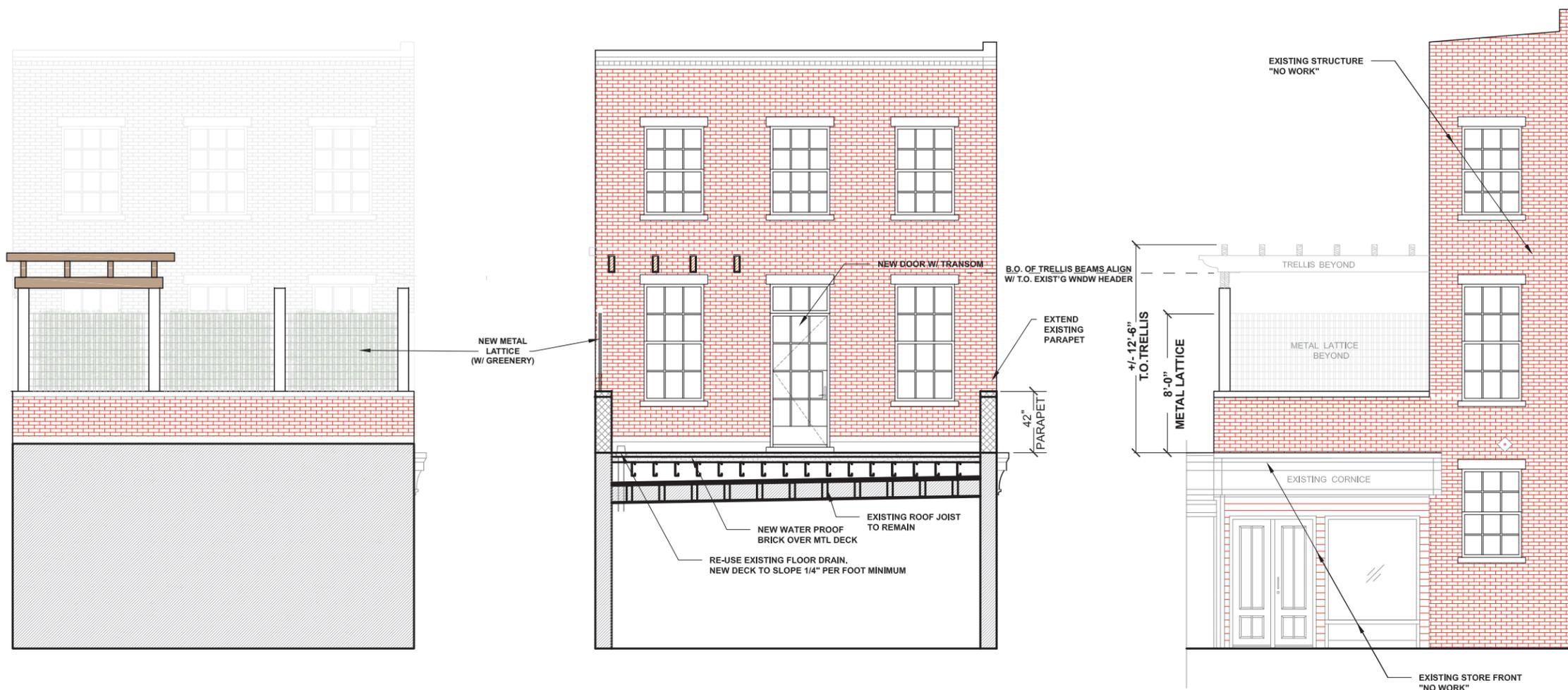


Front Perspective

EXISTING PHOTOS



EXISTING PLANS + ELEVATIONS



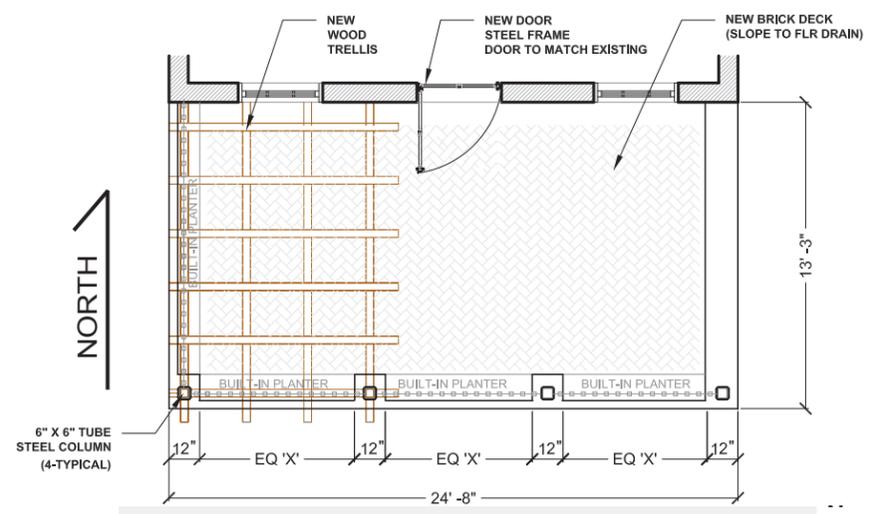
PROPOSED DECK ELEVATION

PROPOSED DECK SECTION

PROPOSED DECK ELEV (NEVINS STREET)

PROPOSED DECK SCOPE

RAISE EXISTING LOW PARAPET WALL TO 42"-(3) SIDES. ADD METAL LATTICE WITH (4) 6" SQUARE SUPPORT COLUMNS. LATTICE HEIGHT 8'-0" ABOVE DECK FLOOR. LOCATE LATTICE ALONG SOUTH AND WEST SIDES OF DECK. ADD WOOD TRELLIS INNER 1/3 OF DECK- (SEE PLAN) BUILT IN PLANTERS BELOW METAL LATTICE (TYP.) ADD DECK DOOR BY REMOVING THE (E) WINDOW SILL. DOOR TO MATCH EXISTING WINDOW STYLE MATERIALS.



PROPOSED DECK PLAN

GENERAL NOTES	MATERIALS
ALL DIMENSIONS TO FACE OF FINISH (UNLESS NOTED OTHERWISE)	NEW PARAPET WALL (CAP & WALL FINISH TO MATCH EXT'G BLDG)
(E) --INDICATES EXISTING (N) --INDICATES NEW	METAL LATTICE (BLACK STEEL)
CL -- INDICATES CENTERLINE	WOOD TRELLIS (SEALED NATURAL FINISH)
F.O.--INDICATES FACE OF	DECK DOOR (BLACK STEEL + GLASS TO MATCH EXT'G WNDWS)

PROPOSED DECK DESIGN



EXISTING (For Reference)



Street view looking North from Nevins St. New perimeter parapet wall is visible, brick color and texture to match existing building. Wood trellis beyond provides shade and privacy for deck use.



Street view looking South from Nevins St. Metal lattice (south edge along prop. line) provides security, privacy and natural greenery. See similar neighbor condition (metal lattice) adjacent properties.



Rear Elevation
New door to match existing window's material and proportions.

PROPOSED MOCK UPS



386 Pacific (388 Pacific)

Metal railing roof deck (2nd floor deck)



140 Bergen

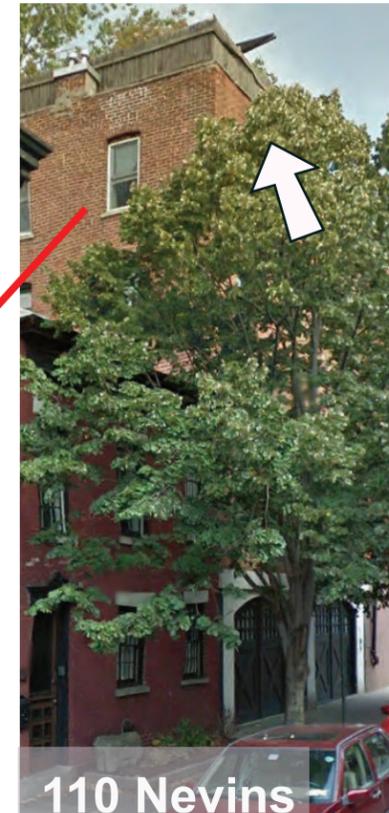
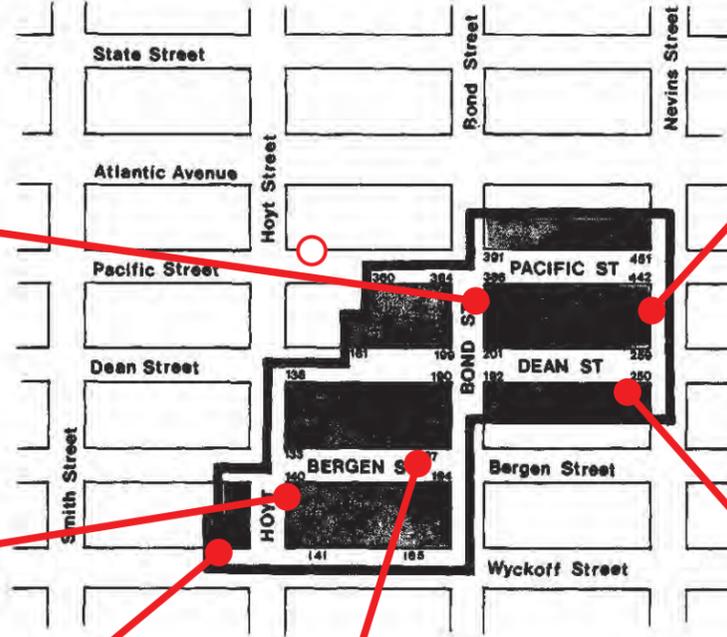
2nd floor deck wood railing (street frontage)



166 Hoyt (162 Hoyt)

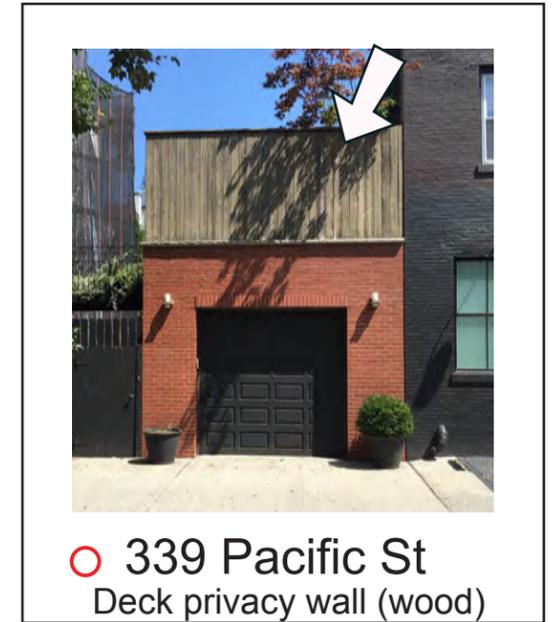
Raised parapet for deck (railing 2nd floor)

BOERUM HILL HISTORIC DISTRICT
BROOKLYN



110 Nevins

Enclosed roof deck (wood)



339 Pacific St

Deck privacy wall (wood)



150 Bond

Raised parapet wall for 2nd floor deck



244 Dean

Enclosed 2nd floor deck w/ trellis

NEIGHBORHOOD PRECEDENT WITHIN HISTORIC DISTRICT