

# REEVES/WALKER RESIDENCE

179 BERGEN STREET  
BROOKLYN NEW YORK

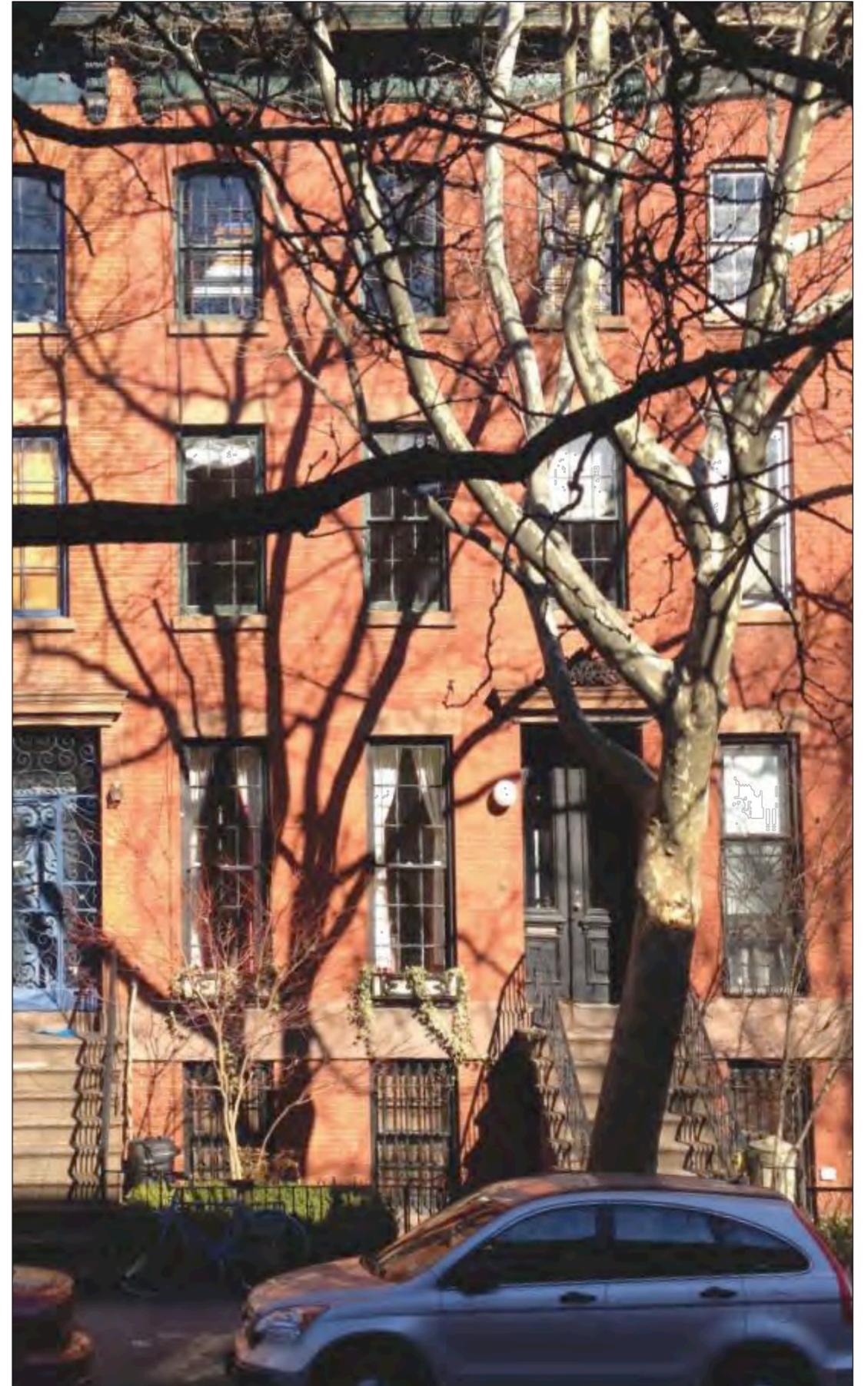
ADDRESS 179 BERGEN STREET  
BORO BROOKLYN  
FLOORS 1ST  
LOCATION N. SIDE OF BERGEN ST  
152'-8" W. OF BOND ST  
BLOCK 195  
LOT 45  
ZONING R6B (MAP- 16C)  
OCCUPANCY RES (2 FAM)  
CONST CLASS 3 NON-FIREPROOF  
HT. BASE + 3

179 BERGEN - CIRCA 1870 ITALIANATE ROW HOUSE BUILT BY BROOKLYN BUILDER JOHN MONAS.  
IT HAS BEEN PART OF THE BOERUM HILL HISTORIC DISTRICT SINCE NOVEMBER 20, 1973.

## SCOPE OF WORK: REAR YARD ADDITION AT THE FIRST FLOOR LEVEL (ONLY)

### IMPACT ON THE "DONUT" AREA, THE ARCHITECTURE, AND OTHER RESIDENTS' VIEWS:

- NO PART OF THE REAR FACADE OF THIS BUILDING OR ANY OF THE PROPOSED WORK IS VISIBLE FROM ANY STREET.
- THE PROPOSED ADDITION IS MODEST, EXTENDING ONLY 10'-3" INTO THE REAR YARD. A 24'-6" ADDITION IS POSSIBLE GIVEN CURRENT ZONING.
- THE ADDITION IS FOR THE 1ST FLOOR ONLY- THE GARDEN LEVEL IS TO REMAIN OPEN. ESSENTIALLY THE OPEN PORCH IN THE SAME LOCATION AND OF THE SAME SIZE IS BEING REPLACED WITH AN ENCLOSED PORCH.
- THE ROOF AND MOST OF THE REAR WALL ARE TO BE GLAZED AND TO APPEAR OPEN, GREENHOUSE/PAVILION STYLE, ALLOWING THE ORIGINAL BUILDING ENVELOPE TO VISUALLY REMAIN INTACT. THE GLAZING PROPOSED IS RELATIVELY UN-INTERRUPTED AND THE DETAILING SIMPLE SO AS TO NOT READ AS PART OF AND TO NOT DETRACT FROM THE EXISTING 130 YEAR OLD BUILDING.
- BY UTILIZING A SLOPED ROOF THE ADDITION HEIGHT AND MASSING ARE FURTHER MINIMIZED. THE DEPTH, HEIGHT, AND MASS PROPOSED ARE SIGNIFICANTLY LESS THAN THAT OF THE EXISTING ADDITION 19.4' WEST AT 175 BERGEN.
- VIEWS OF THE REAR YARD "DONUT" AREA BY OTHER RESIDENTS WILL NOT BE BLOCKED OR IN ANY WAY DIMINISHED DUE TO THE PROPERTY LOCATION WITHIN THE "DONUT", AND THE HEIGHT AND DEPTH OF THE ADDITION INTO PROPERTY.





179 LOT AREA



179 ADDITION

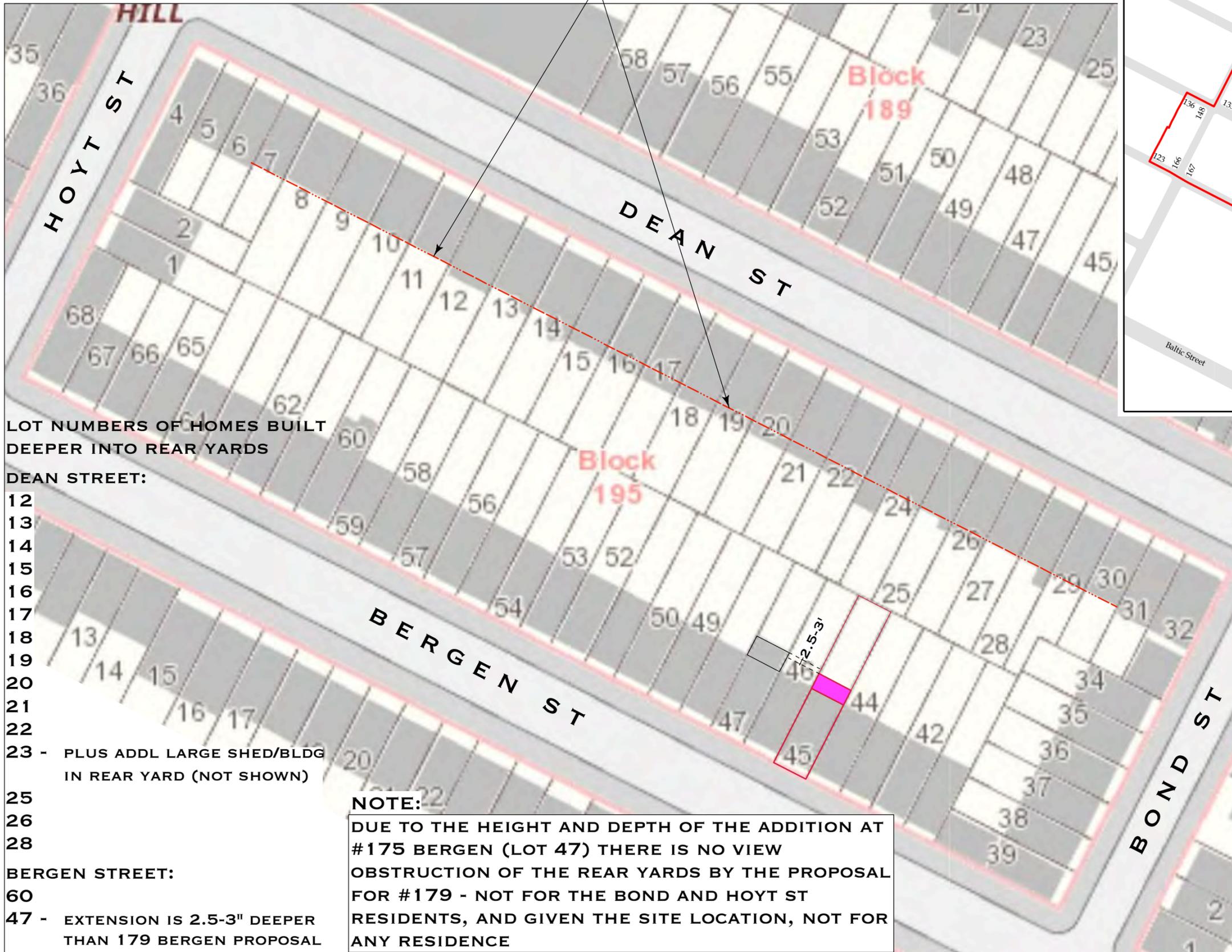
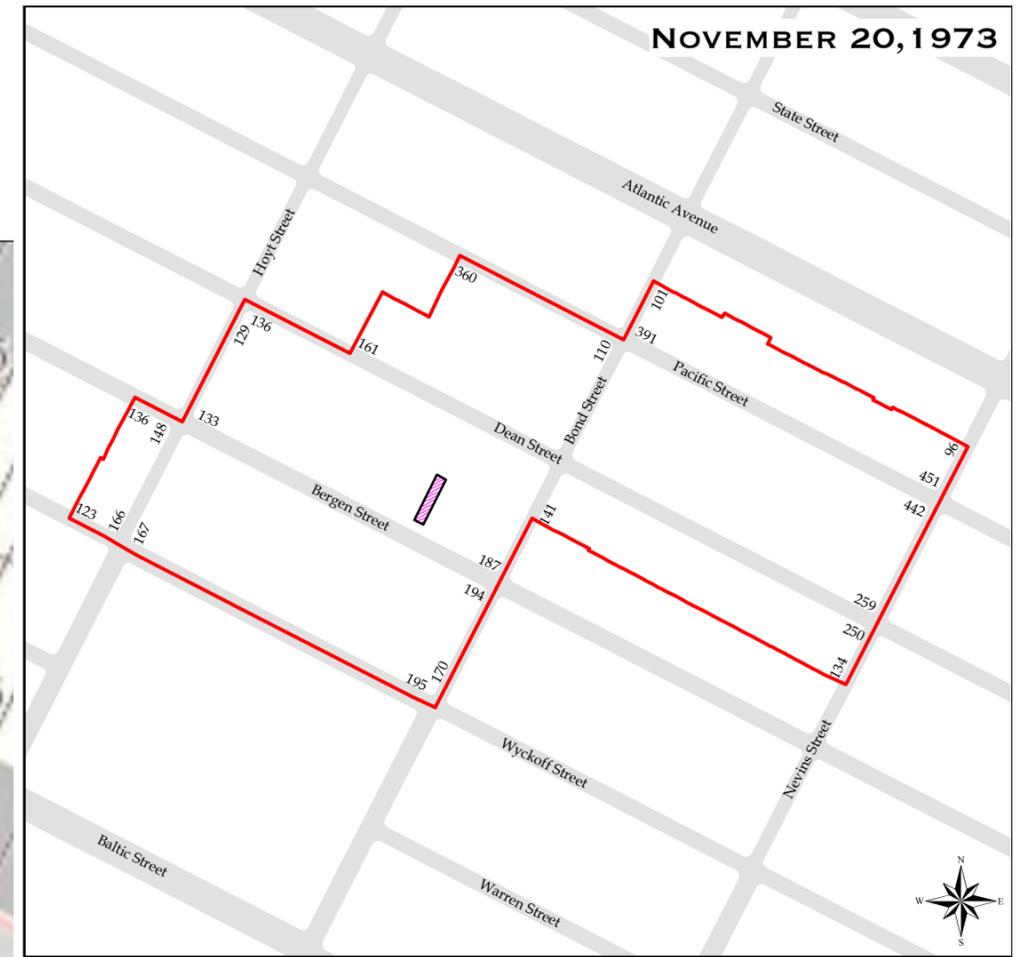


175 ADDITION IS 2.5-3" DEEPER THAN THE 179 PROPOSAL

LINE OF REAR FACADES ON DEAN ST LOTS: 7-14 & 24-30

# BOERUM HILL HISTORIC DISTRICT

NOVEMBER 20, 1973



LOT NUMBERS OF HOMES BUILT DEEPER INTO REAR YARDS

DEAN STREET:

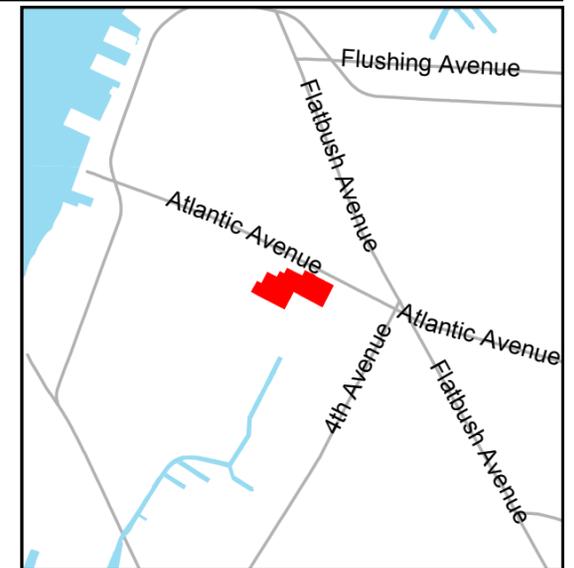
- 12
- 13
- 14
- 15
- 16
- 17
- 18
- 19
- 20
- 21
- 22
- 23
- 25
- 26
- 28

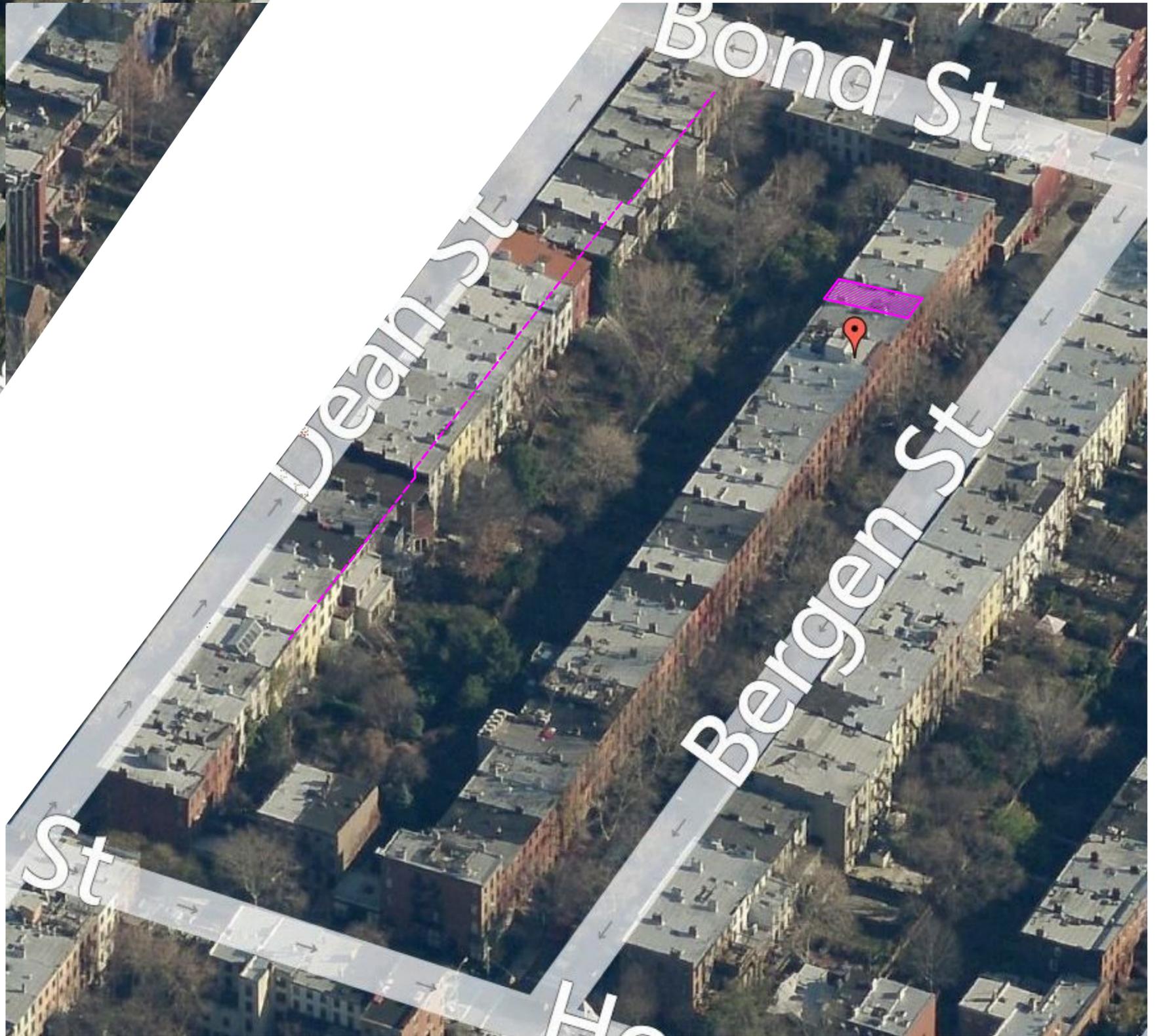
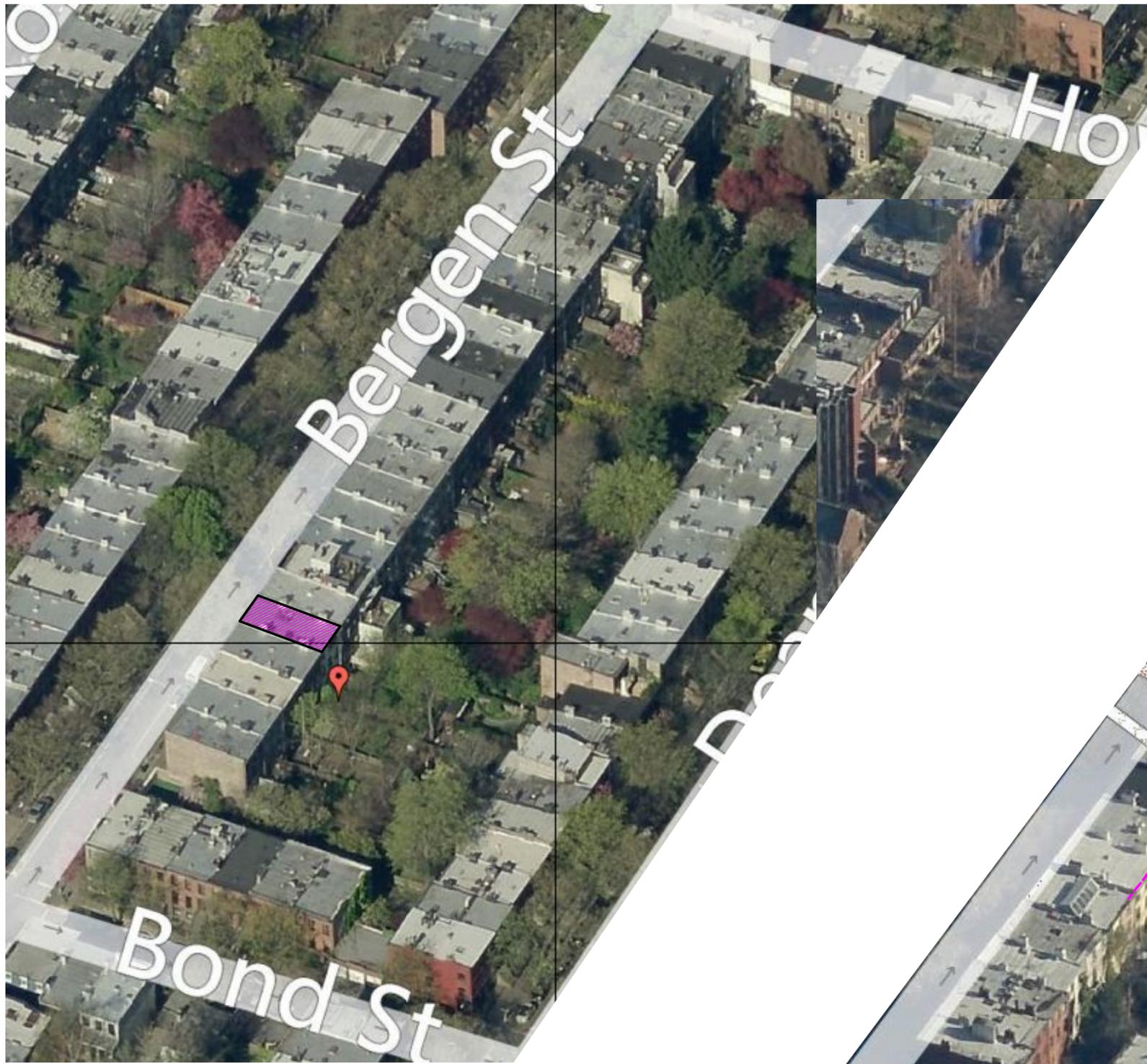
BERGEN STREET:

- 60
- 47 - EXTENSION IS 2.5-3" DEEPER THAN 179 BERGEN PROPOSAL

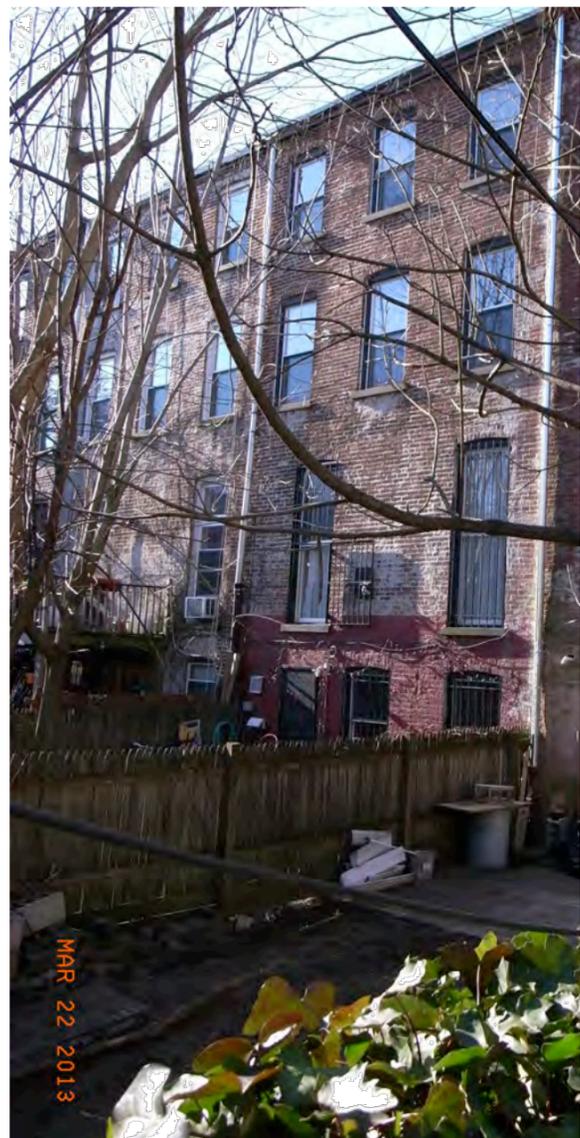
**NOTE:**

DUE TO THE HEIGHT AND DEPTH OF THE ADDITION AT #175 BERGEN (LOT 47) THERE IS NO VIEW OBSTRUCTION OF THE REAR YARDS BY THE PROPOSAL FOR #179 - NOT FOR THE BOND AND HOYT ST RESIDENTS, AND GIVEN THE SITE LOCATION, NOT FOR ANY RESIDENCE





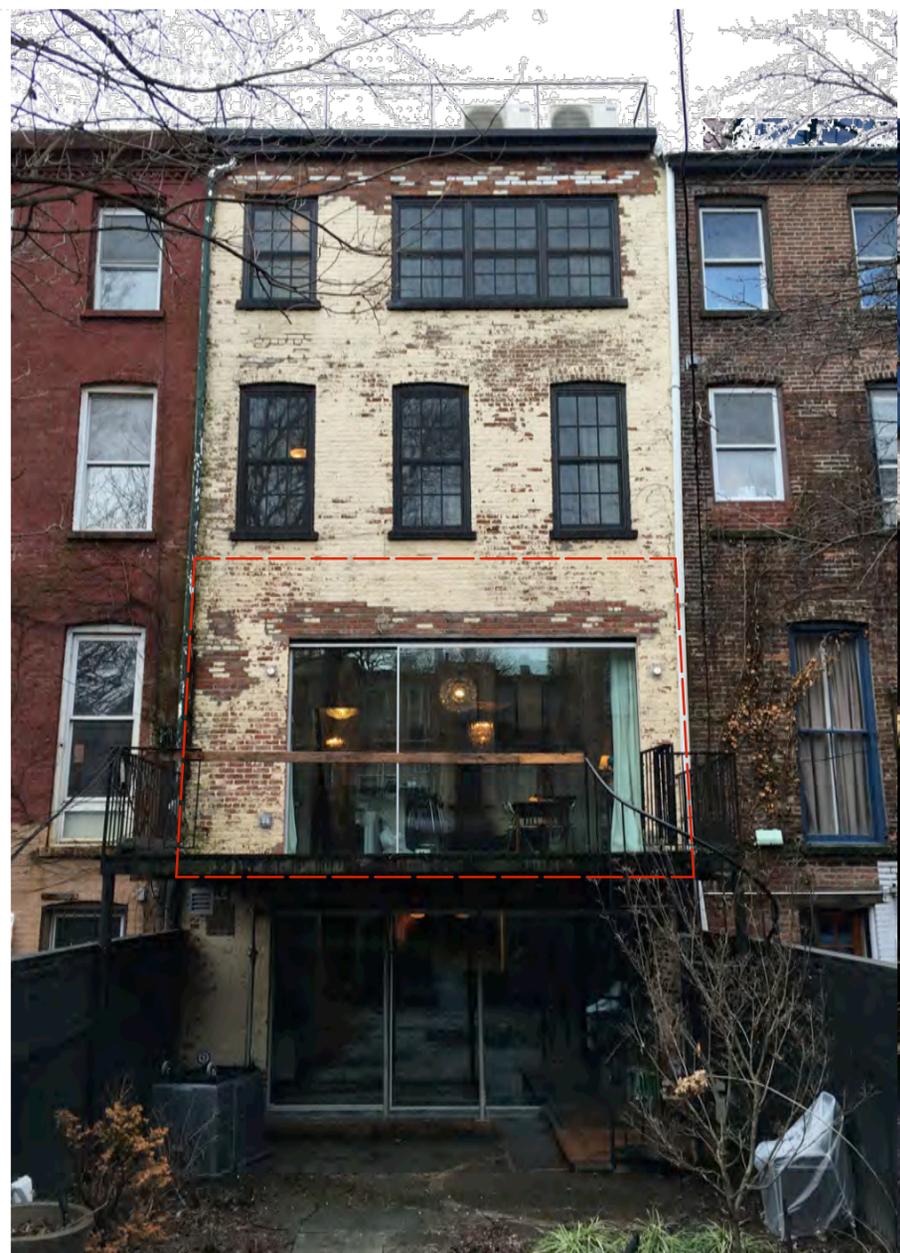
**BERGEN STREET BTWN HOYT & BOND - REAR FACADES #183 - #177**



**#183**



**#181**



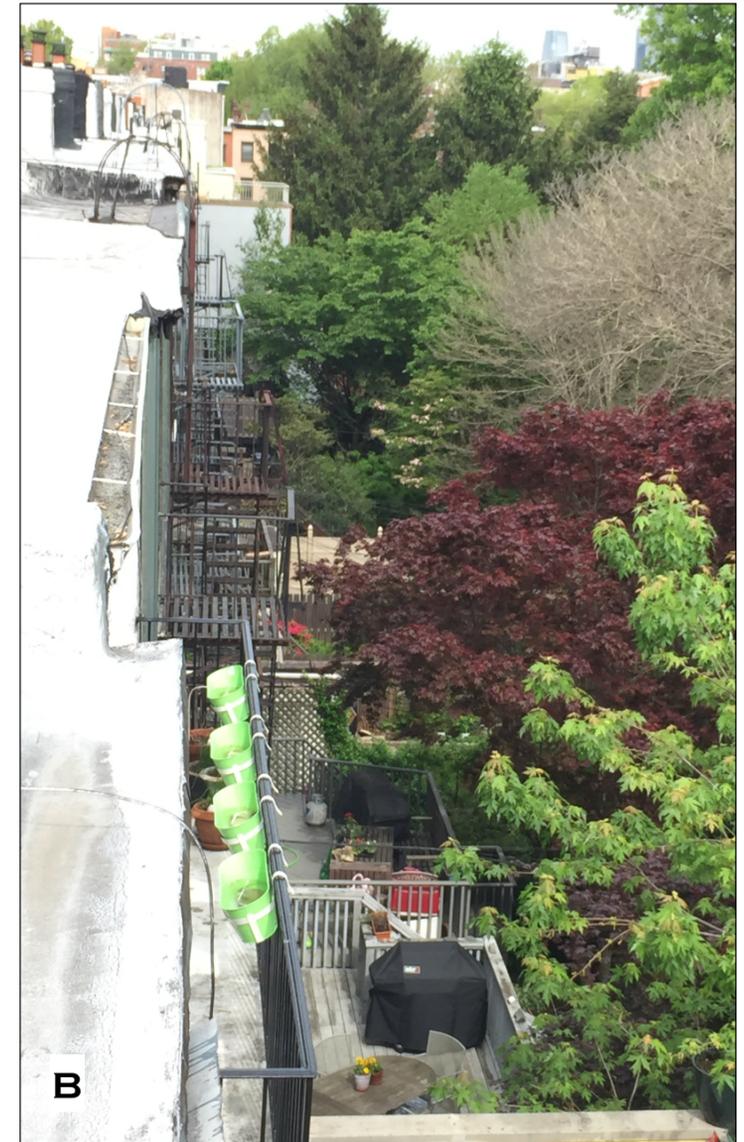
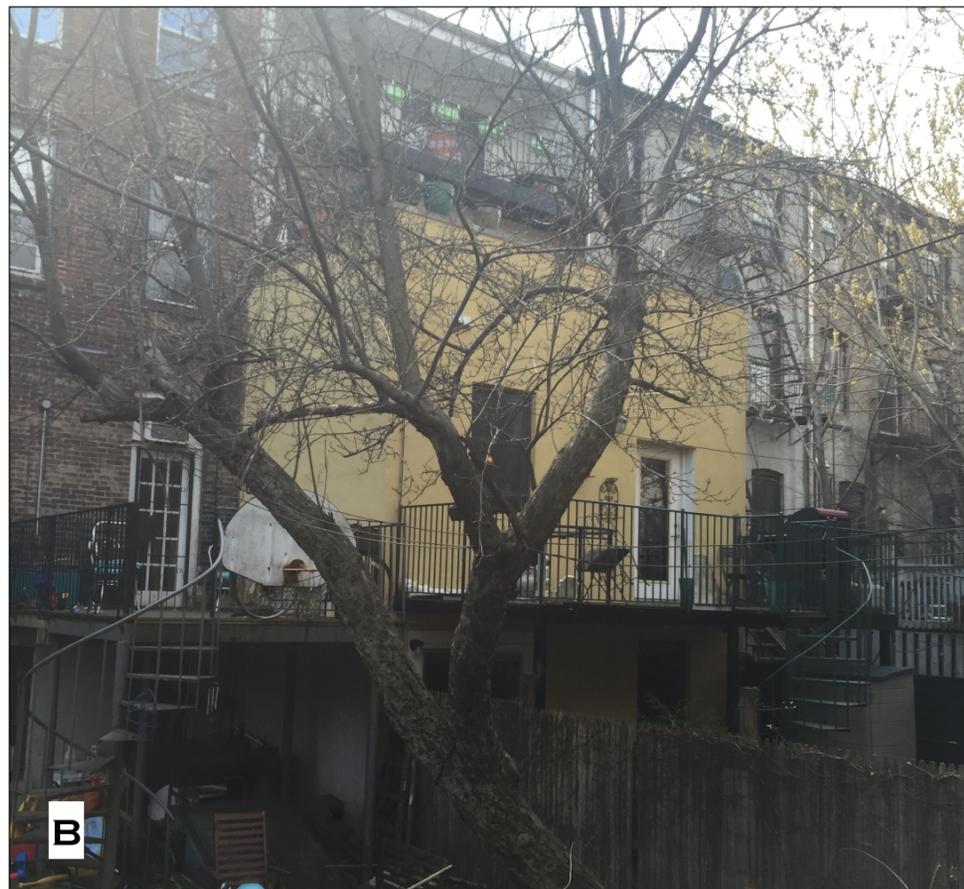
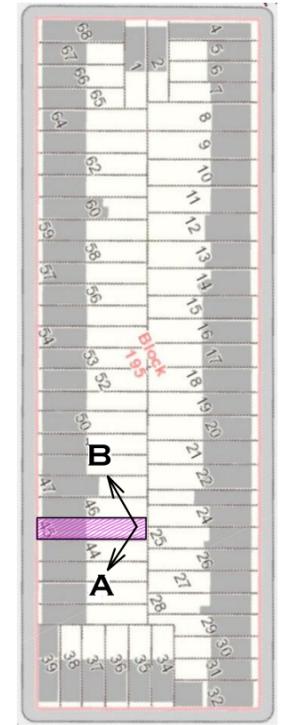
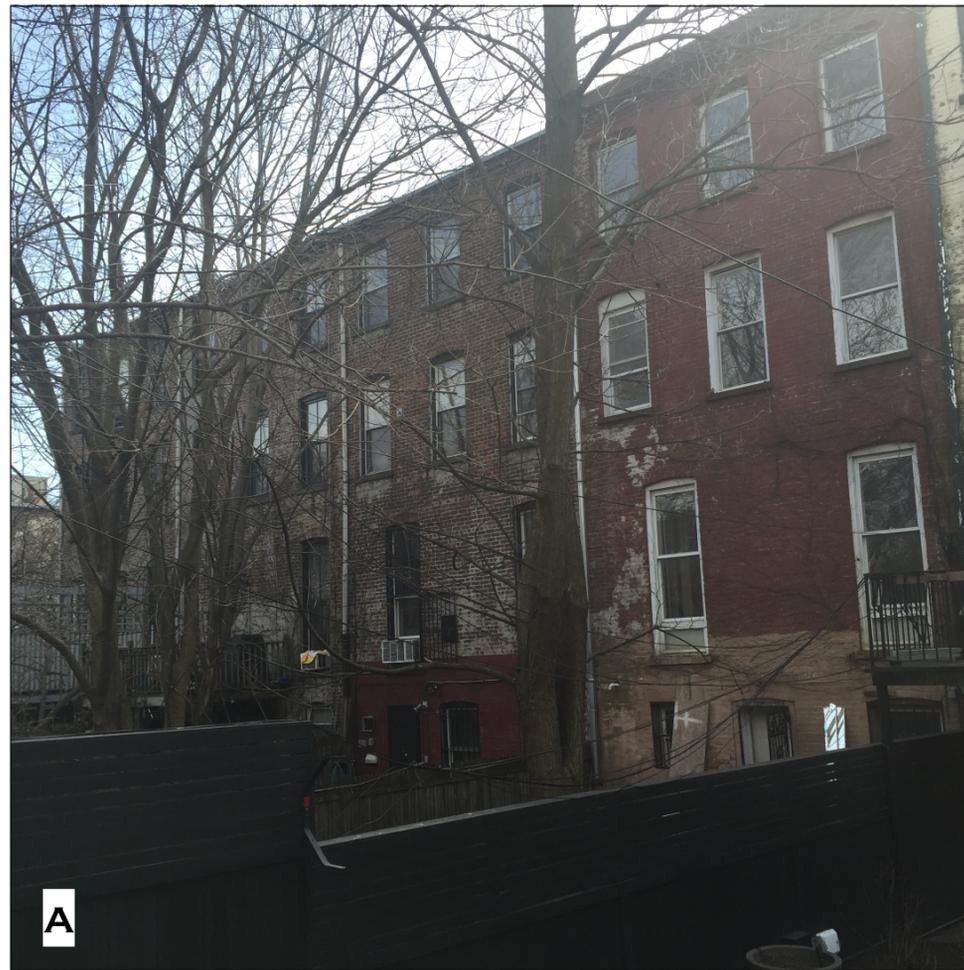
**#181**

**#179**

**#177**



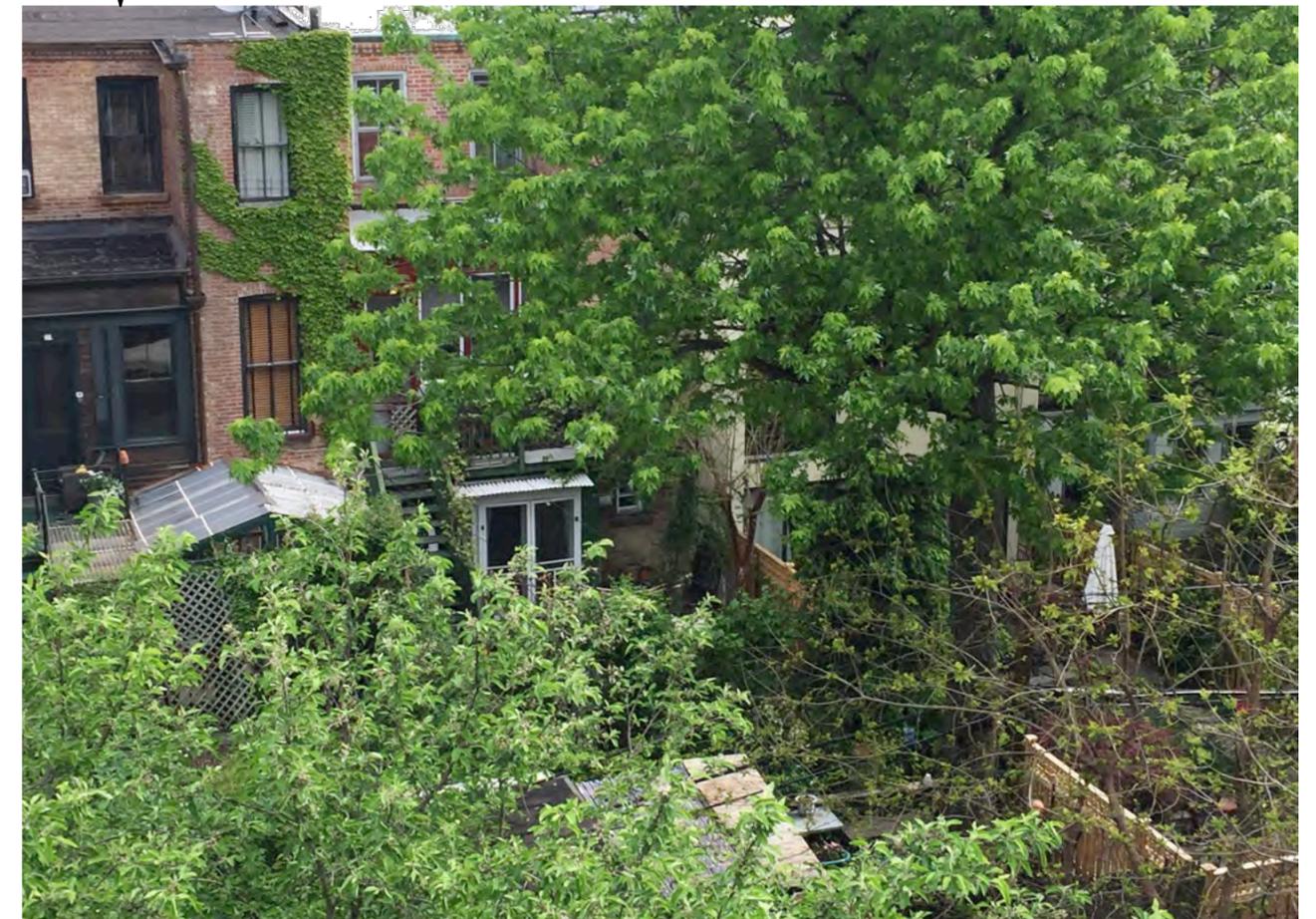
**#177**





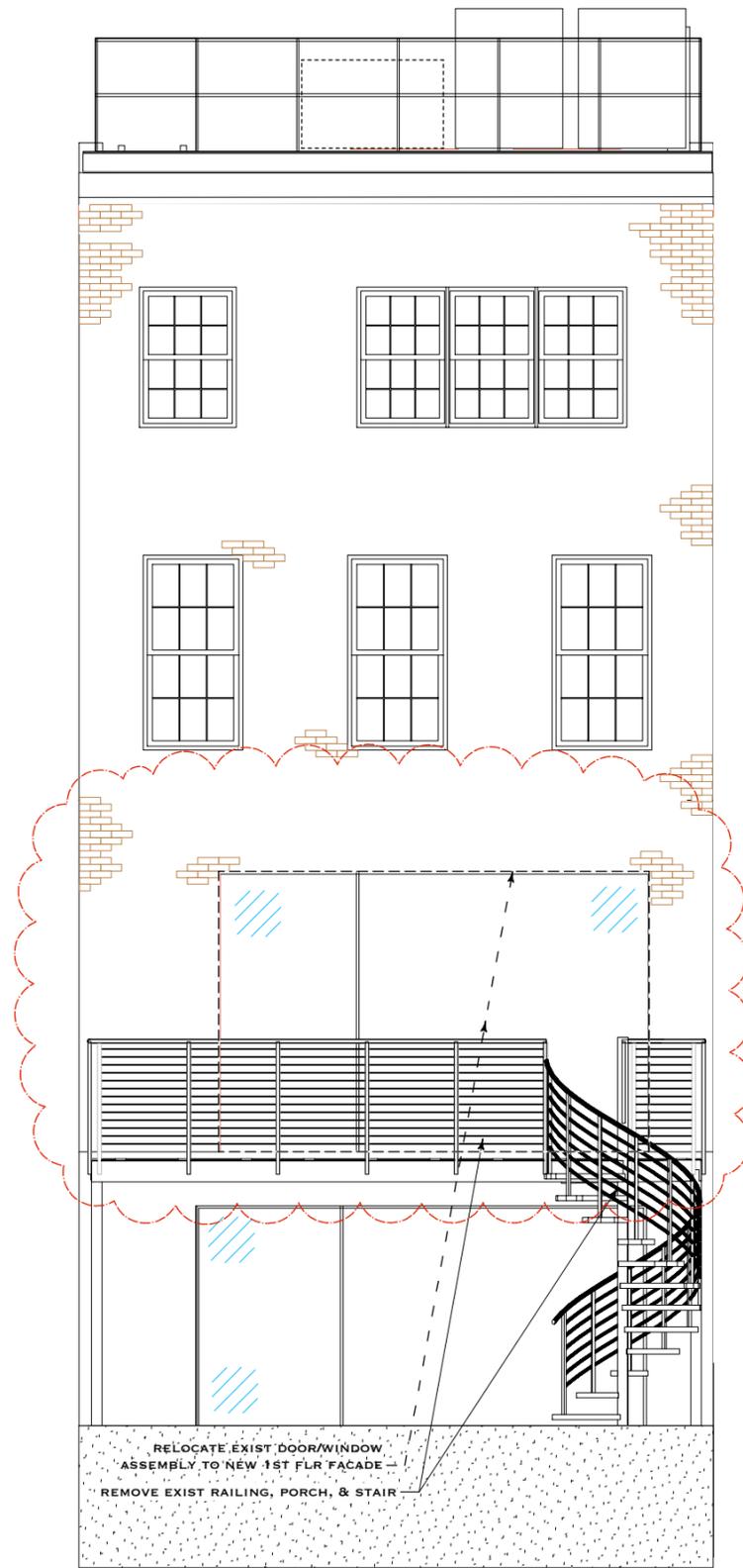
FROM 179 1ST FLR PORCH TOWARD DEAN ST

FROM 179 1ST FLR ROOF TOWARD DEAN ST





EXISTING FACADE PICTURE NOT TO SCALE



EXISTING FACADE 3/8" = 1'-0"

**SCOPE OF WORK**

**REAR FACADE**

*SCOPE*  
ONE STORY REAR ADDITION AT 1ST FLOOR LEVEL (ONLY)

*ELEMENTS*

**WINDOWS & DOORS**

*SCOPE*  
RELOCATE EXISTING 1ST FLOOR DOOR/WINDOW ASSEMBLY FROM EXIST LOCATION TO PROPOSED 1ST FLR REAR WALL

*MATERIALS & METHOD*  
NO CHANGE

**ROOF**

*SCOPE*  
NEW FIXED FLAT GLASS PANELS IN ANNODIZED ALUM RAFTER SYSTEM  
*MATERIALS & METHOD*  
1- 1 1/4" THERMAL GLASS WITH CLEAR ANNODIZED ALUM RAFTER SYSTEM

**BRICK**

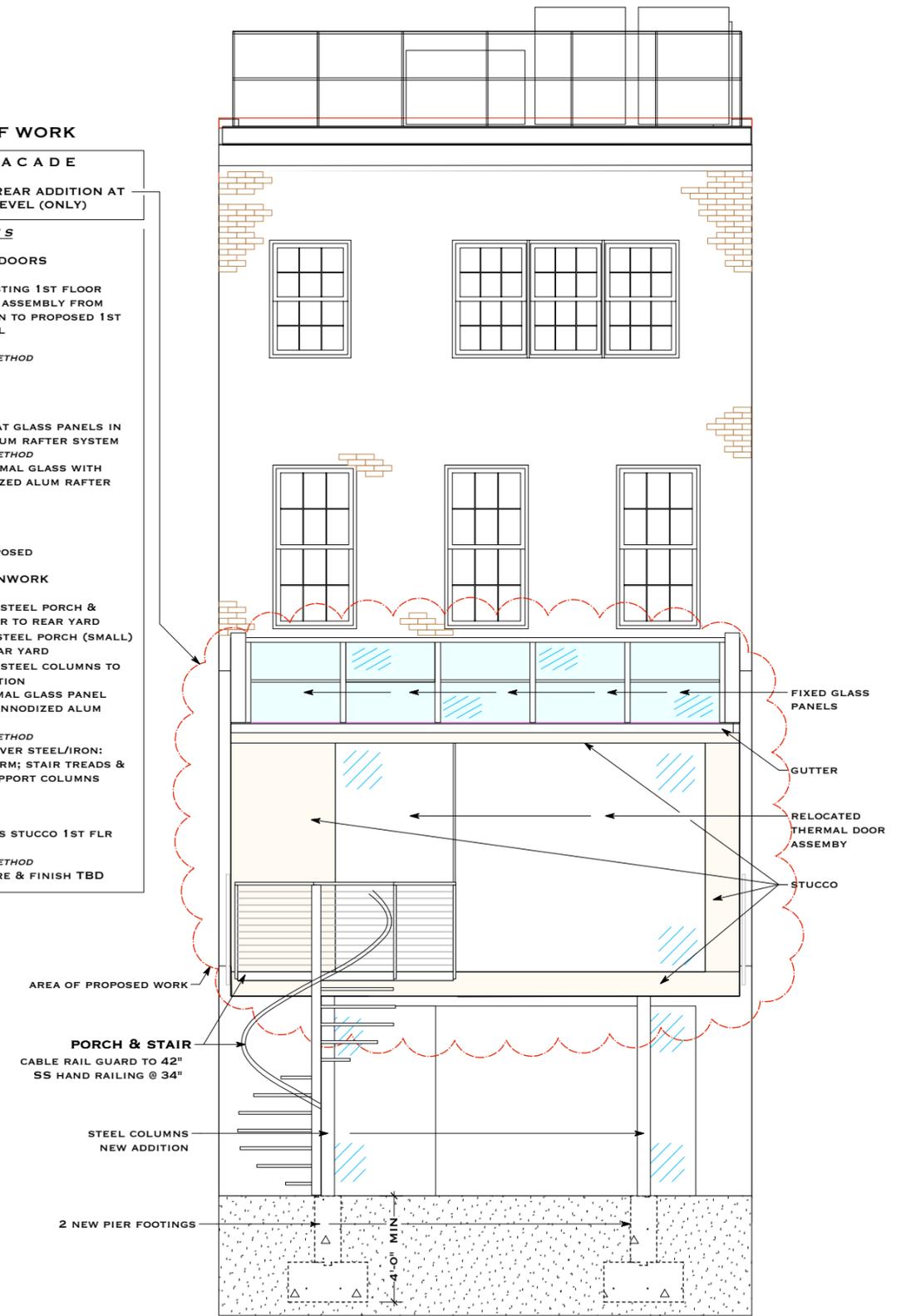
*SCOPE*  
NO WORK PROPOSED

**STEEL & IRONWORK**

*SCOPE*  
REMOVE EXIST STEEL PORCH & CIRCULAR STAIR TO REAR YARD  
INSTALL NEW STEEL PORCH (SMALL) & STAIR TO REAR YARD  
2 NEW ROUND STEEL COLUMNS TO SUPPORT ADDITION  
1- 1 1/4" THERMAL GLASS PANEL  
ROOF- CLEAR ANNODIZED ALUM RAFTERS  
*MATERIALS & METHOD*  
BLACK PAINT OVER STEEL/IRON: PORCH PLATFORM; STAIR TREADS & COLUMN; 2 SUPPORT COLUMNS

**STUCCO**

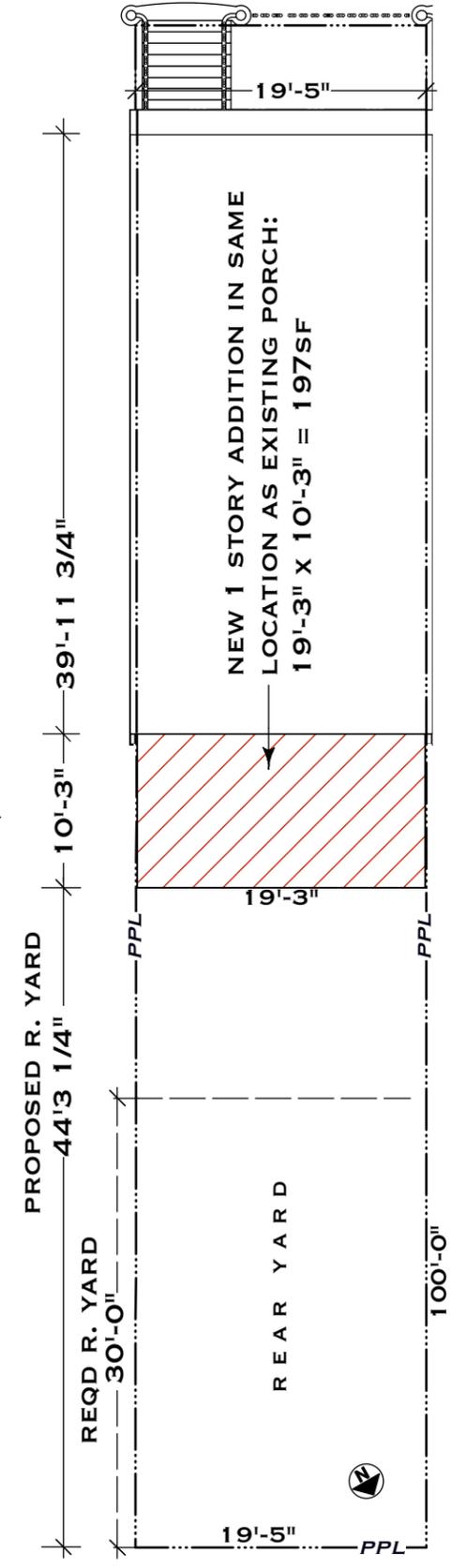
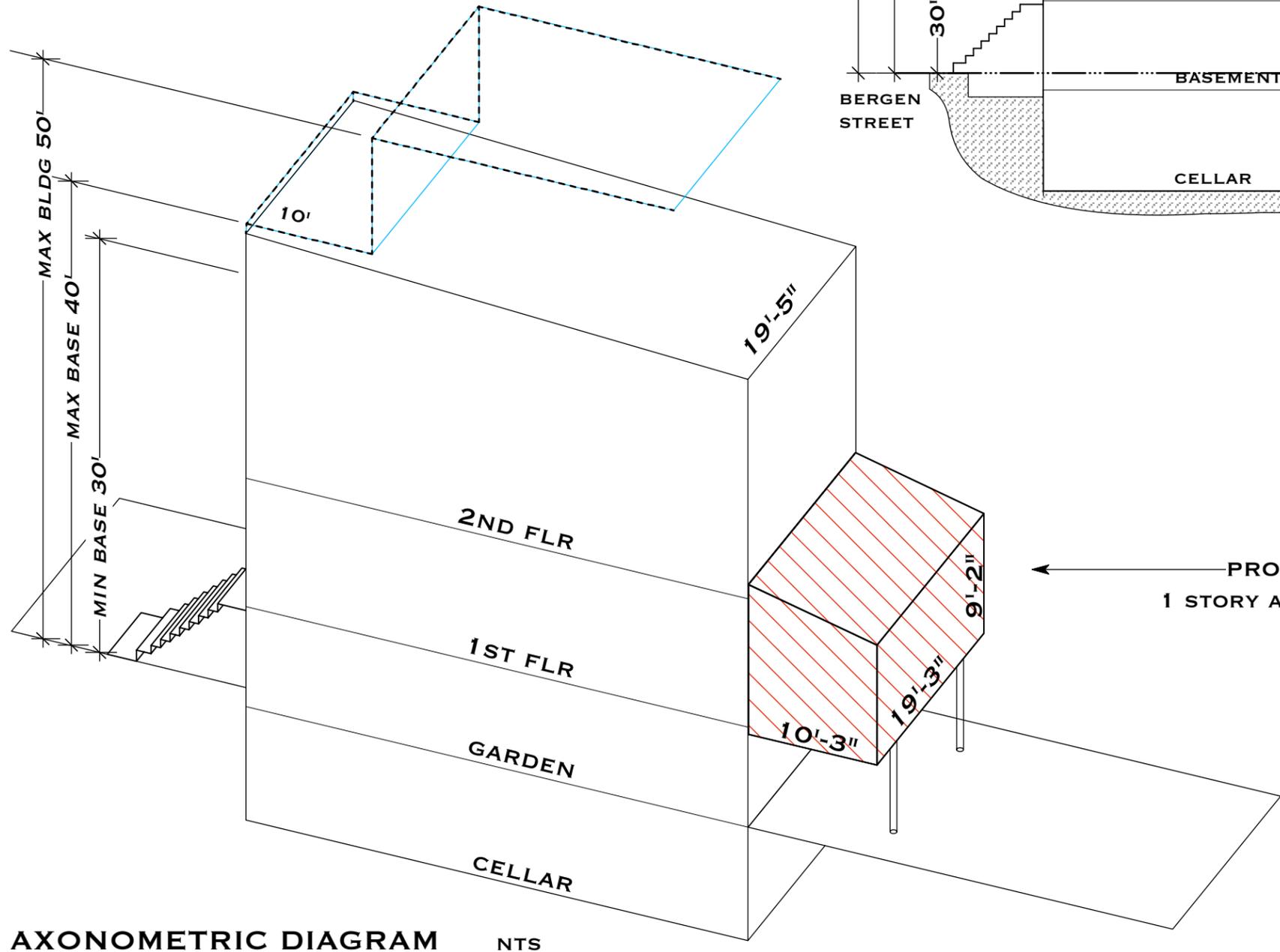
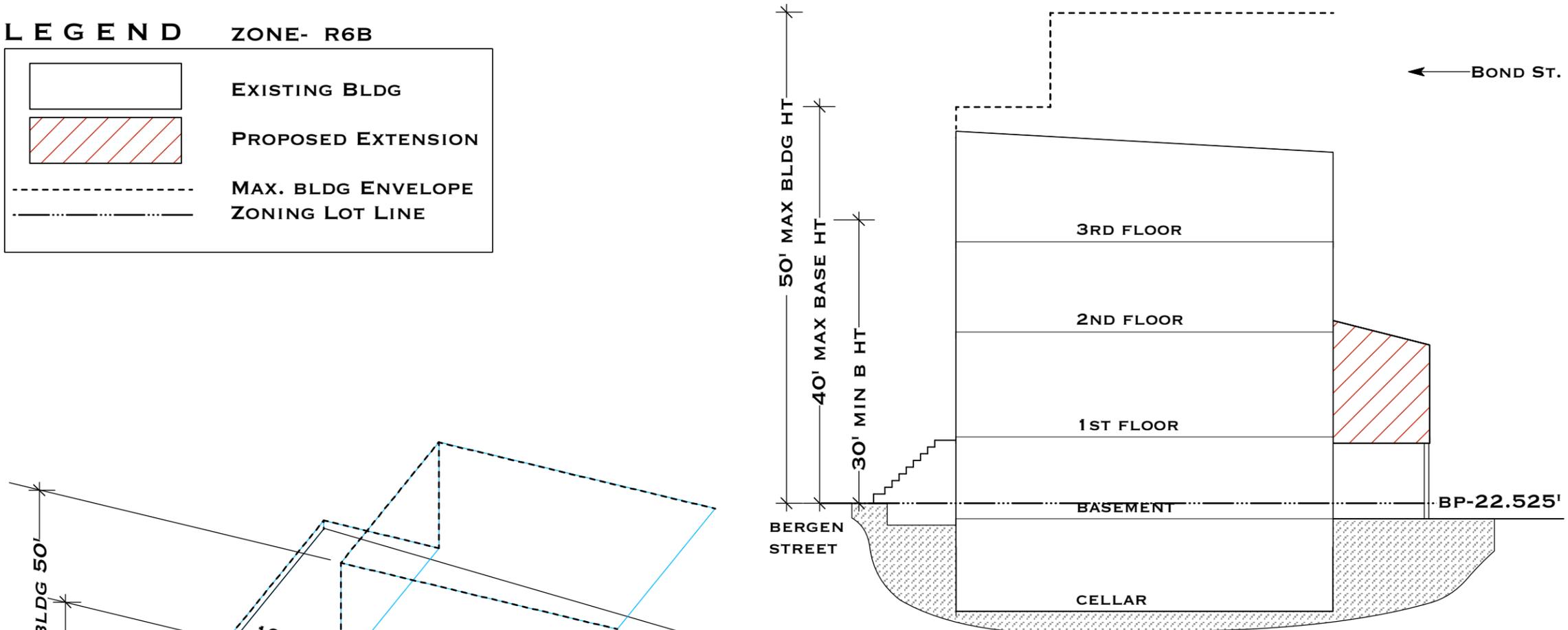
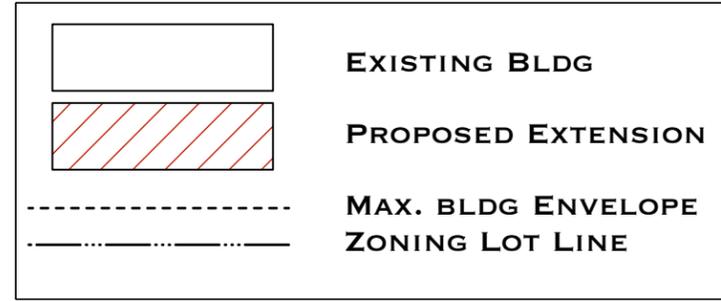
*SCOPE*  
CEMENTICIOUS STUCCO 1ST FLR WALLS  
*MATERIALS & METHOD*  
COLOR, TEXTURE & FINISH TBD



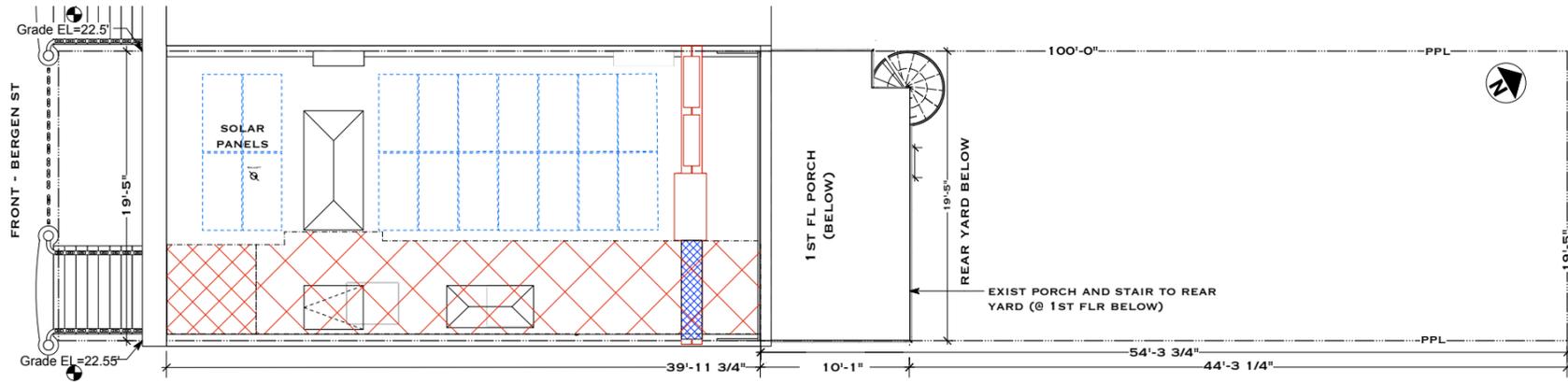
PROPOSED FACADE 3/8" = 1'-0"

**LEGEND**

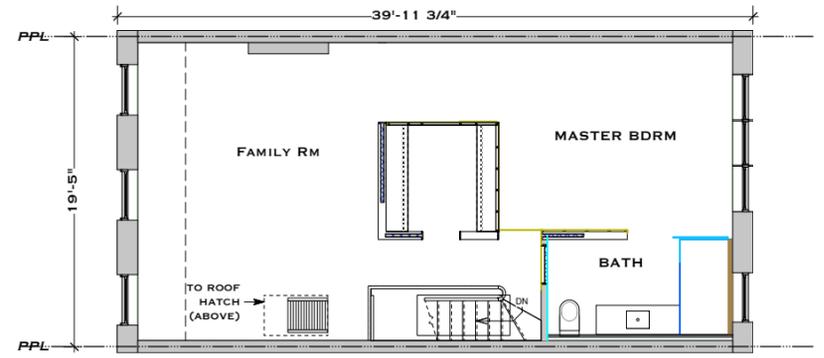
ZONE- R6B



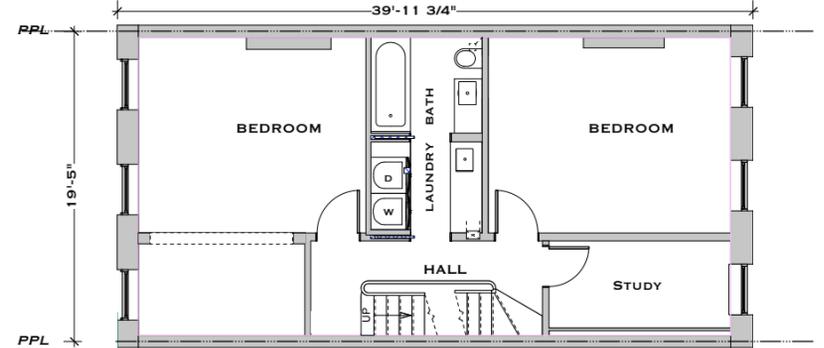
← PROPOSED ADDITION  
 1 STORY ADDITION @ 1ST FL LEVEL  
 19'-3" X 10'-3"



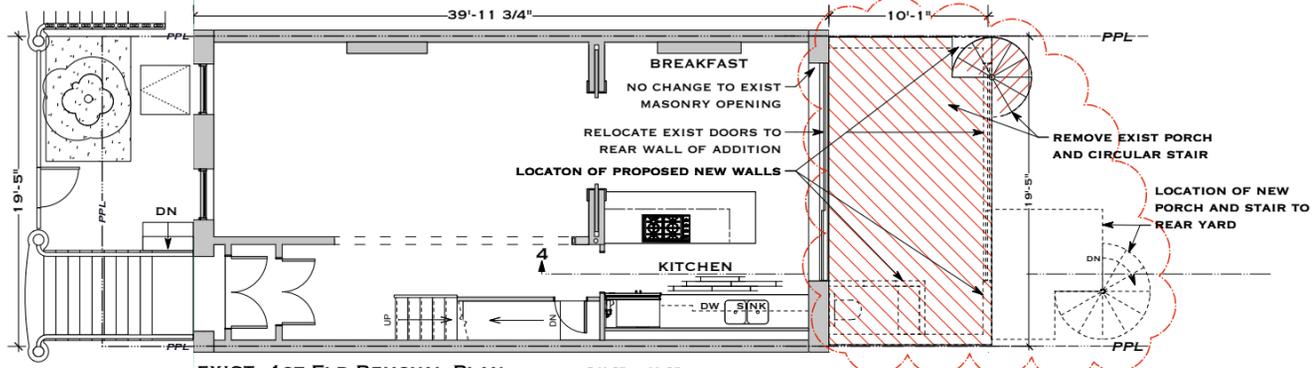
SITE & ROOF PLAN SCALE 3/16" = 1'-0"



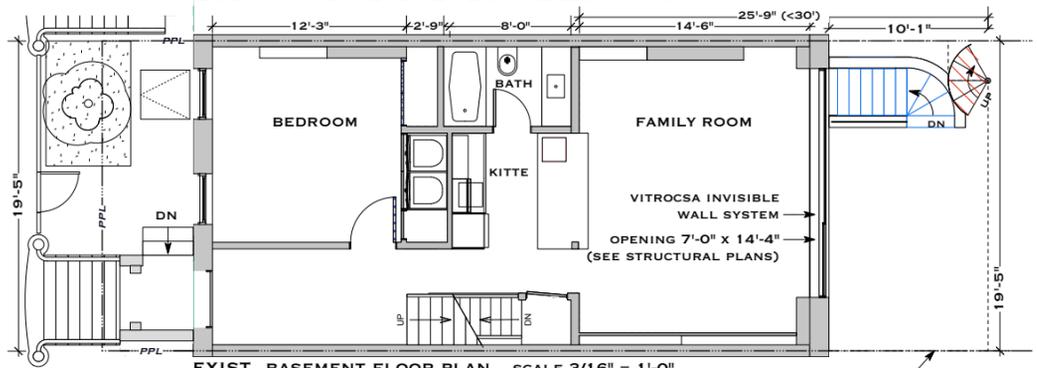
EXIST. 3RD FLOOR PLAN SCALE 3/16" = 1'-0"



EXIST. 2ND FLOOR PLAN SCALE 3/16" = 1'-0"

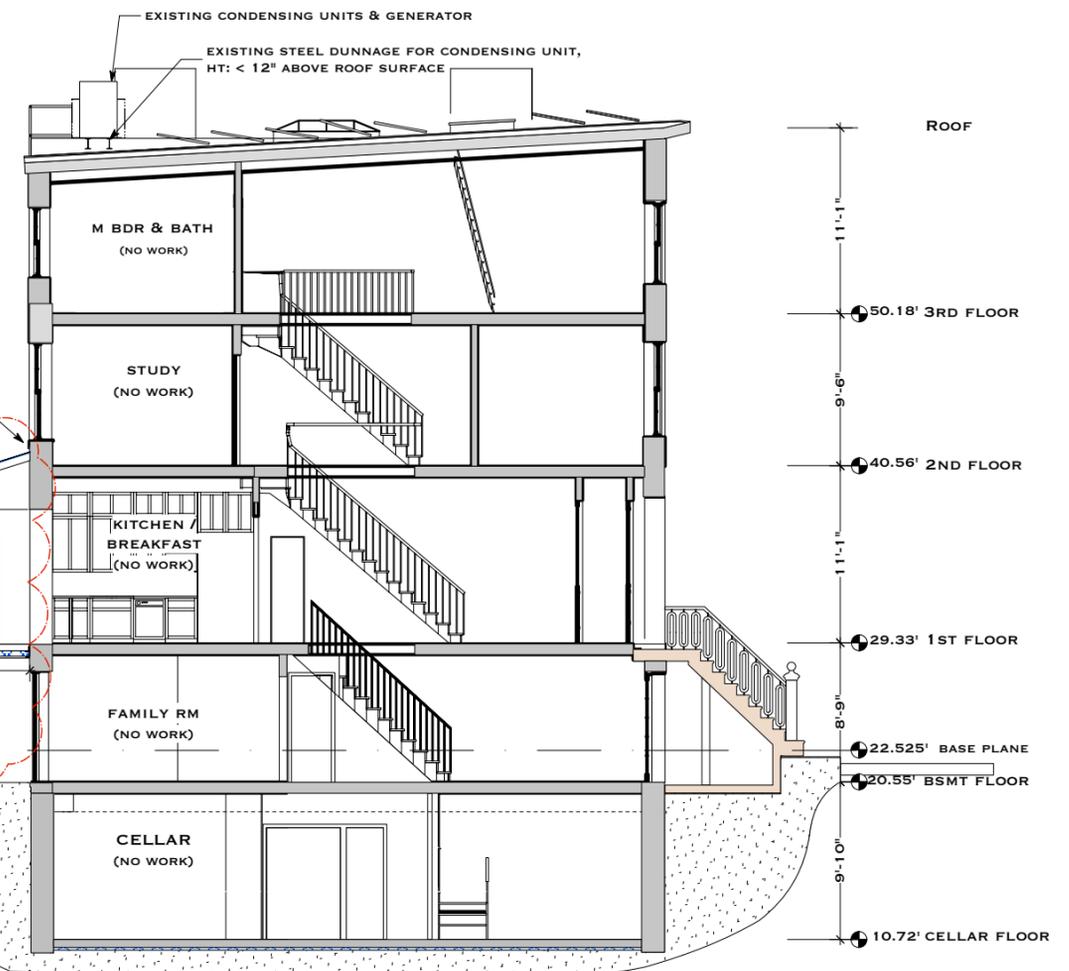
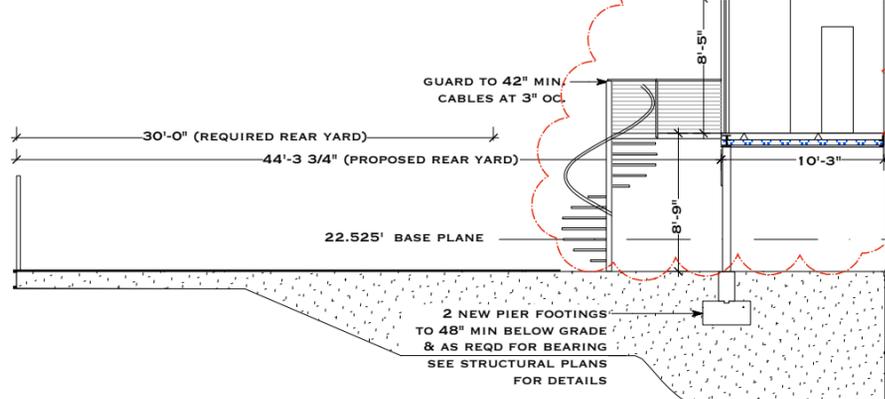


EXIST. 1ST FLR REMOVAL PLAN SCALE 3/16" = 1'-0"



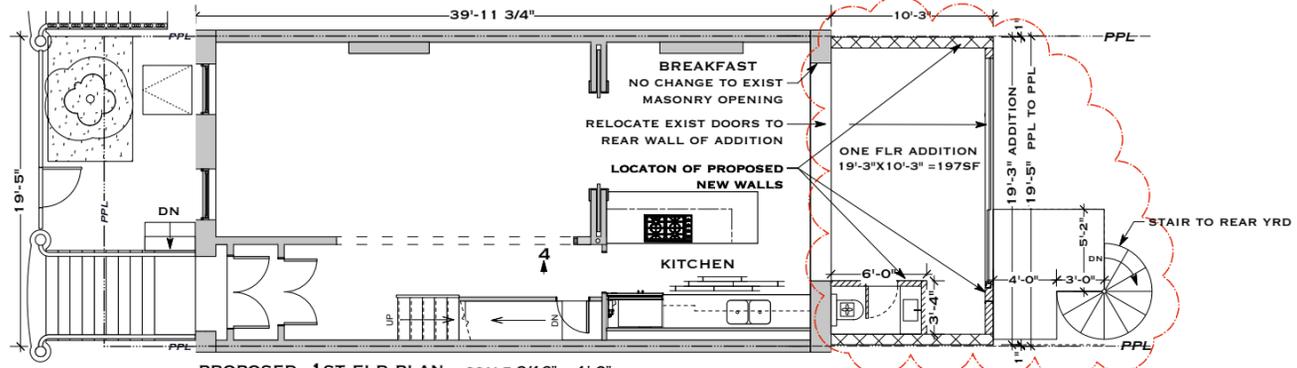
EXIST. BASEMENT FLOOR PLAN SCALE 3/16" = 1'-0"

SCOPE OF WORK  
1ST FLR- ONE STORY ADDITION

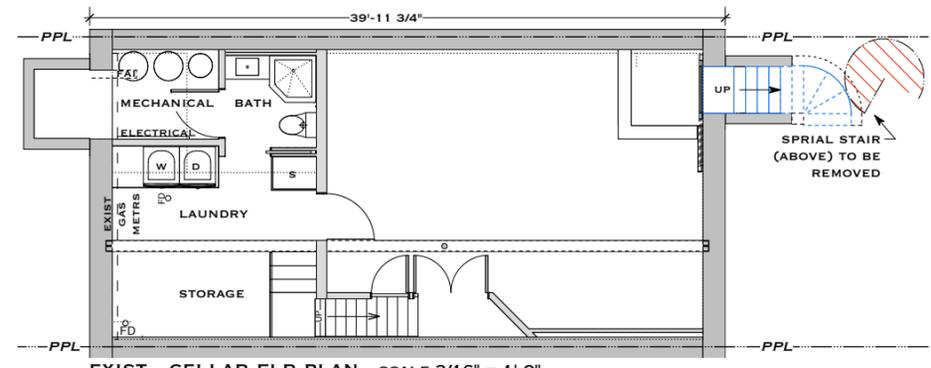


LONGITUDINAL BUILDING SECTION LOOKING EAST A - A

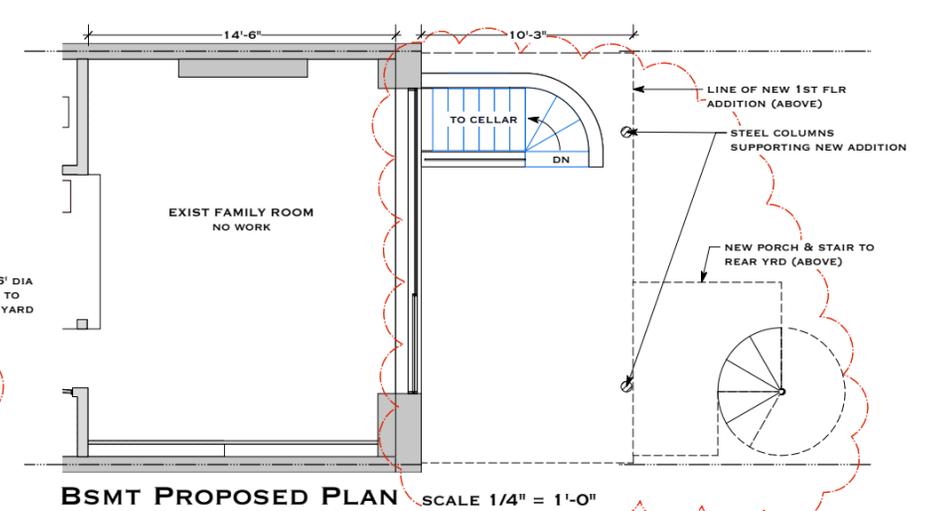
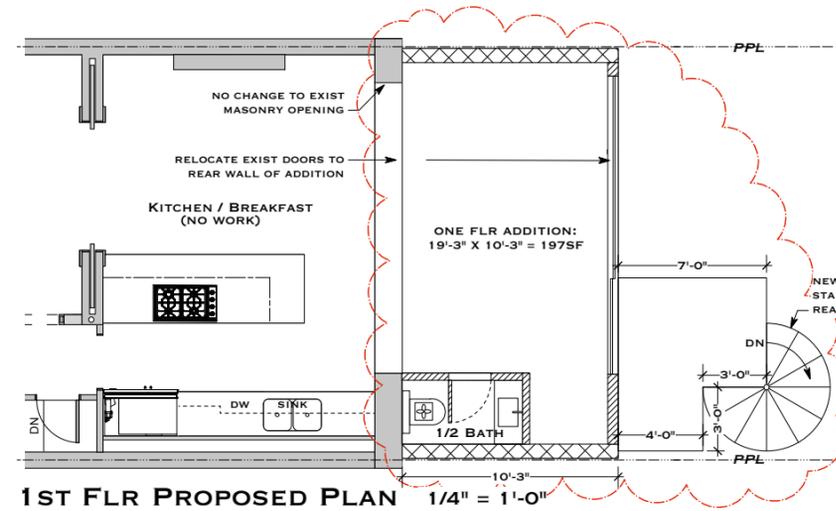
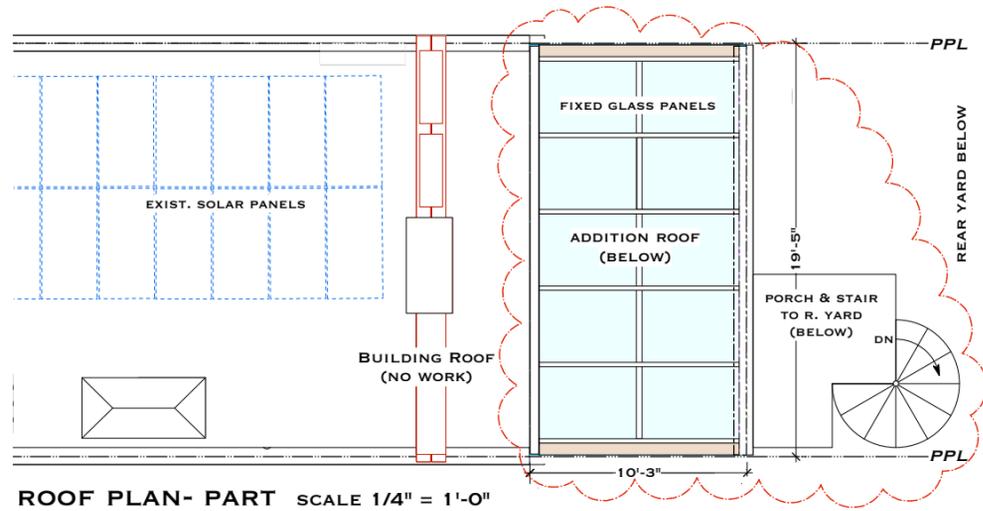
SCALE 3/16" = 1'-0"



PROPOSED 1ST FLR PLAN SCALE 3/16" = 1'-0"



EXIST. CELLAR FLR PLAN SCALE 3/16" = 1'-0"



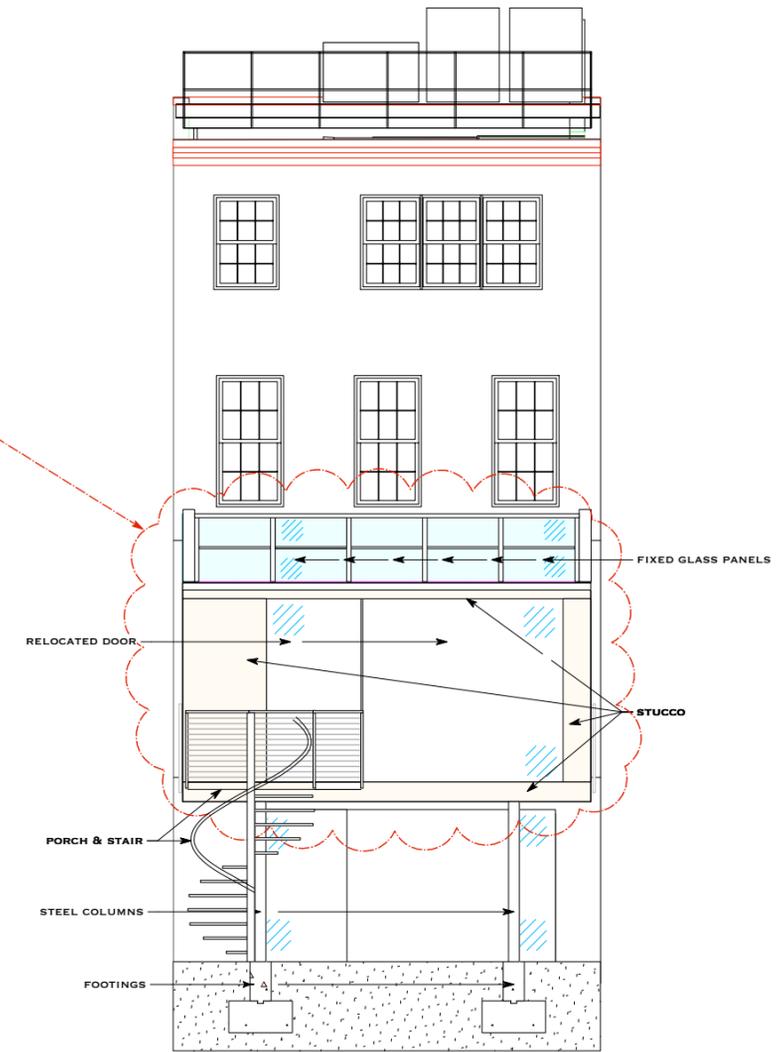
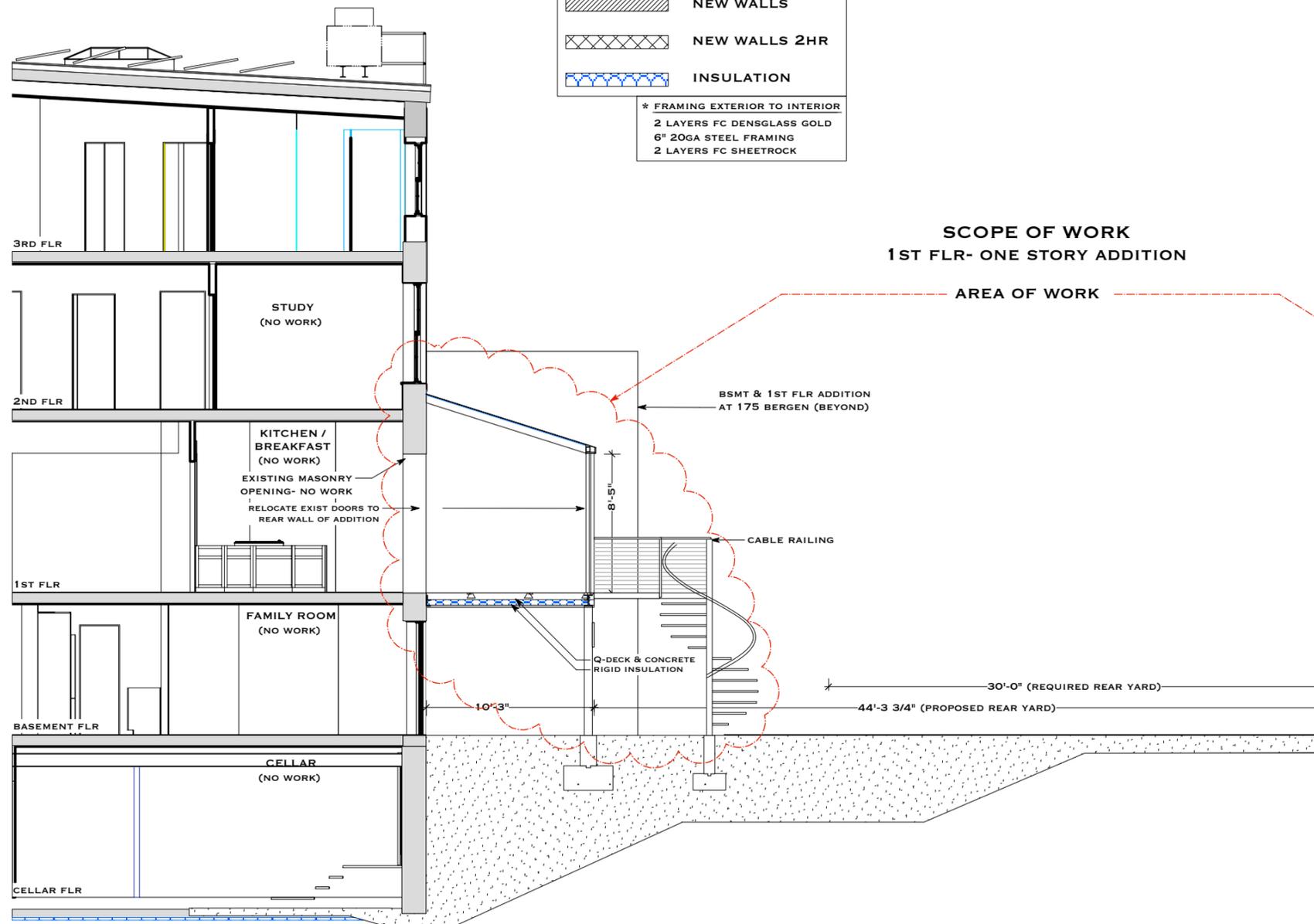
**MATERIALS LEGEND**

	EXISTING WALLS
	NEW WALLS
	NEW WALLS 2HR
	INSULATION

\* FRAMING EXTERIOR TO INTERIOR  
 2 LAYERS FC DENSGLOSS GOLD  
 6" 20GA STEEL FRAMING  
 2 LAYERS FC SHEETROCK

**SCOPE OF WORK**  
 1ST FLR- ONE STORY ADDITION

AREA OF WORK



**PROPOSED: PARTIAL PLANS, SECTION AND ELEVATION**



THERE ARE ONLY TWO POTENTIAL LOCATIONS WHERE THE SITE COULD BE SEEN FROM ANY STREET  
PER THE ATTACHED PHOTO'S, IN BOTH INSTANCES IT IS NOT POSSIBLE TO SEE THE REAR OF THE BUILDING AT  
179 BERGEN ST. FROM ANY STREET

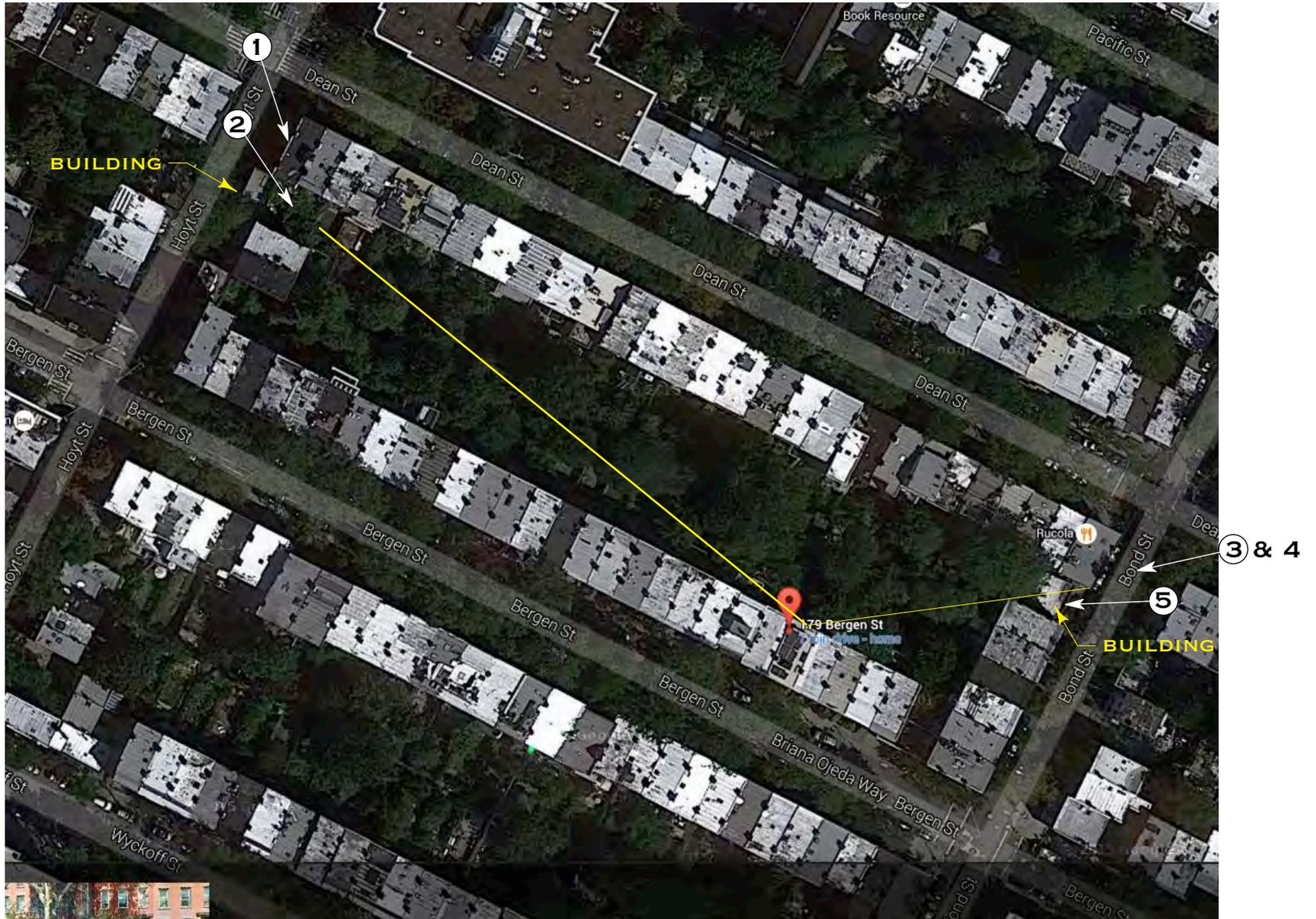
PHOTO'S

1 & 2

FROM CORNER OF HOYT & DEAN LOOKING EAST SOUTH EAST) TOWARD 179 BERGEN ST

3, 4, 5

FROM CORNER OF HOYT & BOND LOOKING WEST TOWARD 179 BERGEN ST





**HOYT & DEAN - LOOKING ESE # 1**



HOYT & DEAN - LOOKING ESE

#2



HOYT & DEAN - LOOKING WEST

#3



HOYT & DEAN - LOOKING WEST

#4



HOYT & DEAN - LOOKING WEST

#5