

## 298 DeKalb Avenue Project Summary

298 DeKalb Avenue has lost some of its original architectural detail

### Front Facade

- There is currently a landmarks violation on the windows that we will remediate
- The renovated front facade will be a model of historic restoration in the Clinton Hill neighborhood
- Replace the front windows with 2-over-2 double hung units

### Rear Facade

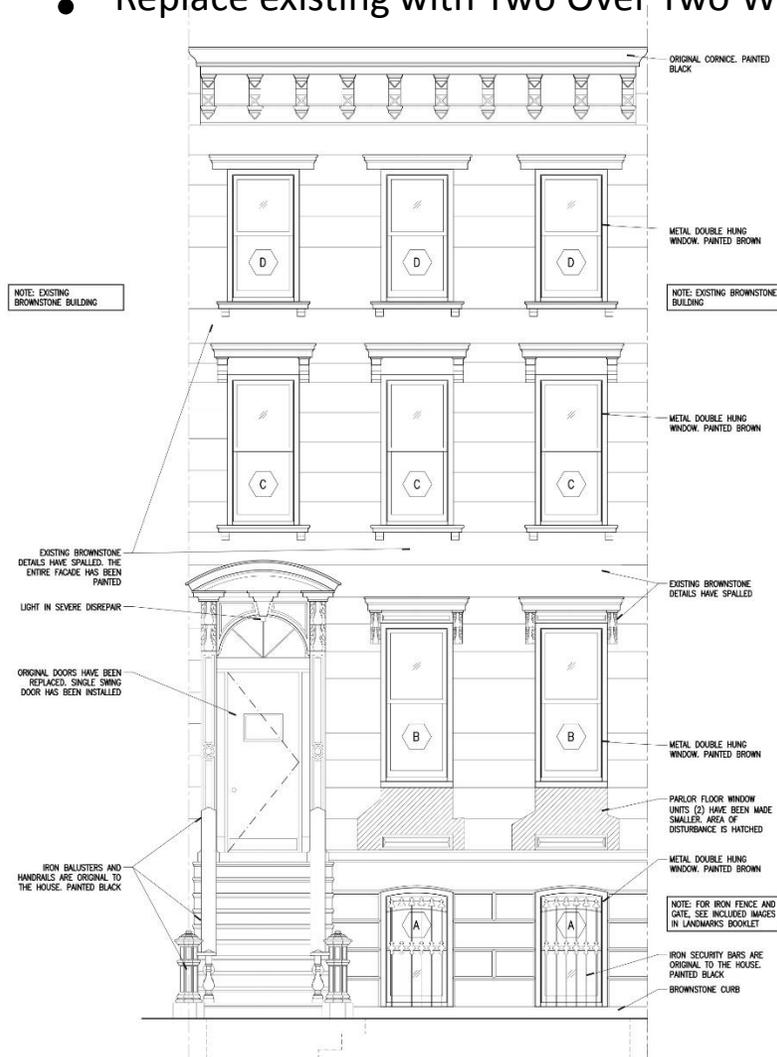
- We are proposing to replace an existing 1-story addition with a small 2-story addition

Per the rules of the New York City Landmarks Preservation Commission on rear yard additions, we are here to discuss our project and solicit your approval.

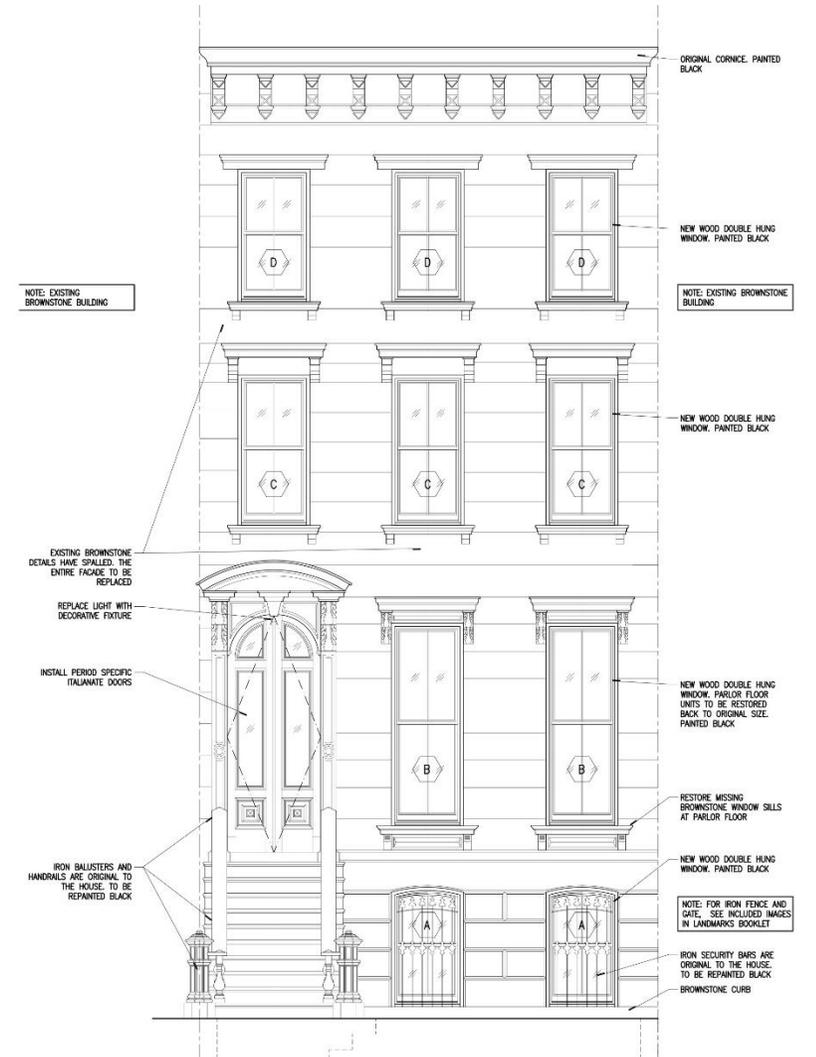


# 298 DeKalb Avenue has existing aluminum replacement windows

- Public hearing to review windows only
- Replace existing with Two Over Two Windows



Before



After

There are examples of muntins in windows in similar houses in Clinton Hill

- 306 Clinton Avenue



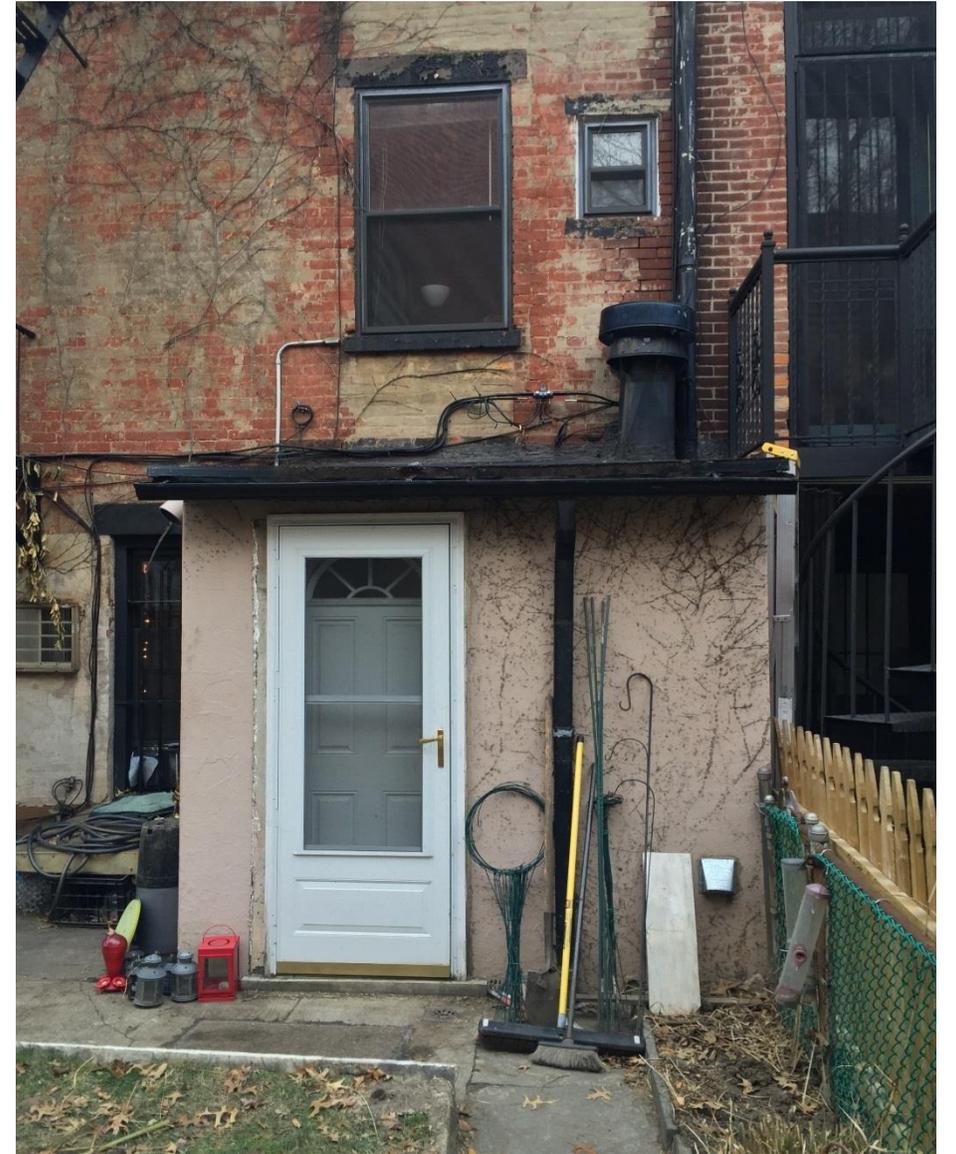
298 DeKalb Avenue is part of an irregular doughnut



298 DeKalb Avenue has a compromised rear façade. The front and rear facades cant be viewed from any one vantage point.



- Existing addition
- Parged brick façade
- Rear parlor windows have been made smaller. Stone header location has been revised
- Non-historic openings
- Fire escape

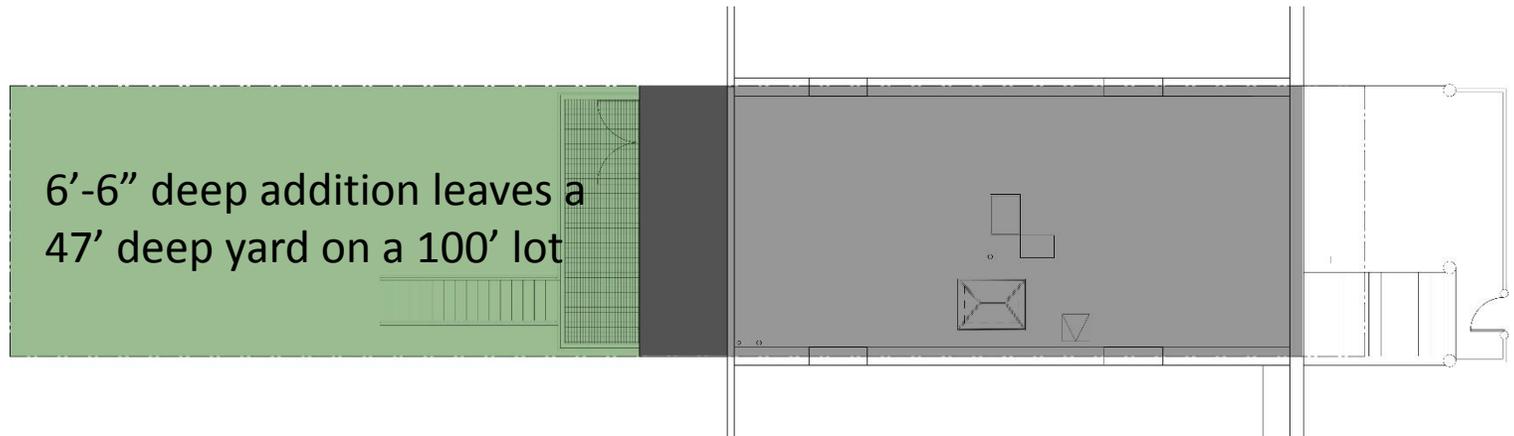
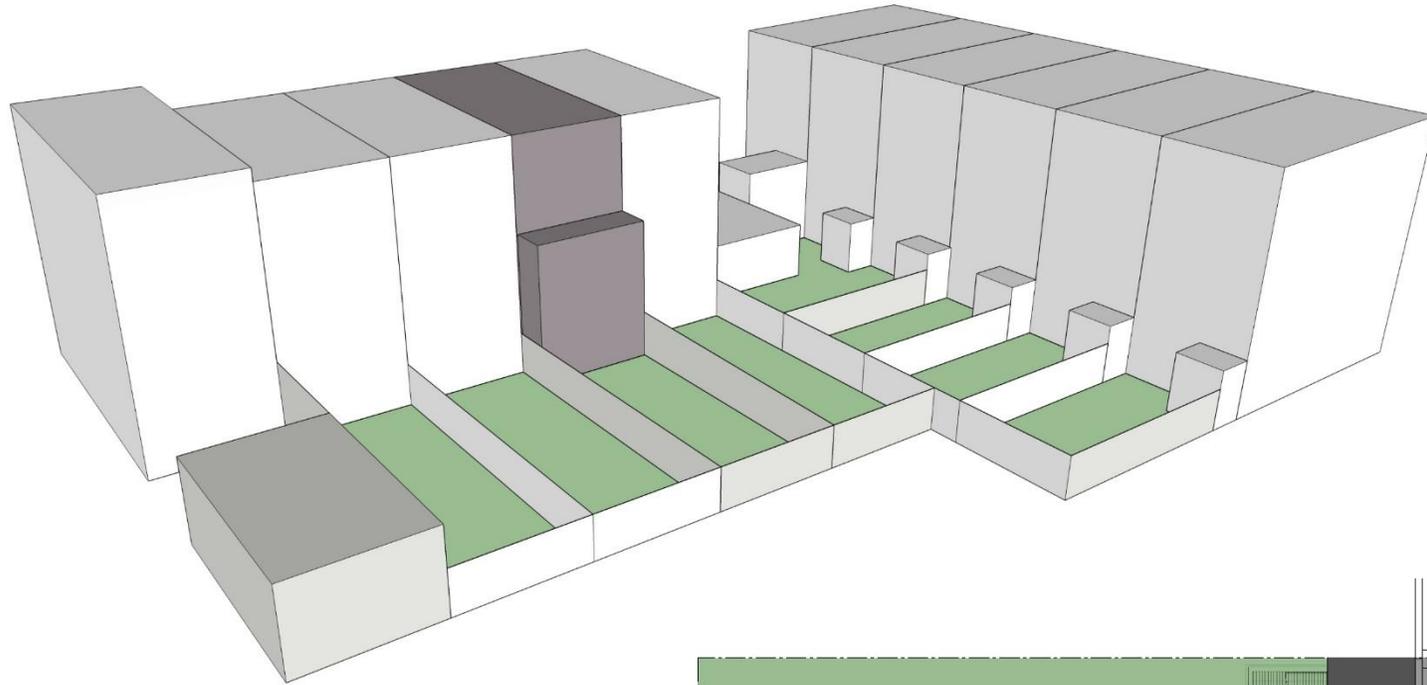


The majority of the houses on the block have additions and compromised window details



The proposed rear addition retains the scale of an individual row house

- Does not eliminate the presence of a rear yard
- Complies with the zoning resolution – only using 260 SF out of the 590 SF allowed



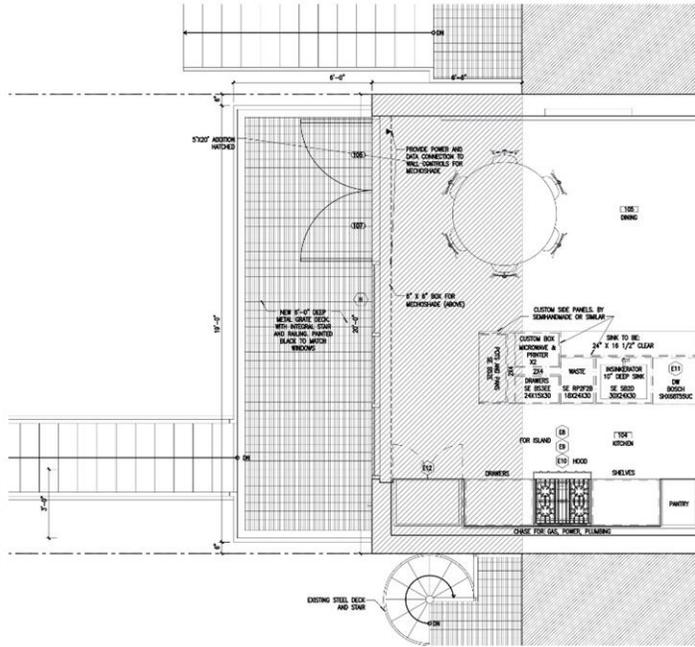
# The proposed rear addition retains the character of an individual row house



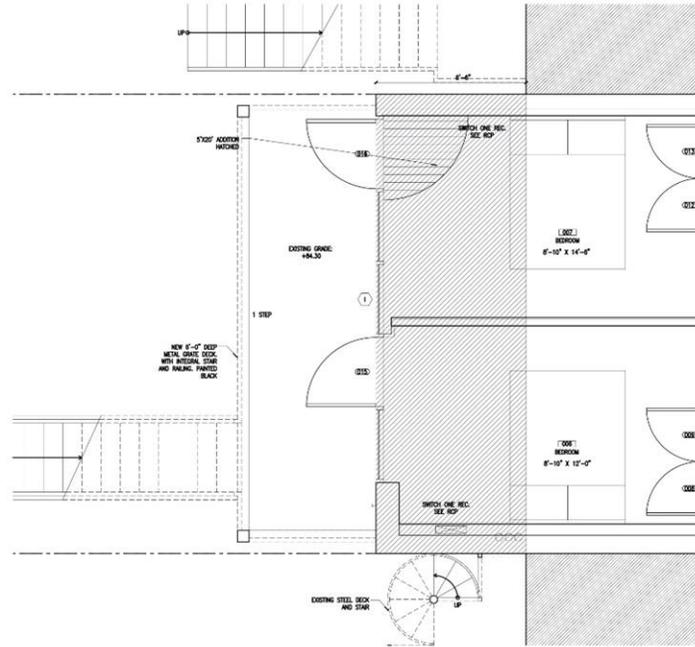
After

Before

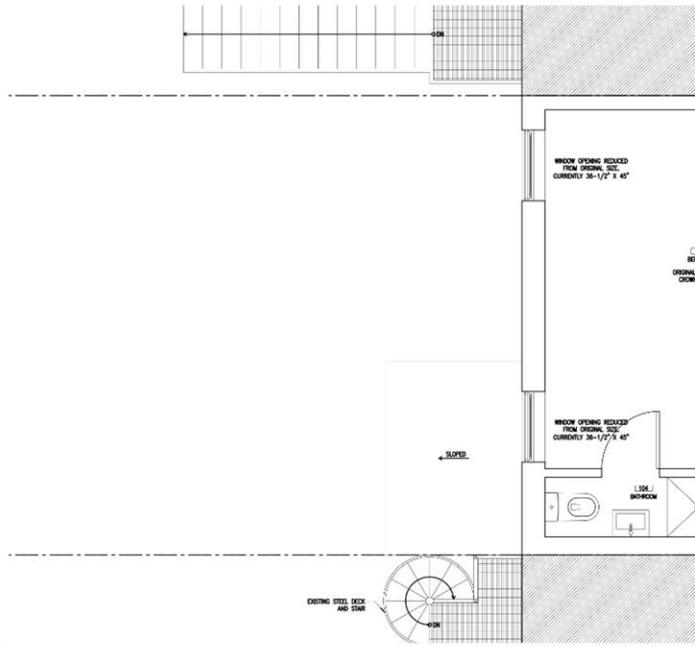
After – Parlor Level



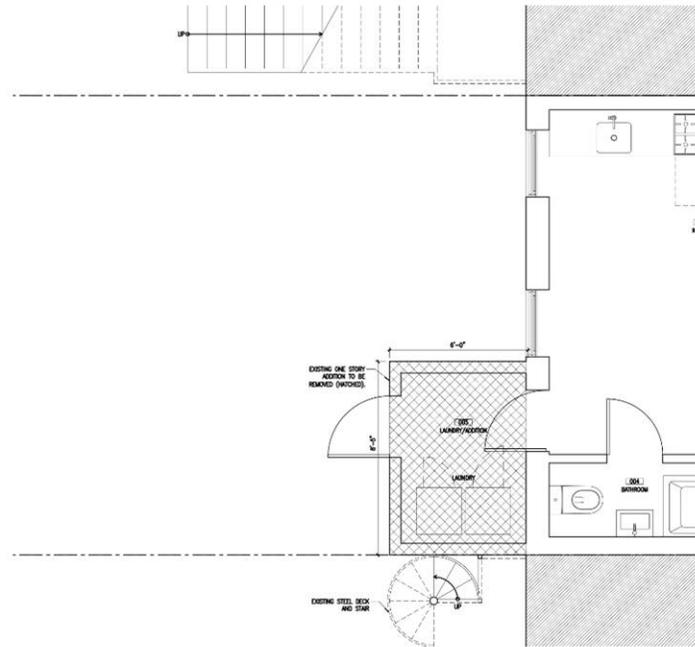
After – Garden Level



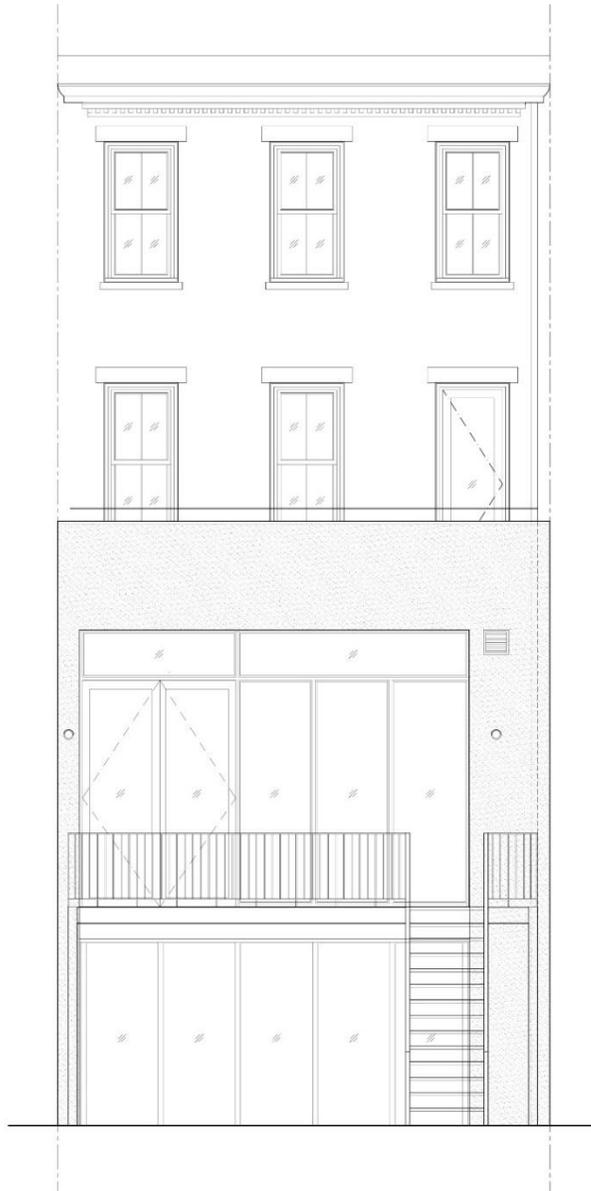
Before – Parlor Level



Before – Garden Level



The proposed materials are in keeping with aesthetics of adjacent properties



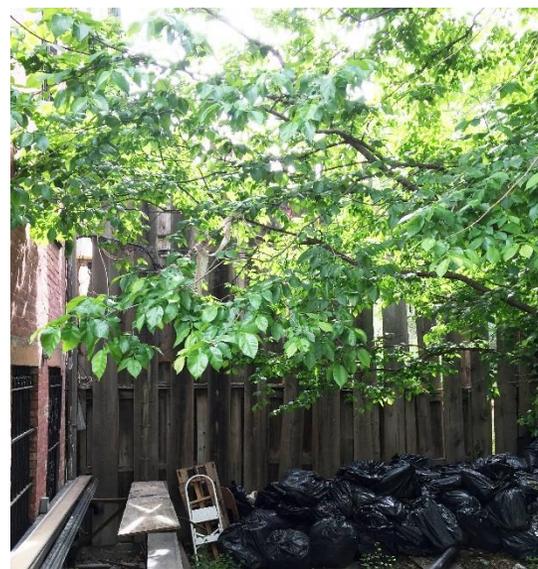
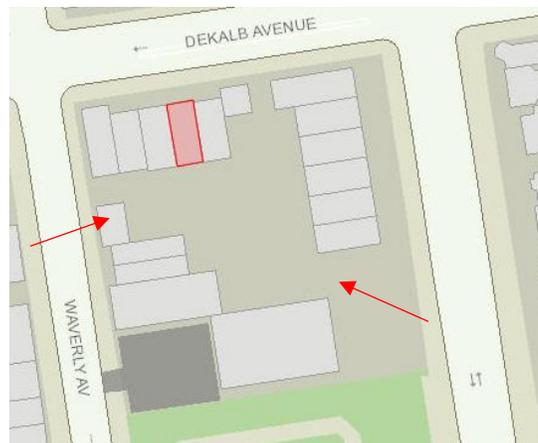
- Walls – Integral color cementitious stucco by LaHabra. Santa Barbara Mission Finish (Smooth), hand troweled. Color to be white.
- Windows – Color to be Black
- Glass – Color to be clear. Specification: PPG Solarban 60 Solar Control Low-E Glass
- Steel Deck – Color to be black



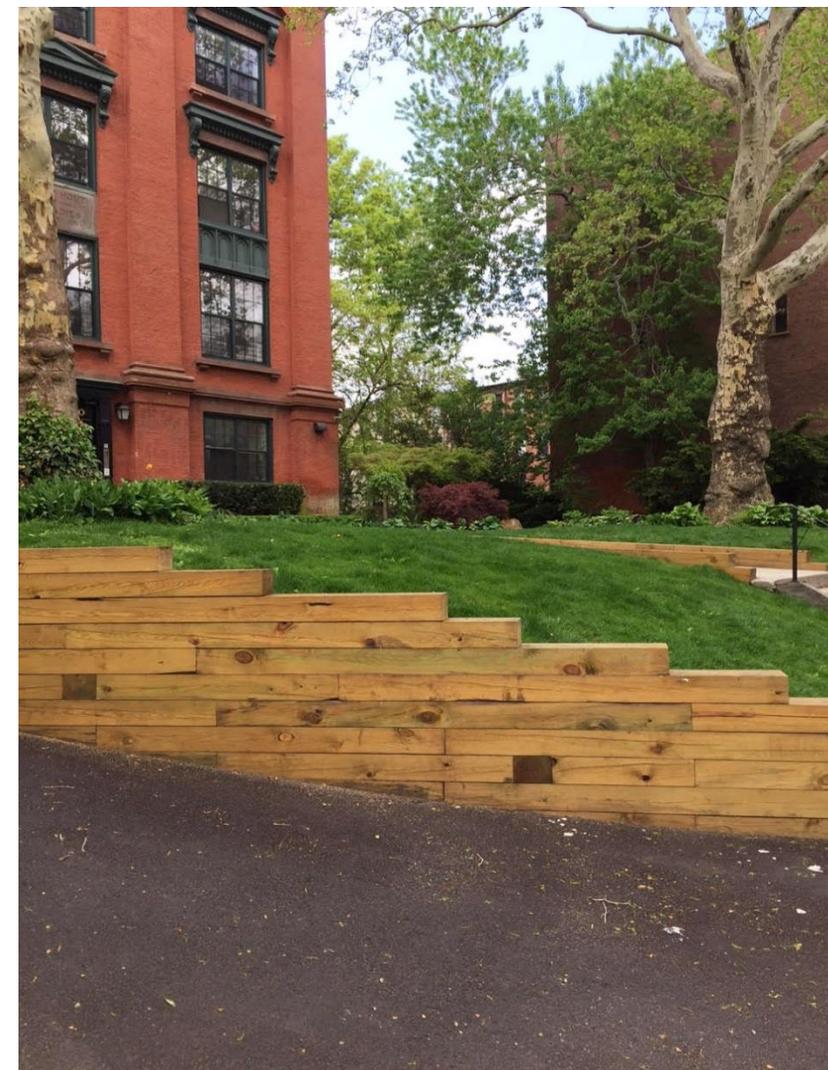
The proposed addition is slightly visible from a public thoroughfare



View From Waverly Ave.



Wood Fence on Waverly



View From Washington Ave.

298 DeKalb Avenue

Thank you.

