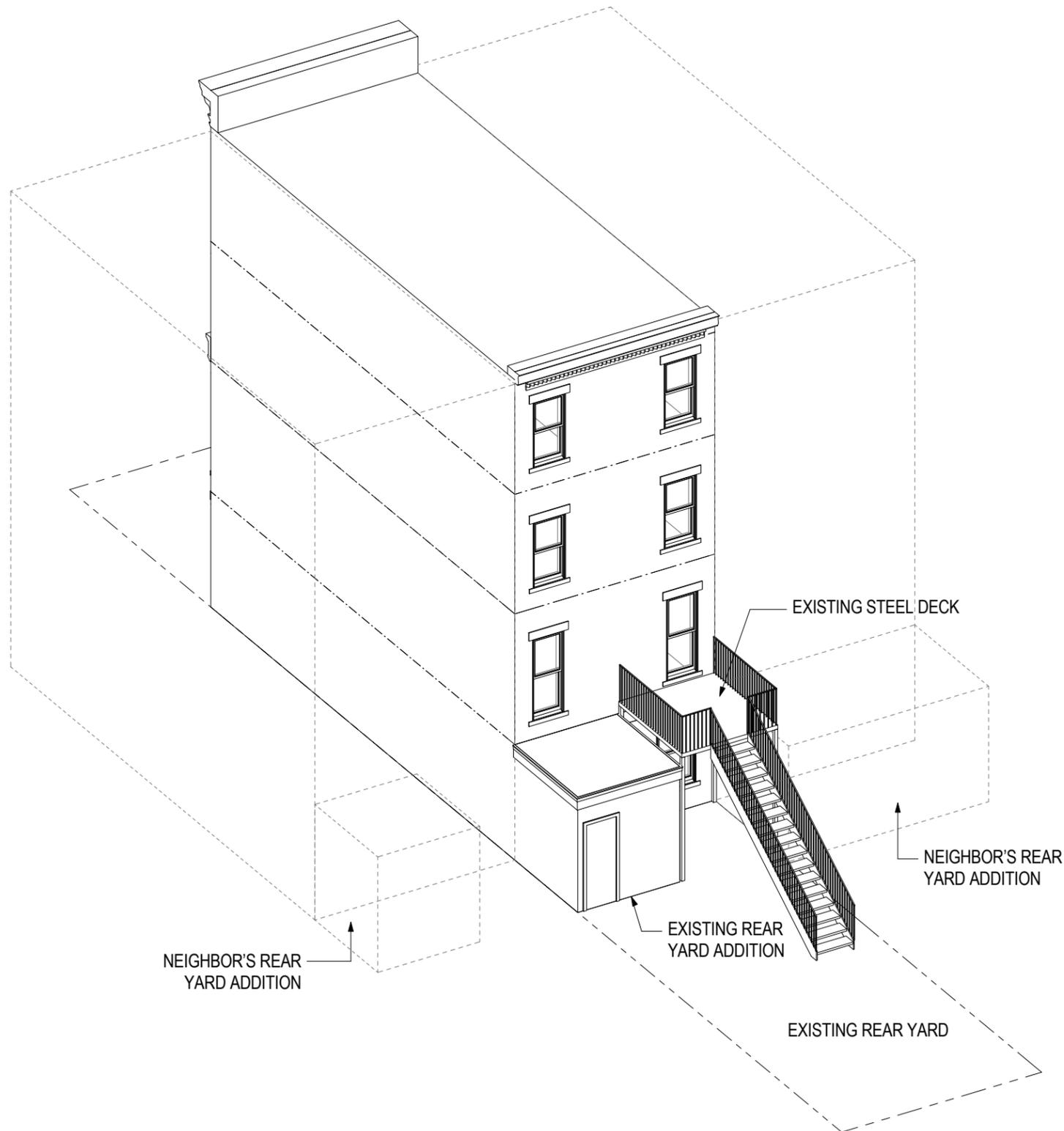


1205 Bergen St, Brooklyn NY
PROPOSED REAR-YARD ADDITION
LANDMARKS PRESERVATION COMMISSION
PUBLIC HEARING
March 22, 2016

prepared by
bldgtyp llc

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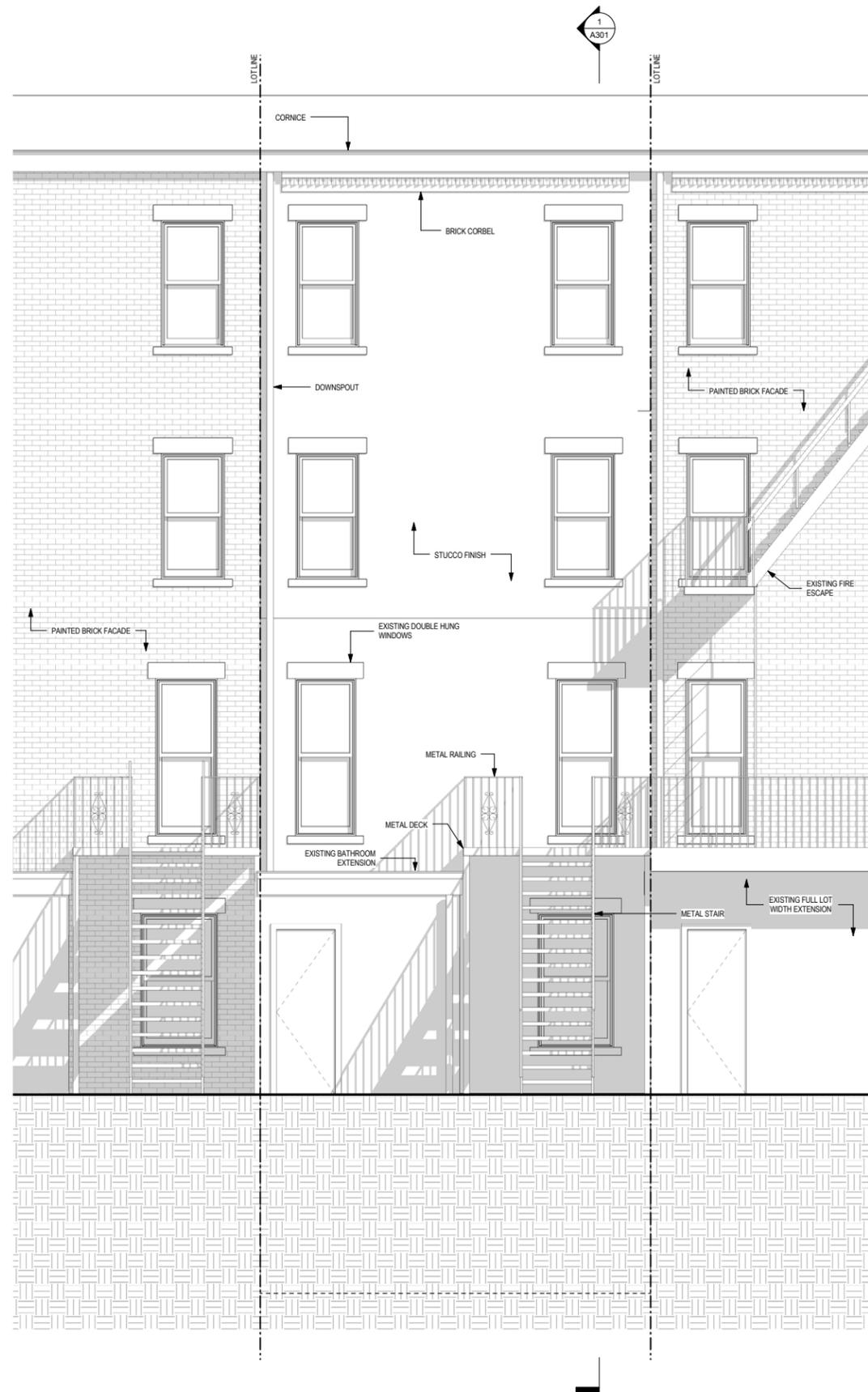
Structural damage (needs repair)

Stucco facade

Existing steel deck

Existing 1-story addition





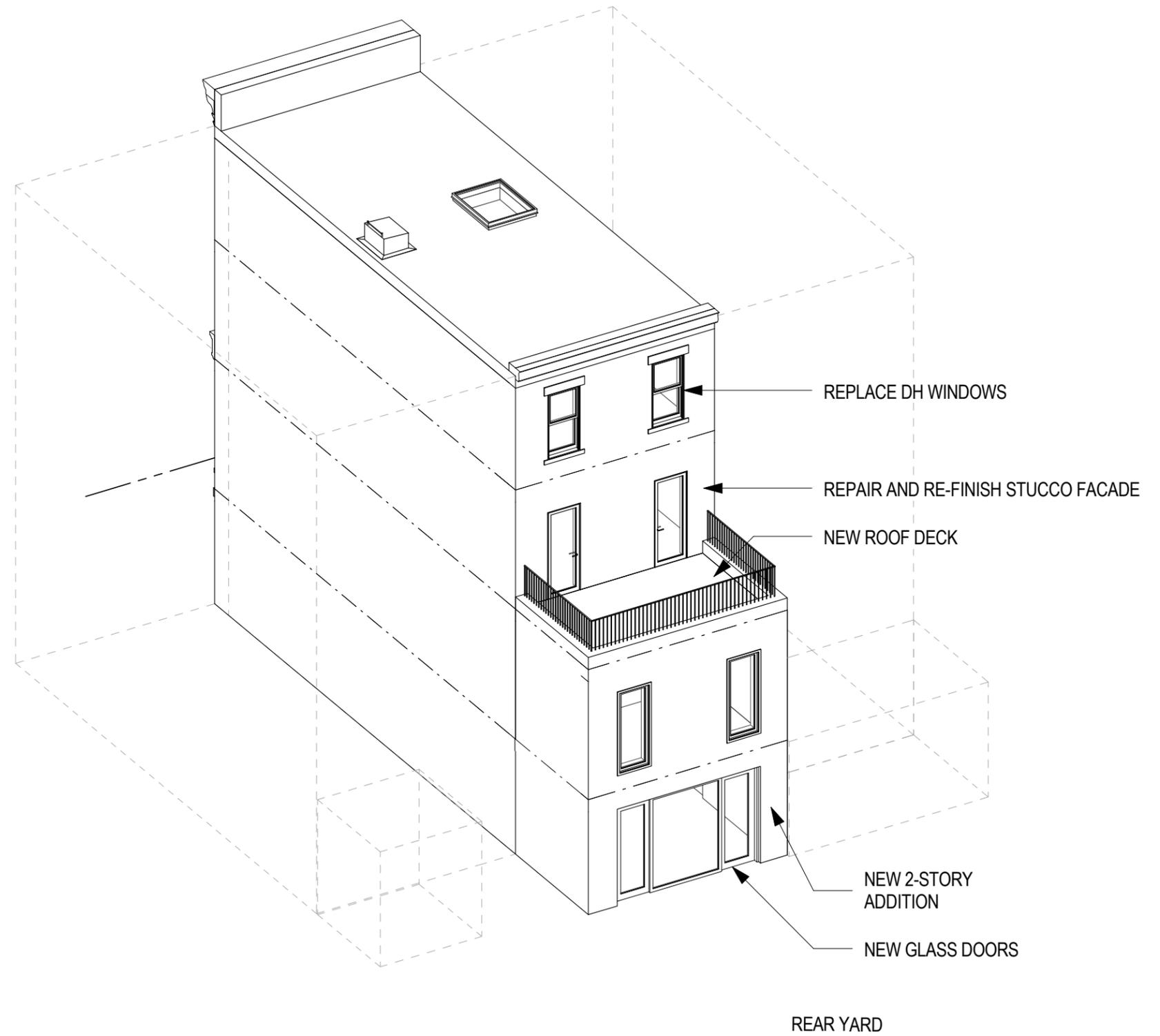
Neighbor's 2-story addition



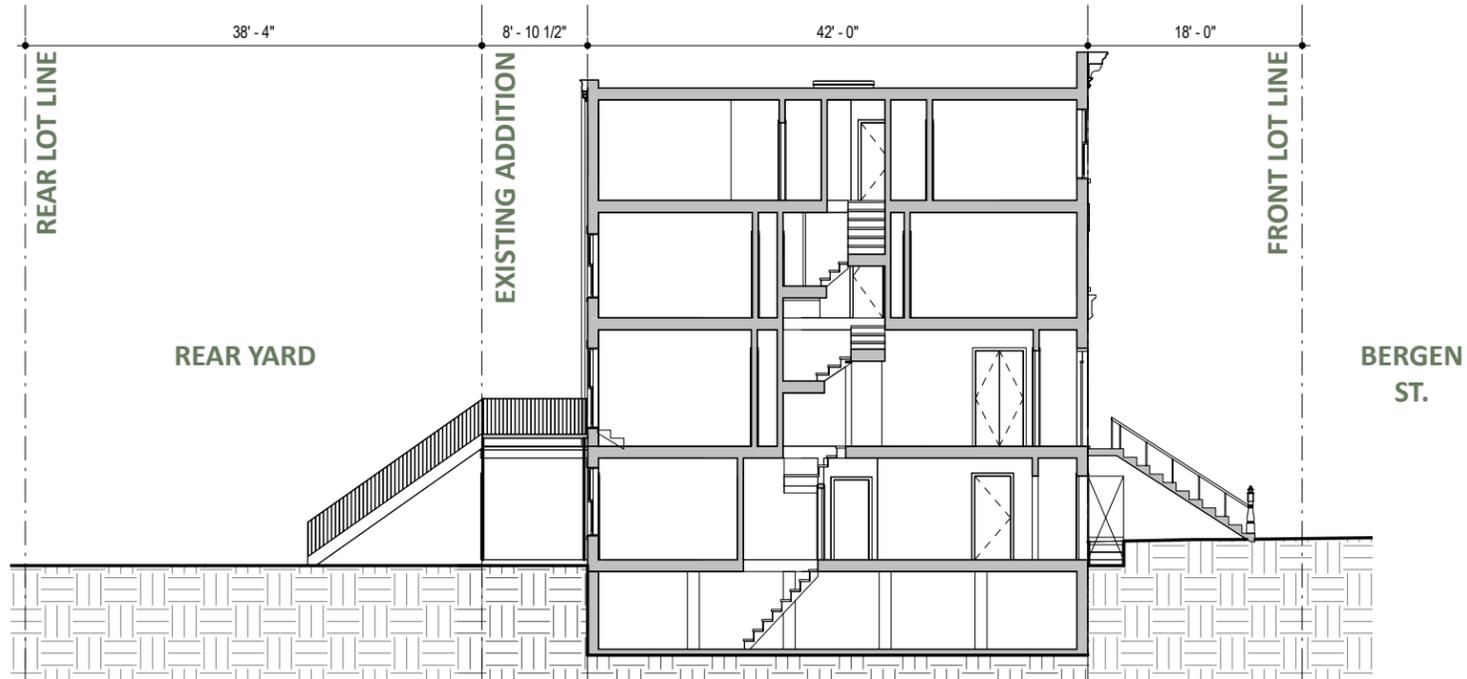
VIEW NORTH FROM REAR YARD



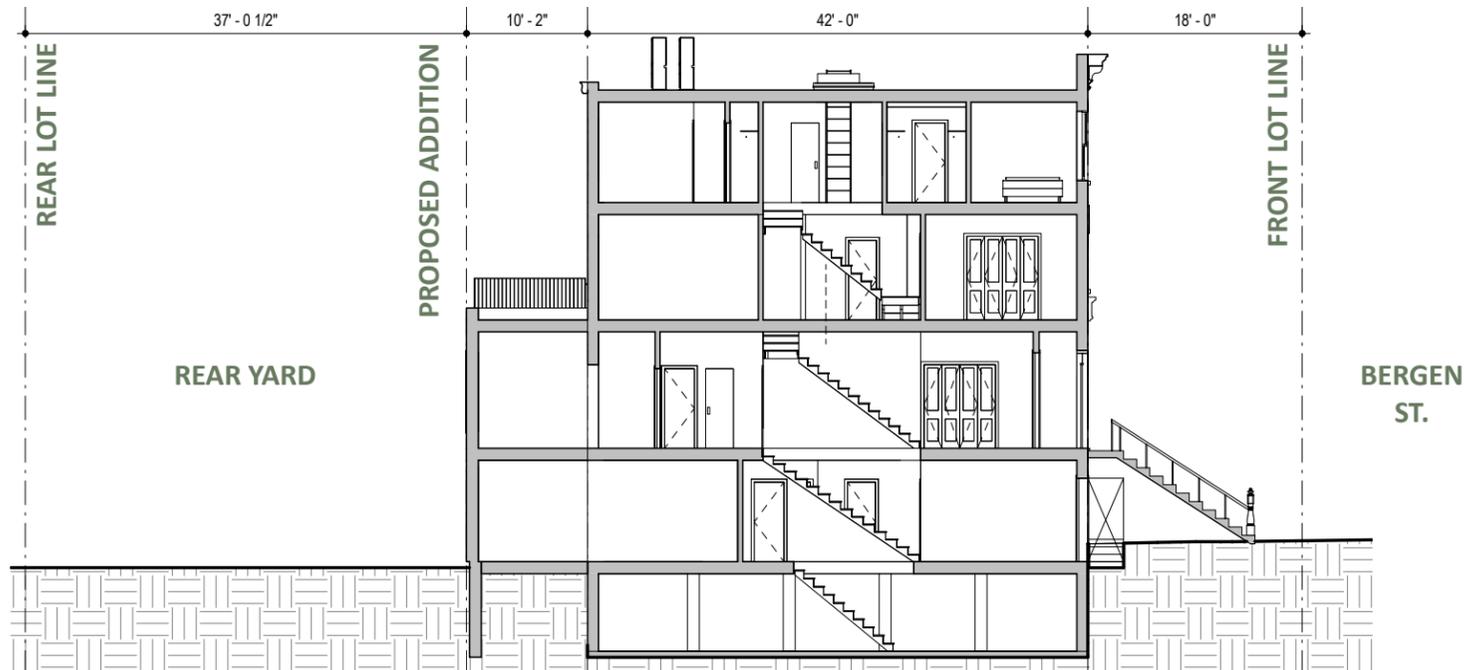
VIEW SOUTH FROM REAR YARD

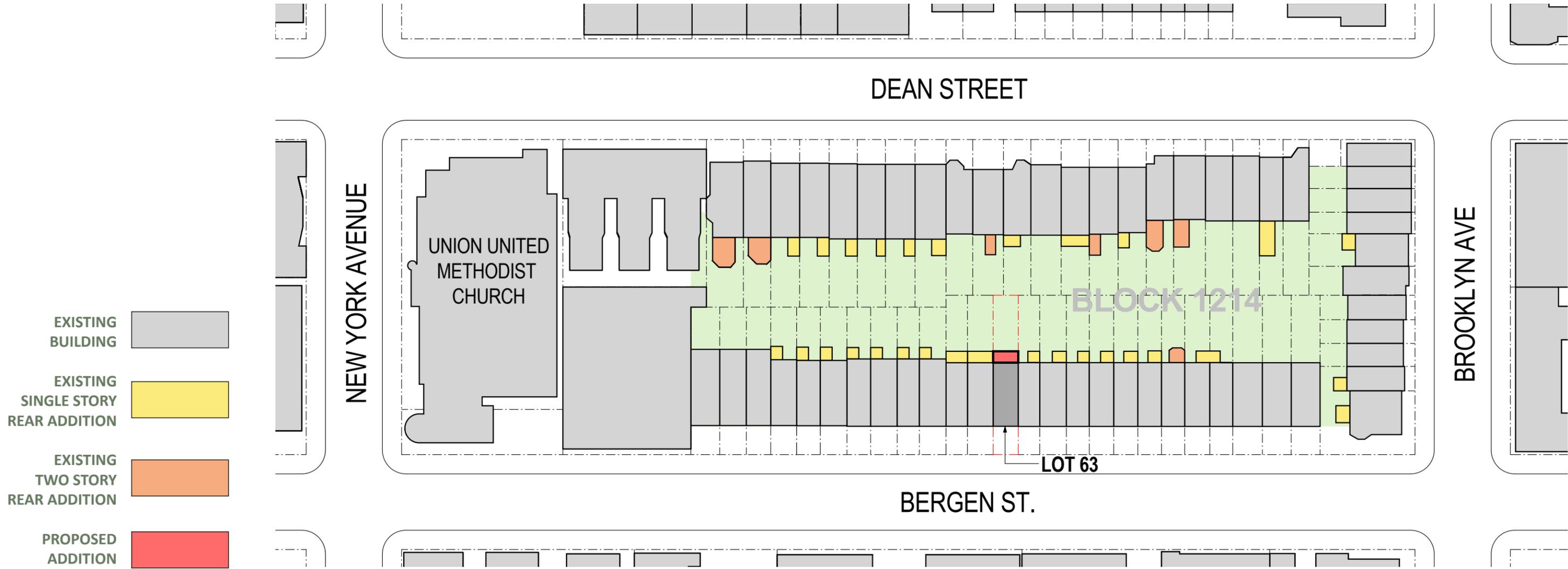


EXISTING BUILDING SECTION



PROPOSED BUILDING SECTION

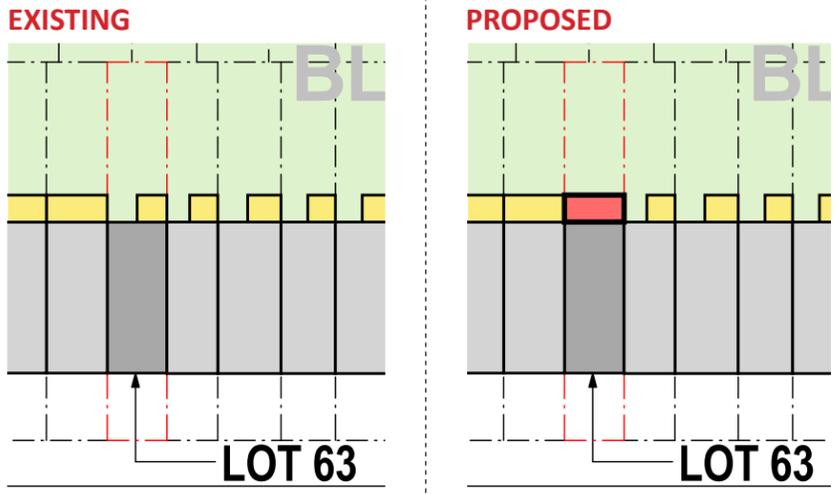




What is the effect of the addition on the central green space?

The proposed rear yard addition will have a **minimal effect** on the overall shared greenspace of the block. The existing building already includes a single-story rear addition, as well as a deck. The proposed addition would simply replace the footprint of these two separate elements in a single rear addition.

Almost all neighboring buildings on the block already have a rear addition, with a mix of 1 and 2 story additions throughout. The proposed addition fits within the scale and character of the other existing additions.

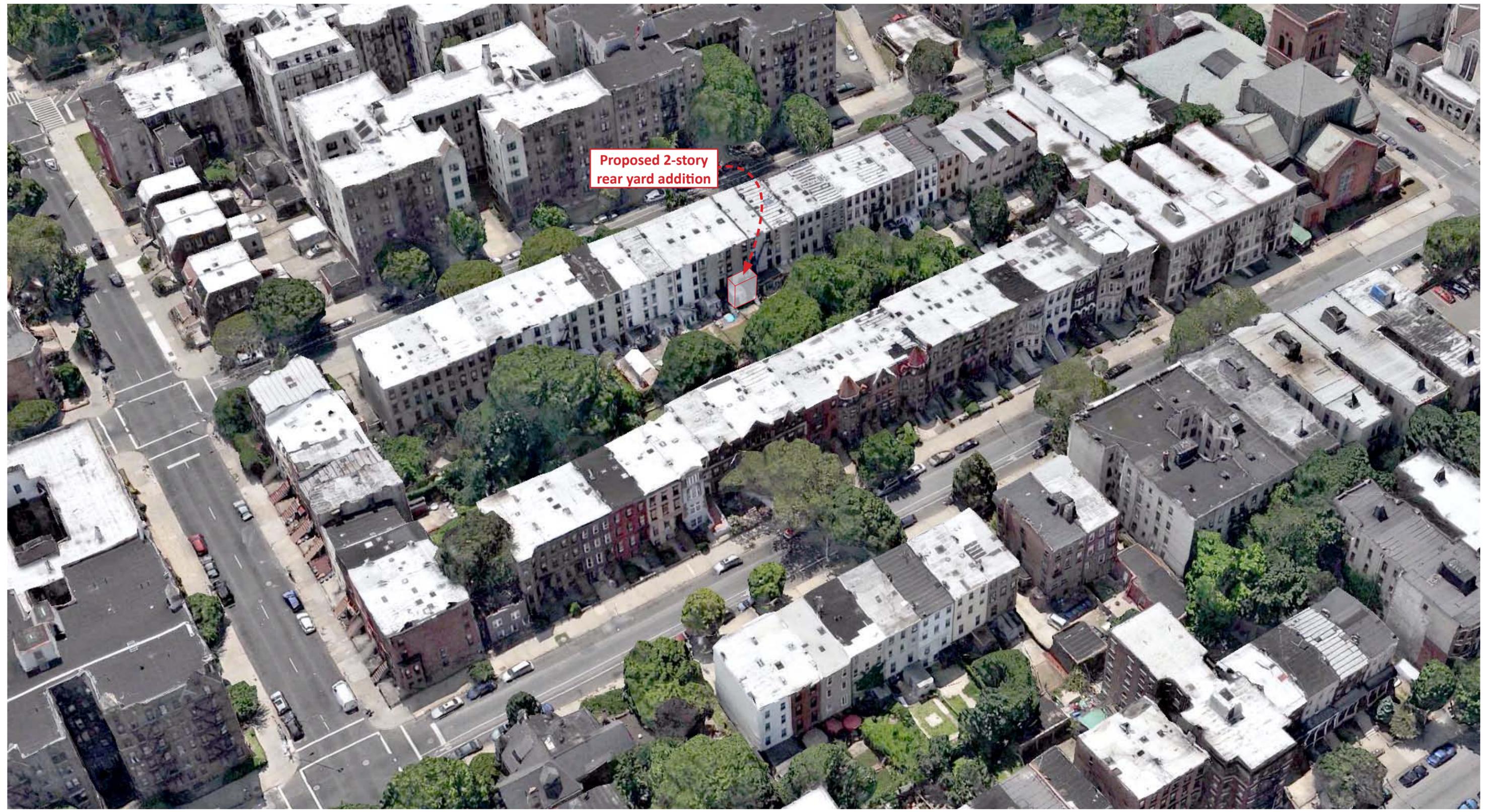


How visible is the addition from the public thoroughfare?

The proposed rear addition is **not visible from any street-level vantage point** on any of the surrounding streets (Bergen St, New York Ave, Dean St, Brooklyn Ave.)

There are two narrow alleyways at the eastern edge (near Brooklyn Ave) which allow access and limited visibility into the shared greenspace at the interior of the block - the proposed rear addition cannot be seen from through either of these alleyways (see views 01, 02, 18) and is not visible from any public thoroughfare.

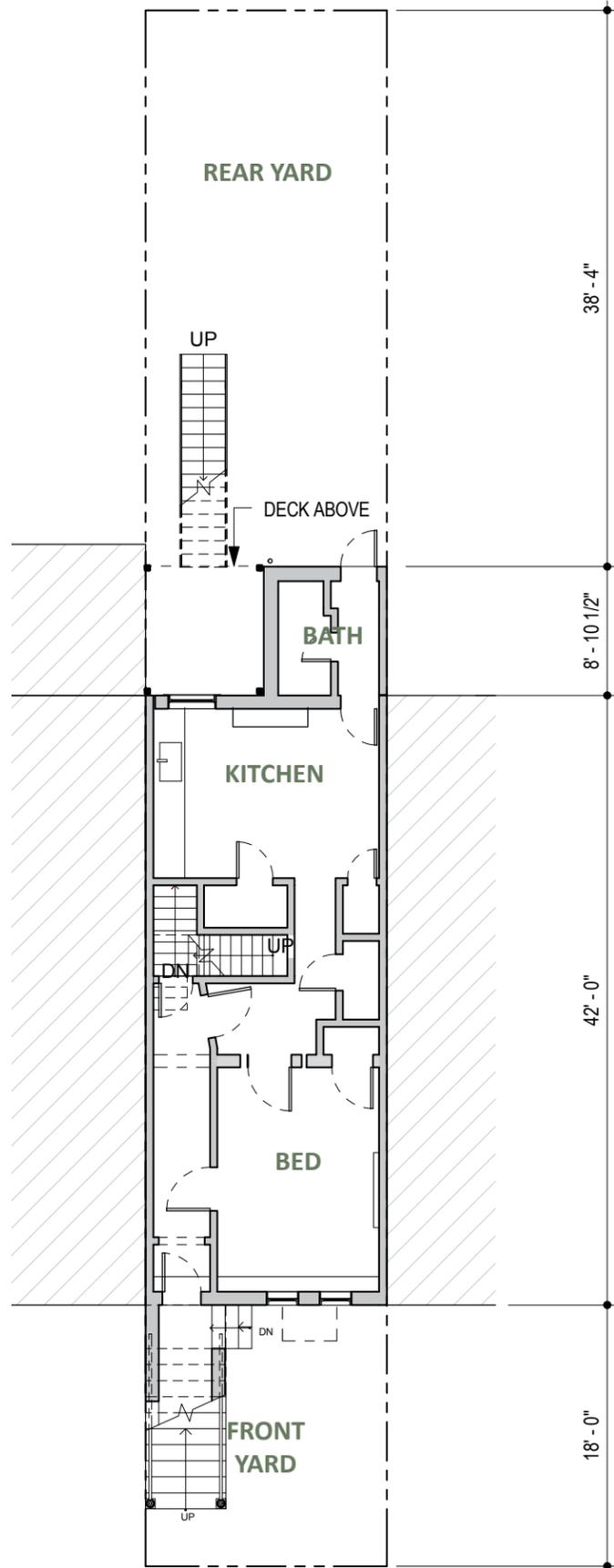
Aerial view from North



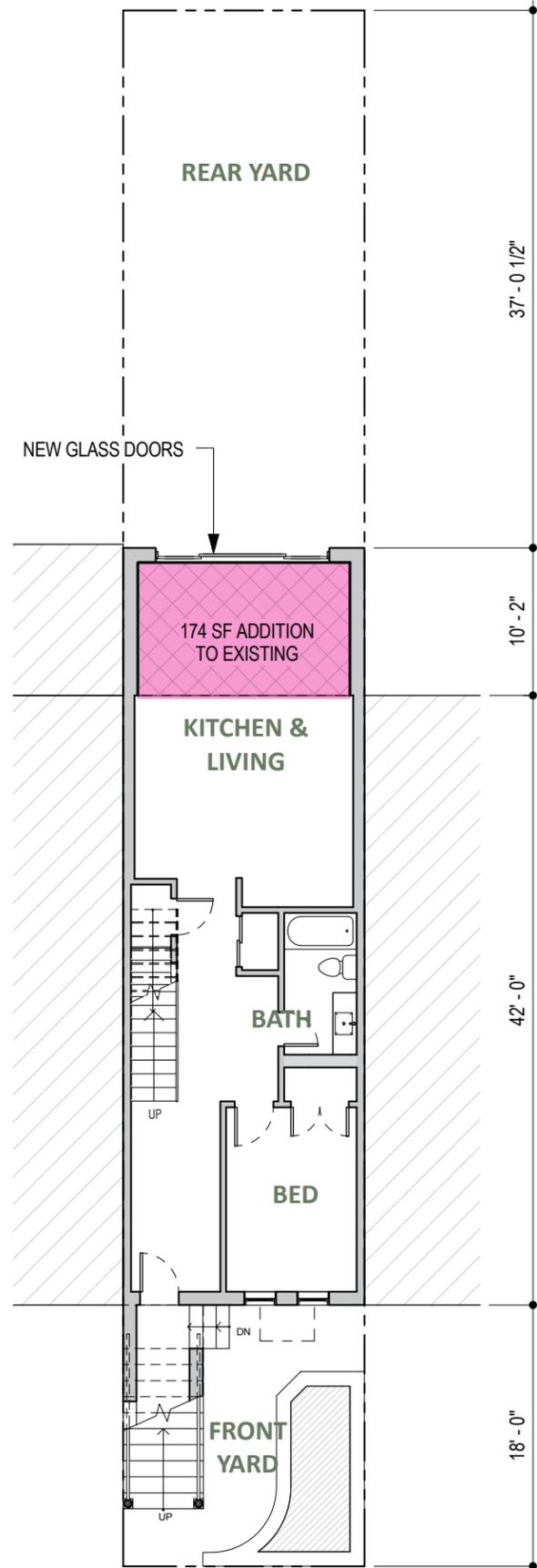
Aerial view from North



BASEMENT PLANS

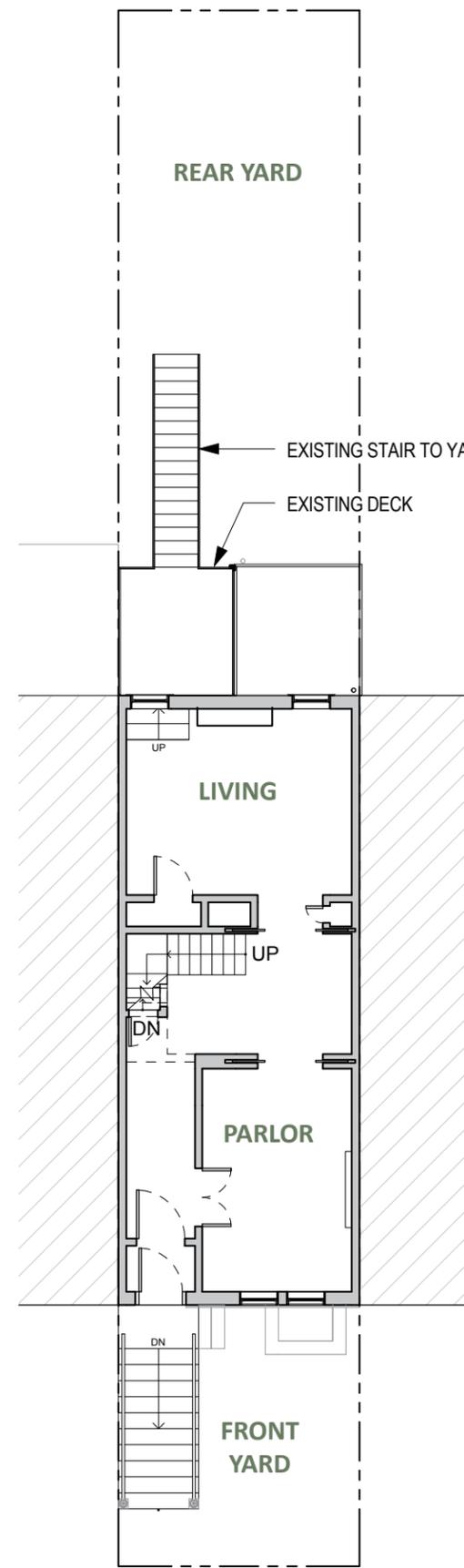


EXISTING

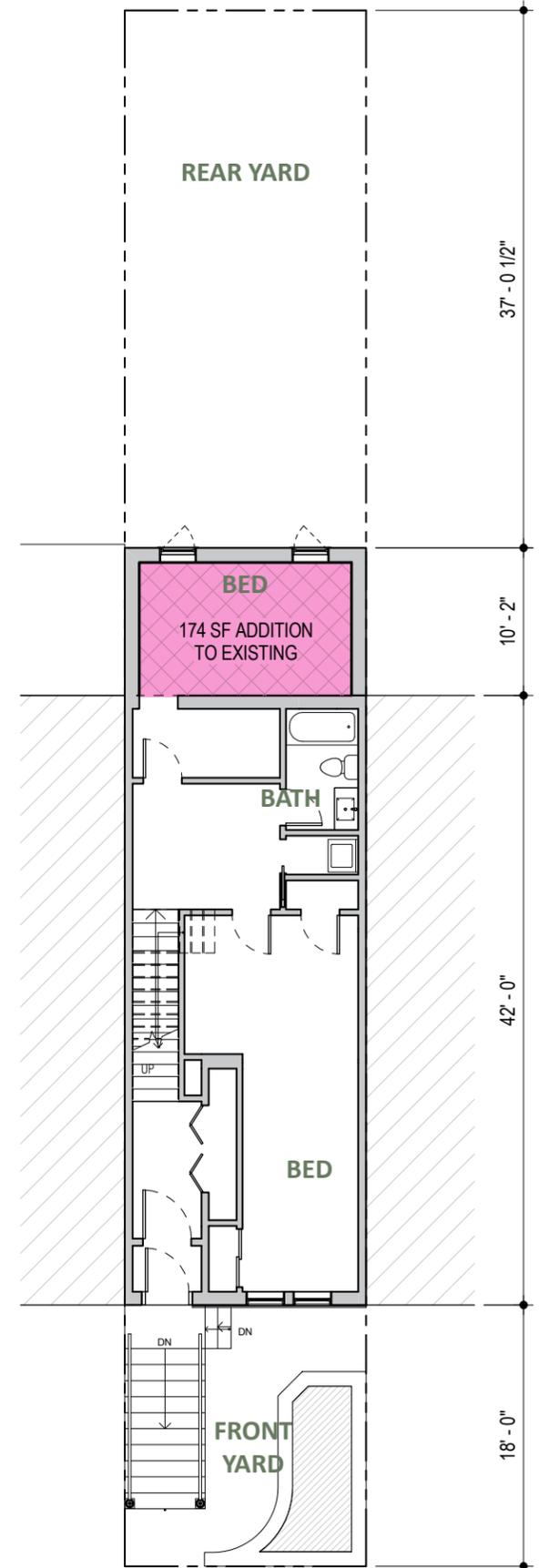


PROPOSED

FLOOR 1 PLANS



EXISTING



PROPOSED