

201 MACDONOUGH ST.

REAR YARD EXTENSION

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ARCHITECT

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EXISTING CONDITIONS

- 201 Macdonugh Street is a three-story plus basement, 4-family Italianate brownstone dating from 1872-73.
- Mid-block on the North side of Macdonugh Street between Throop Avenue & Marcus Garvey Blvd.
- Part of the Stuyvesant Heights Historic District

- Rear façade is stucco over brick, with aluminum replacement windows, an existing fire escape, and no original details.
- Adjacent buildings have various existing extensions or sheds, stucco, painted brick or exposed brick, some with, some without fire escapes.



REAR FACADE

203 MACDONOUGH ST.



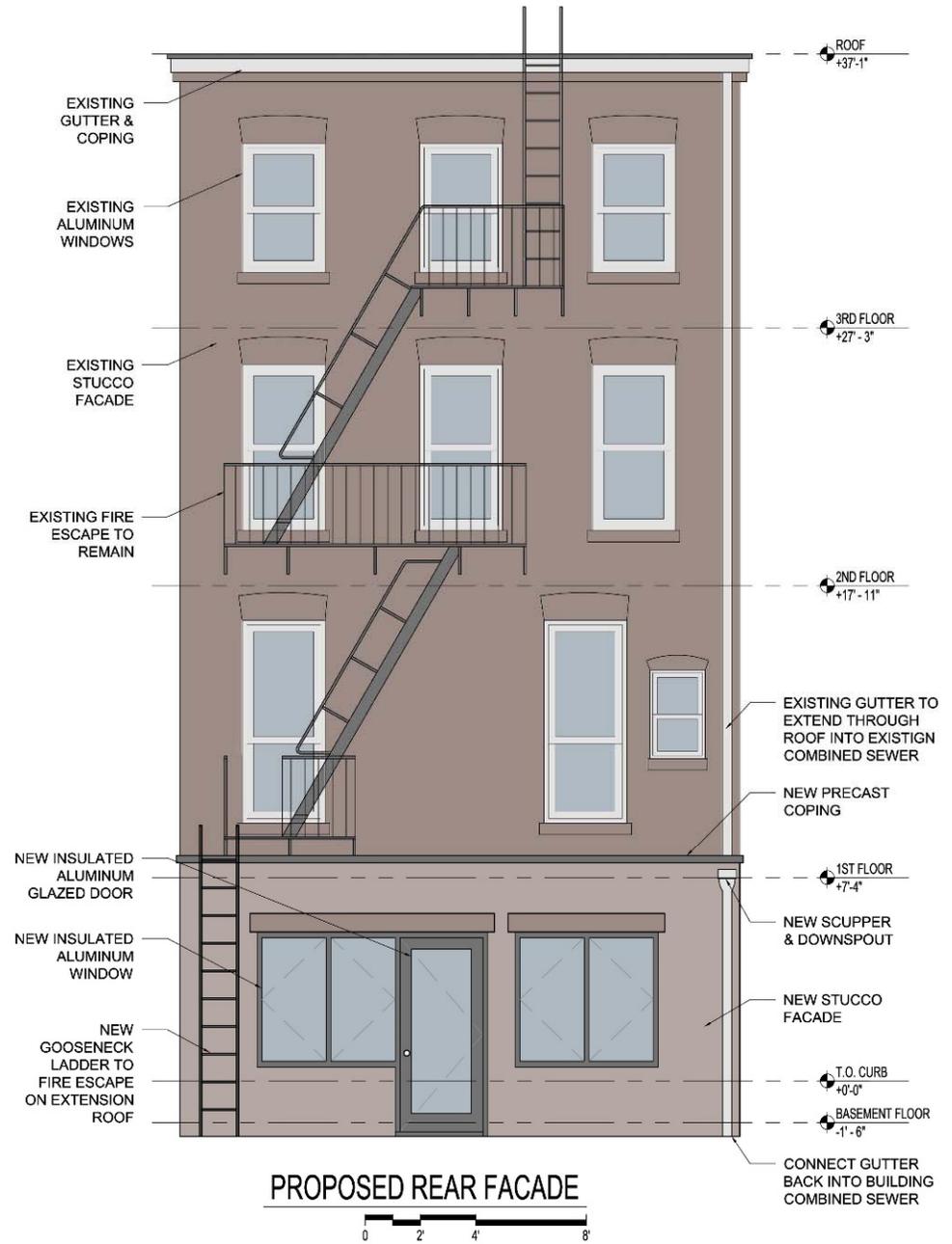
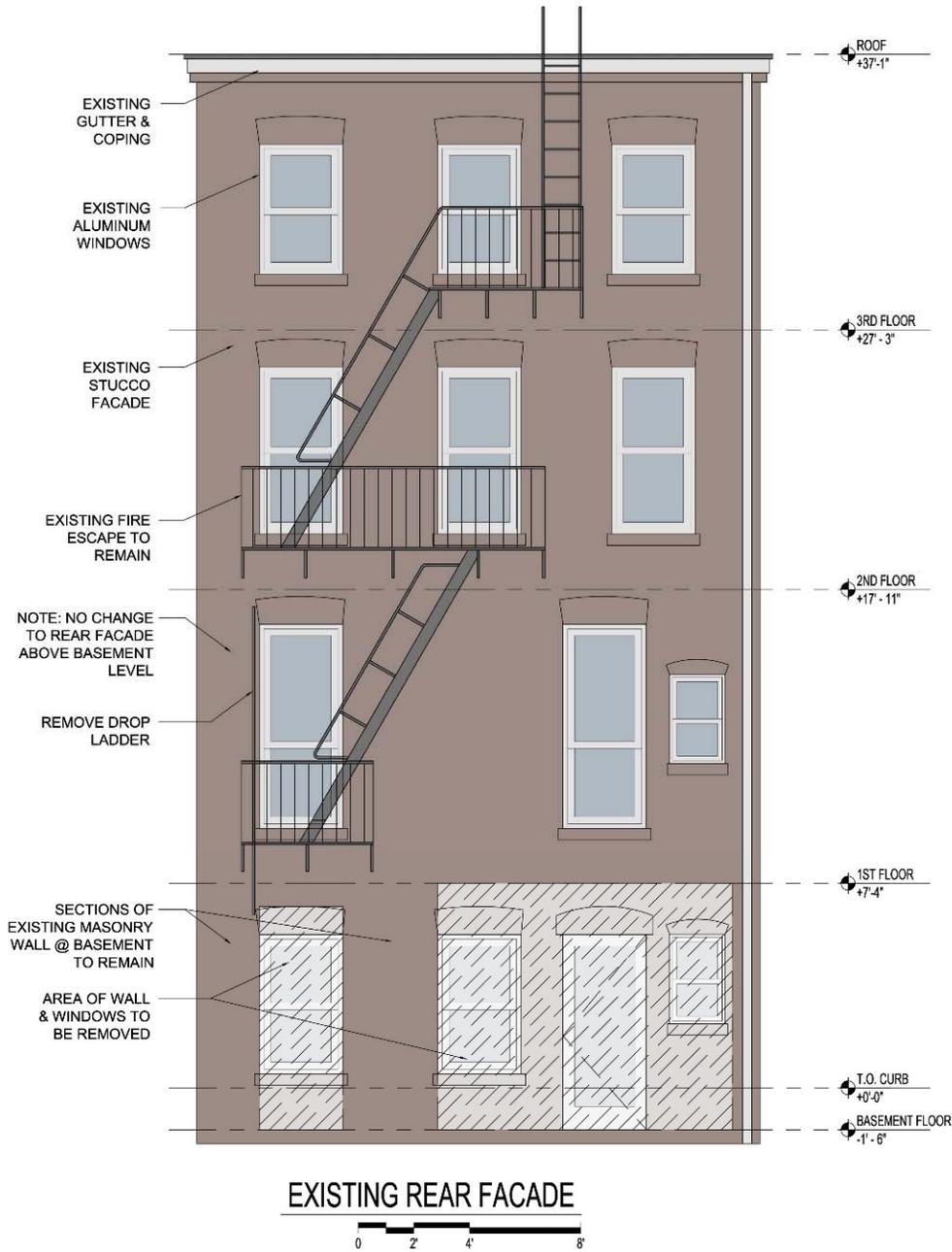
199 MACDONOUGH ST.



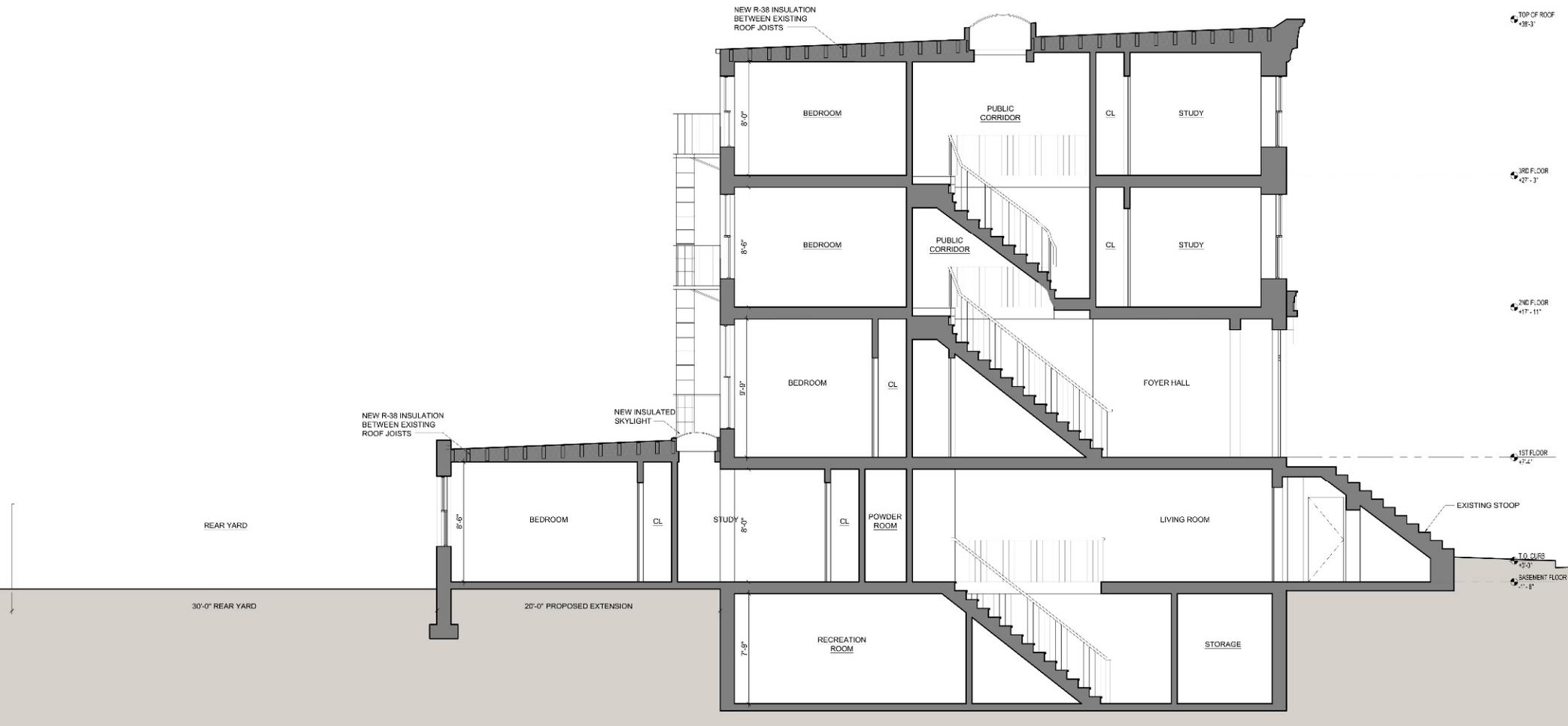
ADJACENT BUILDINGS' REAR FACADS

PROPOSED WORK

- Create a 1-story horizontal enlargement on the basement level, expanding the ground floor owner's apartment into a 2-bedroom.
- 30' deep rear yard will remain
- No portion of the extension will be visible from the surrounding streets.
- No work to the front façade or roof. Work to the interior previously approved in a separate application.



EXISTING & PROPOSED REAR FAÇADES



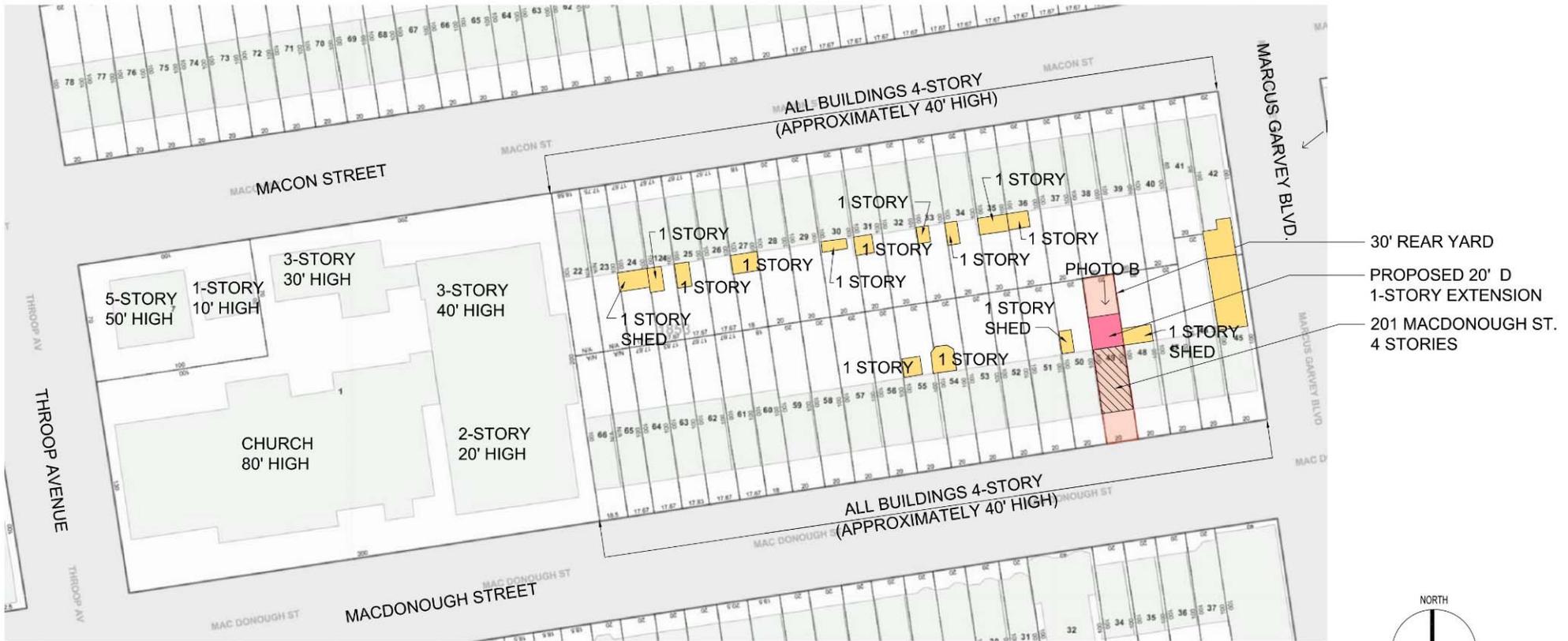
PROPOSED BUILDING SECTION



APPROXIMATE LOCATION OF
201 MACDONOUGH STREET'S
REAR FACADE

NOTE: PROPOSED 1-STORY
EXTENSION WOULD NOT BE VISIBLE
ABOVE 1-STORY STRUCTURES ON
MARCUS GARVEY BLVD.

VIEW FROM MARCUS GARVEY BLVD.

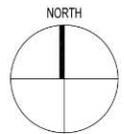


NOTE: ALL BUILDINGS ARE 4-STORY (APPROXIMATELY 40' HIGH) UNLESS OTHERWISE NOTED

NOTE: EXISTING REAR YARD EXTENSIONS SHOWN HATCHED W/ HEIGHT IN STORIES INDICATED

NOTE: REAR FACADE AND PROPOSED EXTENSION IS NOT VISIBLE FROM ANY PUBLIC STREET DUE TO SURROUNDING BUILDINGS

- 30' REAR YARD
- PROPOSED 20' D 1-STORY EXTENSION
- 201 MACDONOUGH ST. 4 STORIES



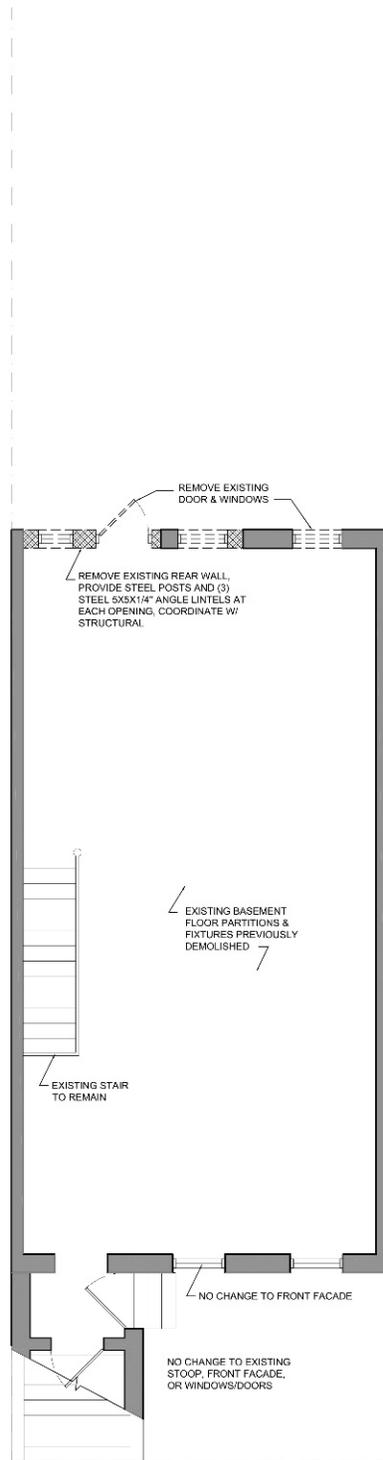
BLOCK PLAN



OTHER EXTENSIONS ON
MACDONOUGH ST.

OTHER EXTENSIONS ON MACON ST.

EXISTING / DEMOLITION BASEMENT PLAN



PROPOSED BASEMENT PLAN

