

October 29, 2024
Public Hearing

The current proposal is:

Preservation Department – Item 1, LPC-24-11403

37 South Oxford Street – Fort Greene Historic District
Borough of Brooklyn

To testify virtually, please join Zoom

Webinar ID: 820 4014 2259

Passcode: 476351

By Phone: 646-558-8656 (NY)

877-853-5257 (Toll free) US

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OCTOBER 8TH, 2024

LANDMARKS PUBLIC HEARING

37 SOUTH OXFORD STREET | BROOKLYN, NEW YORK

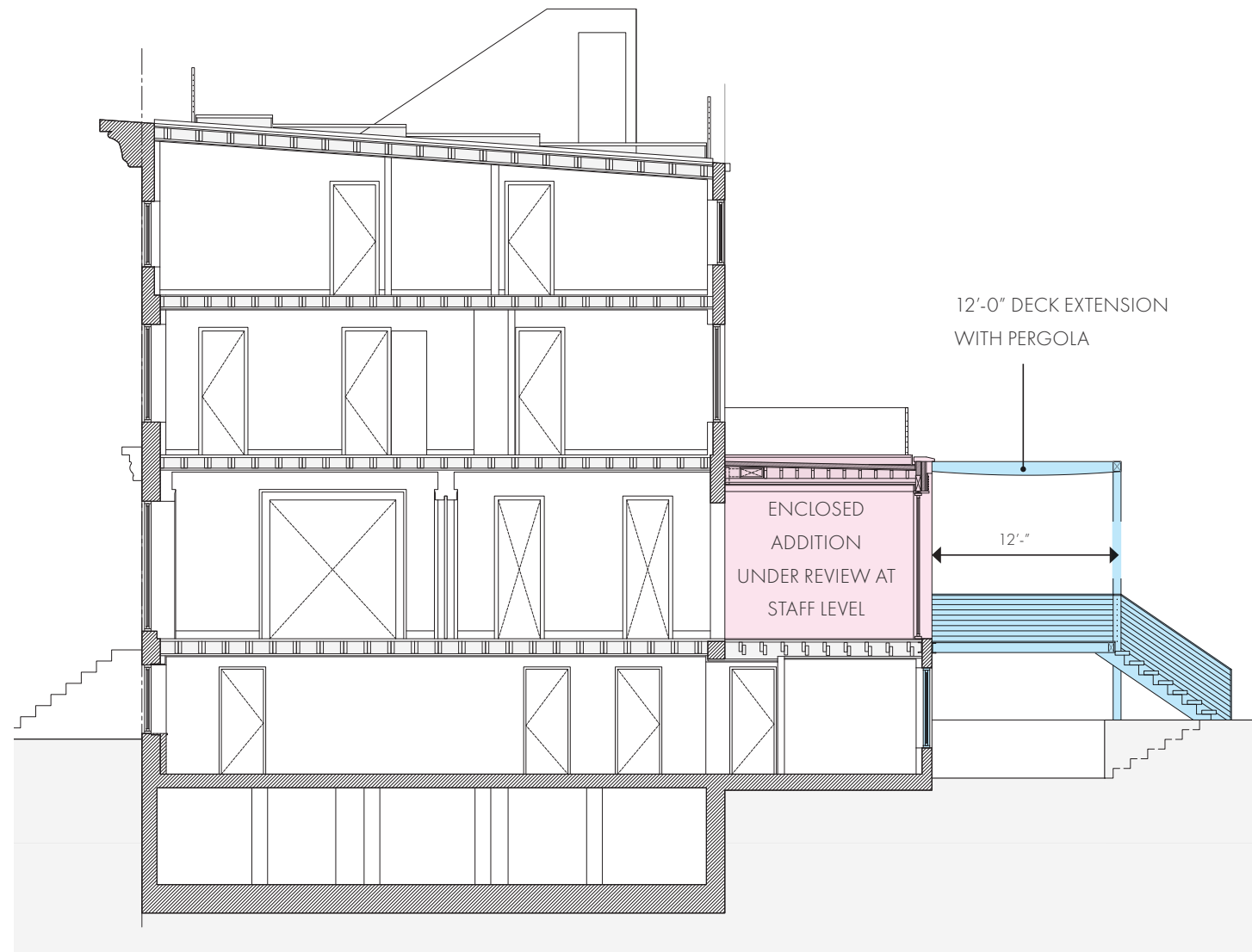
PREPARED FOR LANDMARKS PRESERVATION COMMISSION



Proposed Work For LPC Approval

SCOPE:

We are seeking approval to construct a 12' 0" deep deck in the rear yard with an open pergola.

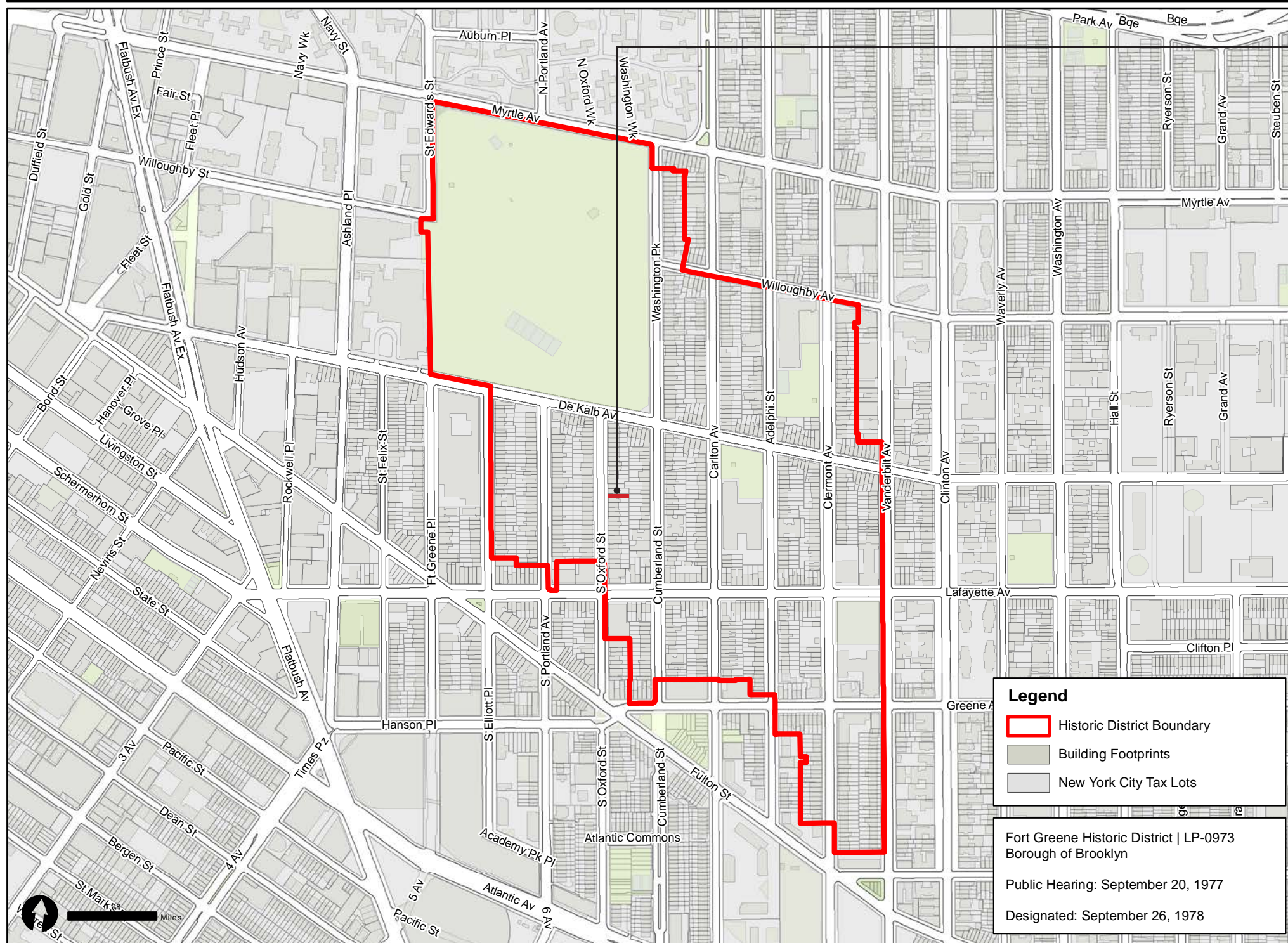


12' 0" deep deck with open pergola

(Enclosed addition under review at staff level)

Fort Greene Historic District Map

Fort Greene Historic District | LP-0973



Graphic Source: Map PLUTO, Edition 18v1, Author: New York City Landmarks Preservation Commission, LCR Date: 1.29.2019

Project Site: 37 South Oxford St
Brooklyn, New York 11205



Historic Tax Photo

Landmarks Report Citation

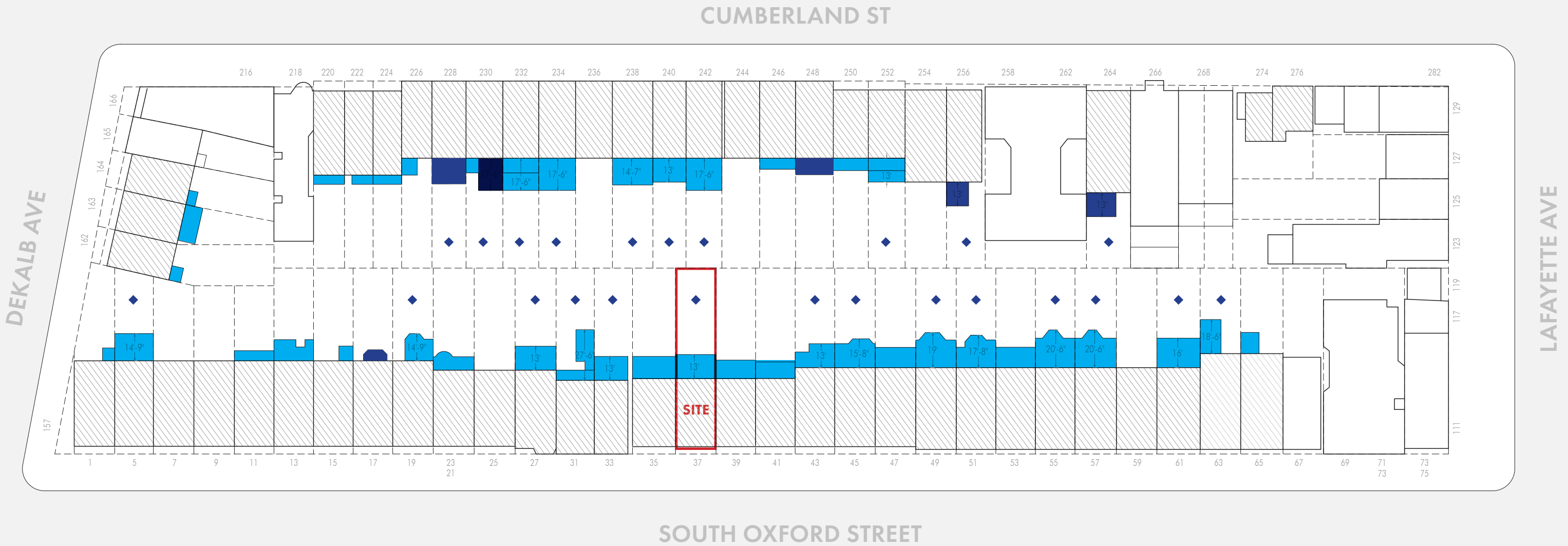
Nos. 31, 33 and 35 were erected c. 1853 by True Rollins, No. 37 c. 1853 by George W. Brown, and Nos. 39 and 41 c. 1857 by Augustus Knowlton, all Brooklyn builders. The houses are three-story brick buildings above rusticated stone

basements (stuccoed over at Nos. 33, 35, 39 and 41). Although not built as a unified grouping all of these houses originally exhibited similar details including stoops (removed at No. 33), Greek Revival cast-and wrought-iron stoop railings, slender cast-iron newel-posts (as at Nos. 37, 39 and 41), iron basement window guards, simple door lintels that rest on foliate brackets (as at Nos. 31 and 37), Greek Revival-inspired parlor floor window lintels (extant at Nos. 37 and 41, but only the ghosts of these lintels are visible on most of the other houses), simple molded lintels on the upper stories (shaved at Nos. 33, 37 and 41) bracketed wooden cornices and cast- and wrought-iron areaway railings (removed at Nos. 31, 33 and 39). Nos. 39 and 41 have later 19th-century pressed-metal door lintels. At No. 35 Italianate stoop railings and a grand brownstone door enframingent with attenuated console brackets have been added. This house was the residence of builder True Rollins. Rollins was a prolific Brooklyn builder best known for having erected the Surgeon's House at the Brooklyn Navy Yard (1863), a designated New York City Landmark. In 1853 No. 31 was sold to Joseph Havens, a merchant.




37 South Oxford Street ca. 1940

Block Plan Analysis



Number of Townhouses: 55
Townhouses with Extensions: 46
Full-Width Extensions: 33
Extensions > 13' in Depth: 24

LEGEND

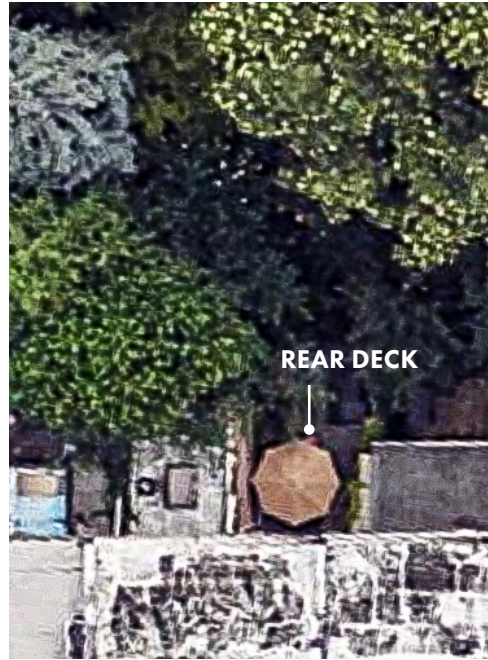
-  Townhouse
-  2-Story Extension
-  3-Story Extension
-  4-Story Extension
-  Extensions ≥ 13' depth

Data from 1950s Sanborn Maps + Google Maps

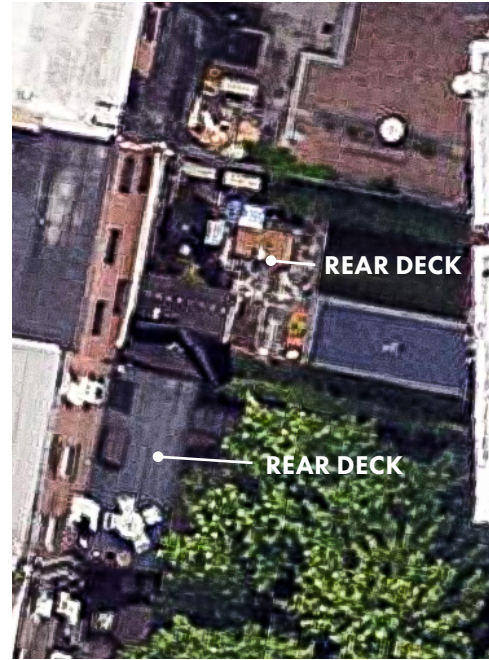
Satellite Photo



Notable Rear Decks



SITE: 37 S. Oxford St.



1) 163-4 DeKalb Ave



2) 228 Cumberland Street



3) 232-4 Cumberland Street



4) 238-42 Cumberland Street



5) 55-61 South Oxford Street

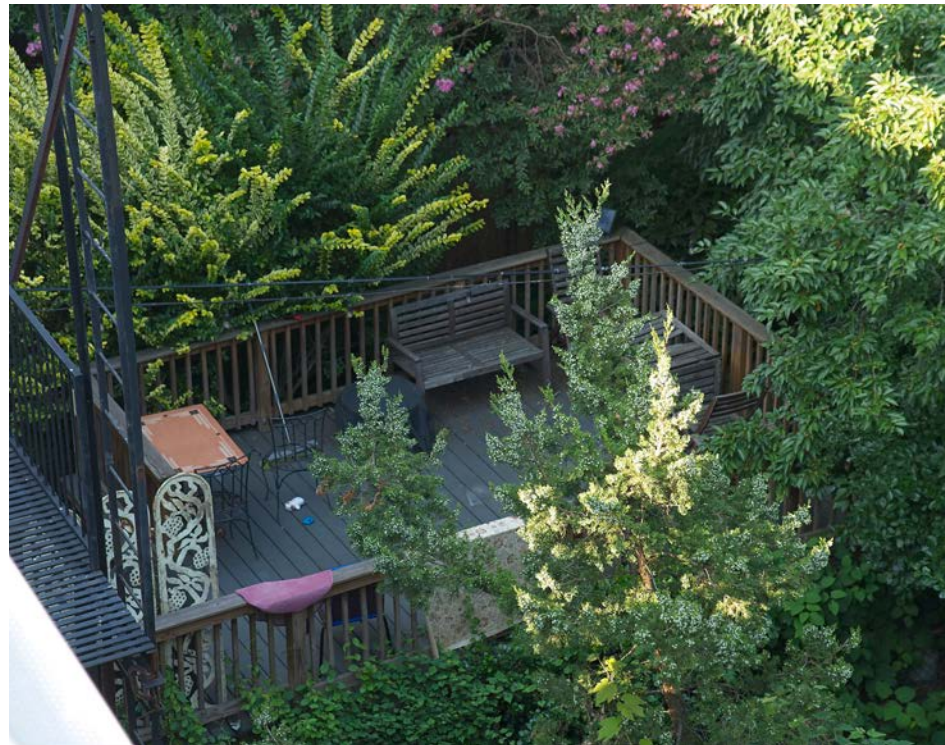


6) 43-49 South Oxford Street



7) 31 South Oxford Street

South Oxford Context
Decks and Pergolas



31 SOUTH OXFORD

Deck extends greater than 12'



39 SOUTH OXFORD



51 SOUTH OXFORD

Existing pergola structure



53 SOUTH OXFORD

South Oxford Context Extension Styles



39-43 SOUTH OXFORD



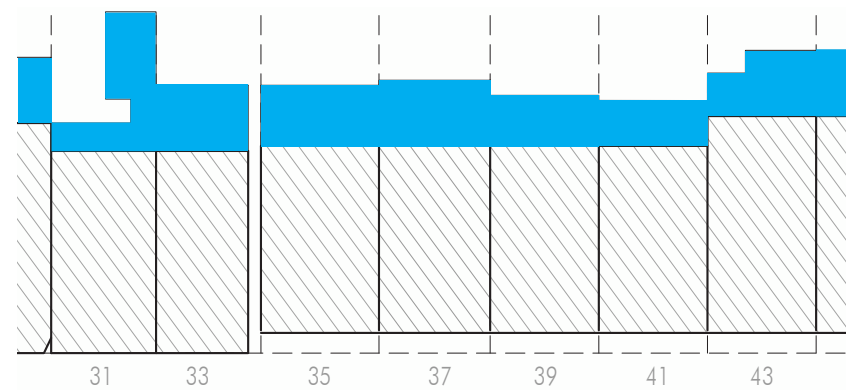
39 SOUTH OXFORD



SITE: 37 SOUTH OXFORD

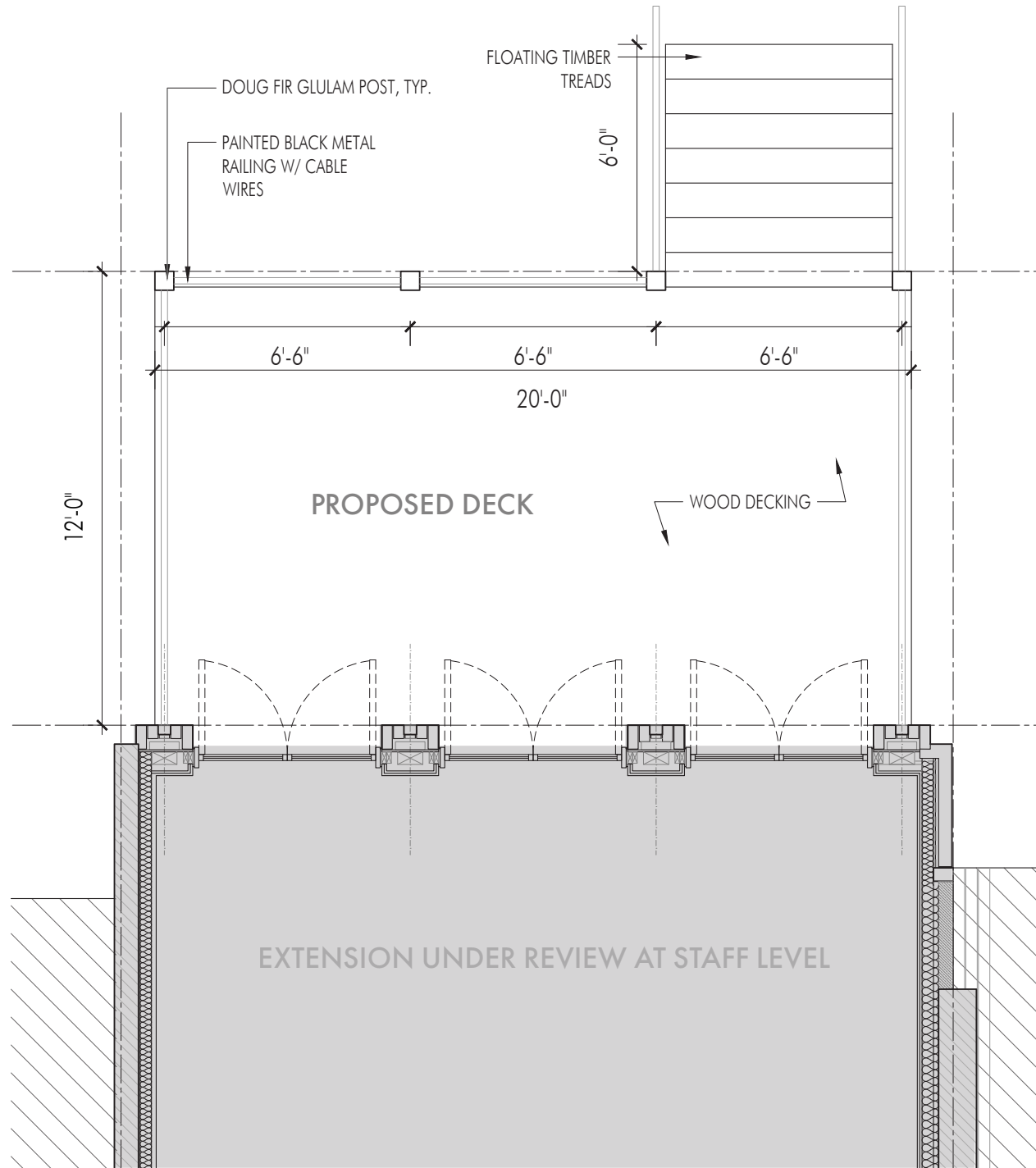


35 SOUTH OXFORD

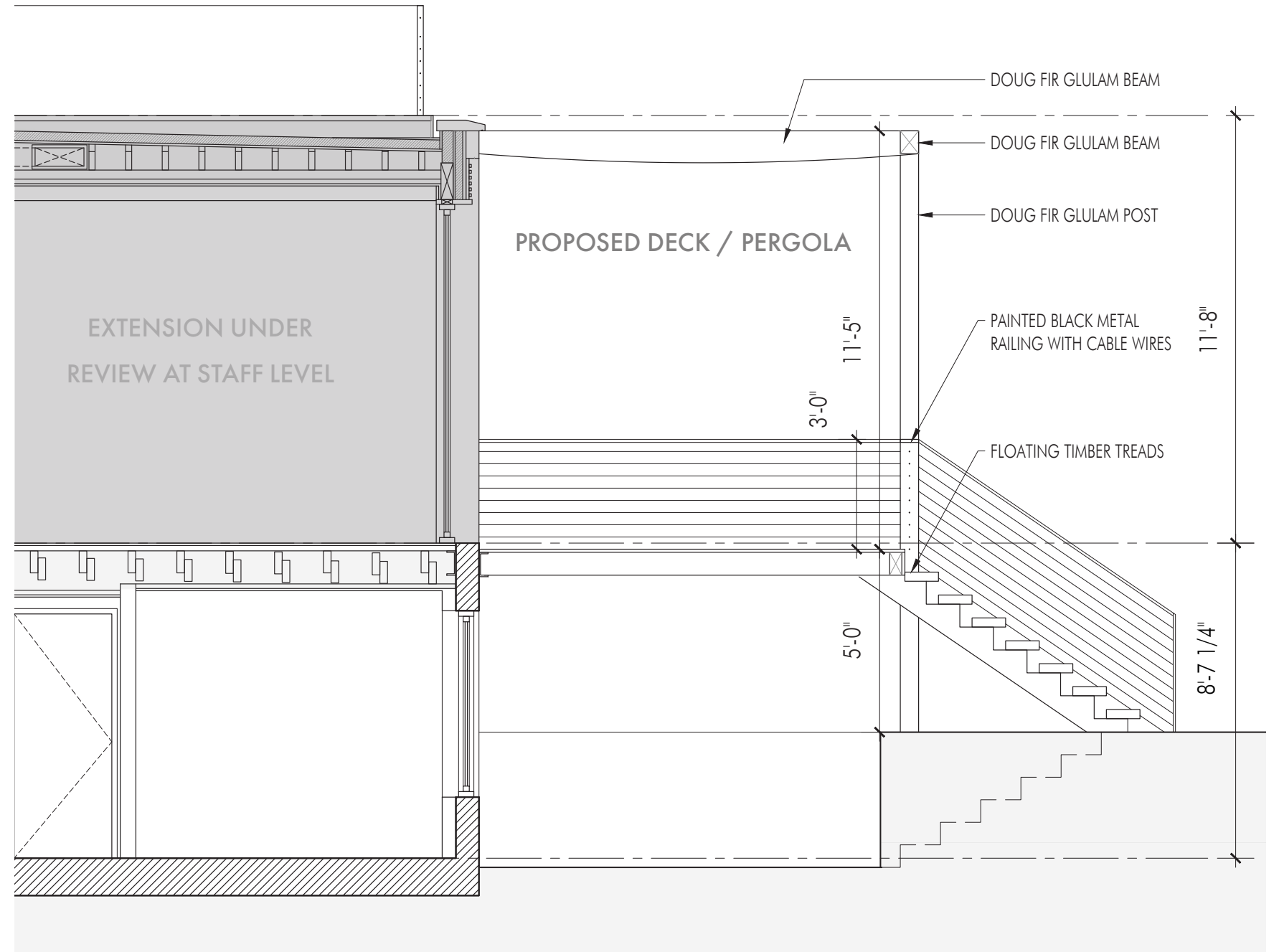


South Oxford Street

Proposed Deck & Pergola

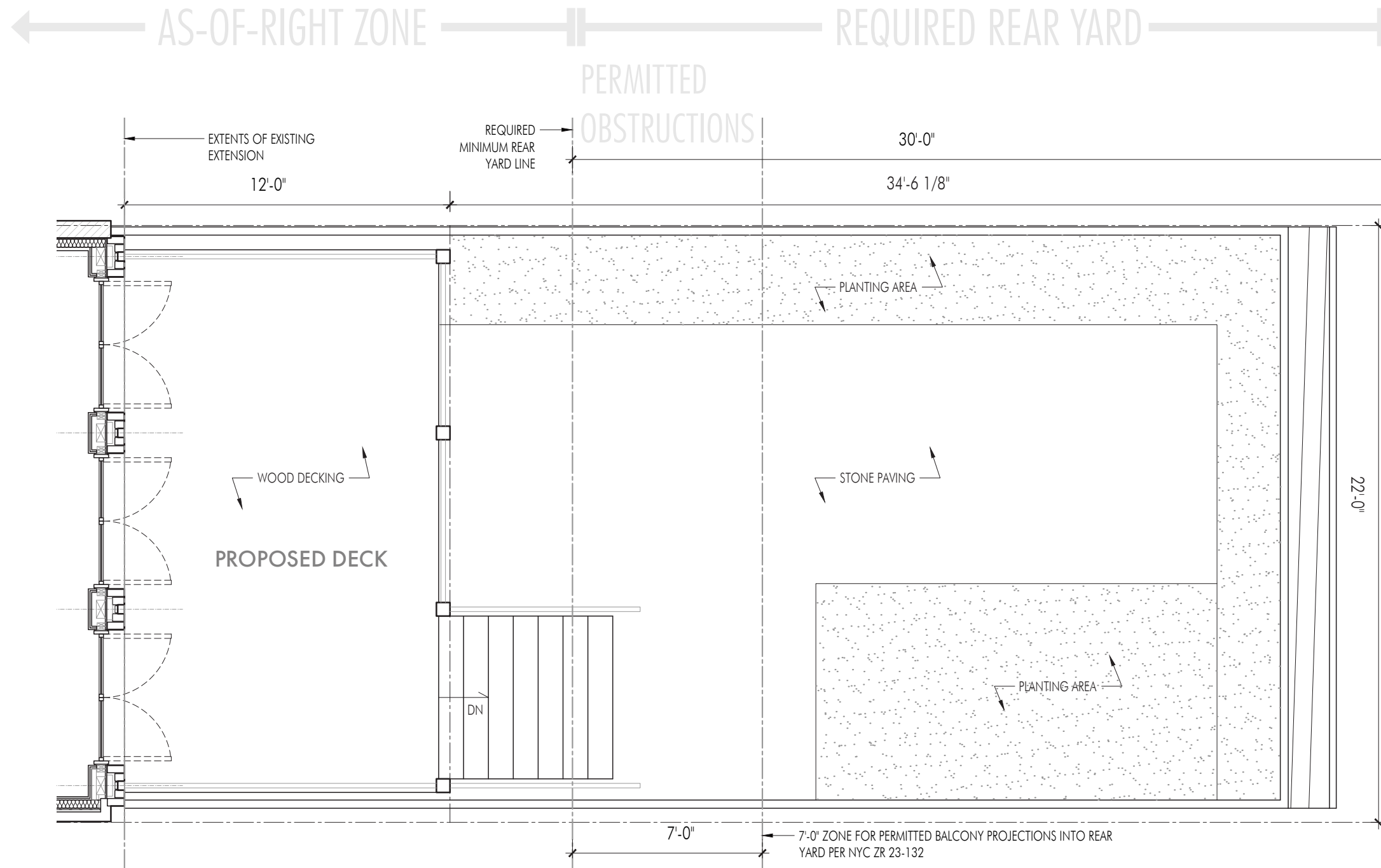


PLAN



SECTION

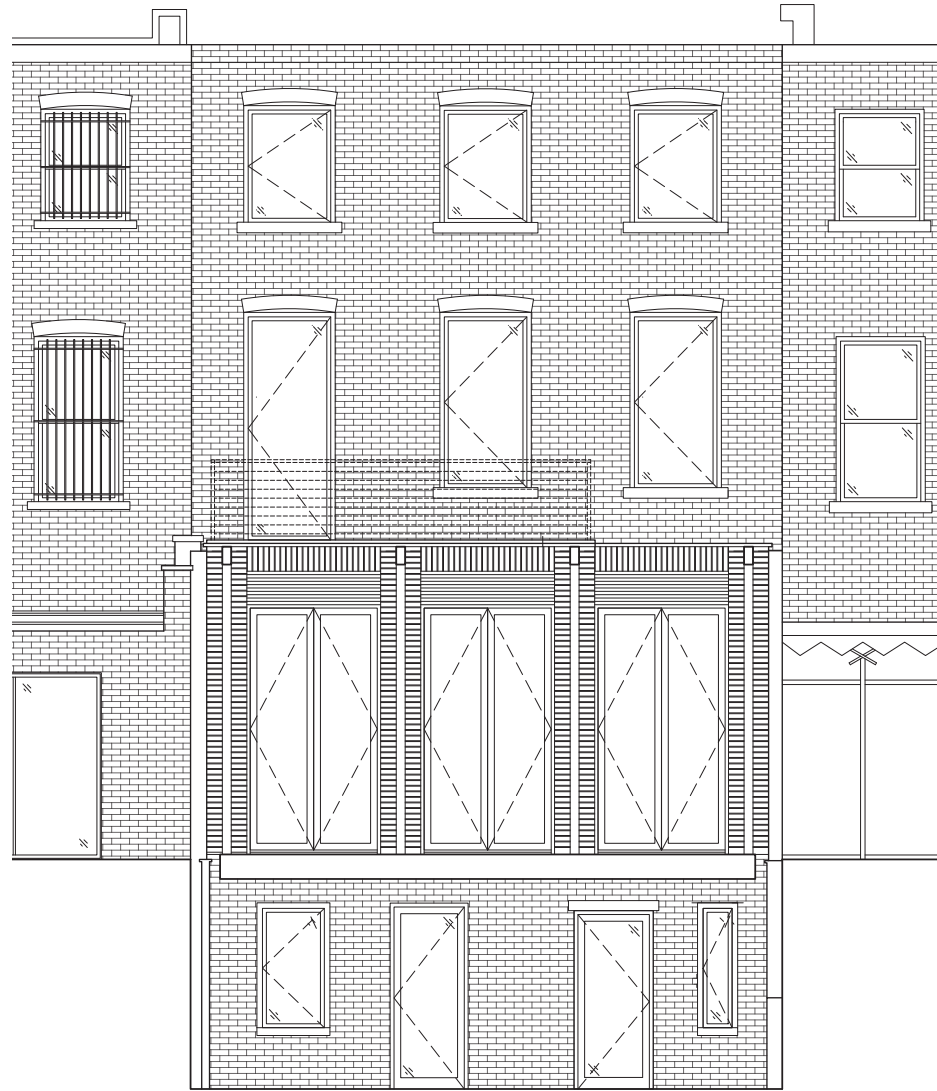
Rear Yard Plan



Existing and Proposed Elevations



EXISTING REAR ELEVATION



ADDITION FOR STAFF APPROVAL



PROPOSED DECK AND PERGOLA

Proposed Deck & Pergola



EXISTING CONDITION



PROPOSED DECK AND PERGOLA

Insect Screens



WITHOUT INSECT SCREENS



WITH INSECT SCREENS

Materials for Deck & Pergola



DOUGLAS FIR TIMBER CONSTRUCTION



TIMBER DECKING



BLACK METAL AND WIRE BALUSTRADE



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ADDENDUM

UNDER REVIEW FOR LPC STAFF APPROVAL

Window Replacements & Alterations

PROPOSED SCOPE

- REPLACEMENT OF DOUBLE HUNG WINDOWS WITH TWO-OVER-TWO WINDOWS

 WINDOWS REPLACED



EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION

UNDER REVIEW FOR LPC STAFF APPROVAL



Window Replacements & Alterations



EXISTING REAR ELEVATION

PROPOSED SCOPE

- REPLACEMENT OF DOUBLE HUNG WINDOWS AND DOORS WITH CASEMENT FRAMES
- ENLARGEMENT OF FIRST FLOOR WINDOW TO CREATE DOOR TO ROOF OF EXTENSION
- ENLARGEMENT OF BASEMENT WINDOWS

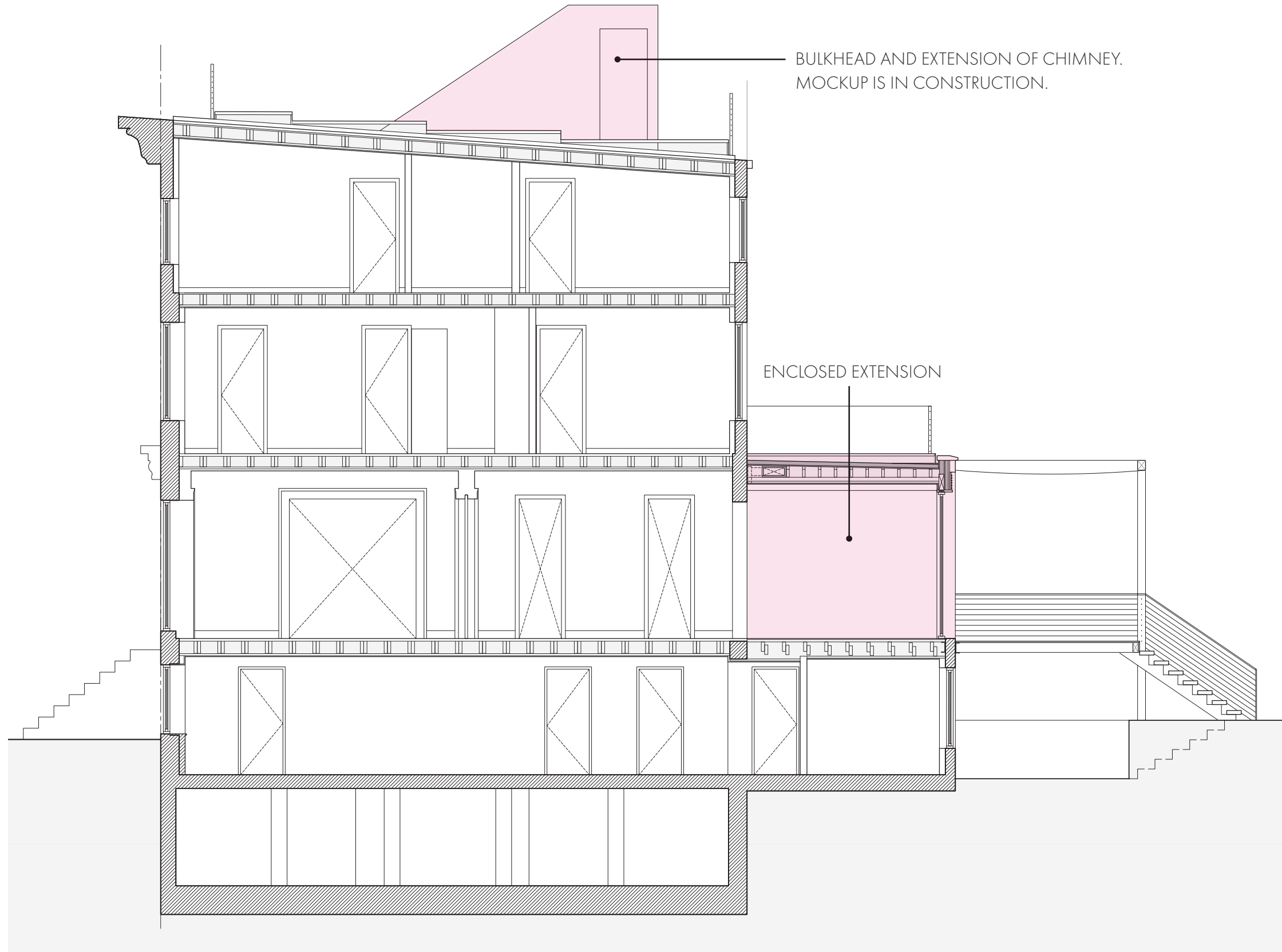
-  WINDOWS REPLACED
-  ALTERED OPENINGS



PROPOSED REAR ELEVATION

UNDER REVIEW FOR LPC STAFF APPROVAL

Addition of Bulkhead and Chimney Extension



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