

Proposed: 240 Prospect Place Roof Deck Pergola

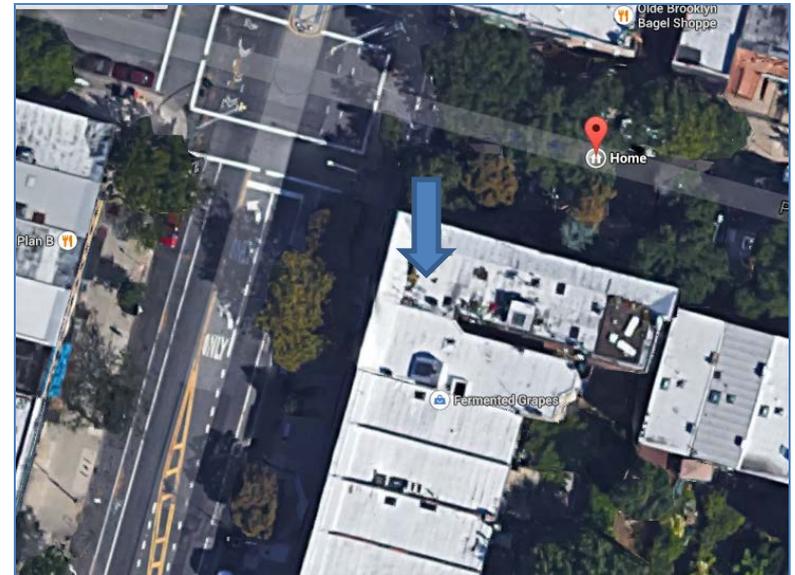
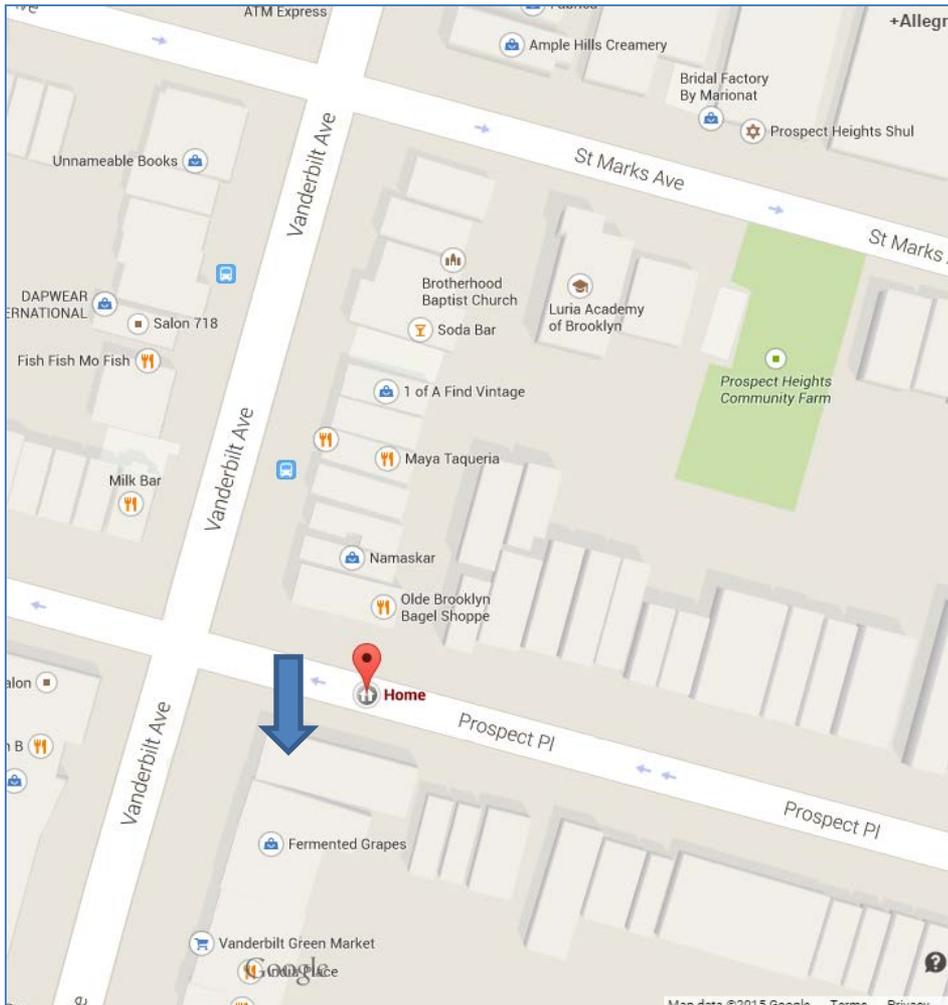
Presentation to Community Board 8
Housing / ULURP Committee - May 7, 2015



Proposed by John O'Neill & Allegra Blackburn-Dwyer
240 Prospect Place, Apt. 9 – Prospect Heights, Brooklyn
Architect: Daniel Jacques Gerdes, Gerdes Architects
Landmarks Preservation Commission Contact: Caroline Passion

Draft: 5/6/15, 2:00 pm

Existing Roof Deck Location Map & Aerial View



Street map and aerial view of 240 Prospect Place, with arrow indicating location of the west roof deck (Source: Google Maps, May 2015).

Existing Building & Facade

240 Prospect Place, bet. Underhill & Vanderbilt Avenues



240 Prospect Place exterior, view from northwest corner of Vanderbilt Avenue & Prospect Place (Nov. 2014).

Exiting Roof Deck (Photo of West Deck)

Existing decks occupy less than 20% of roof surface



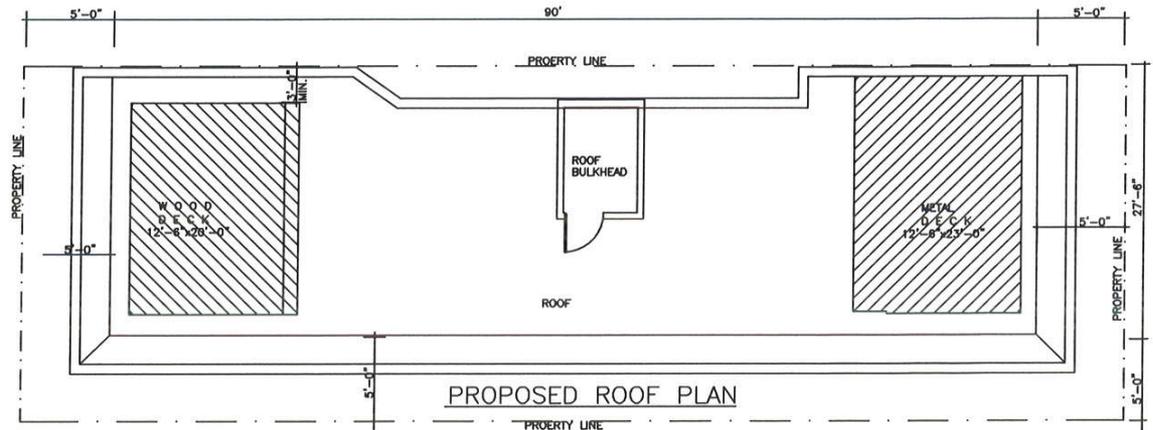
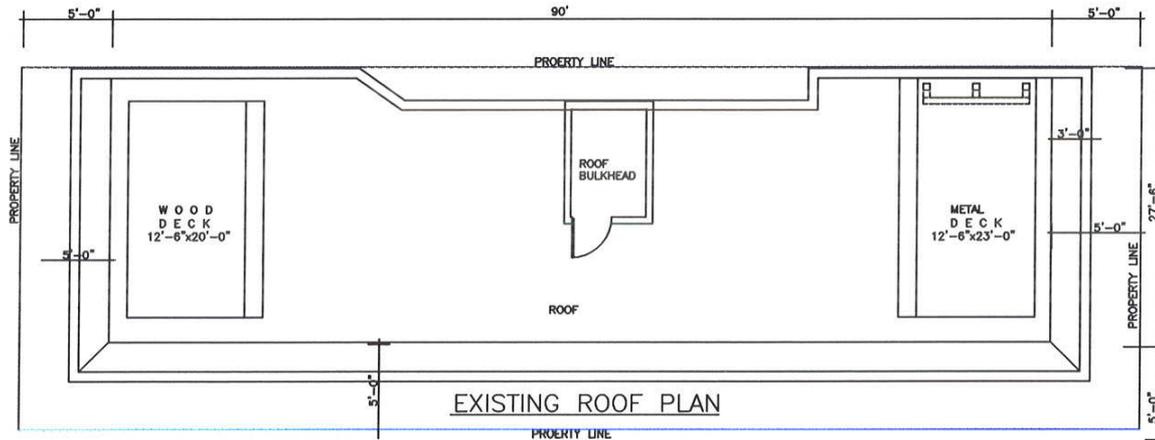
Site of proposed pergola: 240 Prospect Place, northwest view (May 2015).

Proposed Project: Overview

- **Replace west roof deck, following existing footprint**, approx. 20' wide (north-south) and 12.5' deep (east-west). Both the current and replacement deck will have two levels – lower on the south (with pergola) and a step-up to a higher-level at the northwest corner, as pictured.
- **Install new pergola** along the south side (lower side) of the deck, at 12.5' deep (east-west), 5.5' wide, and 7' above deck
- Include **fence** in pergola design (12.5' deep by 5.5' high)
- **Notes:** Proposal includes no significant changes to building (architectural features, volume, or scale), and no visibility from adjacent corners/public thoroughfare; minimal visibility from outside landmarked area (uphill 1-2 blocks)

Proposed Project: Current & Proposed Plans

Prepared by Daniel Gerdes, Gerdes Architects (A-100.00 & A-300.00)



240 Prospect Place has two roof decks. The west deck (top picture, right side), belonging to apartment 9, will be replaced according to the existing footprint (bottom picture, right side).

Proposed Project: Existing Elevation

Prepared by Daniel Gerdes, Gerdes Architects (A-200.00)



NORTH ELEVATION FACING PROSPECT PLACE

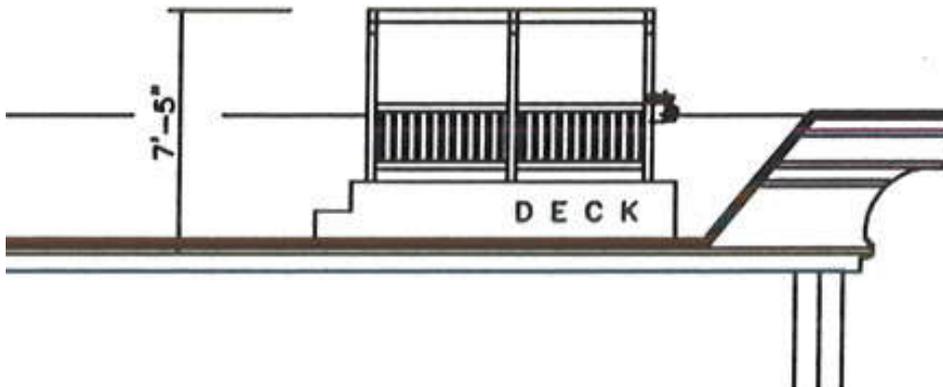


WEST ELEVATION FACING VANDERBILT AVE.

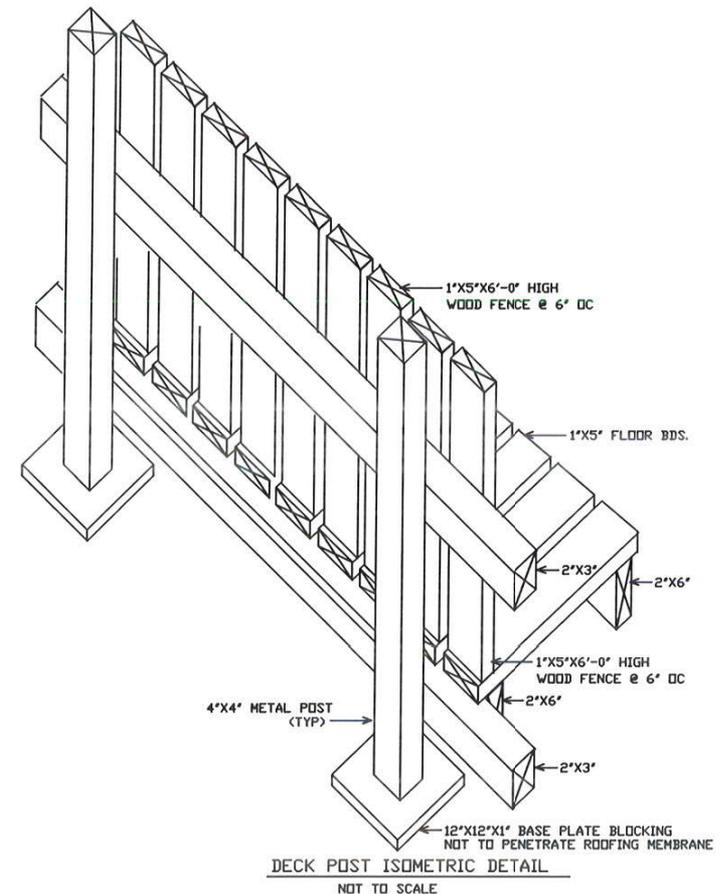
Existing elevation for 240 Prospect Place, Prospect Place (left) and Vanderbilt Avenue (right).

Proposed Project: Pergola Design

Prepared by Daniel Gerdes, Gerdes Architects (A-400.00)

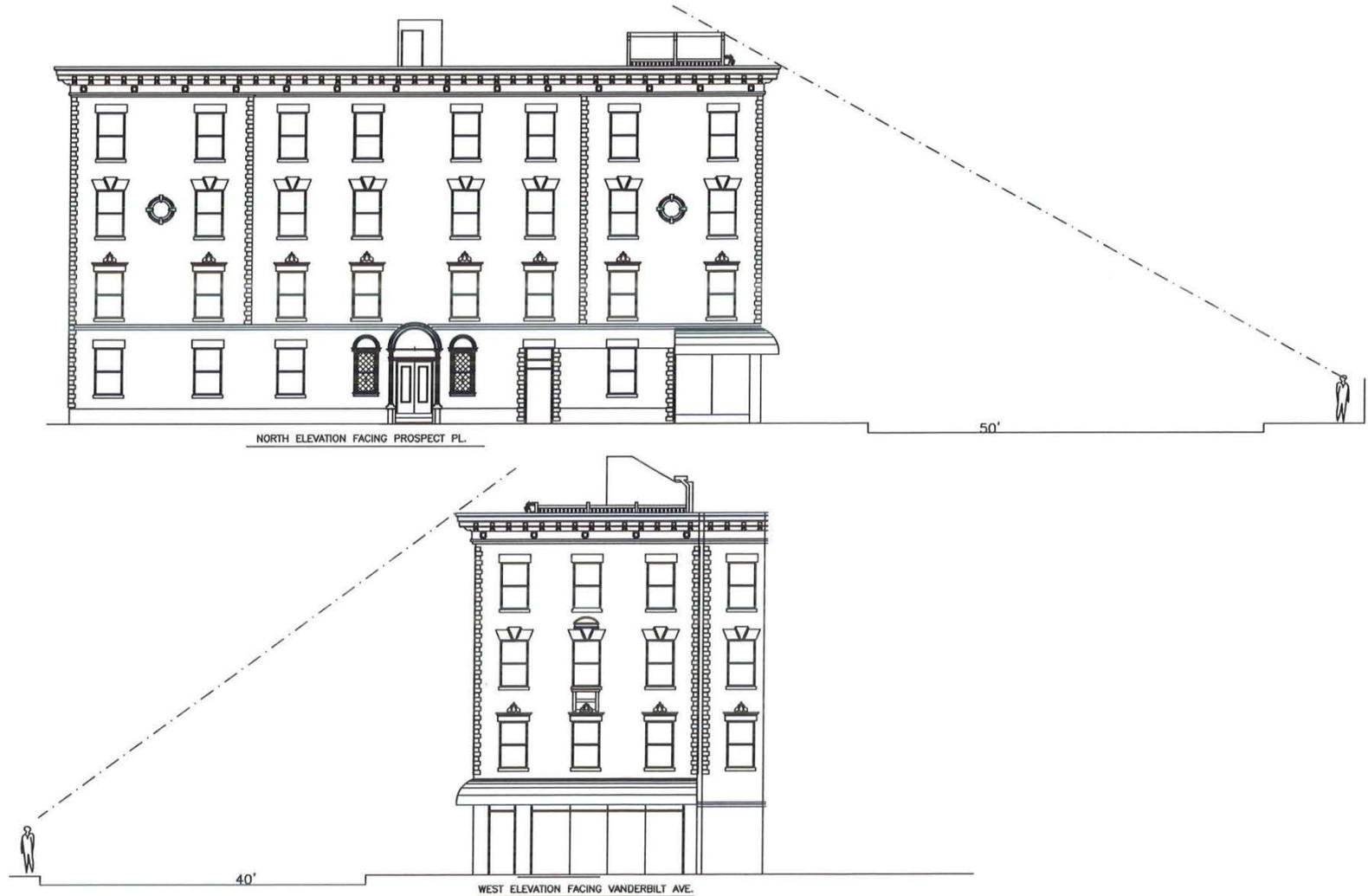


240 Prospect Place, apartment 9 proposes the addition of a pergola and fence to the roof deck. As designed, the maximum height of the pergola will be 7', 5" above the surface of the roof and will be affixed to the deck. The fence itself is currently 5', 5" tall. The pergola and fence is intended to be black/brown metal.



Proposed Project: Pergola Sightlines

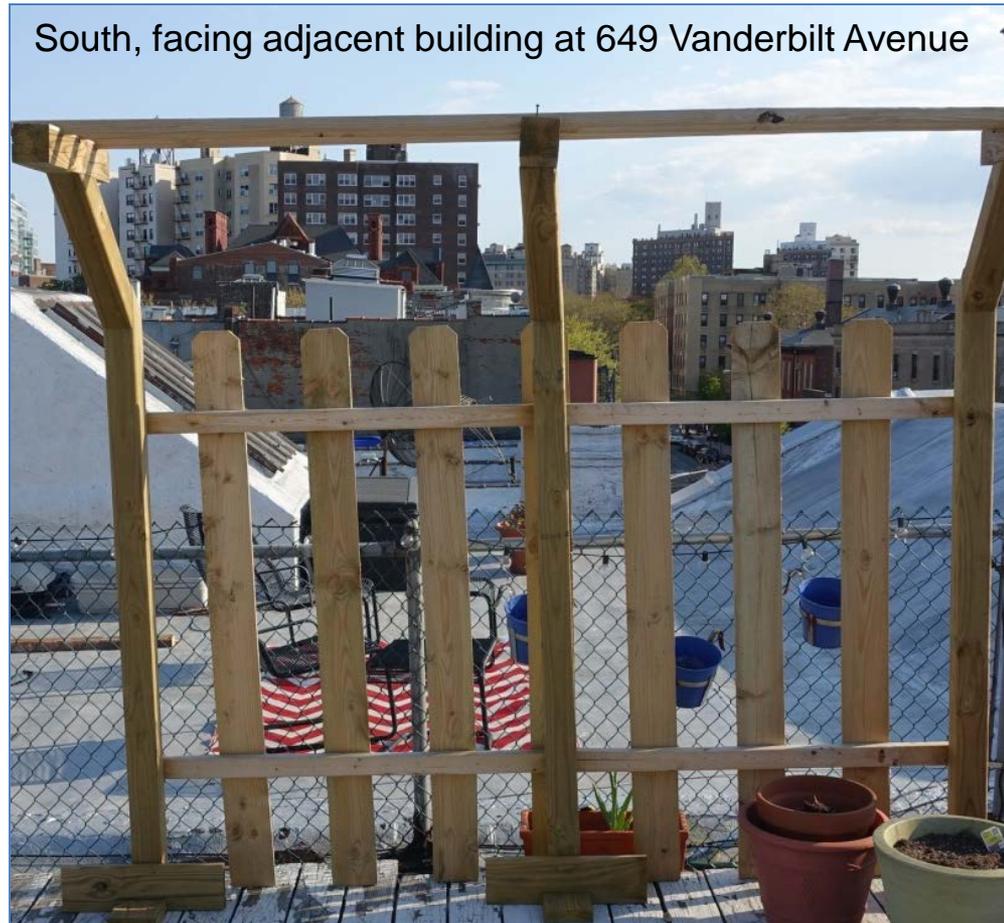
Prepared by Daniel Gerdes, Gerdes Architects (A-300.00)



No pergola visibility from across the street/adjacent corners in the public thoroughfare.

Proposed Project: Pergola & Fence Mock-up

Mock-up installed November 1, 2014



240 Prospect Place northwest roof deck, including pergola and fence mock-up, intended to demonstrate potential visibility from Vanderbilt Avenue & Prospect Place. Pergola/fence is intended to be brown/black metal (Left: Nov. 2014; Right: May 2015)

Proposed Project: Pergola & Fence, including Deck

Mock-up installed November 1, 2014

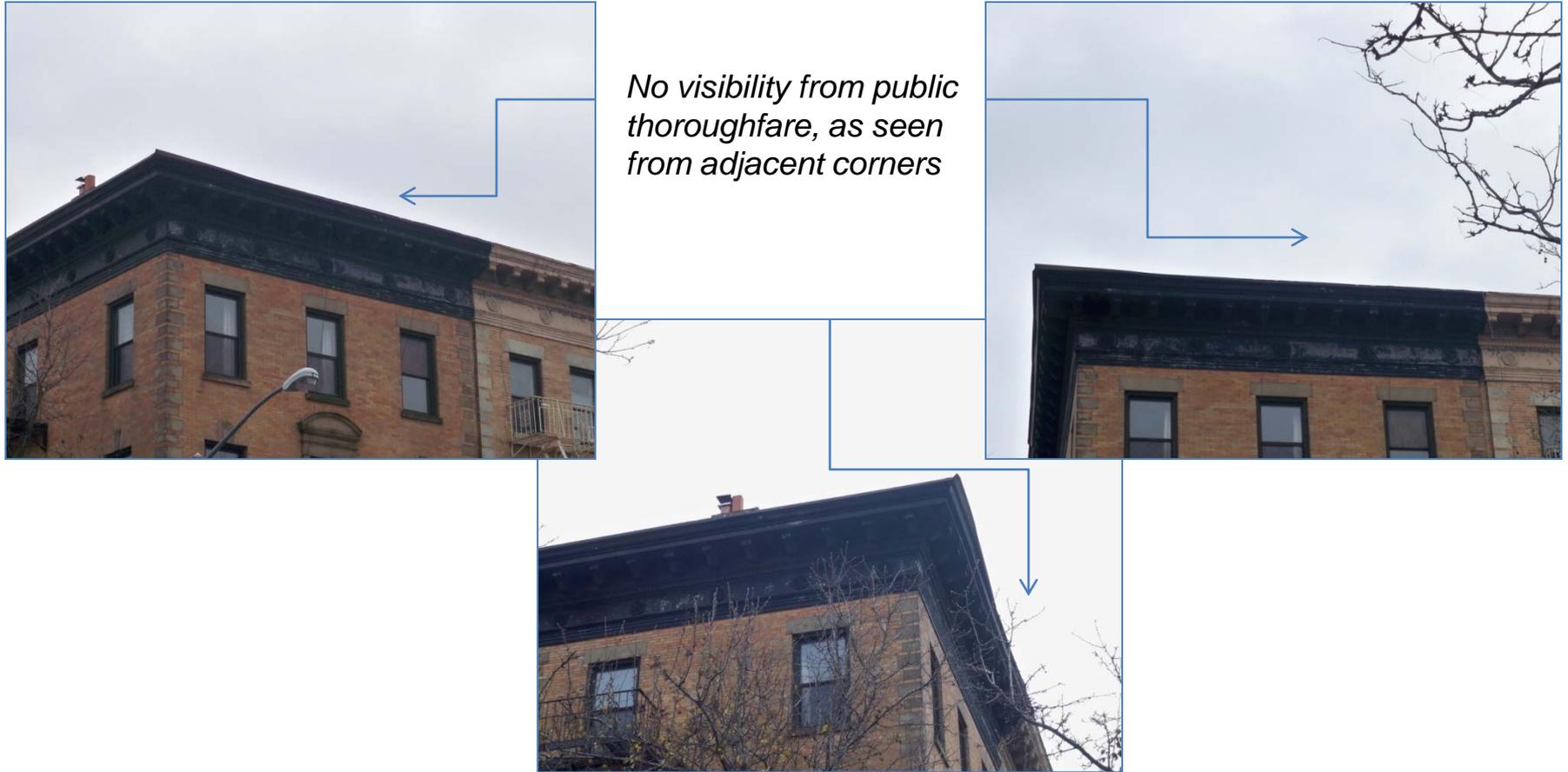
South, facing adjacent building at 649 Vanderbilt Ave



240 Prospect Place northwest roof deck, including pergola and fence mock-up along south side (May 2015). Updated deck would occupy the same footprint as the existing deck.

Street-Level Views: Adjacent Corners

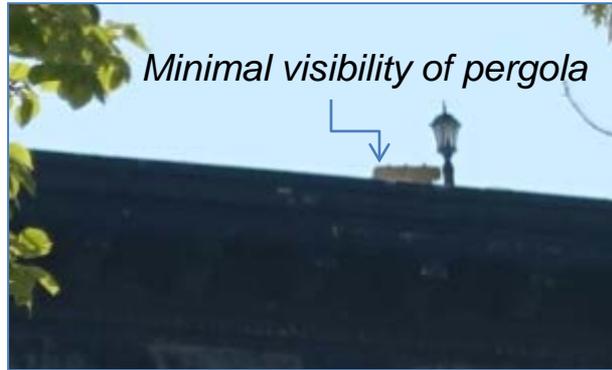
November 2014



Street-level views of 240 Prospect Place pergola mock-up from adjacent corners. Clockwise from top left: view from northwest, view from southwest, view from northeast corners of Vanderbilt Avenue & Prospect Place (Nov. 2014)

Street-level Views: Prospect Place

Views from the west on Prospect Place



Street-level views, from the west on Prospect Place, demonstrating limited visibility that does not change building character. Left: April 2015. Center: May 2015 visibility (note pre-existing /pre-landmarking designation lamp post). Right: May 2015

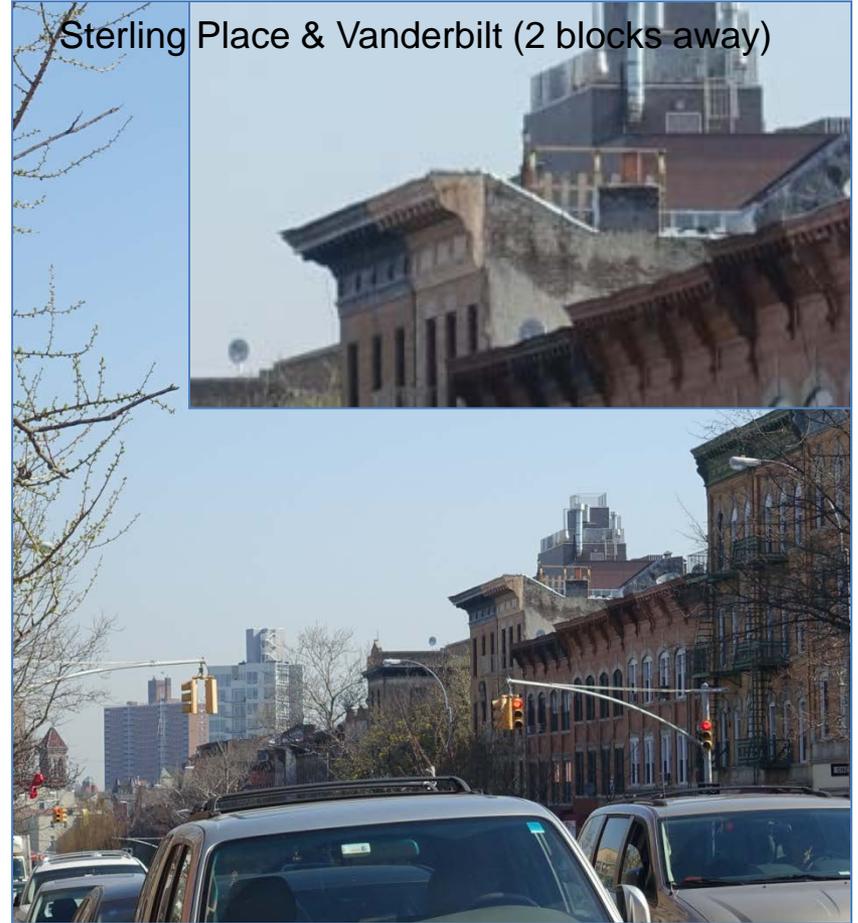
Street-level Views: Vanderbilt Avenue

View from the south (1-2 blocks uphill, outside landmark boundary)

Park Place & Vanderbilt (1 block away)



Sterling Place & Vanderbilt (2 blocks away)



Street-level views, from the south on Vanderbilt Avenue, outside the landmark district boundary. Left: Park Place & Vanderbilt Avenue (1 block away). Right: Sterling Place & Vanderbilt Avenue (2 blocks away). Insight: Close-up from Sterling Place (Apr. 2015)

Street-level View: Vanderbilt Avenue

View from the north (1/2 block)



Street-level view from north on Vanderbilt Avenue (May 2015)

Project Timeline: May 2014-May 2015

- **May 2014:** Filed with LPC (docket #15-7325)
- **June 2014:** Materials checklist sent by LPC, with request for additional materials (drawings and color photographs)
- **August 2014:** Mock-up (2'x4' studs) requested by phone
- **Fall 2014:** Adjustments to plans, per LPC request
- **November 2014:** Mock-up installed
- **December 2014:** Submitted additional photos; LPC site visit
- **January–March 2015:** Ongoing dialogue; additional photos
- **Spring 2015:** Recommendation for CB8 review
- **May 2015 PROPOSED:** CB8 Housing/ULURP (5/7); CB8 (5/14); conducted neighborhood outreach (see documentation)
- **June 2015 PROPOSED:** LPC review