

The current proposal is:

Preservation Department – Item 2, LPC-26-05944

162 Dean Street – Boerum Hill Historic District
Borough of Brooklyn

To testify virtually, please join Zoom

Webinar ID: 161 333 0483

Passcode: 280108

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

Note: If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.

Project Description
162 Dean Street, Brooklyn

Application is to construct a full-width rear yard addition on the garden and parlor floors with brick on the rear facade of the addition.

One window on the second floor rear will be changed to a door for access to a roof terrace on the new addition.

A new painted steel deck and stair to the yard will be installed at the parlor floor level.

Designation:

The row of eight brownstone houses at Nos. 156-170 was built in 1851-1852 by William Alexander. In contrast to his earlier row Nos. 144-154, these houses are designed in an elegant version of the Italianate style. Distinctive features are the pilasters flanking the doorways; they terminate in fluted brackets which support a cornice slab. Similar cornice slabs on brackets crown the windows, and the projecting window sills are set on corbel blocks. Each house is surmounted by a roof cornice supported on brackets; the cornice profile is returned in full at the ends of the fascia. The ornamental details on the facade of No. 168 underwent neo-Grec modifications at a later date.

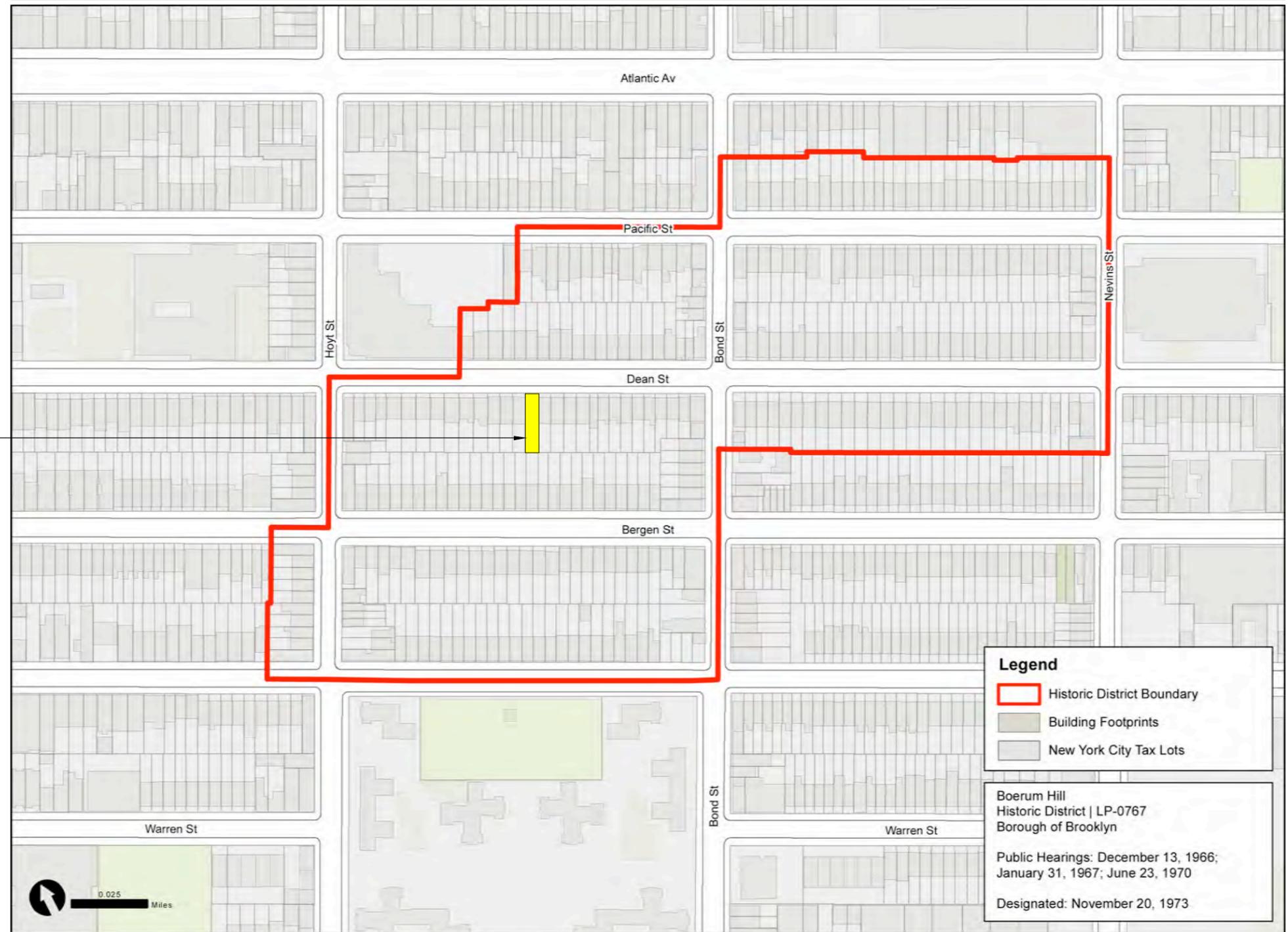


1940s TAX PHOTO



CURRENT PHOTO

DESCRIPTION, LANDMARKS DESIGNATION, AND PHOTOS



Graphic Source: Map PLUTO, Edition 18v1, Author: New York City Landmarks Preservation Commission, LCR Date: 2.19.2019

PROJECT SITE
162 DEAN ST

BOERUM HILL HISTORIC DISTRICT MAP

FEBRUARY 04, 2026

162 DEAN STREET
BROOKLYN, NY 11217
BLOCK: 195 LOT: 18

Table 1: Rowhouses with Additions

Description	Quantity
Total Rowhouses	65
Rowhouse w/ Addition	20
Rowhouse w/o Addition	45

*Less than 50% of rowhouses in this block have additions

Table 2: Predominant Addition Heights

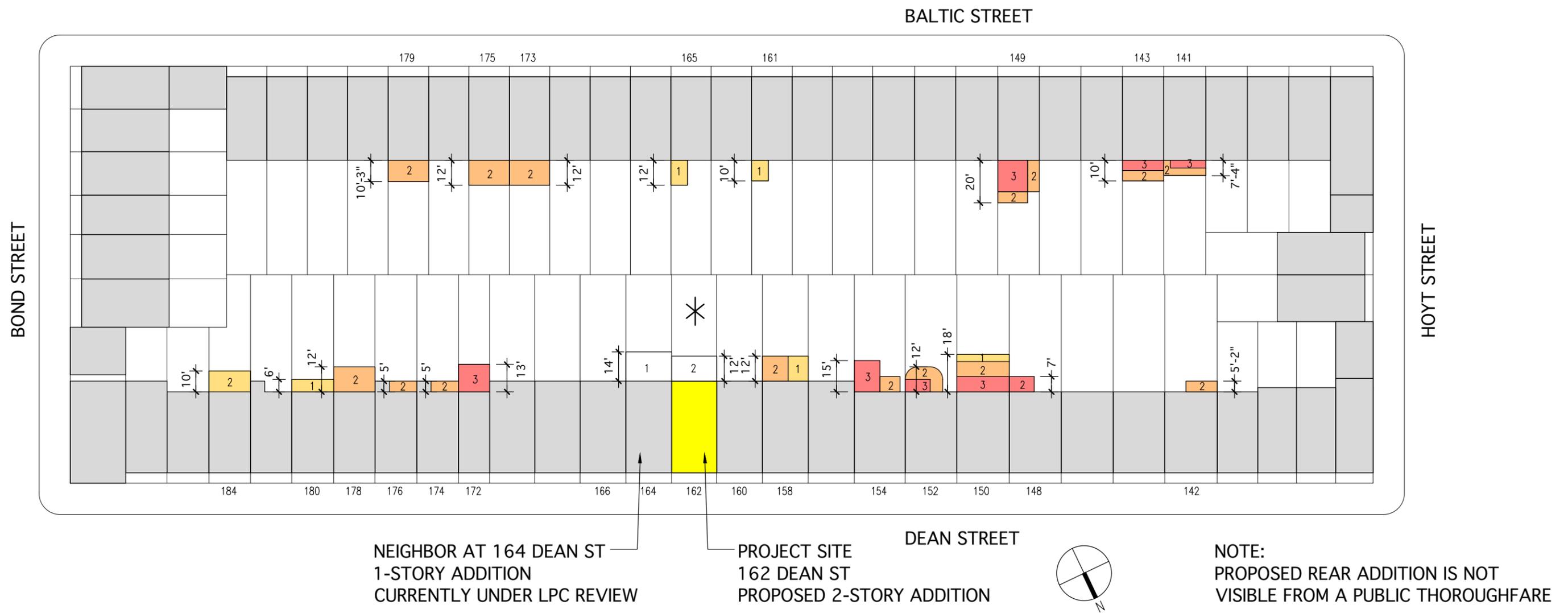
Description	Quantity
1-Story Addition	4
2-Story Addition	9
3-Story Addition	7

*Additions in this block are predominantly 2 stories

Table 3: Predominant Addition Depths

Description	Quantity
0' to 8'	6
> 8' to 12'	10
> 12' to 16'	2
> 16'	2

*Additions in this block are predominantly 8' to 12' deep



NEIGHBOR AT 164 DEAN ST
1-STORY ADDITION
CURRENTLY UNDER LPC REVIEW

PROJECT SITE
162 DEAN ST
PROPOSED 2-STORY ADDITION

NOTE:
PROPOSED REAR ADDITION IS NOT
VISIBLE FROM A PUBLIC THOROUGHFARE

EXISTING NON-HISTORIC DOORS
AND LOWER PORTION OF FACADE
TO BE REMOVED

EXISTING DECK TO BE REMOVED



162 DEAN EXISTING REAR DOORS

EXISTING NON-HISTORIC DOORS
TO BE REMOVED



162 DEAN EXISTING BELOW DECK

EXISTING WINDOW TO BE
REMOVED

EXISTING AC UNIT TO BE
REMOVED



158 DEAN

160 DEAN

162 DEAN



VIEW TOWARDS
160 DEAN ST

162 DEAN
(SUBJECT PROPERTY)

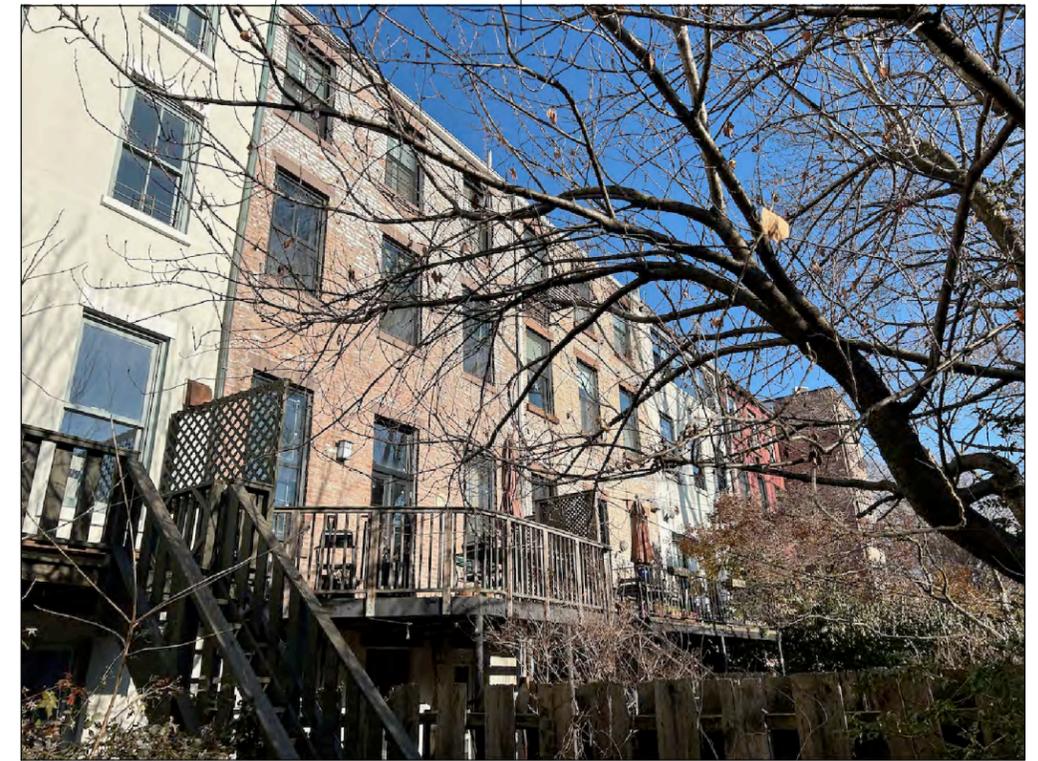


REAR VIEW TOWARDS
162 DEAN ST

162 DEAN

164 DEAN

166 DEAN

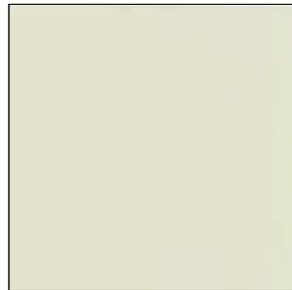


VIEW TOWARDS
164 DEAN ST

PHOTOS AT REAR



EXISTING REAR ELEVATION



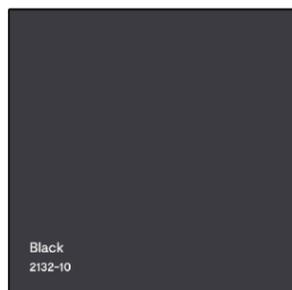
PAINT AT EXISTING REAR FACADE
STUCCO AND SIDES OF NEW ADDITION
SIKAGUARD 550 - VAPOR PERMEABLE
COLOR: NAVAJO WHITE



BRICK AT NEW ADDITION
GLEN GERY MOLDED
COLOR: RUSTIQUE



BLACK CLAD ALUM WOOD DOOR AT
TERRACE AND DOORS/ WINDOWS
NEW ADDITION

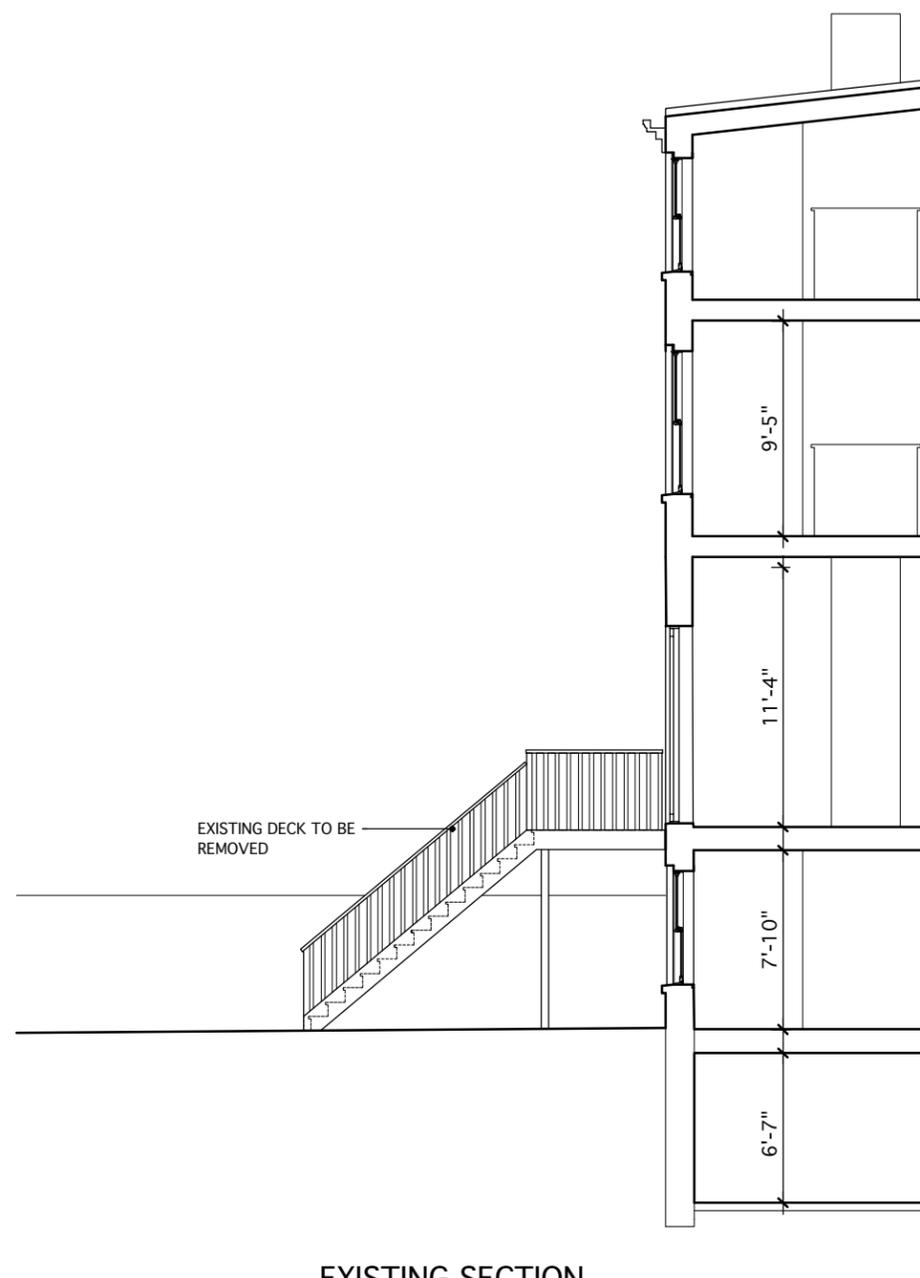


PAINTED STEEL GUARDRAILS
AND PLANTERS AT DECK AND TERRACE
BENJAMIN MOORE 2132-10

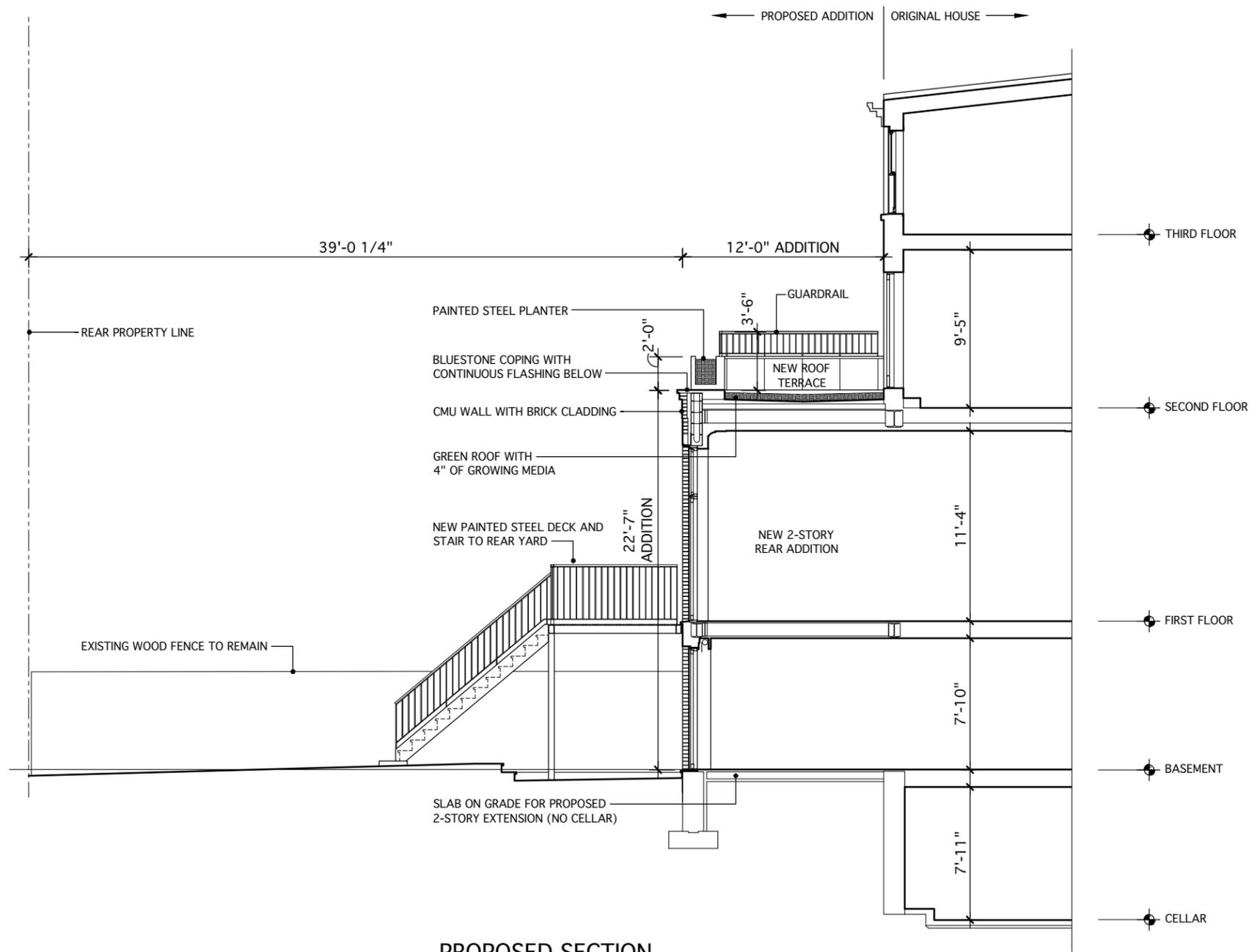
NOTE:
MATERIAL SAMPLES AND MOCKUPS
TO BE REVIEWED ON SITE



PROPOSED REAR ELEVATIONS

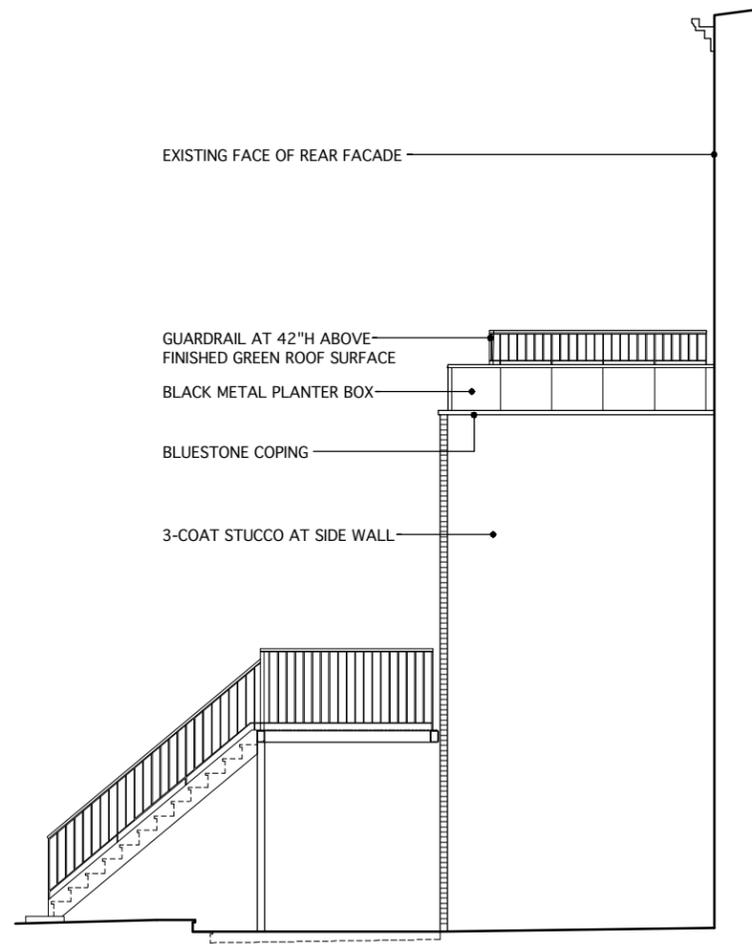


EXISTING SECTION



PROPOSED SECTION

EXISTING AND PROPOSED SECTIONS



EXISTING FACE OF REAR FACADE

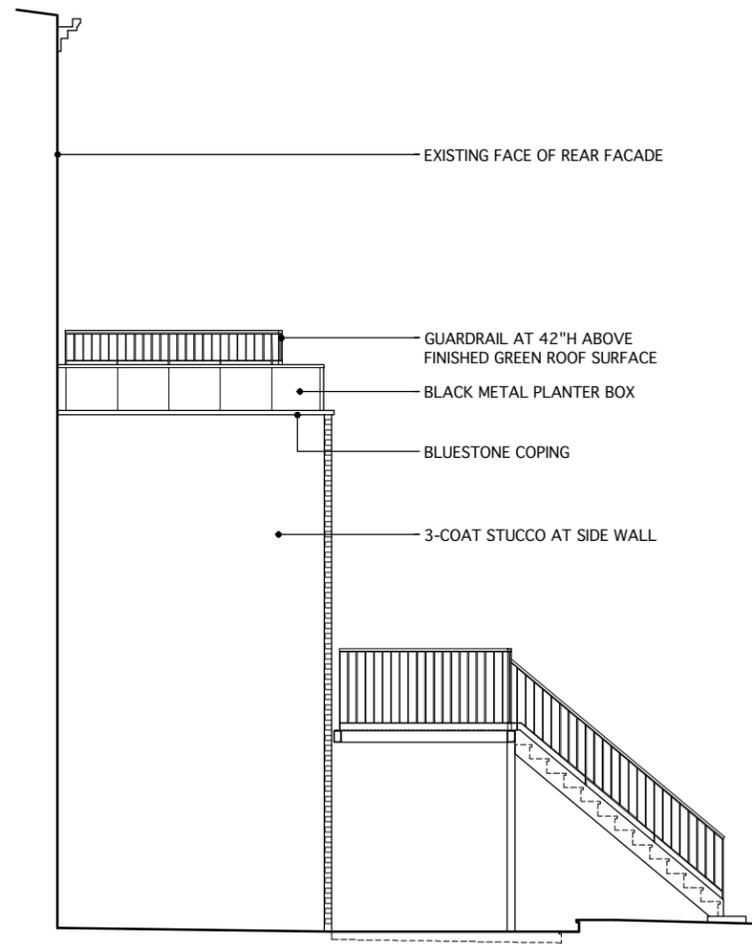
GUARDRAIL AT 42"H ABOVE FINISHED GREEN ROOF SURFACE

BLACK METAL PLANTER BOX

BLUESTONE COPING

3-COAT STUCCO AT SIDE WALL

162 DEAN
EAST SIDE ELEVATION



EXISTING FACE OF REAR FACADE

GUARDRAIL AT 42"H ABOVE FINISHED GREEN ROOF SURFACE

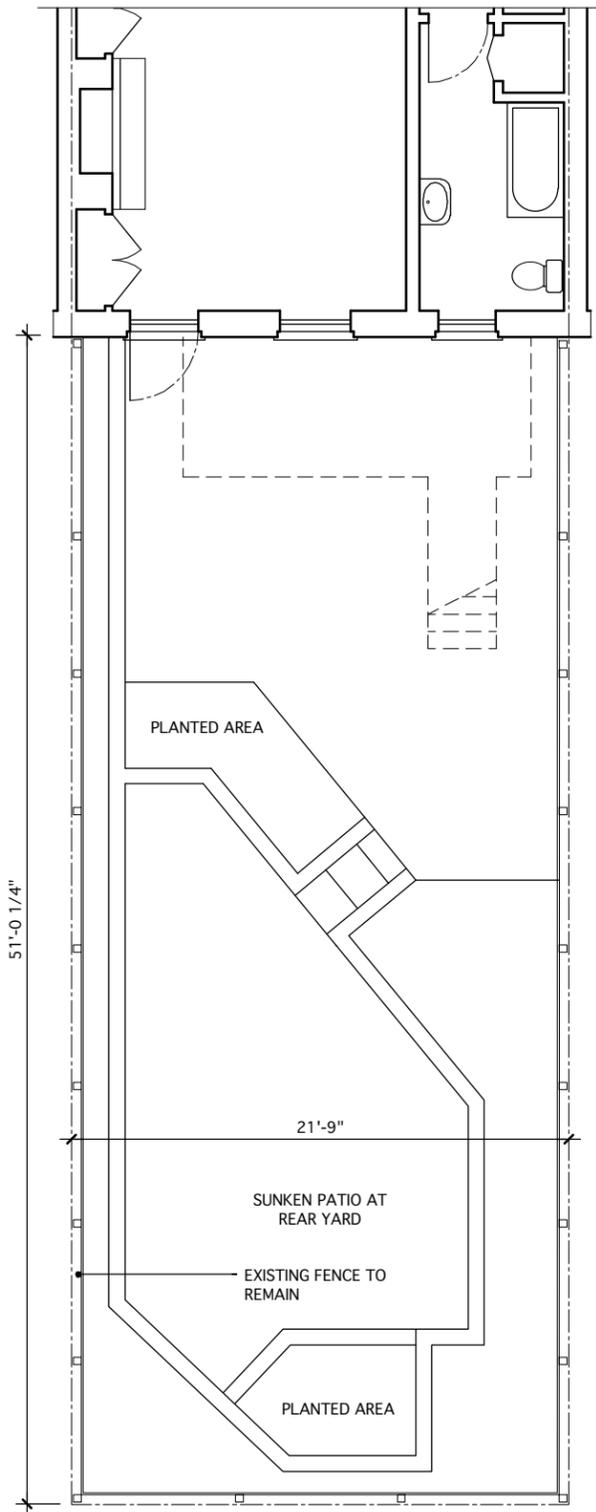
BLACK METAL PLANTER BOX

BLUESTONE COPING

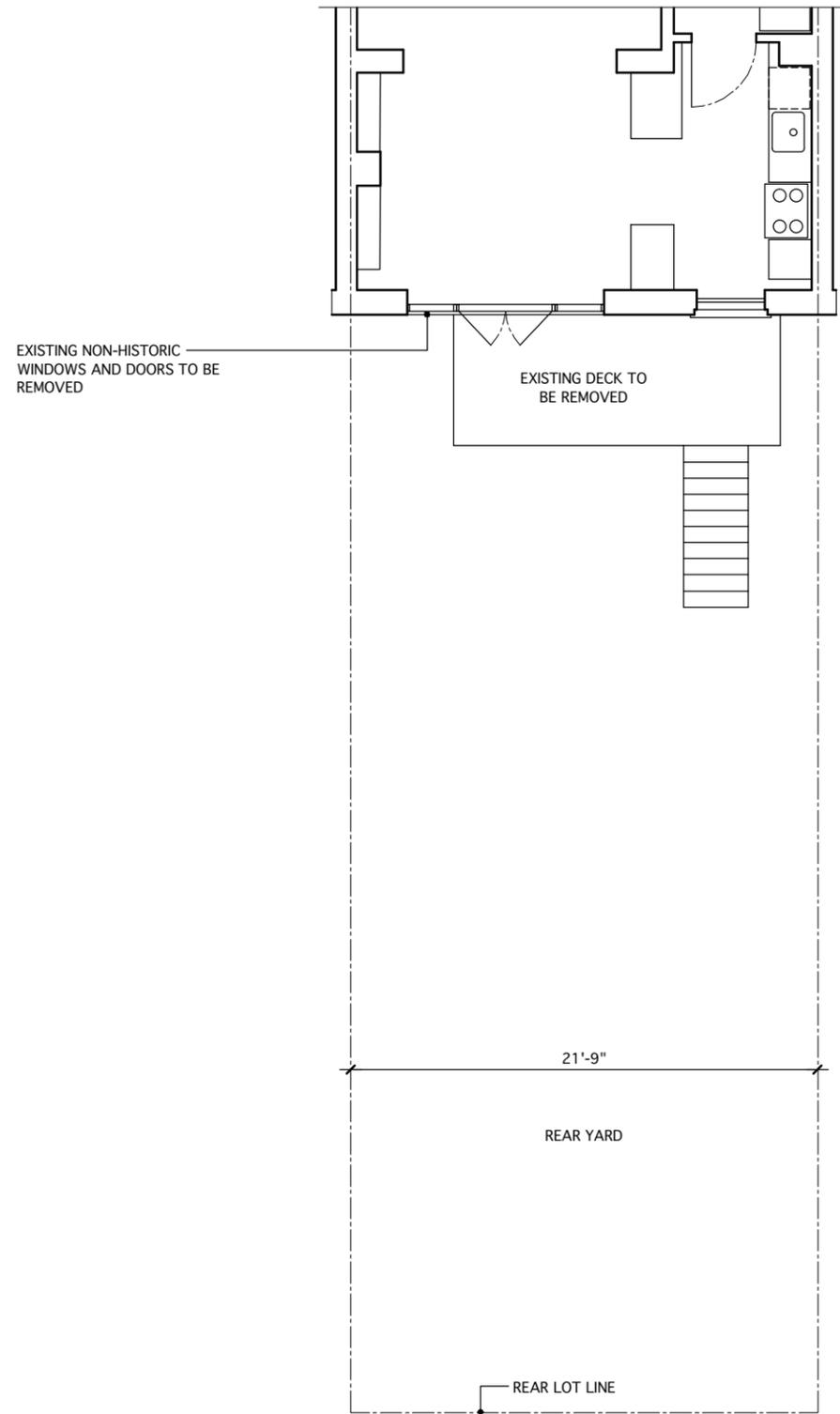
3-COAT STUCCO AT SIDE WALL

162 DEAN
WEST SIDE ELEVATION

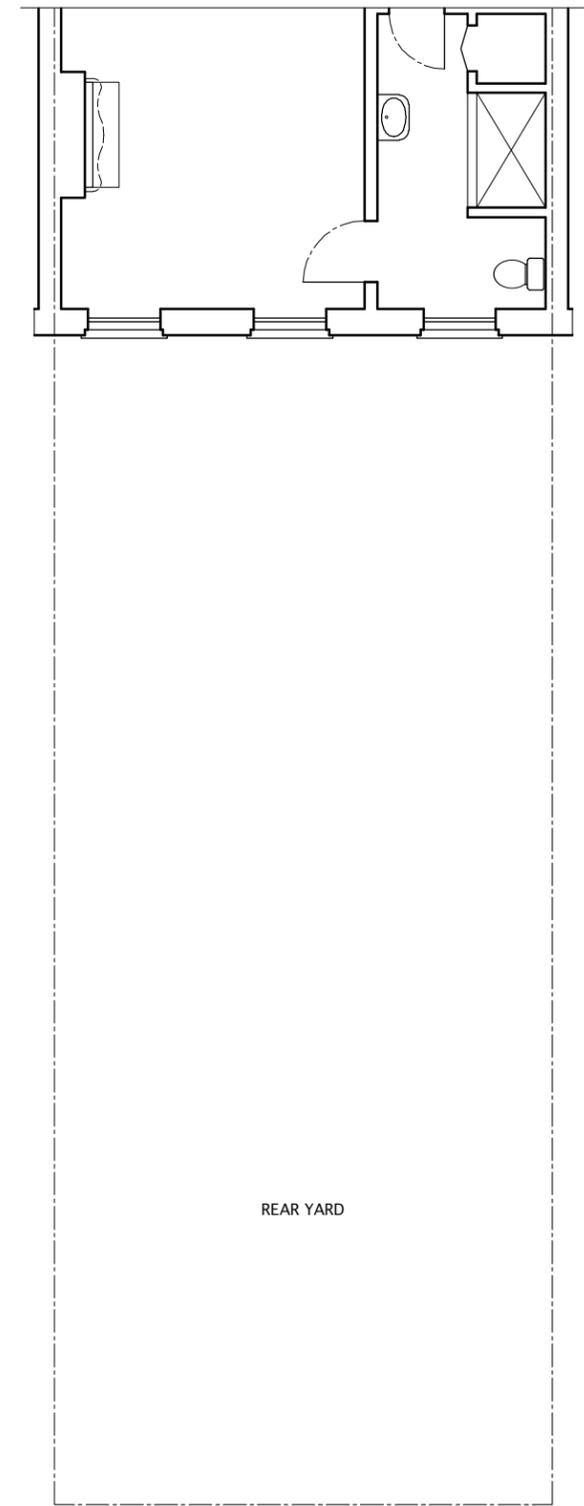
PROPOSED SIDE ELEVATIONS OF ADDITION



EXISTING PLAN AT
BASEMENT LEVEL

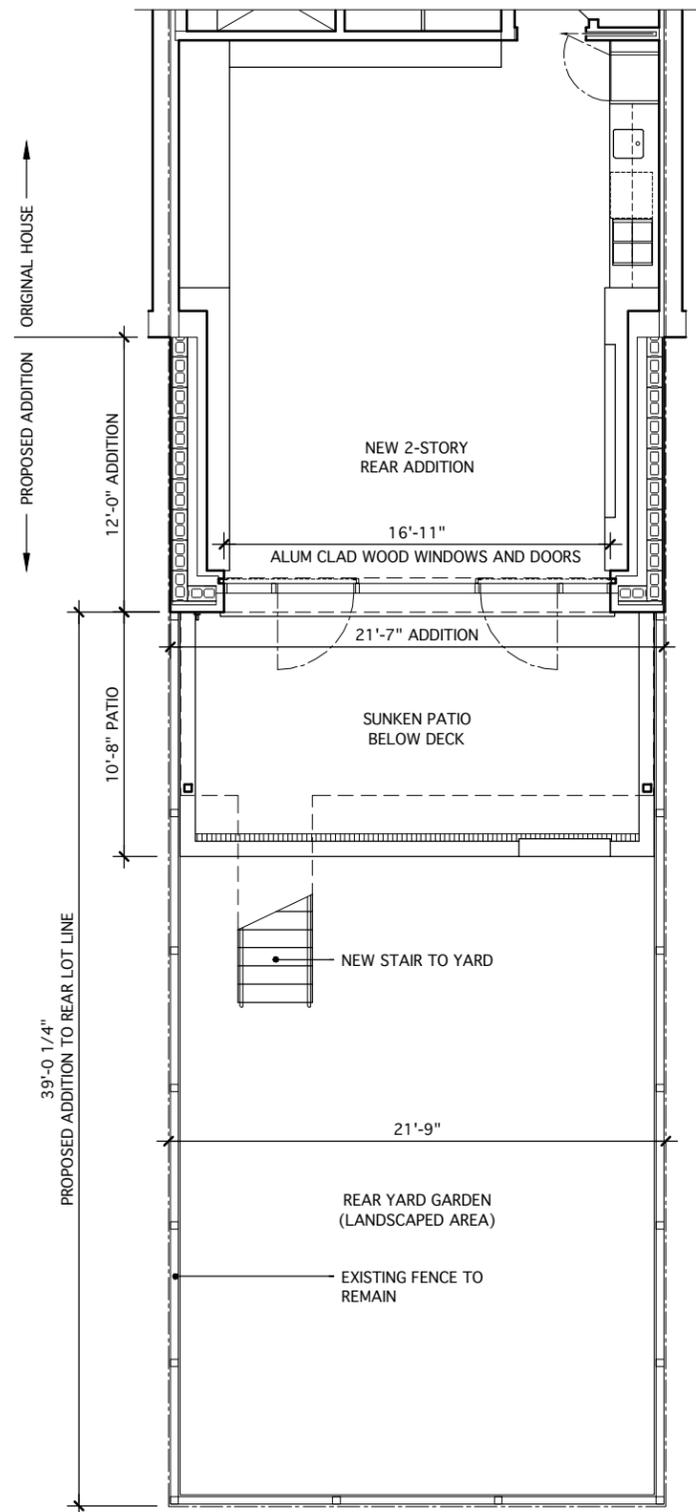


EXISTING PLAN AT
FIRST FLOOR

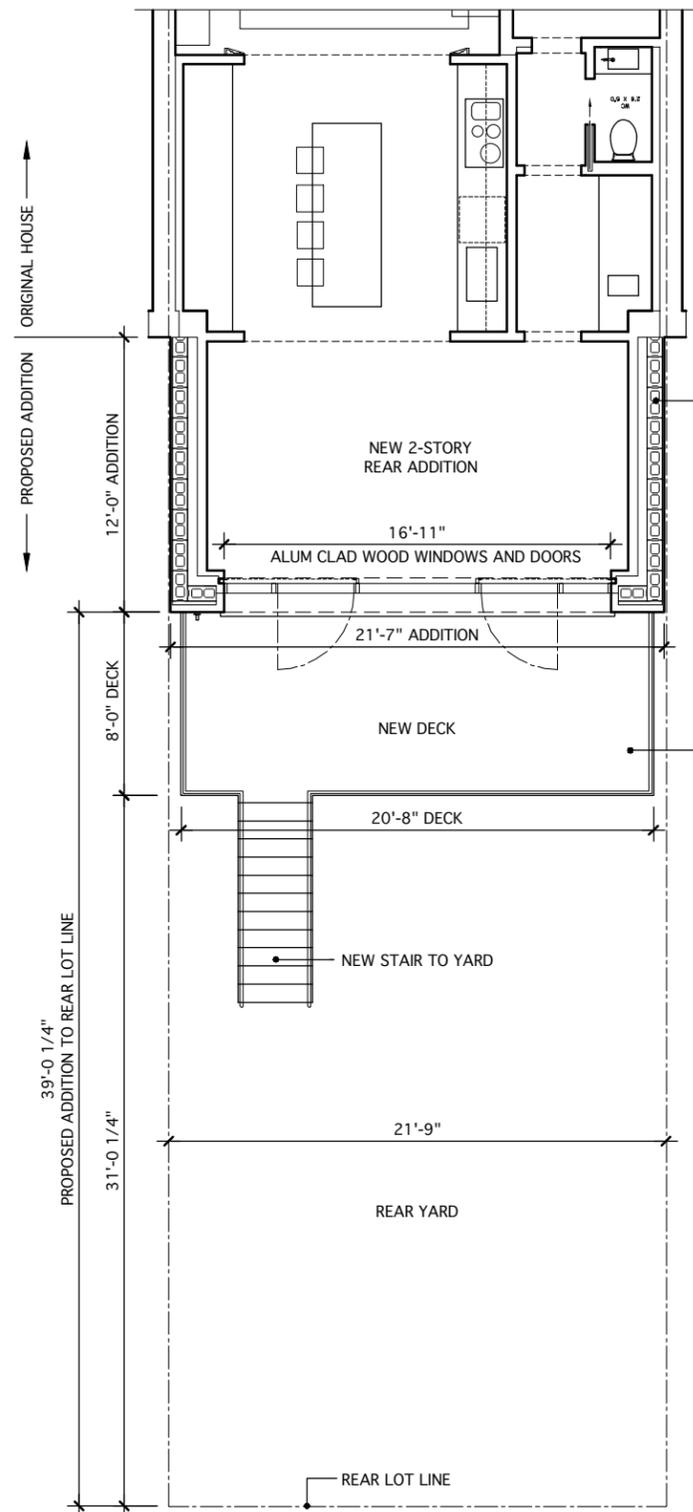


EXISTING PLAN AT
SECOND FLOOR

EXISTING PLANS

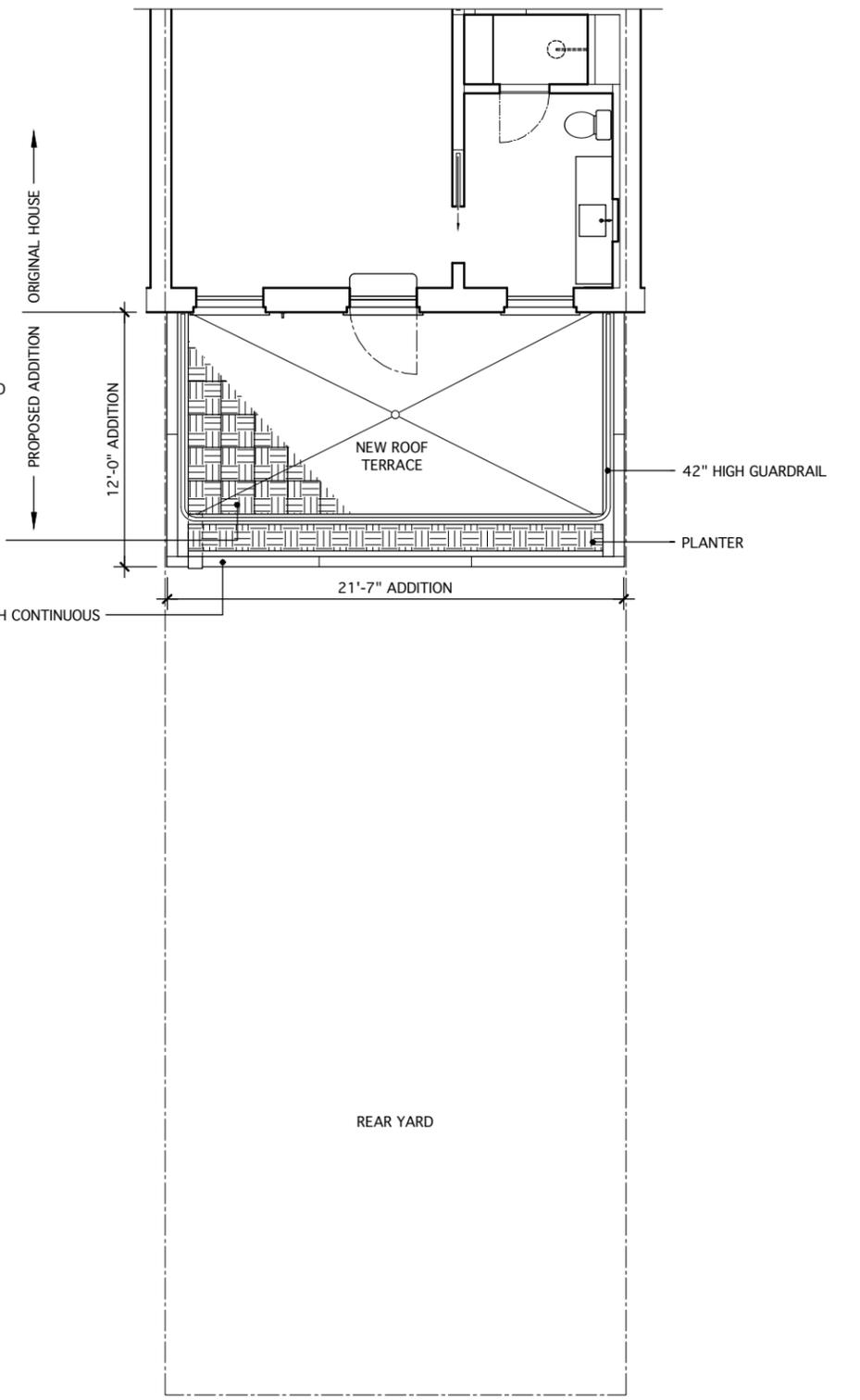


PROPOSED PLAN AT
BASEMENT LEVEL



PROPOSED PLAN AT
FIRST FLOOR

PROPOSED PLANS



PROPOSED PLAN AT
SECOND FLOOR

FEBRUARY 04, 2026

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BROOKLYN, NY 11217
BLOCK: 195 LOT: 18

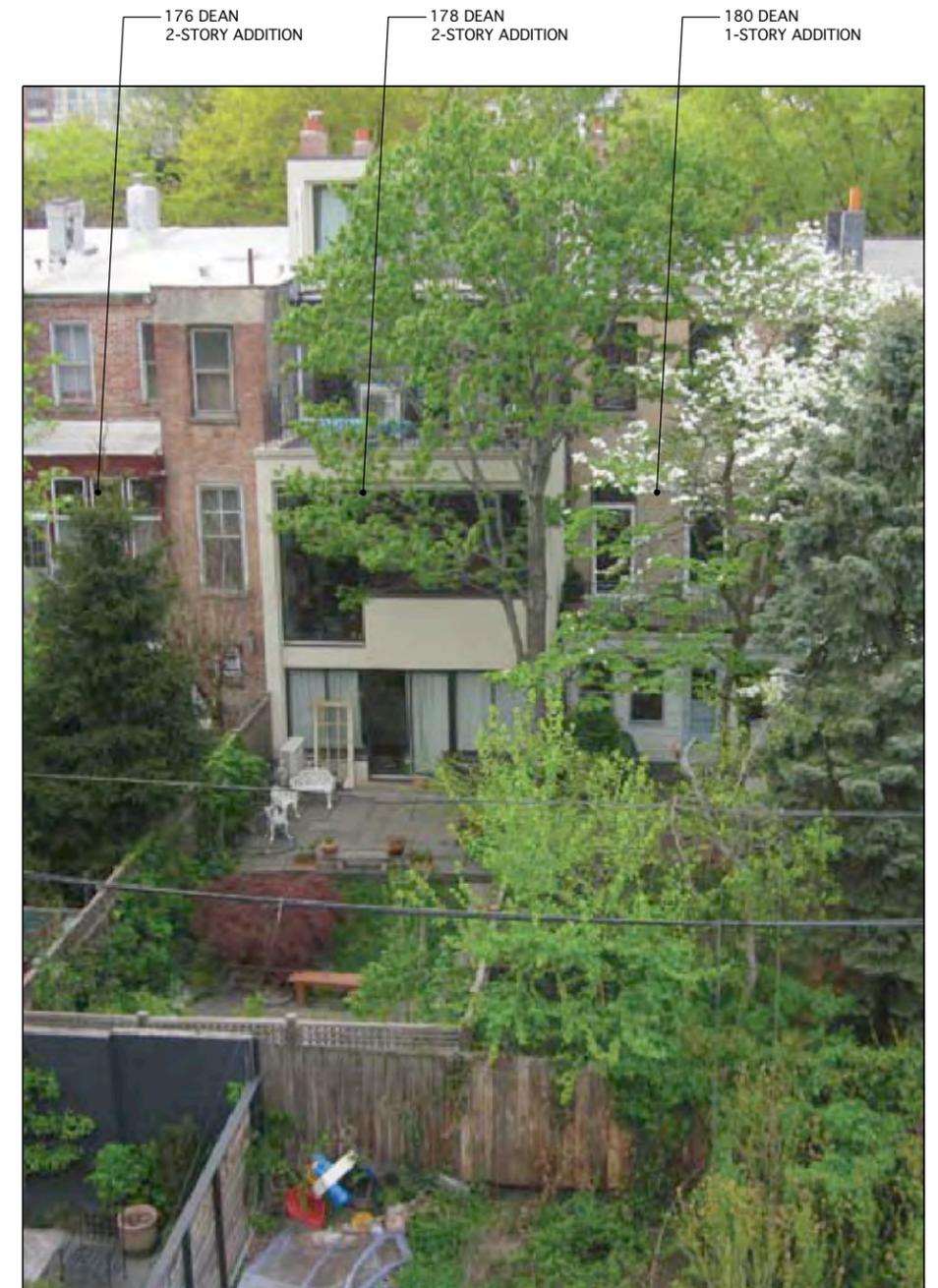
BOERUM HILL HISTORIC DISTRICT



150 AND 152 DEAN



172 AND 174 DEAN



176, 178 AND 180 DEAN

OTHER ADDITIONS ON THE BLOCK

143 BERGEN
3-STORY ADDITION



143 BERGEN

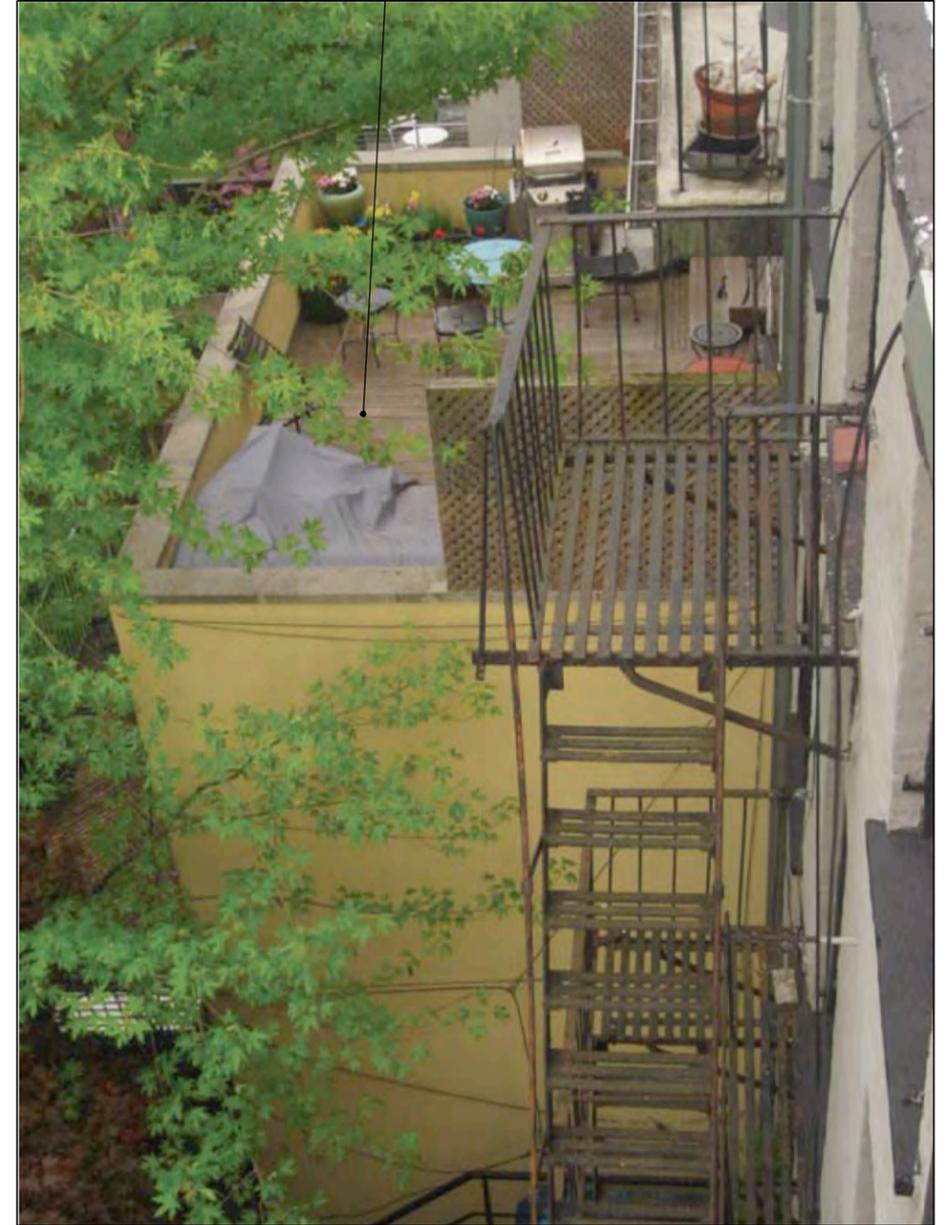
143 BERGEN
3-STORY ADDITION

149 BERGEN
3-STORY ADDITION



149 BERGEN

175 BERGEN
2-STORY ADDITION



175 BERGEN

OTHER ADDITIONS ON THE BLOCK

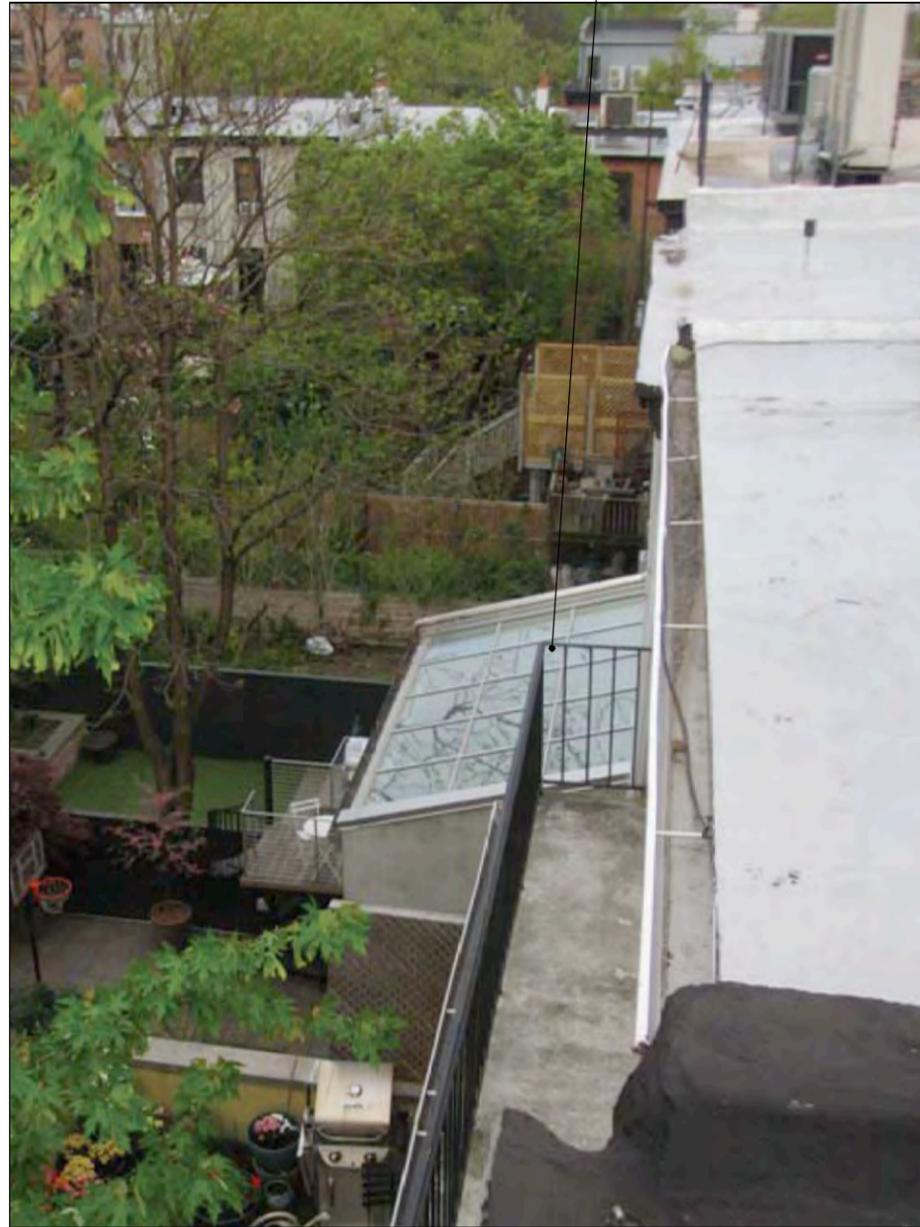
175 BERGEN
2-STORY ADDITION

173 BERGEN
2-STORY ADDITION



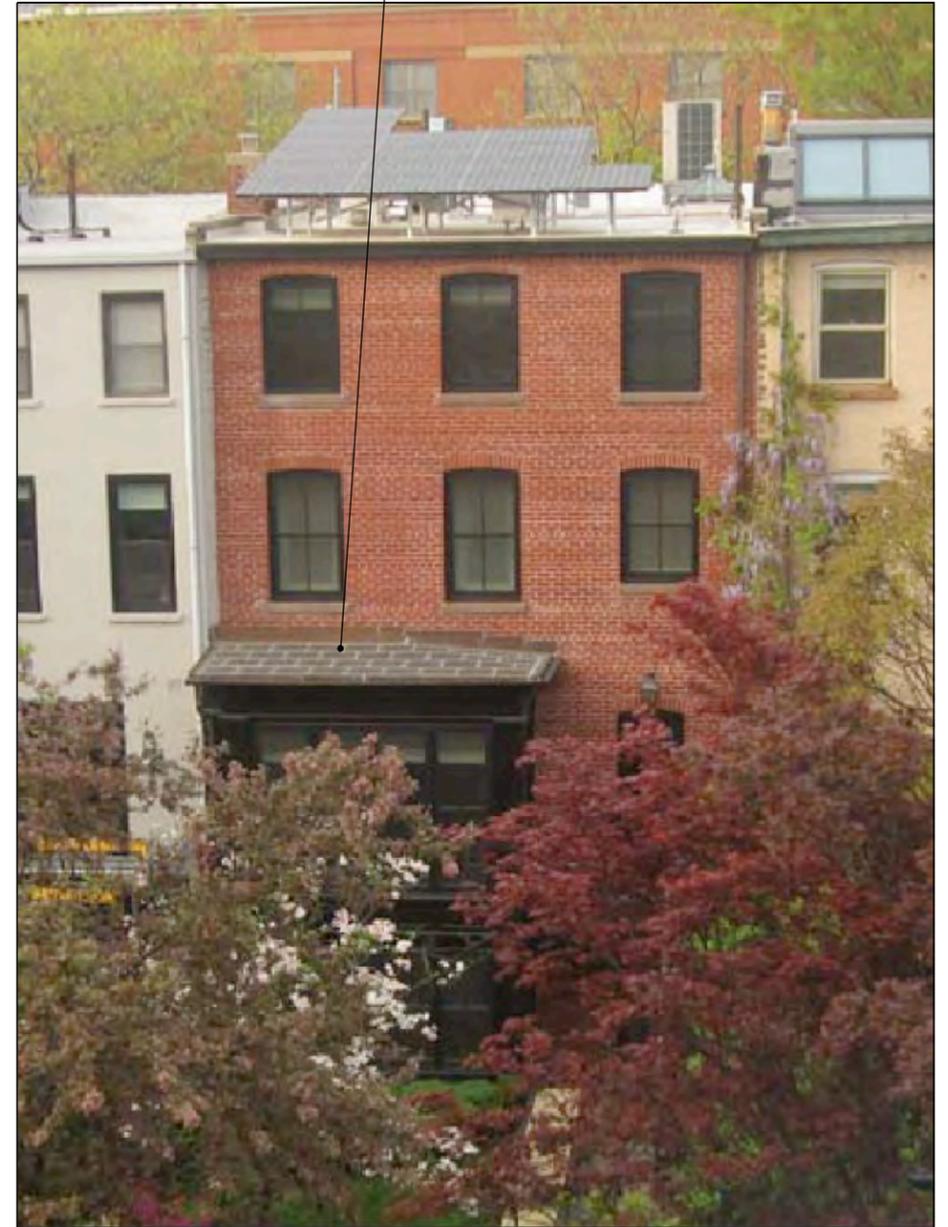
175 AND 173 BERGEN

179 BERGEN
2-STORY ADDITION



179 BERGEN

142 DEAN
2-STORY ADDITION



142 DEAN

OTHER ADDITIONS ON THE BLOCK



PROPOSED REAR ELEVATION

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