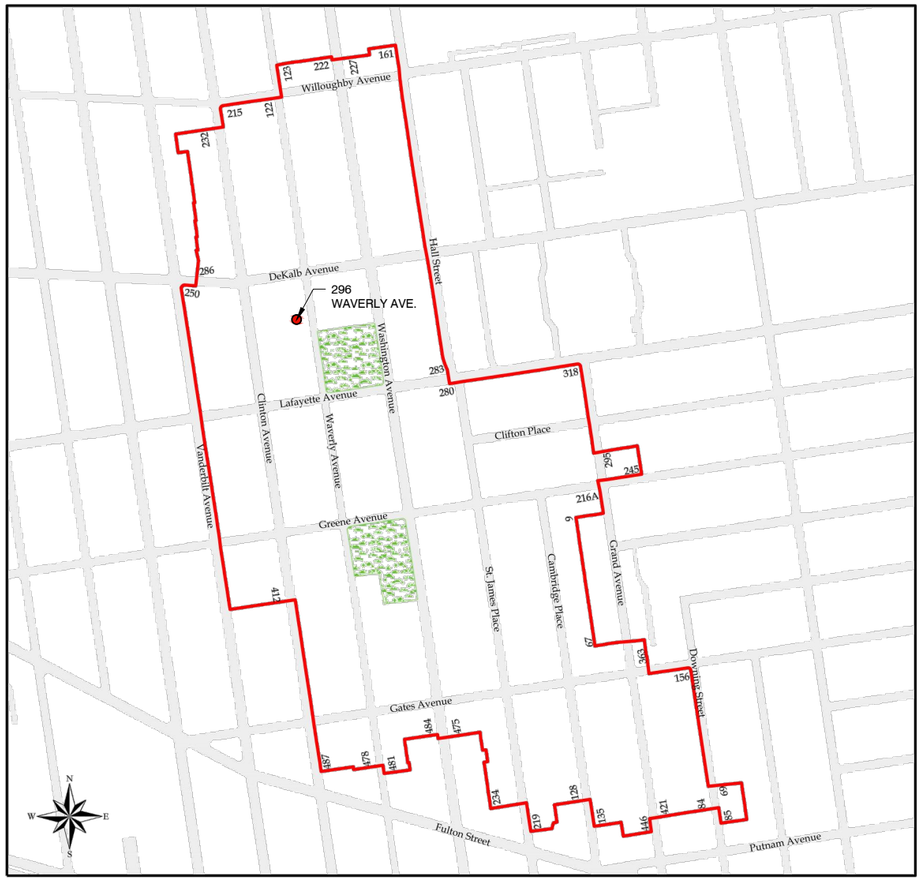
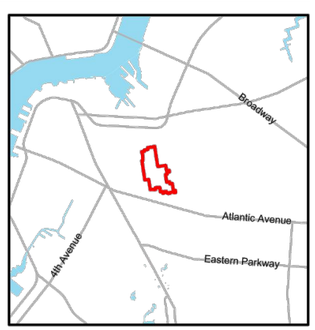
Clinton Hill Historic District



Clinton Hill Historic District
Brooklyn
Designated November 10, 1981

Historic District Boundaries



PROJECT DESCRIPTION :

296 WAVERLY AVENUE
BROOKLYN, NY
11205

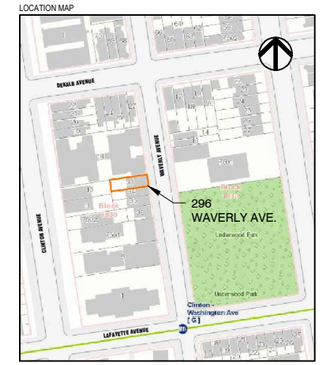
BLOCK: 1930
LOT: 33

THE PROJECT CONSISTS OF REPLACING THE ENTIRE FIRST WYTHE OF BRICK AT THE STREET FACADE IN ORDER TO REPLACE DAMAGED PORTIONS OF THE FACADE .THE ENTIRE FIRST WYTHE OF BRICK WILL BE REBUILT TO MATCH THE EXISTING CONDITION, INCLUDING BRICK PATTERN, BRICK COLOR AND GROUT WIDTH. THE USE OF CONVENTIONAL 2-1/4 HIGH BRICK (AS OPPOSED TO 2-1/8 HIGH BRICK) IS BEING PROPOSED. THE INSTALLATION OF TWO WINDOW GUARDS FOR SECURITY AT THE STREET LEVEL WINDOWS IS ALSO INCLUDED IN THE SCOPE OF WORK. THE PROJECT WILL INCLUDE THE FOLLOWING SPECIFICS:

1. BACK UP THE EXISTING SINGLE WYTHE PARAPET WITH AN EXTRA WYTHE OF BRICK AS REQUIRED. THIS REPAIR WILL NOT BE VISIBLE FORM THE STREET. RE-USE EXISTING COPING STONE AS PER EXISTING.
2. REPLACE THE FACE BRICK ON PLYWOOD DECORATIVE ELEMENTS (ABOVE EACH OF THE UPPER WINDOWS). REBUILD TO MATCH EXISTING WITH CONVENTIONAL BRICK DETAILING.
3. REBUILD THE BASKET ARCH AS PER EXISTING AND RE-USE THE SAME DECORATIVE ELEMENTS
4. ADD WROUGHT IRON WINDOW GUARDS FOR SECURITY AT ALL STREET LEVEL WINDOWS. MATCH EXISTING WROUGHT IRON DETAIL NEAR NORTH PROPERTY LINE.

PHOTO OF FACADE [2016]

LOCATION MAP



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PROJECT

VACQUIE RESIDENCE

296 WAVERLY AVENUE
BROOKLYN, NY 11205

DRAWING TITLE

HISTORIC DISTRICT MAP, LOCATION MAP, PROJECT DESCRIPTION, PHOTO

DOB BSCAN

PROJECT NUMBER 1605

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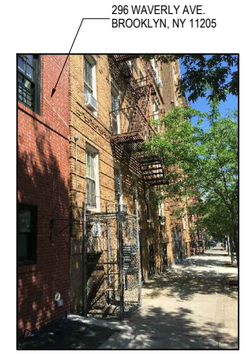
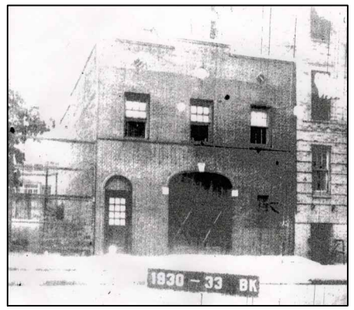
16 BLOCK PLAN

15 NEIGHBORING FACADES

14 STREET CONTEXT



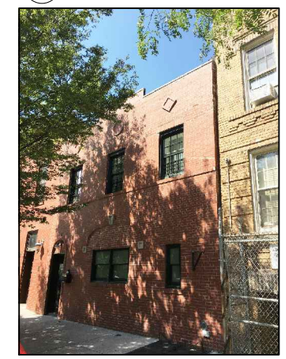
13 NEIGHBORING FACADE



12 1930 HISTORIC FACADE

11 1980 HISTORIC FACADE

10 2014 FACADE



9 EXISTING FACADE

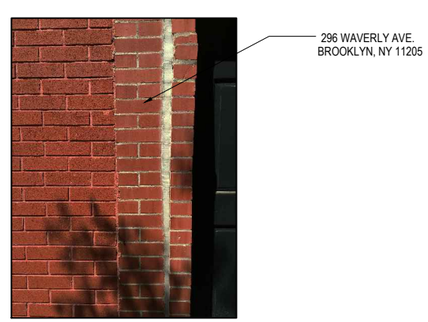
8 EXISTING BRICK CONDITION

7 EXISTING BRICK AT ROOF

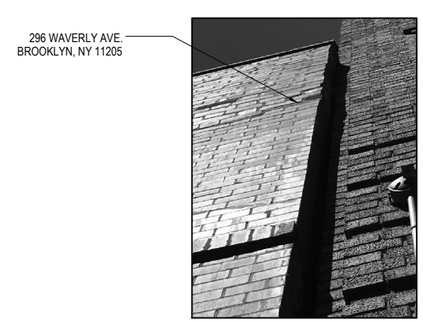
6 EXISTING BRICK CONDITION

5 EXISTING BRICK CONDITION

4 EXISTING BRICK CONDITION



3 EXISTING BRICK CONDITION



2 EXISTING BRICK CONDITION

1 REPLACEMENT 2 1/4" BRICK AT ROOF

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296 WAVERLY AVENUE
BROOKLYN, NY 11205

DRAWING TITLE

EXISTING CONDITIONS PHOTOS

DOB BSCAN

PROJECT NUMBER **1605**

PAGES

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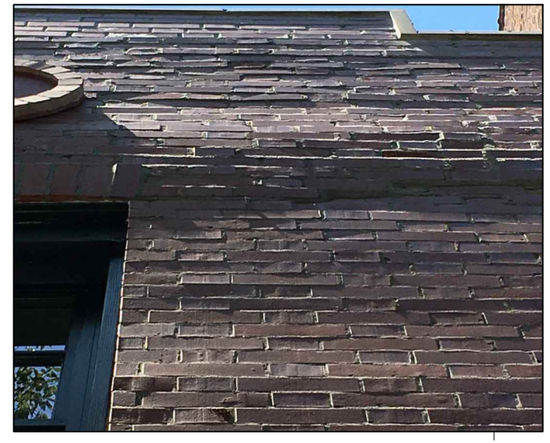


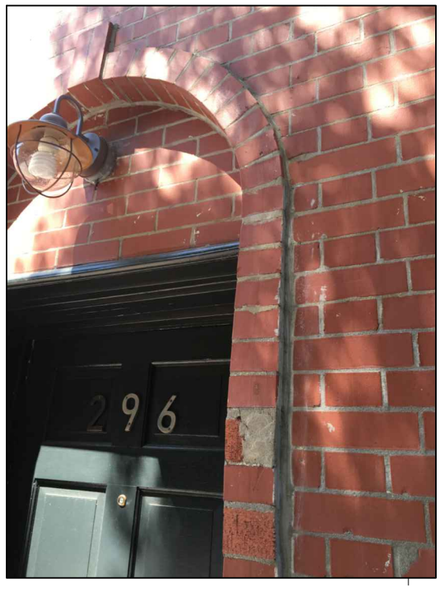
THE PHOTO AT THE TOP ROW, FAR LEFT SHOWS THE REAR OF THE PARAPET AND THE DANGEROUS CONDITION OF A SINGLE WYTHE OF BRICK SUPPORTING THE COPING STONES AND NOT TIED BACK TO THE BUILDING. WE PROPOSE TYING THIS WYTHE INTO ANOTHER WYTHE FOR ADDITIONAL SUPPORT.

THE PHOTO AT THE TOP ROW, NEAR LEFT SHOWS THE BULGING PARAPET AND LOOSE HEADER AS WELL AS LARGE CRACKS IN MANY MORTAR JOINTS WHICH CAN ALLOW WATER TO PENETRATE THE FACADE. THIS WATER PENETRATION MAY CAUSE INTERIOR DAMAGE AS WELL AS DAMAGE TO THE WALL ITSELF AFTER MANY FREEZING AND THAWING CYCLES HAVE OCCURRED. IN ADDITON TO THE BULGING AT THE MACRO SCALE (ACROSS THE ENTIRE PARAPET) THERE IS ALSO RIPPLING AT THE MICRO SCALE (BETWEEN COURSES) THROUGHOUT THE FACADE. THIS RIPPLING COMBINED WITH JOINTS THAT ARE OPEN OR POORLY STRUCK DOES NOT ALLOW WATER TO MOVE DOWN AND AWAY FROM THE FACADE.

THE PHOTOS IN THE COLUMN AT THE FAR LEFT SHOW THE SEPARATION OF THE ARCHWAY FROM THE FACADE AND THE RESULTANT LARGE OPENINGS IN THE FACADE.

THE PHOTO AT THE TOP OF THE COLUMN AT THE FAR RIGHT SHOWS THE CIRCLE AND DIAMOND ORNAMENTATION HAS BEHAVE BEEN PREVIOUSLY RECREATED WITH FACE BRICK APPLIED TO A PLYWOOD BACKER BOARD THAT IS THEN FASTENED TO THE FACADE. THIS IS COULD ALSO POTENTIALLY BE A DANGEROUS CONDITION IN HIGH WINDS OR HURRICANES.

THE PHOTO AT THE BOTTOM OF THE COLUMN AT THE FAR RIGHT SHOWS THAT THE PREVIOUS VEHICULAR ENTRANCE FROM 1930 SEEMS TO HAVE BEEN FILLED WITH BRICK IN A MANNER THAT NOT CONSISTENT WITH THE REMAINDER OF THE FACADE IN TERMS OF MORTAR JOINT ALIGNMENT, MORTAR JOINT THICKNESS AND POSSIBLY BRICK HEIGHT.



CLINTON HILL HISTORIC DISTRICT DESIGNATION REPORT:

296 WAVERLY AVENUE

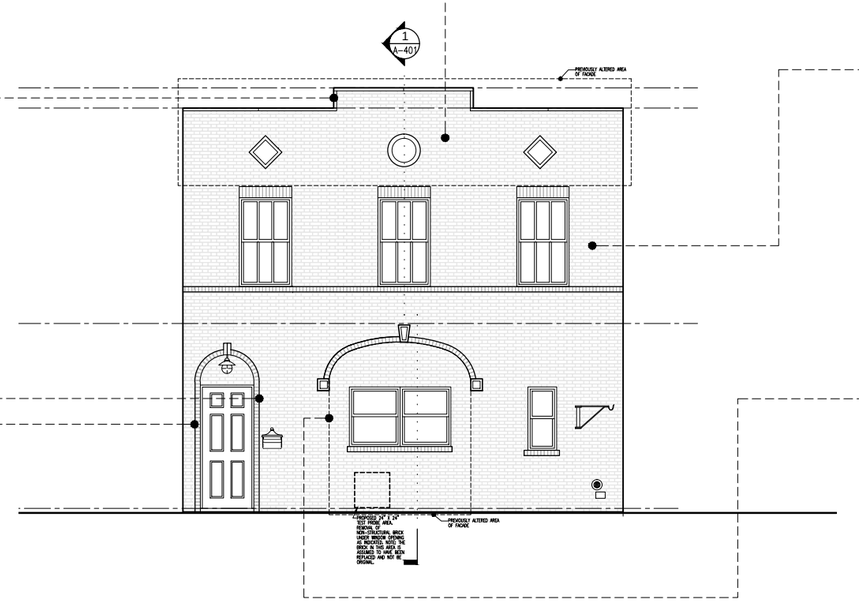
BROOKLYN, NY

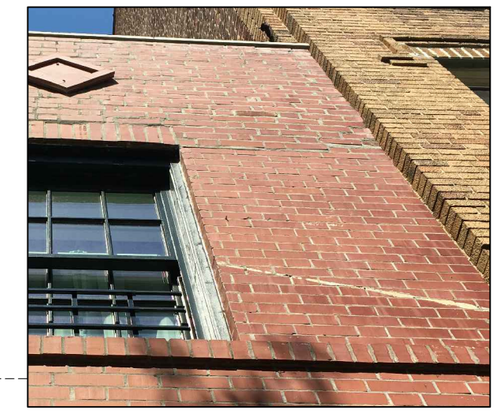
11205

BLOCK: 1930

LOT: 33

"NO. 296 IS A TWO-STORY BRICK CARRIAGE HOUSE THAT HAS BEEN ALTERED. ONLY THE ELLIPTICALLY-ARCHED LINTEL AND KEYSTONE REMAIN TO MARK THE LOCATION OF THE VEHICULAR ENTRANCE. THE DOORWAY HAS A ROUND-ARCHED LINTEL AND KEYSTONE AND IS FRAMED BY A RAISED BRICK COURSE. THE THREE WINDOWS ABOVE HAVE SOLDIER COURSE LINTELS AND THIS LEVEL IS DECORATED WITH A CIRCLE AND TWO DIAMONDS. THE BUILDING RISES TO A STEPPED PARAPET WITH A HEADER COURSE AT THE ROOFLINE."





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BROOKLYN, NY 11205

DRAWING TITLE

EXISTING FACADE, PHOTOS OF FACADE ISSUES, DESIGNATION DESCRIPTION

DOB BSCAN

PROJECT NUMBER **1605**

PAGES

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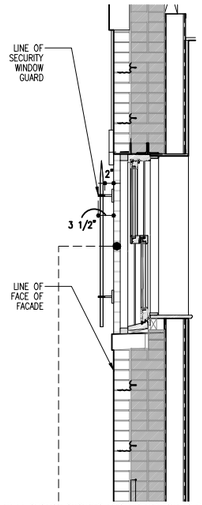
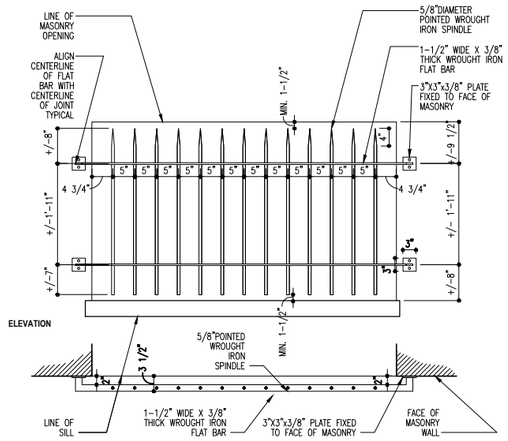
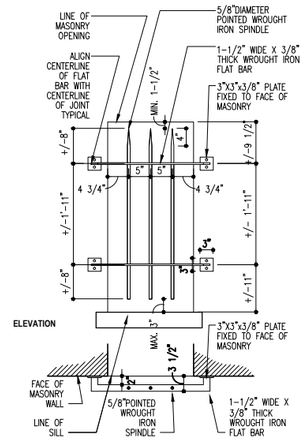


WALL SECTION SHOWING EXISTING WINDOW TO REMAIN AND PROPOSED SECURITY WINDOW GUARD



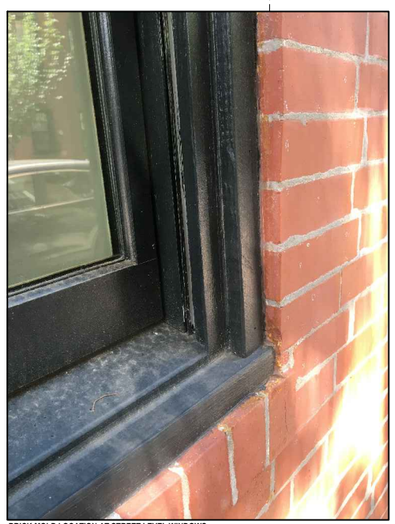
PLAN VIEW



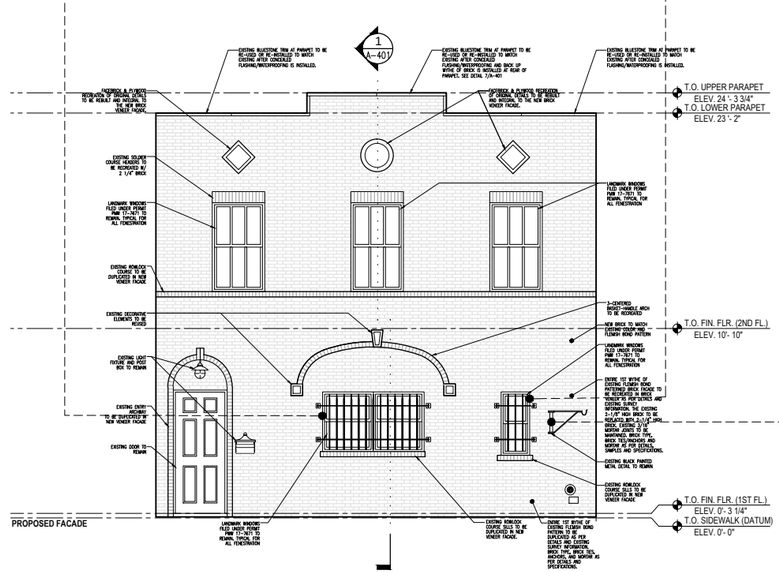
PLAN VIEW

PHOTO OF A SIMILAR TYPE OF SECURITY WINDOW GUARD WHICH WAS INSPIRED BY J.L. MOTT IRONWORKS FROM THE EARLY 1900'S. THIS TYPE OF IRON WINDOW GRILL WAS ALSO SELECTED AS IT RECALLS THE LANGUAGE OF THE EXISTING WROUGHT IRON ELEMENTS ON THE FACADE.

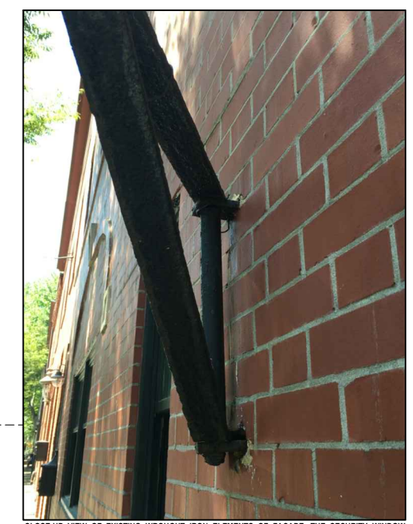
EXISTING WROUGHT IRON ELEMENTS OF FACADE



BRICK MOLD LOCATION AT STREET LEVEL WINDOWS



PROPOSED FACADE



CLOSE-UP VIEW OF EXISTING WROUGHT IRON ELEMENTS OF FACADE. THE SECURITY WINDOW GUARDS WOULD PROJECT ABOUT AS MUCH AS THE VERTICAL ELEMENT SHOWN AND BE MADE UP OF CYLINDERS AND FLAT BARS TO MATCH.

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BROOKLYN, NY 11205

DRAWING TITLE

PROPOSED FACADE & SECURITY WINDOW GUARD DETAILS, PHOTOS

DOB BSCAN

PROJECT NUMBER **1605**

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MASONRY

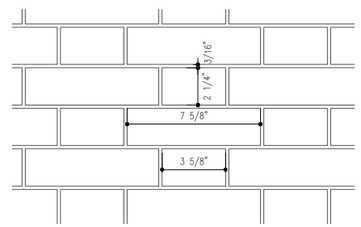
PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, AND SERVICES NECESSARY FOR AND INCIDENTAL TO THE INSTALLATION OF ALL BRICK MASONRY AND OTHER MASONRY CONSTRUCTION AS INDICATED ON THE DRAWINGS AND SPECIFIED HEREIN.

1. THE MASONRY CONTRACTOR SHALL INSTALL ALL ACCESSORY ITEMS THAT ARE REQUIRED IN THE WORK.
2. MANUFACTURER OR SUPPLIER OF MASONRY UNITS SUBMIT TO ARCHITECT PRIOR TO DELIVERY, CERTIFICATION OF COMPLIANCE OF UNITS WITH SPECIFIED STANDARDS, AS DETERMINED BY AN ACCEPTANCE TESTING AGENCY CONFORMING TO THE APPLICABLE REQUIREMENTS OF ASTM E329. BRICK SHALL BE TESTED IN ACCORDANCE WITH ASTM C67. IF TEST MADE AFTER DELIVERY INDICATE THAT UNITS DO NOT CONFORM SPECIFIED REQUIREMENTS, COST OF SUCH TEST SHALL BE BORNE BY THE SUPPLIER.
3. SUBMIT SAMPLES OF EACH TYPE OF MASONRY UNIT ANDEACH ACCESSORY REQUIRED.
4. DELIVER MASONRY UNITS TO JOB SITE IN UNDAMAGED CONDITION. DELIVER AND HANDLE UNITS TO PREVENT CHIPPING, BREAKING, OR OTHER DAMAGES.
5. STORE MASONRY UNITS OFF GROUND AND PROTECTED FROM WETTING BY CAPILLARY ACTION, RAIN, OR SNOW, AND PROTECTED FROM MUD, DUST, OR OTHER MATERIALS AND CONTAMINANTS LIKELY TO CAUSE STAINING OR DEFECTS.
6. MASONRY CONSTRUCTION PERFORMED WHEN AMBIENT TEMPERATURES FALLS BELOW 40°F SHALL CONFORM TO THE *RECOMMENDED PRACTICES AND GUIDE SPECIFICATIONS FOR COLD WEATHER MASONRY CONSTRUCTION* PUBLISHED BY THE INTERNATIONAL MASONRY INDUSTRY ALL-WEATHER COUNCIL.
7. THE CONTRACTOR SHALL CONSTRUCT AND MAINTAIN TEMPORARY PROTECTION AS REQUIRED TO PERMIT CONTINUOUS PROGRESS OF THE WORK. DURING CONSTRUCTION, PARTIALLY COMPLETED WALL WHICH ARE NOT ENCLOSED OR SHELTERED SHALL BE KEPT DRY BY COVERING AT THE END OF EACH DAY AS REQUIRED BY WEATHER CONDITIONS AND WHEN WORK IS NOT IN PROGRESS WITH TRONG,WEATHER-RESISTANT MATERIAL EXTEDNED A MINIMUM OF 2FT. DOWN EACH SIDE, AND HELD SECURELY IN PLACE.
8. MATERIALS:
   - A. PORTLAND CEMENT: ASTM C150, TYPE I
   - B. LIME: HYDRATED LIME, ASTM C207, TYPE S
   - C. SAND: ASTM C144
   - D. AGGREGATES: ASTM C404
   - E. WATER: MIXING WATER MUST BE CLEAN AND FREE OF HARMFUL AMOUNTS OF ACIDS, ALKALIS, ORGANIC MATERIALS, OR OTHER SUBSTANCES THAT WOULD ADVERSELY AFFECT THE QUALITY OR APPERANCE OF THE MORTAR OR THE MASONRY UNITS.
9. BRICK
   - A. BRICK SHALL BE STANDARD MODULAR OR STANDARD BRICK.
   - B. ASTM C216, GRADE SW
10. STEEL REINFORCING SHALL CONFORM TO THE FOLLOWING ASTM SPECIFICATIONS:
    - A. COLD-DRAWN STEEL WIRE, ASTM A82
    - B. WELDED STEEL WIRE FABRIC, ASTM A185
11. ALL ANCHORS AND TIES SHALL BE COATED OR CORRSION--RESISTANT METAL MEETING OR EXCEEDING THE FOLLOWING ASTM SPECIFICATIONS:
    - A. ZINC COATING OF FLAT METAL, ASTM A153, CLASS_____(B-1, B-2, OR B-3)
    - B. ZINC COATING WIRE, ASTM A116, CLASS 3
    - C. STAINLESS STEEL, ASTM A167, TYPE 304
12. PROVIDE THE FOLLOWING TYPES OF ANCHORS AND TIES FOR MASONRY CONSTRUCTION:
    - A. CORRUGATED VENEER ANCHORS: MINIMUM 22GA., MINIMUM 7/8". WIDE X 6". LG.
13. DO NOT USE CLEANING AGENTS OR OTHER THAN WATER ON BRICK OR CONCRETE MASONRY UNITS WITHOUT WRITTEN APPROVAL OF ARCHITECT.
14. PROVIDE MATERIALS FOR FLASHING, AS INDICATED ON DRAWINGS. FLASHINGS SHALL BE ALUMINUM.
15. MORTAR SHALL COMPLY WITH THE MINIMUM REQUIREMENTS OF ASTM C270, TYPE O, HIGHLINE MORTAR, PROPERTIES OF INGREDIENTS APPROVED BY THE ARCHITECT.
16. NO AIR-ENTRAINING ADMIXTURES OR MATERIALS CONTAINING AIR-ENTRAINING ADMIXTURES SHALL BE USED. AIR CONTENT OF MORTAR AND GROUT SHALL BE LIMITED TO 12%. NO ANTIFREEZE COMPOUNDS OR OTHER SUBSTANCES SHALL BE ADDED TO MORTAR OR GROUT. NO CALCIUM CHLORIDE SHALL BE INCLUDED IN MORTAR OR GROUT IN WHICH METAL REINFORCING OR ACCESSORIES WILL BE EMBEDDED.
17. INSPECT SURFACES THAT ARE TO SUPPORT MASONRY WORK TO ASSURE COMPLETION TO PROPER LINES AND GRADES FREE OF ALL DIRT AND OTHER DELETERIOUS MATERIAL. DO NOT BEGIN WORK UNTIL SURFACES NOT PROPERLY PREPARED HAVE BEEN SATISFACTORILY CORRECTED.
18. MIX MORTAR AND GROUT IN ACCORDANCE WITH THE0 PROPORTION REQUIREMENTS OF ASTM C270, AND ASTM C476 AS APPLICABLE. CONTROL BATCHING PROCEDURE TO ENSURE PROPER PROPORTIONS BY MEASURING MATERIALS BY VOLUME. AMOUNT OF MIXING WATER AND MORTAR CONSISTENCY SHALL BE CONTROLLED BY MASON.

    RETEMPERING WILL BE PERMITTED ONLY WITHIN THE FIRST 2 ½ HOURS OF INITIAL MIX. ANY MORTAR OR GOUT THAT HAS PARTIALLY SET SHALL BE DISCARDED.
19. PROTECT SILLS, LEDGES, AND OFFSETS FROM MORTAR DROPPINGS OR ANY OTHER DAMAGE DURING CONSTRUCTION. REMOVE MISPLACED MORTAR OR GROUT IMMEDIATELY. PROTECT FACE MATERIALS AGAINST STAINING. PROTECT JAMBS AND CORNERS FROM DAMAGE DURING CONSTRUCTION.
20. DO NOT INSTALL CRACKED, BROKEN, OR CHIPPED MASONRY UNITS EXCEEDING ASTM ALLOWANCES. USE MASONRYSAWS TO CUT AND FIT EXPOSED UNITS. LAY BRICK PLUMB, TRUE TO LINE, AND WITH LEVEL COURSES ACCURATELY SPACED WITHIN ALLOWABLE TOLERANCES. UNLESS OTHERWISE SHOWN ON

    THE DRAWINGS, INSTALL MASONRY WORK UNSING ½ RUNNING BOND. STOP HORIZONTAL RUNS AT END OF WORKDAY BY RACKING BACK IN EACH COURSE; TOOTHING WILL NOT BE PERMITTED. ADJUST UNITS TO FINAL POSITION WHILE MORTAR IS SOFT AND PLASTIC. IF UNITS ARE DISPLACED AFTER.....

    .....MORTAR HAS STIFFENED, REMOVE, CLEAN JOINTS AND UNITS OF MORTAR, AND RE-LAY WITH FRESH MORTAR. ADJUST ANGLES TO KEEP WORK LEVEL AND AT PROPER ELEVATION. WHEN JOINING FRESH MASONRY TO SET OR PARTIALLY SET MASONRY, REMOVE LOOSE UNIT AND MORTAR, AND CLEAN AND LIGHTLY WET EXPOSED SURFACE OF SET MASONRY PRIOR TO LAYING FRESH MASONRY. THE MASON SHALL PLACE ALL ACCESSORIES AND REINFORCEMENT IN THE MASONRY AS THE JOB PROGRESSES. PLACE HORIZONTAL JOINT REINFORCEMENT AT SPACING INDICATED. COOPERATE WITH OTHER TRADES TO ASSURE PROPER LOCATION OF ANCHORS, INSERTS, PENETRATIONS, ETC.
21. PRIOVIDE NOMINAL JOINT THICKNESS OF ⅜ IN. FOR BRICK MASONRY. DO NOT FURROW BED JOINTS FOR SOLID MASONRY UNITS. CONSTRUCT UNIFORM JOINTS. PROVIDE FULL HEAD AND BED JOINTS, SHOVED TIGHT TO PREVENT PENETRATION OF MOISTURE. PROVIDE WEATHER-PROOF CONCAVE, TOOLED JOINTS IN EXPOSED SURFACES WHEN MORTAR IS THUMBPRINT HARD, USING ROUND JOINTING TOOL. REMOVE MORTAR PROTRUDING INTO CELLS OR CAVITIES TO BE GROUTED. DO NOT PERMIT MORTAR DROPPINGS TO FALL INTO OR TO BLOCK WEEP HOLES. KEEP MOVEMENT JOINTS CLEAN OF ALL MORTAR AND DEBRIS. FOR TUCKPOINTING, RAKE MORTAR JOINTS TO A DEPTH OF ½ TO ¾ IN., SATURATE WITH CLEAN WATER, FILL SOLIDLY WITH POINTING MORTAR, AND TOOL TO MATCH EXISTING JOINTS.



1 BRICK & MORTAR JOINT SIZES

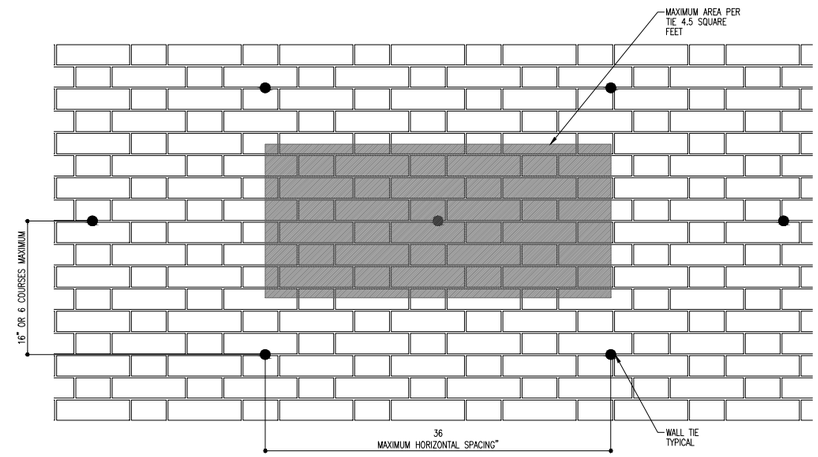
Scale: 3" = 1'-0"

MORTAR SPECIFICATIONS

TYPE	PORTLAND CEMENT	HYDRATED LIME OR LIME PUTTY	MASONRY CEMENT	MAXIMUM DAMP LOOSE AGGREGATE	MIN. COMPRESSIVE STRENGTH (PSI)	COLOR
N	1	1	--	6	750	MEDIUM GREY

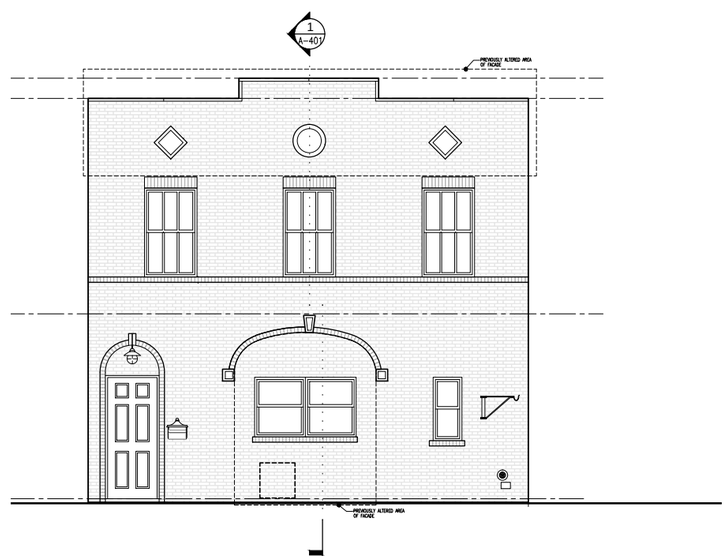
BRICK SPECIFICATIONS

MANUFACTURER:	BELDEN		
TYPE:	MODULAR		
COLOR:	Commodore Smooth		
SIZE:	3 5/8"	2 1/4"	7 5/8"
LINK:	http://www.beldenbrick.com/onlinecatalog/brick-colors/red-bricks/379/commodore-smooth		



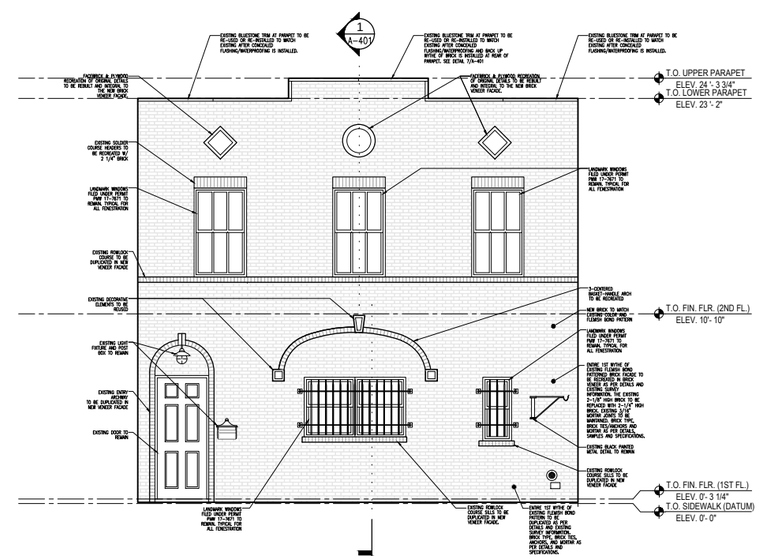
2 WALL TIE LOCATIONS

Scale: N.T.S.



2 EXISTING FACADE ELEVATION

Scale: 1/4" = 1'-0"



1 PROPOSED FACADE ELEVATION

Scale: 1/4" = 1'-0"

REVISION

ARCHITECT OF RECORD

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LEOPOLDO SGUERA DESIGN GROUP

PROJECT

VACQUIE RESIDENCE

296 WAVERLY AVENUE
BROOKLYN, NY 11205

DRAWING TITLE

EXISTING & PROPOSED FACADE ELEVATIONS, DIAGRAMS, NOTES, SPECIFICATIONS

DOB BSCAN

PROJECT NUMBER **1605**

PAGES

DATE & ISSUE

LPC **10/5/2016**

STAMP

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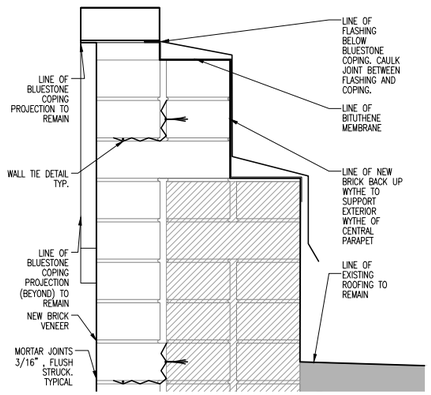
A-201.00



7 DETAIL PARAPET SECTION

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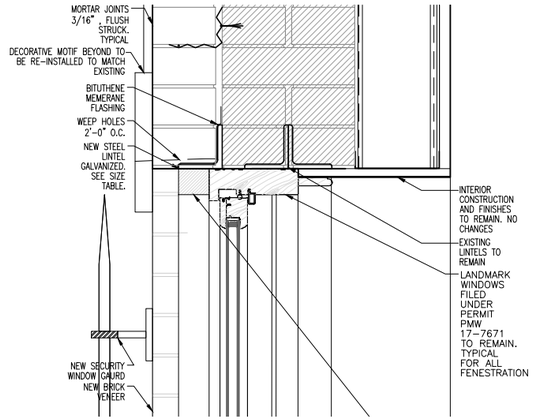

4 DETAIL HEADER SECTION

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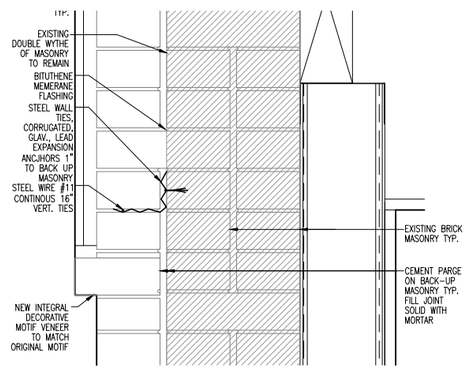

6 DECORATIVE DETAIL SECTION

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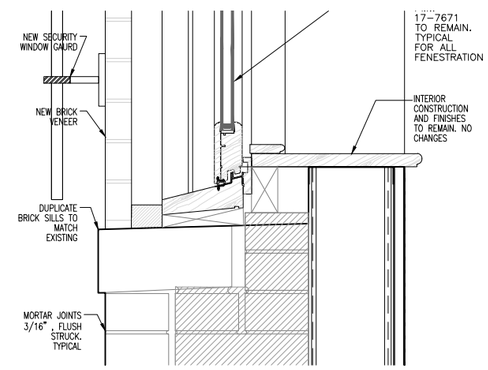

3 DETAIL SILL SECTION

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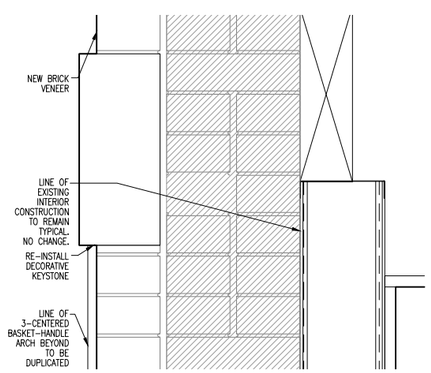
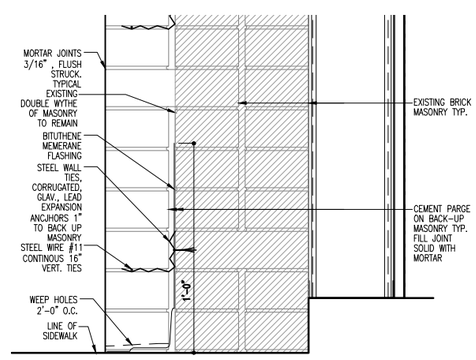


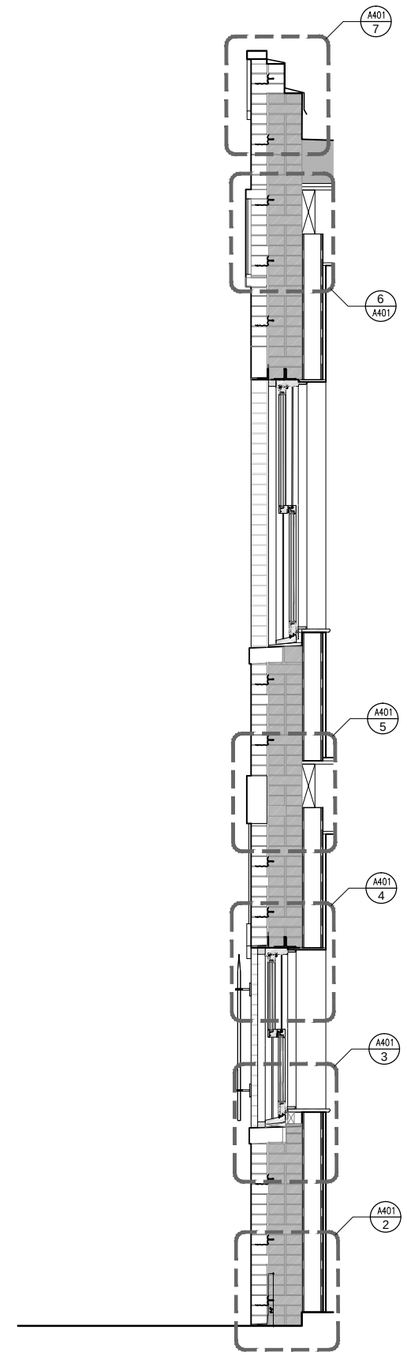
5 KEYSTONE DETAIL SECTION

Scale: 3" = 1'-0"



2 DETAIL BASE SECTION

Scale: 3" = 1'-0"



1 KEY WALL SECTION

Scale: 3/4" = 1'-0"

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WALL SECTION & DETAILS

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LPC **10/5/2016**

STAMP

DRAWING NUMBER

A-401