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111 NOBLE RESIDENCES

111NOBLE STREET
BROOKLYN, NY 11222

LPC PRESENTATION
2016

INTRODUCTION/NARRATIVE STATEMENT

DESIGN AND PLANNING
MDIM
8 BROADVIEW ROAD
WOODSTOCK, NY 12498

111 Noble Street
Brooklyn, NY 11222

Narrative Statement:

Dear Chair of the Board

111 Noble Street is a 2 story building that was built around 1855 by William Williams for investment purposes. The building was originally built in the traditional Italian style that was common for the 1850’s and 60’s, had a wood facade, a wooden porch, the overall appearance was well crafted, proportions and materials chosen worked well in the context provided by Noble Street.

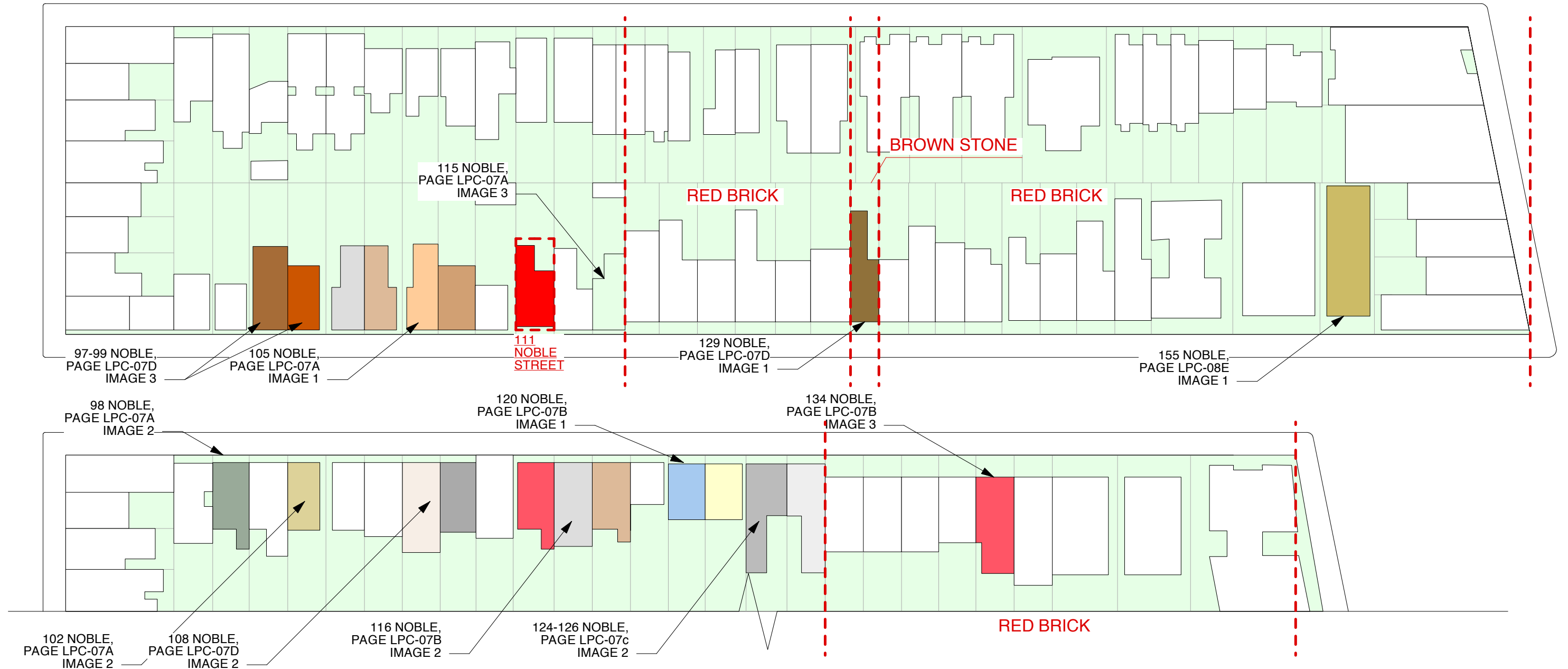
Over the years renovation work was performed and the front was heavily altered, the original wood columns as well as the greatly detailed, fragile steel railings were removed, the columns, as well as the railing were replaced with brick columns and a brick railing. The wooden facade was removed and replaced with asphalt shingles and later, plastic siding was installed to cover the asphalt shingles. In addition the windows were replaced, the fence on the porch, as well as on the property line were replaced, all in all the original facade was completely changed which led to 111 Noble Street being a non-contribution building to the GREENPOINT HISTORIC DISTRICT, created on September 14th, 1982.

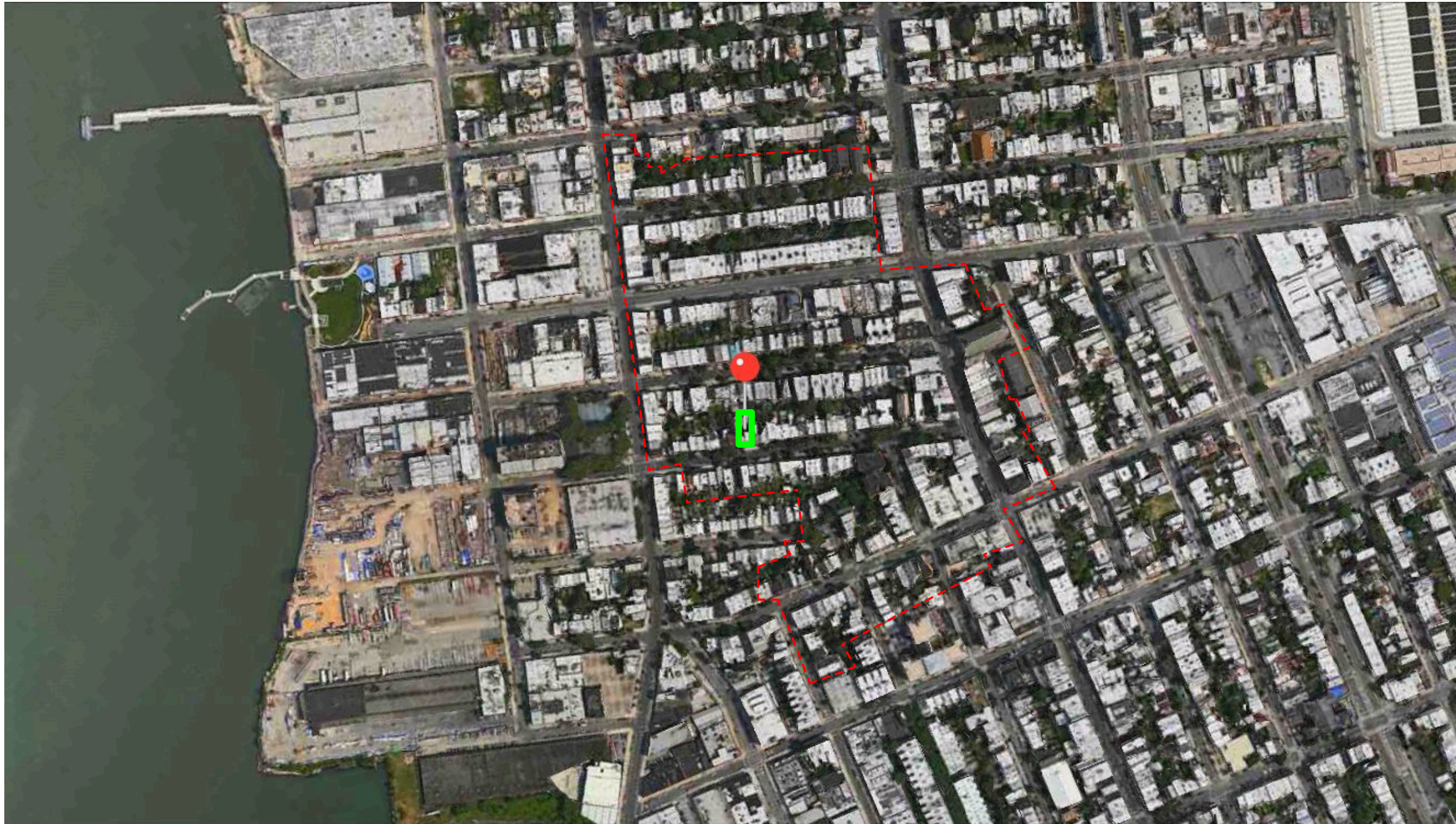
The new owners first retained our firm to look into the feasibility of renovating and restoring the existing structure. We recommended to the owners to hire a structural engineering firm to determine if the existing structure was compromised over the years and to determine costs of needed repairs. During the assessment it became clear that all of the original materials were removed and that the building has significant structural deficiencies.

The team concluded after initial tests performed that due to the nature of alterations as well as existing structural damage, our team will work on a new building to be presented to the landmarks commission and the community board. The new design calls for a rather simple structure that stays within the context of adjacent buildings as well as other buildings on Noble Street. Materials used on the facade will give the building a slightly more modern look, the goal is to create a noble and simple building that stays well within the context of the surrounding buildings.

Attached graphical presentation will give you a good idea what our team is aiming for and we look forward to the opportunity presenting the project to the board.

respectfully

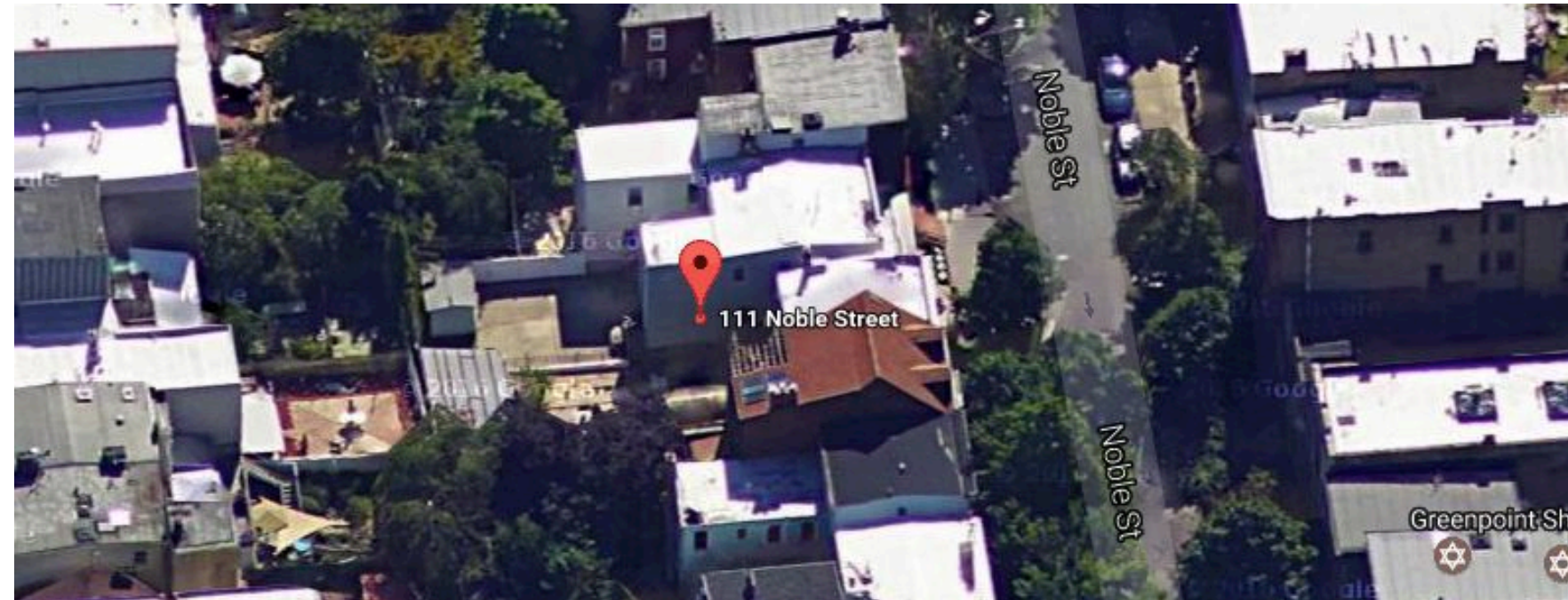




OUTLINE OF LANDMARK DISTRICT

SITE LOCATION

SITE LOCATION IN GREEN



BIRDS EYE VIEW OF THE REAR YARD LOOKING EAST



BIRDS EYE VIEW OF THE REAR YARD LOOKING SOUTH



BUILDING IMAGE /1950'S

BUILDING IMAGE CURRENT CONDITION



DESIGNATION IMAGE, SEP. 14, 1982



DETAIL VIEW FACADE FROM NOBLE STREET



DETAIL VIEW FACADE FROM NOBLE STREET



EXISTING FACADE PROBE IMAGES



EXISTING FACADE PROBE IMAGES



Photo 9: Porch Barrier Crack (Detail)



Photo 10: Deformed Corner Wall



Photo 11: Exposed Corner Stud

STRUCTURAL PROBE IMAGES



Photo 7: Front Divider



Photo 8: Porch Barrier Crack



Photo 5: Bearing Condition at Wood Joists Supporting Basement Floor



Photo 6: Brick Requiring Repointing



Photo 3: Front Porch and Brick Barriers



Photo 4: Rubble Foundation Wall

STRUCTURAL PROBE IMAGES



Photo 12: Sloped Floor at West Wall

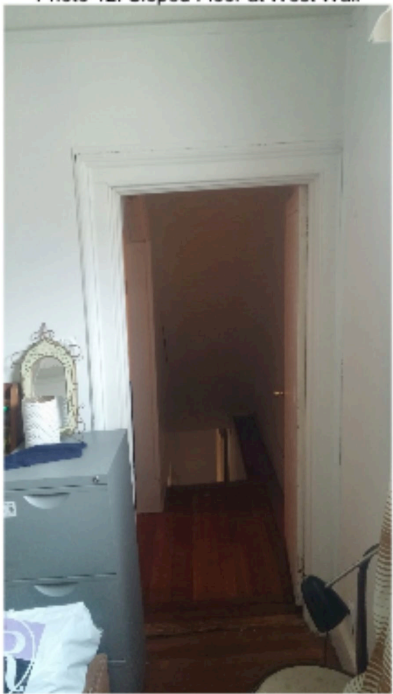


Photo 13: Warped Floor



105 NOBLE STREET



98 NOBLE STREET



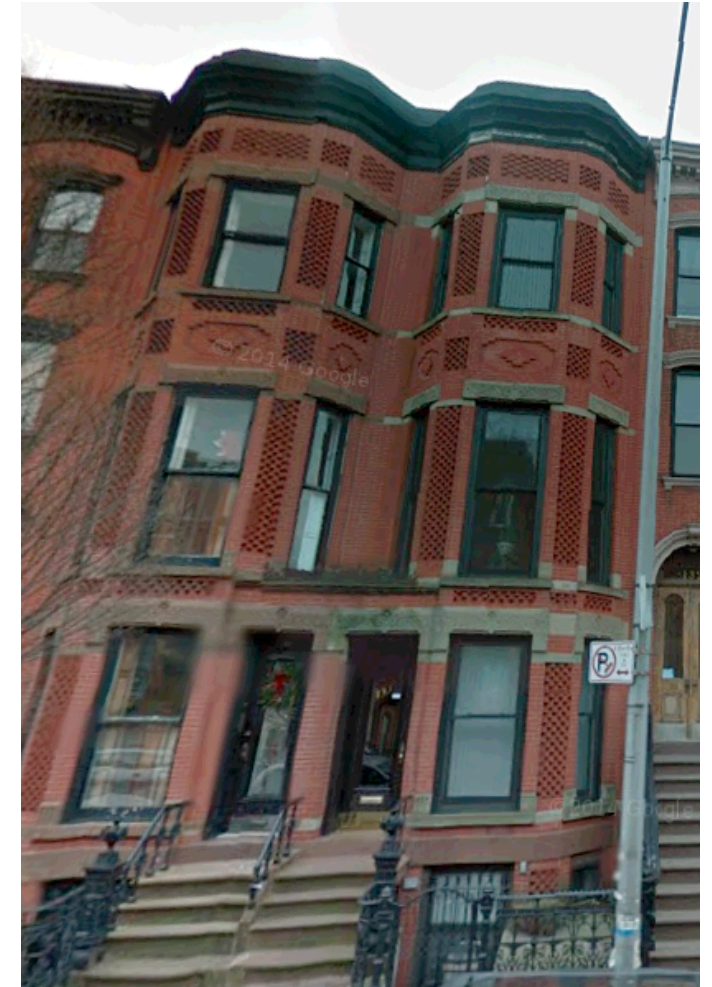
115 NOBLE STREET



105 NOBLE STREET



116 NOBLE STREET



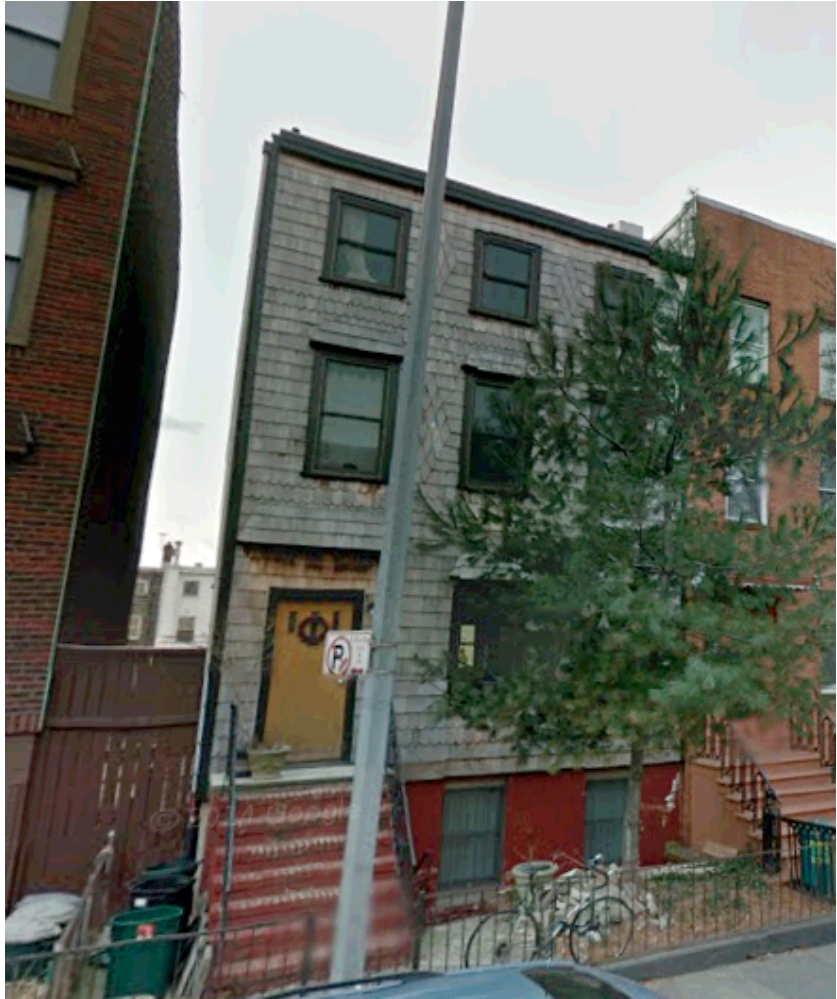
115 NOBLE STREET



137 NOBLE STREET



124-126 NOBLE STREET



102 NOBLE STREET



129 NOBLE STREET



108 NOBLE STREET



97-99 NOBLE STREET



105-107 NOBLE STREET



115-121 NOBLE STREET



119-109 NOBLE STREET



ELEVATION PROPOSED BLDG. 111 NOBLE STREET



ELEVATION EXISTING BLDG. 111 NOBLE STREET



PENTHOUSE RENDERING 111 NOBLE STREET



ELEVATION PROPOSED BLDG. 111 NOBLE STREET



ELEVATION EXISTING BLDG. 111 NOBLE STREET





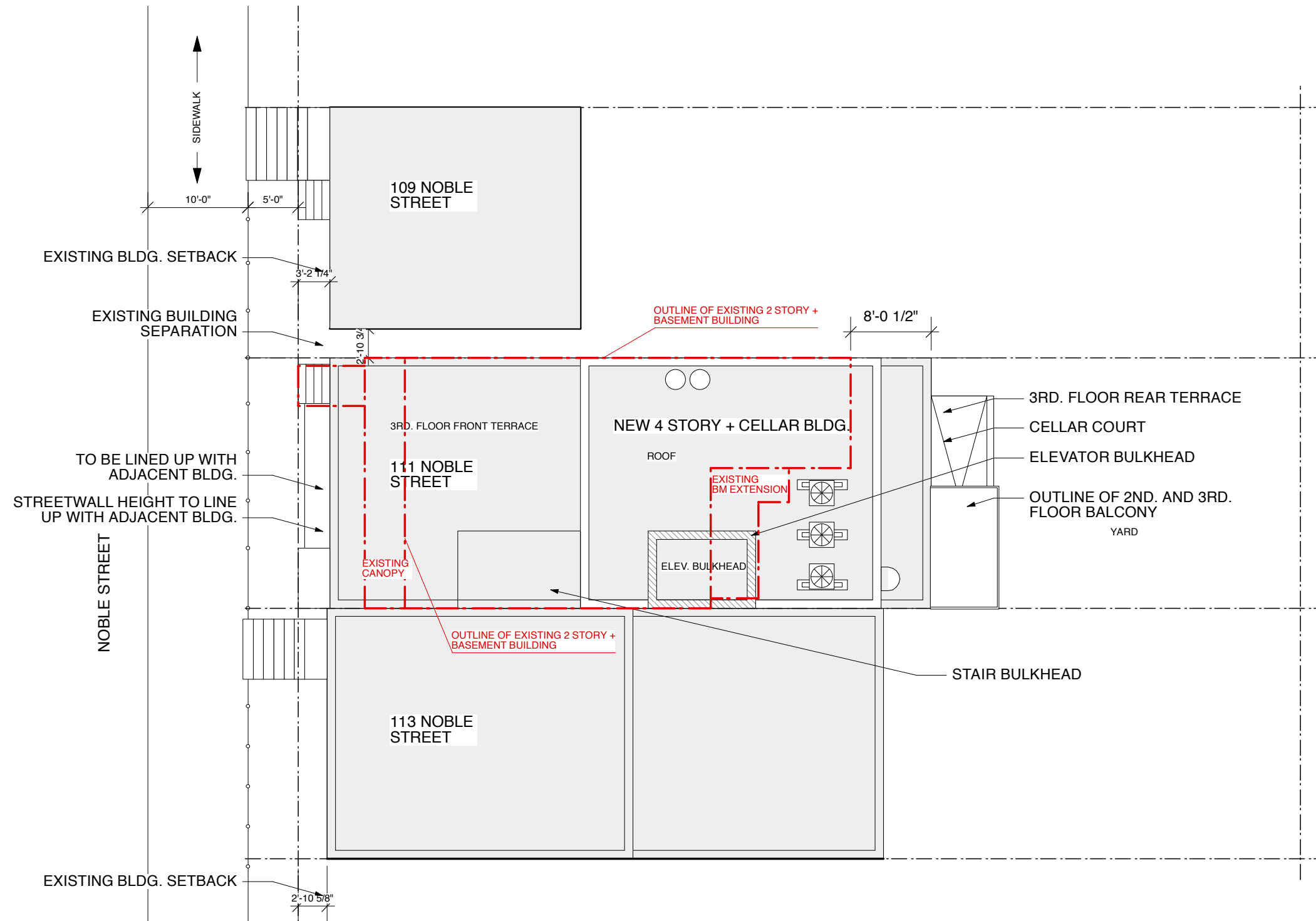
155 NOBLE STREET

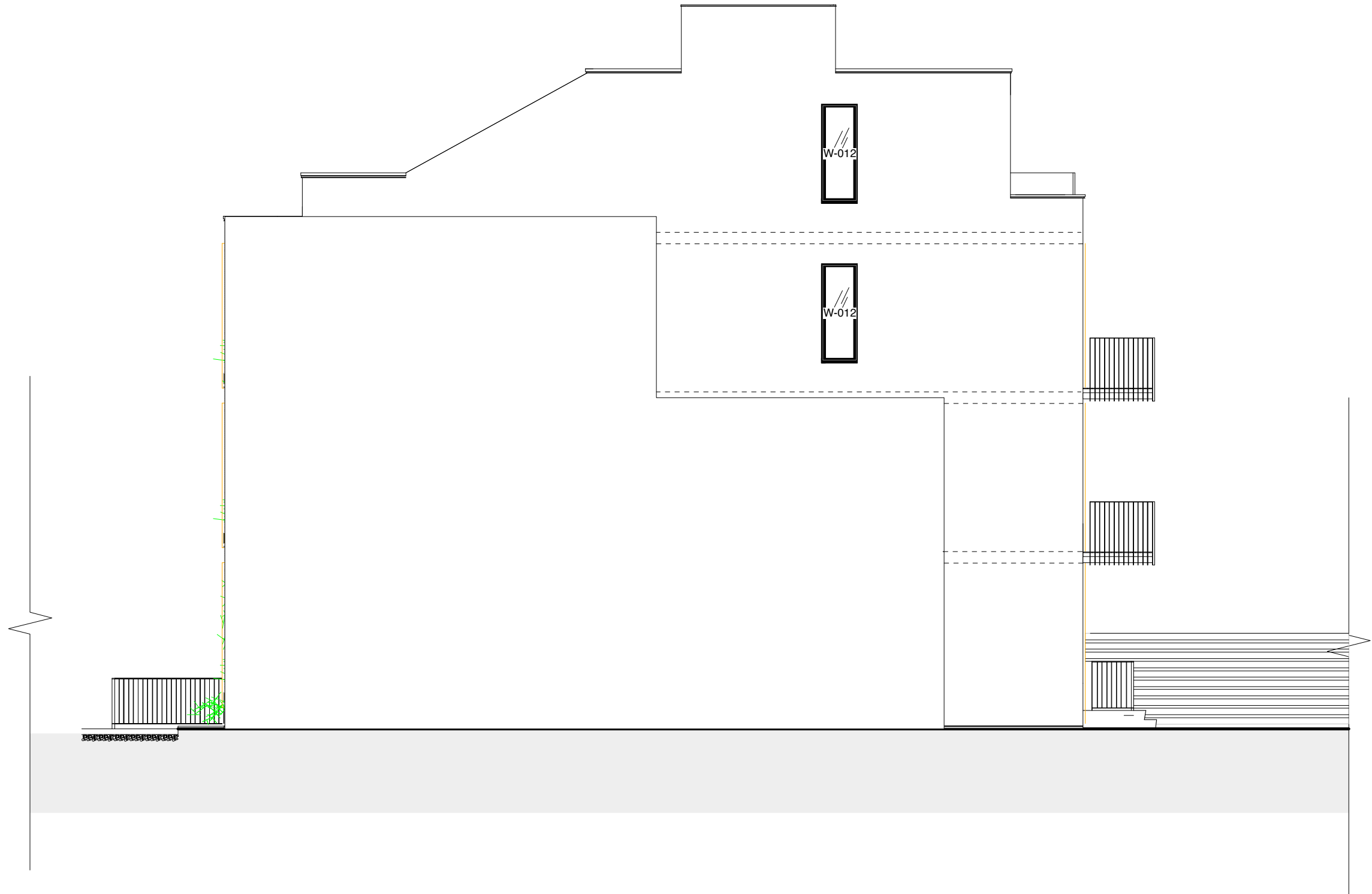


160 NOBLE STREET



134 NOBLE STREET



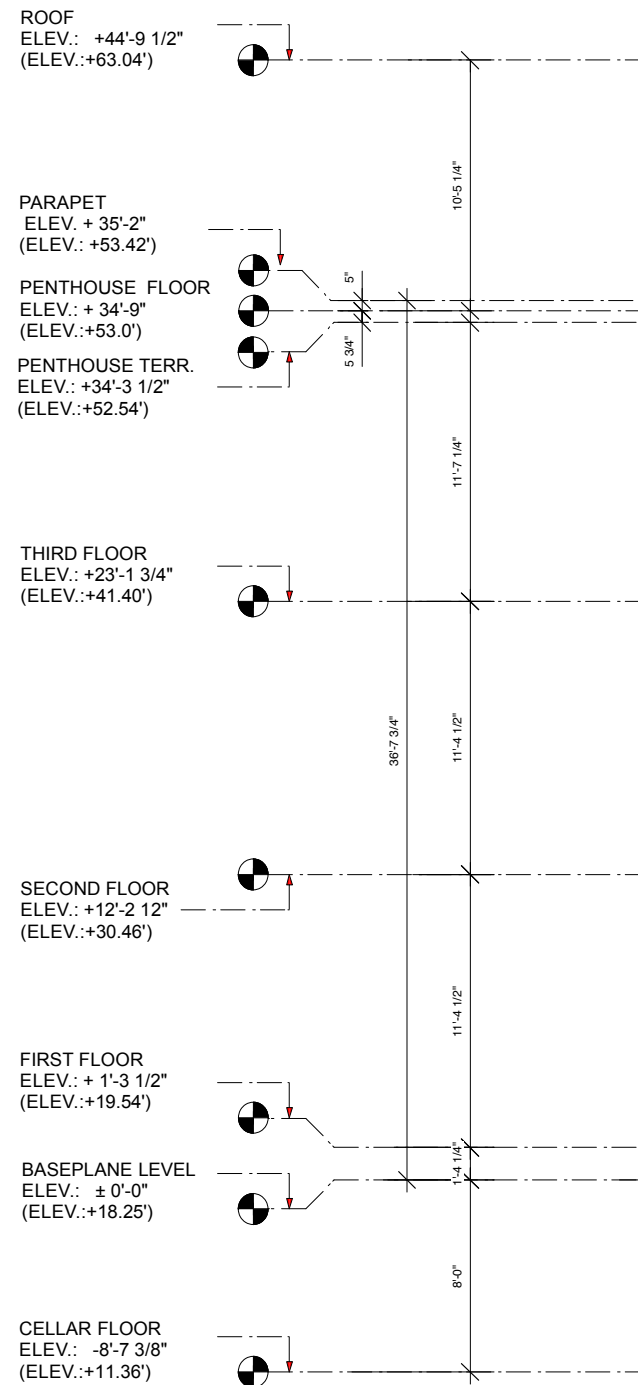




LANDMARK PROPOSAL ELEVATION SOUTH



RENDERING



PROPOSED ELEVATION NORTH



PROPOSED ELEVATION SOUTH

ROOF
ELEV.: +44'-9 1/2"
(ELEV.:+63.04')

PARAPET
ELEV. + 35'-2"
(ELEV.: +53.42')

PENTHOUSE FLOOR
ELEV.: + 34'-9"
(ELEV.:+53.0')

PENTHOUSE TERR.
ELEV.: +34'-3 1/2"
(ELEV.:+52.54')

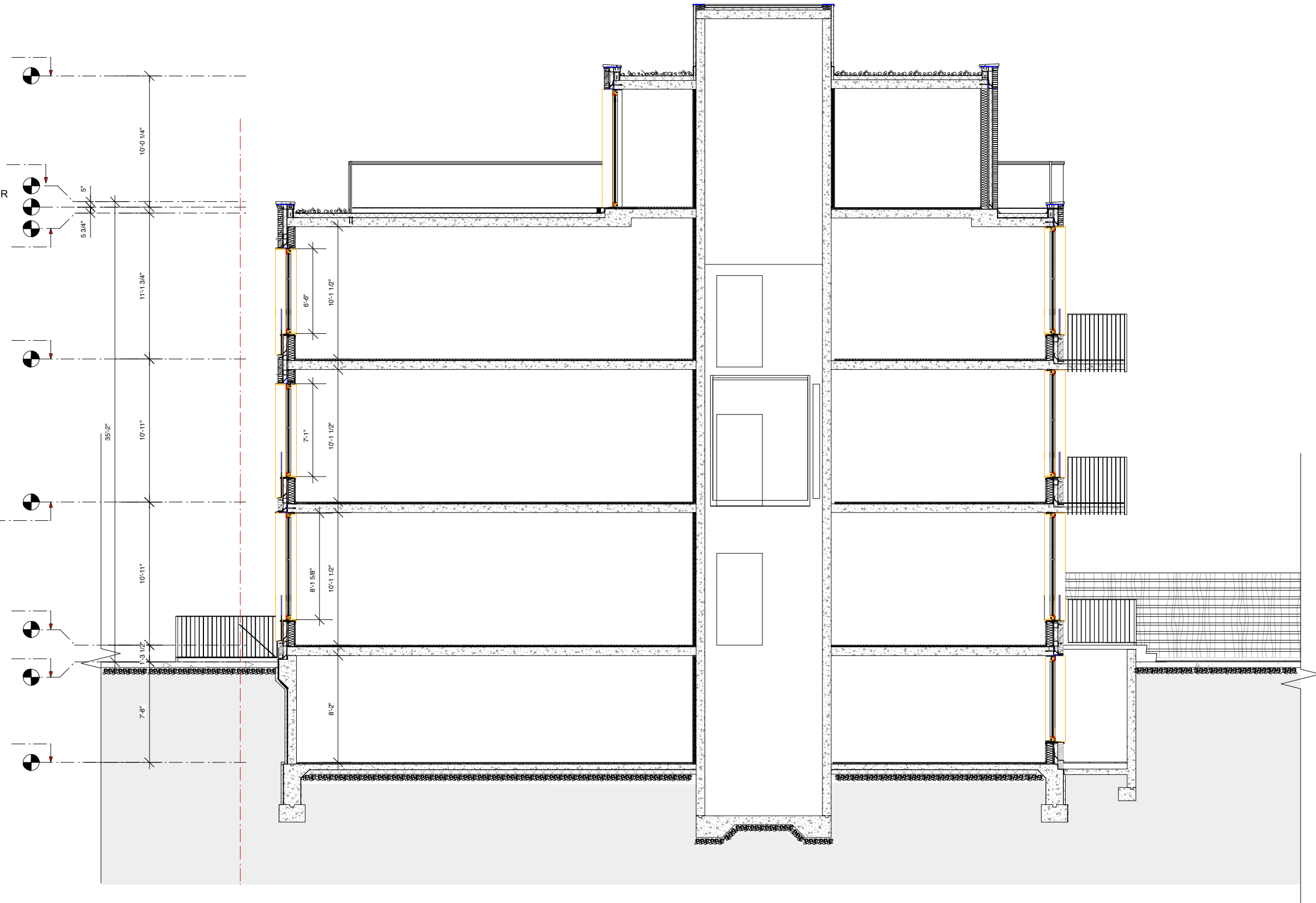
THIRD FLOOR
ELEV.: +23'-1 3/4"
(ELEV.:+41.40')

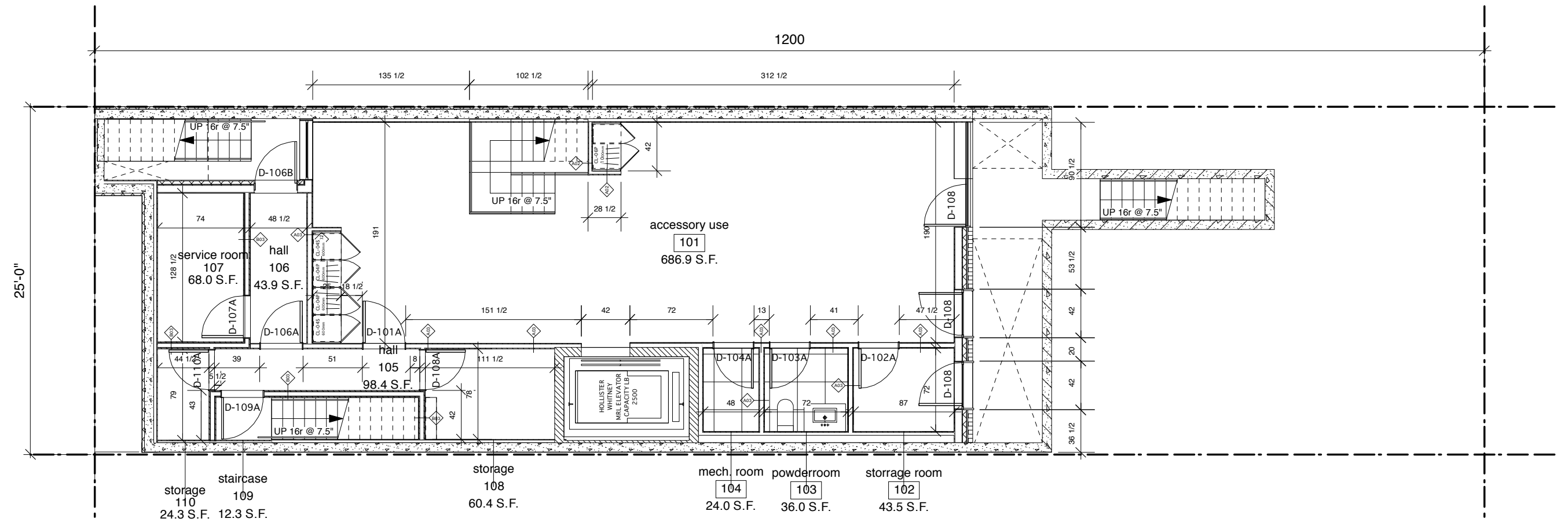
SECOND FLOOR
ELEV.: +12'-2 1/2"
(ELEV.:+30.46')

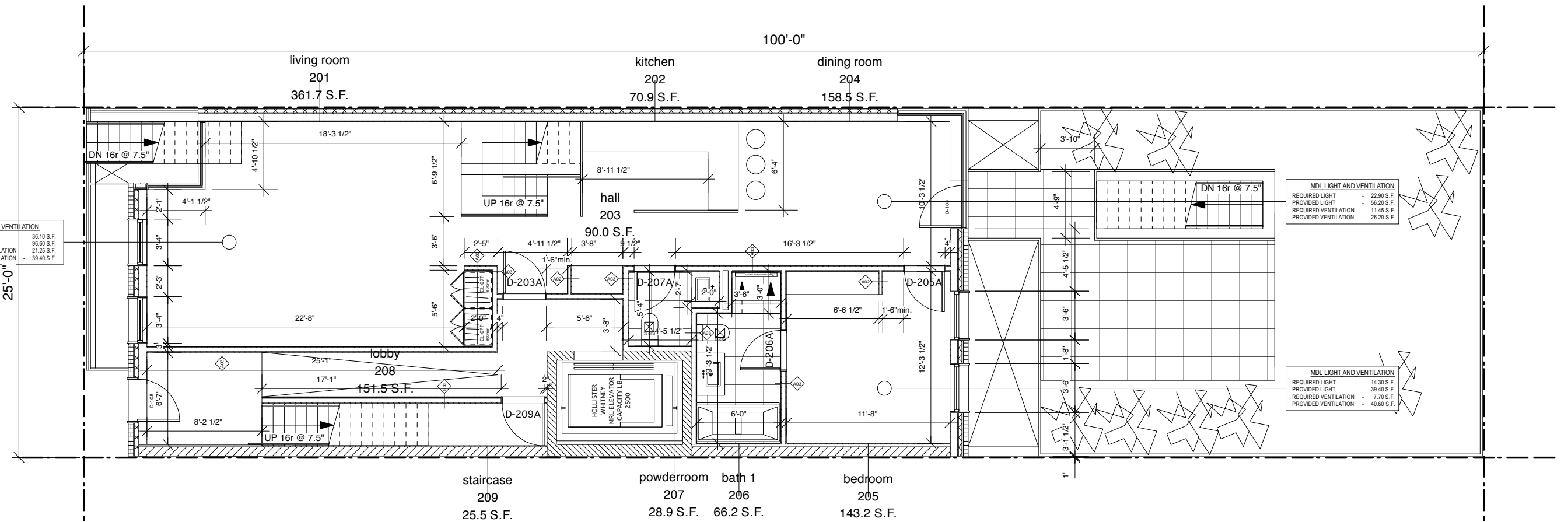
FIRST FLOOR
ELEV.: + 1'-3 1/2"
(ELEV.:+19.54')

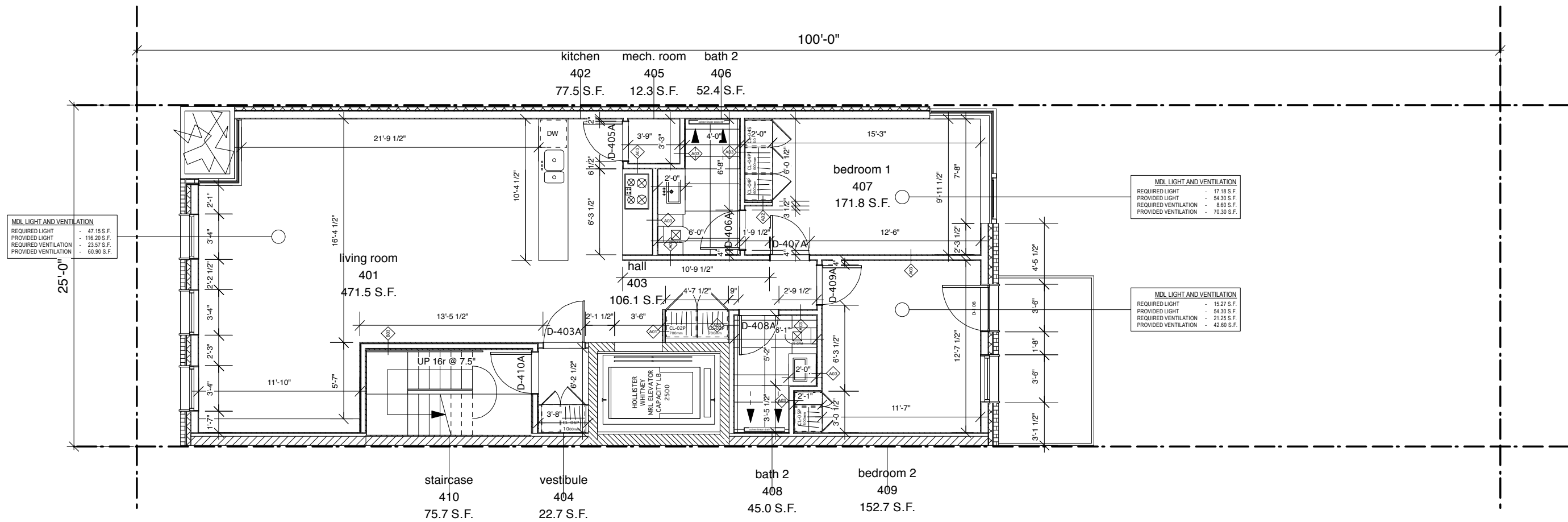
BASEPLANE LEVEL
ELEV.: ± 0'-0"
(ELEV.:+18.25')

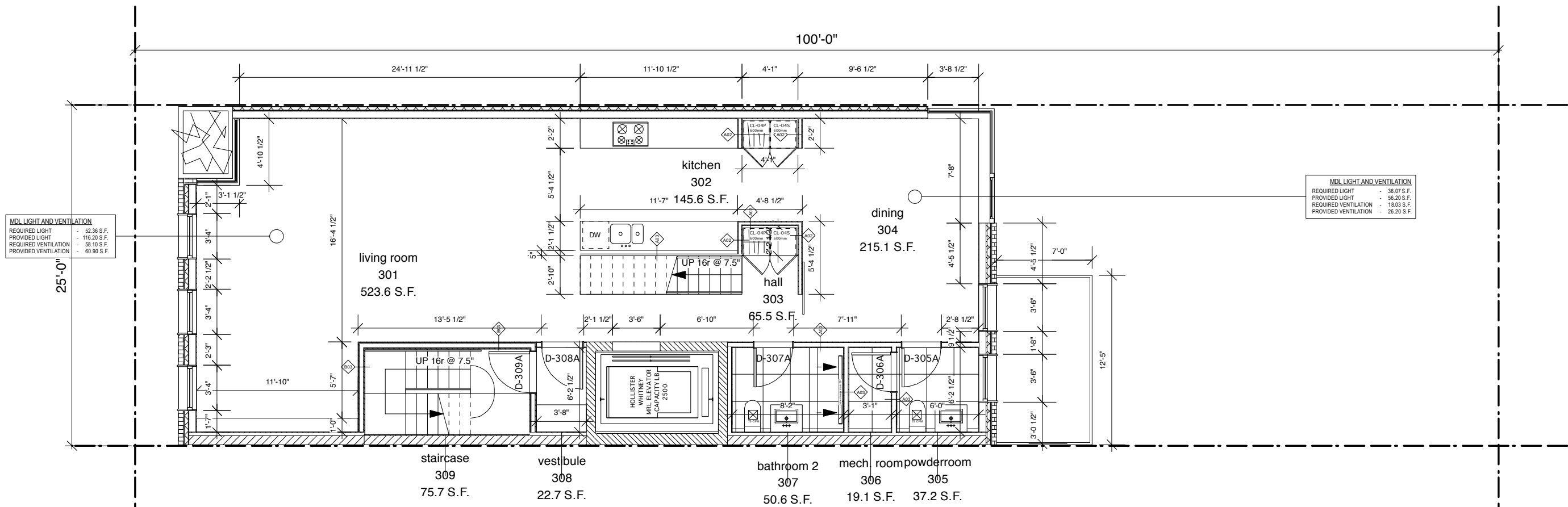
CELLAR FLOOR
ELEV.: -8'-7 3/8"
(ELEV.:+11.36')

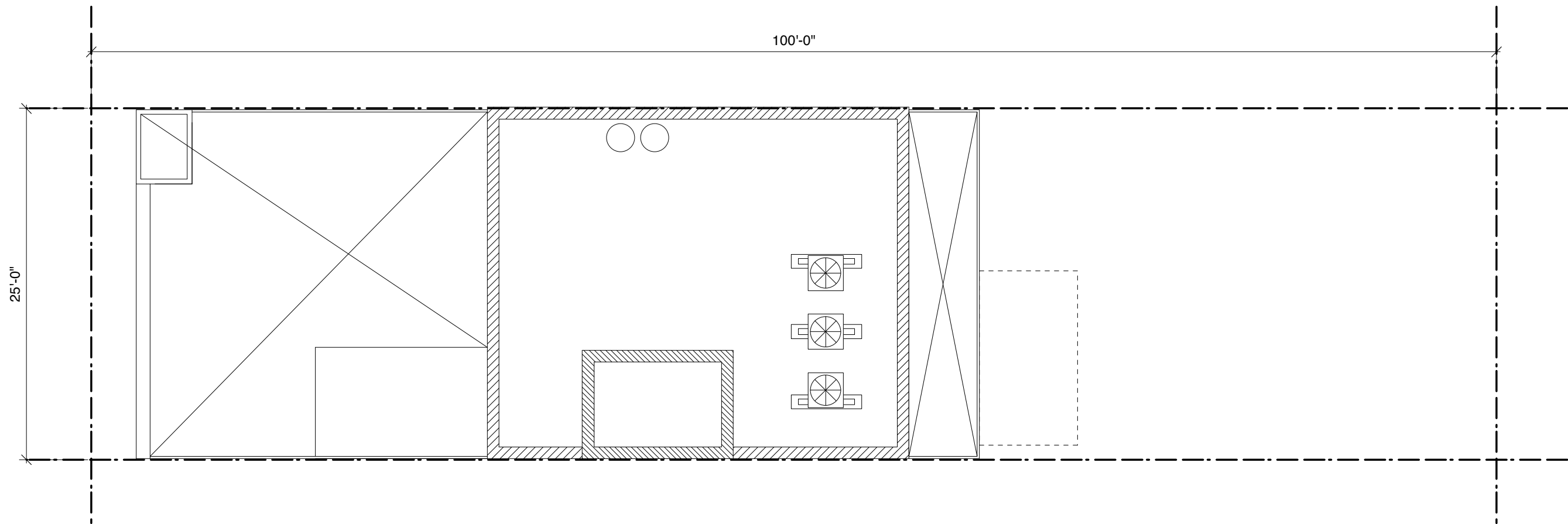


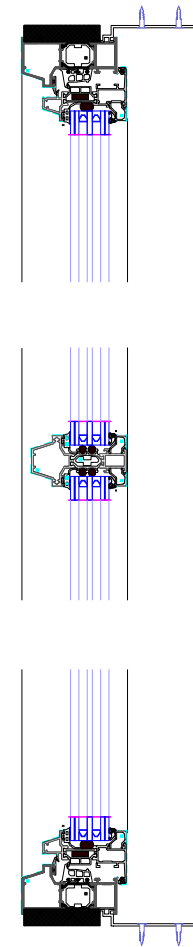
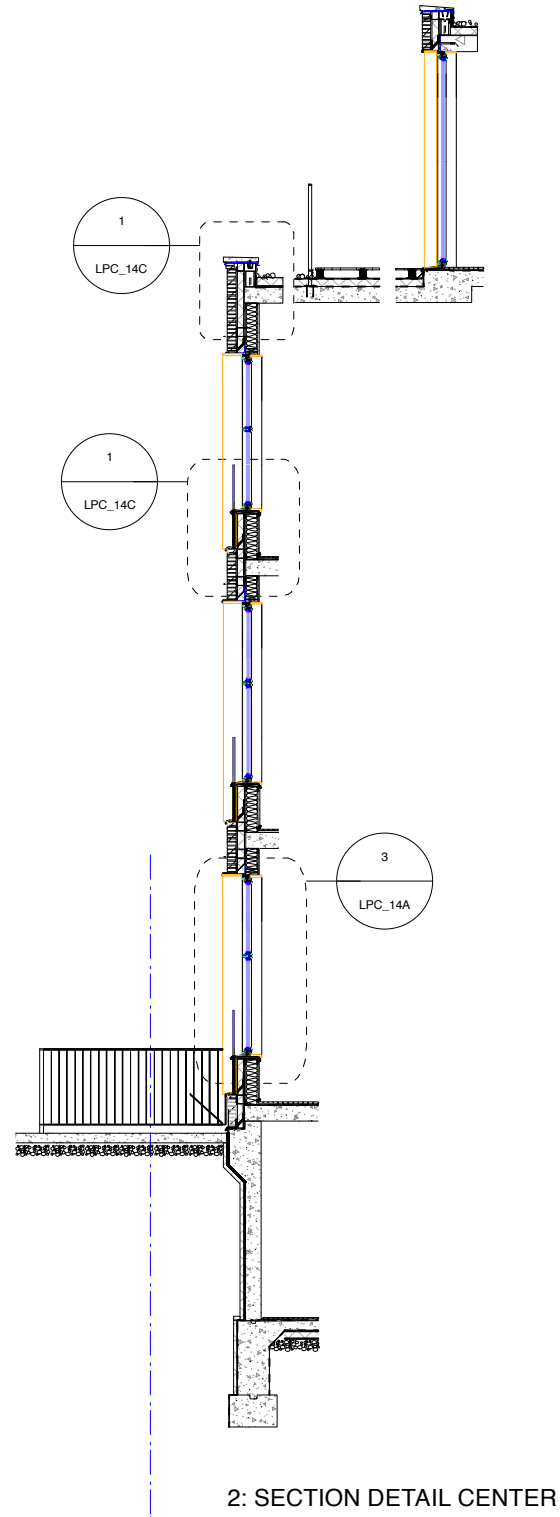
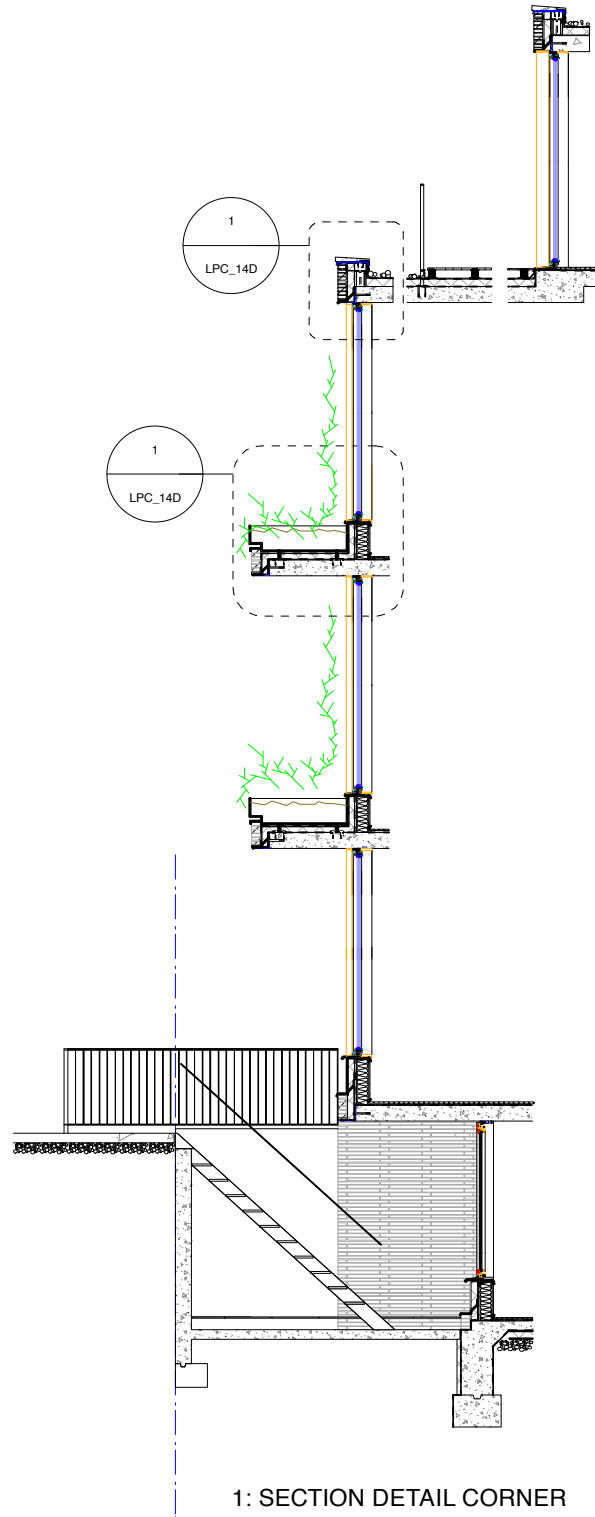


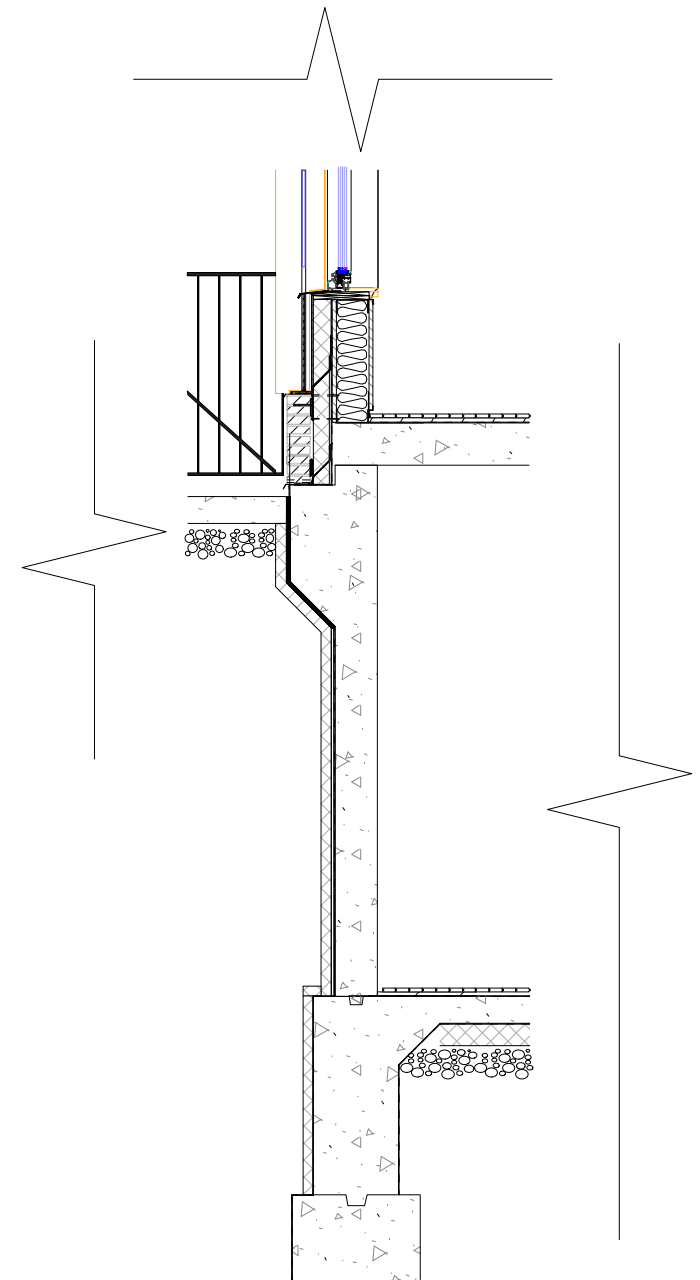
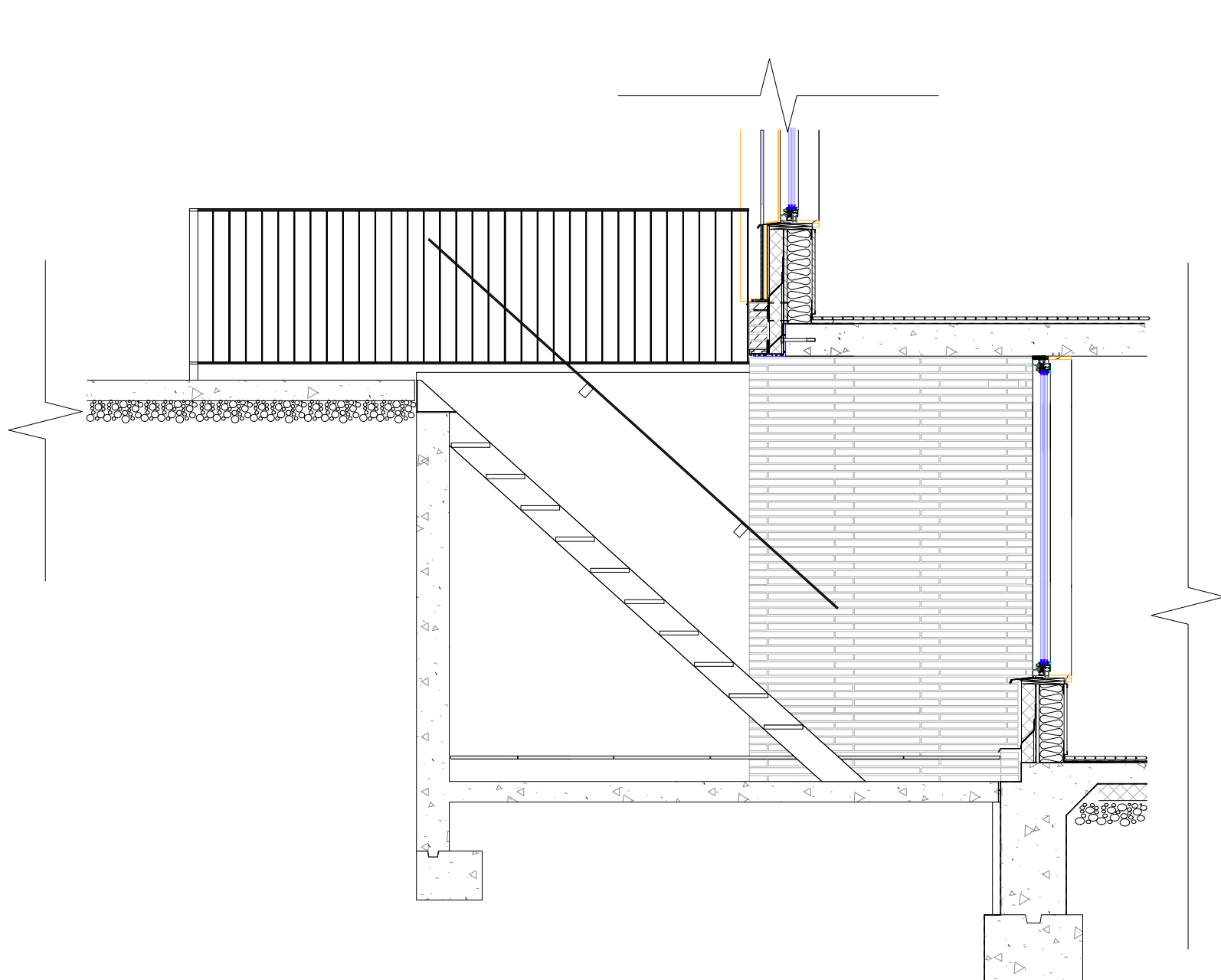


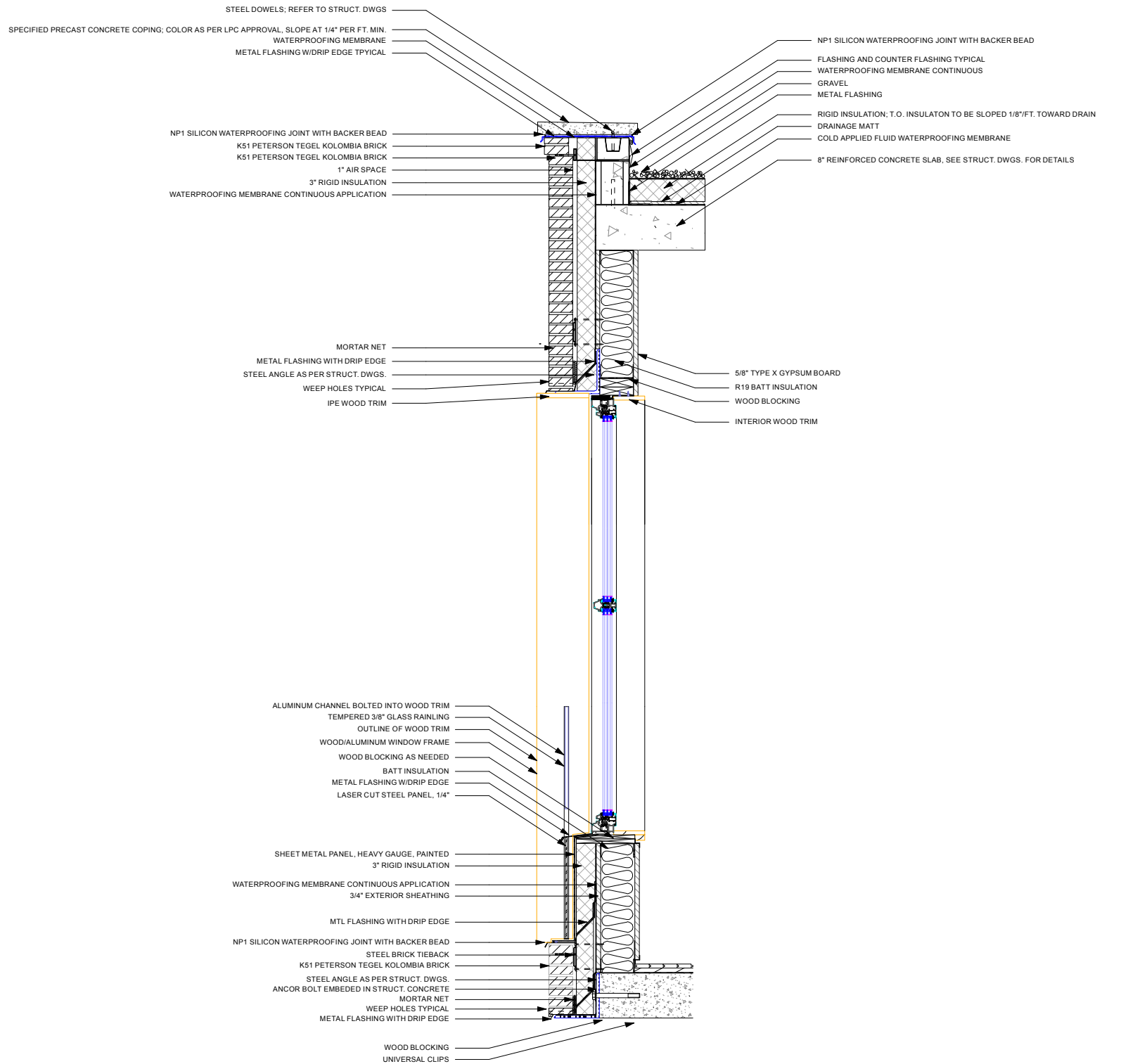
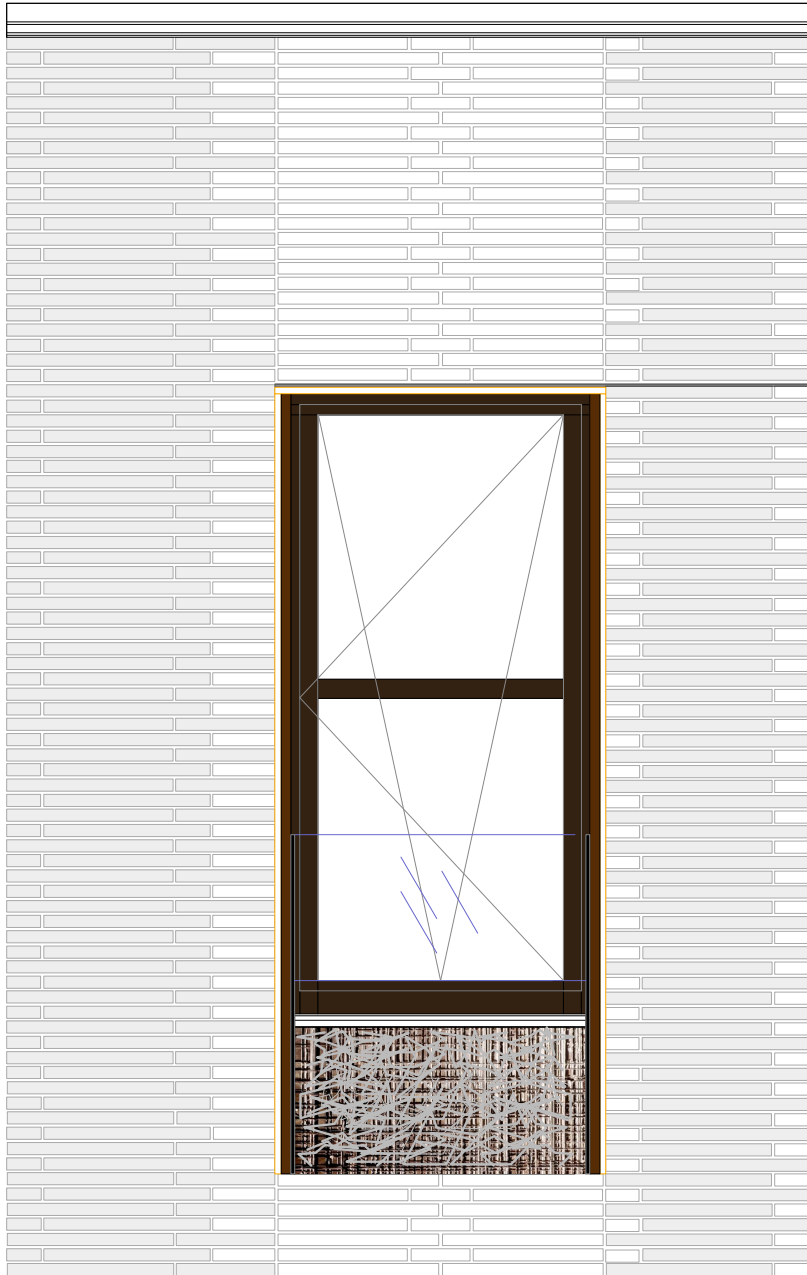


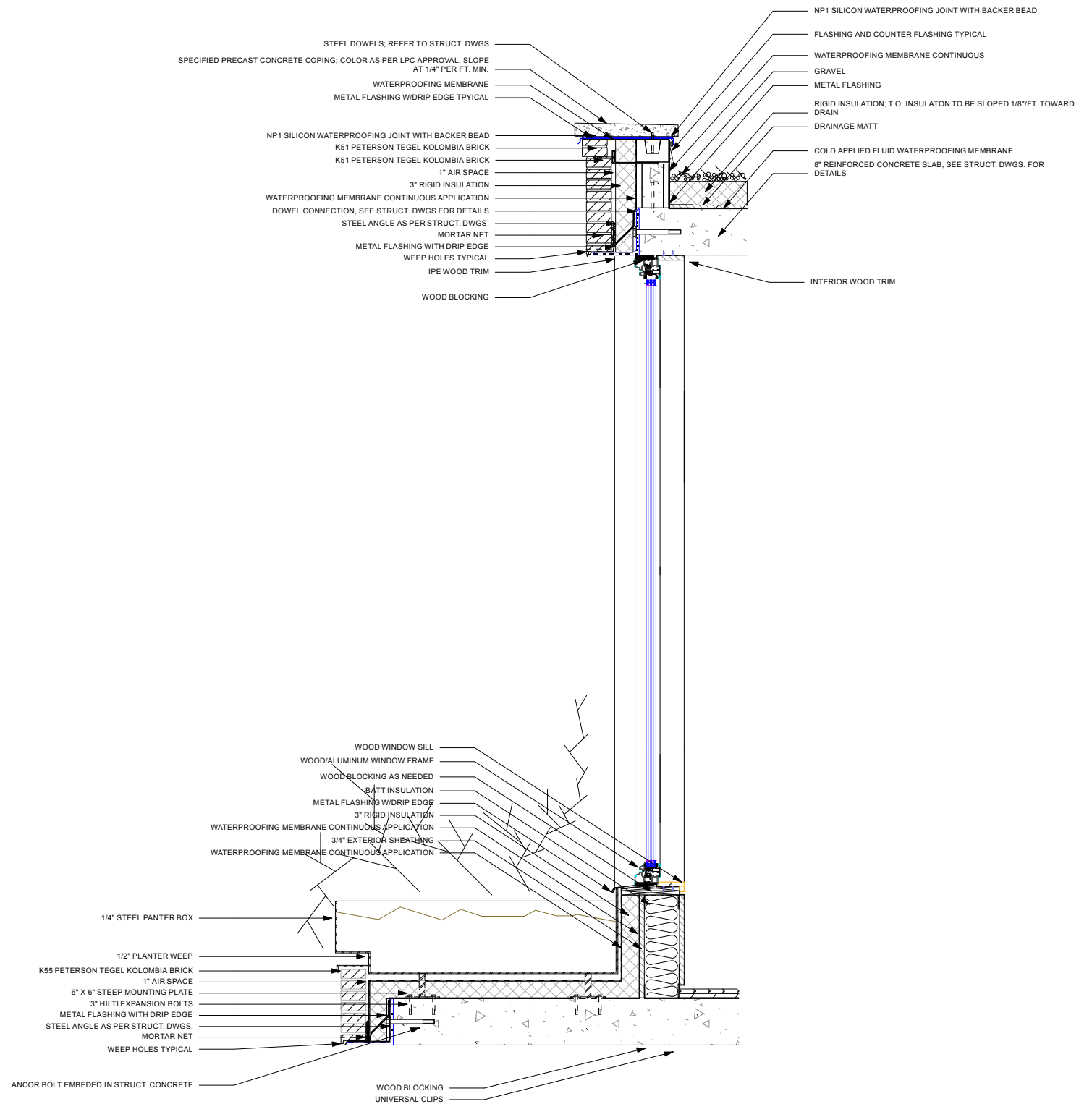
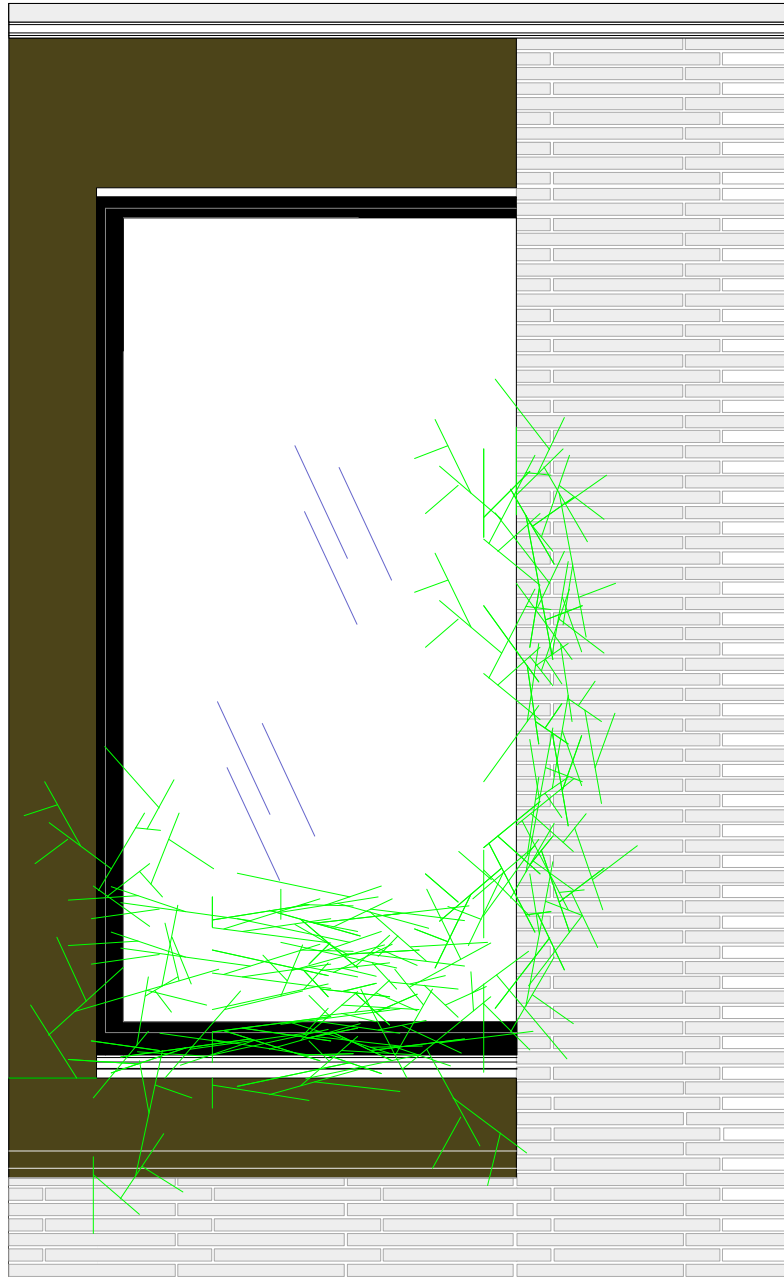




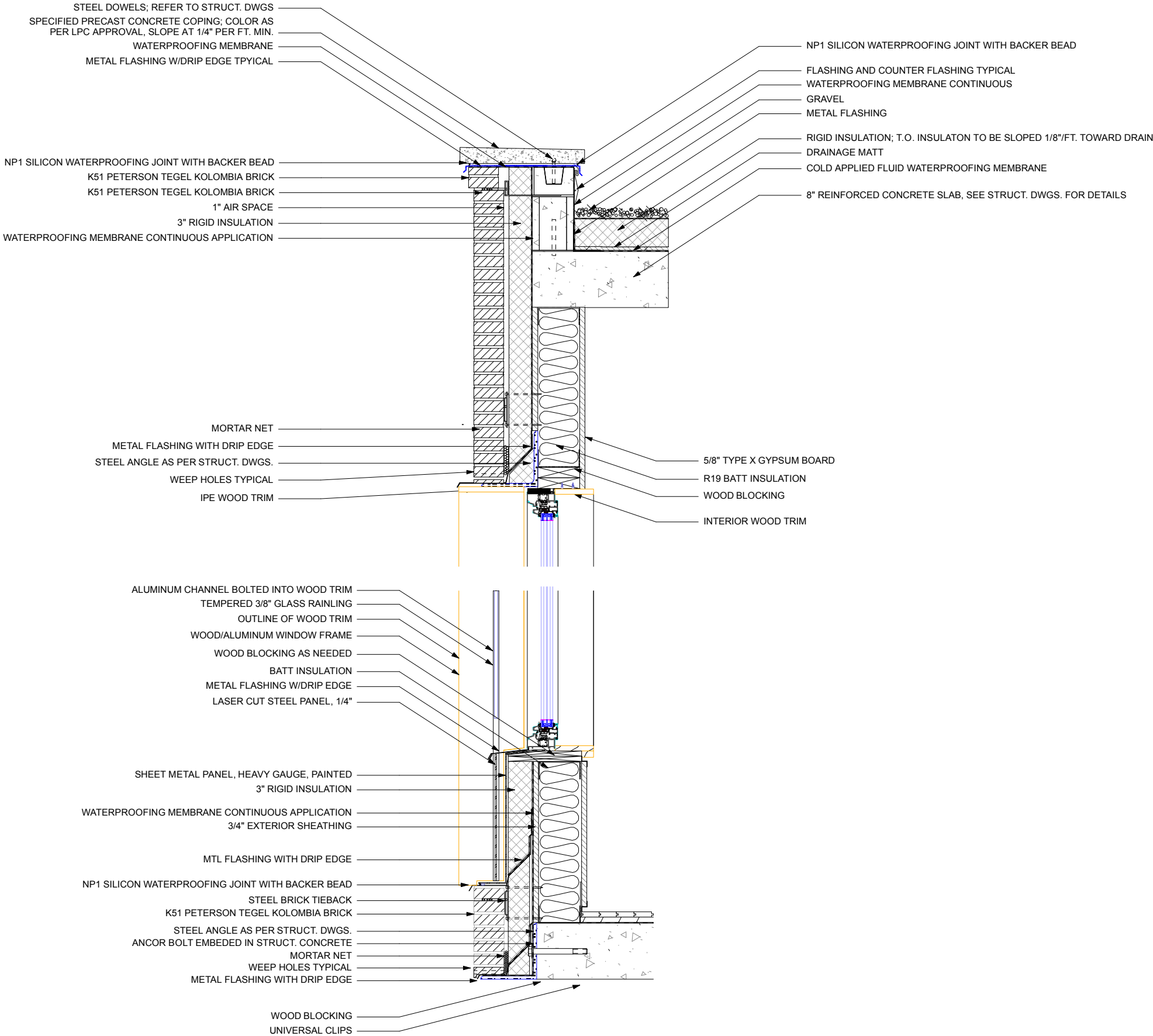




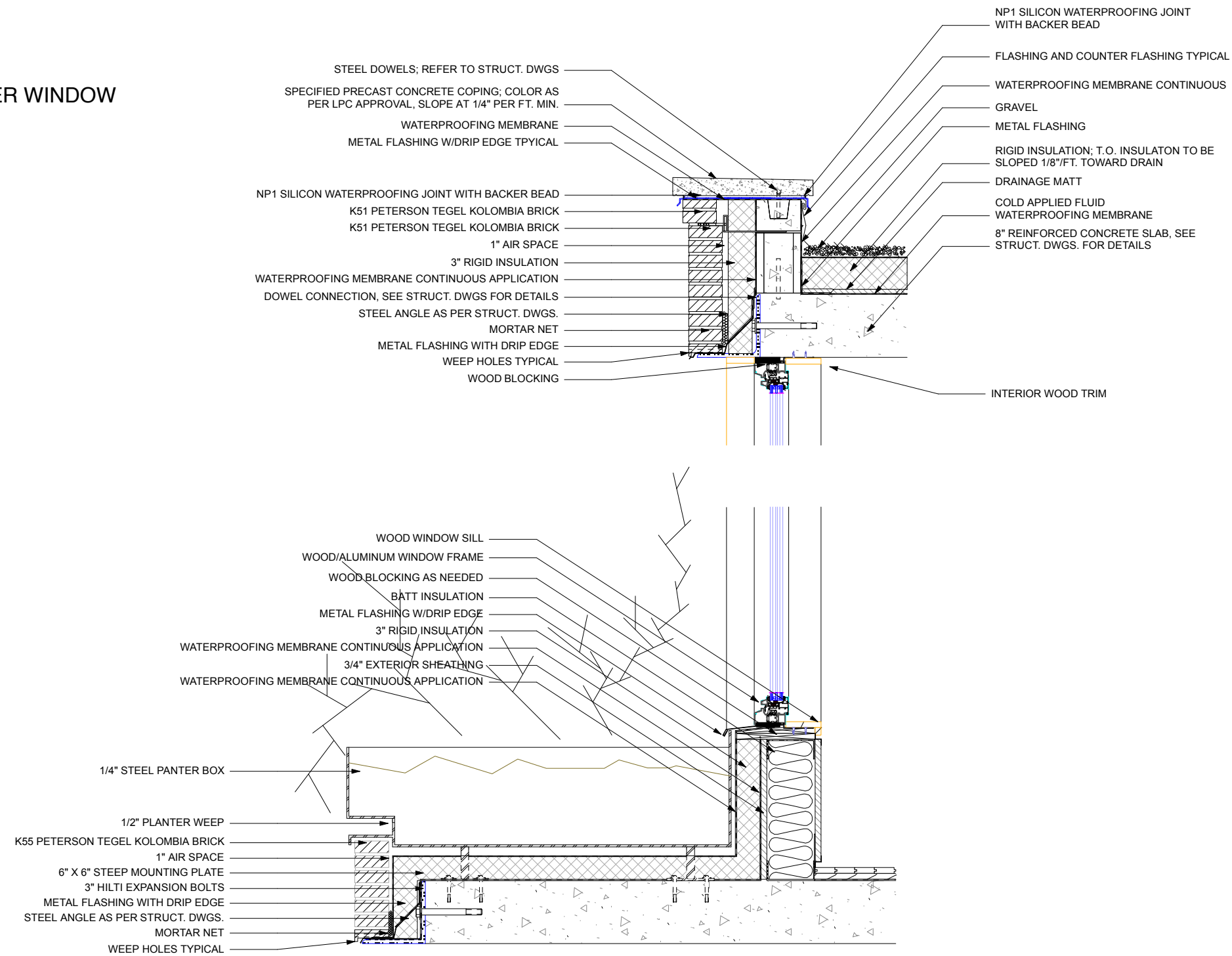


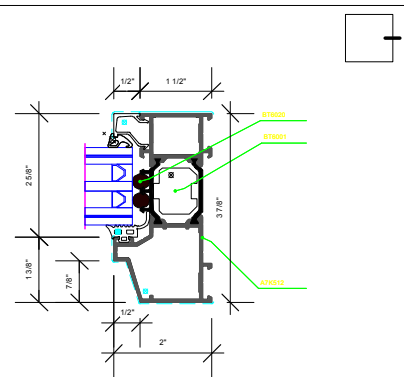


SECTION DETAIL SOUTH FACADE

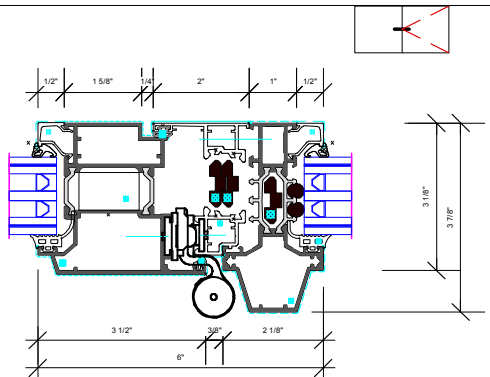


SECTION DETAIL SOUTH FACADE, CORNER WINDOW

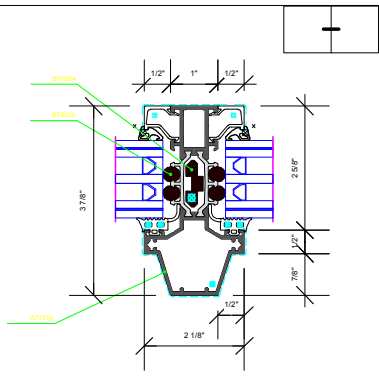




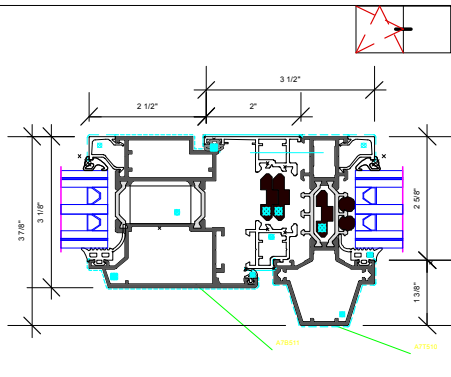
WINDOW WALL PROFILE



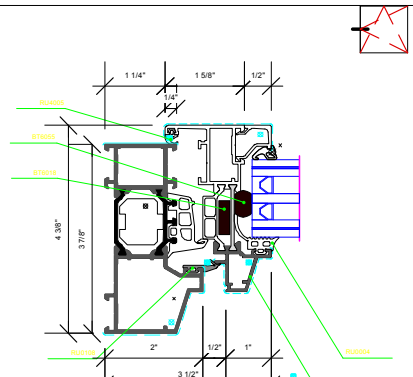
STAT. WINDOW TO DOOR PROFILE



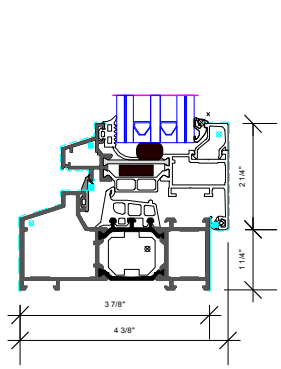
STAT. WINDOW TO STAT. WINDOW PROFILE



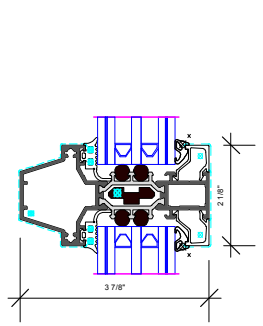
STAT. WINDOW TO DOOR PROFILE



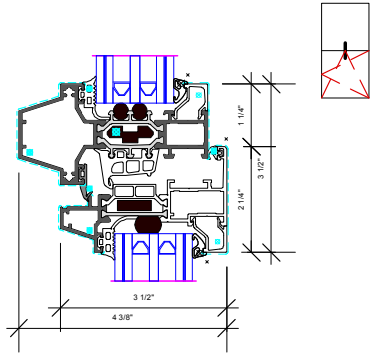
OPERABLE WINDOW TO WALL DETAIL



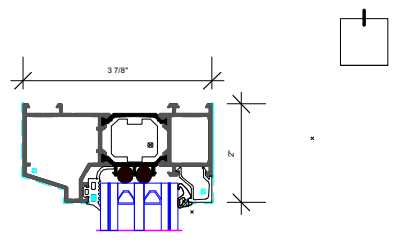
OPERABLE WINDOW TO SILL PROFILE



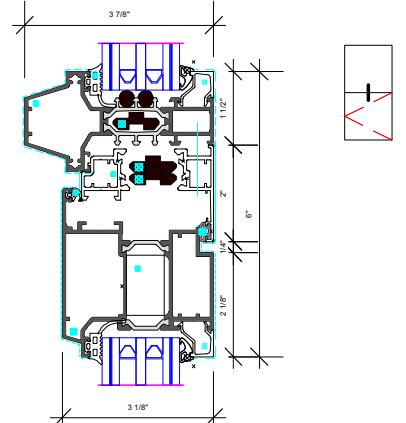
STAT. WINDOW TO STAT. WINDOW



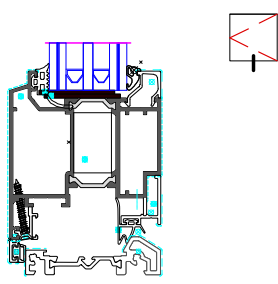
STAT. WINDOW TO OPERABLE WINDOW



STAT. WINDOW PROFILE

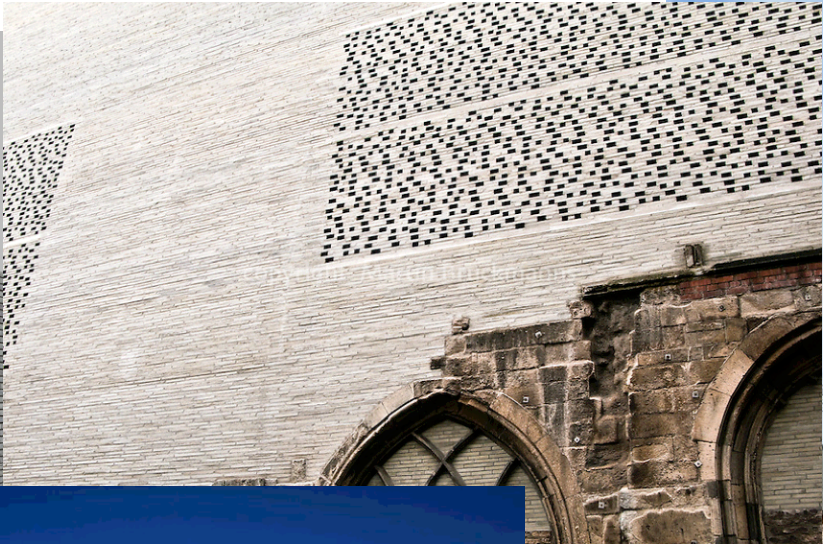
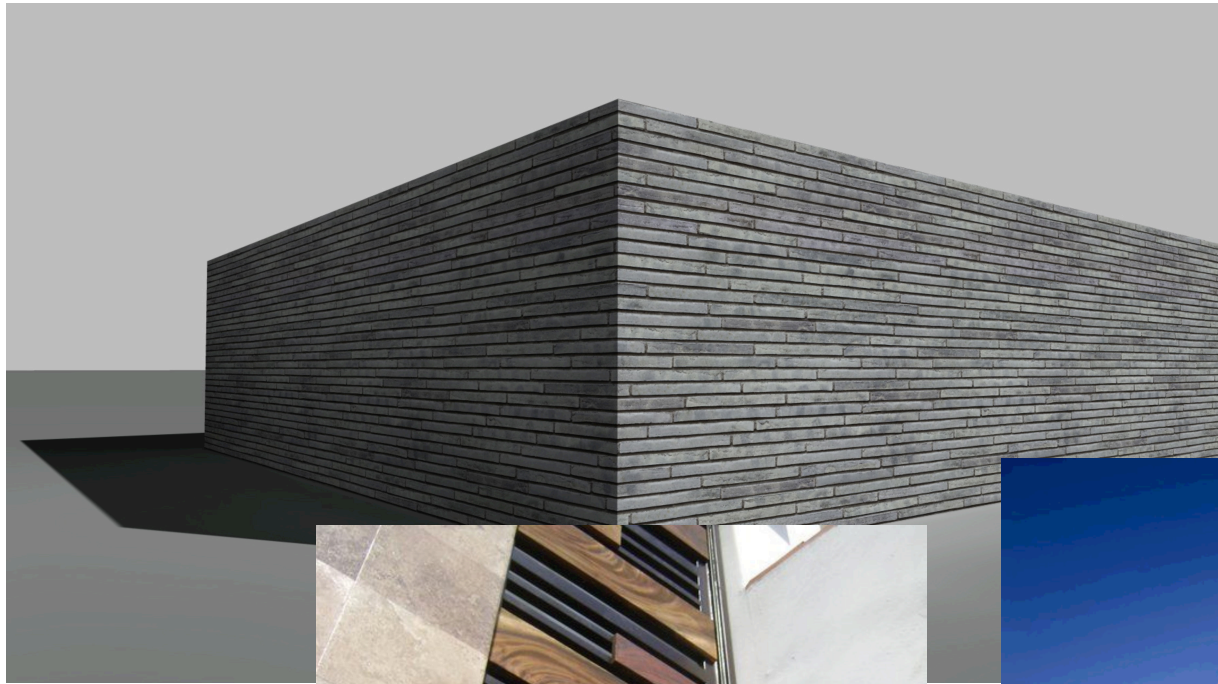


STAT. WINDOW TO DOOR PROFILE



DOOR TO SILL PROFILE





TEGEL-PETERSON
K51



TEGEL-PETERSON
K55



MOCK-UP VIEW 1



MOCK-UP VIEW 2



MOCK-UP VIEW 3



MOCK-UP VIEW 1



MOCK-UP VIEW 2



MOCK-UP VIEW 3

Severud Associates

CONSULTING ENGINEERS P. C.

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Cawsie Jijina
Steven J. Najarian
Brian A. Falconer

Louis A. Occhicone
Fortunato Orlando

Chairman
Edward M. Messina

April 6, 2017

Re: Structural Observation
111 Noble Street (Block 2566 – Lot 74 – BIN# 3064932)
Brooklyn, NY 11222

Roei Paz
111 Noble LLC
1 Northside Piers #7B
Brooklyn NY 11249

Dear Mr. Paz:

On Thursday March 30, 2017, Muhammad Rahal, P.E., an associate of the firm, visited the building at the above listed address and met with the owner to conduct a structural condition survey. The purpose of the survey was to visually inspect the structure and evaluate its construction and stability, to observe any clearly visible deficiencies, and to observe any signs of stress or excessive deformations. The building currently has landmarked status. The scope of the condition survey was limited to visual aspects of the interior and exterior of the building only, and no probing or destructive testing was performed. Please refer to photos below for reference. The front of the building facing Noble Street is the south side. The neighboring building to the east side is adjacent to the building in question with no gap. The neighboring building to the west is separated with a narrow alleyway in between. In the rear of the building there is a yard. See Photo 1 below for view from the street.

The building, built around 1900, consists of three levels of wood frame construction on rubble foundation walls. The first level is a full-area basement that is partially below the sidewalk. Below the basement is a partial-area cellar in the south west corner and a crawlspace throughout the rest of the area. The partial cellar floor is composed of concrete slab on grade, while the crawlspace is just exposed ground. The basement, 1st floor and 2nd floor levels consist of wood flooring on wood joists that span from east to west. The floor joists are supported by exterior wood stud bearing walls on the east and west sides, and a combination of wood posts and wood stud bearing walls with openings on the interior. The roof consists of sloped wood framing with roofing membrane.

The façade of the building generally consists of vinyl siding that covers several layers of older siding. Some areas of siding was observed to be loose or damaged. See Photo 2 below. To the front of the building is a concrete porch at the 1st floor level covered by a metal canopy. The porch slab and canopy are supported by steel headers and brick piers. There is a concrete and brick stair leading to the porch. The porch and front yard are bounded by brick barriers. The porch and masonry at the front was not part of the original construction of the building. See Photo 3 below.

In the cellar level, the rubble foundation walls were observed. The rubble walls did not have any solid mortar connecting the stones together, and some of the smaller stones were loose when touched. Due to water infiltration, sand was observed to be seeping out from the crevices between the stones, indicating that any existing mortar has become loose and ineffective. See Photo 4 below. Please note that these foundation walls are not adequate to safely support the building in the event of a code prescribed seismic or wind event.

Severud Associates

Roei Paz
111 Noble LLC

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April 6, 2017

The wood joists supporting the basement floor were viewed from the cellar space. The bearing condition of these wood joists on the rubble foundation wall on the east side was found to be unacceptable for two reasons: 1) No blocking is provided between the joists to restrain them from rotation; and 2) the joists do not have full area bearing on the foundation wall. Some of the joists are only bearing on a small, uneven surface. See Photo 5 below. Due to this condition, the joists supporting the basement are not capable of safely supporting code prescribed distributed and concentrated loads.

The brick piers and dividers in the front of the building were observed. The brick on the stairs and the dividers require repointing. See Photo 6 below. The brick divider between the front yard and the sidewalk is unstable and loose to the touch. See Photo 7 below. This divider needs to be repaired or replaced. In addition, a fine crack was observed on the porch barrier at the bearing end. See Photos 8 and 9 below. As a result, the construction of the header that supports this barrier and the stability of this porch barrier are questionable.

The exterior of the building was observed. At the rear of the building, the north west corner of the building was observed to be bowing out significantly to the outside face, with the maximum deformation occurring at the 1st floor level. The north west corner wood stud was also observed to be exposed to the elements. See Photos 10 and 11 below. The 1st floor level adjacent to the west bearing wall was also observed from the inside, and was found to be to be significantly warped. See Photos 12 and 13 below. Due to the deformation of the floor and the wall, there is a concern that the connection of the floor framing to the west wall is compromised. The floor joists may slip off the west bearing wall and cause the building to collapse.

Based on these findings; due to the extent and nature of safety and stability issues encountered, as well as the observed signs of deformation and stress, we recommend that the building be rebuilt.

Very truly yours,
Severud Associates

A handwritten signature in black ink, reading "Muhammad Rahal". The signature is fluid and cursive, with a large loop at the beginning and a long, sweeping underline.

Muhammad Rahal, PE
Associate
MTR/mmi

Severud Associates

Roei Paz
111 Noble LLC

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Photo 1: Street Elevation



Photo 2: Vinyl Siding



Photo 3: Front Porch and Brick Barriers



Photo 4: Rubble Foundation Wall



Photo 5: Bearing Condition at Wood Joists Supporting Basement Floor



Photo 6: Brick Requiring Repointing



Photo 7: Front Divider



Photo 8: Porch Barrier Crack



Photo 9: Porch Barrier Crack (Detail)



Photo 10: Deformed Corner Wall



Photo 11: Exposed Corner Stud



Photo 12: Sloped Floor at West Wall



Photo 13: Warped Floor