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APPENDIX A	STRUCTUAL REPORT

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 and Members 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.

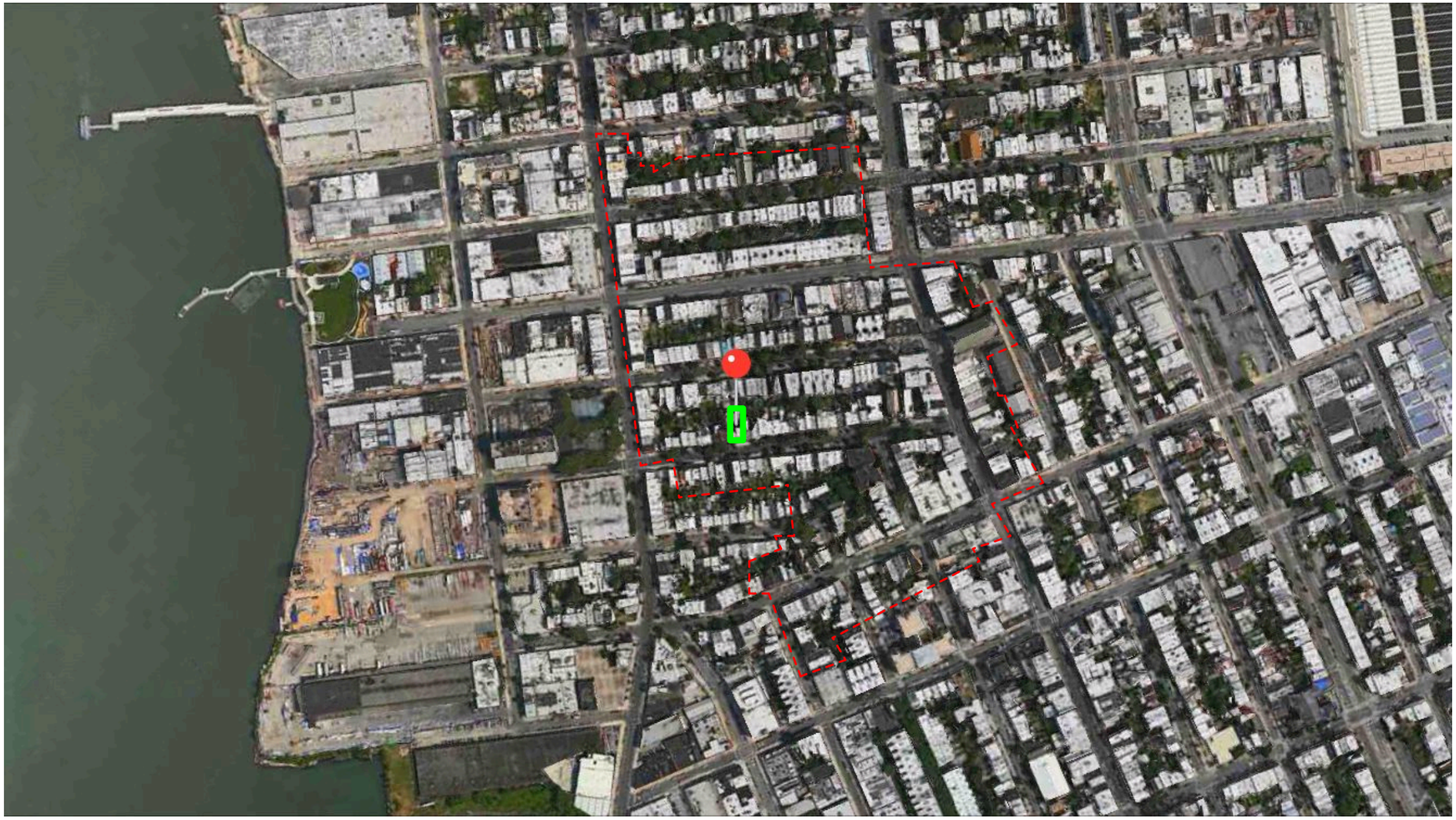
Over the years renovation work was performed and the front was heavily altered, the original wood columns as well as the greatly detailed, fragile steel railings were removed, the columns, as well as the railings were replaced with brick columns and a brick railings. The wooden facade was removed and 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 and on the property line were replaced, all in all the original facade was completely changed and altered over time.

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, however, that some of original framing as well as the brick basement walls can be kept and repaired.

The team concluded after initial tests performed that due to the nature of alterations as well as existing structural damage, our team will retain some of the original elements and will present a building extension to the landmarks commission and the community board. The new design copies the visual appearance of the original building dated 1855 and stays within the context of adjacent buildings as well as other buildings on Noble Street.

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

MDIM *DESIGN*

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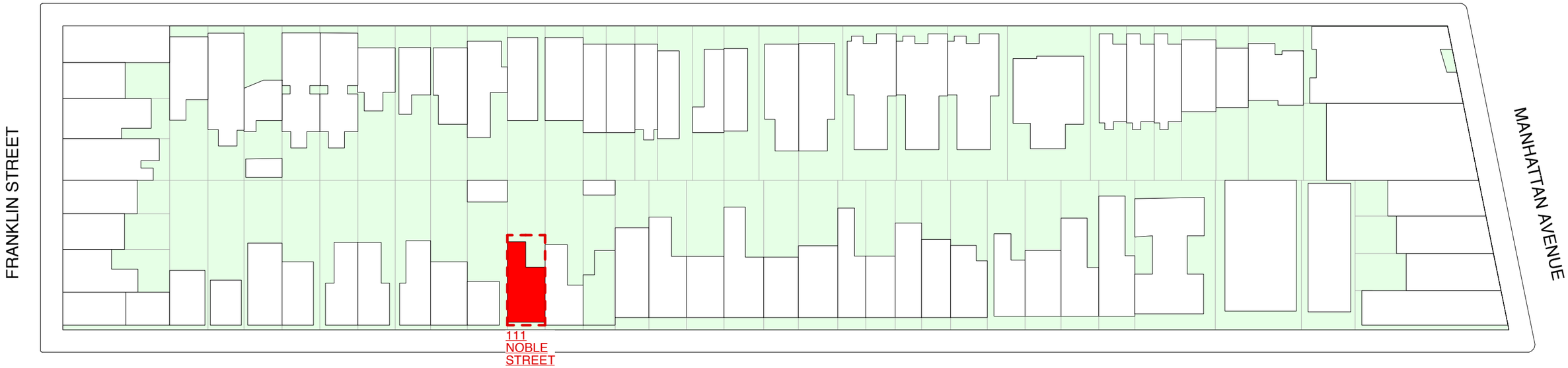
NEIGHBORHOOD LOCATION PLAN

LPC-02

BIRDS EYE VIEW OF THE REAR YARD LOOKING EAST

BIRDS EYE VIEW OF THE REAR YARD LOOKING SOUTH



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BUILDING IMAGE /1950'S

BUILDING IMAGE CURRENT CONDITION

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EXISTING BUILDING /1950'S

LPC-05A

DESIGNATION IMAGE, SEP. 14, 1982

DETAIL VIEW FACADE FROM NOBLE STREET

DETAIL VIEW FACADE FROM NOBLE STREET

SIDE VIEW 111 NOBLE STREET

REAR BLDG. VIEW 111 NOBLE STREET

REAR SHED VIEW 111 NOBLE STREET

REAR VIEW 111 NOBLE STREET

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ADDITIONAL BLDG. IMAGES 111 NOBLE STREET

LPC-05C

EXISTING FACADE PROBE IMAGES

EXISTING FACADE PROBE IMAGES

Photo 9: Porch Barrier Crack (Detail)

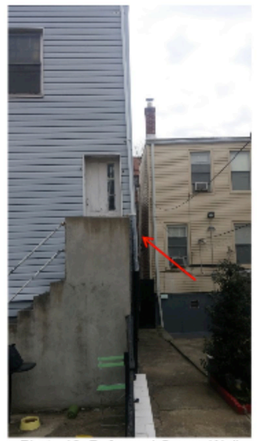


Photo 10: Deformed Corner Wall

Photo 11: Exposed Corner Stud

Photo 7: Front Divider

Photo 8: Porch Barrier Crack

Photo 5: Bearing Condition at Wood Joists Supporting Basement Floor

Photo 6: Brick Requiring Repointing

STRUCTURAL PROBE IMAGES

Photo 3: Front Porch and Brick Barriers

Photo 4: Rubble Foundation Wall

STRUCTURAL PROBE IMAGES

Photo 12: Sloped Floor at West Wall

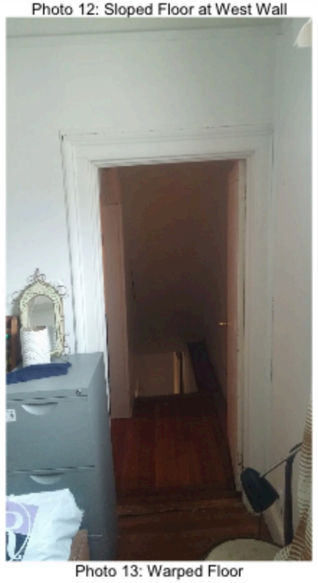
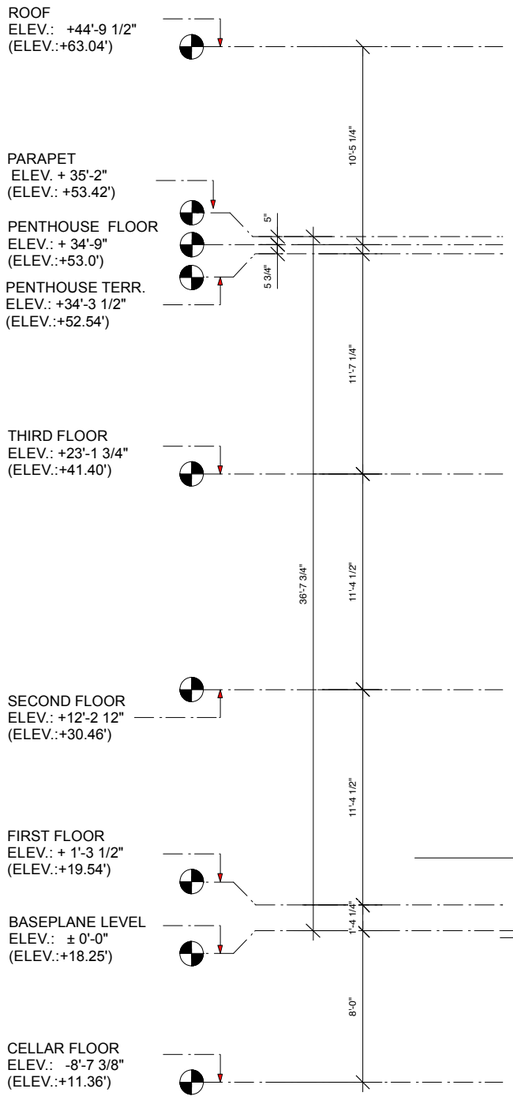


Photo 13: Warped Floor

LANDMARK PROPOSAL ELEVATION SOUTH



ORIGINAL PROPOSAL ELEVATION SOUTH

CURRENT PROPOSAL ELEVATION SOUTH

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ORIGINAL AND CURRENT ELEVATION COMPARISON

LPC-07A

LANDMARK PROPOSAL ELEVATION SOUTH, EXISTING AND PROPOSED

ORIGINAL PROPOSAL, ELEVATION SOUTH. 111 NOBLE STREET

REVISED PROPOSAL, ELEVATION SOUTH. 111 NOBLE STREET

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ORIGINAL AND CURRENT PROPOSAL COMPARISON IMAGE

LPC-07B

LANDMARK PROPOSAL ELEVATION SOUTH, EXISTING AND PROPOSED

RENDERING AND ELEVATION OF NEWLY PROPOSED BLDG. 111 NOBLE STREET

IMAGE AND ELEVATION OF EXISTING BLDG. 111 NOBLE STREET

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PROPOSED AND EXISTING ELEVATION, RENDERING AND IMAGE

LPC-07C

FRONT FACADE RENDERING 1

FRONT FACADE RENDERING 2

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PROPOSED ELEVATION SOUTH

LPC-08A

PENTHOUSE EXTENSION RENDERING 1

PENTHOUSE/FRONT FACADE RENDERING 2

BUILDING IMAGE /1950'S

RENDERING RENOVATION AND ENLARGEMENT

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ROOF LINE ANALYSIS

LPC-08C

FRONT FACADE RENDERING 1

93 NOBLE STREET

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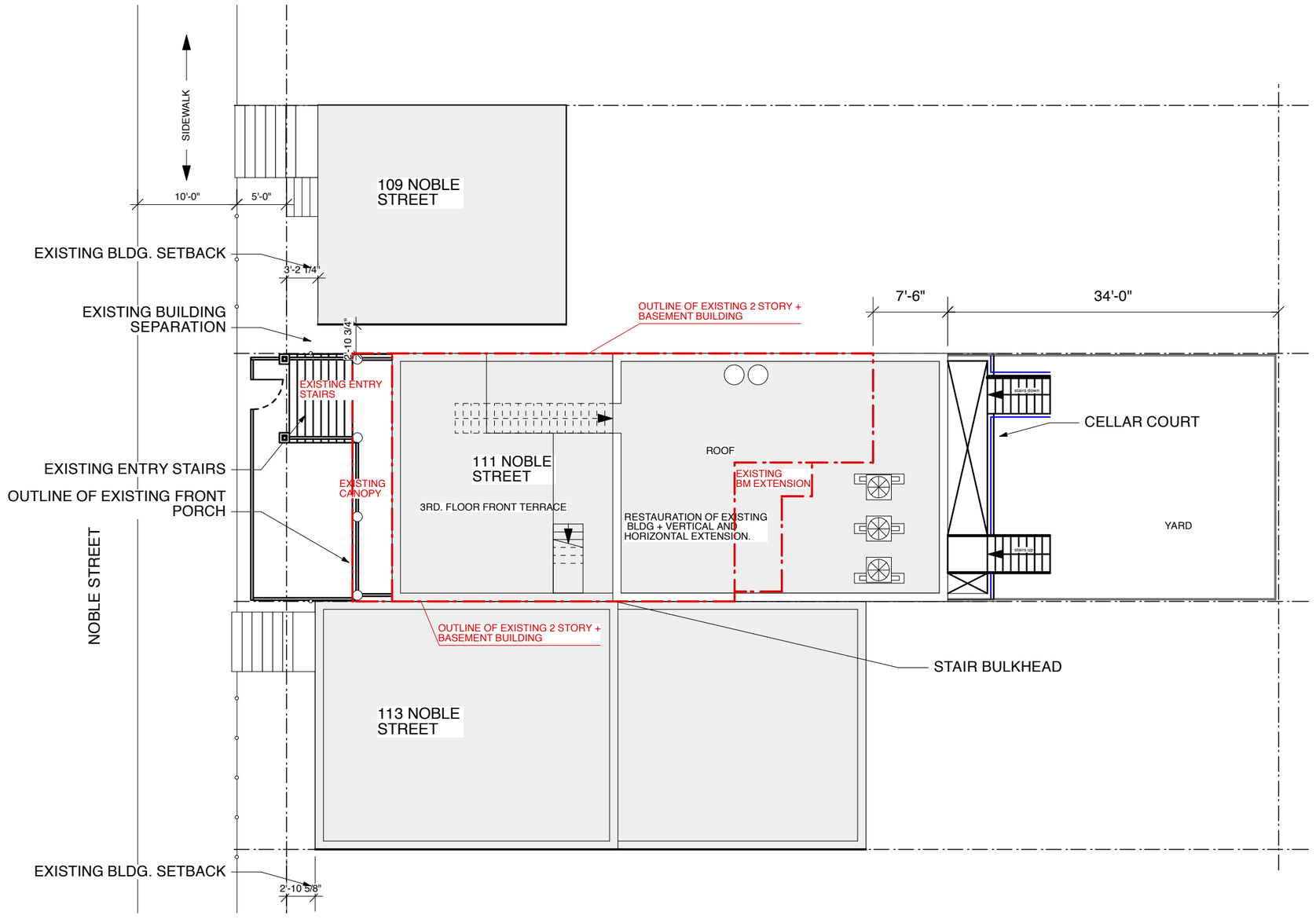
FACADE MASSING DIAGRAM

LPC-08E



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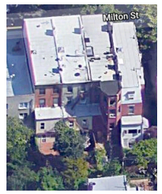
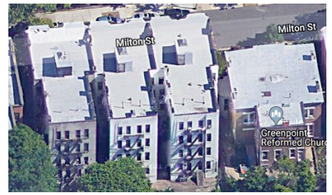
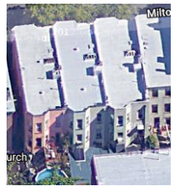
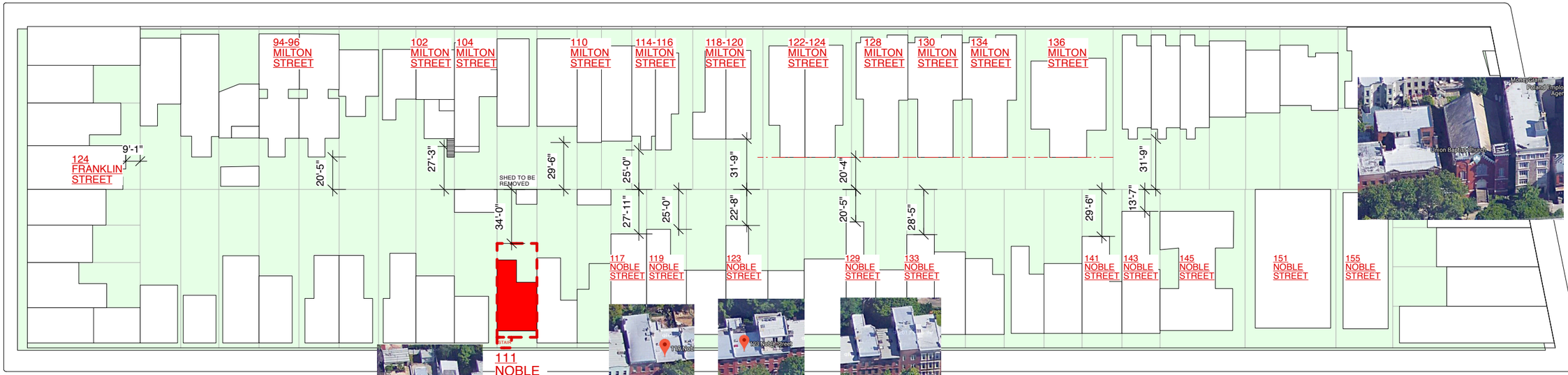
PROPOSED SITE PLAN

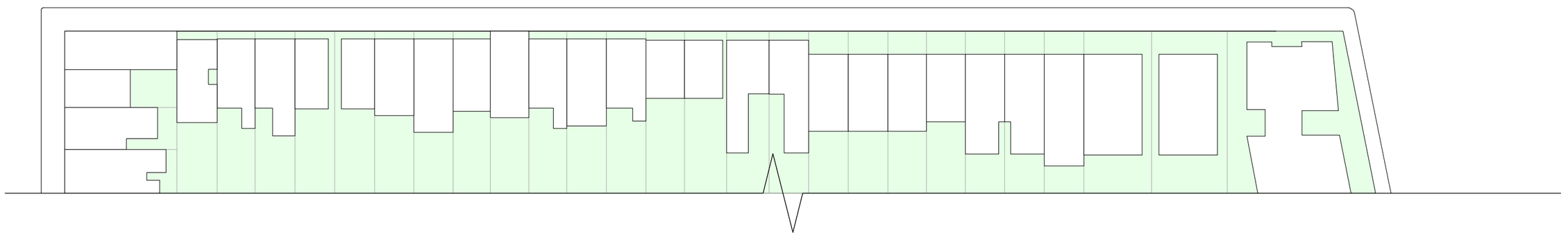
LPC-9A











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REAR YARD ANALYSIS

LPC-09B

92 MILTON STREET

REAR BLDG. EXTENSION, REAR YARD STRUCTURE

102-104 MILTON STREET

REAR BLDG. EXTENSIONS, REAR YARD AWNING AND STAIRS

106 MILTON STREET

REAR BLDG. EXTENSION, REAR YARD STRUCTURE

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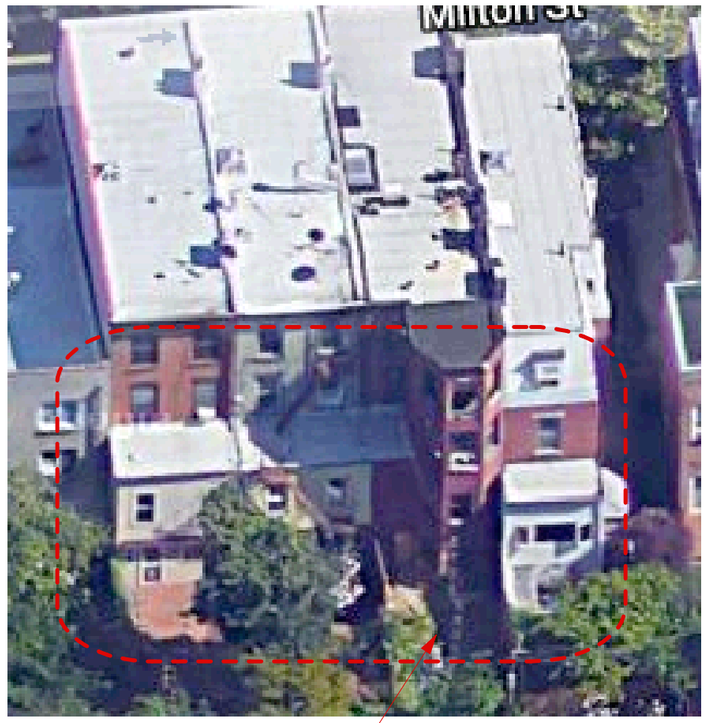
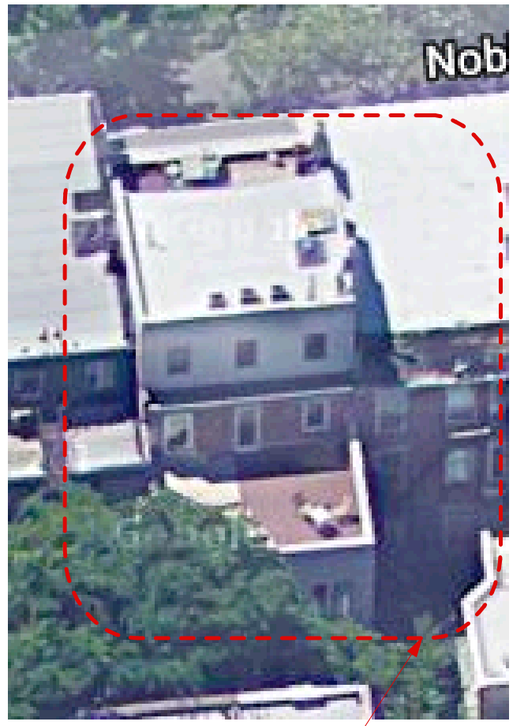
GREENPOINT HISTORIC DISTRICT YARD IMAGES

LPC-09C



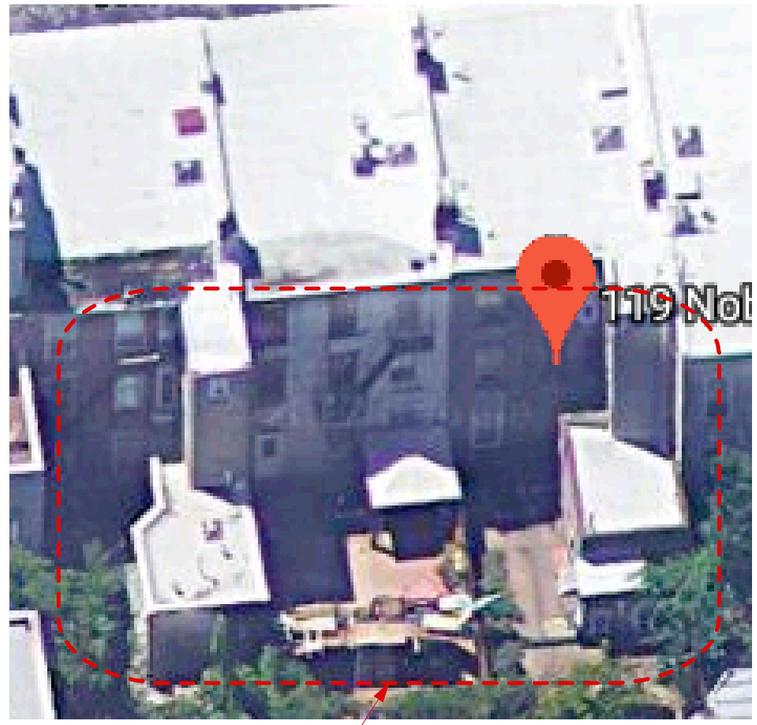
112-116 MILTON STREET

REAR BLDG.
EXTENSIONS



125 NOBLE STREET

REAR BLDG. AND
ROOF TOP
EXTENSION



119-123 NOBLE STREET

REAR BLDG.
EXTENSION

113 NOBLE STREET

REAR BLDG.
EXTENSIONS

101-105 MILTON STREET

REAR BLDG.
EXTENSION

135-141 NOBLE STREET

REAR BLDG.
EXTENSION

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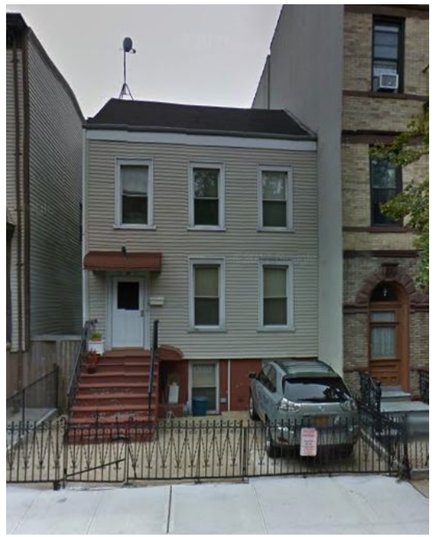
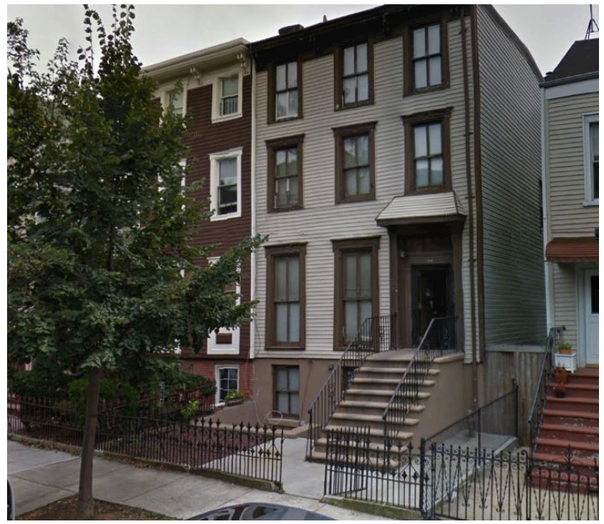
GREENPOINT HISTORIC DISTRICT YARD IMAGES

LPC-09E

WOOD FRAME BUILDINGS, MILTON STREET, GREENPOINT HISTORIC DISTRICT



98 MILTON STREET
2 STORY + BASEMENT
FRAME



100-102 MILTON STREET
3 STORY + BASEMENT
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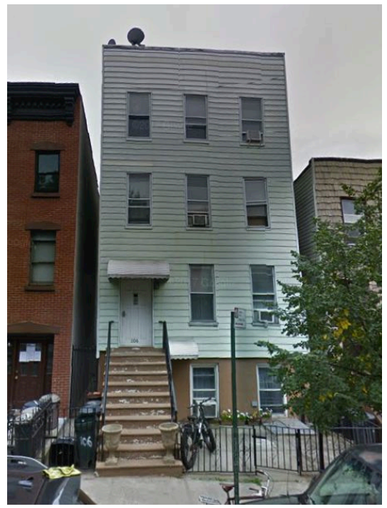

106 MILTON STREET
3 STORY + BASEMENT
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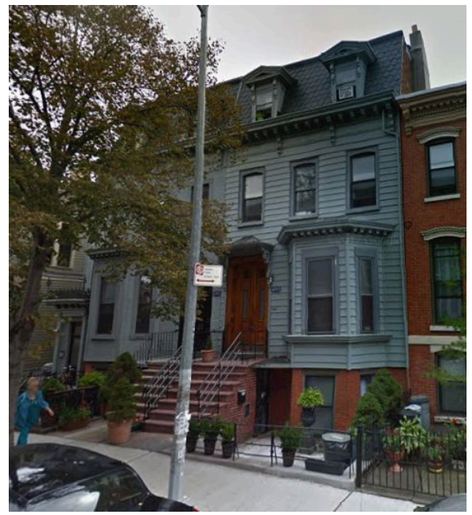

148-150 MILTON STREET
3 STORY + BASEMENT
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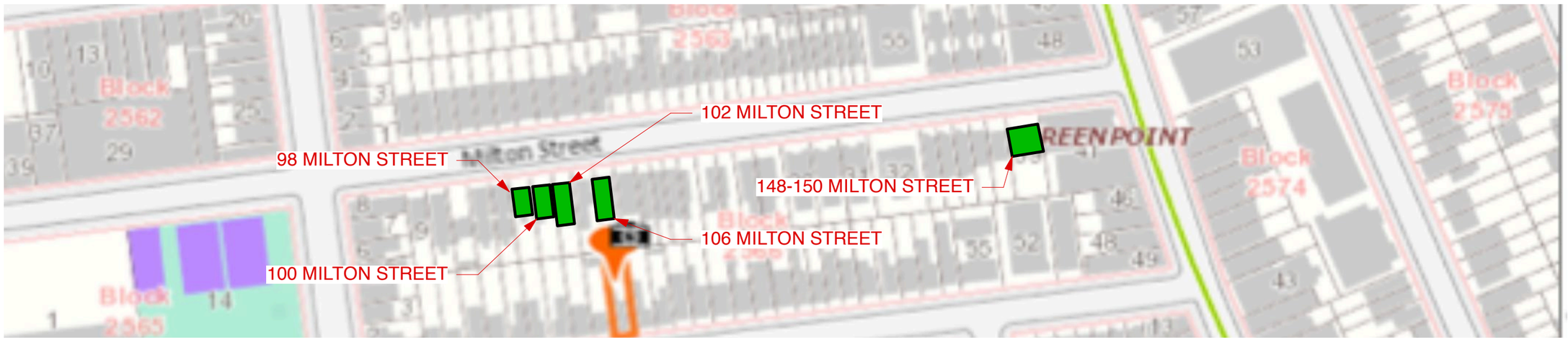
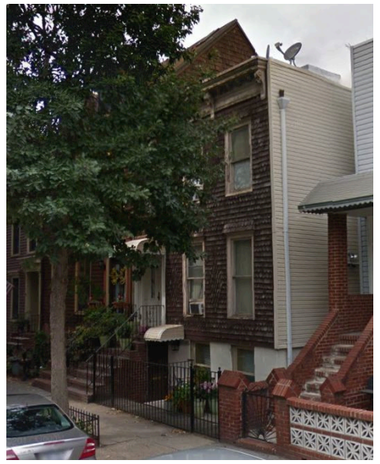


WOOD FRAME BUILDINGS, NOBLE STREET, GREENPOINT HISTORIC DISTRICT



109 NOBLE STREET
2 STORY + BASEMENT
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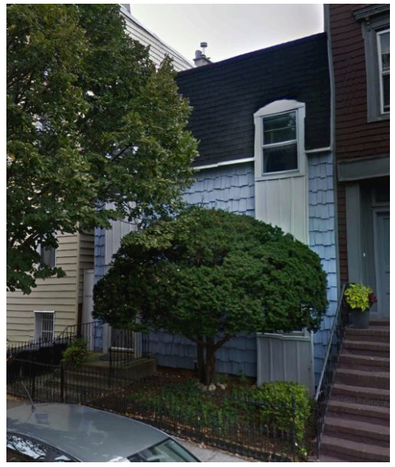
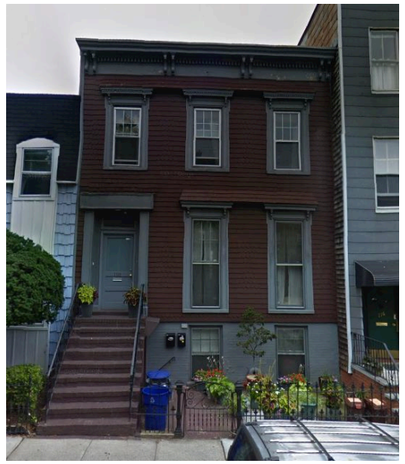


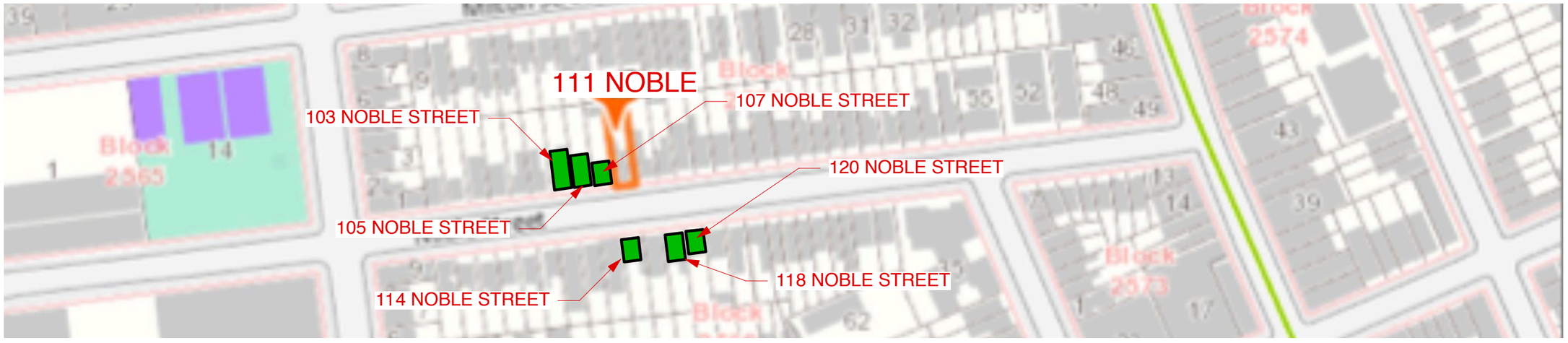
120 NOBLE STREET
2 STORY + BASEMENT
FRAME



118 NOBLE STREET
2 STORY + BASEMENT
FRAME

114 NOBLE STREET
3 STORY + BASEMENT
FRAME

105-107 NOBLE STREET
3 STORY + BASEMENT
FRAME



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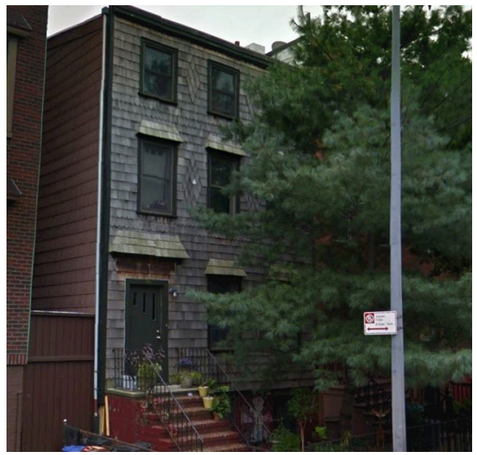
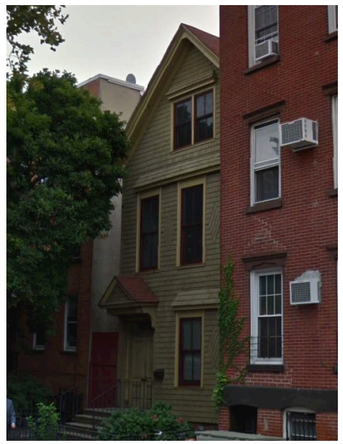
WOOD FRAME BUILDINGS NOBLE STREET, GREENPOINT HISTORIC DISTRICT

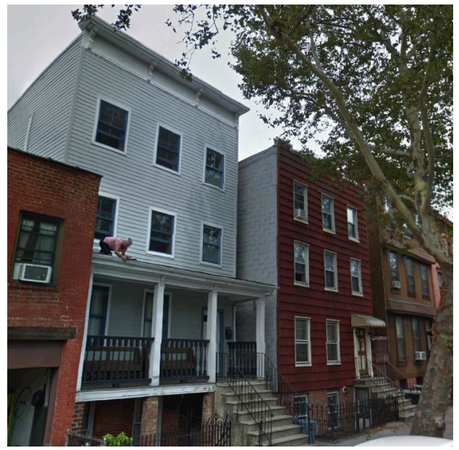
101-103 NOBLE STREET
3 STORY + BASEMENT
FRAME



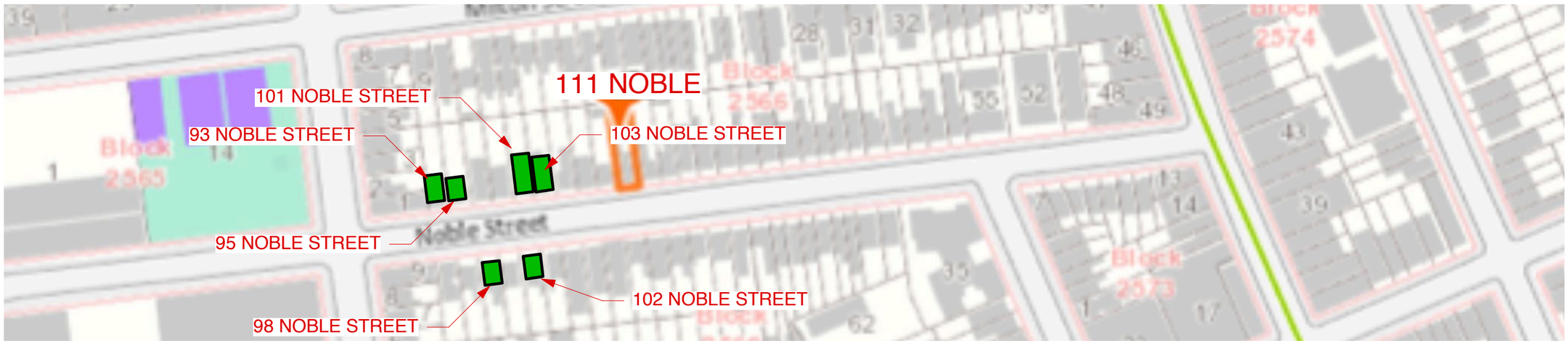
102 NOBLE STREET
3 STORY + BASEMENT
FRAME



98 NOBLE STREET
3 STORY + BASEMENT
FRAME



93-95 NOBLE STREET
3 STORY + BASEMENT
FRAME



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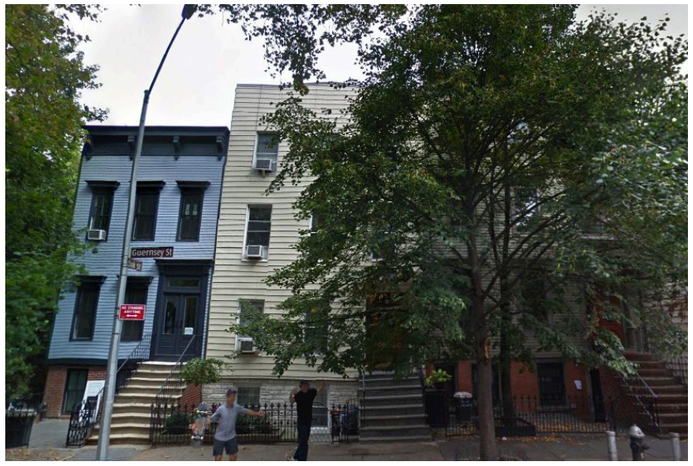
WOOD FRAME BUILDINGS, GERNSEY STREET, GREENPOINT HISTORIC DISTRICT

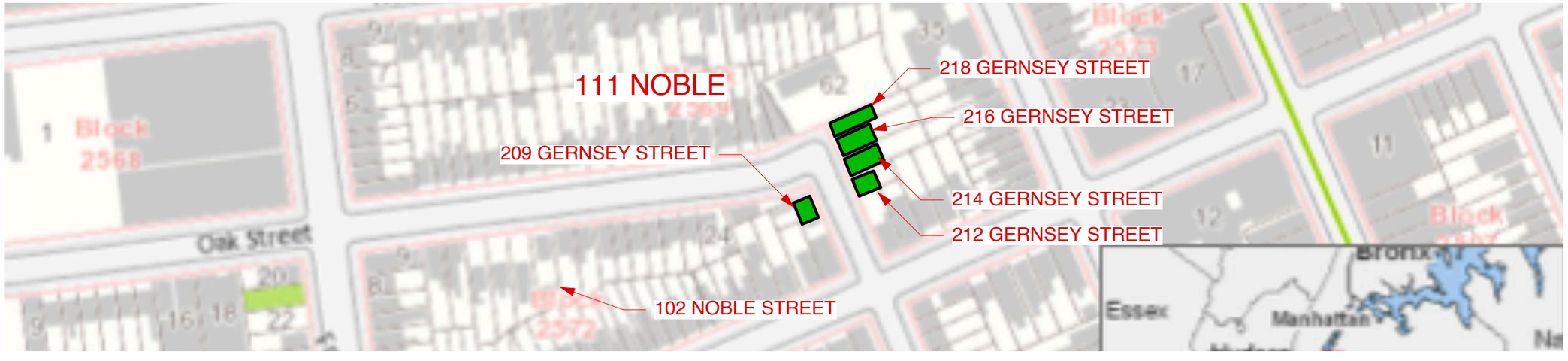
212 GERNSEY STREET
3 STORY + CELLAR
FRAME

209 NOBLE STREET
3 STORY + BASEMENT
FRAME



214-218 GERNSEY STREET
3 STORY + BASEMENT
FRAME

93-95 NOBLE STREET
2/3 STORY + BASEMENT
FRAME



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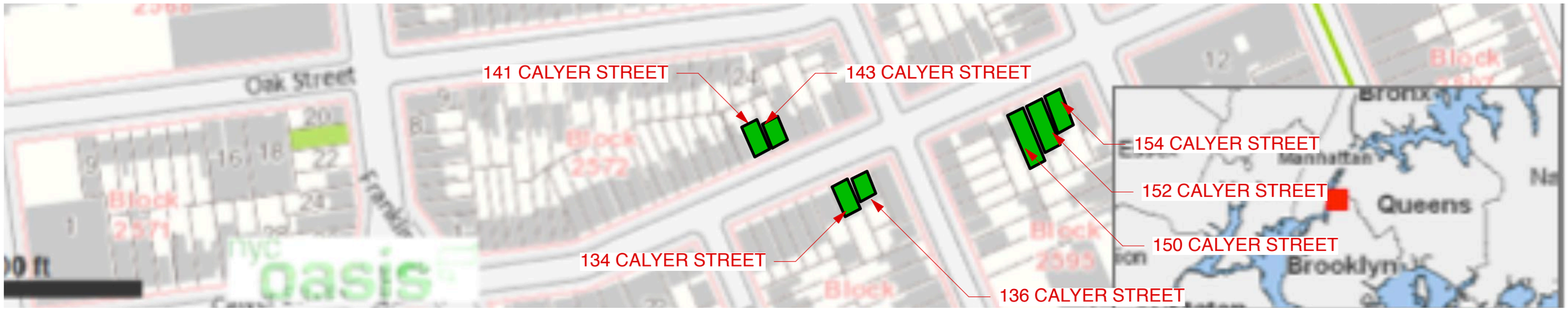
WOOD FRAME BUILDINGS, CALYER STREET, GREENPOINT HISTORIC DISTRICT

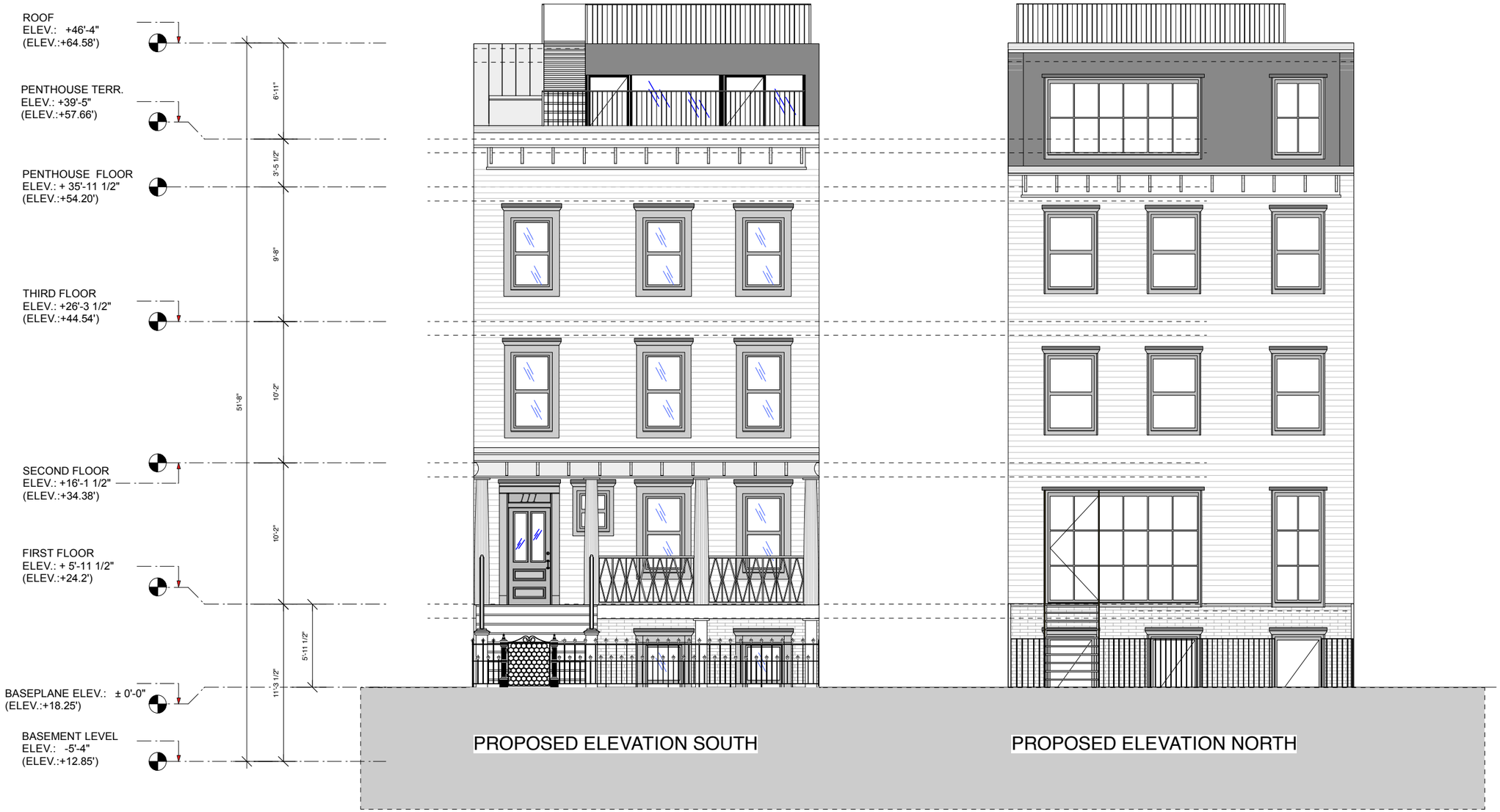
134-136 CALYER STREET
3 STORY + BASEMENT
FRAME

141-143 CALYER STREET
3 STORY + BASEMENT
FRAME

150-154 CALYER STREET
3/4 STORY + BASEMENT
FRAME



MDIM *DESIGN* | 111 NOBLE RESIDENCES
111NOBLE STREET, BROOKLYN, NY 11222



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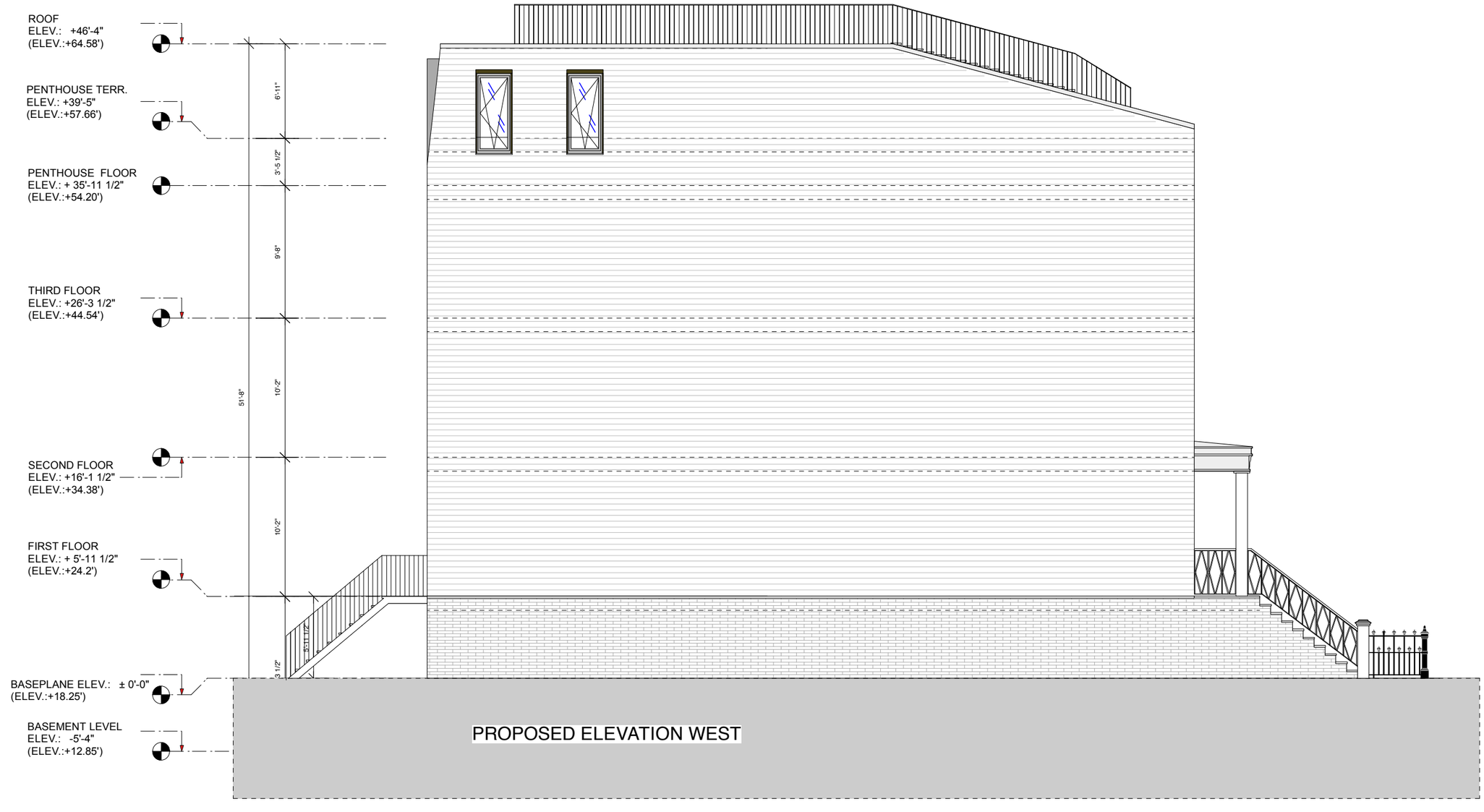
111NOBLE STREET, BROOKLYN, NY 11222

PROPOSED ELEVATION NORTH/SOUTH **LPC-11A**



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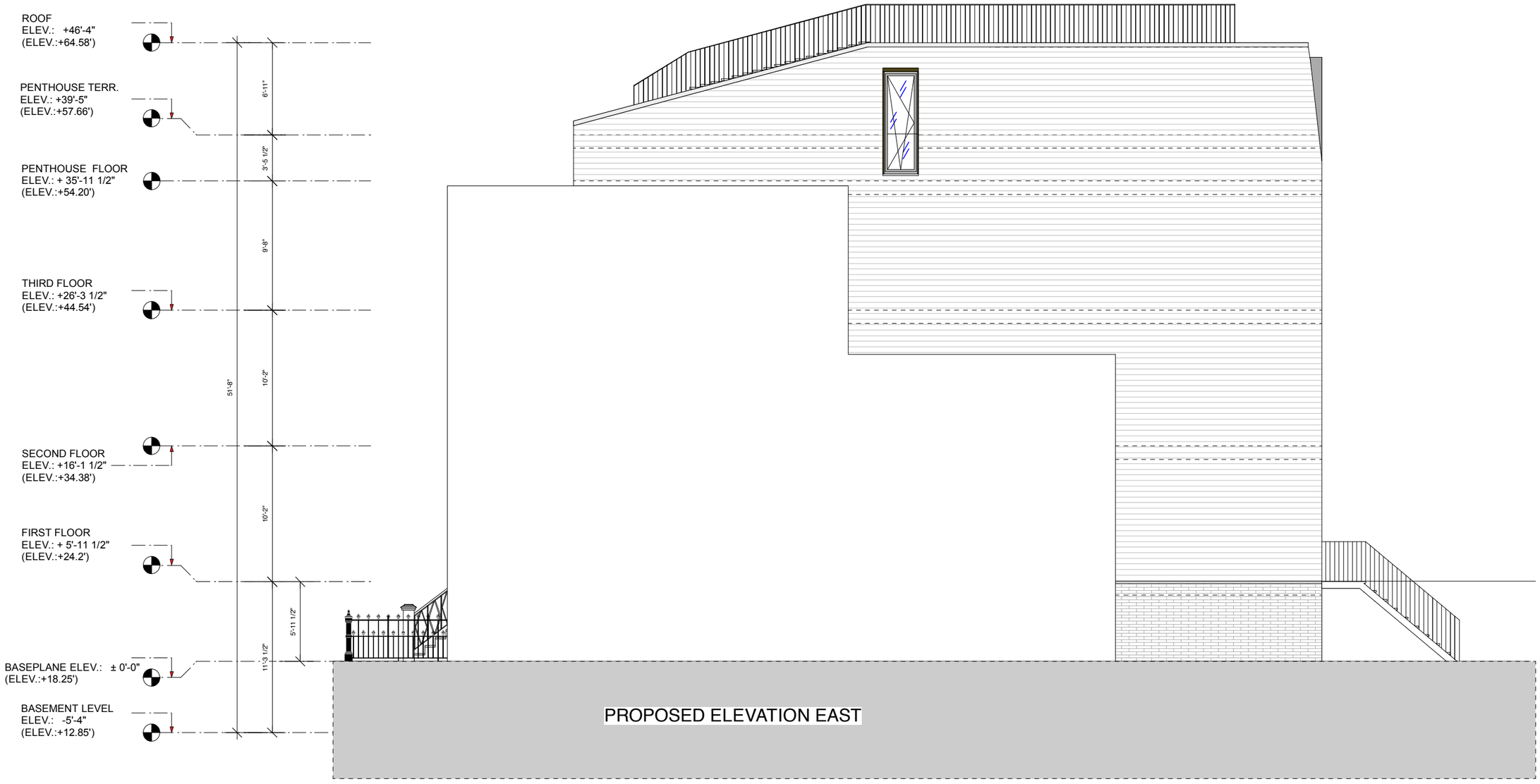
PROPOSED ELEVATION WEST

LPC-11B



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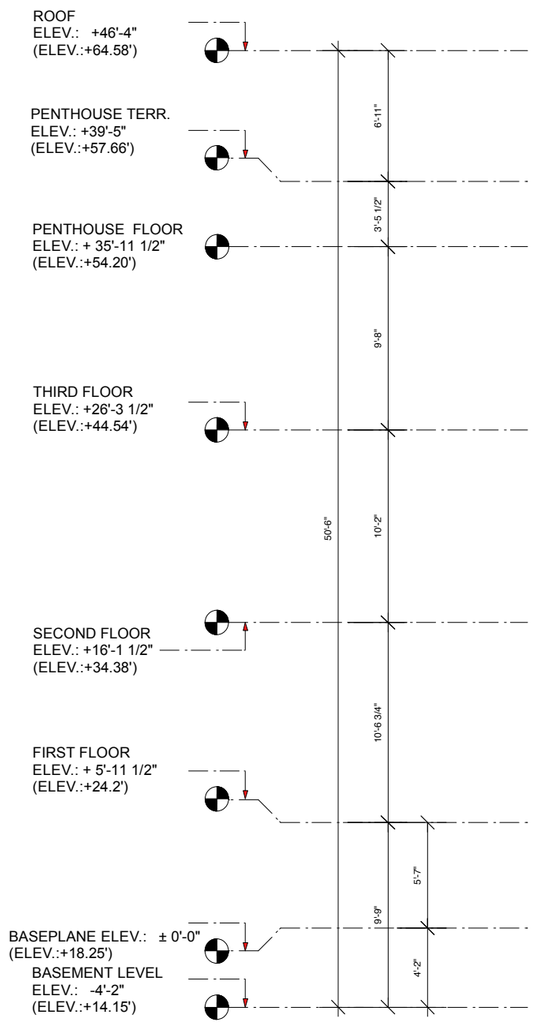
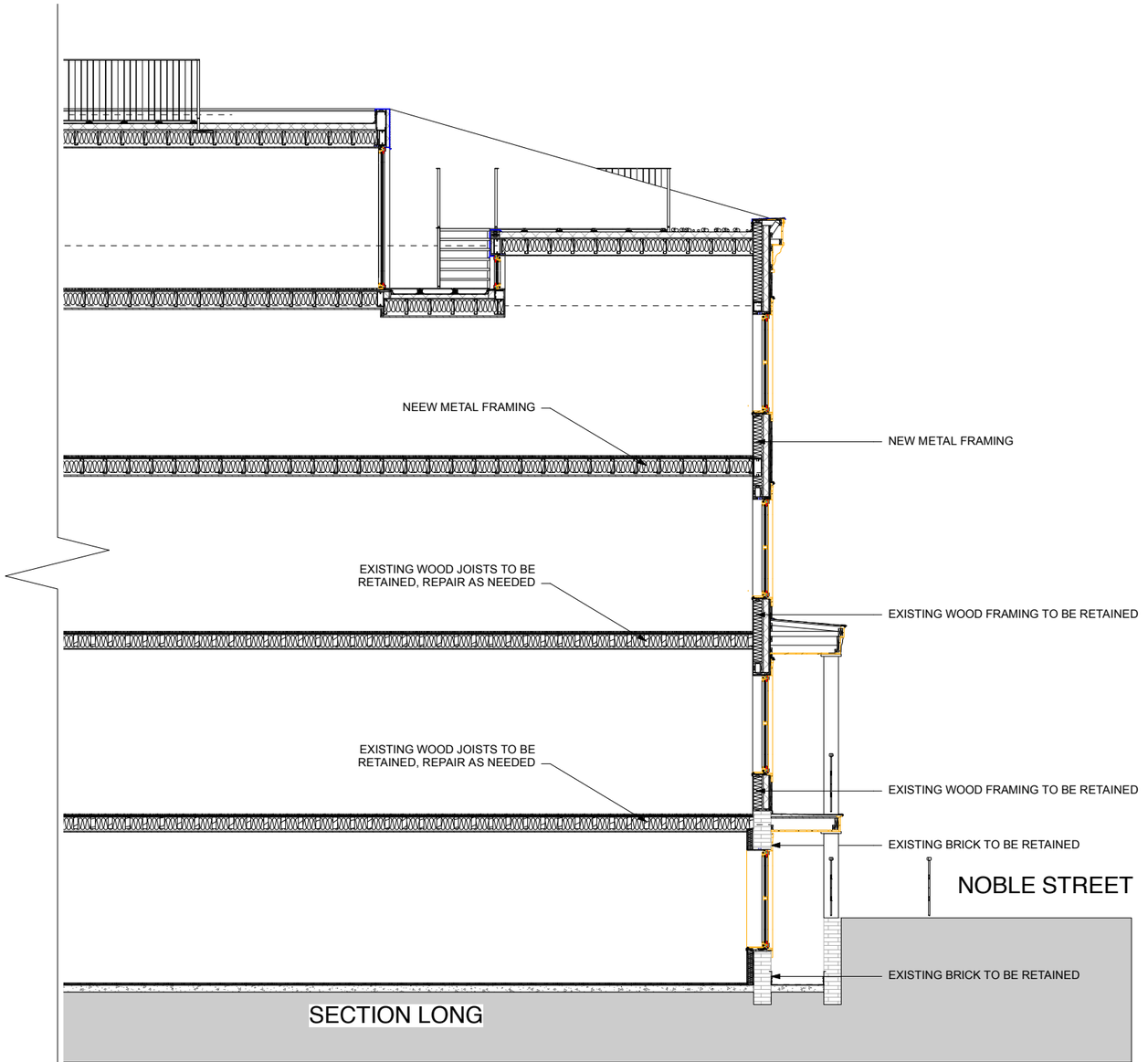
PROPOSED ELEVATION EAST

LPC-11C





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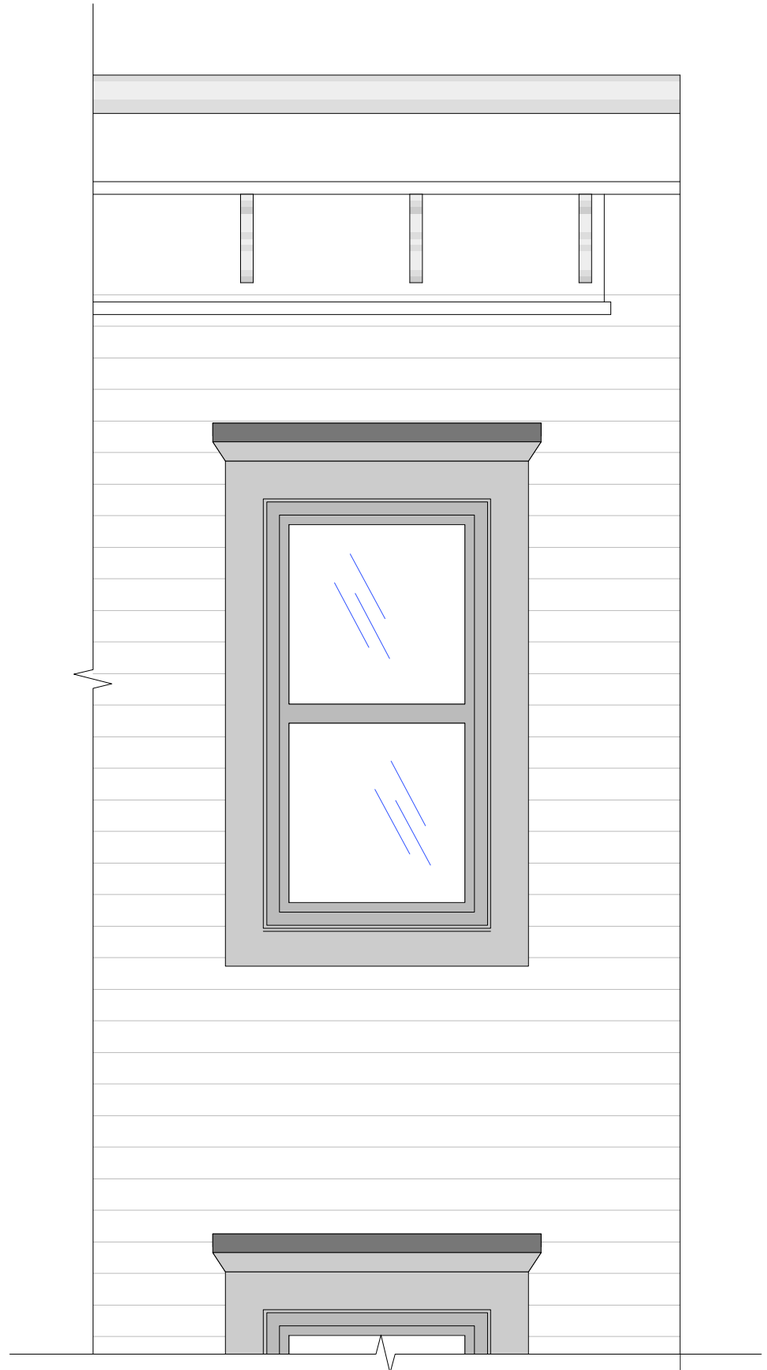
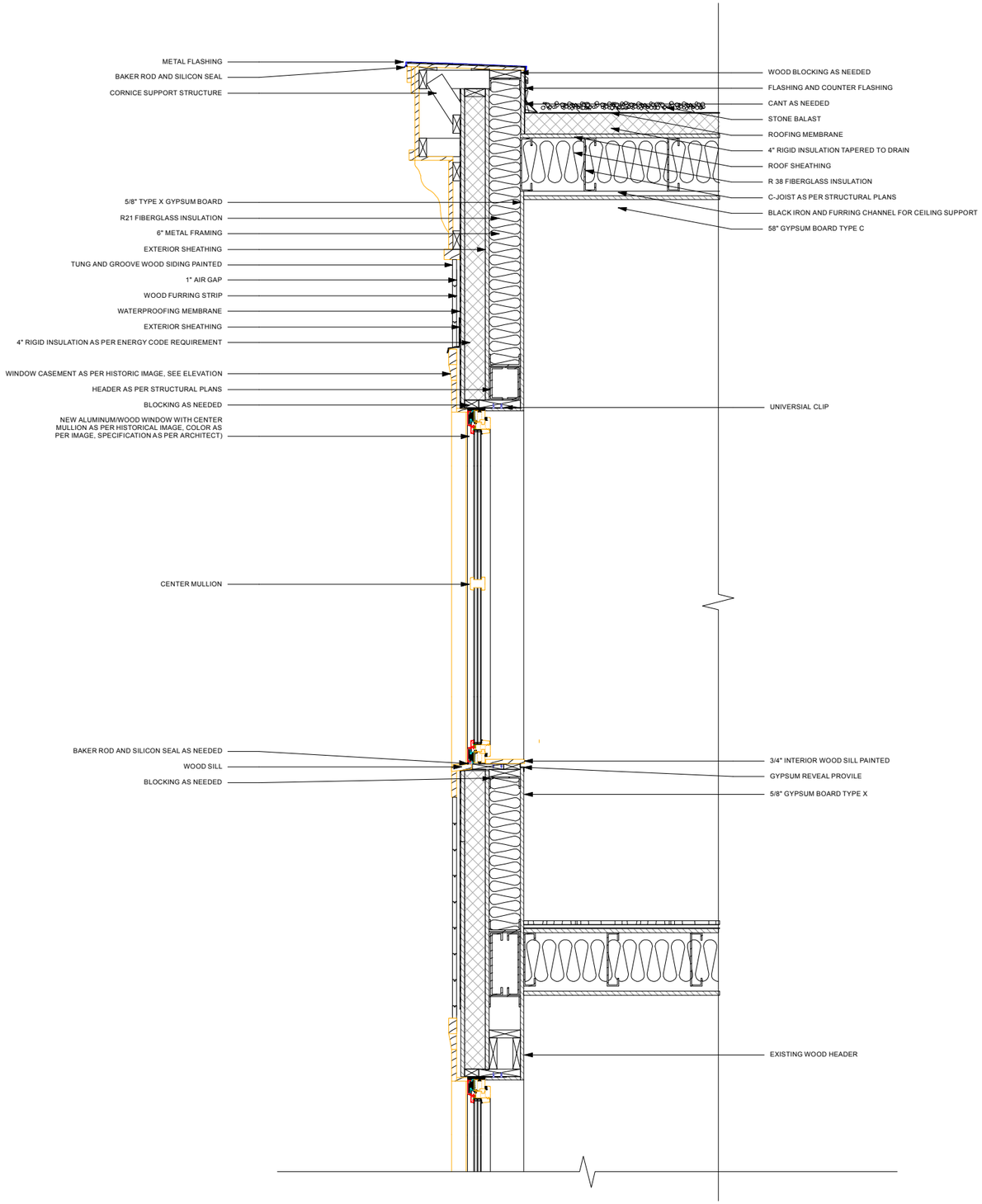
SECTION LONG FRONT

LPC-12A





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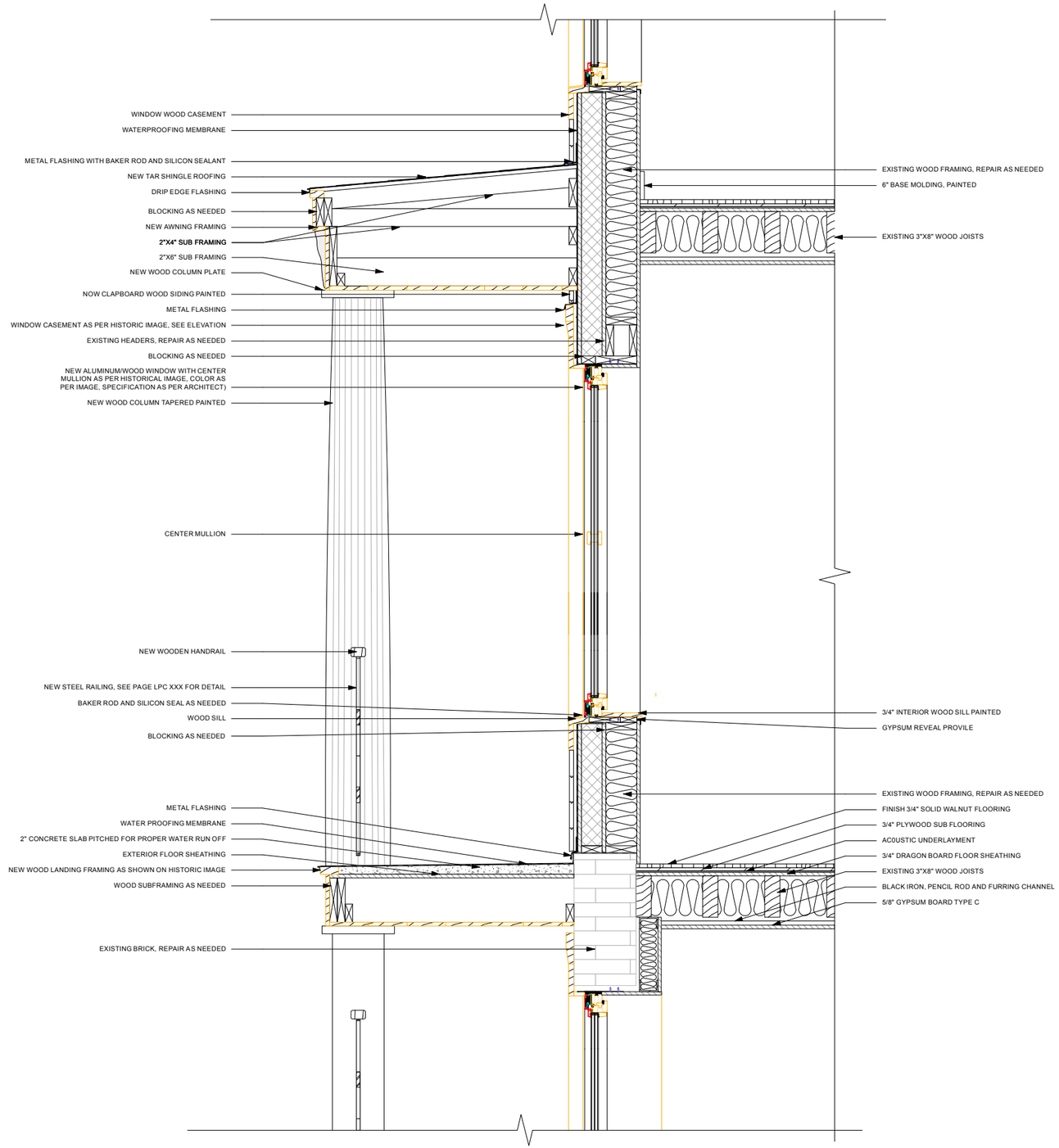
PROPOSED SECTION DETAILS/ELEVATION SOUTH

LPC-12B



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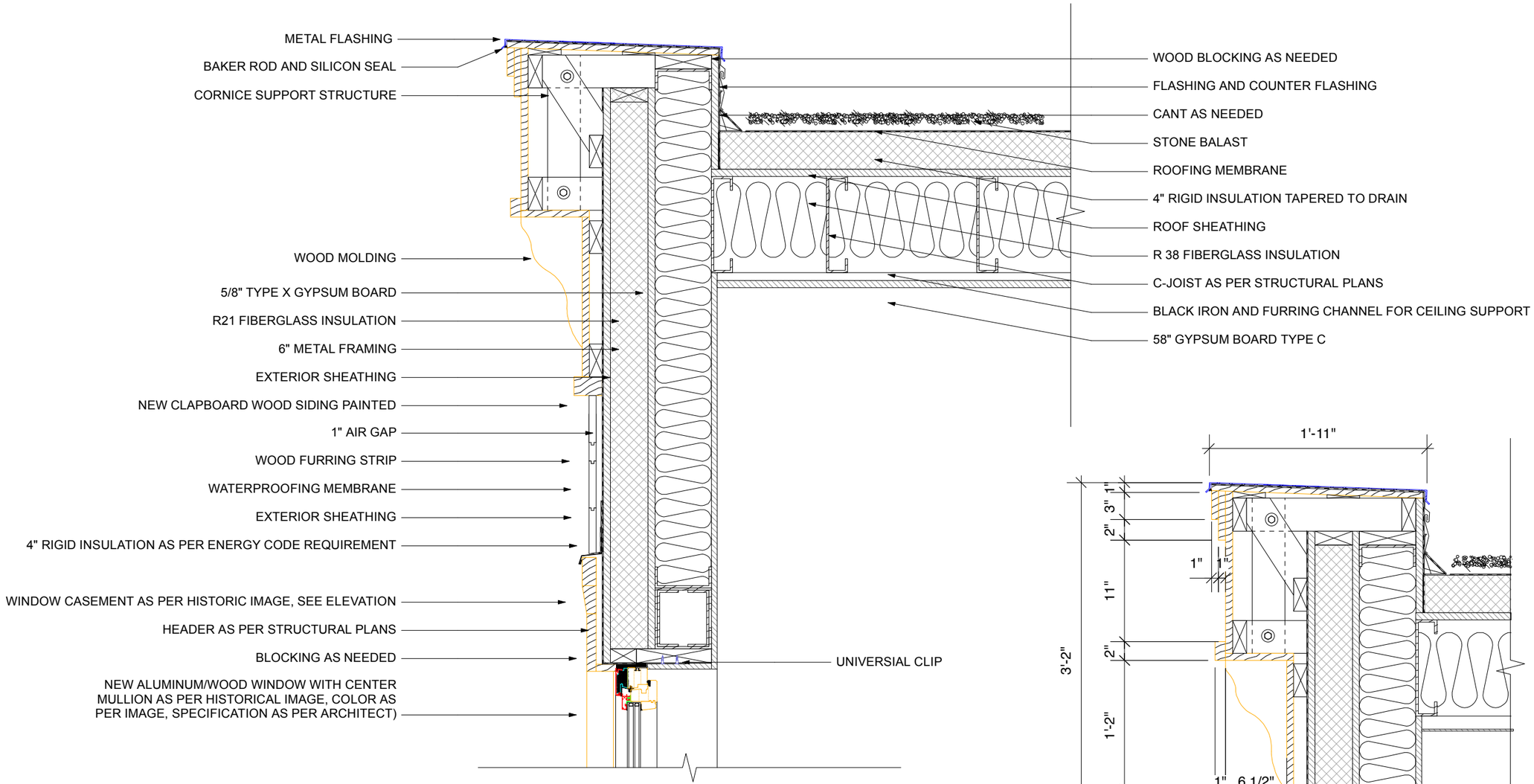
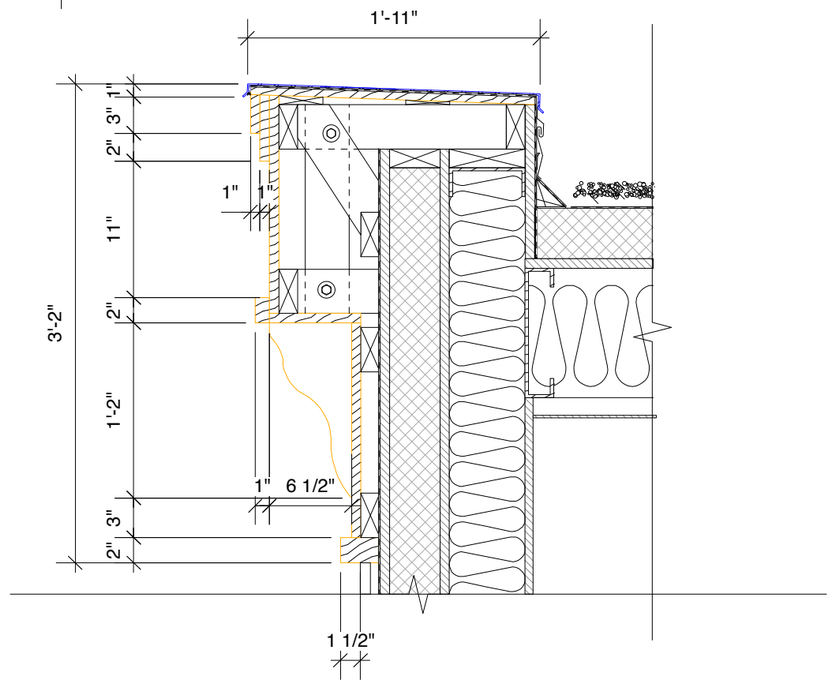
PROPOSED SECTION DETAILS/ELEVATION SOUTH

LPC-12C



WALL SECTION DETAIL FRONT CORNICE



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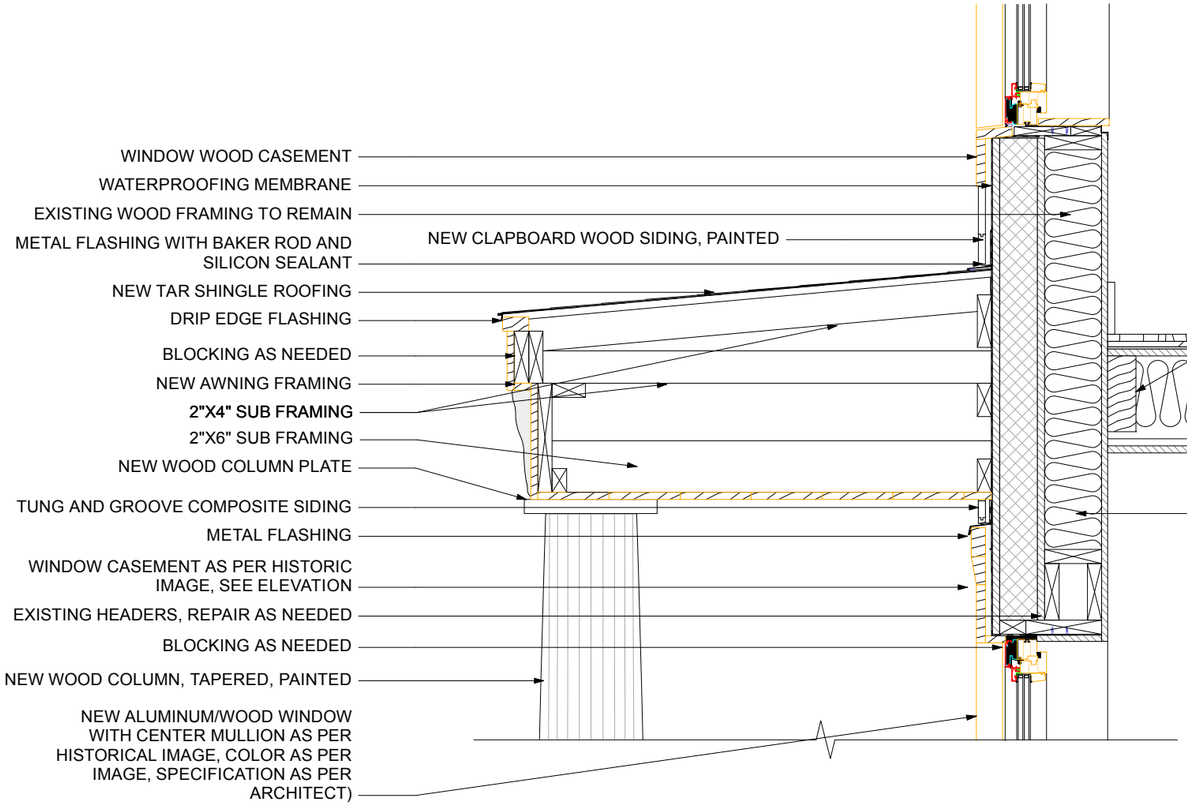
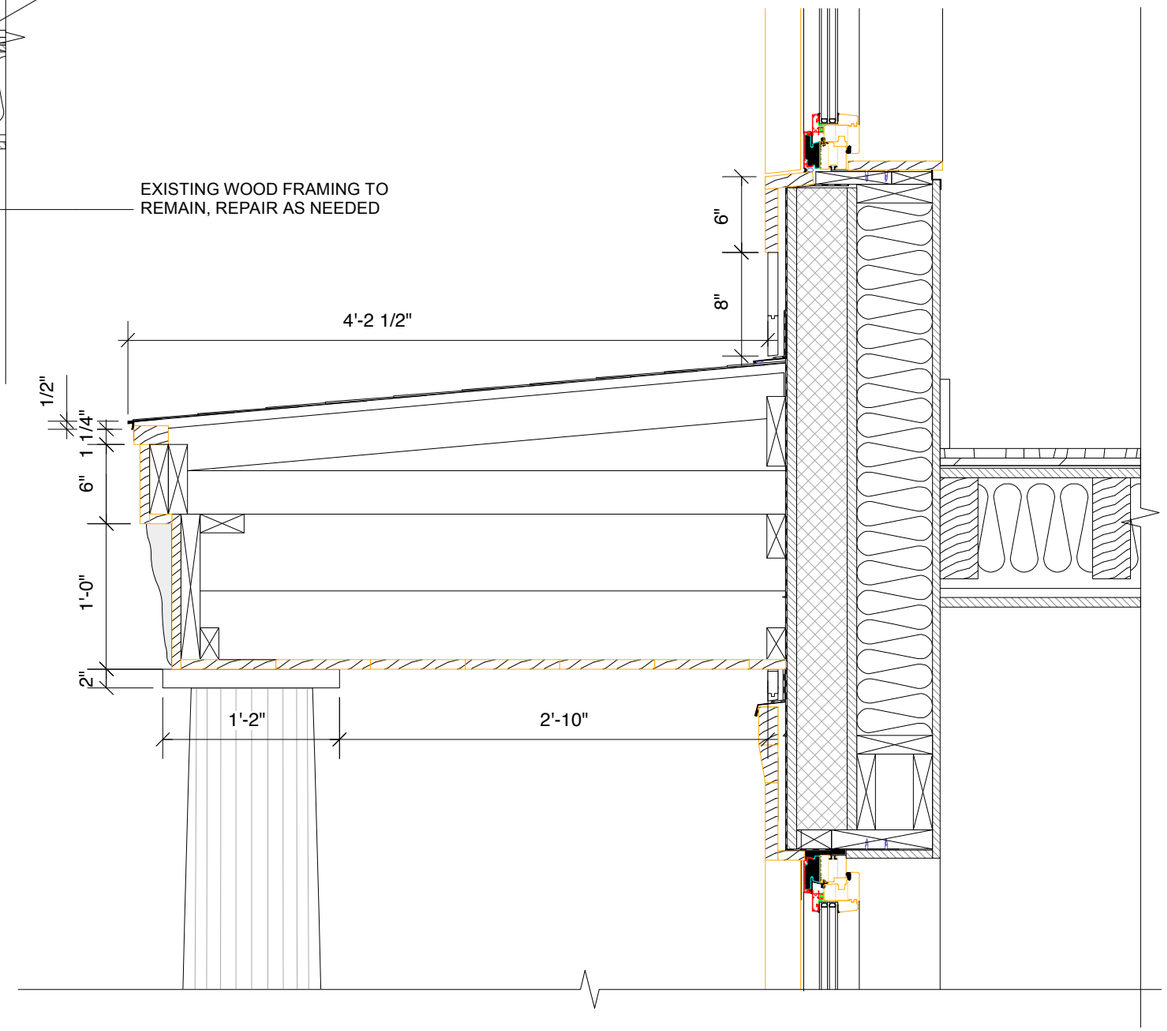
FRONT PORCH RAILING, WINDOW CASING DETAIL

LPC-12D



WALL SECTION DETAIL FRONT AWNING



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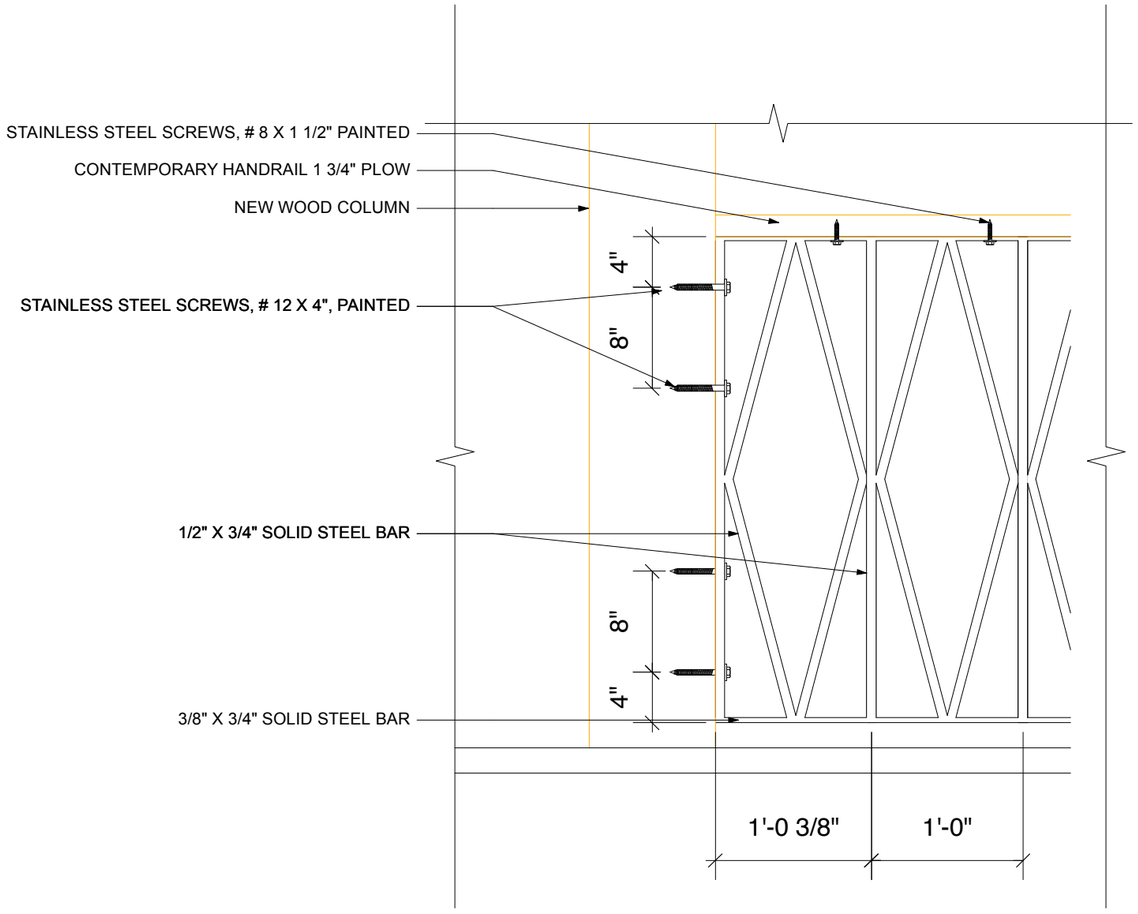
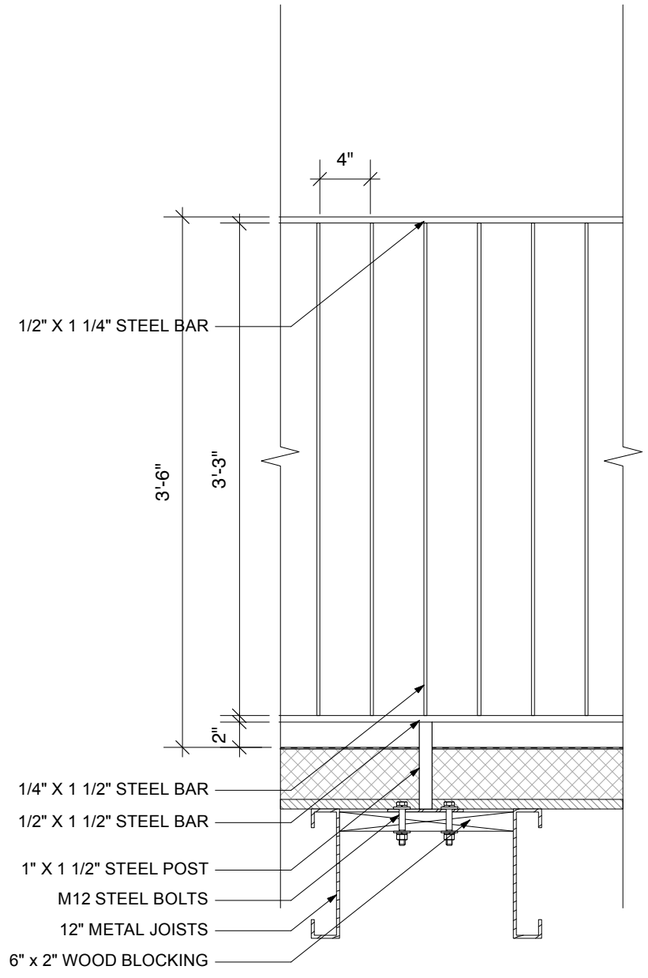
ORCH RAILING, WINDOW CASING DETAIL

LPC-12E



FRONT RAILING DETAIL

CONTEMPORARY HANDRAIL 1 3/4" PLOW



ROOF RAILING DETAIL

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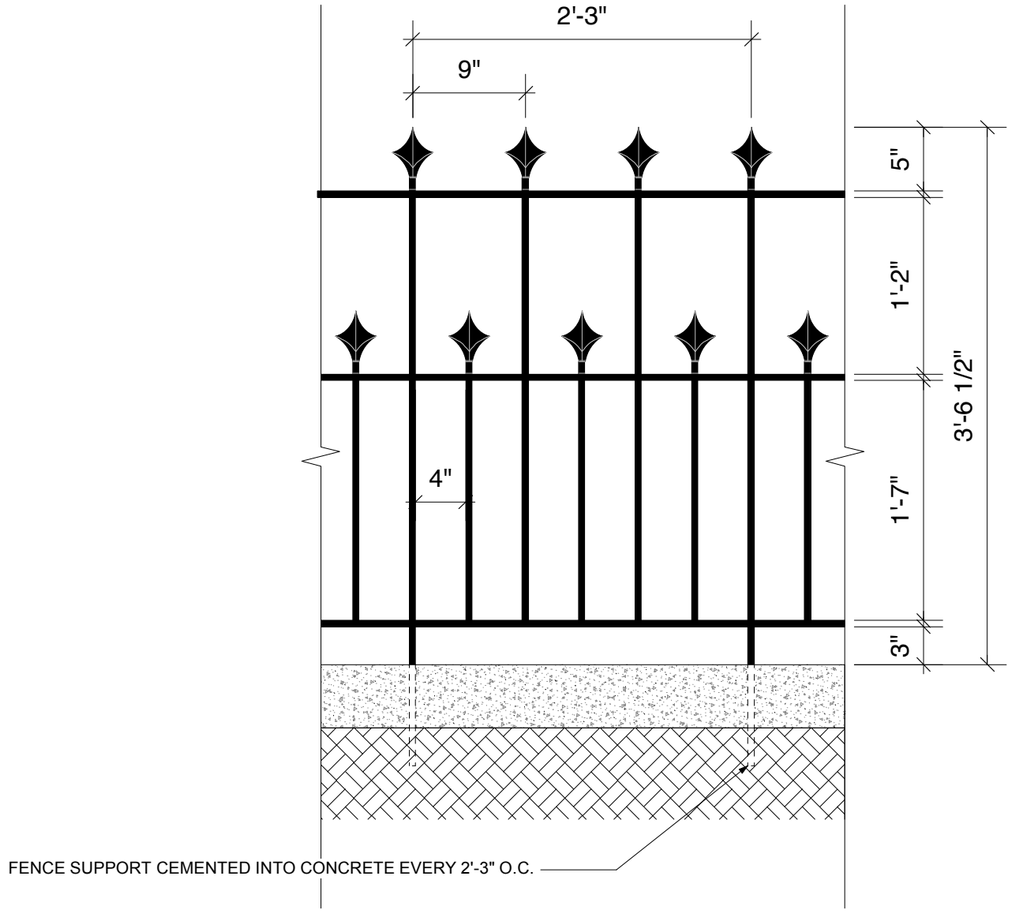
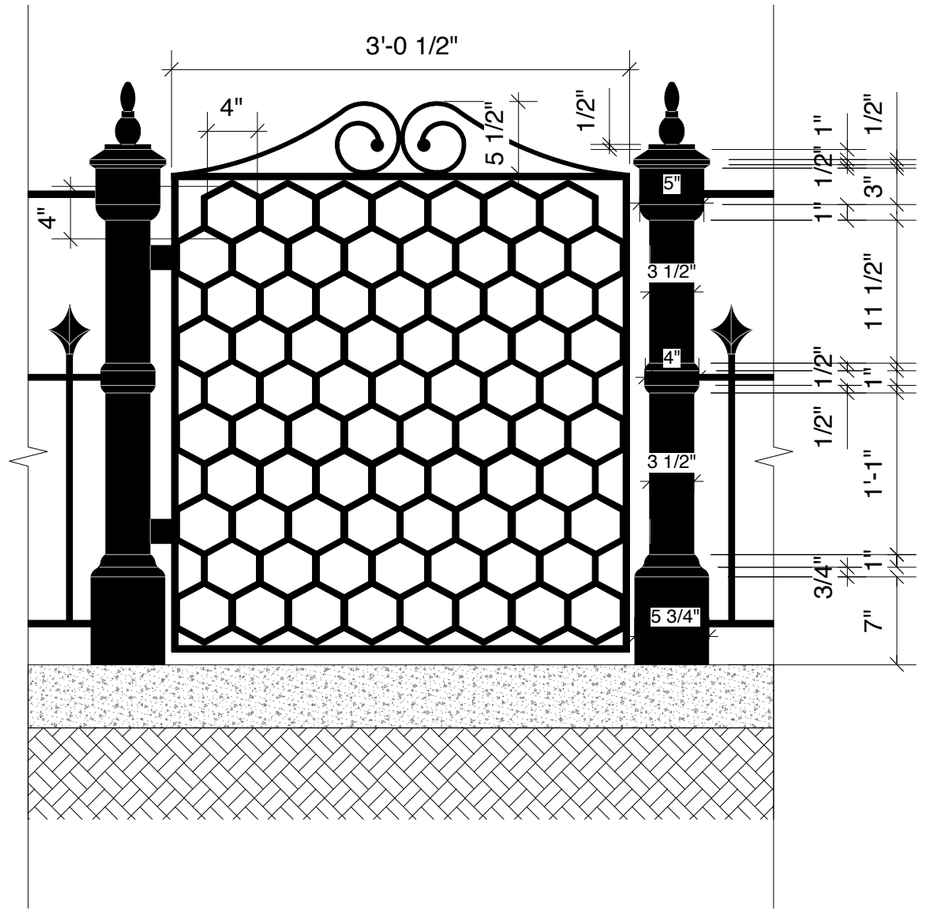
FRONT PORCH RAILING, WINDOW CASING DETAIL **LPC-12F**



FRONT RAILING DETAIL



FRONT GATE DETAIL

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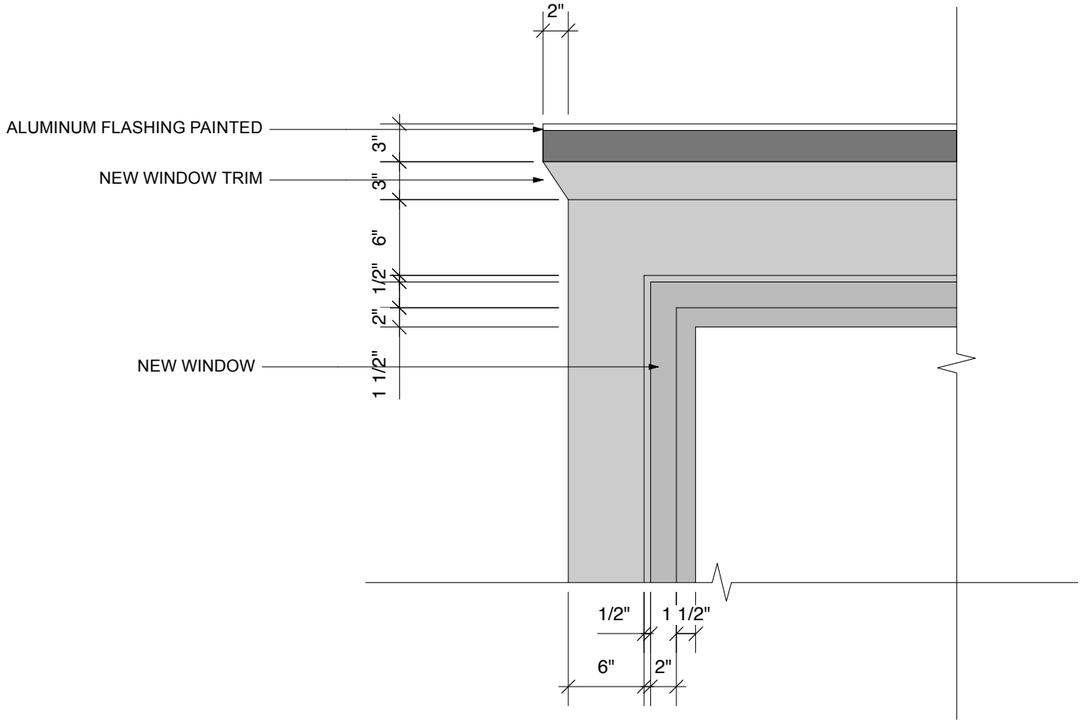
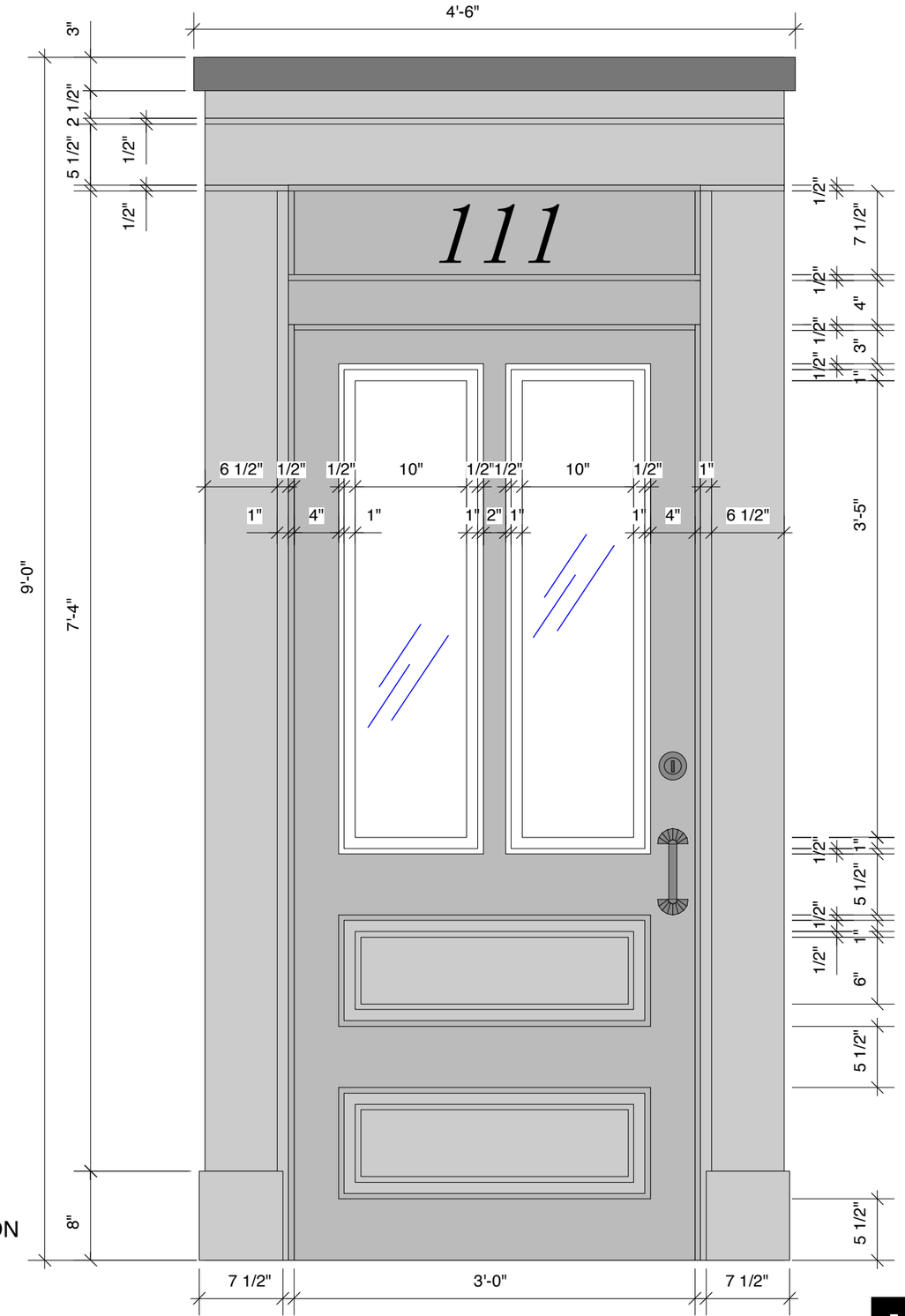
FRONT PORCH RAILING, WINDOW CASING DETAIL **LPC-12G**



TYPICAL WINDOW DETAIL FRONT FACADE



ENTRY DOOR ELEVATION

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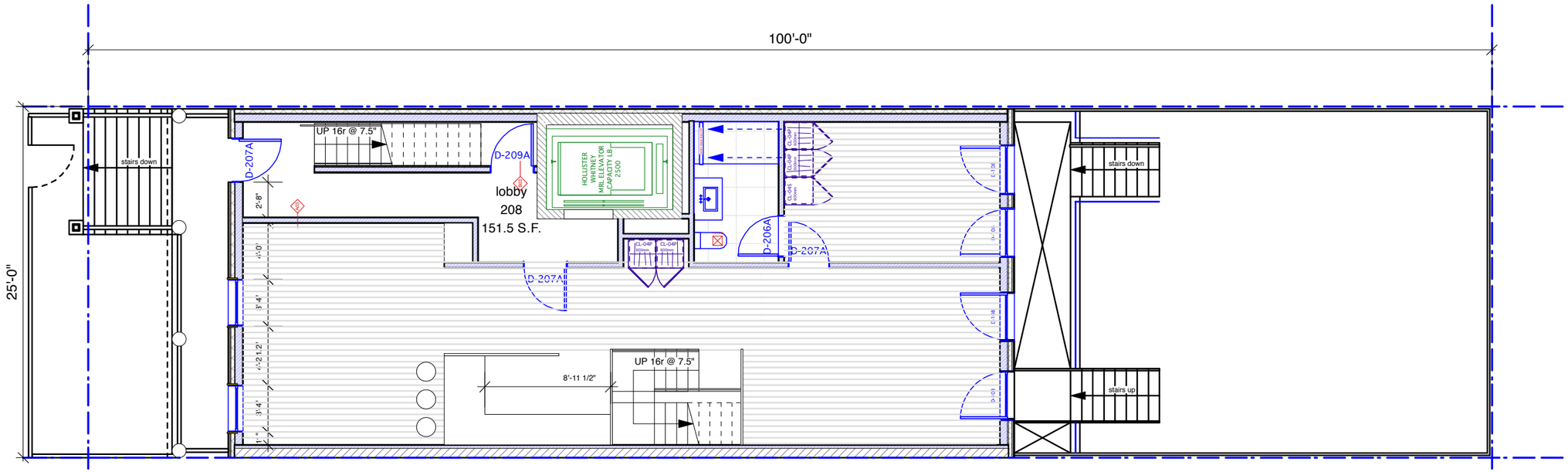
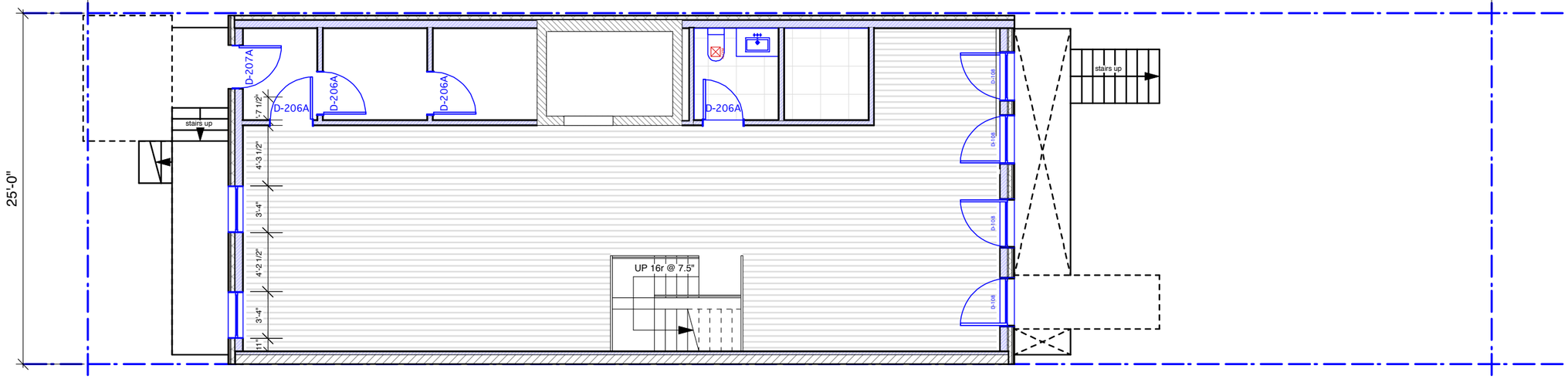
FRONT PORCH RAILING, WINDOW CASING DETAIL

LPC-12H



PROPOSED 1ST. FLOOR PLAN



PROPOSED CELLAR PLAN

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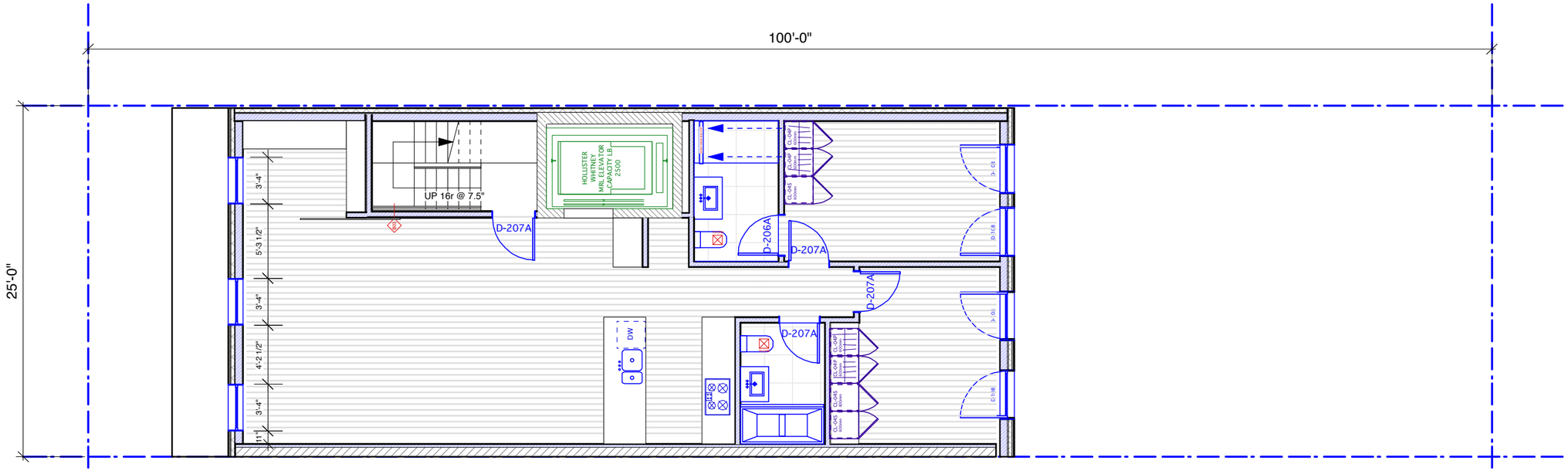
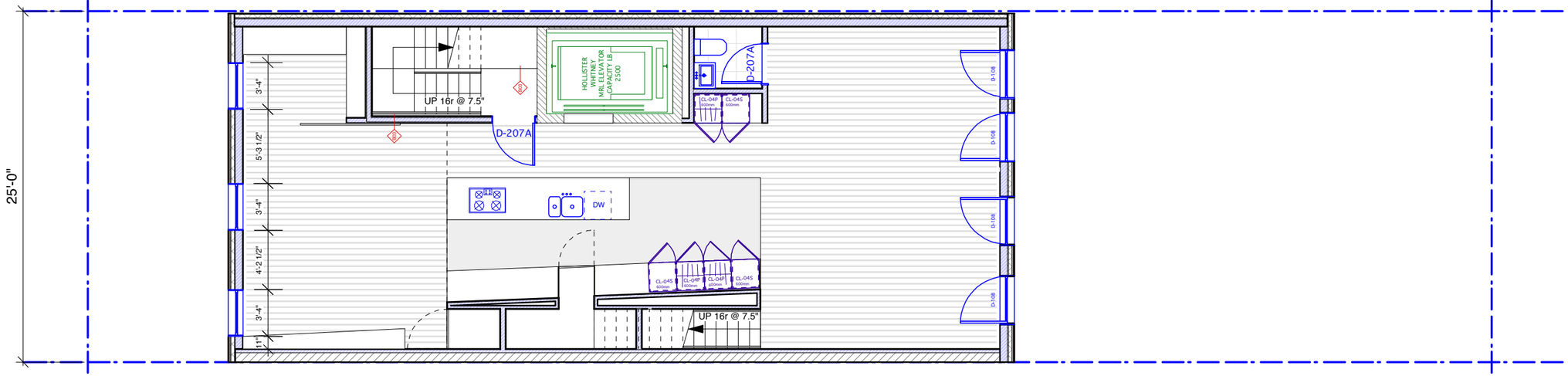
CELLAR AND 1ST. FLOOR PLANS

LPC-13A



PROPOSED 2ND. FLOOR PLAN



PROPOSED 3RD. FLOOR PLAN

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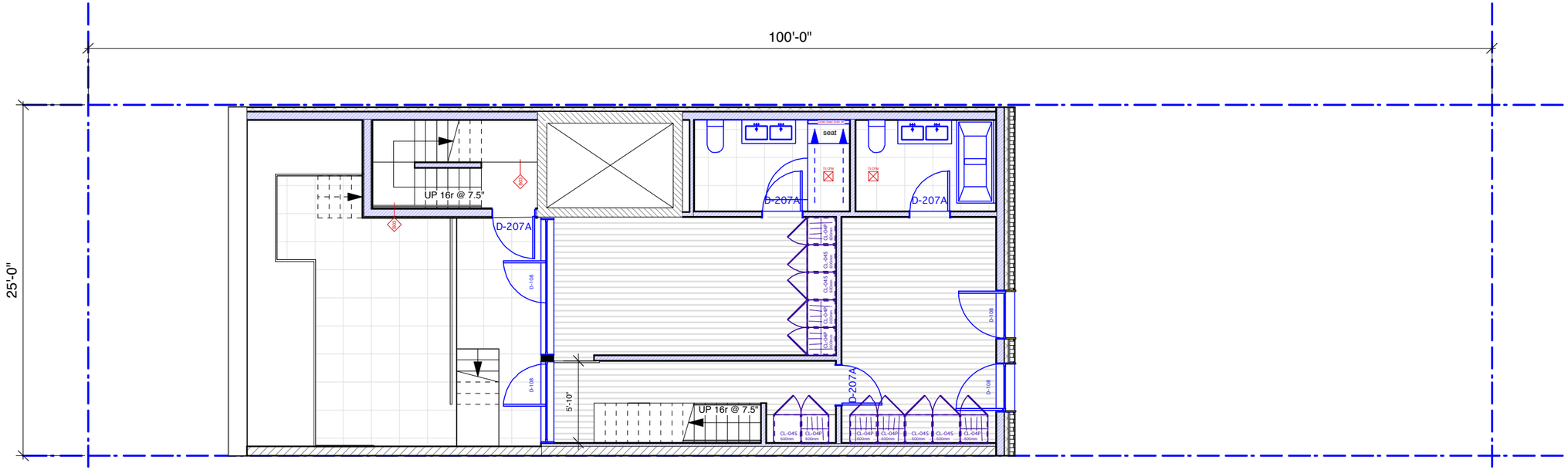
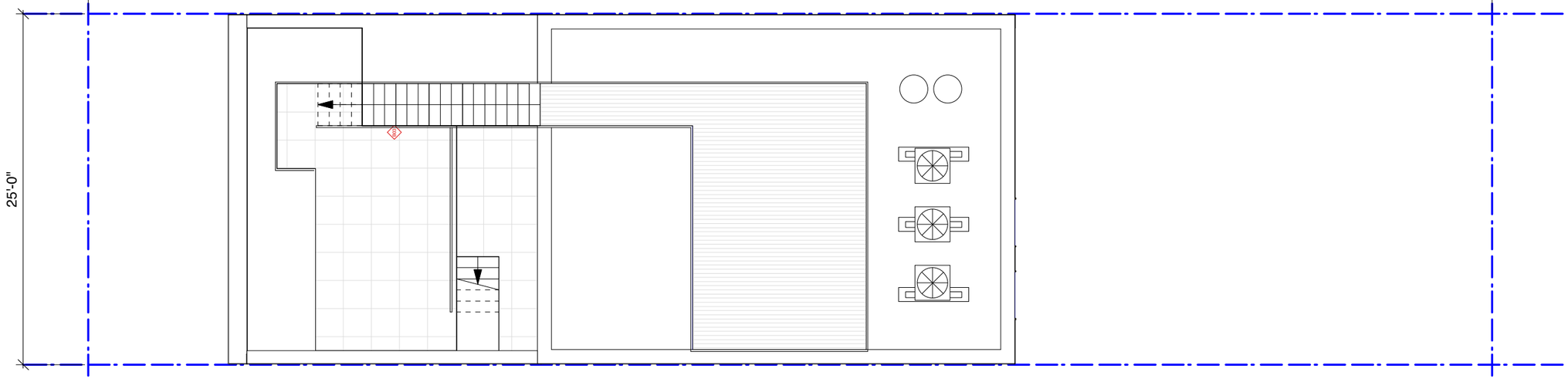
2ND. AND 3RD. FLOOR PLANS

LPC-13B



PROPOSED PENTHOUSE PLAN



PROPOSED ROOF PLAN

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PENTHOUSE AND ROOF FLOOR PLANS

LPC-13C