

514 HALSEY STREET

LANDMARKS HEARING

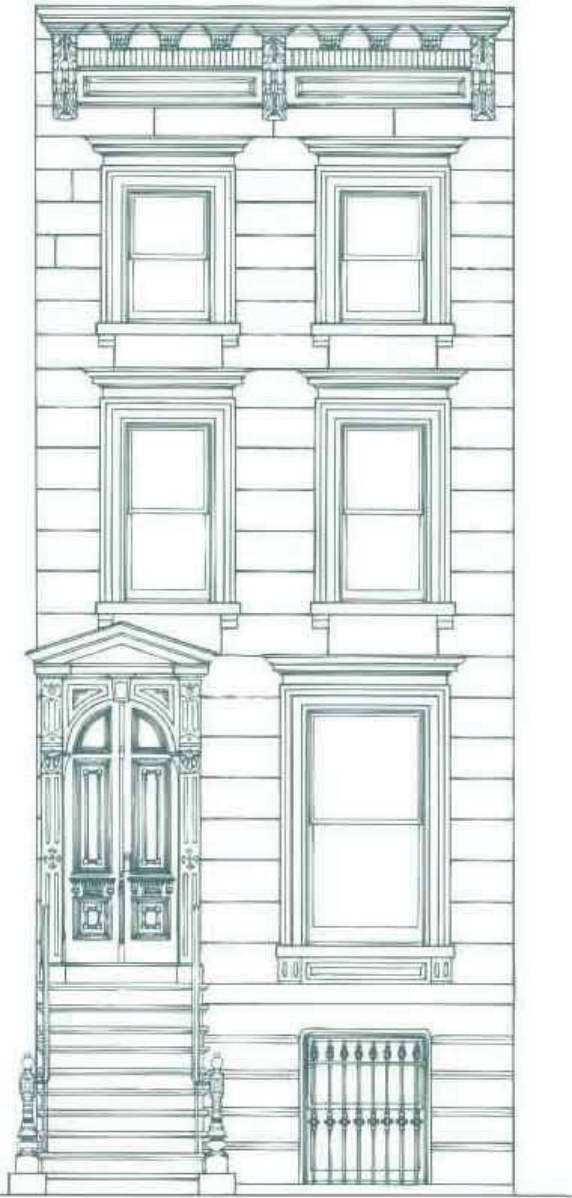
02.13.2018

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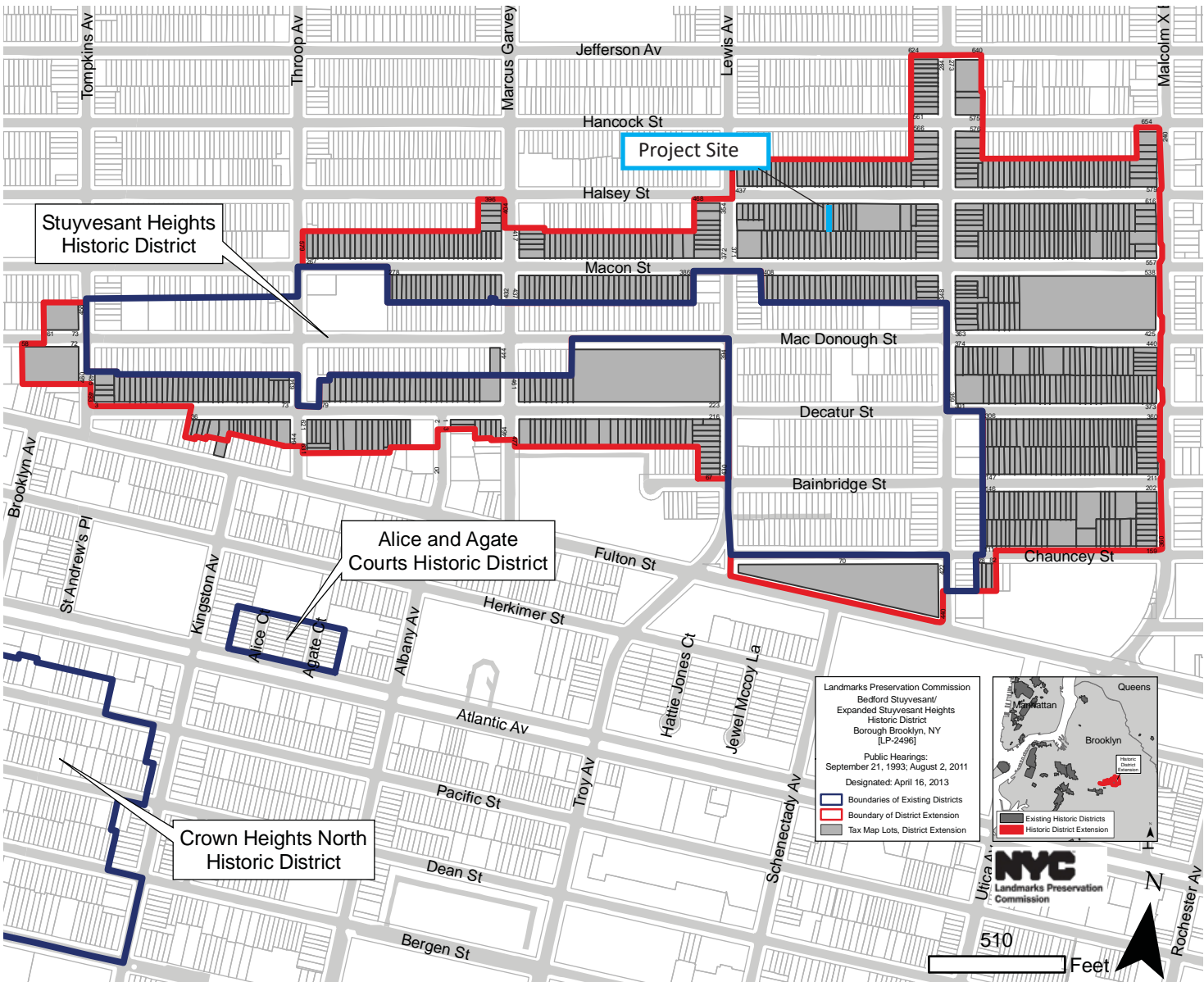
HISTORIC IMAGE / HISTORIC DISTRICT MAP



1940 TAX ID PHOTO - 514 HALSEY STREET



NEO-GREC TOWNHOUSE CHARACTER

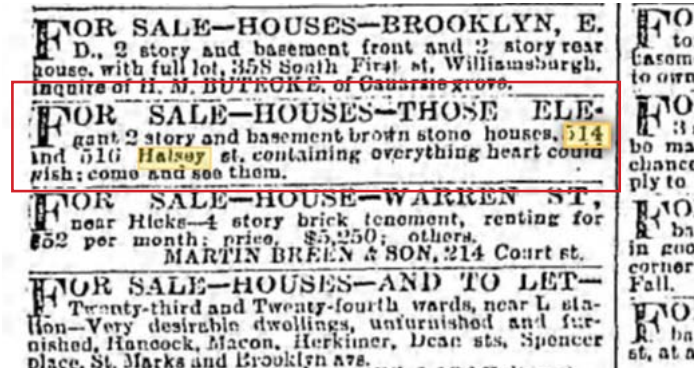


BEDFORD STUYVESANT/EXPANDED STUYVESANT HEIGHTS HISTORIC DISTRICT

514 HALSEY HISTORICAL CONTEXT

THE SITE AT 514 HALSEY STREET WAS FIRST OCCUPIED BY A TOWNHOUSE COMPLETED IN 1890 BY THE BUILDER JOSEPH S. STEVENS. THE SITE WAS DEVELOPED IN CONJUNCTION WITH 516 HALSEY AS BROWNSTONE TOWNHOUSES WITH 2 STORIES , BASEMENT AND CELLAR DESIGNED IN THE NEO-GREC STYLE. THE ADJACENT SITE AT 512 HALSEY IS BRICK AND STONE CONSTRUCTION ALSO IN THE NEO-GREC STYLE AND WAS BUILT IN 1886 BY THE ARCHITECT/BUILDER AMZI HILL WHO BUILT MANY TOWNHOUSES IN STUYVESANT HEIGHTS DURING THIS PERIOD.

IN 1965 THE NYC TAX RECORDS INDICATE THE ORIGINAL RESIDENCE AT 514 HALSEY WAS DEMOLISHED FOR UNKNOWN REASONS, THE SITE HAS REMAINED VACANT SINCE THAT DATE.



BROOKLYN EAGLE NEWSPAPER ADVERTISEMENT FOR THE SALE OF 514 AND 516 HALSEY, PUBLISHED OCTOBER 12, 1890.

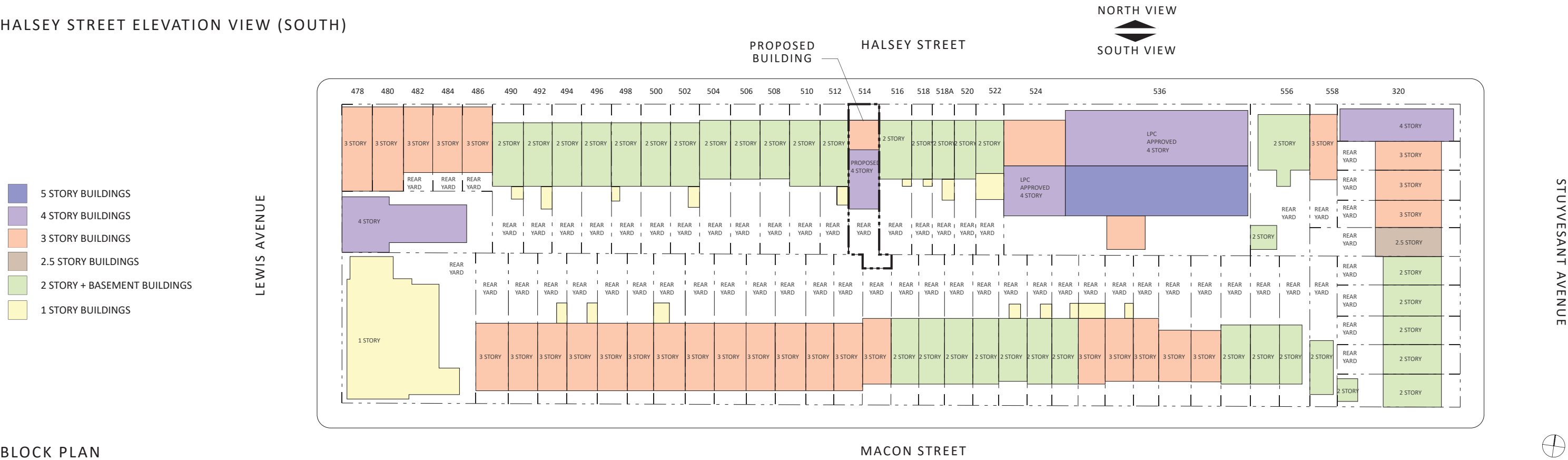
BLOCK PLAN AND EXISTING HALSEY STREET VIEWS



HALSEY STREET ELEVATION VIEW (NORTH)



HALSEY STREET ELEVATION VIEW (SOUTH)



BLOCK PLAN

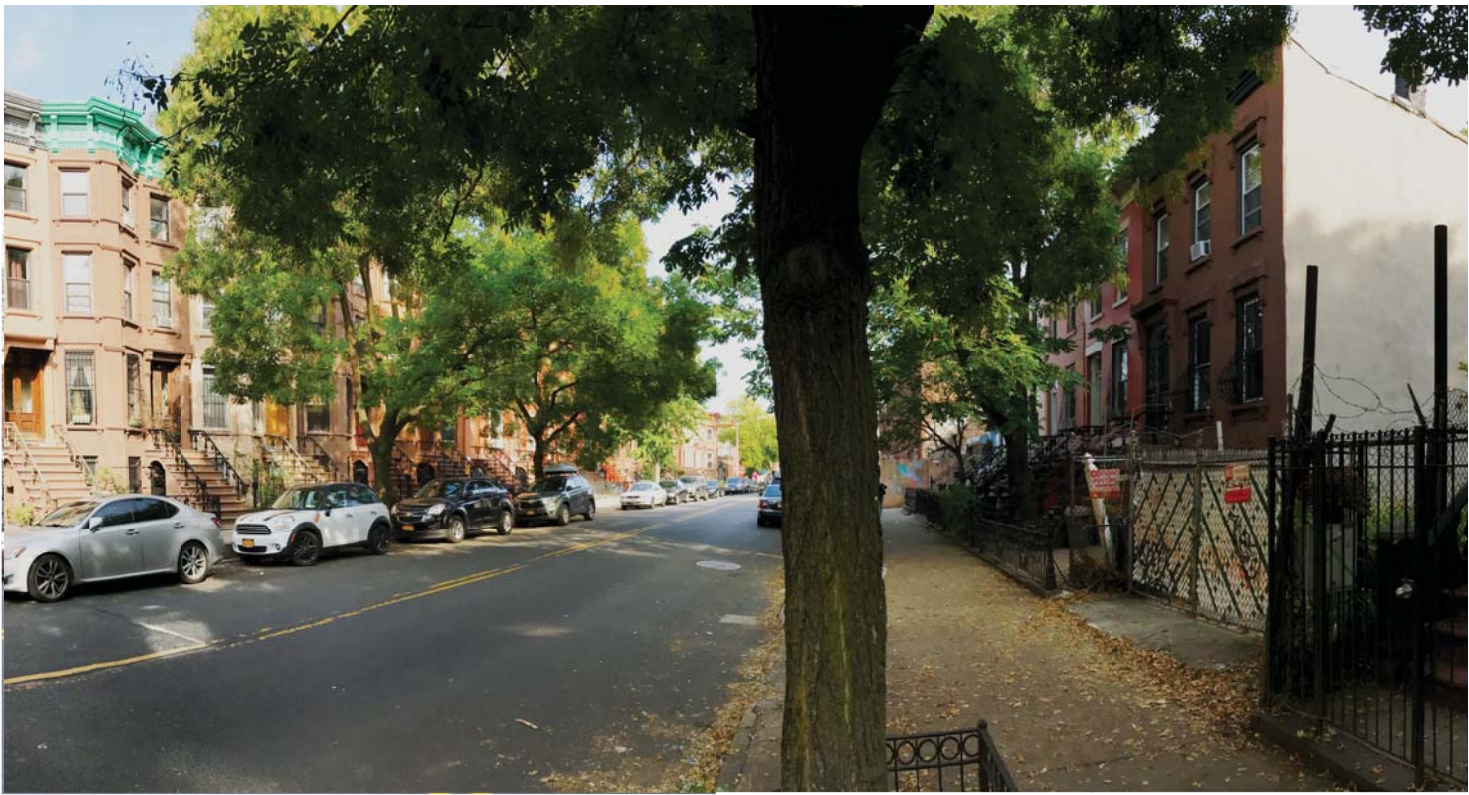
EXISTING SITE CONDITIONS - HALSEY STREET VIEWS



A. EXISTING VIEWS FROM HALSEY STREET



B. EXISTING VIEW FROM HALSEY STREET

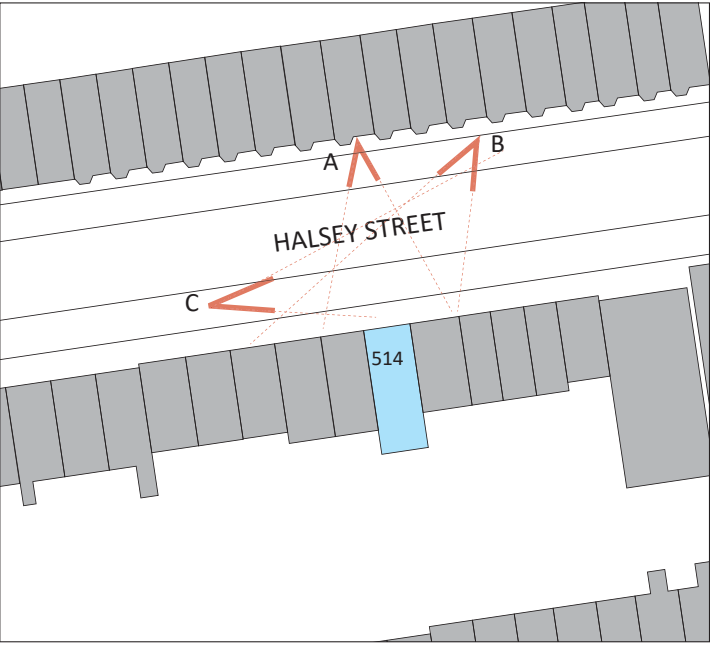


C. EXISTING VIEW FROM HALSEY STREET

ADDRESS: 514 HALSEY STREET BROOKLYN NY 11233
BLOCK: 01665
LOT: 027

LOT DIMENSIONS: 20'-0" X 110'-6"
LOT AREA: 2199 SF
ZONING: R6B
ZONING MAP: 17a
ZONING FAR: 2.0
ALLOWABLE ZONING AREA: 4398 SF
PROPOSED ZONING AREA: 4376 SF

PROPOSED NUMBER OF STORIES: 4+CELLAR
PROPOSED OCCUPANCY CLASSIFICATION: 3 FAMILY



EXISTING SITE PHOTO VIEWPOINTS



D.O.F. TAX MAP (SITE LOCATION SHOWN IN RED)

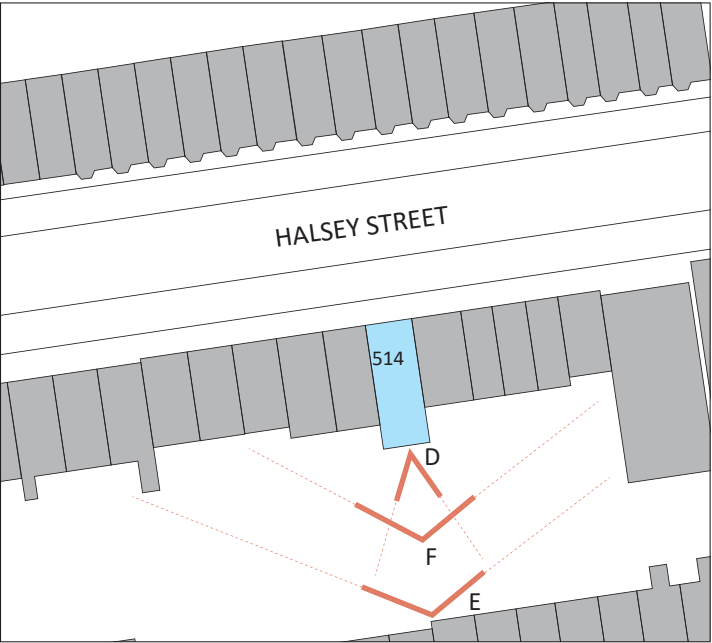
EXISTING SITE CONDITIONS - PROJECT REAR YARD VIEWS



D. EXISTING VIEWS FROM REAR YARD



E. EXISTING VIEWS FROM REAR YARD

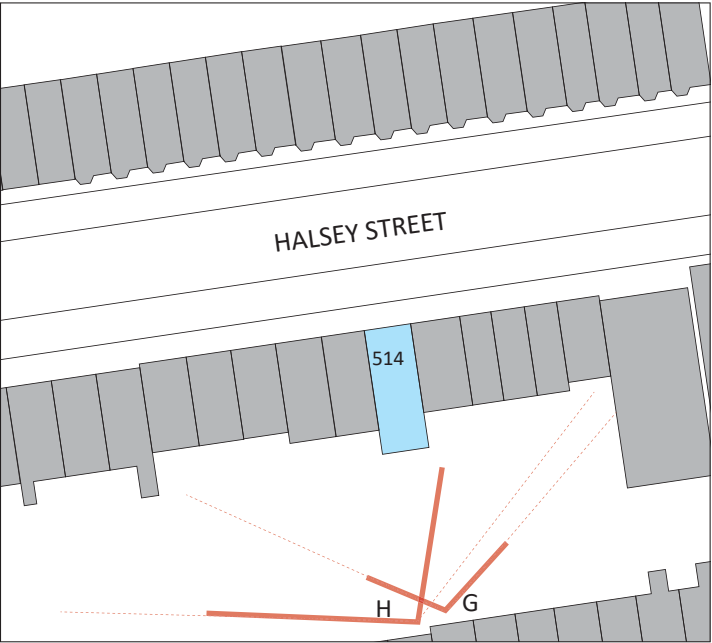


F. EXISTING VIEWS FROM REAR YARD

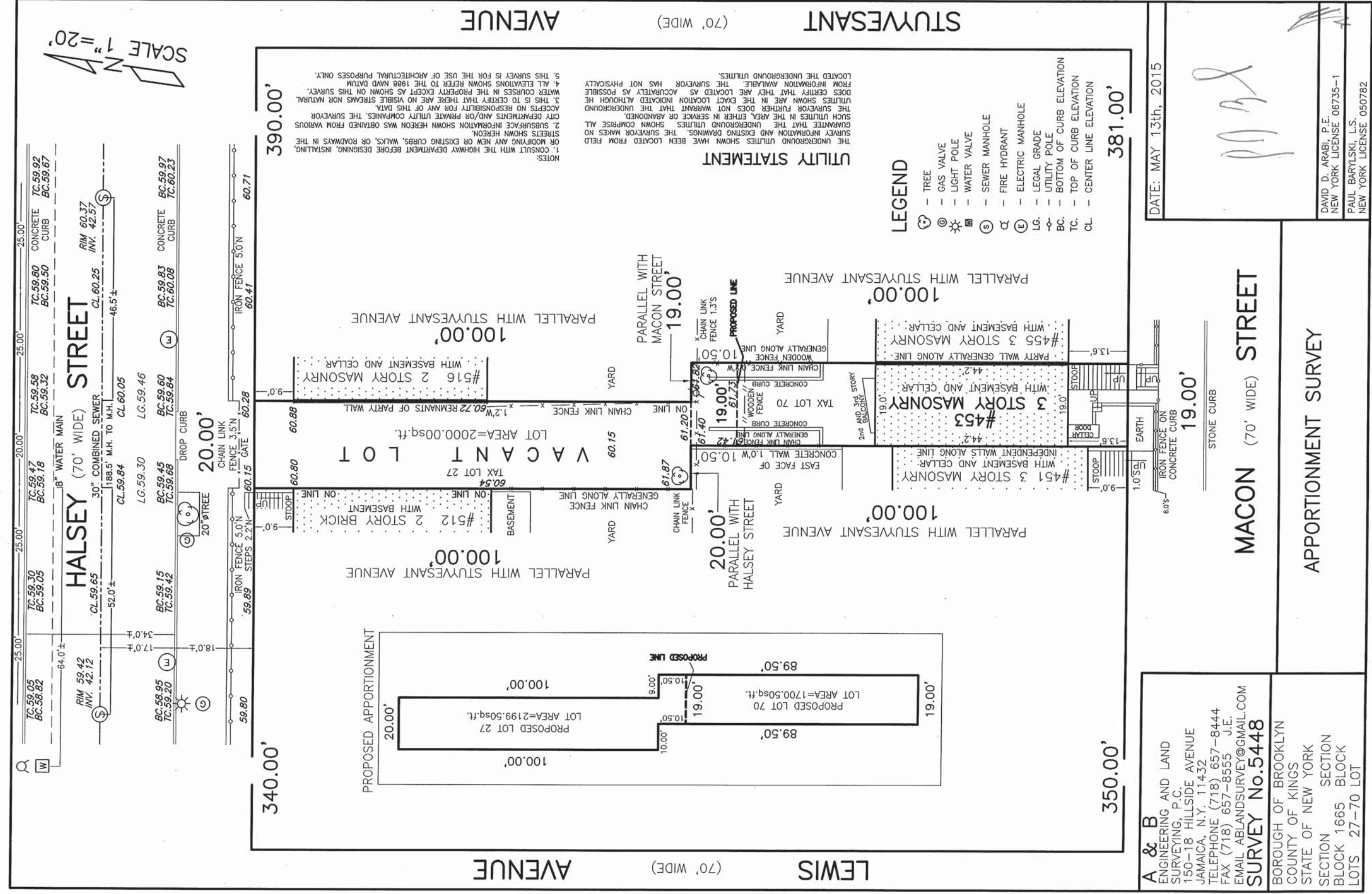
EXISTING SITE CONDITIONS - REAR YARD CONTEXT VIEWS



G. EXISTING VIEWS FROM REAR YARD



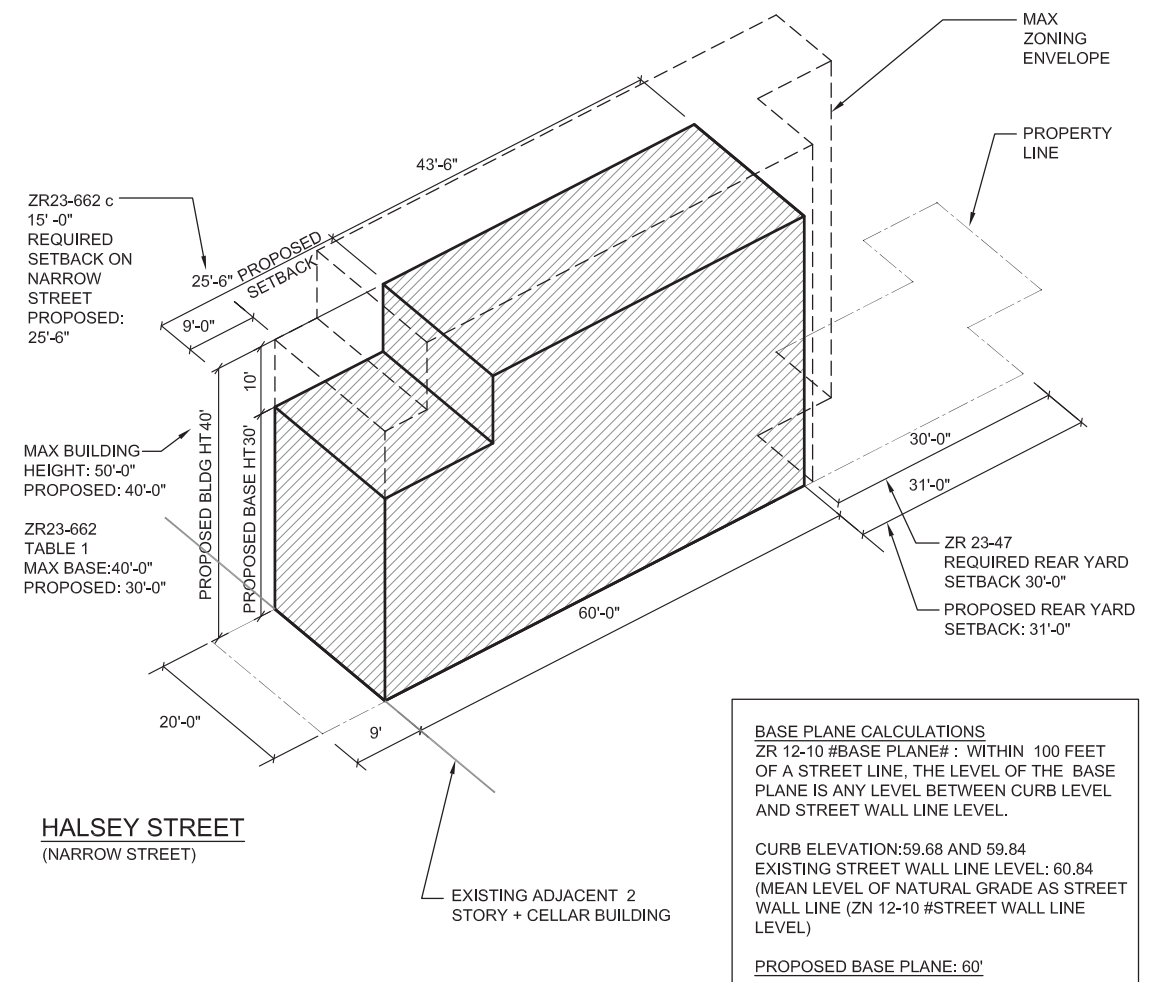
H. EXISTING VIEWS FROM REAR YARD



ZONING MAP AND ZONING ENVELOPE



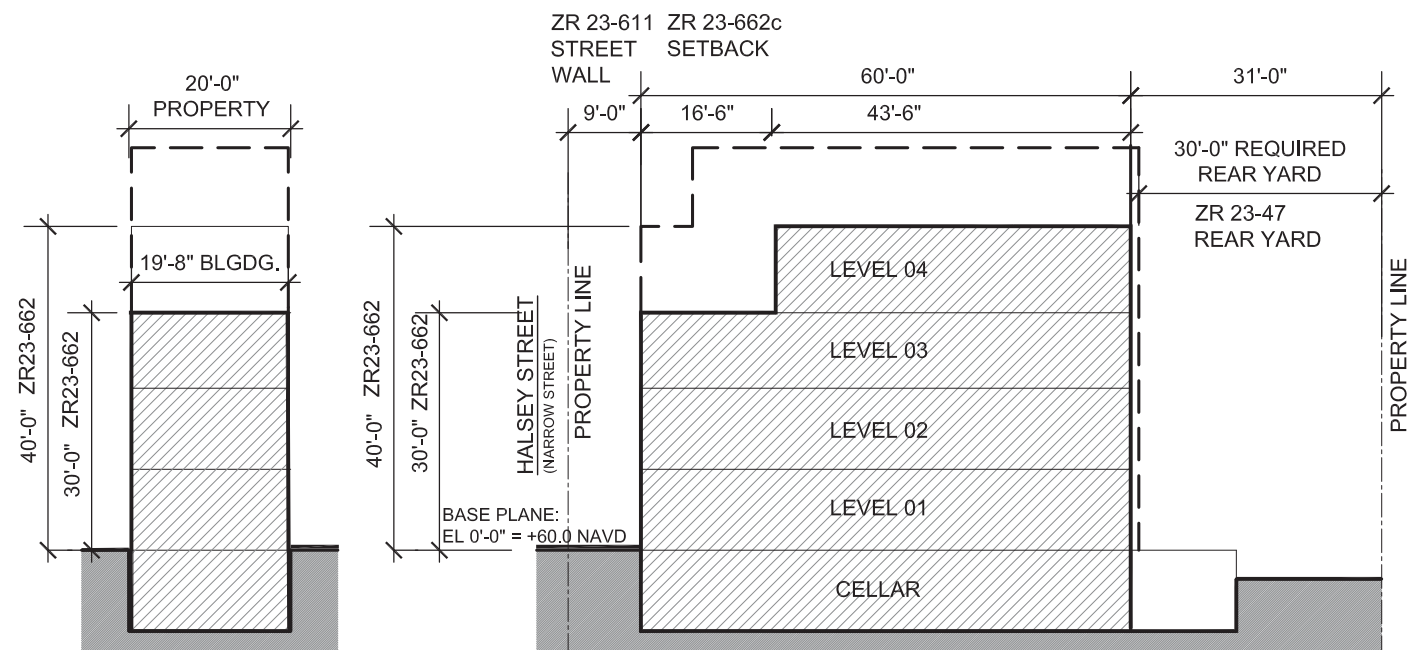
ZONING MAP 17a



514 HALSEY
4 STORY WITH CELLAR

	FAR	
LOT AREA	2199 SF	
MAX ZONING AREA	4398 SF	2.00
PROPOSED ZONING AREA	4326 SF	1.97

		TOTAL	
FLOOR	ELEVATION	GSF	ZSF
TOP OF BUILDING	+ 42.00		
LEVEL 04	+ 30.00	848	848
LEVEL 03	+ 20.00	1158	1158
LEVEL 02	+ 10.00	1158	1158
LEVEL 01	+ 0.00	1162	1162
ABOVE GROUND AREA		4326	4326
CELLAR AREA (NOT INCL. FAR)	- 10.00	1191	
TOTAL GSF		5517	
TOTAL ZSF		4326	

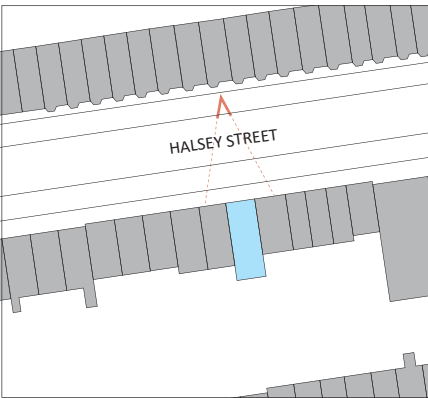


ZONING DIAGRAM

PROPOSED DESIGN RENDER VIEWS - HALSEY STREET



PREVIOUS PROPOSAL 11/27/2017



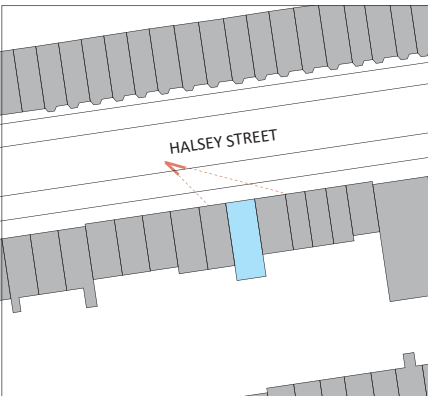
ELEVATION VIEW OF THE PROPOSED BUILDING

RENDERED VIEW OF THE PROPOSED BUILDING FROM HALSEY STREET

PROPOSED DESIGN RENDER VIEWS - HALSEY STREET



PREVIOUS PROPOSAL 11/27/2017



RENDERED VIEW OF THE PROPOSED BUILDING FROM HALSEY STREET

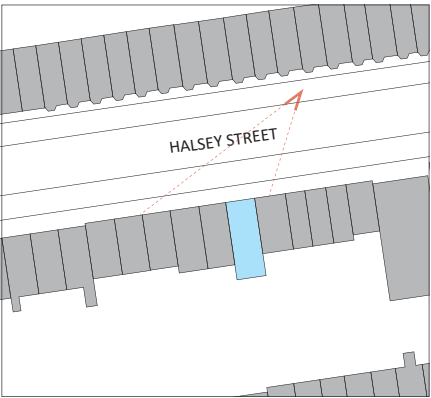


NORTHWEST ANGLE VIEW OF THE PROPOSED BUILDING

PROPOSED DESIGN RENDER VIEW - HALSEY STREET



PREVIOUS PROPOSAL 11/27/2017

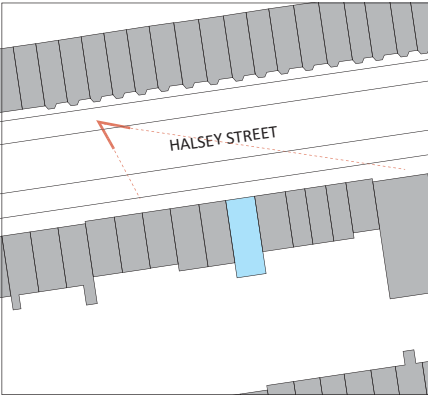


NORTHEAST VIEW OF THE PROPOSED BUILDING FROM HALSEY STREET

PROPOSED DESIGN RENDER VIEW - HALSEY STREET



PREVIOUS PROPOSAL 11/27/2017

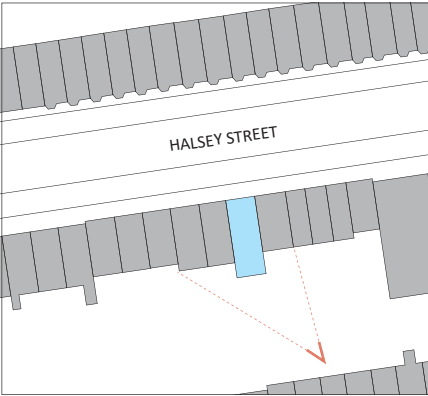


NORTHEAST VIEW OF THE PROPOSED BUILDING FROM HALSEY STREET

PROPOSED DESIGN RENDERED VIEW - REAR YARD VIEW

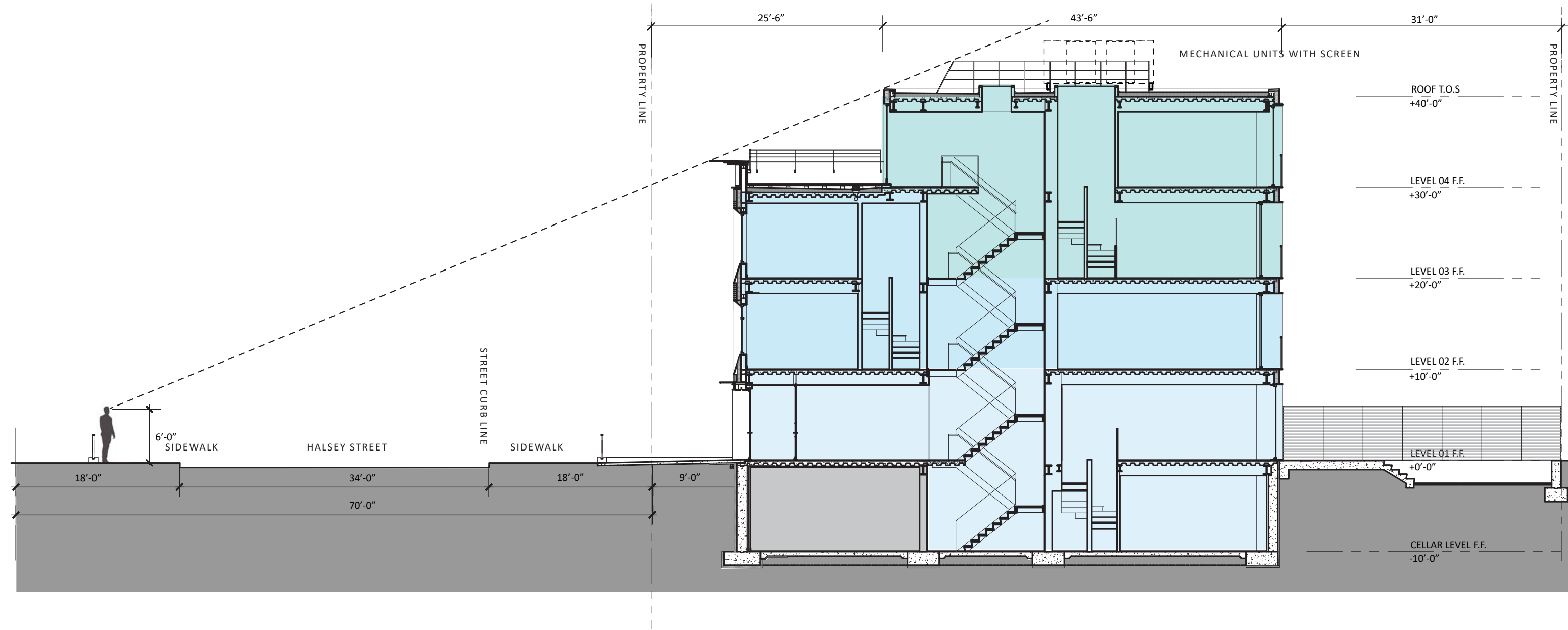


PREVIOUS PROPOSAL 11/27/2017



SOUTHEAST VIEW OF THE PROPOSED BUILDING

PROPOSED BUILDING LONGITUDINAL SECTION AND SIGHT LINE



LONGITUDINAL BUILDING AND STREET SECTION LOOKING EAST

SCALE: 3/32"=1'-0"



HALSEY STREET ELEVATION VIEW PROPOSED FRONT FACADE

PROPOSED FRONT AND REAR ELEVATIONS

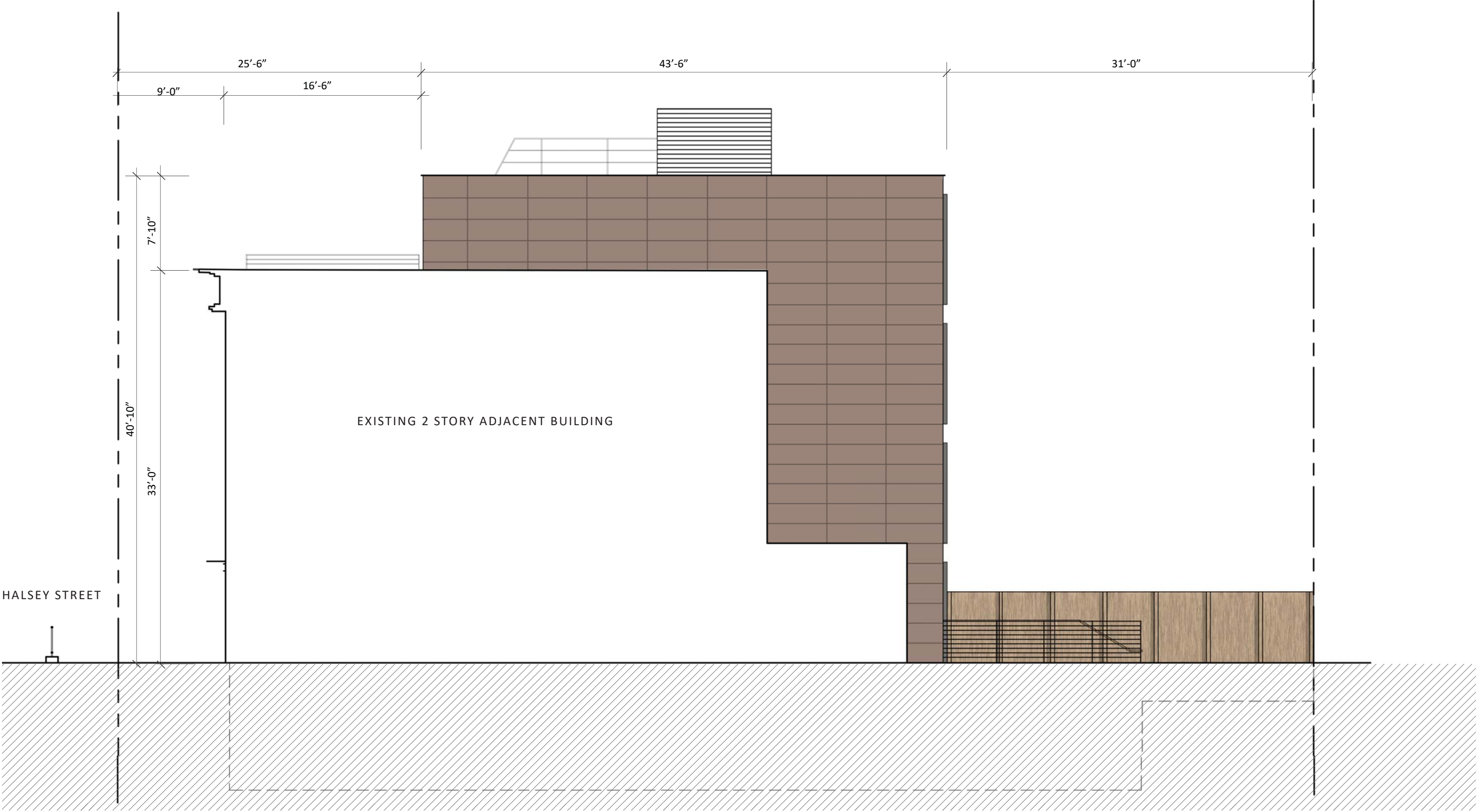


HALSEY STREET ELEVATION NORTH FACING FRONT FACADE

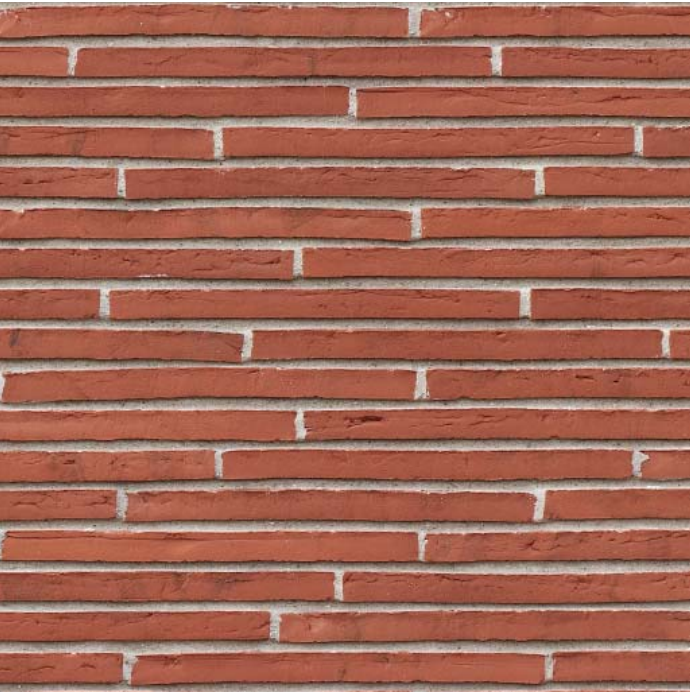


SOUTH FACING REAR FACADE

PROPOSED WEST SIDE ELEVATION



PROPOSED BUILDING MATERIALS



BRICK STACK JOINT
PETERSEN Kolumba™ · K33 ROMAN BRICK



1. NATURAL CLAY BRICK
PETERSEN Kolumba™ · K33 ROMAN BRICK

2. FRAME AND ACCENT PAINT
BENJAMIN MOORE GRAPHITE 1603 PAINT

3. FIBER CEMENT PANEL
RIEDER fibreC FACADE PANEL
TERRA COLOR

PROPOSED BUILDING MATERIALS AND FINISHES KEY

PROPOSED FACADE MATERIAL - BRICK



HISTORIC REFERENCE : 301 DECATUR STREET



MACON LIBRARY -361 LEWIS AVENUE



338 STUYVESANT AVENUE



434 MACON STREET - AMZI HILL ARCHITECT 1884



301 DECATUR STREET
ROMAN BRICK PRECEDENT



MACON LIBRARY - 361 LEWIS AVENUE
COLOR COMPARISON



338 STUYVESANT AVENUE
COLOR COMPARISON



434 MACON STREET
COLOR COMPARISON

PROPOSED EXTERIOR NORTH FACADE BRICK

PROPOSED FACADE MATERIAL - MANUFACTURED STONE PANEL (COLORED FIBER CEMENT)



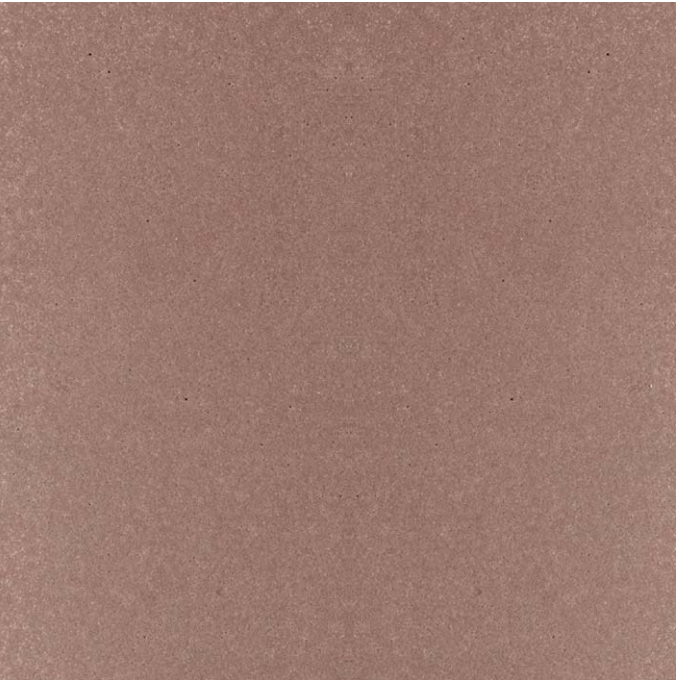
MATERIAL COLOR COMPARISON: 272 DECATUR STREET



HISTORIC REFERENCE: 272 DECATUR STREET - ARCHITECT SOUTHRON DUVAL 1889



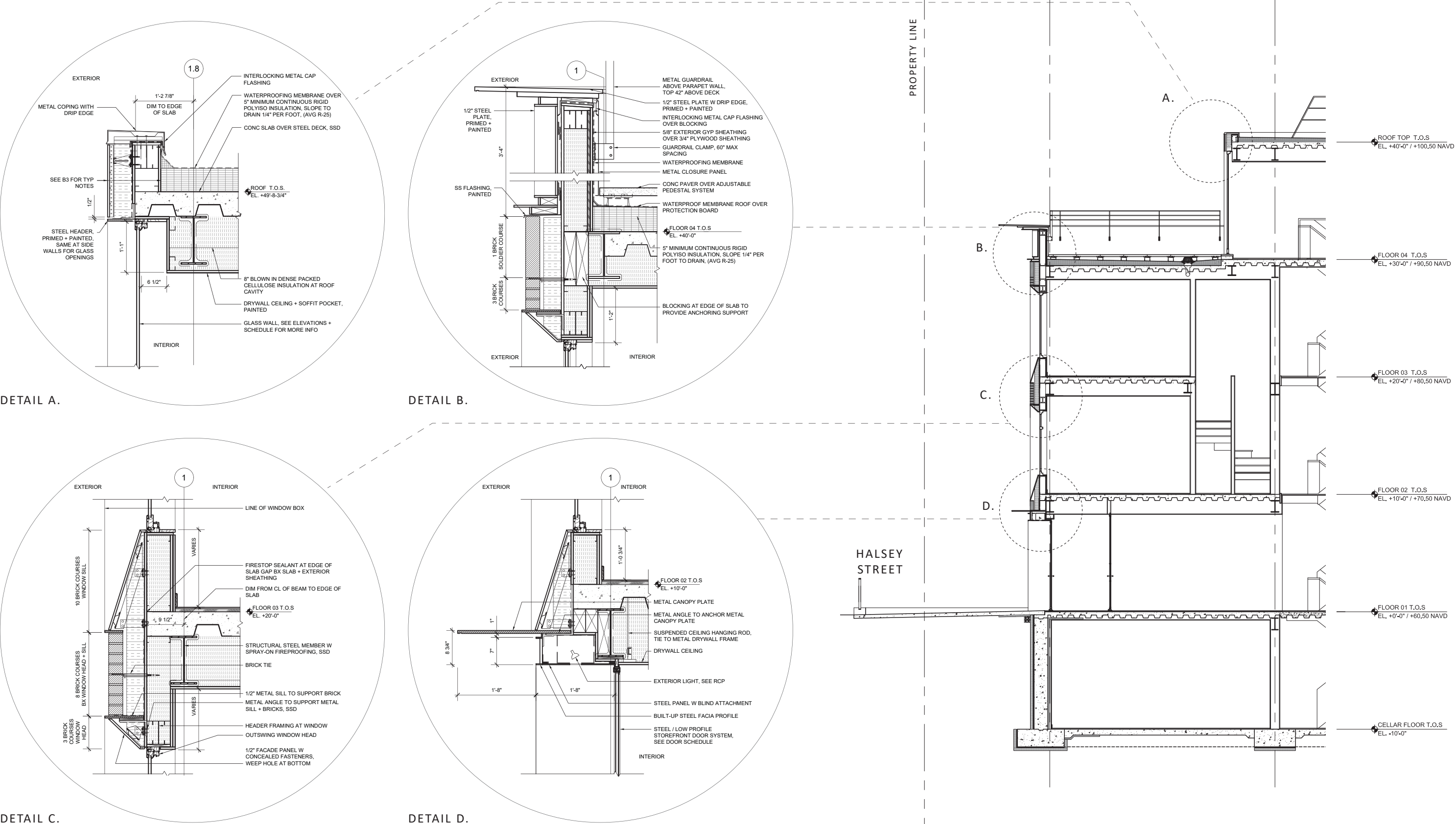
PANEL 1
RIEDER fiberC FACADE PANEL TERRA FERRO LIGHT



PANEL 2
RIEDER fiberC FACADE PANEL TERRA MATT

PROPOSED EXTERIOR FACADE MATERIAL

PROPOSED EXTERIOR FACADE DETAILS

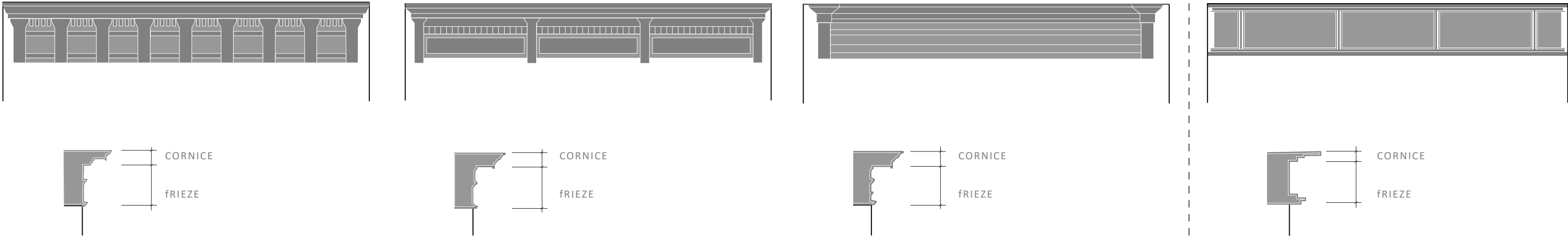


PROPOSED FRONT FACADE DETAILS

SCALE: 1/2"=1'-0"

WALL SECTION

DISTRICT REFERENCES - FACADE ELEMENTS



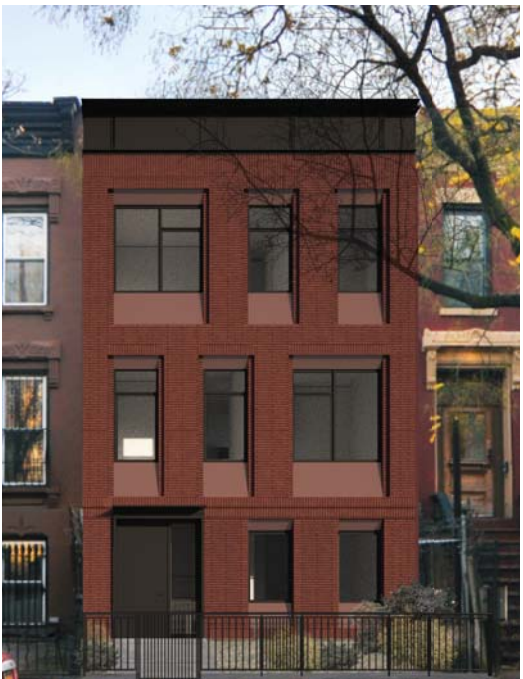
A. 510 HALSEY STREET (1886)
ARCHITECT: AMZI HILL



B. 508 HALSEY STREET (1883)

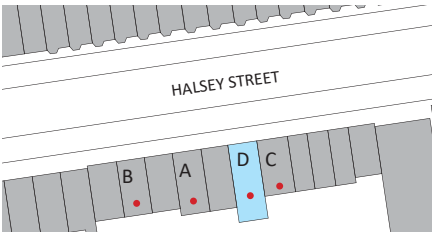


C. 516 HALSEY STREET (1890)
JOSEPH S. STEVENS



D. PROPOSED FACADE

FACADE ELEMENTS



REFERENCE BUILDING NEIGHBORHOOD CONTEXT - MASONRY OPENINGS



A. 514 HALSEY STREET (1890)
ARCHITECT: JOSEPH S. STEVENS



B. 73 DECATUR STREET (1885)
AMZI HILL



C. 379 MACDONOUGH STREET (1896)
HENRY B. HILL



D. PROPOSED BUILDING FACADE



E. 293 DECATUR STREET (1890)
FRANCIS STRYKER



F. 196 DECATUR STREET (1886)
WALTER M. COOTS



G. 434 MACON STREET (1884)
AMZI HILL



PROPOSED FRONT YARD FENCE RAILING AND HARDWARE

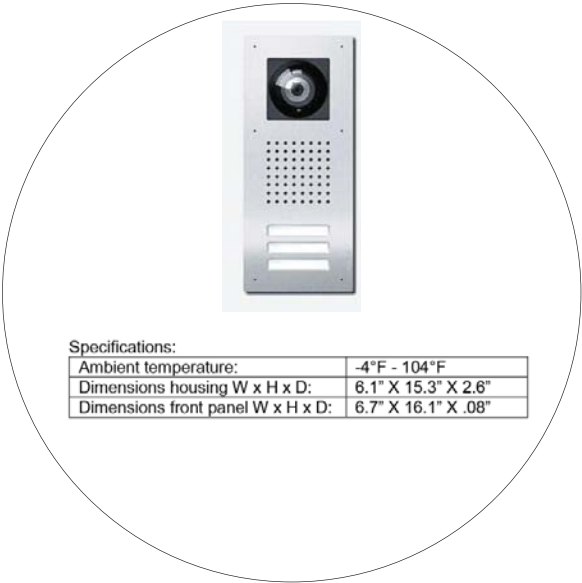


PROPOSED RAILING

HISTORIC REFERENCE FOR FRONT GATE AND RAILING - 535 HANCOCK STREET



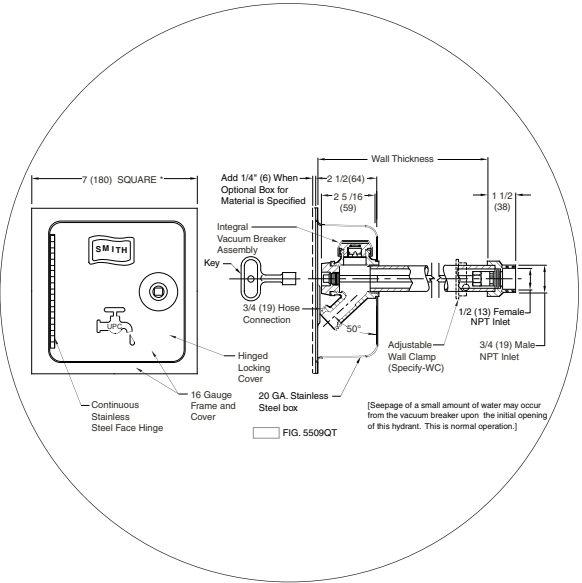
A. ALARM BELL FOR
FIRE SPRINKLER SYSTEM



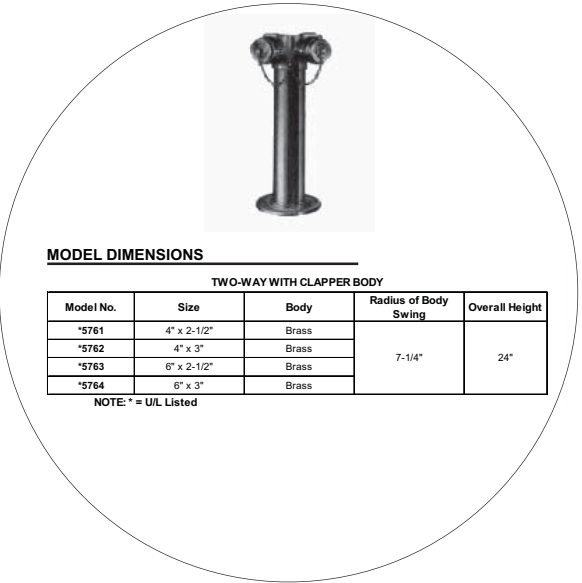
B. ACCESS CONTROL INTERCOM



C. AIR-BRICK



D. WALL HYDRANT



E. FREE STANDING FIRE DEPT. INLET
CONNECTIONS

PROPOSED EXTERIOR HARDWARE

PROPOSED FACADE WINDOW AND DOORS



LOEWEN
ALUMINUM CLAD WOOD
CASEMENT WINDOWS



REFERENCE IMAGE FOR TYPICAL WINDOW



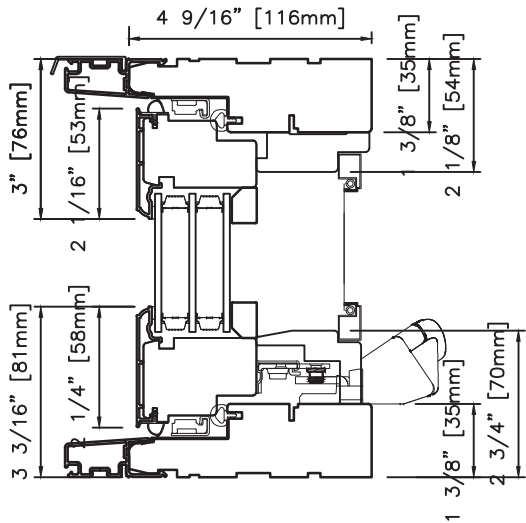
SOLID WOOD FRONT ENTRY DOOR



REFERENCE IMAGE FOR REAR YARD GLASS DOOR



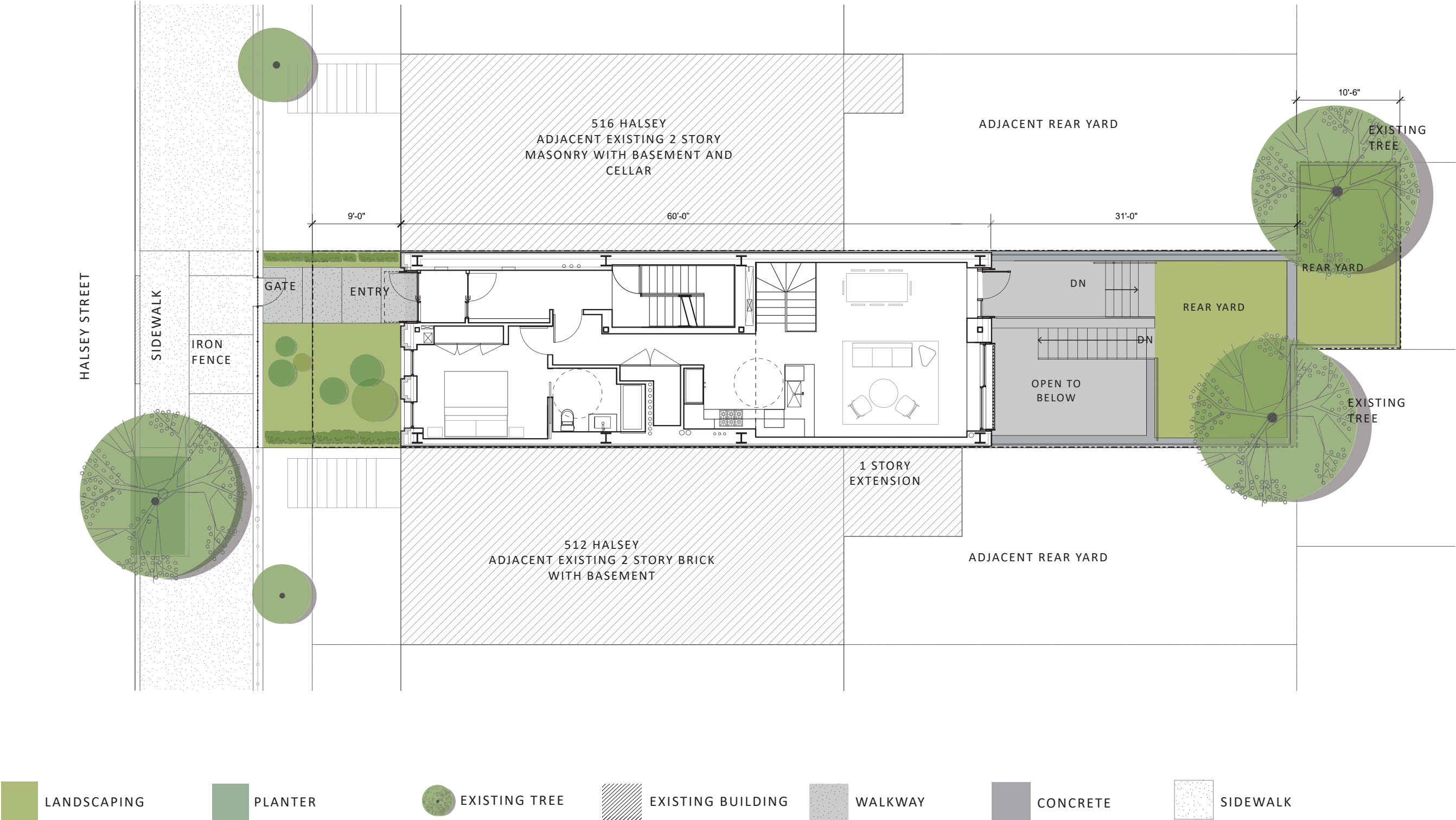
TYPICAL WINDOW ASSEMBLY



WINDOW PERFORMANCE

WINDOW REFERENCE

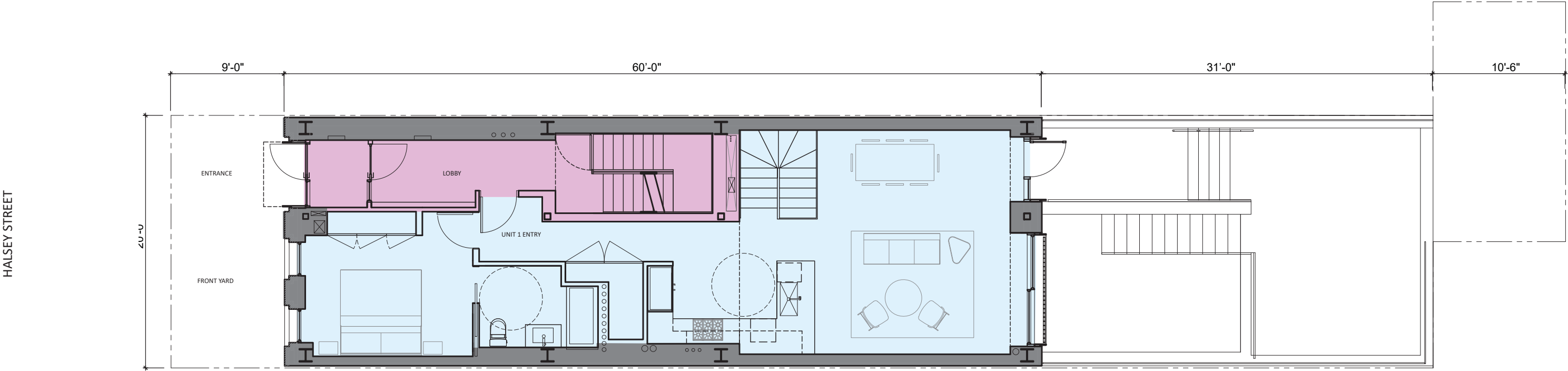
PROPOSED BUILDING SITE PLAN



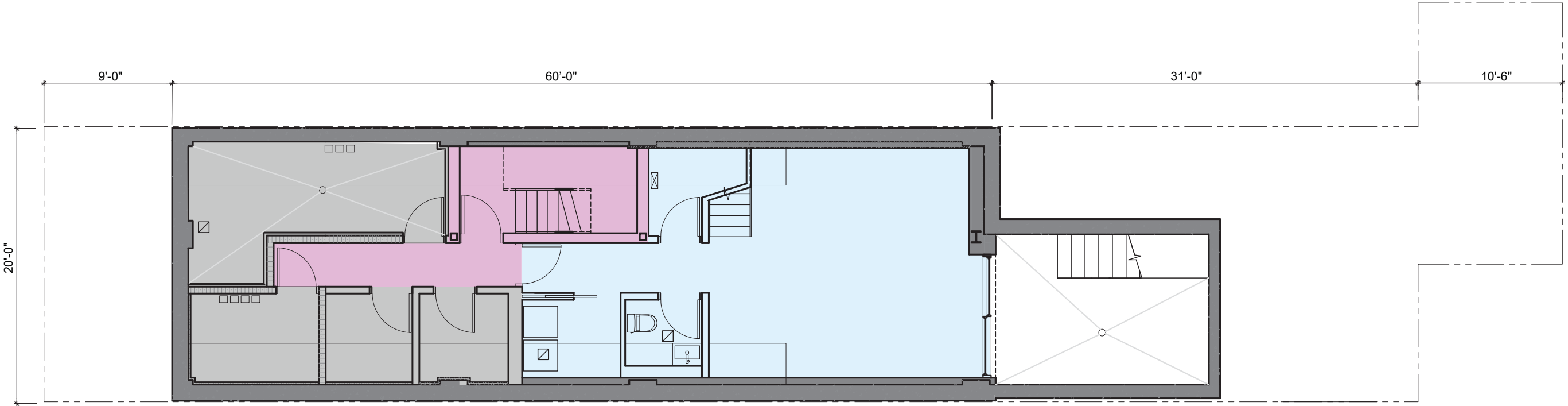
SITE PLAN OF THE PROPOSED BUILDING

SCALE: 3/32"=1'-0"

PROPOSED BUILDING FLOOR PLANS



LEVEL 01 FLOOR PLAN

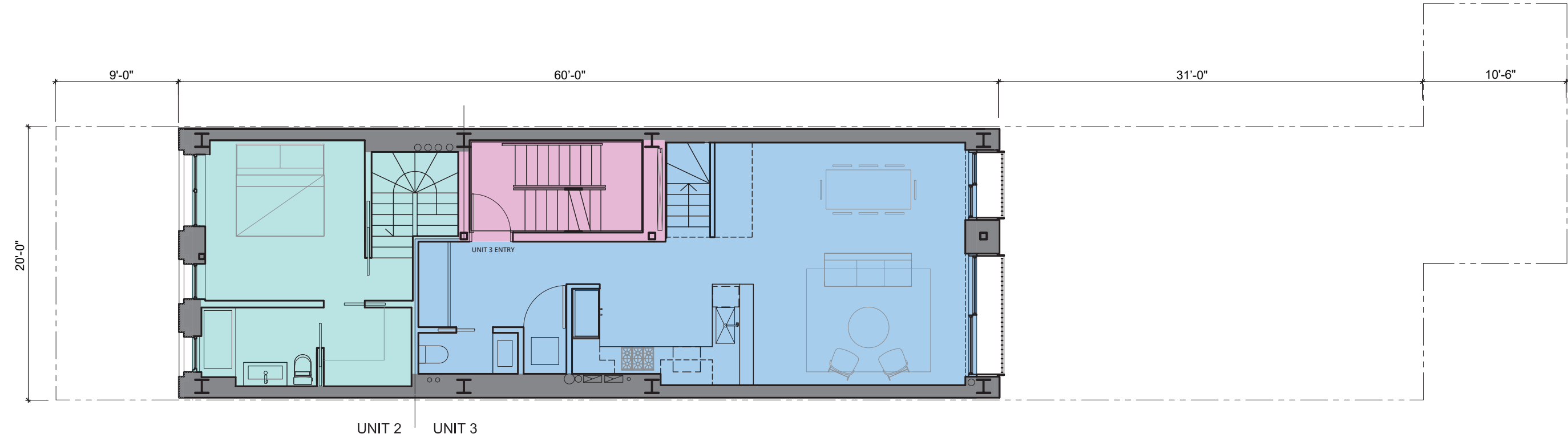


CELLAR FLOOR PLAN

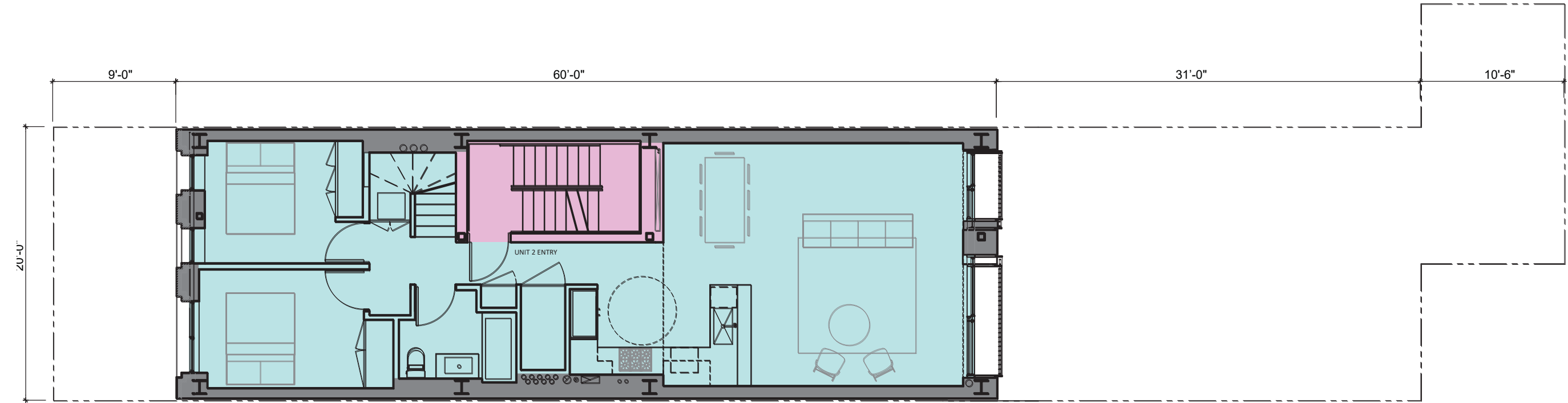


SCALE: 1/8"=1'-0"

PROPOSED BUILDING FLOOR PLANS



LEVEL 03 FLOOR PLAN

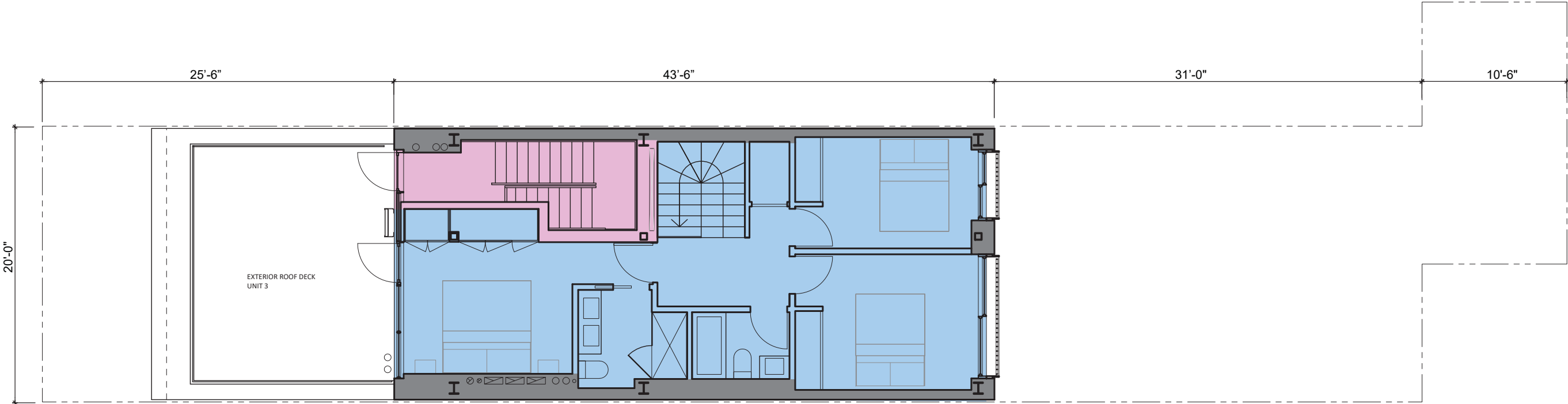


LEVEL 02 FLOOR PLAN



SCALE: 1/8"=1'-0"

PROPOSED BUILDING FLOOR PLANS



LEVEL 04 FLOOR PLAN

RESIDENTIAL
INTERIOR UNIT1

RESIDENTIAL
INTERIOR UNIT2

RESIDENTIAL
INTERIOR UNIT3

CIRCULATION

MECHANICAL

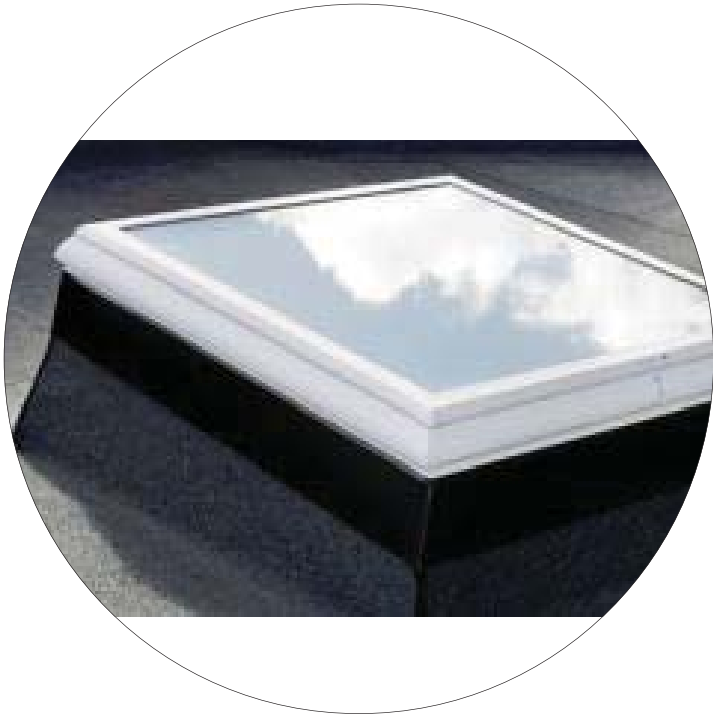
EXTERIOR WALL

SCALE: 1/8"=1'-0"

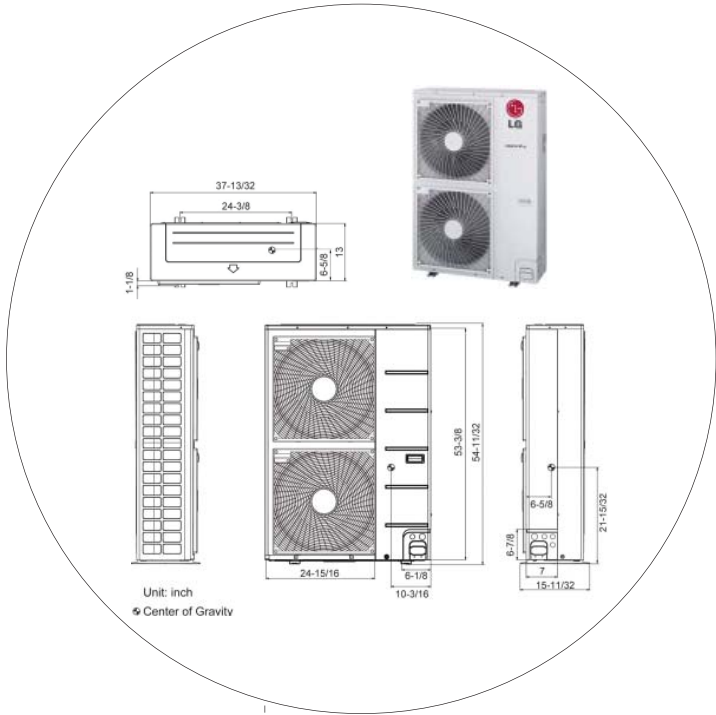
PROPOSED BUILDING ROOF PLAN



SKYLIGHT DETAIL



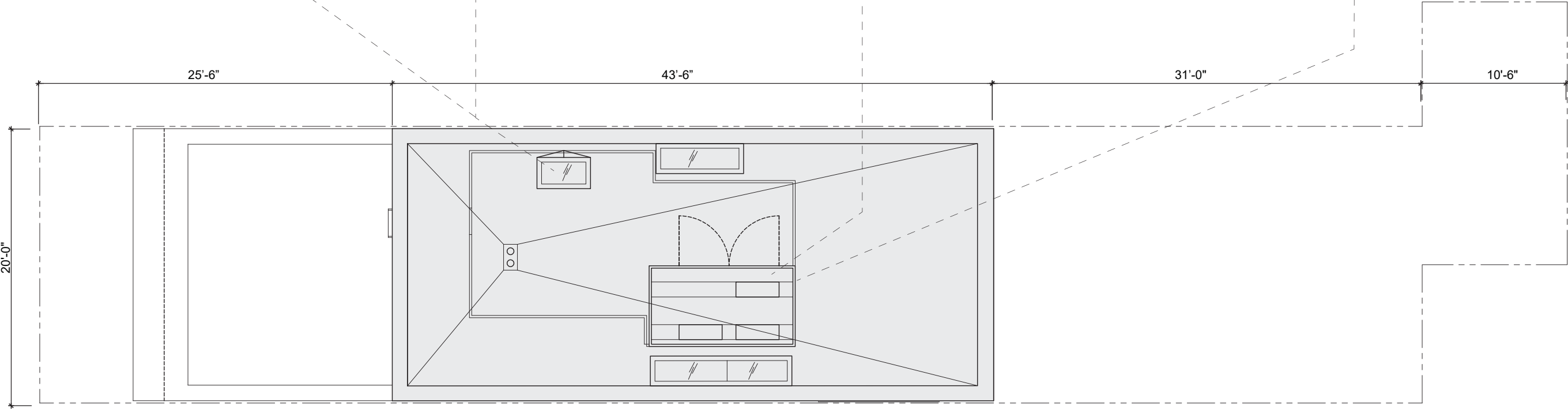
SKYLIGHT: LAMILUX



MECHANICAL UNITS



EQUIPMENT SCREEN



ROOF PLAN

⊕ SCALE: 1/8"=1'-0"

THANK YOU