535 1st Street Townhouse

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Brooklyn Block 1075 - Lot 62
Nos. 527-535. This group of five limestone houses, on the north side, is unique in Park Slope. No. 527, which is two windows wide, was built in 1910 for owner Louis Bonert. The other four houses, which have three windows, were begun five years later for the same owner and were designed by Architect Fred W. Eisenla. These unusual houses have the formal elegance of of British Regency architecture, with details reminiscent of our federal style. While other houses on this block and in this area have projecting bays, these houses have handsome, shallow swell fronts above first floor level, spanning almost the entire width of each house. The flush ground floors are rusticated. Low granite stoops lead directly up to the main entrance of the english basements (first floors), and separate, smaller stoops at the sides lead to the service doors. At the central entrances are porches, each with two pairs of free standing columns. These porches are surmounted by low balustrates extending across the facades of the house, following the curves of the swell fronts. The balustrades, carried out by brackets and columns are ornamented at their bases by foliate bands and at their ends by stone urns. The swell-fronts of the upper three stories of these houses are rather simple and make a pleasant contrast with the ornate English basements. The repition of round-arched federal windows with interlacing muntins at the top floor help to unify the facades. The modillioned roof cornices conform to the curves of the swell fronts, thus creating a pleasing undulation. The front yards of these houses are enclosed by high wrought iron fences, which are very simple, and light in character. - Park Slope Designation Report 1973
First Street Townhouse
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Visibility Photos
1:1.36

VIEW A - PHOTOS
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Existing Upper Rear Facade Photos
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**ENTRY AREA WAY - BEFORE**

**ENTRY AREA WAY - PROPOSED**

**ENTRY PLANTERS**

- **1'-0"** TALL METAL PLANTERS - PAINTED BLACK TO MEET WROUGHT IRON FENCE

- **VERNACULAR PLANTERBOX**

- **FRONT ELEVATION - PROPOSED**

- **PLANTER ELEVATION**

- **REFURBRISH EXISTING METAL & GLASS DOORS**

- **NEW FIXED METAL PLANTER BOXES**

- **VARIES**
Backyard Plan Before + After

REAR YARD SECTION - EXISTING

REAR YARD SECTION - PROPOSED

REAR YARD PLAN - EXISTING

REAR YARD PLAN - PROPOSED

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Back Facade Perspective Before
-1. Cellar Demolition Plan

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

-1. Cellar / Garden Level Plan

Scale: 1/8" = 1'-0"
1. First Floor Demolition Plan

2. First Floor Plan

TEMPORARY FENCE TO BE ERECTED DURING CONSTRUCTION, MAXIMUM 4' IN FRONT OF PROPERTY LINE. MINIMUM 8' IN HEIGHT AS PER NYC BC 3307.

PERMANENTLY AFFIXED RAISED PLANTING BEDS
2. 2nd Floor Demolition Plan

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

2. 2nd Floor Plan

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

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3. 3rd Floor Demolition Plan

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

3. 3rd Floor Plan

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

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5. Roof Demolition Plan

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

- Chimney to be extended - typ.
- MEP equipment on recessed dunnage
- New rooftop addition
- New guardrail
- New party wall to be extended to 42" AFF
- Brick to match coursing below
- Existing parapet wall
- Existing planter wall
- New rooftop addition
- Exercise room
- Penthouse Plan

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

- Chimney to be extended - typ.
- MEP equipment on recessed dunnage
- New rooftop addition
- New guardrail
- New parapet wall to be extended to 42" AFF
- Brick to match coursing below
- Existing parapet wall
- Existing planter wall
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- Exercise room
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6. Penthouse Roof

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