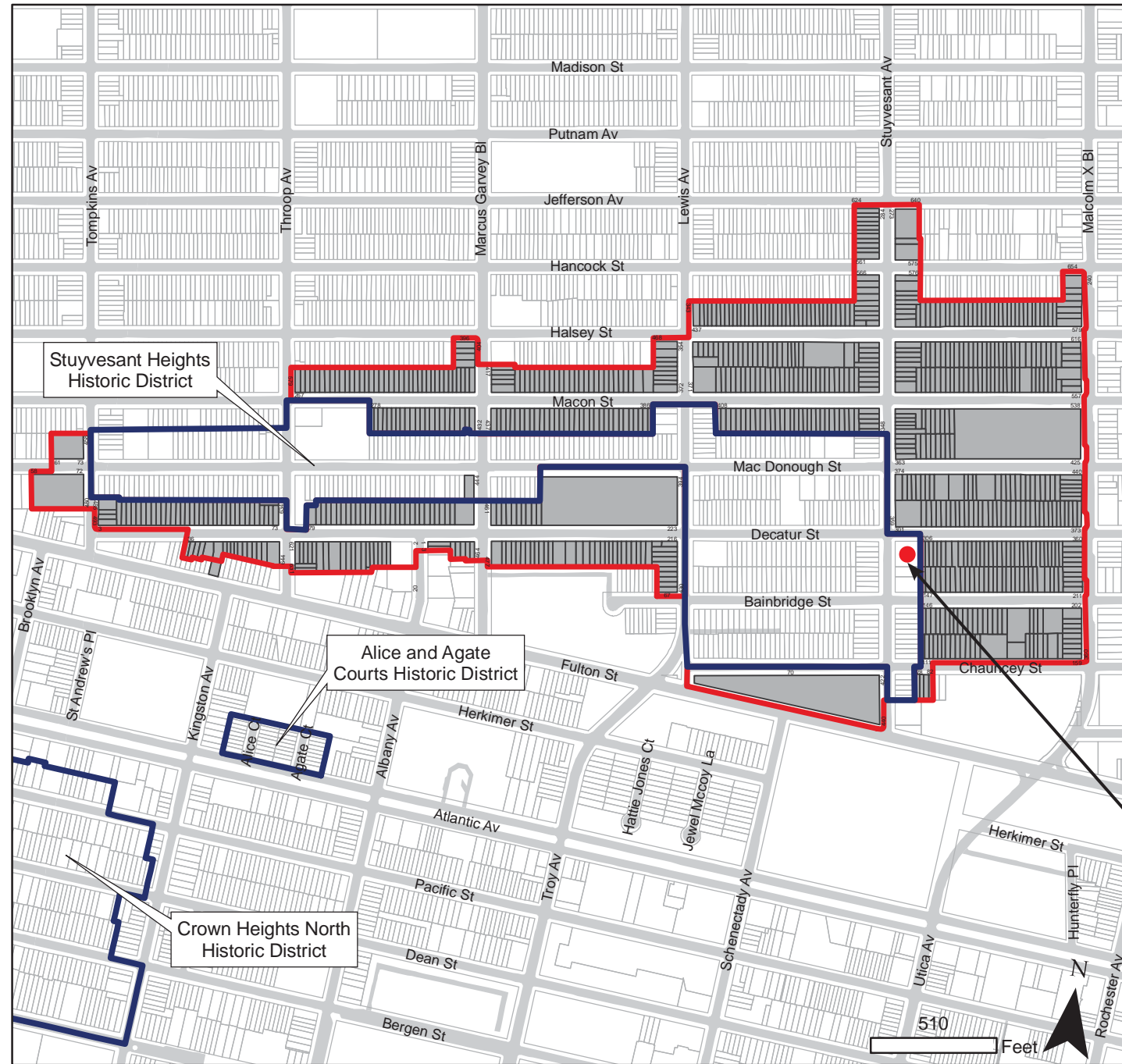


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LPC Application # 19-21219
September 13, 2018



Bedford Stuyvesant/Expanded Stuyvesant Heights Historic District



Graphic Source: MapPLUTO, Edition 09v1, 2009. Author: Landmarks Preservation Commission, JM. Date: April 16, 2013

Landmarks Preservation Commission
 Bedford Stuyvesant/
 Expanded Stuyvesant Heights
 Historic District
 Borough Brooklyn, NY
 [LP-2496]

Public Hearings:
 September 21, 1993; August 2, 2011

Designated: April 16, 2013

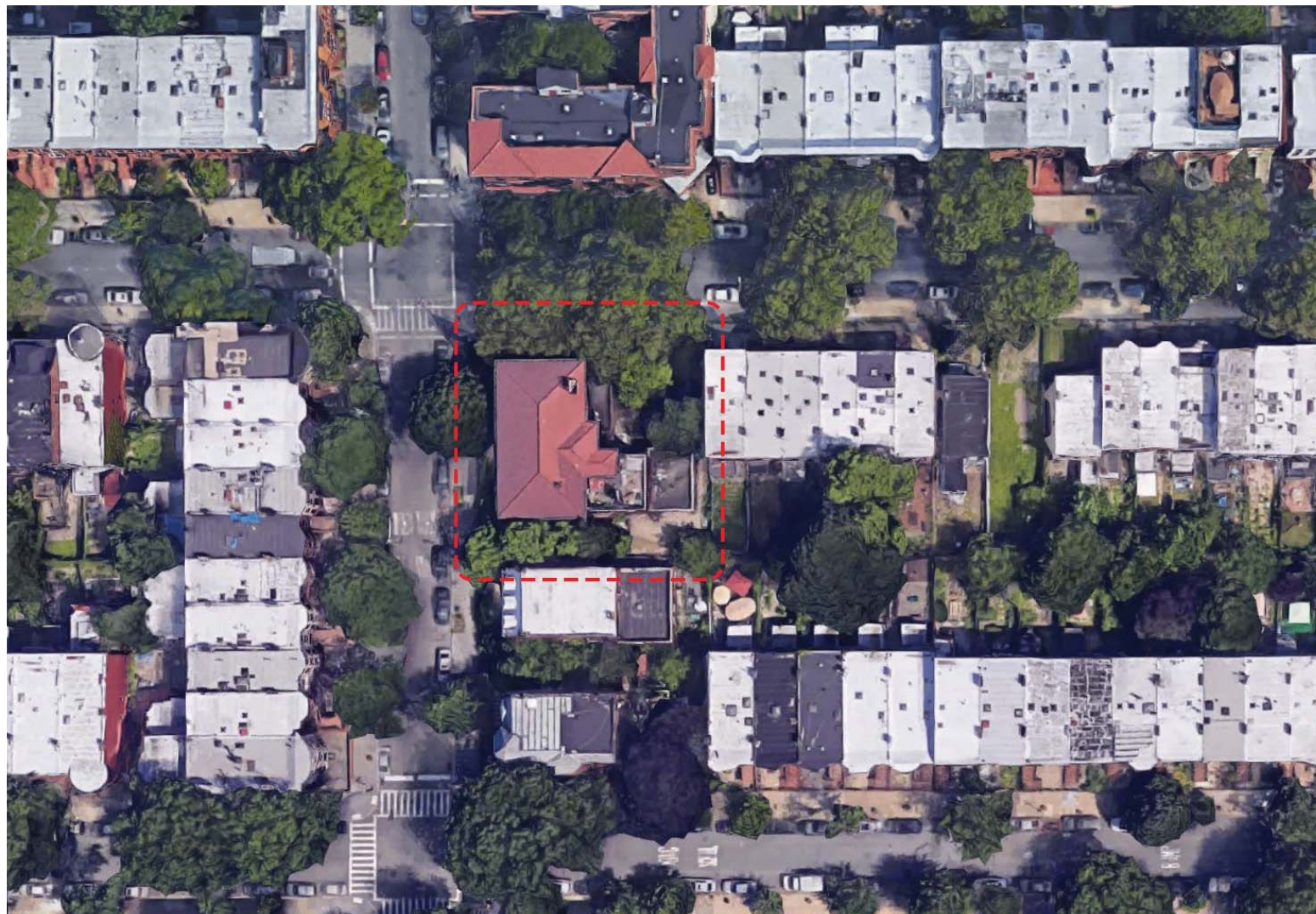
- Boundaries of Existing Districts
- Boundary of District Extension
- Tax Map Lots, District Extension



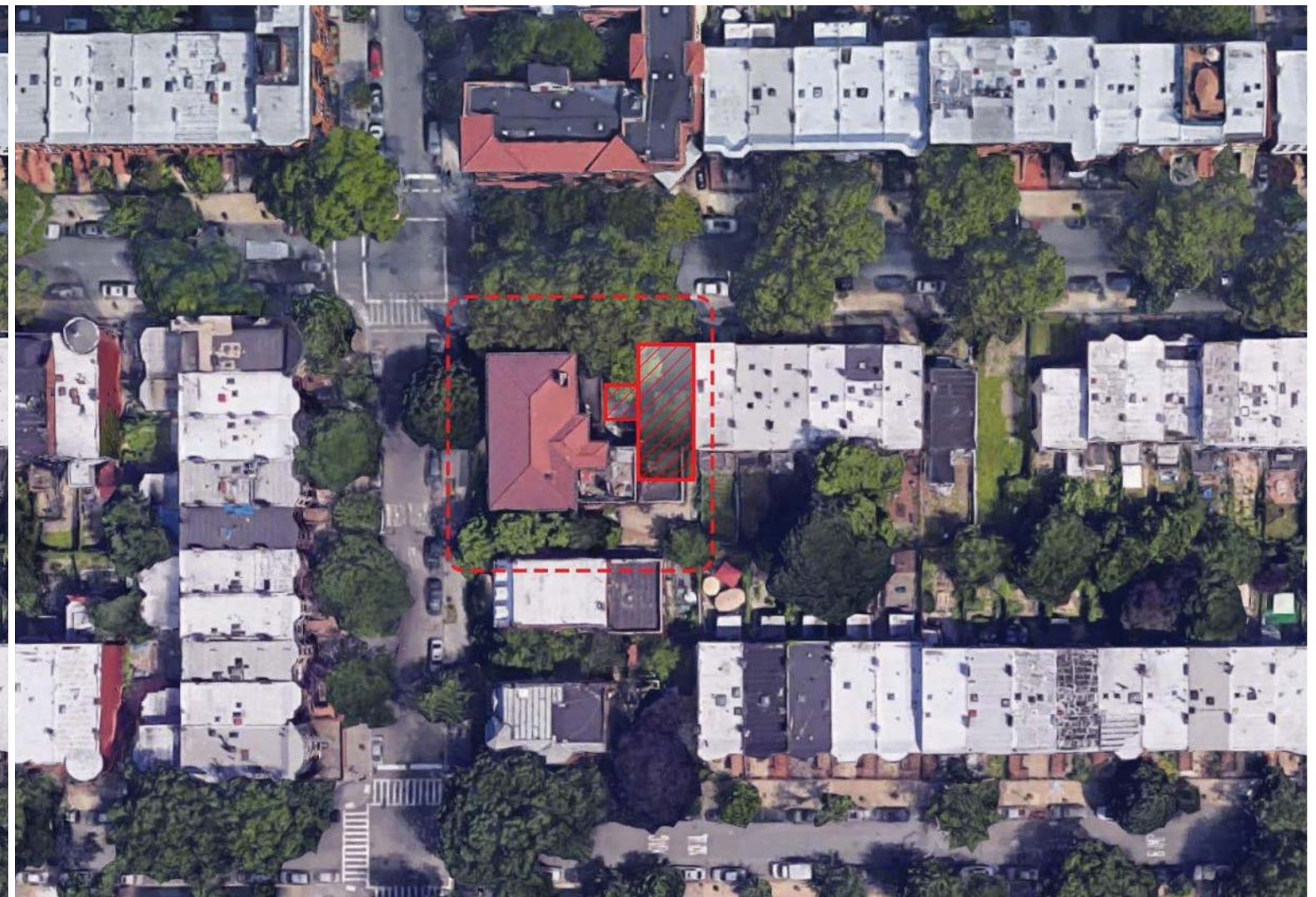
NYC
 Landmarks Preservation
 Commission

375 STUYVESANT

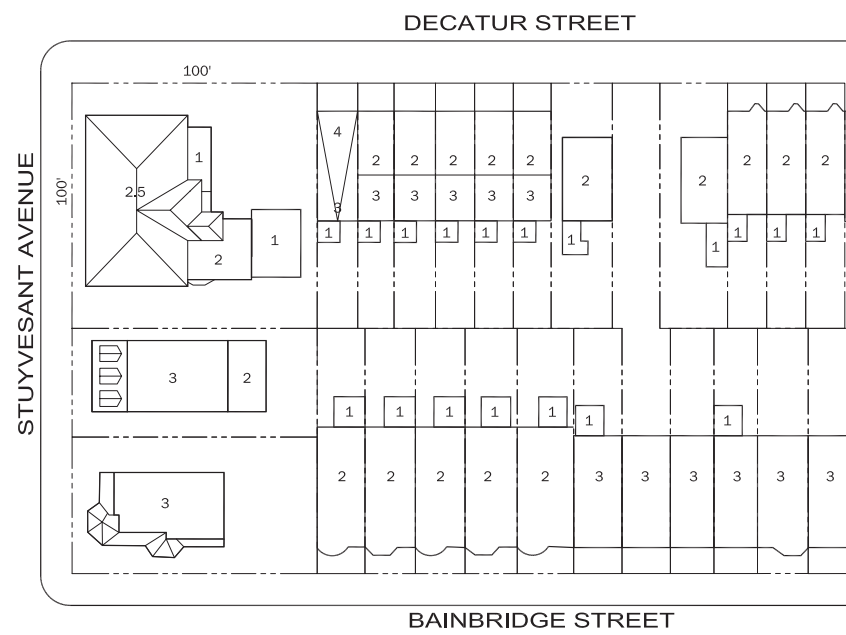
375 STUYVESANT AVENUE— LOCATION IN THE STUYVESANT HEIGHTS HISTORIC DISTRICT



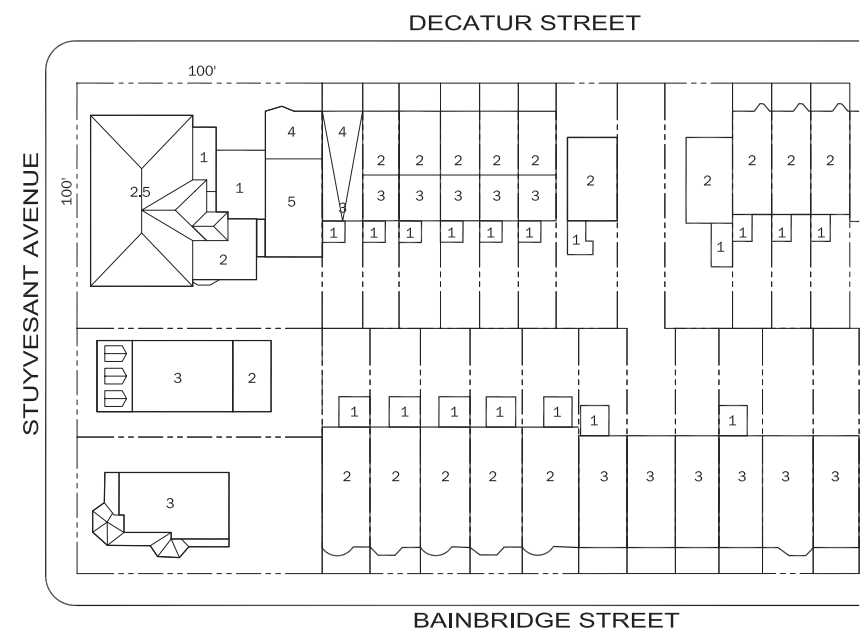
AERIAL VIEW - EXISTING



AERIAL VIEW - PROPOSED



BLOCK PLAN - EXISTING



BLOCK PLAN - PROPOSED

375 STUYVESANT AVENUE— LOCATION IN THE STUYVESANT HEIGHTS HISTORIC DISTRICT



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HISTORIC 1980 TAX PHOTO



PHOTO CIRCA 1970's



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375 STUYVESANT AVE · HISTORIC PHOTOS

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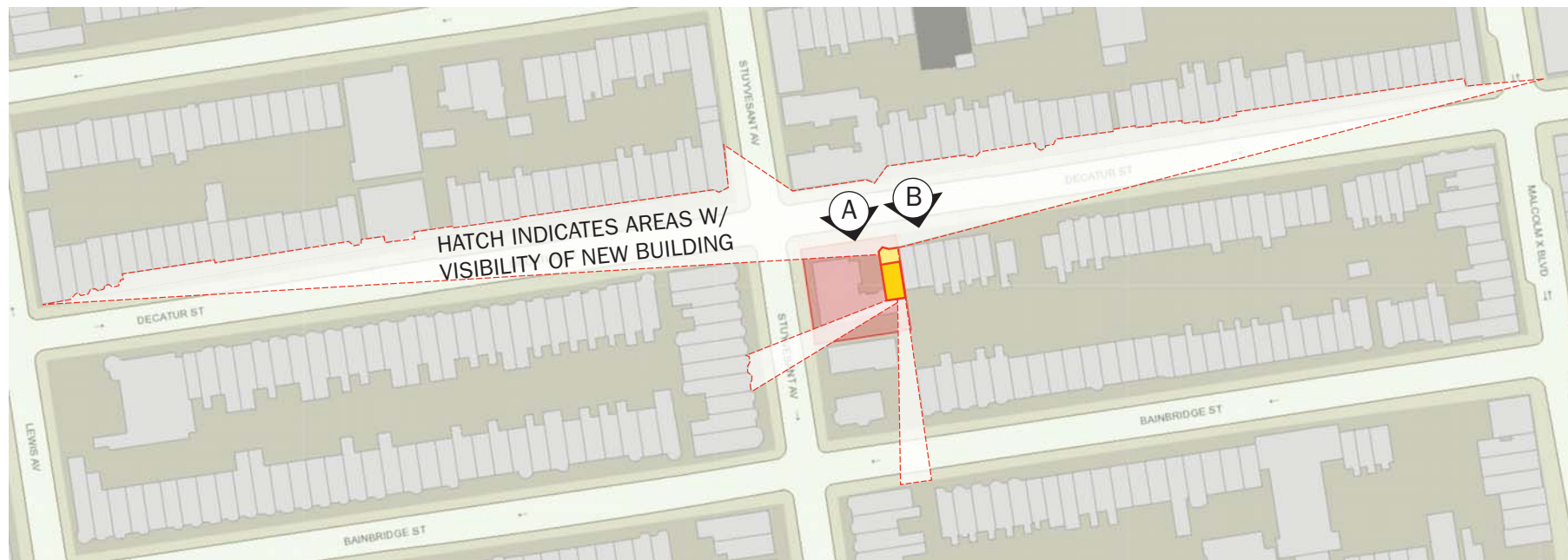
03



A - PHOTO MONTAGE



B



375 STUYVESANT AVENUE— EXISTING CONDITIONS



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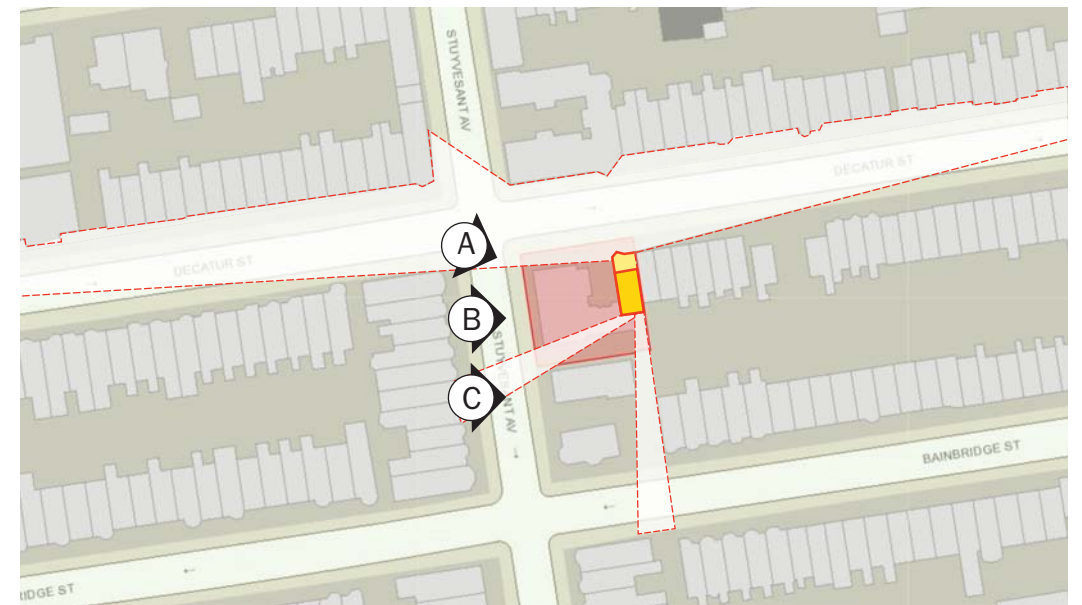


B



C

KEY MAP



375 STUYVESANT AVENUE— EXISTING CONDITIONS



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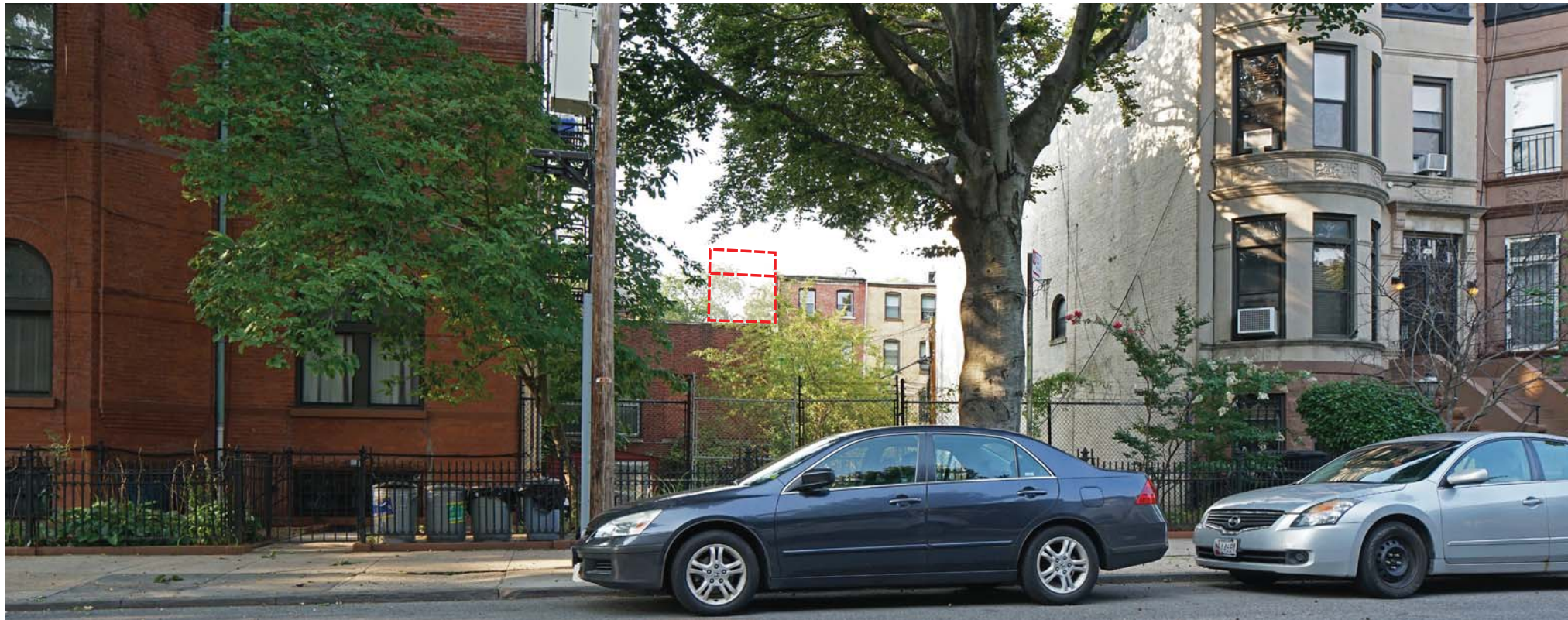
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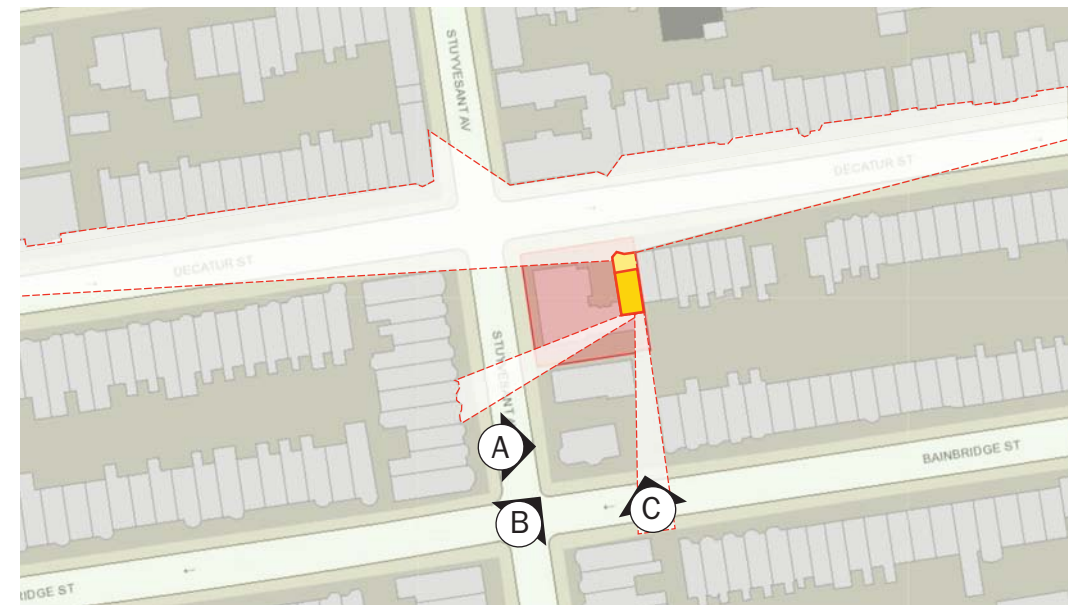


B



C

KEY MAP



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A



B



C

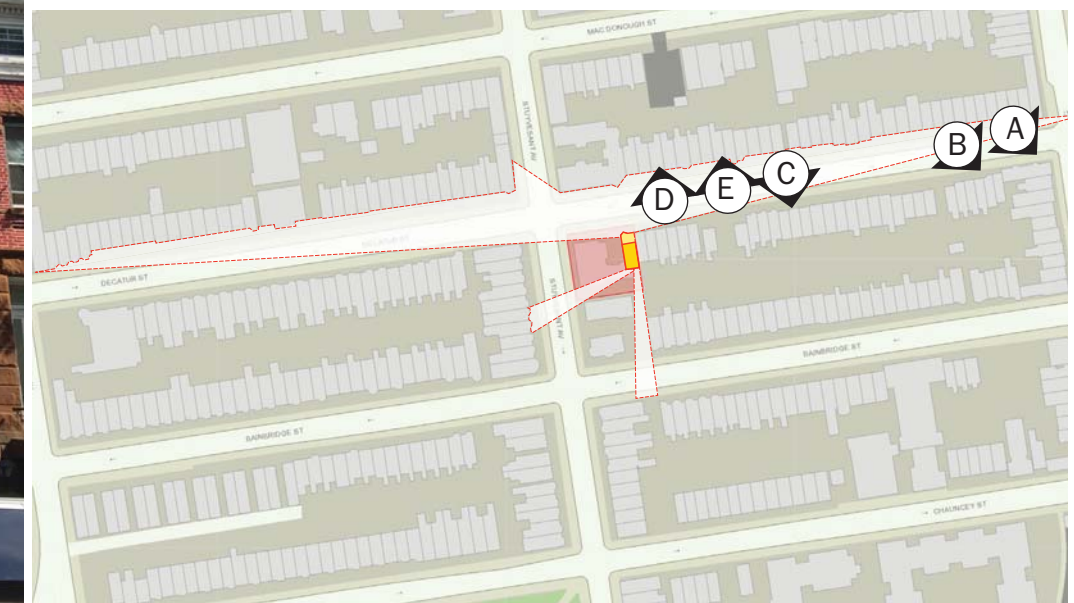


D



E

KEY MAP



375 STUYVESANT AVE · PRECEDENTS IN THE STUYVESANT HEIGHTS HISTORIC DISTRICT



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F



G



H

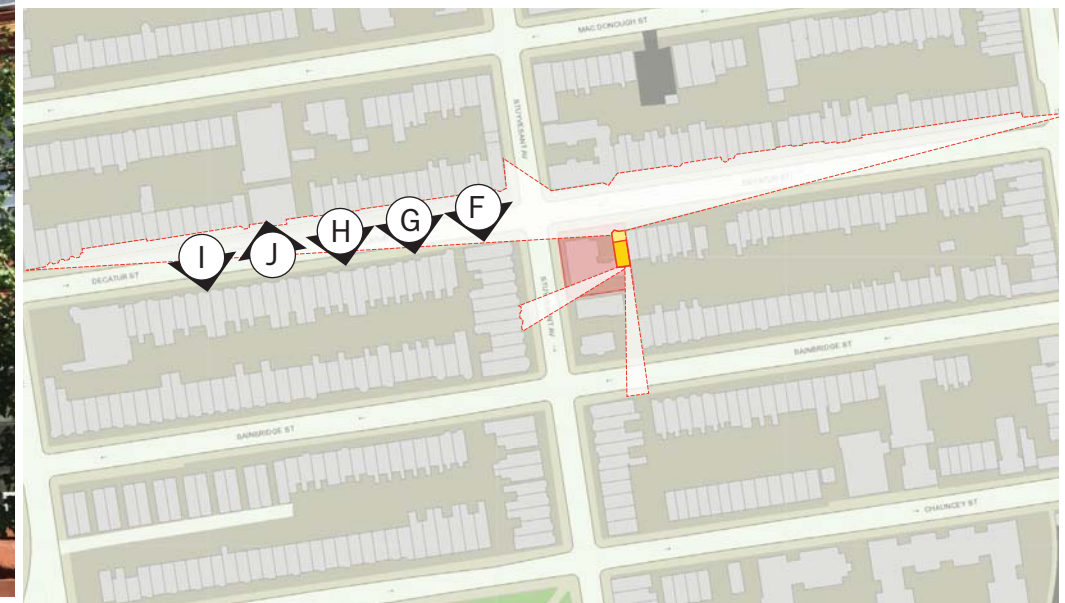


I



J

KEY MAP



375 STUYVESANT AVE · PRECEDENTS IN THE STUYVESANT HEIGHTS HISTORIC DISTRICT



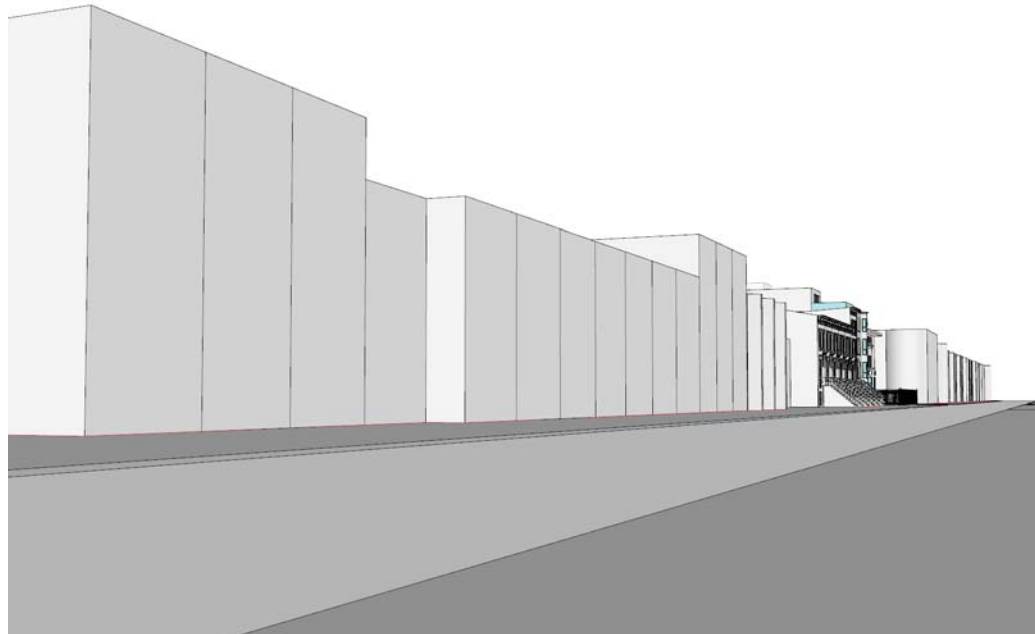
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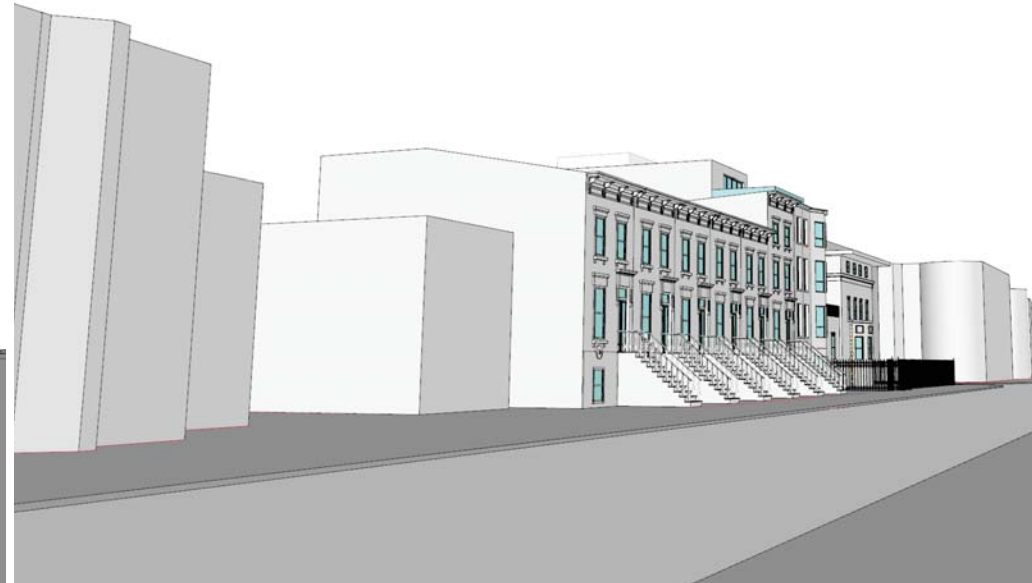
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1



2



3

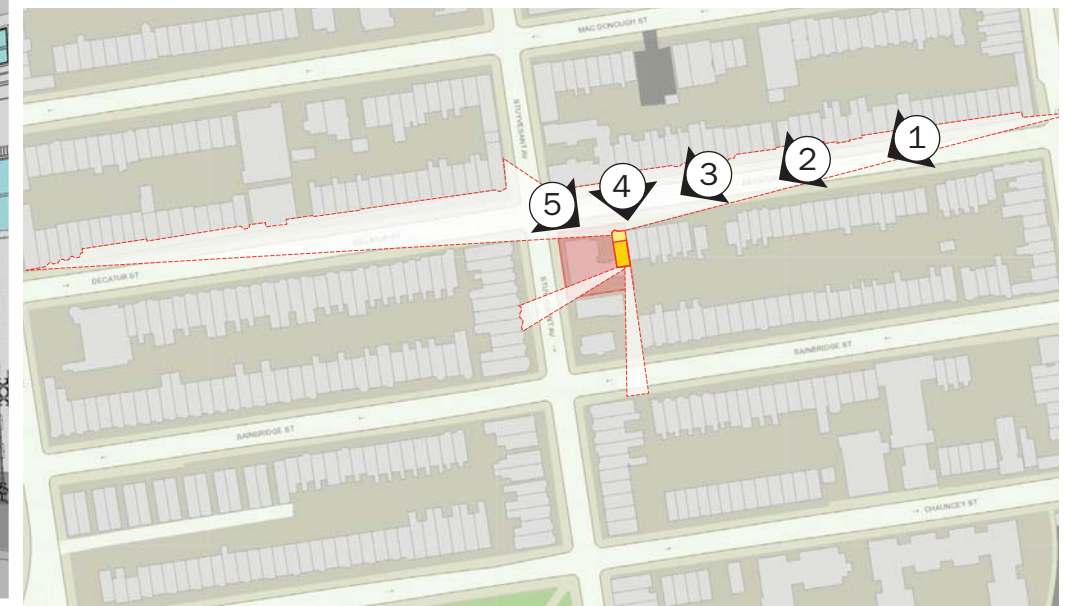


4



5

KEY MAP



375 STUYVESANT AVE · VISIBILITY STUDIES

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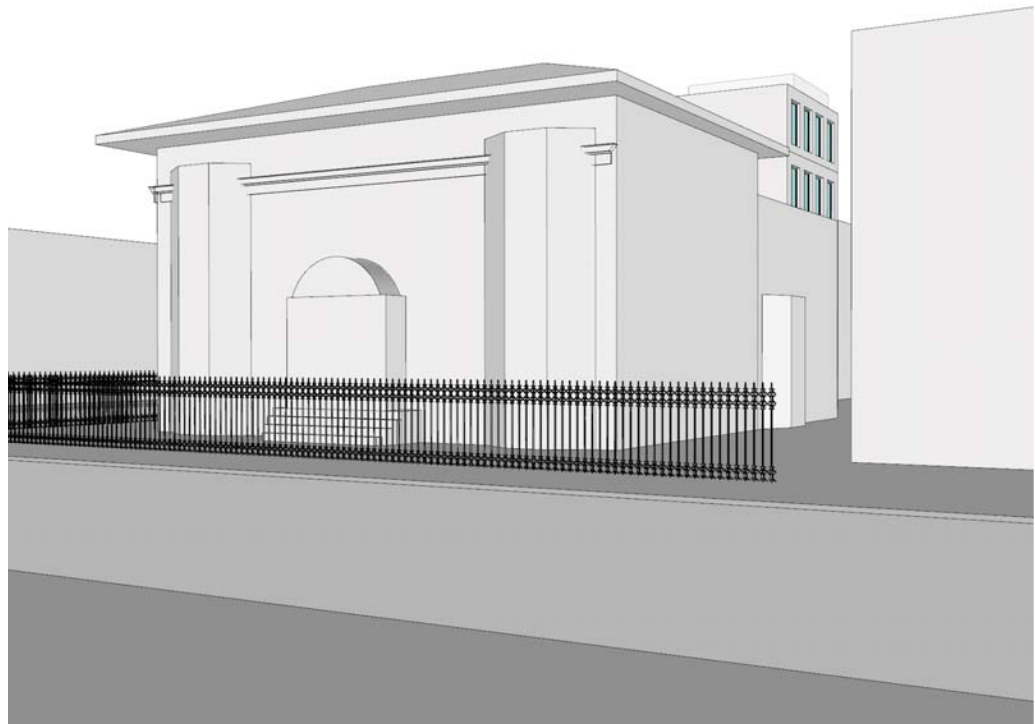
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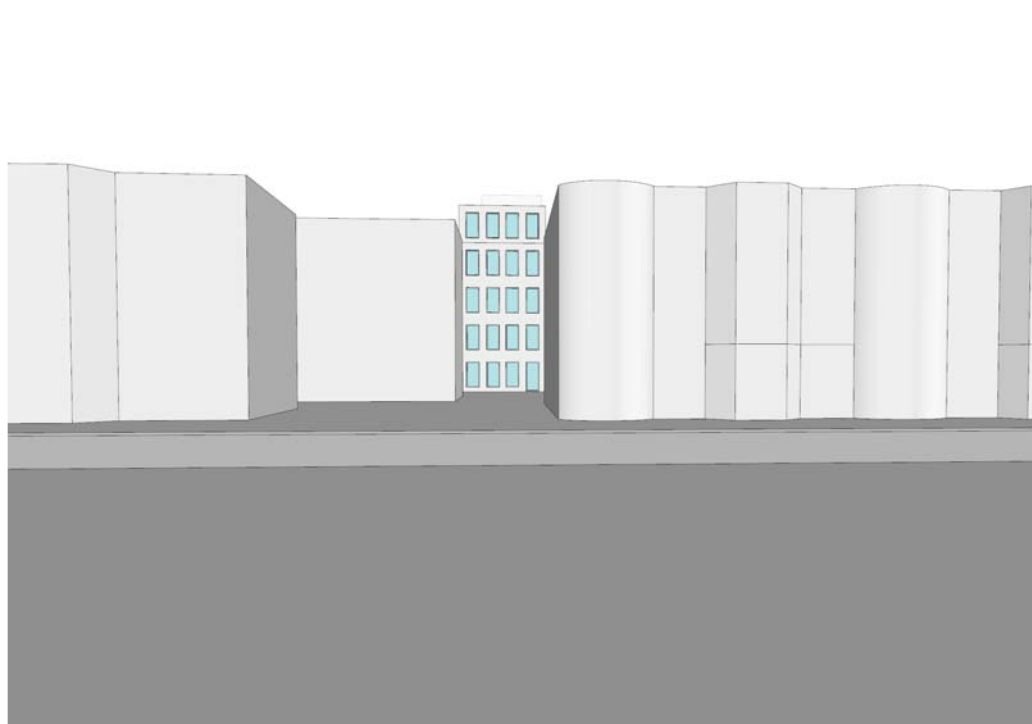
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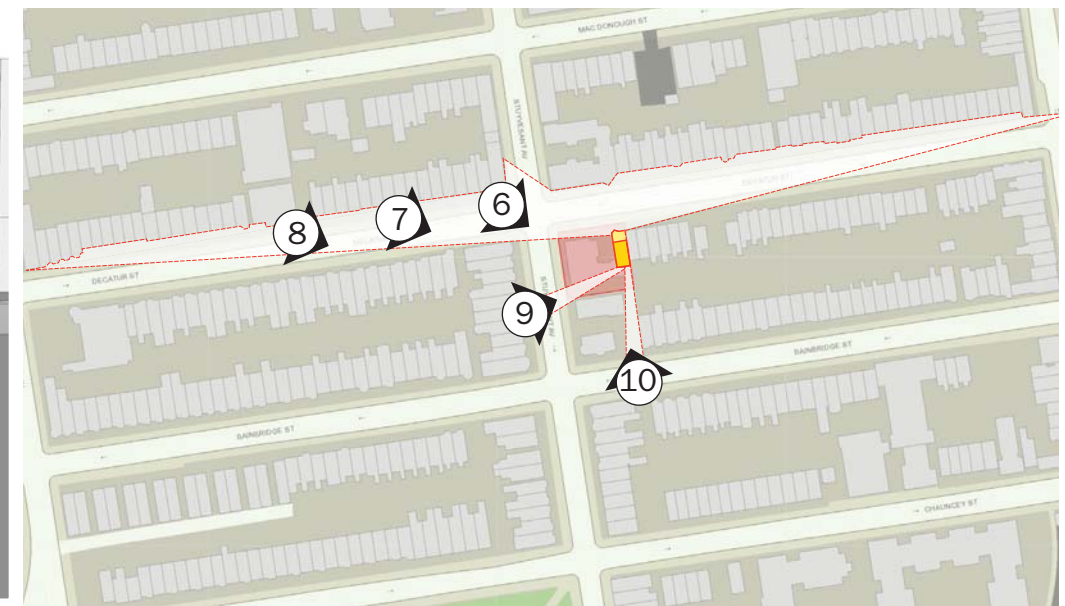


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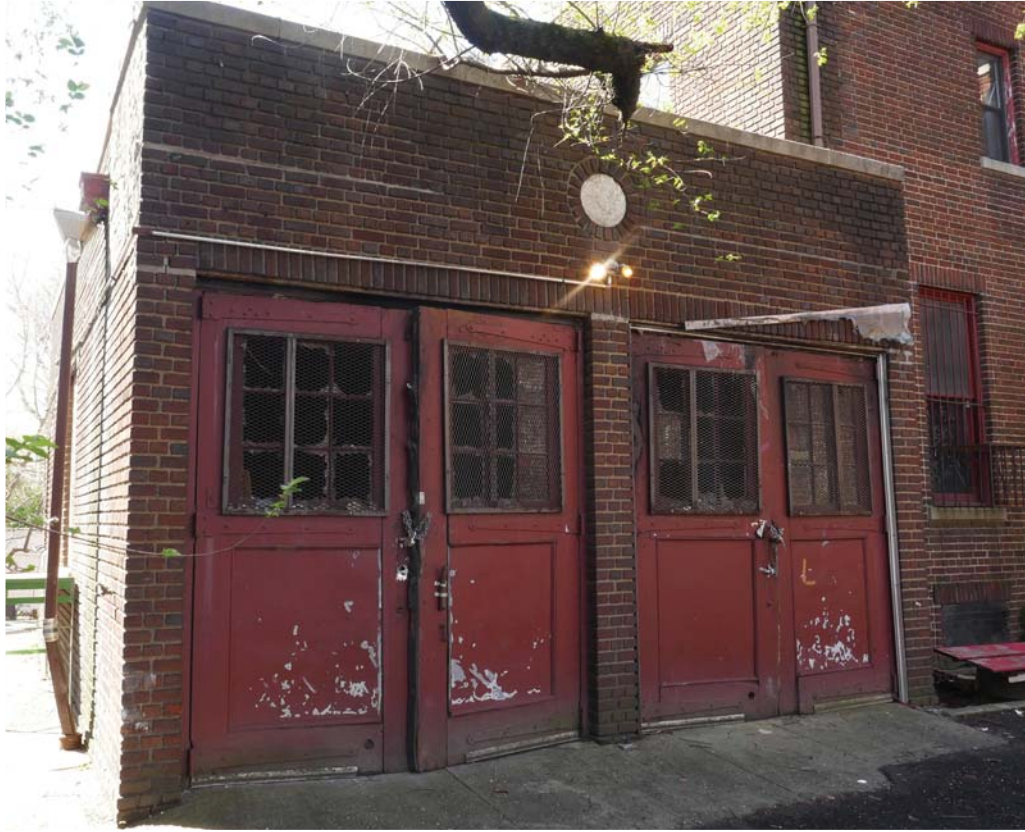
KEY MAP



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DAMAGE FROM FIRE IN MAY 2014



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375 STUYVESANT AVE · EXISTING GARAGE

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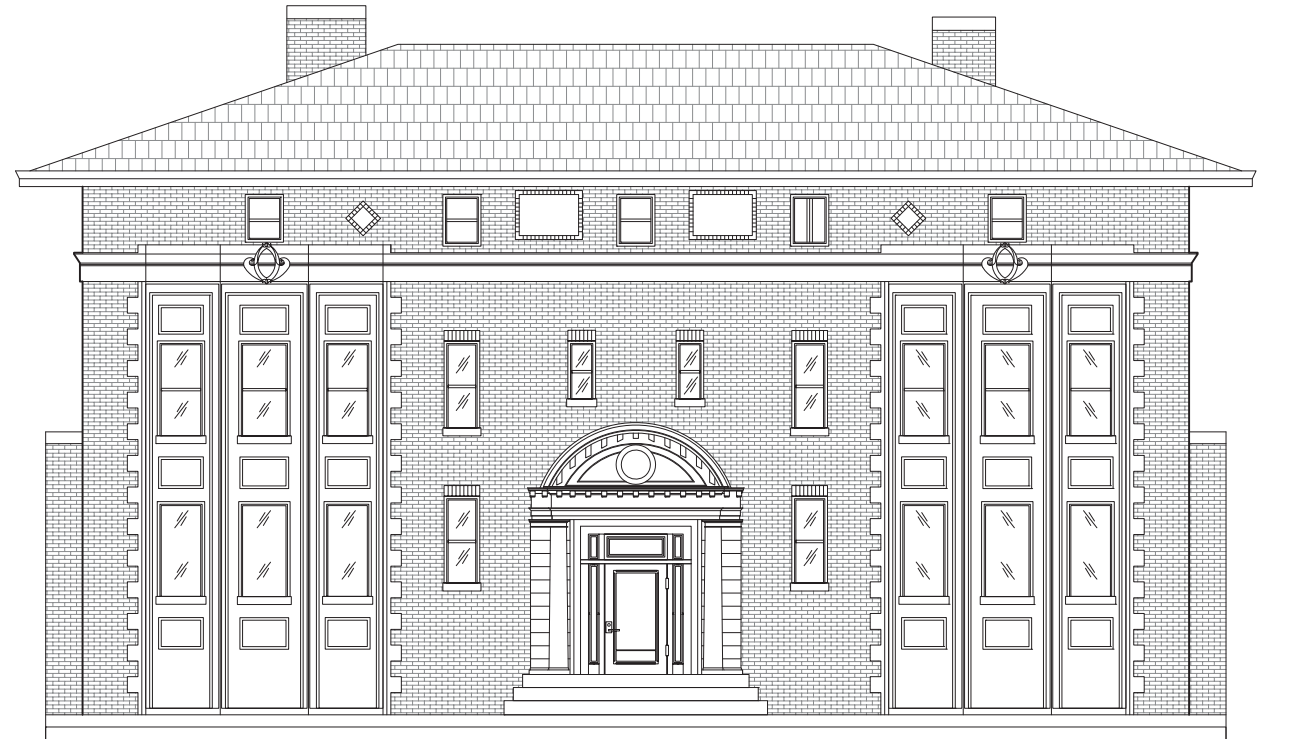
11

- GARAGE TO BE RELOCATED
- BRICK SALVAGED AND REUSED
- DOORS TO BE REPAIRED AND REINSTALLED



NORTH ELEVATION

- MASONRY REPAIR AND POINTING AS NEEDED
- PRESSURE WASH/CLEANING OF ALL MASONRY FACADES
- REPLACEMENT AND REPAIR OF WINDOWS
- WINDOW CAULK AND SEALANTS TO BE UPDATED
- RAILINGS TO BE REPAINTED THROUGHOUT
- REPAIR OF STAINED GLASS AS NEEDED
- REPAIR TO BRONZE CORNICES AS NEEDED
- ENTRY DOORS TO BE REPLACED IN KIND
- ENTRY PORTICO STONE TO BE REPAIRED



WEST ELEVATION

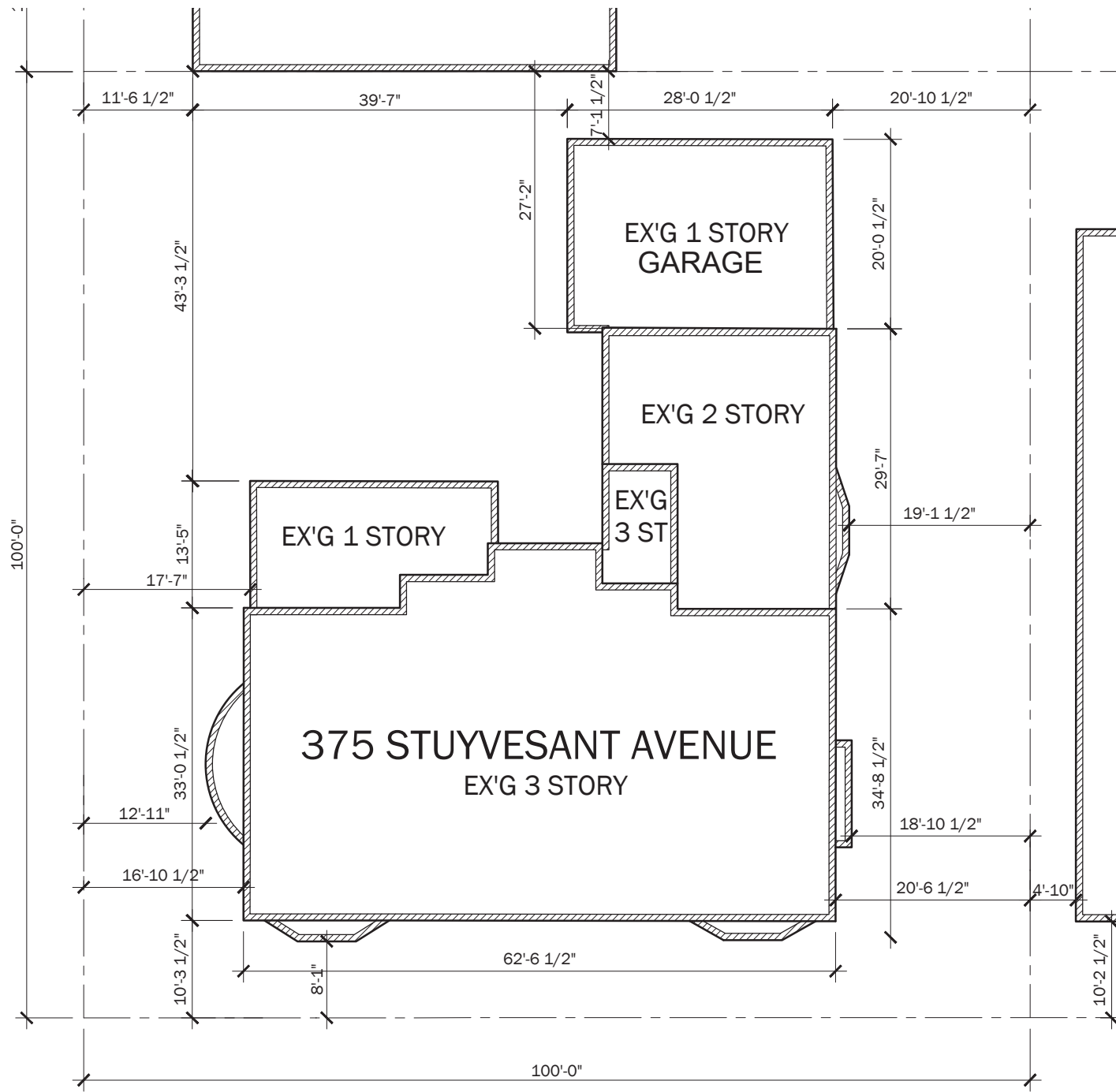
- MASONRY REPAIR AND POINTING AS NEEDED
- PRESSURE WASH/CLEANING OF ALL MASONRY FACADES
- REPLACEMENT AND REPAIR OF WINDOWS
- WINDOW CAULK AND SEALANTS TO BE UPDATED
- RAILINGS TO BE REPAINTED THROUGHOUT
- REPAIR OF STAINED GLASS AS NEEDED
- REPAIR TO BRONZE CORNICES AS NEEDED
- ENTRY DOORS TO BE REPLACED IN KIND
- ENTRY PORTICO STONE TO BE REPAIRED

375 STUYVESANT AVE · MANSION RESTORATION

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STUYVESANT AVENUE

SCALE: 1/16" = 1'



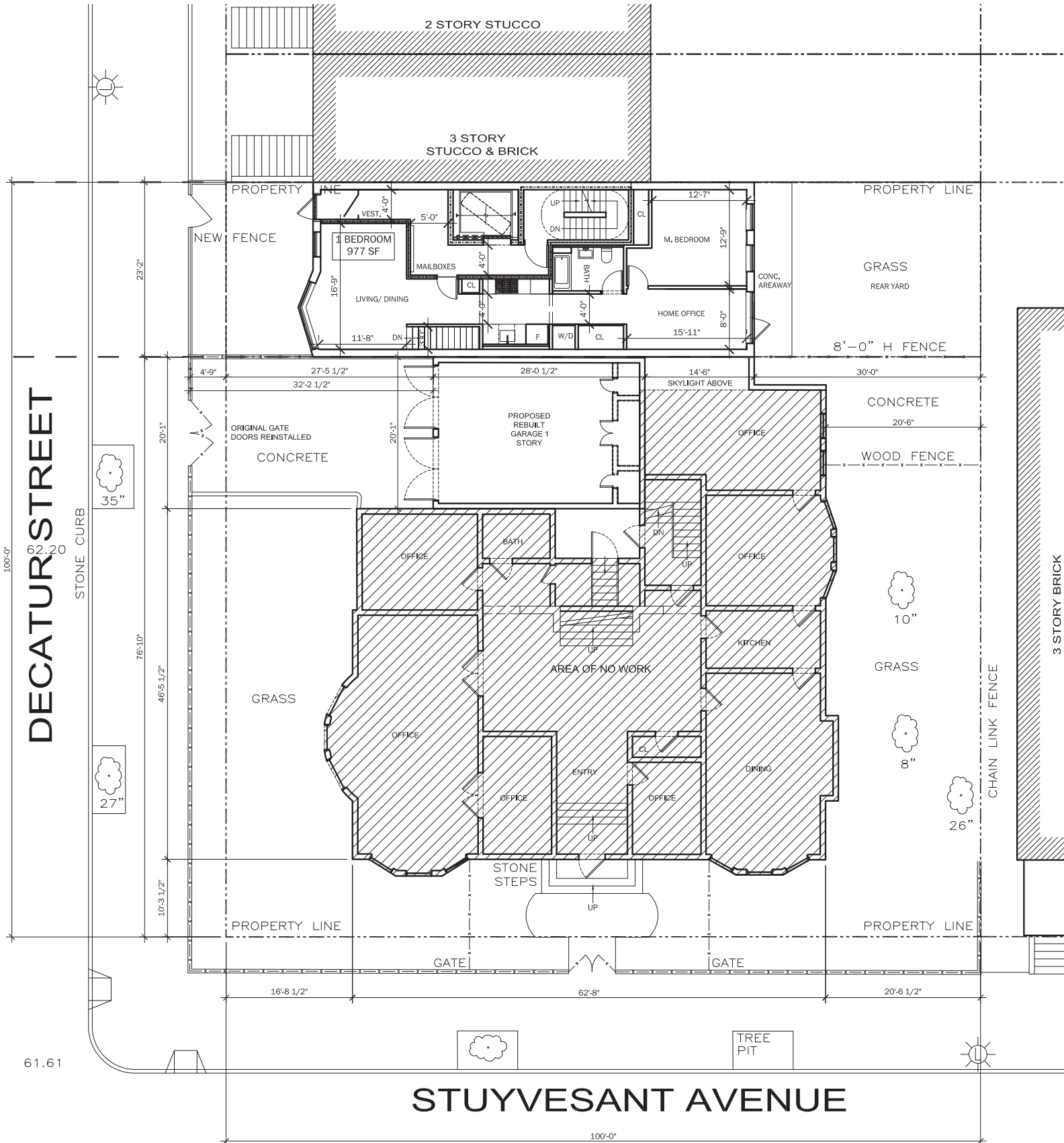
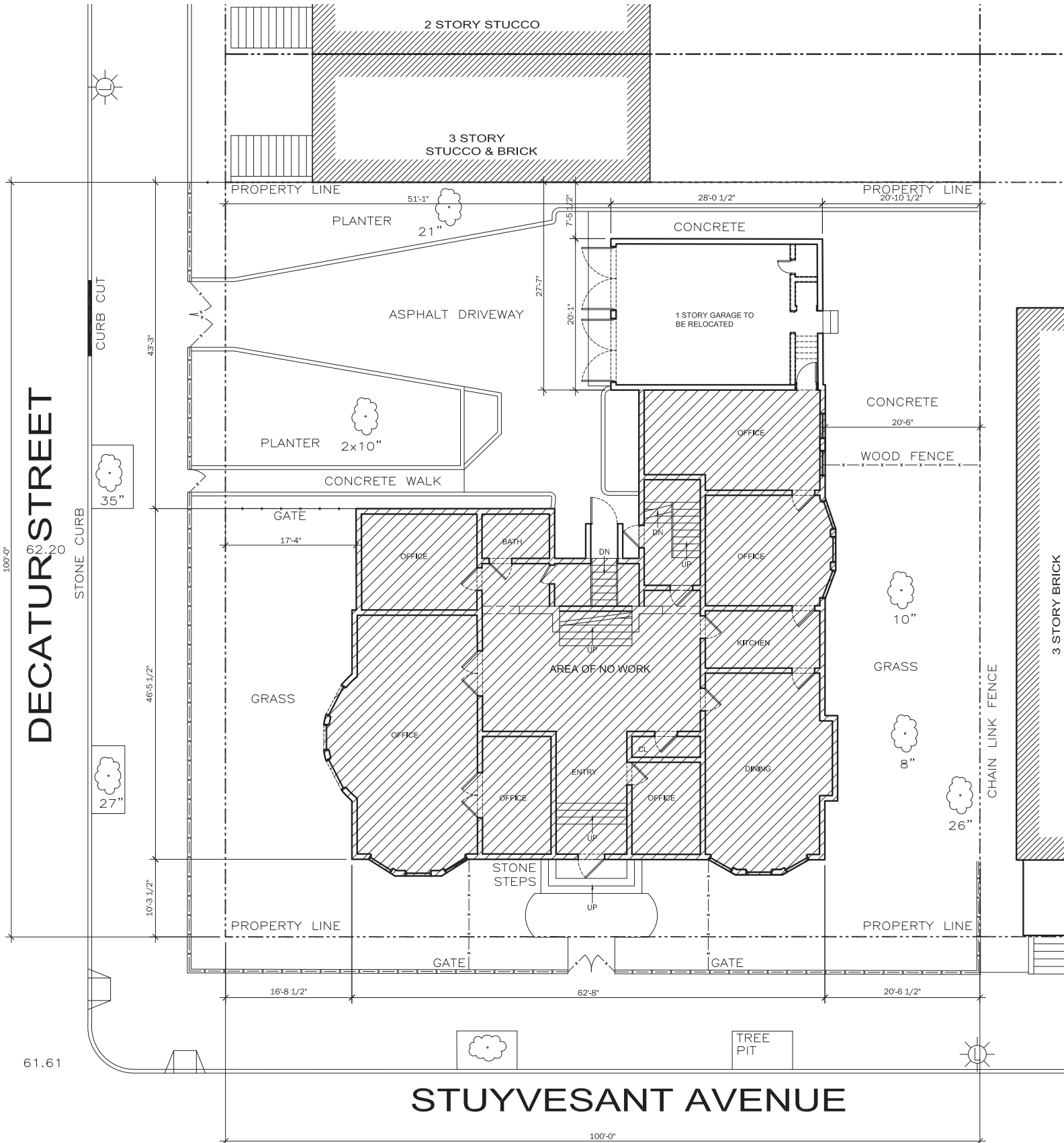
STUYVESANT AVENUE

375 STUYVESANT AVENUE— EXISTING/PROPOSED DIAGRAMS



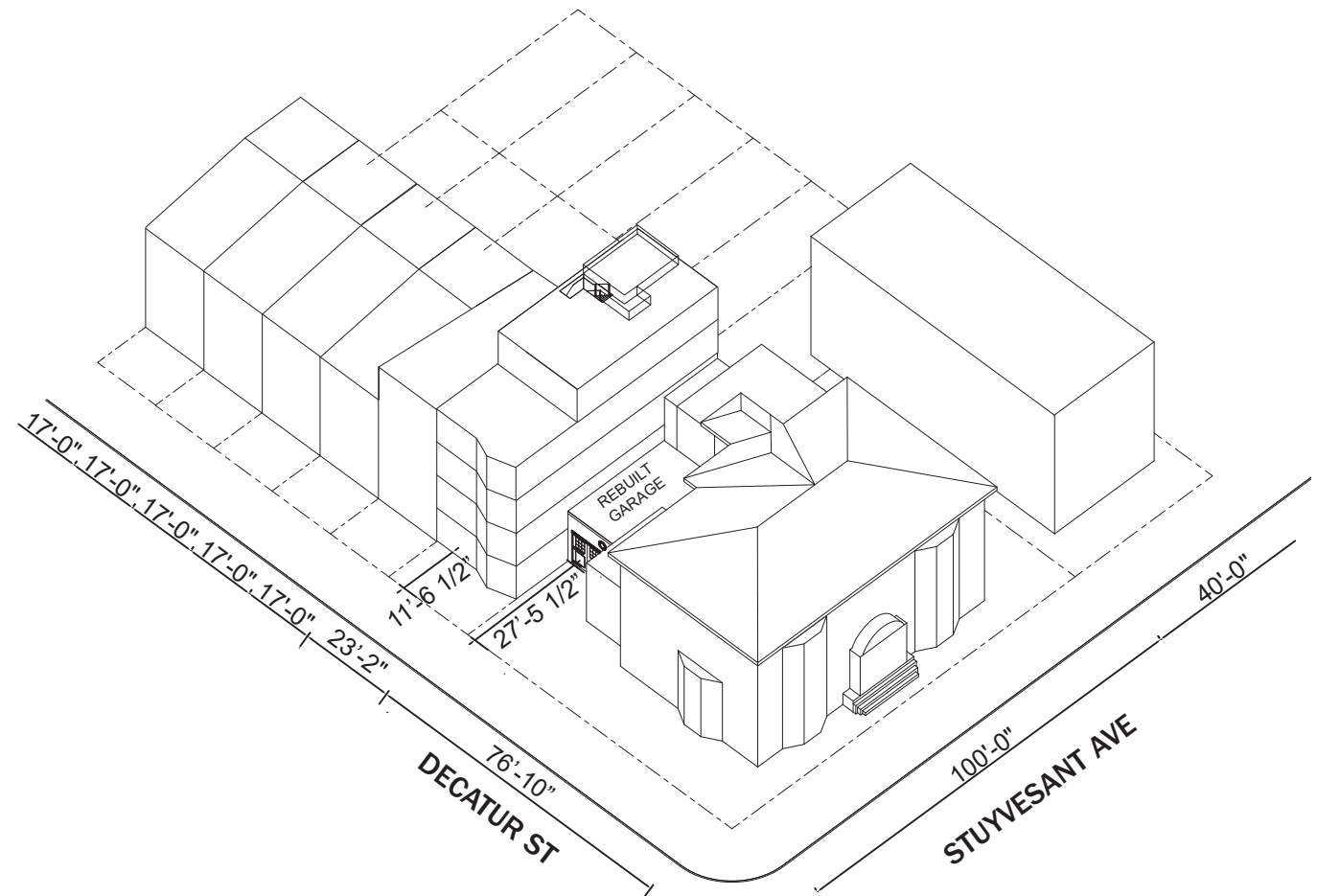
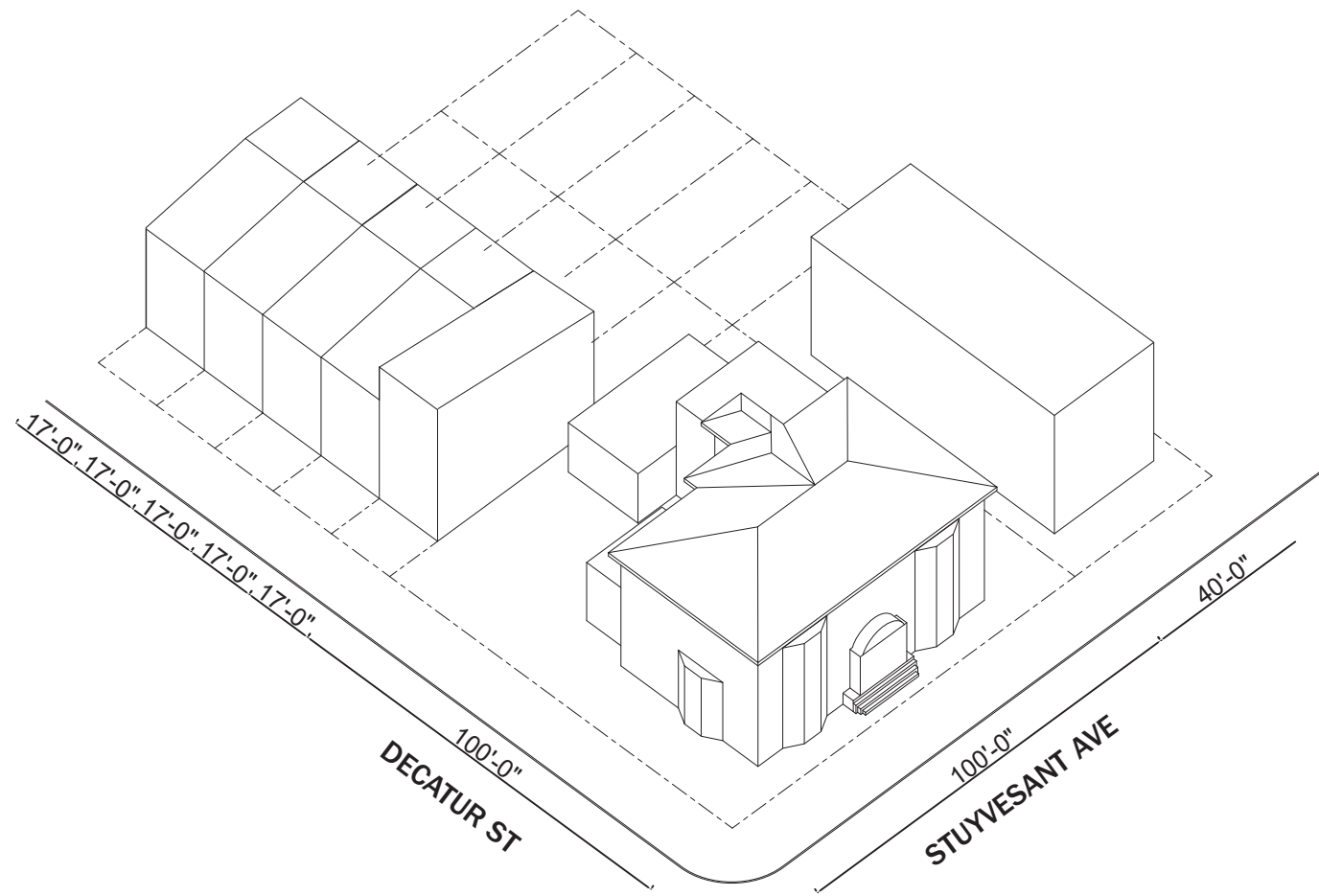
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SCALE: 1/16" = 1'

375 STUYVESANT AVENUE— EXISTING/PROPOSED SITE PLANS



EXISTING CONDITIONS

NEW BUILDING (NB 321188512)						EXISTING BUILDING (ALT 1 - 321188674)					
FLOOR	COMMUNITY FACILITY	RESIDENTIAL USE	GROSS AREA	QH DEDUCTIONS	ZONING AREA	FLOOR	COMMUNITY FACILITY	RESIDENTIAL USE	GROSS AREA (EX'G)	GROSS AREA (ALTERATION)	ZONING AREA
C	0	601	1,354			C	2,937	0	2,936		
1	0	977	1,366	78	1288	1	4,450	0	3,833	617	4450
2	0	1,174	1,366		1366	2	2,937	0	2,937		2937
3	0	1,174	1,366		1366	3	0	2,418	2,418		2418
4	0	1,174	1,363		1363						
5	0	795	939		939						
R	0		70	48	22						
TOTAL AREA (ALL FLOORS)		0	5,895	7,824		TOTAL AREA (ALL FLOORS)		10,323	2,418	12,124	617
TOTAL AREA (ABOVE GRADE)				6,400	126	TOTAL AREA (ABOVE GRADE)				9,188	617
TOTAL ZONING AREA (ENTIRE LOT)				16,149		TOTAL ZONING AREA (ENTIRE LOT)					9,805

375 STUYVESANT AVENUE— PROPOSED BUILDING AND ADDITION



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375 STUYVESANT AVE · PROPOSED DESIGN. ANGLED VIEW 1



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375 STUYVESANT AVE · PROPOSED DESIGN. ANGLED VIEW 1. NO TREE



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375 STUYVESANT AVE · PROPOSED DESIGN. ANGLED VIEW 2



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375 STUYVESANT AVE · PROPOSED DESIGN. ANGLED VIEW 2. NO TREE



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375 STUYVESANT AVE · PROPOSED DESIGN FRONT VIEW



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375 STUYVESANT AVE · PROPOSED DESIGN REAR VIEW



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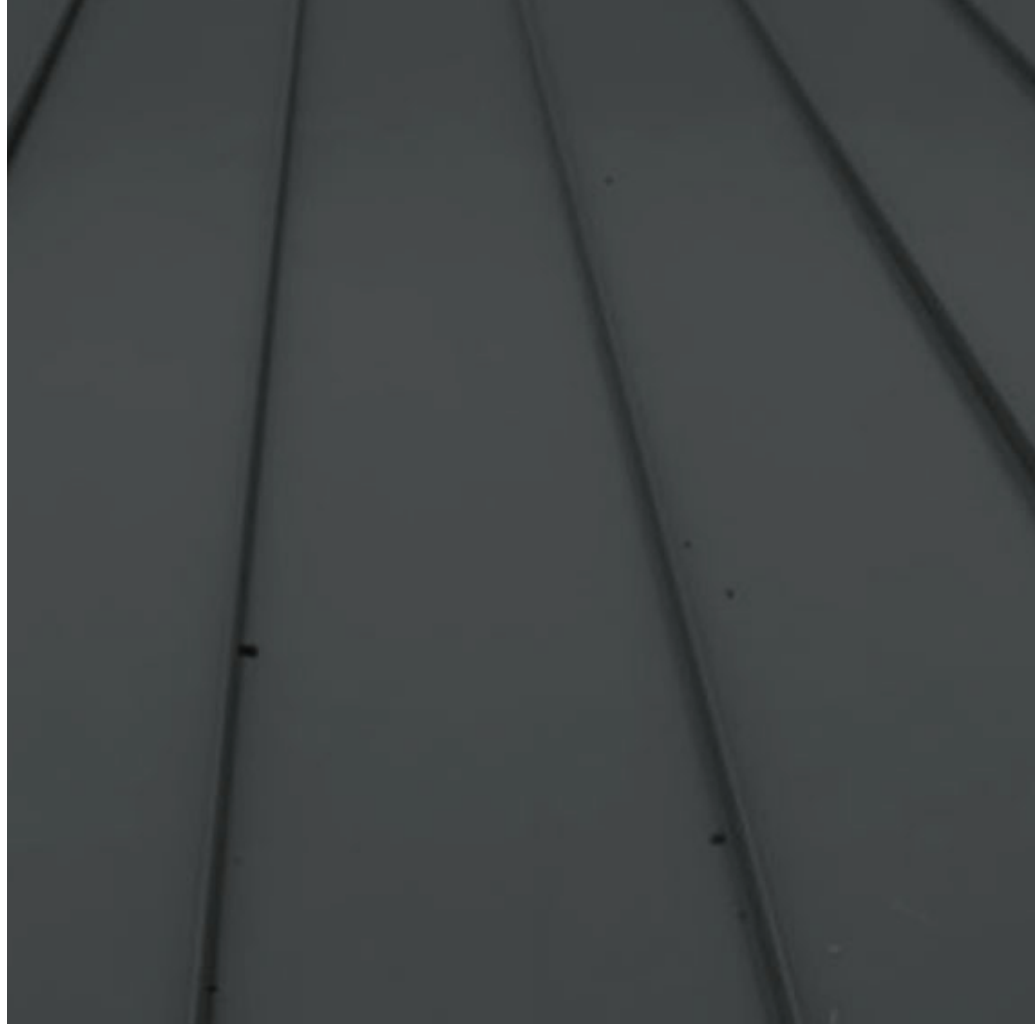
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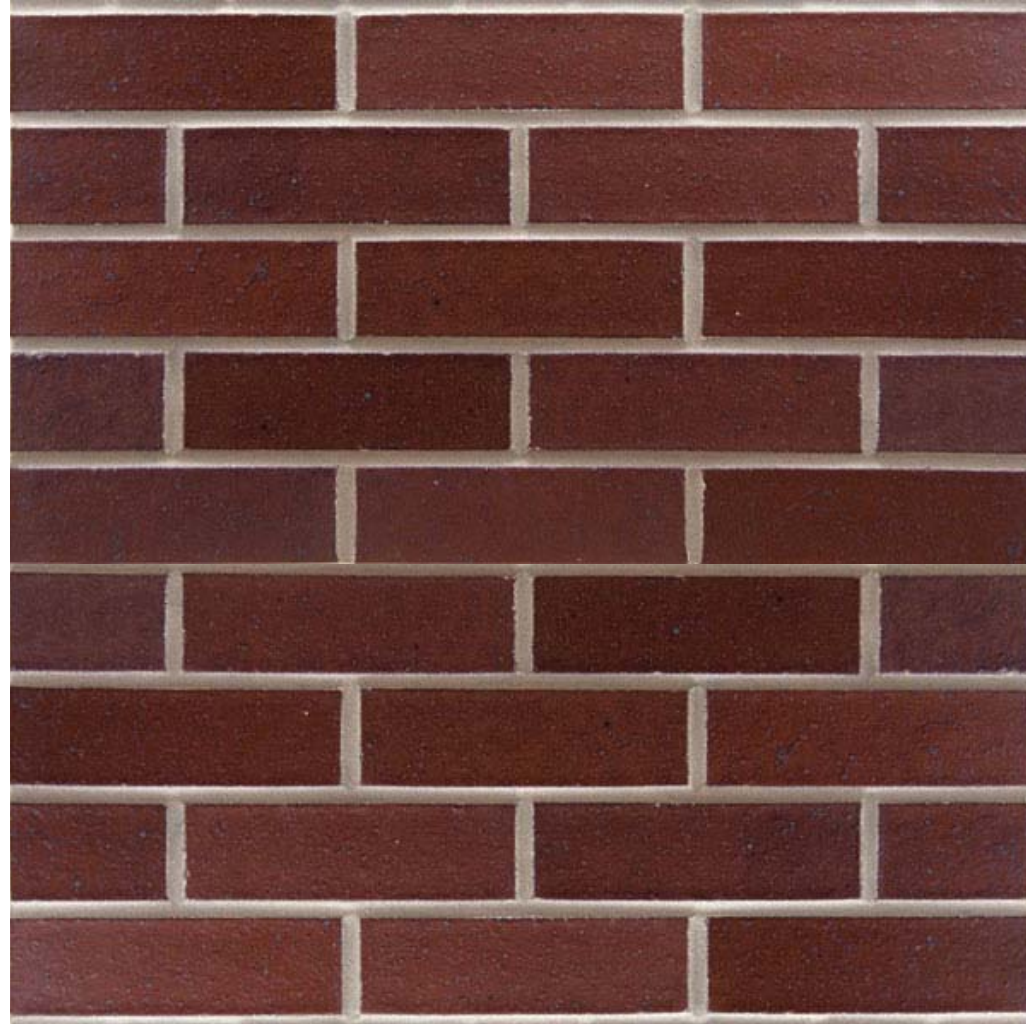
375 STUYVESANT AVE · BRICK DETAIL RENDER

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CHARCOAL GRAY METALWORK



FACEBRICK - FRONT AND SIDE FACADES OF NEW BUILDING
PACIFIC CLAY MODULAR THIN LINE MEDIUM IRON SPOT BRICK, OR EQUIVALENT



TERRA COTTA LOUVER - TO MATCH BRICK



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REBUILT GARAGE TO BE ORIGINAL BRICK
ORIGINAL DOORS RESTORED

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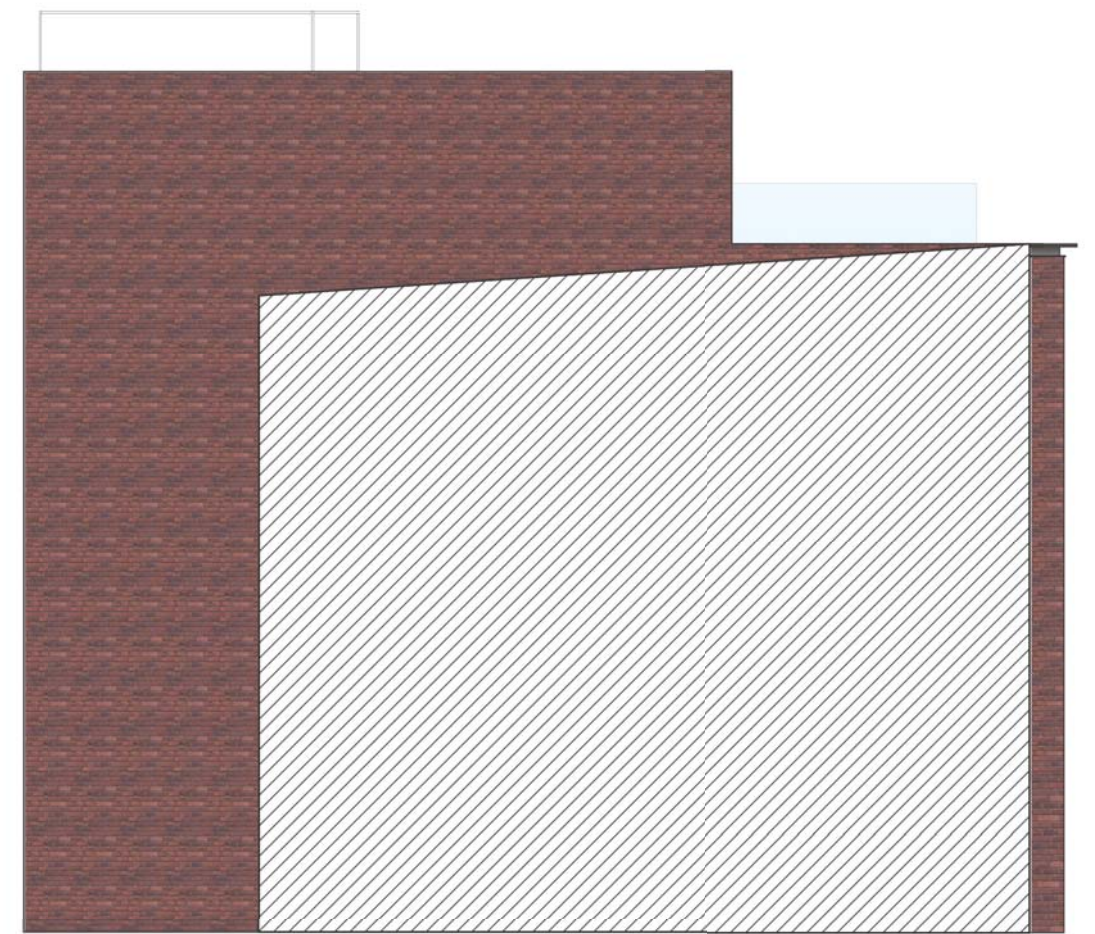
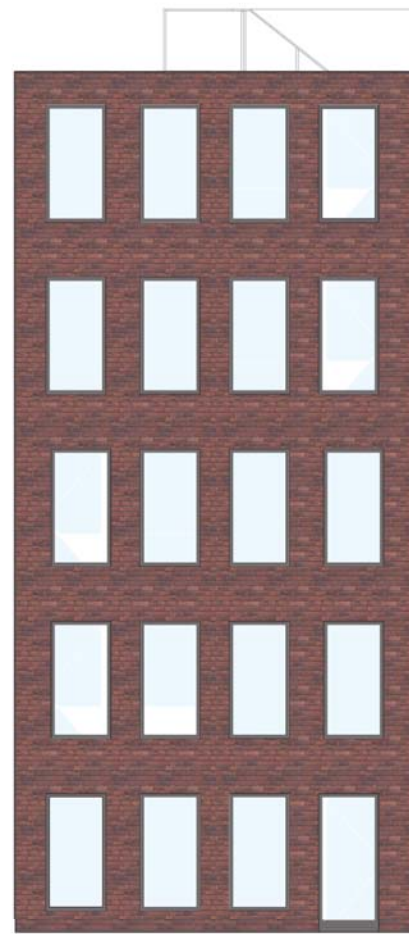
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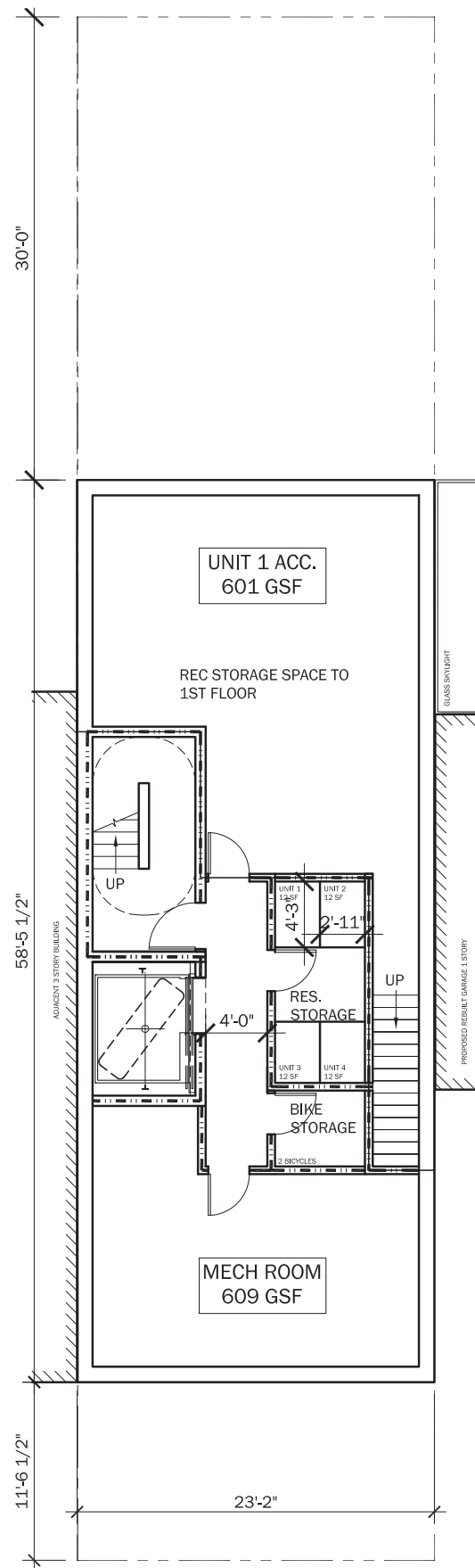
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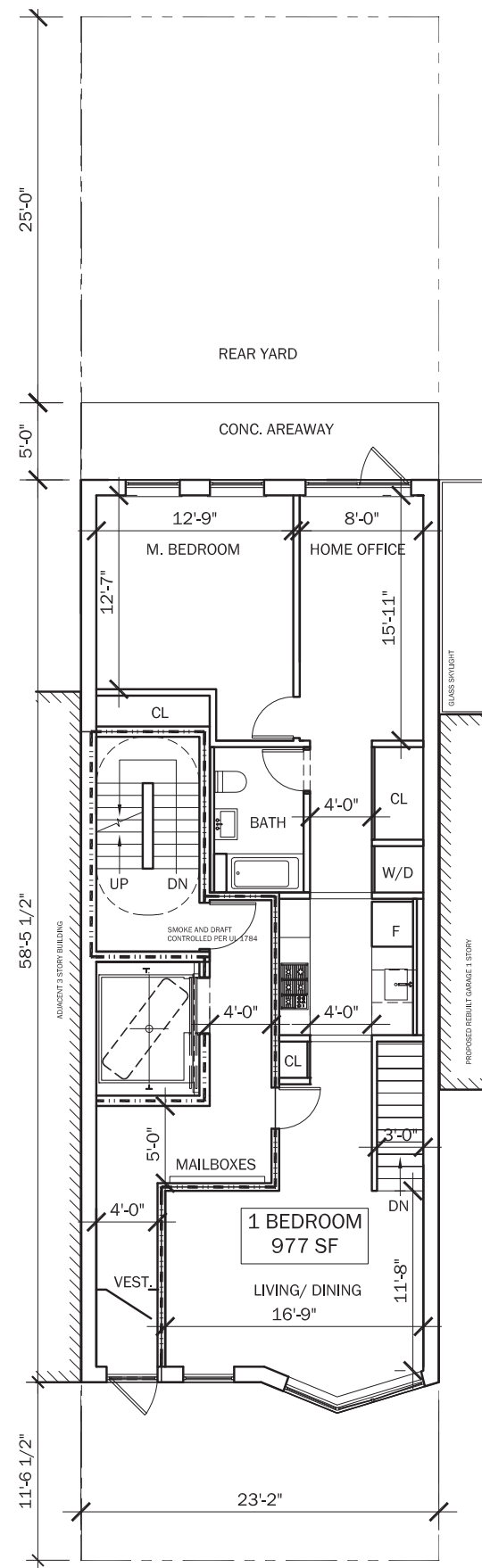
375 STUYVESANT AVE · PROPOSED SIDE ELEVATIONS

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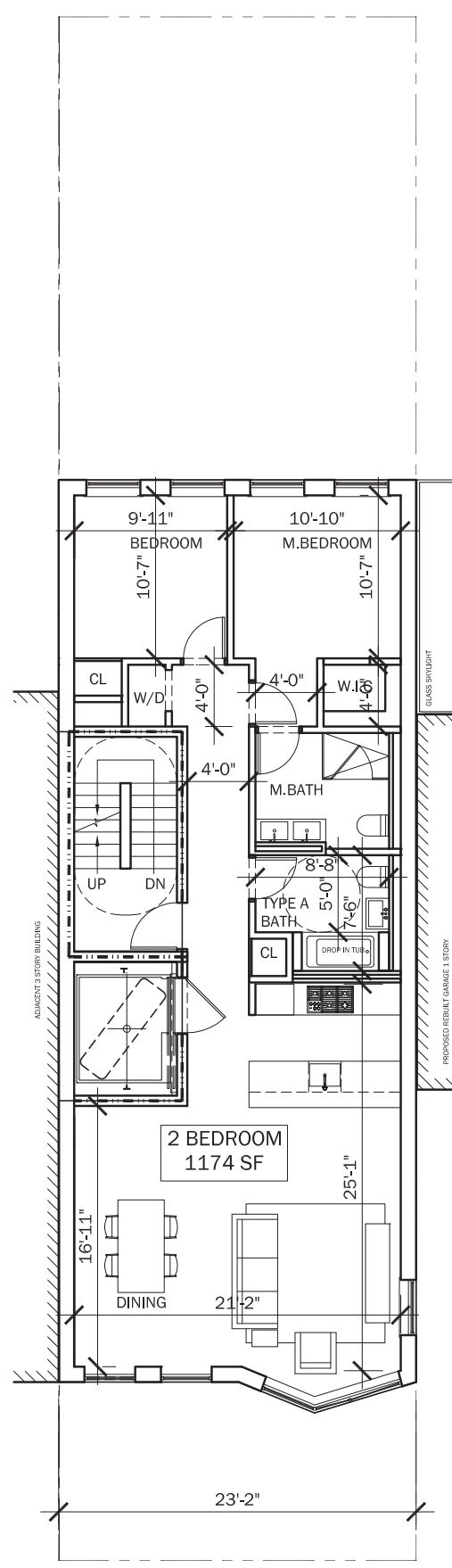
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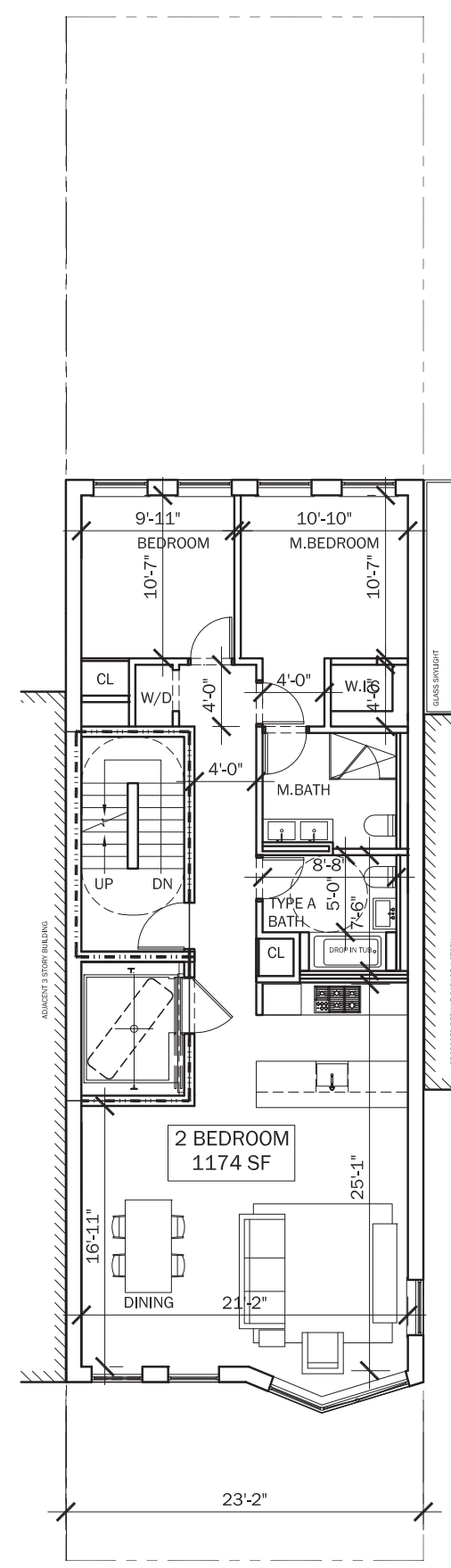
CELLAR



1ST FLOOR



2ND FLOOR

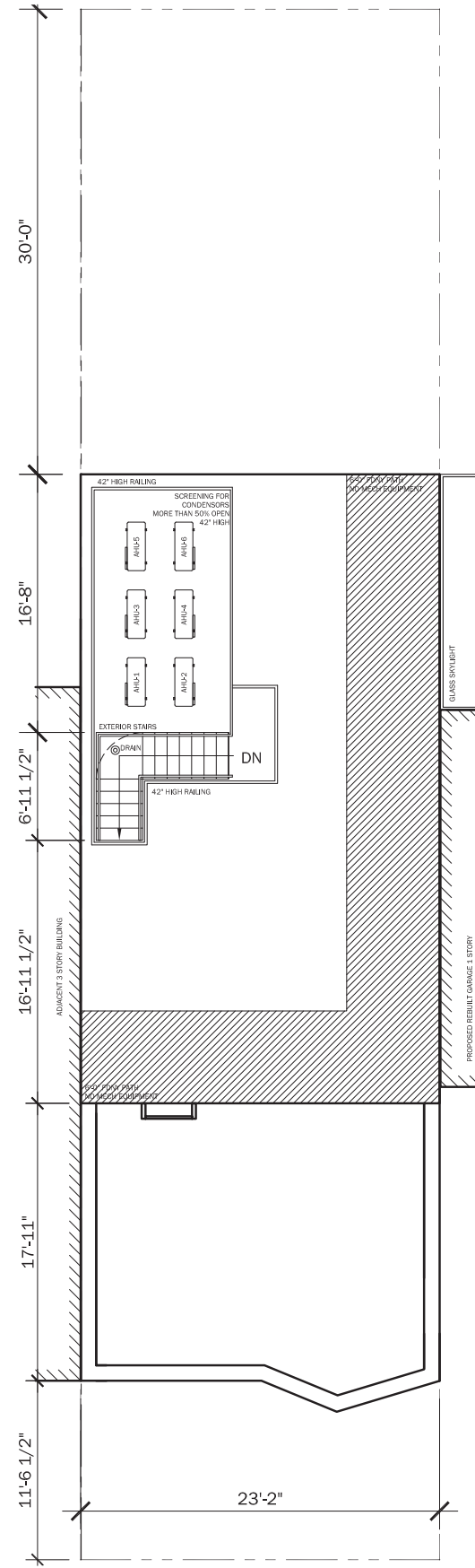
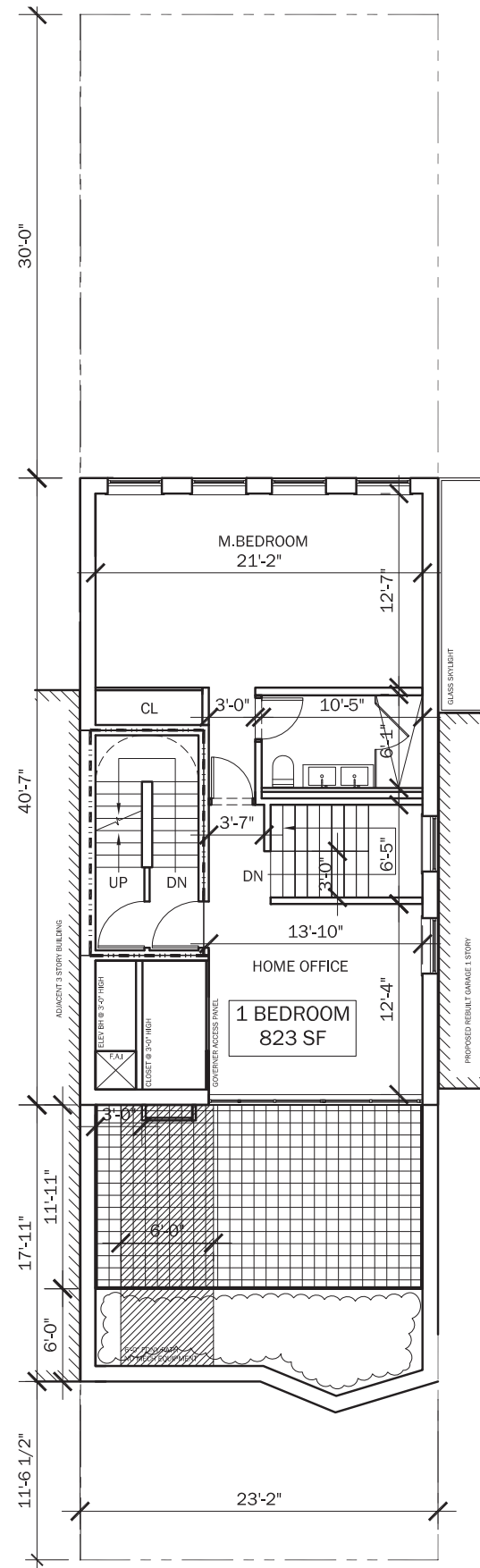
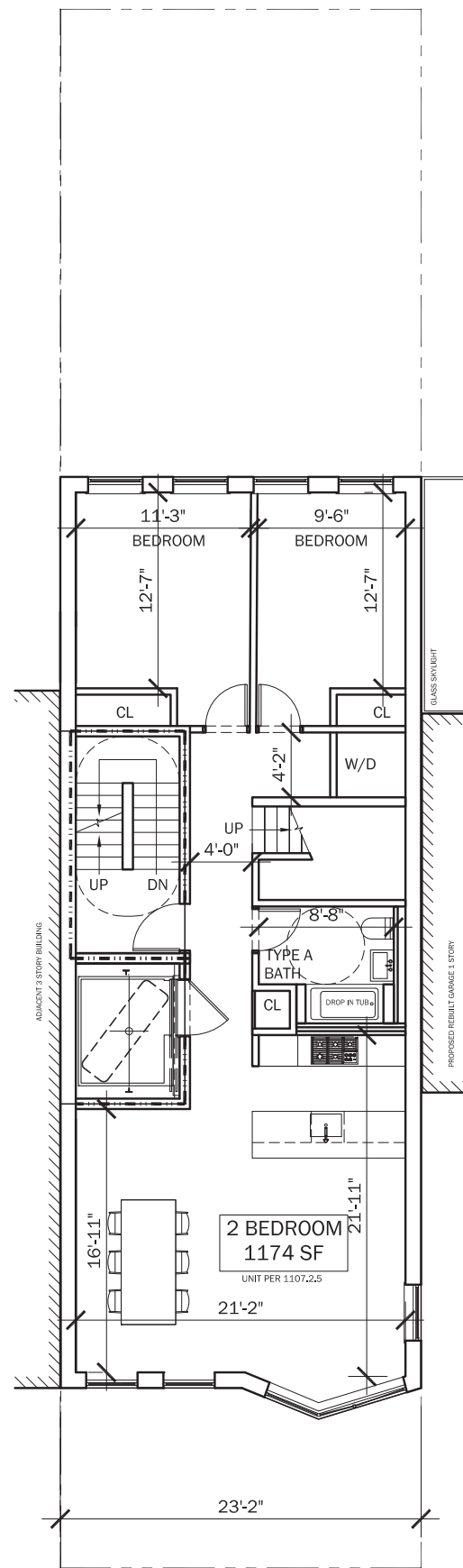


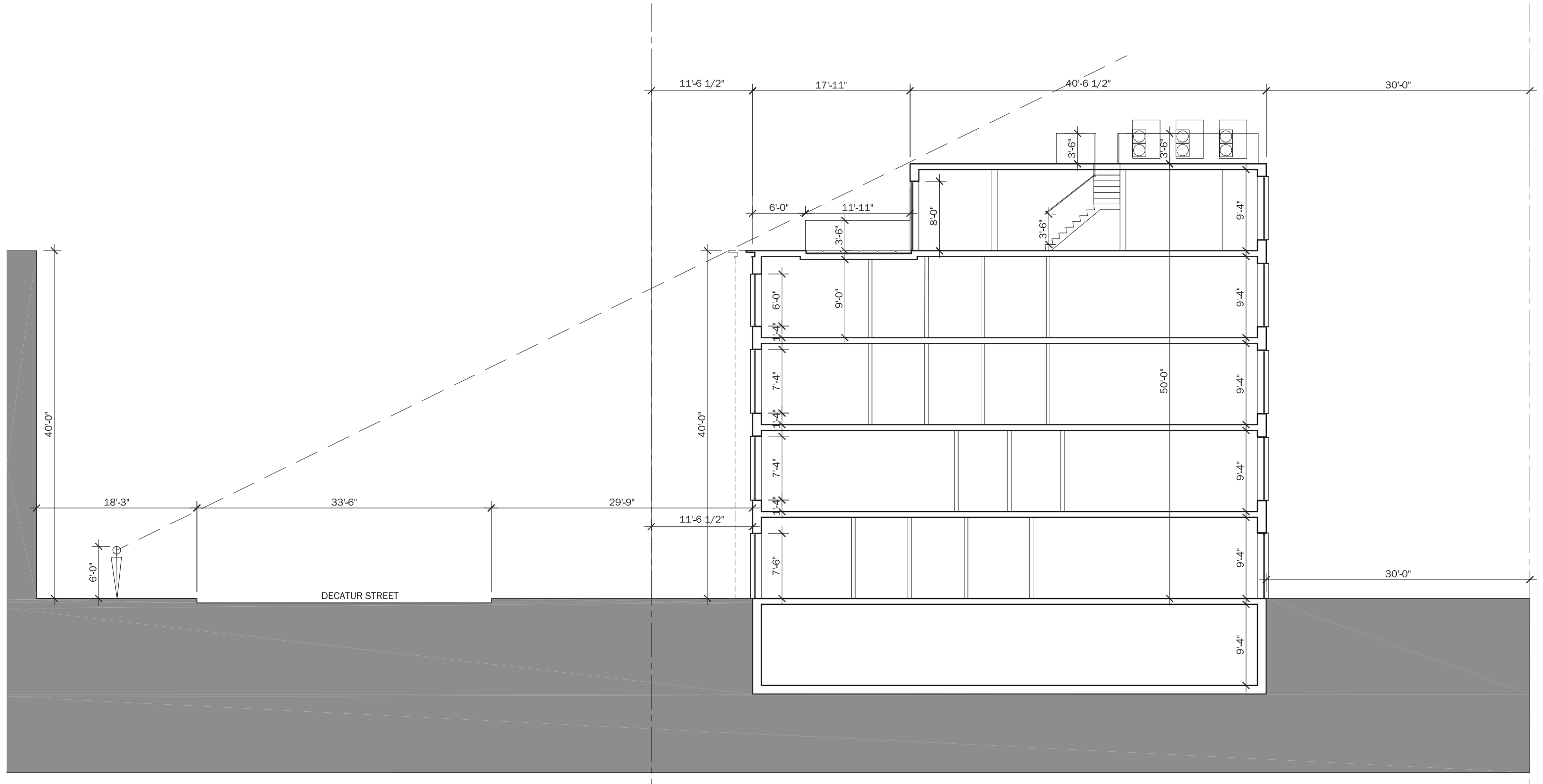
3RD FLOOR

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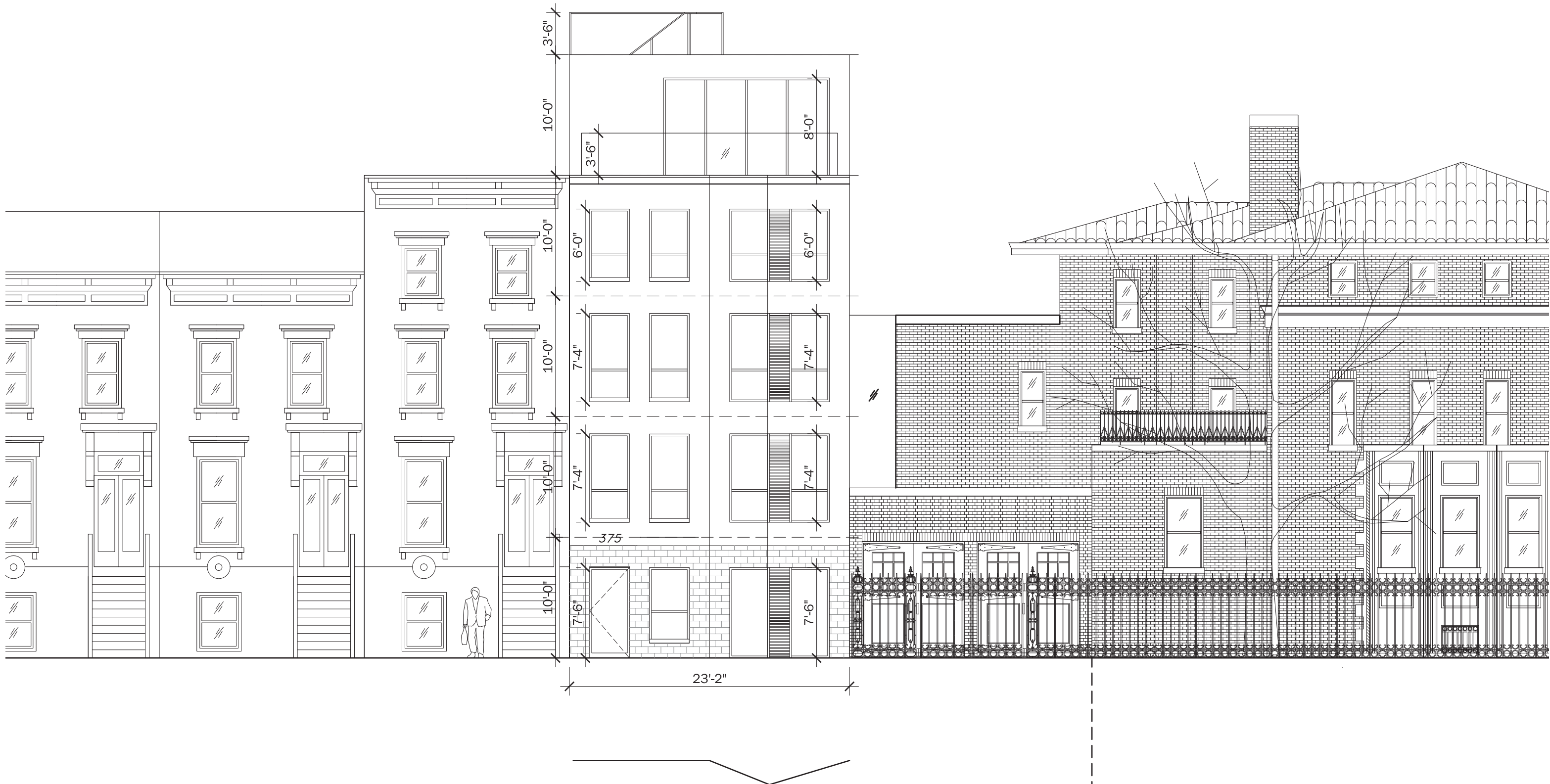
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375 STUYVESANT AVENUE— **PROPOSED SECTION**

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375 STUYVESANT AVENUE— PROPOSED NORTH ELEVATION

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375 STUYVESANT AVENUE— PROPOSED SOUTH ELEVATION

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LOT INFORMATION

I: Location

- a) Name: 375 Stuyvesant Ave, Brooklyn, New York
- b) Location: Zoning Lot between Stuyvesant Ave and Malcolm X Blvd, Decatur St and Bainbridge St
- c) Block: 1681
- d) Lot: 6
- e) Lot Type: Corner Lot
- f) Zoning Map: 17a
- g) Zoning District: R6B
- h) Applicable Code: City of New York, 2014 Building Code
- i) Number of Stories: 3 (existing)
- j) Drainage Discharge: Storm & Sanitary Sewer
- k) Inclusionary Housing: No
- l) Transit Authority: No (Not within 200' of A Subway line)
- m) Landmark: Stuyvesant Heights Historic District
- n) Little E: None
- o) Flood Zone: None
- p) Loft Law: None

II: Construction Classification: Non-Fireproof, Type IIB

III: Occupancy Classification : 2 (Residential), 4 (Community Facility)

IV: Fire Protection Systems: A new fire sprinkler system throughout building

ZONING SUMMARY

Lot Area = 10,000 SF

Max. FAR, Total Building (with Inclusionary Housing) = 22,000 ZSF

• Max. FAR, Residential = 2.0 x 10,000 SF = 20,000 SF

• Max. FAR, Inclusionary Housing = 2.2 x 10,000 SF = 22,000 SF

Existing Building: 9,805 SF

Max. Lot Coverage = 10,000 SF x 100% = 10,000 SF

Min. Base Height = 30'

Max. Base Height = 40'

Max. Building Height = 50'

Front Setback = Not Required

Rear Yard Setback = None: Per ZR 23-541: No rear yard required within 100' of corner

Side Yard = None required. If included, 8' minimum required.

Existing Side Yard = 18'-10 1/2" (to south) and 7'-1 1/2" (to east)

Parking: Parking spaces required for 35% of total dwelling units per ZR 25-253

MAXIMUM FLOOR AREA

Max. FAR (with Inclusionary Housing) = 22,000 ZSF

22,000 SF x 1.02 (2% Mechanical Deductions) = 22,440 GSF above grade

22,440 GSF + 10,000 GSF Cellar = 32,440 GSF Maximum Total Project Area

22,440 GSF Max – 9,805 GSF Existing = 12,635 GSF Max New Building Above Grade

375 STUYVESANT AVENUE— ZONING ANALYSIS

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