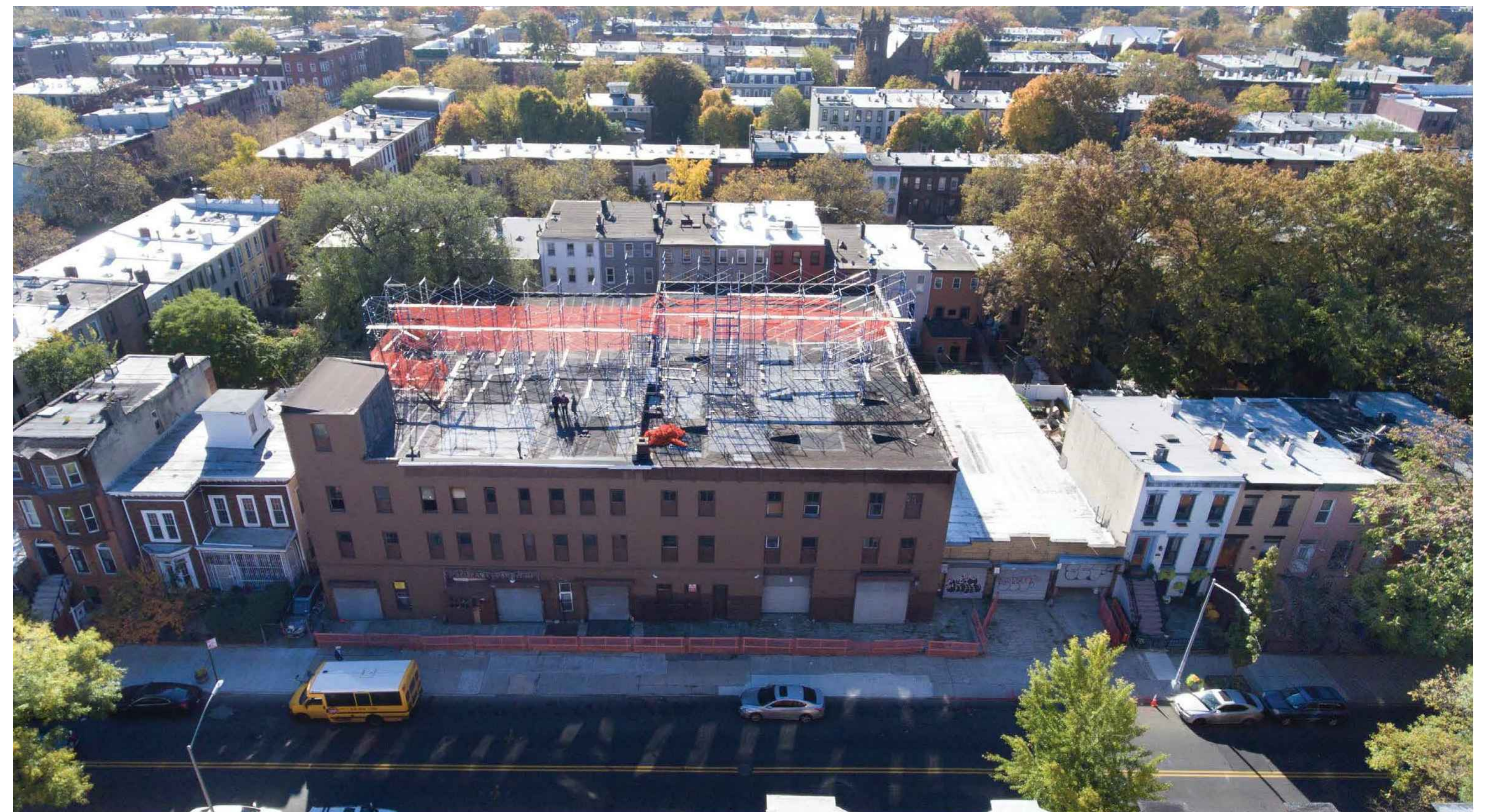
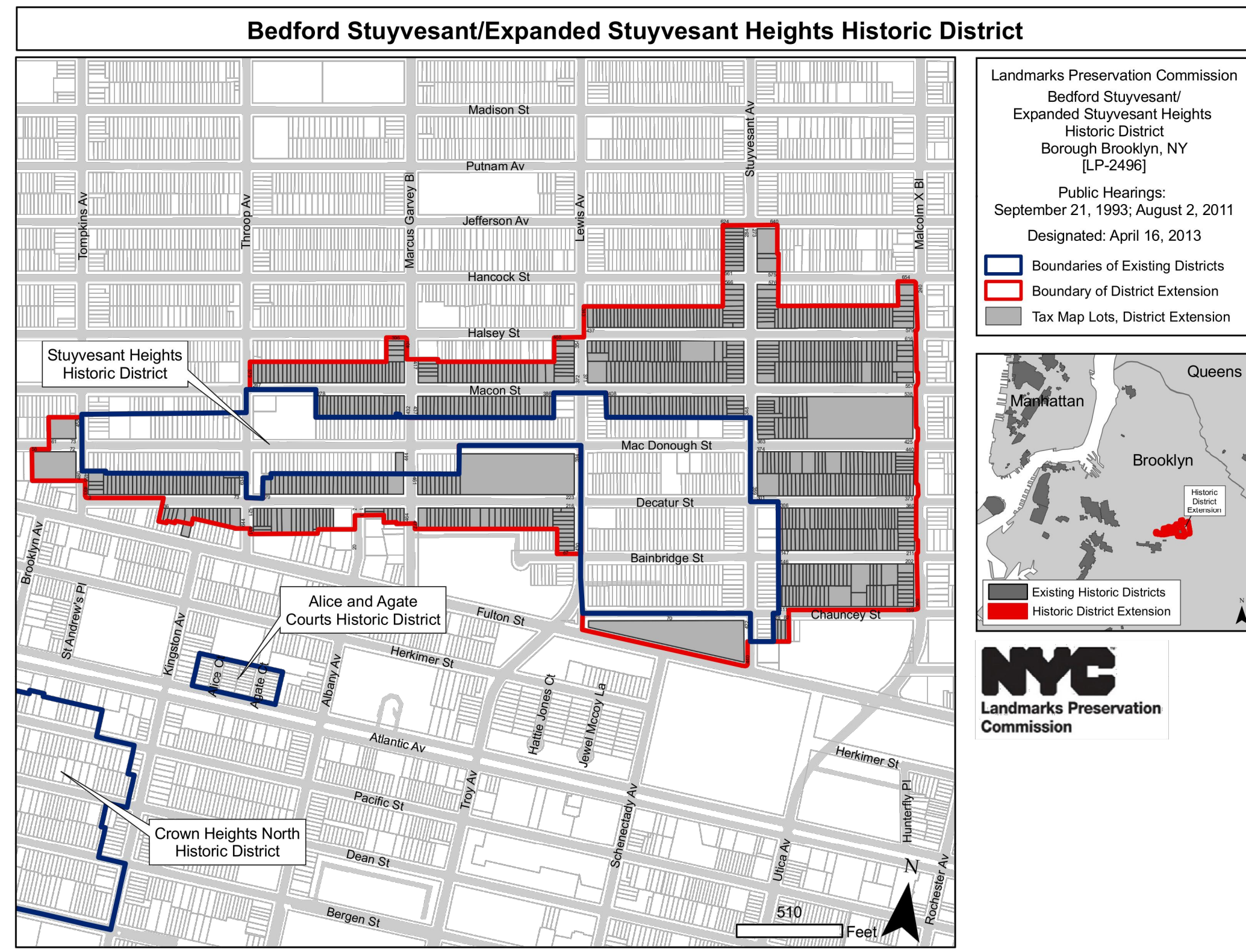




524 HALSEY STREET
BEDFORD STUYVESANT HISTORIC DISTRICT
PRESENTATION FOR LANDMARKS PRESERVATION COMMISSION
JANUARY 8, 2019





LOOKING WEST



LOOKING EAST



1930'S HISTORICAL PHOTO



1980'S HISTORICAL PHOTO

SHELL OF EXISTING ELEVATOR
BULKHEAD TO REMAIN

EXISTING CORNICE
TO BE EXTENDED

BROWN PAINT TO BE REMOVED
TO EXPOSE EXISTING BRICK FACADE

PROPOSED WOOD DOUBLE HUNG
WINDOWS IN EXISTING OPENINGS

EXISTING RUSTICATED
BASE TO BE REPAIRED

PROPOSED WINDOWS AND DOOR
INSTALLED IN EXISTING OPENINGS

PROPOSED STREET TREE PLANTINGS
PER NYC PARKS GUIDELINES



EXISTING RUSTICATED BASE



EXISTING



7.18.17 APPROVED DESIGN



CURRENT PROPOSAL



**NEW 4 STORY BUILDING - 4TH FLOOR
SETBACK 39'-6" FROM HALSEY ST**

**PROPOSED BRICK MASONRY FACADE
COLOR, SIZE AND MORTAR JOINTS TO
MATCH EXISTING BUILDING**

**PROPOSED WOOD DOUBLE
HUNG WINDOWS**

**PROPOSED STUCCO BASE TO MATCH
EXISTING RUSTICATED BASE AT EXISTING
BUILDING IN COLOR AND JOINT LOCATION**

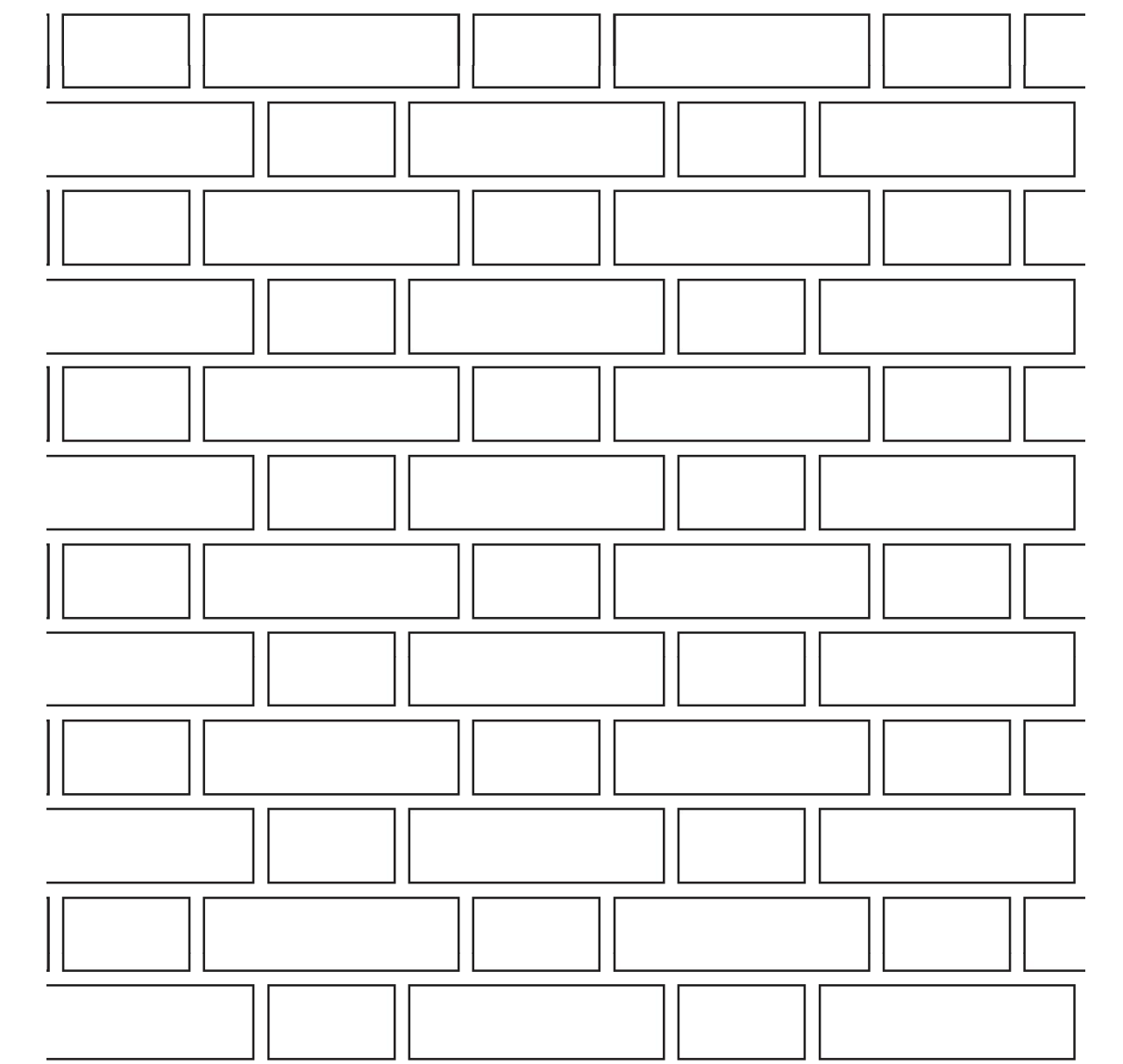
**PROPOSED X FRAME MOTIF AT DOORS AND
WINDOWS SIMILAR TO EXISTING BUILDING**



EXISTING



PAINT REMOVAL PHOTO AT EXISTING BUILDING



FLEMISH BOND BRICK WORK AT NEW BUILDING



7.18.17 APPROVED DESIGN



CURRENT PROPOSAL



PROPOSED



EXISTING



7.18.17 APPROVED DESIGN





EXISTING REAR BRICK FACADE



PROPOSED



EXISTING



7.18.17 APPROVED DESIGN



CURRENT PROPOSAL WITH FENCE REMOVED TO SHOW 1ST FL AND CELLAR FACADES



HALSEY STREETSCAPE - EXISTING



HALSEY STREETSCAPE - 7.18.17 APPROVED DESIGN



HALSEY STREETSCAPE - CURRENT PROPOSAL



PROPOSED DESIGN - 524 HALSEY STREET

532 HALSEY STREET

520 HALSEY STREET

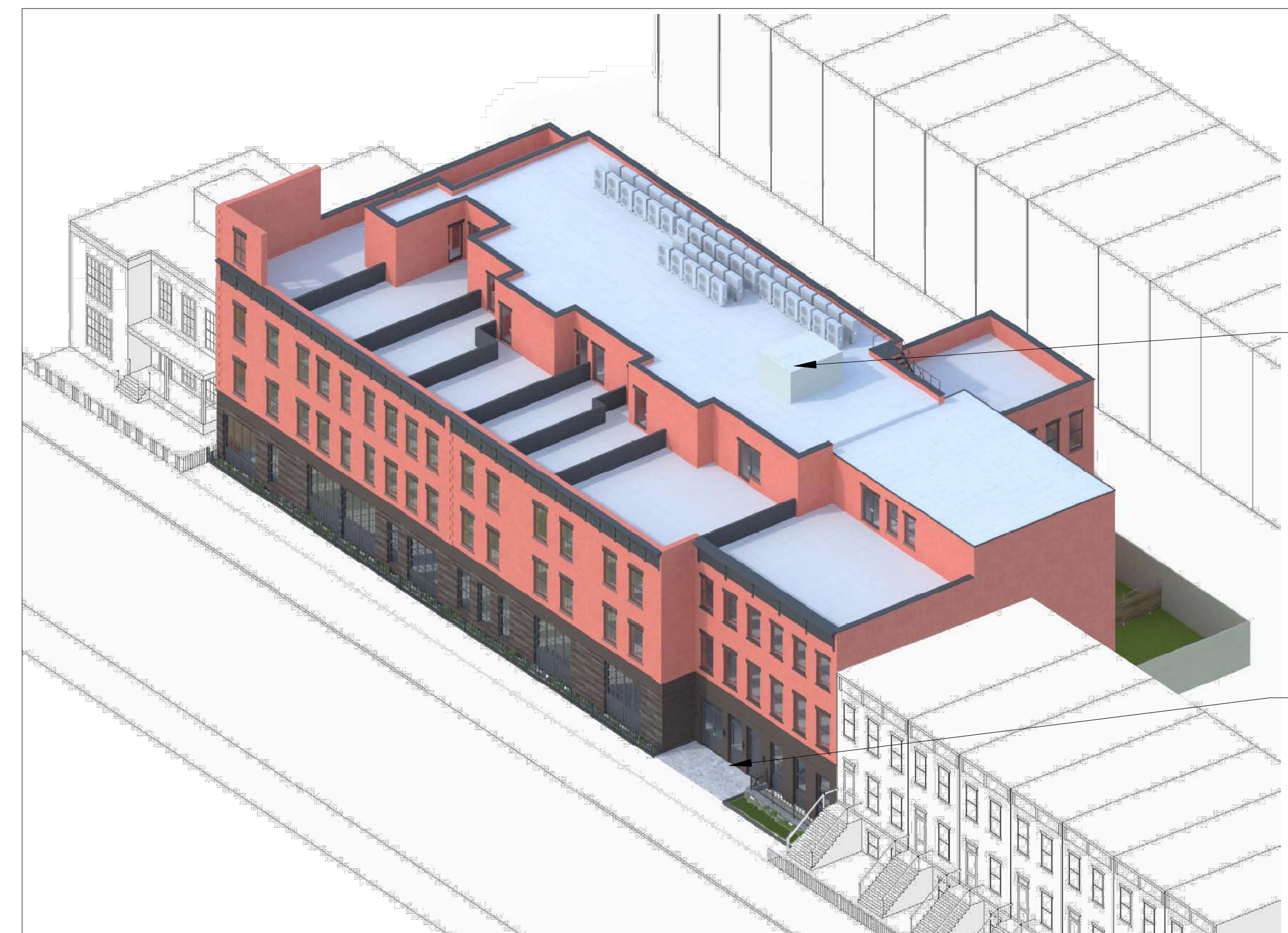
518A HALSEY STREET



EXISTING



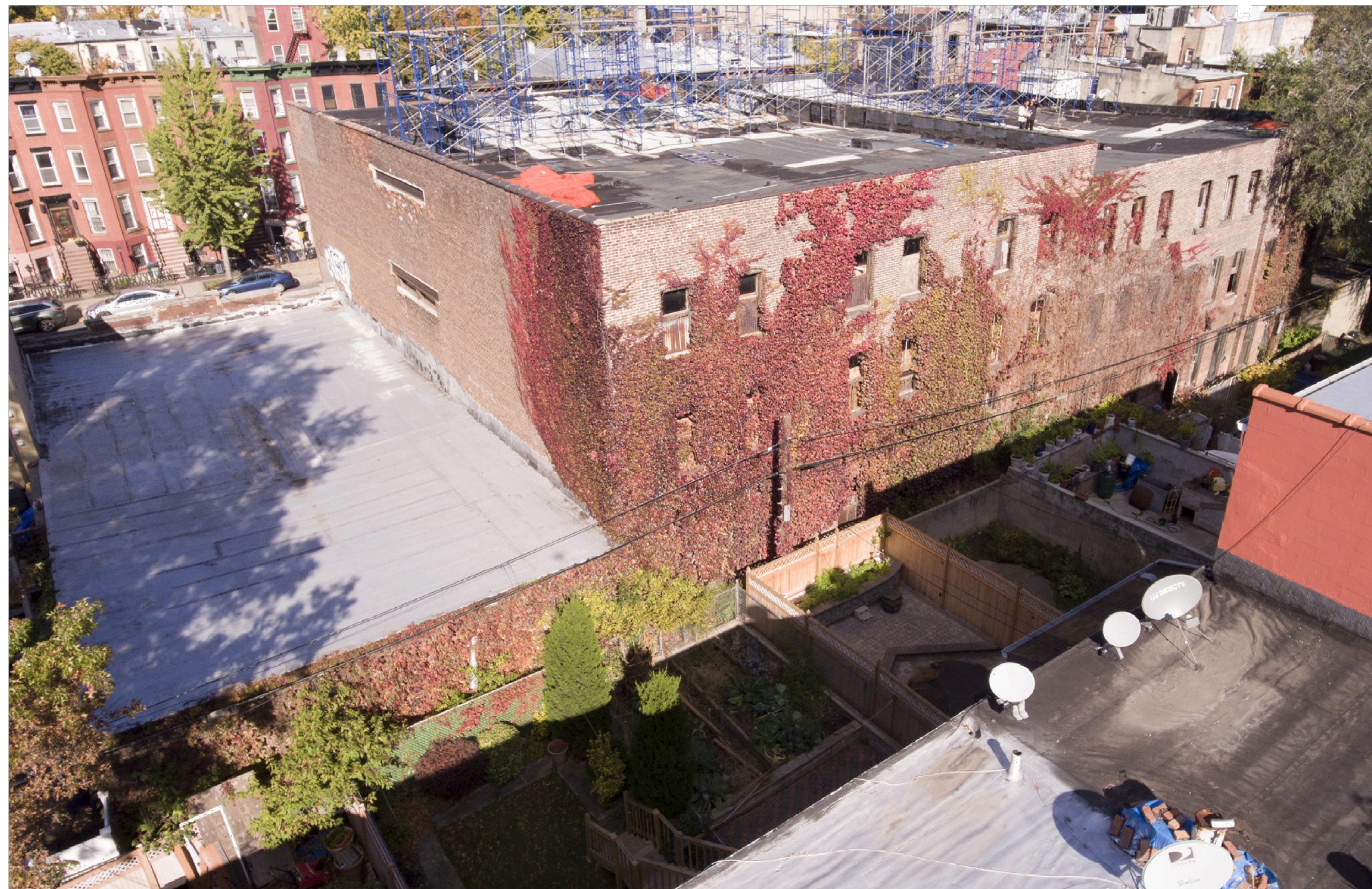
7.18.17 APPROVED DESIGN



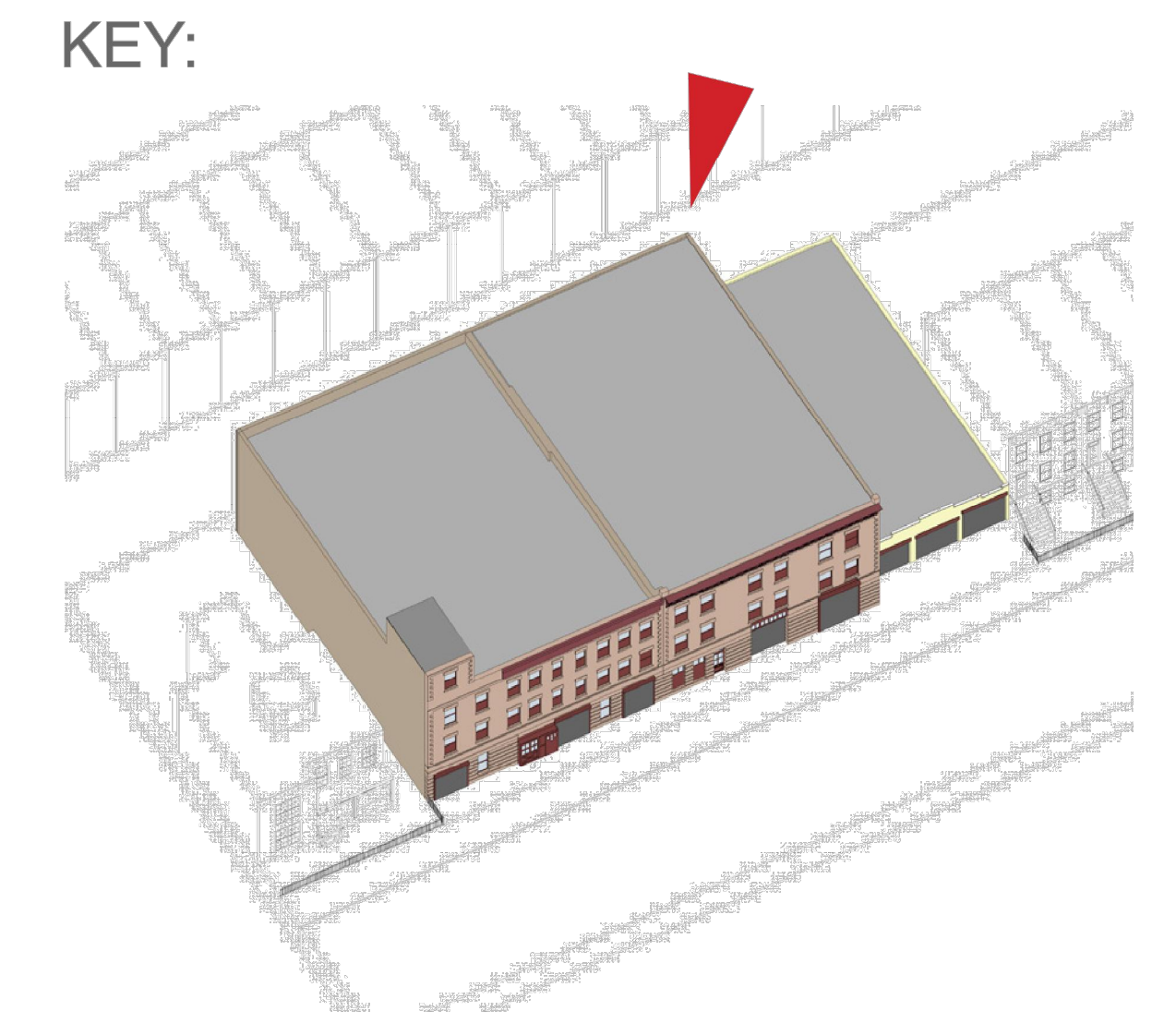
CURRENT PROPOSAL

ELEVATOR BULKHEAD

FRONT ENTRY TO UTILIZE EXISTING PAVING MATERIAL



EXISTING



7.18.17 APPROVED DESIGN

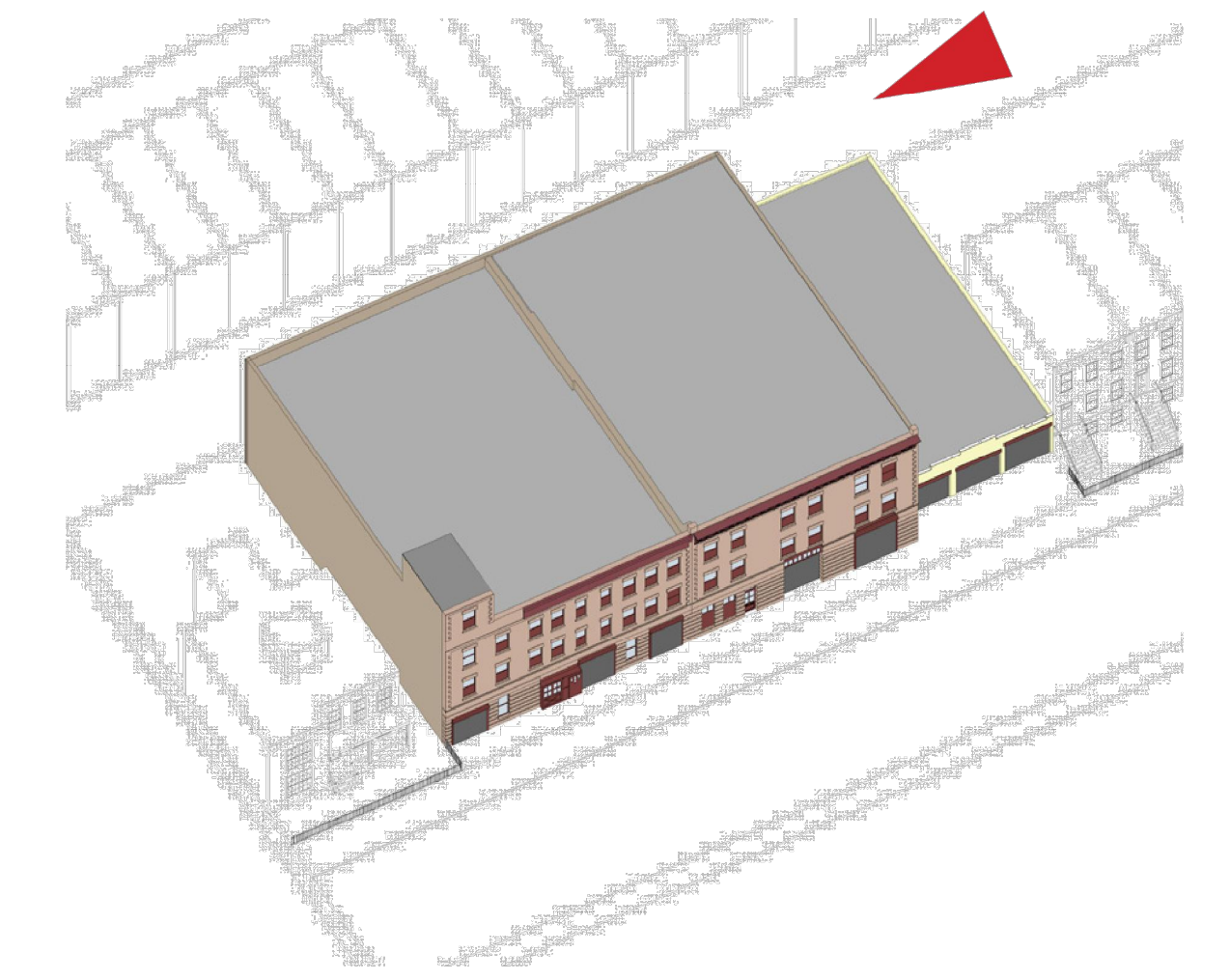


CURRENT PROPOSAL



EXISTING

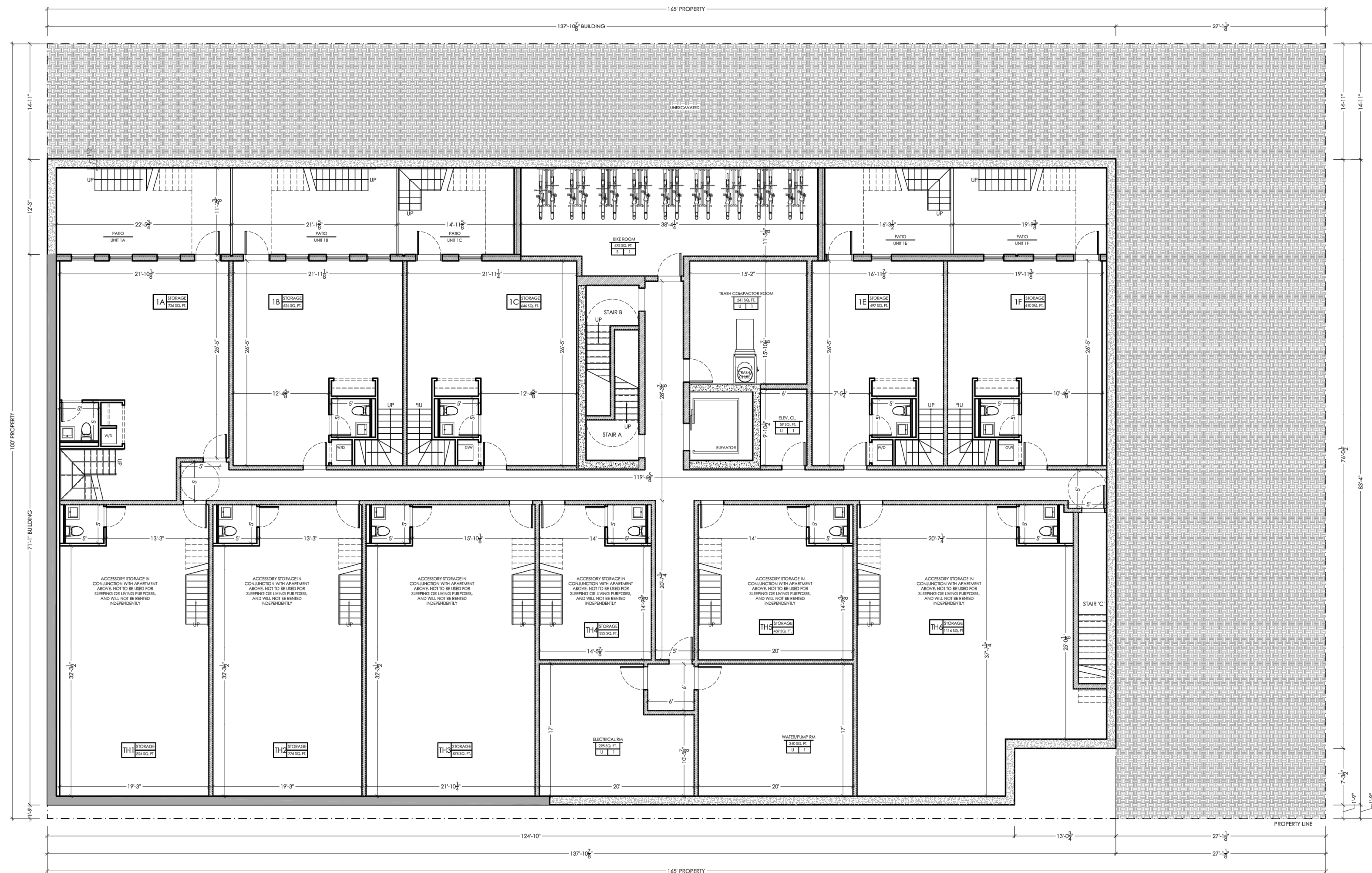
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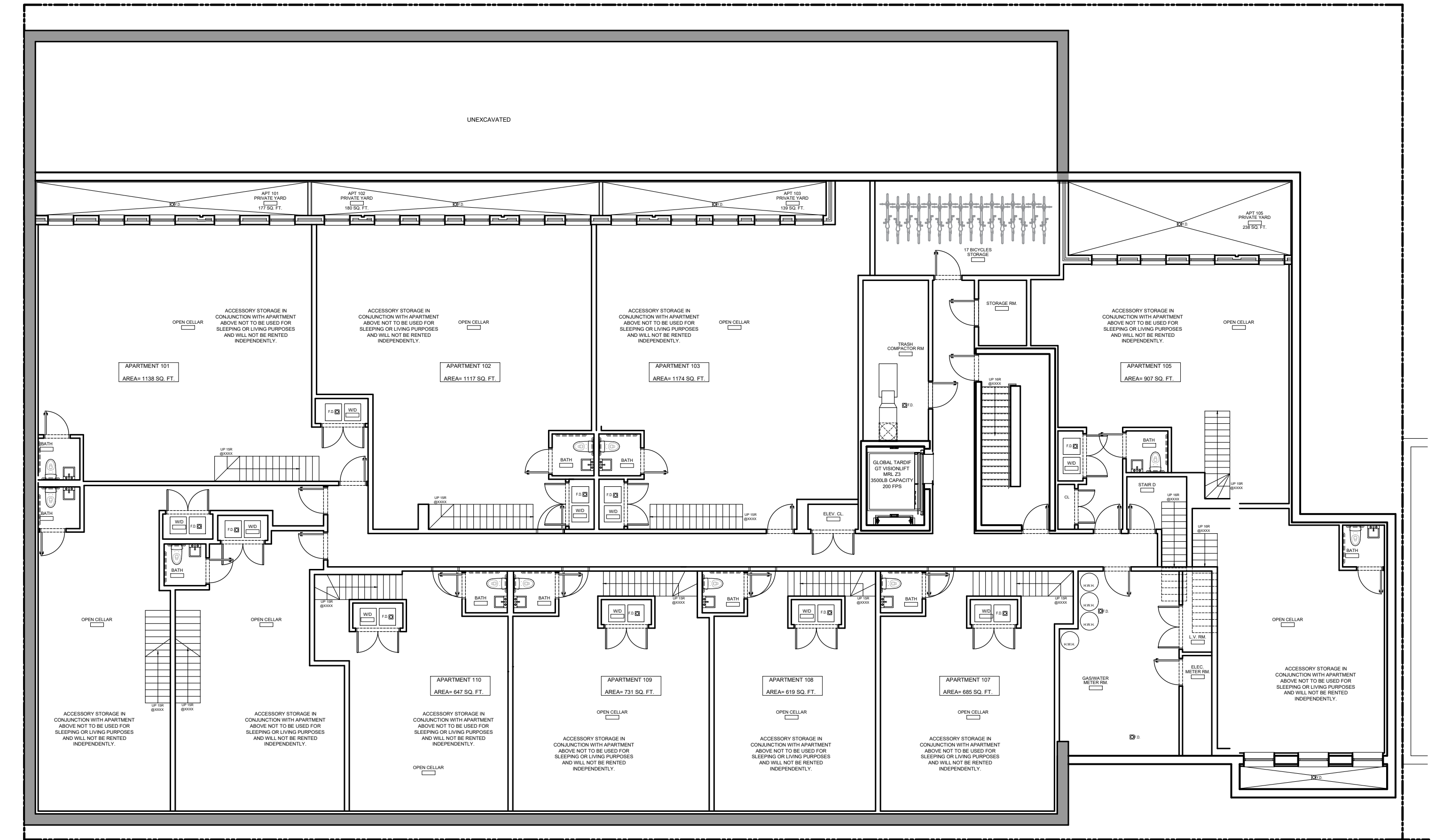
7.18.17 APPROVED DESIGN



CURRENT PROPOSAL



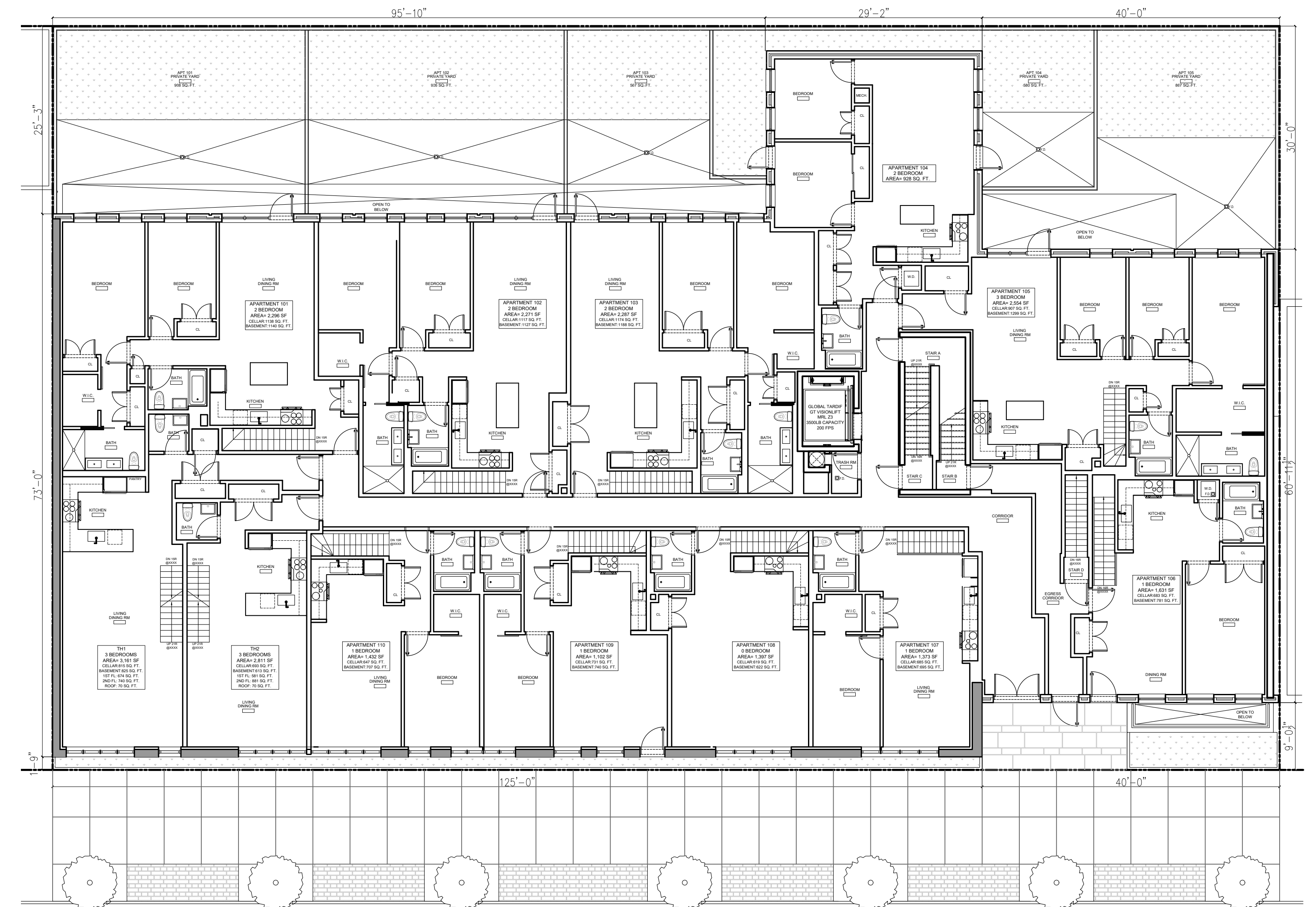
7.18.17 APPROVED DESIGN



CURRENT PROPOSAL



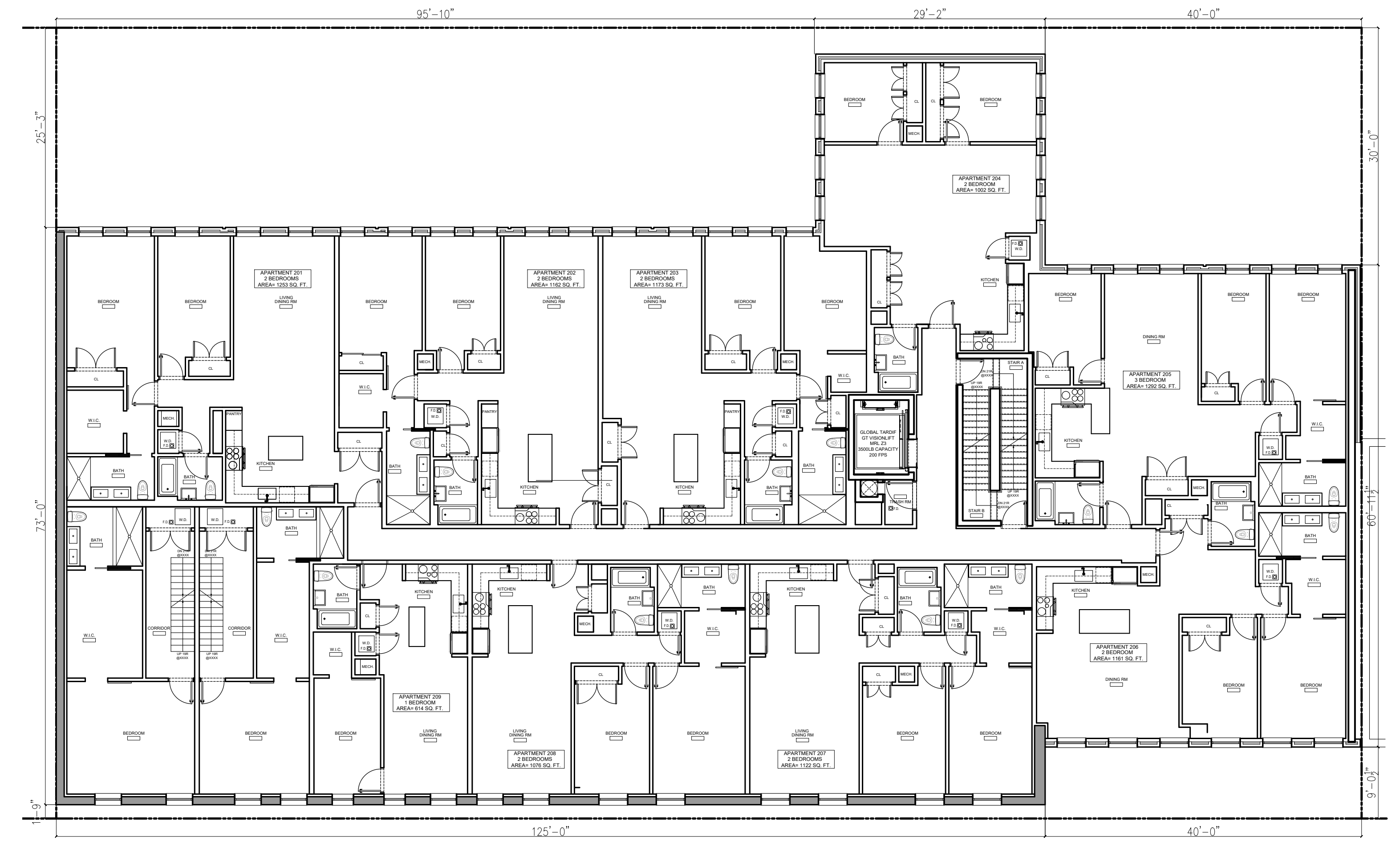
7.18.17 APPROVED DESIGN ← HALSEY STREET 70' WIDE →



CURRENT PROPOSAL



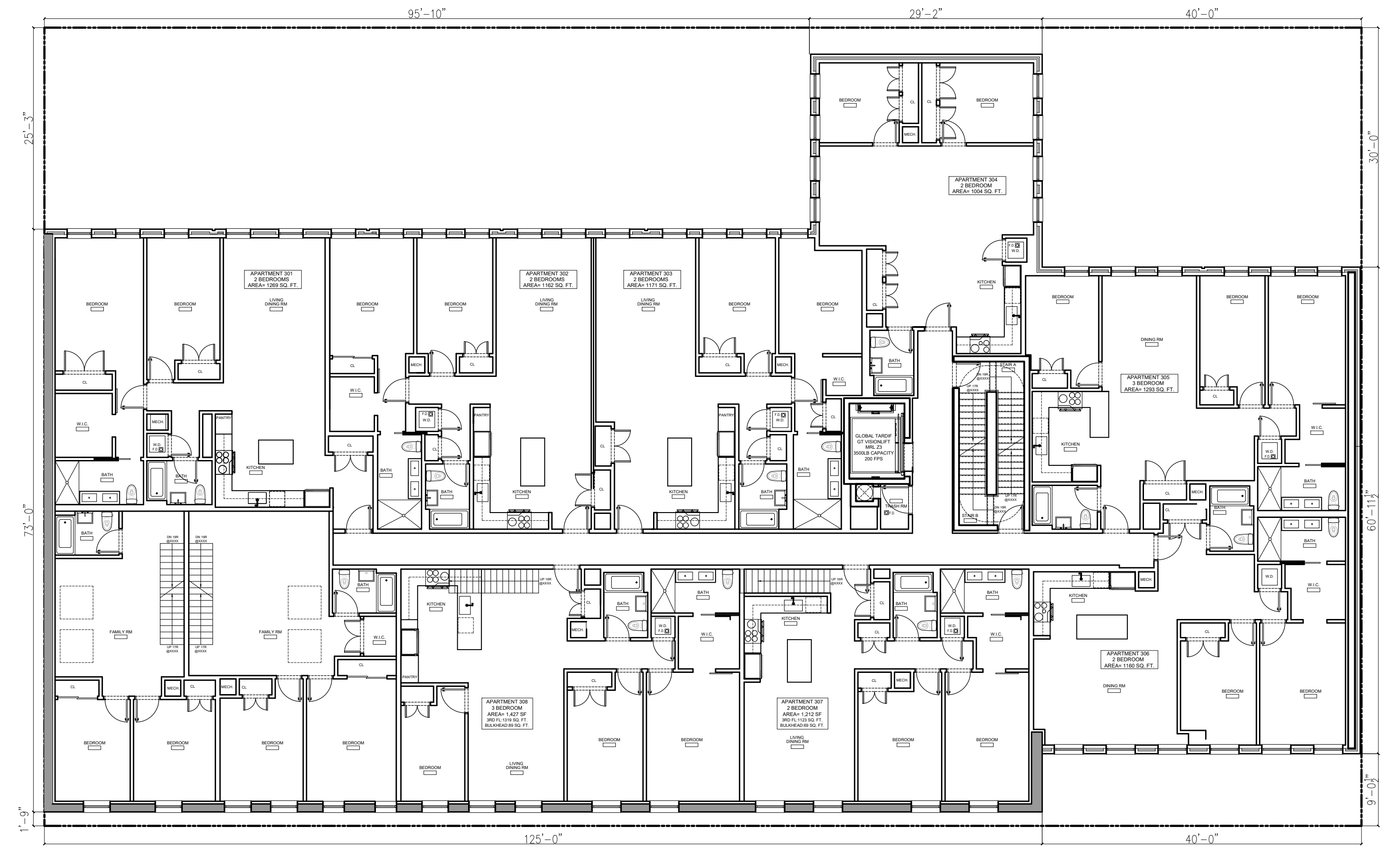
7.18.17 APPROVED DESIGN



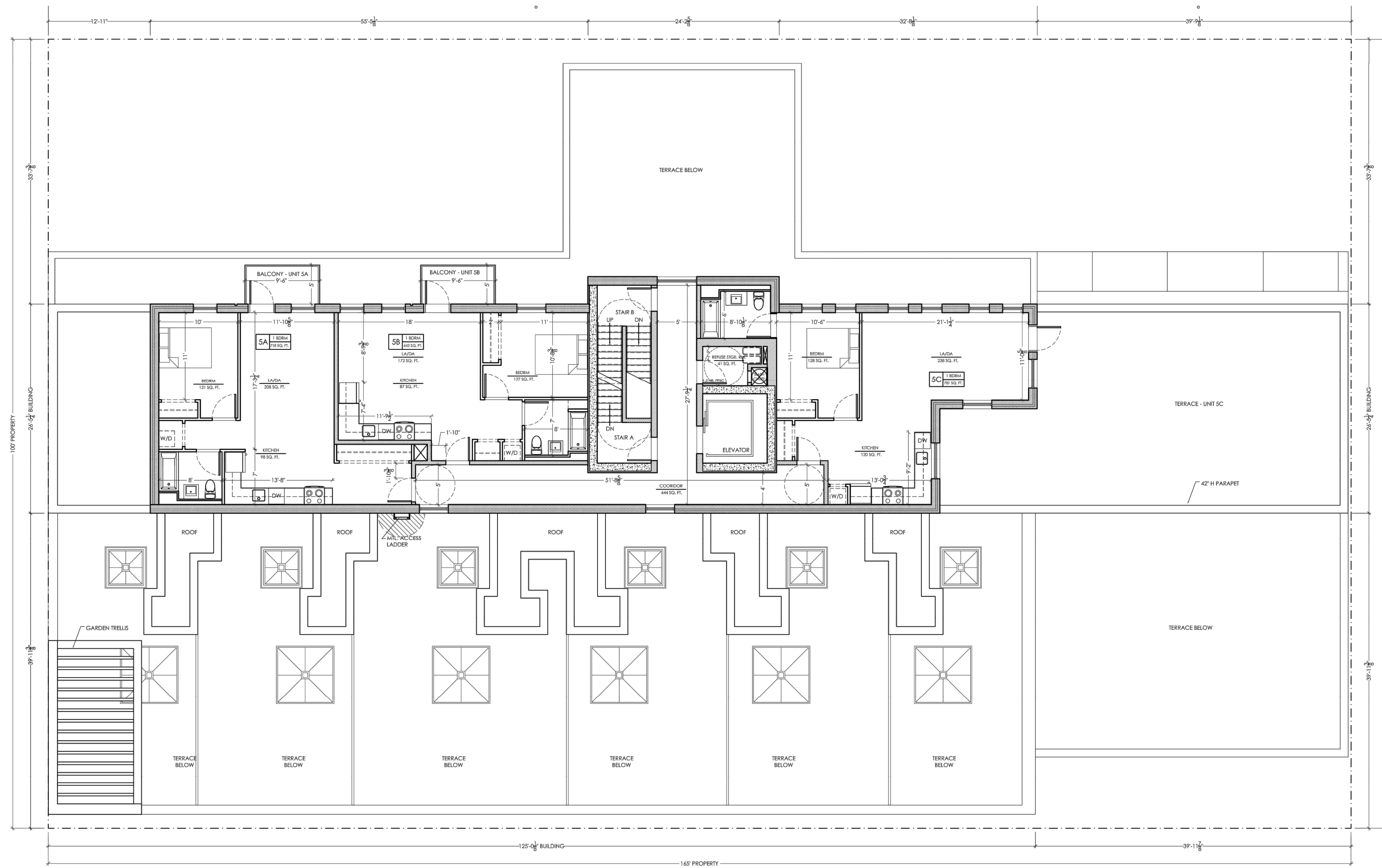
CURRENT PROPOSAL



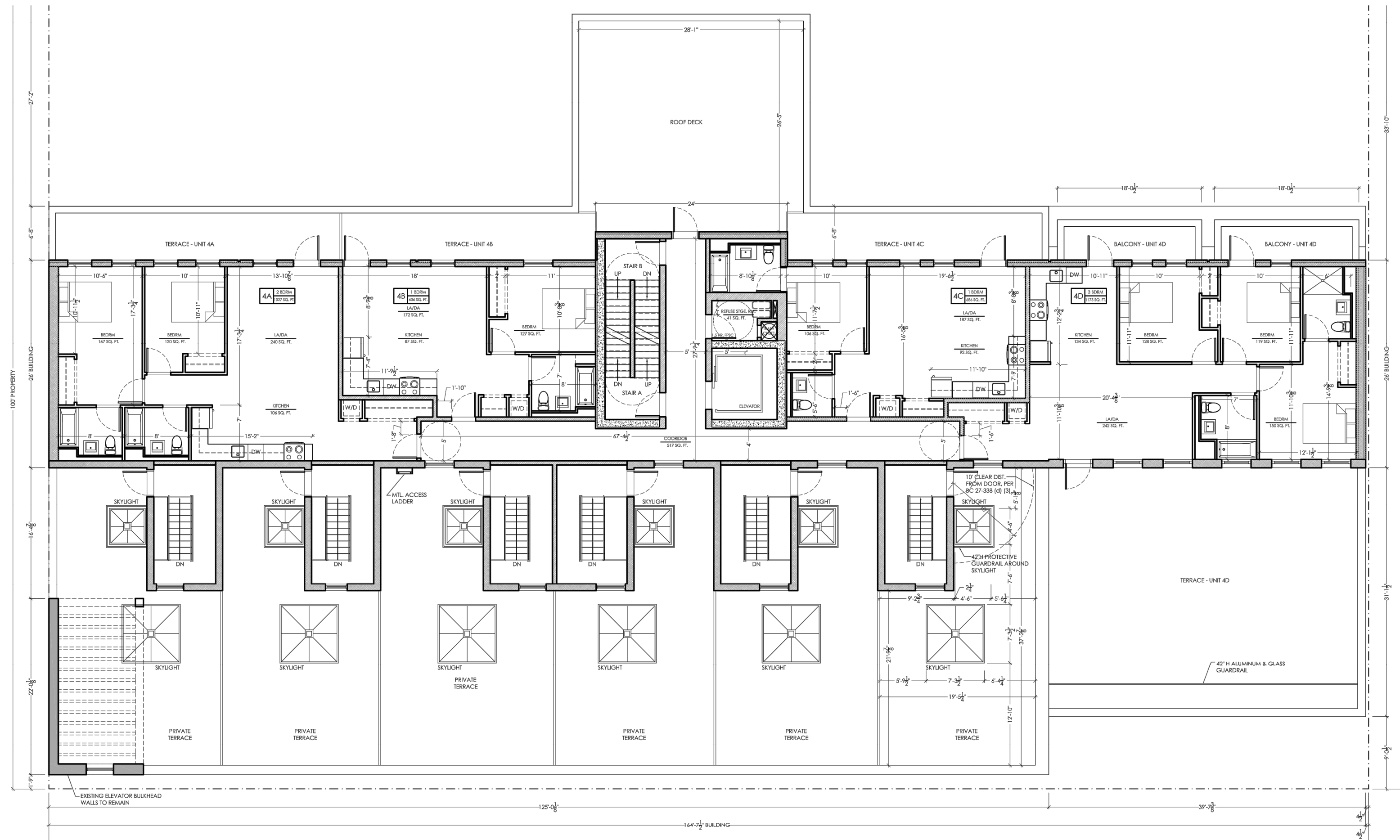
7.18.17 APPROVED DESIGN



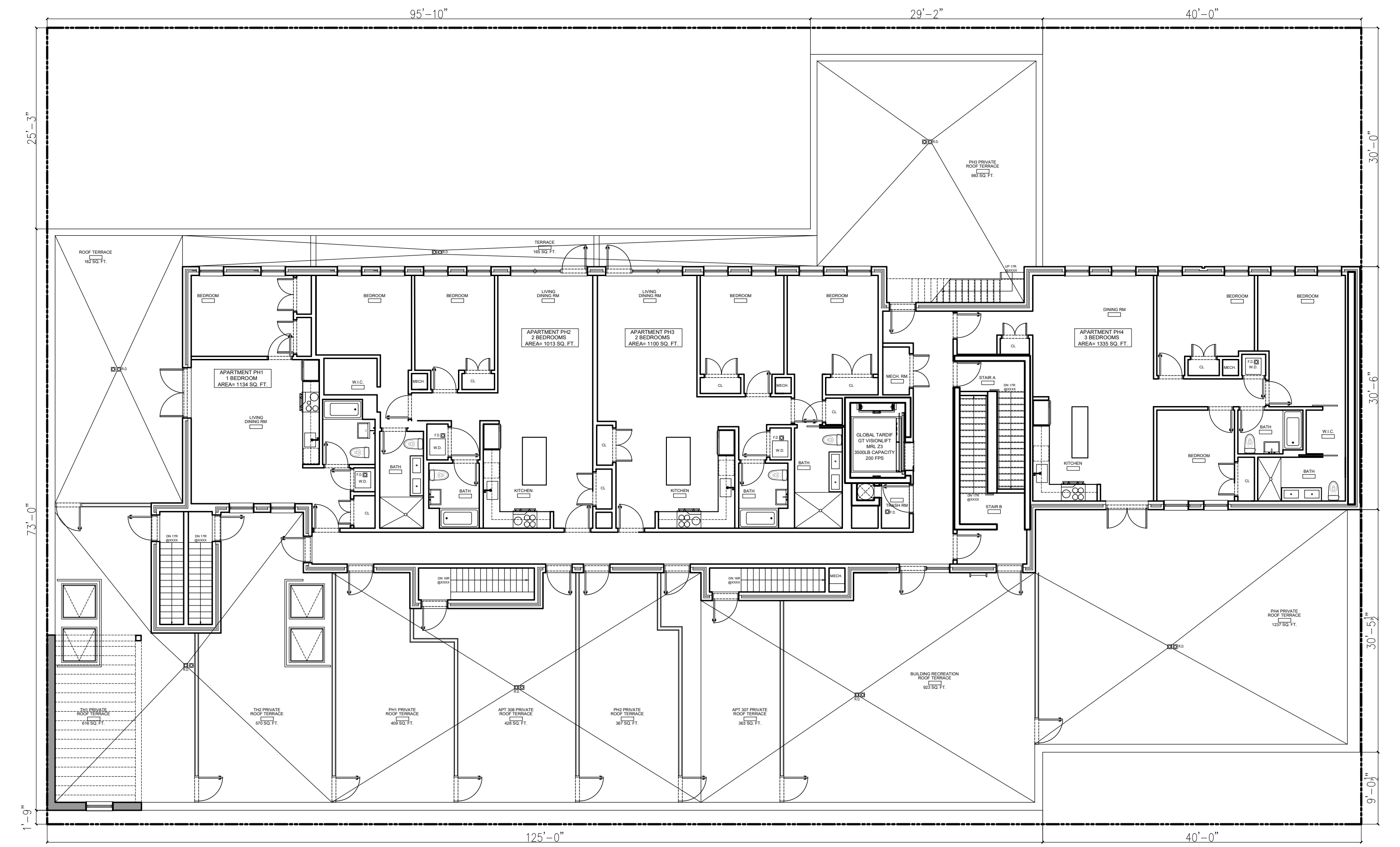
CURRENT PROPOSAL



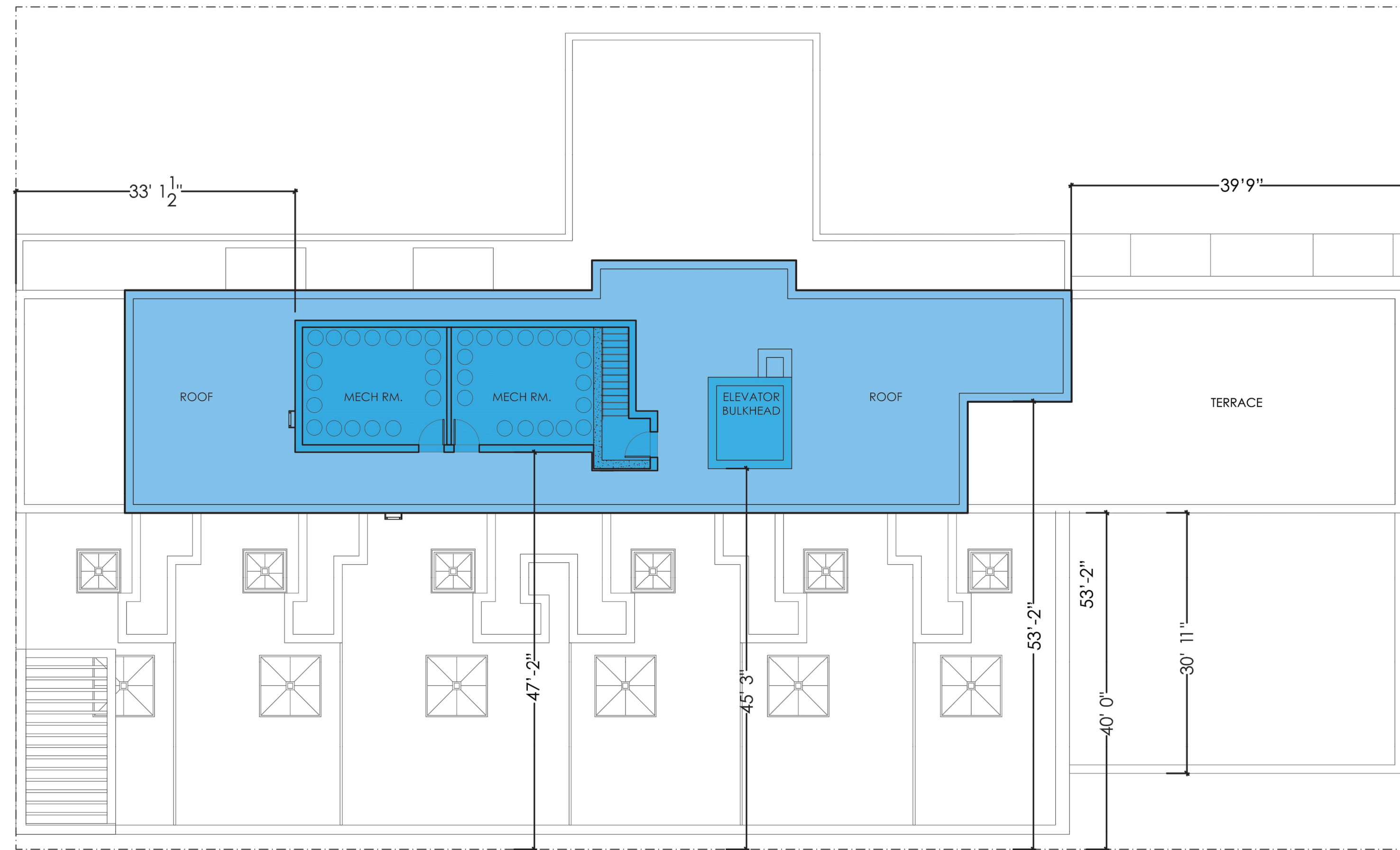
5TH FL 7.18.17 APPROVED DESIGN



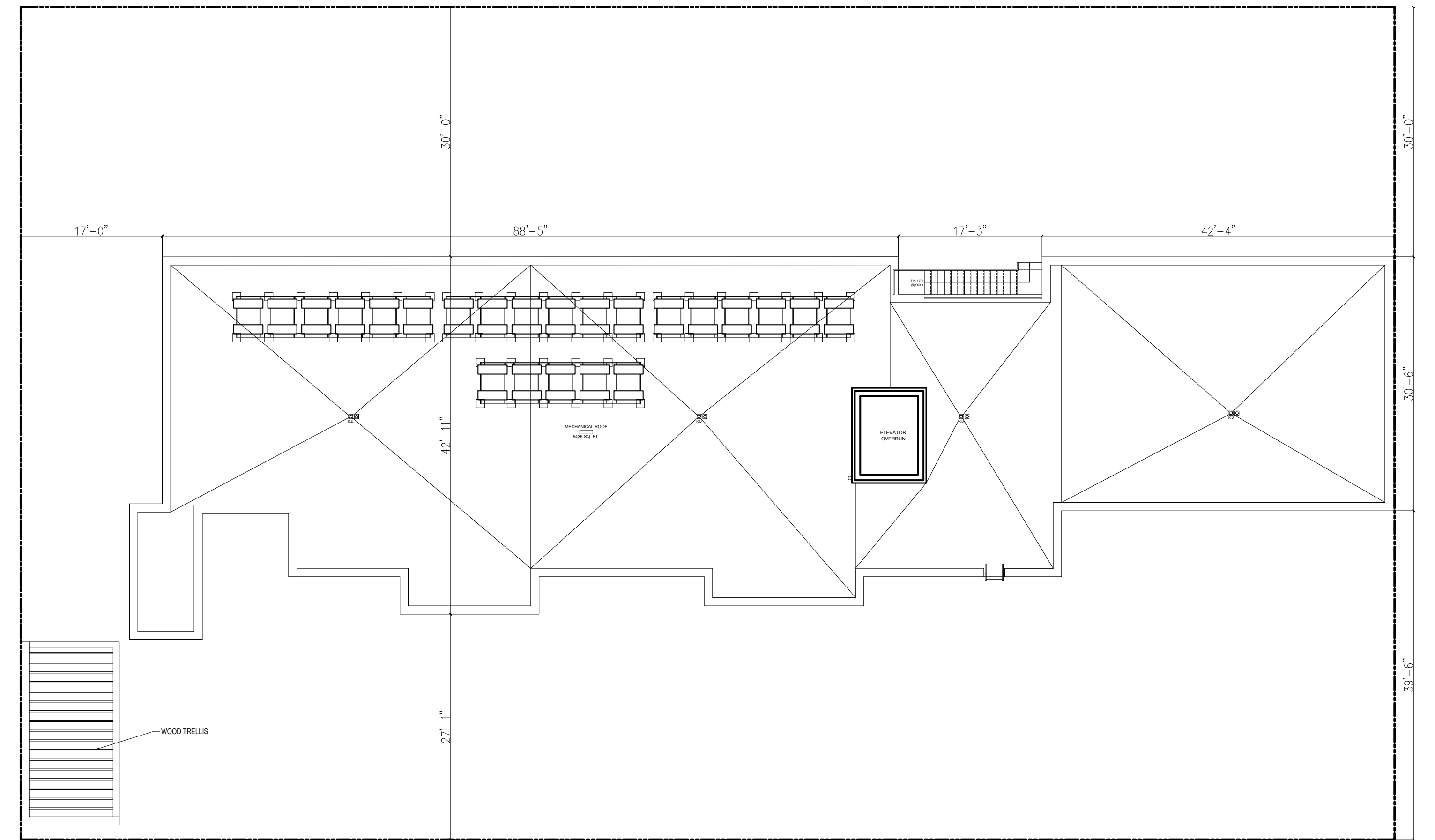
4TH FL 7.18.17 APPROVED DESIGN



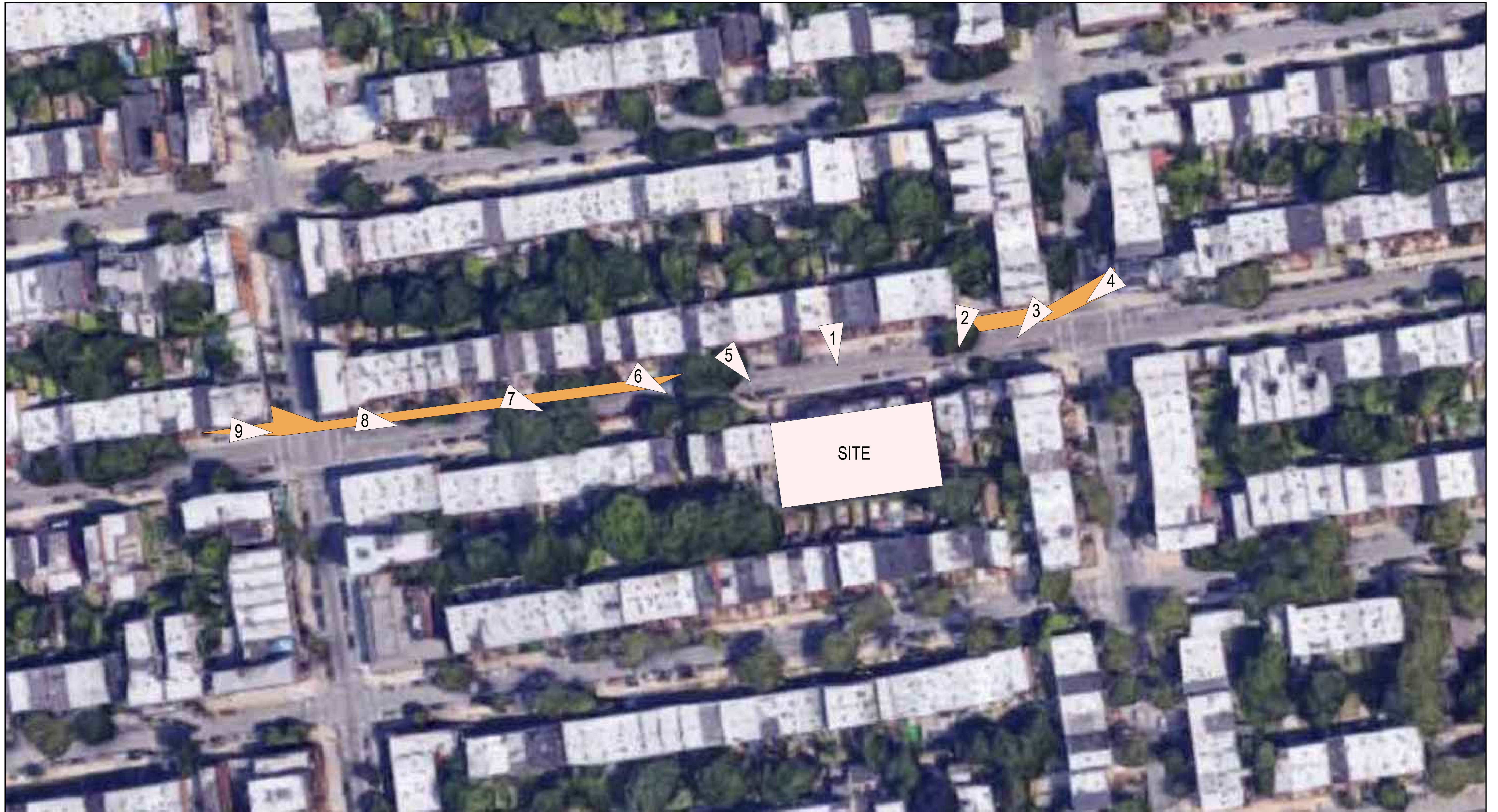
CURRENT PROPOSAL



7.18.17 APPROVED DESIGN



CURRENT PROPOSAL



 AREA OF VISIBILITY



7.18.17 APPROVED DESIGN



CURRENT PROPOSAL



7.18.17 APPROVED DESIGN



CURRENT PROPOSAL - MOCKUP



CURRENT PROPOSAL - RENDERING



7.18.17 APPROVED DESIGN



CURRENT PROPOSAL - MOCKUP



CURRENT PROPOSAL - RENDERING



7.18.17 APPROVED DESIGN



CURRENT PROPOSAL - MOCKUP



CURRENT PROPOSAL - RENDERING



7.18.17 APPROVED DESIGN



CURRENT PROPOSAL



7.18.17 APPROVED DESIGN



CURRENT PROPOSAL - MOCKUP



CURRENT PROPOSAL - RENDERING



CURRENT PROPOSAL - MOCKUP



CURRENT PROPOSAL - RENDERING



CURRENT PROPOSAL - MOCKUP



CURRENT PROPOSAL - RENDERING



CURRENT PROPOSAL - MOCKUP



CURRENT PROPOSAL - MOCKUP



EXISTING

EXISTING GROUND FLOOR OPENINGS



PROPOSED

PROPOSED GROUND FLOOR OPENINGS



EXISTING ENTRY DOOR



UPPER DETAIL



LOWER DETAIL



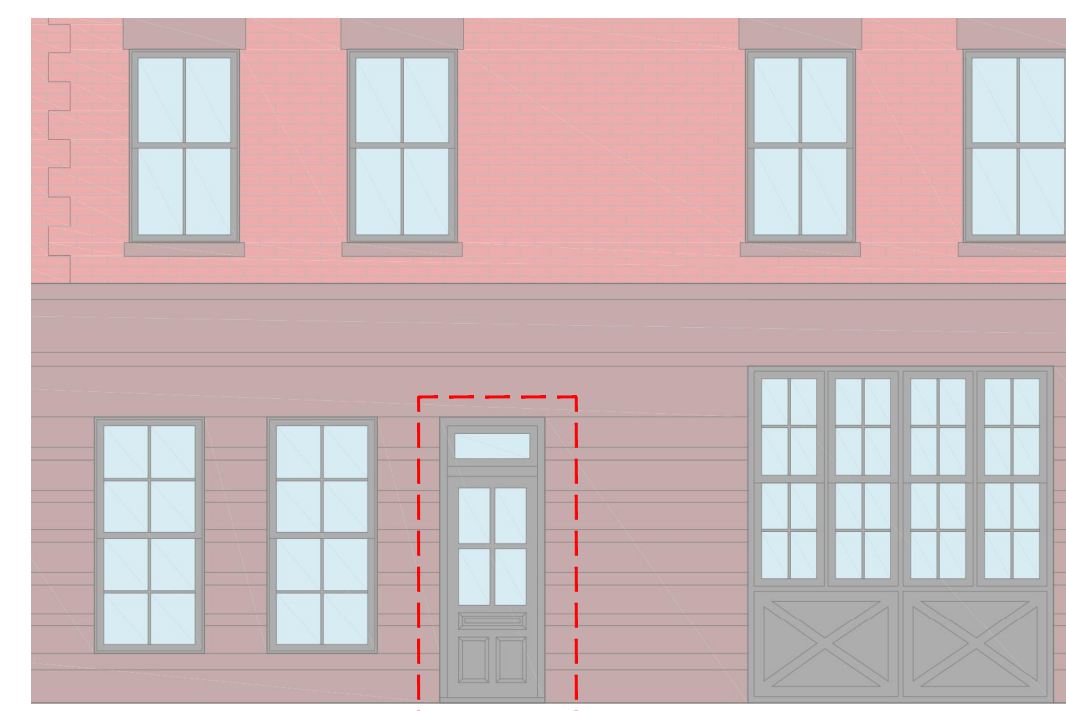
PROPOSED SINGLE ENTRY DOOR

WOOD PANELED SURROUND

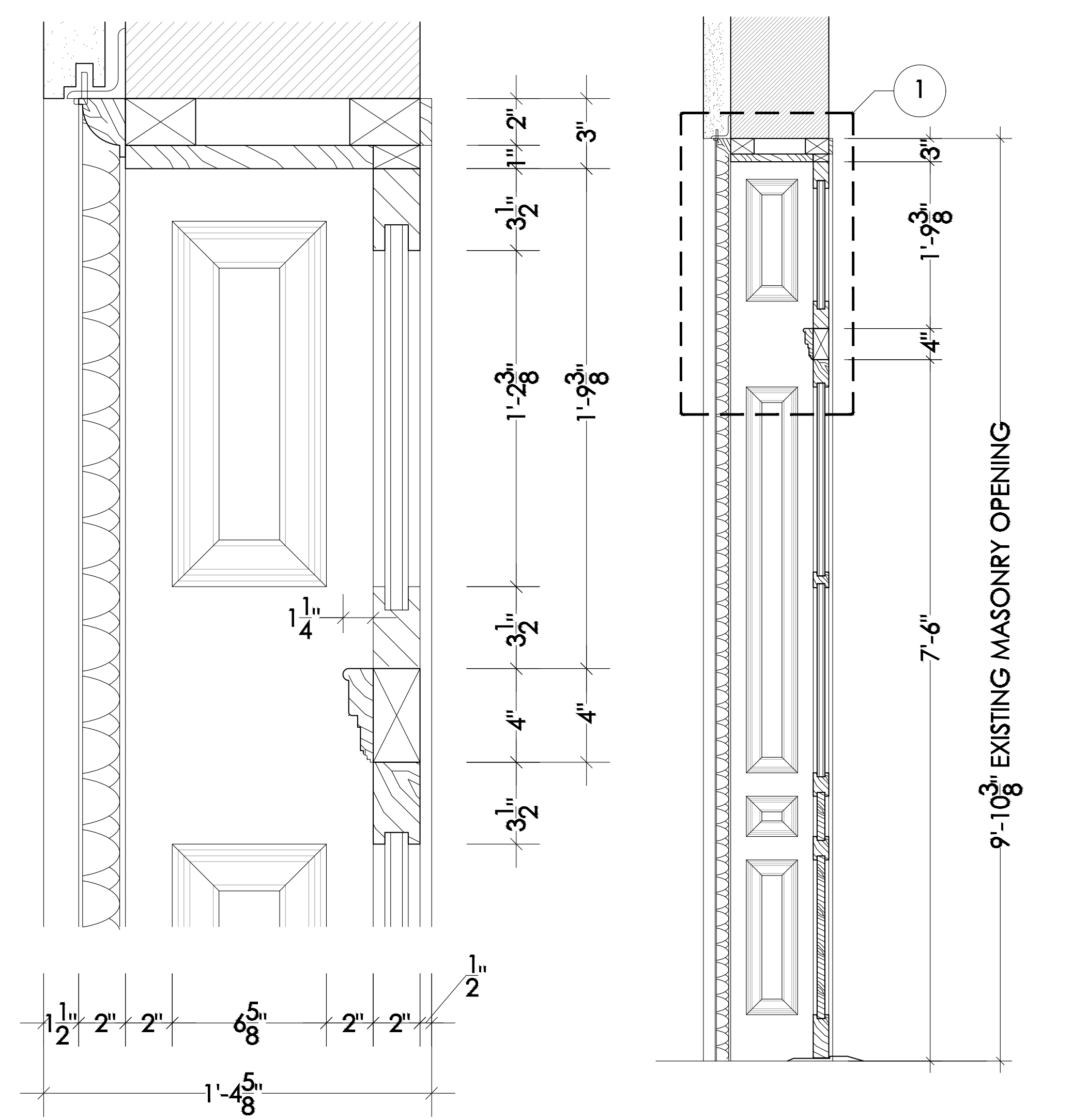
PROPOSED WOOD DOOR
TO MATCH EXISTING WOOD
DOOR



EXISTING

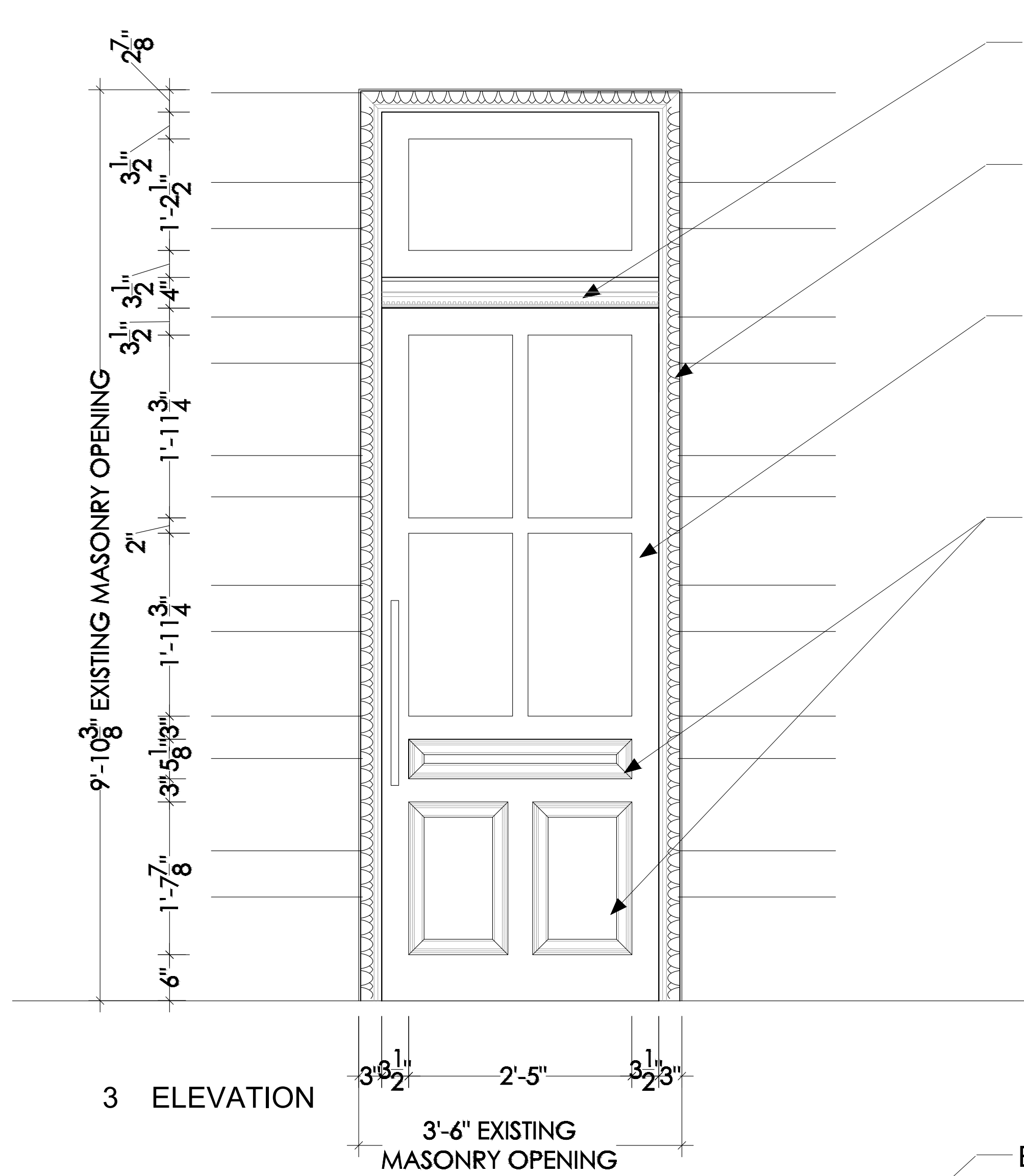


PROPOSED



1 DETAIL SECTION

2 SECTION AT DOOR SURROUND

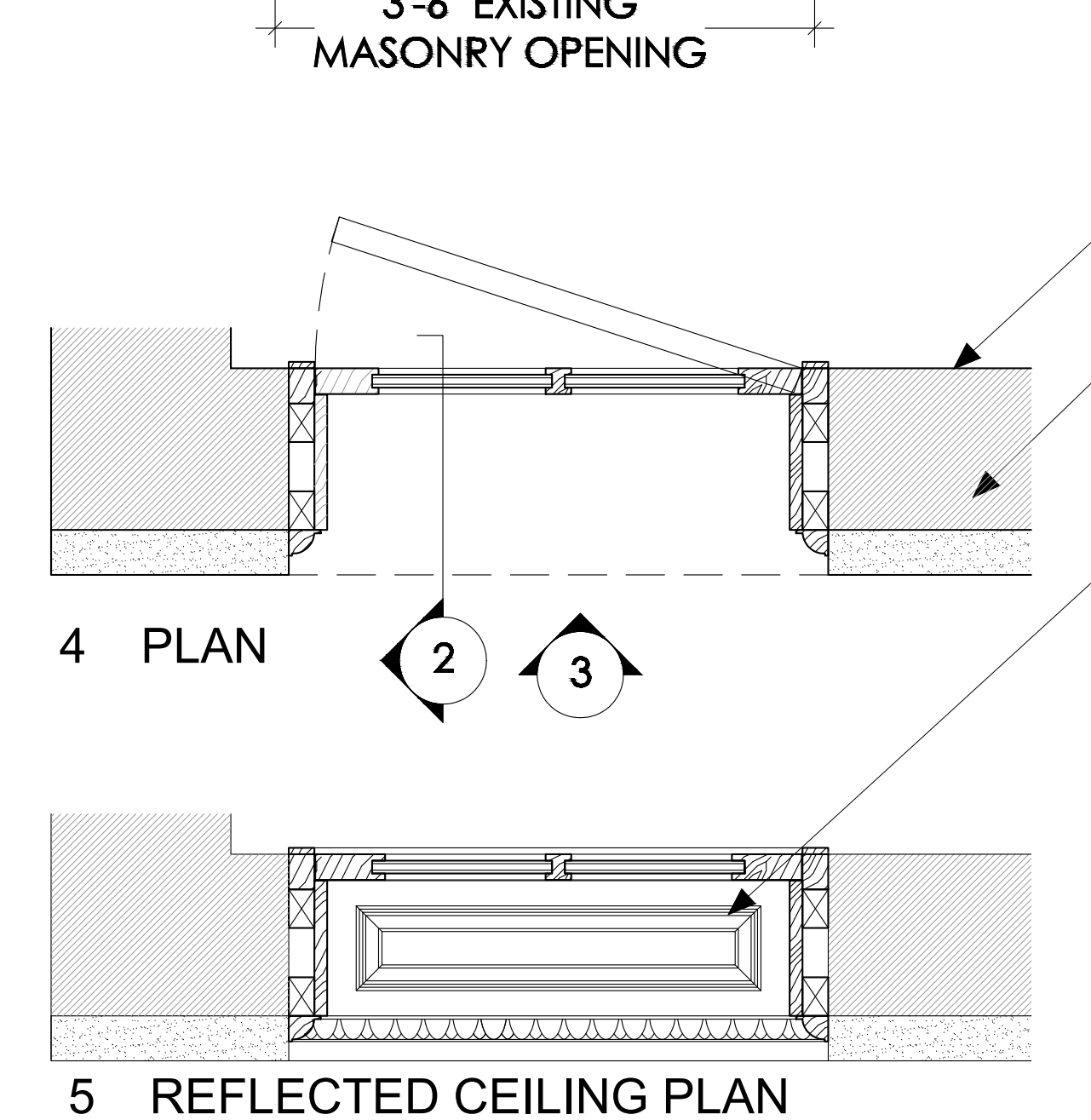


3 ELEVATION

- DENTIL MOULDING TO MATCH EXISTING
- EGG AND DART MOULDING AT DOOR SURROUND TO MATCH EXISTING
- SOLID WOOD ENTRY DOOR
- DOOR PANELING TO MATCH EXISTING



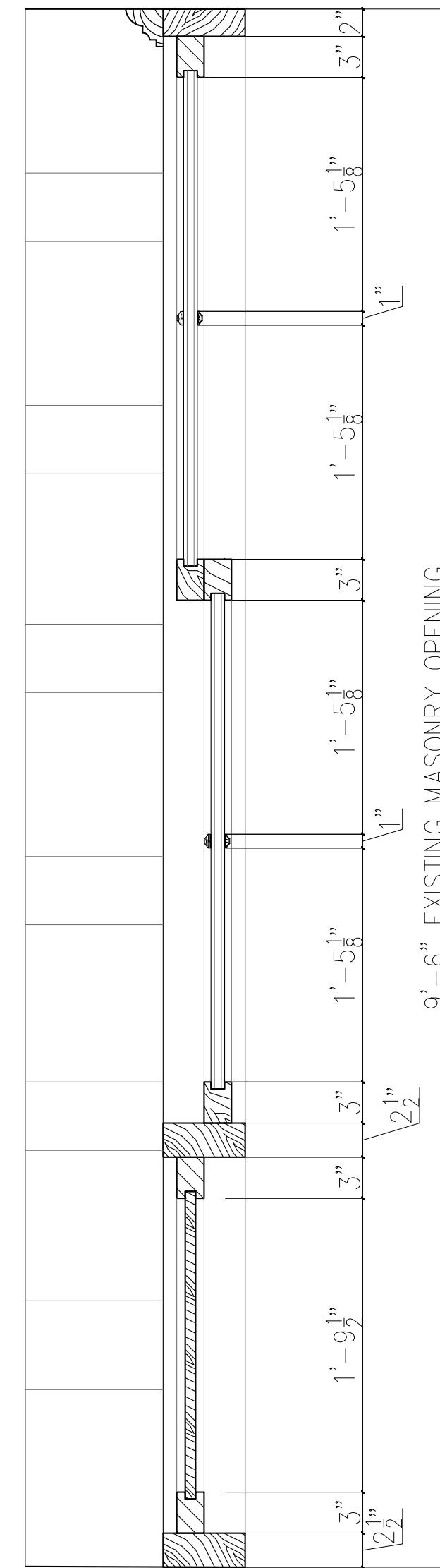
PROPOSED SINGLE ENTRY DOOR



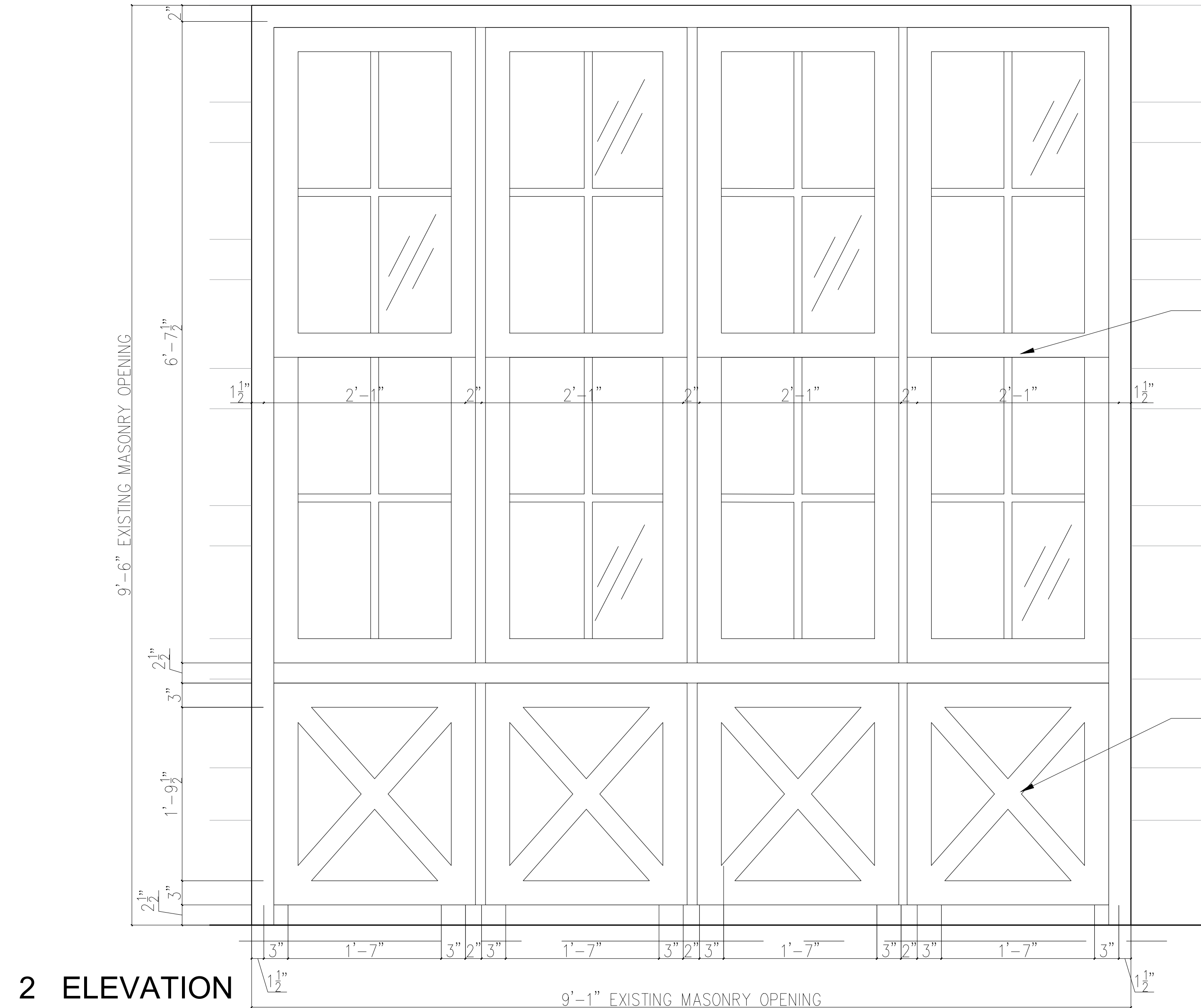
4 PLAN

5 REFLECTED CEILING PLAN

- EXISTING BRICK WALL
- EXISTING BROWNSTONE VENEER
- WOOD PANELING TO MATCH EXISTING



1 SECTION



2 ELEVATION

WOOD DOUBLE HUNG WINDOWS

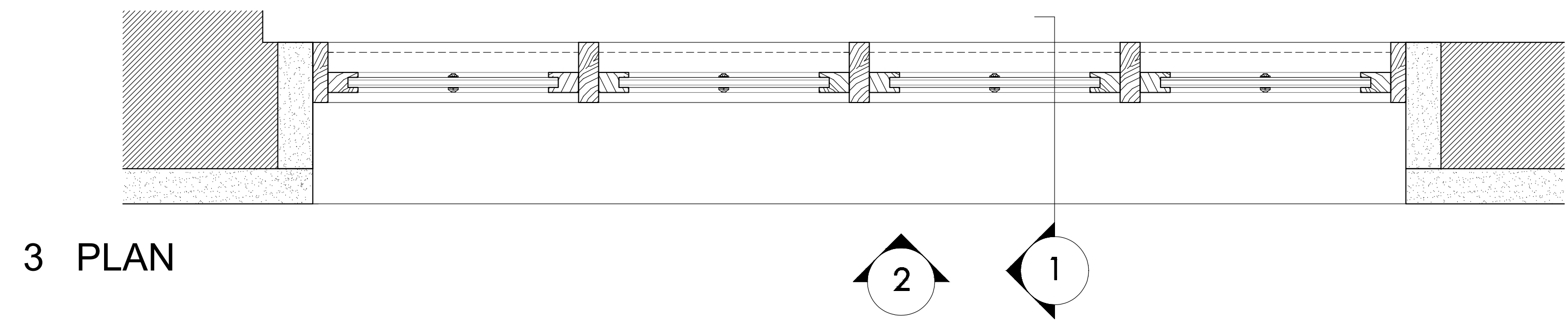
PROPOSED 'X' PANELING PREFERENCES ORIGINAL BARN DOOR MOTIF



EXISTING



PROPOSED



3 PLAN



EXISTING MASONRY OPENING AND FIXED WOOD AND GLASS TRANSOM



ORIGINAL GARAGE DOOR



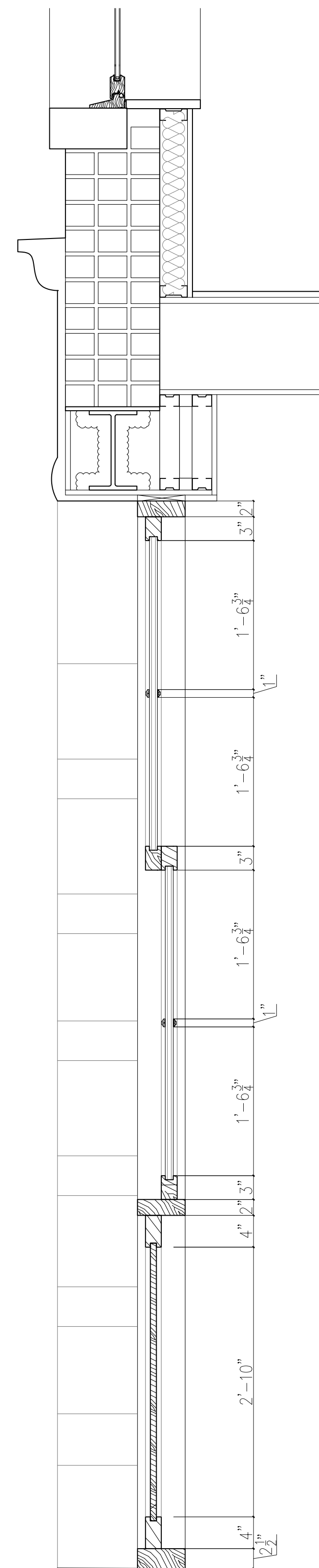
EXISTING MASONRY OPENING AND FIXED WOOD AND GLASS TRANSOM



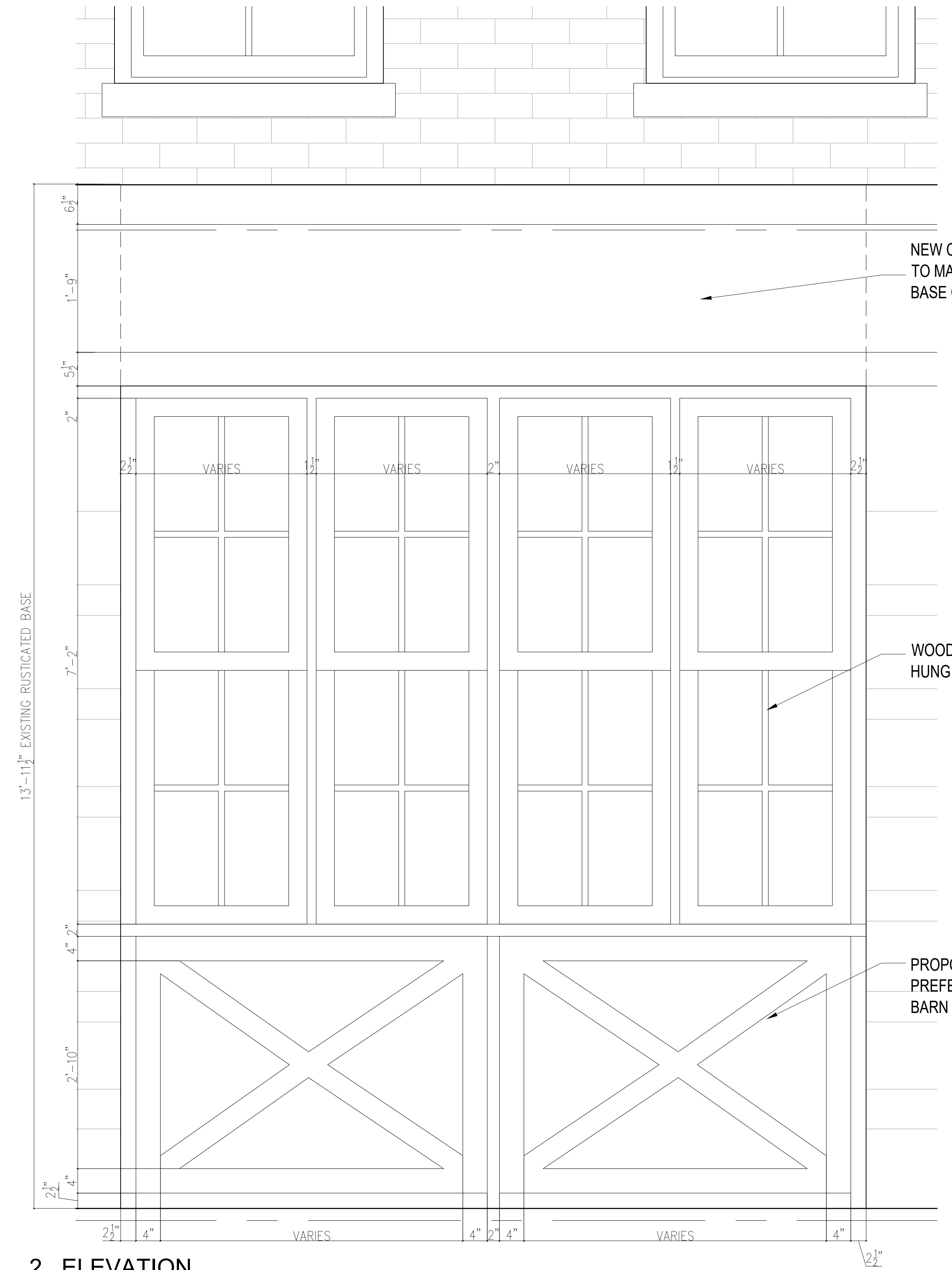
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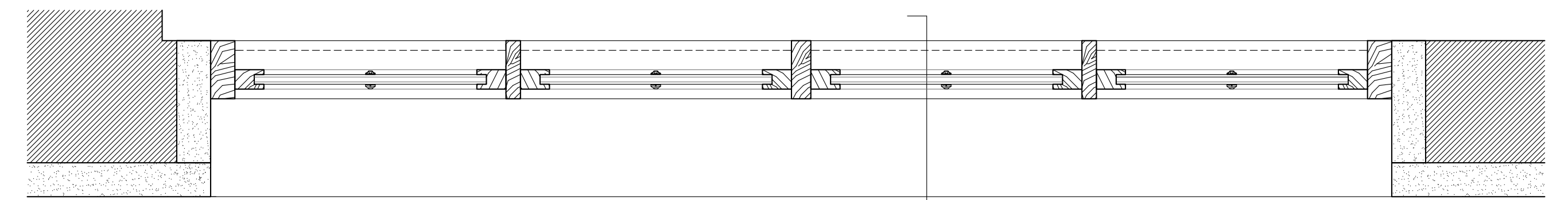
PROPOSED



1 SECTION



2 ELEVATION

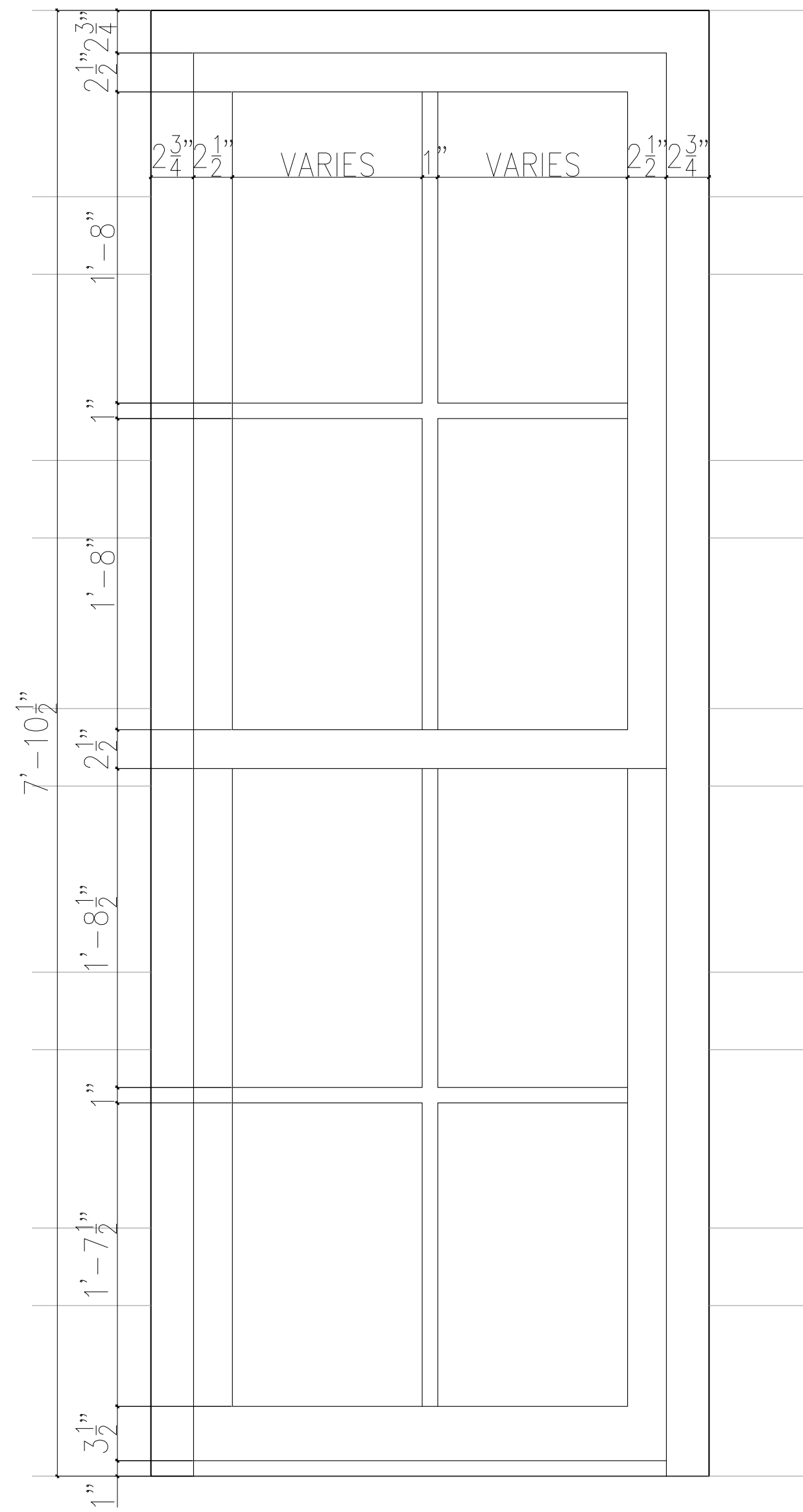
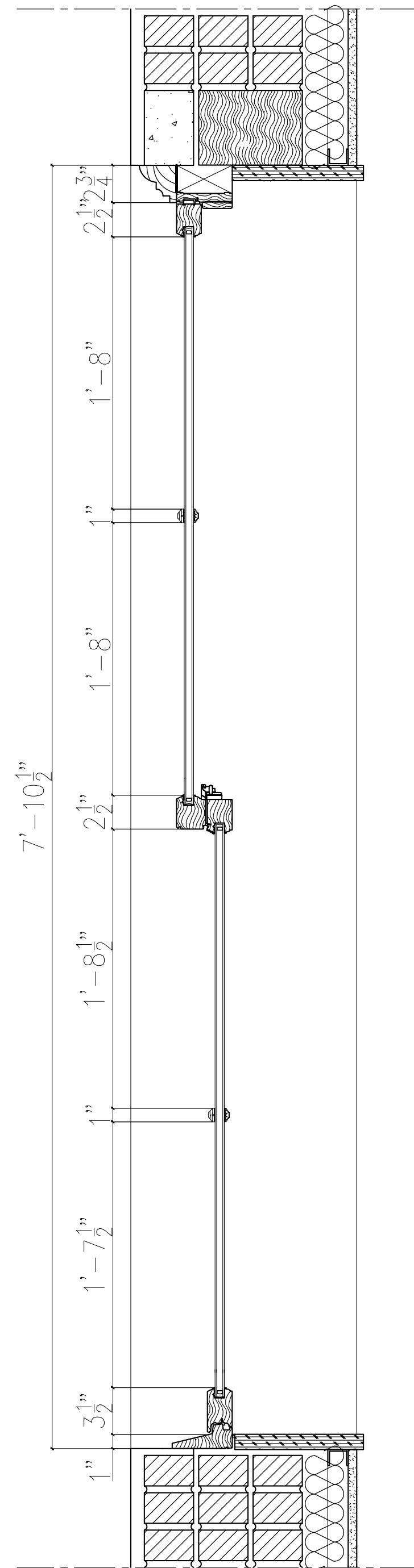


3 PLAN

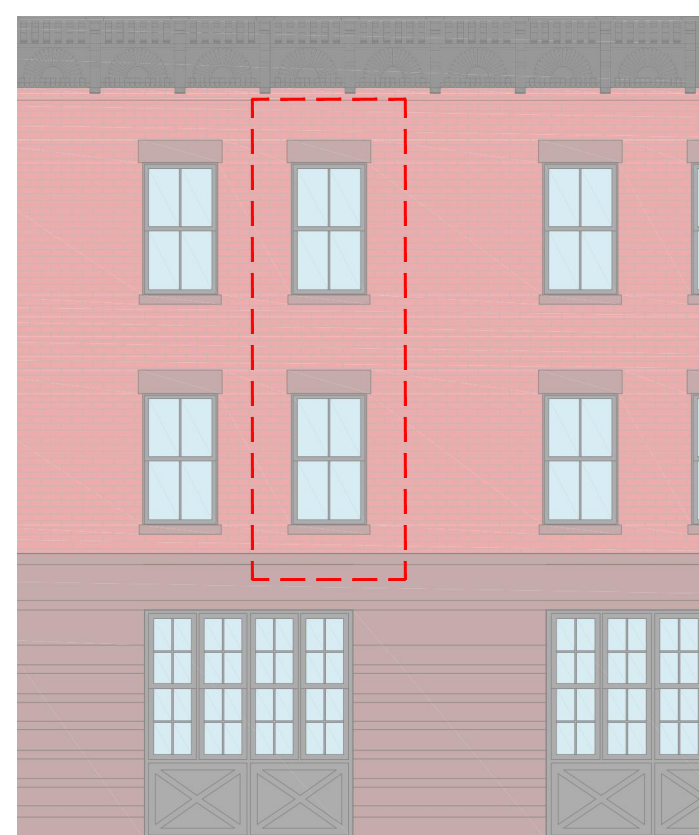
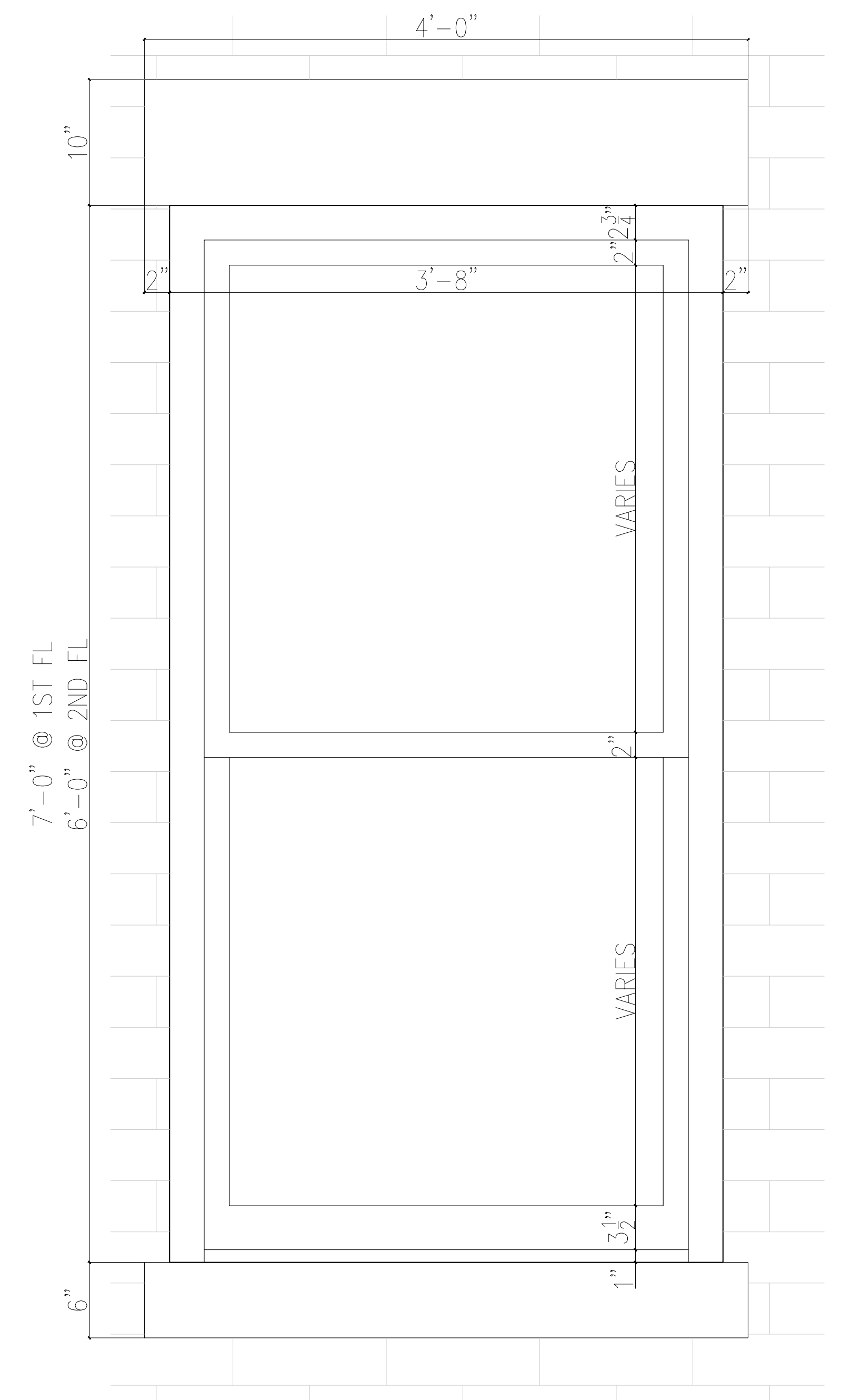
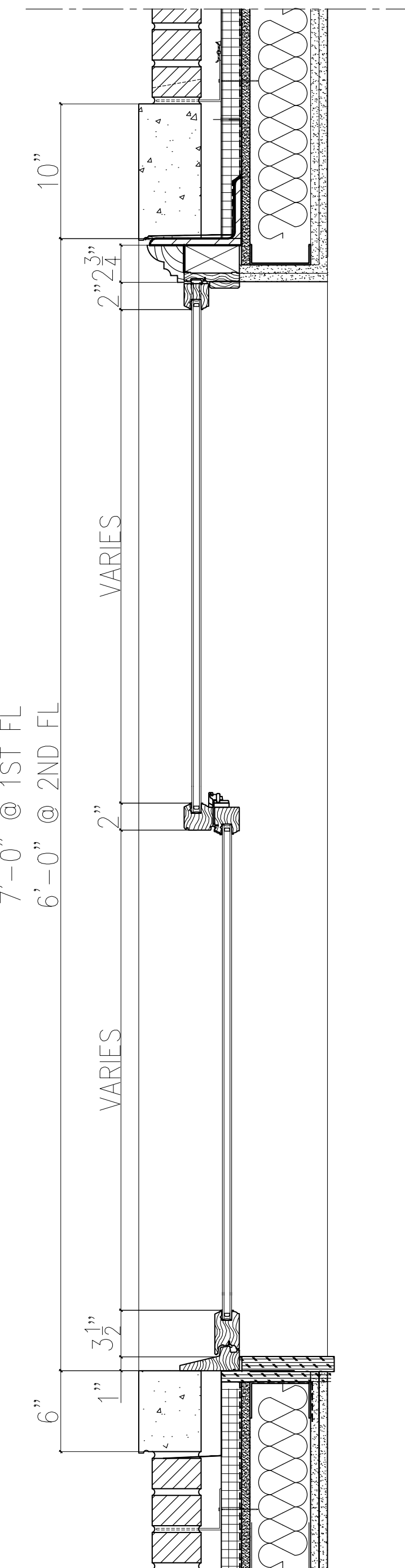
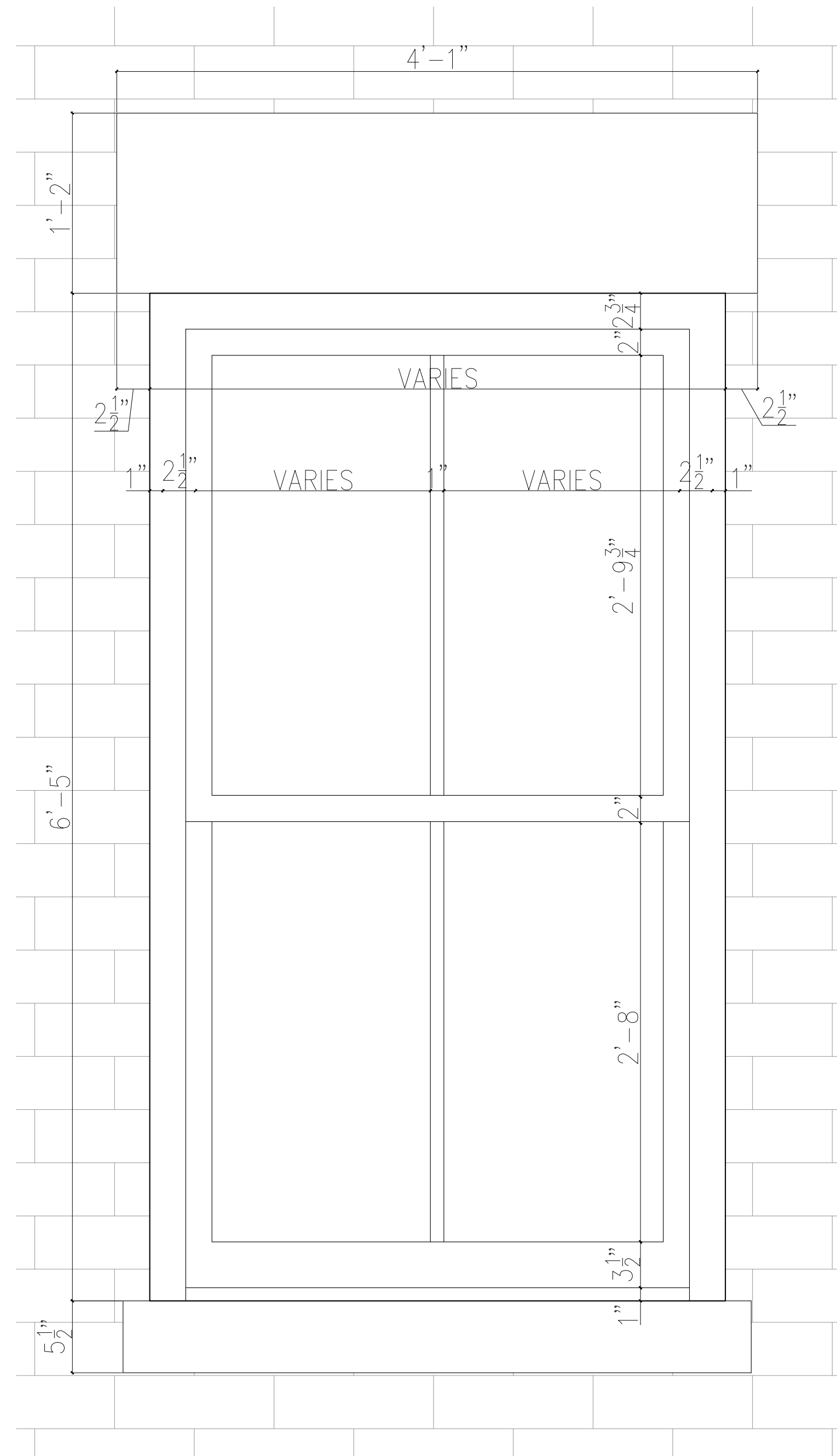
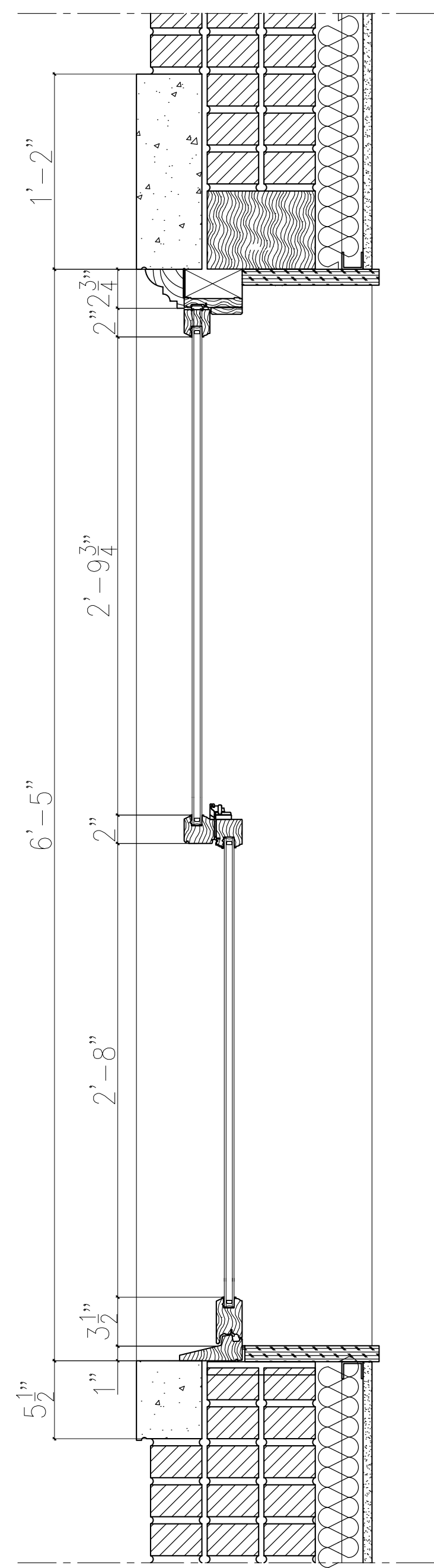
NEW CEMENTICIOUS FINISH TO MATCH EXISTING RUSTIC BASE COLOR AND FINISH

WOOD DOUBLE HUNG WINDOWS

PROPOSED 'X' PANELING PREFERENCES ORIGINAL BARN DOOR MOTIF



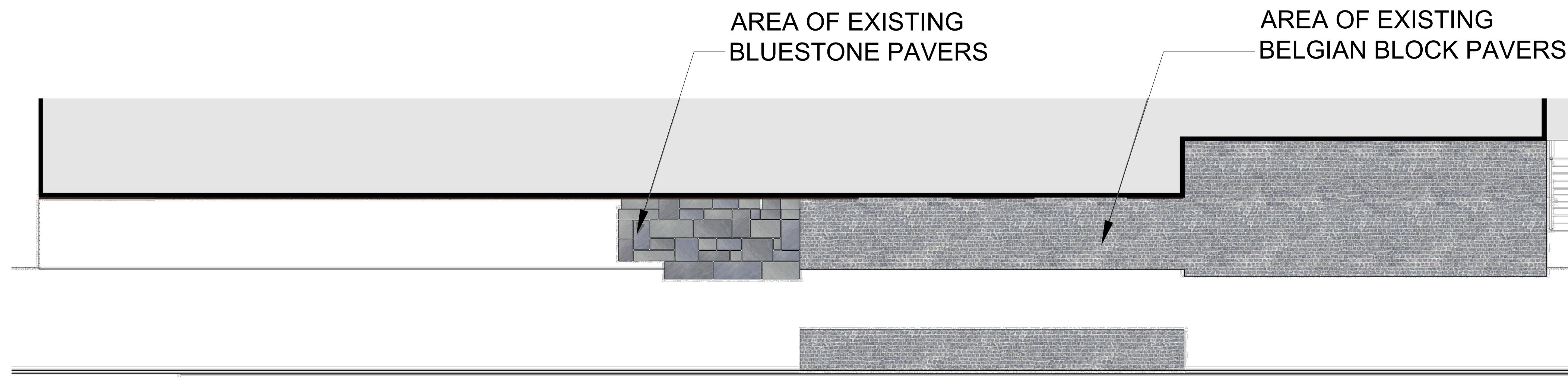
DOUBLE HUNG WINDOWS
AT EXISTING BUILDING



DOUBLE HUNG WINDOWS
AT EXISTING BUILDING



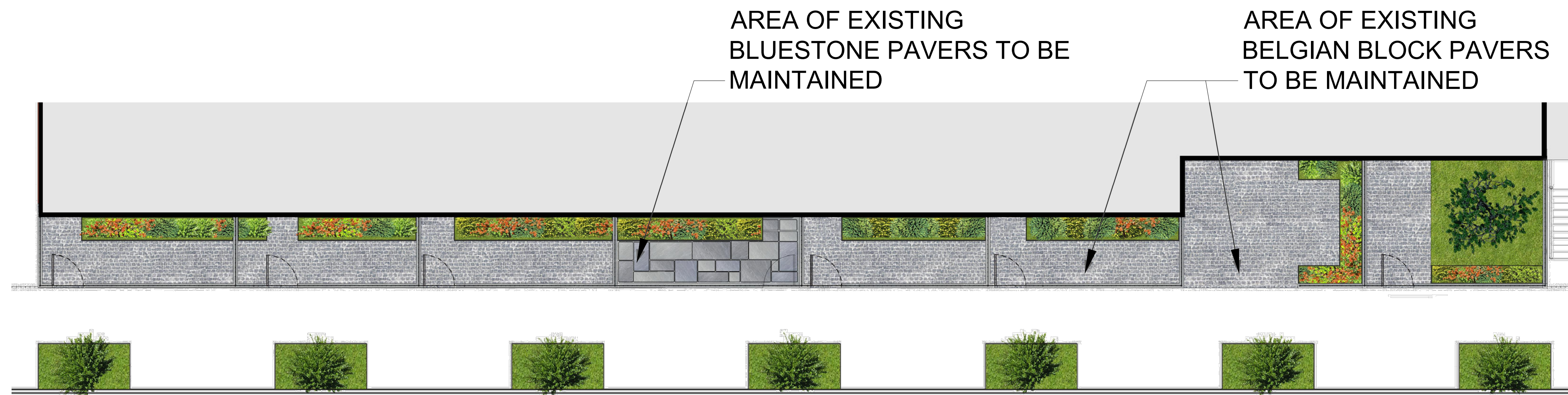
DOUBLE HUNG WINDOWS
AT NEW BUILDING



AREA OF EXISTING
BLUESTONE PAVERS

AREA OF EXISTING
BELGIAN BLOCK PAVERS

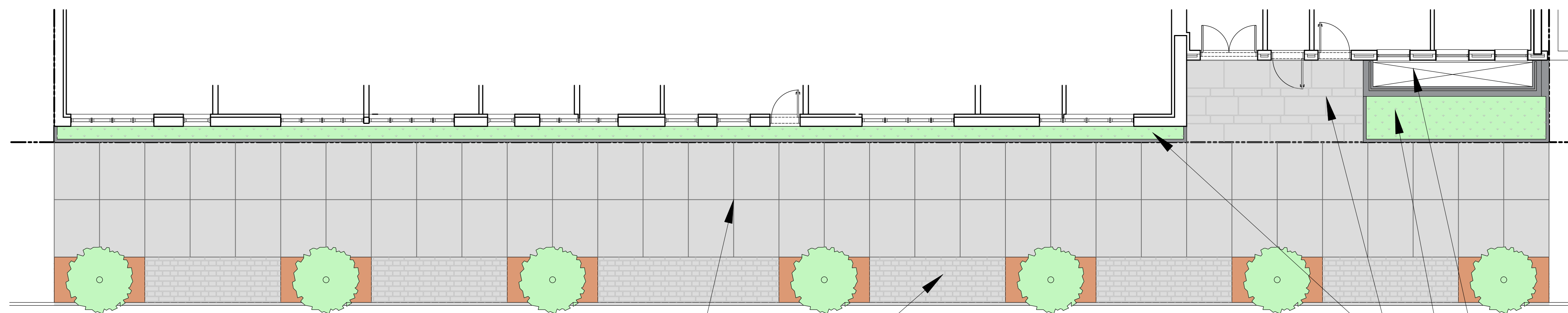
EXISTING



AREA OF EXISTING
BLUESTONE PAVERS TO BE
MAINTAINED

AREA OF EXISTING
BELGIAN BLOCK PAVERS
TO BE MAINTAINED

7.18.17 APPROVED DESIGN

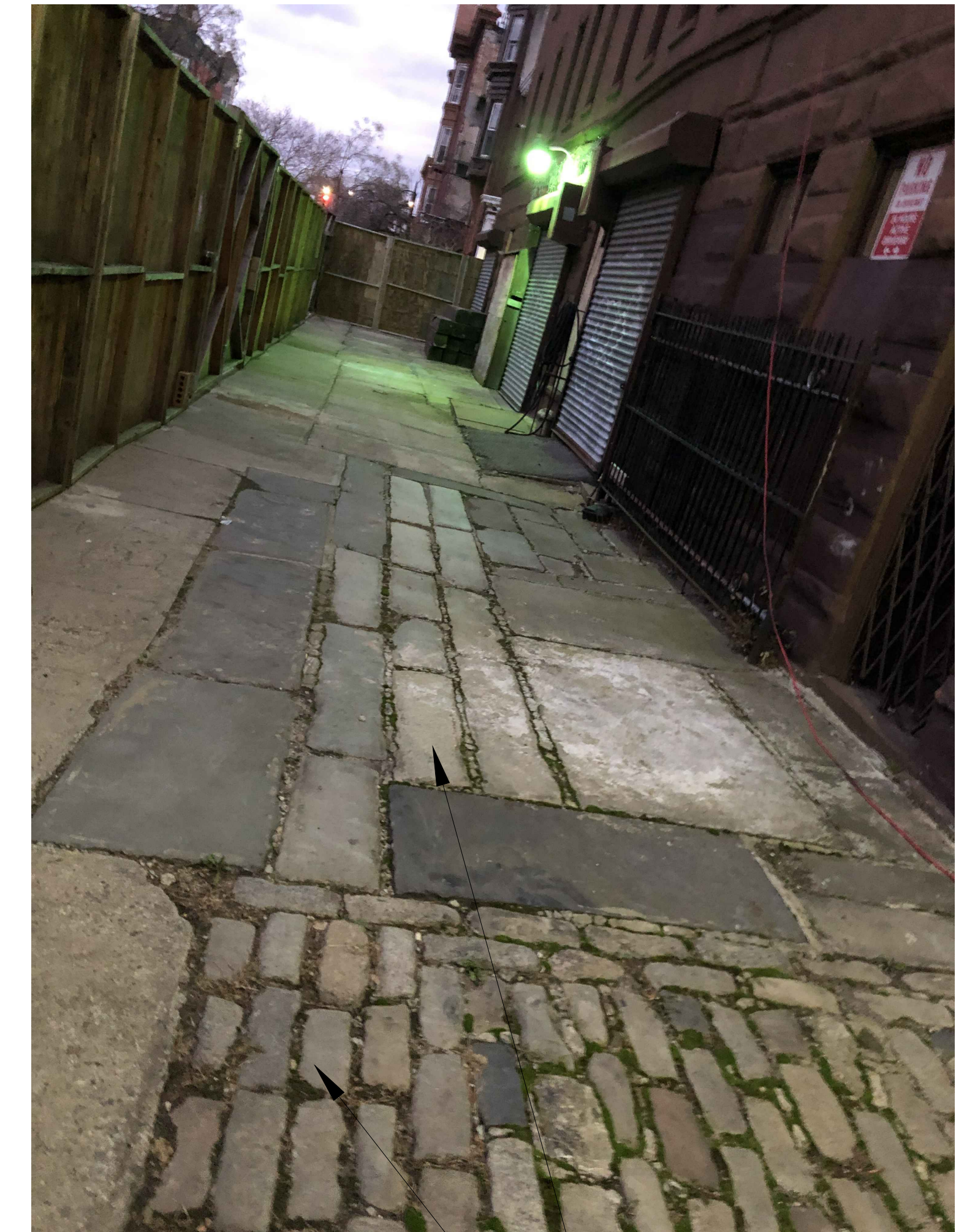


CURRENT PROPOSAL

NEW CONCRETE
SIDEWALK

AREA OF EXISTING BELGIAN
BLOCK TO BE REINSTALLED

OPEN TO BELOW AREA
PLANTED AREA PER ZR28-23 &
4" BLUESTONE CURB
EXISTING BLUESTONE
SLABS TO BE REINSTALLED



EXISTING
BLUESTONE SLABS
EXISTING
BELGIAN BLOCKS