

The current proposal is:

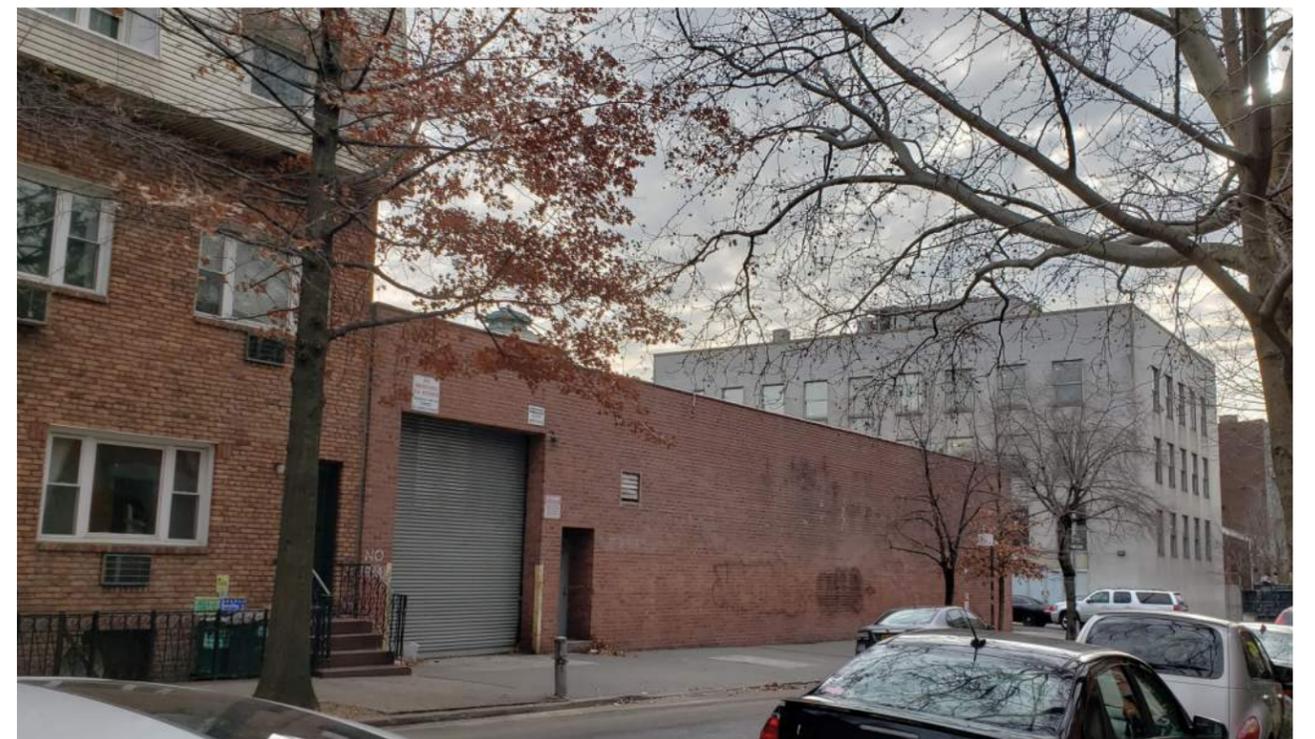
Preservation Department – Item 1, LPC-19-38988

**171 Calyer Street – Greenpoint Historic District,
Borough of Brooklyn**

Note: this is a Public Meeting item. No public testimony will be received today as the hearing on this item is closed.

P **K**
S **B**

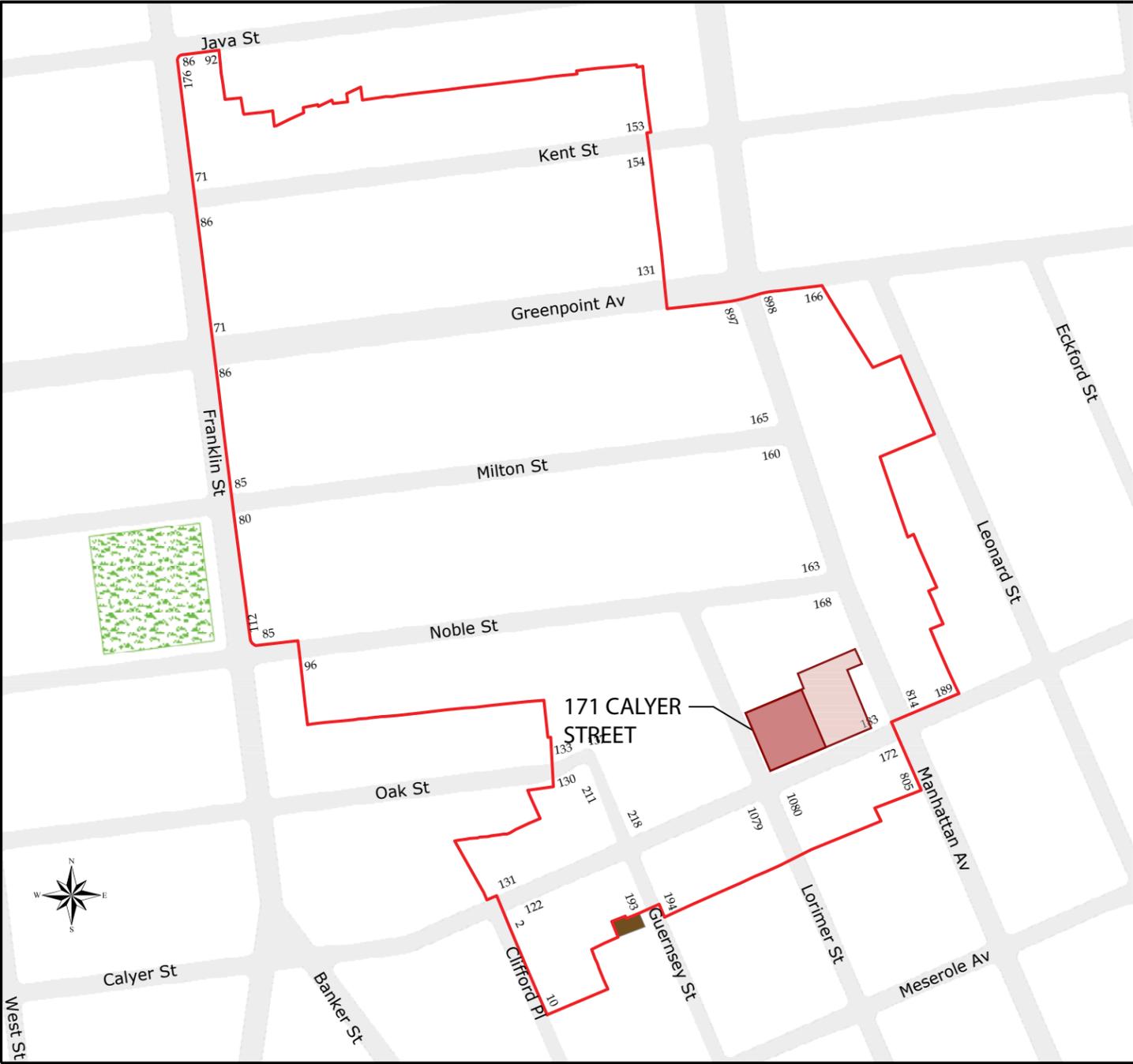
171 Calyer Street
Landmarks Preservation Commission
July 20, 2020



P **K**
S **B**

EXISTING CONDITIONS
171 Calyer Street

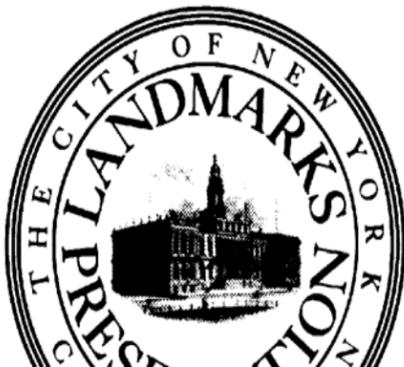
Greenpoint



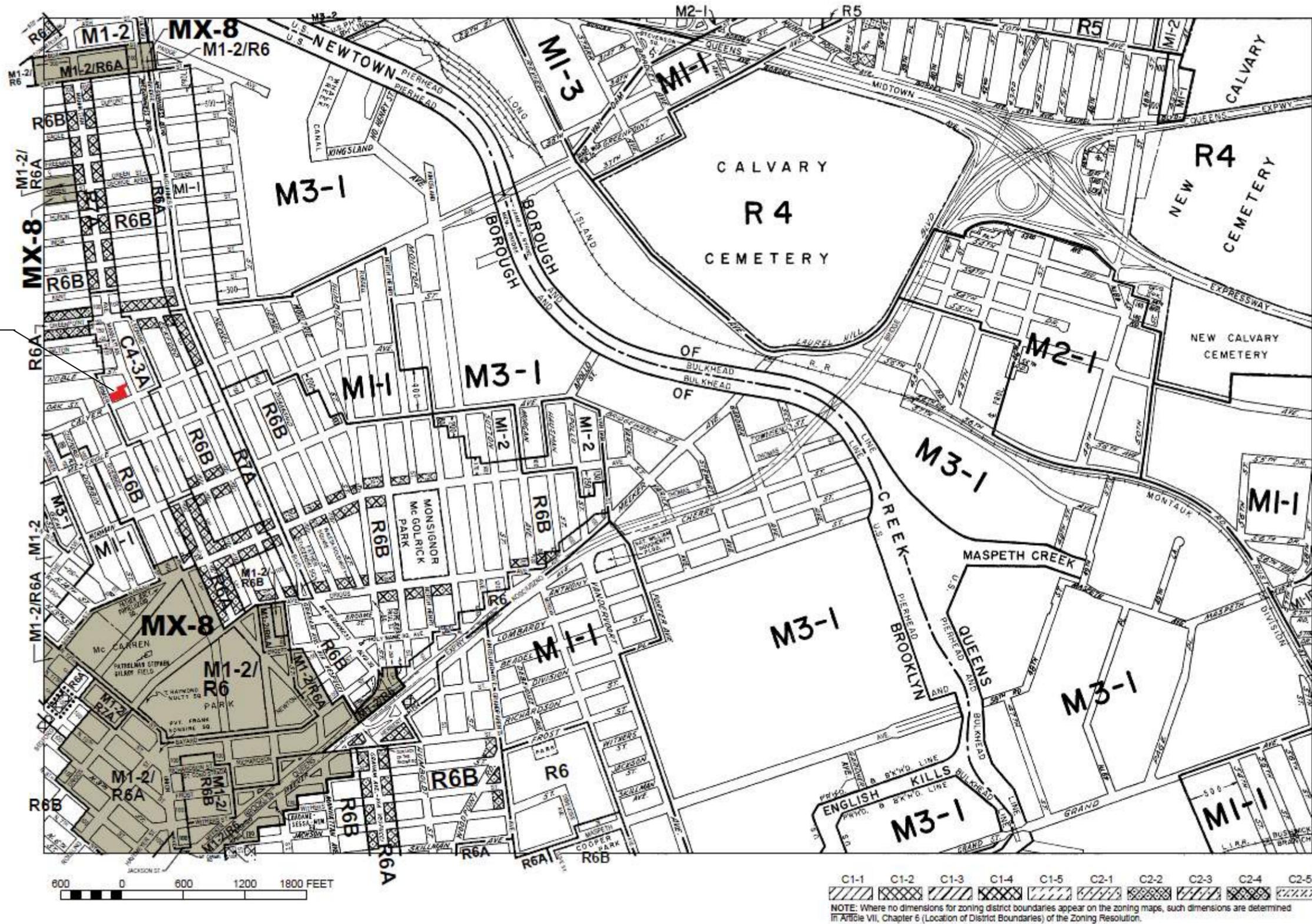
P **K**
+
S **B**

HISTORIC DISTRICT MAP

171 Calyer Street



171 CALYER STREET



P + K
S + B

ZONING MAP 13a
171 Calyer Street

MANHATTAN AVENUE: West Side Between Calyer and Noble Streets.

No. 821 was built in 1887 for William Helinken by Frederick Weber who designed a number of buildings within the district. Two stories high, the frame building was faced with false brick after 1909. The ground-floor storefront has been altered and the detail stripped from the apartment windows above. The neo-Grec cornice, however, with brackets, dentils and central pediment is still intact. To the north is a two-story brick addition which replaced an earlier frame structure about 1915. The ground floor of the addition has plate-glass show windows, while the windows on the floor above have stone molded lintels; a plain metal roof cornice surmounts the facade.

No. 825 is the narrow Manhattan Avenue entrance for a modern one-story commercial

CALYER STREET: North Side Between Lorimer Street and Manhattan Avenue.

No. 169-177 is a one-story contemporary brick commercial building, which features large plate-glass show windows and central pediment. It houses an A & P supermarket.

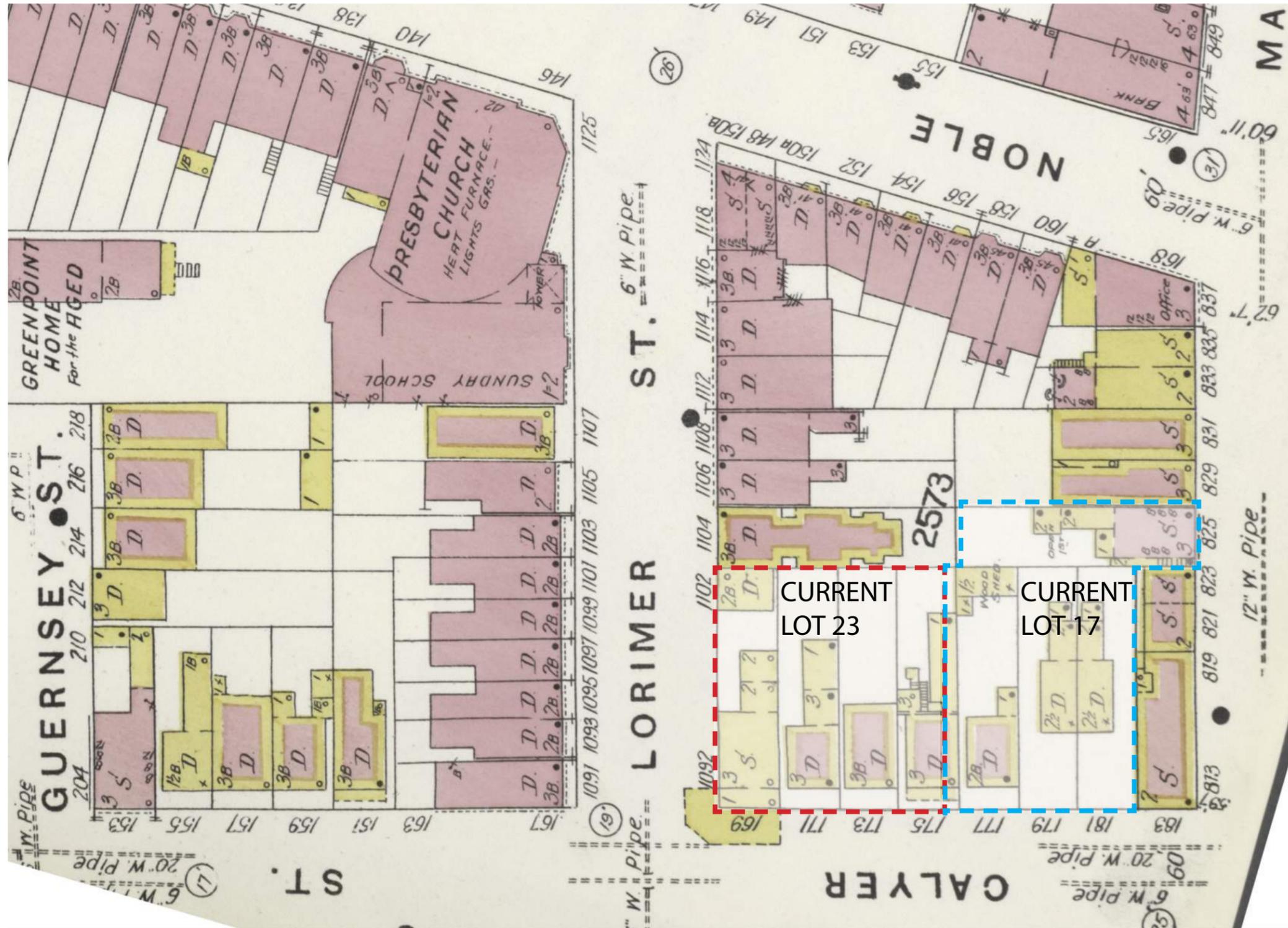
No. 179-181 is a one-story modern commercial building that occupies the site of the Greenpoint Theater which had been designed in 1907 by William H. McElpatrick, a member of a family prominent in the creation of many of New York's theaters in the nineteenth and early twentieth centuries. The theater was built for P.G. Williams, president of the Orpheum Company of Manhattan. An extension to the present commercial structure provides access from No. 825 Manhattan Avenue.

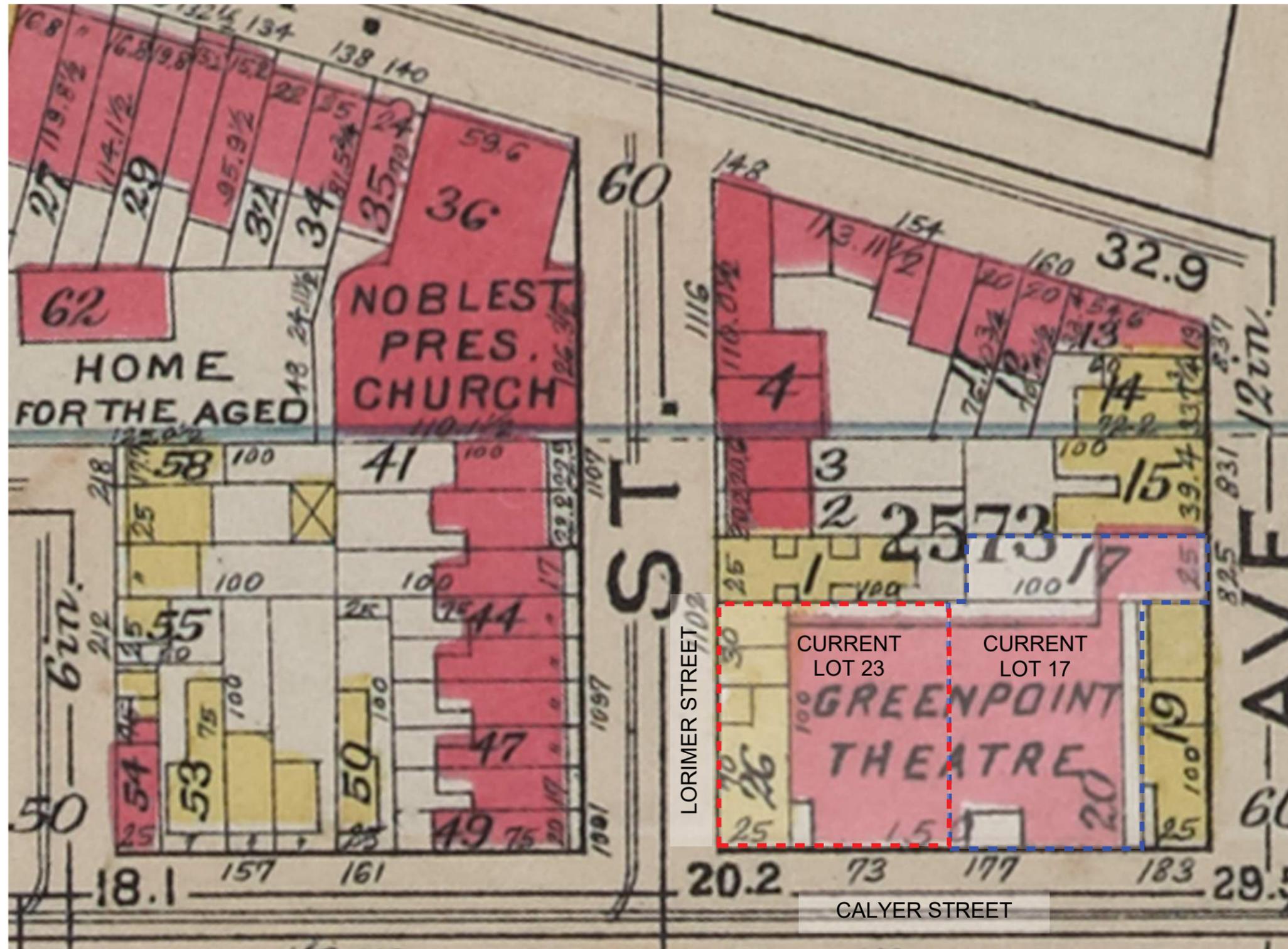
LORIMER STREET: East Side Between Calyer and Noble Streets

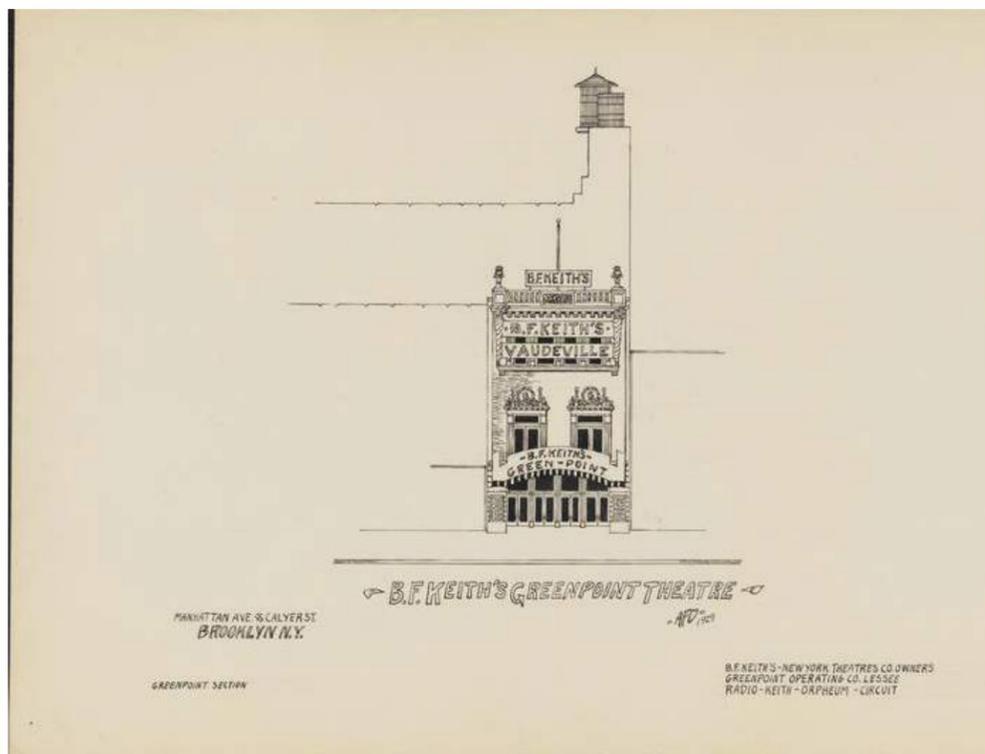
No. 1092-1102 is the side wall of No. 169-177 Calyer Street.

No. 1104 was probably built about 1885 by George Gerard who designed the neo-Grec row across the street. However, the building has been given a completely new facade. The first two floors are faced in brick with entrances flanking a tripartite window. The second floor has two tripartite windows. The third floor, projecting a stylized mansard-like story, is sheathed with shingles and pierced by two deeply recessed windows similar to the ones in the lower stories.

Nos. 1106 and 1108 are two Italianate style houses built about 1878-79 by Charles Smith for investment purposes. Smith, a grocer, lived at the corner of Lorimer and Calyer Streets in 1870-71. The three-story houses have square headed-windows that decrease in height with each rising story. The windows have stone, cap-molded lintels; those at No. 1108 are heavier and have dentils. The lintels are repeated above the entrances. Both houses are crowned by identical bracketed and modillioned roof cornices. The two houses still have their original ironwork and entrance doors.







THEATRE ELEVATION



1940 TAX PHOTO



GREENPOINT THEATRE INTERIOR



GREENPOINT THEATRE



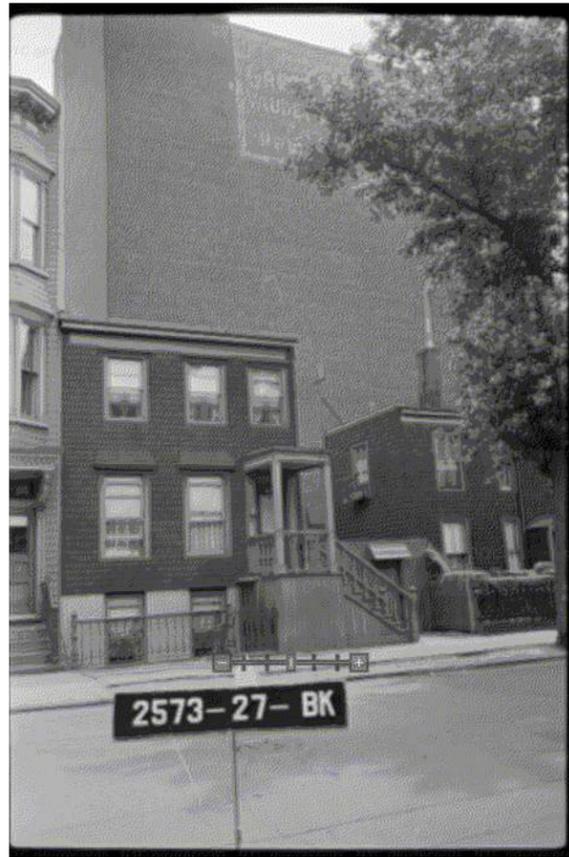
GREENPOINT THEATRE



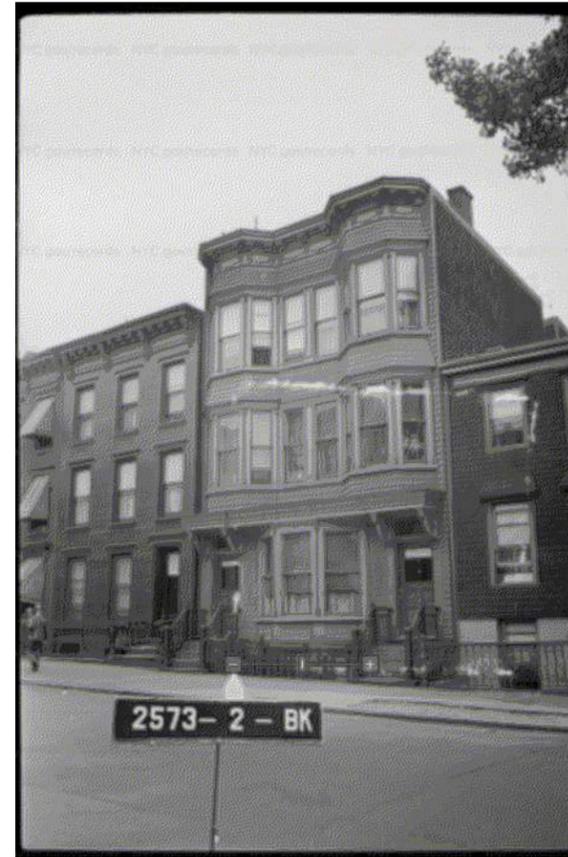
GREENPOINT THEATRE



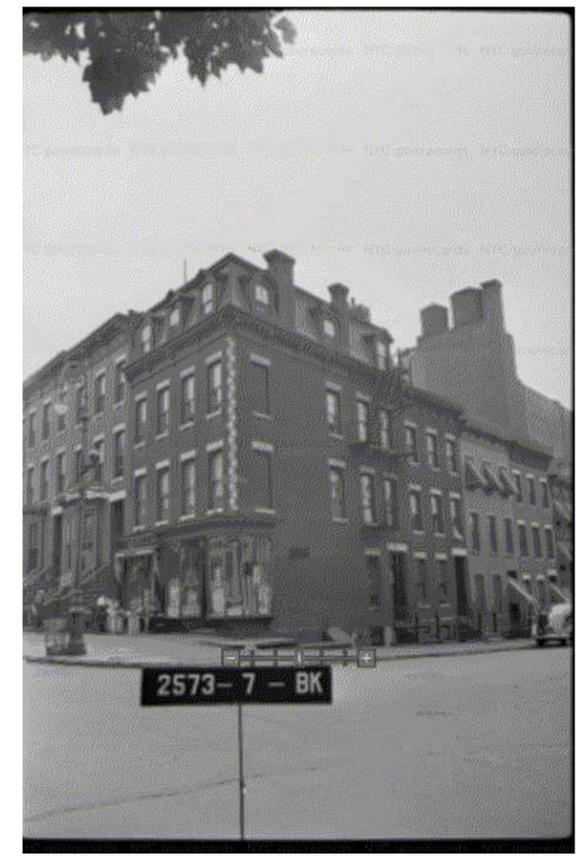
1940 TAX PHOTO



1940 TAX PHOTO



1940 TAX PHOTO



1940 TAX PHOTO

ASTRAL APARTMENTS
182 FRANKLIN STREET



140 NOBLE STREET



807 MANHATTAN AVENUE



P **K**
+
S **B**

HISTORIC DISTRICT MAP - LARGE SCALE RESIDENTIAL

171 Calyer Street



BUILDING DESCRIPTION FROM LANDMARKS DESIGNATION REPORT FOR GREENPOINT HISTORIC DISTRICT

No. 1109-1125 is a six-story red brick apartment house erected about 1949. A deep central entrance court is flanked by two pavilions which are pierced by single and double window bays. The square-headed, double-hung, six-over-six sash and the ornamental plaques in the roof recall the neo-Federal style, here used in a vernacular manner. The Noble Street facade has a similar treatment but with a shallow central court. The site of this building was originally occupied by the Greenpoint Presbyterian Church.



Square-headed, double-hung, six-over-six sash

Ornamental plaques





LORIMER STREET - EAST SIDE



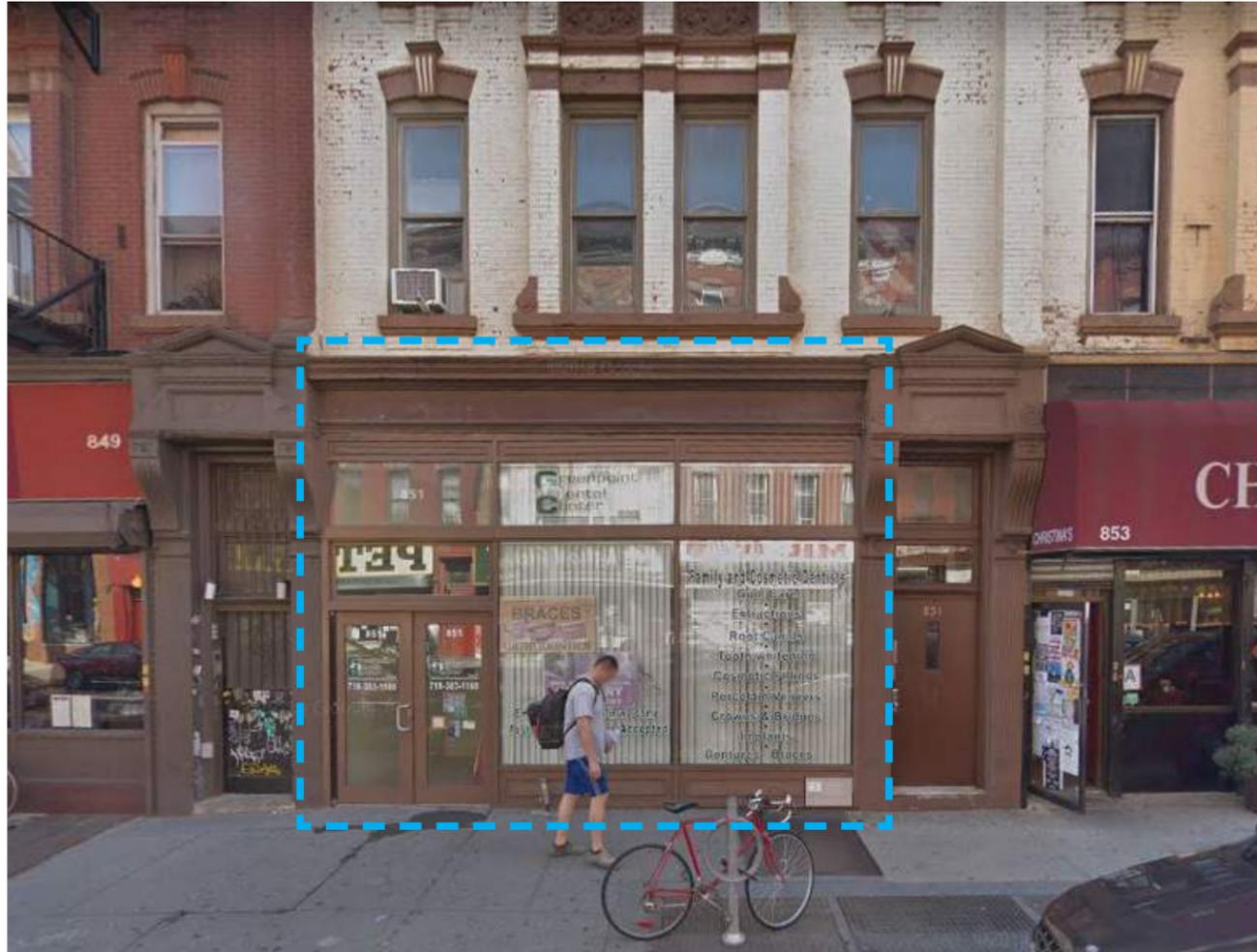
LORIMER STREET - WEST SIDE



LORIMER AND NOBLE - NORTH EAST CORNER



LORIMER AND CALYER - SOUTH WEST CORNER



851 MANHATTAN AVENUE - STOREFRONT



857 MANHATTAN AVENUE - STOREFRONT

NOBLE STREET
CHURCH

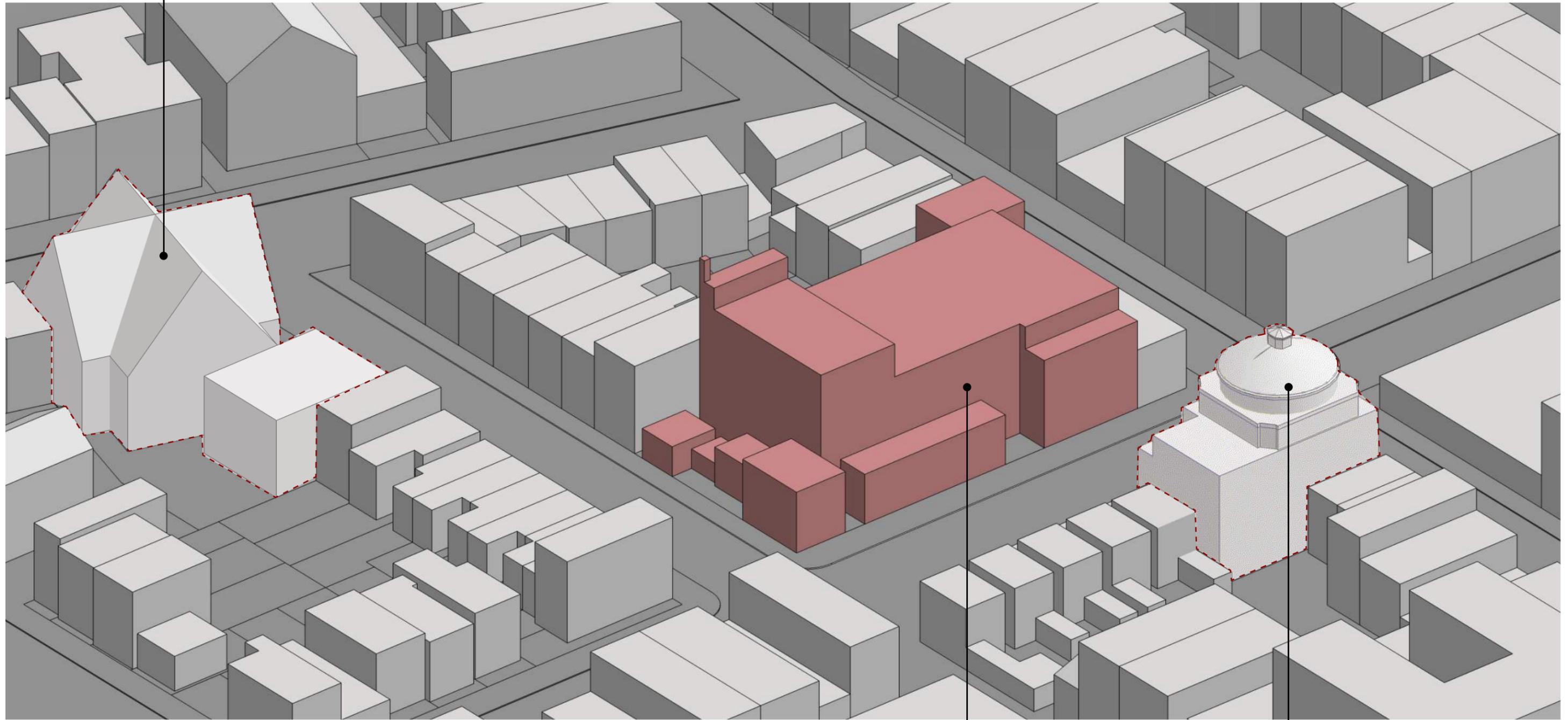


GREENPOINT SAV-
INGS BANK

P **K**
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S **B**

AXONOMETRIC - HISTORIC CONDITION: 1905
171 Calyer Street

NOBLE STREET
CHURCH



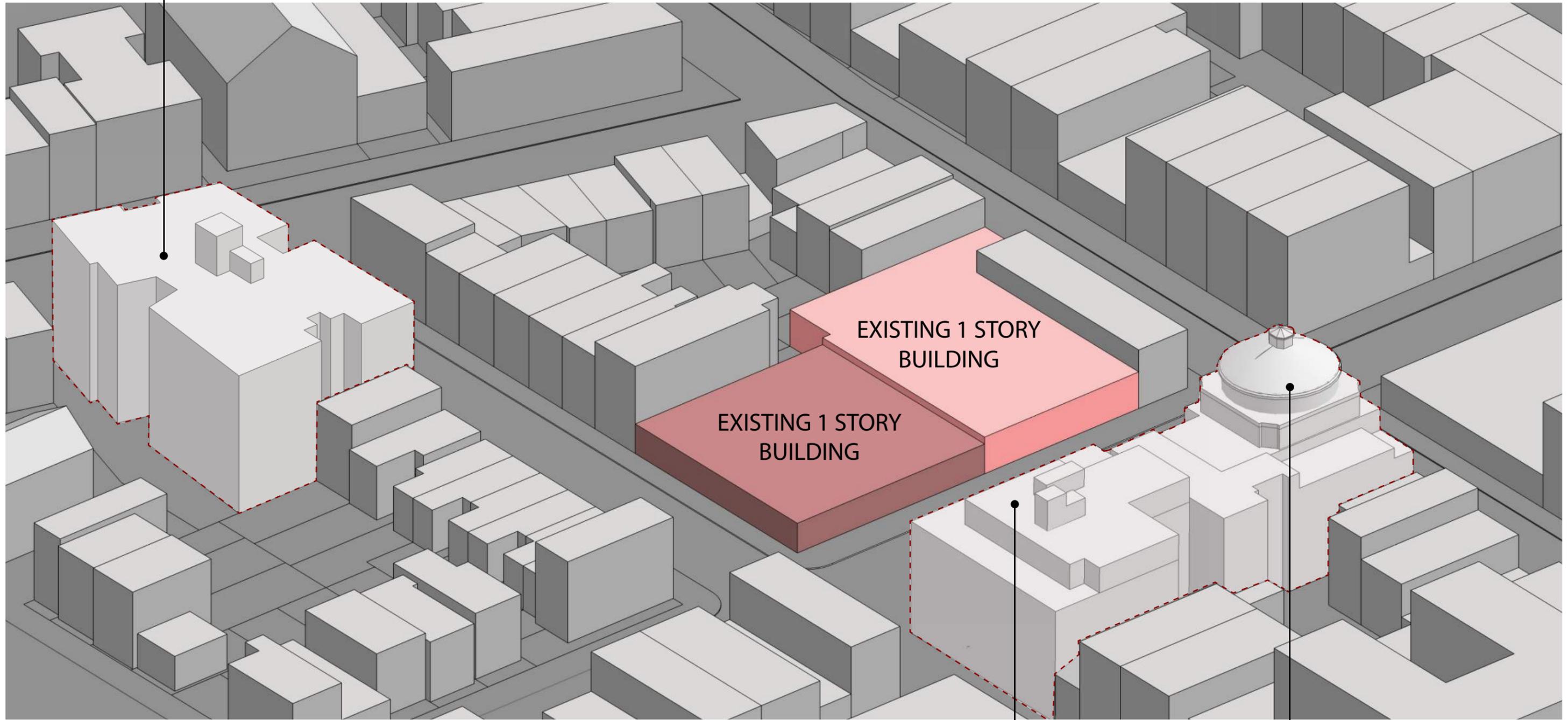
GREENPOINT THE-
ATRE

GREENPOINT SAV-
INGS BANK

P **K**
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S **B**

AXONOMETRIC - HISTORIC CONDITION: 1908
171 Calyer Street

NOBLE STREET
APARTMENTS



EXISTING 1 STORY
BUILDING

EXISTING 1 STORY
BUILDING

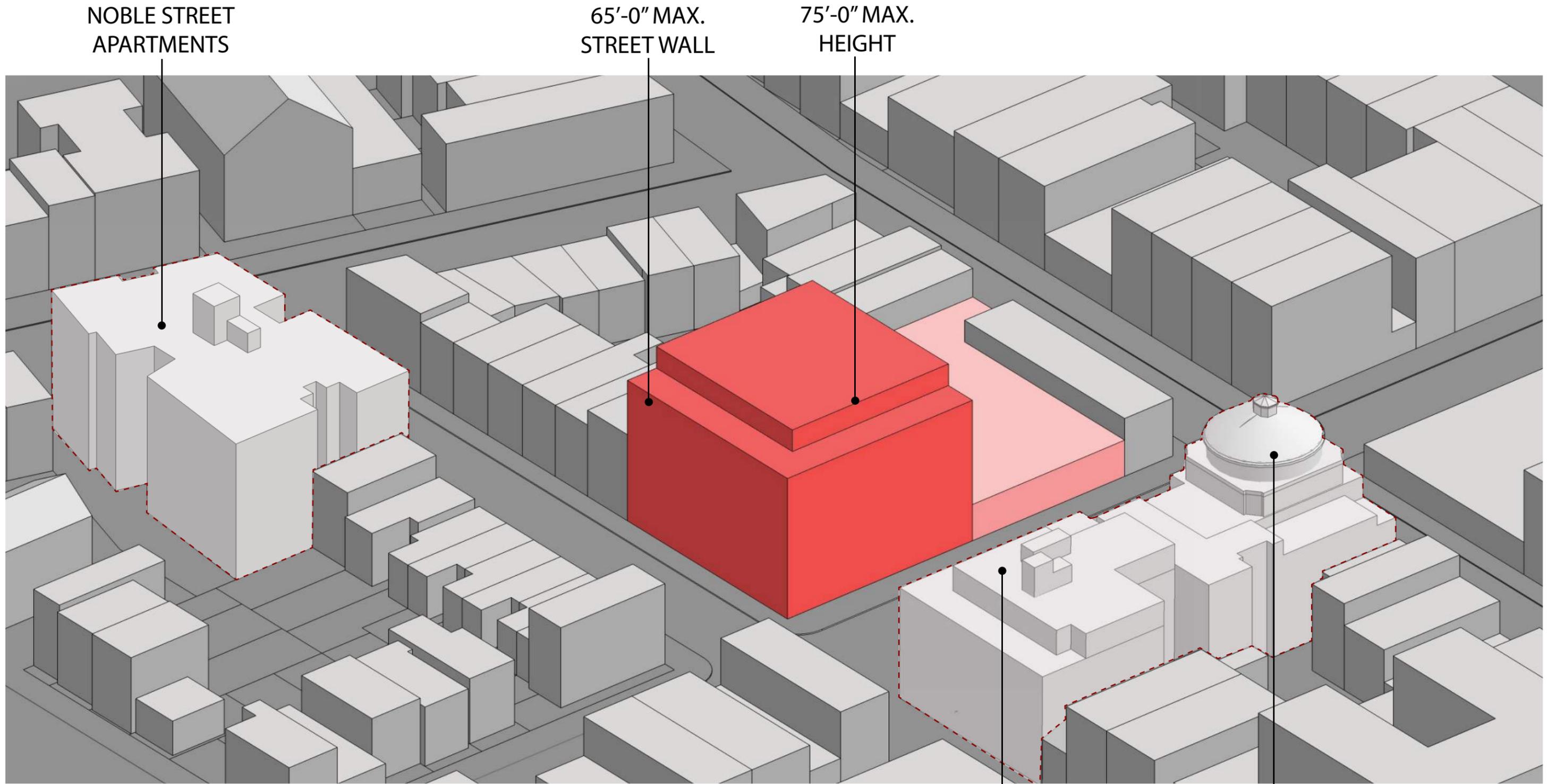
1080 LORIMER
STREET ADDITION

GREENPOINT SAV-
INGS BANK

P **K**
+
S **B**

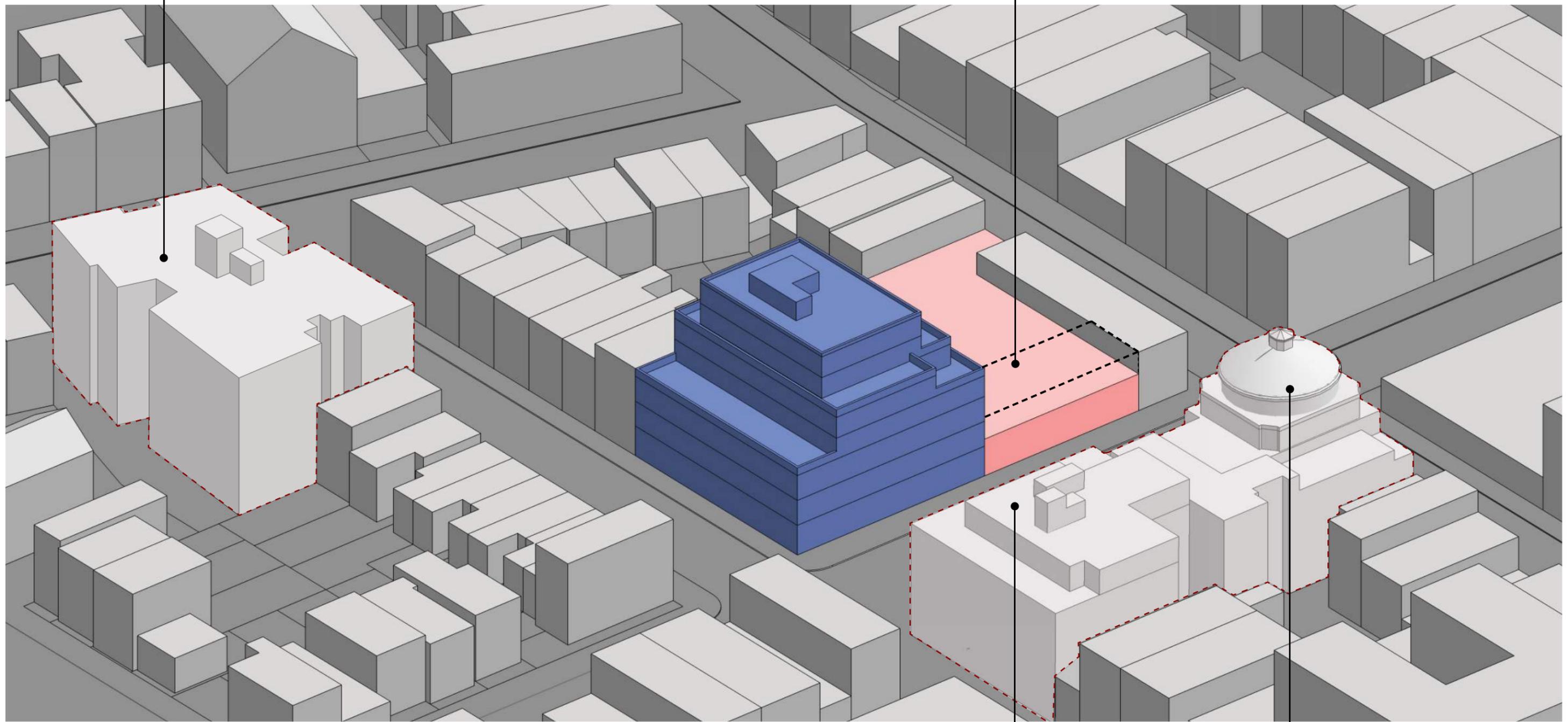
AXONOMETRIC - EXISTING CONDITION

171 Calyer Street



NOBLE STREET APARTMENTS

POTENTIAL FUTURE DEVELOPMENT



1080 LORIMER STREET ADDITION

GREENPOINT SAVINGS BANK

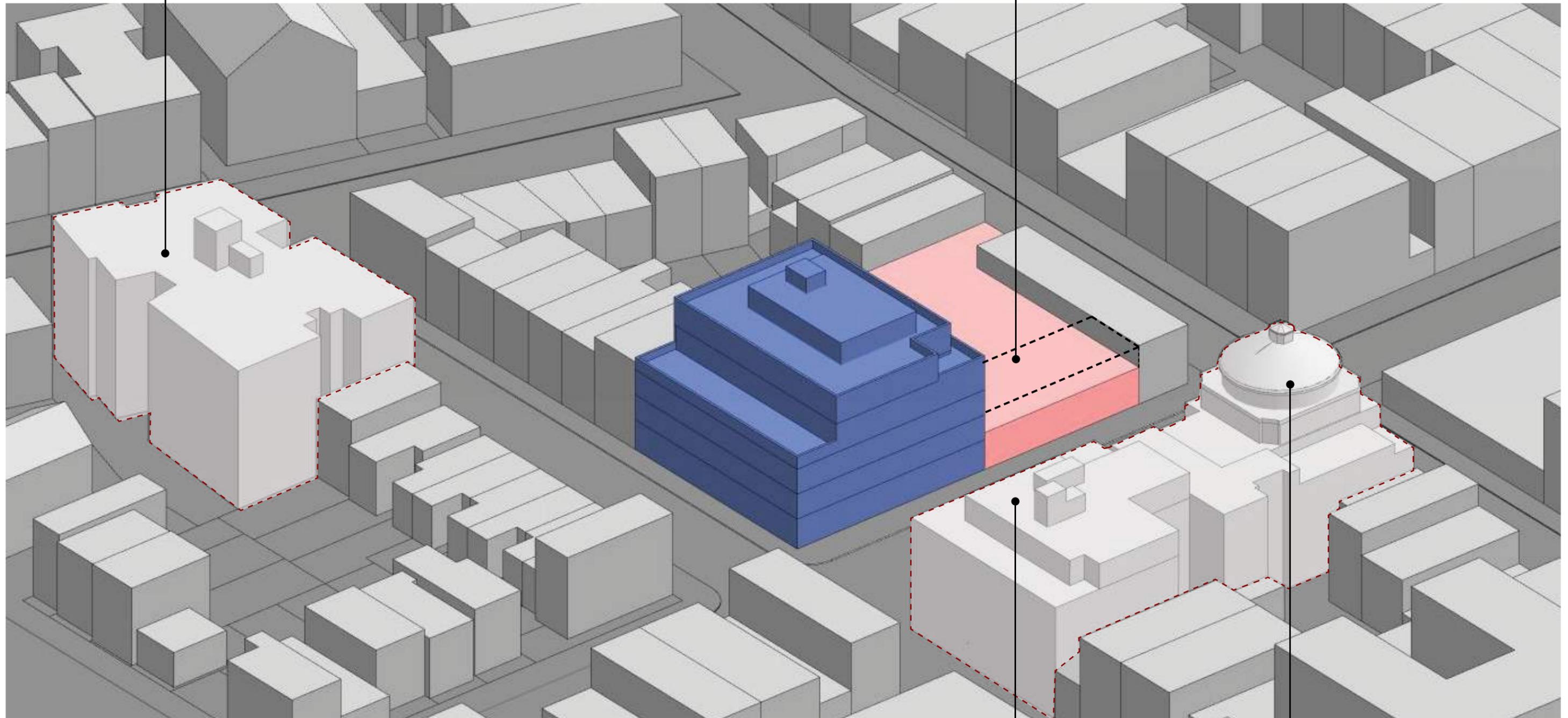
P **K**
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S **B**

AXONOMETRIC - PREVIOUSLY PROPOSED

171 Calyer Street

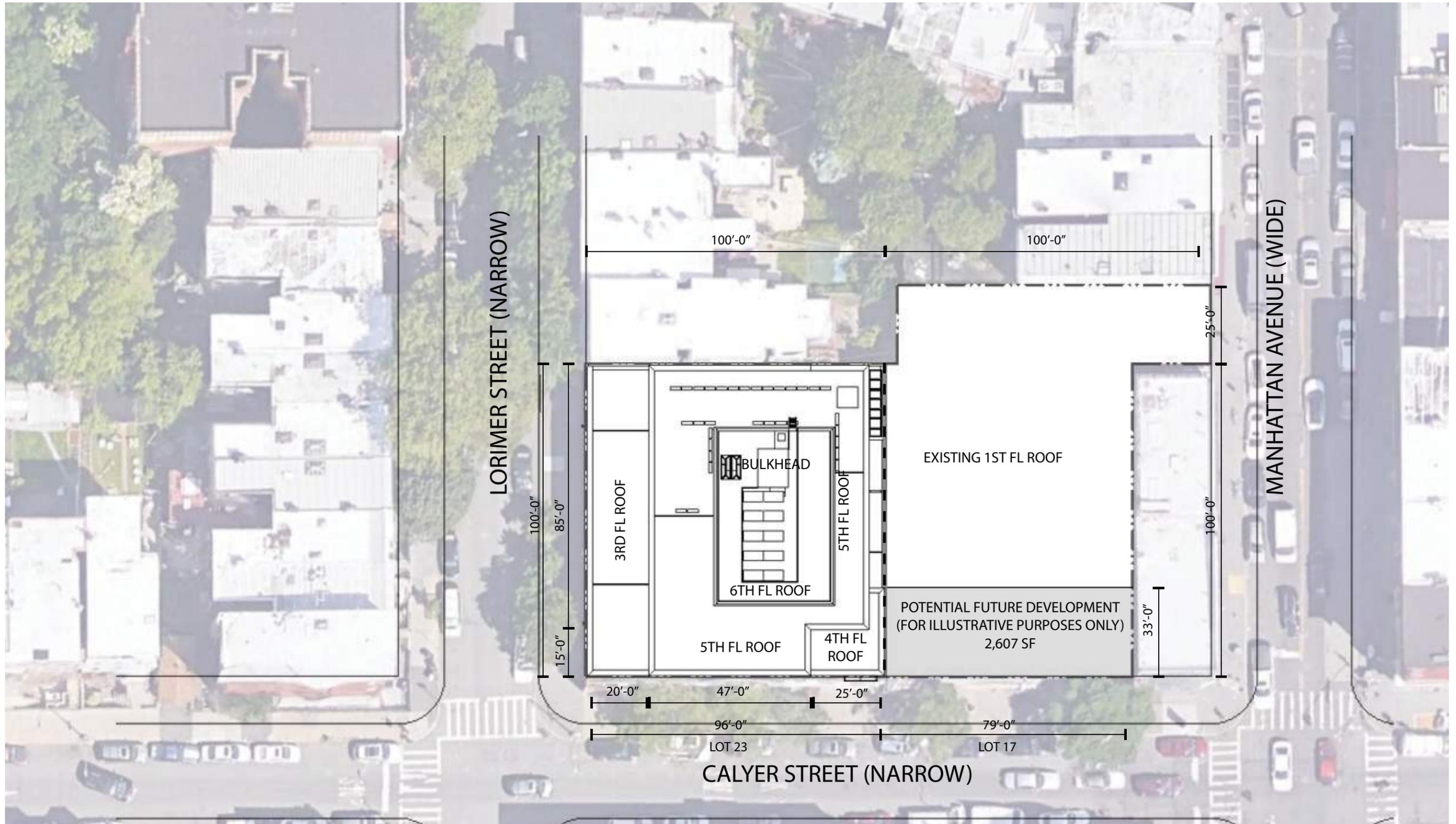
NOBLE STREET APARTMENTS

POTENTIAL FUTURE DEVELOPMENT



1080 LORIMER STREET ADDITION

GREENPOINT SAVINGS BANK





CALYER STREET ELEVATION - PREVIOUS DESIGN



CALYER STREET ELEVATION - REVISED DESIGN



LORIMER STREET ELEVATION - PREVIOUS DESIGN



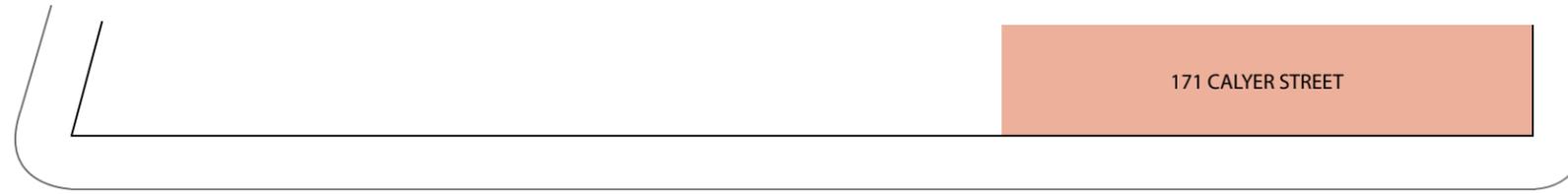
LORIMER STREET ELEVATION - REVISED DESIGN



Street View A
(EAST)



NOBLE STREET



Street View A ▲

Street View B ▼

LORIMER STREET

CALYER STREET



Street View B
(WEST)



P **K**
S **B**

LORIMER STREET ELEVATIONS - EAST AND WEST SIDE

171 Calyer Street











P **K**
S **B**

EAST LOT LINE ELEVATION - PREVIOUSLY PROPOSED

171 Calyer Street

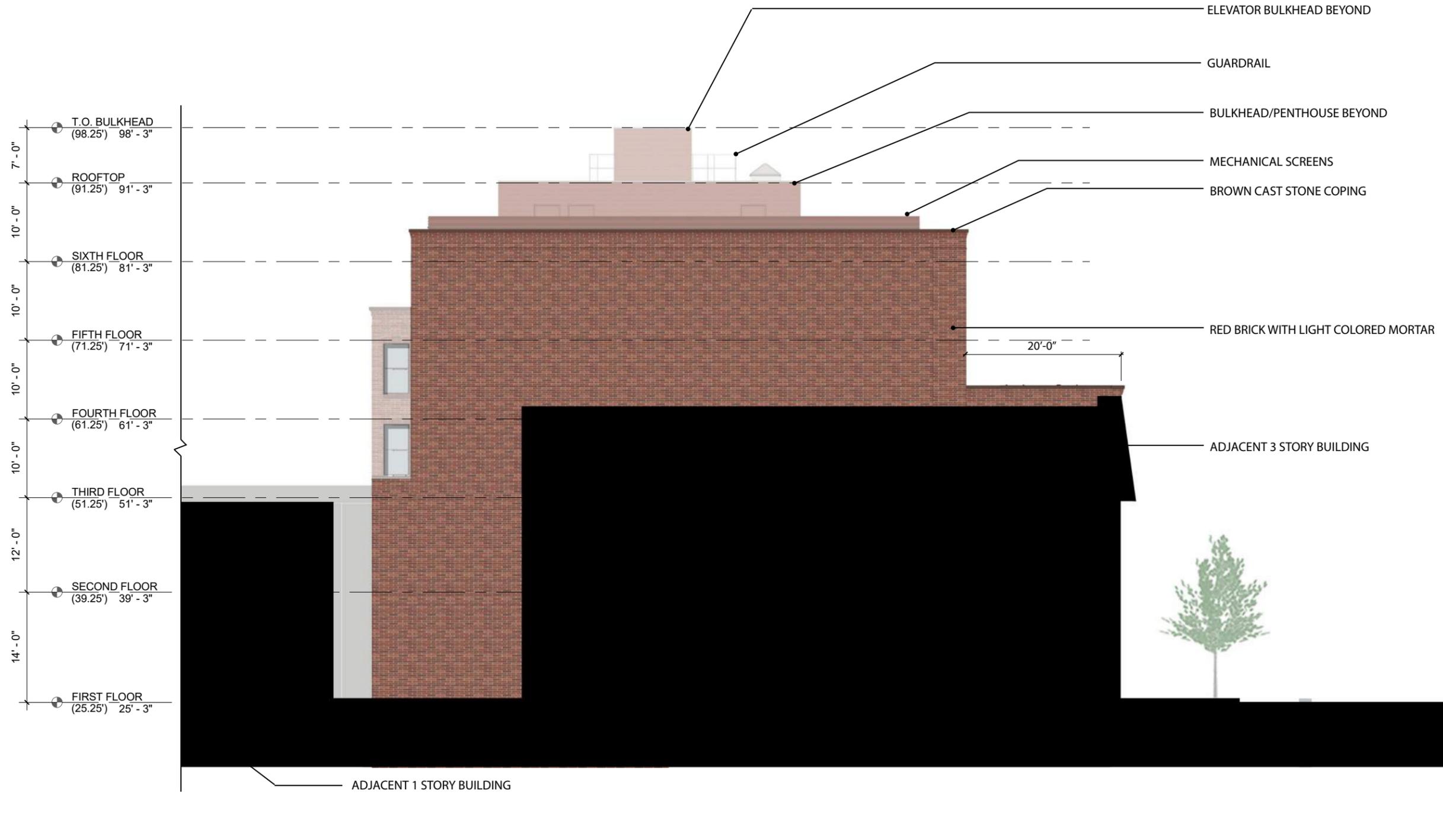


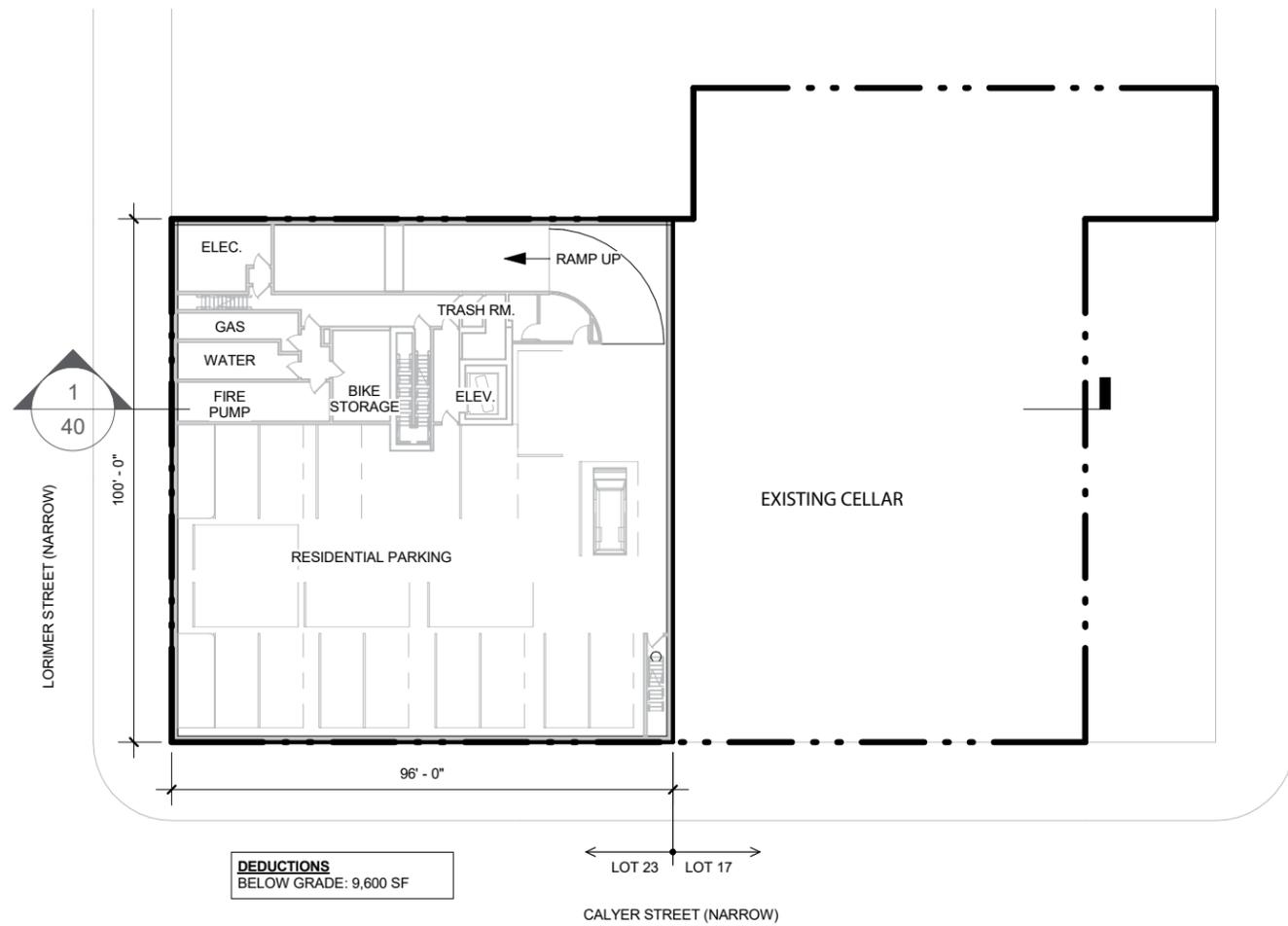
P + K
S + B

EAST LOT LINE ELEVATION - REVISED DESIGN

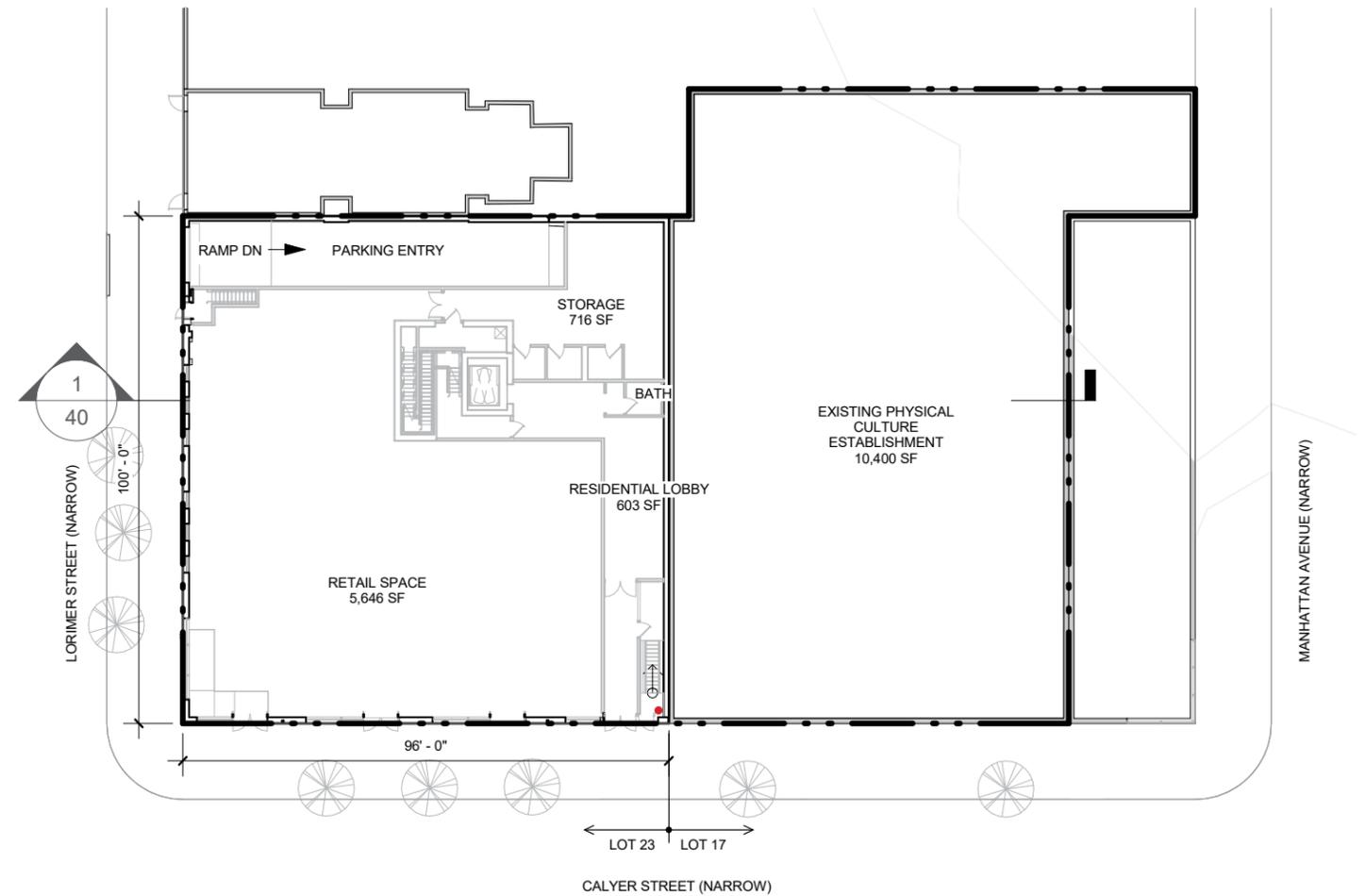
171 Calyer Street



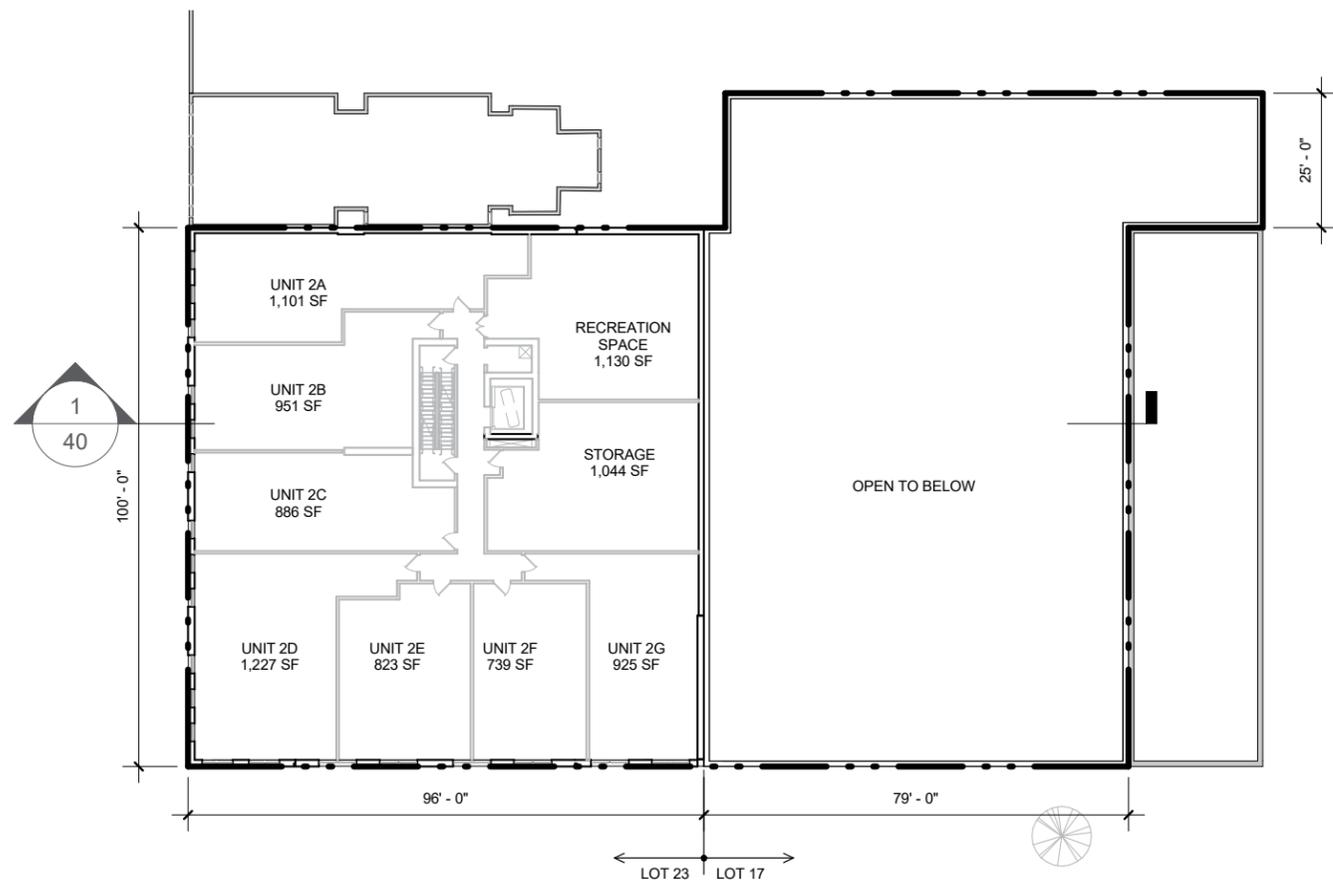




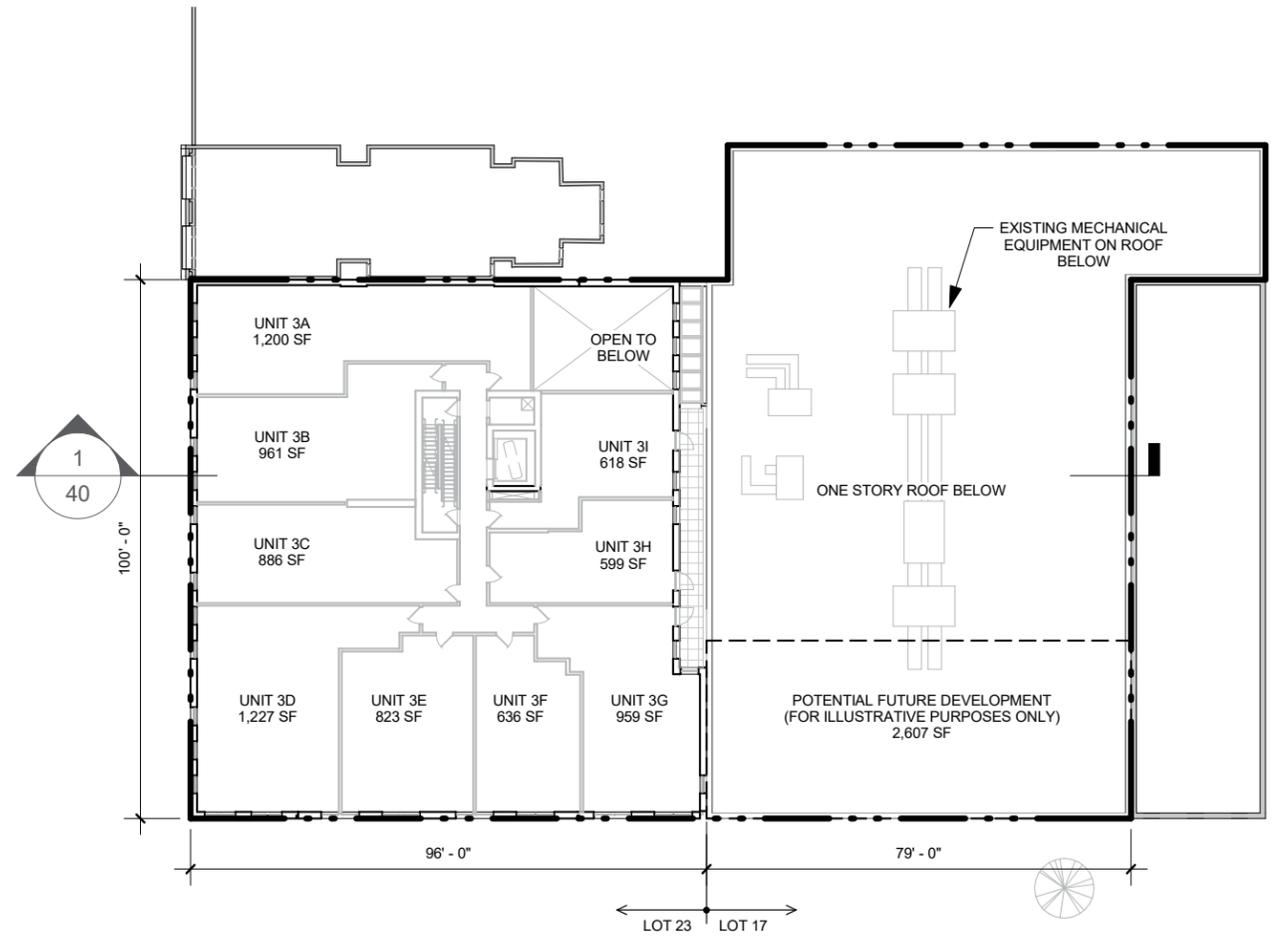
1 CELLAR



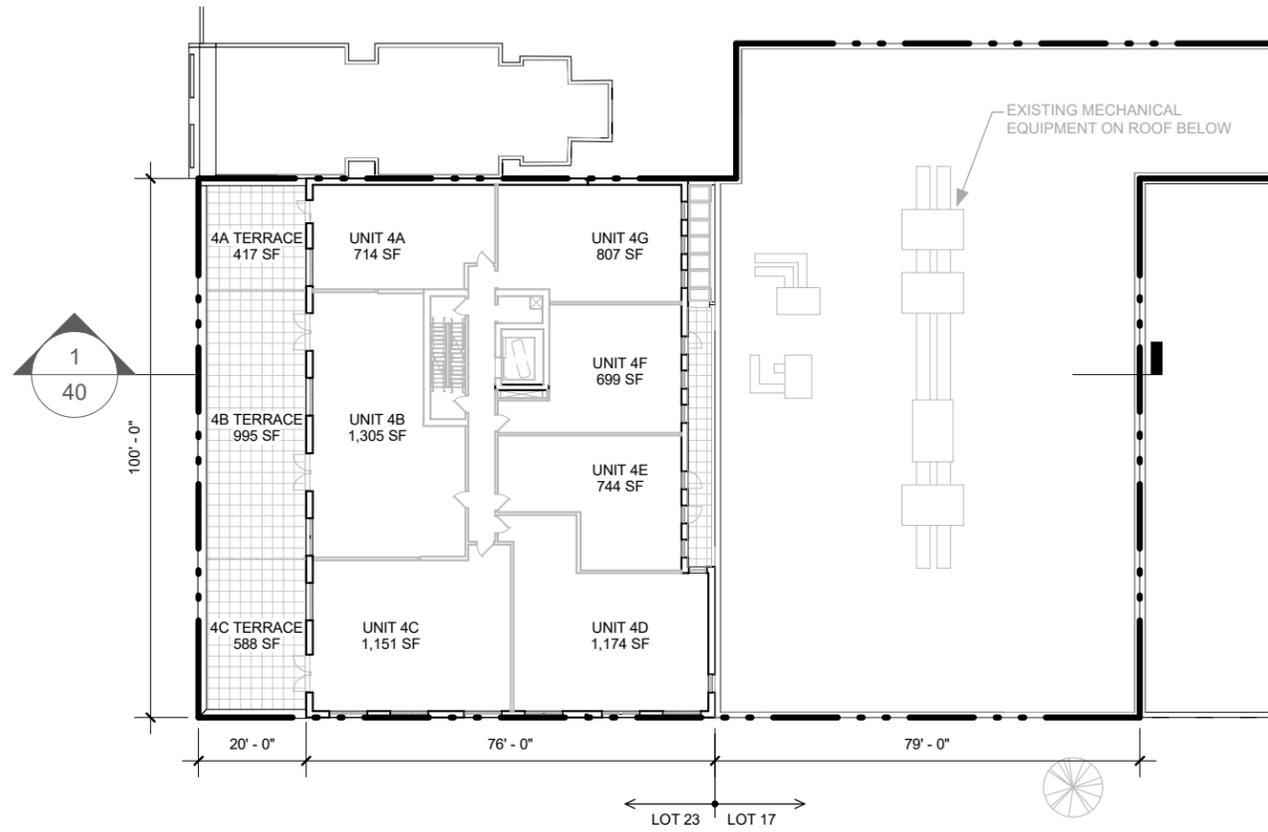
2 FIRST FLOOR



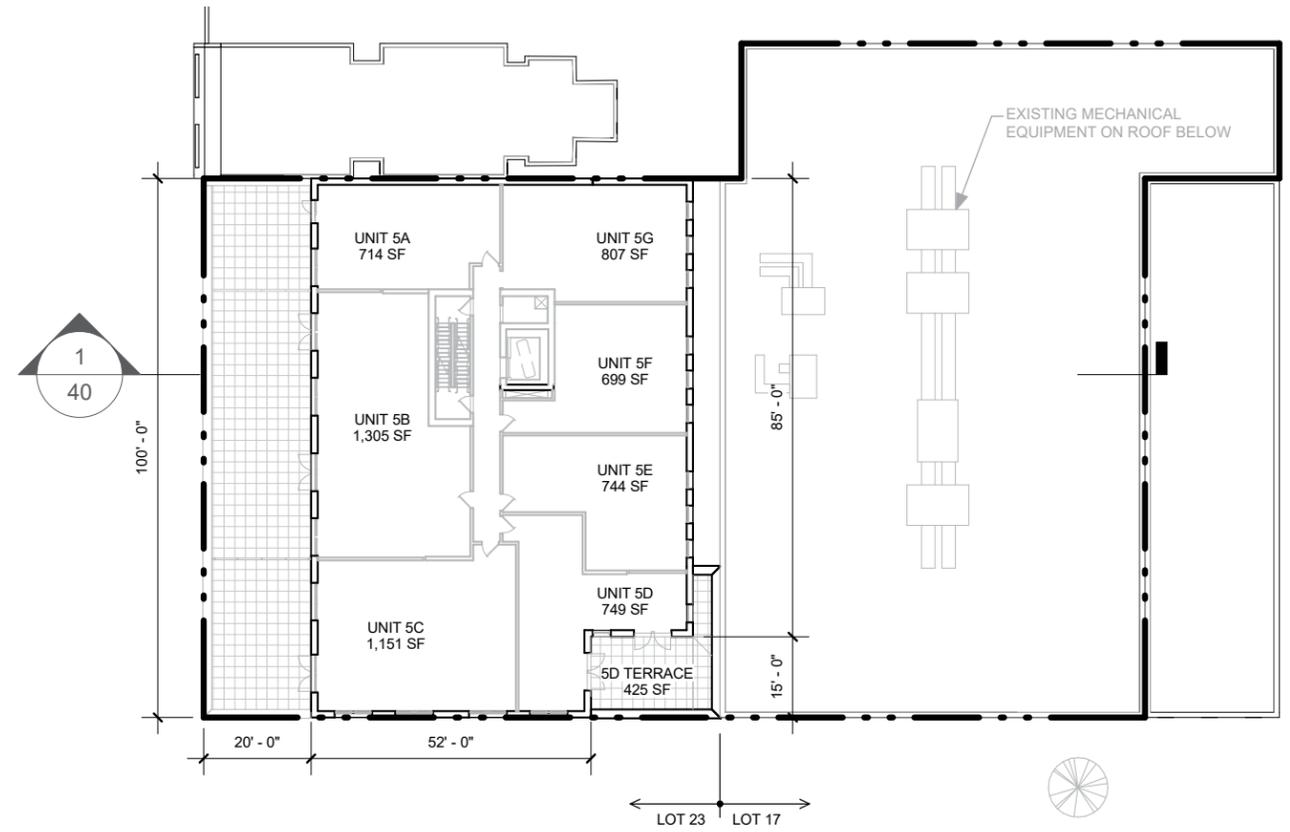
1 SECOND FLOOR



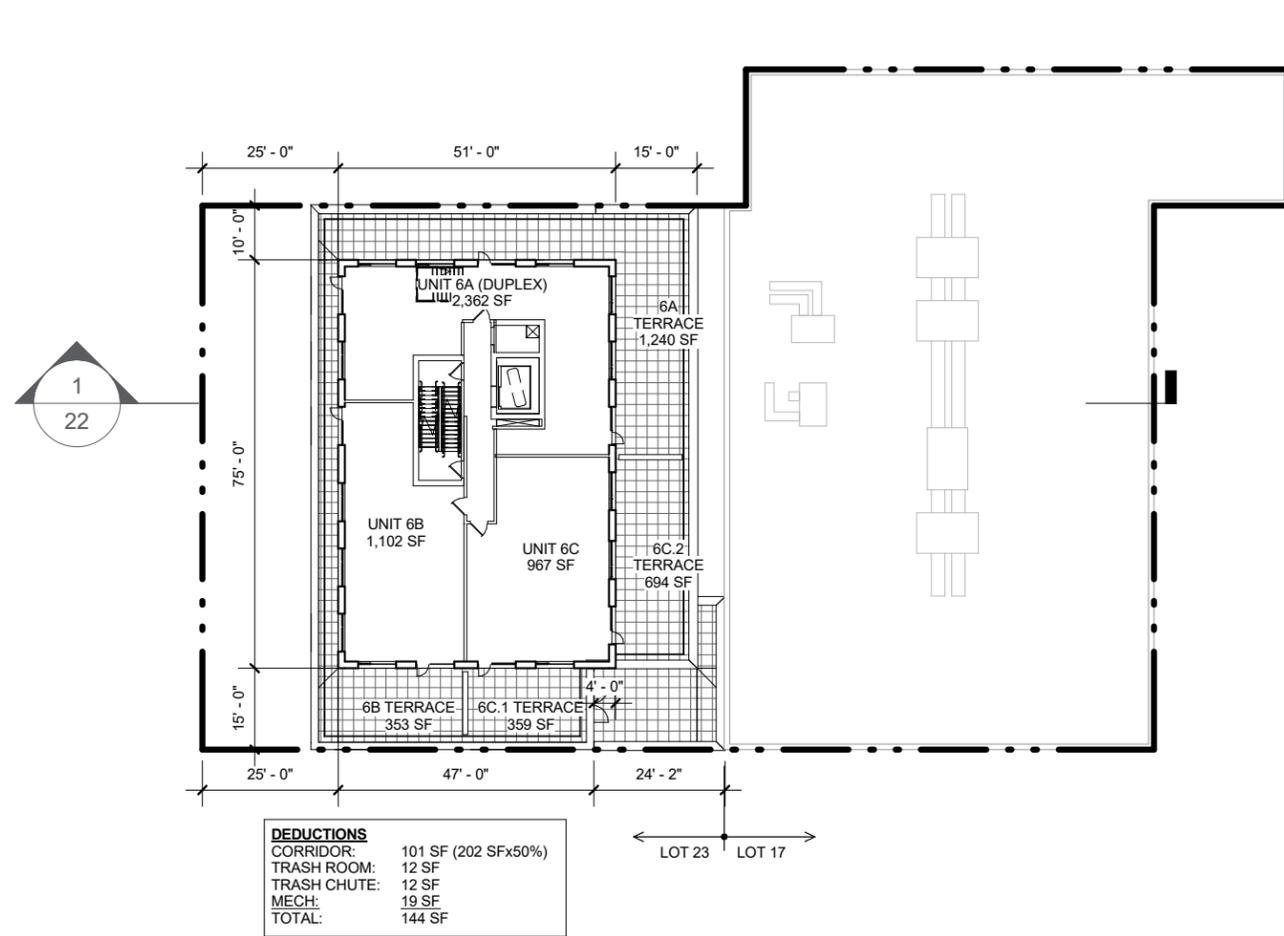
2 THIRD FLOOR



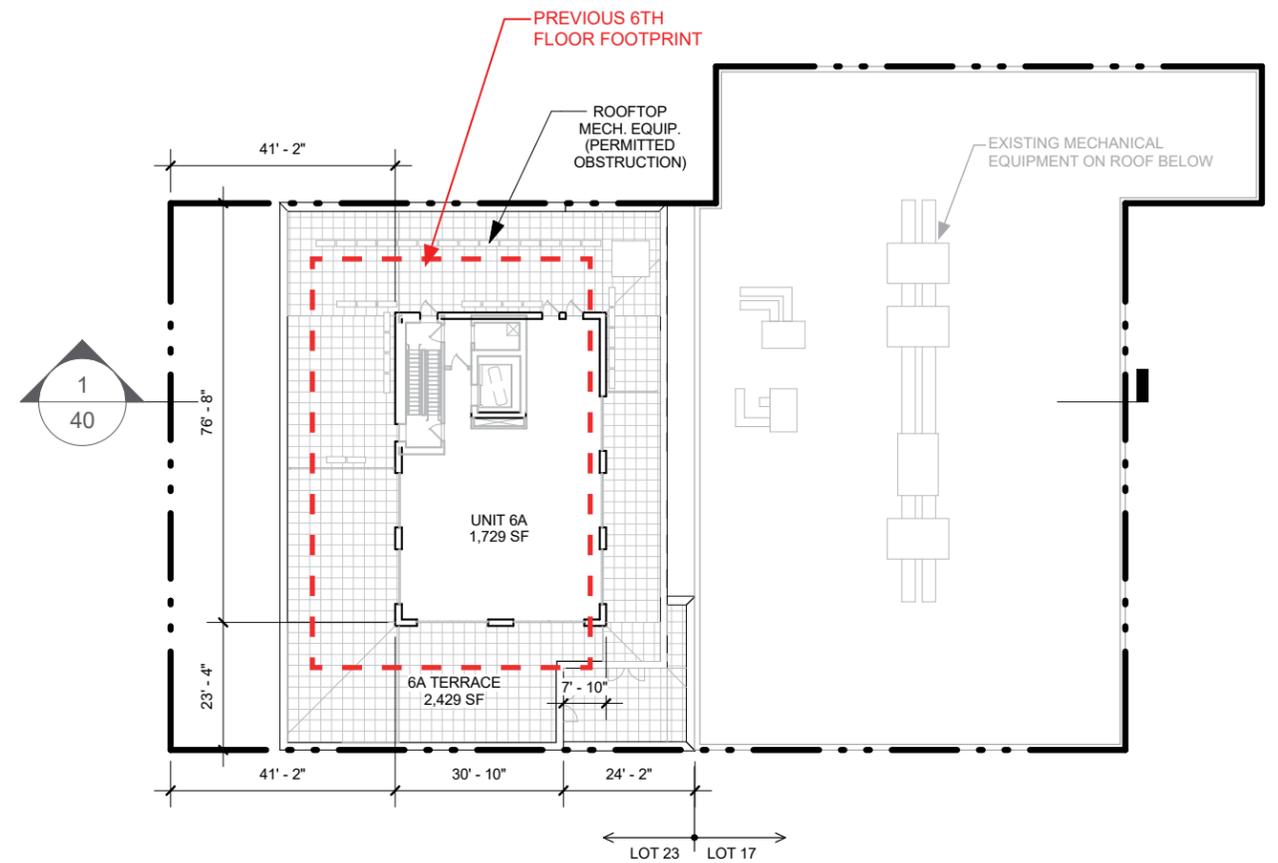
① FOURTH FLOOR



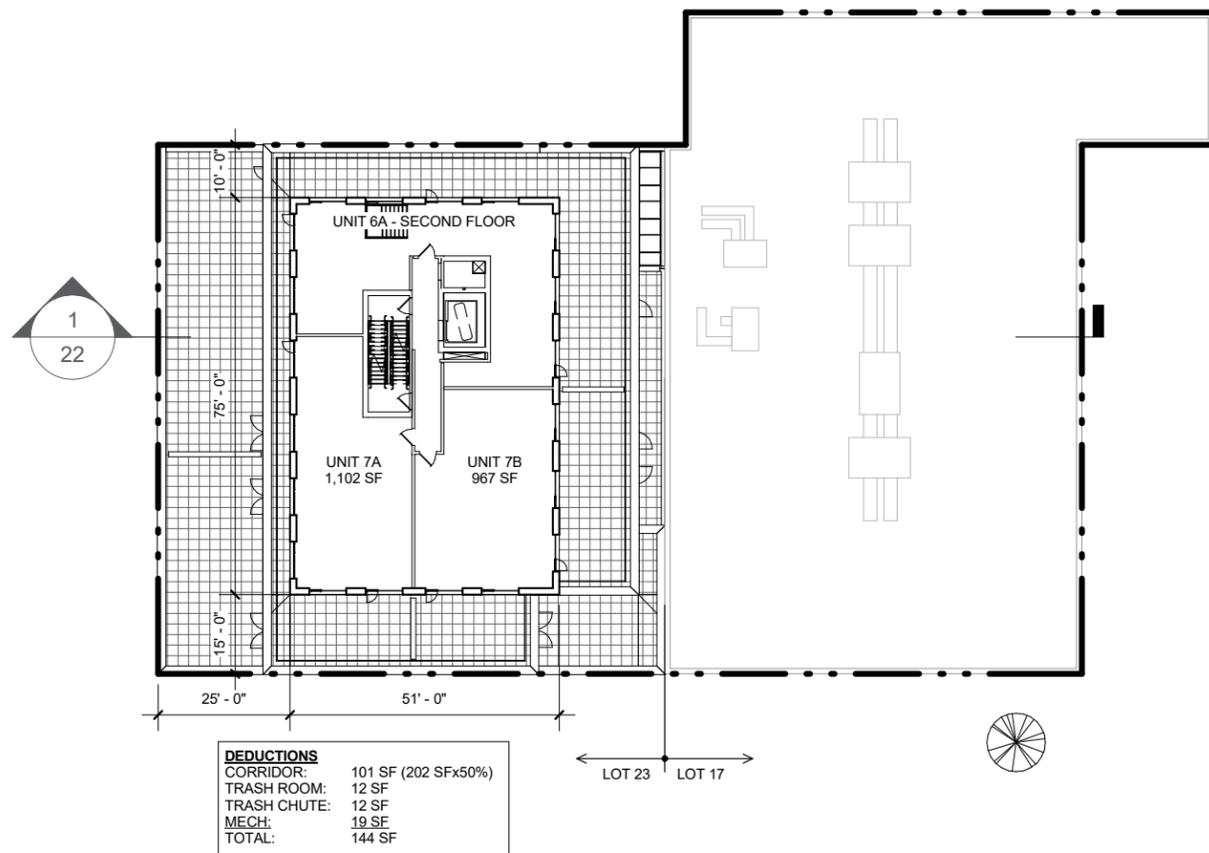
② FIFTH FLOOR



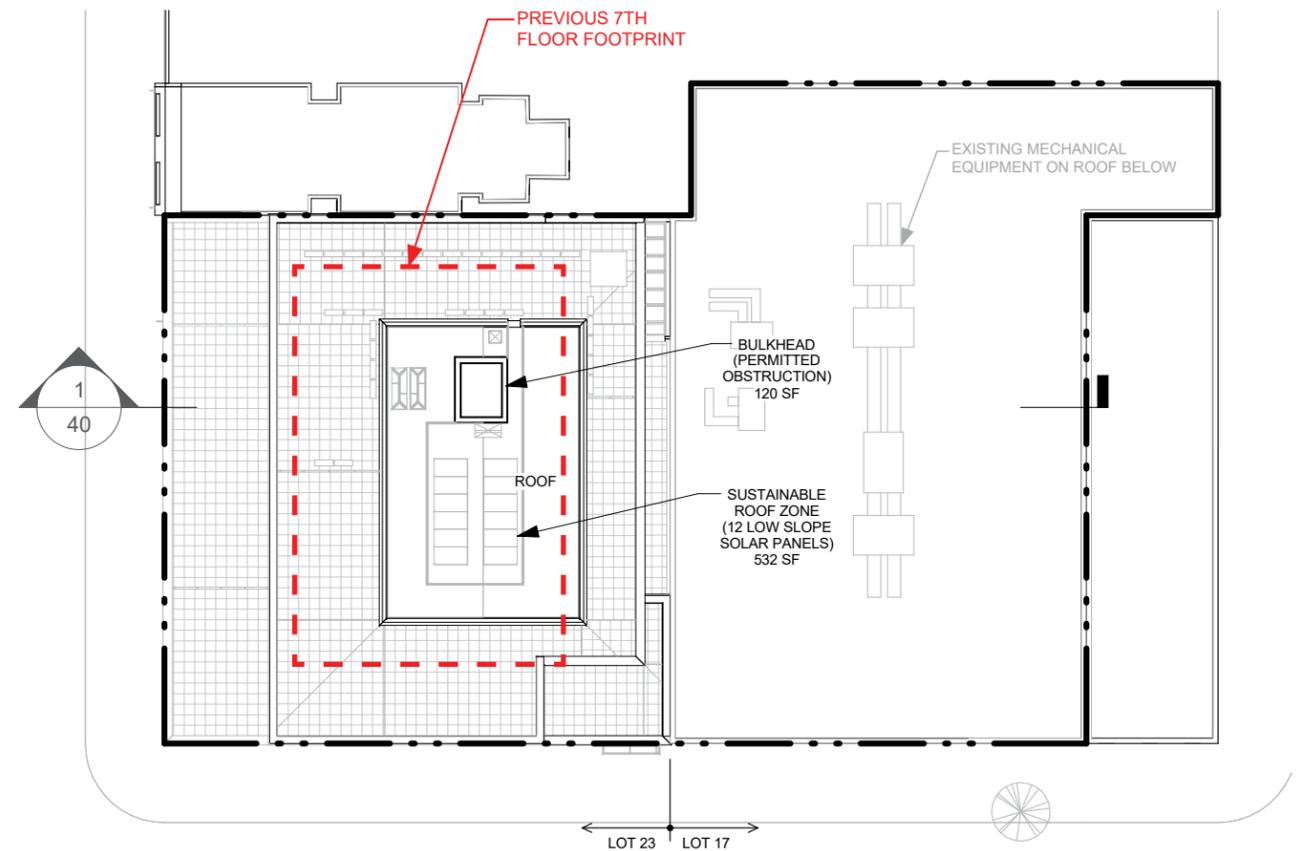
① SIXTH FLOOR - PREVIOUSLY PROPOSED



② SIXTH FLOOR - REVISED DESIGN



2 SEVENTH FLOOR - PREVIOUSLY PROPOSED

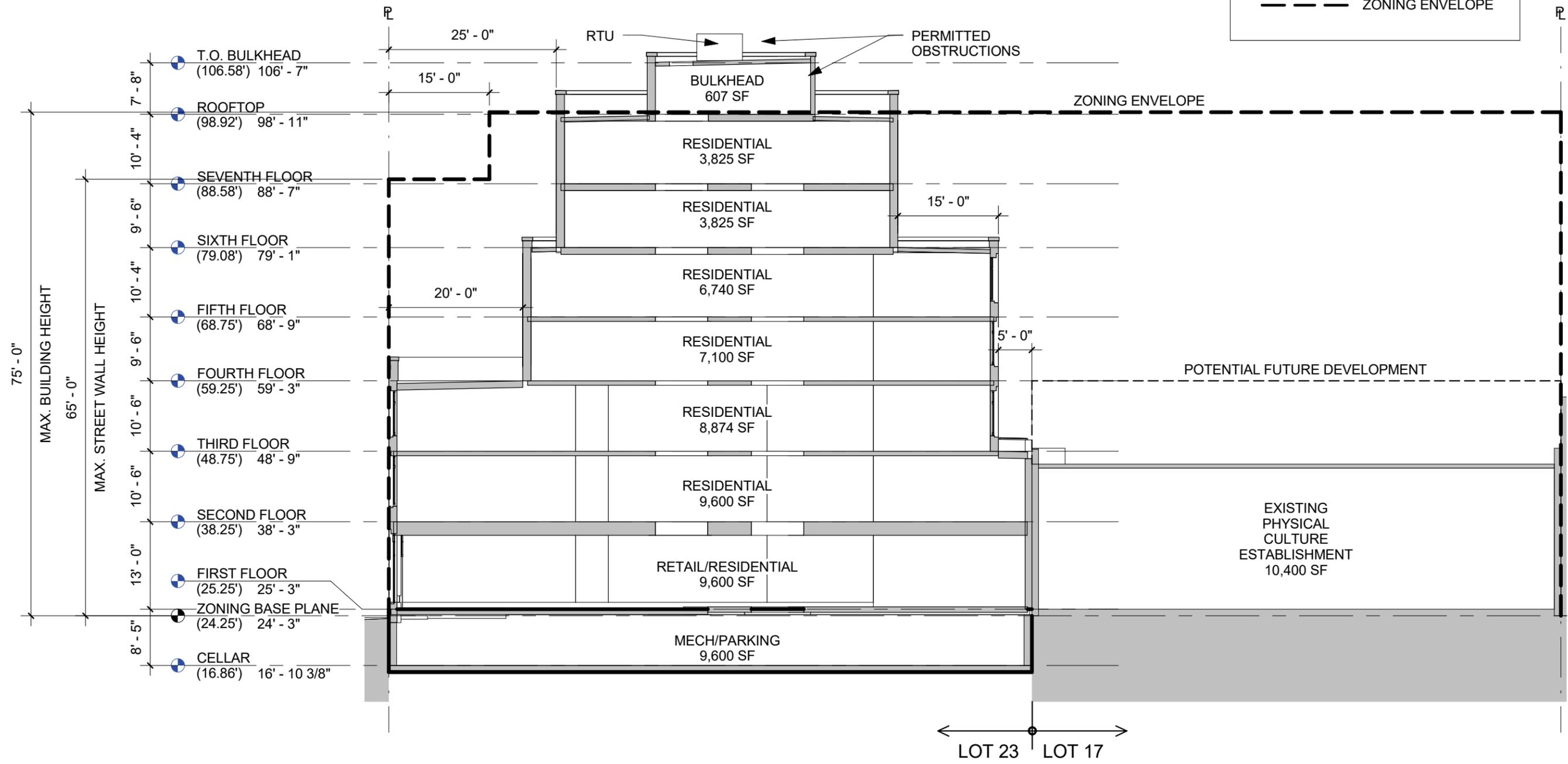


2 ROOFTOP PLAN - REVISED DESIGN

ZONING LEGEND (FAR)

--- ZONING LOT LINE

--- ZONING ENVELOPE



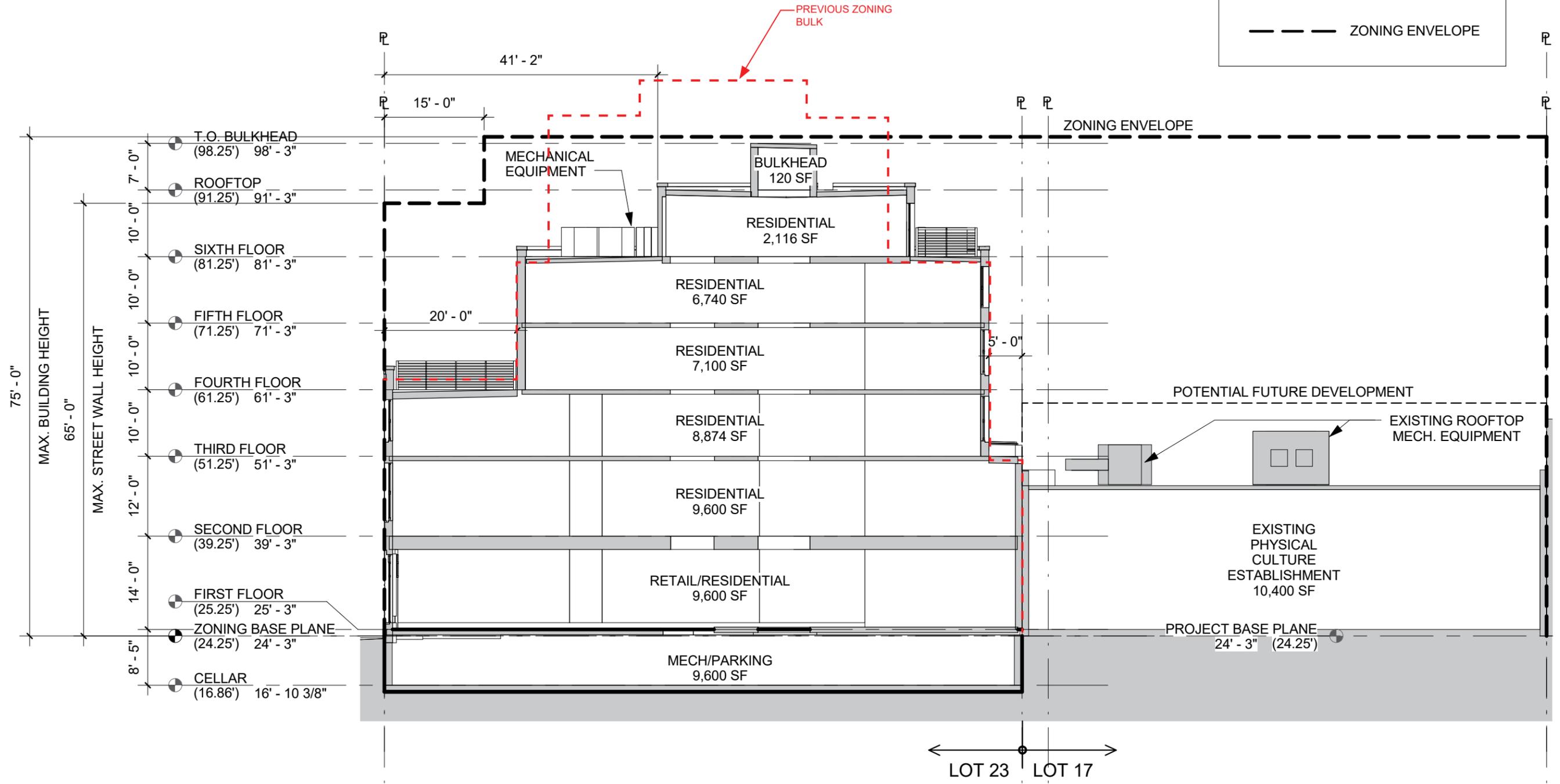
P + K
S + B

ZONING SECTION - PREVIOUSLY PROPOSED

171 Calyer Street

ZONING LEGEND (FAR)

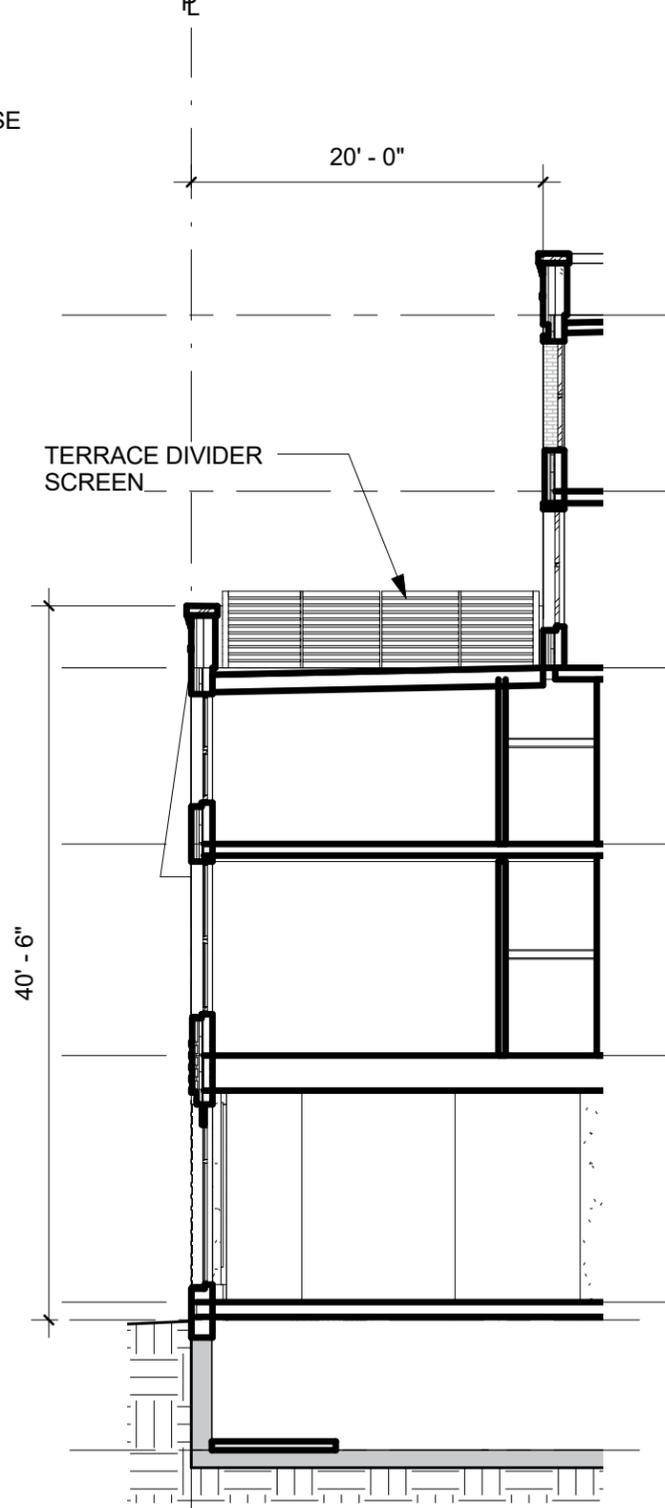
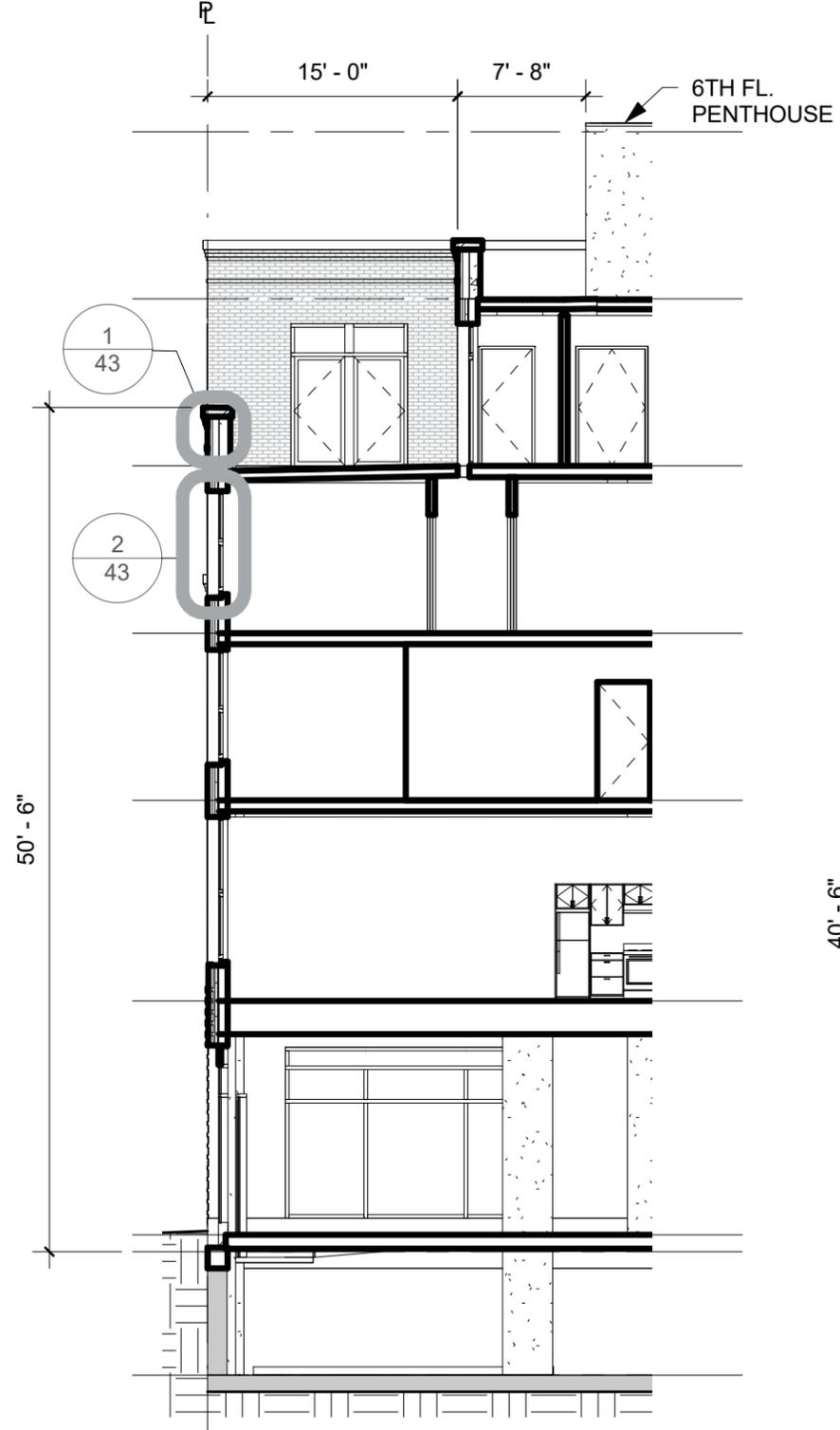
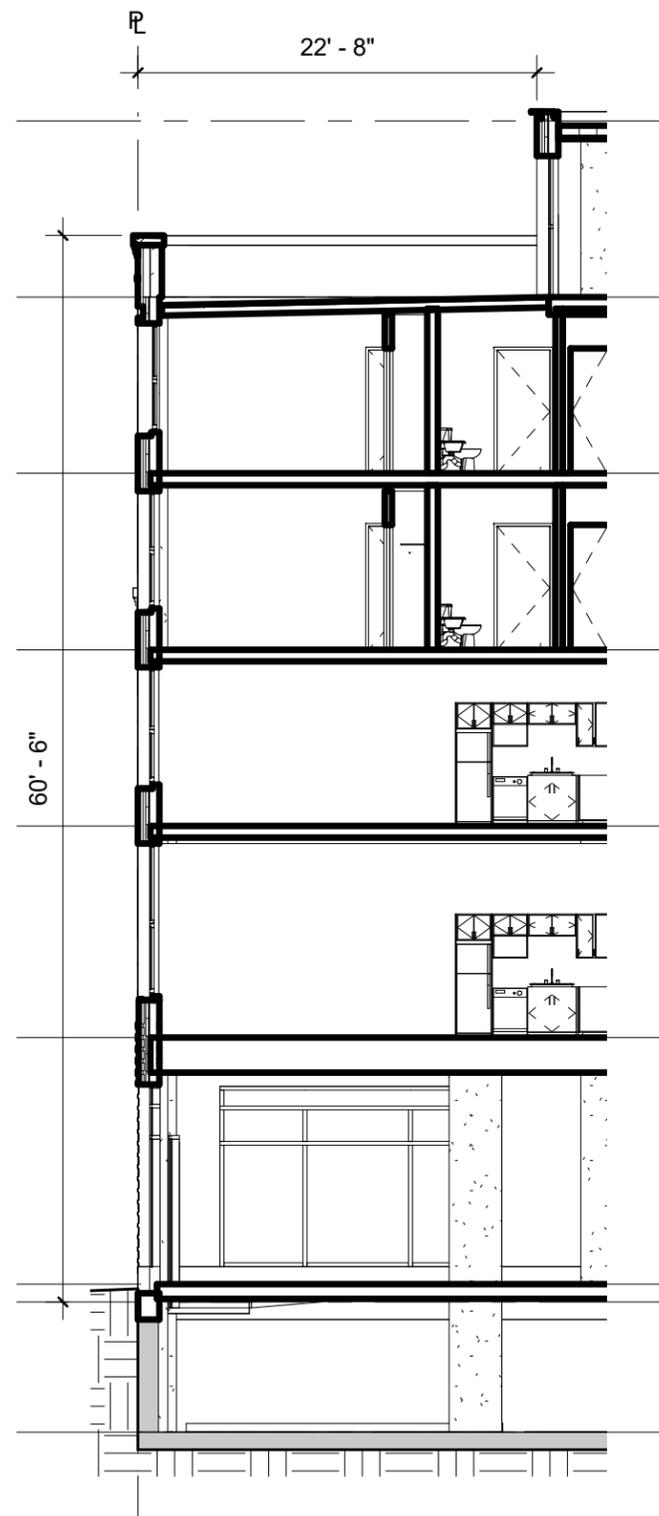
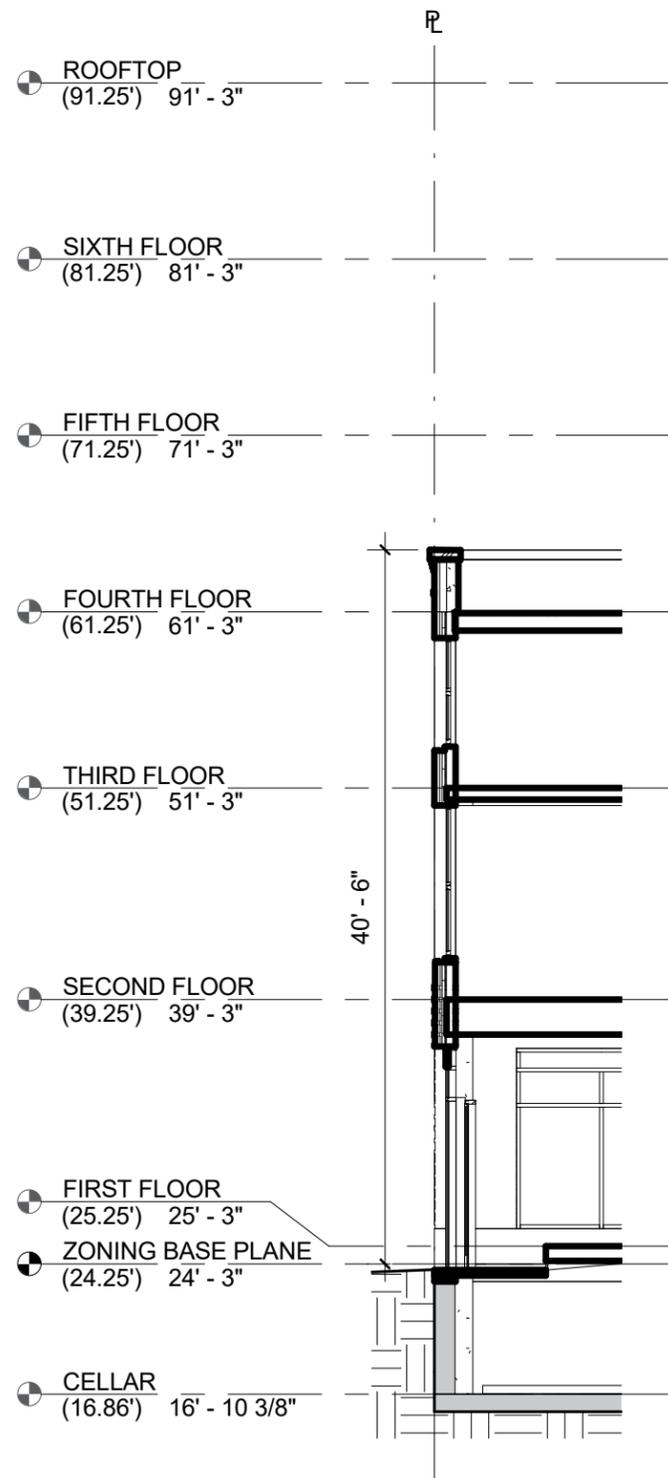
- . - . - ZONING LOT LINE
- - - - - ZONING ENVELOPE



P + K
S + B

ZONING SECTION - REVISED DESIGN

171 Calyer Street



1 WALL SECTION @ CALYER ST.
(3 STORY PORTION)
3/32" = 1'-0"

2 WALL SECTION @ CALYER ST.
(5 STORY PORTION)
3/32" = 1'-0"

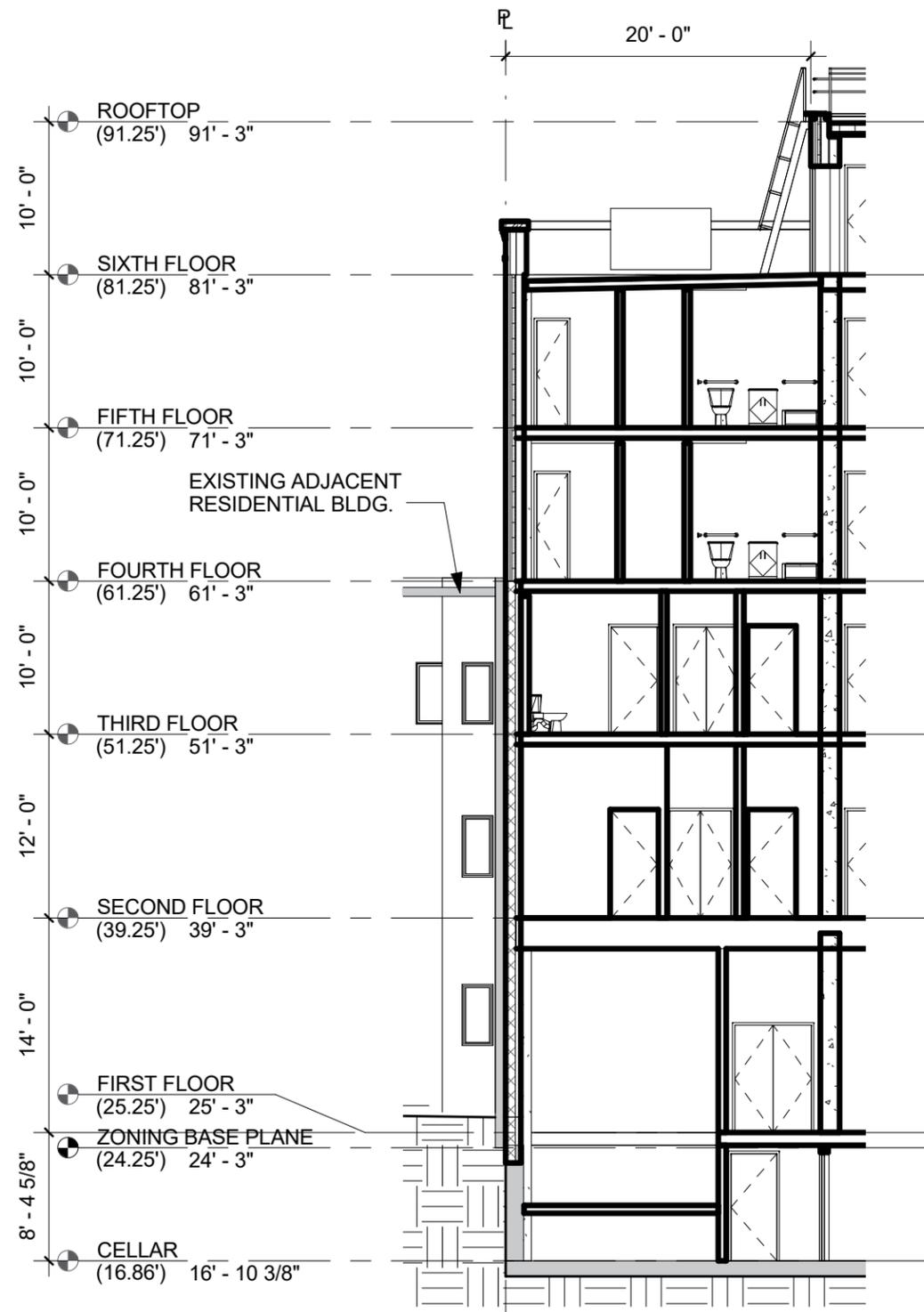
3 WALL SECTION @ CALYER ST.
(4 STORY PORTION)
3/32" = 1'-0"

4 WALL SECTION @ LORIMER ST.
3/32" = 1'-0"

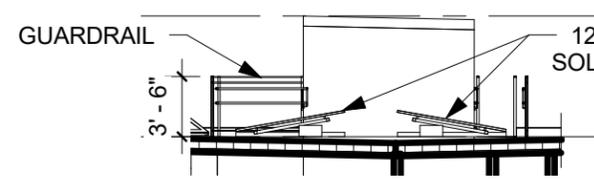
P
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SECTIONS

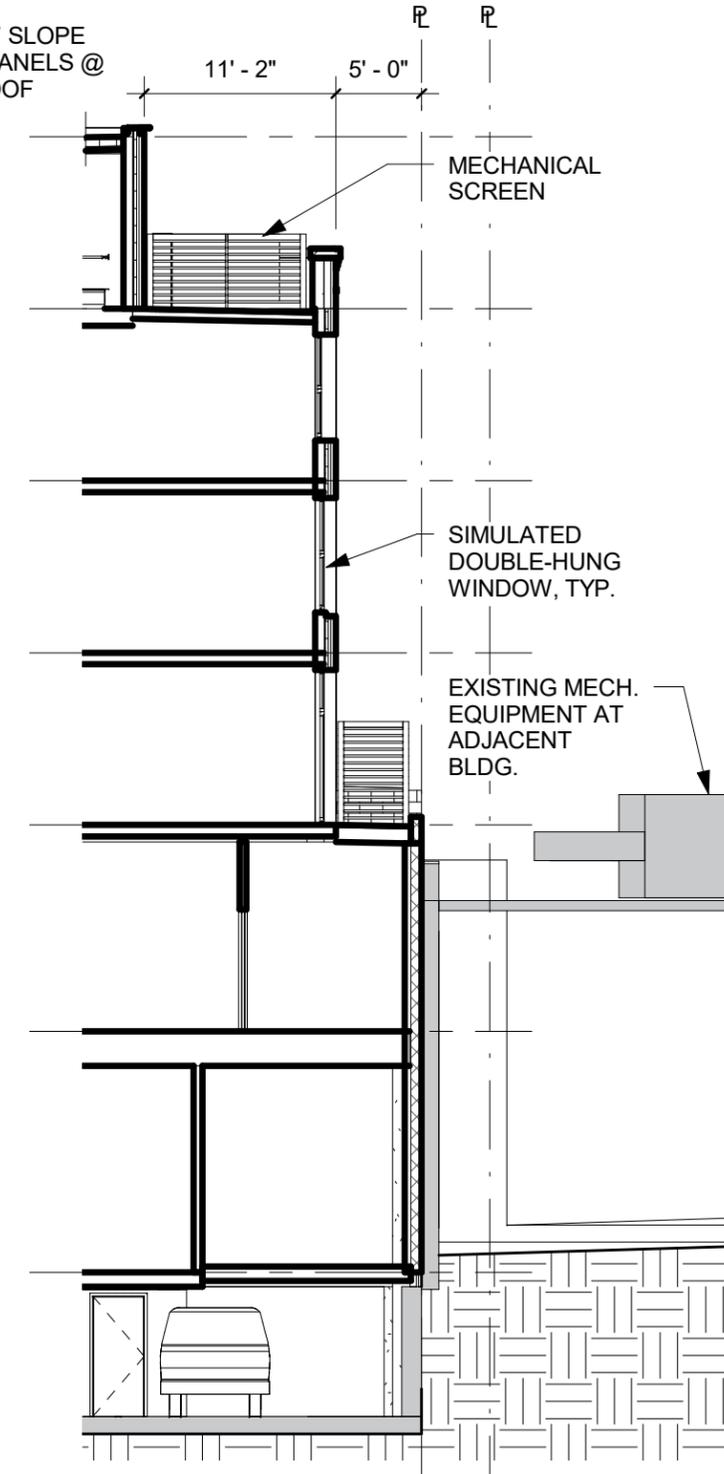
171 Calyer Street



① NORTH LOT LINE WALL SECTION

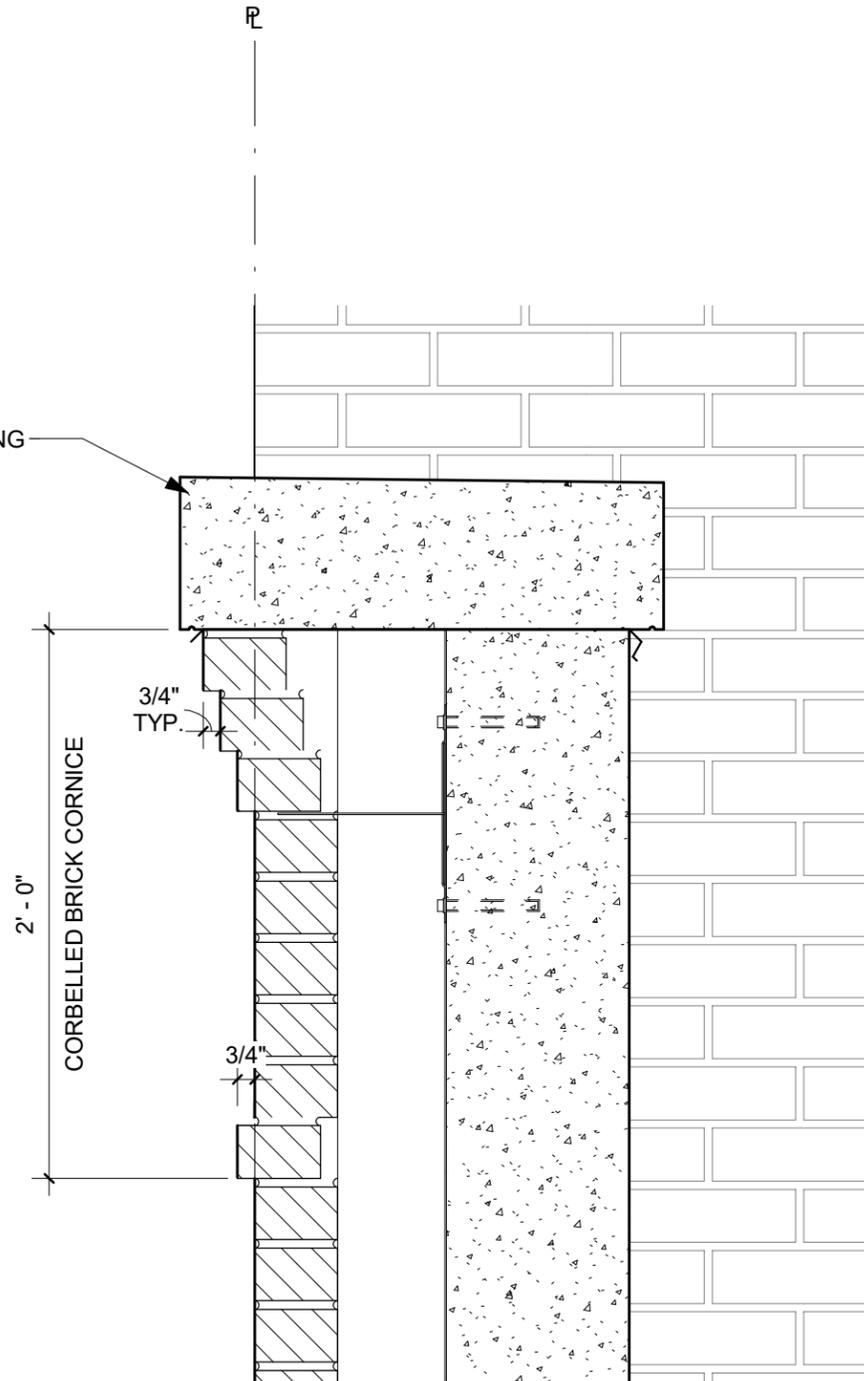


② SECTION @ ROOFTOP SOLAR PANEL ARRAY
3/32" = 1'-0"



③ EAST LOT LINE WALL SECTION

CAST STONE COPING



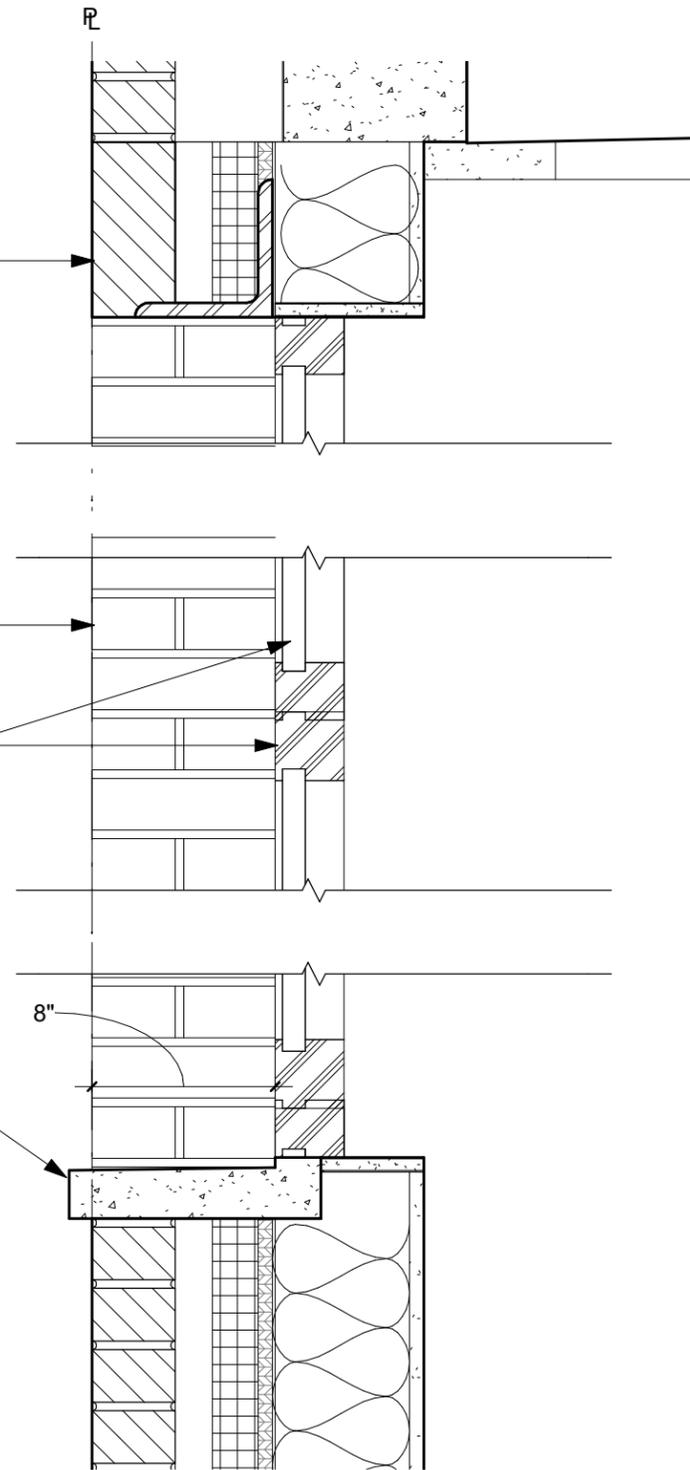
1 DETAIL SECTION @ CORBELED BRICK CORNICE
 1 1/2" = 1'-0"

SOLDIER COURSE @
HEADER

BRICK RETURN @
WINDOW OPENINGS

ALUMINUM SIMULATED
DOUBLE-HUNG WINDOW
WITH CASEMENT

CAST STONE SILL



2 DETAIL SECTION @SIMULATED DOUBLE-HUNG WINDOW
 1 1/2" = 1'-0"



VIEW 1



VIEW 4



VIEW 7



VIEW 2



VIEW 5



VIEW 8



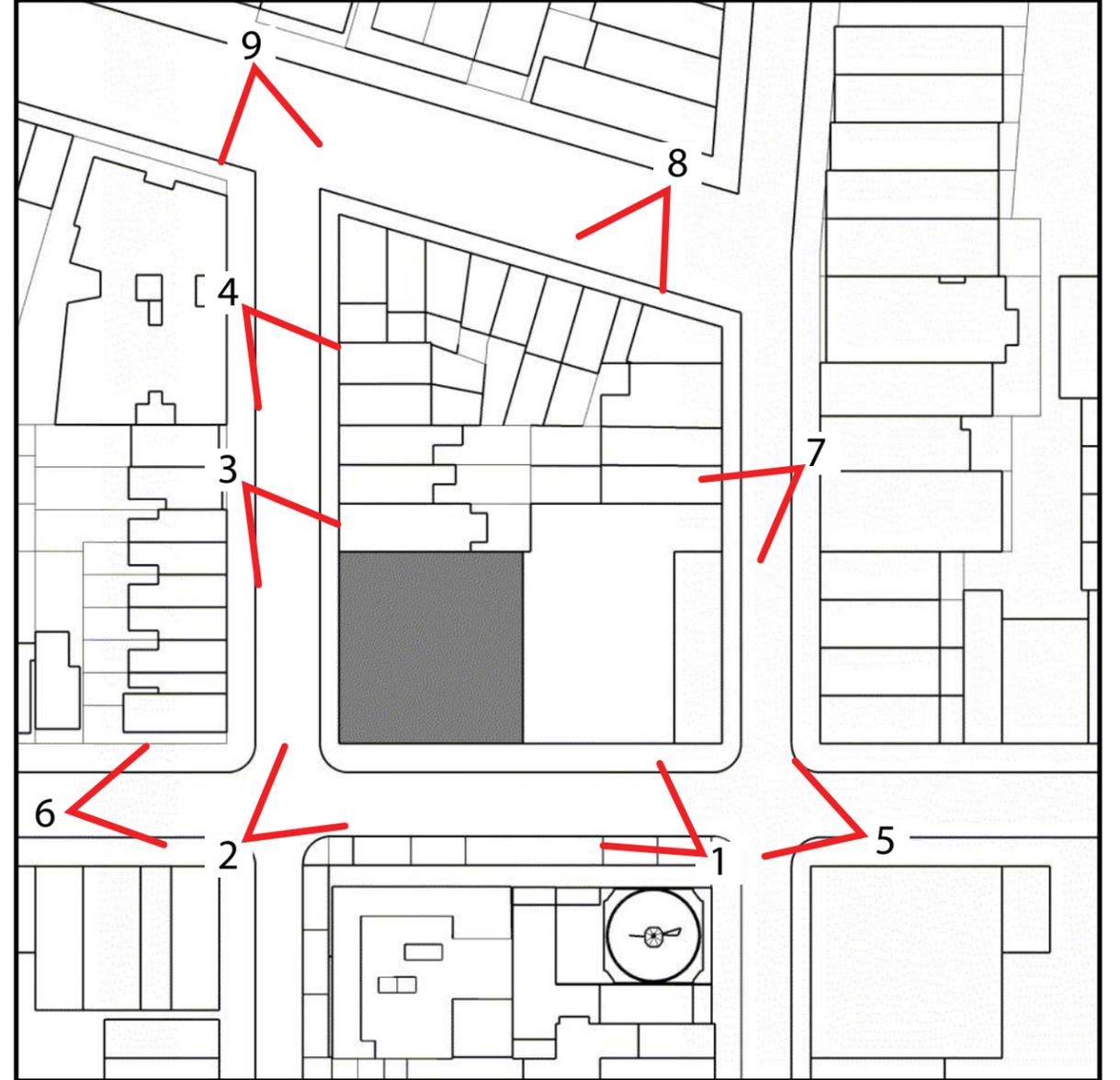
VIEW 3

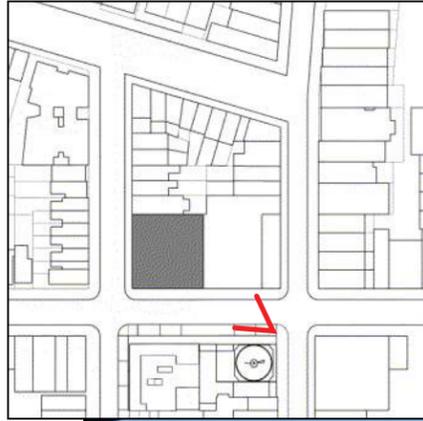


VIEW 6



VIEW 9

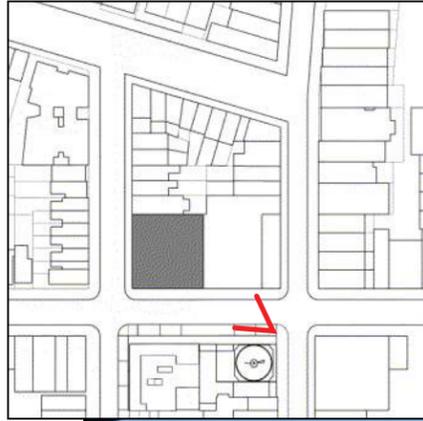




P + **K**
S + **B**

MANHATTAN AVE. & CALYER ST. CORNER - EXISTING

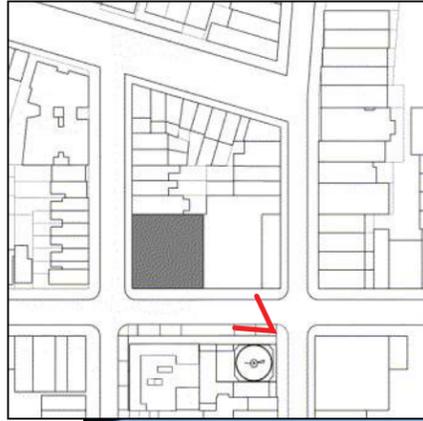
171 Calyer Street



P **K**
S **B**

VIEW 1 - MANHATTAN AVE. & CALYER ST. CORNER - PREVIOUSLY PROPOSED

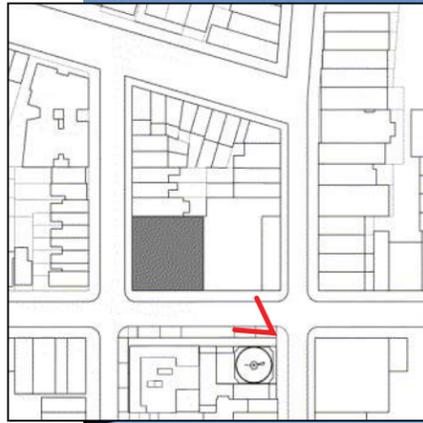
171 Calyer Street



P **K**
S **B**

VIEW 1 - MANHATTAN AVE. & CALYER ST. CORNER - REVISED DESIGN

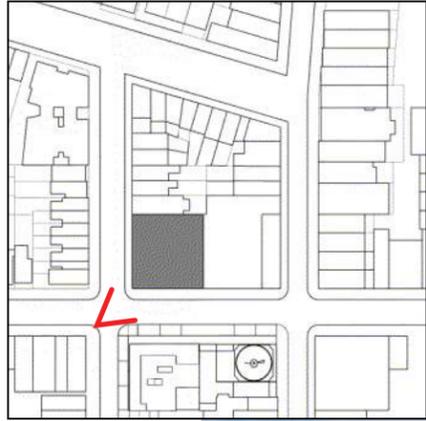
171 Calyer Street



P **K**
S **B**

VIEW 1 - MANHATTAN AVE. & CALYER ST. CORNER - REVISED DESIGN

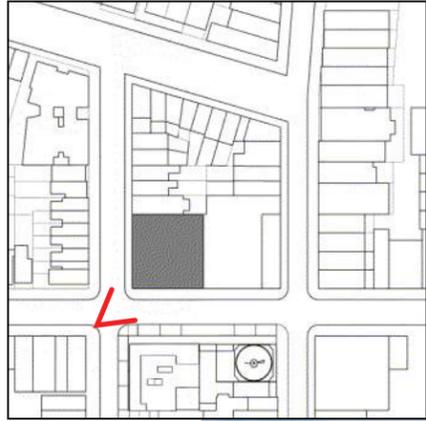
171 Calyer Street



P **K**
+
S **B**

CALYER ST. & LORIMER ST. CORNER - EXISTING

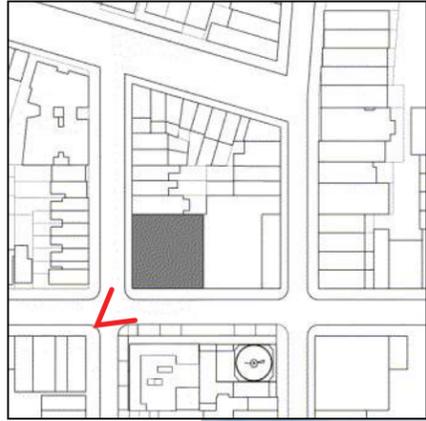
171 Calyer Street



P **K**
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S **B**

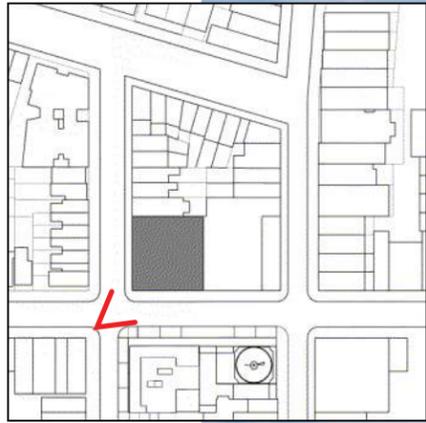
VIEW 2 - CALYER ST. & LORIMER ST. CORNER - PREVIOUSLY PROPOSED

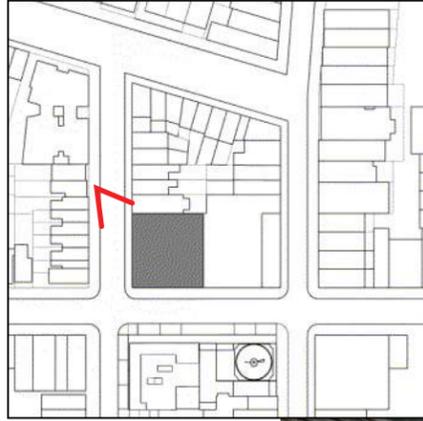
171 Calyer Street



P **K**
S **B**

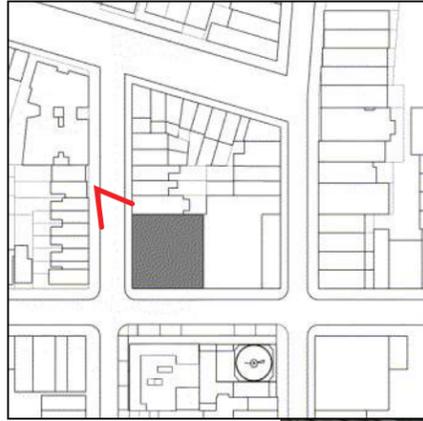
VIEW 2 - CALYER ST. & LORIMER ST. CORNER - REVISED DESIGN
171 Calyer Street





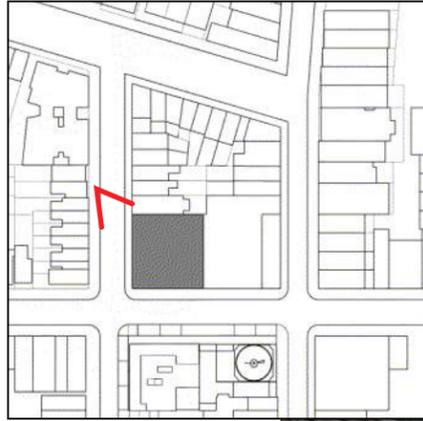
P + **K**
S + **B**

LORIMER ST. - EXISTING
171 Calyer Street



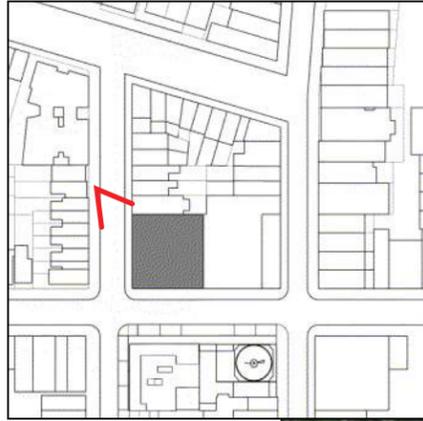
P **K**
+
S **B**

VIEW 3 - LORIMER ST. - PREVIOUSLY PROPOSED
171 Calyer Street



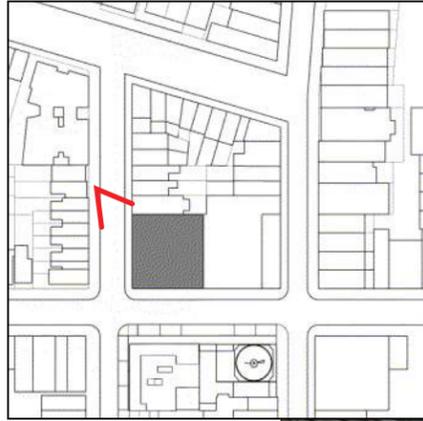
P **K**
+
S **B**

VIEW 3 - LORIMER ST. - REVISED DESIGN
171 Calyer Street



P **K**
S **B**

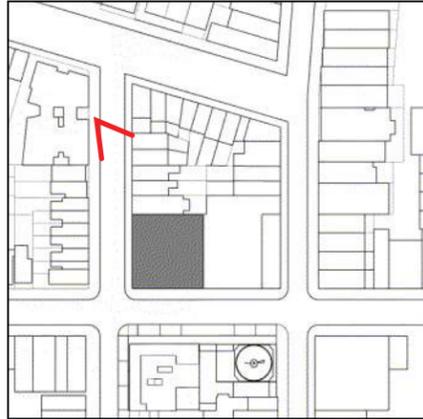
VIEW 3 - LORIMER ST. - REVISED DESIGN (WITH FOLIAGE)
171 Calyer Street



P **K**
+
S **B**

VIEW 3 - LORIMER ST. - BUILDING OUTLINE (COMPARISON TO PREVIOUS DESIGN)

171 Calyer Street



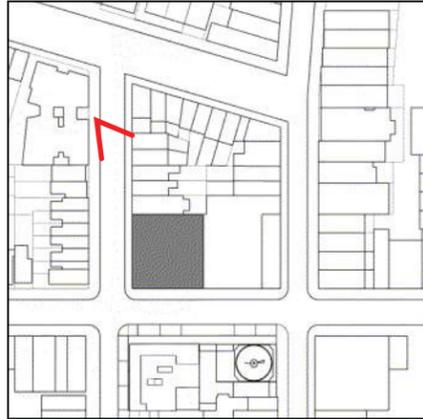
P + **K**
S + **B**

LORIMER ST. - EXISTING

171 Calyer Street

58

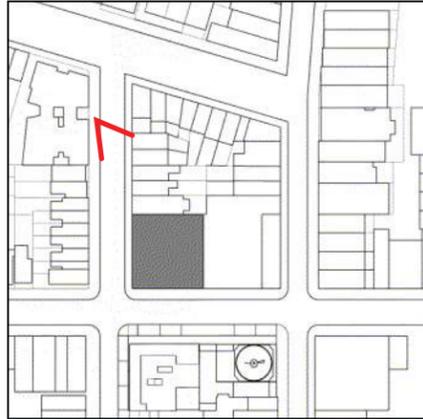
July 20, 2020



P **K**
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S **B**

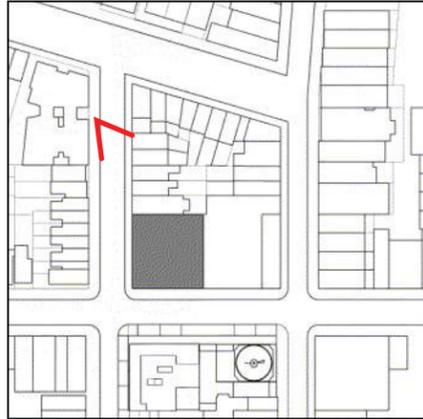
VIEW 4 - LORIMER ST. - PREVIOUSLY PROPOSED

171 Calyer Street



P **K**
S **B**

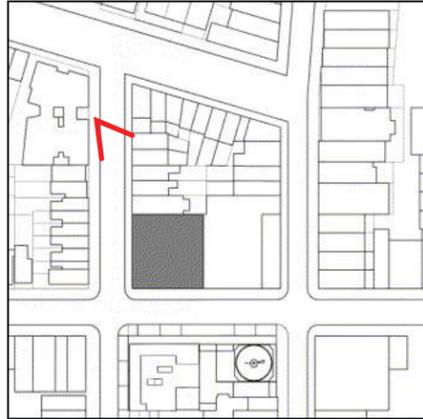
VIEW 4 - LORIMER ST. - REVISED DESIGN
171 Calyer Street



P **K**
+
S **B**

VIEW 4 - LORIMER ST. - REVISED DESIGN (WITH FOLIAGE)

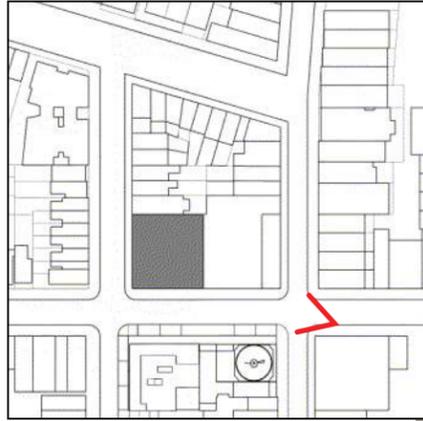
171 Calyer Street



P **K**
+
S **B**

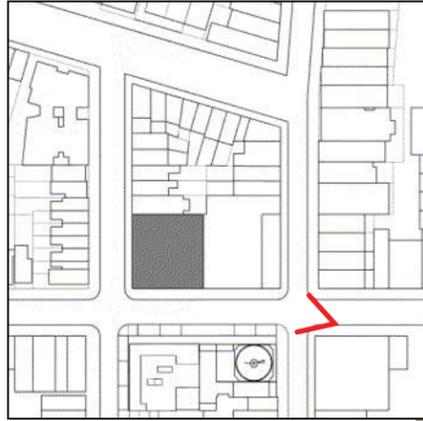
VIEW 4 - LORIMER ST. - BUILDING OUTLINE (COMPARISON TO PREVIOUS DESIGN)

171 Calyer Street



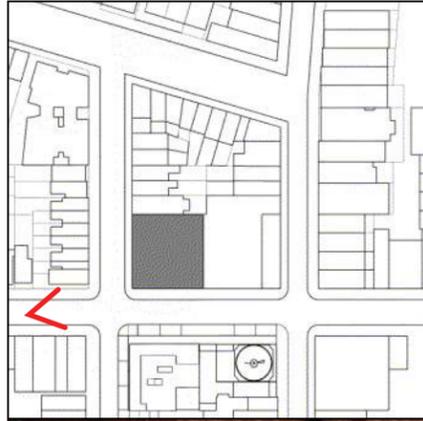
P **K**
S **B**

VIEW 5 - MANHATTAN AVE. AND CALYER ST. LOOKING WEST - EXISTING
171 Calyer Street



P + **K**
S + **B**

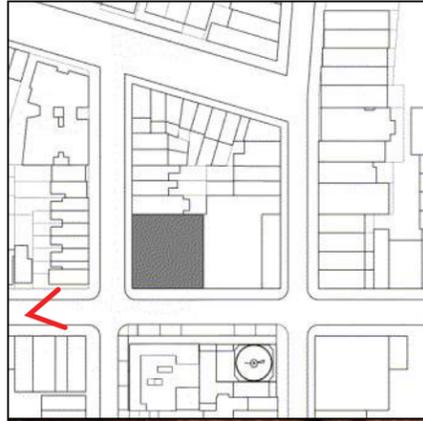
VIEW 5 - MANHATTAN AVE. AND CLAYER ST. LOOKING WEST - PROPOSED
171 Calyer Street



P **K**
S **B**

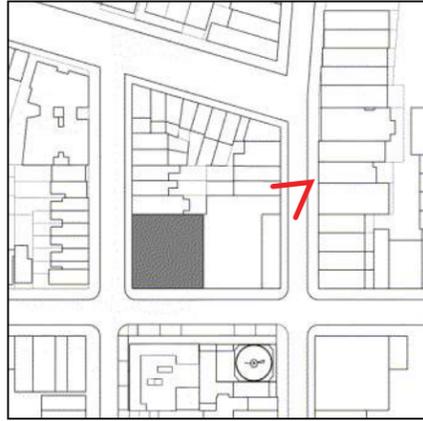
VIEW 6 - CALYER ST. LOOKING EAST - EXISTING

171 Calyer Street



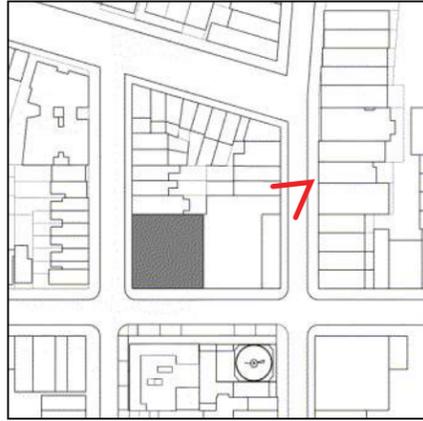
P + **K**
S + **B**

VIEW 6 - CALYER ST. LOOKING EAST - PROPOSED
171 Calyer Street



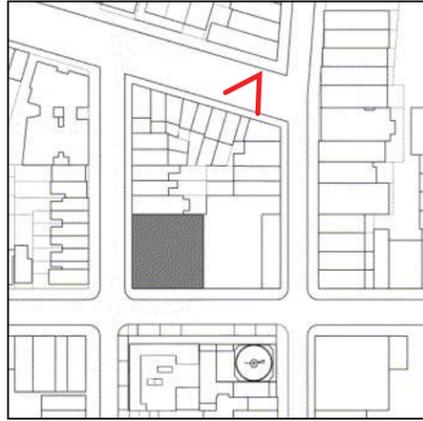
P + **K**
S + **B**

VIEW 7 - MANHATTAN AVE. LOOKING SOUTHWEST - EXISTING
171 Calyer Street



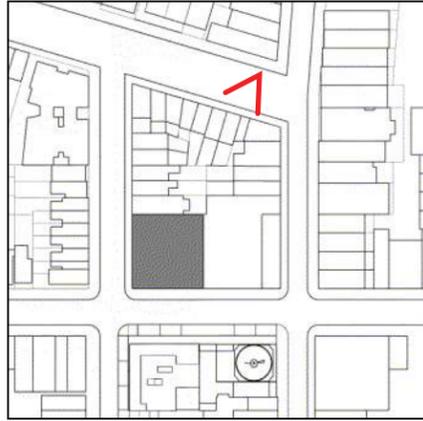
P + **K**
S + **B**

VIEW 7 - MANHATTAN AVE. LOOKING SOUTHWEST - PROPOSED
171 Calyer Street



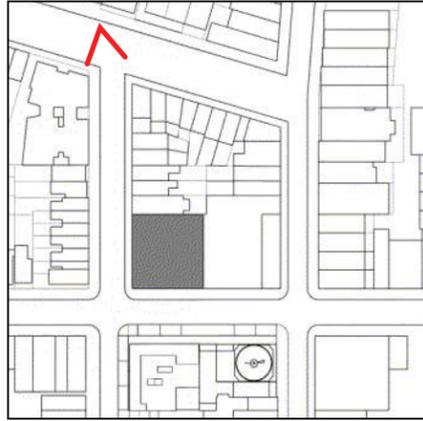
P **K**
+
S **B**

VIEW 8 - NOBLE ST. LOOKING SOUTH - EXISTING
171 Calyer Street



P **K**
S **B**

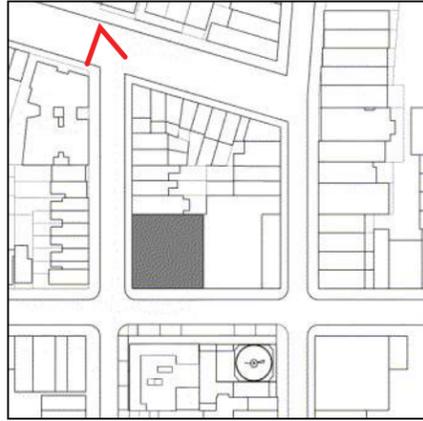
VIEW 8 - NOBLE ST. LOOKING SOUTH - PROPOSED
171 Calyer Street



P + **K**
S + **B**

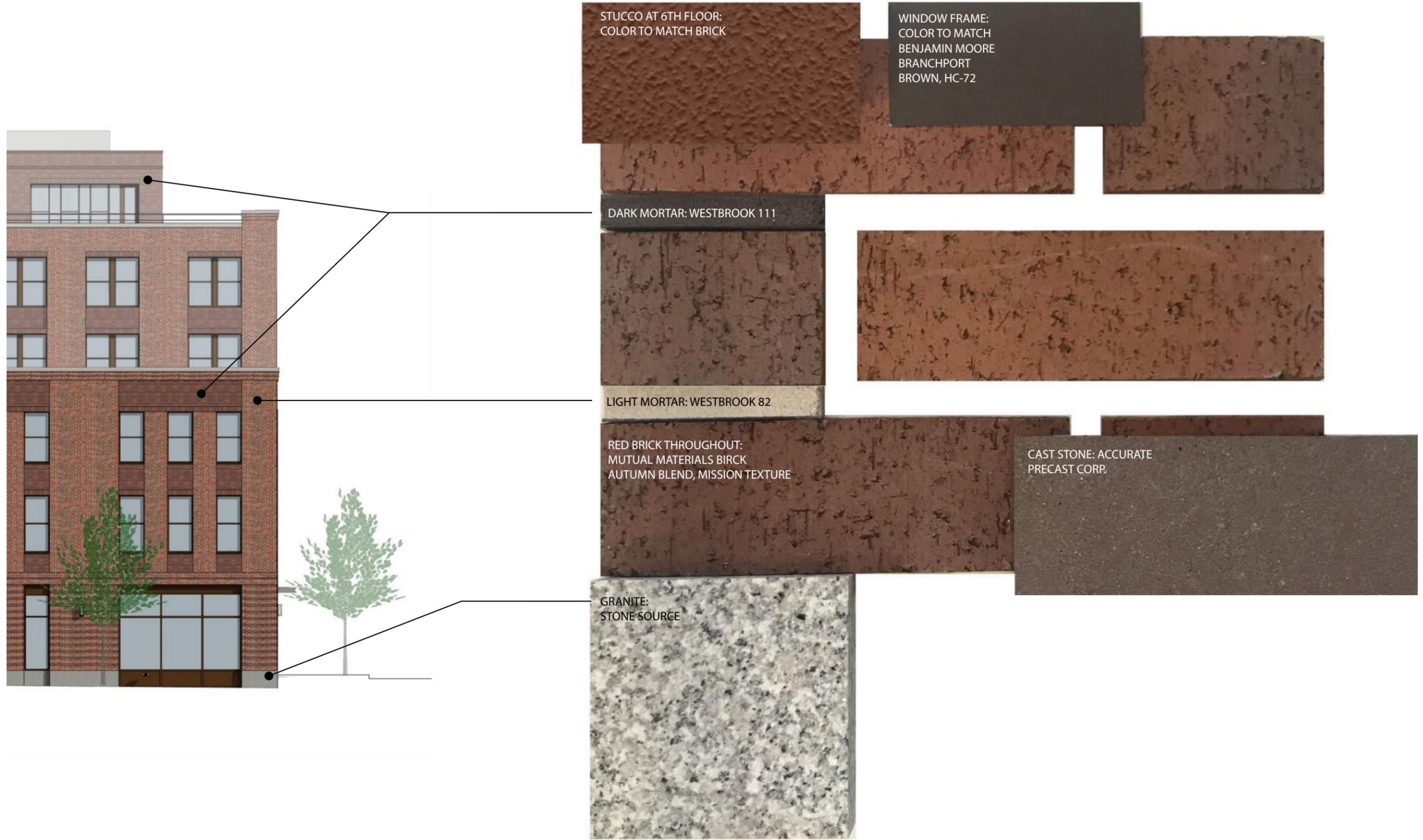
VIEW 9 - NOBLE ST. & LORIMER ST. LOOKING SOUTH - EXISTING

171 Calyer Street



P **K**
S **B**

VIEW 9 - NOBLE ST. & LORIMER ST. - PROPOSED
171 Calyer Street





P **K**
+
S **B**

RESIDENTIAL ENTRANCE - CALYER STREET VIEW

171 Calyer Street



P **K**
+
S **B**

RESIDENTIAL ENTRANCE - LORIMER STREET VIEW

171 Calyer Street

75

July 20, 2020

The current proposal is:

Preservation Department – Item 1, LPC-19-38988

**171 Calyer Street – Greenpoint Historic District,
Borough of Brooklyn**

Note: this is a Public Meeting item. No public testimony will be received today as the hearing on this item is closed.