The current proposal is:
Preservation Department – Item 5, LPC-22-07289
524 Halsey Street – Bedford-Stuyvesant/Expanded Stuyvesant Heights 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
524 HALSEY STREET
BEDFORD STUYVESANT / EXPANDED STUYVESANT HISTORIC DISTRICT
PRESENTATION FOR LANDMARKS PRESERVATION COMMISSION
JULY 12, 2022
EXISTING WOOD CORNICE TO REMAIN

NEW METAL BUILDING CORNICE

COMMISSION APPROVED ELEVATION (DOCKET #19-39726)
ALTERED QUEEN ANNE STYLE GARAGE BUILDING, BUILT C. 1904

1930'S HISTORICAL PHOTO

1980'S HISTORICAL PHOTO
COMMISSION APPROVED ELEVATION (DOCKET #19-39726)
EXISTING ROOF MEMBRANE WAS PROVIDING STRUCTURAL SUPPORT TO EXISTING CORNICE
EXISTING CORNICE REMOVED MISTAKENLY DURING THE ROOF ASBESTOS ABATEMENT PROCESS
### Cost of Fiber Reinforced Plastic Cornice

Cost of Fiber Reinforced Plastic Cornice: $84,500.00

### Cost of Metal Cornice

Cost of Metal Cornice: $176,442.00 - $585,484.00

### Metal Cornice Costs

- 208%-693% more than a FRP cornice

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**CORNICE COST CONSIDERATIONS**

524 HALSEY ST
BROOKLYN NY 11233
PROJECT COST CONSIDERATIONS

524 HALSEY ST
BROOKLYN NY 11233

PREVIOUS CONTRACTOR
VECTOR BUILDING CORP.
PROJECT BID

CURRENT CONTRACTOR
TITAN REALTY AND CONSTRUCTION
PROJECT BID

$19,125,000.00

$23,000,000.00

20.2% Construction Cost Escalation
FIBERGLASS CORNICE PLAN AND ELEVATION
AT EXISTING BUILDING
524 HALSEY ST
BROOKLYN NY 11233
BRACKETS ARE SEPARATE PARTS INSTALLED ON TOP OF CORNICE.
SECTION THROUGH SUNBURST

SECTION THROUGH BRACKET
BRACKETS ARE SEPARATE PARTS INSTALLED ON TOP OF CORNICE.
1. Sand area between panels
2. Infill joint with putty
3. Apply wax on flat edges on panel
4. Apply masking tape on both panel flat surface edges
5. Apply resin on recess joint area
6. Bond 2 layers of 450 GSM mat with resin at recess joint
7. APPLY RESIN ON MAT

8. SAND TAPED JOINT

9. APPLY PUTTY TO TAPED JOINT

10. SAND JOINT UNTIL SMOOTH

11. FIELD PAINT THE FINISHED CORNICE
The current proposal is:

**Preservation Department – Item 5, LPC-22-07289**

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