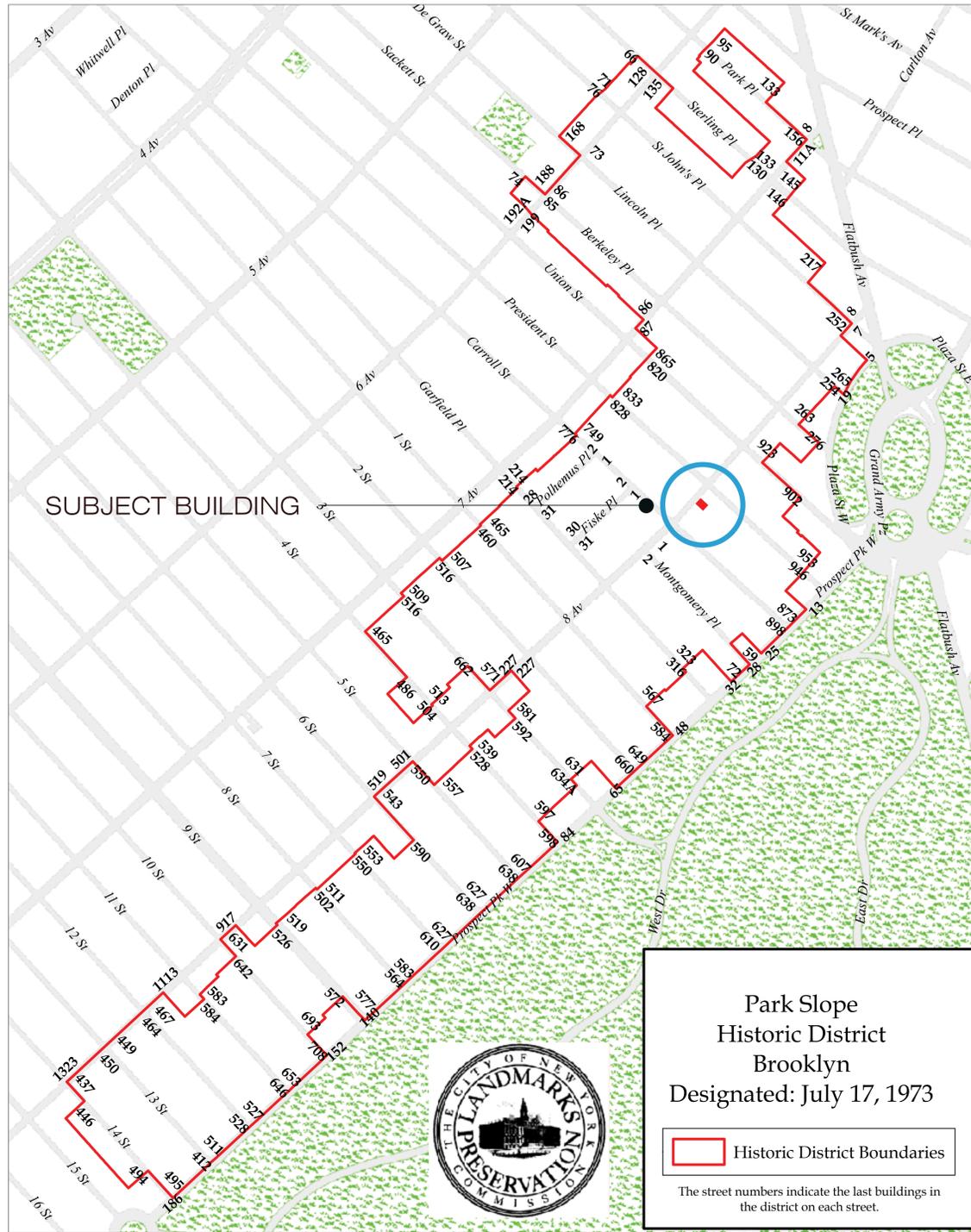


LANDMARKS PUBLIC HEARING
05 JANUARY 2015

BUILDING ENLARGMENT OF DESIGNATED BUILDING
105 8TH AVENUE
BROOKLYN, NY 11215



DESIGNATED PARK SLOPE HISTORIC DISTRICT



BUILDING LOCATION



BUILDING HISTORY

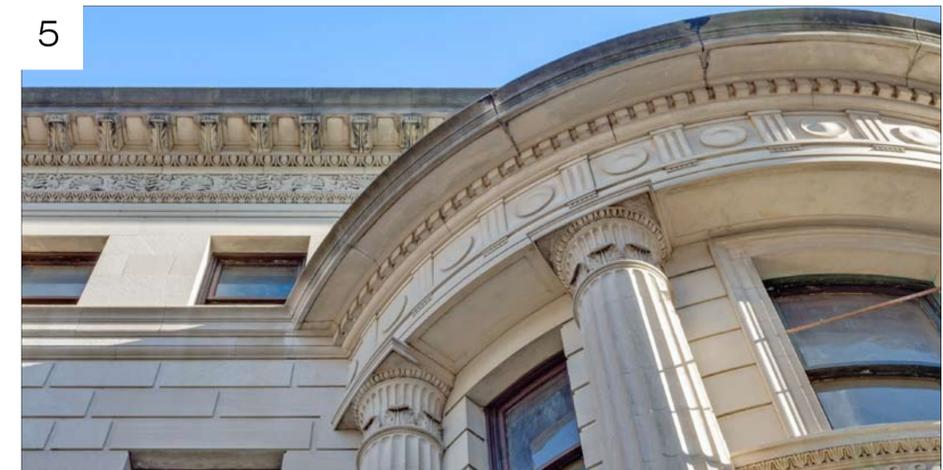
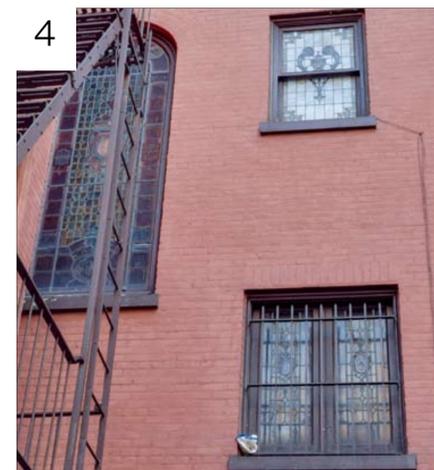
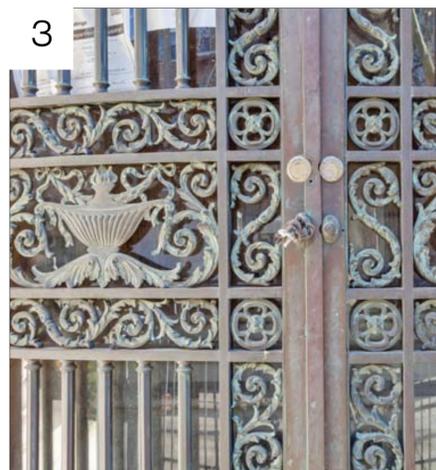
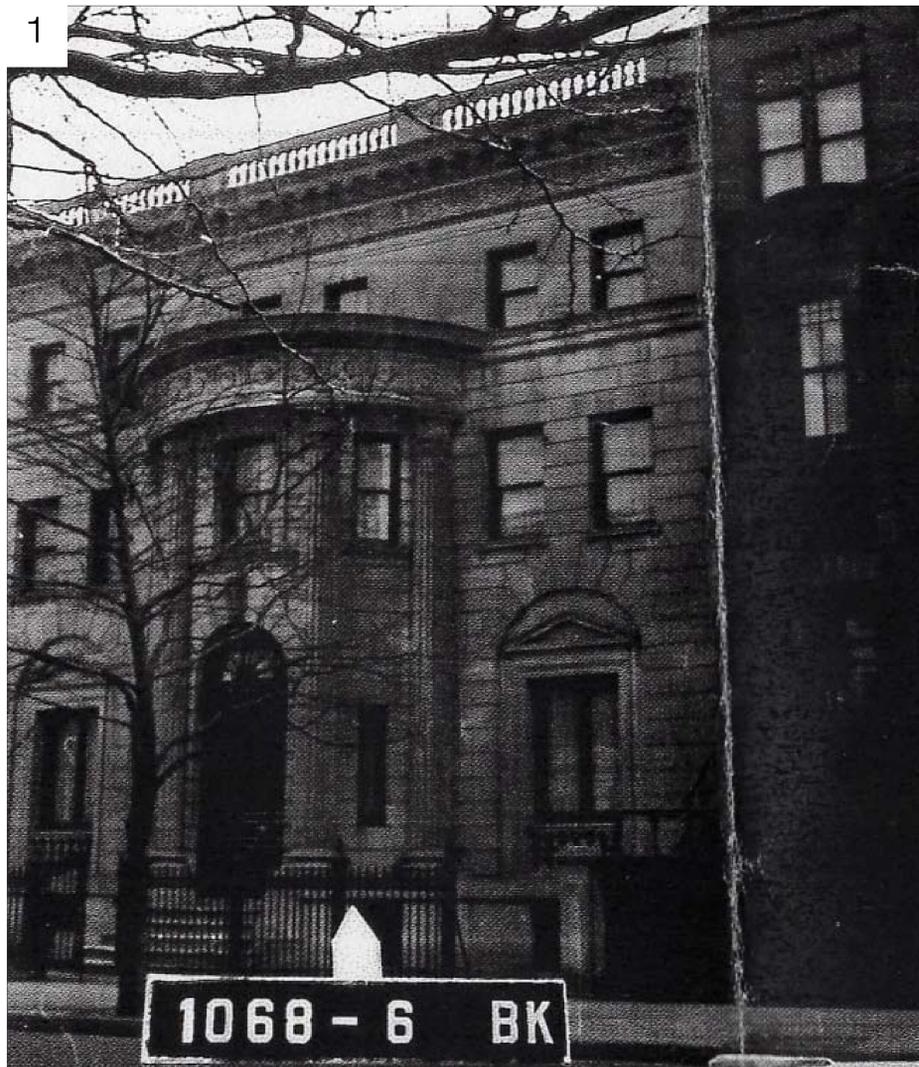
- Single family home built in 1912 for M. and J. Tracy
- Designed by Frank J. Helme (Photo 1)

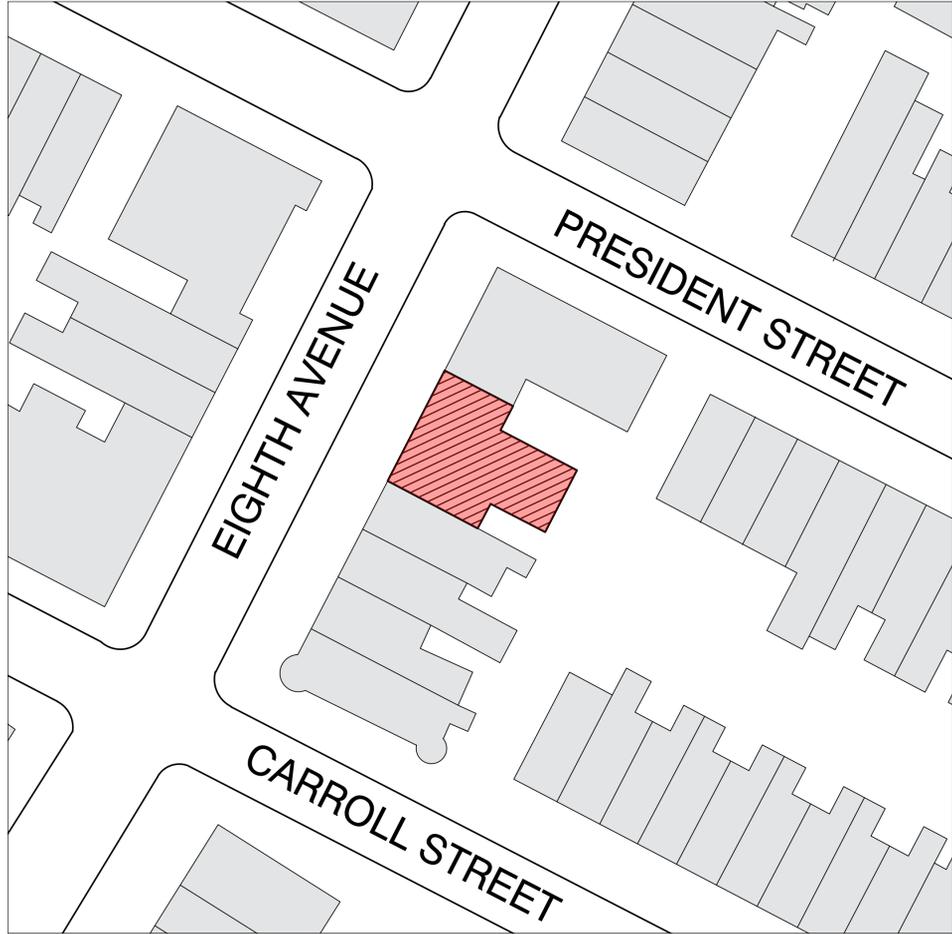
SIGNIFICANCE

- Notable example of neo-Classical townhouse in the Park Slope Historic District

CHARACTER DEFINING FEATURES

- Symmetrical design with large, curving central bay resembling a two-story portico (Photo 2)
- Recessed parlor floor windows recessed in arches
- Bronze and glass entrance doors with transom (Photo 3)
- Stained glass windows on rear facade (Photo 4)
- Fluted, Corinthian columns supporting entablature
- Frieze above entablature featuring modillions, metopes and triglyphs (Photo 5)
- Rusticated Masonry extending to cornice at third story sills
- Detailed roof cornice with frieze
- Panelled balustrade



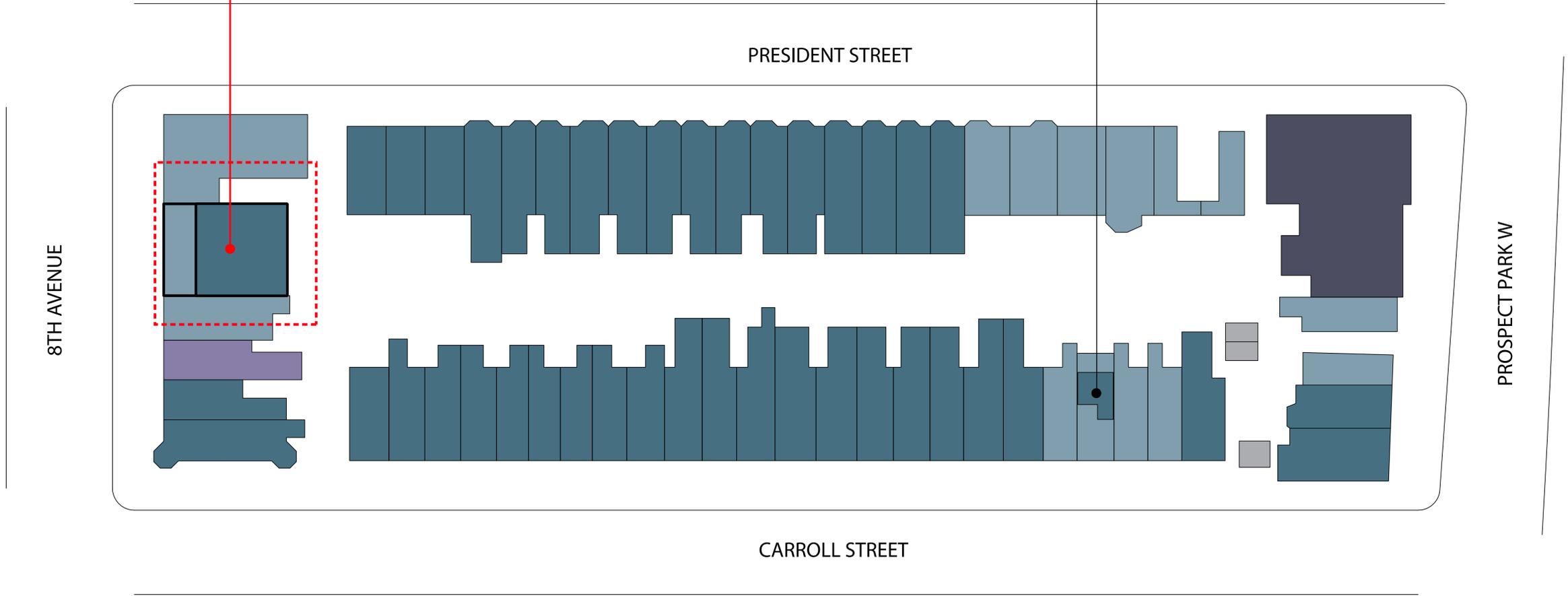






ROOF ADDITION STEPS BACK TO REDUCE VISIBILITY FROM PUBLIC THOROUGHFARE

PREVIOUSLY APPROVED ROOFTOP ADDITION



1 STORY



3 STORIES



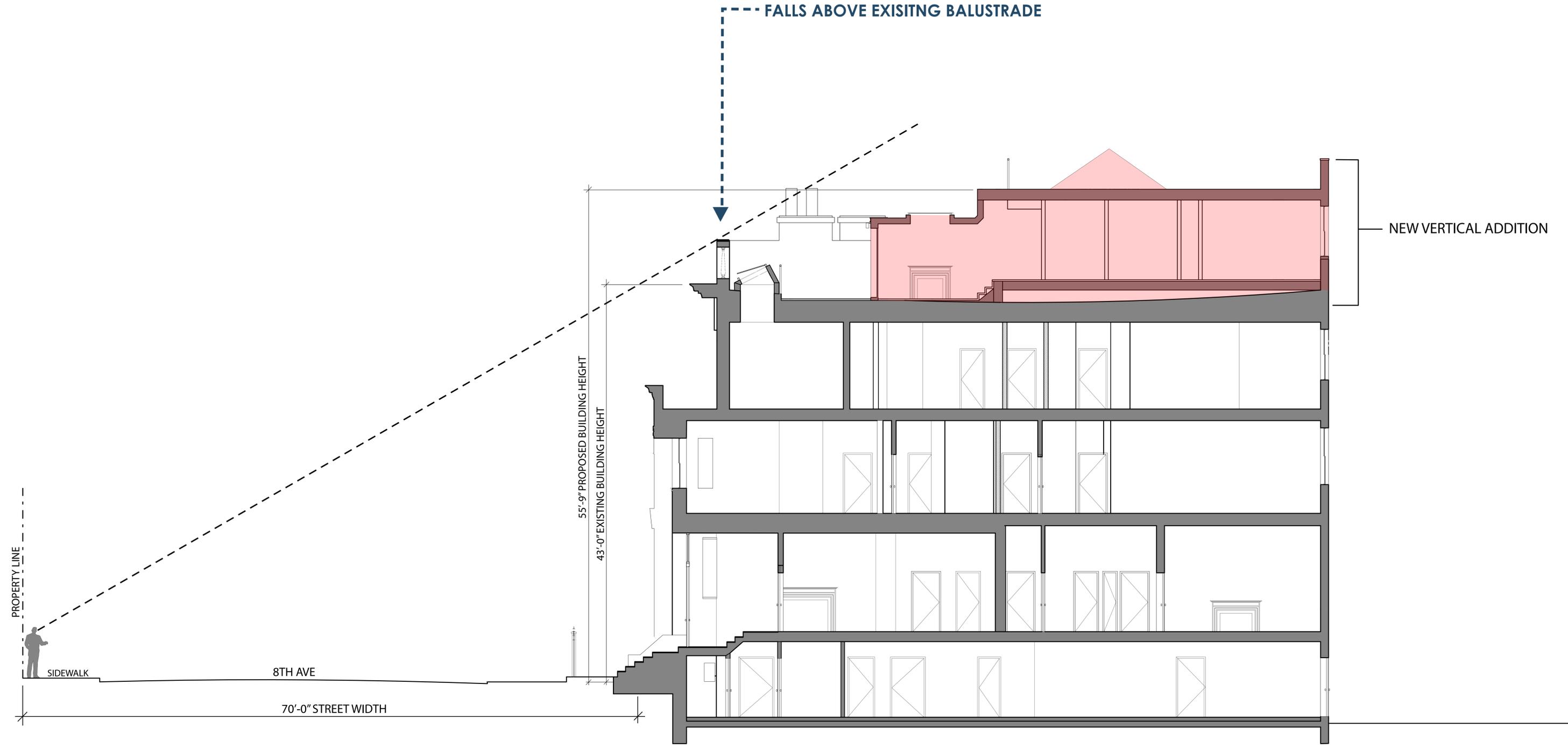
3.5 OR 4 STORIES



5 STORIES +



10 STORIES +



VIEWPOINT ANALYSIS FROM 8TH AVENUE

FRONT FACADE
VISIBILITY FROM 8TH AVENUE



FRONT FACADE
EXISTING CONDITIONS



FRONT FACADE
8TH AVENUE STREETScape

WINDOW FRAME CLEANING AND REPAINTING



EXISTING CONDITION



PROPOSED COLOR

ALL EXT'G WOOD FRAME SINGLE GLAZED WINDOWS TO REMAIN, FRAME TO BE CLEANED AND REPAINTED TO MATCH EXT'G COLOR, DARK BRONZE, TYP.

BRONZE DOOR RESTORATION AND NEW HANDLE, LOCK



EXISTING CONDITION



PROPOSED HARDWARE

CLEAN AND RESTORE EXISTING BRONZE DOOR. INSTALL NEW HANDLES AND LOCKS

REPLACE MISSING SIDEWALK FLAG TO MATCH EXISTING

NEW TREE IN EXISTING PIT

INSTALL NEW INTERCOM

EXT'G METAL DOOR WITH HALF HEIGHT WIRE-GLASS TO BE REPLACED WITH FULL HEIGHT GLASS DOOR AND TRANSOM PANEL ABOVE. PAINT METAL TO MATCH WOOD WINDOWS ABOVE

NEW INTERCOM



EXISTING CONDITION

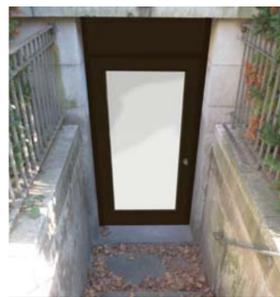


PROPOSED CONDITION

DOOR REPLACEMENT



EXISTING CONDITION

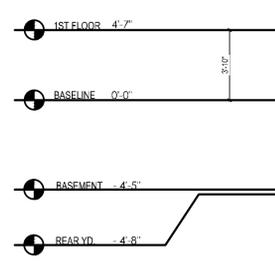


PROPOSED CONDITION



1 FRONT ELEVATION - PROPOSED
SCALE: 1/4" = 1'-0"

2 FRONT ELEVATION - EXISTING GATE CONDITIONS
SCALE: 1/4" = 1'-0"



EXT'G STONE CORNICES TO BE GENTLY WASHED AND POINTED WITH CATHEDRAL STONE M110 POINTING MORTAR.

EXT'G STONE PRIMARY FACADE TO BE GENTLY WASHED TO REMOVE DIRT, TYP.

REMOVE NON HISTORICAL FLAG POLE

EXT'G GLAZED METAL DOOR WITH HALF HEIGHT WIRE-GLASS TO BE REPLACED WITH HALF HEIGHT GLASS DOOR AND TRANSOM PANEL ABOVE. PAINT METAL TO MATCH WOOD WINDOWS ABOVE

WROUGHT IRON FENCE NOT SHOWN FOR CLARITY.

STEPS AND AREAWAY TO BE GENTLY WASHED TO REMOVE DIRT

SCRAPE EXISTING WROUGHT IRON FENCE TO REMOVE LOOSE PAINT AND CORROSION. PRIME AND PAINT BLACK.

STONE POINTING



EXISTING CONDITION

STONE CLEANING



EXISTING CONDITION

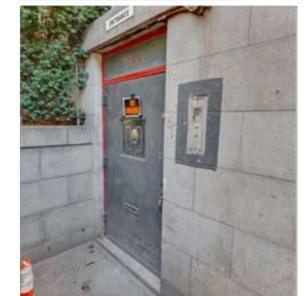
NON-HISTORICAL FLAG POLE REMOVAL



EXISTING CONDITION



DOOR REPLACEMENT



EXISTING CONDITION



PROPOSED CONDITION

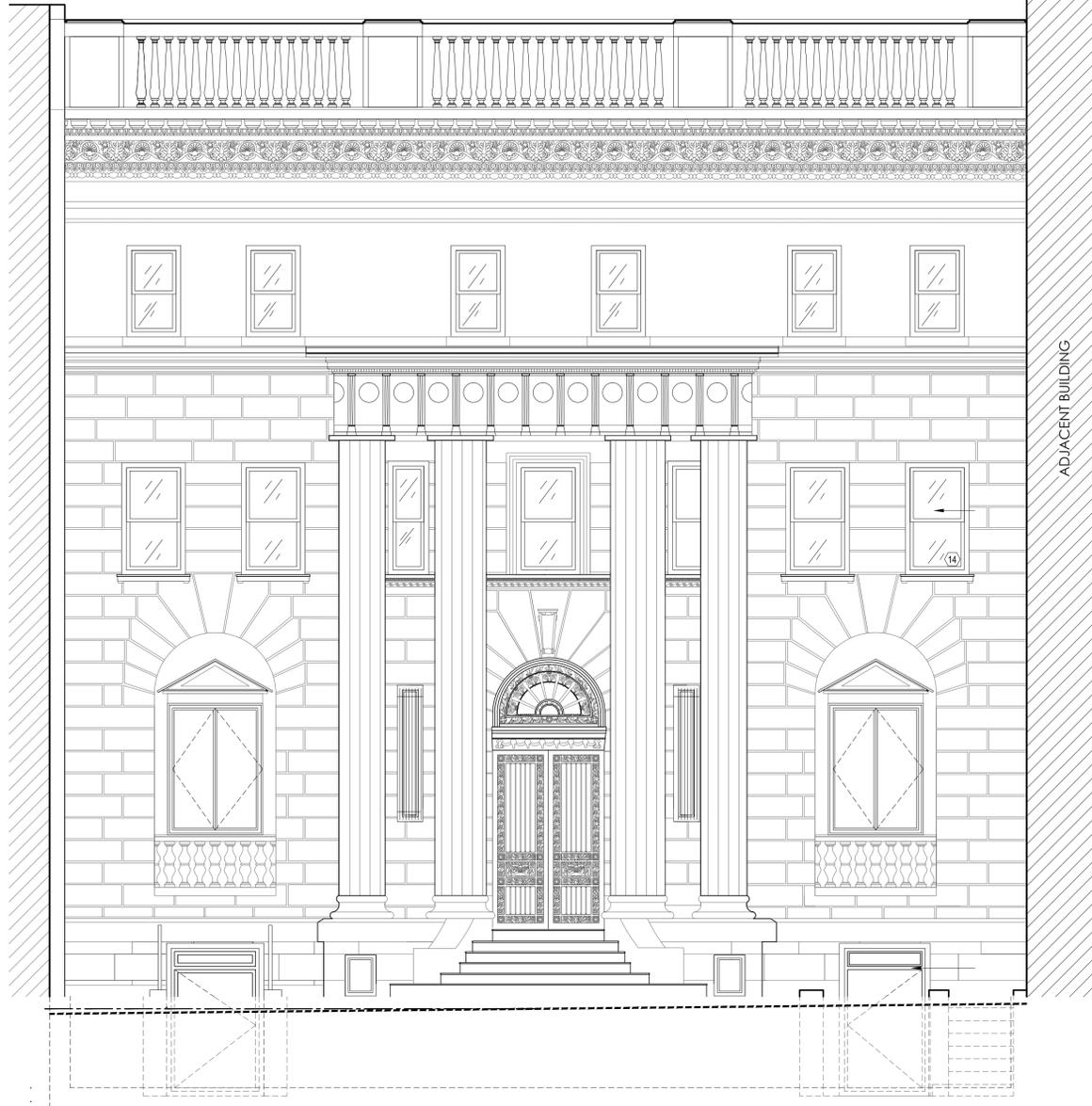
WROUGHT IRON RESTORATION AND PAINTING



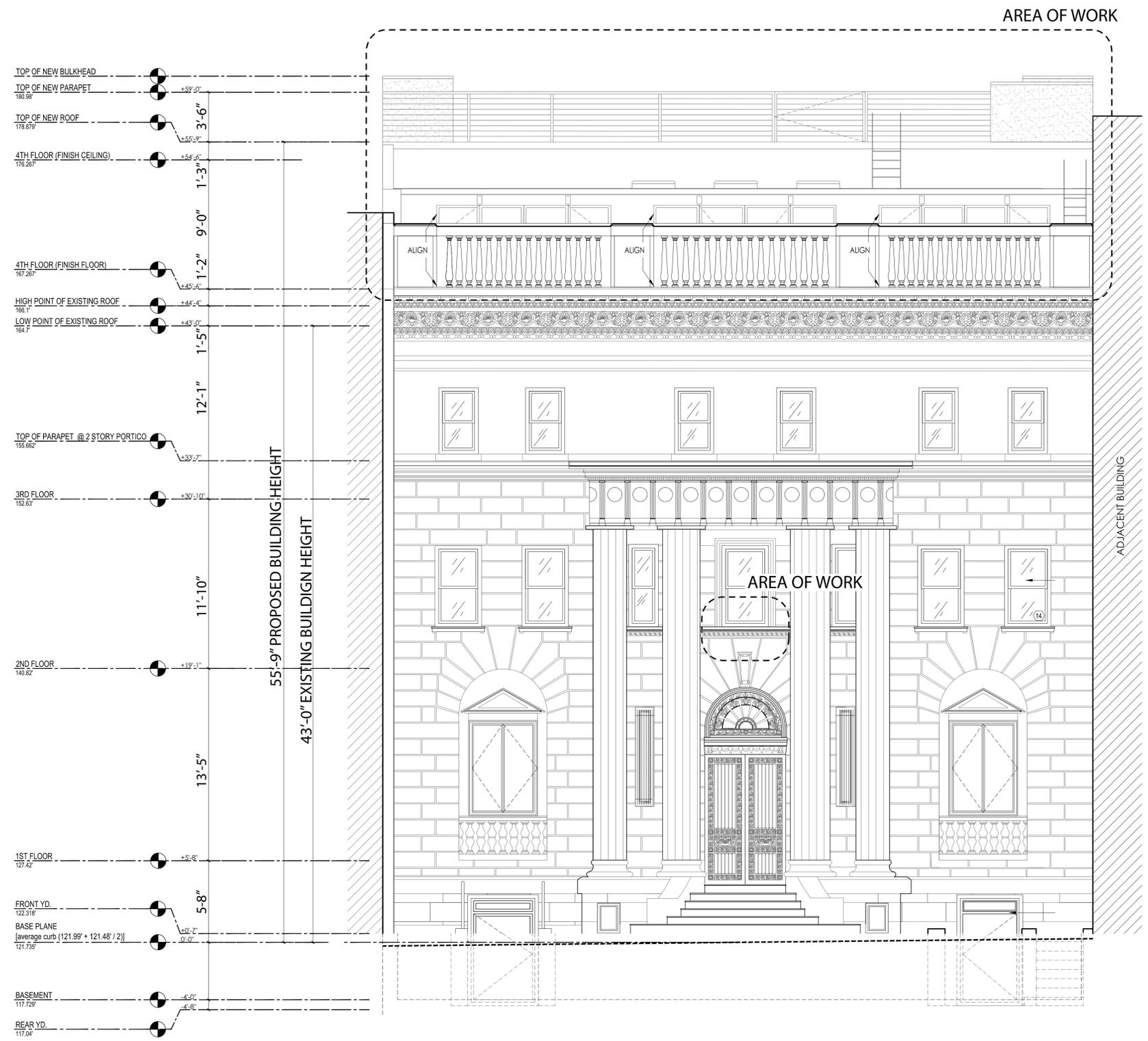
EXISTING CONDITION



PROPOSED COLOR



EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION

FRONT FACADE
PENTHOUSE ADDITION



CURRENT VIEW FROM 8TH AVENUE



PROPOSED VIEW FROM 8TH AVENUE

FRONT FACADE
VISIBILITY FROM 8TH AVENUE



VIEW OF MOCK-UP FROM PRESIDENT STREET



VIEW OF MOCK-UP FROM PRESIDENT STREET



MOCK-UP





VIEWPOINT, BELOW

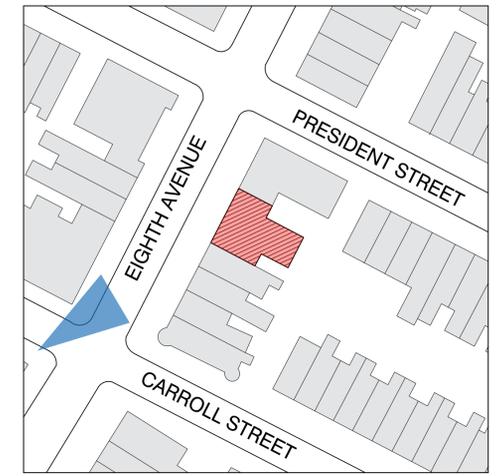


CURRENT VIEW FROM PRESIDENT STREET

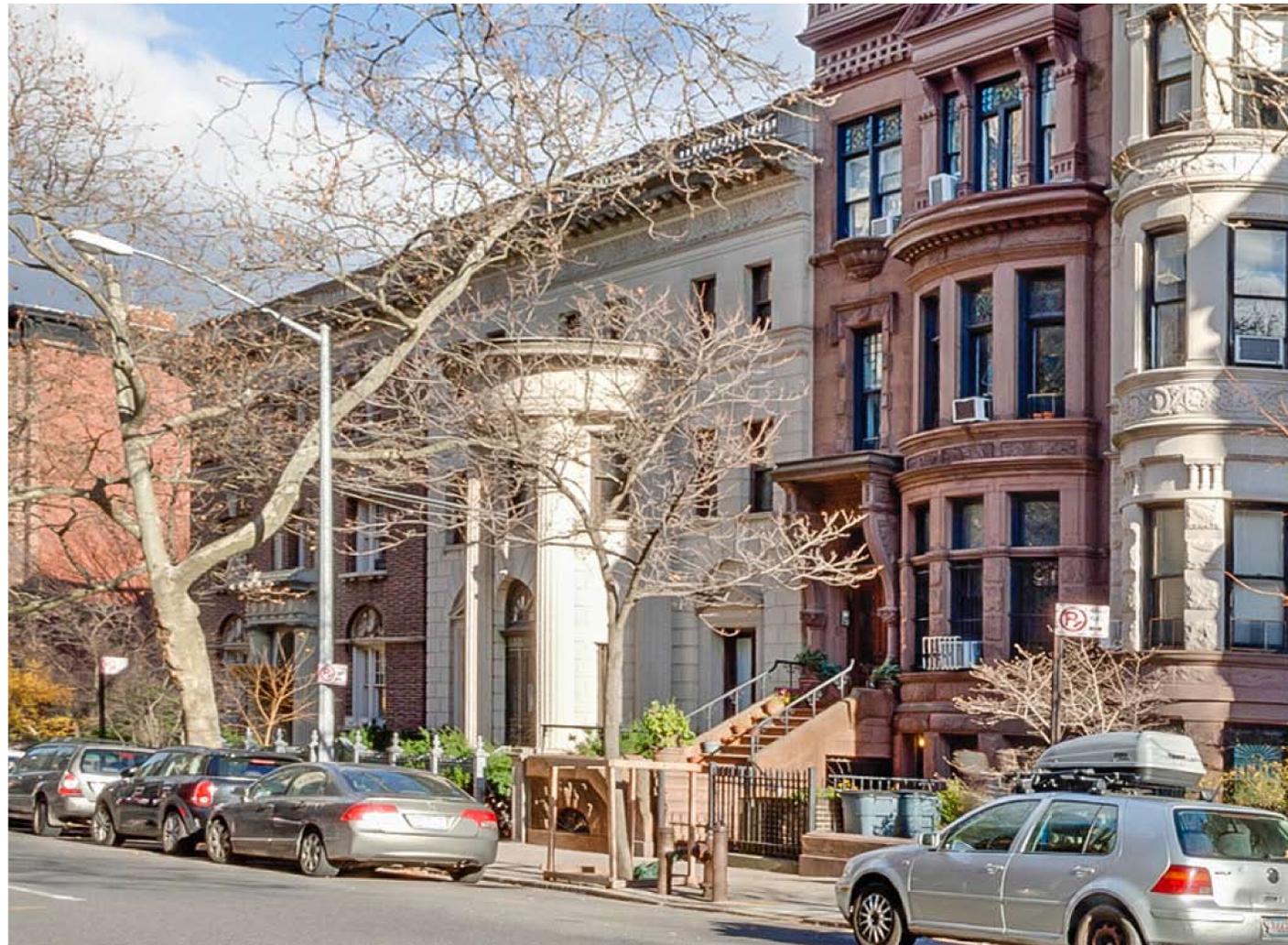


PROPOSED VIEW FROM PRESIDENT STREET

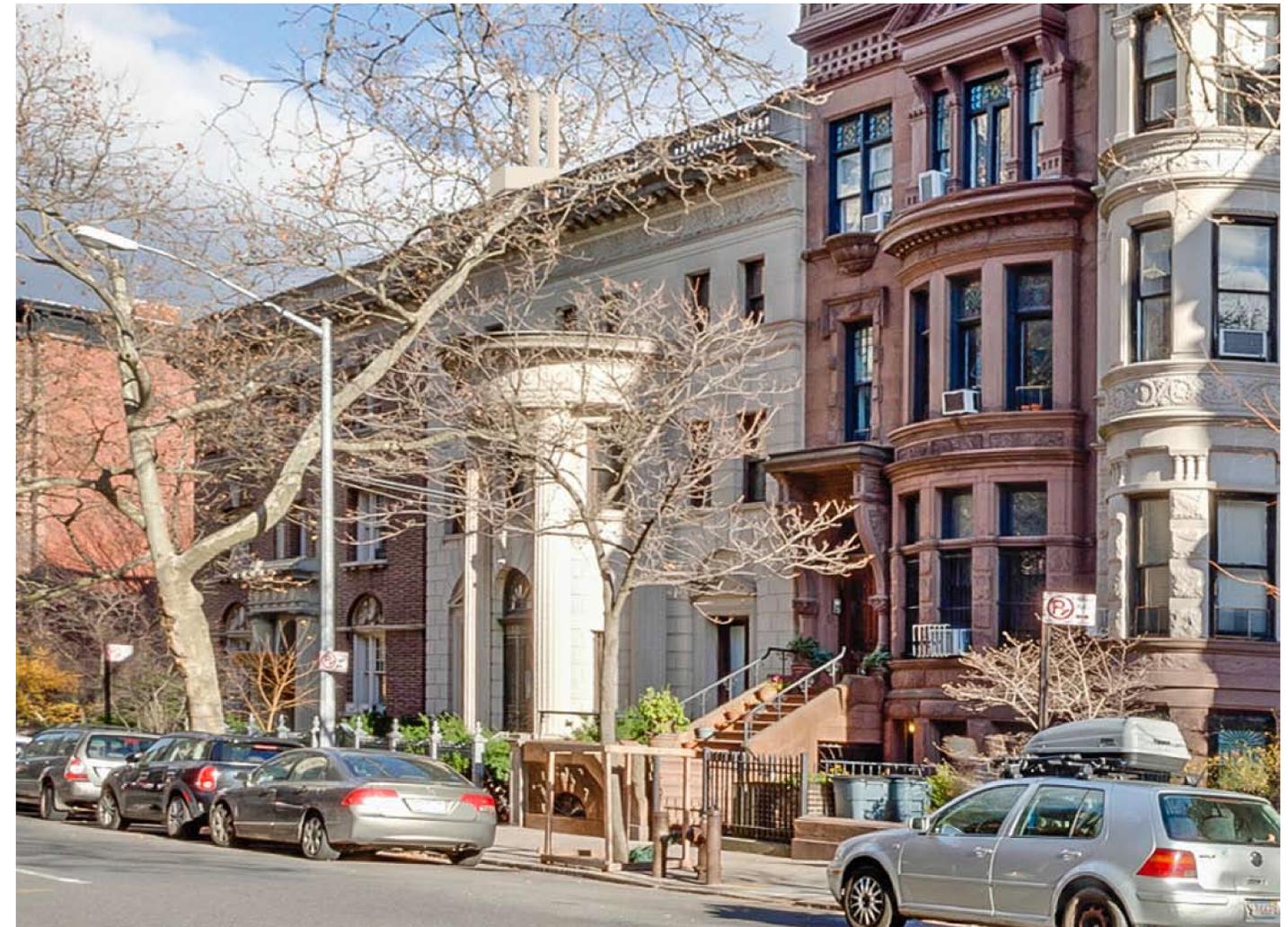
FRONT FACADE
VISIBILITY FROM PRESIDENT STREET



VIEWPOINT, BELOW

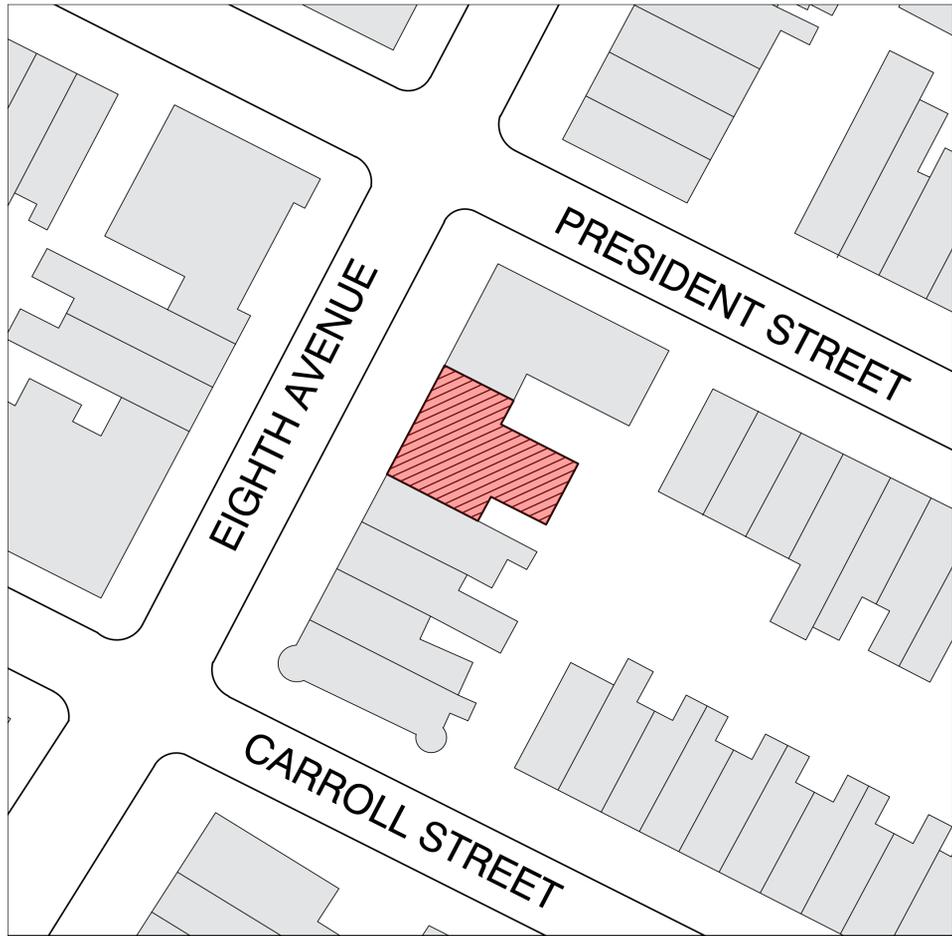


CURRENT VIEW FROM CARROLL STREET



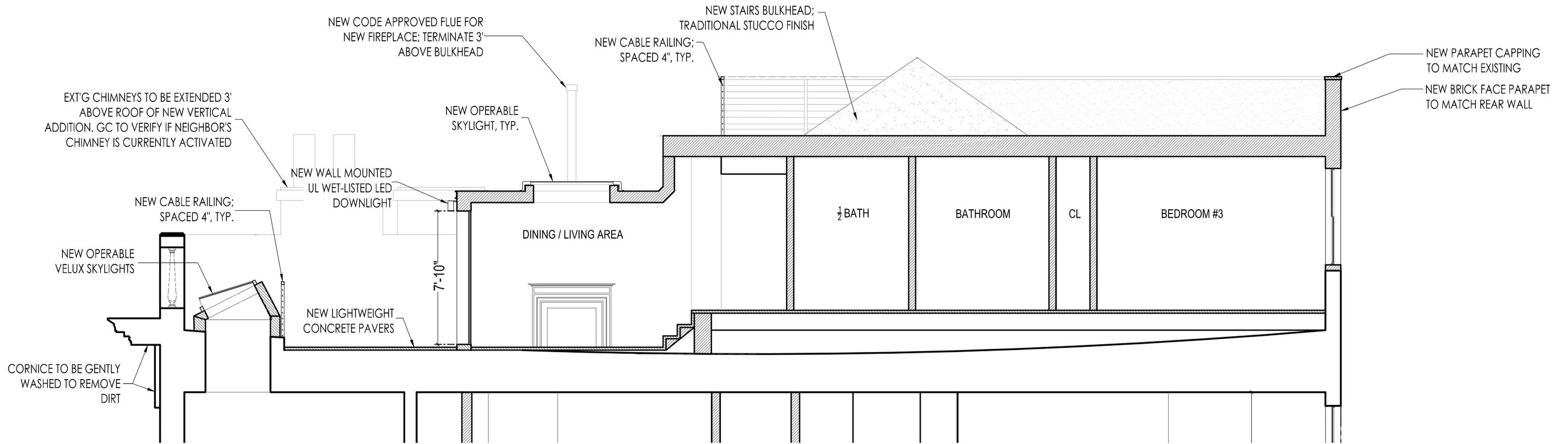
PROPOSED VIEW FROM CARROLL STREET

FRONT FACADE
VISIBILITY FROM CARROLL STREET





REAR FACADE
PROPOSED ADDITION



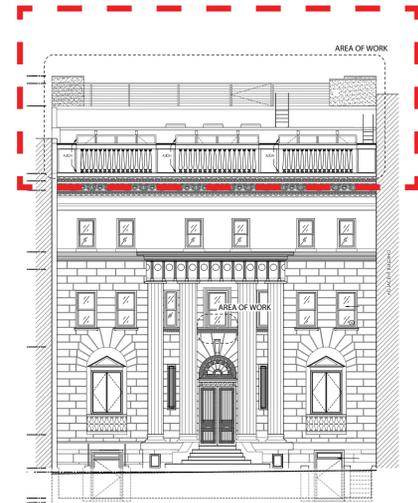
ROOF PLAN OF PENTHOUSE



DAYLITER ROOF DOOR



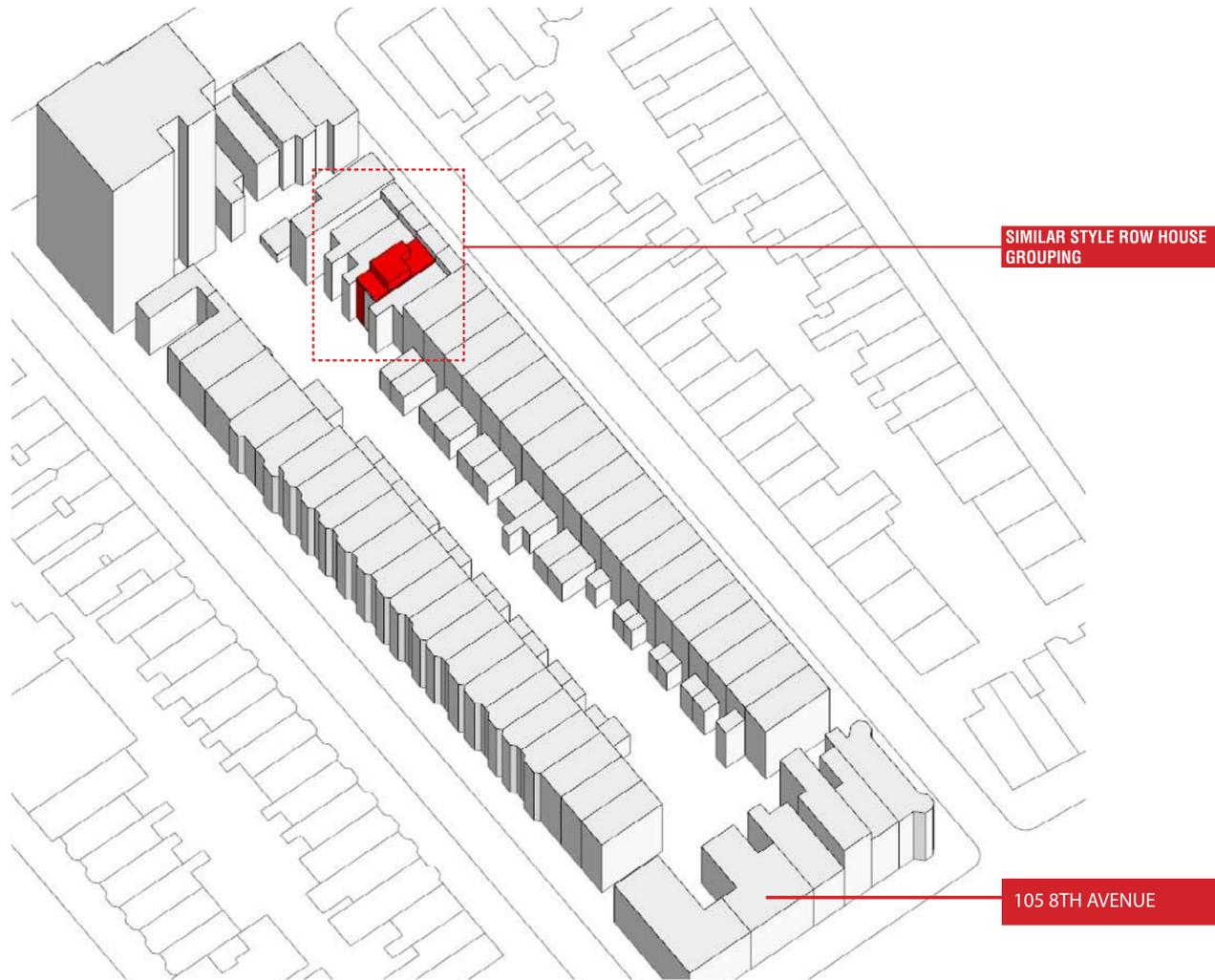
VELUX OPERABLE SKYLIGHT





857 CARROLL STREET

- Fill in courtyard with rear yard addition
- Single story penthouse addition
- Rooftop addition not visible from Carroll Street



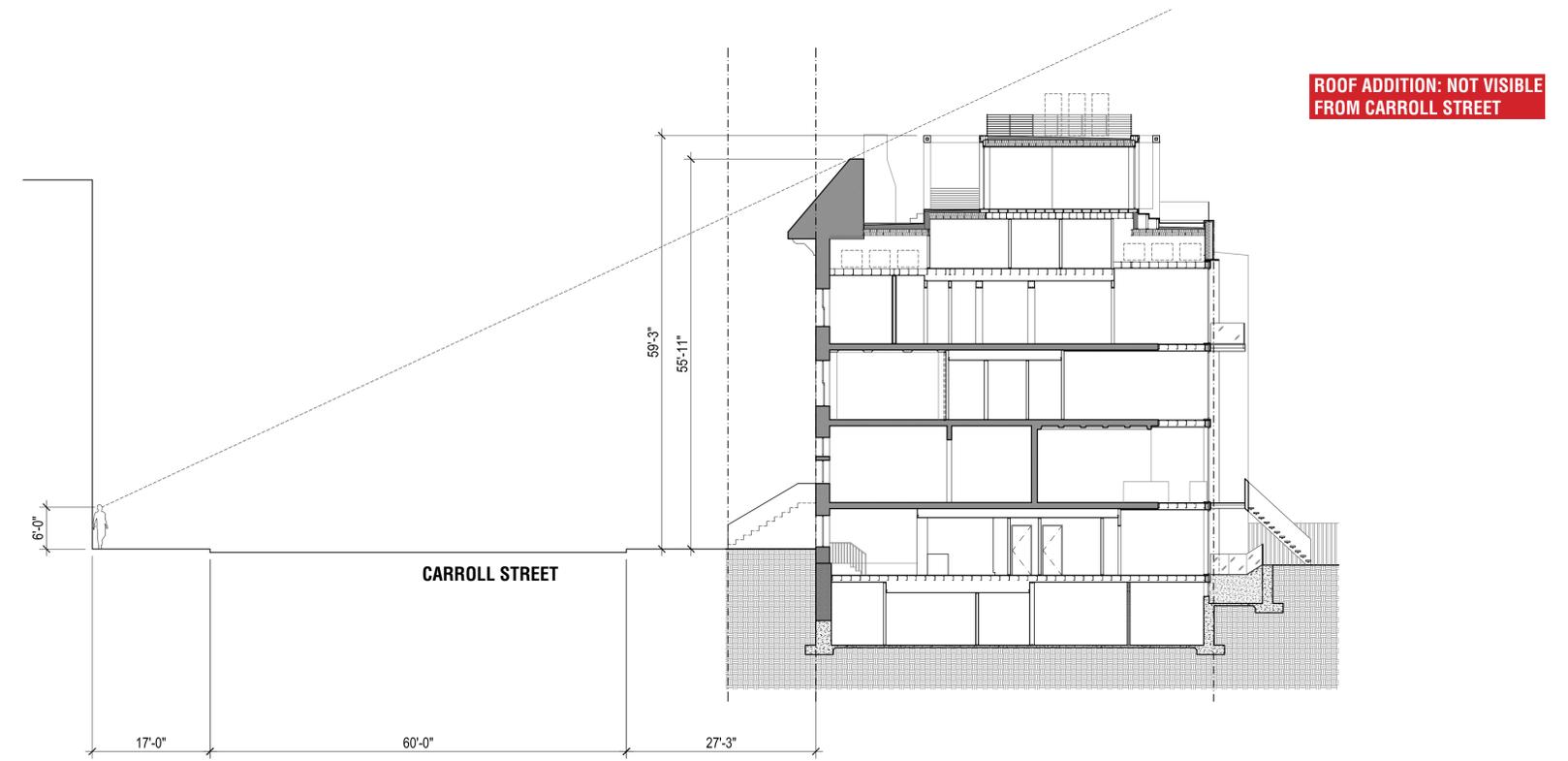
ADJACENCY TO PROPOSED SITE



PROPOSED STREET ELEVATION



PROPOSED REAR ELEVATION



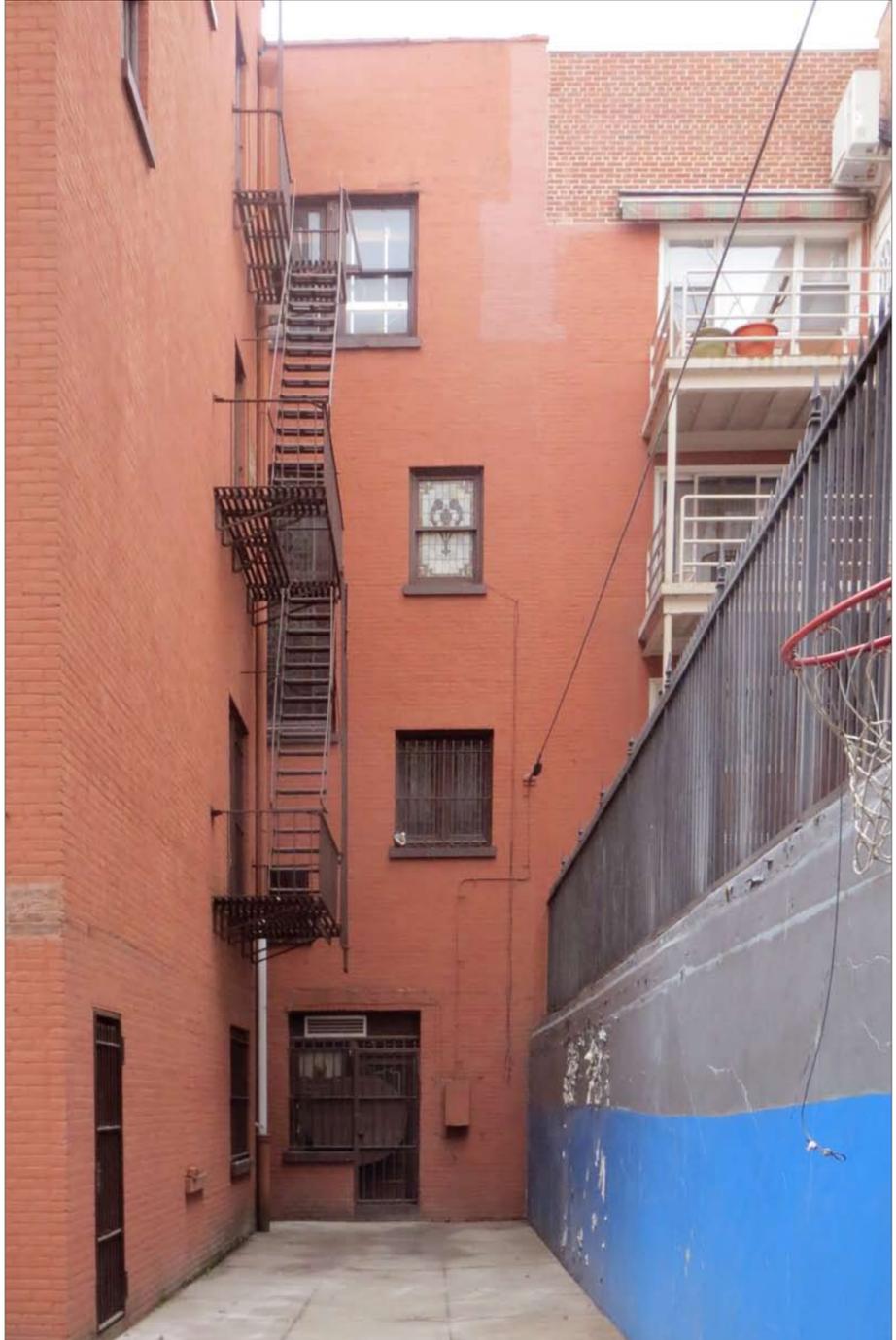
PENTHOUSE ADDITION VIEWPOINT ANALYSIS



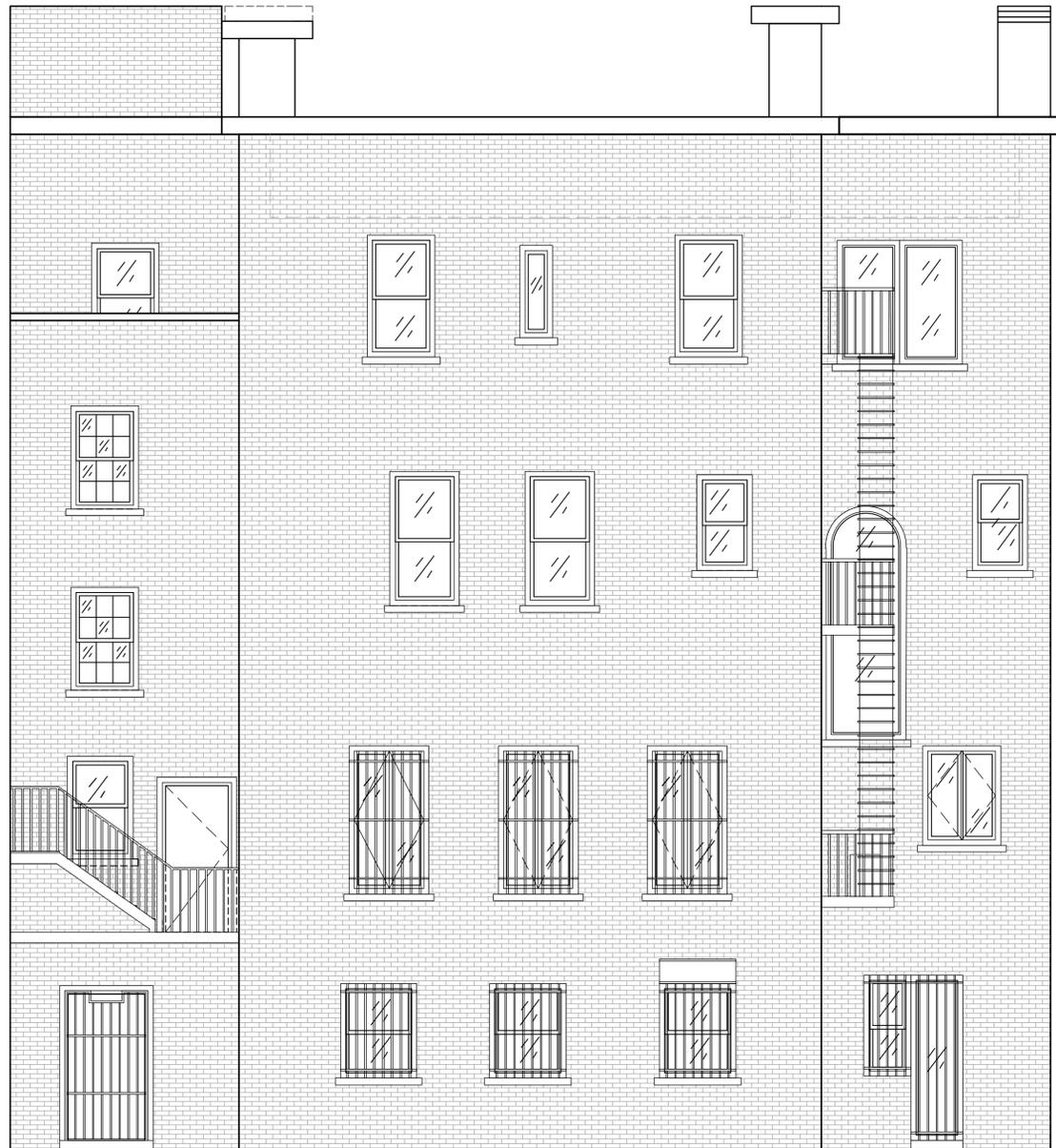
EXISTING SOUTHERN COURTYARD



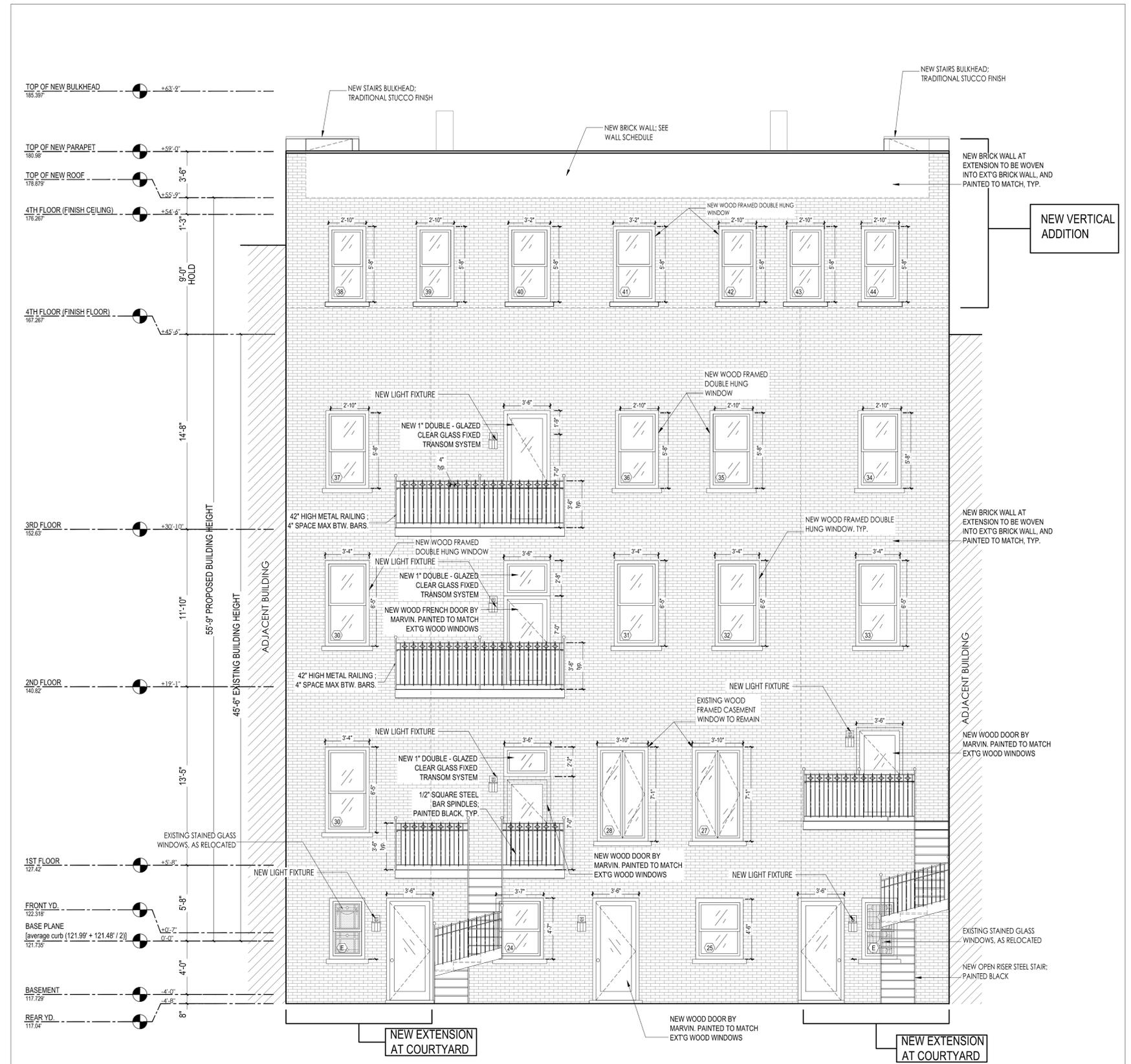
EXISTING REAR ELEVATION



EXISTING NORTHER COURTYARD

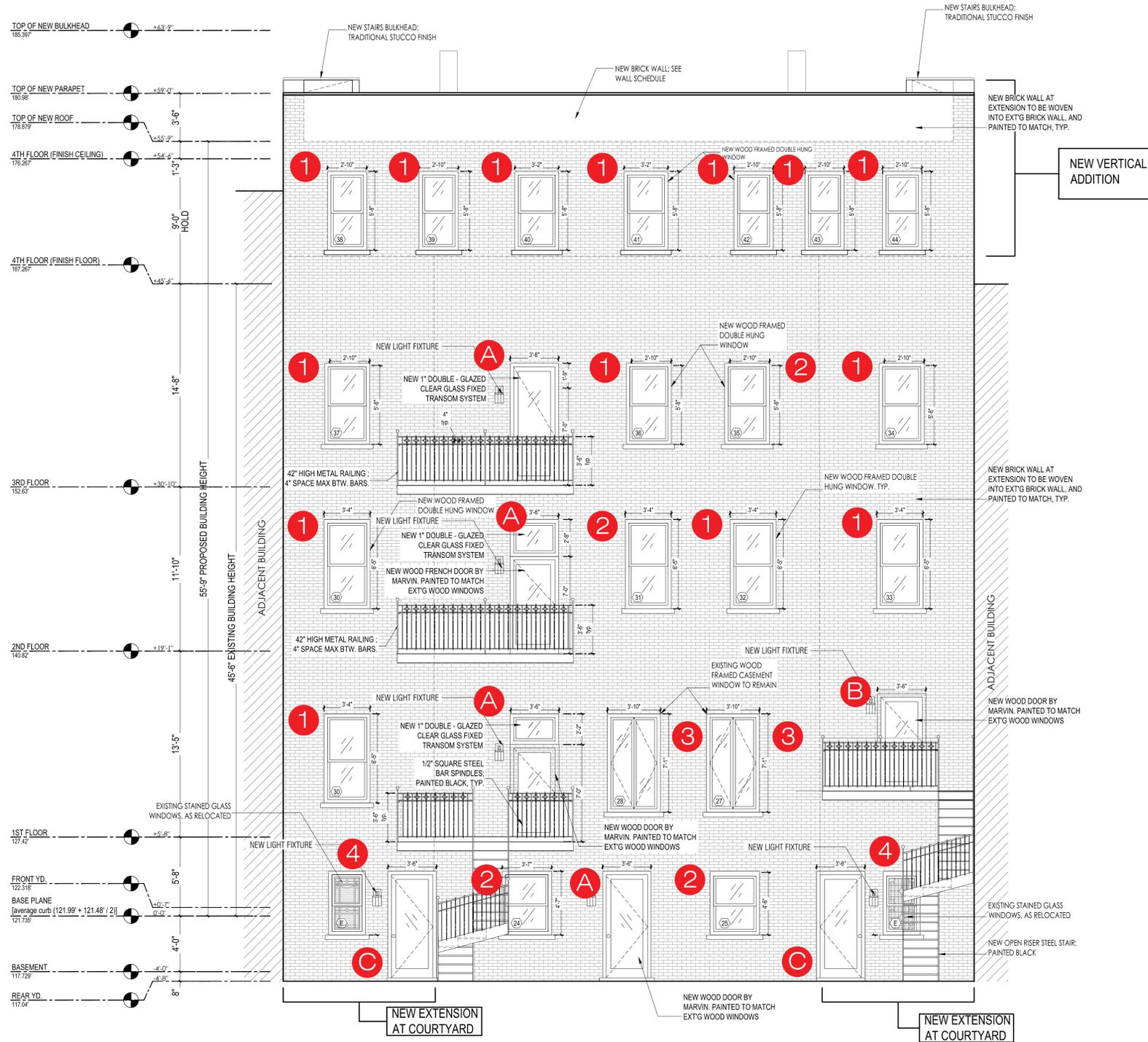


EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION

REAR FACADE
REAR ADDITION



MARVIN ULTRA MAGNUM DOUBLE HUNG WINDOW MARVIN CONTEMPORARY DOOR

WINDOW SCHEDULE

- #1: NEW MARVIN ULTRA MAGNUM WOOD FRAMED DOUBLE HUNG WINDOW
- #2: EXISTING WOOD FRAMED WINDOW; REPLACEMENT OF SASHES
- #3: EXISTING WOOD FRAMED WINDOW TO REMAIN
- #4: RELOCATED STAINED-GLASS WINDOW

DOOR SCHEDULE

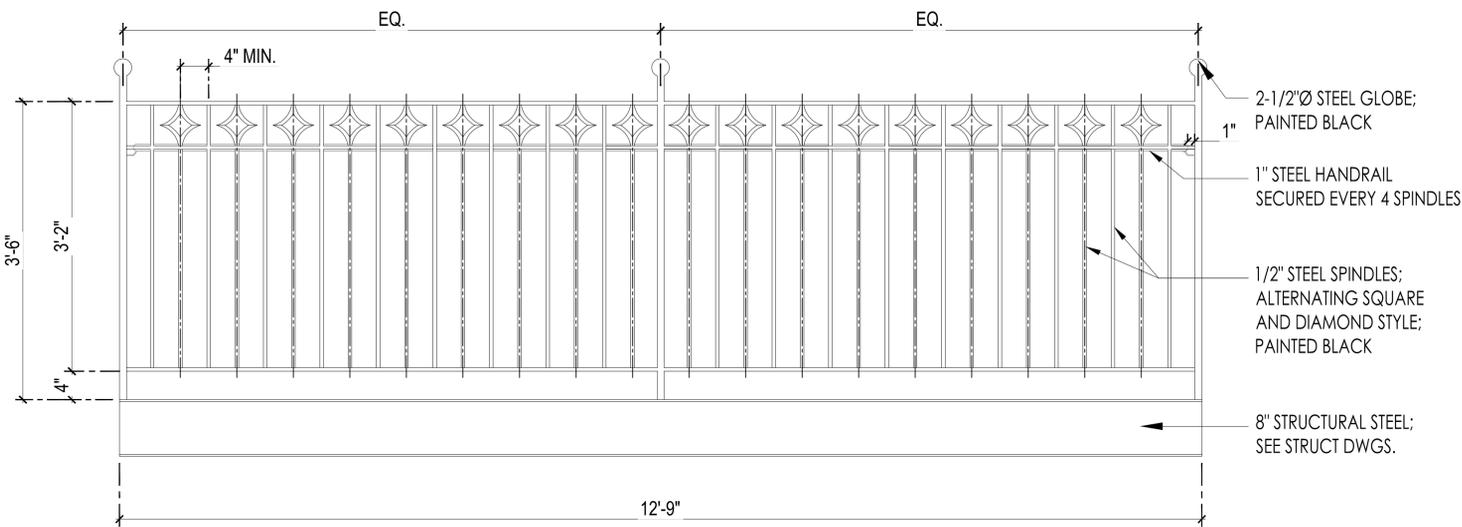
- #A: EXISTING WINDOW OPENING CONVERTED INTO MARVIN ULTIMATE SWINGING FRENCH DOORS
- #B: NEW MARVIN ULTIMATE SWINGING FRENCH DOORS
- #C: NEW MARVIN CONTEMPORARY DOOR

NORTH COURTYARD ELEVATION

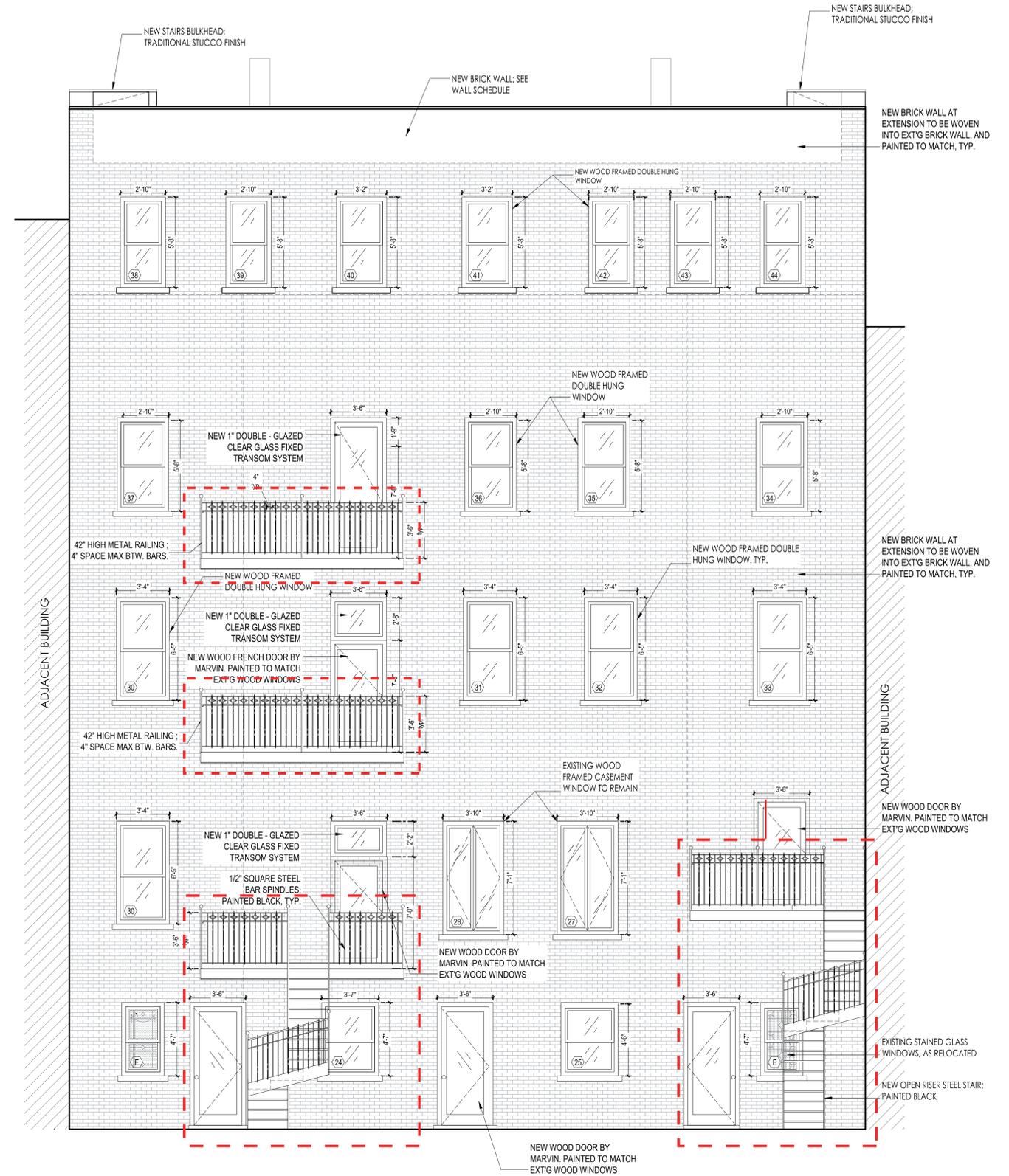
REAR FACADE
WINDOW AND DOOR SCHEDULE



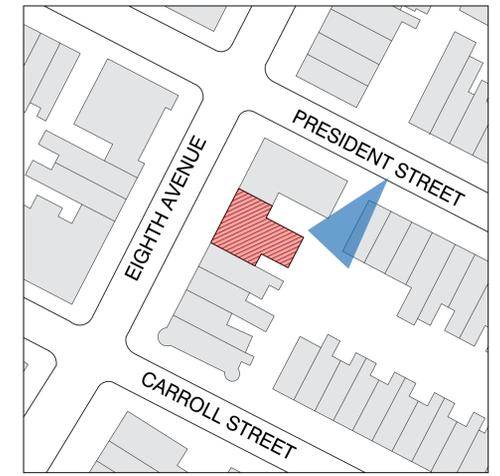
PROPOSED RAILING



PROPOSED BALCONY ELEVATION



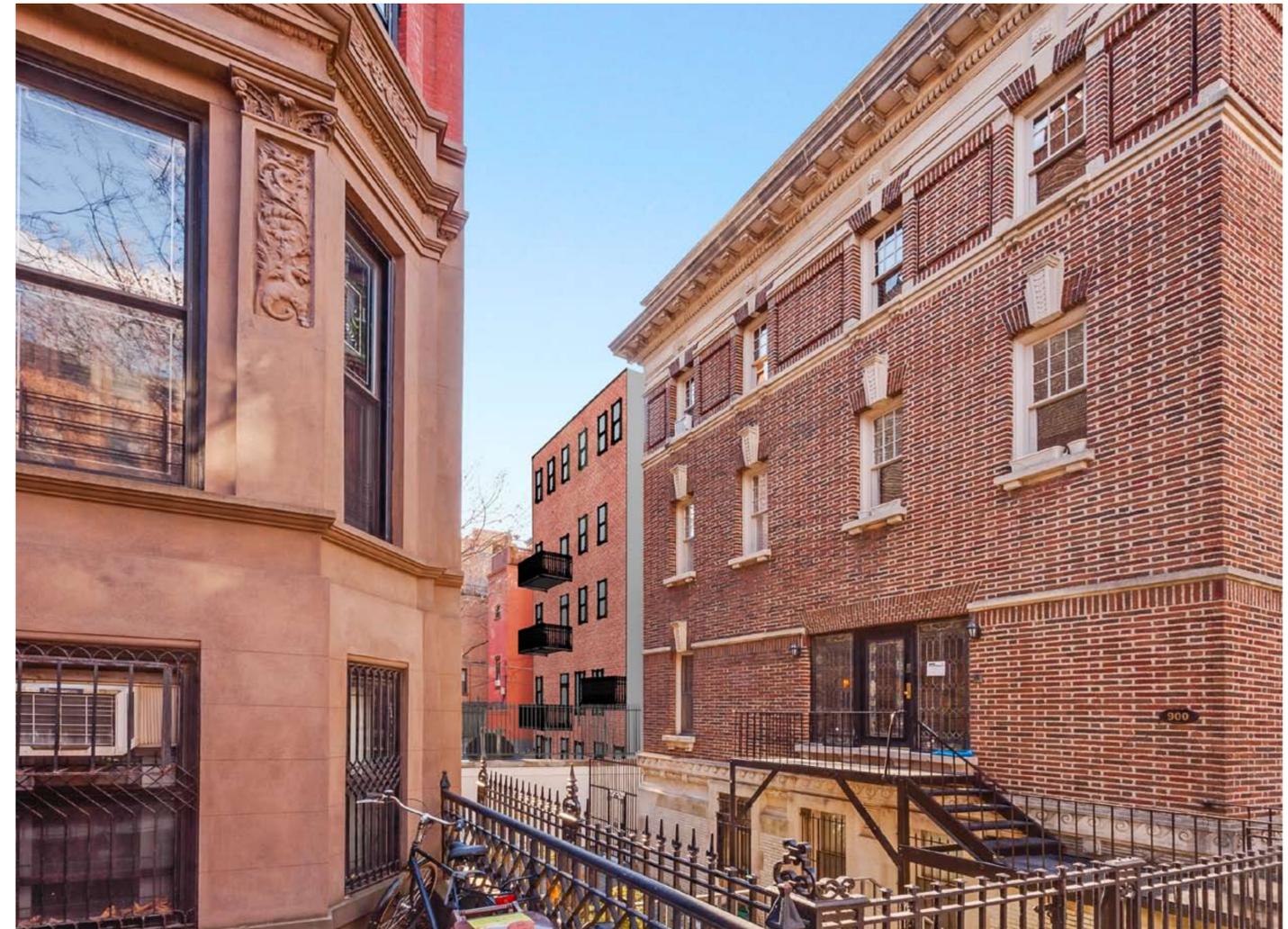
REAR ELEVATION



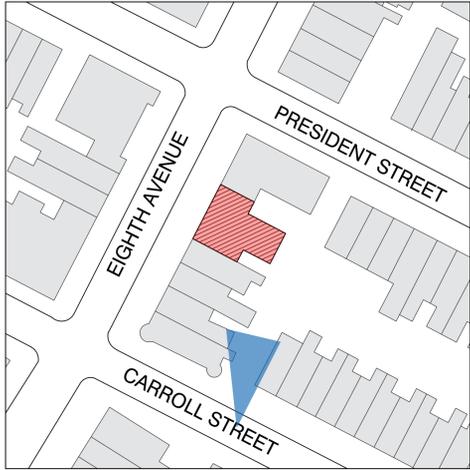
VIEWPOINT, BELOW



CURRENT VIEW FROM PRESIDENT STREET (REAR)



PROPOSED VIEW FROM PRESIDENT STREET (REAR)



VIEWPOINT, BELOW

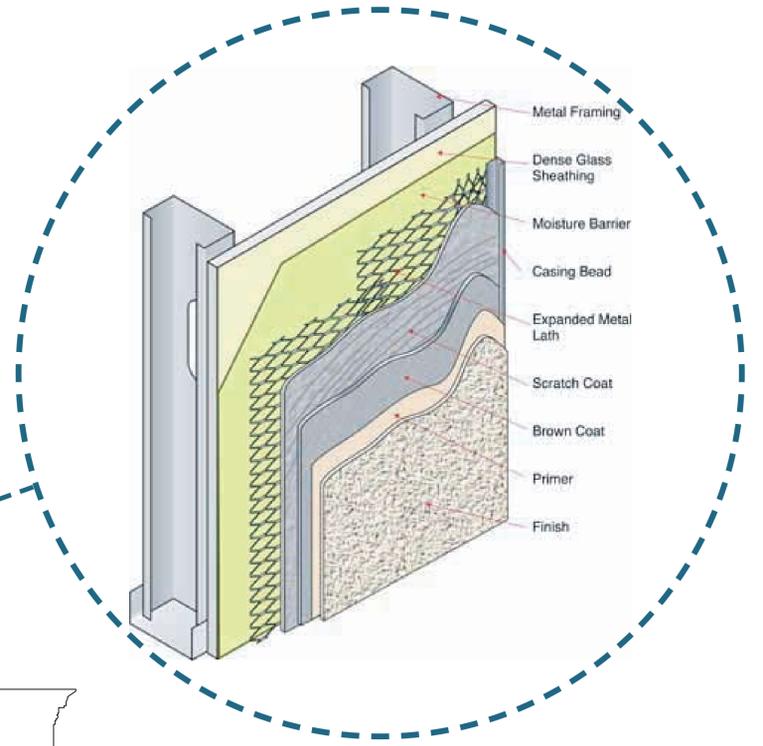
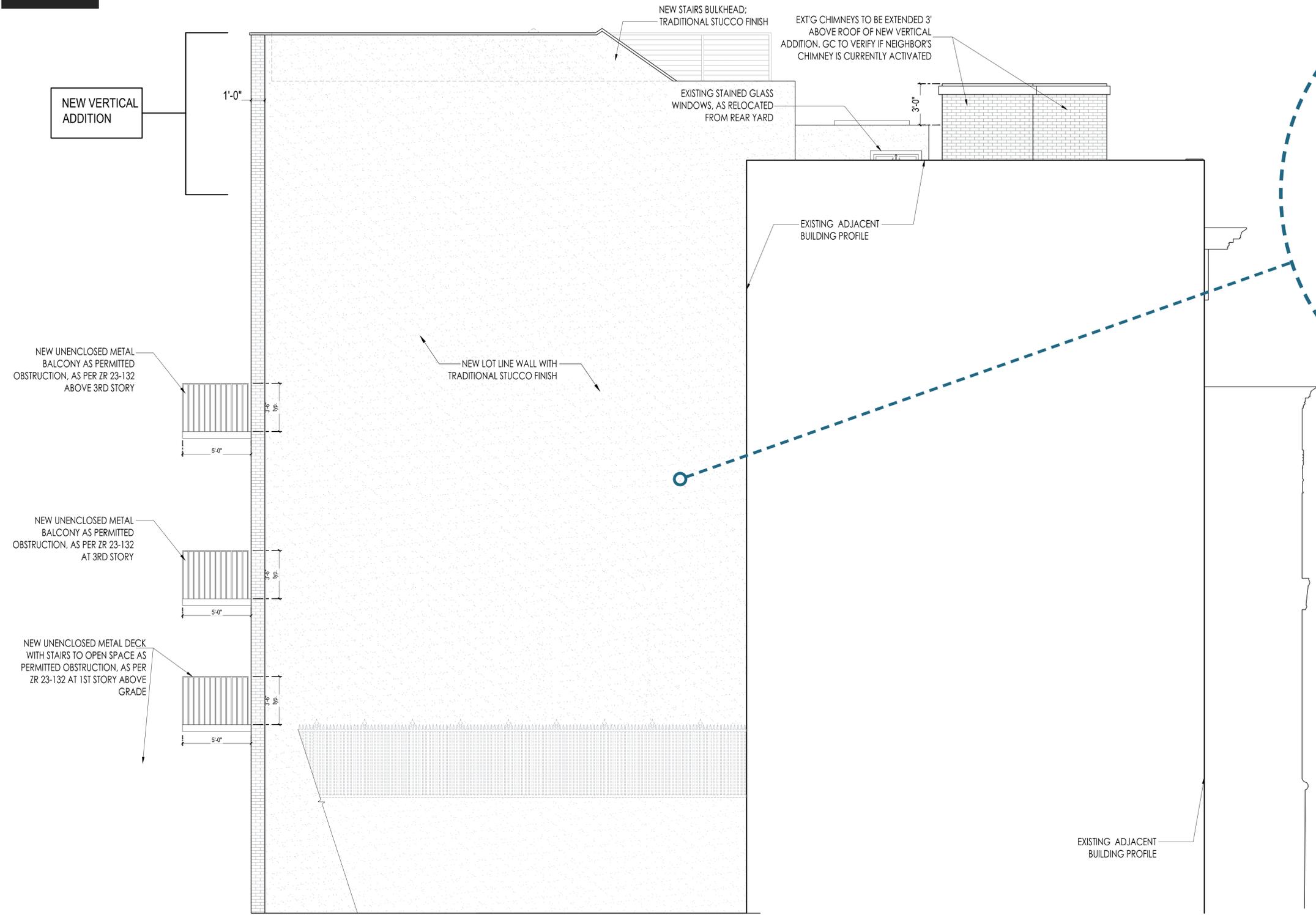


CURRENT VIEW FROM CARROLL STREET (REAR)

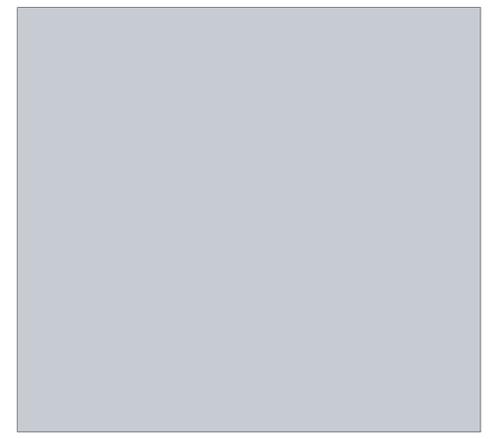


PROPOSED VIEW FROM CARROLL STREET (REAR)

REAR FACADE
VISIBILITY



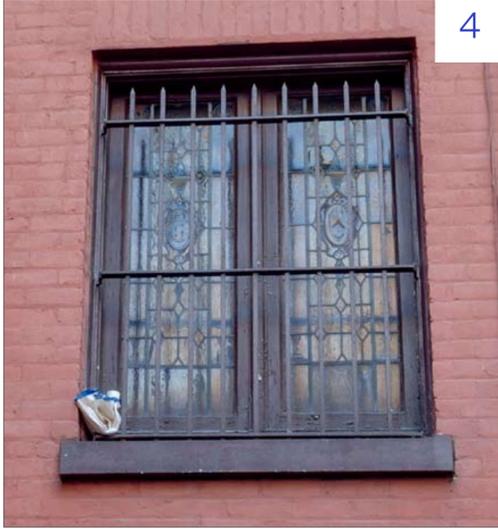
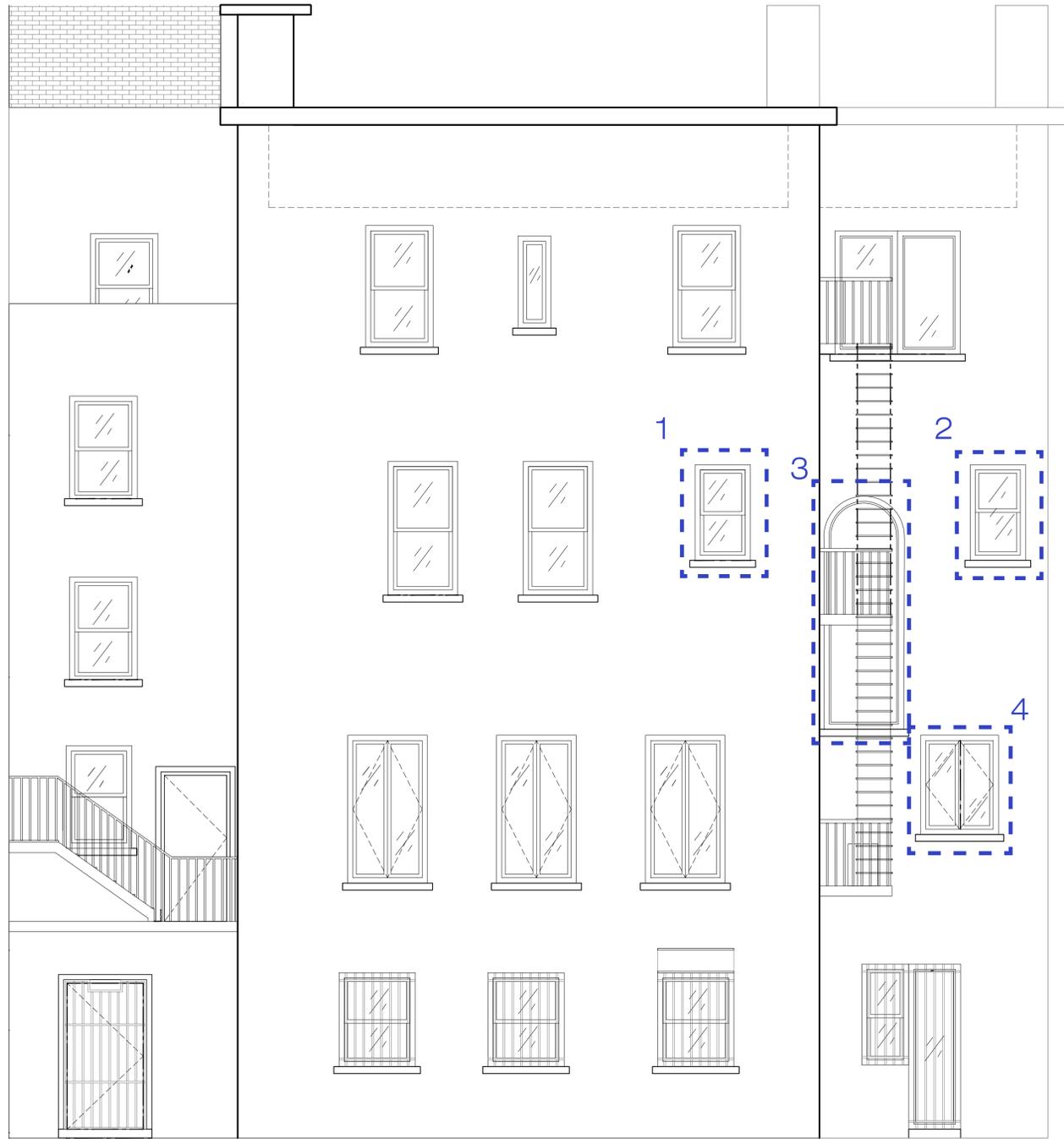
DETAIL OF STUCCO WALL BUILD-UP



PEARL GREY COLOR SAMPLE

ELEVATION OF NORTH COURTYARD

NORTH FACADE
PROPOSED TYPICAL STUCCO FINISH





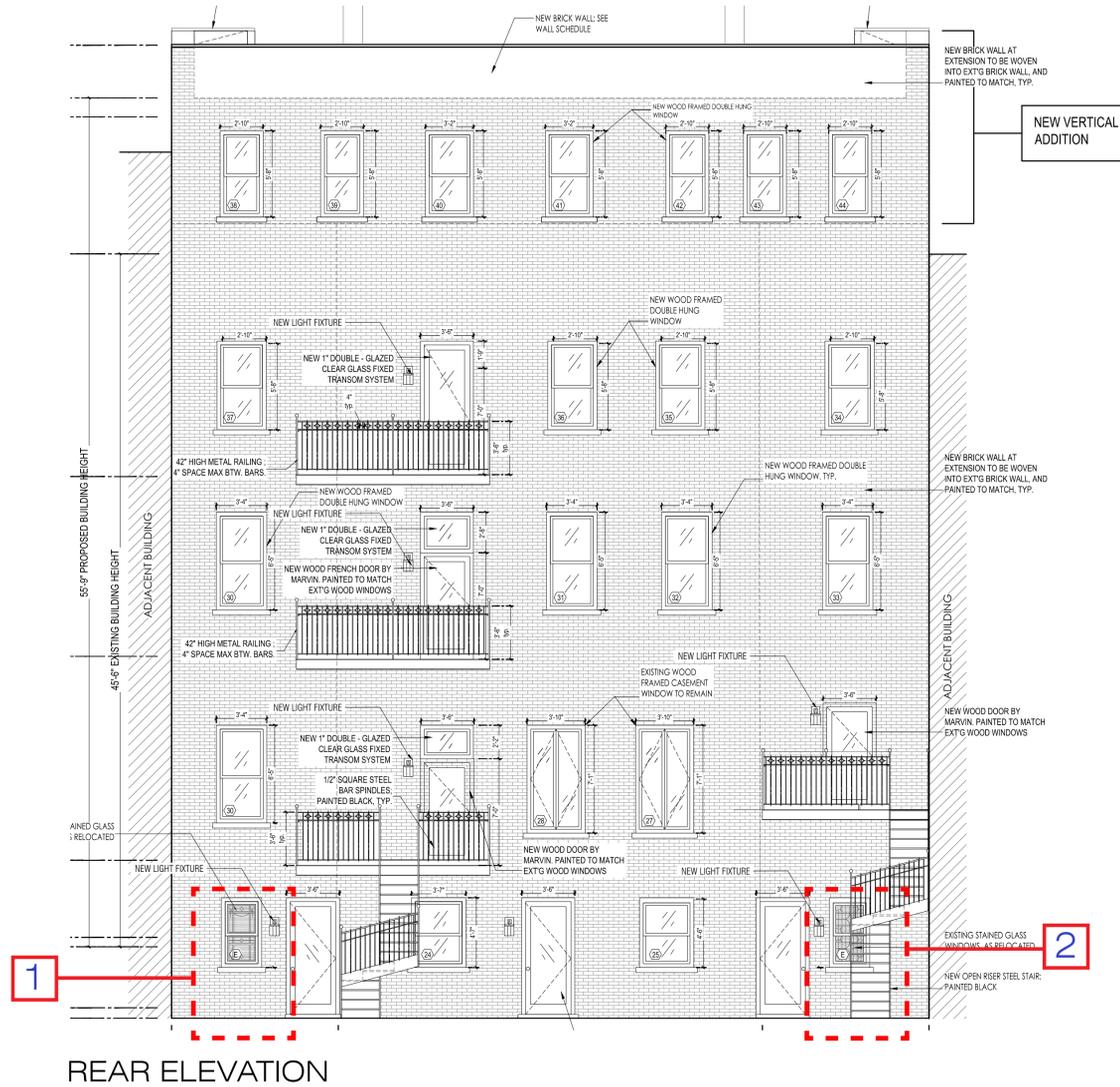
RELOCATE ON REAR WALL



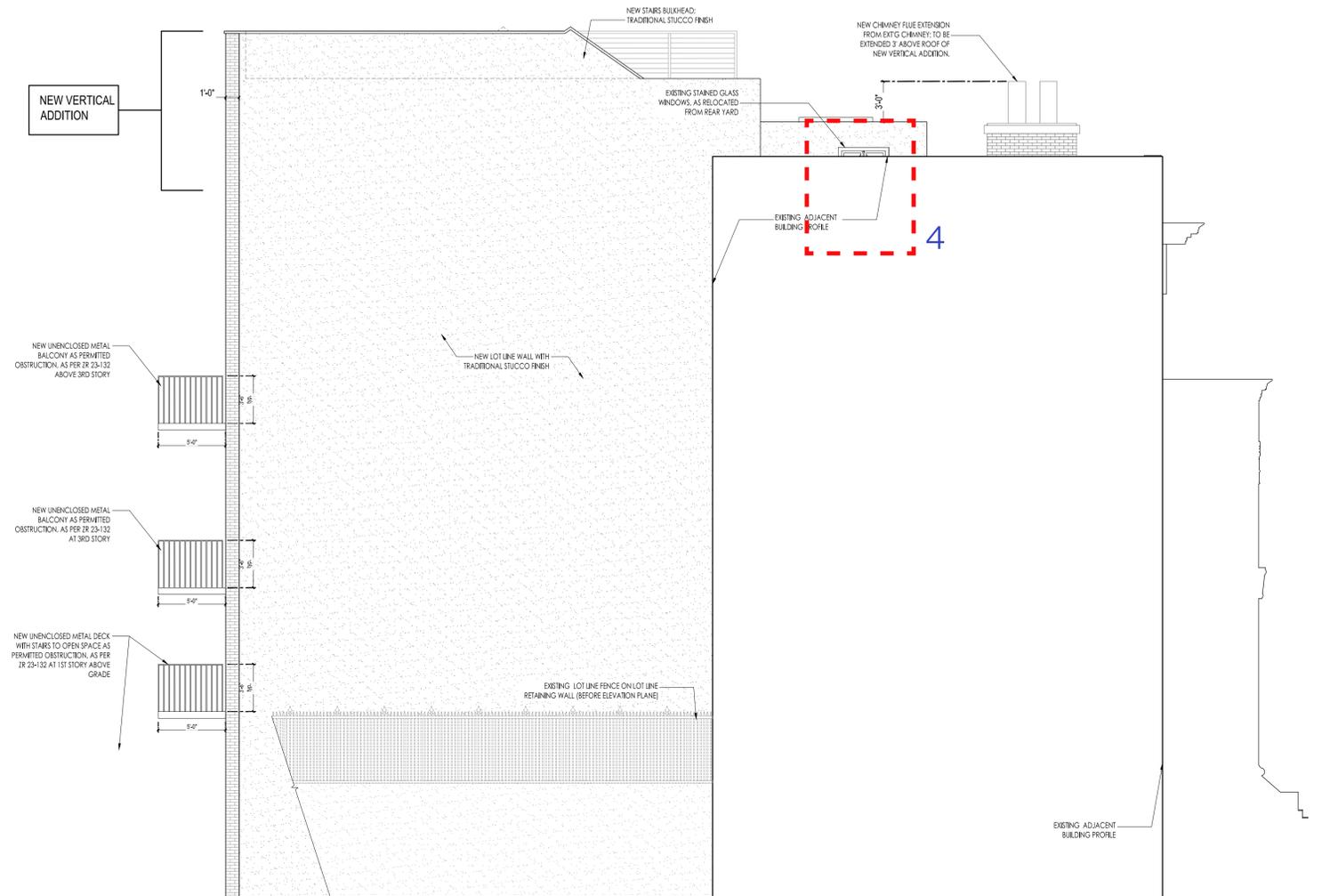
RELOCATE TO REAR WALL



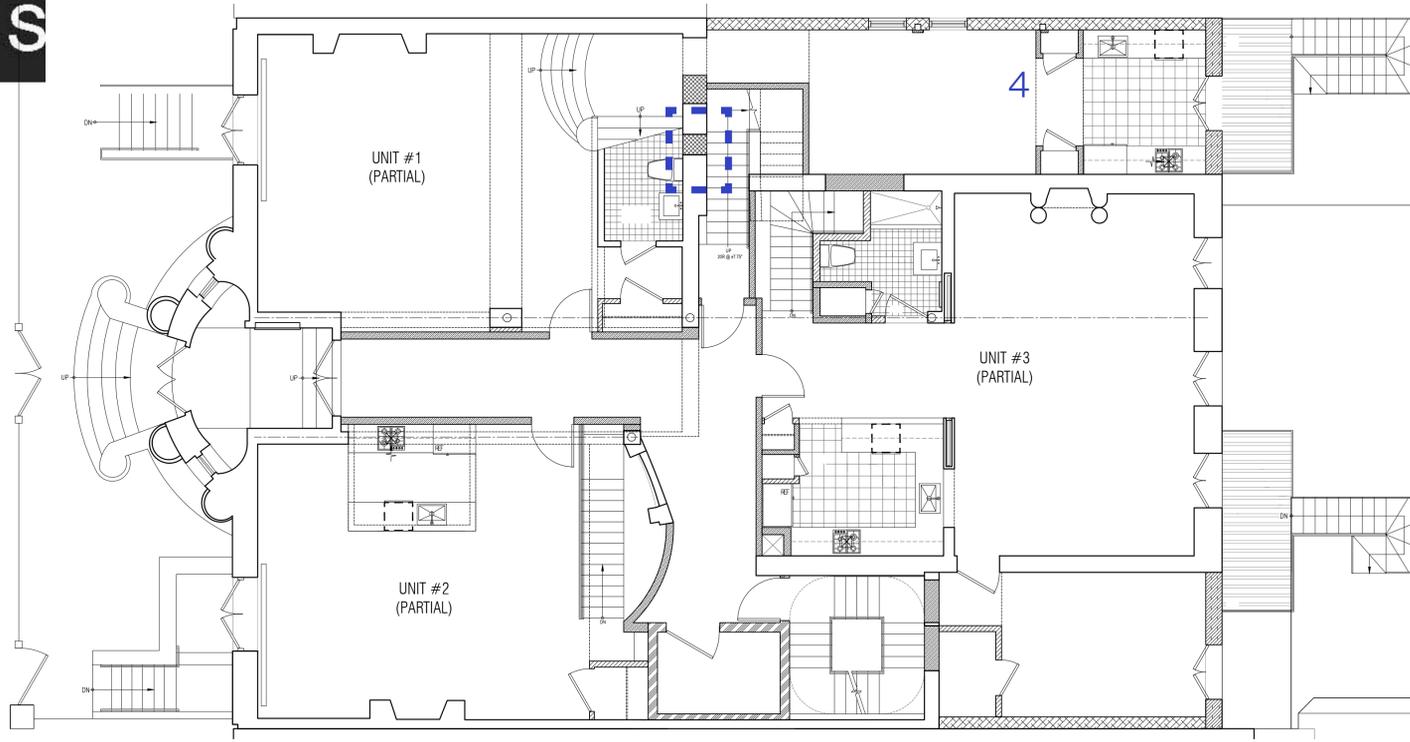
RELOCATE TO PENTHOUSE WALL



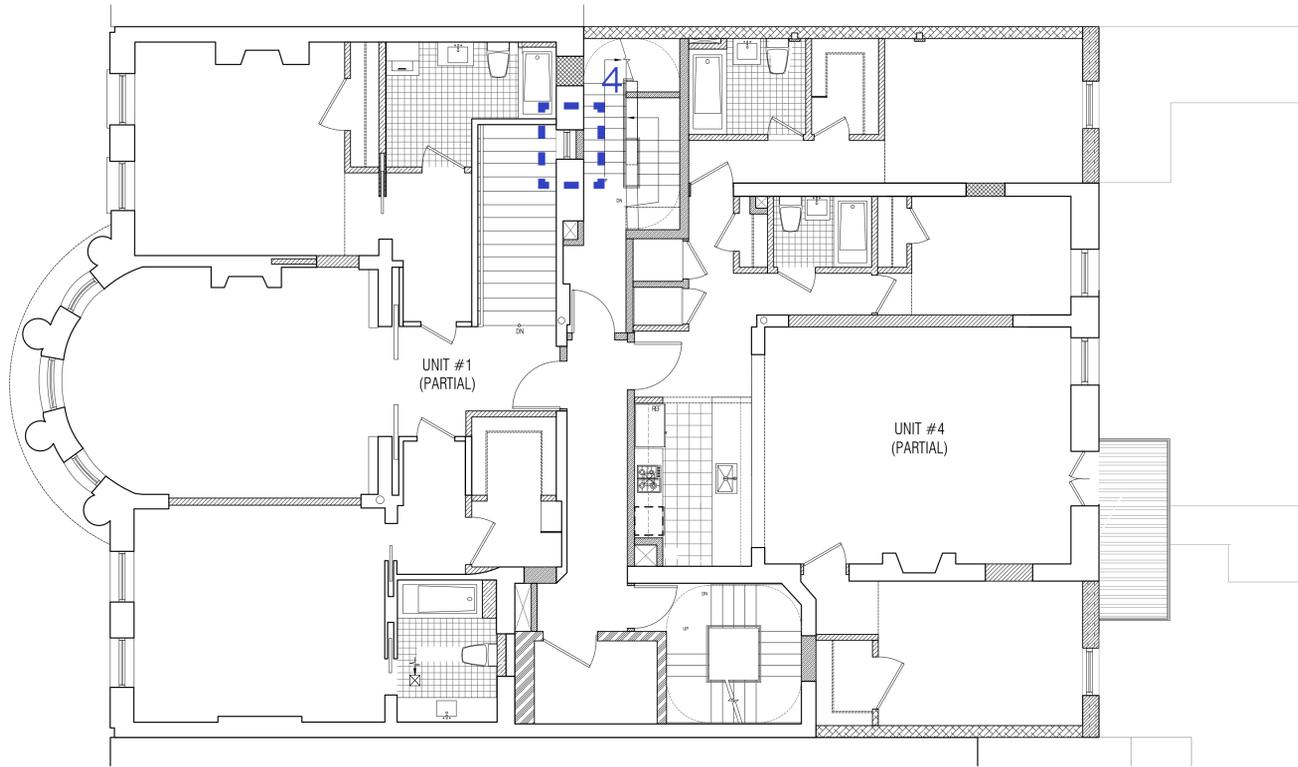
REAR ELEVATION



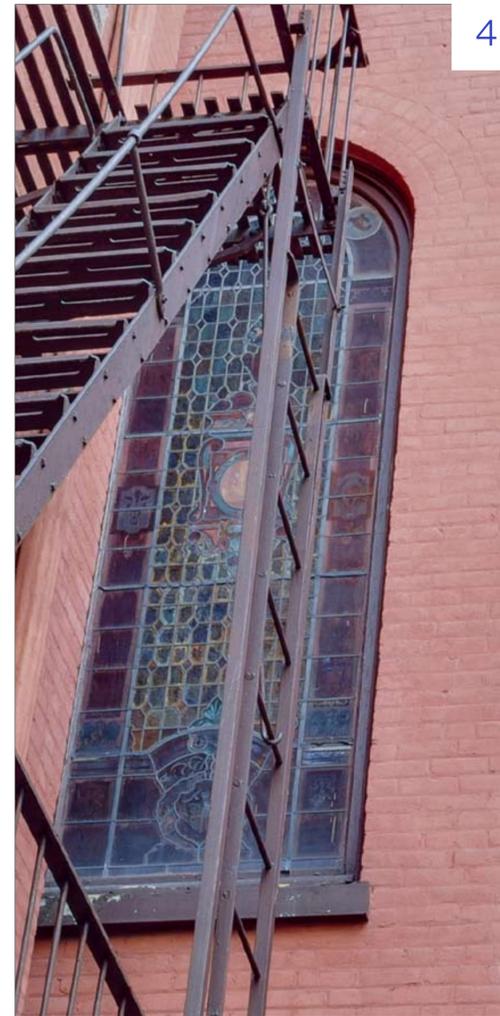
NORTH ELEVATION



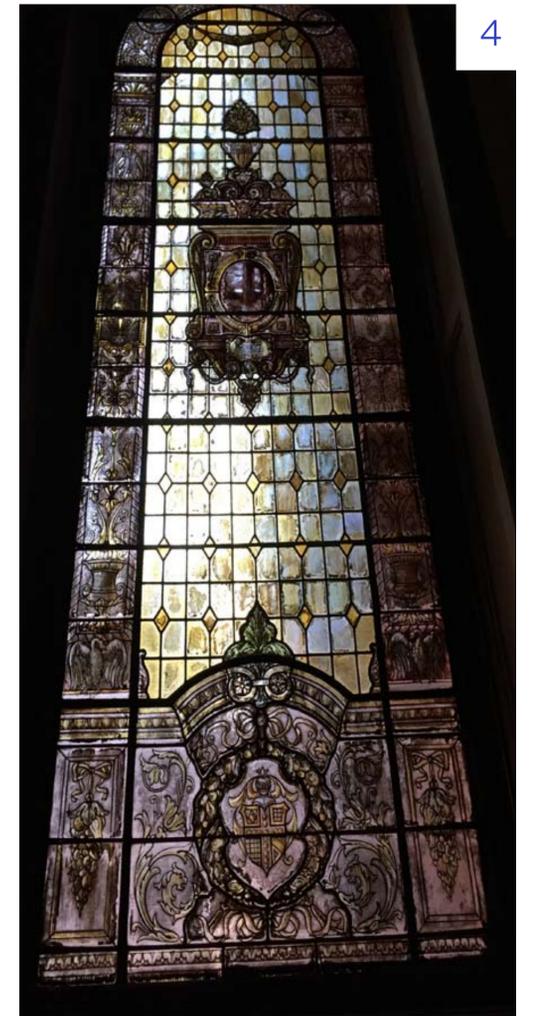
PROPOSED SECOND FLOOR



PROPOSED THIRD FLOOR



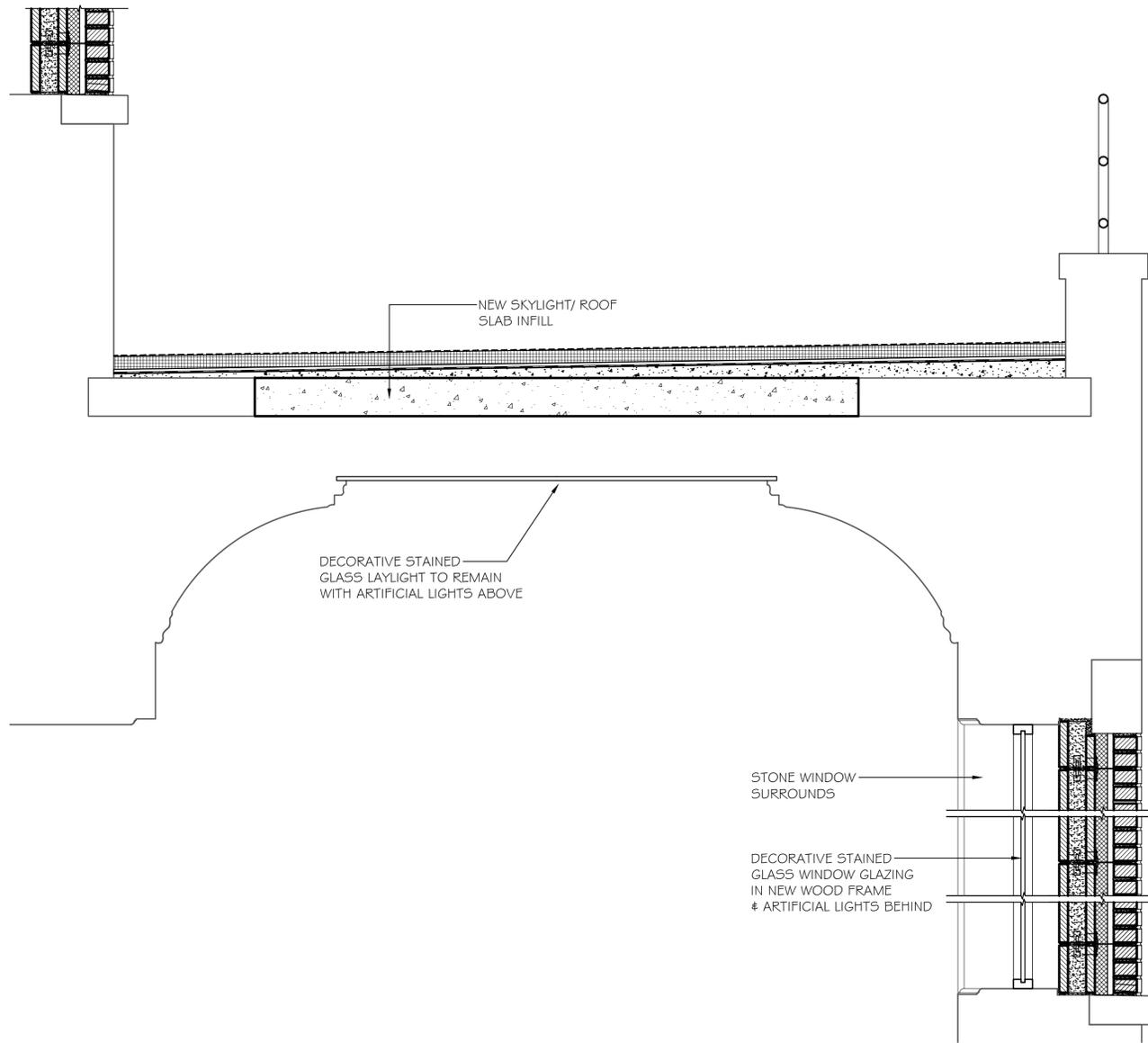
ENTOMB WITHIN BUILDING AS NOTED ON PLAN



ENTOMB WITHIN BUILDING AS NOTED ON PLAN

190 BOWERY

- Entombment of stained glass laylight lit with artificial lights above
- Entombment of decorative stained glass glazing in new wood frame and artificial lights behind



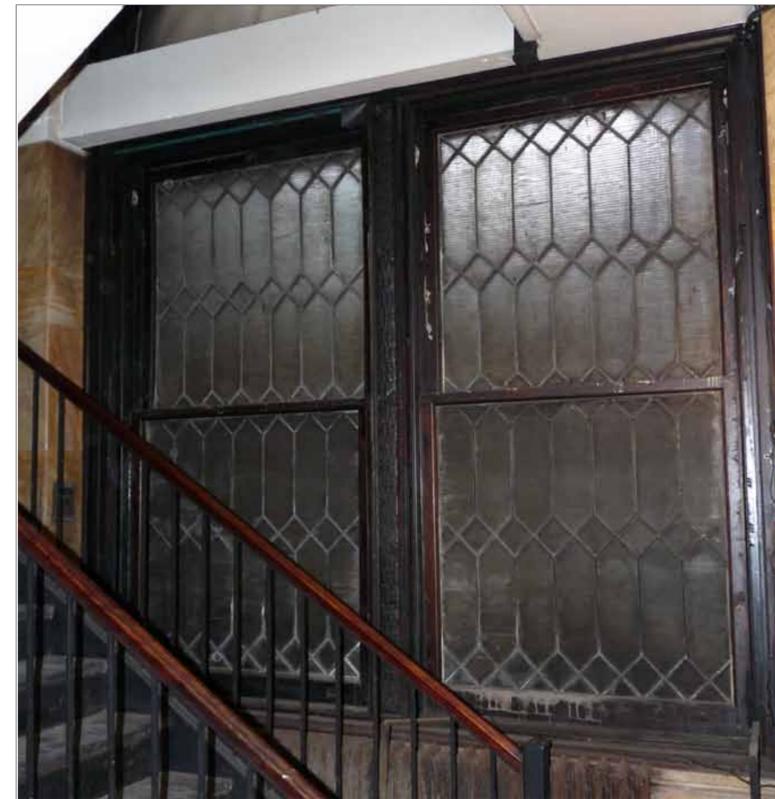
PROPOSED SKYLIGHT SECTION



EXISTING LAYLIGHT



EXISTING LAYLIGHT



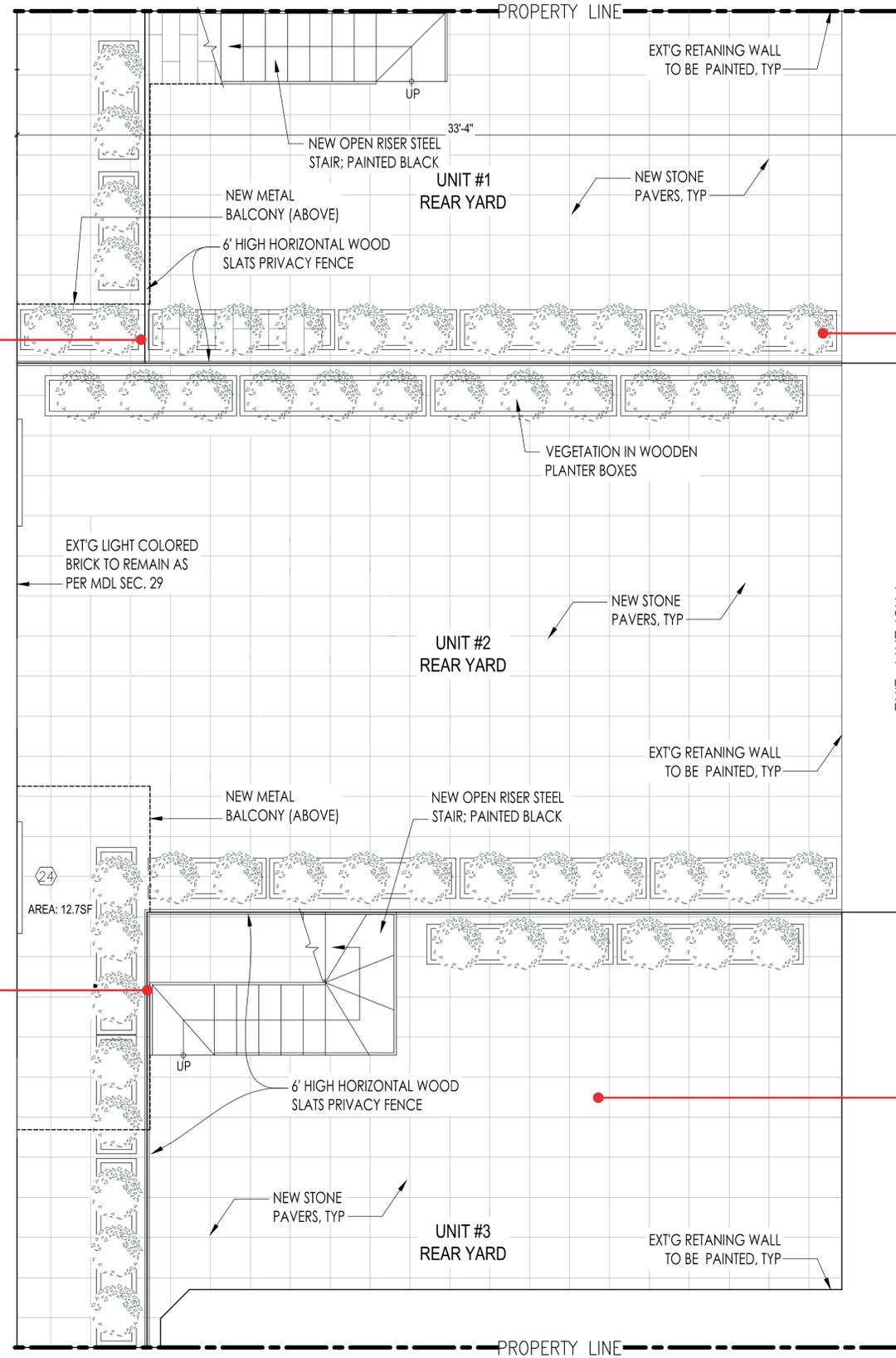
EXISTING COURTYARD WINDOWS



EXISTING COURTYARD WINDOWS



WOOD PRIVACY FENCE



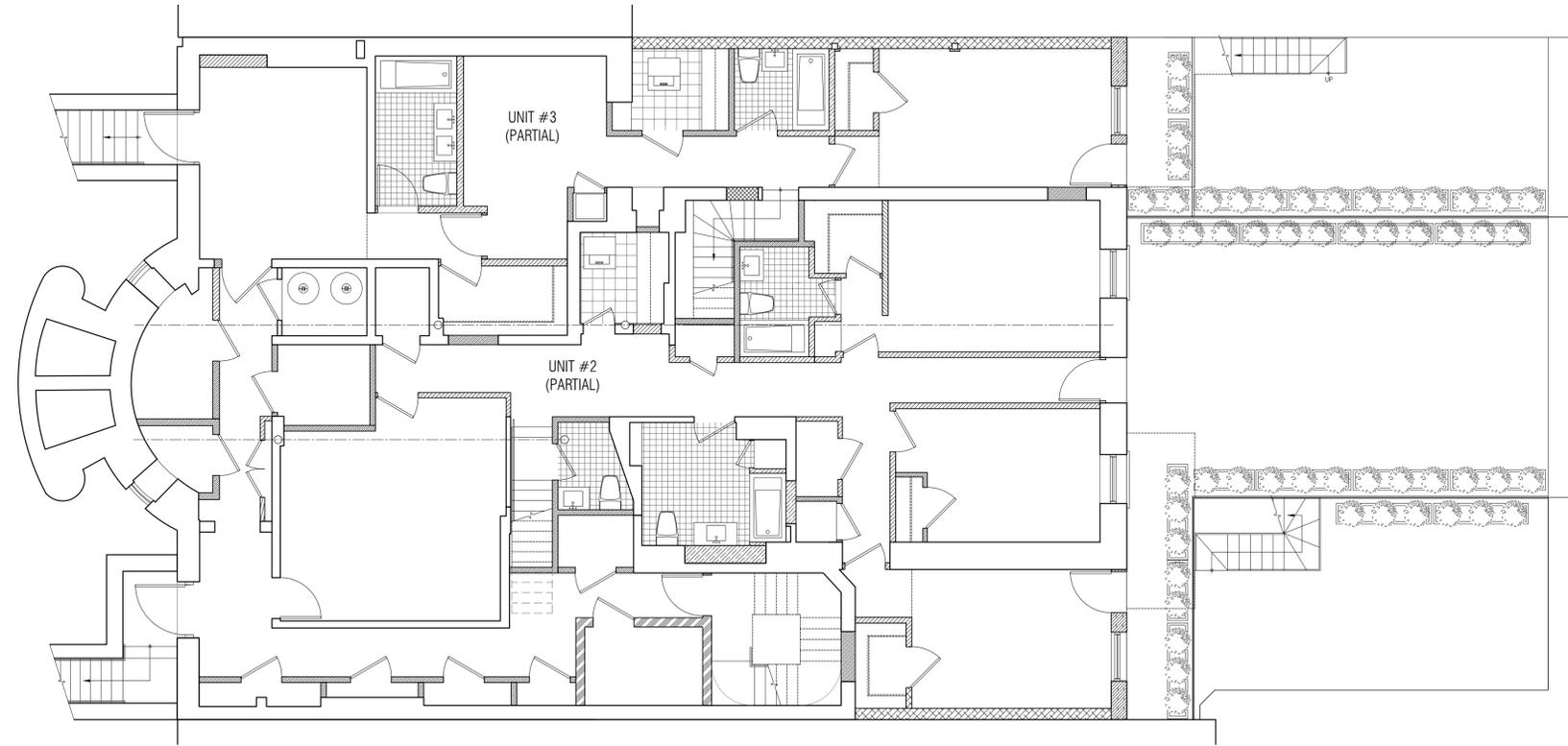
PROPOSED REAR YARD PLAN



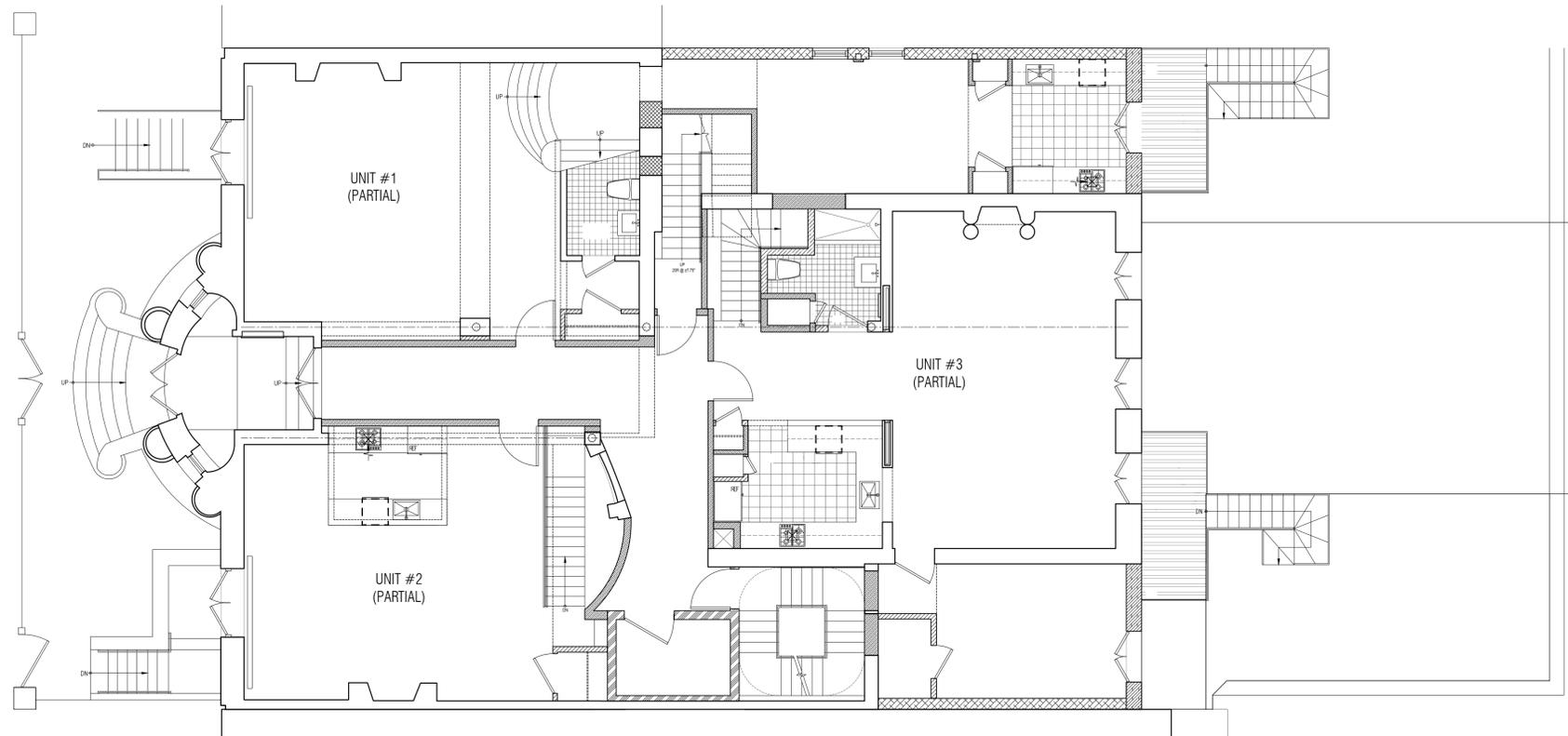
PLANTER BOX AT PRIVACY FENCE



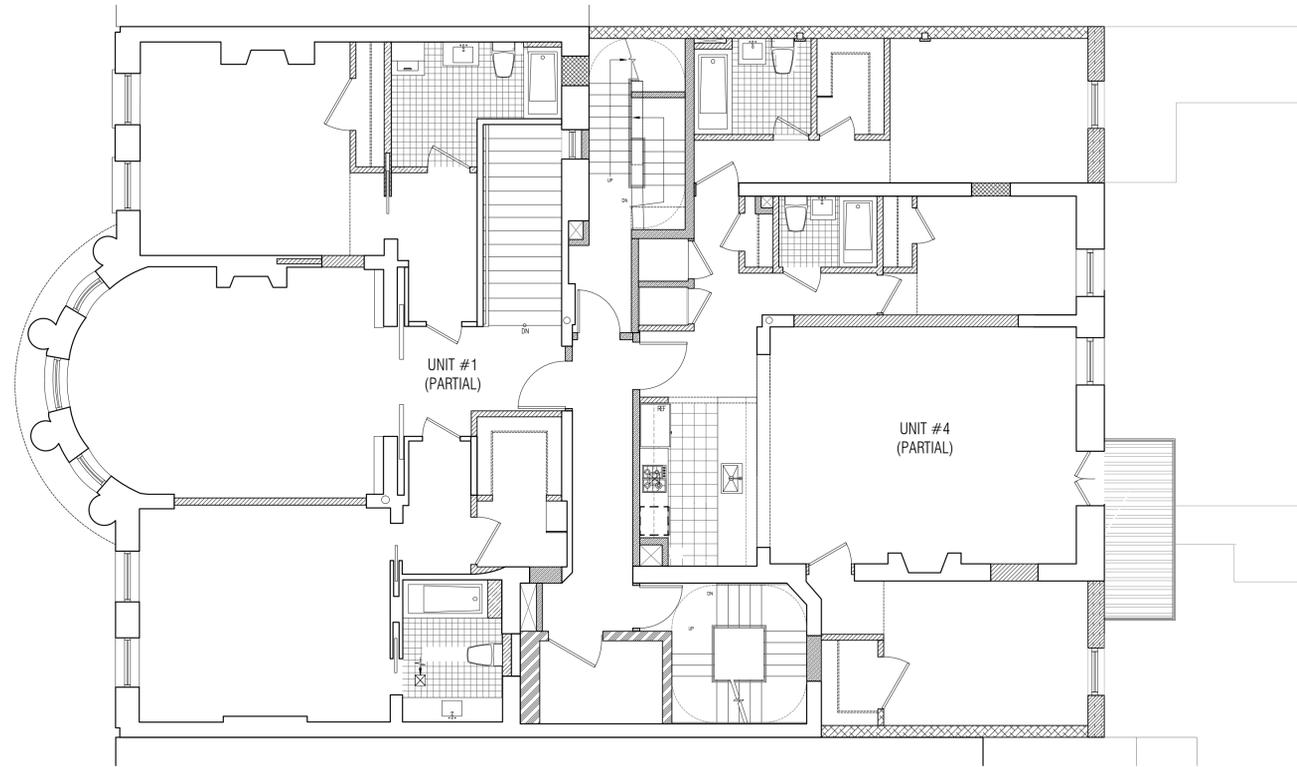
18" X 18" BLUESTONE PAVERS



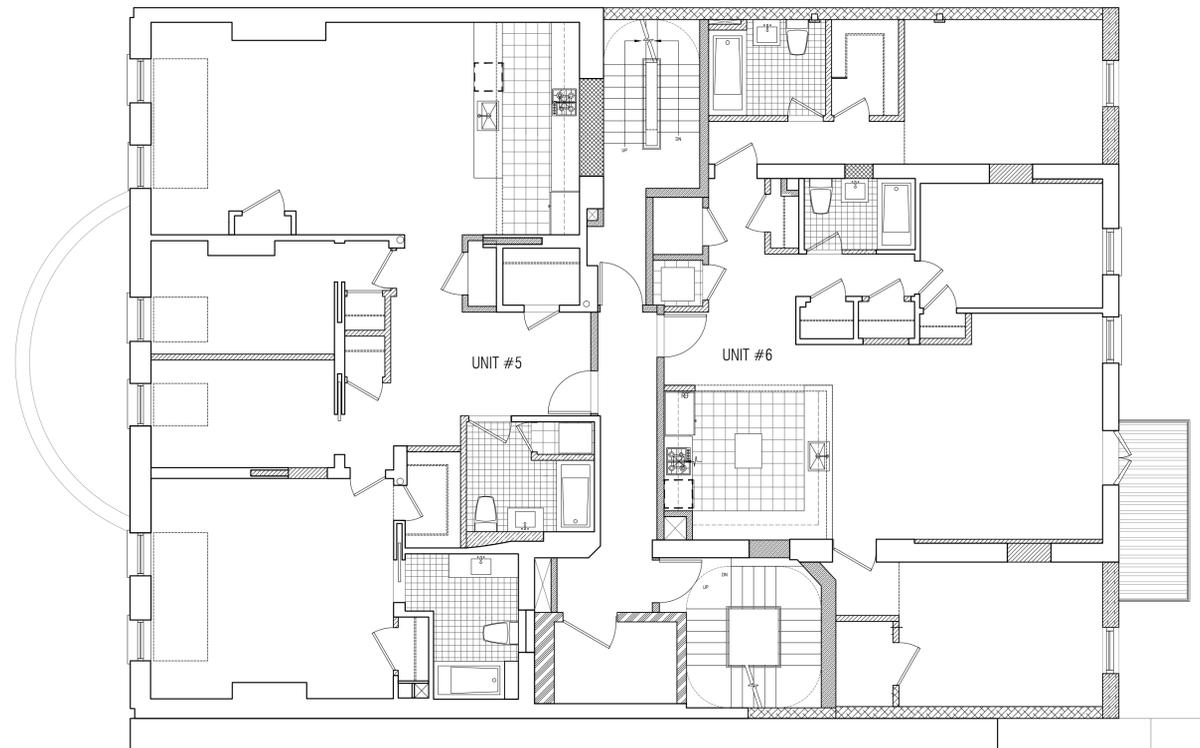
PROPOSED BASEMENT FLOOR



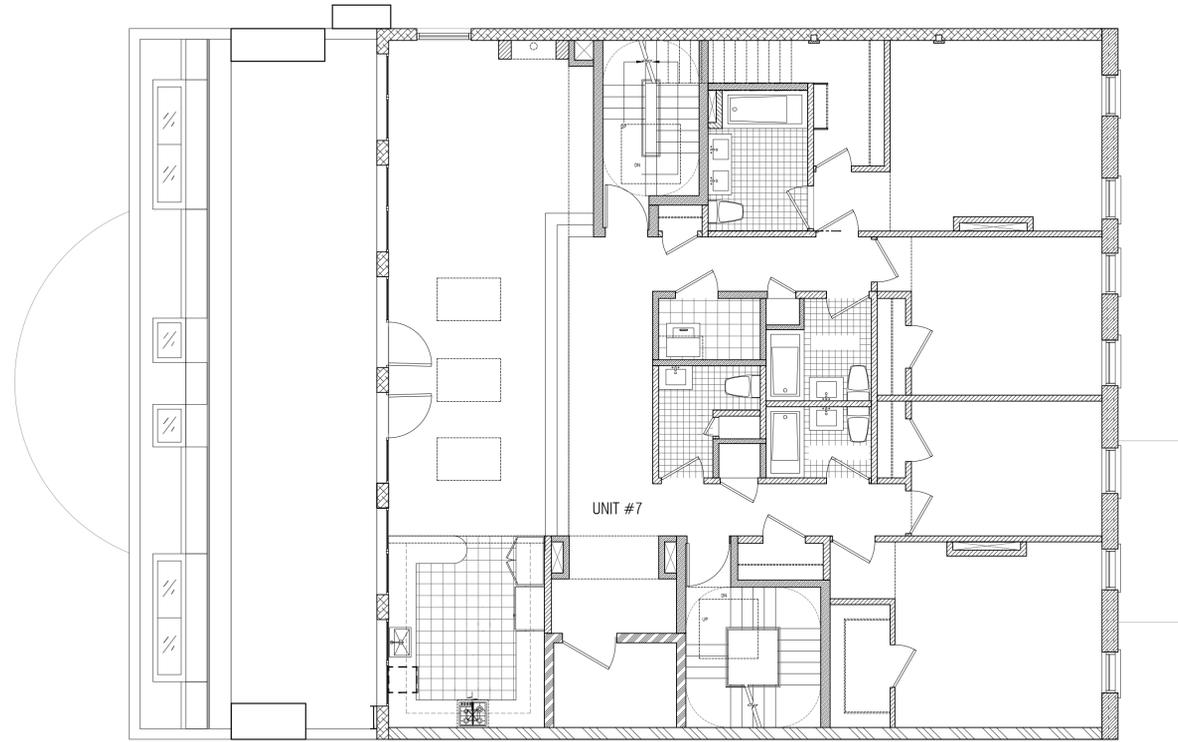
PROPOSED FIRST FLOOR



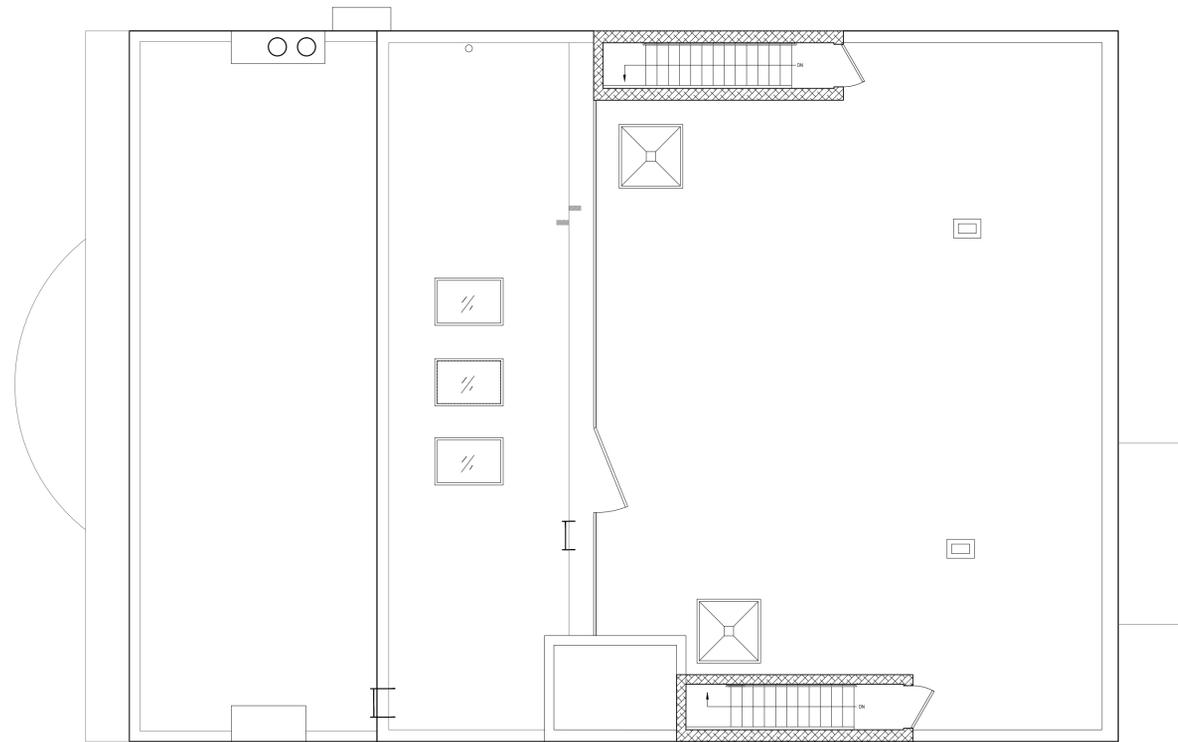
PROPOSED SECOND FLOOR



PROPOSED THIRD FLOOR



PROPOSED PENTHOUSE FLOOR



PROPOSED ROOF PLAN