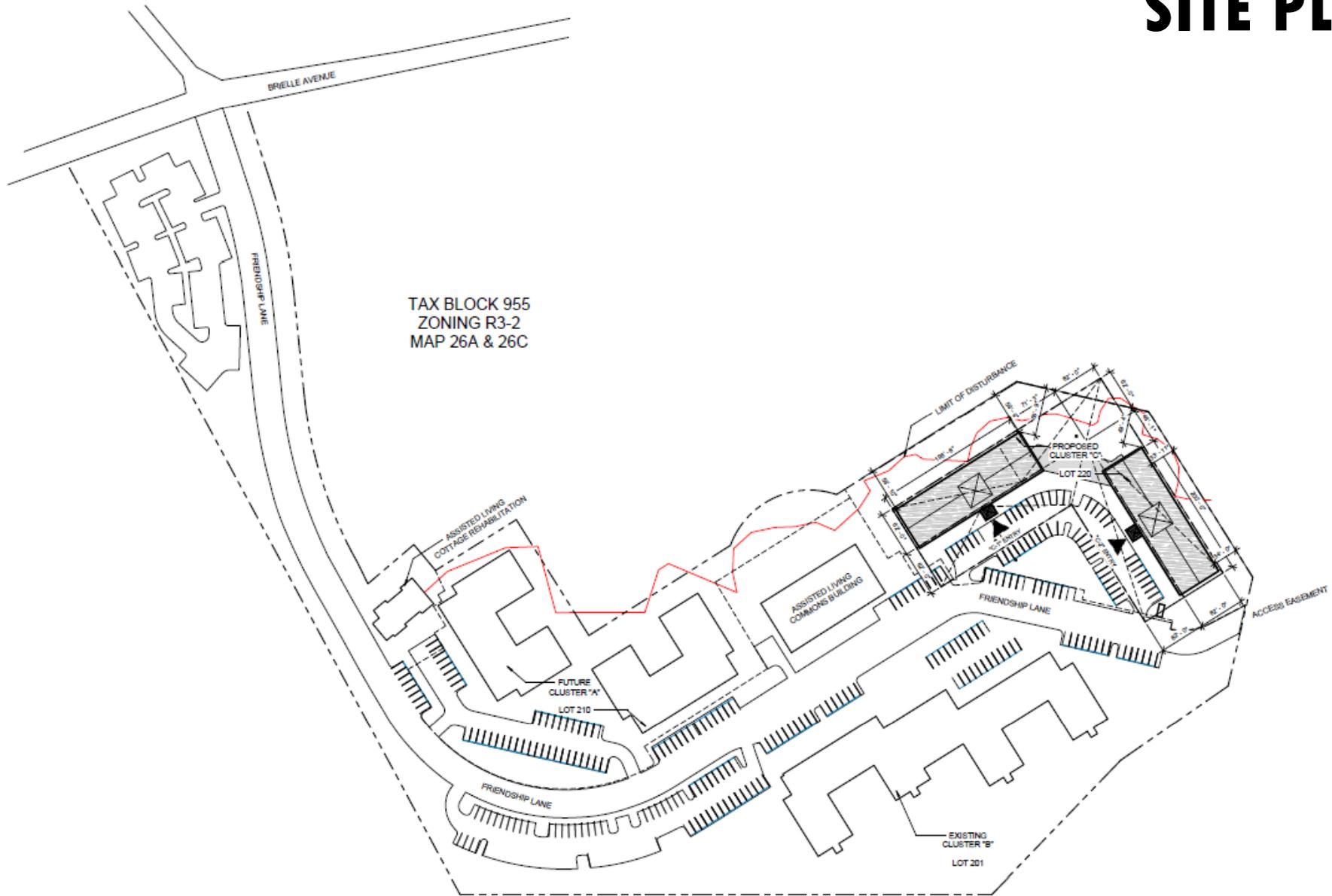


SEAVIEW C LANDMARKS PRESERVATION COMMISSION



**PRESENTATION
NOVEMBER 17, 2015**

SITE PLAN



SEAVIEW TB PAVILION (1910)



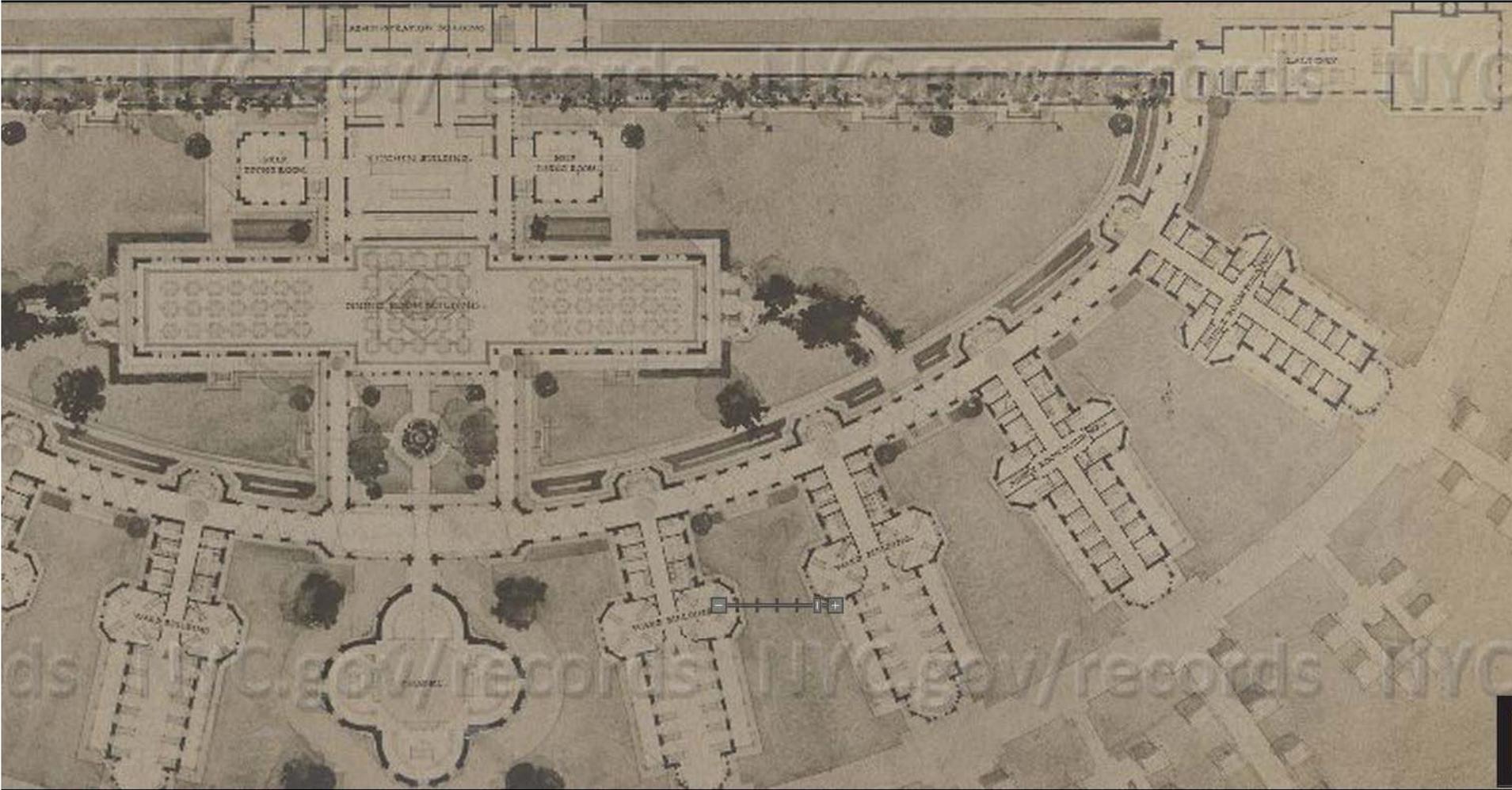
SEAVIEW TB PAVILION (1947)



SEAVIEW TB PAVILION (1947)



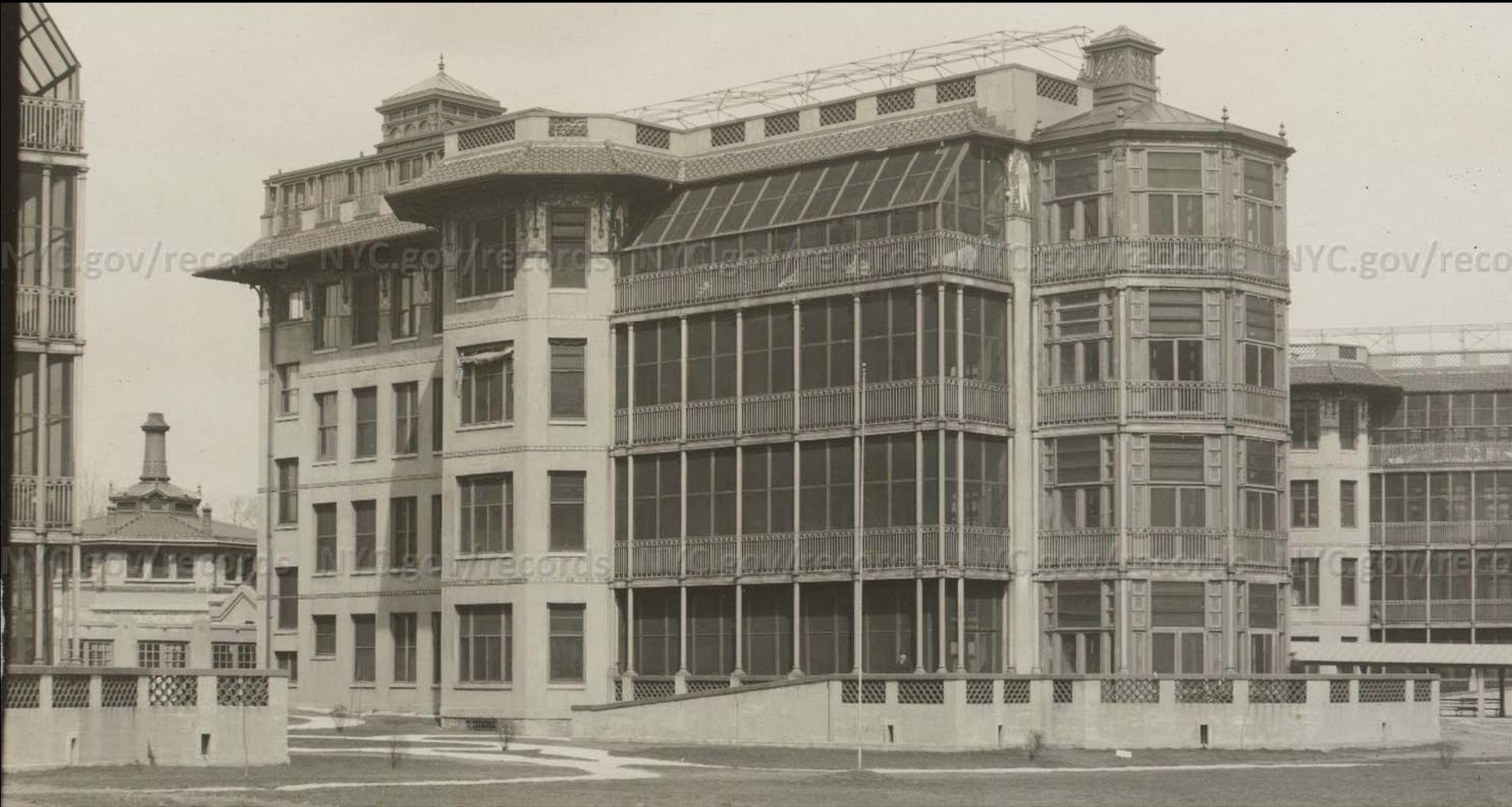
SEAVIEW PLAN (UNDATED)



SEAVIEW (UNDATED)



SEAVIEW TB PAVILION (UNDATED)



CURRENT: RESTORED COTTAGE BUILDING (FRONT)



RESTORED BY PHASE I OWNER; SAME GENERAL CONTRACTOR AS FOR PHASE II

SEAVIEW C

DOUGLSTON DEVELOPMENT



LI · SALTZMAN ARCHITECTS, PC

CURRENT: RESTORED COTTAGE BUILDING (BACK)



RESTORED BY PHASE I OWNER; SAME GENERAL CONTRACTOR AS FOR PHASE II

SEAVIEW C

 **DOUGLASTON DEVELOPMENT**



LI · SALTZMAN ARCHITECTS, PC

10

CURRENT: ASSISTED LIVING FACILITY (CLUSTER B)



DEVELOPED BY PHASE I OWNER; SAME GENERAL CONTRACTOR AS FOR PHASE II

CURRENT: ASSISTED LIVING FACILITY (CLUSTER B)



DEVELOPED BY PHASE I OWNER; SAME GENERAL CONTRACTOR AS FOR PHASE II

SEAVIEW C

DOUGLSTON DEVELOPMENT



LI · SALTZMAN ARCHITECTS, PC

CURRENT: ASSISTED LIVING FACILITY (CLUSTER B)



DEVELOPED BY PHASE I OWNER; SAME GENERAL CONTRACTOR AS FOR PHASE II

SEAVIEW C

 **DOUGLASTON DEVELOPMENT**



LI · SALTZMAN ARCHITECTS, PC

13

CURRENT: COMMONS BUILDING



DEVELOPED BY PHASE I OWNER; SAME GENERAL CONTRACTOR AS FOR PHASE II

2003 LPC-APPROVED SITE PLAN



SEAVIEW C

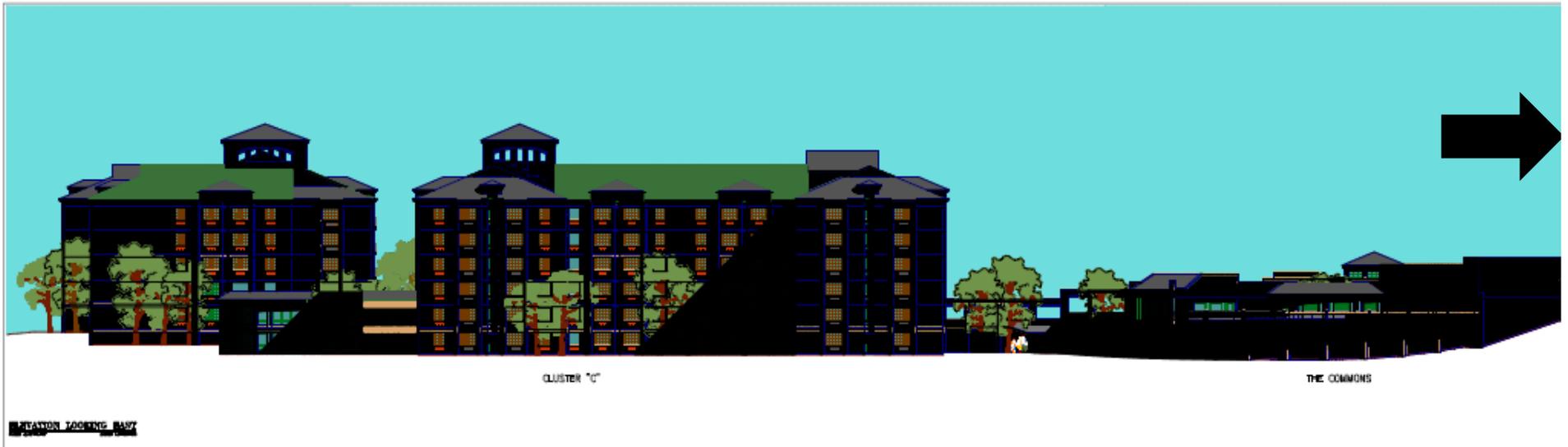
 DOUGLASTON DEVELOPMENT

MAP

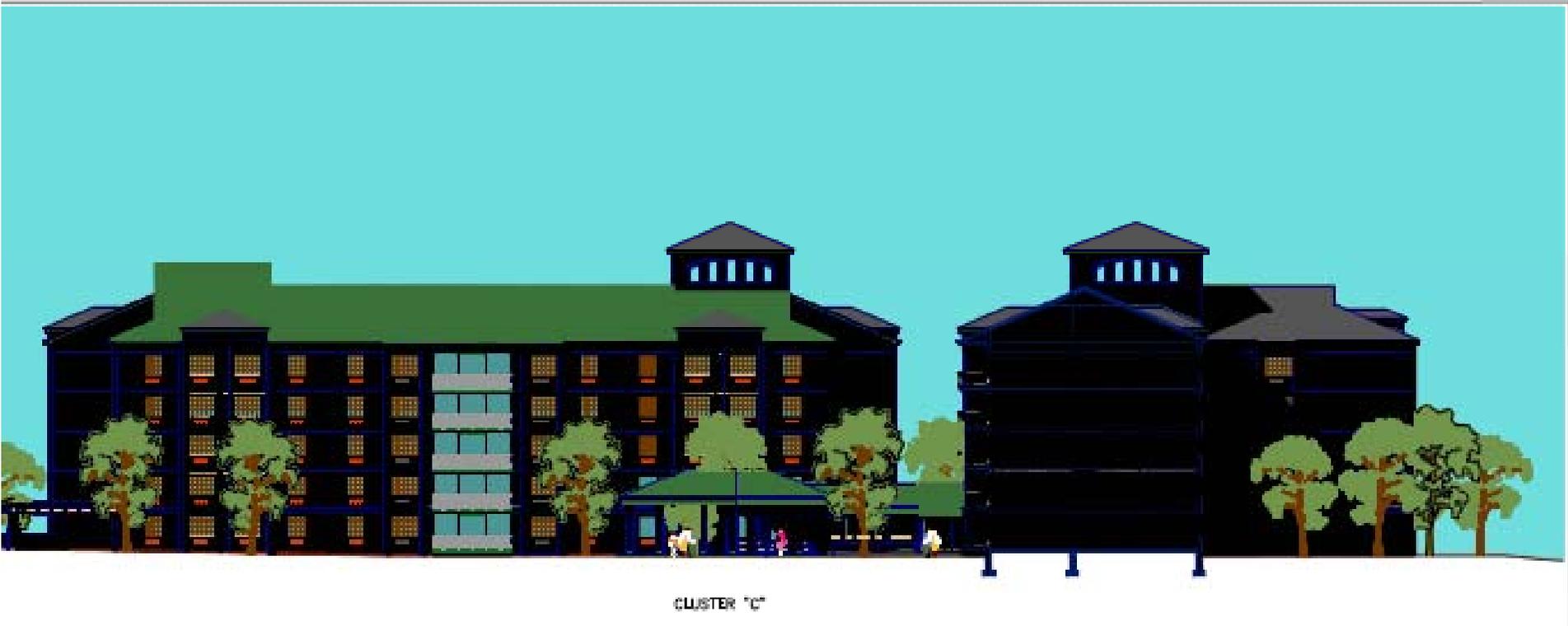
LI · SALTZMAN ARCHITECTS, PC

15

2003 LPC-APPROVED ELEVATIONS



2003 LPC-APPROVED ELEVATIONS: CLUSTER C



PROPOSED ELEVATIONS: C1 EAST



PROPOSED ELEVATIONS: C1 WEST



PROPOSED ELEVATIONS: C1 NORTH & SOUTH



PROPOSED ELEVATIONS: C2 SOUTH



PROPOSED ELEVATIONS: C2 NORTH



PROPOSED ELEVATIONS: C2 EAST & WEST



PROPOSED PRODUCTS: DOUBLE HUNG WINDOWS



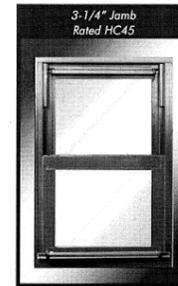
Series 5000 HEAVY COMMERCIAL THERMAL BREAK WINDOW

PRODUCT FEATURES

- 3-1/4" Frame Depth
- AAMA Rated: H-HC45
- 1" Insulated Glass Unit
- PPC "Intercept" Warm Edge Spacer
- Continuous Top & Bottom Anti-Drift Clip Locks
- Double Meeting Rail Interlock
- Pocket Sill
- Mulls w/Series 5100 Picture (AAMA AW100)
- Internal Metal Tilt Latches with Custodial Lock
- Straight Jamb Provides Equal Sightline
- Thermal-break Sash & Frame
- Tilt in Sashes

AVAILABLE:

- Argon & Low-E
- Between-the-Glass or Exterior Muntins Applied
- Face Flange Frame
- Easy-to-Use H-Mullion System
- Custom Colors & Finishes
- Panning & Interior Trim
- Receptor System & Sub sill
- Glass Option: Tempered, Laminated & Wire



The Improved Crystal Series 5000 is a HC rated aluminum double-hung window with a 3-1/4" jamb depth. Improved features, such as straight and narrow jambs, and continuous anti-bow pin is a proven performer for many years to come.

PRODUCT PERFORMANCE

Product	5000
Style	Double Hung - Tilt
Frame Depth	3-1/4"
Overall IGU Depth	1"
AAMA Rating	H-HC45
Water (psi)	7.52
Uniform Load (psf)	75.24
Wall Thickness	0.09" (Sill)

Crystal Window & Door Systems, Ltd.

NYC, NY HQ 31-10 Whitestone Expressway, Flushing, NY 11354 Tel: 800.472.9988/718.961.7200 Fax: 718.460.4594
 ALLENDRON, PA 888 North Commerce St., Allentown, PA 18109 Tel: 610.437.7988 Fax: 610.437.7992
 CLEVELAND, OH 29299 Glenview Rd., E. & Wadsworth, OH 44145 Tel: 440.871.8889 Fax: 440.871.8660
 ST. LOUIS, MO 300 Alexander Dr., Fernon, MO 63026 Tel: 636.305.7880 Fax: 636.305.7881
 CHICAGO, IL 1300 W 33rd St., Chicago, IL 60609 Tel: 773.376.6888/888.260.3288 Fax: 773.376.6868

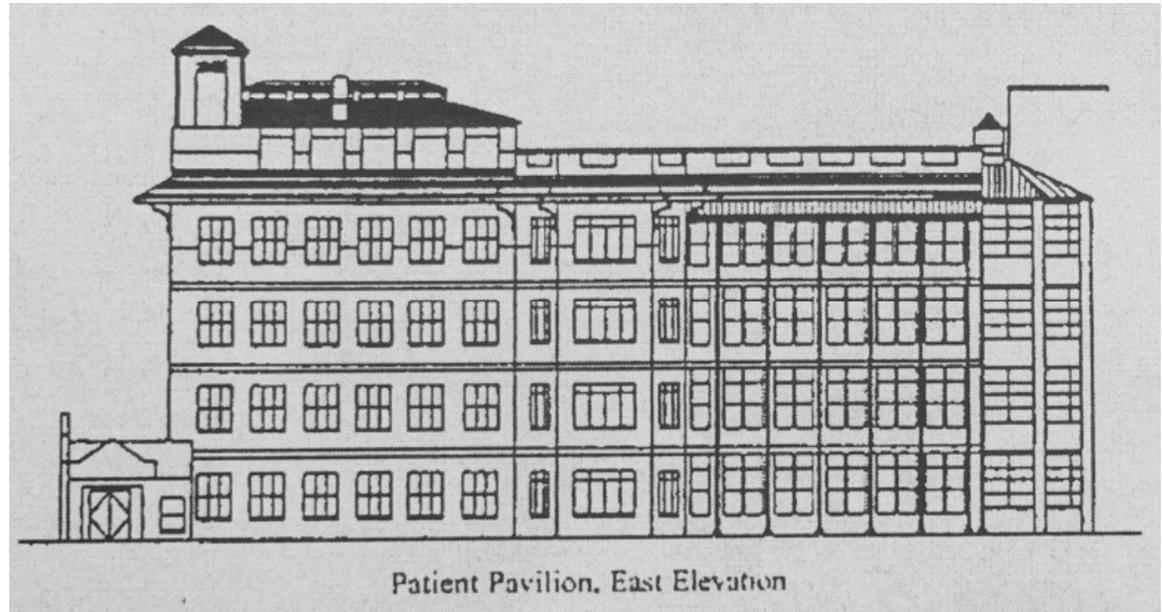
CRYSTALTM
 WINDOW & DOOR SYSTEMS, LTD.
WWW.CRYSTALWINDOWDOOR.COM



**(HISTORIC REFERENCES
 ON NEXT PAGE)**

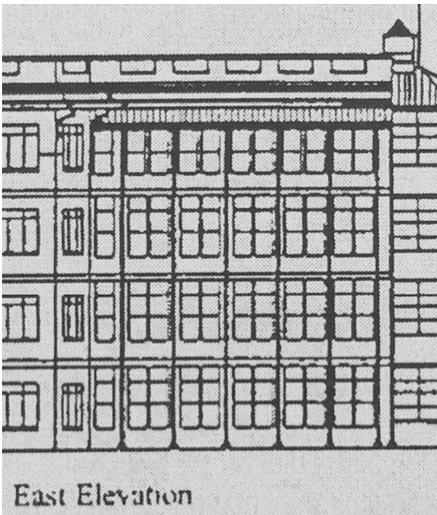
**“SERIES 5000” 3 OVER 3 AND 1 OVER 1 DOUBLE HUNG ALUMINUM
 WINDOWS WITH CLEAR ANODIZED FINISH**

HISTORIC REFERENCES FOR WINDOWS: 3 OVER 3



3 OVER 3 DOUBLE HUNG WINDOWS WERE TYPICALLY USED ON THE HISTORIC TB PAVILIONS OF THE SEAVIEW HOSPITAL COMPLEX

HISTORIC REFERENCES FOR WINDOWS: 1 OVER 1



**1 OVER 1 DOUBLE HUNG WINDOWS
AT TB PAVILION PORCHES**

PROPOSED PRODUCTS: BRICK



**MAJORITY COLOR:
CAROLINA CERAMICS
DOGWOOD SMOOTH**

**MATCHES ASSISTED LIVING
FACILITY (CLUSTER B) EXACTLY**

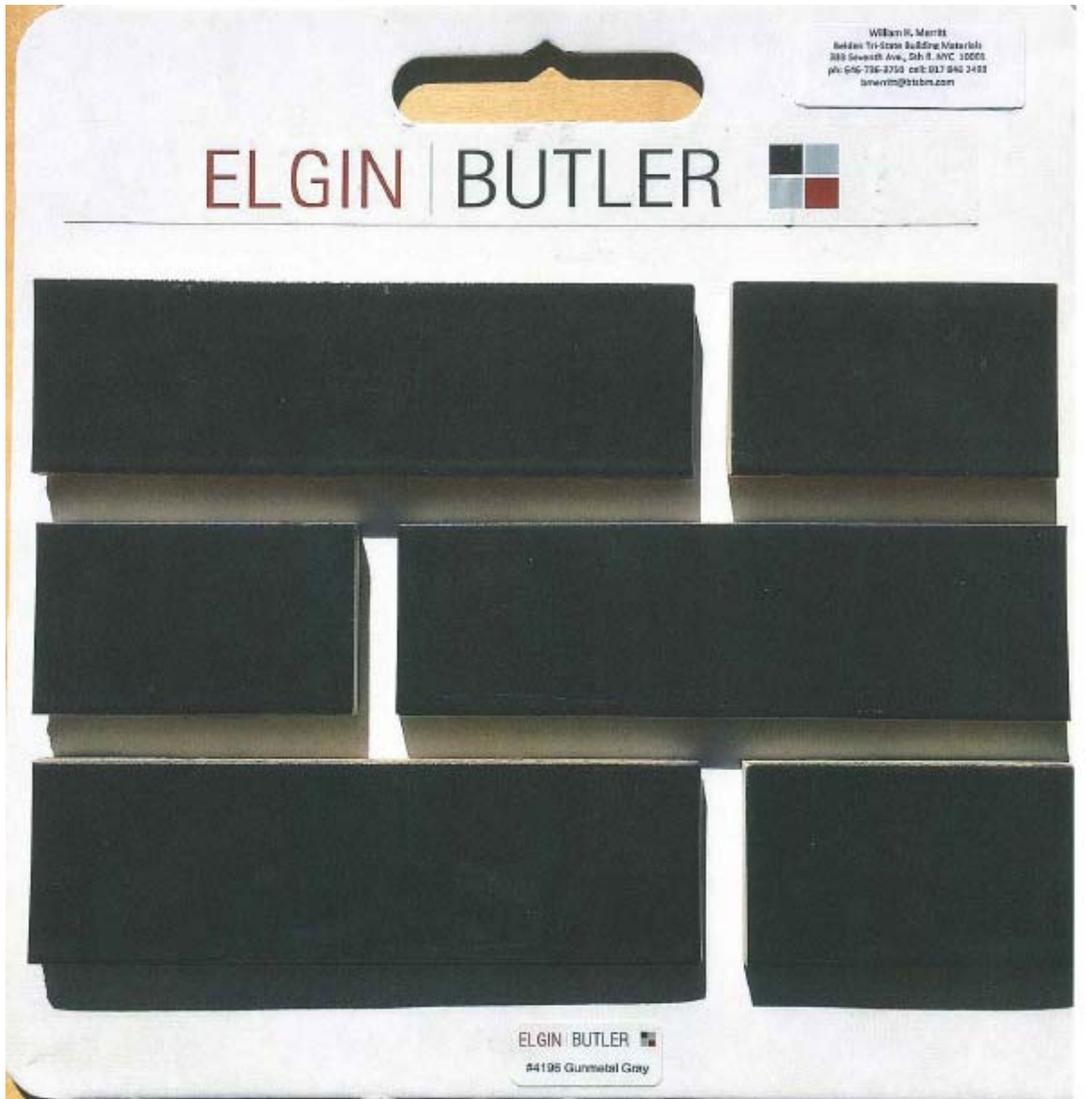
PROPOSED PRODUCTS: BRICK



**HORIZONTAL AND VERTICAL
INFILL:
ENDICOTT CLAY
DARK IRONSPOT**

**SIMILAR TO THE BRICK
USED AT THE COTTAGE**

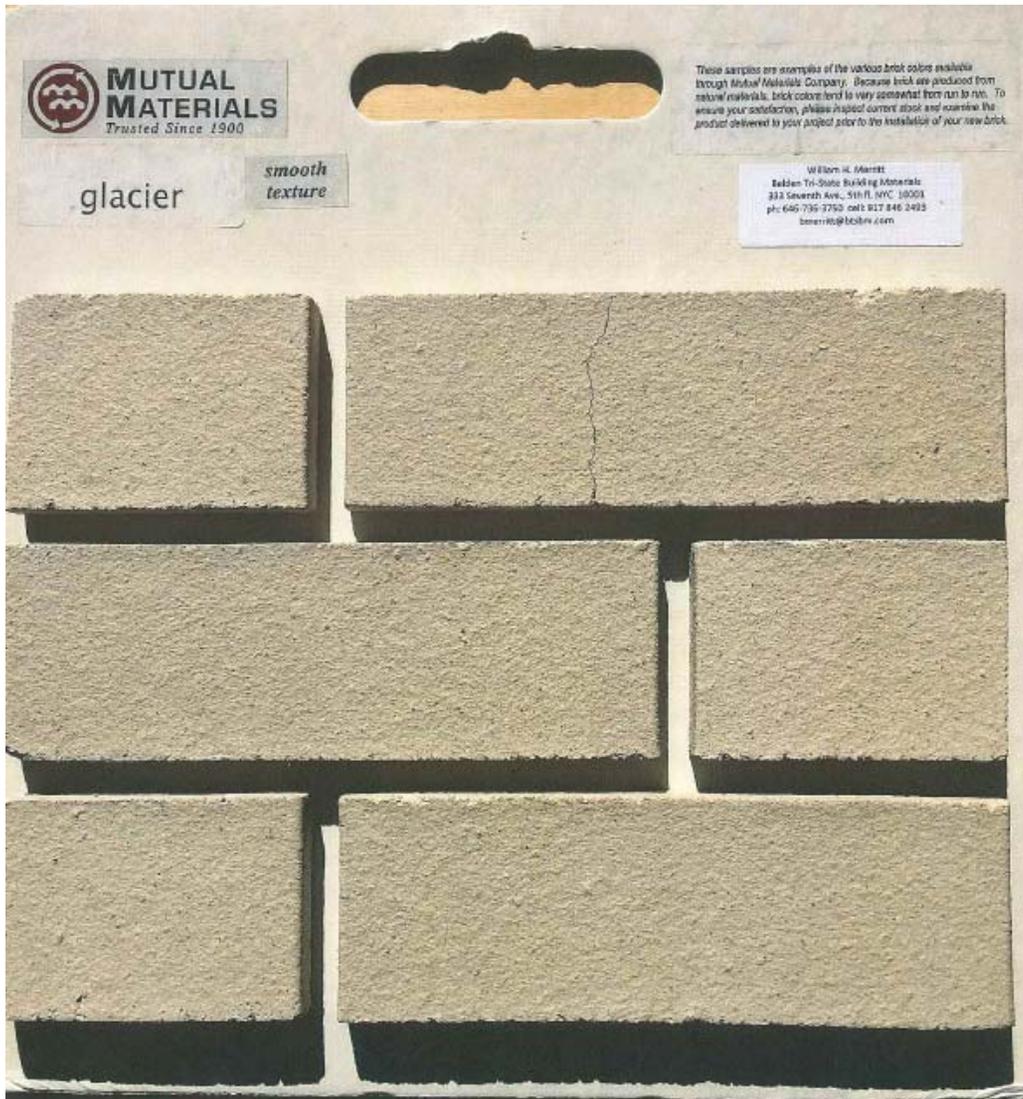
PROPOSED PRODUCTS: BRICK



**GLAZED BRICK AT BASE
AND HORIZONTAL LINE
AT 5TH FLOOR:
ELGIN BUTLER
GUNMETAL GRAY**

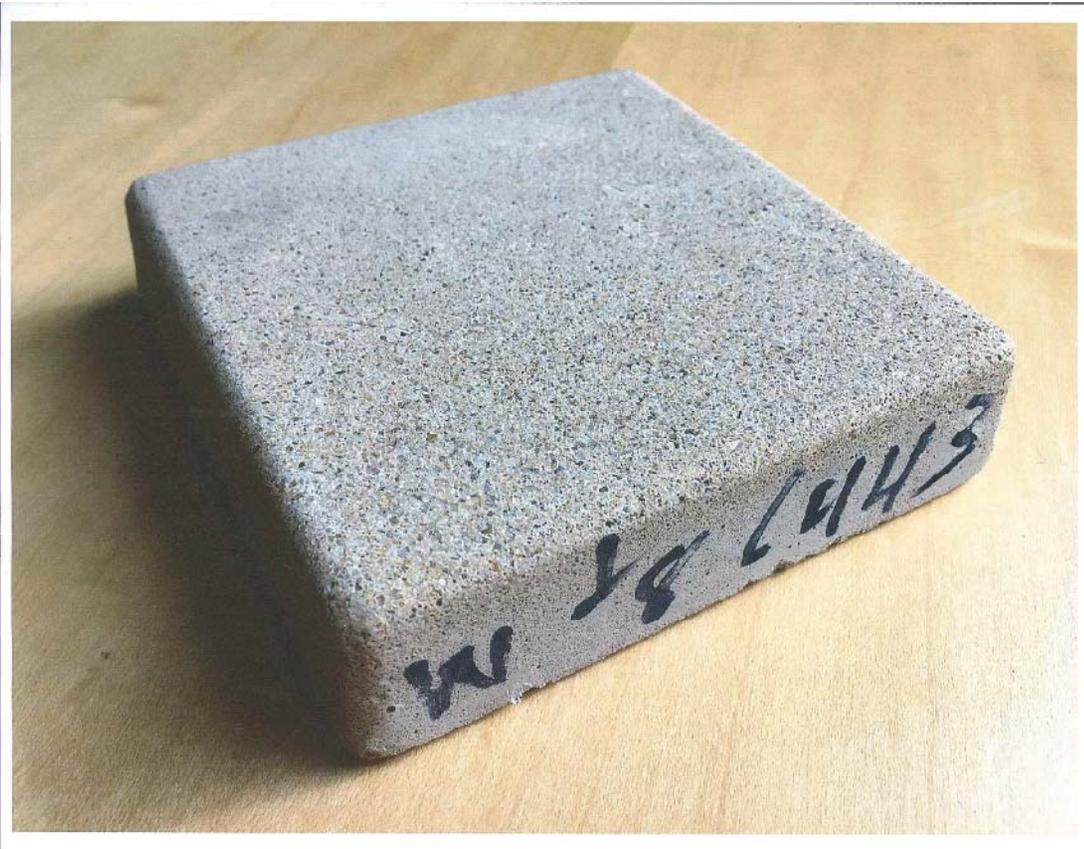
**SIMILAR TO GLAZED ACCENT
BRICK AT UPPER
PORTIONS OF THE SURGICAL
PAVILION, NURSES' RESIDENCE
AND PATIENT PAVILIONS**

PROPOSED PRODUCTS: BRICK



**SOLDIER COURSES
AT WINDOW HEADS
AND VERTICAL ACCENTS
AT APARTMENT EXHAUSTS:
MUTUAL MATERIALS
GLACIER SMOOTH TEXTURE**

PROPOSED PRODUCTS: CAST STONE



**CAST STONE WILL BE AT
WINDOW SILLS,
PROJECTING 3-STORY
WINDOW SURROUNDS
AND PARAPET COPINGS**

PROPOSED PRODUCTS: ASPHALT SHINGLE ROOFING



**TIMBERLINE ULTRA HD
HUNTER GREEN**

**EXACTLY MATCHES COMMONS BUILDING
AND ASSISTED LIVING FACILITY ROOFS**

BUILDING AFFORDABLE HOUSING



NEEDY POPULATION:

- 161 UNITS
- LOW-INCOME SENIORS

SUBSTANTIAL CITY INVESTMENT:

- FORMER EDC RFP
- HDC BONDS
- HDC AND HPD SUBSIDY

THANK YOU FOR YOUR CONSIDERATION

SOURCES FOR HISTORICAL MATERIAL

PICTURES:

NYC Municipal Archives

ELEVATIONS:

**McGrath, Heather Lynn (2001). Sea View Hospital: The Identification of Potential Models for the Rehabilitation and Reuse of Abandoned Large Scale Hospital Complexes in New York. (Masters Thesis). University of Pennsylvania, Philadelphia, PA.
http://repository.upenn.edu/hp_theses/317**

APPENDIX: APPROVED MEALS ON WHEELS FACILITY



APPENDIX: APPROVED MEALS ON WHEELS FACILITY



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