

LANDMARKS PUBLIC HEARING

15 December 2015

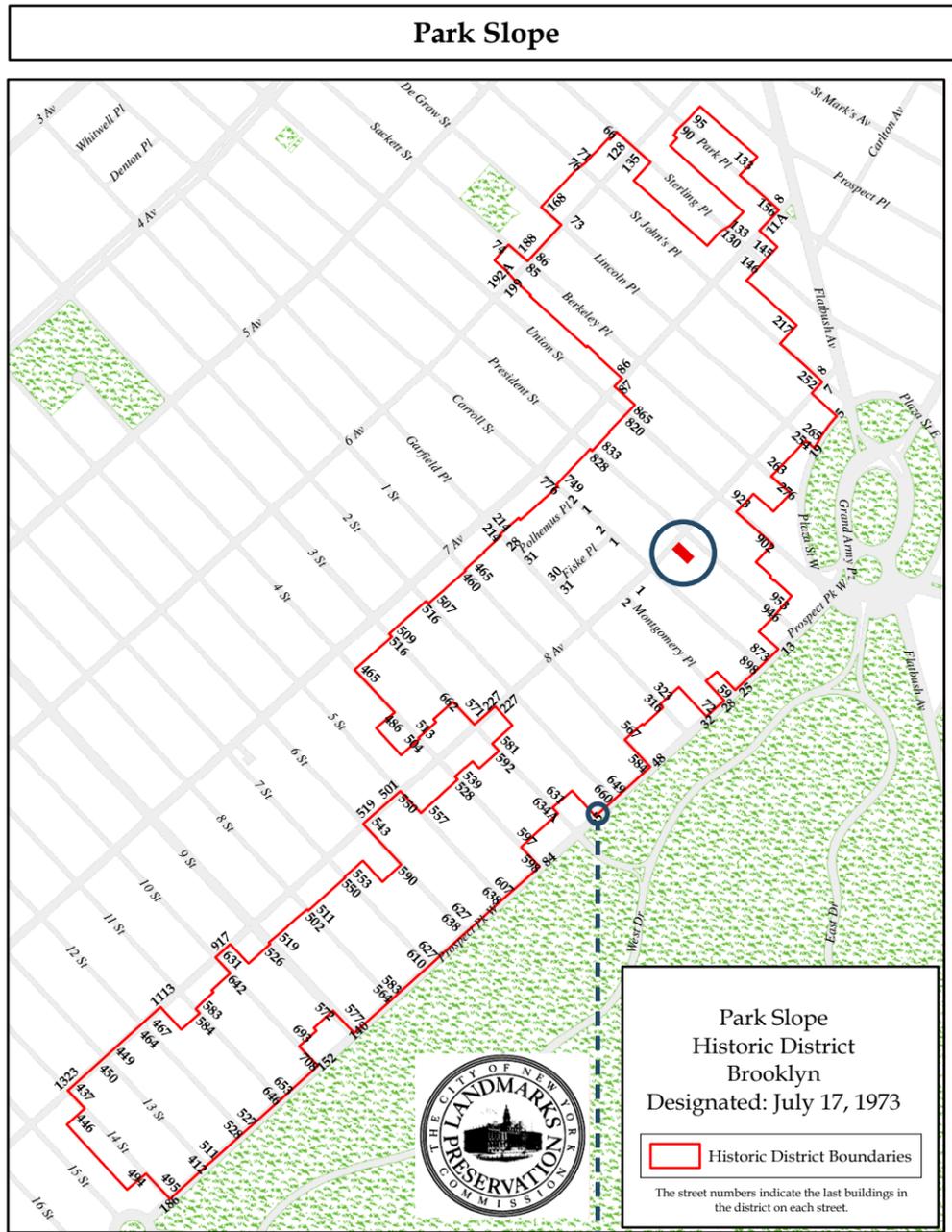
ENLARGEMENT OF DESIGNATED BUILDING

105 8th Avenue
Brooklyn, NY 11215



LEONARD COLCHAMIRO
ARCHITECTS AND PLANNERS

227 5TH AVENUE, BROOKLYN, NY 11215
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DESIGNATED HISTORICAL PARK SLOPE DISTRICT

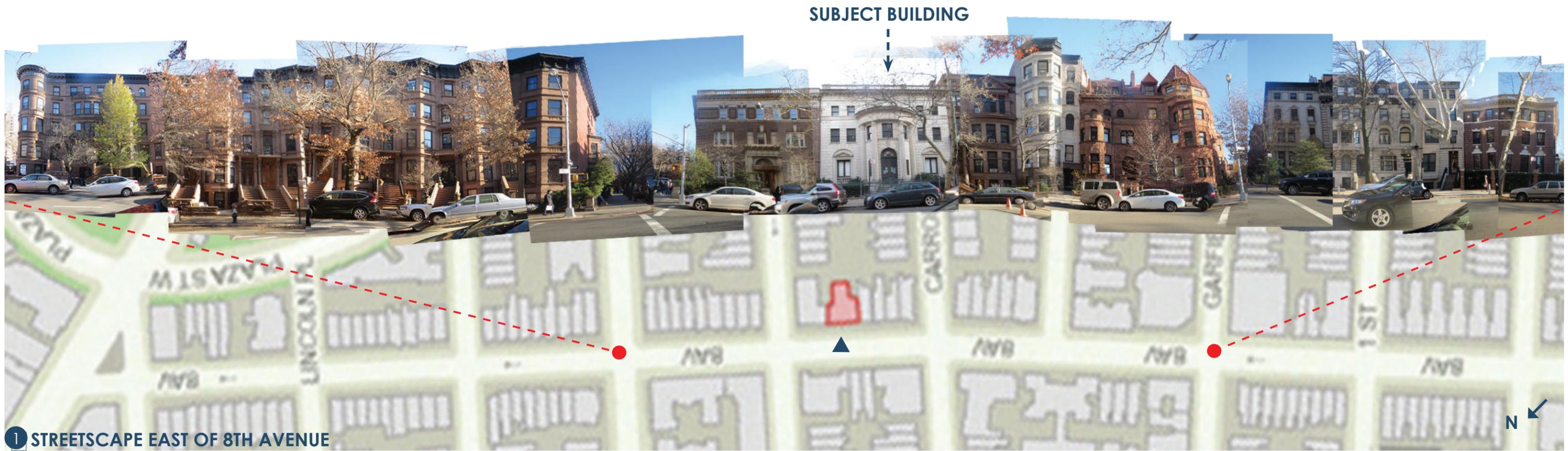


**BUILDING LOCATION:
105 8TH AVENUE
BROOKLYN, NY 11215**



**BLOCK: 106B
LOT: 6
MAP: 16C
ZONED IN: R7B**







SUBJECT BUILDING



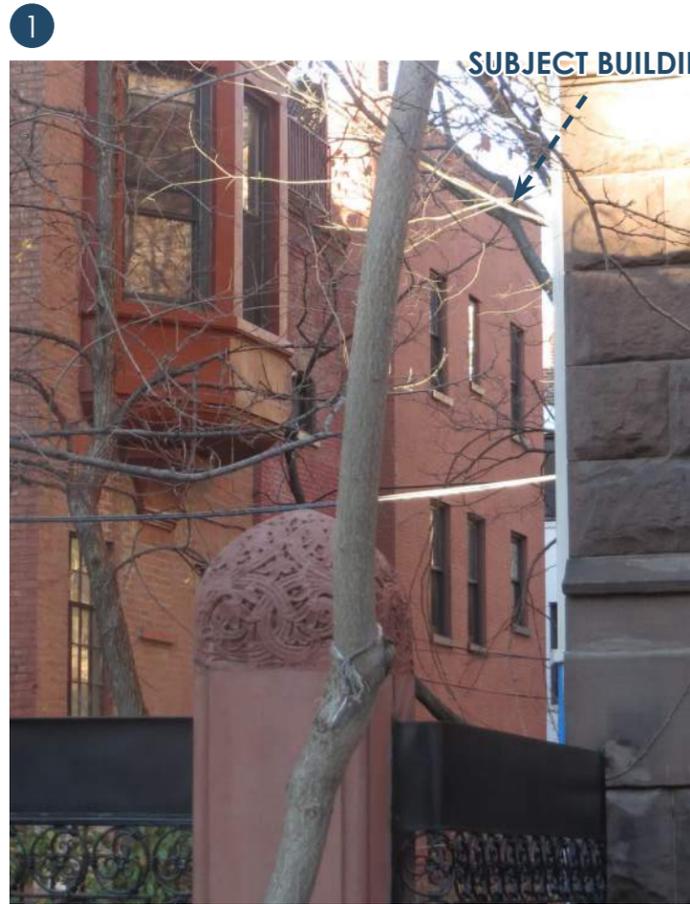
SUBJECT BUILDING



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EXCERPT FROM LANDMARKS DESIGNATION

a mansion worthy of fifth avenue, was built in 1912 ... this building is the most notable example of a neo-classical townhouse in the district. it is a wide, symmetrical house with an imposing, curved central bay resembling a two-story portico. four fluted, modified corinthian columns support the entablature, which has a handsome frieze with modillions, metopes, and triglyphs. the wall plan behind the central bay is elegantly rusticated at the first two stories, extending up to the intermediate handsome cornice, which forms the sills of the third story windows.

above this stonework is smooth-faced, contrasting with the rich frieze of the roof cornice. completing this elegant composition is a balustrade with panels. balancing the central arch of the doorway with its console keystone, the flanking parlor floor windows are recessed in shallow arches and are crowned by triangular pediments. the main entrance has a pair of bronze and glass doors, with arched transom above. they are of exceptionally fine quality. a wrought iron fence with gates encloses the front parlor.



1



4



2



5



3



6



7

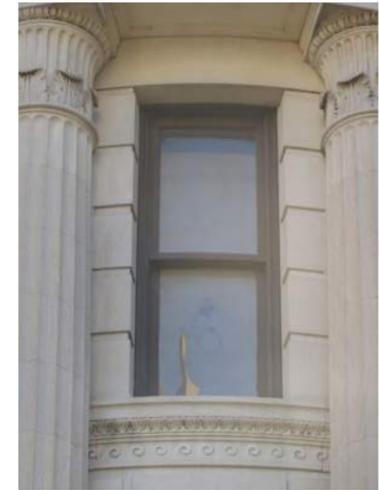


FRONT FACADE KEY

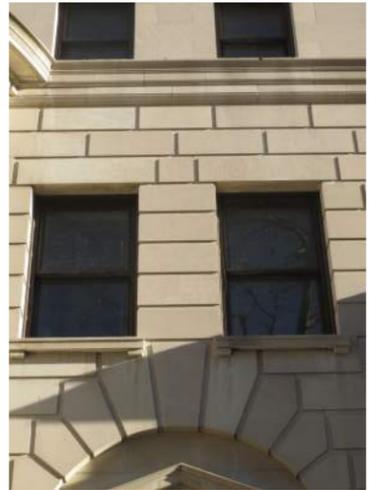
**PLEASE REFER TO NEXT PAGE FOR EXTERIOR GATE AND BASEMENT DOORS



8



9



11



10



12



NORTH STAIRS TO BASEMENT DOOR



SOUTH STAIRS TO BASEMENT DOOR



WROUGHT IRON GATE



SOUTH COURTYARD



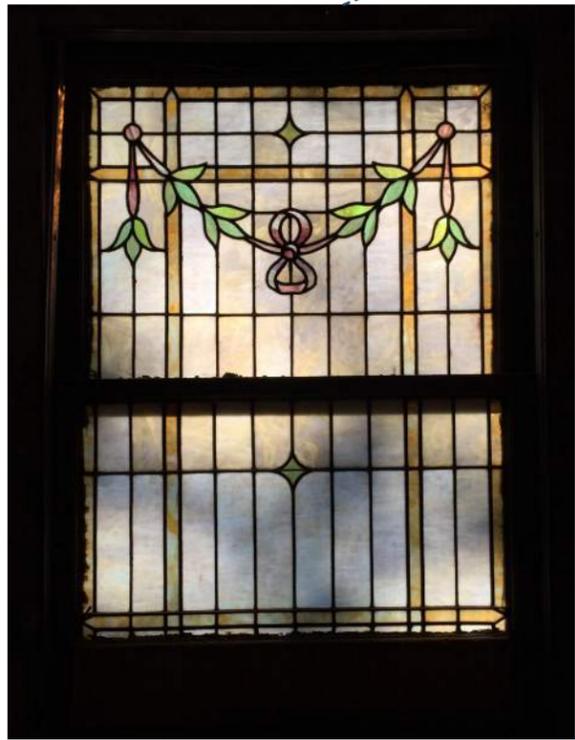
REAR FACADE



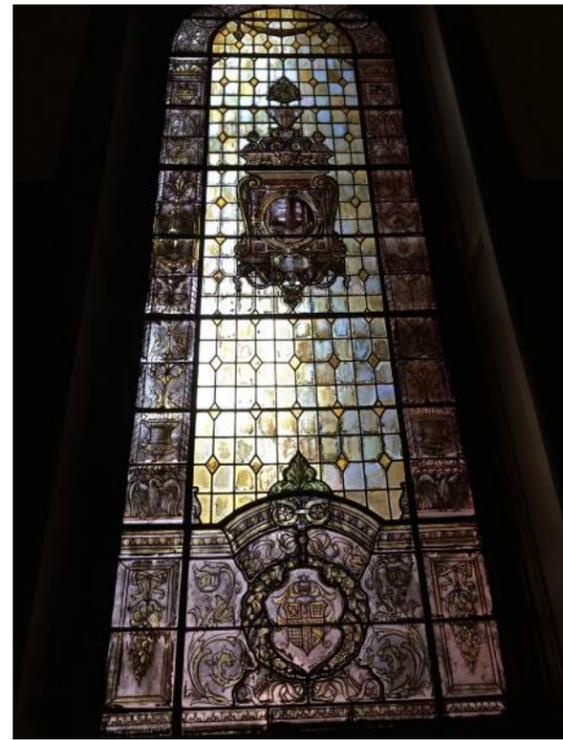
EXPOSED BRICK ON REAR FACADE



NORTH COURTYARD



STAIN GLASS TO REMAIN



STAIN GLASS TO REMAIN



STAIN GLASS TO BE RE-USED



EXPOSED BRICK ON NORTH COURTYARD



NORTH COURTYARD



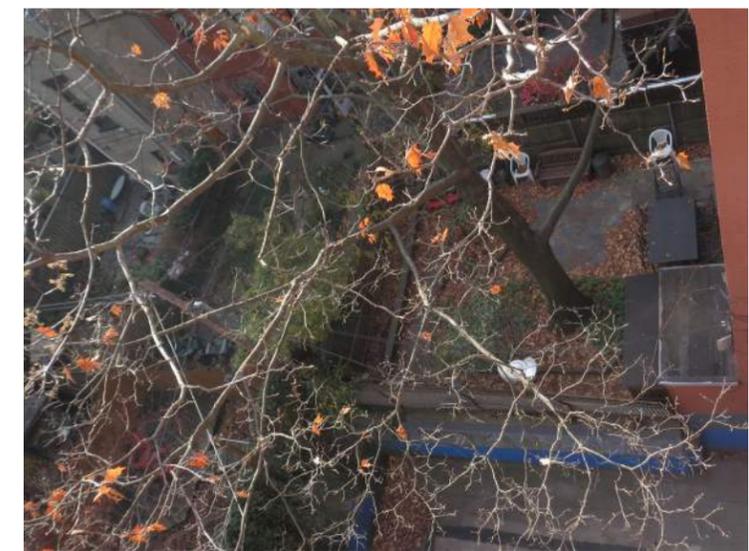
REAR YARD



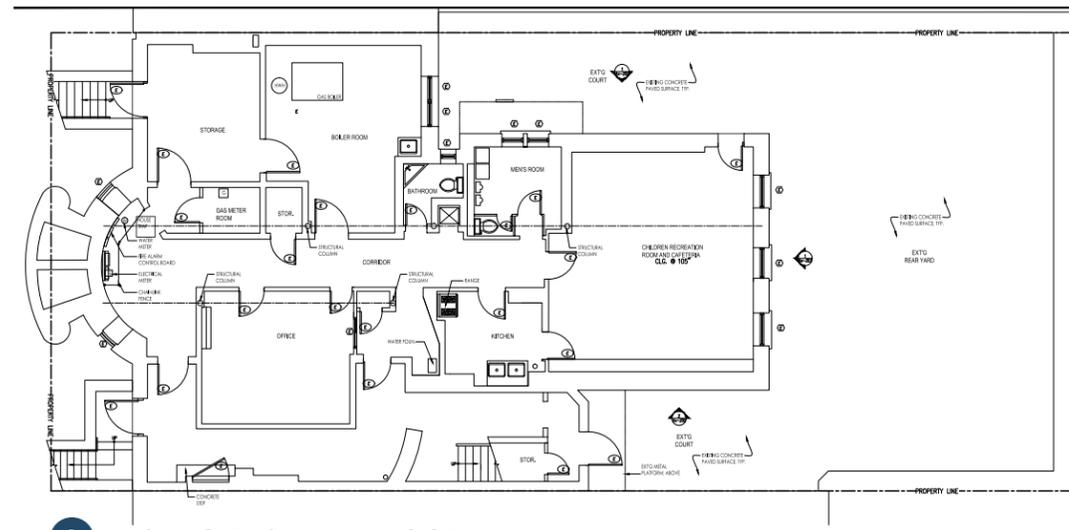
SOUTH COURTYARD



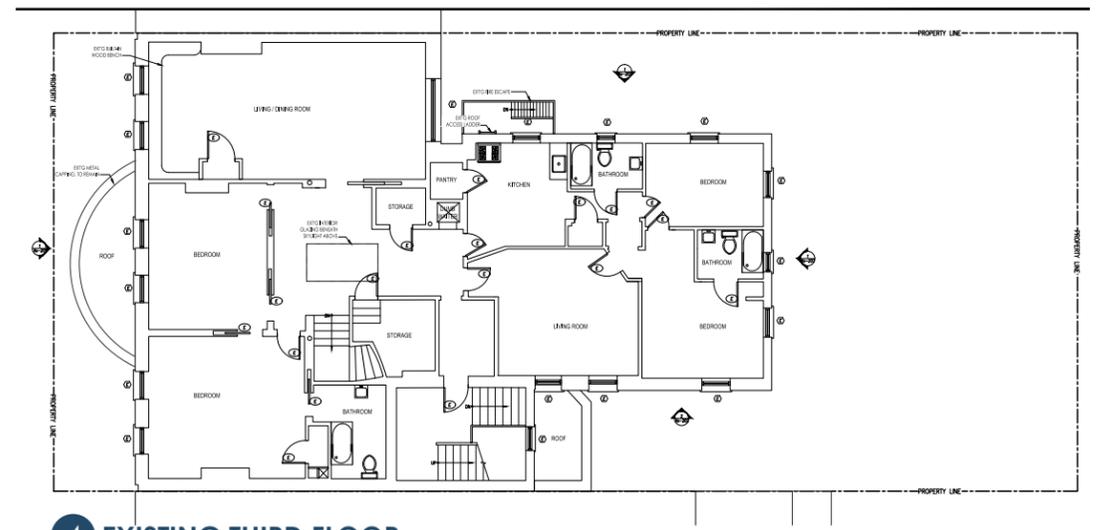
NORTH ADJACENT REAR YARD



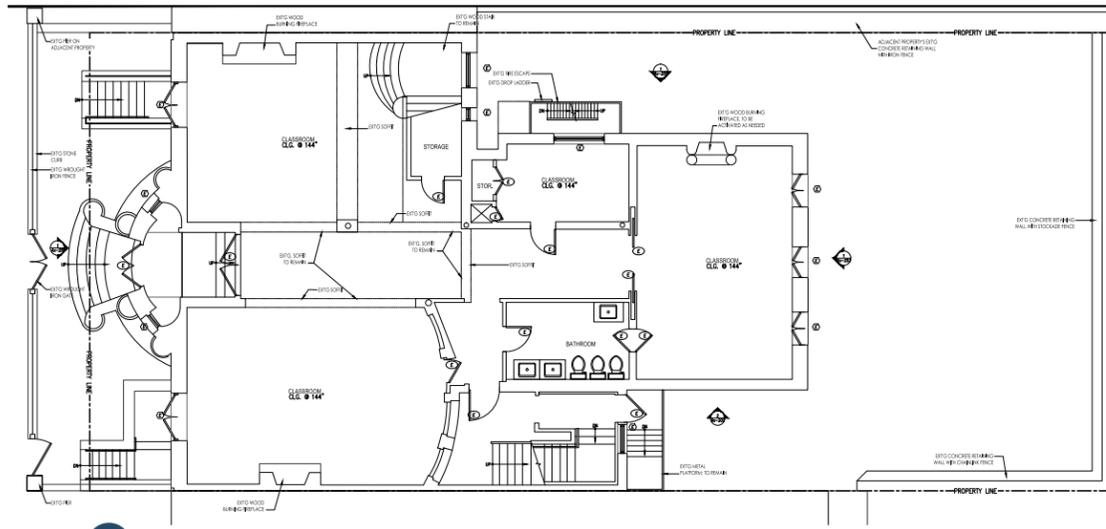
SOUTH ADJACENT REAR YARD



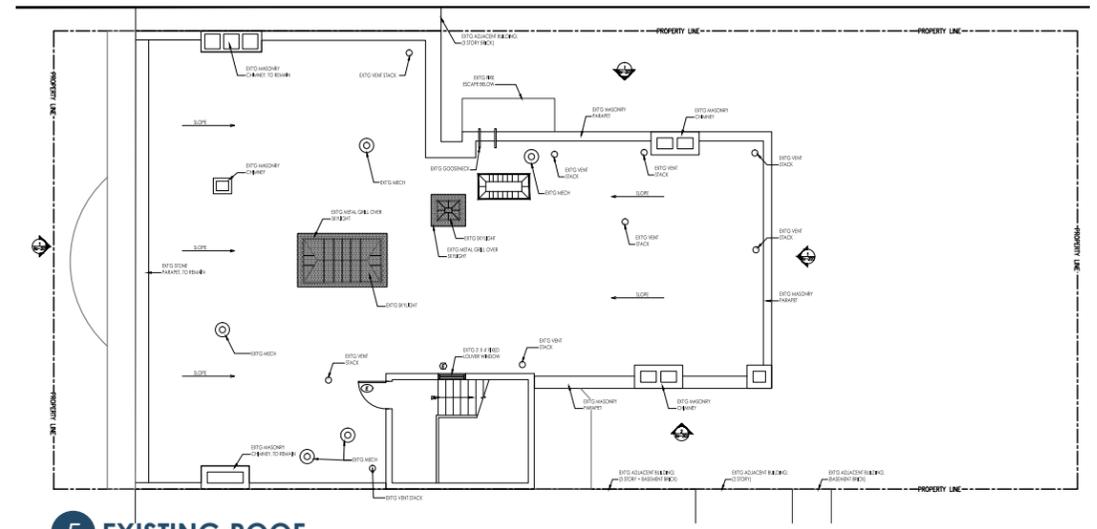
1 EXISTING BASEMENT FLOOR



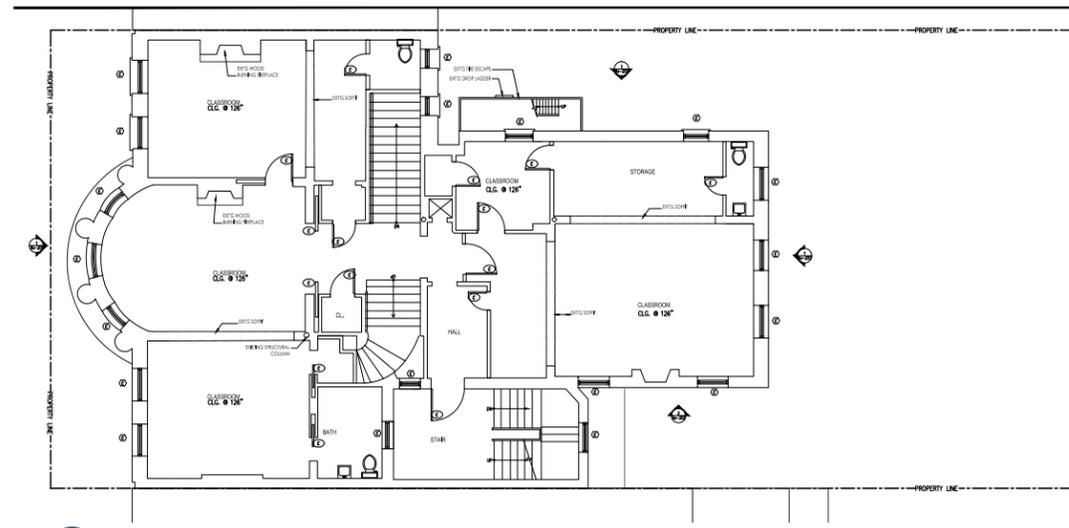
4 EXISTING THIRD FLOOR



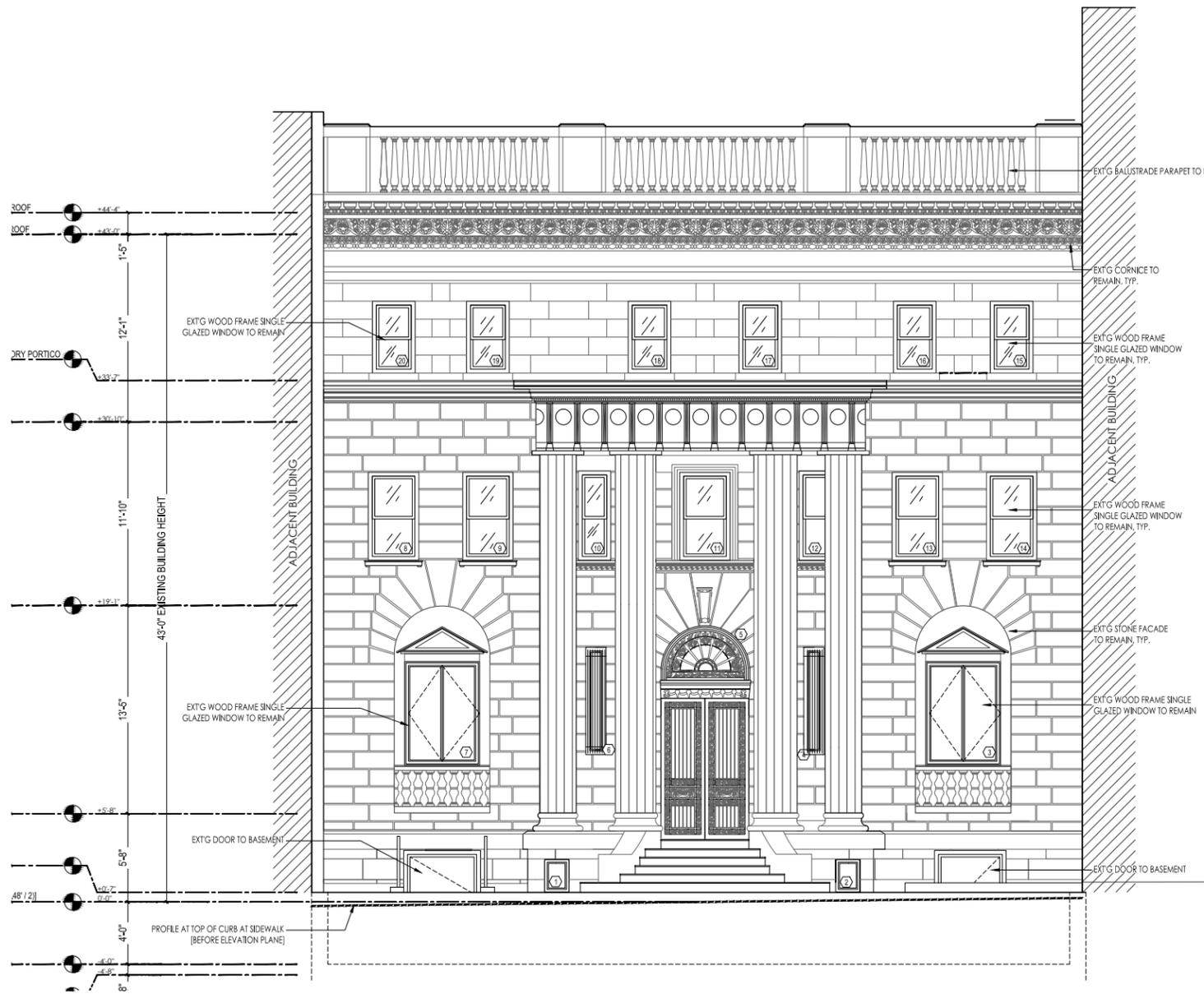
2 EXISTING FIRST FLOOR



5 EXISTING ROOF



3 EXISTING SECOND FLOOR

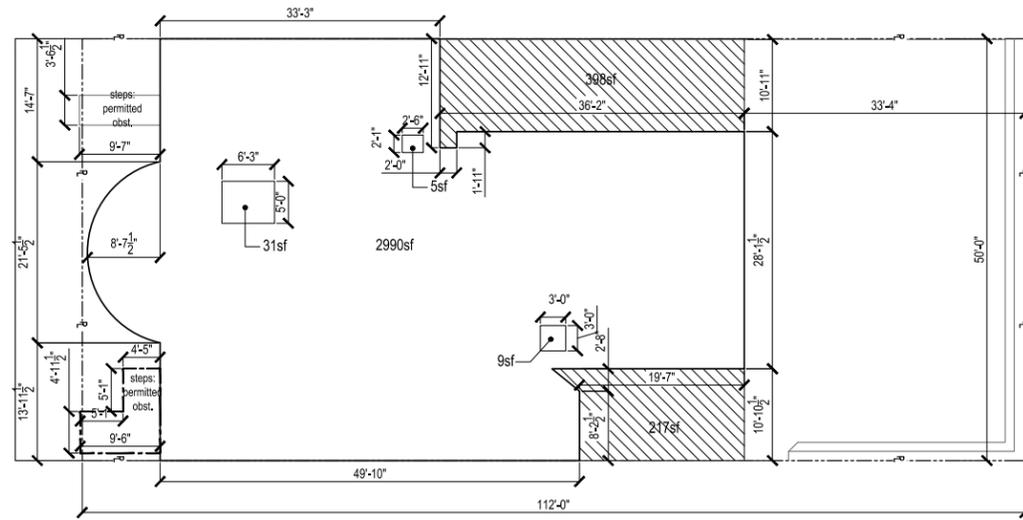


1 EXISTING STREET ELEVATION

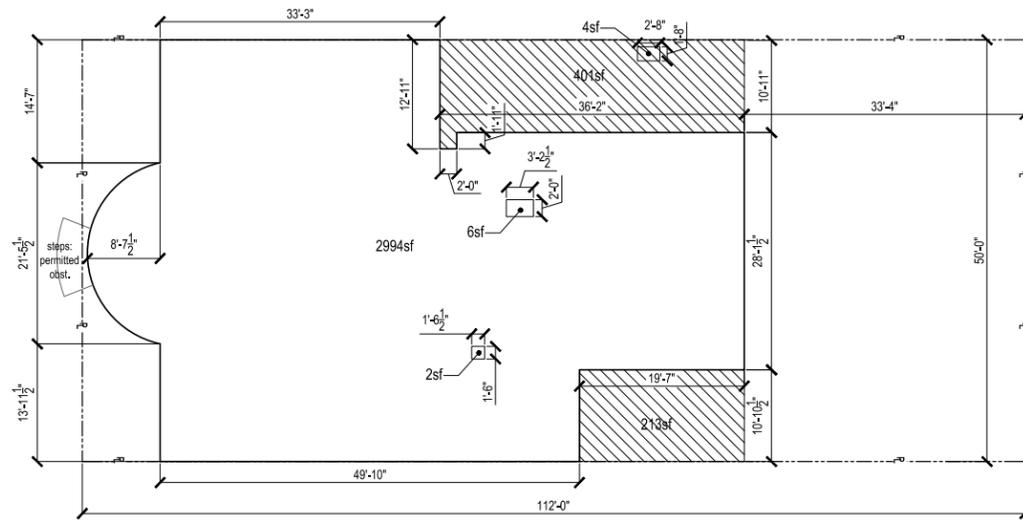


2 EXISTING REAR ELEVATION

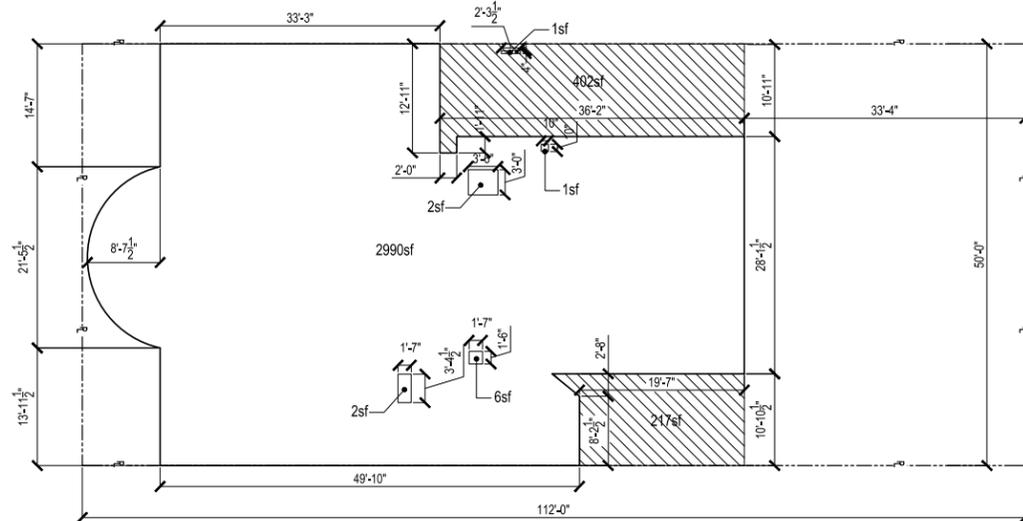
ZONING DIAGRAMS



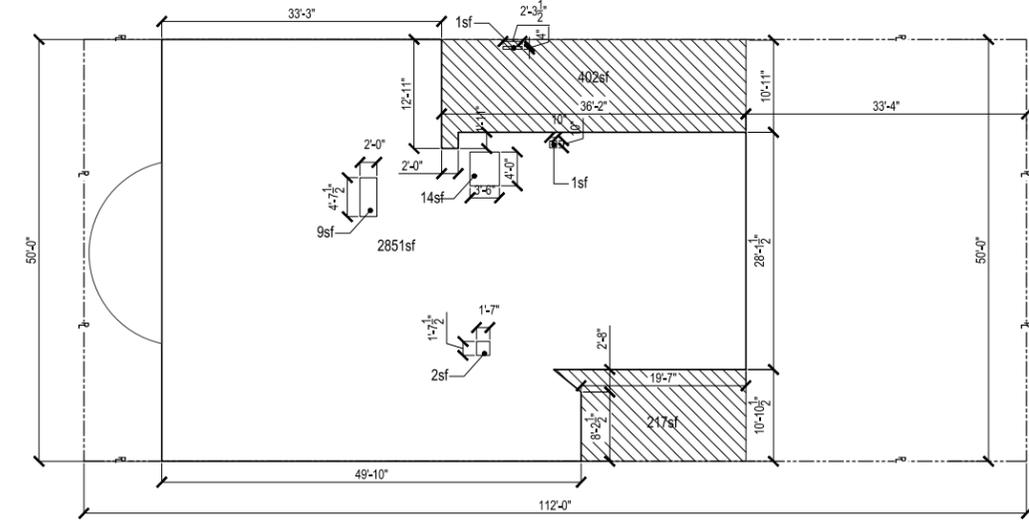
PROPOSED BASEMENT/GARDEN
area = 2990 + 398 + 217 = 3605sf without deductions taken



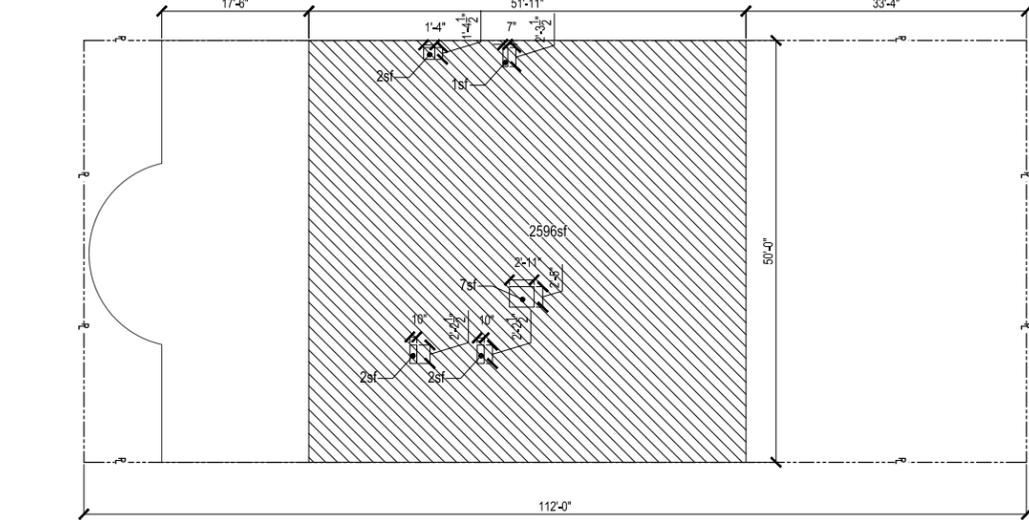
PROPOSED 1ST FLOOR/PARLOR (MAXIMUM FOOTPRINT OF BUILDING)
area = 2994 + 401 + 213 = 3608sf without deductions taken



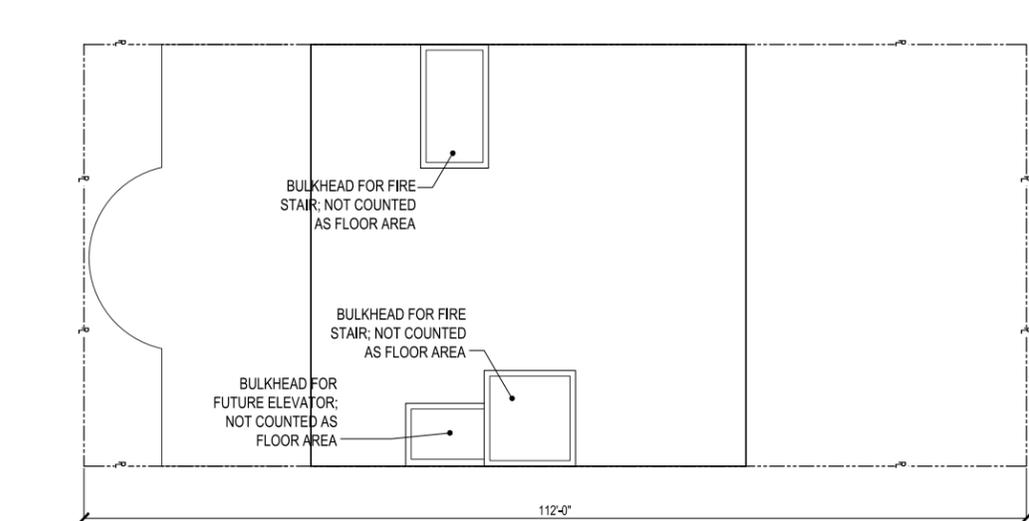
PROPOSED 2ND FLOOR
area = 2990 + 402 + 217 = 3609sf without deductions taken



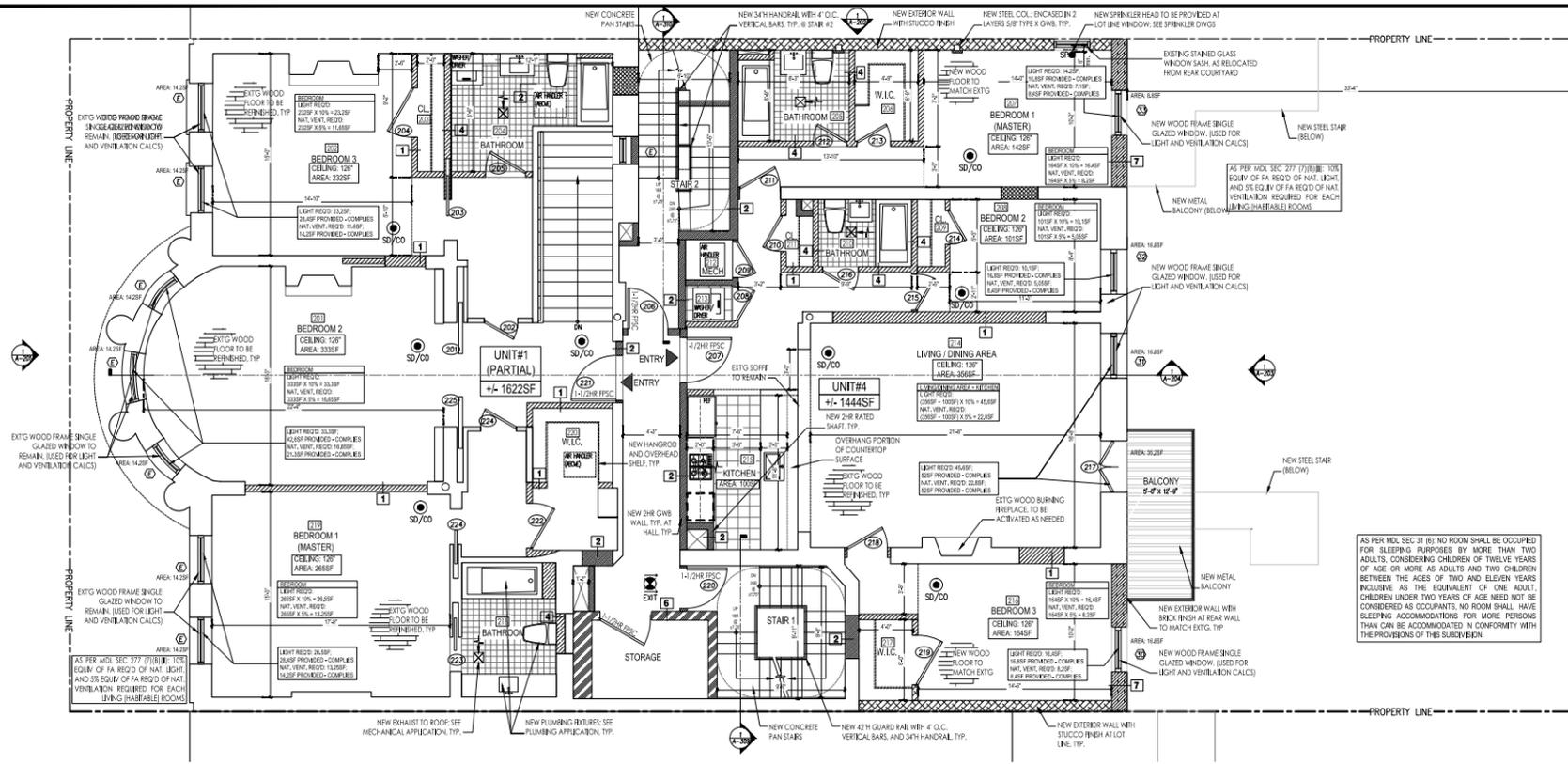
PROPOSED 3RD FLOOR
area = 2851 + 402 + 217 = 3470sf without deductions taken



PROPOSED 4TH FLOOR
area = 2596sf without deductions taken

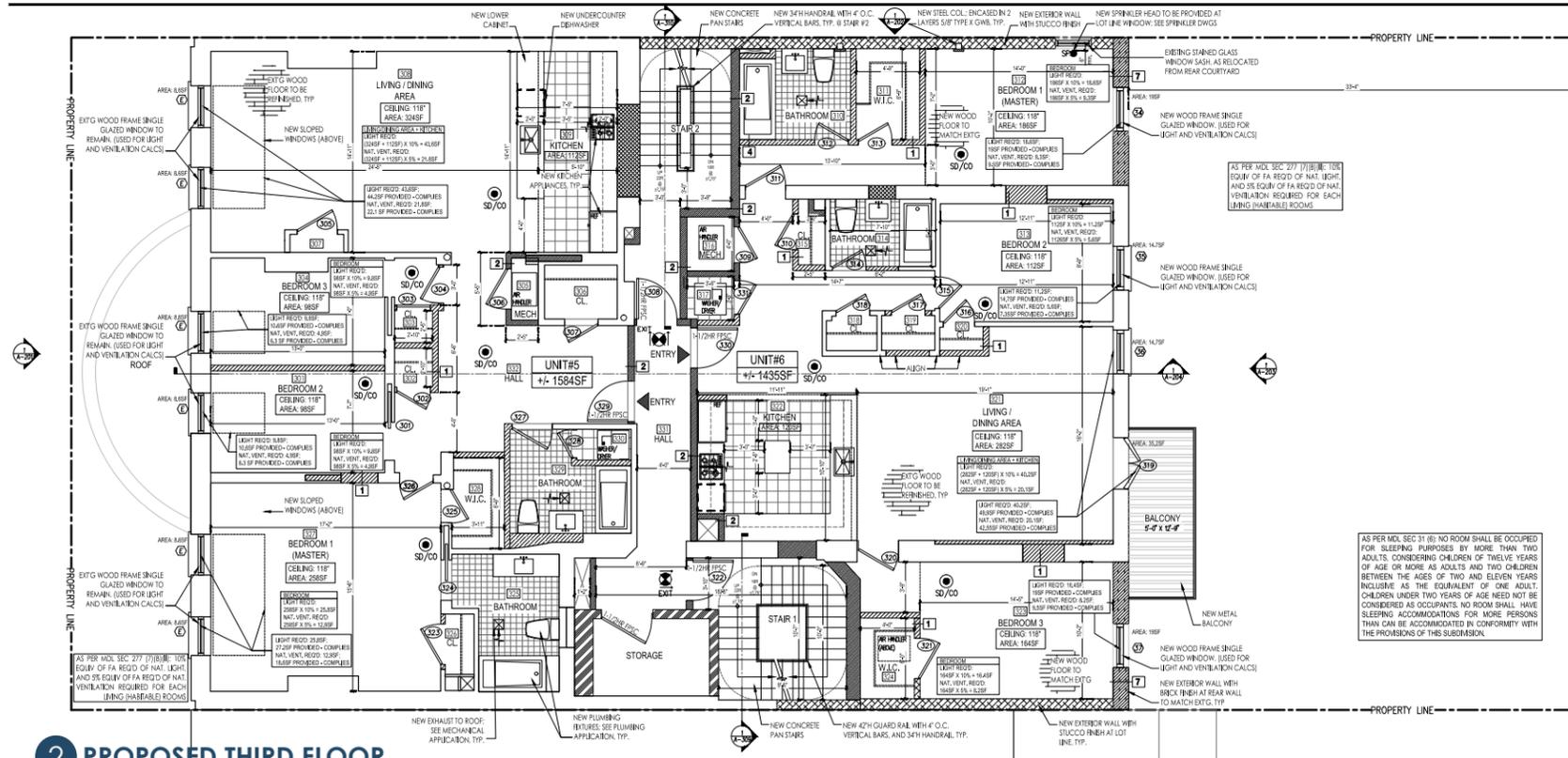


PROPOSED ROOF
area = n/a



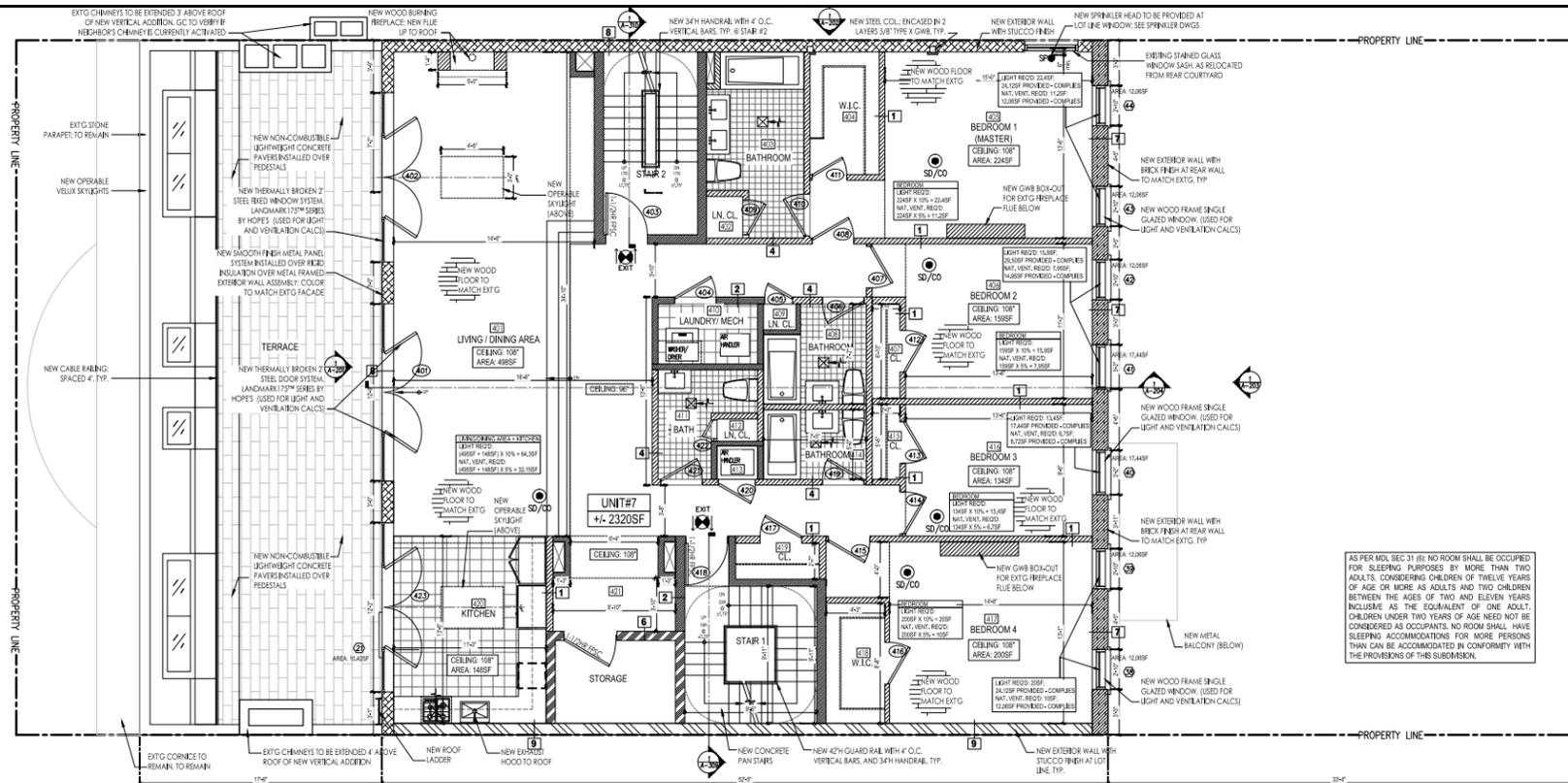
AS PER MDL SEC 31 (B) NO ROOM SHALL BE OCCUPIED FOR SLEEPING PURPOSES BY MORE THAN TWO ADULTS, CONSIDERING CHILDREN OF TWELVE YEARS OF AGE OR MORE AS ADULTS AND TWO CHILDREN BETWEEN THE AGES OF TWO AND ELEVEN YEARS INCLUSIVE AS THE EQUIVALENT OF ONE ADULT. CHILDREN UNDER TWO YEARS OF AGE NEED NOT BE CONSIDERED AS OCCUPANTS. NO ROOM SHALL HAVE SLEEPING ACCOMMODATIONS FOR MORE PERSONS THAN CAN BE ACCOMMODATED IN CONFORMITY WITH THE PROVISIONS OF THIS SUBDIVISION.

1 PROPOSED SECOND FLOOR



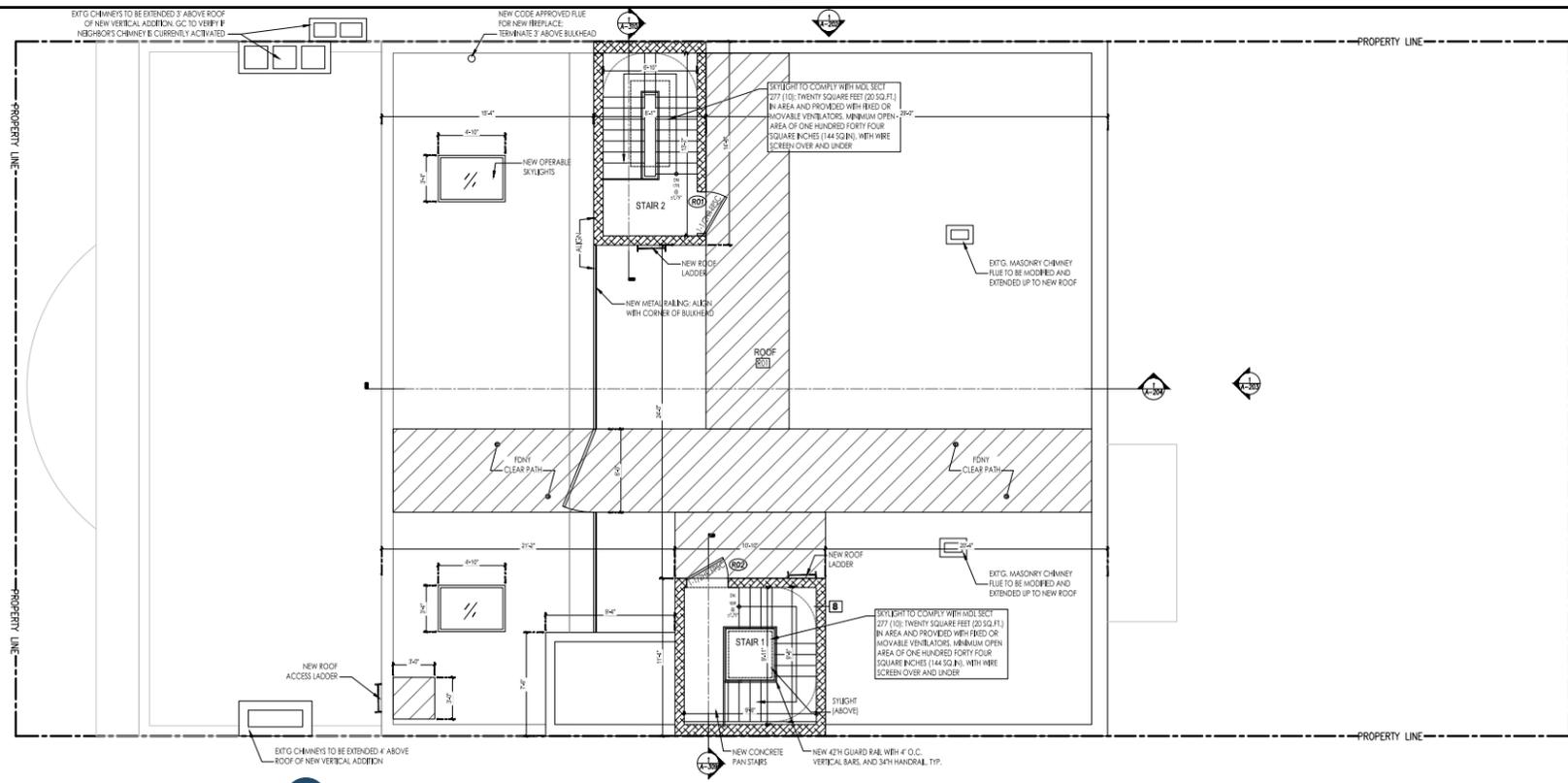
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2 PROPOSED THIRD FLOOR



1 PROPOSED FOURTH FLOOR

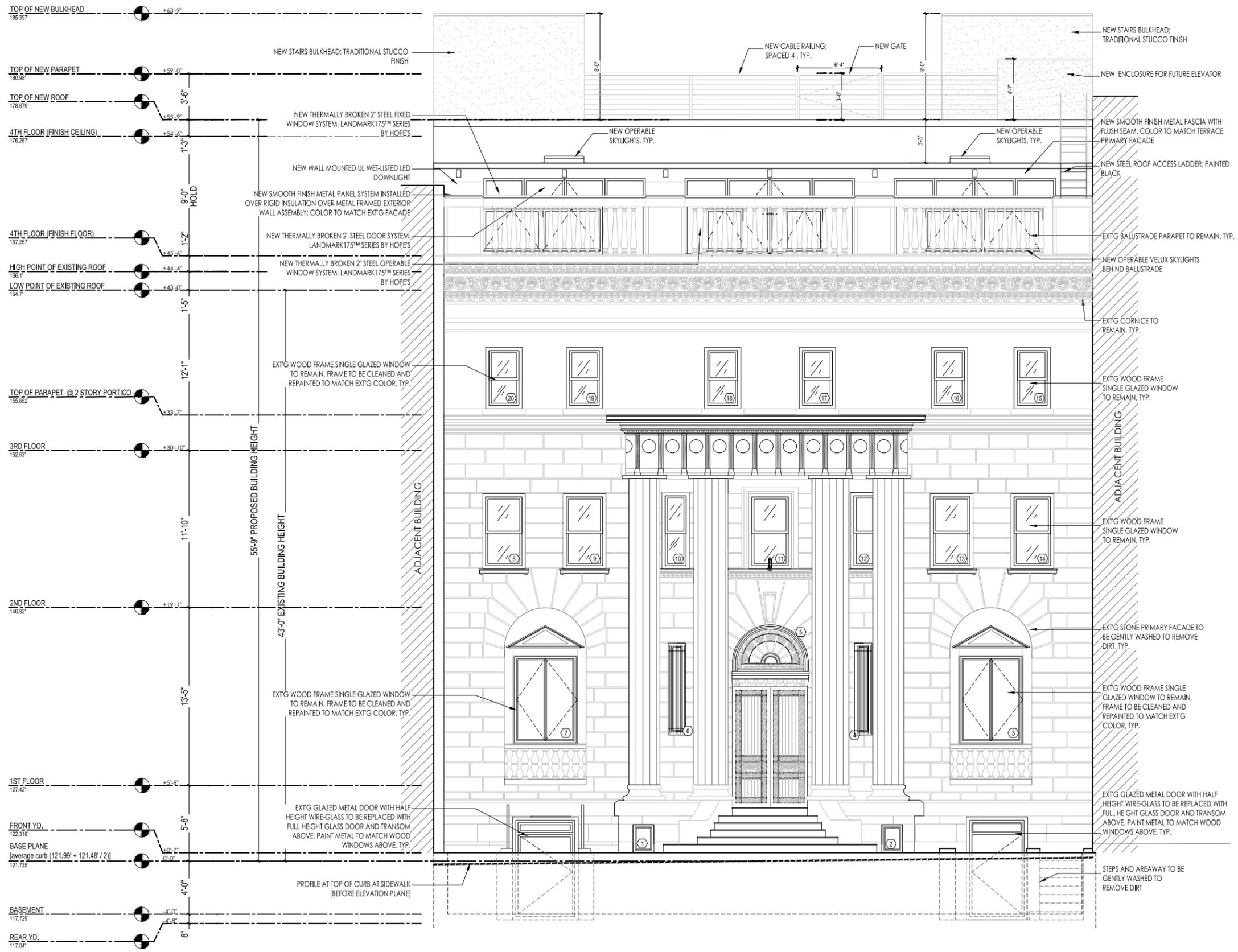
AS PER MOL SEC 31 (B): NO ROOM SHALL BE OCCUPIED FOR SLEEPING PURPOSES BY MORE THAN TWO ADULTS, CONSIDERING CHILDREN OF TWELVE YEARS OF AGE OR MORE AS ADULTS AND TWO CHILDREN BETWEEN THE AGES OF TWO AND ELEVEN YEARS INCLUSIVE AS THE EQUIVALENT OF ONE ADULT. CHILDREN UNDER TWO YEARS OF AGE NEED NOT BE CONSIDERED AS OCCUPANTS. NO ROOM SHALL HAVE SLEEPING ACCOMMODATIONS FOR MORE PERSONS THAN CAN BE ACCOMMODATED IN CONFORMITY WITH THE PROVISIONS OF THIS SUBORDINANCE.



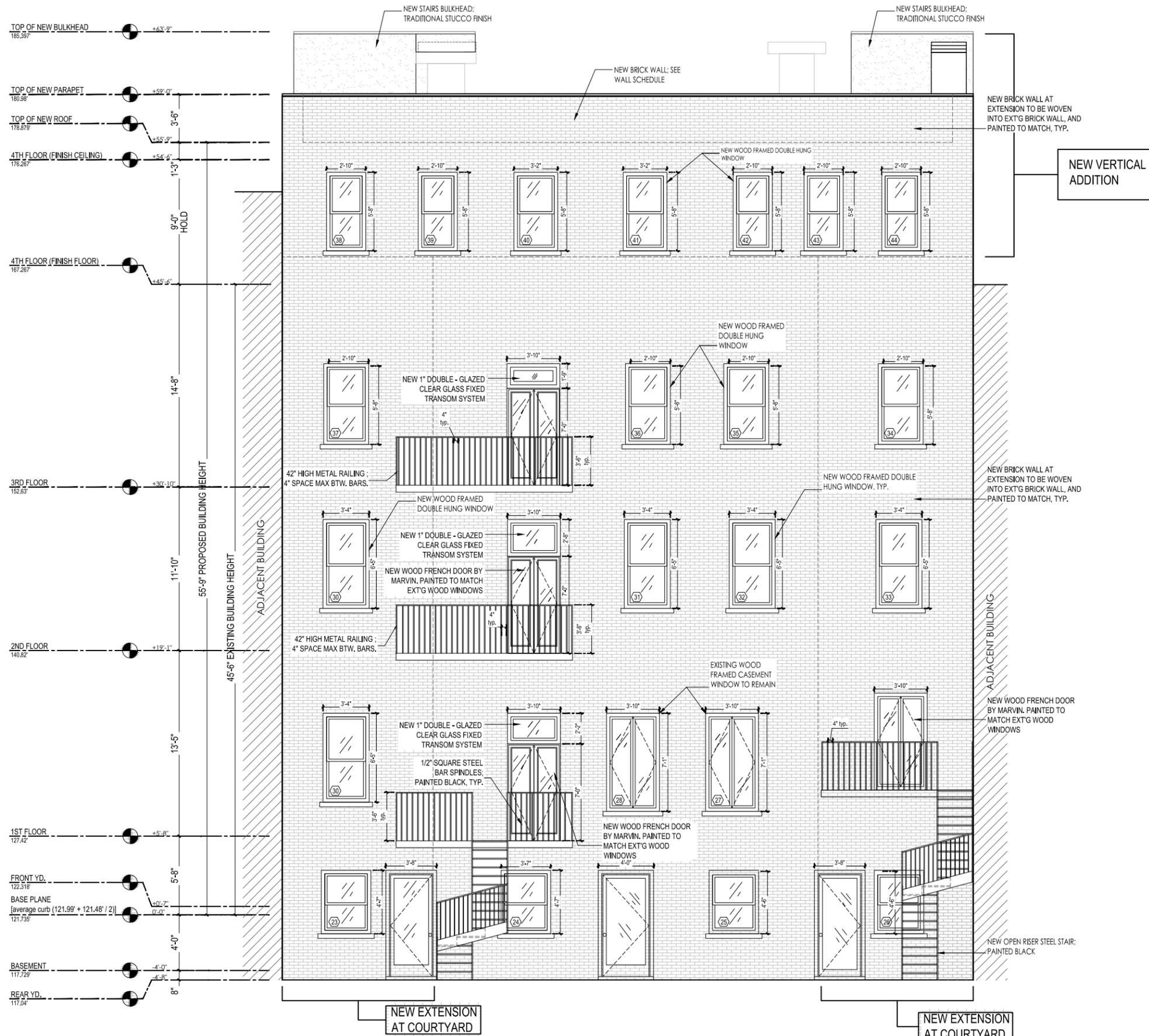
2 PROPOSED ROOF PLAN



PROPOSED FLOOR PLANS

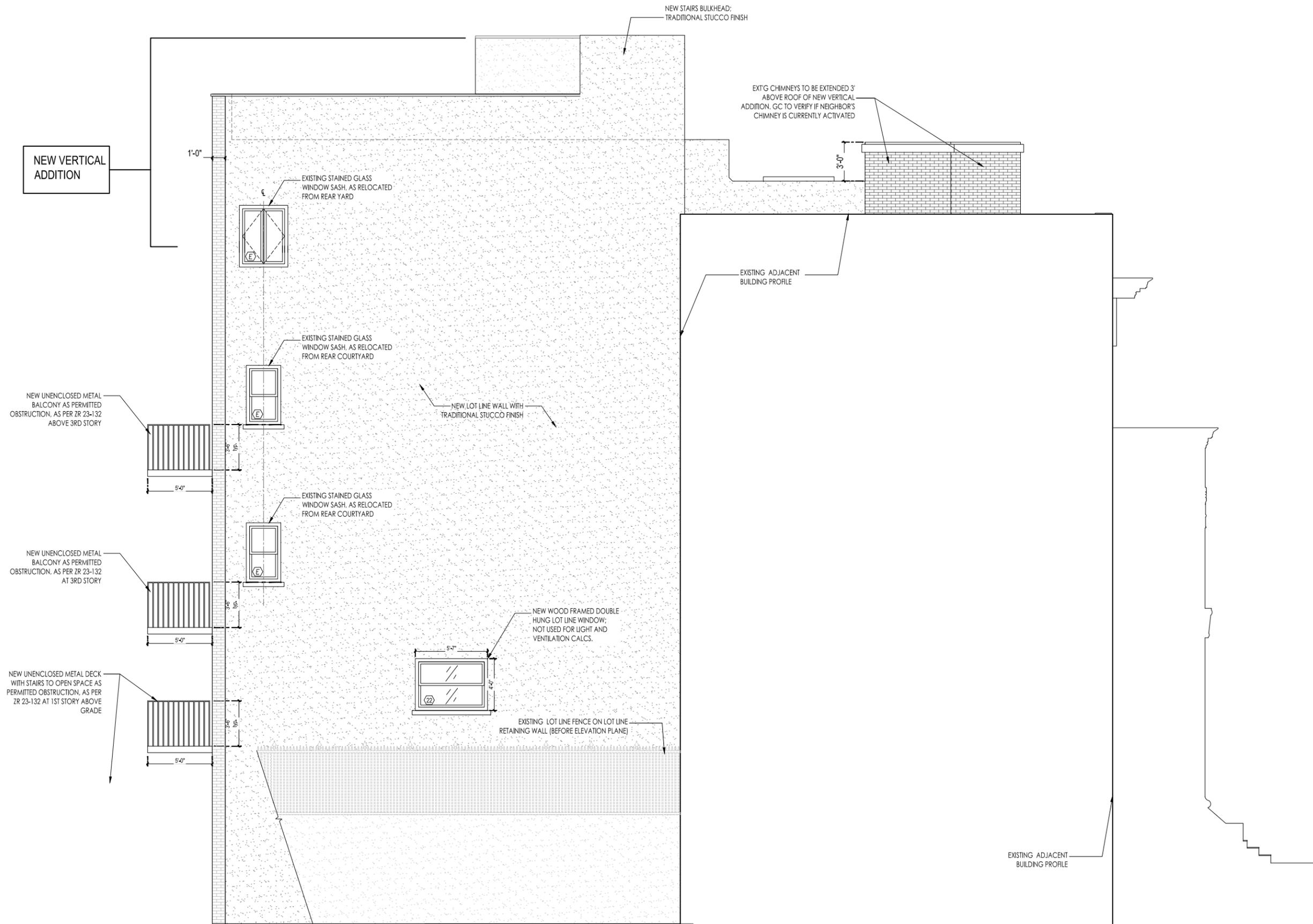


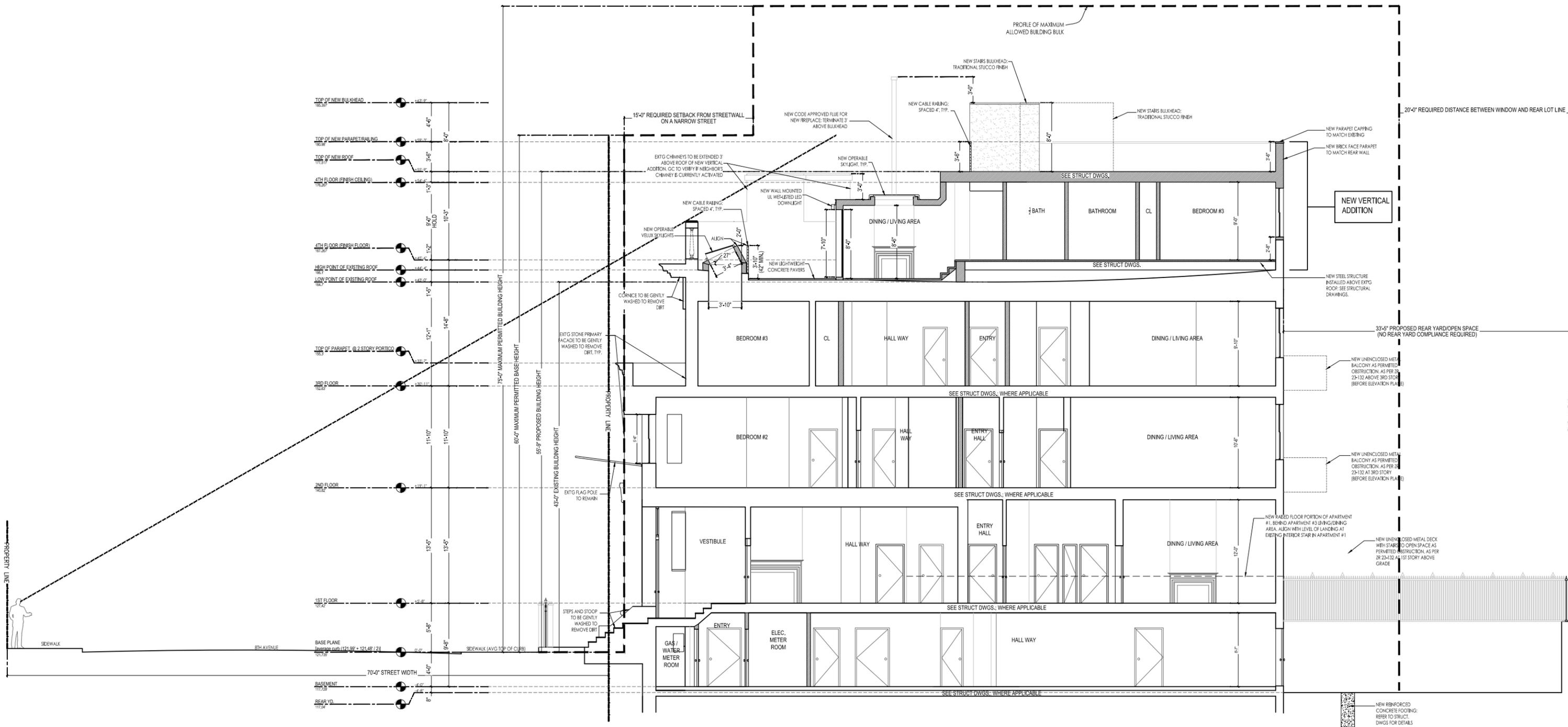
LC PROPOSED BUILDING ELEVATION FRONT FACADE



LC PROPOSED BUILDING ELEVATION

REAR FACADE





LC PROPOSED BUILDING LOGITUDINAL SECTION





1 VIEW FROM PRESIDENT AND 8TH



2 VIEW FROM PRESIDENT STREET



3 VIEW FROM CARROLL STREET



FLUSH METAL PANEL; COLOR TO MATCH EXISTING FACADE

STEEL DOORS



PENTHOUSE OUTDOOR LIGHT FIXTURE



PAVERS AT PENTHOUSE TERRACE



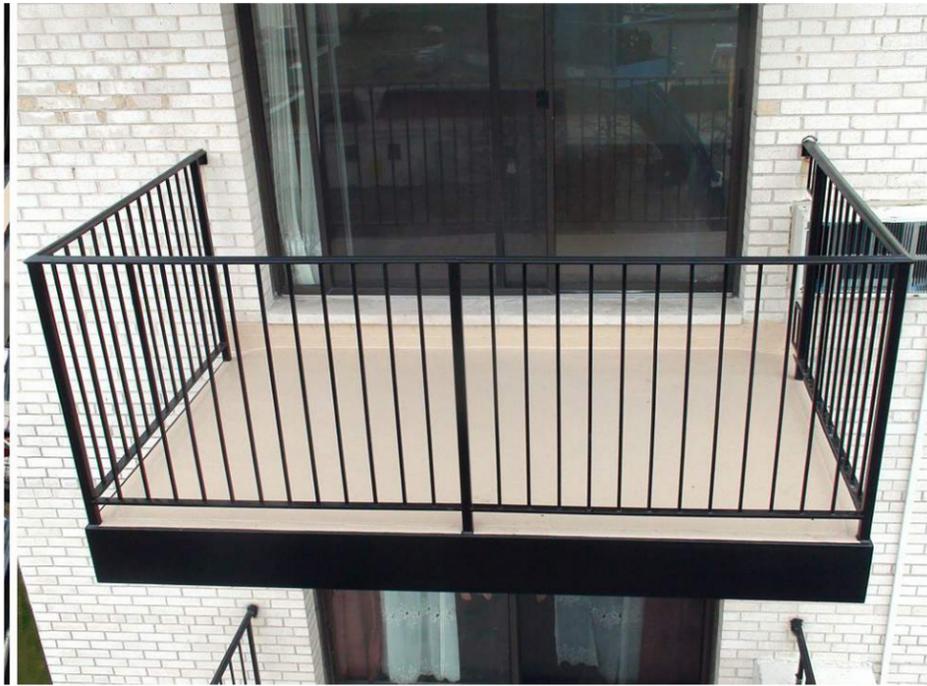
CABLE RAILING



ROOF DOOR



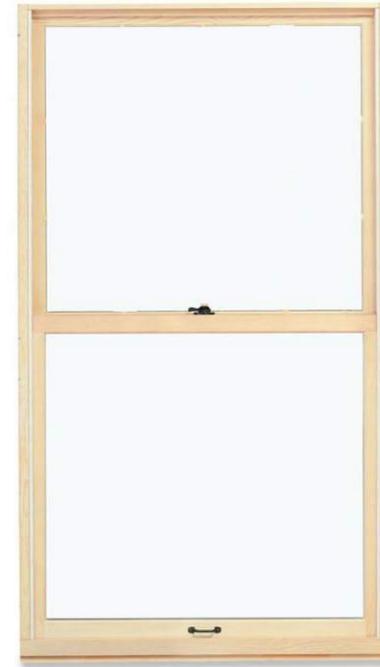
FLAT ROOF OPERABLE SKYLIGHT



BALCONY



FRENCH DOOR



DOUBLE HUNG WINDOW



CASEMENT WINDOW



WOOD PRIVACY FENCE



PLANTER BOXES AT PRIVACY FENCE



PAVERS AT REAR YARD



EXTERIOR LIGHT FIXTURE



REAR BALCONY AT NORTHERN ADJACENT BUILDING

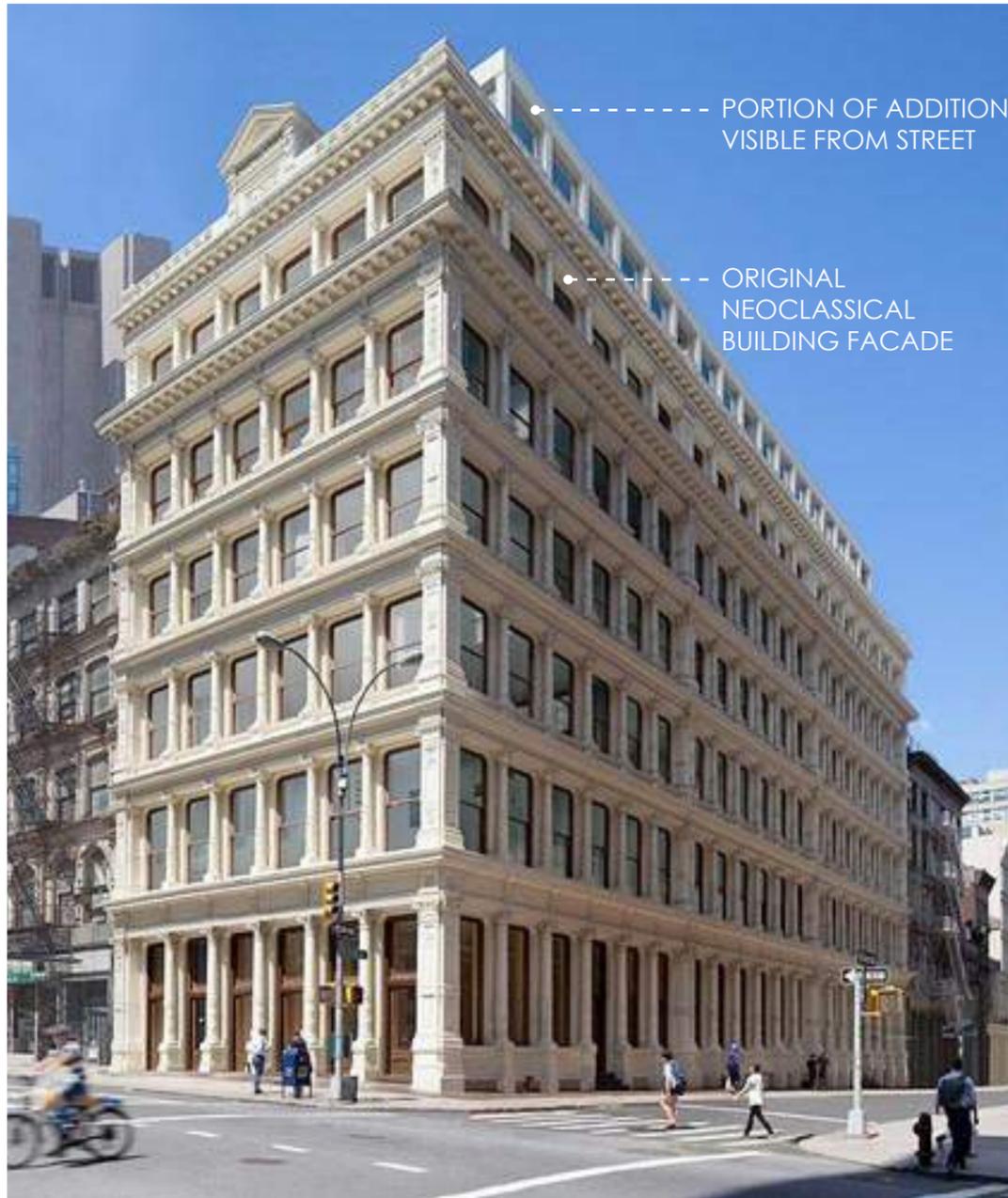


GARBAGE STORAGE AT FRONT OF PROPERTIES ON 8TH AVENUE



CAST IRON HOUSE | JAMES WHITING BUILDING

Originally built in 1881-82
Landmarked on 18 July 1982



GLASS AND METAL ADDITION APPROVED UNDER LANDMARK DOCKET #137909