

J O S E P H
V A N C E

ARCHITECTS

181 North 11th Street, Brooklyn, NY 11211
tel. 718-383-1278 fax: 718-383-4855

Revised for LPC Review: 04/18/16
Revised for LPC Review: 04/15/16
Submitted for LPC Review: 03/17/16

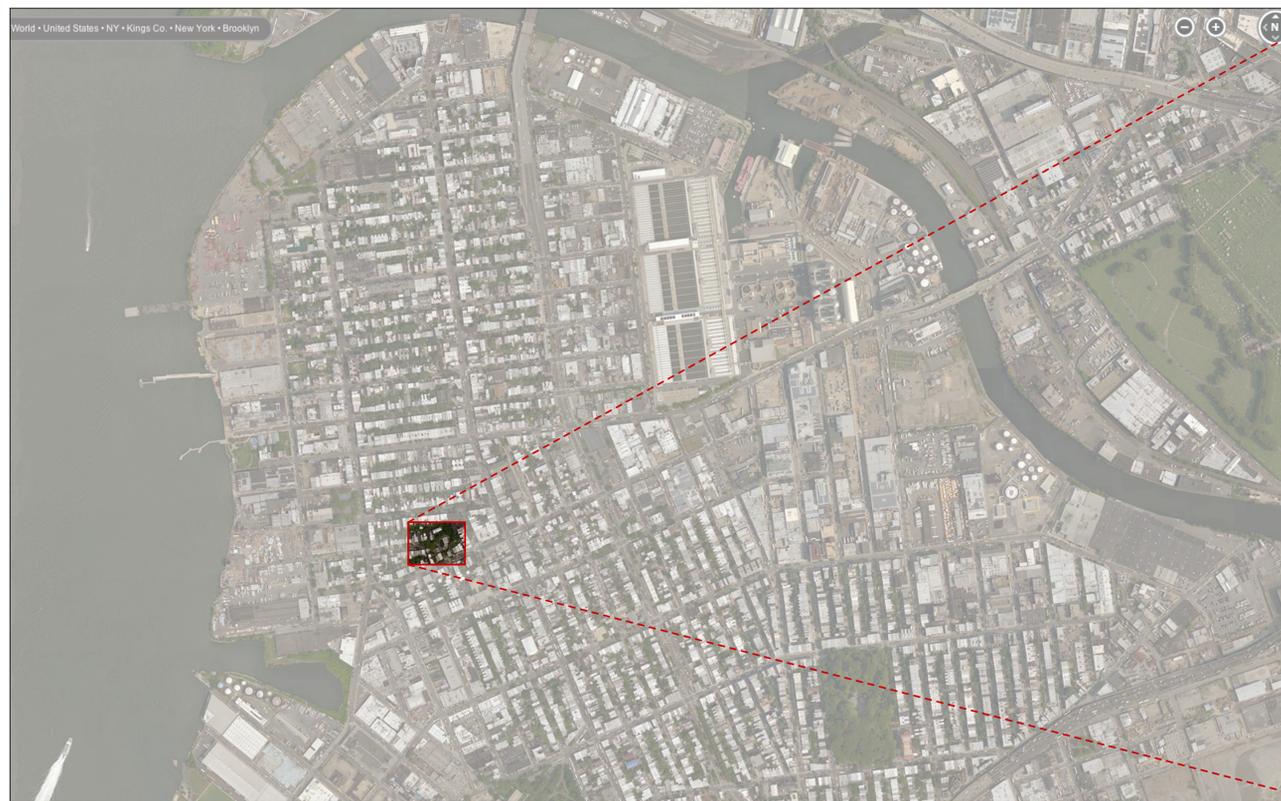
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Treciokas/Fox Residence

218 Guernsey Street, Brooklyn, 11222

Project Location



1 Aerial Image
Scale: NTS



2 Plot Plan
Scale: 1" = 30'

Address: 218 Guernsey Street, Brooklyn, New York, 11222
Block: 2569
Lot: 58
Zoning District: R6B
Zoning Map: 13A
Use Group: Residential
Construction Classification: Old Code Class 3

Scope of work:

- 1) Renovate and restore the entire Guernsey Street facade to more closely represent the original construction using the tax lot photo available and the typical materials and details consistent with the era in which the home was originally constructed.
- 2) Replace existing siding with horizontal hardi-plank siding.
- 3) Remove existing windows and replace with new Pella Architect Series wood double-hung windows. New window proportions and locations to match as closely as possible with tax lot photo.
- 4) Replace existing front door with new custom door and transom.
- 5) Replace all existing trim including window architraves and building cornice to match the tax lot photo.
- 6) Replace existing yellow brick veneer on basement with traditional unpainted red brick veneer.
- 7) Paint all siding, trim, frames, and sashes using the Table of 19th Century Exterior Paint Colors in the New York City Area as a guideline.



1 South End of Guernsey Block

Scale: NTS



2 209 Guernsey (Across the Street)

Scale: NTS



3 137 Oak Street (North Neighbor)

Scale: NTS



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Street Context



1 129-131 Oak Street
Scale: NTS



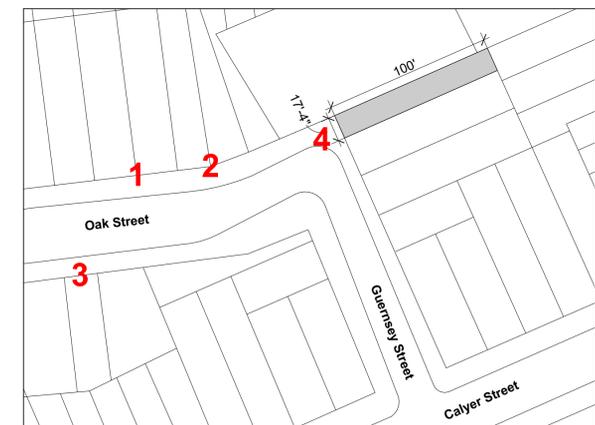
2 133-135 Oak Street
Scale: NTS



3 128-126 Oak Street
Scale: NTS



4 218 Guernsey Facade
Scale: NTS



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Street Context



I Tax Lot Photo

Scale: NTS

Note: This is the tax lot photo of 137 Oak street, the tax lot photo of 218 Guernsey has been lost

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Tax Lot Photo



218 Guernsey

216 Guernsey

214 Guernsey

1 Existing Streetscape
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Before Image



218 Guernsey

216 Guernsey

214 Guernsey

1 Proposed Restoration
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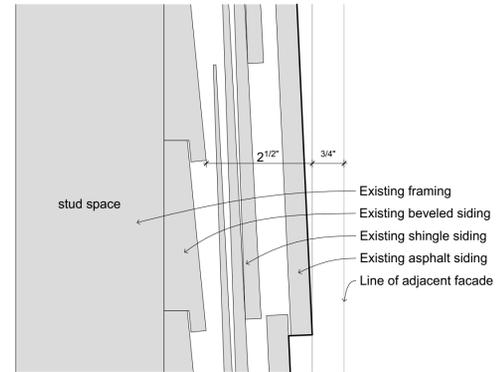
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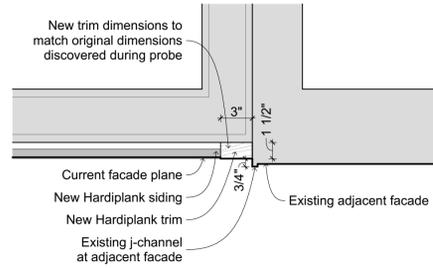
Proposed Rendering



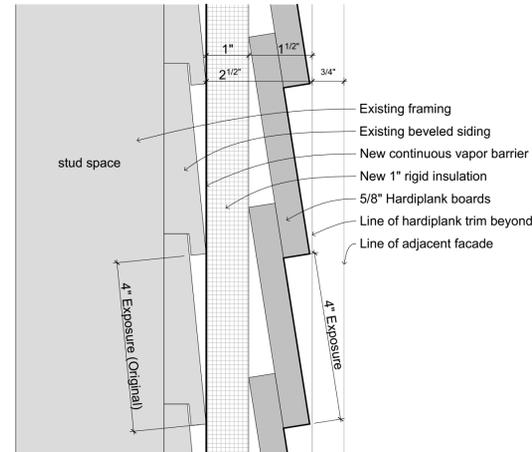
1 Facade Probe Photos
Scale: NTS



2 Existing Facade Assembly
Scale: 6" = 1'-0"

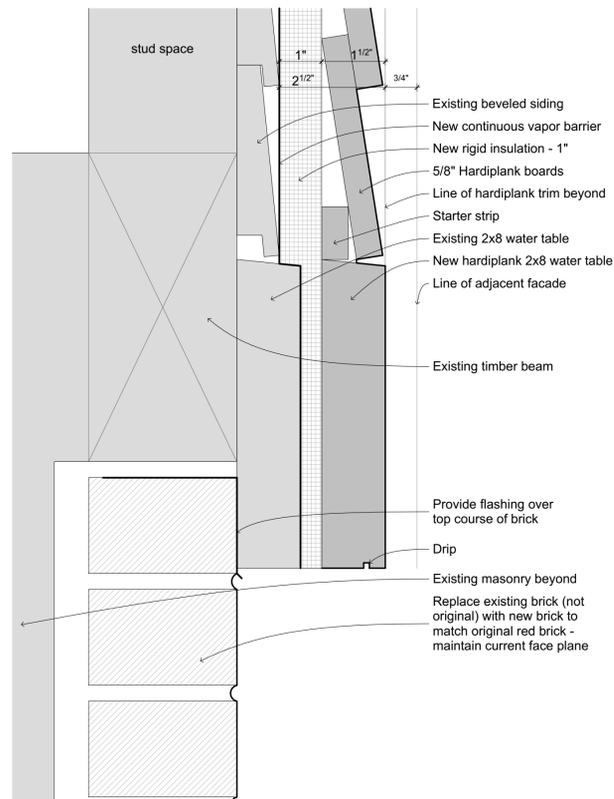


5 Detail @ Adjacent Facade
Scale: 1 1/2" = 1'-0"



3 Proposed Facade Assembly
Scale: 6" = 1'-0"

Facade Plane Note:
Existing adjacent building (216 Guernsey) facade is slightly proud of the facade on this structure by roughly 3/4". The proposed facade renovation would match the current facade plane and its reference to the adjacent building.



4 Proposed Detail @ Brick
Scale: 6" = 1'-0"



6 Proposed Elevation
Scale: NTS

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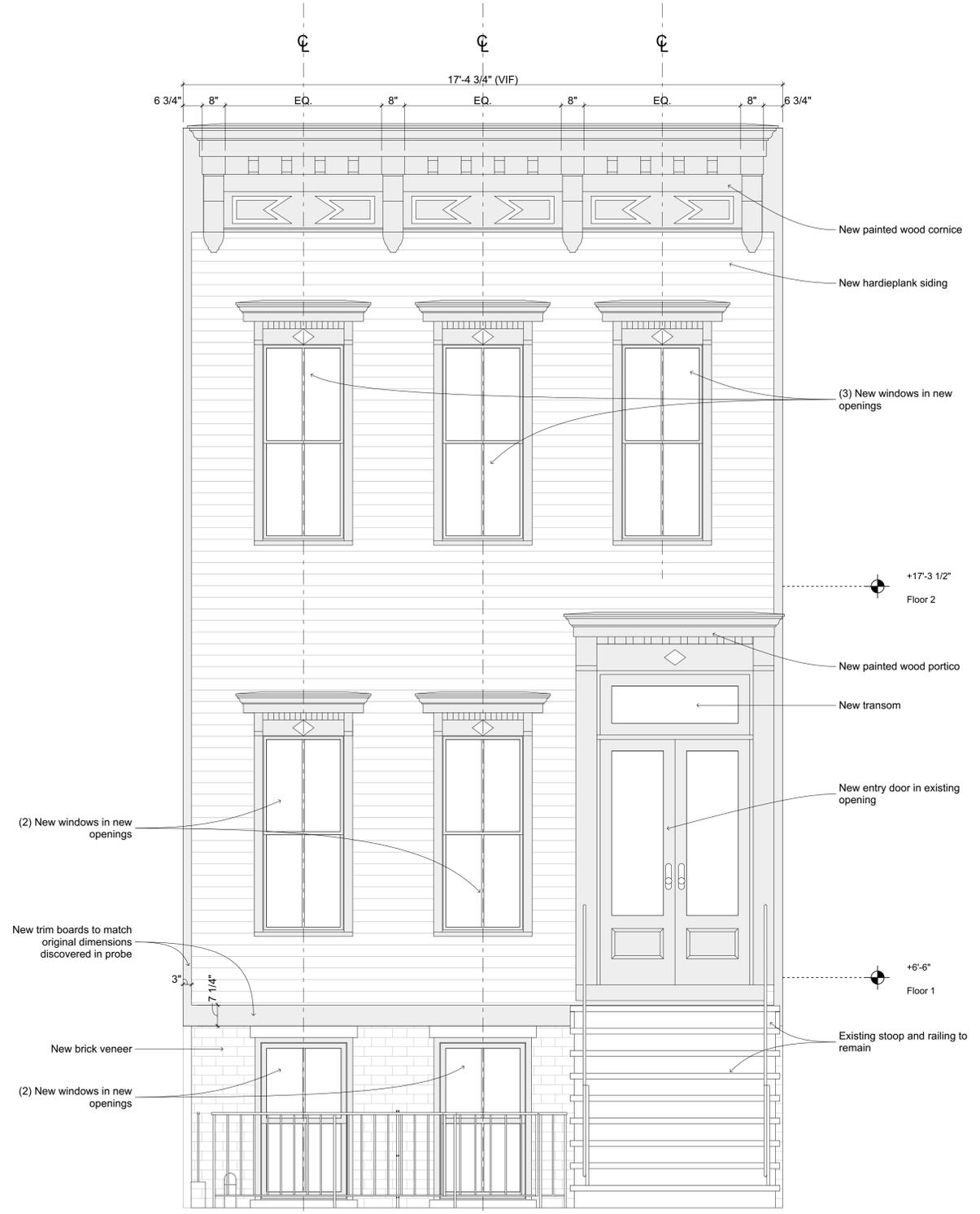
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Proposed Materials/Colors



1 Existing Building Elevation
Scale: 1/2" = 1'-0"



2 Proposed Building Elevation
Scale: 1/2" = 1'-0"

- New painted wood cornice
- New hardieplank siding
- (3) New windows in new openings
- +17'-3 1/2"
Floor 2
- New painted wood portico
- New transom
- New entry door in existing opening
- +6'-6"
Floor 1
- Existing stoop and railing to remain
- (2) New windows in new openings
- New trim boards to match original dimensions discovered in probe
- 3"
- 7 1/4"
- New brick veneer
- (2) New windows in new openings

