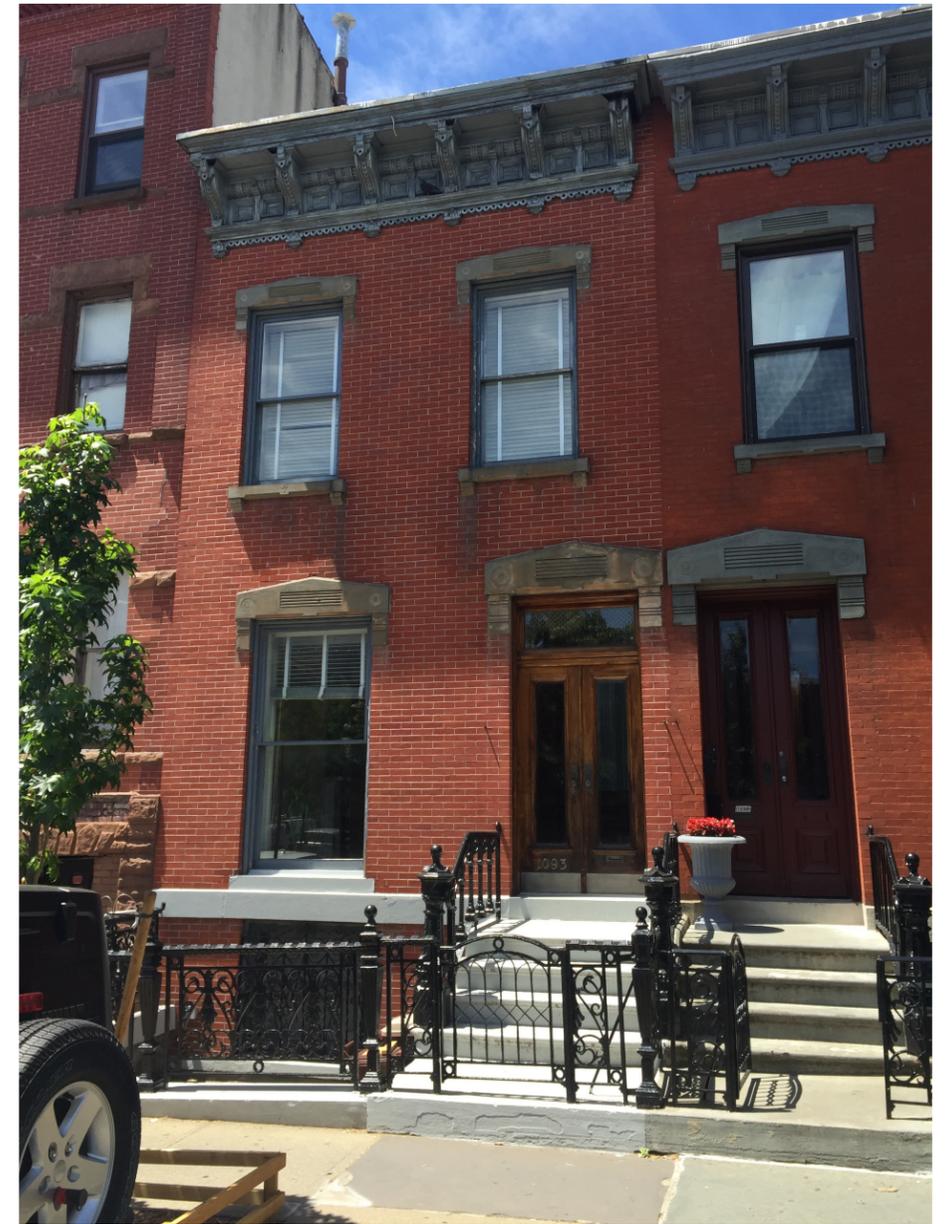




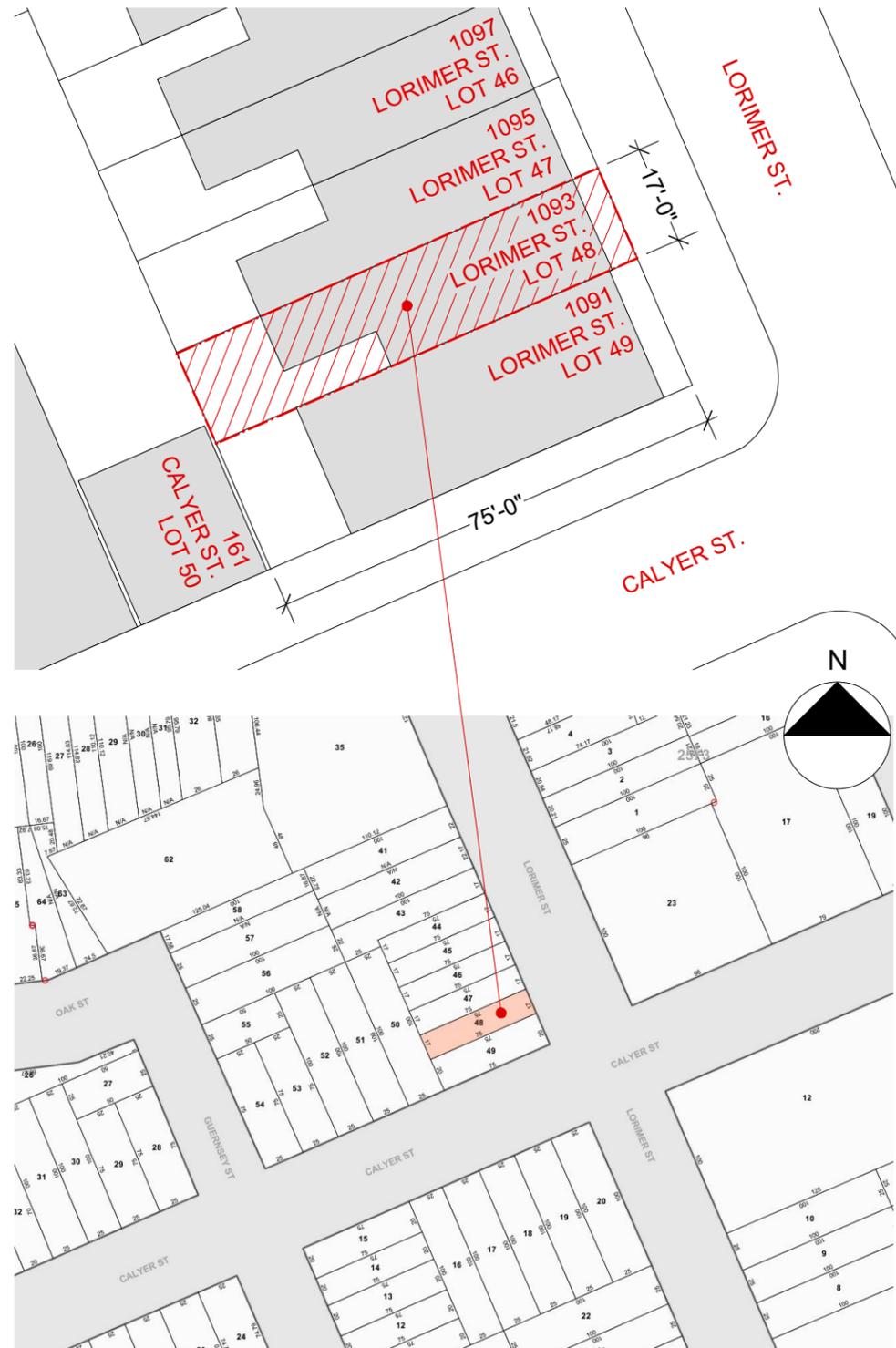
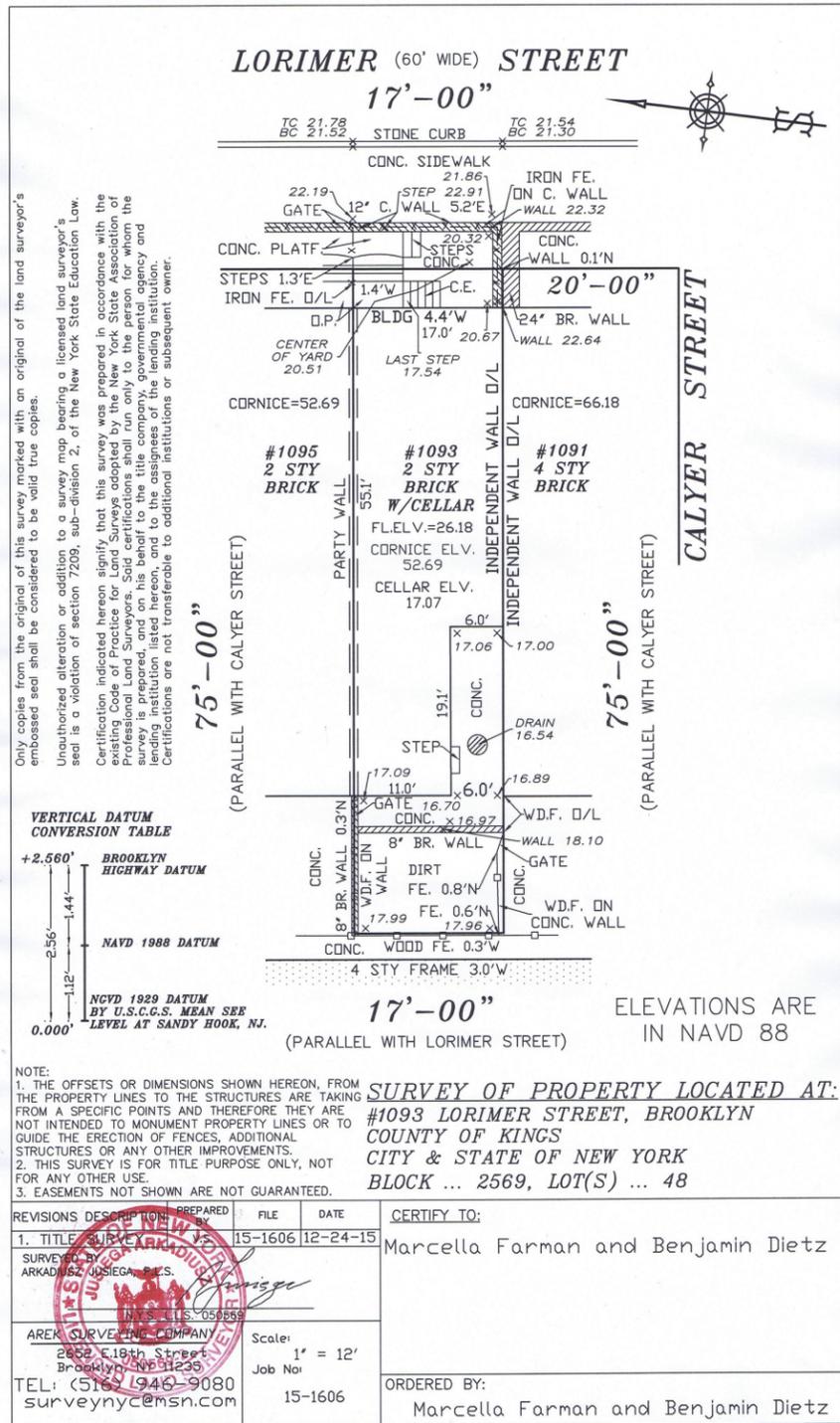
(c.) 1940 TAX PHOTO



(c.) 1982 TAX PHOTO



CURRENT CONDITION

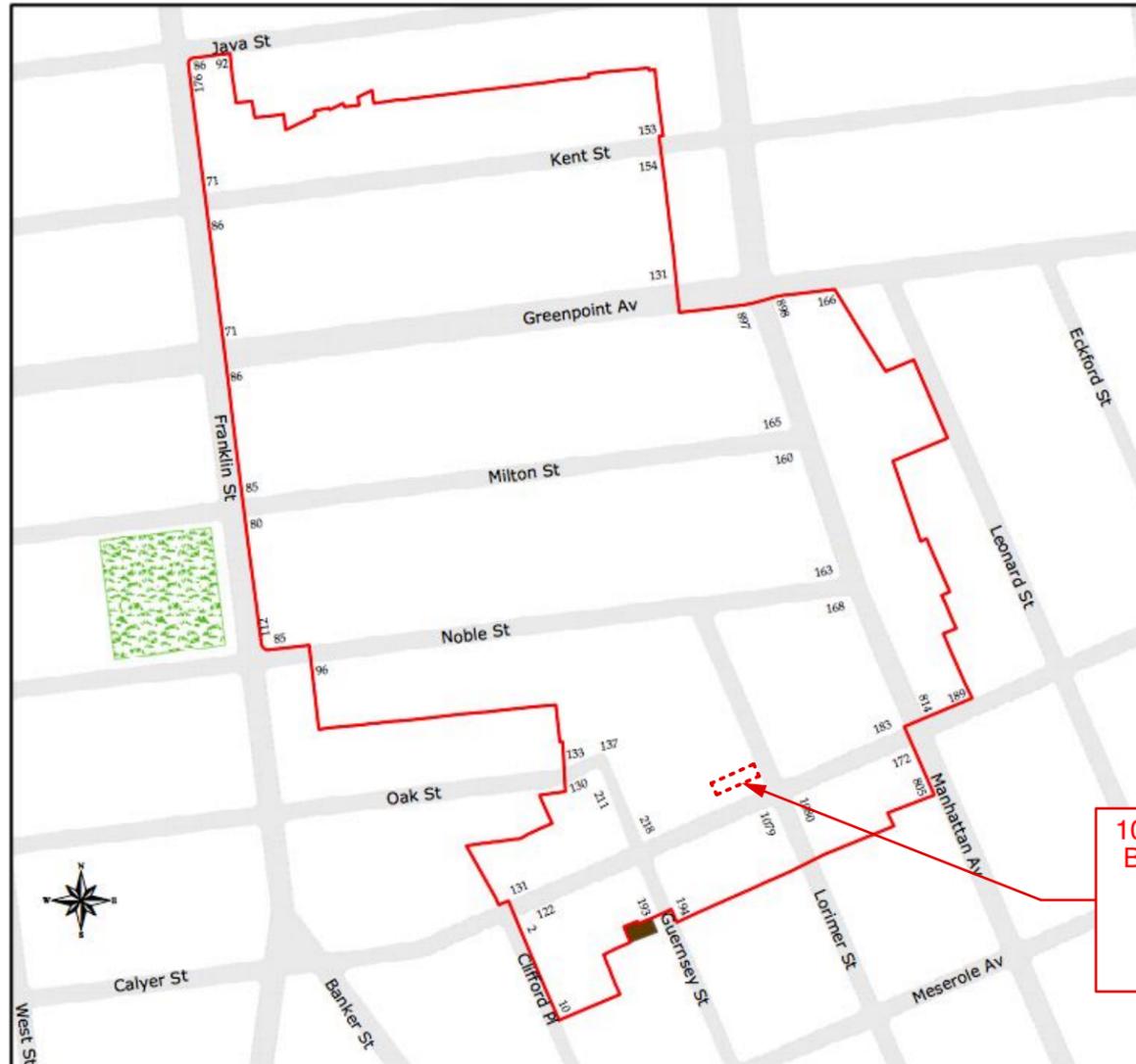


PROPERTY INFORMATION

LOT LOCATION: 1093 LORIMER STREET BROOKLYN, NY 11222
 BOROUGH: BROOKLYN
 BLOCK: 2569
 LOT: 48
 ZONING MAP: 13A
 ZONING: R6B
 LANDMARK: GREENPOINT HISTORIC DISTRICT



Greenpoint



1093 LORIMER STREET
BROOKLYN, NY 11222

BLOCK: 2569
LOT: 48
MAP#: 13A



PROJECT DESCRIPTION & NARRATIVE

1093 LORIMER STREET IS SITUATED WITHIN THE GREENPOINT HISTORIC DISTRICT ESTABLISHED ON SEPTEMBER 14, 1982. THE PROPERTY IS LOCATED ON THE WEST SIDE OF LORIMER STREET, TWENTY FEET NORTH OF THE CORNER OF CALYER STREET AND LORIMER STREET. THE HOUSE IS AT THE SOUTH END OF A SET OF SIX MATCHING NEO-GREC 2-STORY ROWHOUSES, DESIGNED IN 1884 BY GEORGE GERARD, EACH CONSTRUCTED OF PHILADELPHIA BRICK, STONE LINTELS AND SILLS, AND ORNATE BRACKETED CORNICES.

THE ORIGINAL FRONT FACADE IS PROPOSED TO REMAIN UNCHANGED, WITH MINOR CLEANING AND REPOINTING OF THE BRICK, REPAIR AND RESTORATION OF ORIGINAL WOOD FEATURES INCLUDING WINDOW SASH, THE ORIGINAL METAL CLAD CORNICE, AND THE STONE TRIM AT THE DOOR AND WINDOW OPENINGS. THE FRONT YARD IRONWORK, LIKE THE OTHER 5 HOUSES IN THE ROW, IS ORIGINAL AND IN GOOD CONDITION (NO WORK).

THE REAR FACADE CONSISTS MAINLY OF COMMON BRICKWORK, WITH LITTLE SIGNIFICANT ARCHITECTURAL OR HISTORICAL FEATURES, WITH THE EXCEPTION OF A BRICK CORBEL CORNICE WHICH IS PROPOSED TO BE RE-INCORPORATED INTO THE NEW WORK. EACH OF THE SIX HOUSES IN THIS ROW HAVE A NARROW RECESSED REAR COURT THAT EXTENDS VERTICALLY FROM THE WALK-OUT CELLAR LEVEL TO THE ROOF. BECAUSE THE HOUSES ARE MIRRORED IN PLAN, THE HOUSES' REAR COURTS ARE PAIRED, RESULTING IN A SHARED TWELVE-FOOT WIDE OUTDOOR SPACE, WITH THE EXCEPTION OF THIS SUBJECT HOUSE, 1093, AT THE SOUTHERN END OF THE ROW, WHOSE EXISTING COURT MEASURES SIX FEET IN WIDTH

THE PROPOSED DESIGN OF THE ONE-STORY VERTICAL ENLARGEMENT, SEEKS TO CREATE AS LOW A PROFILE ON THE FRONT (LORIMER STREET) ELEVATION AS POSSIBLE WHILE STILL PROVIDING THE OWNERS SOME ADDITIONAL INTERIOR SPACE. THE FLOOR-TO-CEILING HEIGHT OF THE VERTICAL ADDITION IS 8'-6", AND THE ROOF IS CONSTRUCTED OF 2 HOUR FIRE RATING IN LIEU OF A FIRECODE PARAPET IN FRONT. ADDITIONALLY, THE FLOOR-TO-CEILING HEIGHT OF THE ORIGINAL 2ND FLOOR HAS BEEN REDUCED BY REMOVING THE ORIGINAL ROOF AND RECESSING THE NEW FLOOR PLATE INTO THE ORIGINAL 2ND FLOOR CEILING SPACE. THE FRONT FACADE OF THE ADDITION IS ALSO SET BACK FROM THE STREET WALL BY 15 FEET, ALLOWING THE SIX MATCHING ARCHITECTURAL FACADES ON TO BE APPRECIATED ON AND AROUND LORIMER STREET WITH MINIMAL IMPACT FROM THE PROPOSED WORK. THE FRONT OF THE PROPOSED ADDITION WILL BE FACED IN BRICKWORK MATCHING THE ORIGINAL, WITH A CONCRETE LINTEL FINISHED TO MATCH THE ORIGINAL STONE LINTELS.

THE PROPOSED WORK AT THE REAR OF THE HOUSE INCLUDES DEMOLITION OF THE REAR NARROW COURT AND A SQUARING-OFF OF THE REAR FACADE. THE VERTICAL ADDITION AS SEEN FROM THE REAR WOULD BE SETBACK FROM THE BRICK CORBEL CORNICE WHICH WOULD BE RE-CREATED ON THE NEW REAR FACADE AT THE ORIGINAL HEIGHT AND TIED BACK INTO THE NEIGHBORING ROWHOUSE TO THE NORTH. THE REAR FACADE WOULD BE CONSTRUCTED OF SALVAGED BRICK, WITH PERIOD-APPROPRIATE MORTAR JOINTS, MASONRY LINTELS AND SILLS, AND PAINTED WOOD SASH.

THE PROPOSED DESIGN SEEKS TO FIT IN WITH THE SCALE AND MATERIALS OF THE IMMEDIATE NEIGHBORHOOD, UTILIZING THE GRAMMAR OF THE ROWHOUSE TYPOLOGY COMMON TO THE GREENPOINT HISTORIC DISTRICT, WHILE ALSO RECOGNIZING THE RICH FABRIC OF THE DIVERSE COLLECTION OF BUILDINGS IN THE DISTRICT IN GENERAL.

Greenpoint
Historic District
Brooklyn
Designated Sep. 14, 1982
Amended to exclude
191 Guernsey Street
July 26, 2005

 Historic District Boundaries
 191 Guernsey Street



HISTORIC DISTRICT & PROJECT NARRATIVE

A-003

1093 LORIMER STREET
BROOKLYN, NY. 11222

DATE: 09/08/2016

SET
architecture
PLLC

114 westminster road
brooklyn, new york 11218
telephone: 917 566 7796
steve@SETarchitecture.com

EXISTING METAL CORNICE - REPAIR AND
REPAINT BEN. MOORE OC-95
"MOORE-GLO" FINISH, TYPICAL

EXISTING BRICK MASONRY TO REMAIN -
NO WORK

EXISTING WOOD DOUBLE HUNG
WINDOWS - REPAINT BEN. MOORE OC-95
"MOORE-GLO" FINISH, TYPICAL

EXISTING WOOD AND GLASS ENTRY
DOORS TO REMAIN - NO WORK

EXSTG. STOOP - NO WORK

EXSTG. CAST IRON NEWEL AND RAILING -
NO WORK





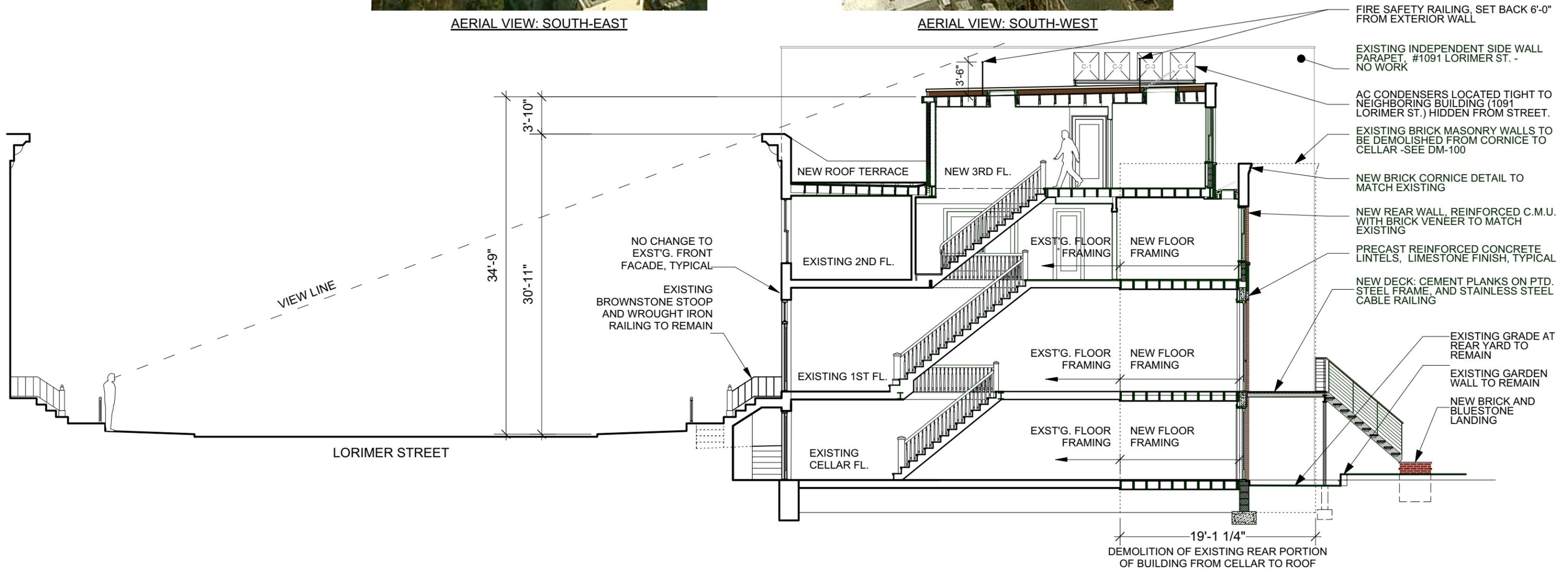
PROPOSED FRONT FACADE



AERIAL VIEW: SOUTH-EAST



AERIAL VIEW: SOUTH-WEST



EXISTING BRICK EXTERIOR PARAPET WALL
TO BE DEMO'D (WHERE INDICATED)-
CONTRACTOR TO PROVIDE TEMPORARY
SHORING OF REMAINING STRUCTURE

EXISTING BRICK EXTERIOR WALL
TO BE DEMO'D - SAVE BRICK FOR
RE-USE AS FACE BRICK

DEMO EXSTG. VINYL-CLAD
DOORS & WINDOWS AT REAR
EXTENSION

EXISTING
2ND FL.

EXSTG. PARTY WALL TO
REMAIN

DEMO EXISTING VINYL AWNING

DEMO EXISTING WOOD DOUBLE-HUNG
WINDOWS AND METAL GRATES

EXISTING
1ST FL.

EXISTING GARDEN TO REMAIN

EXISTING
CELLAR FL.



EXISTING REAR ELEVATION (EAST)



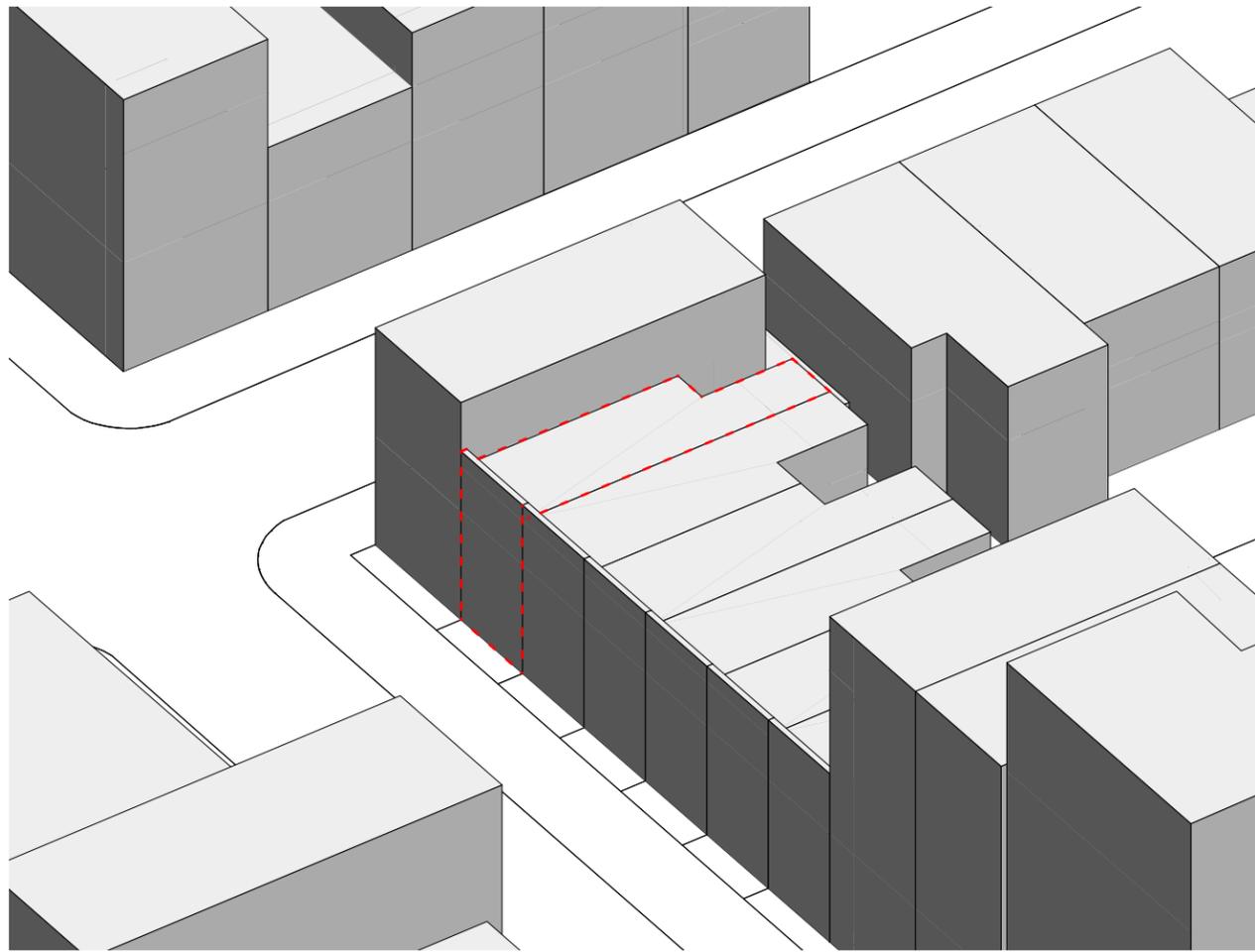
EXISTING REAR ELEVATION PHOTO (EAST)



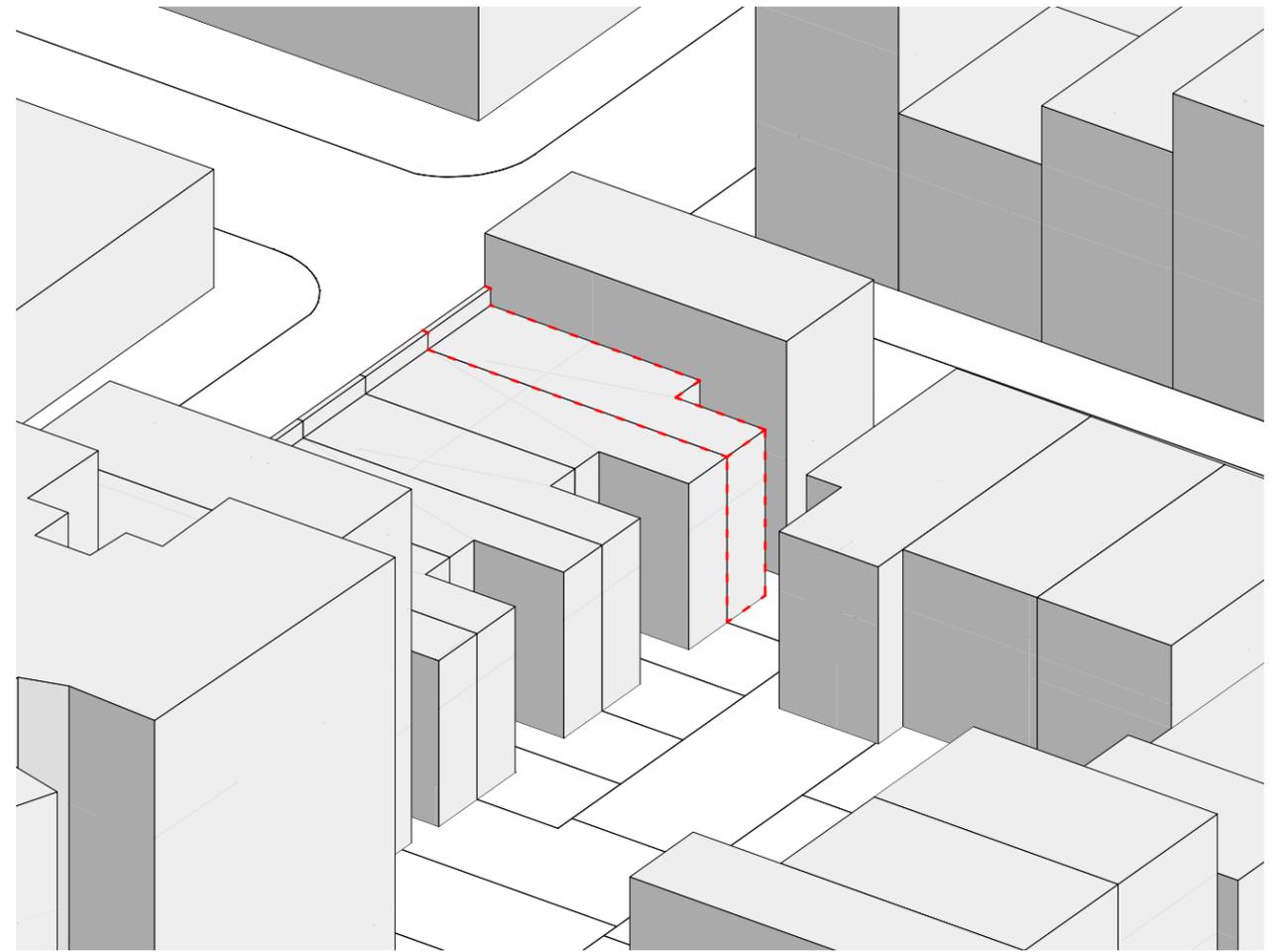
PROPOSED REAR ELEVATION (EAST)



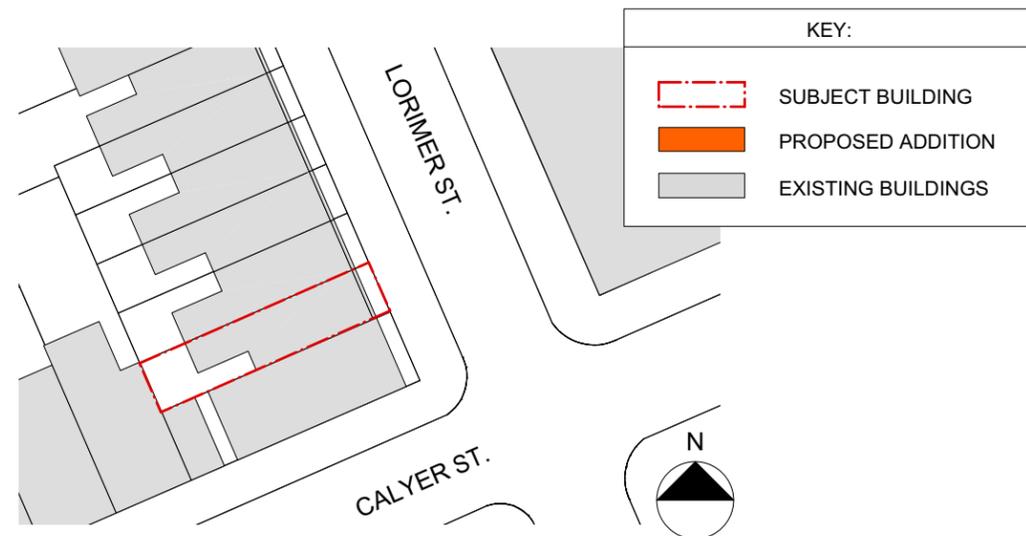
PROPOSED REAR ELEVATION RENDERING (EAST)



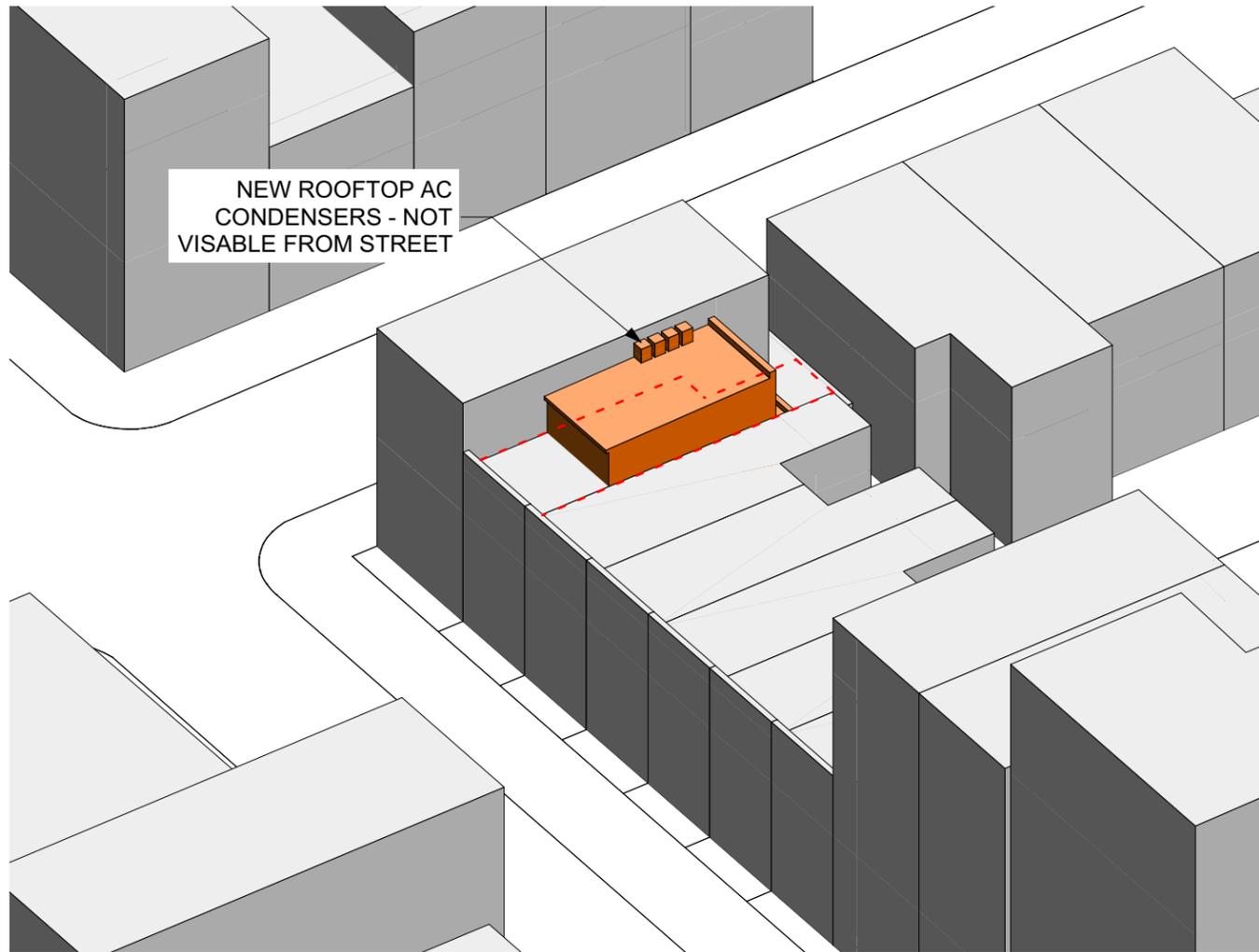
EXISTING BUILDING AXON VIEW (SOUTH-WEST)



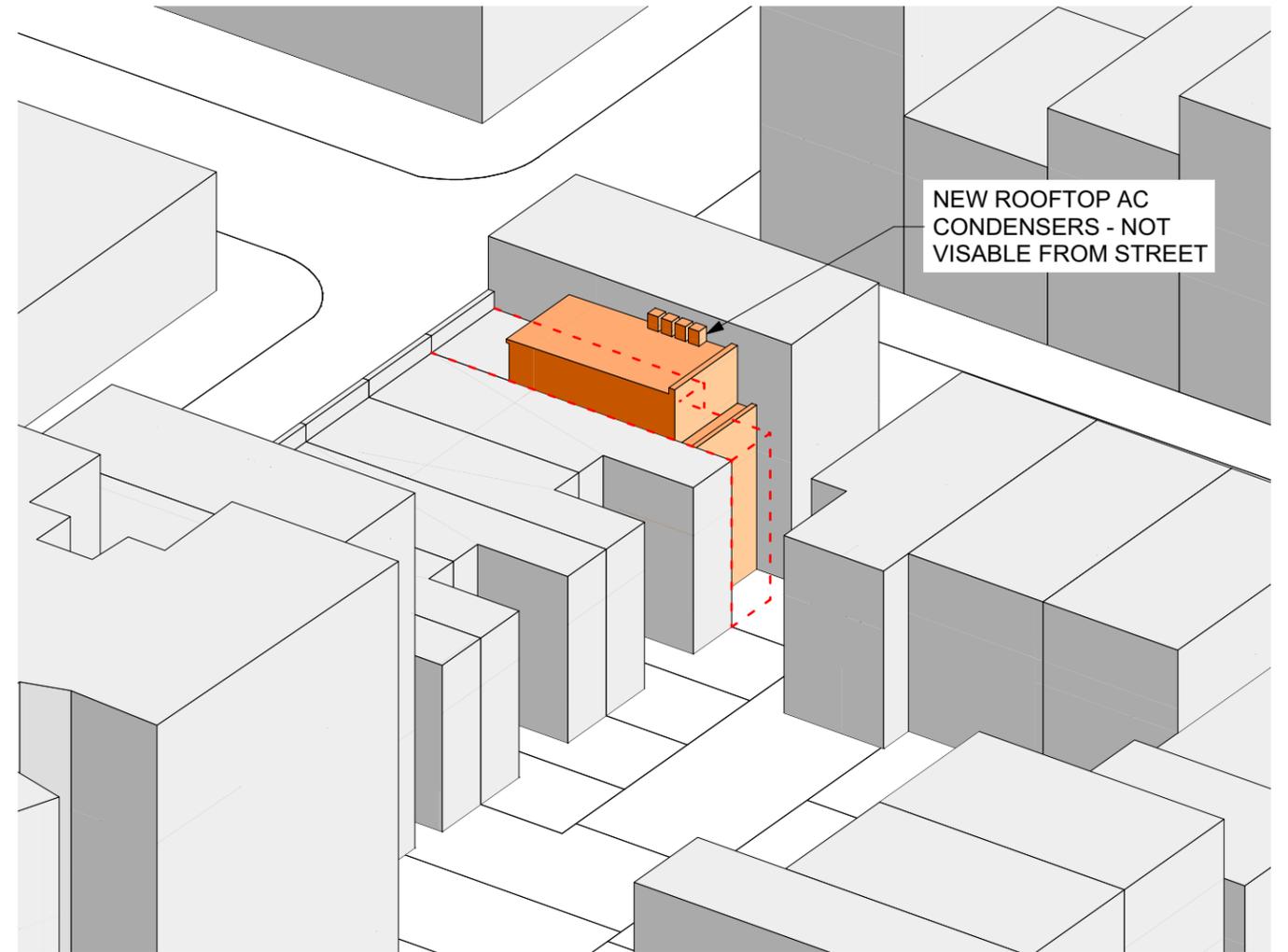
EXISTING BUILDING AXON VIEW (SOUTH-EAST)



EXISTING BUILDING DIAGRAMS



PROPOSED BUILDING AXON VIEW (SOUTH-WEST)



PROPOSED BUILDING AXON VIEW (SOUTH-EAST)

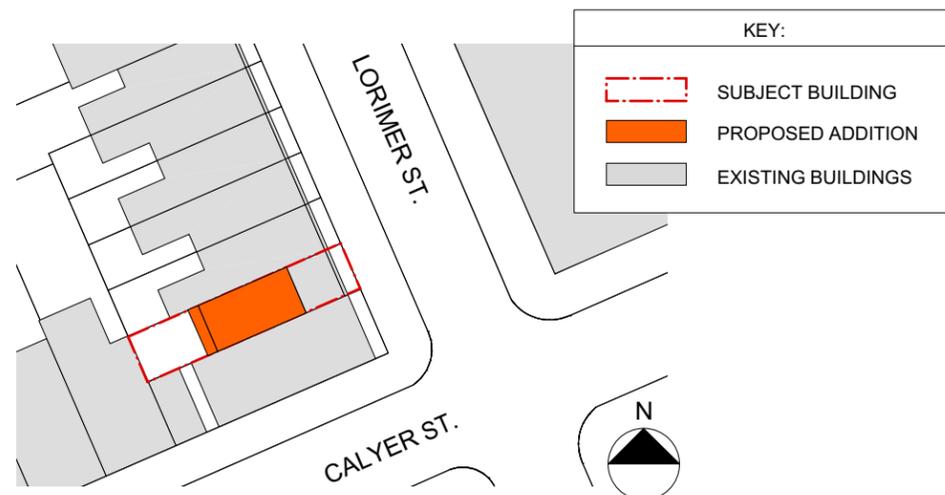
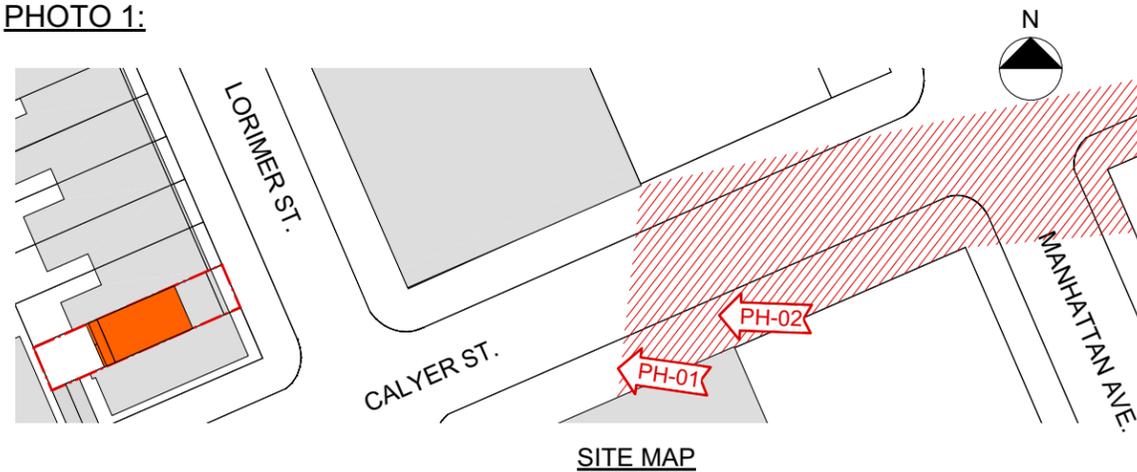




PHOTO 1:



PHOTO 2:



KEY:	
	PROJECT SITE
	PHOTO LOCATION
	EXISTING BUILDINGS
	PROPOSED BUILDING
	VIEW CORRIDOR OF PROPOSED ADDITION

MOCK UP SITE PHOTOS: BETWEEN LORIMER ST. & MANHATTAN AVE.



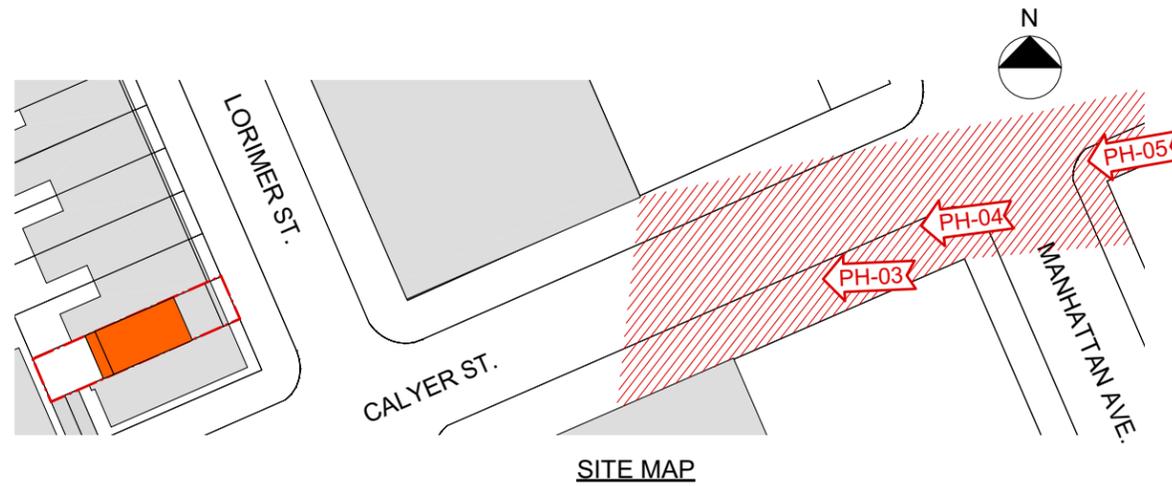
PHOTO 3:



PHOTO 4:



PHOTO 5:



KEY:	
	PROJECT SITE
	PHOTO LOCATION
	EXISTING BUILDINGS
	PROPOSED BUILDING
	VIEW CORRIDOR OF PROPOSED ADDITION

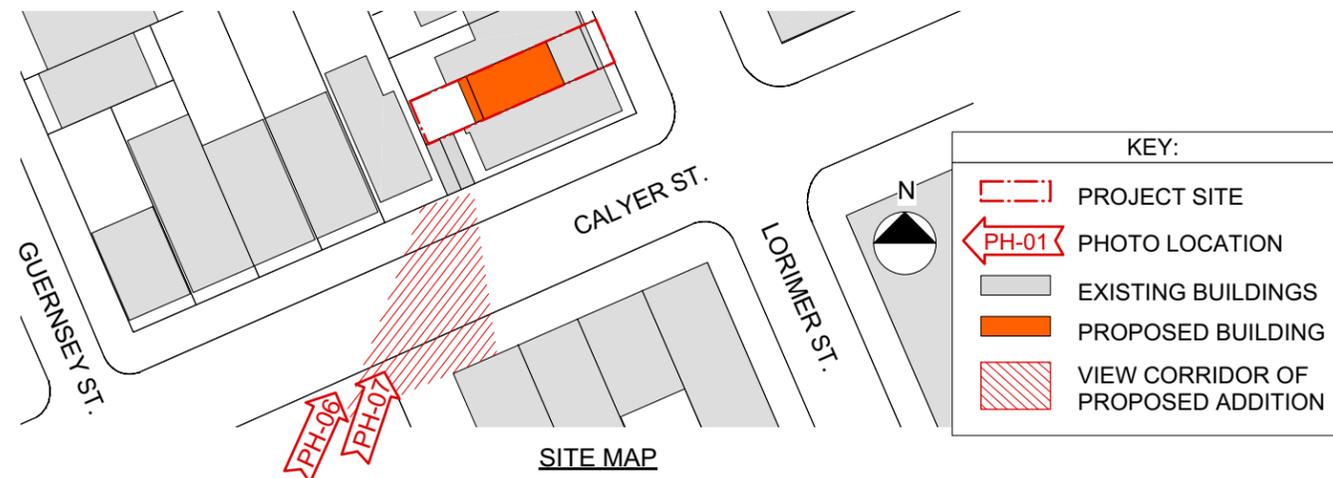


PHOTO 6:



PHOTO 7:

1091 LORIMER STREET - NOT IN PROJECT





NEW FACE BRICK AT FORMER PARTY WALL

PHOTO 8:

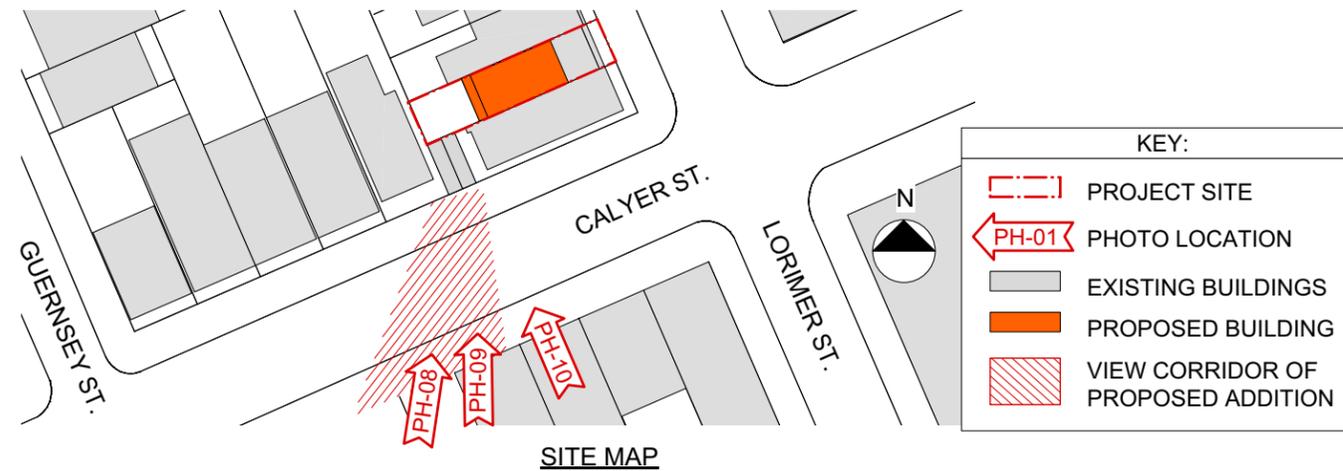


NEW FACE BRICK AT FORMER PARTY WALL

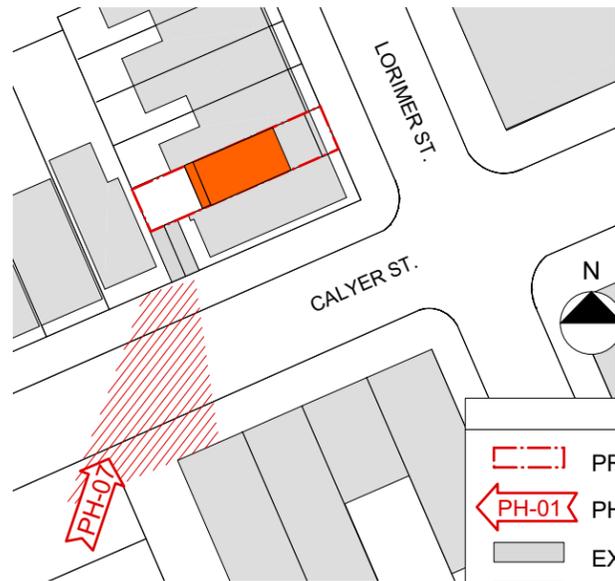
PHOTO 9:



PHOTO 10:



SITE MAP



SITE MAP

KEY:	
	PROJECT SITE
	PHOTO LOCATION
	EXISTING BUILDINGS
	PROPOSED BUILDING
	VIEW CORRIDOR OF PROPOSED ADDITION

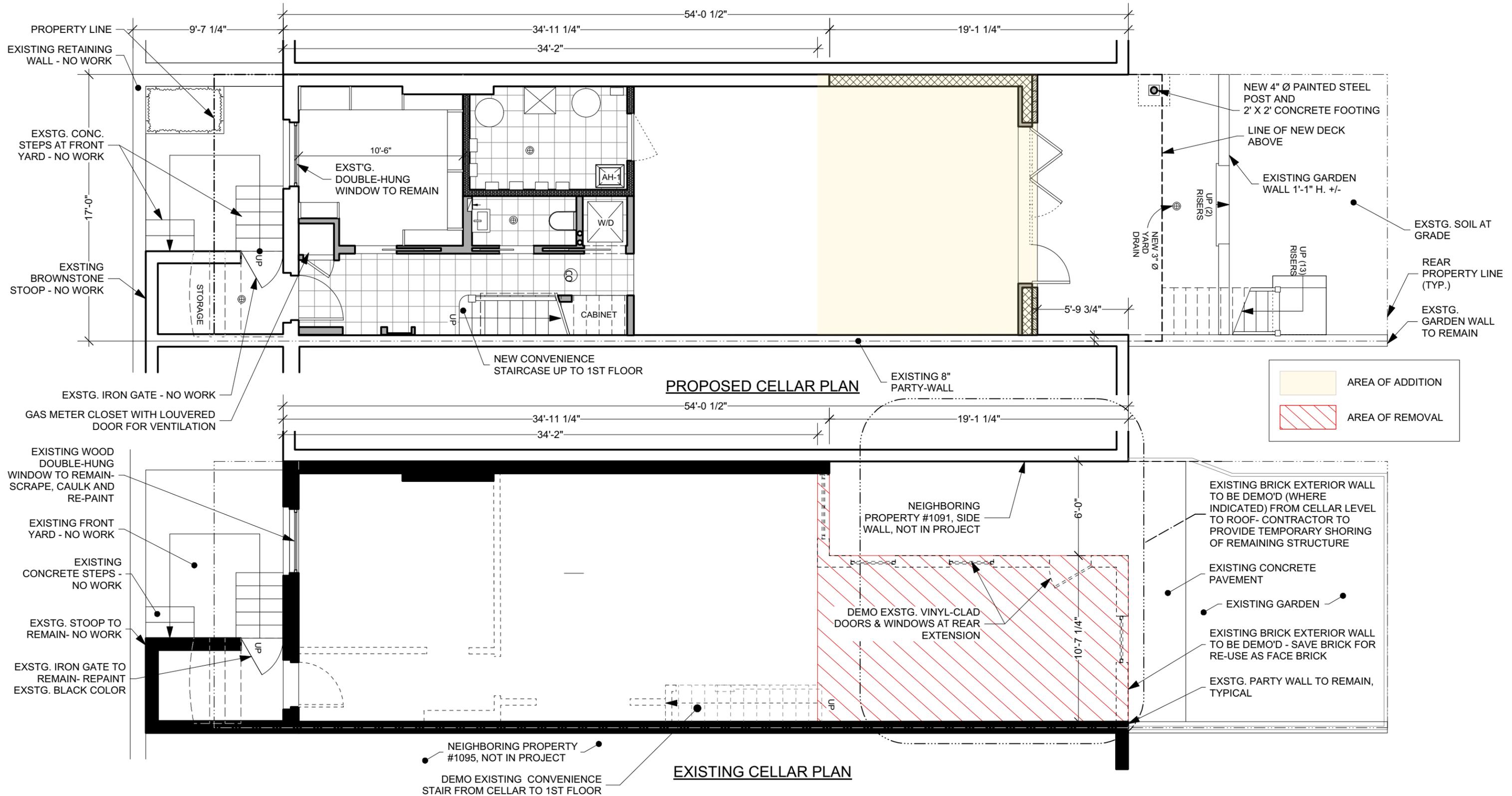


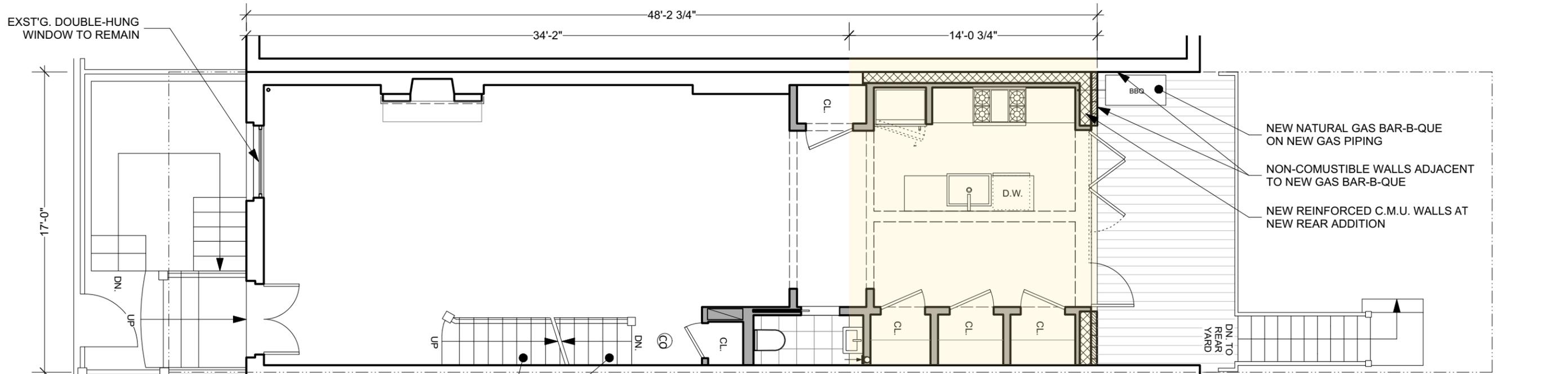
PHOTO 7: EXISTING



PHOTO 7: PROPOSED

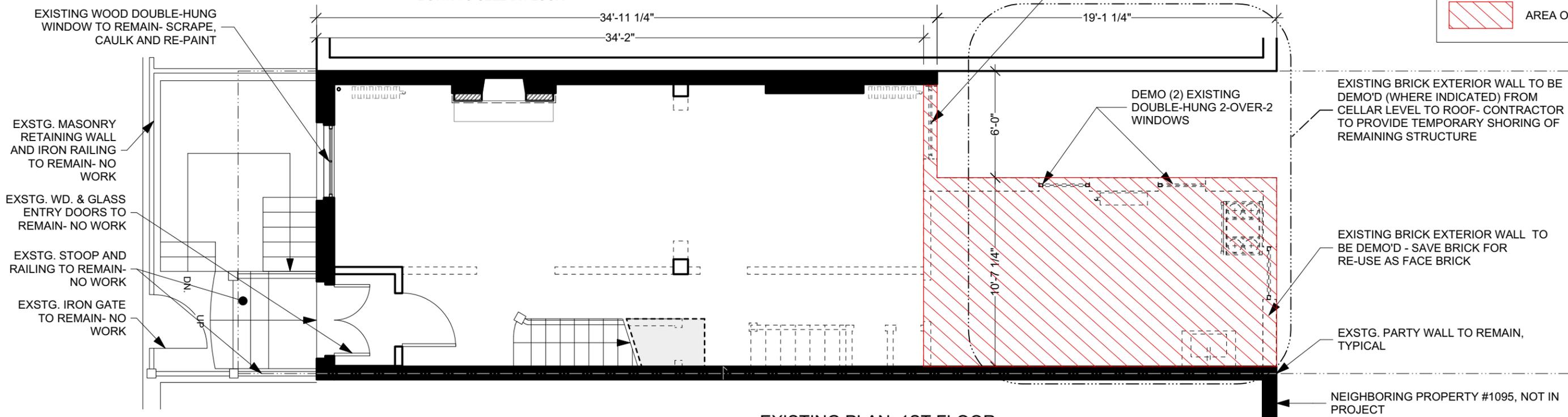
VIEW OF REAR FACADE FROM CALYER STREET



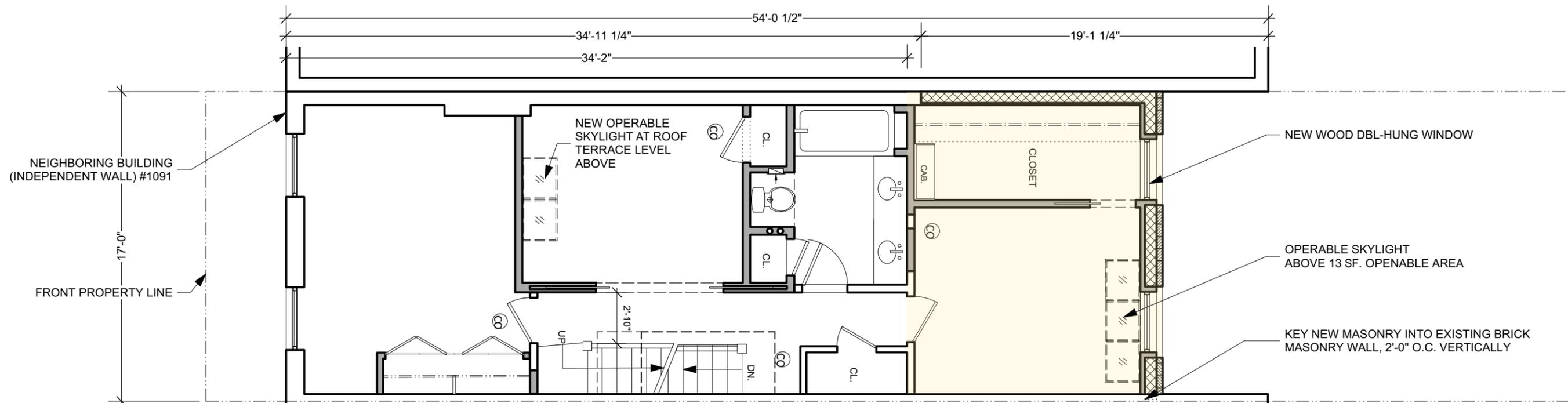


PROPOSED 1ST FLOOR PLAN

AREA OF ADDITION
 AREA OF REMOVAL

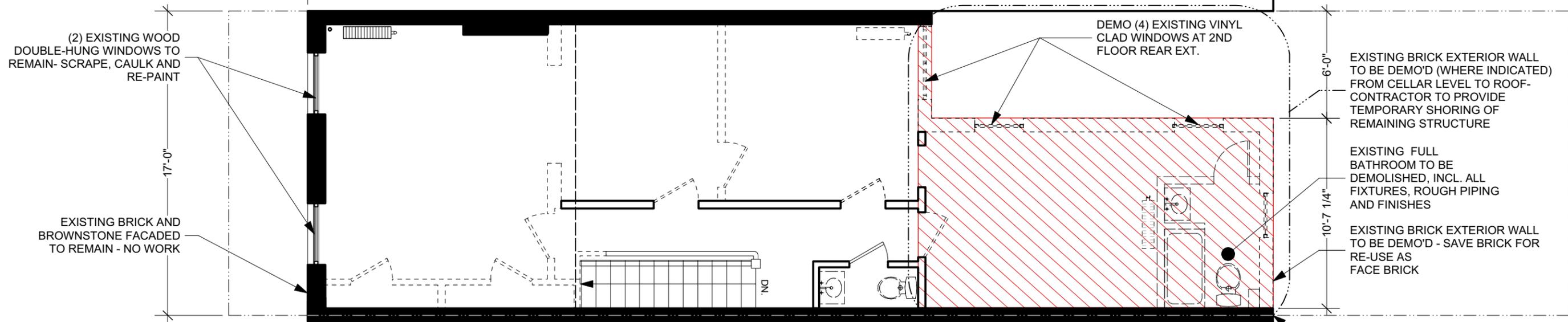
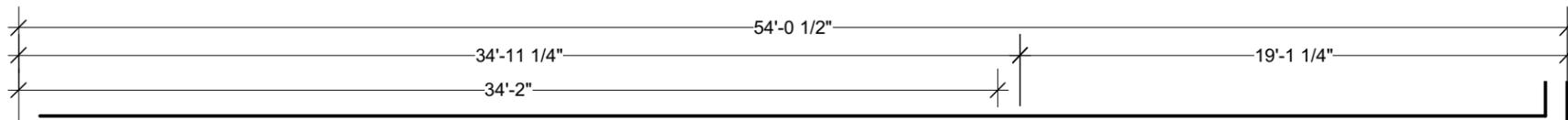


EXISTING PLAN: 1ST FLOOR

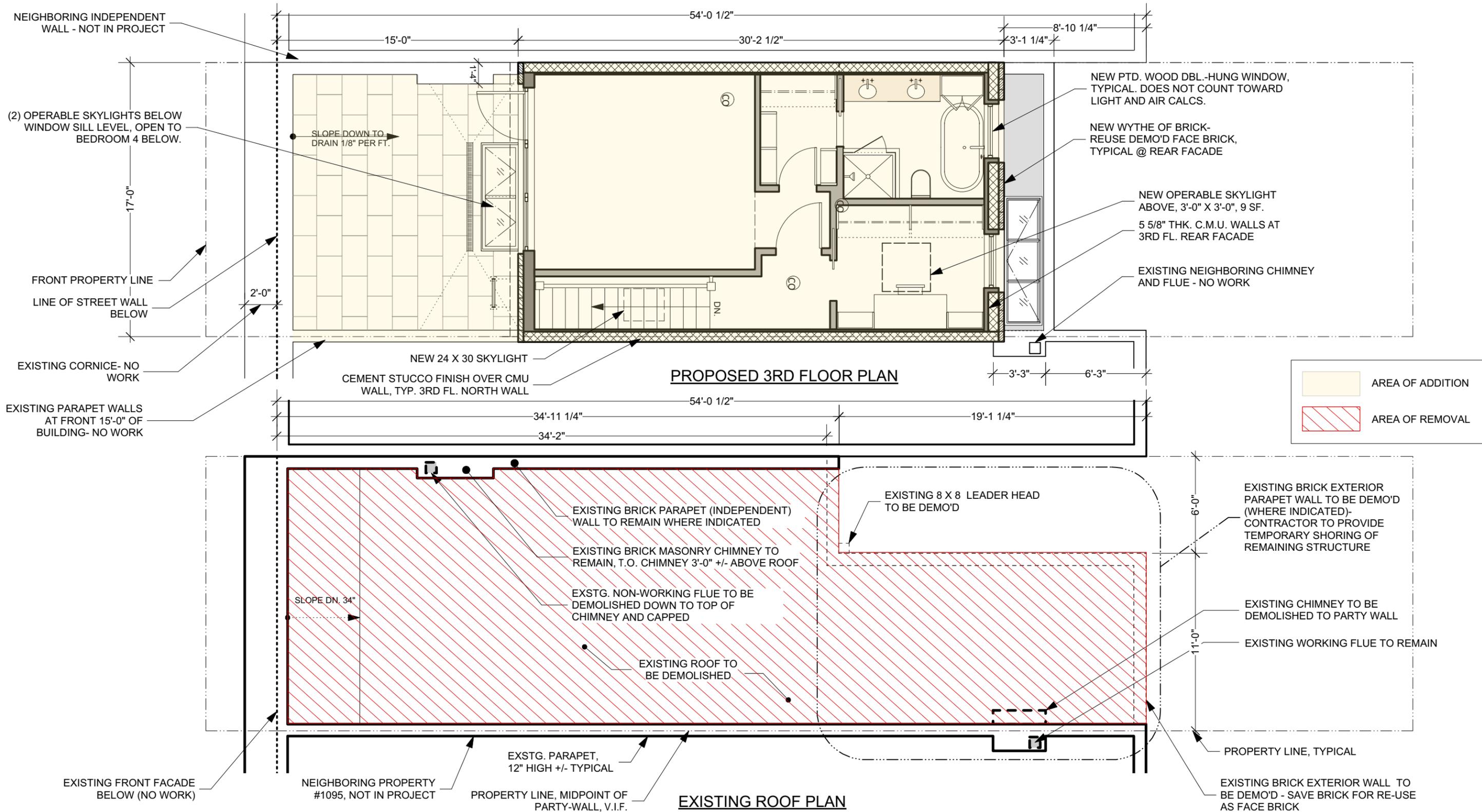


PROPOSED 2ND FLOOR PLAN

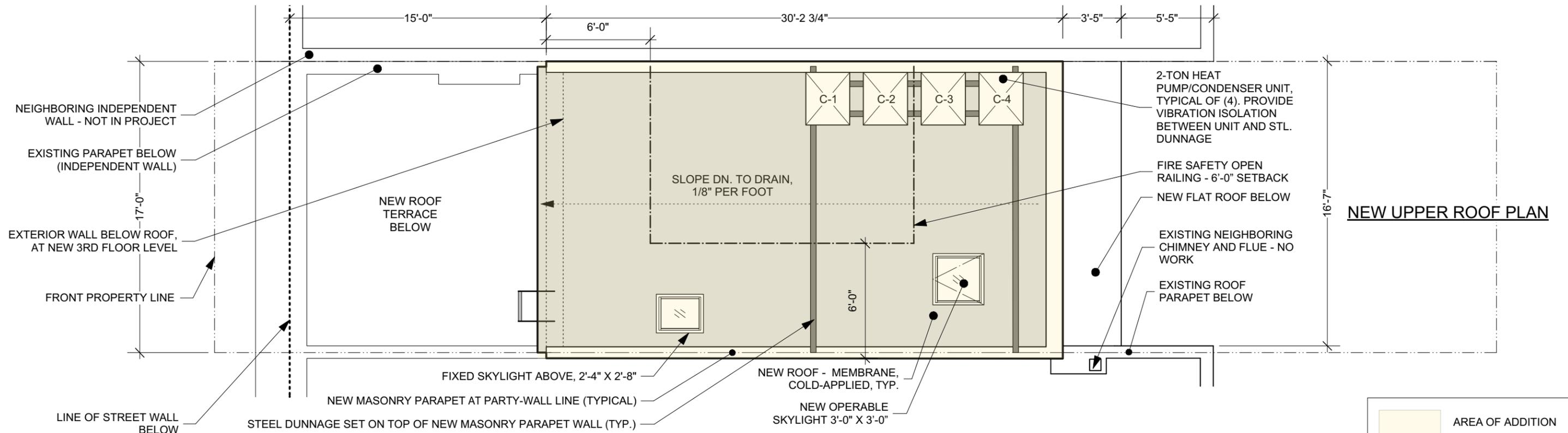
	AREA OF ADDITION
	AREA OF REMOVAL



EXISTING 2ND FLOOR PLAN



3RD FLOOR PLANS



	AREA OF ADDITION
	AREA OF REMOVAL

