

# 54 STATE STREET

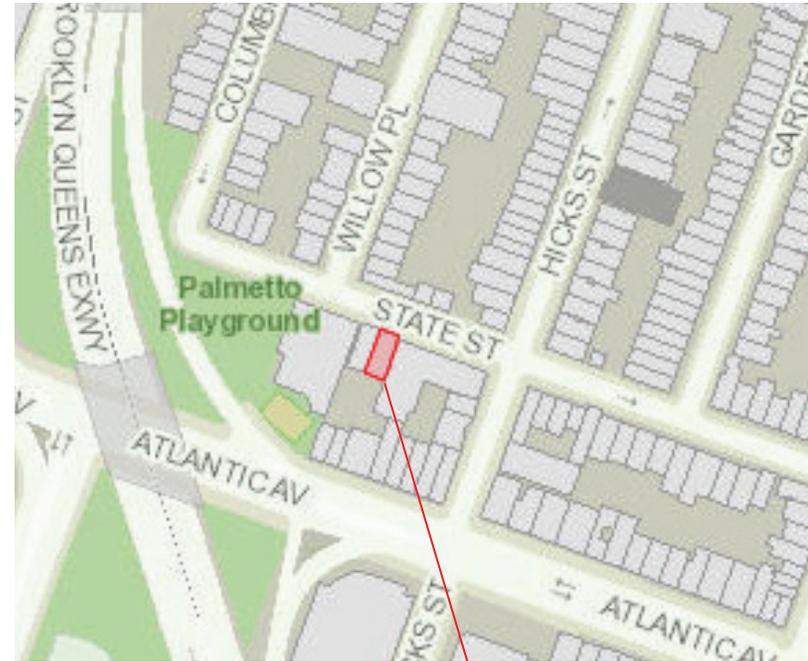
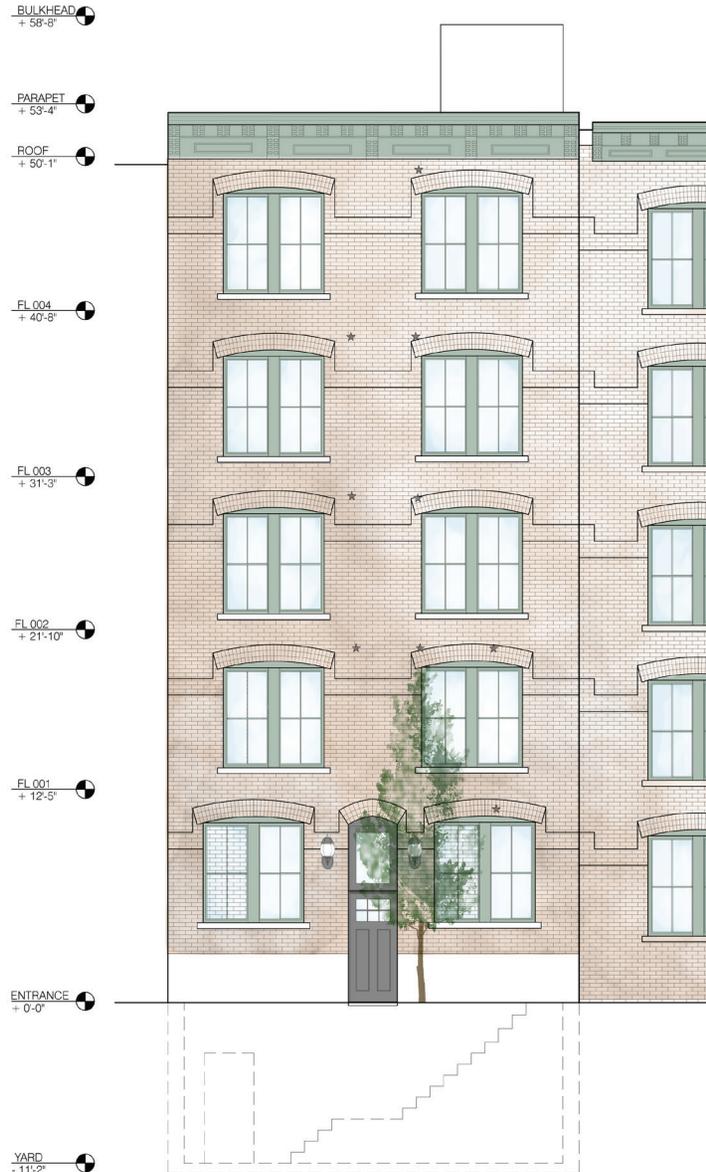
BROOKLYN, NY 11201

aa64

ATELIER ARCHITECTURE 64

98 4TH STREET  
BROOKLYN, NY 11231

02.17.15



SITE

# LANDMARKS OBJECTIONS



1. CORNICE

7. BULKHEAD

8. CONDENSER UNITS

2. WINDOW SILL (TYPICAL)

3. RAILING

9. FRONT DOOR

4. STUCCO

5. ENTRY

6. SIDEWALK



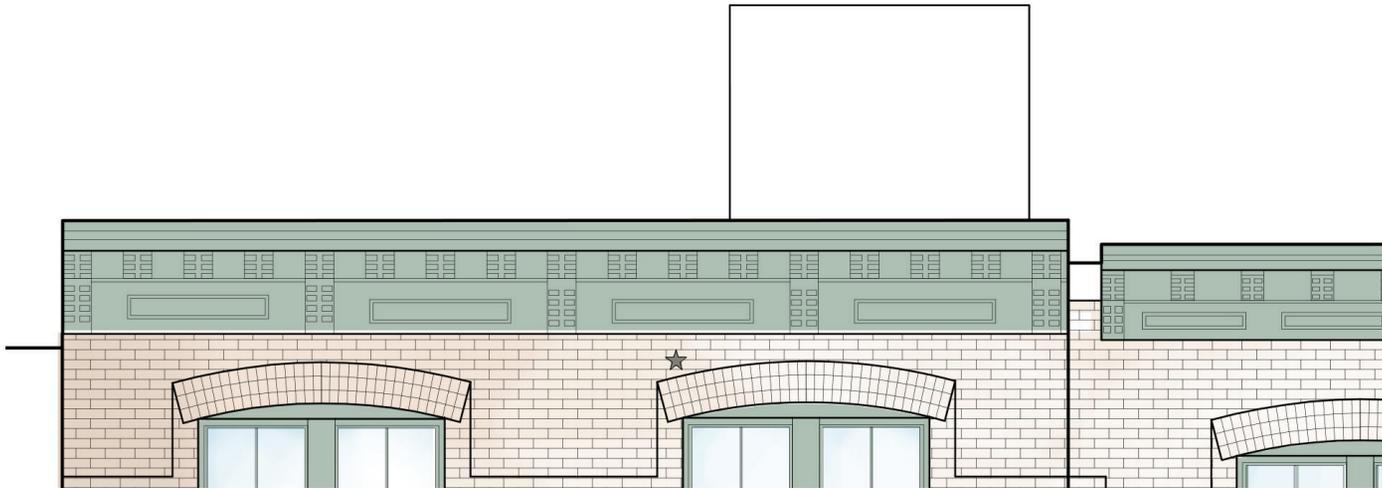


fig. 1

EXISTING CORNICE

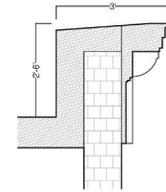


fig. 2

SECTION



fig. 3

10/30/06

CORNICE BEFORE RENOVATION



fig. 4

10/08/14

EXISTING CORNICE

**VIOLATION:** CORNICE REPLACED WITHOUT APPROVAL

**PROPOSED:** LEGALIZE CORNICE AS EXISTING

2.

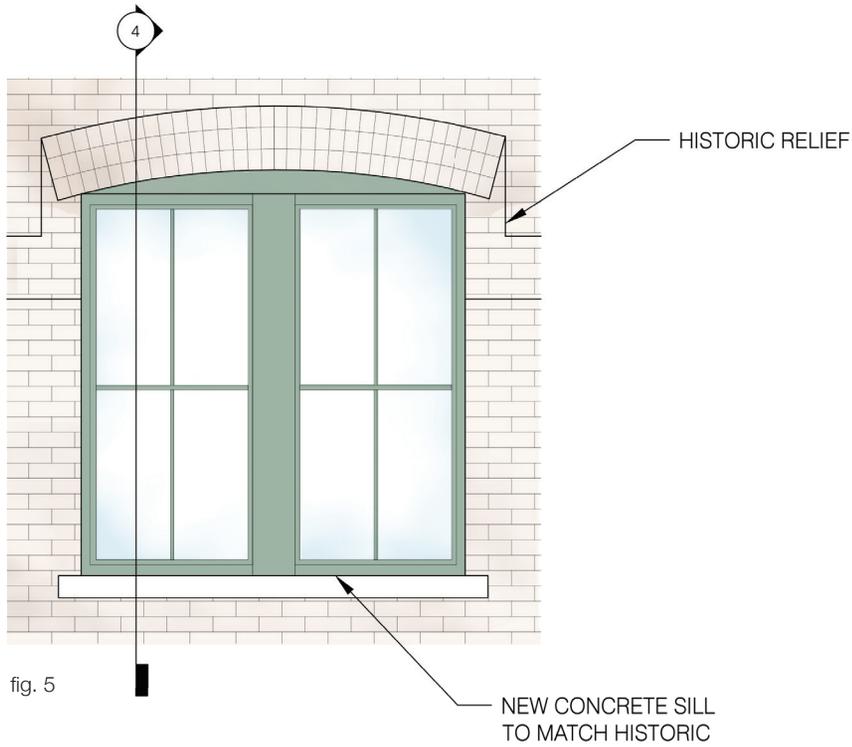


fig. 9 10/08/14

EXISTING WINDOWS



fig. 10 02/05/2015

52 STATE STREET WINDOWS

**VIOLATION:** WINDOWILLS REPLACED WITHOUT APPROVAL

**PROPOSED:** REPLACE EXISTING WINDOW SILL WITH NEW TO MATCH HISTORIC

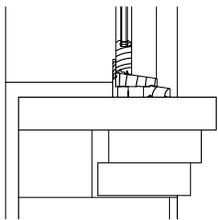


fig. 6

HISTORIC

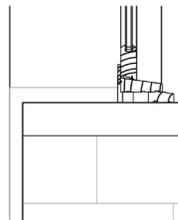


fig. 7

EXISTING

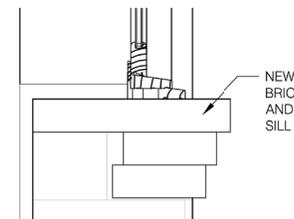


fig. 8

PROPOSED

NEW BRICK AND SILL

3.

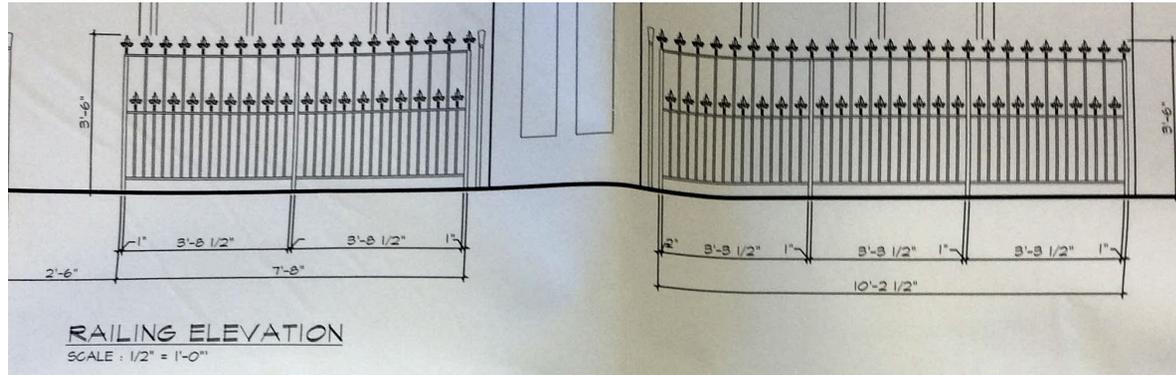


fig. 11

APPROVED RAILING

10/30/06

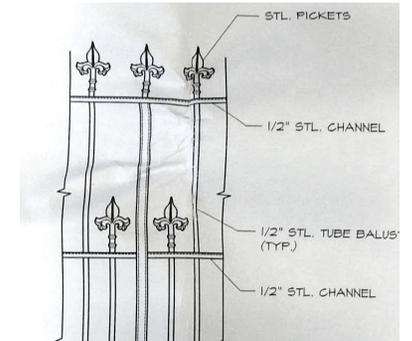


fig. 14

10/30/06

APPROVED DRAWING

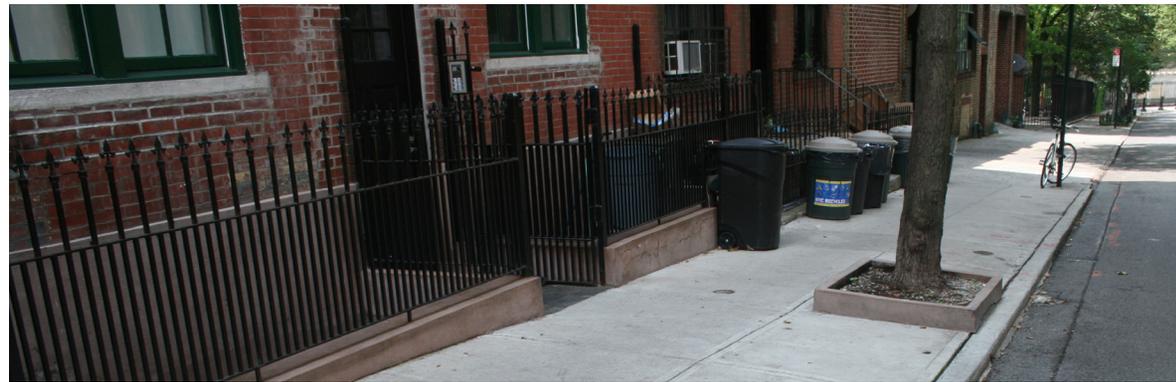


fig. 12

EXISTING RAILING

07/13/14

**VIOLATION:** RAILING REPLACED WITHOUT APPROVAL

**PROPOSED:** SHORTEN RAILING TO 36", REPLACE CAPS WITH EXISTING



fig. 15

10/30/06

RAILING BEFORE RENOVATION



fig. 13

PROPOSED RAILING

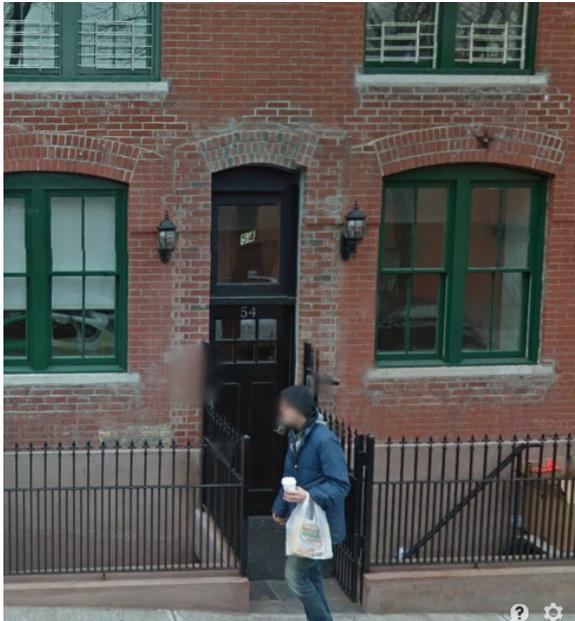


fig. 16



07/06/15 fig. 17



07/06/15 fig. 18 10/30/06

EXISTING STUCCO FACADE

FACADE BEFORE RENOVATION

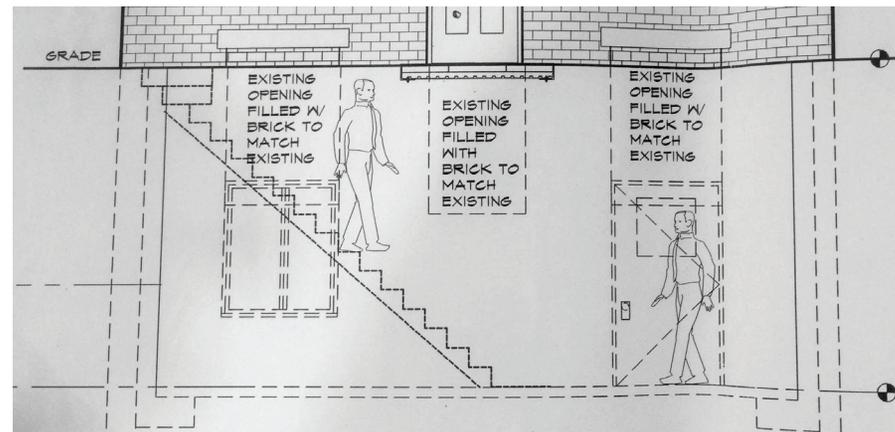


fig. 19

APPROVED DRAWINGS

10/30/06

**VIOLATION:** STUCCO APPLIED WITHOUT APPROVAL, LOCATION OF DOOR AND STAIRS DIFFER FROM APPROVED DRAWINGS

**PROPOSED:** LEGALIZE STUCCO, DOOR AND STAIRS AS EXISTING

5.



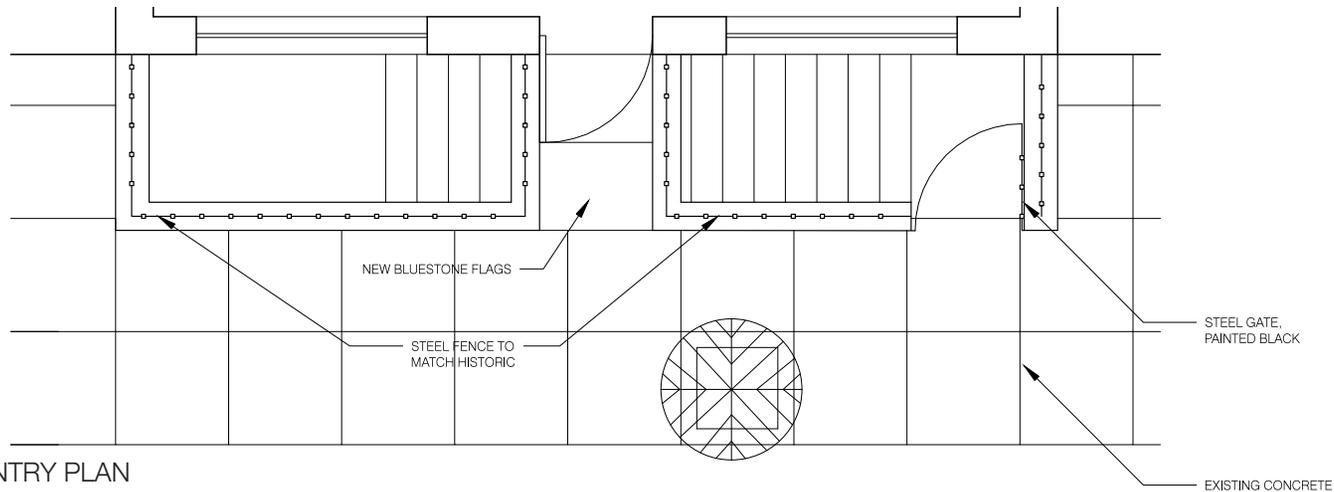
fig. 20

EXISTING ENTRY

12/9/11

**VIOLATION:** TILE INSTALLED CONTRARY TO APPROVED PLANS

**PROPOSED:** REPLACE EXISTING TILE WITH BLUESTONE FLAGS



PROPOSED ENTRY PLAN

6.



fig. 21

10/30/06

SIDEWALK BEFORE RENOVATION



fig. 22

12/09/11

**VIOLATION:** CONCRETE FLAGS INSTALLED CONTRARY TO APPROVED DRAWINGS

**PROPOSED:** LEGALIZE REPLACEMENT OF BLUESTONE FLAGS (AS APPROVED) WITH CONCRETE

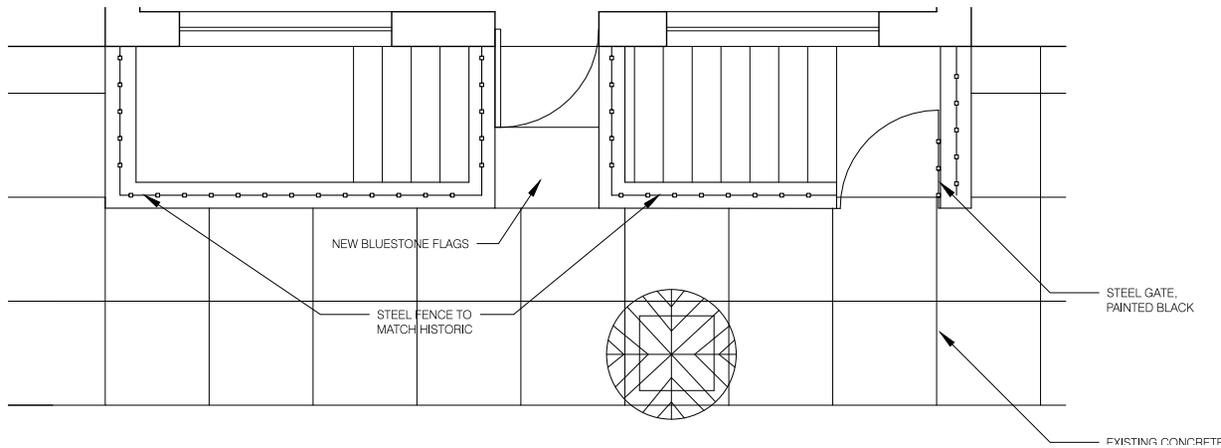


fig. 23

07/03/14

EXISTING SIDEWALK



fig. 24 12/16/14

EXISTING VIEW FROM ATALANTIC AVE,  
BULKHEAD AND PARAPET



fig. 25 12/16/14

EXISTING VIEW FROM WILLOW  
PLACE, BULKHEAD IS NOT VISIBLE

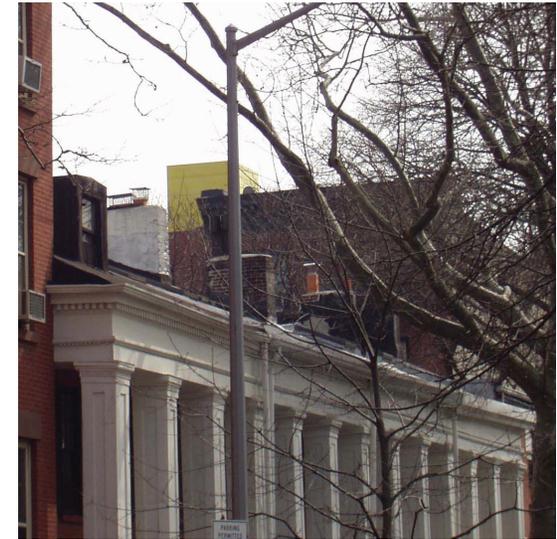


fig. 26 04/02/07

VIEW FROM WILLOW PLACE DURING  
CONSTRUCTION



**VIOLATION:** ELEVATOR BULKHEAD AND PARAPET BUILT WITHOUT APPROVAL

**PROPOSED:** LEGALIZE HEIGHT OF EXISTING BULKHEAD AND PARAPET

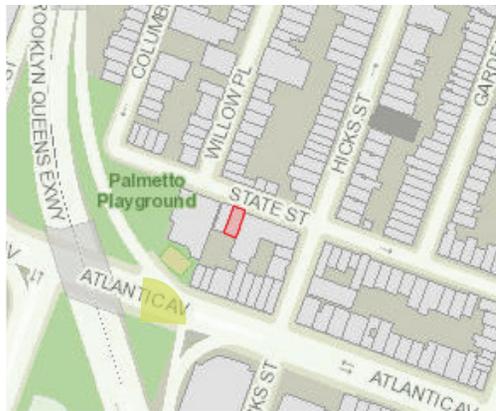
8.



fig. 27

12/9/11

CONDENSER UNITS, VIEWED FROM ATLANTIC AVE



**VIOLATION:** CONDENSER UNITS INSTALLED ON ROOF ARE VISIBLE FROM ATLANTIC AVENUE

**PROPOSED:** MOVE THREE OF THE SIX UNITS SO THAT THEY ARE LESS VISIBLE FROM THE STREET.

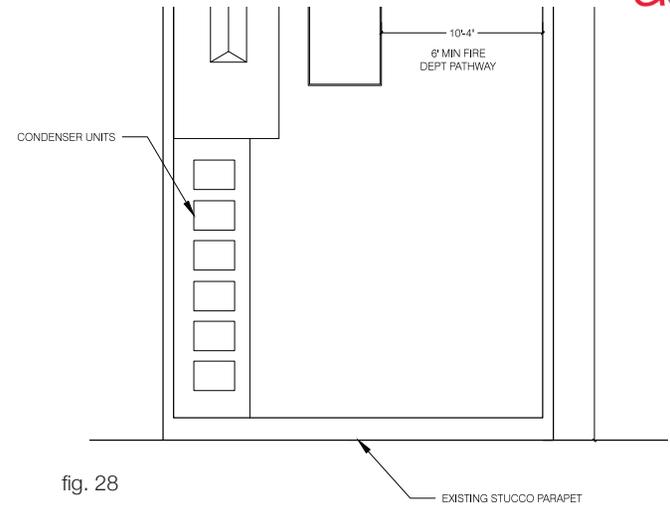


fig. 28

EXISTING PLAN

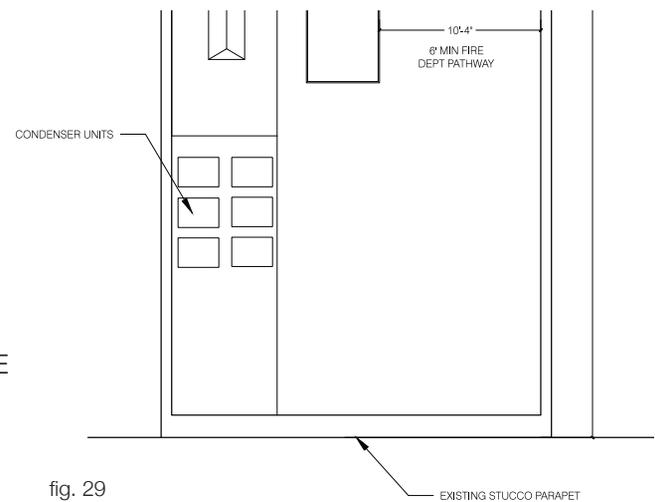


fig. 29

PROPOSED PLAN

9.



fig. 30

10/08/14



fig. 31

12/16/14

EXISTING FRONT DOOR

PREVIOUS STUCCO SURROUND



fig. 32

09/16/11

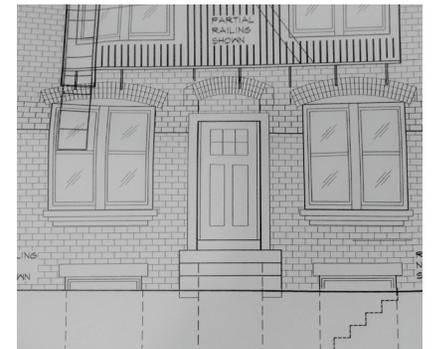


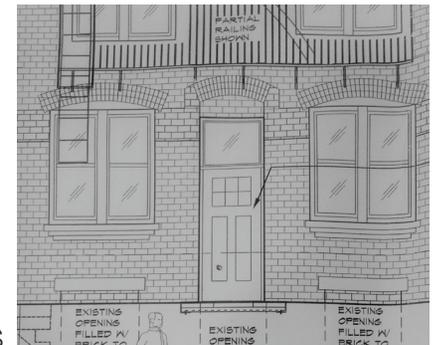
fig. 33

10/30/06

PREVIOUS CONDITIONS

**VIOLATION:** STUCCO APPLIED AROUND FRONT DOOR AND THEN REMOVED AND REPLACED WITH BRICK NOT MATCHING HISTORIC. INTERCOM INSTALLED WITHOUT APPROVAL.

**PROPOSED:** REPLACE BRICK SURROUNDING FRONT DOOR TO MATCH HISTORIC. RELOCATE CONDUIT FOR INTERCOM TO RUN UP ALONG RAILING.



APPROVED PLANS

fig. 34

10/30/06