

138 WILLOW STREET

BROOKLYN HEIGHTS, NY 11201

LANDMARKS PRESERVATION COMMISSION APPLICATION

SEPTEMBER 18, 2018

OWNER: HIROKO AND TSUNEMASA TERAJ

ARCHITECT: STUDIO GOETZ

STRUCTURAL ENGINEER: LERA

MEP ENGINEER: ABS ENGINEERING

GEOTECHNICAL ENGINEER: LANGAN

LIGHTING DESIGNER: DOT DASH

EXPEDITOR: JM ZONING





LANDMARKS DESIGNATION PHOTO



1940 TAX PHOTO

EXISTING BACK FACADE

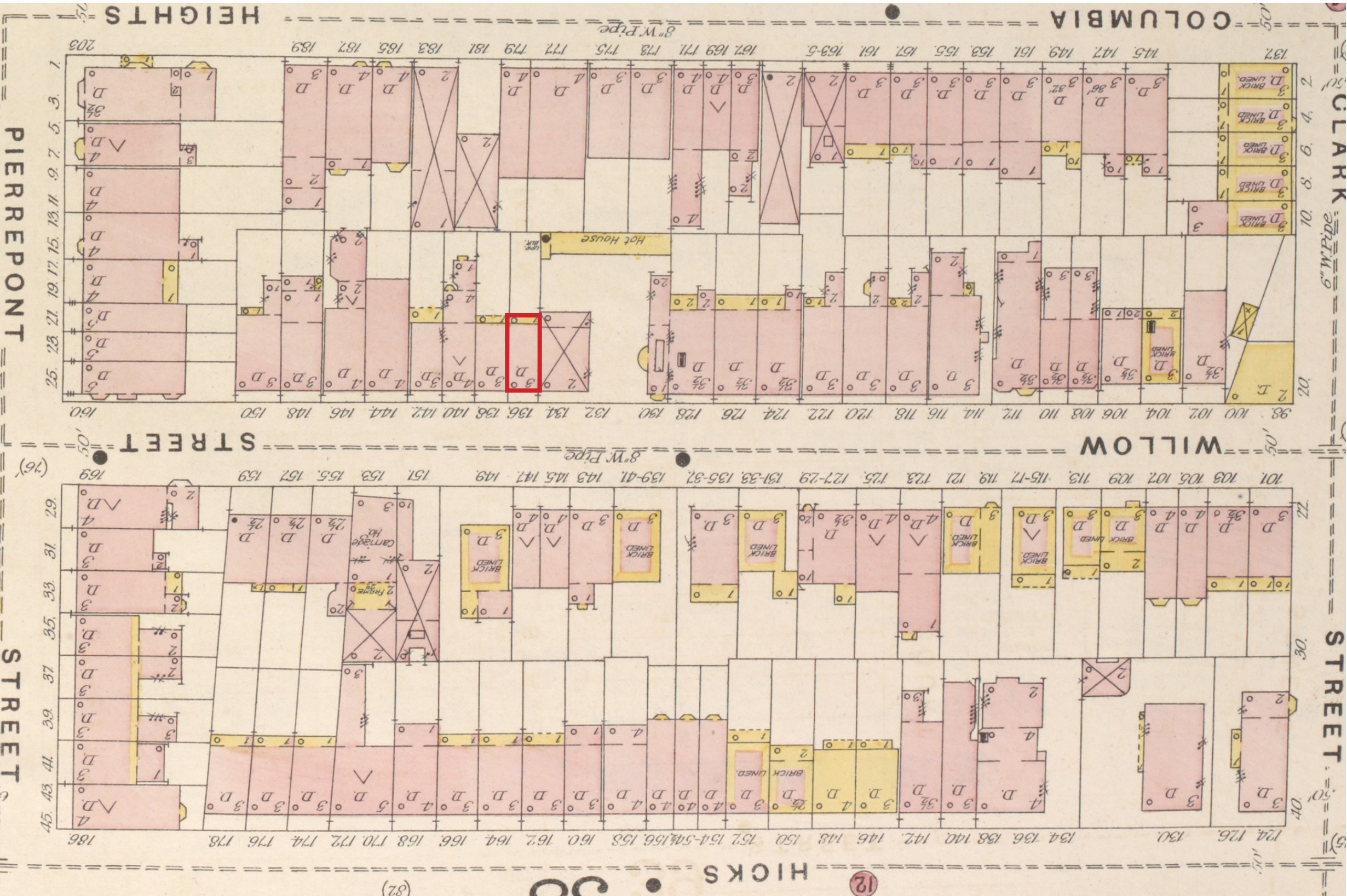


HISTORIC BLOCK PLANS

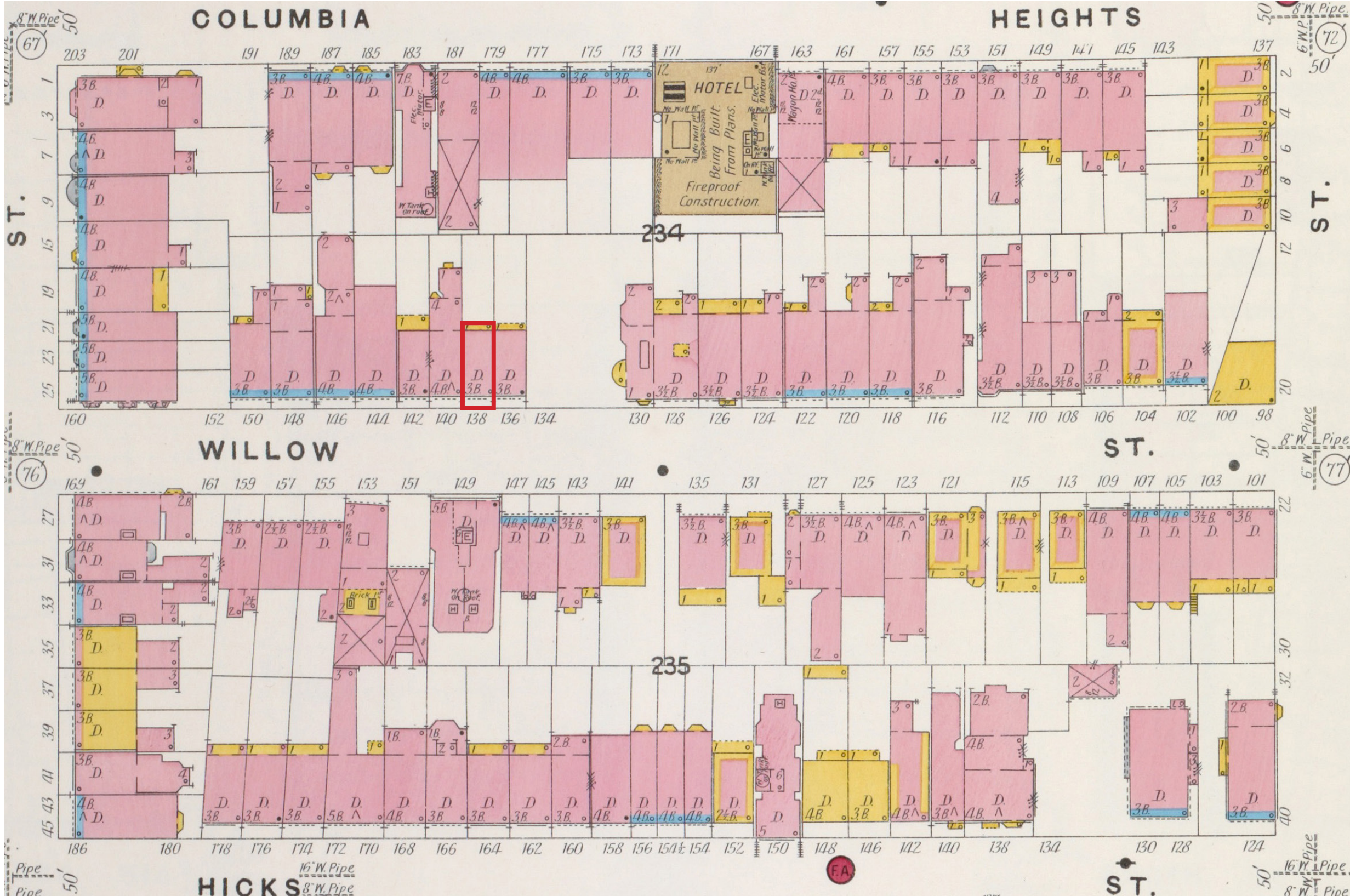
THE BLOCK IS COMPOSED OF A VARIETY OF TYPOLOGIES. TOWNHOUSE REAR ADDITIONS BEGAN AS EARLY AS 1887.



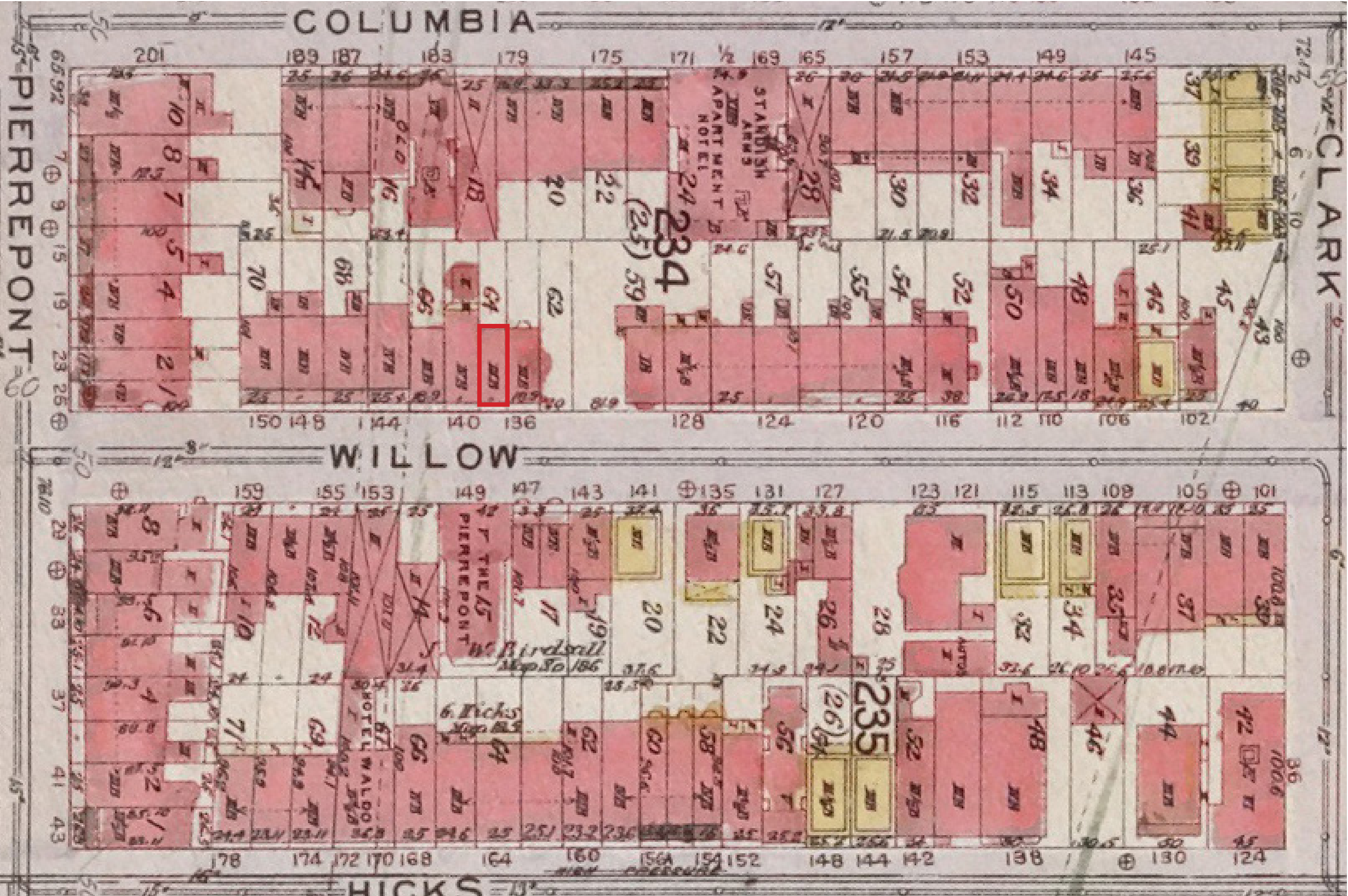
1855



1887



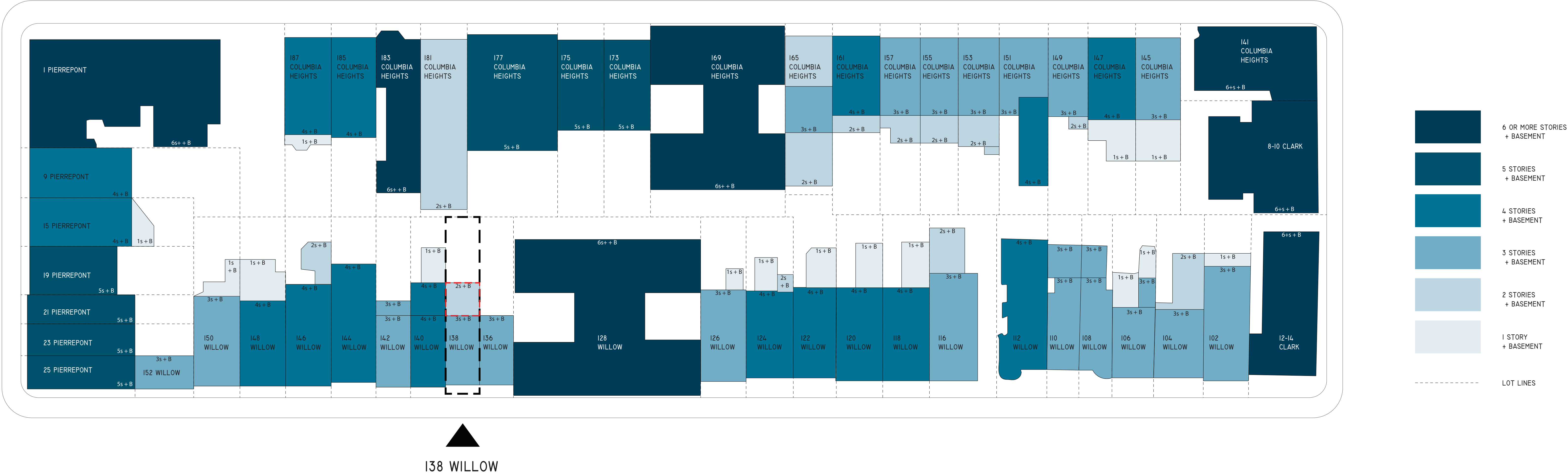
1904



1916

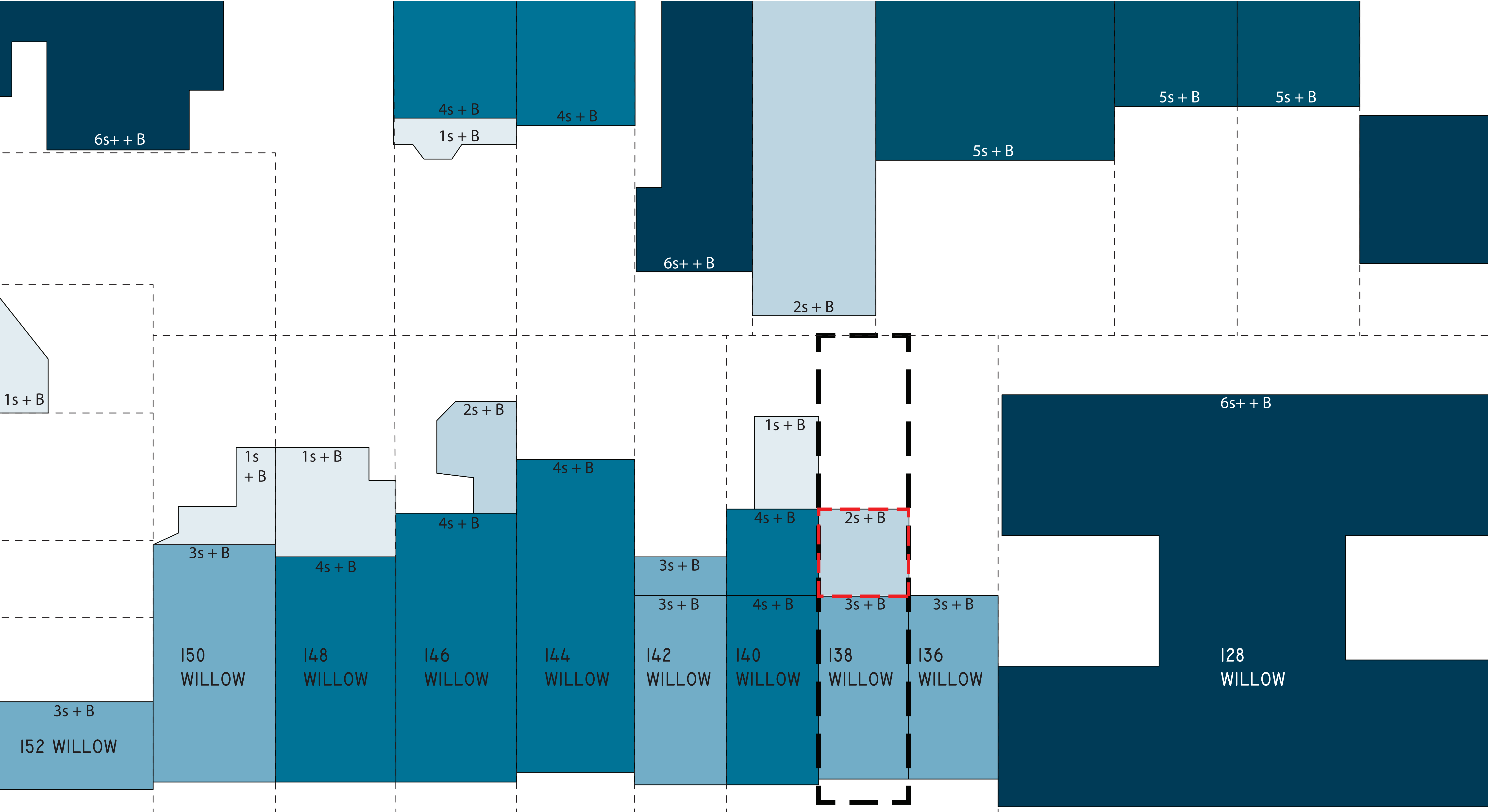
WILLOW STREET BLOCK PLAN

TODAY ALL BUT FOUR TOWNHOUSES HAVE BUILT AT LEAST (I) ADDITION.



ENLARGED WILLOW STREET BLOCK PLAN

TODAY ALL BUT FOUR TOWNHOUSES HAVE BUILT AT LEAST (I) ADDITION.
THE PROPOSED ADDITION AT 138 WILLOW WOULD ALIGN WITH THE FIRST ADDITION AT 140 WILLOW AND BE SIMILAR IN BULK TO MANY OF THE OTHER ADDITIONS ON THE BLOCK.



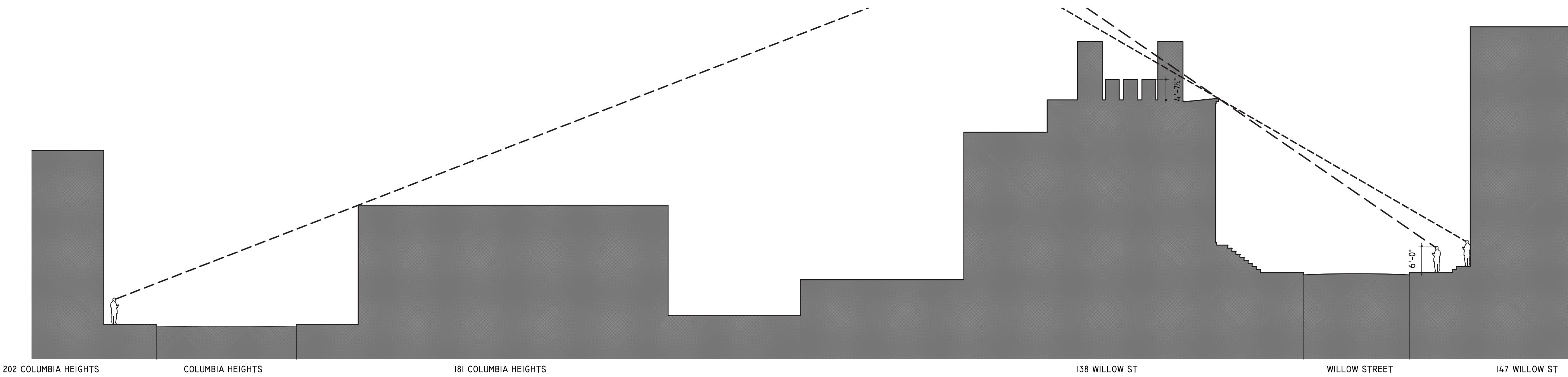
WILLOW STREET DONUT - TOWNHOUSE ADDITIONS

THE TOWHUSES ARE SHOWN HERE IN GREY. ADDITIONS OF TWO OR MORE STORIES ARE SHOWN IN PINK. ADDITIONS OF ONE STORY ARE SHOWN IN YELLOW.



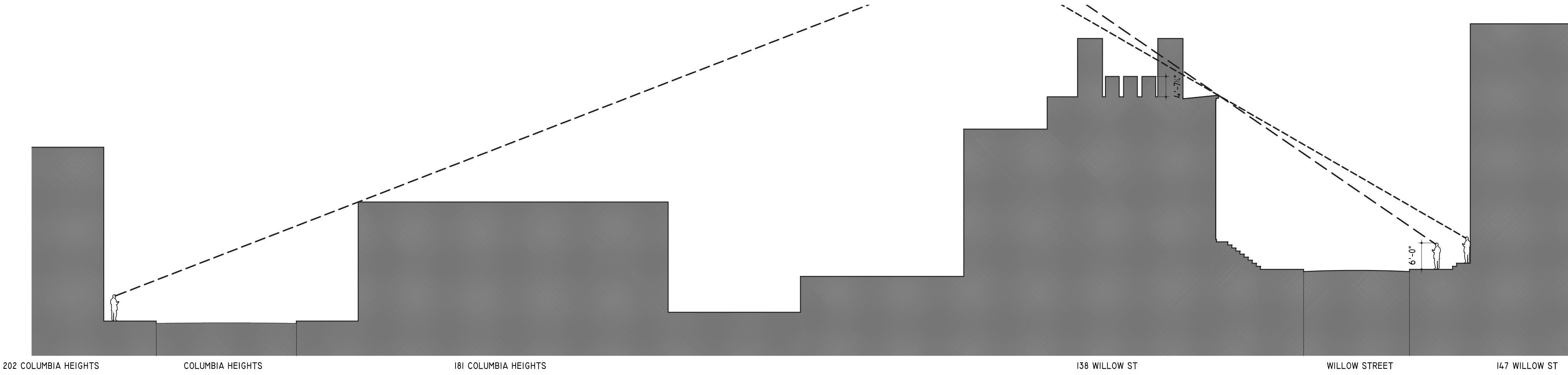
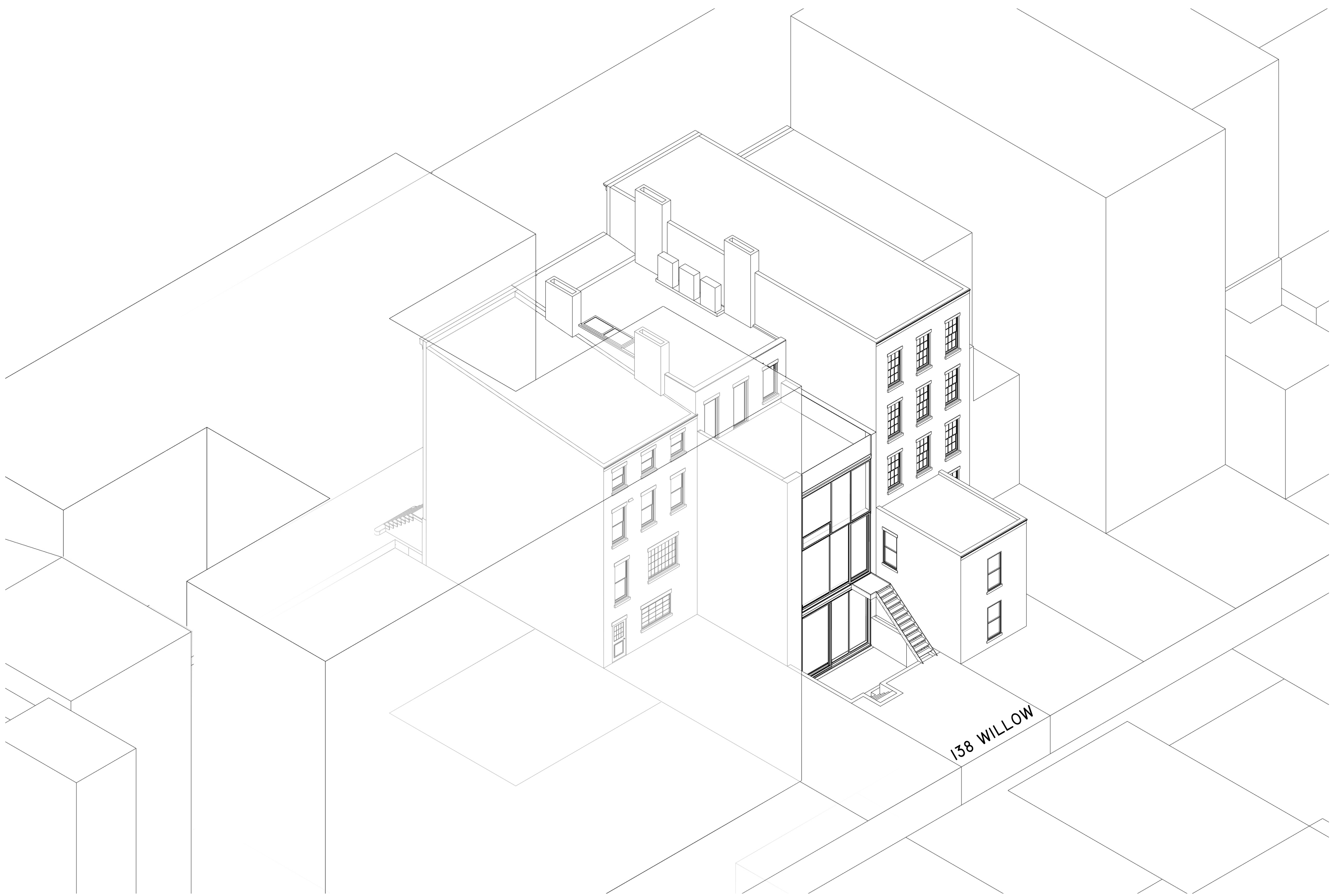
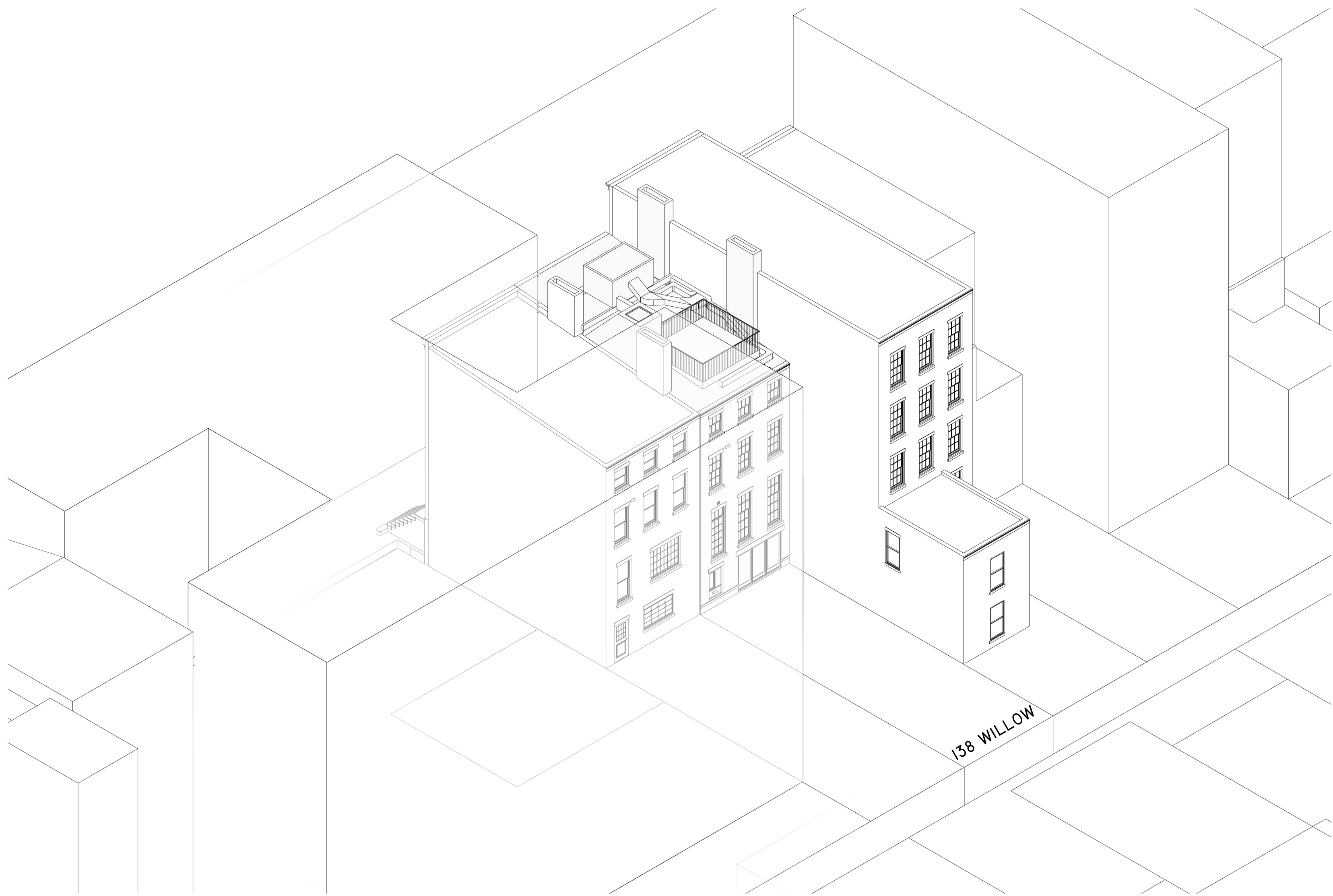
EXISTING AND PROPOSED REAR FACADE - NORTHWEST

A TOPOGRAPHIC DROPOFF OCCURS ALONG PROPERTY LINES BETWEEN WILLOW ST AND COLUMBIA HEIGHTS.



EXISTING AND PROPOSED REAR FACADE - SOUTHWEST

A TOPOGRAPHIC DROPOFF OCCURS ALONG PROPERTY LINES BETWEEN WILLOW ST AND COLUMBIA HEIGHTS.



PRECEDENT - ADDITION AT 120 WILLOW ST

REAR ADDITIONS IN THE DONUT HAVE SIMILAR MATERIAL PALETTES TO WHAT WE ARE PROPOSING.



120 WILLOW ST RENOVATION AND ADDITION BY 1100 ARCHITECT
PHOTOGRAPHS BY PETER AARON

EXISTING DONUT CONDITIONS

AERIAL VIEWS OF THE DONUT SHOW THE VARIETY OF REARYARD ADDITIONS.



LOOKING SOUTH IN THE DONUT TOWARDS PIERREPONT ST



LOOKING NORTH IN THE DONUT TOWARDS CLARK ST

EXISTING AND PROPOSED FRONT ELEVATION

THE RESTORATIVE WORK AT THE FRONT FACADE IS BEING REVIEWED AT STAFF LEVEL.



WOOD CORNICE:
LOOSE PAINT TO BE REMOVED WITH HAND SCRAPERS. REPAINT CORNICE TO MATCH EXISTING.

BRICK FACADE:
REMOVE EXISTING DETERIORATING PAINT COATING WITH PH-NEUTRAL EXTENDED DWELL-TIME PAINT STRIPPER PEEL AWAY 7 OR EQUIVALENT. REPOINT ALL MISSING OR DETERIORATED MORTAR JOINTS WITH LPC-APPROVED DESIGN MIX BASED ON MORTAR CHARACTERIZATION REPORT AND FIELD MOCKUPS PERFORMED ON MORTAR SAMPLE FOLLOWING PAINT REMOVAL. REPAINT TO MATCH EXISTING WITH "BREATHABLE" MASONRY PAINT.

STONE SILLS AND LINTELS:
REMOVE EXISTING PAINT COATING WITH PH-NEUTRAL EXTENDED DWELL-TIME PAINT STRIPPER PEEL AWAY 7 OR EQUIVALENT. REPAINT TO MATCH EXISTING WITH "BREATHABLE" MASONRY PAINT.

LOWER BROWNSTONE COURSE:
LOWER BROWNSTONE COURSE TO BE RESTORED. REPAIR SPALLS AND CRACKS TO BROWNSTONE CEMENTITIOUS BASE WITH MATCHING PATCH MATERIAL JAHN PRODUCT BY CATHEDRAL STONE OR EQUIVALENT AS APPROVED BY LPC STAFF DURING MOCKUP PHASE.

EXISTING RAILING AND GATE:
REPAINT WITH RUST-INHIBITIVE BLACK PAINT TO MATCH EXISTING.



EXISTING AND PROPOSED REAR ELEVATION

THE CURRENT REAR FACADE IS CLAD IN STUCCO.
THE MATERIAL PALETTE OF PROPOSED ADDITION WOULD BE STUCCO AND GLASS.



EXISTING REAR ELEVATION

THE REAR ELEVATION SHOWS THAT THE BLOCK IS COMPOSED OF A VARIETY OF BUILDING TYPOLOGIES WITH VARYING HEIGHTS.



PROPOSED REAR ELEVATION

THE PROPOSED NEW PARAPET HEIGHT IS TO ACCOMMODATE THE INTERIOR CEILING HEIGHT AND REQUIRED DEP STORMWATER RETENTION.
THE NEW LINTELS OF THE THREE PUNCHED OPENINGS WOULD ALIGN TO THE EXISTING PARAPET OF 136 WILLOW AND THE LINTEL HEIGHT ON THE WINDOWS OF 140 WILLOW.

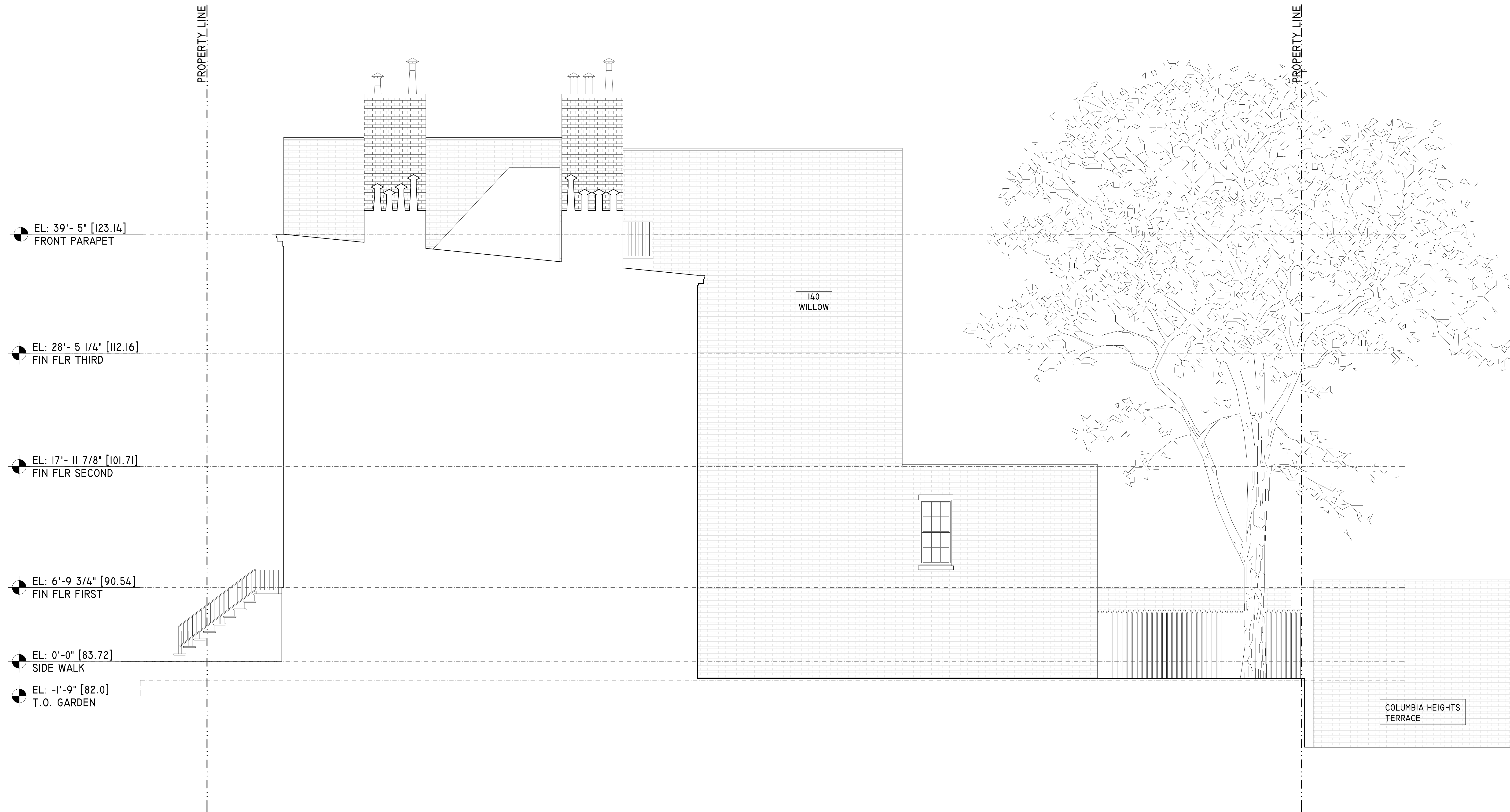


VIEWS OF PROPOSED REAR FACADE

THE PROPOSED REAR EXTENSION WILL MATCH THE LINE OF THE FIRST EXTENSION OF 140 WILLOW.
THE HISTORIC REAR FACADE IS VISIBLE THROUGH THE GLASS.



EXISTING NORTH ELEVATION

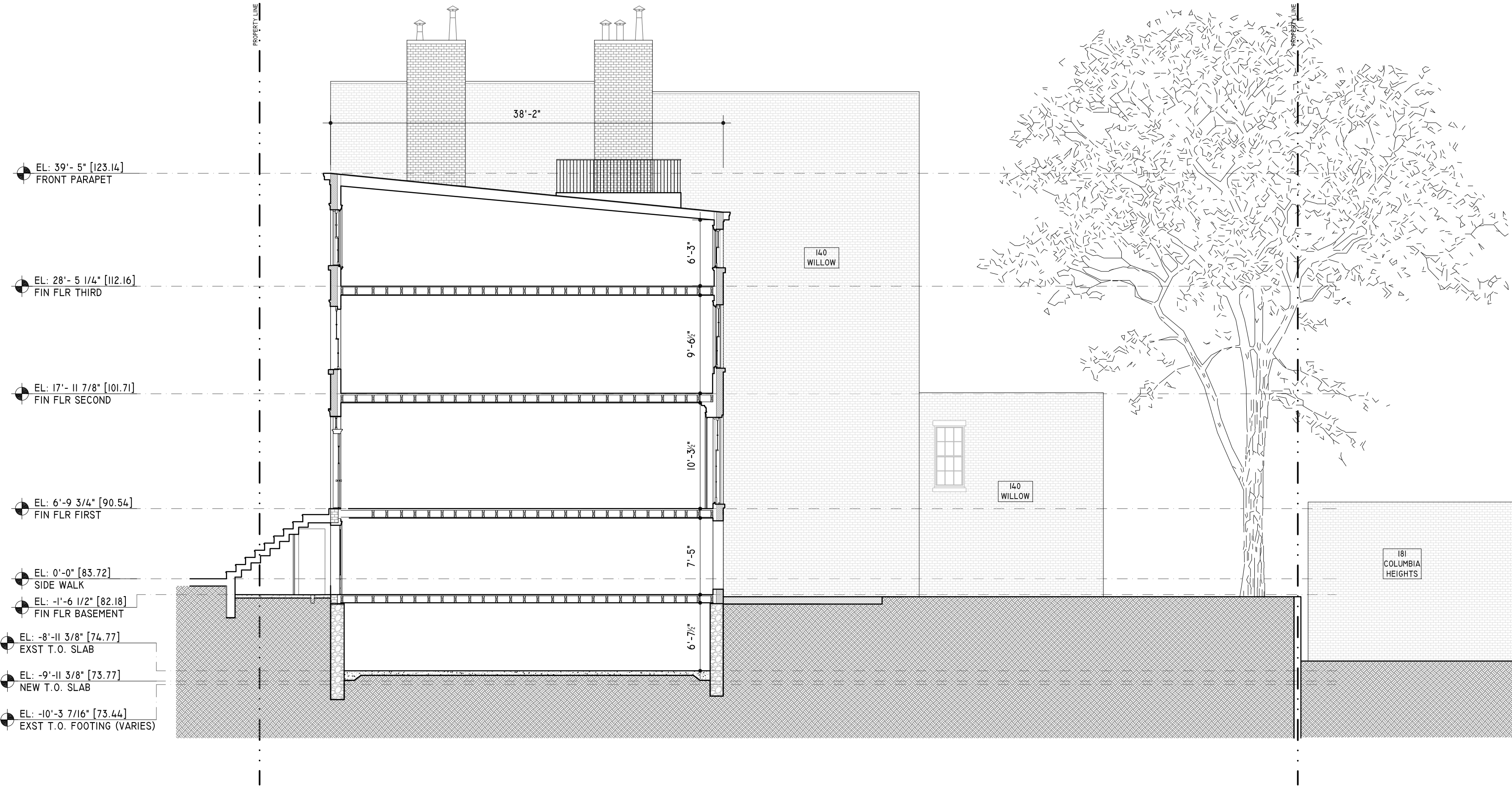


PROPOSED NORTH ELEVATION

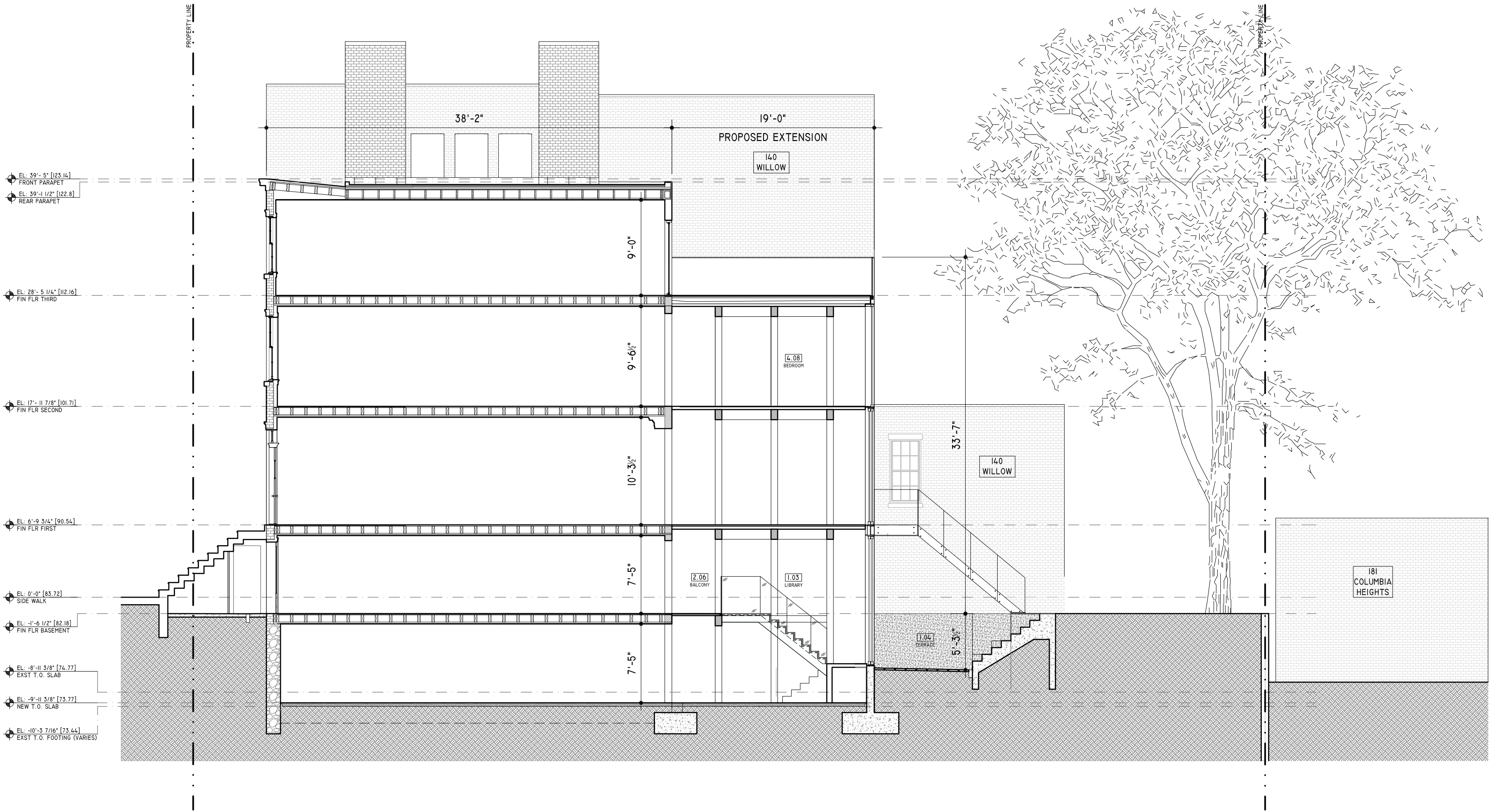
THE PROPOSED EXTENSION WILL ALIGN WITH THE FIRST EXTENSION AT 140 WILLOW ST.



EXISTING AND PROPOSED BUILDING SECTION

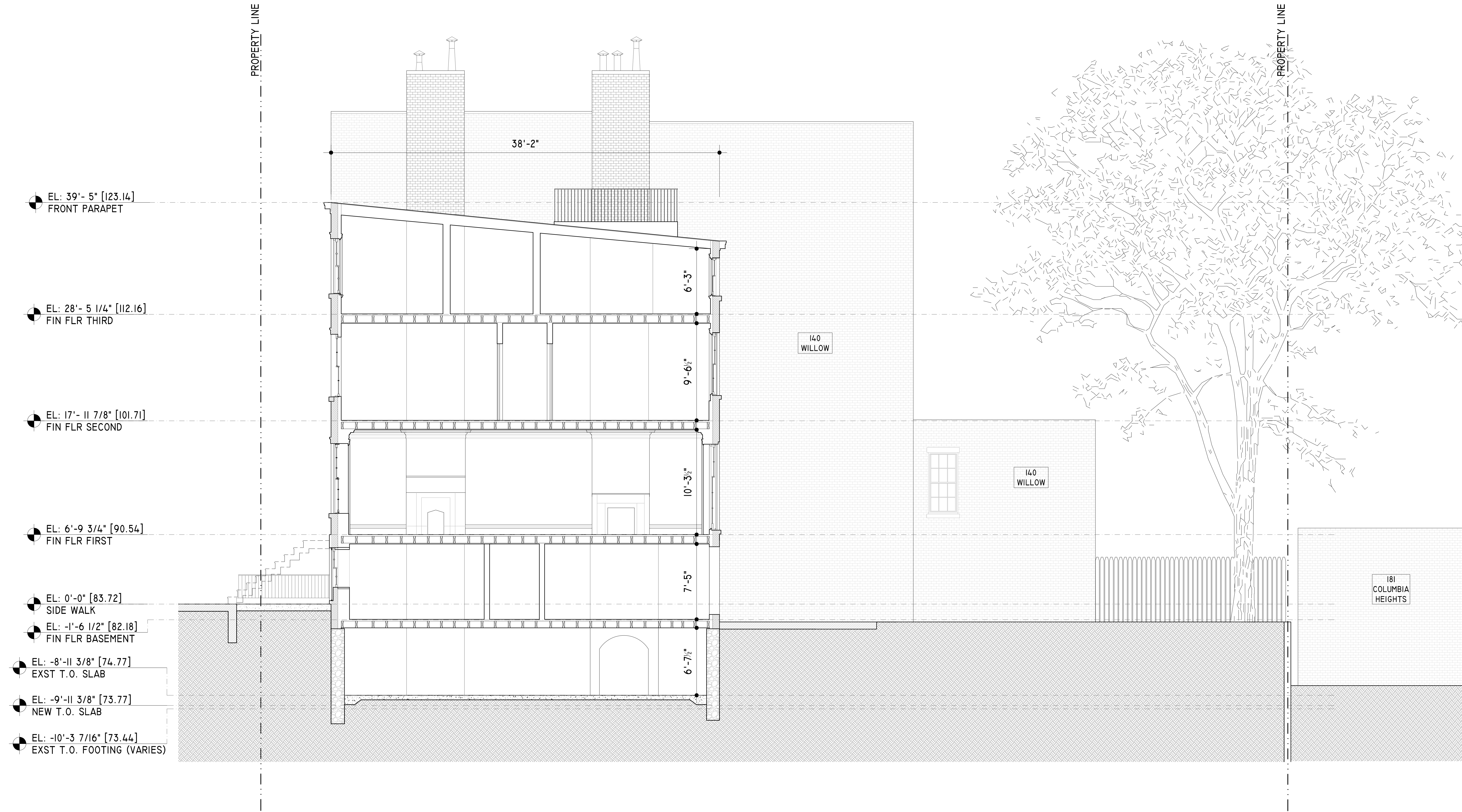


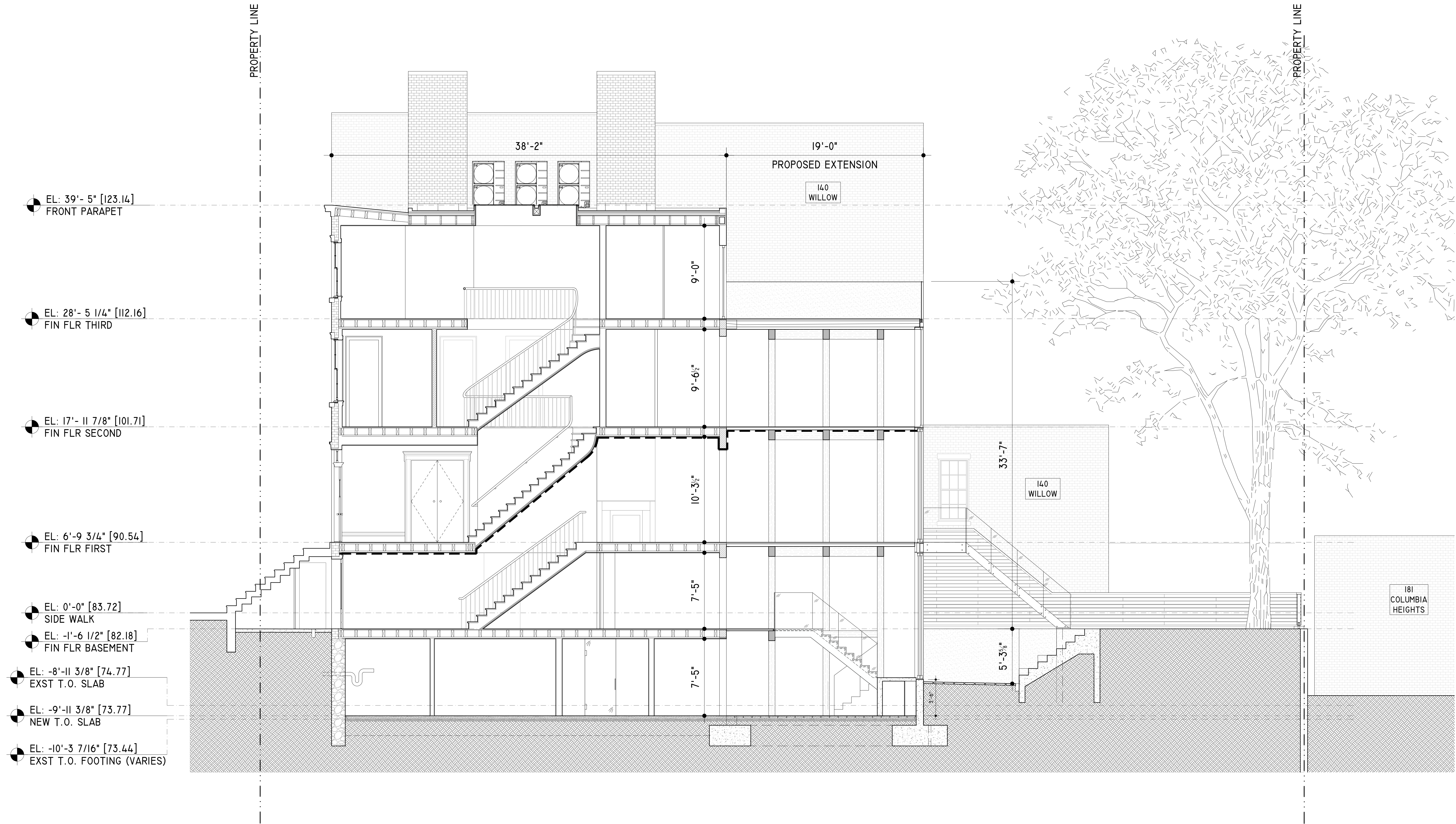
EXISTING BUILDING SECTION



PROPOSED BUILDING SECTION

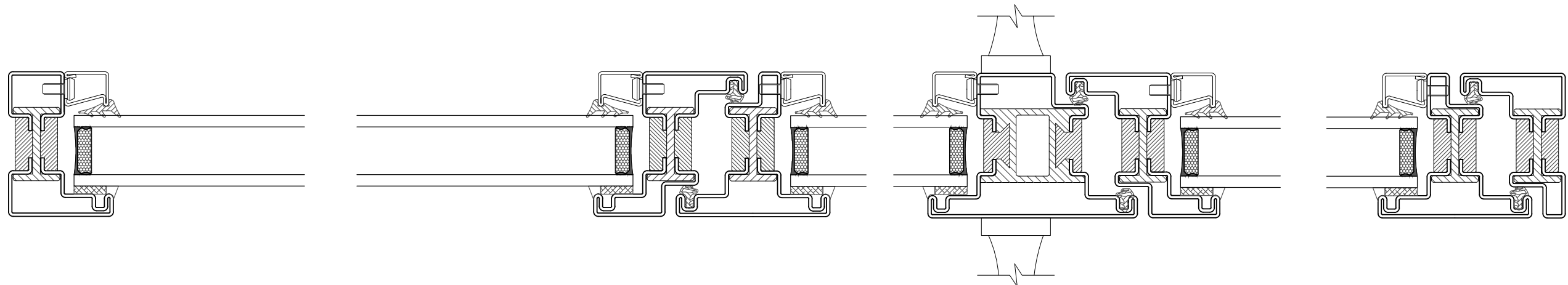
EXISTING BUILDING SECTION



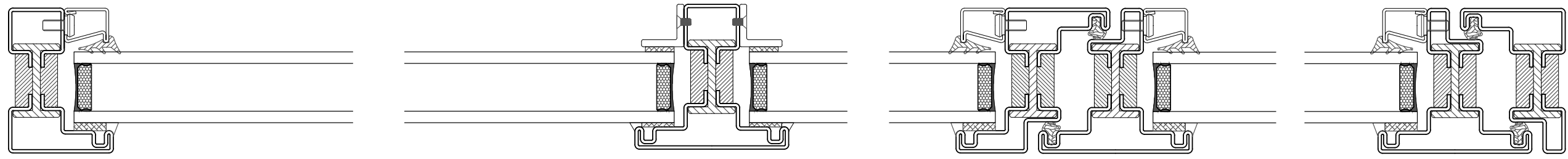


PROPOSED REAR WINDOW PROFILES

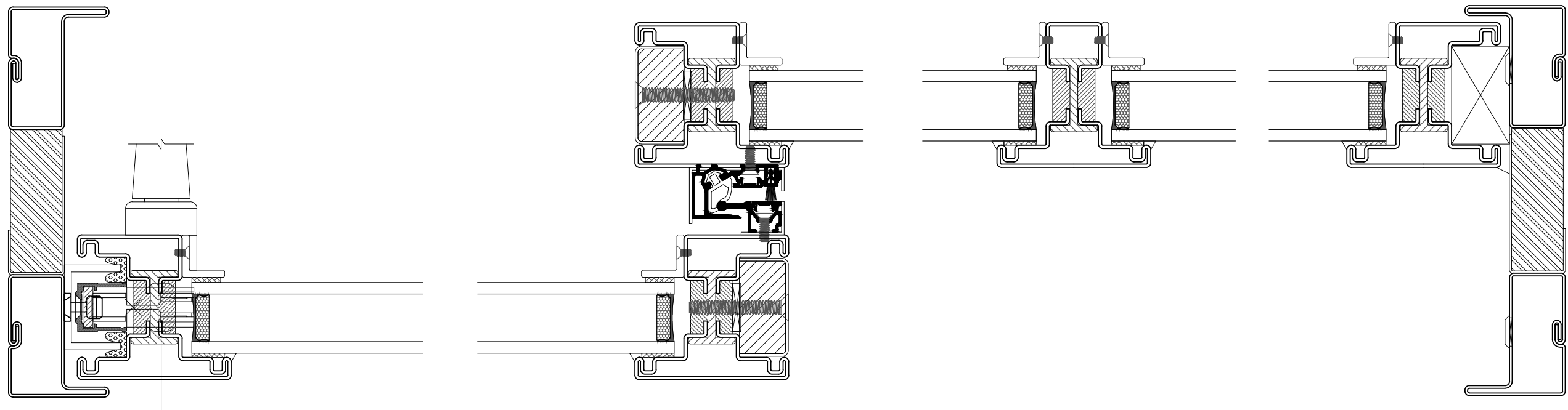
THE PROPOSED REAR WINDOWS WOULD BE STEEL FRAMED GLASS.



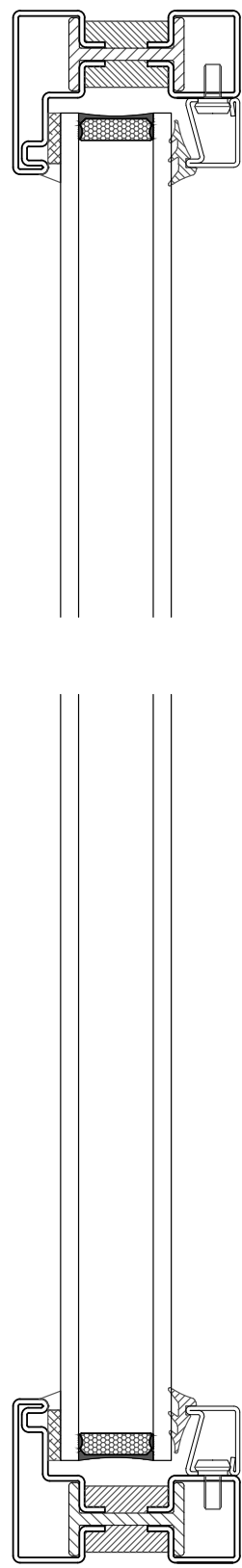
TYPICAL WINDOW PLAN PROFILE: W21, W22, W23



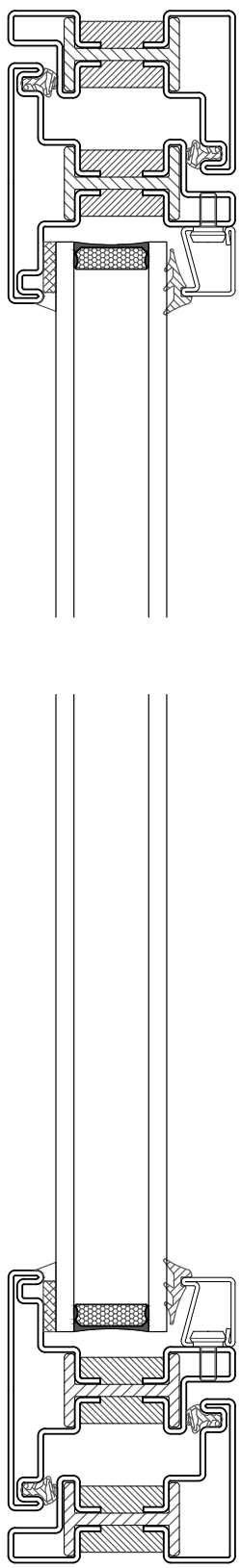
TYPICAL WINDOW PLAN PROFILE: W17, W18, W19, W20



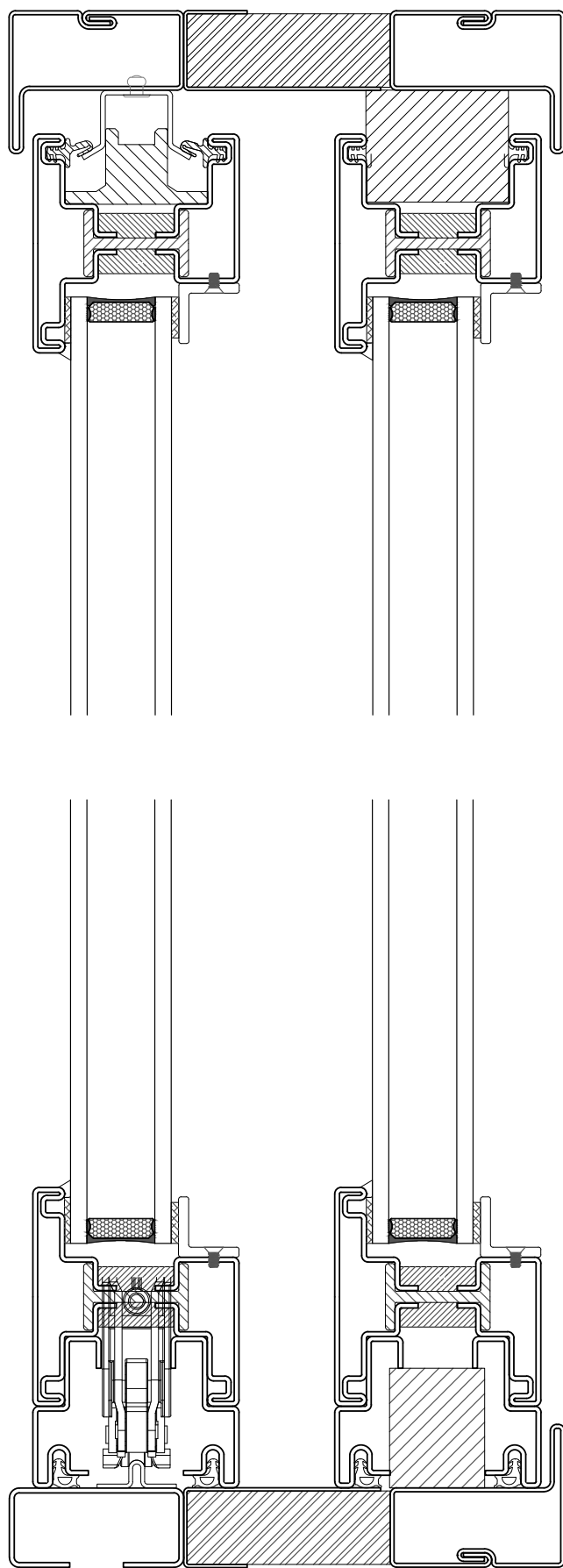
TYPICAL WINDOW PLAN PROFILE: W11, W12, W13, W14, W15, W16



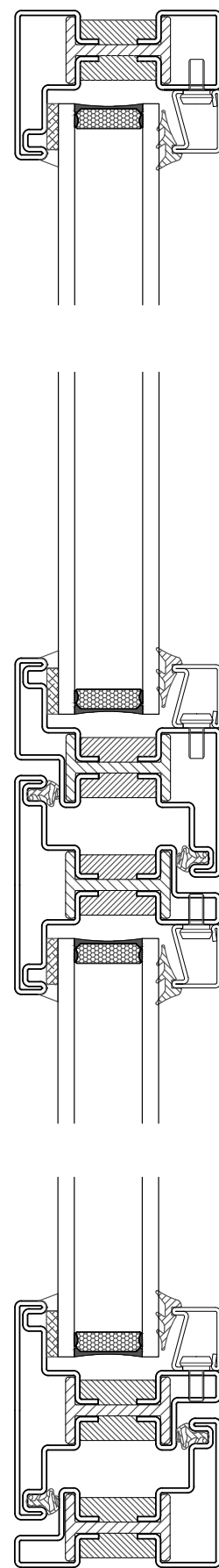
TYPICAL WINDOW SECTION PROFILE: W18, W21



TYPICAL WINDOW SECTION PROFILE: W17, W22, W23



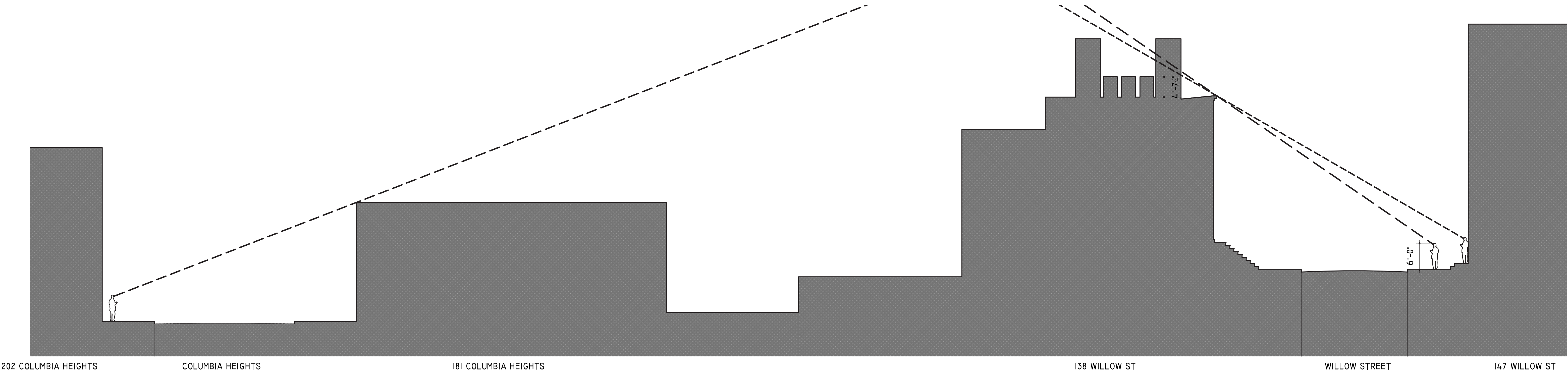
TYPICAL WINDOW SECTION PROFILE: W11, W12, W13, W14, W15, W16



TYPICAL WINDOW SECTION PROFILE: W19, W20

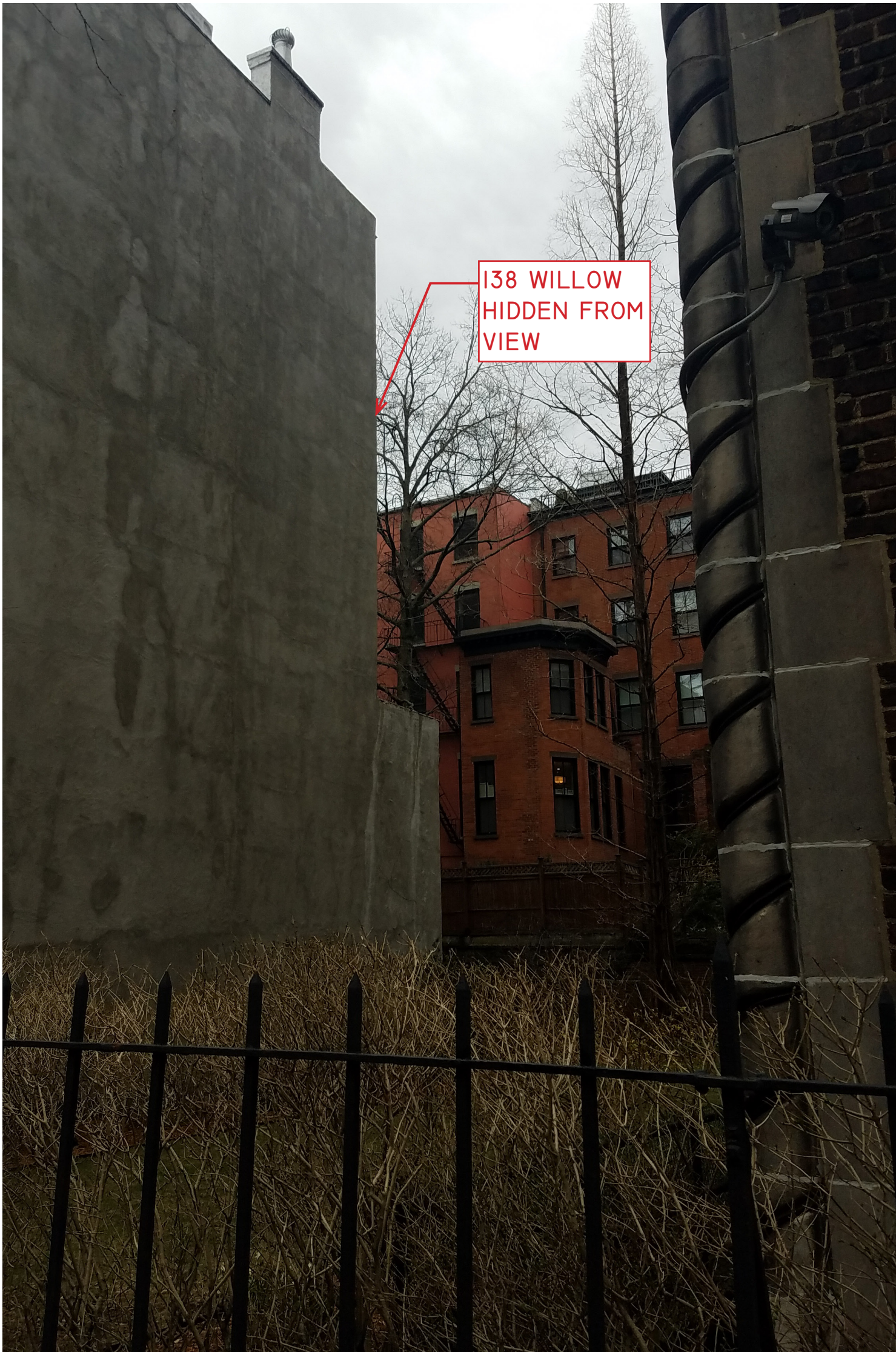
SIGHTLINE DIAGRAM

THE PROPOSED WORK AT 138 WILLOW STREET IS NOT VISIBLE FROM WILLOW STREET, COLUMBIA HEIGHTS OR ANY OF THE SURROUNDING STREETS.



VIEWS OF 138 WILLOW FROM COLUMBIA HEIGHTS

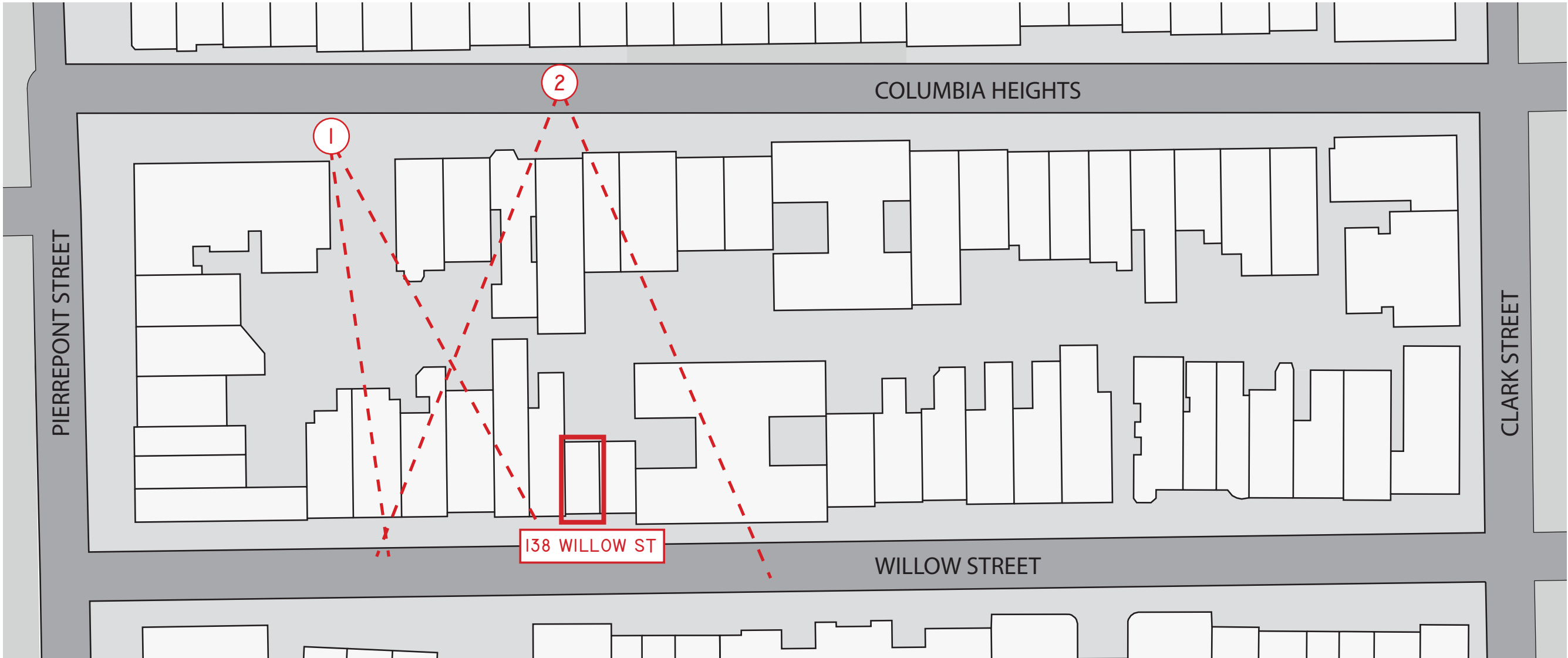
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VIEW INTO REAR YARDS FROM COLUMBIA HEIGHTS (1)



VIEW TOWARDS 181 COLUMBIA HEIGHTS (2)



VIEWS OF 138 WILLOW FROM WILLOW STREET

THE PROPOSED WORK AT 138 WILLOW STREET IS NOT VISIBLE FROM WILLOW STREET, COLUMBIA HEIGHTS OR ANY OF THE SURROUNDING STREETS.



APPROACH FROM SOUTH



APPROACH FROM SOUTH



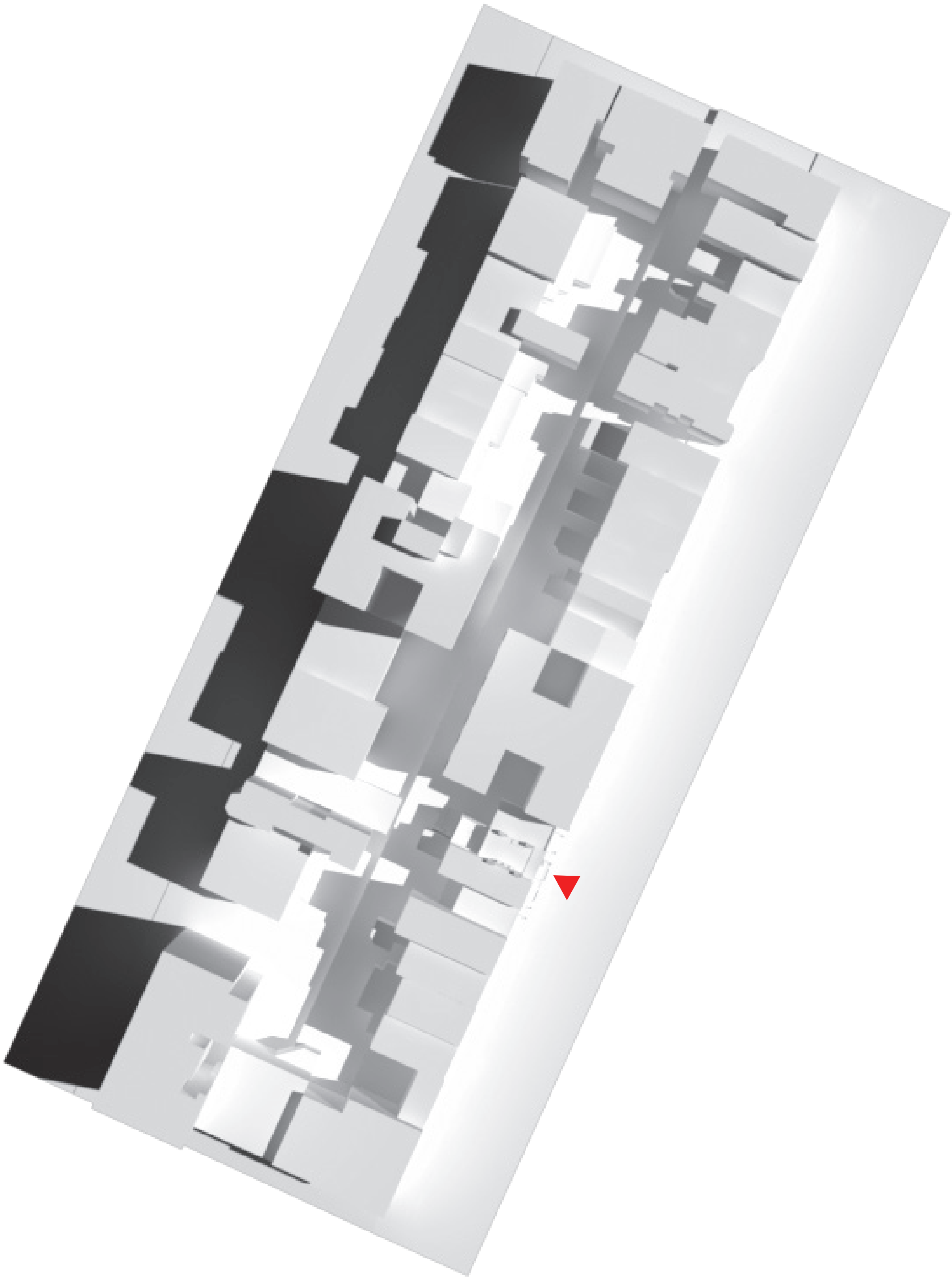
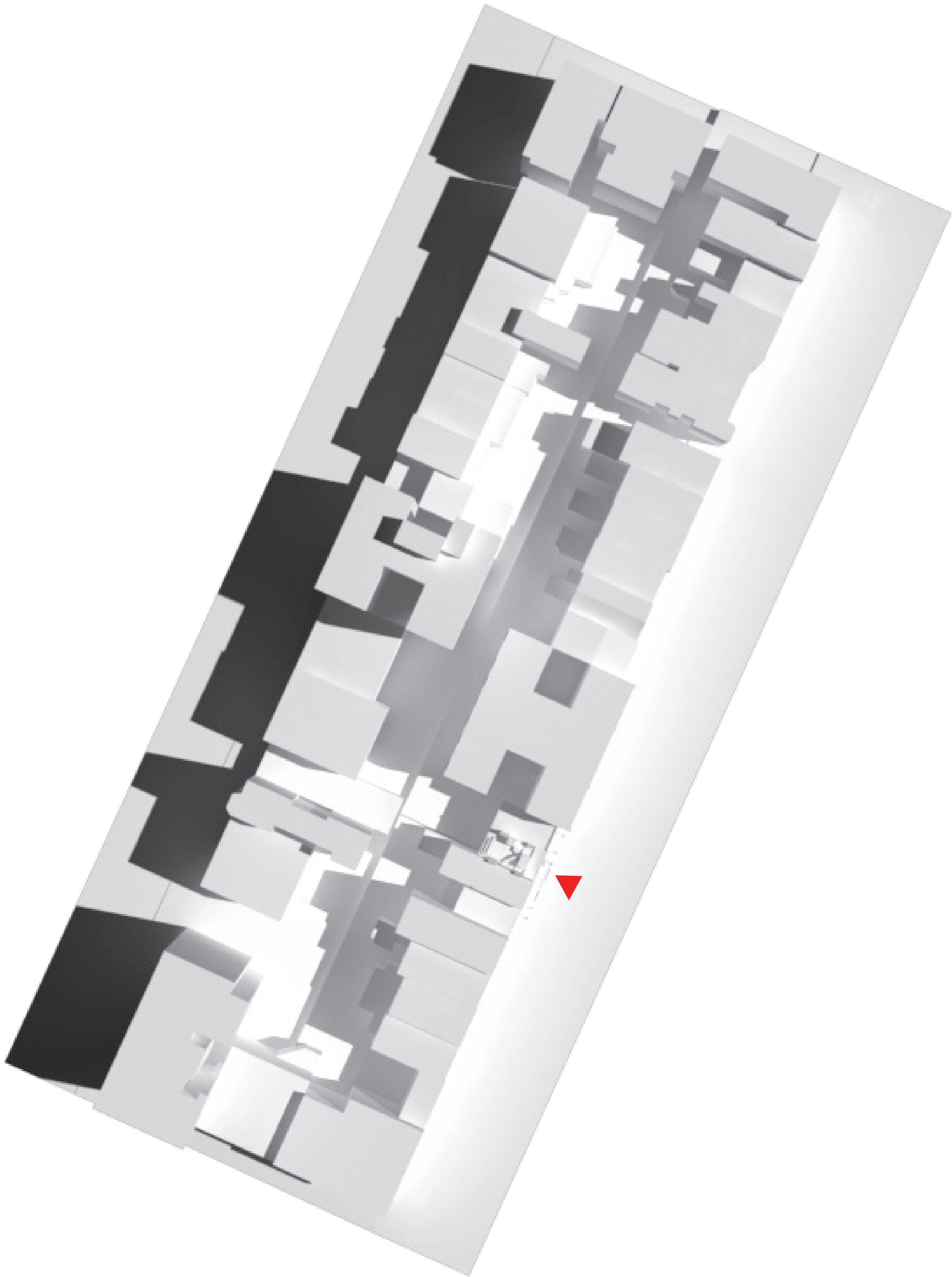
APPROACH FROM NORTH



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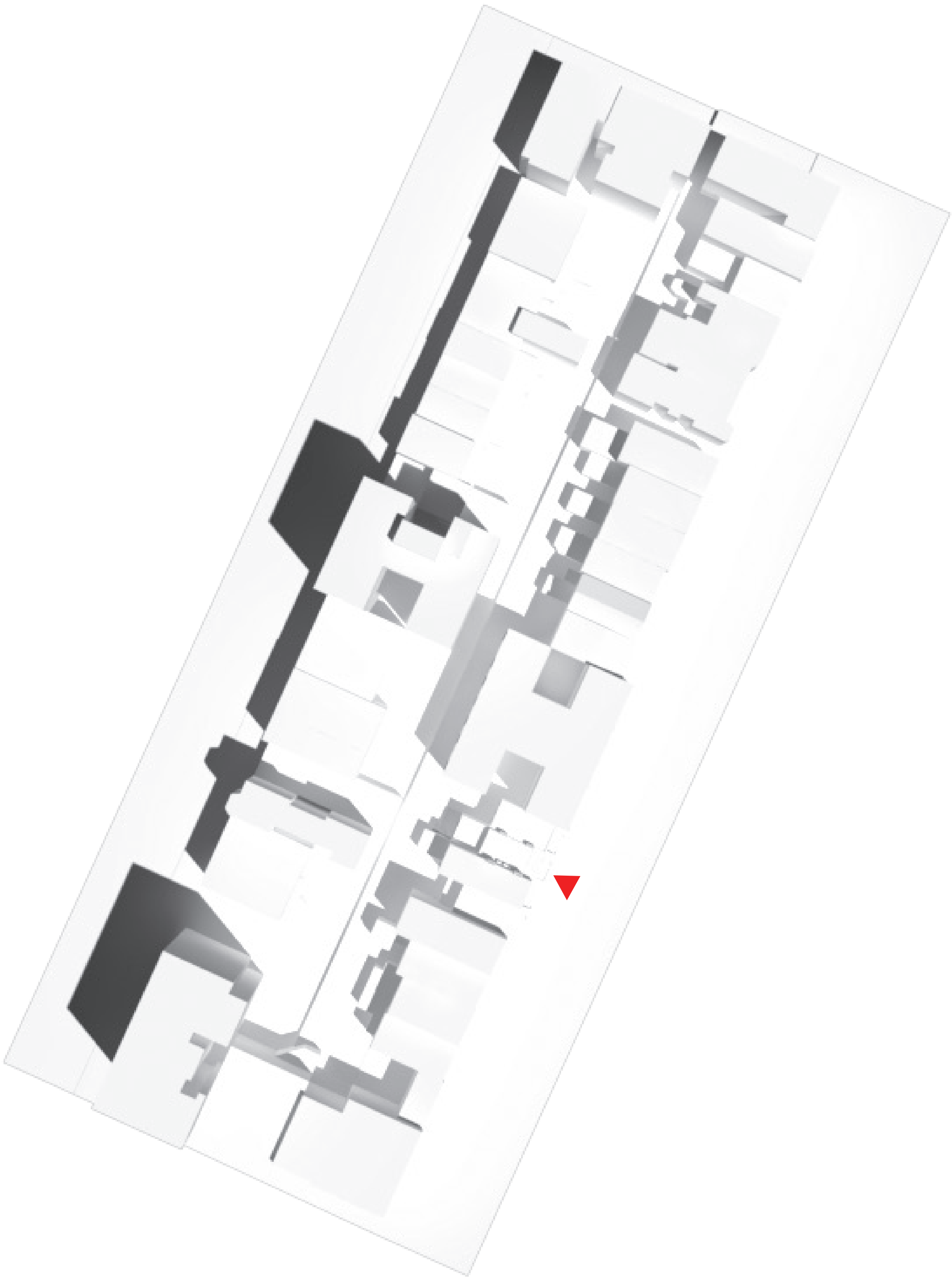
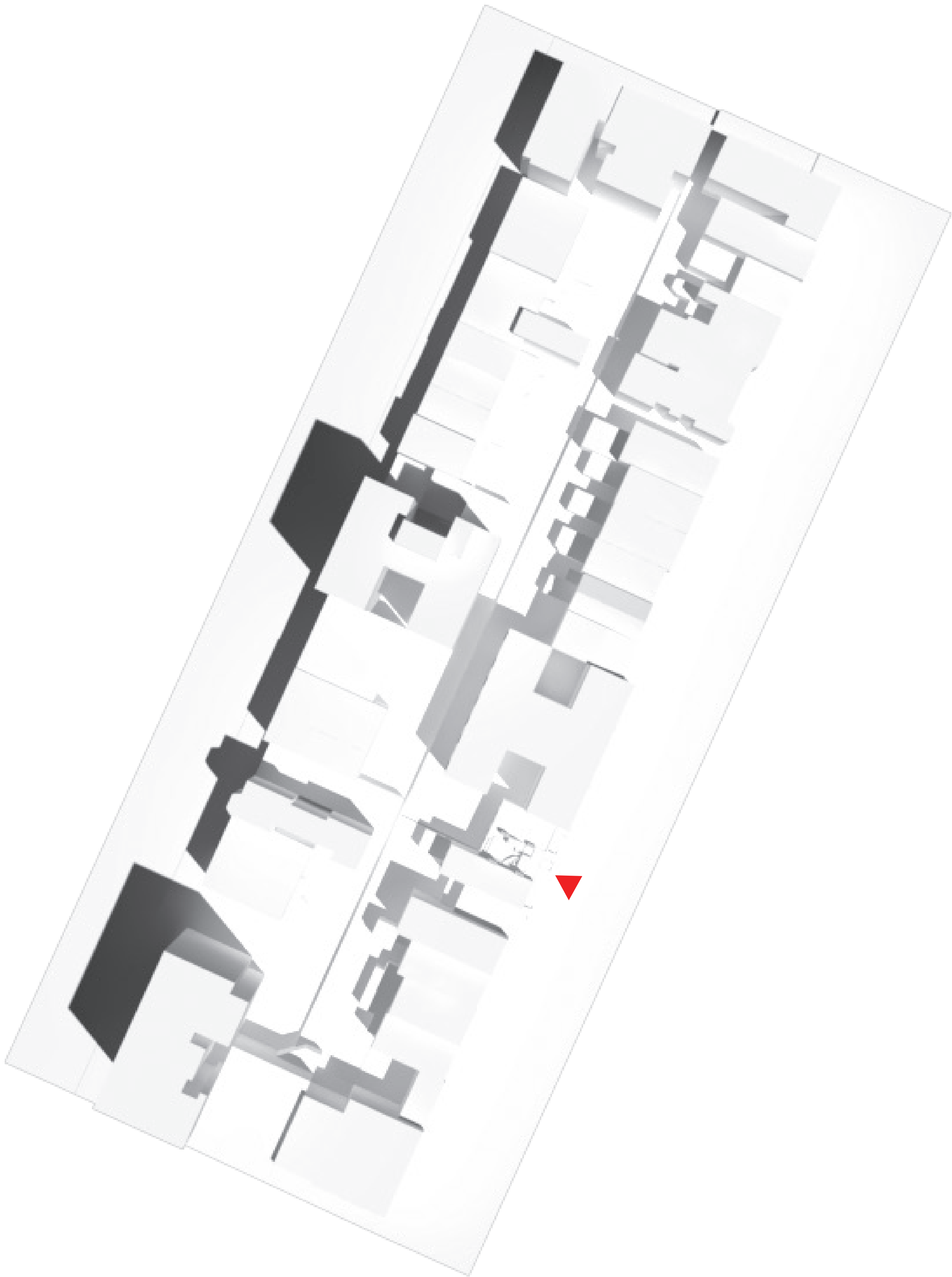
SHADOW STUDIES OF THE WILLOW STREET DONUT

THE PROPOSED ADDITION OF 138 WILLOW IS IN THE SHADOW OF 140 WILLOW AND DOES NOT CREATE FURTHER SHADOW ON THE NEIBORING BUIDINGS.



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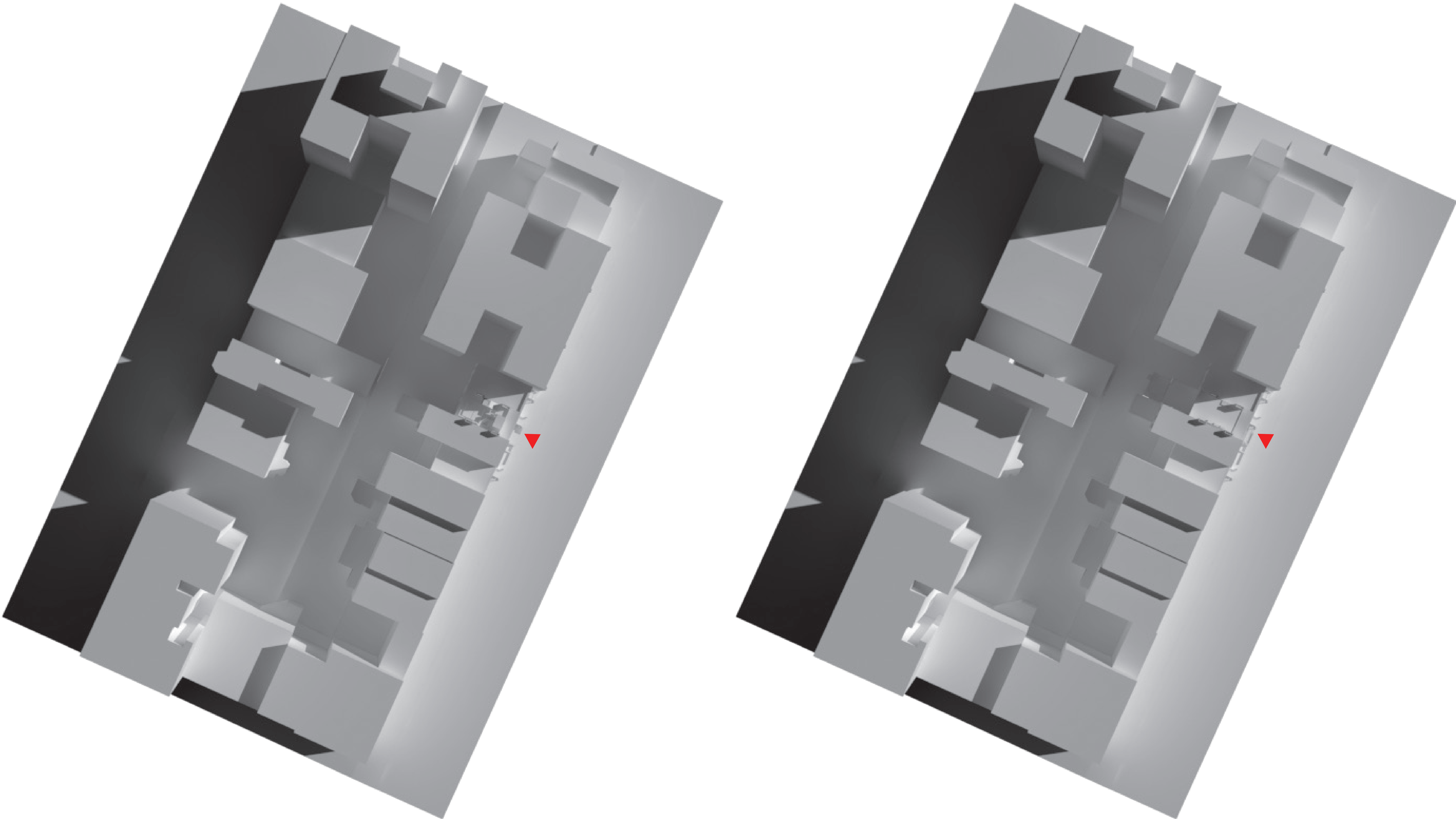
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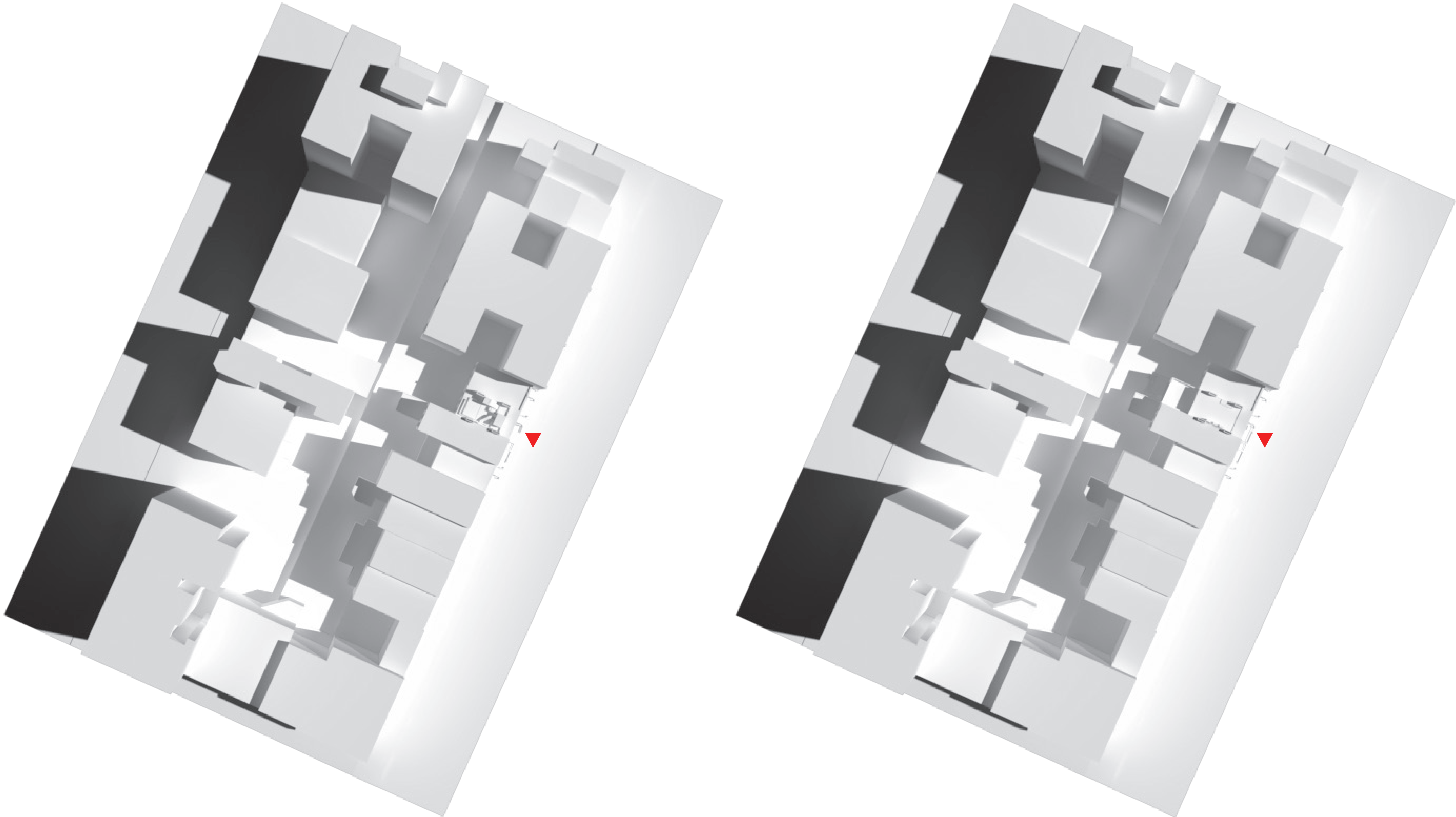
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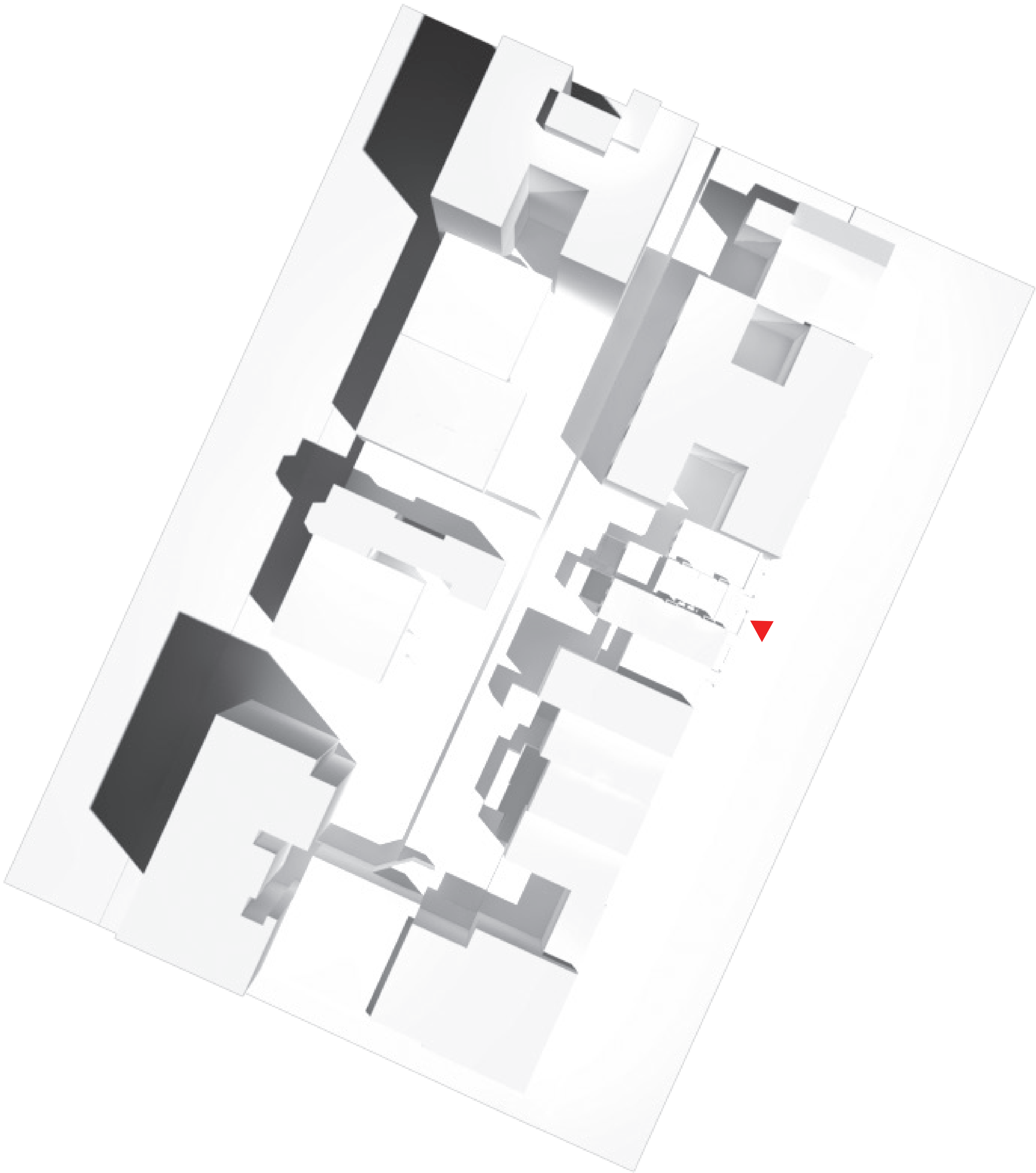
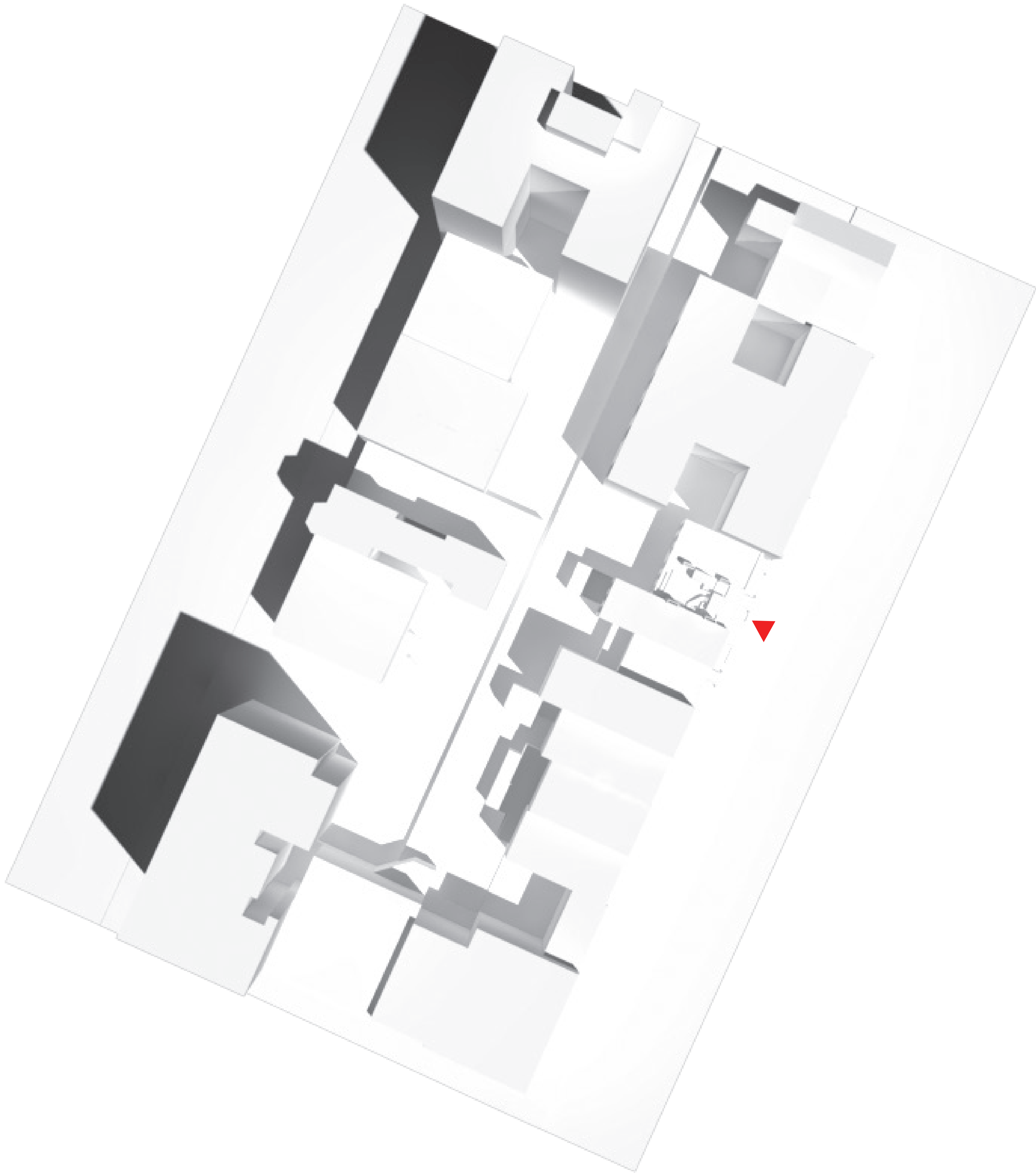
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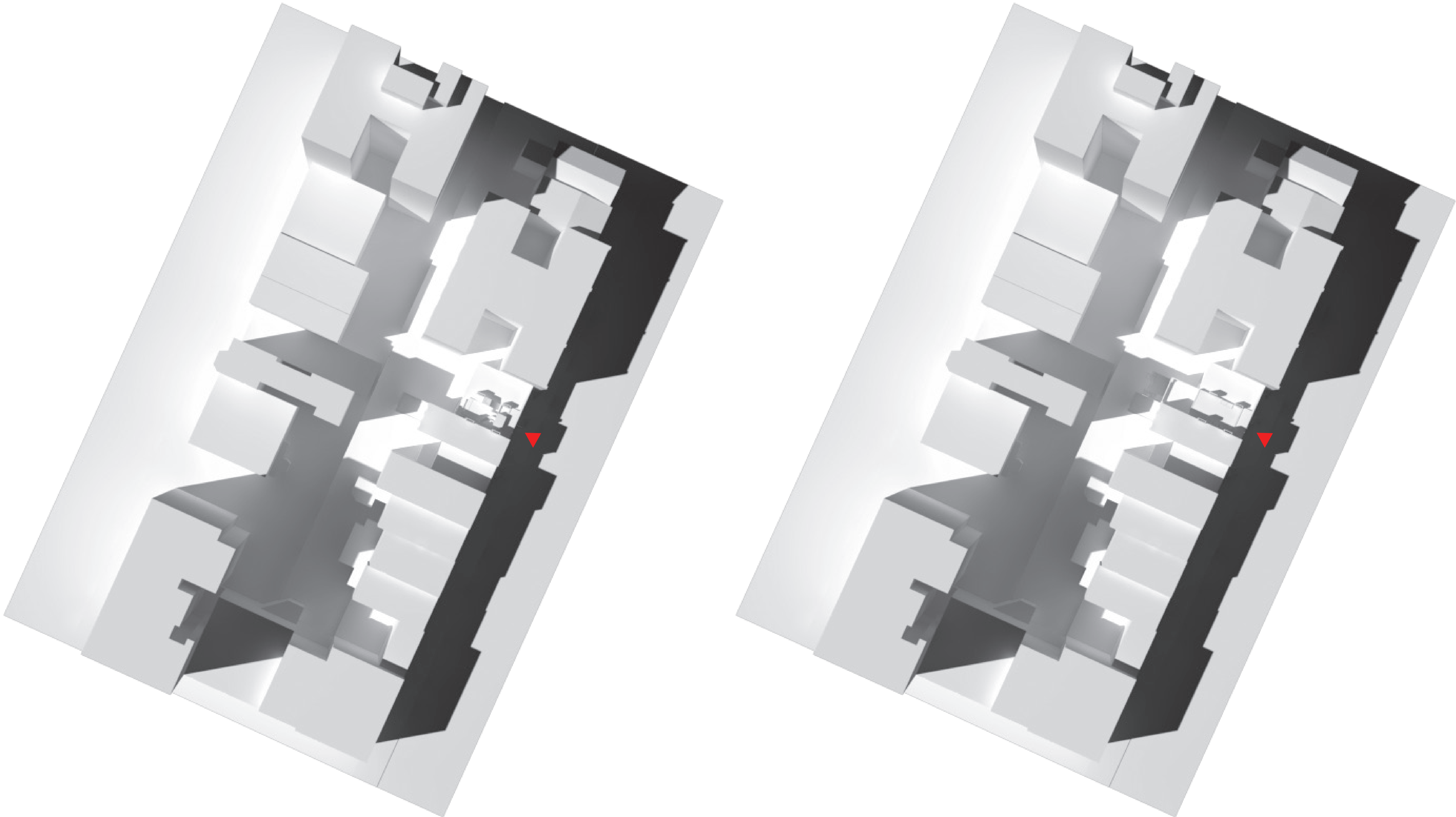
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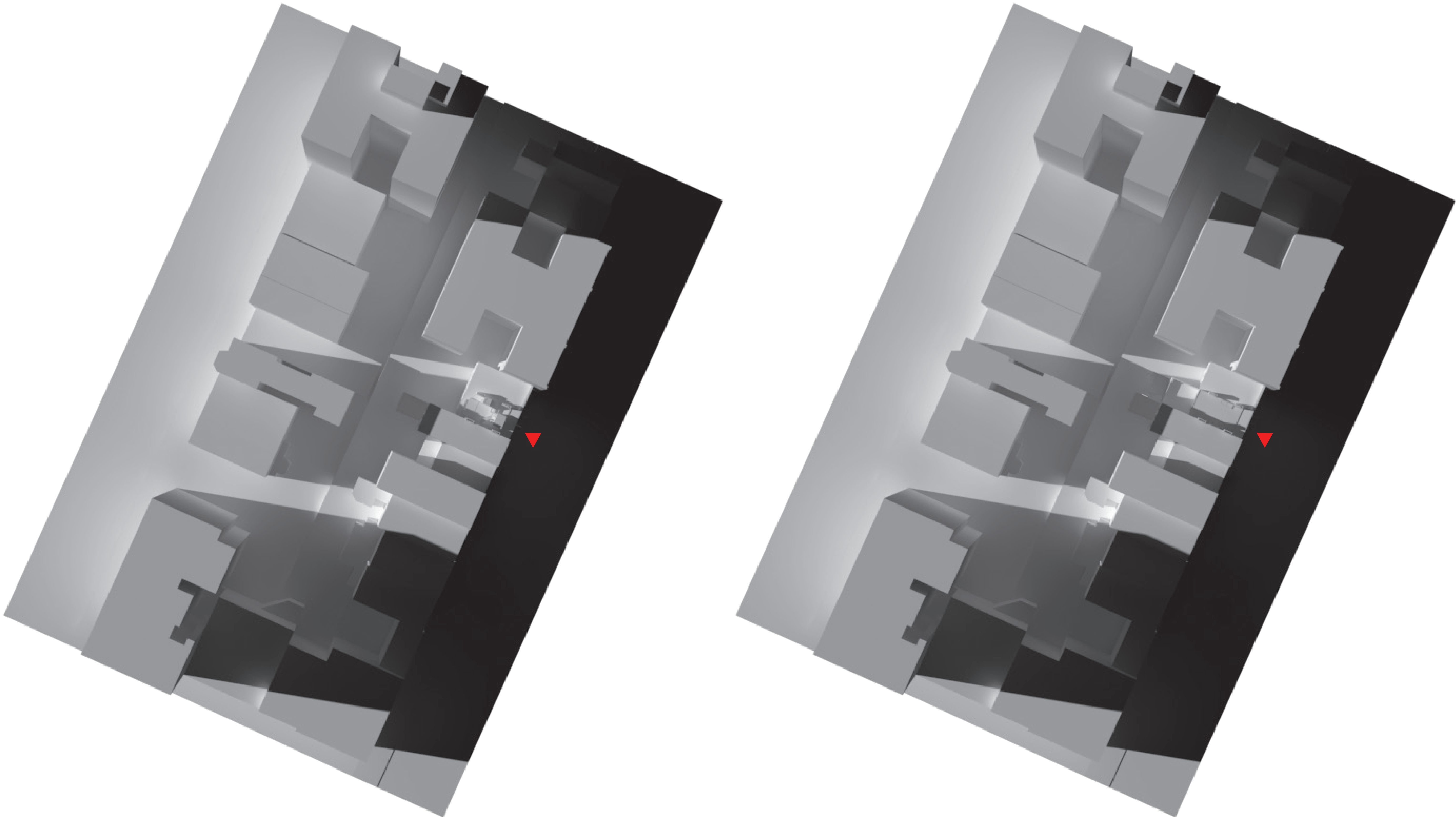
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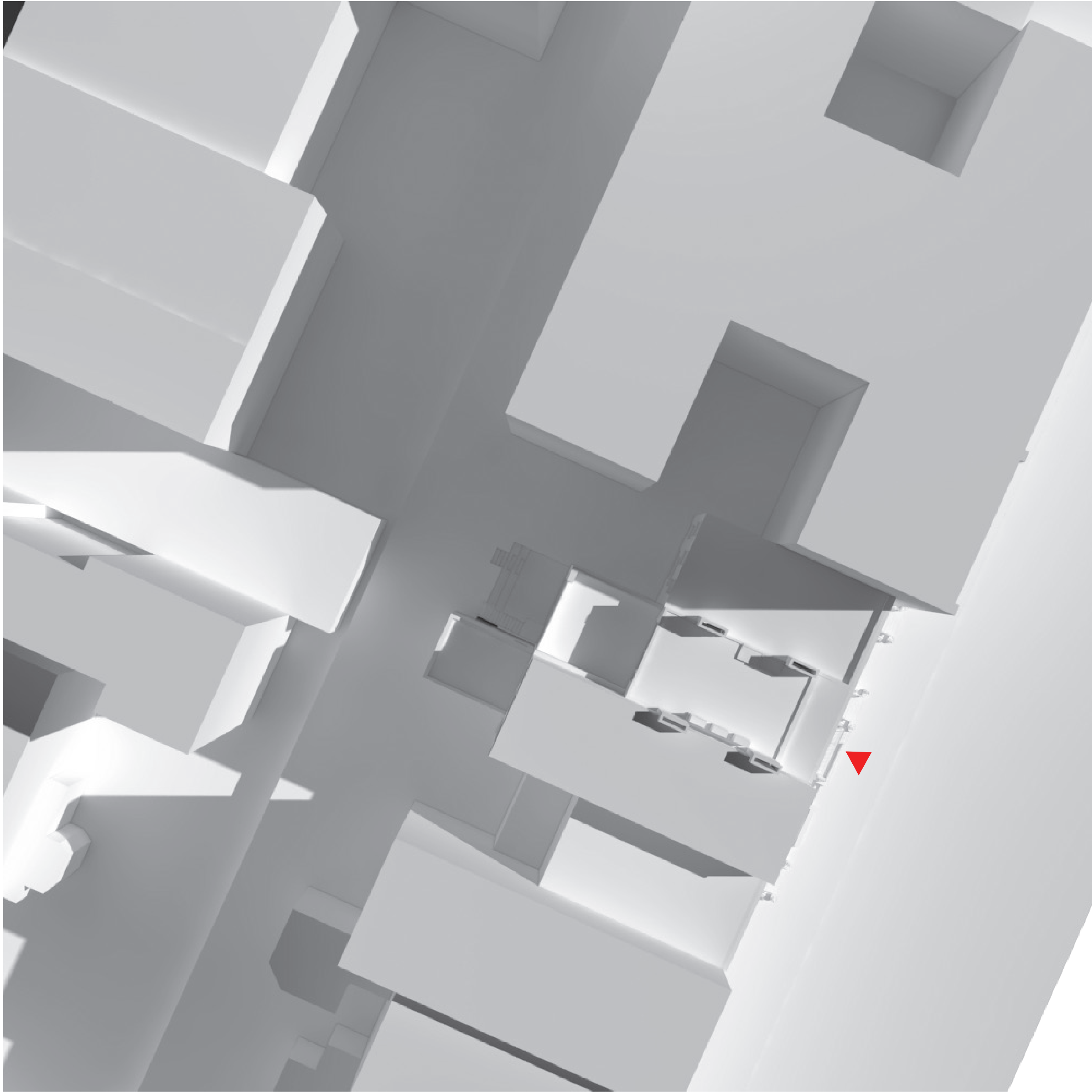
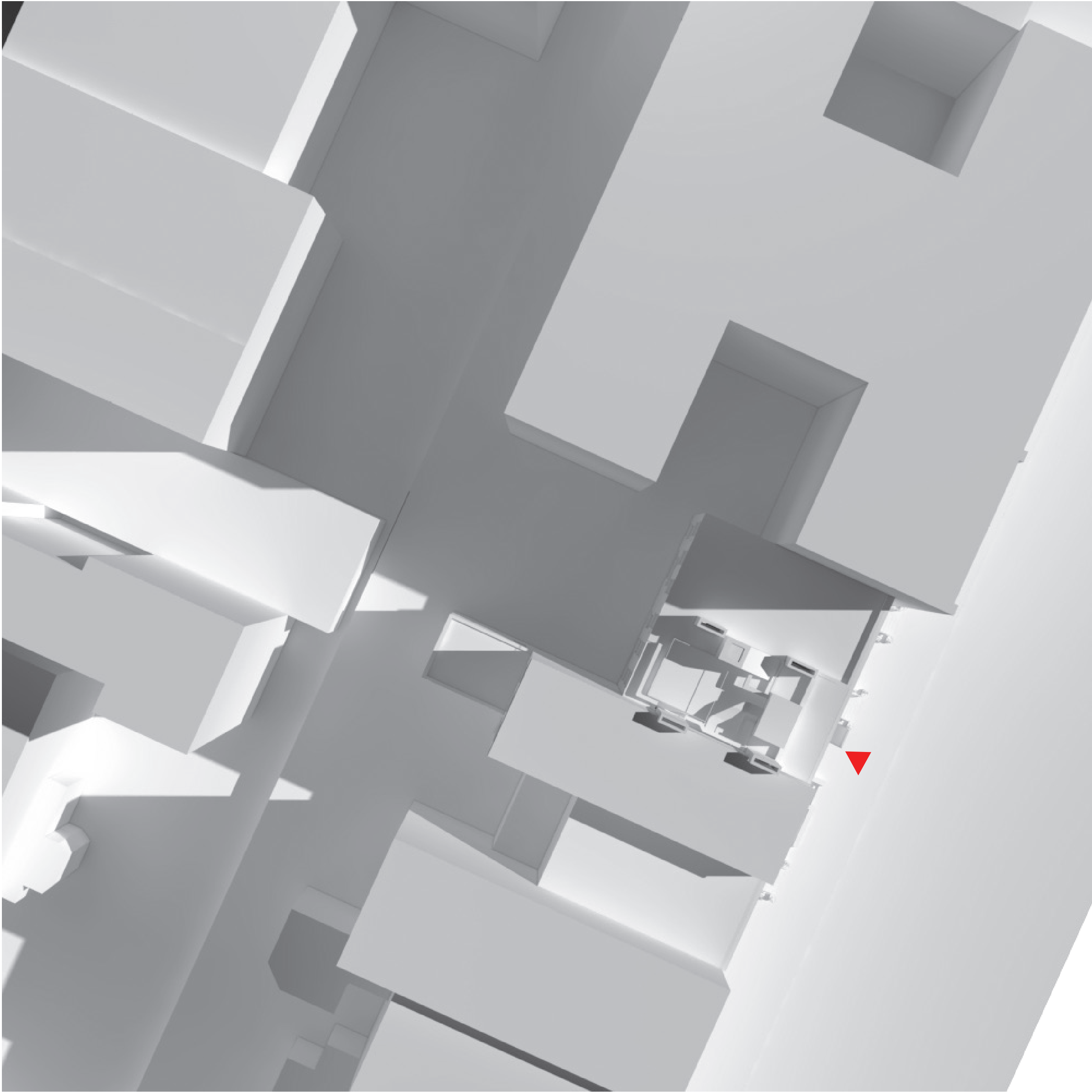
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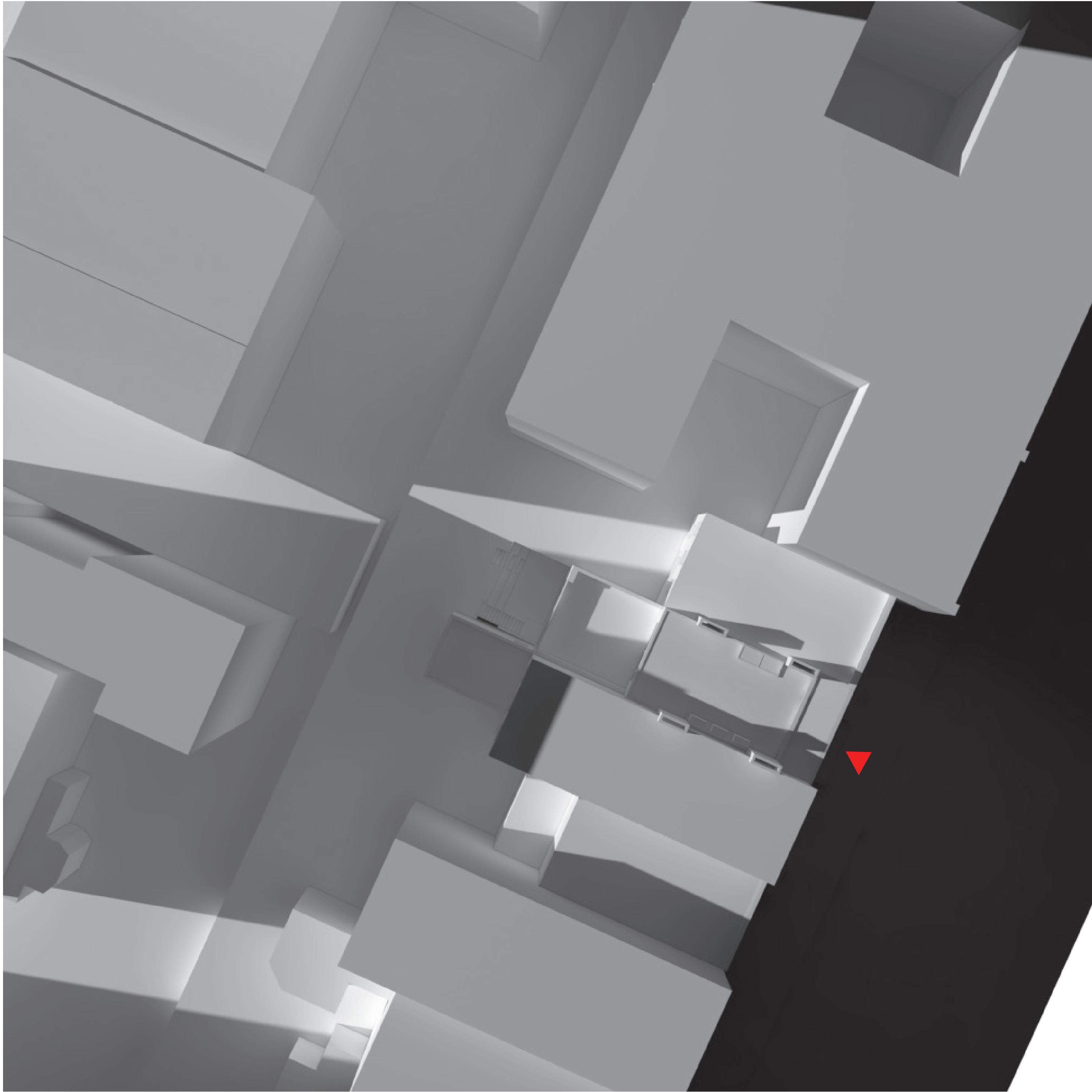
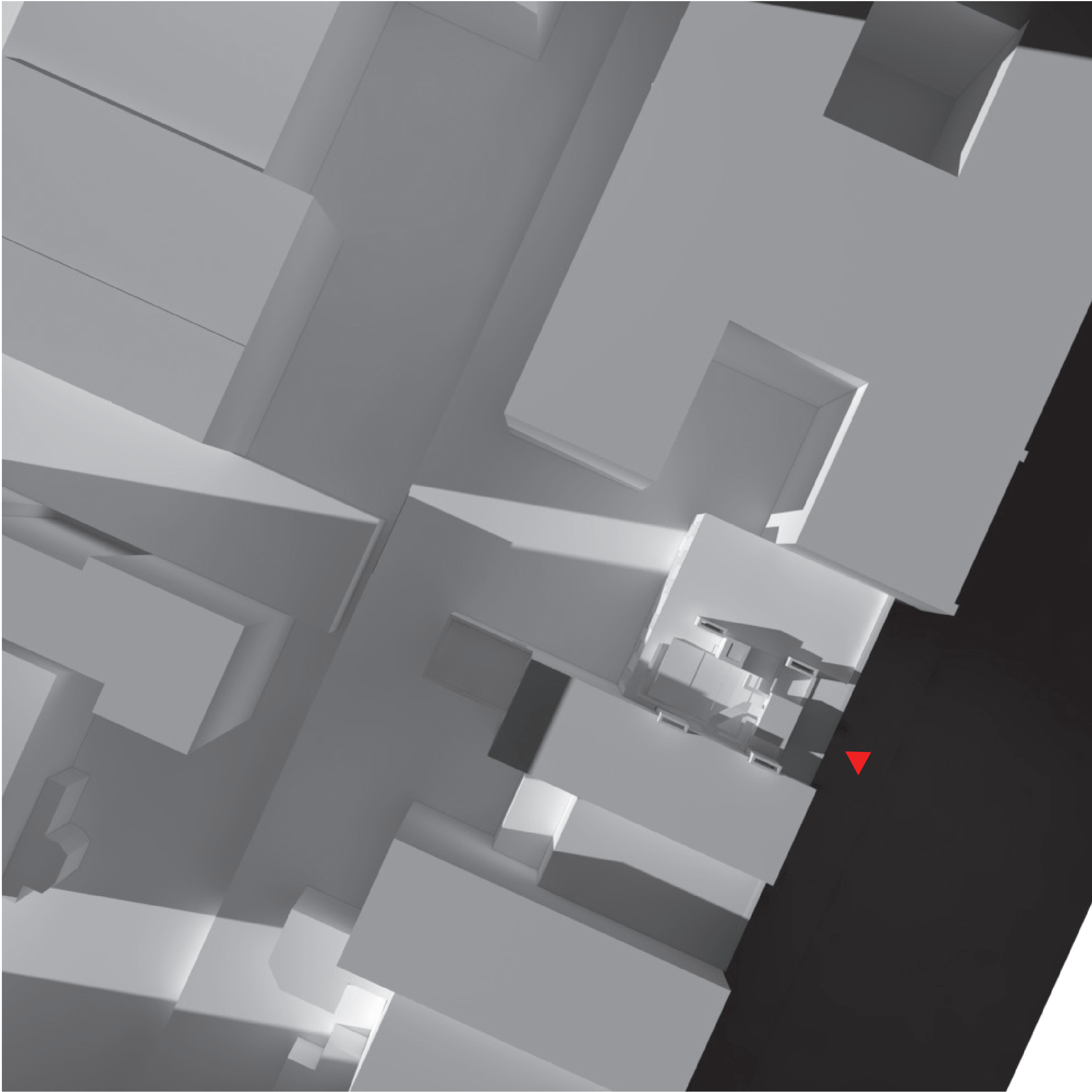
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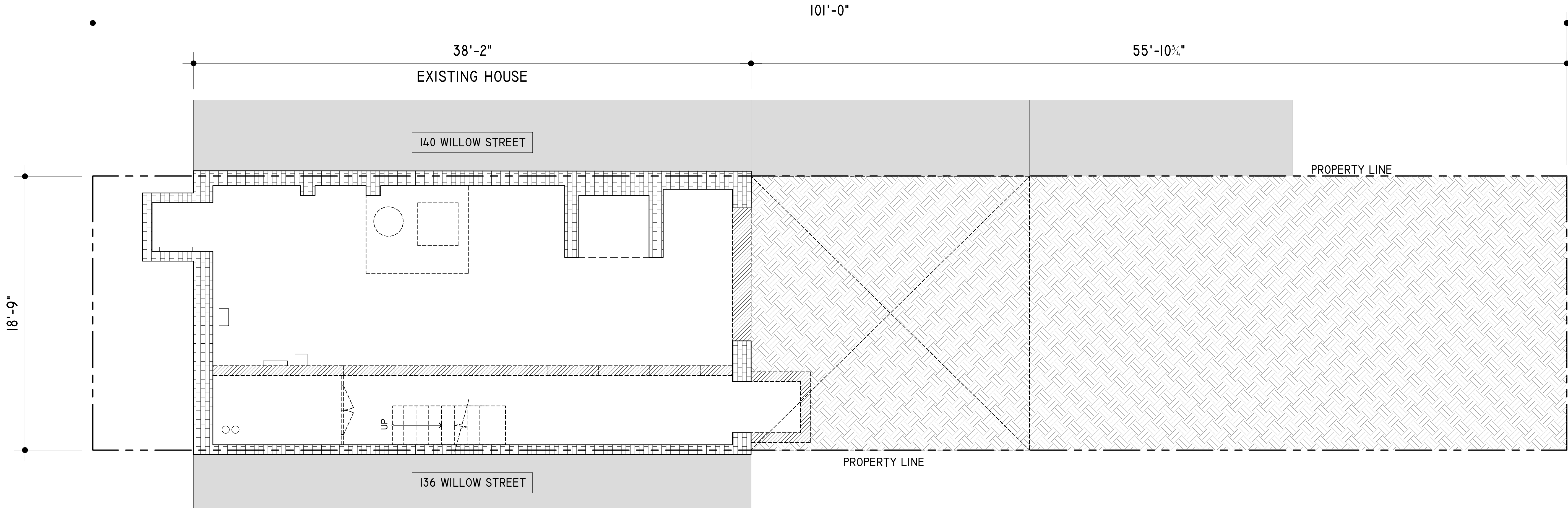
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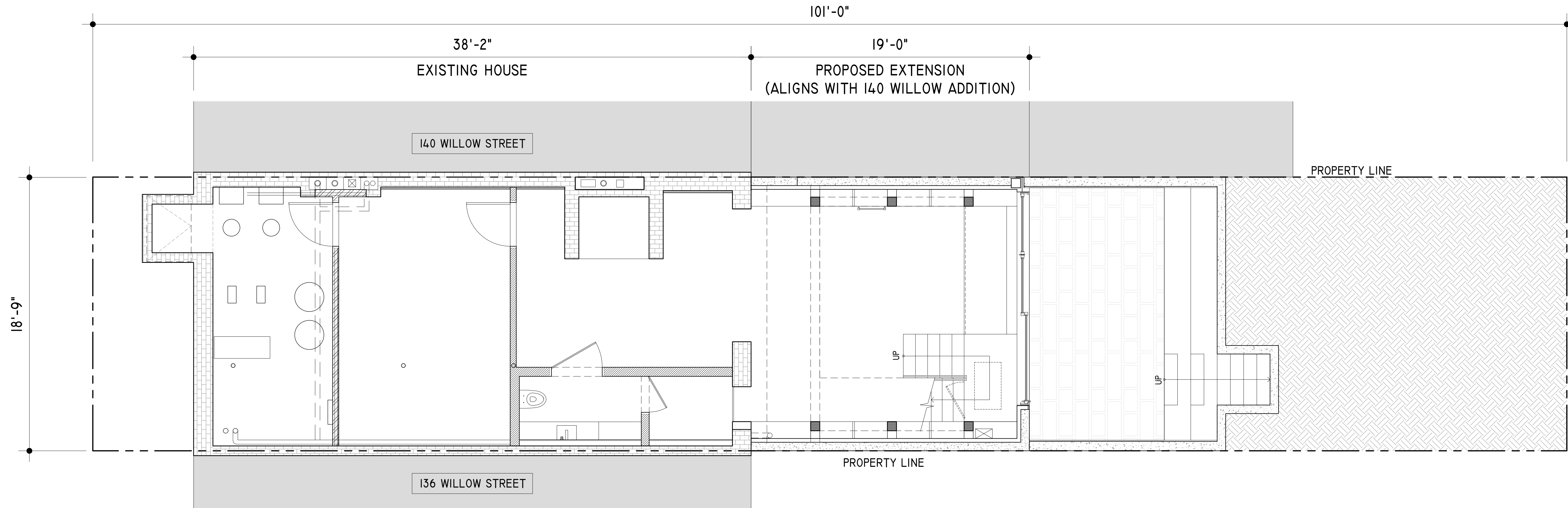
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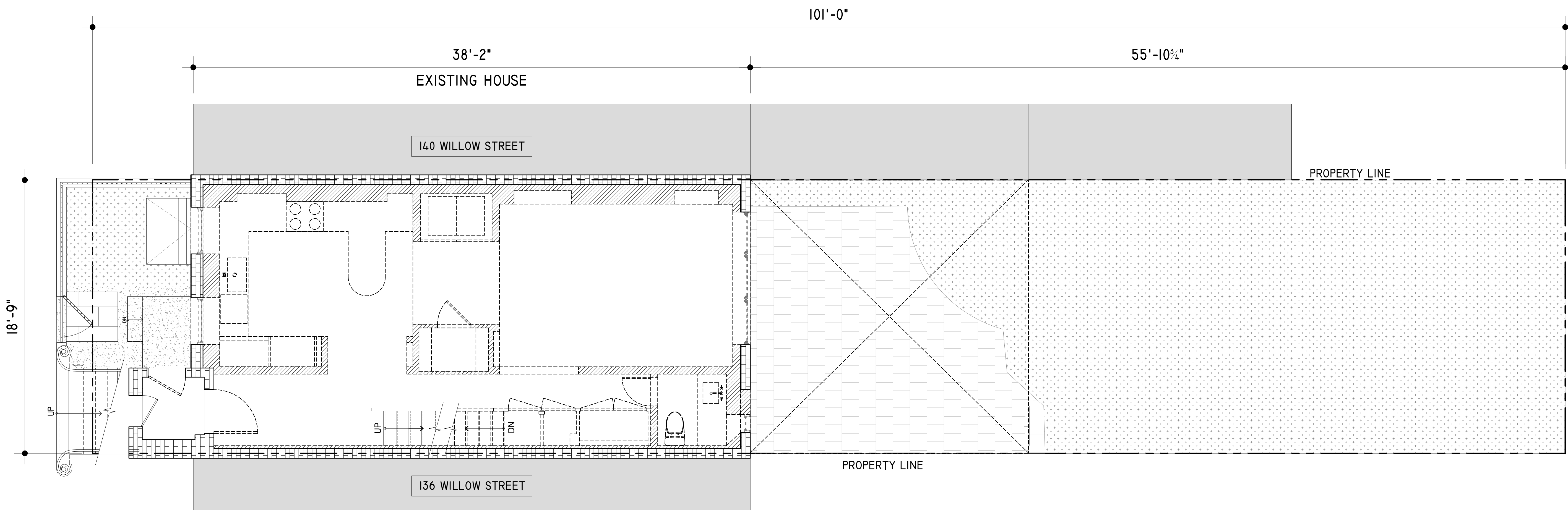




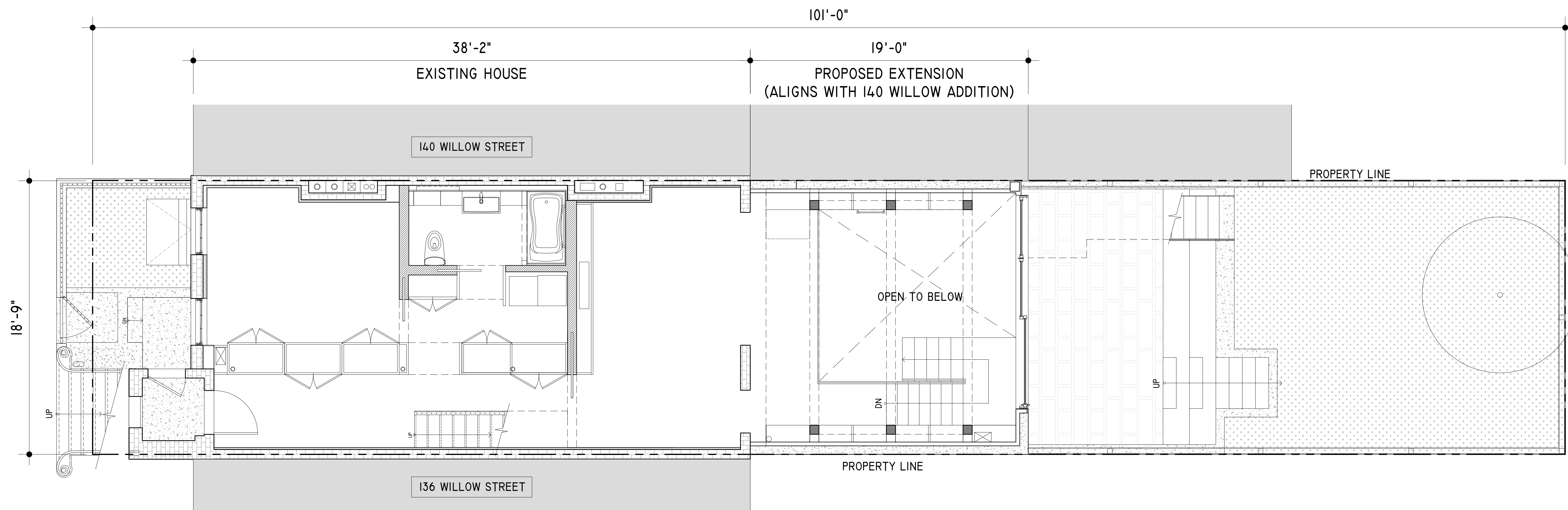
CELLAR - DEMOLITION PLAN



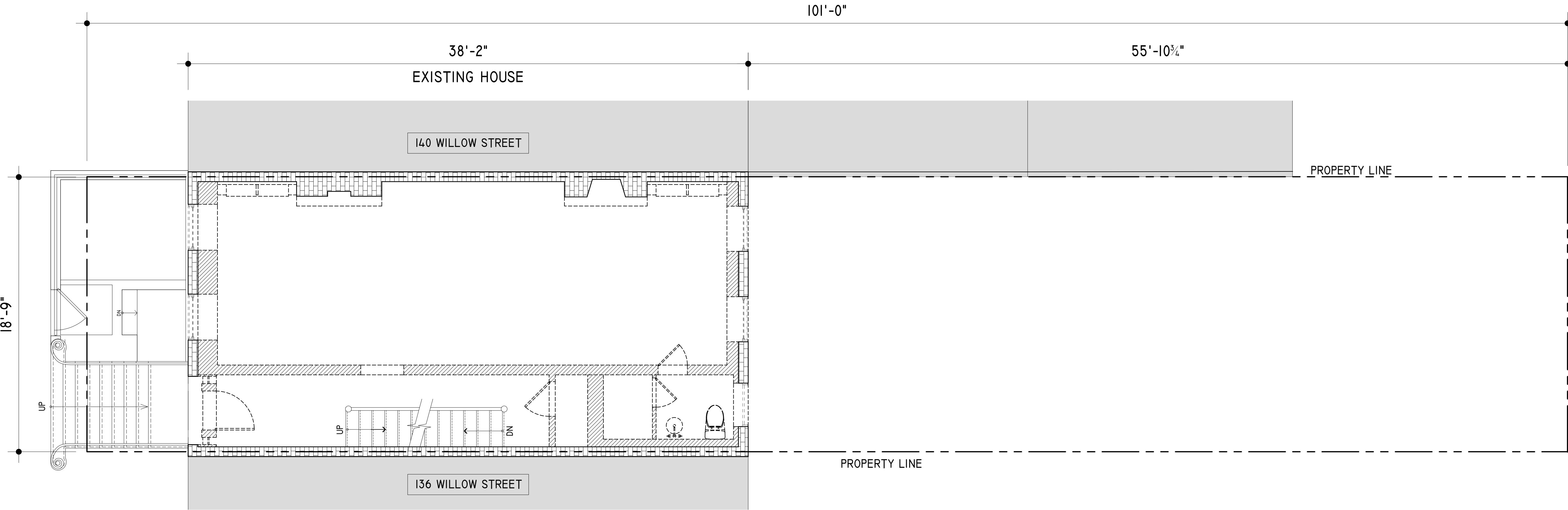
CELLAR - PROPOSED PLAN



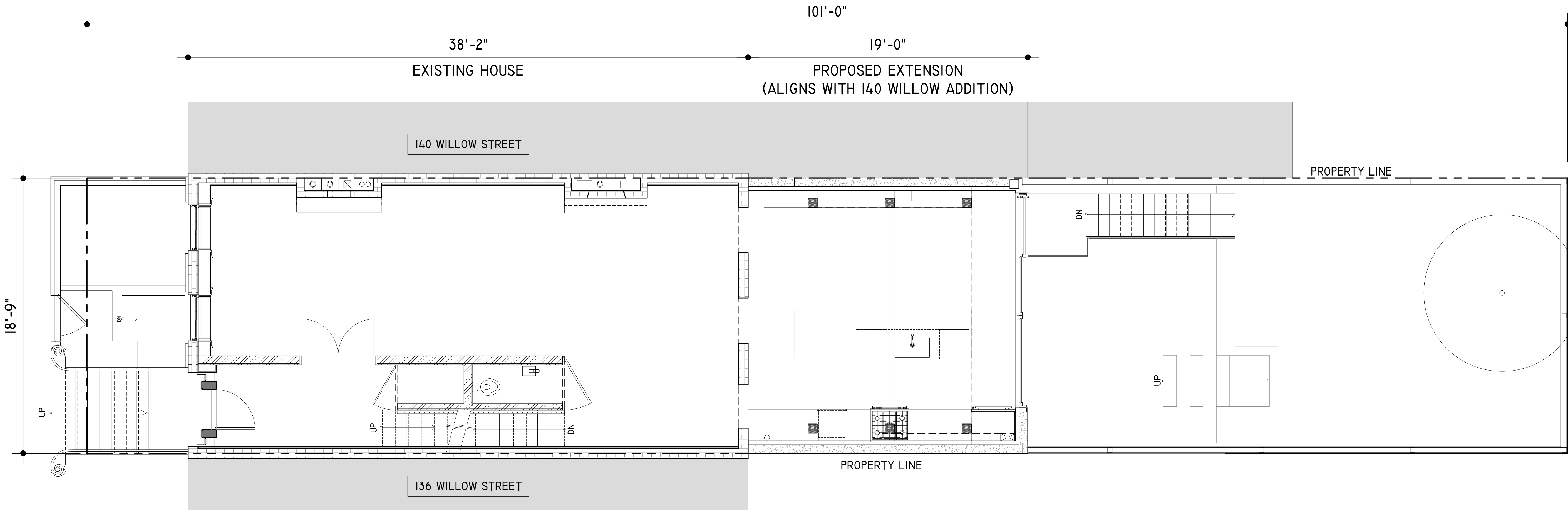
BASEMENT - DEMOLITION PLAN



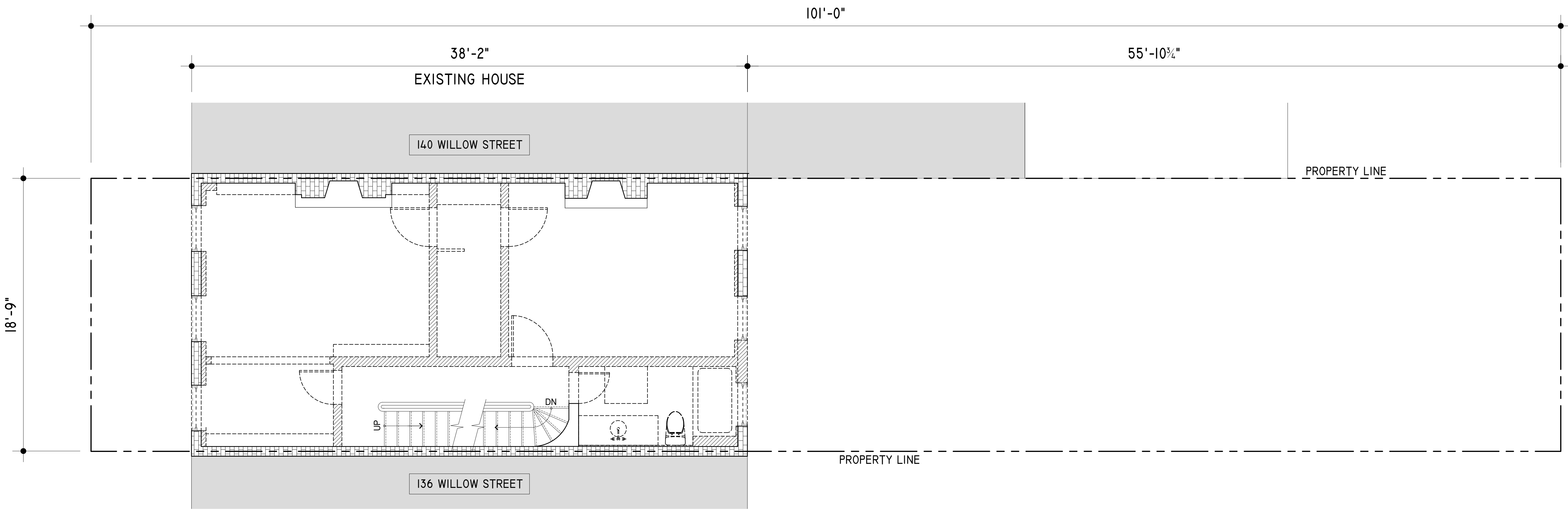
BASEMENT - PROPOSED PLAN



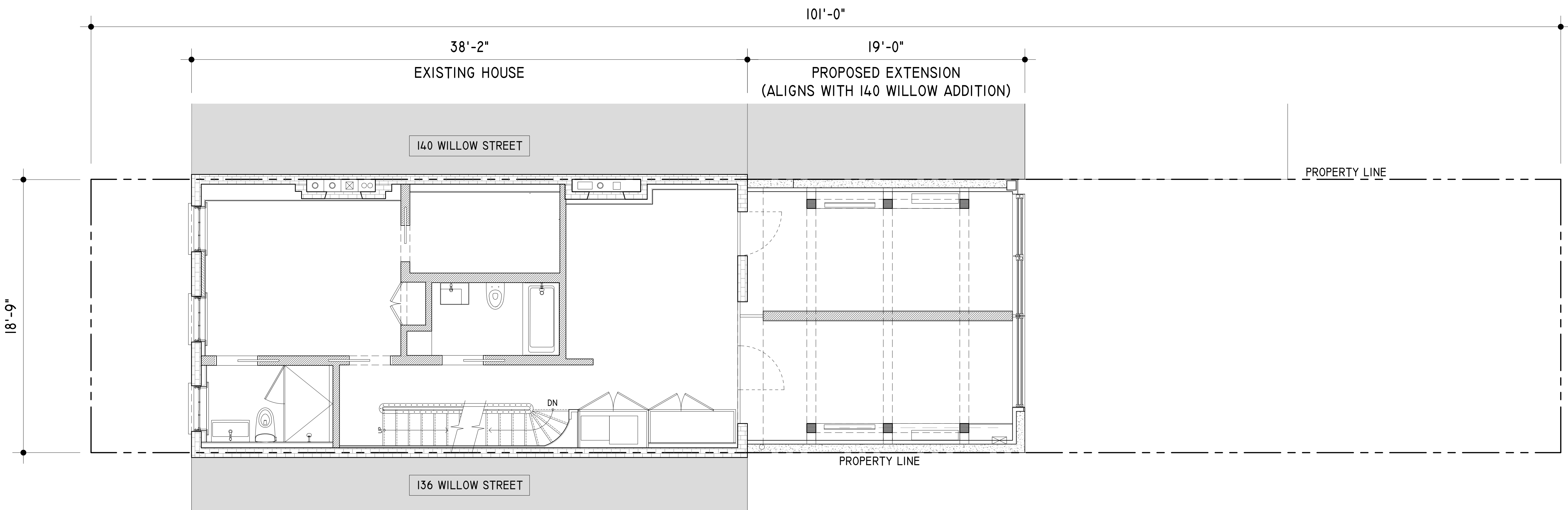
FIRST FLOOR - DEMOLITION PLAN



FIRST FLOOR - PROPOSED PLAN

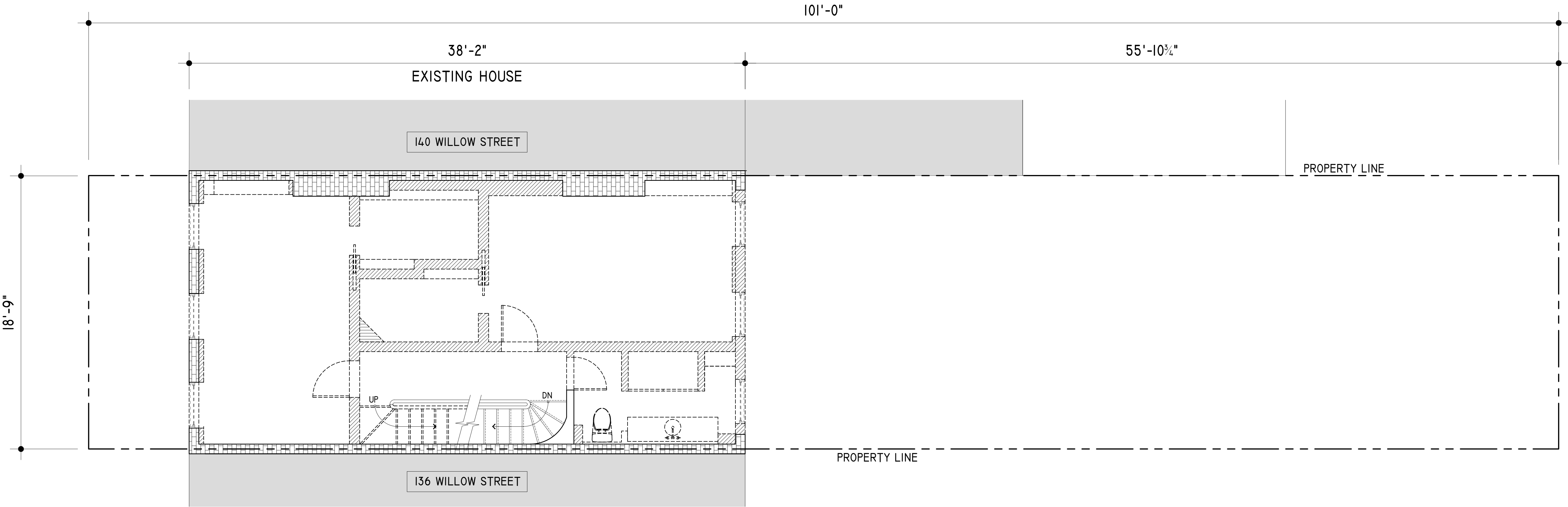


SECOND FLOOR - DEMOLITION PLAN

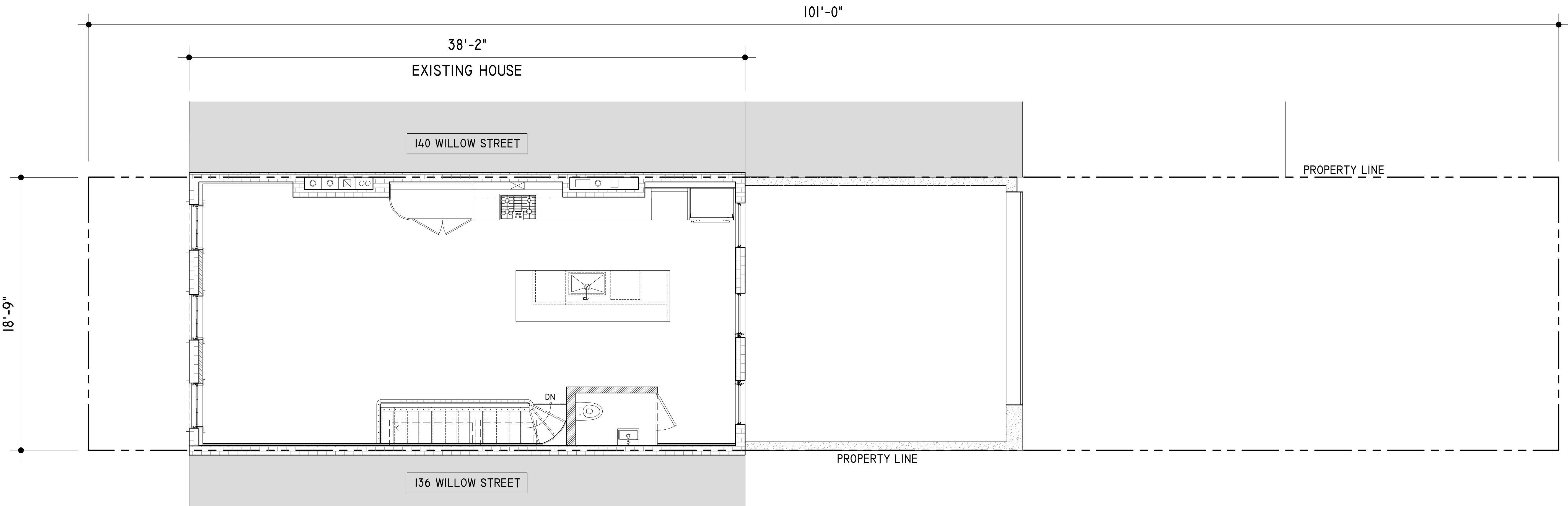


SECOND FLOOR - PROPOSED PLAN

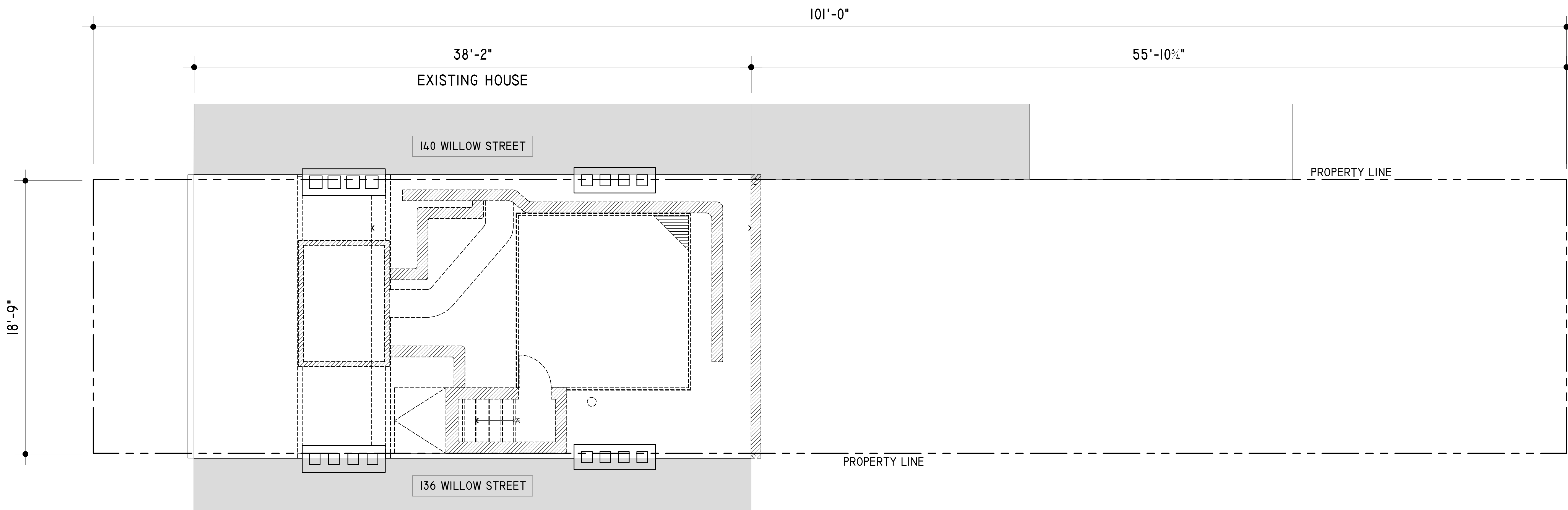
THIRD FLOOR - DEMOLITION AND PROPOSED PLAN



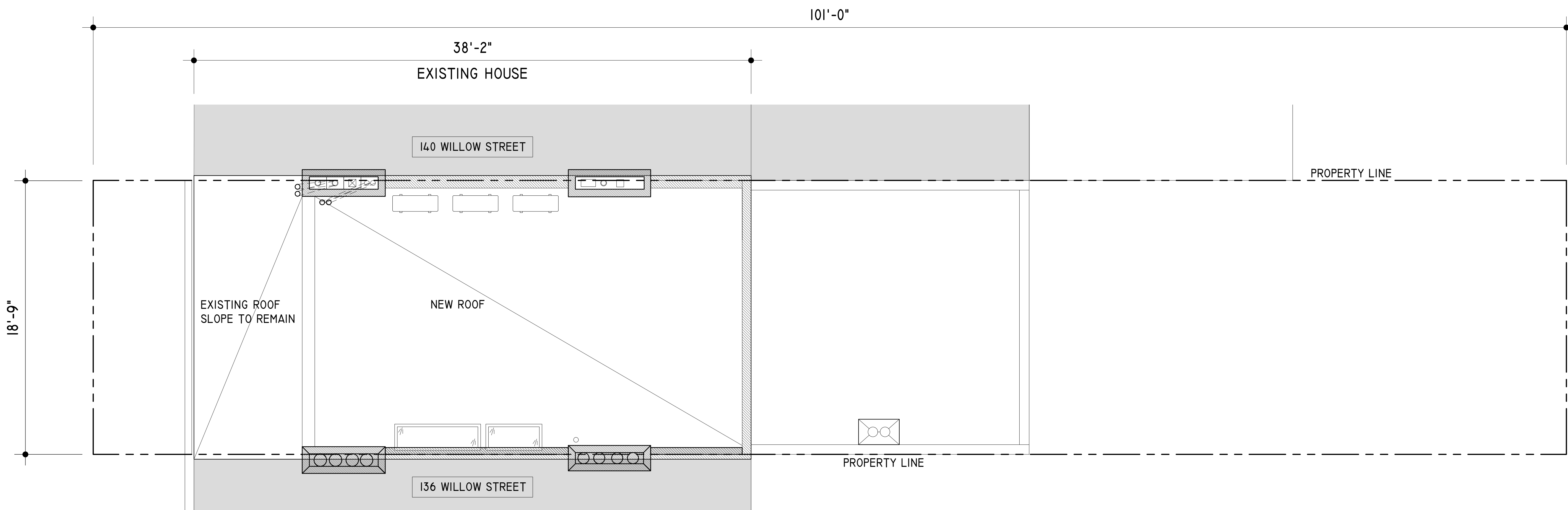
THIRD FLOOR - DEMOLITION PLAN



THIRD FLOOR - PROPOSED PLAN



ROOF - DEMOLITION PLAN



ROOF - PROPOSED PLAN