

# 535 1st Street Townhouse

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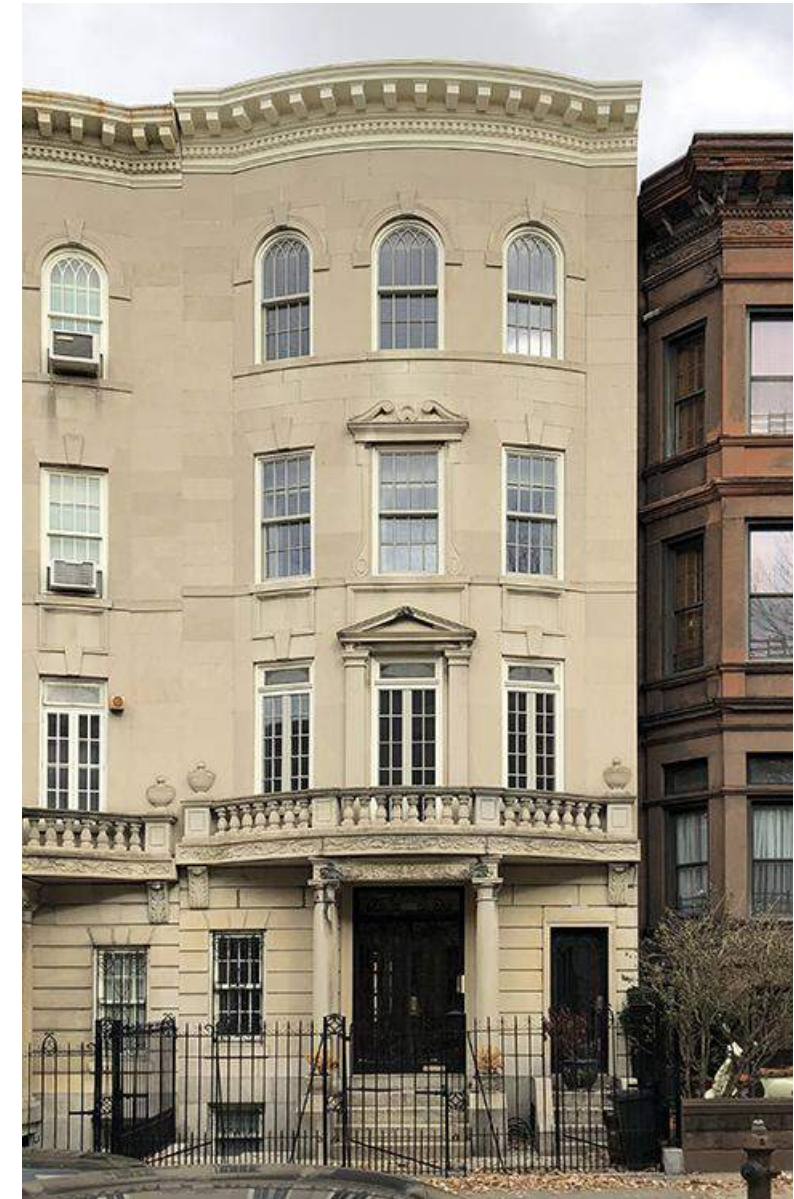
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LOCATION MAP

Outline of Park Slope Historic District  
LP-0709

Brooklyn Block 1075 - Lot 62



EXISTING FRONT FACADE



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BIRDS EYE VIEW - NORTH FACADE



BIRDS EYE VIEW - SOUTH FACADE



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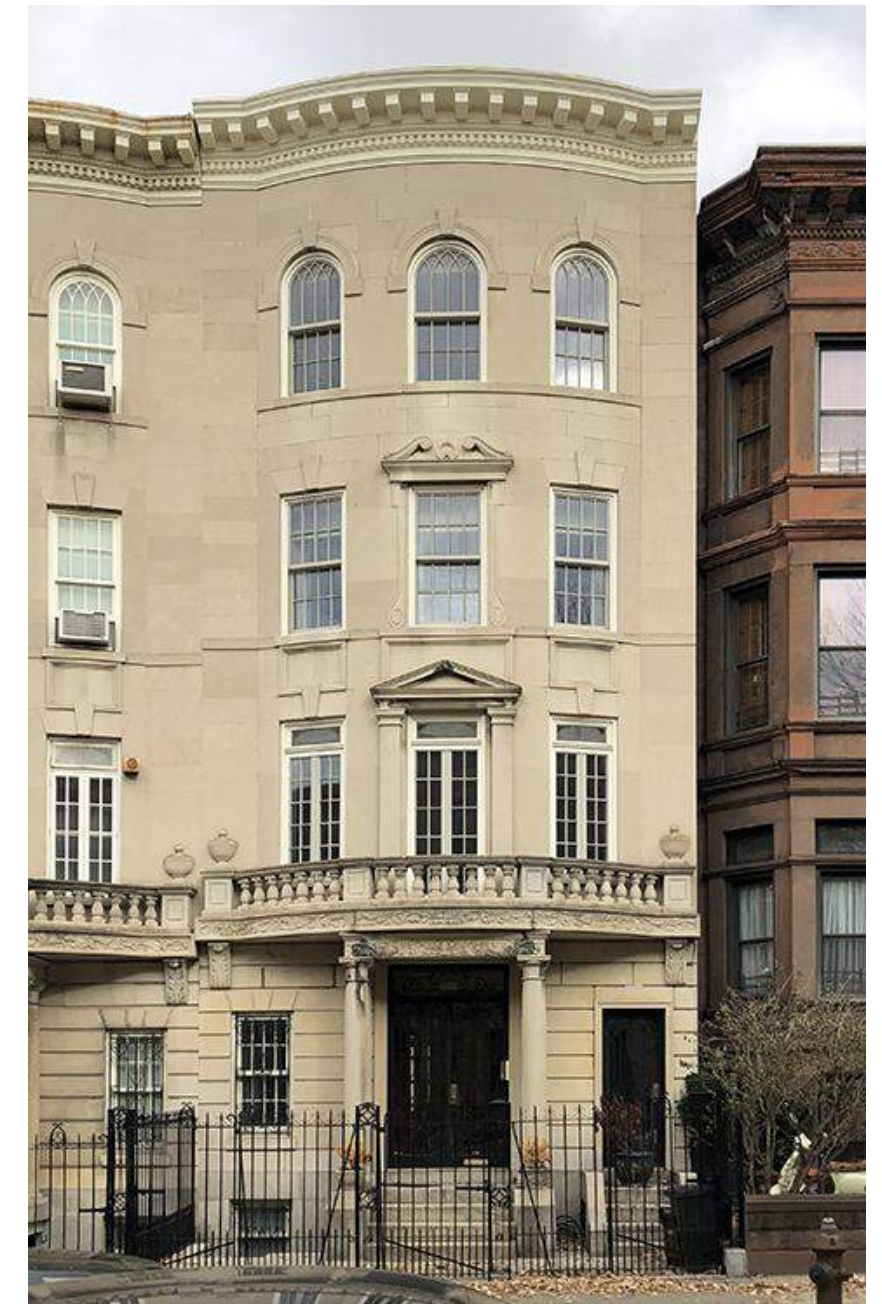
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1940s



1980s



2018

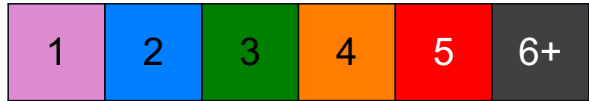
*"Nos. 527-535. This group of five limestone houses, on the north side, is unique in Park Slope. No. 527, which is two windows wide, was built in 1910 for owner Louis Bonert. The other four houses, which have three windows, were begun five years later for the same owner and were designed by Architect Fred W. Eisenla. These unusual houses have the formal elegance of of British Regency architecture, with details reminiscent of our federal style. While other houses on this block and in this area have projecting bays, these houses have handsome, shallow swell fronts above first floor level, spanning almost the entire width of each house. The flush ground floors are rusticated. Low granite stoops lead directly up to the main entrance of the english basements (first floors), and separate, smaller stoops at the sides lead to the service doors. At the central entrances are porches, each with two pairs of free standing columns. These porches are surmounted by low balustrades extending across the facades of the house, following the curves of the swell fronts. The balustrades, carried out by brackets and columns are ornamented at their bases by foliate bands and at their ends by stone urns. The swell-fronts of the upper three stories of these houses are rather simple and make a pleasant contrast with the ornate English basements. The repetition of round-arched federal windows with interlacing munitns at the top floor help to unify the facades. The modillioned roof cornices conform to the curves of the swell fronts, thus creating a pleasing undulation. The front yards of these houses are enclosed by high wrought iron fences, which are very simple, and light in character. - Park Slope Designation Report 1973*



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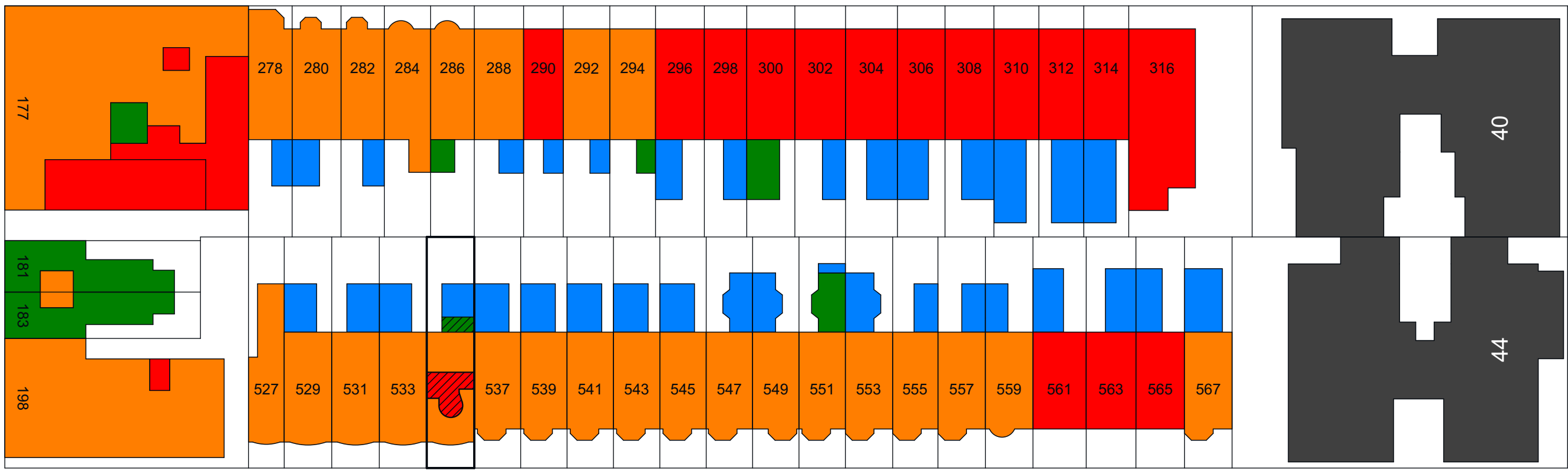
# STORIES EXISTING

# STORIES PROPOSED



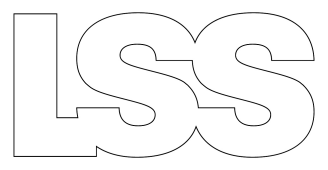
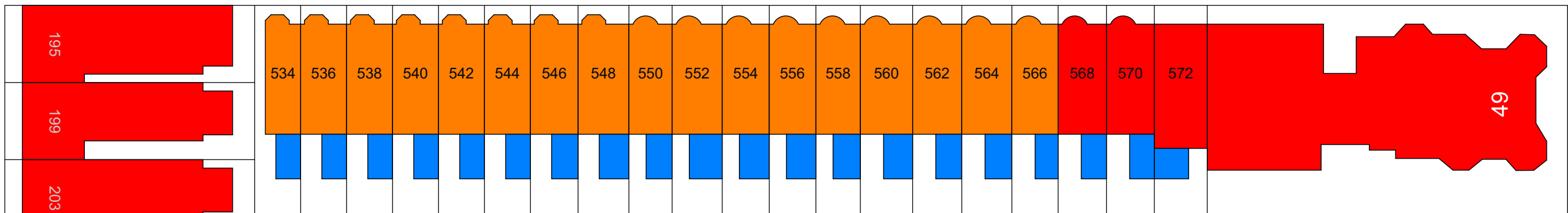
GARFIELD PLACE

8TH AVENUE



PROSPECT PARK WEST

1ST STREET



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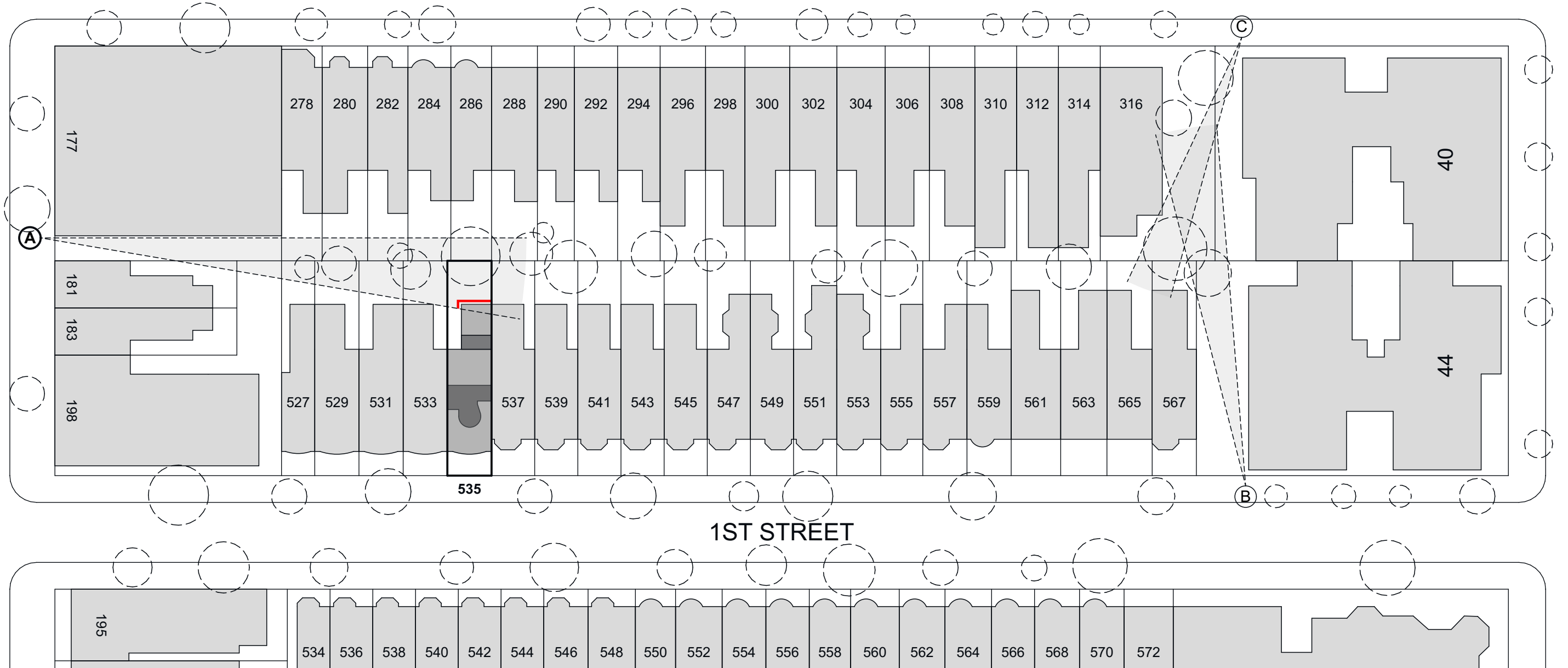
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**5**  
Block Building Heights  
1" = 50'

8TH AVENUE

GARFIELD PLACE

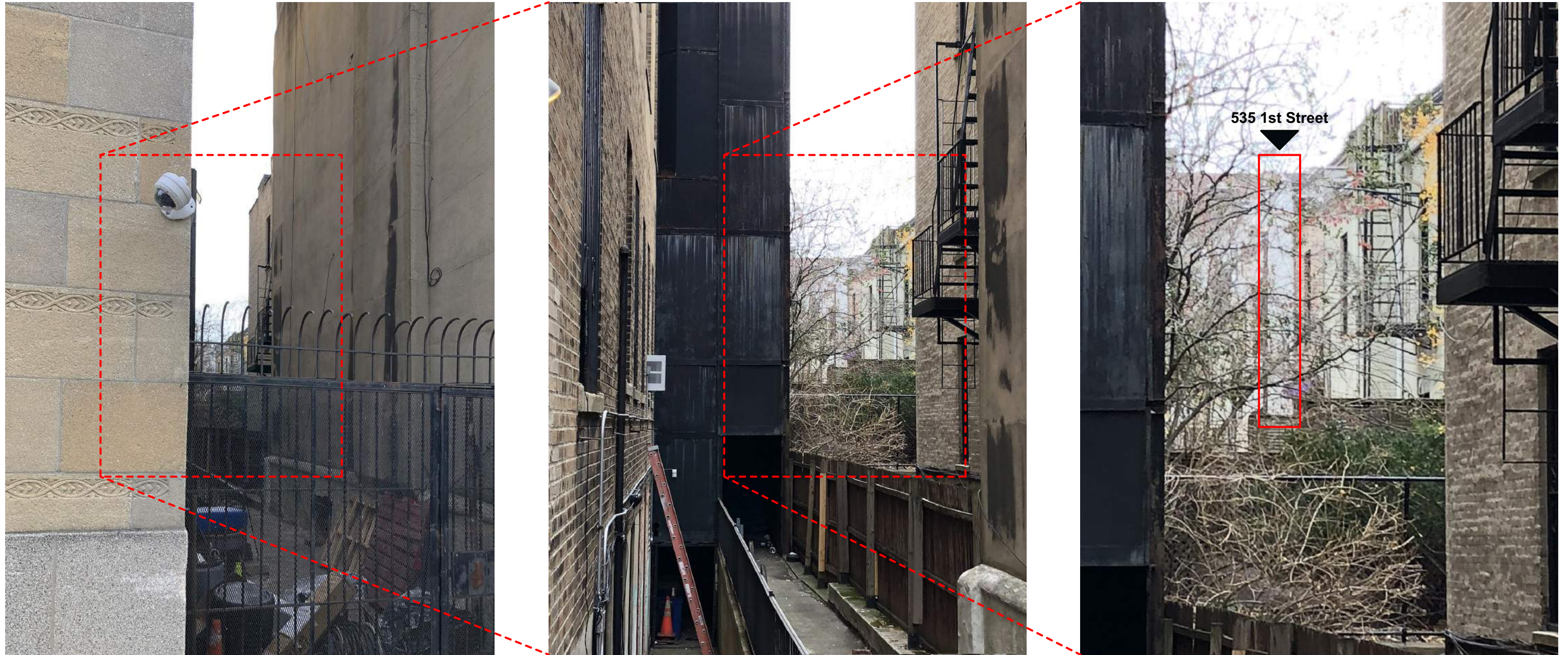
PROSPECT PARK WEST



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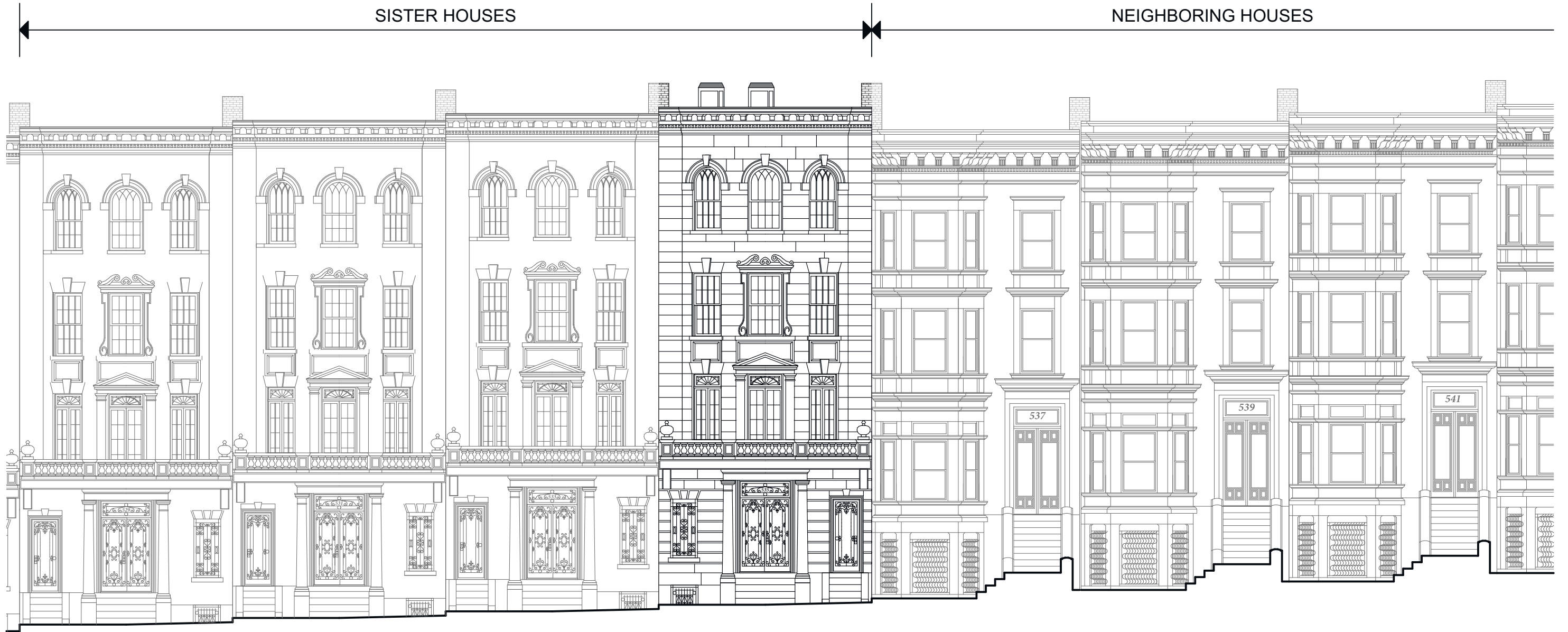
VIEW A - PHOTOS



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SISTER HOUSES

NEIGHBORING HOUSES



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NEIGHBORING HOUSES

SISTER HOUSES



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Existing Lower Rear Facade Photo



Existing Upper Rear Facade Photo



Existing Rear Yard Photo



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**535**



**539**

**537**



**533**

**531**



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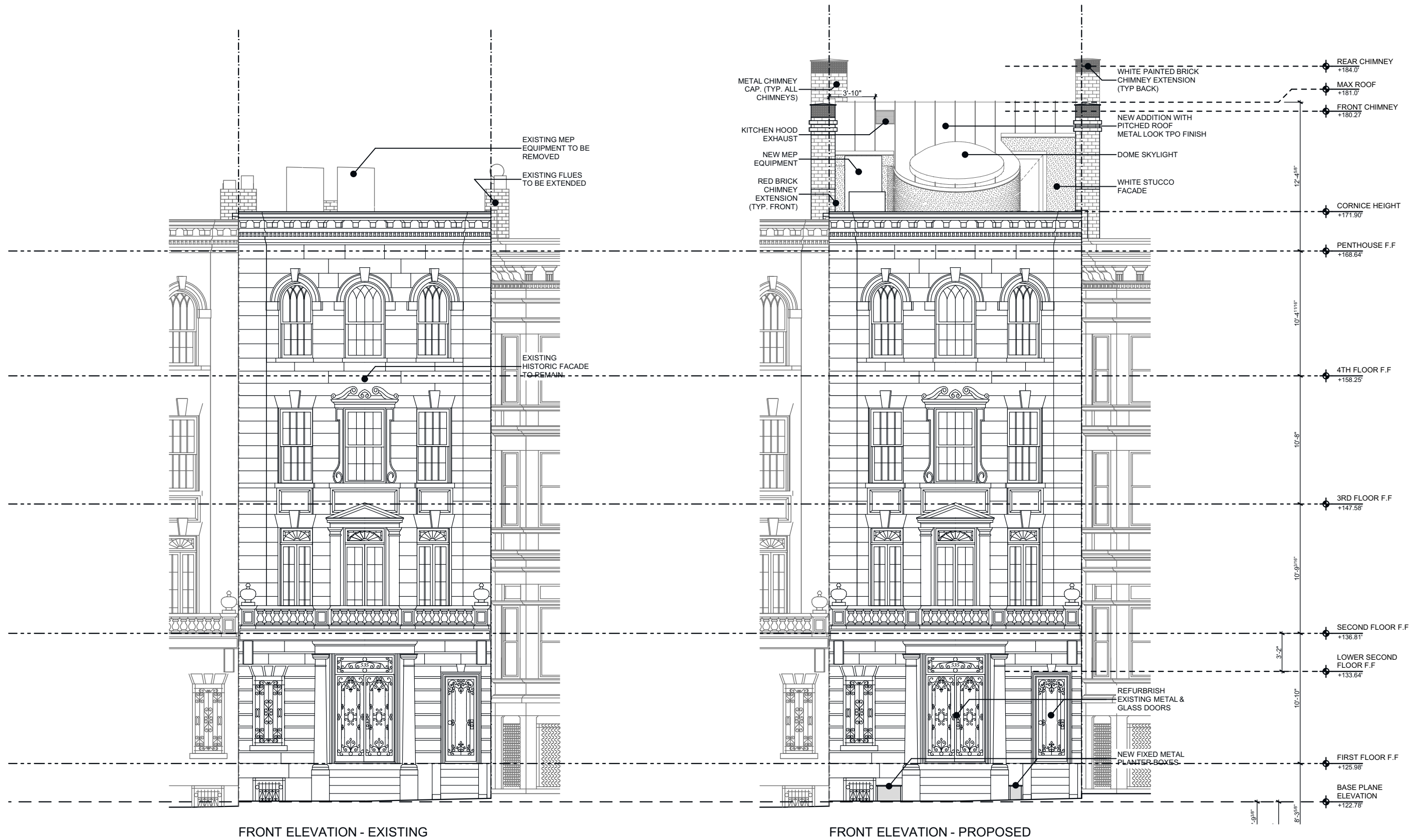
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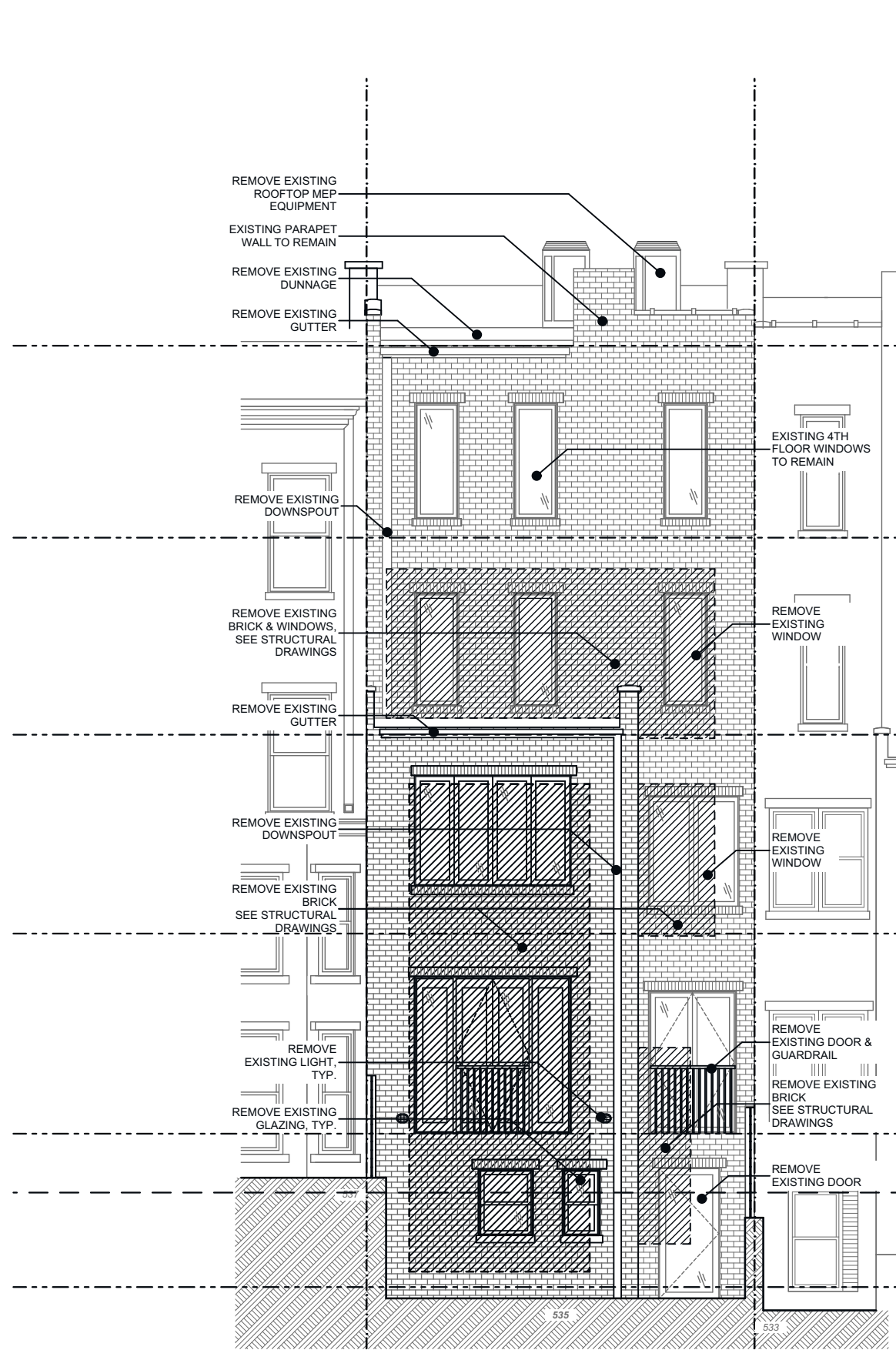
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Existing Rear Additions Inside Block  
1" = 1'-0"

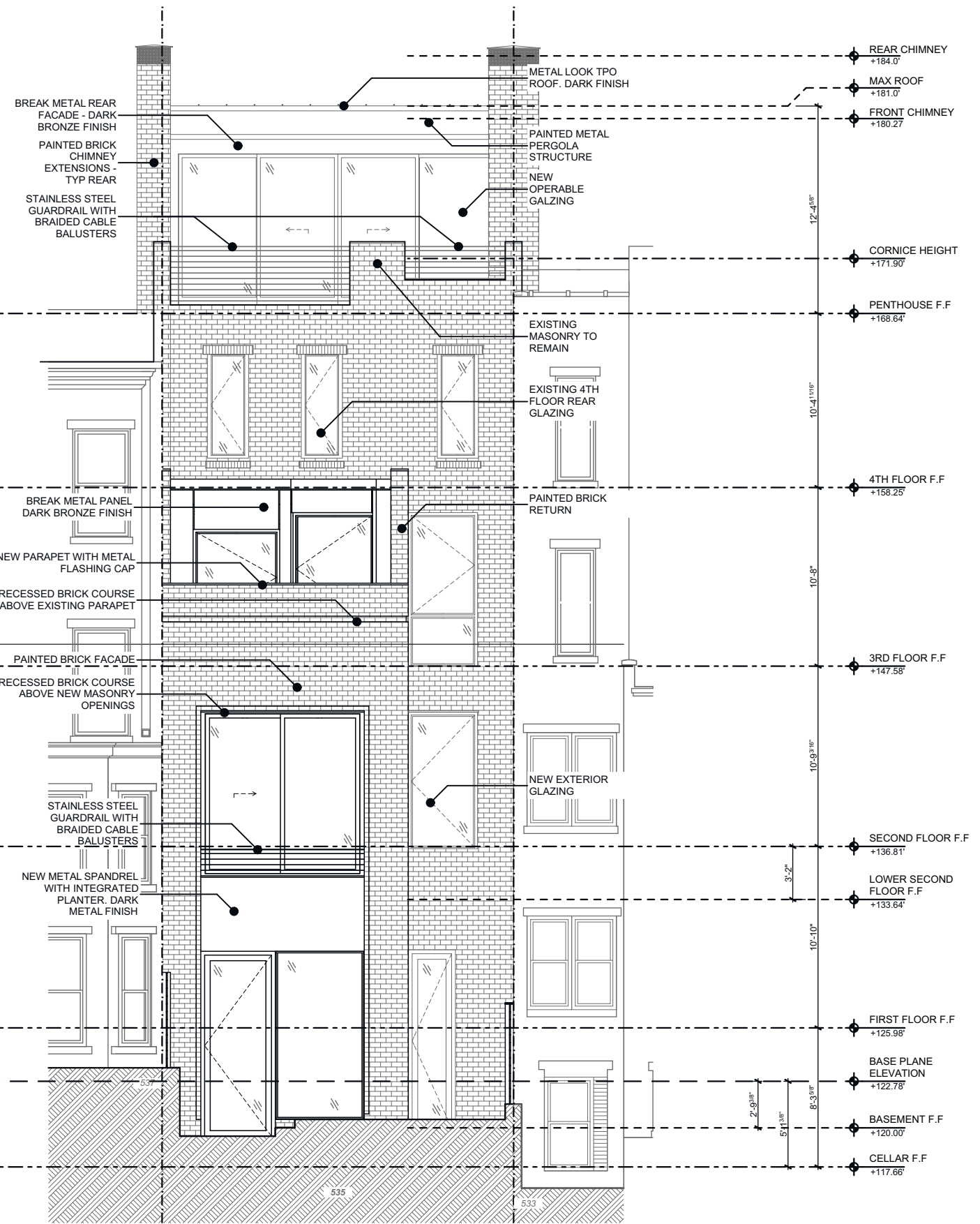


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REAR ELEVATION - EXISTING



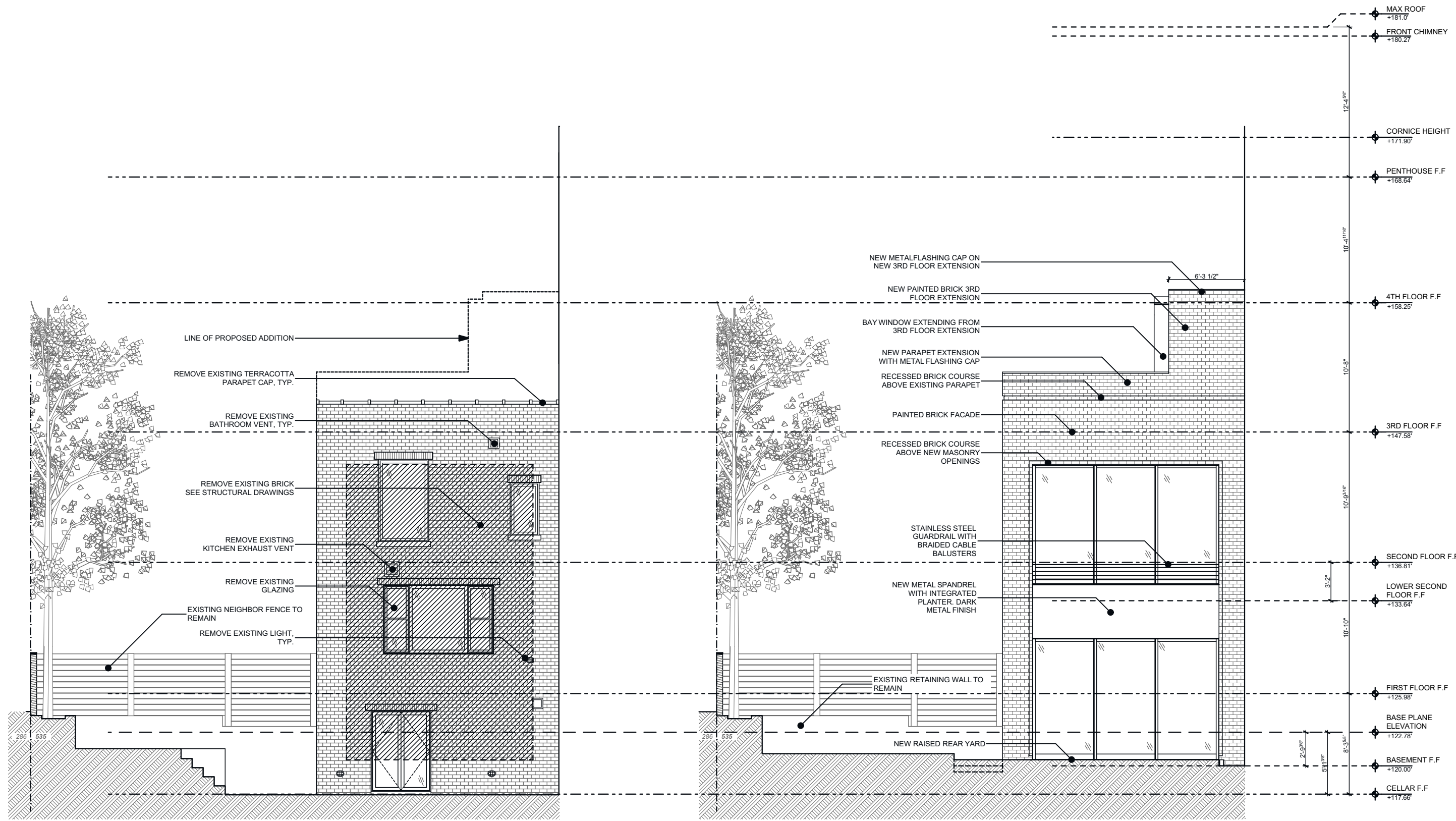
REAR ELEVATION - PROPOSED

- REAR CHIMNEY +184.0'
- MAX ROOF +181.0'
- FRONT CHIMNEY +180.27'
- CORNICE HEIGHT +171.90'
- PENTHOUSE F.F. +168.64'
- 4TH FLOOR F.F. +158.25'
- 3RD FLOOR F.F. +147.58'
- SECOND FLOOR F.F. +136.81'
- LOWER SECOND FLOOR F.F. +133.64'
- FIRST FLOOR F.F. +125.98'
- BASE PLANE ELEVATION +122.78'
- BASEMENT F.F. +120.00'
- CELLAR F.F. +117.66'



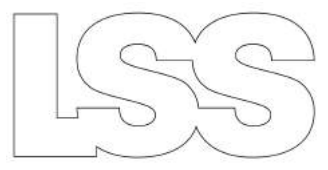
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SIDE ELEVATION - EXISTING

SIDE ELEVATION - PROPOSED



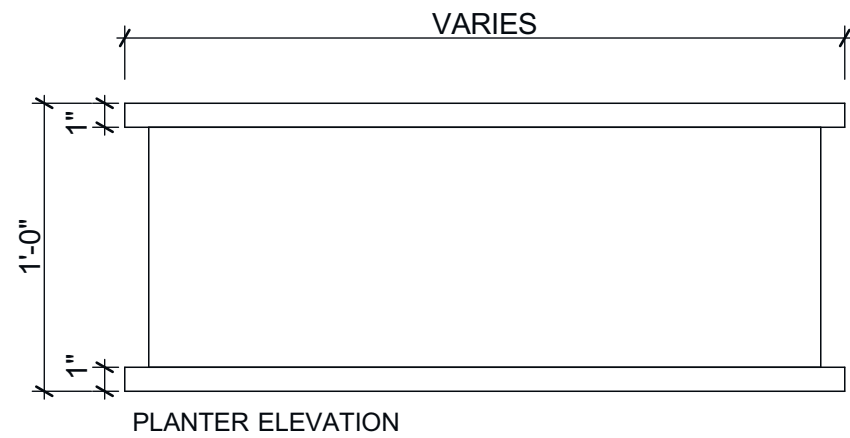
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FRONT ELEVATION - PROPOSED



VERNACULAR PLANTERBOX

12" TALL METAL PLANTERS - PAINTED BLACK TO MEET WROUGHT IRON FENCE



ENTRY AREAWAY - BEFORE



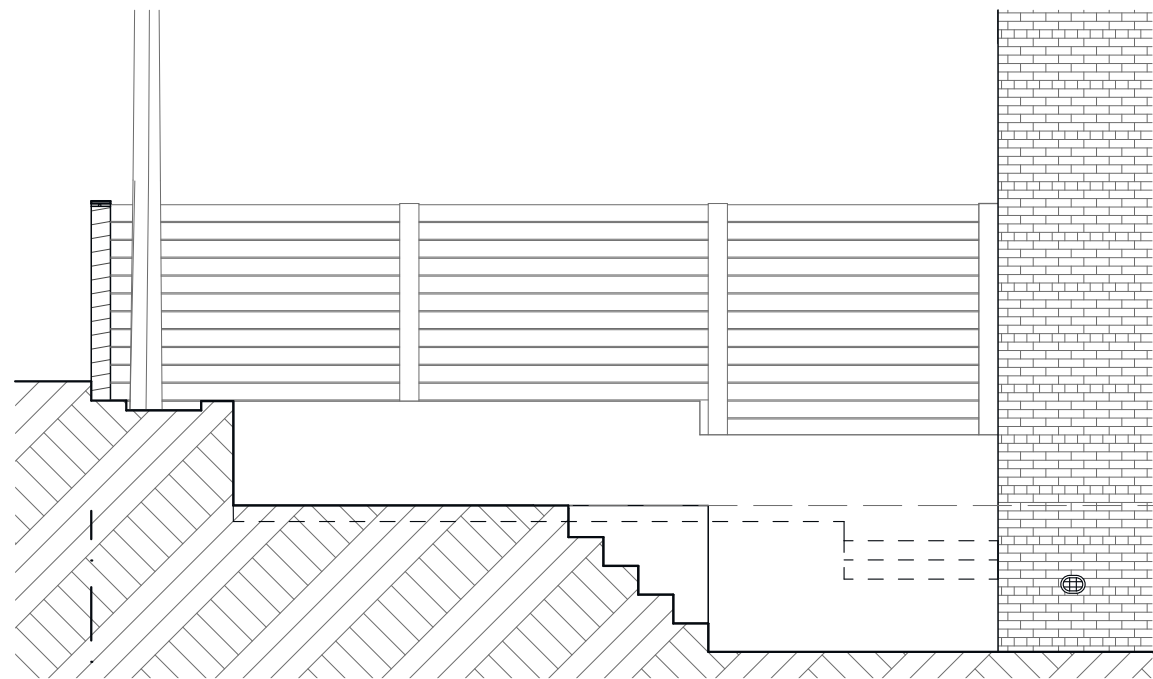
ENTRY AREAWAY - PROPOSED



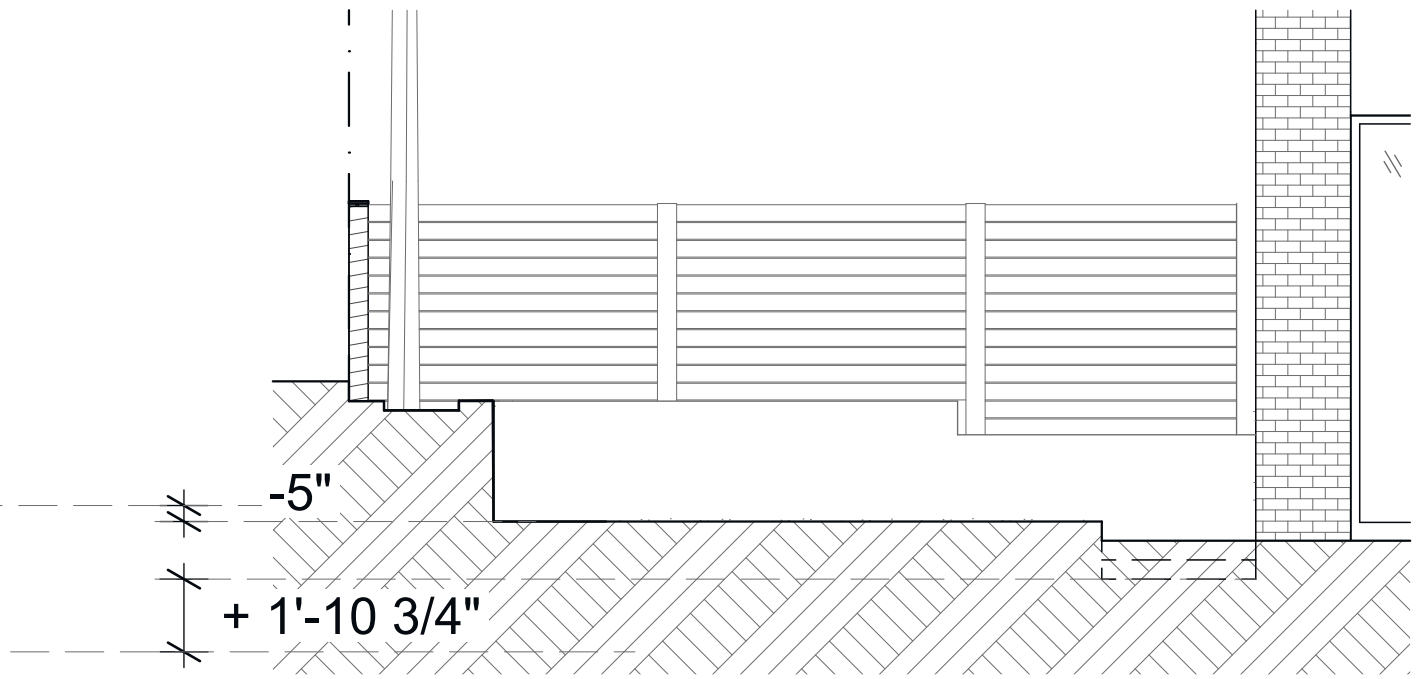
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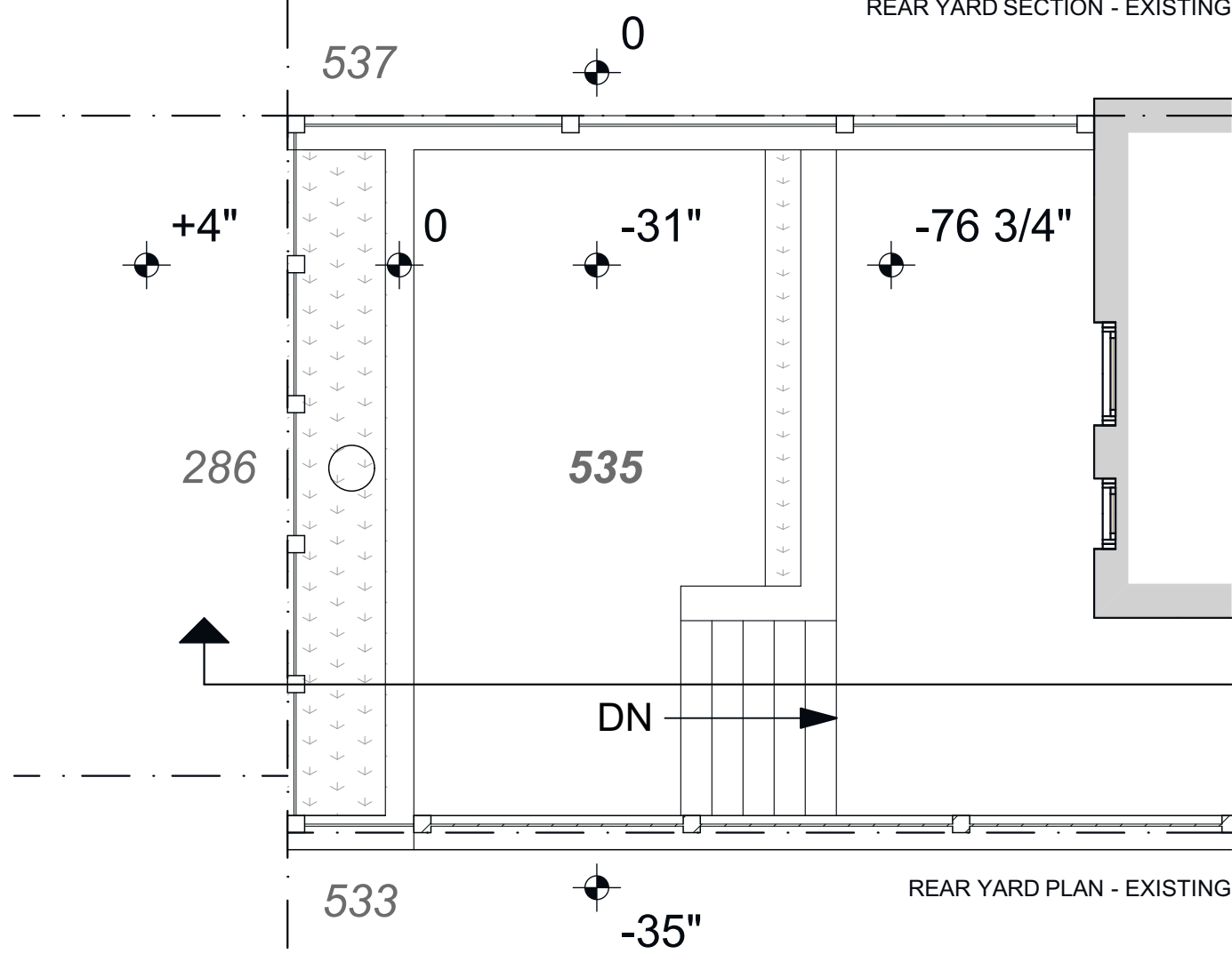
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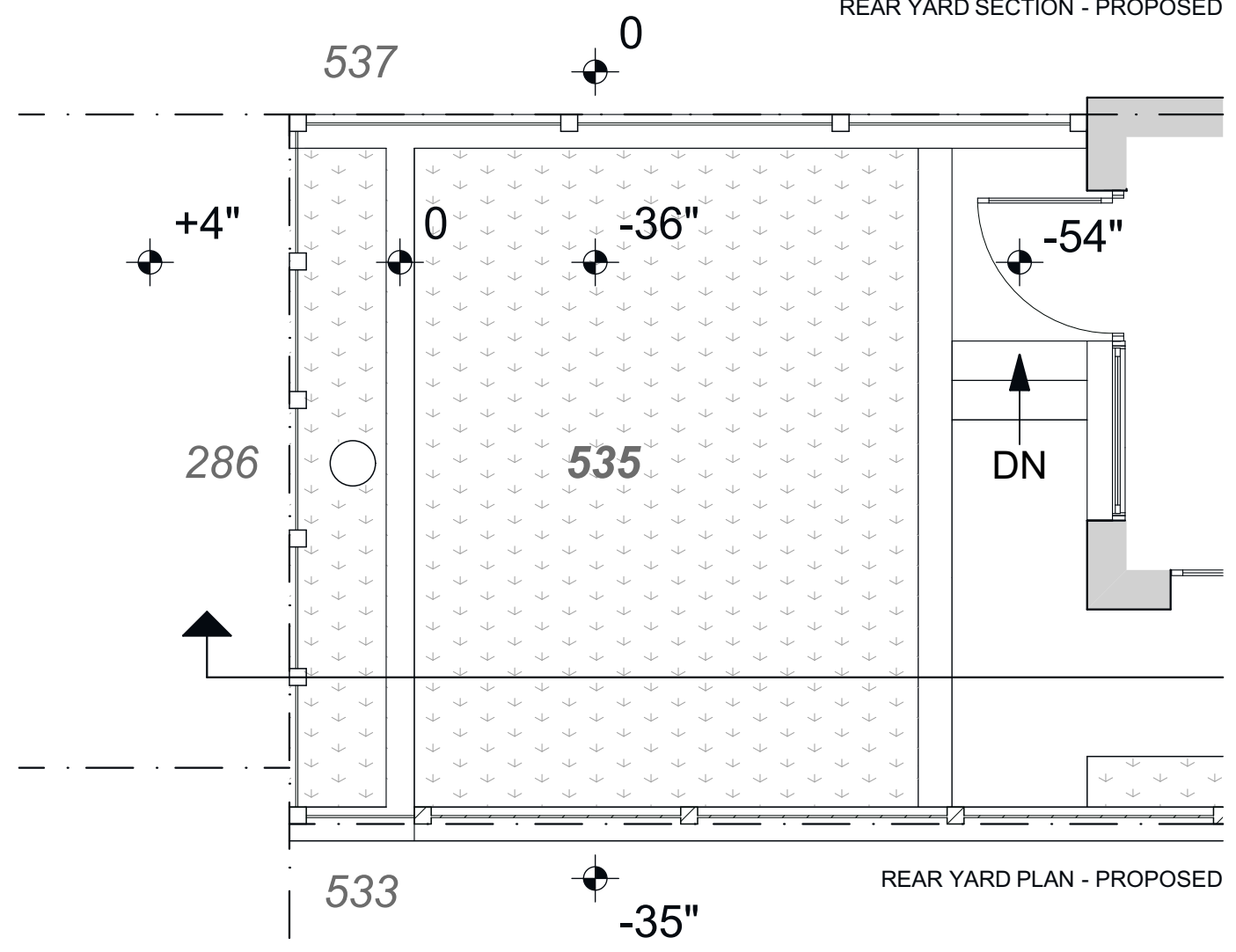
REAR YARD SECTION - EXISTING



REAR YARD SECTION - PROPOSED



REAR YARD PLAN - EXISTING



REAR YARD PLAN - PROPOSED



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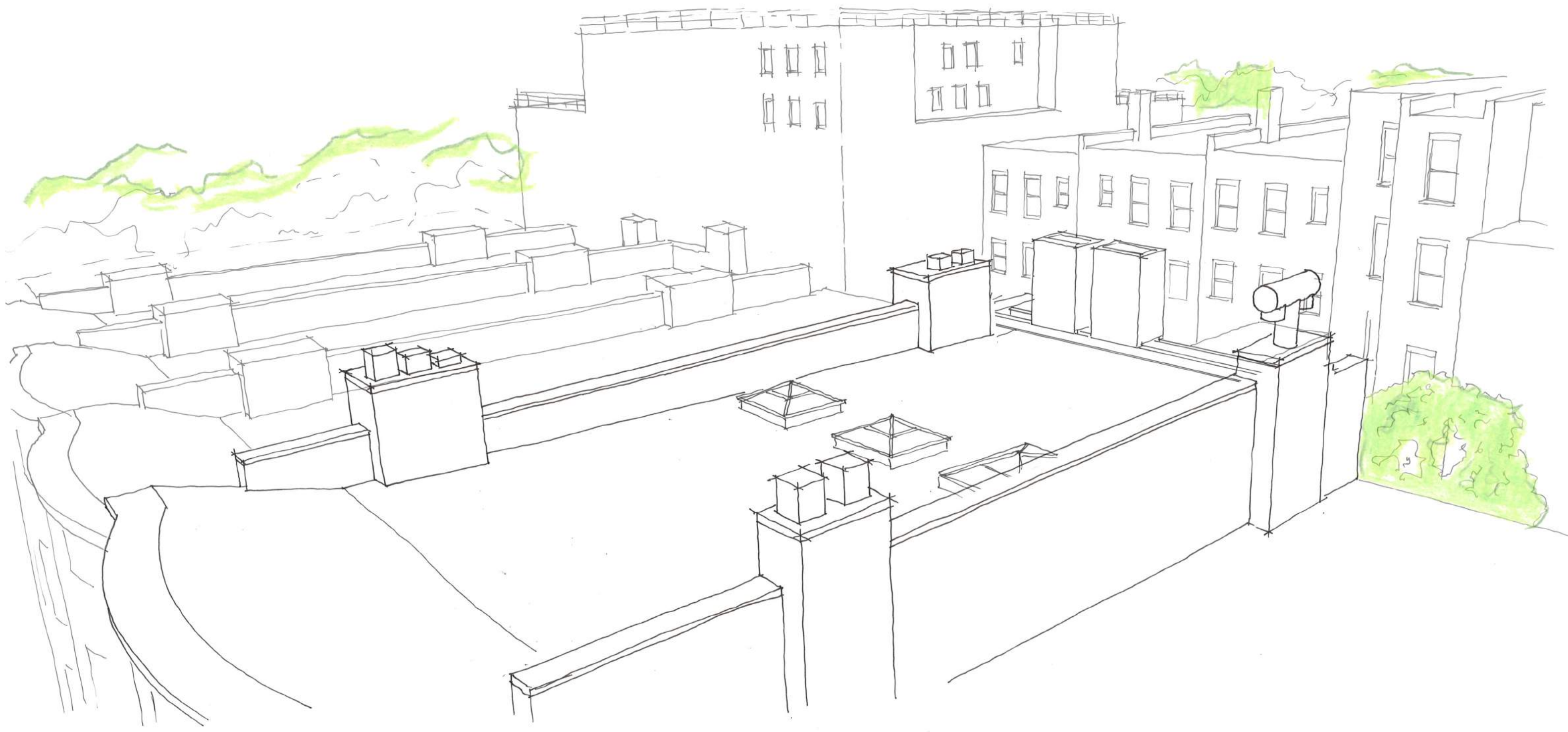
Back Facade Perspective Before



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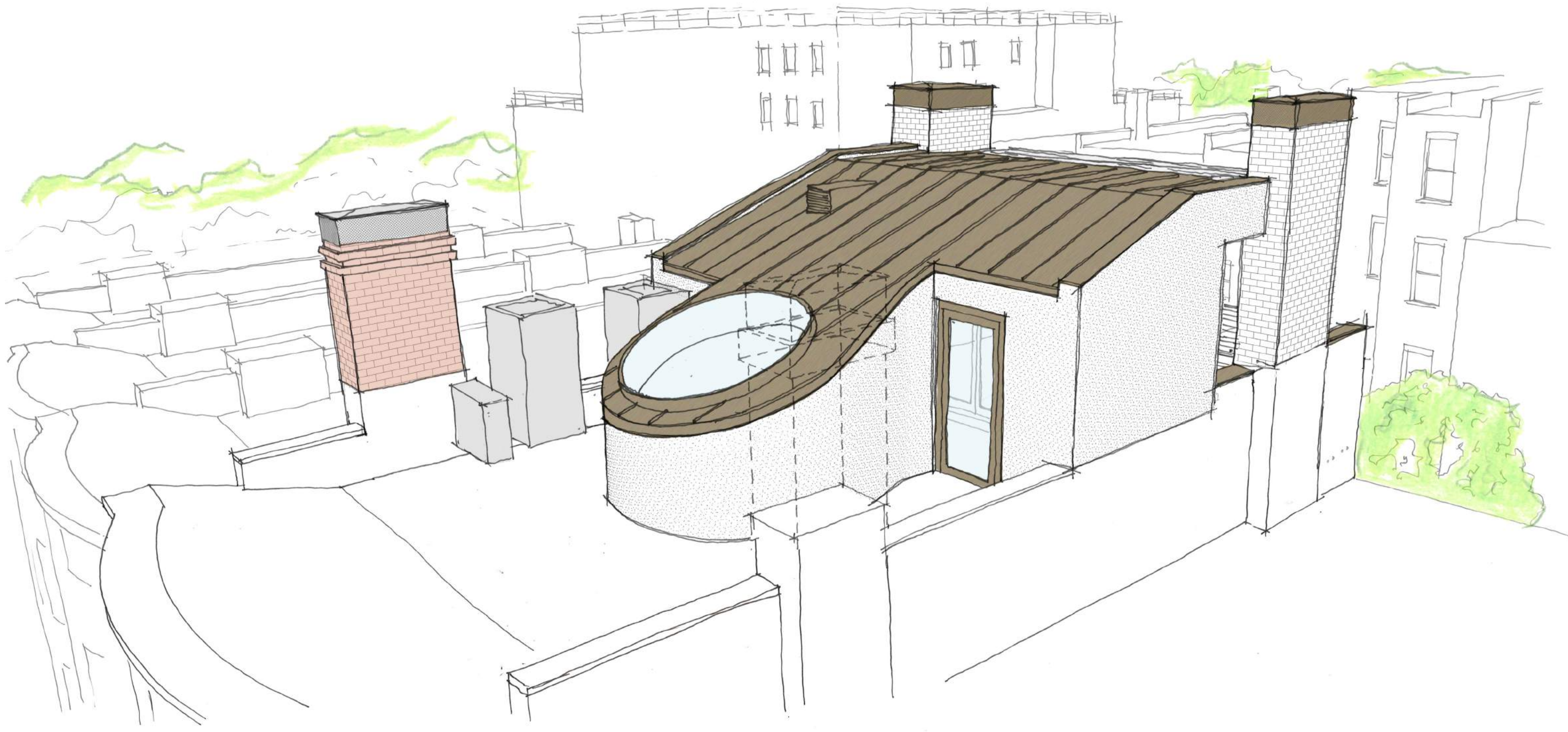
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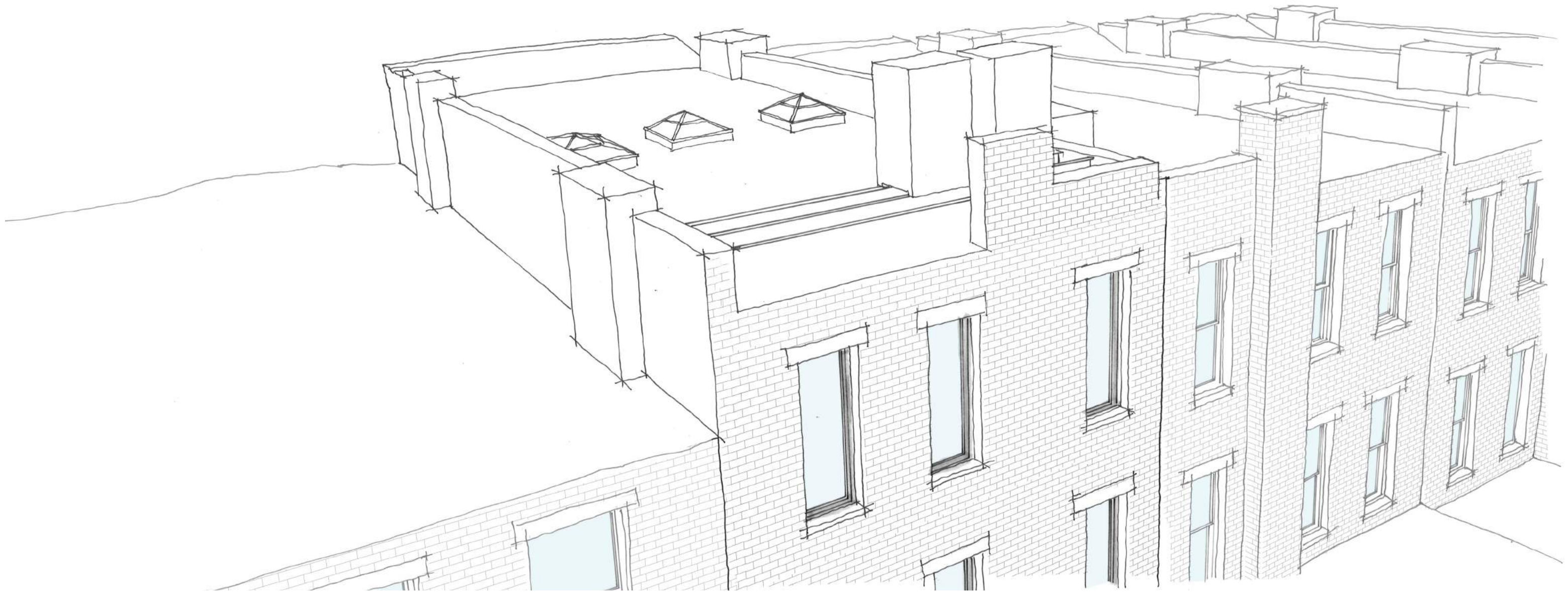
Rooftop Perspective Before



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Rooftop Perspective Before



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Rooftop Perspective After



BEFORE



PROPOSED



MOCKUP



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Street View Looking East

BEFORE



PROPOSED



MOCKUP



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BEFORE



PROPOSED



MOCKUP

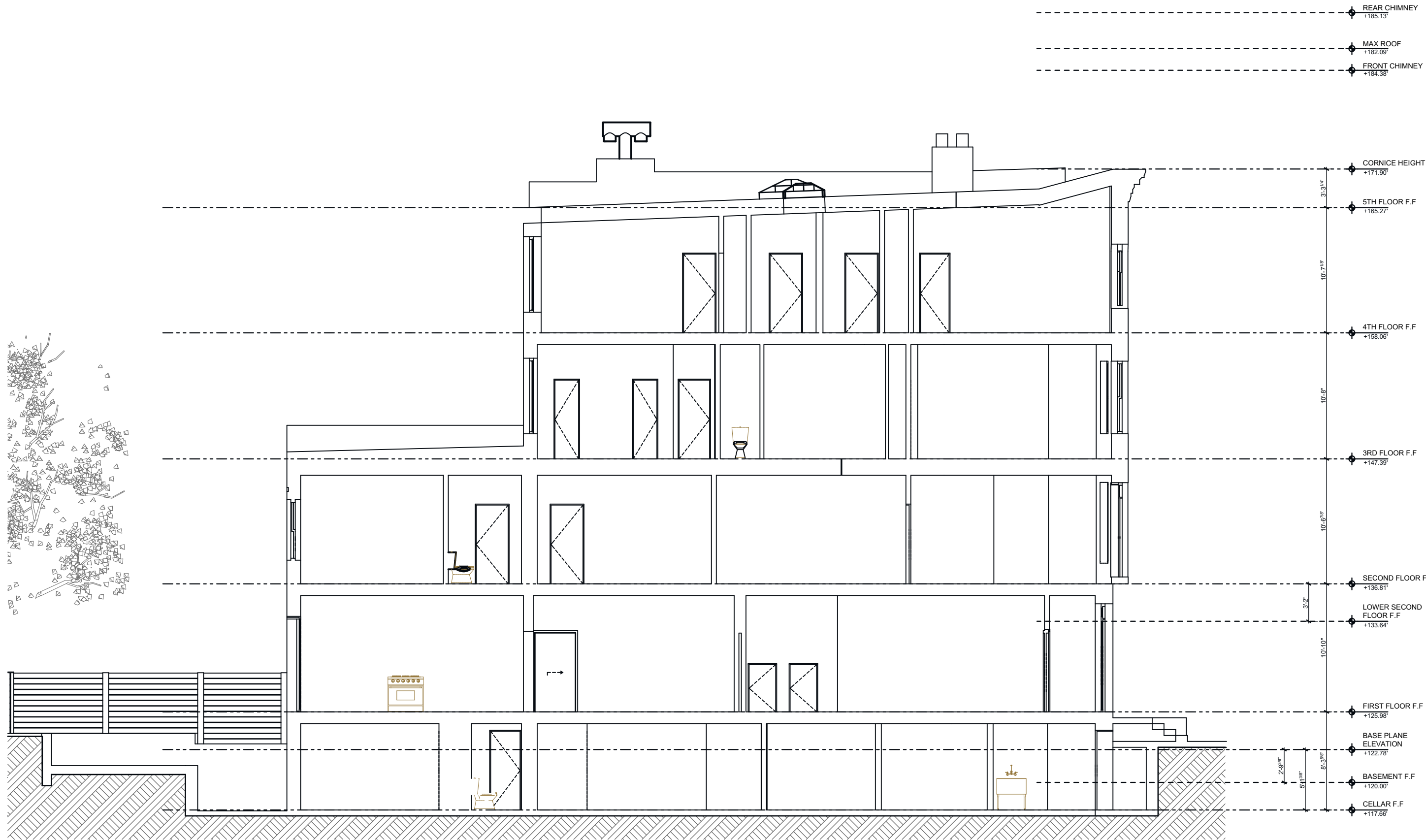


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26a

Street View Looking West

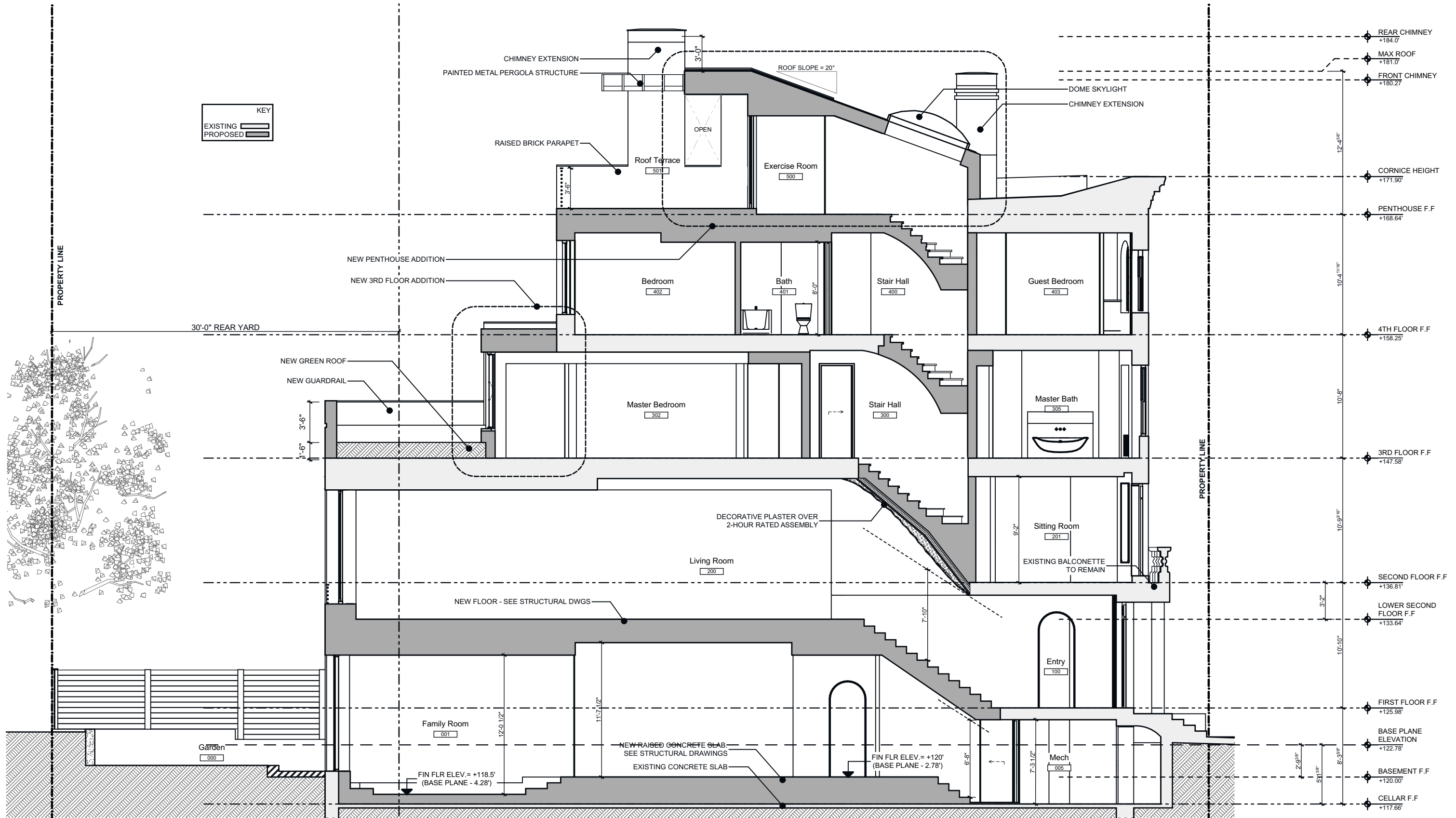


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Section Before  
 1/8" = 1'-0"

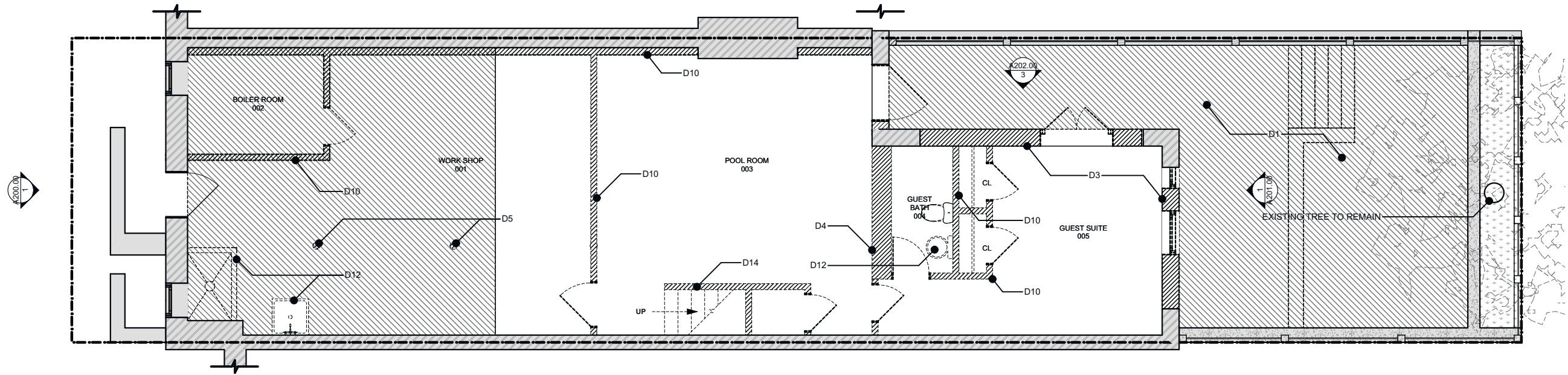


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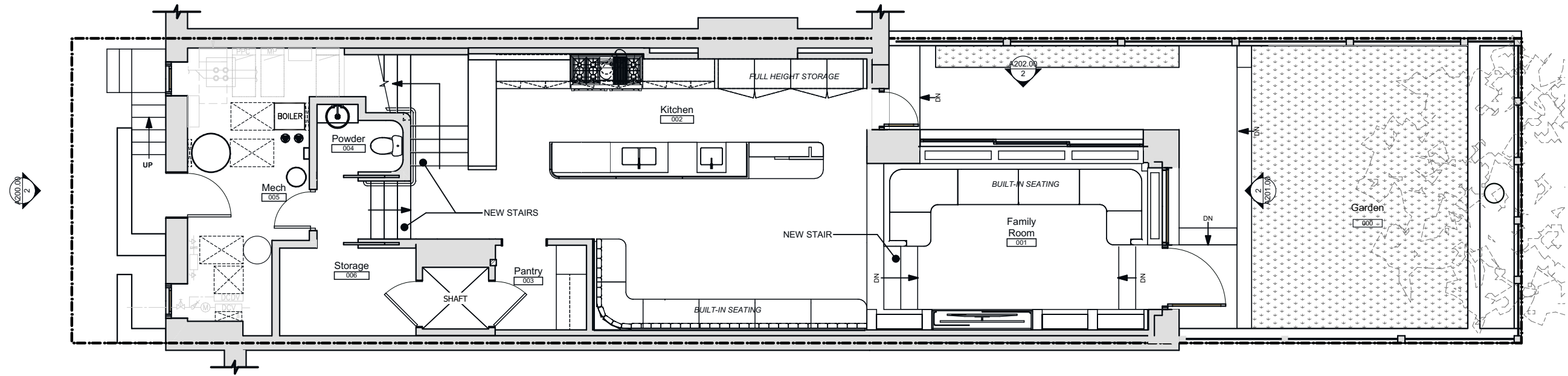
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Section After  
 1/8" = 1'-0"



**2** -1. Cellar Demolition Plan  
SCALE: 1/8" = 1'-0"

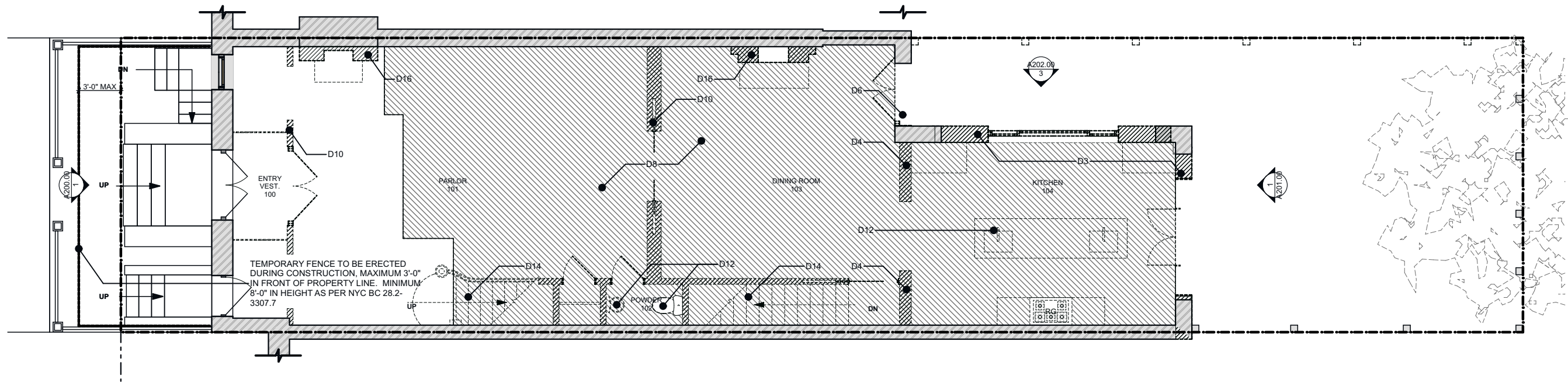


**1** -1. Cellar / Garden Level Plan  
SCALE: 1/8" = 1'-0"

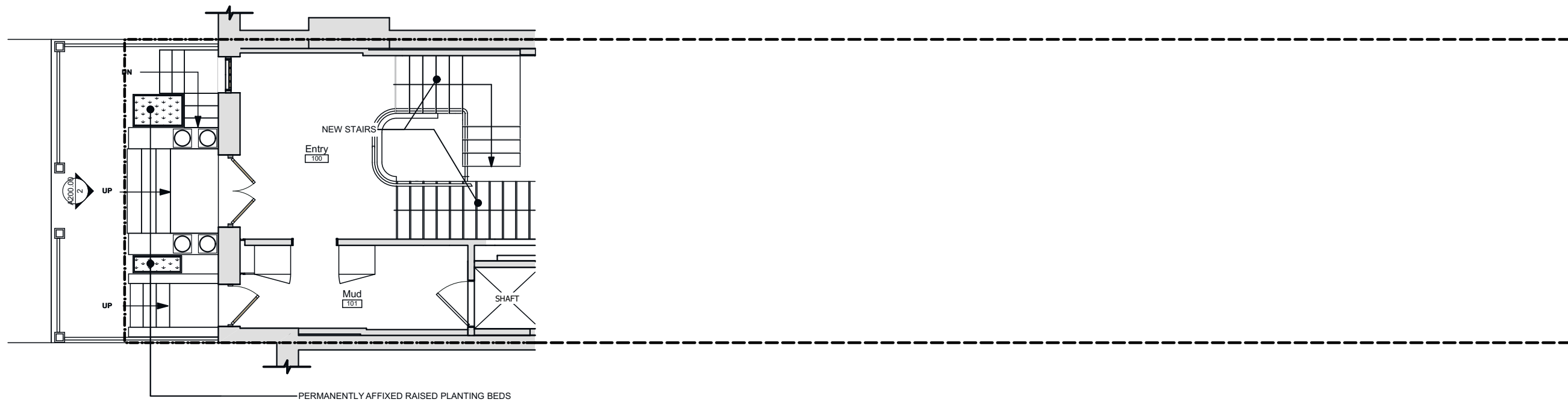


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**1. First Floor Demolition Plan**  
SCALE: 1/8" = 1'-0"

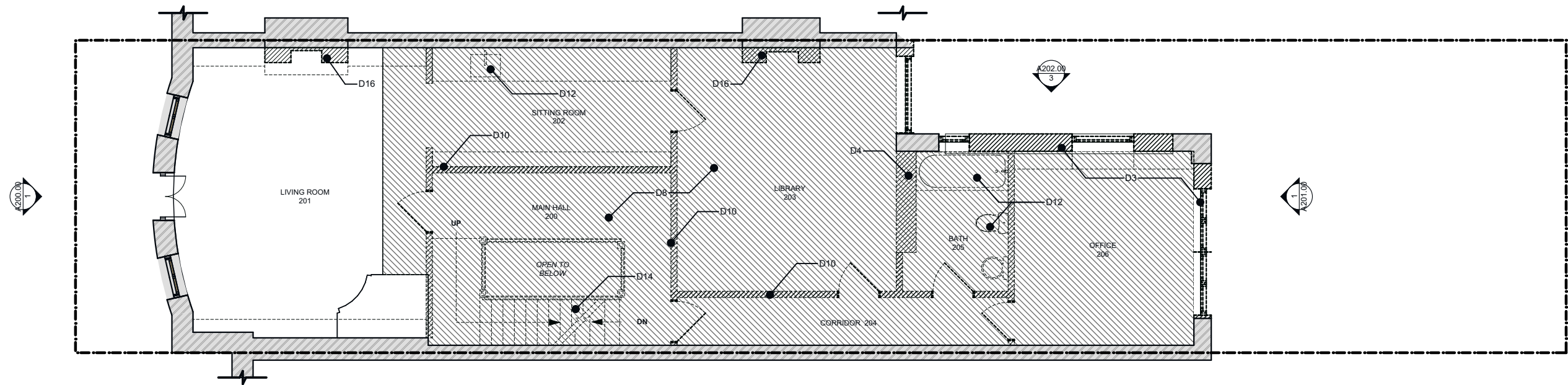


**2. First Floor Plan**  
SCALE: 1/8" = 1'-0"

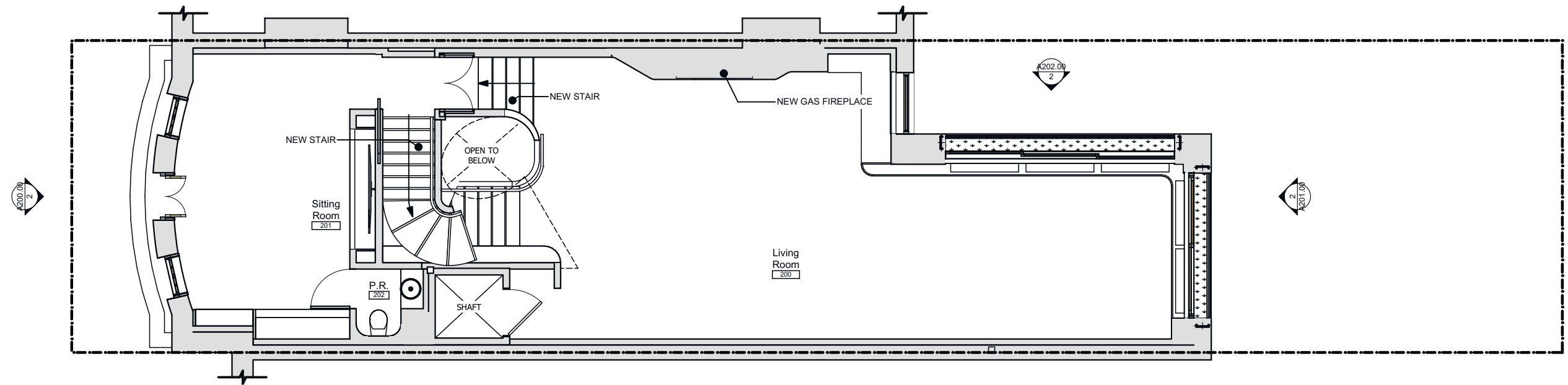


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**1** 2. 2nd Floor Demolition Plan  
SCALE: 1/8" = 1'-0"



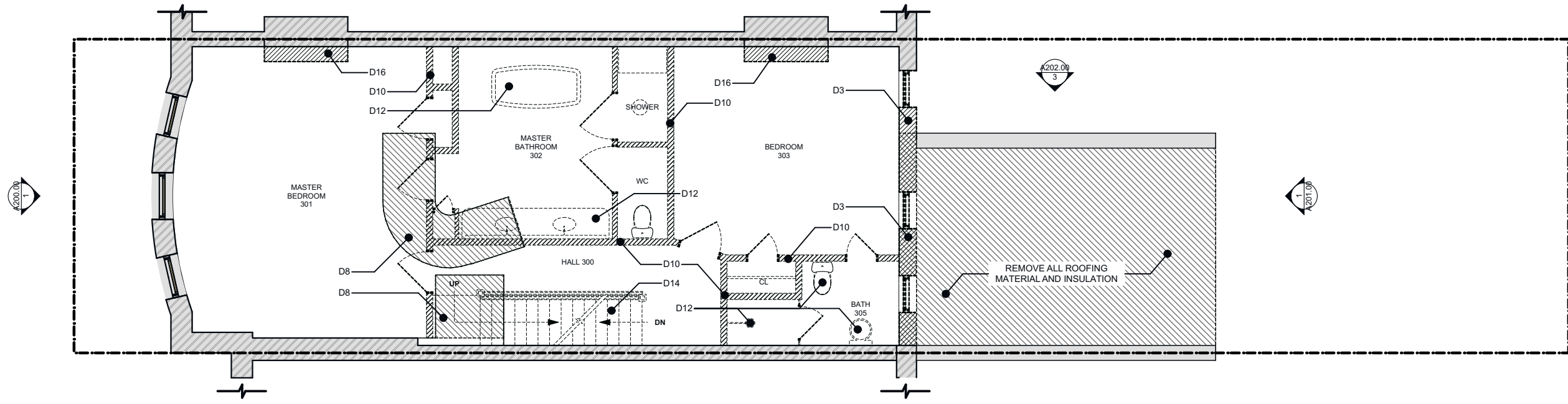
**2** 2nd Floor Plan  
SCALE: 1/8" = 1'-0"



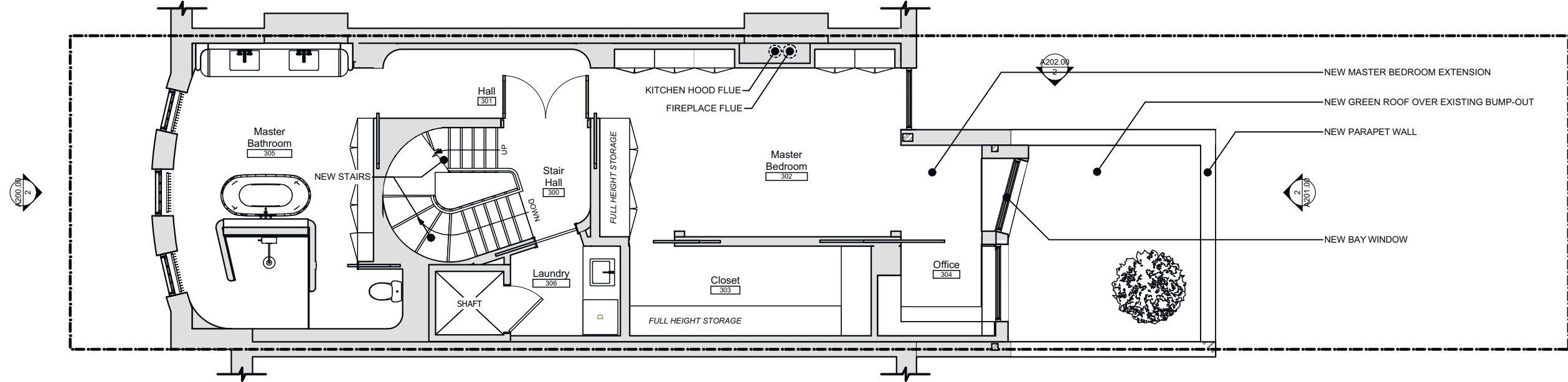
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1 3. 3rd Floor Demolition Plan  
SCALE: 1/8" = 1'-0"

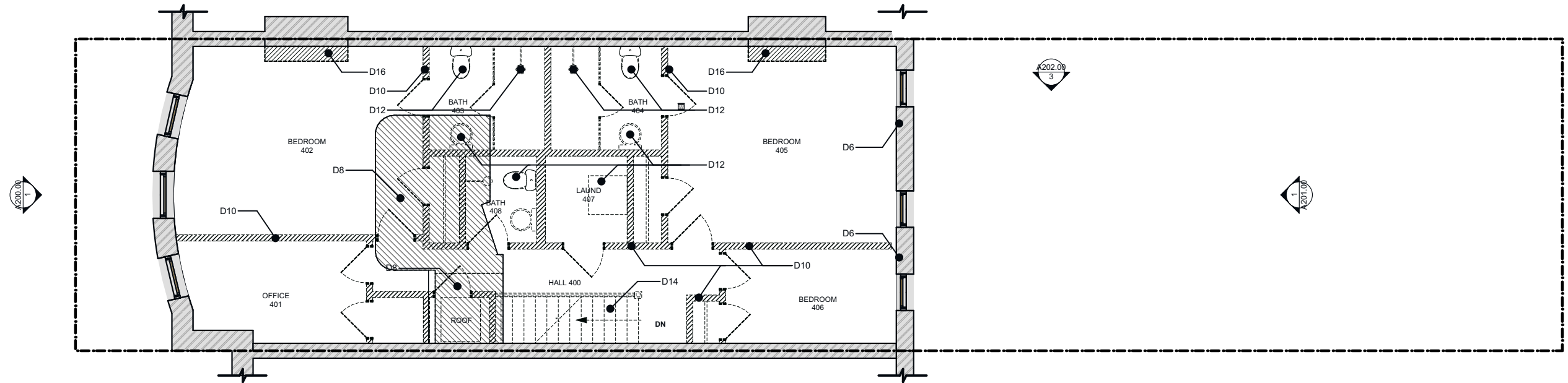


2 3. 3rd Floor Plan  
SCALE: 1/8" = 1'-0"

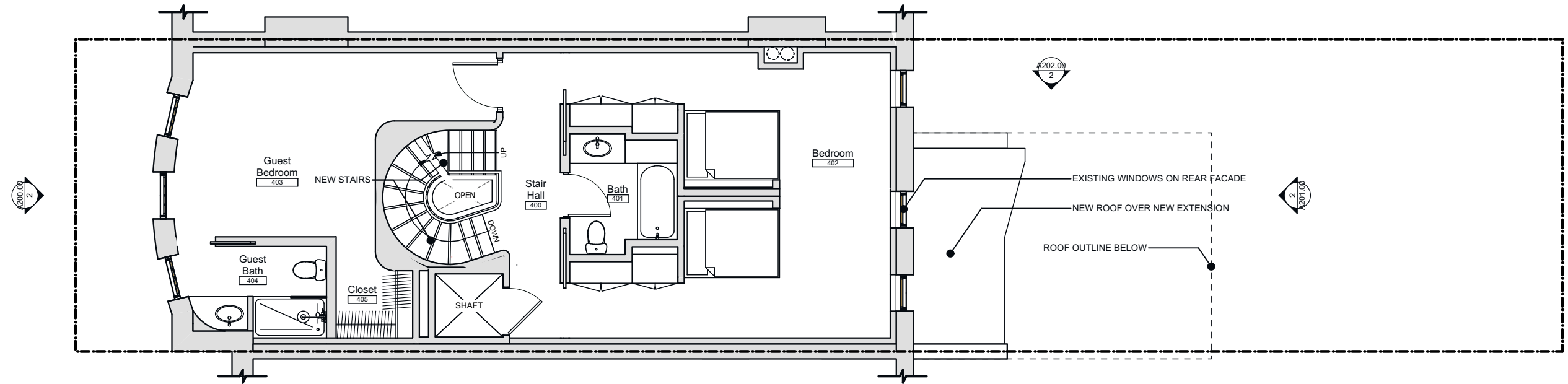


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**1** 4. 4th Floor Demolition Plan  
SCALE: 1/8" = 1'-0"

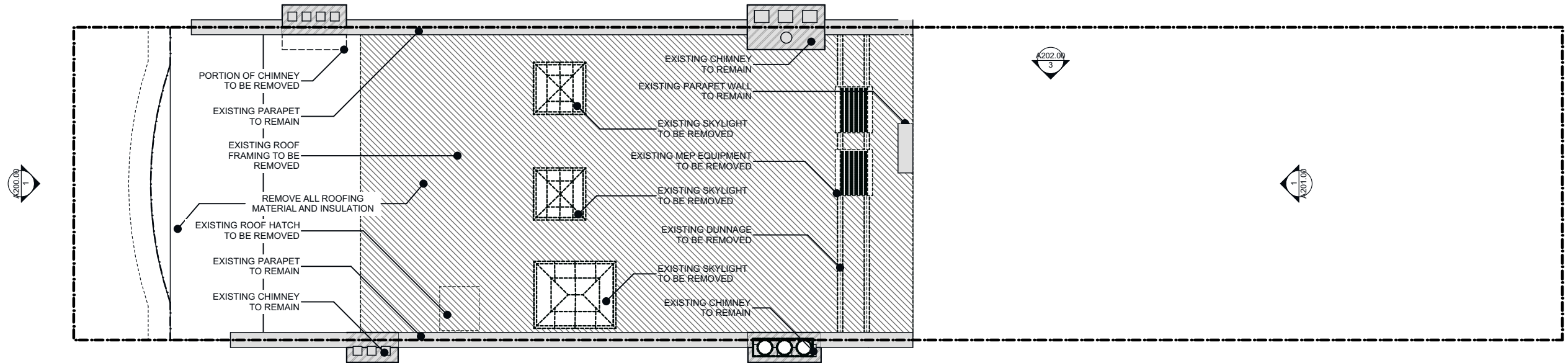


**2** 4. 4th Floor Plan  
SCALE: 1/8" = 1'-0"



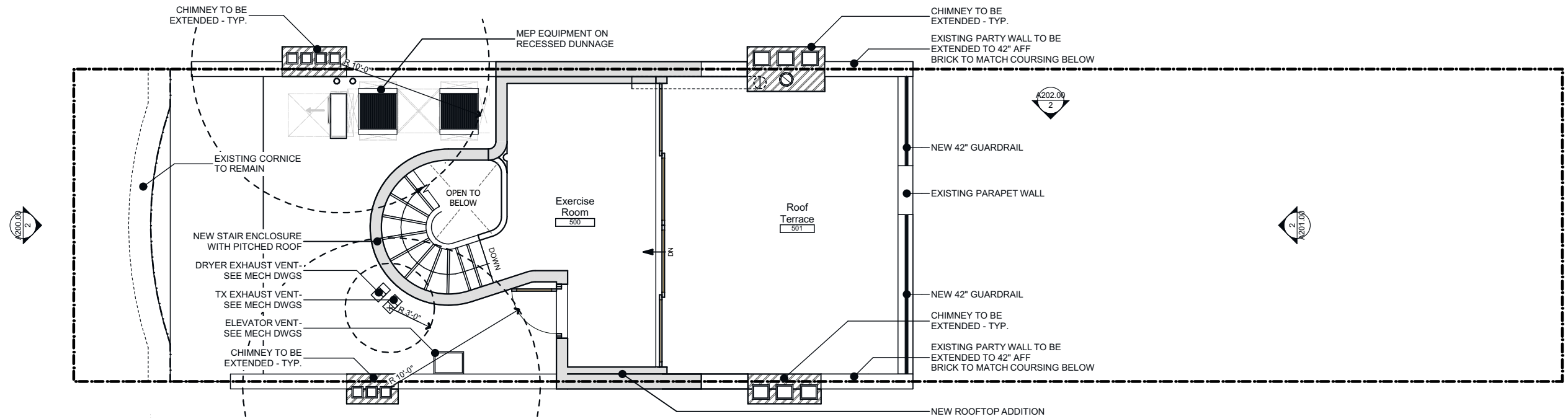
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# 1 5. Roof Demolition Plan

SCALE: 1/8" = 1'-0"



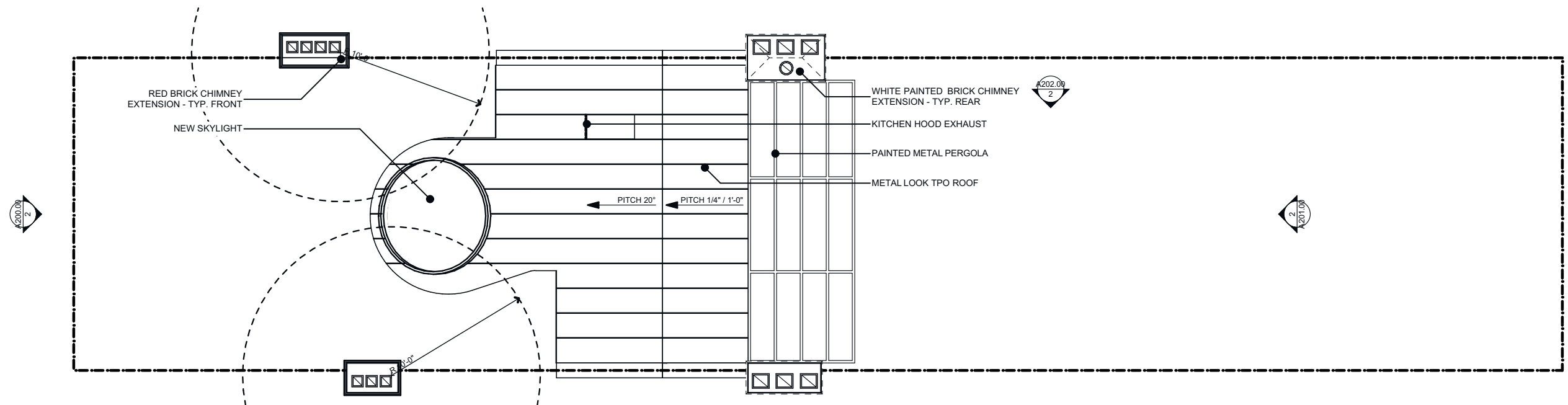
# 2 5. Penthouse Plan

SCALE: 1/8" = 1'-0"



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1

## 6. Penthouse Roof

SCALE: 1/8" = 1'-0"



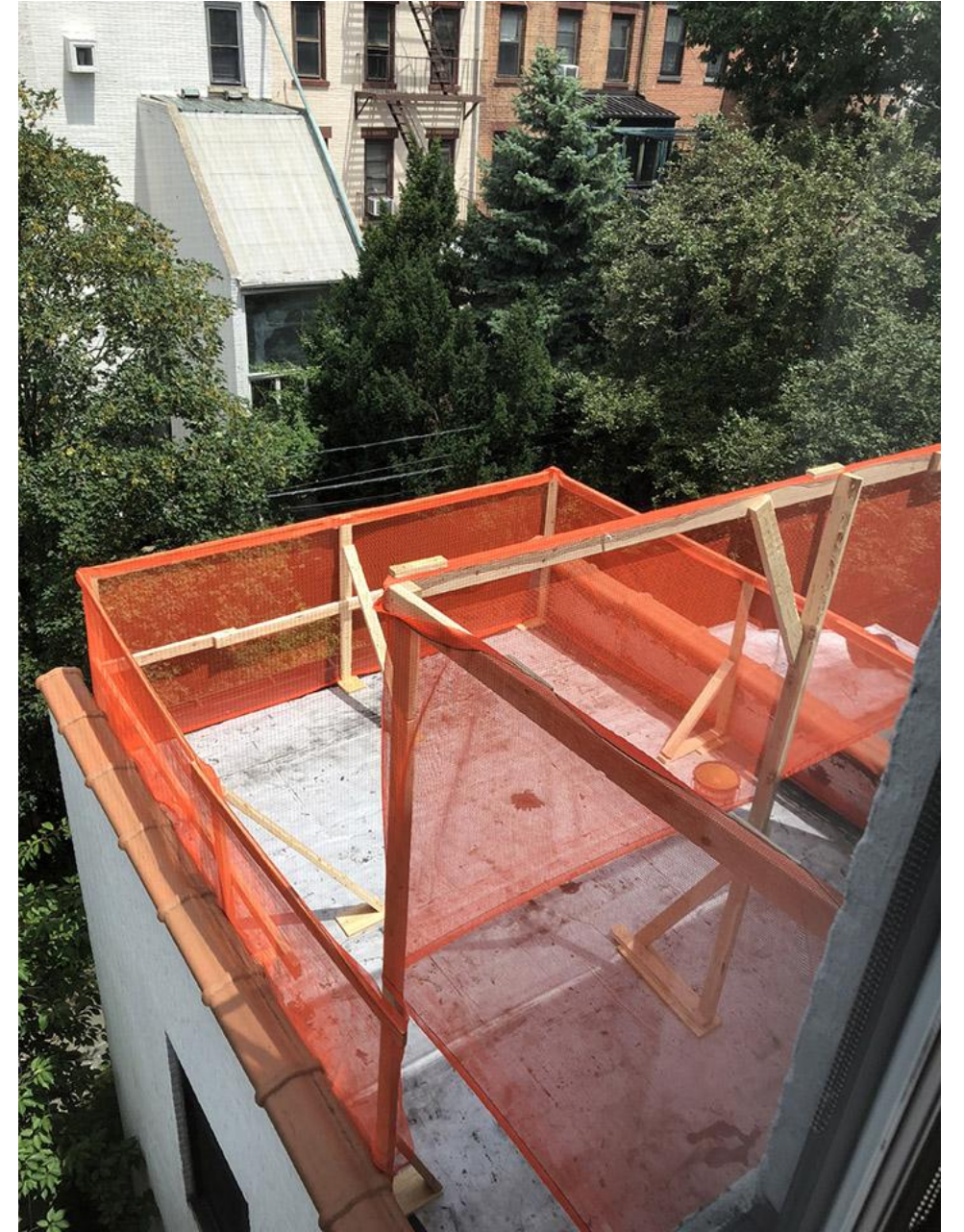
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Roof Plan  
 1/8" = 1'-0"



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