

**Landmarks Preservation Commission Presentation**

**Empire State Dairy**  
2840 Atlantic Avenue, Brooklyn



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A. View from Atlantic Avenue Looking at North Facade



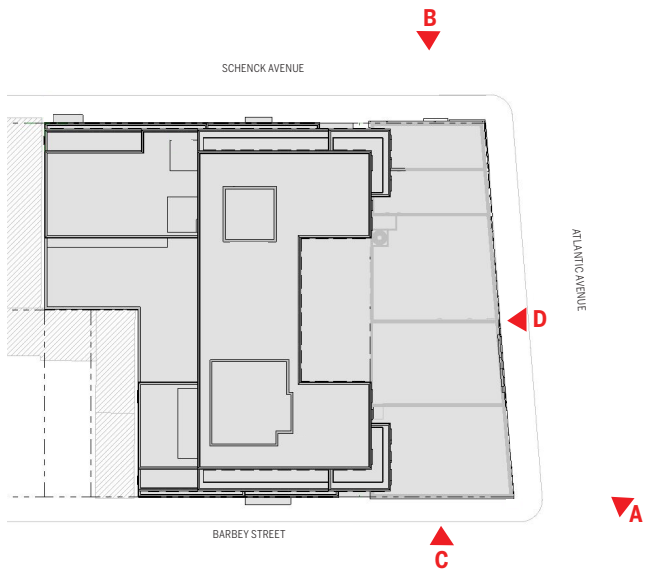
B. West Facade View (Landmarked Portion on the Left)



C. East Facade



D. Monumental Entrance Along Atlantic Ave with Flanking Mosaics



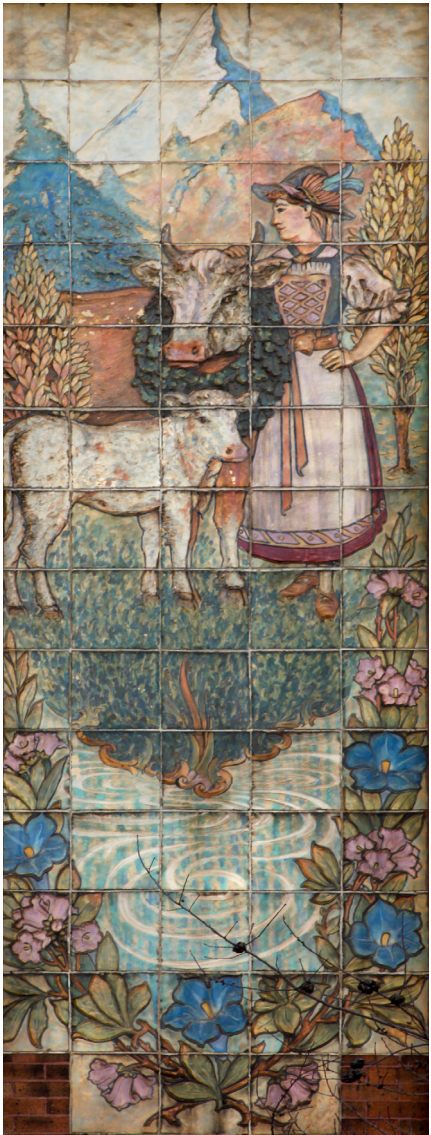
Key Plan



E. Interior of Monumental Entry Window



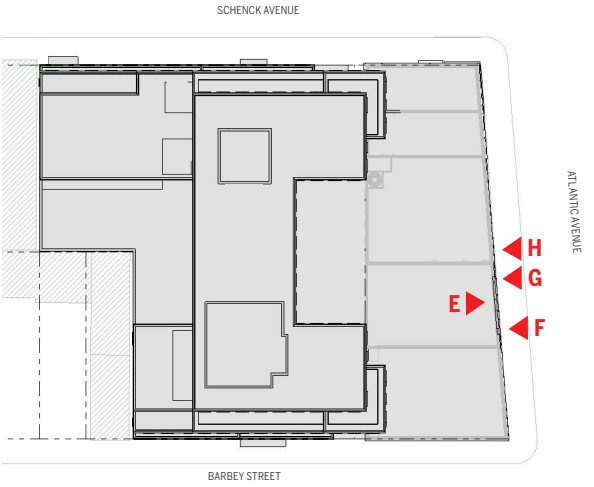
F. Historic Terracotta Tile at Atlantic Ave Entrance - Detail



G. Historic Terracotta Tile at Atlantic Ave Entrance - Detail



H. Infill at Right of Monumental Entry Window



Key Plan



A. Overall View of Landmarked Building from Atlantic Ave



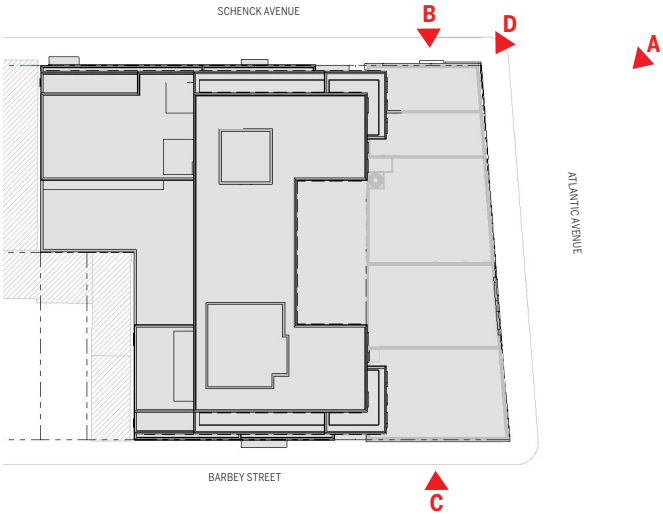
B. Infill at Base of Building on Scheck Street



C. Infill at Base of Building on Barbey Street

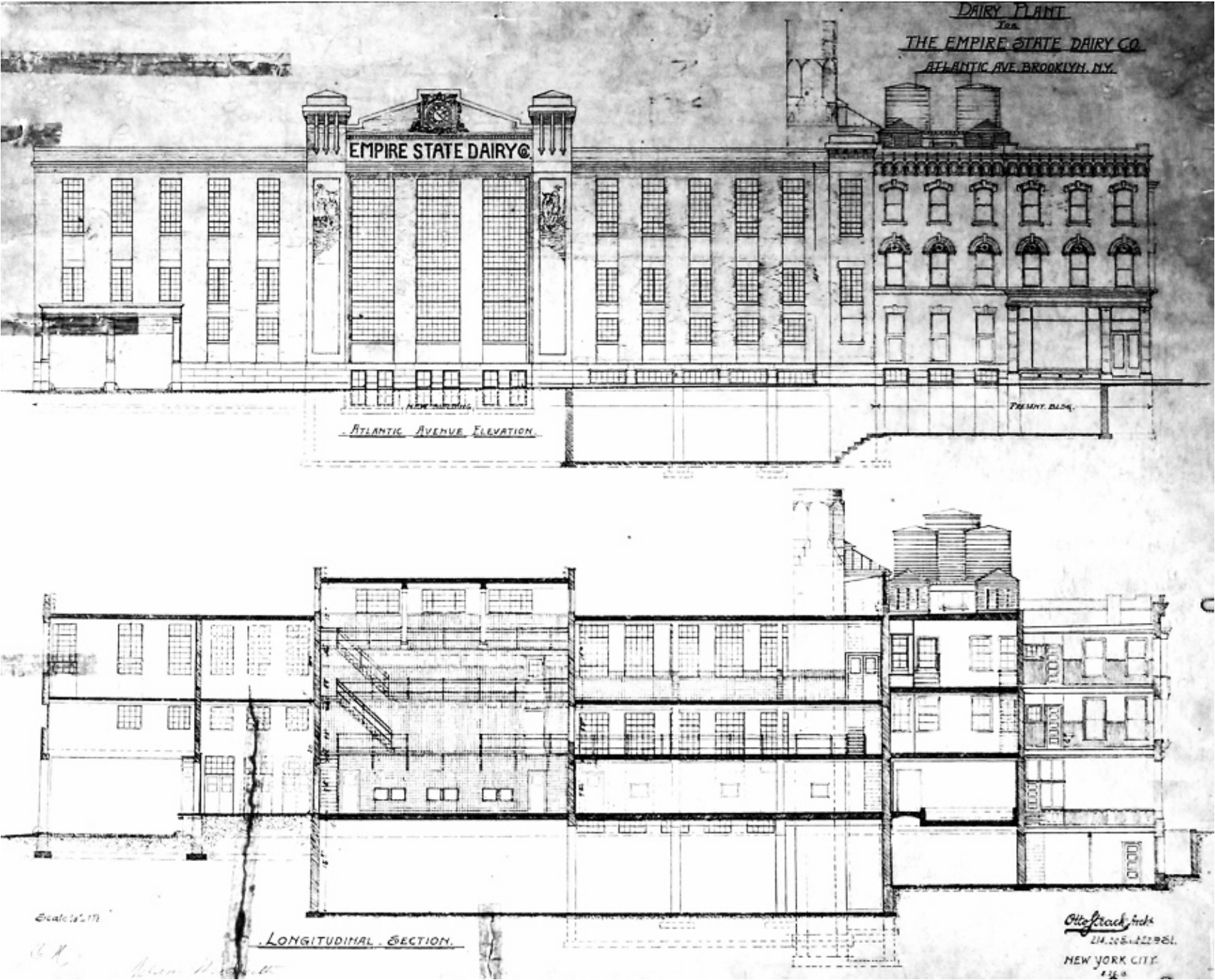


D. Infill at Schenck and Atlantic Corner



Key Plan

Above: North Elevation Along Atlantic Ave  
Below: Building Section Looking South,



Building Drawings, 1913

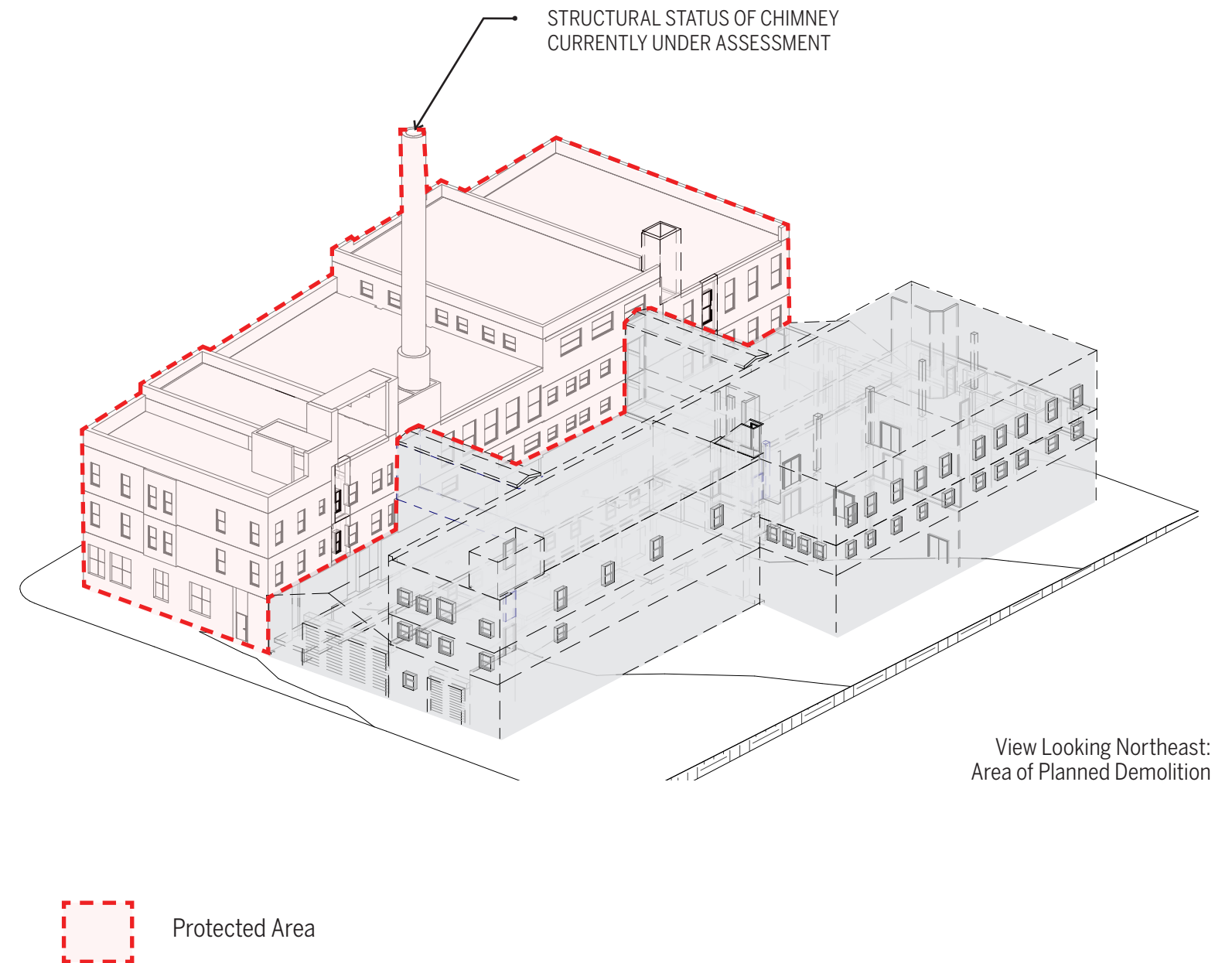
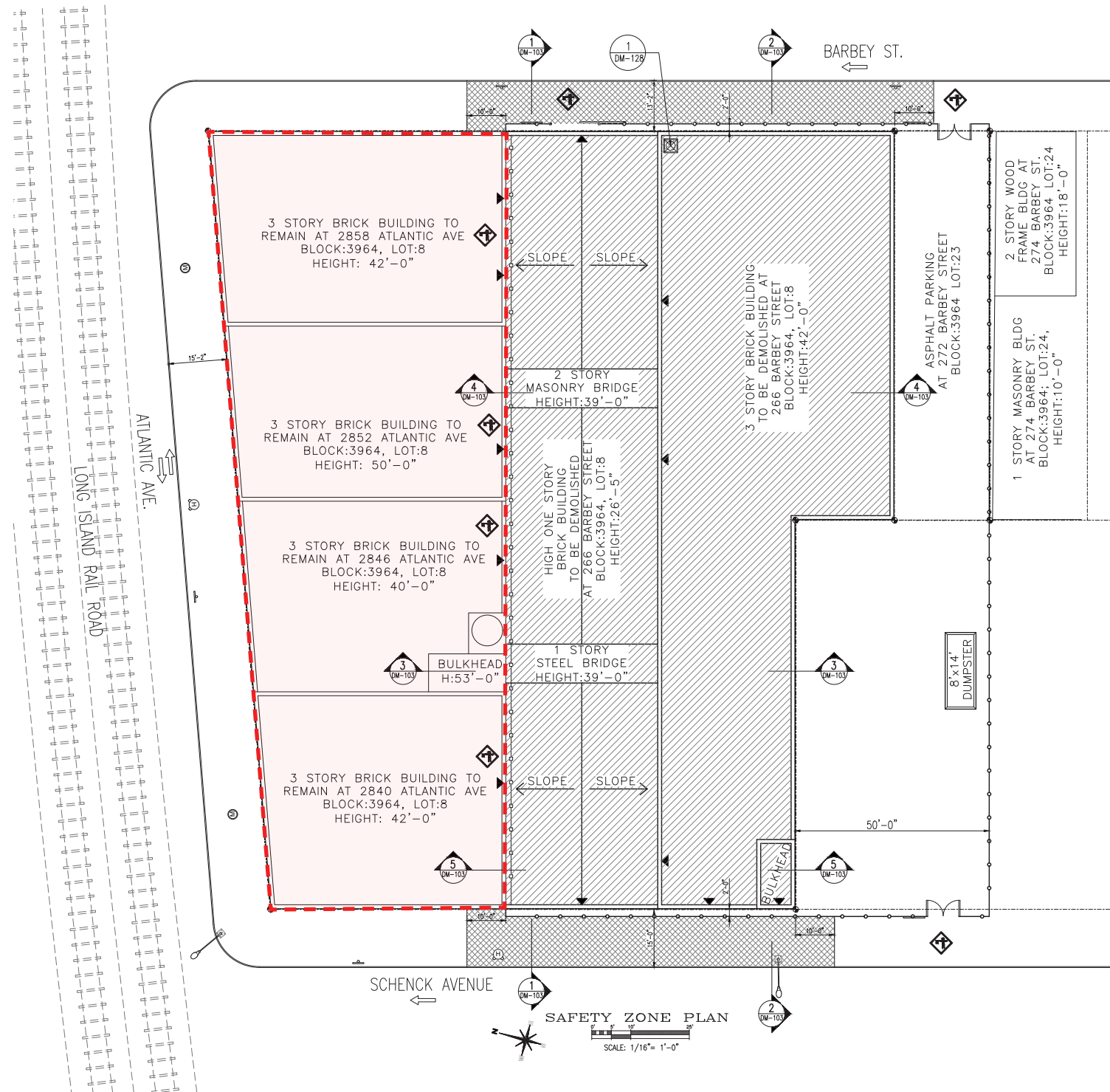


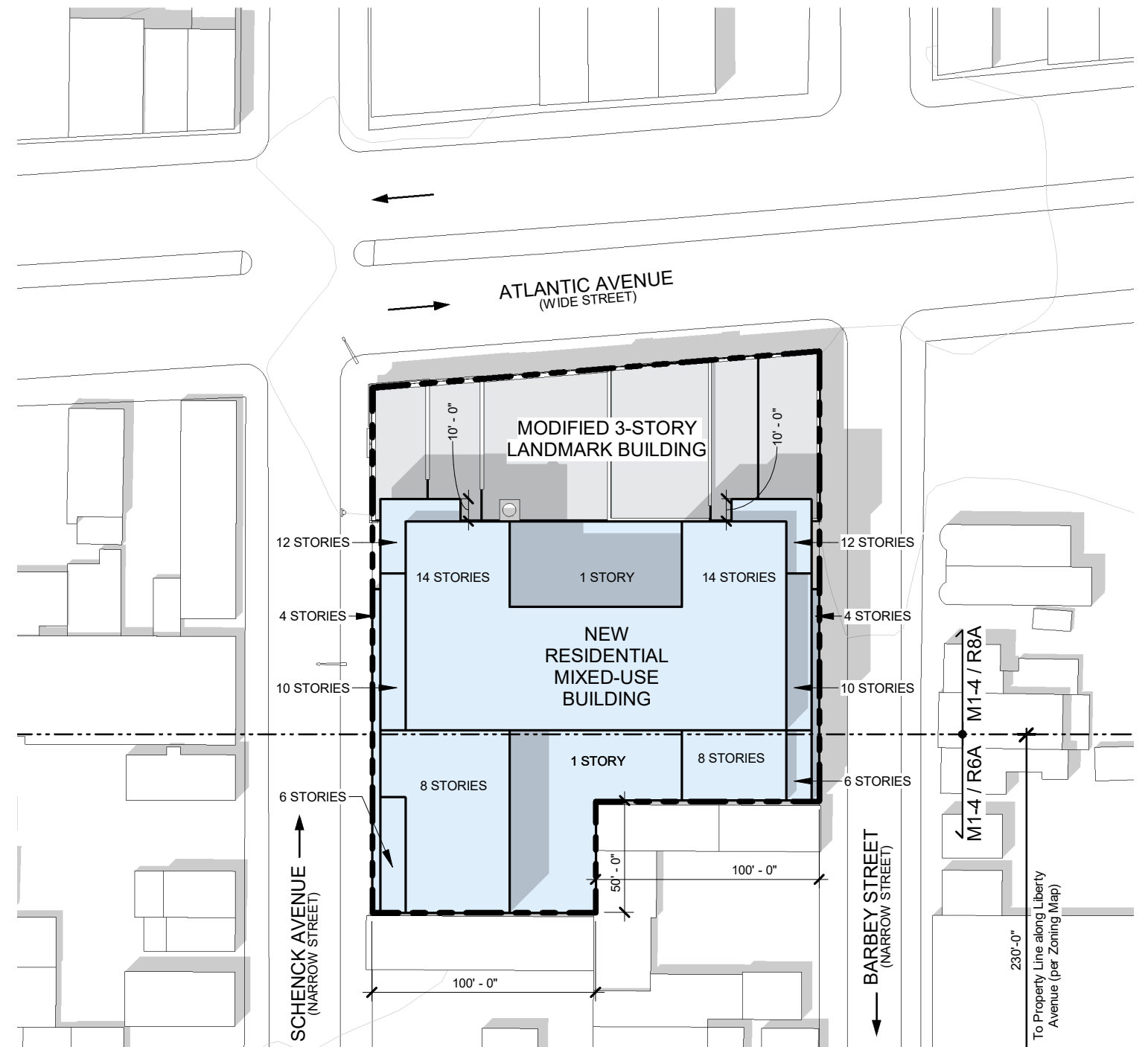
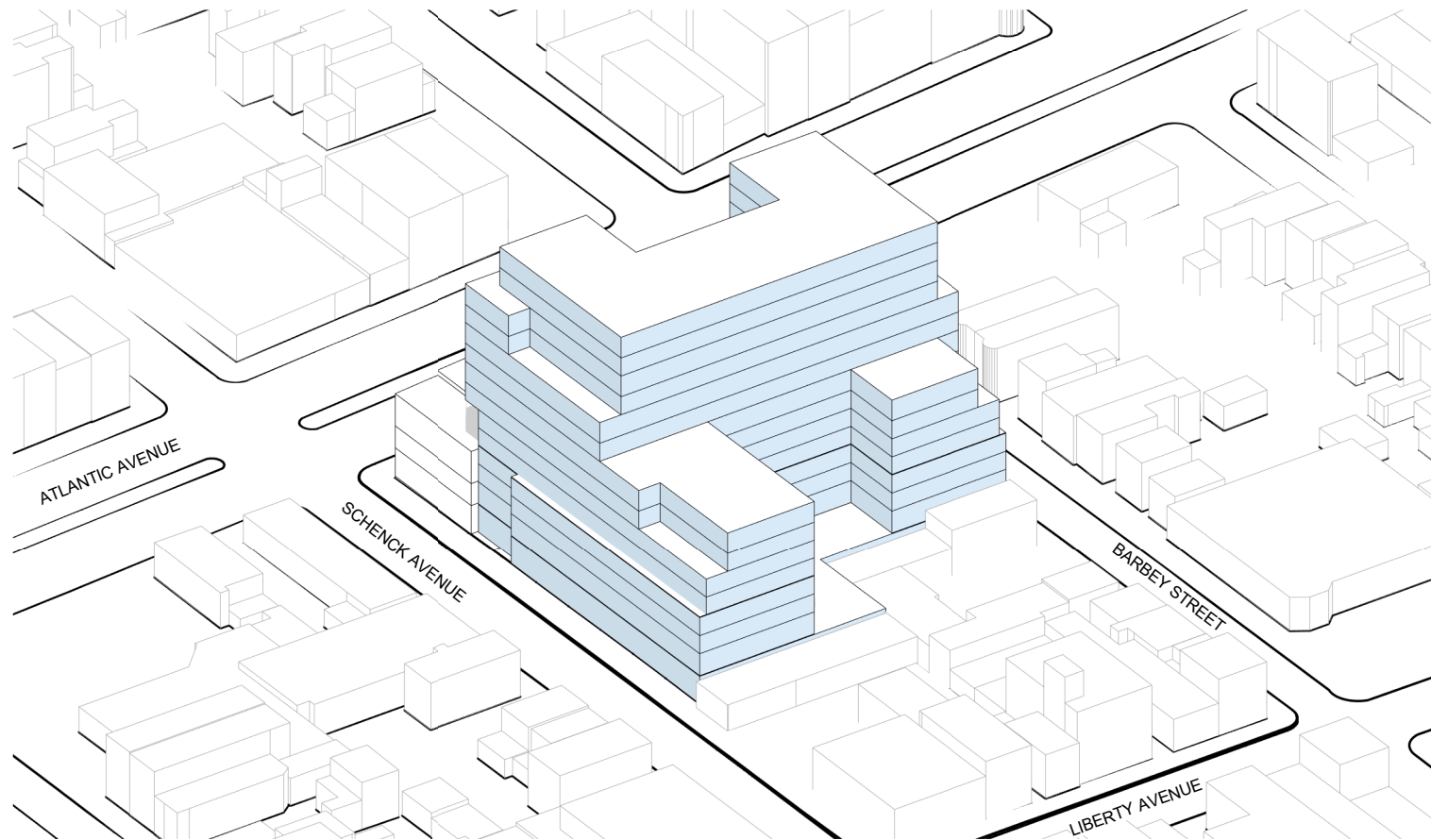
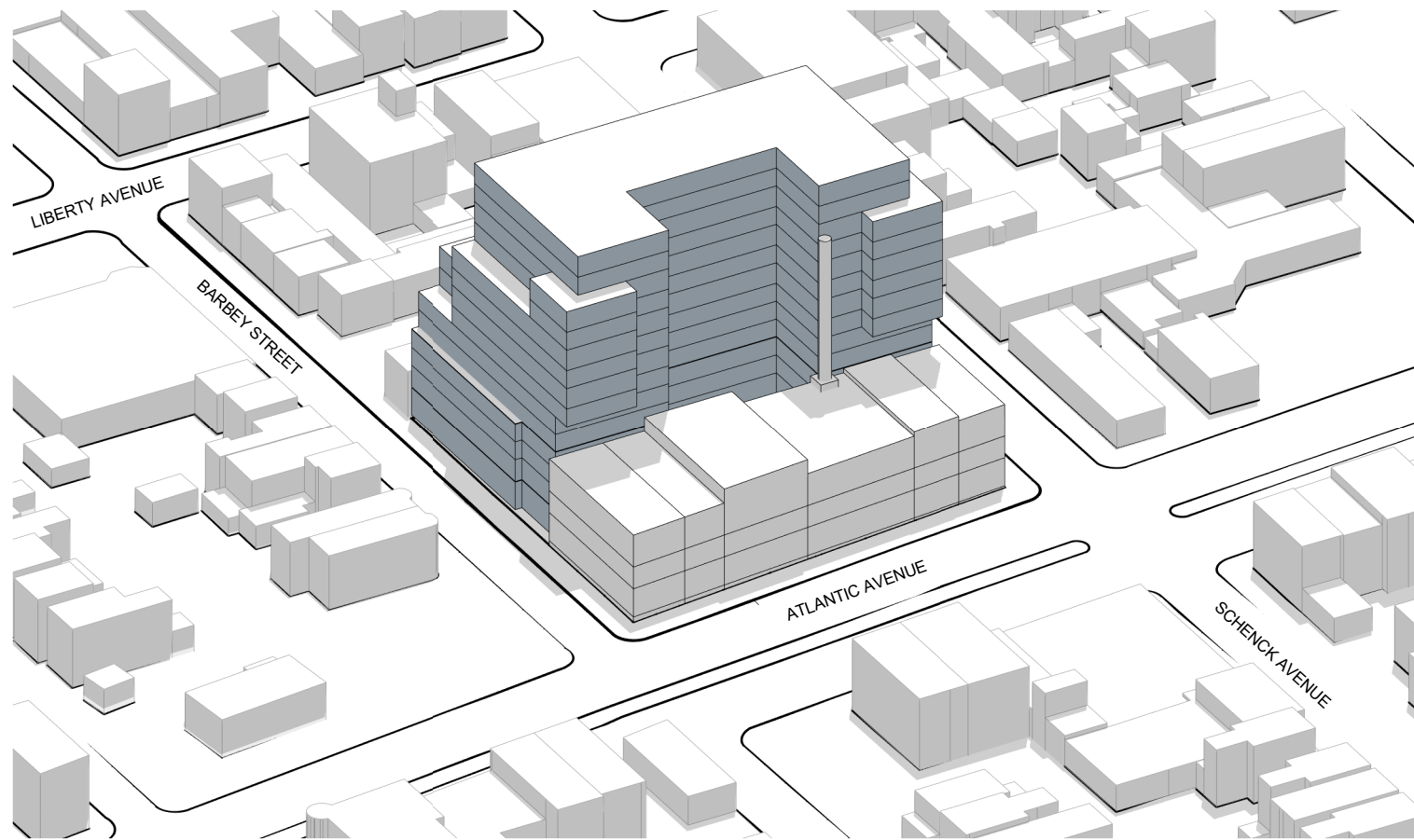
Historic Photo at Corner of Atlantic Avenue and Barbey Street, 1940

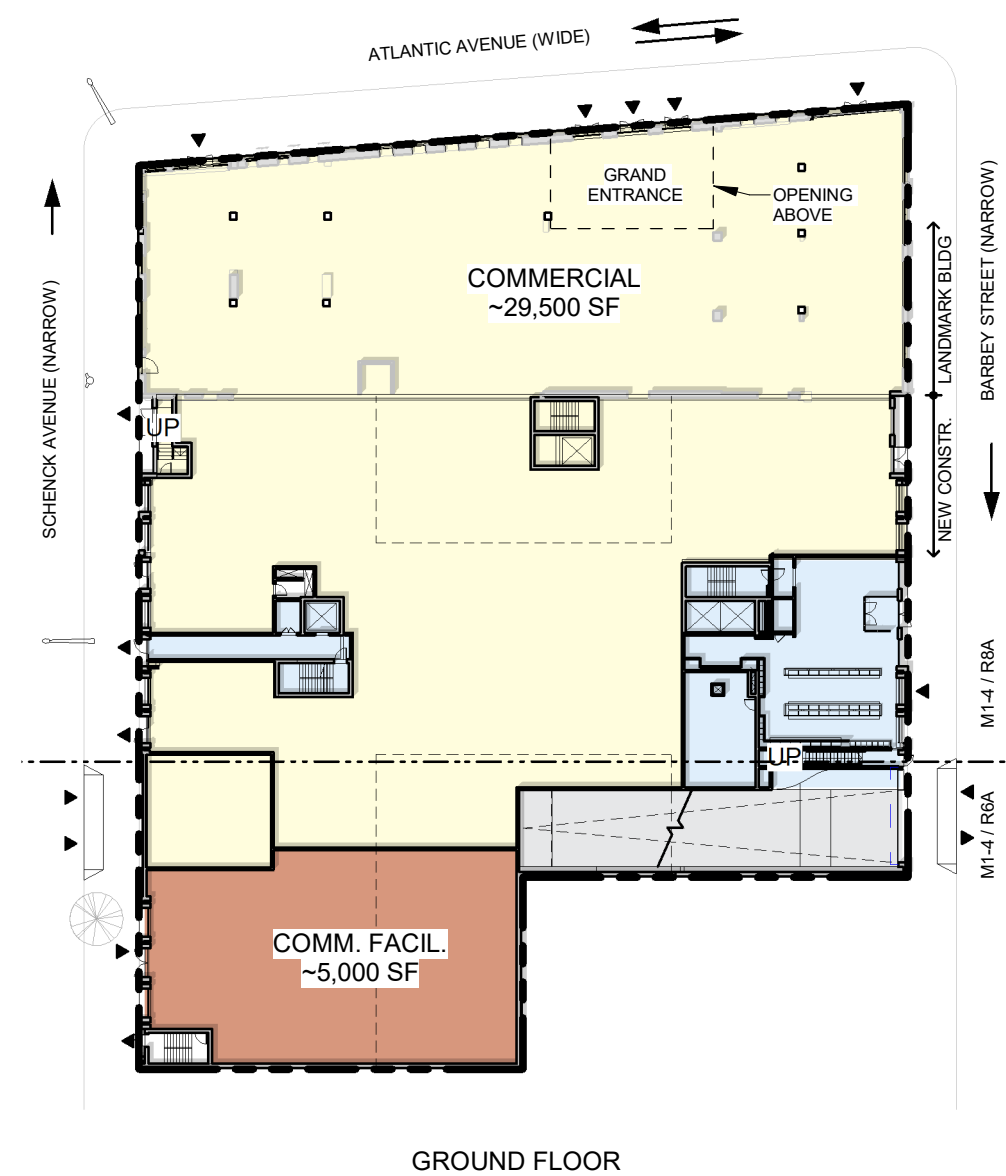


Historic Photo at Corner of Atlantic Avenue and Schenck Avenue, 1907

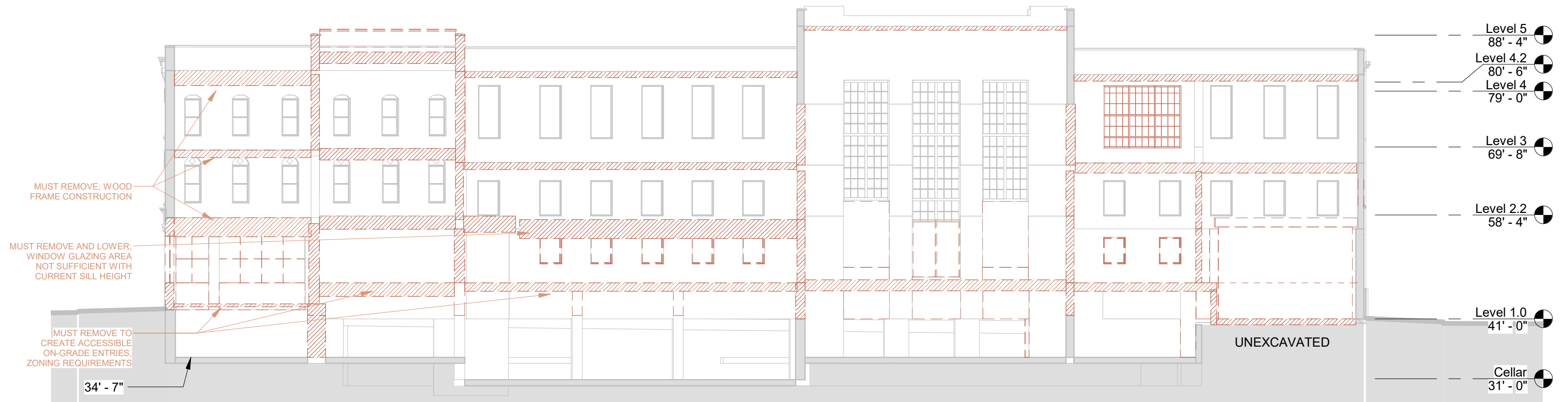








Floor	0 BR	1 BR	2 BR		3 BR	TOTAL
			1 BATH	2 BATH		
14	1	8	0	3	3	15
13	1	8	0	3	3	15
12	1	8	2	5	1	17
11	1	8	2	5	1	17
10	3	5	3	7	1	19
9	3	5	3	7	1	19
8	7	10	3	7	1	28
7	7	10	3	7	1	28
6	7	17	0	5	1	30
5	7	17	0	5	1	30
4	6	18	0	5	1	30
3	11	24	1	6	2	44
2	15	22	1	5	0	43
1						
C						
Provided Distribution	70	160	18	70	17	335
Combined Distribution	20.9%	47.8%	5.4%	20.9%	5.1%	100.0%
Target Distribution	25% max.	-	30% min.			



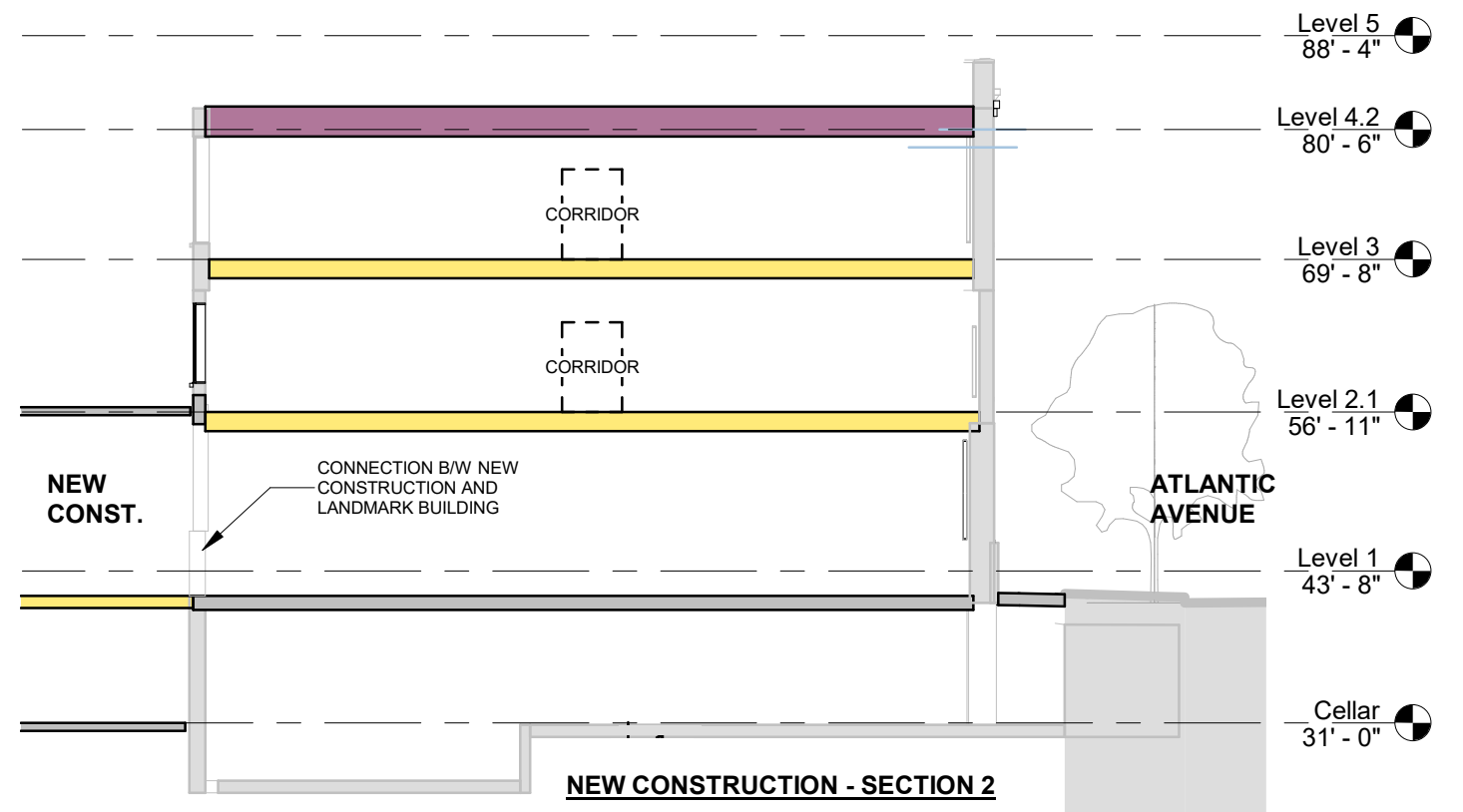
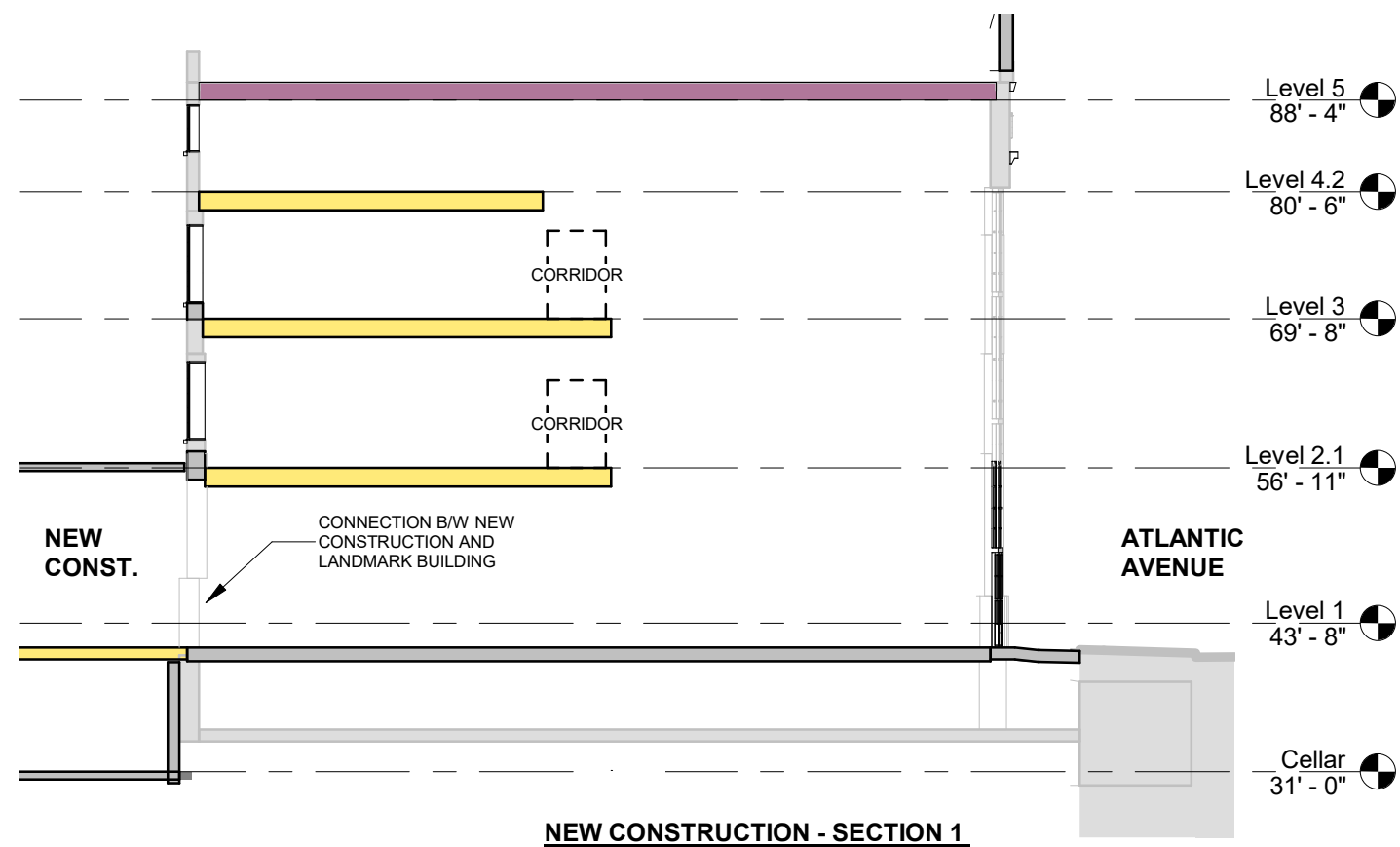
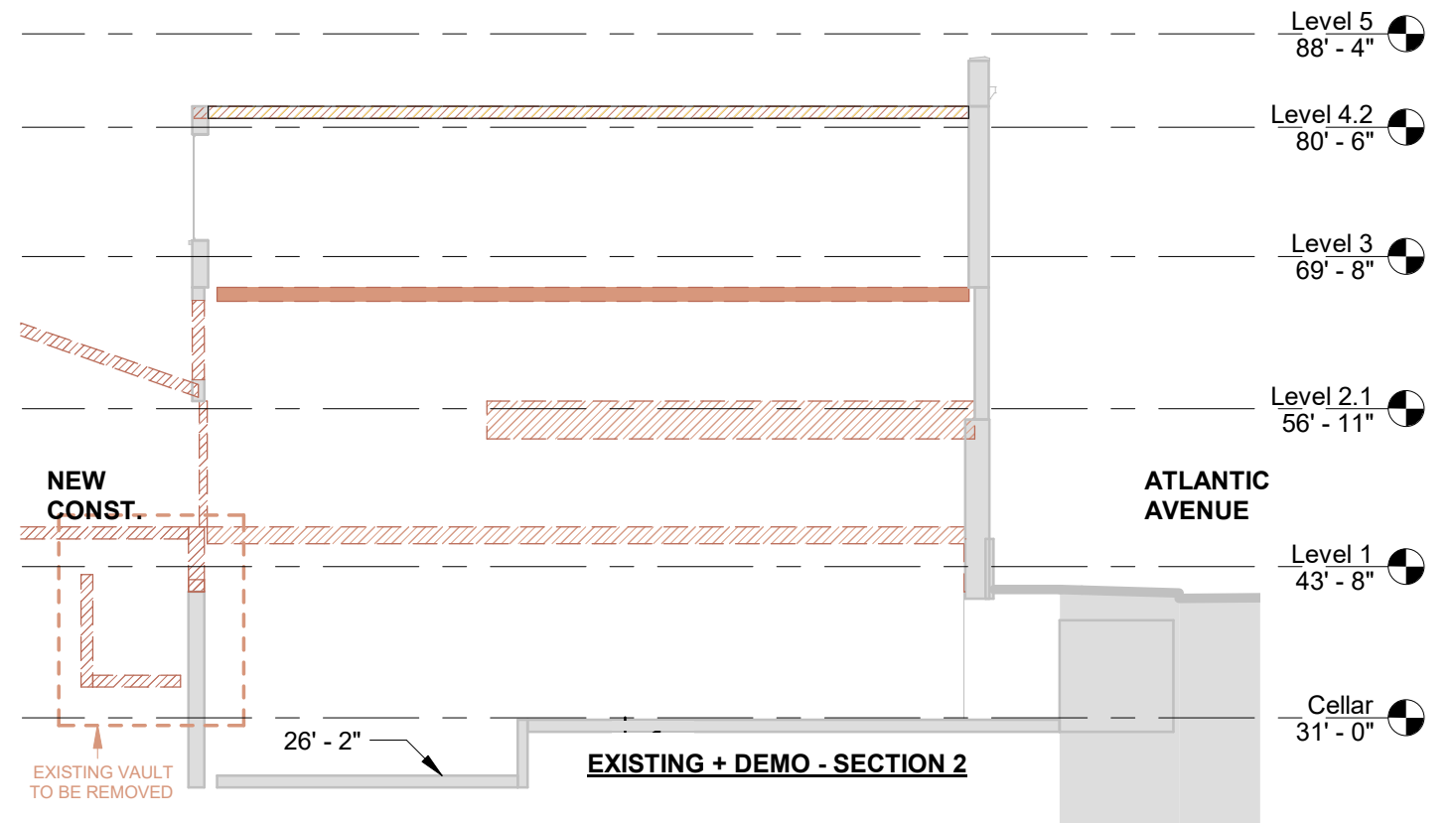
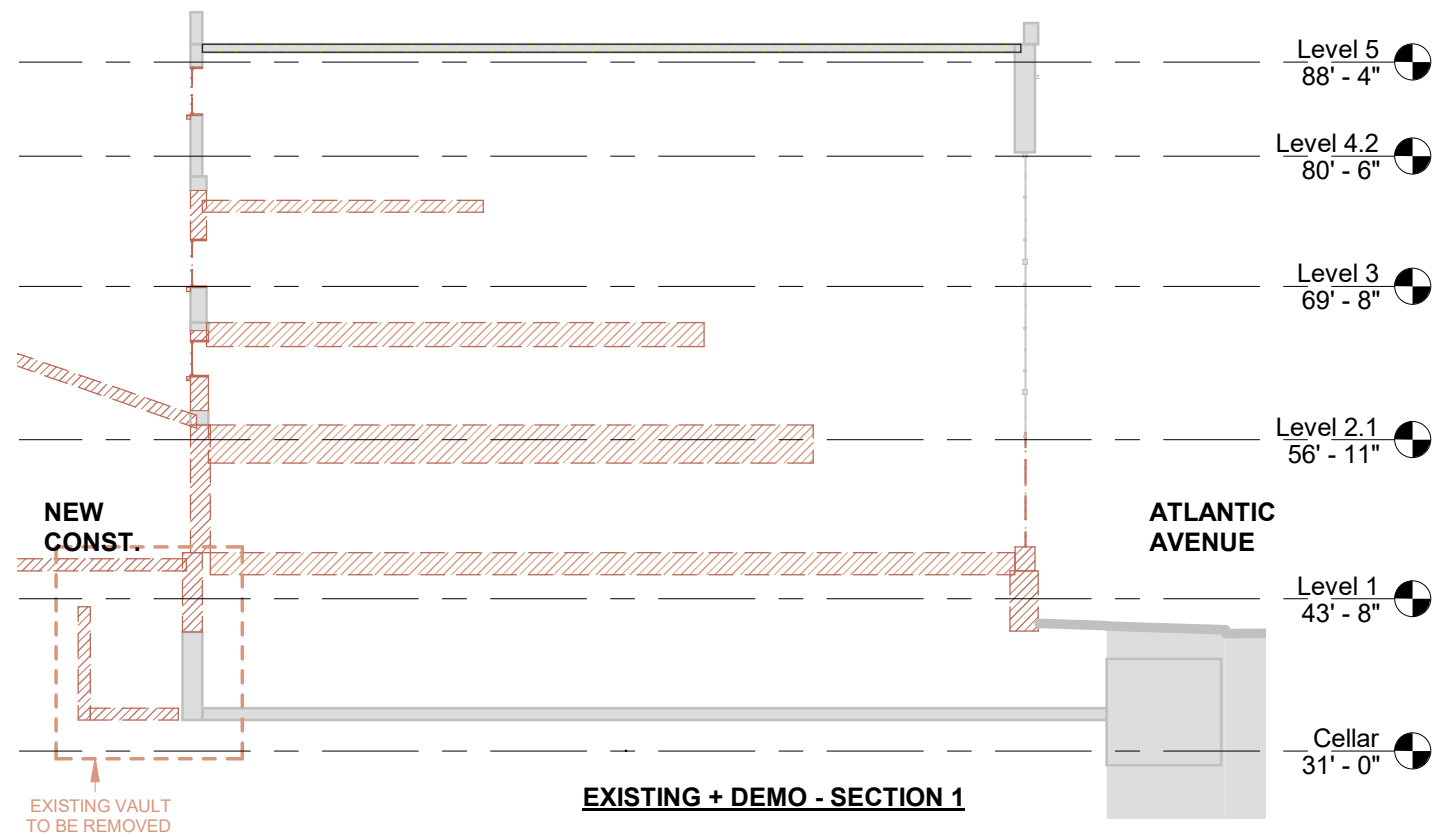
**EXISTING + DEMO - SECTION 1 LOOKING NORTH**

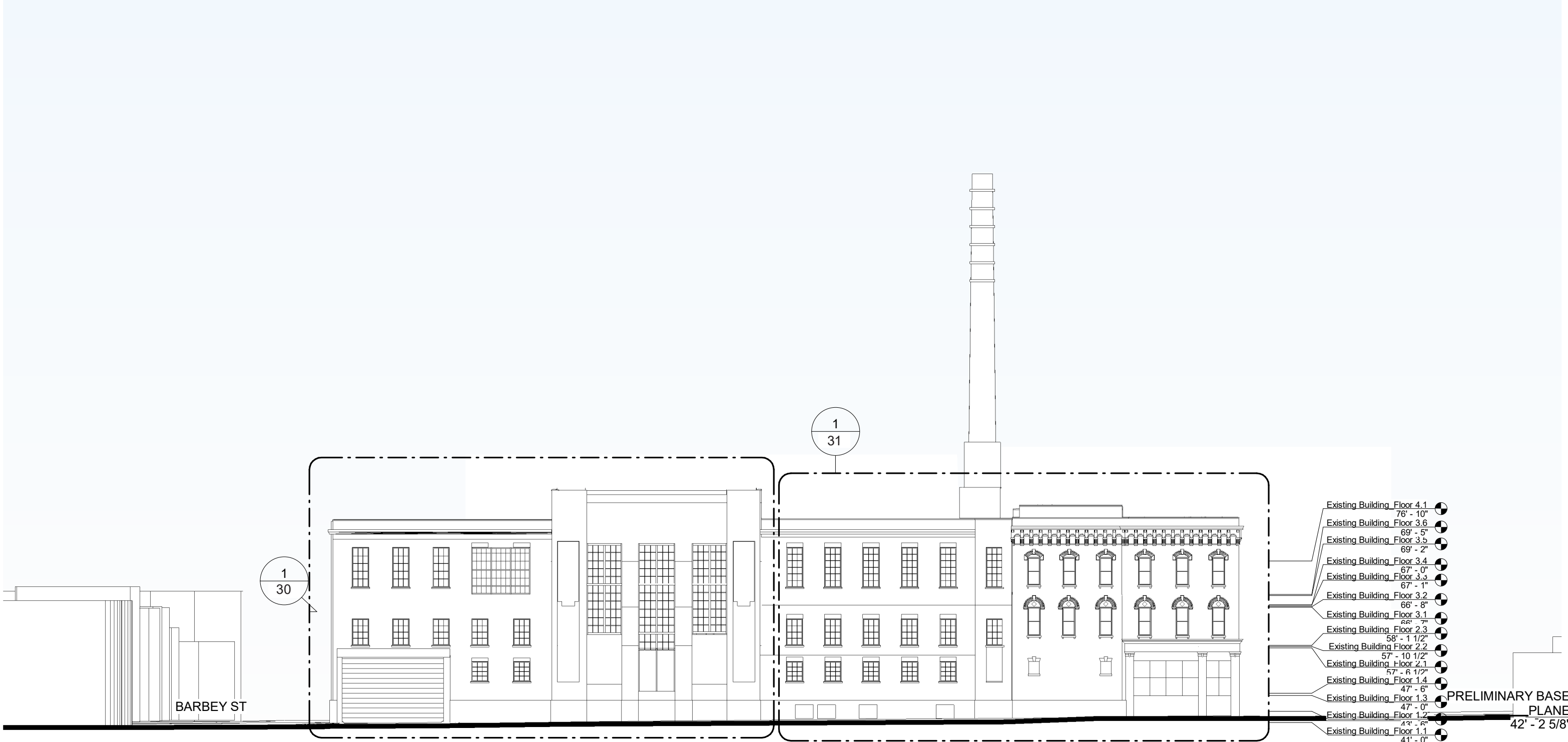


**NEW CONSTRUCTION - SECTION 1 LOOKING NORTH**

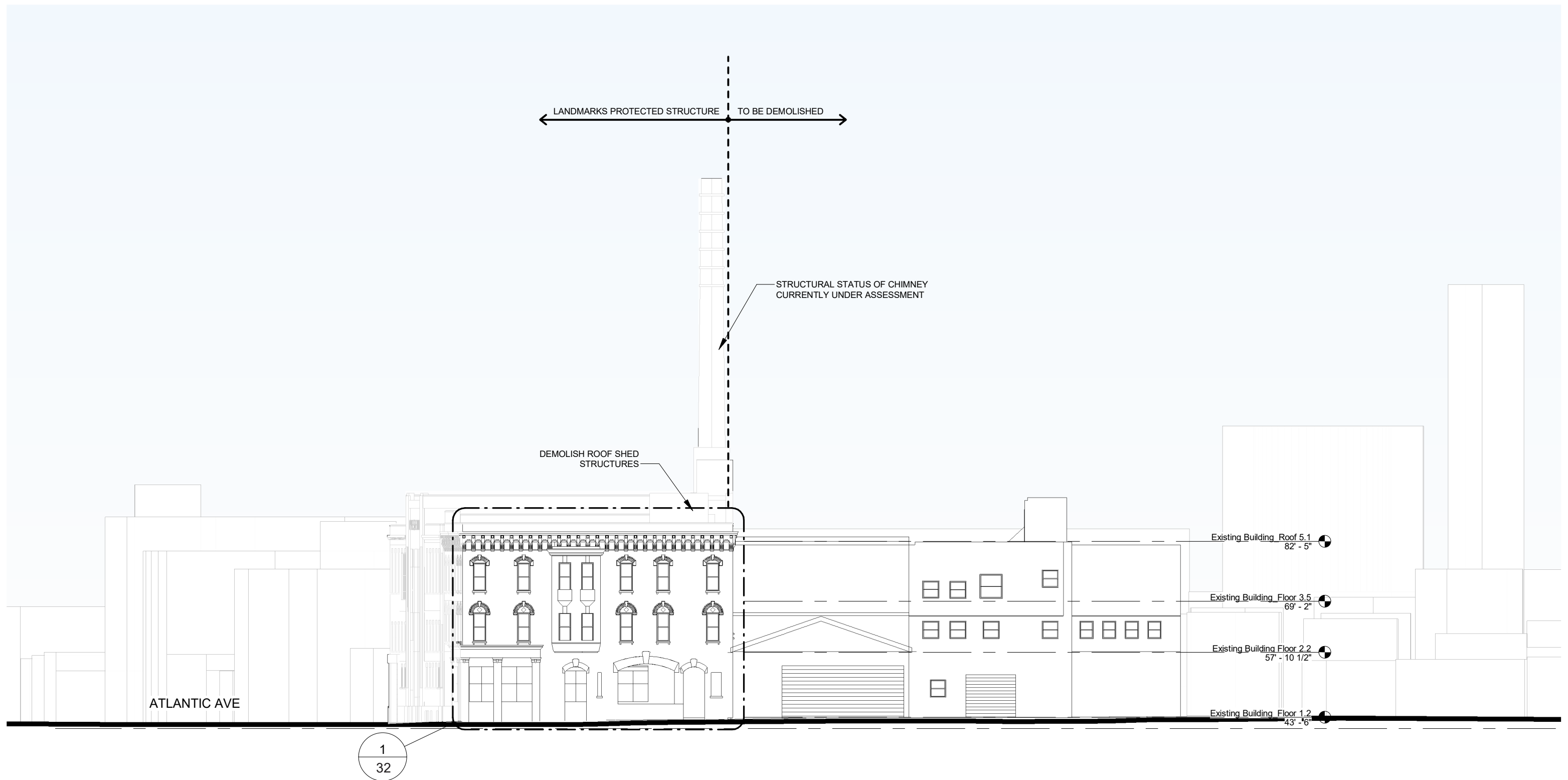


- FLOORS TO BE REMOVED
- EX'G ROOF TO BE REPLACED
- NEW FLOORS WITH EMBEDDED STRUCTURE
- NEW ROOF

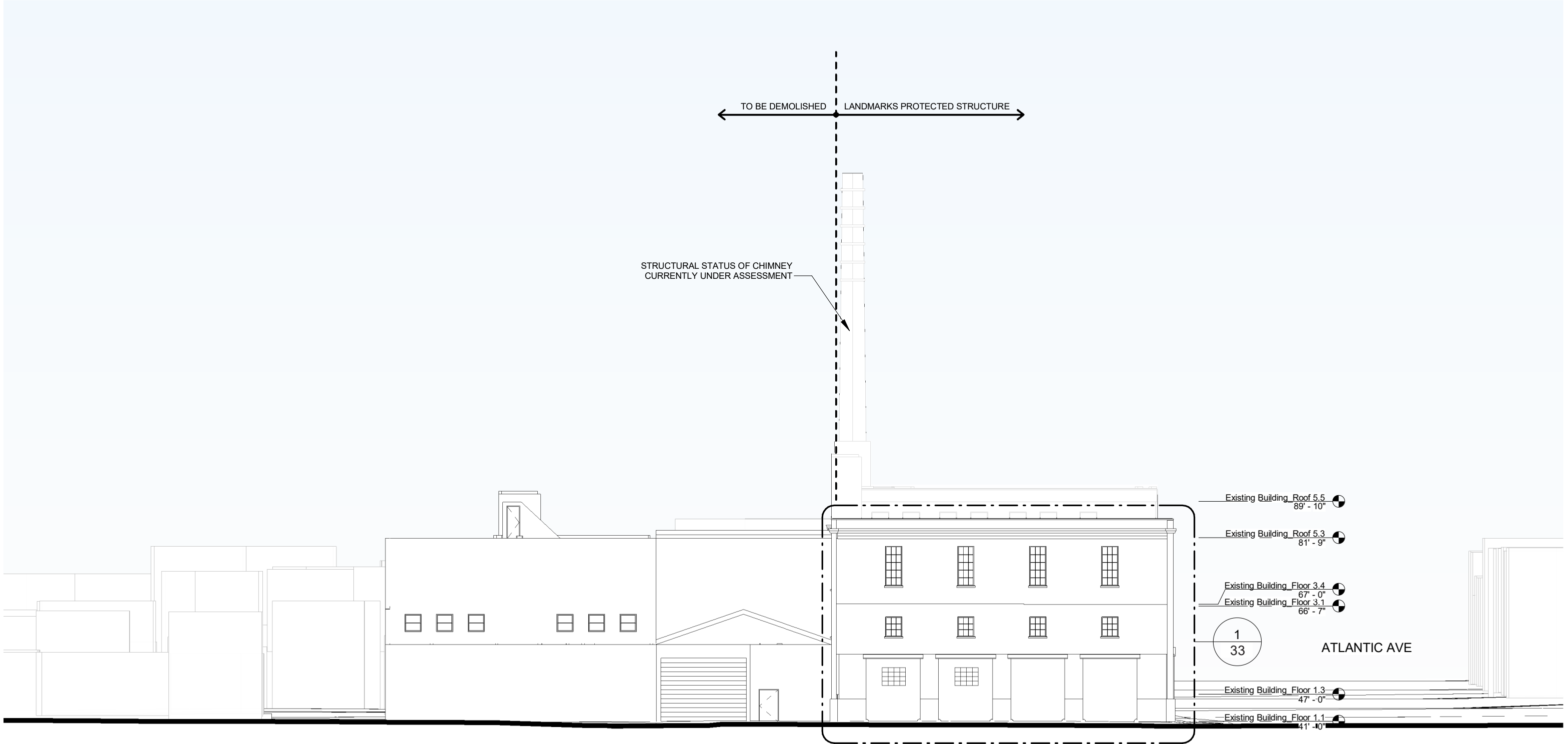




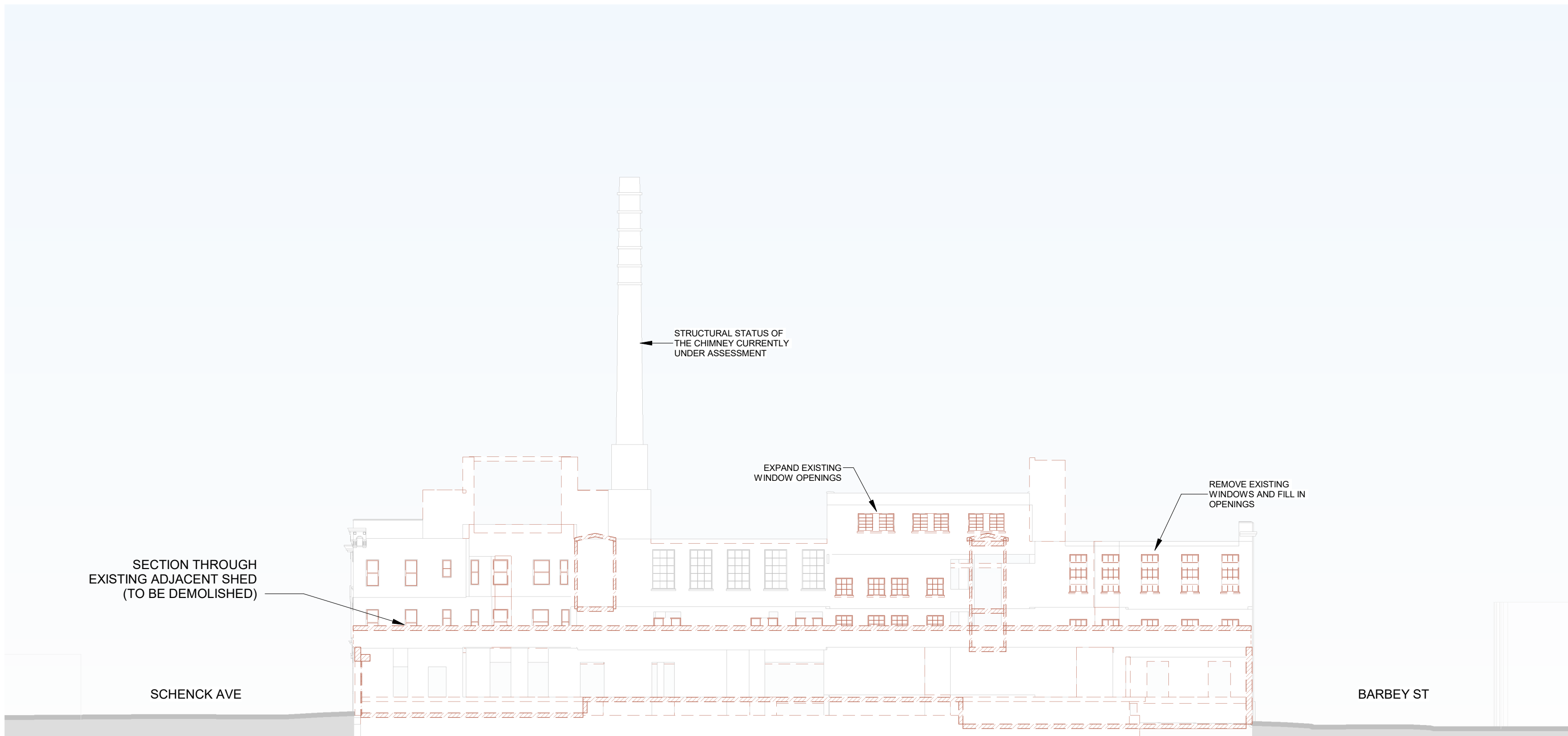
















A. Existing Chimney from Roof



B. View from Roof Looking NE towards Main Entry



C. View from Roof Looking SE

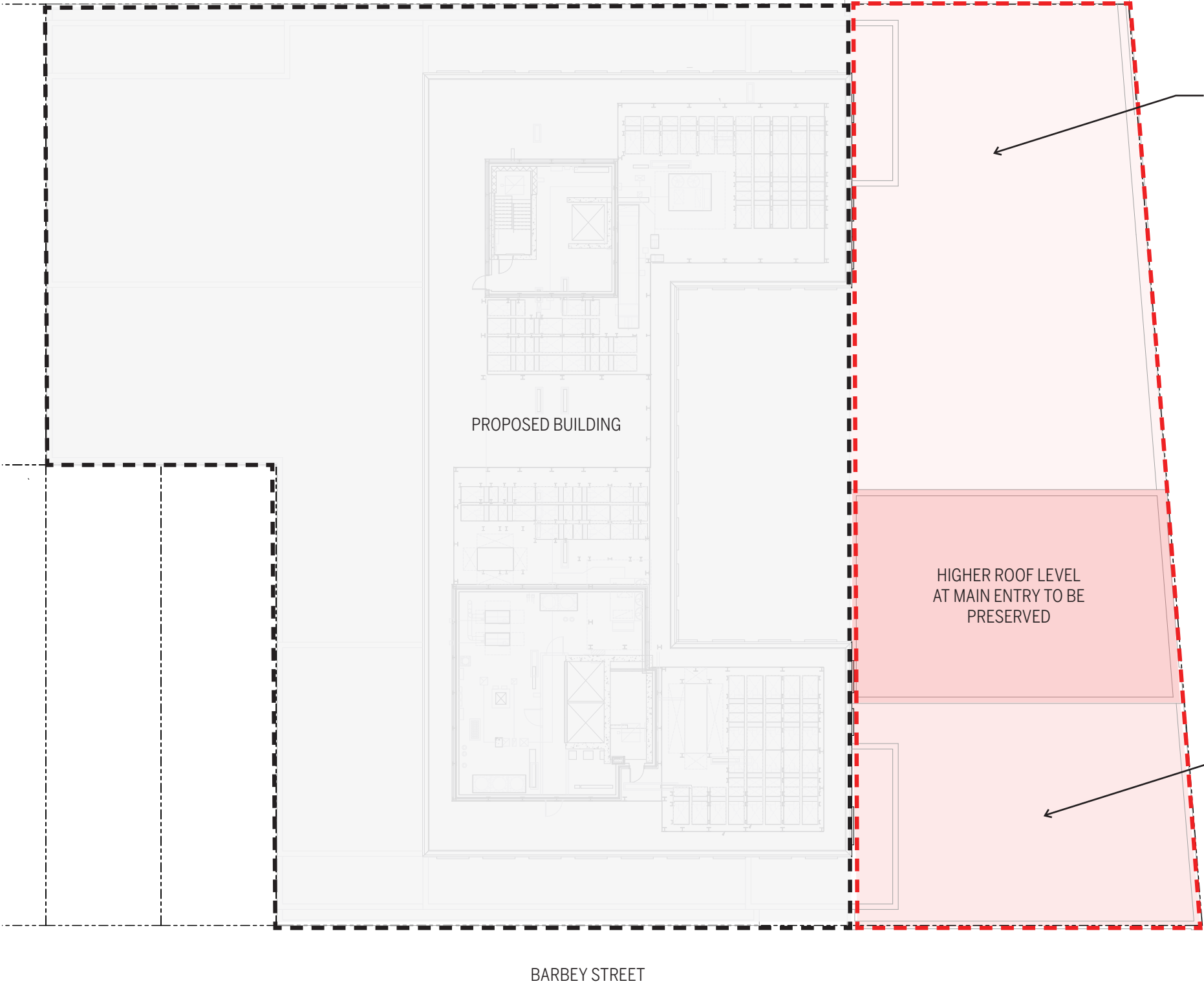


D. View from Roof Looking NW



E. View from Roof Looking West

SCHENCK AVENUE



THREE PORTIONS OF ROOF  
TO BE RECONSTRUCTED AT  
SAME LEVEL; ASSOCIATED  
PARAPETS TO BE  
PRESERVED

ATLANTIC AVENUE

HIGHER ROOF LEVEL  
AT MAIN ENTRY TO BE  
PRESERVED

ROOF TO BE  
RECONSTRUCTED AS  
REQUIRED; PARAPETS TO  
BE PRESERVED

BARBEY STREET

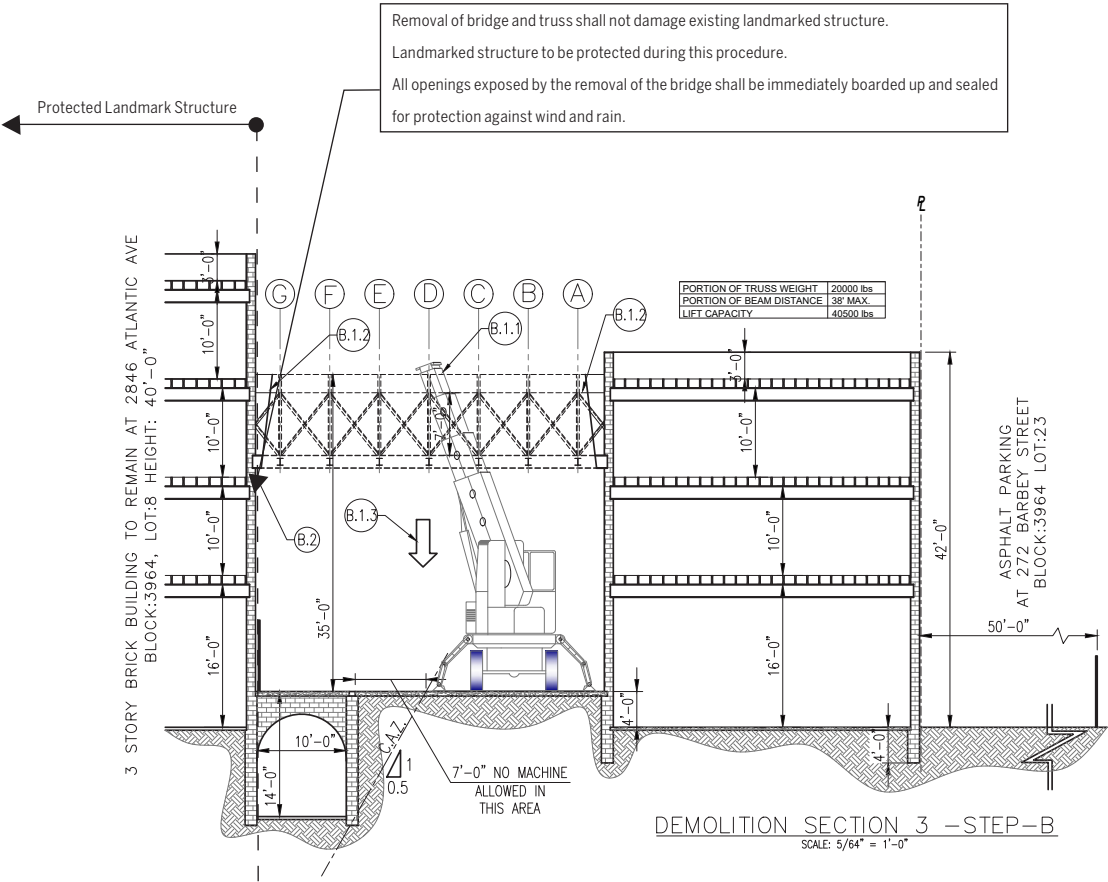


Key Plan

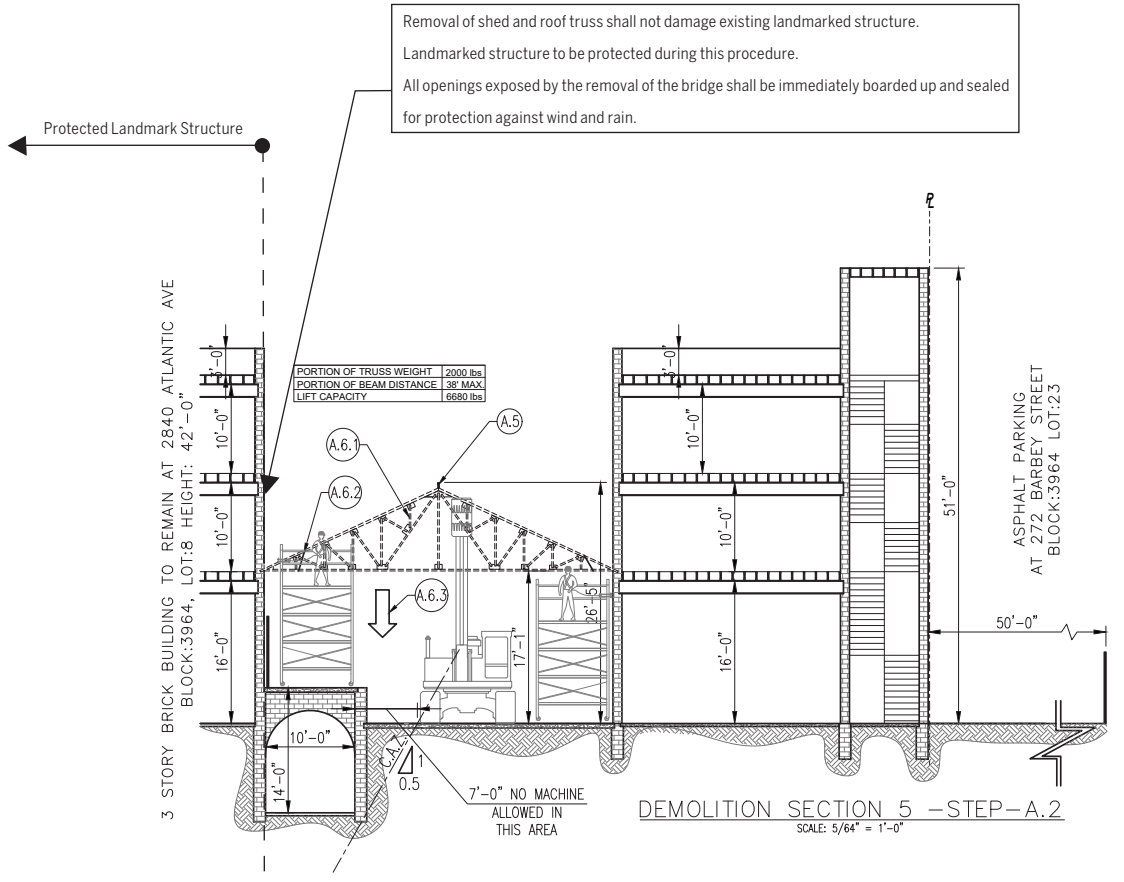
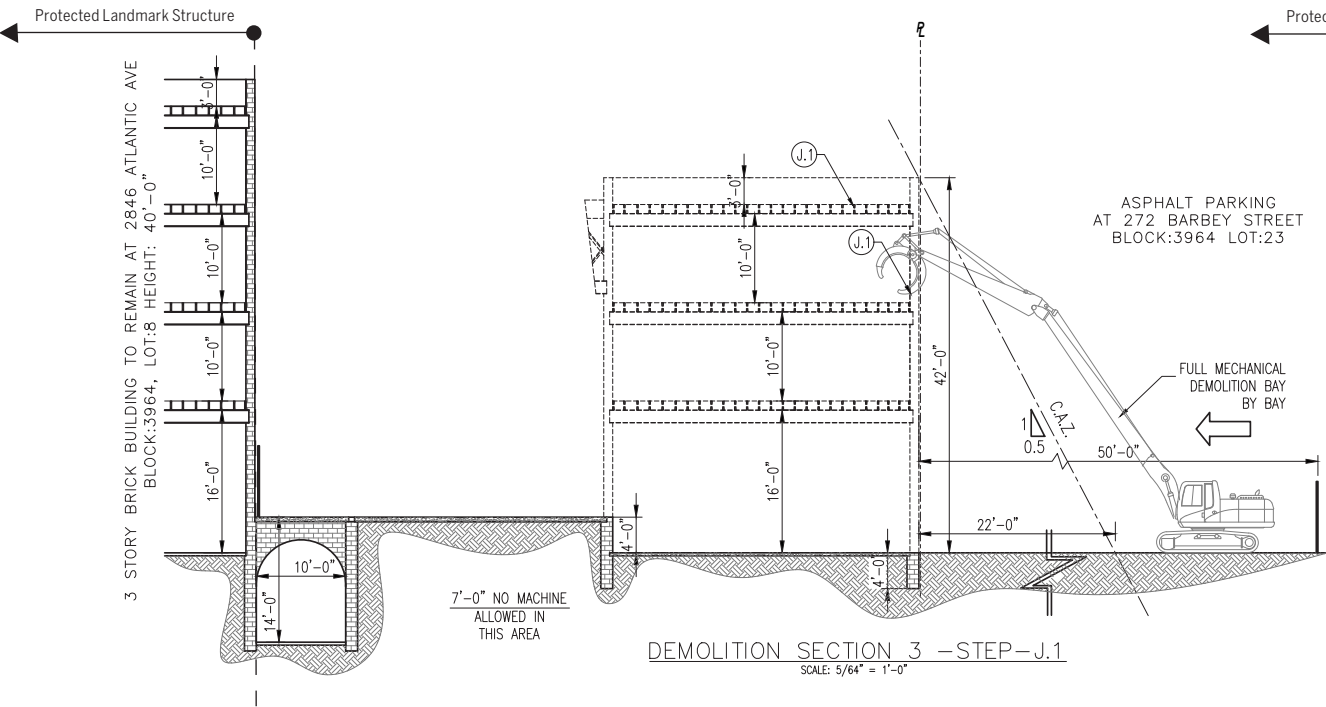
Proposed Roof Plan



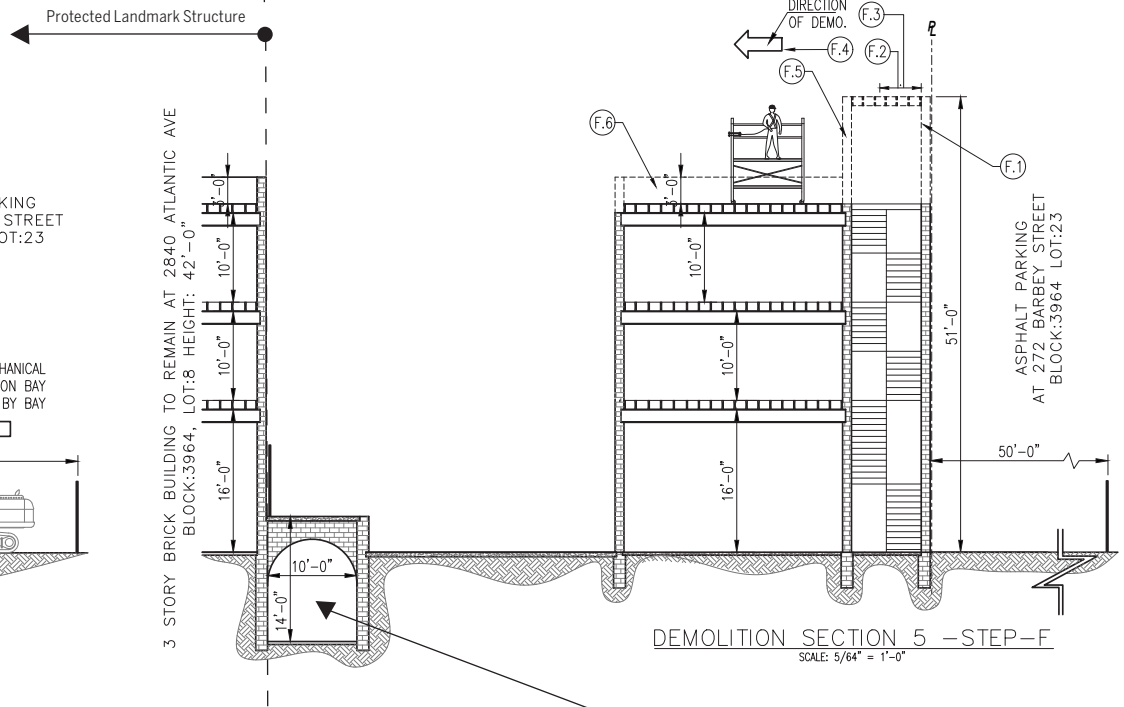
Existing Conditions Photos:  
Trusses at Shed Hitting Protected Structure



Demolition Plan Excerpts:  
Bridge Structures Hitting Protected Structure



Demolition Plan Excerpts:  
Shed Structure Hitting Protected Structure



Concrete slab and masonry areaway to be removed at a later date. Landmarked structure to be protected during this procedure. Removal shall be coordinated with the structural engineer to ensure continued support and stability of south wall of protected landmarked building. All openings exposed by the removal of the areaway shall be immediately boarded up and sealed for protection against the wind and rain.





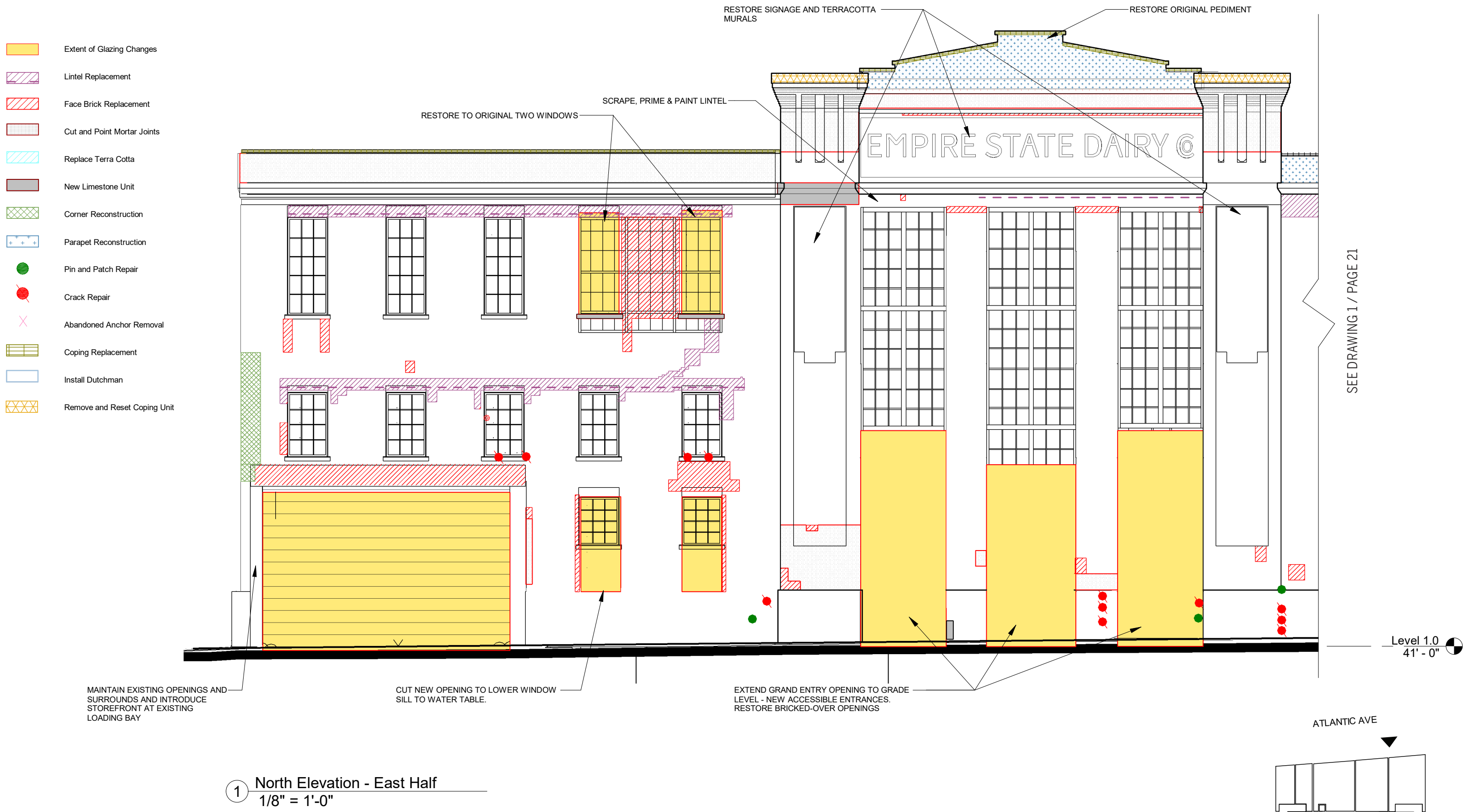


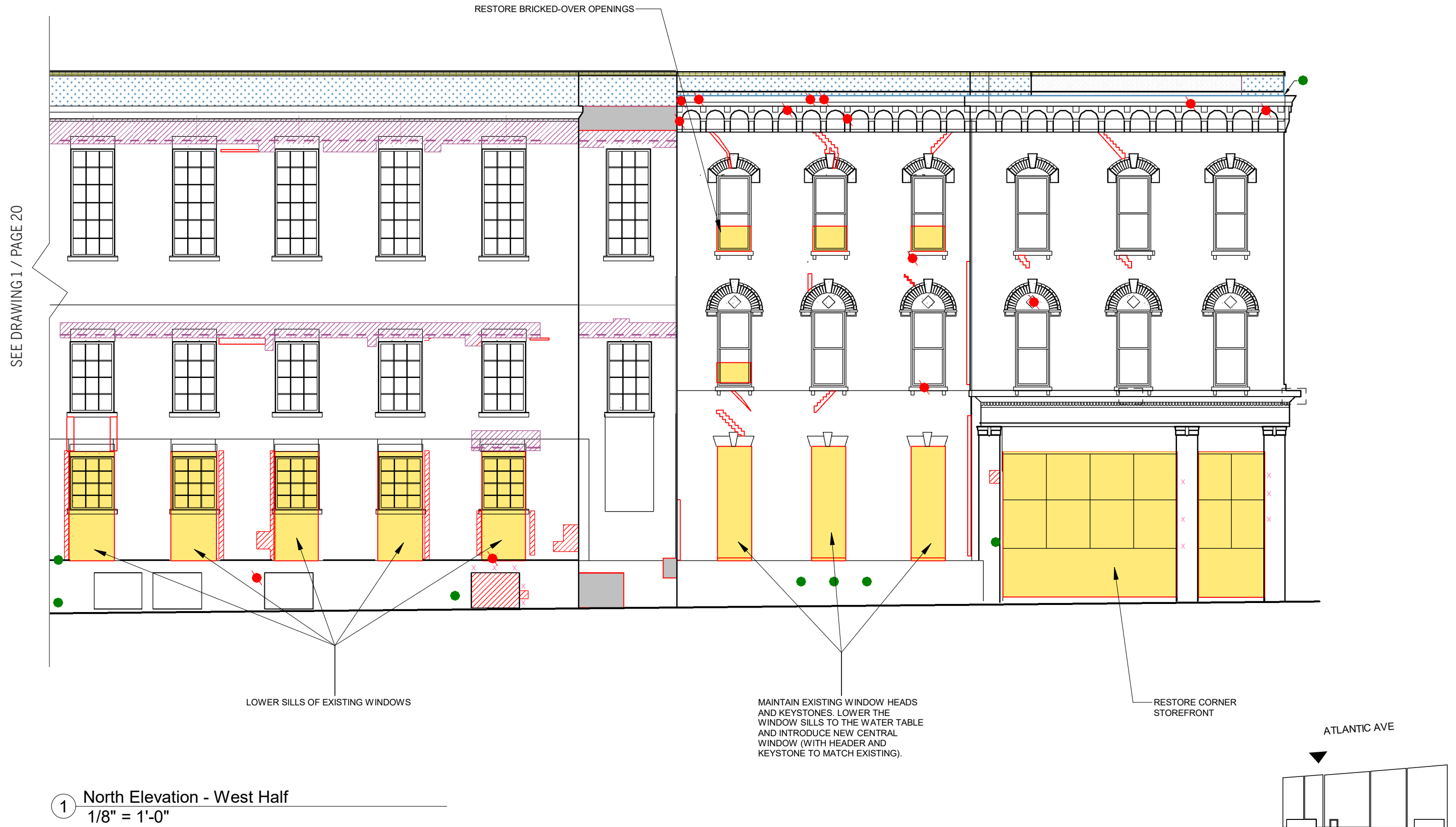












- Extent of Glazing Changes
- Lintel Replacement
- Face Brick Replacement
- Cut and Point Mortar Joints
- Replace Terra Cotta
- New Limestone Unit
- Corner Reconstruction
- Parapet Reconstruction
- Pin and Patch Repair
- Crack Repair
- Abandoned Anchor Removal
- Coping Replacement
- Install Dutchman
- Remove and Reset Coping Unit

REMOVE AND RESET TERRA COTTA UNIT AT CORNER AND ADJACENT UNITS

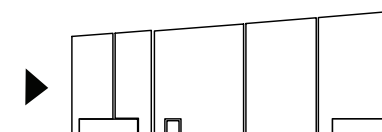
REPAIR SHEET METAL

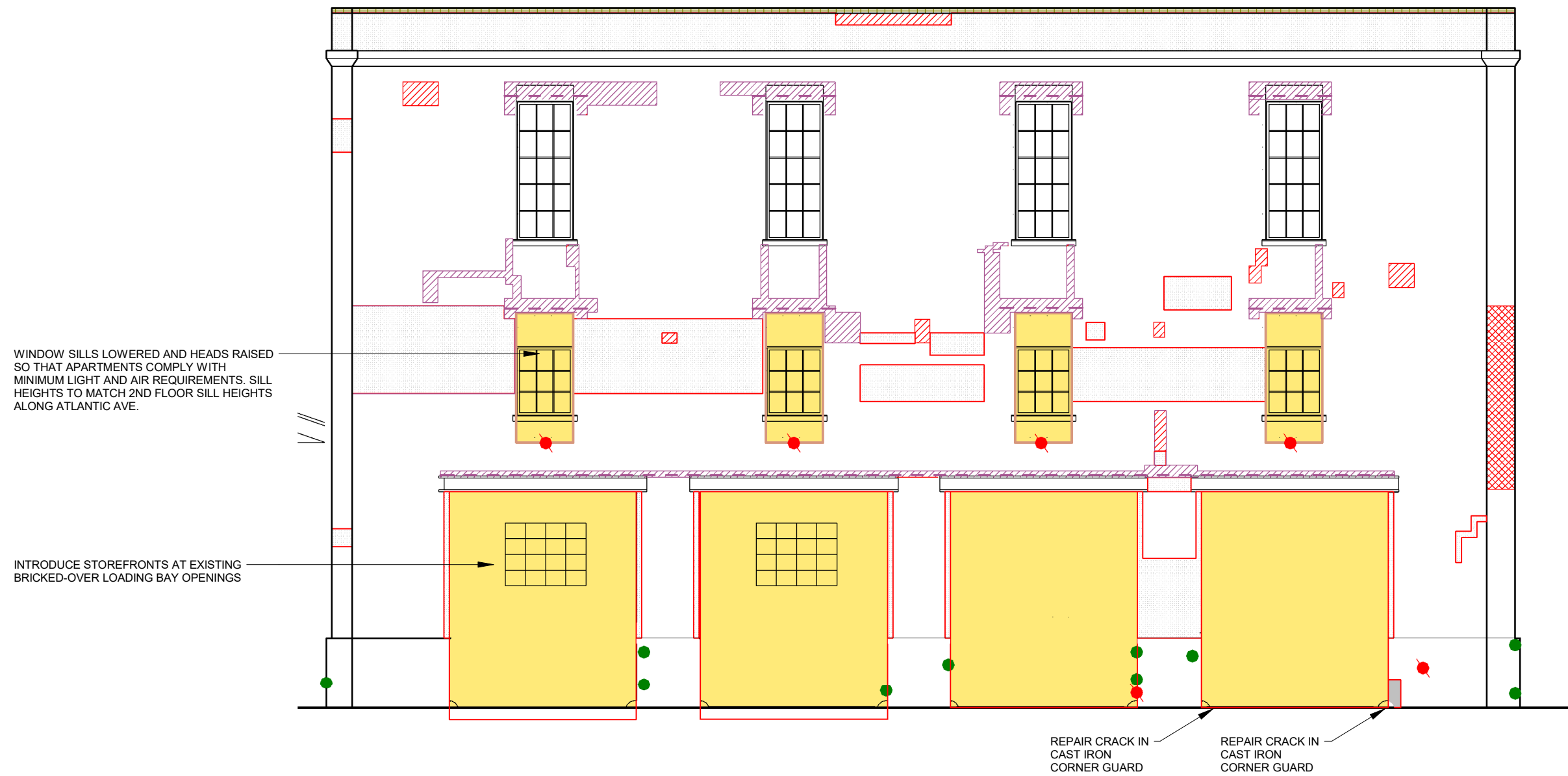
RESTORE CORNER STOREFRONT

RESTORE WINDOW AND DOOR OPENINGS

1 West Elevation  
1/8" = 1'-0"

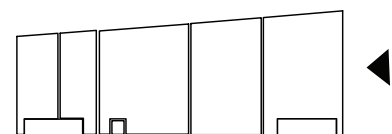
ATLANTIC AVE





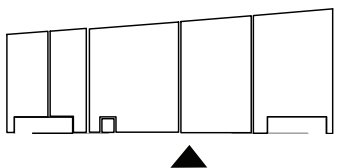
1 East Elevation - Existing - Diagram of Changes  
1/8" = 1'-0"

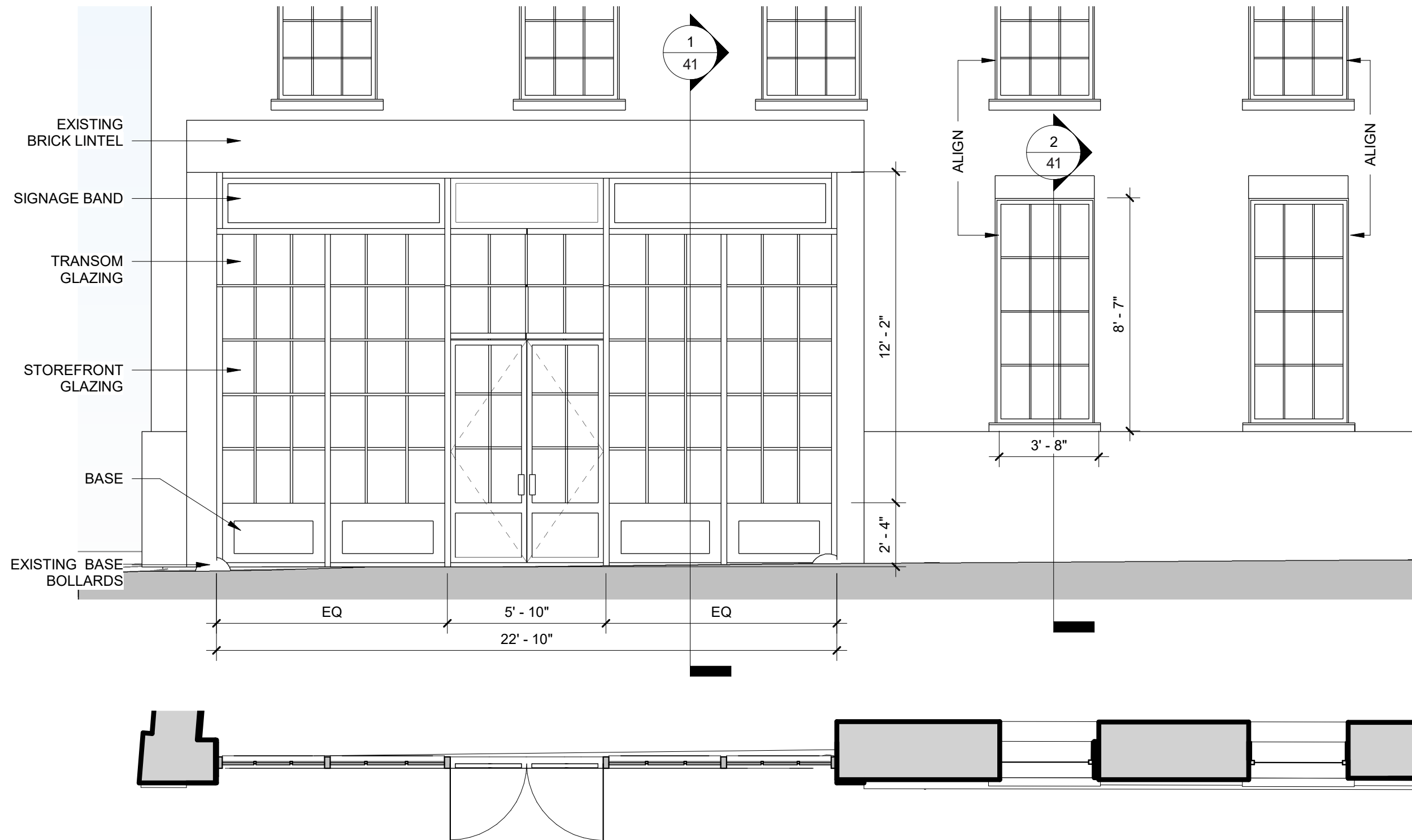
ATLANTIC AVE





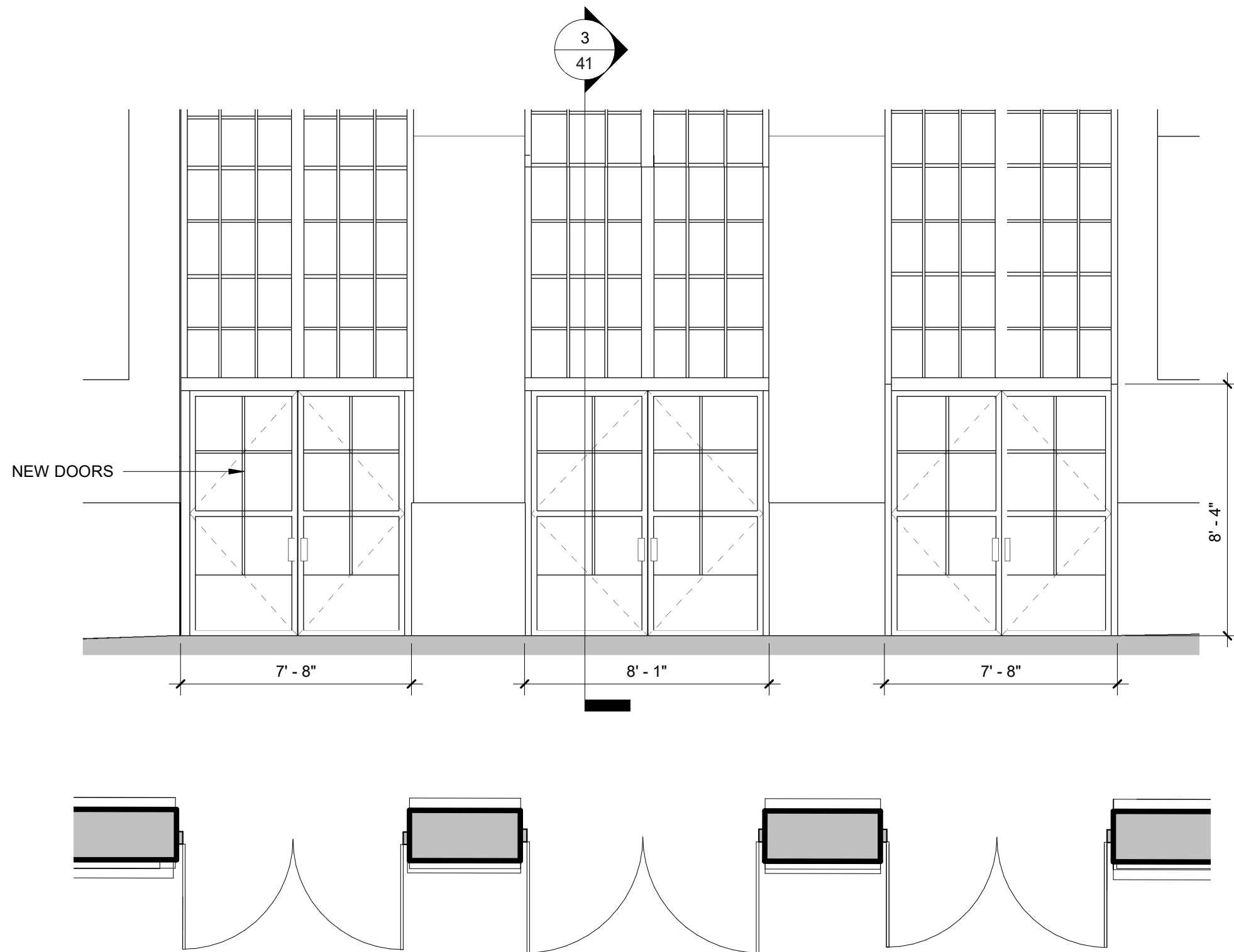
ATLANTIC AVE



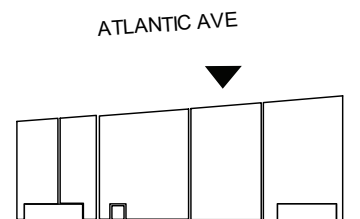


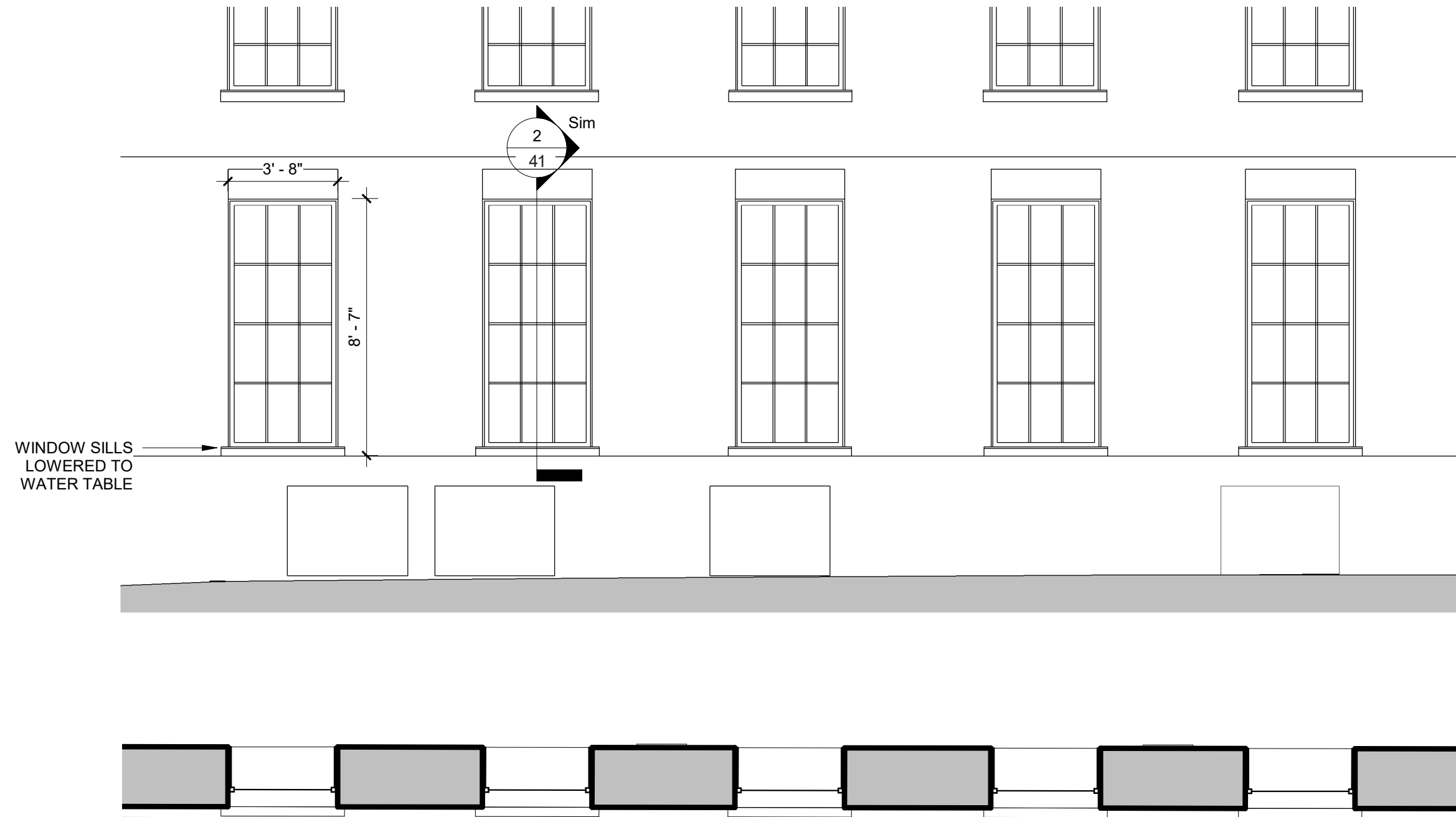
① Atlantic Avenue - Barbey Corner  
1/4" = 1'-0"



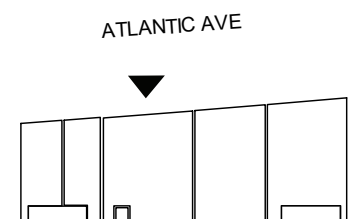


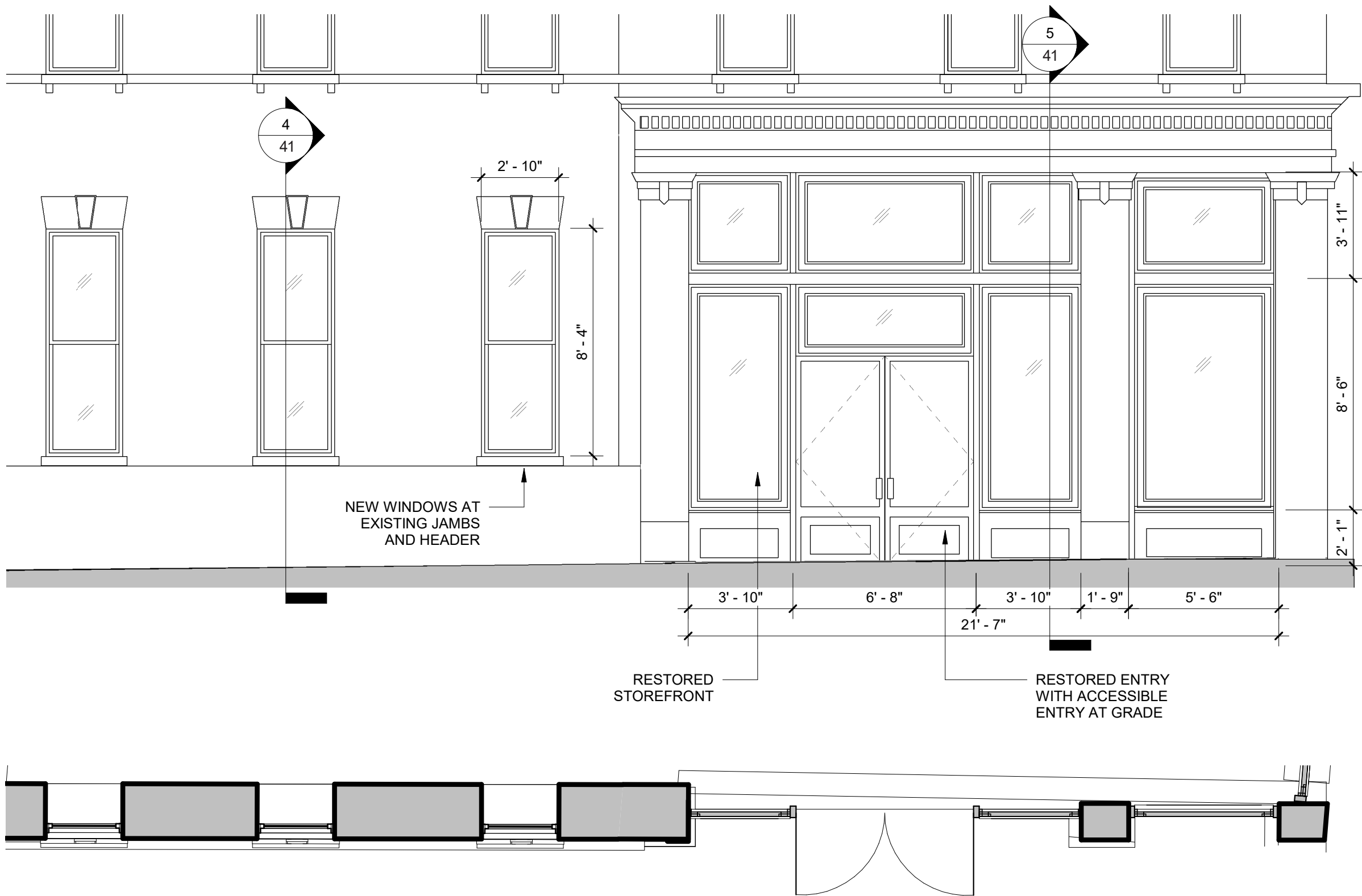
① Atlantic Ave- Commercial Entrance  
1/4" = 1'-0"



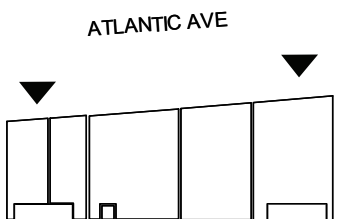


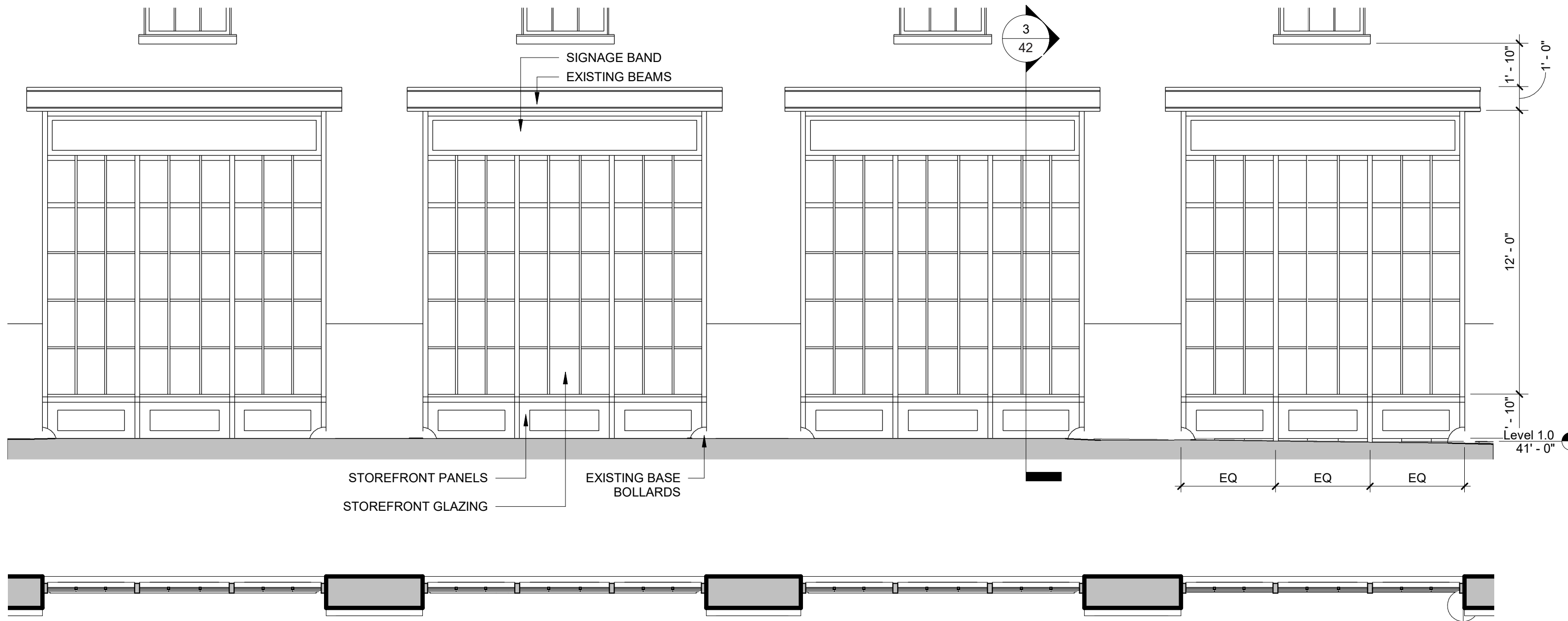
① Atlantic Ave- Middle Block  
1/4" = 1'-0"

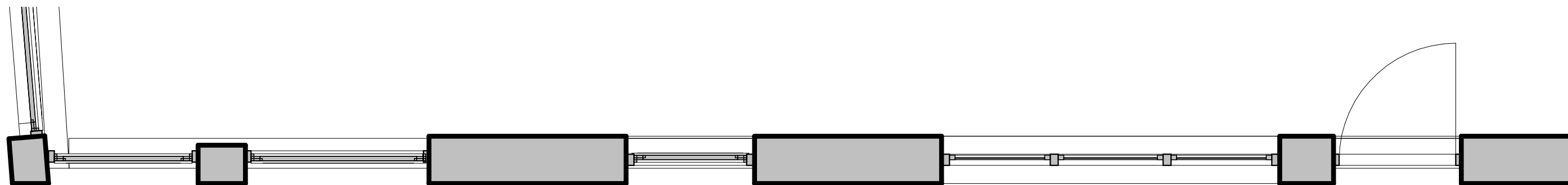
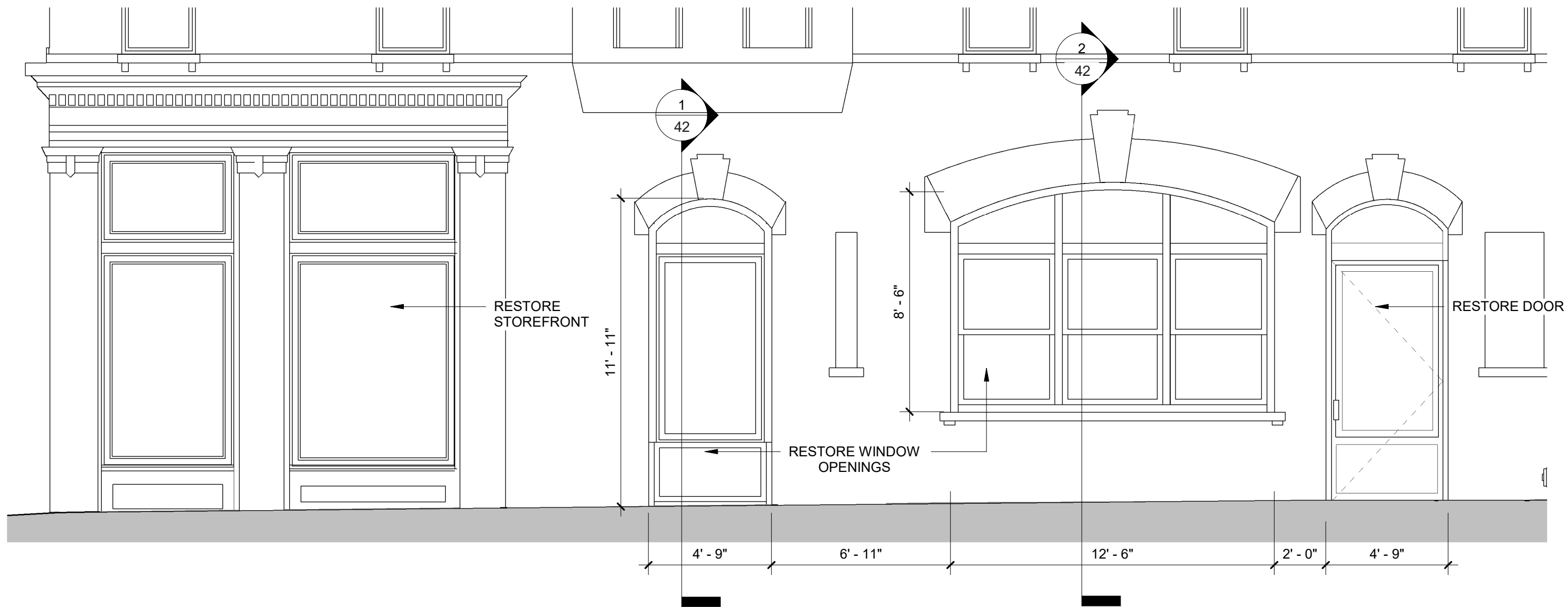




① Atlantic Ave - Schenck Corner  
1/4" = 1'-0"

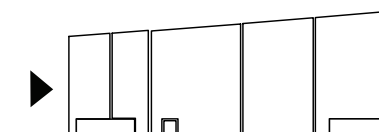


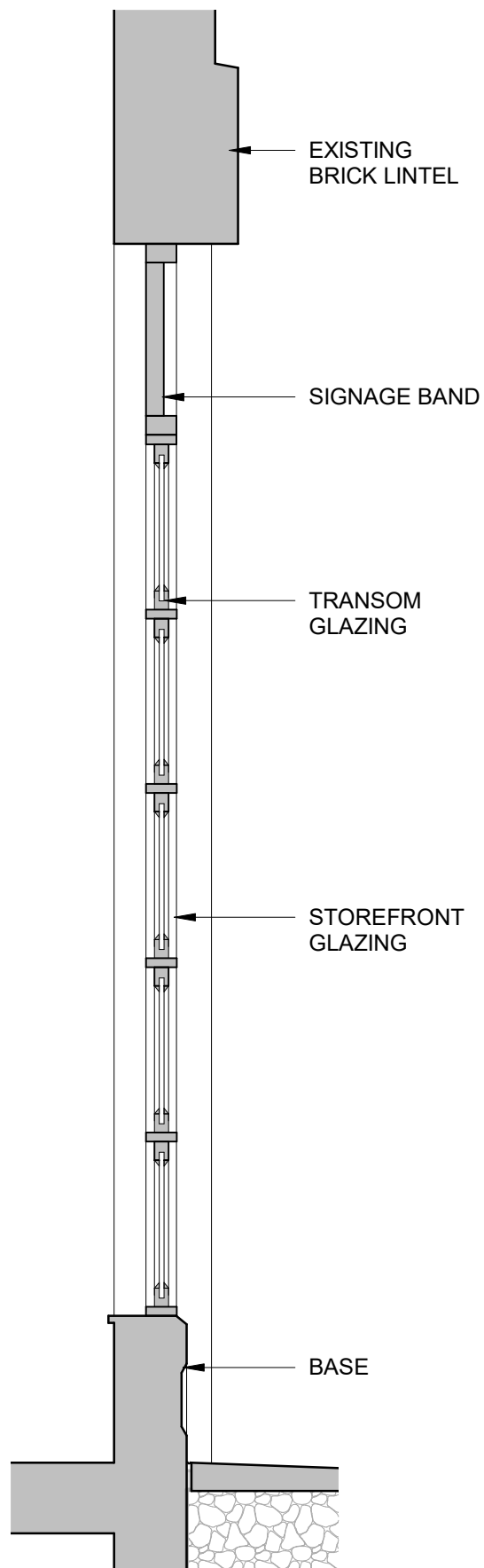




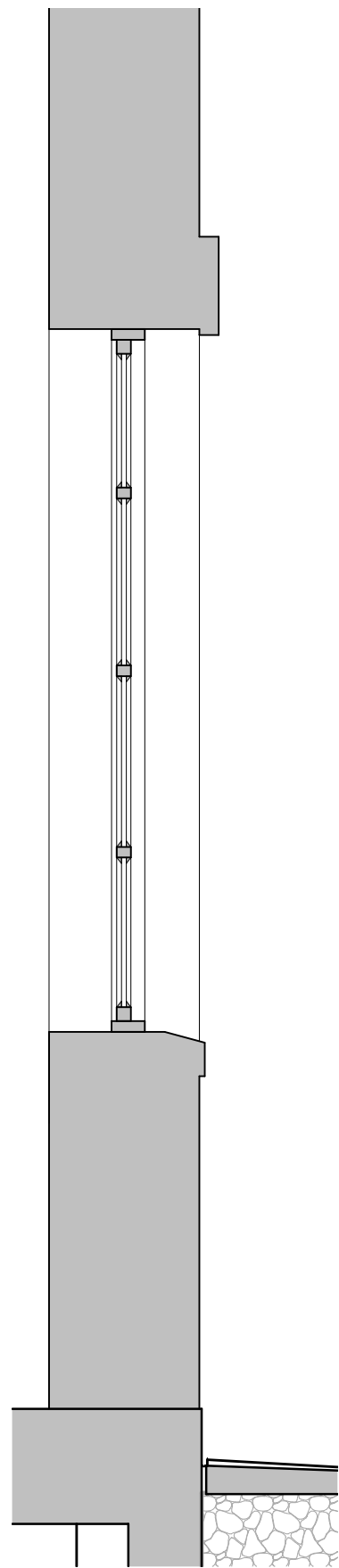
① Schenck Street  
1/4" = 1'-0"

ATLANTIC AVE

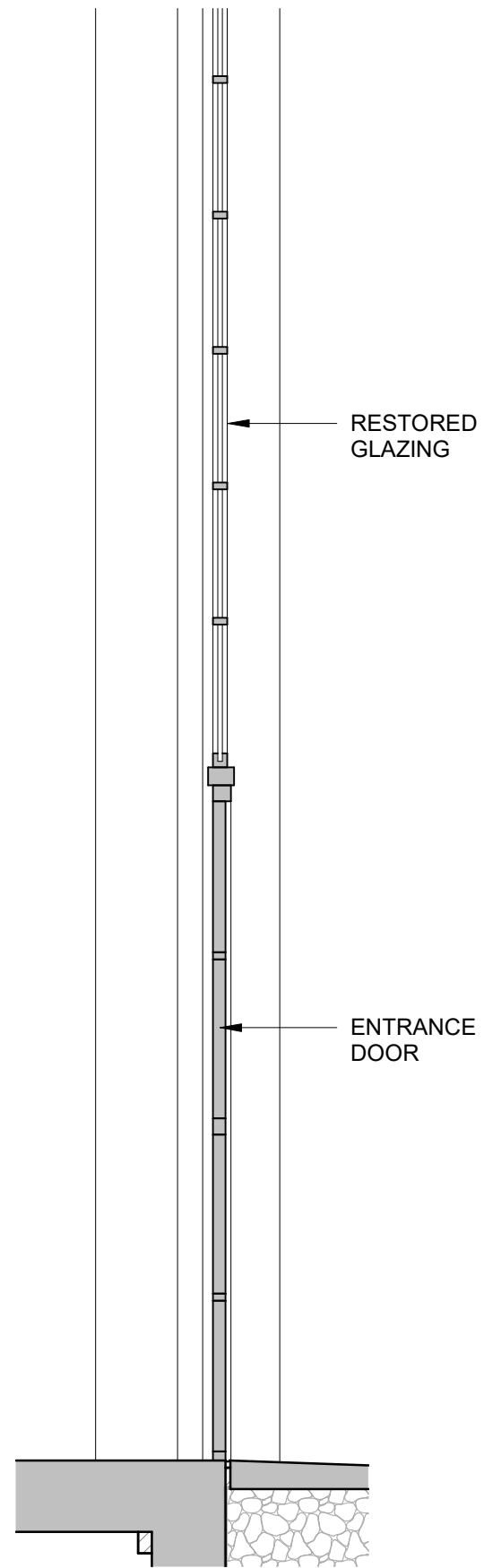




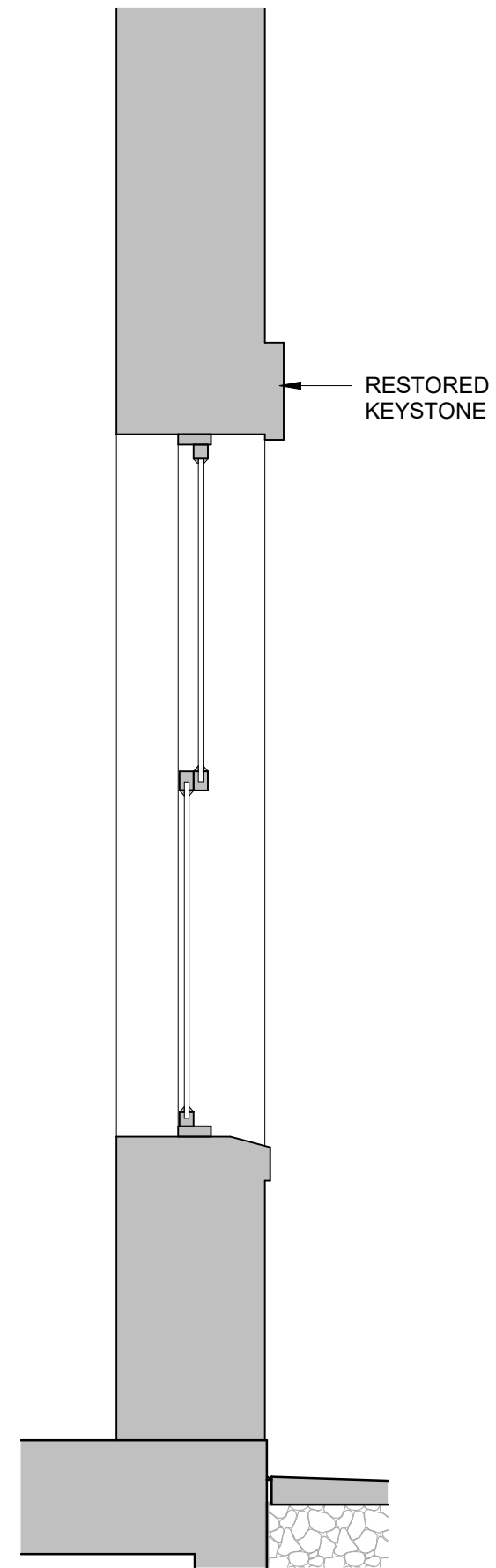
① Section - Atlantic Ave Storefront 1  
1/2" = 1'-0"



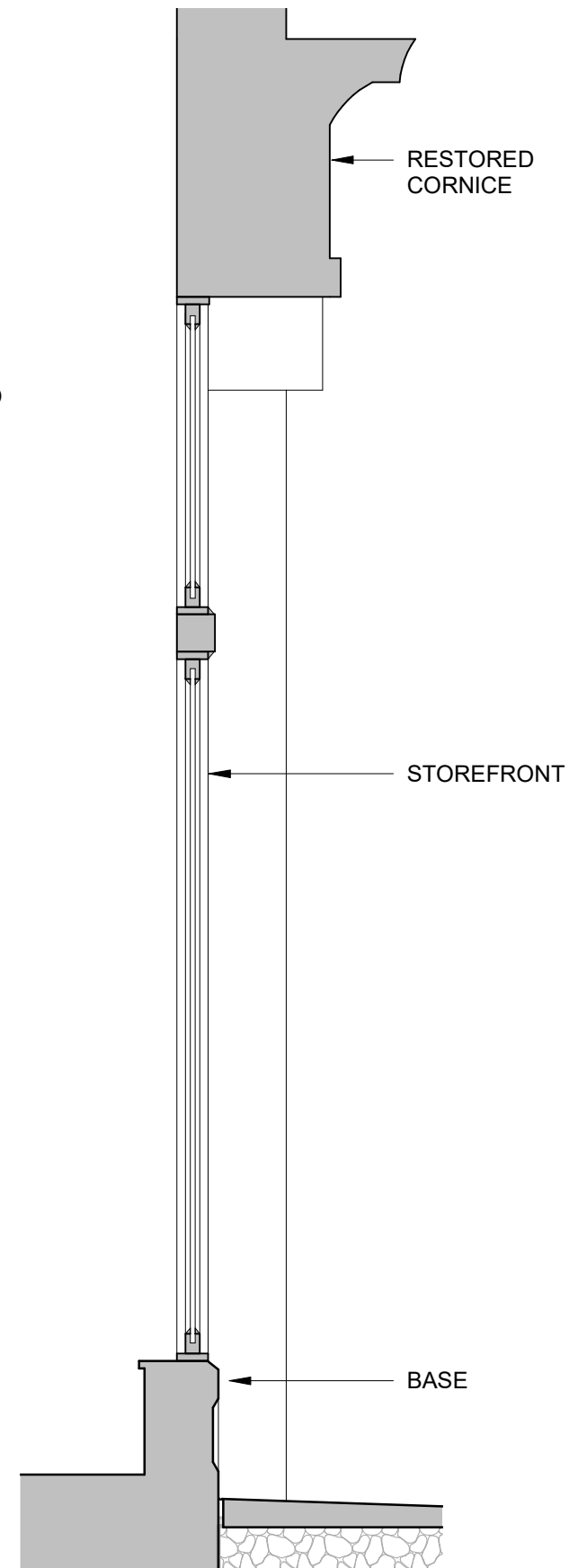
② Section - Atlantic Ave Window 1  
1/2" = 1'-0"



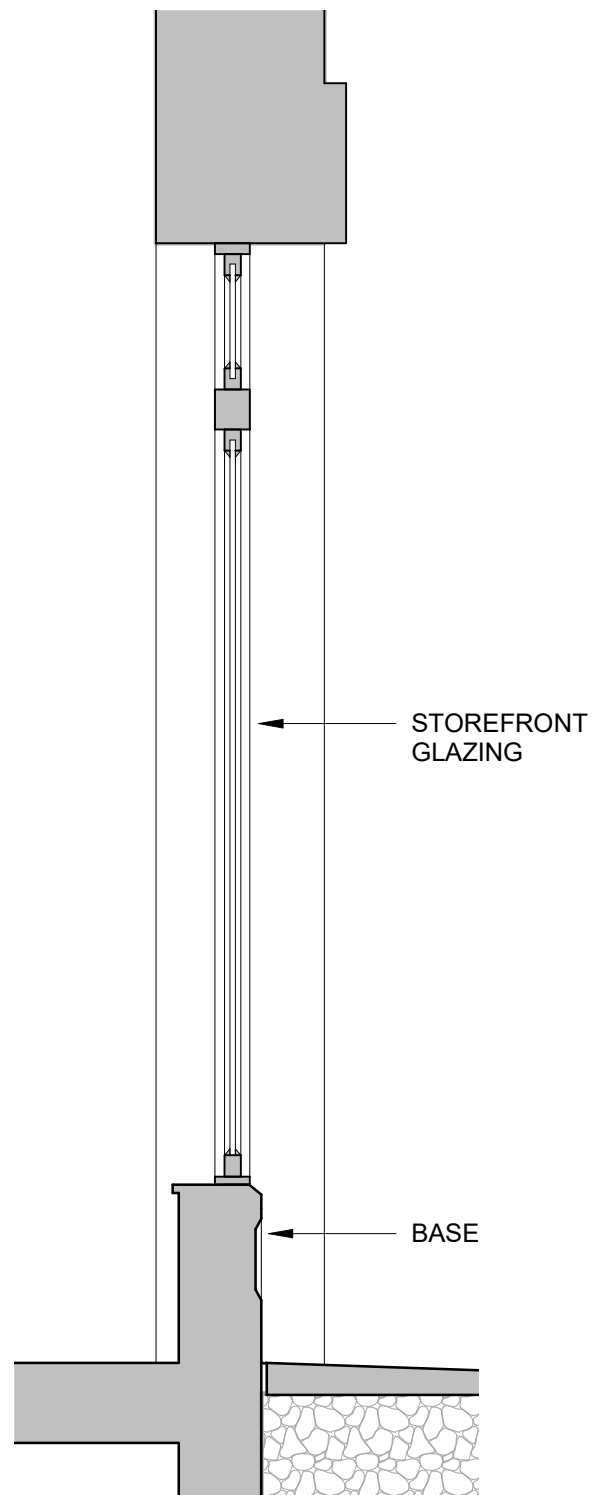
③ Section - Main Entrance  
1/2" = 1'-0"



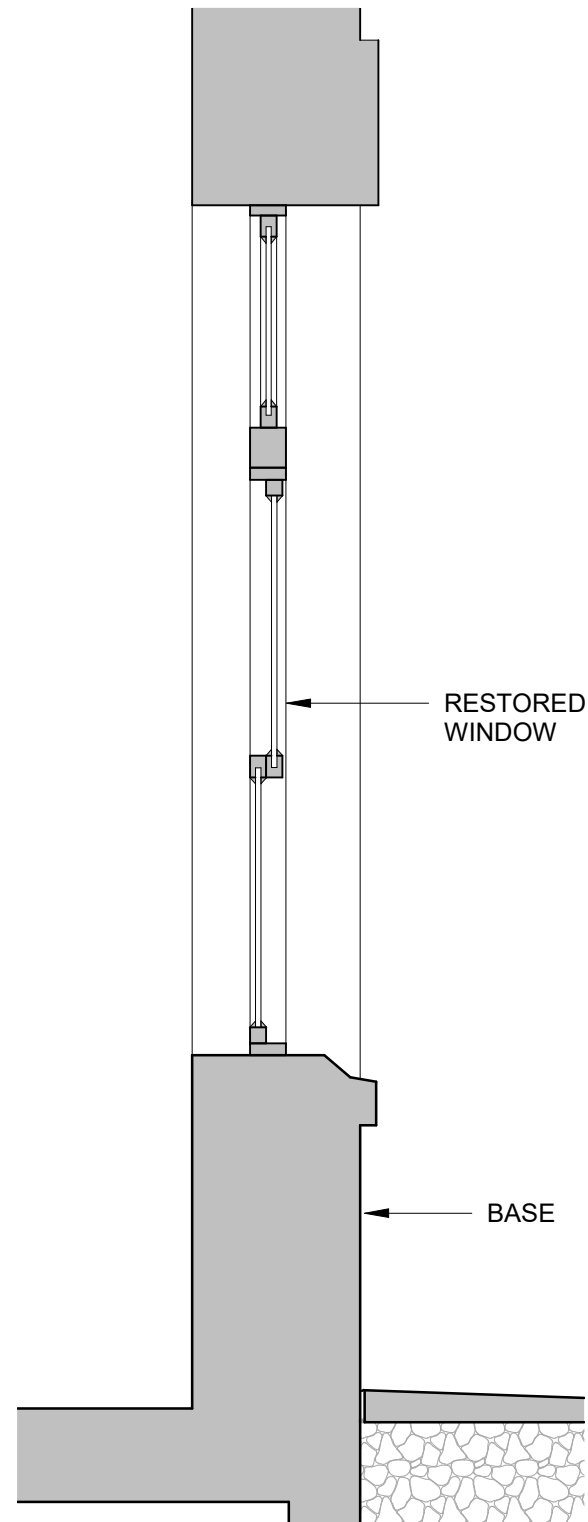
④ Section - Atlantic Ave Window 2  
1/2" = 1'-0"



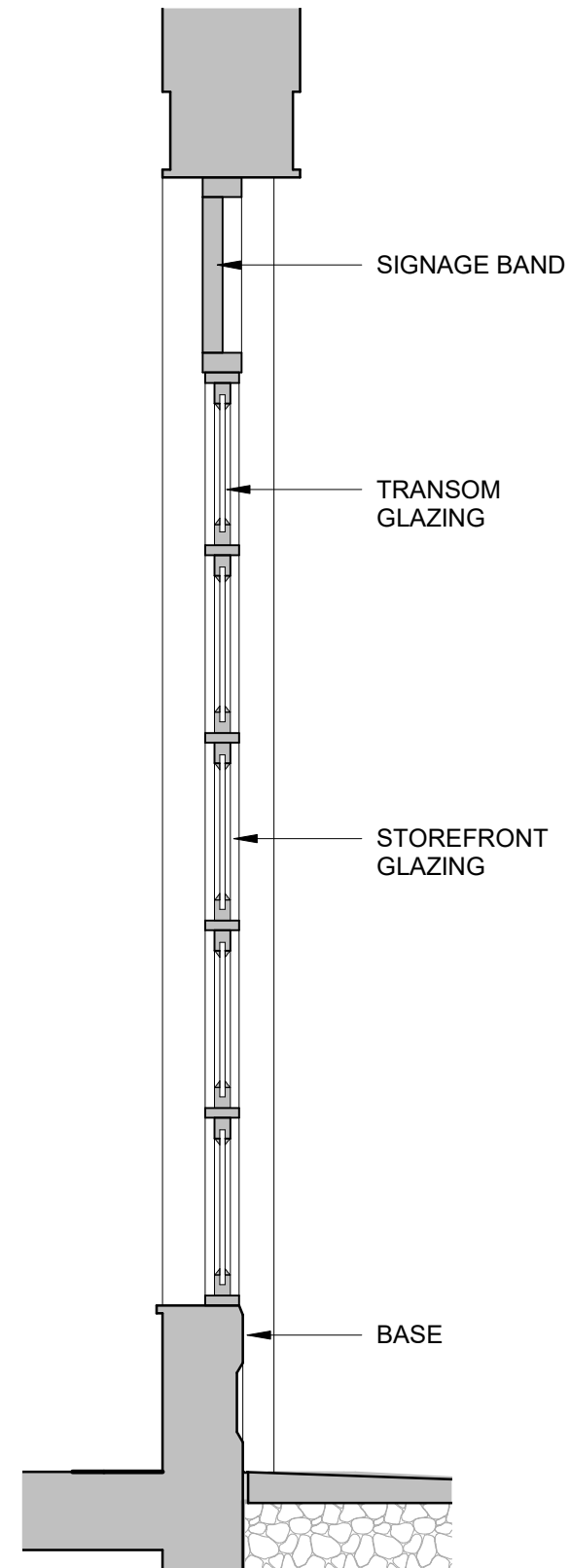
⑤ Section - Atlantic Ave Storefront 2  
1/2" = 1'-0"



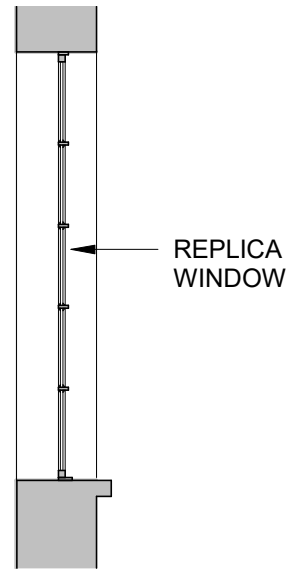
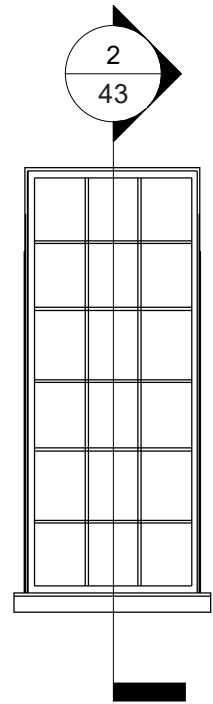
① Section - Schenck St - 1  
1/2" = 1'-0"



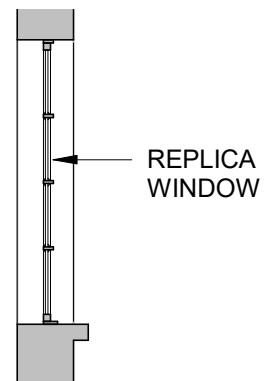
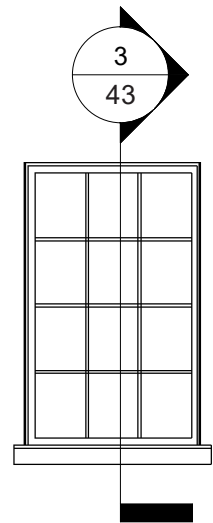
② Section - Schenck St - 2  
1/2" = 1'-0"



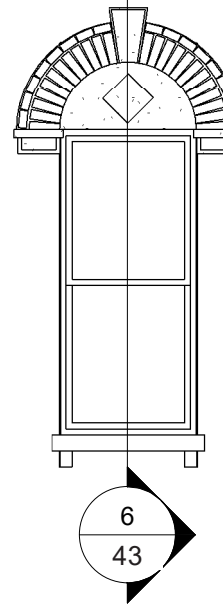
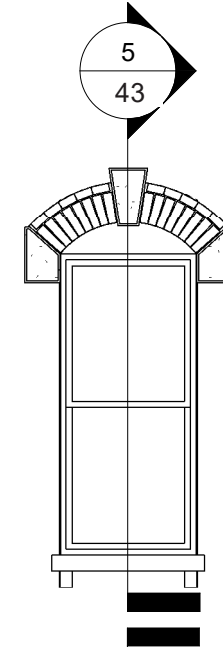
③ Section - Barbey St  
1/2" = 1'-0"



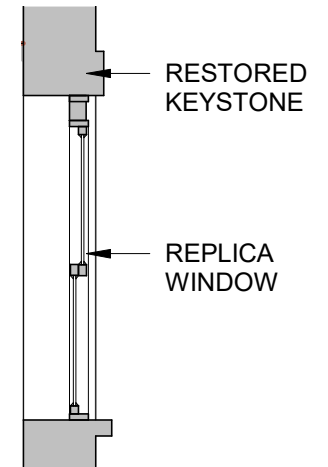
② Atlantic - Barbey Corner Floor 03 Window  
1/4" = 1'-0"



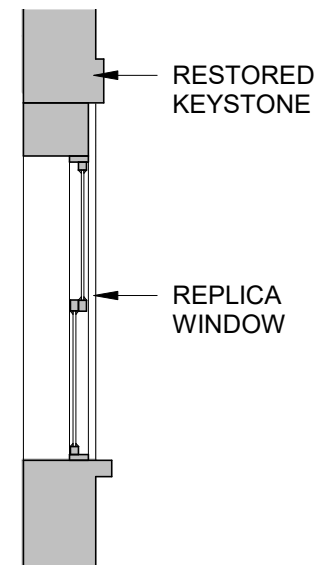
③ Atlantic - Barbey Corner Floor 02 Window  
1/4" = 1'-0"



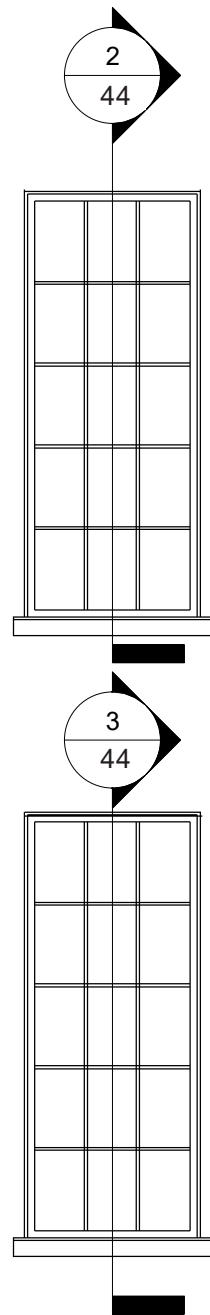
④ Atlantic Avenue - Schenck Corner Upper Floor Windows  
1/4" = 1'-0"



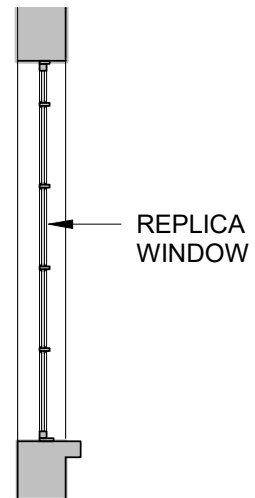
⑤ Atlantic - Schenck Corner Floor 03 Window  
1/4" = 1'-0"



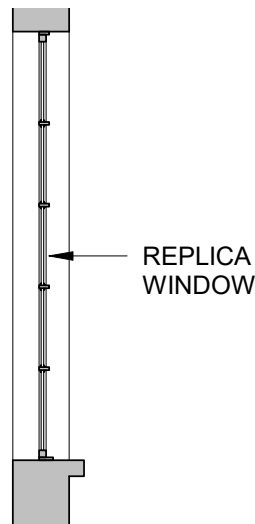
⑥ Atlantic - Schenck Corner Floor 02 Window  
1/4" = 1'-0"



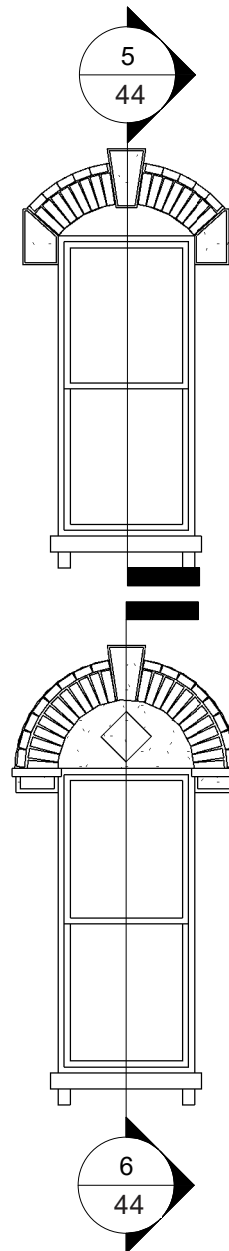
① Barbey Street Upper Floor Windows  
1/4" = 1'-0"



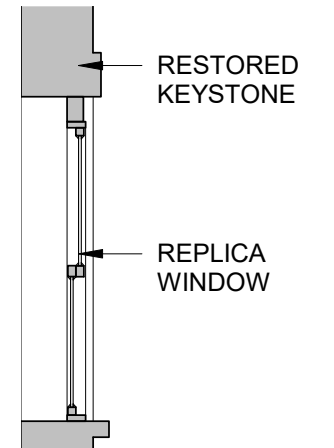
② Barbey Floor 03 Window  
1/4" = 1'-0"



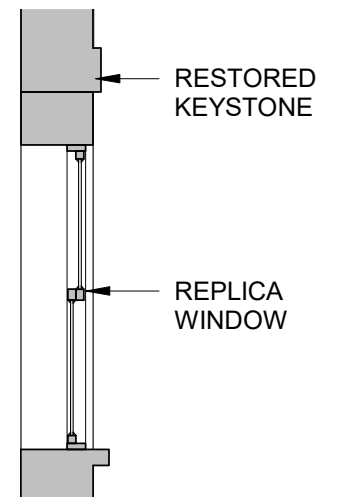
③ Barbey Floor 02 Window  
1/4" = 1'-0"



④ Schenck Ave Upper Floor Windows  
1/4" = 1'-0"



⑤ Schenck Floor 03 Window  
1/4" = 1'-0"



⑥ Schenck Floor 02 Window  
1/4" = 1'-0"