

The current proposal is:

Preservation Department – Item 1, LPC-22-11852

91 8th Avenue – Park Slope Historic District
Borough of Brooklyn

To Testify Please Join Zoom

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LANDMARK DISTRICT PLAN: PARK SLOPE HISTORIC DISTRICT BOUNDARIES



BLOCK PLAN

PROJECT INFORMATION	
ADDRESS	91 8TH AVENUE BROOKLYN NY 11215
GEOGRAPHICAL DATA	
BLOCK #	1066
LOT #	2
ZONING DISTRICT	R7B
ZONING MAP #	16C
STORIES	4 + BASEMENT + CELLAR
BUILDINGS ON LOT	1
BUILDING CLASSIFICATION	
BUILDING CLASSIFICATION	WALK UP APARTMENTS - 5/6 FAMILIES (C-2)
CONSTRUCTION CLASSIFICATION	3 - BRICK
OCCUPANCY CLASSIFICATION	XX
RESIDENTIAL UNITS	5
LANDMARK STATUS	YES
COMMUNITY BOARD	XX
CENSUS TRACT	XX
NOTES	
1. THIS PROJECT IS NOT IN A FLOOD ZONE	
2. THIS PROJECT IS FILED UNDER THE 1968 CODE	

HISTORICAL INFORMATION
 91 8TH AVENUE IS LOCATED IN THE PARK SLOPE HISTORIC DISTRICT WAS BUILT IN 1883 IN THE FRENCH NEO-GREC STYLE WITH FULL HEIGHT, TWO-SIDED BAYS AND STOOPS. THIS RESIDENCE IS CROWNED BY WOOD ROOF CORNICES WITH VERTICAL SPINDLES BETWEEN PANELS, WHICH PRODUCE A STACCATO EFFECT CONTRASTED AGAINST THE SMOOTHER CLASSICAL CORNICES TO THE NORTH.

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1940: TAX MAP HISTORICAL (SIDEWALK VIEW)



EXISTING CONDITION

91 8TH AVENUE

BROOKLYN, NY 11215

NYC LPC COMMISSIONER SUBMISSION
 09.12.22

DRAWING LIST

- LPC-101 TITLE SHEET
- LPC-102 EXISTING FACADE - PHOTOS & CONTEXT
- LPC-103 EXISTING VISIBLE REAR FACADE - PHOTOS & CONTEXT
- LPC-104 EXISTING VISIBLE REAR FACADE - PHOTOS & CONTEXT
- LPC-105 DEMOLITION & CONSTRUCTION FIRST FLOOR PLANS
- LPC-106 BUILDING SECTION
- LPC-107 REAR FACADE ELEVATIONS - EXISTING & PROPOSED
- LPC-108 PROPOSED VISIBLE REAR FACADE - RENDERINGS
- LPC-109 VISIBLE REAR FACADE - PRECEDENT PROJECTS
- LPC-110 PROPOSED VISIBLE REAR FACADE - CLOSE UP OF DOOR TRIM

Issue / Revision
 08.25.2022 - FOR COMMUNITY BOARD
 09.20.2022 - FOR LPC COMMISSIONER

Project
 91 8TH AVENUE
 BROOKLYN, NY 11215

Drawing Title
 TITLE SHEET

Seal + Signature	Date: 09.12.22
	Project No.
	Drawn by: LJ/SW
	Checked by:
	Dwg No.
	LPC-101
	Sheet No. 1 of 10



A STREET VIEW FROM 8TH AVENUE -- LOOKING EAST



B STREET VIEW FROM 8TH AVENUE -- LOOKING EAST



EXISTING FACADE PHOTOS - KEY PLAN

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Drawing Title
 EXISTING FACADE -
 PHOTOS & CONTEXT

Seal + Signature

Date: 06.07.22
 Project No.
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LPC-102
 Sheet No. 2 of 10



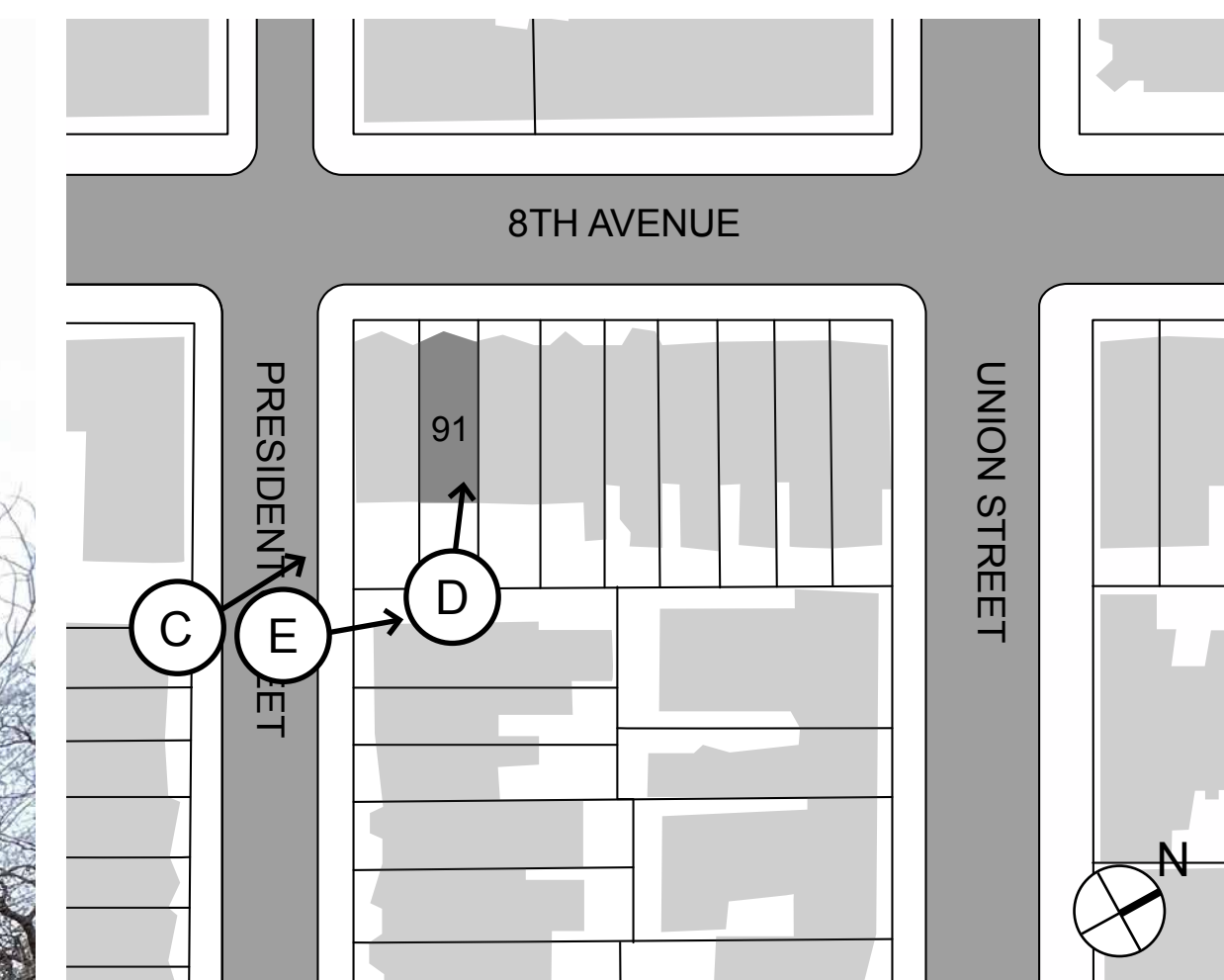
C STREET VIEW FROM PRESIDENT STREET -- LOOKING NORTH



D ALLEY VIEW FROM PRESIDENT STREET ALLEY -- LOOKING NORTH



E STREET VIEW FROM PRESIDENT STREET -- LOOKING NORTH



EXISTING FACADE PHOTOS - KEY PLAN

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Drawing Title
**EXISTING VISIBLE REAR
 FACADE - PHOTOS &
 CONTEXT**

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Dwg No. **LPC-103**

Sheet No. 3 of 10

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91

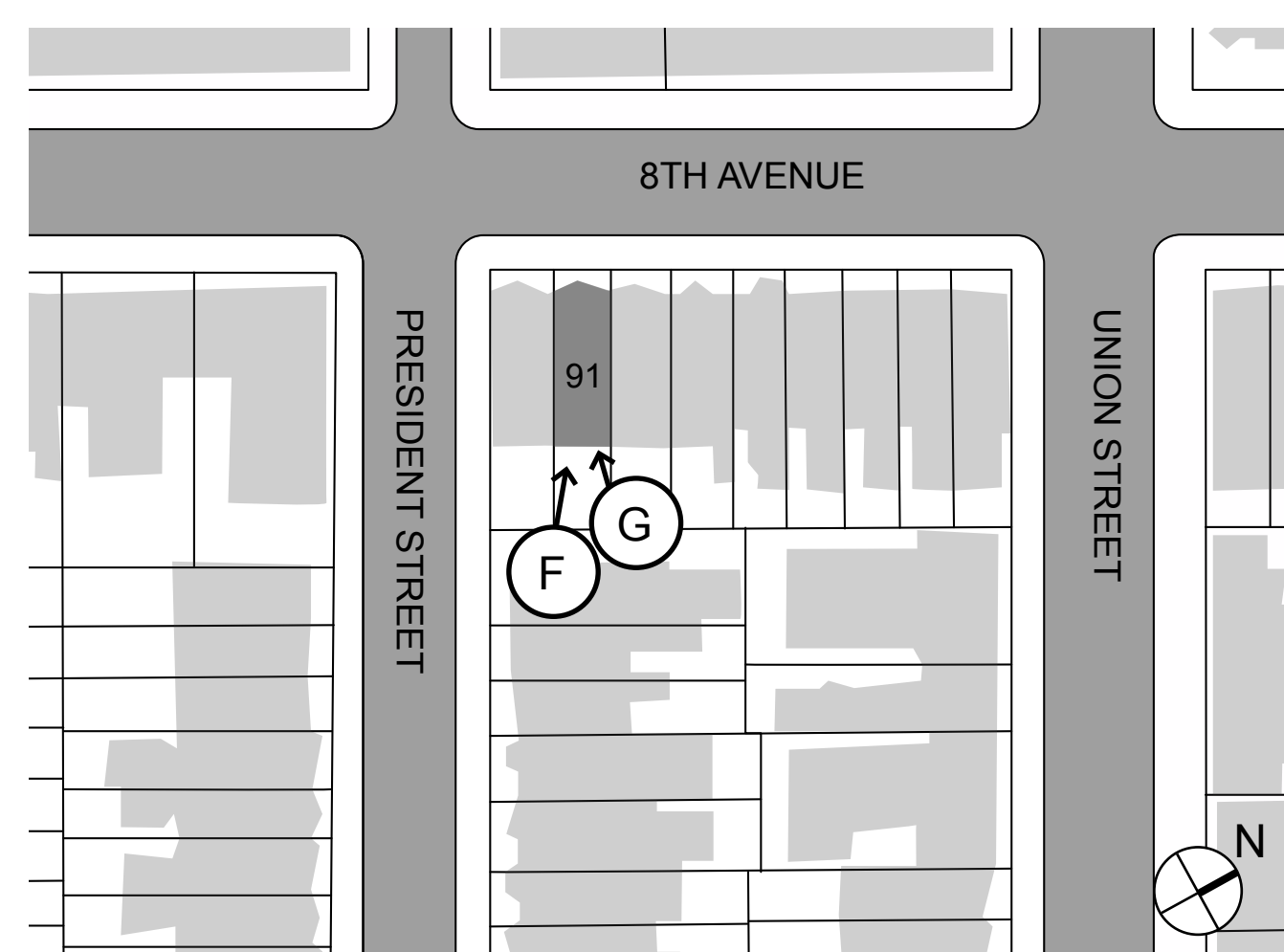
87



F VIEW FROM REAR YARD -- LOOKING WEST



G VIEW FROM REAR YARD -- LOOKING WEST



EXISTING FACADE PHOTOS - KEY PLAN

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Drawing Title
**EXISTING VISIBLE REAR
FACADE - PHOTOS &
CONTEXT**

Seal + Signature

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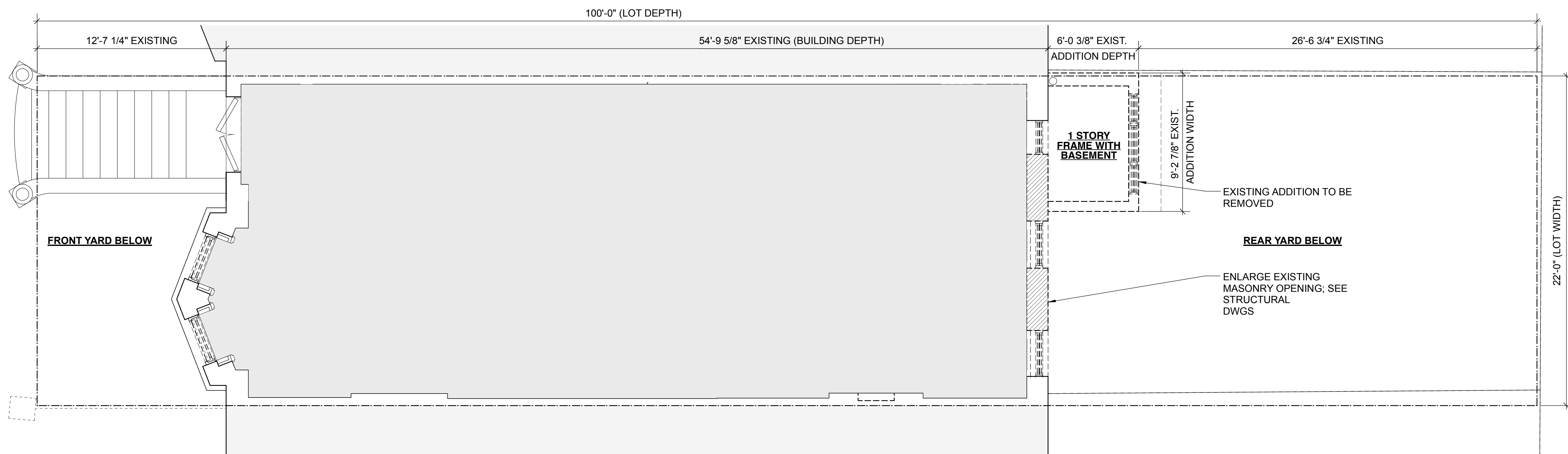
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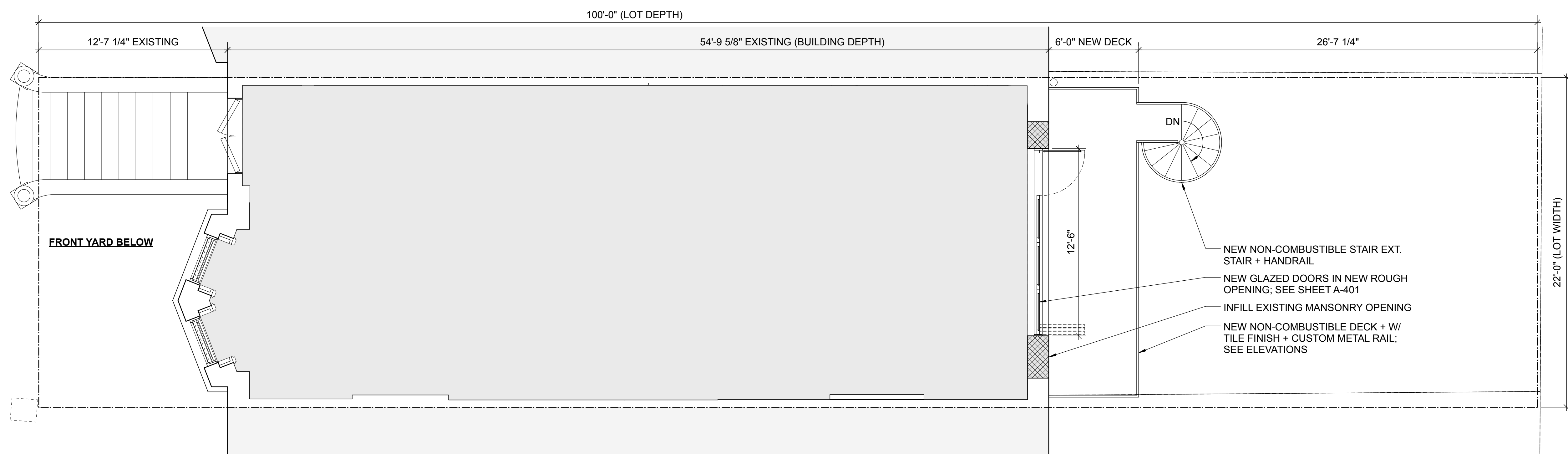
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LPC-104

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1 1ST FLOOR DEMO PLAN - UNIT 2
SCALE: 1/4"=1'-0"



1 1ST FLOOR CONST PLAN
SCALE: 1/4"=1'-0"

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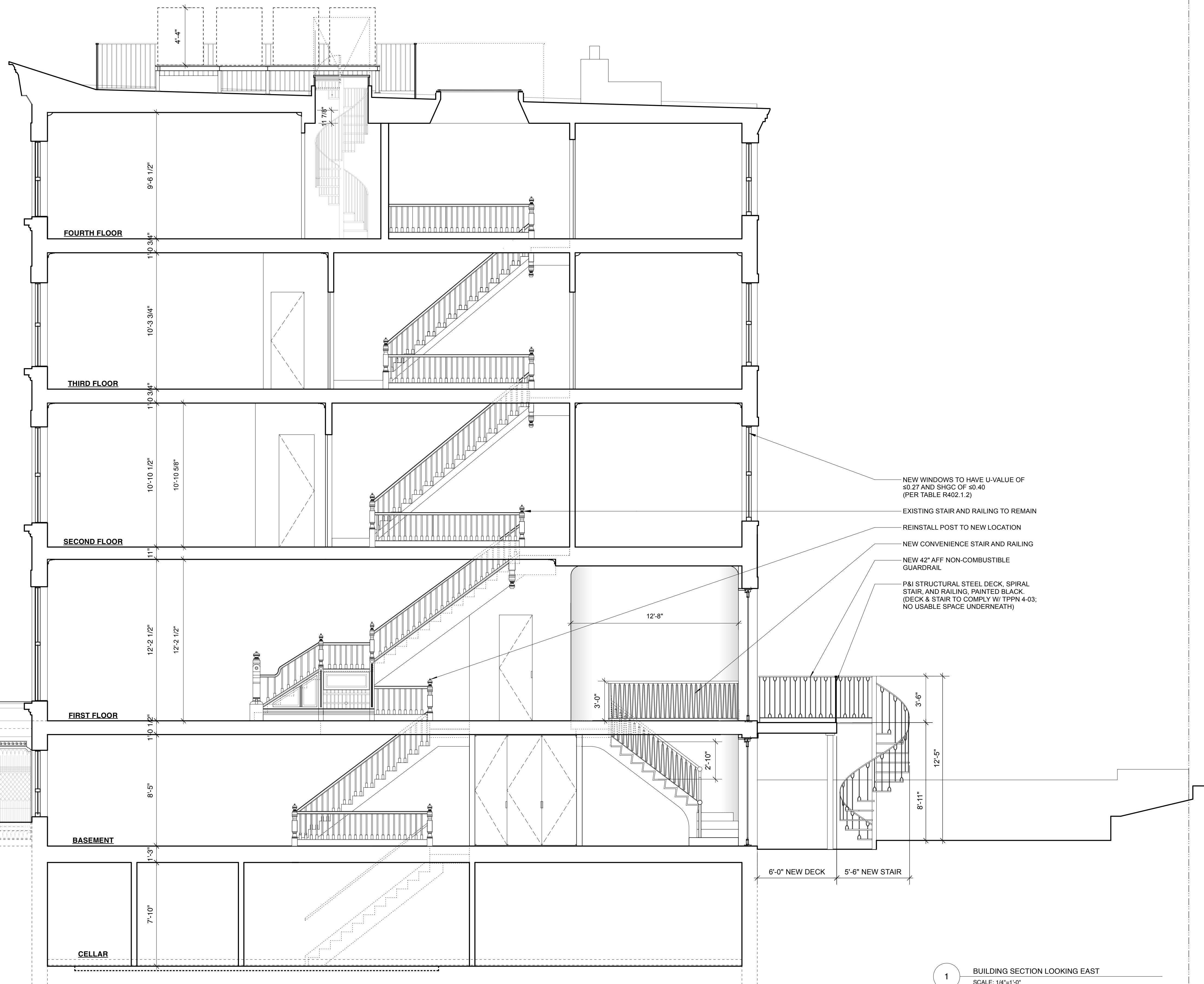
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Drawing Title
DEMOLITION &
CONSTRUCTION FIRST
FLOOR PLANS

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	Dwg No. LPC-105
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T.O. MECH EQUIPMENT
 +61'-6 3/4"
 4'-1"
 T.O. CORNICE
 +57'-5 3/4"
 13'-4 1/2"
 T.O. FOURTH FL. F.F.
 +44'-1 1/4"
 11'-4 1/2"
 T.O. THIRD FL. F.F.
 +32'-8 7/8"
 11'-11 1/4"
 61'-8 3/4"
 (MAX BASE HEIGHT 65 FT)
 T.O. SECOND FL. F.F.
 +20'-9 5/8"
 13'-1 1/2"
 T.O. FIRST FL. F.F.
 +7'-8"
 7'-8"
 B.P. ELEVATION
 0'-0"
 1'-9 1/2"
 T.O. BASEMENT F.F.
 -1'-9 1/2"
 8'-7"
 T.O. CELLAR F.F.
 -10'-4 1/2"



NEW WINDOWS TO HAVE U-VALUE OF
 ≤ 0.27 AND SHGC OF ≤ 0.40
 (PER TABLE R402.1.2)
 EXISTING STAIR AND RAILING TO REMAIN
 REINSTALL POST TO NEW LOCATION
 NEW CONVENIENCE STAIR AND RAILING
 NEW 42" AFF NON-COMBUSTIBLE
 GUARDRAIL
 P&I STRUCTURAL STEEL DECK, SPIRAL
 STAIR, AND RAILING, PAINTED BLACK.
 (DECK & STAIR TO COMPLY W/ TFPN 4-03;
 NO USABLE SPACE UNDERNEATH)

1 BUILDING SECTION LOOKING EAST
 SCALE: 1/4"=1'-0"

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Drawing Title
 BUILDING SECTION

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1 EXT. ELEV. REAR - EXISTING
 SCALE: 1/4"=1'-0"

NEW MINIMALLY VISIBLE
 PROTECTIVE GUARDRAIL
 AT 42" HIGH; SETBACK
 ±17'-0" FROM REAR
 FACADE

- NEW AZEK TRIM, PAINTED BLACK
- NEW MASONRY OPENING, SEE STRUCTURAL DRAWING
- NEW LIGHT FIXTURES (TYP), SEE CUT SHEETS
- INFILL PREVIOUS MASONRY OPENING WITH BRICK REMOVED FROM EXISTING FACADE FOR HISTORIC MATCH
- NEW BI-FOLD 4 PANEL DOOR, PAINTED BLACK
- NEW STEEL DECK + POSTS; NEW METAL RAILING + STAIR INTO THE REAR YARD, PAINTED BLACK
- REMOVE EXISTING WINDOWS
- EXISTING MASONRY FACADE TO BE REMOVED
- EXISTING EXTENSION (1 STORY + BASEMENT) TO BE REMOVED; REPAIR MASONRY WALL BEHIND AS NEEDED
- EXISTING BARS TO BE REMOVED (TYP.)
- EXISTING HVAC KX TO BE REMOVED



2 EXT. ELEV. REAR - PROPOSED
 SCALE: 1/4"=1'-0"

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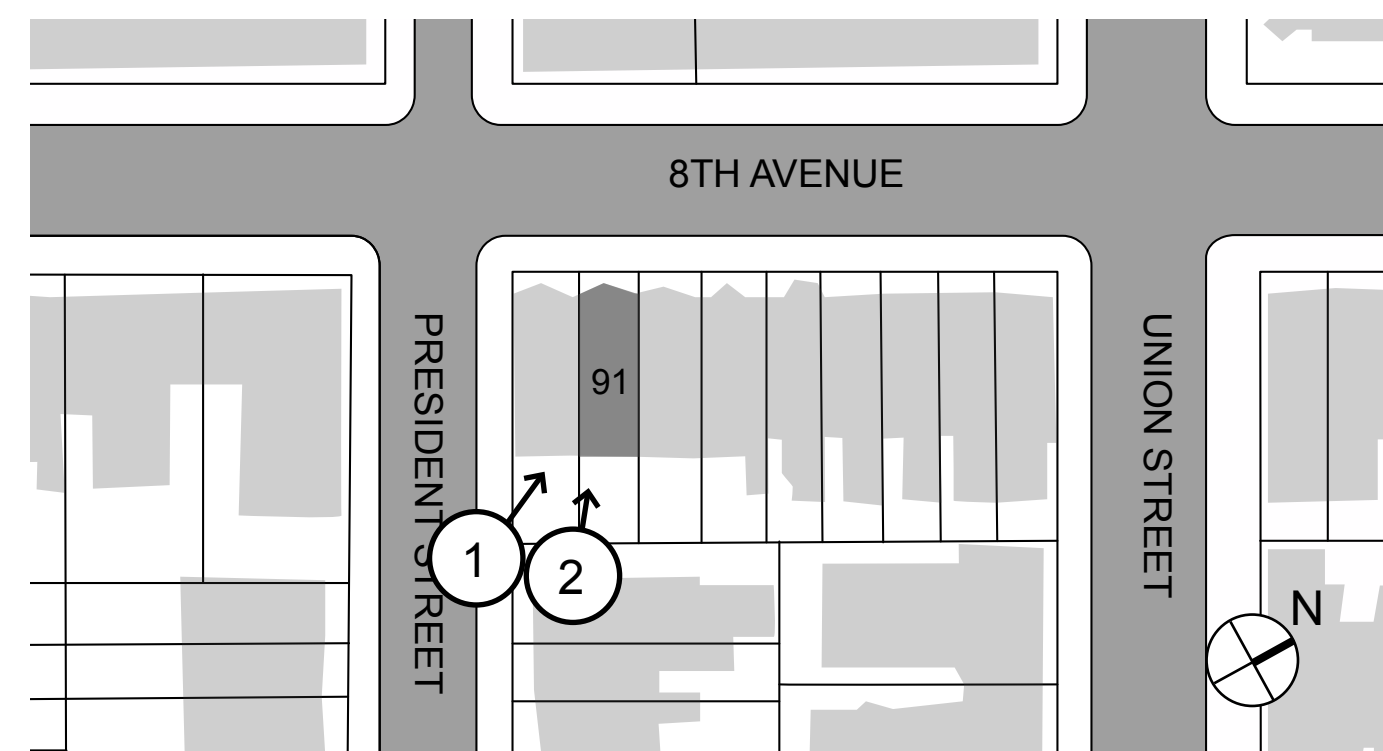
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Drawing Title
**REAR FACADE ELEVATIONS -
 EXISTING & PROPOSED**

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	Dwg No. LPC-107
	Sheet No. 7 of 10



1 VIEW FROM PUBLIC SIDEWALK - LOOKING NORTHWEST



PROPOSED VISIBLE REAR FACADE RENDERINGS - KEY PLAN



2 VIEW FROM PRIVATE DRIVEWAY - LOOKING WEST

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Drawing Title
 PROPOSED VISIBLE REAR
 FACADE - RENDERINGS

Seal + Signature

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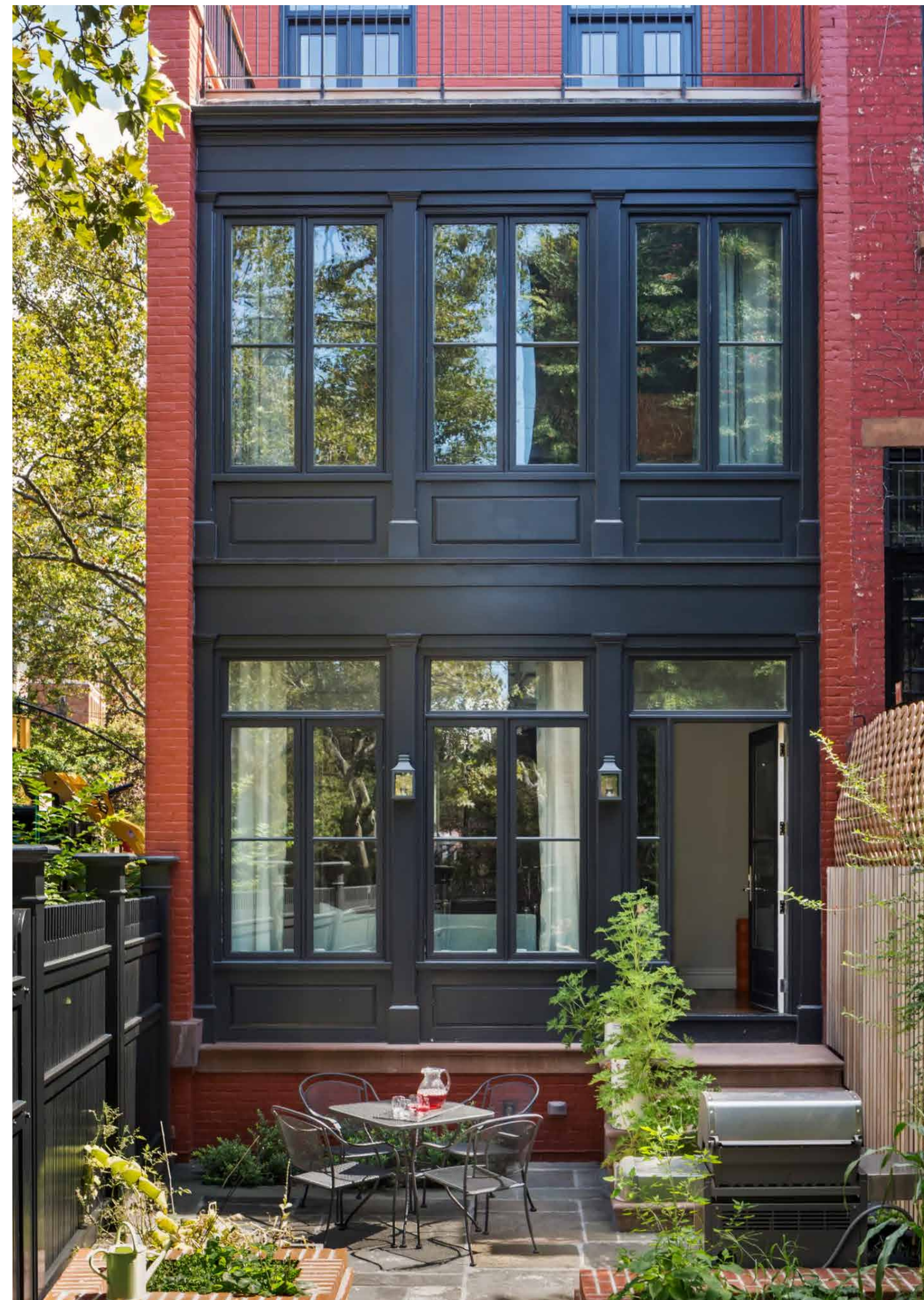
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LPC-108

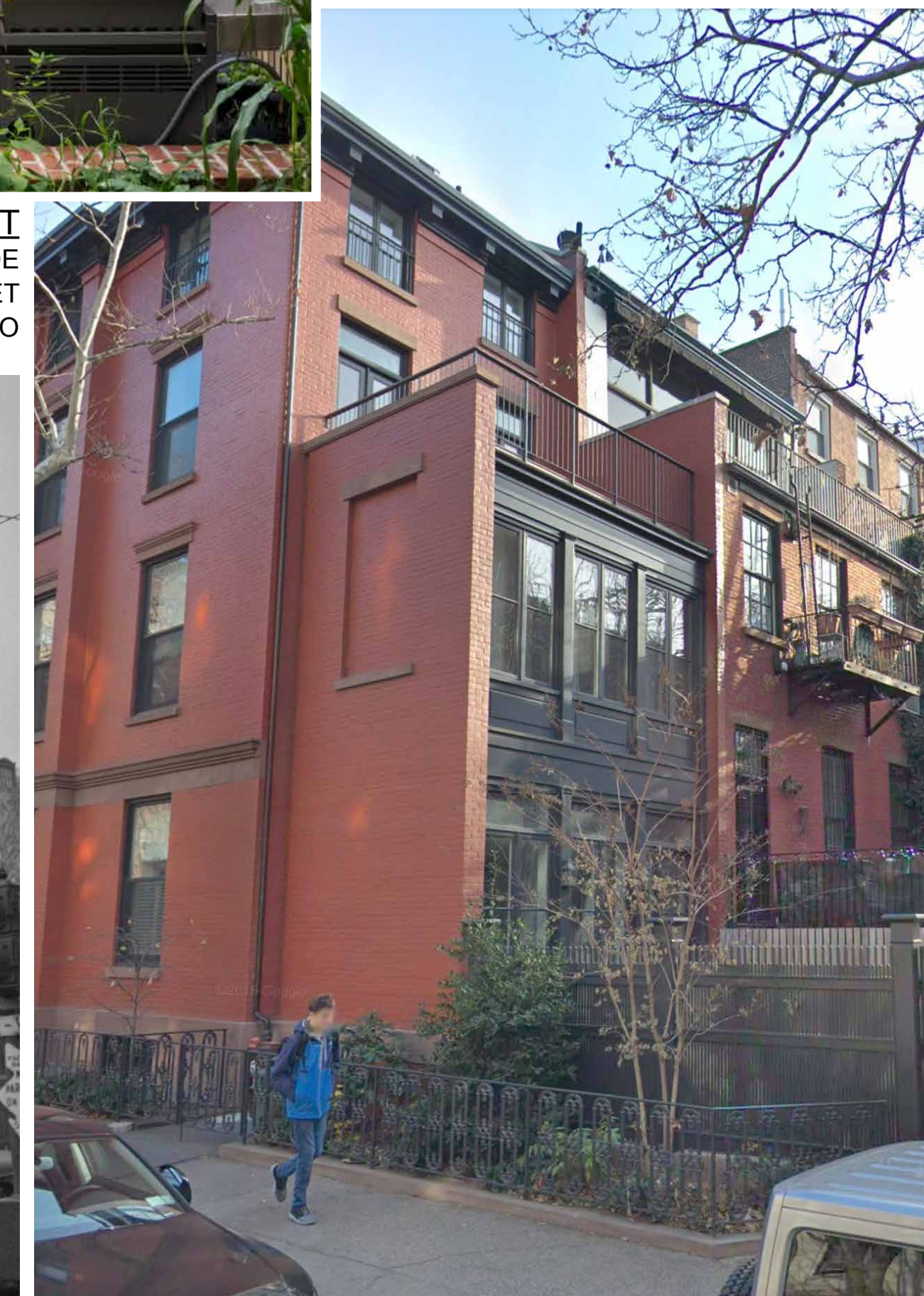
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PROJECT WITHIN COBBLE HILL HISTORIC DISTRICT
 RIGHT - VIEW FROM STREET
 ABOVE - PHOTO FROM 1934
 BELOW - REAR FACADE



PROJECT WITHIN BROOKLYN HEIGHTS HISTORIC DISTRICT
 ABOVE - REAR FACADE
 RIGHT - VIEW FROM STREET
 BELOW - 1940s TAX PHOTO



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Drawing Title
**VISIBLE REAR FACADE -
 PRECEDENT PROJECTS**

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LPC-109

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INSPIRATION FOR RAILING DESIGN - EXISTING SECURITY GUARDS



PROPOSED EXTERIOR SCONCE FOR VISIBLE REAR FACADE



PROPOSED PAINT COLOR - BLACK BY BENJAMIN MOORE (HC-190)

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PROPOSED VISIBLE REAR FACADE - CLOSE UP OF DOOR TRIM

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	Dwg No.	LPC-110
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