

The current proposal is:

Preservation Department – Item 2, LPC-22-07502

40 Schermerhorn Street – Brooklyn Heights Historic District Borough of Brooklyn

To Testify Please Join Zoom

Webinar ID: 853 8078 4078

Passcode: 813151

By Phone: 1 646-558-8656 US (New York)

877-853-5257 (Toll free) US

888 475 4499 (Toll free)

Note: If you want to testify on an item, join the Zoom webinar at the agenda’s “Be Here by” time (about an hour in advance). When the Chair indicates it’s time to testify, “raise your hand” via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.



40 SCHERMERHORN STREET

BROOKLYN, NY 11201

Construction Date : 1855
Architect / Builder : Not determined
Major Alteration(s) : None
Alteration Architect(s) : Not determined
Style(s) : Eclectic
Material(s) : Brick, Brownstone
Building Type : Row House
Original Use : Residential (4 Family Dwelling)
Tax Block : 270
Tax Lot : 46

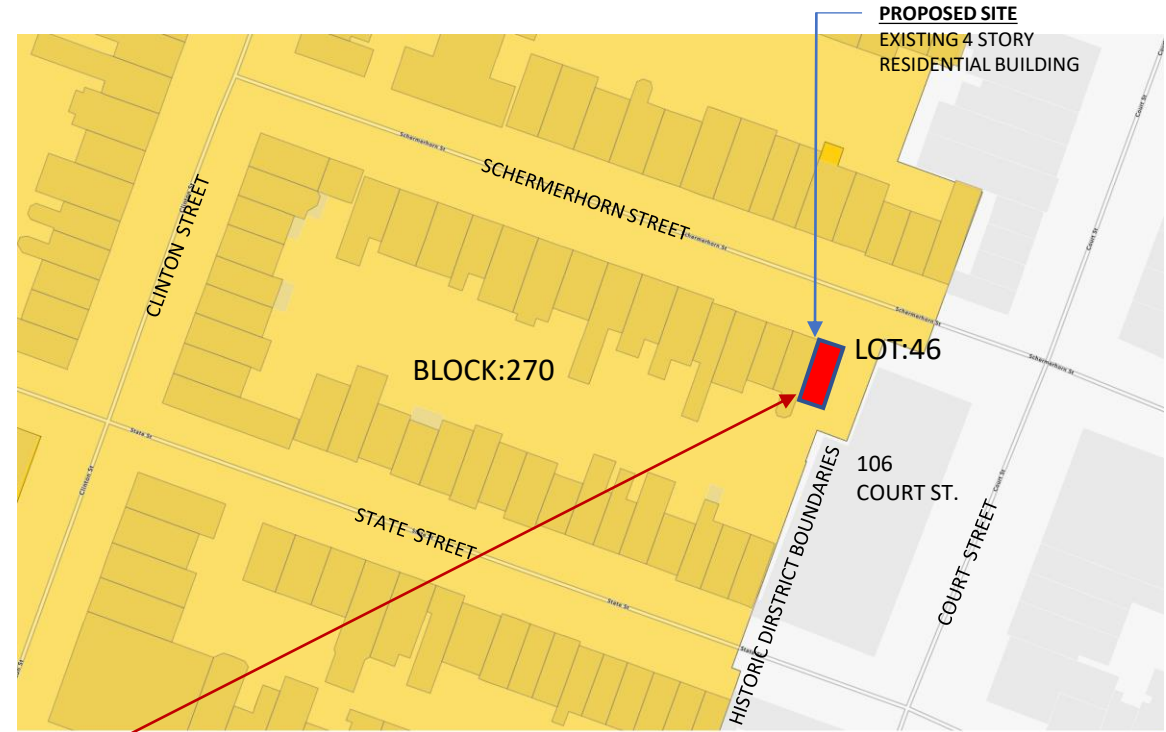
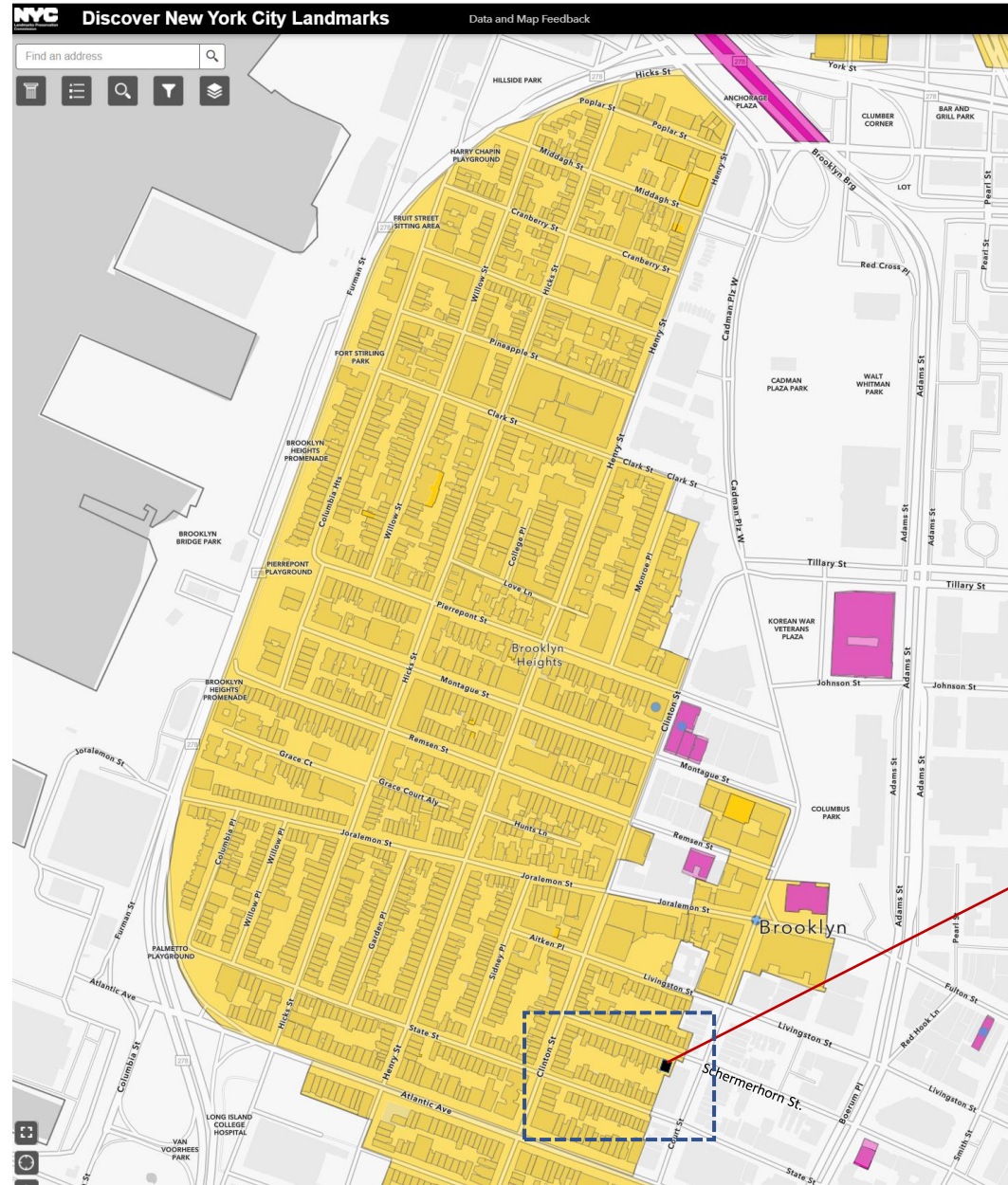
Presented By :

KLC ARCHITECTS, PC
180 Maiden Ln, Suite8A
New York, NY 10038

4/17/202

(revised on 10/4/2022)

PROPERTY INFORMATION



SUMMARY OF PROPOSED WORK

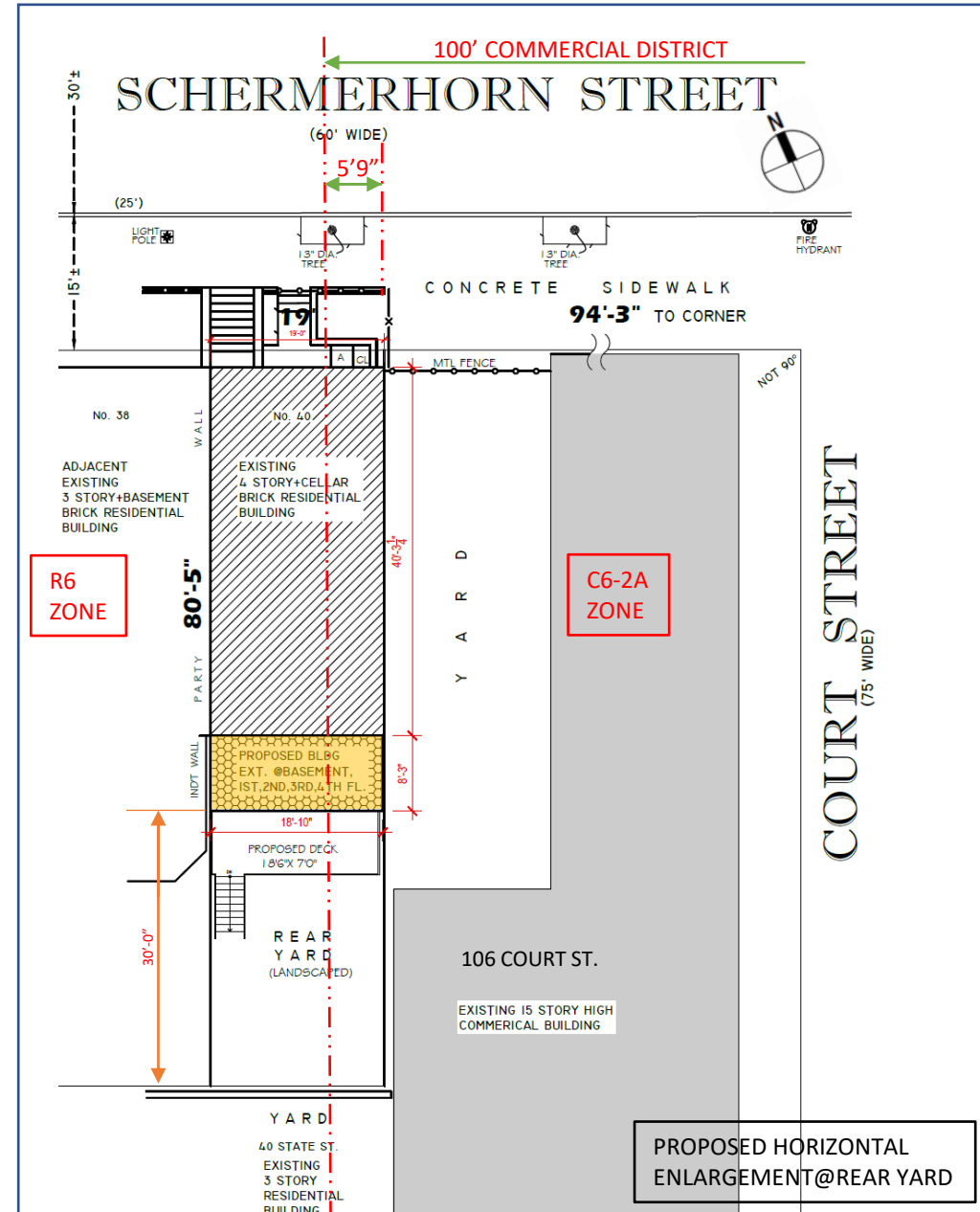
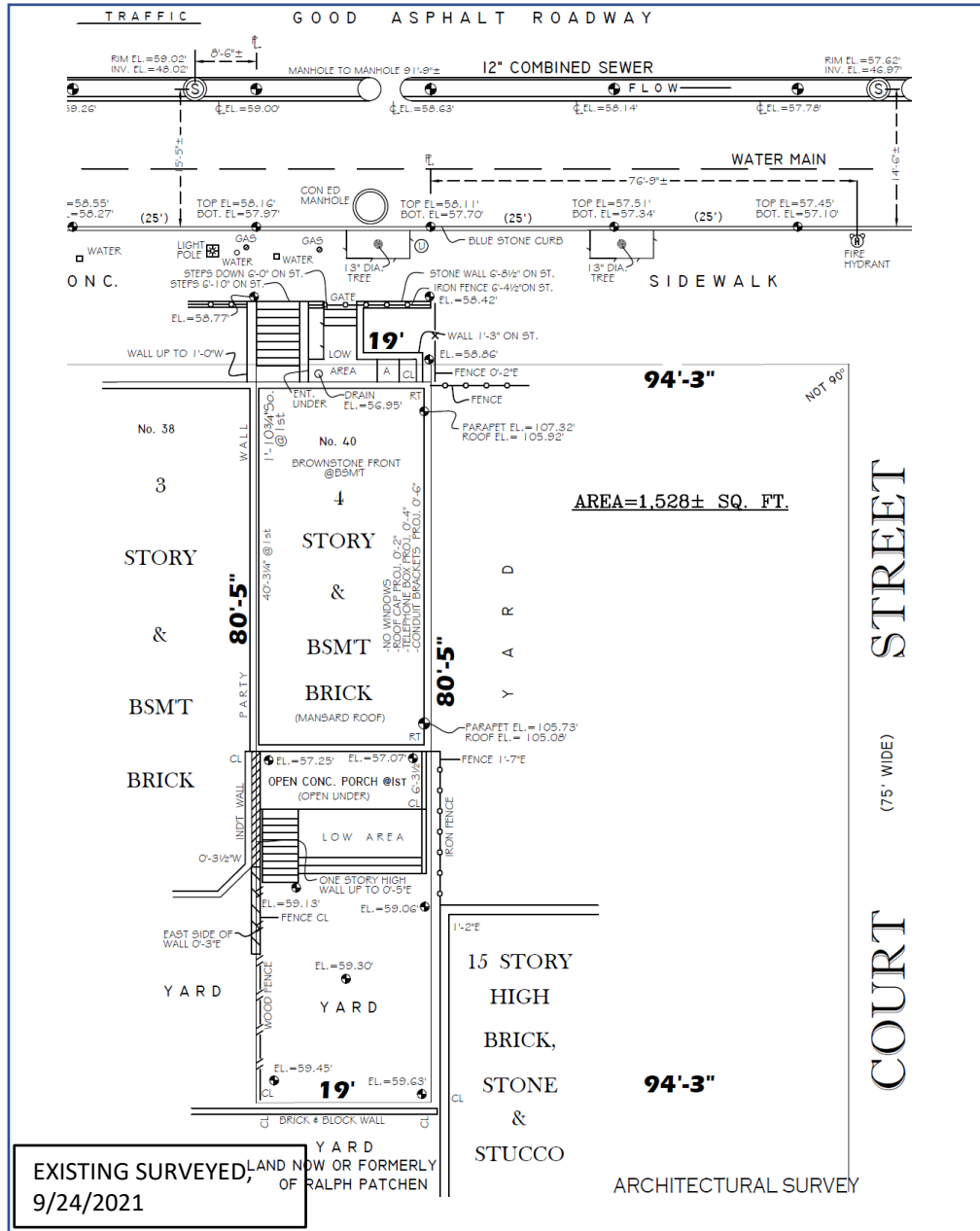
1. Change of Existing 4 Story 4-Family dwelling to 2-Family Dwelling units
2. Horizontal Floor Enlargement @Basement thru 4th Floor by Total +745 sf (19%)
3. Install New Stair Bulkhead w/ Roof skylight
4. Modify Existing rear yard Deck @ Parlor Level;
5. Reconfigure building front façade by installing missing historic features including cornice, lintel, pediment.
6. Repair & resurface existing brownstone at front stoop, basement façade level.
7. Renovation of Interior spaces @ All floors

THE SCOPE OF THE PROPOSED PROJECT

Involves converting existing 4 Story 4-Family dwelling down to 2-Family Dwelling units along with a full building width rear yard extension from basement to 4th floor in stucco and new stair bulkhead & skylights on roof that result in total horizontal floor addition of +745 sf (19%).

Exterior renovation work shall be focused on restoring existing building front façade by installing historic features of missing cornice, brownstone lintels & pediment, repairing cracked bricks, resurfacing brownstone at front stoop, basement façade level.

PROPERTY SURVEY



HISTORICAL PHOTOS

#40

#38

#36



NYC DOF Brooklyn 1940 Tax Photos; nynyma_rec0040_3_00270_0046

#42

#40

#38



NYC DOF 1980s Tax PHOTO; dof_3_00270_0046

PHOTOS : CURRENT CONDITIONS- FRONT FACADE



PHOTOS TAKEN ON 1/12/2021

PHOTOS : CURRENT CONDITIONS- REAR FACADE

#36

#38

#40



#40

#40



PHOTOS TAKEN ON 1/12/2021

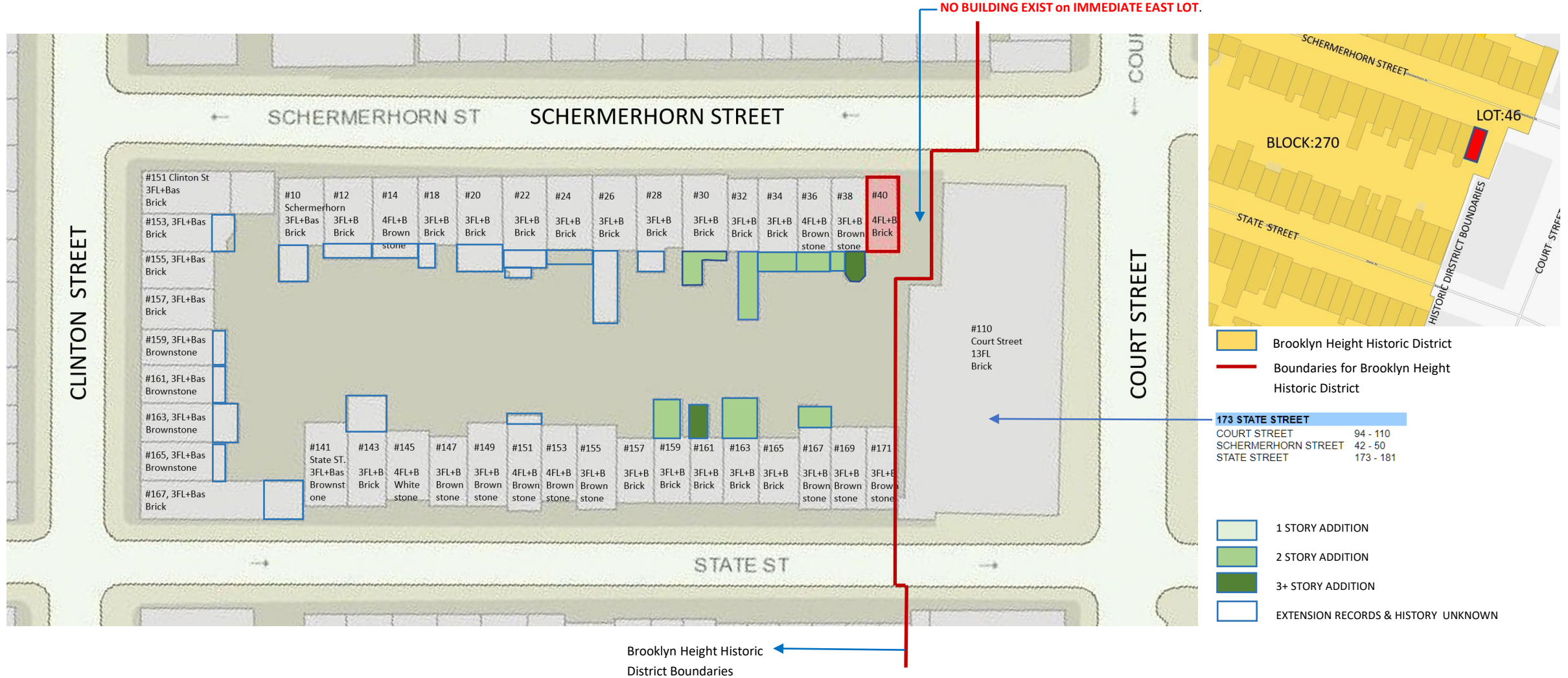


PHOTO taken from Schermerhorn street looking toward east façade of building

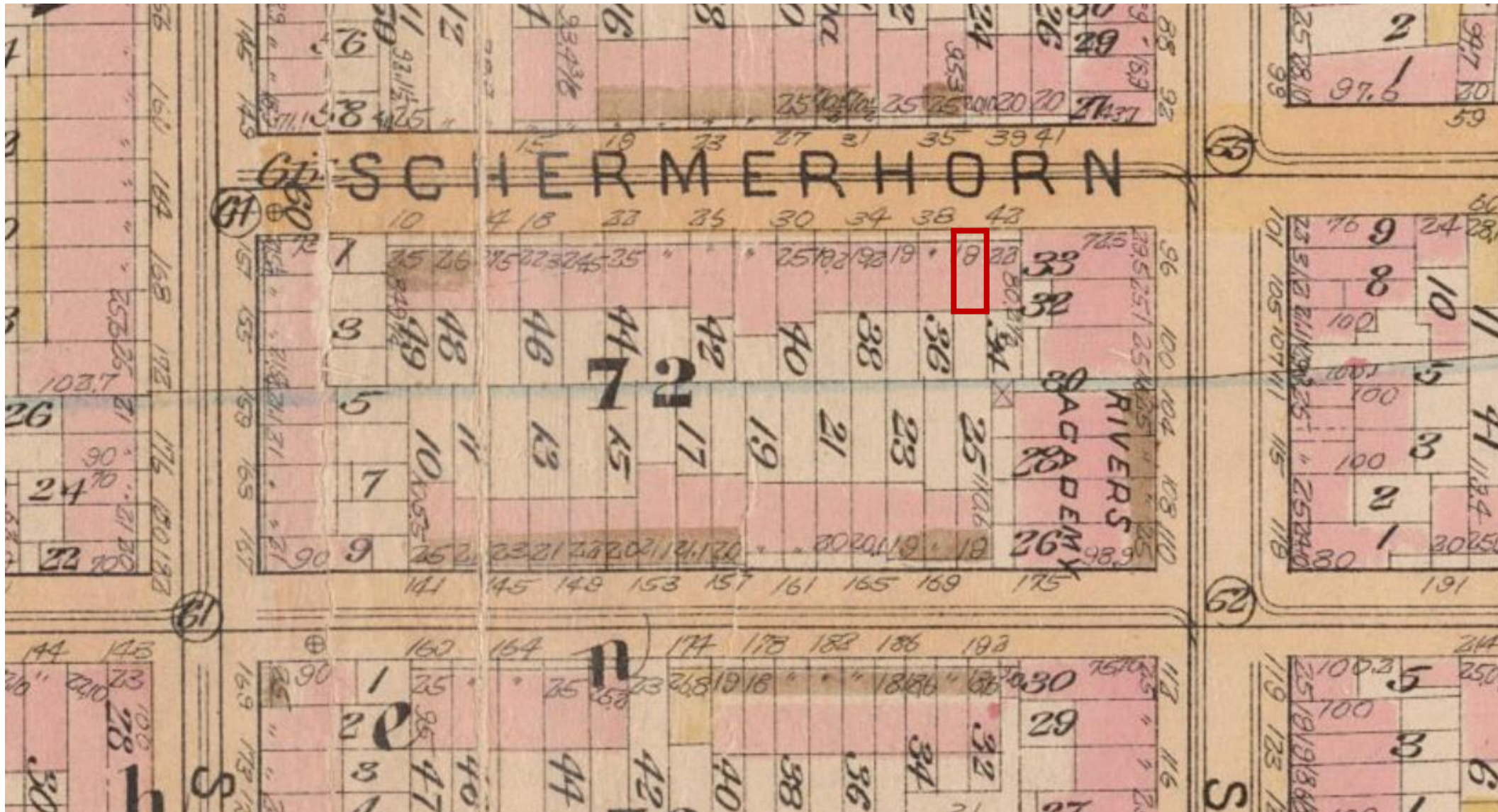


PHOTO taken on rear deck looking toward rear façade of neighbor properties

PHOTOS : CURRENT CONDITIONS- BUILDING EAST VIEW



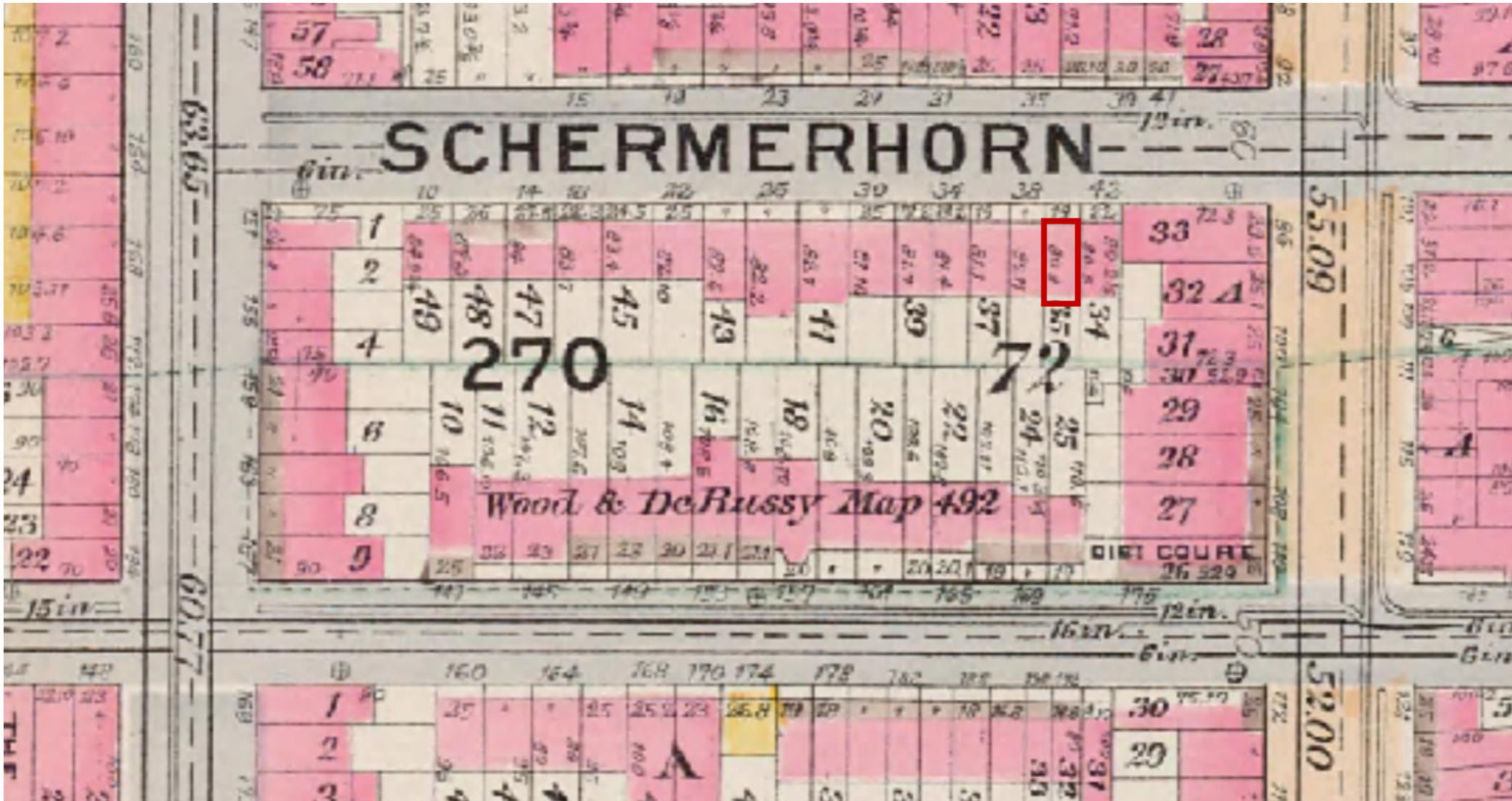
PHOTOS : SANBORN MAP



<https://digitalcollections.nypl.org/items/510d47e2-0b6c-a3d9-e040-e00a18064a99>

Date Issued: 1886

PHOTOS : SANBORN MAP

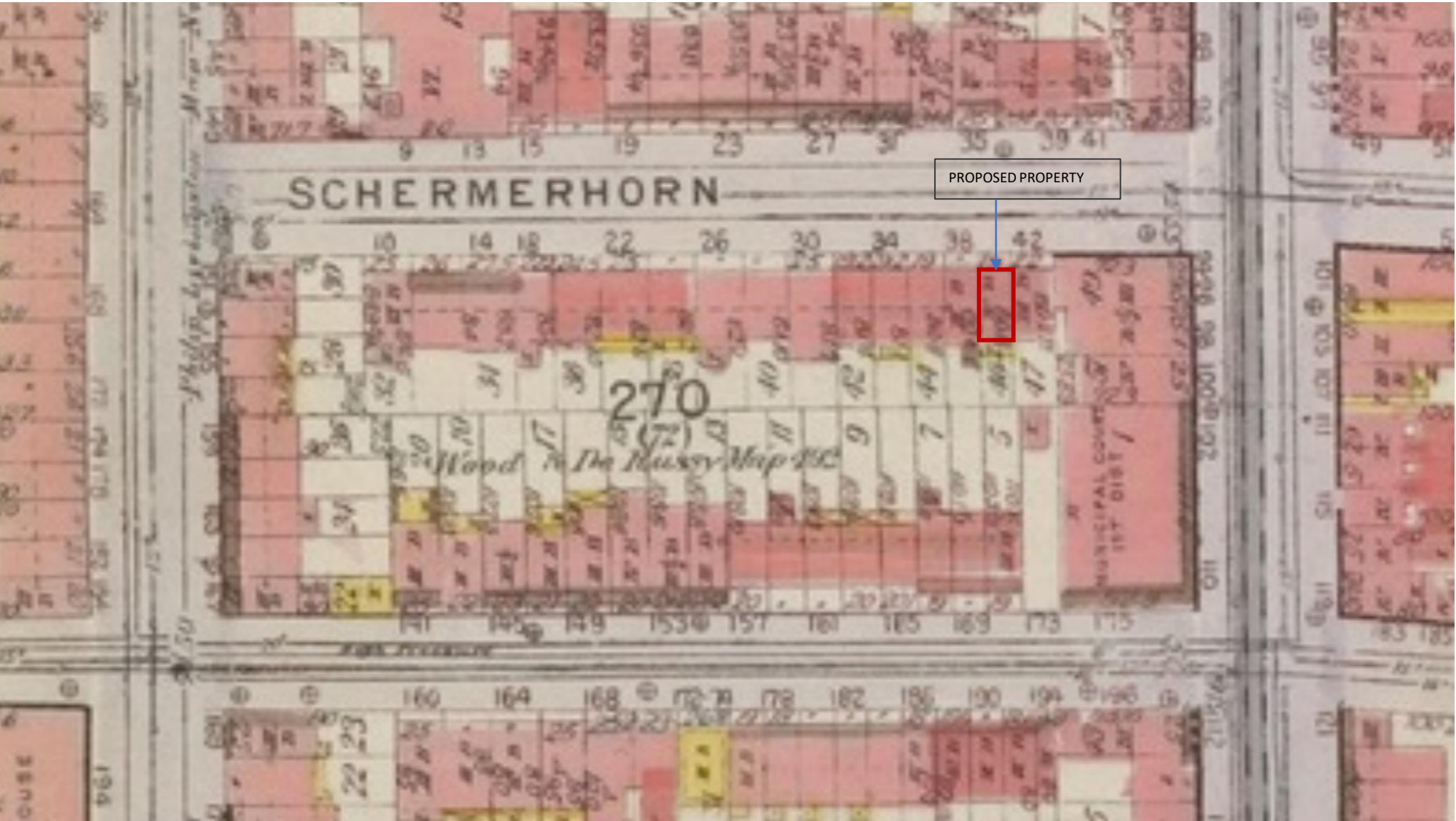


<https://digitalcollections.nypl.org/items/510d47e2-1642-a3d9-e040-e00a18064a99>

Atlas of The Brooklyn Brough of the city of New York, The First 28 Wards. V.1.

Date issued: 1898

PHOTOS : SANBORN MAP



PROPOSED PROPERTY



<https://digitalcollections.nypl.org/items/6c05633e-3bdf-b9cf-e040-e00a18063bc7>

Atlas of New York City Map, Vol 1, 1916

PHOTOS : CURRENT SCHERMERHORN STREET VIEW



AERIAL VIEW OF REAR BUILDING ELEVATIONS FOR THE PROPERTY OF 30~40 SCHERMERHORN STREET

SCHERMERHORN STREET VIEW FROM THE NORTHWESTERN CORNER OF COURT STREET & SCHERMERHORN STREET



PHOTOS : CURRENT SCHERMERHORN STREET VIEW



#40

#38

#36

#34

#32

#30

#28

#26

#24

#22

#20

#16

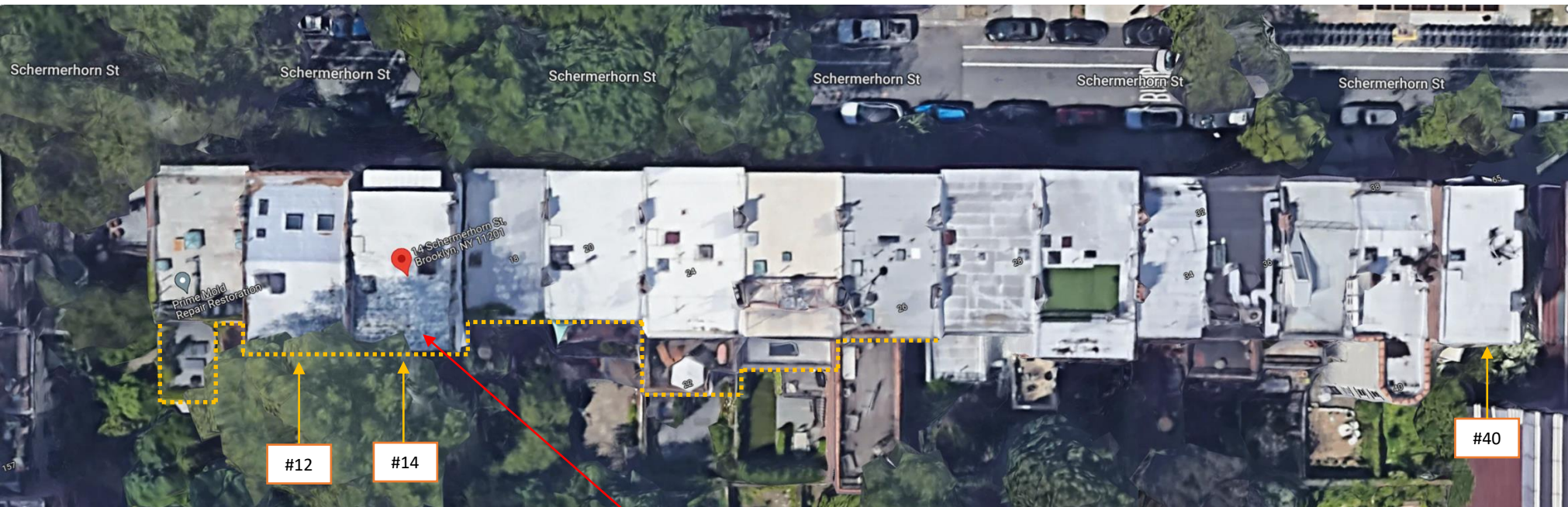
#14

#12

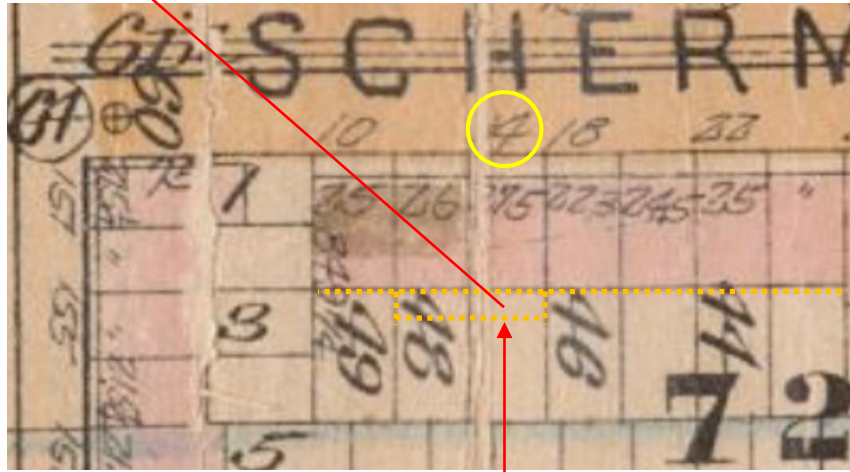
#10



PHOTOS : CURRENT SCHERMERHORN STREET VIEW



#14 Schermerhorn: Full Height Rear façade Extended



BUILDING PROFILE ON 1886 SANBORN MAP



#40

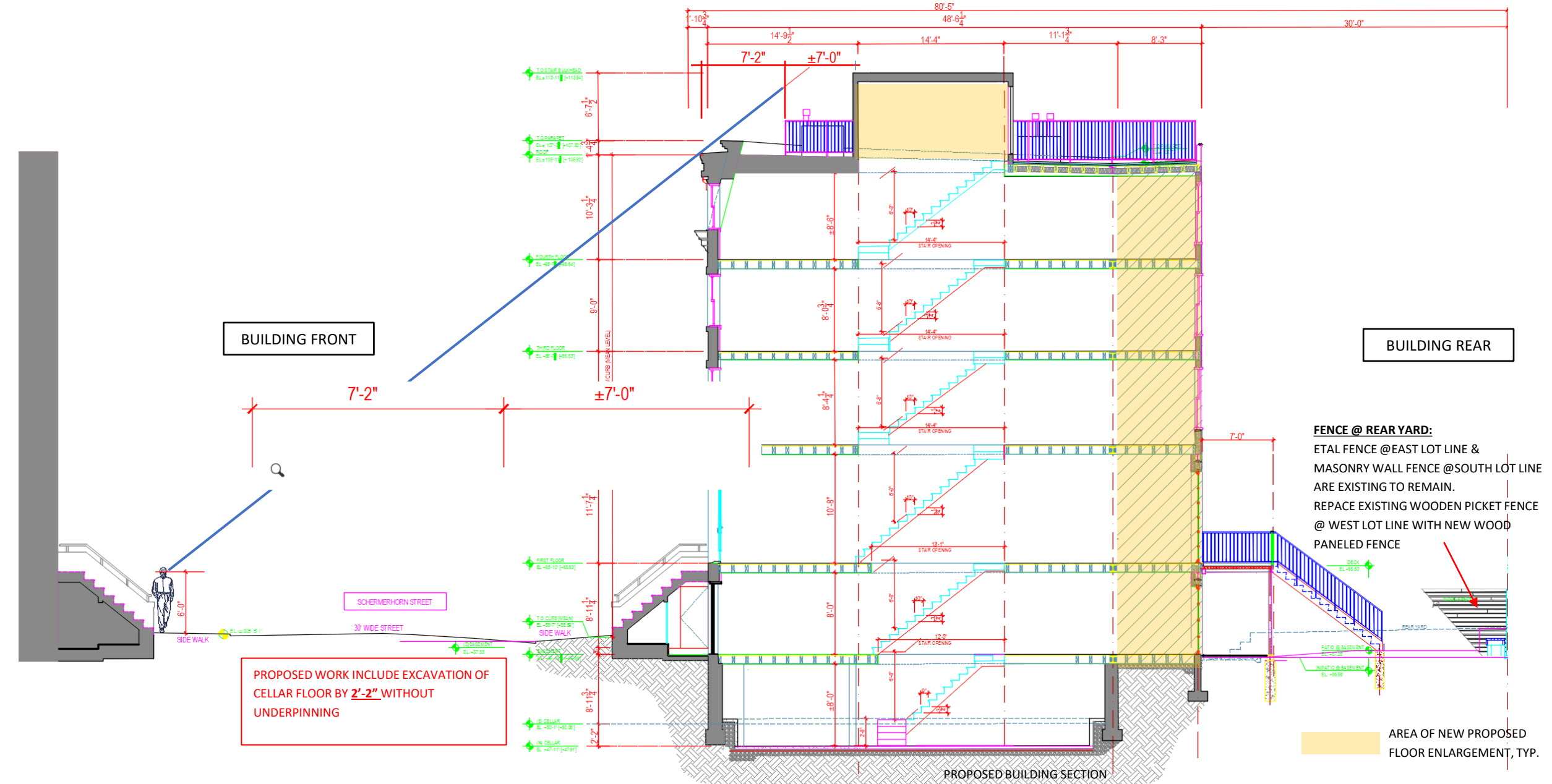
#12

#14

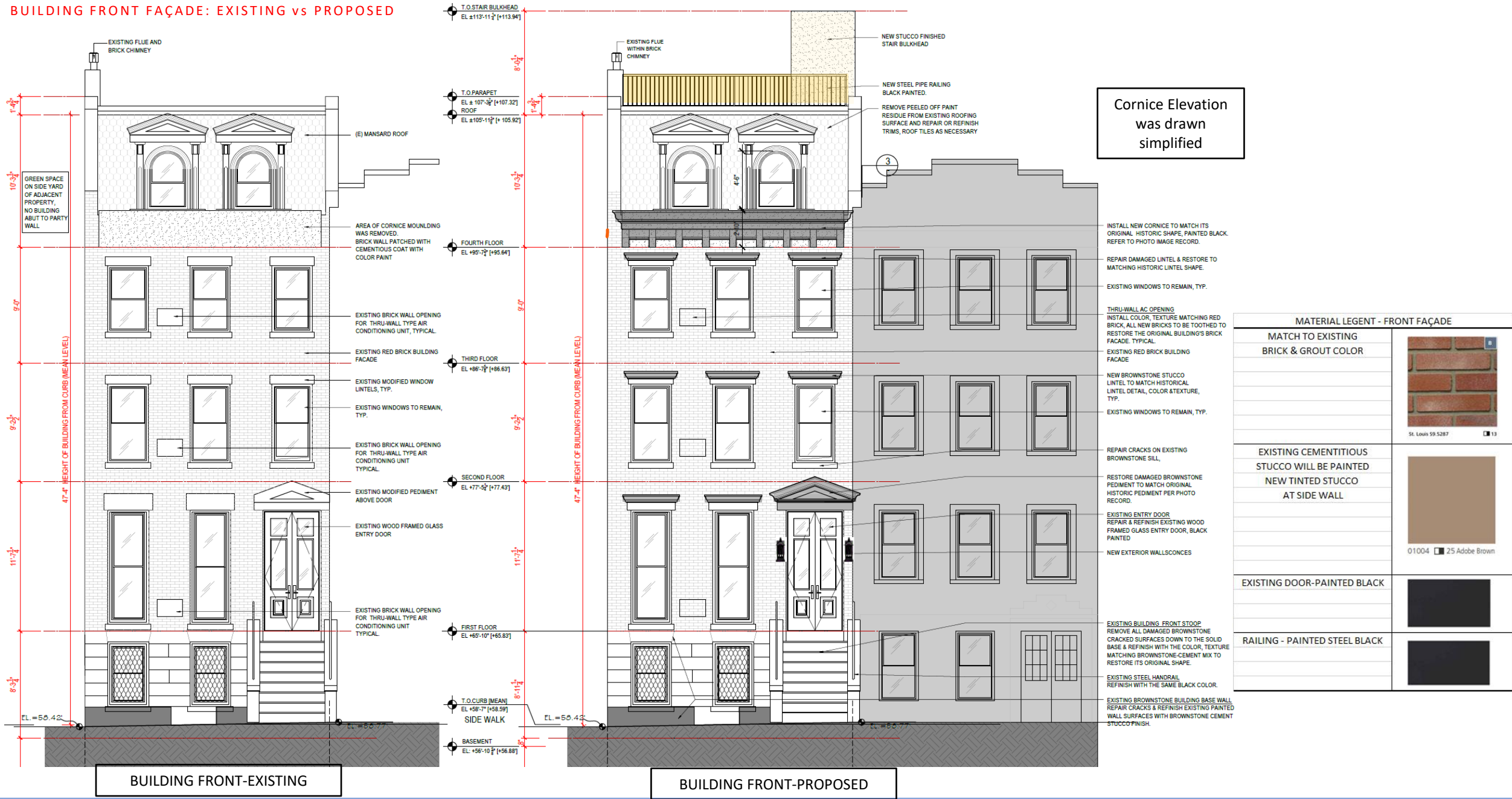
#12



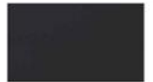

#14

BUILDING LONGITUDINAL SECTIONS: EXISTING vs PROPOSED



BUILDING FRONT FAÇADE: EXISTING vs PROPOSED



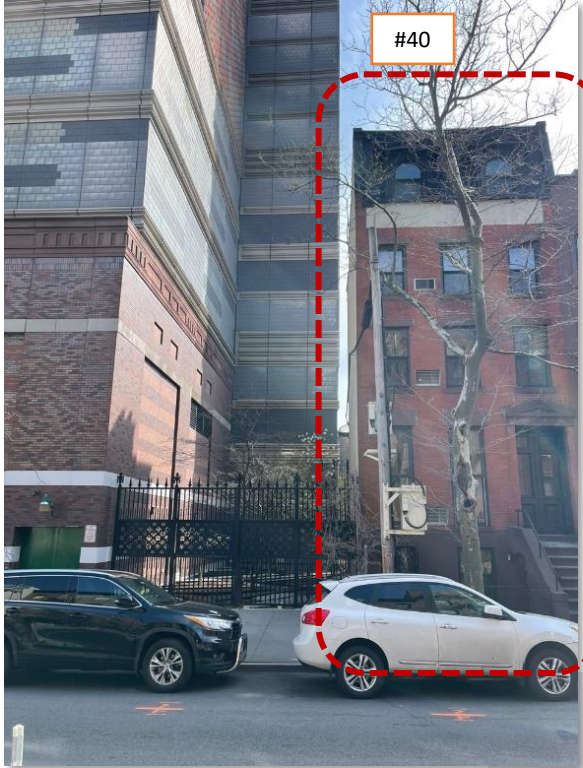
MATERIAL LEGENT - FRONT FAÇADE	
MATCH TO EXISTING BRICK & GROUT COLOR	 St. Louis 59.5287
EXISTING CEMENTITIOUS STUCCO WILL BE PAINTED NEW TINTED STUCCO AT SIDE WALL	 01004 25 Adobe Brown
EXISTING DOOR-PAINTED BLACK	
RAILING - PAINTED STEEL BLACK	

Cornice Elevation was drawn simplified

BUILDING FRONT-EXISTING

BUILDING FRONT-PROPOSED

BUILDING FRONT FAÇADE: EXISTING vs PROPOSED

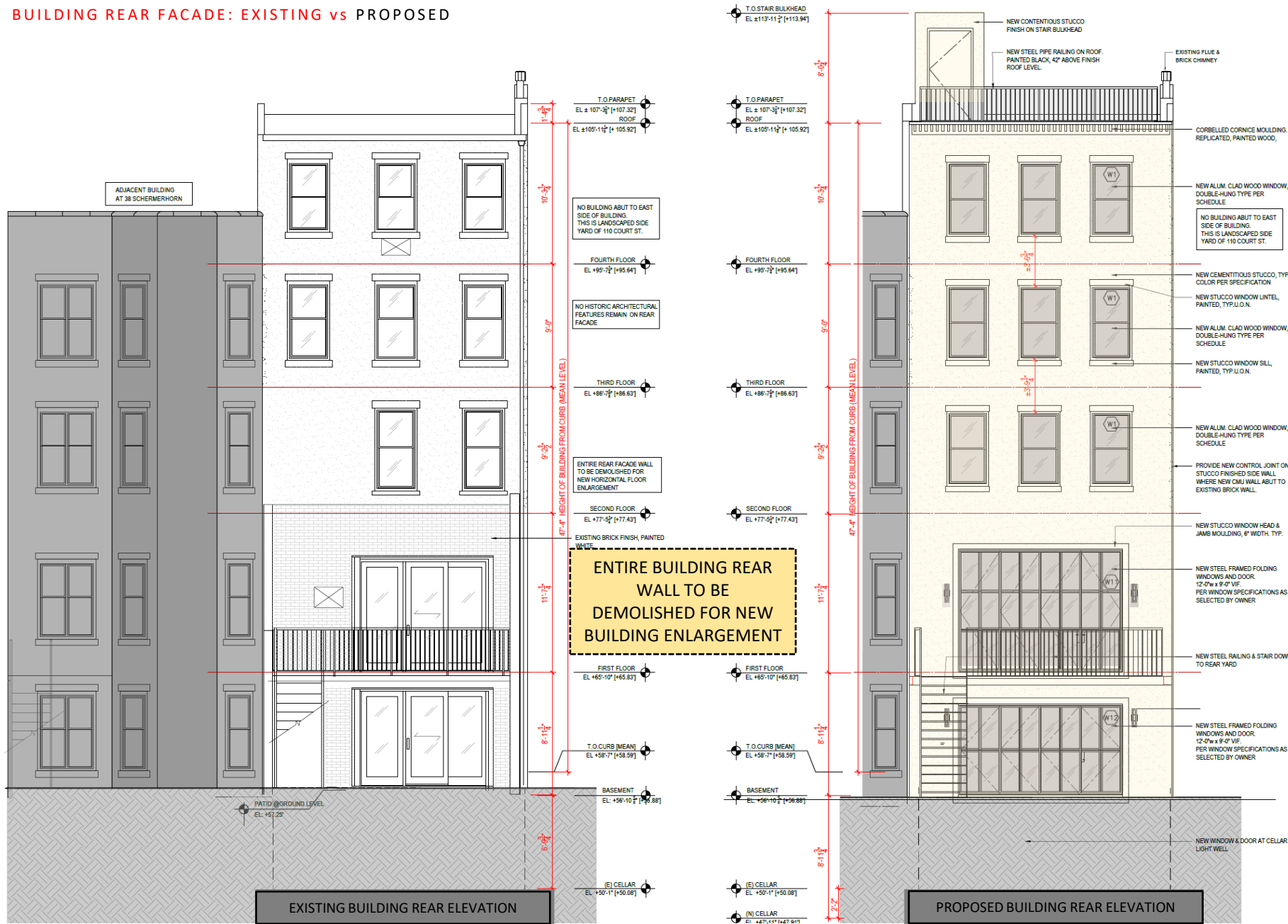


40 Schermerhorn st :
Existing Façade Condition



PROPOSED BUILDING FRONT 3D VIEW

BUILDING REAR FACADE: EXISTING vs PROPOSED



MATERIAL LEGENT - REAR FAÇADE	
NEW TINTED STUCCO	 French Vanilla
ALUMINUM CLAD WINDOWS DOORS - BLACK	
RAILING - PAINTED STEEL, BLACK	

Exhibit-2: Proposed Wallscone @ Rear Façade
Signature Hardware @ rear façade wall /16" Paddock 2-light

PADDOCK 2-LIGHT OUTDOOR ENTRANCE WALL SCONCE

SKU: 944724



FEATURES

- Installation Type: Wall Mount
- Design: Modern
- Material: Aluminum
- Base Plate Height: 5"
- Mounting Hardware Included: Yes
- Reversible Mounting: No
- Shade Finish: Black
- Number of Bulbs: 2
- Base Plate Width: 5"
- Location Type: Suitable for Wet Locations
- Bulbs Included: Yes
- Bulb Type: Integrated LED
- Wattage per Bulb: 3

CODES/STANDARDS
UL 1598 / CSA C22.2 No 250.0

BUILDING REAR FAÇADE: EXISTING vs PROPOSED



Existing
Rear FAÇADE
Condition



REPLACE (E) WOODEN
PICKET FENCE W/ NEW
@ WEST LOT LINE

EXISTING BRICK
MASONRY FENCE
@ SOUTH LOT LINE

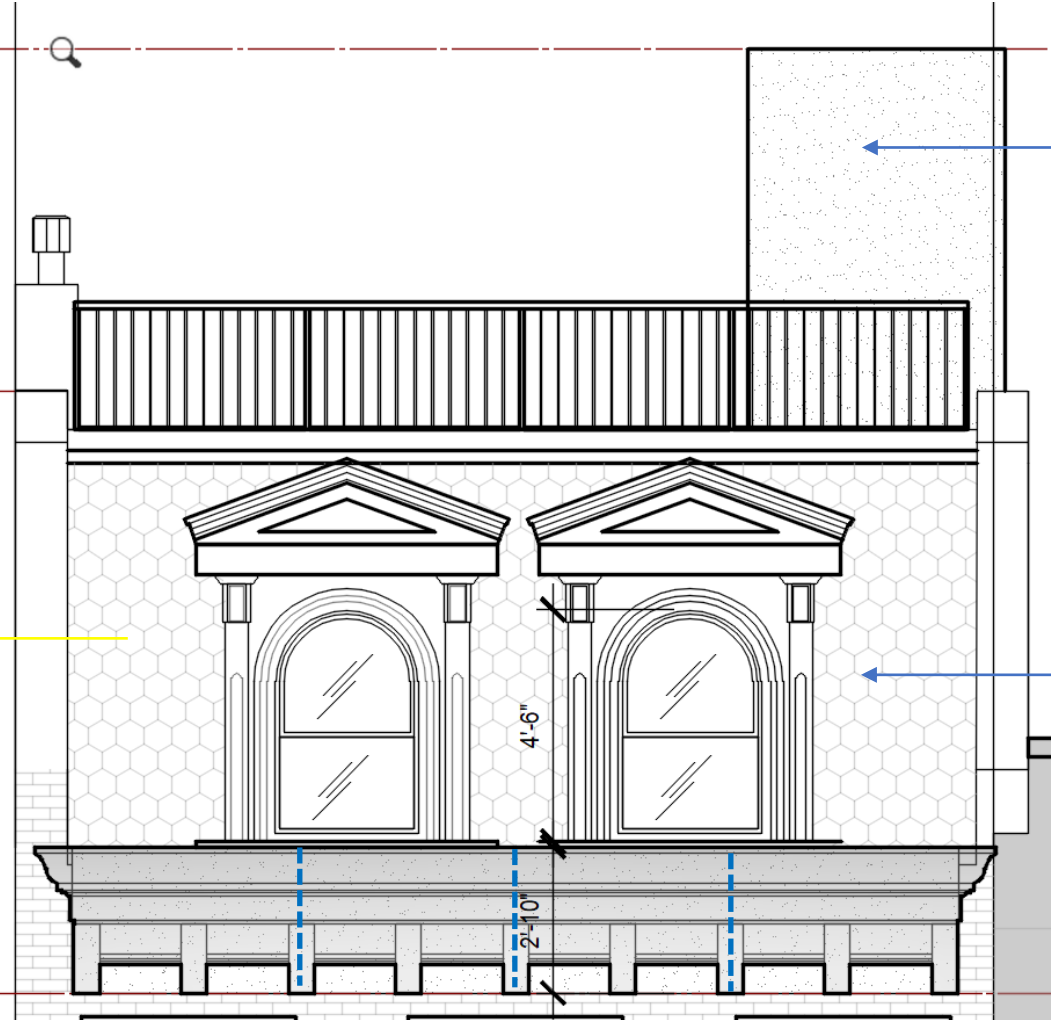


36 Schermerhorn st

38 Schermerhorn st
Rear 4 stories

EXISTING STL FENCE
@ SIDE LOT LINE
TO REMAIN

PROPOSED BUILDING REAR 3D VIEW



NEW STAIR BULKHEAD

REPAIR OR REPLACE EXISTING MANSARD SLATE ROOFING. ROOFING CONTRACTOR SHALL VERIFY EXISTING CONDITION OF SLATE TILES, BATTEN, WATERPROOFING MEMBRANE FOR OWNER TO DETERMINE REPAIR OR REPLACEMENT SCOPE.

MAINTAIN ITS ORIGINAL HEXAGONAL ROOF TILE SHAPE WHEN REPLACE EXISTING TILE.

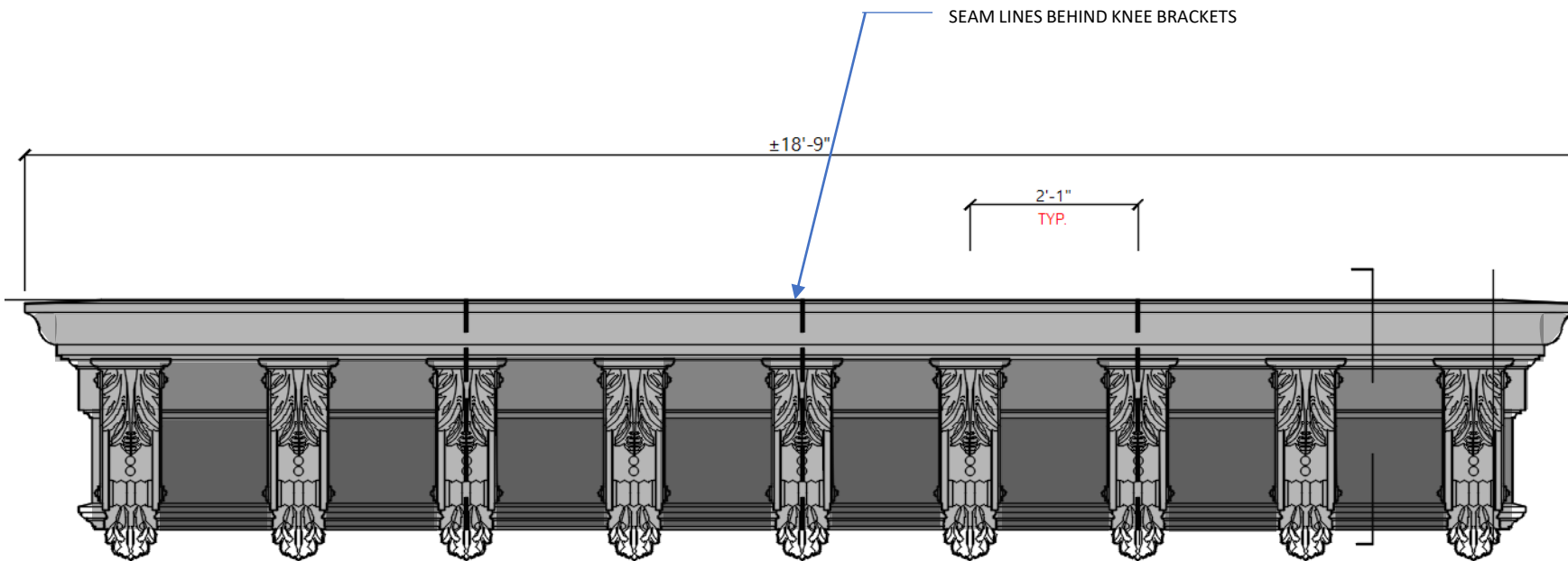
BUILDING FRONT

FOURTH FLOOR
FI +95'-7 3/4" (+95' 64")

BUILDING FACADE: HISTORICAL BUILDING ORNAMENT DETAIL- CORNICE ADDITION

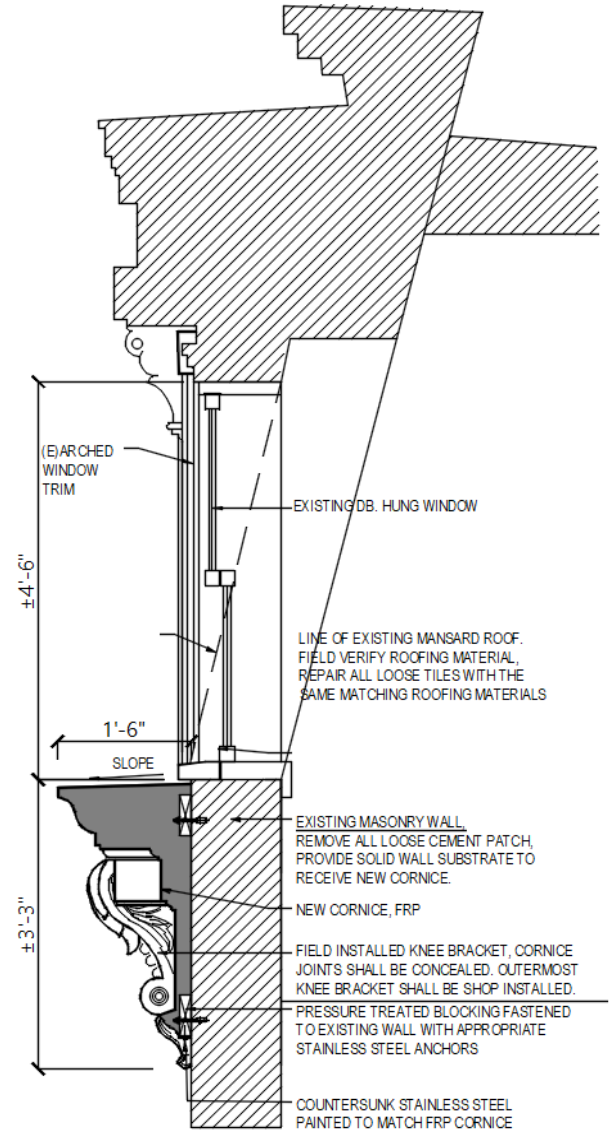


NEW LINTEL DETAIL-TYP.

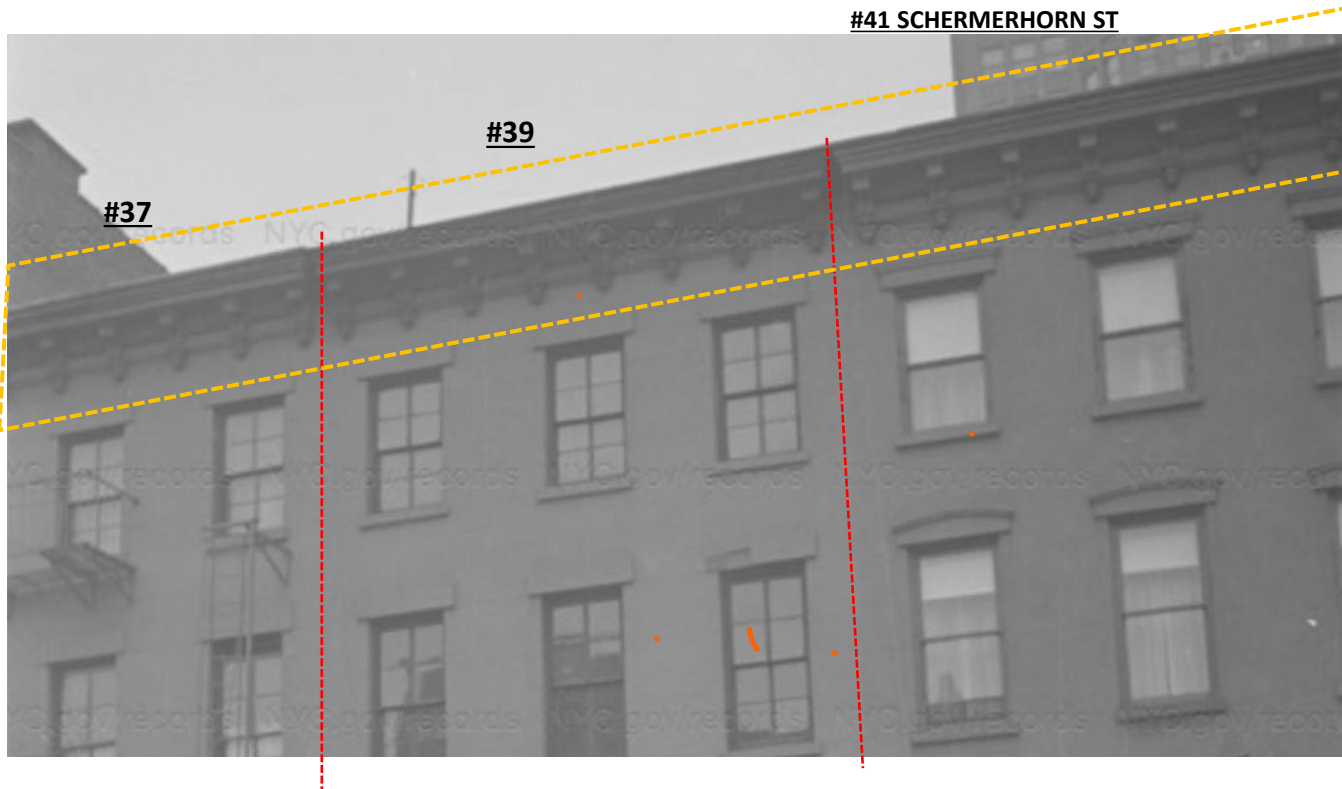


PROPOSED CORNICE DETAILS

PROPOSED CORNICE COLOR	
SATIN BLACK	



BUILDING FRONT FACADE: HISTORICAL BUILDING ORNAMENT DETAILS- CORNICE



HISTORICAL ARCHITECTURAL ELEMENT (CORNICE) DESIGN REFERENCES
IN THE NEIGHBOR BUILDINGS @ SCHERMERHORN STREET

AREA OF NEW PROPOSED ROOF MOCK-UP AREA
STREET VIEW



ADJACENT COMMERCIAL
HIGHRISE BUILDING
AS AN BACKDROP

AREA OF NEW PROPOSED
ROOF MOCK-UP AREA
STREET VIEW



ROOF TOP GARDEN & RAILING
@ NEIGHBOR PROPERTIES



29 SCHERMERHORN &
31 SCHERMERHORN ST
ROOF TOP GARDEN AND RAILING

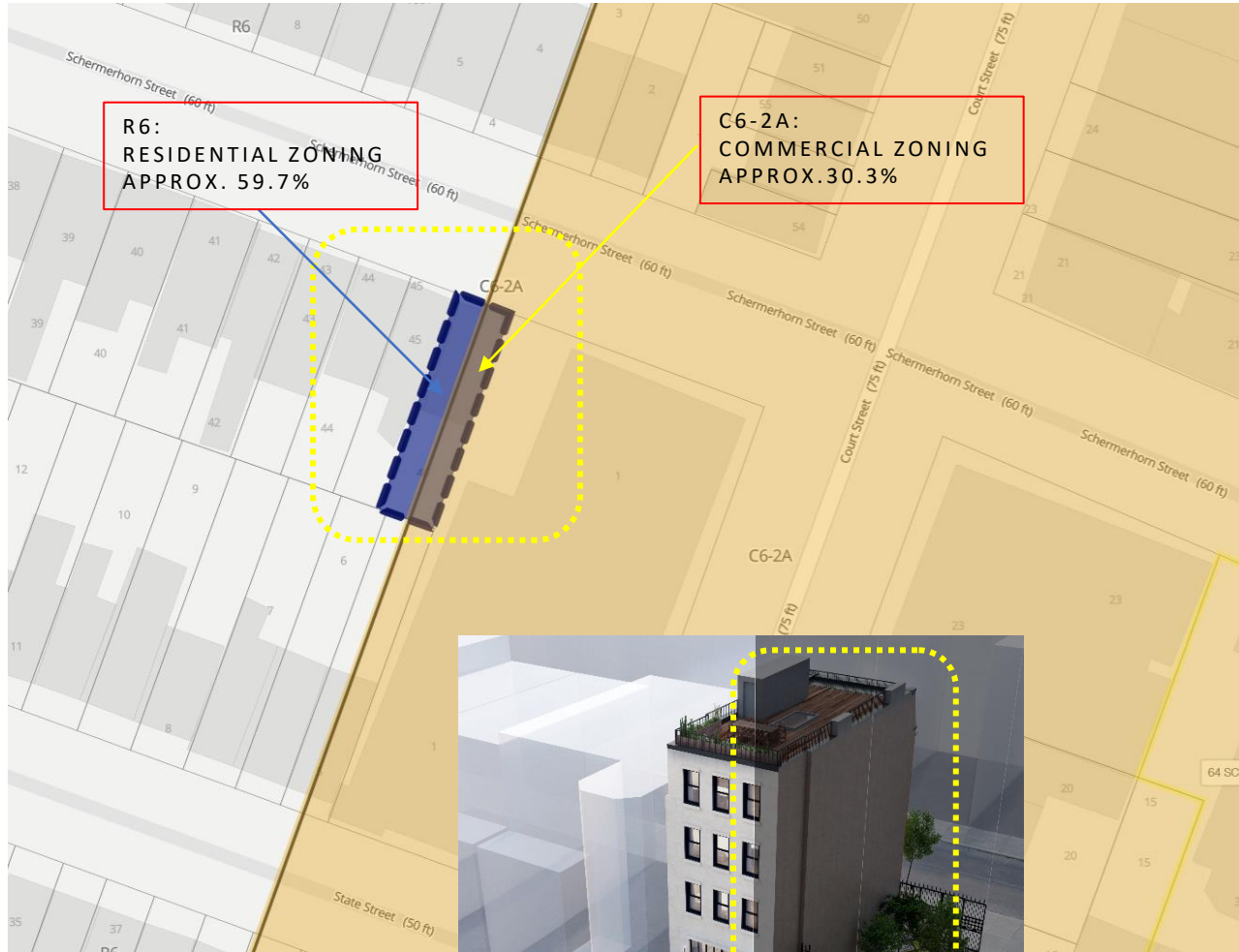
ADJACENT COMMERCIAL
HIGHRISE BUILDING EXIST
AS AN FULL BACKDROP

AREA OF NEW PROPOSED ROOF MOCK-UP AREA
STREET VIEW



7'2" SETBACK





VIEW AND SUNLIGHT BLOCKED BY ADJACENT BUILDING
STREET VIEW



BLOCKING ENTIRE NATURAL LIGHT
NEEDS TO BE FULL EXTENSION



PROPOSED FRONT AND BACK RENDERING

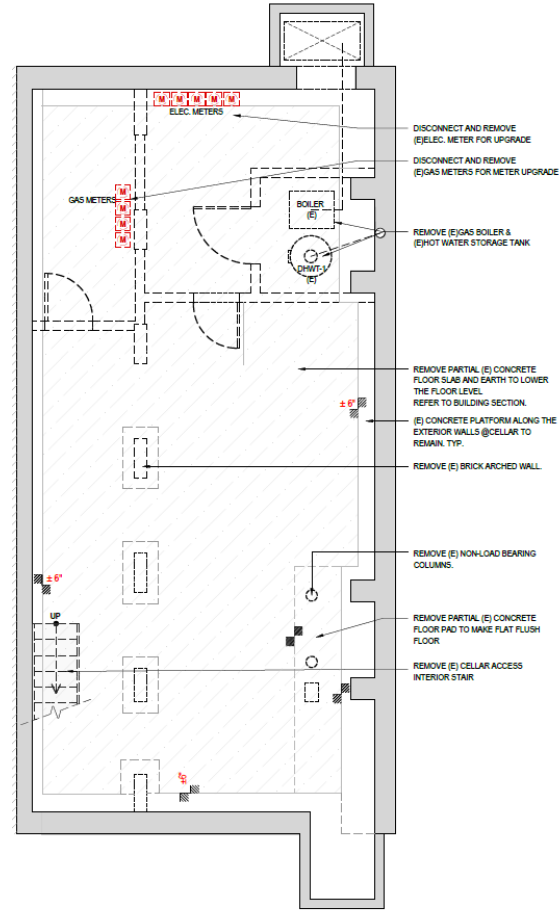


PROPOSED BUILDING FRONT 3D VIEW

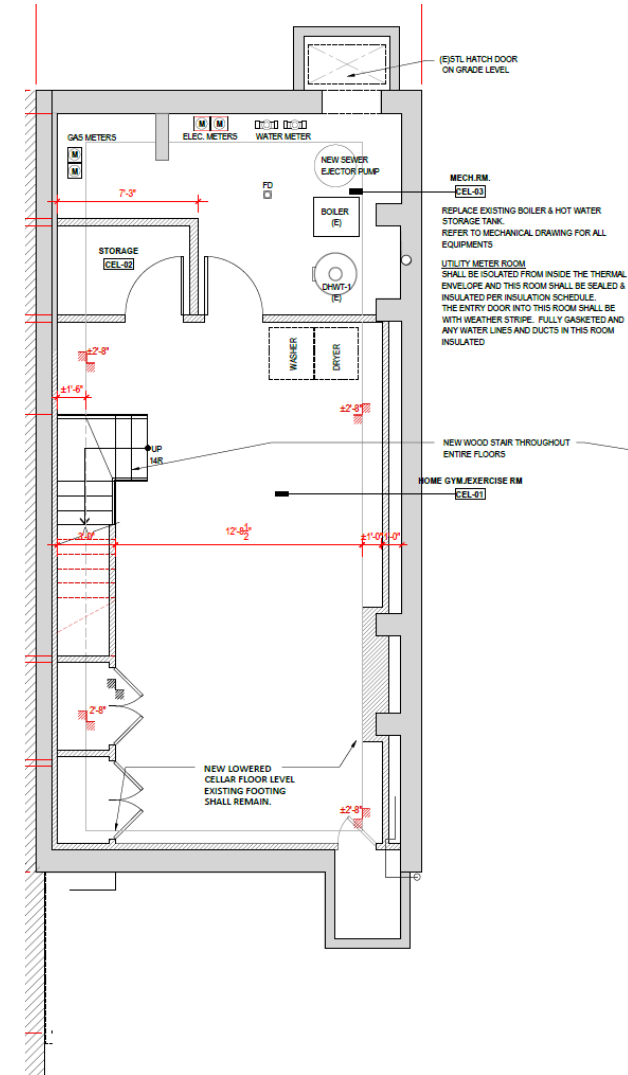


PROPOSED BUILDING BACK 3D VIEW

FLOOR PLANS: EXISTING vs PROPOSED



EXISTING CELLAR PLAN

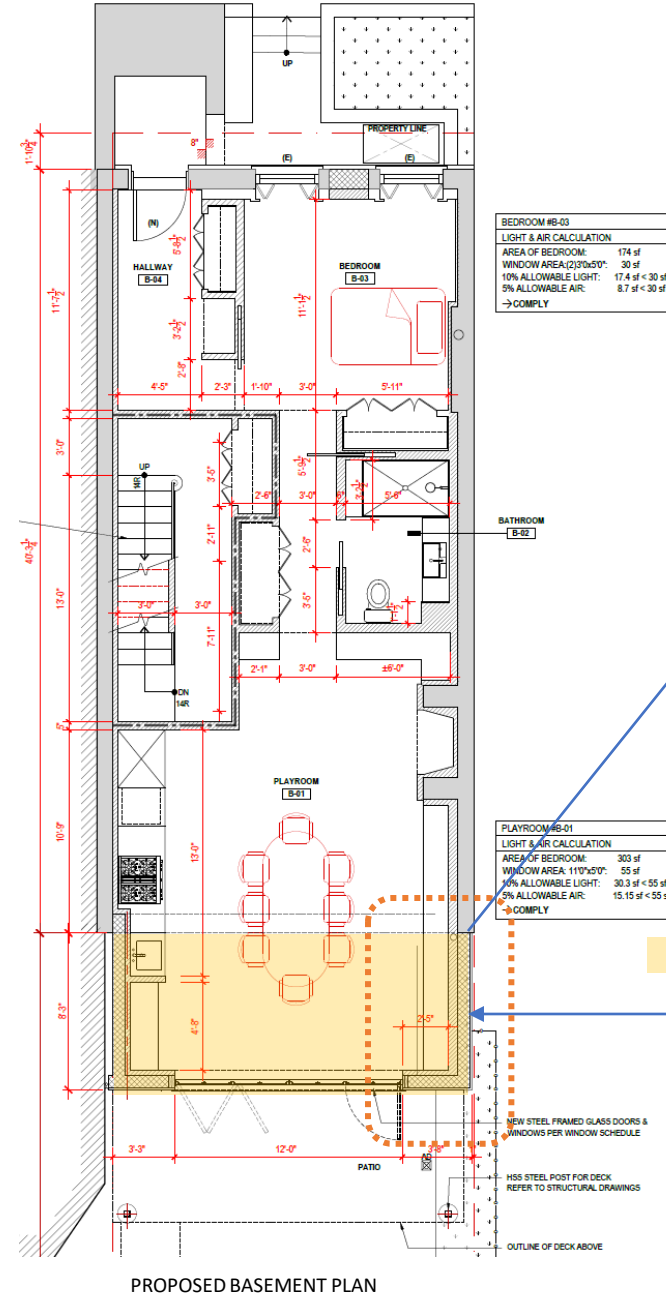
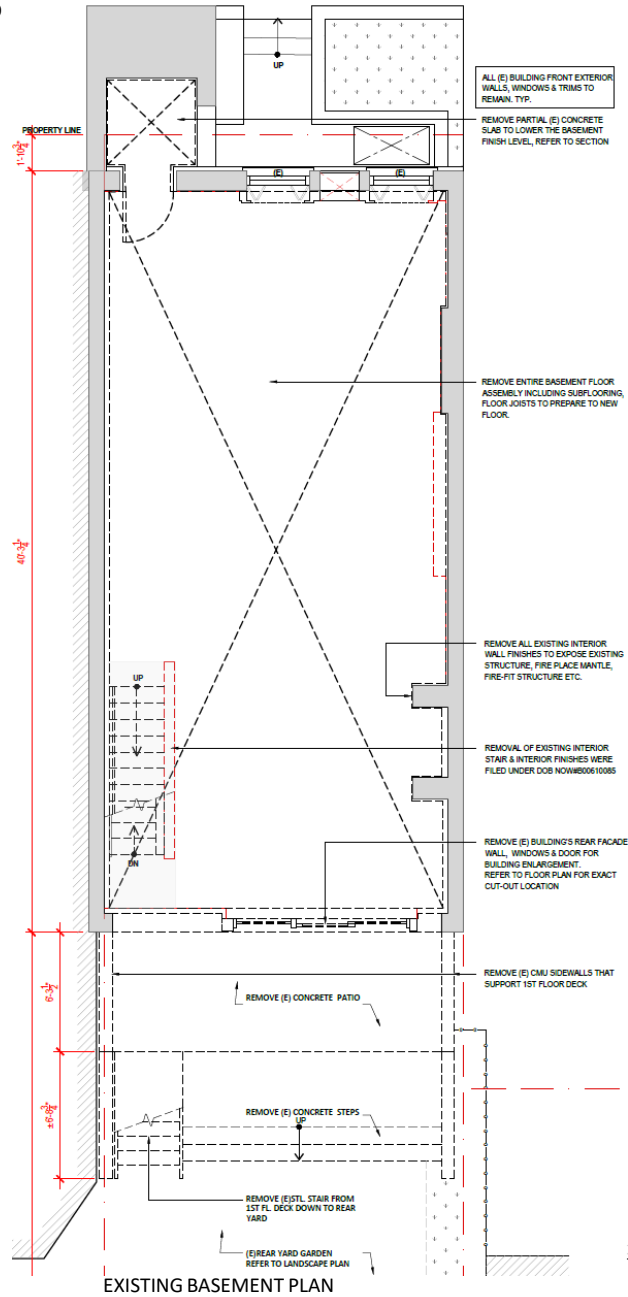


PROPOSED CELLAR PLAN

AREA OF NEW PROPOSED FLOOR ENLARGEMENT, TYP.

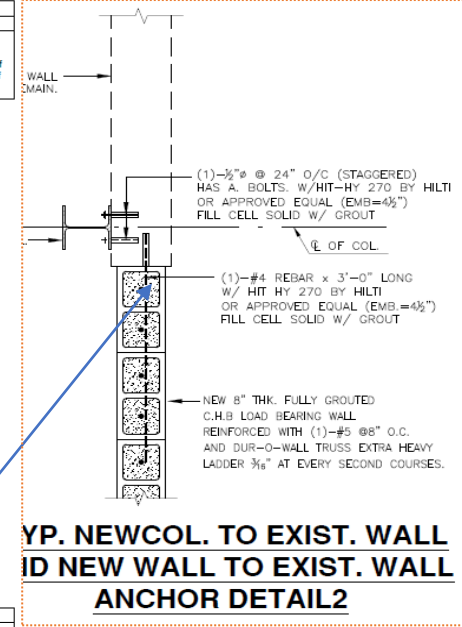
FLOOR PLANS: EXISTING vs PROPOSED

REMOVAL OF EXISTING INTERIOR WALLS AND FINISHES BETWEEN BASEMENT THROUGH 4TH FLOOR WERE PREVIOUSLY PERFORMED UNDER THE SEPARATE DOB NOW APPLICATION #B00610085-11



BEDROOM #B-03	
LIGHT & AIR CALCULATION	
AREA OF BEDROOM:	174 sf
WINDOW AREA (2'3" x 20'0"):	30 sf
10% ALLOWABLE LIGHT:	17.4 sf < 30 sf
5% ALLOWABLE AIR:	8.7 sf < 30 sf
→ COMPLY	

PLAYROOM #B-01	
LIGHT & AIR CALCULATION	
AREA OF BEDROOM:	303 sf
WINDOW AREA: (11'0" x 20'0"):	55 sf
10% ALLOWABLE LIGHT:	30.3 sf < 55 sf
5% ALLOWABLE AIR:	15.15 sf < 55 sf
→ COMPLY	

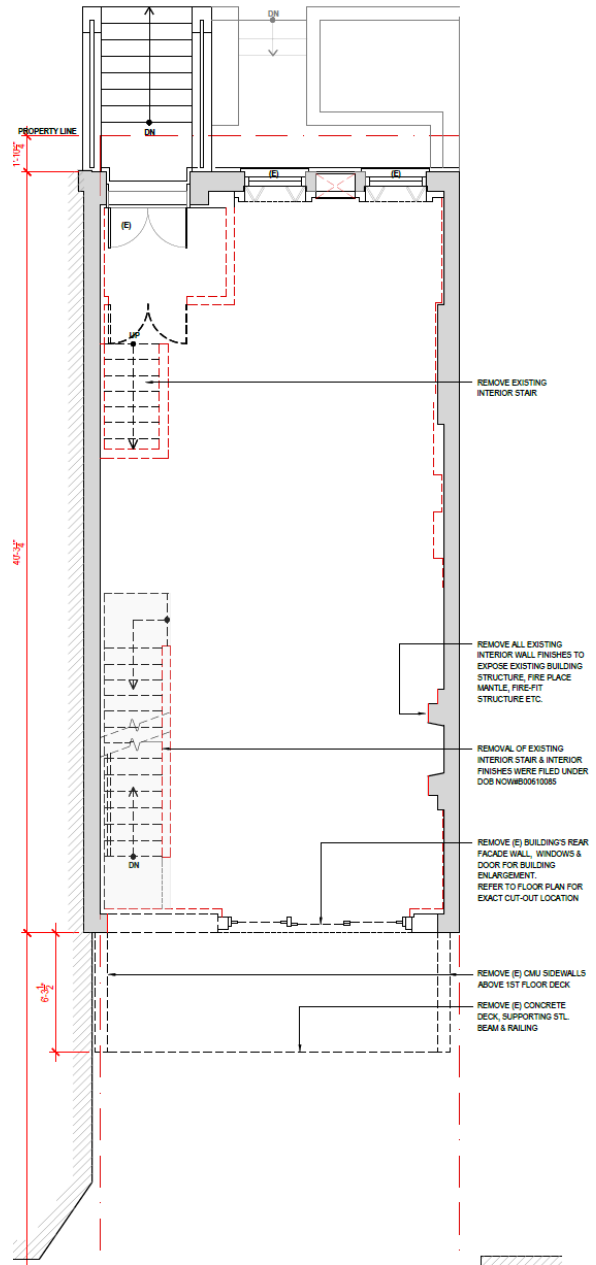


YP. NEWCOL. TO EXIST. WALL
ID NEW WALL TO EXIST. WALL
ANCHOR DETAIL 2

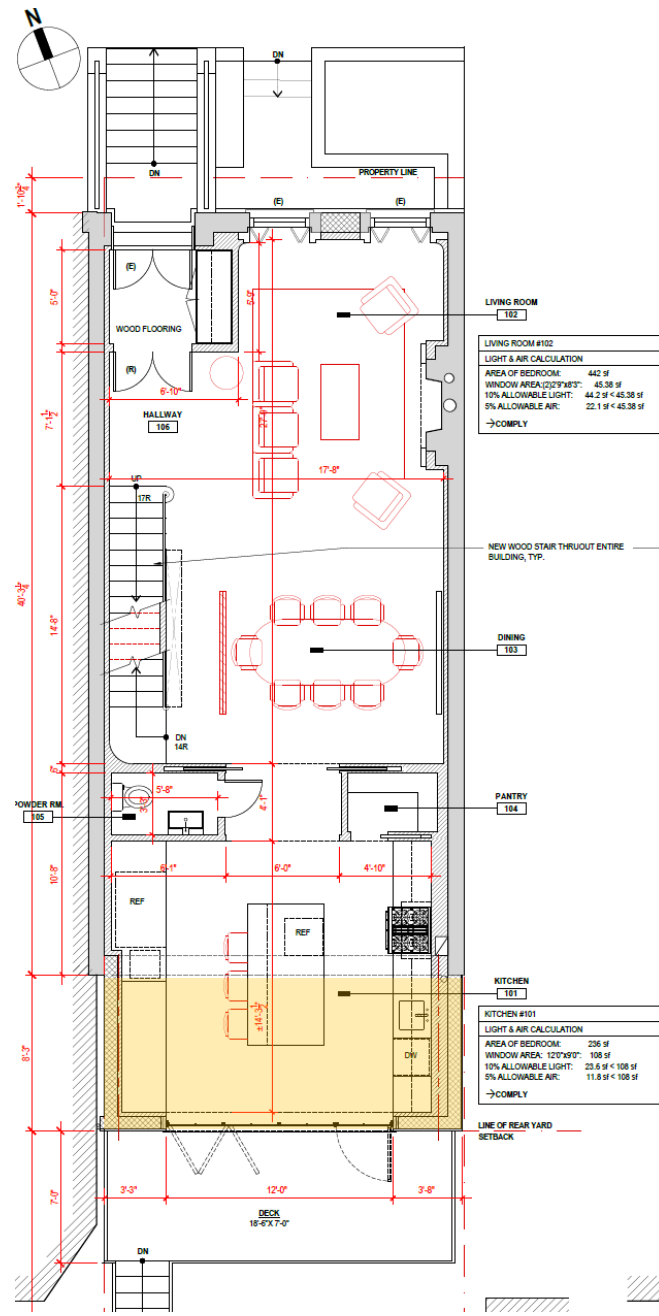
AREA OF NEW PROPOSED FLOOR ENLARGEMENT, TYP.

NEW 8" CMU EXTERIOR WALL W/ STUCCO FINISH, 2" SETBACK FROM SIDE LOT LINE

FLOOR PLANS: EXISTING vs PROPOSED



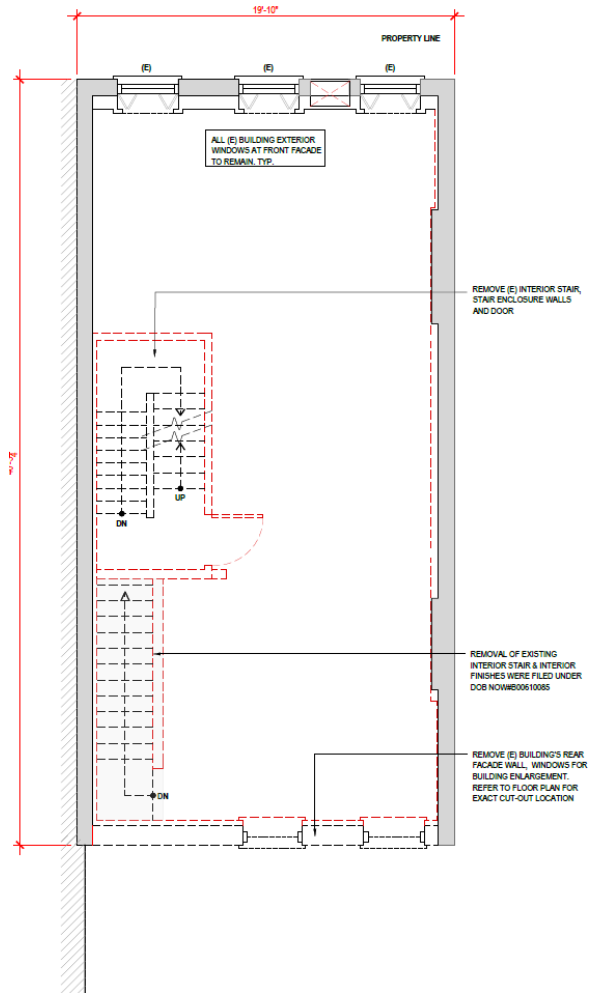
EXISTING 1ST FLOOR PLAN



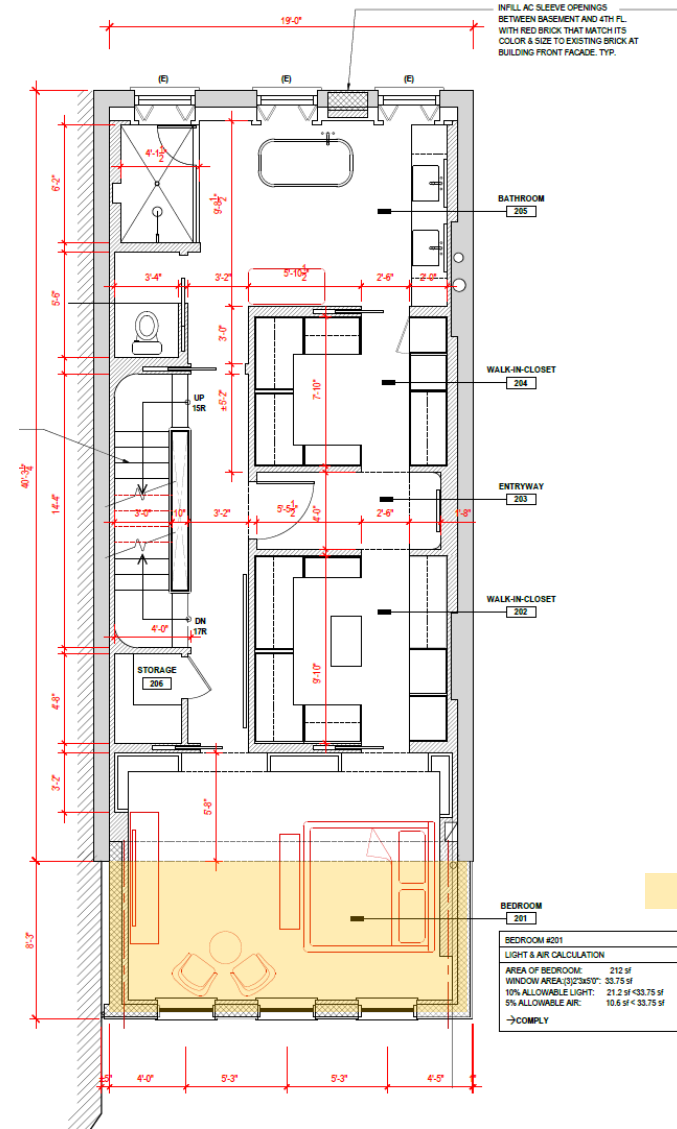
PROPOSED 1ST FLOOR PLAN

AREA OF NEW PROPOSED FLOOR ENLARGEMENT, TYP.

FLOOR PLANS: EXISTING vs PROPOSED



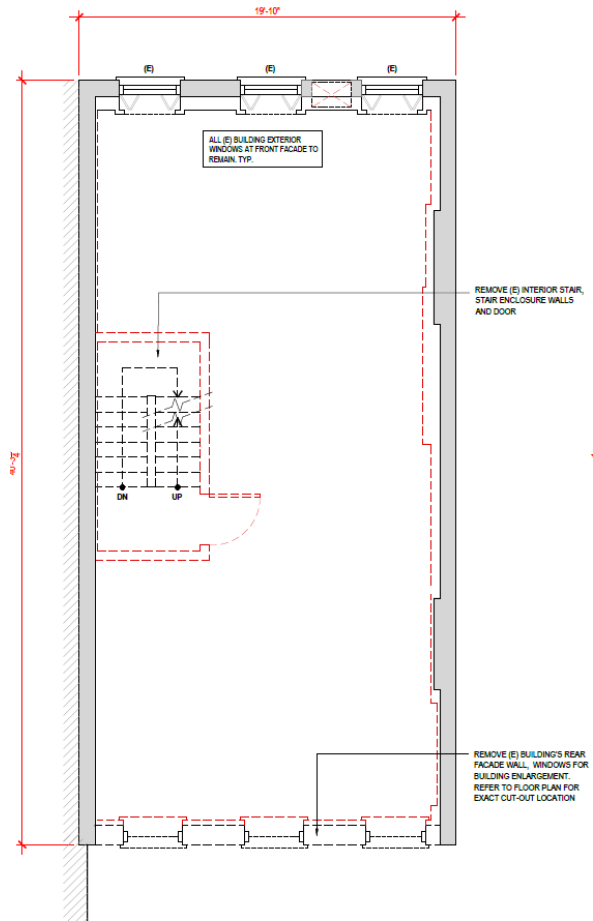
EXISTING 2ND FLOOR PLAN



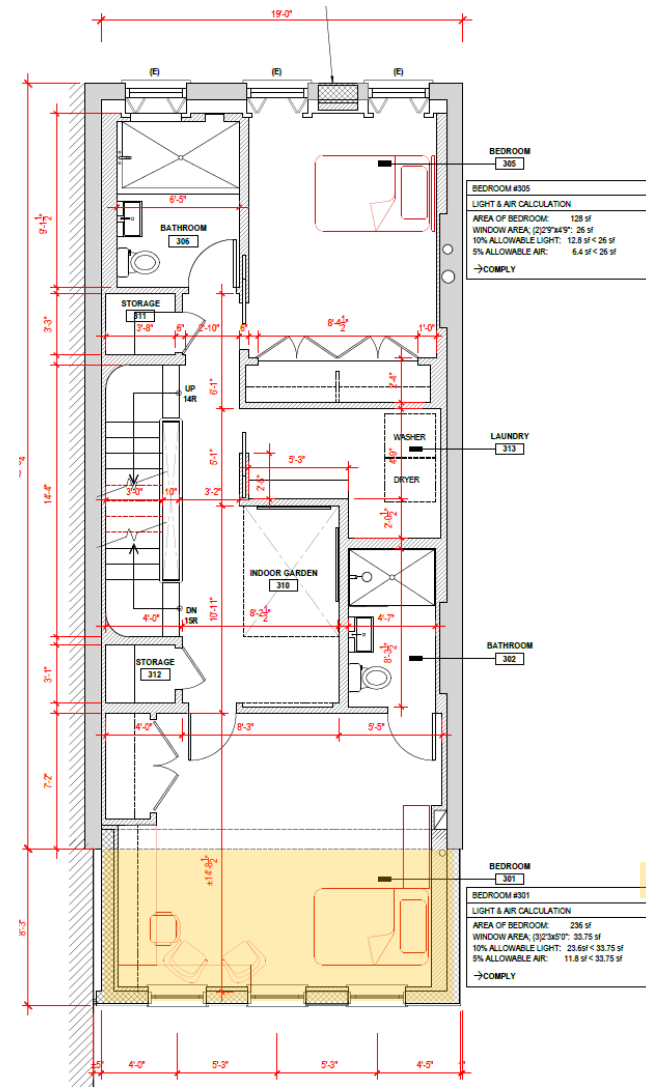
PROPOSED 2ND FLOOR PLAN

AREA OF NEW PROPOSED FLOOR ENLARGEMENT, TYP.

FLOOR PLANS: EXISTING vs PROPOSED



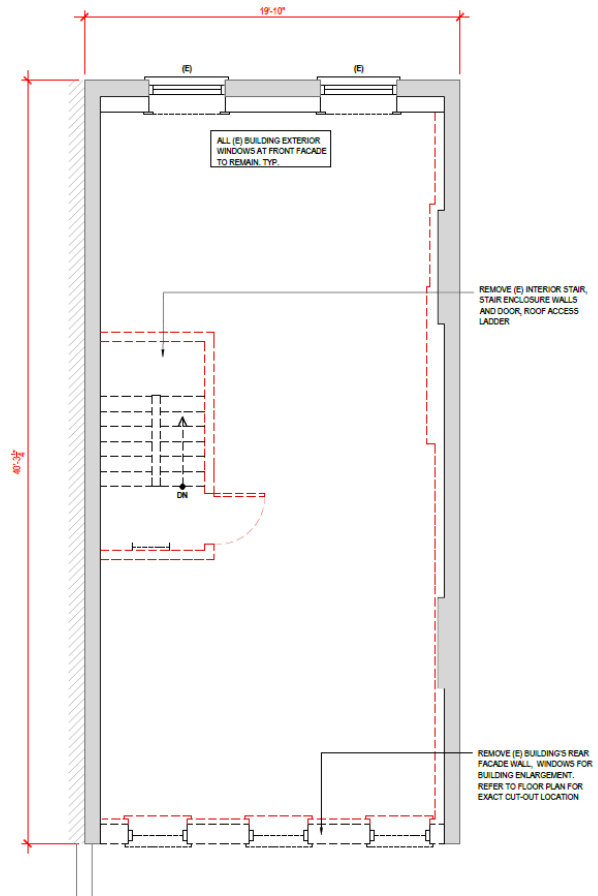
EXISTING 3RD FLOOR PLAN



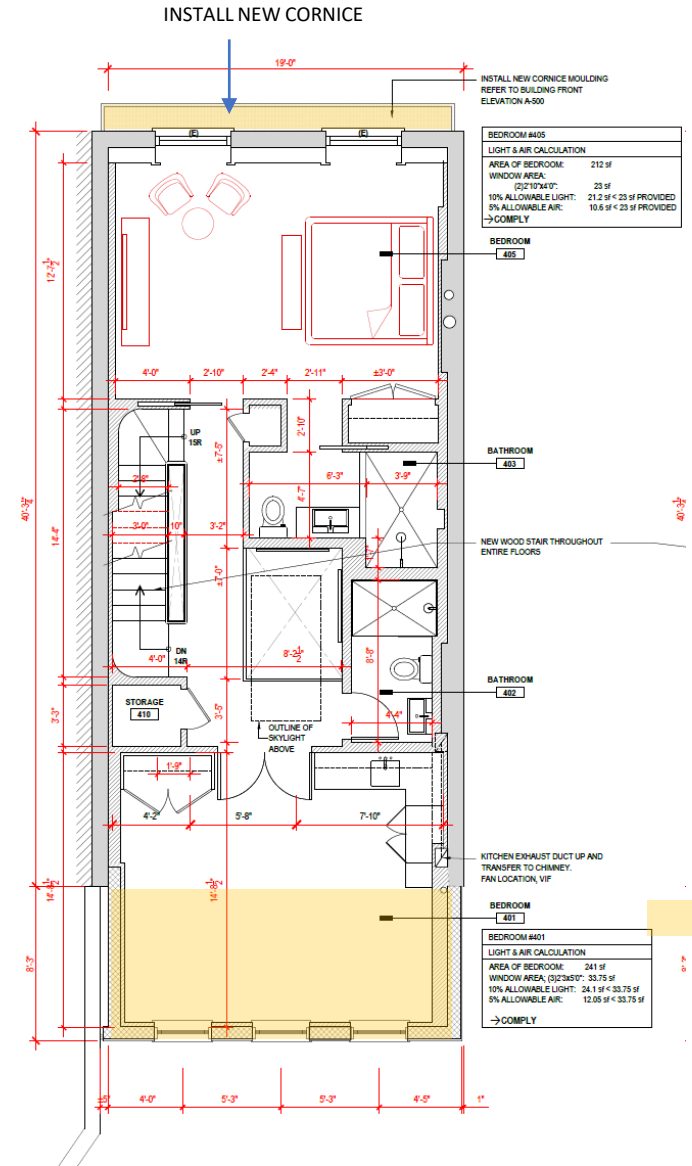
AREA OF NEW PROPOSED FLOOR ENLARGEMENT, TYP.

PROPOSED 3RD FLOOR PLAN

FLOOR PLANS: EXISTING vs PROPOSED



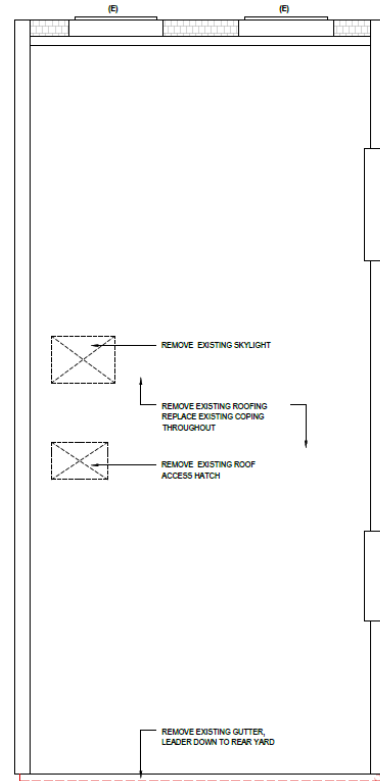
EXISTING 4TH FLOOR PLAN



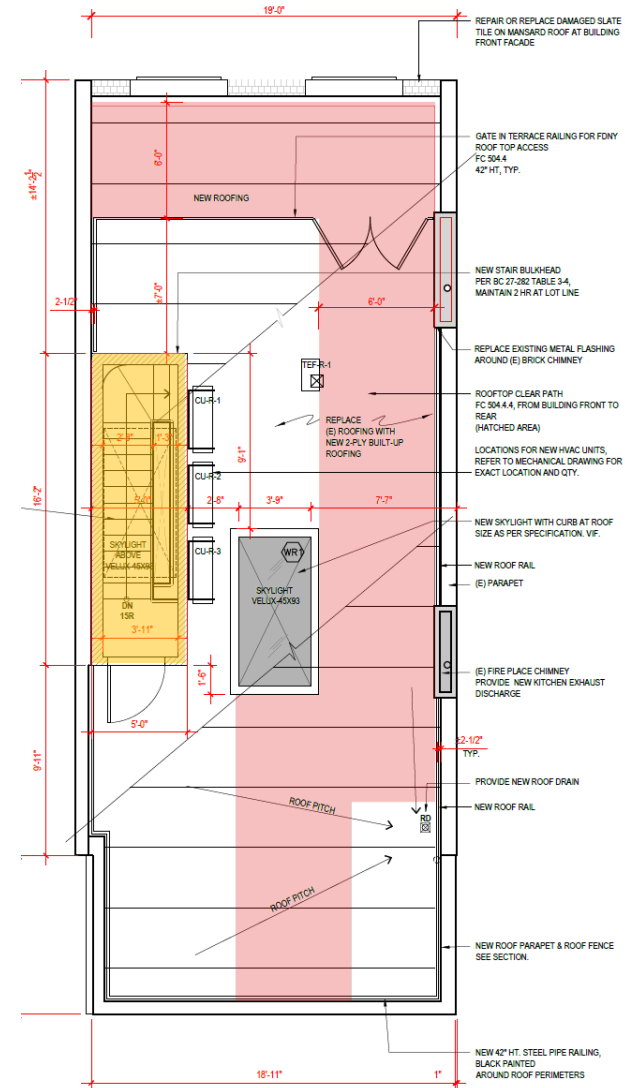
PROPOSED 4TH FLOOR PLAN

AREA OF NEW PROPOSED FLOOR ENLARGEMENT, TYP.


FLOOR PLANS: EXISTING vs PROPOSED



EXISTING ROOF PLAN



PROPOSED ROOF PLAN

 FDNY ROOF ACCESS CLEAR PATH

The current proposal is:

Preservation Department – Item 2, LPC-22-07502

40 Schermerhorn Street – Brooklyn Heights Historic District Borough of Brooklyn

To Testify Please Join Zoom

Webinar ID: 853 8078 4078

Passcode: 813151

By Phone: 1 646-558-8656 US (New York)

877-853-5257 (Toll free) US

888 475 4499 (Toll free)

Note: If you want to testify on an item, join the Zoom webinar at the agenda’s “Be Here by” time (about an hour in advance). When the Chair indicates it’s time to testify, “raise your hand” via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.