

The current proposal is:

Preservation Department – Item 3, LPC-22-12216

538 Carlton Avenue – Prospect Heights Historic District Borough of Brooklyn

To Testify Please Join Zoom

Webinar ID: 860 5066 6497

Passcode: 669738

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877-853-5257 (Toll free) US

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538 CARLTON AVENUE
BROOKLYN, NY 11238

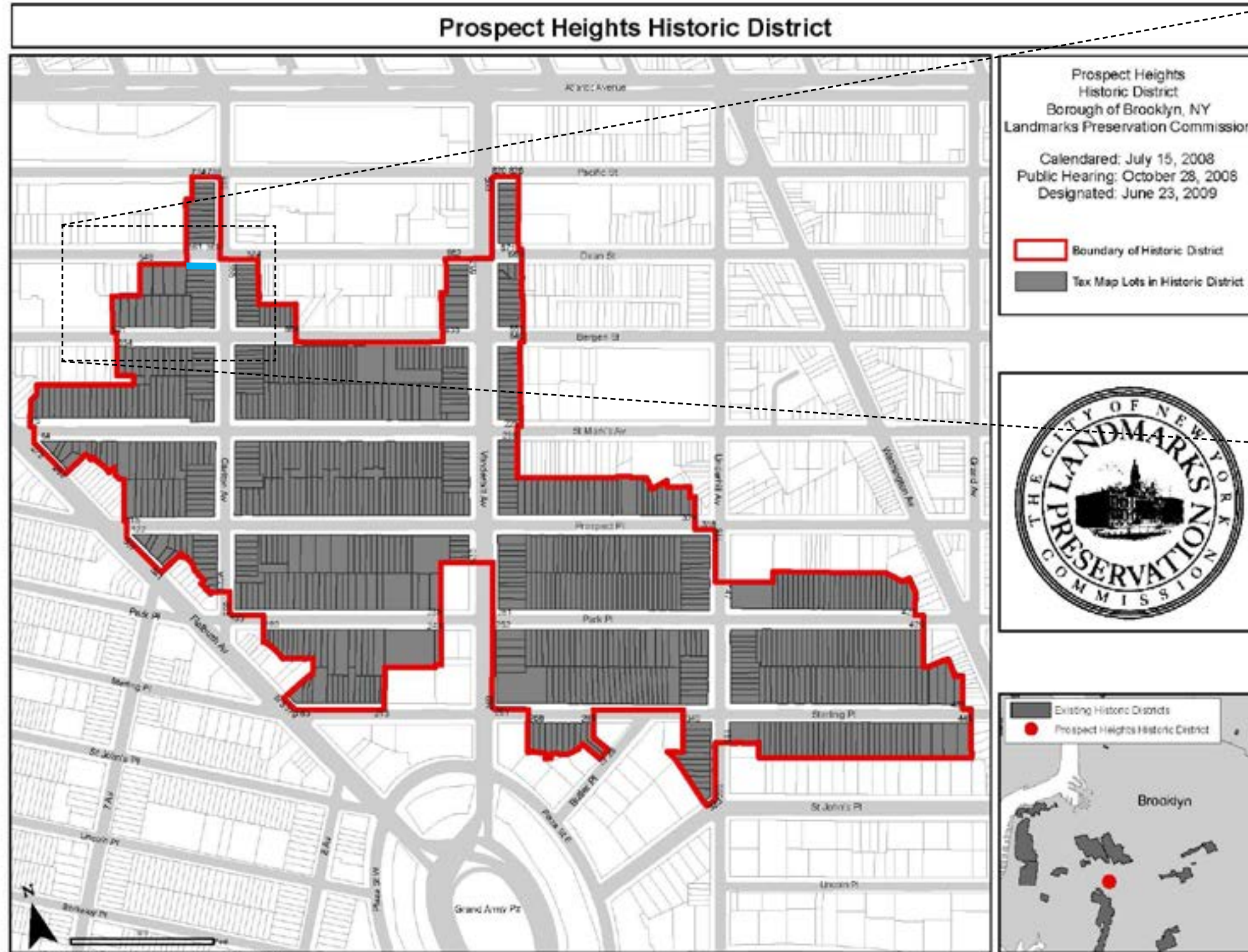
CONSTRUCTION DATE : 1899
ARCHITECT / BUILDER : GEORGE F. ROOSEN
MAJOR ALTERATIONS(S) : NONE
ALTERATIONS ARCHITECT(S) : NONE
STYLE(S) : RENAISSANCE REVIVAL
MATERIALS(S) : INDIANA LIMESTONE AND BRICK; IRON CORNICE
BUILDING TYPE : ATTACHED HOUSE
ORIGINAL USE : RESIDENTIAL (1 FAMILY)
TAX BLOCK : 1136
TAX LOT : 46

PRESENTED BY:

STUDIOSC ARCHITECTURE
37 GREENPOINT AVENUE
BROOKLYN NY 11222

NOVEMBER 22TH, 2022

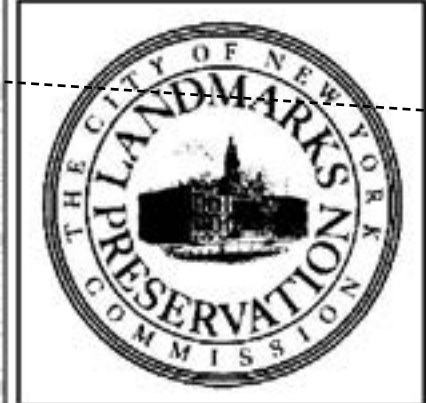




Prospect Heights
Historic District
Borough of Brooklyn, NY
Landmarks Preservation Commission

Calendared: July 15, 2008
Public Hearing: October 28, 2008
Designated: June 23, 2009

Boundary of Historic District
Tax Map Lots in Historic District



PROPOSED SITE:
EXISTING 3 STORY + BASEMENT
RESIDENTIAL BUILDING

SUMMARY OF WORK:

- CHANGE OF EXISTING 3 STORY 3-FAMILY DWELLING TO 4-FAMILY DWELLING UNITS.
- NEW WINDOW OPENINGS ON NORTH FACADE
- NEW DOOR OPENINGS ON SOUTH FACADE
- FRONT DOOR REPAIRS
- NEW BULKHEAD AND RAILINGS AT TERRACE AND ROOF
- CLEANING AND PAINTING OF EXISTING FENCE AT STREET
- PAINT REMOVAL AND REPOINTING WHERE NEEDED OF EXISTING BRICK ON WEST FACADE.
- REPOINTING WHERE NEEDED EXISTING BRICK ON NORTH AND EAST FACADE



PHOTO TAKEN ON 05.04.2022



PHOTO TAKEN ON 01.14.2022



PHOTO TAKEN ON 01.14.2022



PHOTO TAKEN ON 05.04.2022



PHOTO TAKEN ON 01.14.2022



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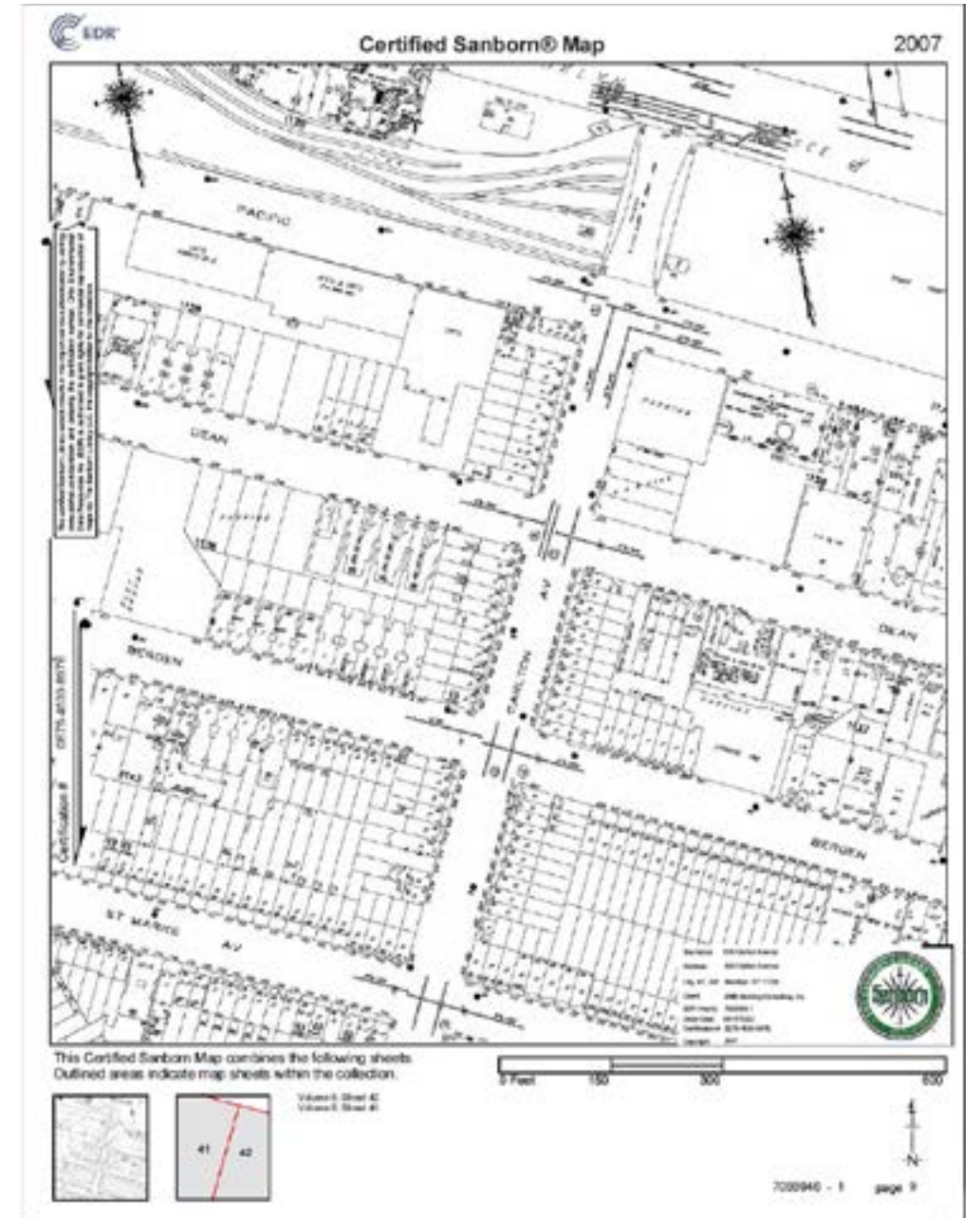
PHOTO TAKEN ON 05.04.2022



NYC DOF BROOKLYN 1940S TAX PHOTOS



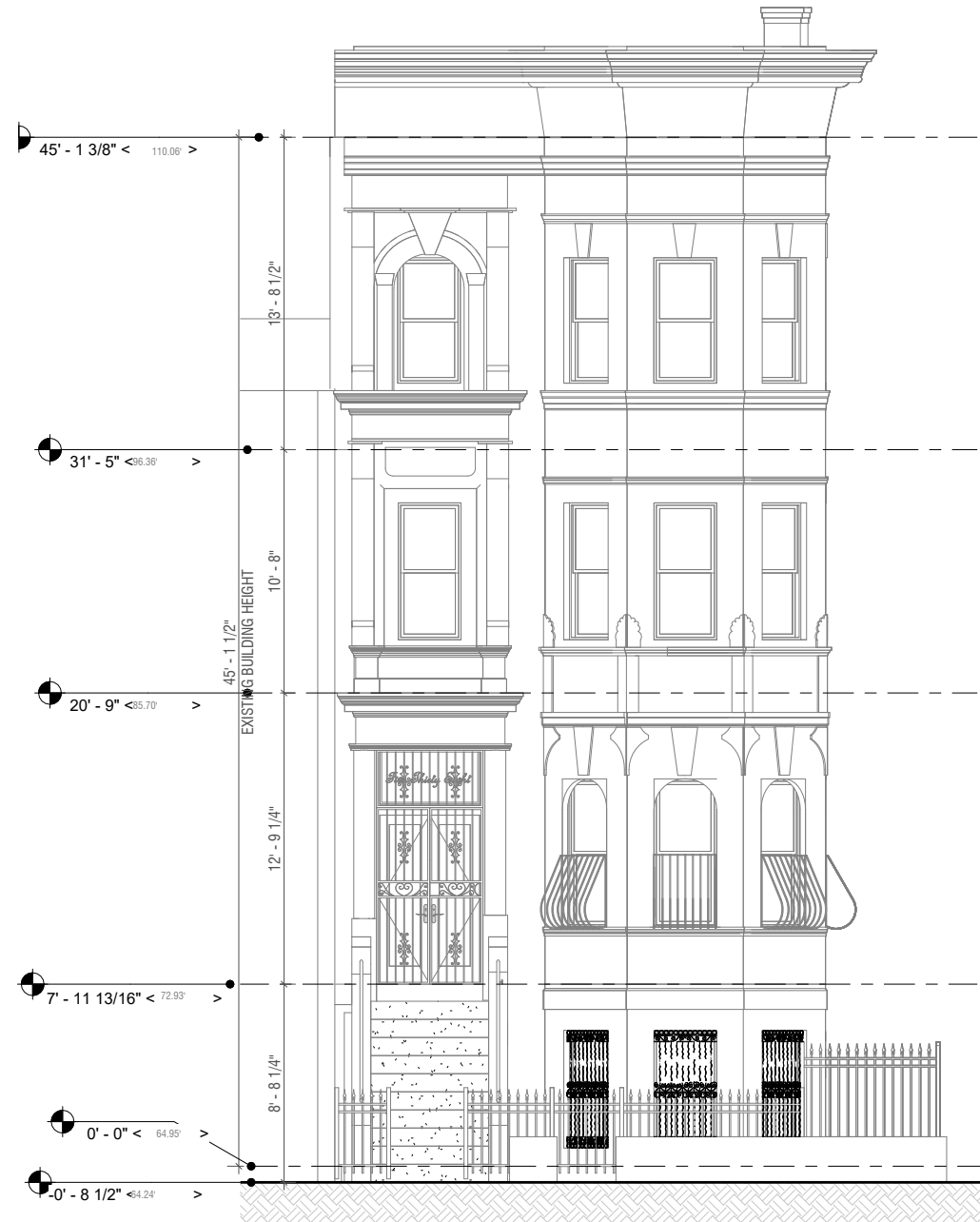
NYC DOF BROOKLYN 1980S TAX PHOTOS



SANBORN MAP 1888

SANBORN MAP 1966

SANBORN MAP 2007

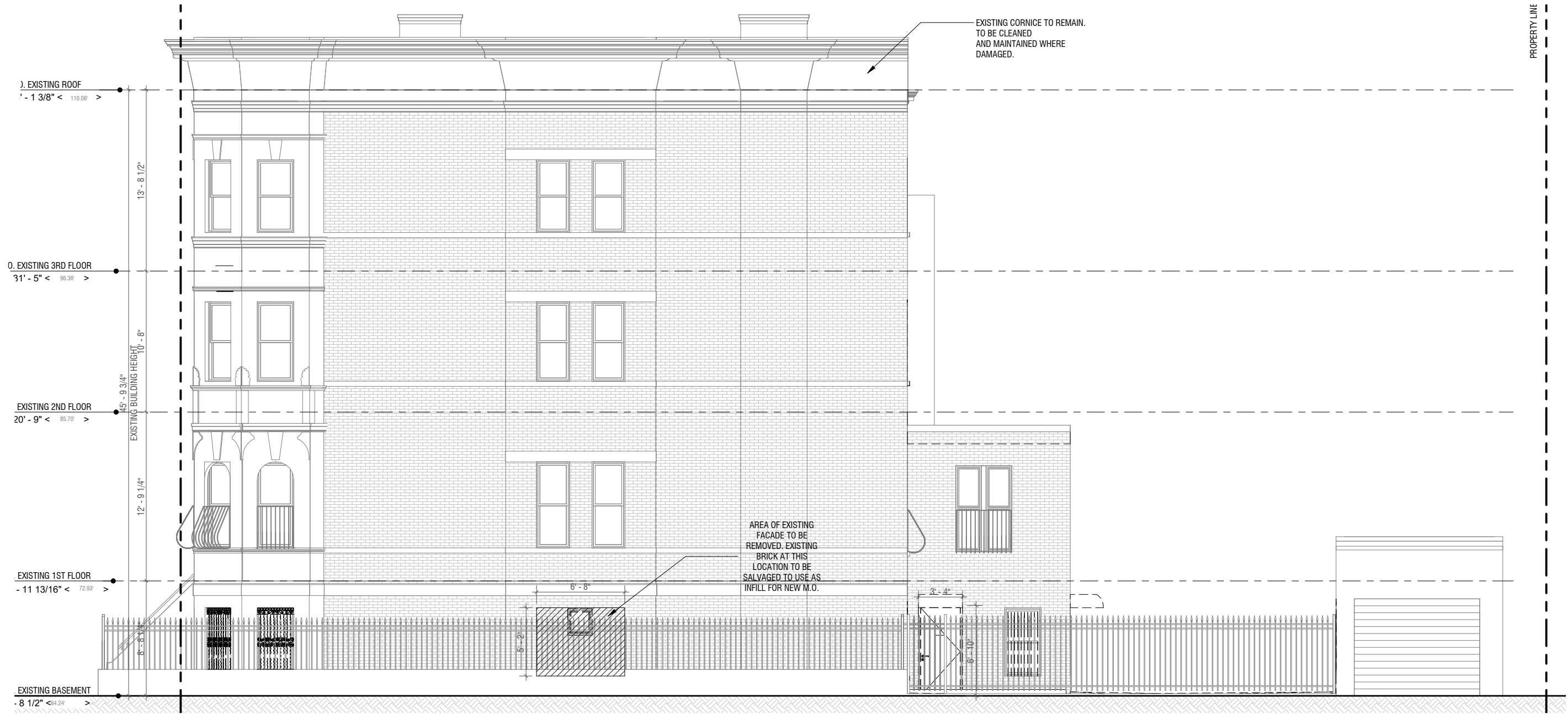


4 REMOVAL EAST ELEVATION
3/16" = 1'-0"



2 PROPOSED EAST ELEVATION
3/16" = 1'-0"

 NEW BUILDING ELEMENTS

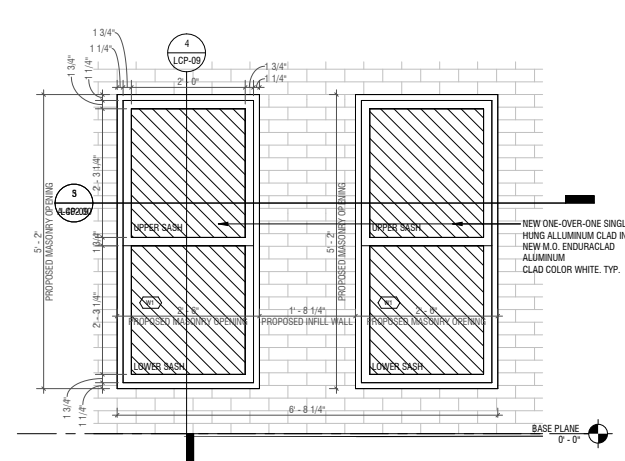
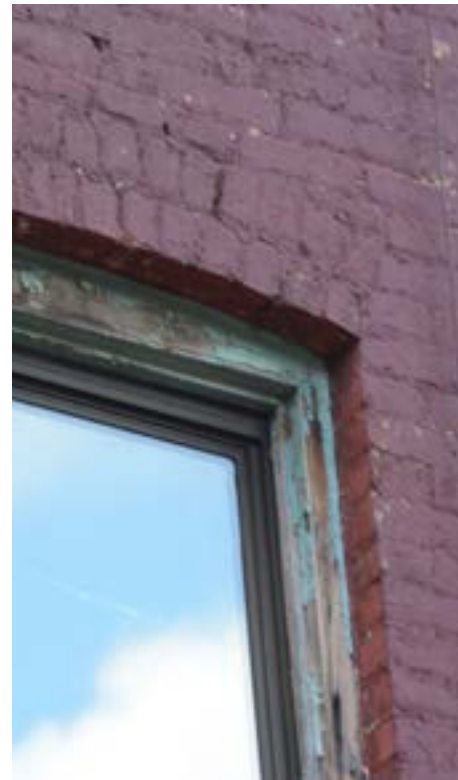
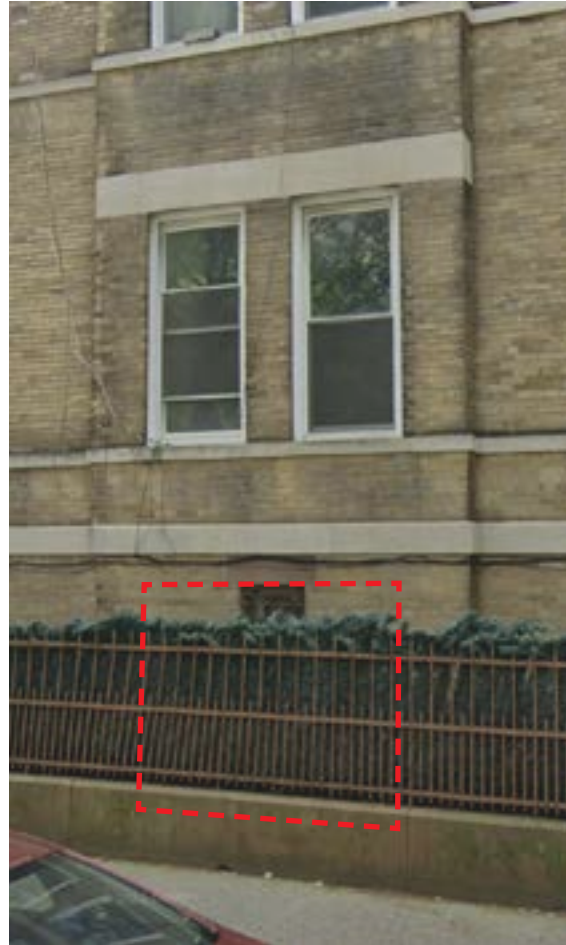


3 REMOVAL NORTH ELEVATION
3/16" = 1'-0"

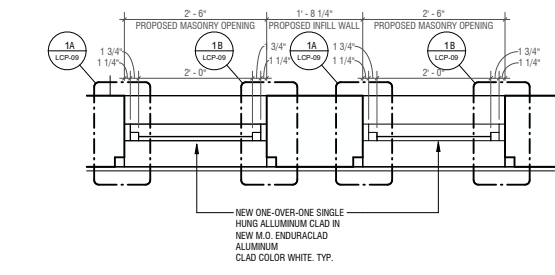


1 PROPOSED NORTH ELEVATION
3/16" = 1'-0"

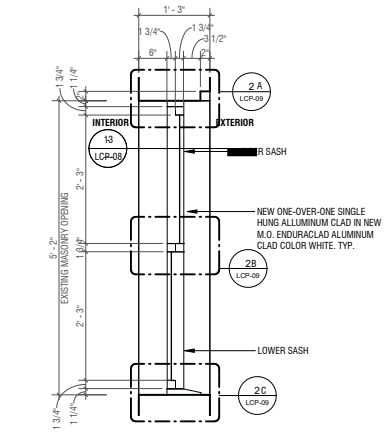
 NEW BUILDING ELEMENTS



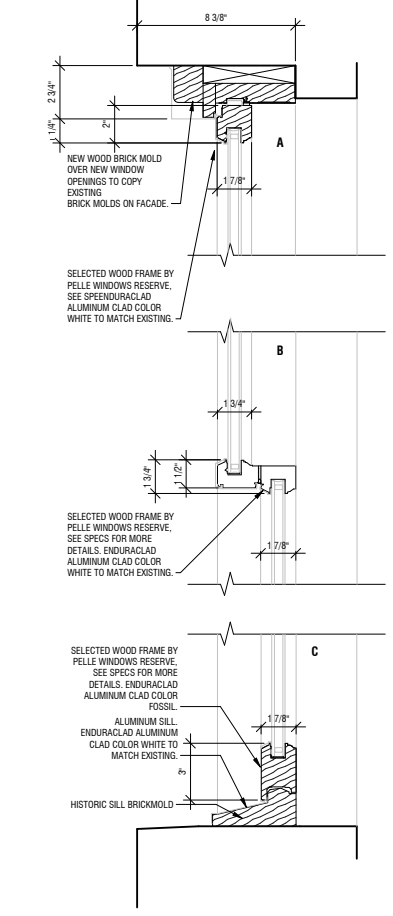
3 PROPOSED BASEMENT WINDOWS @ NORTH ELEVATION



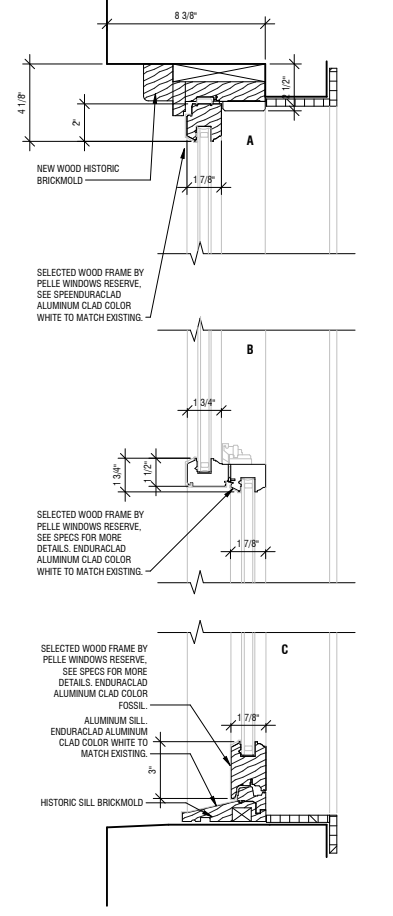
5 PROPOSED S.H. WINDOWS AT NEW M.O.



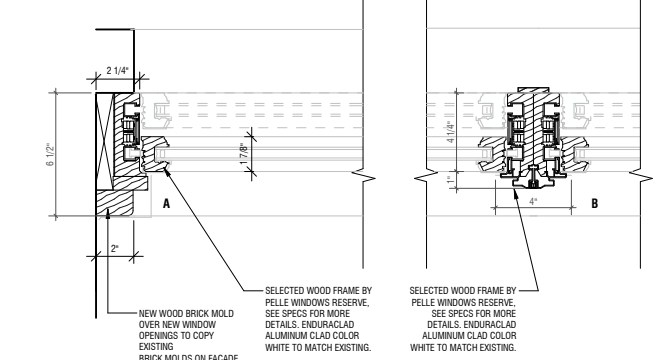
4 PROPOSED BASEMENT S.H. WINDOW



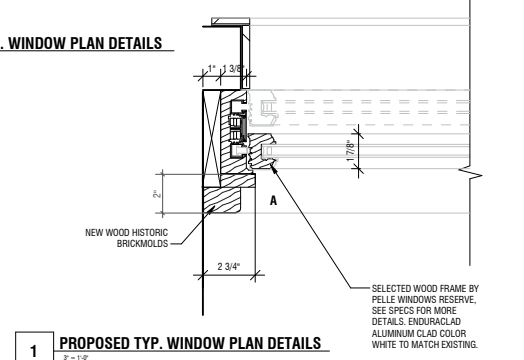
7 EXISTING TYP. WINDOW SECTION DETAILS



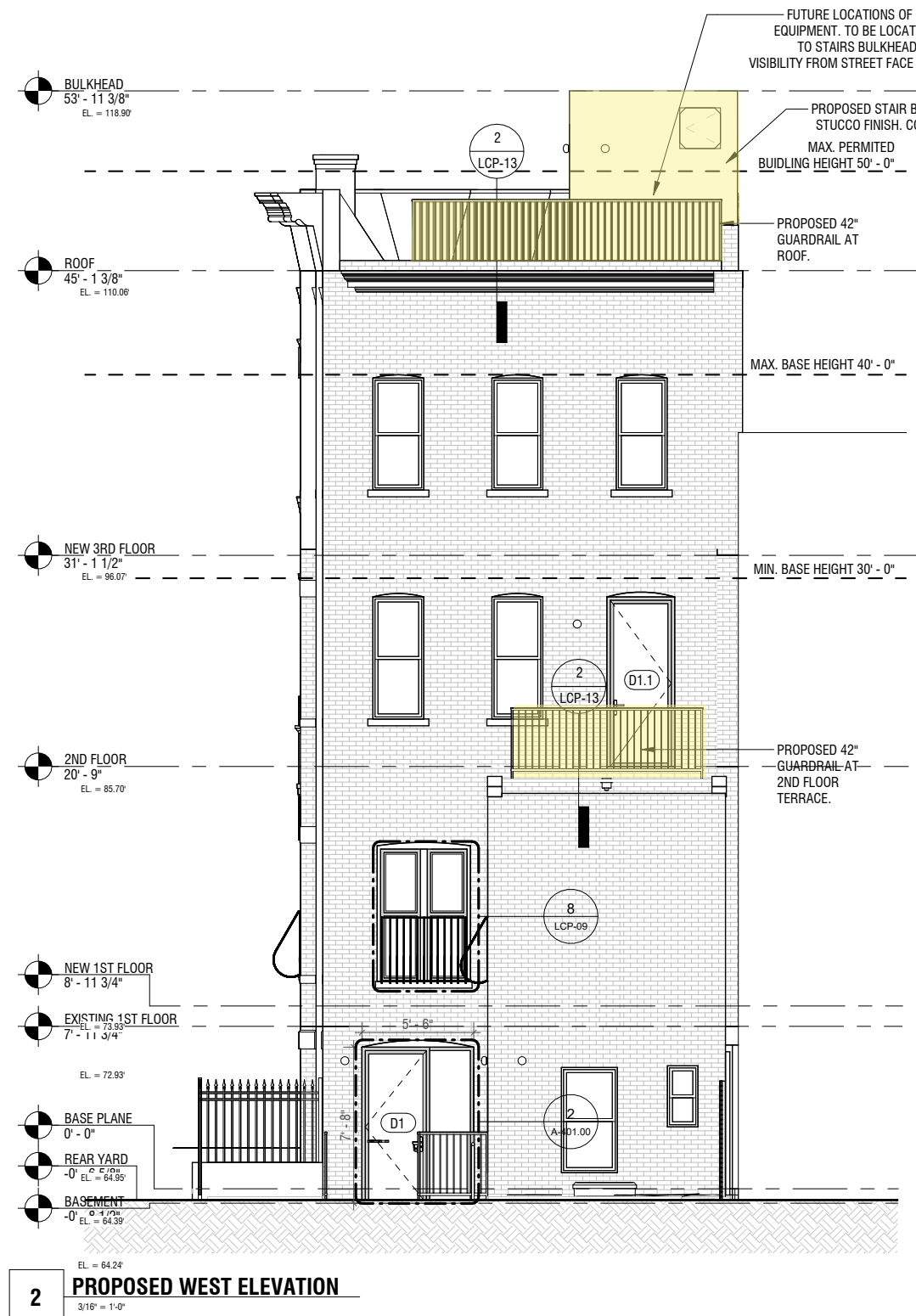
2 PROPOSED TYP. WINDOW SECTION DETAILS



6 EXISTING TYP. WINDOW PLAN DETAILS



1 PROPOSED TYP. WINDOW PLAN DETAILS



NEW BUILDING ELEMENTS

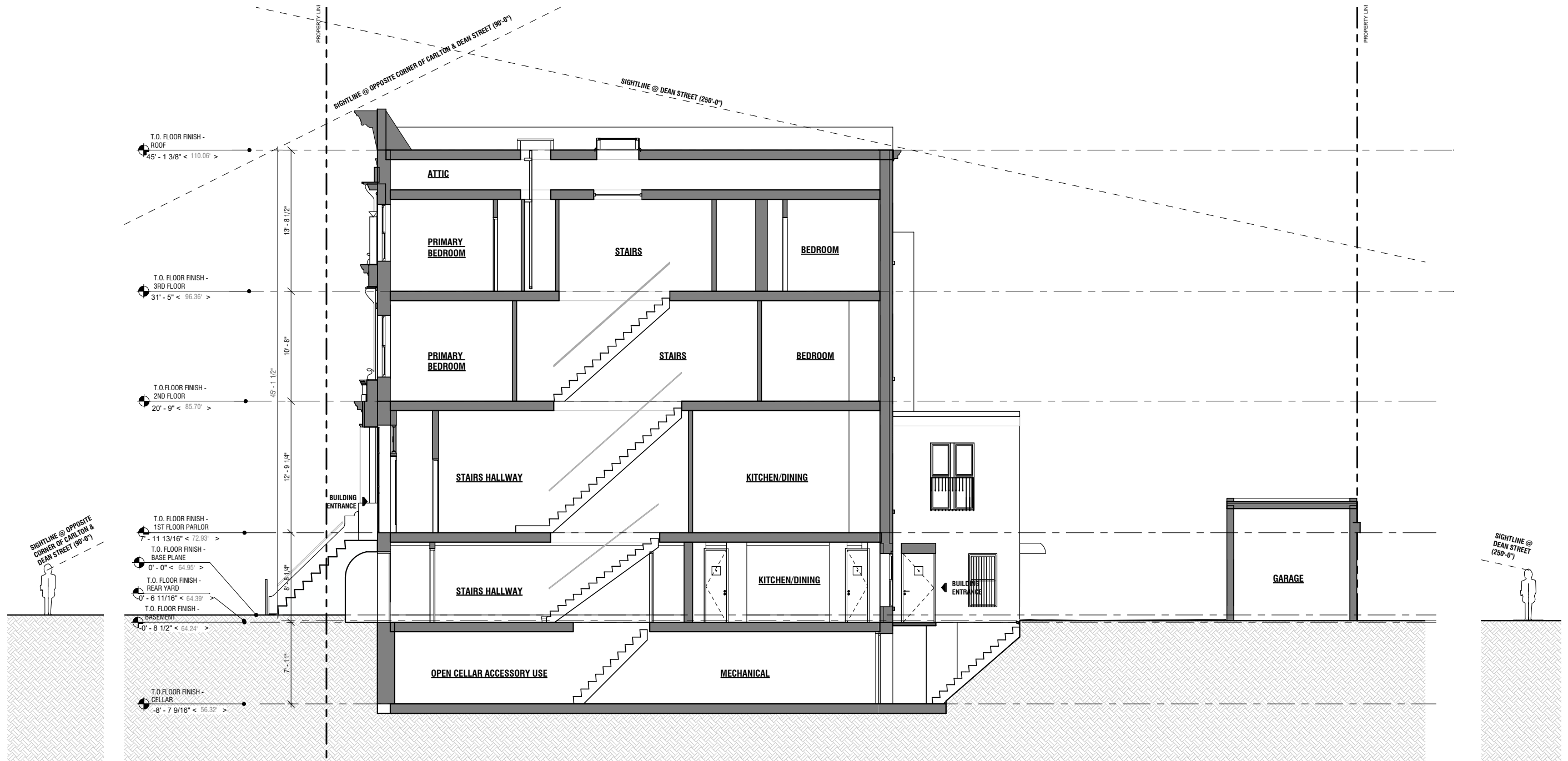
Lightology

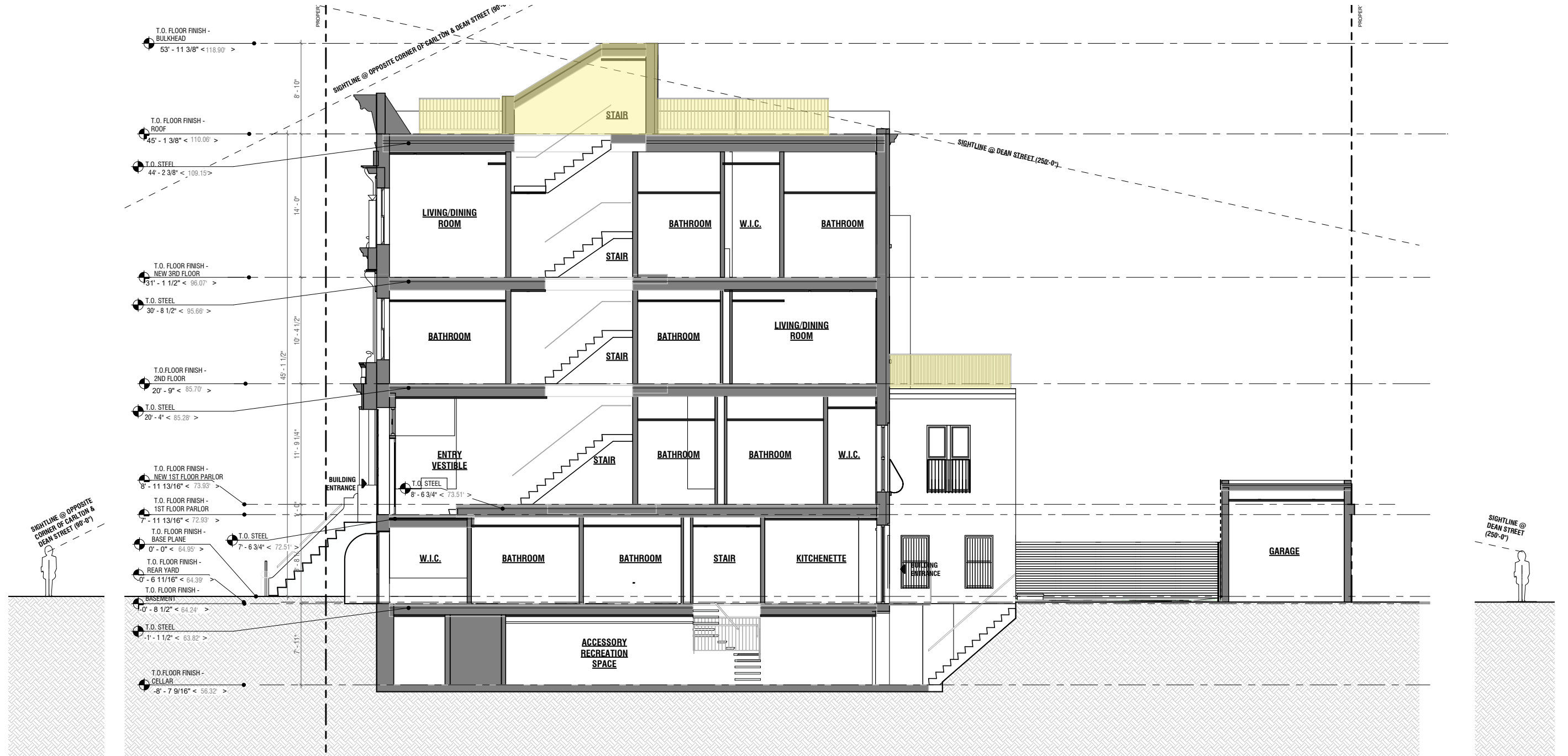
Byron Round Outdoor Wall Light
www.lightology.com

DESCRIPTION
Byron Round Outdoor Wall Light features a white acrylic diffuser finished in powder coated black or Light Gray. Built in LED module totaling 3 watts is included. UL listed wall location rated 6-20 inch width x 6-20 inch height x 3 inch depth.

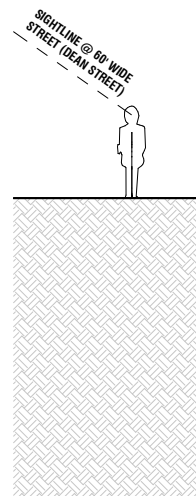
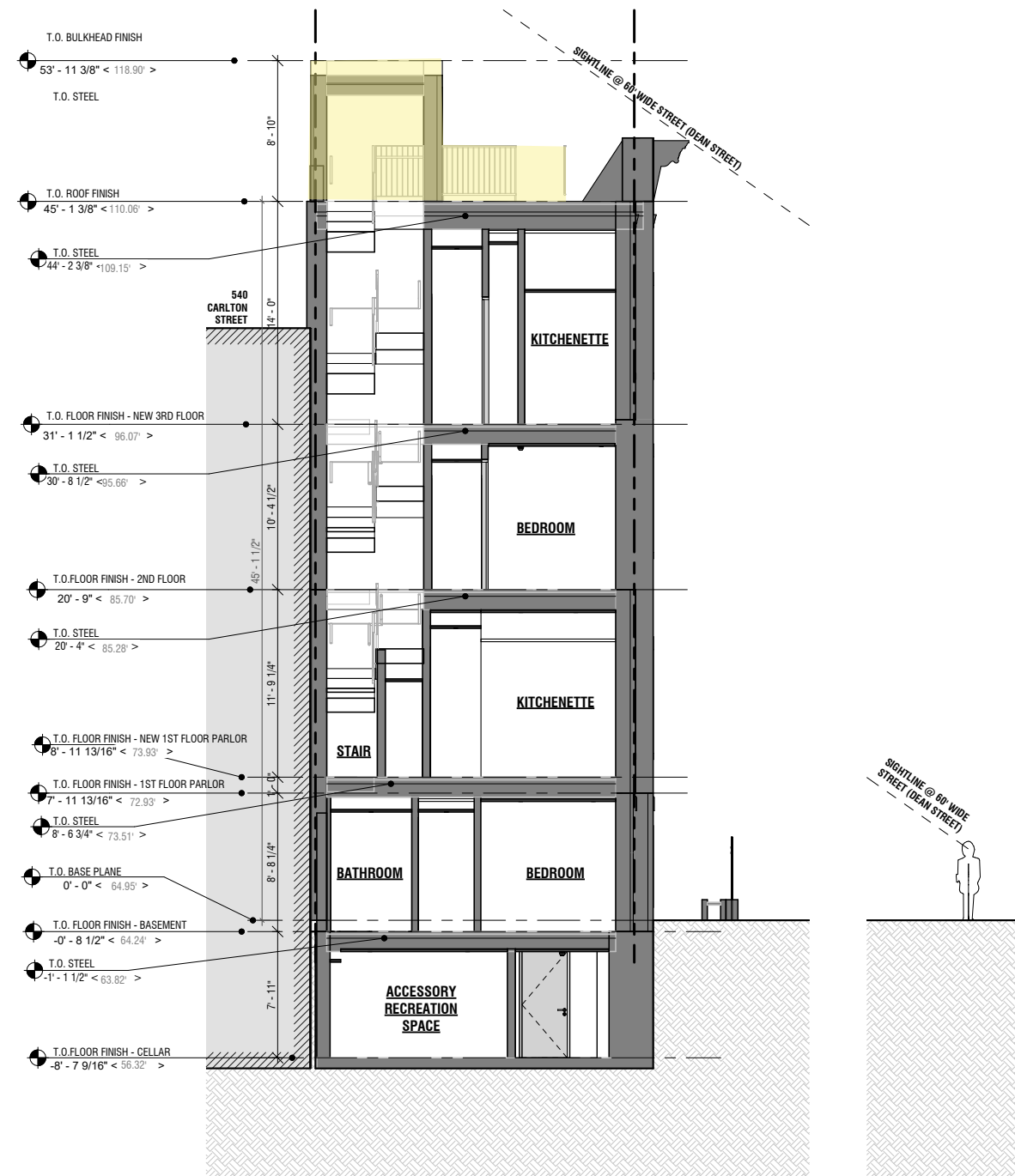
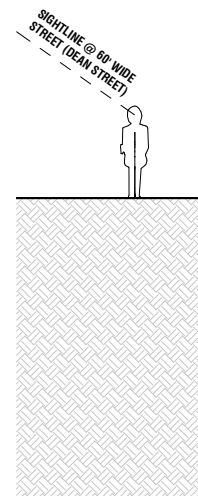
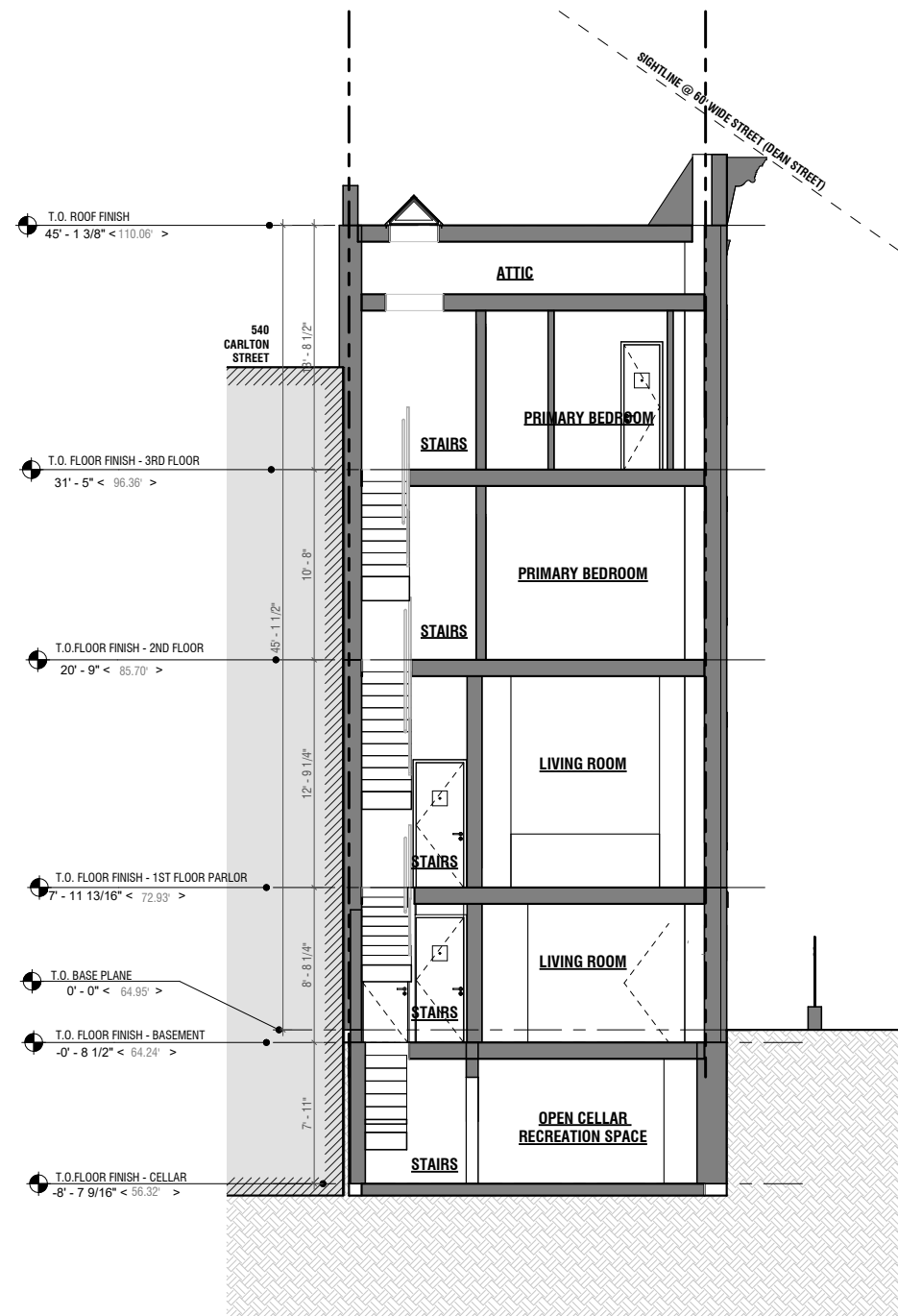
Color: BLACK
Finish: MATTE
Material: ALUMINUM
Weight: 1.5 LBS
Height: 6.25 INCHES
Width: 6.25 INCHES
Depth: 3 INCHES

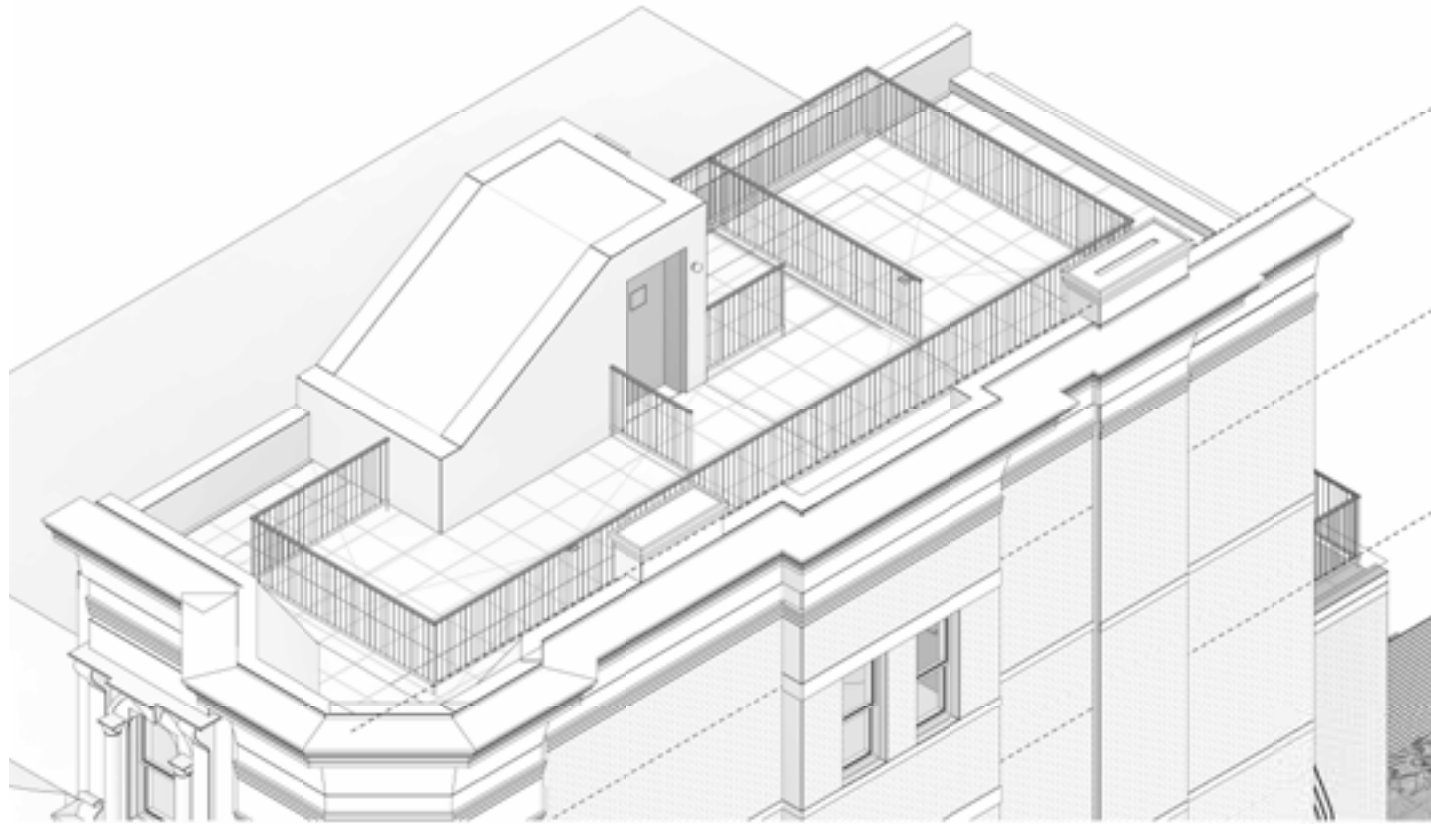
E1
BALL SCENE (5)
EXTIOR
COLOR: BLACK
300K
page 1 of 1









 NEW BUILDING ELEMENTS





MATERIAL SELECTION - ROOF

	NEW STUCCO BULKHEAD, STO 31436 LIMESTONE FINISH
	NEW RAILING TO MATCH COLOR OF NEW STUCCO.
	NEW BULKHEAD DOOR
	NEW WOOD PARTITIONS



Lightology

Byron Round Outdoor Wall Light
ITEM NUMBER: 422339411

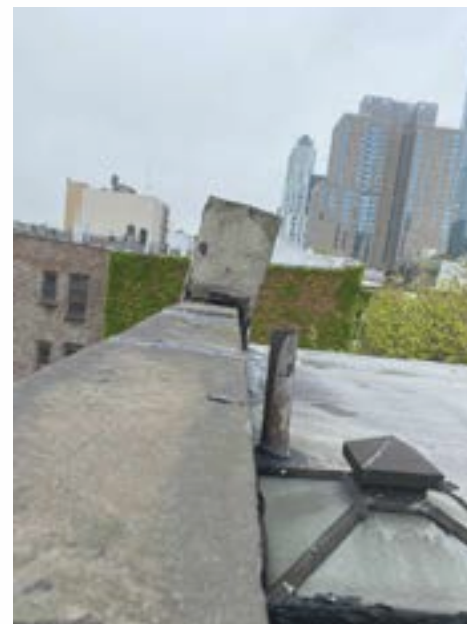
DESCRIPTION
Byron Round Outdoor Wall Light features a white acrylic diffuser finished in powder coated black or Light Gray. Built in LED module totaling 3 watts is included. STL, listed. Wet location rated. 6-20 inch width, 16.25 inch height, x 3 inch depth.



Shown in Black / White

E1
BALL SEQUENCE @ EXTERIOR
COLOR: BLACK
300K
page 1 of 1

FINISH COLOR	BLACK
FINISH	POWDER COATED
DIFFUSER	ACRYLIC
DIFFUSER COLOR	POWDER COATED BLACK
LED MODULES INCLUDED	3
WARRANTY	5 YEAR





P1 - MOCKUP AT ROOF LOOKING E



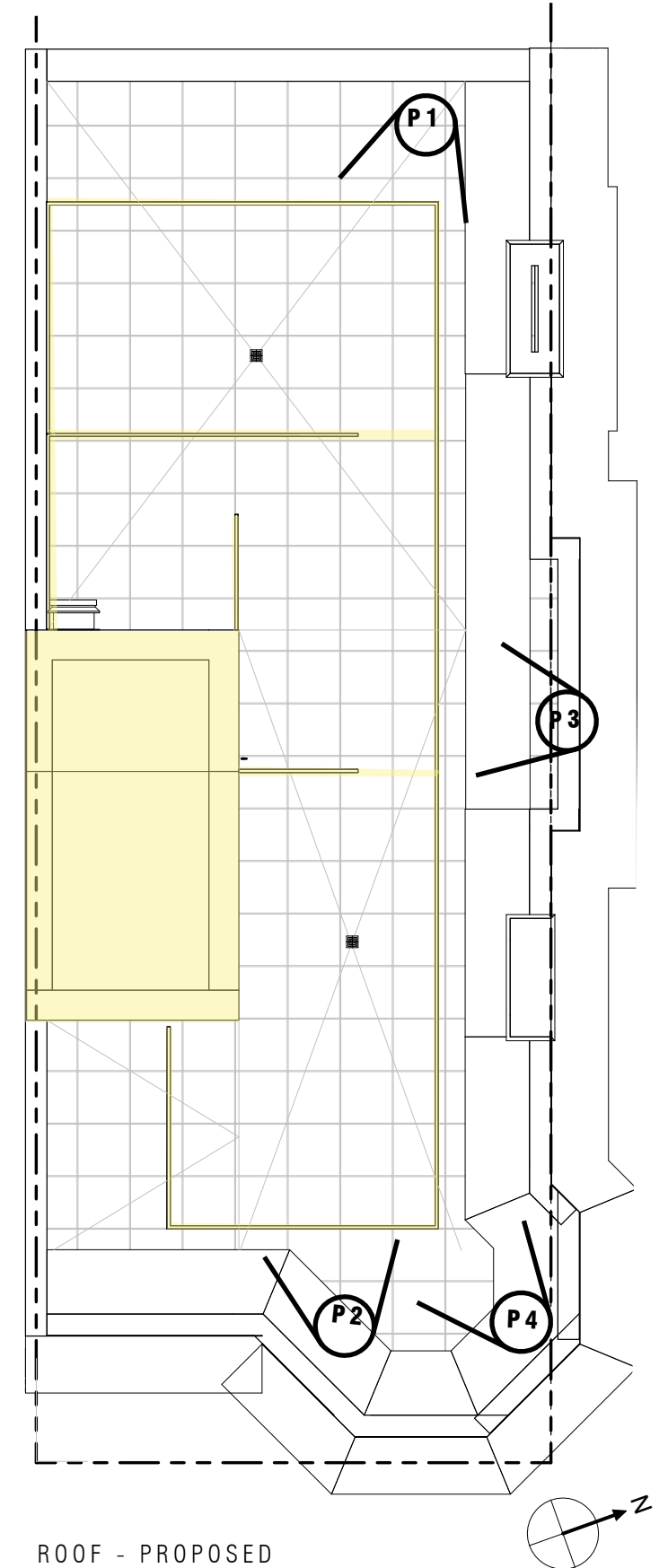
P2 - MOCKUP AT ROOF LOOKING W



P3 - MOCKUP AT ROOF LOOKING NW



P4 - MOCKUP AT ROOF LOOKING S



ROOF - PROPOSED



P1 - MOCKUP AT STREET LOOKING N



P2 - MOCKUP AT STREET LOOKING NW



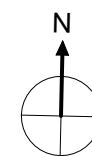
P3 - MOCKUP AT ROOF LOOKING W



P4 - MOCKUP AT STREET LOOKING SW



VISIBILITY 



STREET MAP



P1 - MOCKUP AT STREET LOOKING E



P2 - MOCKUP AT STREET LOOKING E



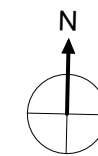
P3 - MOCKUP AT ROOF LOOKING SW



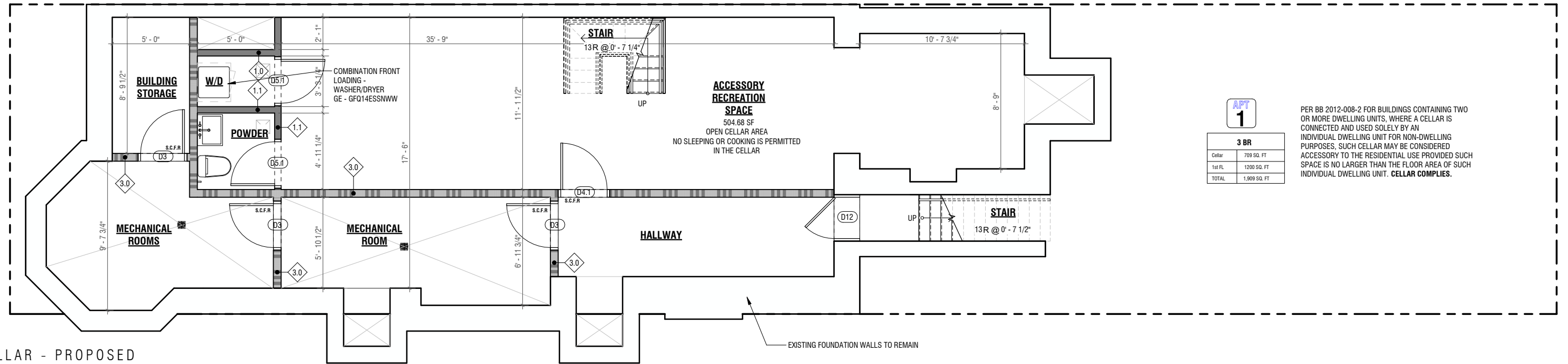
P4 - MOCKUP AT STREET LOOKING NW



VISIBILITY 

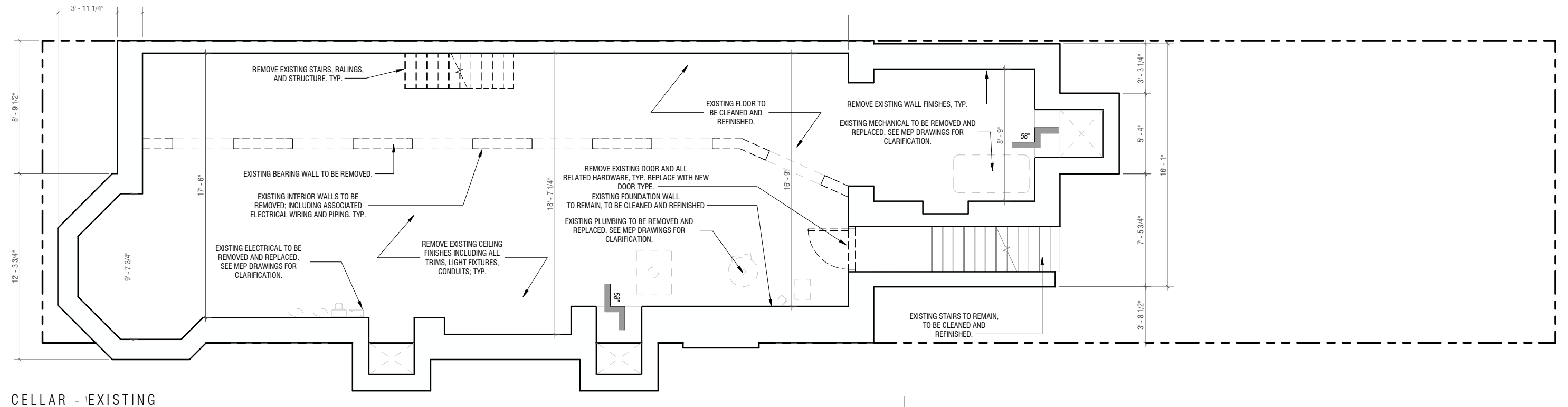


STREET MAP

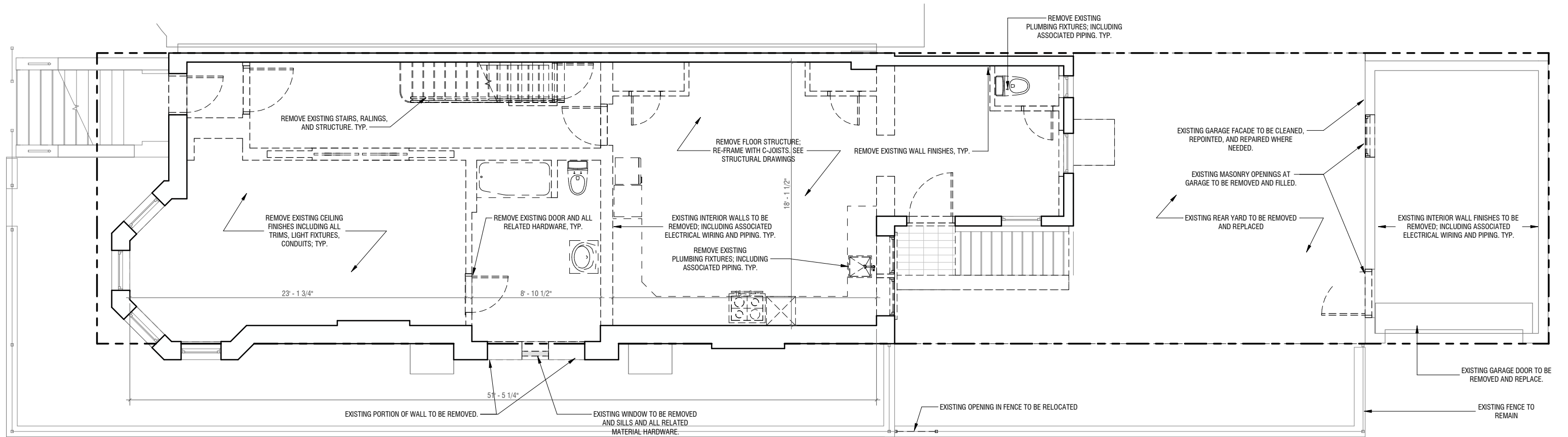


APT 1	
3 BR	
Cellar	709 SQ. FT
1st FL	1290 SQ. FT
TOTAL	1,999 SQ. FT

PER BB 2012-008-2 FOR BUILDINGS CONTAINING TWO OR MORE DWELLING UNITS, WHERE A CELLAR IS CONNECTED AND USED SOLELY BY AN INDIVIDUAL DWELLING UNIT FOR NON-DWELLING PURPOSES, SUCH CELLAR MAY BE CONSIDERED ACCESSORY TO THE RESIDENTIAL USE PROVIDED SUCH SPACE IS NO LARGER THAN THE FLOOR AREA OF SUCH INDIVIDUAL DWELLING UNIT. **CELLAR COMPLIES.**

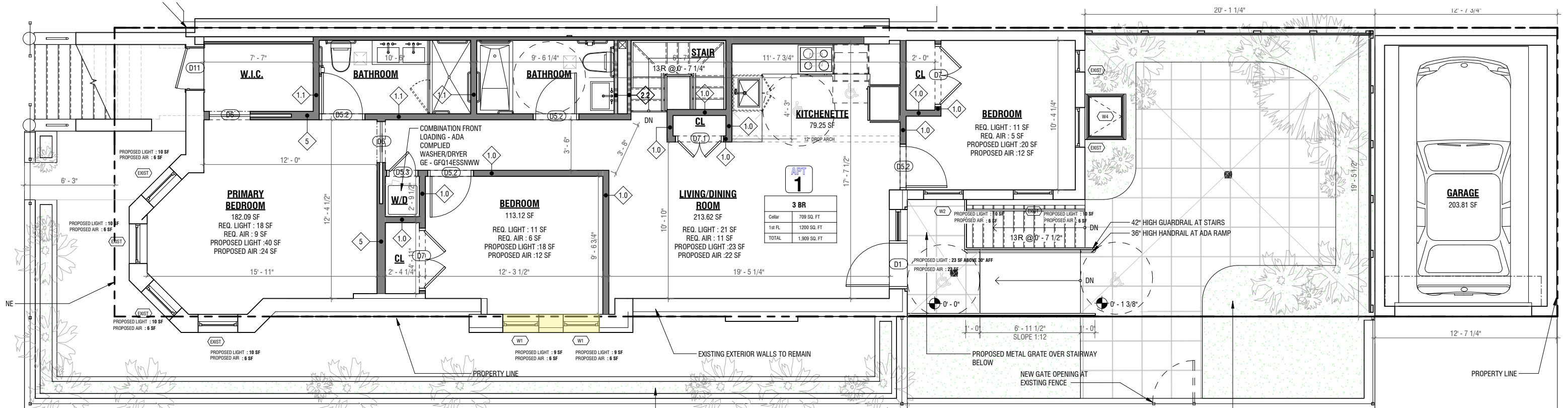


NEW BUILDING ELEMENTS



BASEMENT - EXISTING

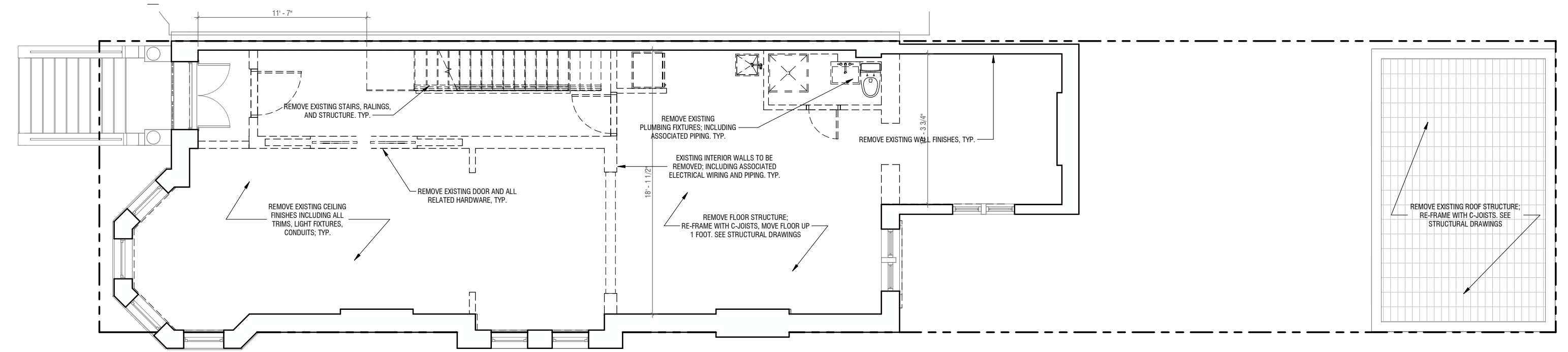
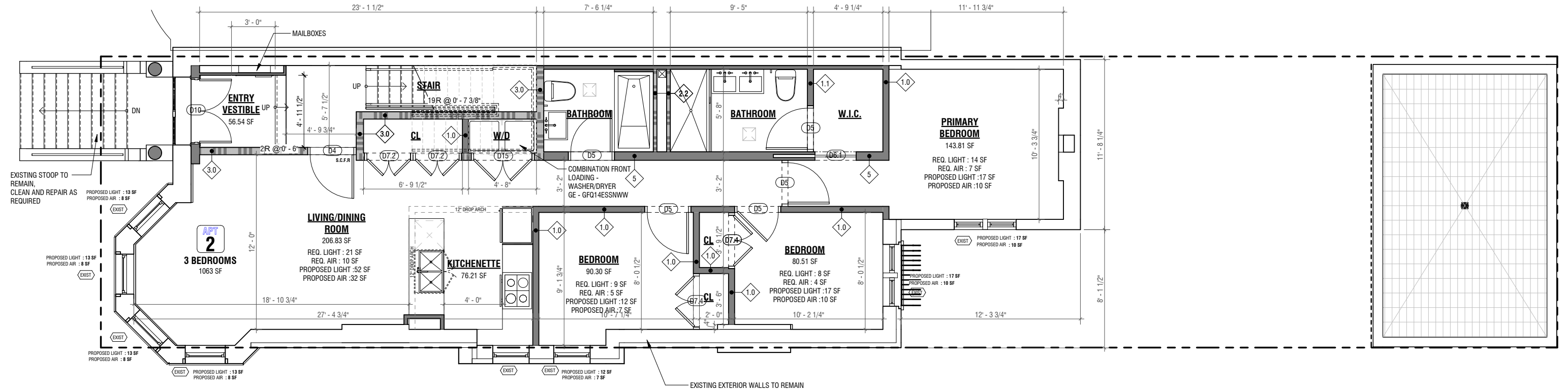
 NEW BUILDING ELEMENTS



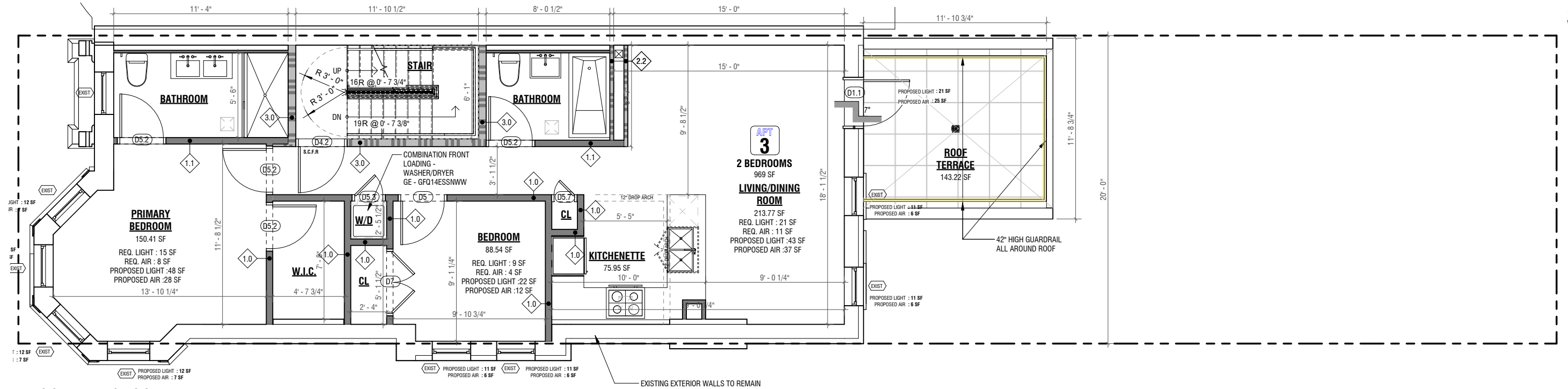
BASEMENT - PROPOSED

ZR 28-23 PLANTING AREAS: THE AREA OF THE ZONING LOT BETWEEN THE STREET LINE AND ALL STREET WALLS OF THE BUILDING AND THEIR PROLONGATIONS SHALL BE PLANTED AT GROUND LEVEL, OR IN RAISED PLANTING BEDS THAT ARE PERMANENTLY AFFIXED TO THE GROUND, EXCEPT THAT SUCH PLANTINGS SHALL NOT BE REQUIRED AT THE ENTRANCES TO AND EXITS FROM THE BUILDING.

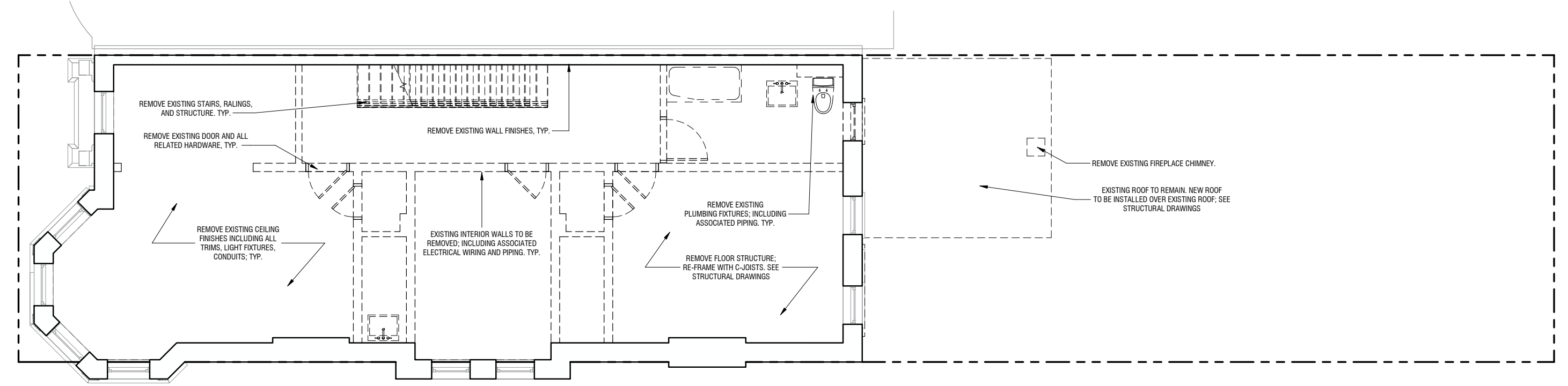
 NEW BUILDING ELEMENTS



 NEW BUILDING ELEMENTS

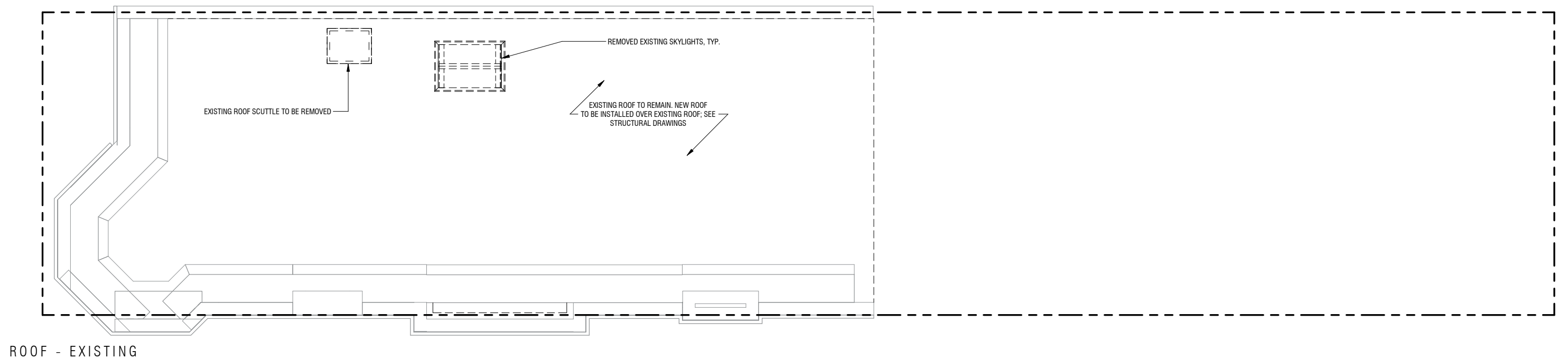
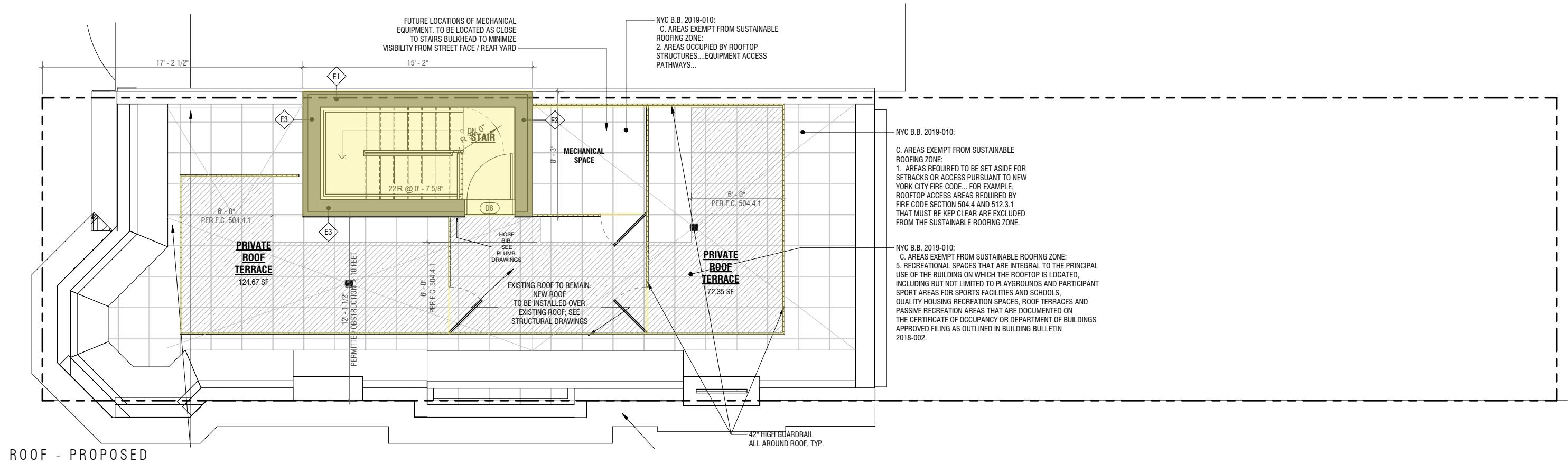


2D FLOOR - PROPOSED



2D FLOOR - EXISTING

 NEW BUILDING ELEMENTS



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