

January 10th, 2023
Public Hearing

The current proposal is:

Preservation Department – Item 1, LPC-23-01133

101 St. John's Place – Park Slope Historic District Borough of Brooklyn

To Testify Please Join Zoom

Webinar ID: 820 9880 8731

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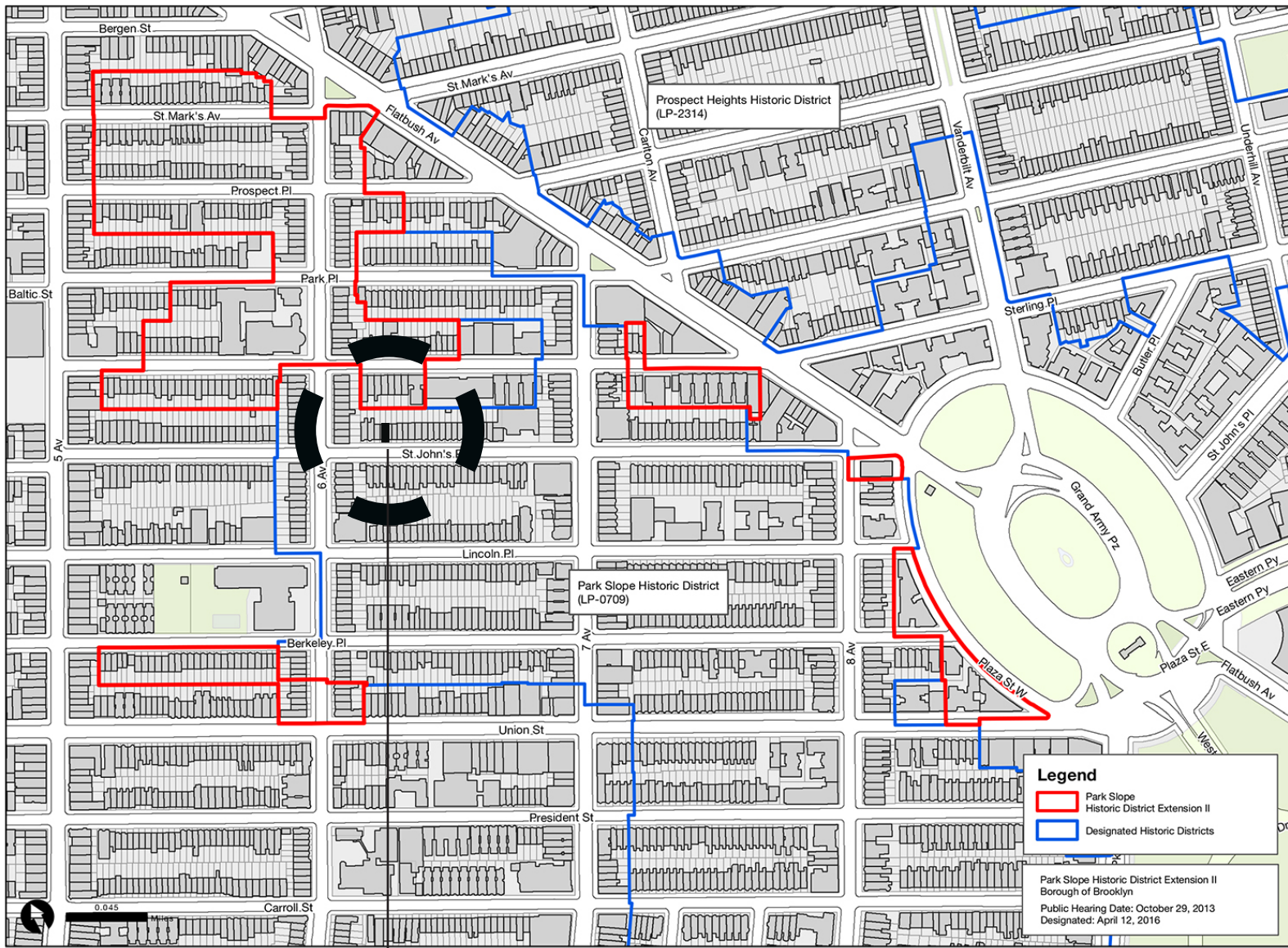
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PROPOSED HORIZONTAL ENLARGEMENT AT REAR YARD AT BASEMENT FLOOR AT
101 ST JOHNS PLACE, BROOKLYN, NY 11217



PARK SLOPE HISTORIC DISTRICT MAP



1940 TAX PHOTO 101 ST JOHNS PLACE



101 ST JOHNS PLACE FRONT FACADE

101 ST JOHNS PLACE, BROOKLYN, NY 11217

ZONING: R6B

BLOCK & LOT: 945, 74

CURRENT USE: 2 FAMILY

LOT AREA: 16.67' FRONTAGE X 100' DEPTH = 1667 SF

CONSTRUCTION CLASSIFICATION: 3 NON FIREPROOF (OLD CODE)

STORIES: 3 + BASEMENT+CELLAR

LOCATION

101 ST JOHNS PLACE BROOKLYN - LPC PUBLIC HEARING 01/10/23



PHOTO OF EXISTING REAR FACADE

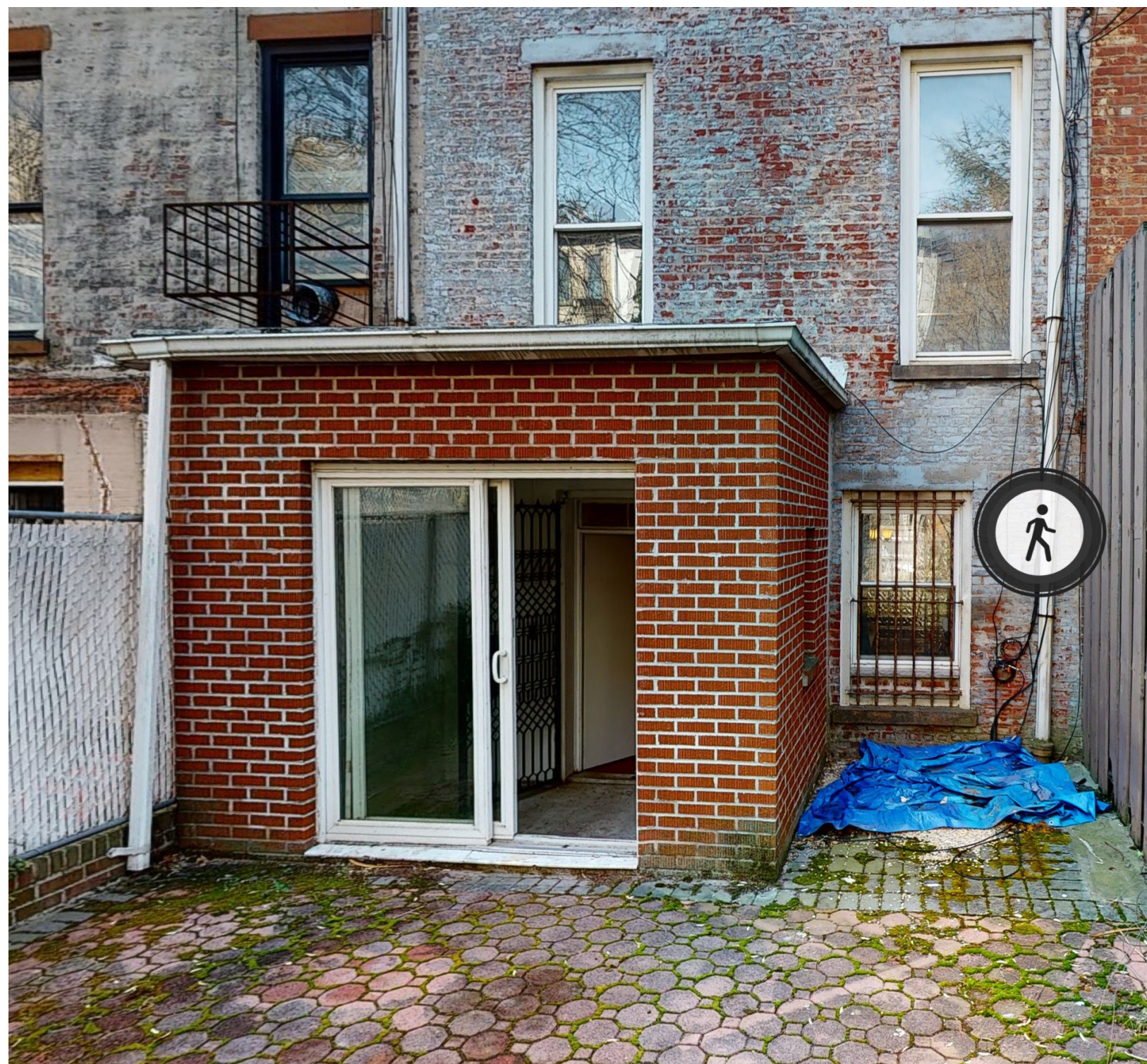


PHOTO OF EXISTING EXTENSION TO BE REMOVED



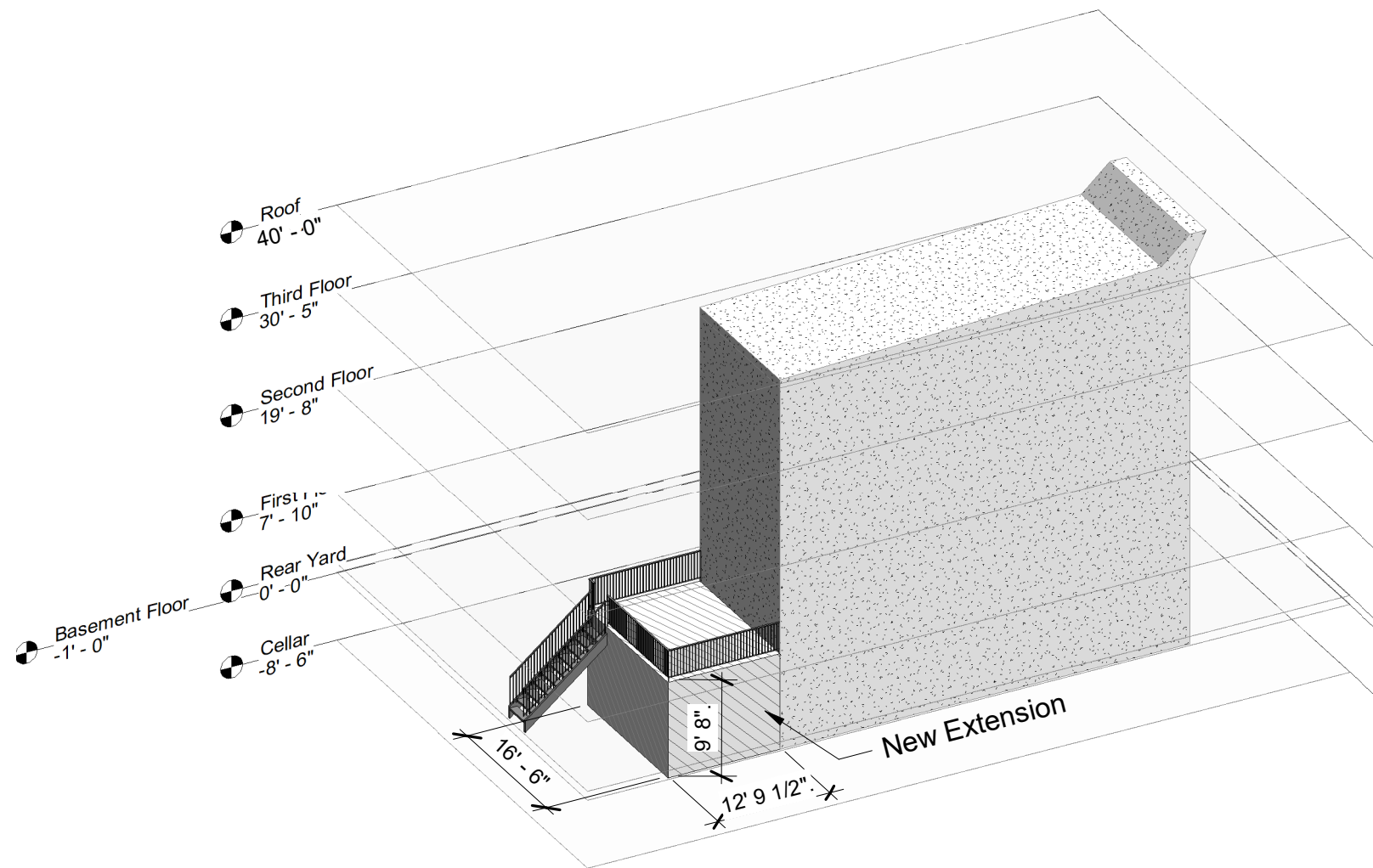
PHOTO OF EXISTING REAR FACADE AT 103, 105 ST
JOHNS PL



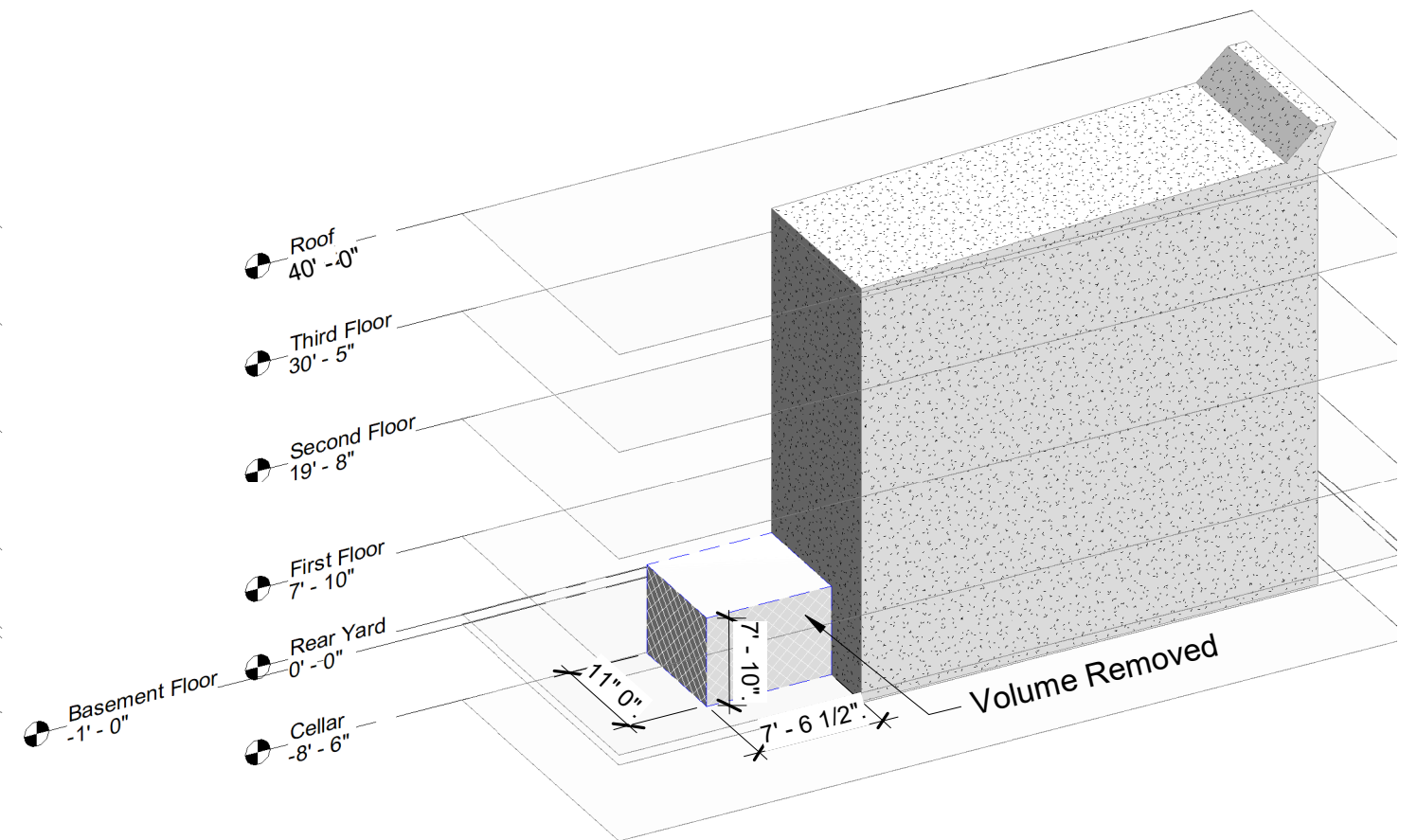
PHOTO OF EXISTING REAR FACADE AT 101 ST JOHNS PL



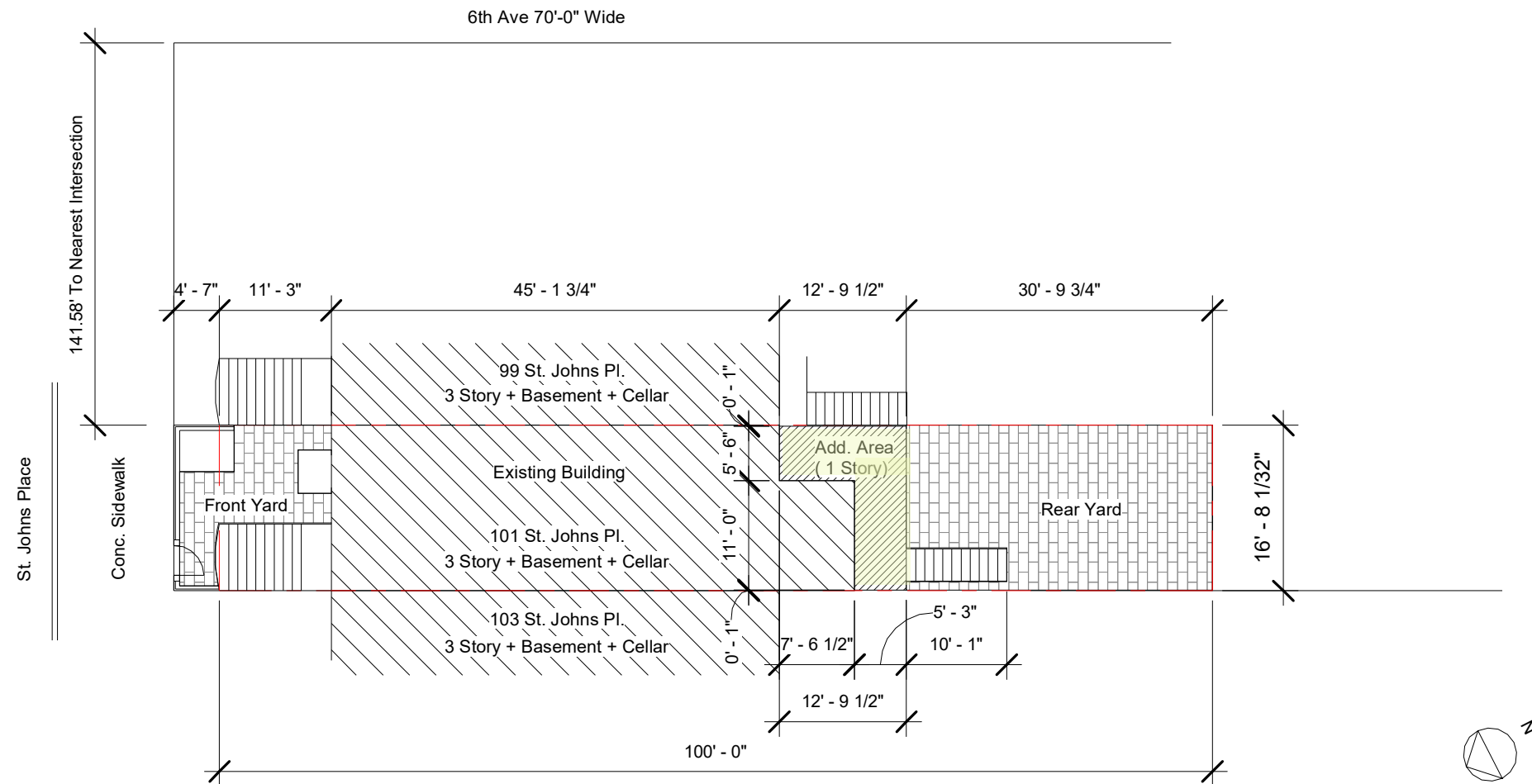
PHOTO OF EXISTING REAR FACADE AT 99, 95 ST JOHNS PL



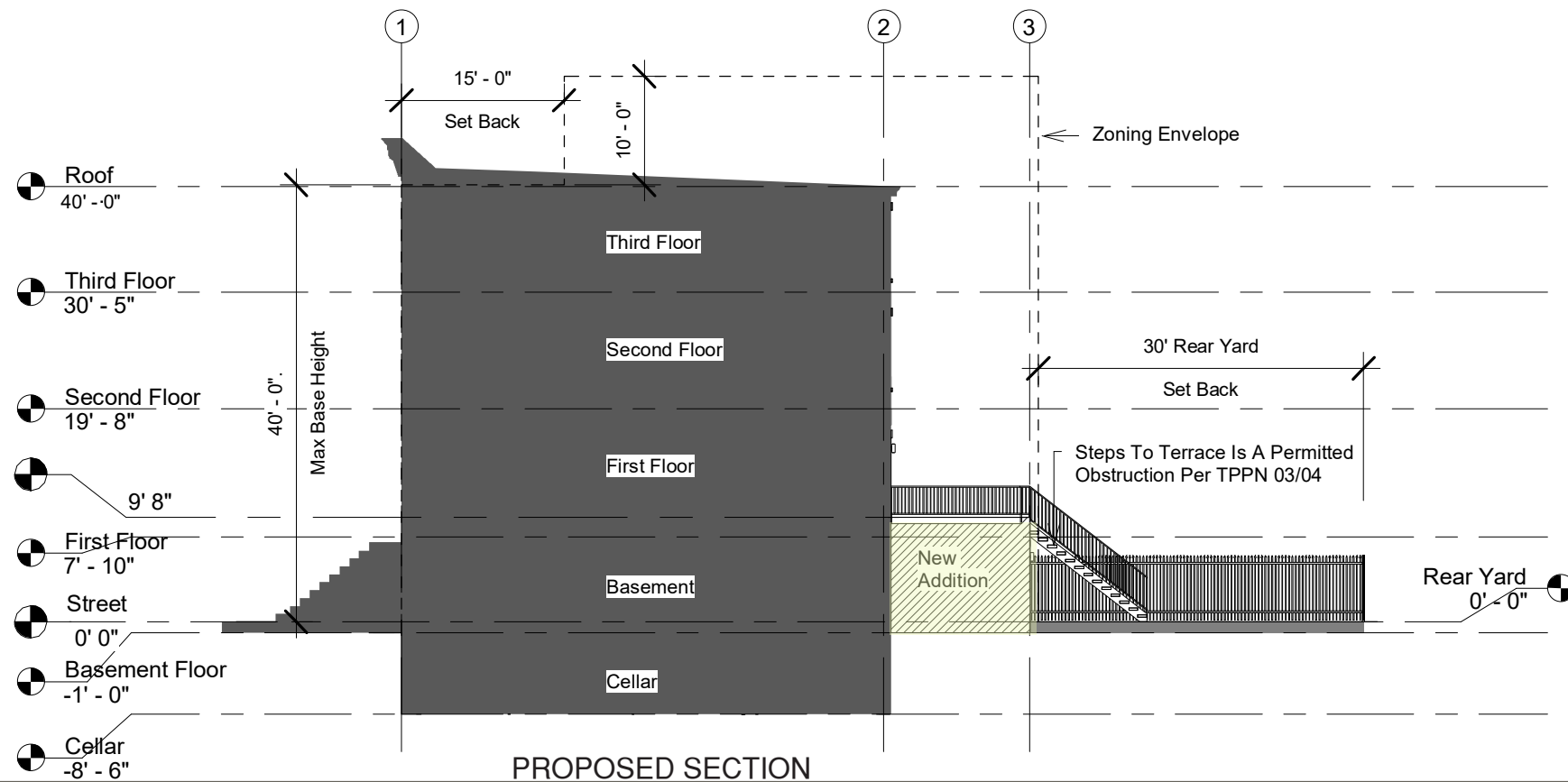
PROPOSED MASSING



EXISTING MASSING



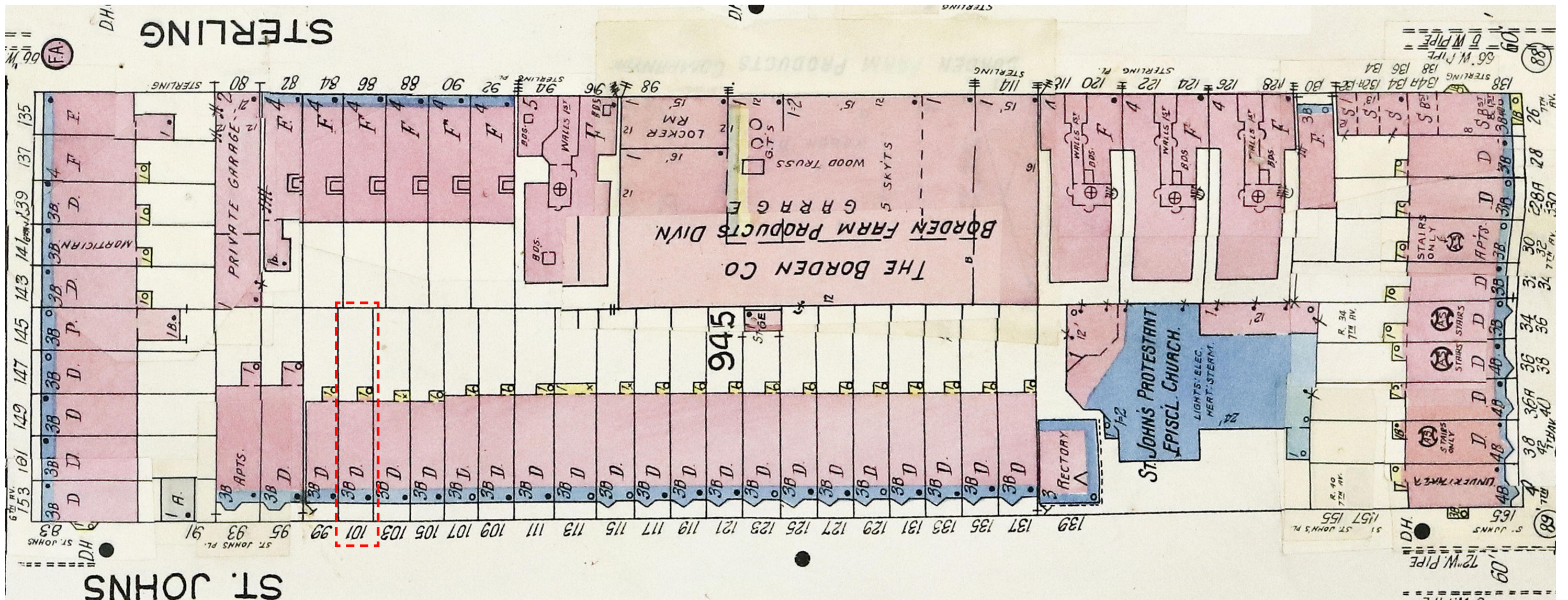
SITE PLAN



PROPOSED SECTION

ZONING

101 ST JOHNS PLACE BROOKLYN - LPC PUBLIC HEARING 01/10/23



1951 SANBORN MAP

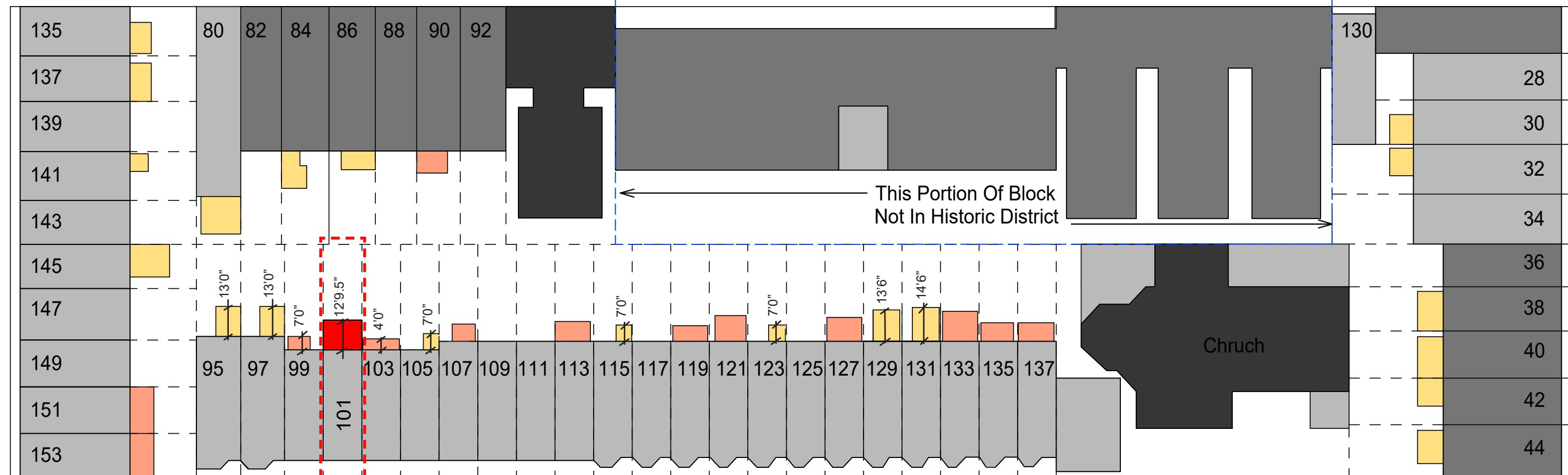
HEIGHT OF BUILDING IN FEET	Fire proof construction. (OR FIRE RESISTIVE CONSTRUCTION)	OPENINGS IN WALLS AND ROOFS	Windows
IRON BUILDING	Iron building.	TO RIGHT, LOOKING TOWARD BUILDING	" " 2nd and 3rd stories.
STONE BUILDING	Stone building.	TO LEFT, LOOKING TOWARD BUILDING	" " " 4th "
(C.B.)	Hollow concrete or cement block construction	TO RIGHT, LOOKING TOWARD BUILDING	" " with wired glass.
CONCRETE	Concrete or reinforced concrete	TO LEFT, LOOKING TOWARD BUILDING	" " iron or tin clad shutters.
TILE	Tile building.	TO RIGHT, LOOKING TOWARD BUILDING	" " Fire wall 6 inches above roof.
NUMBER OF STORIES	Brick building with brick or metal cornice.	TO LEFT, LOOKING TOWARD BUILDING	" " 12 " " "
NON-COMBUSTIBLE ROOF COVERING OF METAL, SLATE, TILE OR ASBESTOS SHINGLES	Brick building with frame cornice.	TO RIGHT, LOOKING TOWARD BUILDING	" " 18 " " "
TWO STORIES AND BASEMENT	Brick building with stone front.	TO LEFT, LOOKING TOWARD BUILDING	" " 36 " " "
COMPOSITION ROOF	Brick building with frame side.	TO RIGHT, LOOKING TOWARD BUILDING	" " Hoistways.
FRAME PARTITION SHINGLE ROOF	Brick veneered building.	TO LEFT, LOOKING TOWARD BUILDING	" " Elevators
VENO	Brick and frame	TO RIGHT, LOOKING TOWARD BUILDING	" " Frame enclosed elevator.
BRICK 1ST	Frame building.	TO LEFT, LOOKING TOWARD BUILDING	" " " with traps.
D = DWELLING	" " metal clad.	TO RIGHT, LOOKING TOWARD BUILDING	" " " self closing traps.
F = FLAT	" " brick lined.	TO LEFT, LOOKING TOWARD BUILDING	" " " traps.
S = STORE	Tenant building occupied by various manufacturing risks	TO RIGHT, LOOKING TOWARD BUILDING	" " " self closing traps.
LOFT	Stable.	TO LEFT, LOOKING TOWARD BUILDING	" " " wired glass door.
		TO RIGHT, LOOKING TOWARD BUILDING	" " Horizontal steam boiler.
		TO LEFT, LOOKING TOWARD BUILDING	" " Vertical
		TO RIGHT, LOOKING TOWARD BUILDING	" " Brick chimney.
		TO LEFT, LOOKING TOWARD BUILDING	" " Iron
		TO RIGHT, LOOKING TOWARD BUILDING	" " Automatic sprinklers.
		TO LEFT, LOOKING TOWARD BUILDING	" " chemical sprinklers.
		TO RIGHT, LOOKING TOWARD BUILDING	" " sprinklers in part of building only
		TO LEFT, LOOKING TOWARD BUILDING	" " (NOTE UNDER SYMBOL INDICATES PROTECTED PORTION OF BUILDING)

Sixth Avenue

Seventh Avenue

Sterling Place

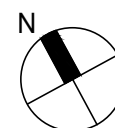
St. Johns Place



Plan Key

5 Story	Existing One Story Extensions	21
4 Story	Existing Rear Yard Decks	13
3 Story		
2 Story		

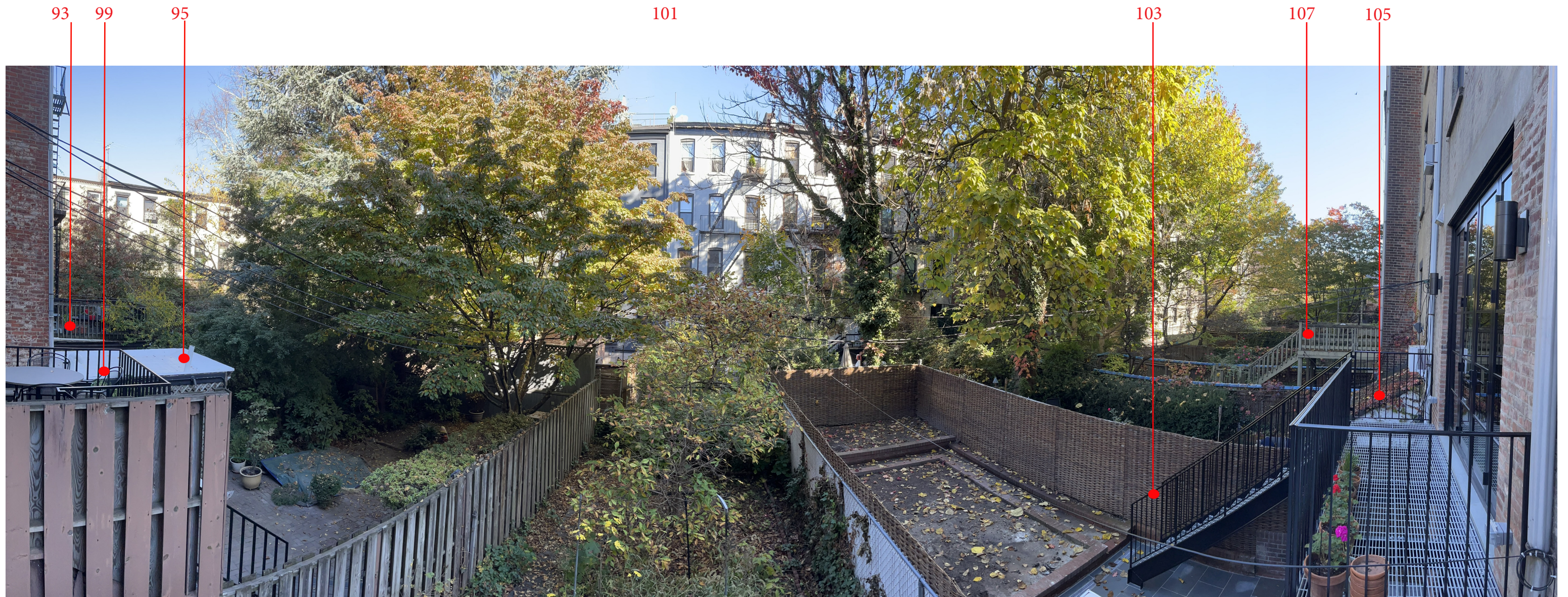
TOTAL NO OF 2,3 & 4 STORY ROW HOUSES 49



BLOCK MAP

101 ST JOHNS PLACE BROOKLYN - LPC PUBLIC HEARING 01/10/23

NDNY
ARCHITECTURE + DESIGN



1 STORY EXTENSIONS AT 93, 95 & 105 ST JOHNS PL



1 STORY EXTENSIONS AT 129, 131 ST JOHNS PLACE



1 STORY EXTENSION AT 145 6th AVE



1 STORY EXTENSION AT 84, 86 STERLING PLACE

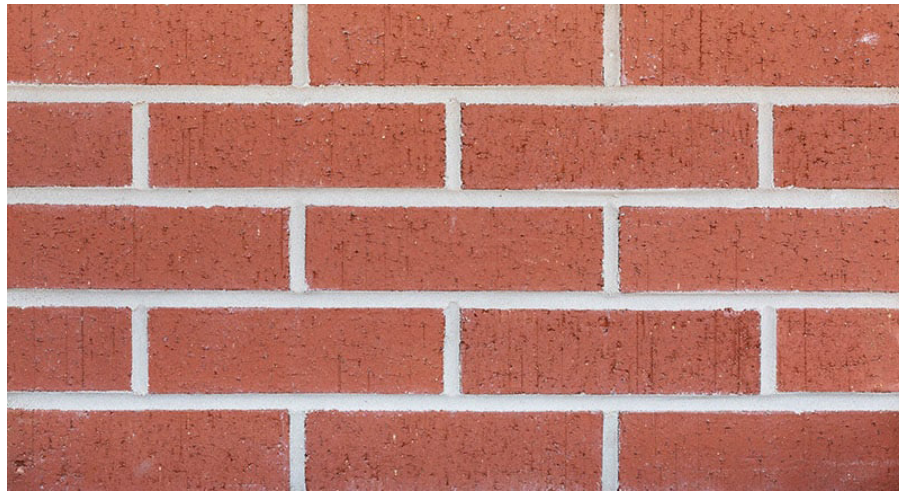


REAR ELEVATIONS

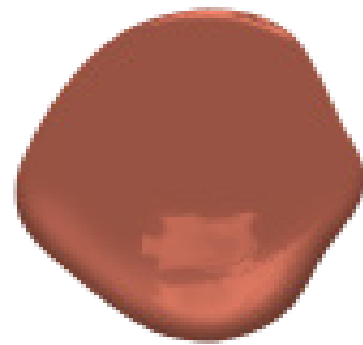
101 ST JOHNS PLACE BROOKLYN - LPC PUBLIC HEARING 01/10/23



PROPOSED REAR ELEVATION AT 101 ST JOHNS PLACE



BRICK - BELDEN TRISTATE 317 RED THIN BRICK



BENJAMIN MOORE REAR FACADE PAINT COLOR
RUSTIC BRICK 2091-20



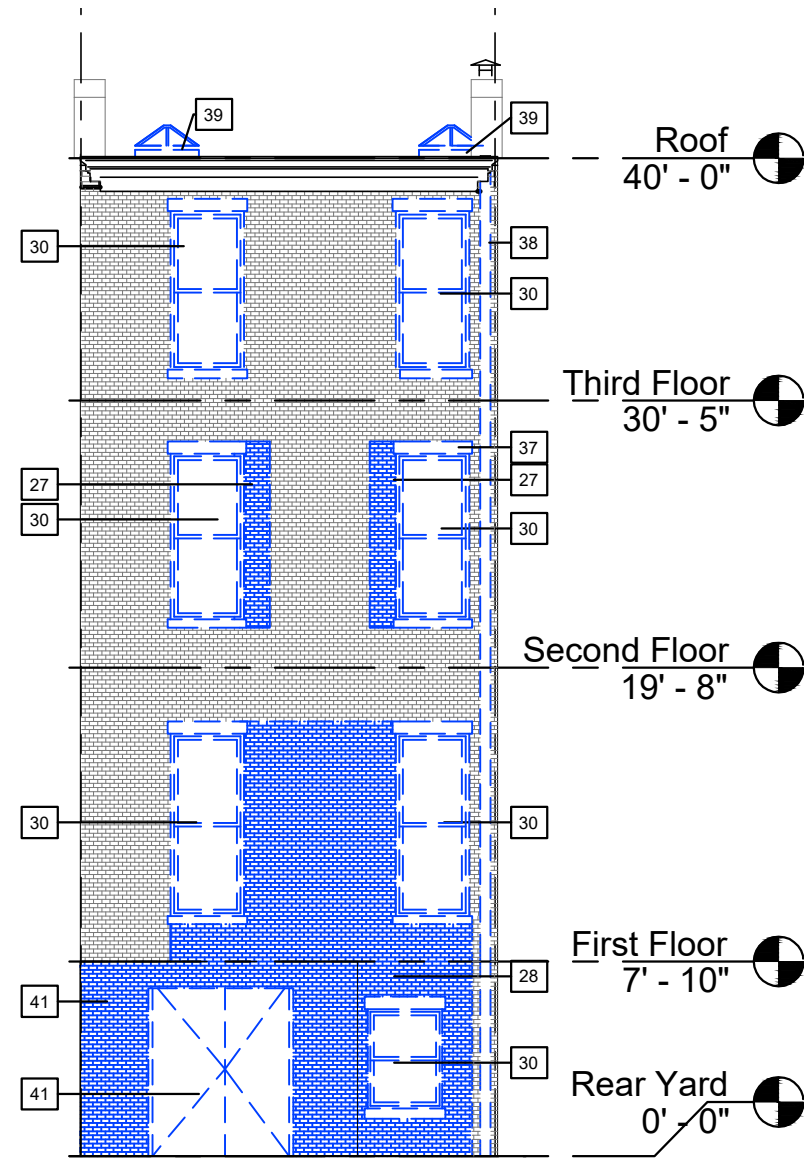
MARVIN BIFOLD DOORS ALUMINUM CLAD WOOD PTD BLACK
TEMPERED LOW E GLASS



ZUUKOLE EXTERIOR WALL LIGHT

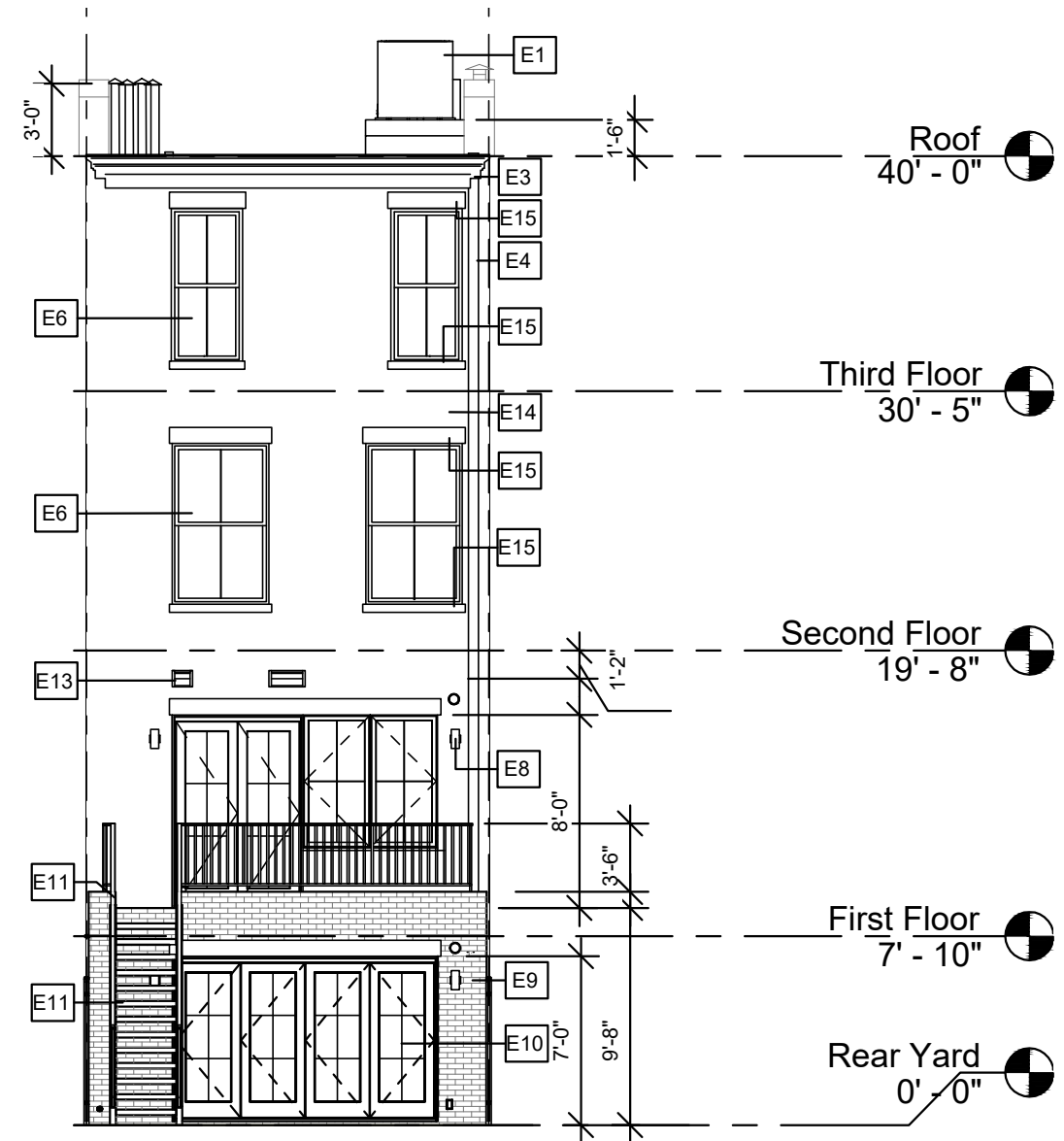


WALL MOUNTED SECURITY CAMERA



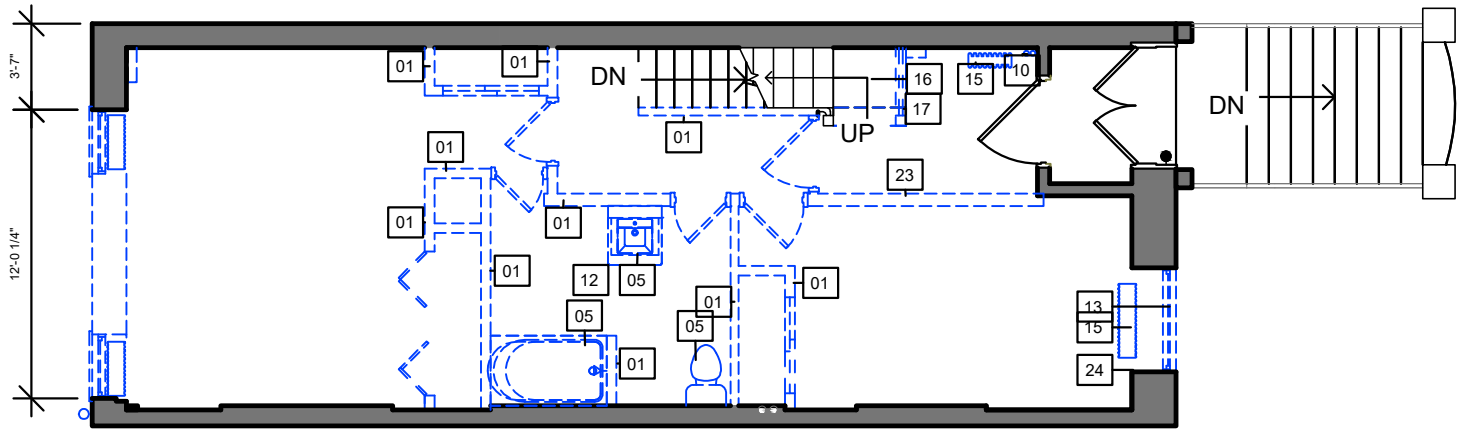
① Existing Elevation - Rear Elevation-
1/8" = 1'-0"

ELEVATION DEMO KEYNOTE LEGEND-	
27	REMOVE EXISTING WINDOWS & ENLARGE MASONRY OPENING FOR WIDER WINDOWS
28	PROPOSED MASONRY OPENING. REMOVE BRICK SHORE AS REQD. REFER TO STRUCTURAL DRAWINGS.
29	EXTSTING CORNICE TO REMAIN
30	EXTSTING WINDOWS TO BE DEMOLIESHED
31	NO WORK AT FACADE
32	EXTSTING DOORS & TRANSOM WINDOW TO REMAIN
33	EXTSTING STOOP TO REMAIN
34	EXTSTING FENCE, GATER SECURITY BARS TO REMAIN
35	EXTSTING GRILLES TO REMAIN
36	EXTSTING SILL & CORNICE TO REMAIN
37	REMOVE LINTELS & SILLS
38	REMOVE EXISTING LEADER
39	EXTSTING SKYLIGHTS TO BE REPLACED & ENLARGED
40	EXTSTING WINDOWS TO BE REPLACED.
41	REMOVE EXISTING REAR EXTENSION DOOR & WINDOW.
42	REMOVE EXISTING SHEETROCK
43	REMOVE WALL. REFER TO STRUCTURAL DRAWINGS

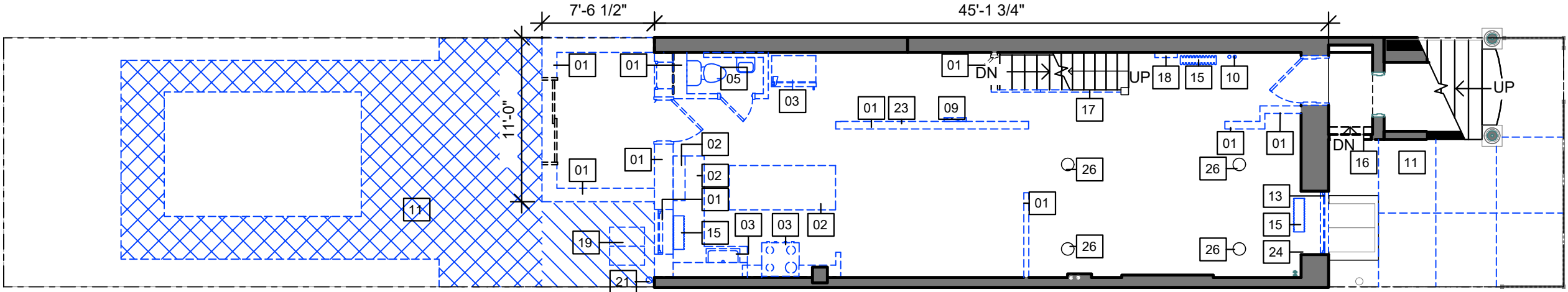


② Proposed Elevation - Rear Elevation-
1/8" = 1'-0"

ELEVATION KEYNOTE LEGEND-	
E1	NEW CONDENSORS ON STEEL DUNNAGE
E3	EXISTING REAR CORNICE TO REMAIN
E4	NEW LEADER PAINTED BLACK
E6	NEW WINDOWS
E8	NEW SCONCES AT BASEMENT & 1ST FLOOR
E9	NEW STONE LINTEL, TO MATCH EXISTING
E10	NEW BIFOLD DOORS
E11	NEW METAL STAIR & RAILING PT. BLACK
E13	NEW ERV LOUVER. REFER TO MECHANICAL DRAWINGS FOR DETAIL.
E14	PAINT FACADE
E15	NEW 8" STONE LINTEL & 4" SILL TO MATCH EXISTING



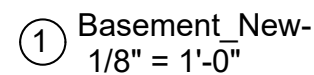
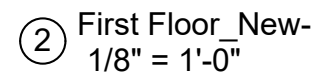
② First Floor_Existing-
1/8" = 1'-0"



① Basement Floor_Existing-
1/8" = 1'-0"

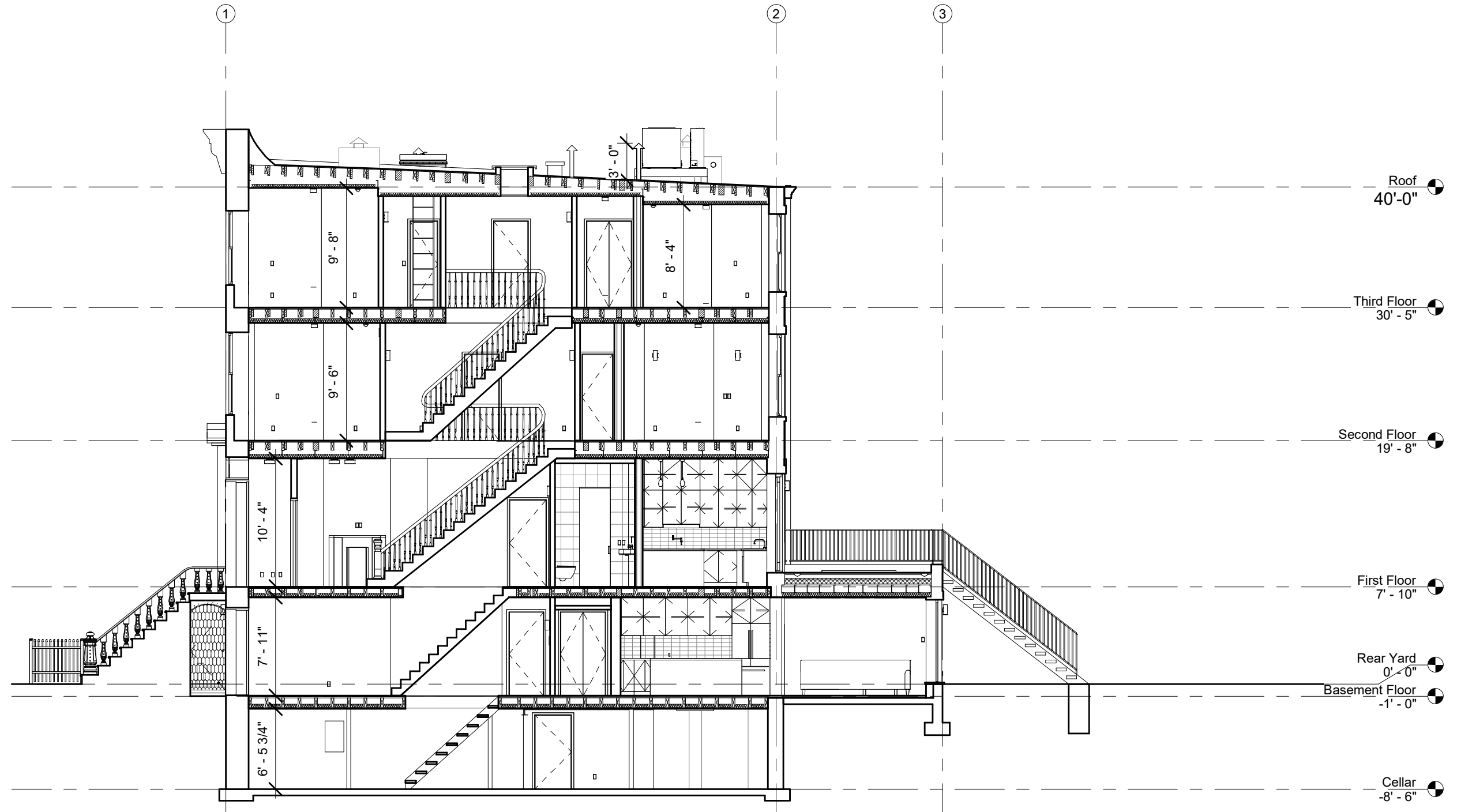
DEMO KEYNOTE LEGEND -	
01	REMOVE EXISTING NON LOAD BEARING WALLS, BASEBOARDS, DOORS & FRAMES. PRIOR TO REMOVING ANY WALLS, CONTRACTOR TO PROBE WALL TO CONFIRM IT IS NOT LOAD-BEARING OR CONTAIN RISERS. ADEQUATE BRACING TO BE PROVIDED PRIOR TO DEMOLITION.
02	REMOVE MILLWORK IN KITCHENS WHERE INDICATED
03	REMOVE EXISTING APPLIANCES AND FIXTURES IN KITCHEN.
04	REMOVE WOOD FLOORING DOWN TO EXISTING SUB FLOORING. CONTRACTOR TO EVALUATE CONDITION OF SUB-FLOORING AND REMOVE AND REPLACE ANY IF NECESSARY.
05	REMOVE ALL EXISTING PLUMBING FIXTURES, EXISTING VANITY, GRAB BARS TOILETS. REPLACE ALL PLUMBING PIPES TO STACK. REFER TO A-003.00. ALL PLUMBING WORK TO BE PERFORMED BY LICENSED PLUMBER
06	REMOVE EXISTING WINDOWS AND ENLARGE OPENINGS
07	REMOVE SKYLIGHTS AND ENLARGE OPENINGS
09	RELOCATE AND REPLACE ELECTRICAL PANEL WITH NEW PANEL. LICENSED ELECTRICIAN TO PERFORM ALL ELECTRICAL WORK
10	REMOVE AND CAP STEAM PIPES
11	REMOVE EXISTING PAVERS AND REAR YARD FLOOR TILES.
12	REMOVE WALL TILE & TILE FLOORING AND CONCRETE SUB FLOORING IN KITCHEN AND BATHROOMS.
13	REPLACE WINDOWS WITH NEW WINDOWS
15	REMOVE EXISTING RADIATOR
16	REMOVE TWO STEPS OF STAIRCASE
17	REMOVE RAILING
18	REMOVE EXISTING COLUMNS. PROVIDE ADEQUATE SHORING/BRACING PRIOR TO REMOVAL. REFER TO STRUCTURAL DRAWINGS FOR DETAILS.
19	REMOVE HATCH
20	REMOVE MANTLE

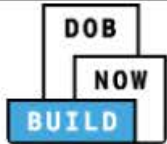
DEMO KEYNOTE LEGEND -	
21	REMOVE LEADER
22	REMOVE EXISTING BEAM. PROVIDE ADEQUATE SHORING/BRACING PRIOR TO REMOVAL. REFER TO STRUCTURAL DRAWINGS FOR DETAILS.
23	REMOVE ALL INTERIOR WALL FURRING STUDS INSULATION DOWN TO EXISTING MASONRY
24	RETAIN EXISTING INTERIOR WINDOW TRIMS & CASINGS AT ALL WINDOWS
25	REMOVE EXISTING DOOR BELL
26	REMOVE ALL EXISTING WIRING, LIGHT FIXTURES, SWITCHES, OUTLETS AND PLATES.
27	REMOVE EXISTING WINDOWS & ENLARGE MASONARY OPENING FOR WIDER WINDOWS
28	PROPOSED MASONRY OPENING. REMOVE BRICK SHORE AS REQD. REFER TO STRUCTURAL DRAWINGS.
29	EXTSTING CORNICE TO REMAIN
30	EXTSTING WINDOWS TO BE DEMOLISHED
31	NO WORK AT FACADE
32	EXTSTING DOORS & TRANSOM WINDOW TO REMAIN
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41	REMOVE EXISTING REAR EXTENSION DOOR & WINDOW.
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43	REMOVE WALL. REFER TO STRUCTURAL DRAWINGS



NEW CONSTRUCTION KEYNOTE LEGEND	
C10	INSTALL NEW WINDOWS
C11	INSTALL NEW MILLWORK
C12	INSTALL MECHANICAL UNIT
C13	INSTALL NEW FIRE RATED DOOR
C14	REPLACE OLD WINDOWS WITH NEW WINDOWS
C15	INSTALL NEW DECK AREA
C16	INSTALL NEW SKYLIGHTS
C17	INSTALL NEW STEPS TO EXISTING STAIRCASE
C18	INSTALL NEW RAILINGS
C19	INSTALL NEW RADIATORS
C20	INSTALL NEW HVAC UNITS ON STEEL DUNNAGE
C21	INSTALL NEW LEADER
C22	REPOINT WALLS & WATERPROOF BASEMENT
C23	LEVEL EXISTING FLOOR & INSTALL VAPOR BARRIER
C24	INSTALL NEW BLUESTONE TILE
C26	INSTALL NEW RAILING

NEW CONSTRUCTION KEYNOTE LEGEND	
C27	NEW PORTAL FRAME COLUMN. REFER TO STRUCTURAL DRAWINGS FOR DETAILS
C28	CIP CONCRETE WALL TO INFILL EXIST. CELLAR ACCESS OPENING. REFER TO STRUCTURAL DRAWINGS
C29	REINFORCED CMU WALL. REFER TO STRUCTURAL DRAWINGS.
C30	NEW COLUMN & FOOTING. REFER TO STRUCTURAL DRAWINGS. PROVIDE 2HR FIRE RATING FOR ALL EXPOSED COLUMNS.
C31	NEW STEEL BEAM. REFER TO STRUCTURAL DRAWINGS. PROVIDE 2HR FIRE RATING FOR ALL EXPOSED BEAMS.
C32	INSTALL NEW PAVING
C33	NEW 6" HIGH UNTREATED CEDAR FENCE AT ALL THREE SIDES OF REAR YARD
C34	NEW FIRE PLACE & INSTALL TILE AT HEARTH
C35	NEW WALL TO ACCOMMODATE FRESH AIR PIPES
C36	INSTALL RANGE WITH DOWNDRAFT HOOD
C37	INSTALL SPIGOT
C38	INSTALL NEW TEMPERED GLASS PARTITION AT SHOWER
C39	WATERPROOF THE AREA





Save Resubmit

B00791525-I1

- Plans/Work (PW1)
- Zoning Information
- Energy
- Scope of Work
- Schedule of Occupancy
- Cost Affidavit (PW3)
- Technical Report
 - Technical Report (TR1/4/5/5H)
 - Technical Report (TR8) - Energy
- Documents
- Incomplete/Objections/
- Appointments
- Site Safety

Objections

Objection	Code	Status	Action
Other		Closed	
Other		Open	Update Cancel
Project Type Not Available	Work Type Common	Code Type	
Code Year	Reference	Created Date 10/12/2022	
Created By Axel Checa	Details Remove Landmark rejected deferral from docs in order to approve		
Objection Status*			
<div>Open</div>			
Comments*			
<div></div>			
255 characters remaining			
Objection History			

- Dashboard
- Job Filing Highlights
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