

The current proposal is:

Preservation Department – Item 5, LPC-22-07227

345 Decatur Street – Bedford-Stuyvesant/Expanded Stuyvesant Heights Historic District Borough of Brooklyn

To Testify Please Join Zoom

Webinar ID: 861 9593 2555

Passcode: 168052

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

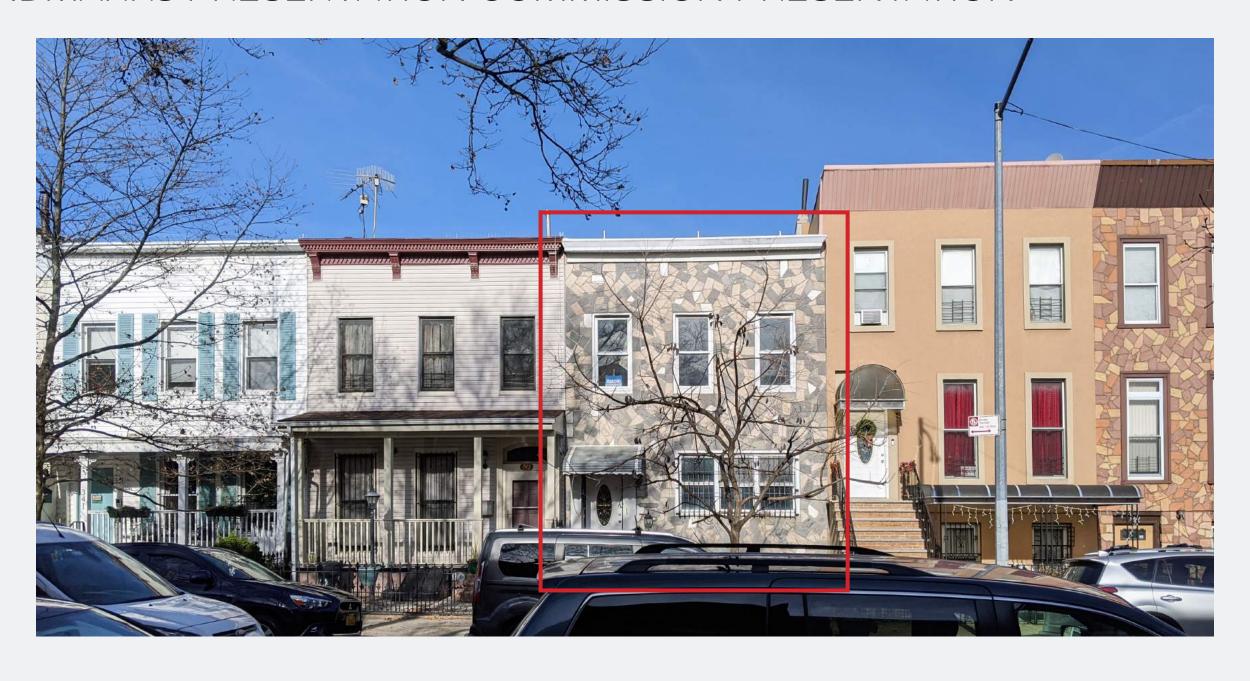
877-853-5257 (Toll free) US

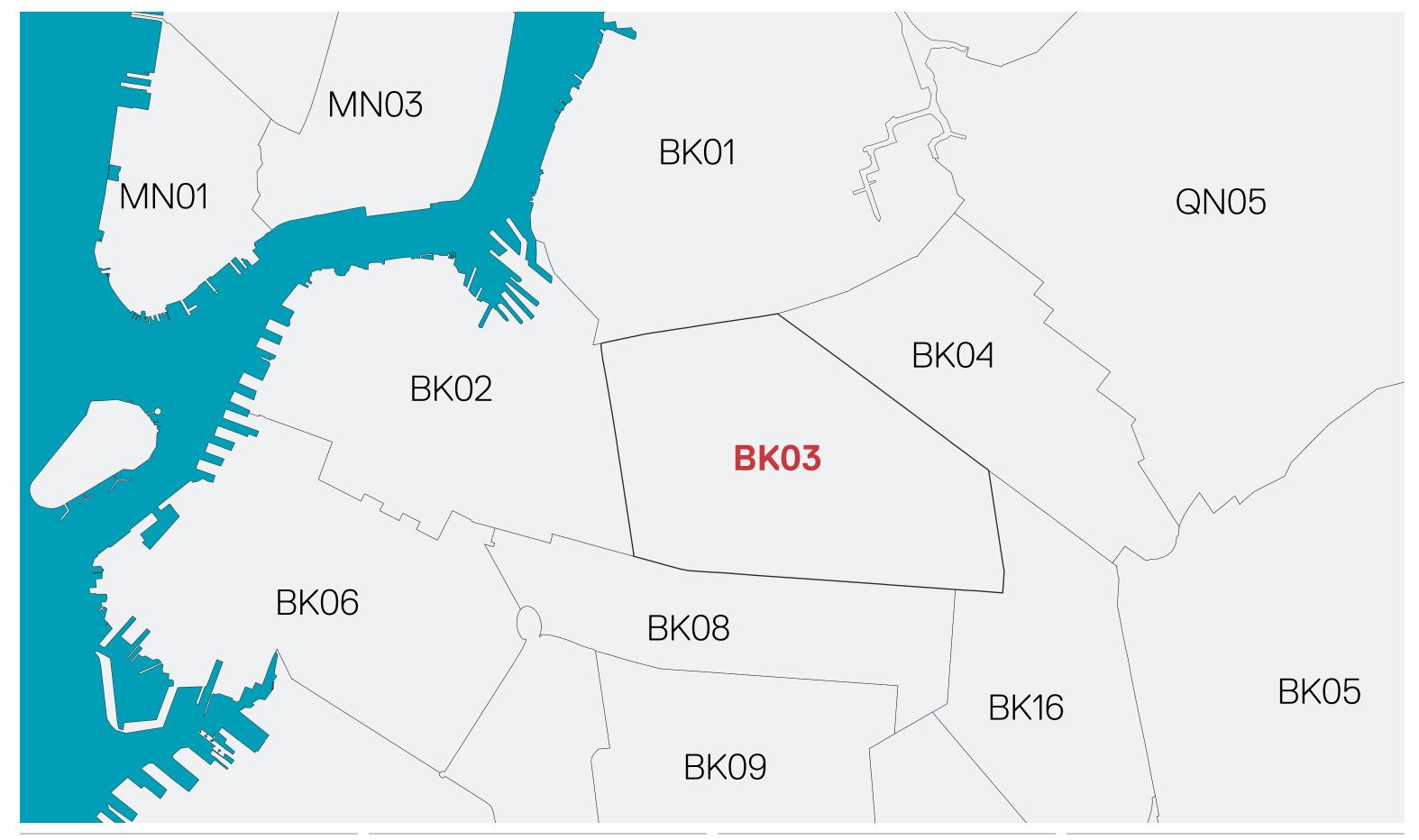
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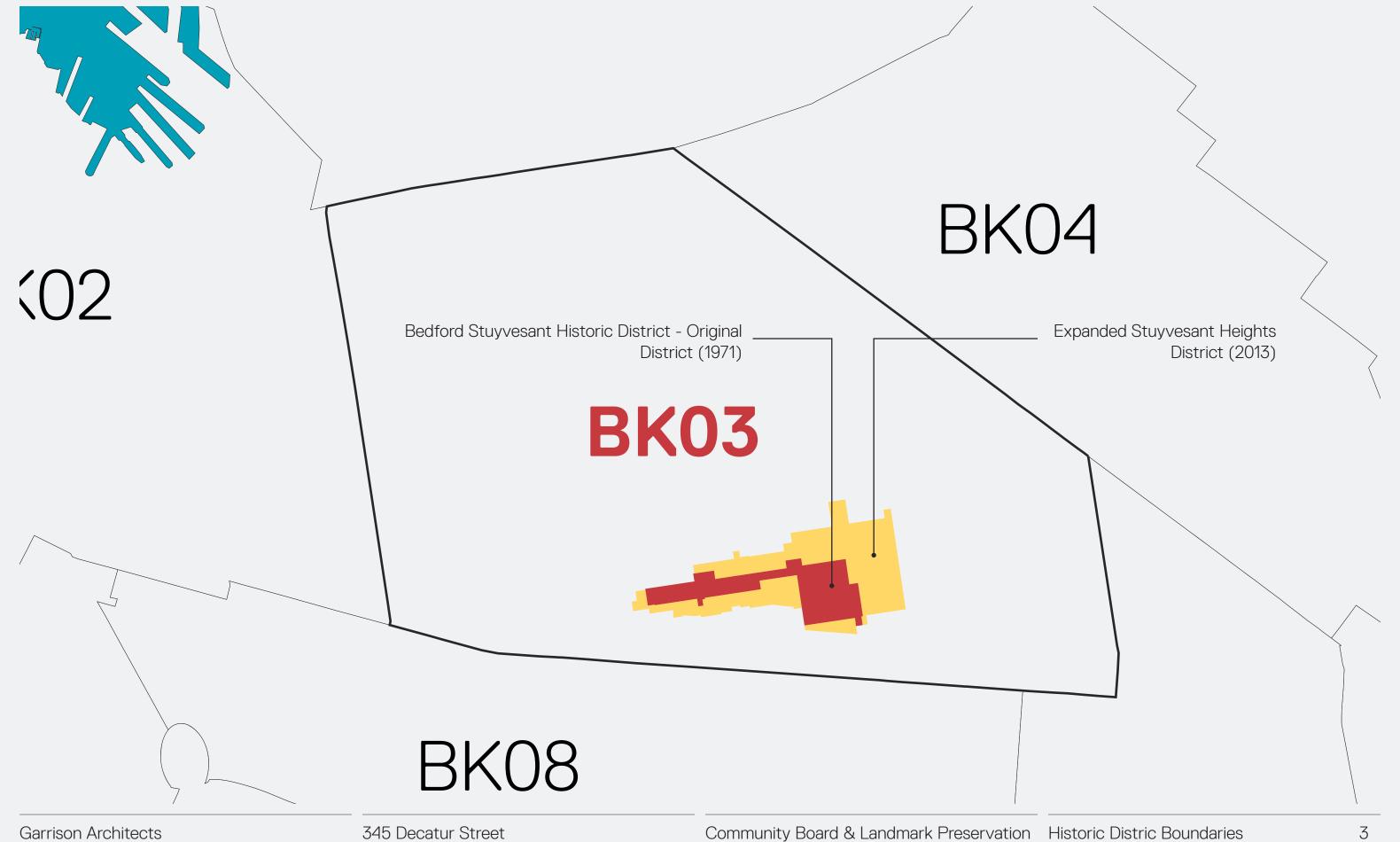
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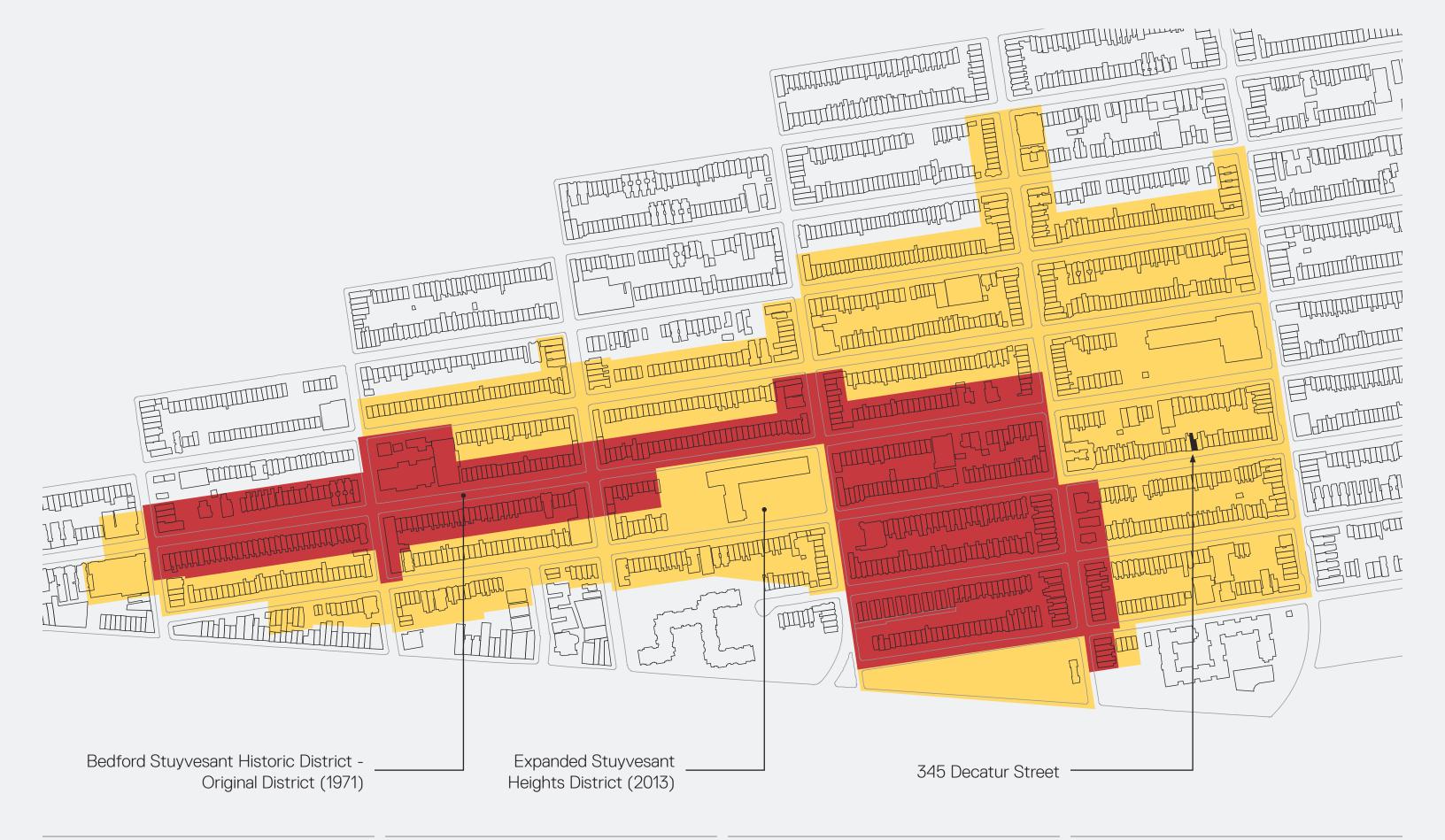
345 Decatur

BROOKLYN COMMUNITY BOARD & NYC LANDMARKS PRESERVATION COMMISSION PRESENTATION









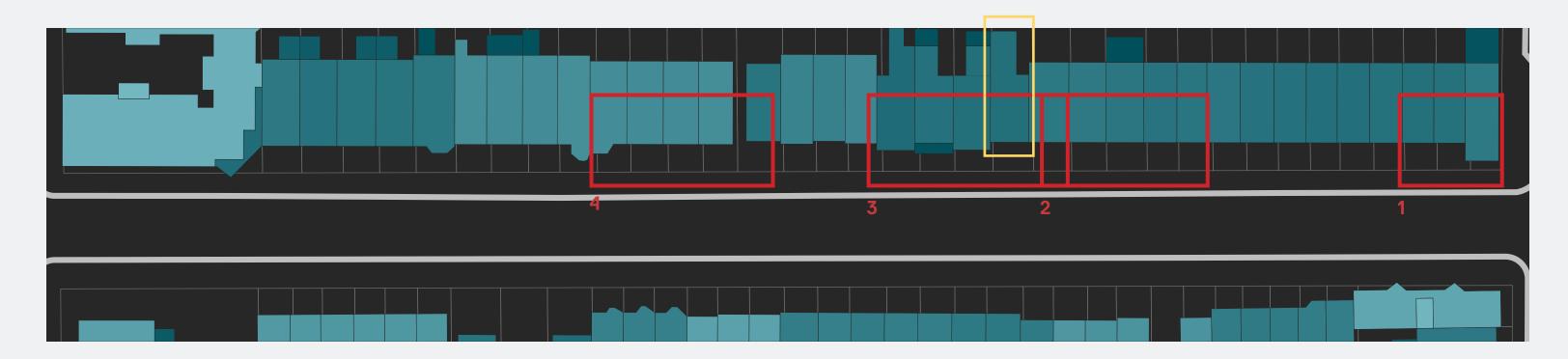








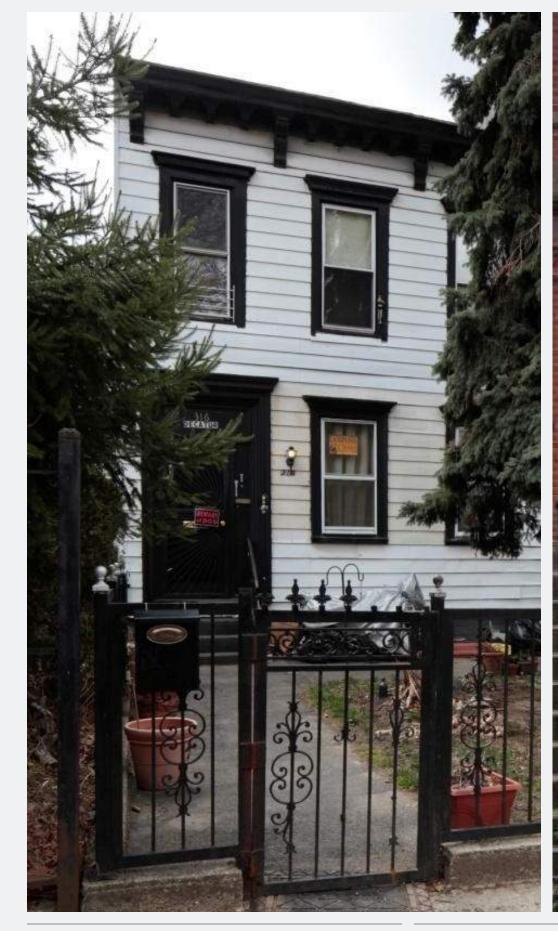
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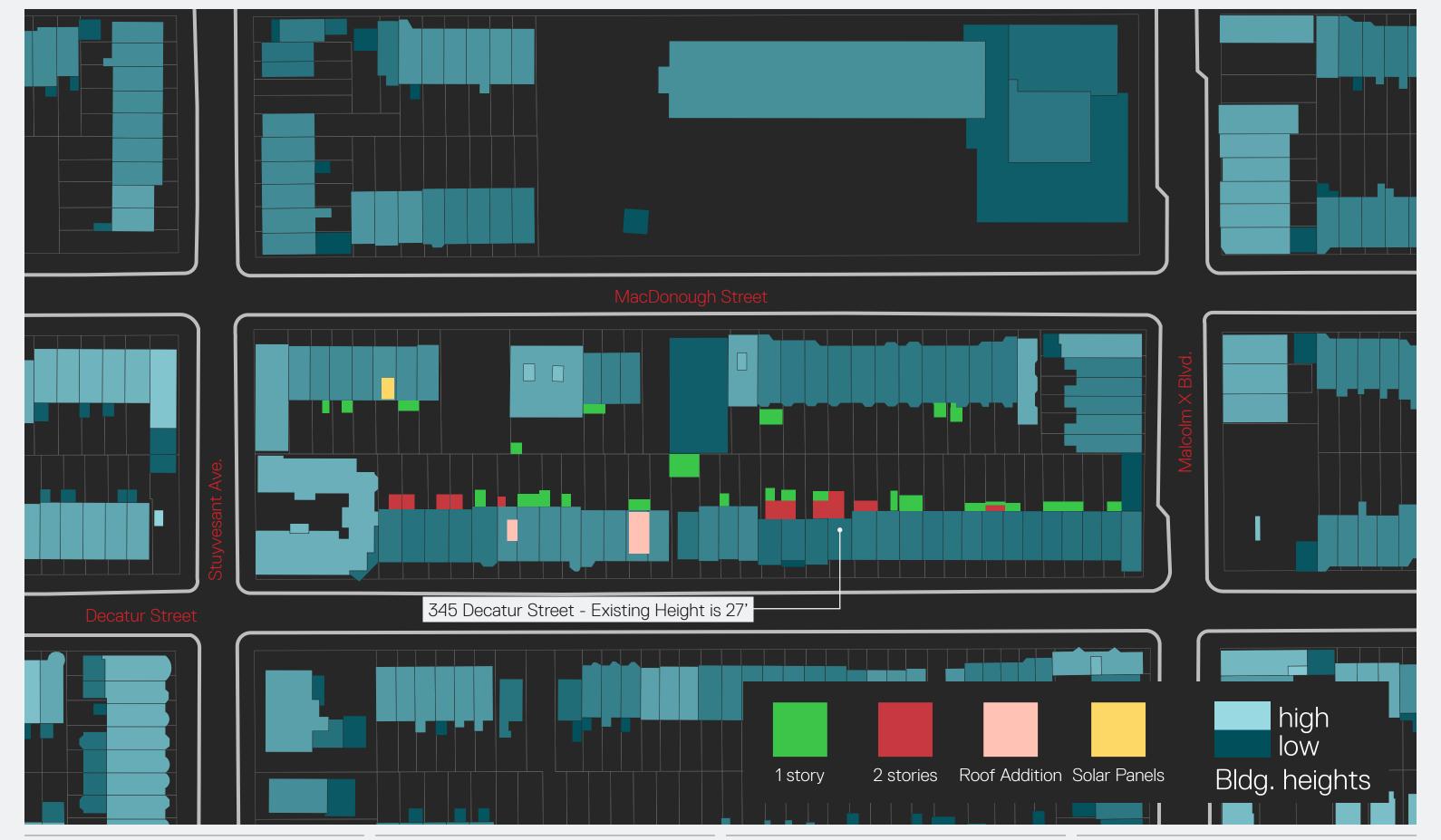


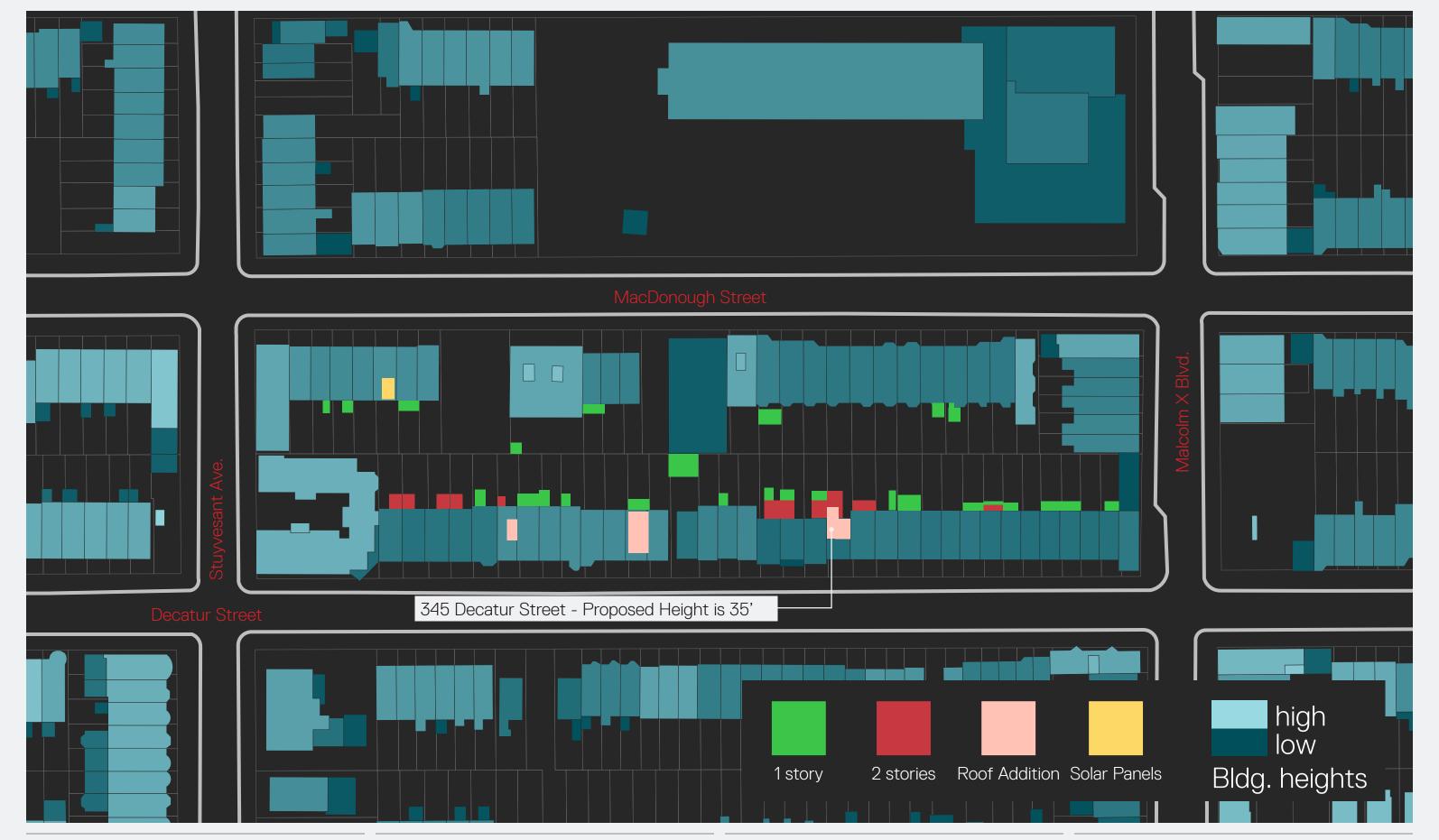
Garrison Architects

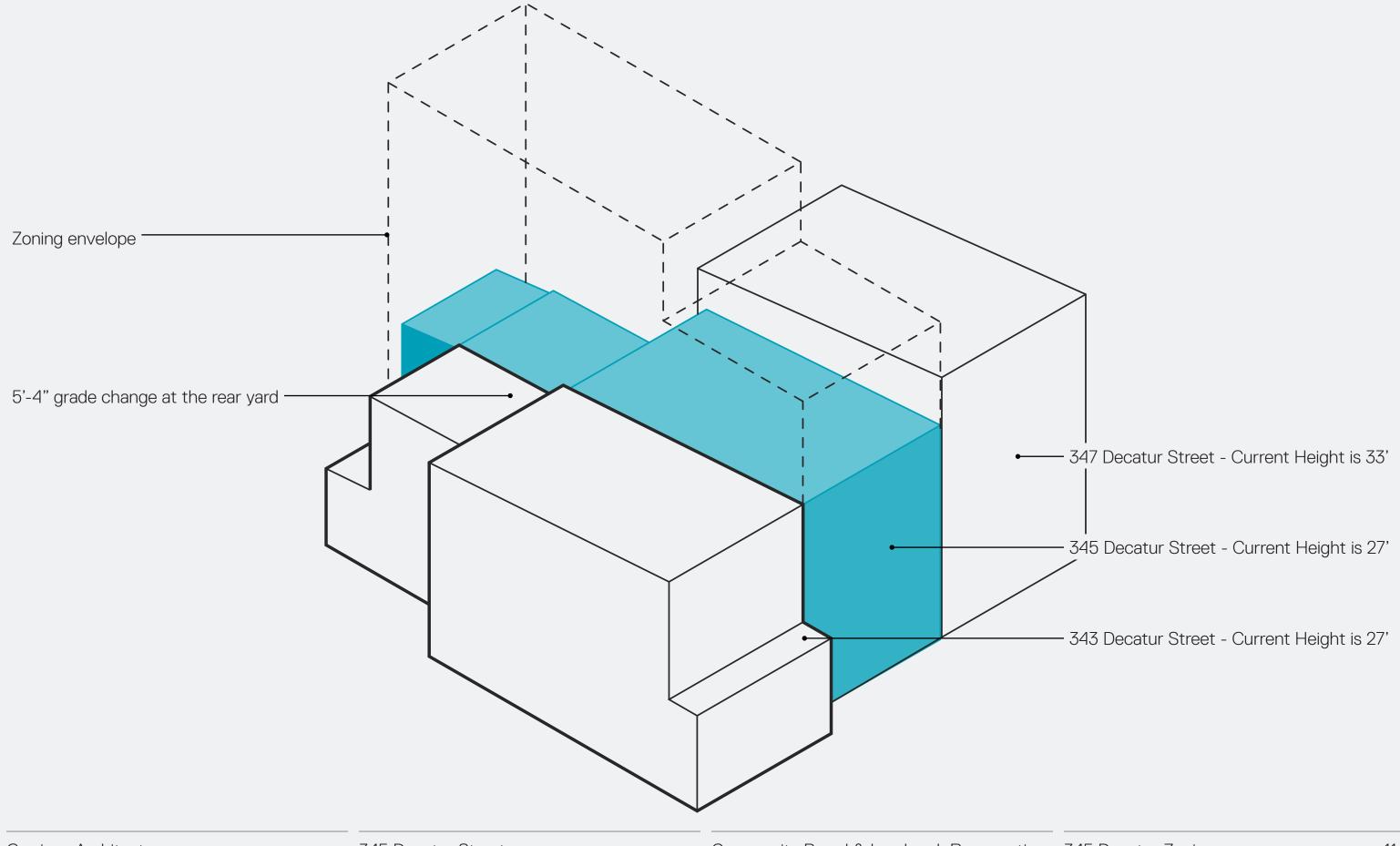
345 Decatur Street

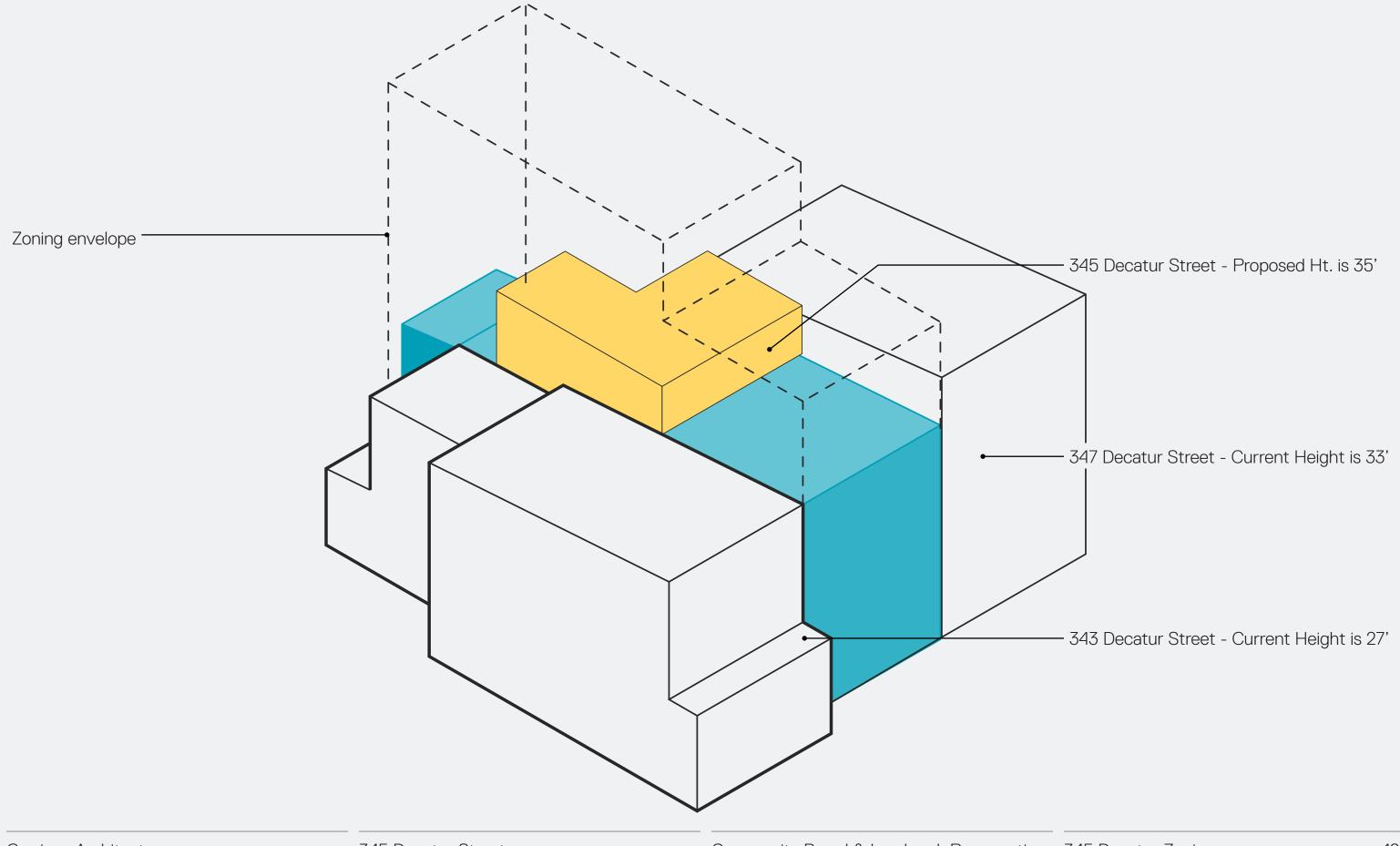
Community Board & Landmark Preservation 316 Decatur Street (Italianate) Commision Presentation

320 Decatur Street (Italianate) 329 Stuyvesant Avenue (Italianate)













ORIGINAL (Tax Photo)



CURRENT CONDITION



PROPOSED

Architectural Features

- 3-bay arrangement
- Asym. front door
- Porch
- Restored Ironwork
- Shutters
- Restored 1st Floor Windows
- Cornice w/ Planter
- Horizontal Wood Siding
- Front Door w/ glass







Garrison Architects 345 Decatur Street

Community Board & Landmark Preservation 345 Decatur with & w/out vegetation Commision Presentation



Facade probe above porch - clapboard siding



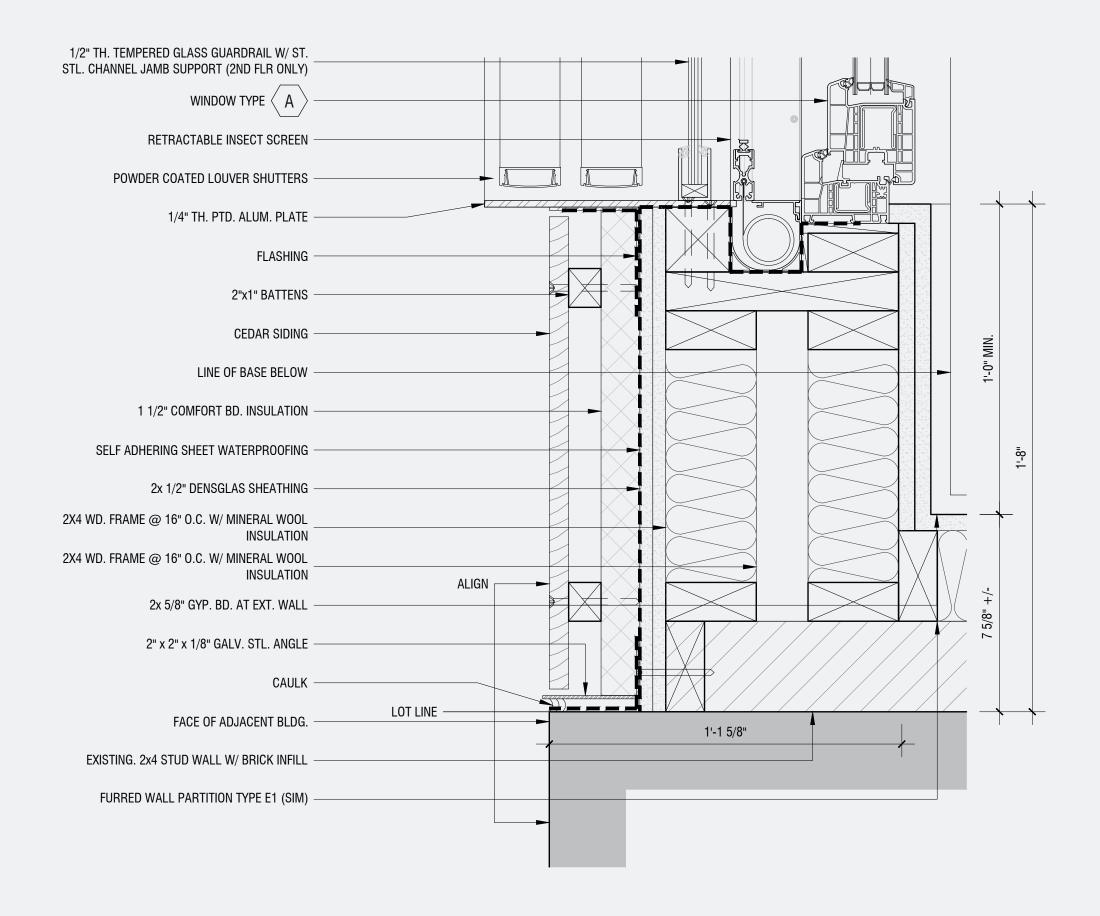
Facade probe below porch - shiplap siding

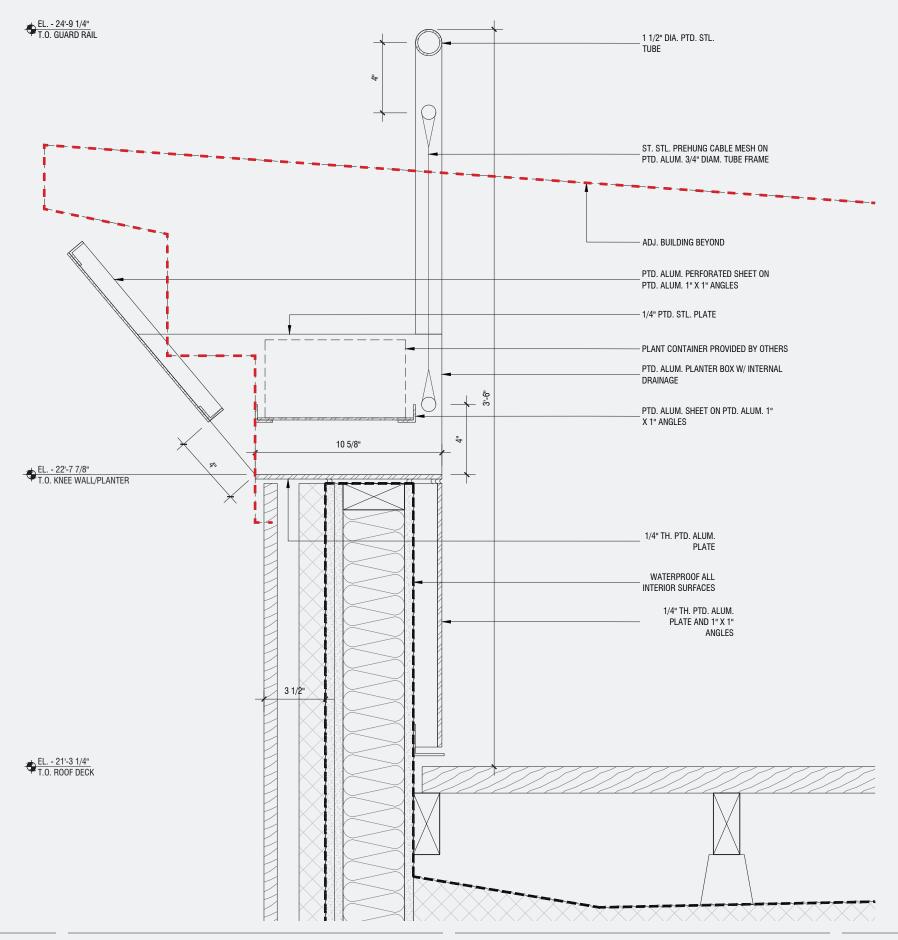


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345 Decatur Street

Community Board & Landmark Preservation Siding Tests Commision Presentation











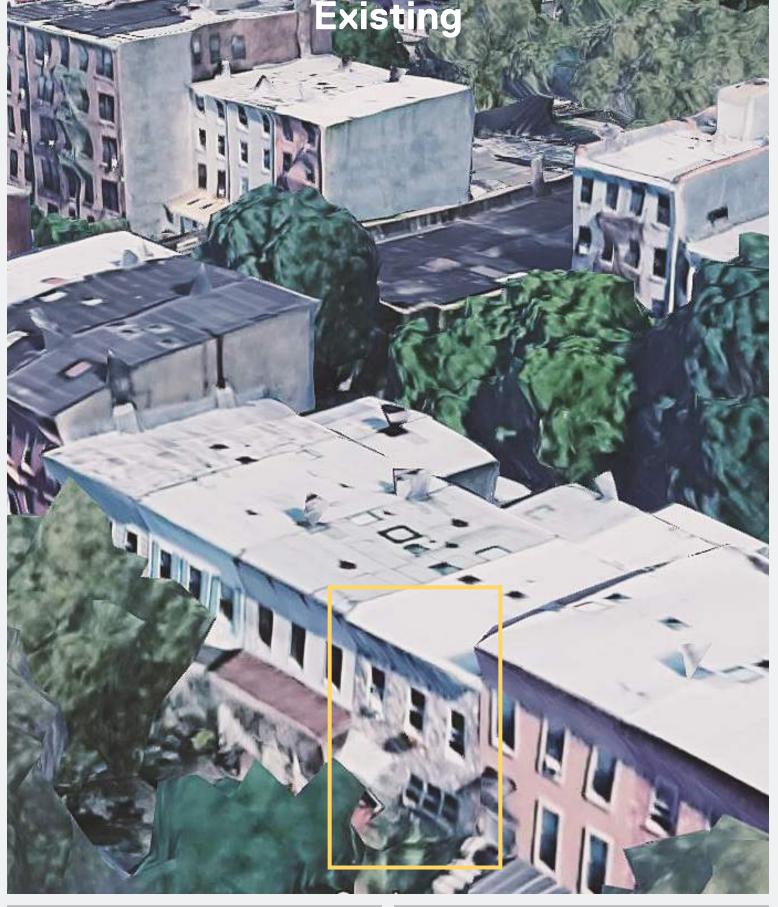


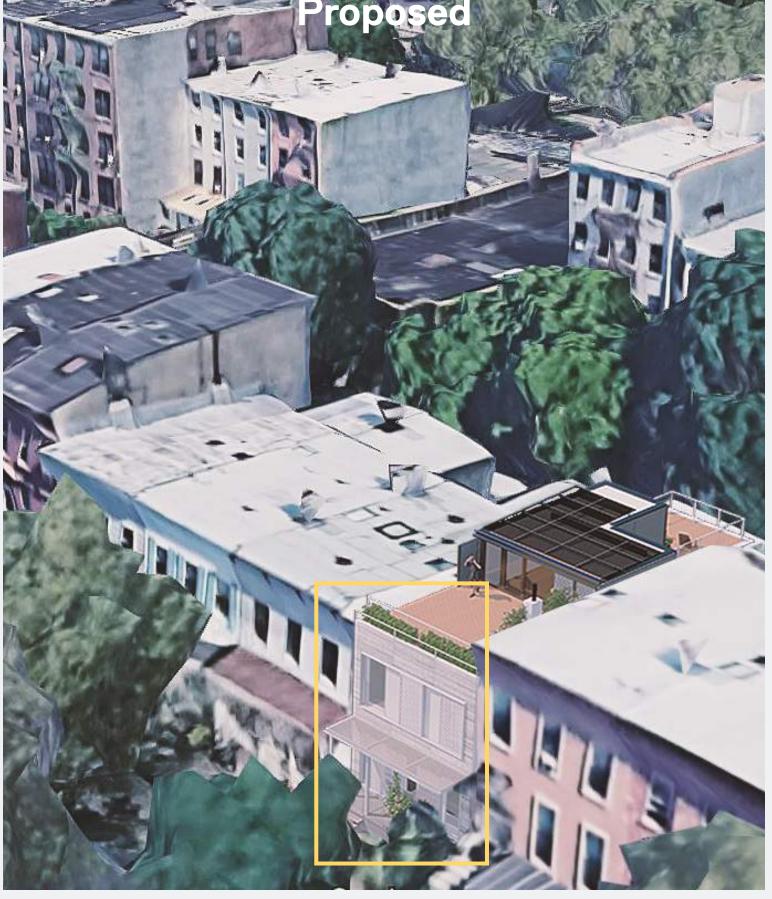


345 Decatur Street

Community Board & Landmark Preservation Cornice Tests & Reference Commision Presentation







345 Decatur Street Garrison Architects

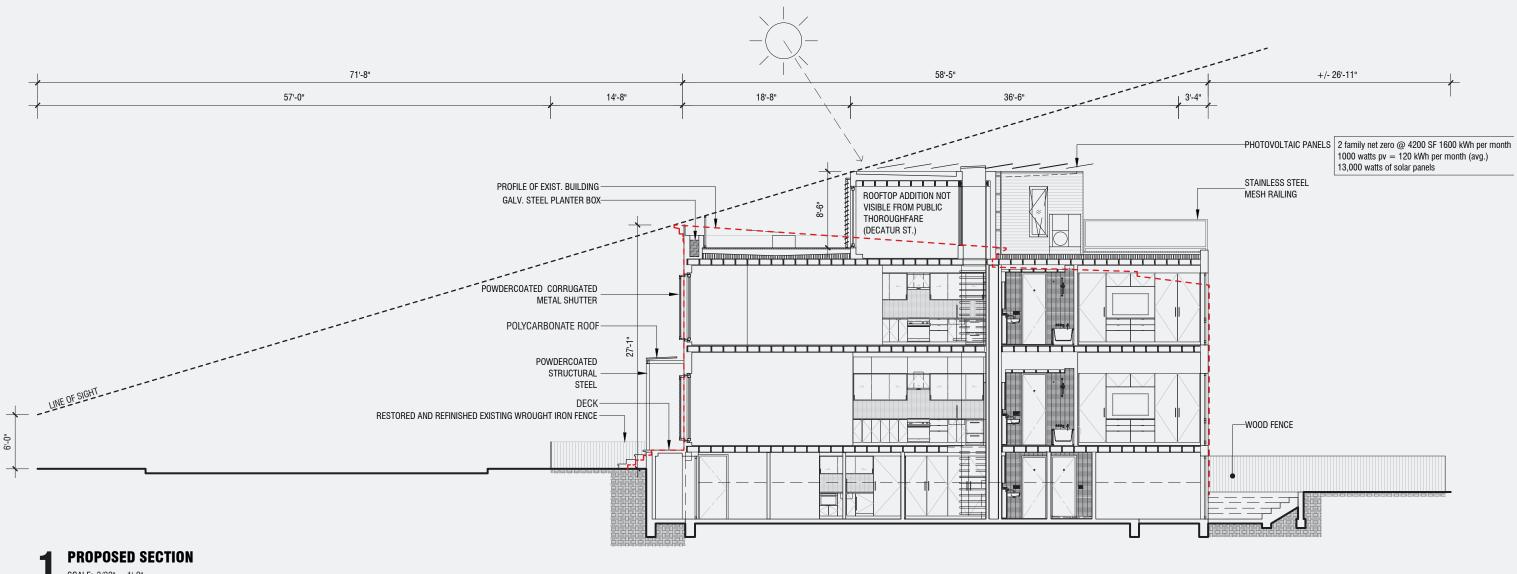
Community Board & Landmark Preservation In context - exsiting vs proposed Commision Presentation





345 Decatur Street

Community Board & Landmark Preservation In context - exsiting vs proposed Commision Presentation



SCALE: 3/32" = 1'-0"

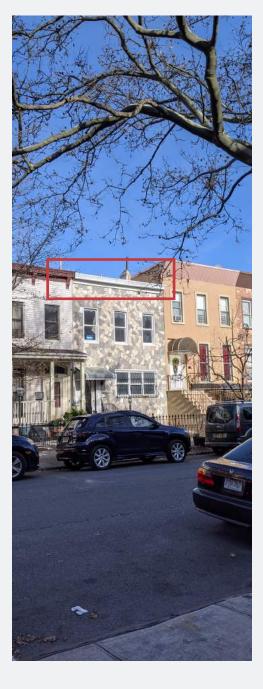




345 Decatur Street

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Community Board & Landmark Preservation Mock up roof photographs Commision Presentation



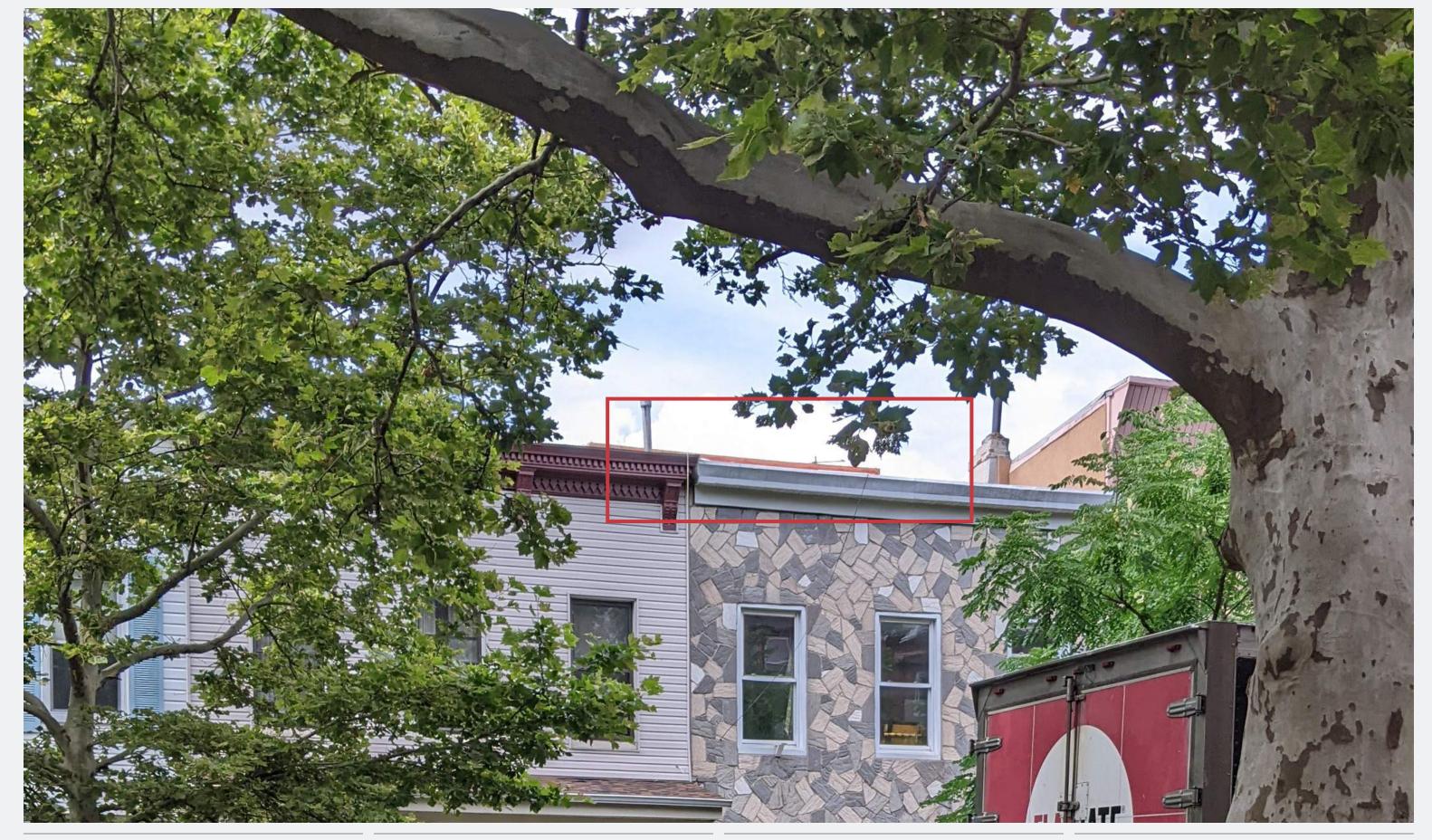


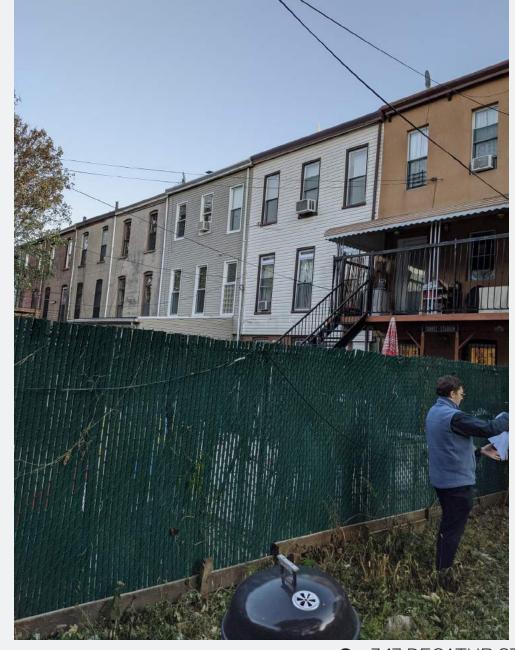










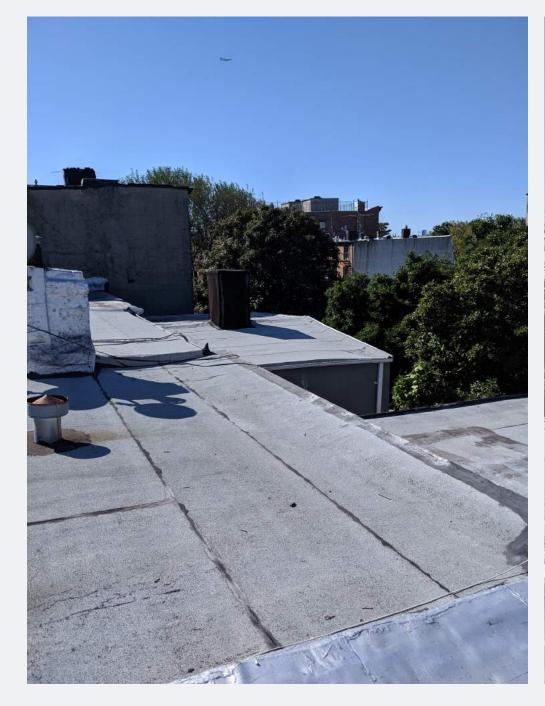


C - 347 DECATUR ST.

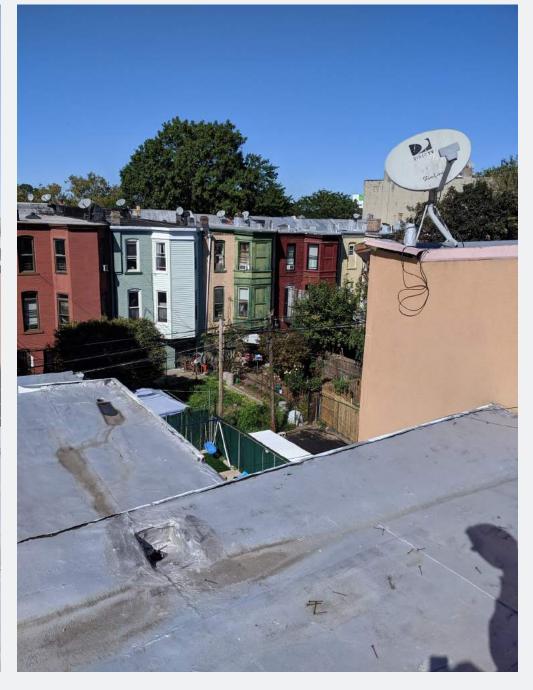


B - 345 DECATUR ST.









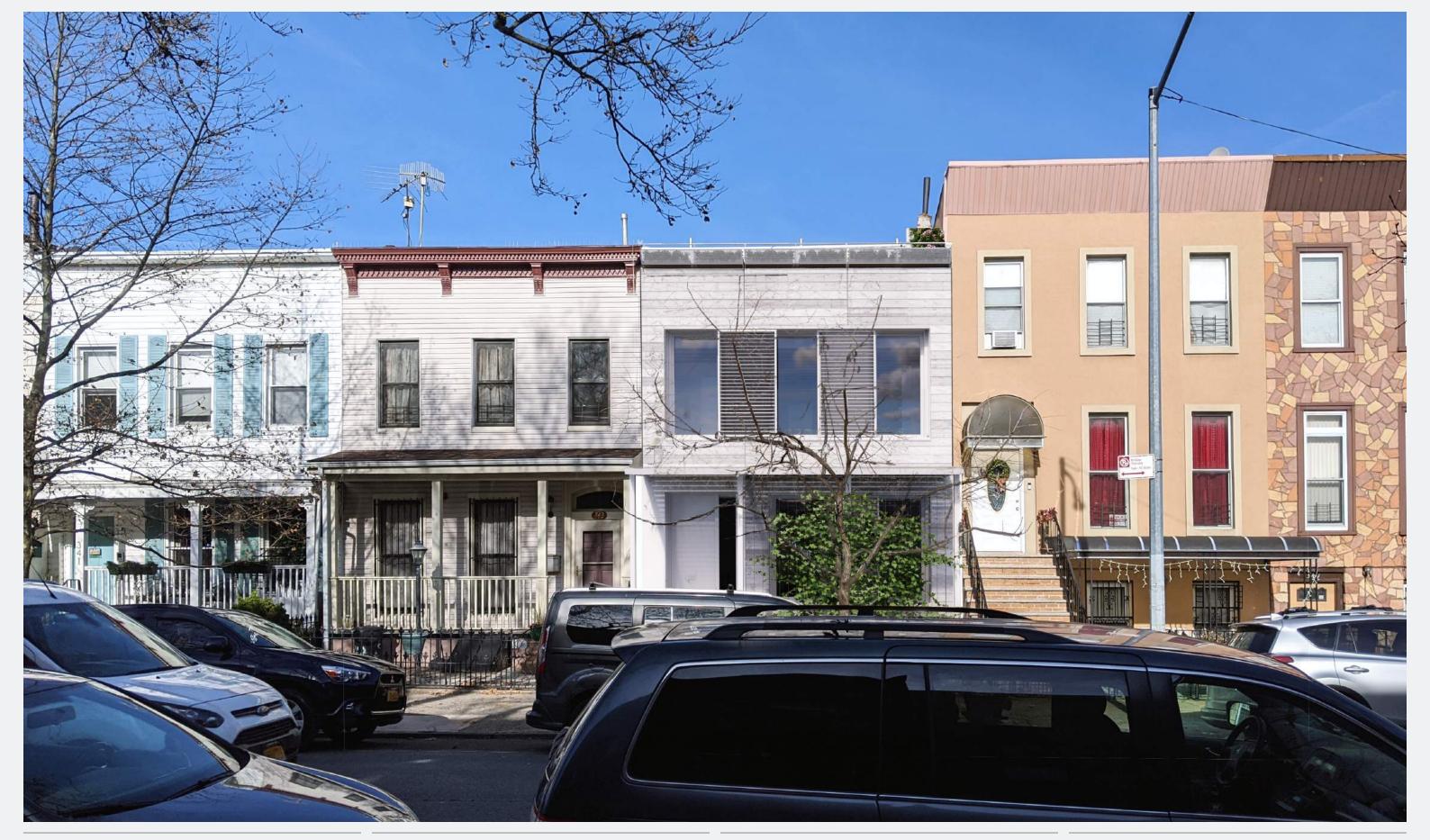






Garrison Architects 345 Decatur Street

Community Board & Landmark Preservation Proposed rear yard Commision Presentation



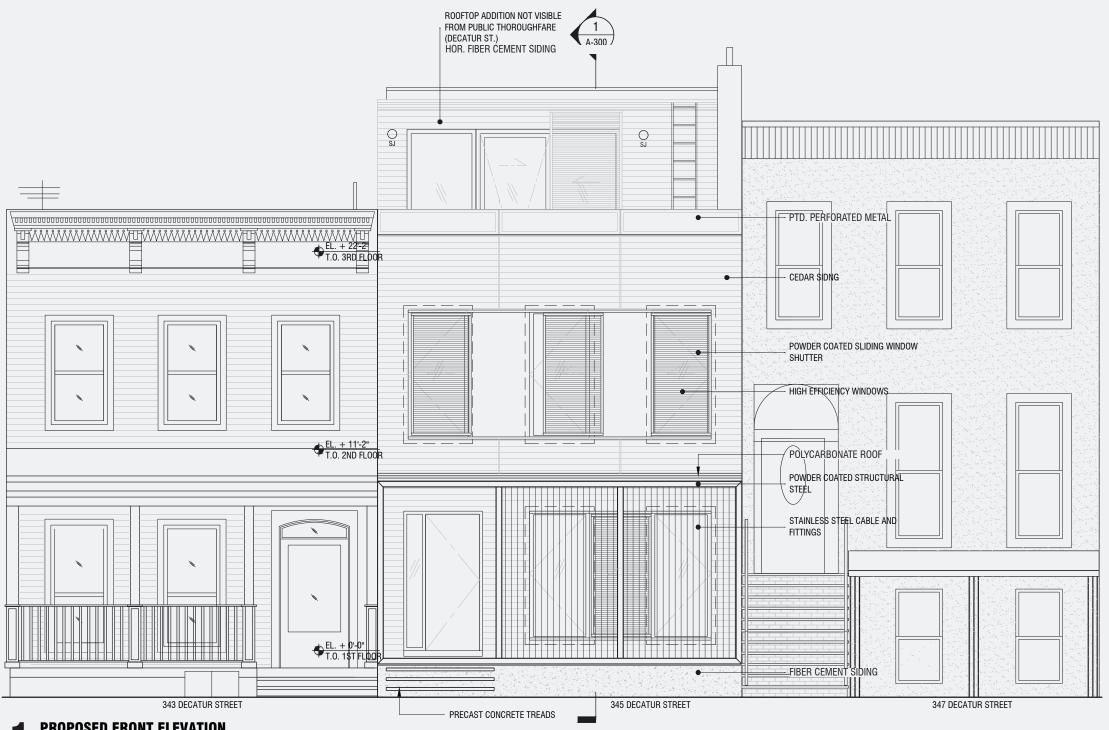
345 Decatur APPENDIX



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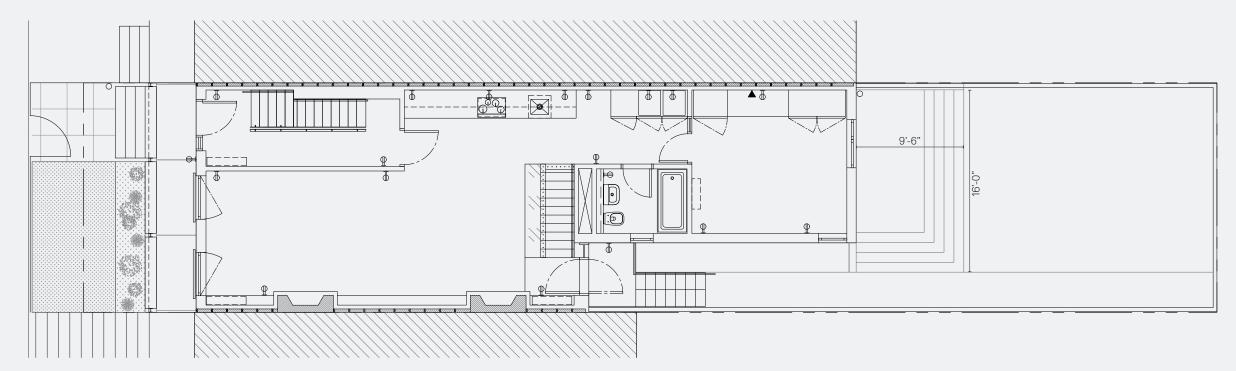
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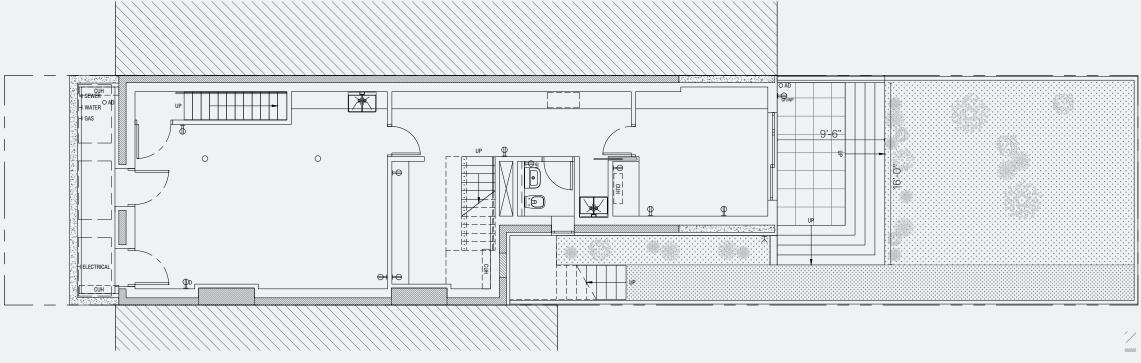
PROPOSED FRONT ELEVATION SCALE: 3/16" = 1'-0"





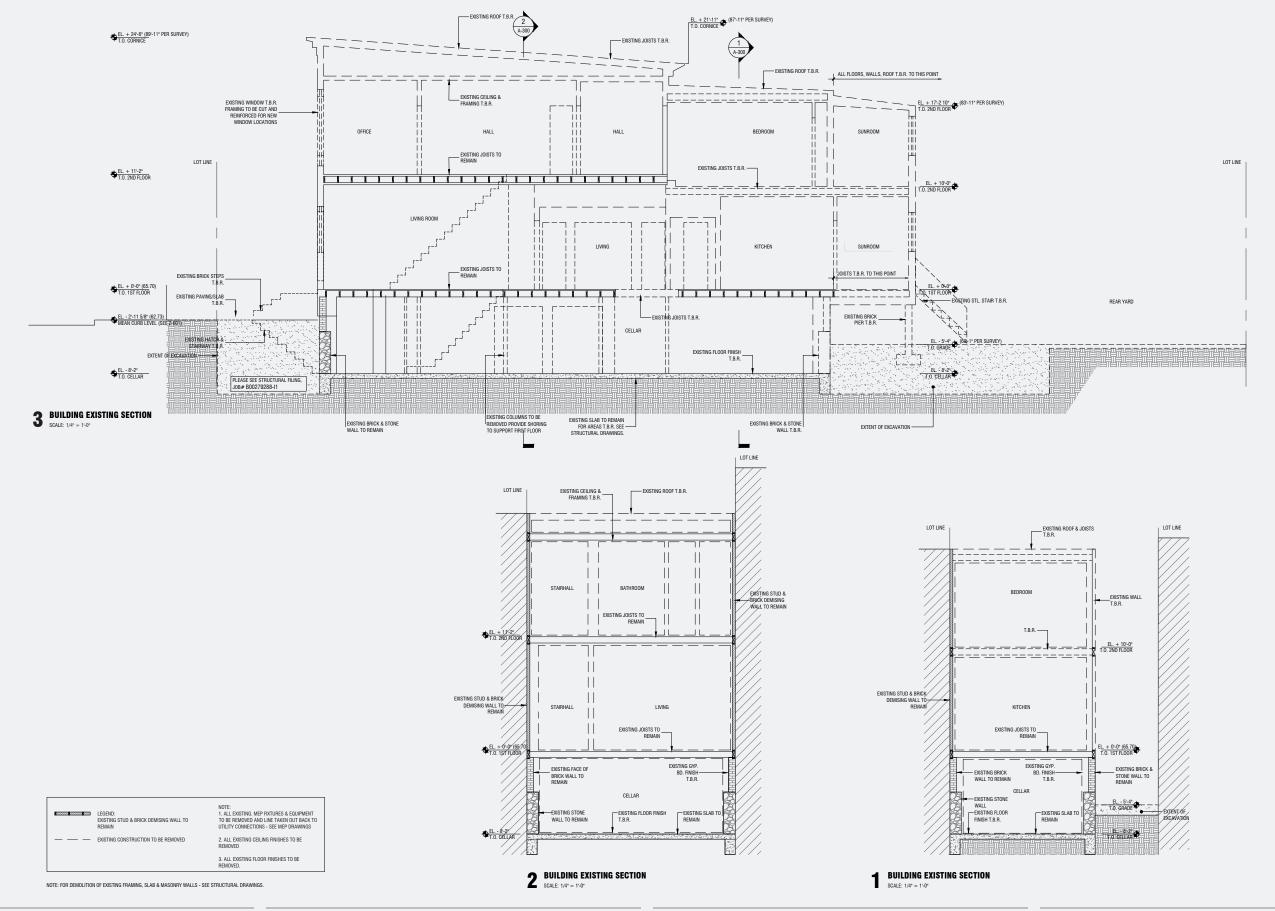


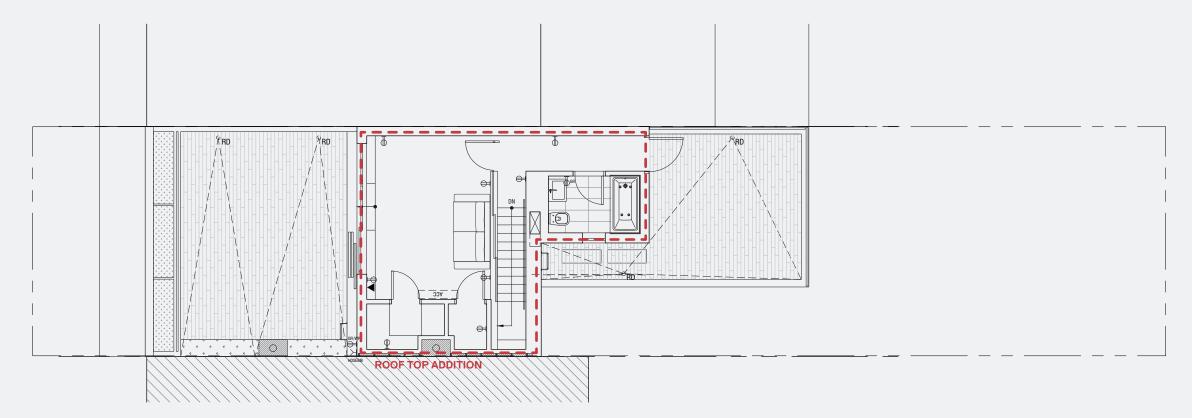
1ST FLOOR



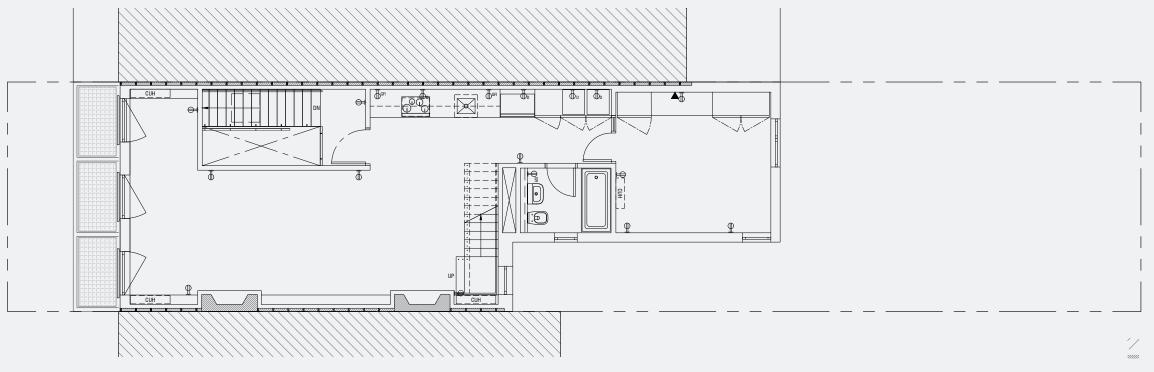
CELLAR PLAN

40





3RD FLOOR







BUILDINGS BULLETIN 2016-012

Supersedes: None

Related Bulletin: Technical Policy and Procedure Notice #010

BROWN GURSTERNA P.E. Chimaki-

Assestant Contentsocener for Technical Affects and Code Develo

Purpose: This document clarifies how foor surface erea is calculated with respect to s

lated Code AC 28-101.4.5 BC 202 BC 502

bject(s): Pror code building, Alteration Type 1; Provided building, New Building applicate

L Introduction

For the purposes of determining whether an extension, elevation, renovation, etc. is to be considered a new building and require contributions with the blost version of the Construction Codes, the 2014 New York City Administrative Code ACD Section 25-101.4 S states, in part 14th februsion;

\$28-010.45 Work that increases existing floor surface area of a pion code building by more than 10 percent. Note intrinsing sections \$24.914.8 and \$25.14.9 cm and \$25.14.9 cm

Exceptions: When determining the amount of existing floor surface area for the purposes of section 28-101.4.5 the following shall be excluded from the measured square frollow of floor surface area:

 The square footage of floors removed during the course of the work when such floors are rem together with the supporting beams, joists, decking and slabs on grade.

Noor surface area is defined in section AC 28-101.4.5.2 as follow

FLOOR SURFACE. AREA. Floor surface area is the grees equies foot area of all horizonts four and not surfaces, including mots of buildheads and superstructures, of a building or structure at any level, includin cellar, aftic and roof.

safe Eve safe

II. Clarifications

Any floor or other horizontal surface, including roofs, that is entirely removed along with its structure shall not be included in the calculation as existing floor surface area. If a floor, horizontal surface, or roof is entirely removed along with its structure and then replaced, it shall be included in the proposed floor surface area. (See Example 1.)

2. For the purposes of calculating floor surface area, all pitched roofs are to have their areas calculated based on their horizontal footprint — as if viewed from directly above – including any with multiple domners, gables, or chimneys. However, the floor surface area of any roof is limited to the horizontal footprint bounded by exterior valls of the building. (See Example 2.)

xception: Roofs covering porches or balconies shall be included in floor surface area even if suc

- 3. Floor surface area includes attics. As per BC 2021, an attic is the space between the ceiling beam of the top story and the root fathers." The floor area of any attic with floored stairs and/or headron greater than or equal to five feet is included in floor surface area. If any location within the attic has been considered from the bottom of the root rafters to the top of the floor or the top of the ceiling beams if no floor is laid, the floor area of the entire attic is included in floor surface area. (See Example 3.)
- 4. Strengthening any structural support, including sistering floor joists or other modifications to the floor or roof assembly, whenever the existing structure is to remain and carry load, will be included in existing floor surface area. (See Example 4.)
- Any enclosed space with headroom greater than five feet located beneath a building shall be included in the calculation of floor surface area whether or not a floor has been laid. (See Example 5.)
- Balconies and covered porches shall be included in floor surface area calculations. Uncovered porches and decks at or below the first floor shall not be included in floor surface area calculations (See Examples 6 and 7).

III. Calculation of increase in floor surface area

To determine the percentage by which the floor surface area is increasing, the following floor surface areas are required: existing-to-remain and proposed. To obtain the correct percentage of increase use the following formula:

(Proposed - Existing to remain) x100 = Percentage increase in floor surface area

IV. Operational Requirements

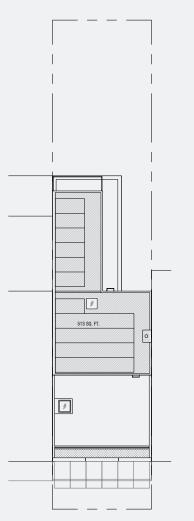
build safe live safe

When the floor surface area is increased by greater than 110%, the application shall be identified as a "Alteration Type 1 required to meet New Building requirements (28-101.4.5)" in Section 5 and Section 9I of the PW1:

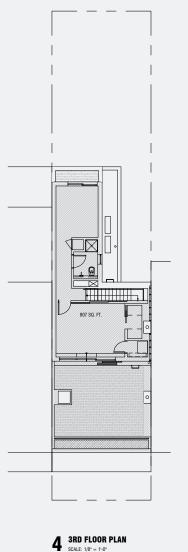
> Buildings Bulletin : Pa

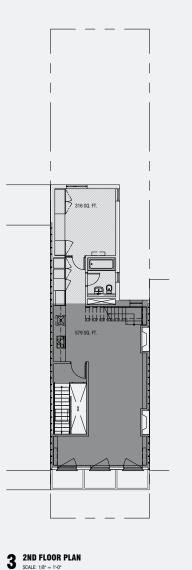


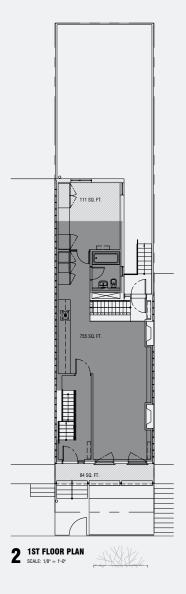


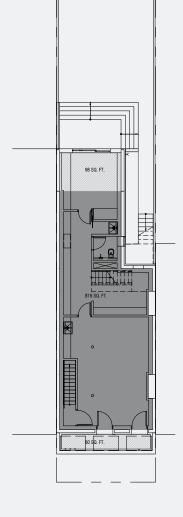


5 ROOF PLAN SCALE: 1/8" = 1'-0"











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