

May 23, 2023 Public Hearing

The current proposal is: **Preservation Department – Item 12, LPC-23-03010**

120 Kingston Avenue – Crown Heights North Historic District Borough of Brooklyn

To Testify Please Join Zoom

Webinar ID: 858 3658 7352

Passcode: 972533

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.

120 KINGSTON AVENUE ALT CO GENERAL CONSTRUCTION

ZONING INFORMATION

LOT #: BLOCK #: MAP #: FLOOR/SUITE #/APT#: ZONING DISTRICT: CONSTRUCTION CLASS: OCCUPANCY CLASSIFICATION: USE GROUP: GROSS S.F.: NUMBER OF STORIES: HEIGHT: COMMUNITY BD.#: PLATE HEIGHT: LANDMARKS : BIN:

1222 17a Cellar, First, Second, Third and Roof 3 - NON-FIREPROOF RES - RESID. BLDG - OLD CODE 6068 SF N/A 308

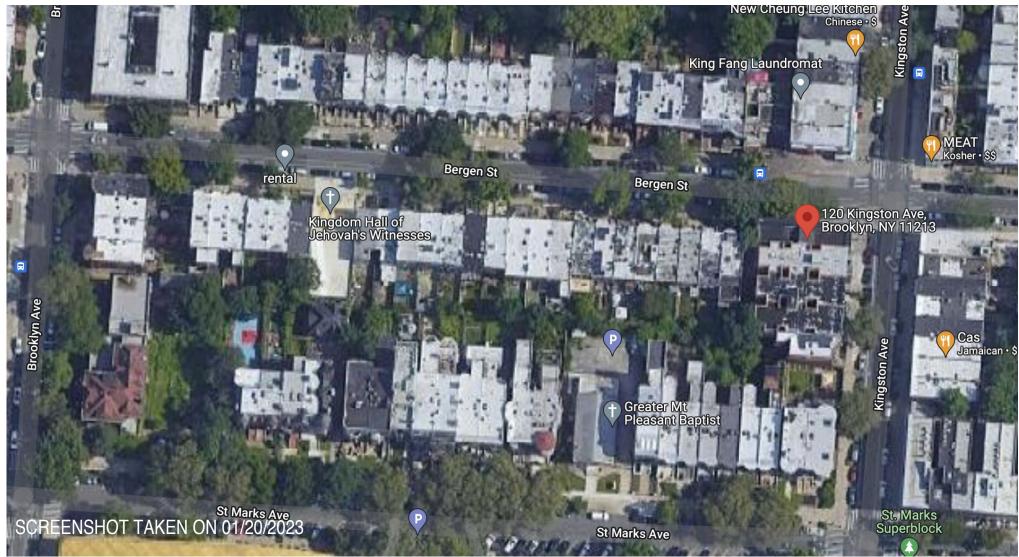
N/A YES - Crown Heights North Historic District 3030774

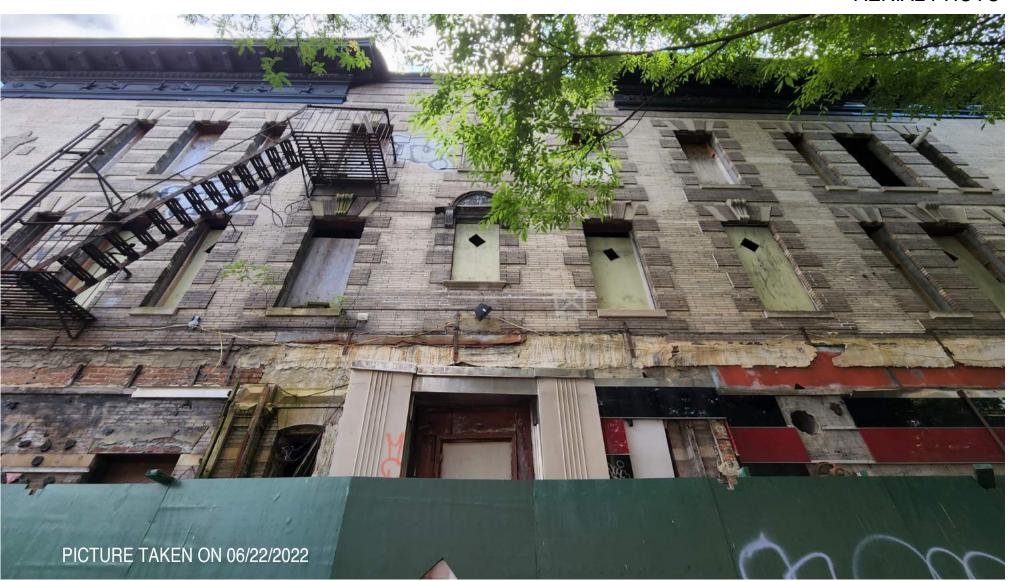
SCOPE OF WORK

FILED HEREIN TO CONVERT THE 1ST FL FROM UG6 COMMERCIAL TO UG2 RESIDENTIAL DWELLING UNIT INCLUDING THE EXTERIOR AND INTERIOR RENOVATION OF THE EXISTING BUILDING.



SITE





PICTURE TAKEN ON 06/22/2022

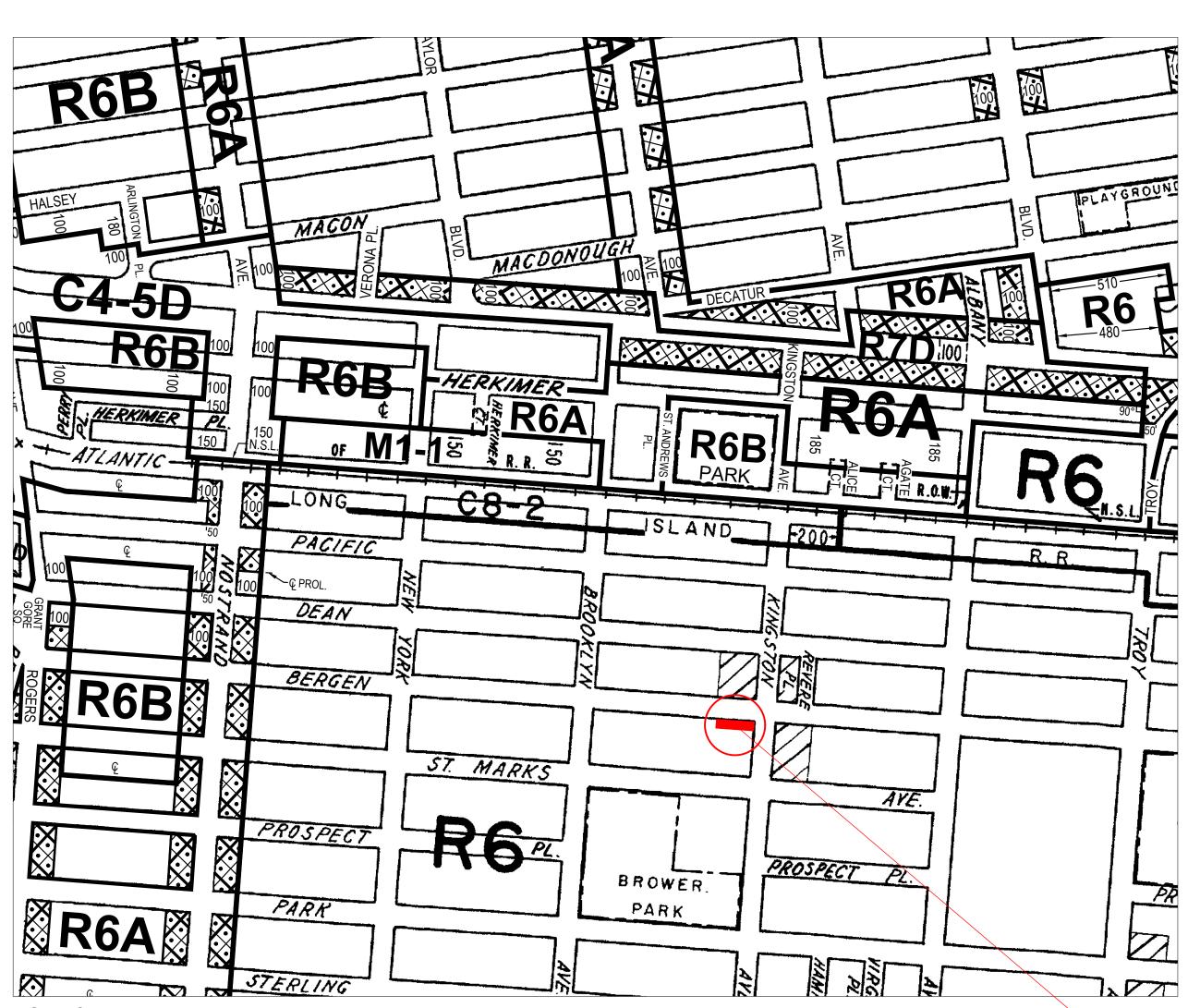
CTURE TAKEN ON 08/201

EXISTING PHOTOS

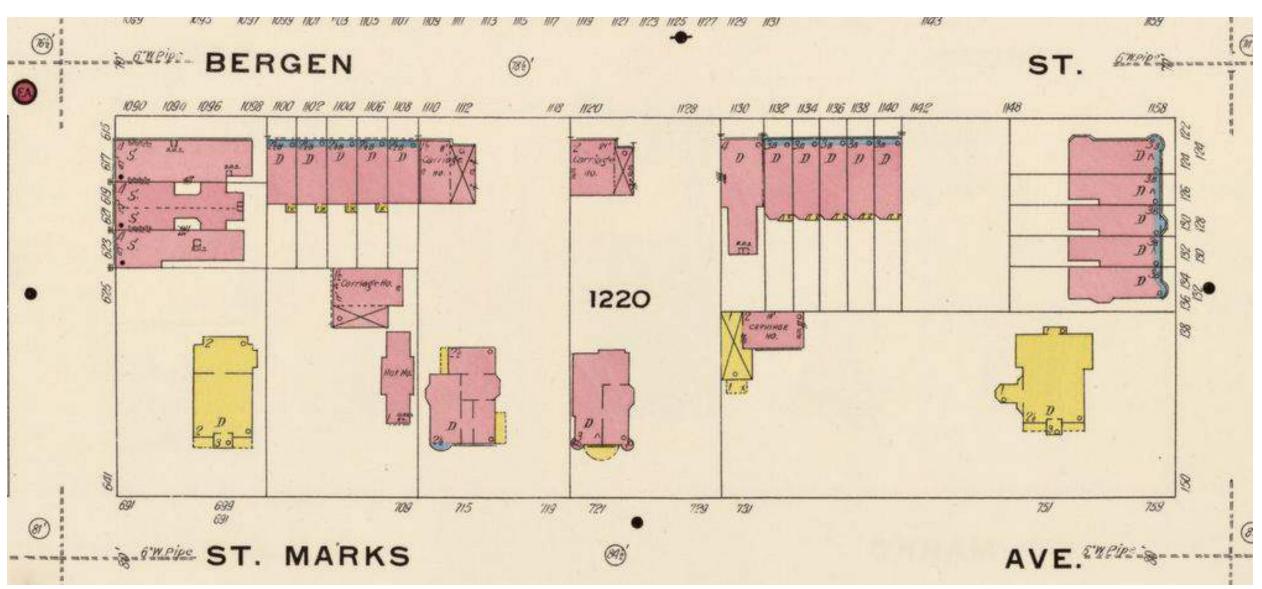




AERIAL PHOTO



ZONING MAP 17A

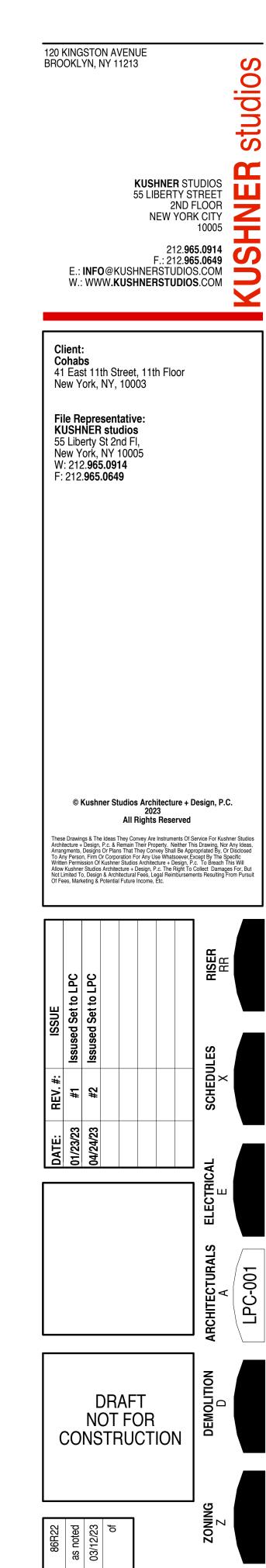


SANBORN MAP

120 KINGSTON AVENUE

120 KINGSTON AVENUE NEW YORK NY, 11213

SITE



JOB SCALE DATE OF I



1940s TAX Photo

2 1940s TAX Photo of 1298 Bergen Street

Portion of Bergen Street Facade





3 1980s TAX Photo

120 KINGSTON AVENUE

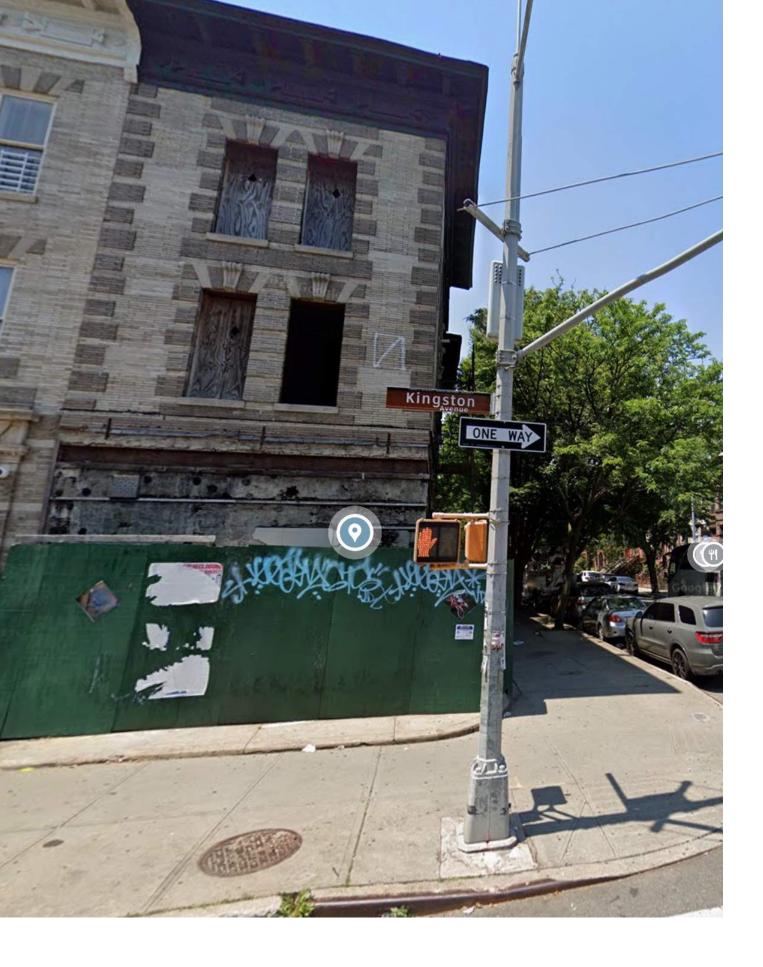
120 KINGSTON AVENUE BROOKLYN, NY 11213



KUSHNER STUDIOS 55 LIBERTY STREET 2ND FLOOR NEW YORK CITY 10005 212.965.0914 F.: 212.965.0649 E.: INFO@KUSHNERSTUDIOS.COM W.: WWW.KUSHNERSTUDIOS.COM

Client: Cohabs 41 East 11th Street, 11th Floor New York, NY, 10003

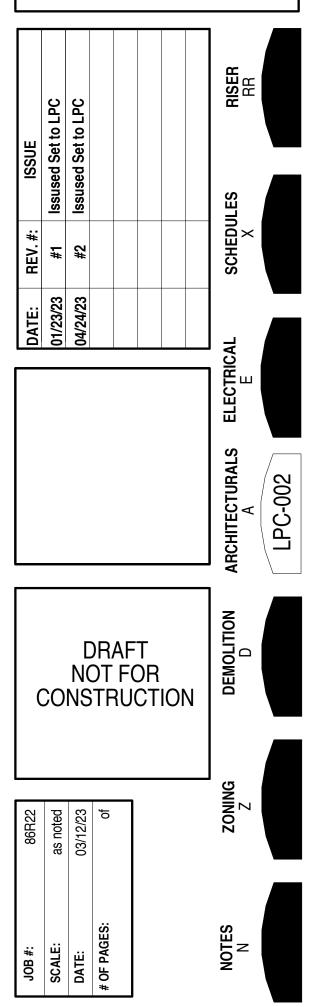
File Representative: KUSHNER studios 55 Liberty St 2nd Fl, New York, NY 10005 W: 212.965.0914 F: 212.965.0649



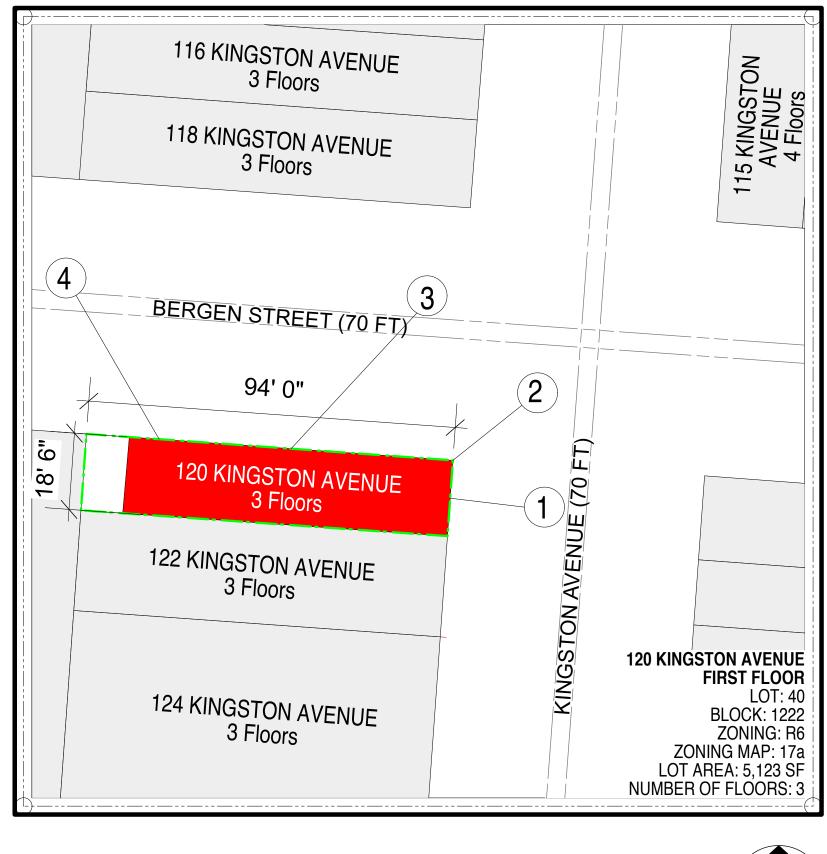
4 Current Elevation

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EXISTING BUILDING FACADE



LOCATION MAP NTS





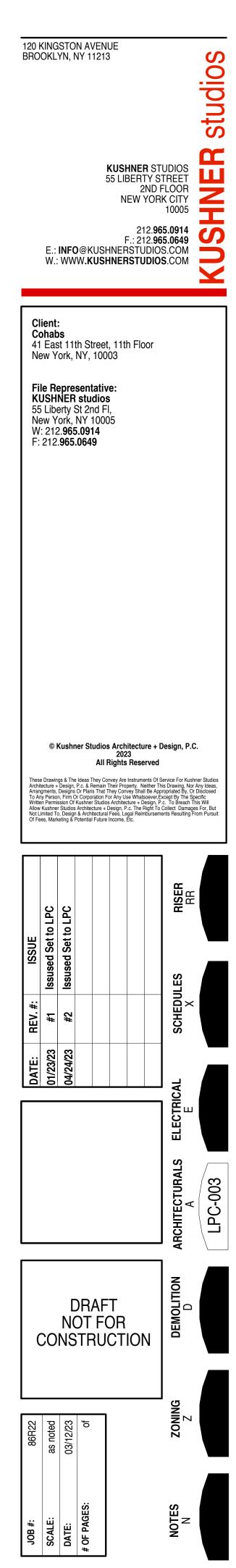


SITE PHOTO 1: Kingston Avenue Facade Photo Taken on August 2018

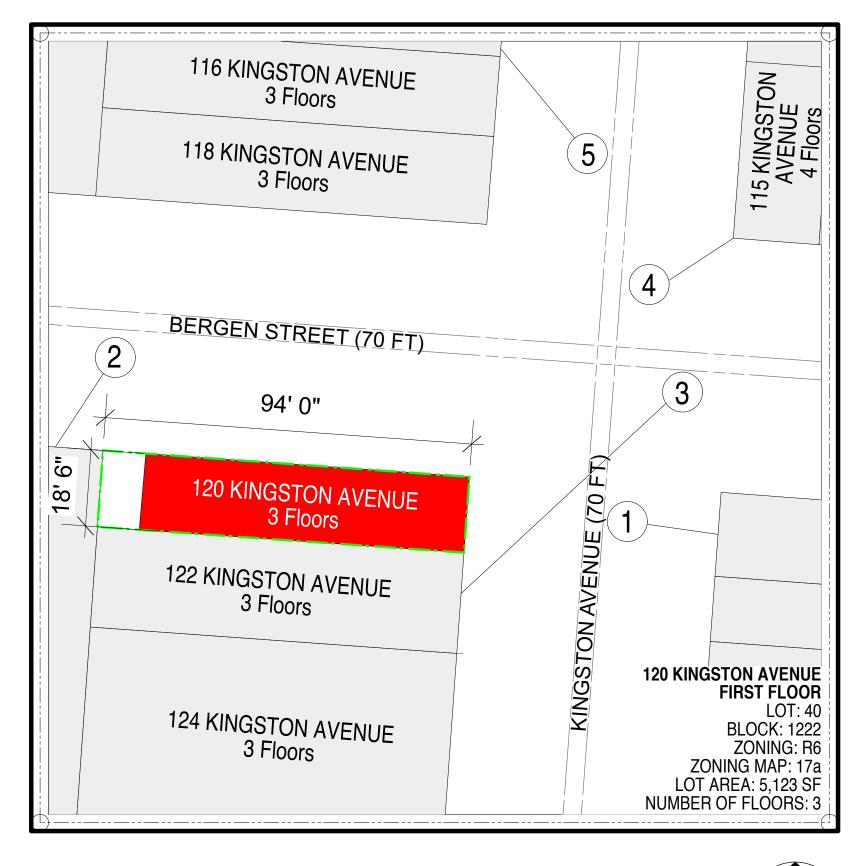
SITE PHOTO 2: Corner on the Kingston Avenue and Bergen Street Photo Taken on August 2018 2



SITE PHOTO 4: Bergen Street Facade Photo Taken on August 2018 4



NEIGHBORHOOD FACADE PHOTOS



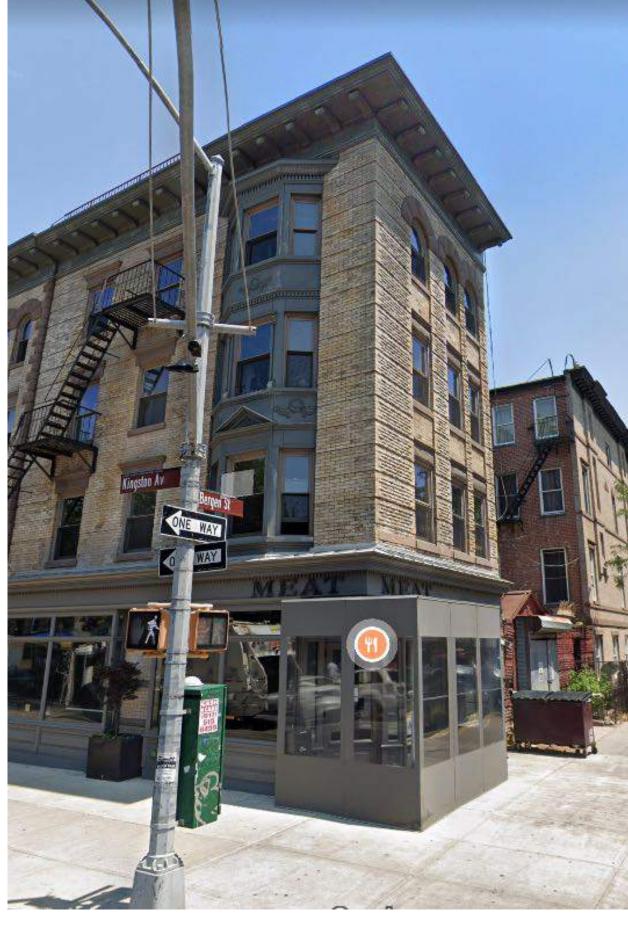
LOCATION MAP NTS



SITE PHOTO 1: Looking South on Kingston Avenue Photo Taken on July 5th 2022 3 110 Kingston Avenue, Brooklyn, NY



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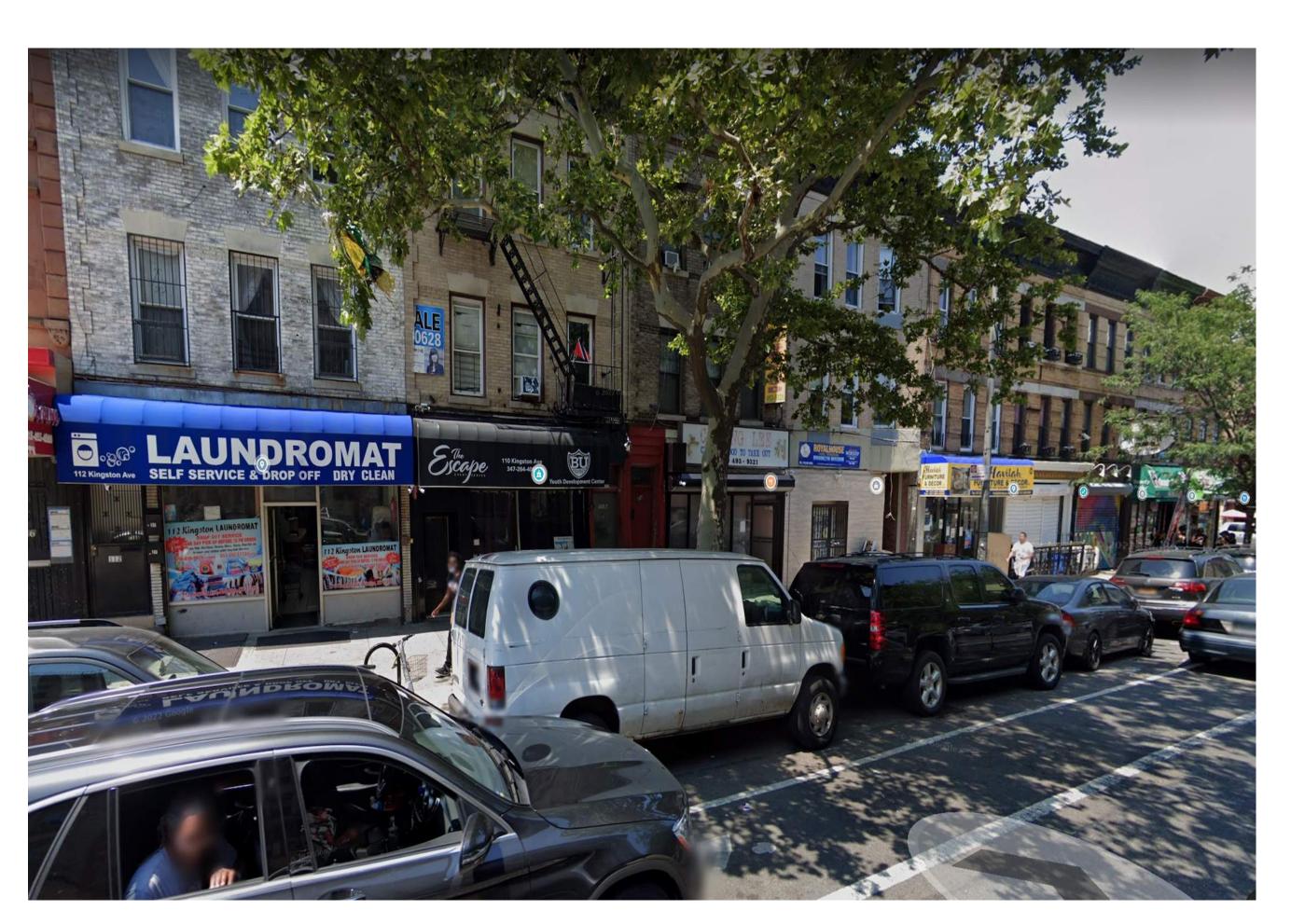
4

SITE PHOTO 4: Looking East on Kingston Avenue Photo Taken on June 24th 2022 125 Kingston Avenue, Brooklyn



SITE PHOTO 2: Looking South on Bergen Street Photo Taken on July 5th 2022 2 1291 Bergen Street, Brooklyn,NY

SITE PHOTO 3: Looking West on Kingston Avenue Photo Taken on June 24th 2022 123 Kingston Avenue, Brooklyn,NY



SITE PHOTO 5: Looking North on Kingston Avenue Photo Taken on June 24th 2022 5 115 Kingston Avenue, Brooklyn

120 KINGSTON AVENUE

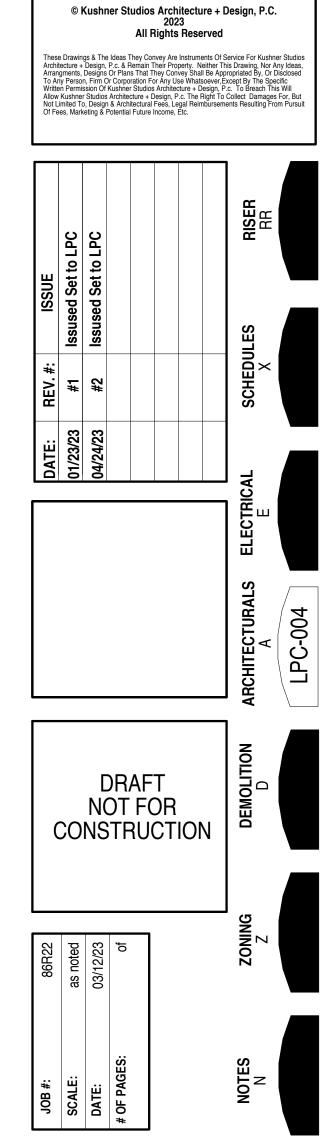
120 KINGSTON AVENUE BROOKLYN, NY 11213



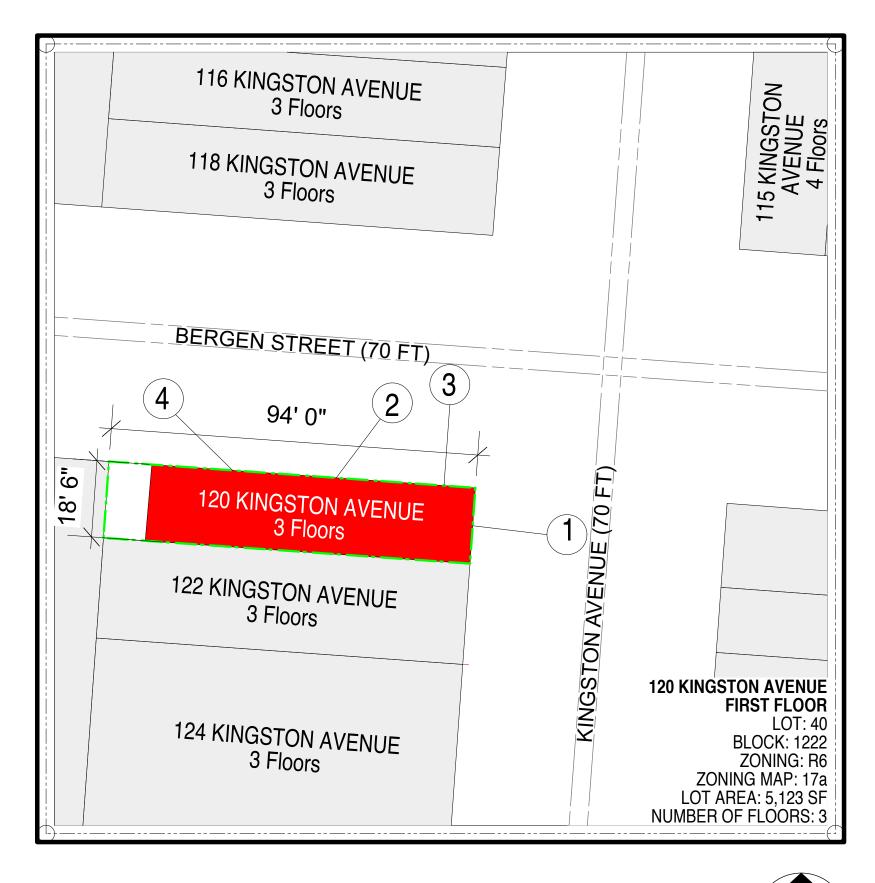
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EXTERIOR AREA OF WORK





LOCATION MAP NTS



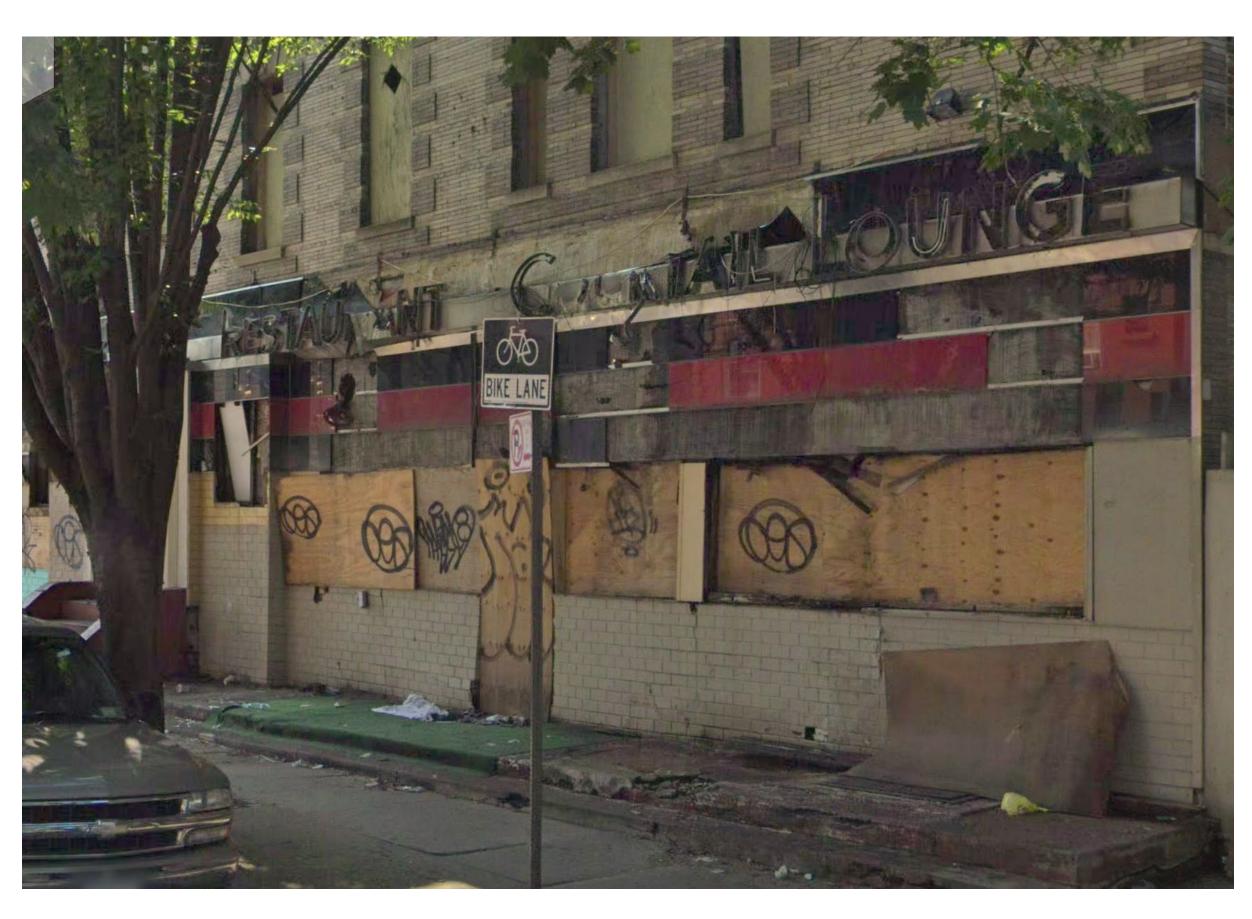
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SITE PHOTO 3: Bergen Street First Floor Facade - Area of Work Photo Taken on August 2018 3

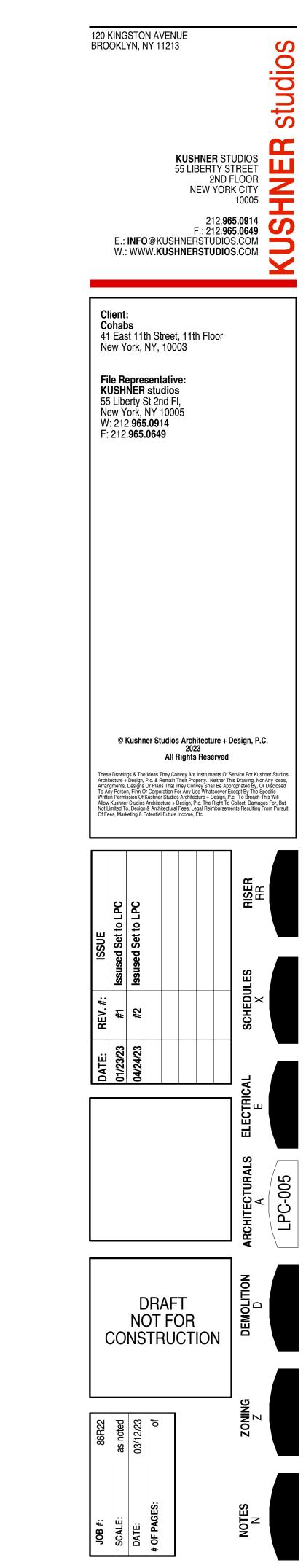
SITE PHOTO 1: Kingston Avenue First Floor Facade - Area of Work Photo Taken on August 2018



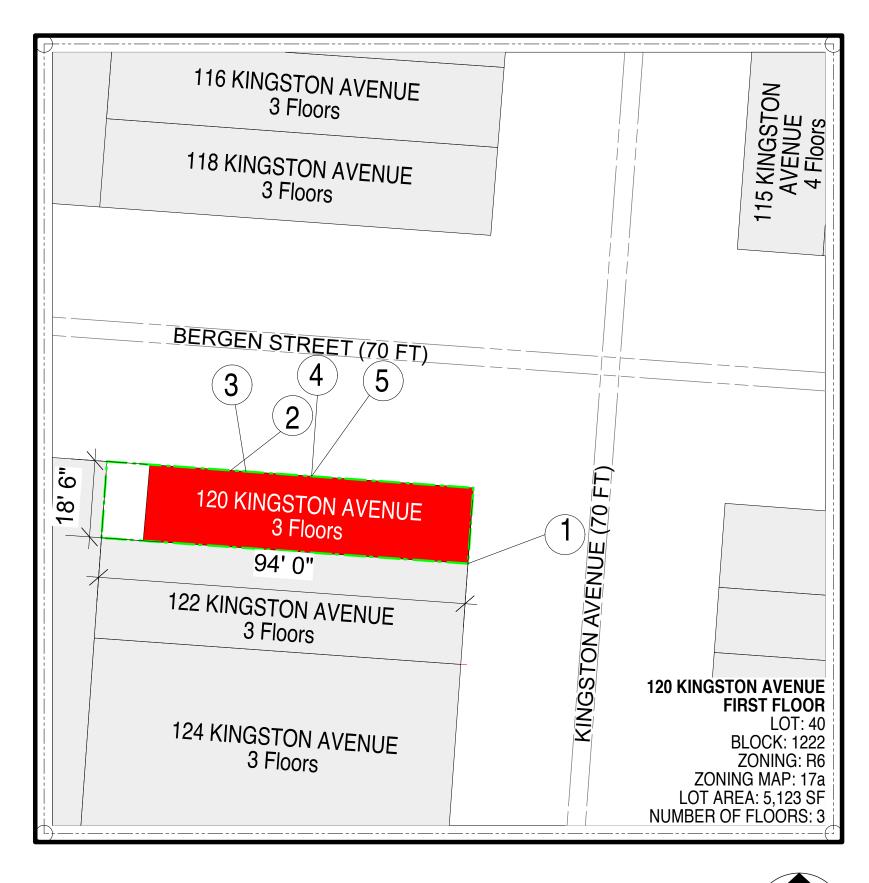
2 SITE PHOTO 2: Bergen Street First Floor Facade - Area of Work Photo Taken on August 2018



SITE PHOTO 4: Bergen Street First Floor Facade - Area of Work Photo Taken on August 2018



HISTORICAL ELEMENTS OF THE FACADE





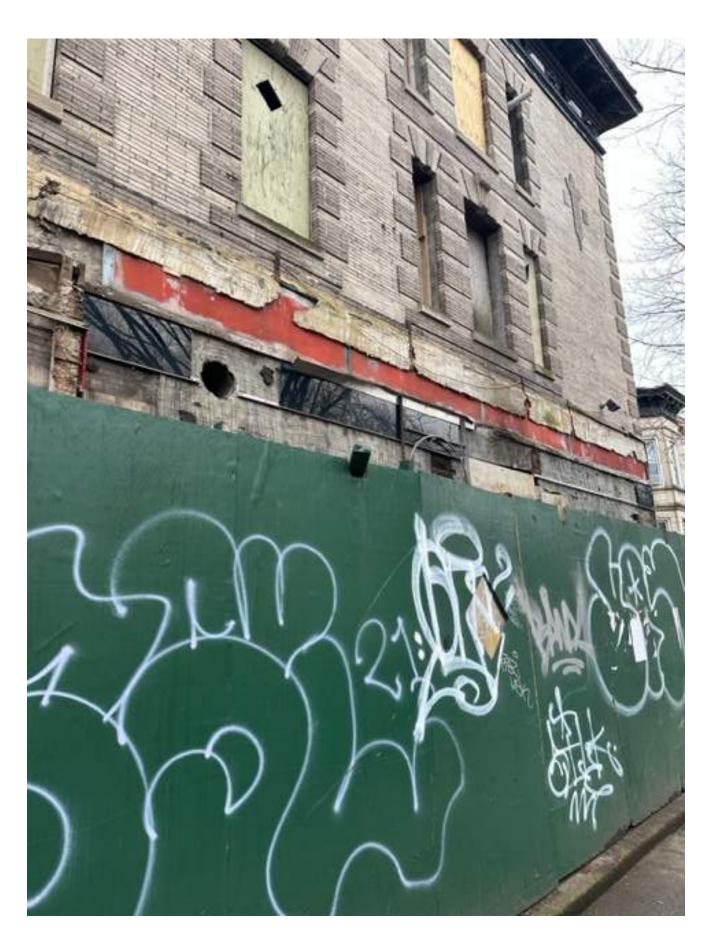
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LOCATION MAP NTS



SITE PHOTO 4: Bergen Street Facade - Historic Stonework, Arched Window Openings Photo Taken 02/23/2023 4

SITE PHOTO 1: Kingston Avenue Facade - Existing Storfront/Masonry Photo Taken 02/23/2023



SITE PHOTO 2: Bergen Street Facade - Historic Storefront Photo Taken 02/23/2023 2



SITE PHOTO 5: Bergen Street Facade - Historic Stonework, Arched Window Openings Photo Taken 02/23/2023 5

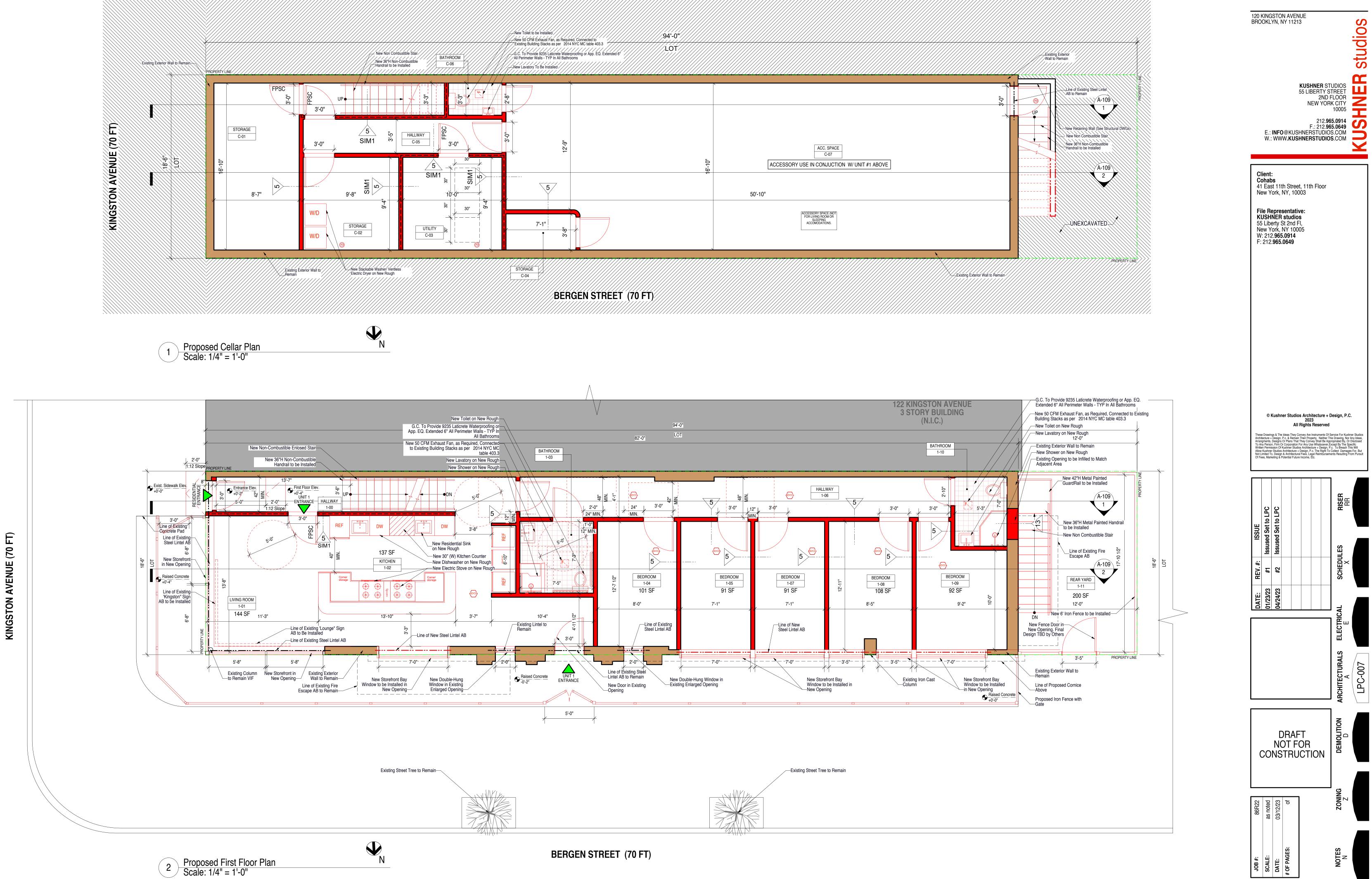
120 KINGSTON AVENUE



SITE PHOTO 3: Bergen Street Facade - Historic Column Revealed Photo Taken 02/23/2023 3

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PROPOSED BUILDING FLOOR PLANS





BUILDING



COL С 568



1. Frosted Privacy Window Film

New Gila 4 ft. x 6.5 ft. Frosted Privacy Window Film

120

2. Signage Spec

8 inch Helvetica Neue Letters, Hollow Aluminum, Color White 5687 ML0215, Alphabet Signs



3. Facade Steel Paint Spec

Rust-Oleum Stops Rust Protective Enamel Semi-Gloss Anodized Bronze Interior/Exterior Paint



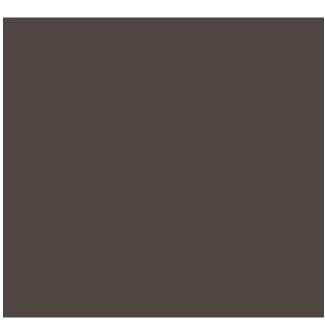
5. Facade Brick Spec

Roman Thin Brick Veneer in Color Ivory Blend Smooth, Endicott

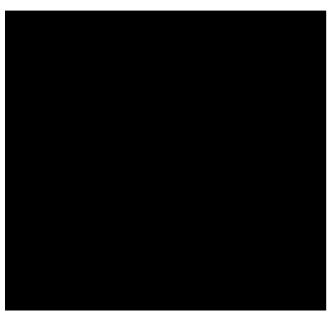


7. Storefront Window Frame

Andersen Windows in Dark Bronze Anodized HEX: #362F29



4. Aluminum Cornice



6. Iron Fence Spec

Benjamin Moore AURA Waterborne Exterior Paint Gloss Finish N631 Velvet Cloak CSP-480



8. Exterior Wood Trim

Rust-Oleum Stops Rust Protective Enamel Semi-Gloss Anodized Bronze Interior/Exterior Paint

LOR INDEX							
CODE	LOCATION	FINISH/COLOR	-				
376911	Behind Building Signage	Semi-Gloss Anodized Bronze Paint		86H22	as noted	03/12/23	ď
9206	Bulkhead Exterior Wall Finish	AkroFlex - OmegaFlex 9206 Moonshine		δ	as no	3/12	
280-284	First Floor Exterior Wall Finish	Roman Thin Brick Veneer in Color Ivory Blend Smooth Endicott				0	
70085	New Cornice @ First Floor Facade	Color Statuary Bronze					
376911	Wood Trim @ Storefront Windows	Semi-Gloss Anodized Bronze Paint					
CSP-480	Fence @ Rear Yard, Ground Level	Gloss Finish N631 Velvet Cloak					Е.
87 ML0215	Signage @ First Floor Facade	Helvetica Neue Letters, Aluminum White		:#	ш	انن	PAGES:
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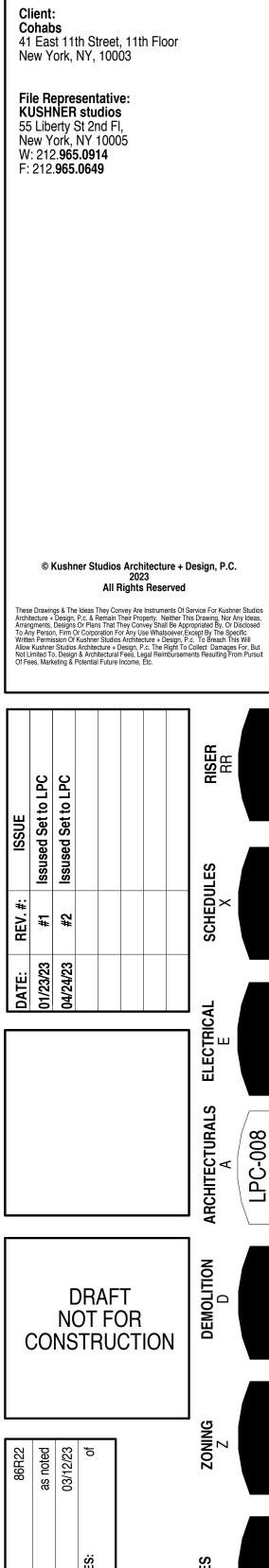
120 KINGSTON AVENUE

120 KINGSTON AVENUE BROOKLYN, NY 11213

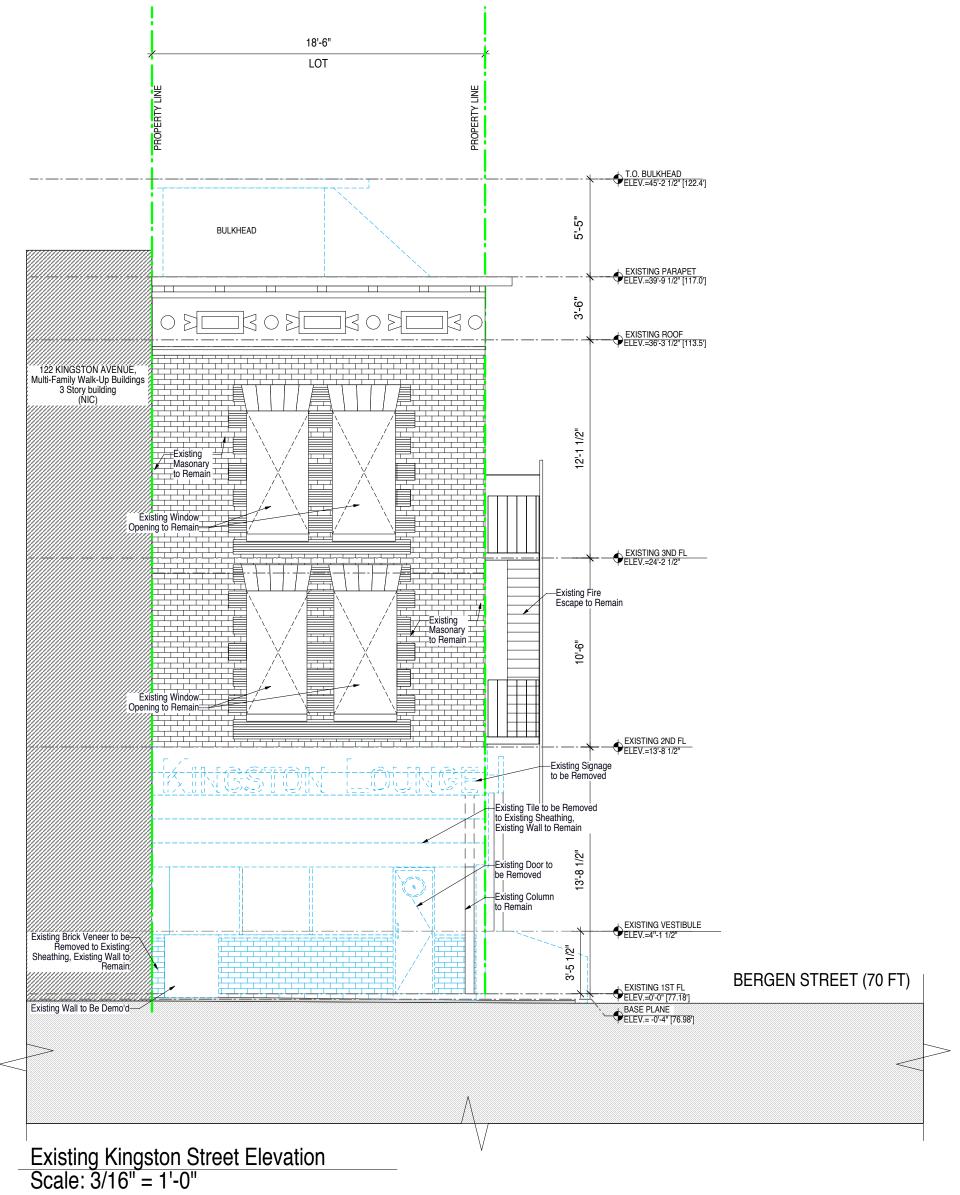
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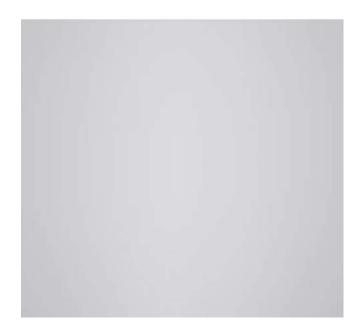


BUILDING ELEVATIONS





COLOR INDEX		
CODE	LOCATION	FINISH/COLOR
376911	Behind Building Signage	Semi-Gloss Anodized Bronze Paint
9206	Bulkhead Exterior Wall Finish	AkroFlex - OmegaFlex 9206 Moonshine
280-284	First Floor Exterior Wall Finish	Roman Thin Brick Veneer in Color Ivory Blend Smooth Endicott
70085	New Cornice @ First Floor Facade	Color Statuary Bronze
376911	Wood Trim @ Storefront Windows	Semi-Gloss Anodized Bronze Paint
CSP-480	Fence @ Rear Yard, Ground Level	Gloss Finish N631 Velvet Cloak
5687 ML0215	Signage @ First Floor Facade	Helvetica Neue Letters, Aluminum White



1. Frosted Privacy Window Film

New Gila 4 ft. x 6.5 ft. Frosted Privacy Window Film

120

<u>2. Signage Spec</u>

8 inch Helvetica Neue Letters, Hollow Aluminum, Color White 5687 ML0215, Alphabet Signs



3. Facade Steel Paint Spec

Rust-Oleum Stops Rust Protective Enamel Semi-Gloss Anodized Bronze Interior/Exterior Paint



5. Facade Brick Spec

Roman Thin Brick Veneer in Color Ivory Blend Smooth, Endicott

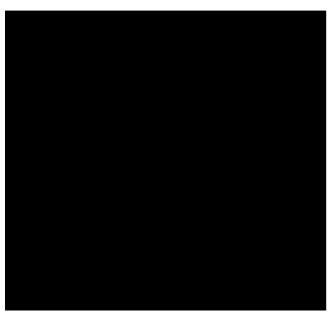


7. Storefront Window Frame

Andersen Windows in Dark Bronze Anodized HEX: #362F29



4. Aluminum Cornice



6. Iron Fence Spec

Benjamin Moore AURA Waterborne Exterior Paint Gloss Finish N631 Velvet Cloak CSP-480

120 KINGSTON AVENUE

120 KINGSTON AVENUE BROOKLYN, NY 11213

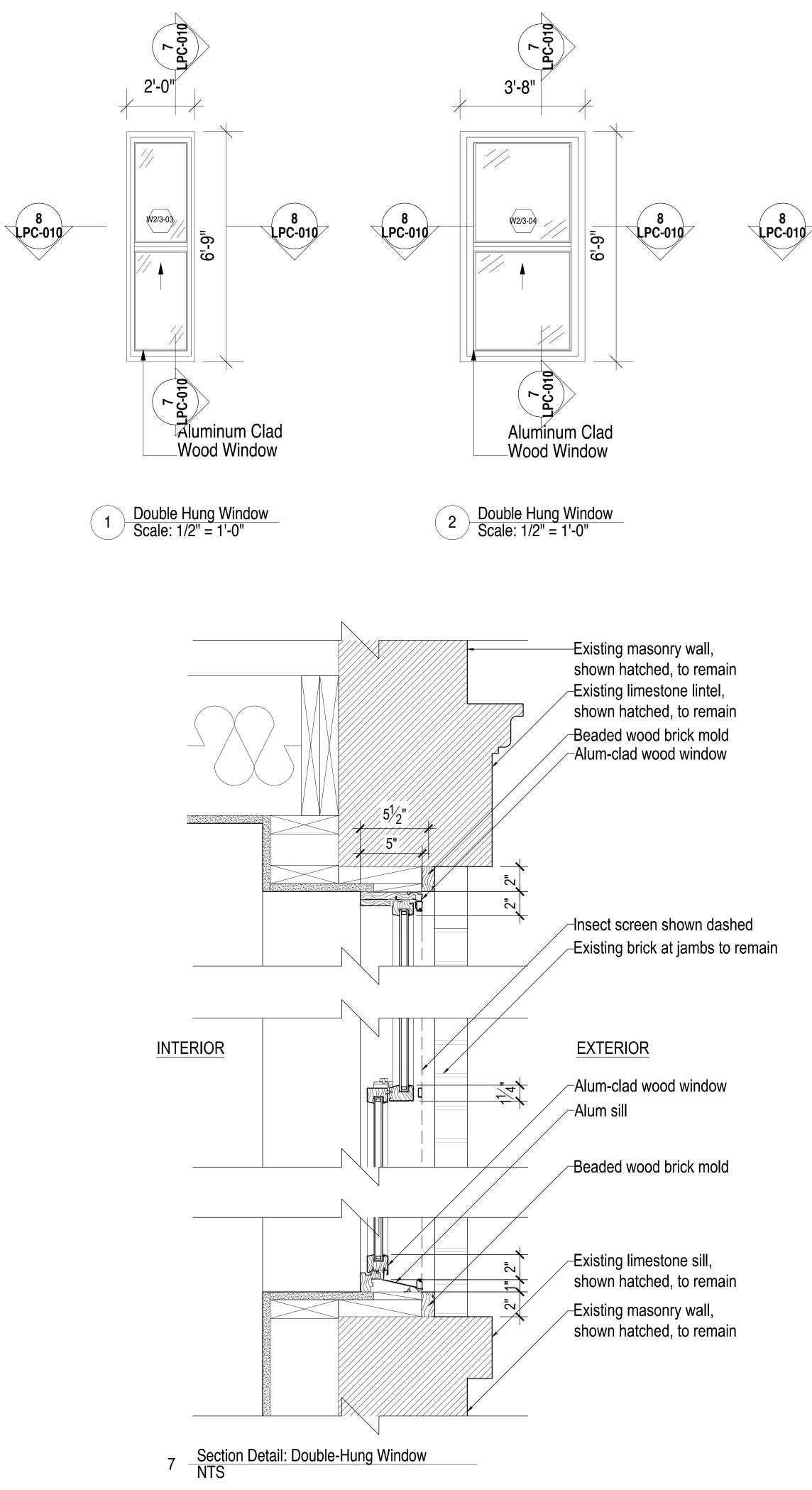
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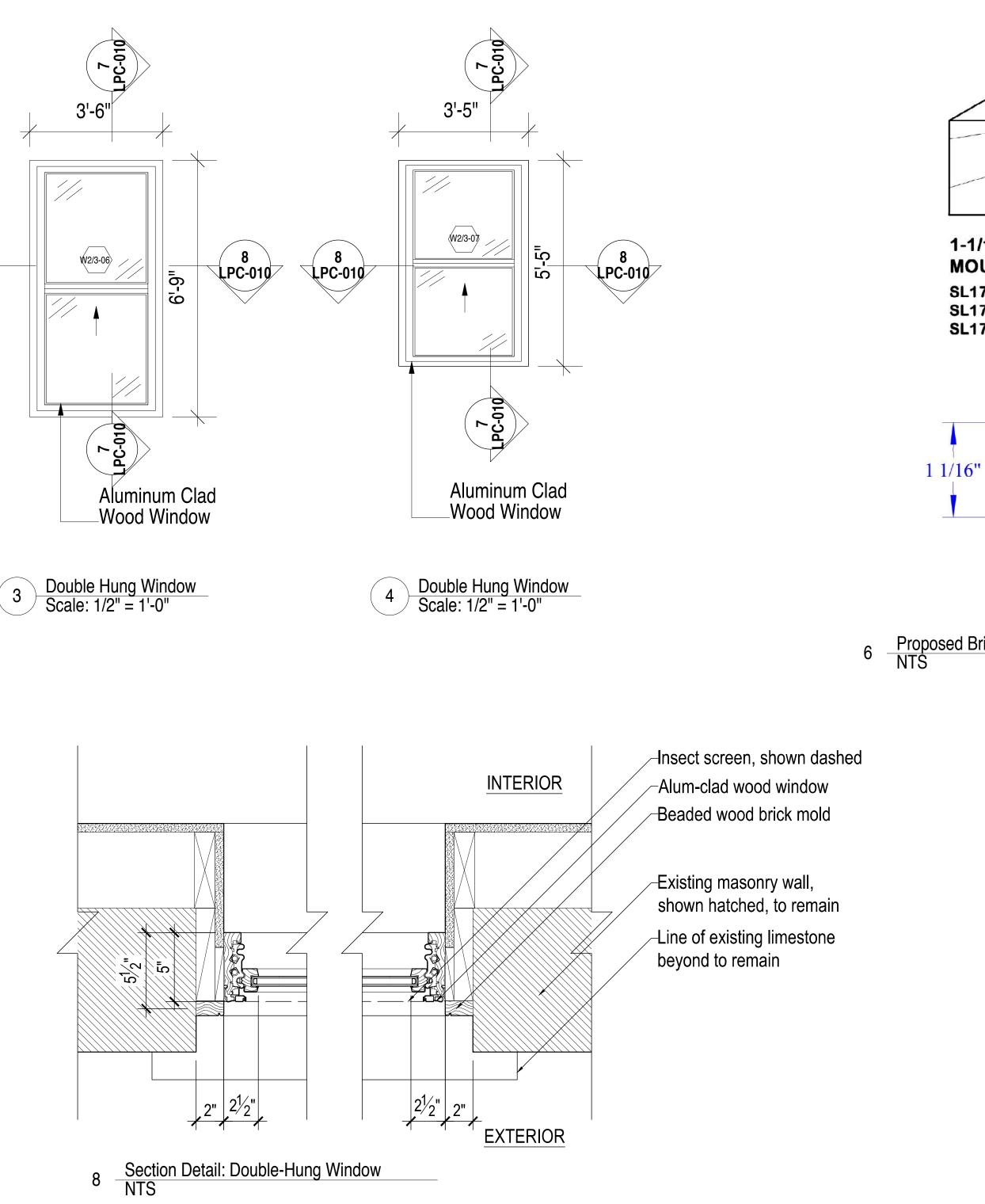
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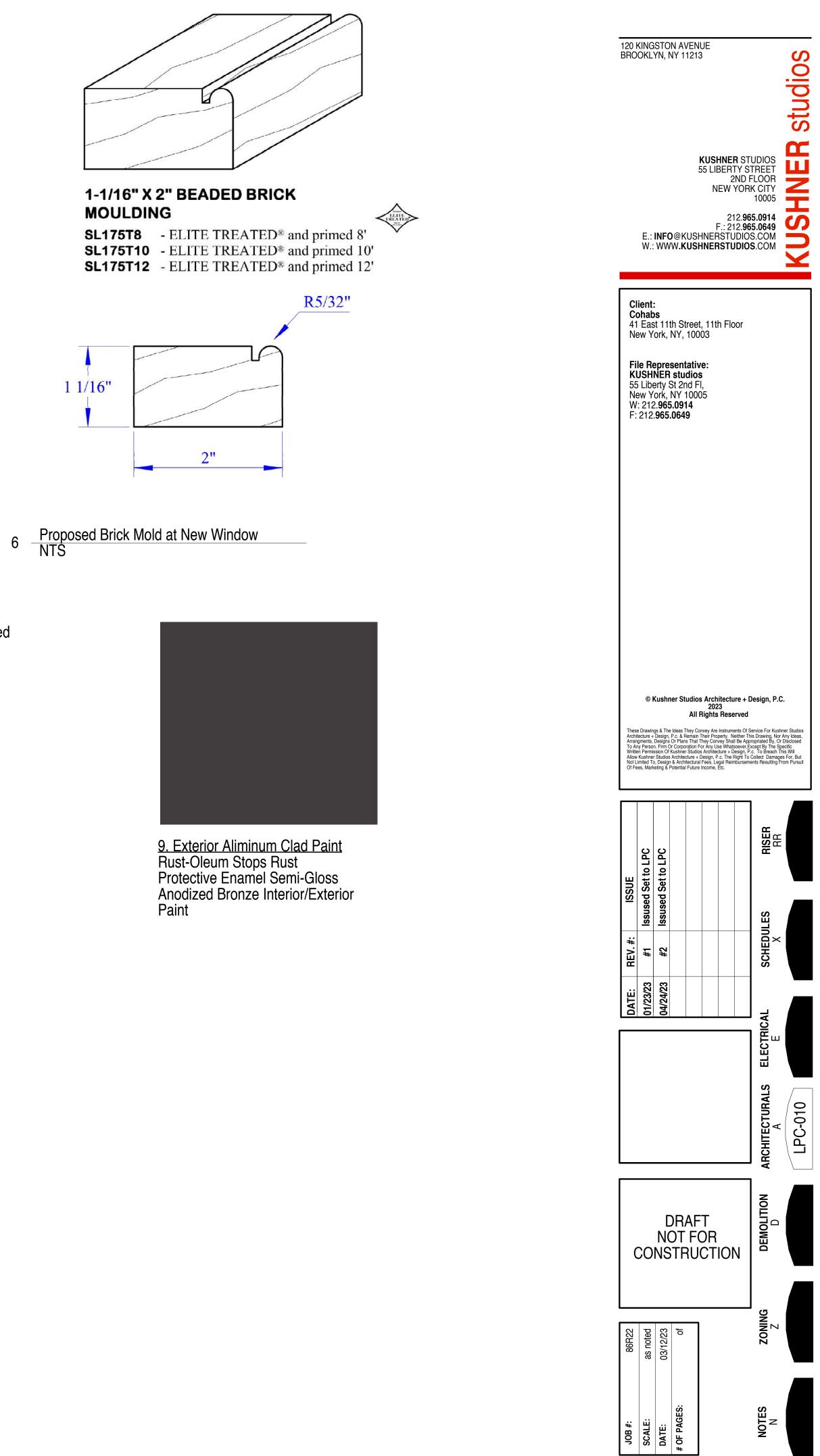
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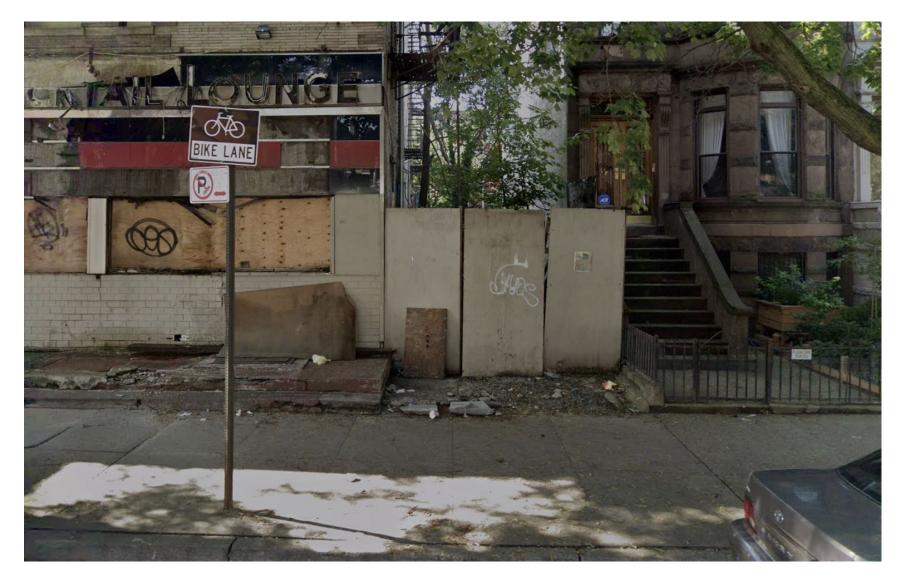
DOOR & WINDOW DETAILS







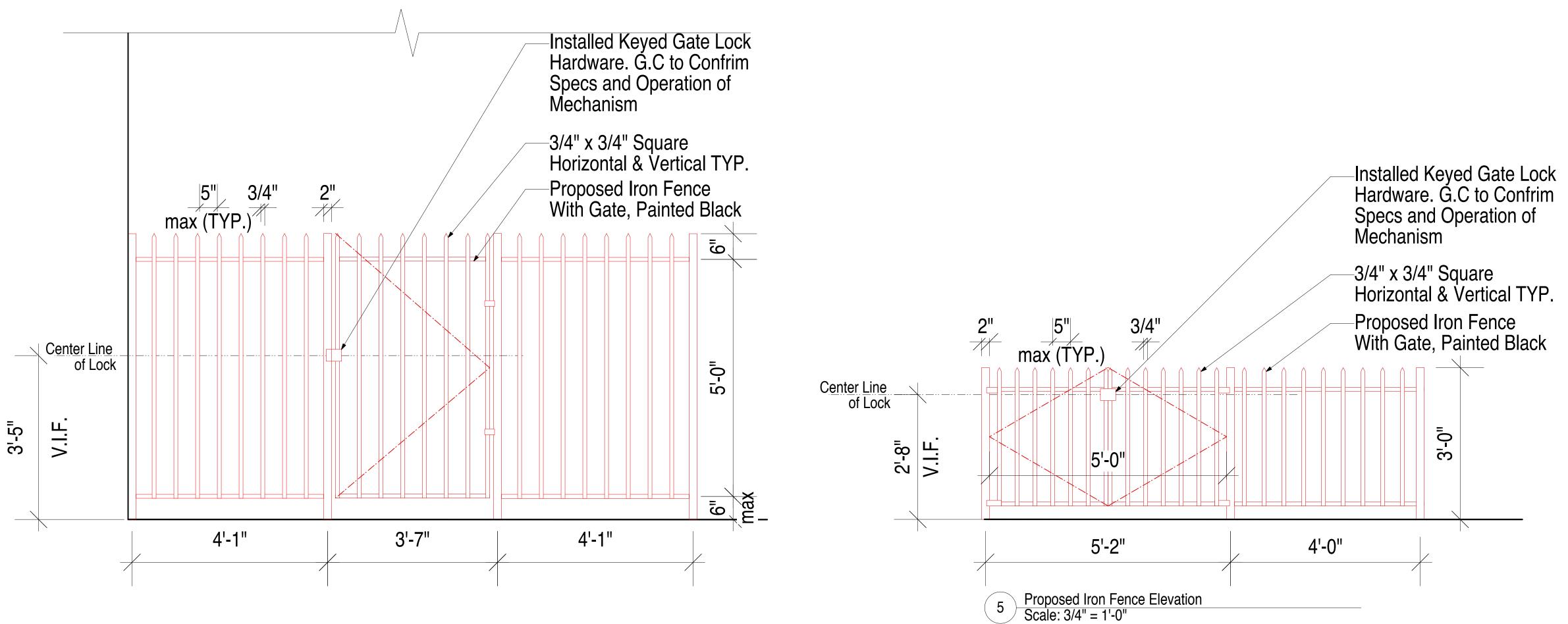
GATE DETAILS: PRECEDENT STUDIES





SITE PHOTO: Bergen Street Iron Fence - Area of Work Photo Taken on August 2018

SITE PHOTO 1: Bergen Street Photo Taken on November 2020 2 1297 Bergen Street, Brooklyn, NY

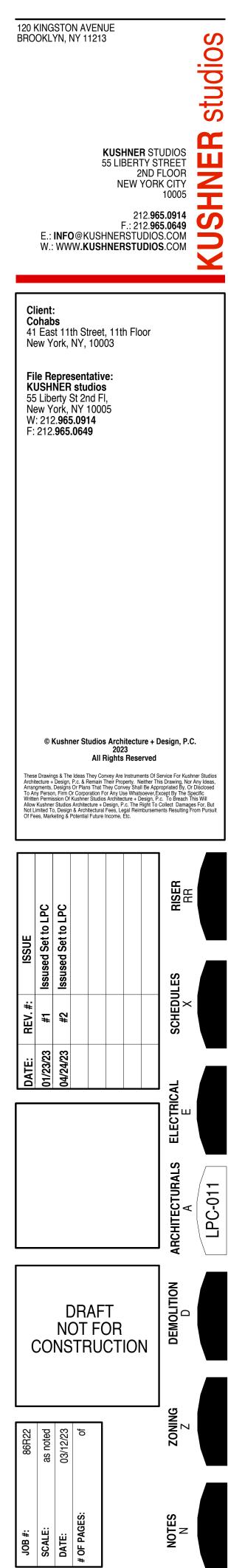


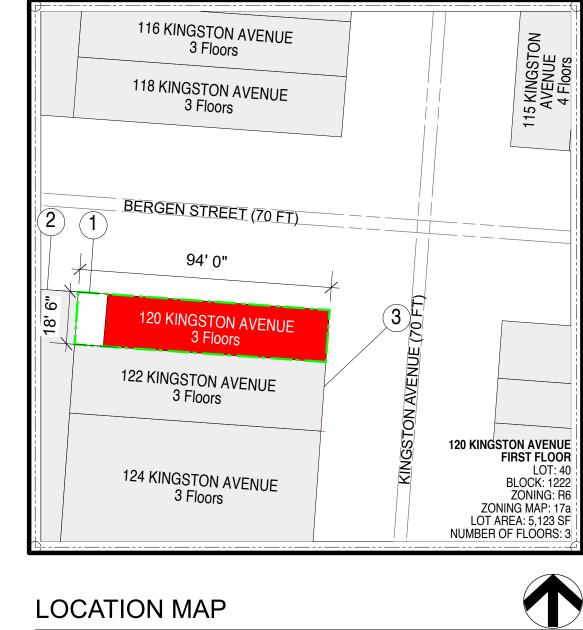
4 Proposed Iron Fence Elevation Scale: 3/4" = 1'-0"



SITE PHOTO 2: Bergen Street Photo Taken on October 2022 3 129 Kingston Avenue, Brooklyn, NY

120 KINGSTON AVENUE





LOCATION MAP NTS



6. Iron Fence Spec

Benjamin Moore AURA Waterborne Exterior Paint Gloss Finish N631 Velvet Cloak CSP-480

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SIGN & ELEVATION DETAILS



1. Frosted Privacy Window Film

New Gila 4 ft. x 6.5 ft. Frosted Privacy Window Film



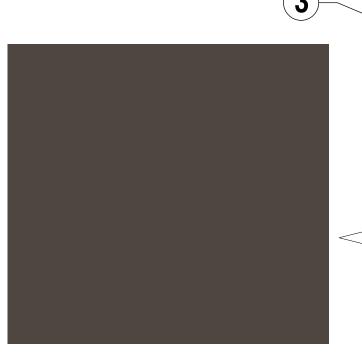
2. Signage Spec

8 inch Helvetica Neue Letters, Hollow Aluminum, Color White 5687 ML0215, Alphabet Signs



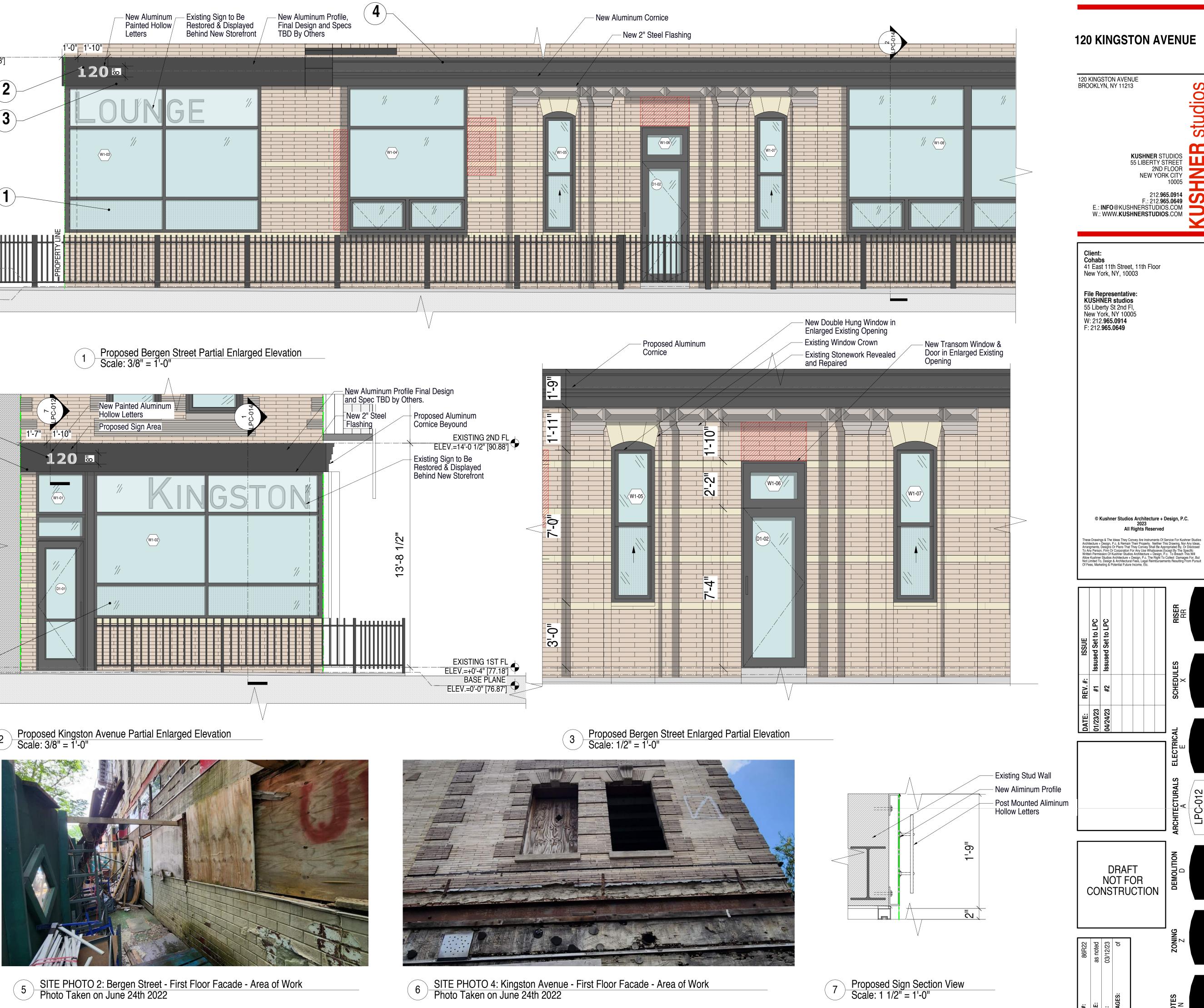
3. Facade Steel Paint Spec

Rust-Oleum Stops Rust Protective Enamel Semi-Gloss Anodized Bronze Interior/Exterior Paint



4. Aluminum Cornice

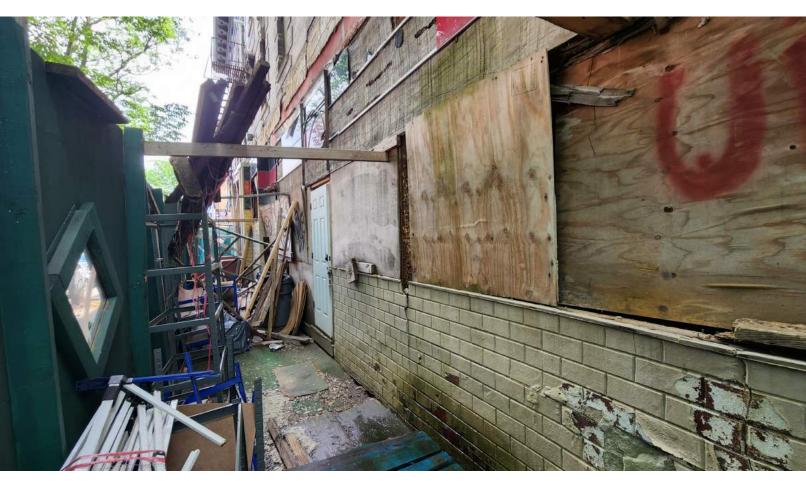




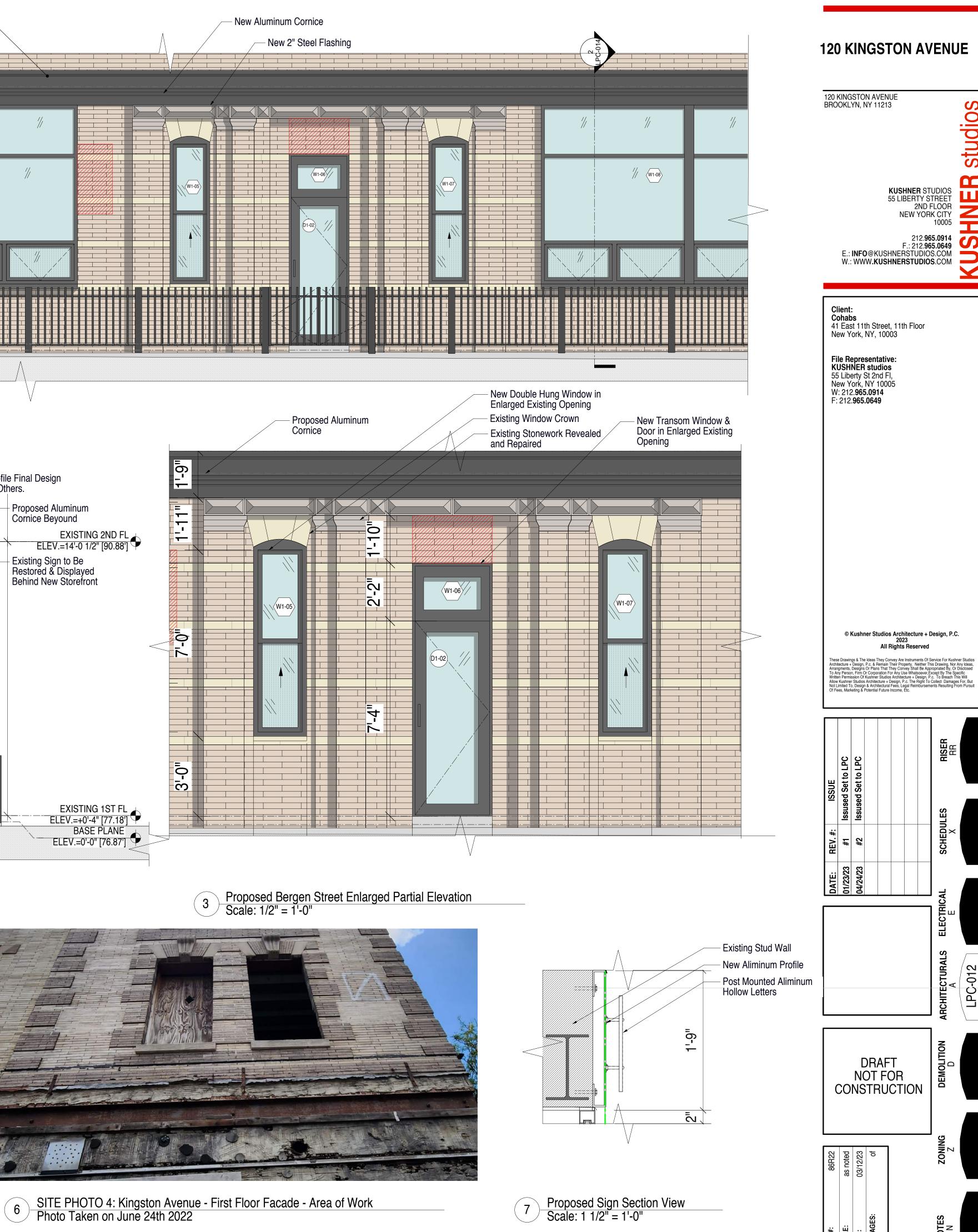




4 SITE PHOTO 1: Bergen Street - First Floor Facade - Area of Work Photo Taken on June 24th 2022

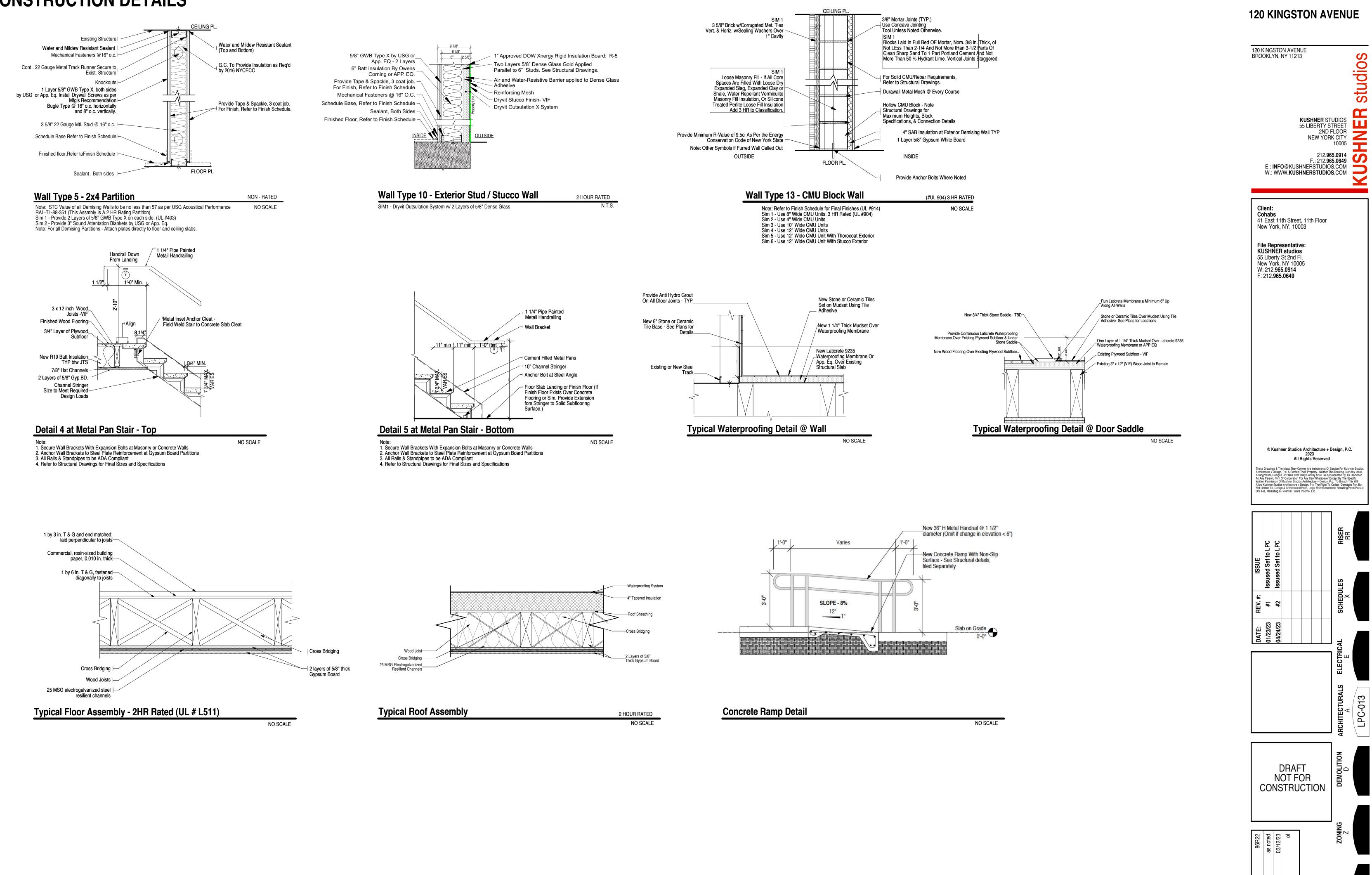






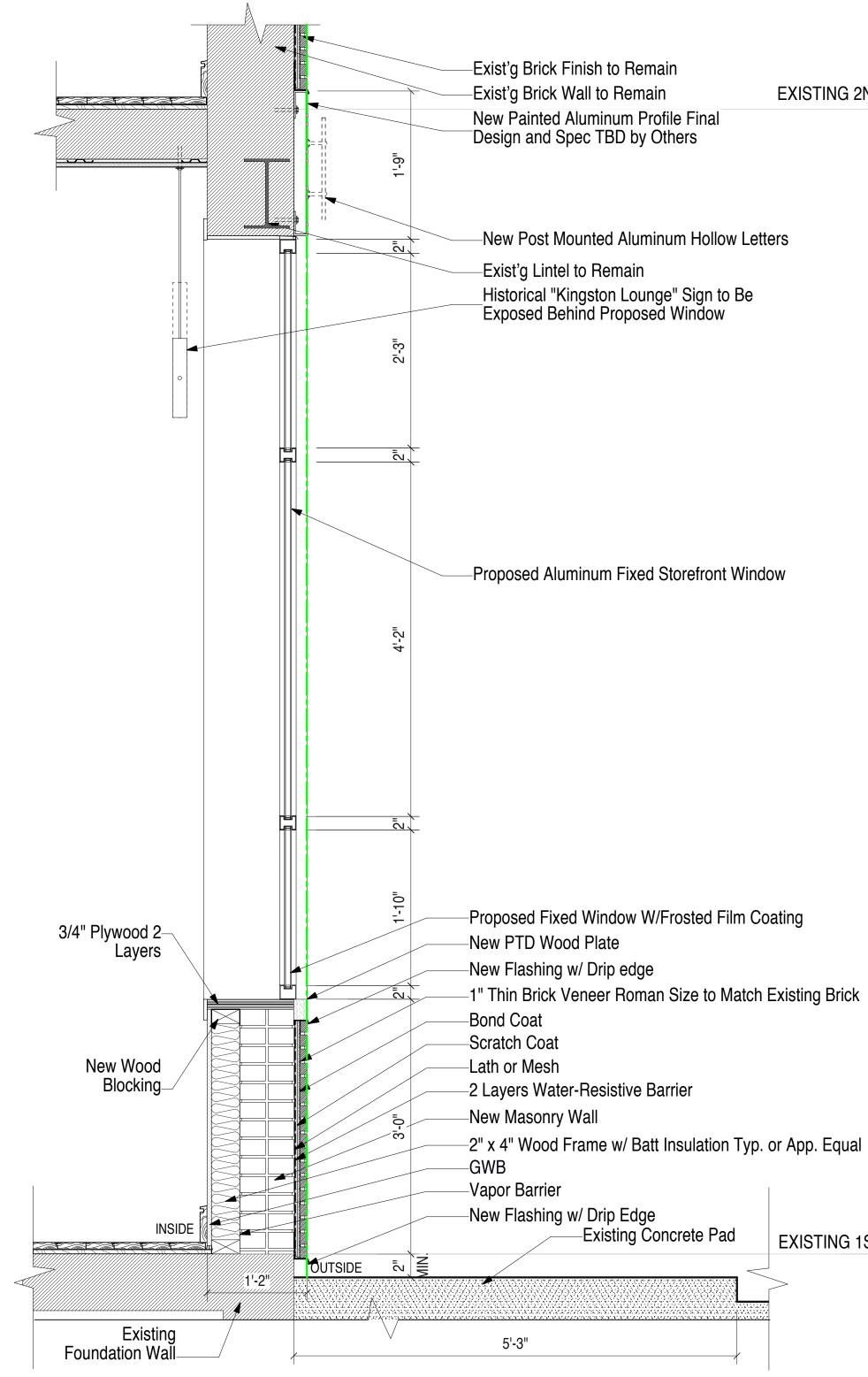


CONSTRUCTION DETAILS



JOB #: SCALE: DATE: # OF PAG

EXTERIOR WALL SECTIONS

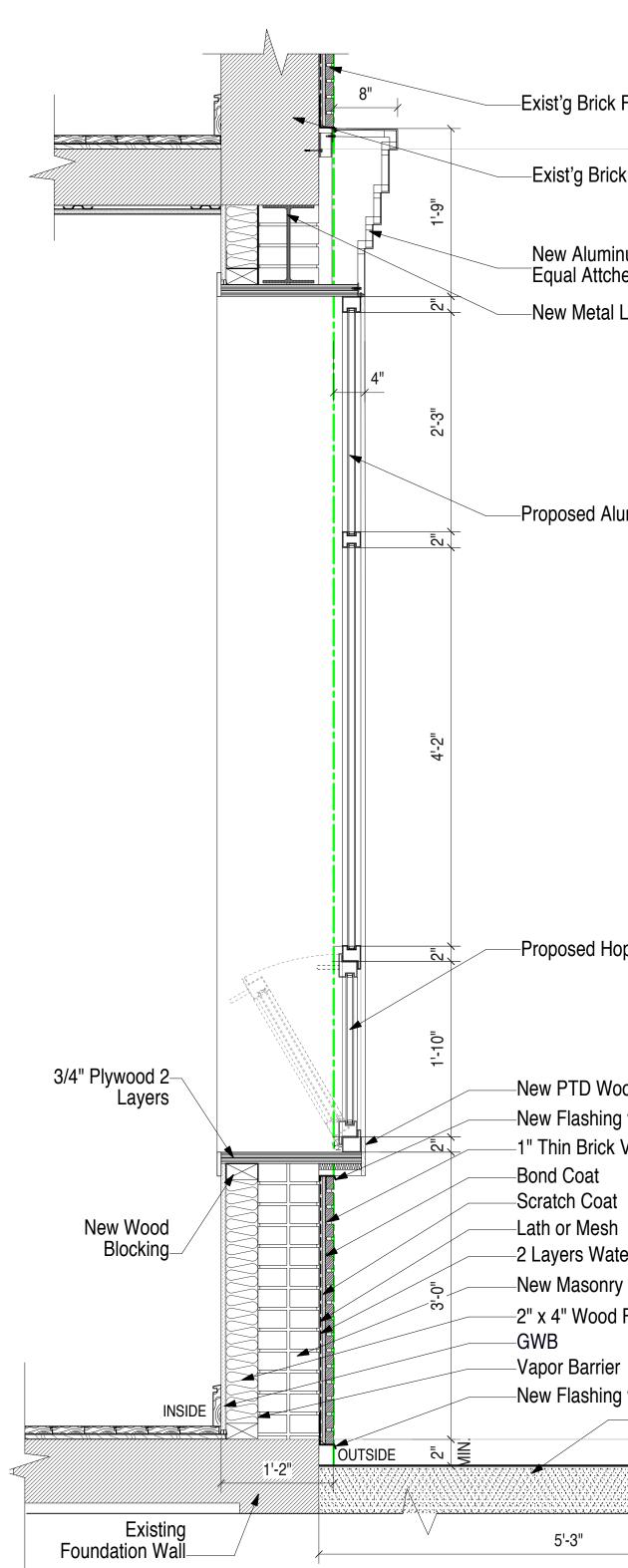


Proposed Exterior Wall Section Detail @ Kingston Avenue Scale: 1" = 1'-0"

(1



EXISTING 1ST FL



2 Proposed Exterior Wall Section Detail @ Bergen Street Scale: 1" = 1'-0"

120 KINGSTON AVENUE

120 KINGSTON AVENUE BROOKLYN, NY 11213

Exist'g Brick Finish to Remain

EXISTING 2ND FL

-Exist'g Brick Wall to Remain

New Aluminum Cornice By 'Alucabond' or Approved Equal Attched to Existing Wall As Required -New Metal Lintel (See Structural DWGs)

-Proposed Aluminum Bay Window

-Proposed Hopper Window W/Frosted Film Coating

-New PTD Wood Plate

-New Flashing w/ Drip edge

-1" Thin Brick Veneer Roman Size to Match Existing Brick

-2 Layers Water-Resistive Barrier

-New Masonry Wall

-2" x 4" Wood Frame w/ Batt Insulation Typ. or App. Equal

—New Flashing w/ Drip Edge ——Existing Concrete Pad EXISTING 1ST FL 5'-3"

studios KUSHNER STUDIOS 55 LIBERTY STREET 2ND FLOOR NEW YORK CITY 10005 212.965.0914 F.: 212.965.0649 E.: INFO@KUSHNERSTUDIOS.COM W.: WWW.KUSHNERSTUDIOS.COM **Client: Cohabs** 41 East 11th Street, 11th Floor New York, NY, 10003 File Representative: KUSHNER studios 55 Liberty St 2nd Fl, New York, NY 10005 W: 212.965.0914 F: 212.965.0649 © Kushner Studios Architecture + Design, P.C. 2023 All Rights Reserved These Drawings & The Ideas They Convey Are Instruments Of Service For Kushner Studios Architecture + Design, P.c. & Remain Their Property. Neither This Drawing, Nor Any Ideas, Arrangments, Designs Or Plans That They Convey Shall Be Appropriated By, Or Disclosed to Any Person, Firm Or Corporation For Any Use Whatsoever, Except By The Specific Written Permission Of Kushner Studios Architecture + Design, P.c. To Breach This Will Allow Kushner Studios Architecture + Design, P.c. The Right To Collect Damages For, But Not Limited To, Design & Architectural Fees, Legal Reimbursements Resulting From Pursuit Of Fees, Marketing & Potential Future Income, Etc. RISER RR ISSUE Issused Set to LPC Issused Set to LPC DATE: 01/23/23 04/24/23 LPC-014 HITECTUR/ A DRAFT NOT FOR CONSTRUCTION of of 86R as not 03/12/

NOTES N

JOB #: SCALE: DATE: # OF PAG



May 23, 2023 Public Hearing

The current proposal is: **Preservation Department – Item 12, LPC-23-03010**

120 Kingston Avenue – Crown Heights North Historic District Borough of Brooklyn

To Testify Please Join Zoom

Webinar ID: 858 3658 7352

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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.