

The current proposal is:

Preservation Department – Item 2, LPC-22-07227

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

Note: this is a Public Meeting item. No public testimony will be received today as the hearing on this item is closed

345 Decatur

NYC LANDMARKS PRESERVATION COMMISSION PRESENTATION (08/15/23)

SUMMARY:

- This proposal was last shown to the Commissioners on 4/25/23 and at that time the Commissioners present were supportive of the work proposed at the roof and rear.
- There were some concerns with the front façade with regards to the porch, the cornice, the windows, the shutters, and the wood cladding:
 - Porch Structure made heavier and refined the alignment with the neighboring porch.
 - Cornice made to read heavier and was re-detailed to match more closely the size and detailing of the original.
 - Reduced the window sizes at the upper floor and modified the proportions to introduce a hierarchy between the ground floor windows and the upper floor windows similar to the original facade.
 - Sliding shutter were switched from single sliding panels to symmetrically opening bi-parting panels.
 - The cedar siding is now coated with an opaque grey stain lessening the board variation and creating a more uniform surface that is more in keeping with the neighborhood.

345 Decatur

BROOKLYN COMMUNITY BOARD &
NYC LANDMARKS PRESERVATION COMMISSION PRESENTATION (08/15/23)



Garrison Architects
45 Main Street/ Suite No. 1026
Brooklyn, NY, 11201
718 596 8300 (T)
Info@garrisonarchitects.com (E)
Garrisonarchitects.com (W)



Garrison Architects

345 Decatur Street



Community Board & Landmark Preservation Commision Presentation 345 Decatur - Historic Photograph

Existing



Previously Proposed



Newly Proposed



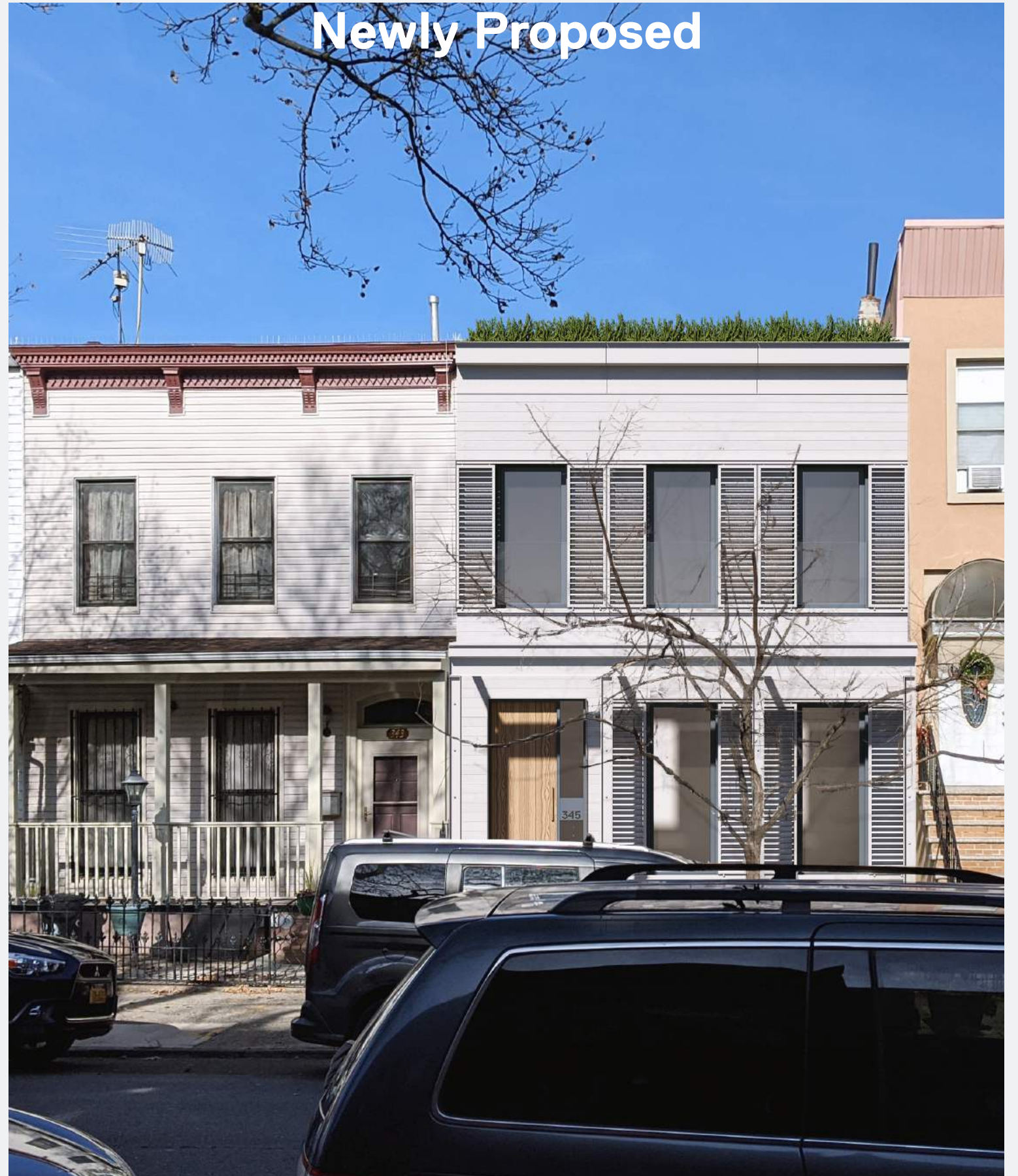
Newly Proposed



Previously Proposed



Newly Proposed





ORIGINAL (Tax Photo)



CURRENT CONDITION



PREVIOUSLY PROPOSED



NEWLY PROPOSED

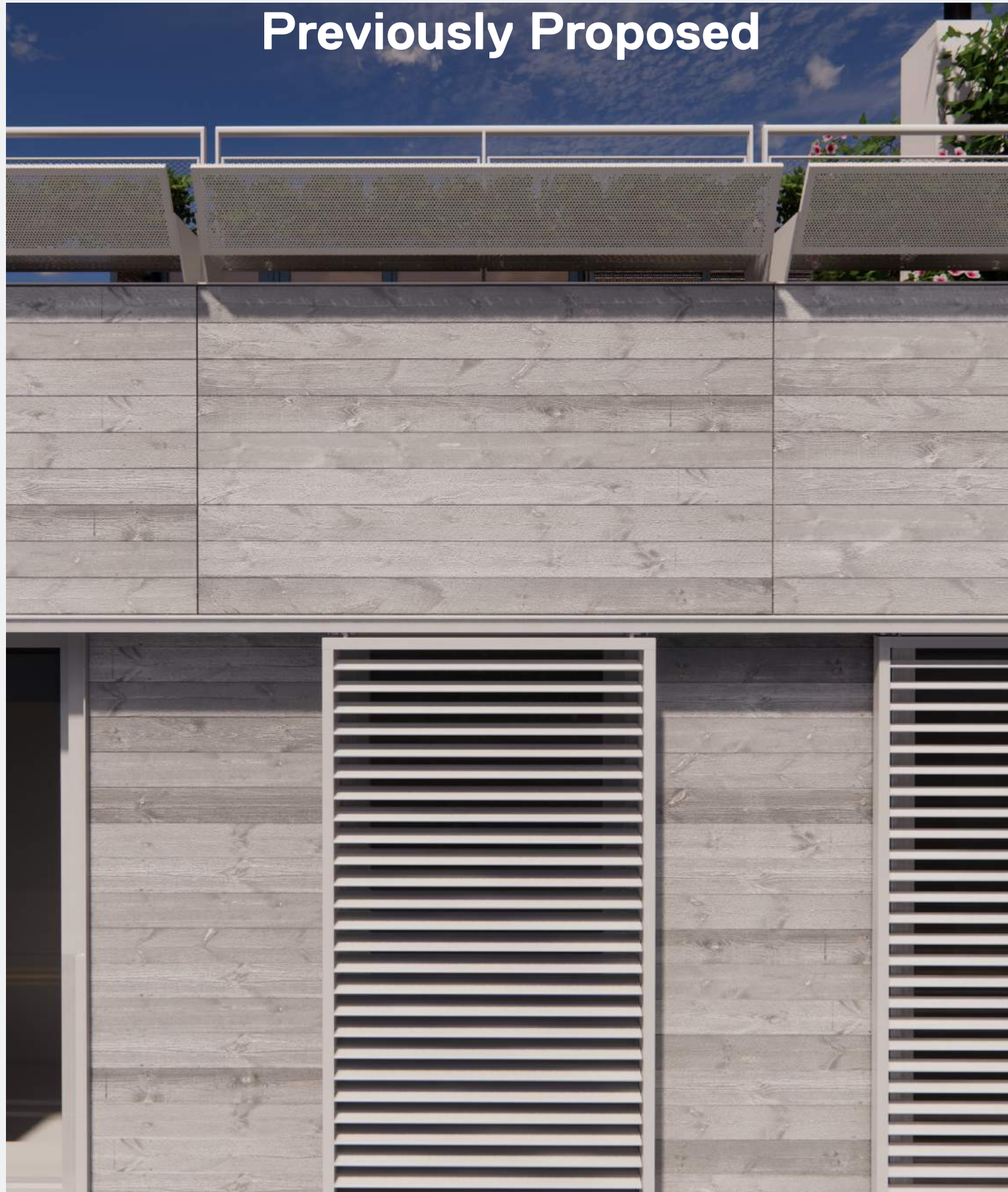


Facade probe above porch - clapboard siding



Facade probe below porch - shiplap siding

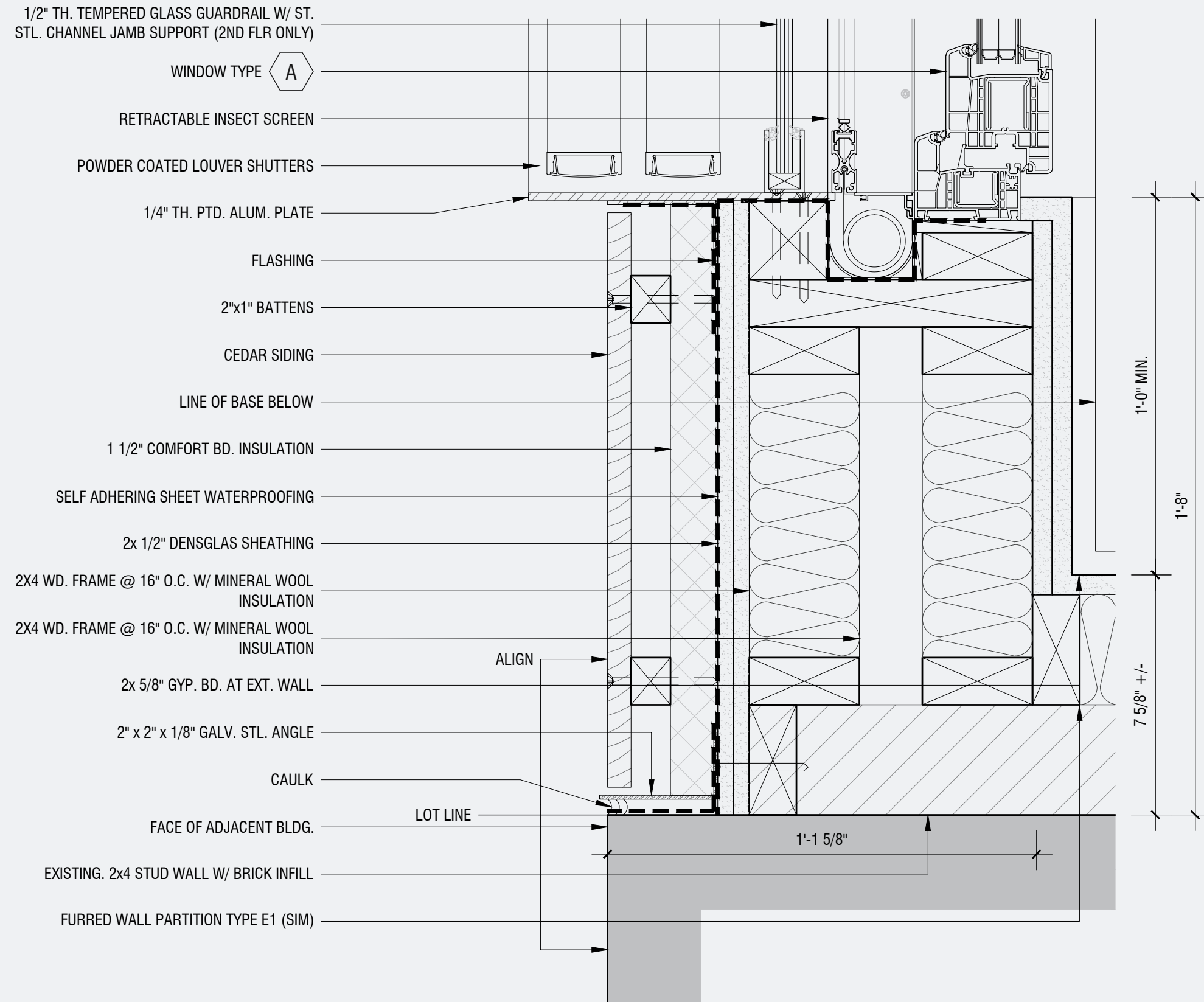
Previously Proposed

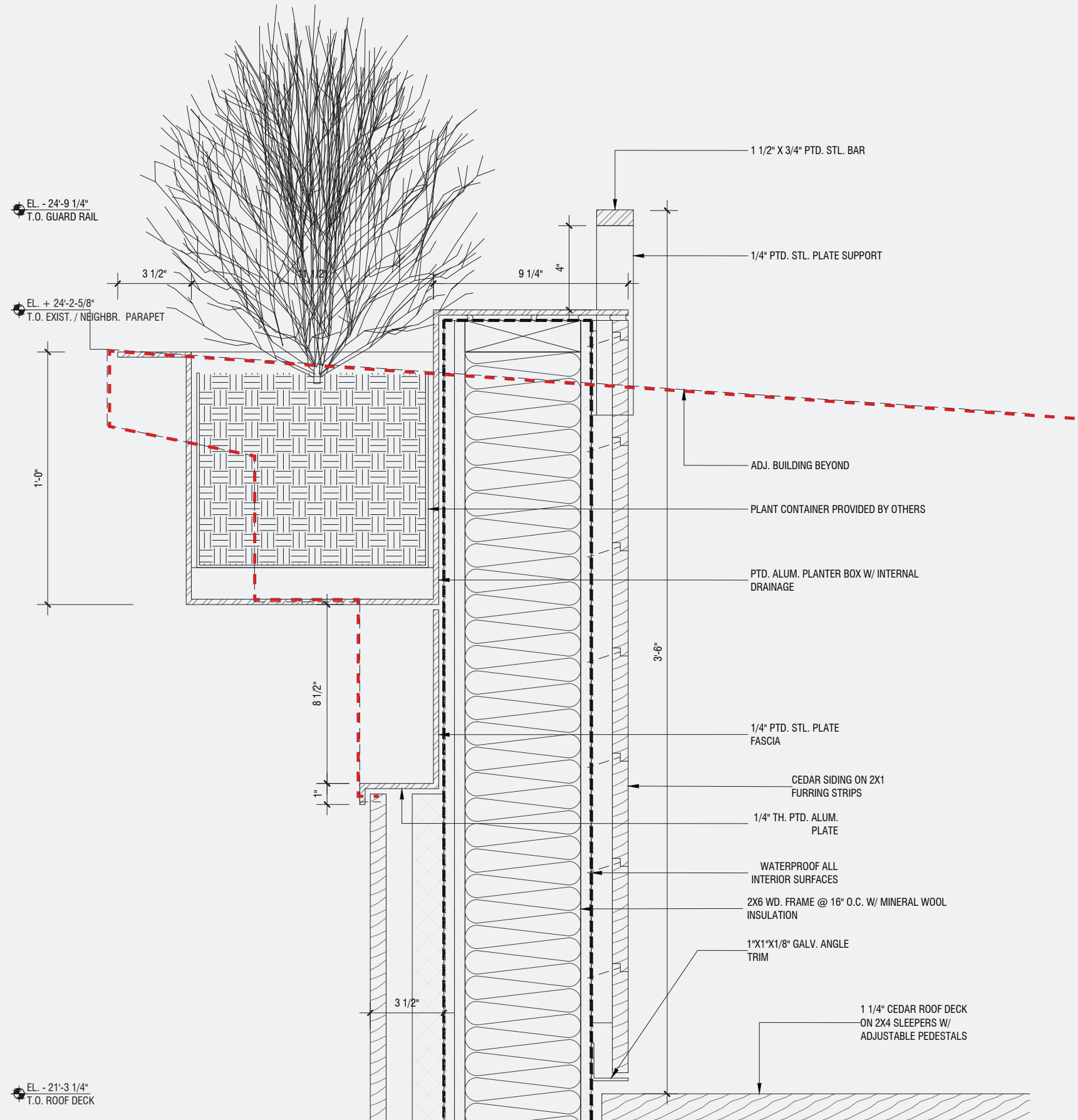


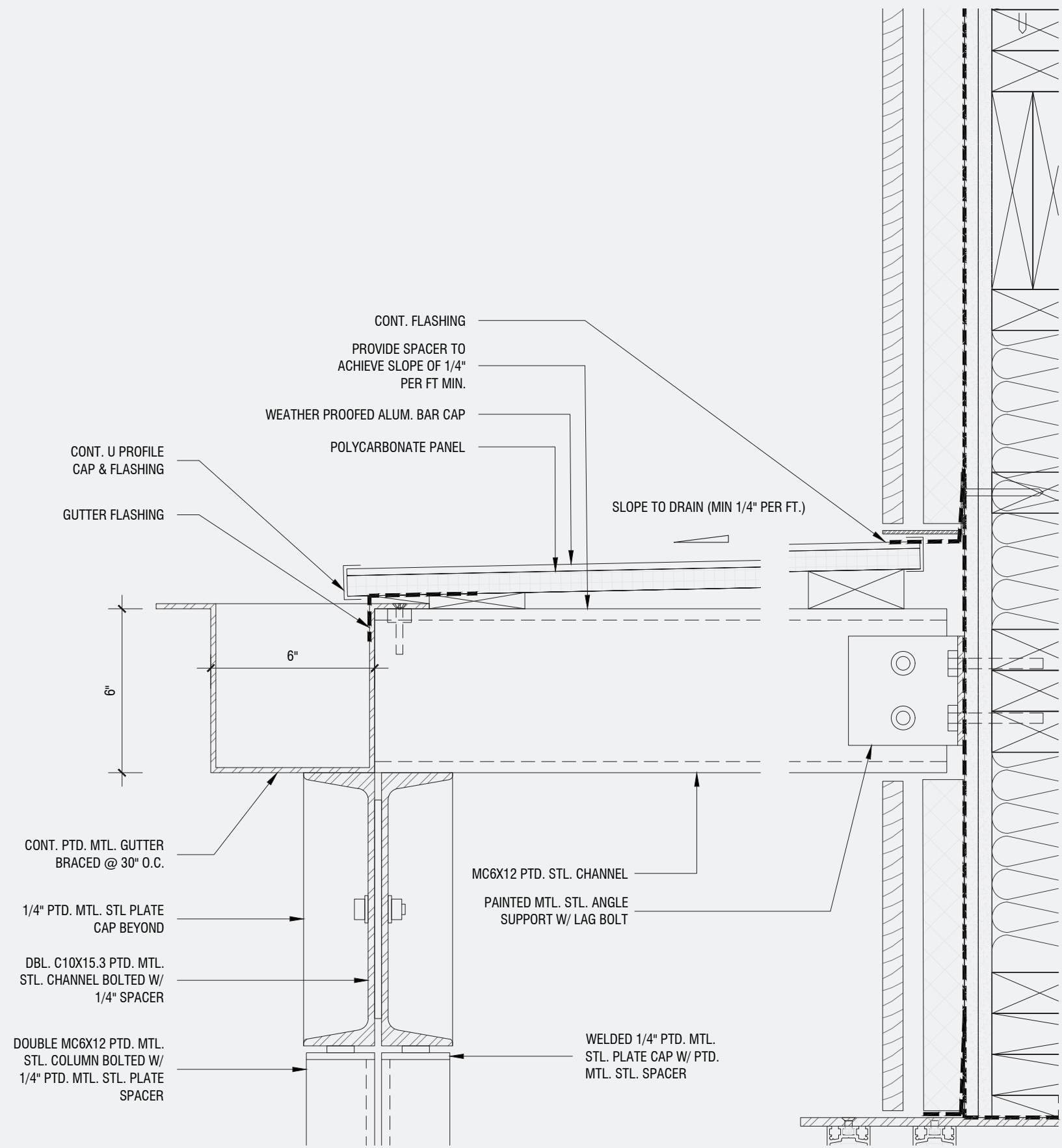
Newly Proposed

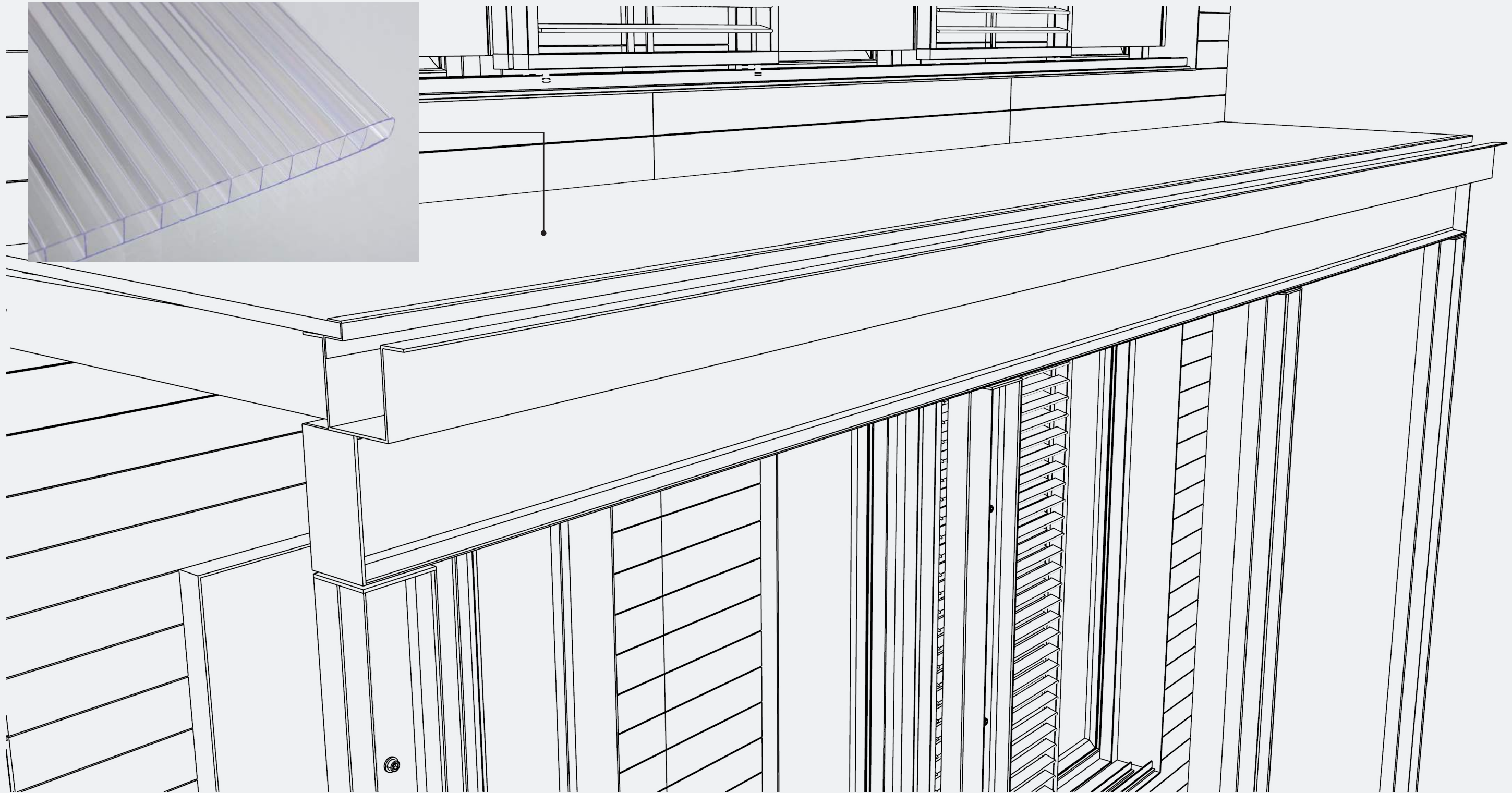


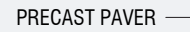
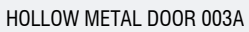
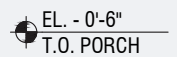
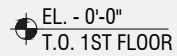












345 Decatur

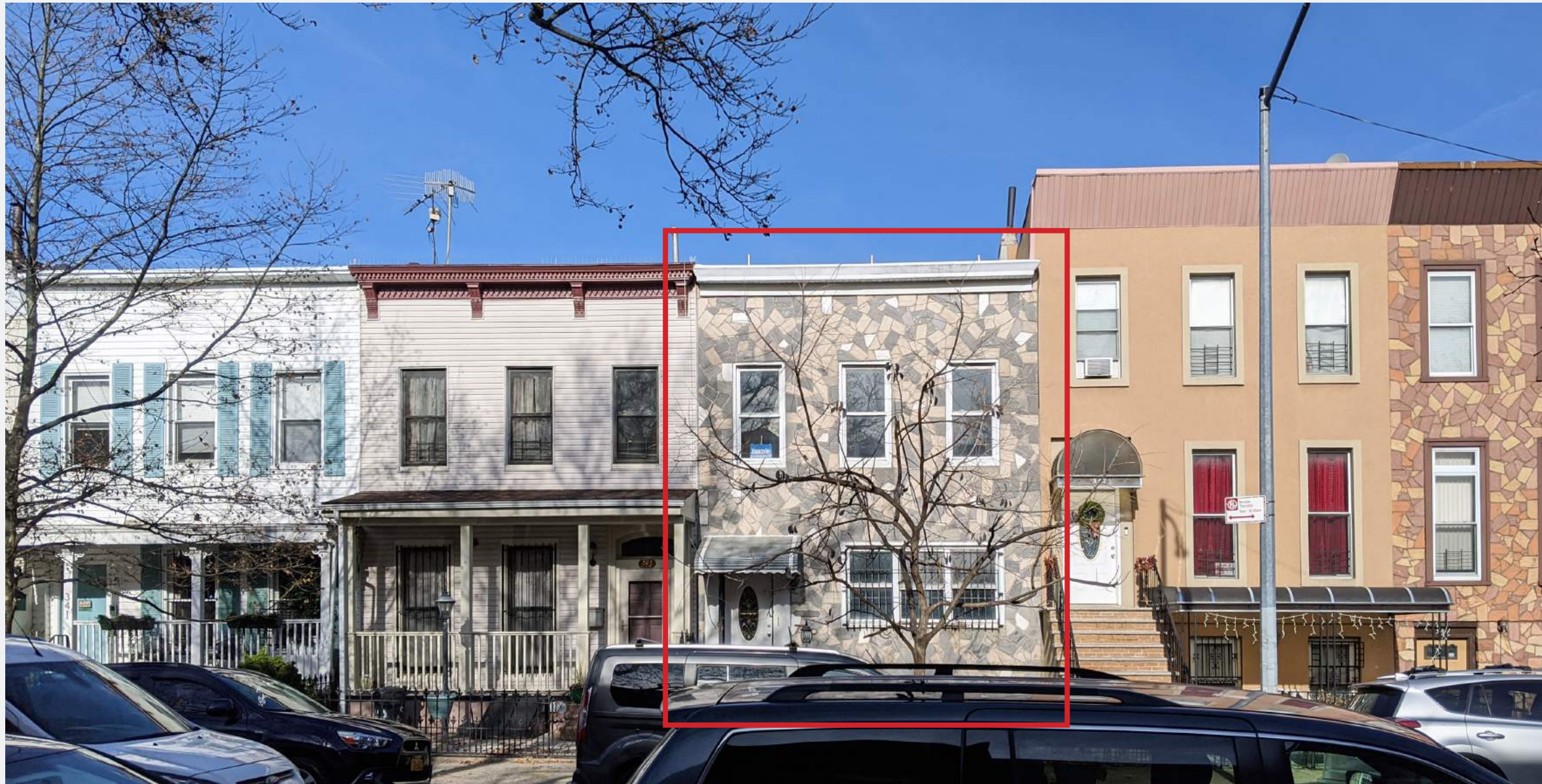
APPENDIX



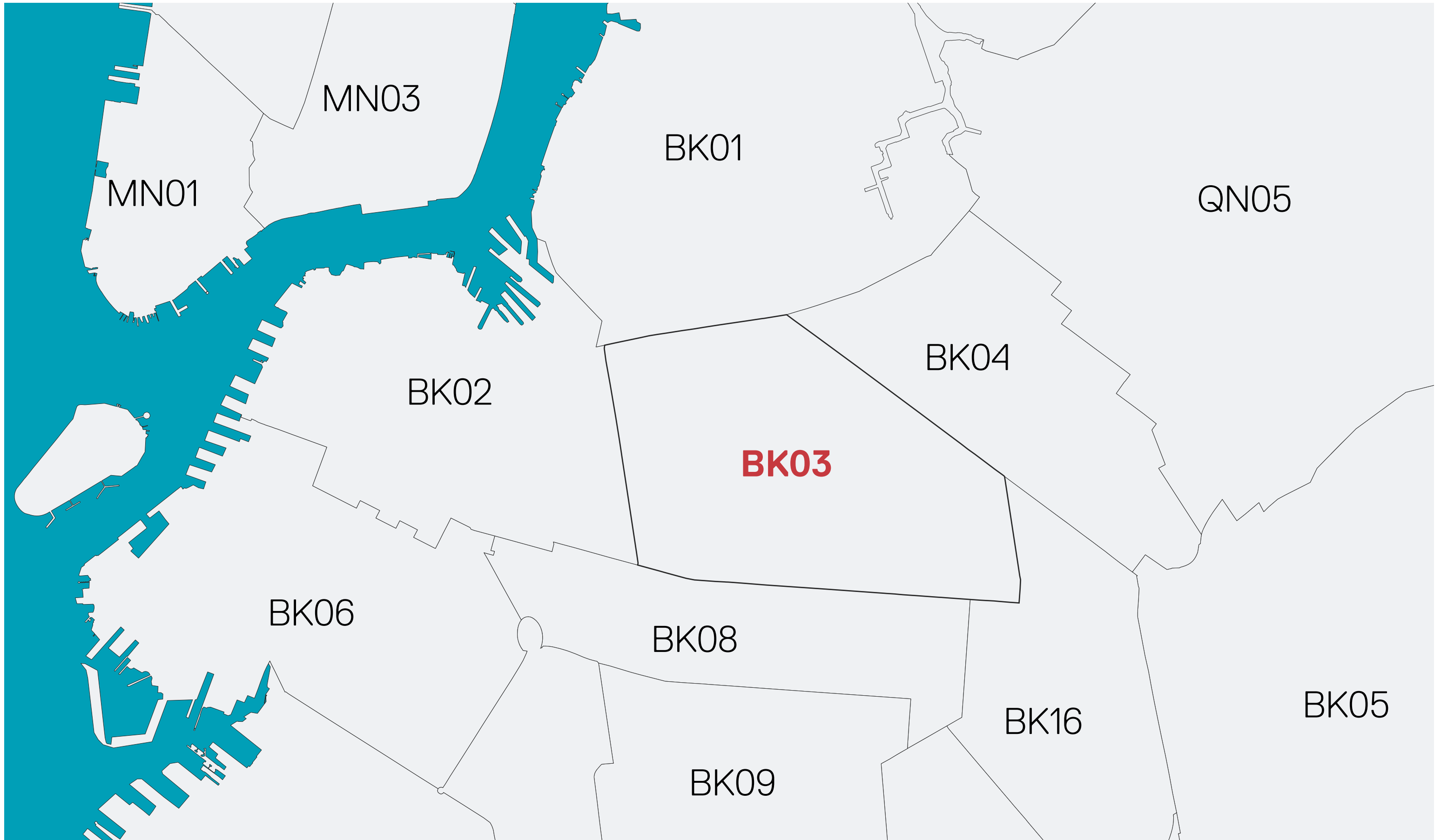
Garrison Architects
45 Main Street/ Suite No. 1026
Brooklyn, NY, 11201
718 596 8300 (T)
Info@garrisonarchitects.com (E)
Garrisonarchitects.com (W)

345 Decatur

BROOKLYN COMMUNITY BOARD &
NYC LANDMARKS PRESERVATION COMMISSION PRESENTATION



Garrison Architects
45 Main Street/ Suite No. 1026
Brooklyn, NY, 11201
718 596 8300 (T)
Info@garrisonarchitects.com (E)
Garrisonarchitects.com (W)





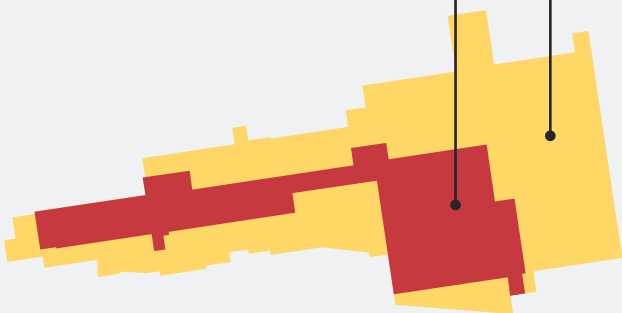
BK02

BK04

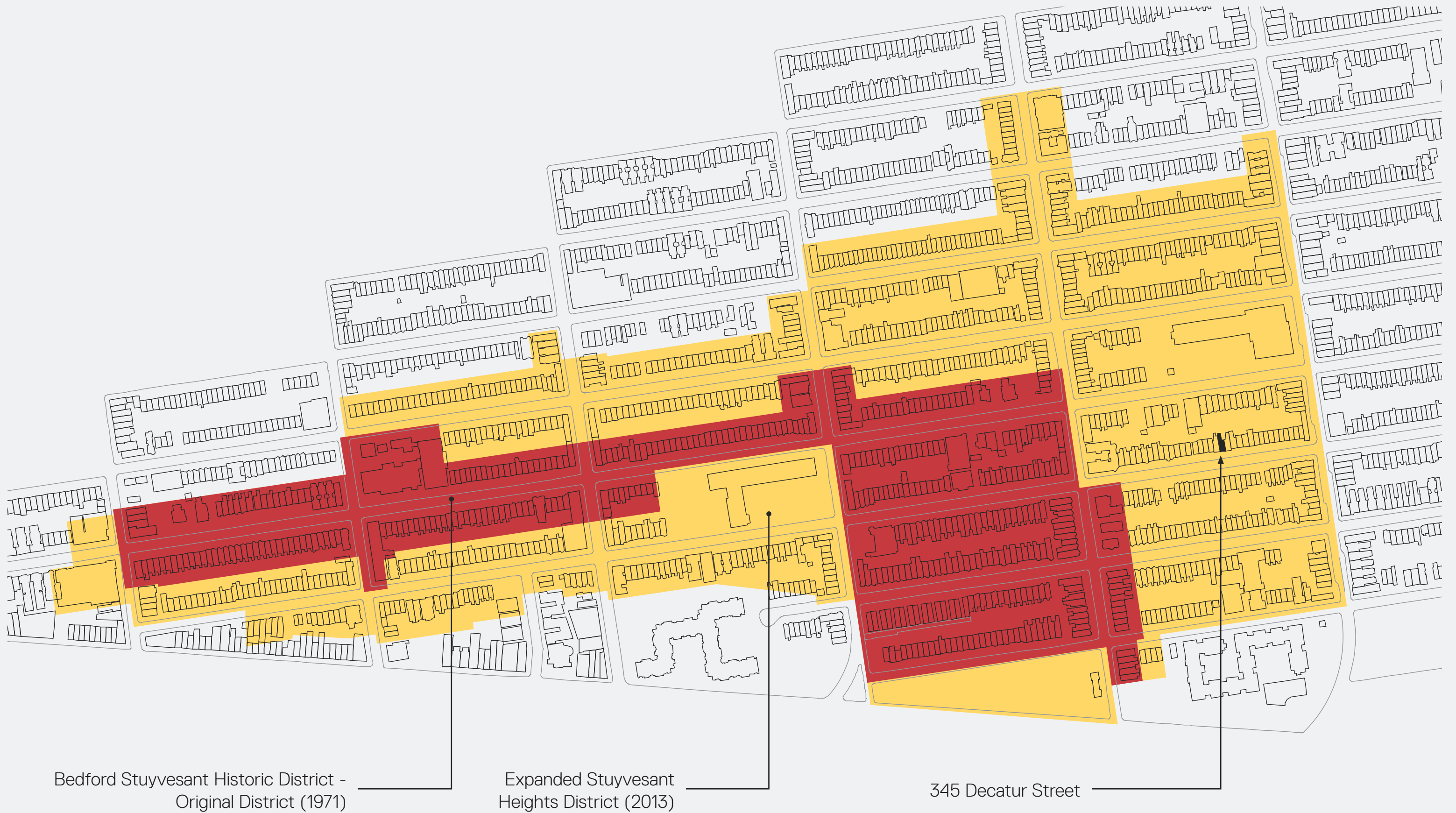
Bedford Stuyvesant Historic District - Original District (1971)

Expanded Stuyvesant Heights District (2013)

BK03

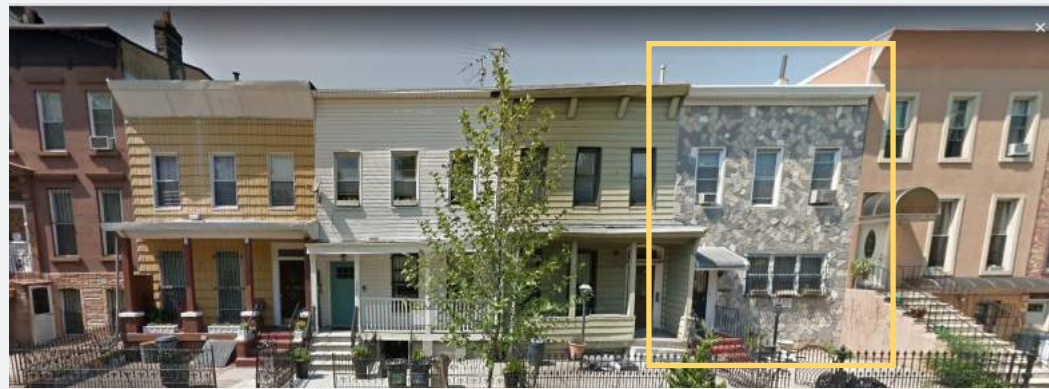


BK08





4



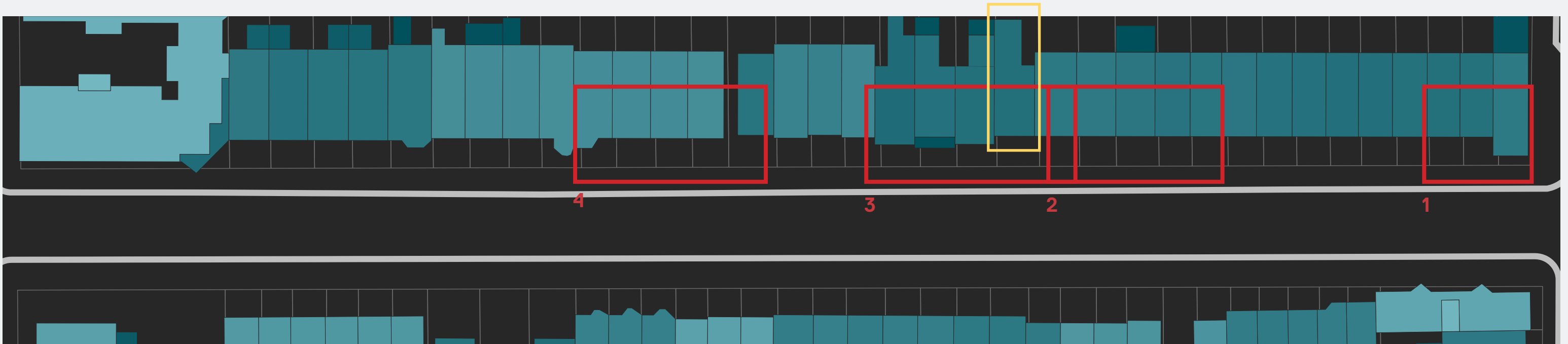
3



2



1









Garrison Architects

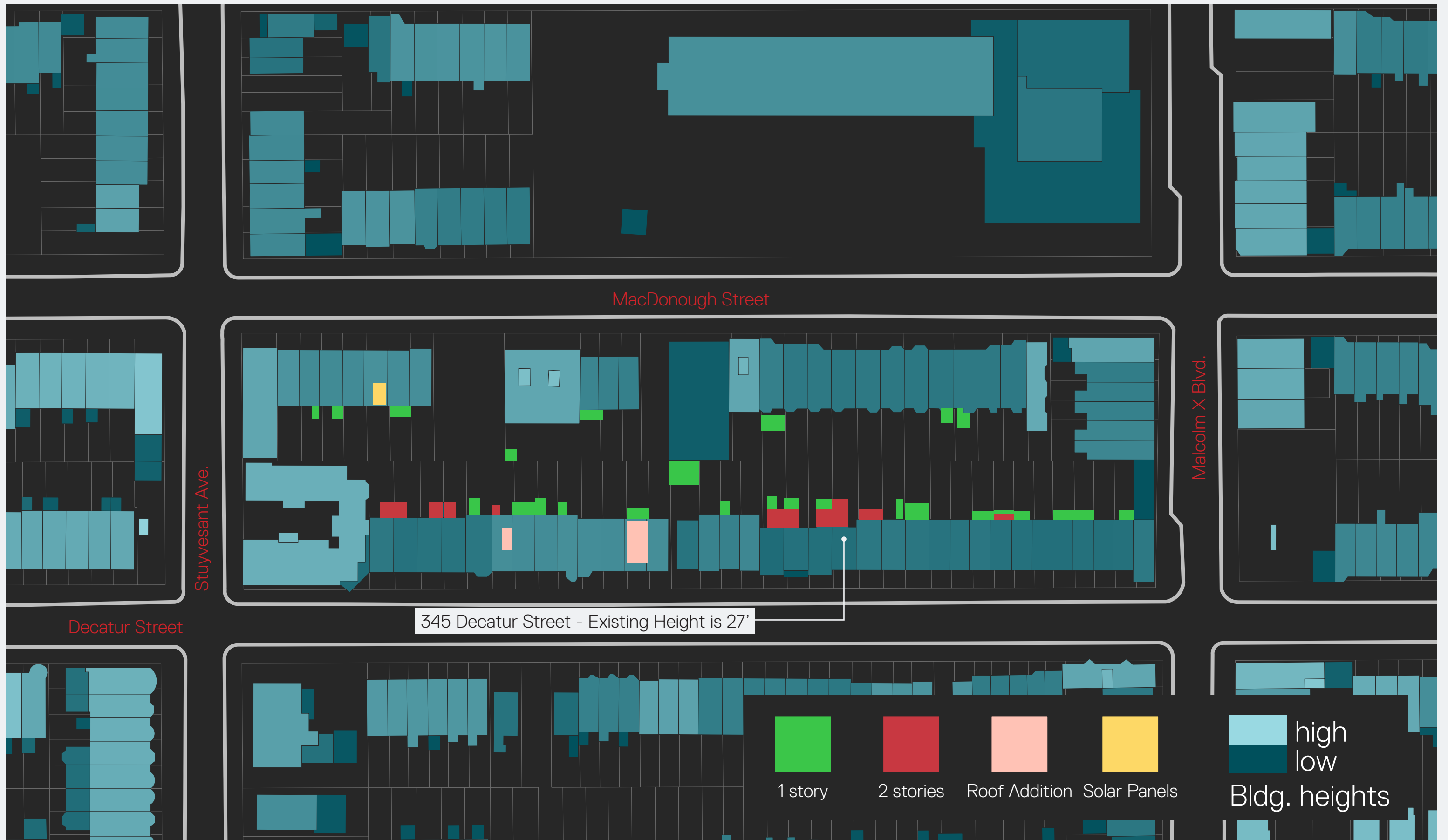
345 Decatur Street

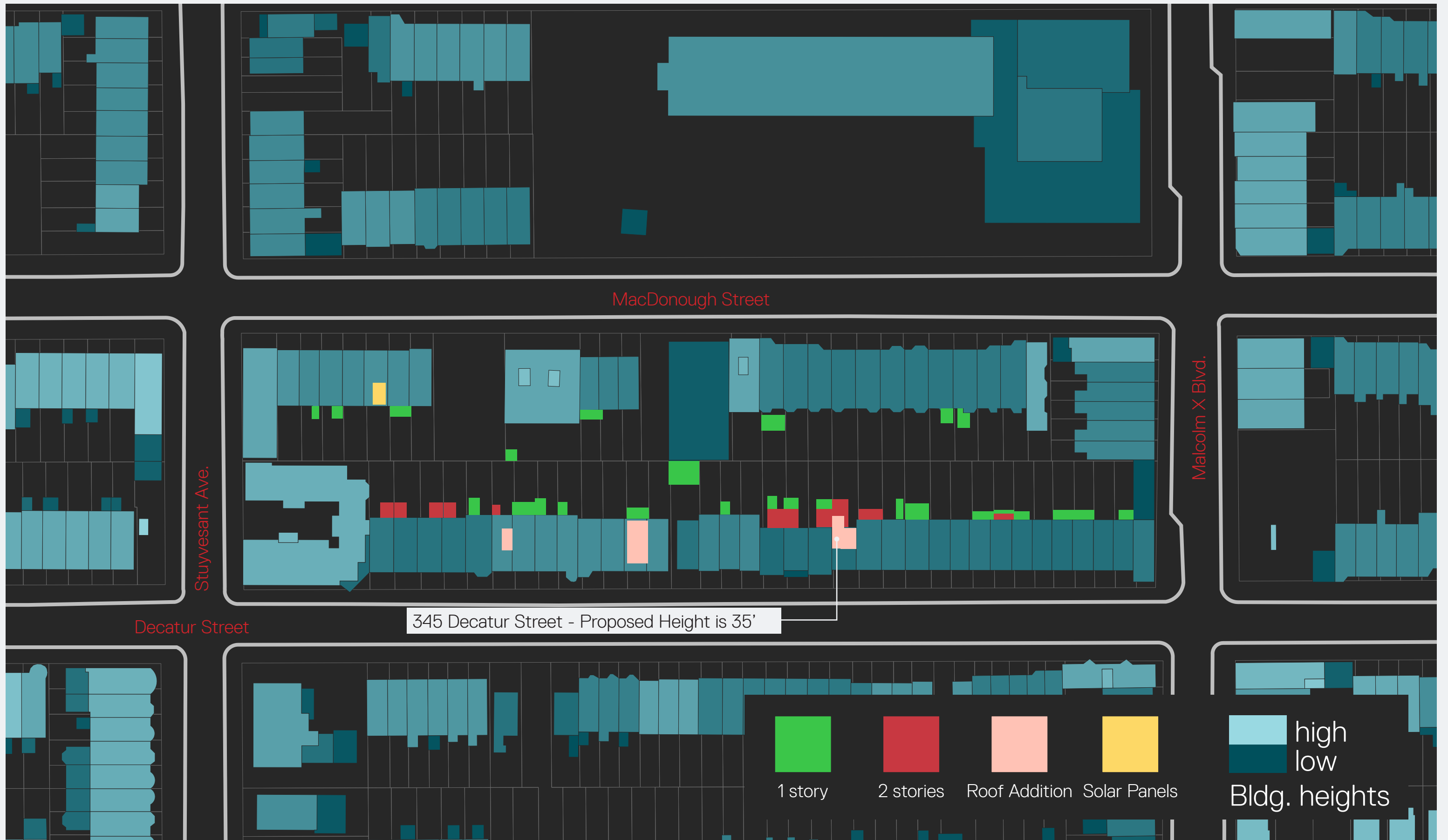


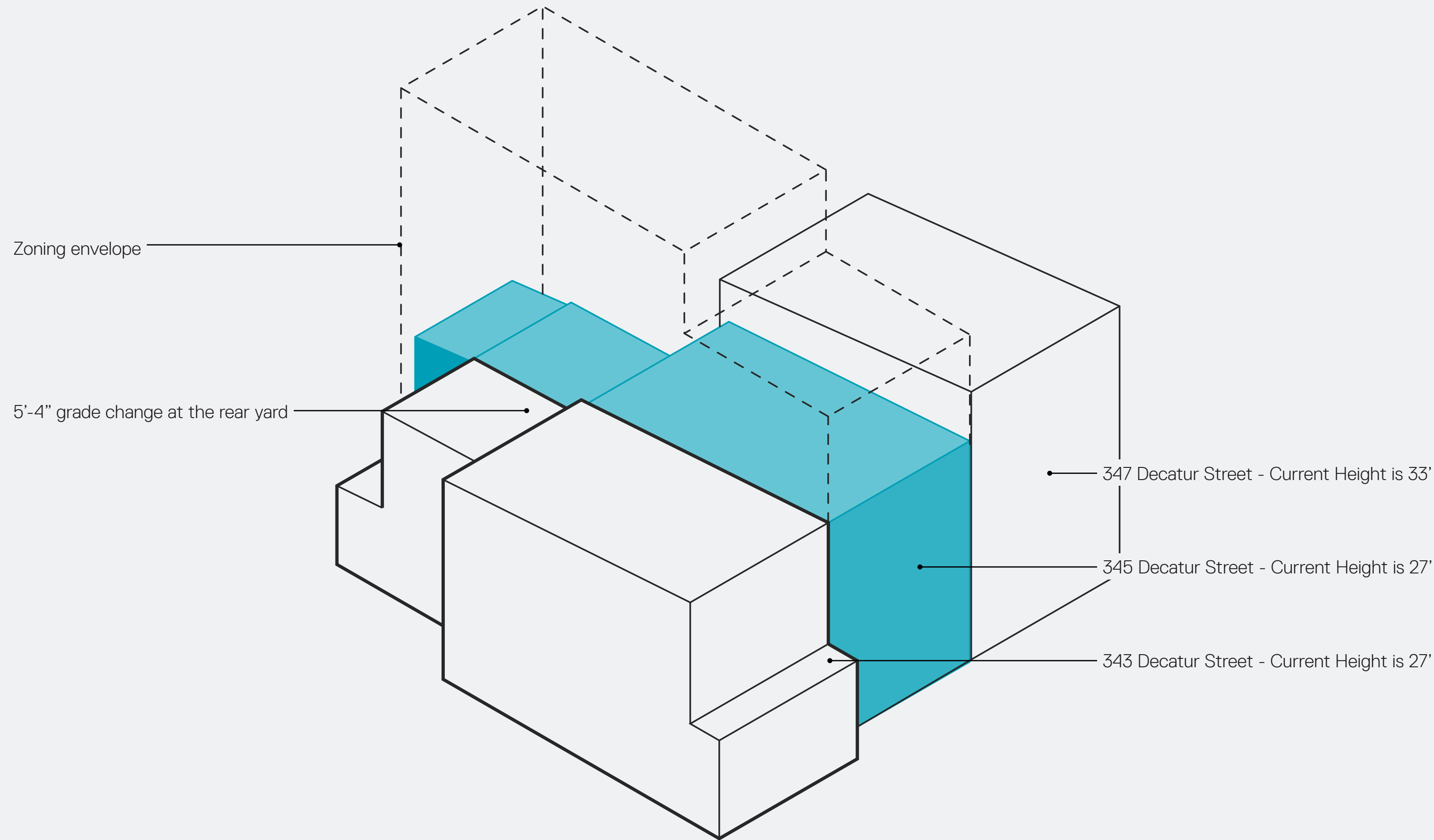
Community Board & Landmark Preservation
Commision Presentation

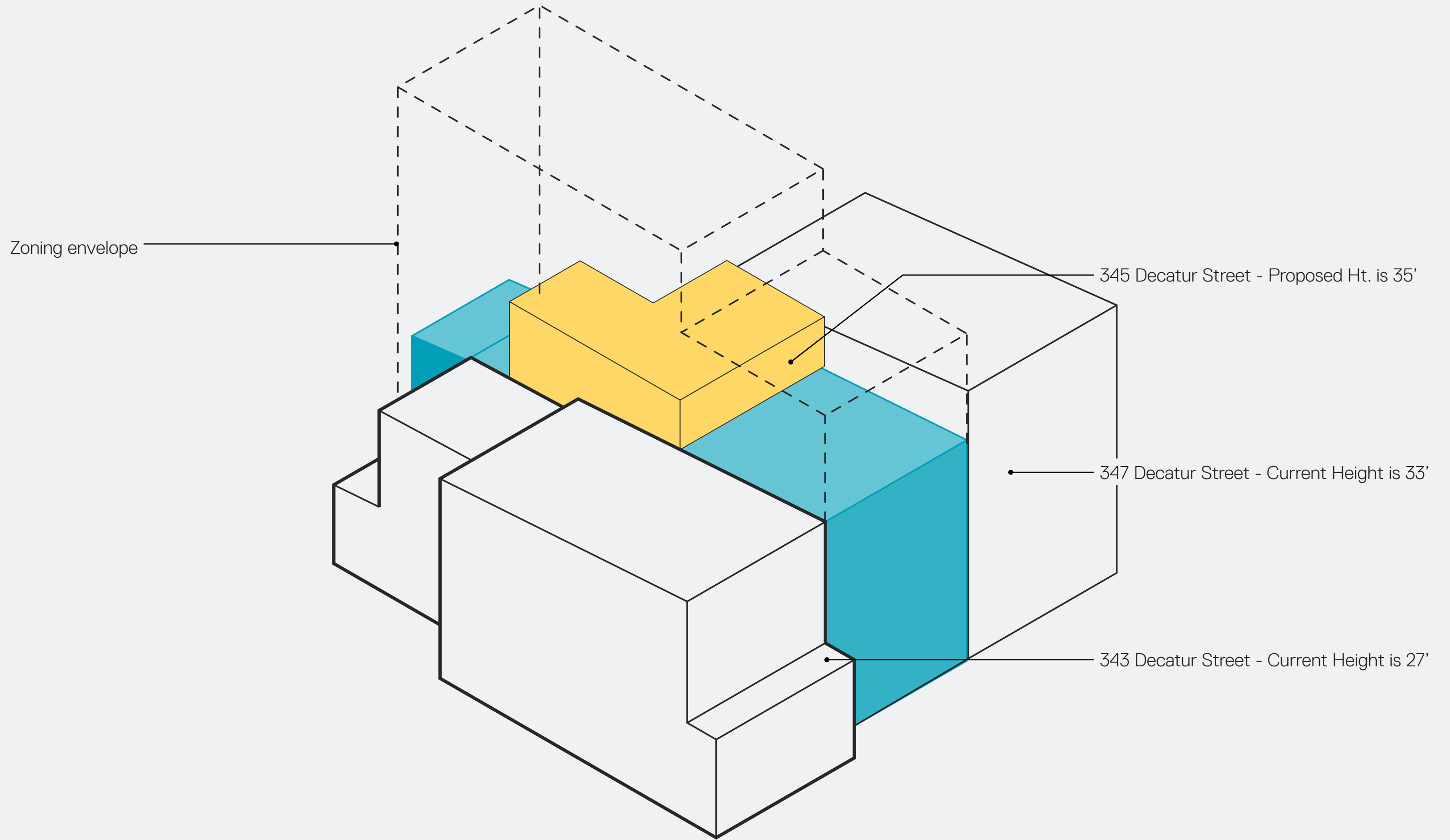


316 Decatur Street (Italianate)
320 Decatur Street (Italianate)
329 Stuyvesant Avenue (Italianate)













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 Commision Presentation 345 Decatur with & w/out vegetation



Facade probe above porch - clapboard siding



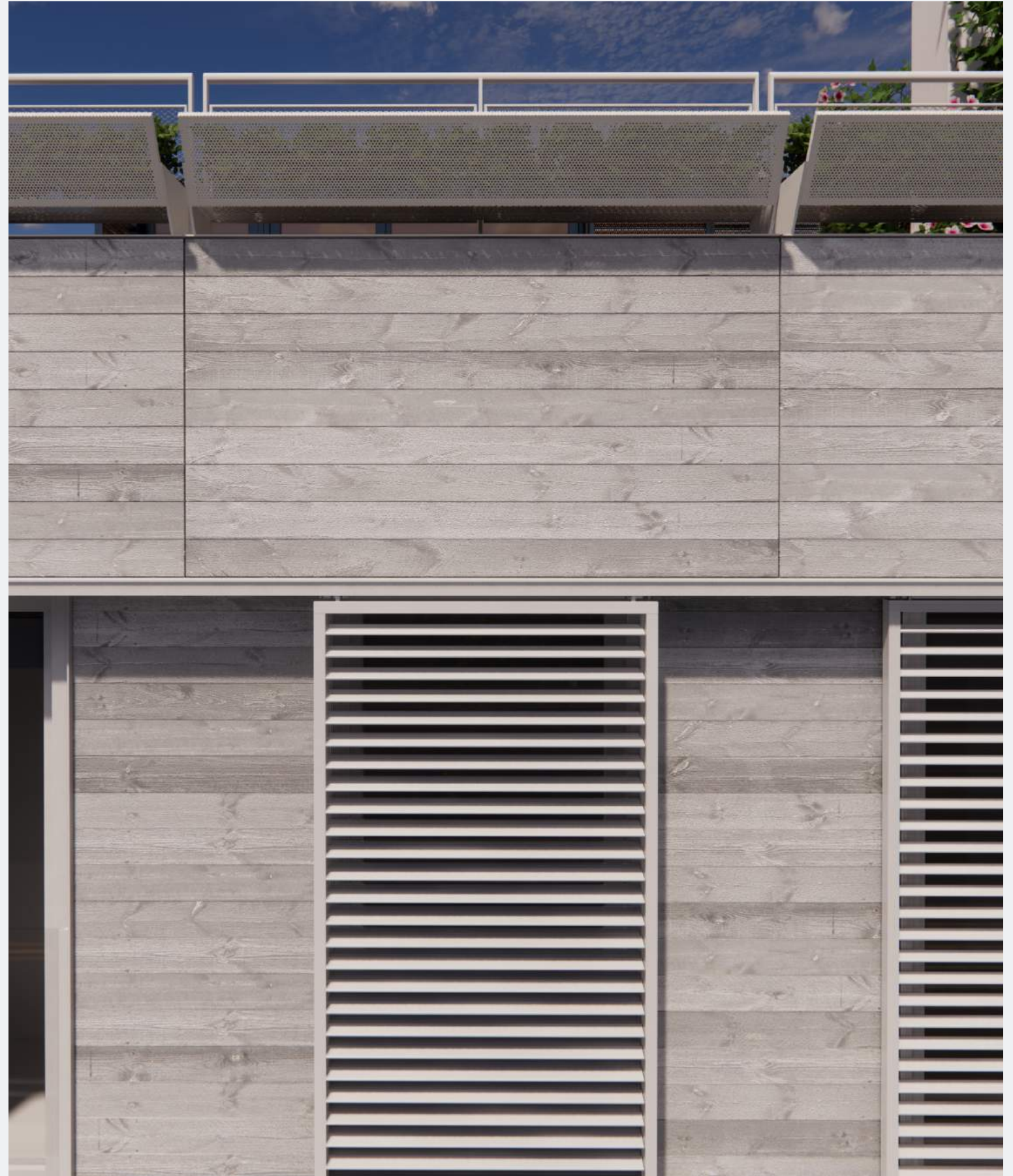
Facade probe below porch - shiplap siding



Garrison Architects

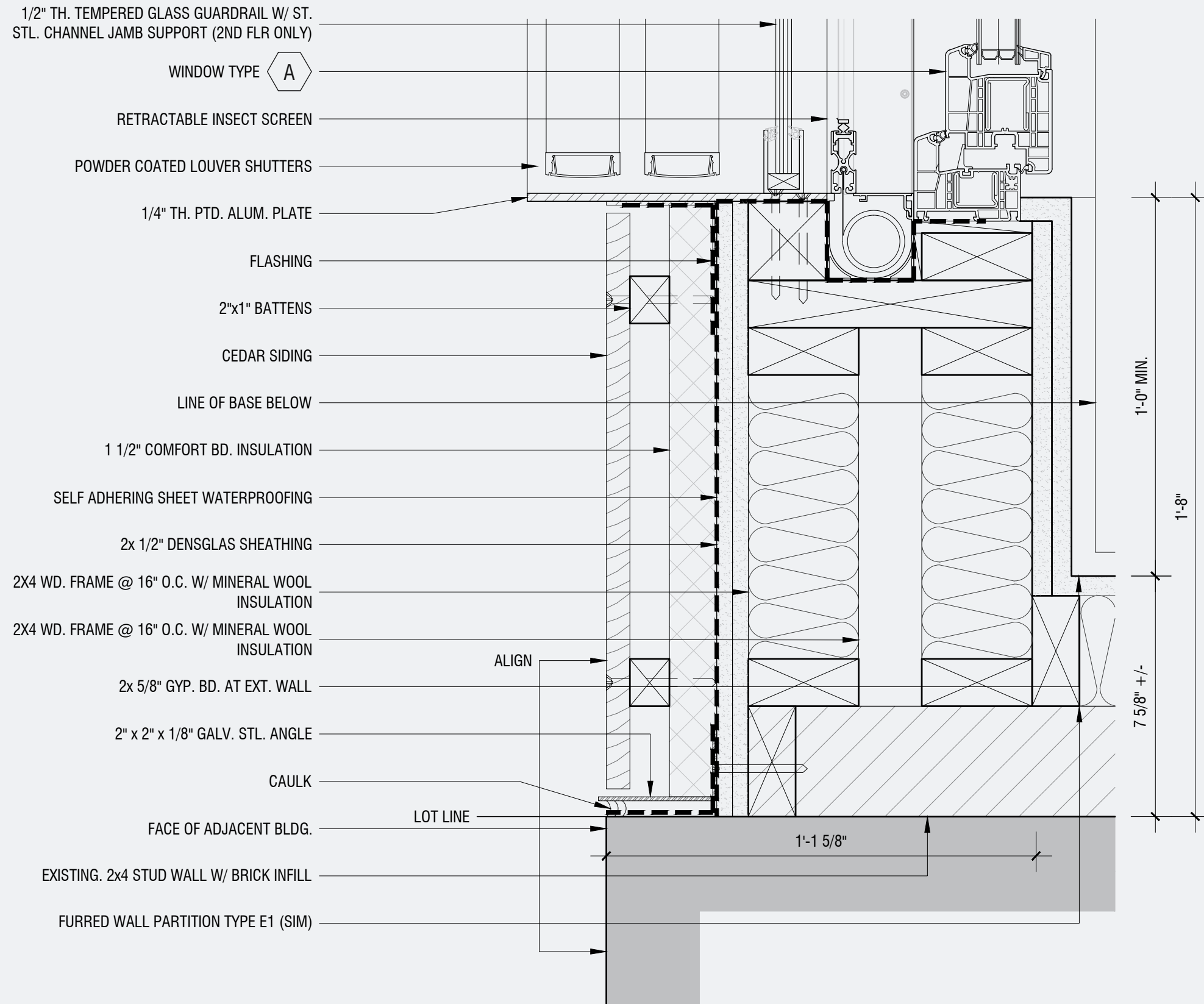


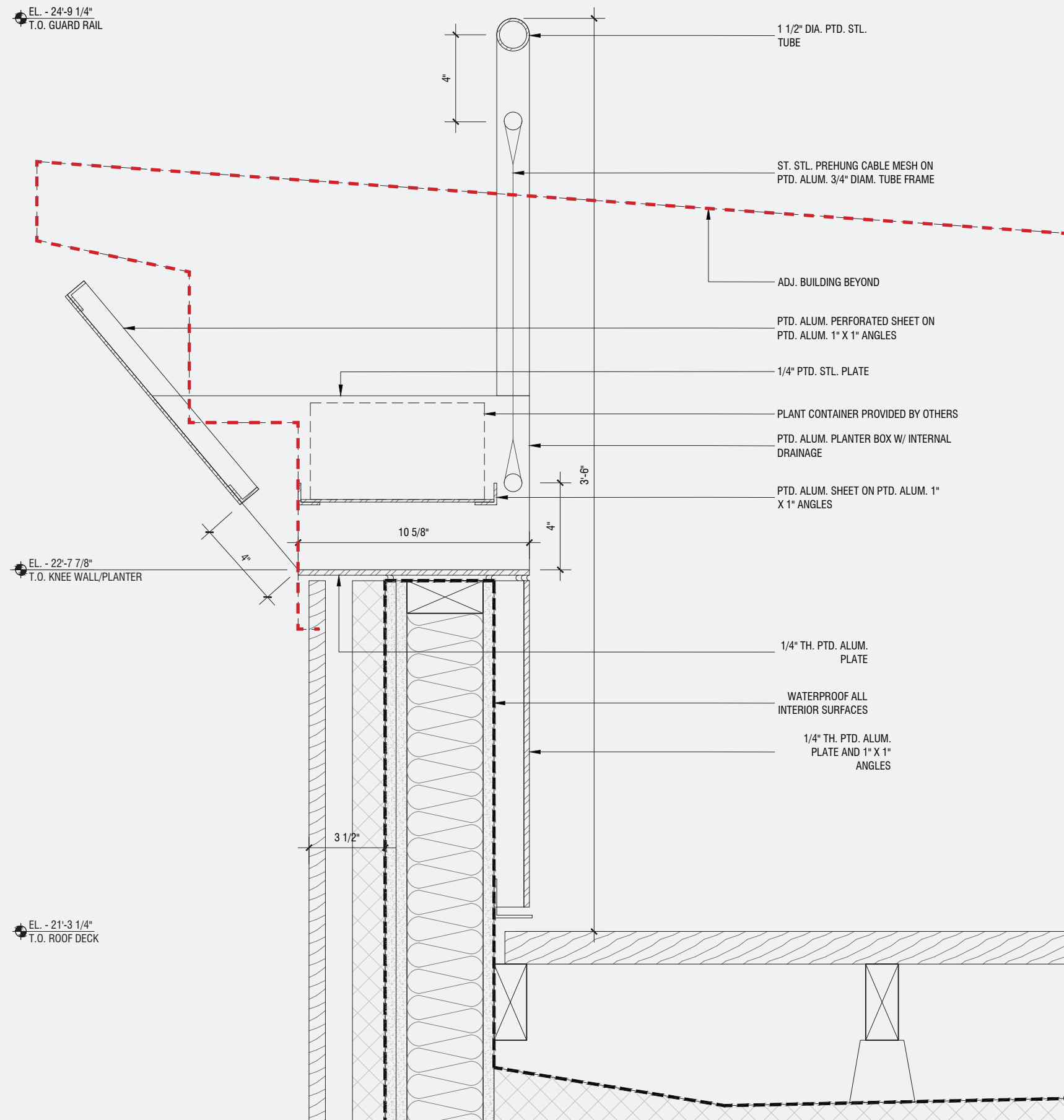
345 Decatur Street



Community Board & Landmark Preservation
Commision Presentation

Siding Tests



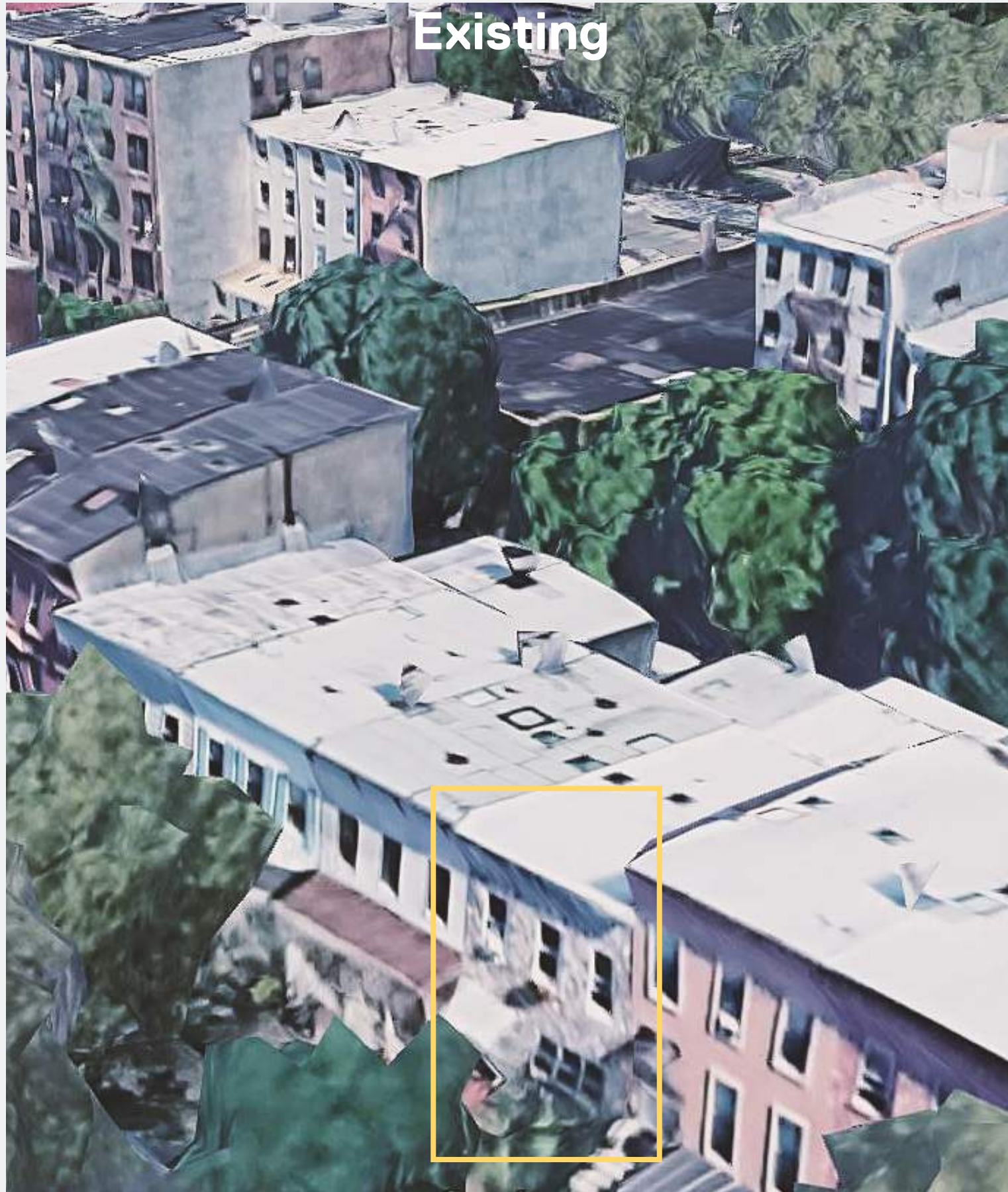




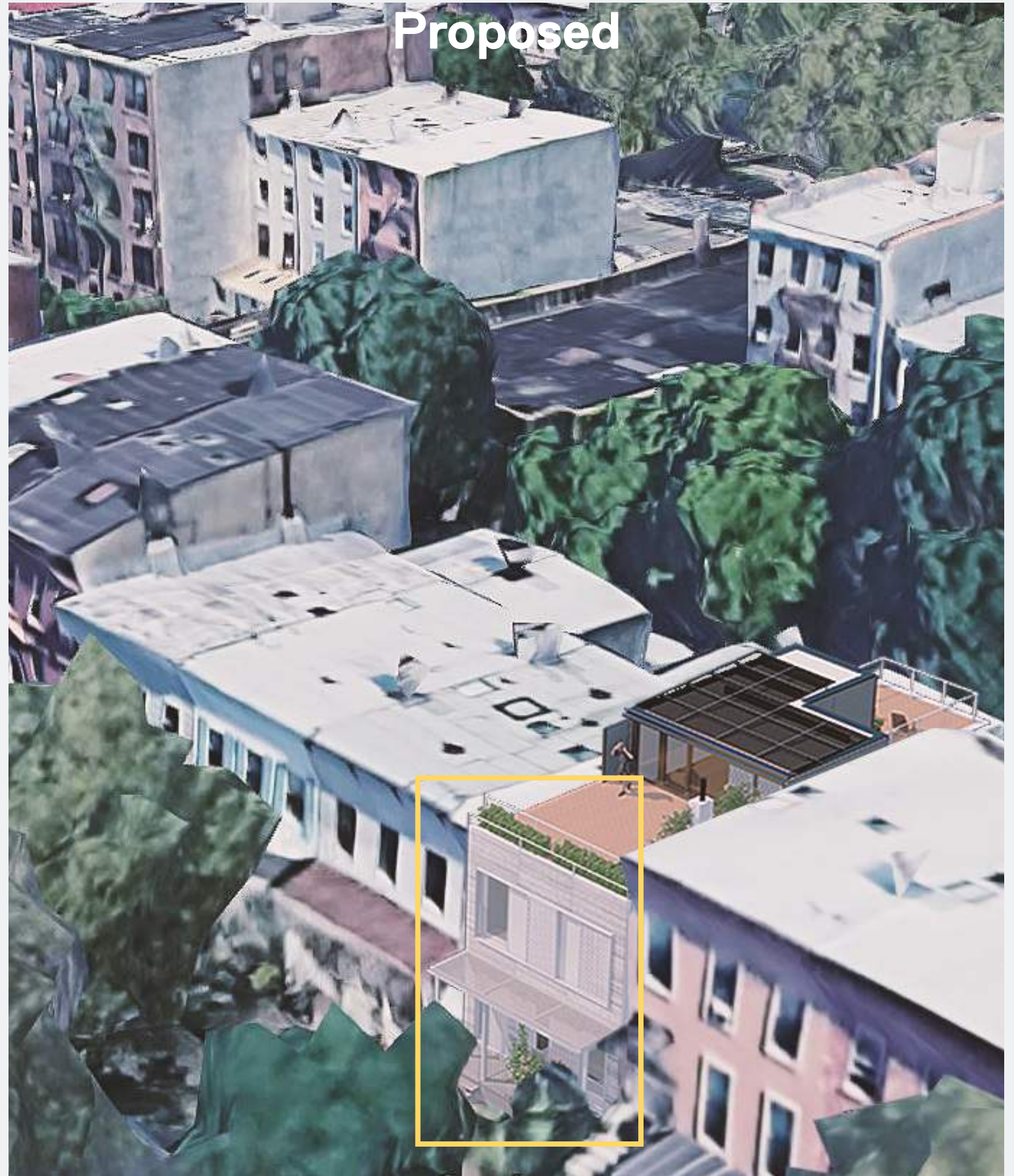




Existing



Proposed

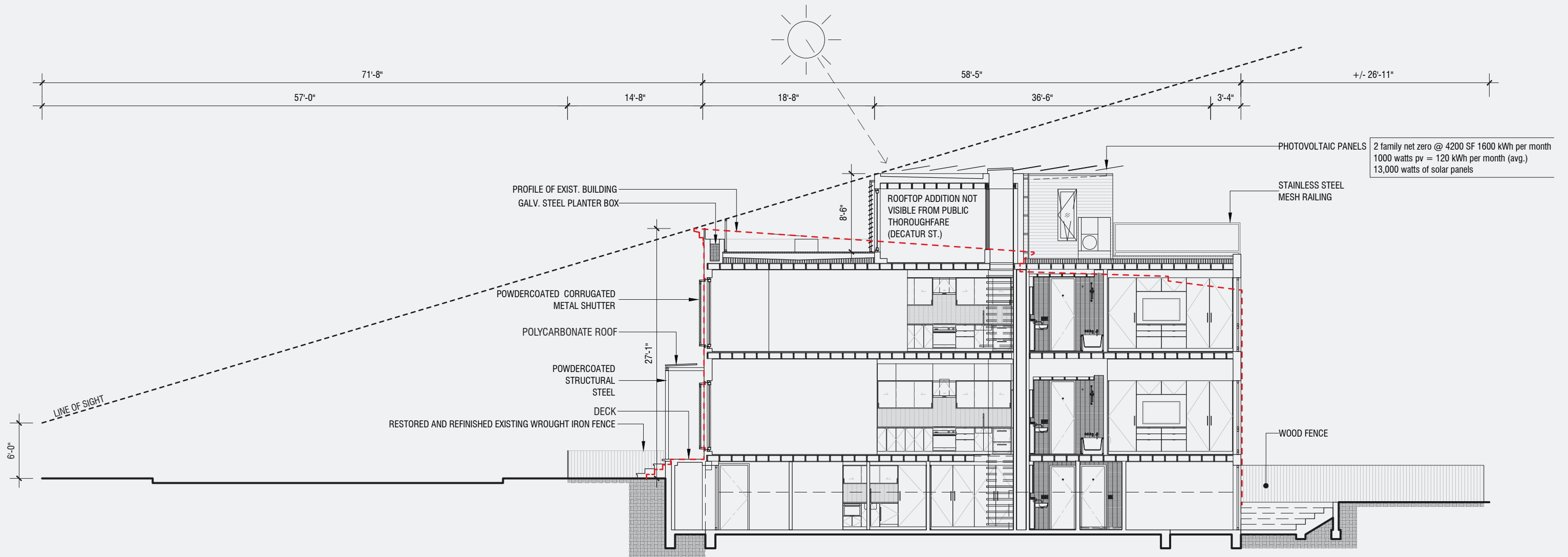


Existing



Proposed





1 PROPOSED SECTION

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



Garrison Architects

345 Decatur Street



Community Board & Landmark Preservation
Commision Presentation

Mock up roof photographs







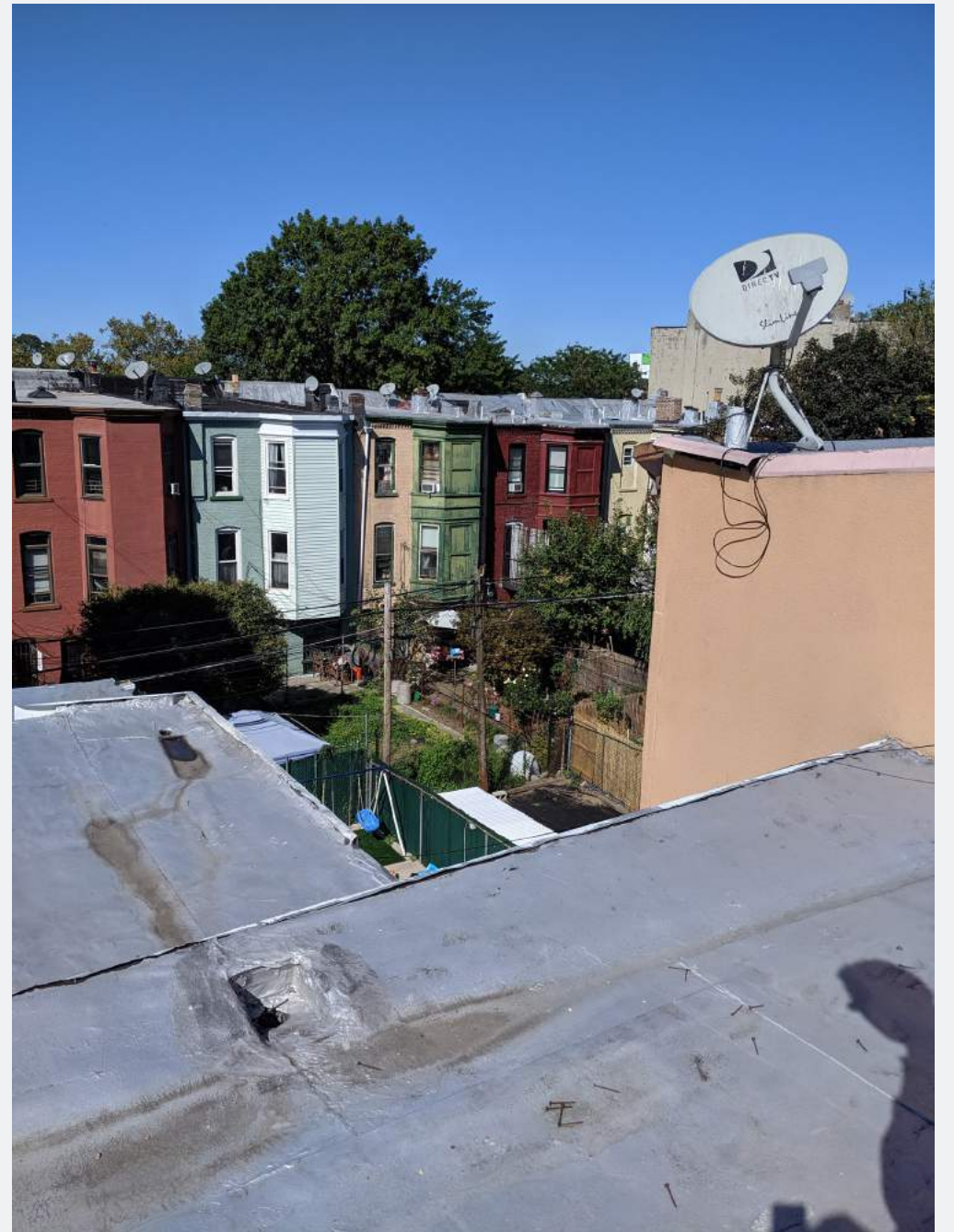
C - 347 DECATUR ST.



B - 345 DECATUR ST.



A - 343 DECATUR ST.









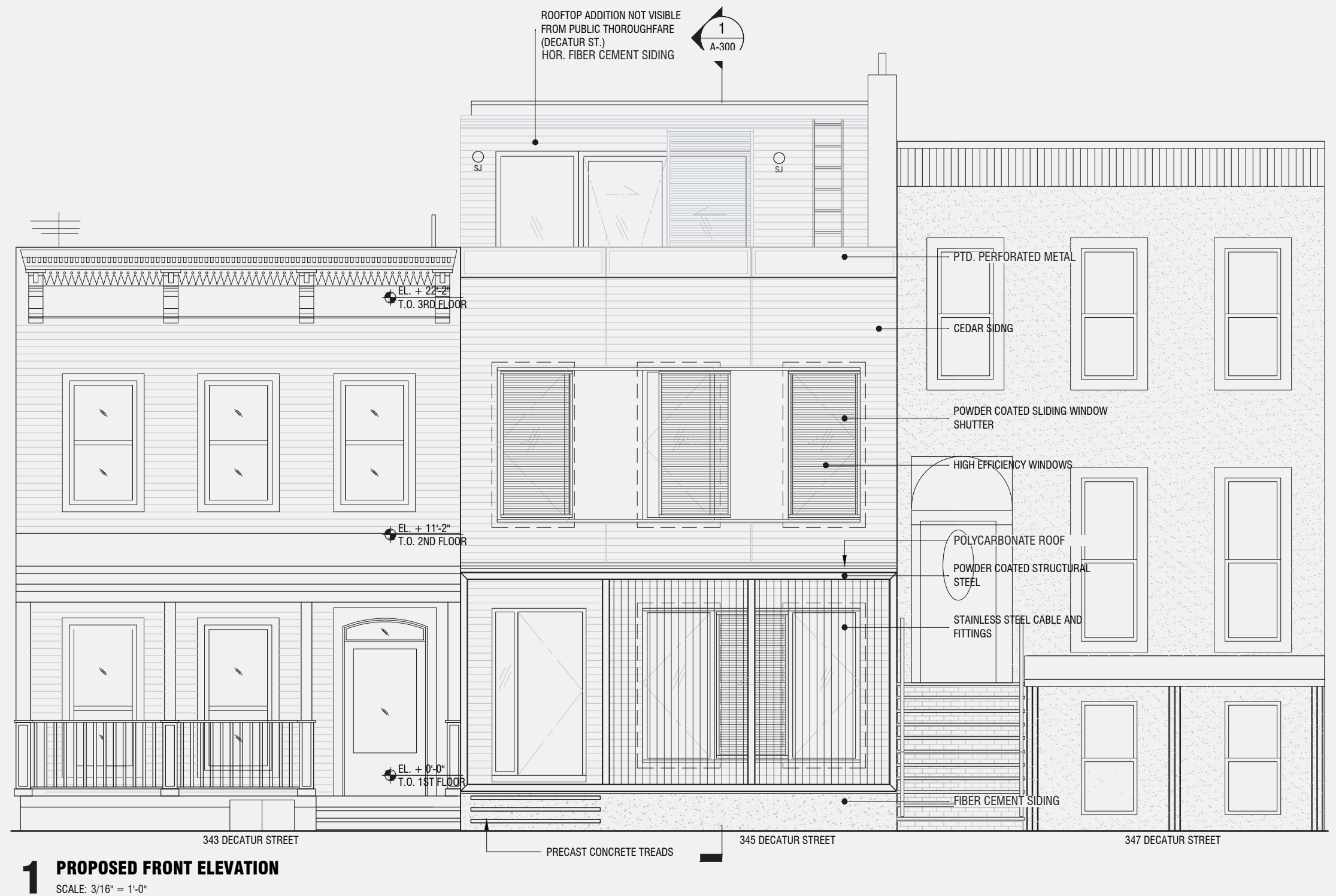
345 Decatur

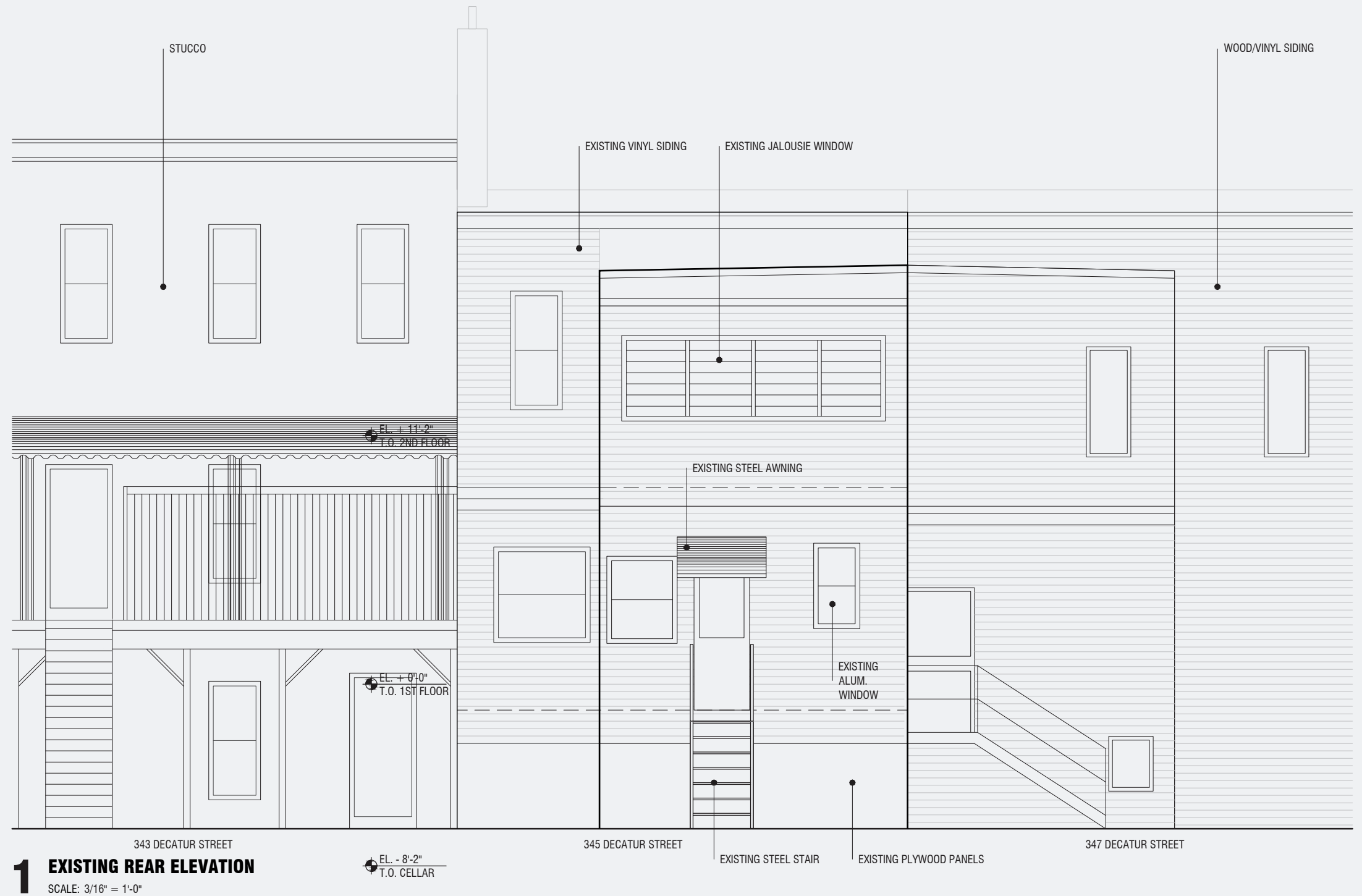
APPENDIX

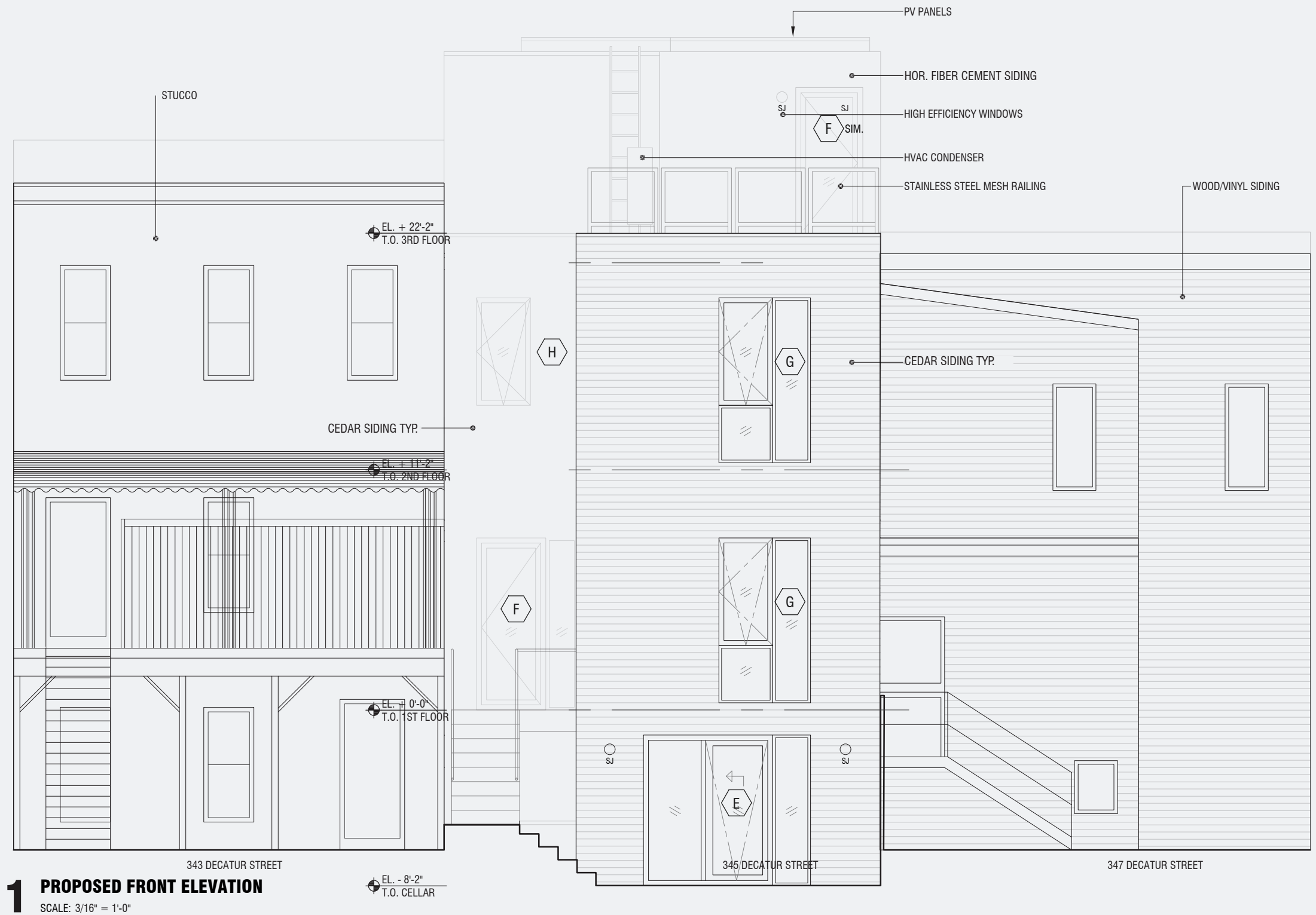


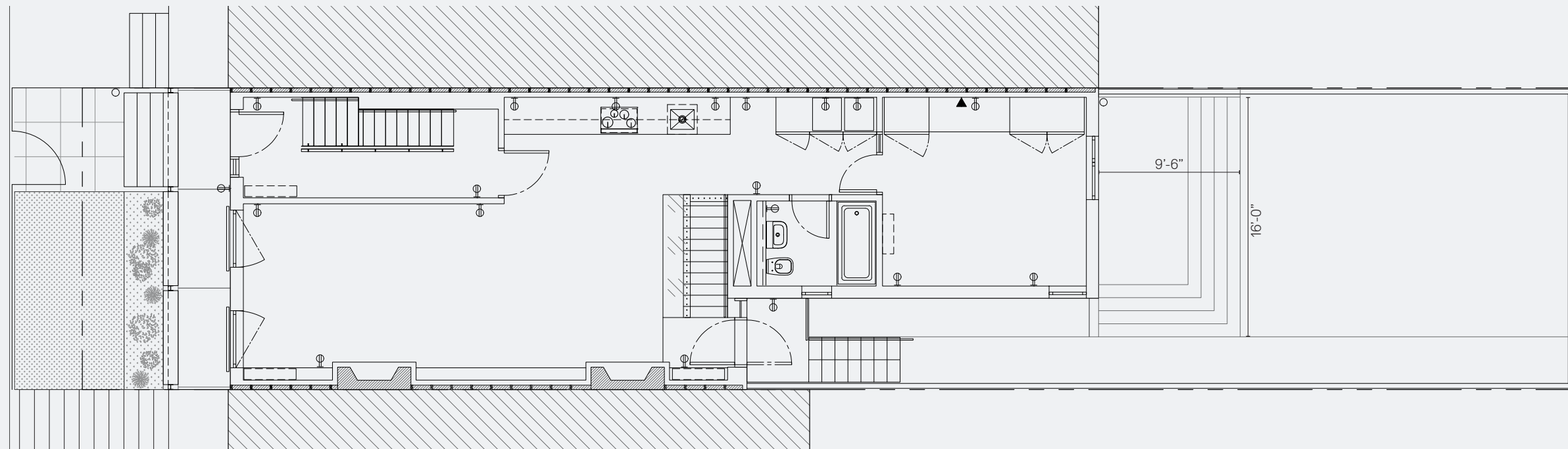
Garrison Architects
45 Main Street/ Suite No. 1026
Brooklyn, NY, 11201
718 596 8300 (T)
Info@garrisonarchitects.com (E)
Garrisonarchitects.com (W)



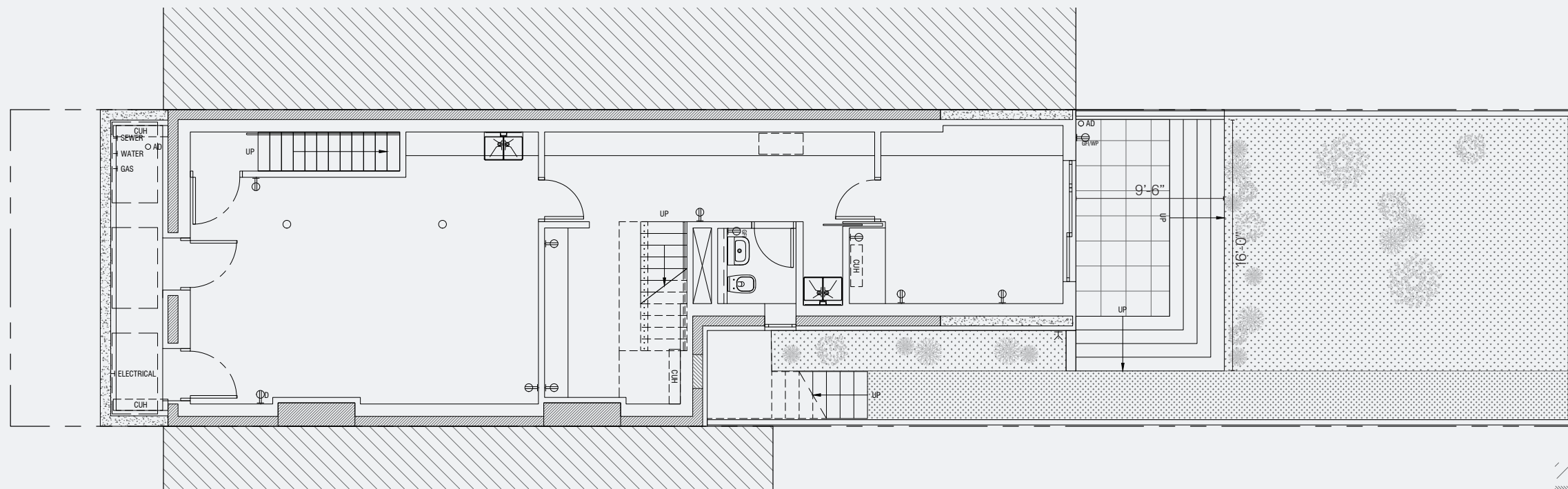




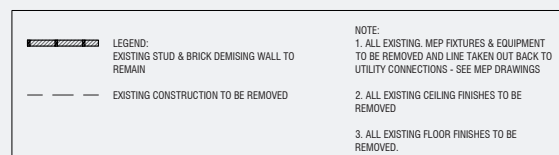
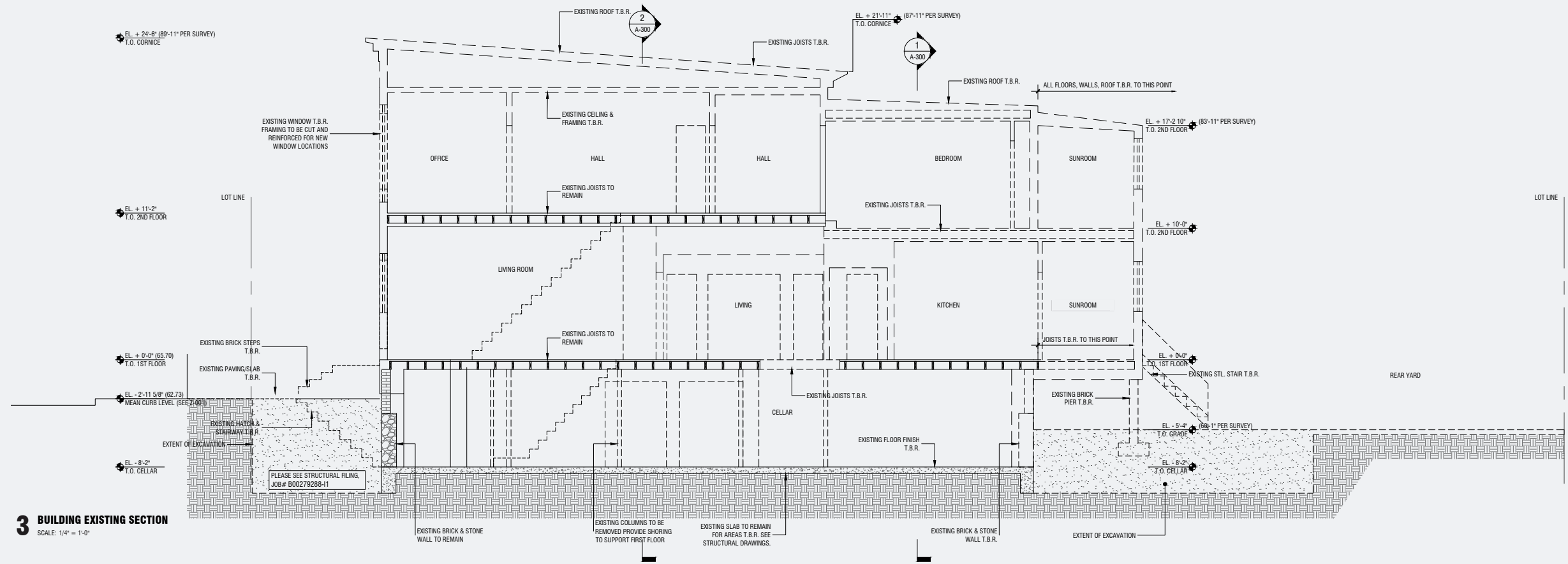




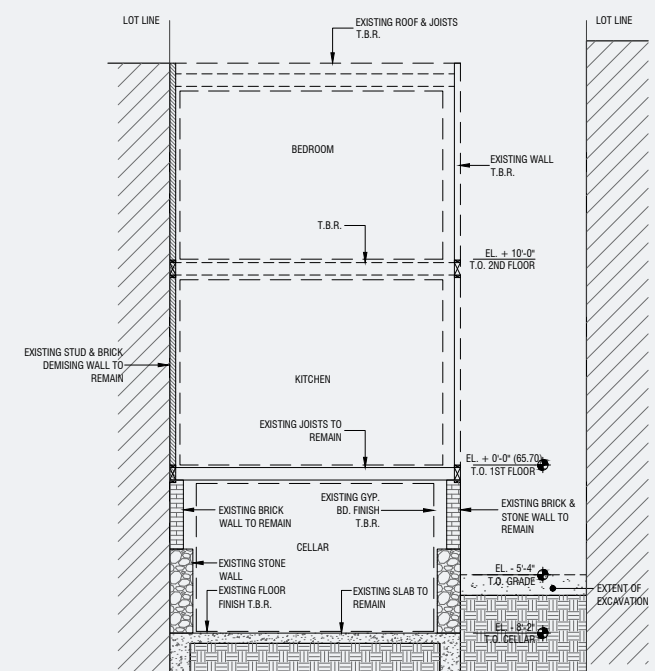
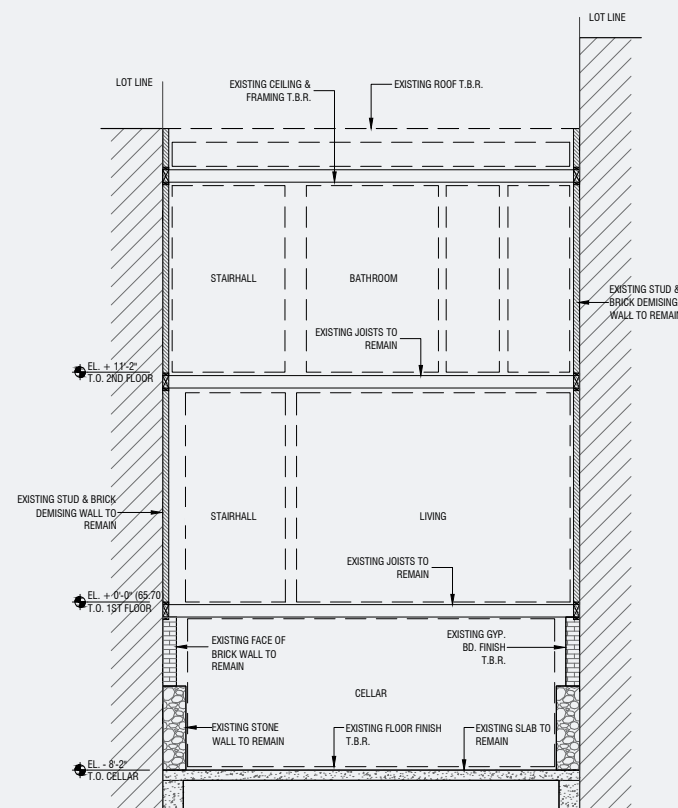
1ST FLOOR

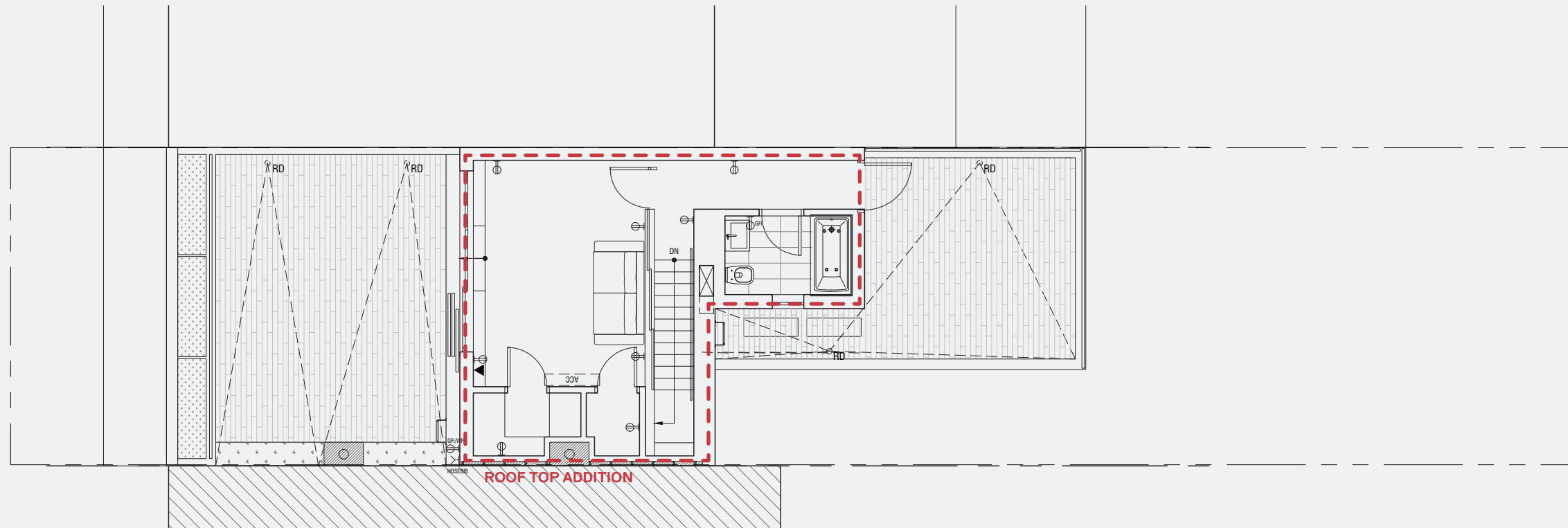


CELLAR PLAN

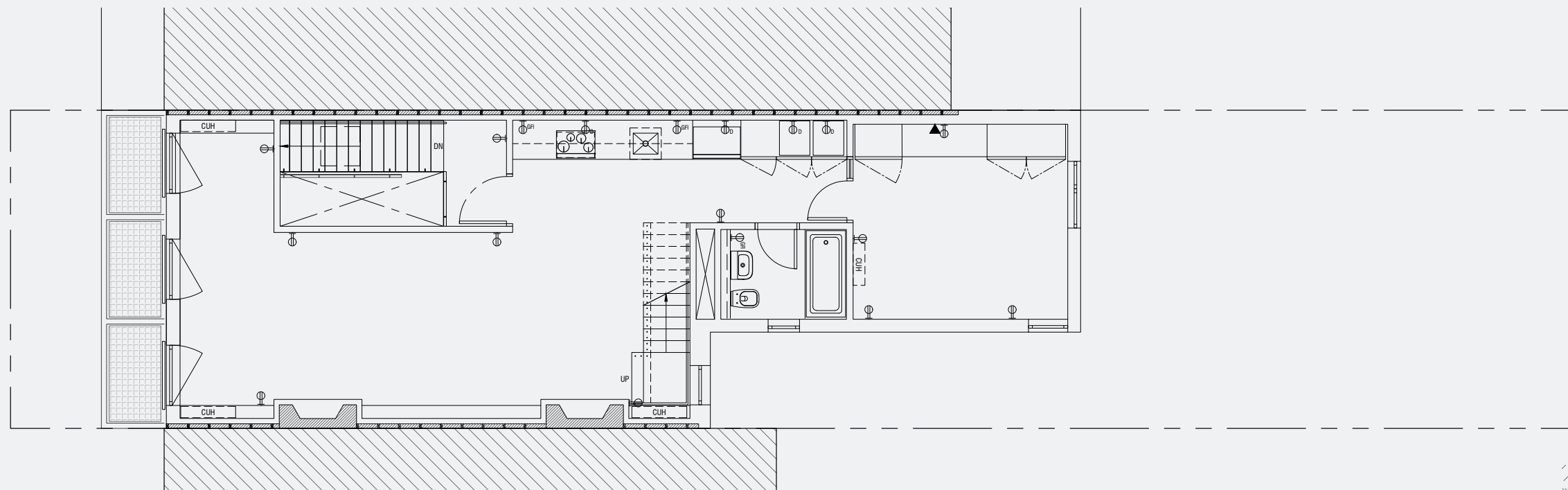


NOTE: FOR DEMOLITION OF EXISTING FRAMING, SLAB & MASONRY WALLS - SEE STRUCTURAL DRAWINGS.





3RD FLOOR



2ND FLOOR

I. Introduction

For the purposes of determining whether an extension, elevation, renovation, etc. is to be considered a new building and require compliance with the latest version of the Construction Codes, the 2014 New York City Administrative Code (AC) Section 28-101.4.5 states, in part, the following:

§28-101.4.5 Work that increases existing floor surface area of a prior code building by more than 100 percent. Notwithstanding sections 28-101.4.3 and 28-102.4.3 or any other provision of this code that would authorize alterations of prior code buildings in accordance with the 1908 Building Code or prior Codes, where the proposed work at the completion of construction will increase the amount of floor surface area of a prior code building by more than 100%, over the amount of existing floor surface area, such entire building shall be made to comply with the provisions of this code as if it were a new building hereafter erected.

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 footage of floor surface area:

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

Floor surface area is defined in section AC 28-101.4.5.2 as follows:

FLOOR SURFACE AREA. Floor surface area is the gross square foot area of all horizontal floor and roof surfaces, including roofs of bulkheads and superstructures, of a building or structure at any level, including cellar, attic and roof.

build safe | live safe

Buildings Bulletin 2016-012
Page 3 of 5

II. Clarifications

1. 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 partially removed, the removed portion of the 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 included or excluded portions of the roof, such as chimneys or dormers. The floor surface area of any roof is limited to the horizontal footprint bounded by exterior walls of the building. (See Example 2.)
- Exception:** Roofs covering porches or balconies shall be included in floor surface area even if such spaces are not bounded by exterior walls.
- Floor surface area includes attic. As per BC 202.1, an attic is "the space between the ceiling beams and the roof and any area below the roof. The floor area of any attic with floor stairs and/or floor openings greater than or equal to five feet is included in floor surface area. If any location within the attic has a floor opening greater than or equal to five feet, the floor surface area of the roof of the room at 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.)
- a. Strengthening any structural support, including installing floor joists or other modifications to the floor or roof assembly, where the existing structure is to remain and carry load, will be included in existing floor surface area. (See Example 4.)
 - b. 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 roof decks at all levels above 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:

$$\left(\frac{\text{Proposed} - \text{Existing to remain}}{\text{Existing to remain}} \right) \times 100 = \text{Percentage increase in floor surface area}$$

IV. Operational Requirements

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

build safe | live safe

Buildings Bulletin 2016-012
Page 2 of 8**COMPLIANCE WITH BUILDING'S BULLETIN 2016-012**

FLOOR	PROPOSED NEW FRAMING	EXISTING TO REMAIN FRAMING
CELLAR	158 SF	816 SF
1ST FLOOR	195 SF	755 SF
2ND FLOOR	316 SF	579 SF
3RD FLOOR	807 SF	0 SF
ROOF	513 SF	0 SF
TOTAL	1,989 SF	2,150 SF

PROPOSED (PROPOSED NEW FRAMING + EXISTING TO REMAIN FRAMING) = 4139 SF
TOTAL EXISTING TO REMAIN FRAMING = 2150 SF

CALCULATION OF INCREASE IN FLOOR SURFACE AREA:

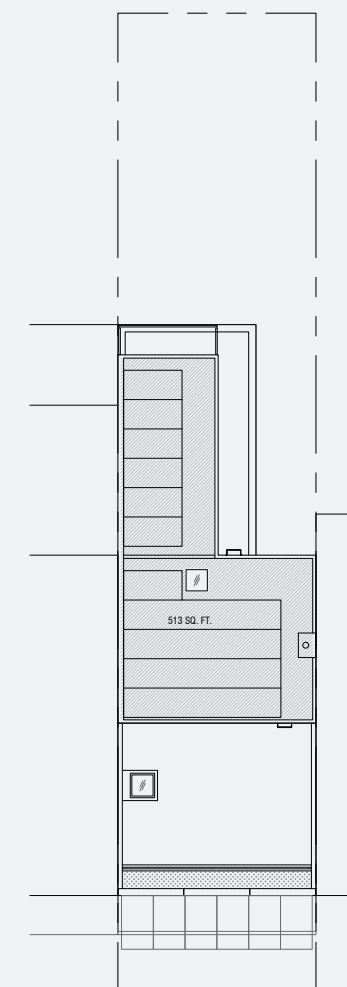
$$\frac{\text{PROPOSED} - \text{EXISTING TO REMAIN}}{\text{EXISTING TO REMAIN}} \times 100 = \frac{4139 - 2150}{2150} \times 100 = 92.5\% \text{ (MUST BE } < 110\%)$$

LEGEND:

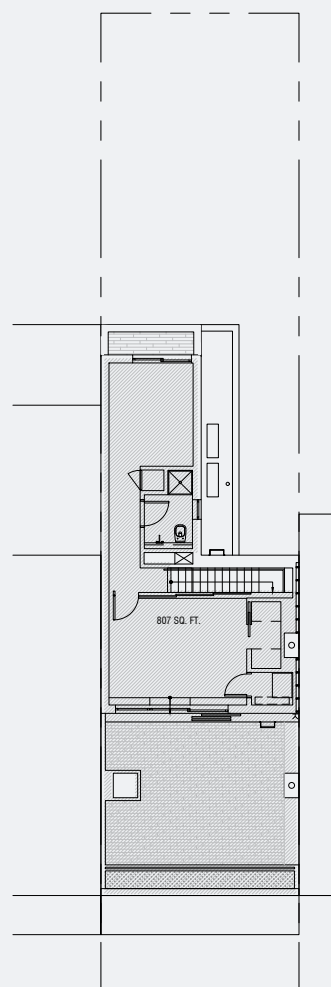
LEGEND:

 NEW FRAMING

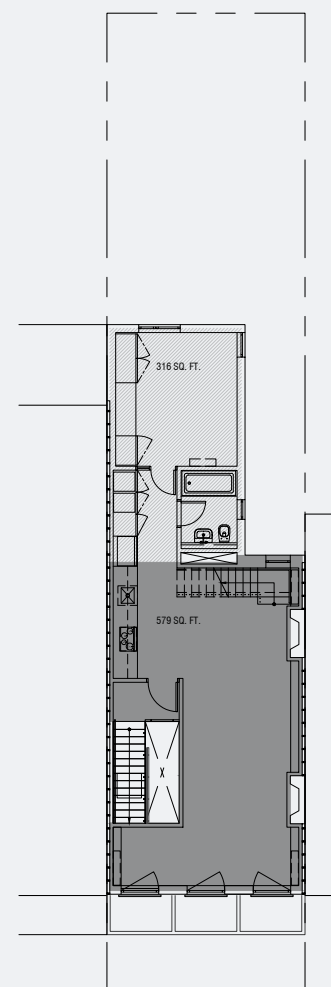
 EXISTING FRAMING TO REMAIN
REINFORCE AS REQUIRED



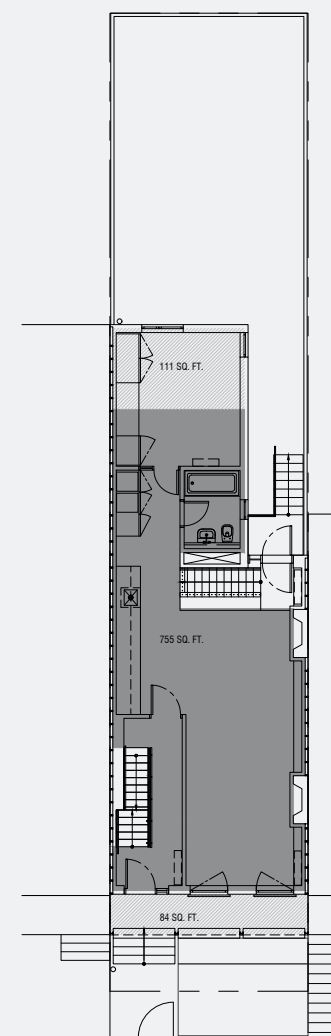
5 ROOF PLAN



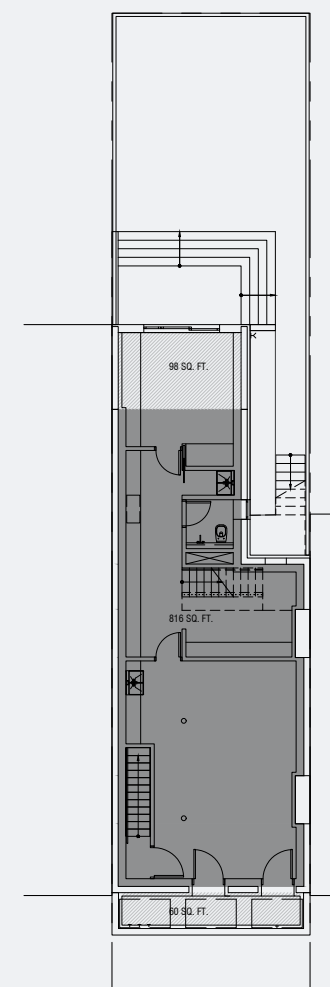
4 3RD FLOOR PLAN



3 2ND FLOOR PLAN



2 1ST FLOOR PLAN



1 CELLAR FLOOR PLAN

The current proposal is:

Preservation Department – Item 2, LPC-22-07227

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

Note: this is a Public Meeting item. No public testimony will be received today as the hearing on this item is closed