



THE FORMAN BUILDING 29 JAY STREET

LANDMARKS PRESERVATION COMMISSION PRESENTATION
09.25.2018



FRIED FRANK

Capalino+Company
Government & Community Relations Strategists



Marvel Architects

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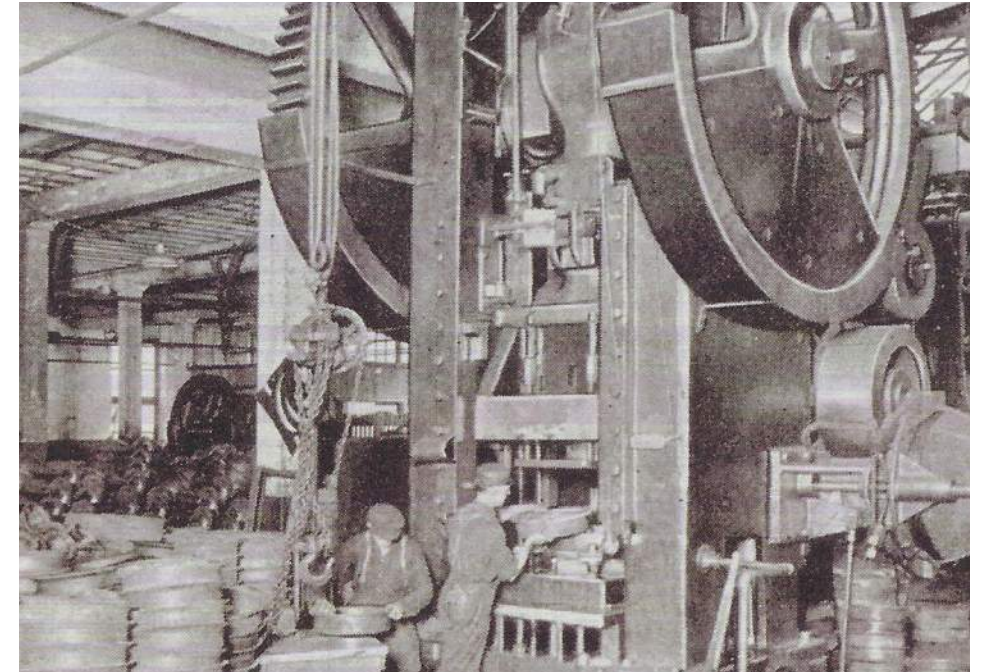
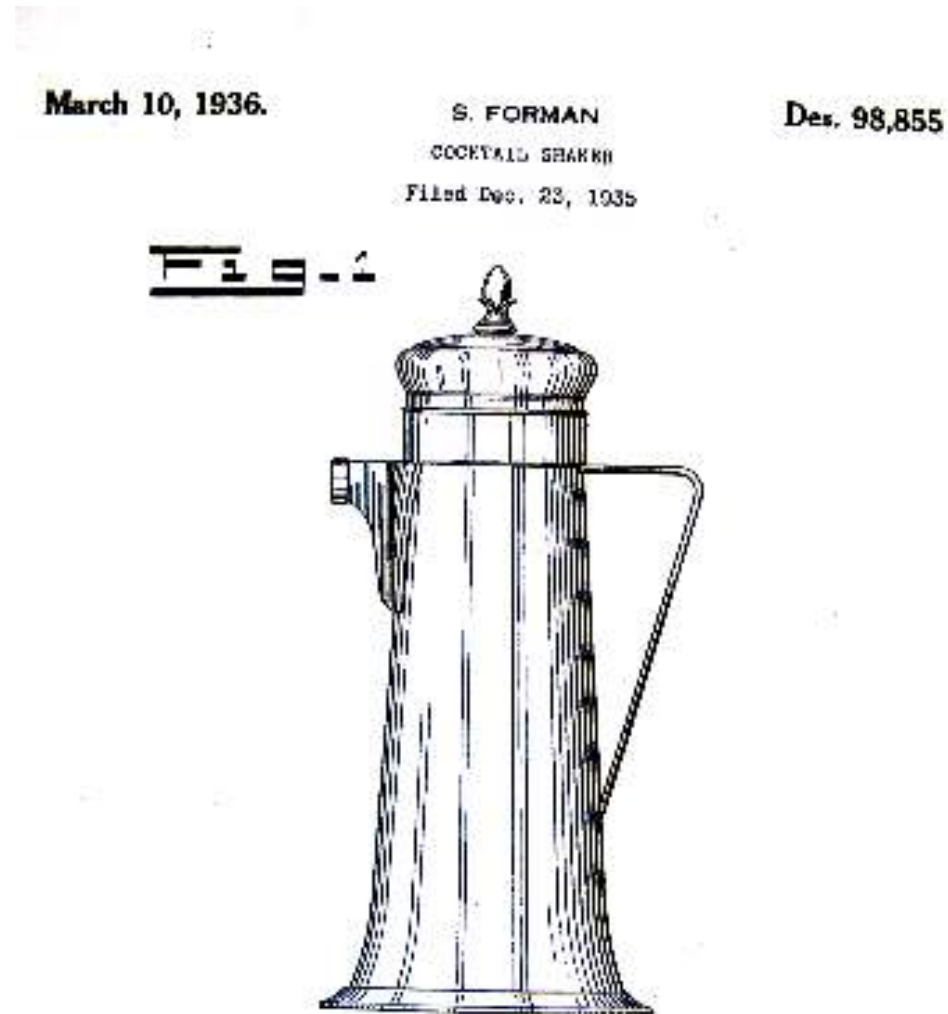
03 PROPOSED BUILDING 30

04 PROPOSED PAVING 54



01

CONTEXT







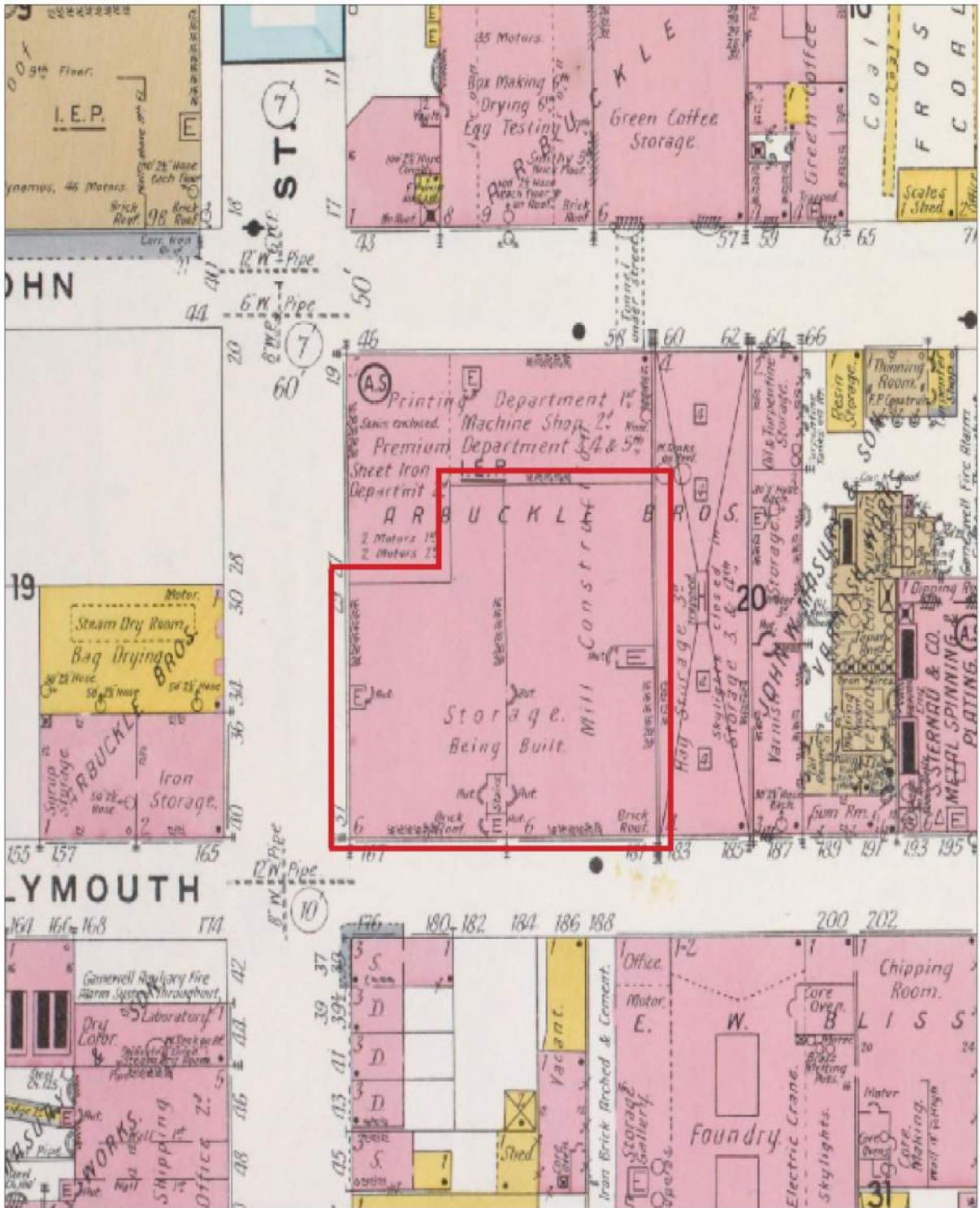
29 Jay Street, (unknown architect, 1975-77). View from intersection of Jay Street and Plymouth Street, looking northeast.



HIGGINS QUASEBARTH & PARTNERS, LLC
CONSULTANTS IN PRESERVATION AND REHABILITATION OF HISTORIC PROPERTIES



1940s Tax Photo of 29 Jay Street, built c. 1895. Source: NYC Municipal Archives.



Sanborn Map, 1904. Source: New York Public Library.



HIGGINS QUASEBARTH & PARTNERS, LLC
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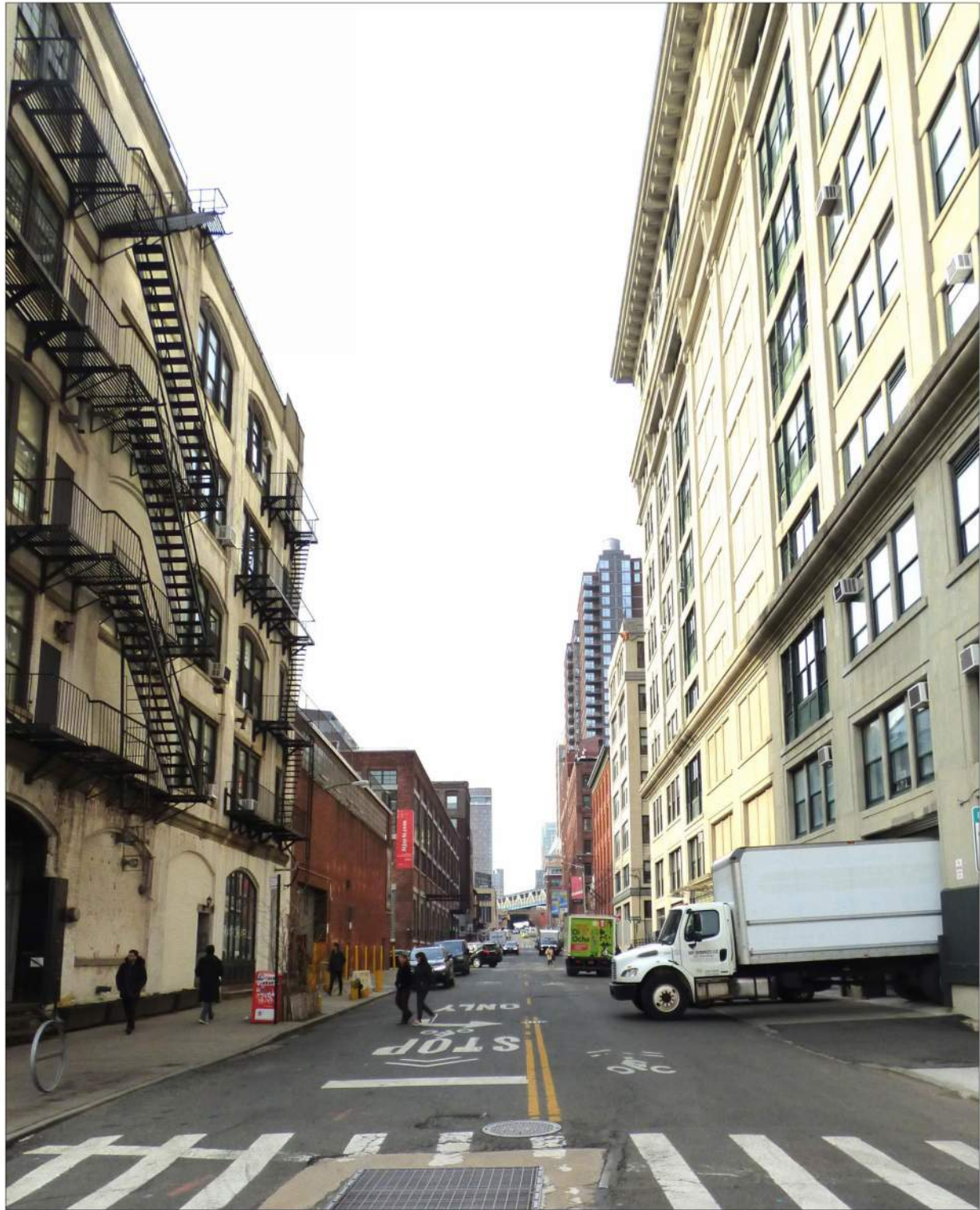
HISTORY, CONDITIONS, CONTEXT
29 JAY STREET



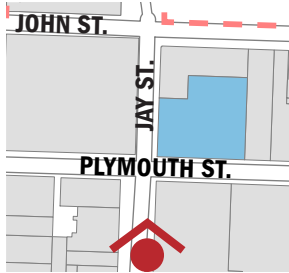
The Arbuckle Bros. Sugar Refinery, 1907. Source: The Biggart Collection of Architectural Vignettes on Commercial Stationary, Columbia University.



View of Jay Street, looking north.



View of Jay Street, looking south.



KEY MAP



KEY MAP



View of Plymouth Street, looking west.



View of Plymouth Street, looking east.

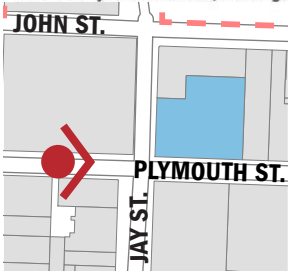


HIGGINS QUASEBARTH & PARTNERS, LLC
CONSULTANTS IN PRESERVATION AND REHABILITATION OF HISTORIC PROPERTIES

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KEY MAP



KEY MAP

HISTORY, CONDITIONS, CONTEXT
29 JAY STREET

THE FORMAN BUILDING | 29 JAY STREET | 09.25.2018



20 Jay Street (1909).



10 Jay Street (1897-98).



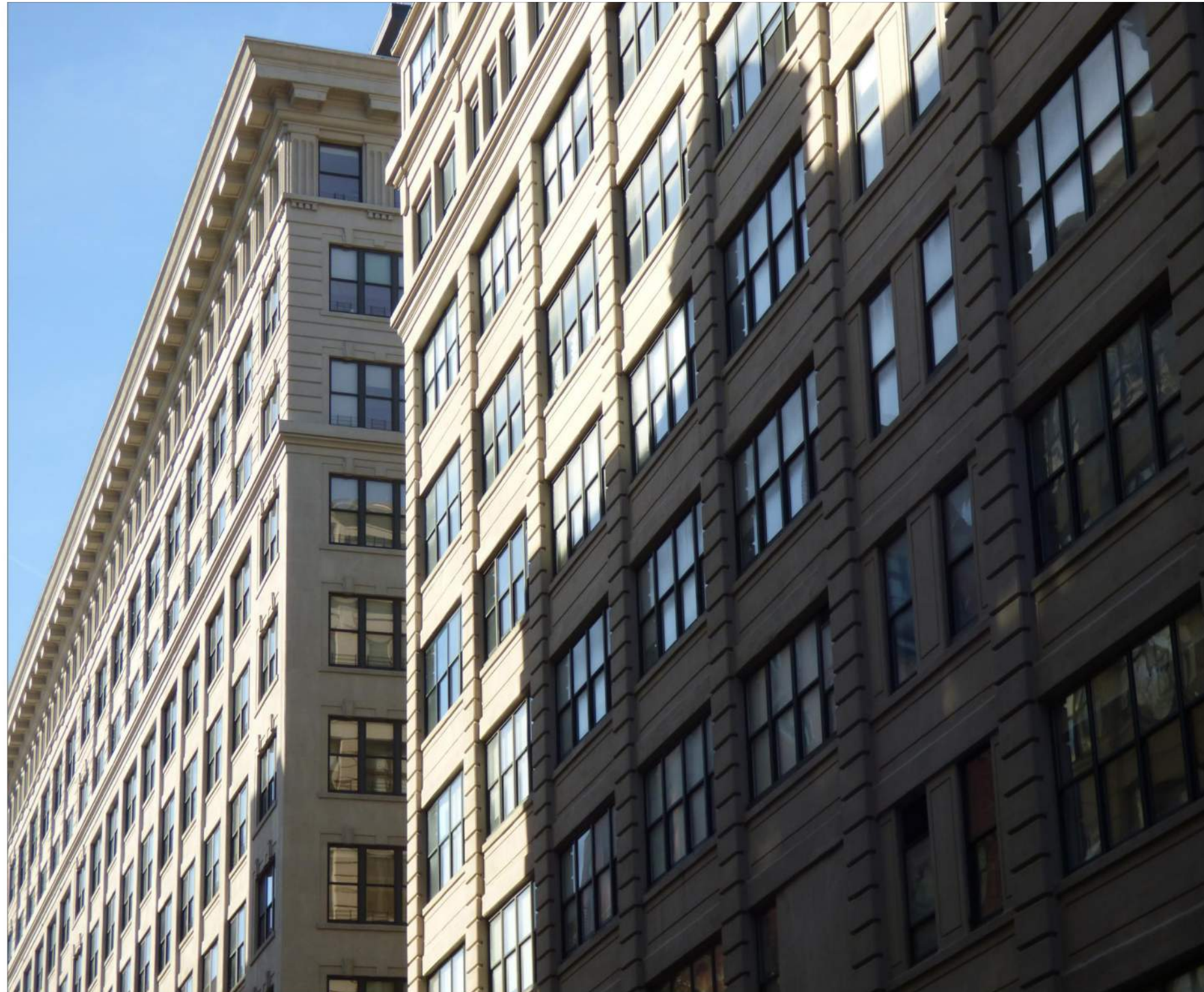
40-58 Washington Street (1913-14).



41-49 Washington Street (1904) and 51-59 Washington Street (1908).



30 Main Street (1908).



70 Washington Street (1911) at left and 40-58 Washington Street (1913-14) at right.



1 Main Street (1914).



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Slow-Burning Construction/Brick Facade. 66-72 Water Street (c.1850).



Steel Frame/Brick Curtain Wall. 10 Jay Street (1897-98).



Reinforced Concrete. 41-49 Washington Street (1904).



Reinforced Concrete. 1 Main Street (1914).



Reinforced Concrete. 42-44 Jay Street (1919-21).



Steel Frame/Brick Curtain Wall. 51 Jay Street (1913, alt. 1930).



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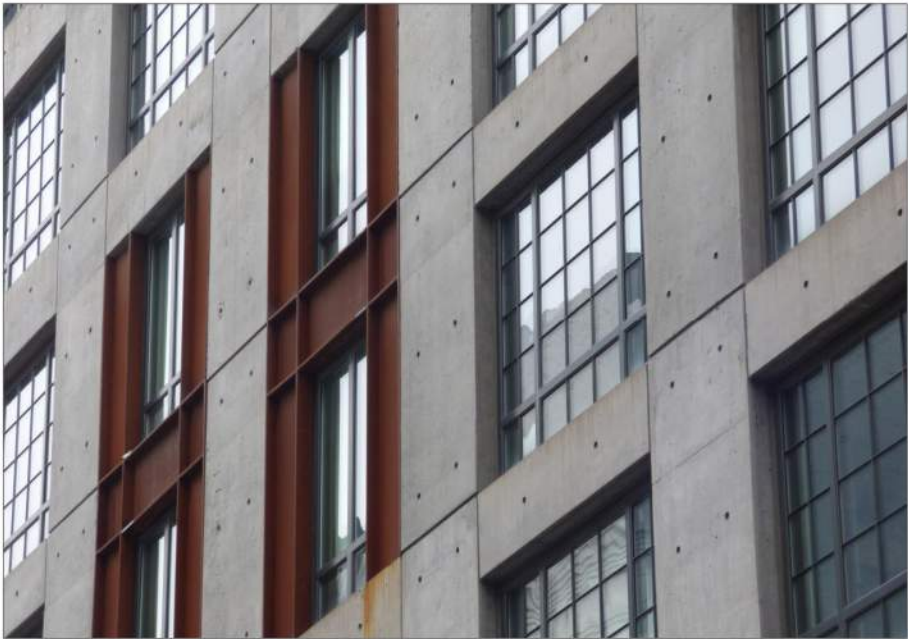
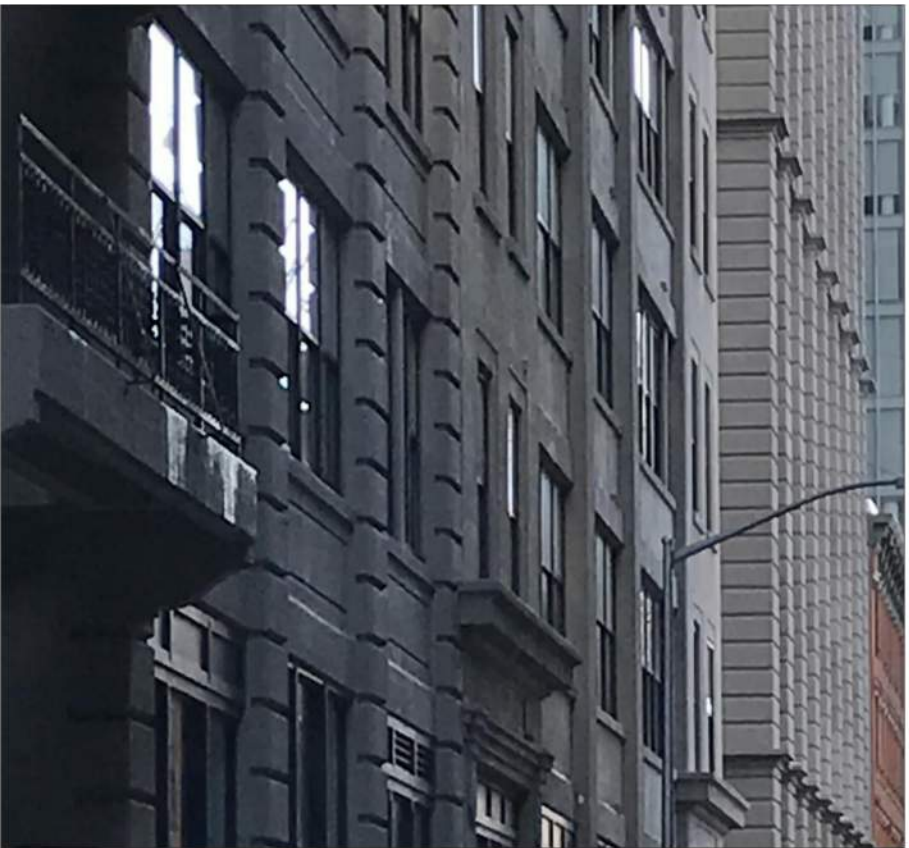
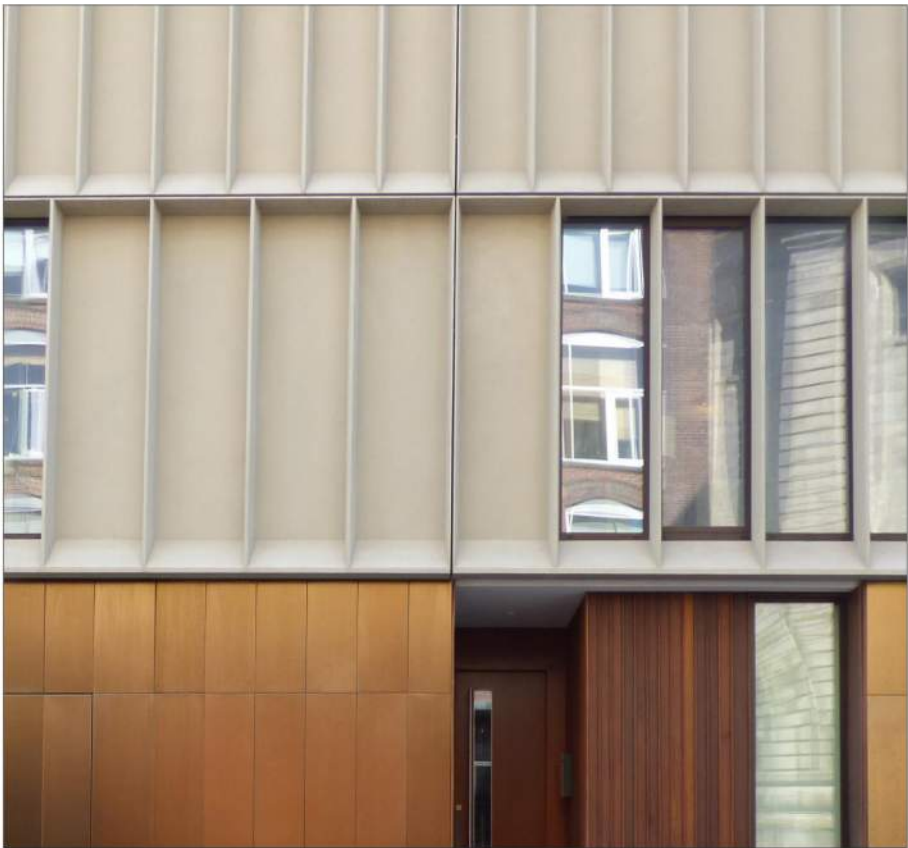
HISTORY, CONDITIONS, CONTEXT
29 JAY STREET



View looking west down Plymouth Street.



HIGGINS QUASEBARTH & PARTNERS, LLC
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Material and Form Details, DUMBO Historic District.



CAST IN PLACE CONCRETE: 55 WASHINGTON STREET, 1908



STEEL BRACED FRAME: MANHATTAN BRIDGE, 1909



STEEL BRACED FRAME: ALCOA BUILDING, SAN FRANCISCO, CA. 1964

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20 KERR ST - NIGHT VIEW OKLAHOMA CITY, OK 2013



20 KERR ST - DAY VIEW OKLAHOMA CITY, OK 2013

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1 | 205 WATER STREET



2 | 51 JAY STREET



3 | 10 JAY STREET



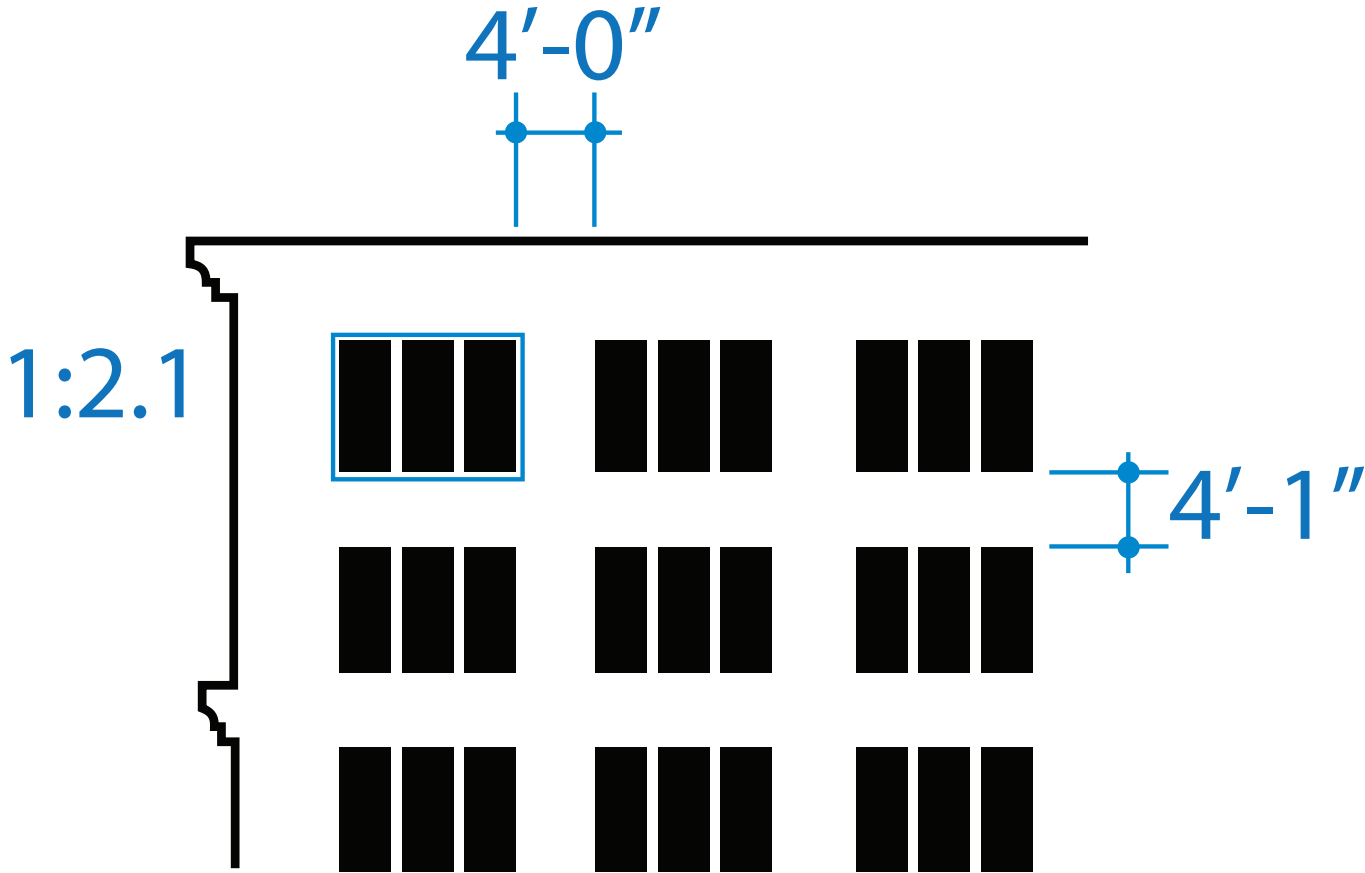
4 | 55 PEARL STREET



KEY MAP



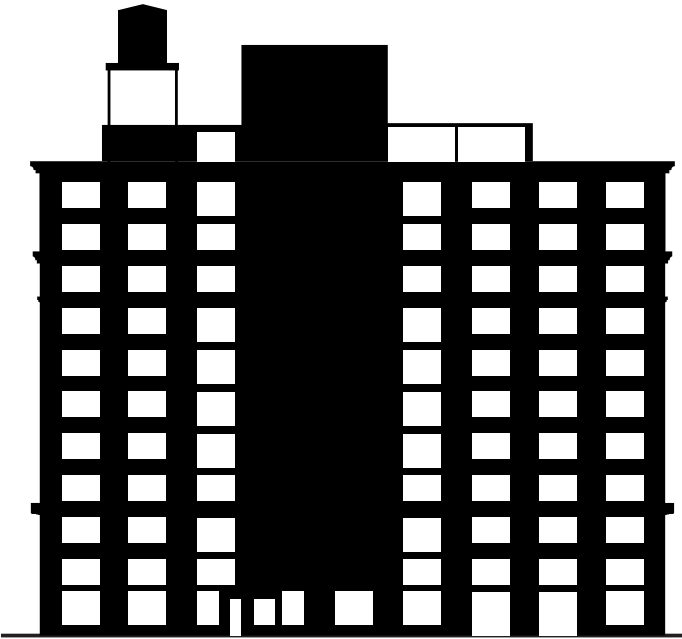
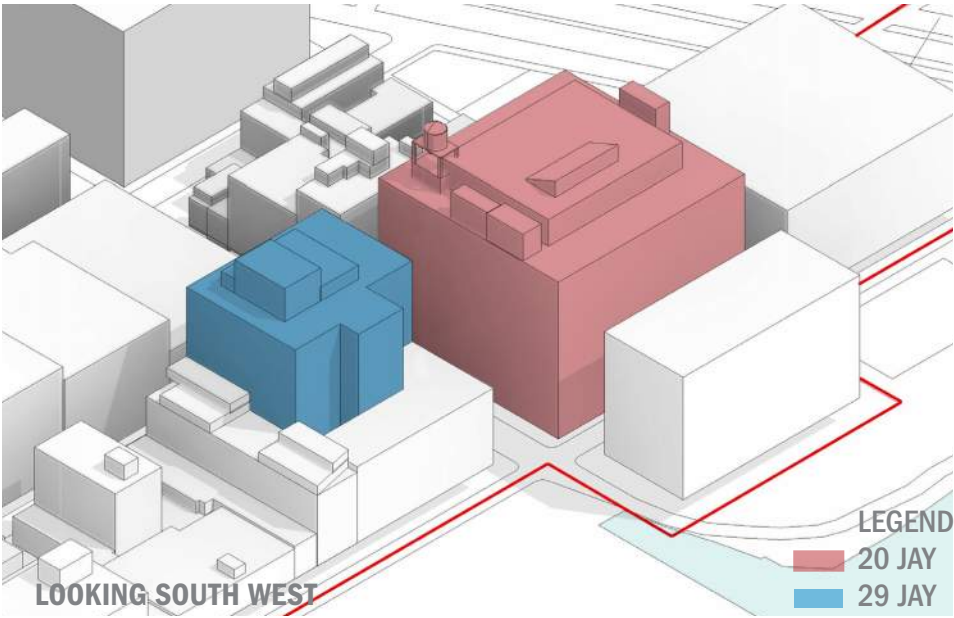
EXISTING CONDITION



PROPORTION COMPARISON



20 JAY STREET
WAREHOUSE
ARCHITECT: WILLIAM HIGGINSON
DATE OF CONSTRUCTION: 1909
BUILDING TYPE: WAREHOUSE
STYLE: INDUSTRIAL NEO-CLASSICAL
STORIES:11
STRUCTURE: REINFORCED CONCRETE

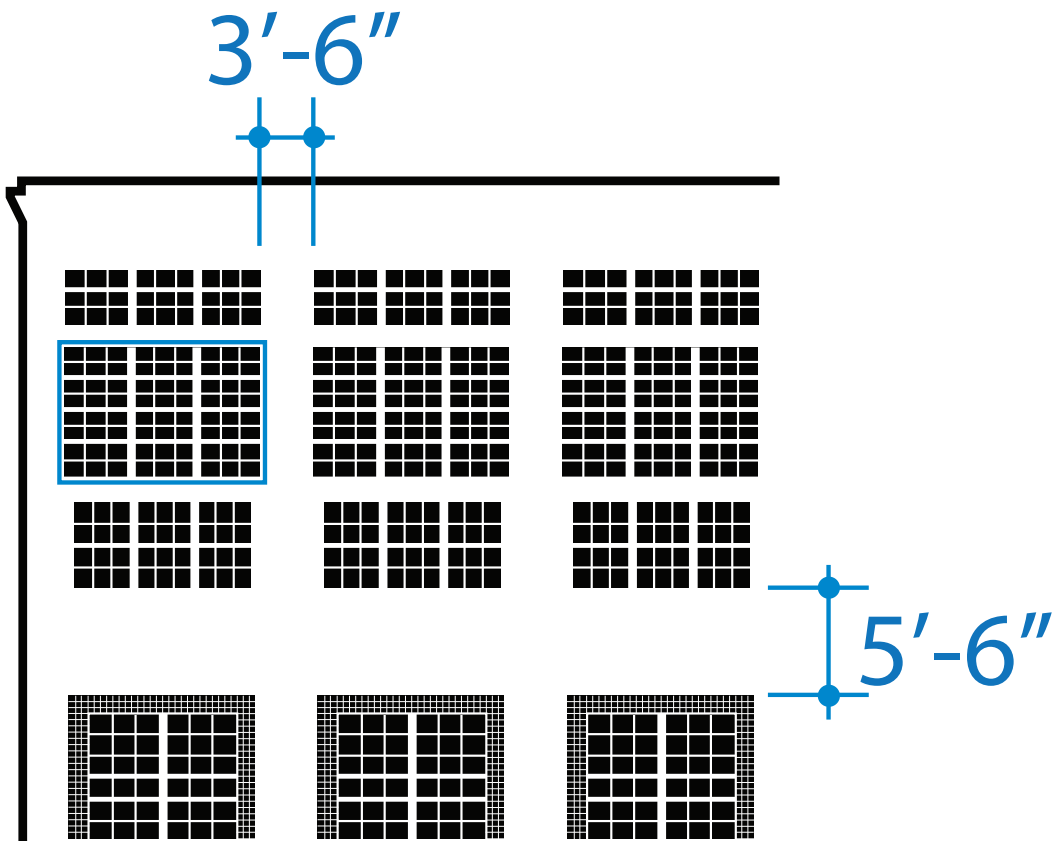


FULL ELEVATION DIAGRAM



EXISTING CONDITION

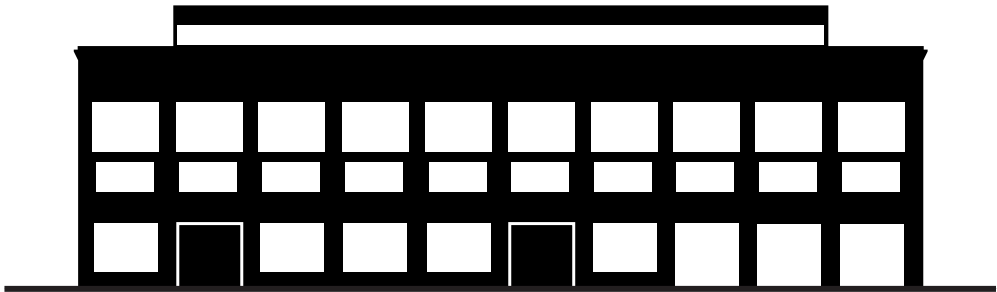
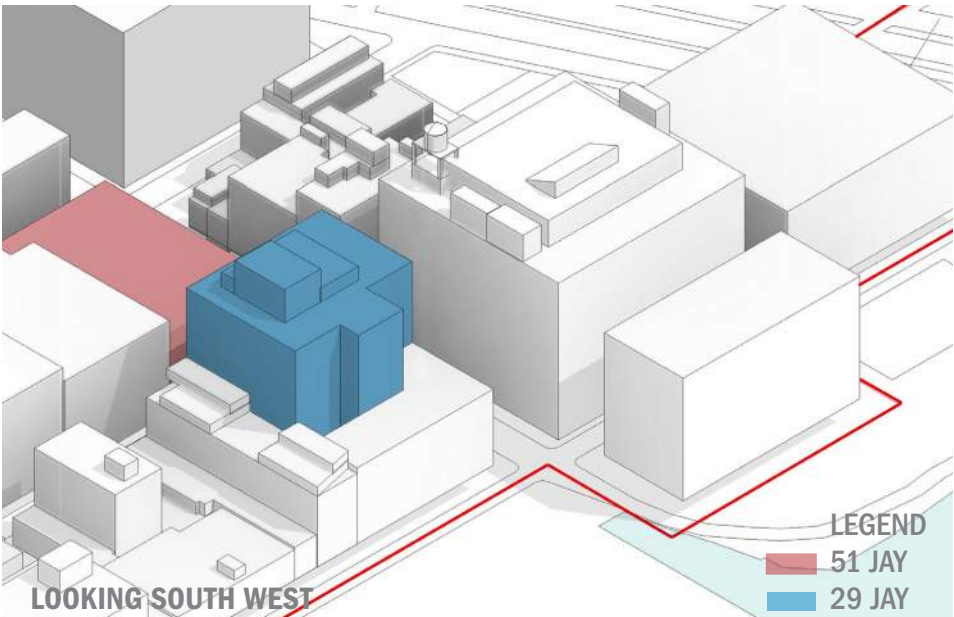
1:1.5



PROPORTION COMPARISON



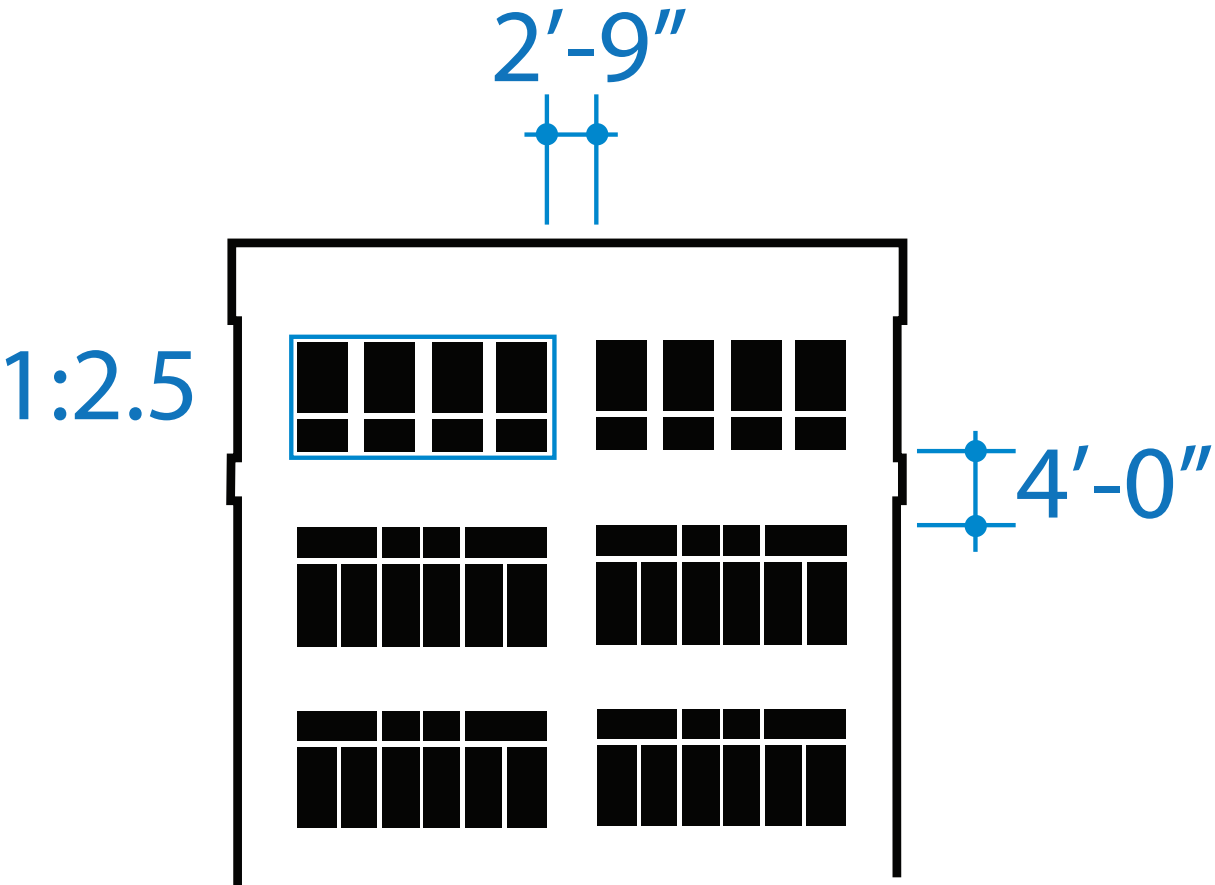
51 JAY STREET
FACTORY
ARCHITECT: FRANK H. QUINBY
DATE OF CONSTRUCTION: 1913
DATE ALTERED: 1930
BUILDING TYPE: DAYLIGHT FACTORY
STYLE: INDUSTRIAL NEO-CLASSICAL
STORIES:3
STRUCTURE: FIREPROOF STEEL



FULL ELEVATION DIAGRAM



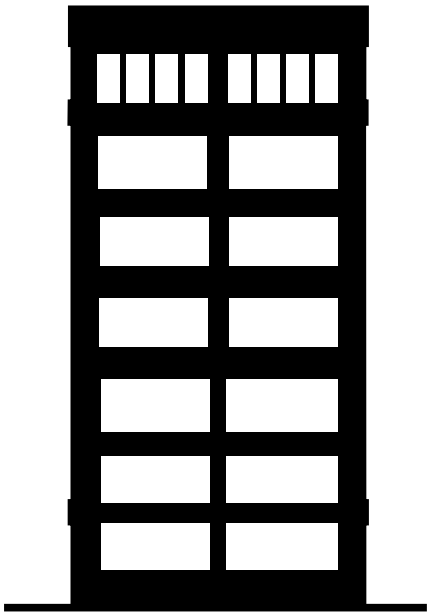
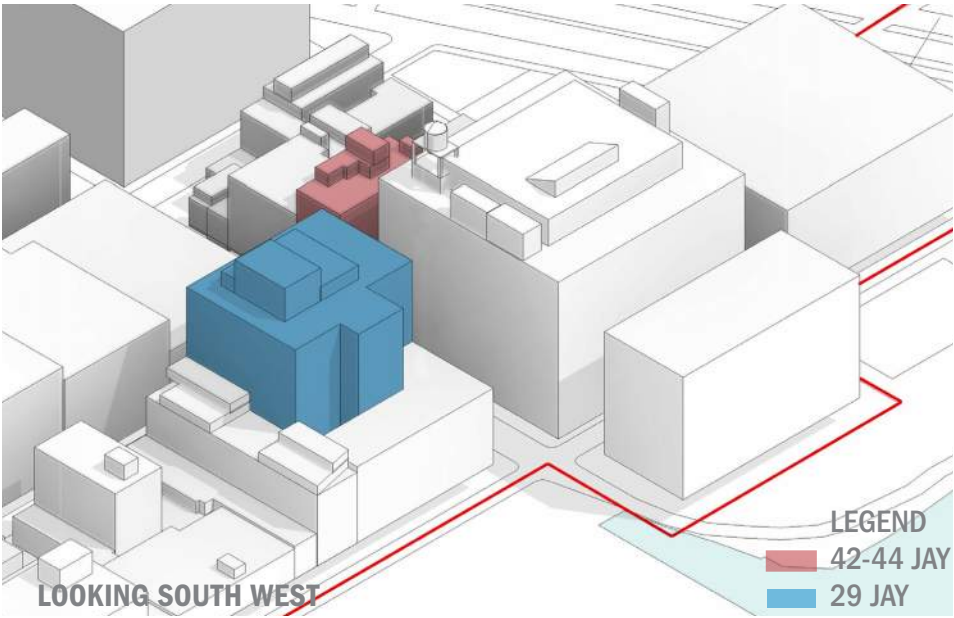
EXISTING CONDITION



PROPORTION COMPARISON



42-44 JAY STREET
FACTORY
ARCHITECT: UNKNOWN
DATE OF CONSTRUCTION: 1919-21
BUILDING TYPE: FACTORY
STYLE: DAYLIGHT FACTORY WITH ARTS
AND CRAFTS STYLE ELEMENTS
STORIES: 7 AND BASEMENT
STRUCTURE: REINFORCED CONCRETE

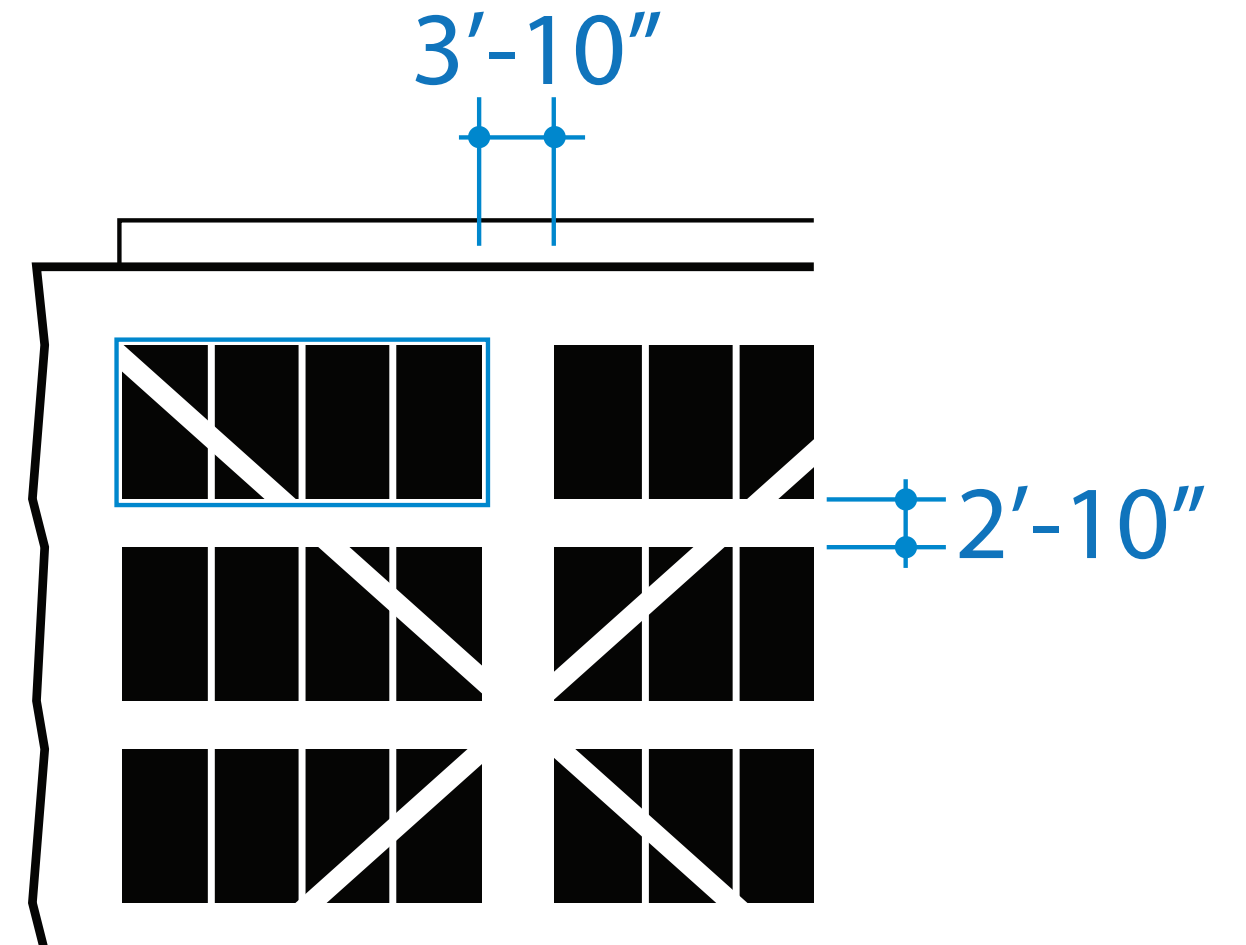


FULL ELEVATION DIAGRAM



PROPOSED BUILDING IN CONTEXT

1:2.5



PROPORTION COMPARISON



29 JAY STREET

OFFICE

ARCHITECT: MARVEL ARCHITECTS

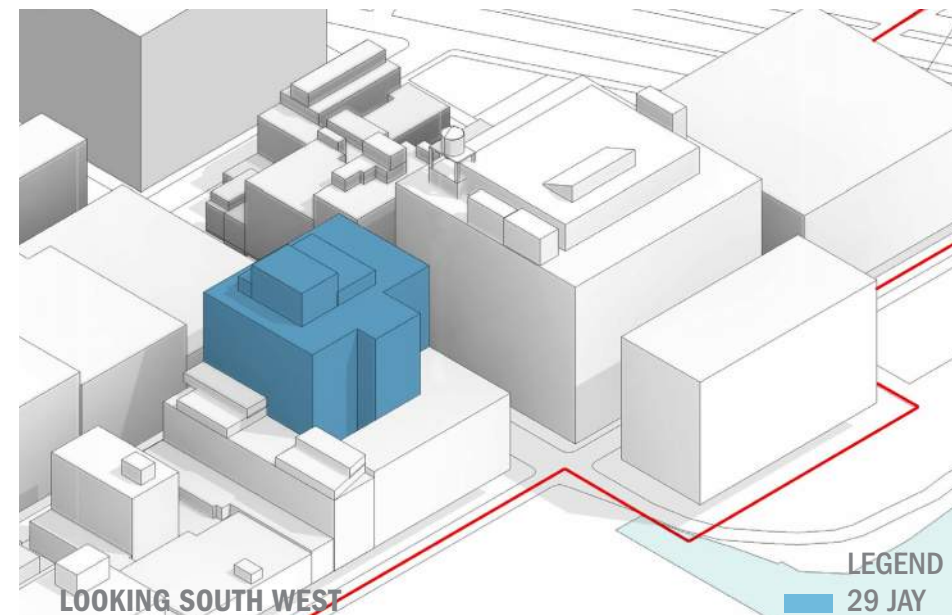
DATE OF CONSTRUCTION:

BUILDING TYPE: OFFICE

STYLE: DAYLIGHT OFFICE

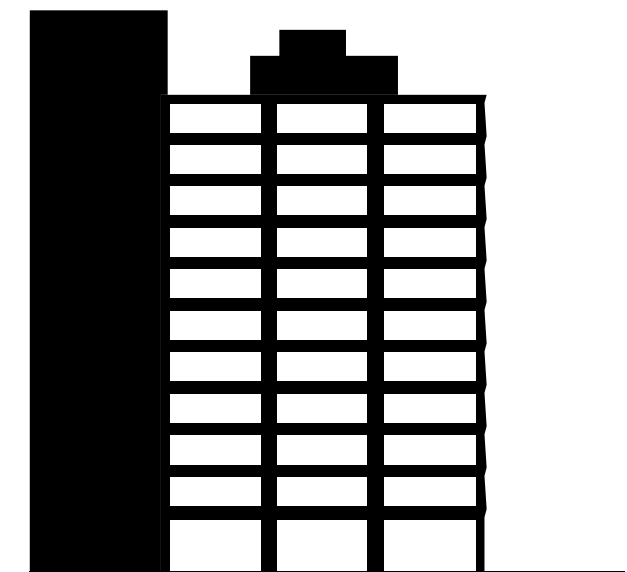
STORIES: 11

STRUCTURE: FIREPROOF STEEL



LOOKING SOUTH WEST

LEGEND
29 JAY



FULL ELEVATION DIAGRAM

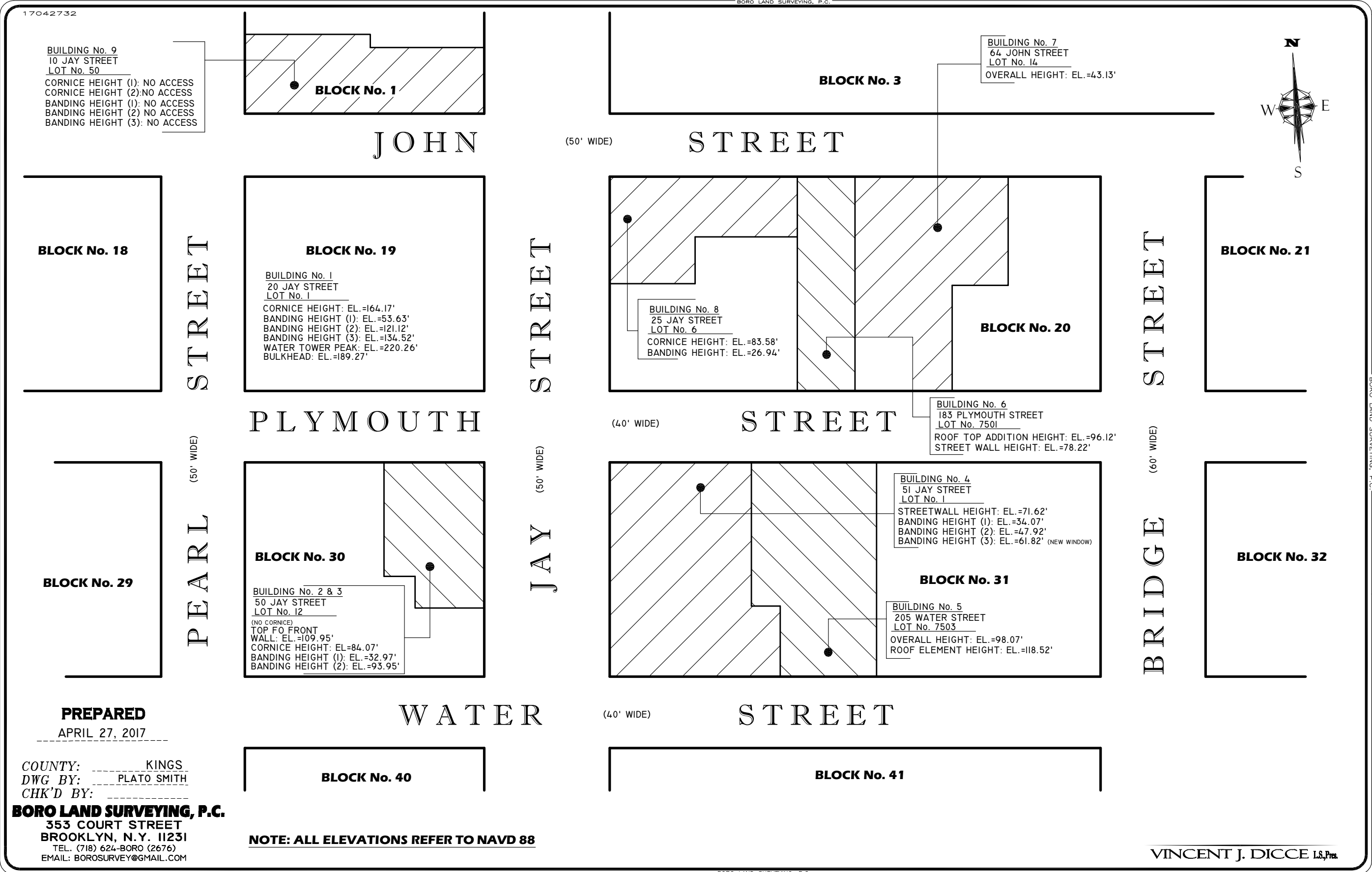


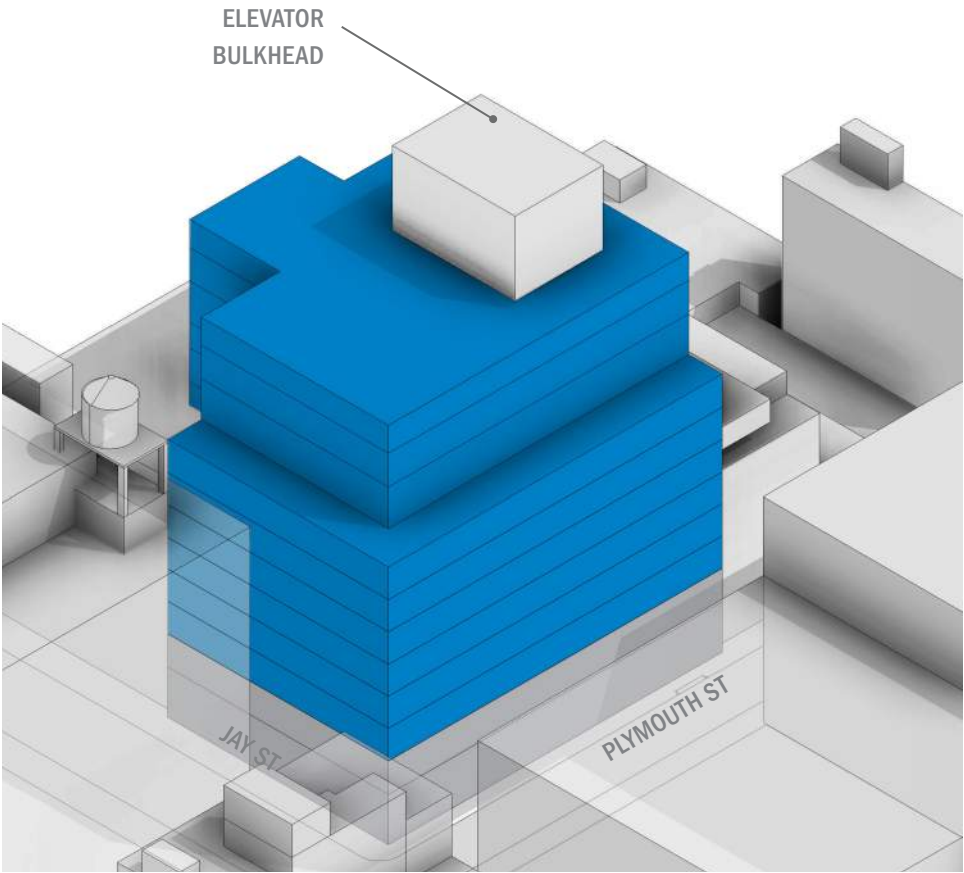
02

ZONING

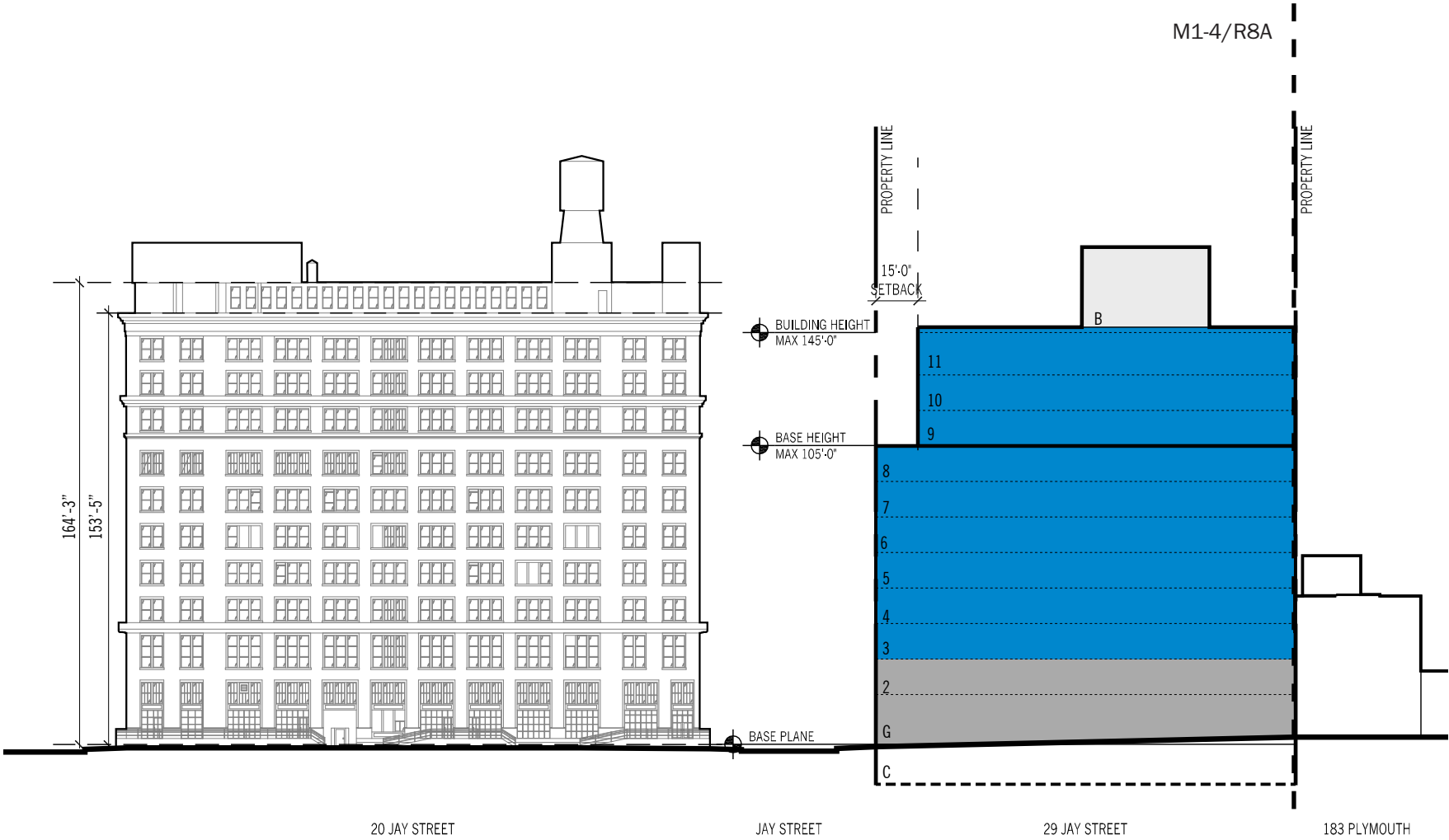
ZONING MAP AND TEXT AMENDMENTS:

- 1. ZONING MAP AMENDMENT: Rezone block front East of Jay Street Between John and Plymouth Streets from M1-4/R8A to M1-6/R8X.**
- 2. ZONING TEXT AMENDMENT: Amend Section 123-63 to add R8X to the list of zoning districts located within Special Mixed Use District MX-2.**
- 3. ZONING TEXT AMENDMENT: Amend Section 123-66 to add 123-66(b) to allow for a building street wall to be built to the height of a street wall of an adjoining building, including a building across a street within the rezoning area.**



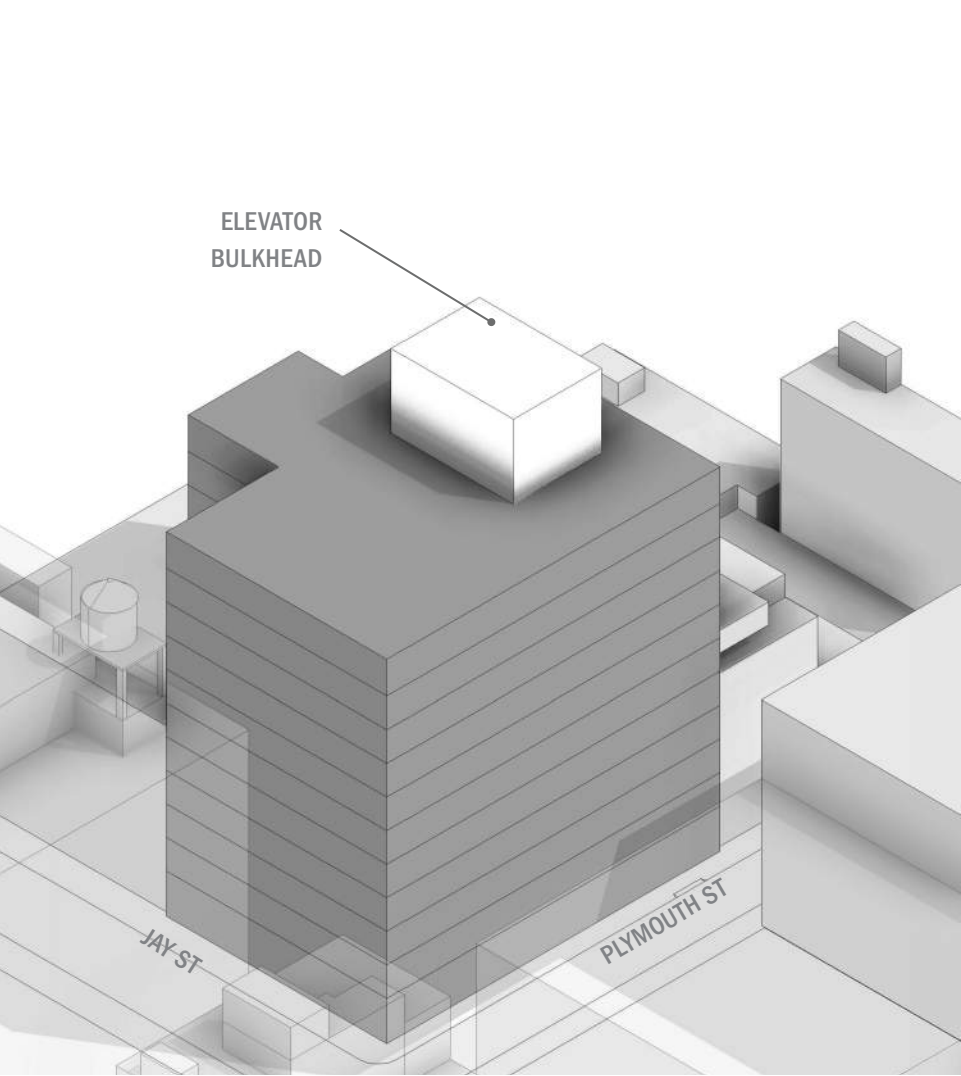


AS-OF-RIGHT MASSING - LOOKING NORTH EAST

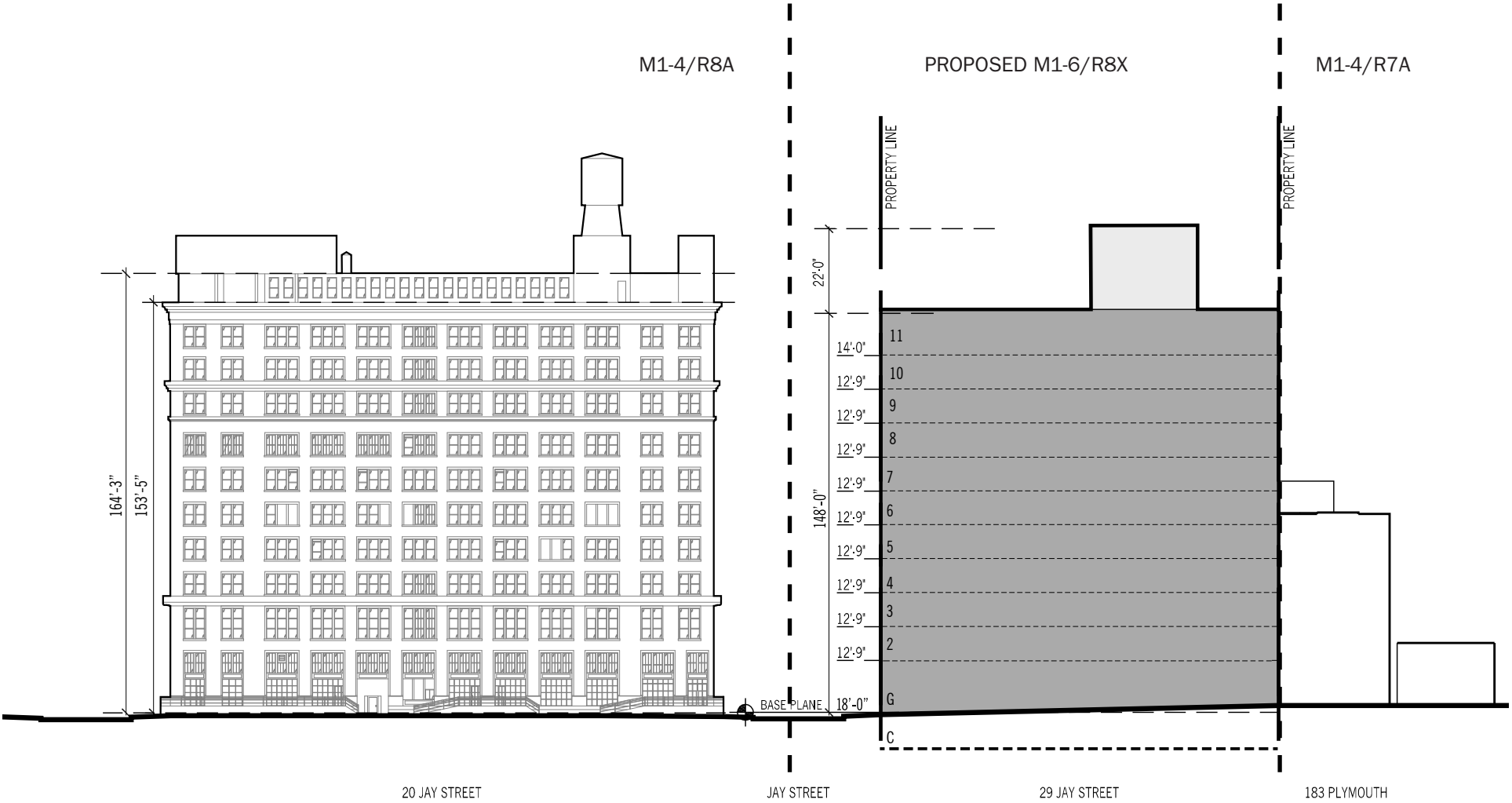


AS-OF-RIGHT DEVELOPMENT ENVELOPE - PLYMOUTH STREET ELEVATION

- RESIDENTIAL
- COMMERCIAL



PROPOSED MASSING - LOOKING NORTH EAST

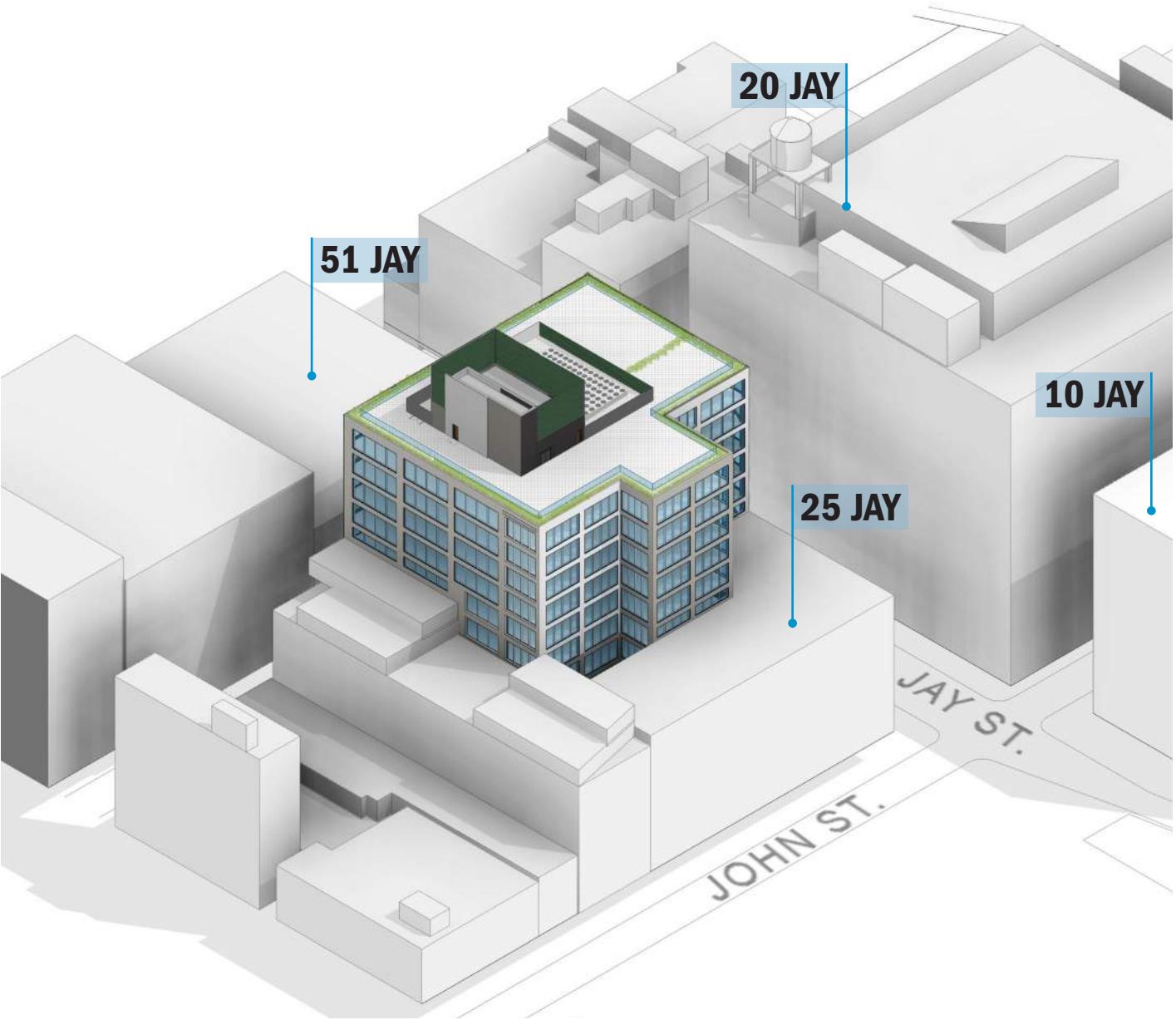
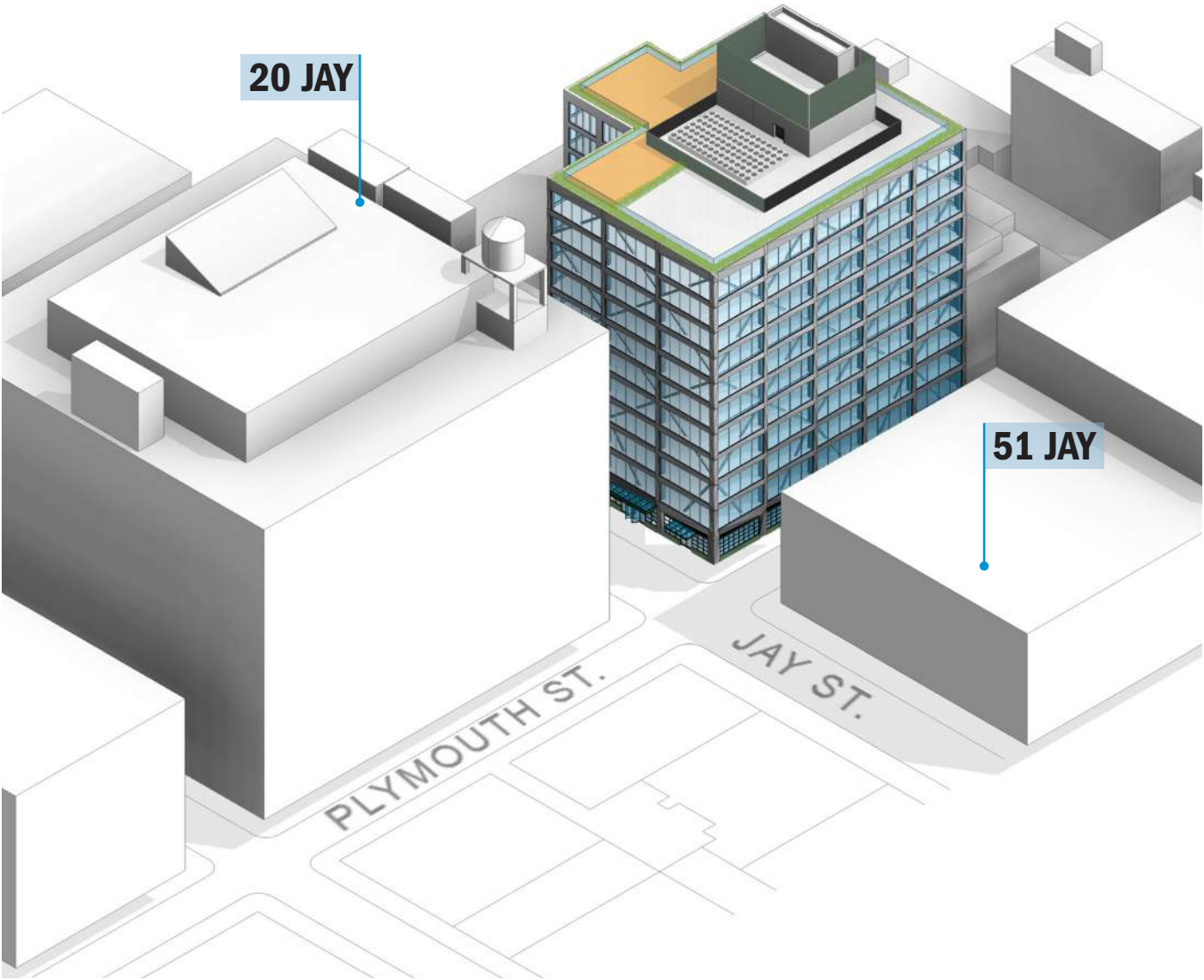


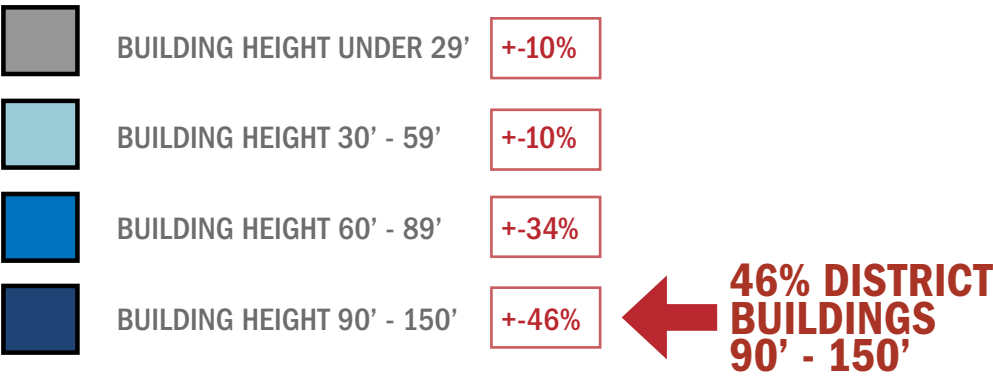
PROPOSED DEVELOPMENT ENVELOPE - PLYMOUTH STREET ELEVATION

- RESIDENTIAL
- COMMERCIAL

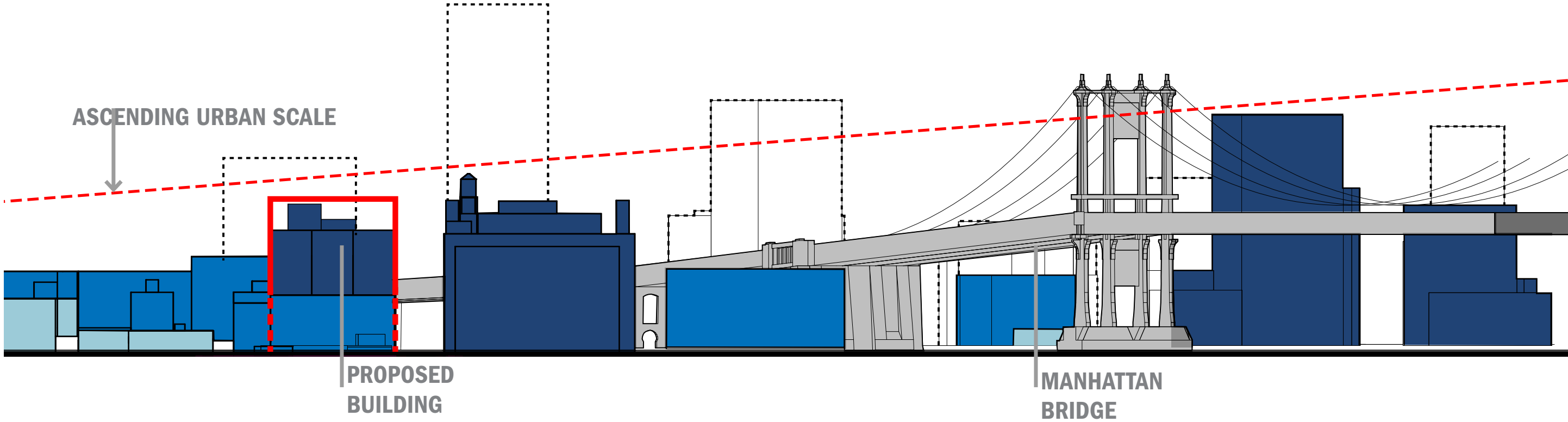
03

PROPOSED BUILDING





*WITHOUT PROPOSED BUILDING
*PERCENTAGES REPRESENT THE FLOOR AREA OF BUILDINGS
PER HEIGHT GROUP IN RELATION TO THE TOTAL AREA OF THE
HISTORIC DISTRICT



DUMBO HISTORIC DISTRICT - VIEW FROM EAST RIVER



VIEW FROM JAY STREET LOOKING NORTH
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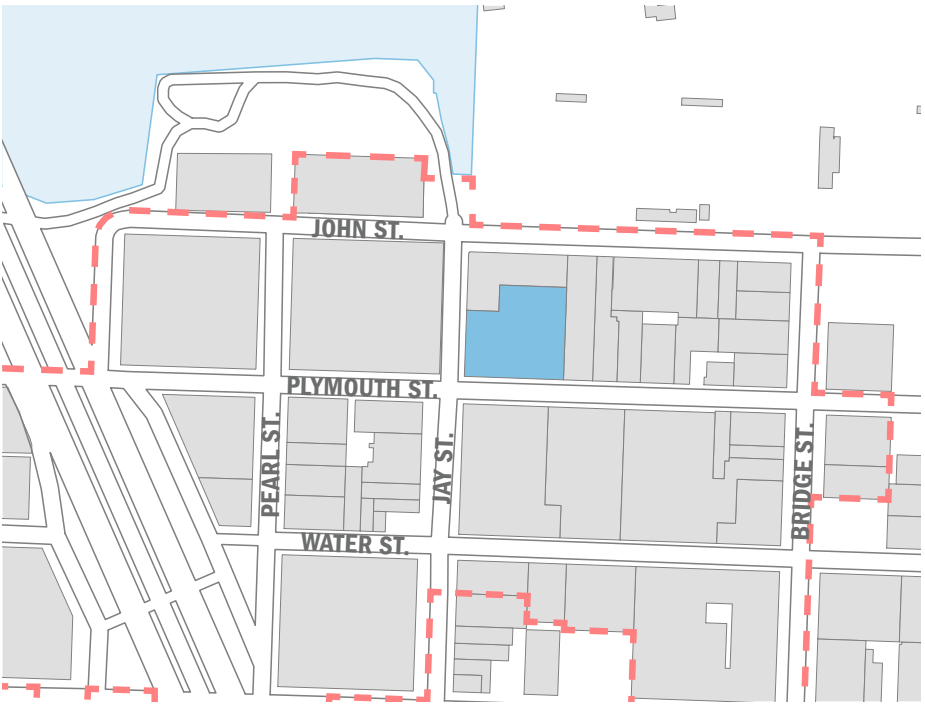
KEY MAP
THE FORMAN BUILDING | 29 JAY STREET | 09.25.2018
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VIEW FROM JAY AND PLYMOUTH



VIEW FROM JAY STREET AND FRONT STREET LOOKING NORTH
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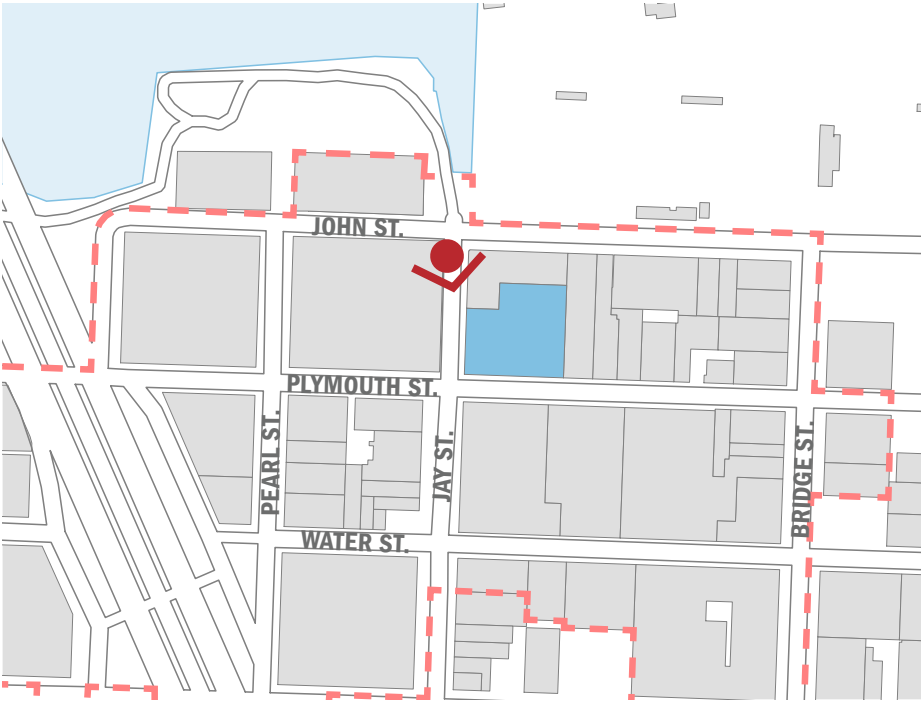
KEY MAP



THE FORMAN BUILDING | 29 JAY STREET | 09.25.2018



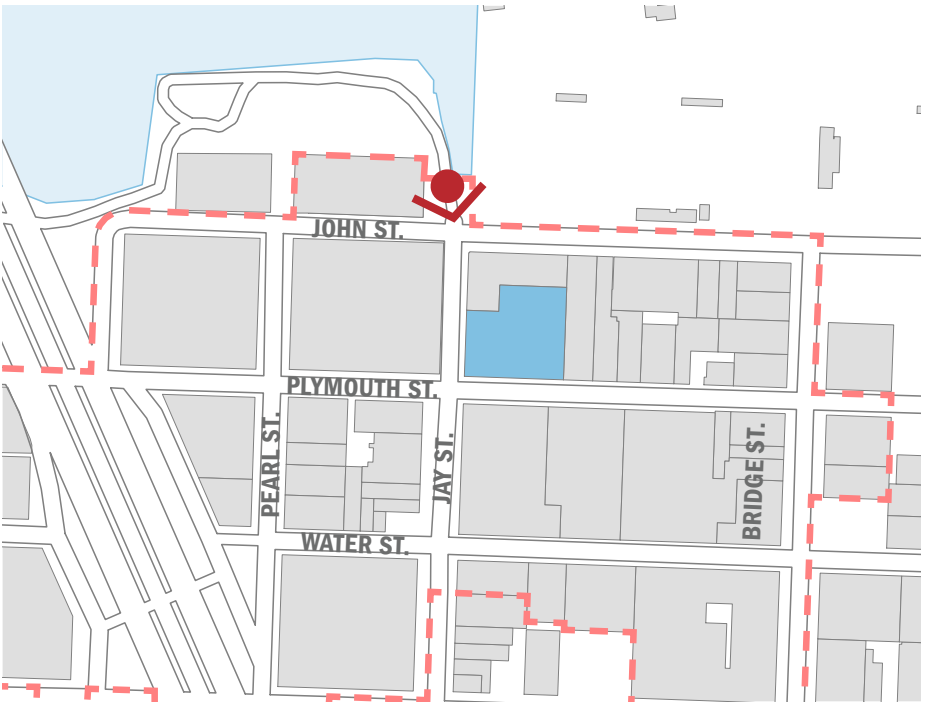
VIEW FROM JAY STREET LOOKING SOUTH
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KEY MAP
THE FORMAN BUILDING | 29 JAY STREET | 09.25.2018
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VIEW FROM JAY STREET LOOKING SOUTH
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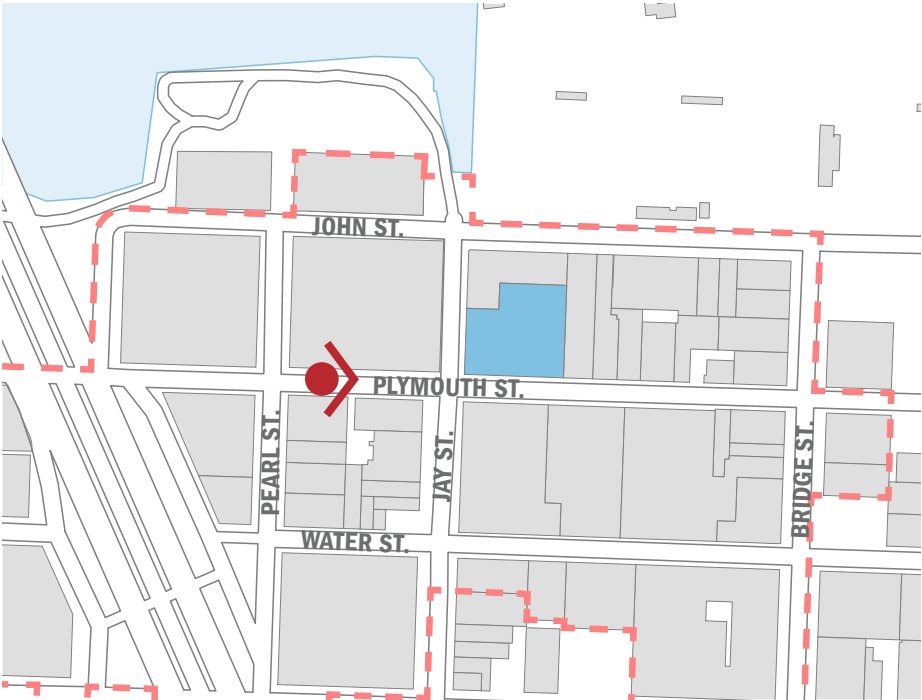
KEY MAP
THE FORMAN BUILDING | 29 JAY STREET | 09.25.2018



VIEW FROM PLYMOUTH STREET LOOKING EAST ACROSS JAY STREET



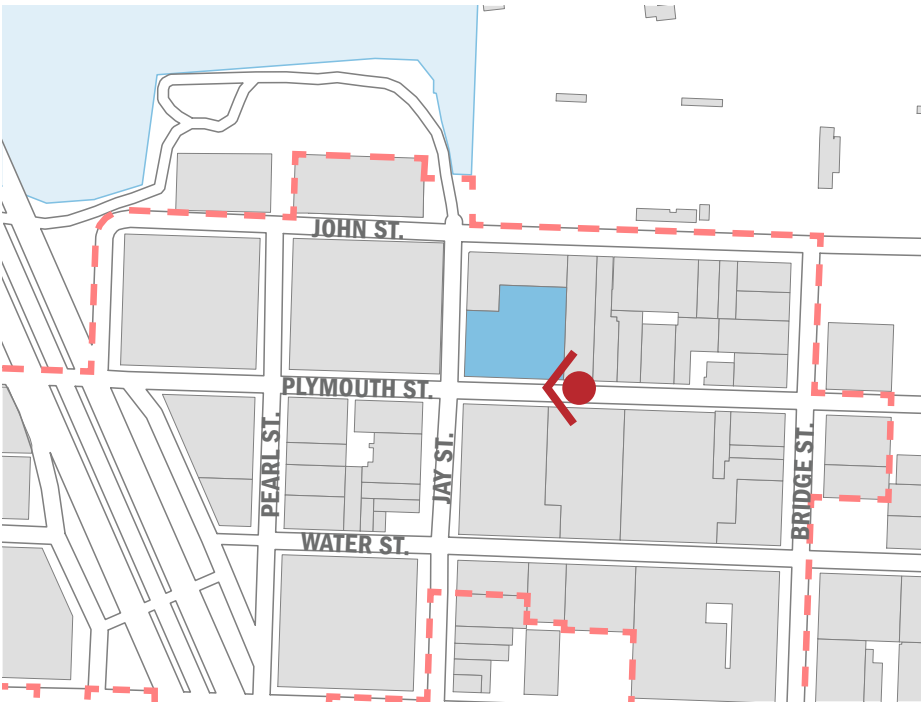
VIEW FROM PLYMOUTH STREET LOOKING EAST
Marvel Architects 145 HUDSON STREET | NEW YORK, NY 10013



KEY MAP
THE FORMAN BUILDING | 29 JAY STREET | 09.25.2018



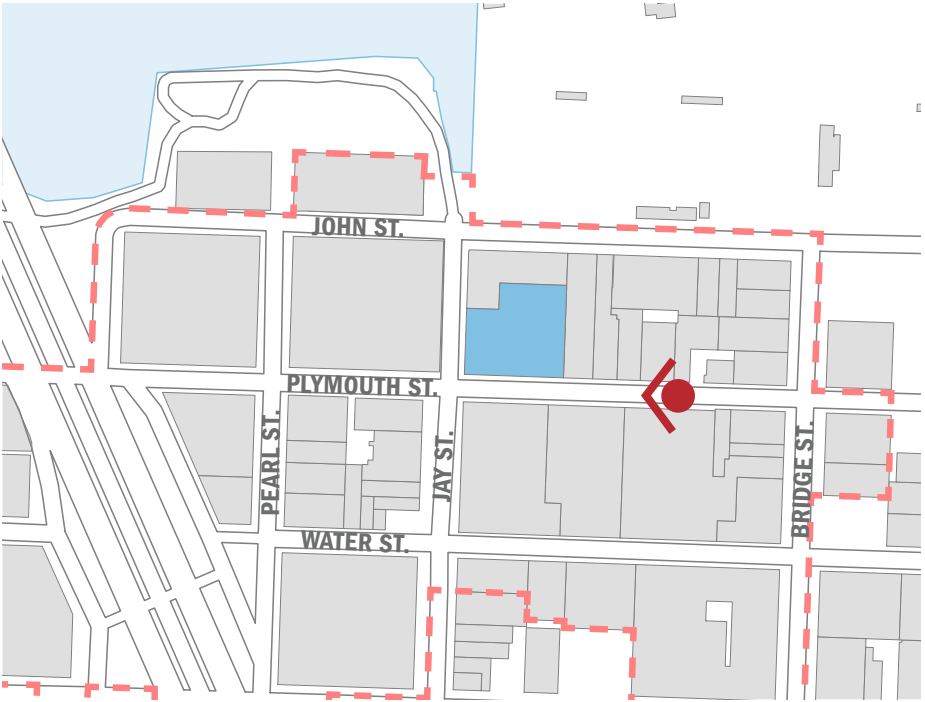
VIEW FROM PLYMOUTH STREET LOOKING WEST
Marvel Architects 145 HUDSON STREET | NEW YORK, NY 10013



KEY MAP



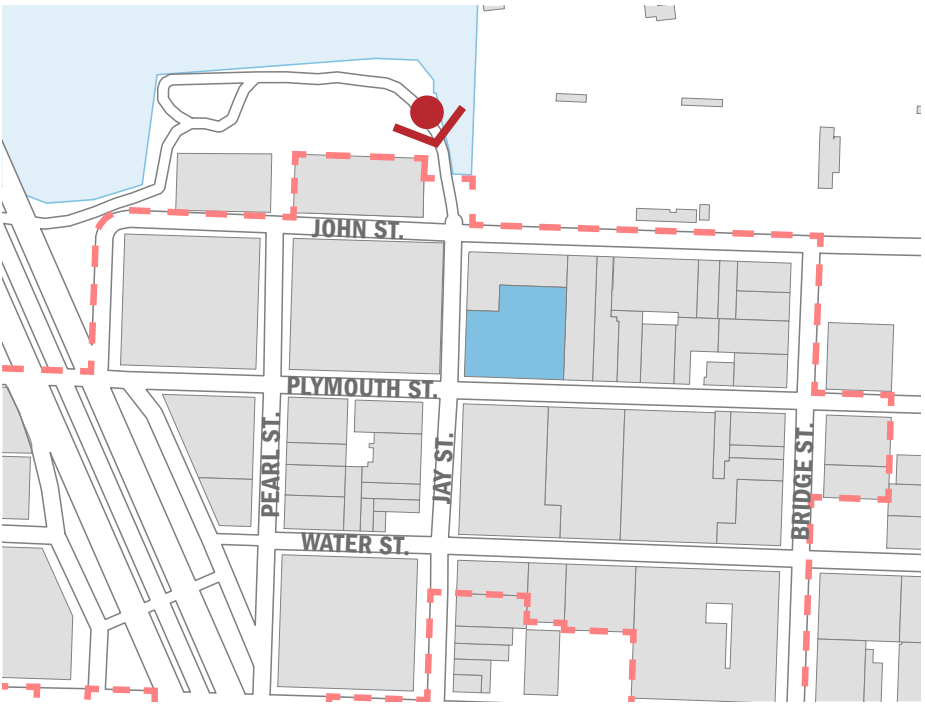
VIEW FROM PLYMOUTH STREET LOOKING WEST
Marvel Architects 145 HUDSON STREET | NEW YORK, NY 10013



KEY MAP
THE FORMAN BUILDING | 29 JAY STREET | 09.25.2018



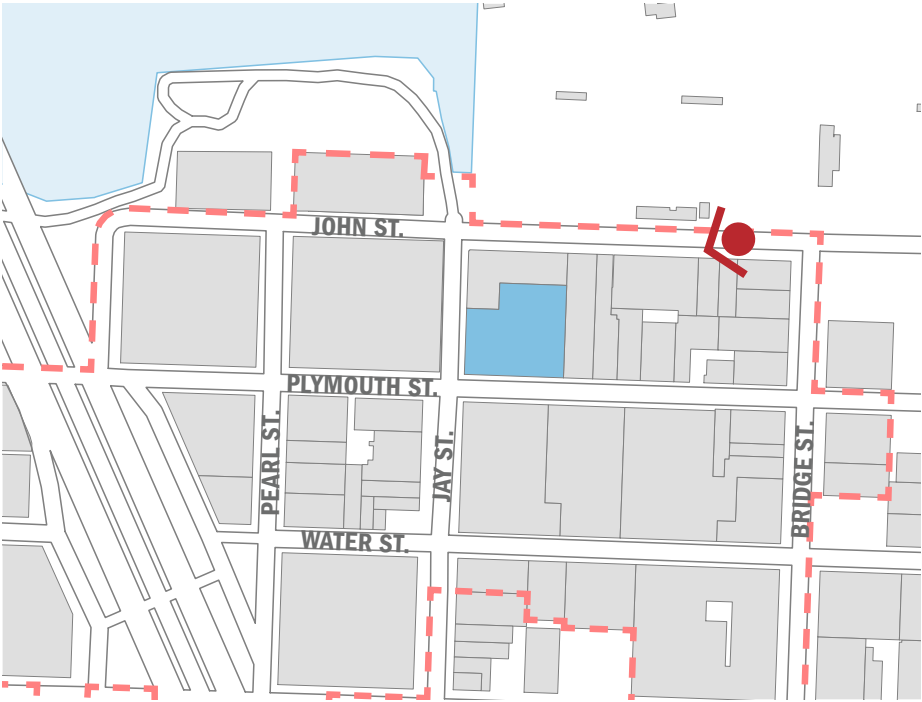
VIEW FROM BROOKLYN BRIDGE PARK LOOKING SOUTH
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KEY MAP



VIEW FROM JOHN STREET LOOKING SOUTH WEST
Marvel Architects 145 HUDSON STREET | NEW YORK, NY 10013

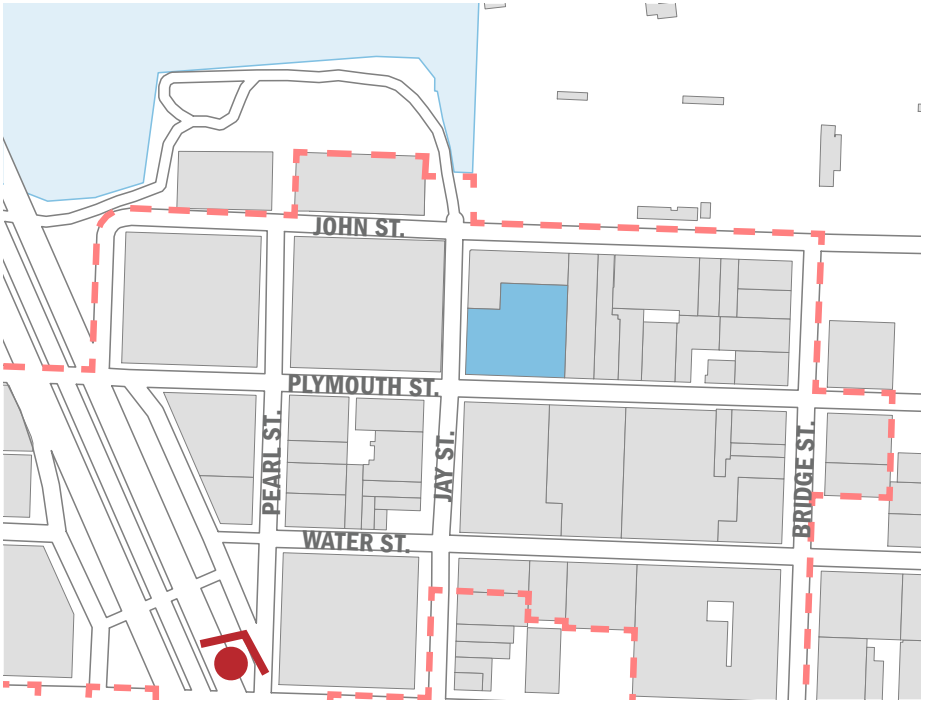


KEY MAP



VIEW FROM MANHATTAN BRIDGE LOOKING NORTHEAST

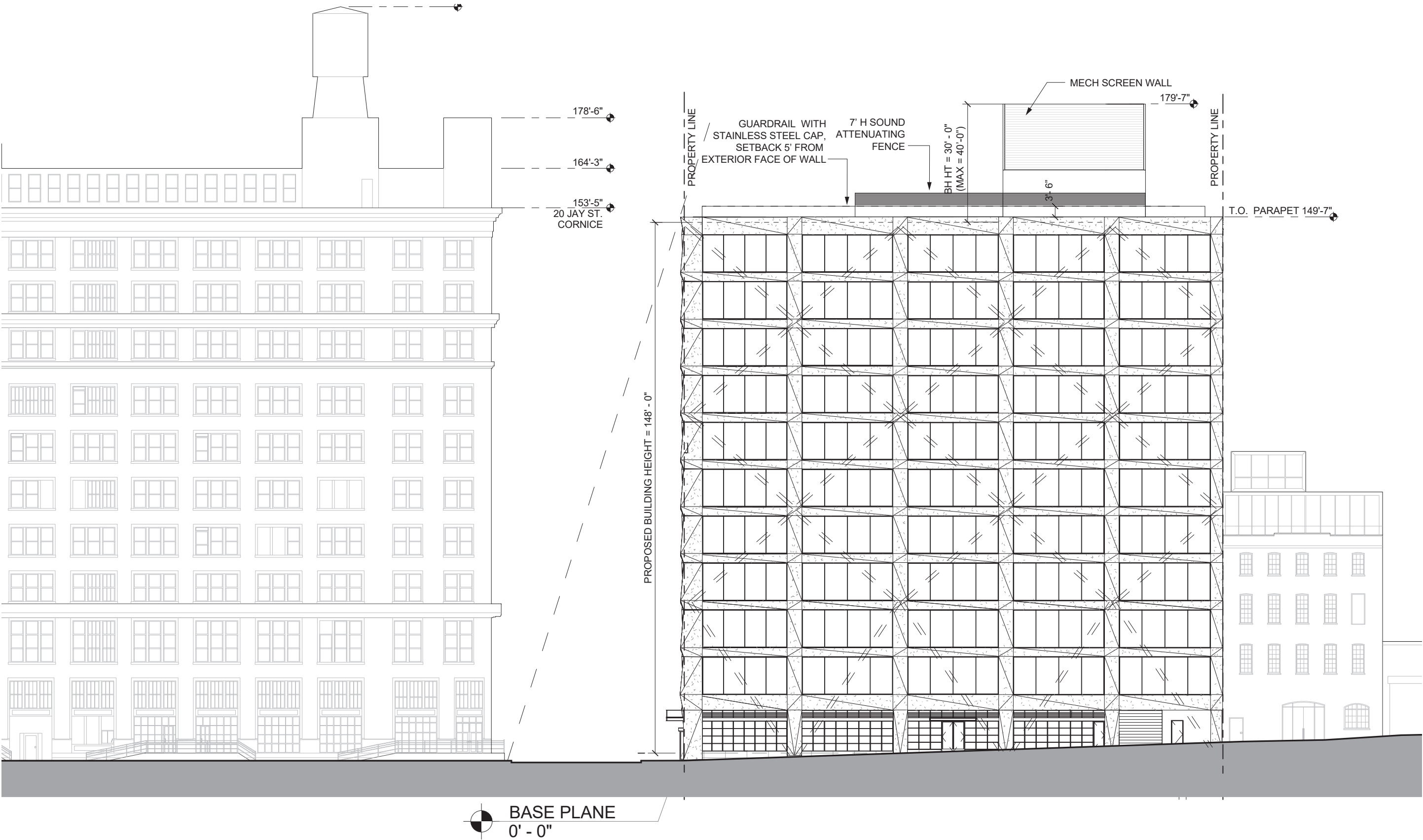
Marvel Architects 145 HUDSON STREET | NEW YORK, NY 10013

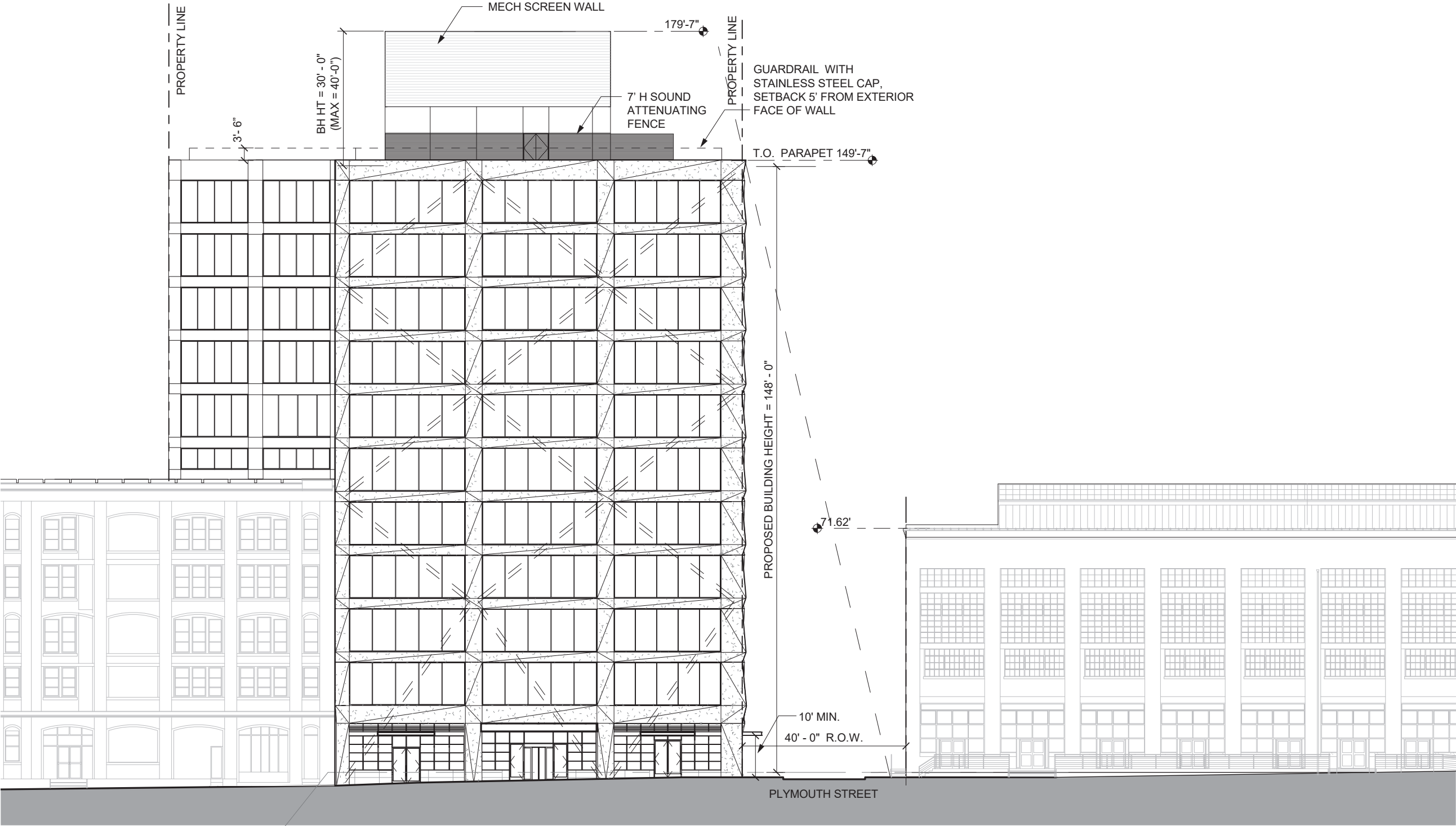


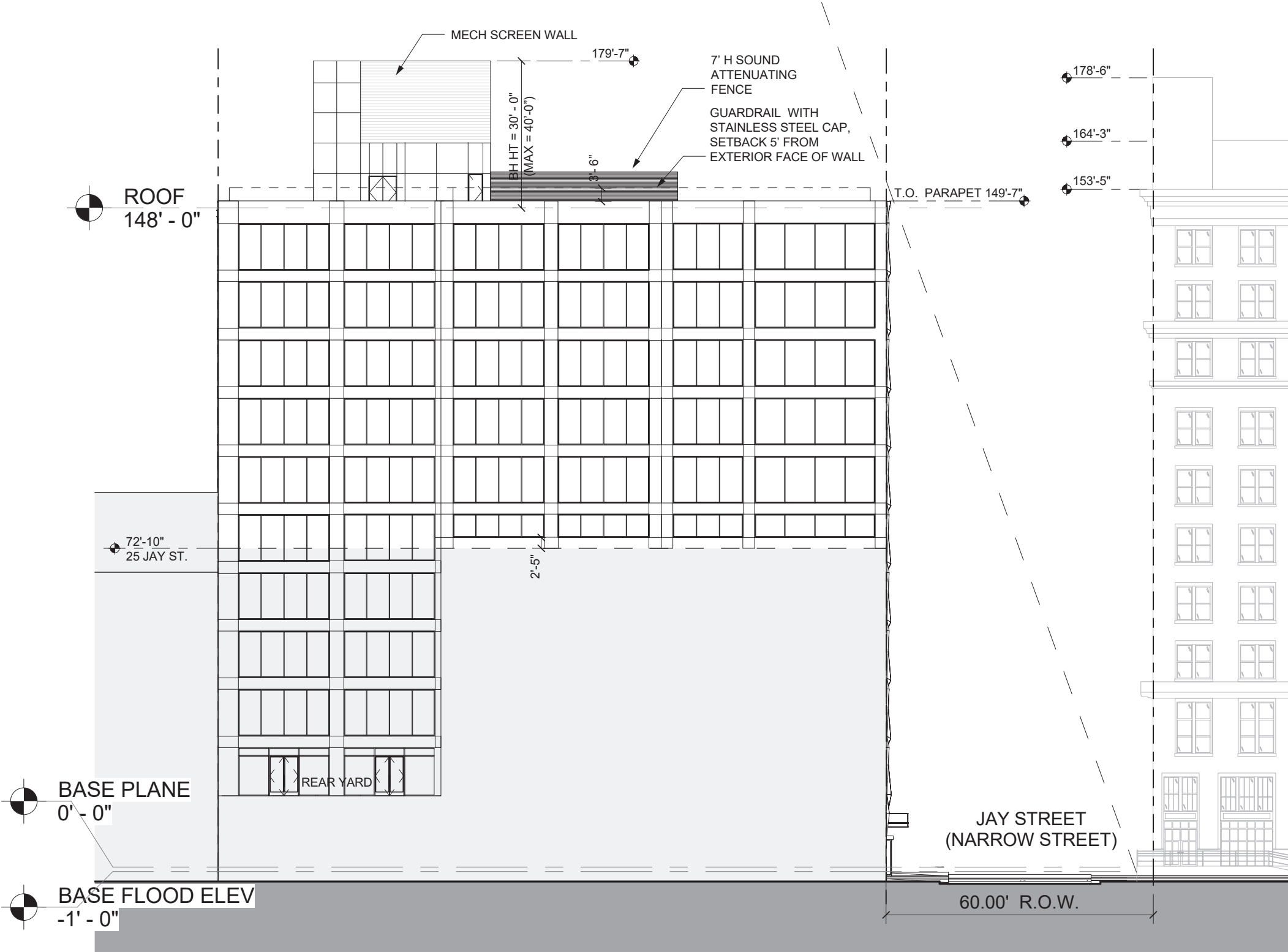
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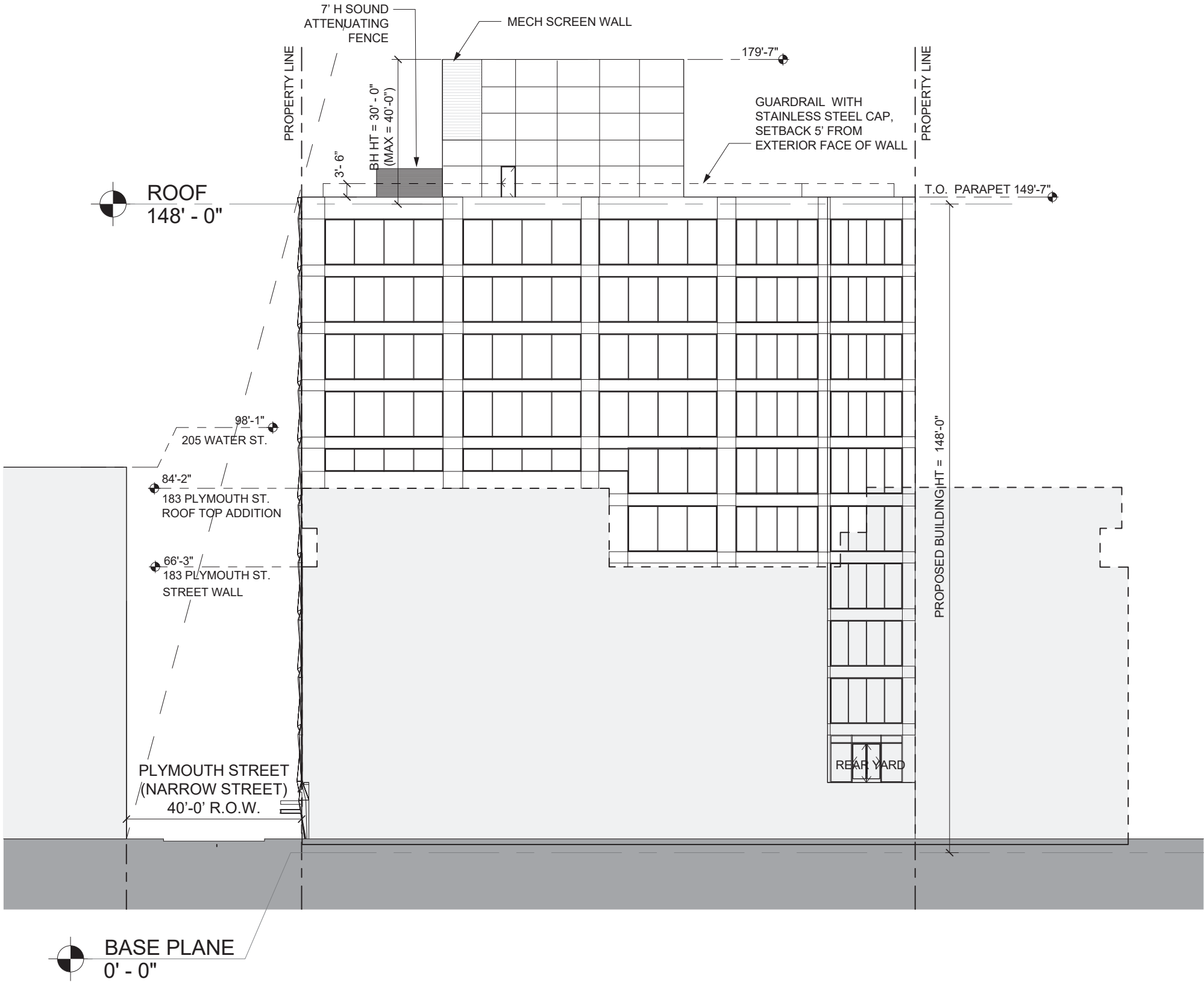
THE FORMAN BUILDING | 29 JAY STREET | 09.25.2018

PROPOSED COMMERCIAL LOFT | Plymouth Street Elevation (South)

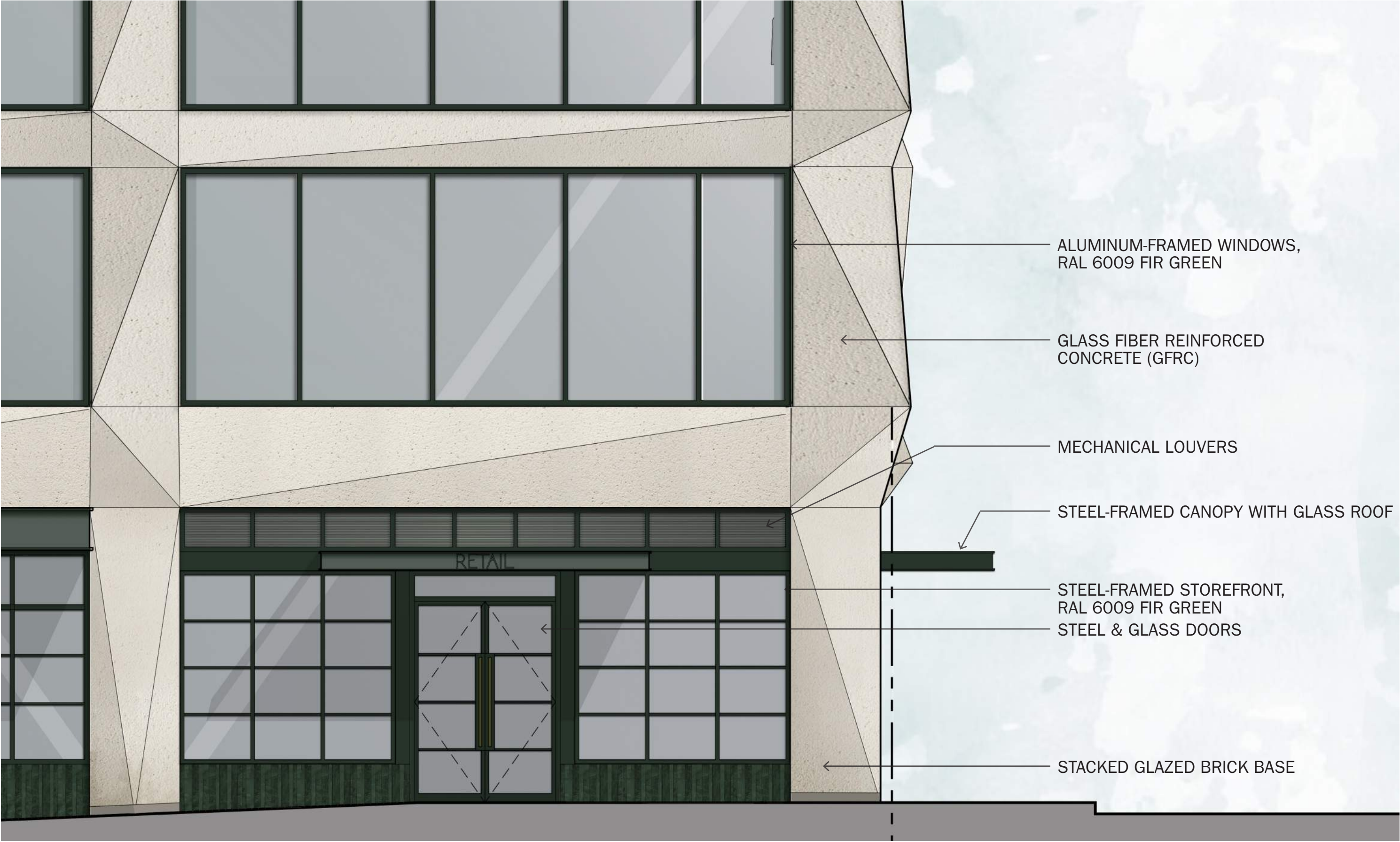






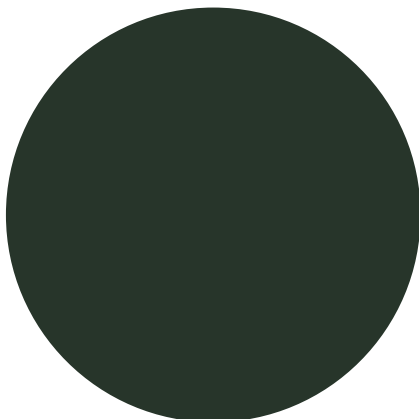




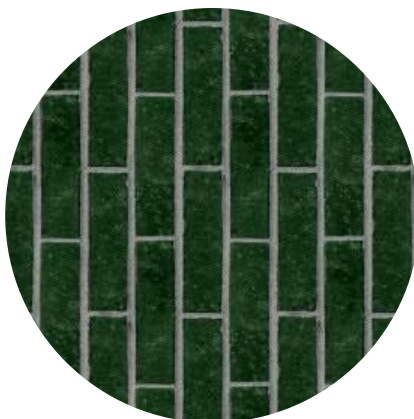




GLASS FIBER REINFORCED CONCRETE (GFRC)
MAIN FACETED CLADDING & FLAT CLADDING
COLOR: LIGHT BEIGE



METALWORK AND WINDOW MULLIONS
COLOR: RAL 6009 - FIR GREEN

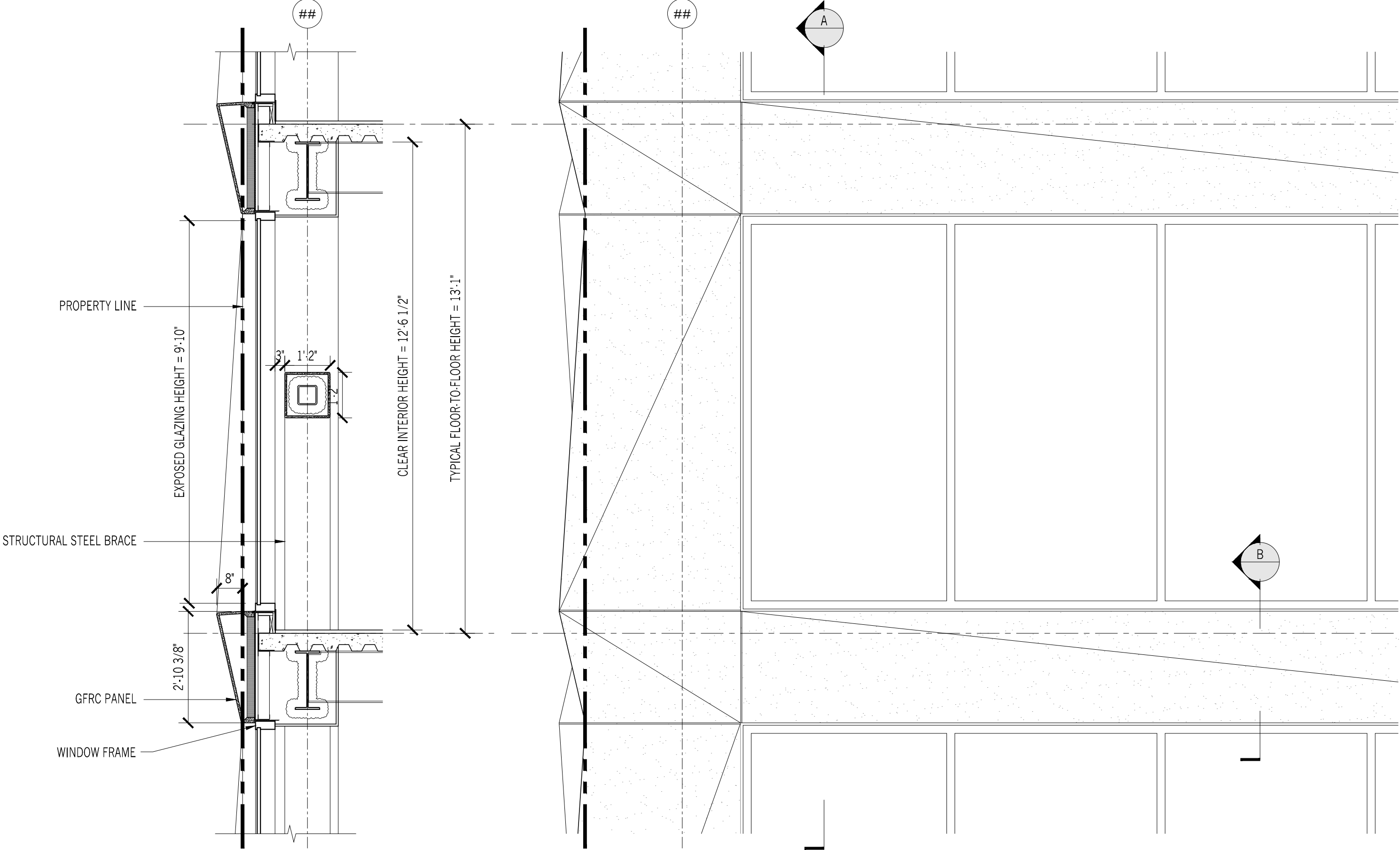


GLAZED BRICK
AT SNOW COURSE
COLOR: EVERGREEN

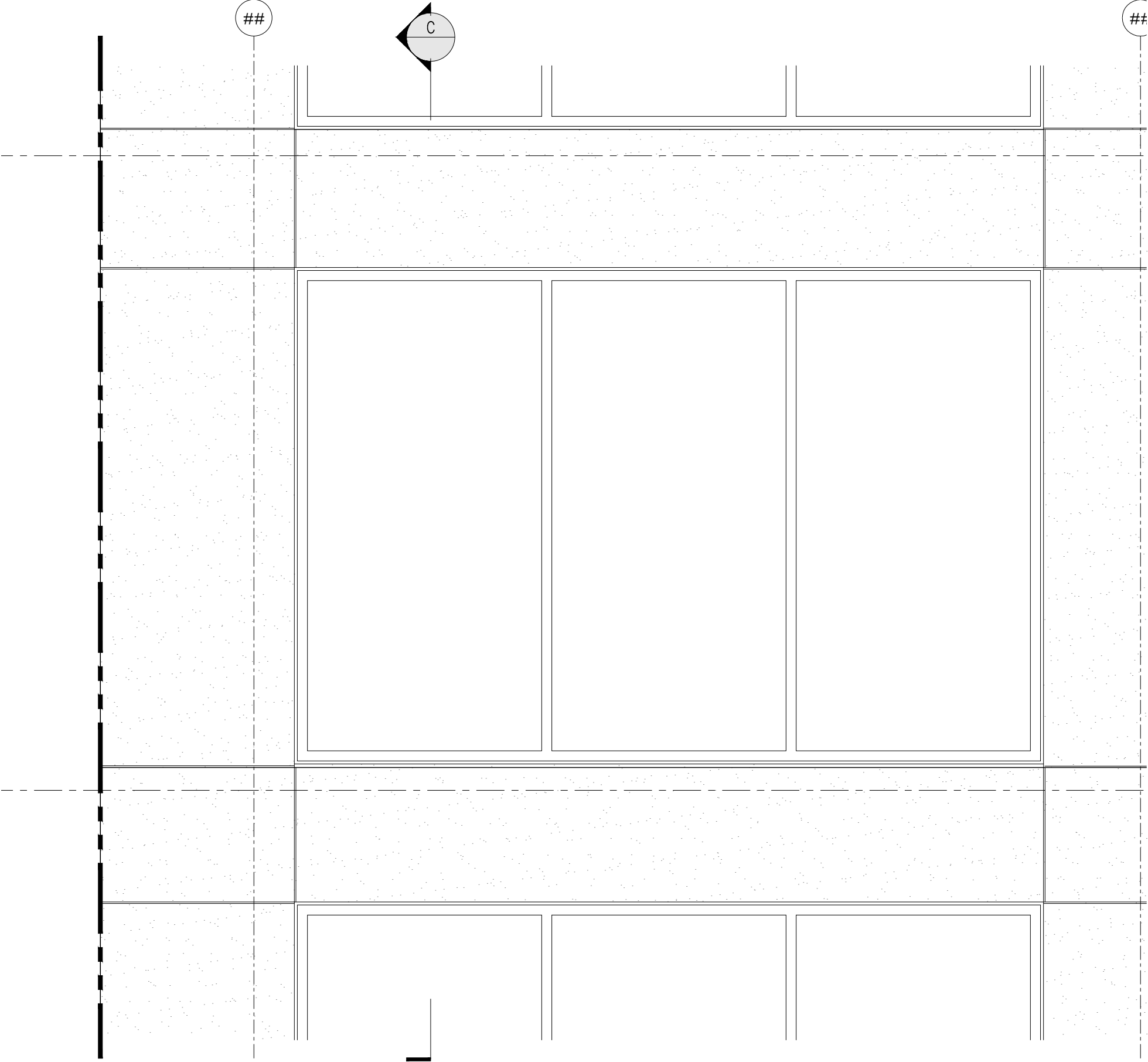
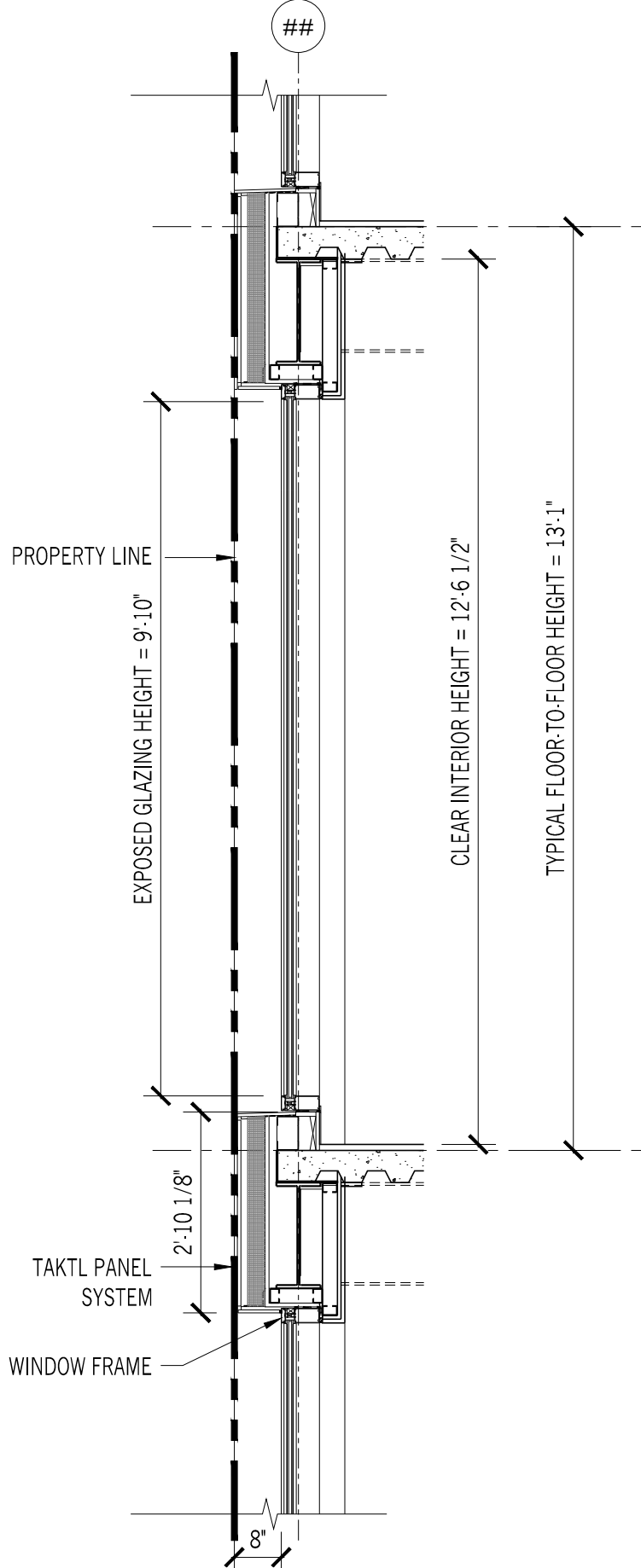


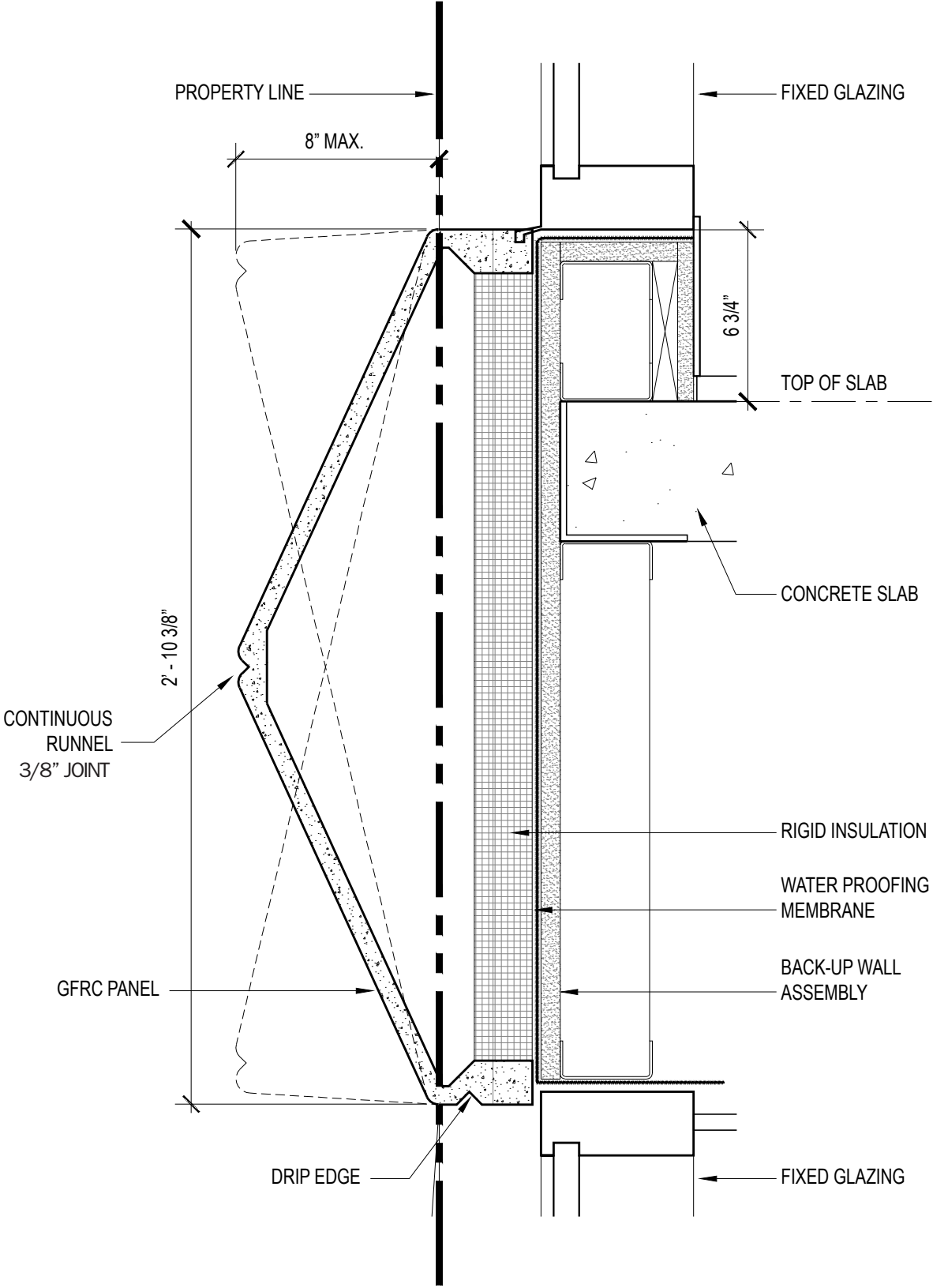
DETAIL VIEW. SHAPED PRECAST CONCRETE PANELS

PROPOSED COMMERCIAL LOFT | Proposed Street Facing Wall Section and Elevation

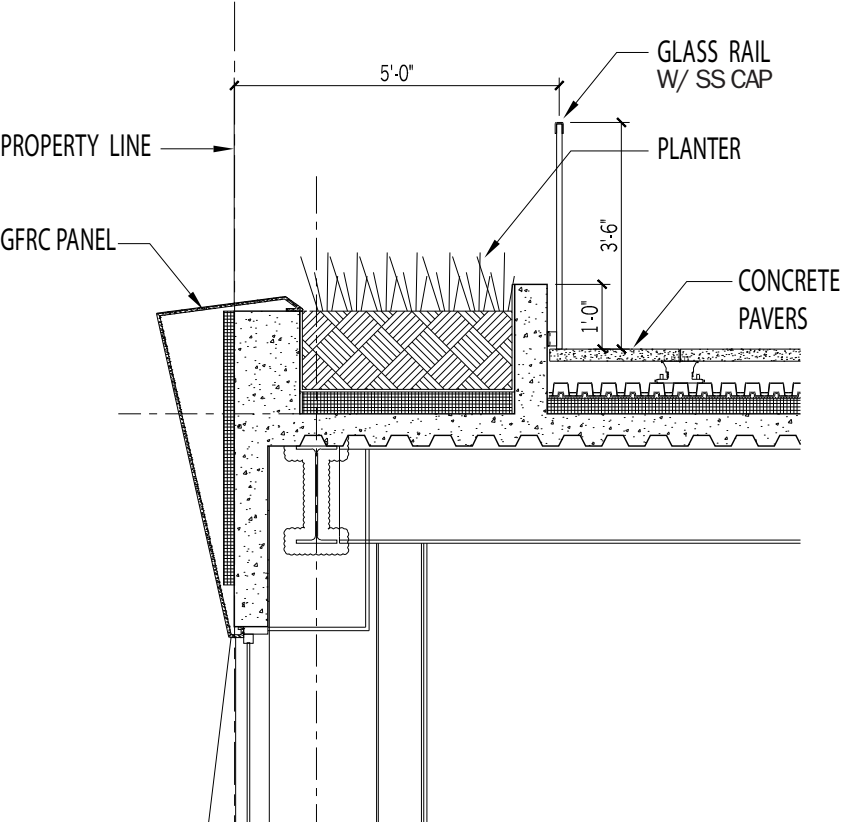


PROPOSED COMMERCIAL LOFT | Proposed Lot Line Wall Section and Elevation





TYPICAL GFRP SPANDREL CAP DETAIL

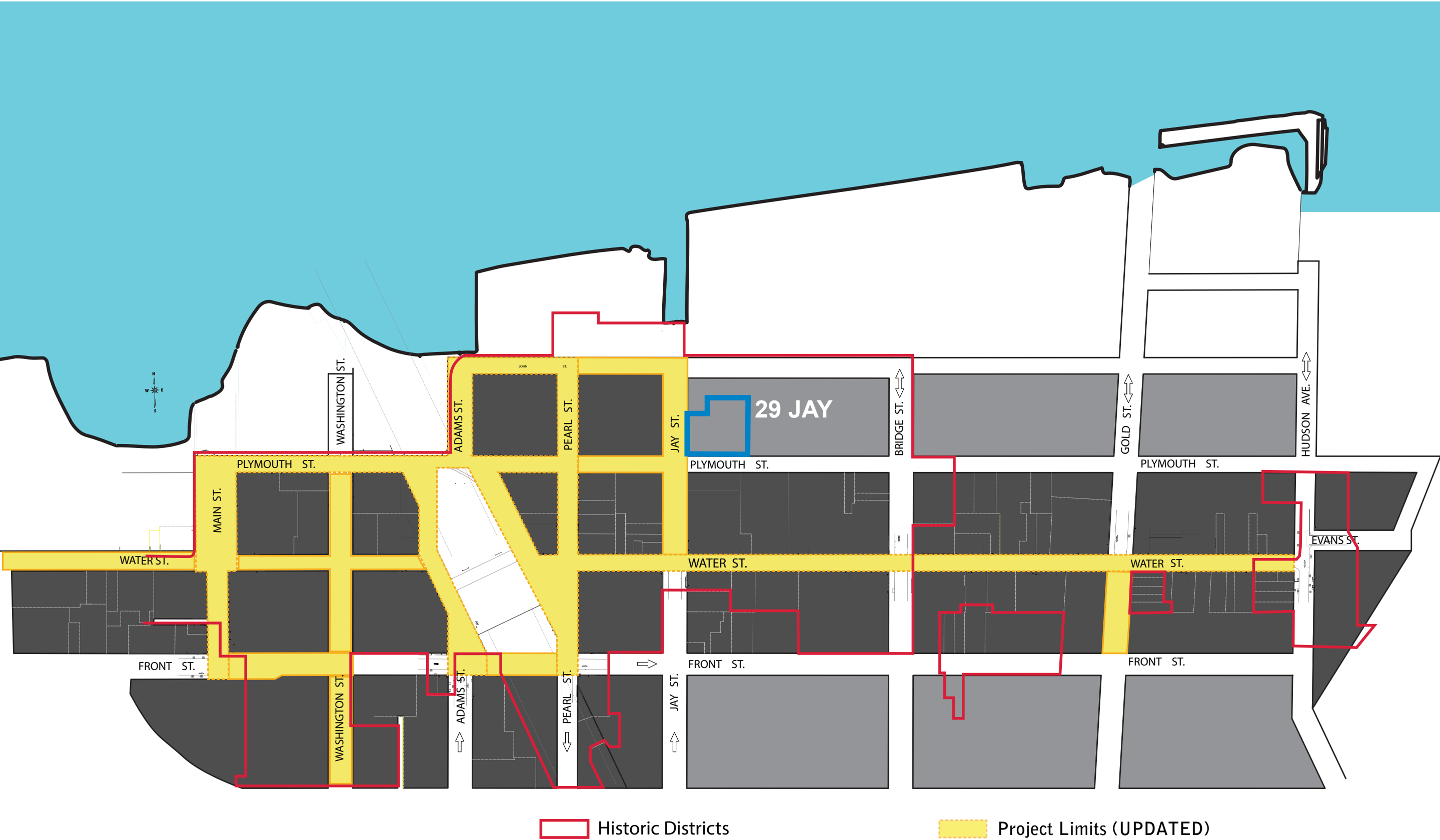


TYPICAL PARAPET DETAIL

04

PROPOSED PAVING

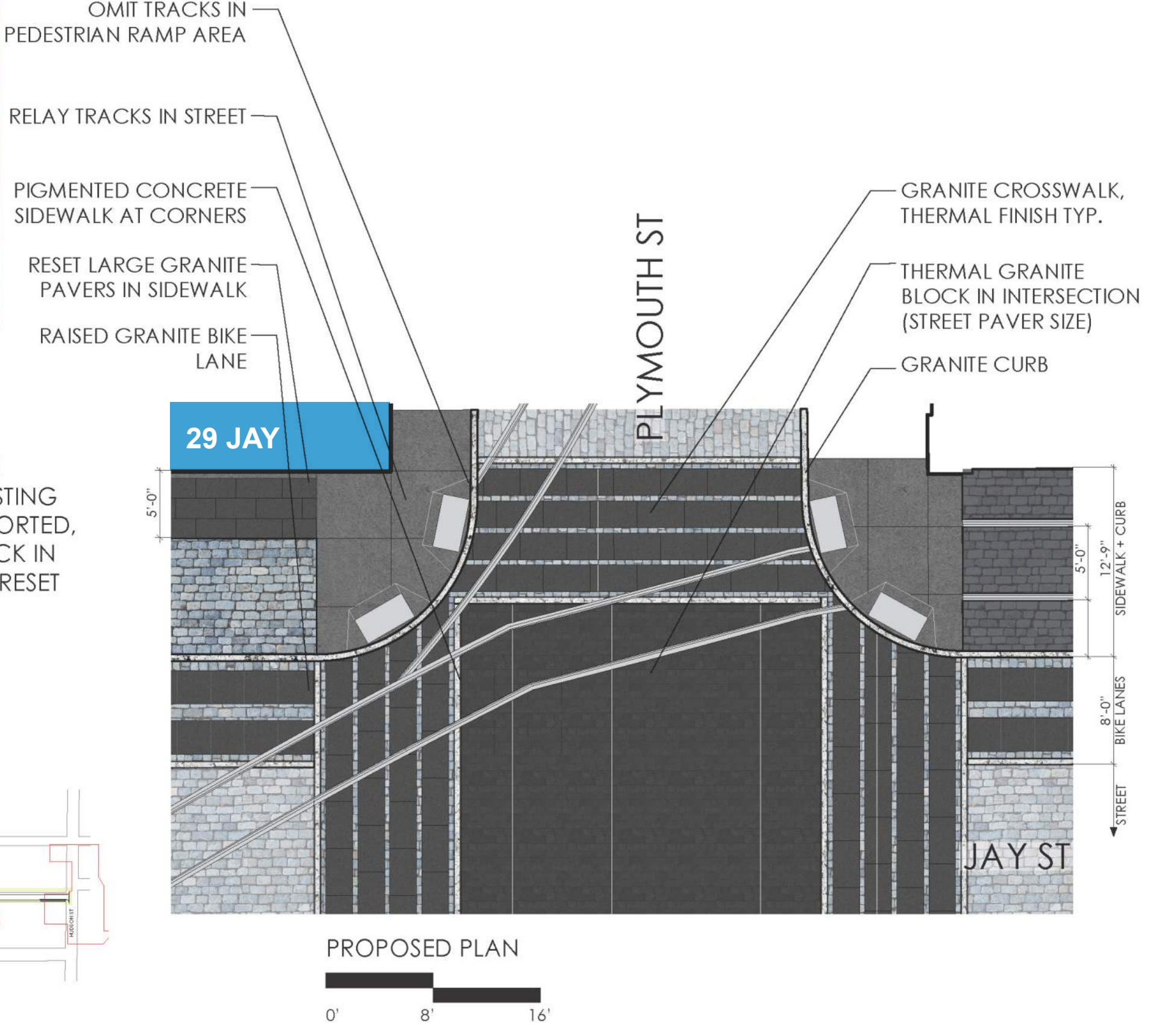
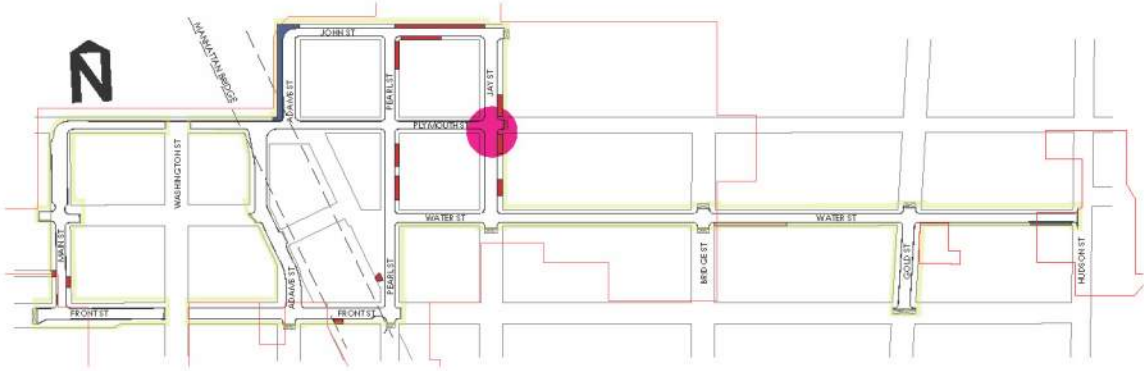


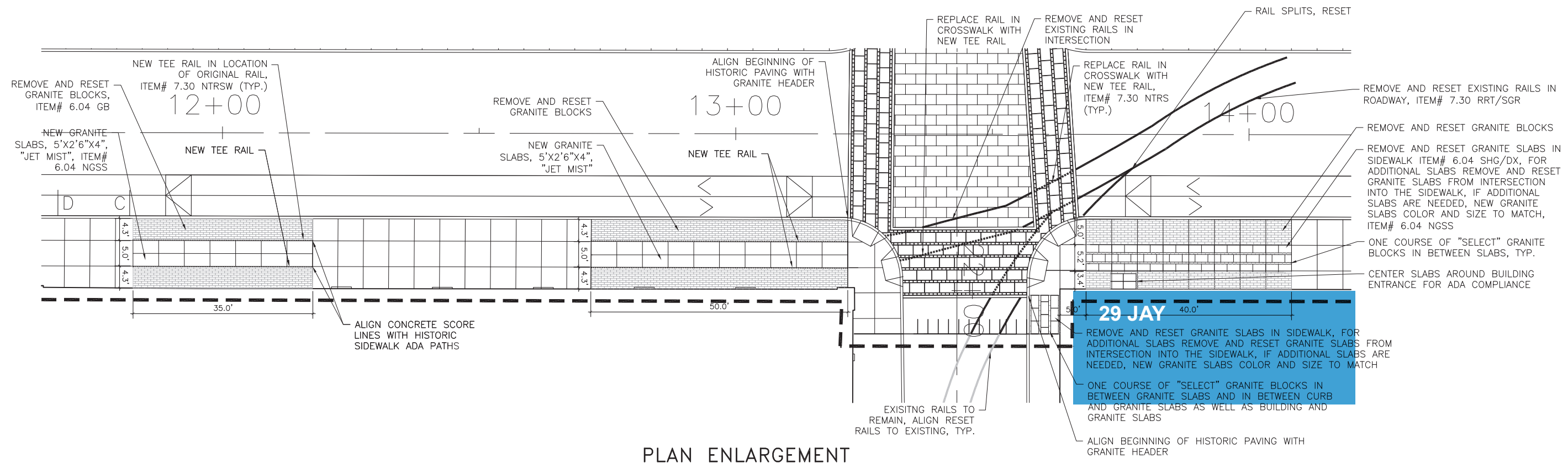
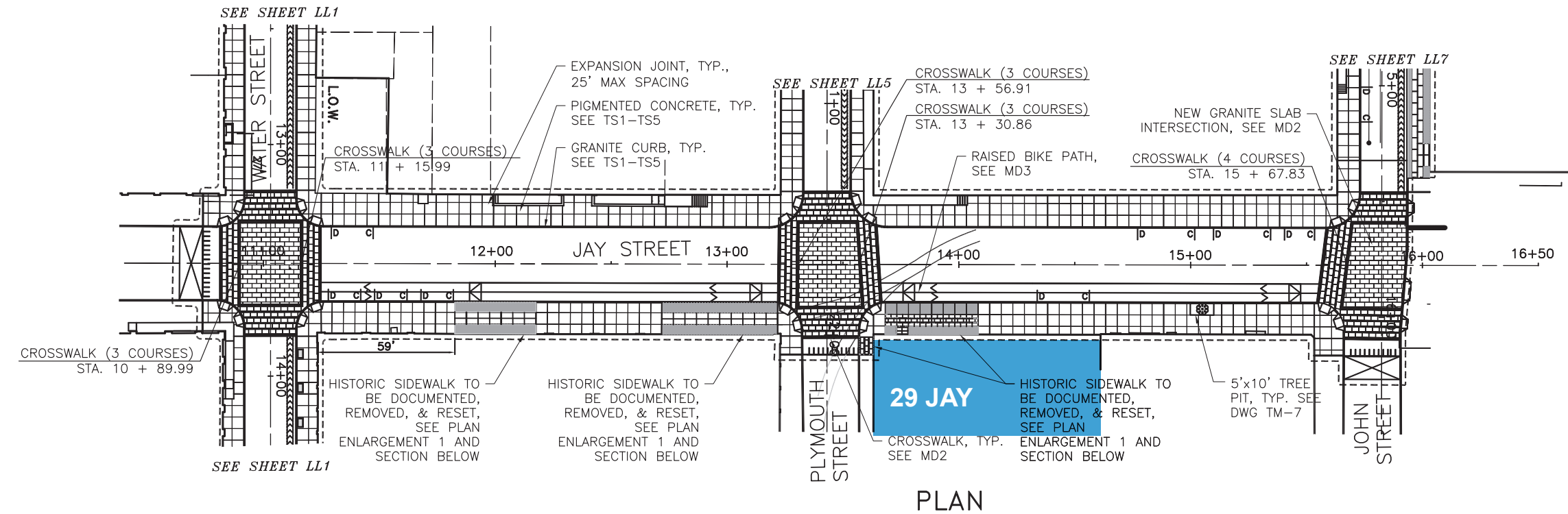


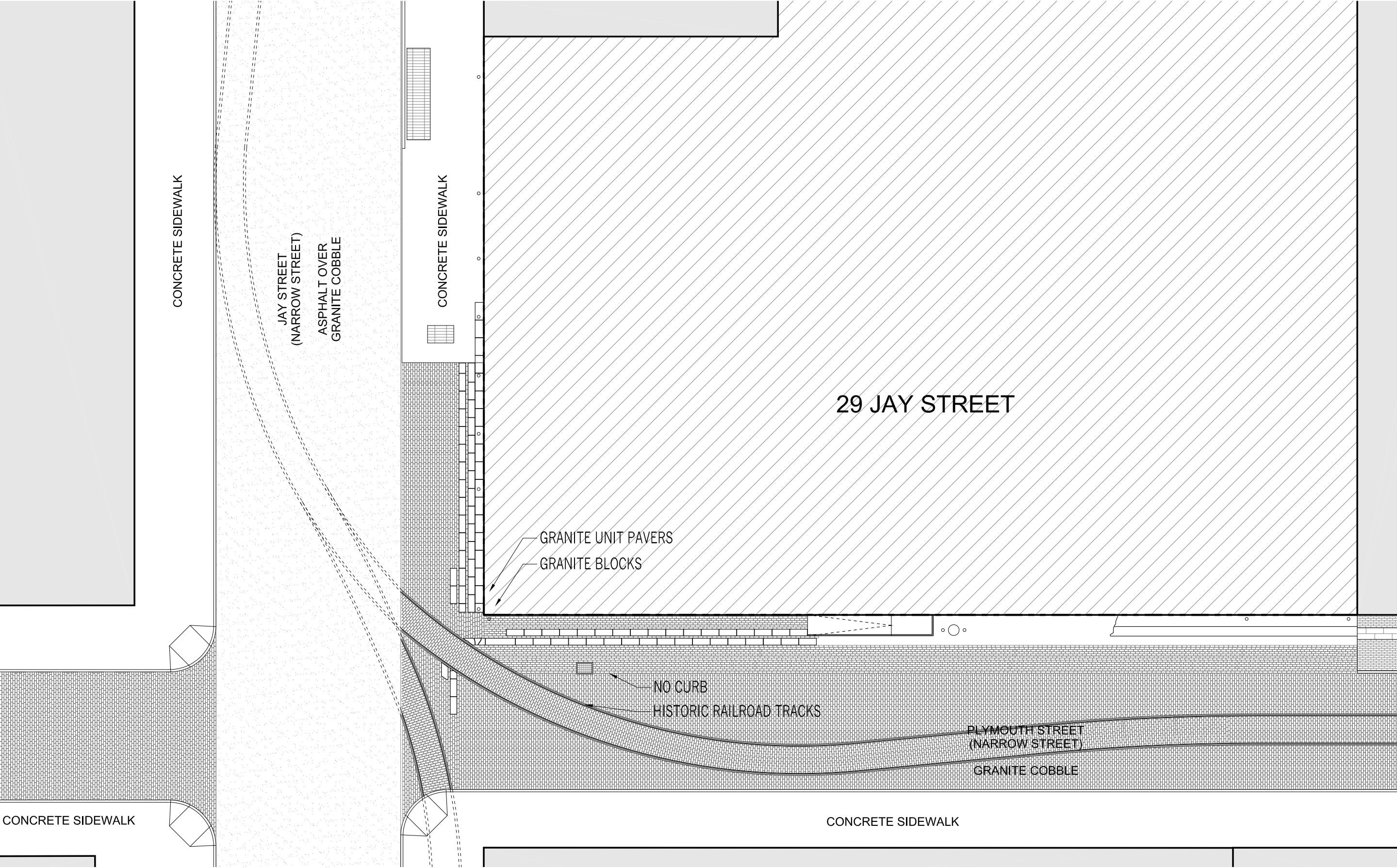


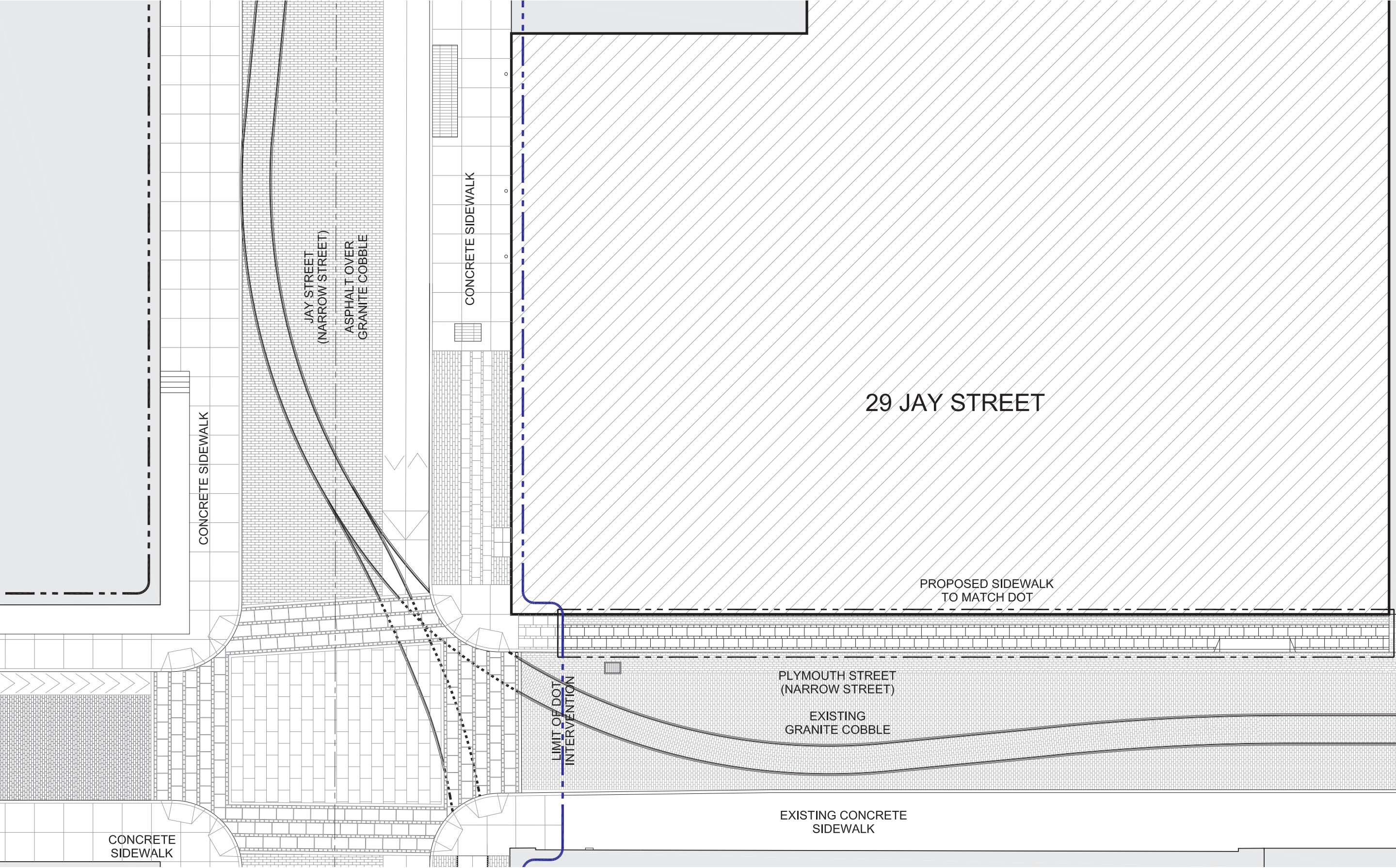
EXISTING CONDITIONS - JAY ST AND PLYMOUTH ST

NOTE: RAILS ON SIDEWALK WILL BE REPLACED WITH NEW CRANE RAIL FOR ADA COMPLIANCE. ALL EXISTING TRACK WILL BE CAREFULLY REMOVED, CLEANED, SORTED, AND RESET OR USED ELSEWHERE. ALL EXISTING TRACK IN PEDESTRIAN RAMP AREAS IS TO BE REMOVED AND RESET ELSEWHERE.











VIEW FROM PLYMOUTH STREET LOOKING EAST ACROSS JAY STREET



A blue-tinted photograph of a city street with tall buildings, a fire escape, and a UPS truck. The image serves as a background for the text.

04

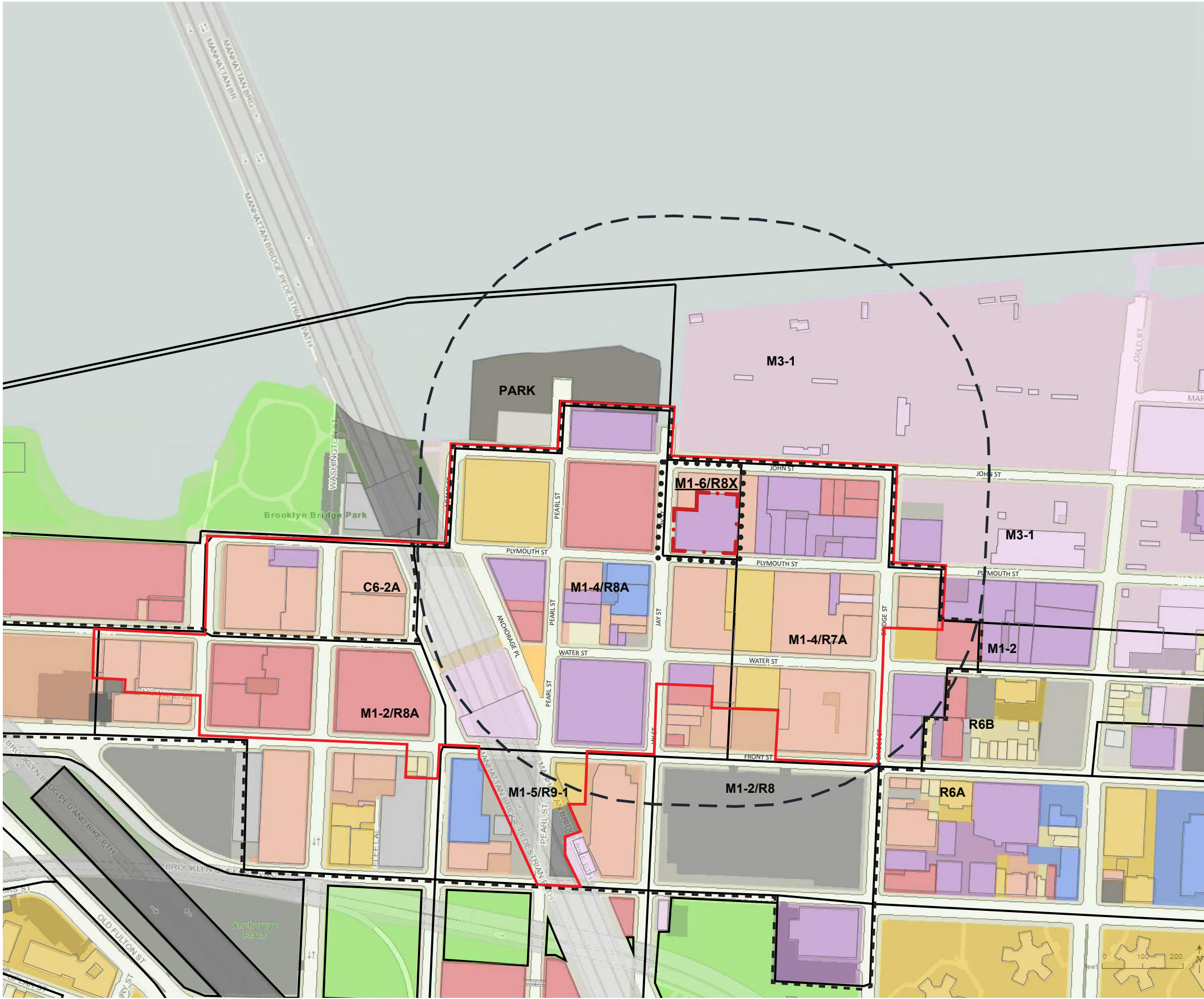
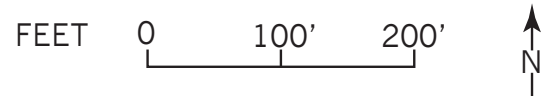
APPENDIX

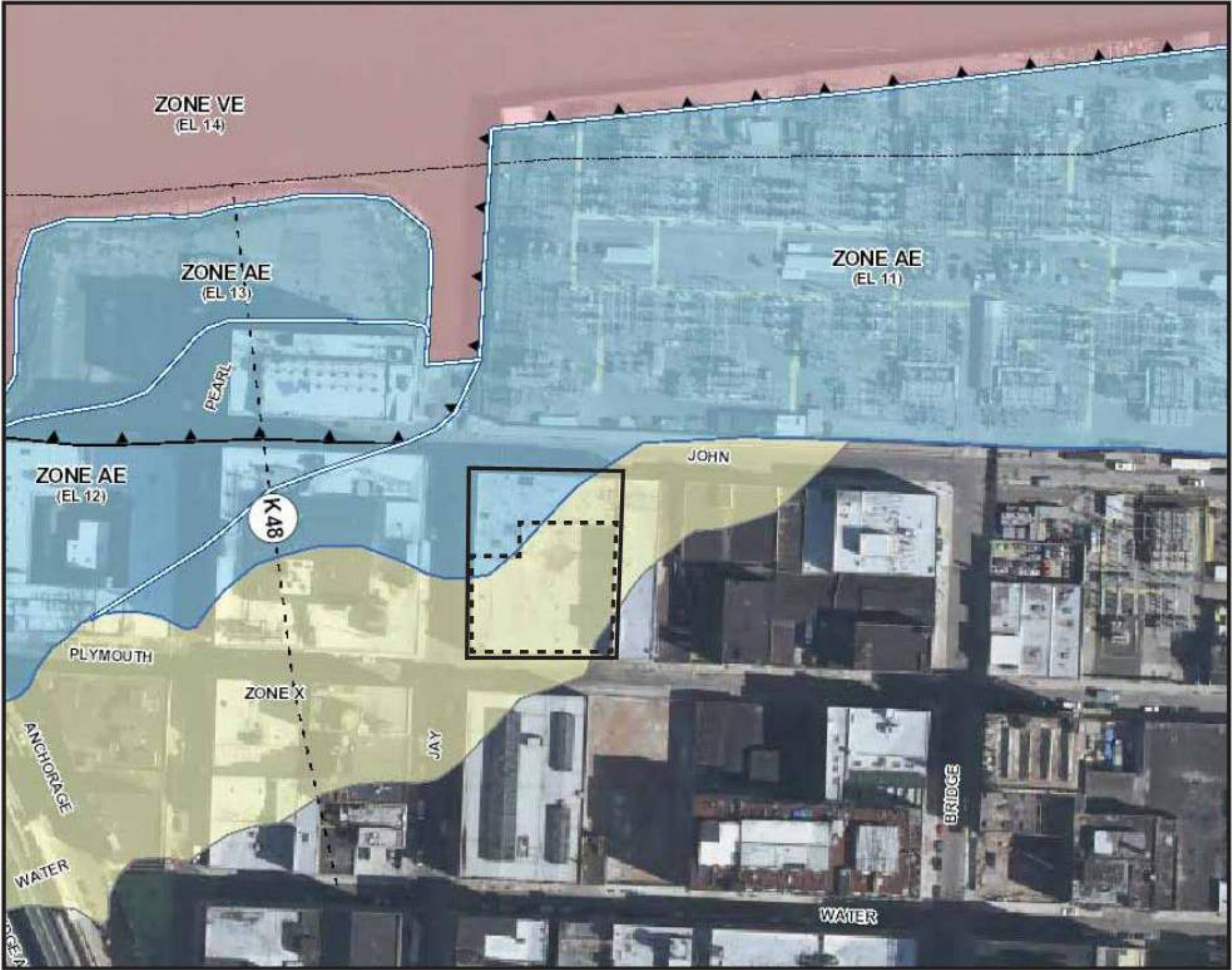


Area Map
29 Jay Street
Brooklyn Block 20 Lot 1

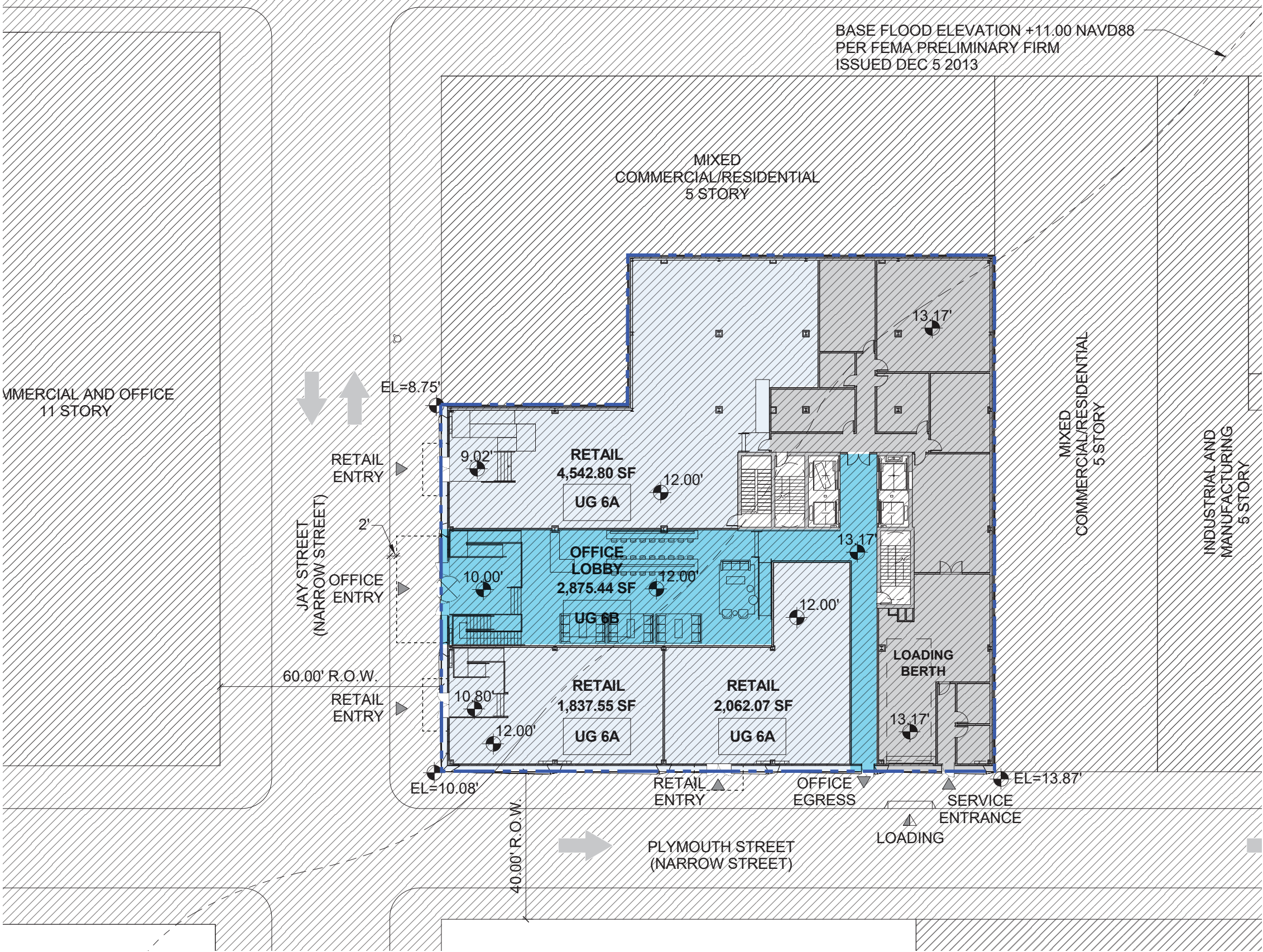
- Area Proposed to be Rezoned
- Development Site
- 600-foot Radius
- Historic District Limit
- Special Purpose District MX-2 Limit
- Zoning District Boundary

Zoning	Land Use
Existing Zoning District	1 - 2 Family Residential
C1-1	Multifamily Walkup
C1-2	Multifamily Elevator
C1-3	Mixed Commercial/Residential
C1-4	Commercial & Office
C1-5	Industrial & Mfg
C2-1	Transportation & Utility
C2-2	Public Facilities & Institutions
C2-3	Open Space
C2-4	Parking
C2-5	Vacant/No Data



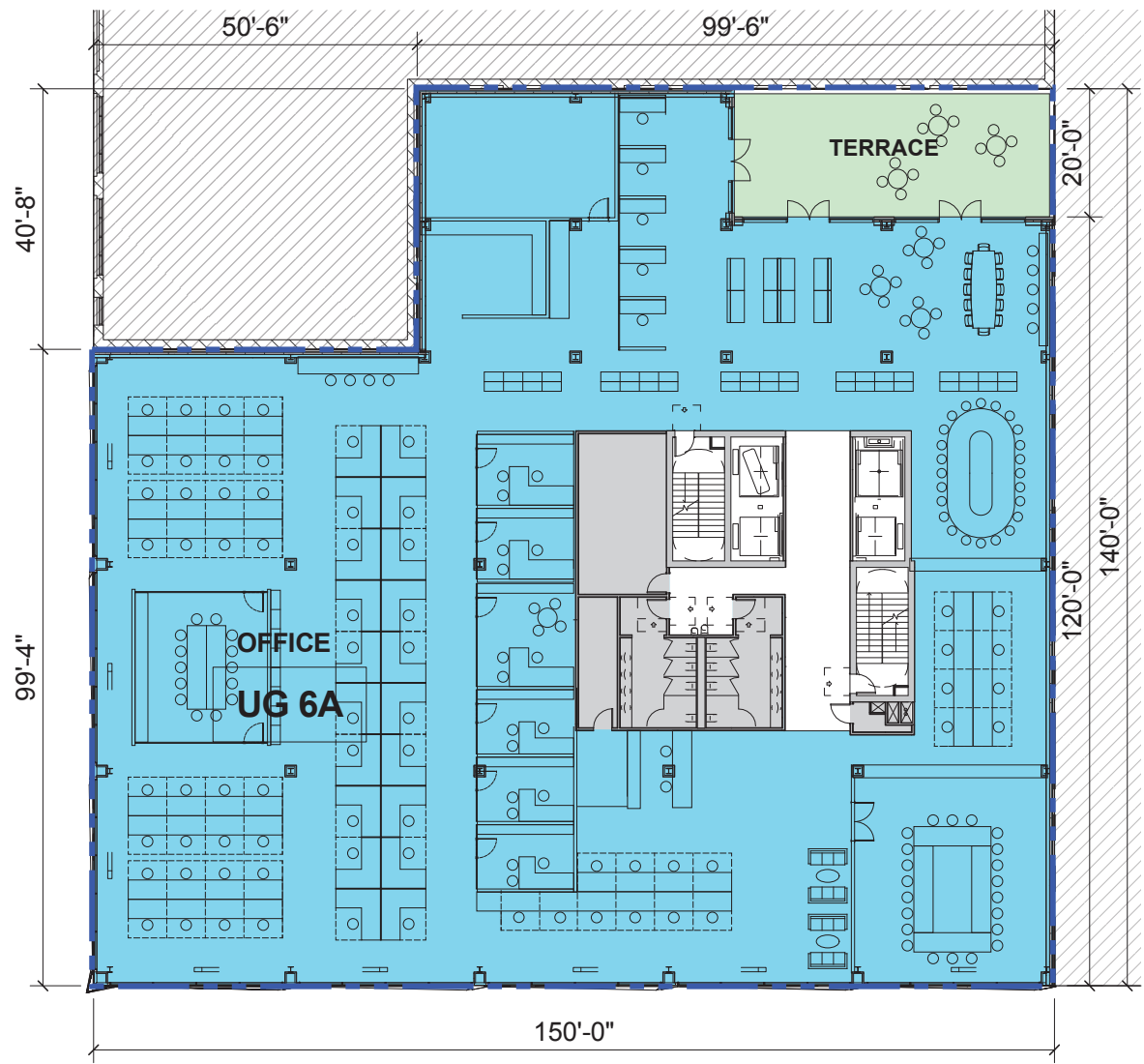


 Rezoning Area  Proposed Development Site



LEGEND

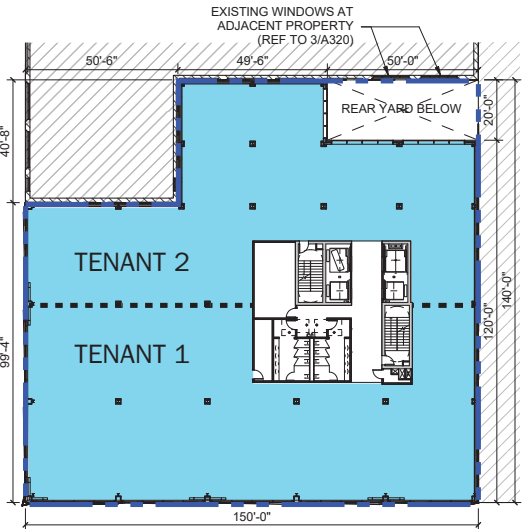
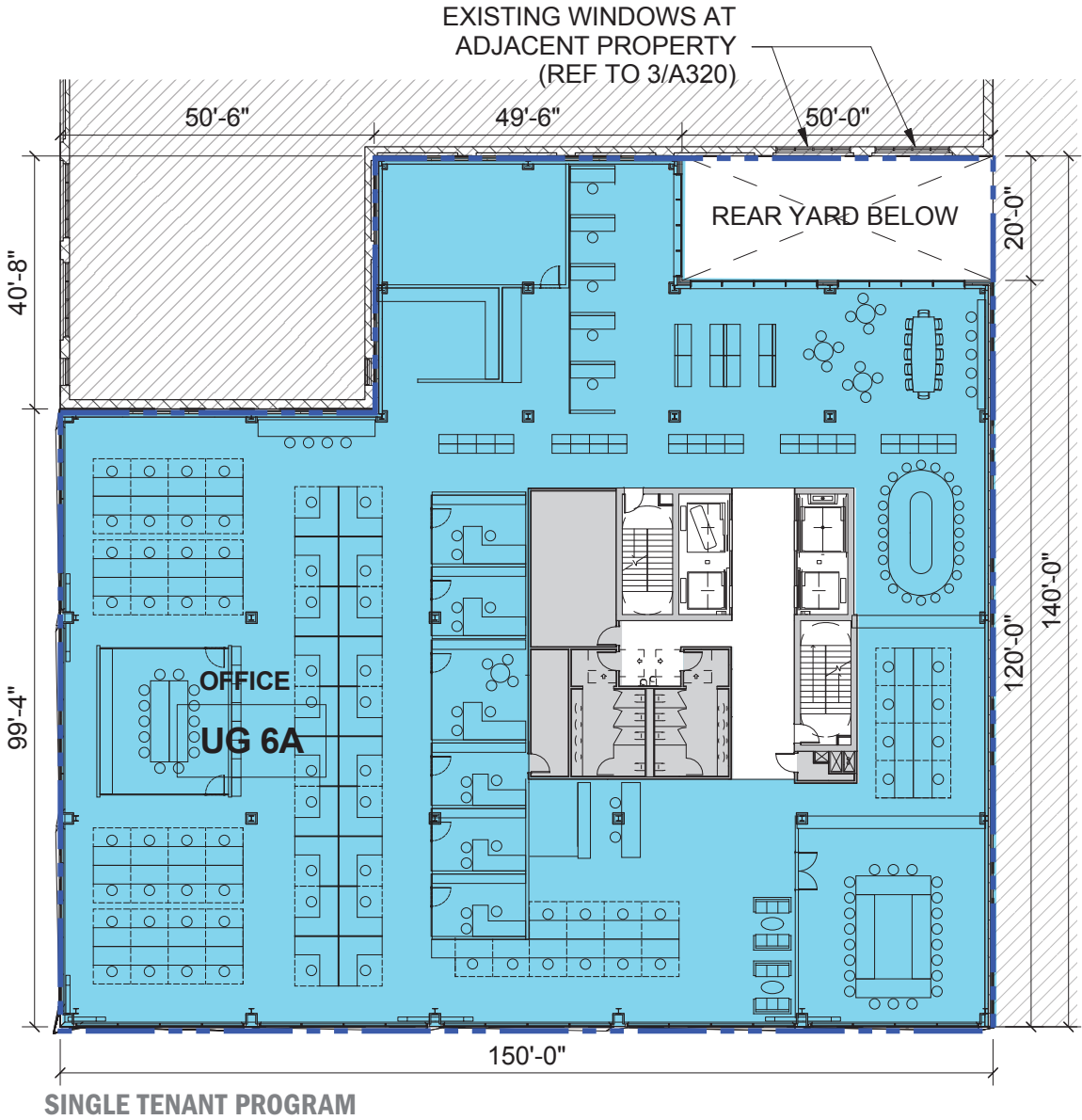
- PROPERTY LINE
- RETAIL (UG 6A)
- OFFICE (UG 6B)
- SERVICES
- EXISTING STRUCTURE



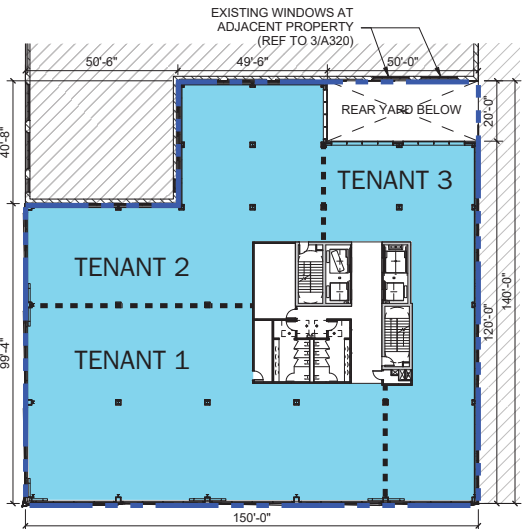
LEGEND

- PROPERTY LINE
- RETAIL (UG 6A)
- OFFICE (UG 6B)
- SERVICES
- EXISTING STRUCTURE

PROPOSED BUILDING | Typical Floor Plan (3rd to 11th)



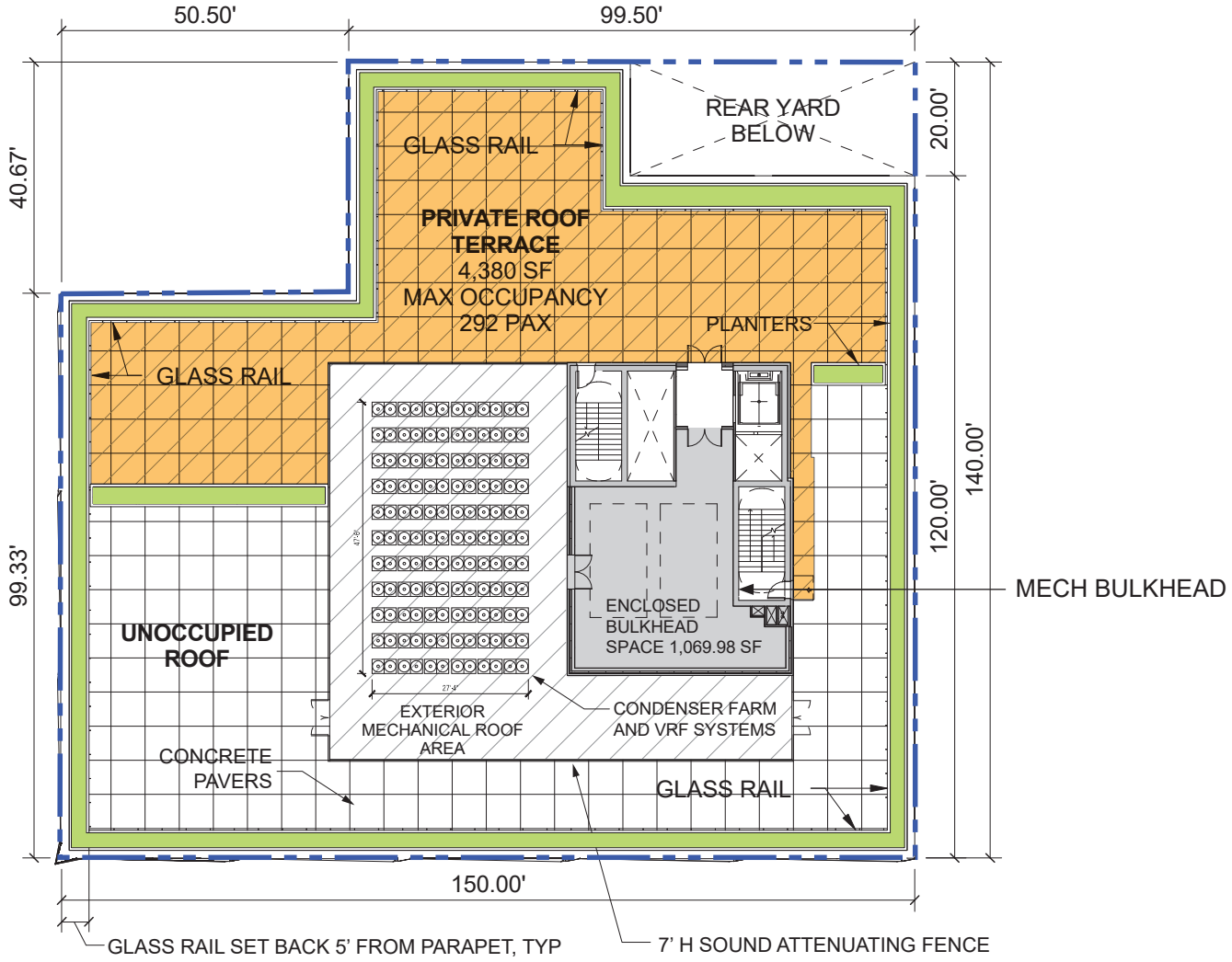
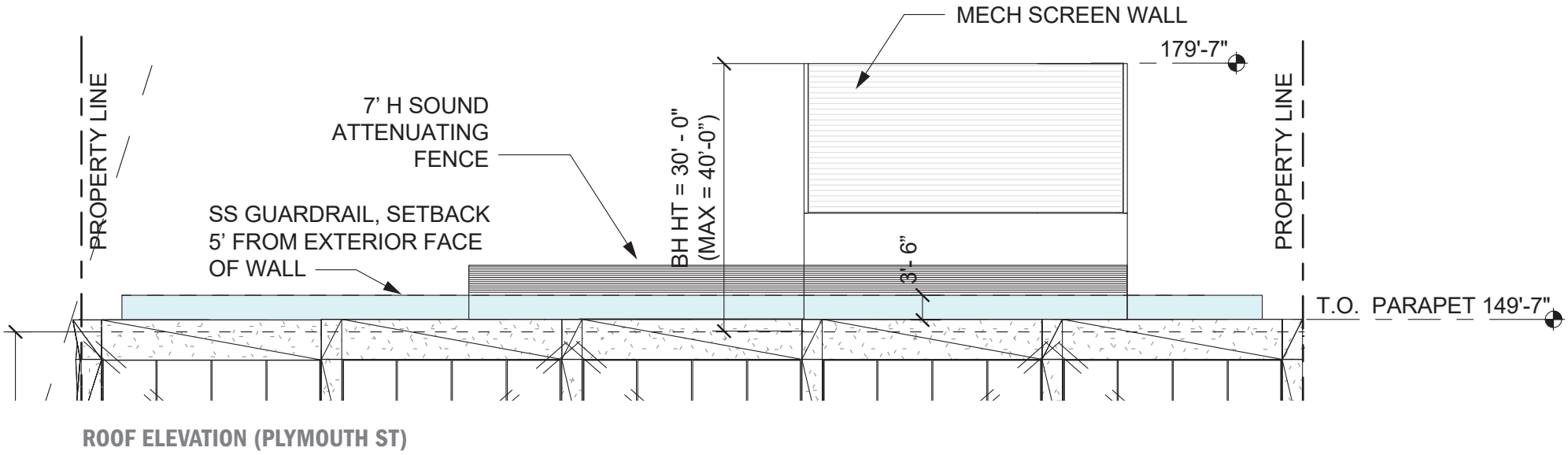
2 TENANT PROGRAM



3 TENANT PROGRAM

LEGEND

- PROPERTY LINE
- RETAIL (UG 6A)
- OFFICE (UG 6B)
- SERVICES
- EXISTING STRUCTURE



- LEGEND**
- PROPERTY LINE
 - RETAIL (UG 6A)
 - OFFICE (UG 6B)
 - SERVICES
 - EXISTING STRUCTURE





