

The current proposal is:

Preservation Department – Item 1, LPC-23-09528

**27 Cranberry Street – Brooklyn 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

27 CRANBERRY STREET

BROOKLYN HEIGHTS HISTORIC DISTRICT

PROPOSAL FOR NEW SINGLE FAMILY DWELLING
ORIGINALLY APPROVED UNDER COFA 12-6684





1ST PRESENTATION



CURRENT PROPOSAL

2. PROPOSED BUILDING

VIEW FROM WEST



CRANBERRY ST
97 ΠΟΛΥΤΕΧΝΙΚΗΣ ΣΤΡ. ΠΟΛΥΤΕΧΝΕΙΟΝ ΑΘΗΝΩΝ 11527



1ST PRESENTATION



CURRENT PROPOSAL



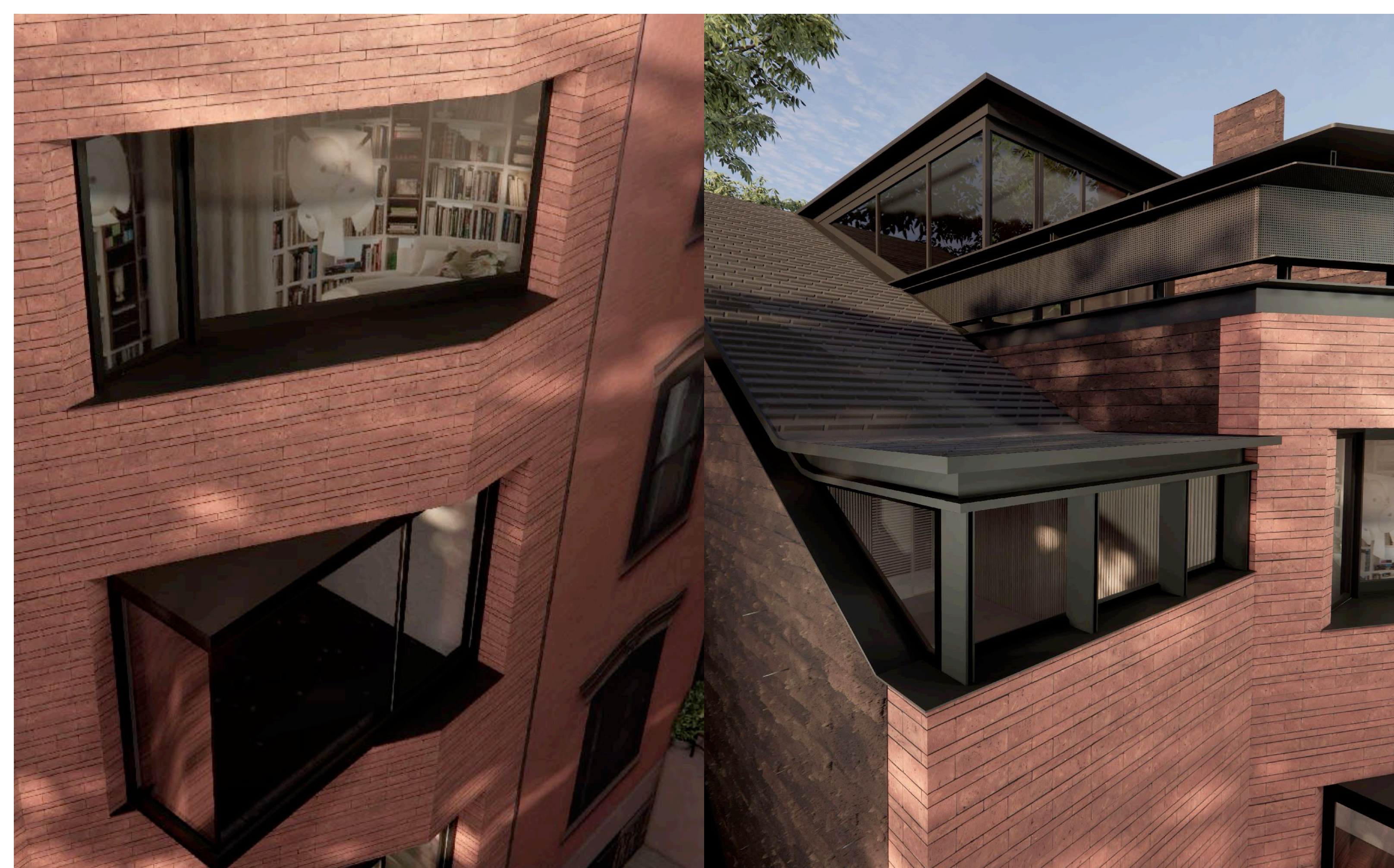
1ST PRESENTATION



CURRENT PROPOSAL

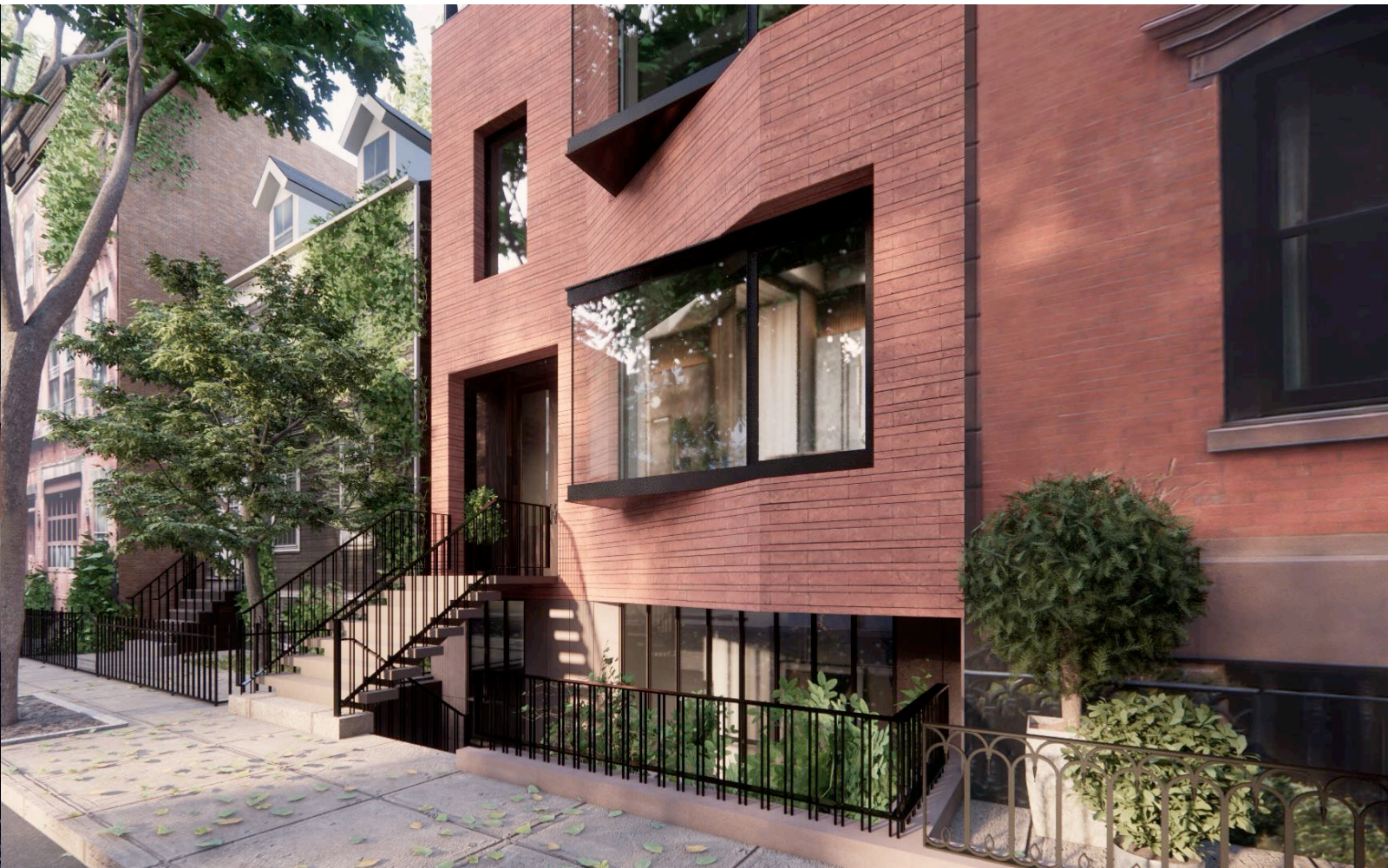








1ST PRESENTATION

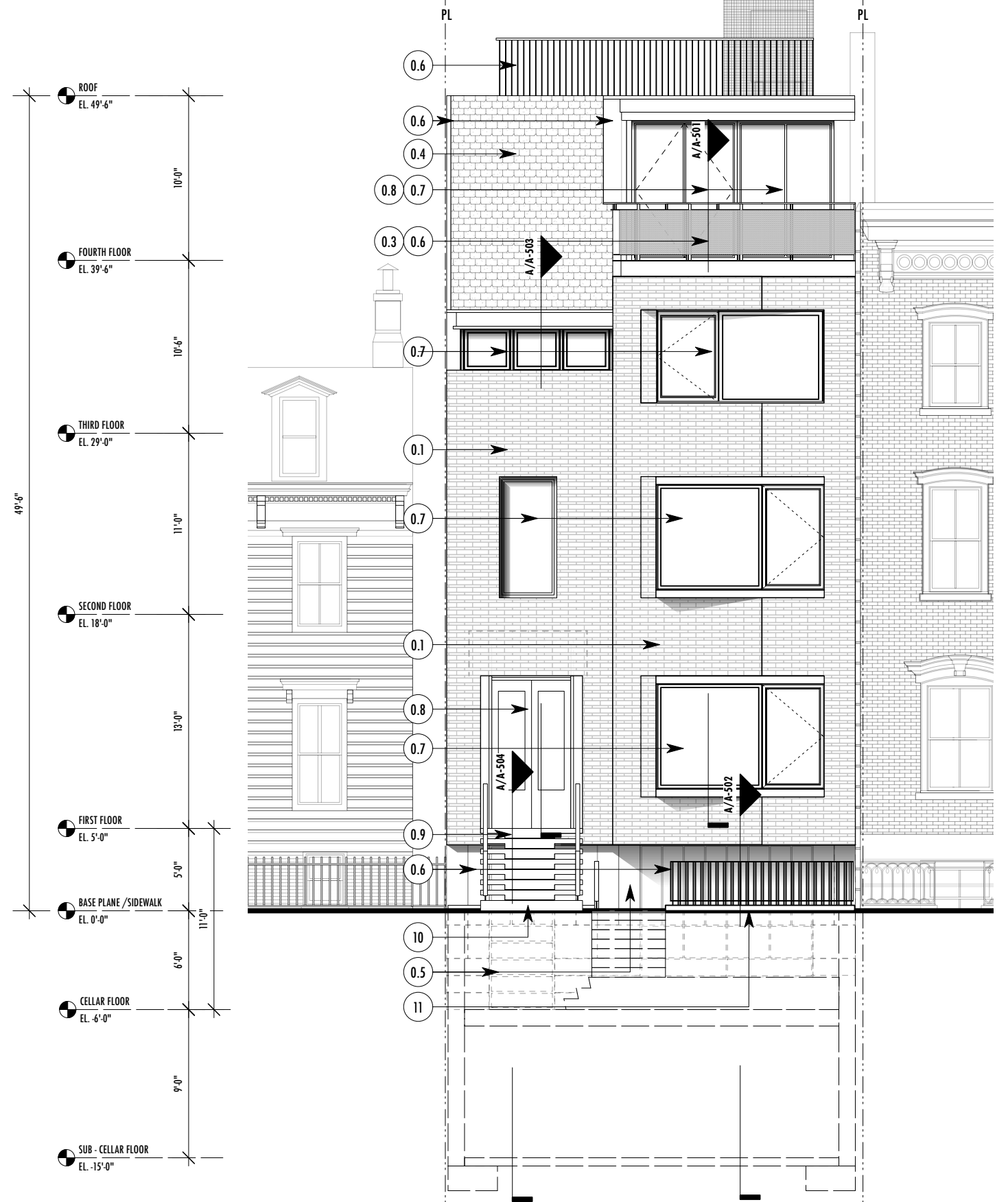


CURRENT PROPOSAL



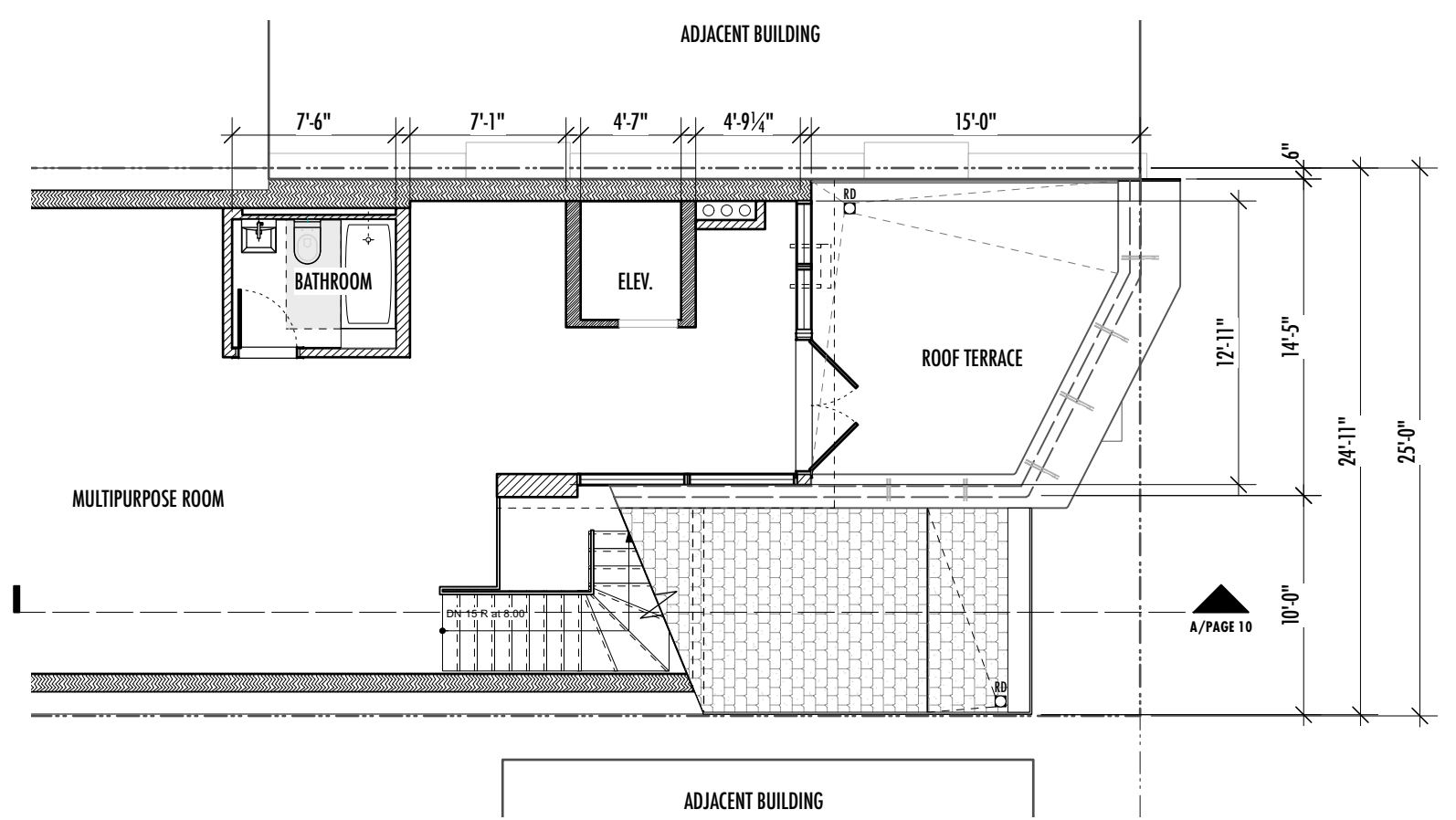
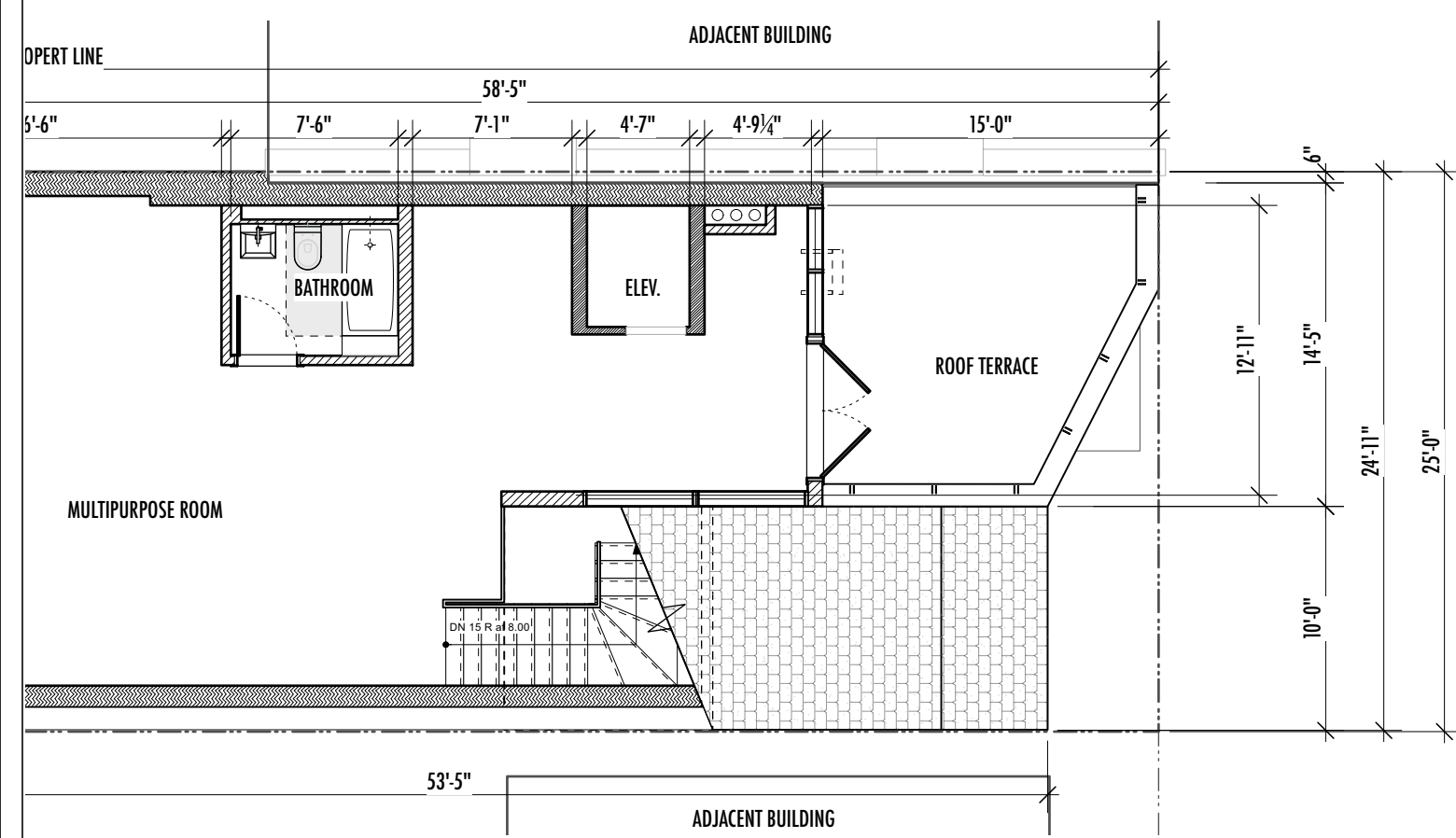
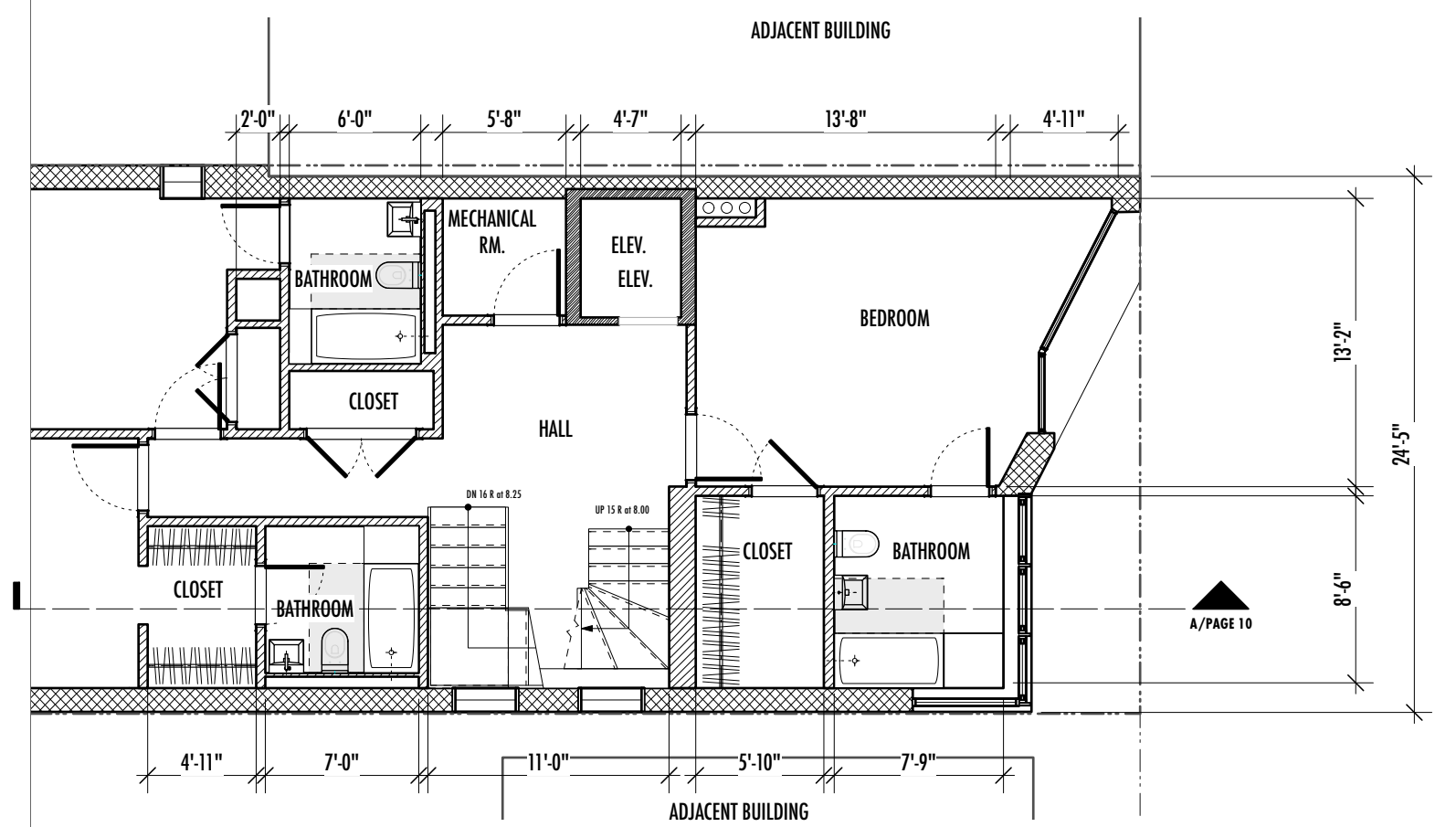
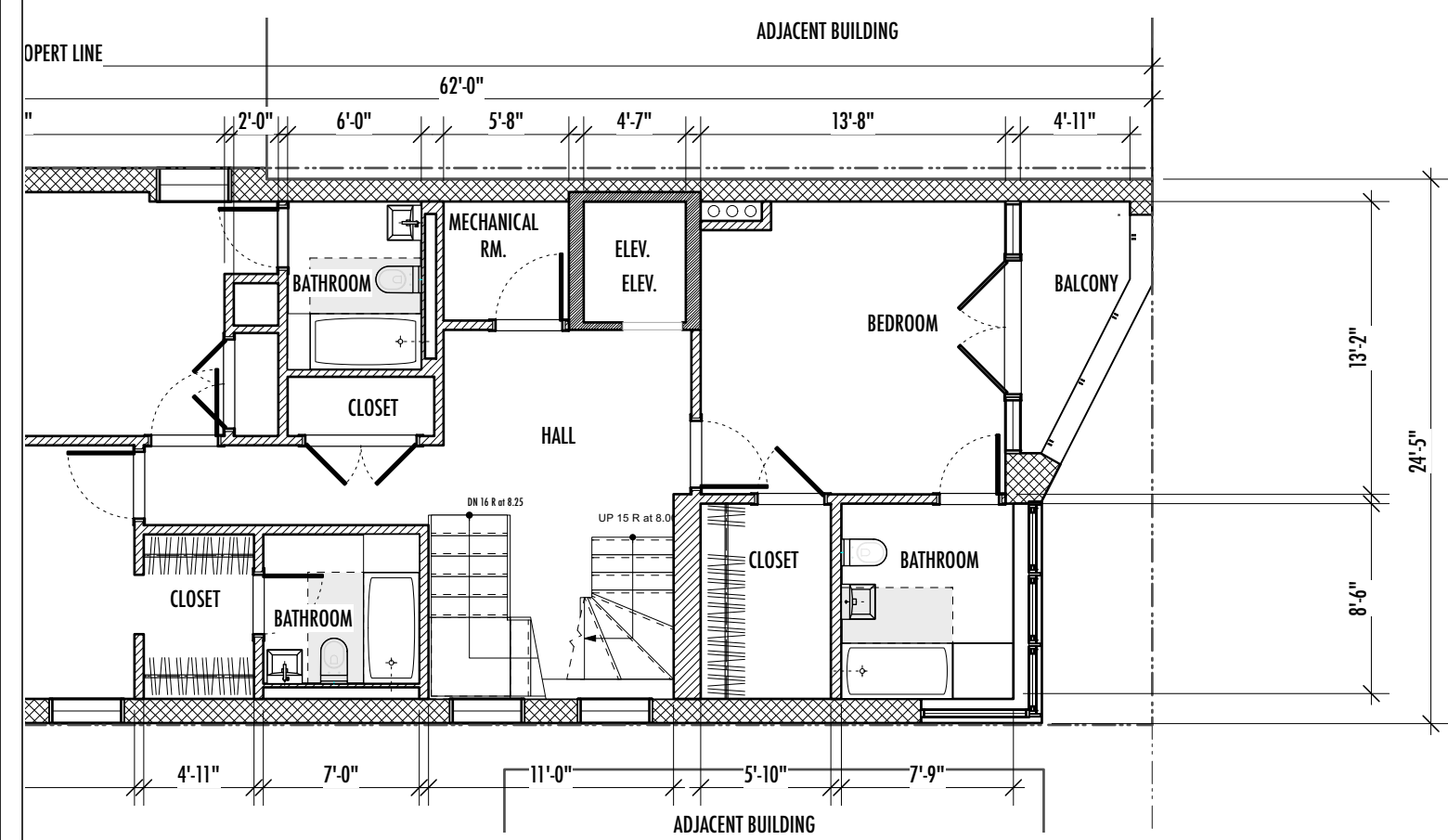
1ST PRESENTATION

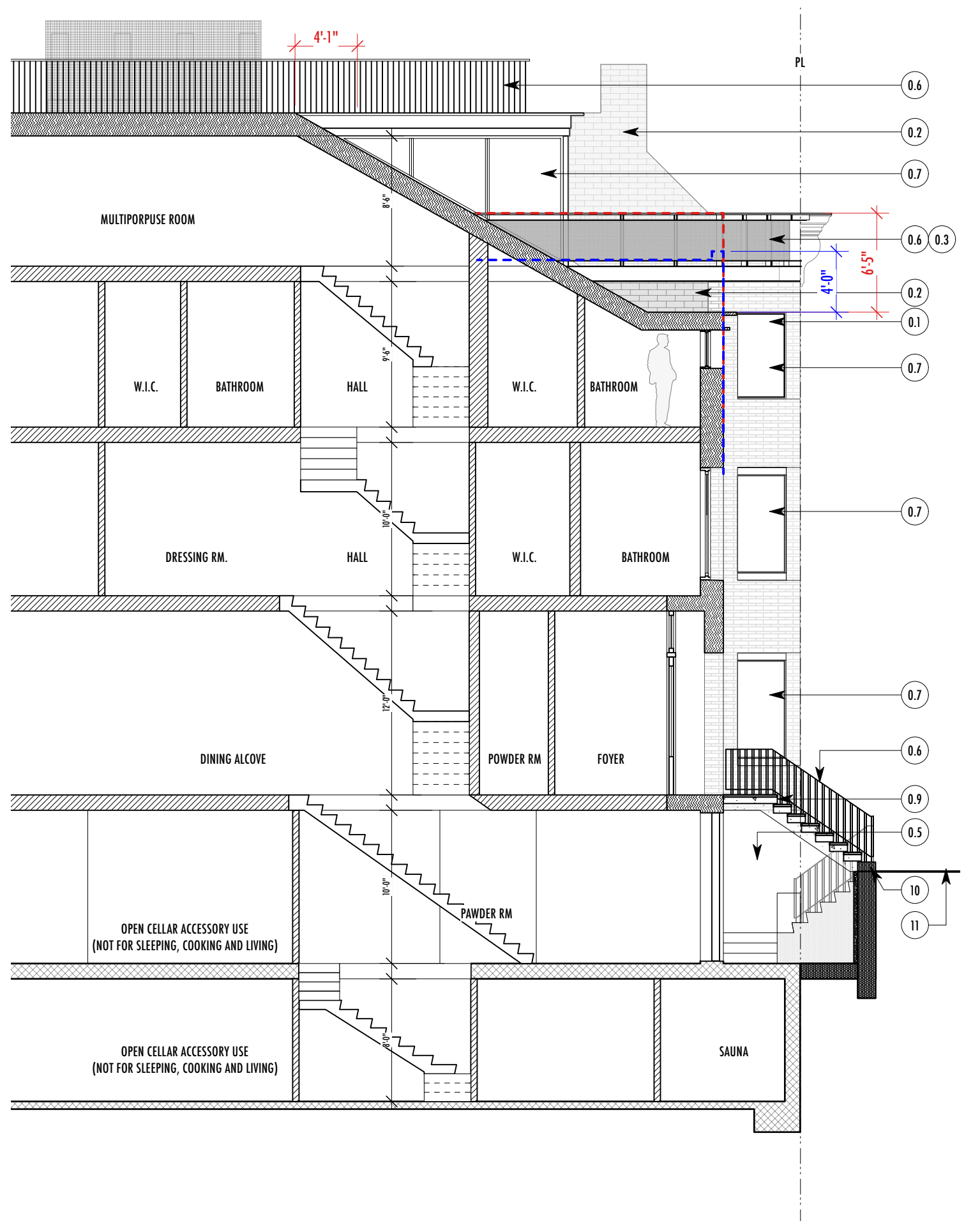
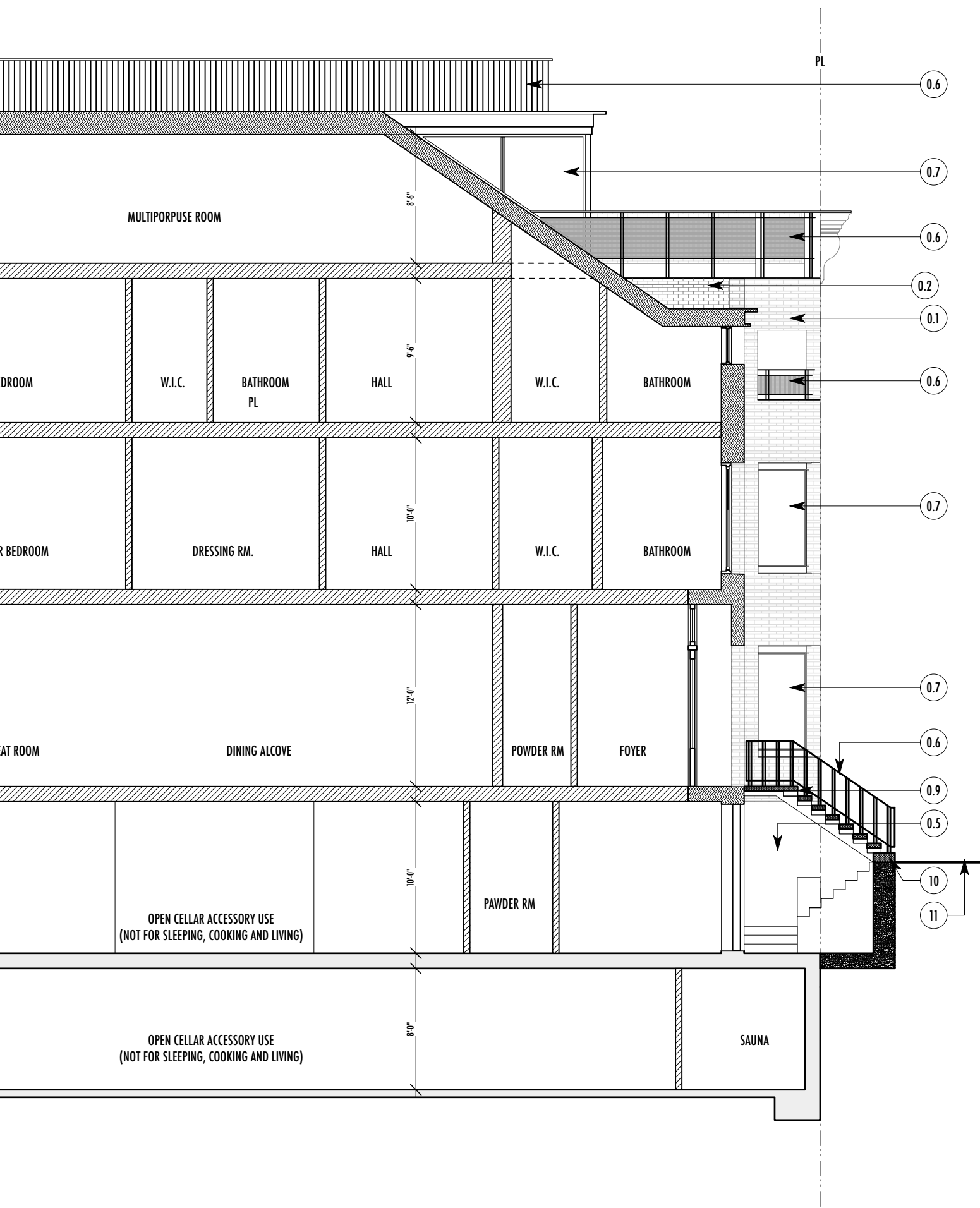
PROPOSED FRONT ELEVATION
SCALE: 1/8" = 1'-0" **A**



CURRENT PROPOSAL

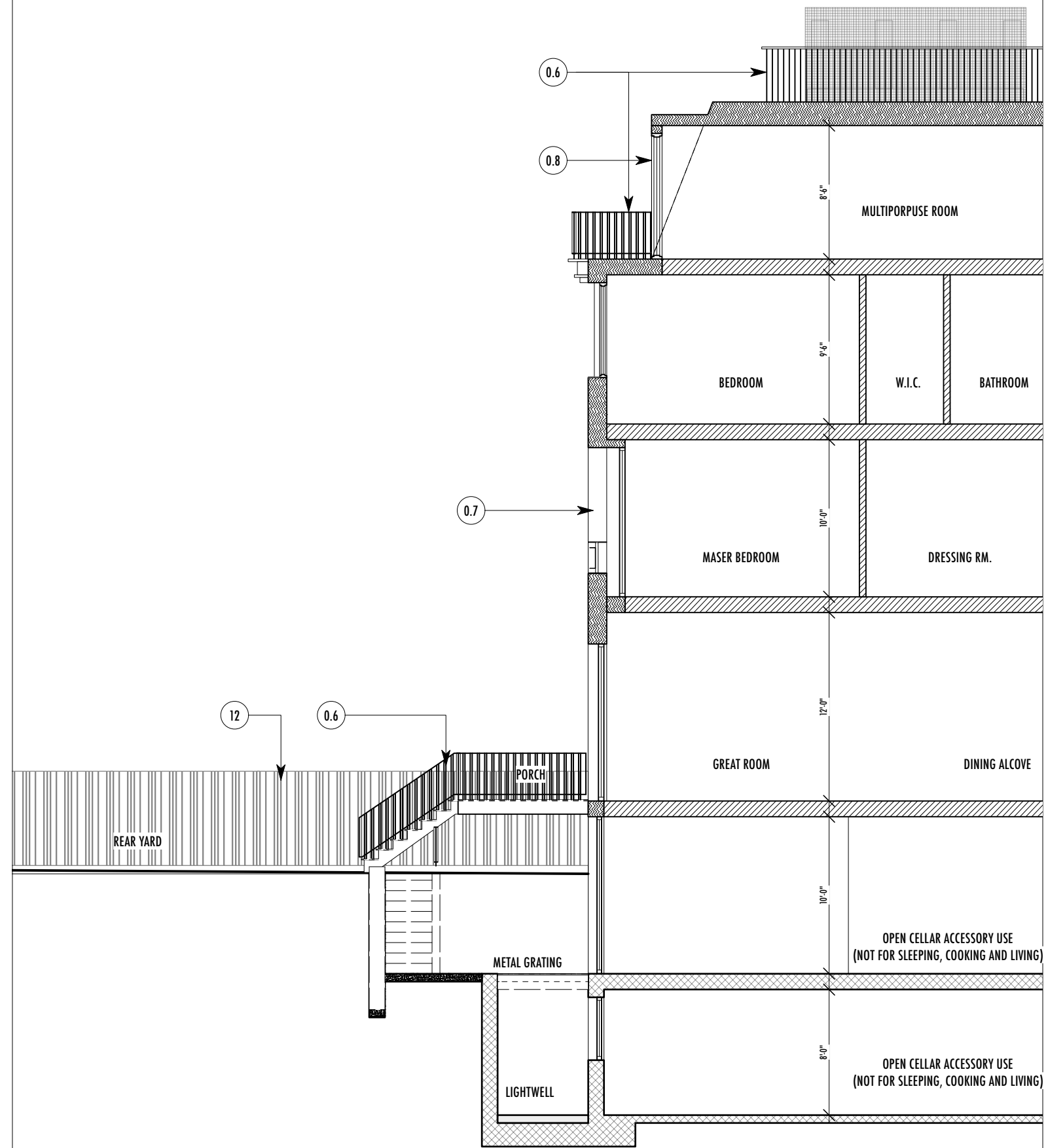
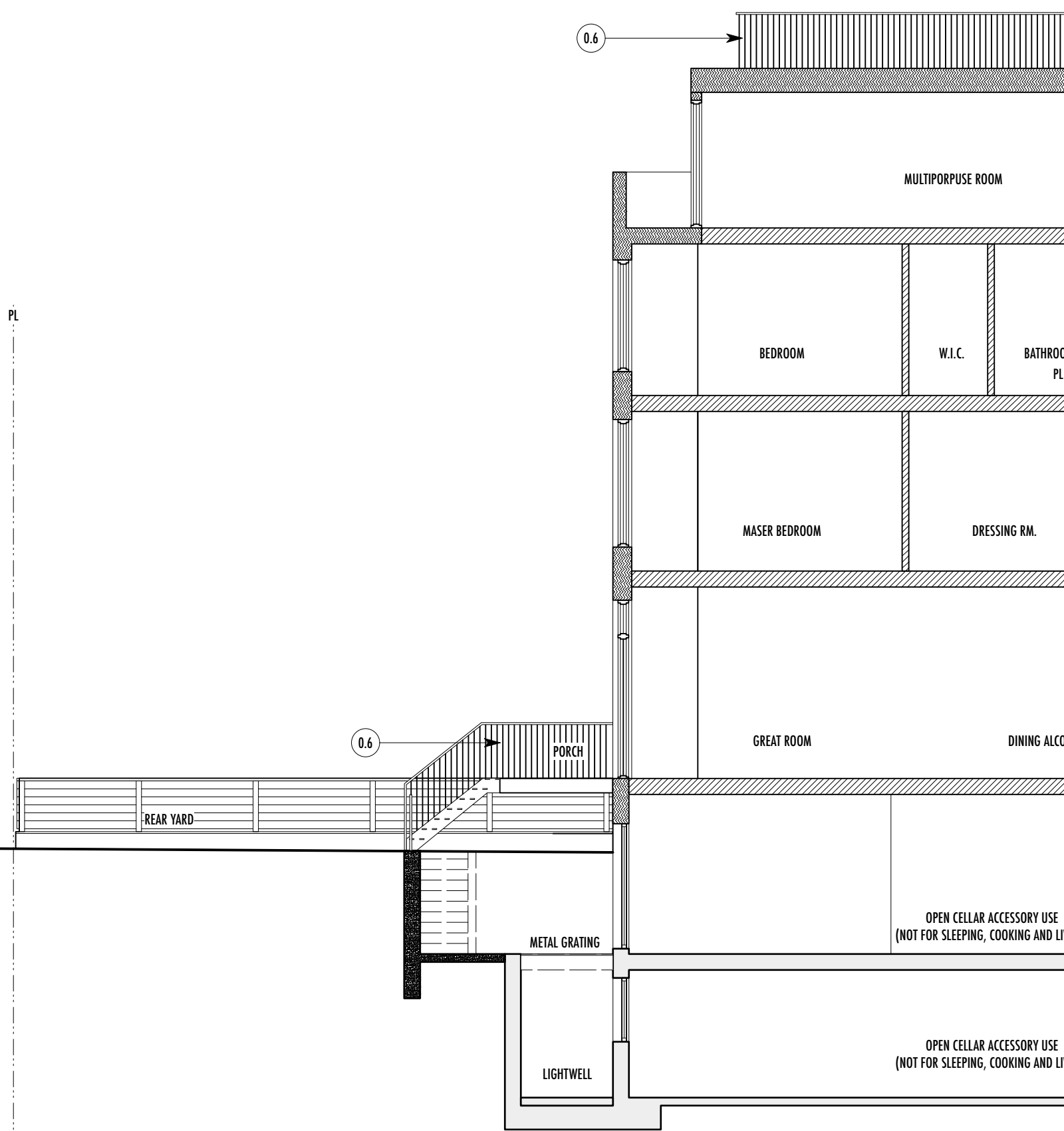
PROPOSED FRONT ELEVATION
SCALE: 1/8" = 1'-0" **A**





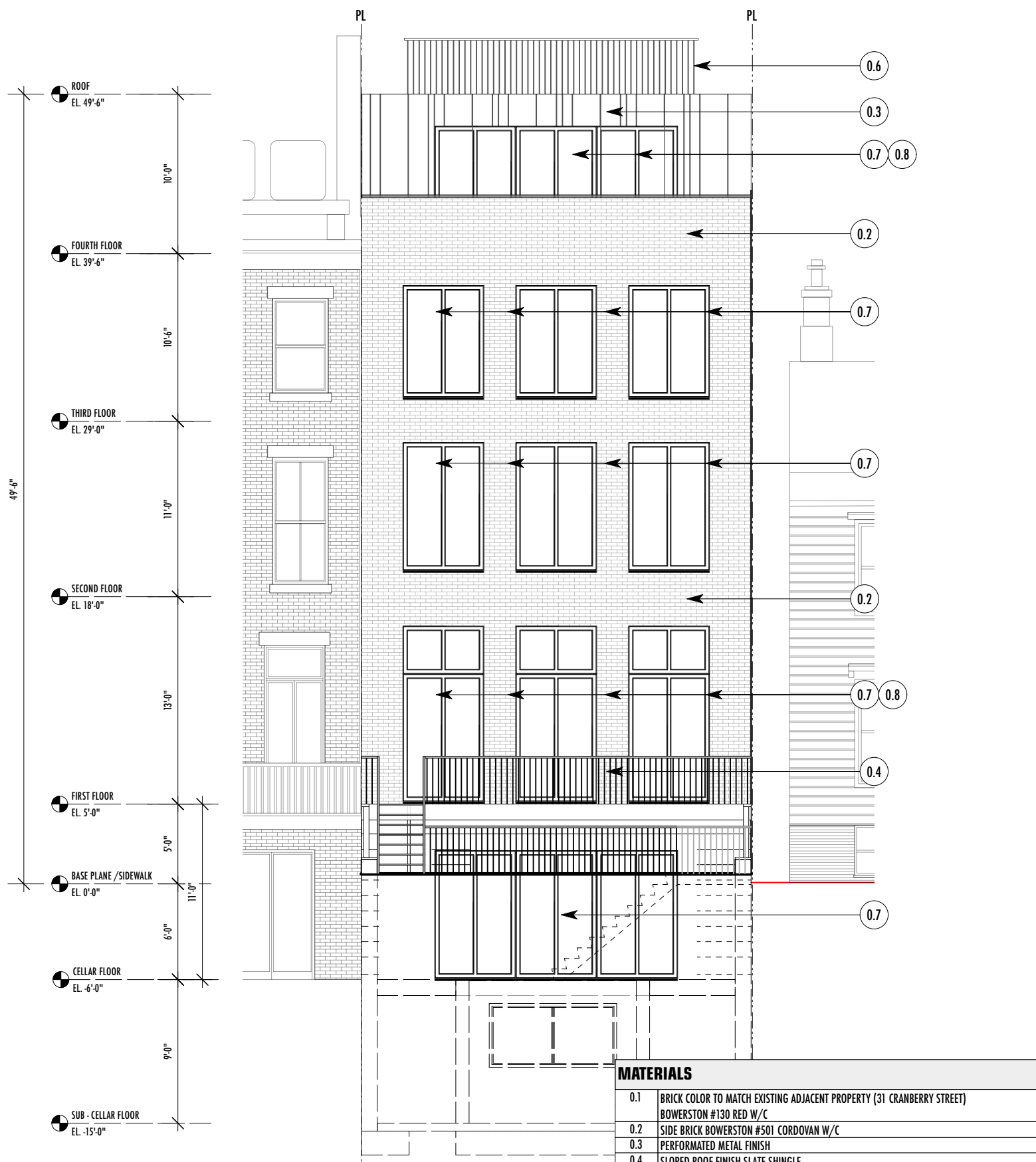
SECTION **A**
SCALE: 1/8" = 1'-0"

PL



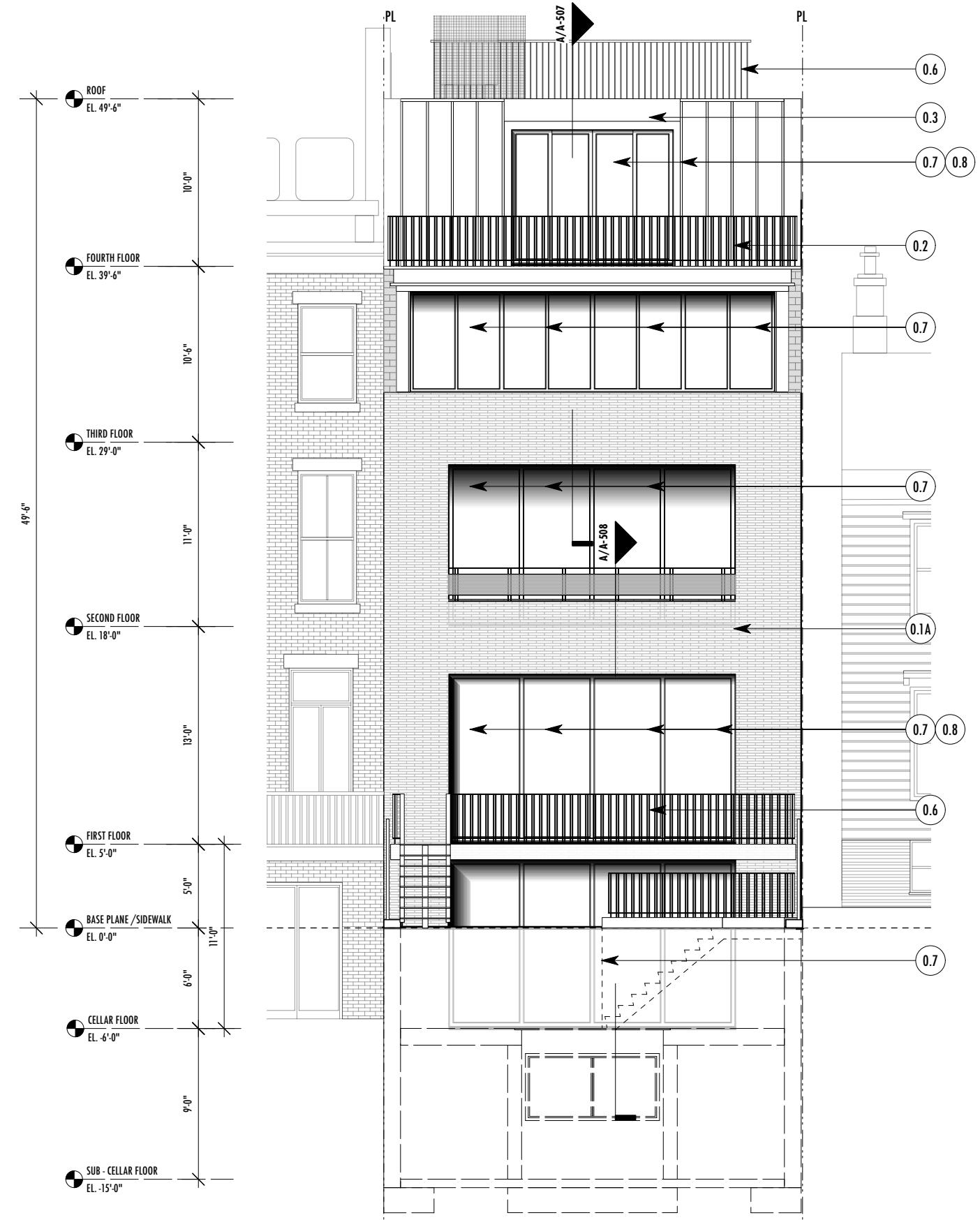


12. PROPOSED BUILDING REAR ELEVATION



MATERIALS	
0.1	BRICK COLOR TO MATCH EXISTING ADJACENT PROPERTY (31 CRANBERRY STREET) BOWERSTON #130 RED W/C
0.2	SIDE BRICK BOWERSTON #501 CORDOVAN W/C
0.3	PERFORMATED METAL FINISH
0.4	SLOPED ROOF FINISH SLATE SHINGLE
0.5	BROWNSTONE STUCCO COLOR TO MATCH EXISTING ADJACENT PROPERTY (31 CRANBERRY STREET)
0.6	PAINTED METAL
0.7	ALUMINUM CLAD WOOD WINDOWS
0.8	ALUMINUM CLAD WOOD DOOR
0.9	ENTRANCE STAIR BLUESTONE
10	FIRST STEP TO MATCH EXISTING SIDEWALK MATERIAL
11	SIDEWALK BLUESTONE

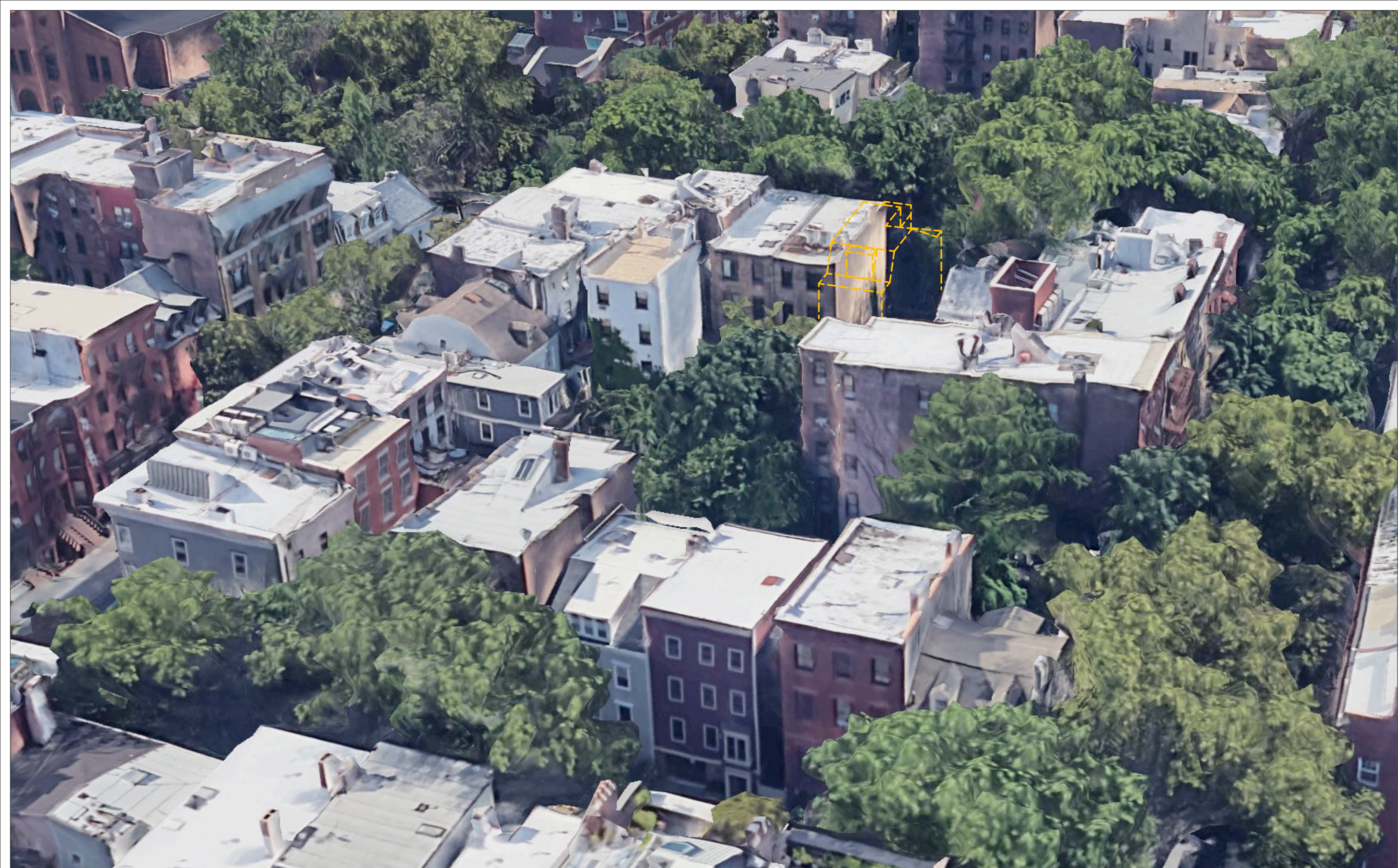
PROPOSED REAR ELEVATION
SCALE: 1/8" = 1'-0" **B**



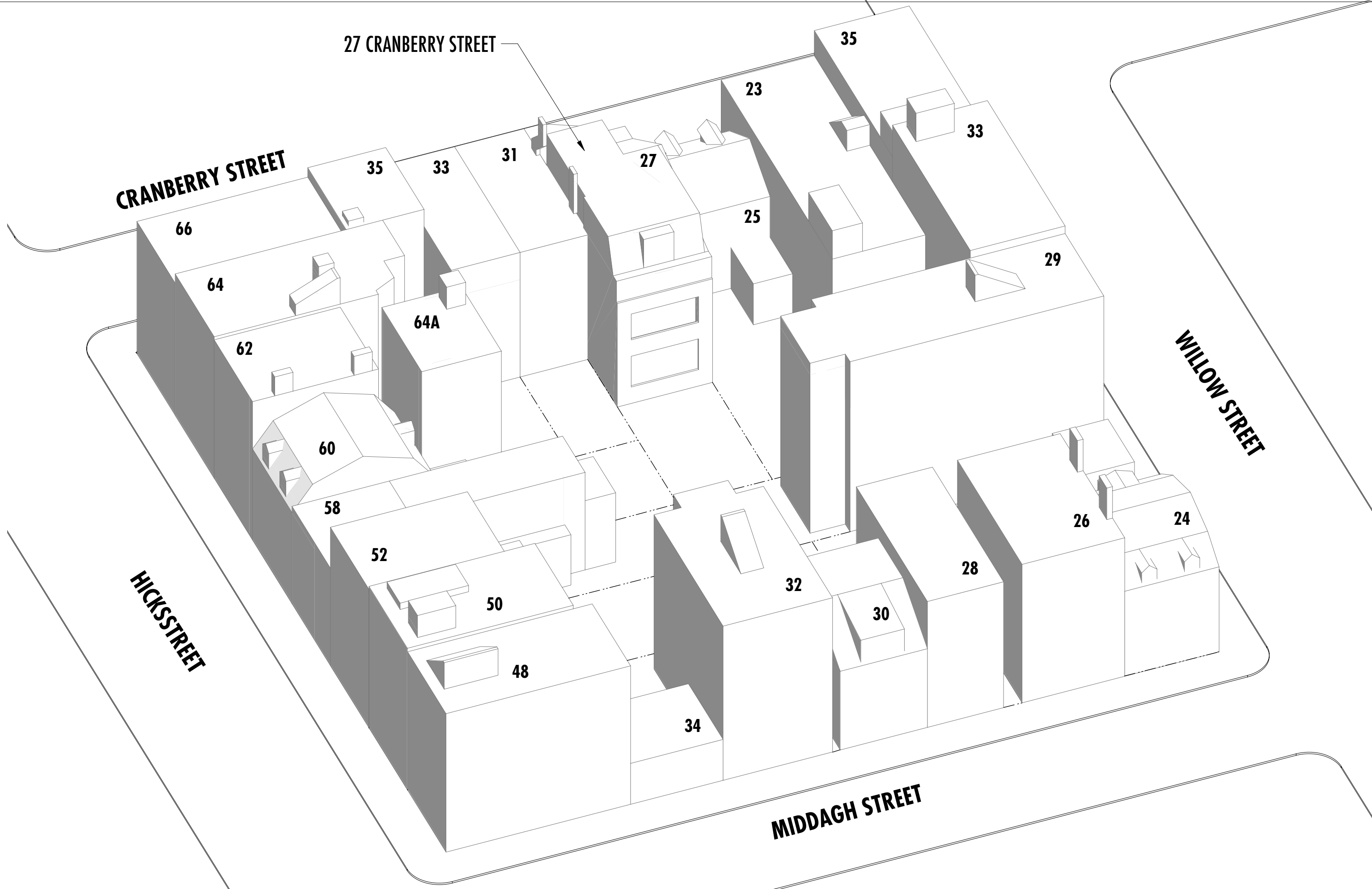
PROPOSED REAR ELEVATION
SCALE: 1/8" = 1'-0" **B**











27 CRANBERRY STREET

CRANBERRY STREET

WILLOW STREET

HICK STREET

MIDDAGH STREET

27 CRANBERRY STREET

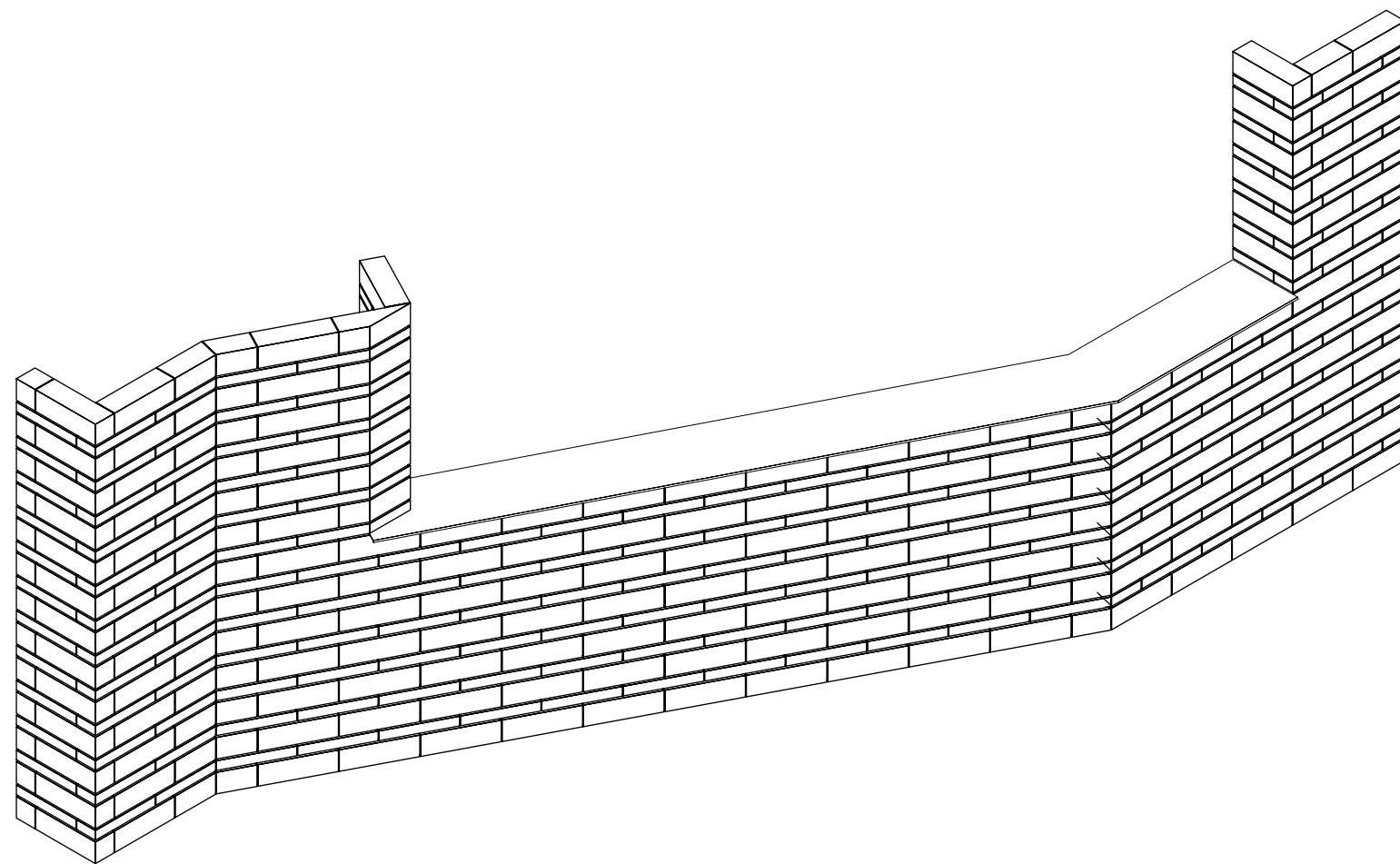
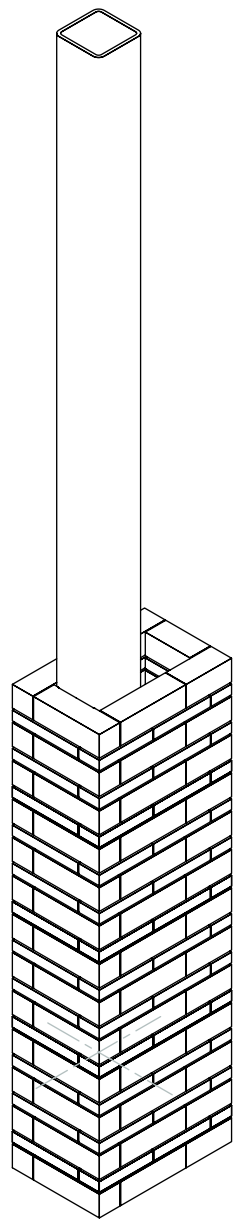
27 CRANBERRY STREET





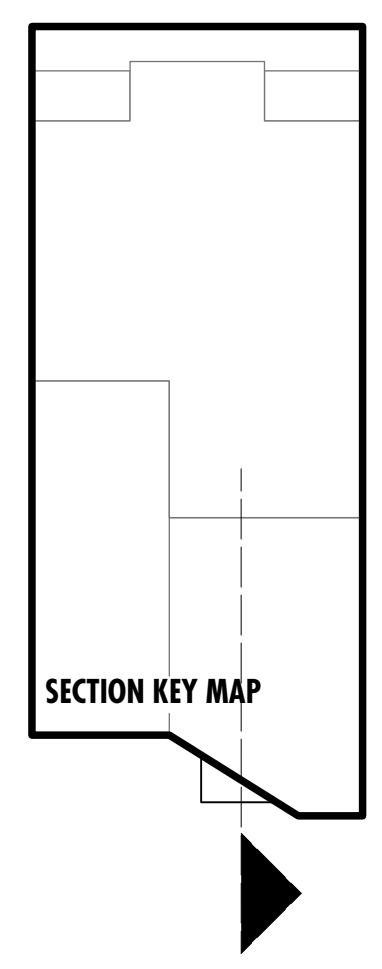
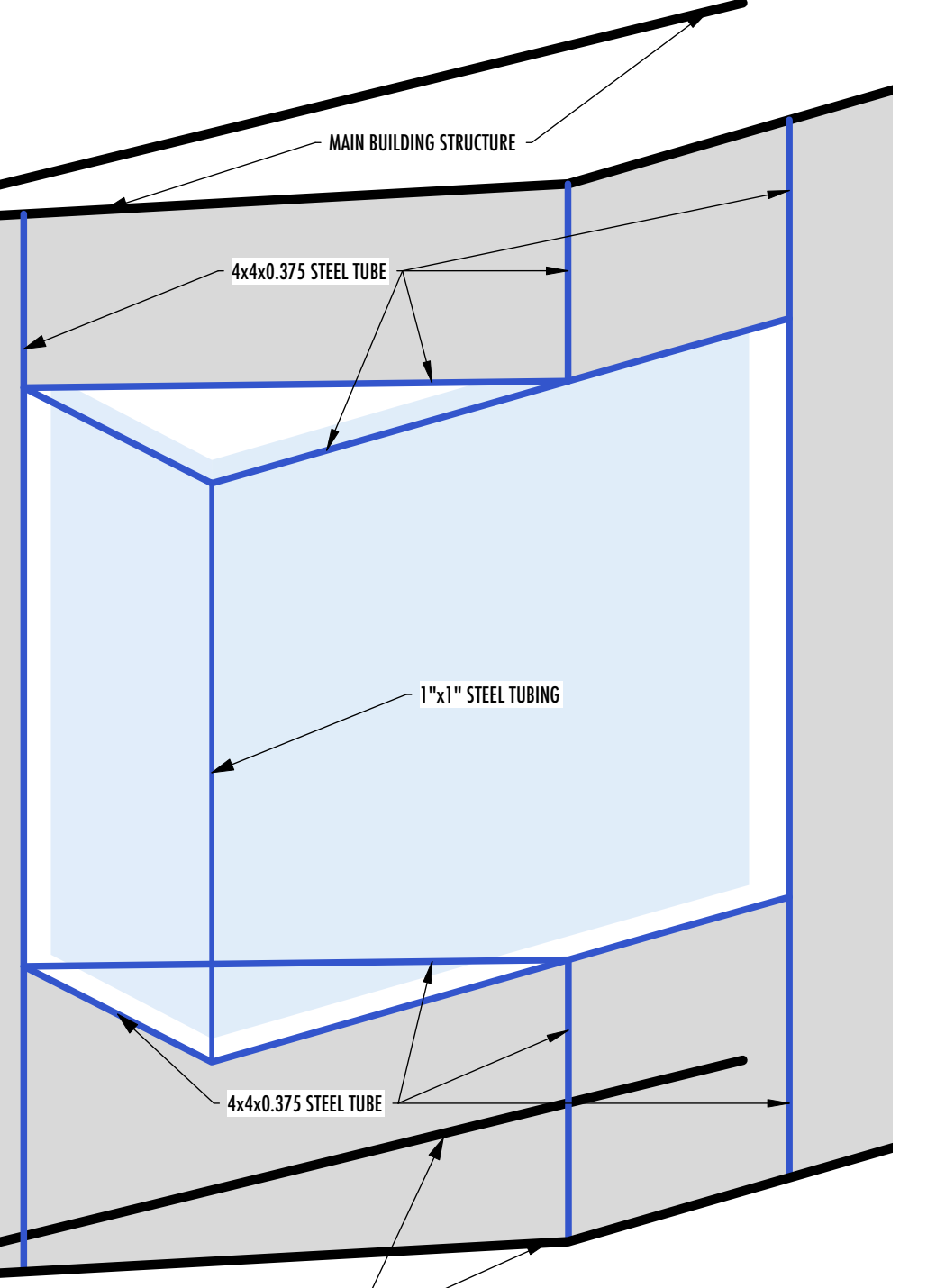
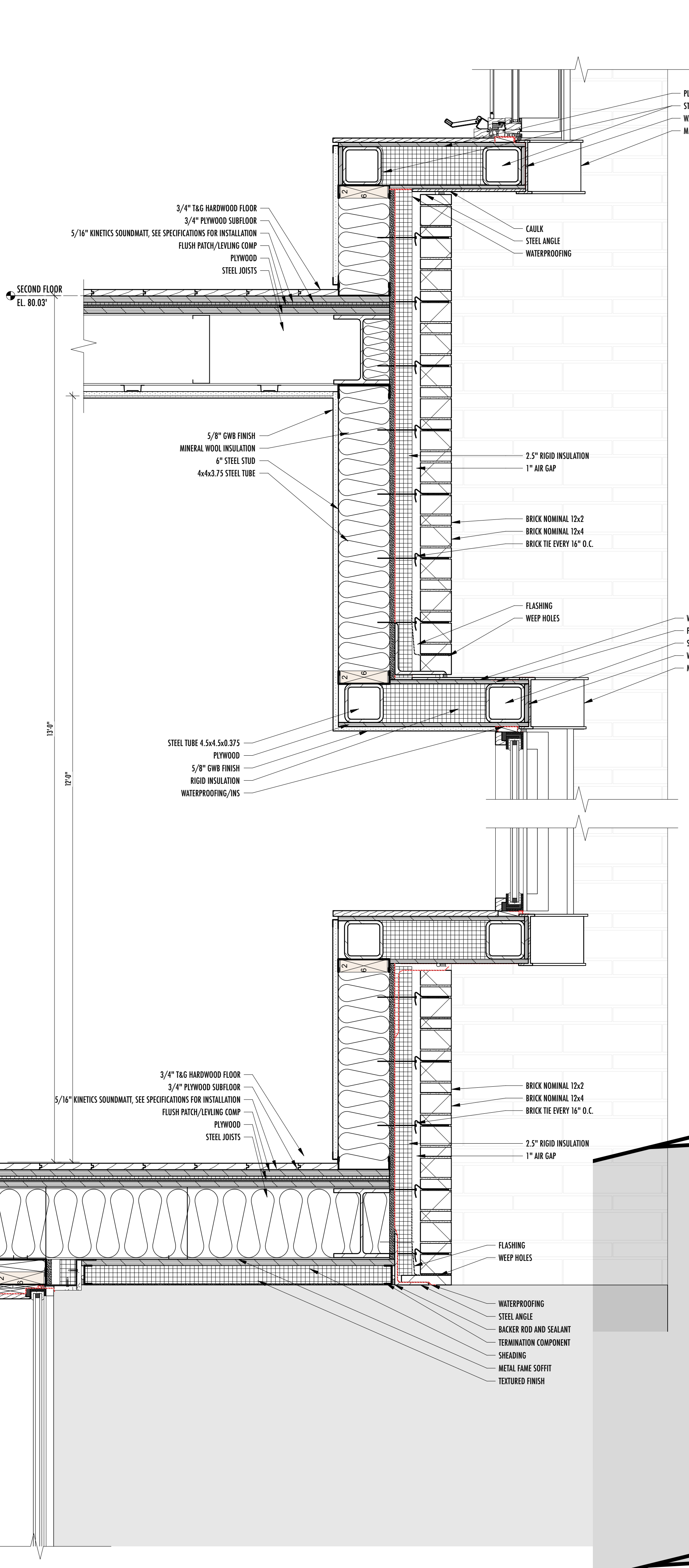
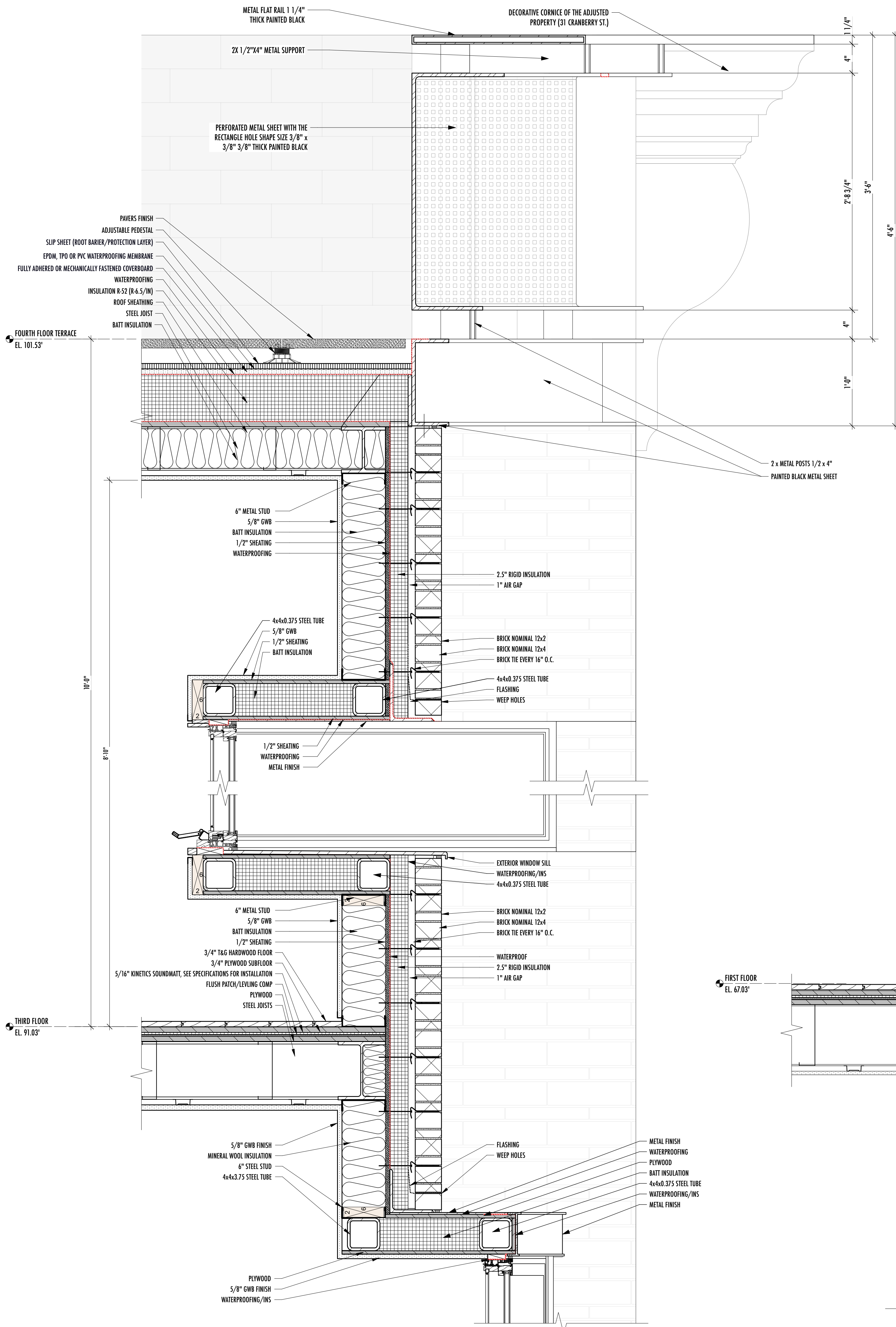
27 CRANBERRY STREET

27 CRANBERRY STREET



22. FRONT FACADE BRICKWORK





STRUCTURAL:

MEP:

FA:

GEN:

BMB BUILDING CONSULTING
53 ELIZABETH STREET, SUITE 2C,
NEW YORK, NY 10013
212.268.0370
INFO@BMBUILDINGCONSULTING.COM

REVISION:

1

ISSUE: 12.14.2023 DOB DOC #1

DOB APPROVAL

JOB #
XXXXX

TOM KOWALSKI ARCHITECT REGISTERED ARCHITECT
TOMASZ KOWALSKI
028856
STATE OF NEW YORK

KEY MAP

WILLOW STREET
CRANBERRY STREET
HICKS STREET

27 CRANBERRY STREET
27 CRANBERRY STREET, BROOKLYN NY 11201

OWNER
SBS 155 LINCOLN LLC
140 REMSEN STREET, BROOKLYN NY 11201

A-501.00
WALL SECTION DETAIL/WINDOWS DETAIL

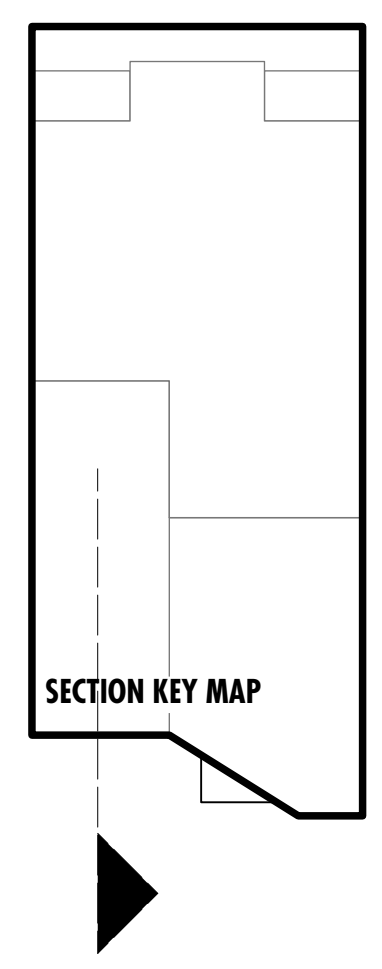
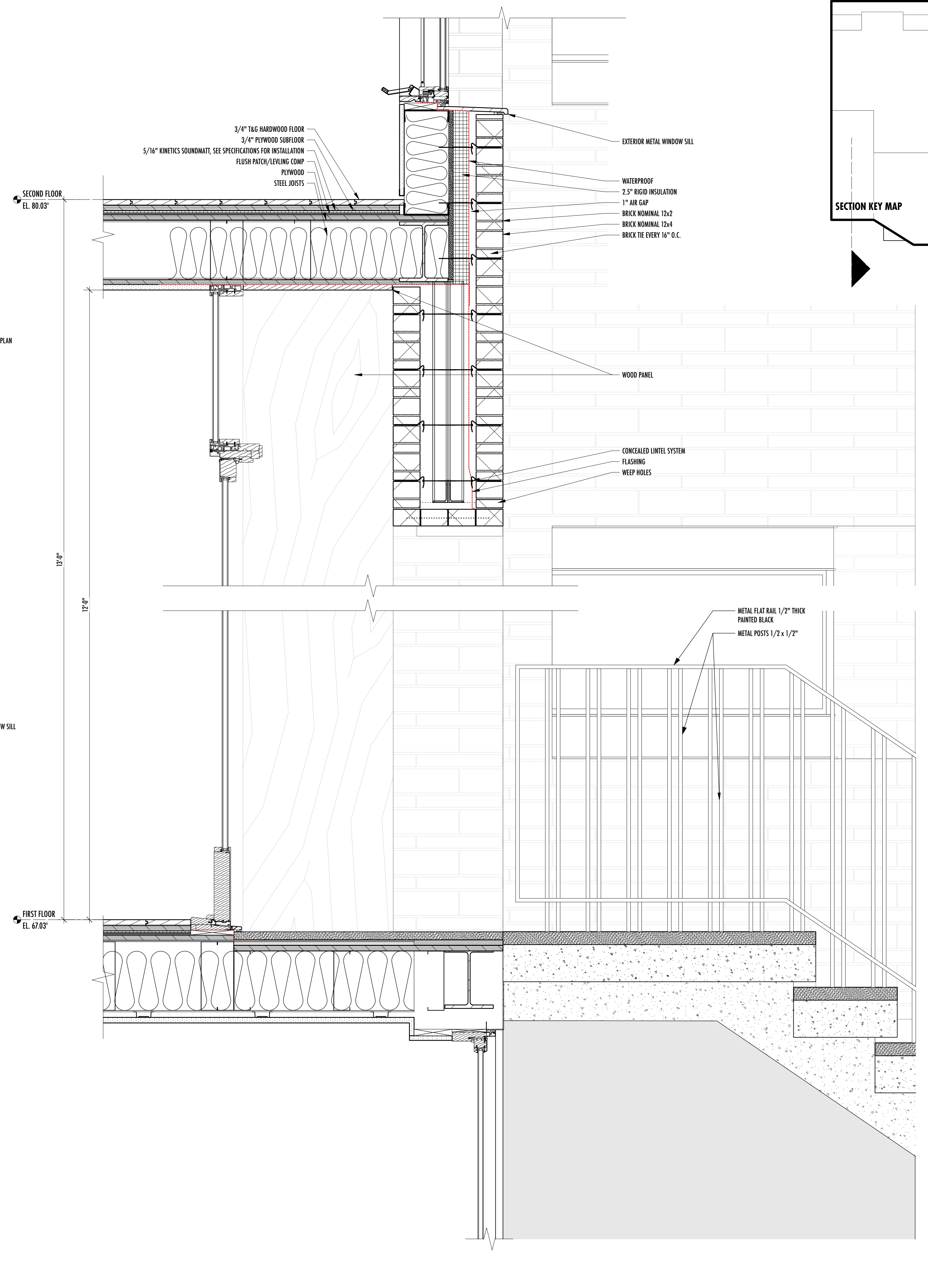
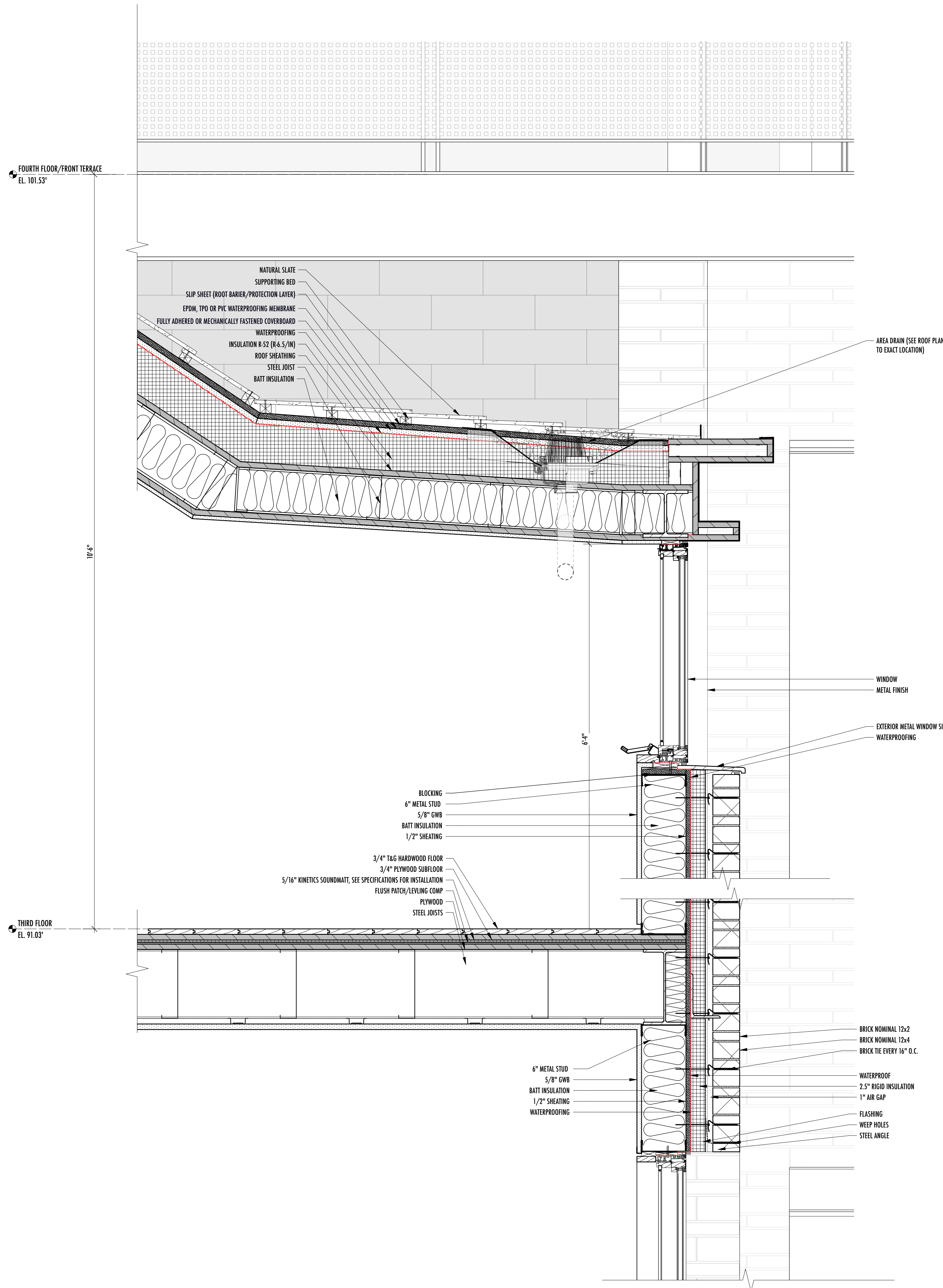
09.22.2022 16 | 25

TK

TOM KOWALSKI ARCHITECT STUDIO PC
68 Jay Street, Suite 501 Brooklyn, NY 11201
Tel: 718.260.8056
Fax: 718.260.8064
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EXTERIOR WALL SECTION - FRONT WALL
SCALE: 1/12" = 1'-0" **A**



STRUCTURAL:

MEP:

FA:

GEN:

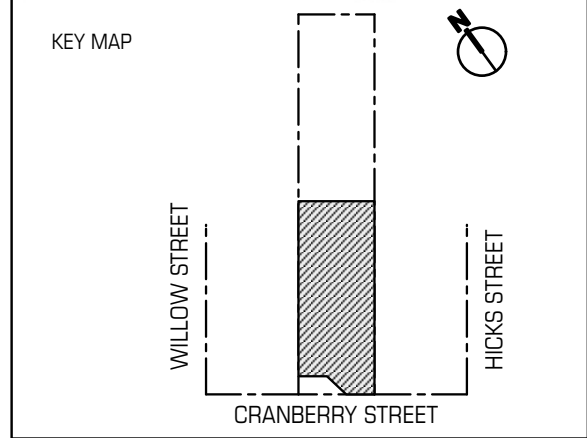
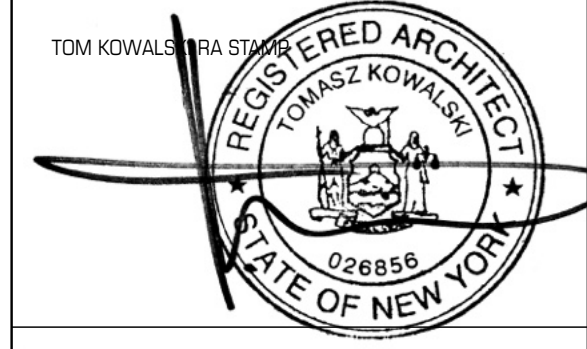
BMB BUILDING CONSULTING
 53 ELIZABETH STREET, SUITE 2C,
 NEW YORK, NY 10013
 212 968 0370
 INFO@BMBBUILDINGSCONSULTING.COM

REVISION:

1
 ISSUE: 12.14.2023 DBB DOC #1

DOB APPROVAL

JOB #
XXXXX



27 CRANBERRY STREET
 27 CRANBERRY STREET, BROOKLYN NY 11201

OWNER
SBS 155 LINCOLN LLC
 140 REMSEN STREET, BROOKLYN NY 11201

A-503.00
 WALL SECTION DETAIL/WINDOWS DETAIL

09.22.2022 18 | 25

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 TOM KOWALSKI ARCHITECT STUDIO PC
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Borough of Brooklyn**

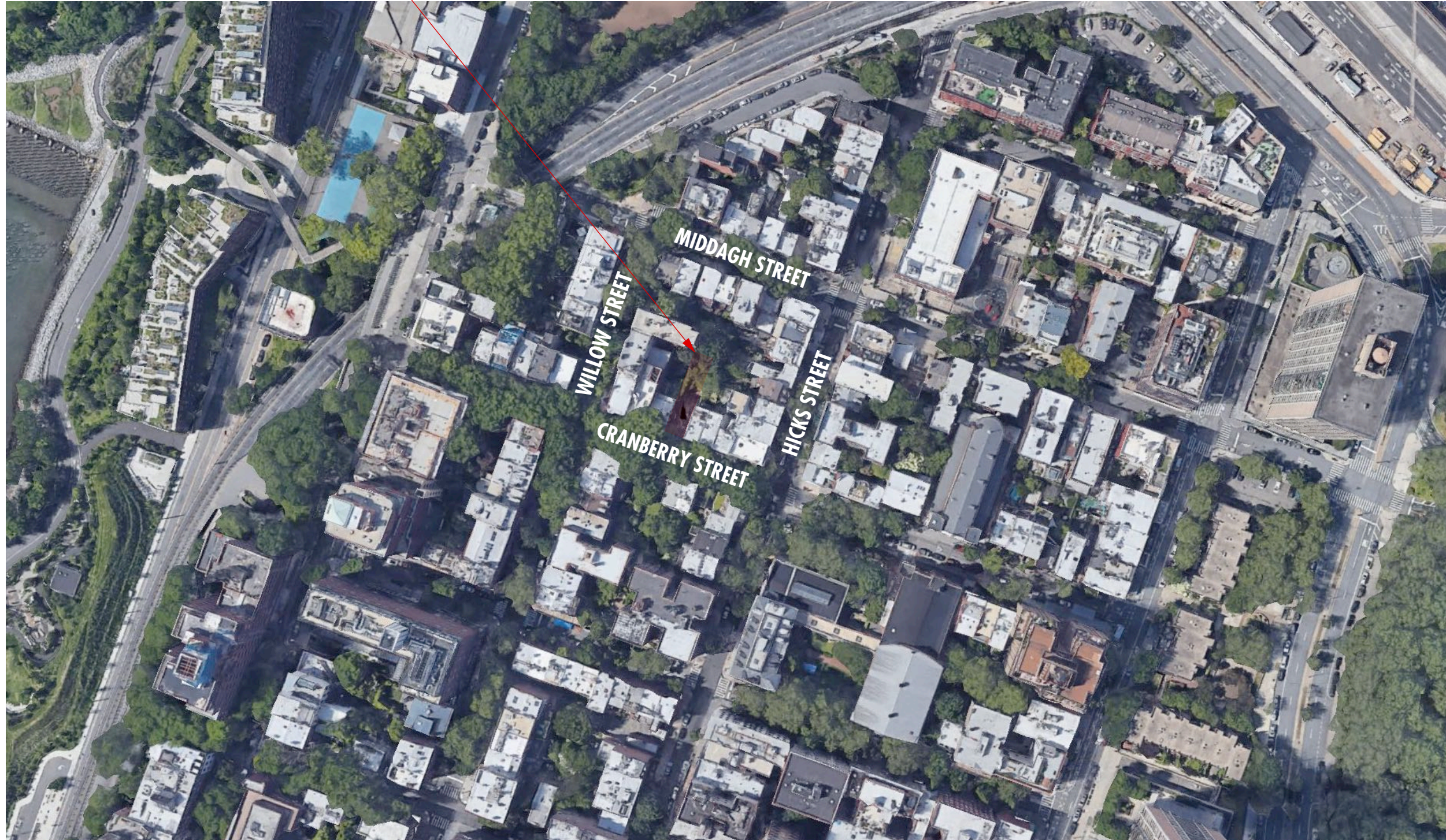
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APPENDIX



Graphic Source: Map PLUTO, Edition 18v1, Author: New York City Landmarks Preservation Commission, LCR Date: 1.28.2019

27 CRANBERRY STREET








MIDDAGH STREET

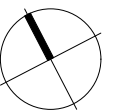
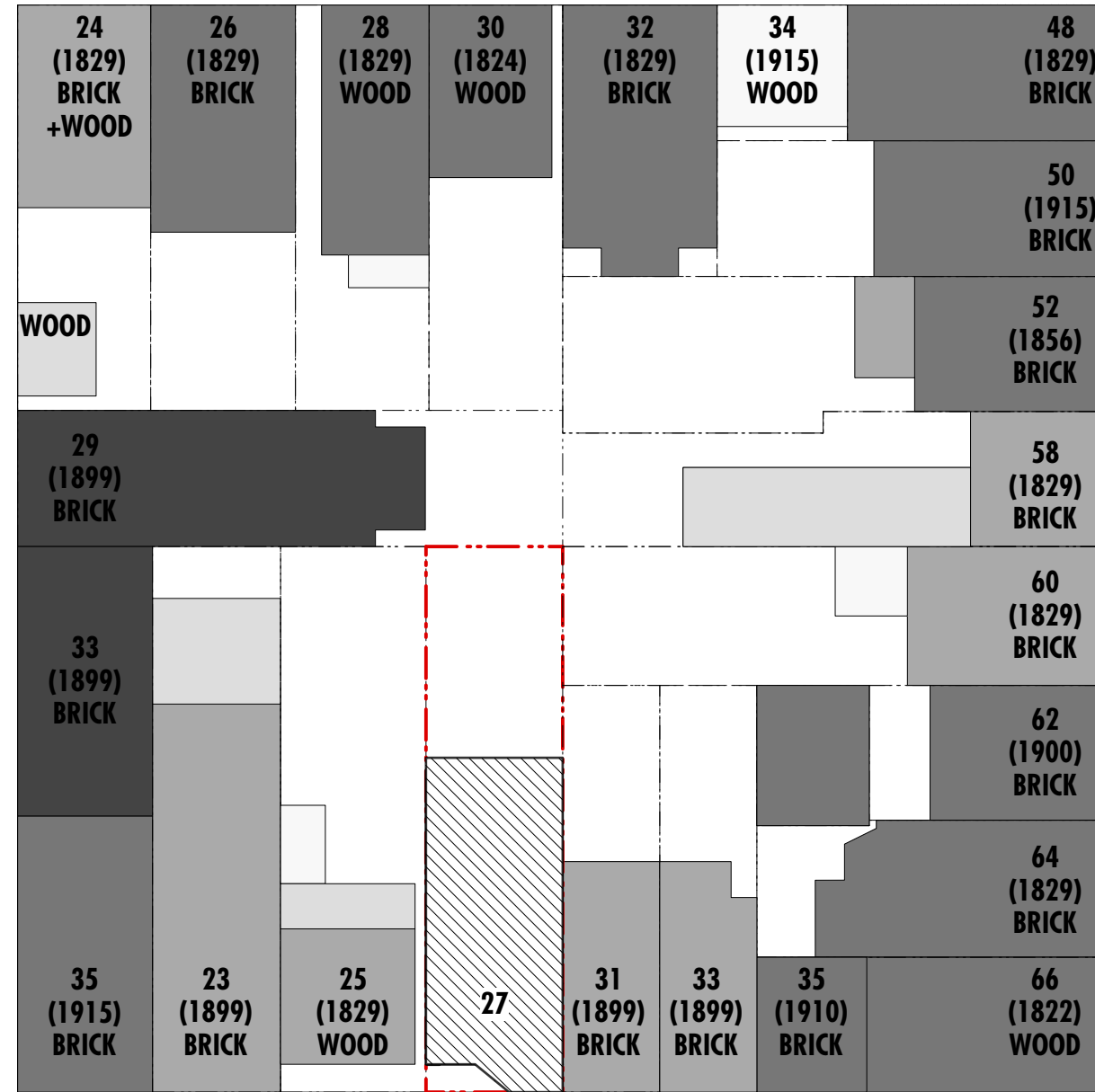
WILLOW STREET

HICKS STREET

CRANBERRY STREET

BUILDINGS HIGH DESIGNATIONS

-  5 STORY BUILDING
-  4 STORY BUILDING
-  3 STORY BUILDING
-  2 STORY BUILDING
-  1 STORY BUILDING





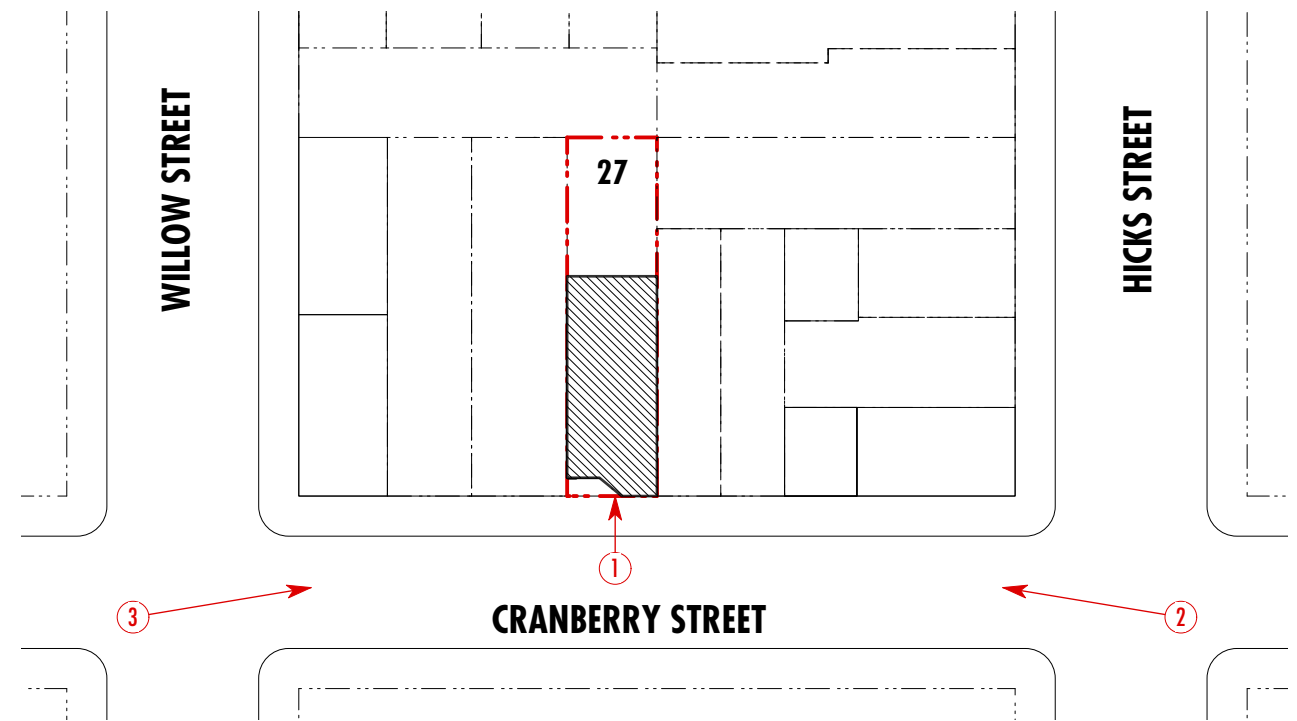
VIEW 1 - 27 CRANBERRY STREET



VIEW 2 - CORNER CRANBERRY STREET & HICKS STREET



VIEW 3 - CORNER CRANBERRY STREET & WILLOW STREET LOOKING EAST



2011 FRONT ELEVATION



2013 FRONT ELEVATION



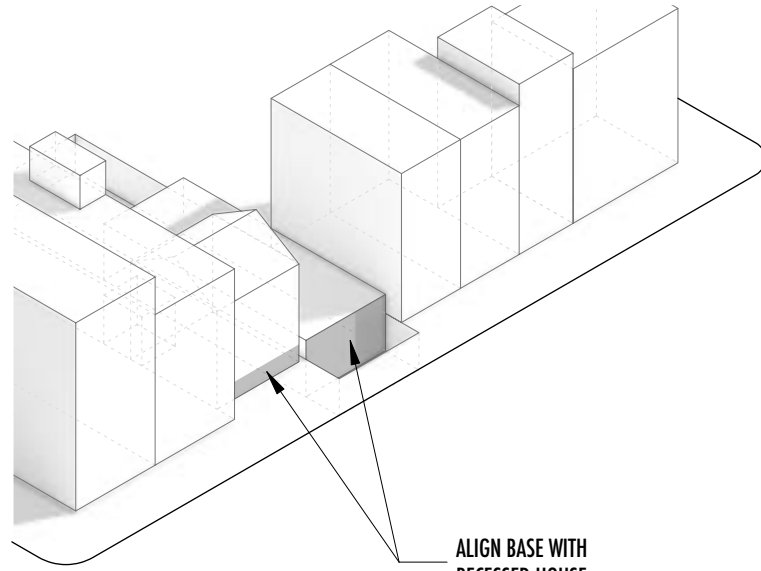
2013 FRONT ELEVATION ENLARGED





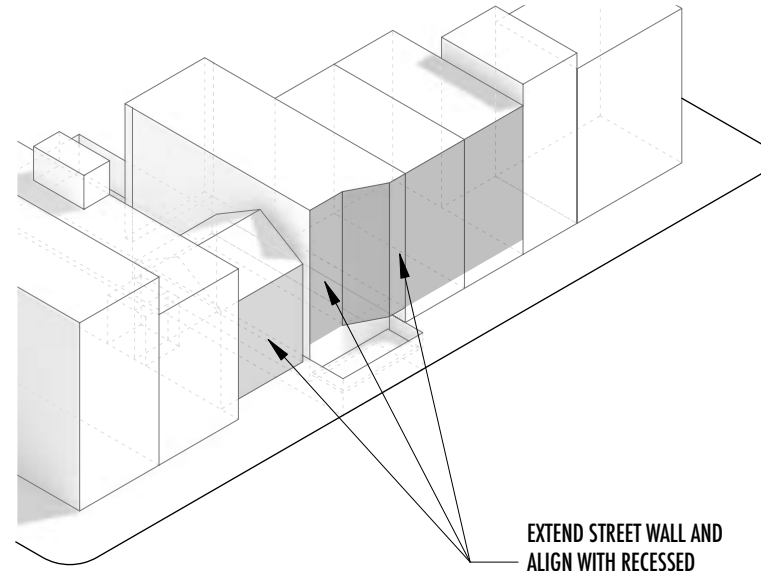


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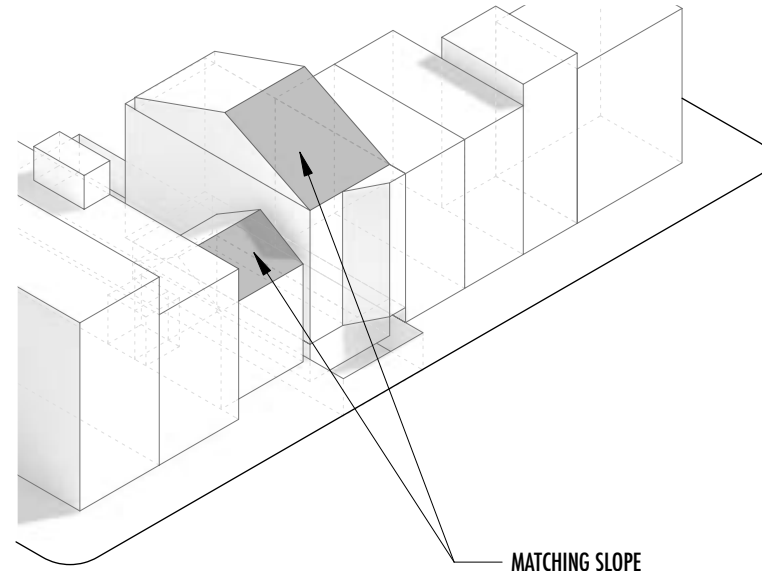
ALIGN BASE WITH RECESSED HOUSE

2



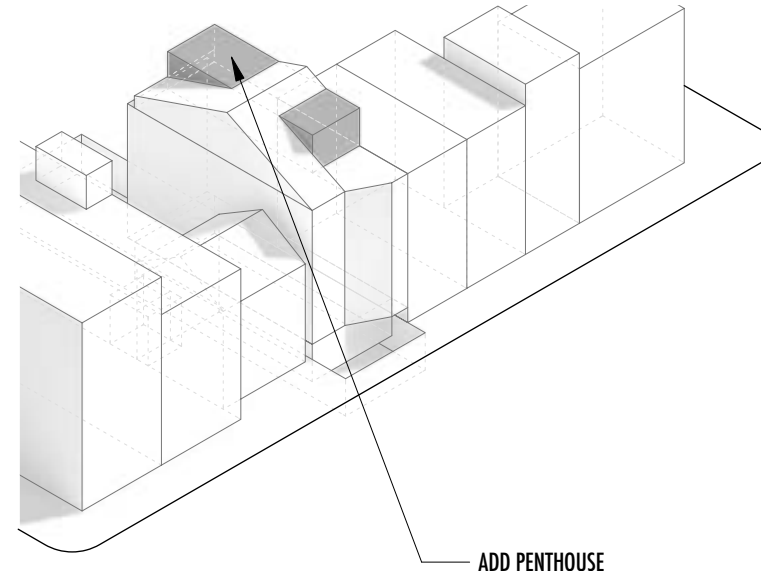
EXTEND STREET WALL AND ALIGN WITH RECESSED HOUSE

3

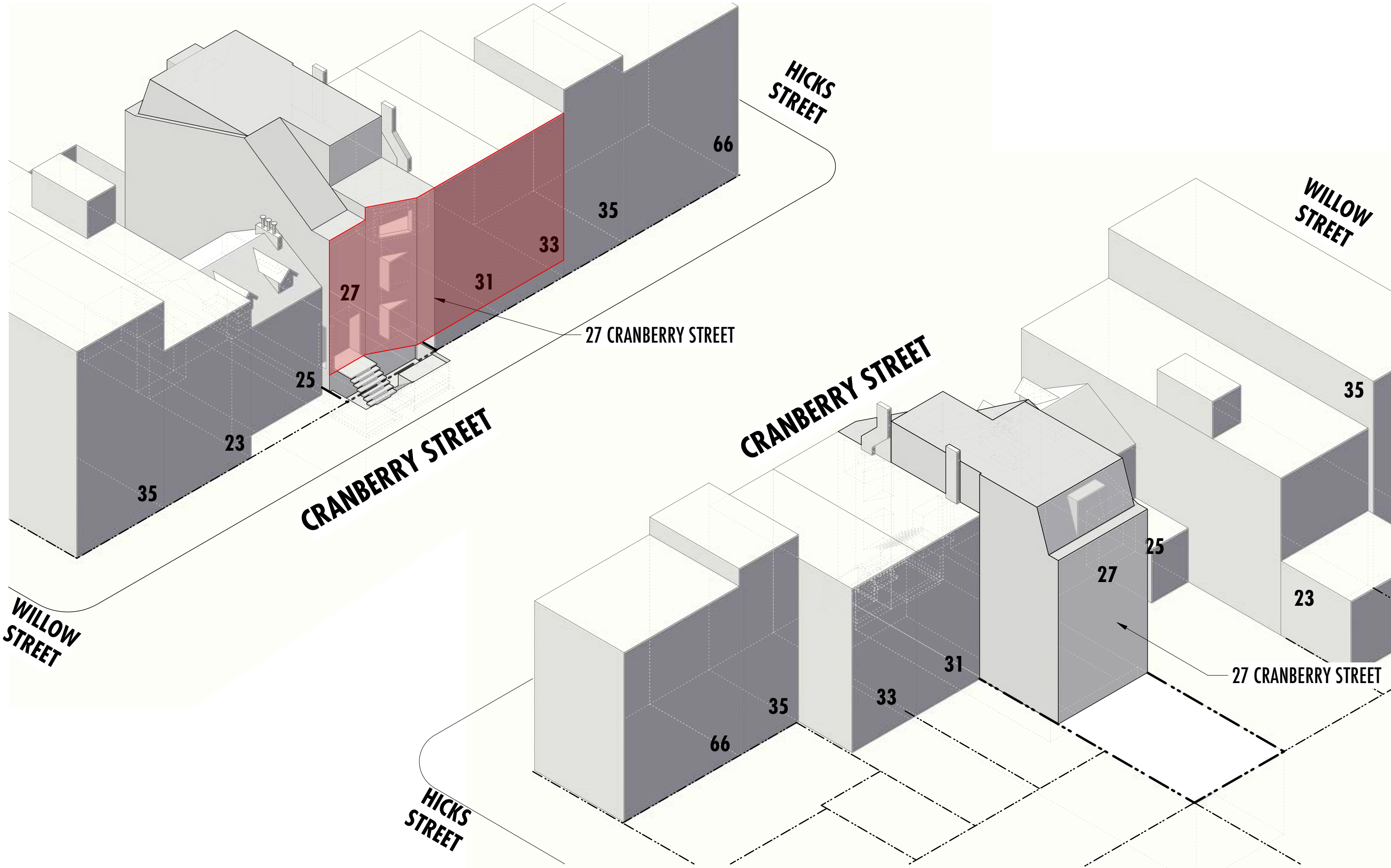


MATCHING SLOPE

4



ADD PENTHOUSE



WILLOW STREET

HICKS STREET

WILLOW STREET

CRANBERRY STREET

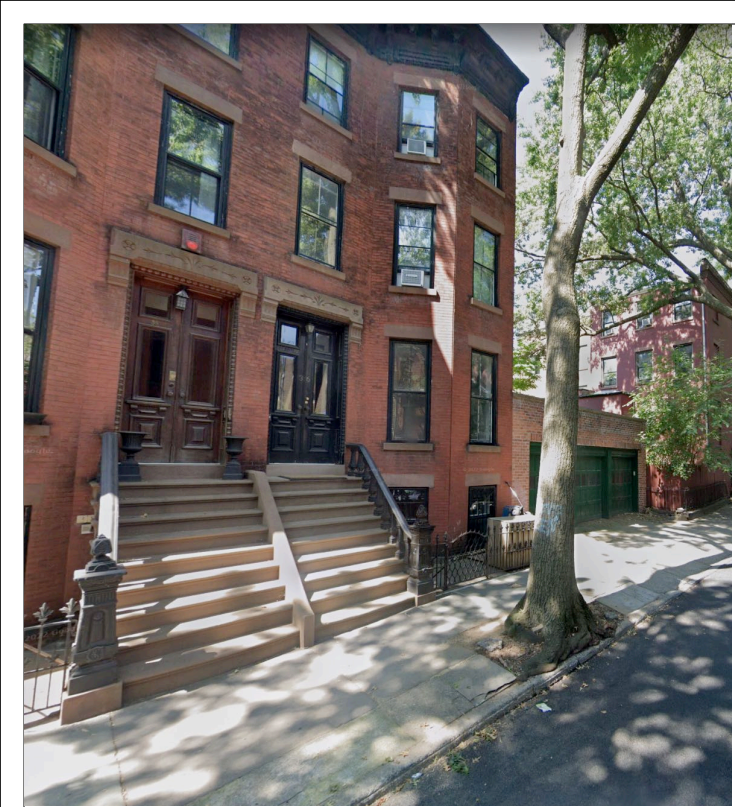
CRANBERRY STREET

HICKS STREET

27 CRANBERRY STREET

27 CRANBERRY STREET





CRANBERRY STREET, OPPOSITE SIDE, RECESSED FACADE



WILLOW STREET ATYPICAL BALCONIES, ROOF TERRACES



CRANBERRY & WILLOW STREET RECESSED ENTRANCES



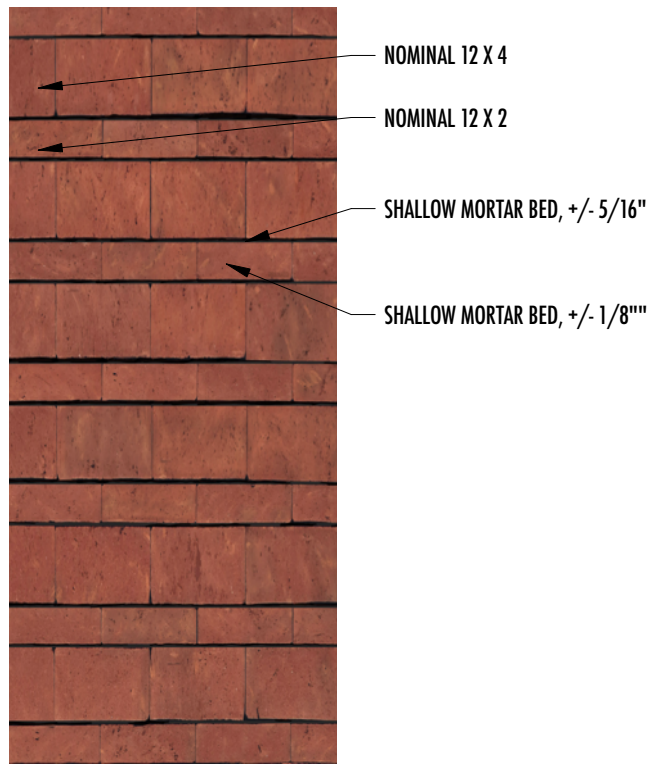
MIDDAGH STREET, COLUMN FRAMING ENTRANCE



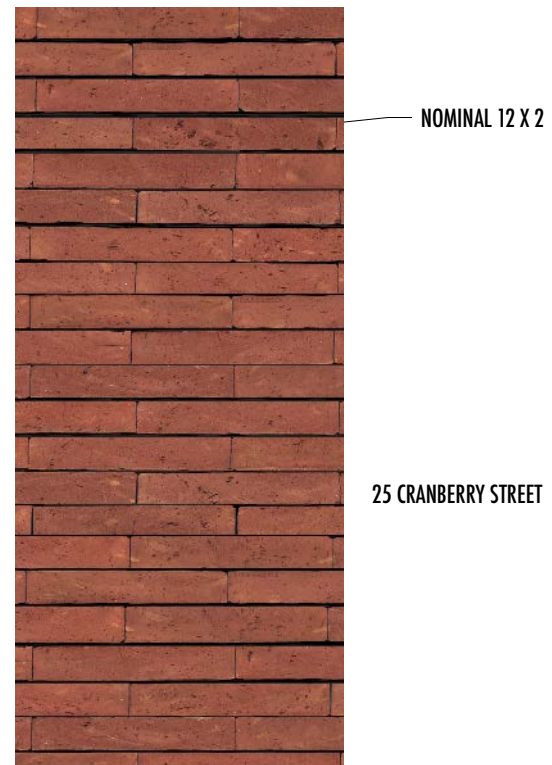
HICKS STREET, EXTRA WIDE BAY WINDOW



25 CRANBERRY STREET WOOD STAIR DET.



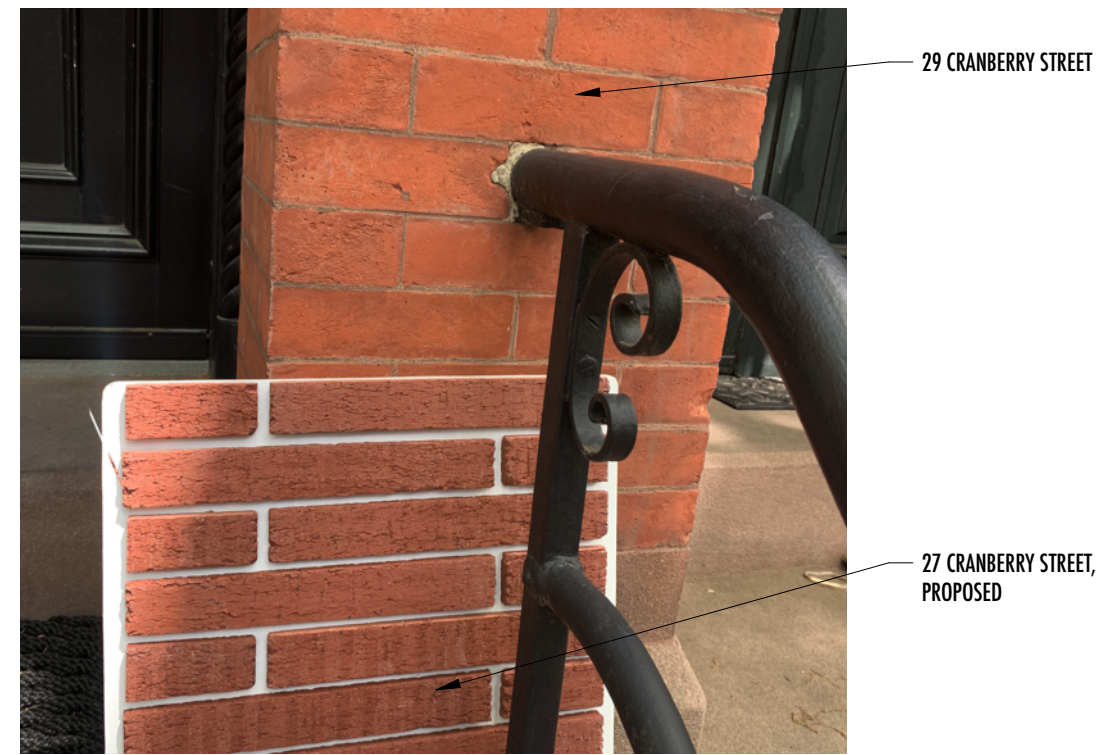
FRONT FACADE BRICK: BOWERSTON #130 RED W/C



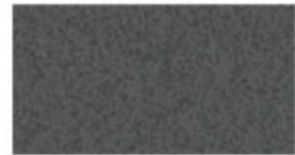
REAR FACADE BRICK: BOWERSTON #130 RED W/C



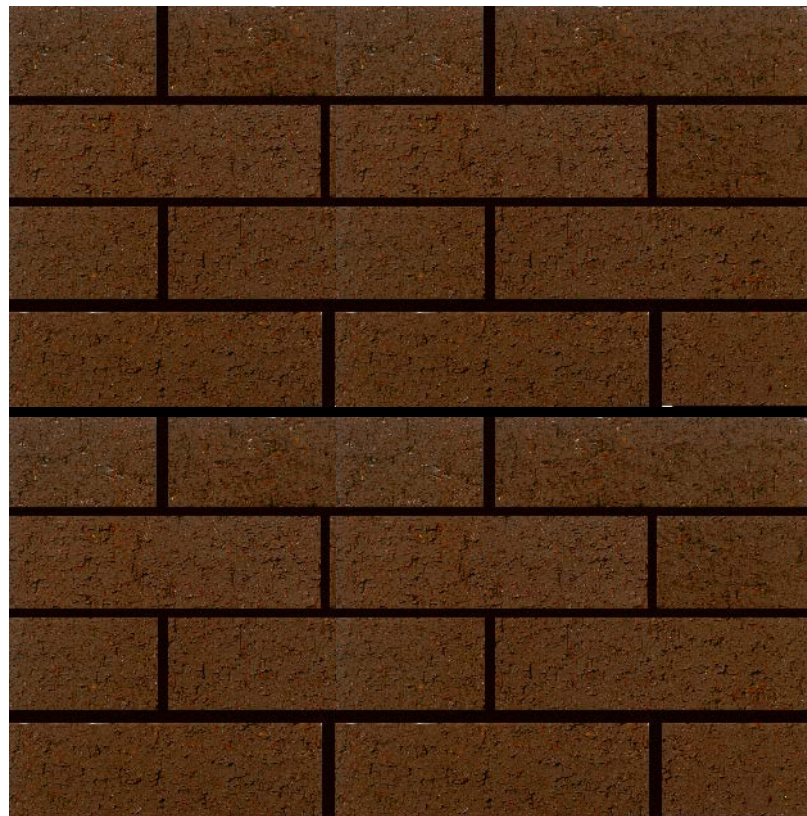
FRONT FACADE 25 CRANBERRY STREET



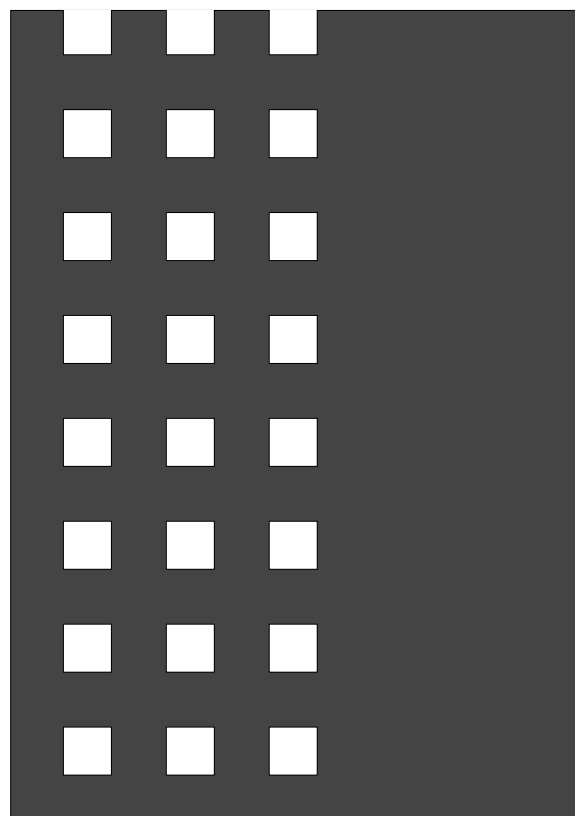
FRONT FACADE 29 CRANBERRY STREET WITH PROPOSED BRICK



GROUT ALL: SOLOMON COLORS, 920 ONYX



SIDE FACADE BRICK: BOWERSTON #501 CORDOVAN W/C



CORNICE & BALCONY GUARDRAIL, ALL WINDOW TRIM, MULLION
 PAINTED ALUMINUM OR STEEL: KAYNAR, GRAPHITE GRAY



AREAWAYS, STAIR TREADS: BLUESTONE FLAMED FINISH

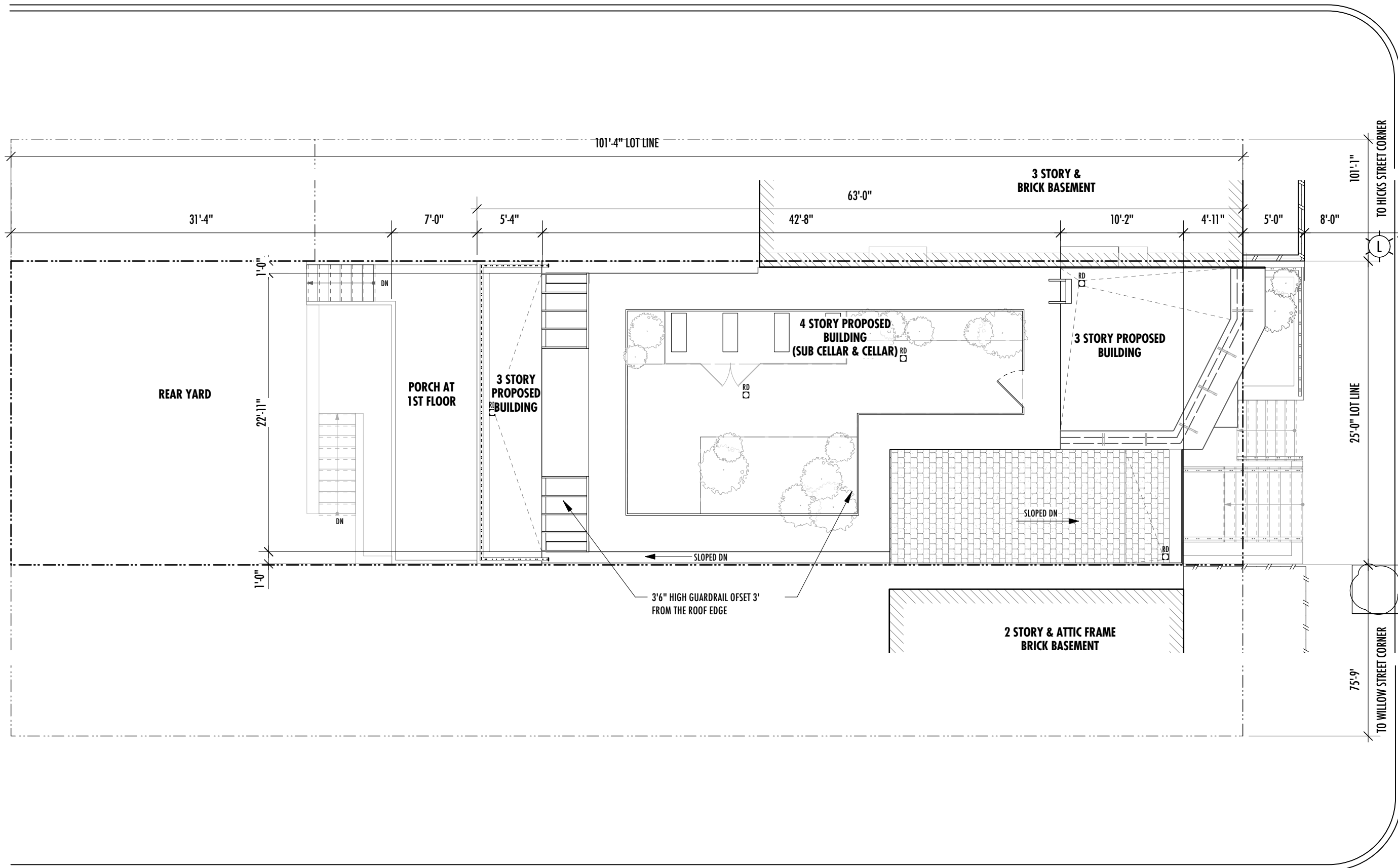
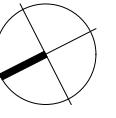


ROOF, NATURAL SLATE



BASE: BROWNSTONE STUCCO TO MATCH 29 CRANBERRY STREET

HICKS STREET

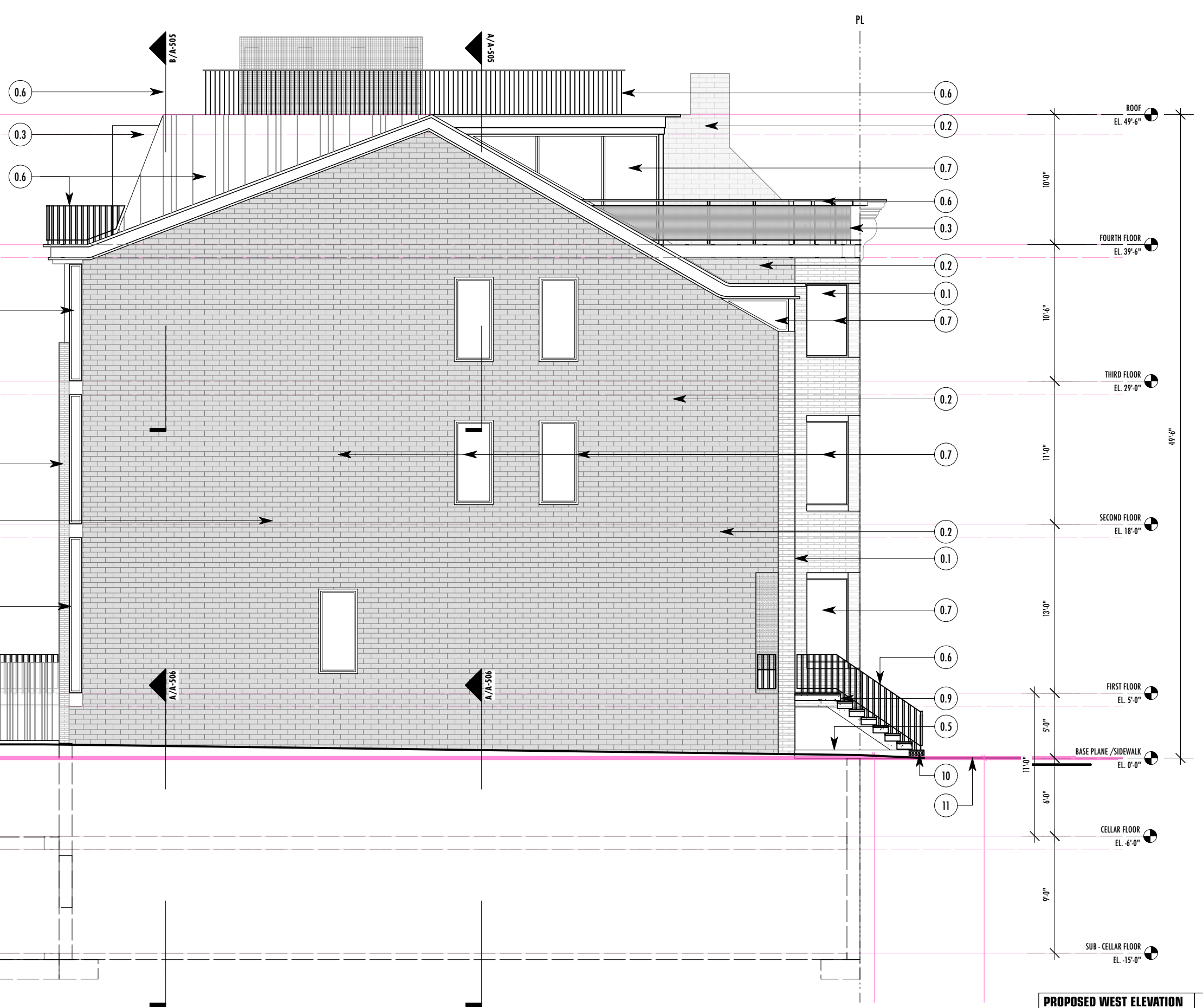


WILLOW STREET

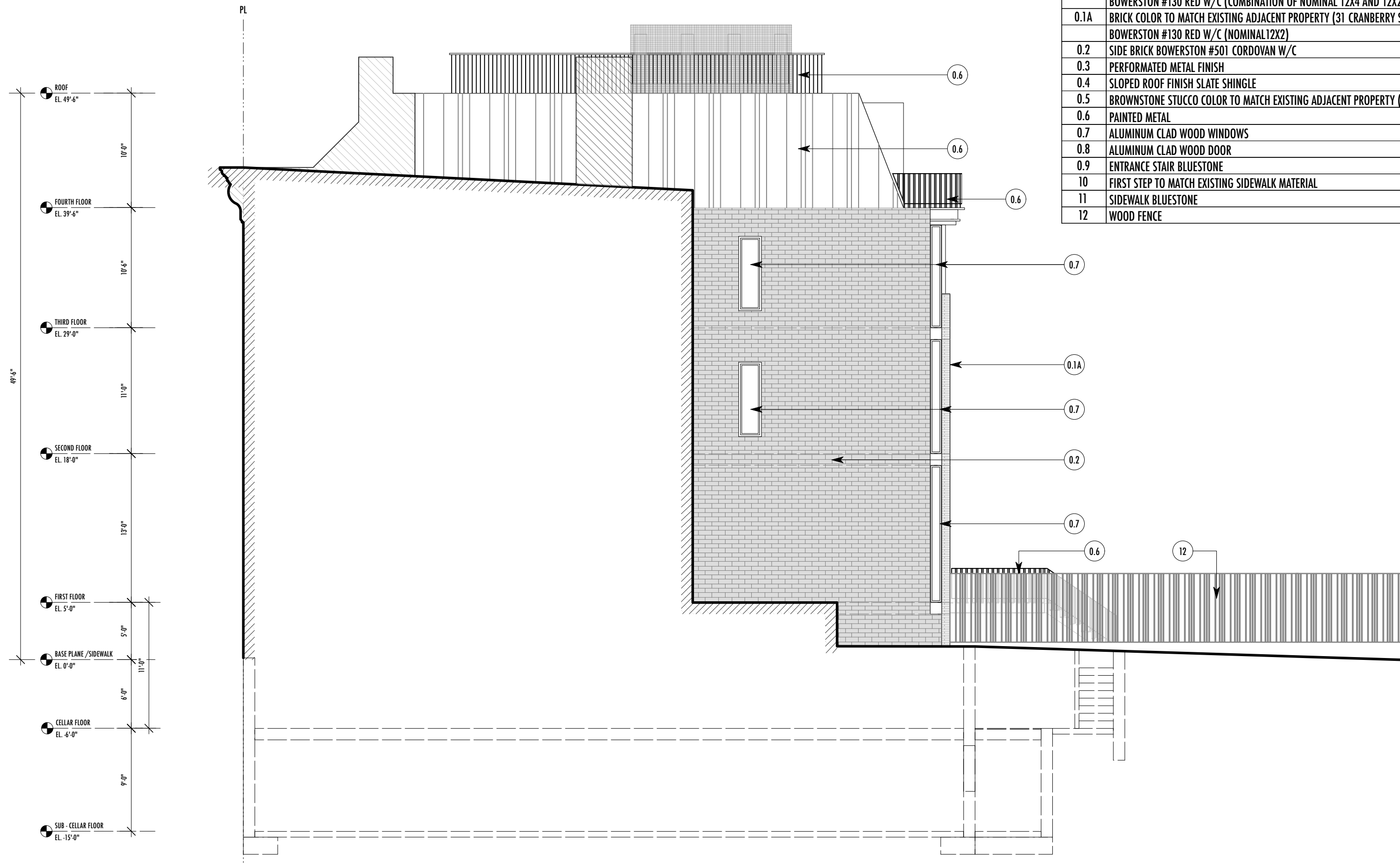


MATERIALS

0.1	BRICK COLOR TO MATCH EXISTING ADJACENT PROPERTY (31 CRANBERRY STREET) BOWERSTON #130 RED W/C (COMBINATION OF NOMINAL 12X4 AND 12X2)
0.1A	BRICK COLOR TO MATCH EXISTING ADJACENT PROPERTY (31 CRANBERRY STREET) BOWERSTON #130 RED W/C (NOMINAL 12X2)
0.2	SIDE BRICK BOWERSTON #501 CORDOVAN W/C
0.3	PERFORMATED METAL FINISH
0.4	SLOPED ROOF FINISH SLATE SHINGLE
0.5	BROWNSTONE STUCCO COLOR TO MATCH EXISTING ADJACENT PROPERTY (31 CRANBERRY STREET)
0.6	PAINTED METAL
0.7	ALUMINUM CLAD WOOD WINDOWS
0.8	ALUMINUM CLAD WOOD DOOR
0.9	ENTRANCE STAIR BLUESTONE
10	FIRST STEP TO MATCH EXISTING SIDEWALK MATERIAL
11	SIDEWALK BLUESTONE
12	WOOD FENCE



PROPOSED WEST ELEVATION
SCALE: 1/8" = 1'-0" **A**



MATERIALS

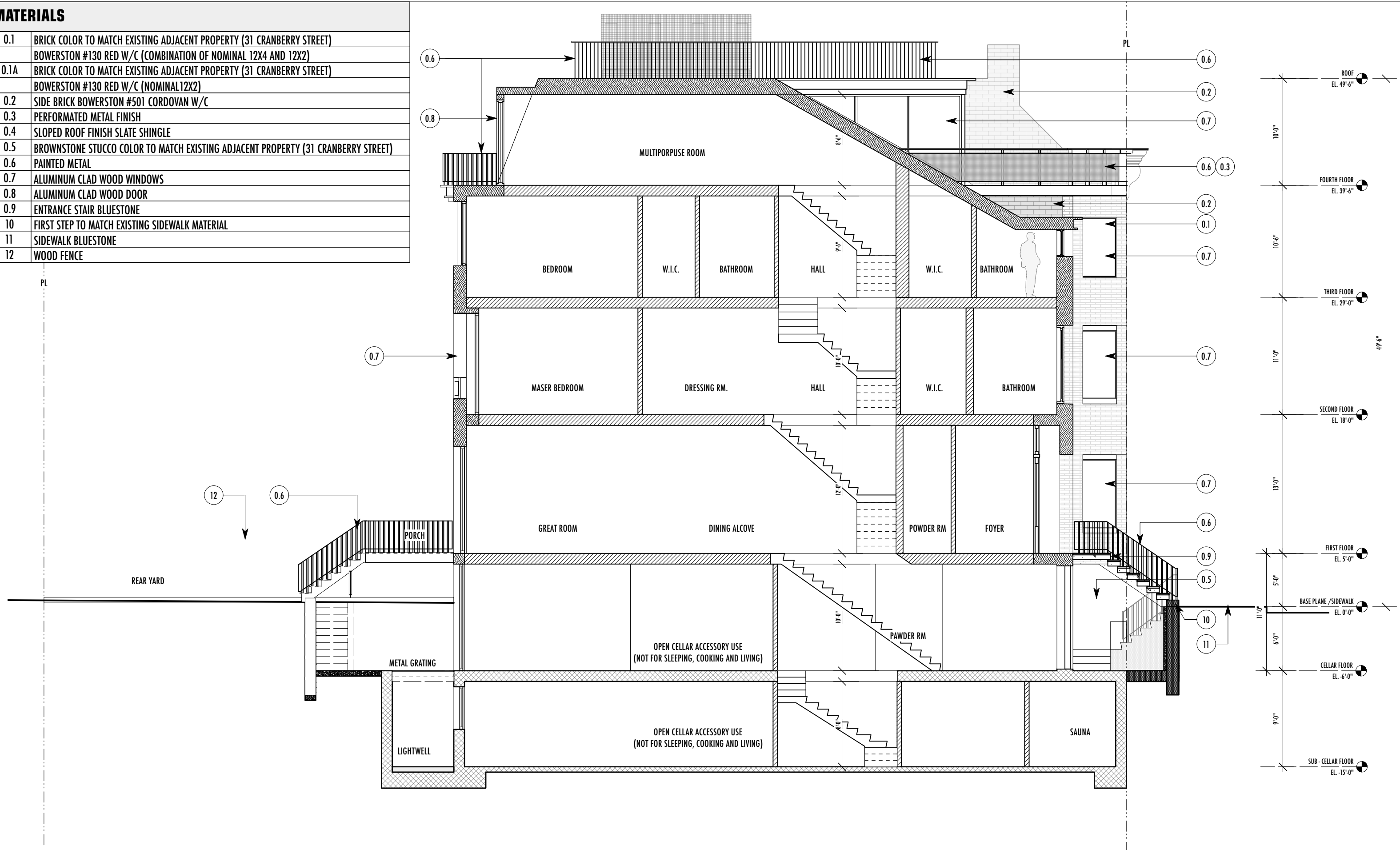
0.1	BRICK COLOR TO MATCH EXISTING ADJACENT PROPERTY (31 CRANBERRY STREET) BOWERSTON #130 RED W/C (COMBINATION OF NOMINAL 12X4 AND 12X2)
0.1A	BRICK COLOR TO MATCH EXISTING ADJACENT PROPERTY (31 CRANBERRY STREET) BOWERSTON #130 RED W/C (NOMINAL 12X2)
0.2	SIDE BRICK BOWERSTON #501 CORDOVAN W/C
0.3	PERFORMATED METAL FINISH
0.4	SLOPED ROOF FINISH SLATE SHINGLE
0.5	BROWNSTONE STUCCO COLOR TO MATCH EXISTING ADJACENT PROPERTY (31 CRANBERRY STREET)
0.6	PAINTED METAL
0.7	ALUMINUM CLAD WOOD WINDOWS
0.8	ALUMINUM CLAD WOOD DOOR
0.9	ENTRANCE STAIR BLUESTONE
10	FIRST STEP TO MATCH EXISTING SIDEWALK MATERIAL
11	SIDEWALK BLUESTONE
12	WOOD FENCE

PROPOSED EAST ELEVATION
SCALE: 1/8" = 1'-0"

A

MATERIALS

0.1	BRICK COLOR TO MATCH EXISTING ADJACENT PROPERTY (31 CRANBERRY STREET) BOWERSTON #130 RED W/C (COMBINATION OF NOMINAL 12X4 AND 12X2)
0.1A	BRICK COLOR TO MATCH EXISTING ADJACENT PROPERTY (31 CRANBERRY STREET) BOWERSTON #130 RED W/C (NOMINAL 12X2)
0.2	SIDE BRICK BOWERSTON #501 CORDOVAN W/C
0.3	PERFORMATED METAL FINISH
0.4	SLOPED ROOF FINISH SLATE SHINGLE
0.5	BROWNSTONE STUCCO COLOR TO MATCH EXISTING ADJACENT PROPERTY (31 CRANBERRY STREET)
0.6	PAINTED METAL
0.7	ALUMINUM CLAD WOOD WINDOWS
0.8	ALUMINUM CLAD WOOD DOOR
0.9	ENTRANCE STAIR BLUESTONE
10	FIRST STEP TO MATCH EXISTING SIDEWALK MATERIAL
11	SIDEWALK BLUESTONE
12	WOOD FENCE



SECTION A
SCALE: 1/8" = 1'-0"



CRANBERRY ST. - FRONT VIEW
SCALE: 1/16" = 1'-0"

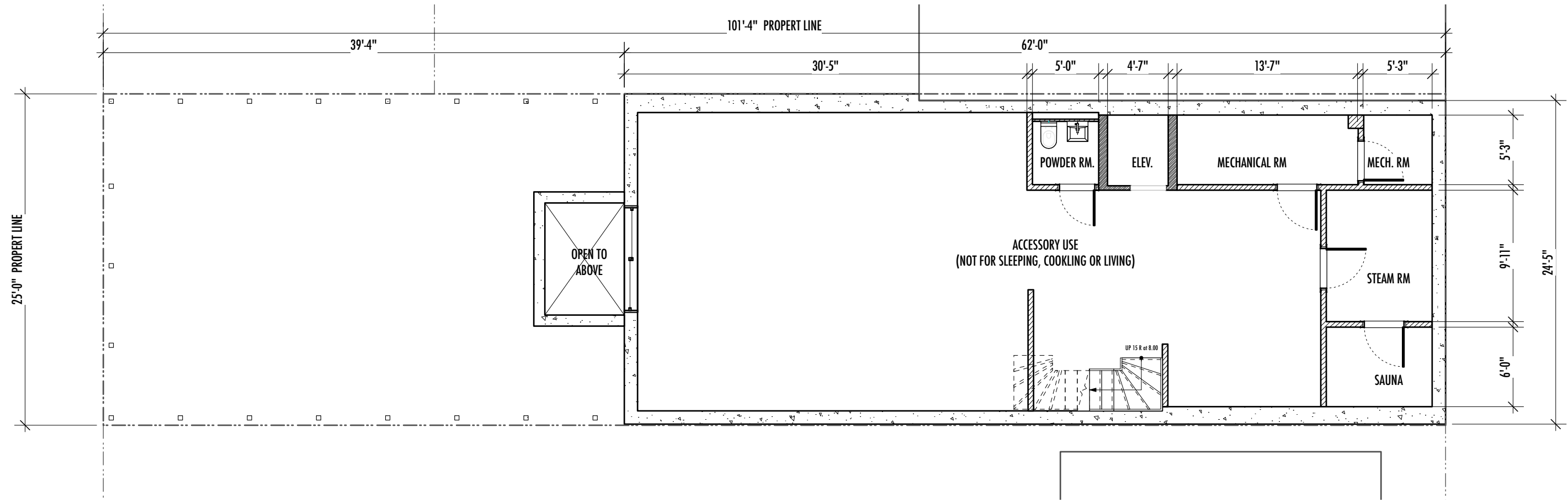
A



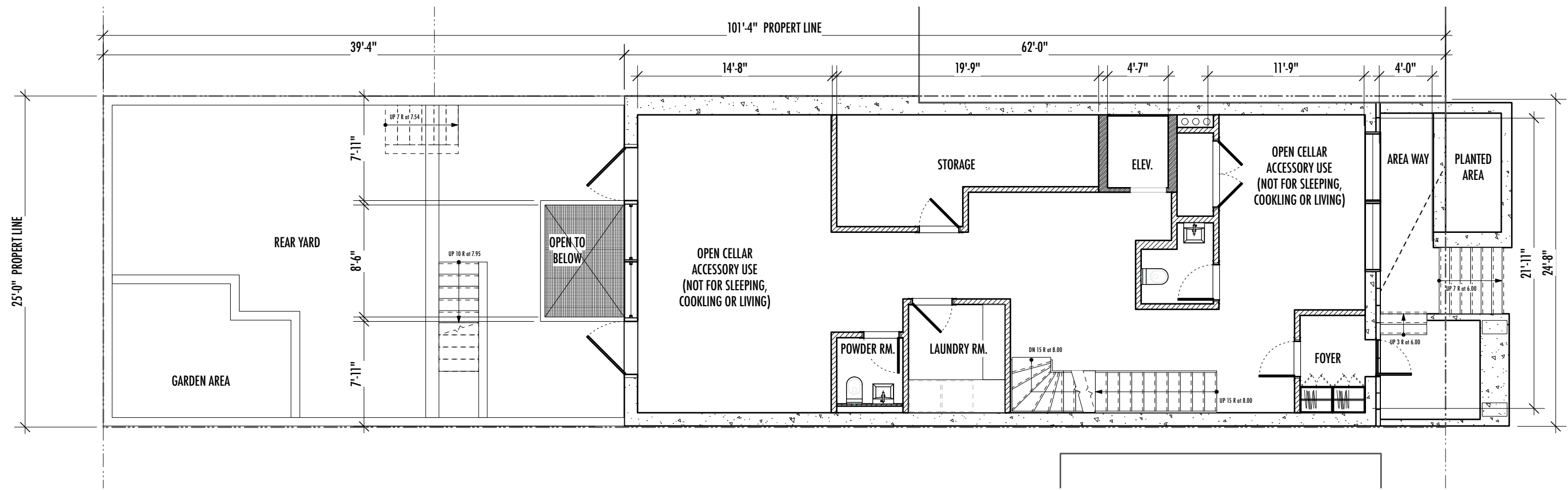
CRANBERRY ST. - REAR VIEW
SCALE: 1/16" = 1'-0"

B



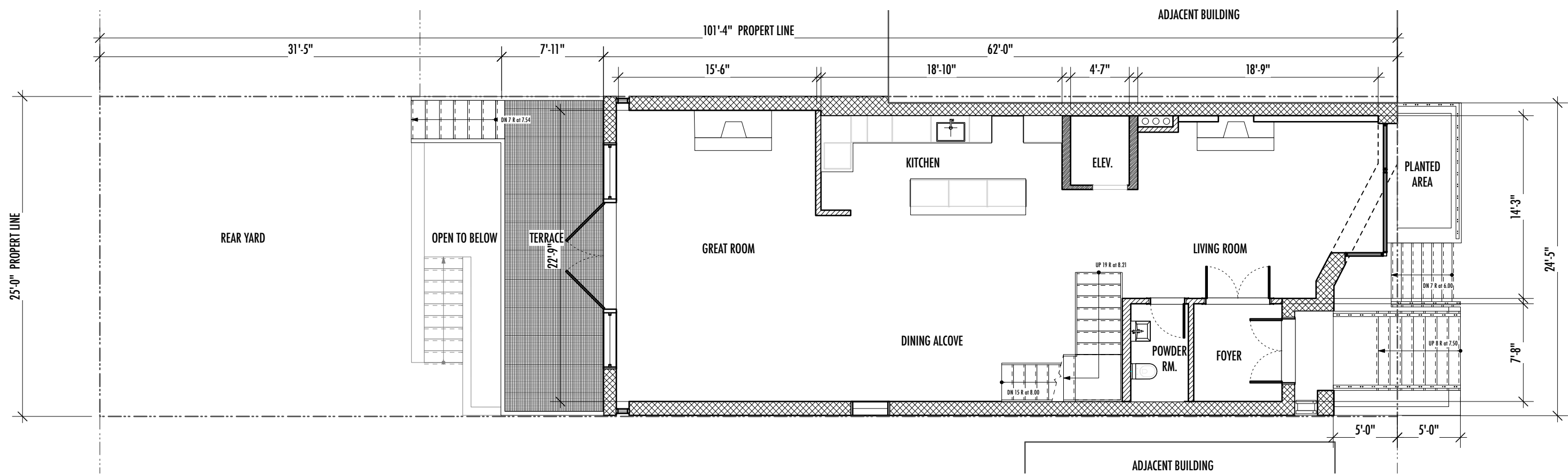


PROPOSED SUB - CELLAR FLOOR PLAN
SCALE: 1/8" = 1'-0" **A**

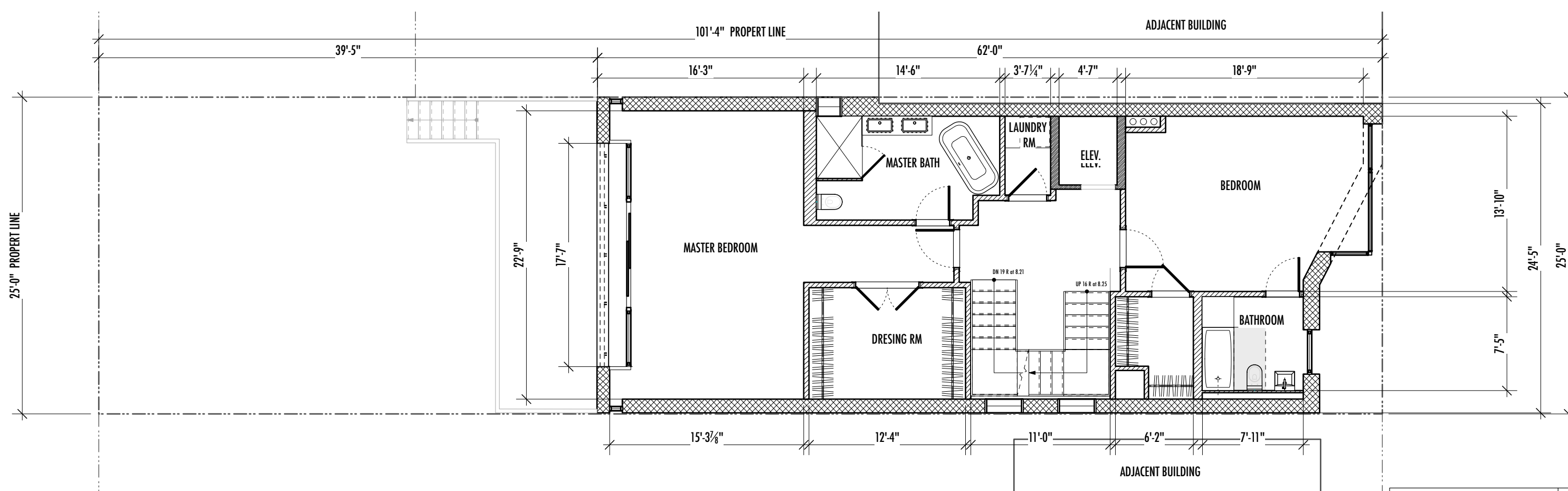


PROPOSED CELLAR FLOOR PLAN
SCALE: 1/8" = 1'-0" **B**



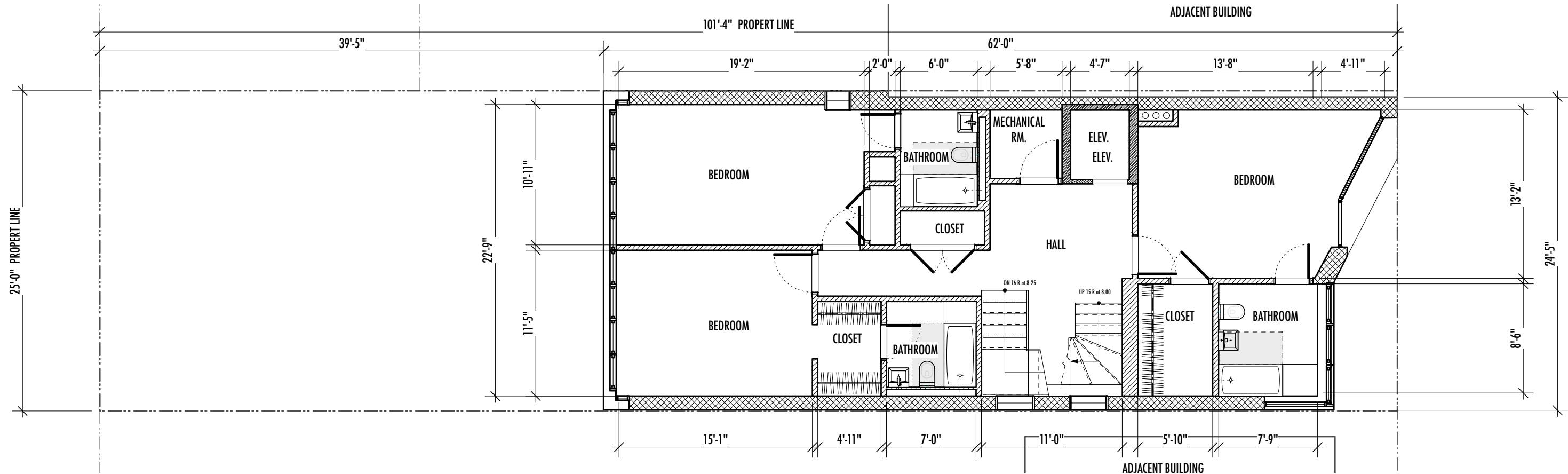


PROPOSED FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0" **A**

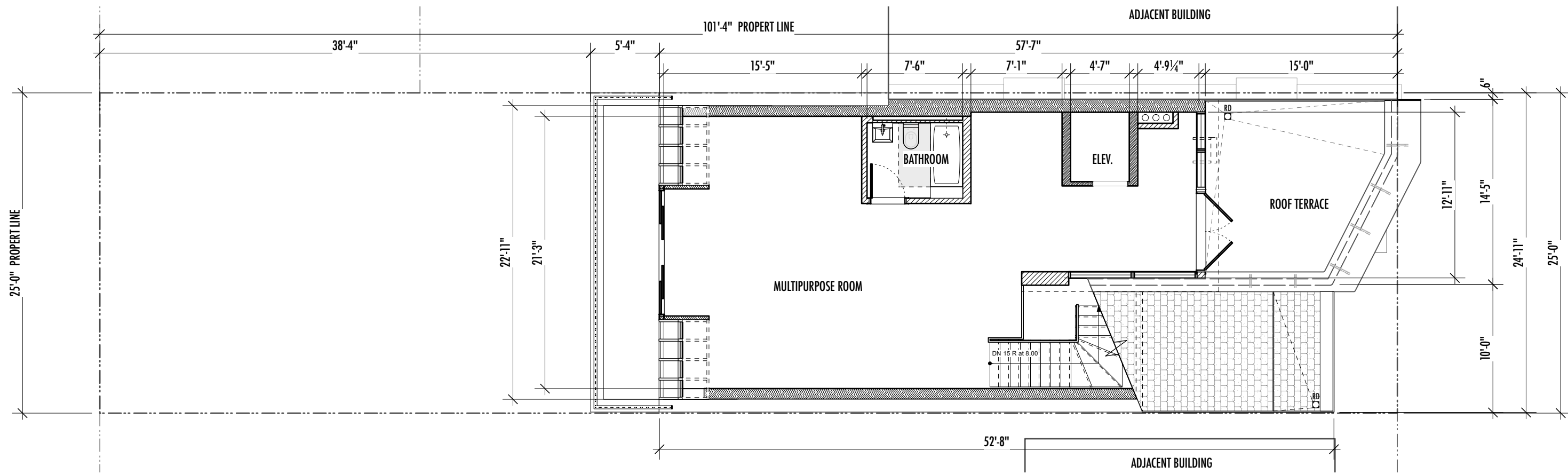


PROPOSED SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0" **B**



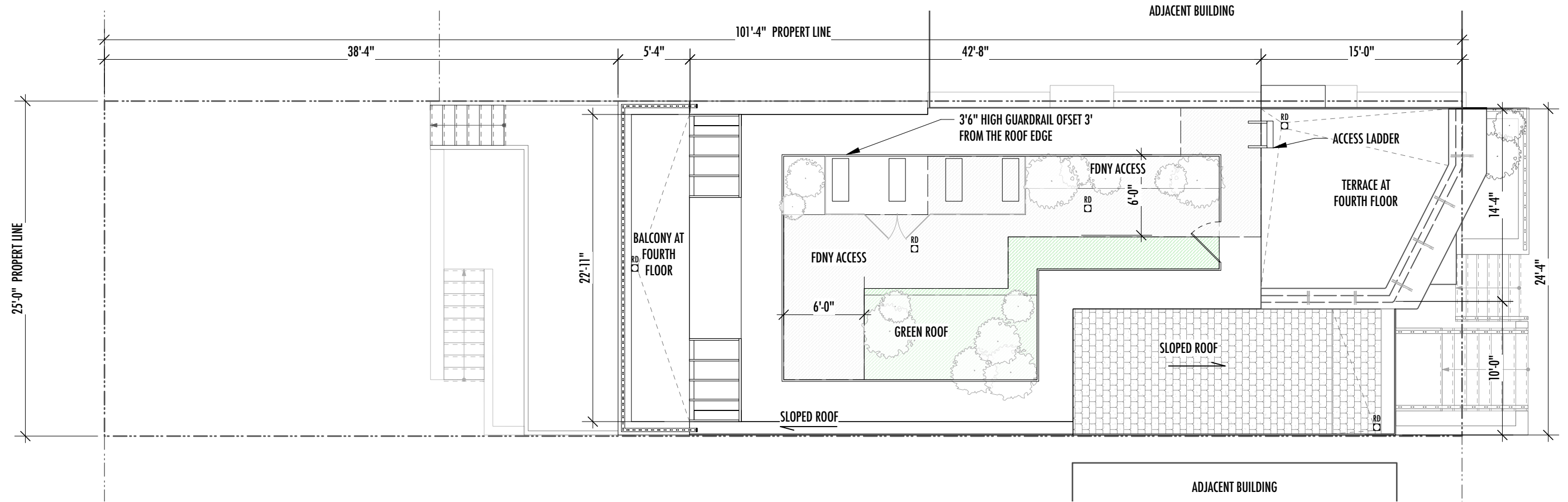


PROPOSED THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0" **A**

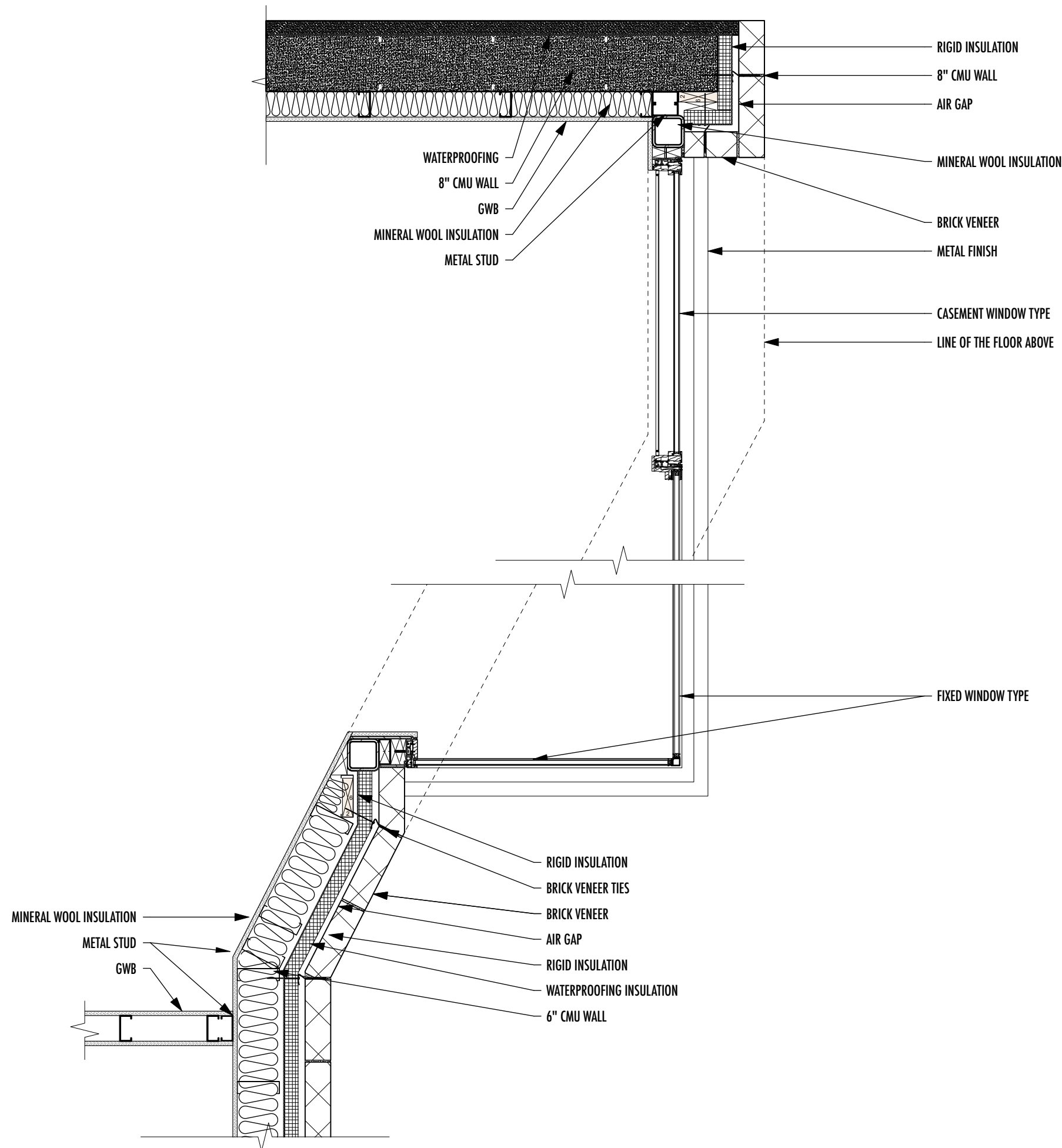


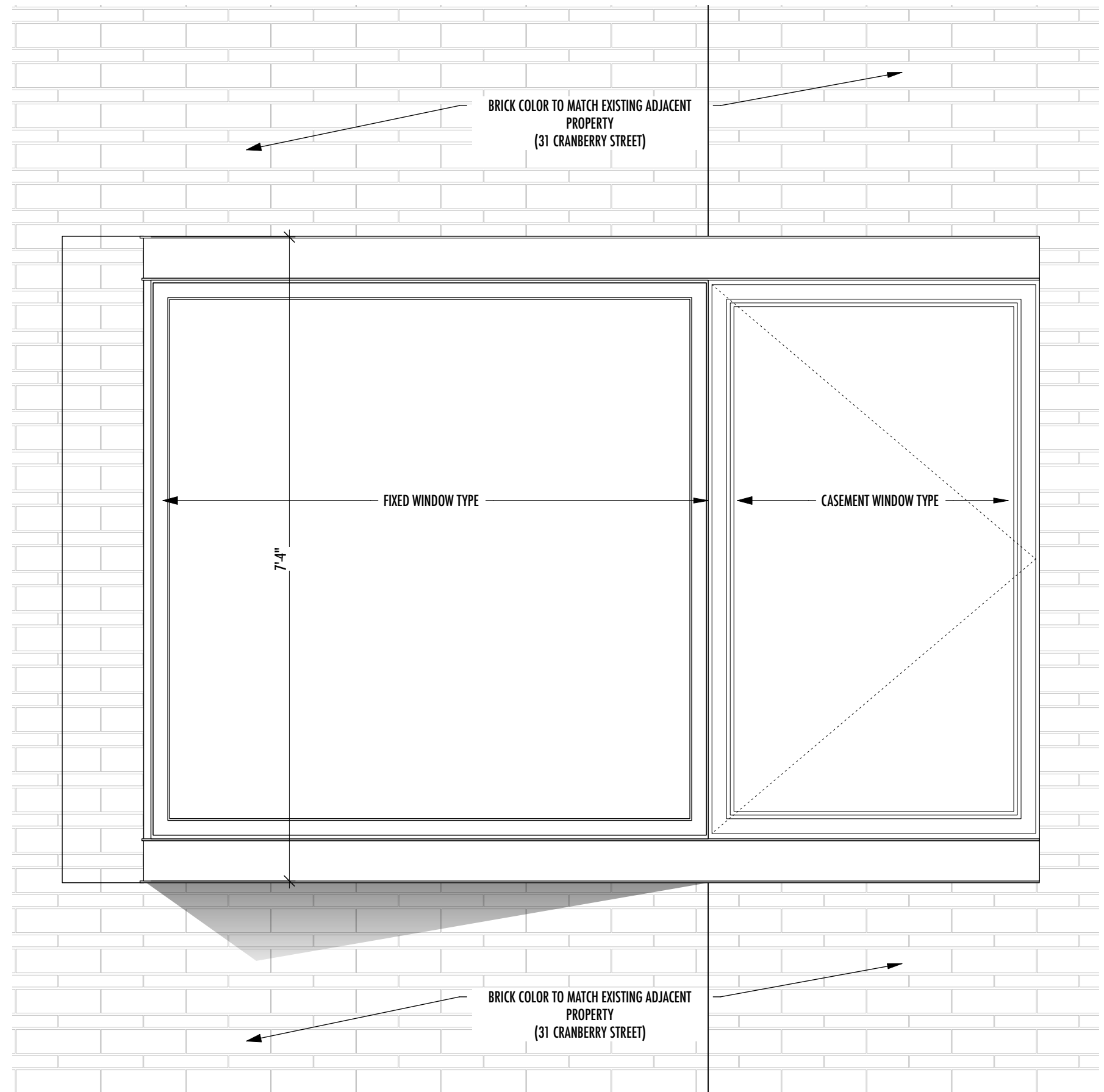
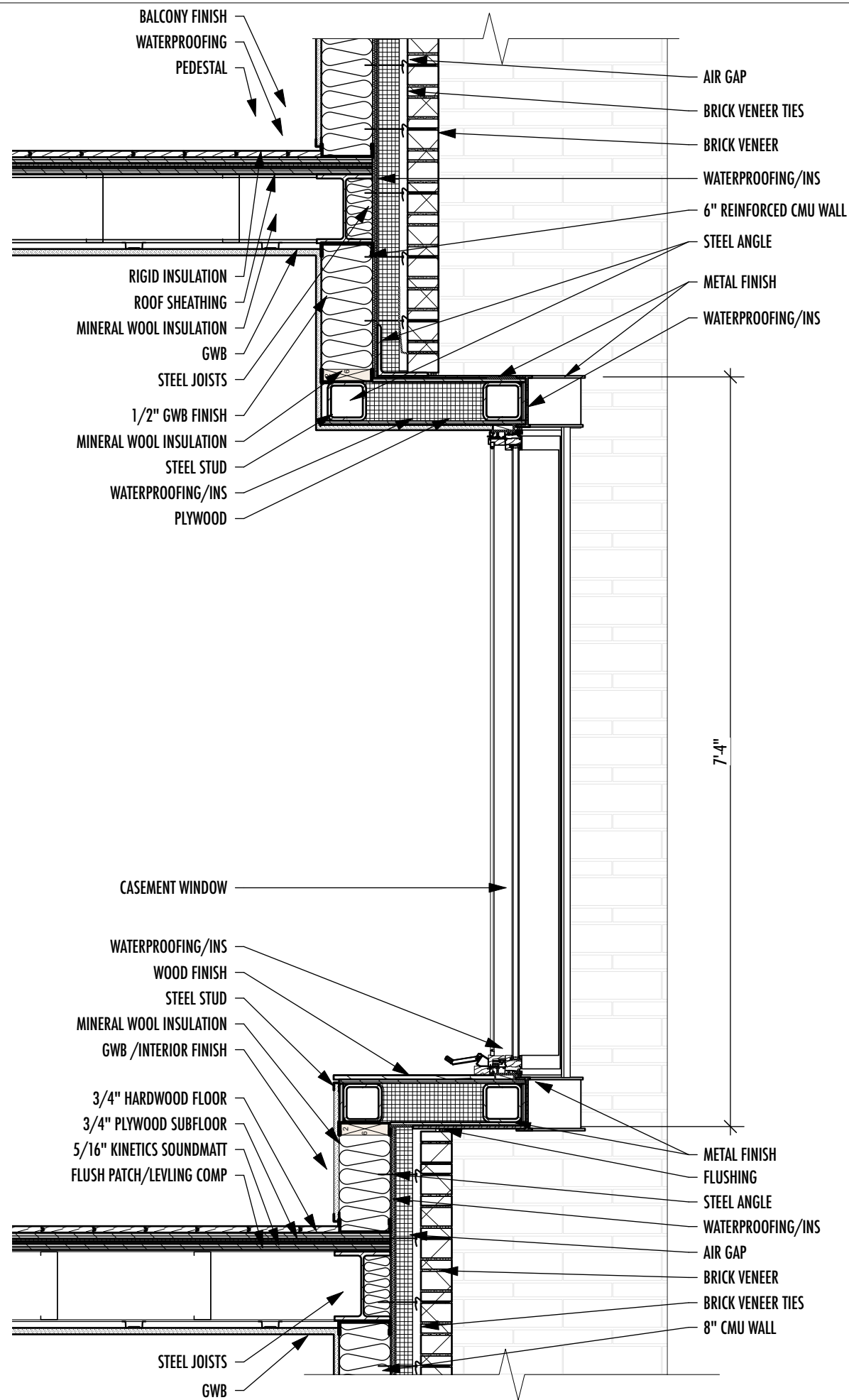
PROPOSED FOURTH FLOOR PLAN
SCALE: 1/8" = 1'-0" **B**



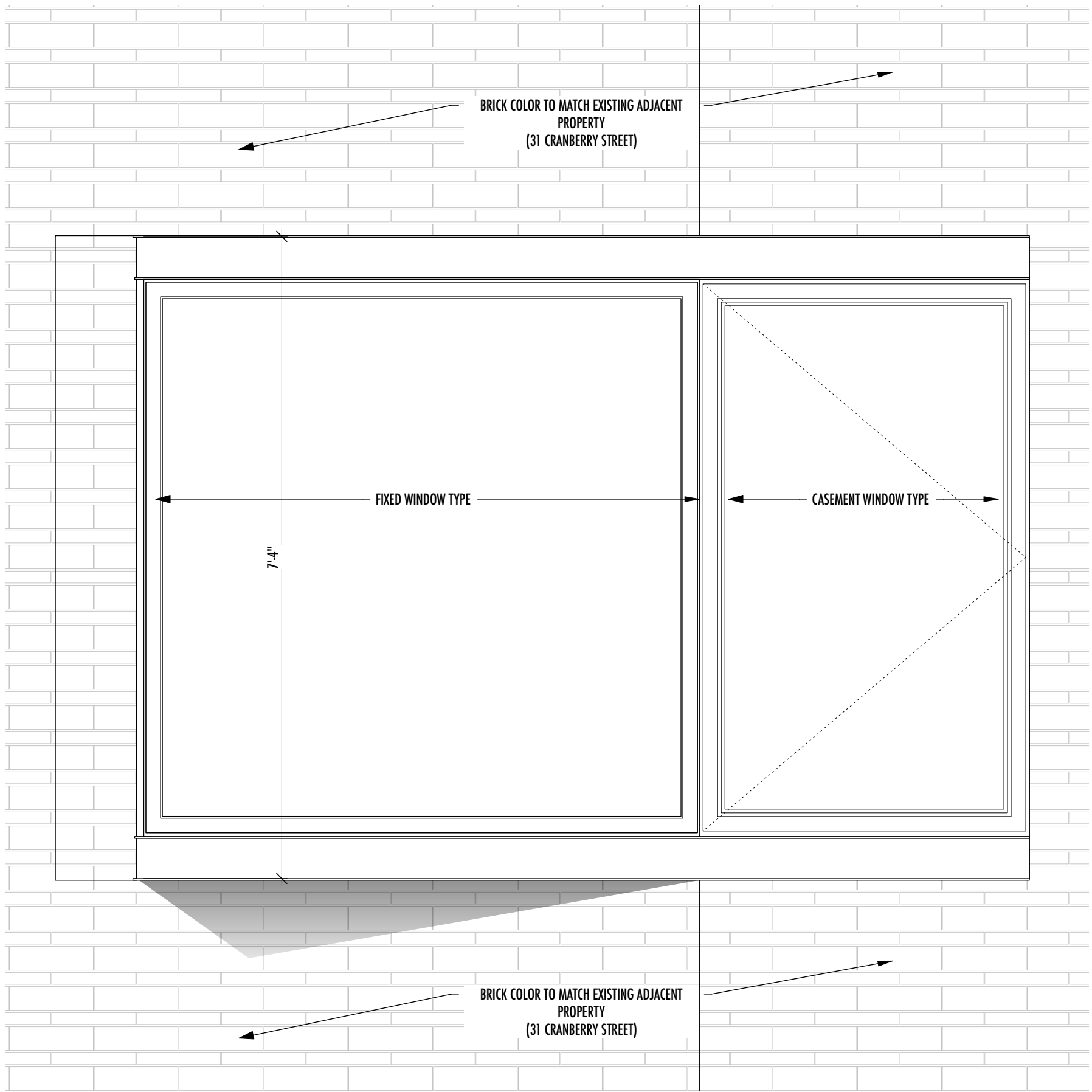
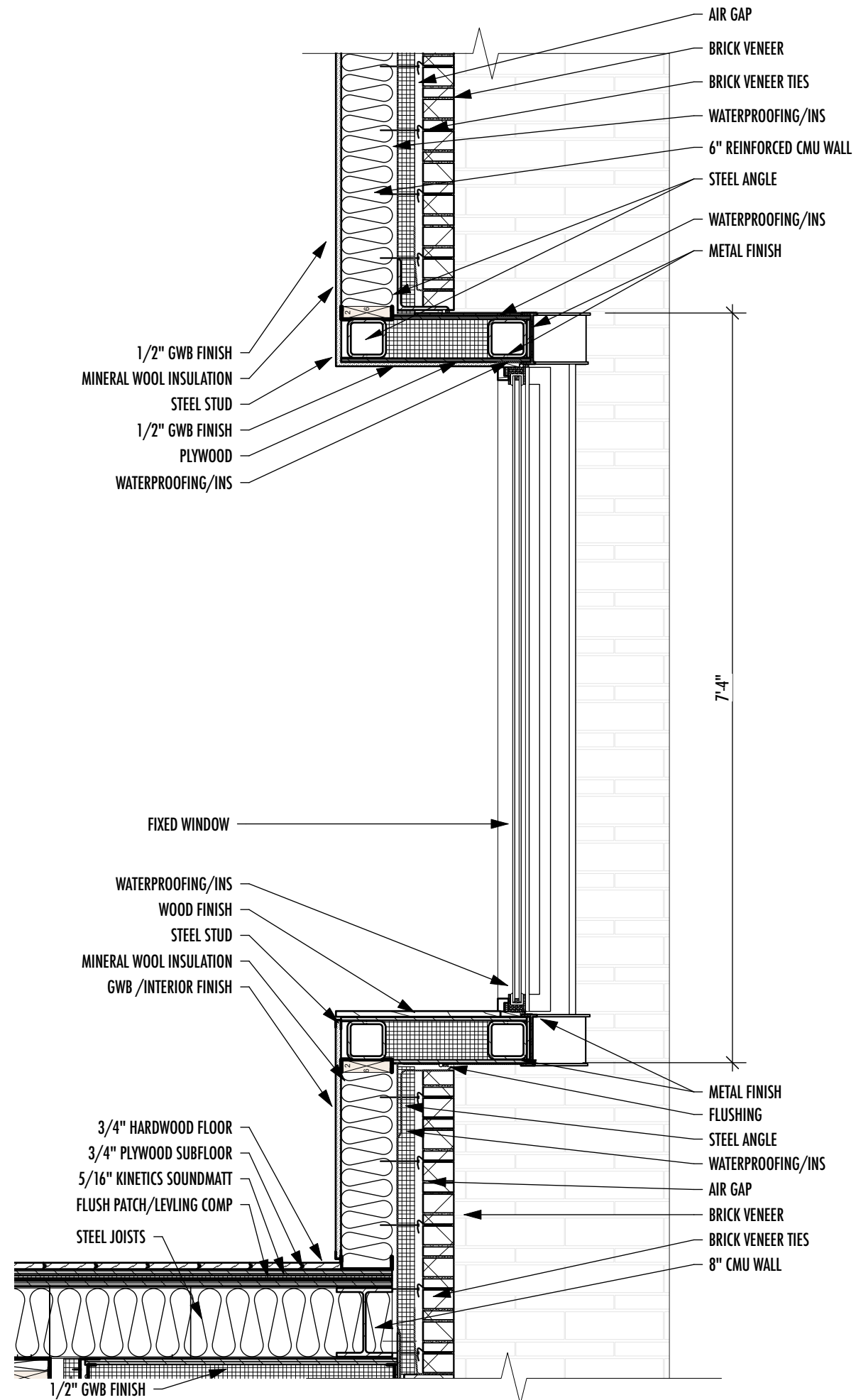


PROPOSED ROOF PLAN
 SCALE: 1/8" = 1'-0" **A**

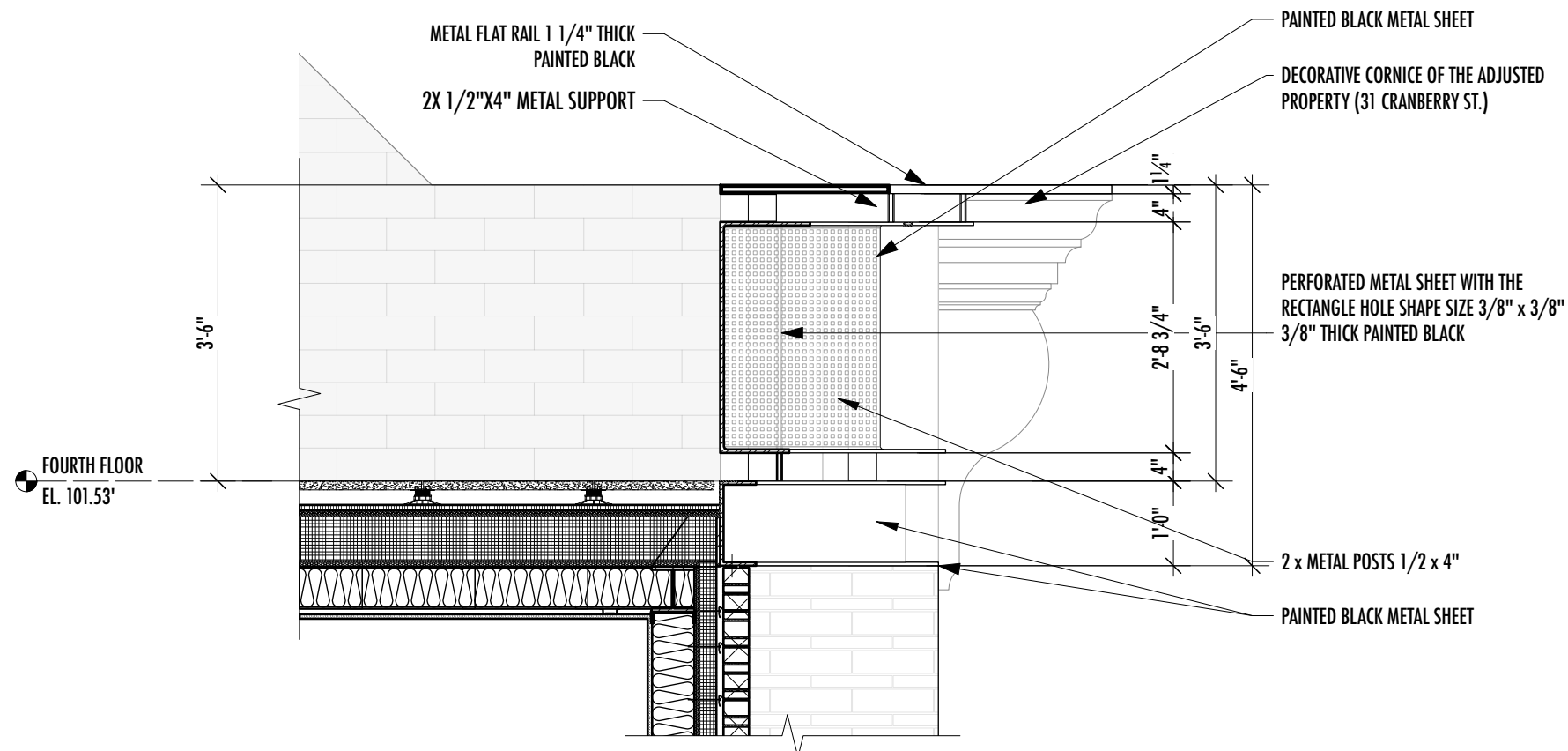
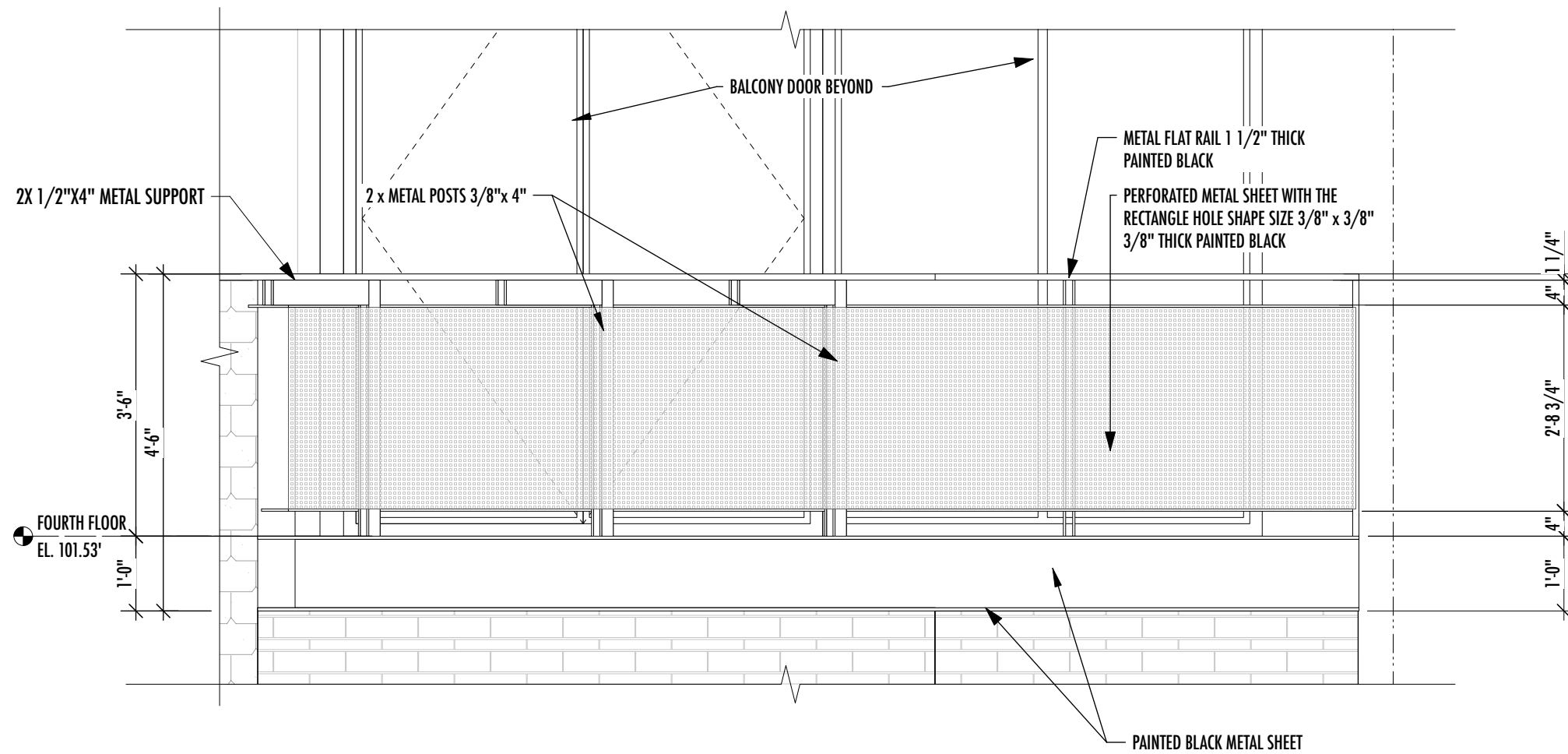


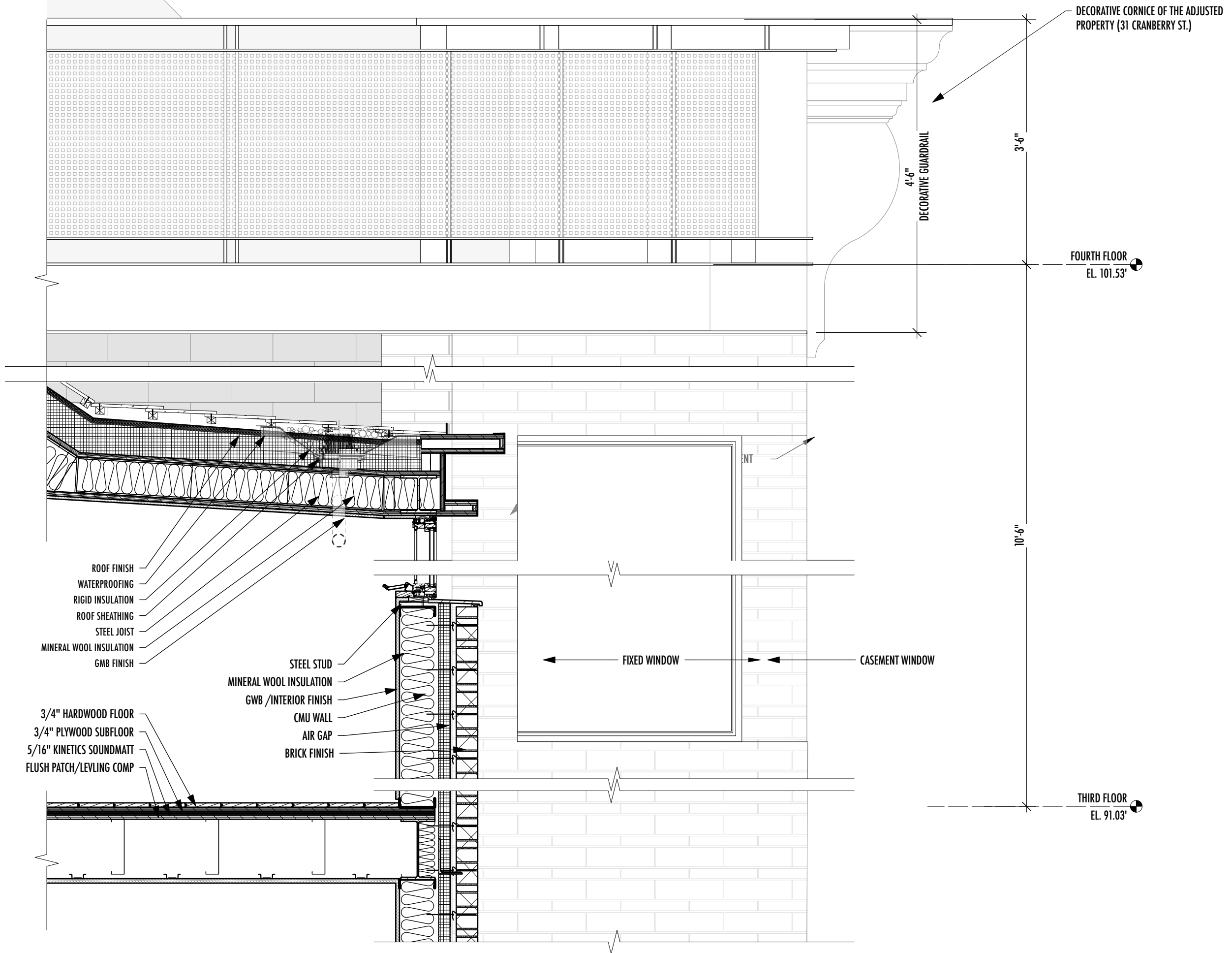


2ND & 3RD FLOOR WINDOW DETAIL
SCALE: 3/4" = 1'-0" **A**



2ND & 3RD FLOOR WINDOW DETAIL
 SCALE: 3/4" = 1'-0" **A**





DECORATIVE CORNICE OF THE ADJUSTED PROPERTY (31 CRANBERRY ST.)

4'-6"
DECORATIVE GUARDRAIL

3'-6"

FOURTH FLOOR
EL. 101.53'

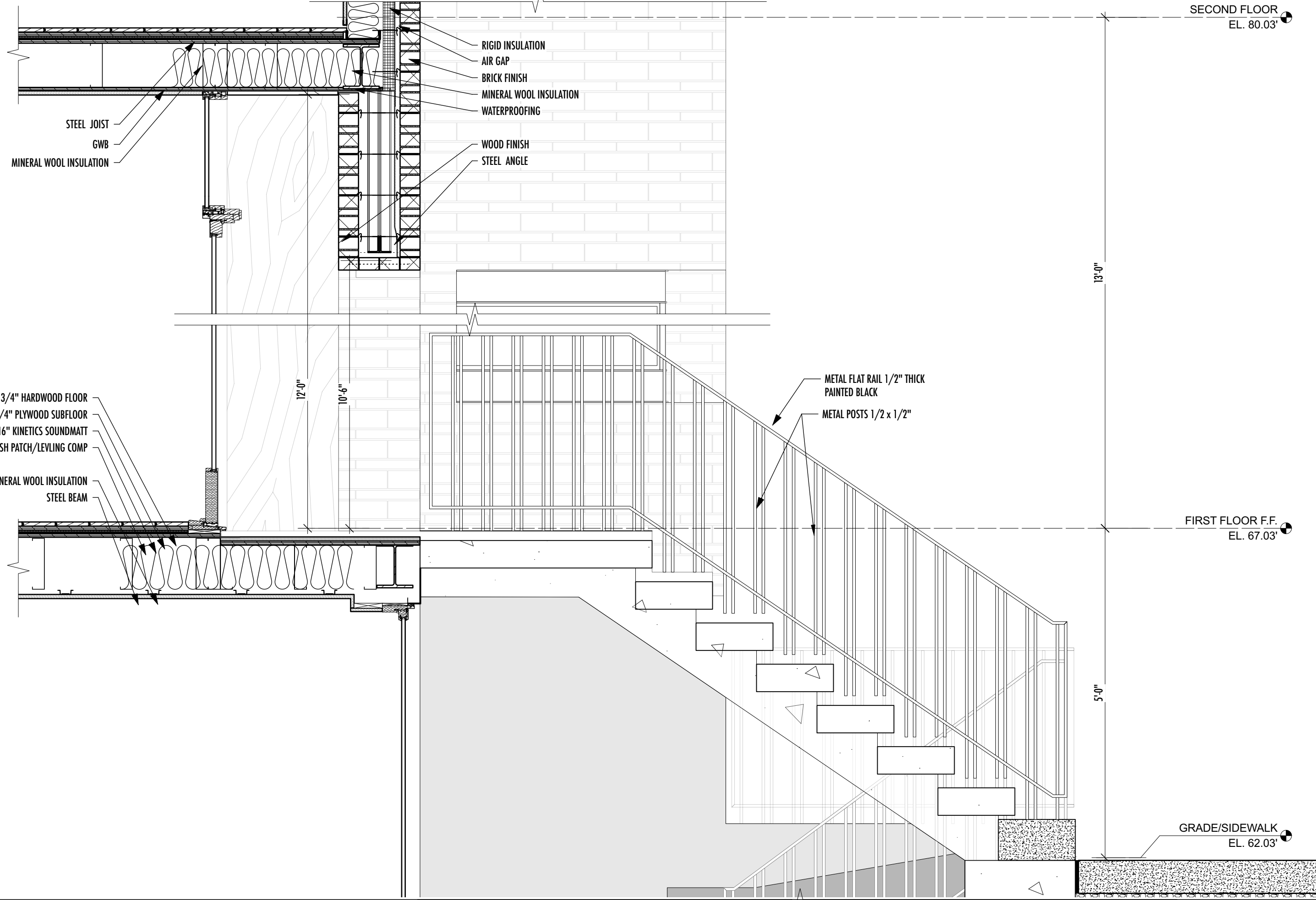
10'-6"

FIXED WINDOW

CASEMENT WINDOW

THIRD FLOOR
EL. 91.03'

SECOND FLOOR
EL. 80.03'



- RIGID INSULATION
- AIR GAP
- BRICK FINISH
- MINERAL WOOL INSULATION
- WATERPROOFING
- WOOD FINISH
- STEEL ANGLE

- STEEL JOIST
- GWB
- MINERAL WOOL INSULATION

- 3/4" HARDWOOD FLOOR
- 3/4" PLYWOOD SUBFLOOR
- 5/16" KINETICS SOUNDMATT
- FLUSH PATCH/LEVELING COMP
- MINERAL WOOL INSULATION
- STEEL BEAM

- METAL FLAT RAIL 1/2" THICK
PAINTED BLACK
- METAL POSTS 1/2 x 1/2"

FIRST FLOOR F.F.
EL. 67.03'

GRADE/SIDEWALK
EL. 62.03'





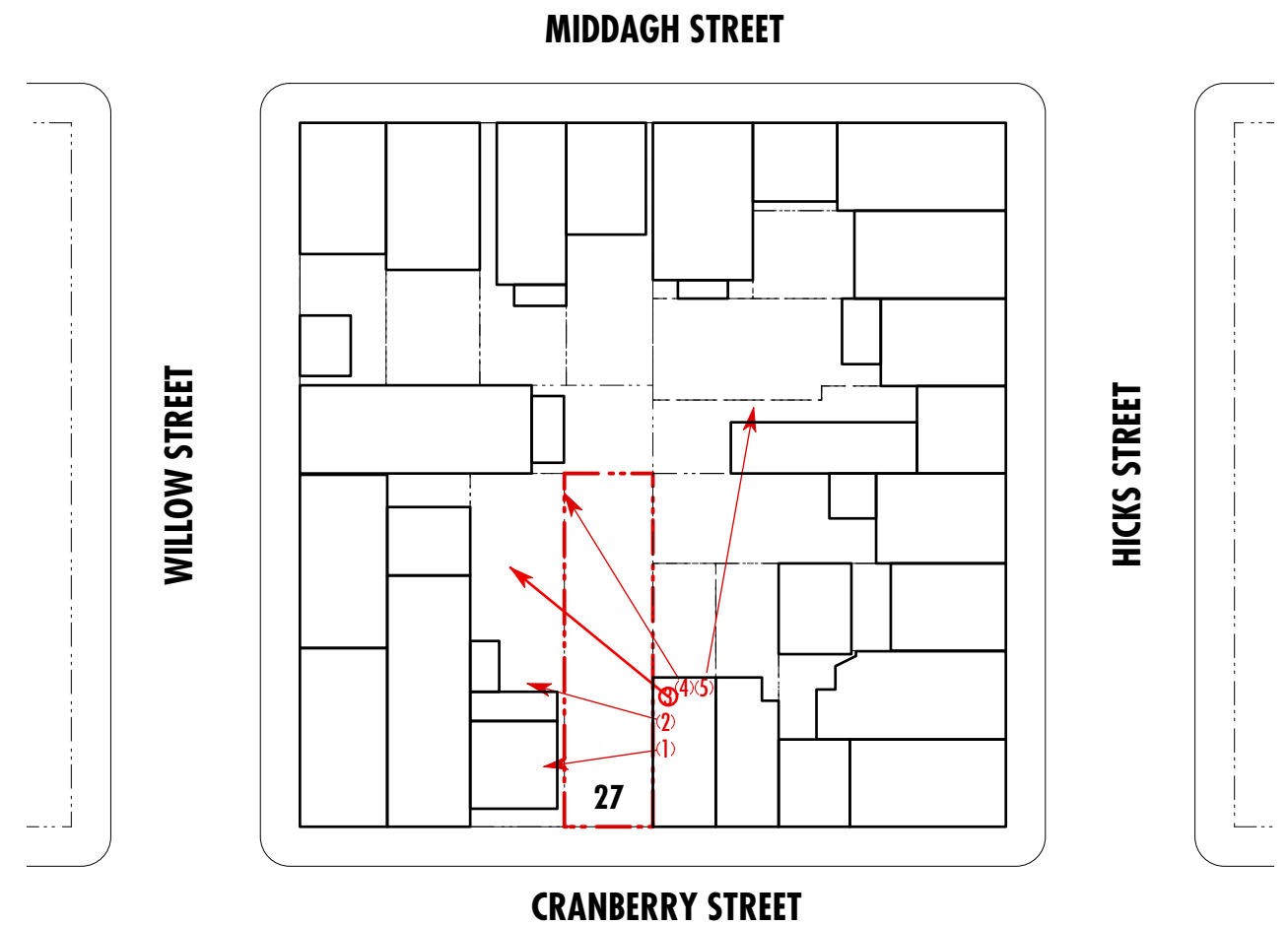
VIEW 1: 25 CRANBERRY ST.



VIEW 2: 25 CRANBERRY ST. AND 23 CRANBERRY ST.



VIEW 3: 23 CRANBERRY ST.

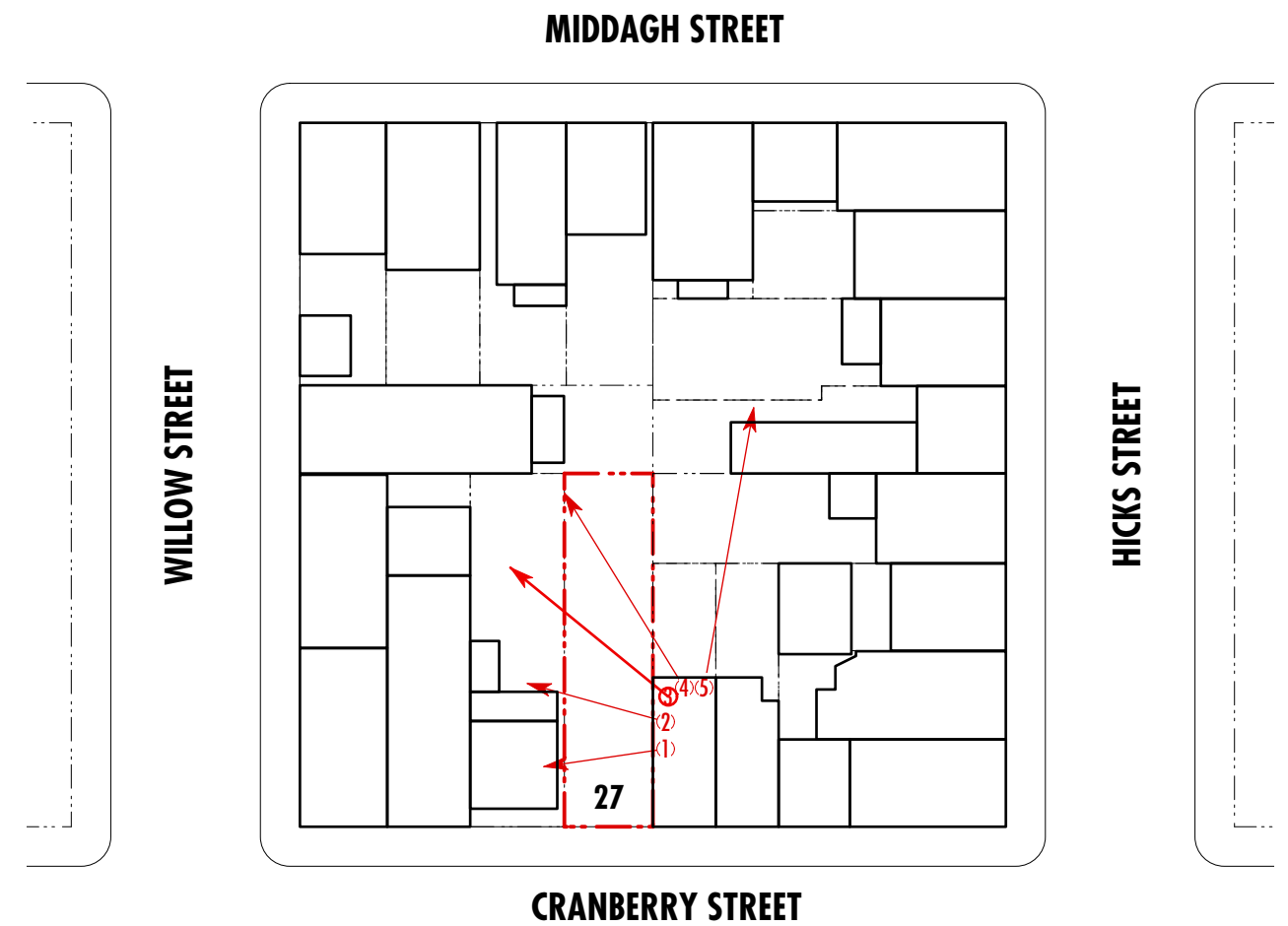




VIEW 4: 29 WILLOW ST. AND 32 MIDDAGH ST.



VIEW 5: MIDDAGH ST. & HICKS ST. CORNER





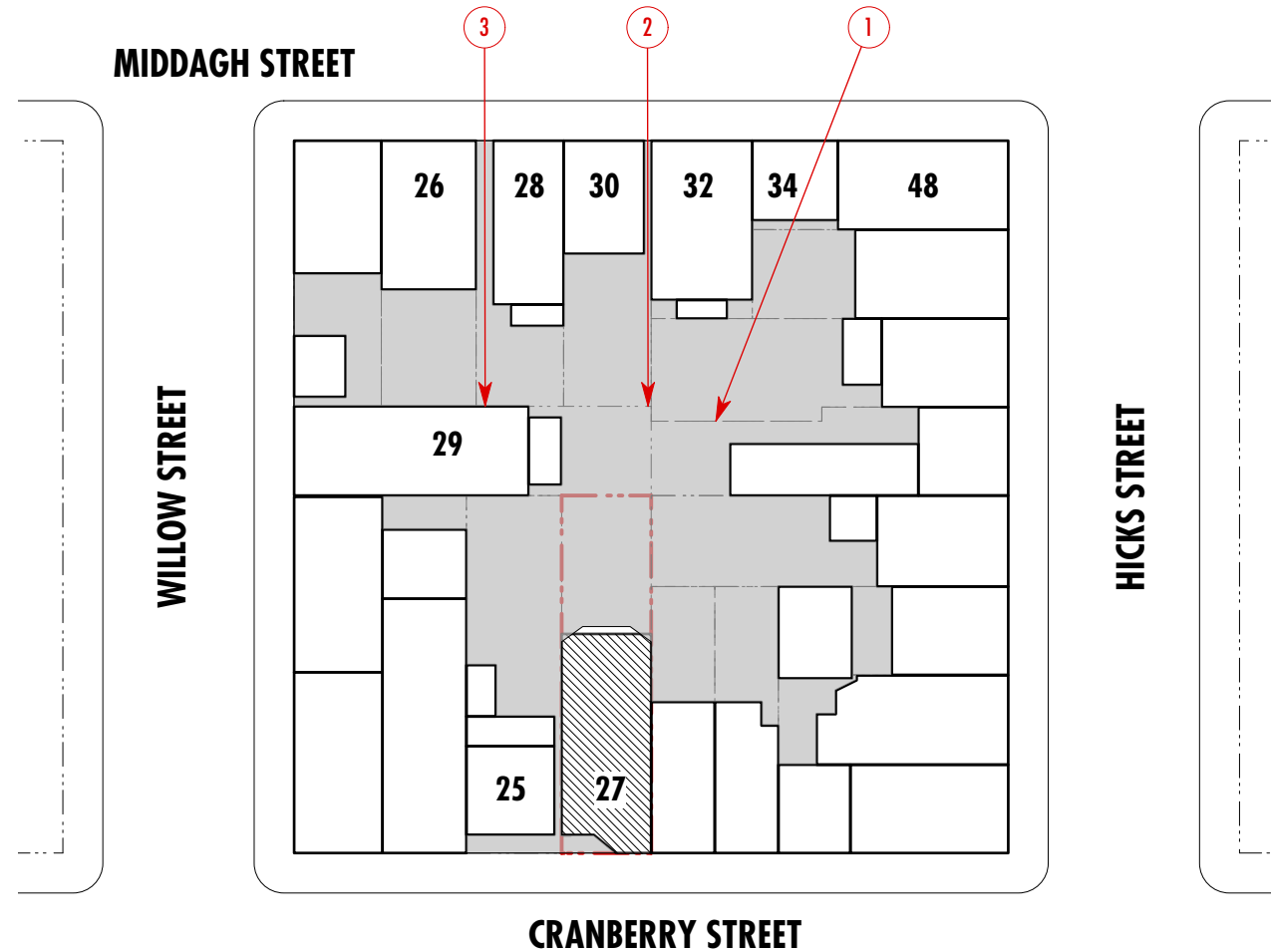
VIEW 1: FROM MIDDAGH STREET TO REAT OF 27 CRANBERRY



VIEW 2: FROM MIDDAGH STREET



VIEW 3: FROM MIDDAGH STREET

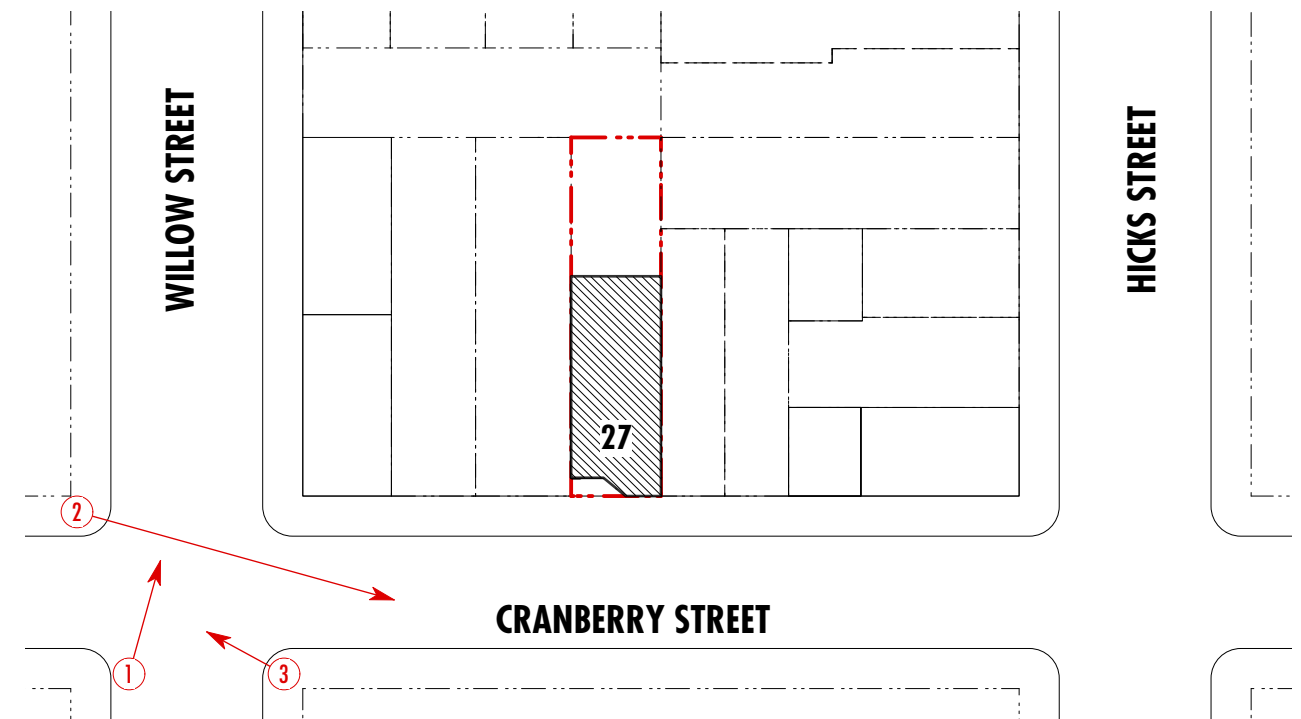




VIEW 1 - CORNER CRANBERRY STREET & WILLOW STREET



VIEW 2 - CORNER CRANBERRY STREET & WILLOW STREET SOUTH SIDE





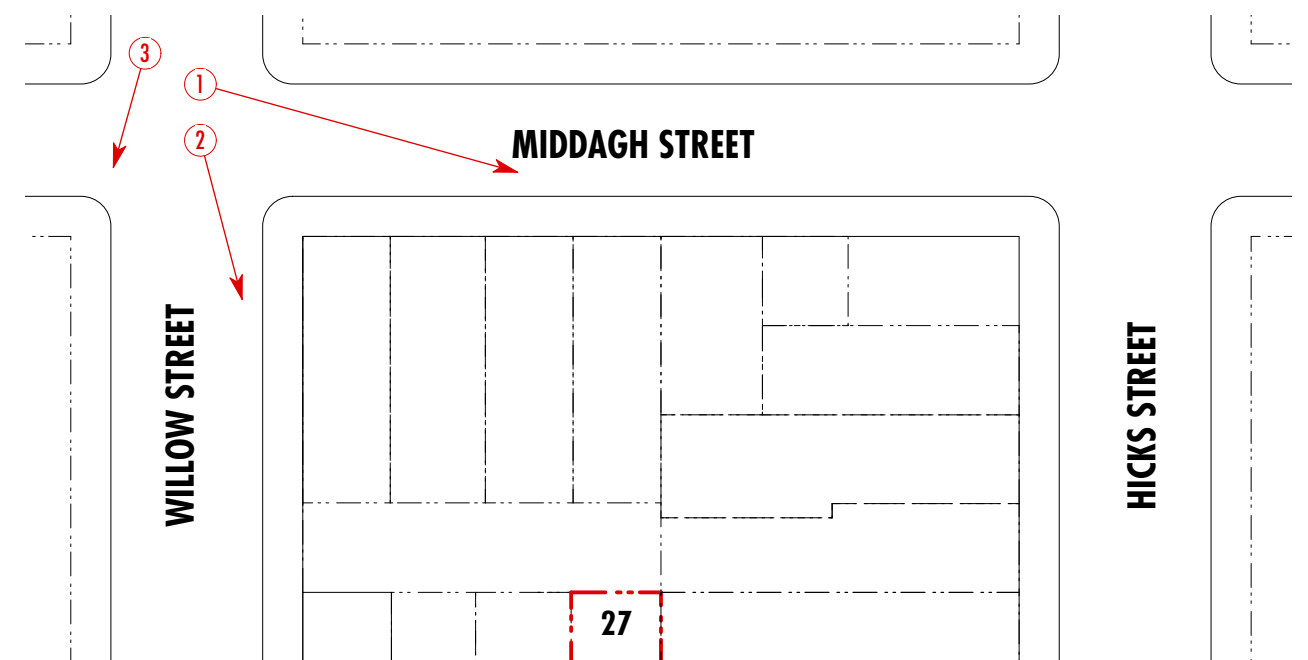
VIEW 2 - CORNER MIDDAGH STREET & WILLOW STREET



VIEW 2 - CORNER MIDDAGH STREET & WILLOW STREET



VIEW 3 - CORNER MIDDAGH STREET & WILLOW STREET





VIEW 1 - CORNER MIDDAGH STREET & HICKS STREET



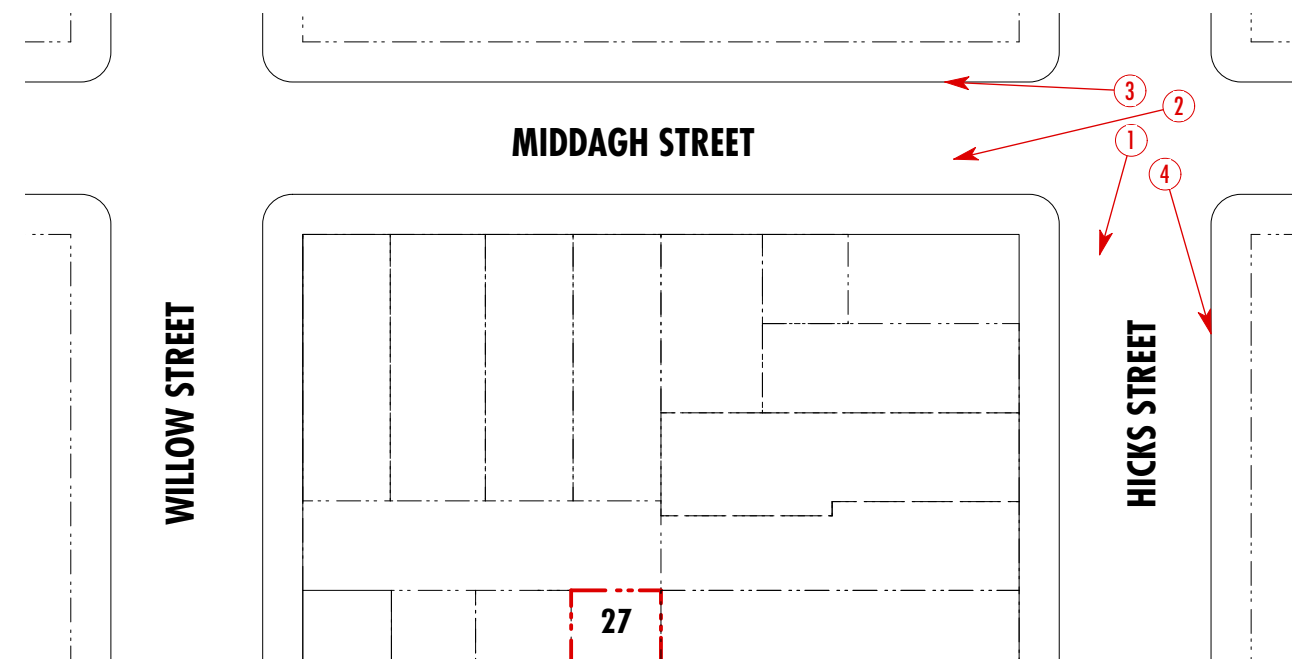
VIEW 1 - CORNER MIDDAGH STREET & HICKS STREET



VIEW 3 - CORNER MIDDAGH STREET & HICKS STREET



VIEW 4 - CORNER MIDDAGH STREET & HICKS STREET





VIEW 1 - CORNER HICKS STREET & CRANBERRY STREET



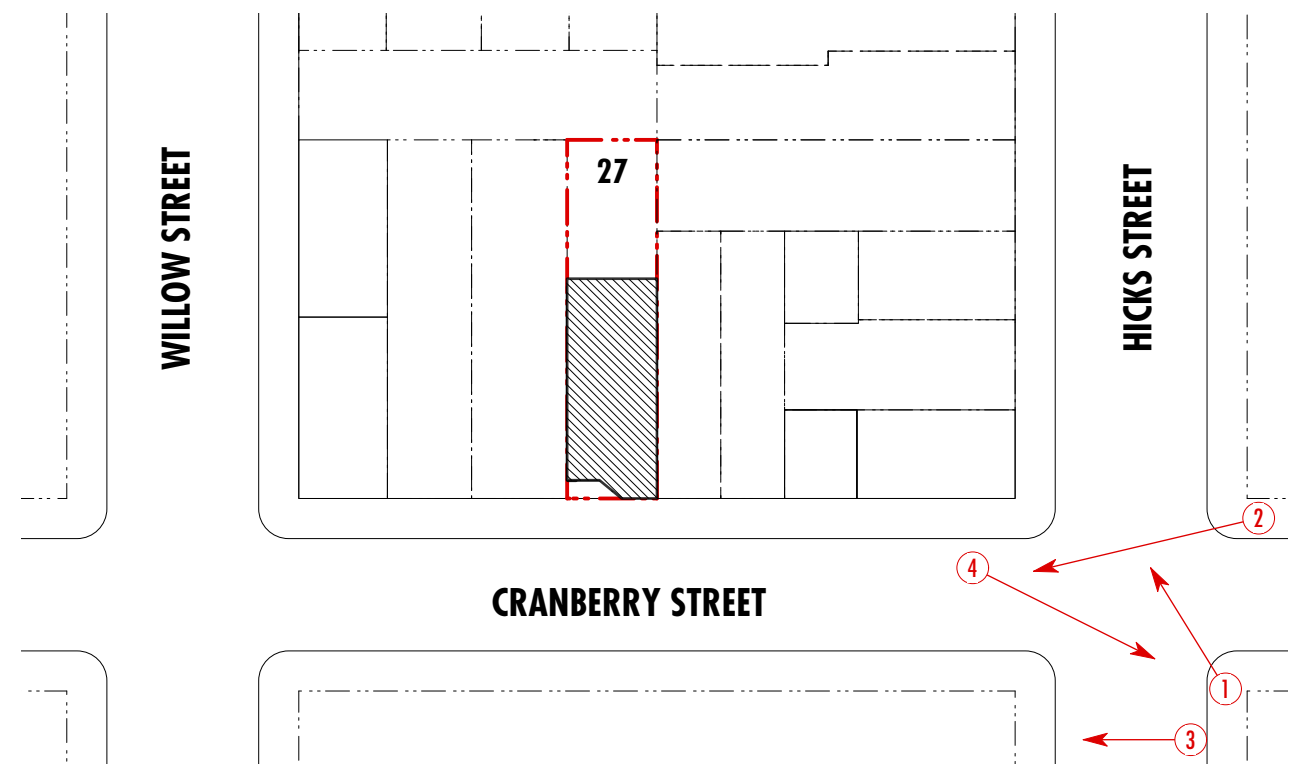
VIEW 2 - CORNER HICKS STREET & CRANBERRY STREET SOUTH SIDE



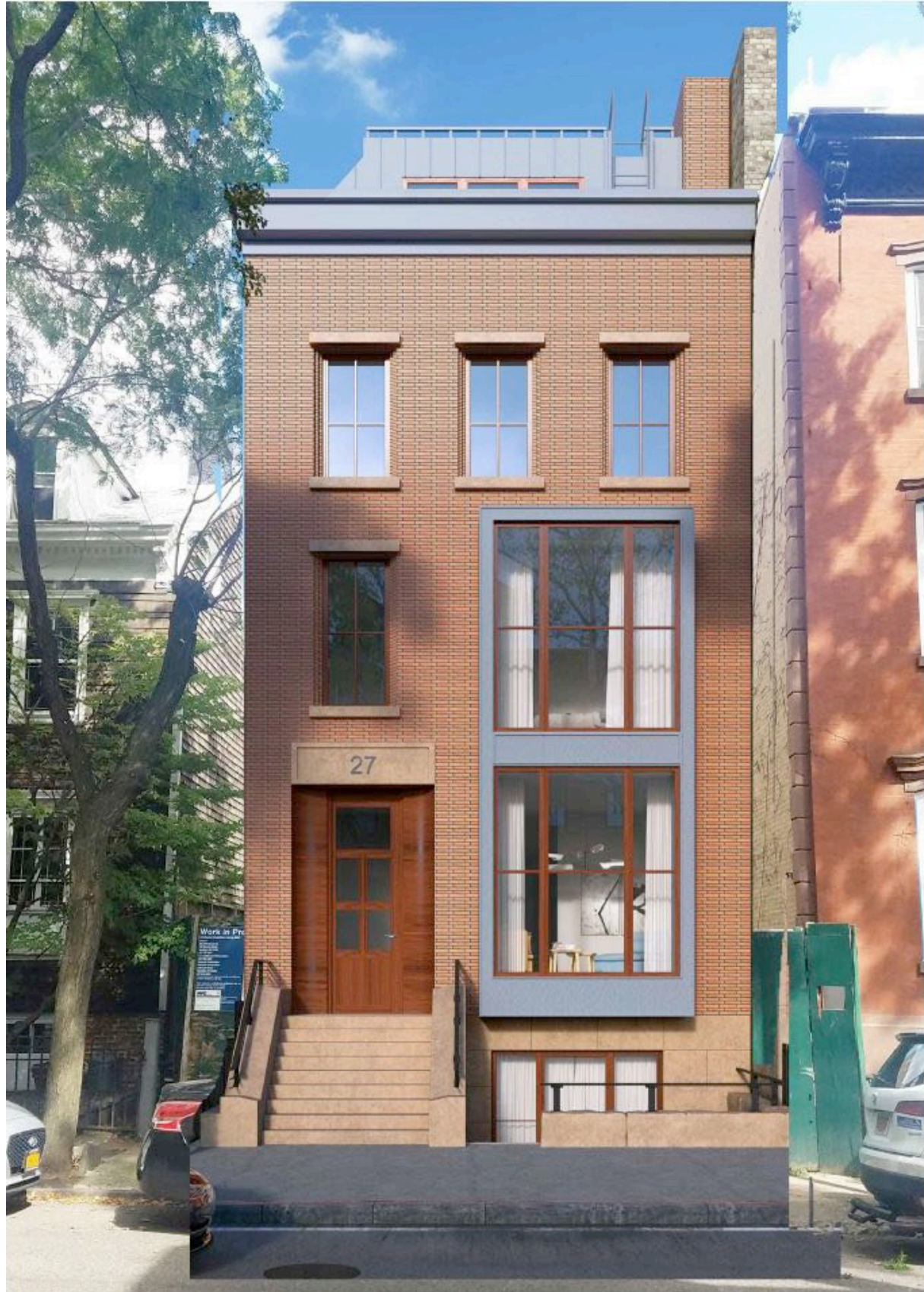
VIEW 3 - HICKS STREET



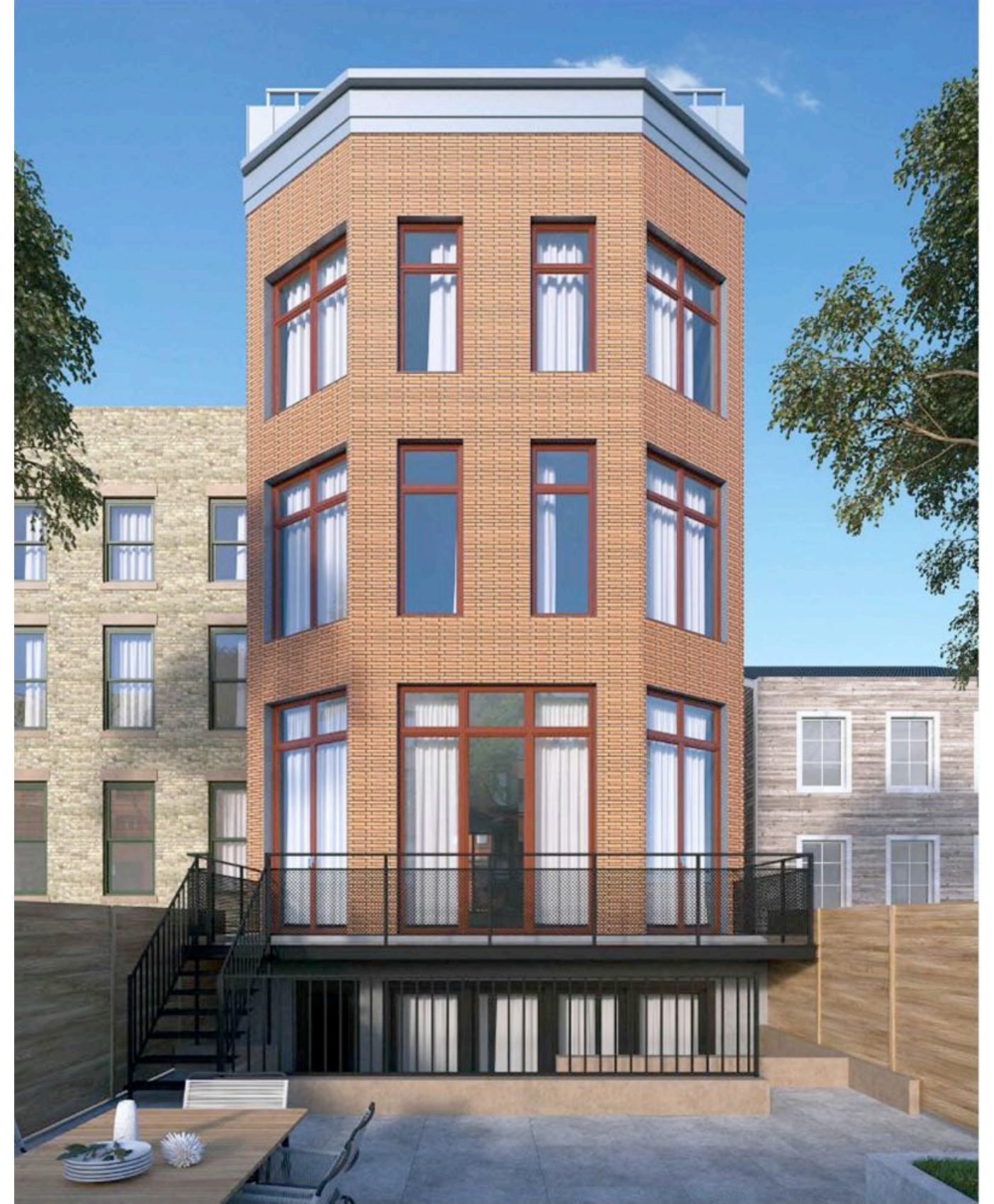
VIEW 4 - CORNER HICKS STREET & CRANBERRY STREET







FRONT ELEVATION



REAR ELEVATION

58. PREVIOUS DESIGN LATEST DESIGN



The current proposal is:

Preservation Department – Item 1, LPC-23-09528

**27 Cranberry Street – Brooklyn 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