

170 CLINTON STREET: APPLICATION TO LEGALIZE REAR FACADE ALTERATIONS AND RE-PAINT THE FRONT FACADE



SITE LOCATION



EXISTING FRONT FACADE



PROPOSED REAR FACADE

170 CLINTON STREET: BUILDING EVOLUTION



1940s TAX PHOTO



LPC DESIGNATION PHOTO



EXISTING CONDITIONS

170 CLINTON STREET: PREVIOUS REAR FACADE CONDITION

UPPER FLOOR ADDITION POST 1940'S TAX PHOTO



170 CLINTON STREET: EXISTING REAR FACADE CONDITION



AS BUILT CONDITIONS



AS BUILT CONDITIONS

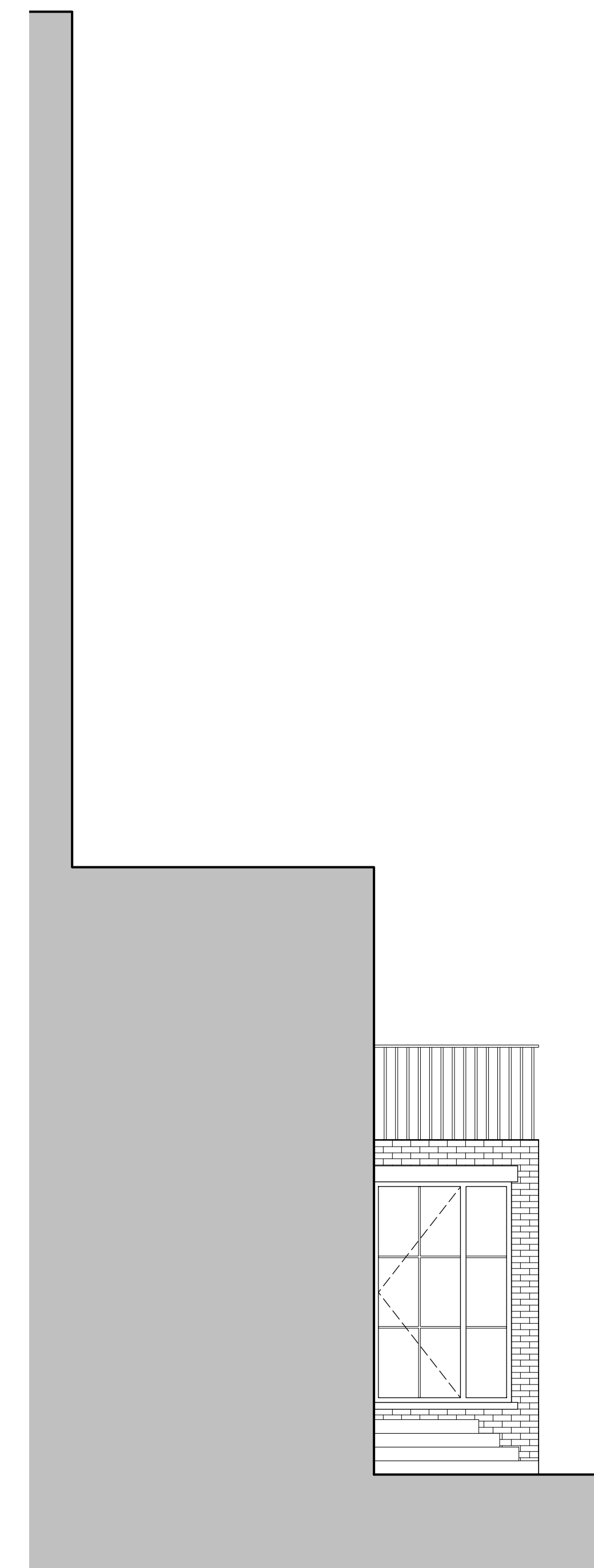
170 CLINTON STREET:
PREVIOUS REAR FACADE IN CONTEXT



170 CLINTON STREET: PROPOSED REAR FACADE ALTERATION LEGALIZATION

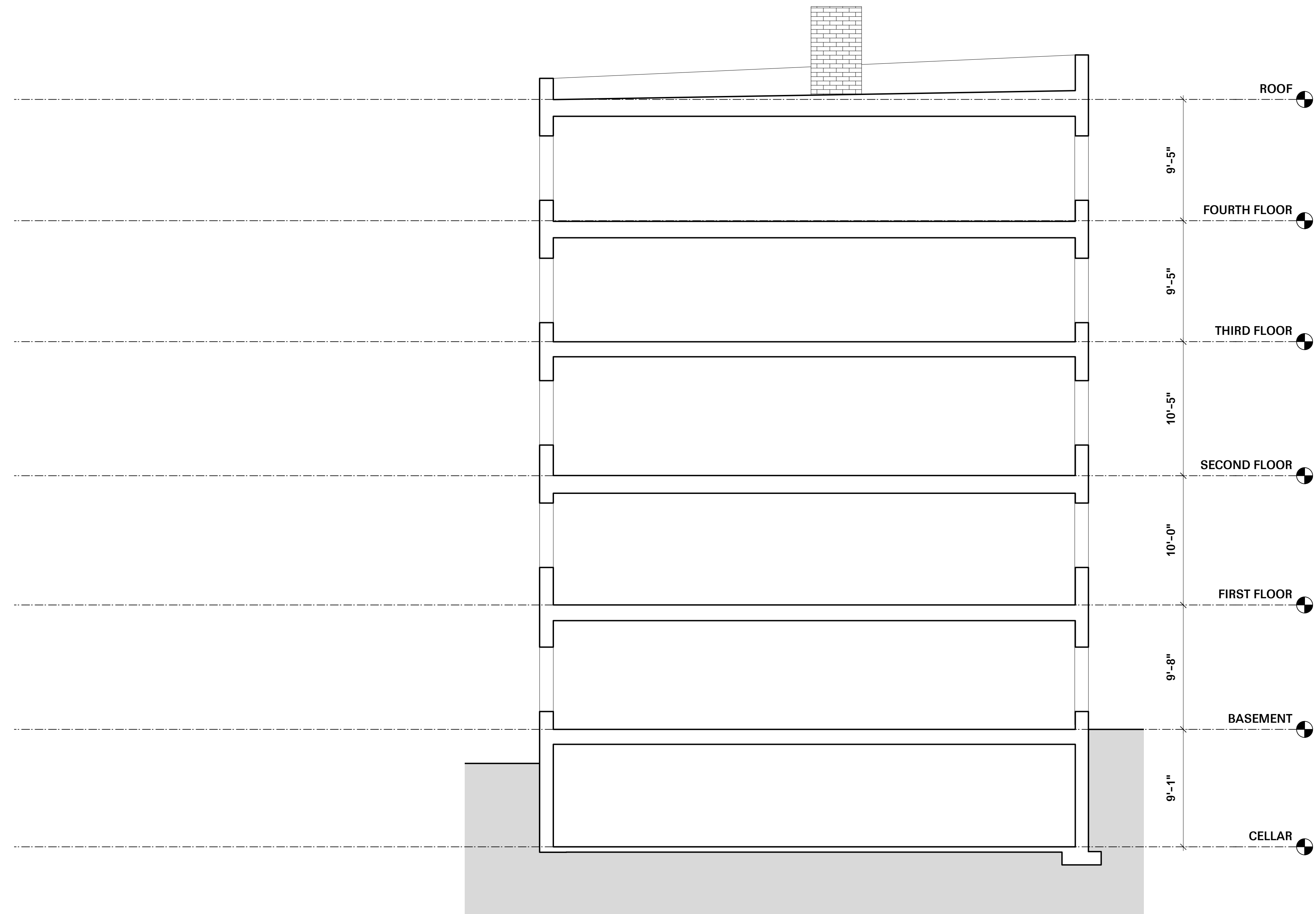


PROPOSED REAR FACADE

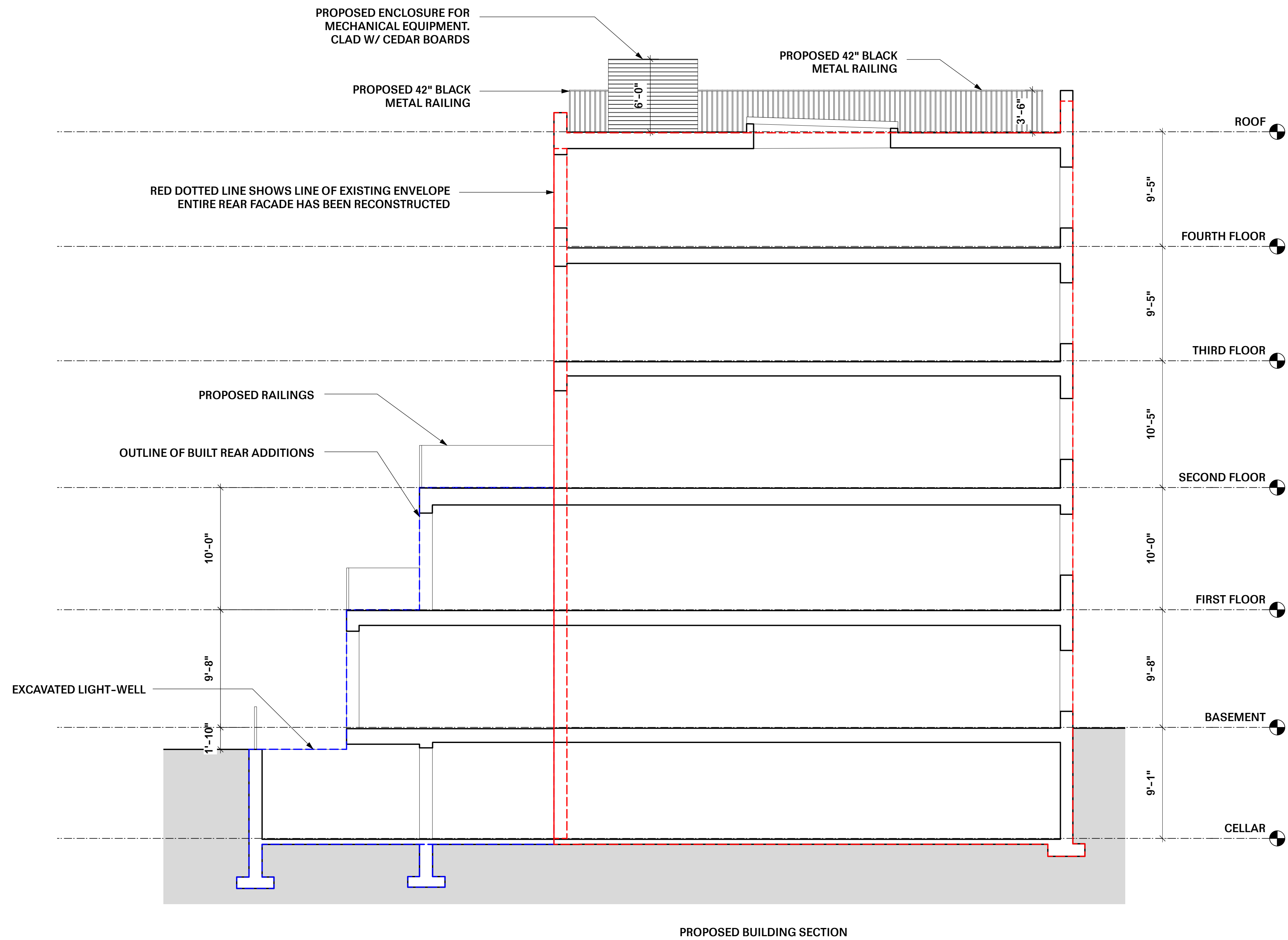


PROPOSED FACADE OF SIDE OF BASEMENT ADDITION

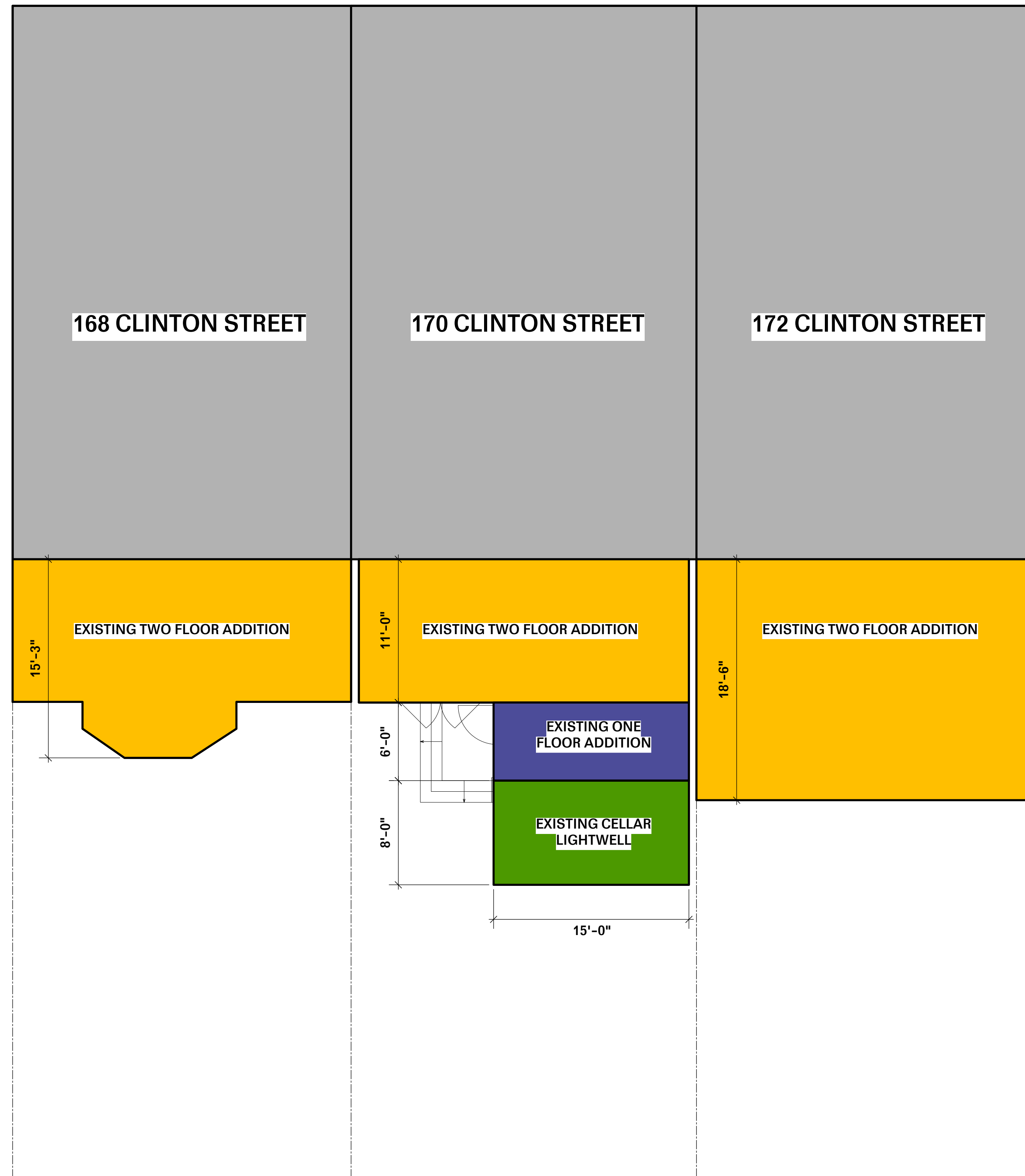
170 CLINTON STREET: PREVIOUS BUILDING SECTION



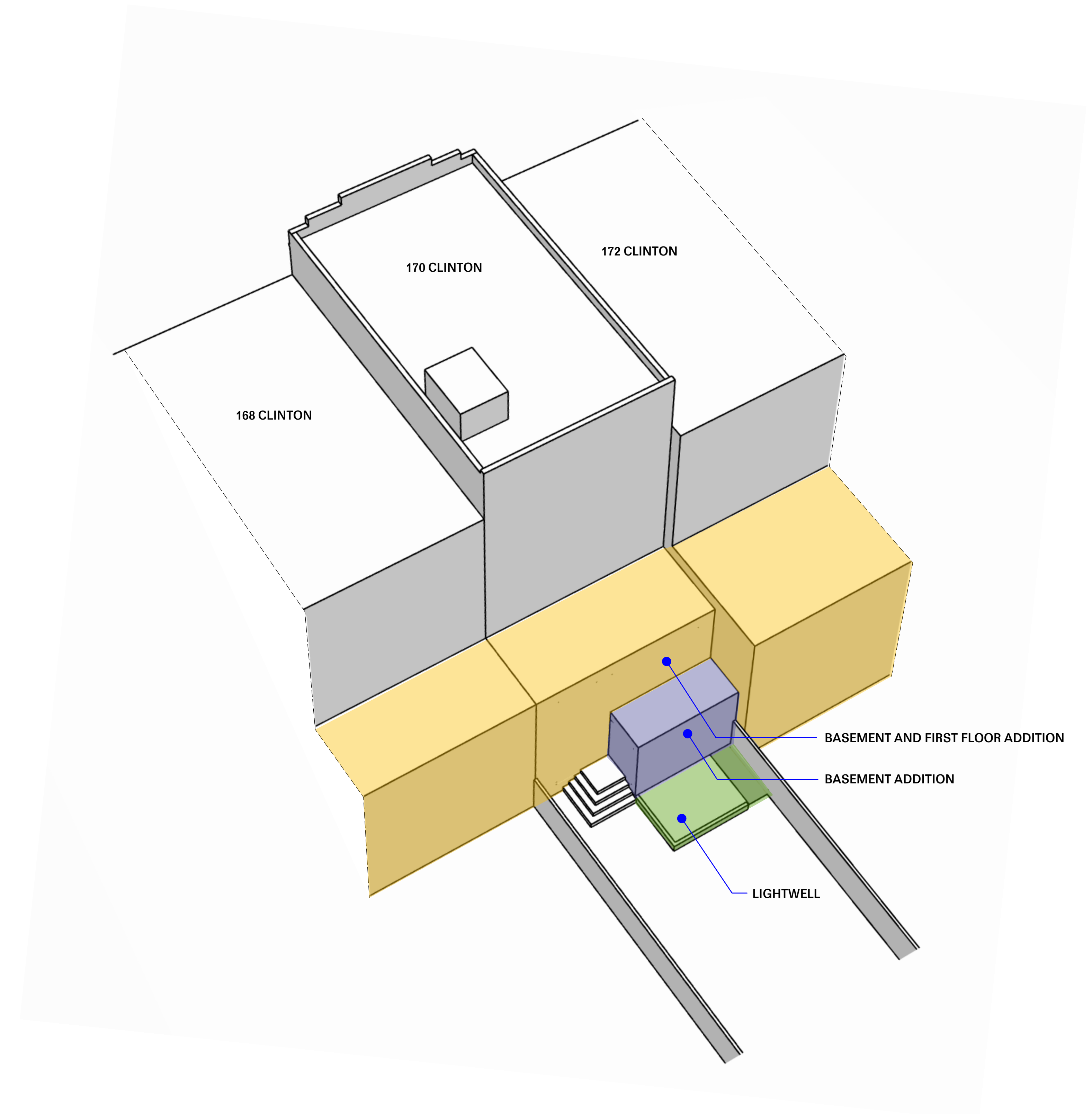
170 CLINTON STREET: CURRENT PROPOSED BUILDING SECTION



170 CLINTON STREET: SITE PLAN AND AXONOMETRIC DRAWING



SITE PLAN WITH NEIGHBORING BUILDINGS, SHOWING REAR ADDITIONS

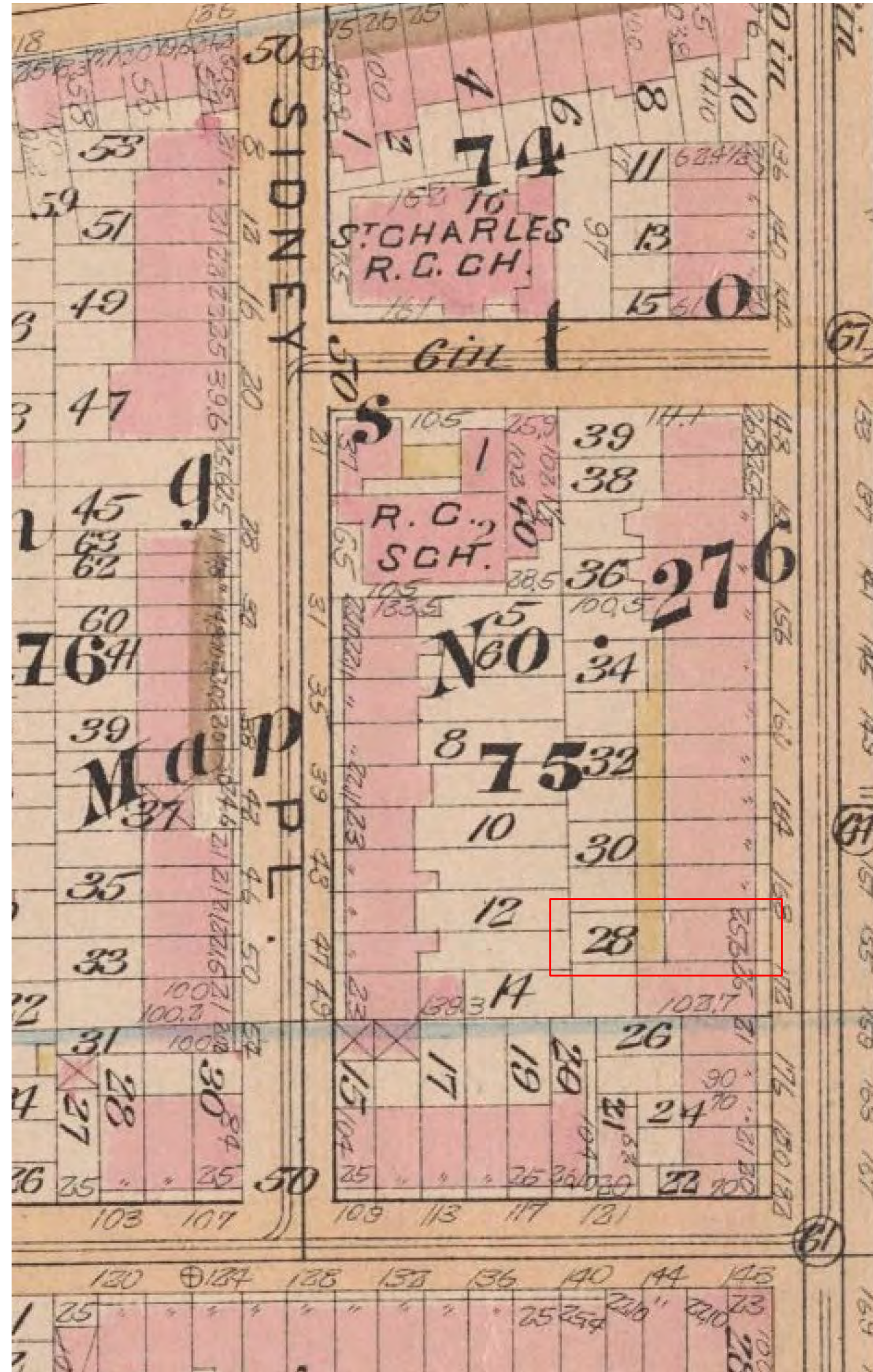


AXONOMETRIC WITH NEIGHBORING BUILDINGS, SHOWING REAR ADDITIONS

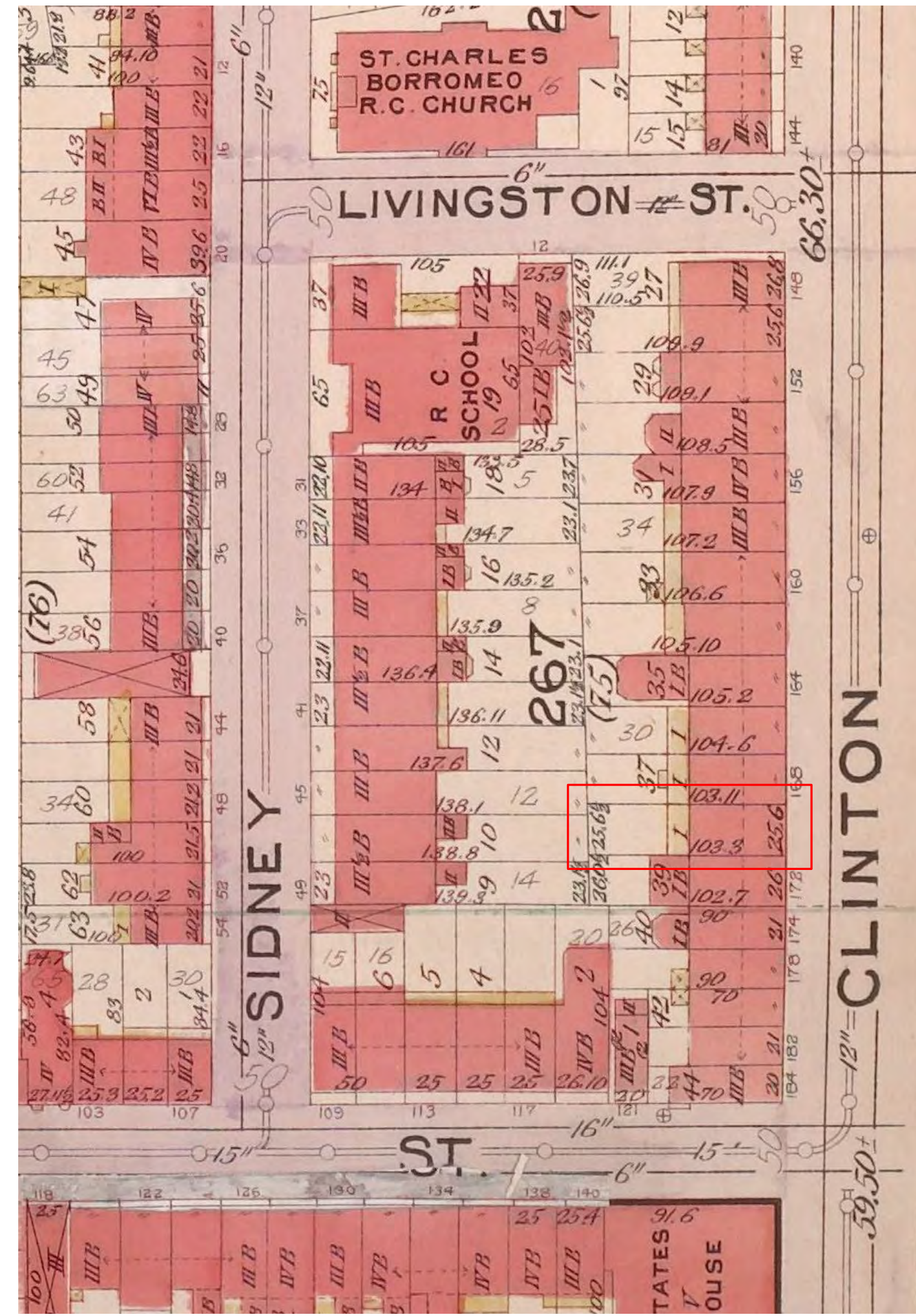
170 CLINTON STREET: PROPOSED REAR FACADE ALTERATION LEGALIZATION



170 CLINTON STREET: BLOCK EVOLUTION



1886 ROBINSON MAP. (NYPL)



1907 BELCHER MAP. (NYPL)



2023 ZOLA MAP. (<http://zola.planning.nyc.gov/>)

170 CLINTON STREET: TIMELINE OF CHANGES TO THE BUILDING



LPC DESIGNATION PHOTO THE ADDITION OF A 4TH STORY AND SIGNIFICANT ALTERATIONS TO THE FRONT FACADE



2024 EXISTING CONDITIONS AT FRONT AND REAR FACADE

170 CLINTON STREET BUILT IN 1840s

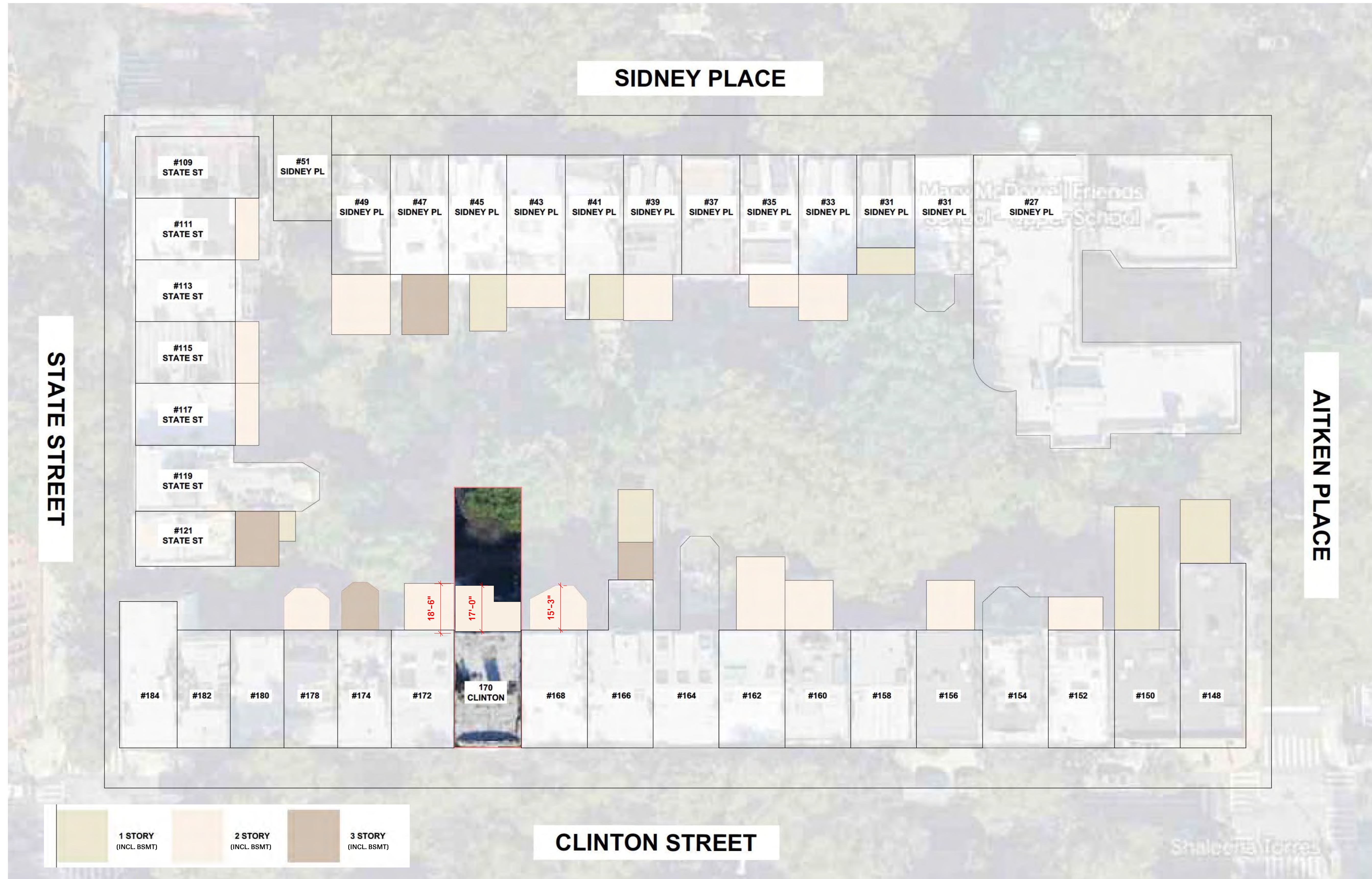
1940s TAX PHOTO SHOW A 3 STORY (+BASEMENT) BUILDING WITH A RAISED STOOP AND CORNICE



2023 EXISTING CONDITIONS OF THE FRONT AND REAR FACADE PRIOR TO ANY WORK



170 CLINTON STREET: BLOCK PLAN



170 CLINTON STREET: PHOTOS OF BUILDINGS WITHIN BLOCK

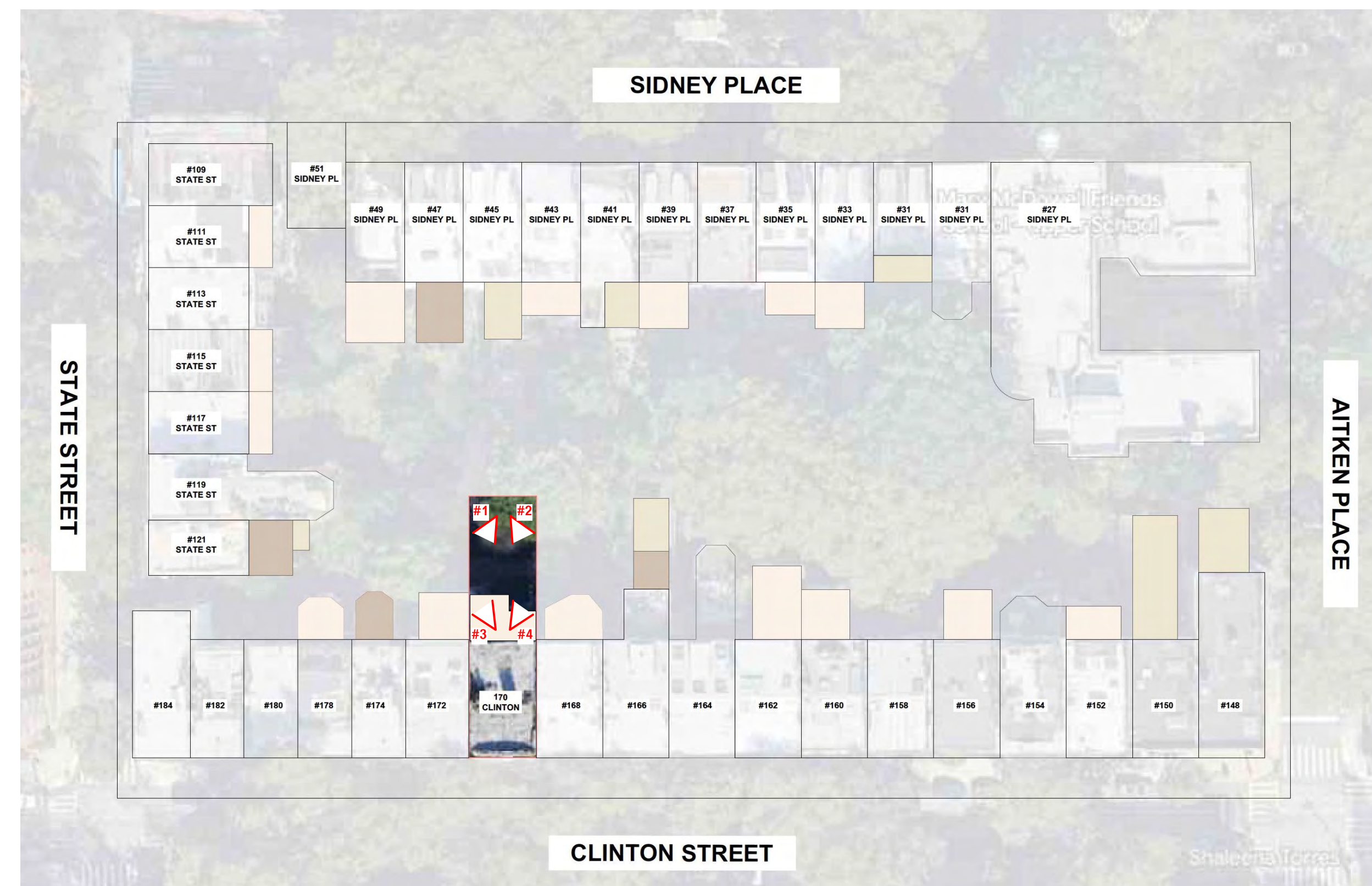


PHOTO #1

PHOTO #2

PHOTO #3

PHOTO #4



**170 CLINTON STREET:
LPC APPROVED REAR ADDITIONS IN THE DISTRICT**



ADDRESS: 37 SIDNEY PLACE
HISTORIC DISTRICT: BROOKLYN HEIGHTS
YEAR APPROVED: 2019



ADDRESS: 67 CRANBERRY STREET
HISTORIC DISTRICT: BROOKLYN HEIGHTS
YEAR APPROVED: 2023



ADDRESS: 43 WILLOW PLACE
HISTORIC DISTRICT: BROOKLYN HEIGHTS
YEAR APPROVED: 2018

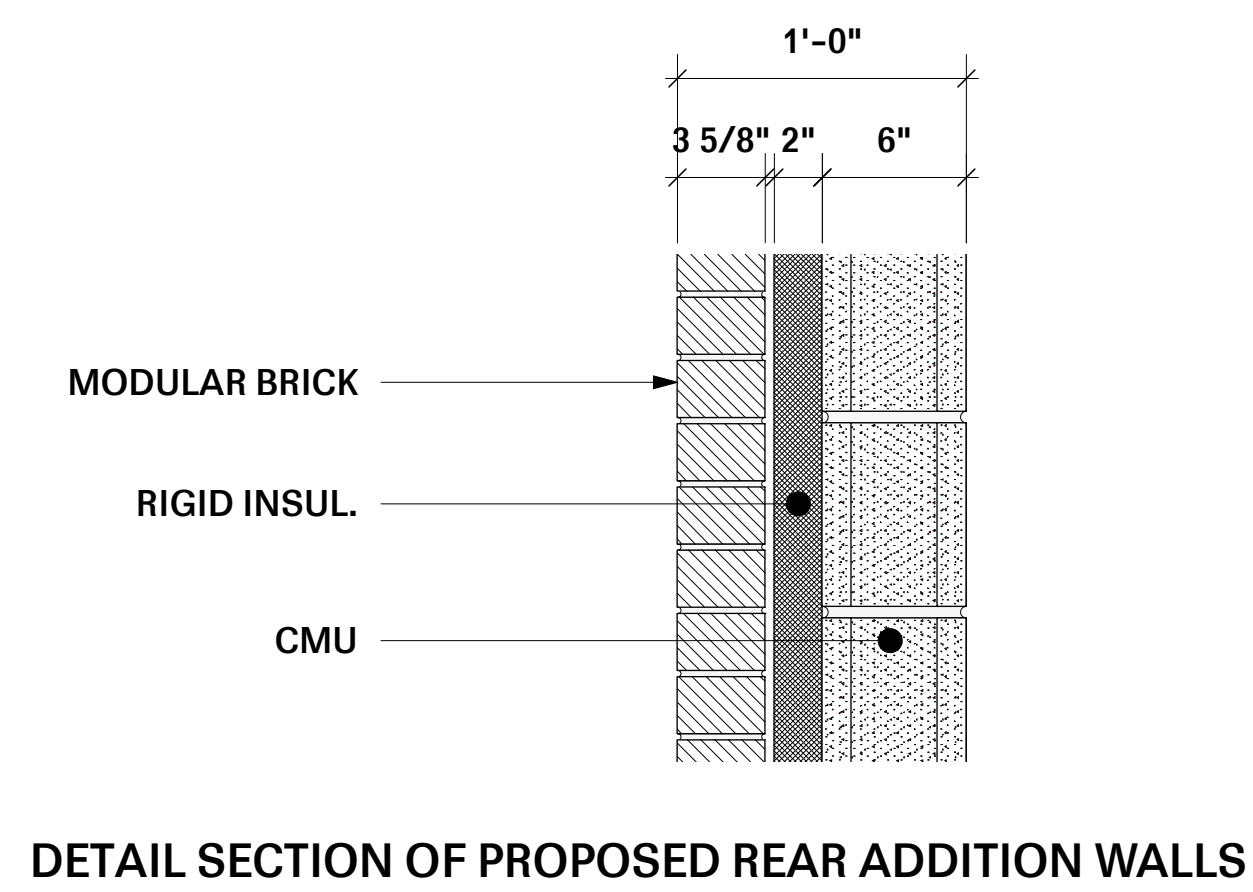


ADDRESS: 42 GARDEN PLACE
HISTORIC DISTRICT: BROOKLYN HEIGHTS
YEAR APPROVED: 2019



ADDRESS: 12 SIDNEY PLACE
HISTORIC DISTRICT: BROOKLYN HEIGHTS
YEAR APPROVED: 2007

170 CLINTON STREET: PROPOSED REAR FACADE AND DETAILS



MODULAR 51-DDX BY GLEN-GERY BRICK
SIZE; 3 5/8" X 2 1/4" X 7 5/8"



PHOTO OF PROPOSED BRICK

**170 CLINTON STREET:
EXISTING + RENDERED REAR FACADE, VIEWED FROM SIDNEY PLACE**



PHOTO OF REAR OF 170 CLINTON FROM SIDNEY PLACE. UNEDITED PHOTO



VIEW OF PROPOSED REAR FACADE FROM SIDNEY PLACE. VIEW OBSTRUCTED BY EXISTING VEGETATION



VIEW OF PROPOSED REAR FACADE FROM SIDNEY PLACE. EXISTING VEGETATION REMOVED

170 CLINTON STREET:
CONCLUSION

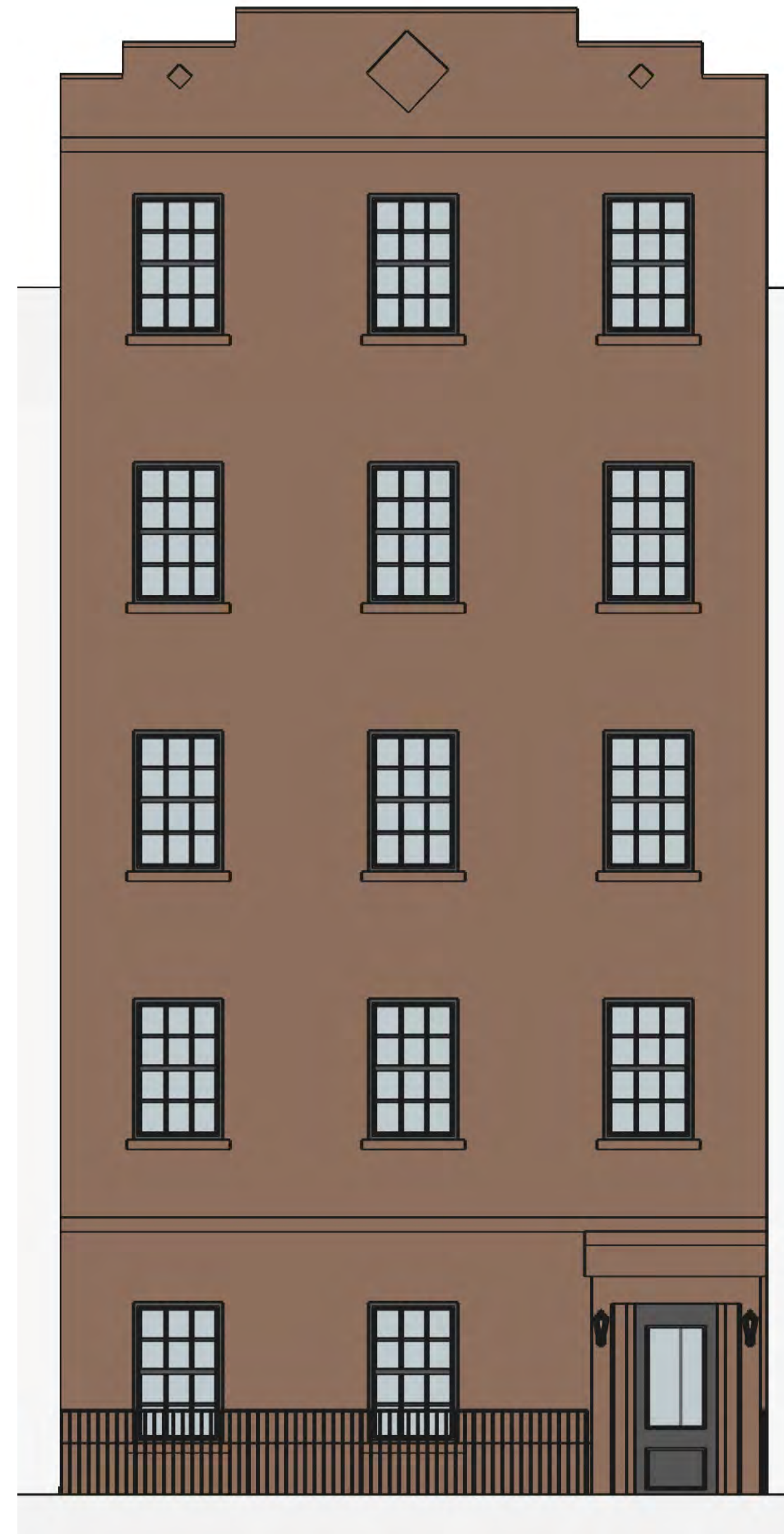


APPENDIX

170 CLINTON STREET:
PROPOSED PAINT COLOR

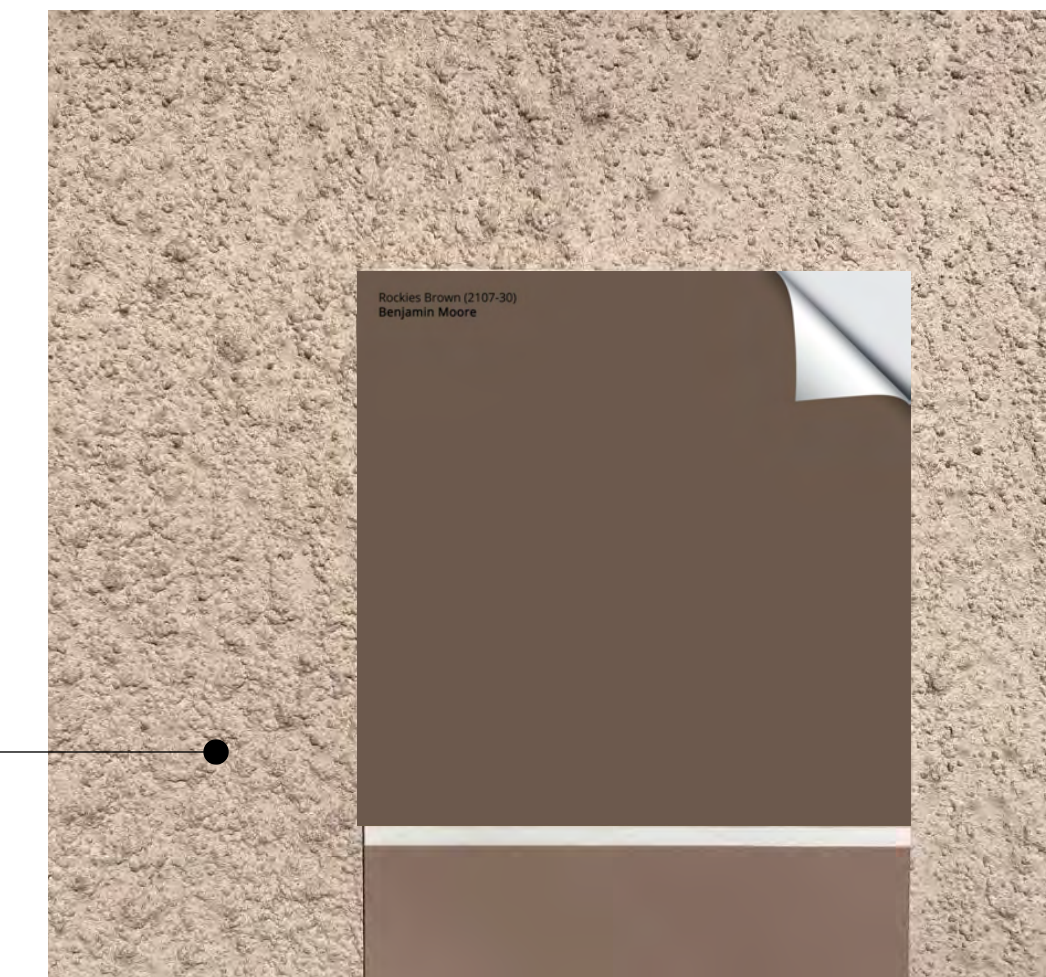


EXISTING FRONT FACADE



RENDER VIEW OF
PROPOSED FRONT FACADE

EXISTING PAINT COLOR



BENJAMIN MOORE ROCKIES BROWN
#2107-30 AT FRONT FACADE

170 CLINTON STREET: STREETScape

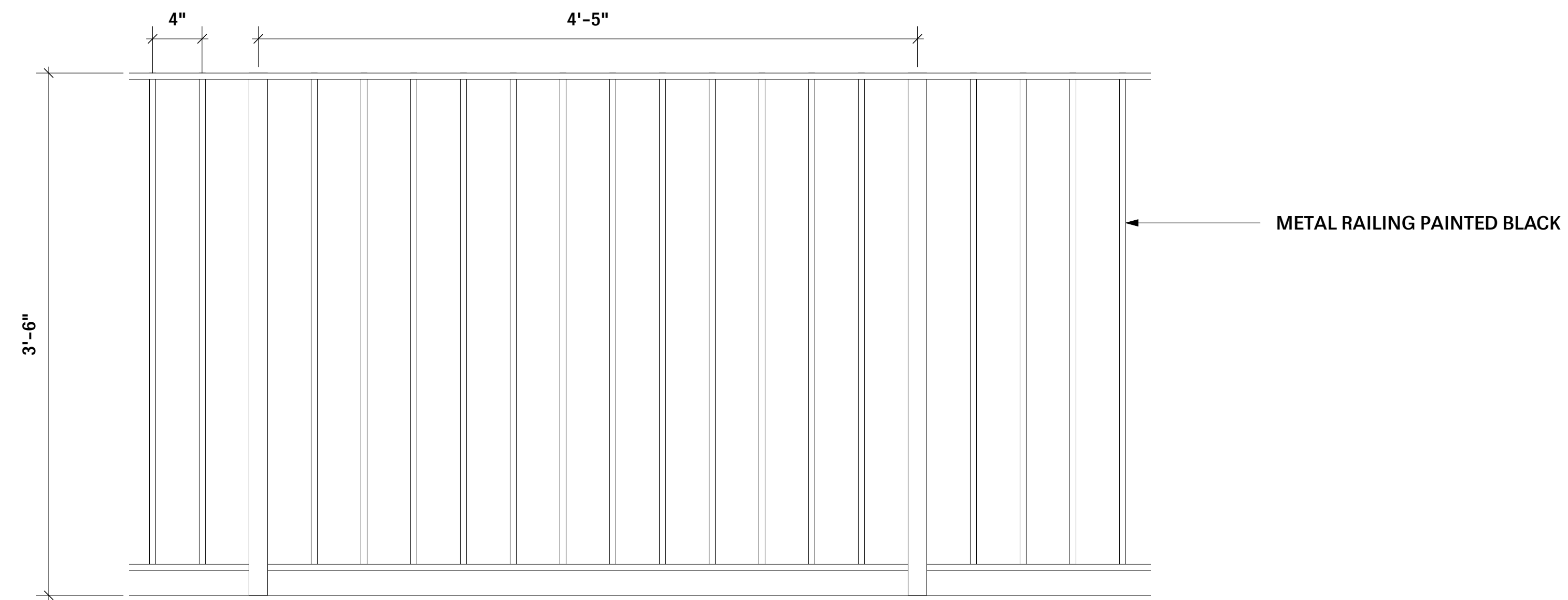


170-160 CLINTON STREET

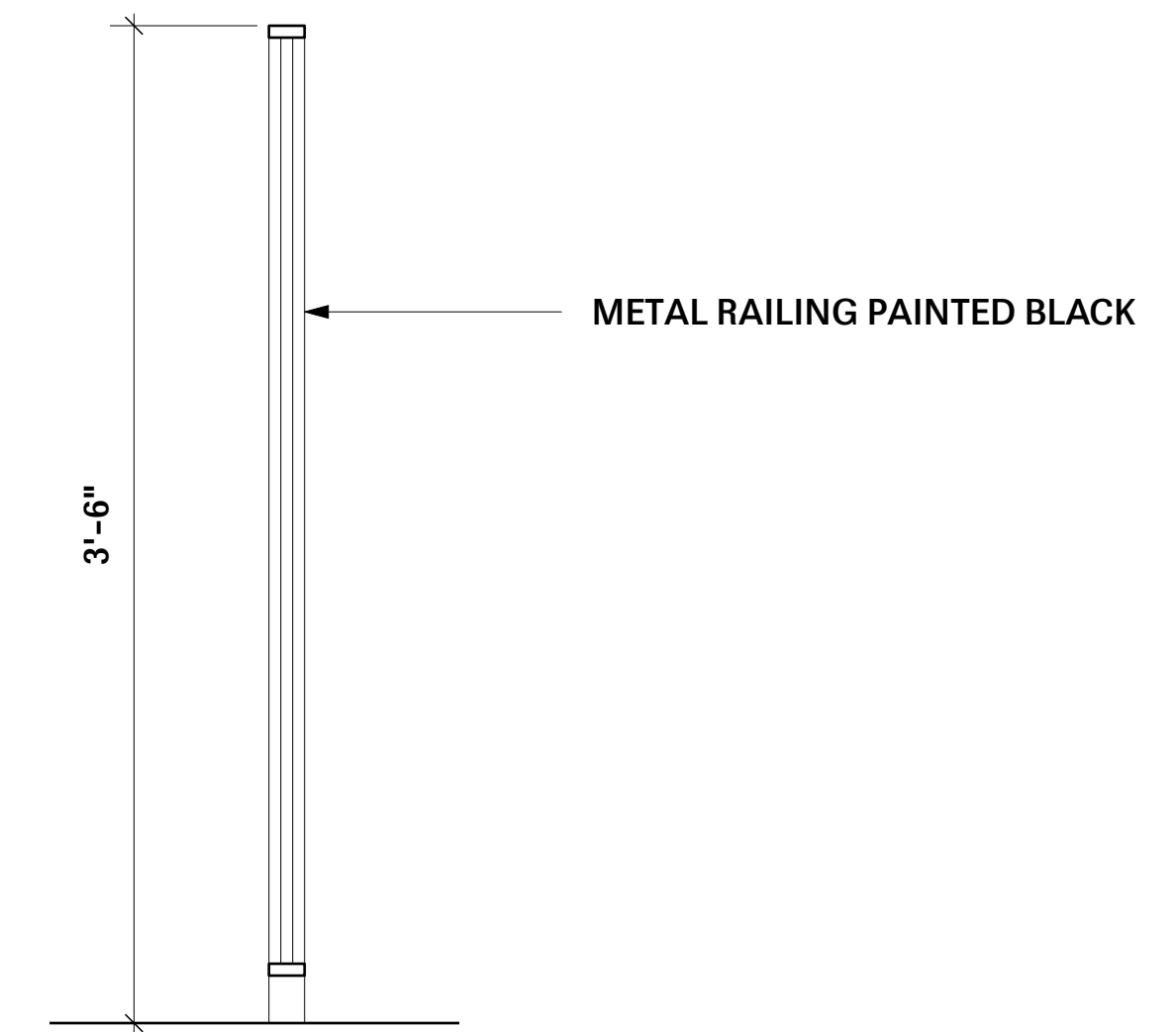


178-170 CLINTON STREET

170 CLINTON STREET: RAILING DETAILS



DETAIL ELEVATION OF TERRACE RAILING

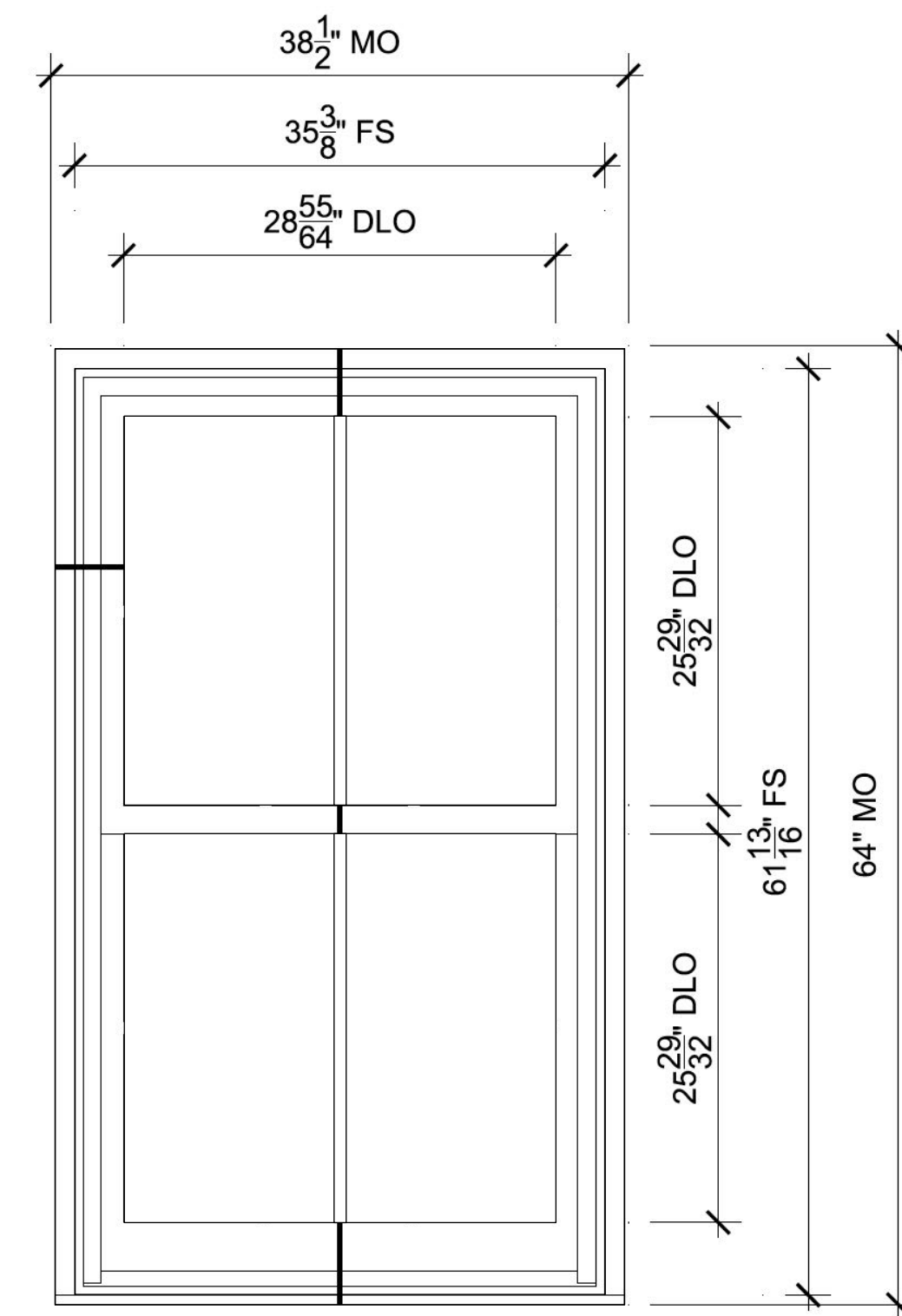


DETAIL SECTION OF TERRACE RAILING

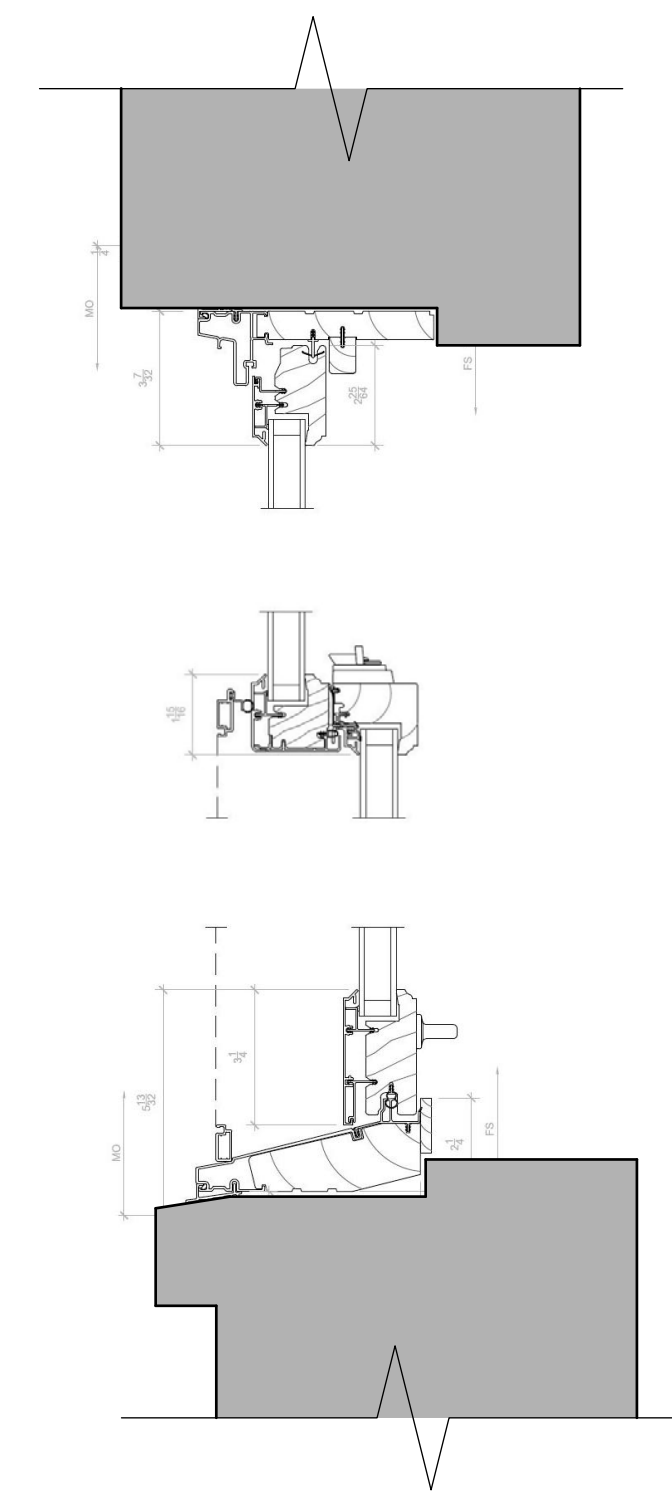
170 CLINTON STREET: PROPOSED REAR FACADE WINDOWS

PROPOSED WINDOWS # 23 TO 25

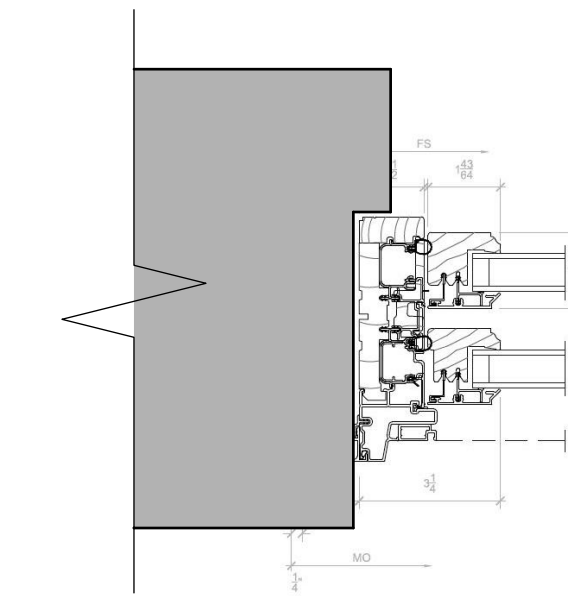
FRAME MATERIAL: ALUMINUM CLAD WOOD WITH BLACK FINIS



PROPOSED WINDOW ELEVATION

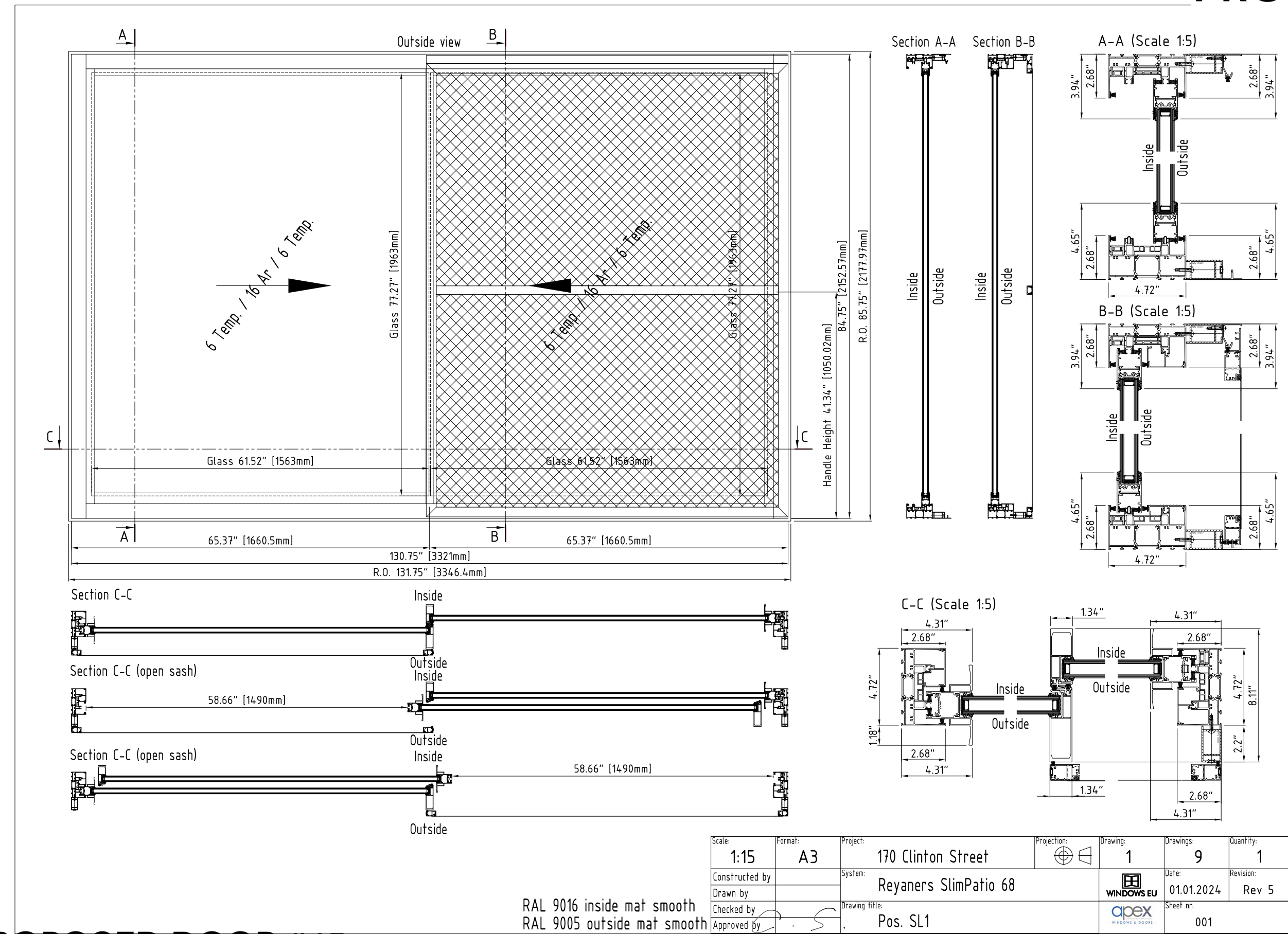


PROPOSED WINDOW SECTION

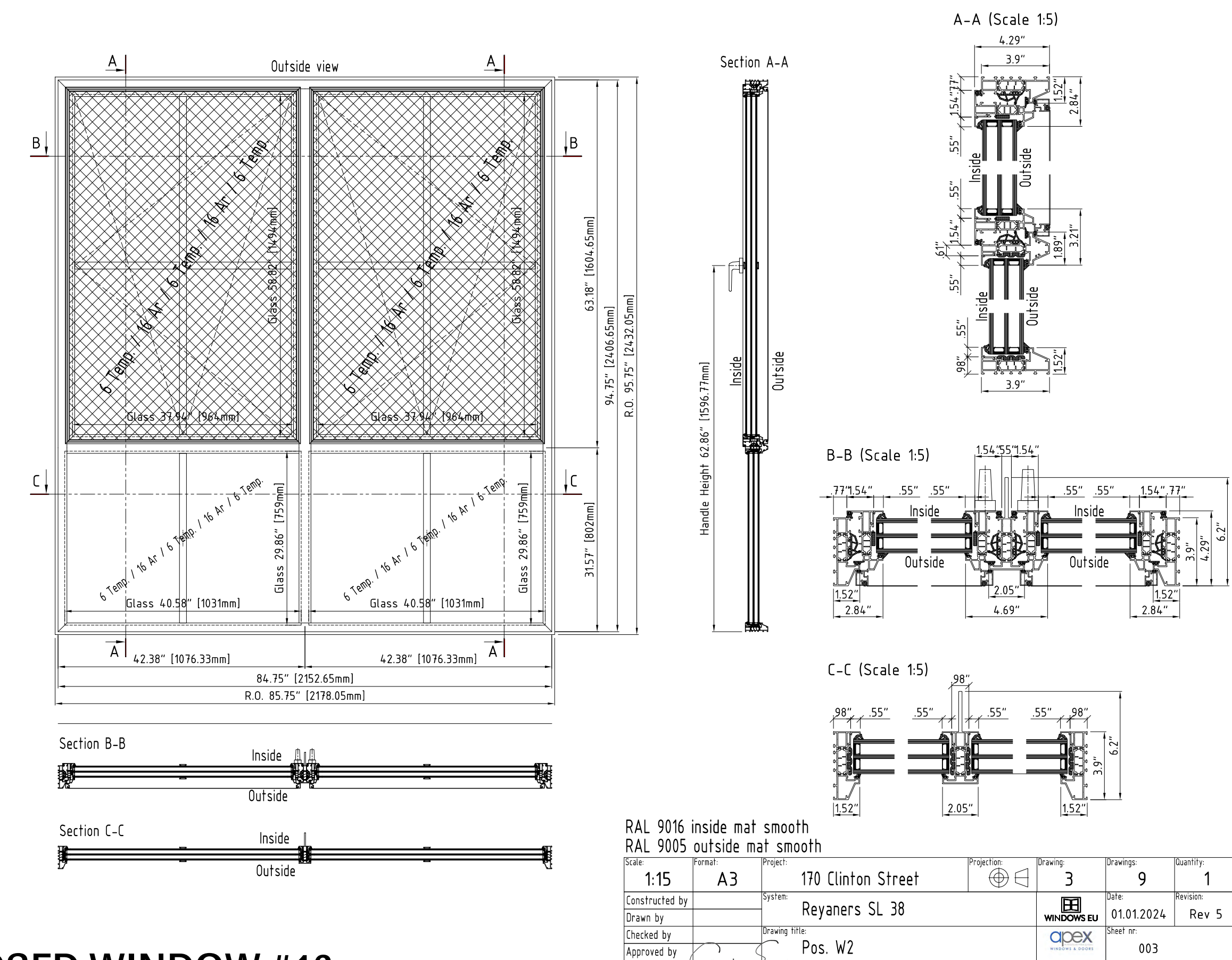


PROPOSED WINDOW PLAN DETAIL

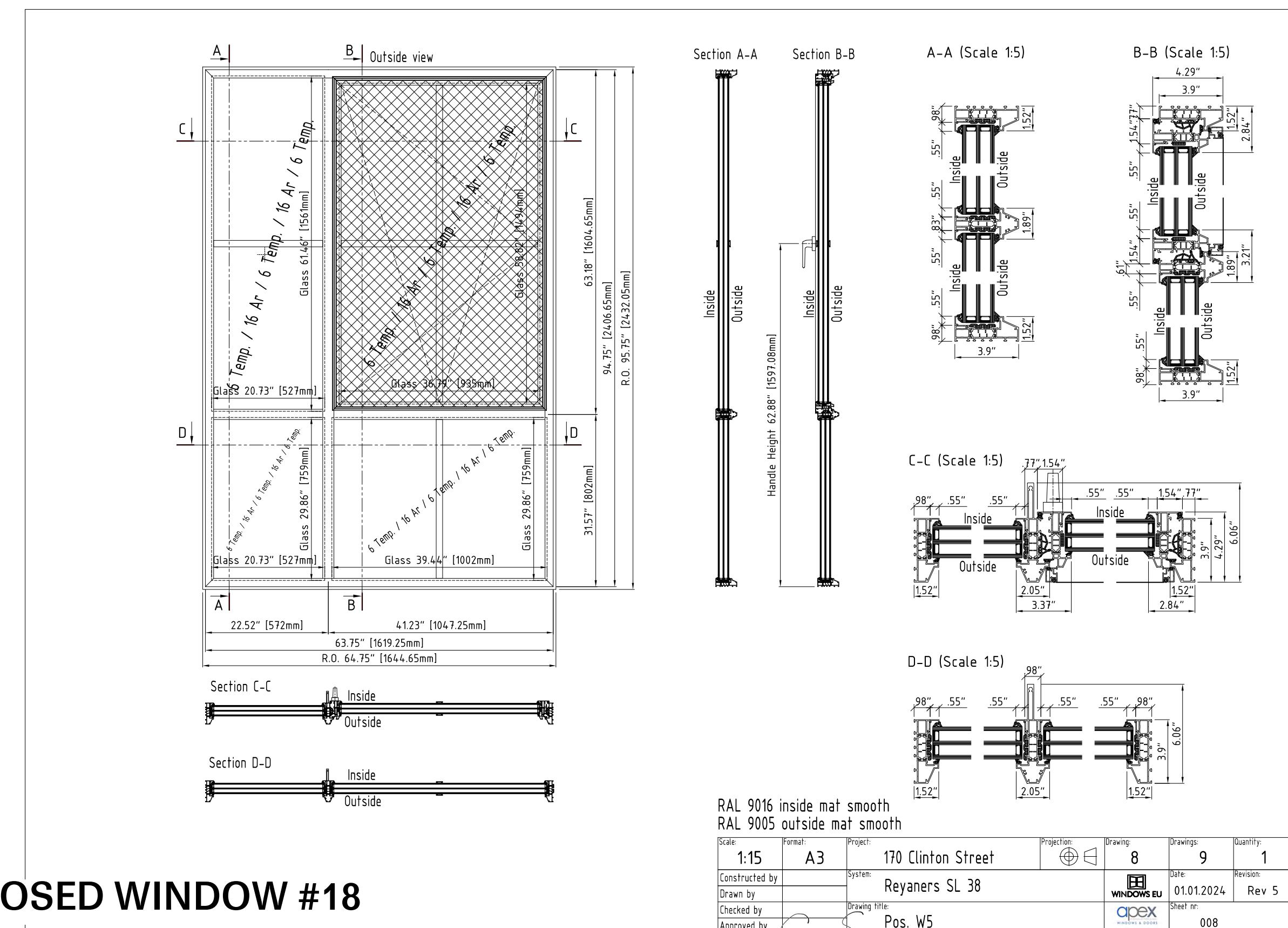
170 CLINTON STREET: PROPOSED REAR FACADE WINDOWS



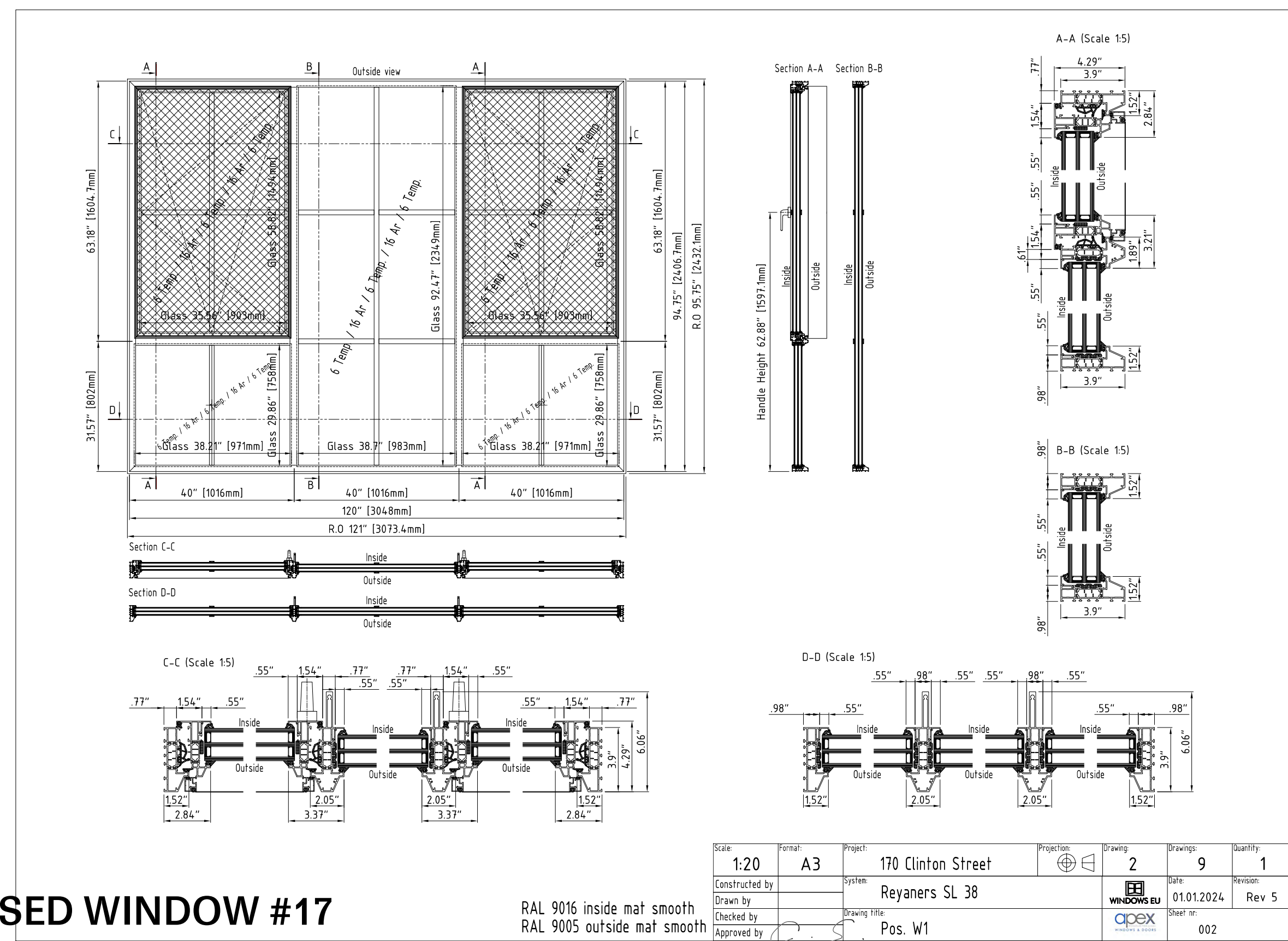
PROPOSED WINDOW #16
FRAME MATERIAL: ALUMINUM W/ BLACK POWDER COAT FINISH



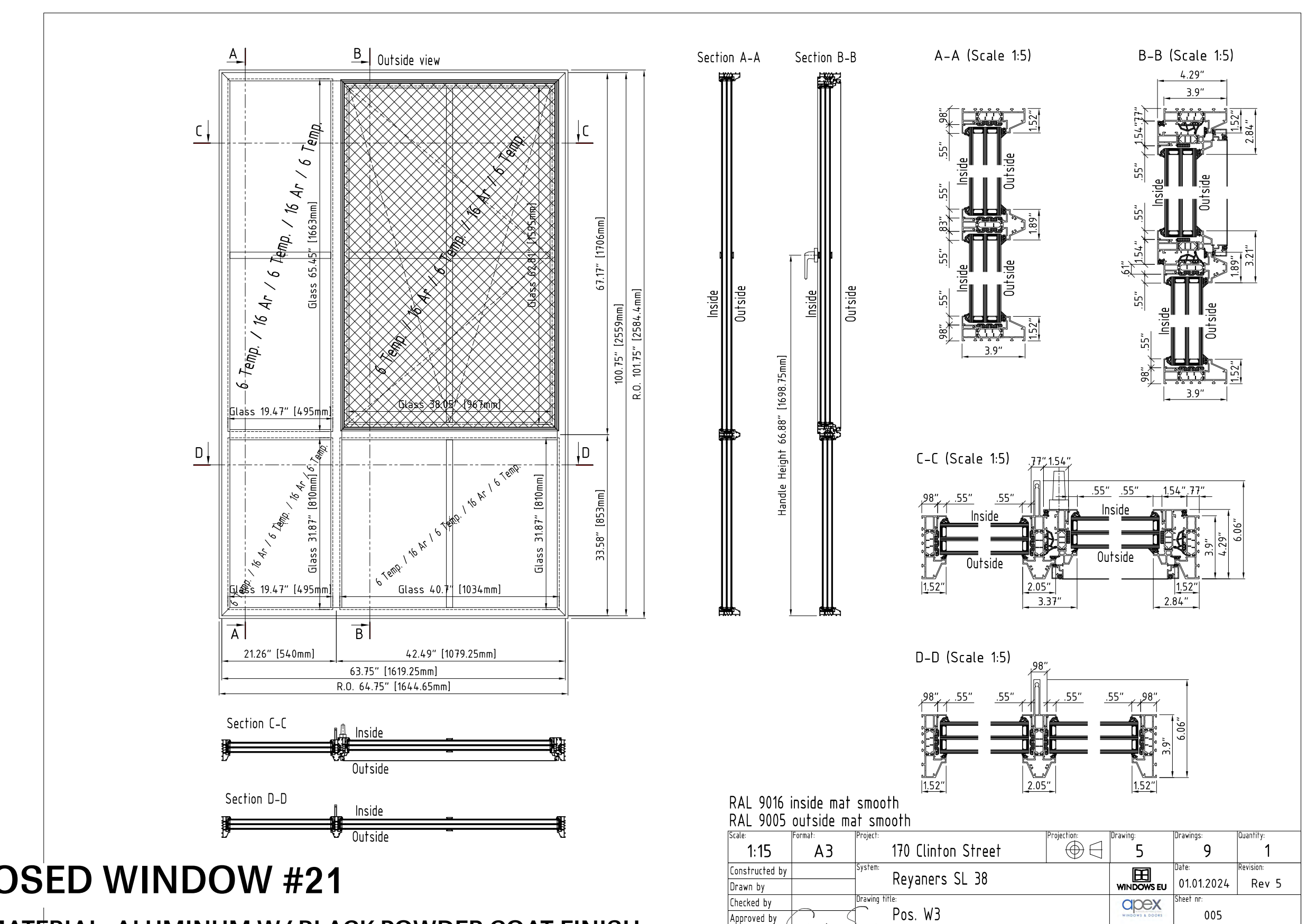
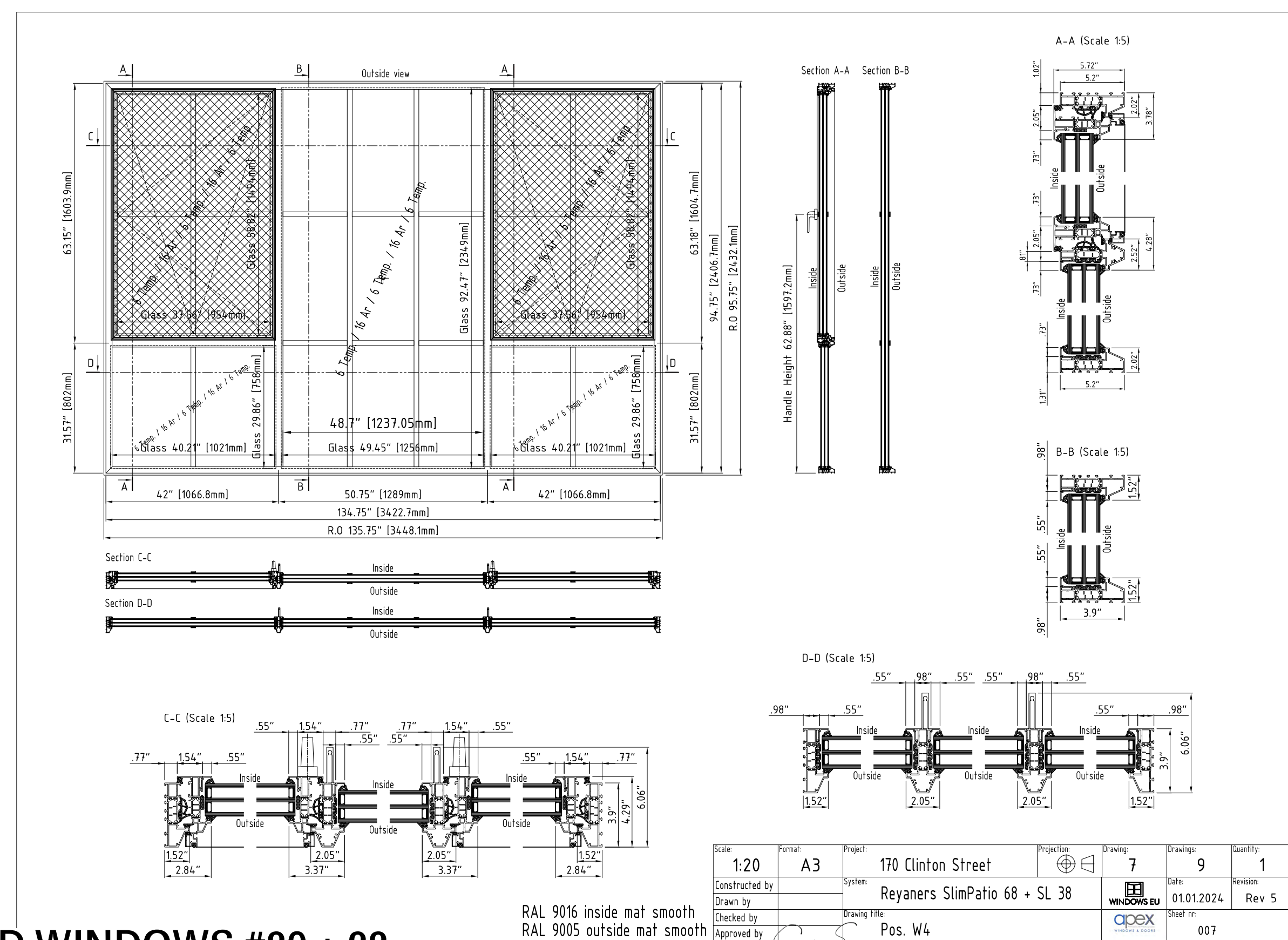
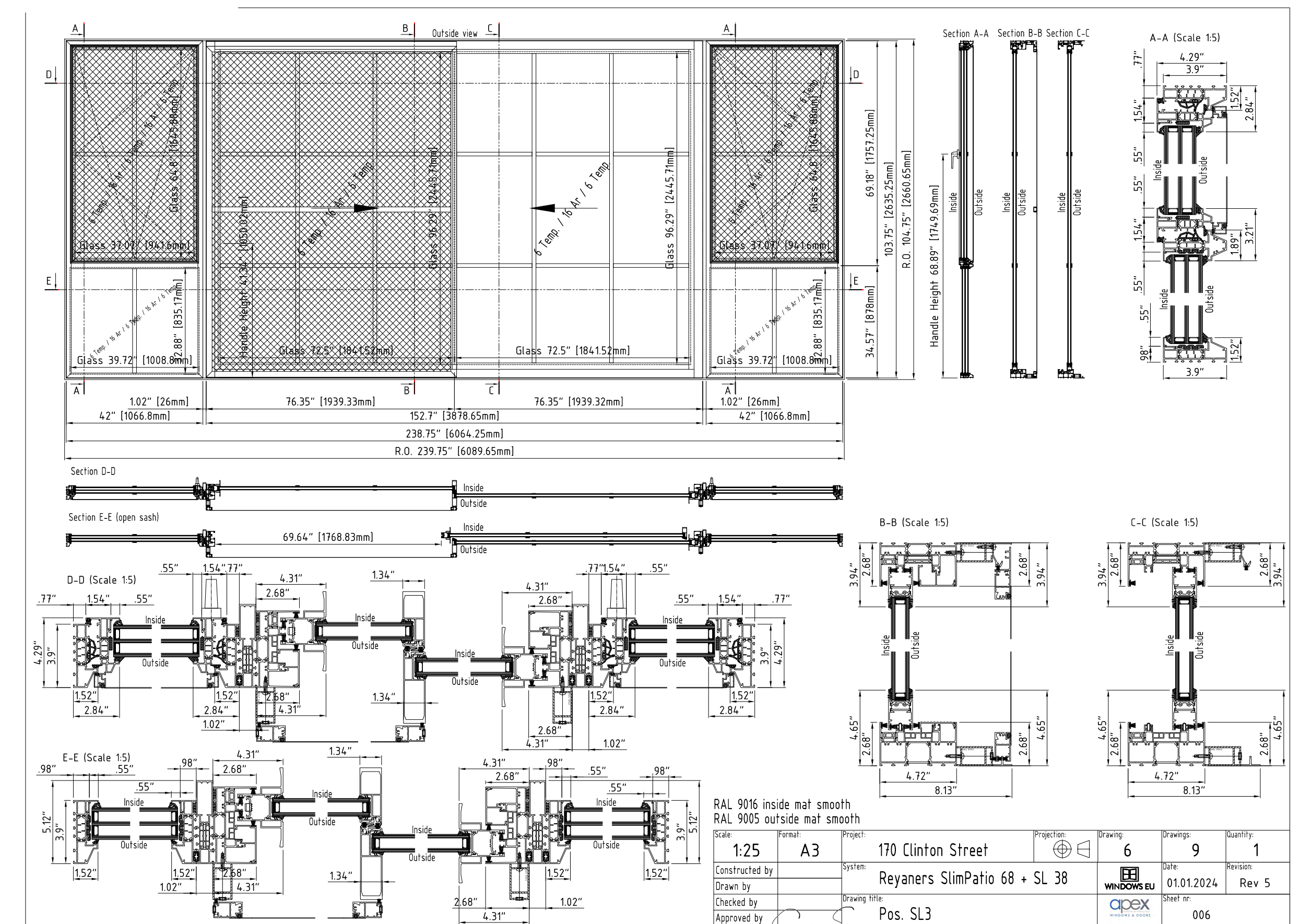
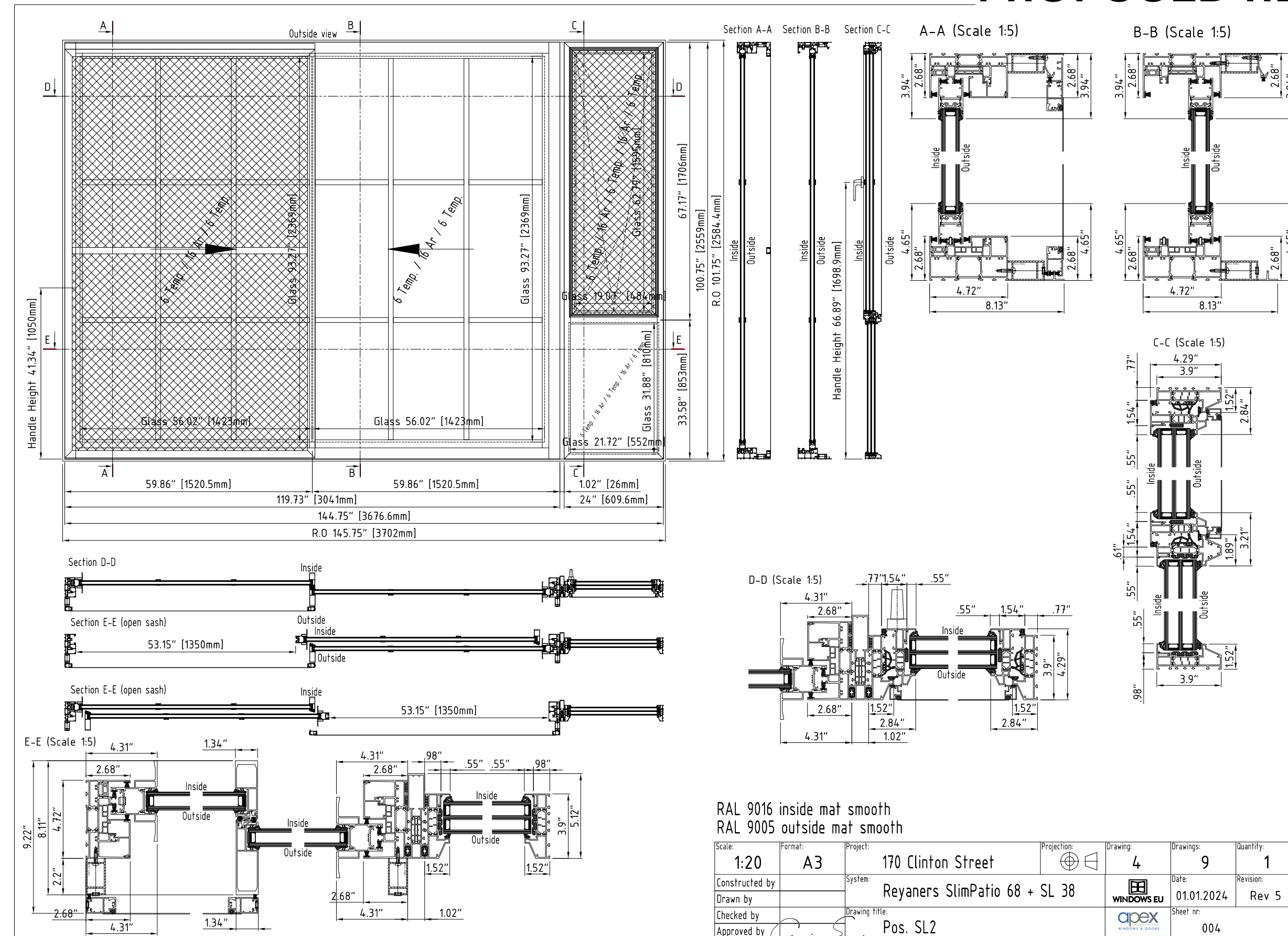
PROPOSED WINDOW #18
FRAME MATERIAL: ALUMINUM W/ BLACK POWDER COAT FINISH

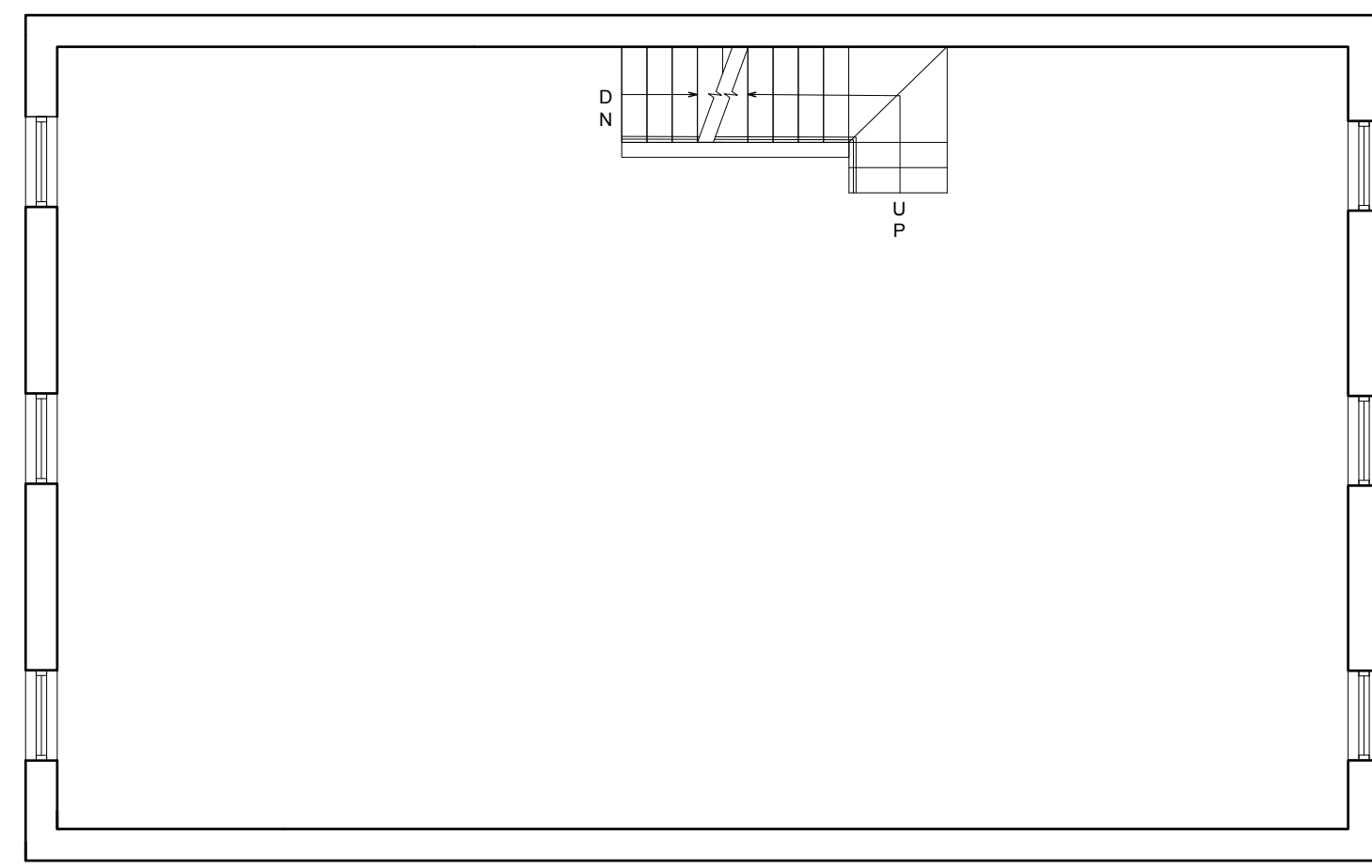


PROPOSED WINDOW #17
FRAME MATERIAL: ALUMINUM W/ BLACK POWDER COAT FINISH

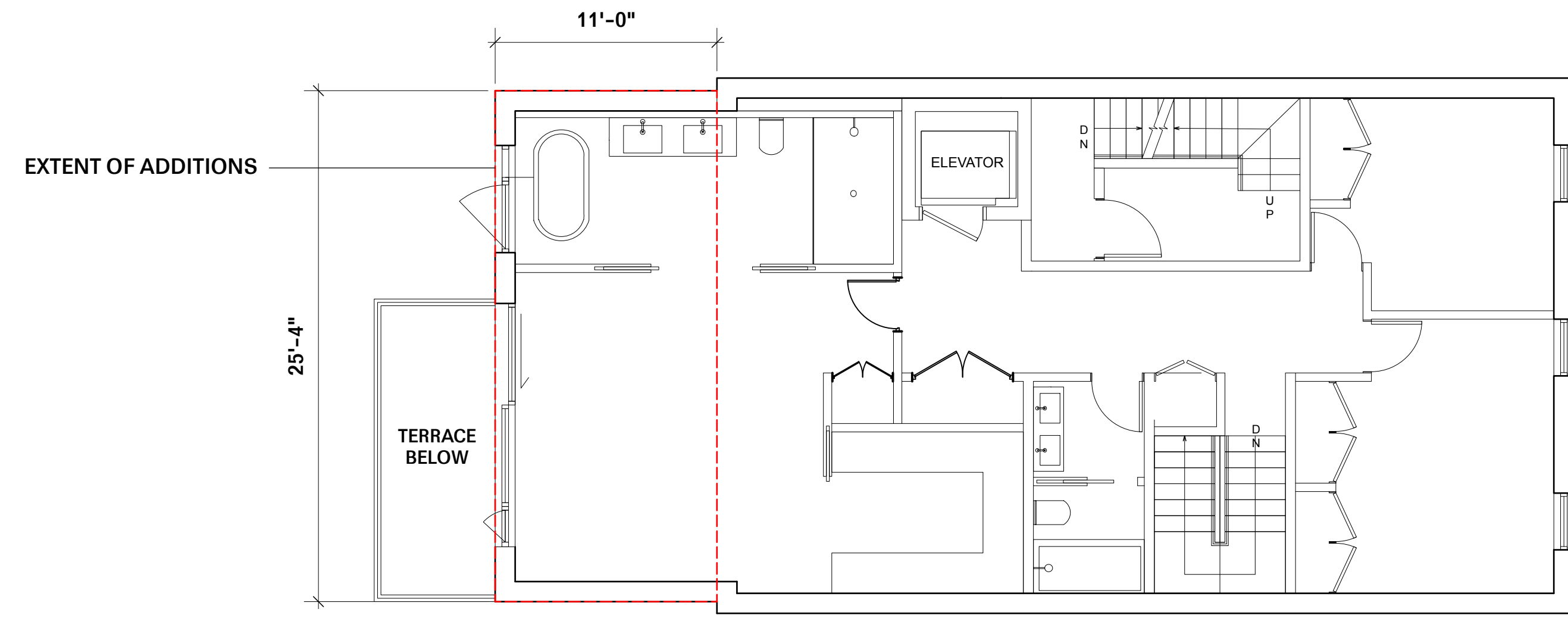


170 CLINTON STREET: PROPOSED REAR FACADE WINDOWS

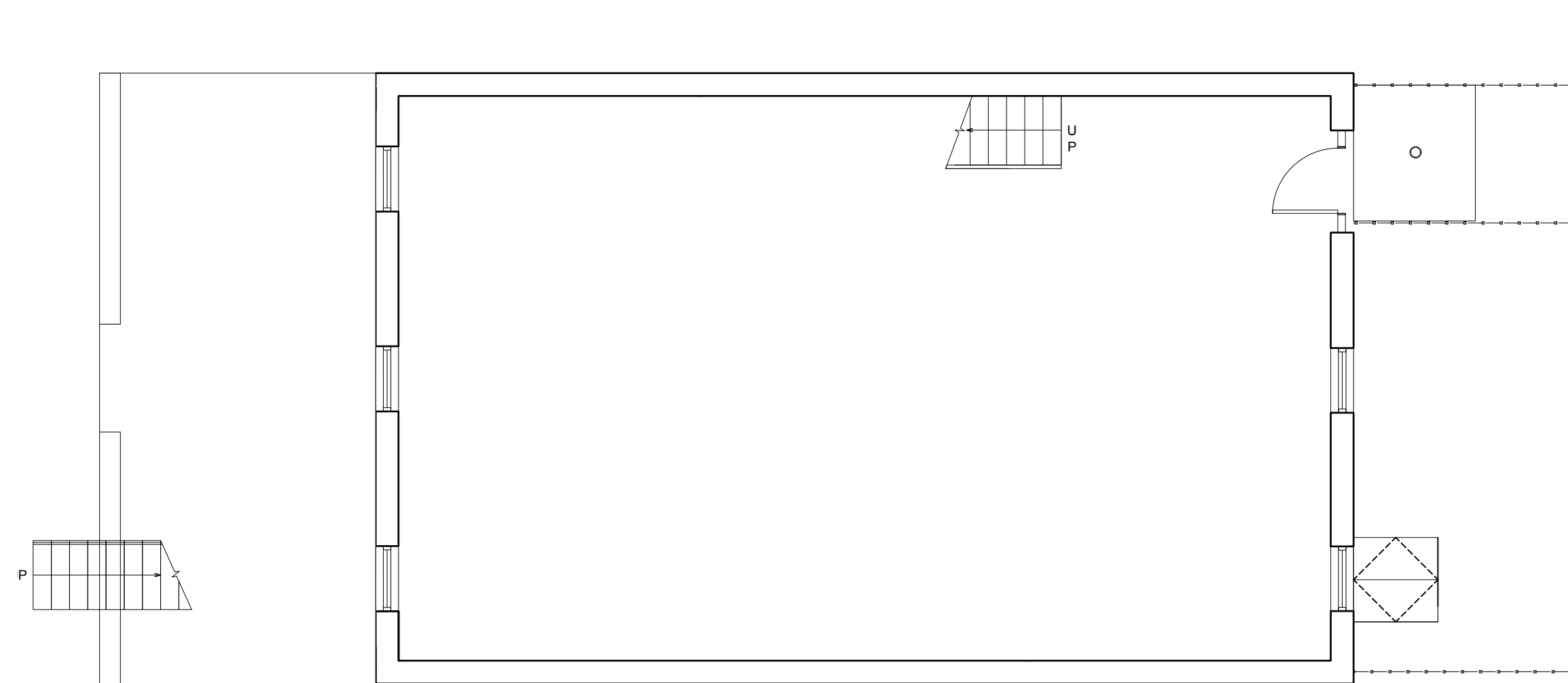




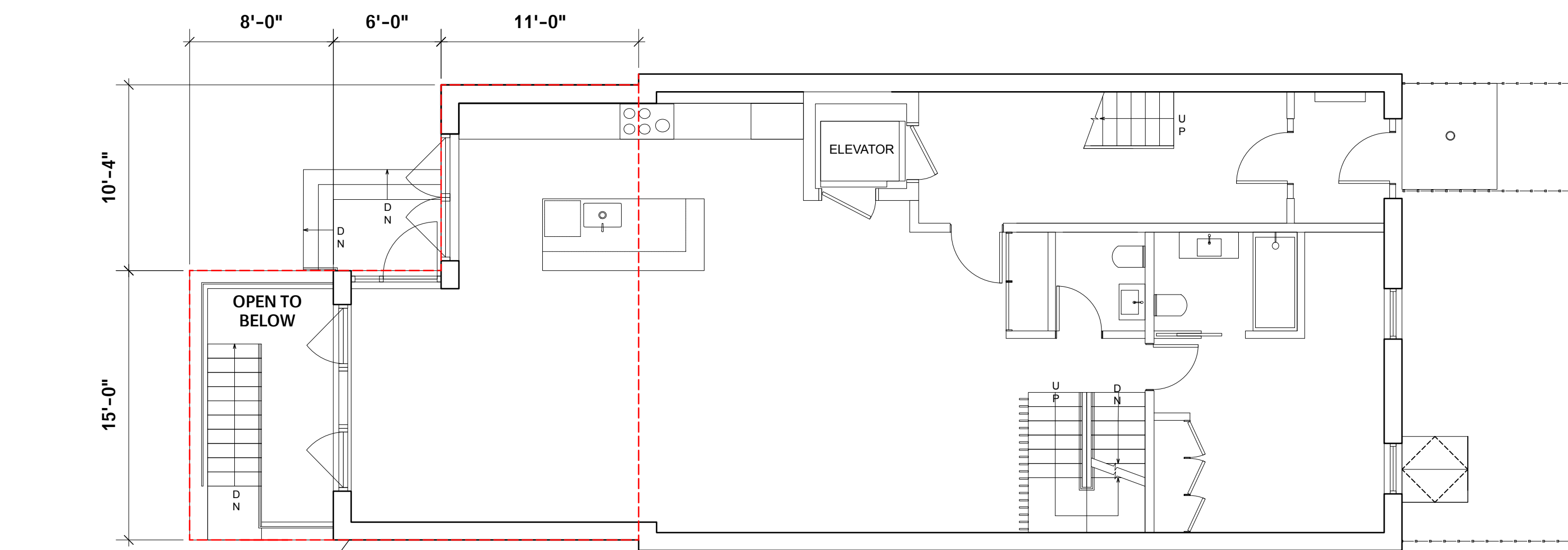
EXISTING FIRST FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

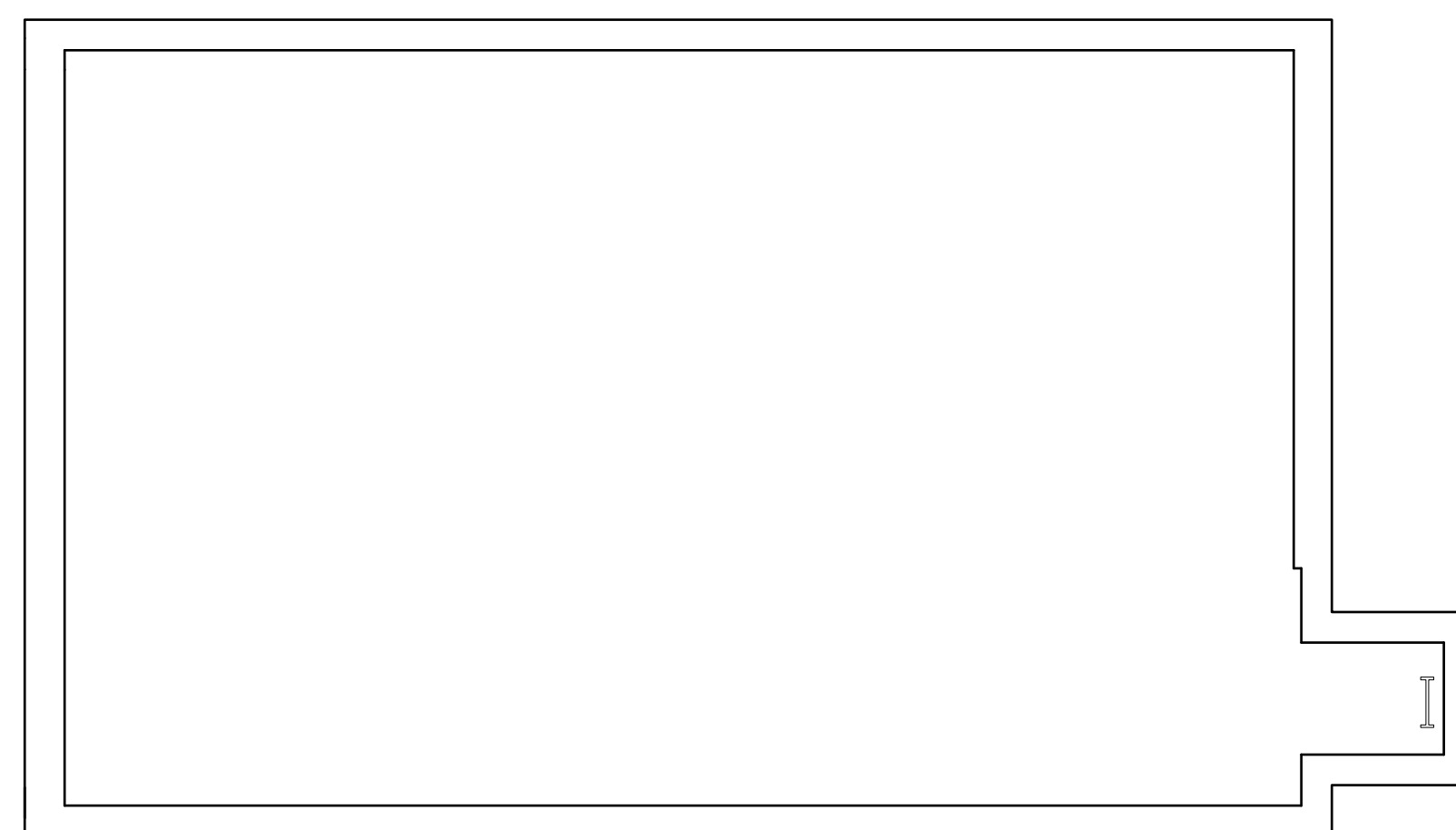


EXISTING BASEMENT PLAN

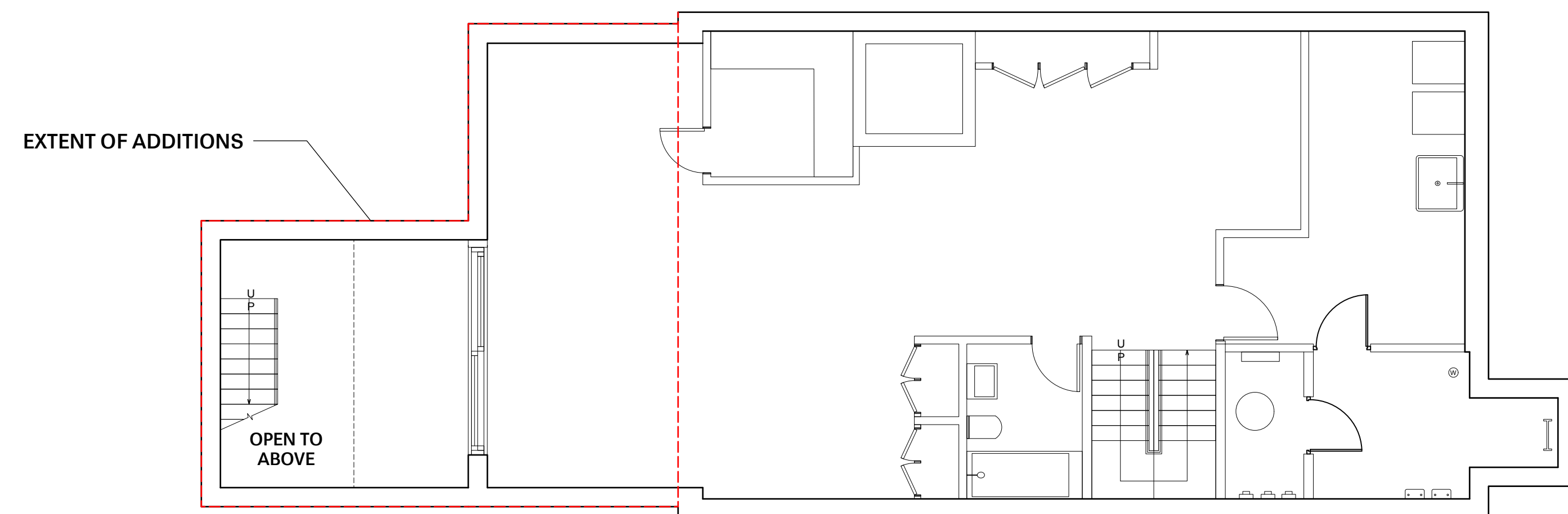


PROPOSED BASEMENT PLAN

EXTENT OF ADDITIONS

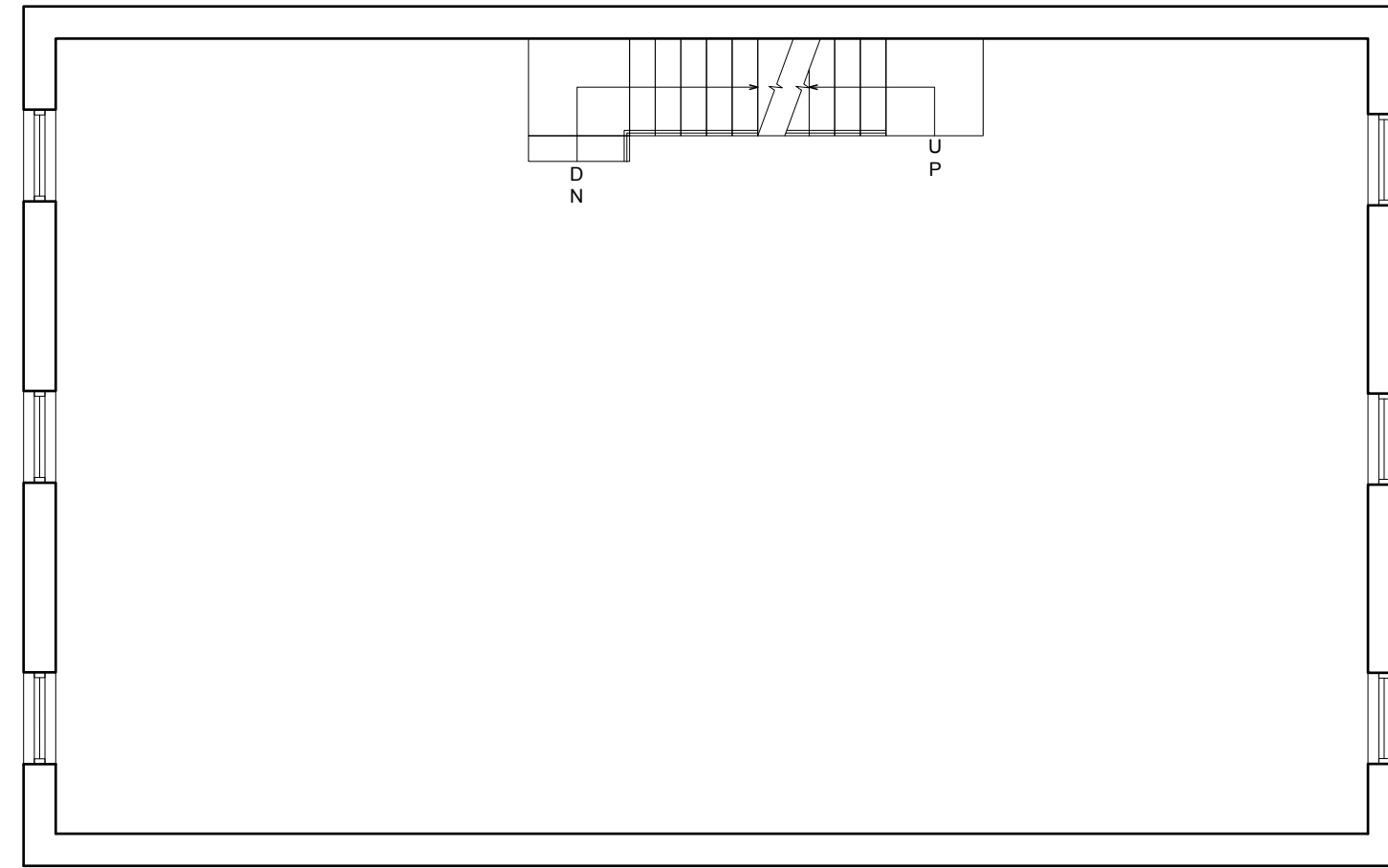


EXISTING CELLAR PLAN

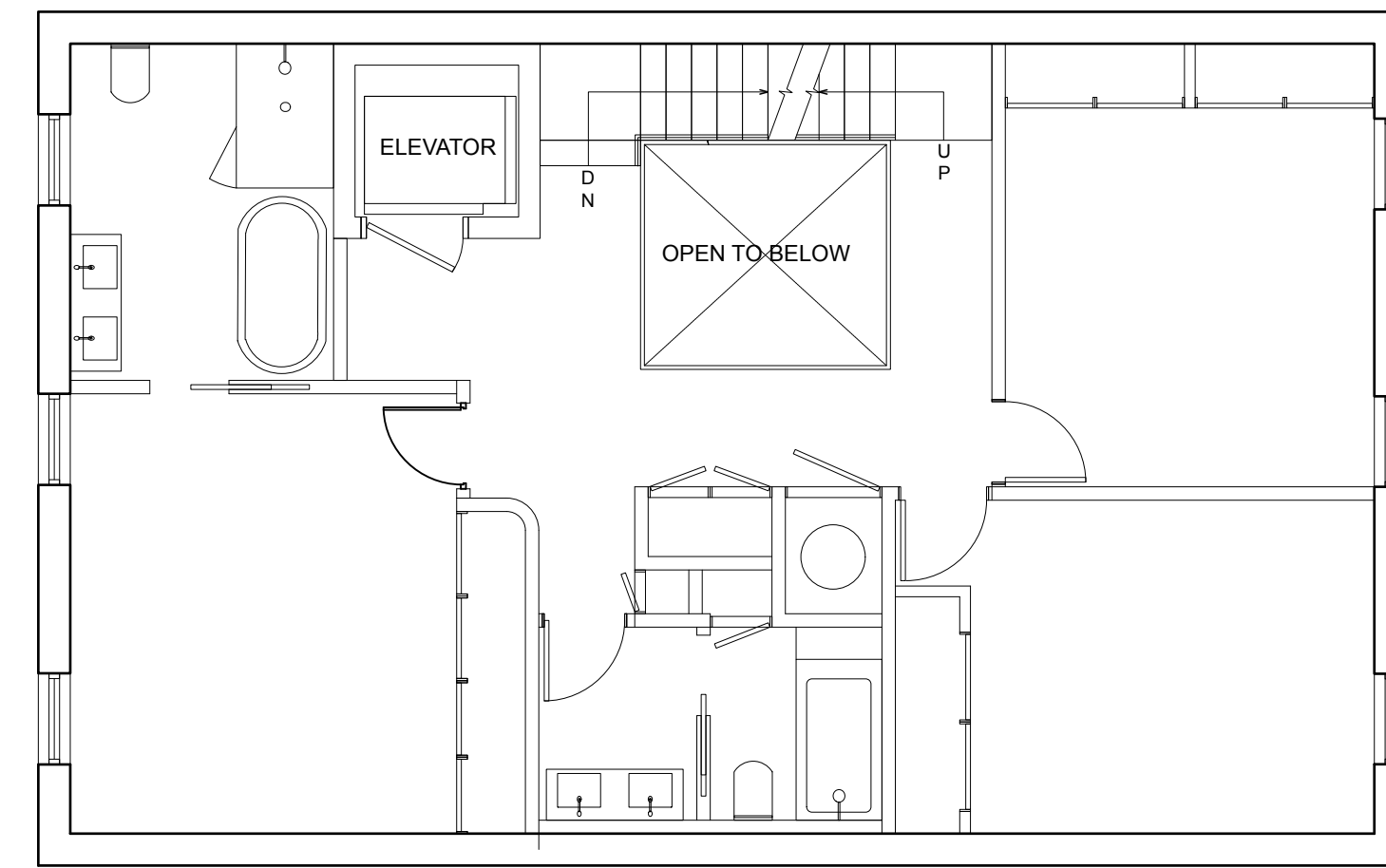


PROPOSED CELLAR PLAN

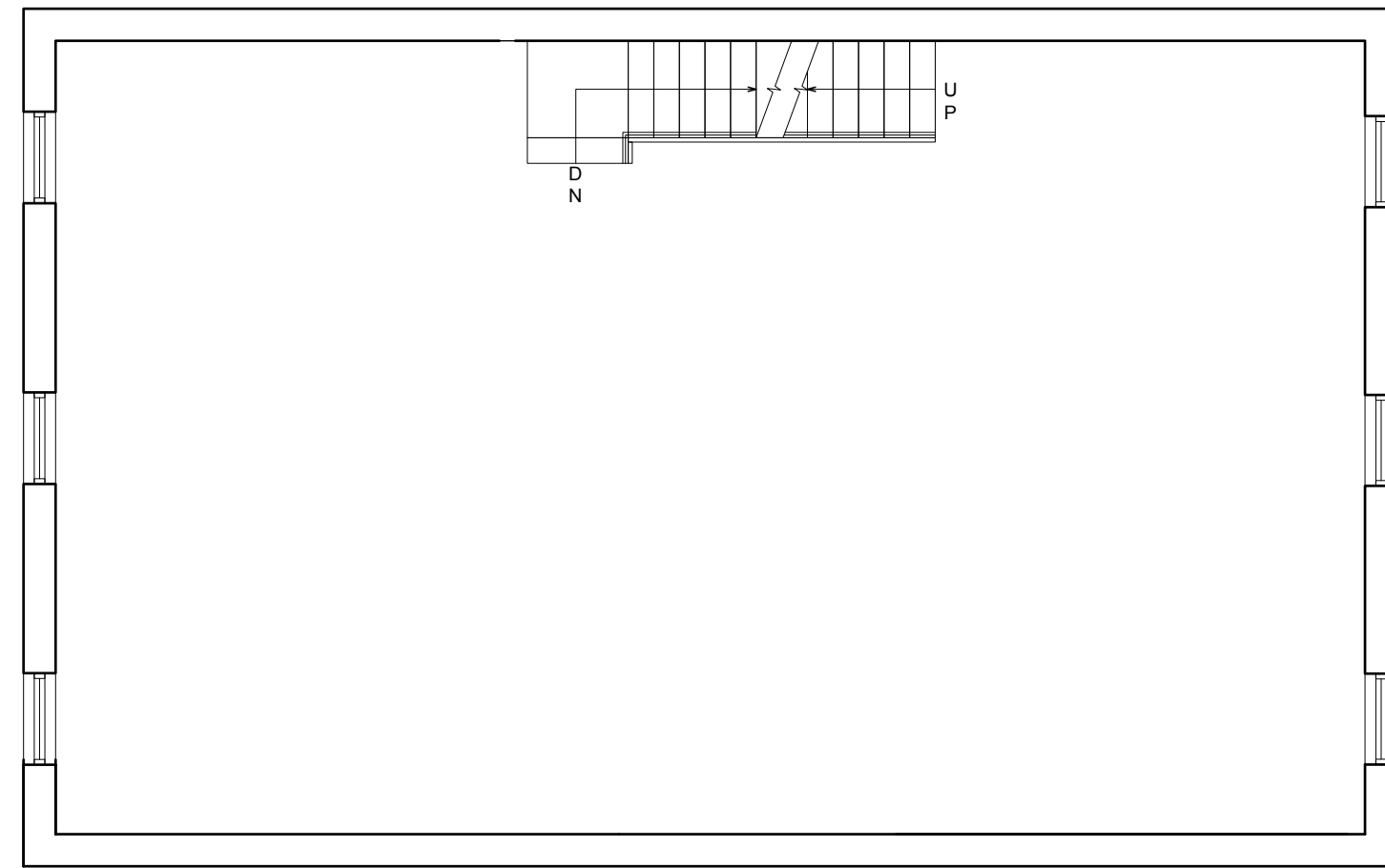
EXTENT OF ADDITIONS



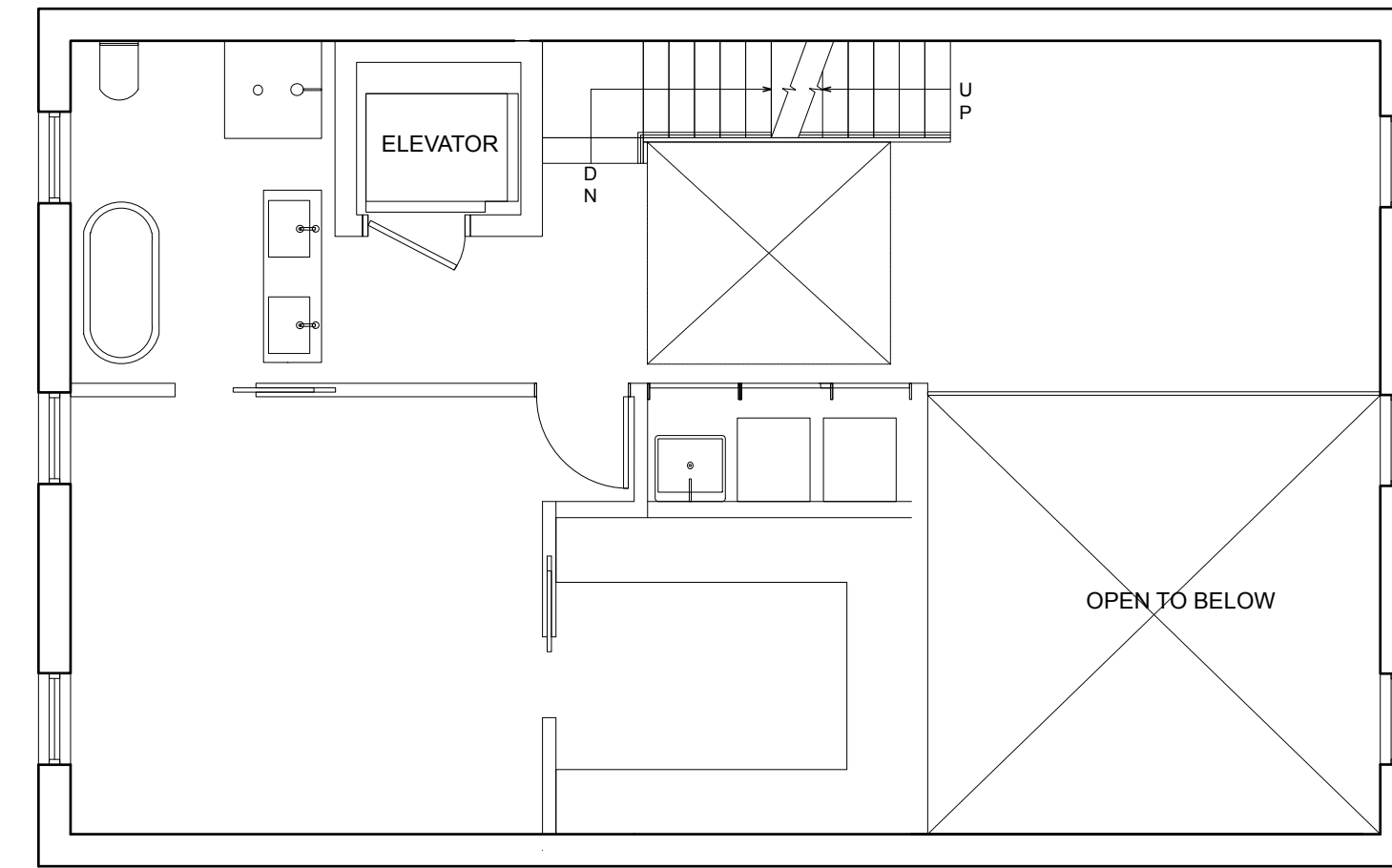
EXISTING FOURTH FLOOR PLAN



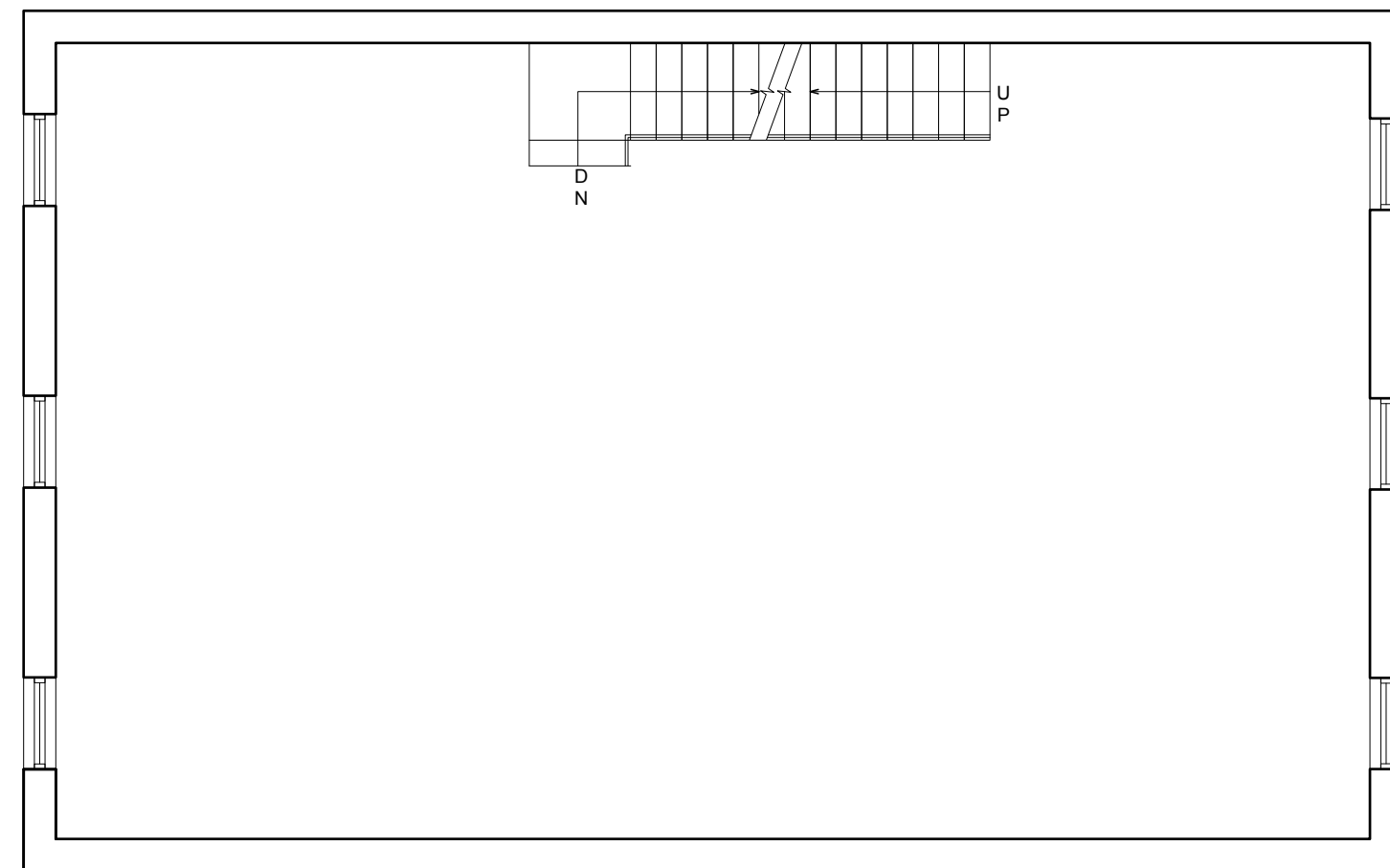
PROPOSED FOURTH FLOOR PLAN



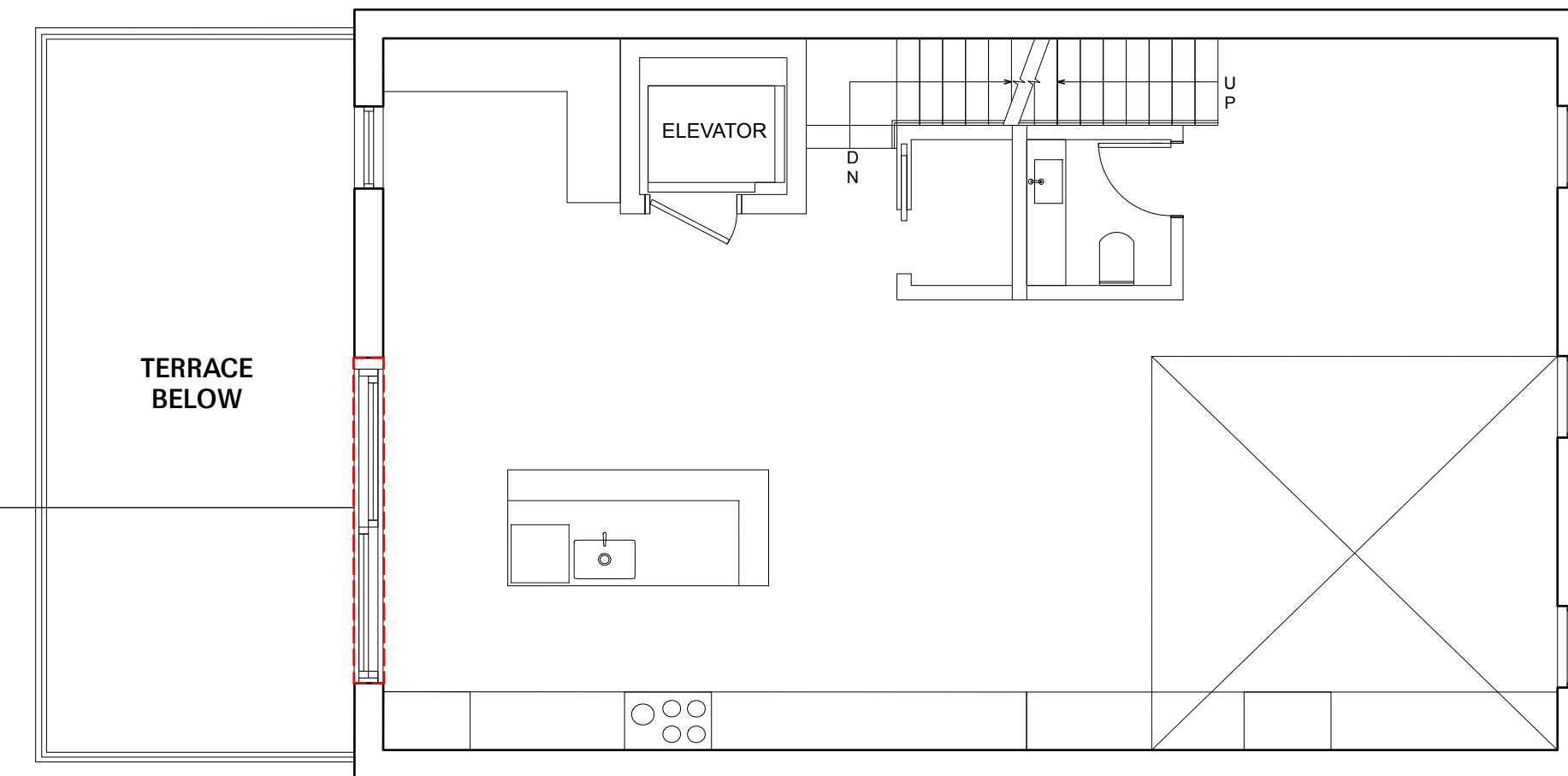
EXISTING THIRD FLOOR PLAN



PROPOSED THIRD FLOOR PLAN

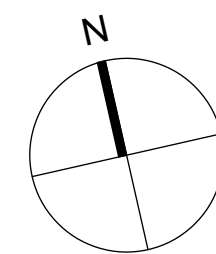


EXISTING SECOND FLOOR PLAN



PROPOSED SECOND FLOOR PLAN

CLINTON STREET



INCREASED OPENING SIZES

CLINTON STREET