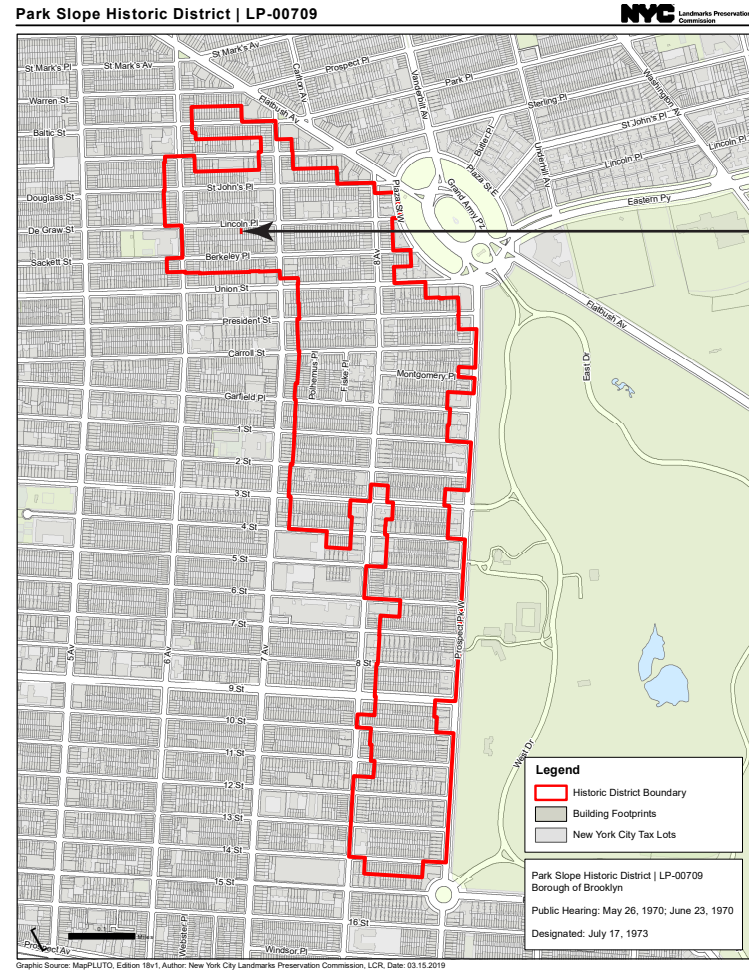


HISTORIC DISTRICT BOUNDARY MAP



Project
Location

LOCATION MAP



EXISTING BUILDING ENTRANCE



BUILDING INFORMATION

Project Address: 218 Lincoln Place
Borough: Brooklyn
Historic District: Park Slope Historic District
Block: 1061
Lot: 27
Year Built: 1883
Year Modified: 1883
Architect / Builder: M. J. Morrill (architect), E. N. Day (builder)
Owner / Developer: E. N. Day
Style: not determined
Material: brick
Building Type: apartment house

SCOPE OF WORK

Replace existing metal and glass double entry doors with a 36" wide wood door with an operable sidelite.

218 Lincoln Place (1940s Tax Photo)



218 Lincoln Place (Current Photo)



BUILDING HISTORY

1883 - Originally constructed as a single family brownstone residence.

1934 - Altered and converted to a multi-residential apartment building.

2024 - There are 9 residential units.

EXSITING ENTRY DOORS

- Are original to the 1934 alteration
- Made from iron and glass
- Double door configuration
- Equal 26" width doors



LINCOLN PLACE Between Seventh & Eighth Avenues

Nos. 218 and 220 were a pair of three-story houses built in 1883 by owner-builder E. N. Day, and designed by Brooklyn architect M. J. Morrill. No vestige of No. 218 is visable from the street today as it was completely altered and converted to apartments in 1934. This apratment house is five stories high with a light-colored brick front. It has paired windows at the first floor and triple windows above at the right-hand side. It is crowned by a brick parapet. No. 220, although altered, retains its original bay, stoop and roof cornice.

Door Condition Photographs



FUNCTIONAL ISSUES

- The steel doors are severely rusted.
- Delapidated condition prevents door locking mechanism from functioning as intended, despite numerous attempts to repair and replace the lock.

SAFETY & SECURITY CONCERNS

- 3/17/2024 Incident - Residents discovered an individual sleeping in the vestibule.
- Numerous incidents of package theft.

Non-Compliance with Multiple Dwelling Law for Egress Door Requirements

§35 MDL requires that in every multiple dwelling erected after April 18, 1929, the clear width of each door separately shall be at least 2'-6".



Photo of the existing vestibule door with upper glazed pane and lower raised wood panel. The clear width of the vestibule door is 3'-3".

MULTIPLE DWELLING LAW EXCERPT

§35. **Entrance doors and lights.** In every multiple dwelling erected after April eighteenth, nineteen hundred twenty-nine, every door giving access to an entrance hall from outside the dwelling shall contain at least five square feet of glazed surface. The width of every such door shall be at least seventy-five per centum of the required clear width of such entrance hall as provided in section fifty, except that when a series of such entrance doors is provided their aggregate clear width shall not be less than seventy-five per centum of the required width of the entrance hall and the clear width of each of the doors separately shall be at least two feet six inches. Such a door opening upon a street or a court extending to a street may be of wood. Such a door opening upon a yard or upon a court not extending to a street shall be fireproof. The owner of every multiple dwelling shall install and maintain a light or lights at or near the outside of the front entrance-way of the building which shall in the aggregate provide not less than fifty watts incandescent illumination for a building with a frontage up to twenty-two feet and one hundred watts incandescent illumination for a building with a frontage in excess of twenty-two feet, or equivalent illumination and shall be kept burning from sunset every day to sunrise on the day following. In the case of a multiple dwelling with a frontage in excess of twenty-two feet, the front entrance doors of which have a combined width in excess of five feet, there shall be at least two lights, one at each side of the entrance way, with an aggregate illumination of one hundred fifty watts or equivalent illumination. In enforcing this provision the department shall permit owners to determine for themselves the actual location, design and nature of the installation of such light or lights to meet practical, aesthetic and other considerations, so long as the minimum level of illumination is maintained.

206 LINCOLN PL



214 LINCOLN PL



216 LINCOLN PL



218 LINCOLN PL



220 LINCOLN PL



222 LINCOLN PL



224 LINCOLN PL



226 LINCOLN PL



228 LINCOLN PL



230 LINCOLN PL

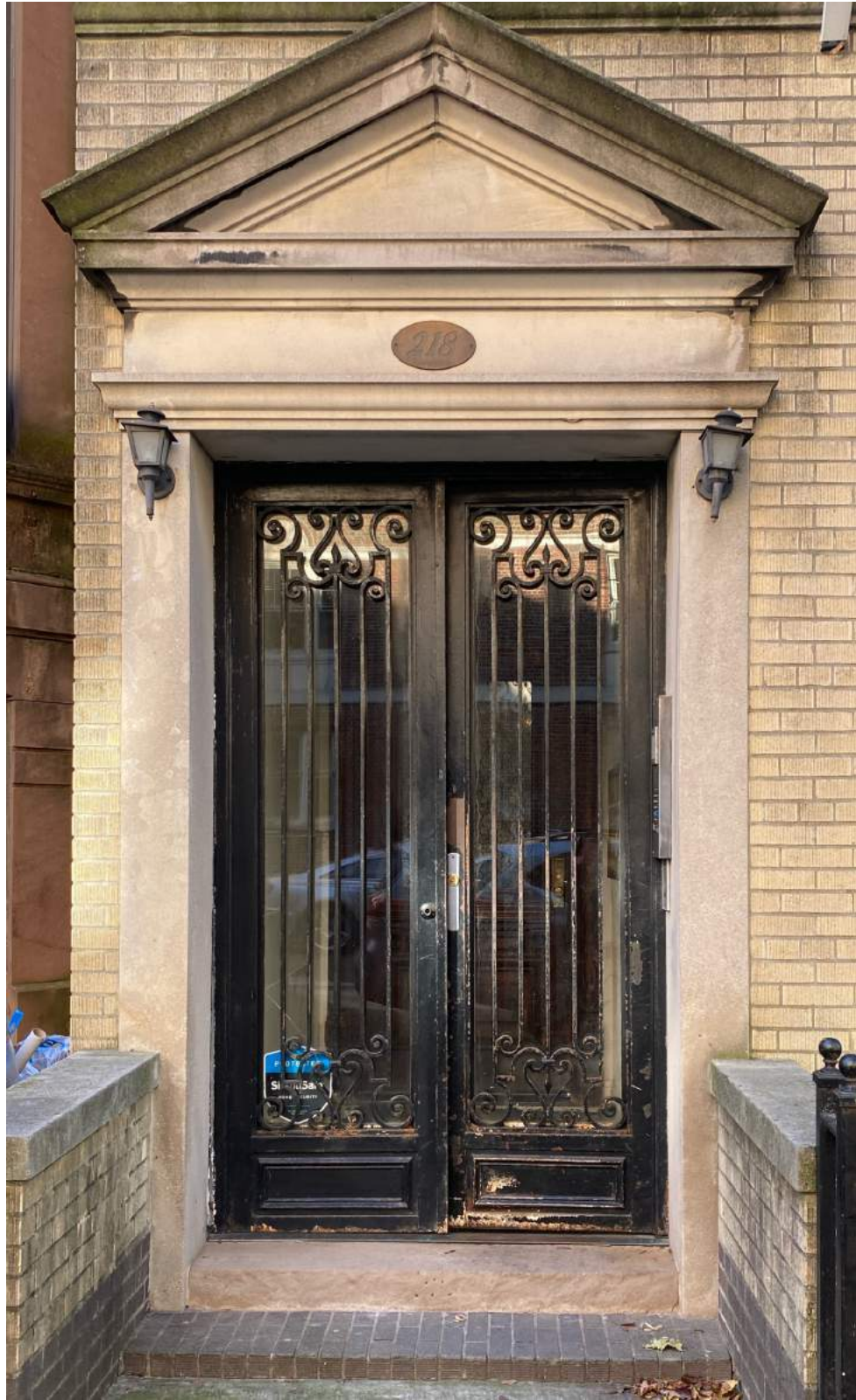


232 LINCOLN PL



234 LINCOLN PL





EXISTING DOORS



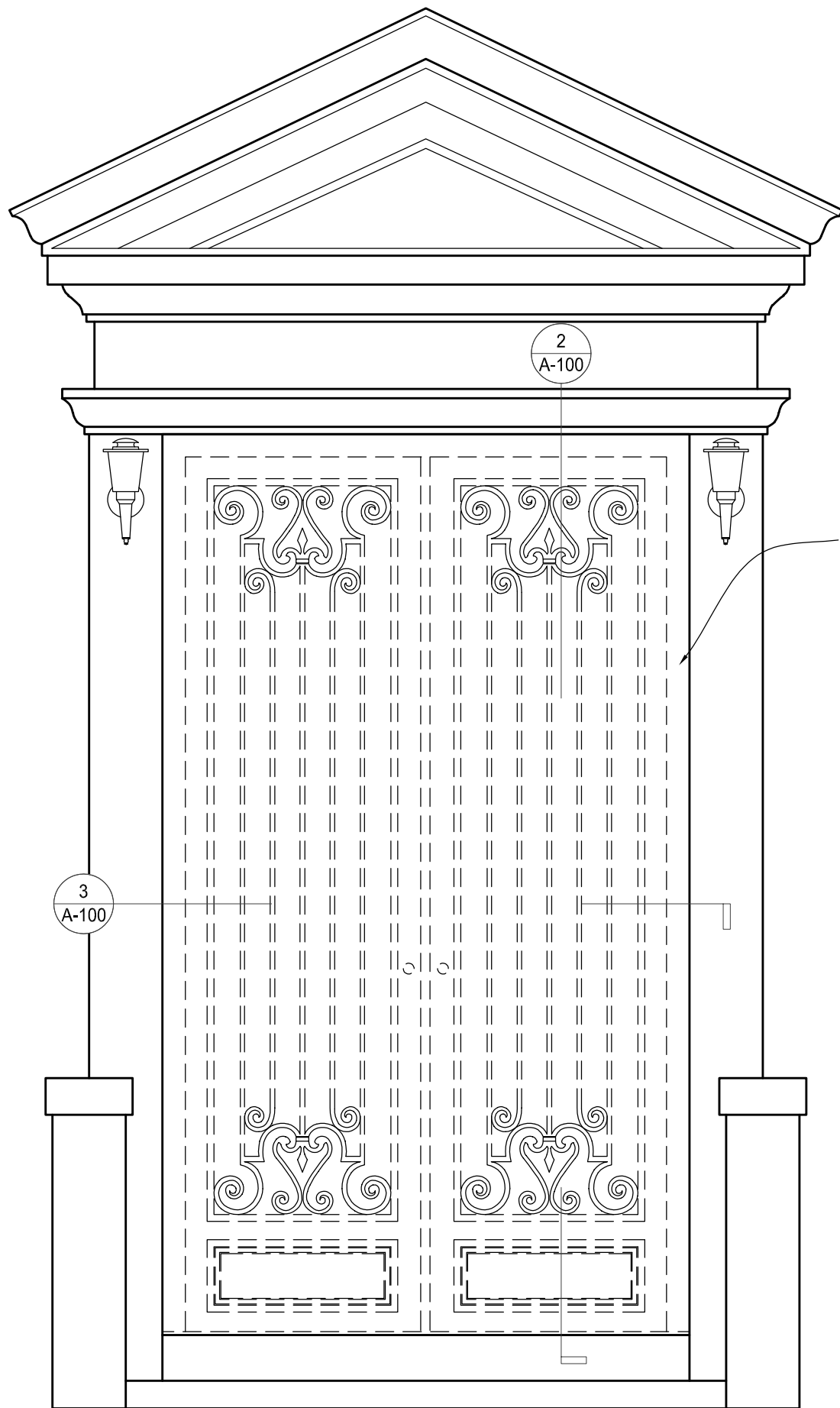
PROPOSED ENTRY DOOR DESIGN



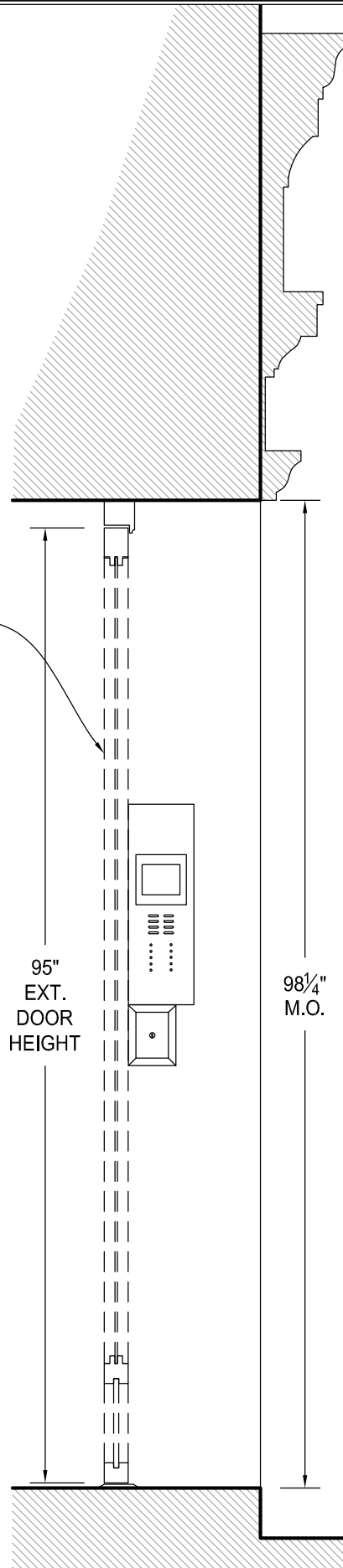
EXISTING DOORS



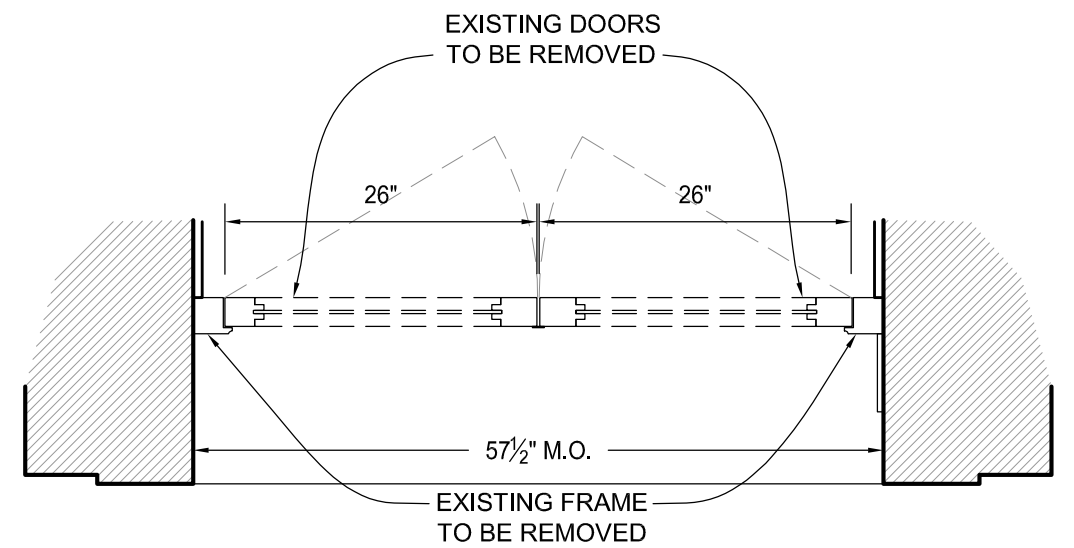
PROPOSED ENTRY DOORS



1 ELEVATION - EXISTING / TO BE REMOVED
SCALE: 3/4" = 1'-0"



2 SECTION - EXISTING / TO BE REMOVED
SCALE: 3/4" = 1'-0"

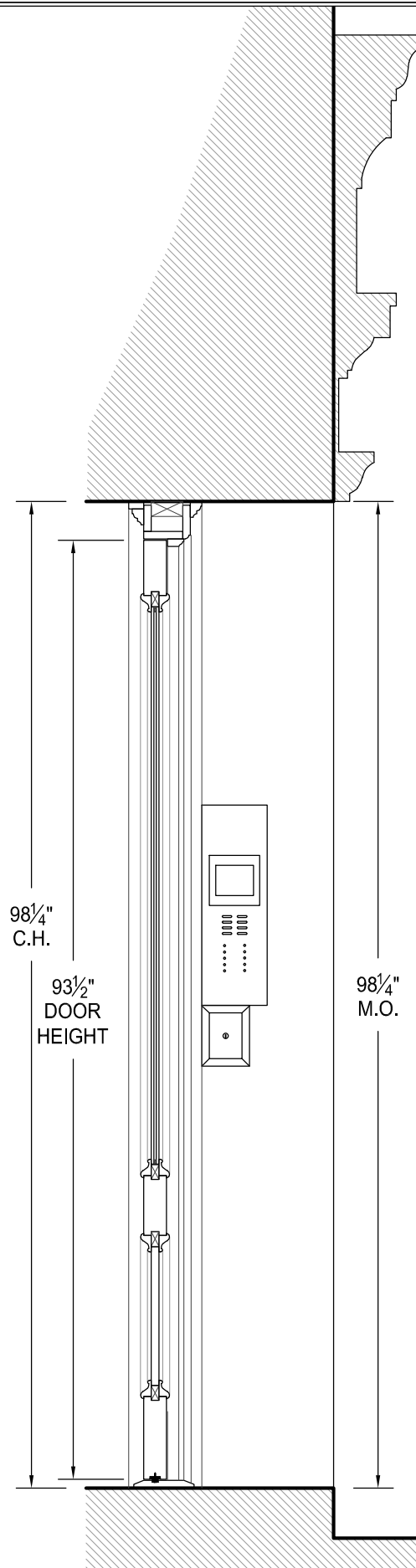


3 PLAN SECTION - EXISTING / TO BE REMOVED
SCALE: 3/4" = 1'-0"

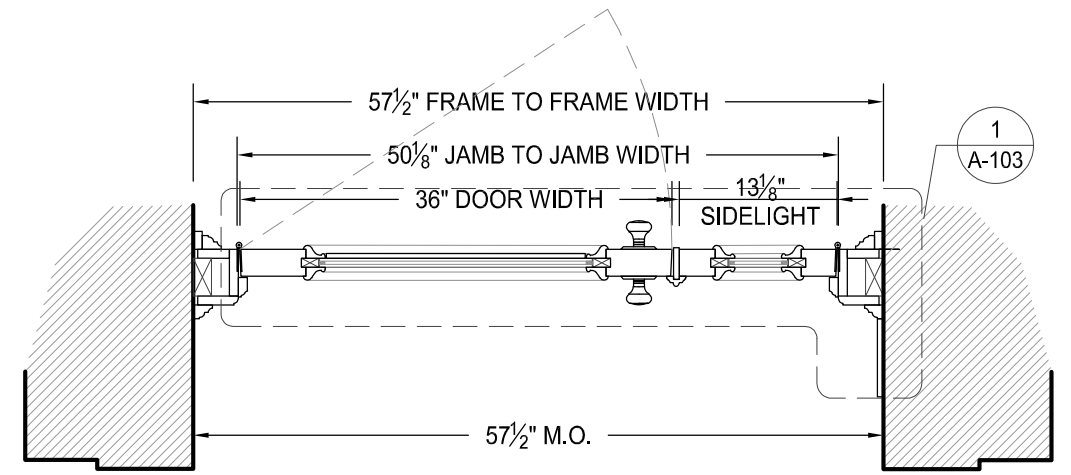




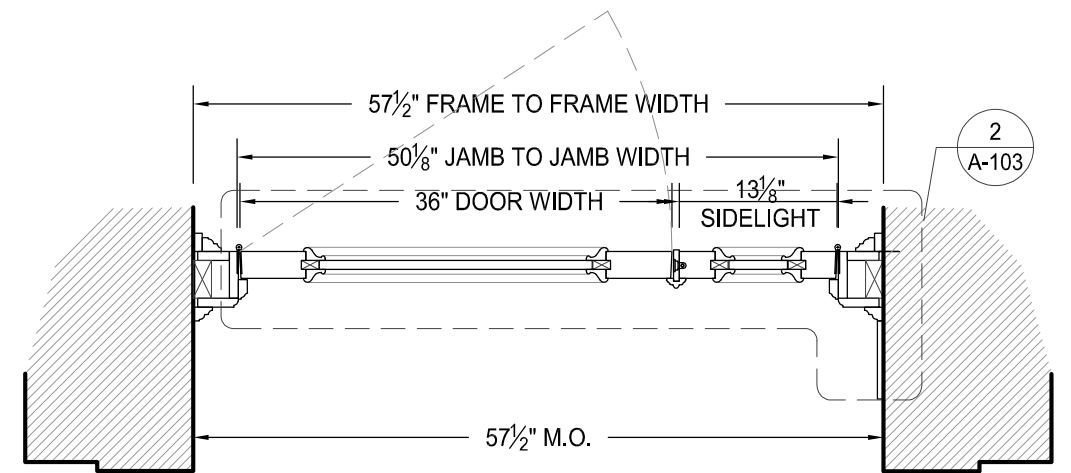
1 ELEVATION - ENTRY DOOR ASSEMBLY
SCALE: 3/4" = 1'-0"



2 VERTICAL SECTION - PROPOSED ENTRY UNIT
SCALE: 3/4" = 1'-0"



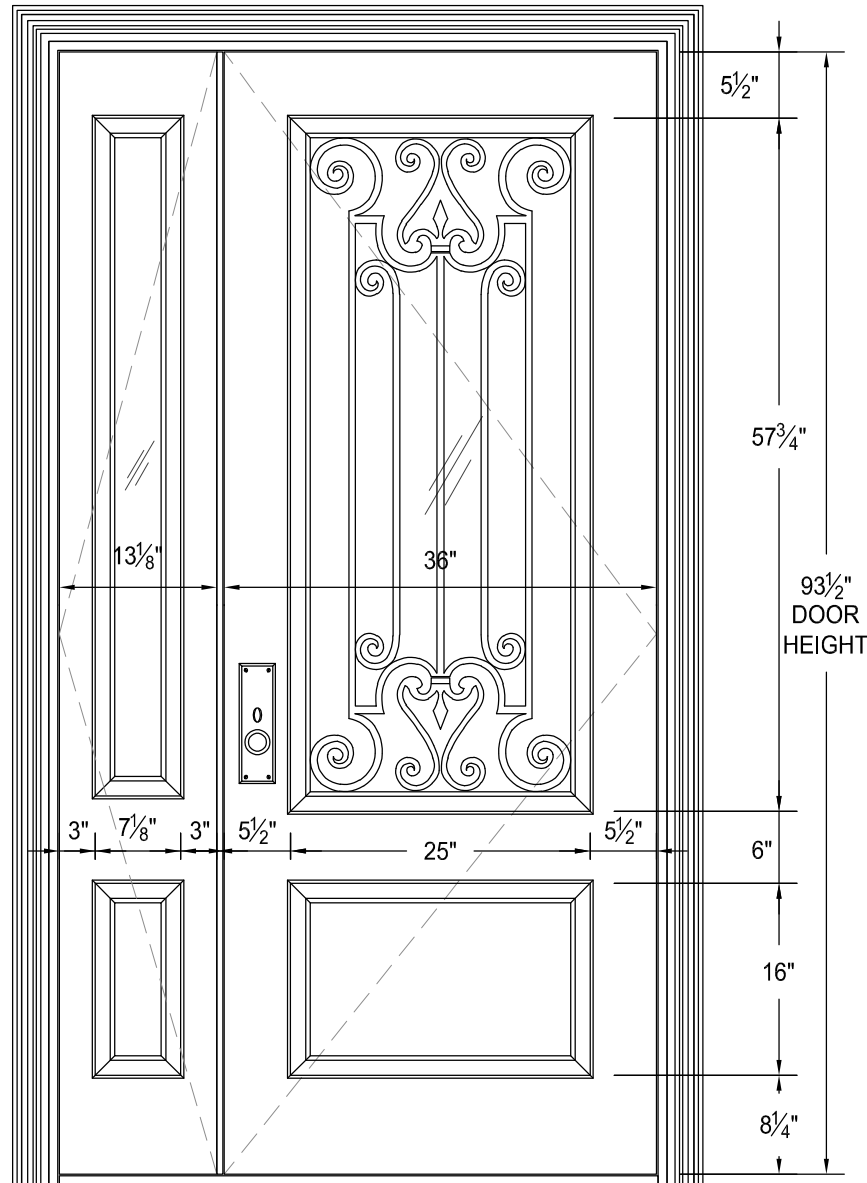
3 PLAN SECTION THROUGH GLASS PANE
SCALE: 3/4" = 1'-0"



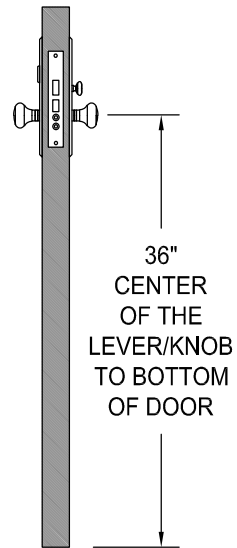
4 PLAN SECTION THROUGH WOOD PANEL/FLUSH BOLT
SCALE: 3/4" = 1'-0"



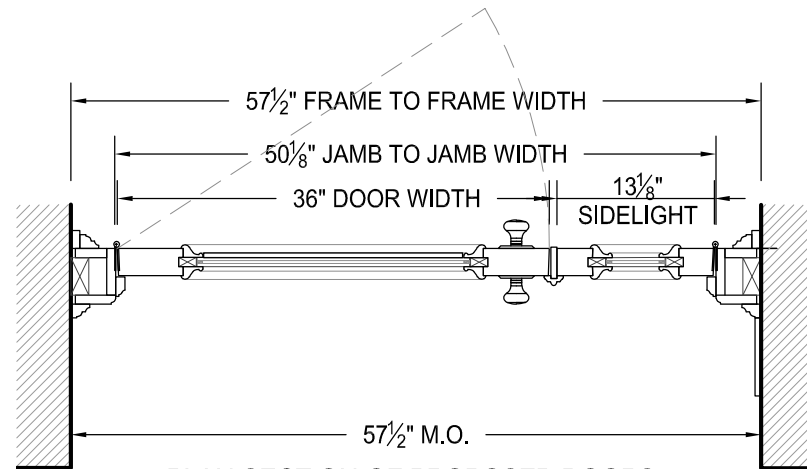
1 EXTERIOR DOOR ASSEMBLY ELEVATION
SCALE: 3/4" = 1'-0"



2 INTERIOR DOOR ASSEMBLY ELEVATION
SCALE: 3/4" = 1'-0"



36"
CENTER
OF THE
LEVER/KNOB
TO BOTTOM
OF DOOR



3 PLAN SECTION OF PROPOSED DOORS
SCALE: 3/4" = 1'-0"

SCOPE OF WORK

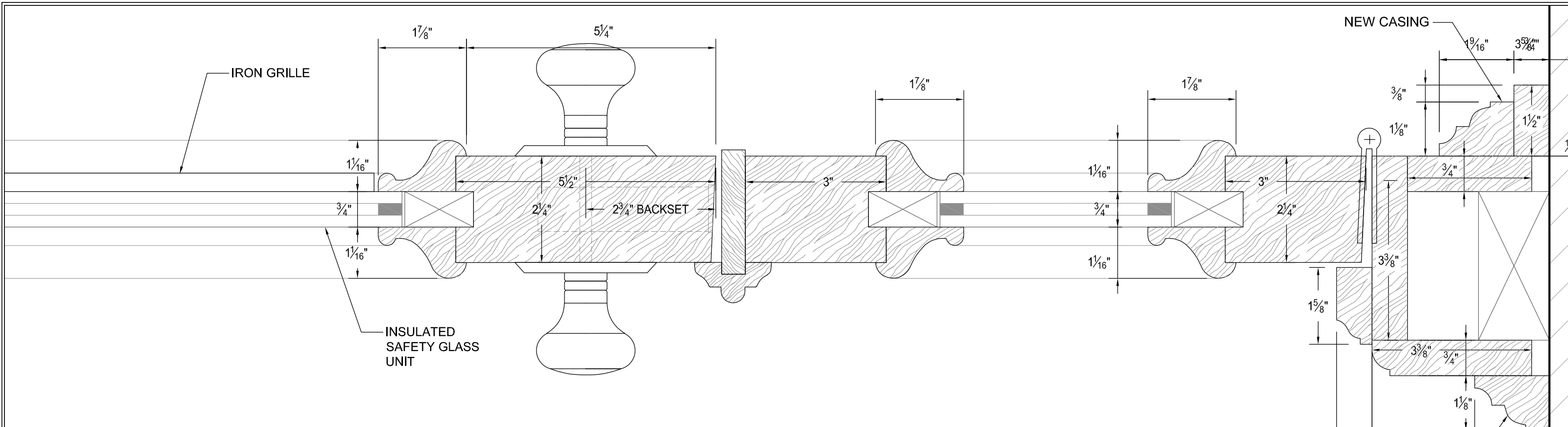
1. NEW DOOR
2. NEW OPERABLE SIDELITE
3. NEW DOOR FRAME
4. NEW BRICKMOLD
5. NEW DOOR CASING
6. NEW IRON GRILLE
7. NEW THRESHOLD (GRANITE)

DOOR ASSEMBLY SPECIFICATIONS

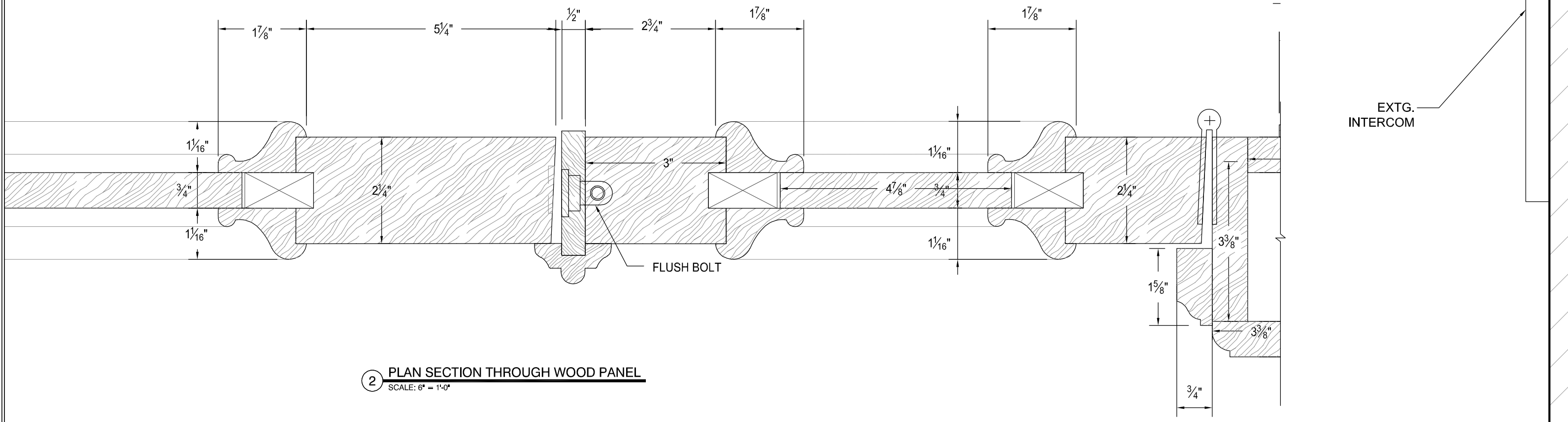
1. DOOR THICKNESS: 2-1/4"
2. WOOD SPECIES: SAPELE MAHOGANY
3. EXTERIOR FINISH: BM HC-190
4. INTERIOR FINISH: BM HC-190
5. DOOR FRAME FINISH: BM HC-190
6. THRESHOLD: GRANITE, HONED, BLACK
7. GLASS TYPE: LAMI, IGU
8. GLASS THICKNESS: 3/4"
9. HINGE TYPE: BUTT HINGES
10. HINGES SIZE: 5"
11. HINGE FINISH: BLACK
12. FLUSH BOLTS FINISH: BLACK
13. SWING: LH ACTIVE, INSWING
14. WEATHERSEAL: ZERO #254 DOOR SWEEP MORTISED INTO THE BOTTOM OF THE DOOR. WEATHERSTRIPPING SHALL BE APPLIED AROUND THE PERIMETER OF THE DOOR JAMB.

DOOR HARDWARE SPECIFICATIONS

- BALDWIN BALTIMORE
- FINISH: TBD
- ELECTRIFIED: YES
- MAIL SLOT: NO
- KICKPLATES: TBD



1 PLAN SECTION THROUGH GLASS PANE
SCALE: 6" = 1'-0"



2 PLAN SECTION THROUGH WOOD PANEL
SCALE: 6" = 1'-0"

APPENDIX A: INITIAL PROPOSED ENTRY DOOR DESIGN PROPOSED

