

July 11, 2023
Public Hearing

The current proposal is:

Preservation Department – Item 5, LPC-22-05952

302 Grand Avenue – Clinton Hill Historic District
Borough of Brooklyn

To testify virtually, please join Zoom

Webinar ID: 836 9537 4404

Passcode: 016339

By Phone: 1 646-558-8656 US (New
York) 877-853-5257 (Toll free) US
888 475 4499 (Toll free)

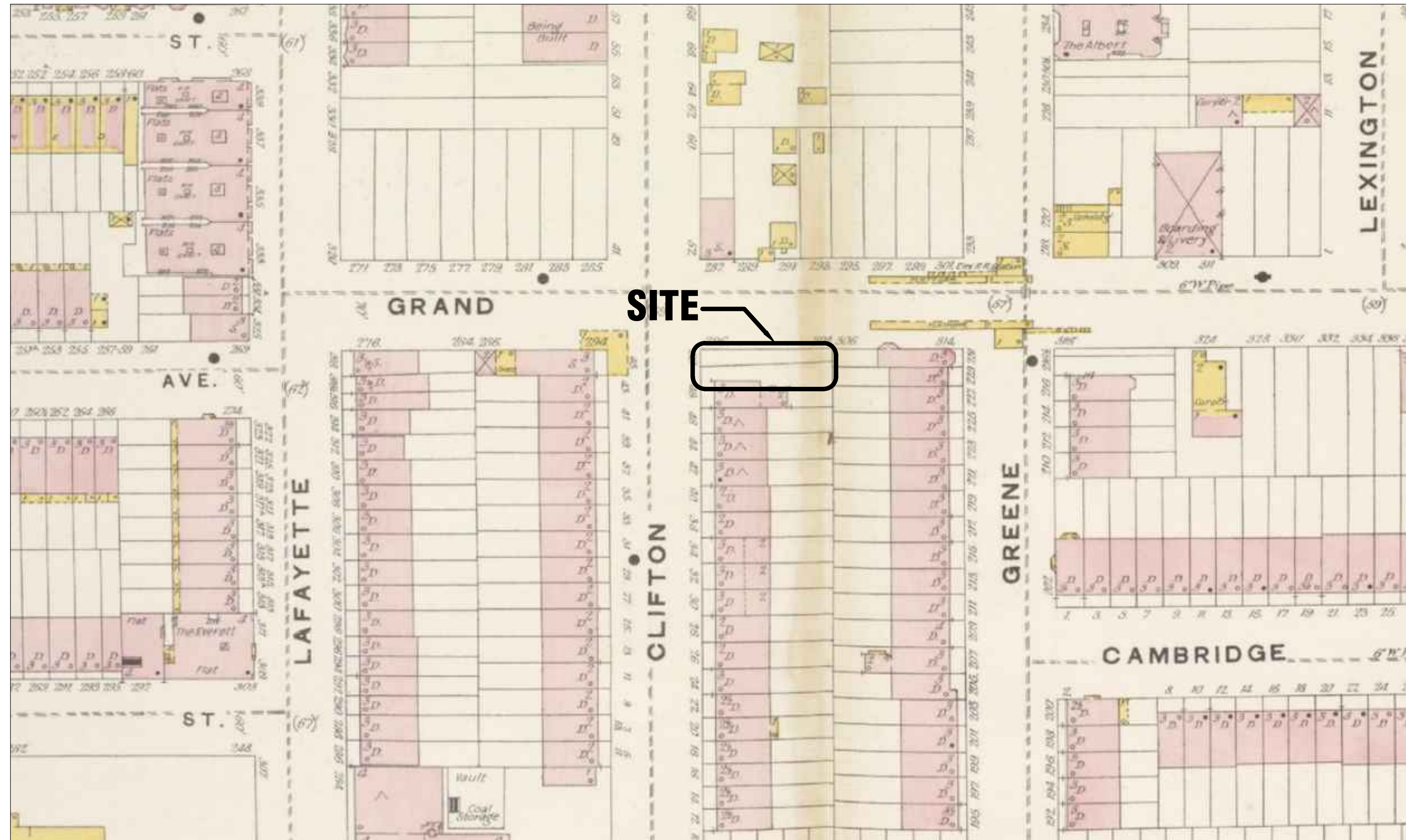
Note: If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.



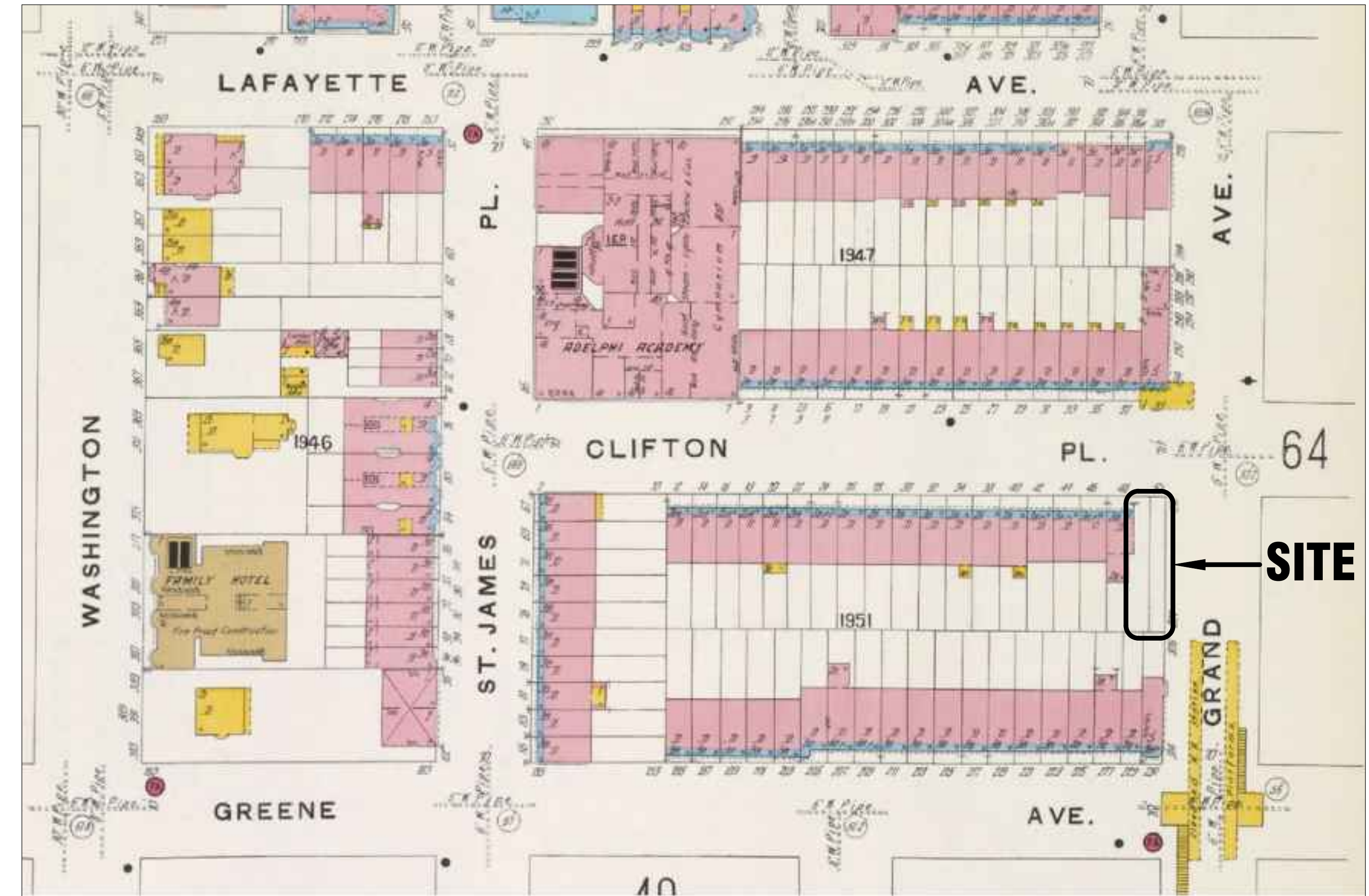
**50 CLIFTON PLACE
302 GRAND AVENUE
BROOKLYN, NY 11238**

BLOCK: 1951, LOT: 30 & 129

- 1 COVER
- 2 SANBORN MAPS
- 3 ZONING & CLINTON HILL HISTORIC DISTRICT MAPS
- 4 50 CLIFTON PLACE CONTEXT PHOTOS
- 5 302 GRAND AVENUE CONTEXT PHOTOS
- 6 50 CLIFTON PLACE FRONT ELEVATION
- 7 50 CLIFTON PLACE GRAND AVENUE ELEVATION
- 8 50 CLIFTON PLACE BUILDING ELEMENTS
- 9 302 GRAND AVENUE BLOCK ELEVATION
- 10 302 GRAND AVENUE FRONT ELEVATION
- 11 302 GRAND AVENUE CORNER VIEW
- 12 302 GRAND AVENUE DESIGN ELEMENTS
- 13 50 CLIFTON PLACE & 302 GRAND AVENUE MATERIALS
- 14 50 CLIFTON PLACE ELEVATIONS
- 15 50 CLIFTON PLACE STOOP & BAY DETAILS
- 16 50 CLIFTON PLACE FRONT YARD DETAILS
- 17 50 CLIFTON PLACE EXTERIOR WALL DETAILS
- 18 50 CLIFTON PLACE HORIZONTAL SECTIONS
- 19 50 CLIFTON PLACE PARAPET DETAILS
- 20 302 GRAND AVENUE ELEVATIONS
- 21 302 GRAND AVENUE ENTRANCE
- 22 302 GRAND AVENUE PARAPET DETAILS
- 23 FLOOR PLANS
- 24 CORNER LOTS IN CLINTON HILL HISTORIC DISTRICT



SANBORN MAP 1887



SANBORN MAP 1904

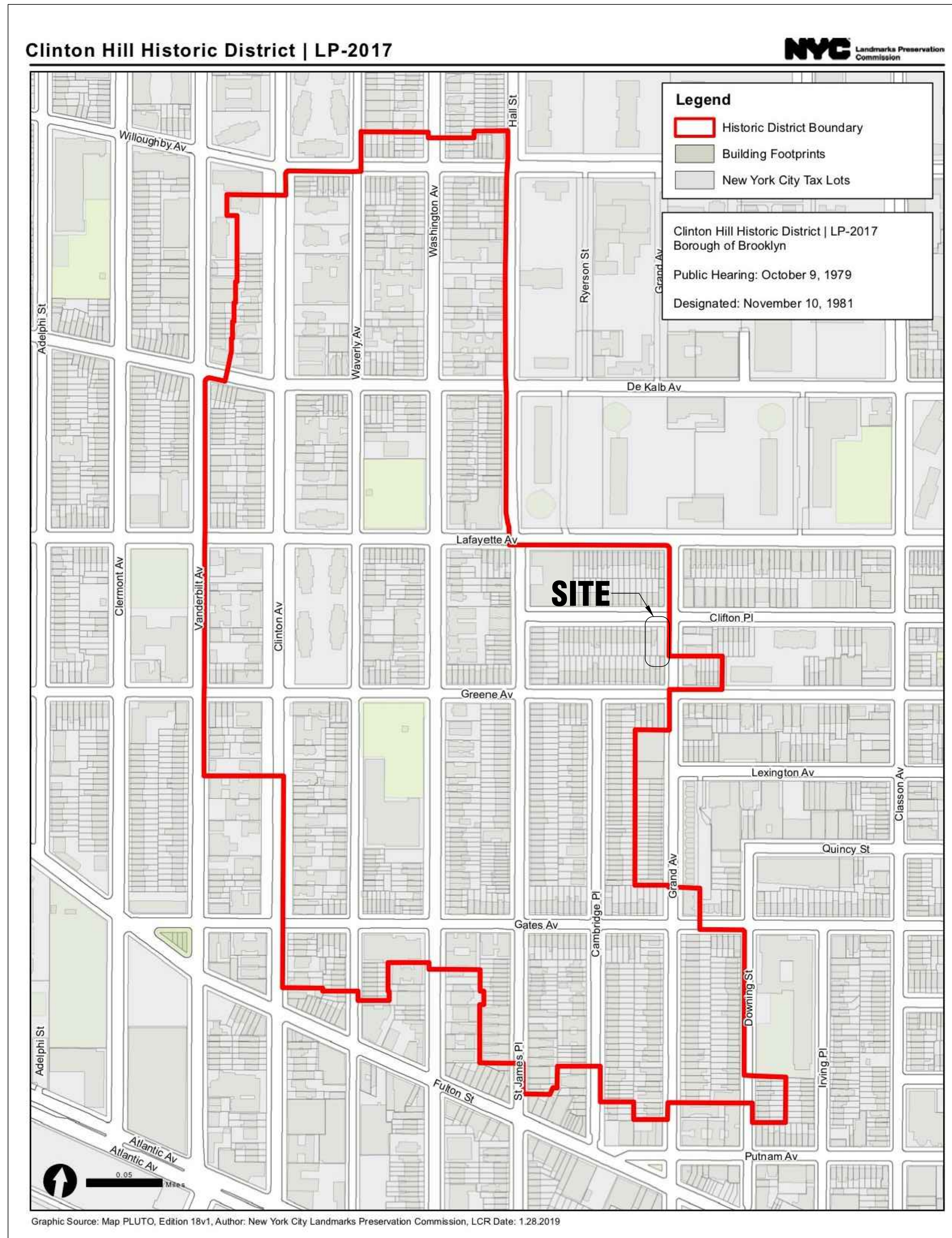
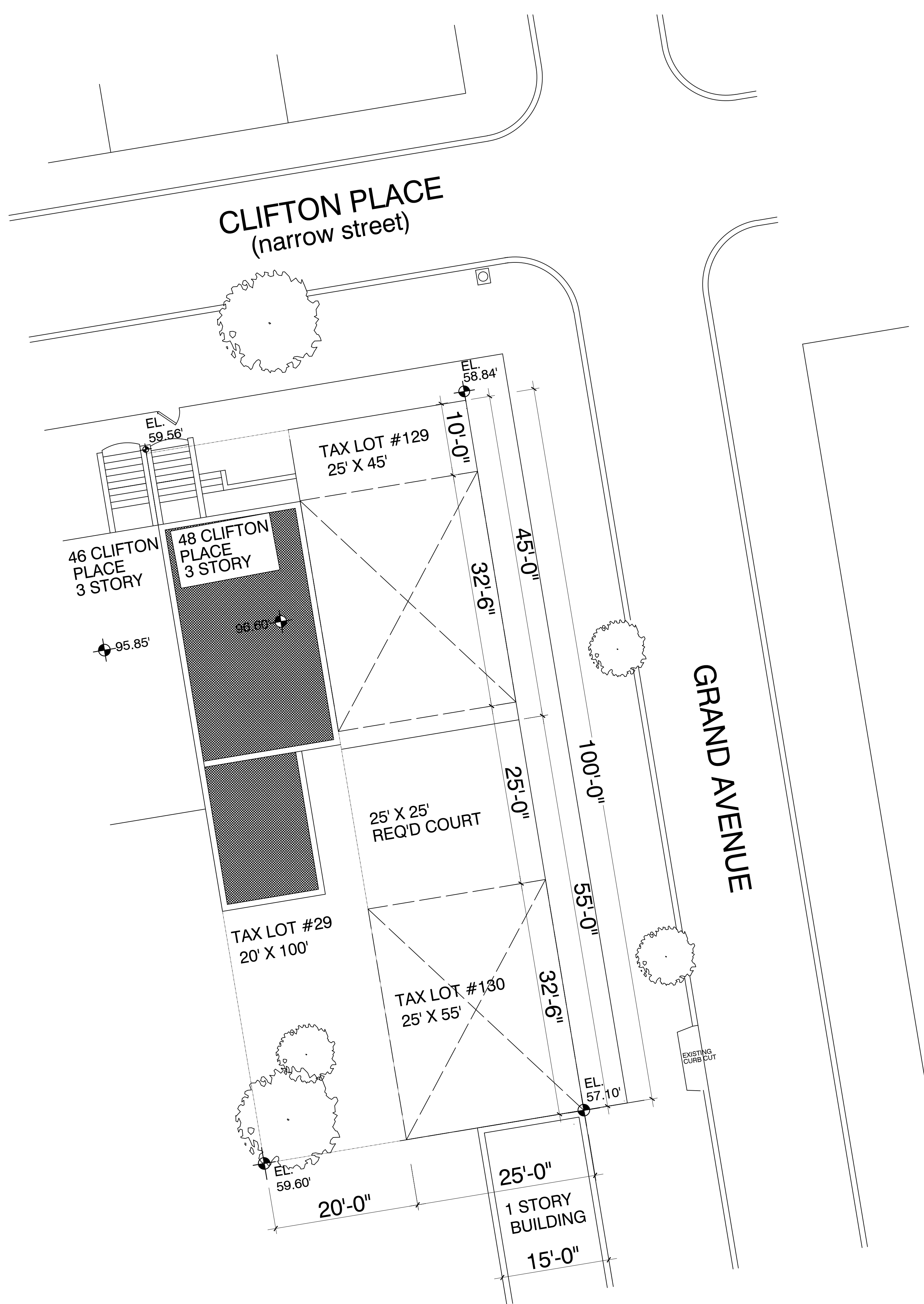
50 CLIFTON PLACE & 302 GRAND AVENUE

CLINTON HILL HISTORIC DISTRICT
BROOKLYN, NY

SANBORN MAPS

JULY 2023

BAYSIDE BUILDERS
NIKOLAI KATZ, ARCHITECT
DACHE DESIGN LTD



CLINTON HILL HISTORIC DISTRICT

50 CLIFTON PLACE & 302 GRAND AVENUE

ZONING & HISTORIC DISTRICT MAPS

BAYSIDE BUILDERS
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CLINTON HILL HISTORIC DISTRICT
BROOKLYN, NY

JULY 2023



50
CLIFTON

67 ST JAMES PLACE

SOUTH SIDE OF CLIFTON PLACE BETWEEN GRAND AVE AND ST JAMES PLACE



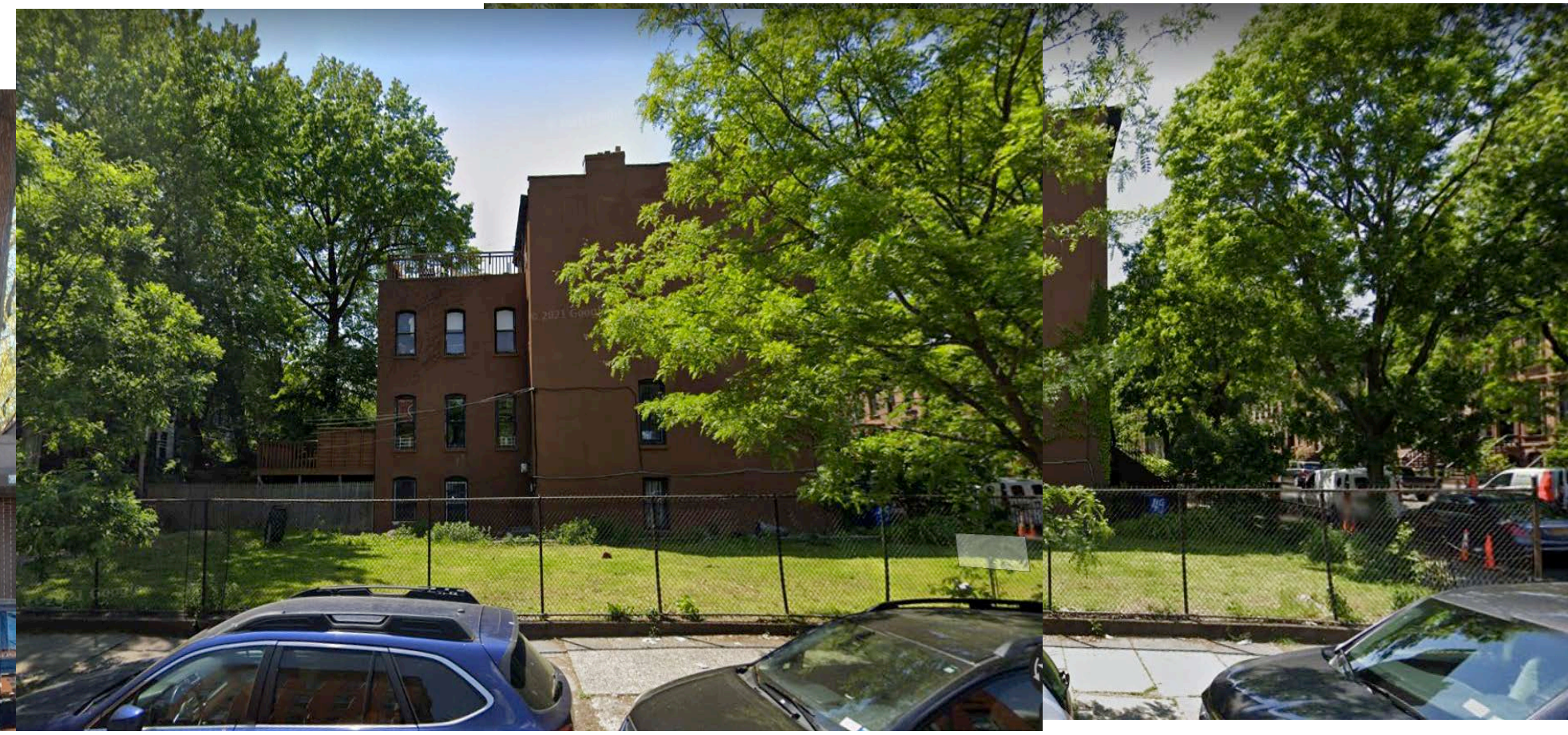
65 ST JAMES PLACE

39
CLIFTON

NORTH SIDE OF CLIFTON PLACE BETWEEN GRAND AVE AND ST JAMES PLACE



231 GREENE AVENUE



302 GRAND AVENUE



50 CLIFTON PLACE

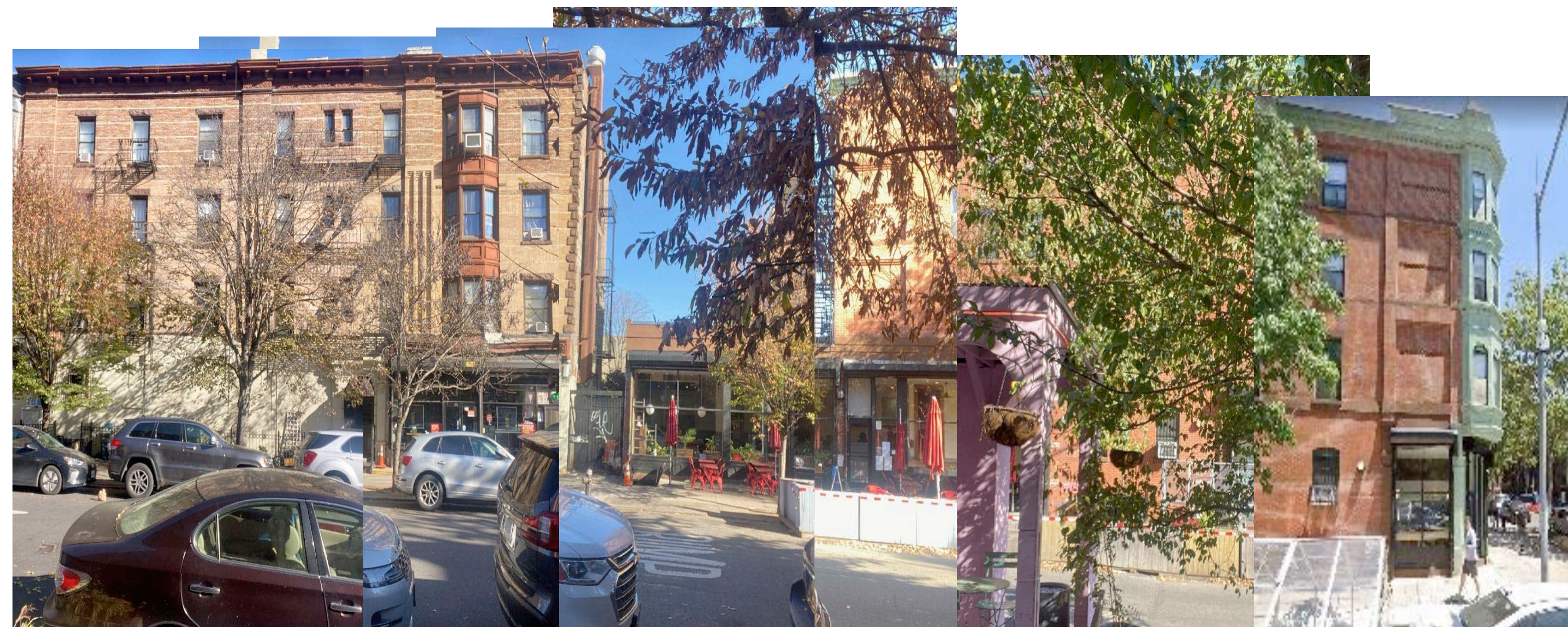


39 CLIFTON PLACE



318 LAFAYETTE AVENUE

WEST SIDE OF GRAND AVE BETWEEN GREENE AVE AND LAFAYETTE AVE



320 LAFAYETTE AVENUE

41 CLIFTON PLACE



52 CLIFTON PLACE



293 GRAND AVENUE



233 GREENE AVENUE

EAST SIDE OF GRAND AVE BETWEEN GREENE AVE AND LAFAYETTE AVE



50 CLIFTON PLACE & 302 GRAND AVENUE

CLINTON HILL HISTORIC DISTRICT
BROOKLYN, NY

50 CLIFTON PLACE NORTH ELEVATION

JULY 2023

BAYSIDE BUILDERS
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50 CLIFTON PLACE & 302 GRAND AVENUE

CLINTON HILL HISTORIC DISTRICT
BROOKLYN, NY

CLIFTON PLACE GRAND AVENUE FACADE

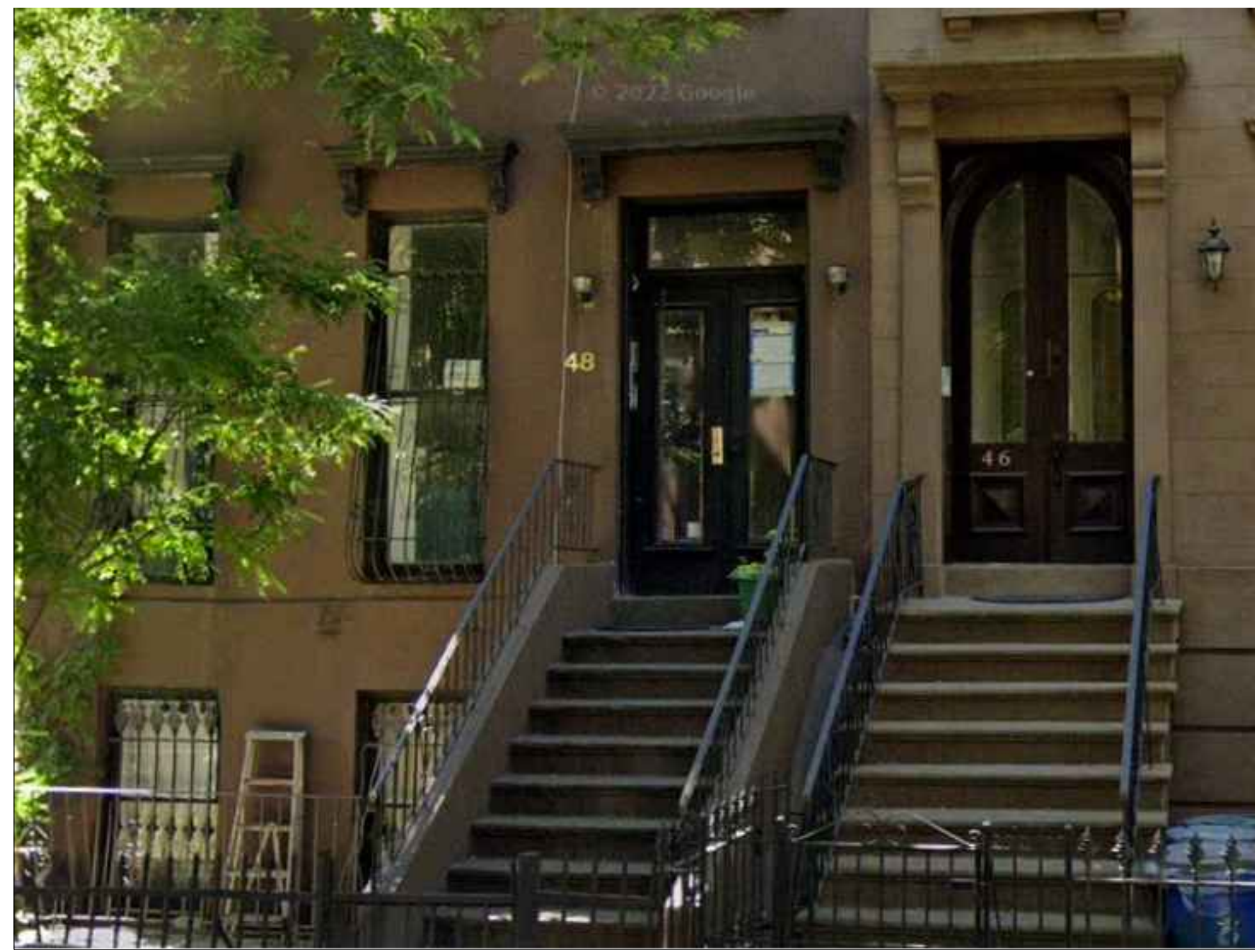
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PARAPETS - 29 - 33 CLIFTON PLACE



STOOPS AND FRONT DOORS - 48 AND 46 CLIFTON PLACE



STOOPS AND FRONT DOORS - 44 CLIFTON PLACE



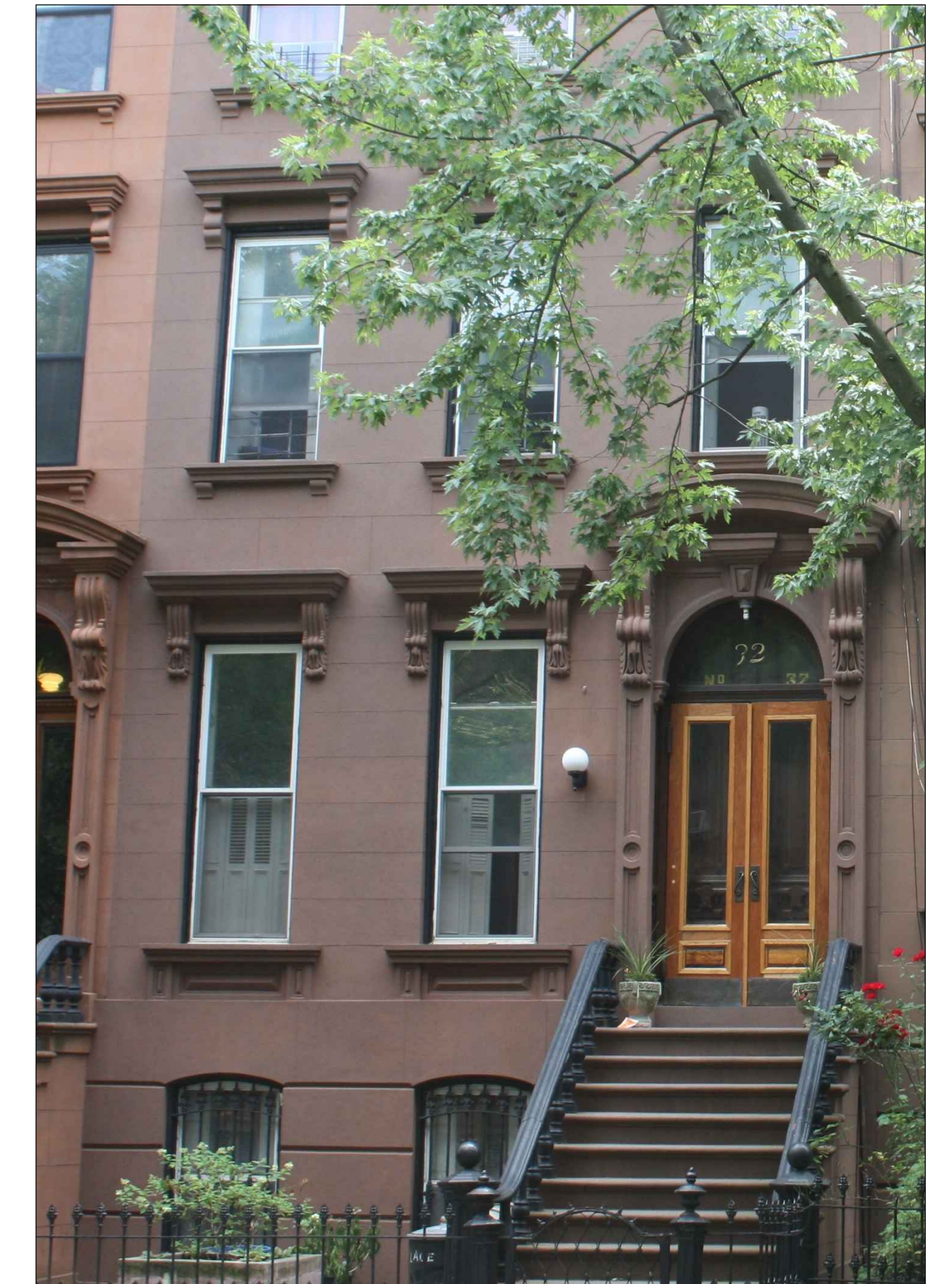
CORBELING - ST. JAMES PLACE AND GREENE AVENUE



BAY WINDOW - 1 CAMBRIDGE PLACE (NARROW STREET)



BAY WINDOW - 310 GRAND AVENUE (WIDE STREET)



BROWNSTONE DETAILING - 37 CLIFTON PLACE



50 CLIFTON PLACE & 302 GRAND AVENUE

CLINTON HILL HISTORIC DISTRICT
BROOKLYN, NY

GRAND AVENUE BLOCK ELEVATION

JULY 2023

BAYSIDE BUILDERS
NIKOLAI KATZ, ARCHITECT
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50 CLIFTON PLACE & 302 GRAND AVENUE

CLINTON HILL HISTORIC DISTRICT
BROOKLYN, NY

VIEW FROM GRAND AVENUE

JULY 2023

BAYSIDE BUILDERS
NIKOLAI KATZ, ARCHITECT
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50 CLIFTON PLACE & 302 GRAND AVENUE

CLINTON HILL HISTORIC DISTRICT
BROOKLYN, NY

302 GRAND AVENUE VIEW FROM ????

JULY 2023

BAYSIDE BUILDERS
NIKOLAI KATZ, ARCHITECT
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11 OF 24



MODERN TOWNHOUSE BUILT 2018
476 WASHINGTON AVENUE
CLINTON HILL HISTORIC DISTRICT



MODERN BRICK STACKED PARAPET, BUILT 2015
259 - 261 BERRY STREET



WINDOW DETAILING
41 BOND STREET
NOHO HISTORIC DISTRICT EXTENSION



WINDOW DETAILING
41 BOND STREET
NOHO HISTORIC DISTRICT EXTENSION



BRICK DETAILING
100 FRANKLIN STREET
TRIBECA EAST HISTORIC DISTRICT



LARGE WOOD ENTRY DOOR
41 BOND STREET
NOHO HISTORIC DISTRICT EXTENSION

50 CLIFTON PLACE & 302 GRAND AVENUE

CLINTON HILL HISTORIC DISTRICT
BROOKLYN, NY

302 GRAND AVENUE BUILDING ELEMENTS

JULY 2023

BAYSIDE BUILDERS
NIKOLAI KATZ, ARCHITECT
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12 OF 24

302 GRAND AVENUE



24" LONG BRICK

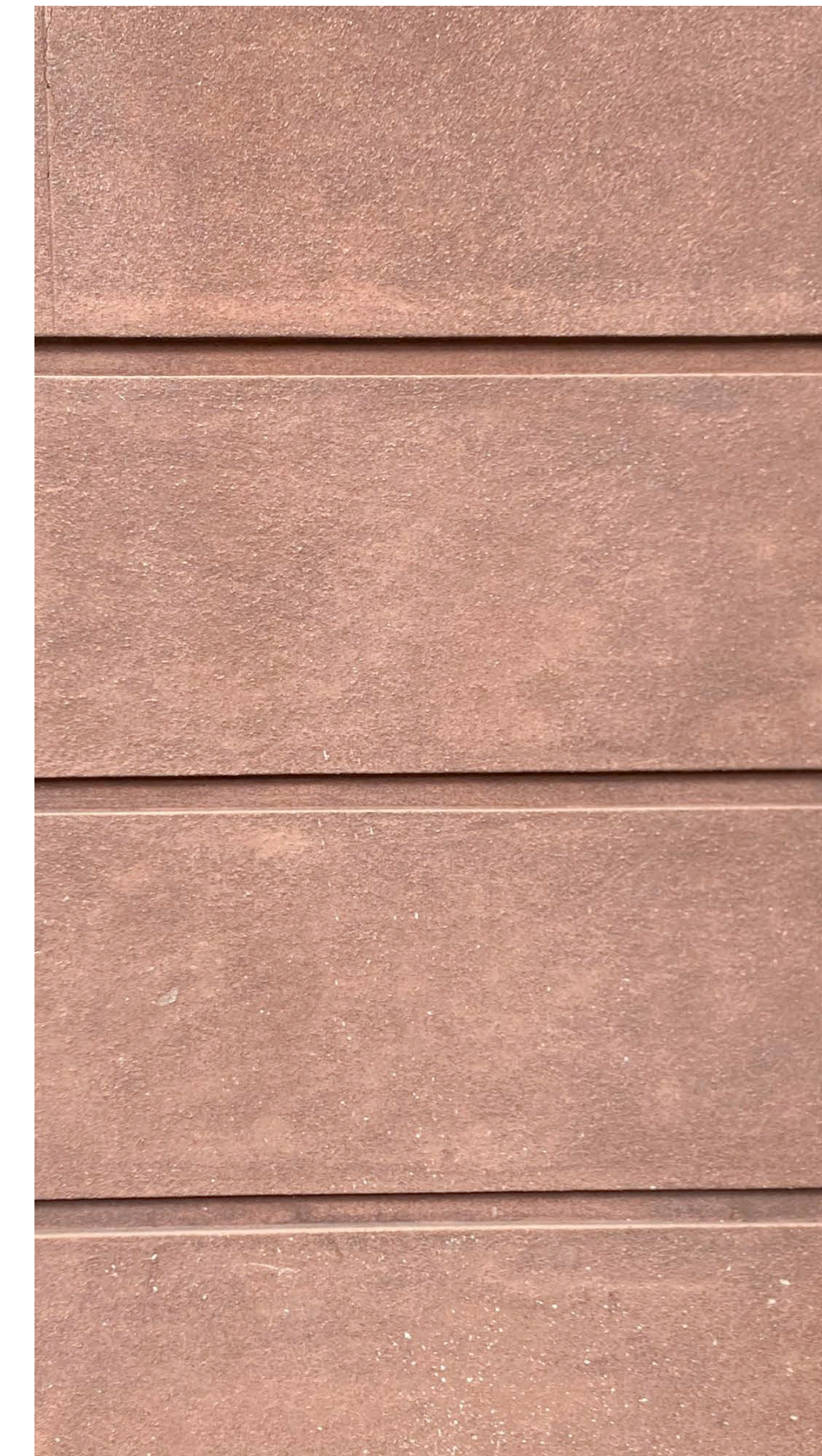


BLUESTONE FOR WINDOW SILLS,
LOWER BUILDING AND CORNICE

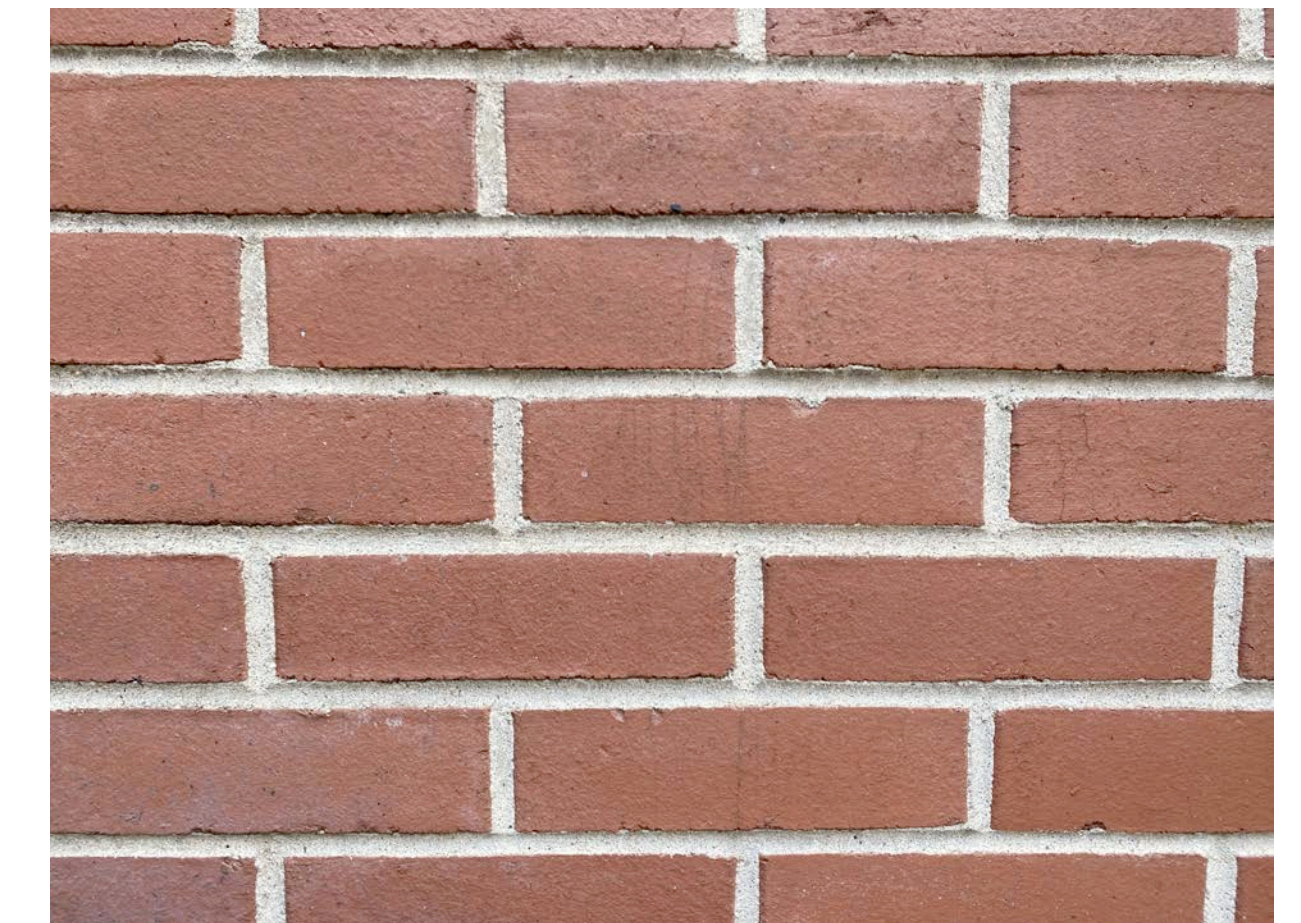


WINDOW COLOR AND FENCE.

50 CLIFTON PLACE



BROWN STONE COLOR FOR
CLIFTON FACADE
AND GRAND AVE BASE



STANDARD SIZE BRICK FOR GRAND AVE
FACADE AND SOUTH FACADE



CORNICE AND WINDOW COLOR

TOP OF BULKHEAD	+43'-3"	+102.45'
MAX BASE HEIGHT	+40'-0"	
TOP OF PARAPIT	+98.7'	
TOP OF BUILDING	+35'-0"	+94.2'
MIN BASE HEIGHT	+30'-0"	
3RD FLOOR	+25'-8"	+84.87'
2ND FLOOR	+15'-6"	+75.70'
PARLOR LEVEL	+6'-0"	+65.20'
BASE PLANE	+0'-0"	+59.20'
BASEMENT LEVEL	-4'-6"	+54.70'

(AS PER CERTIFIED SURVEY)



50 CLIFTON PLACE FRONT ELEVATION



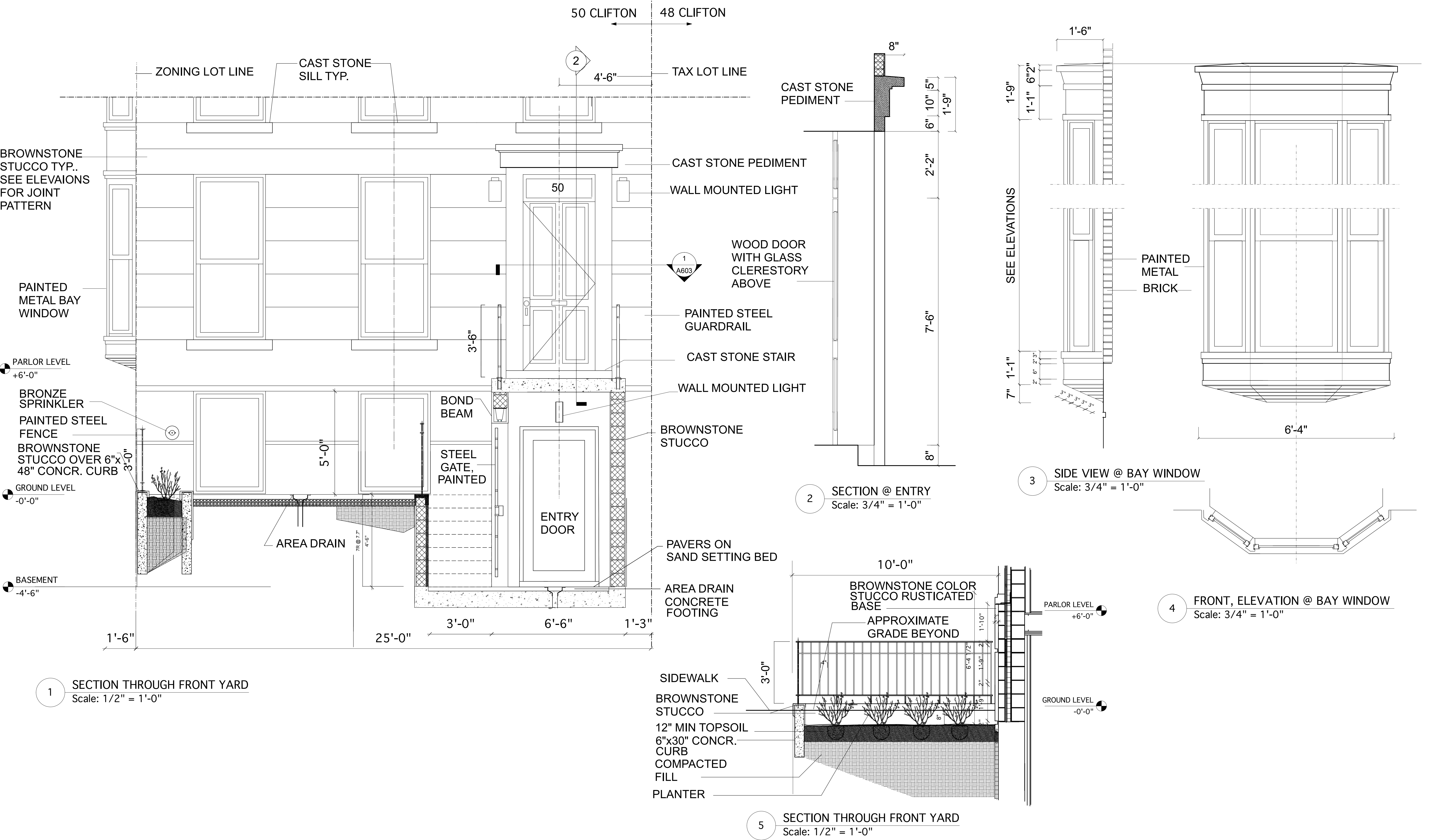
50 CLIFTON PLACE REAR ELEVATION

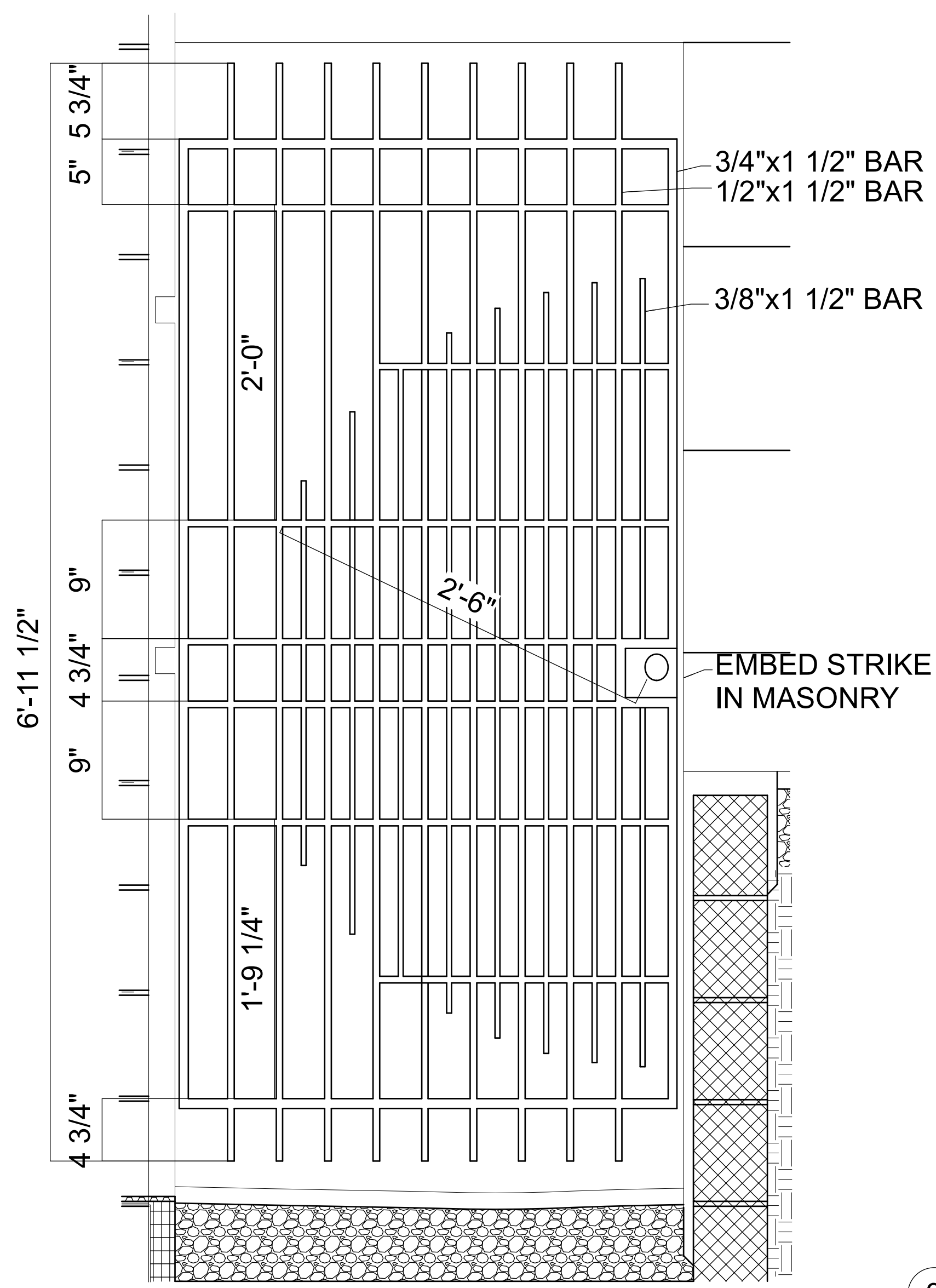
TOP OF BULKHEAD	+43'-3"	+100.97'
TOP OF RAIL	+39'-6"	+97.47'
TOP OF BUILDING	+35'-0"	+92.97'
MIN BASE HEIGHT	+30'-0"	
3RD FLOOR	+25'-0"	+82.97'
2ND FLOOR	+15'-0"	+72.97'
PARLOR LEVEL	+4'-0"	+61.97'
BASE PLANE	+0'-0"	+57.97'
CELLAR LEVEL	-6'-0"	+51.47'

(AS PER CERTIFIED DOB SURVEY)

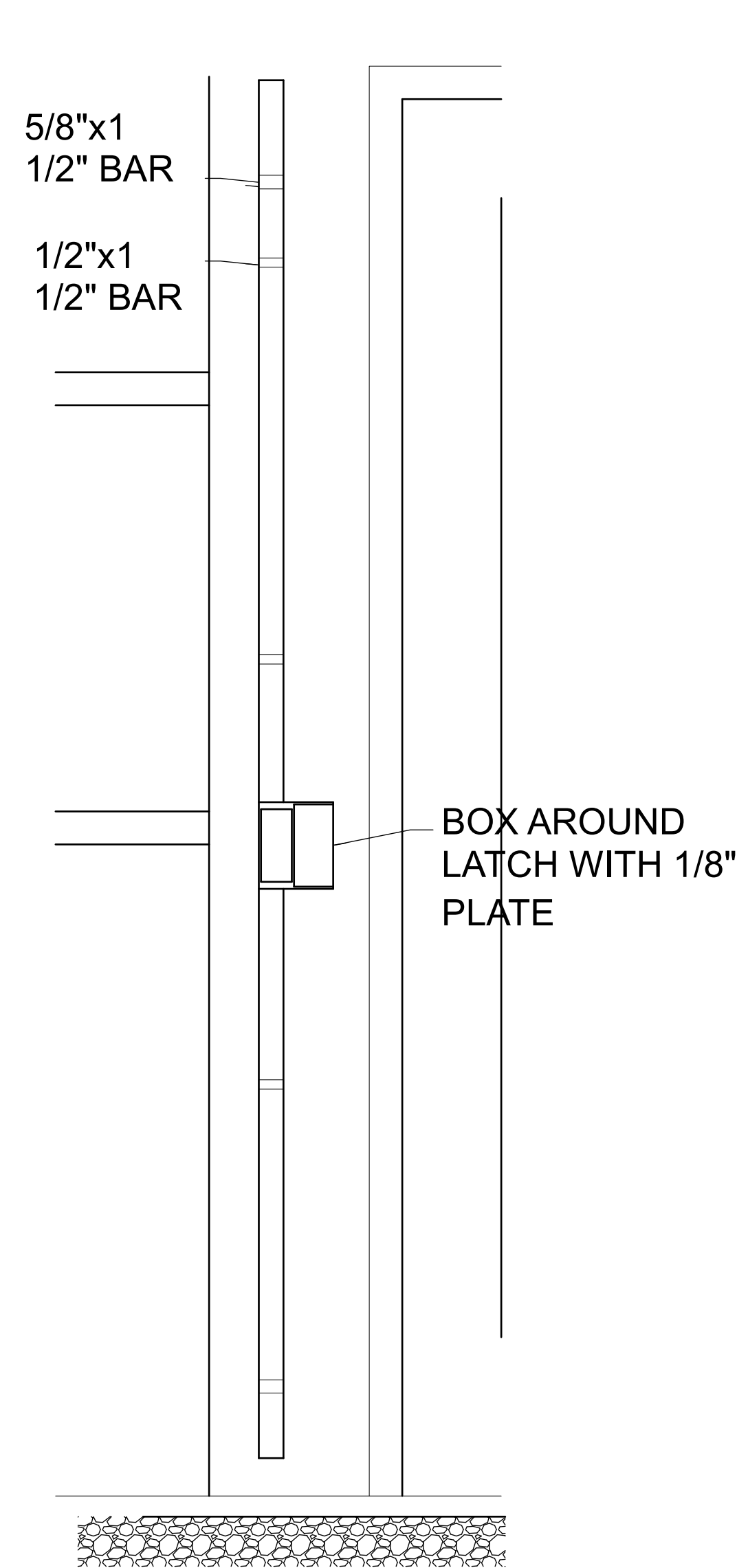


50 CLIFTON PLACE EAST ELEVATION

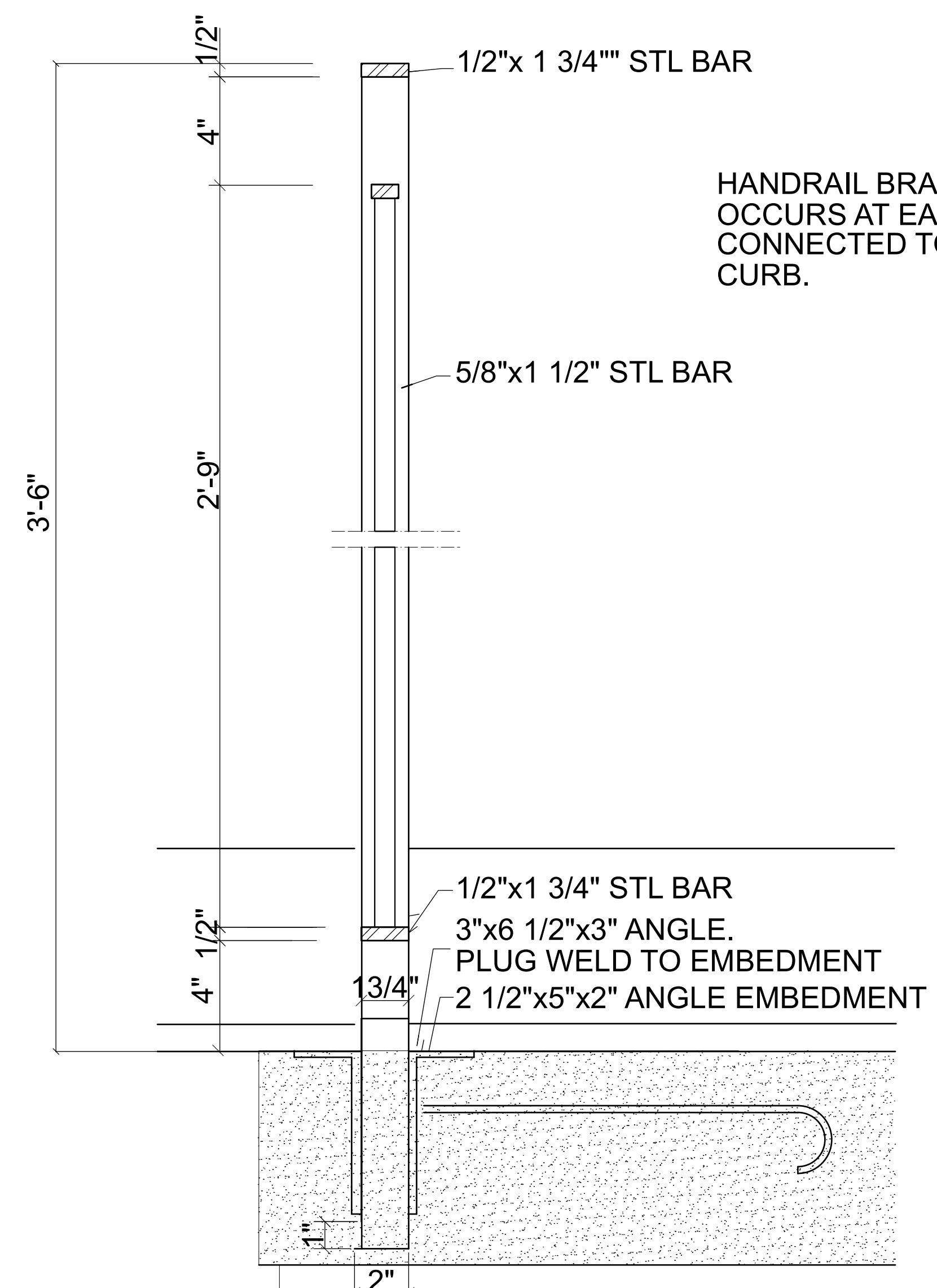




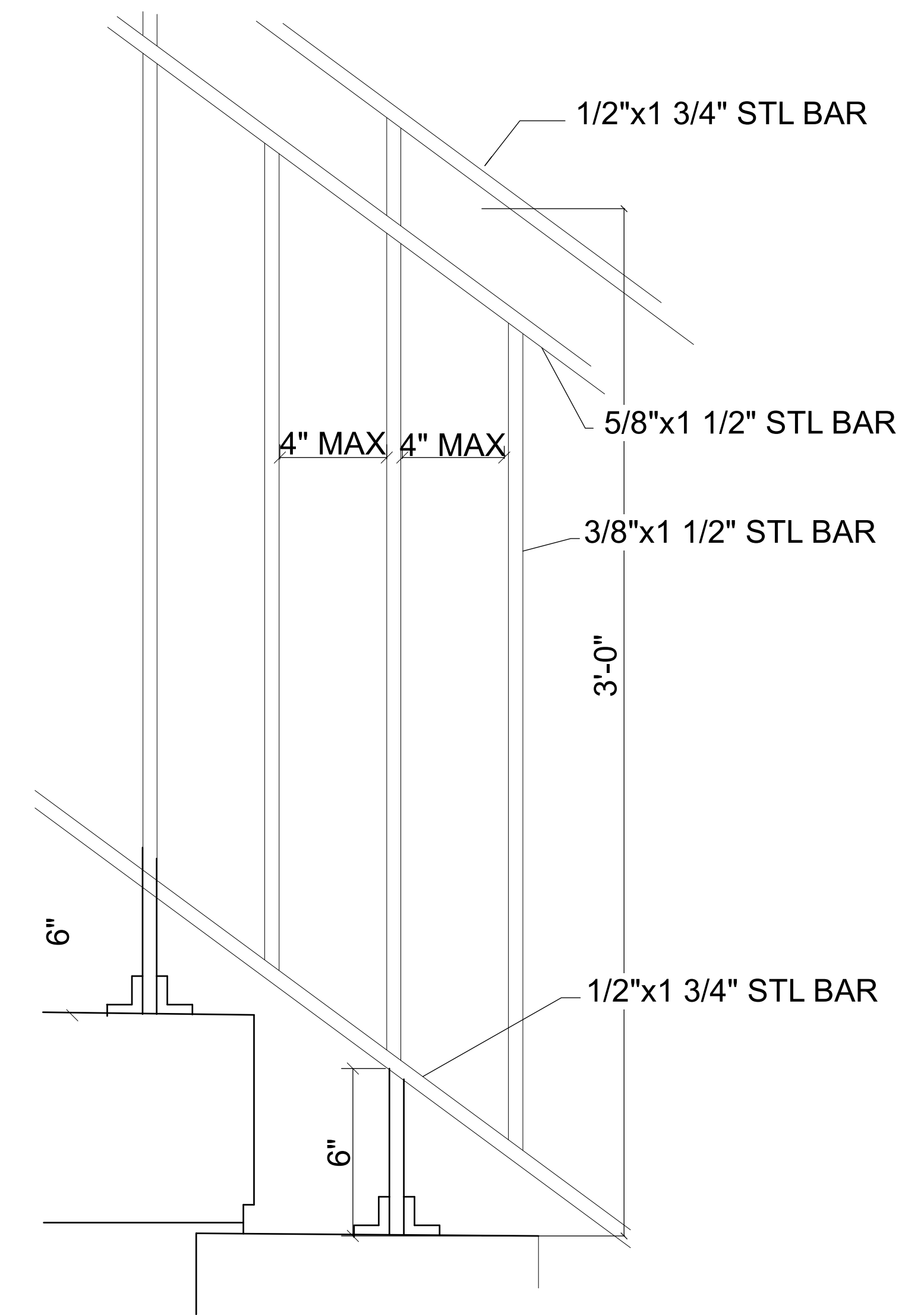
4 STOOP GATE ELEVATION
SCALE: 1 1/2" = 1'-0"



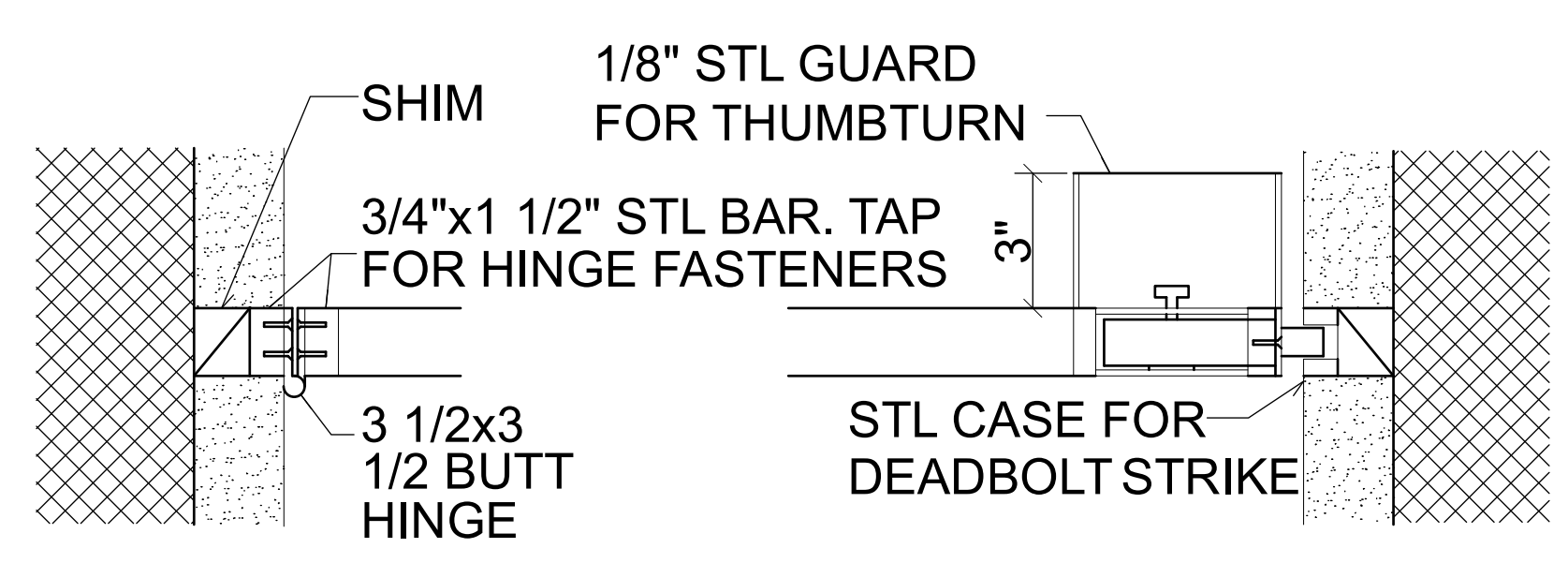
3 STOOP GATE SECTION
SCALE: 1 1/2" = 1'-0"



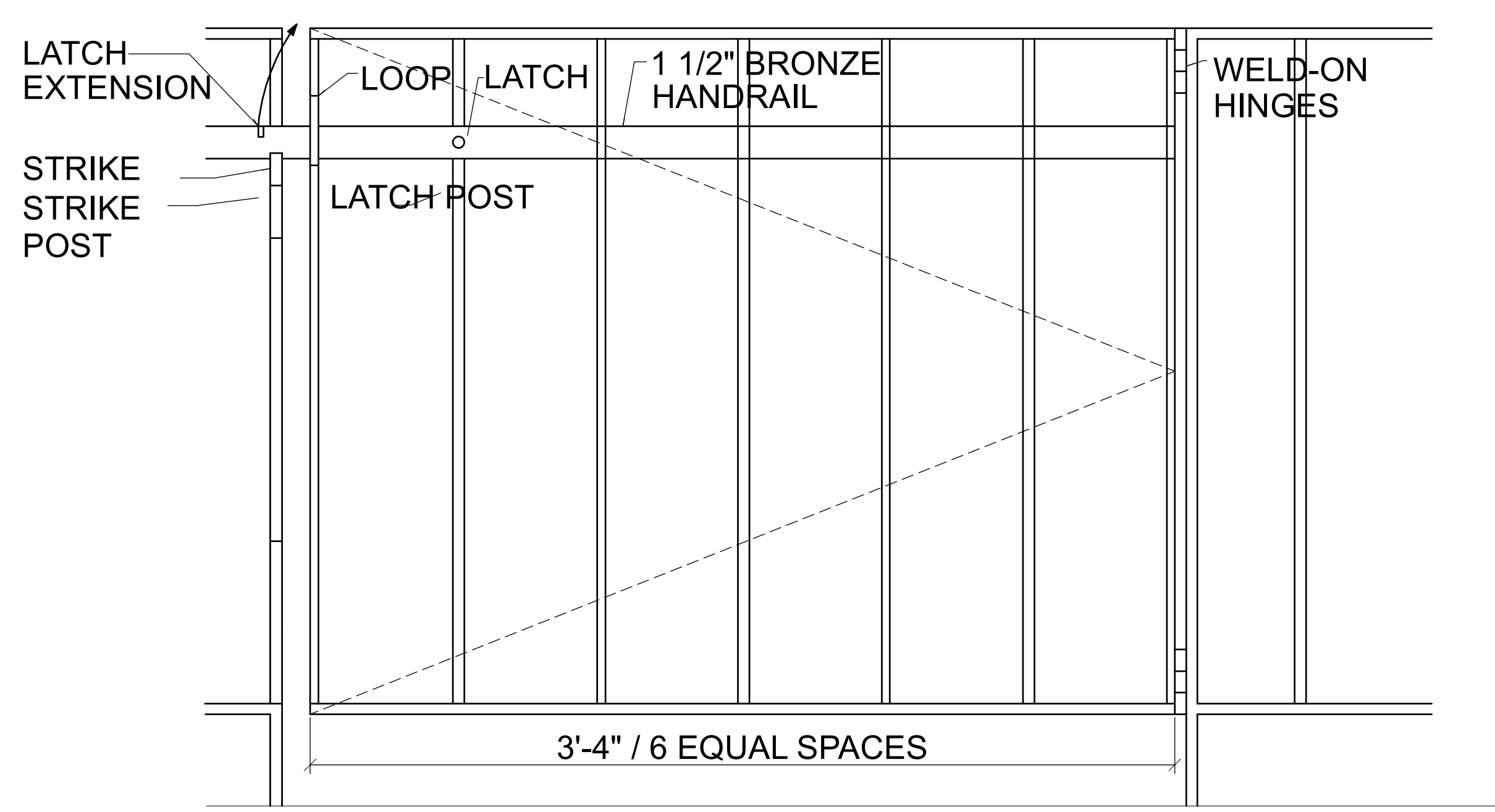
2 STOOP GUARD SECTION
SCALE: 3" = 1'-0"



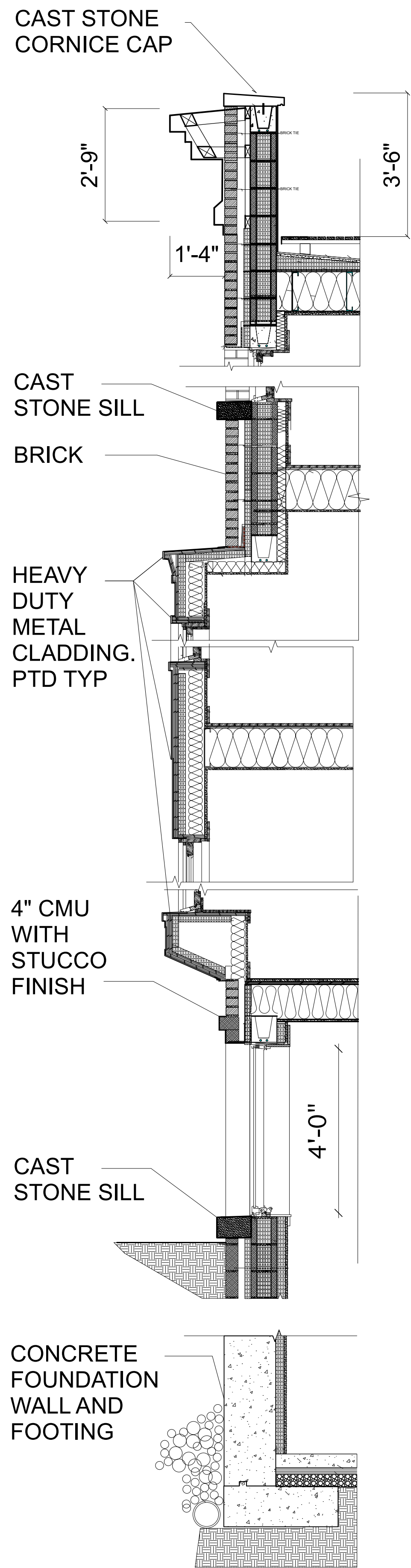
1 STAIR GUARD ELEVATION
SCALE: 3" = 1'-0"



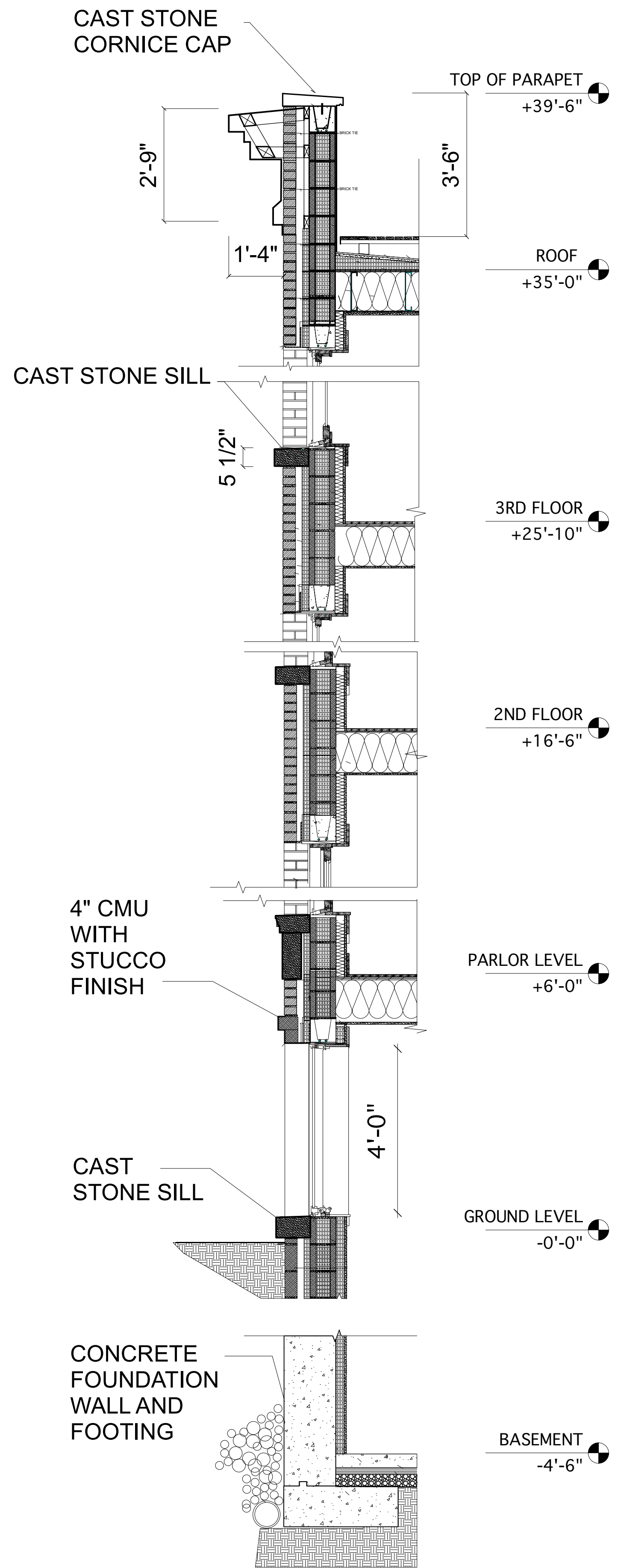
5 STOOP GATE PLAN DETAIL
SCALE: 3" = 1'-0"



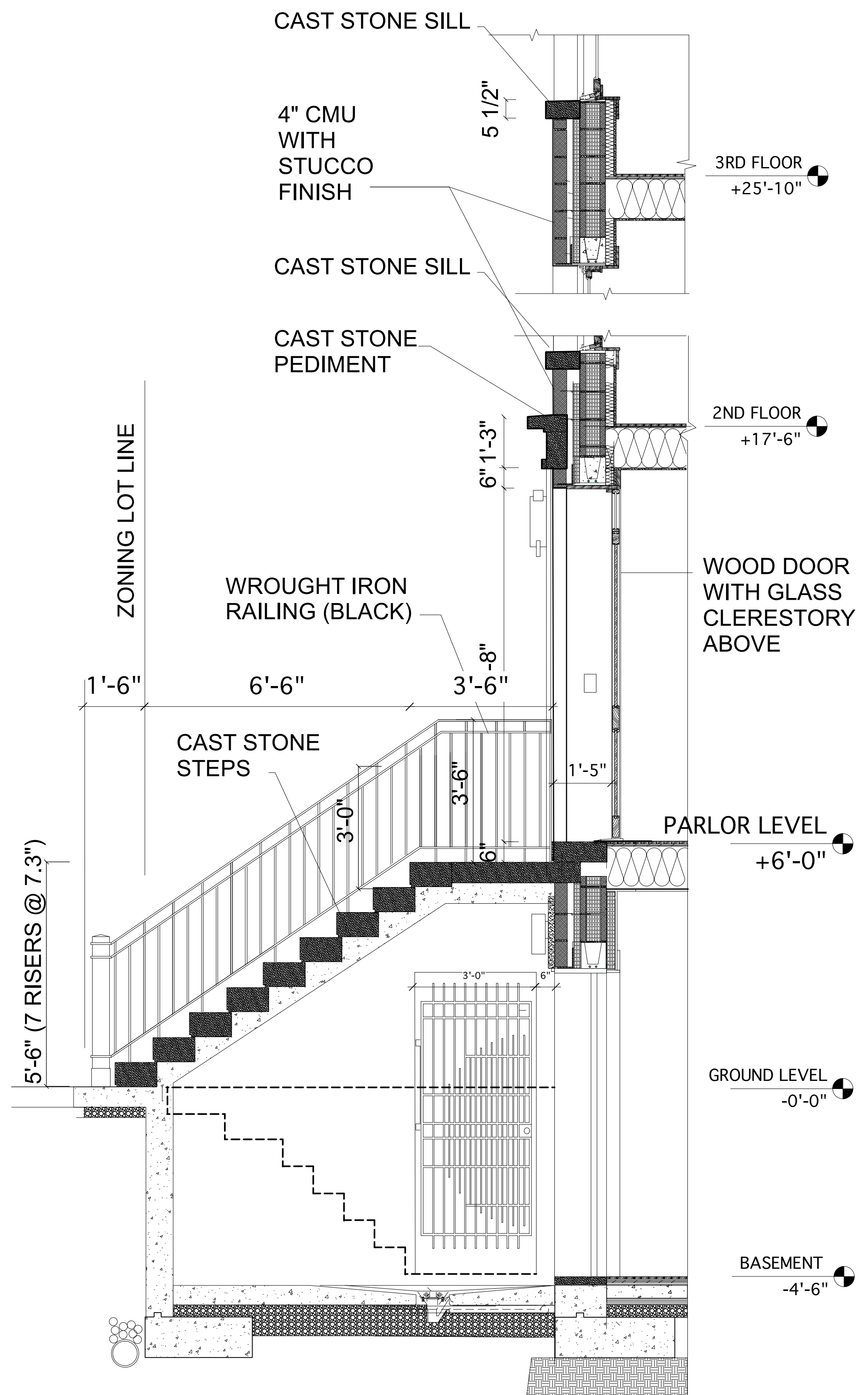
6 FRONT YARD GATE AS SEEN FROM INSIDE
SCALE: NTS



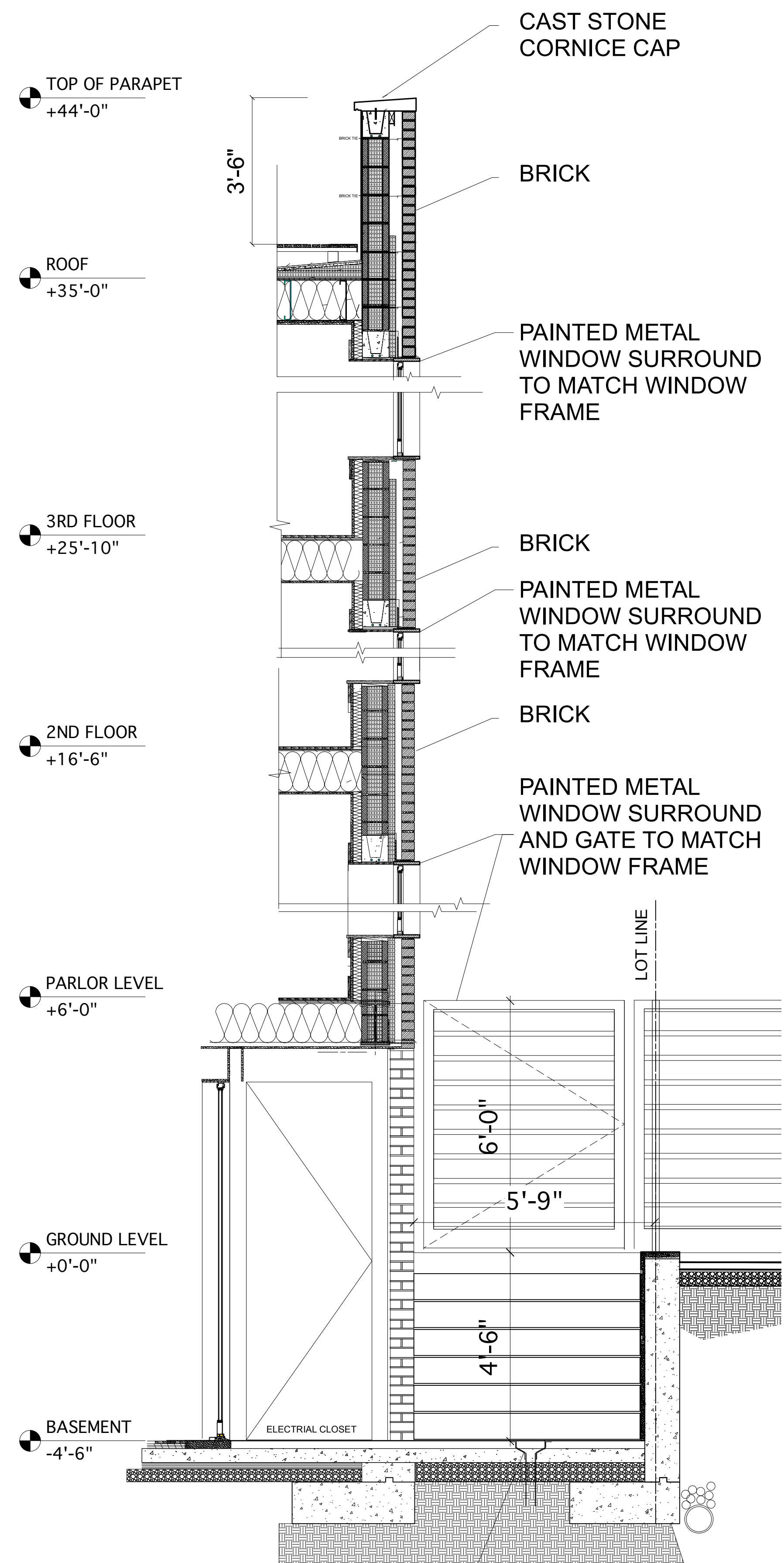
1 SECTION @ BAY WINDOW
Scale: 1/2" = 1'-0"



2 SECTION @ FRONT FACADE
Scale: 1/2" = 1'-0"

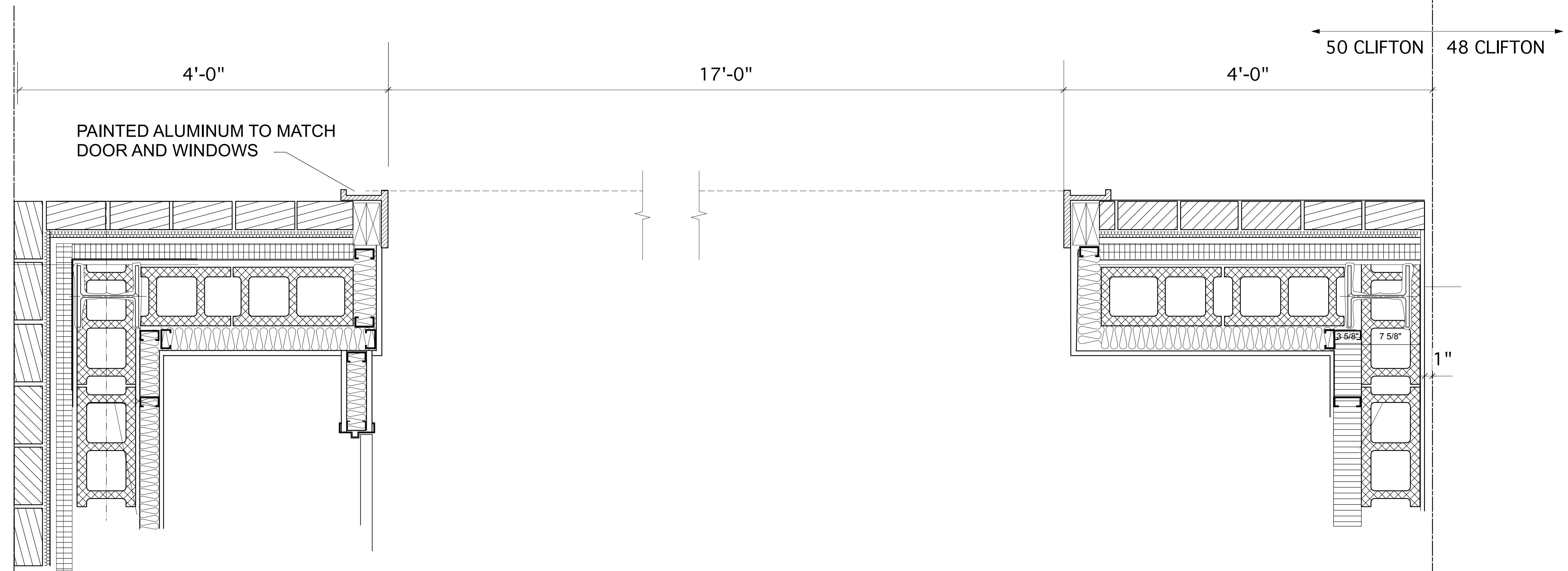
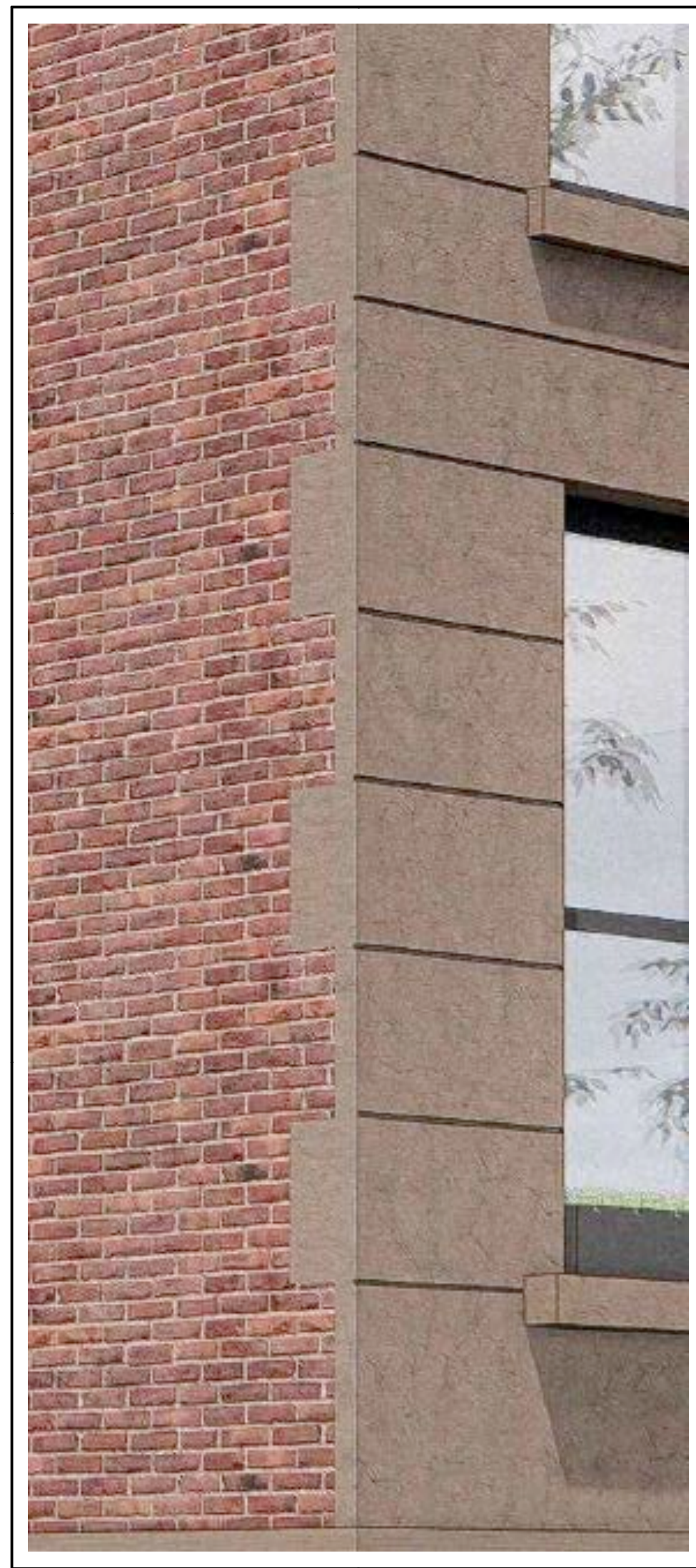


3 SECTION @ STOOP
Scale: 1/2" = 1'-0"

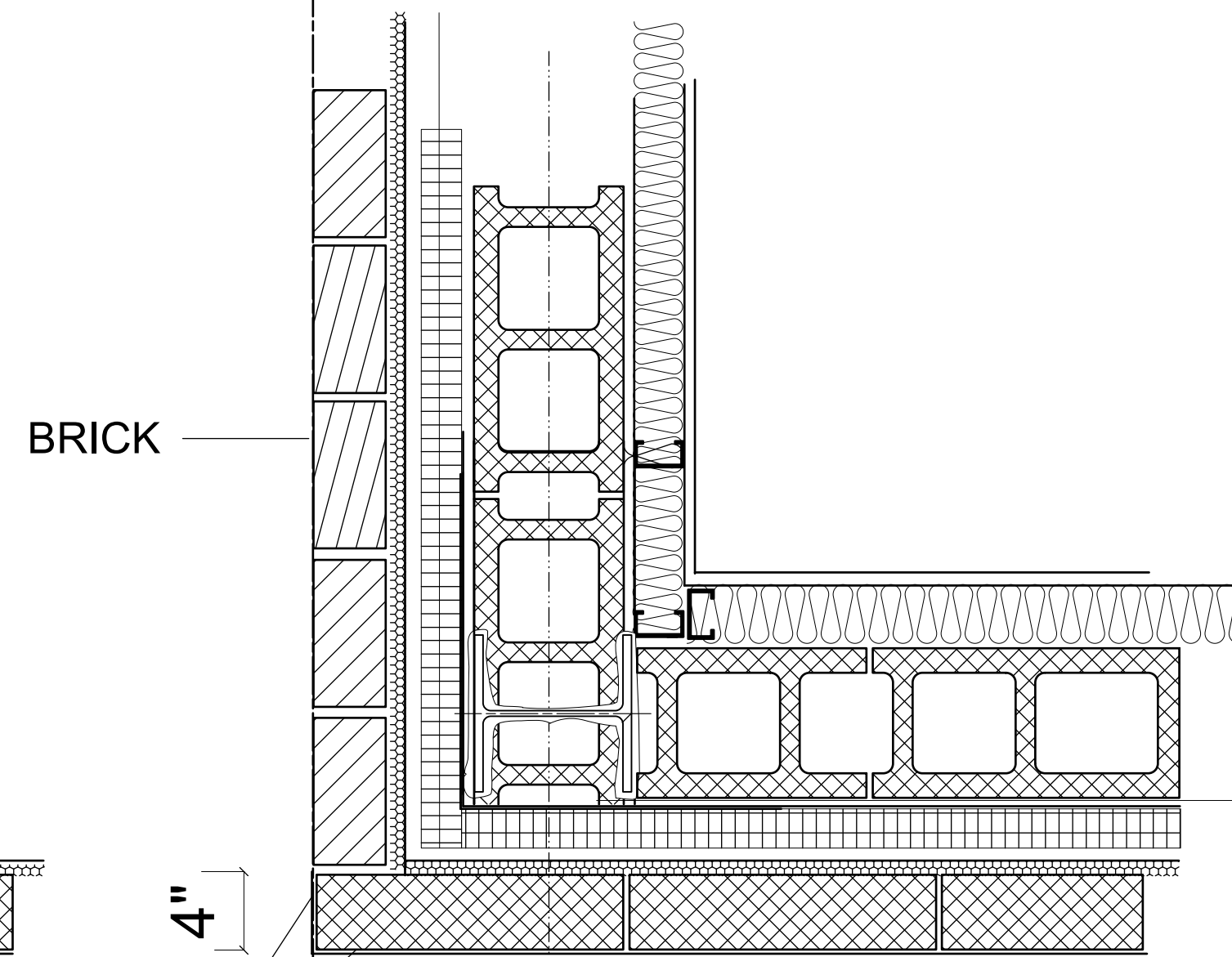
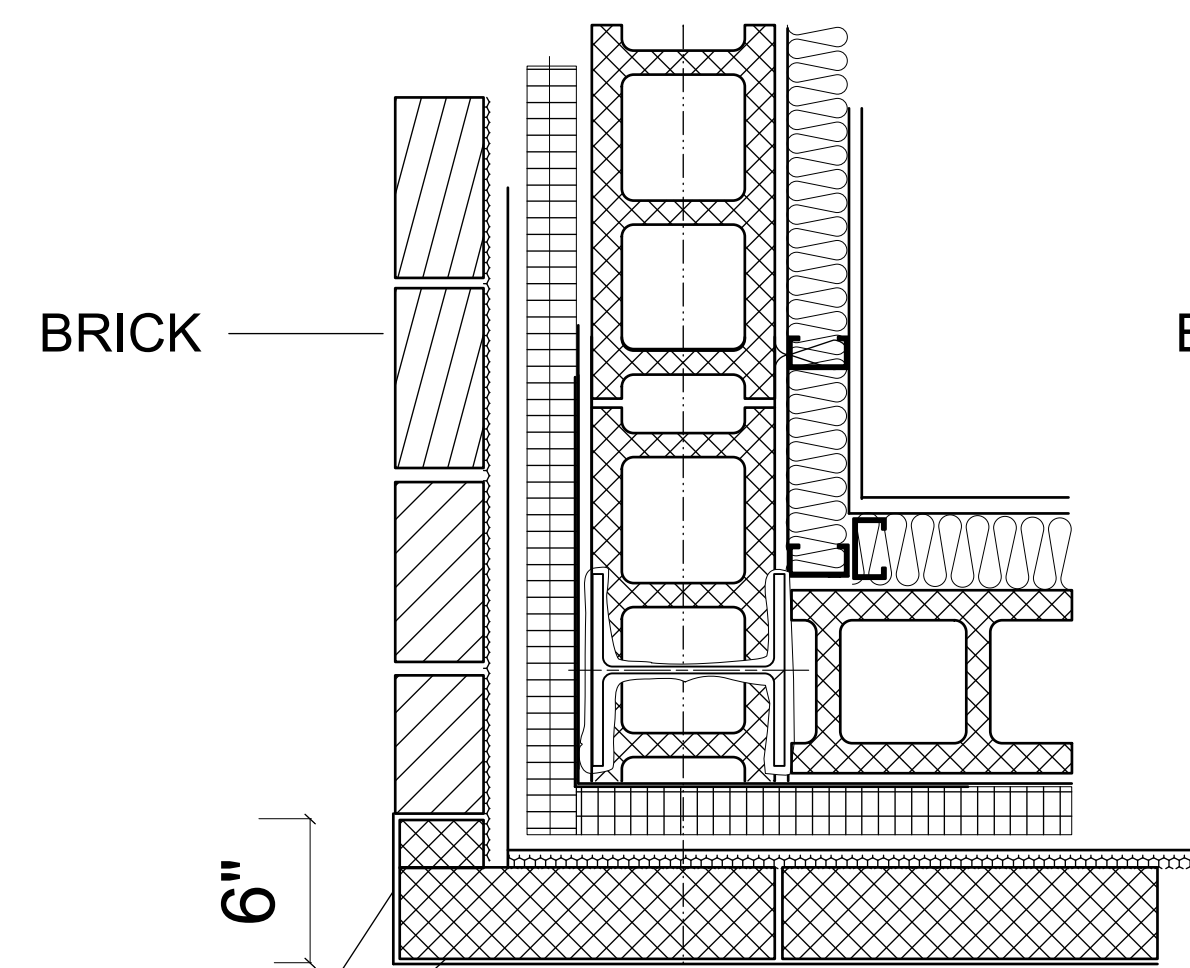


4 SECTION @ REAR WALL
Scale: 1/2" = 1'-0"

EXTERIOR WALL SECTIONS



ZONING LOT LINE



4" CMU WITH STUCCO FINISH

4" CMU WITH STUCCO FINISH

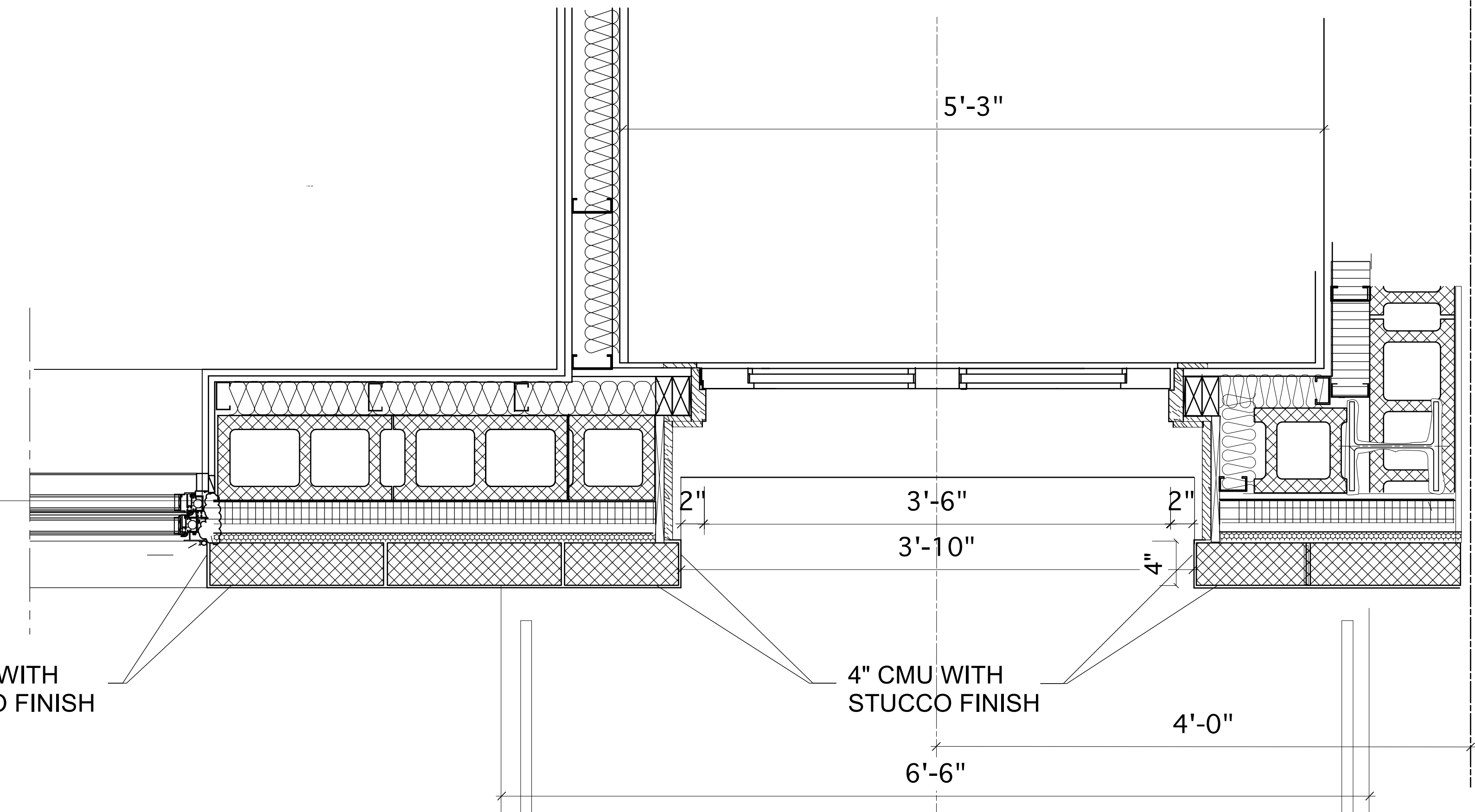
4" CMU WITH STUCCO FINISH

4" CMU WITH STUCCO FINISH

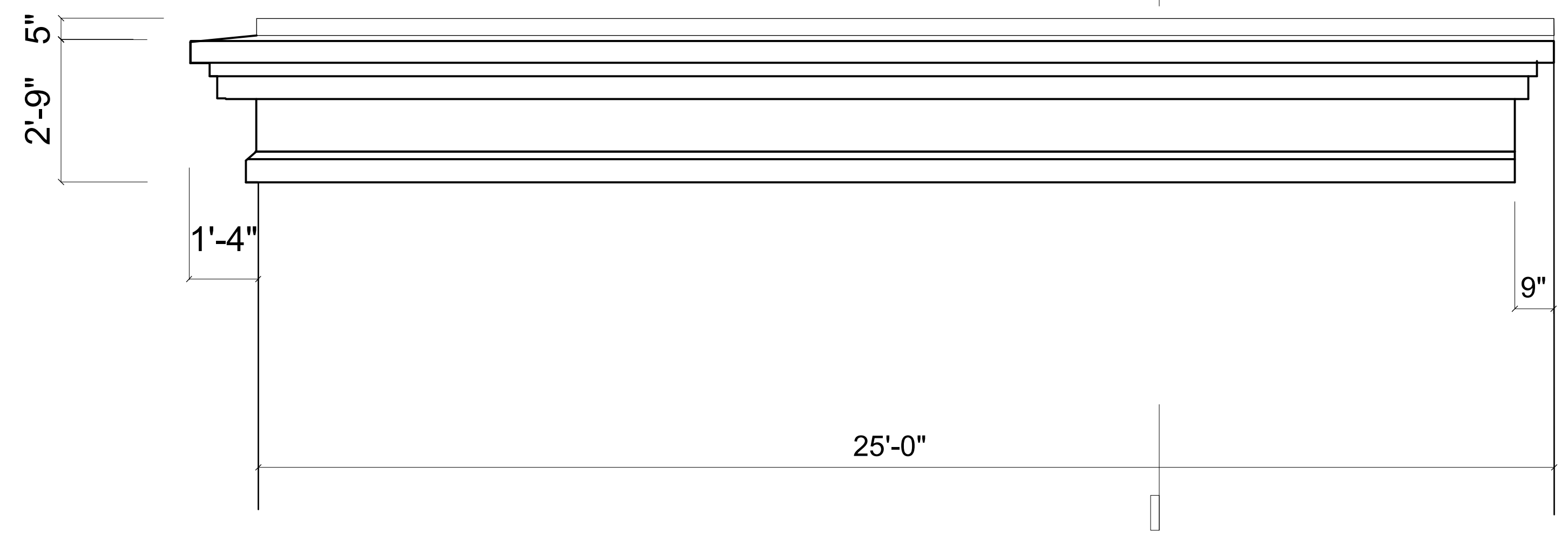
SECTIONS AT STUCCO TO BRICK TRANSITION
SEE ELEVATIONS AND RENDERINGS

1 WINDOW JAMB
 Scale: 1 1/2" = 1'-0"

2 ENTRY DOOR JAMB
 Scale: 1 1/2" = 1'-0"



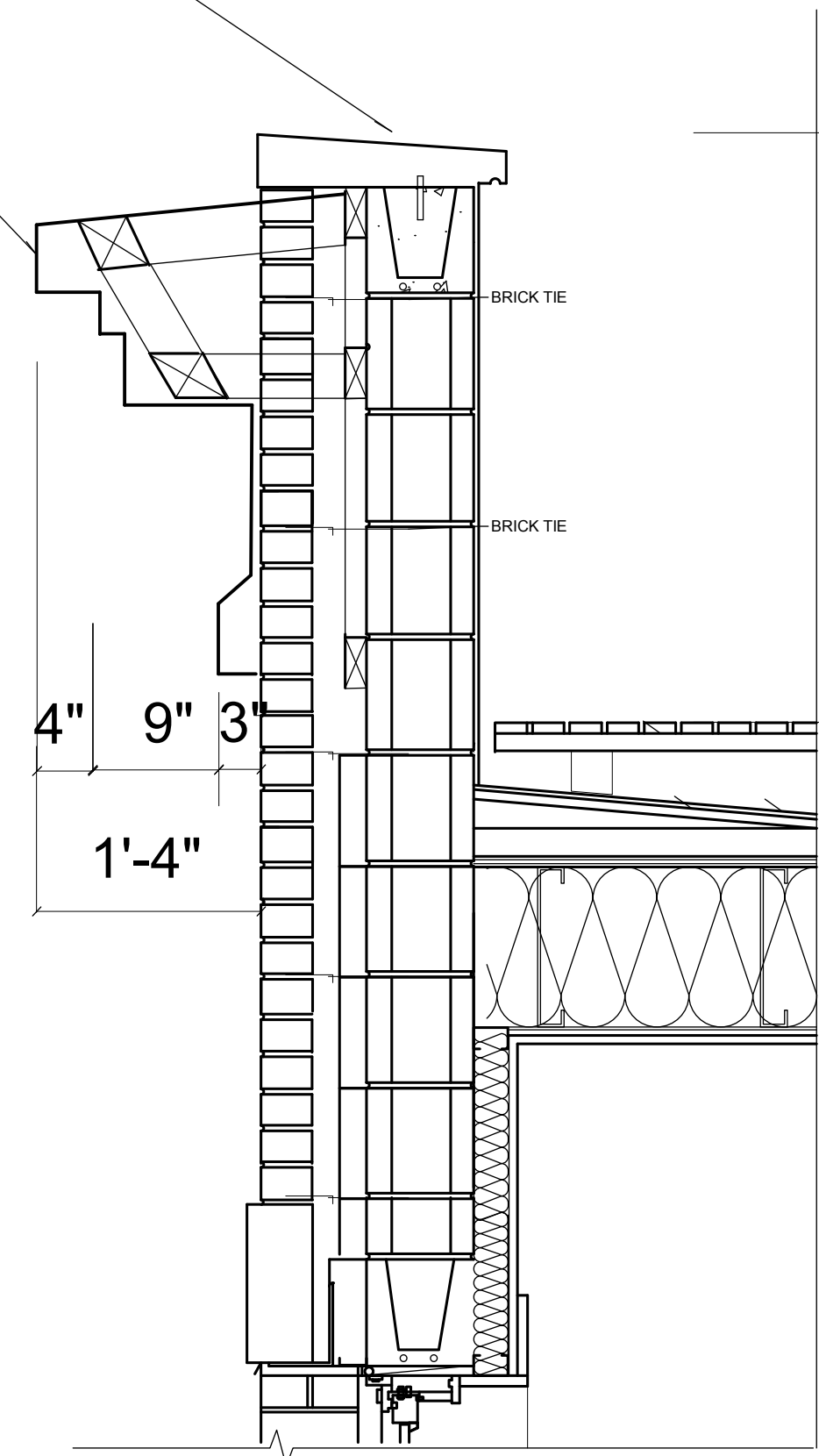
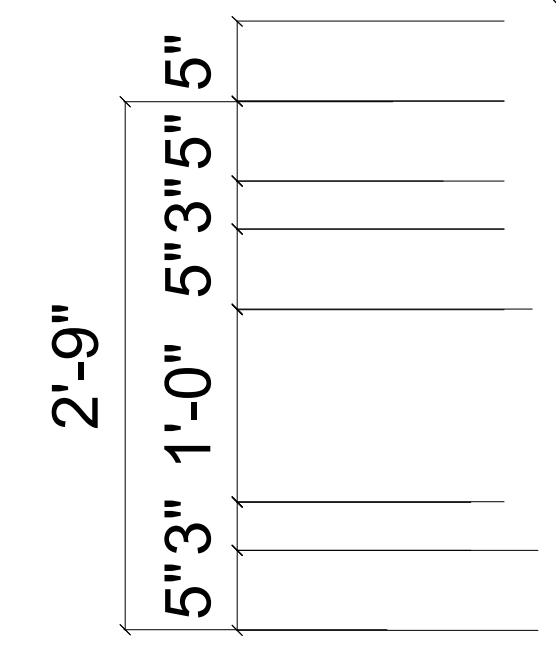
2
A806



1 CORNICE DETAIL
Scale: 1/2" = 1'-0"

CAST STONE CORNICE CAP

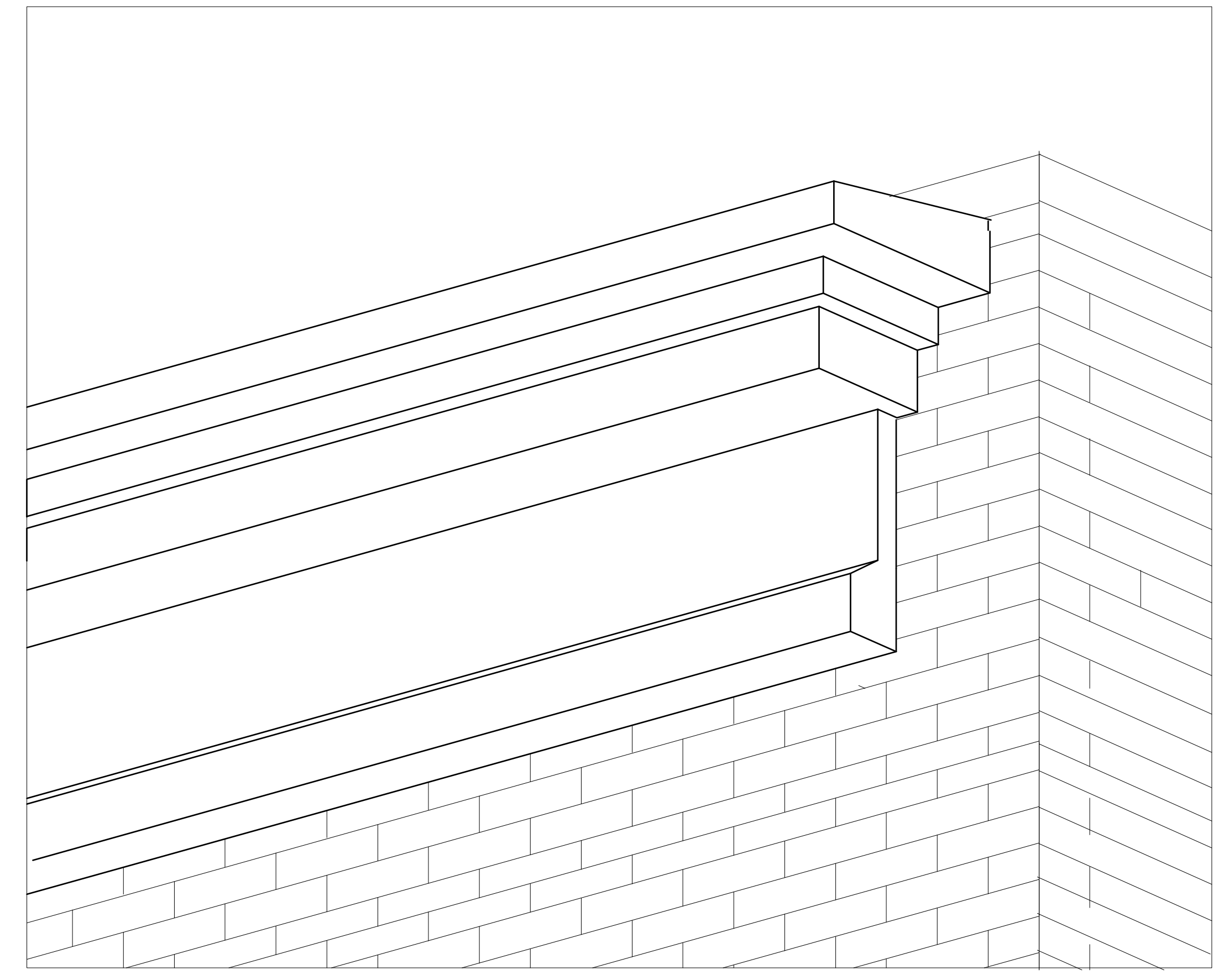
METAL CORNICE



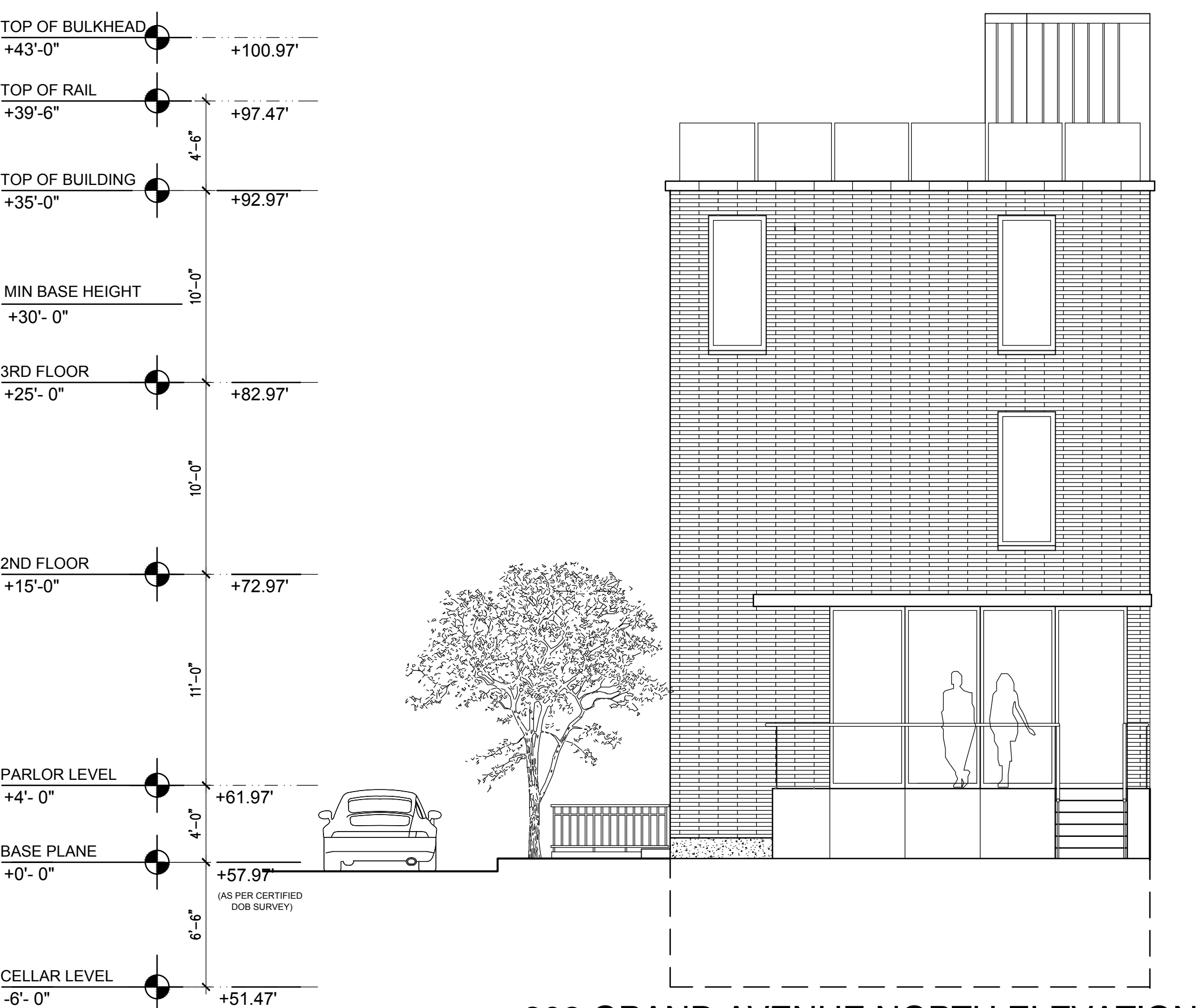
TOP OF PARAPET
0"

4TH FLOOR
0"

2 CORNICE DETAIL
Scale: 1" = 1'-0"



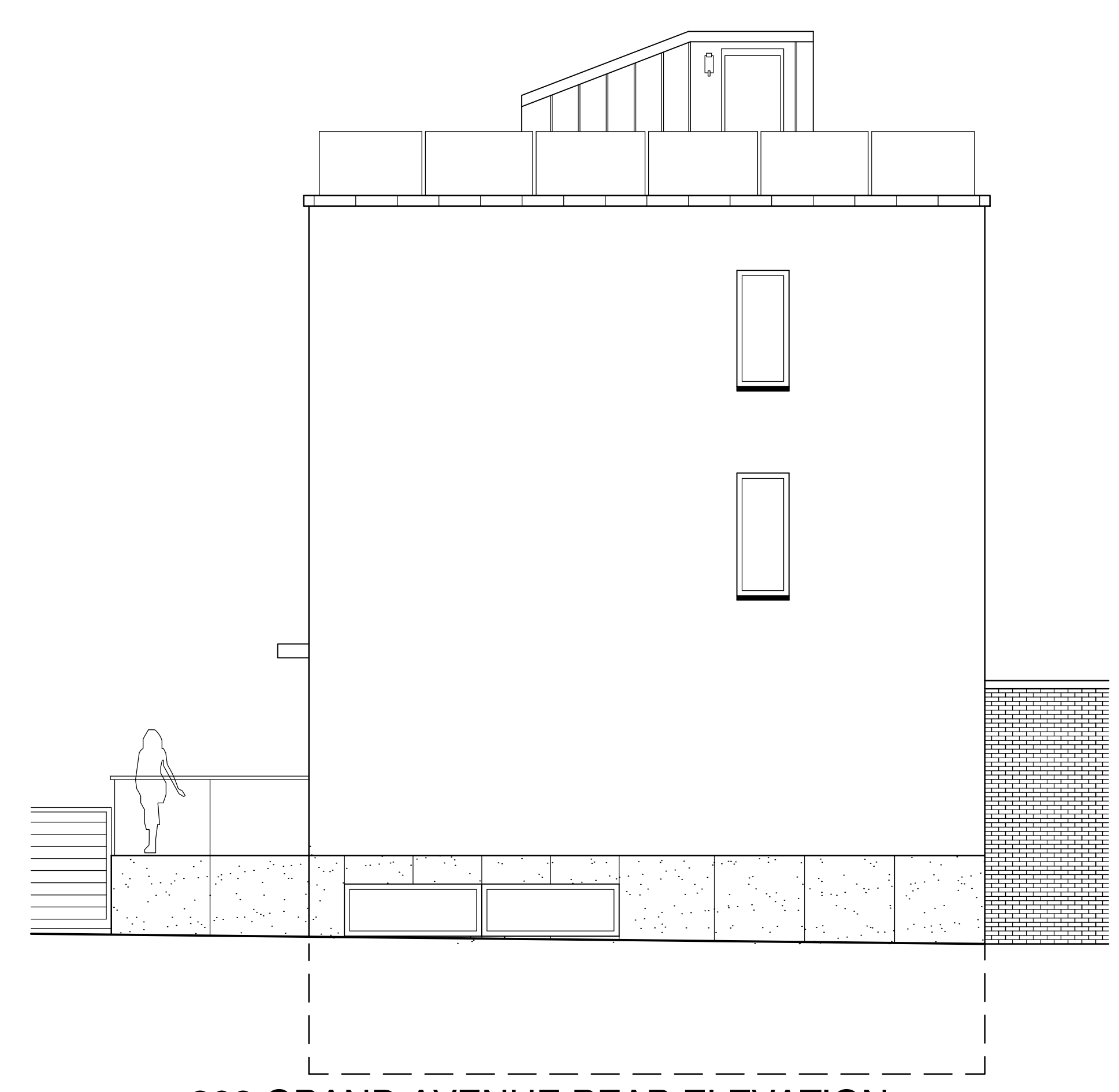
ISOMETRIC



302 GRAND AVENUE NORTH ELEVATION



302 GRAND AVENUE SOUTH ELEVATION



302 GRAND AVENUE REAR ELEVATION



310 GRAND AVENUE (EXISTING)

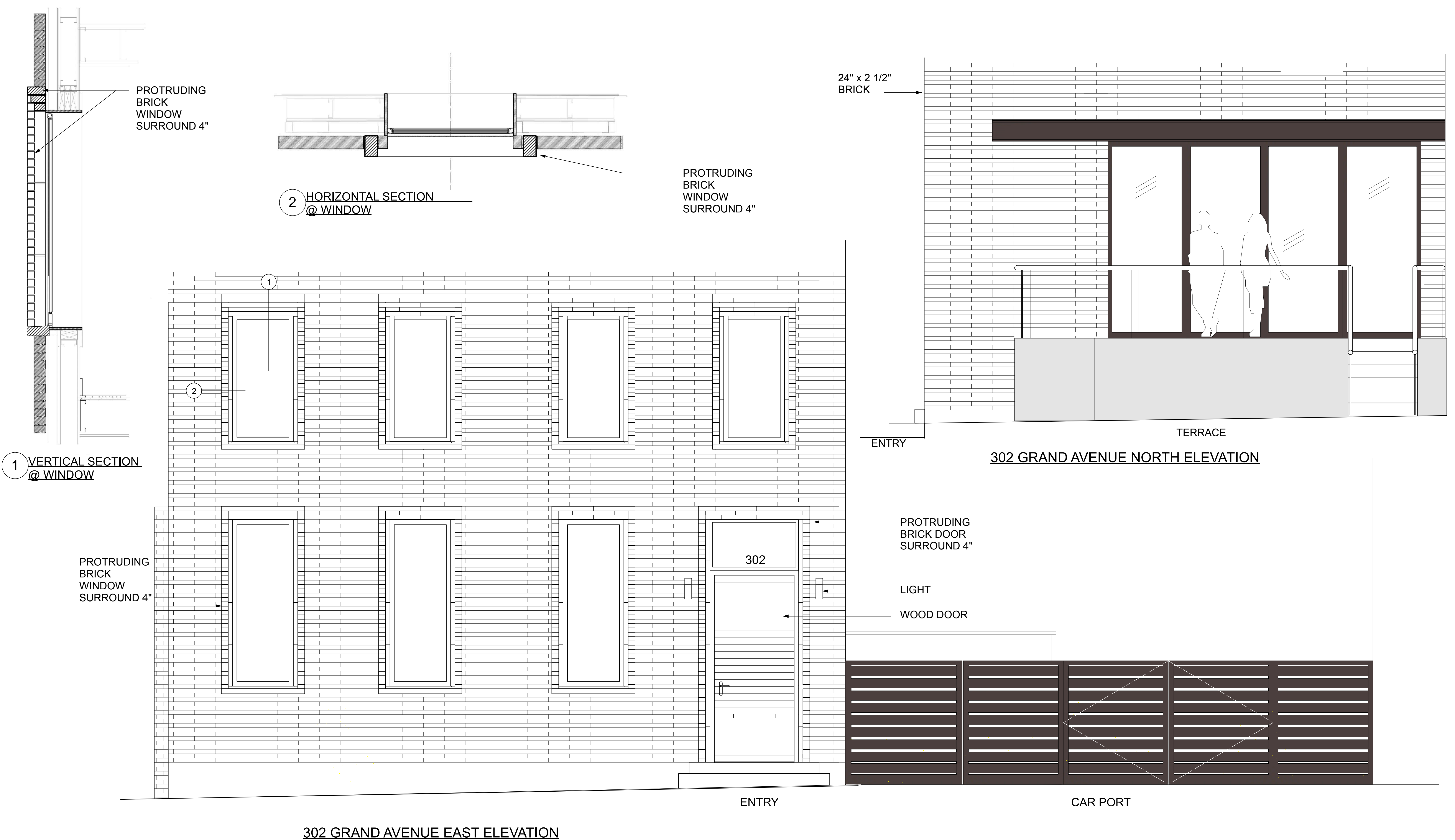


302 GRAND AVENUE FRONT ELEVATION

302 GRAND AVENUE (PROPOSED)

48 CLIFTON PLACE (EXISTING)

50 CLIFTON PLACE (PROPOSED)



302 GRAND AVENUE EAST ELEVATION

302 GRAND AVENUE NORTH ELEVATION

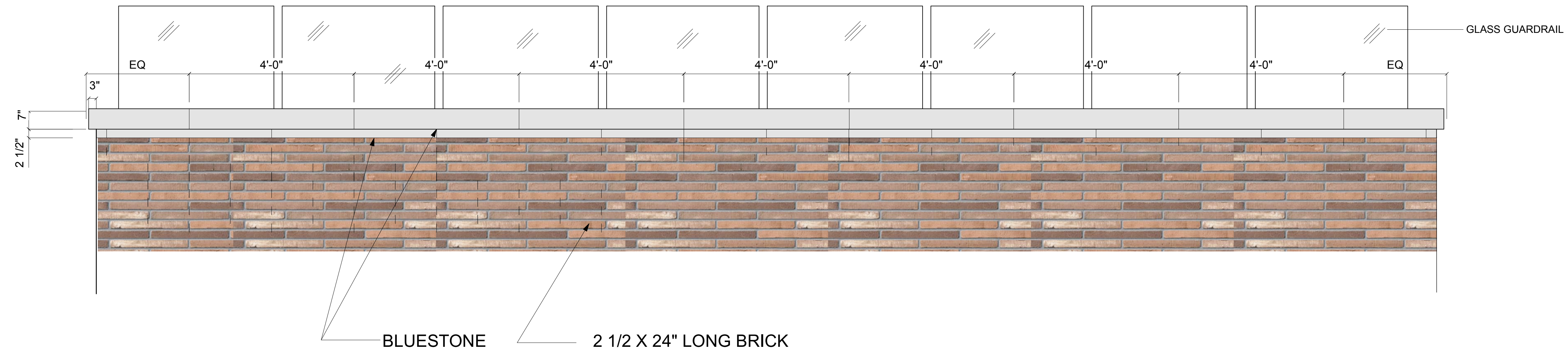
302 GRAND AVENUE ENTRANCE

50 CLIFTON PLACE & 302 GRAND AVENUE

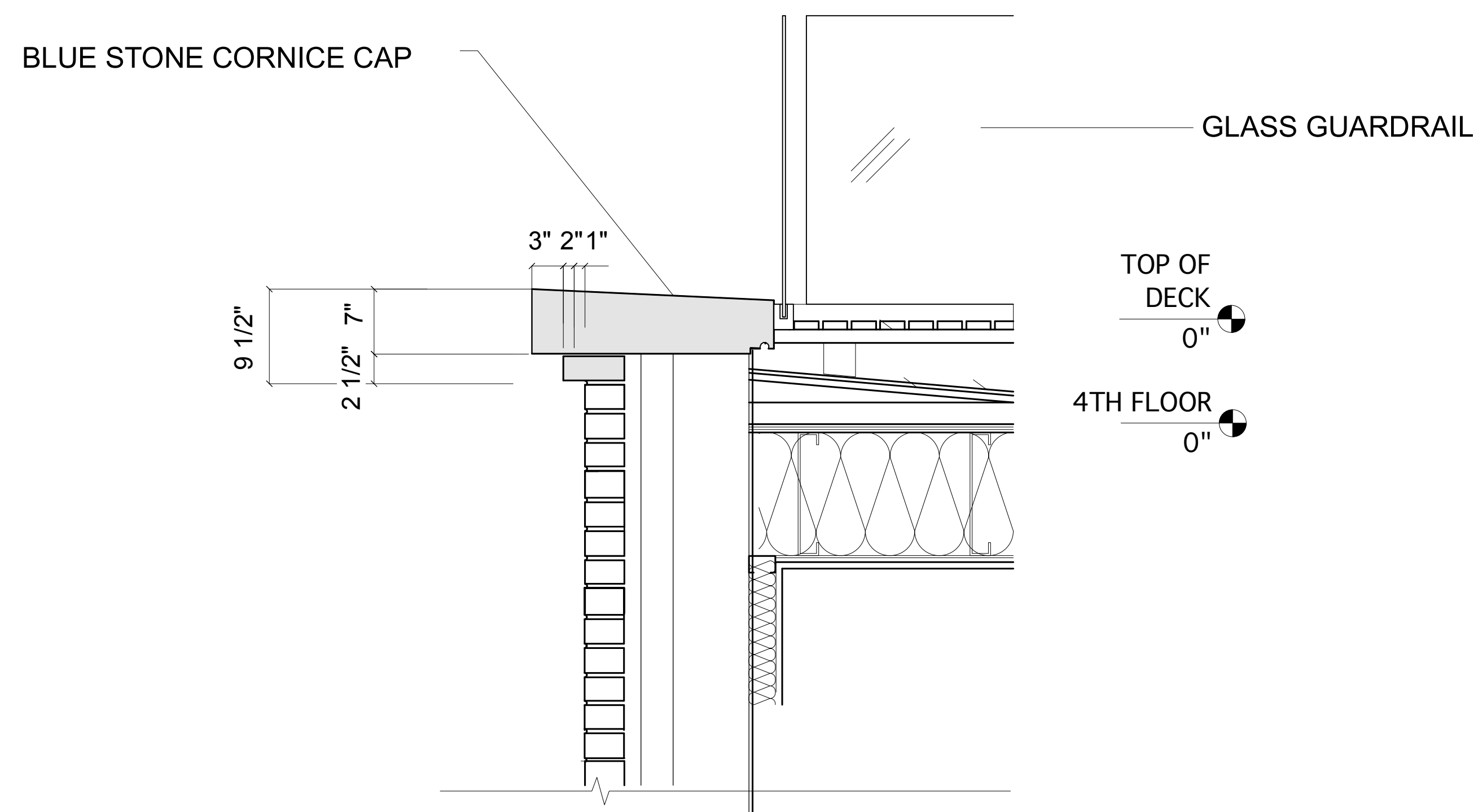
CLINTON HILL HISTORIC DISTRICT
BROOKLYN, NY

JULY 2023

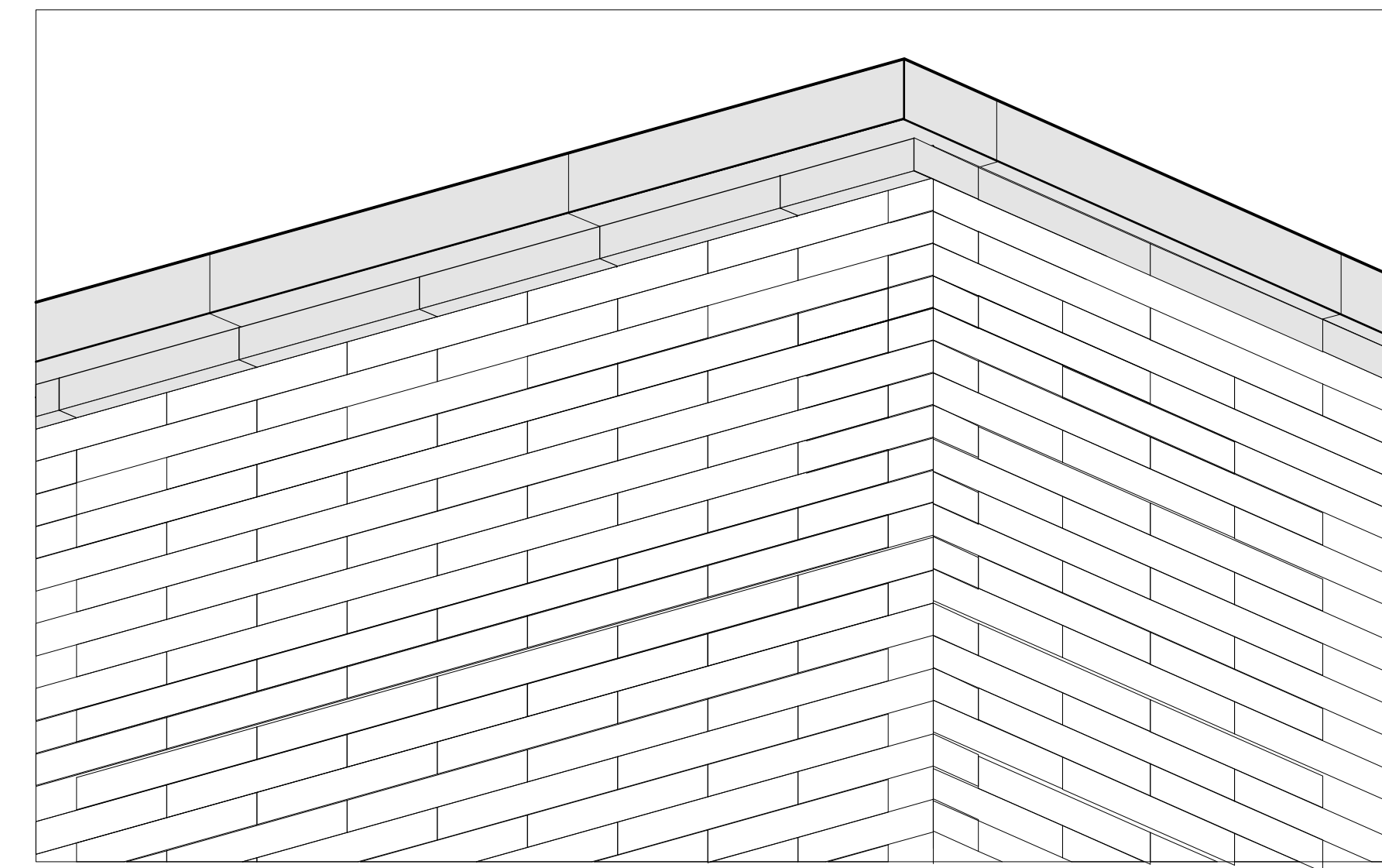
BAYSIDE BUILDERS
NIKOLAI KATZ, ARCHITECT
DACHE DESIGN LTD



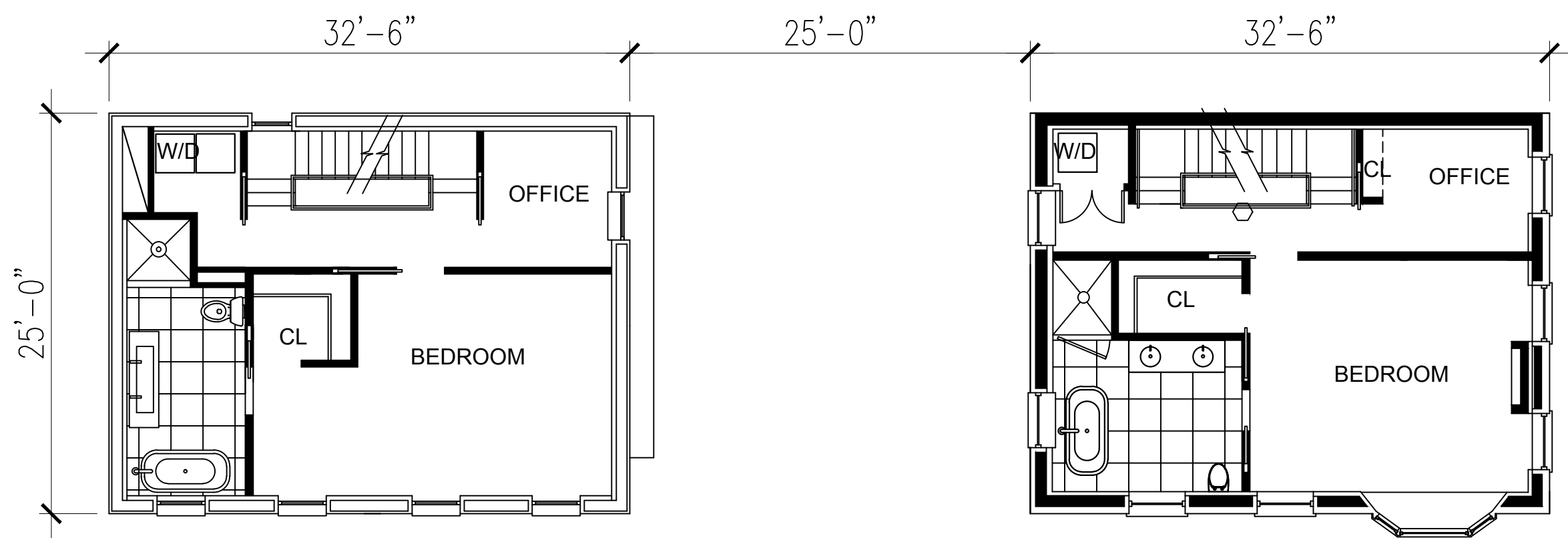
302 GRAND AVENUE CORNICE ELEVATION



302 GRAND AVENUE CORNICE SECTION



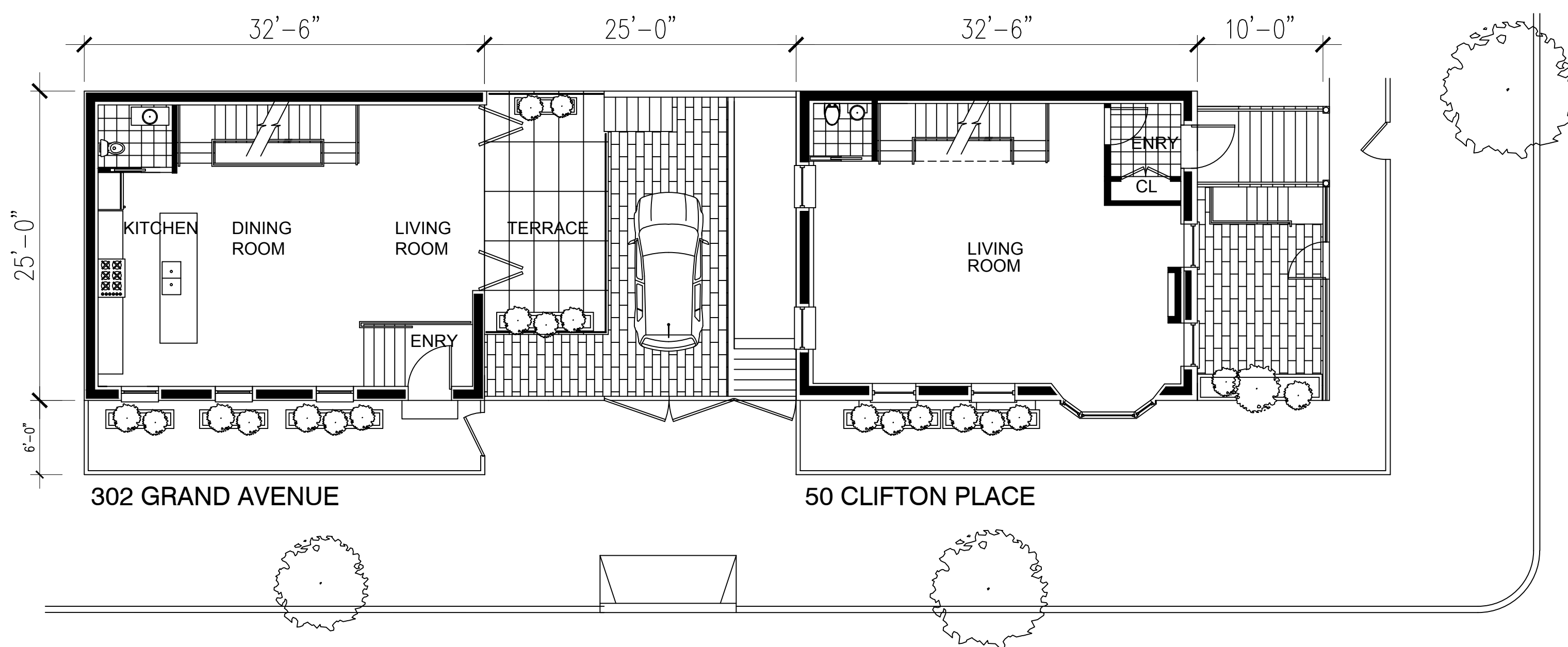
302 GRAND AVENUE CORNICE ISOMETRIC



302 GRAND AVENUE

50 CLIFTON PLACE

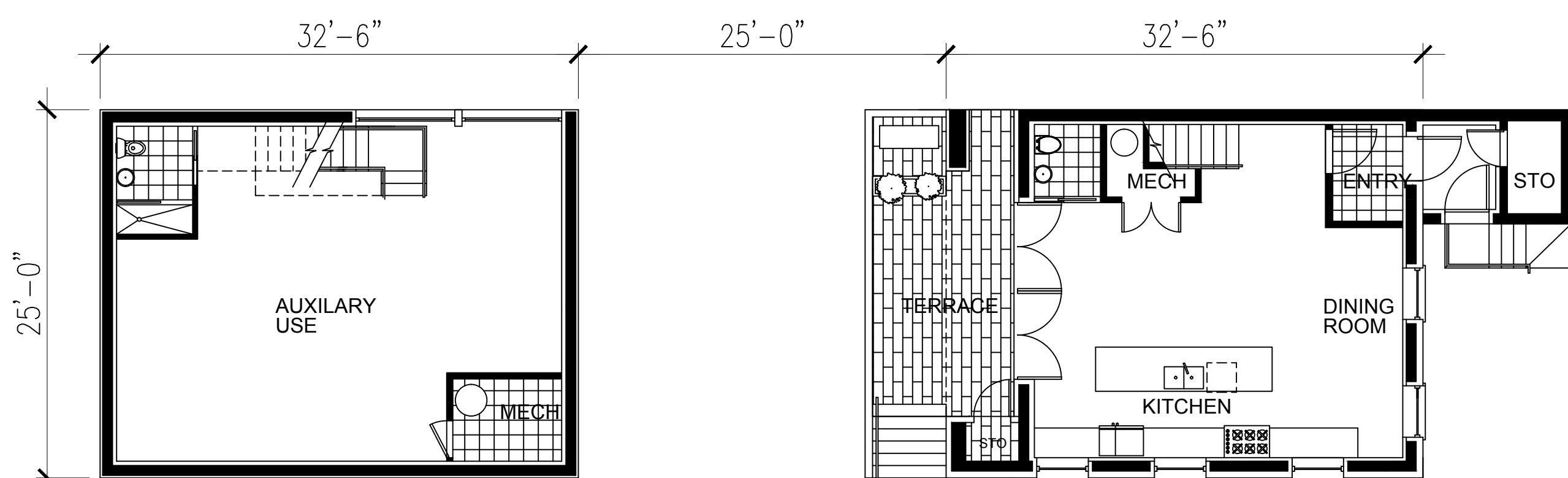
SECOND FLOOR PLANS



302 GRAND AVENUE

50 CLIFTON PLACE

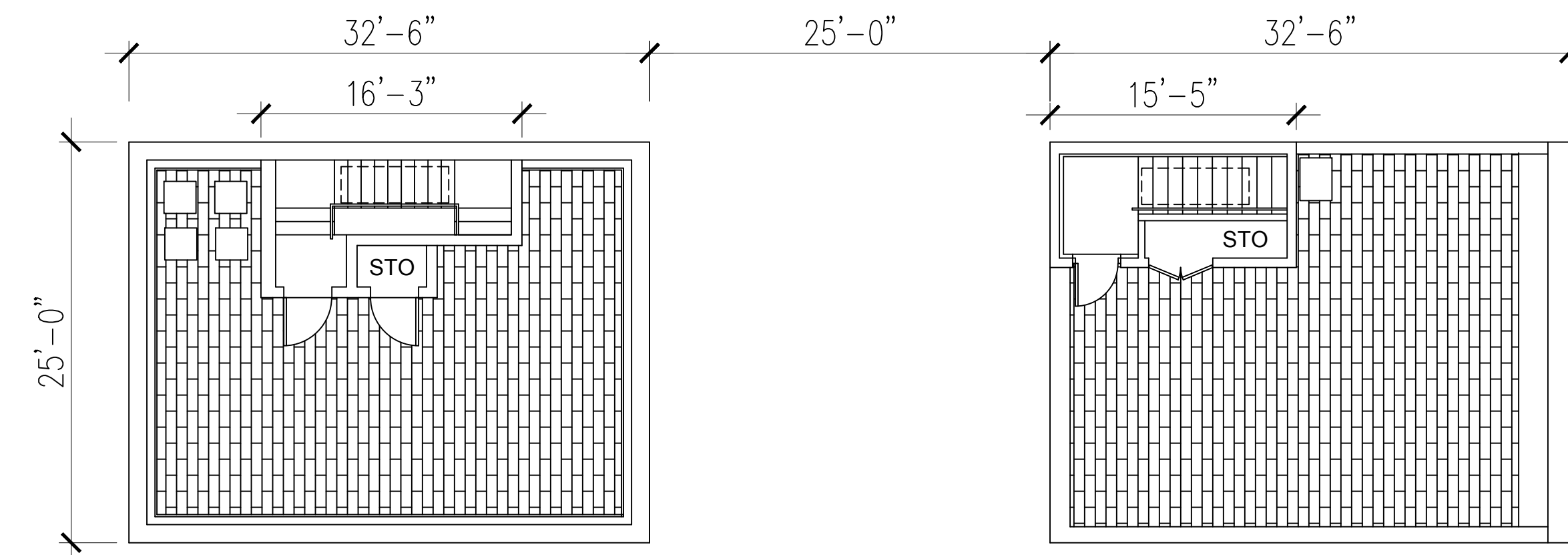
PARLOR LEVEL FLOOR PLANS



302 GRAND AVENUE

50 CLIFTON PLACE

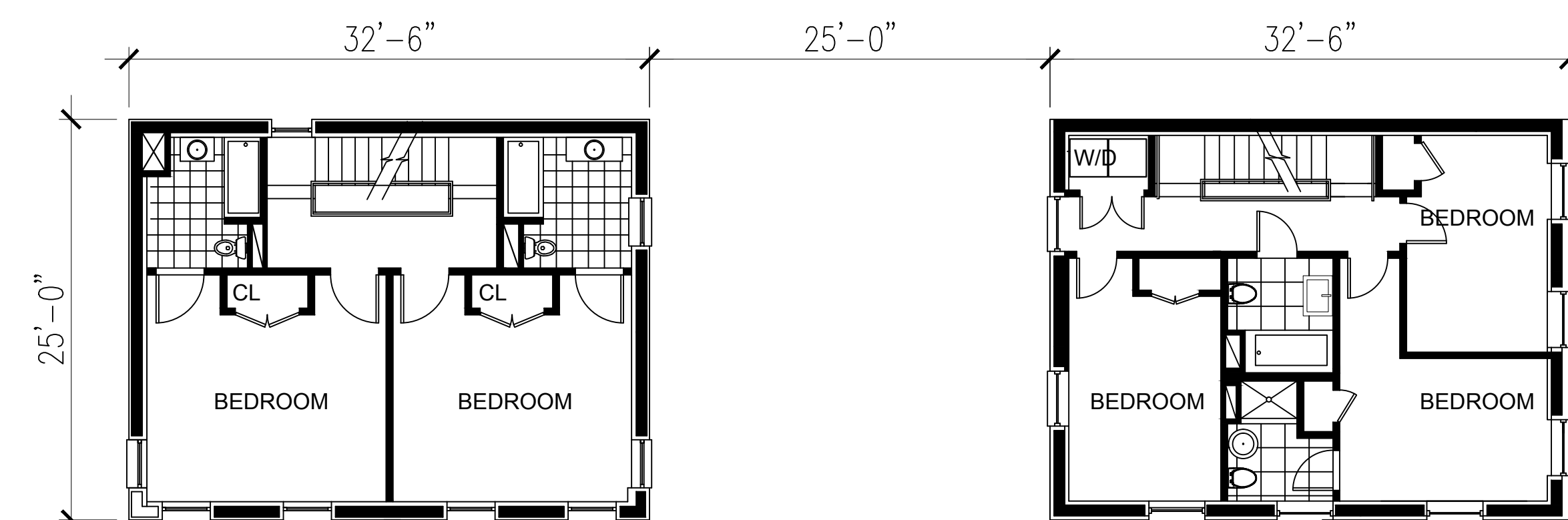
BASEMENT / CELLAR PLANS



302 GRAND AVENUE

50 CLIFTON PLACE

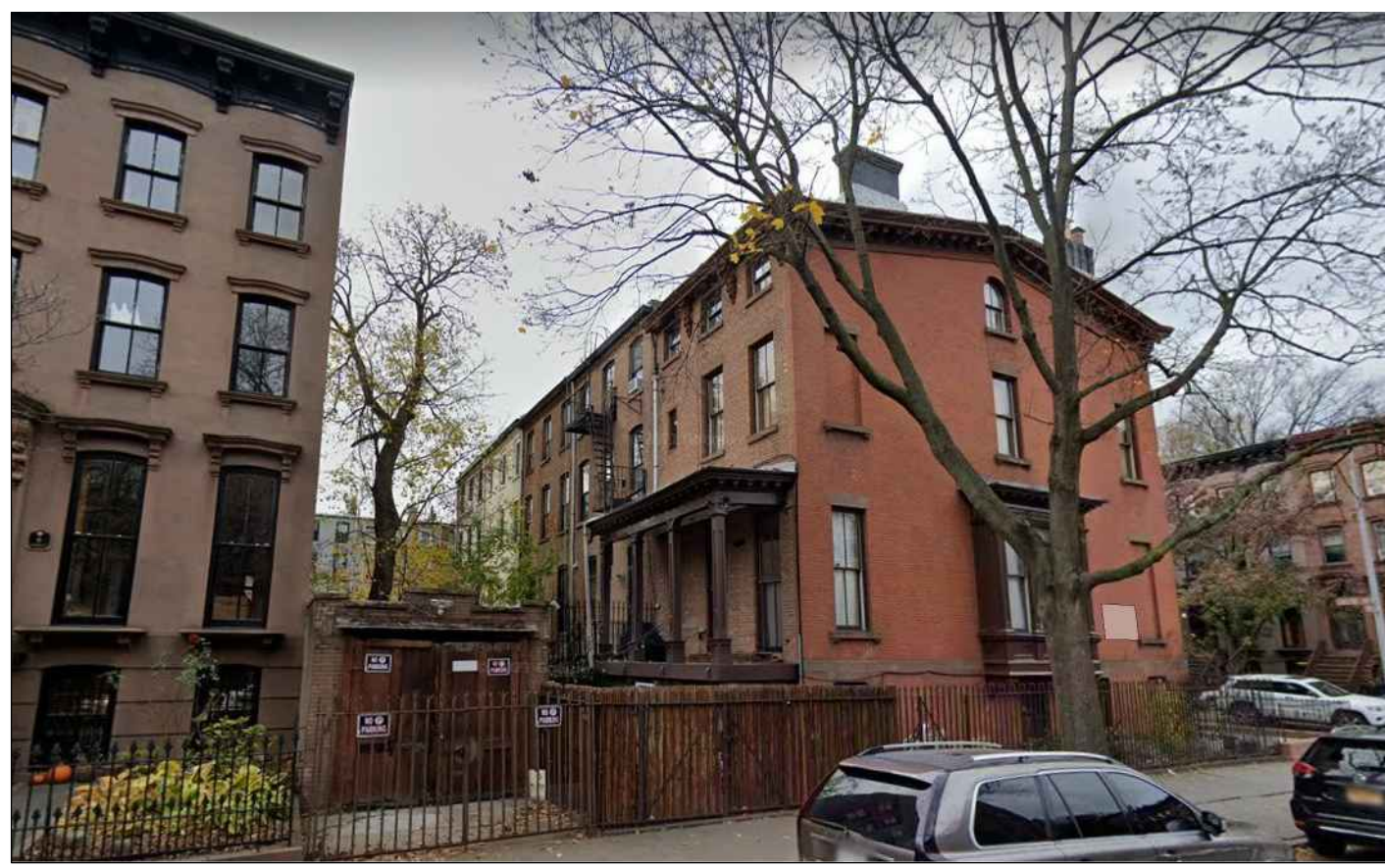
ROOF PLANS



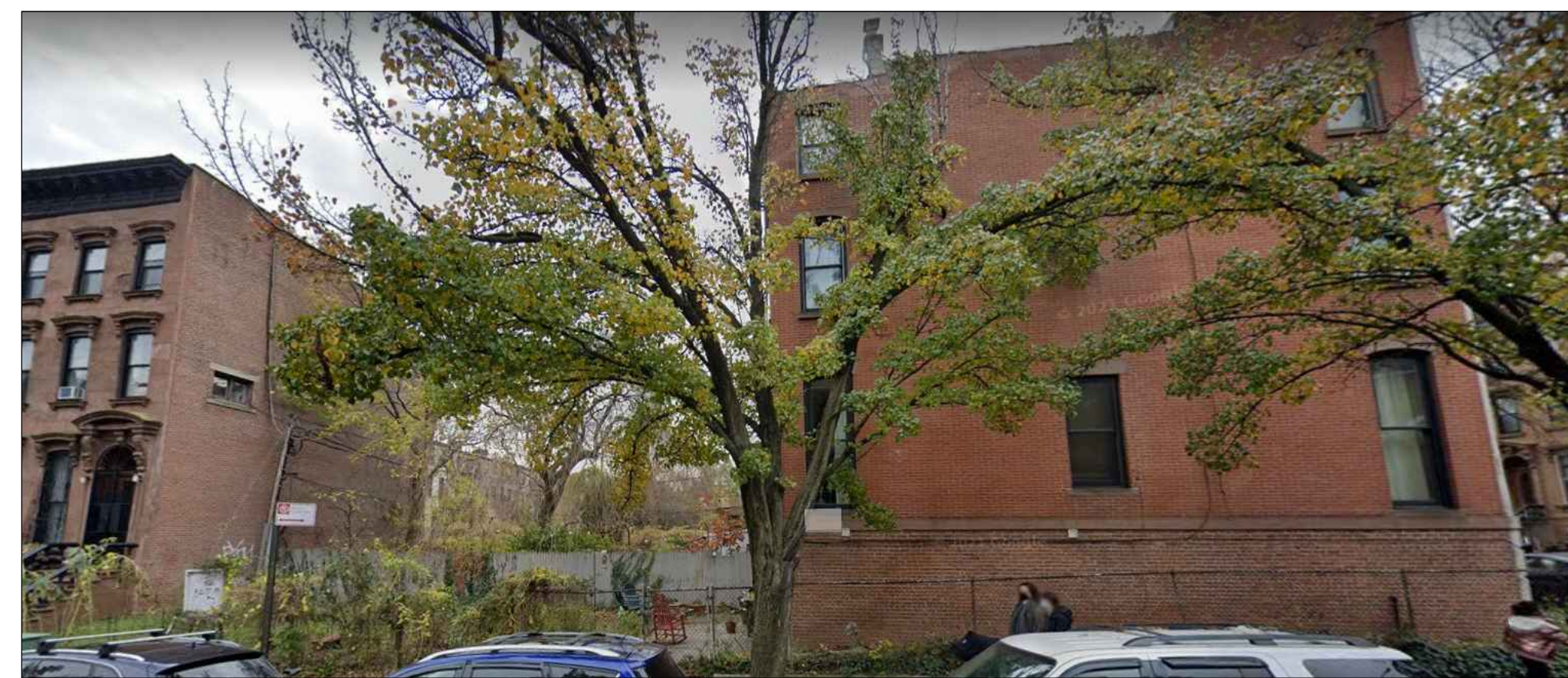
302 GRAND AVENUE

50 CLIFTON PLACE

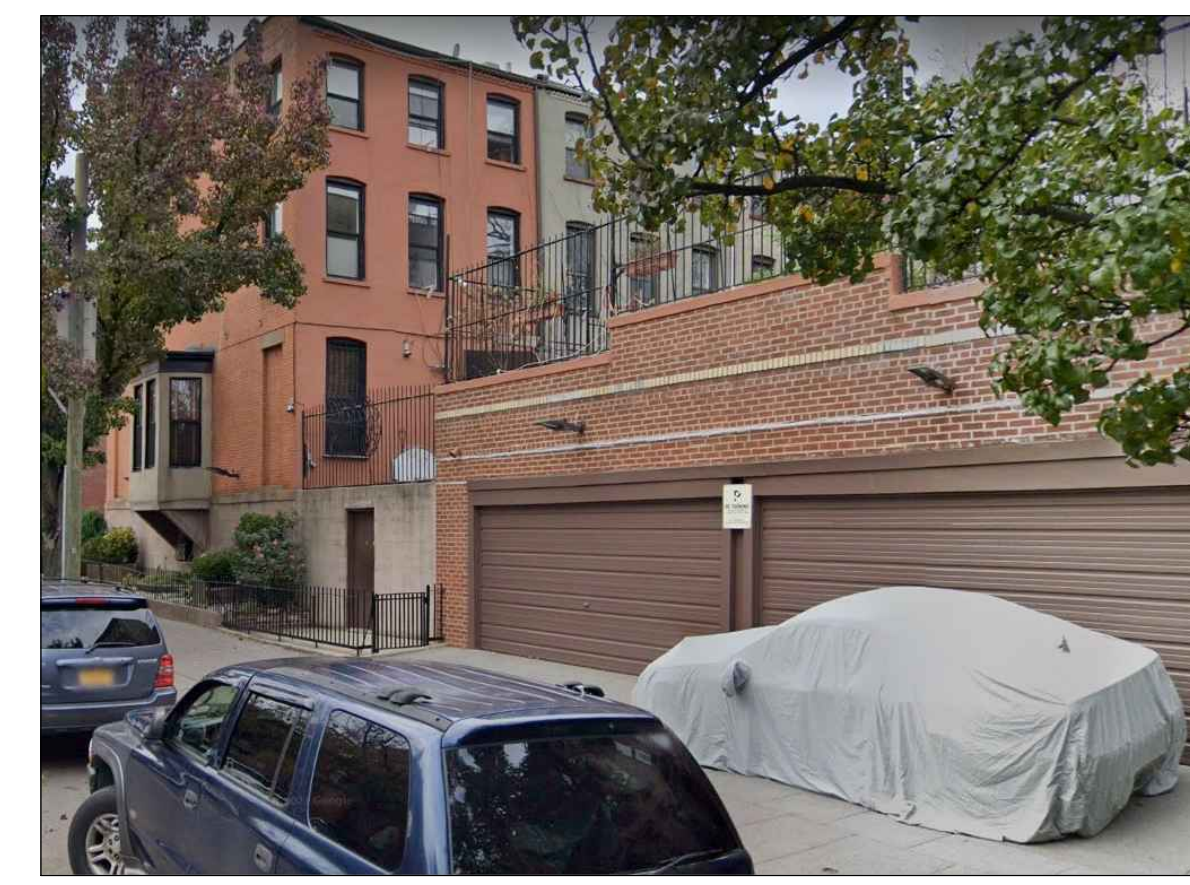
THIRD FLOOR PLANS



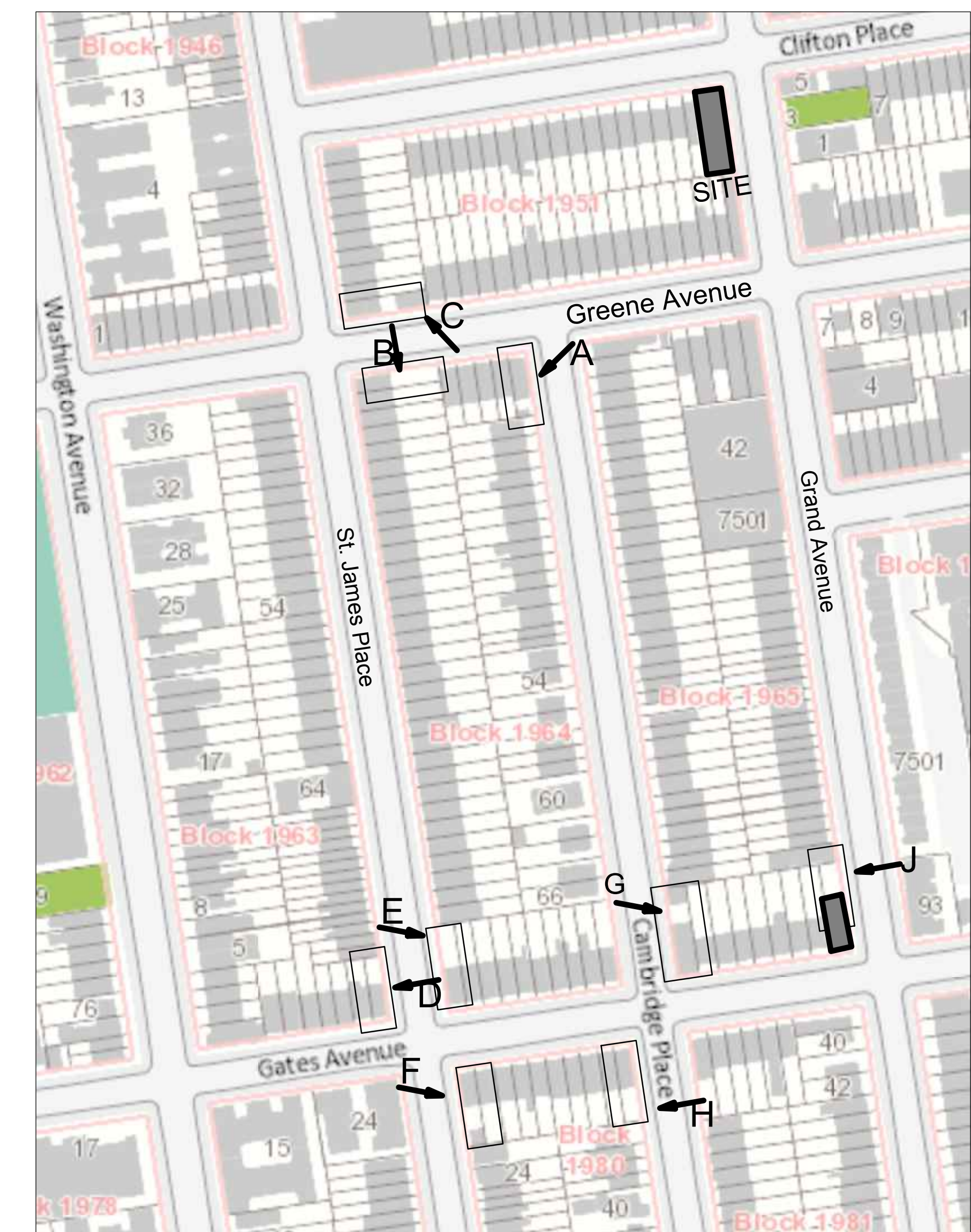
VIEW A - 202 GREENE AVENUE



VIEW B - 192 GREENE AVENUE



VIEW C - 185 GREENE AVENUE



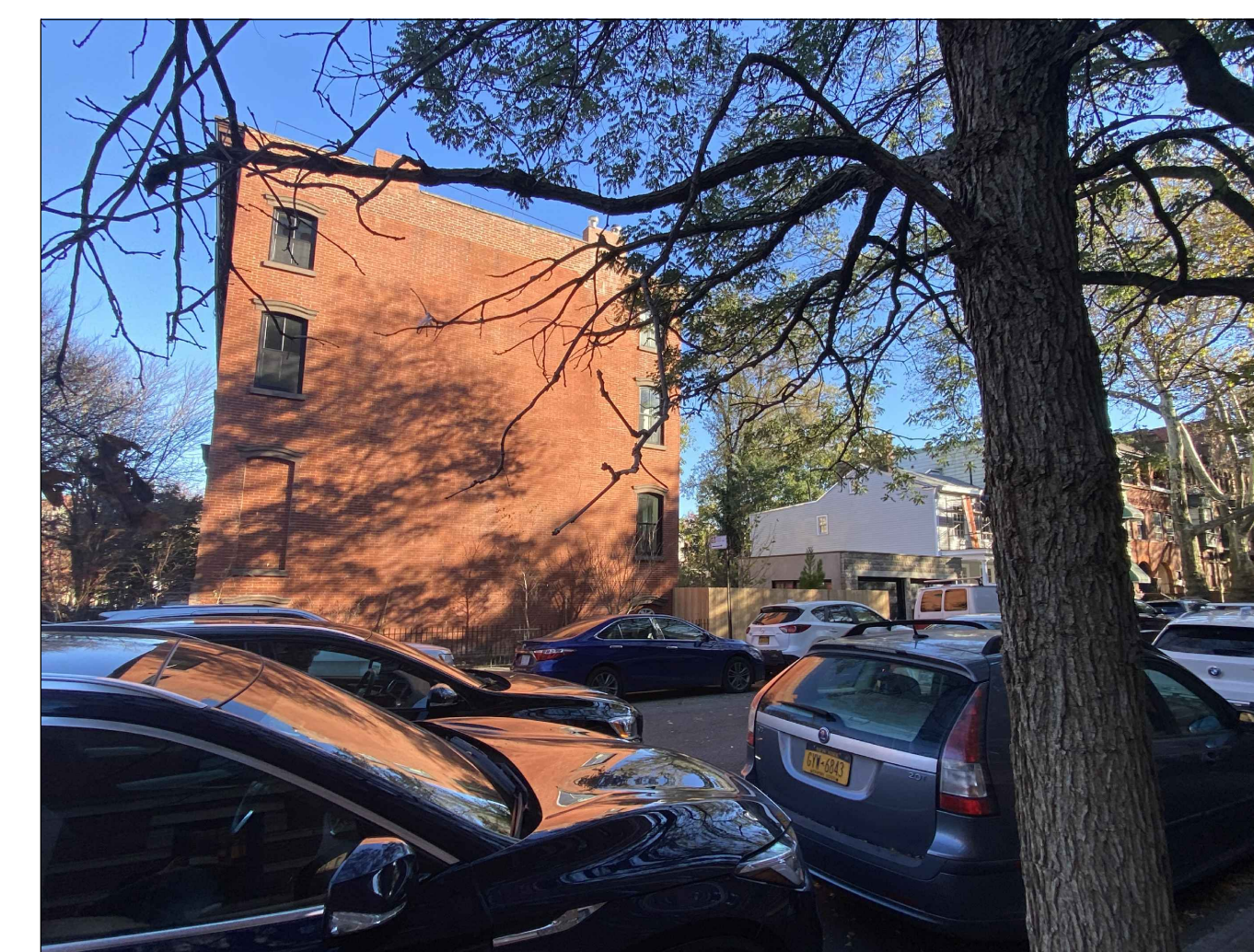
SITE LOCATOR MAP



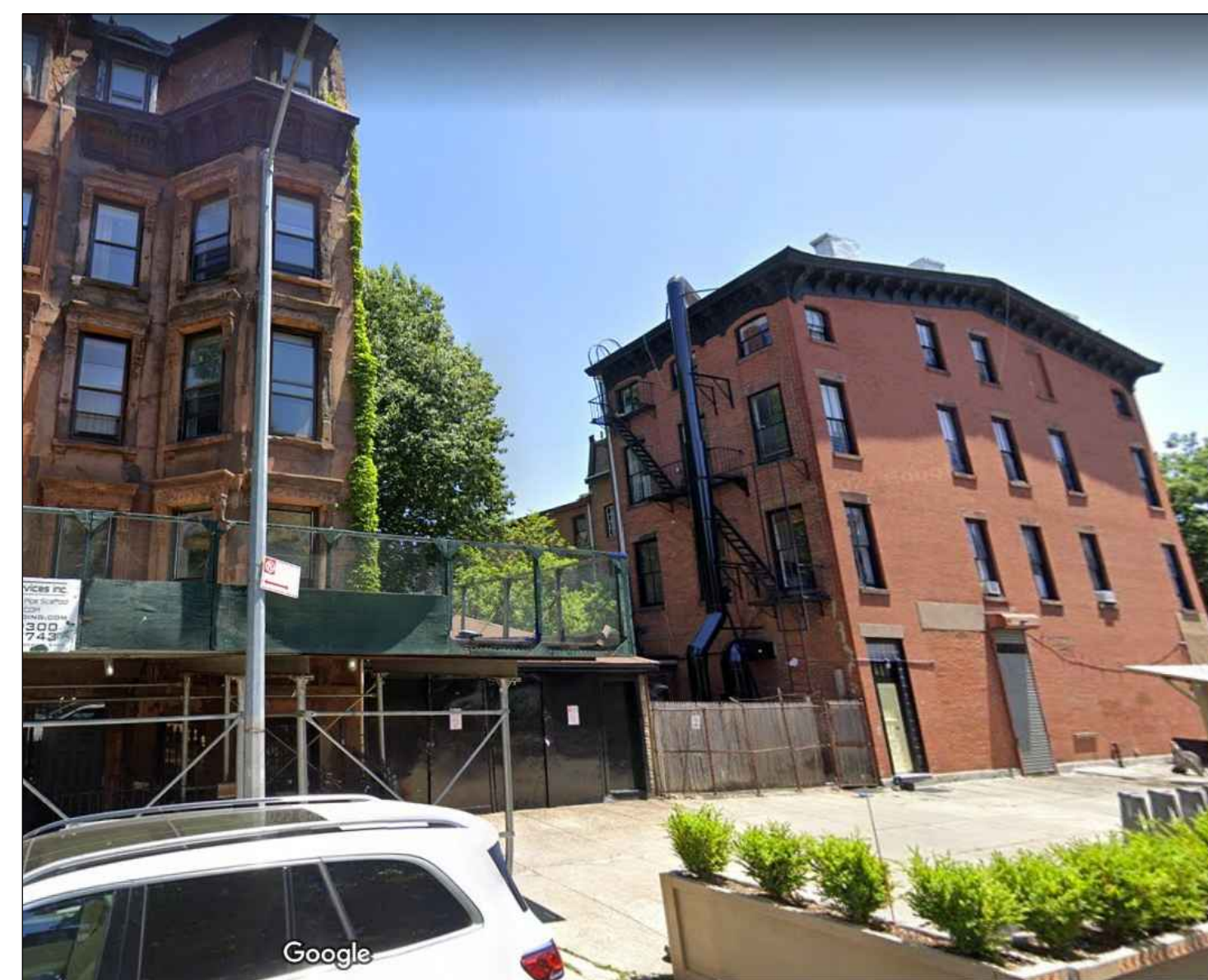
VIEW D - 178 ST. JAMES PLACE



VIEW E - 161 ST. JAMES PLACE



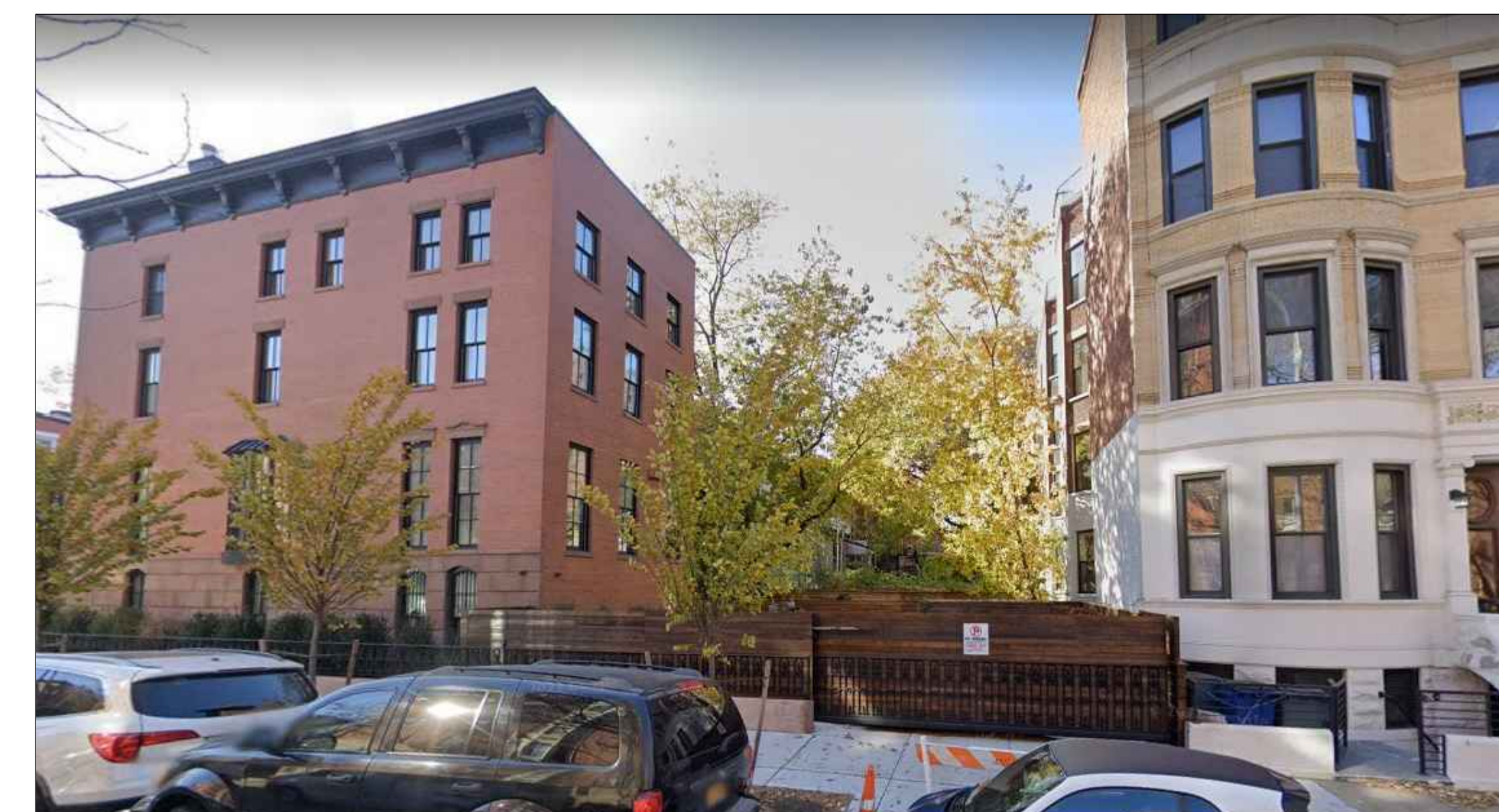
VIEW F - 173 ST. JAMES PLACE



VIEW G - 129 GATES AVENUE



VIEW H - 78 CAMBRIDGE PLACE



VIEW J - 380 GRAND AVENUE

50 CLIFTON PLACE & 302 GRAND AVENUE

CLINTON HILL HISTORIC DISTRICT
BROOKLYN, NY

CORNER LOTS IN THE CLINTON HILL HISTORIC DISTRICT

JULY 2023

BAYSIDE BUILDERS
NIKOLAI KATZ, ARCHITECT
DACHE DESIGN LTD

24 OF 24

July 11, 2023
Public Hearing

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