

The current proposal is:

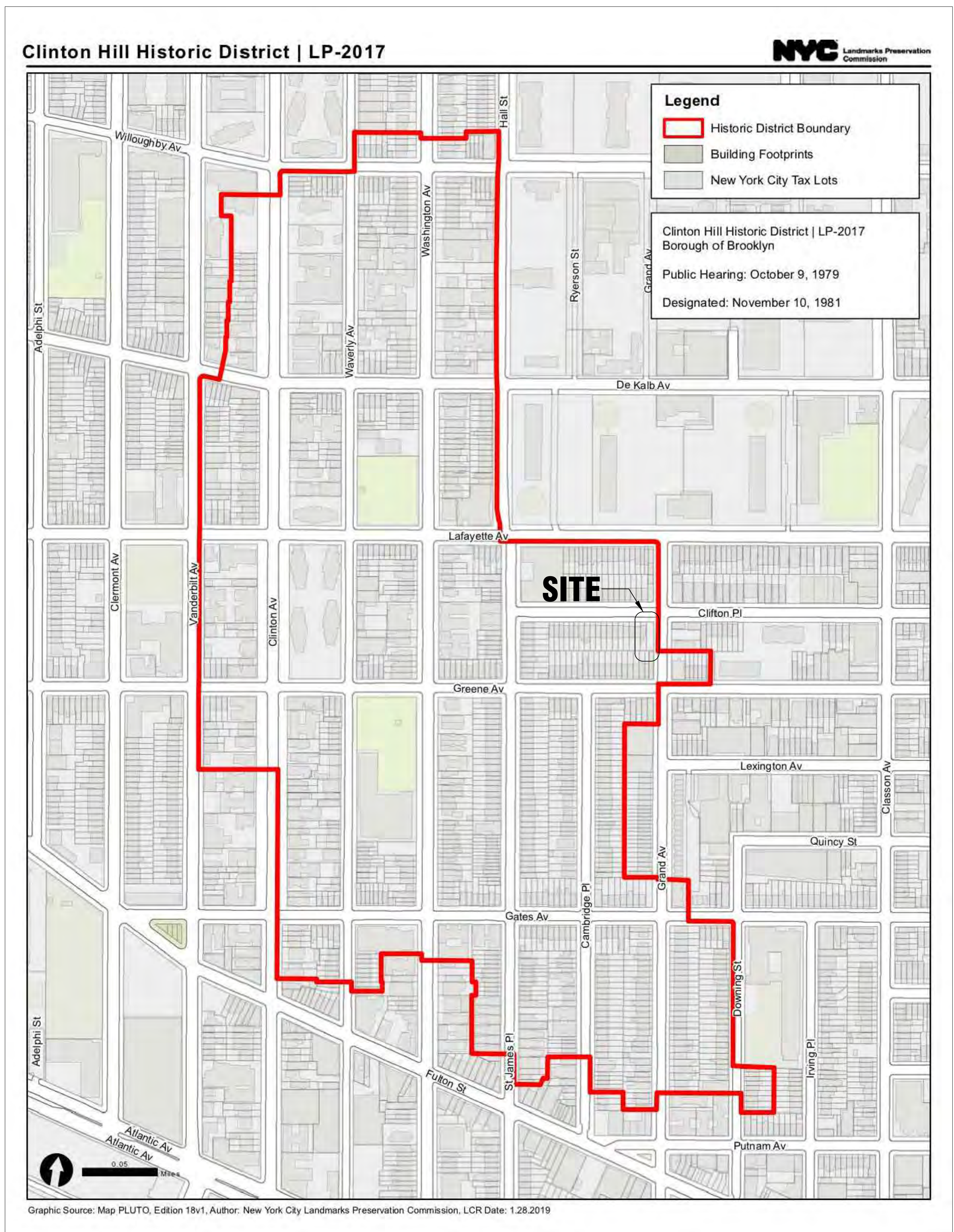
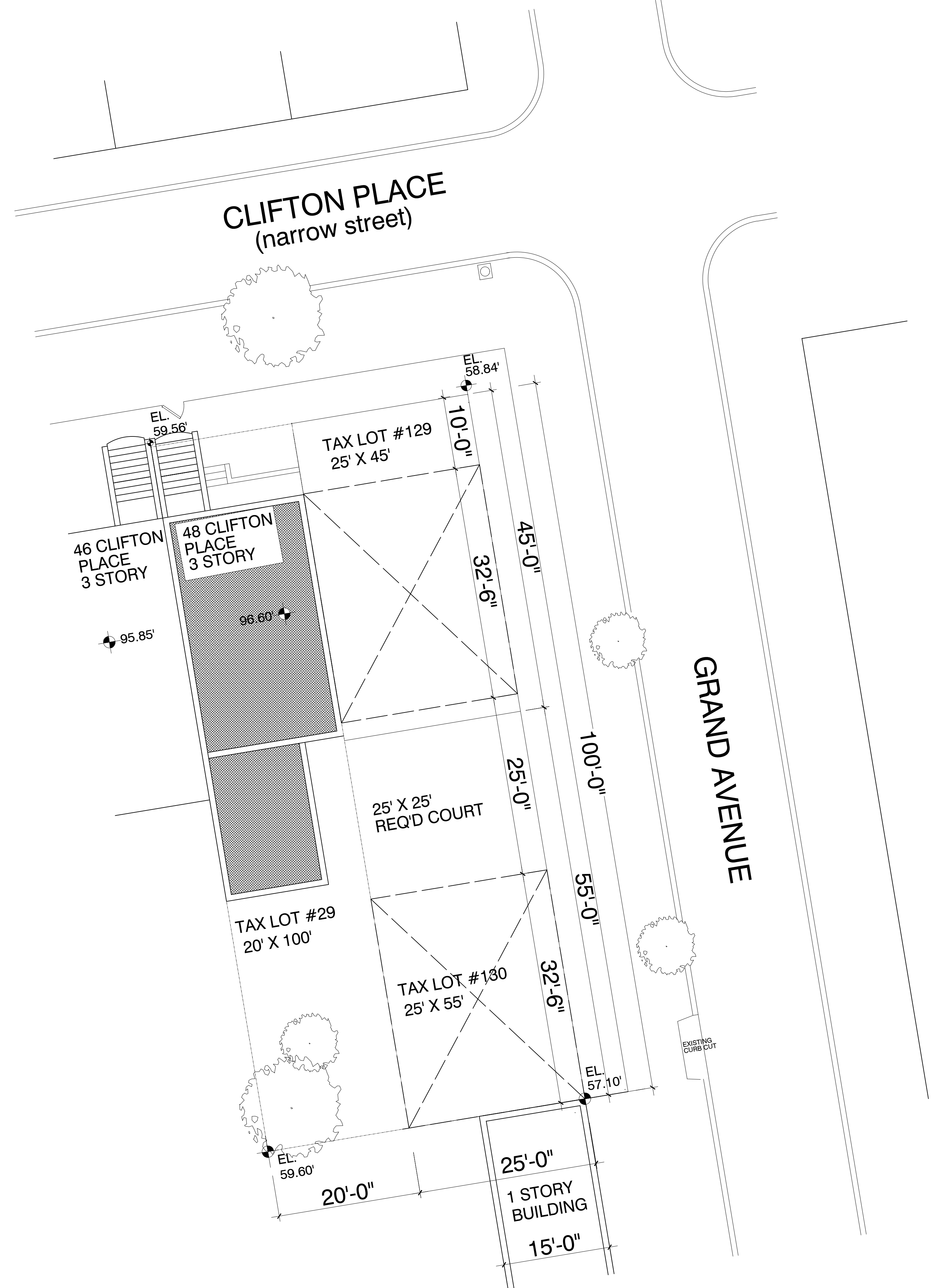
Preservation Department – Item 1, LPC-22-05952

**302 Grand Avenue – Clinton Hill 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.



308 GRAND AVENUE / 50 CLIFTON PLACE LOOKING WEST



CLINTON HILL HISTORIC DISTRICT

50 CLIFTON PLACE & 302 GRAND AVENUE

ZONING & HISTORIC DISTRICT MAPS

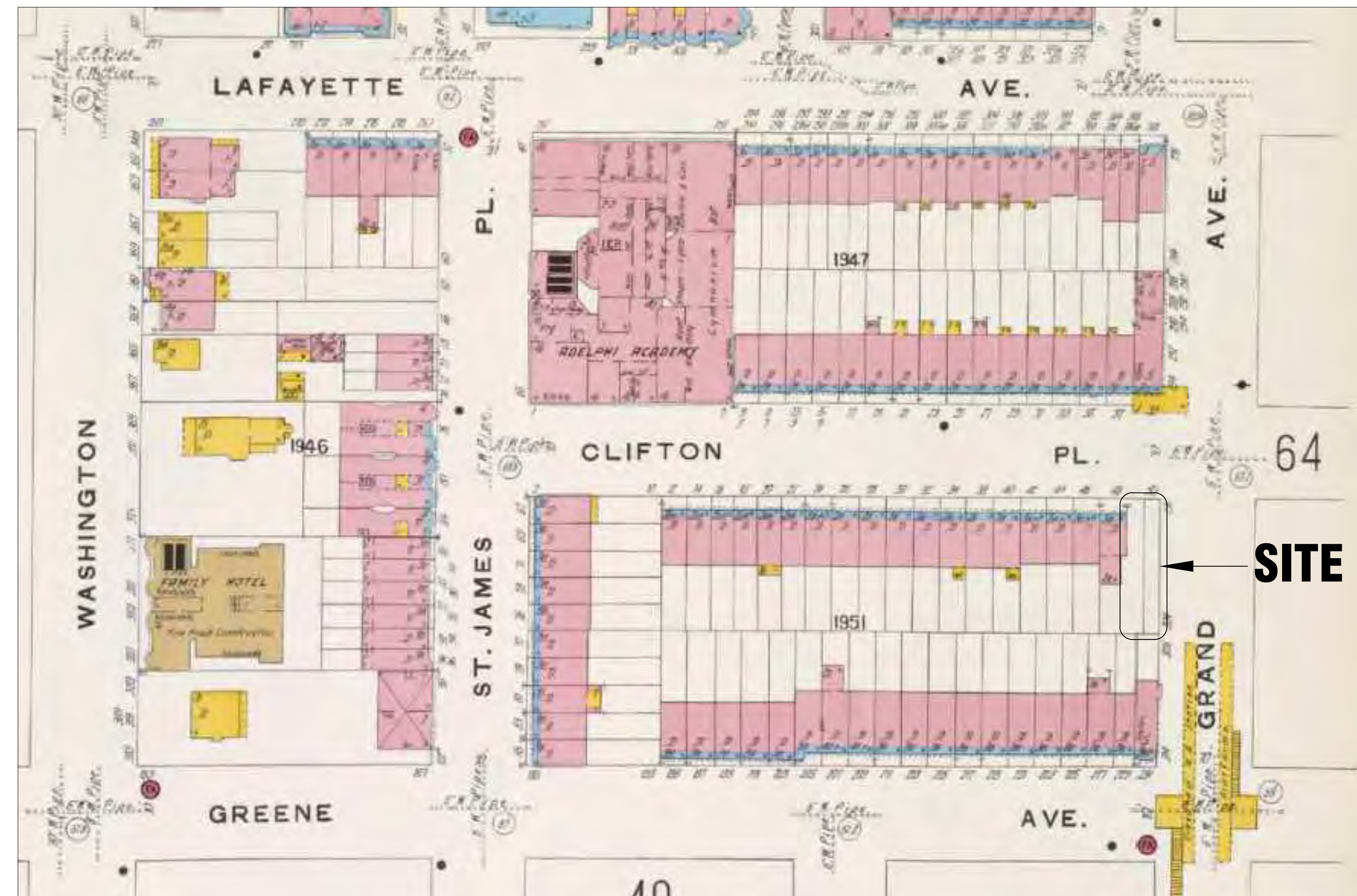
BAYSIDE BUILDERS
NIKOLAI KATZ, ARCHITECT
DACHE DESIGN LTD

CLINTON HILL HISTORIC DISTRICT
BROOKLYN, NY

OCTOBER 2024



SANBORN MAP 1887



SANBORN MAP 1904

50 CLIFTON PLACE & 302 GRAND AVENUE

CLINTON HILL HISTORIC DISTRICT
BROOKLYN, NY

SANBORN MAPS

OCTOBER 2024

BAYSIDE BUILDERS
NIKOLAI KATZ, ARCHITECT
DACHE DESIGN LTD



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



CLIFTON PLACE / GRAND AVENUE NORTH EAST CORNER
PREVIOUS SUBMISSION

PRIMARY CHANGES

- ORNATE CORNICE WITH DENTILS, BRACKETS AND PANELS
- ADDED VERTICAL JOINTING TO BROWNSTONE FACADE
- MORE DETAILED WINDOW SILLS AND LINTELS
- RECESSED DOOR FURTHER INTO FACADE
- MORE ORNATE DOOR PEDIMENT
- INCREASED WIDTH & DEPTH OF DOOR COLUMNS
- RAISED BUILDING STRING COURSE TO TOP STAIR
- PROTRUDED BASE FROM UPPER FACADE
- INCREASED STOOP WIDTH
- EXTERIOR FENCE DESIGN TO MIMIC 46 CLIFTON PLACE



CLIFTON PLACE / GRAND AVENUE NORTH EAST CORNER
CURRENT SUBMISSION



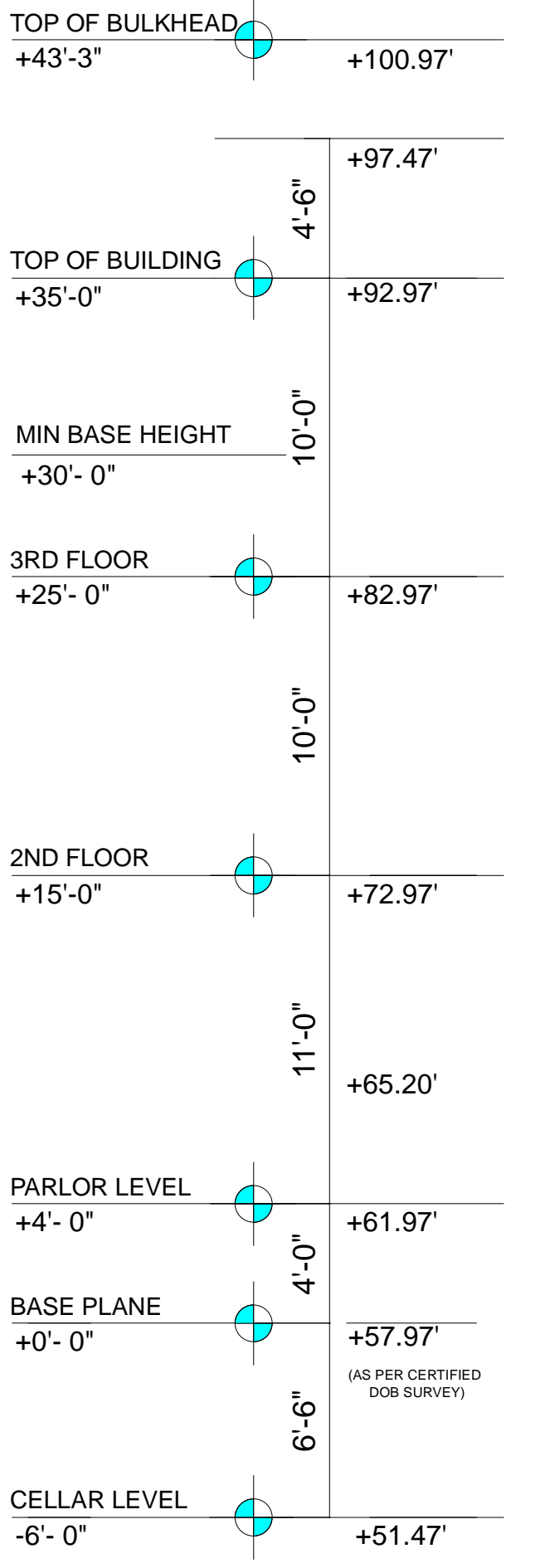
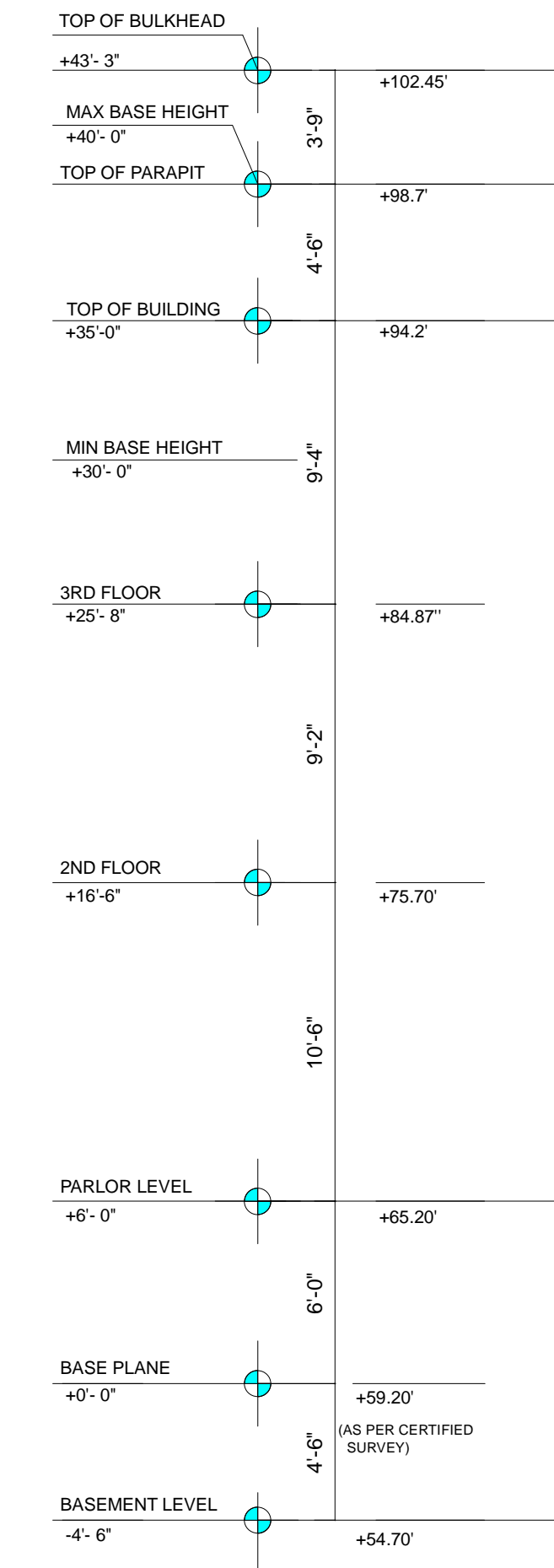
308 GRAND AVENUE FRONT ELEVATION
PREVIOUS SUBMISSION

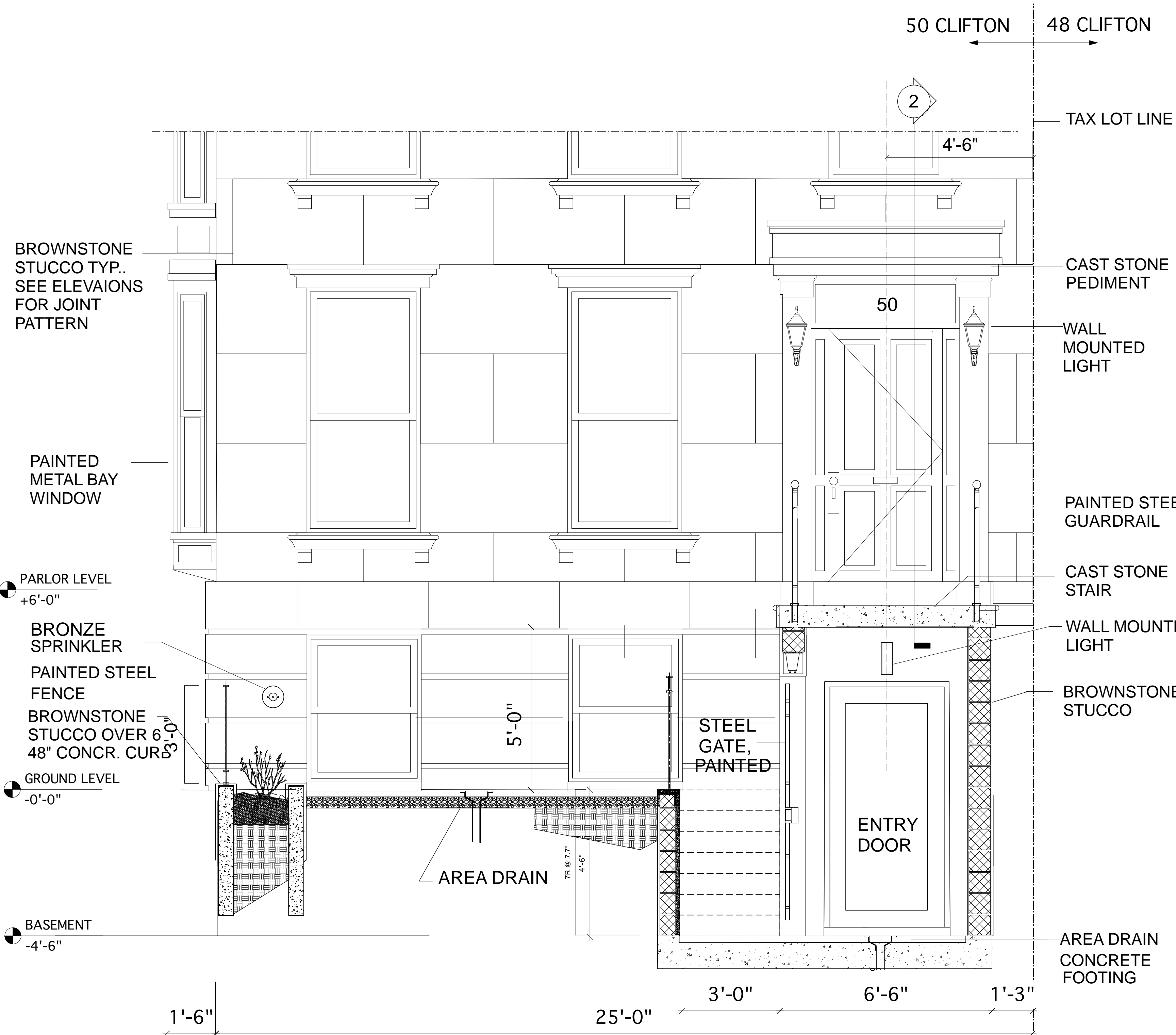
PRIMARY CHANGES

- INTRODUCED CORBELING BRICK FOR THE CORNICE TO DEPICT A MODERN INTERPERTATION OF A TRADITIONAL ROWHOUSE CORNICE
- CHANGED ROOF RAIL FROM GLASS TO PIPE RAILING
- MORE DETAILED WINDOW SILLS AND LINTELS
- CHANGED THE HEIGHT OF THE 2ND AND 3RD STORY WINDOWS
- RAISED THE HEIGHT OF THE ENTRY DOOR TO CREATE A "STOOP"
- ADDED A "BASE" AT STOOP LEVEL OUT OF BLUESTONE TO FURTHER DEFINE, BASE, MIDDLE TOP OF BUILDING
- REDUCED OPAQUE FENCE TO ONLY THE DRIVE WIDTH
- RECESSED THE FRONT DOOR 18" AS WITH TYPICAL ROWHOUSE
- ADDED SIDE LIGHTS AND CLEARSTORY AT FRONT ENTRY
- ADDED A SIDELITE TO FRONT DOOR
- INCREASED DEPTH OF METAL SUN SHADING ON COURTYARD ELEVATION
- ADDED WINDOW AT VESTIBULE AT COURTYARD ELEVATION
- CHANGED COLOR OF STAIR BULKHEAD FROM BRONZE TO GREY TO MATCH HANDRAIL
- CHANGE WINDOW SILLS FROM BROWNSTONE TO BRICK

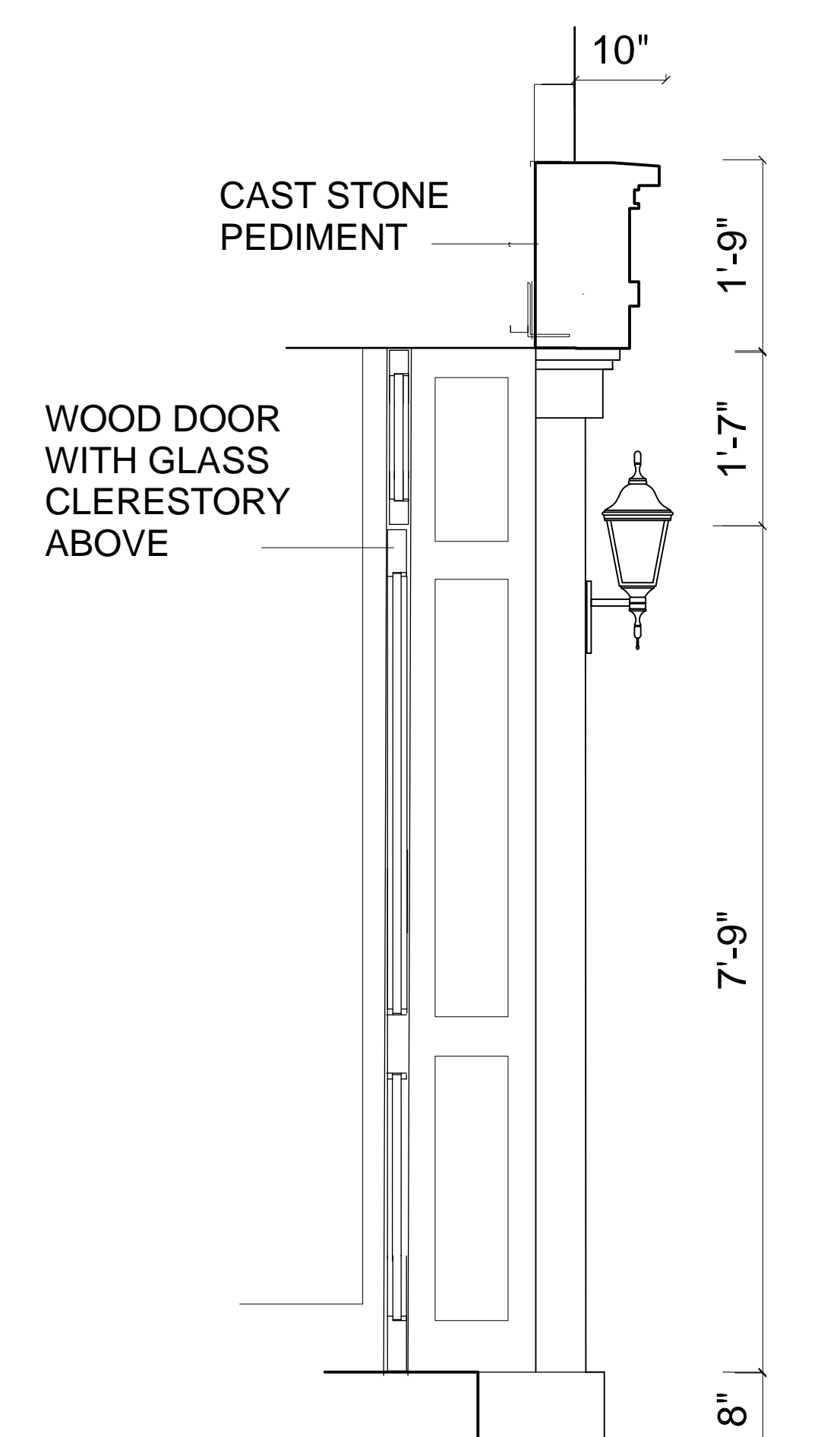


308 GRAND AVENUE FRONT ELEVATION
CURRENT SUBMISSION

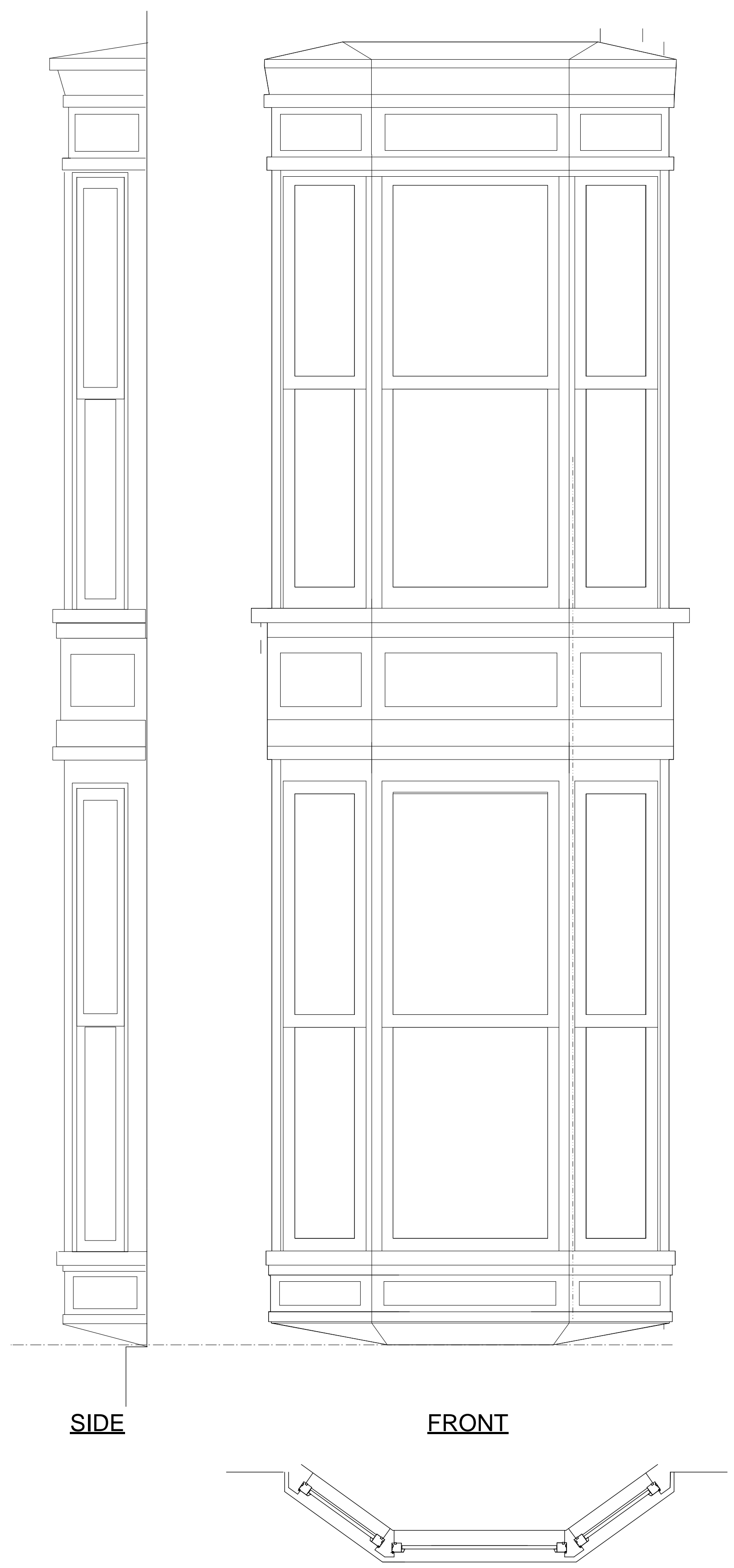




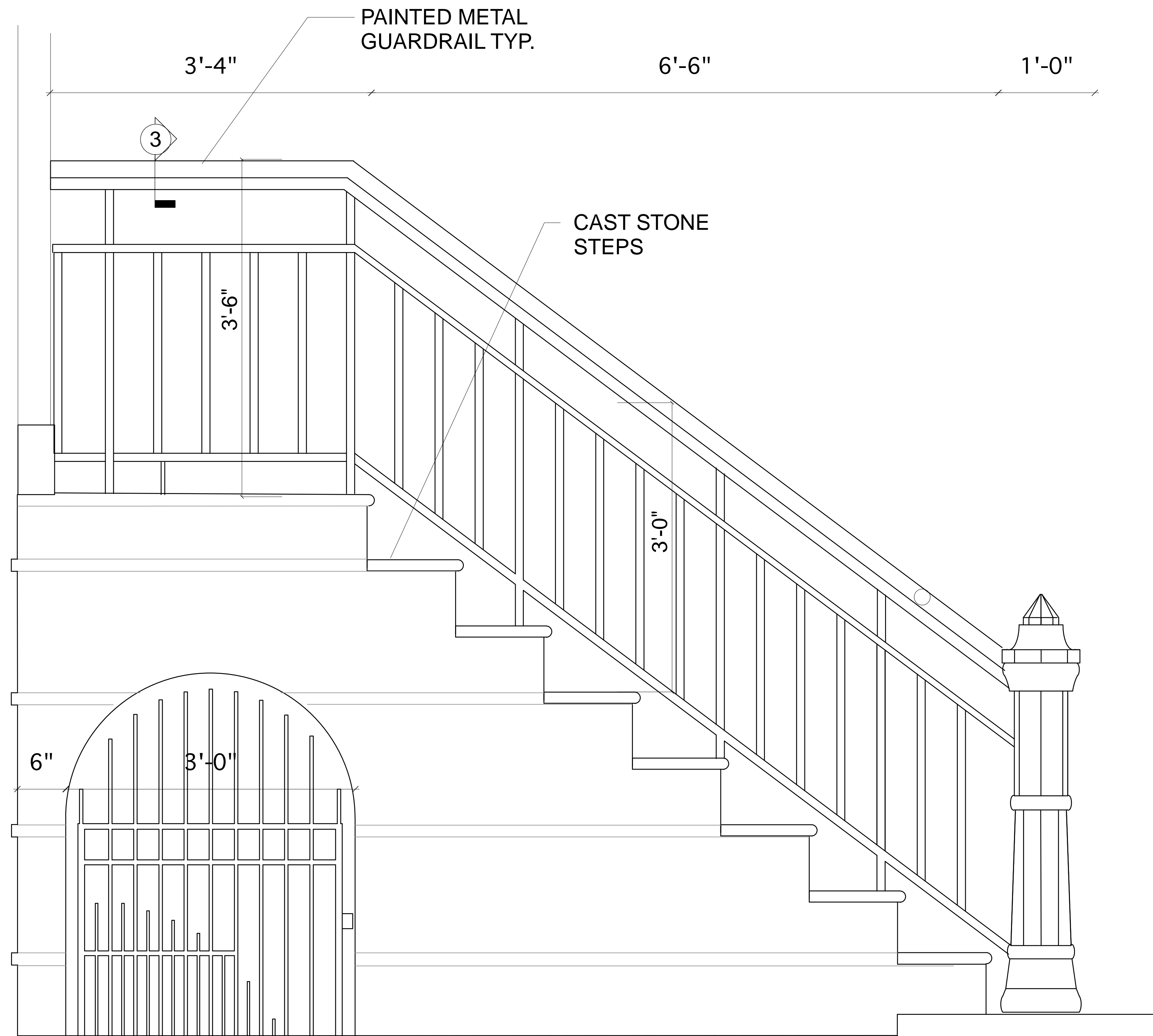
1 SECTION THROUGH FRONT YARD
Scale: 1/2" = 1'-0"



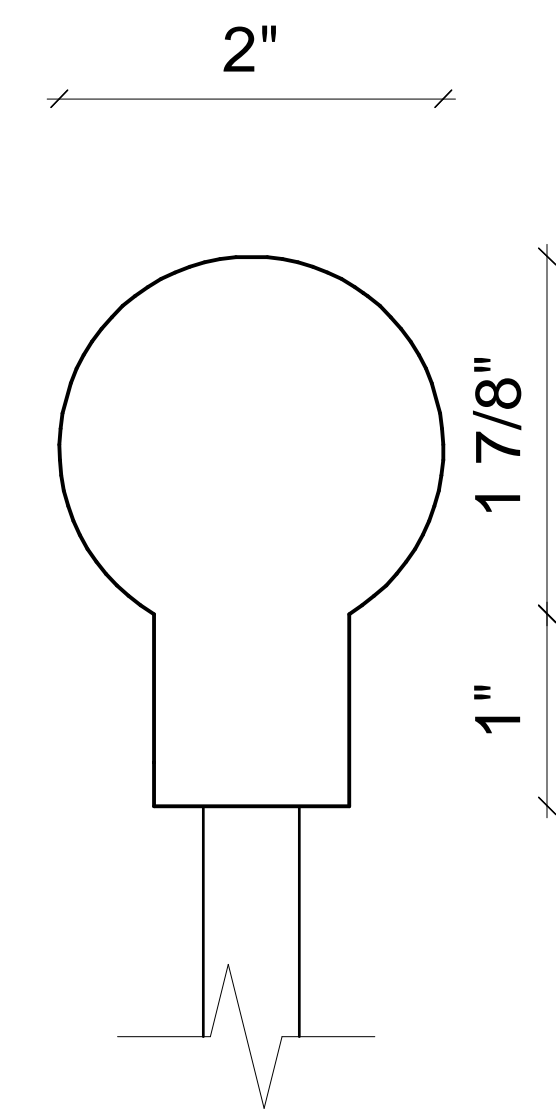
2 SECTION @ ENTRY
Scale: 3/4" = 1'-0"



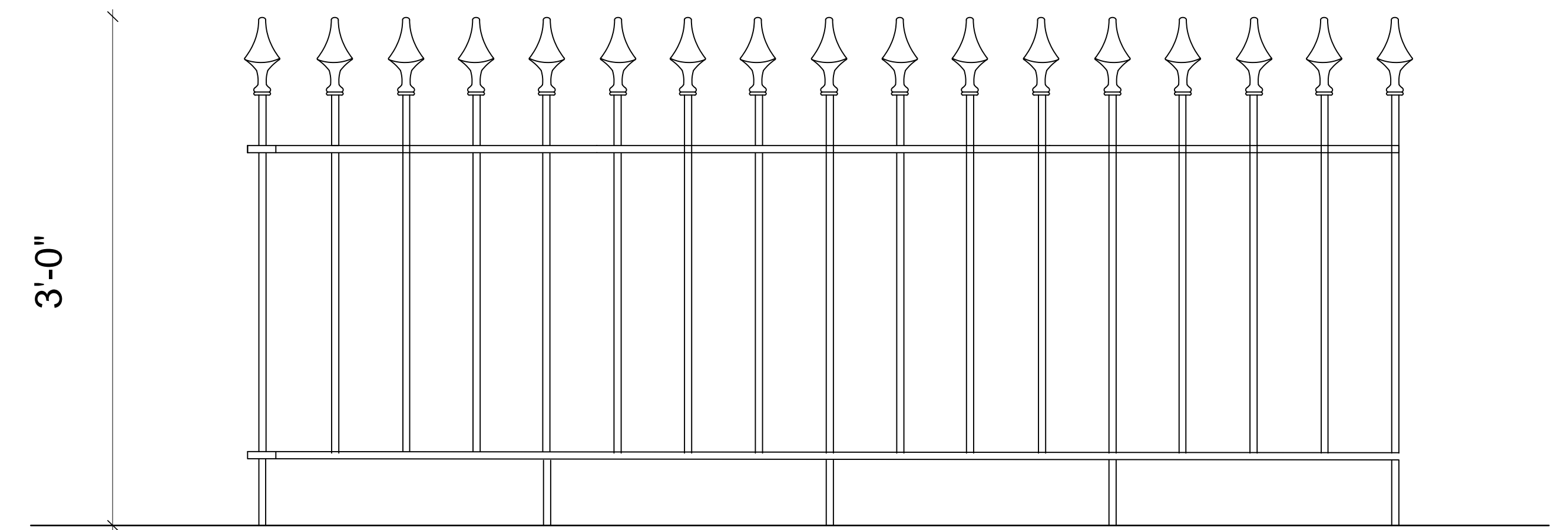
3 BAY WINDOW
Scale: 3/4" = 1'-0"



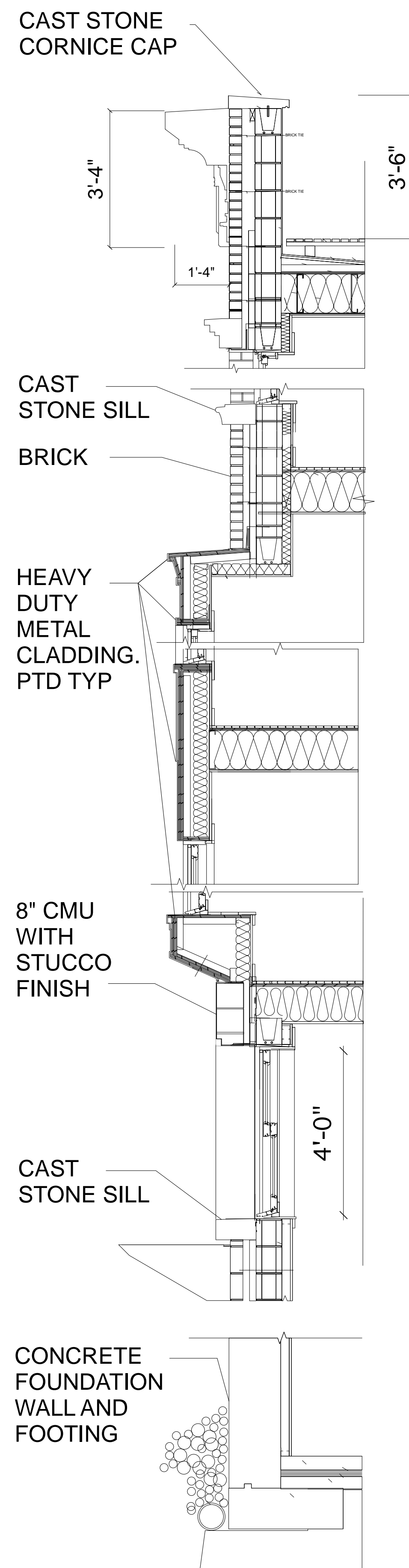
① STOOP
SCALE: 1 1/2" = 1'-0"



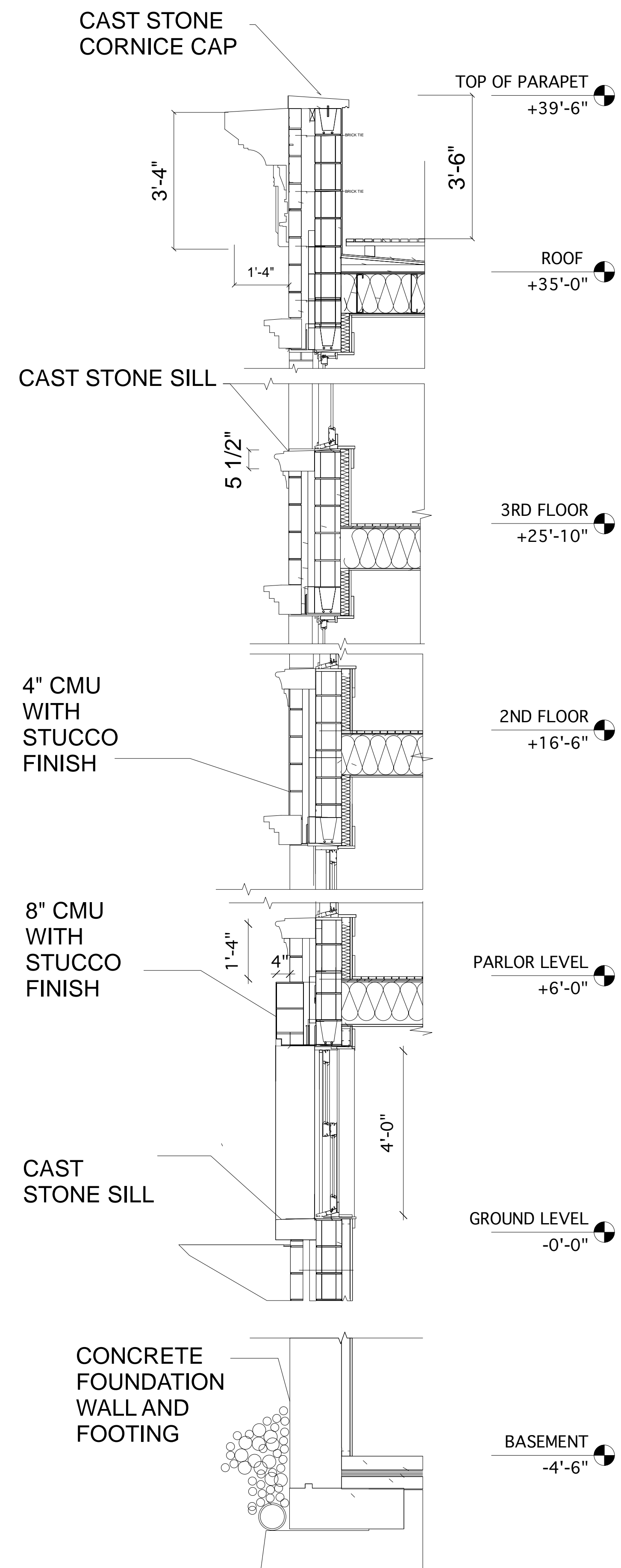
③ HANDRAIL PROFILE
FULL SCALE



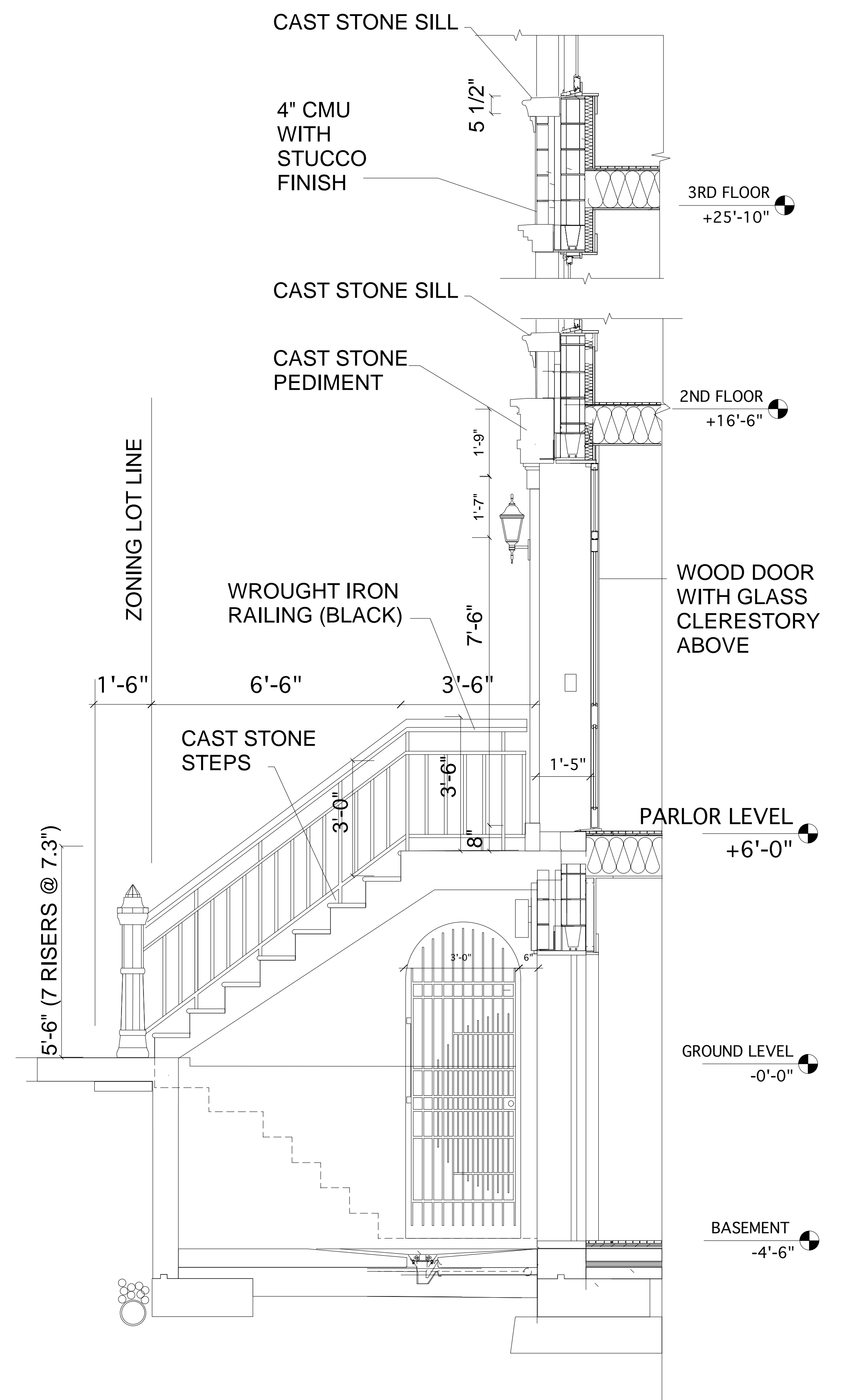
② FRONT YARD FENCE
SCALE: 1 1/2" = 1'-0"



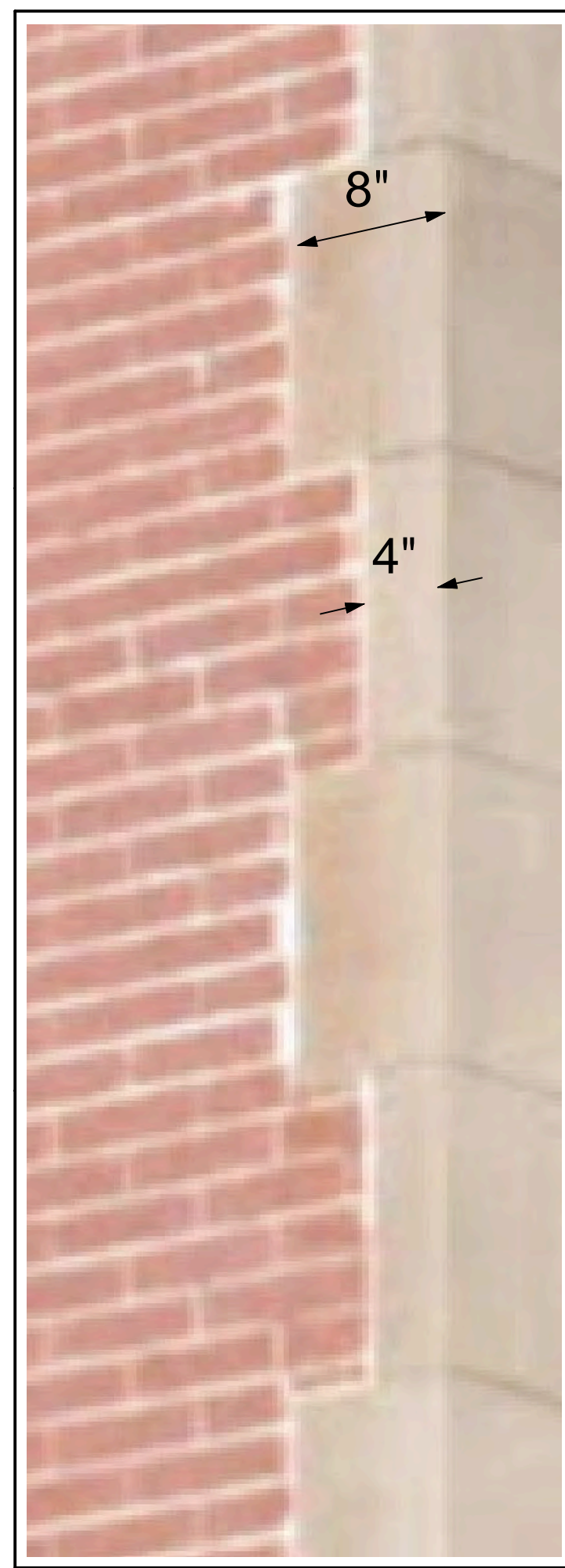
1 SECTION @ BAY WINDOW
Scale: 1/2" = 1'-0"



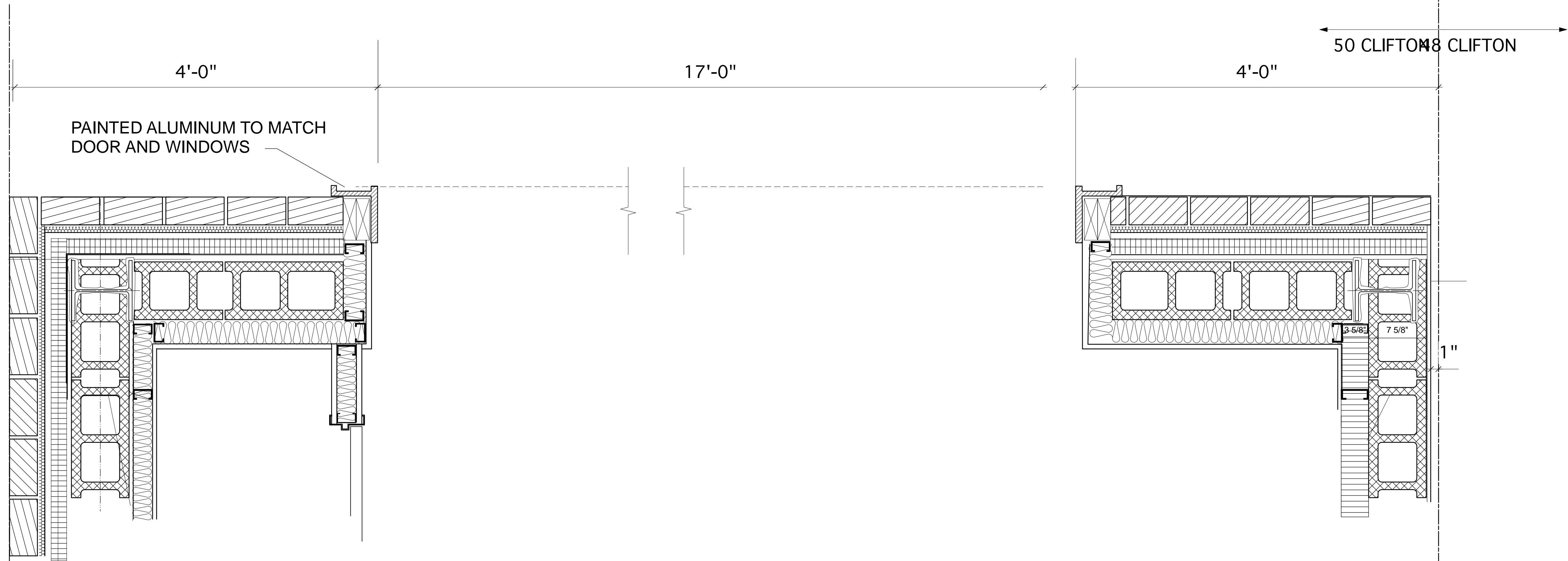
2 SECTION @ FRONT FACADE
Scale: 1/2" = 1'-0"



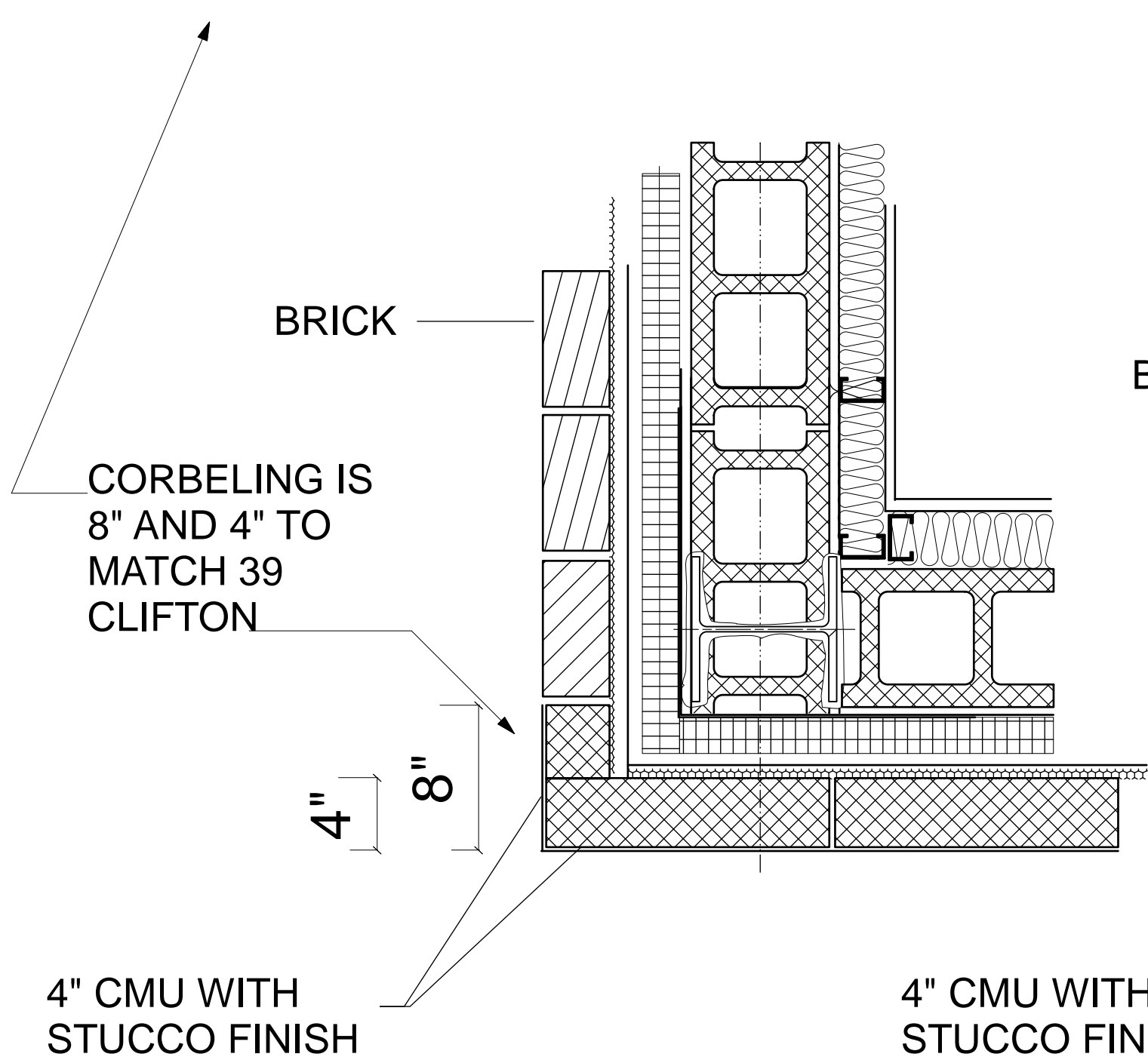
3 SECTION @ STOOP
Scale: 1/2" = 1'-0"



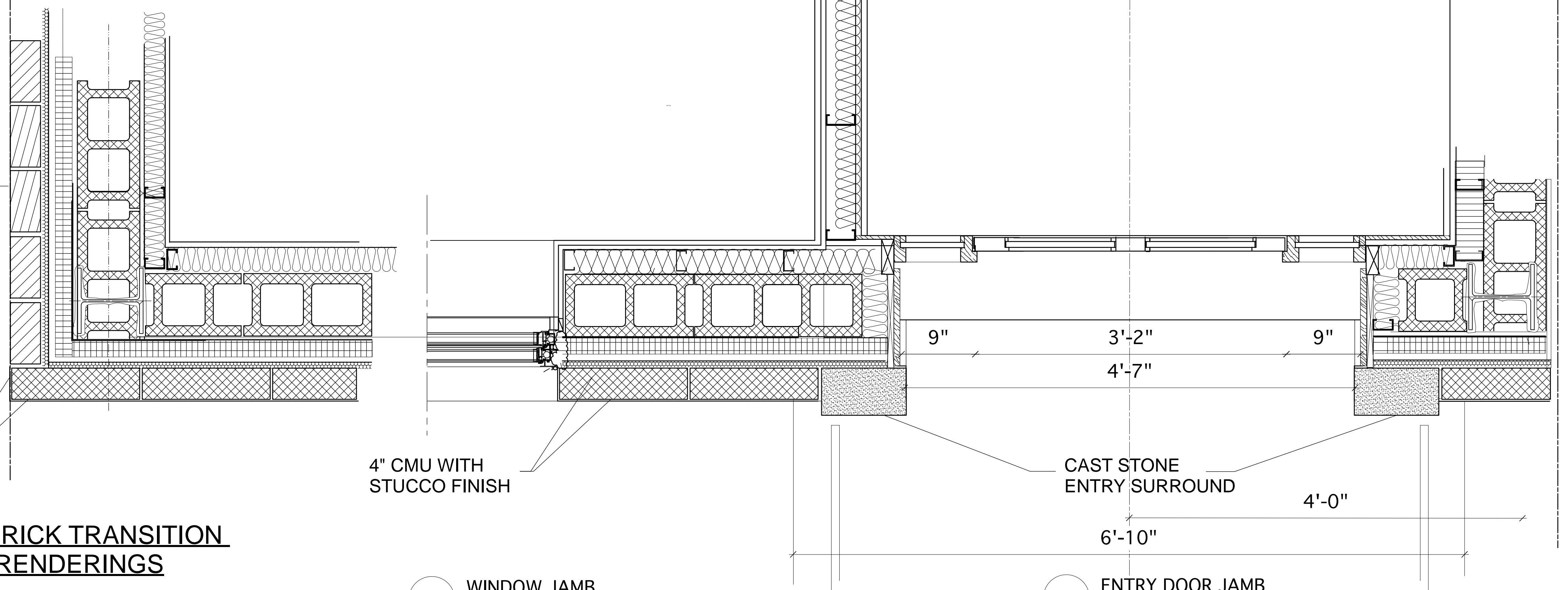
39 CLIFTON PLACE CORBELLING



ZONING LOT LINE

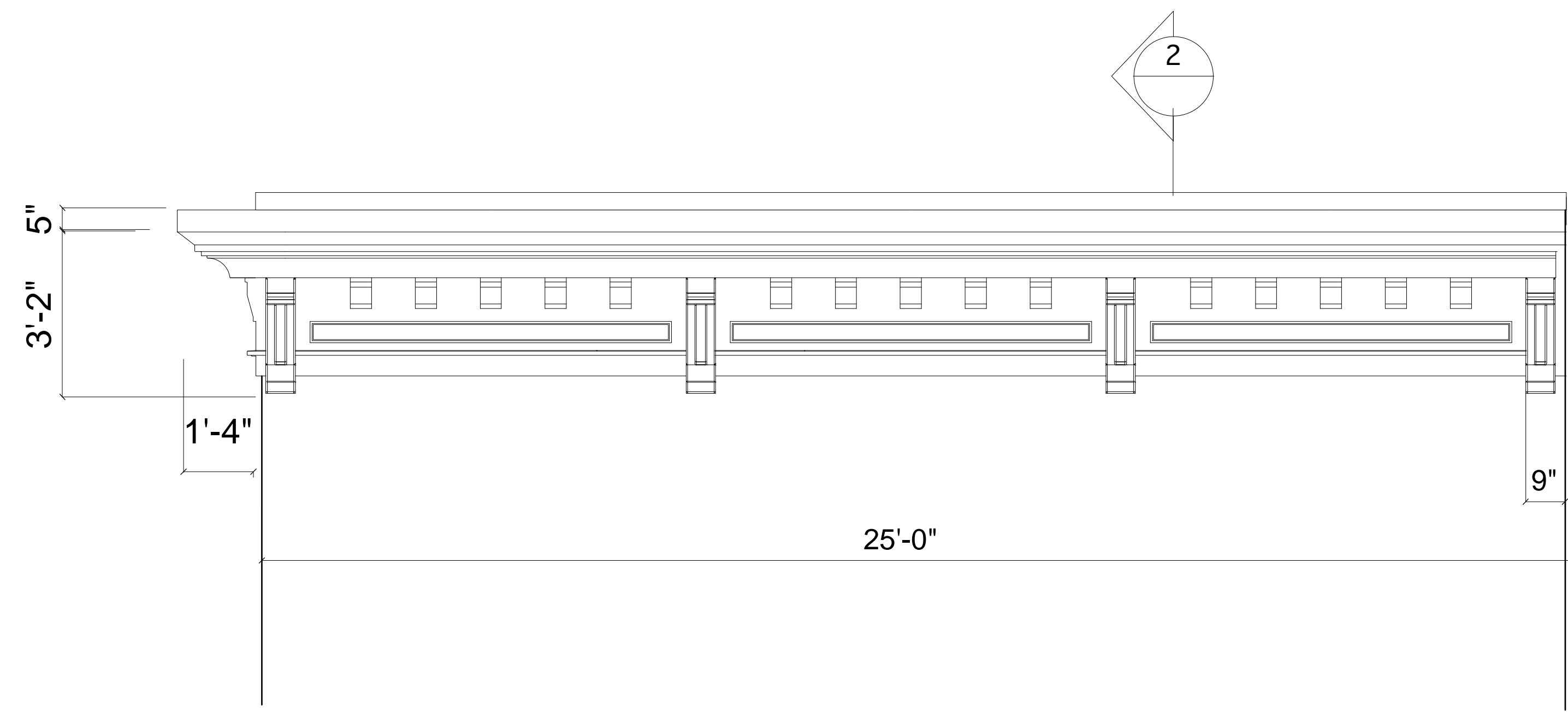


**SECTIONS AT STUCCO TO BRICK TRANSITION
SEE ELEVATIONS AND RENDERINGS**

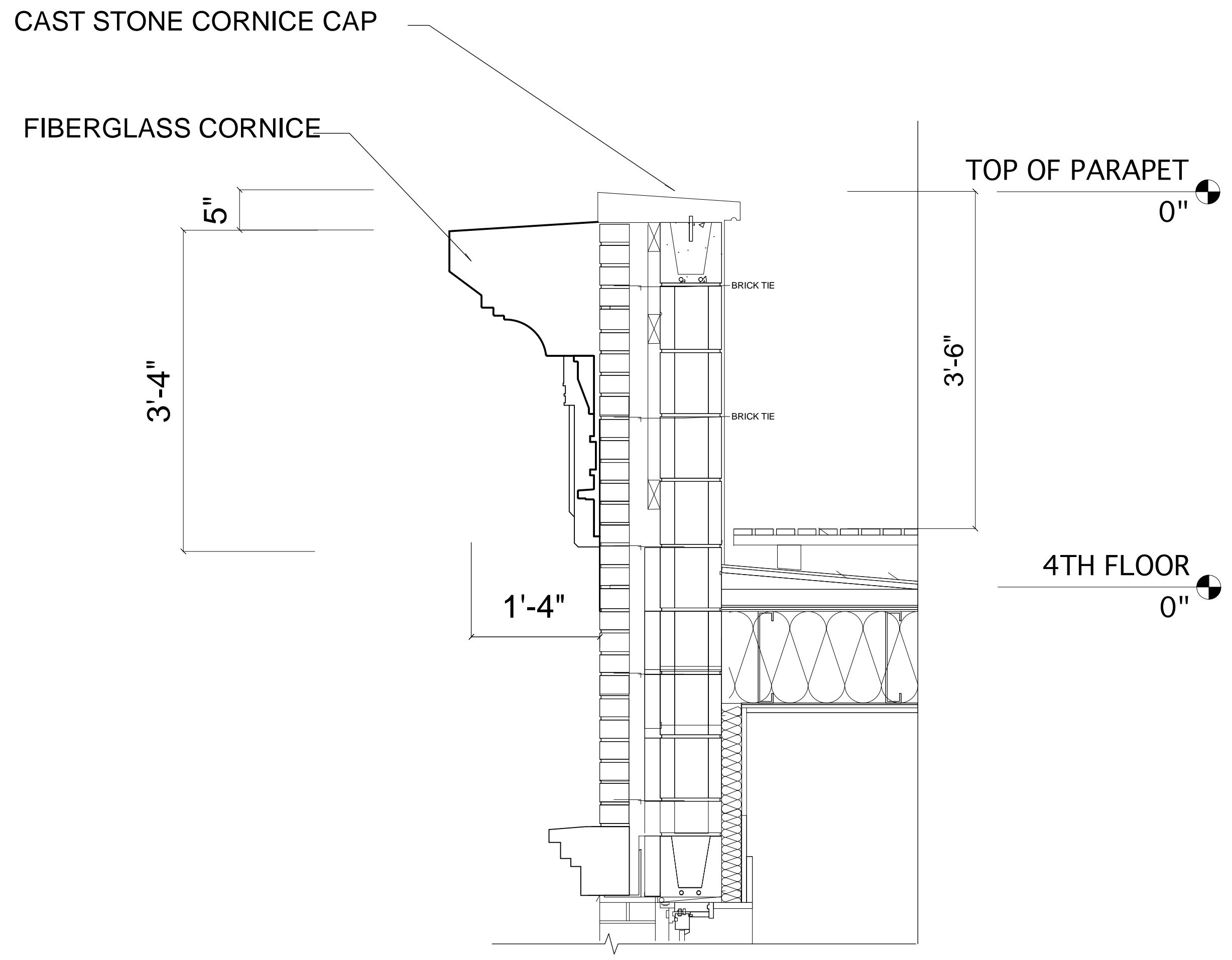


1 WINDOW JAMB
Scale: 1 1/2" = 1'-0"

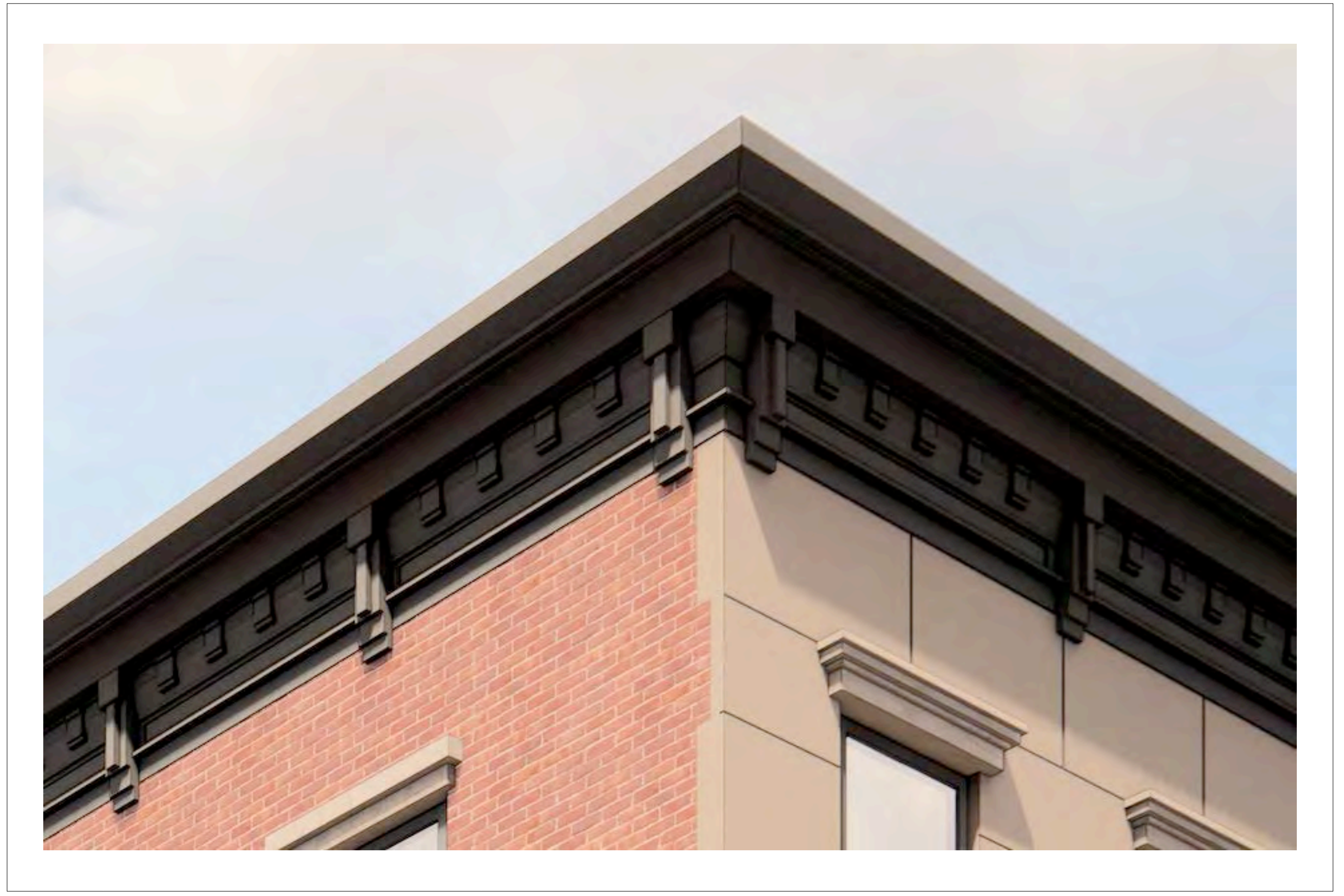
2 ENTRY DOOR JAMB
Scale: 1 1/2" = 1'-0"



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



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





50 CLIFTON PLACE & 302 GRAND AVENUE

CLINTON HILL HISTORIC DISTRICT
BROOKLYN, NY

CLIFTON PLACE ELEVATIONS

OCTOBER 2024

BAYSIDE BUILDERS
NIKOLAI KATZ, ARCHITECT
DACHE DESIGN LTD

14 OF 26

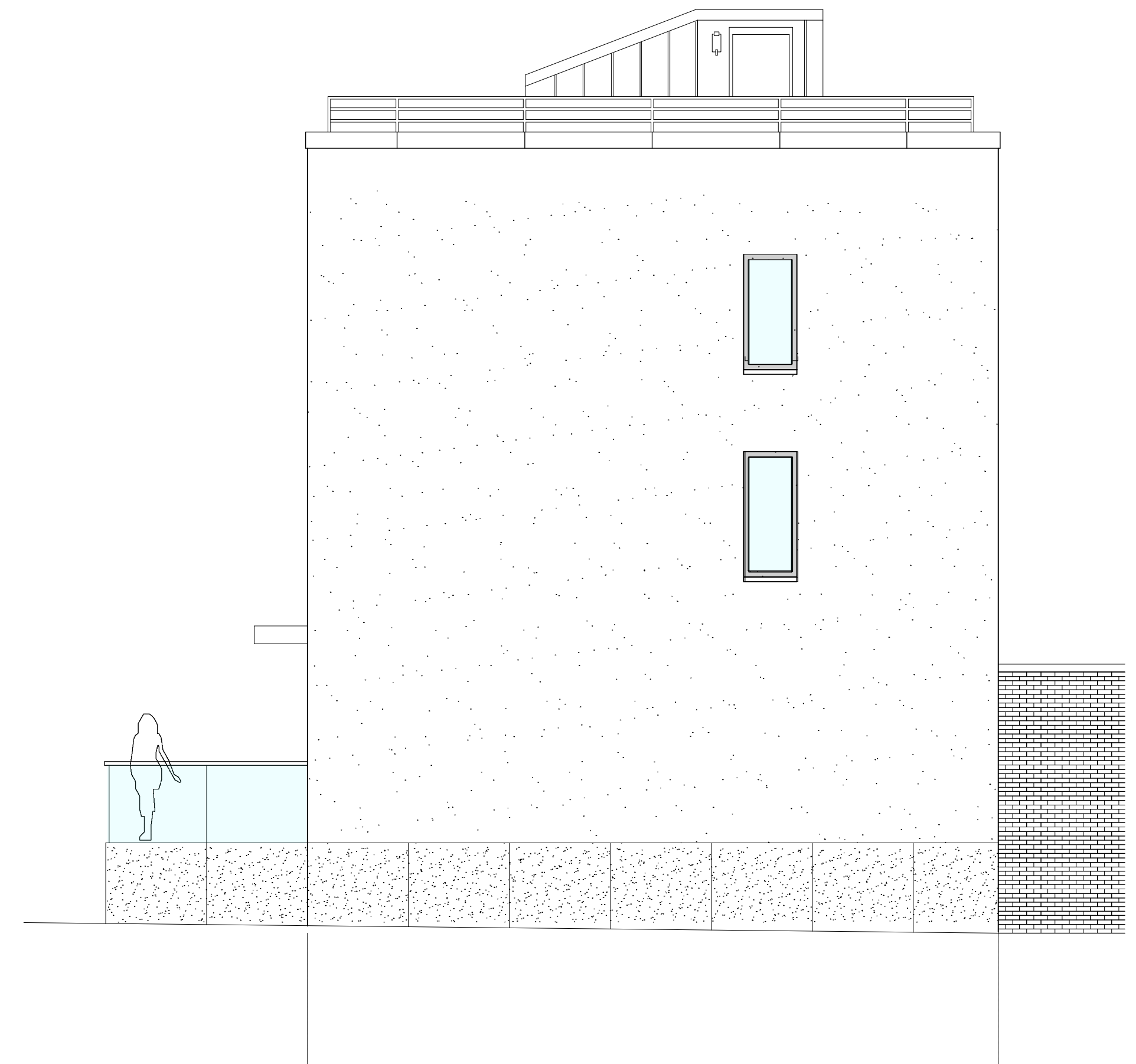


50 CLIFTON PLACE & 302 GRAND AVENUE
CLINTON HILL HISTORIC DISTRICT
BROOKLYN, NY

CLIFTON PLACE ELEVATIONS

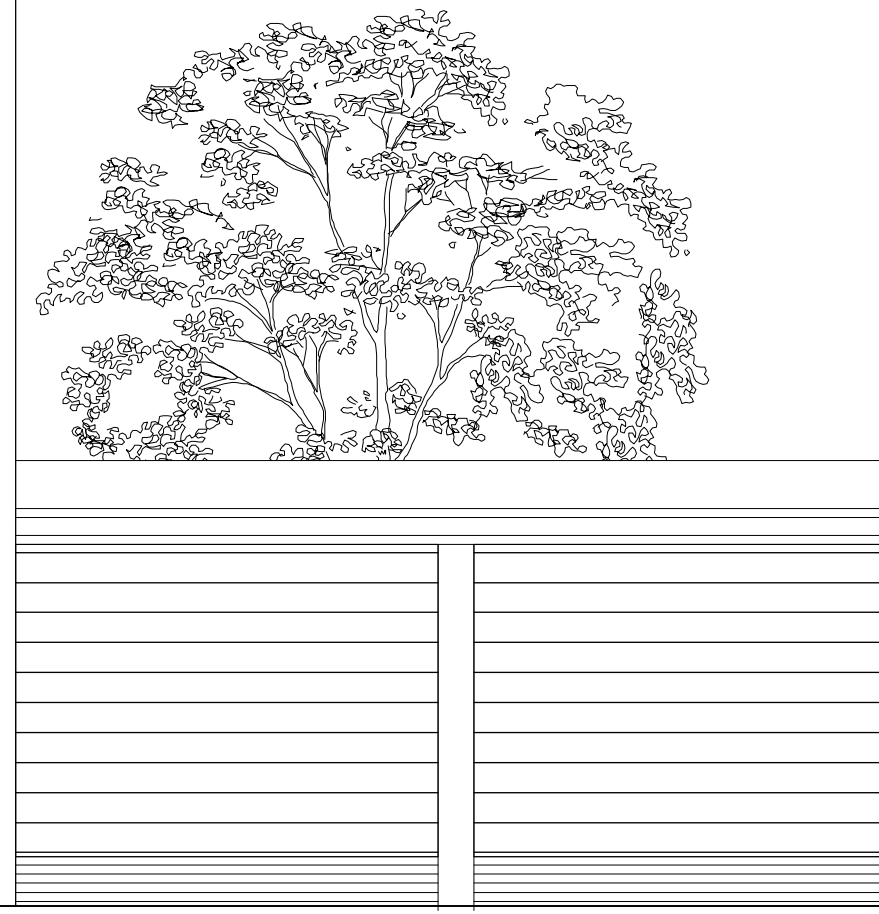
OCTOBER 2024

BAYSIDE BUILDERS
NIKOLAI KATZ, ARCHITECT
DACHE DESIGN LTD
15 OF 26



48 CLIFTON PLACE
(EXISTING)

310 GRAND AVENUE
(EXISTING)



310 GRAND AVENUE
(EXISTING)

310 GRAND AVENUE
(EXISTING)

+57.10'

32'-6"

302 GRAND AVENUE
(PROPOSED)

25'-0"

48 CLIFTON PLACE
(EXISTING)

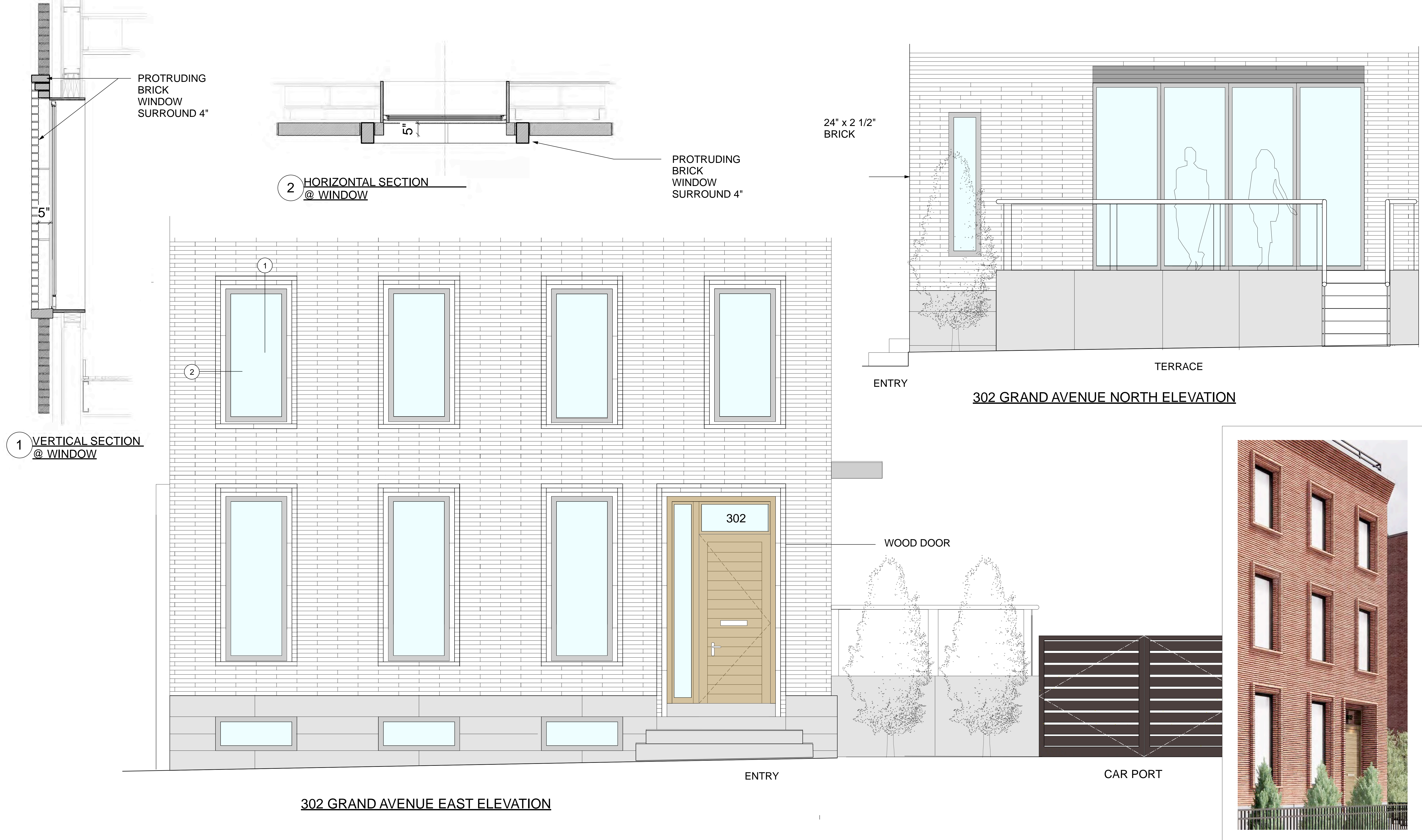
100'-0"

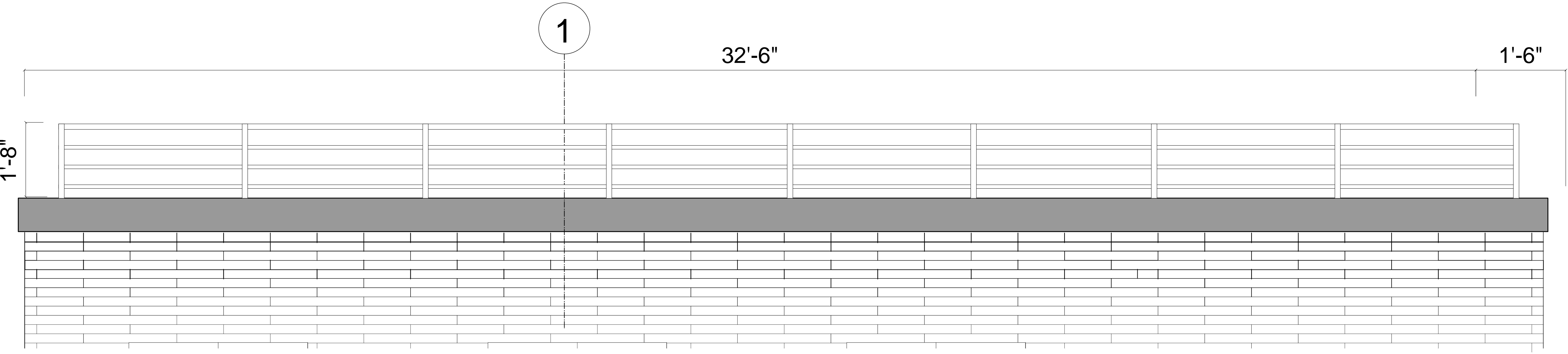
32'-6"

50 CLIFTON PLACE
(PROPOSED)

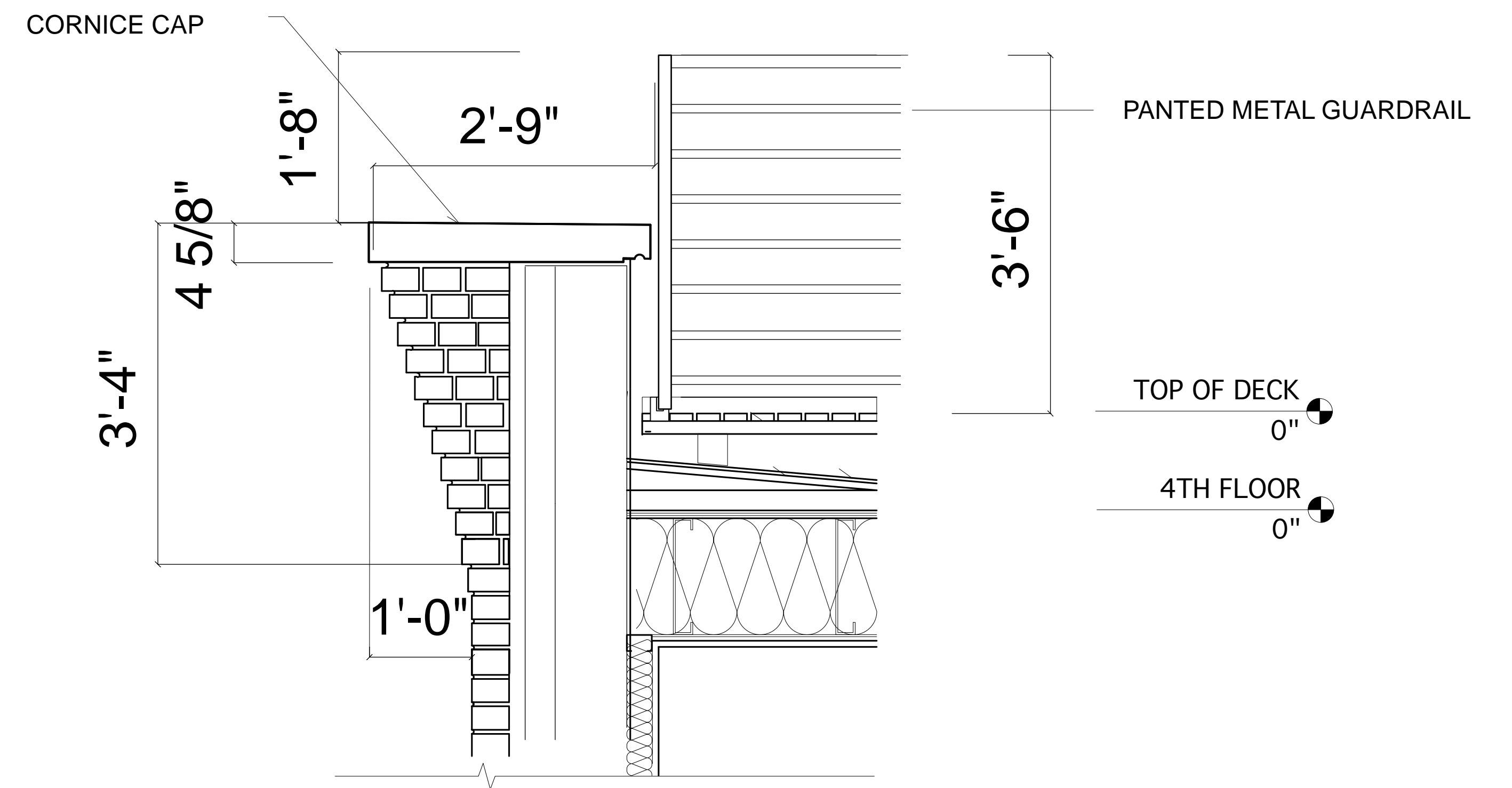
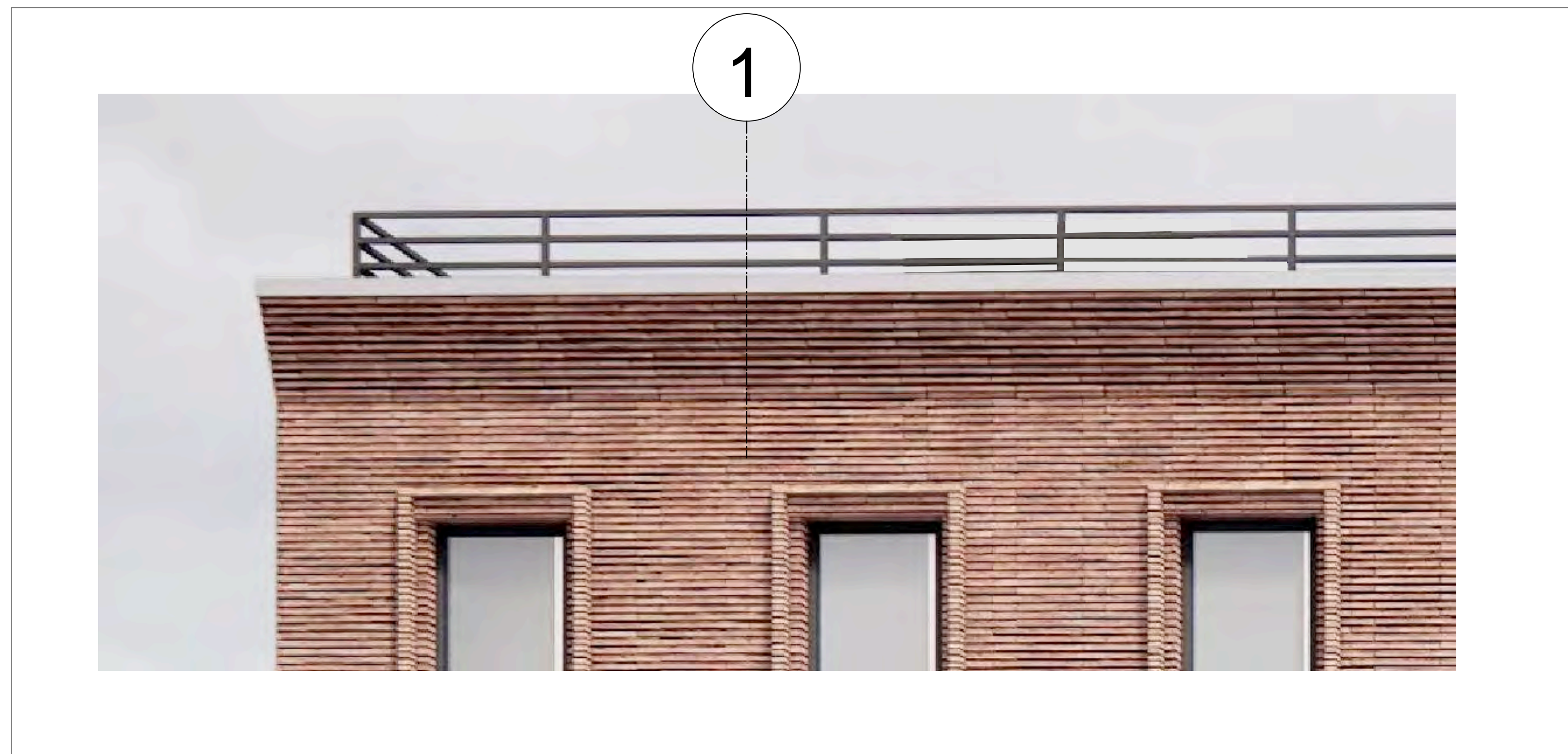
10'-0"

+58.84'





302 GRAND AVENUE CORNICE ELEVATION



1 302 GRAND AVENUE CORNICE SECTION



50 CLIFTON PLACE & 302 GRAND AVENUE
CLINTON HILL HISTORIC DISTRICT
BROOKLYN, NY

302 GRAND AVENUE ELEVATION

OCTOBER 2024

BAYSIDE BUILDERS
NIKOLAI KATZ, ARCHITECT
DACHÉ DESIGN LTD

19 OF 26



50 CLIFTON PLACE & 302 GRAND AVENUE

CLINTON HILL HISTORIC DISTRICT
BROOKLYN, NY

302 GRAND AVENUE ELEVATION

OCTOBER 2024

BAYSIDE BUILDERS
NIKOLAI KATZ, ARCHITECT
DACHE DESIGN LTD
20 OF 26



50 CLIFTON PLACE & 302 GRAND AVENUE

CLINTON HILL HISTORIC DISTRICT
BROOKLYN, NY

GRAND AVENUE BLOCK ELEVATION

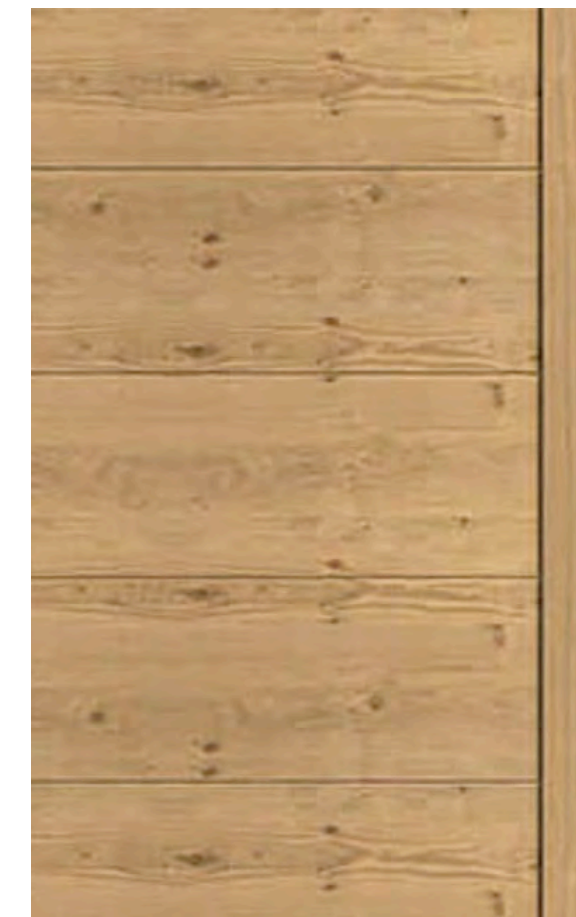
OCTOBER 2024

BAYSIDE BUILDERS
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21 OF 26

302 GRAND AVENUE



24" LONG BRICK



ENTRY DOOR

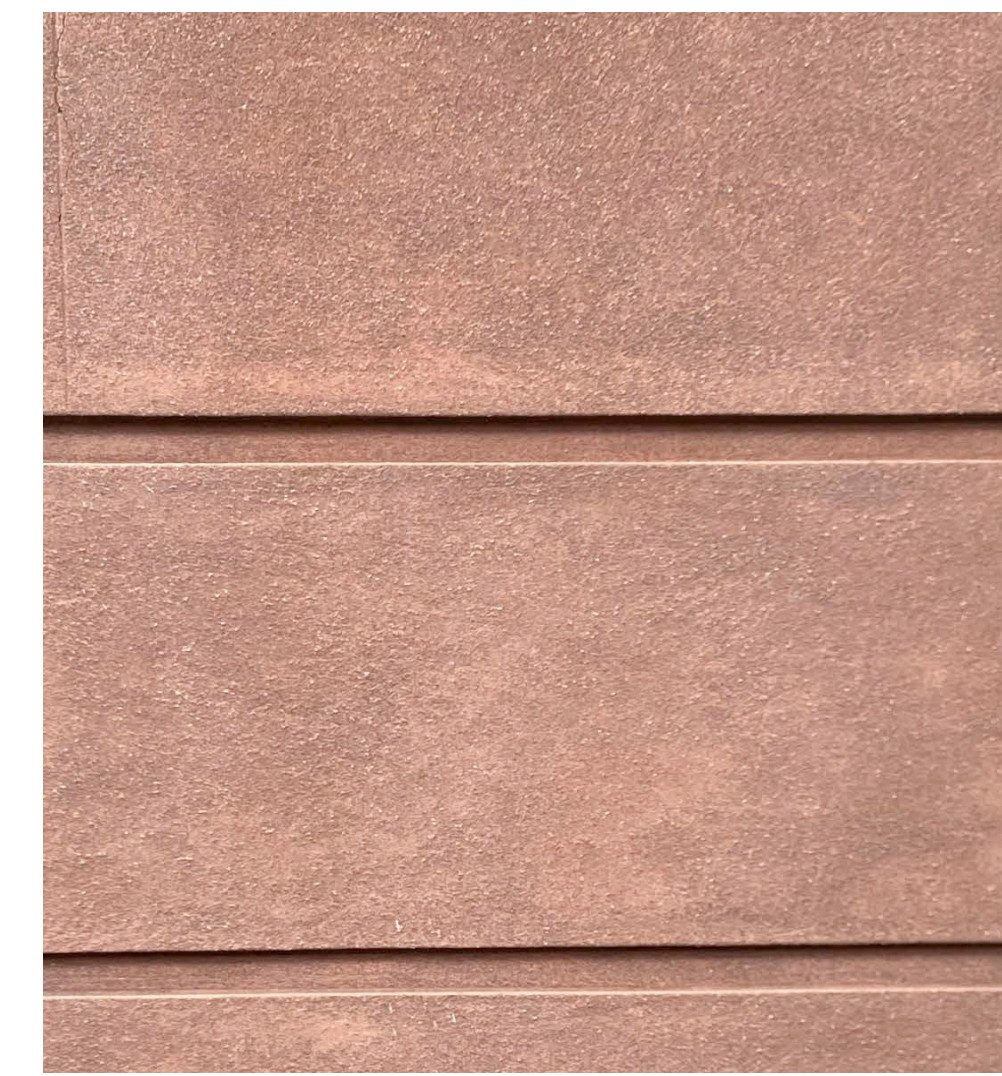


BLUESTONE FOR LOWER BUILDING AND CORNICE

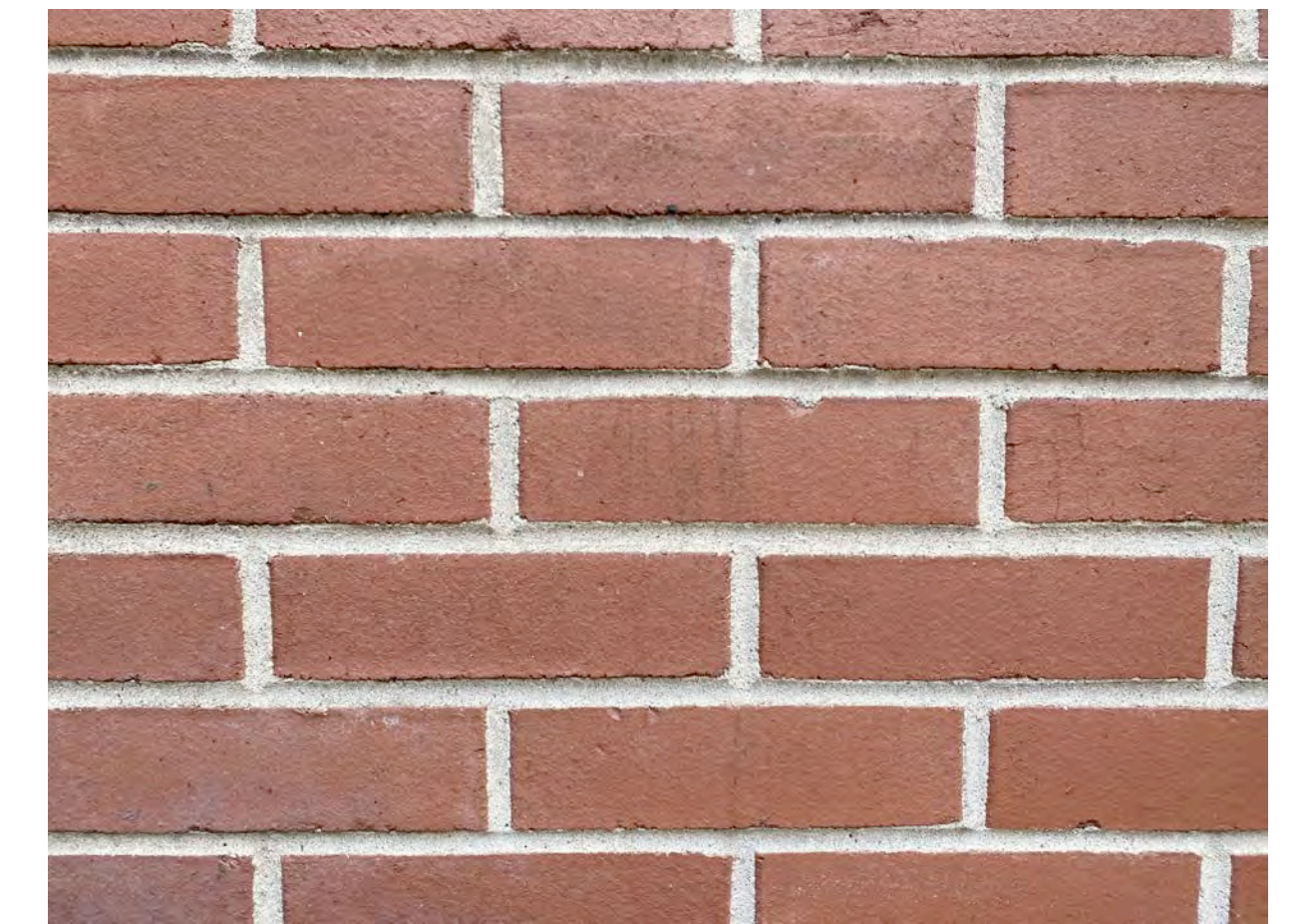


WINDOW COLOR AND FENCE.

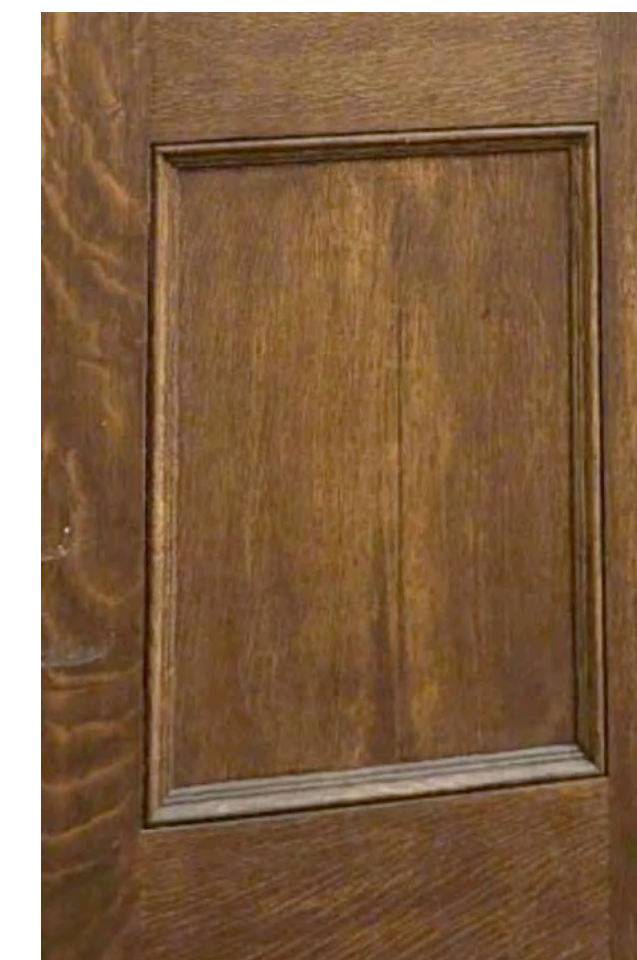
50 CLIFTON PLACE



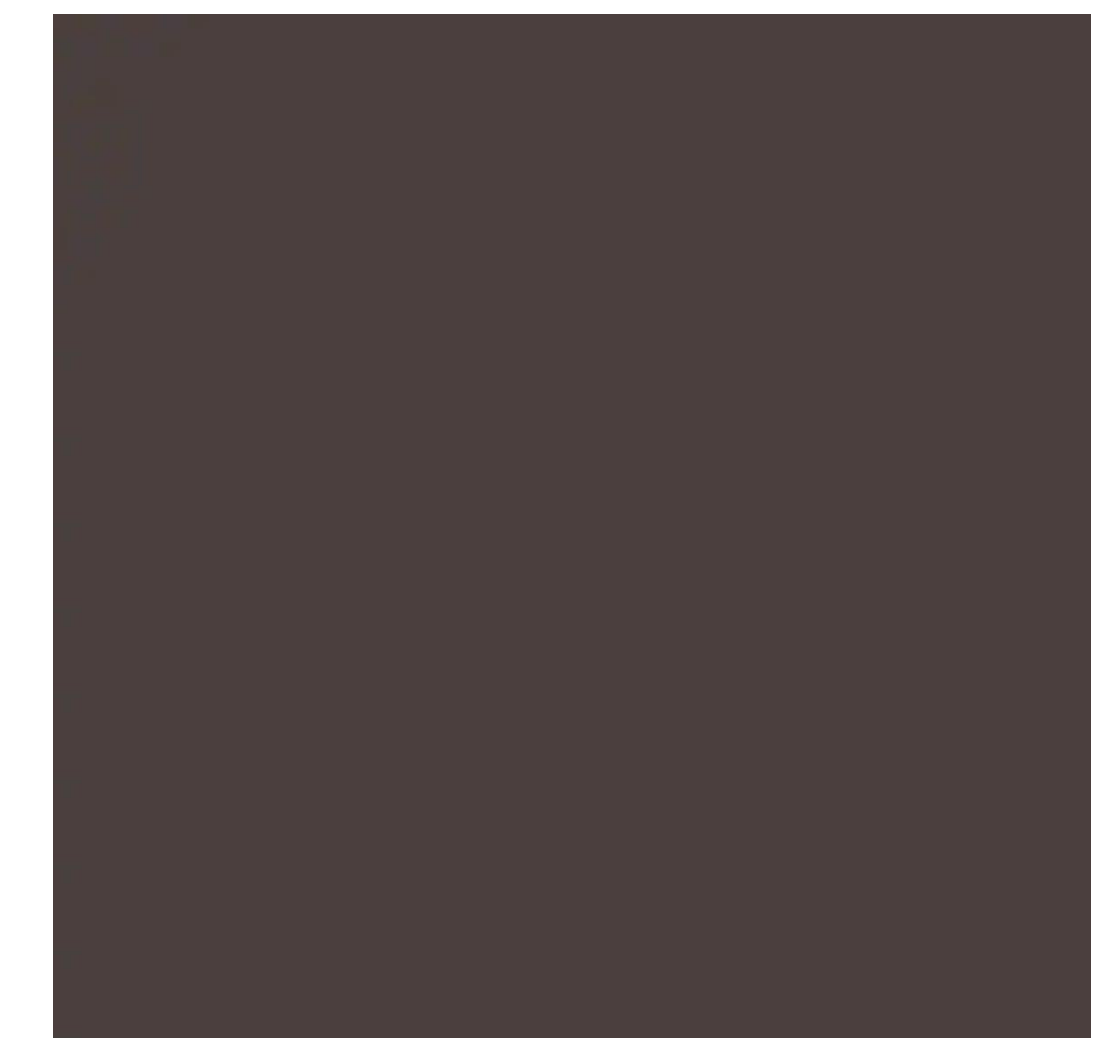
BROWN STONE COLOR FOR CLIFTON FACADE AND GRAND AVE BASE



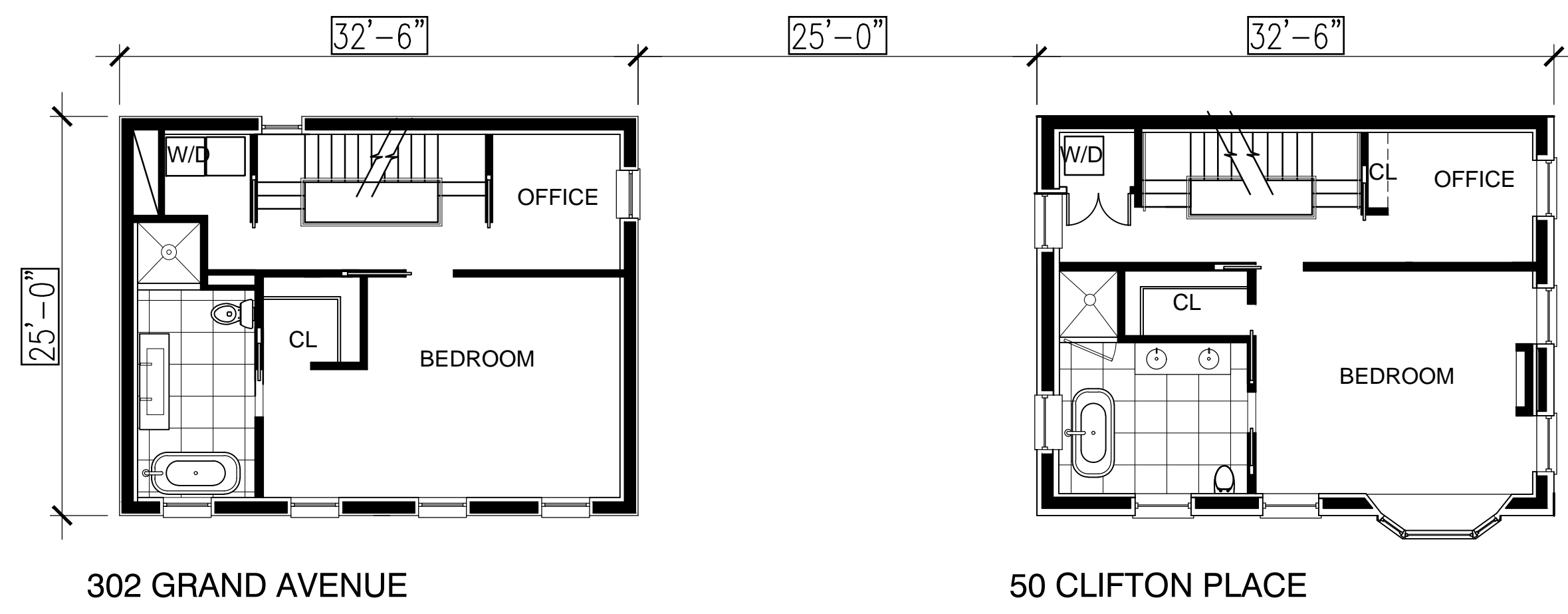
STANDARD SIZE BRICK FOR GRAND AVE FACADE AND SOUTH FACADE



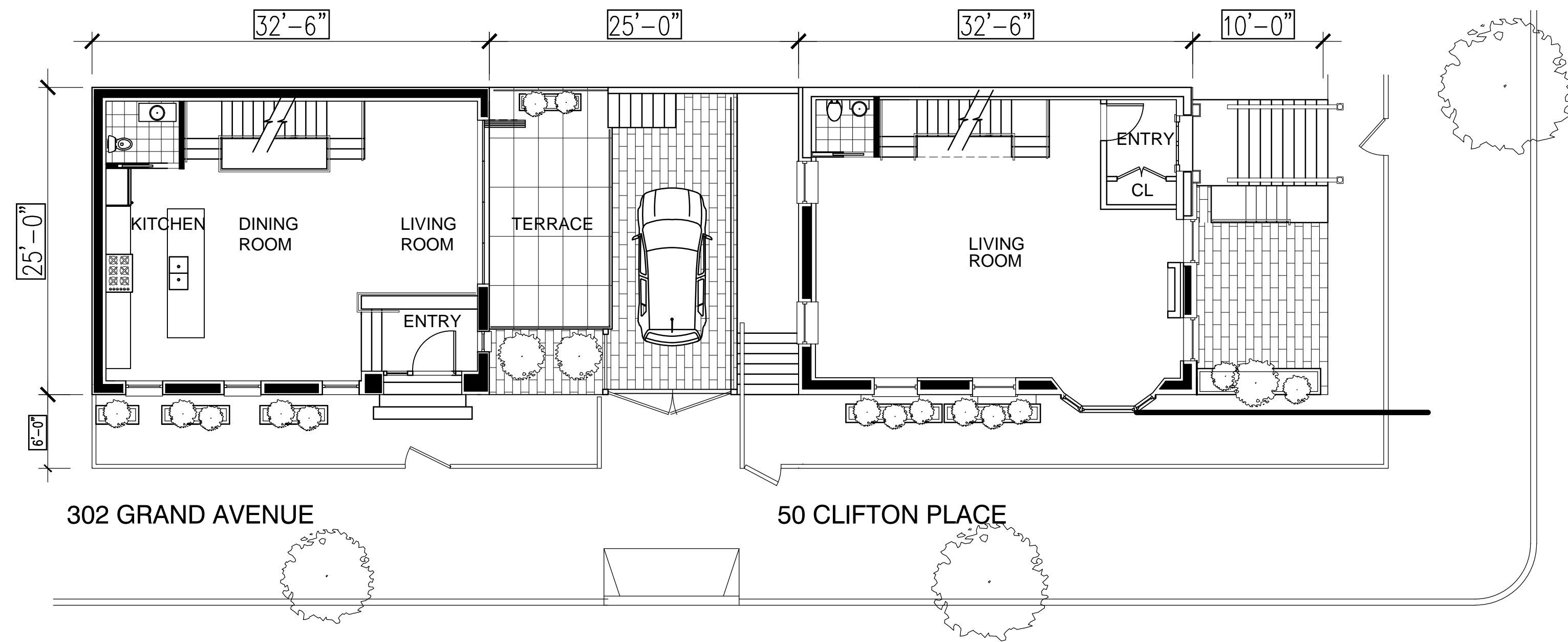
ENTRY DOOR



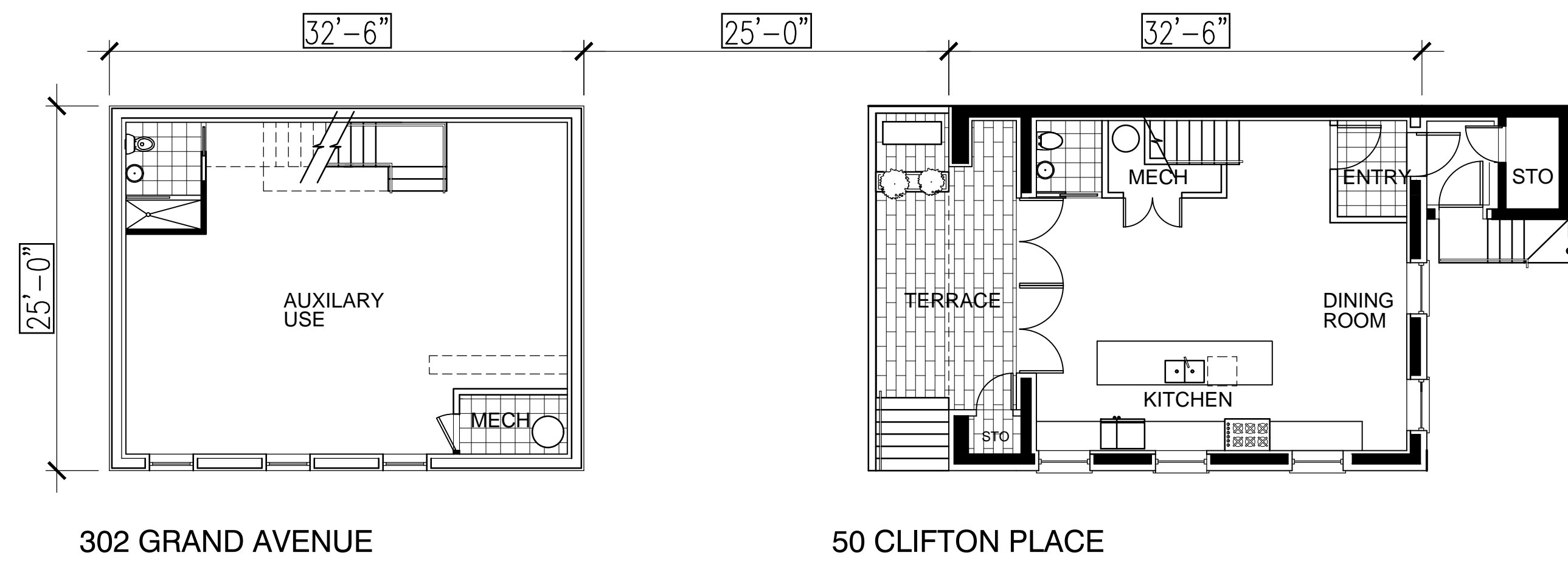
CORNICE AND WINDOW COLOR



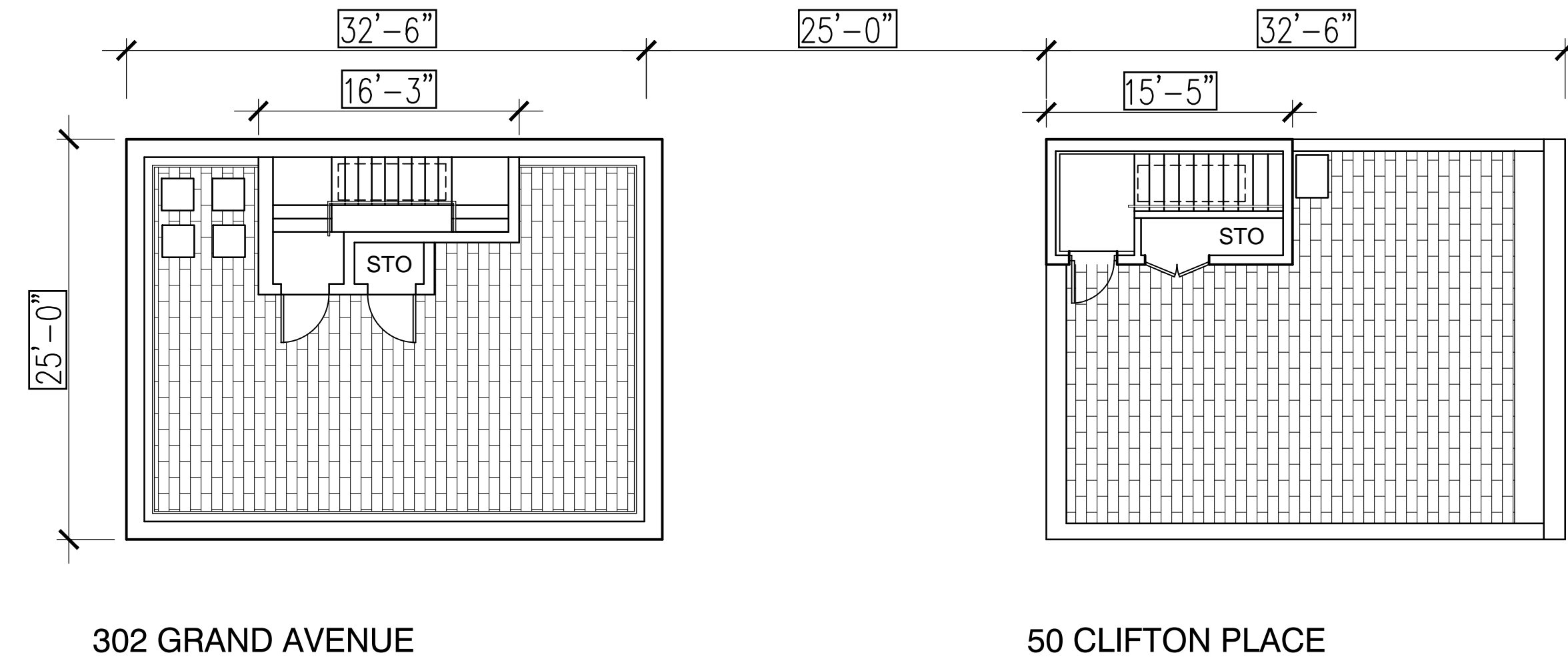
SECOND FLOOR PLANS



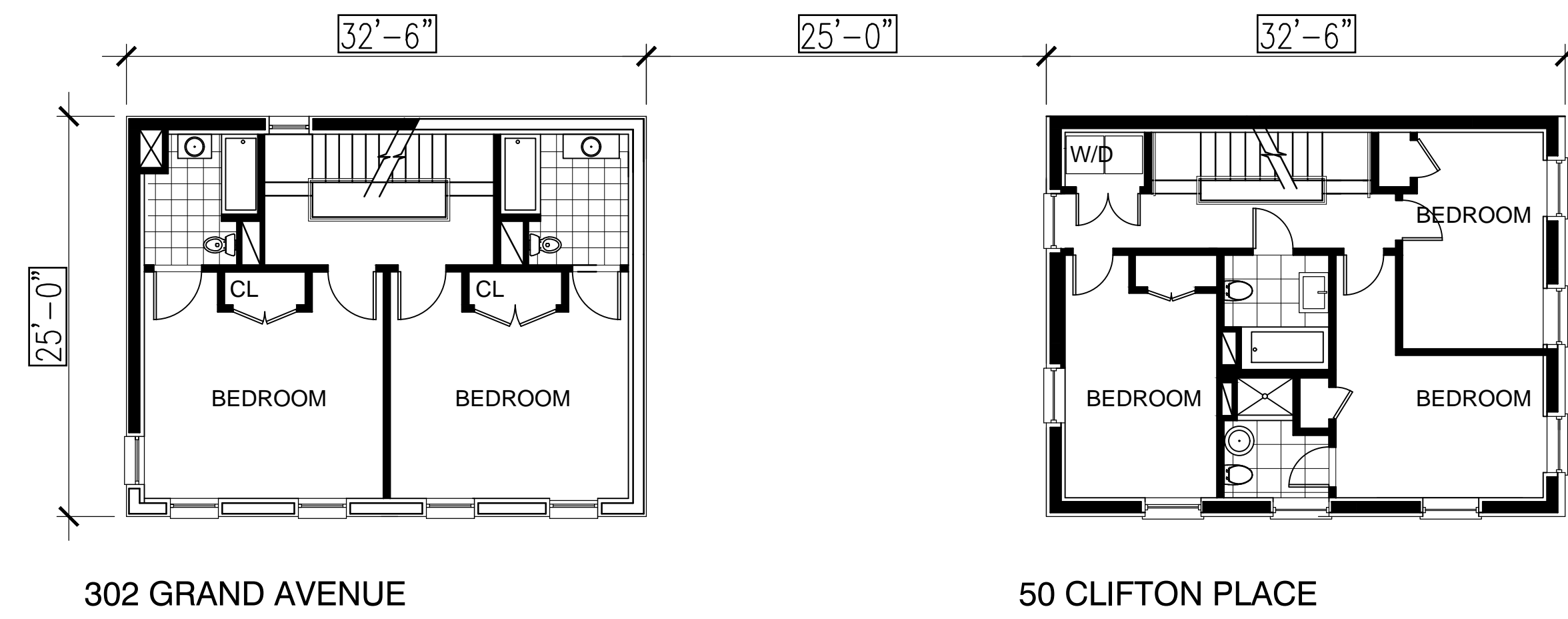
PARLOR LEVEL FLOOR PLANS



BASEMENT / CELLAR PLANS



ROOF PLANS



THIRD FLOOR PLANS



PARAPETS - 29 - 33 CLIFTON PLACE



STOOPS AND FRONT DOORS - 48 AND 46 CLIFTON PLACE



STOOPS AND FRONT DOORS -44 CLIFTON PLACE



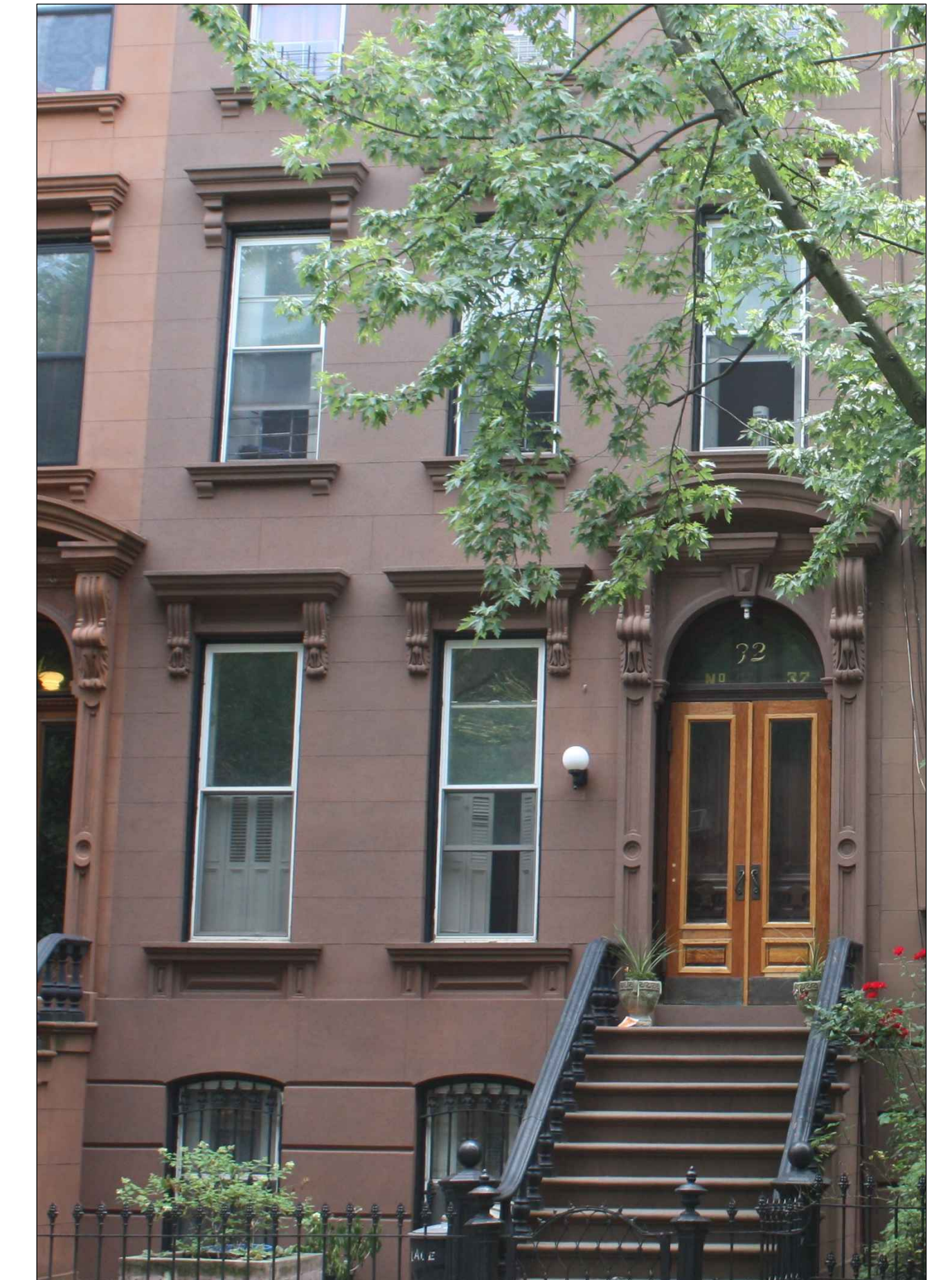
CORBELING - ST. JAMES PLACE AND GREENE AVENUE



BAY WINDOW - 1 CAMBRIDGE PLACE (NARROW STREET)



BAY WINDOW - 310 GRAND AVENUE (WIDE STREET)



BROWNSTONE DETAILING - 37 CLIFTON PLACE



MODERN TOWNHOUSE BUILT 2018
476 WASHINGTON AVENUE
CLINTON HILL HISTORIC DISTRICT



CORBELLING BRICK
100 FRANKLIN STREET
TRIBECA EAST 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



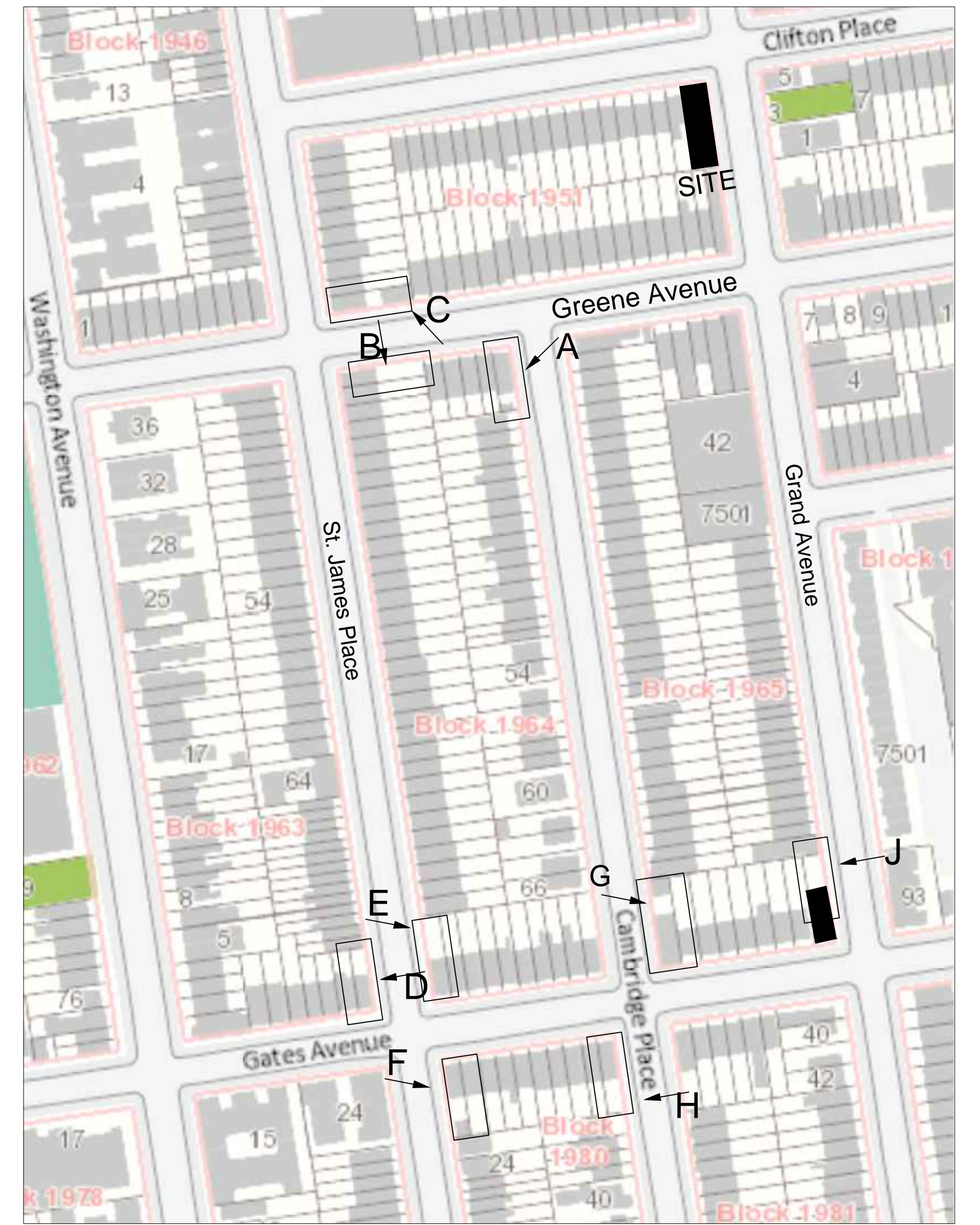
VIEW A - 202 GREENE AVENUE



VIEW B - 192 GREENE AVENUE



VIEW C - 185 GREENE AVENUE



SITE LOCATOR MAP



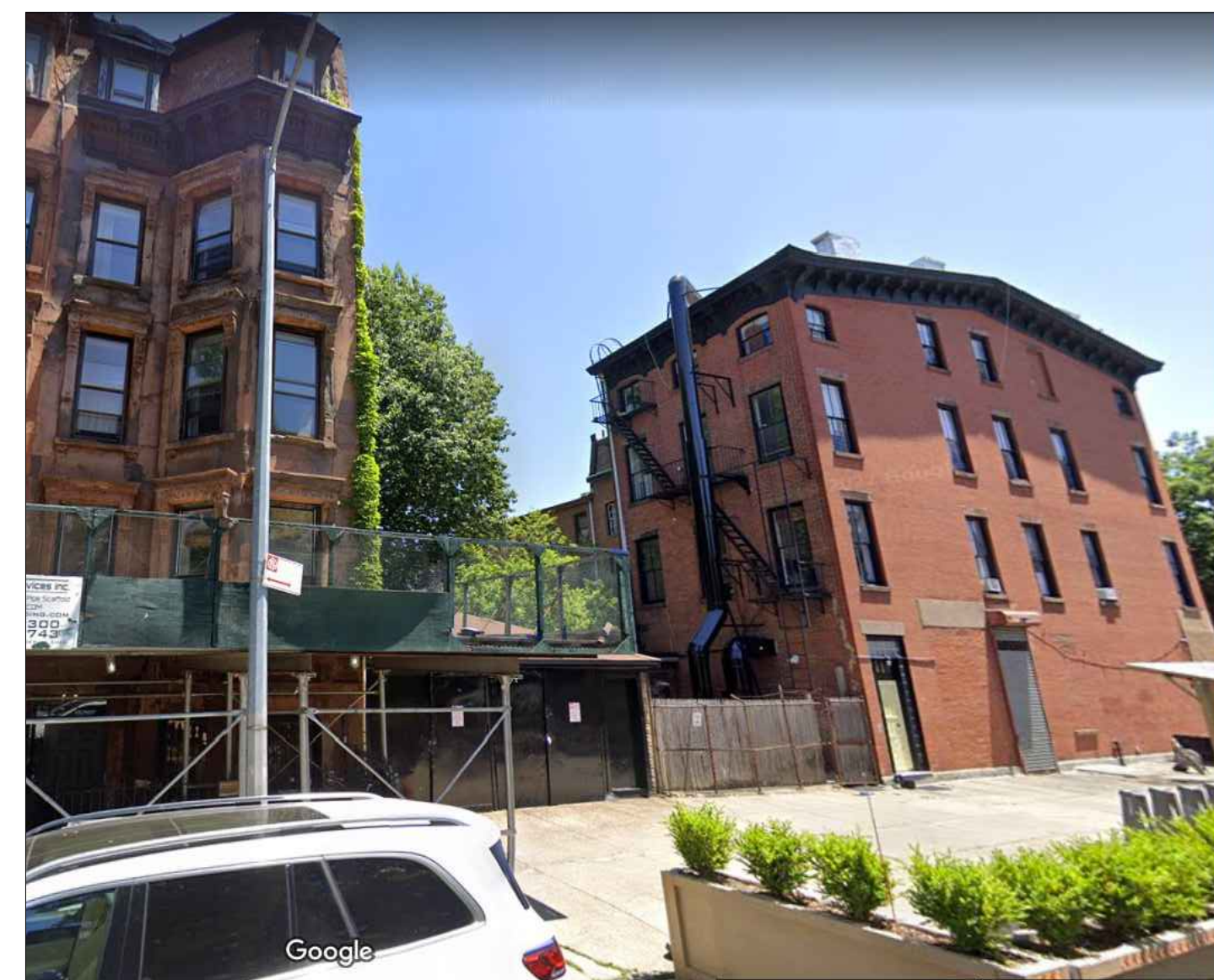
VIEW D - 178 ST. JAMES PLACE



VIEW E - 161 ST. JAMES PLACE



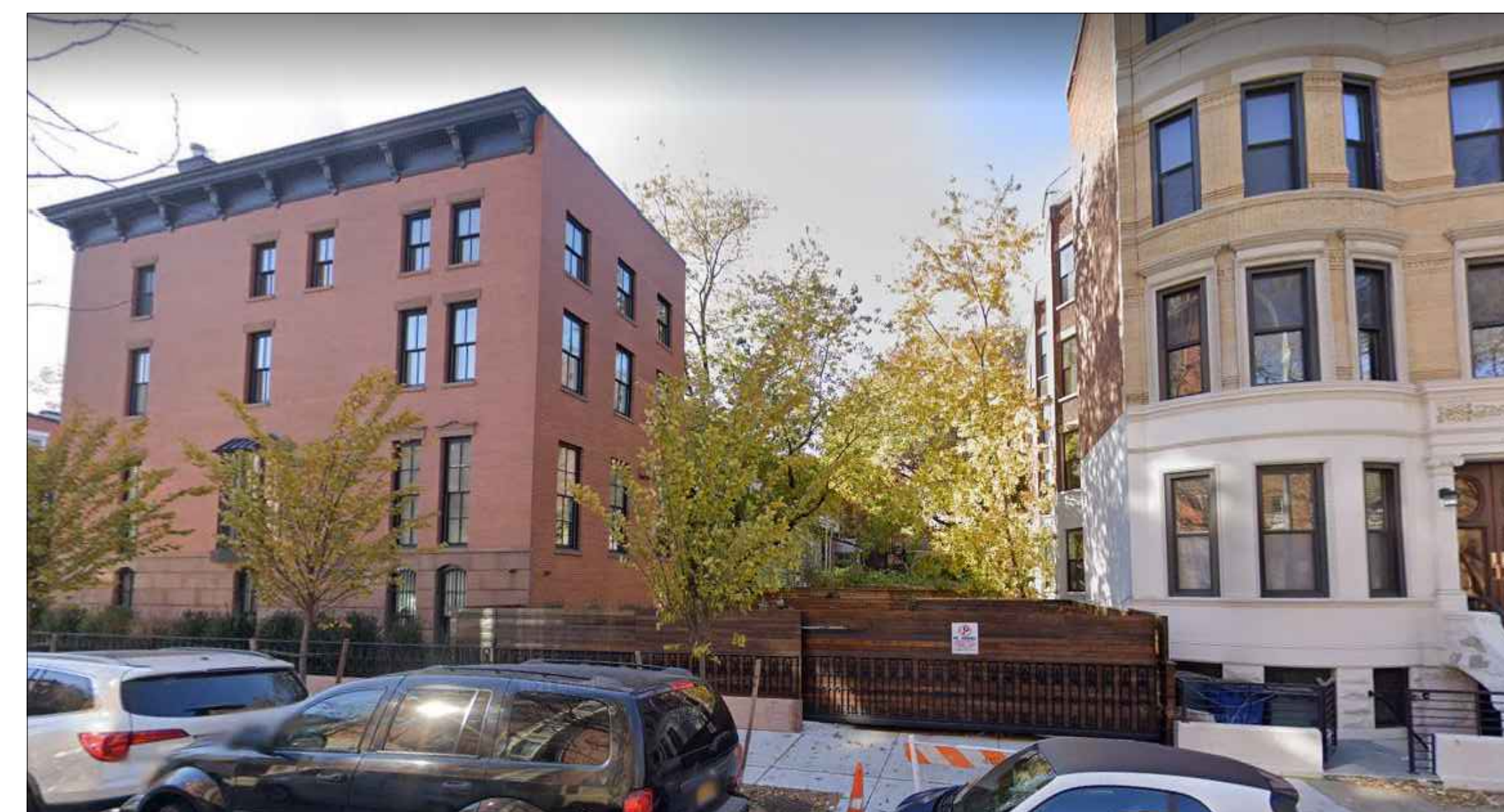
VIEW F - 173 ST. JAMES PLACE



VIEW G - 129 GATES AVENUE



VIEW H - 78 CAMBRIDGE PLACE



VIEW J - 380 GRAND AVENUE

The current proposal is:

Preservation Department – Item 1, LPC-22-05952

302 Grand Avenue – Clinton Hill Historic District
Borough of Brooklyn

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