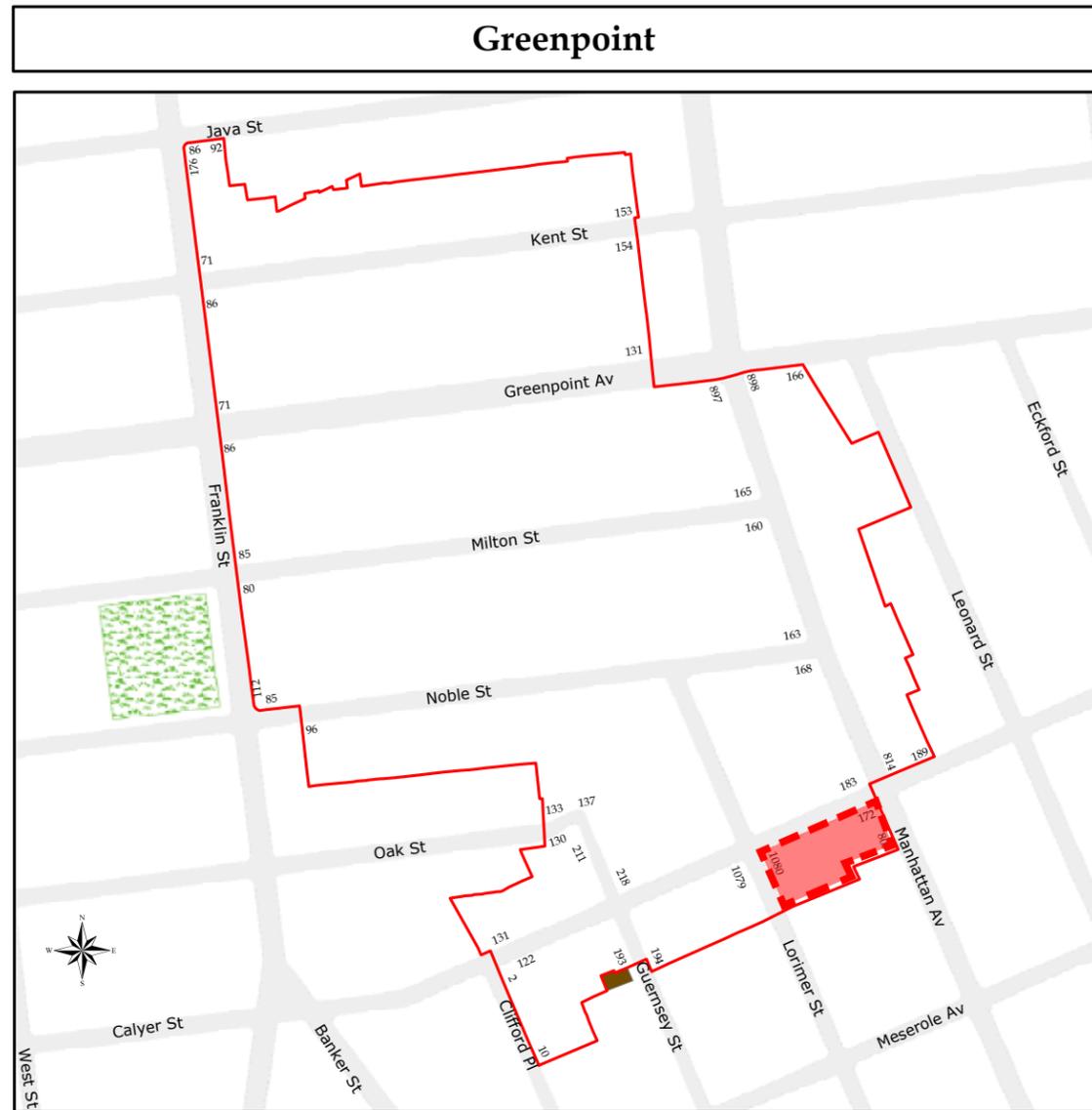




807 Manhattan Avenue
Landmarks Preservation Commission
March 15, 2016

P + **K**
S + **B**

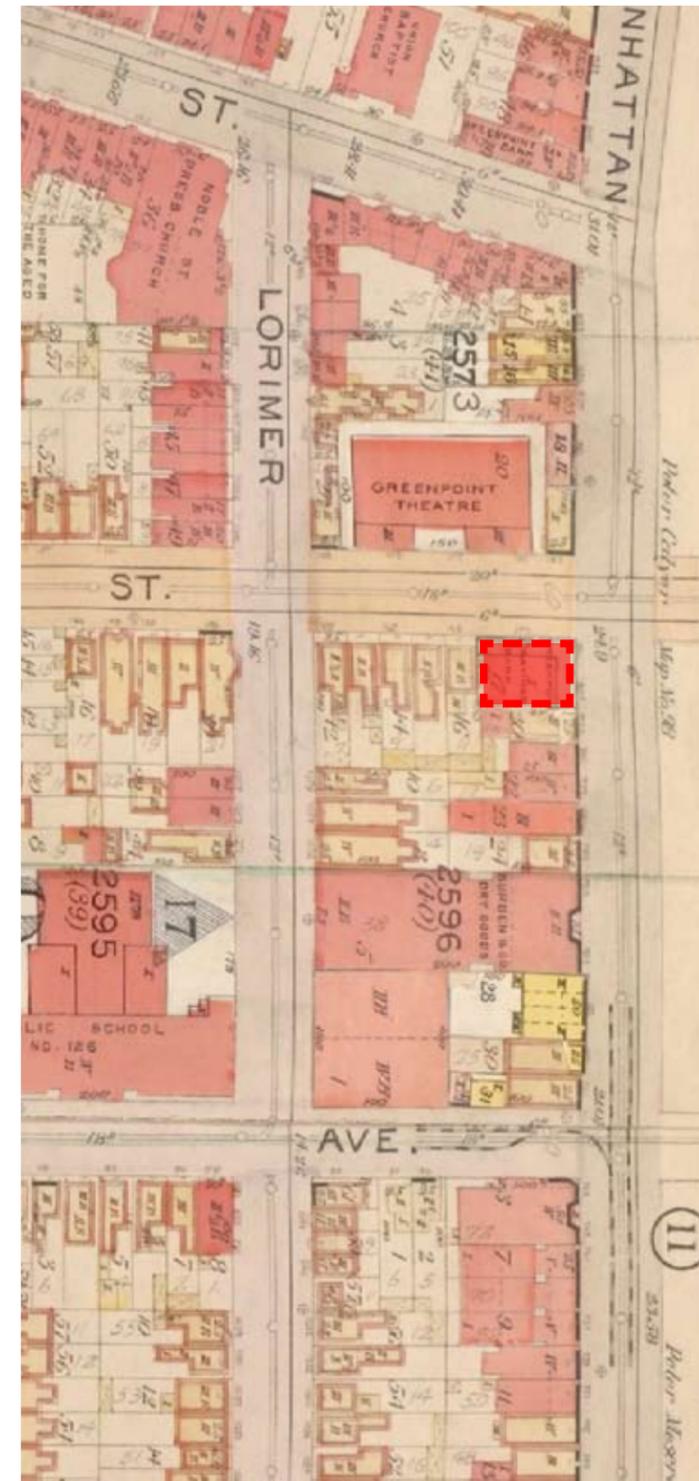


Greenpoint
Historic District
Brooklyn
Designated Sep. 14, 1982
Amended to exclude
191 Guernsey Street
July 26, 2005

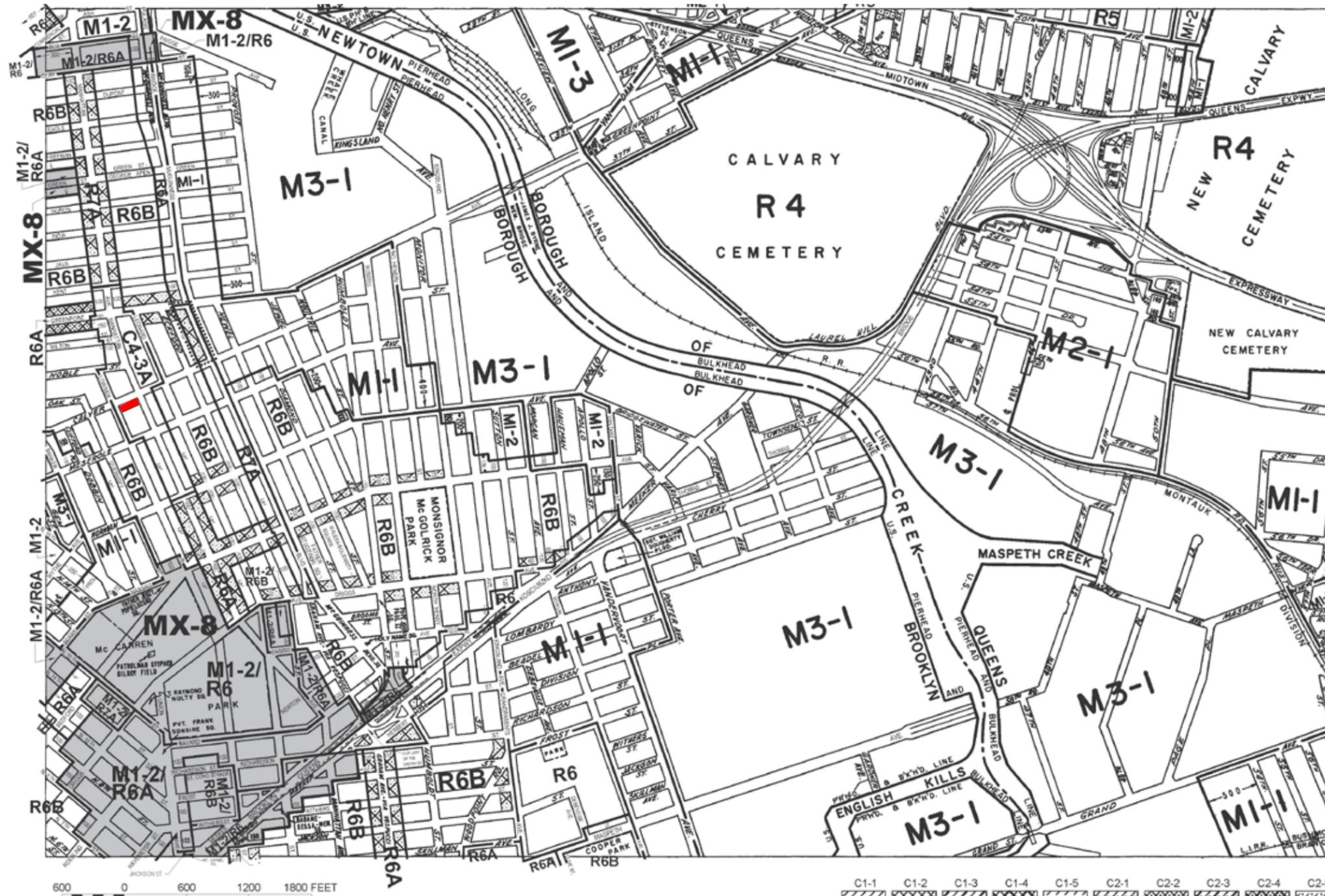
 Historic District Boundaries
 191 Guernsey Street



Greenpoint Historic District



Atlas of the Borough of Brooklyn, c.1904



ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:
 The number(s) and/or letter(s) that follows an R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

- R – RESIDENTIAL DISTRICT
- C – COMMERCIAL DISTRICT
- M – MANUFACTURING DISTRICT

SPECIAL PURPOSE DISTRICT
 The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

AREA(S) REZONED

Effective Date(s) of Rezoning:
 12-10-2012 C 100218 ZMK

Special Requirements:
 For a list of lots subject to CEQR environmental requirements, see APPENDIX C.
 For a list of lots subject to "D" restrictive declarations, see APPENDIX D.
 For Inclusionary Housing designated areas on this map, see APPENDIX F.

MAP KEY

8d	9b	9d
12c	13a	13c
12d	13b	13d

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ZONING MAP 13a

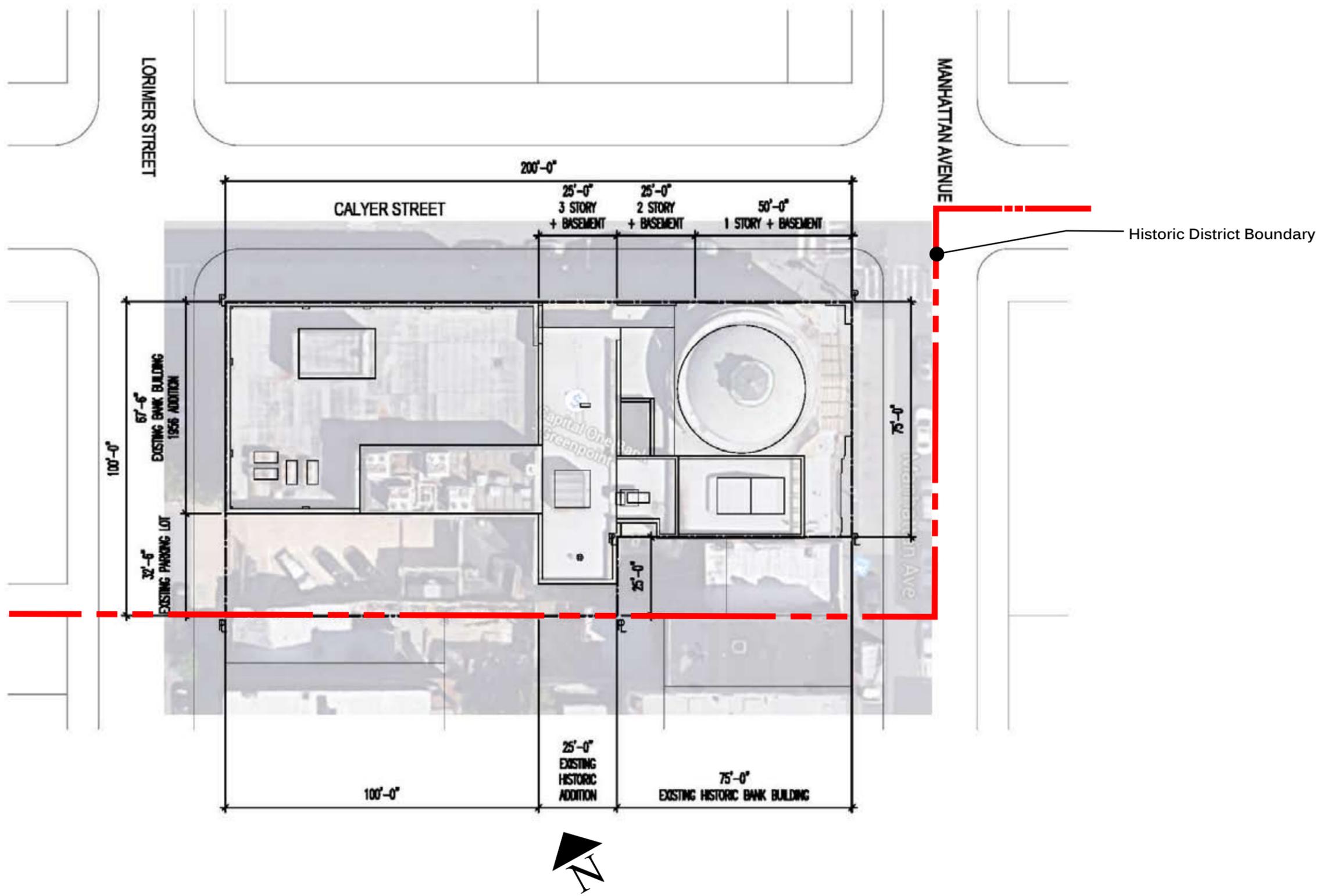
NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: www.nyc.gov/planning or contact the Zoning Information Desk at (212) 720-3291.

P + **K**
S + **B**

Project Area

Zoning Map

807 Manhattan Avenue
 Landmarks Preservation Commission
 March 15, 2016



Site Plan

EXCERPT: GREENPOINT HISTORIC DISTRICT DESIGNATION REPORT
SEPTEMBER 14, 1982

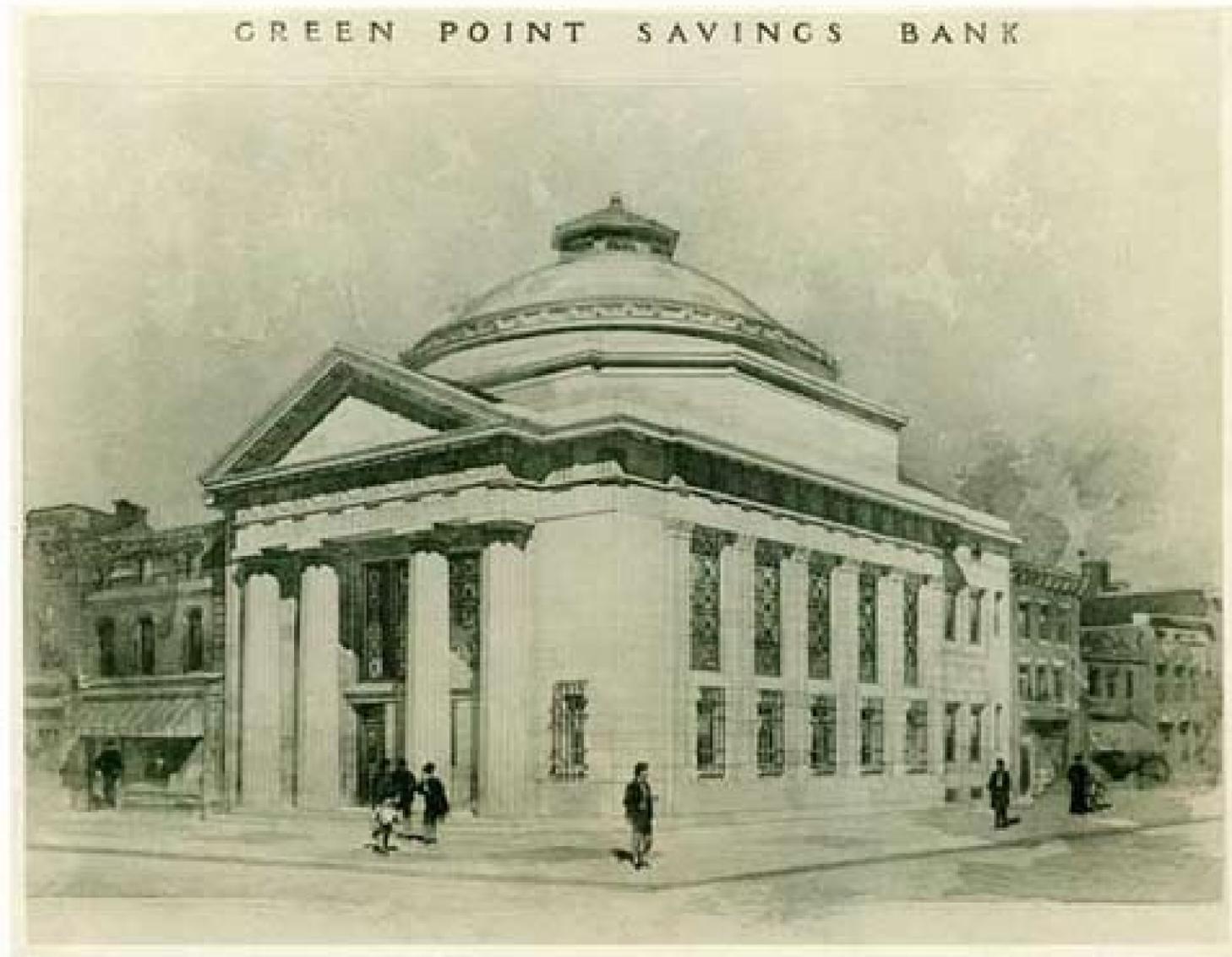
MANHATTAN AVENUE: West Side Between Meserole Avenue and Calyer Street.

Only the Greenpoint Savings Bank is included within the district.

No. 807. The Greenpoint Savings Bank, one of the most prominent banking institutions in the city, was begun in 1868 by a number of local citizens and businessmen including: Archibald K. Meserole, Thomas F. Rowland, Thomas C. Smith and Thomas D. Jones. Having received its charter from the state legislature, the bank opened for business on January 11, 1869, on the ground floor of No. 94 Franklin Street, a frame building at the northeast corner of Franklin and Oak Streets. In 1882, following the shift of the commercial district from Franklin Street to Manhattan Avenue, the bank opened a new office at 883 Manhattan Avenue, a one-story taxpayer owned and built by one of the founders, Thomas C. Smith. Three years later, in December, this store and some adjoining properties burned, forcing the bank to temporarily relocate to No. 127 Greenpoint Avenue where it remained until alterations were completed on No. 845 Manhattan Avenue, on the northwest corner of Noble Street. In August, 1887, the bank re-opened and remained in this building for twenty-one years until extra space was needed and a new site chosen on the corner of Calyer Street.

The present building is a handsome neo-Classical structure designed in 1906 by the architectural firm of Helmle & Huberty. This notable Brooklyn firm is responsible for a number of striking buildings throughout the borough including: the Prospect Park Boat House (1905), the Shelter Pavilion in McGoldrick Park (1910), and the Brooklyn Central Office, Bureau of Fire Communications (1913). The impressive Manhattan Avenue facade of the bank boasts an imposing recessed portico with four Greek Doric columns topped by a frieze of triglyphs and metopes that are adorned with medallions. A triangular pediment crowns the portico. The main mass of the bank encompasses two high stories; rising above these floors and set back from the building line is a shorter half-story embellished with an alternating pattern of lions' heads and guilloche bands. This half-story serves as a base for the cylindrical drum that supports the bank's distinctive shallow dome. The dome, clad in slate shingles that are laid in a fish-scale pattern, is crowned by a polygonal lantern that adds a striking note to the low Greenpoint skyline. The Calyer Street facade is a simple but stately composition of full-height Doric pilasters framing plain, square-headed windows. About 1925, an L-shaped addition, with a facade facing Manhattan Avenue and Calyer Street, was added to the bank. The design of these two facades is basically a repetition of the existing Calyer Street one. An undistinguished three-story extension was added in 1954, extending the site of the bank to Lorimer Street.

The Greenpoint Savings Bank has always been a conscientious member of the community, and, in 1976, a study published by the New York Public Interest Research Group cited the bank for its mortgage investments in Brooklyn residential properties.



C. 1909



1940 Tax Photos (Calyer Street)



1980 Tax Photo (Corner of Calyer & Lorimer)

INSTITUTIONAL BUILDINGS: BANKS



6. BANK OF MANHATTAN TRUST
875 MANHATTAN AVE.



7. MECHANICS AND TRADERS BANK
144 FRANKLIN

LARGE SCALE RESIDENTIAL:



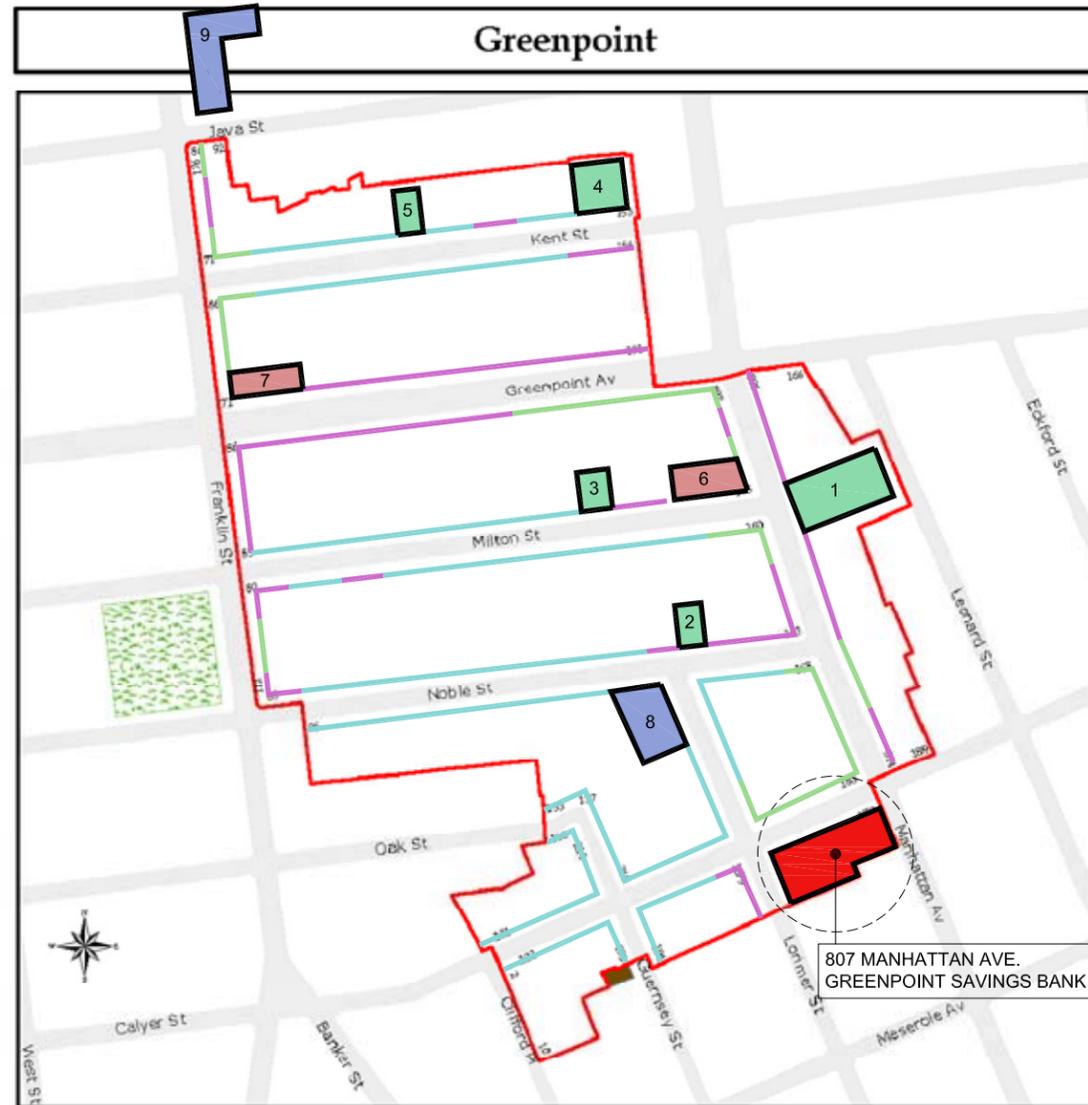
8. 1125 LORIMER STREET



8. 1125 LORIMER STREET



9. ASTRAL APARTMENTS (INDIVIDUAL LANDMARK)



Greenpoint
Historic District
Brooklyn
Designated Sep. 14, 1982
Amended to exclude
191 Guernsey Street
July 26, 2005

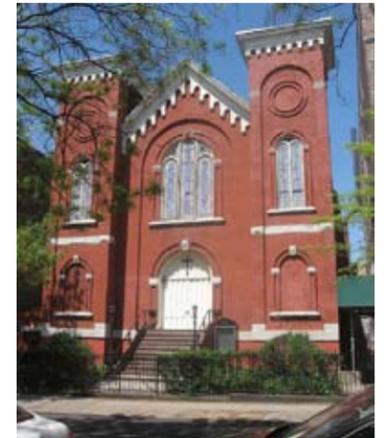
Historic District Boundaries
 191 Guernsey Street



INSTITUTIONAL BUILDINGS: RELIGIOUS



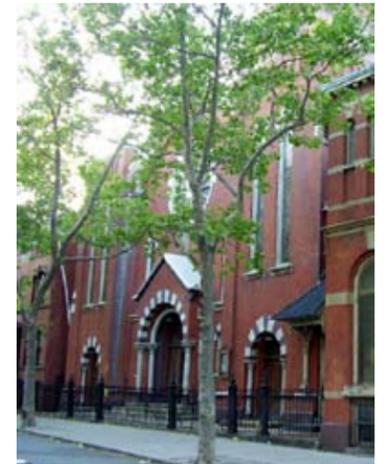
1. ST. ANTHONY OF PADUA



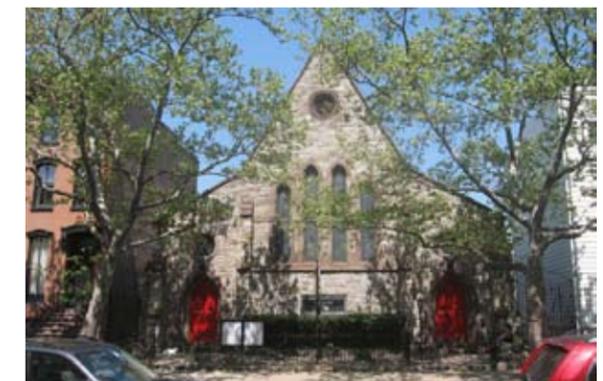
2. UNION BAPTIST CHURCH



3. ST. JOHN'S LUTHERAN CHURCH



4. ST. ELIAS GREEK CHURCH



5. CHURCH OF THE ASCENSION

4-STORY FLATHOUSES



148-154 KENT STREET

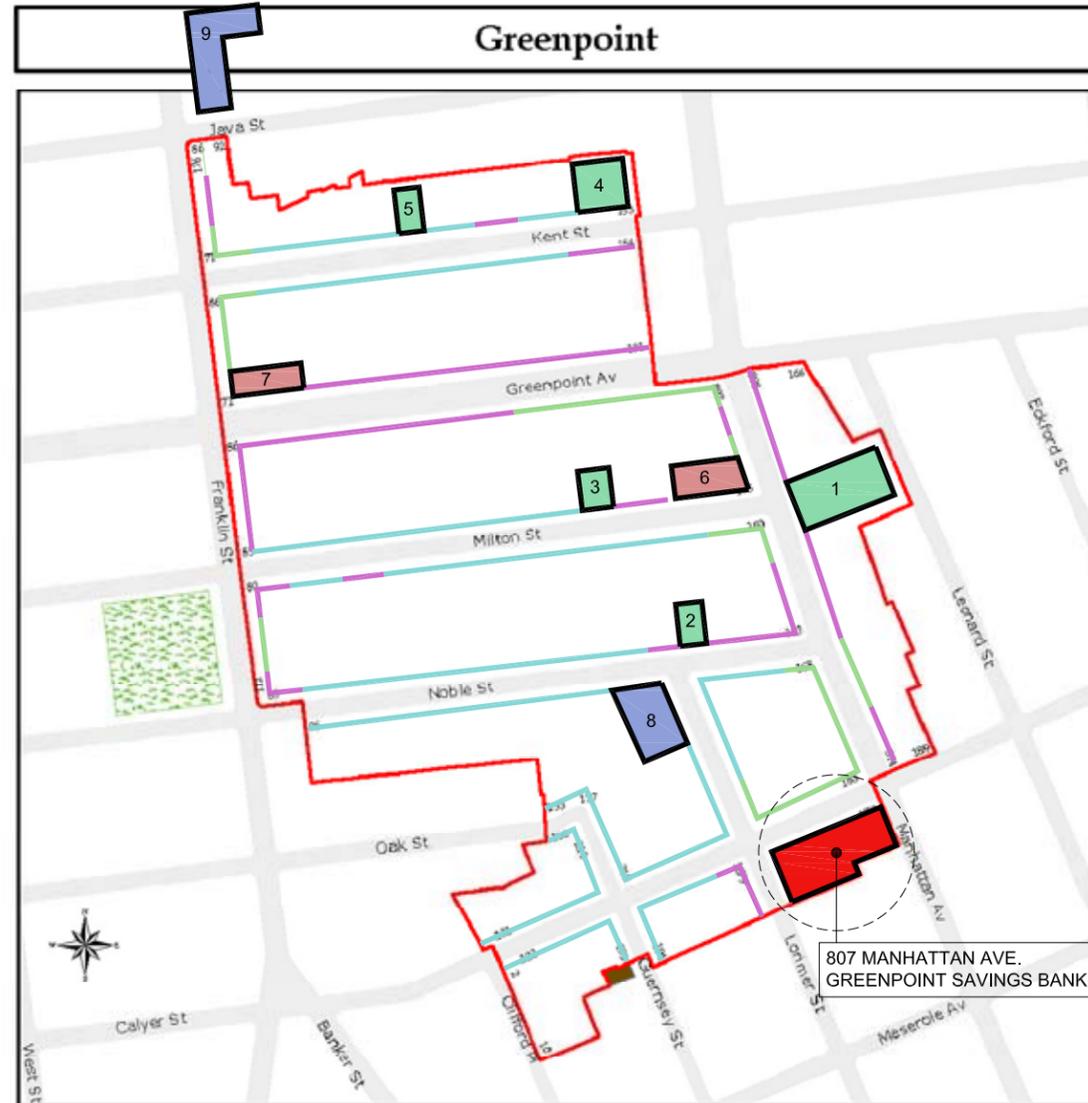


159-163 MILTON STREET

1-3 STORY MIXED COMMERCIAL/RESID.



CALYER STREET BETWEEN LORIMER AND MANHATTAN



Greenpoint
Historic District
Brooklyn
Designated Sep. 14, 1982
Amended to exclude
191 Guernsey Street
July 26, 2005

Historic District Boundaries
 191 Guernsey Street



ROWHOUSES



KENT STREET



MILTON STREET



NOBLE STREET



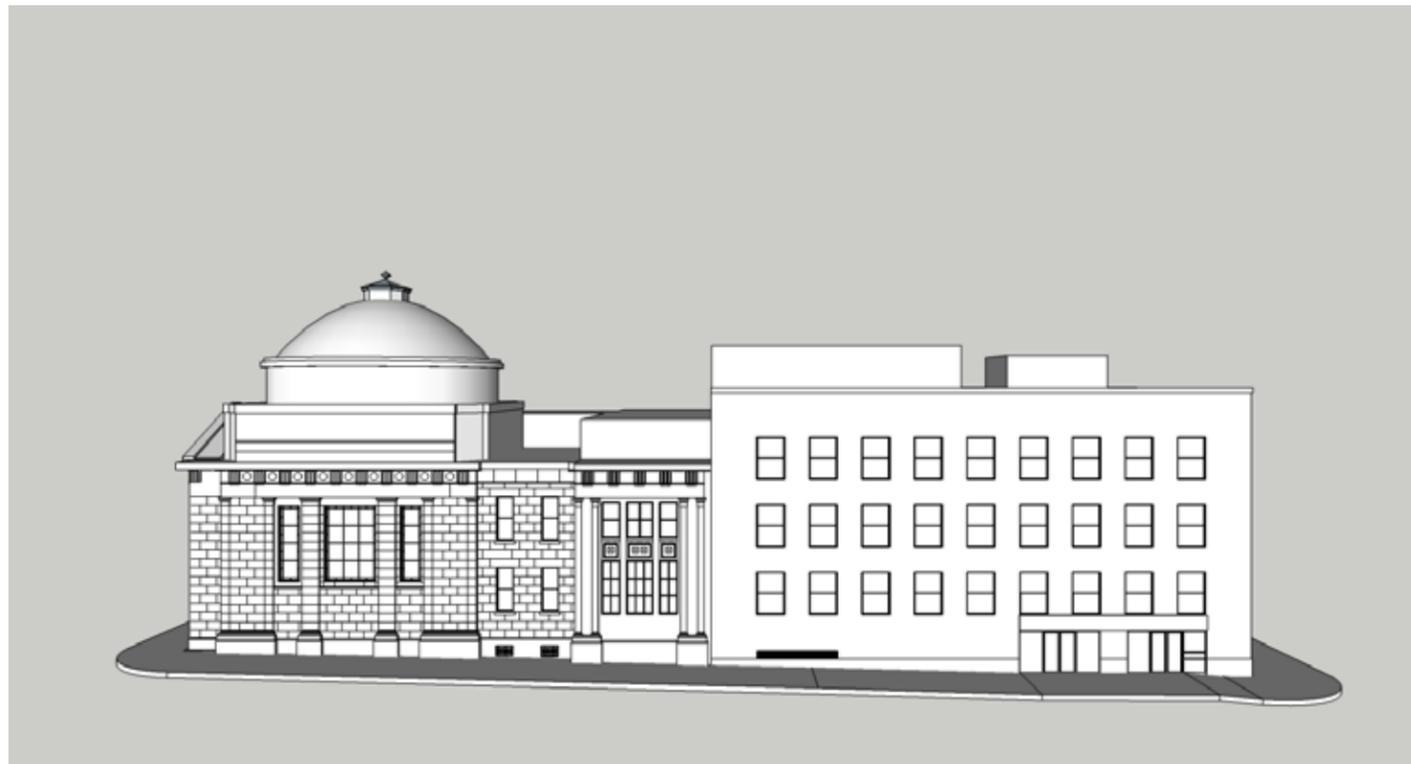
GUERNSEY STREET



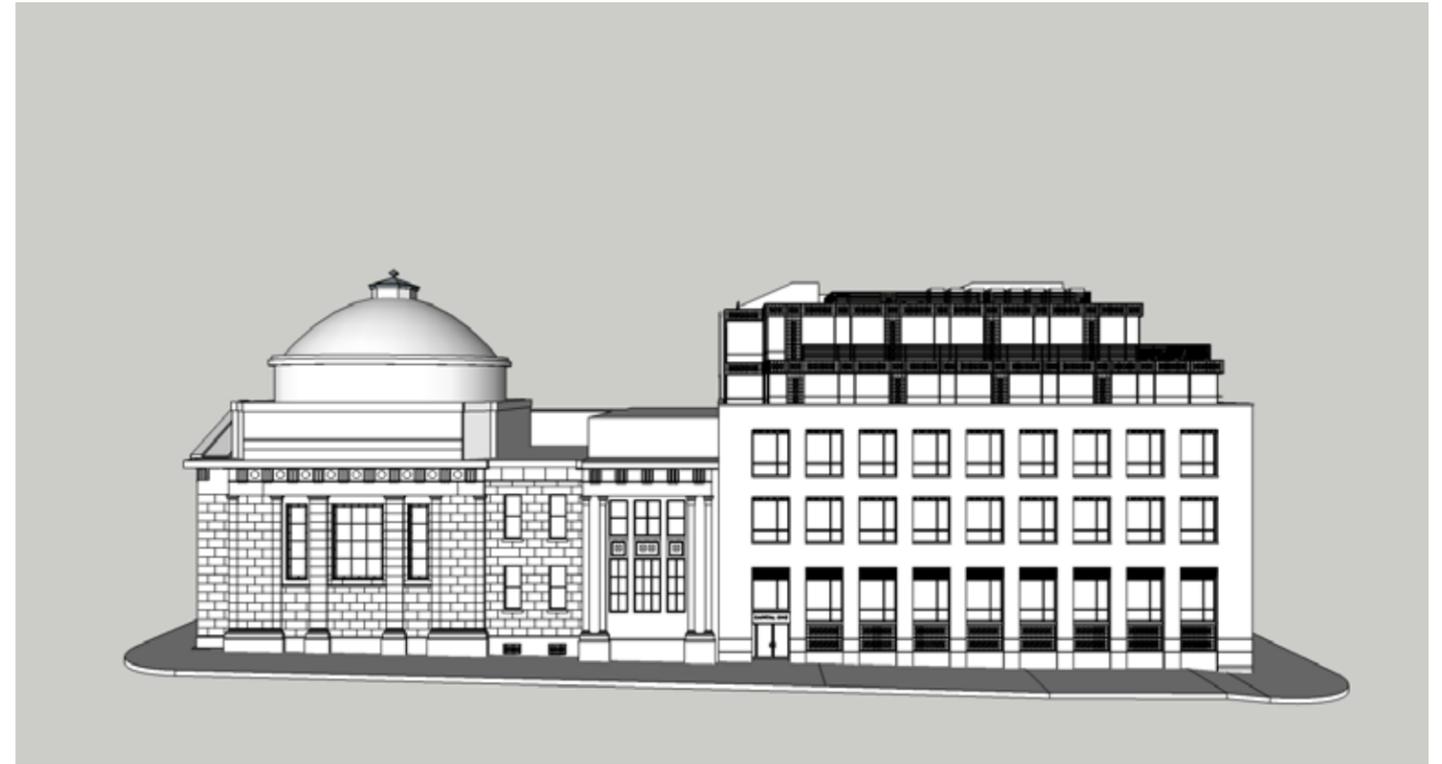
1906



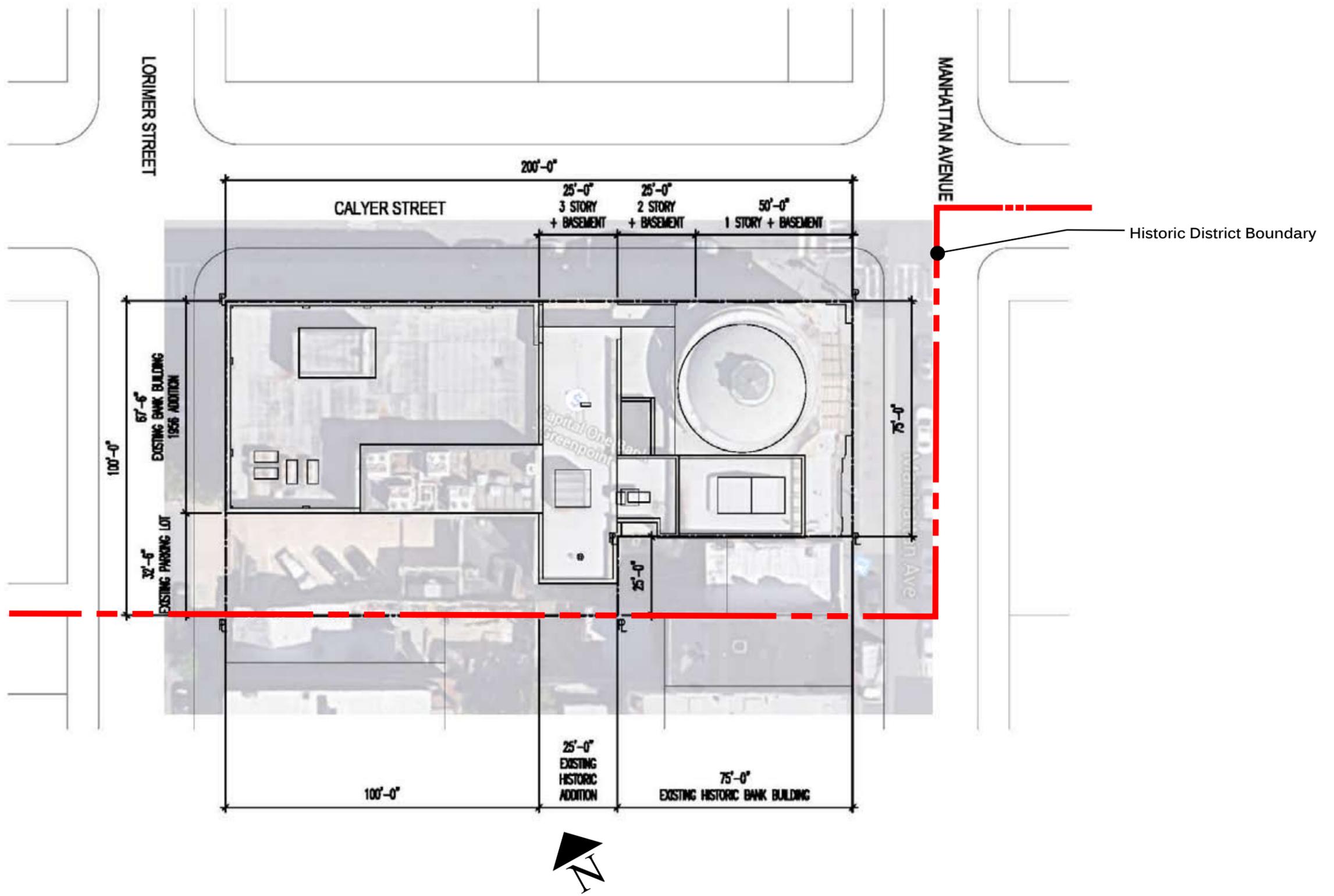
1925



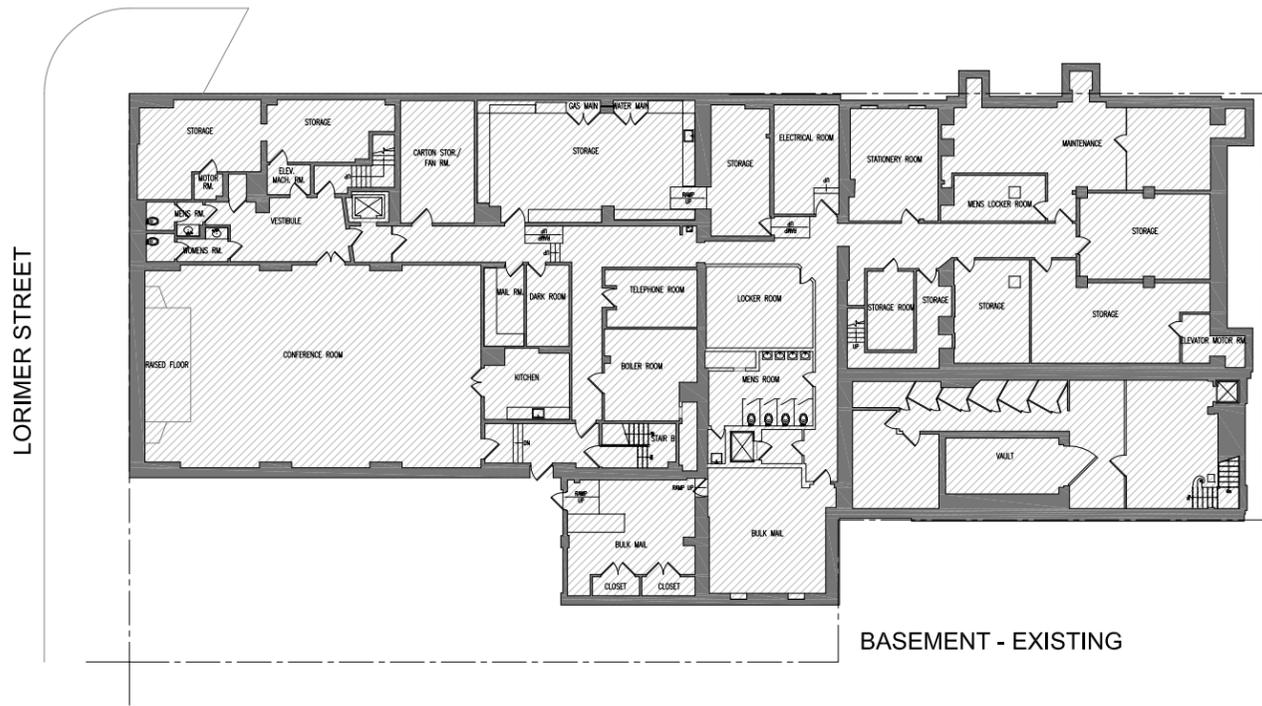
1954



2016 (Proposed)

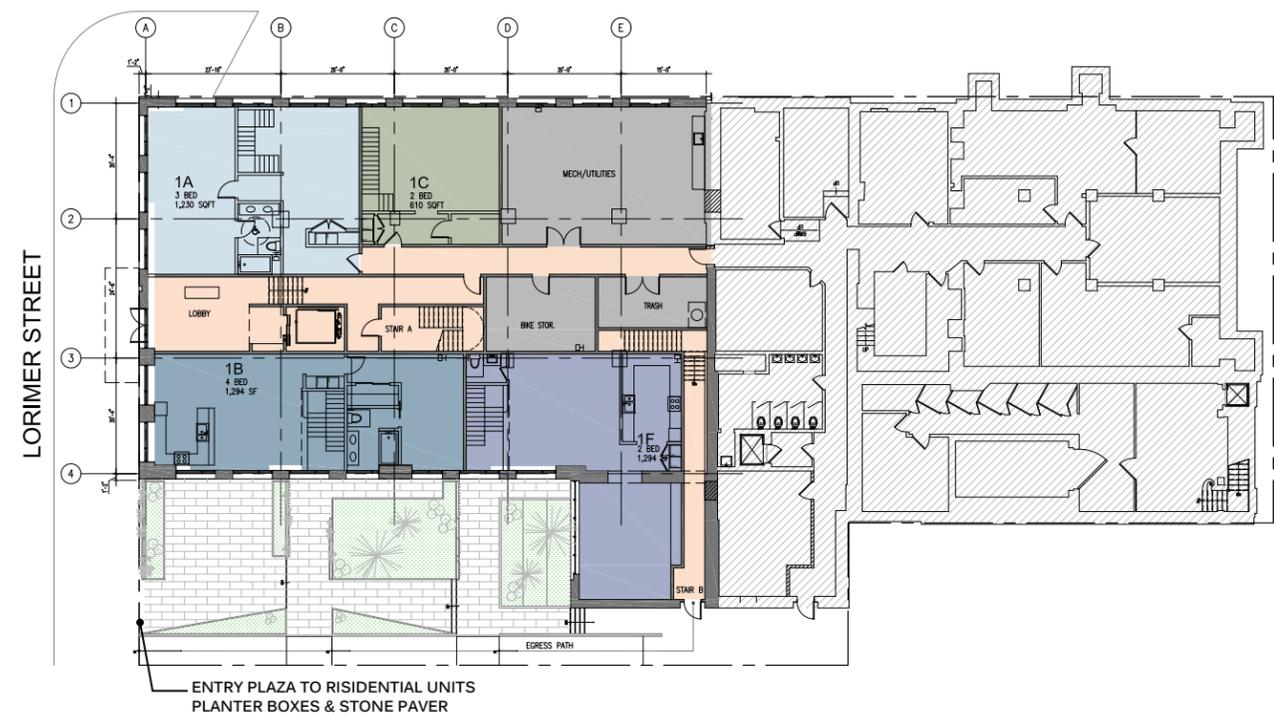


Site Plan



BASEMENT - EXISTING

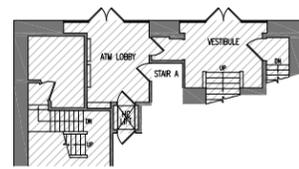
Existing Basement Plan



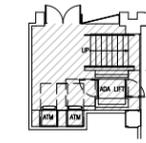
ENTRY PLAZA TO RESIDENTIAL UNITS
PLANTER BOXES & STONE PAVER

Proposed Basement Plan

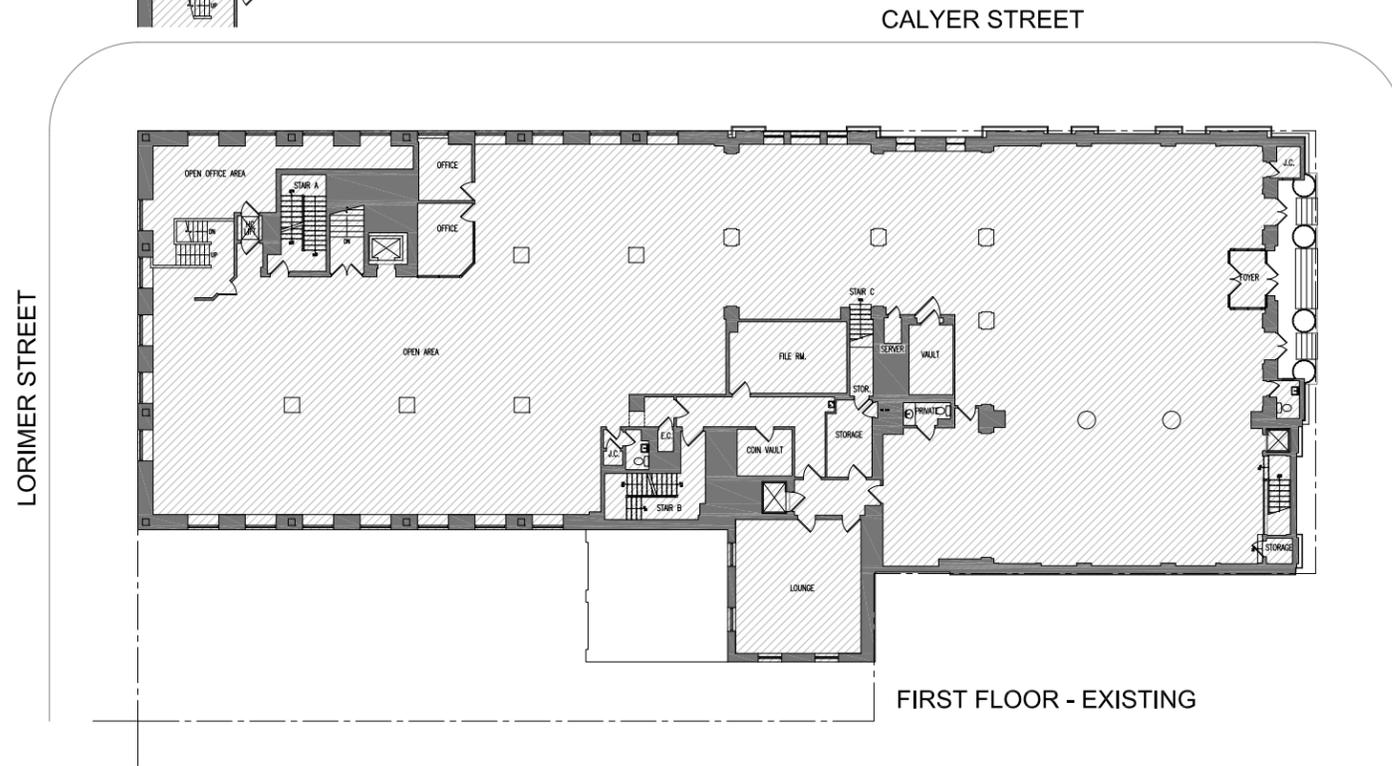
Existing and Proposed Basement Plan



Existing ATM & ADA Access Partial Plan

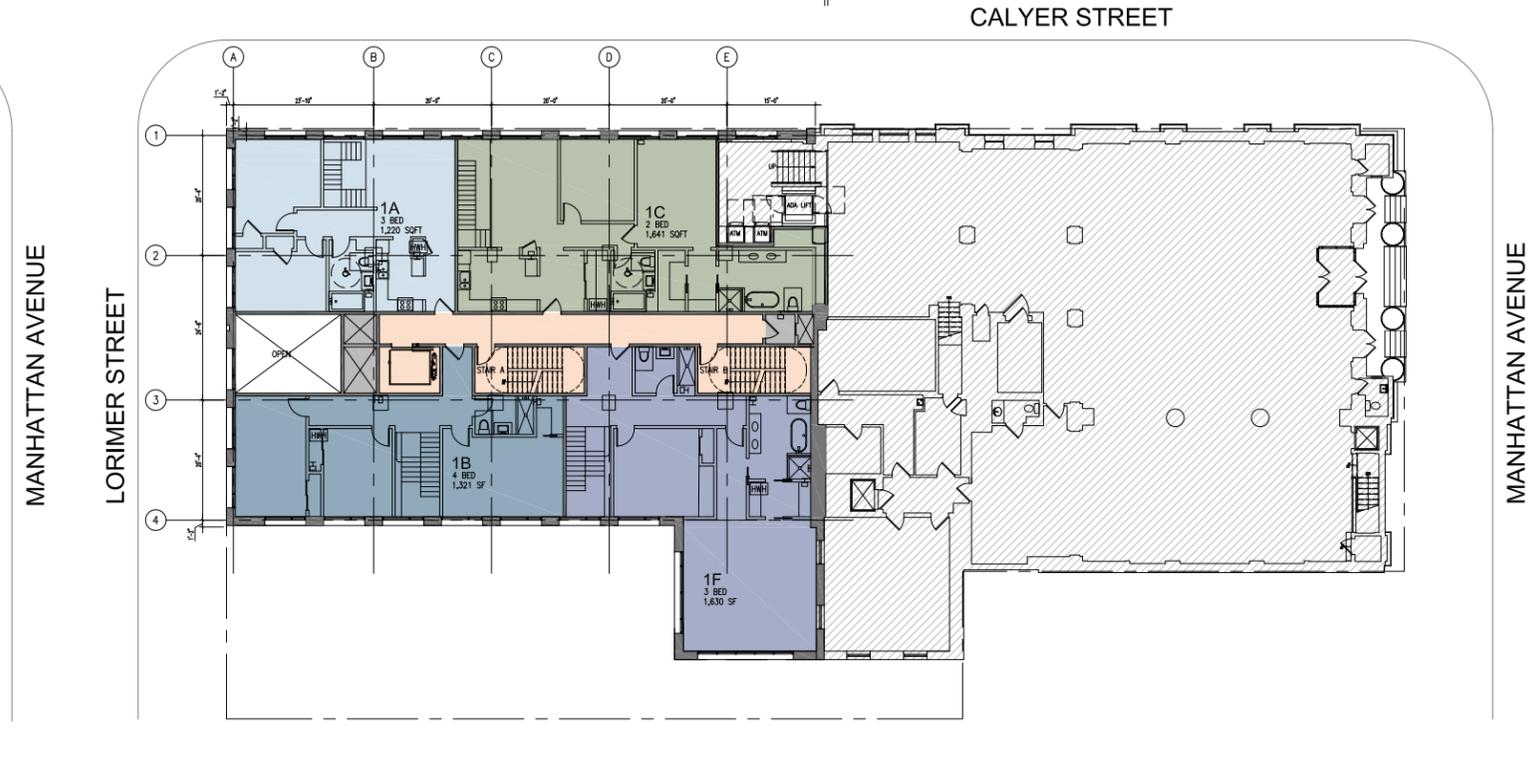


Proposed Relocated ATM & ADA Access Partial Plan



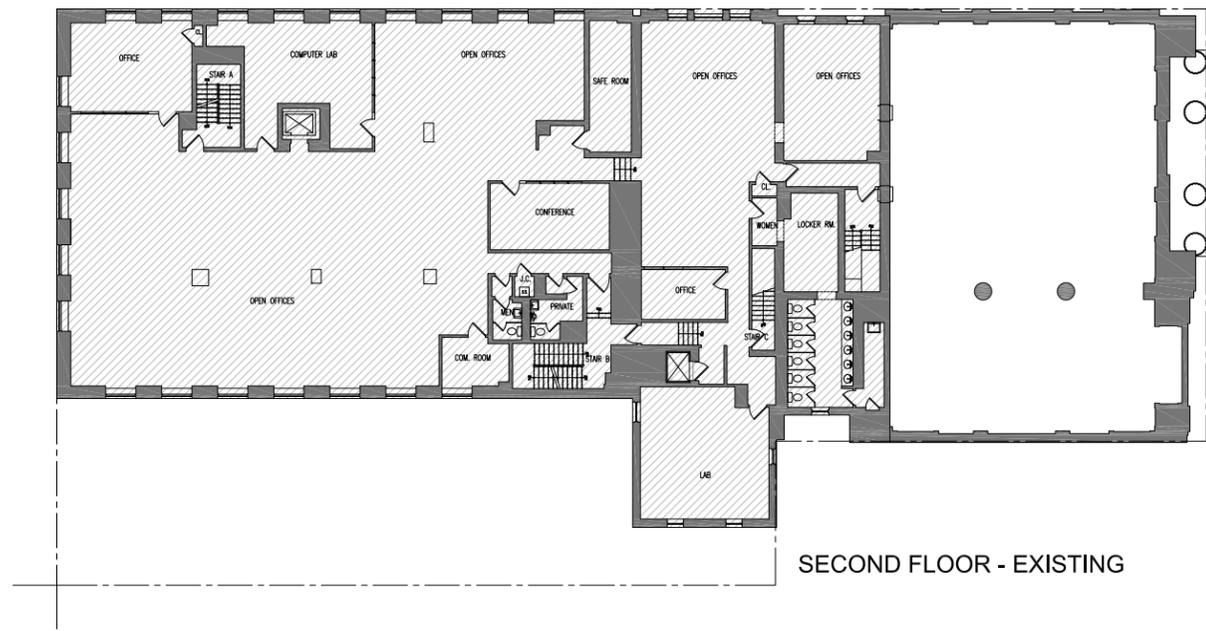
FIRST FLOOR - EXISTING

Existing First Floor Plan



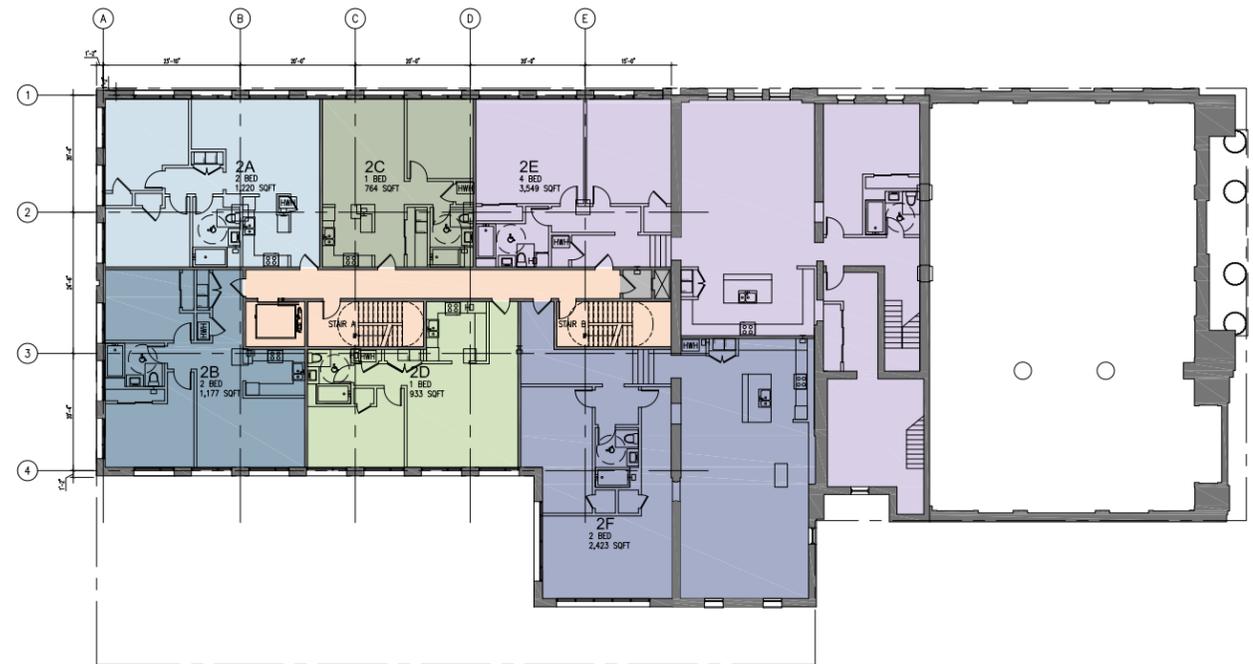
Proposed First Floor Plan

Existing and Proposed First Floor Plan



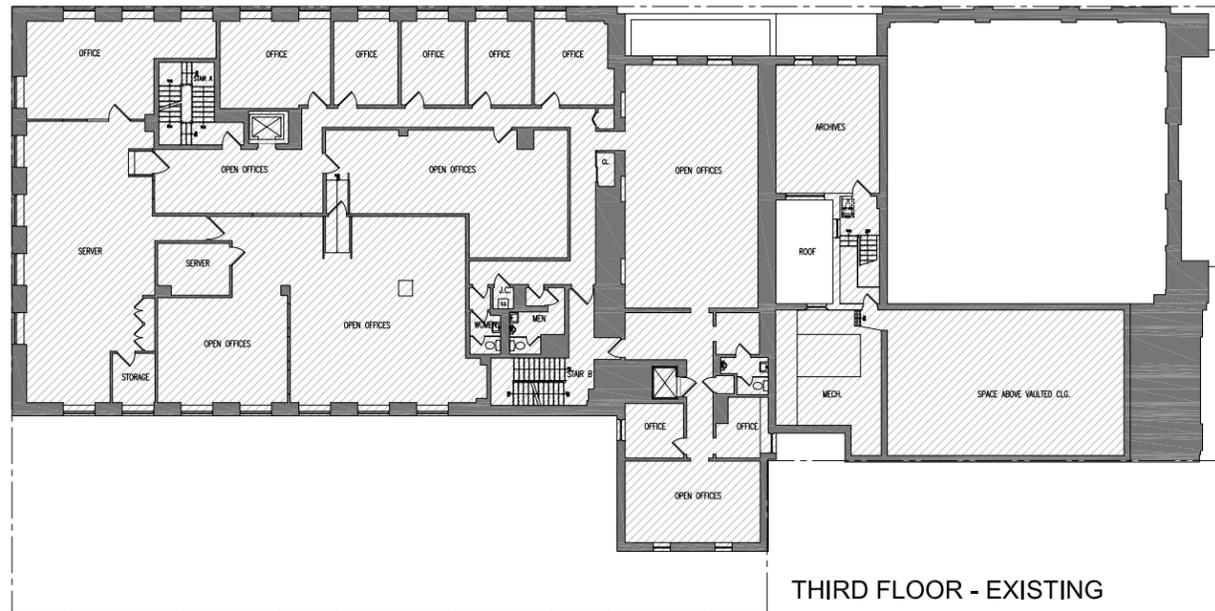
SECOND FLOOR - EXISTING

Existing 2nd Floor Plan



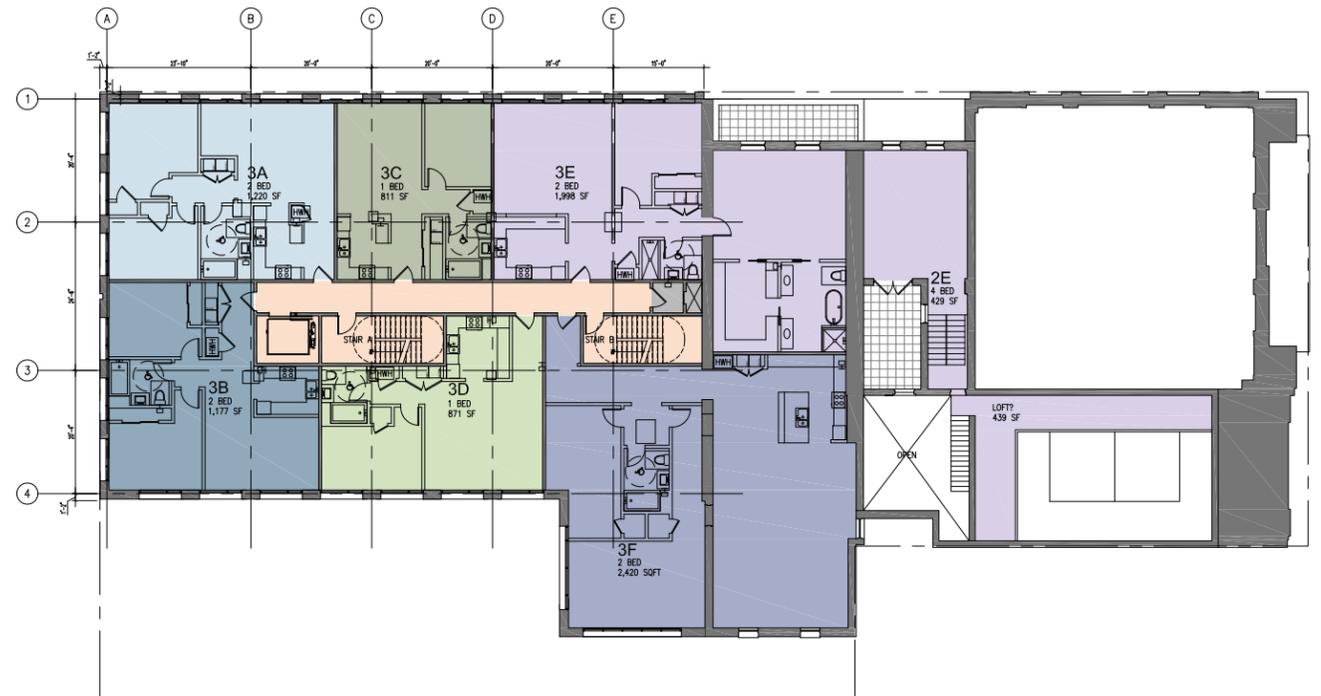
Proposed 2nd Floor Plan

Existing and Proposed 2nd Floor Plan

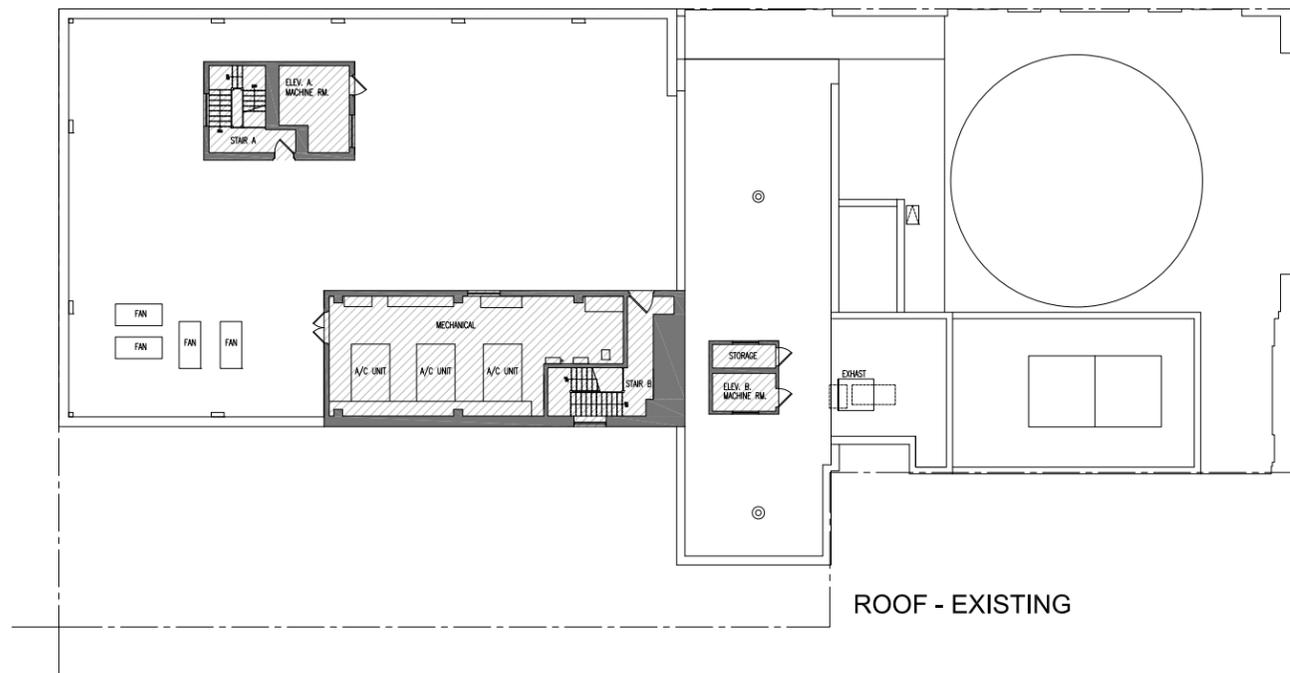


THIRD FLOOR - EXISTING

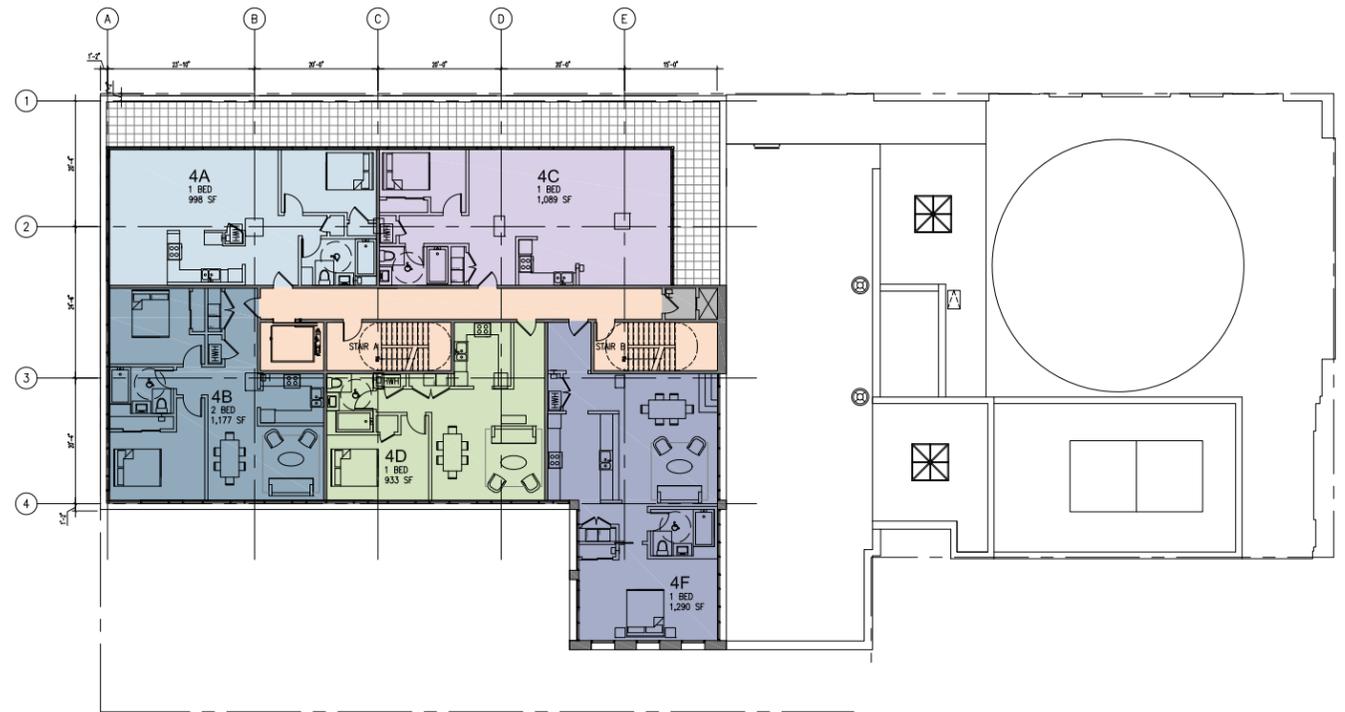
Existing 3rd Floor Plan



Proposed 3rd Floor Plan

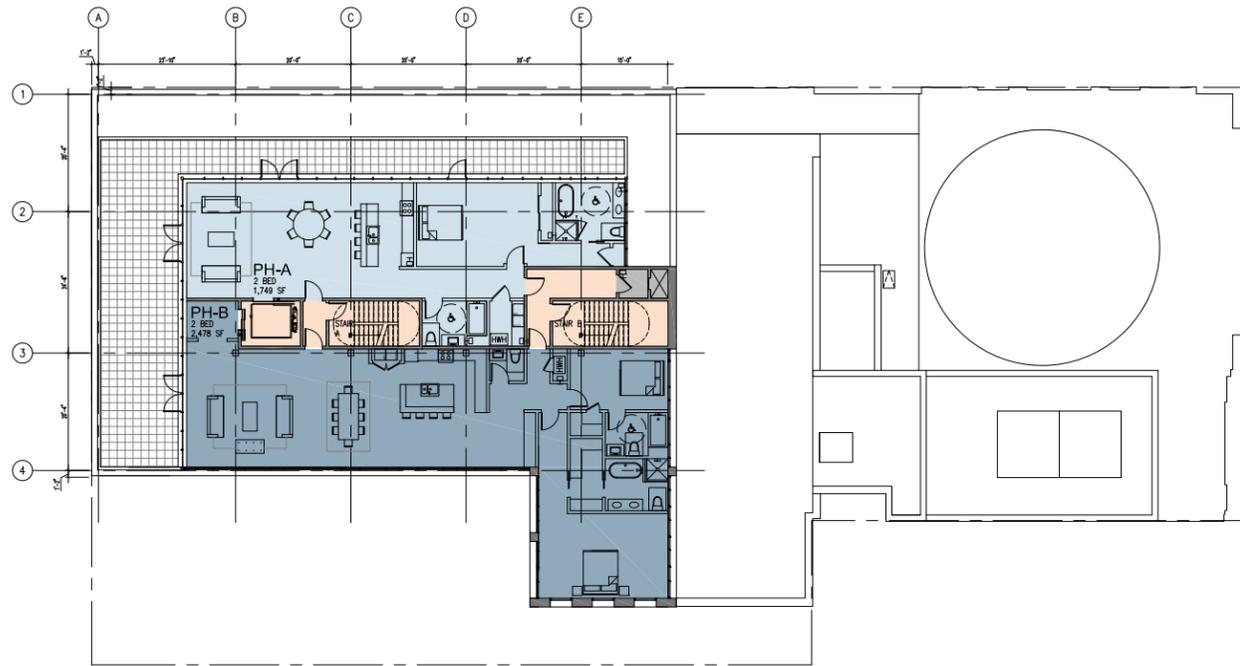


Existing Roof Plan

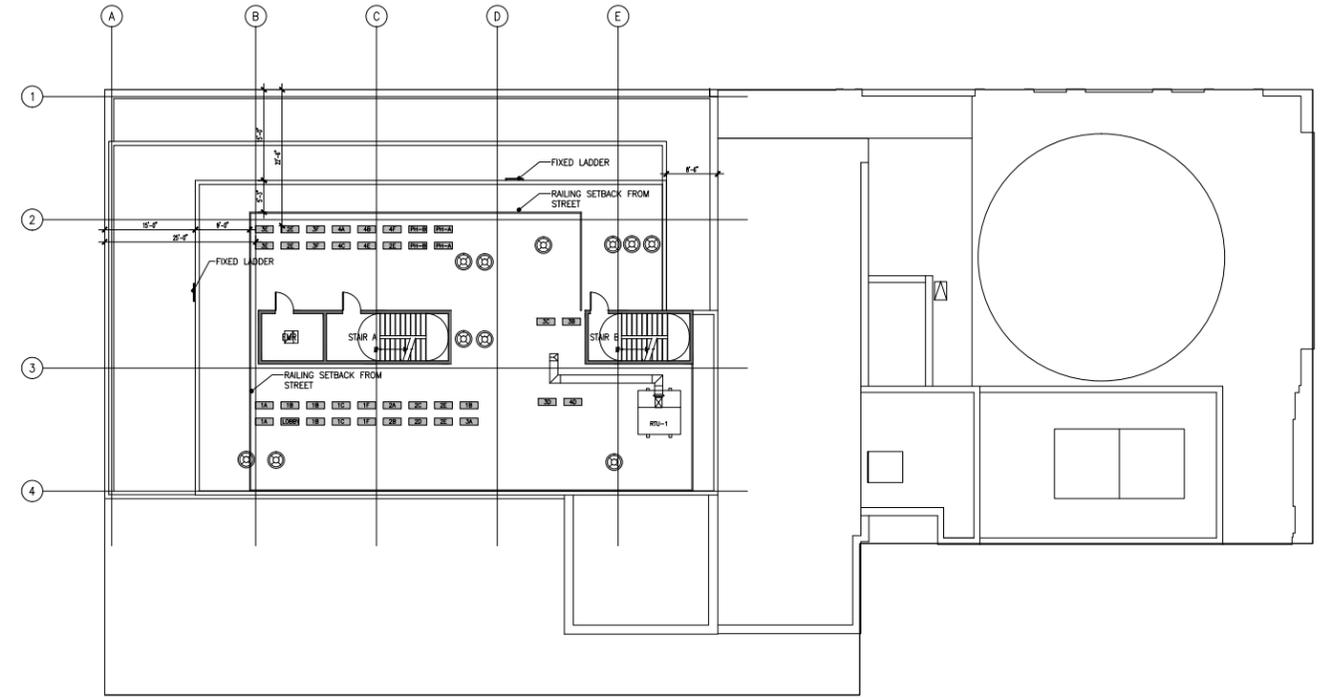


Proposed 4th Floor Plan

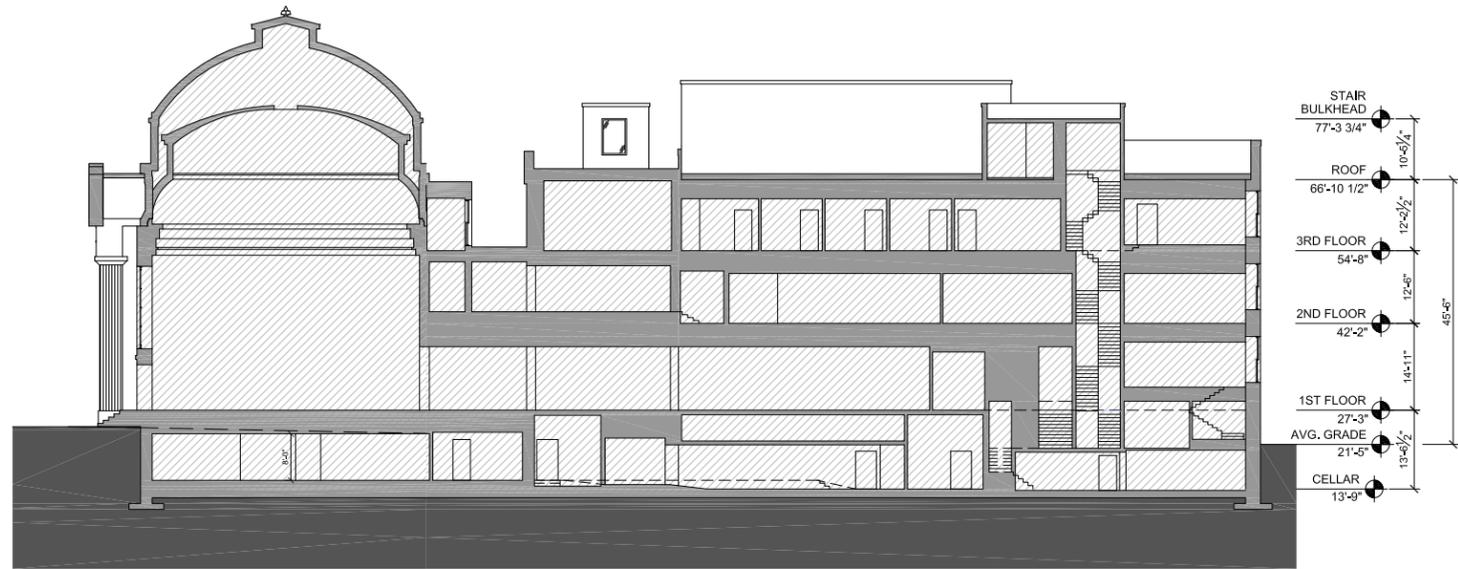
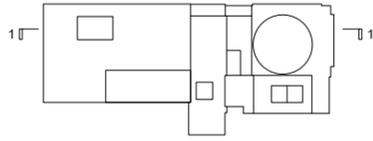
Existing and Proposed Roof / 4th Floor Plan



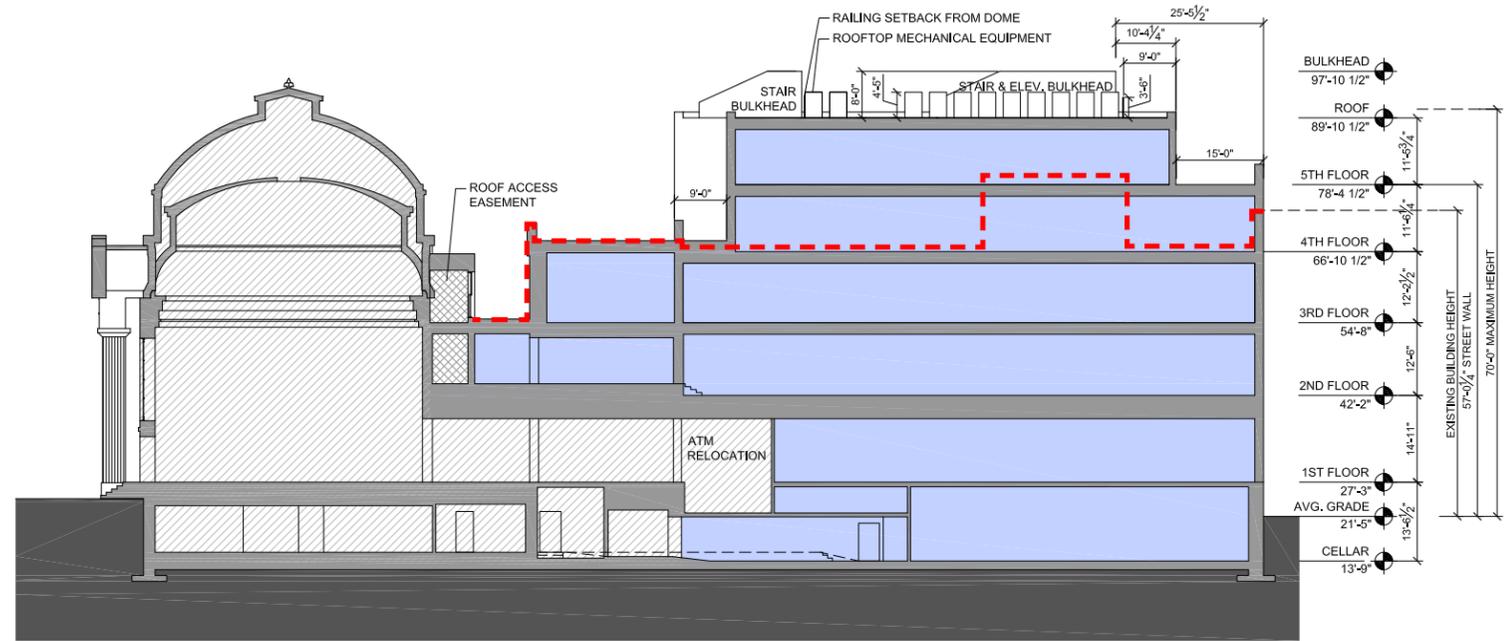
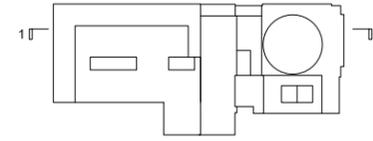
Proposed 5th Floor Plan



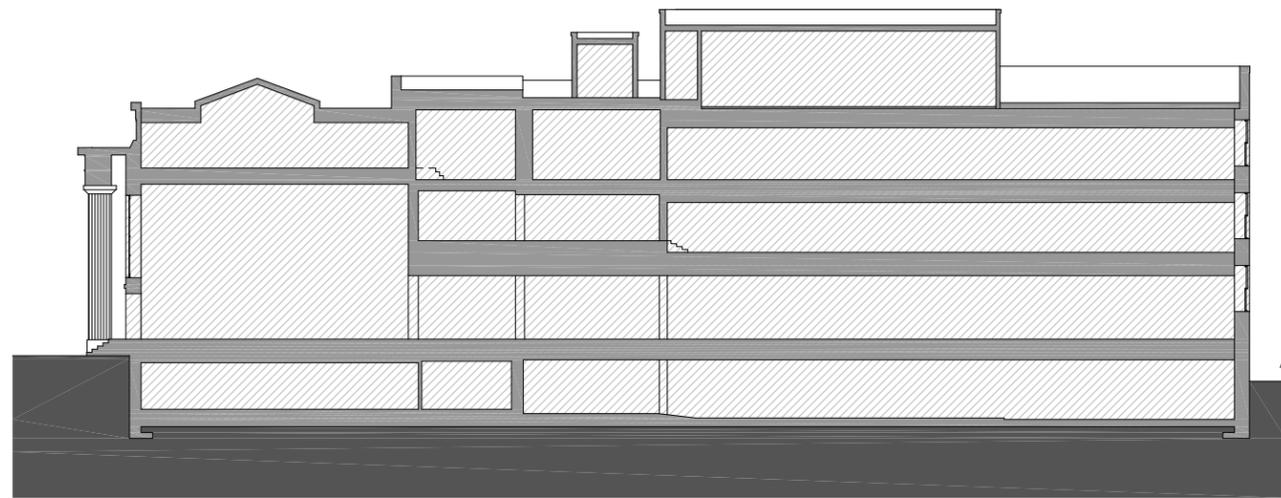
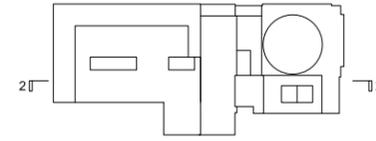
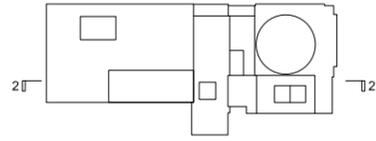
Proposed Roof Plan



Section 1 - Existing

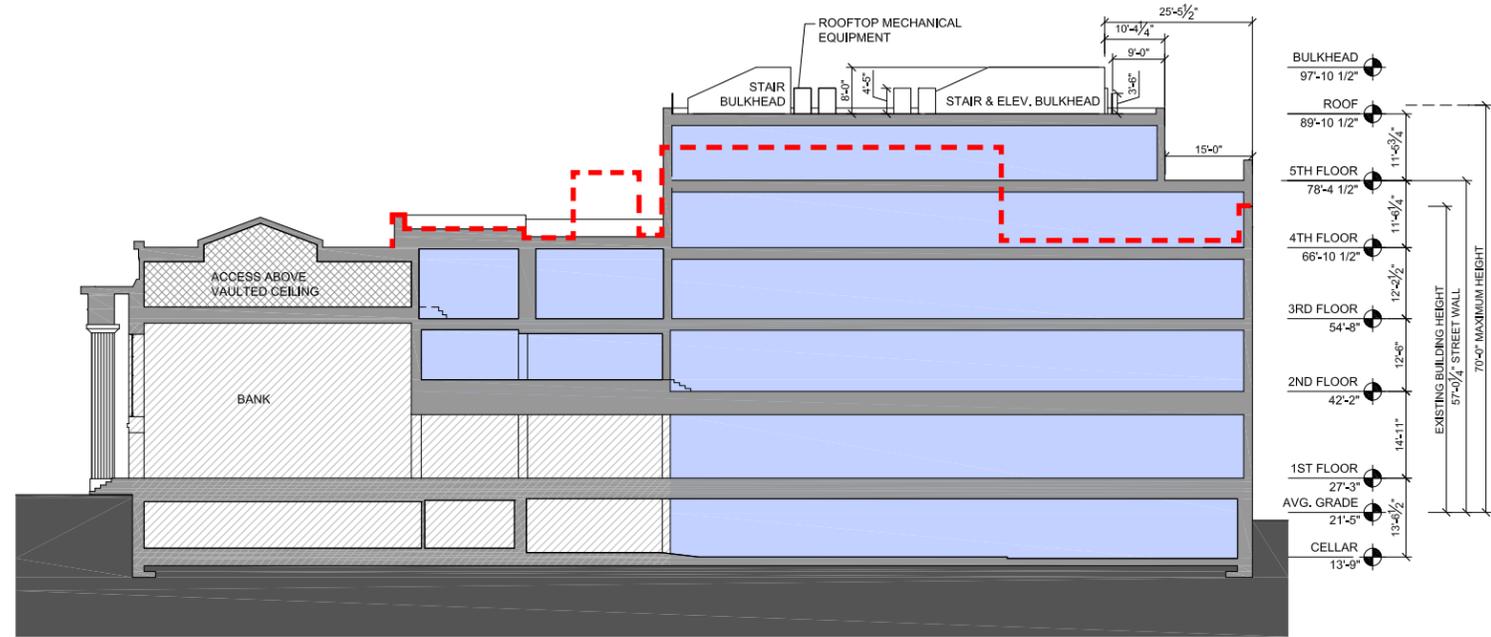


Section 1 - Proposed



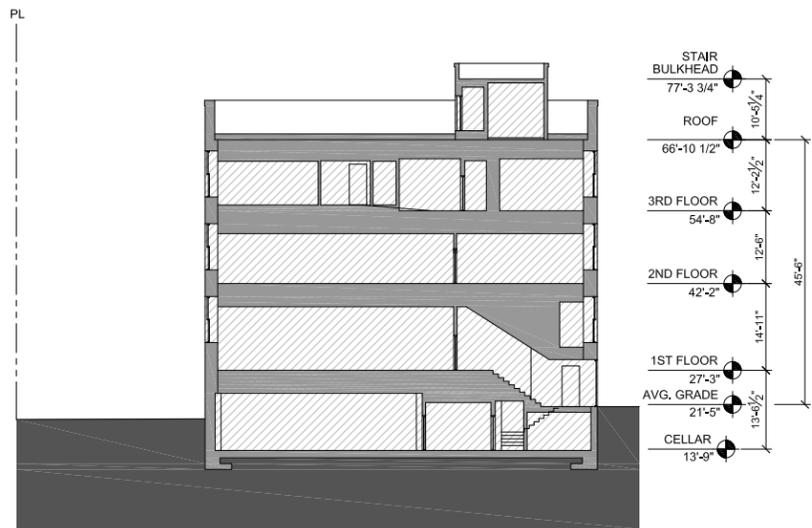
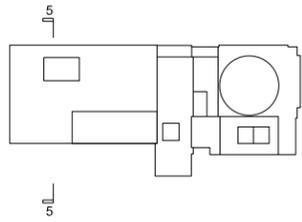
MECH. BULKHEAD	81'-2 1/2"	49'-6"
ROOF	66'-10 1/2"	
3RD FLOOR	54'-8"	
2ND FLOOR	42'-2"	
1ST FLOOR	27'-3"	
AVG. GRADE	21'-5"	
CELLAR	13'-9"	

Section 2 - Existing

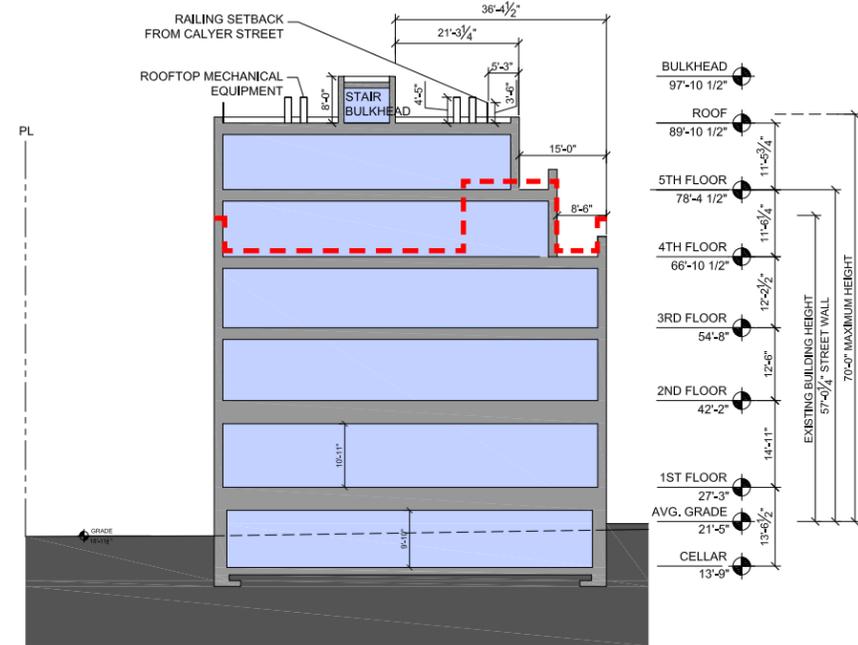
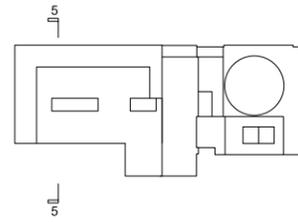


BULKHEAD	97'-10 1/2"	70'-0" MAXIMUM HEIGHT
ROOF	89'-10 1/2"	
5TH FLOOR	78'-4 1/2"	
4TH FLOOR	66'-10 1/2"	
3RD FLOOR	54'-8"	
2ND FLOOR	42'-2"	
1ST FLOOR	27'-3"	EXISTING BUILDING HEIGHT 67'-9 1/2" STREET WALL
AVG. GRADE	21'-5"	
CELLAR	13'-9"	

Section 2 - Proposed



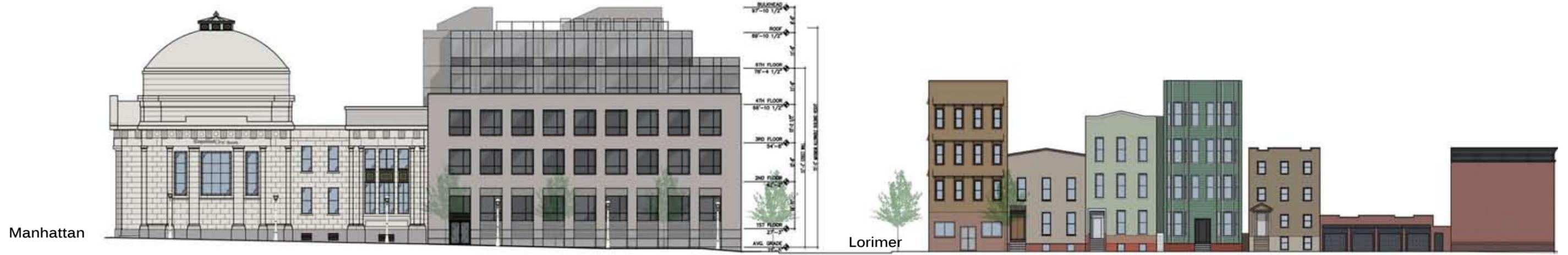
Section 5 - Existing



Section 5 - Proposed

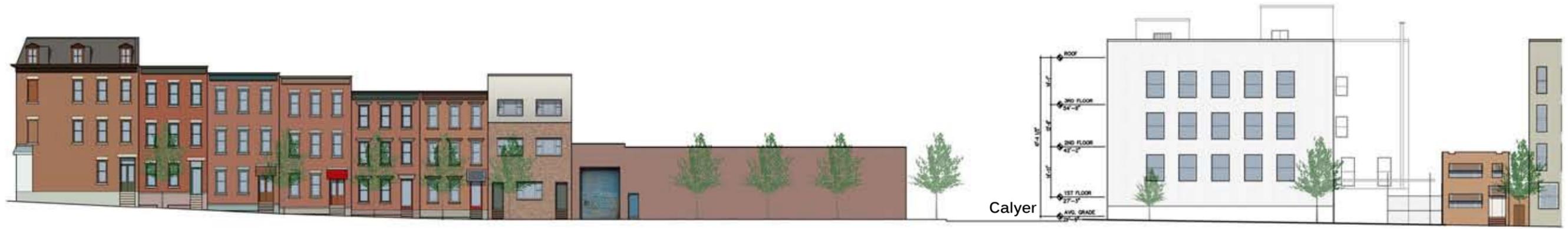


01 EXISTING CALYER STREET ELEVATION
1/16" = 1'-0"



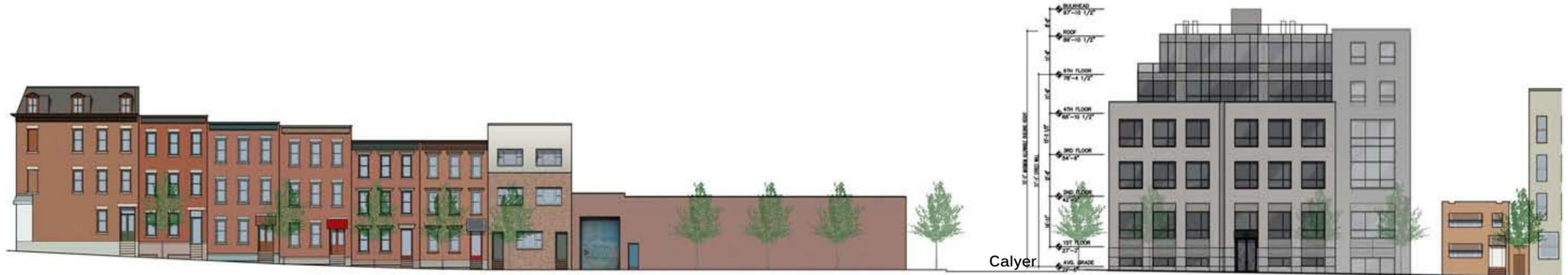
02 PROPOSED CALYER STREET ELEVATION
1/16" = 1'-0"

Noble



01 EXISTING LORIMER STREET ELEVATION
1/16" = 1'-0"

Noble



02 PROPOSED LORIMER STREET ELEVATION
1/16" = 1'-0"

Street View A
(East)

Noble



Calyer



Street View A ▲

Street View B ▼

Lorimer Street

Calyer

807 Manhattan Ave.

1125 Lorimer Street

Street View B
(West)



Calyer



P K
+
S B

Lorimer Street Elevation (East and West side)

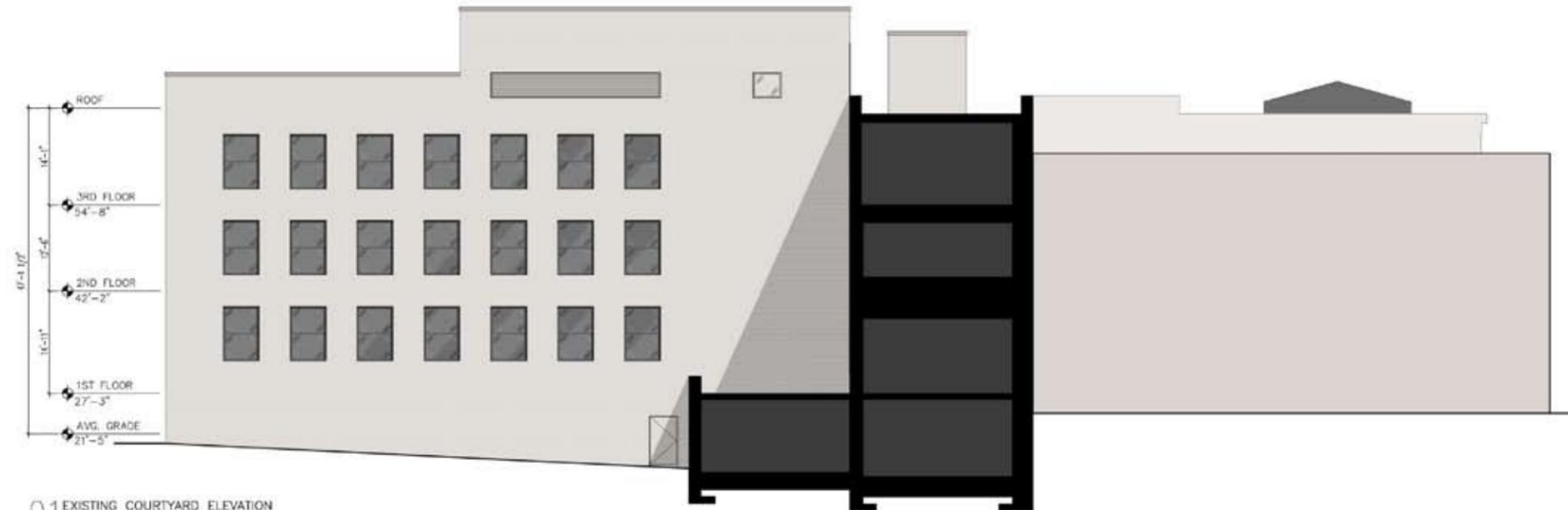
807 Manhattan Avenue
Landmarks Preservation Commission
March 15, 2016



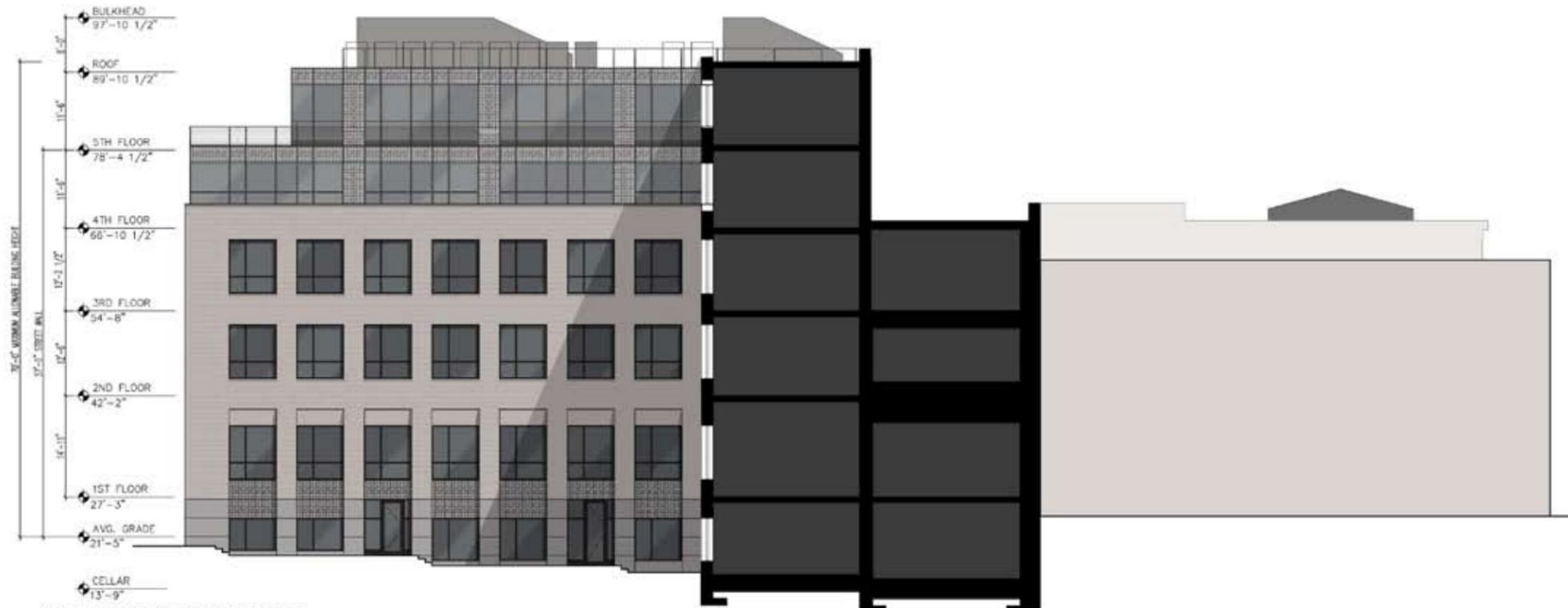
01 EXISTING CALYER STREET ELEVATION
1/8" = 1'-0"



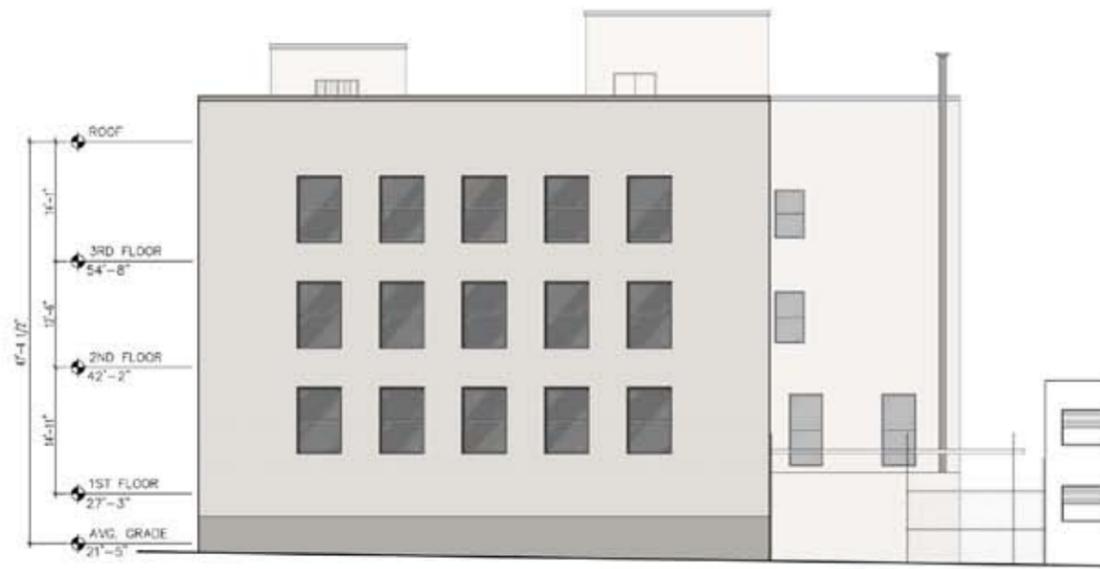
02 PROPOSED CALYER STREET ELEVATION
1/8" = 1'-0"



01 EXISTING COURTYARD ELEVATION
1/8" = 1'-0"



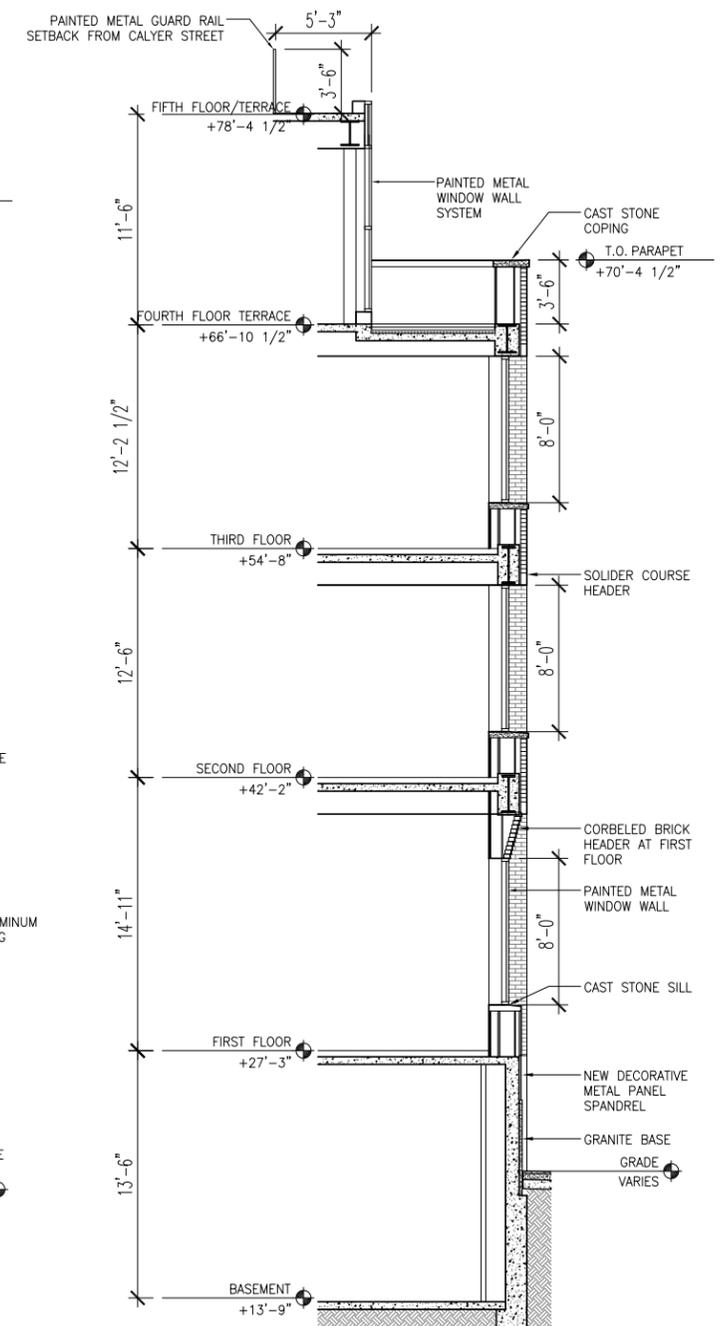
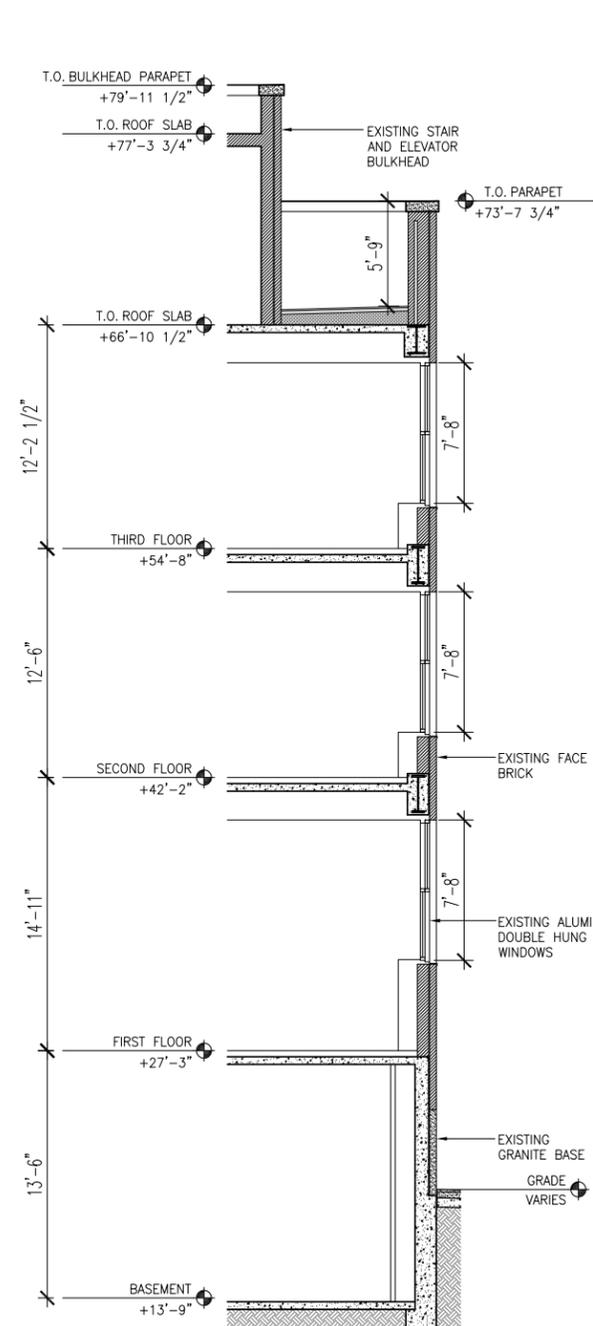
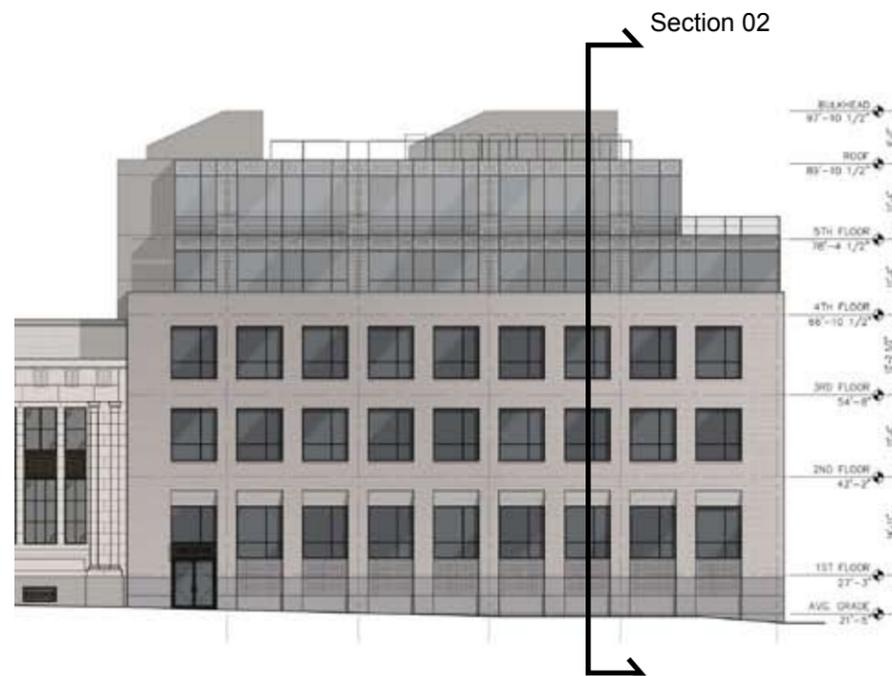
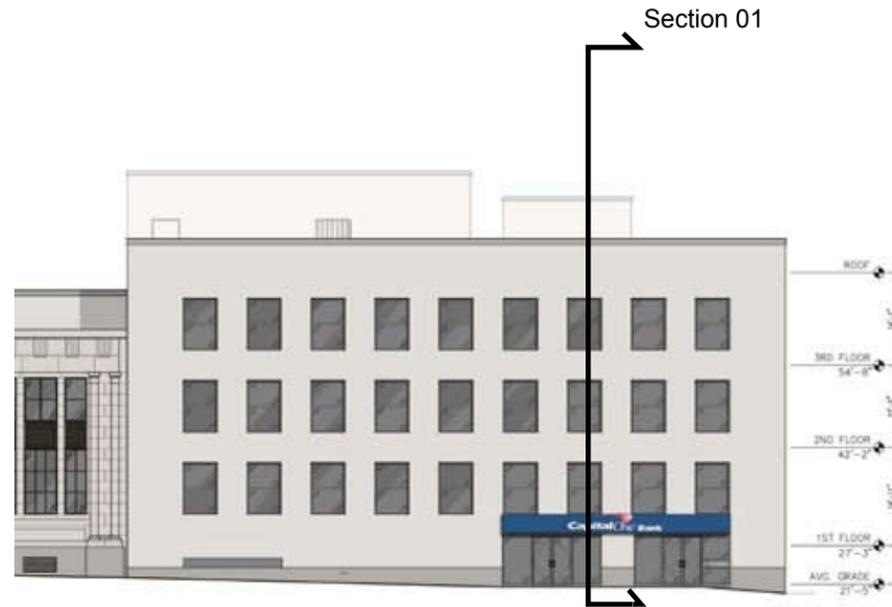
02 PROPOSED COURTYARD ELEVATION
1/8" = 1'-0"

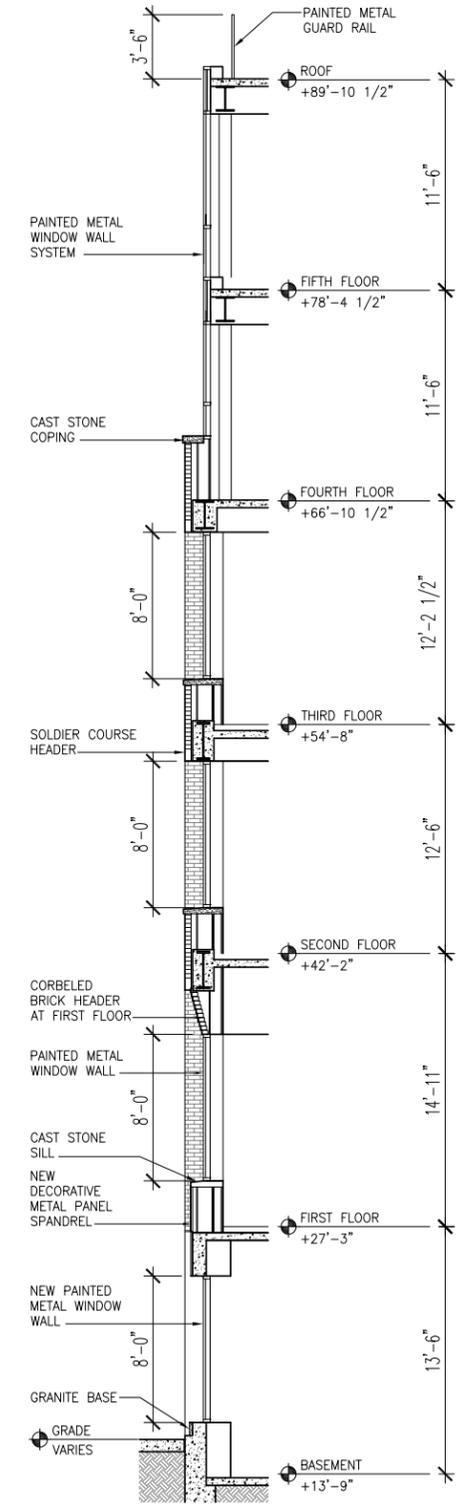
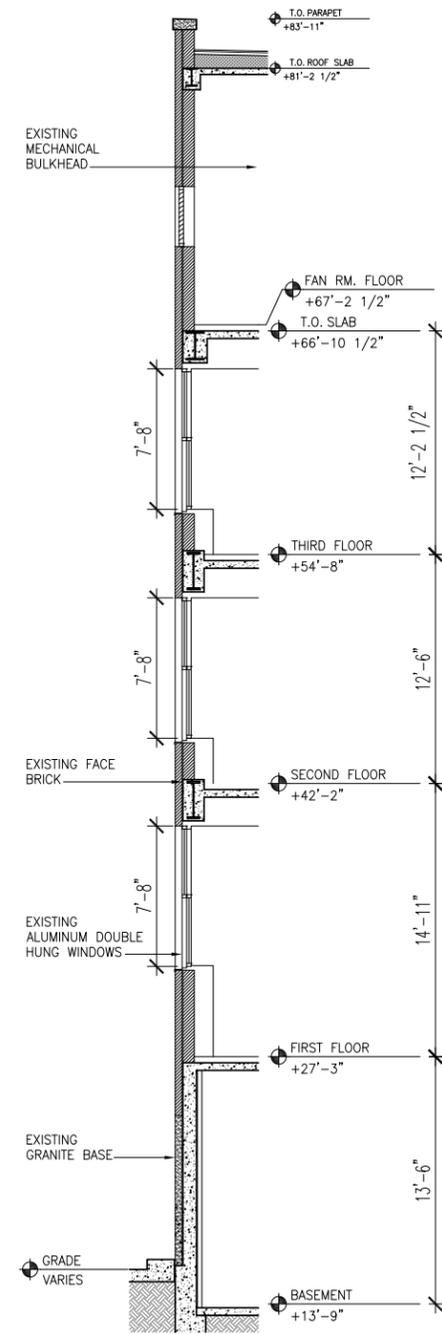
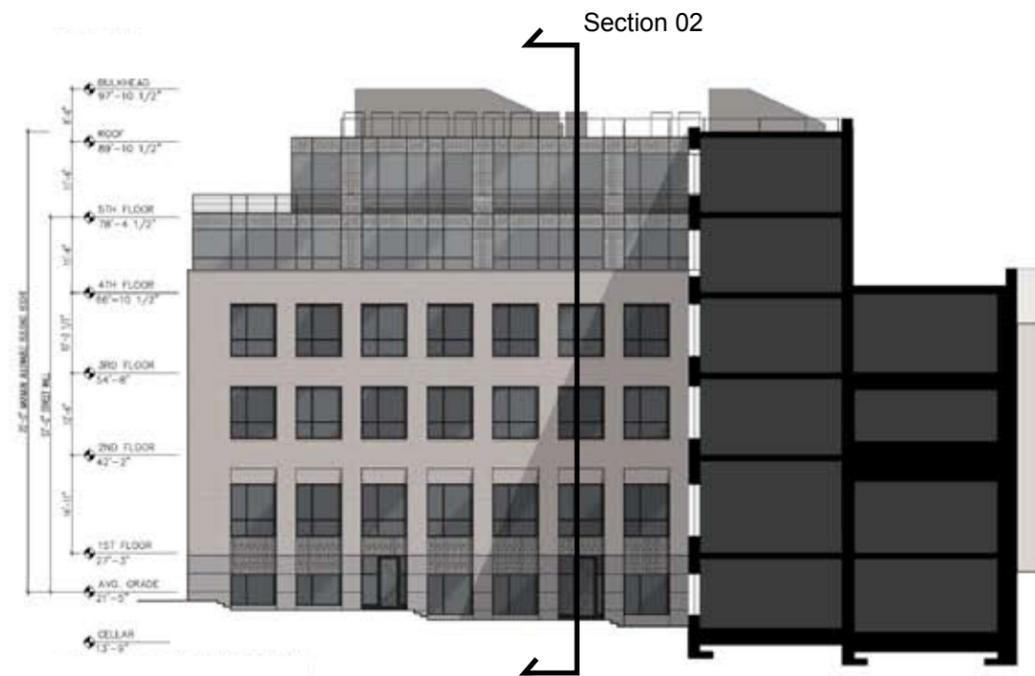
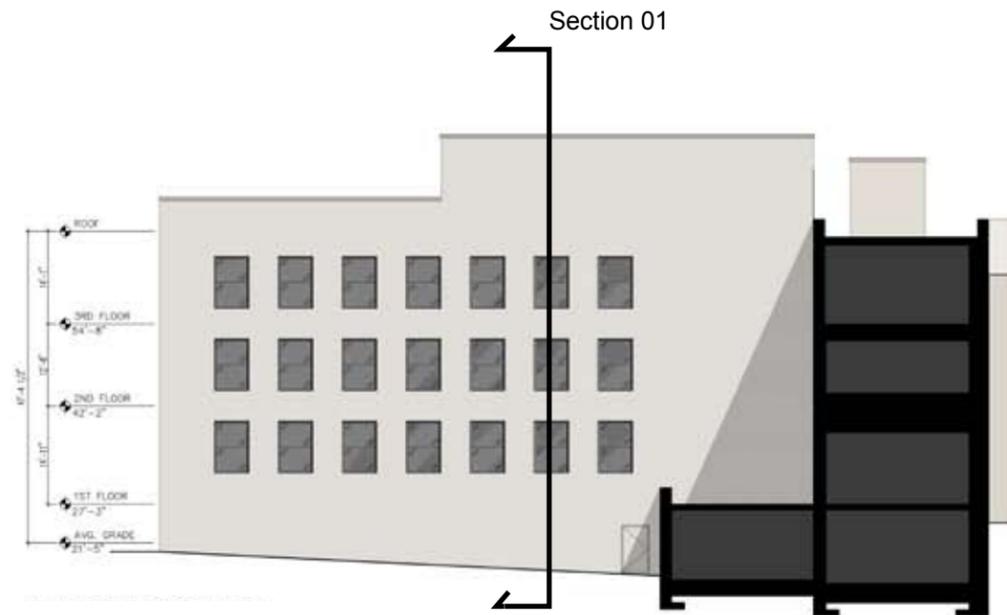


01 EXISTING LORIMER STREET ELEVATION
1/8" = 1'-0"



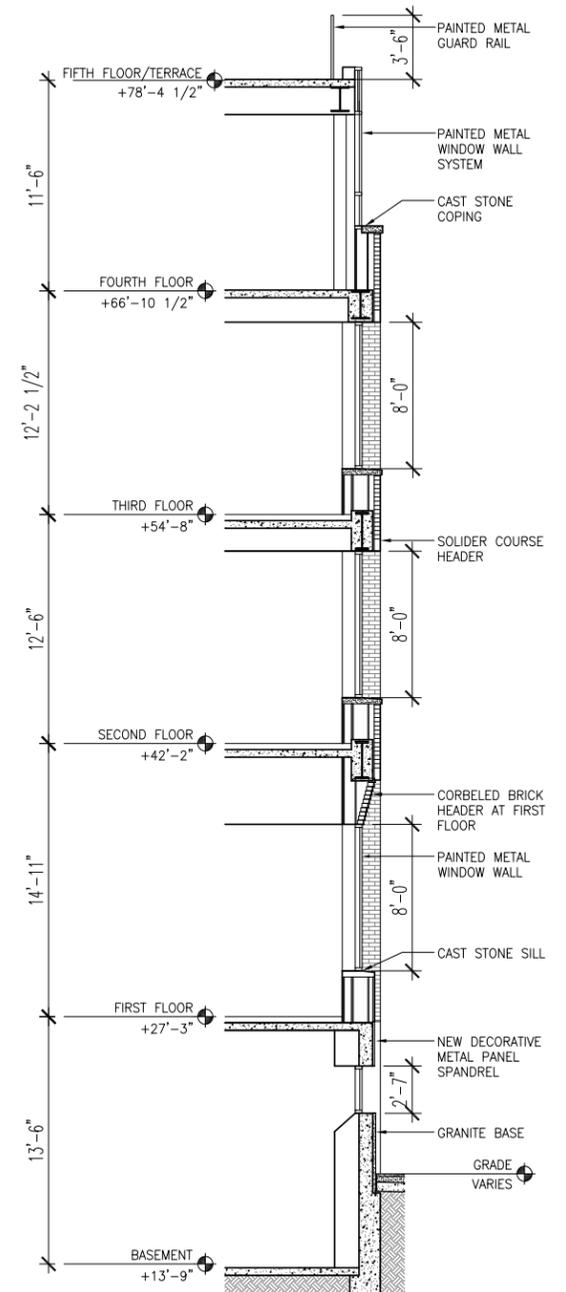
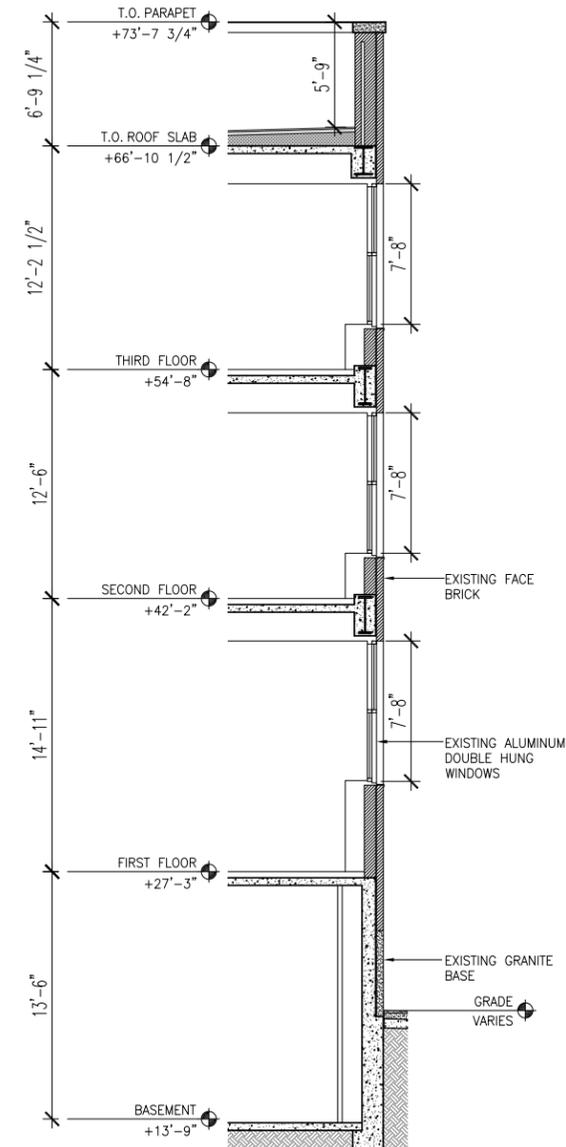
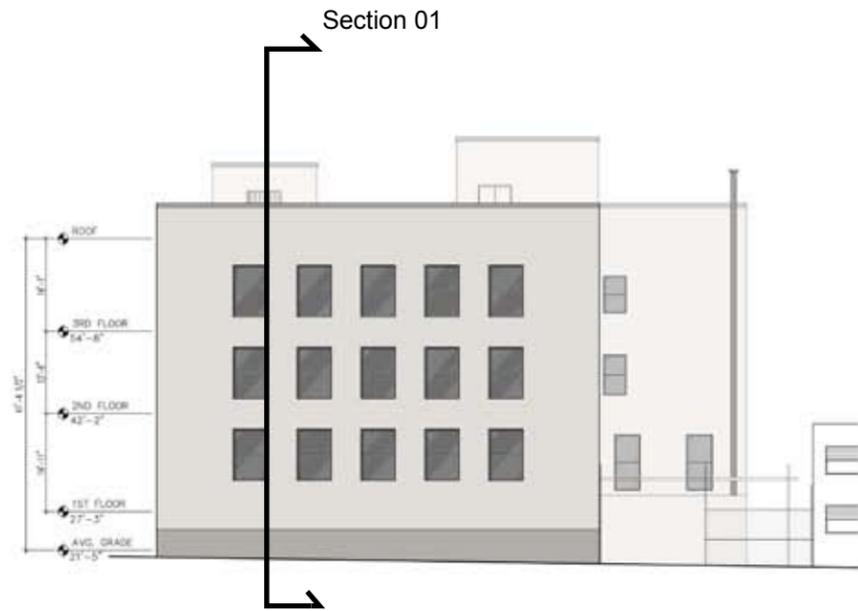
02 PROPOSED LORIMER STREET ELEVATION
1/8" = 1'-0"





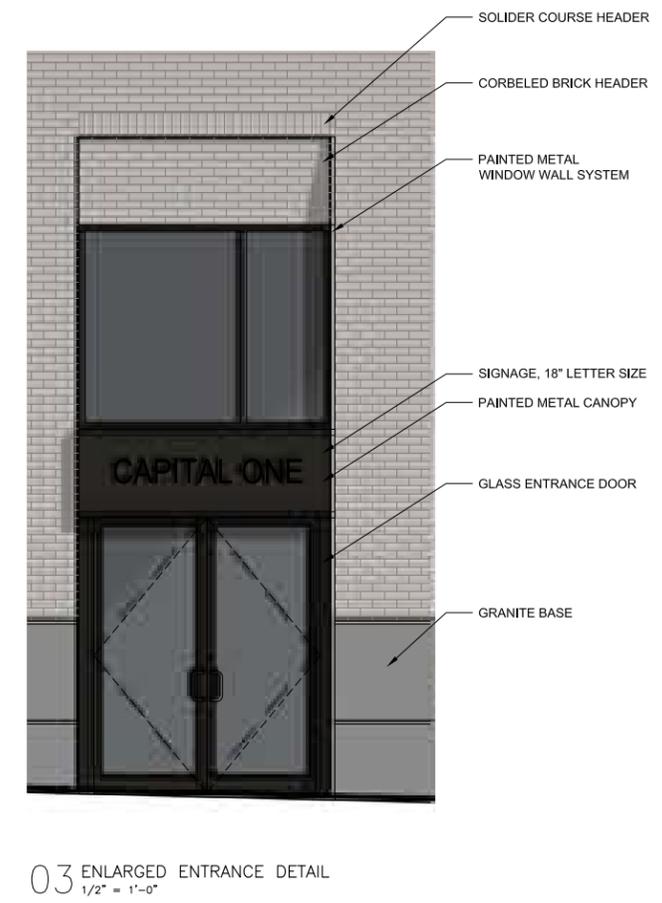
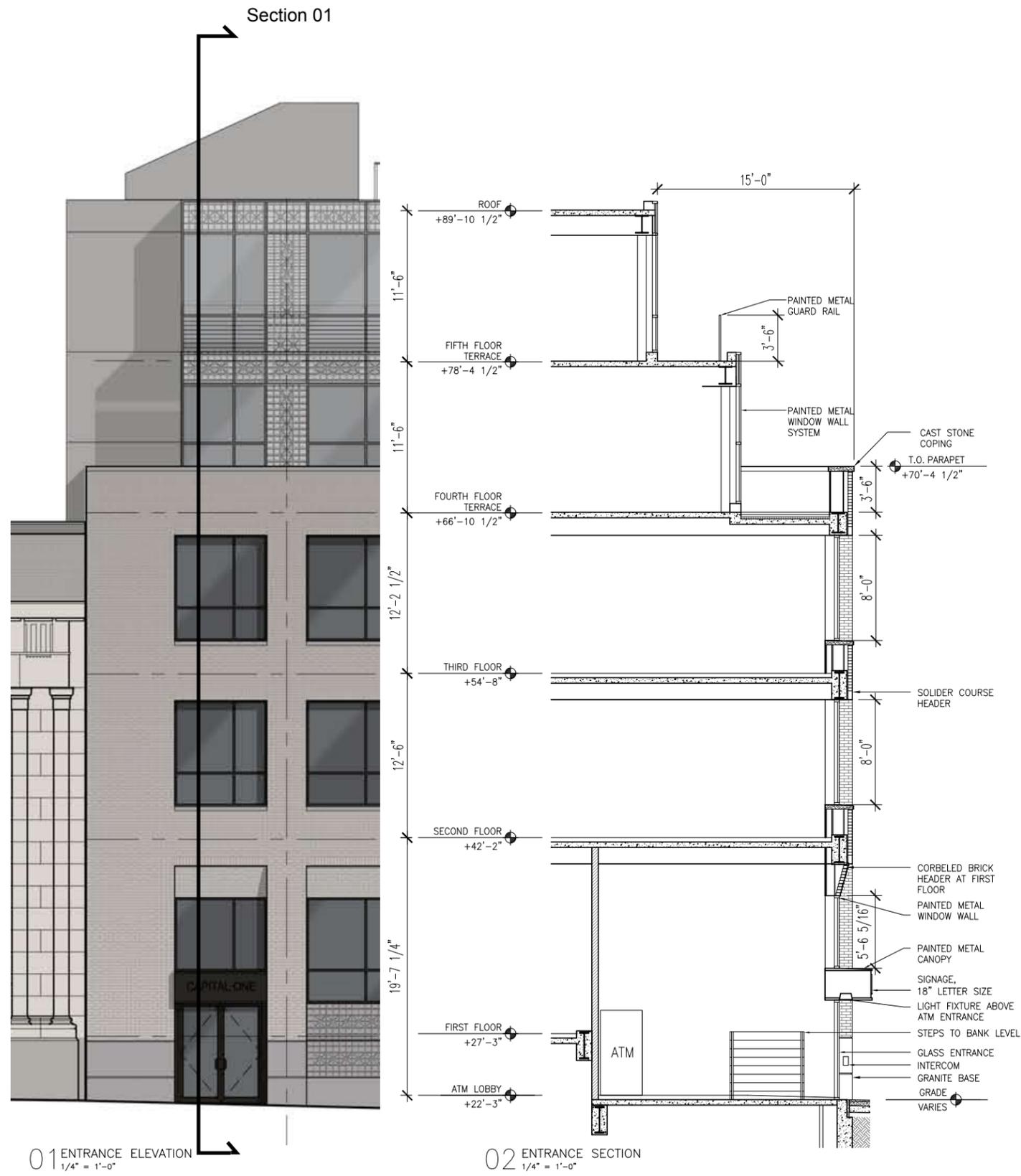
01 EXISTING WALL SECTION AT SIDE YARD
1/4" = 1'-0"

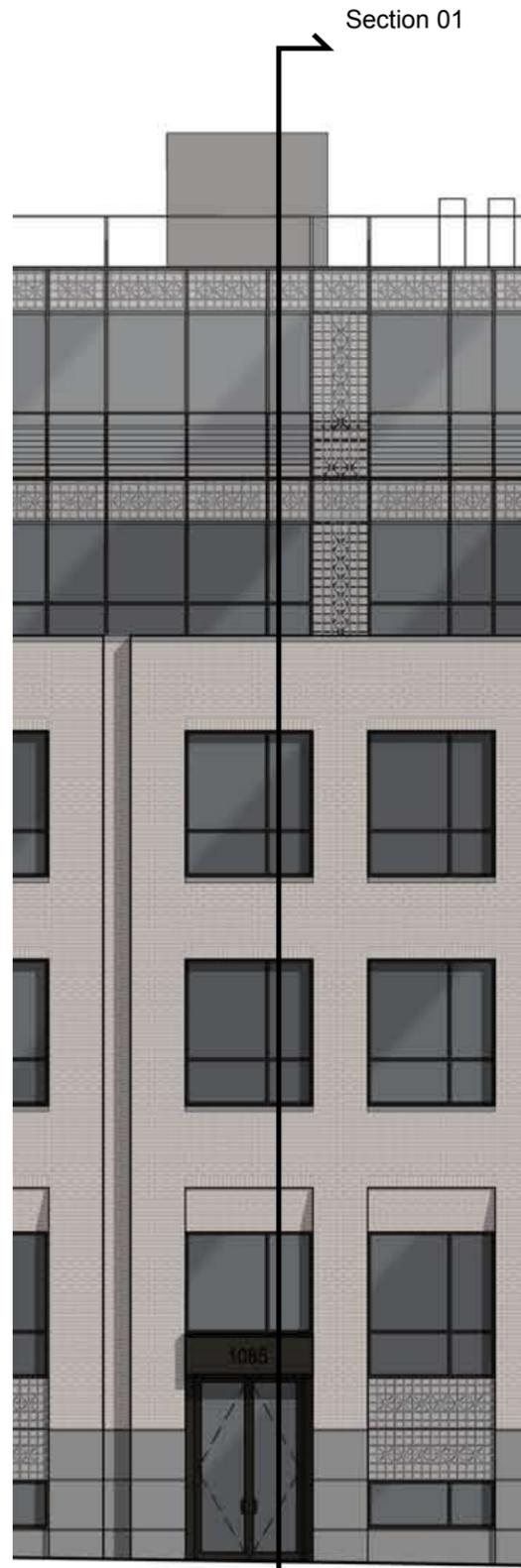
02 PROPOSED WALL SECTION AT SIDE YARD
1/4" = 1'-0"



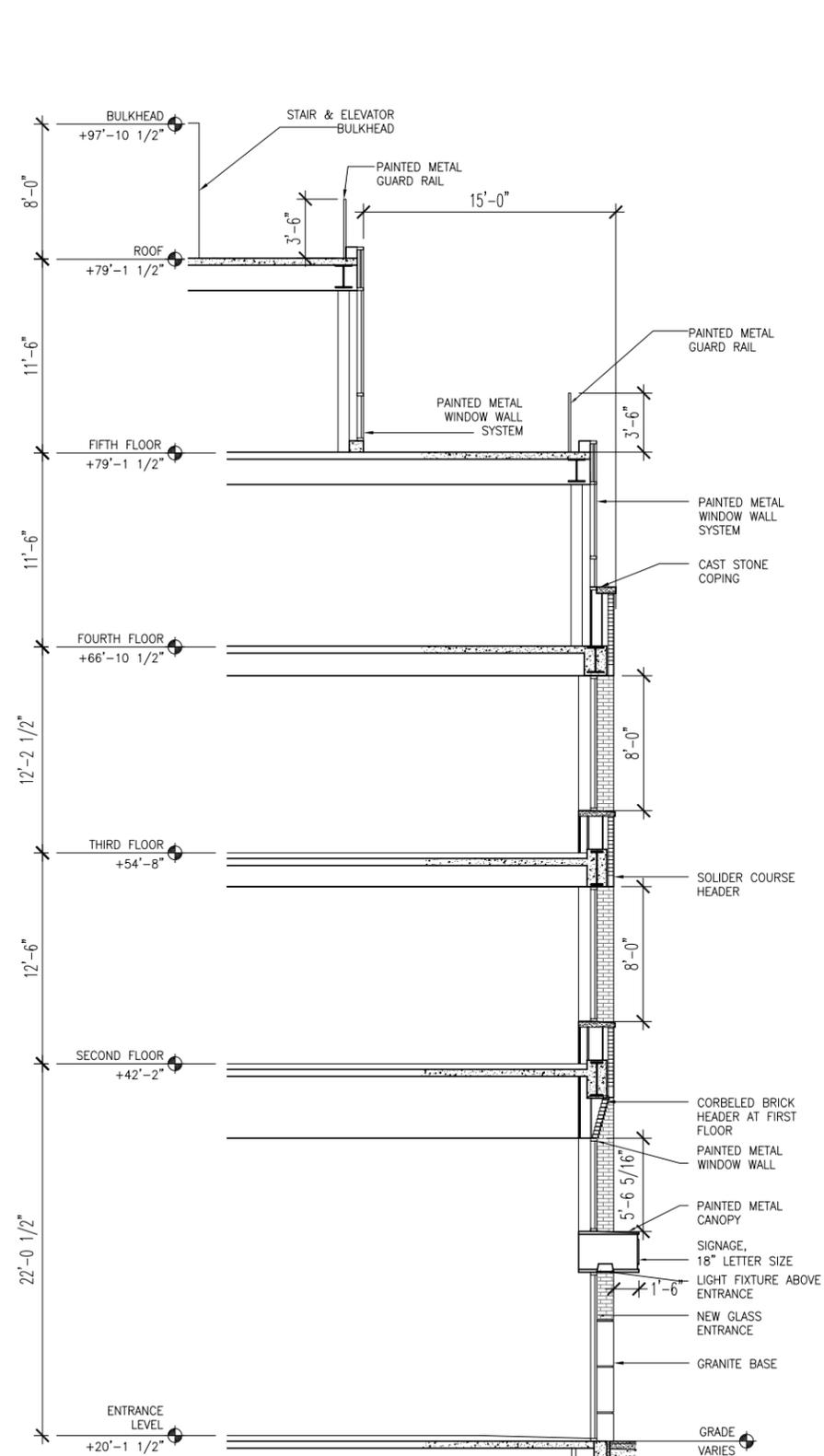
01 EXISTING WALL SECTION AT LORIMER
1/4" = 1'-0"

02 PROPOSED WALL SECTION AT LORIMER
1/4" = 1'-0"

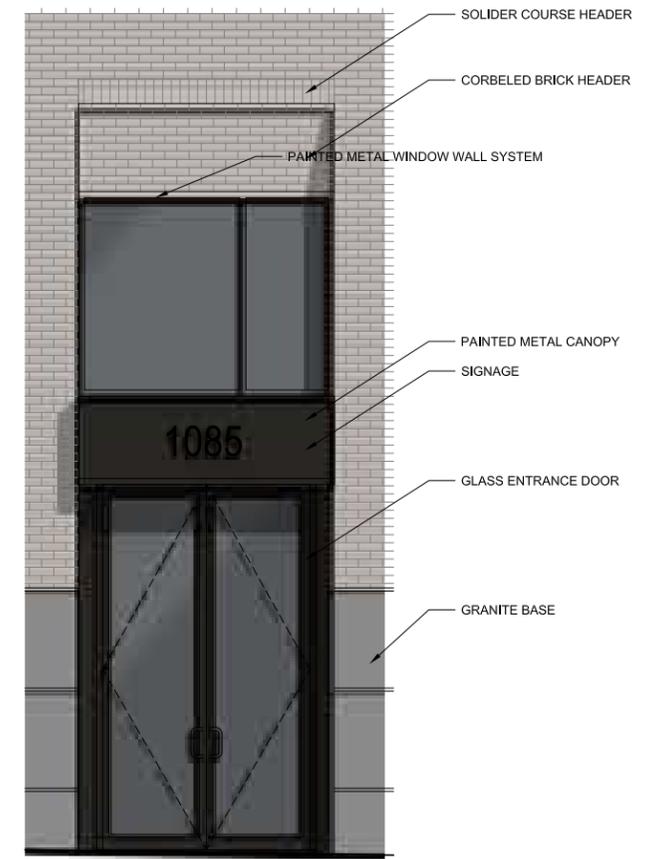




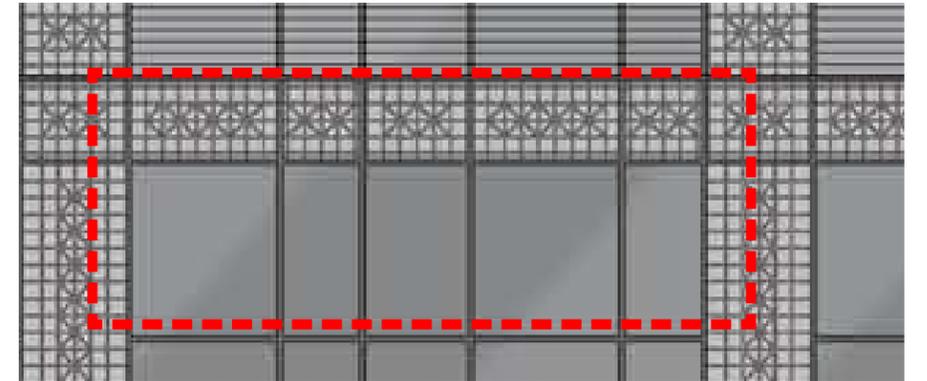
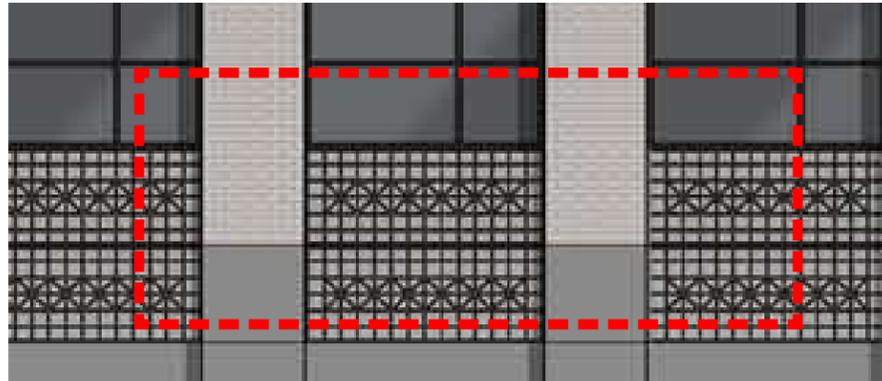
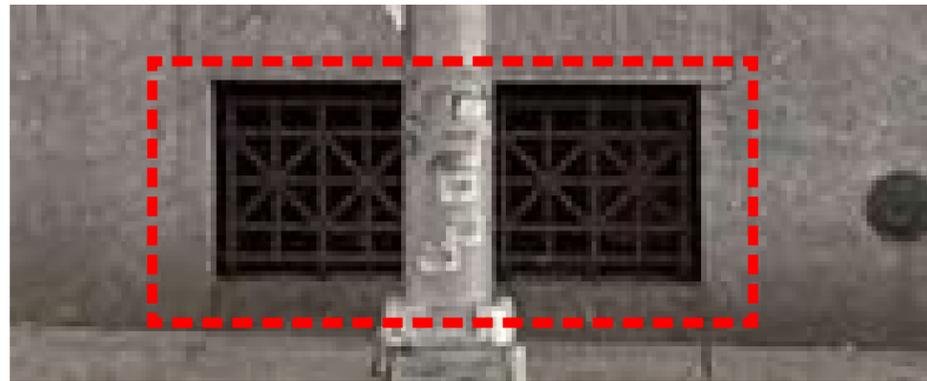
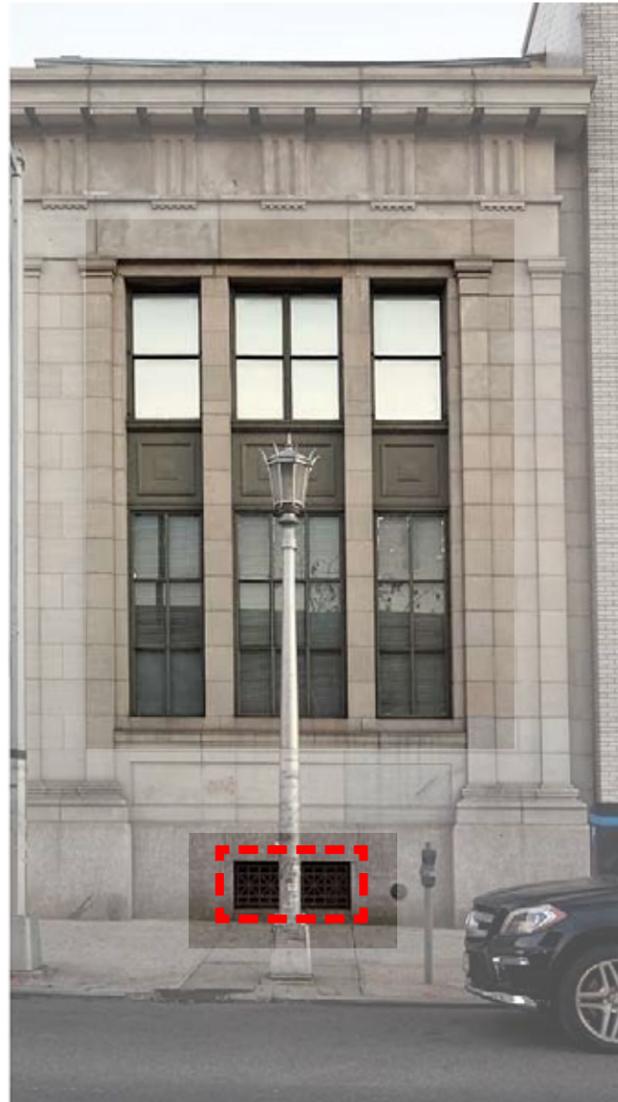
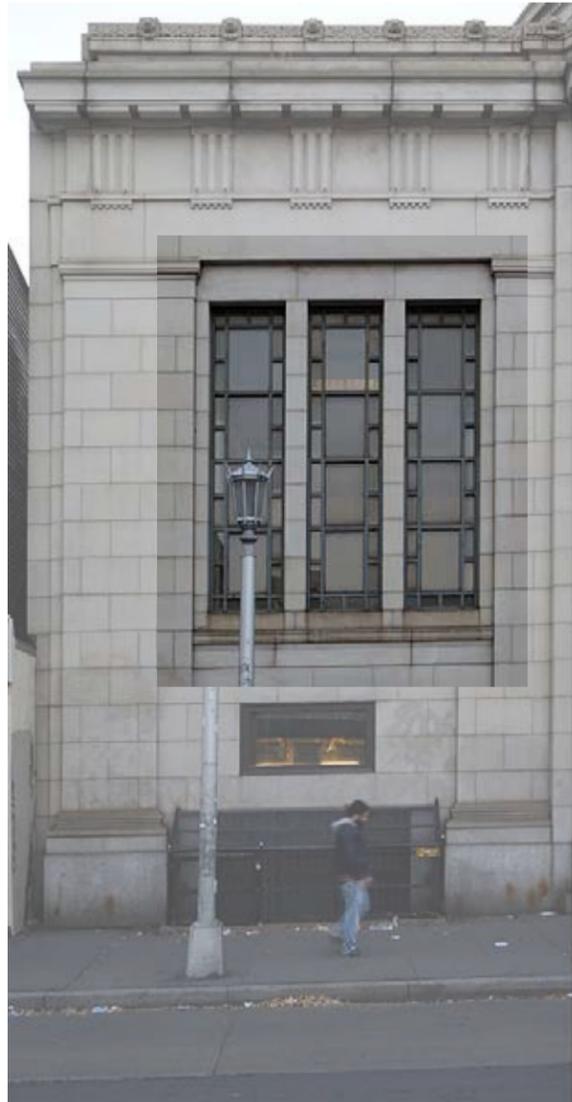
01 ENTRANCE ELEVATION
1/4" = 1'-0"



02 ENTRANCE SECTION
1/4" = 1'-0"



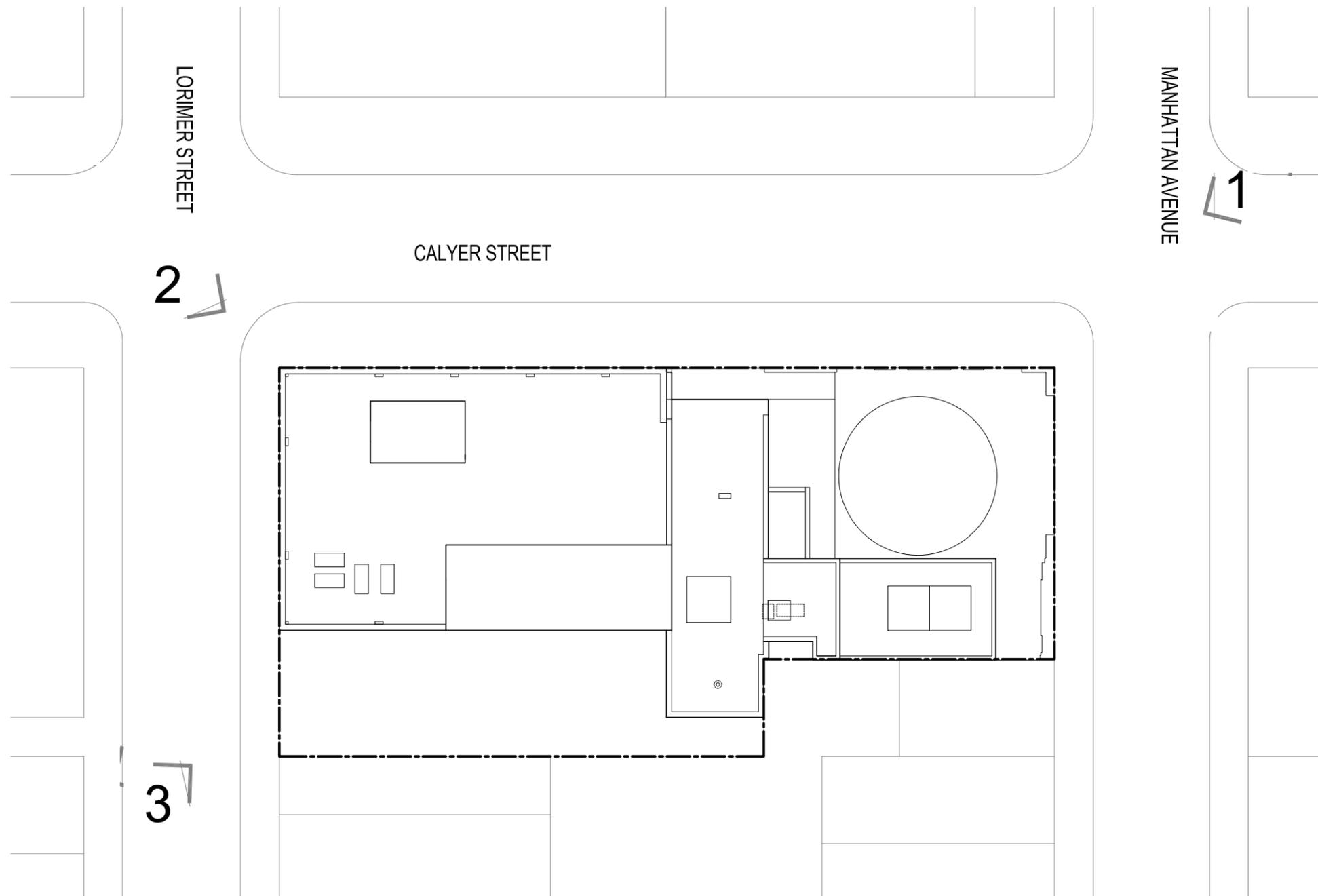
03 ENLARGED ENTRANCE DETAIL
1/2" = 1'-0"



P **K**
S **B**

Element from Historic Building

807 Manhattan Avenue
Landmarks Preservation Commission
March 15, 2016



View 1



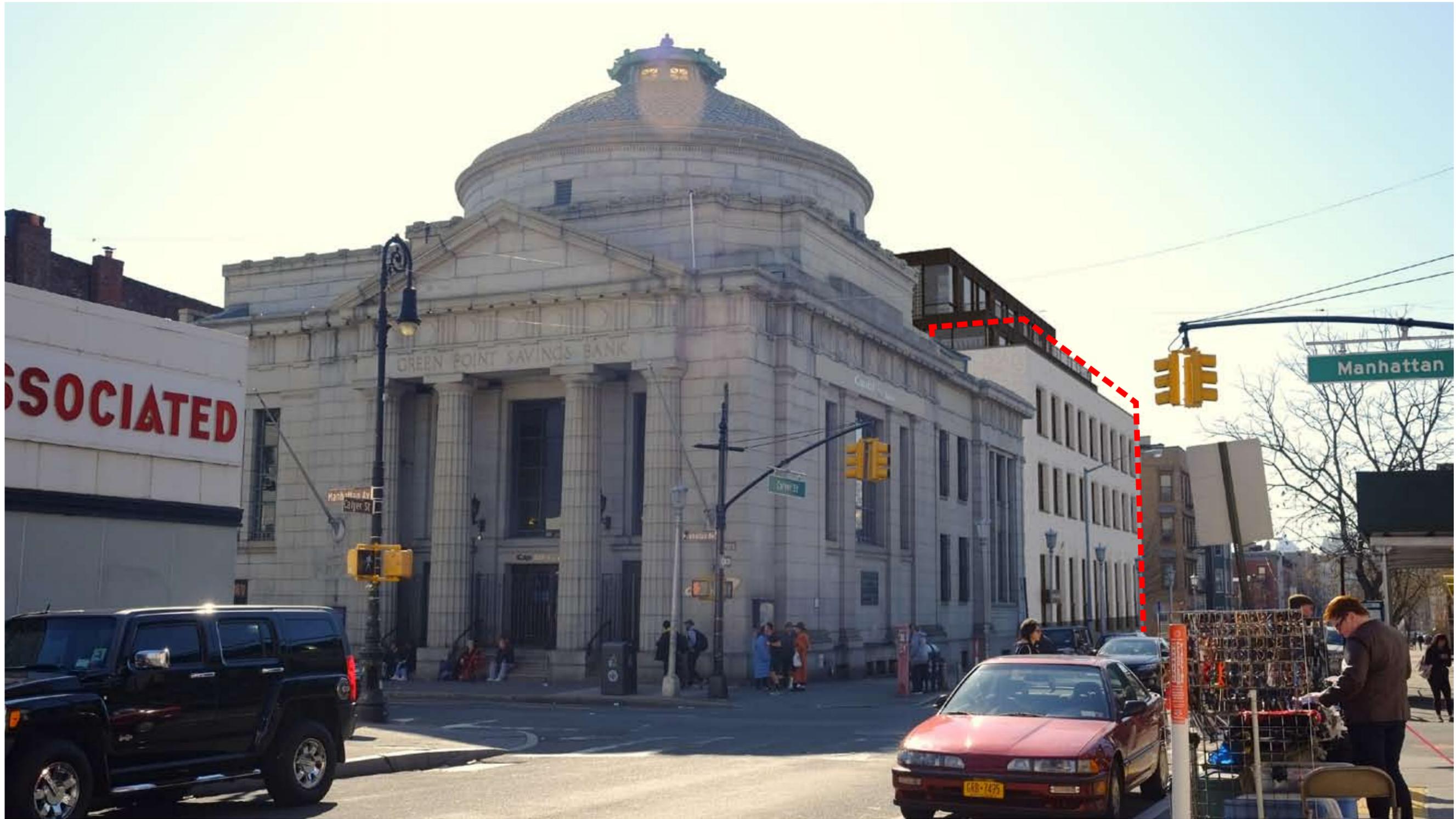
View 2



View 3









View 2 Lorimer Street - Existing

807 Manhattan Avenue
Landmarks Preservation Commission
March 15, 2016







View 3 Courtyard View - Existing

807 Manhattan Avenue
Landmarks Preservation Commission
March 15, 2016



View 3 Courtyard View - Proposed

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View 3 Courtyard View - Proposed

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March 15, 2016