

LPC Submission - Revised

20 October 2015

Pavilion on the Park

Brooklyn, NY

Hidrock Realty

Revisions:

- 1 The fifth floor is set back six feet. The main bulk of the building terminates at the fifth floor, continuing the cornice line of neighboring buildings and completing the circle.
- 2 The cornice is stronger and more prominent. It matches the protrusion of the neighboring cornice and gives the building a more robust termination.
- 3 The ground floor openings are lifted from the ground and reconceived to match the residential character of the circle. The base of the building is thus more solid and its retail function less conspicuous.
- 4 The brick color has changed to take on a warmer hue.
- 5 The sixth floor is reduced to 10' from 12' in height and is set back 4' to make its mass less conspicuous above the theater. The addition of a chamfered edge makes the structure appear much lower.



PREVIOUS



PROPOSED

Revisions:

- 1 In its new set back placement, the fifth floor is concealed by the mass of the theater. The theater appears more prominent as a focal point on the circle.
- 2 The rooftop addition is reconceived as a more articulated and varied structure with a hierarchy of channels and window bays that change between the fifth and sixth floors.



PREVIOUS



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PREVIOUS



PROPOSED

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PREVIOUS



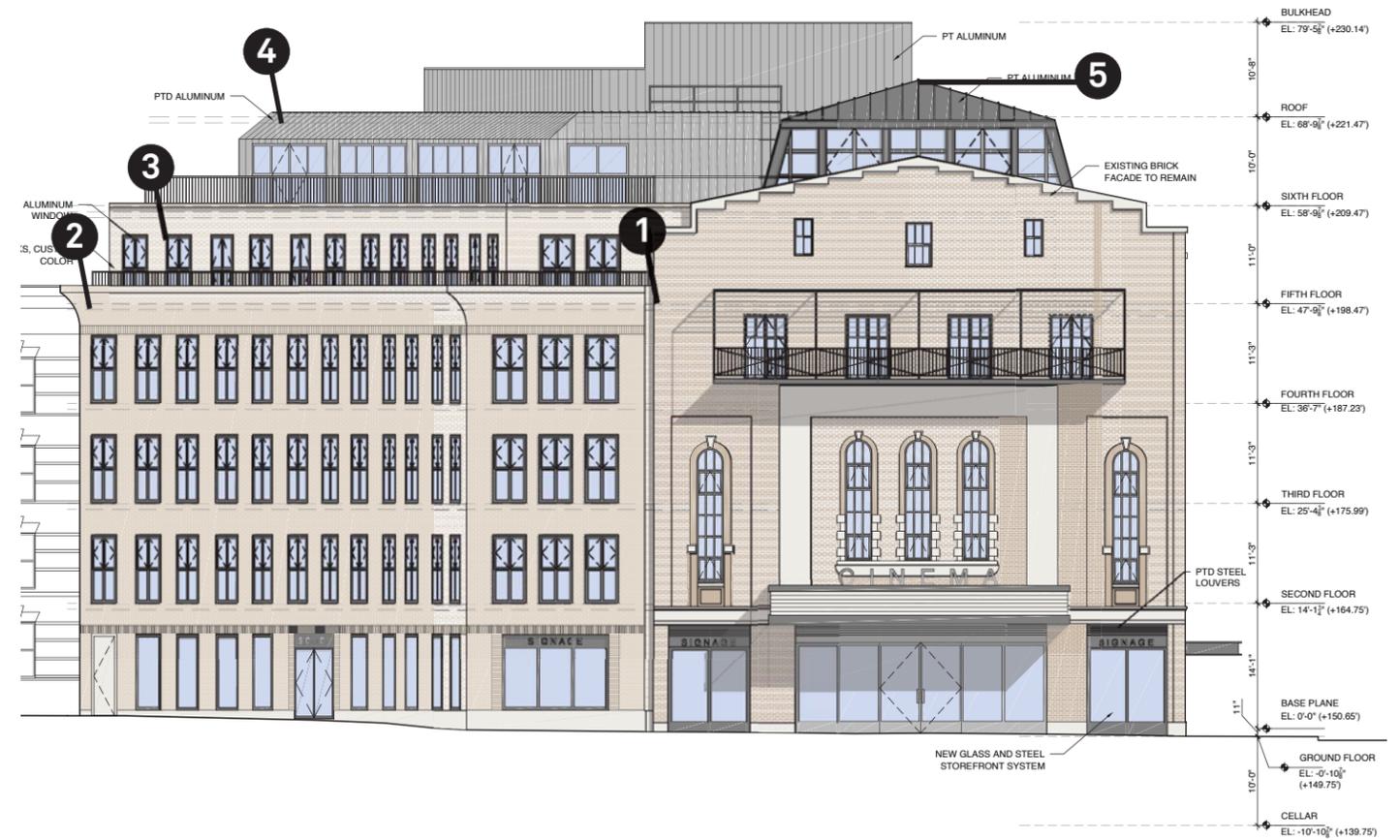
PROPOSED

Revisions:

- 1 The twelve-inch reveal between theater and new building creates a separation between building masses. The new building no longer crowds or dwarfs the theater.
- 2 The cornice is deeper and taller and matches the projection of the neighboring cornice. The addition of a soldier course helps to delineate the start of the cornice, thus continuing the beginning and ending lines of the neighboring cornice.
- 3 While it is differentiated in mass from the rest of the building, the articulation of the fifth floor continues the logic of the lower floors.
- 4 The sixth floor is reduced to 12' from 10' in height and is set back 4' to make its mass less conspicuous above the theater. The addition of a chamfered edge makes the structure appear much lower.
- 5 With its ridge line lowered by two feet, the rooftop addition is less conspicuous and more closely matches the roof line of the theater.



PREVIOUS



PROPOSED

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- 1 The ground floor openings are lifted from the ground and reconceived to match the residential character of the circle. The base of the building is thus more solid and its retail function less conspicuous.



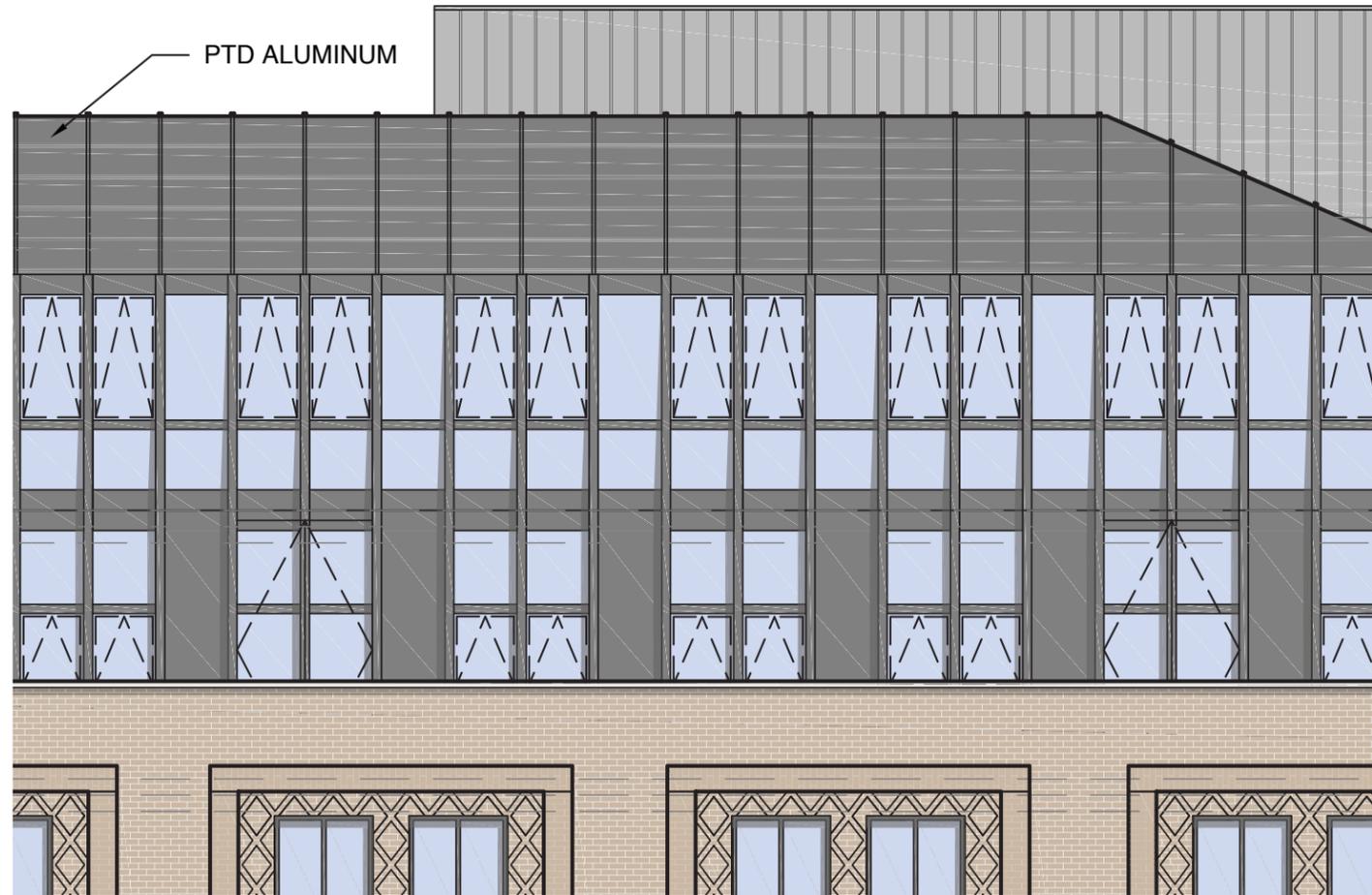
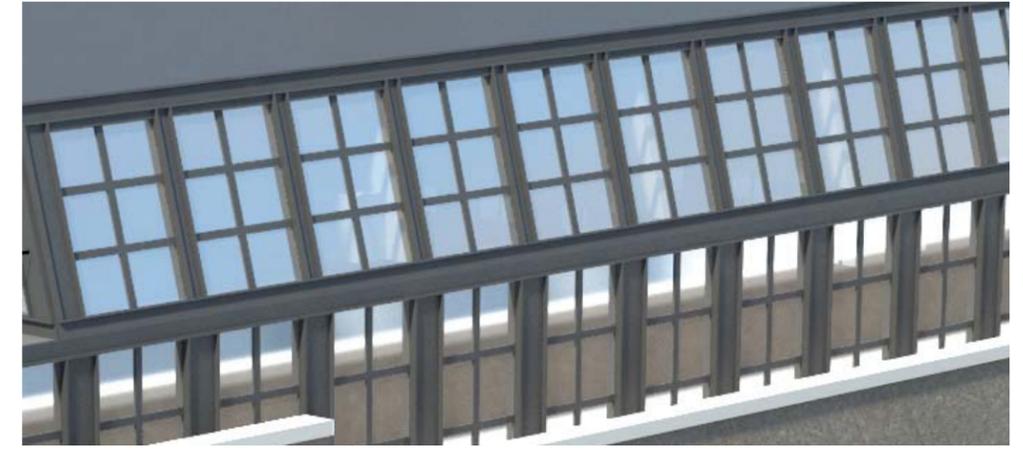
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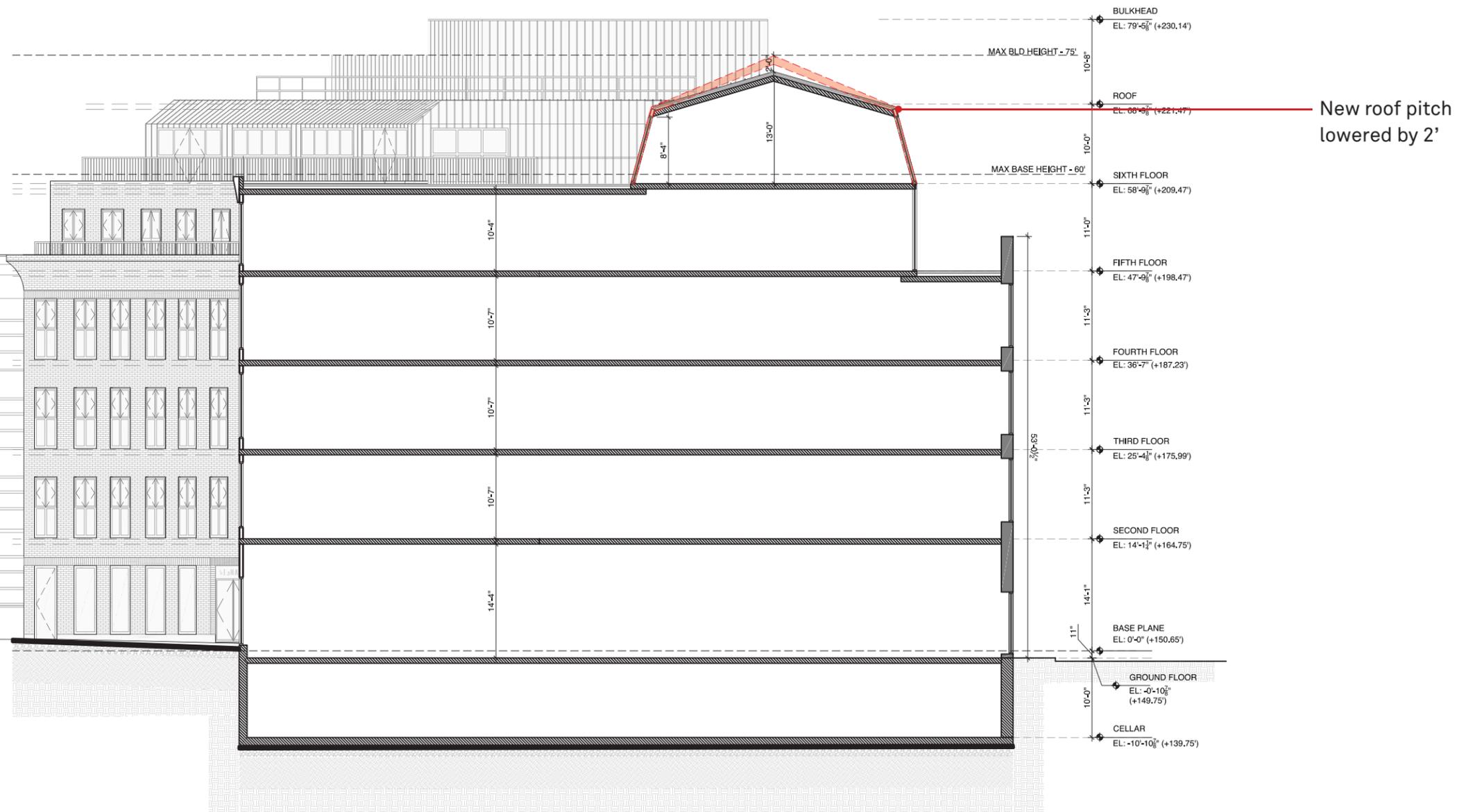
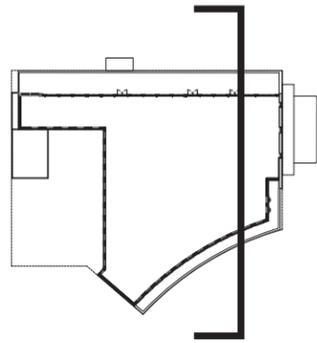
PREVIOUS



PROPOSED

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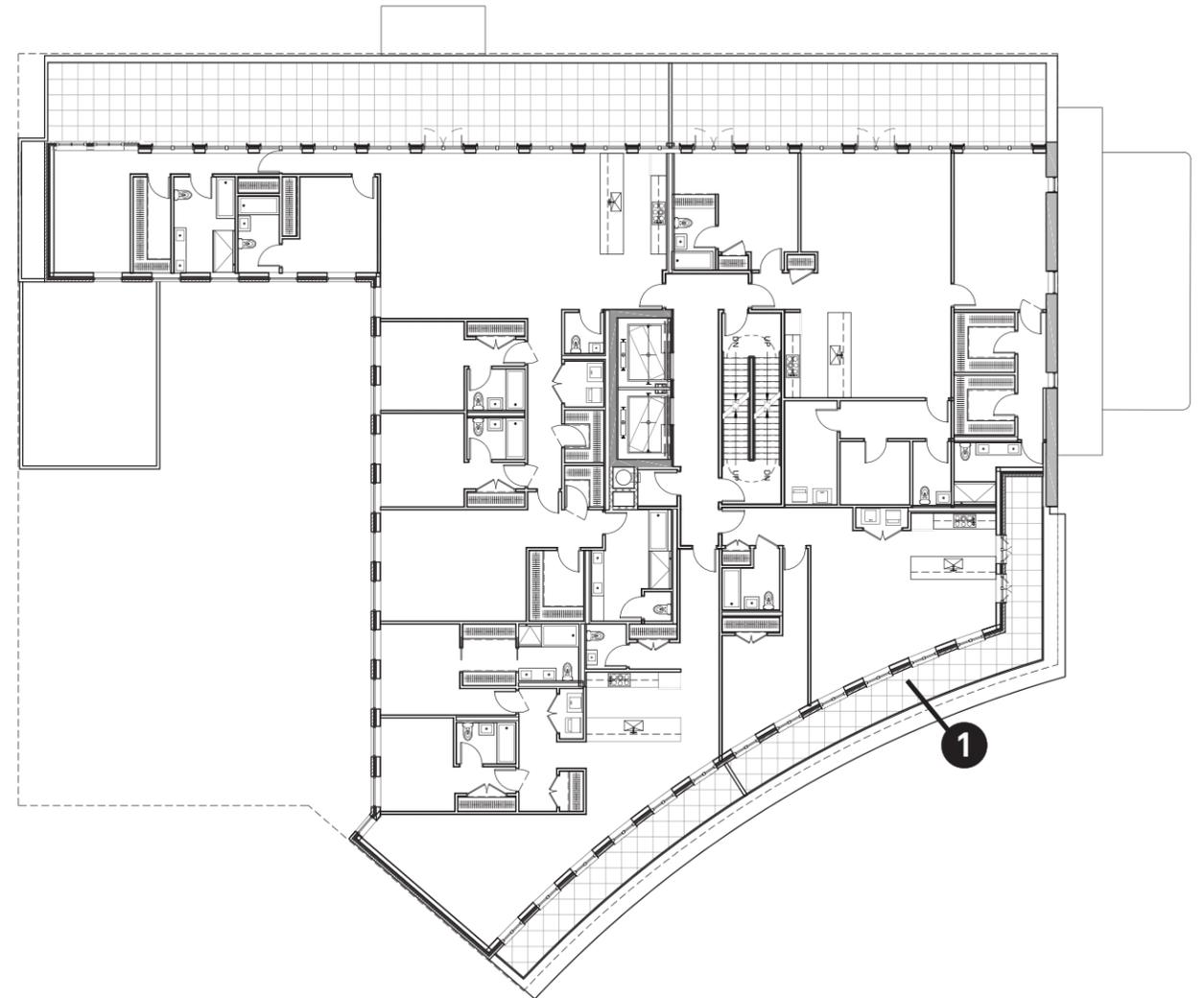


Revisions:

- 1 The fifth floor is set back six feet. The main bulk of the building terminates at the fifth floor, continuing the cornice line of neighboring buildings and completing the circle. (See page 2)



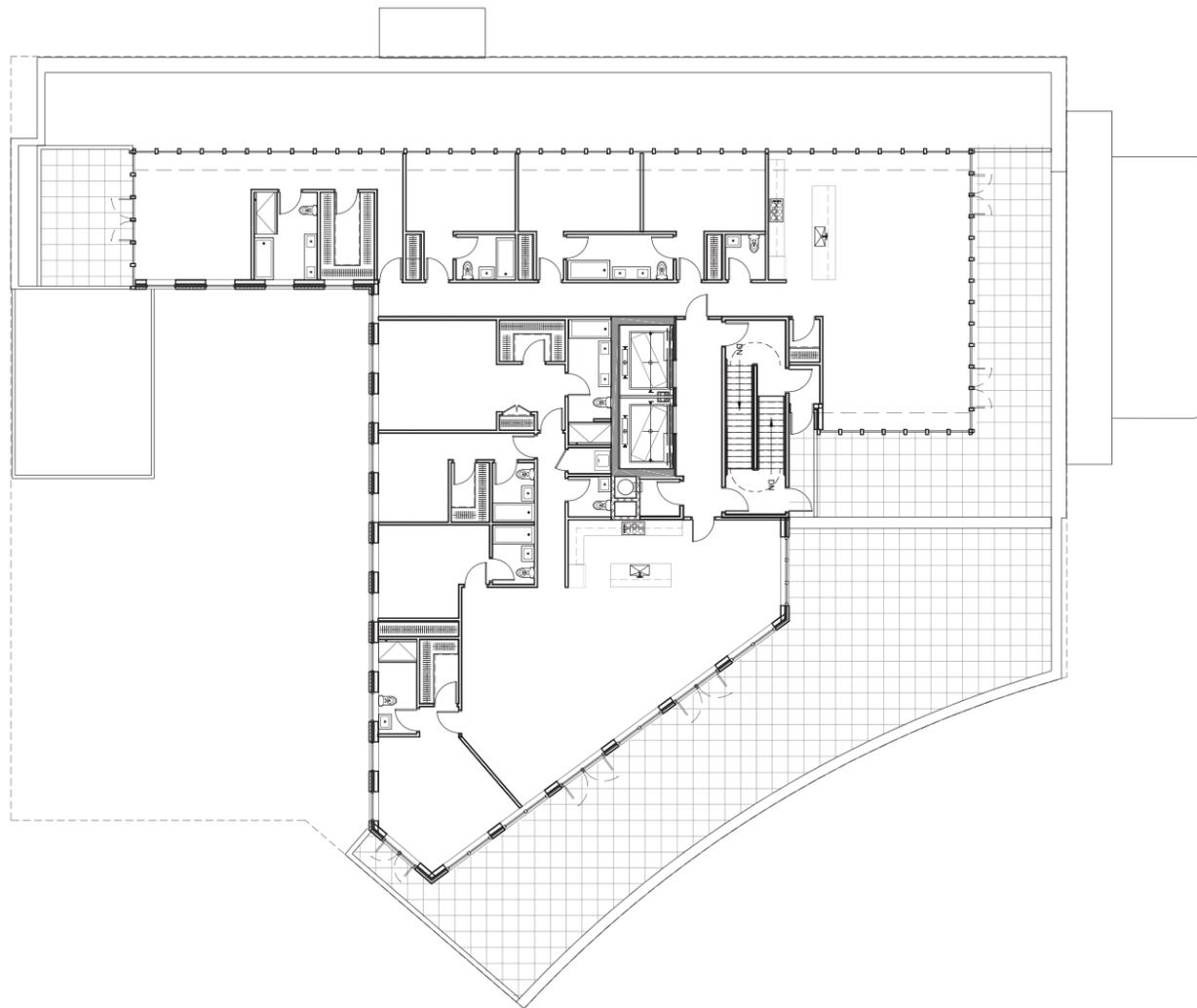
PREVIOUS



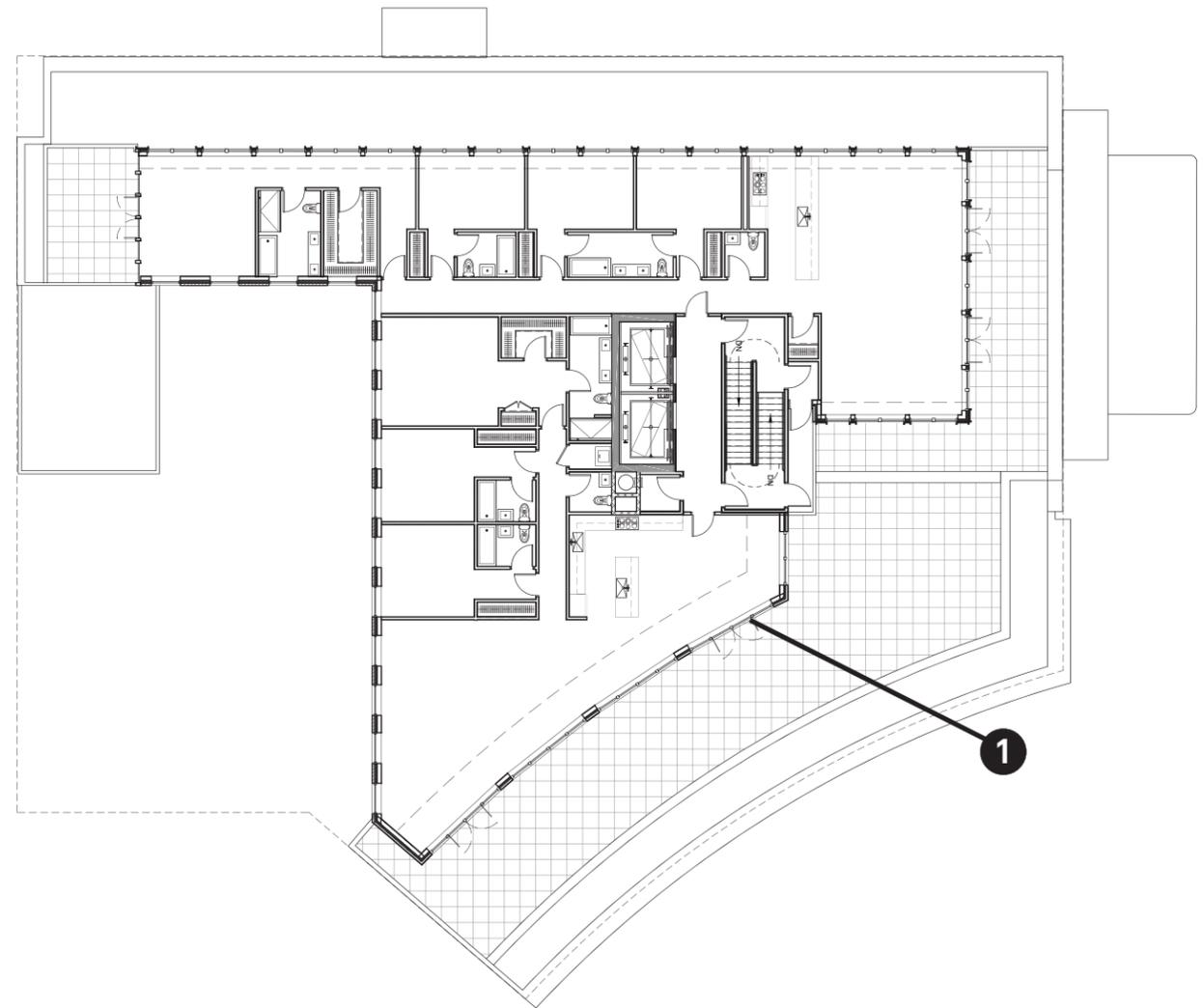
PROPOSED

Revisions:

- 1 The sixth floor follows the curve of the main massing and has been set back 4'.



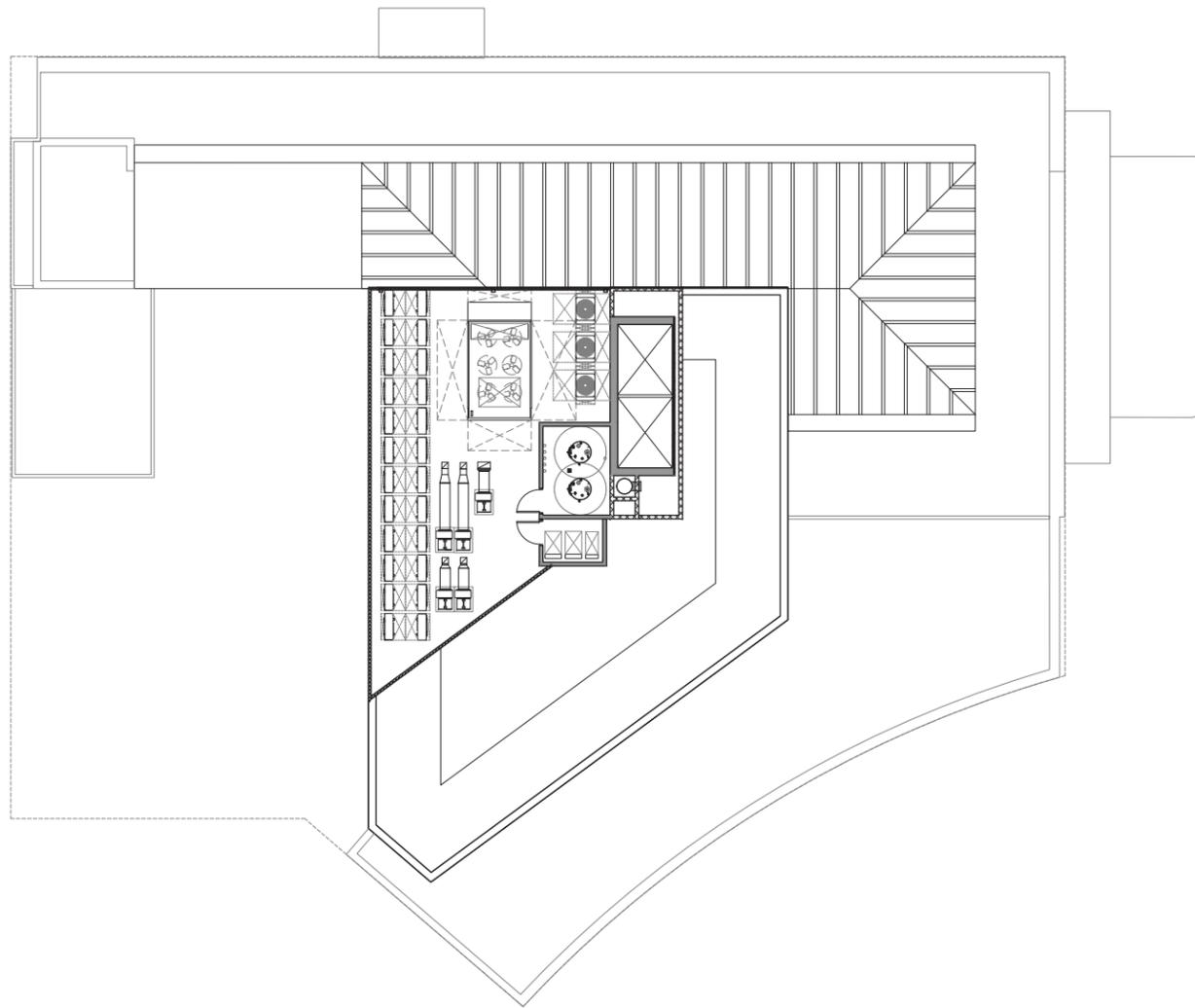
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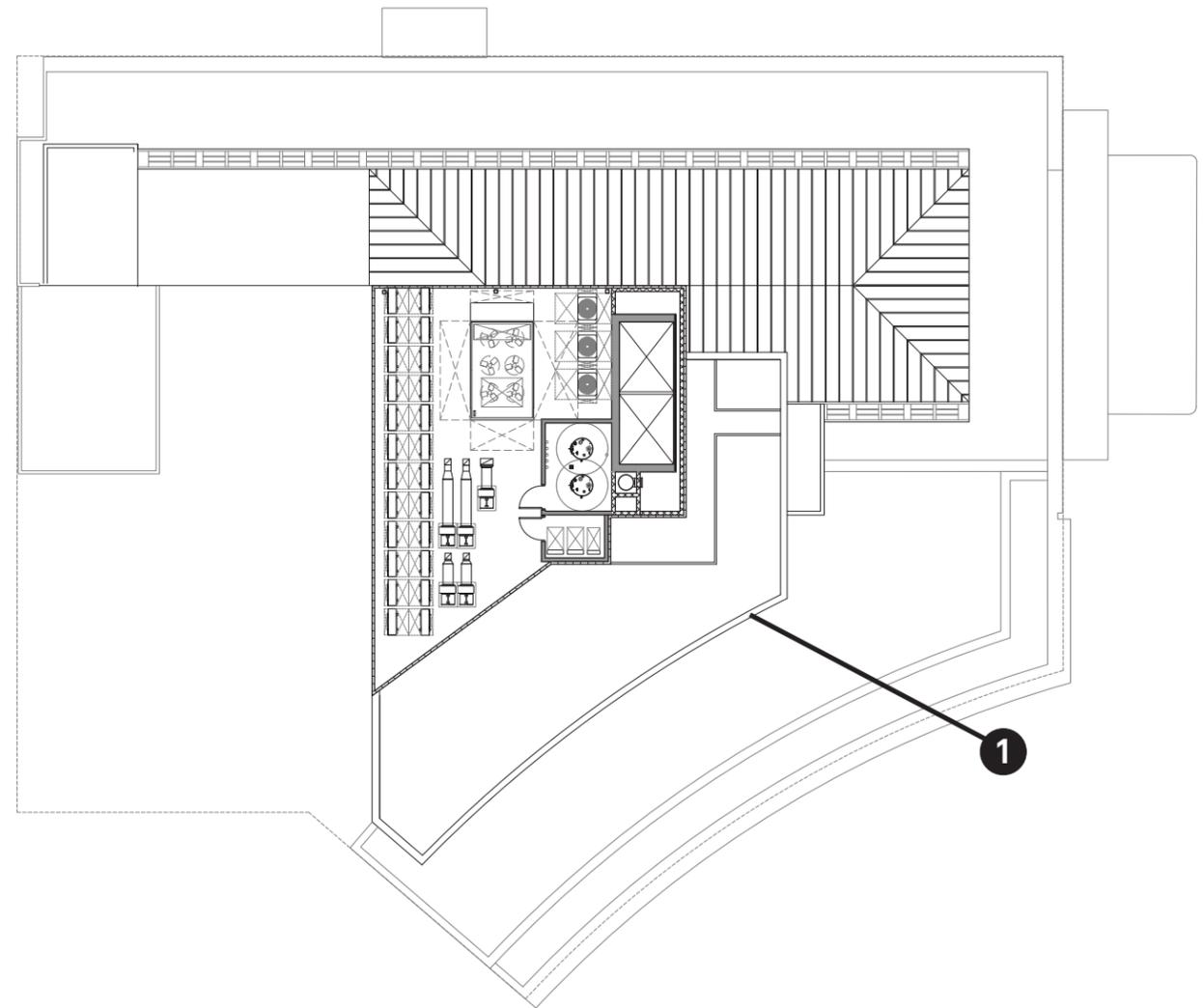
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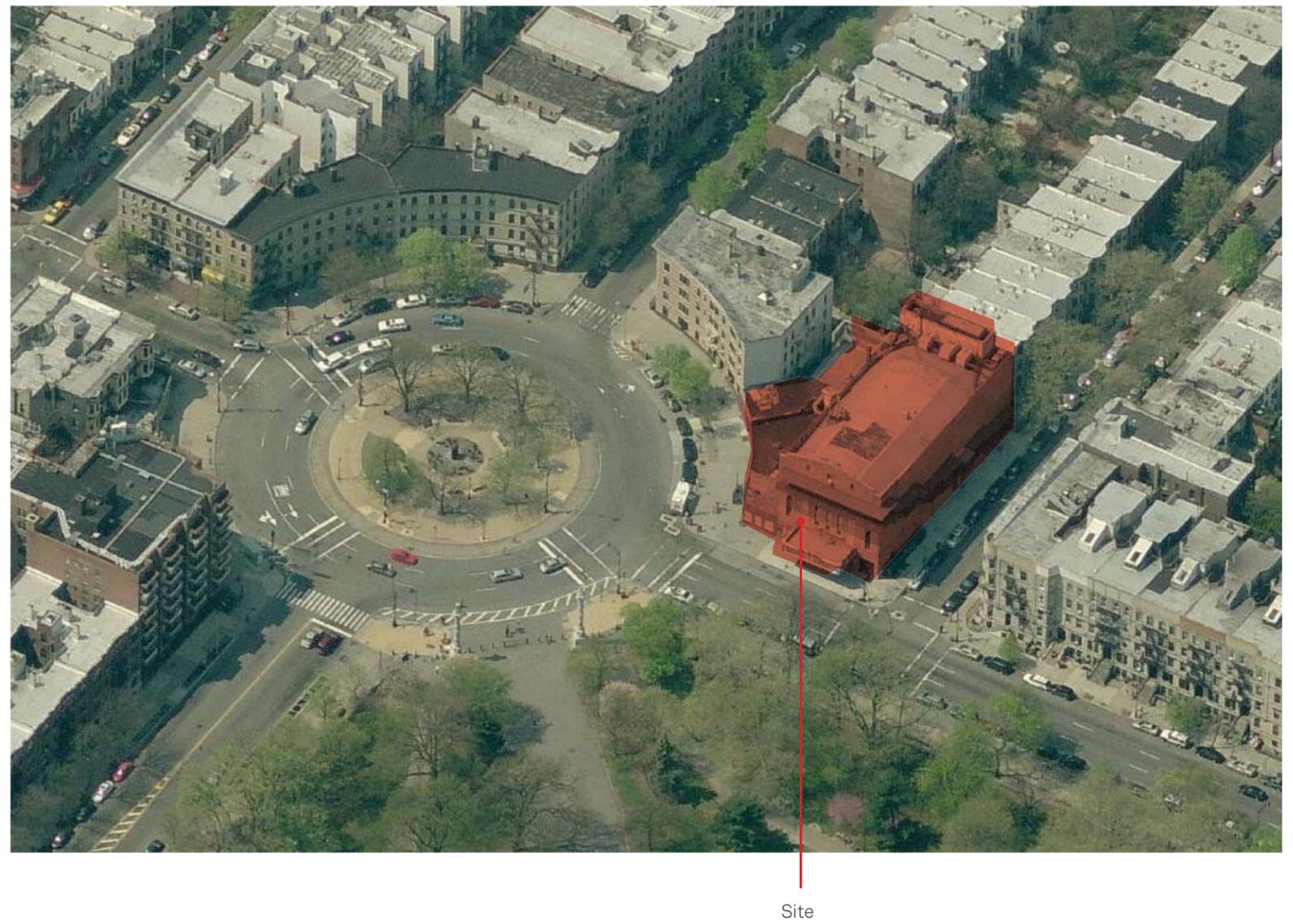
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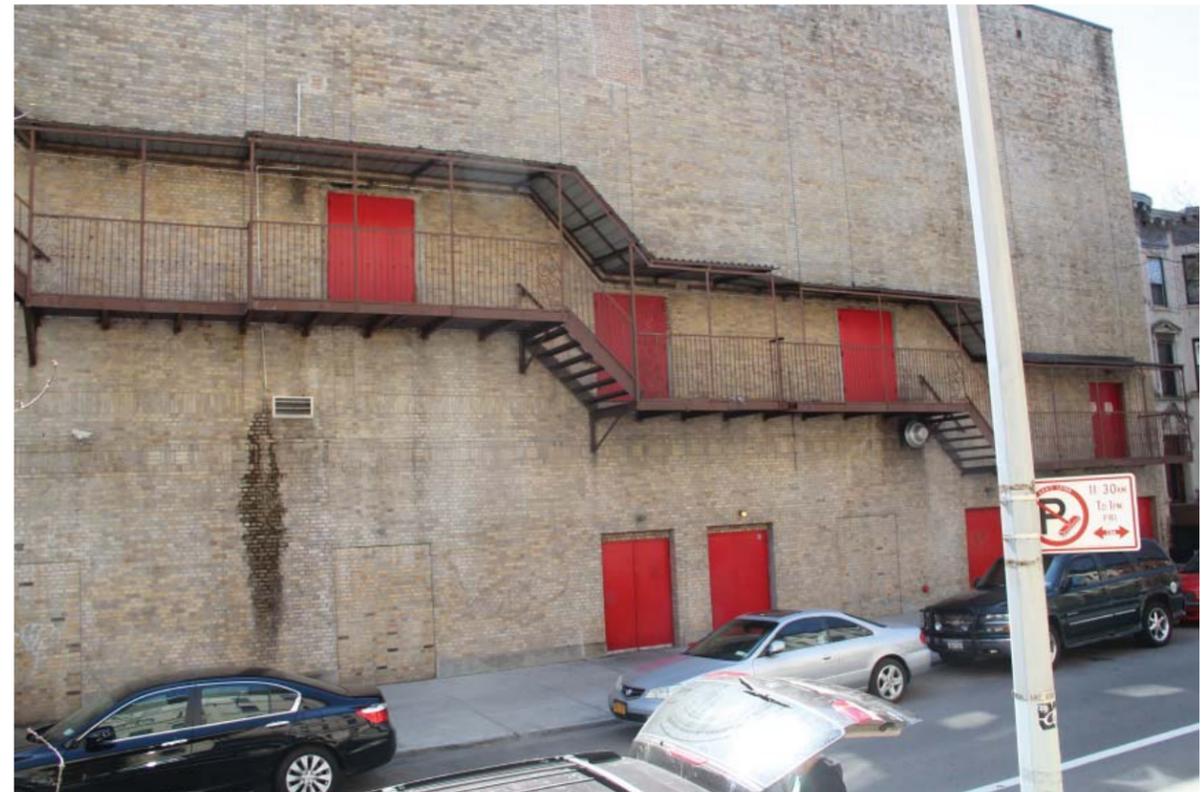


PROPOSED

Appendix

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View of Existing Roof looking East



View of Existing Roof and Flytower looking West



Aerial view of Existing Roof



Aerial view of Existing Roof



View from Bartel-Pritchard Square



View from 14th Street





1928 TRANSIT PHOTOS (N-YHS) (ALL PHOTOS ON PAGE)



1940S TAX PHOTO (MUNICIPAL ARCHIVES)



CIRCA 1980 NYC TAX PHOTO



FORMER LOEWS NEW YORK THEATRE, ORIGINALLY OLYMPIA THEATRE, BUILT 1895



FORMER LOEWS NEW YORK THEATRE, ORIGINALLY OLYMPIA THEATRE, BUILT 1895



FORMER LOEWS NEW YORK THEATRE, ORIGINALLY OLYMPIA THEATRE, BUILT 1895



BEER GARDEN ATOP THE BELASCO THEATRE, 1890



1931 TRANSIT PHOTO (N-YHS)



1940s TAX PHOTO (MUNICIPAL ARCHIVES)



1980s TAX PHOTO (MUNICIPAL ARCHIVES)



1. 78 8TH AVENUE (AT UNION STREET)



2. 90 8TH AVENUE (AT PRESIDENT STREET)



3. 123 PROSPECT PARK WEST (AT 8TH STREET)



4. 150 PROSPECT PARK WEST (AT 10TH STREET)



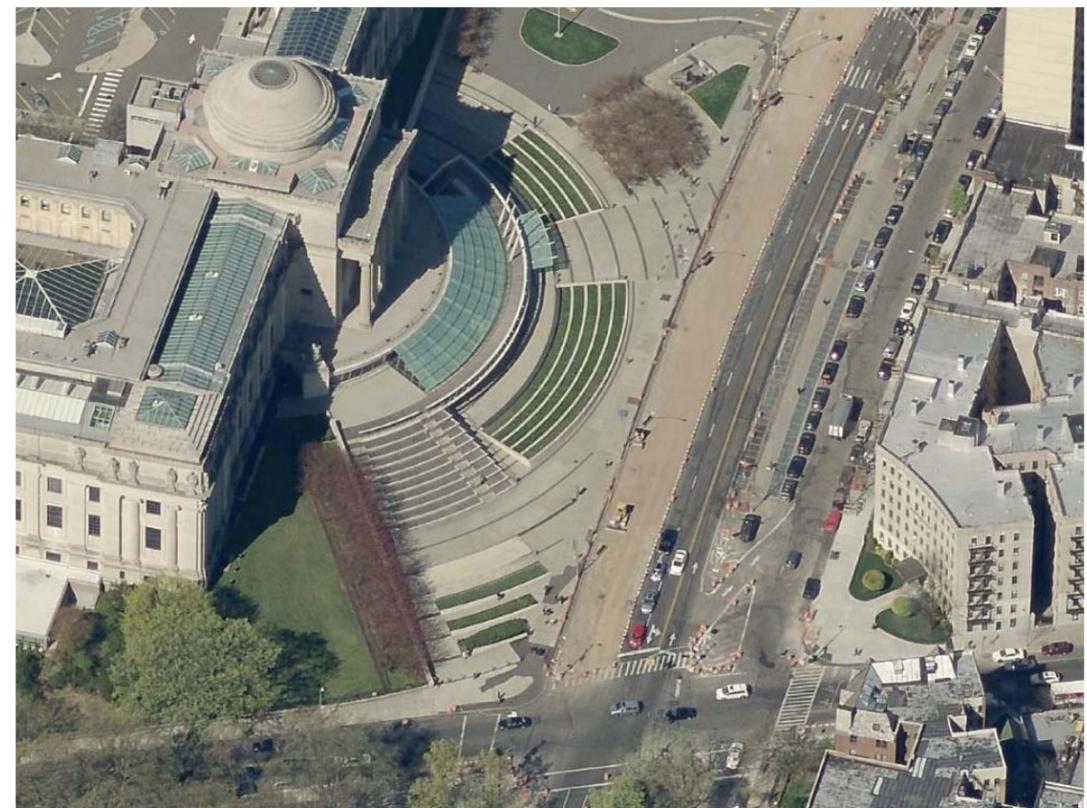
BARTEL-PRITCHARD SQUARE



PARK (MACHATE) CIRCLE



GRAND ARMY PLAZA



EASTERN PARKWAY & WASHINGTON AVENUE; BROOKLYN MUSEUM



1 PROSPECT PARK SOUTH WEST (BARTEL-PRITCHARD SQUARE)



195 PROSPECT PARK WEST (BARTEL-PRITCHARD SQUARE)



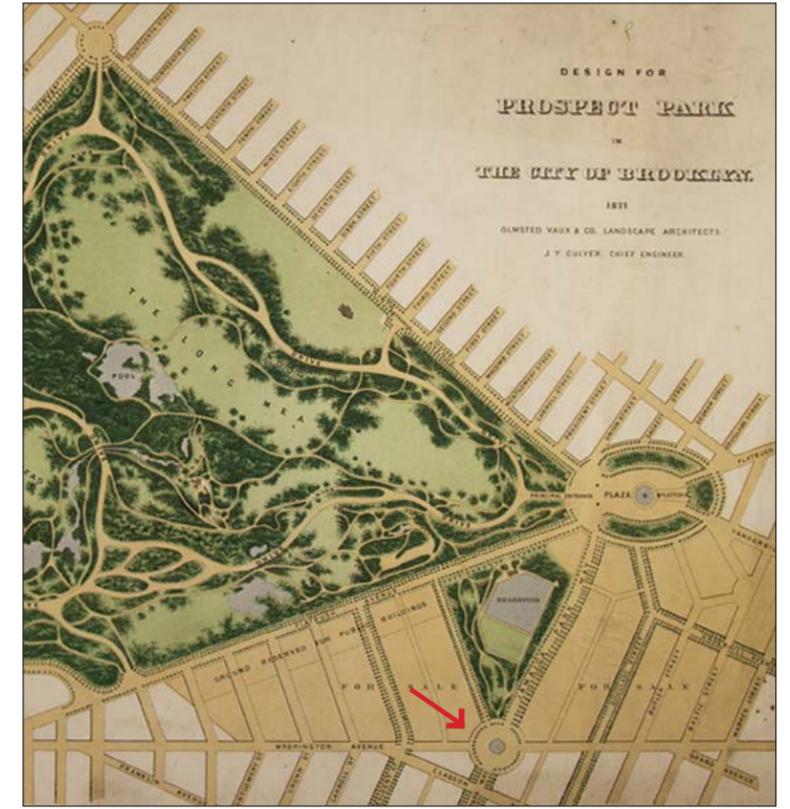
47 PLAZA STREET WEST (GRAND ARMY PLAZA)



1929 TRANSIT PHOTO (N-YHS)

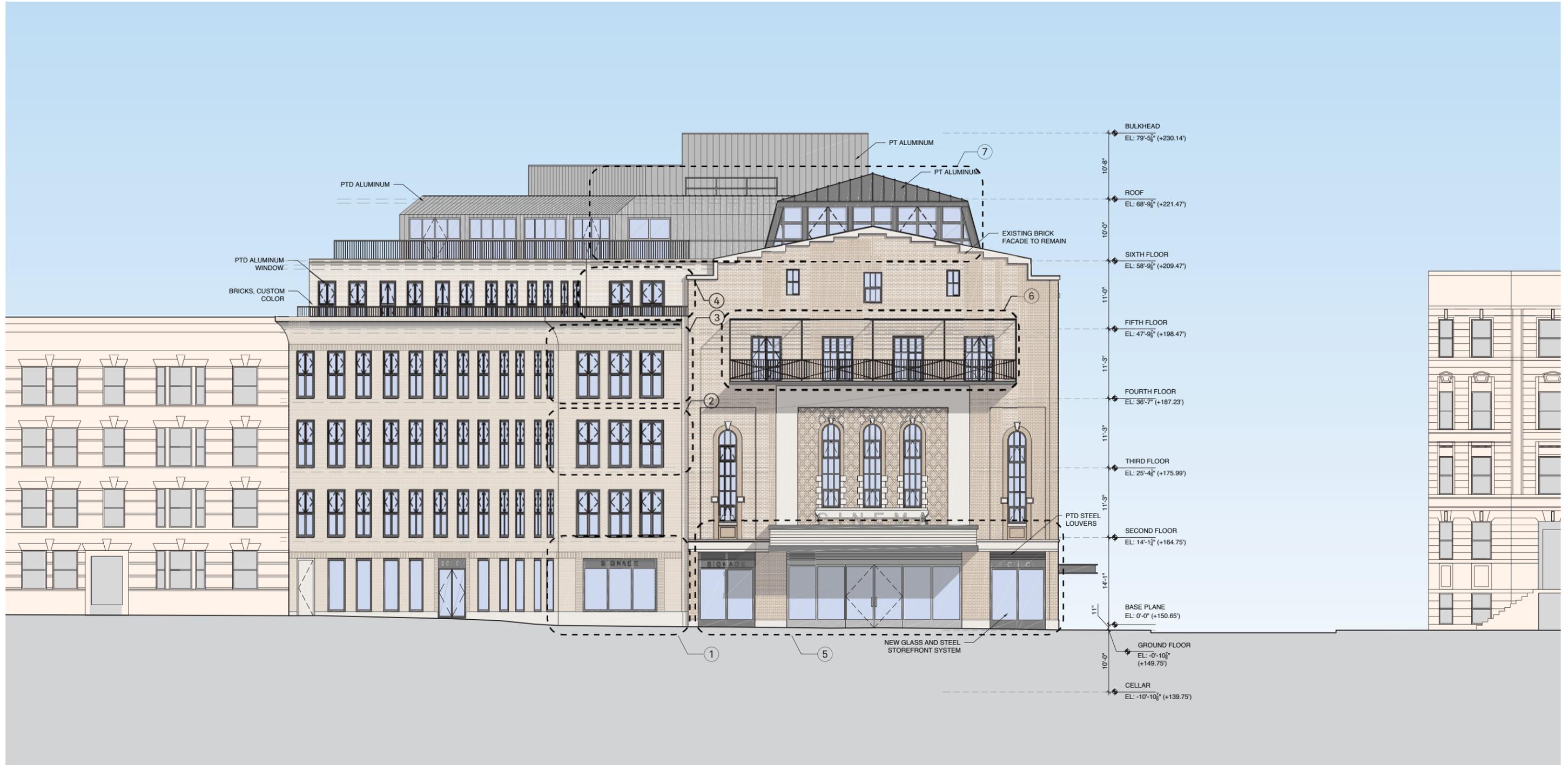


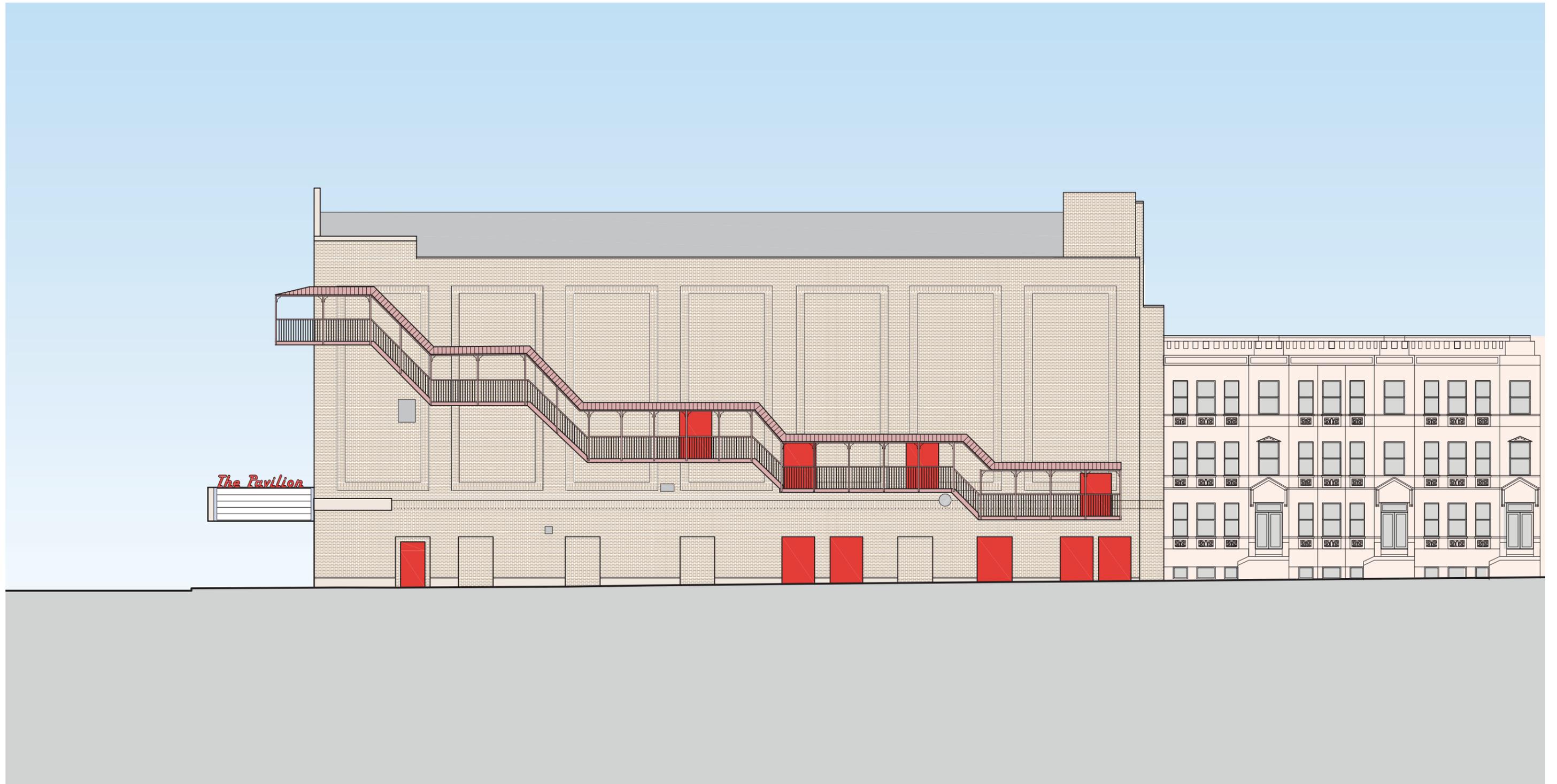
175 EASTERN PARKWAY (EASTERN PARKWAY & WASHINGTON AVENUE; BROOKLYN MUSEUM)



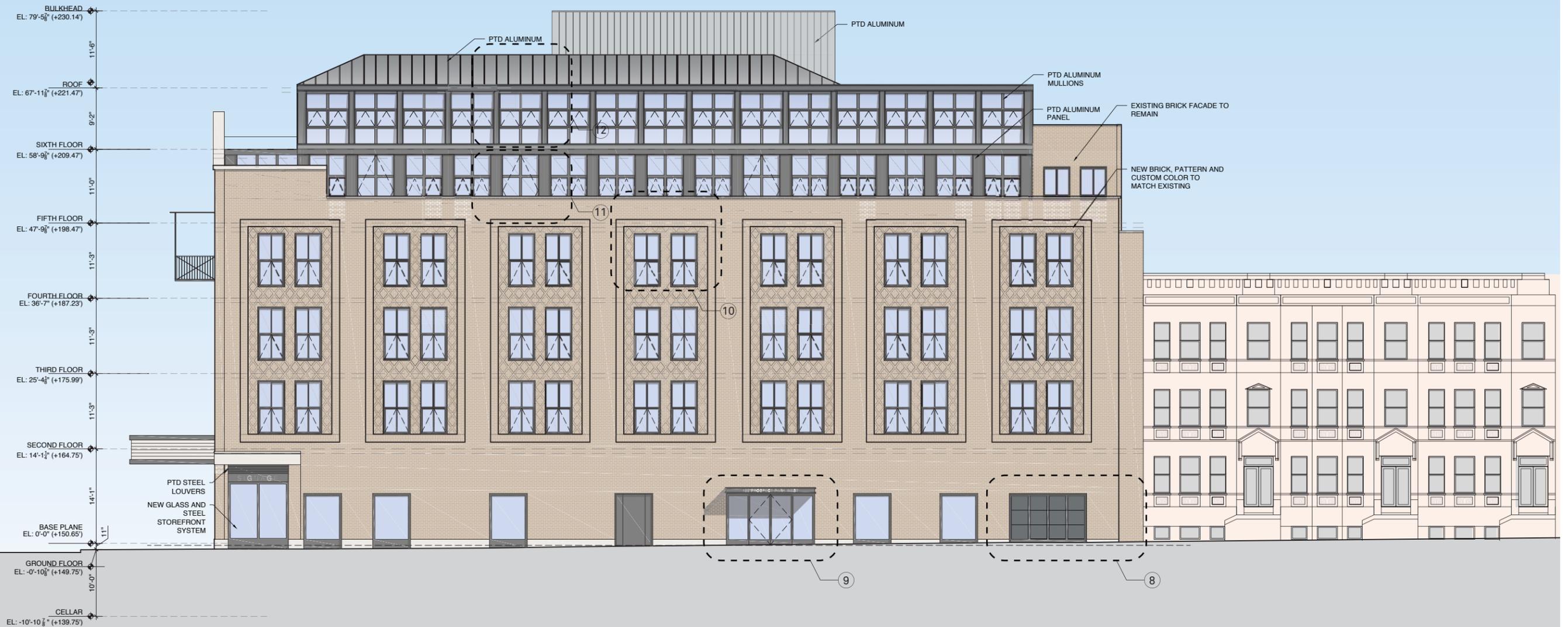
HISTORIC MAP OF PROSPECT PARK SHOWING PLANNED CIRCLE AT INTERSECTION OF WASHINGTON AVENUE AND EASTERN PARKWAY.

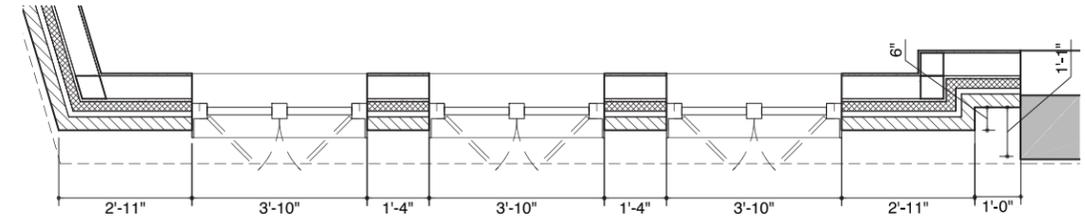
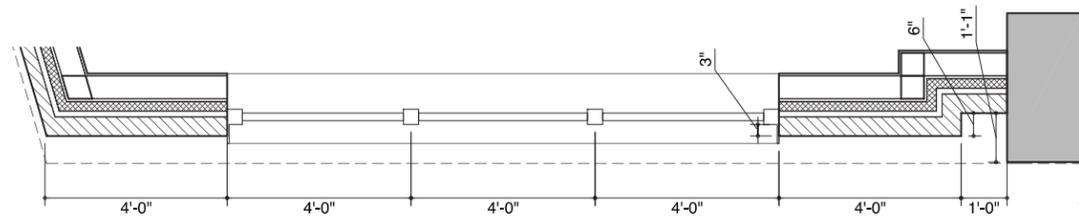
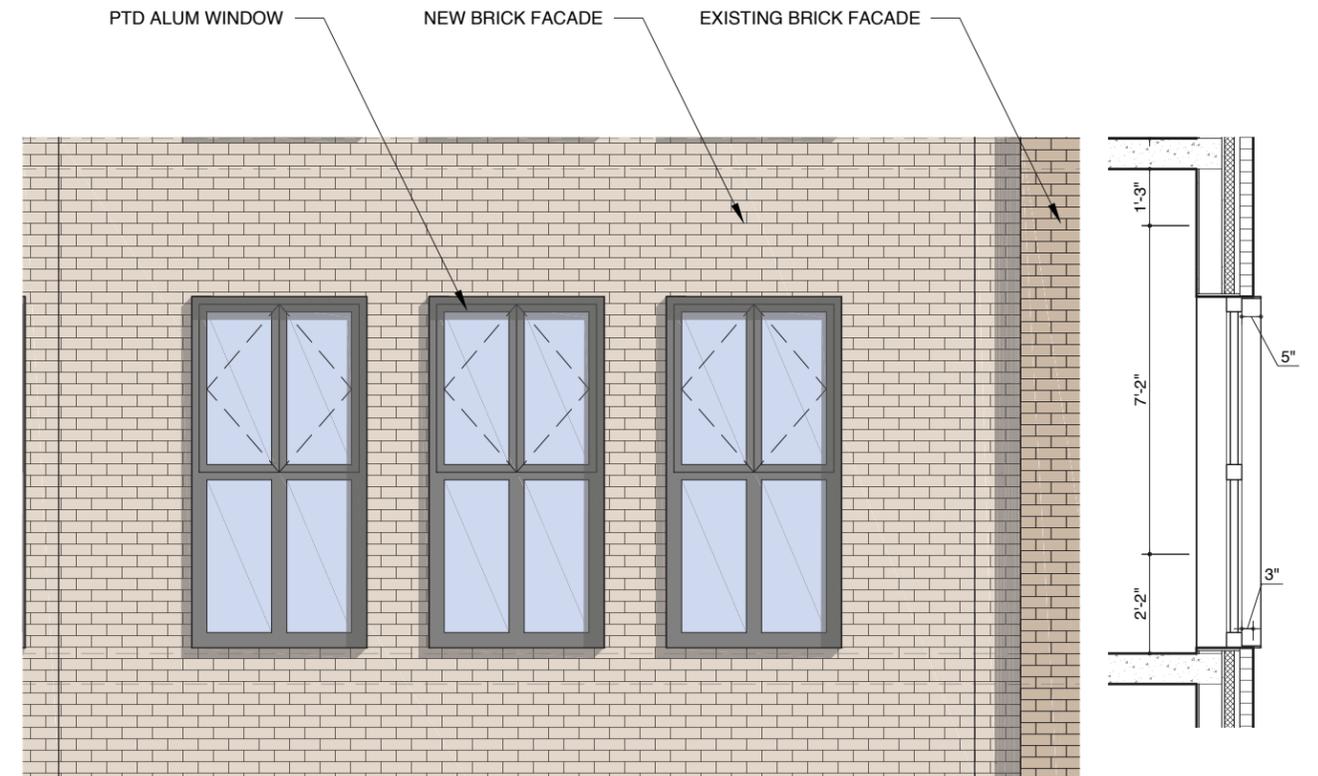
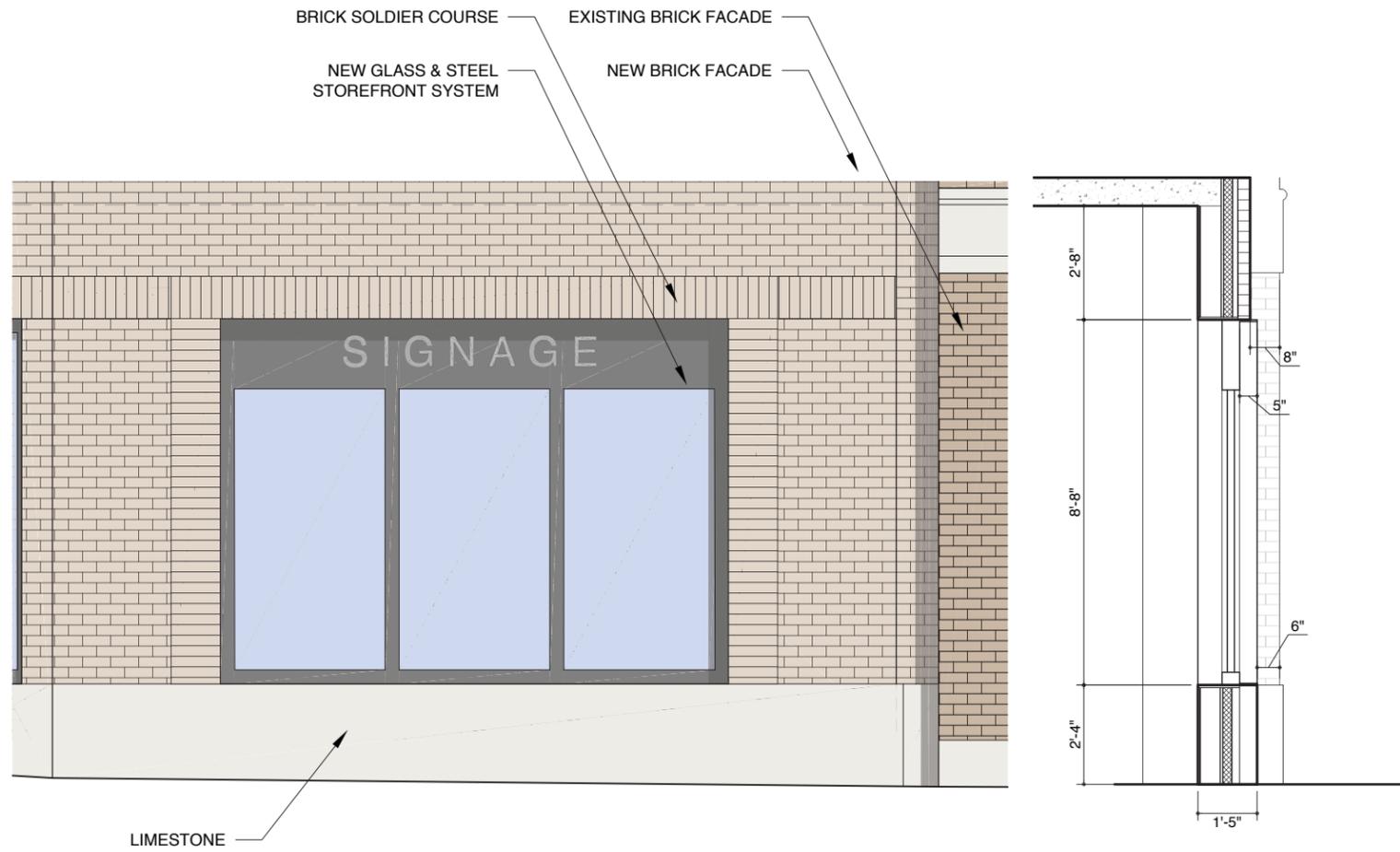






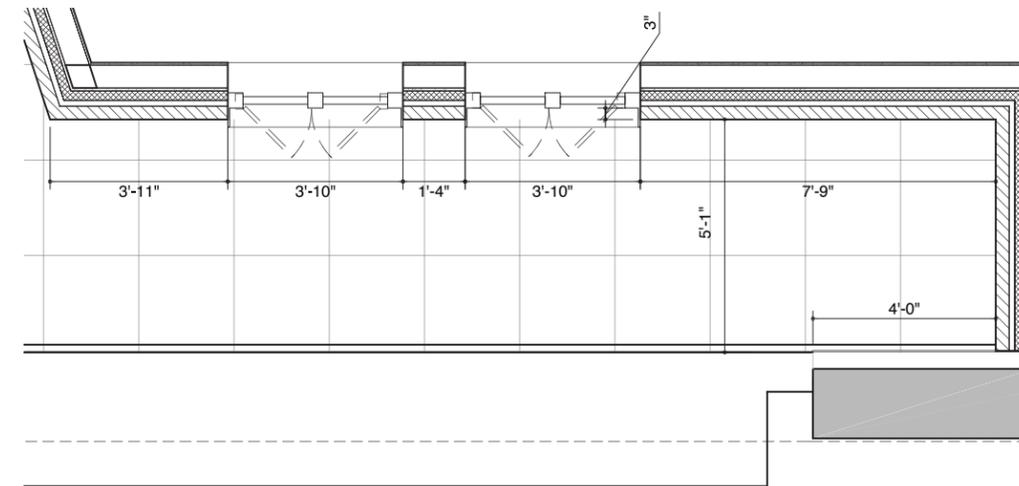
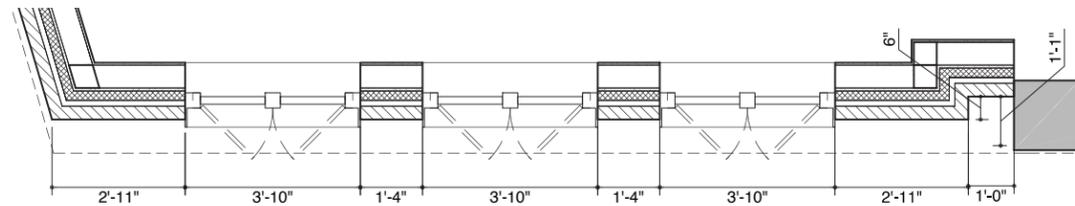
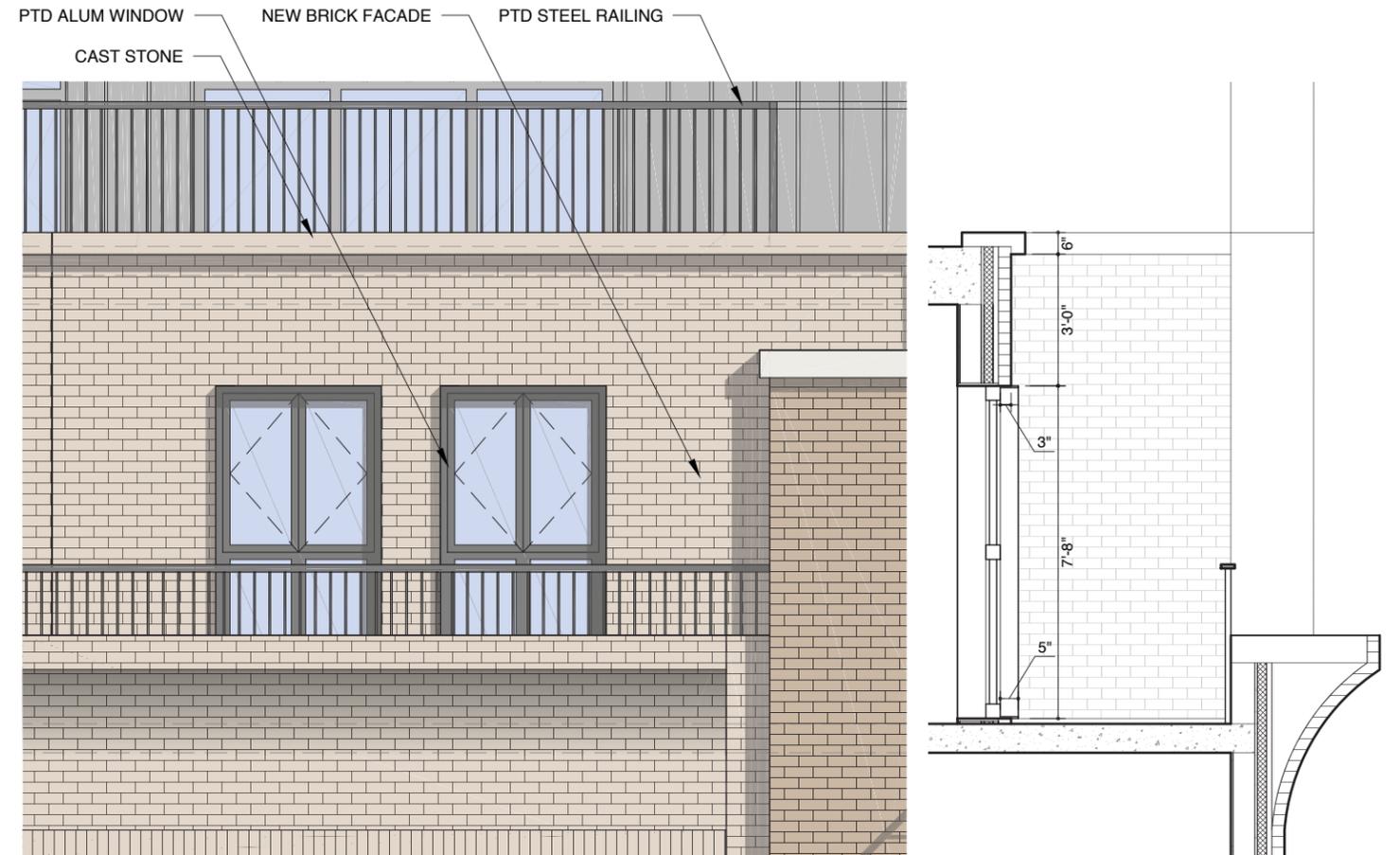
The Pavilion





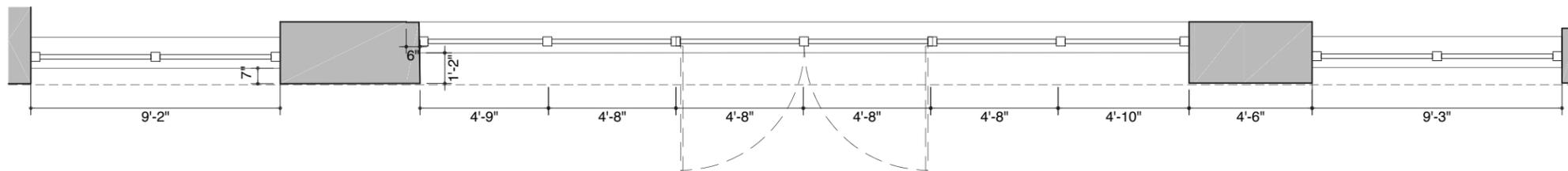
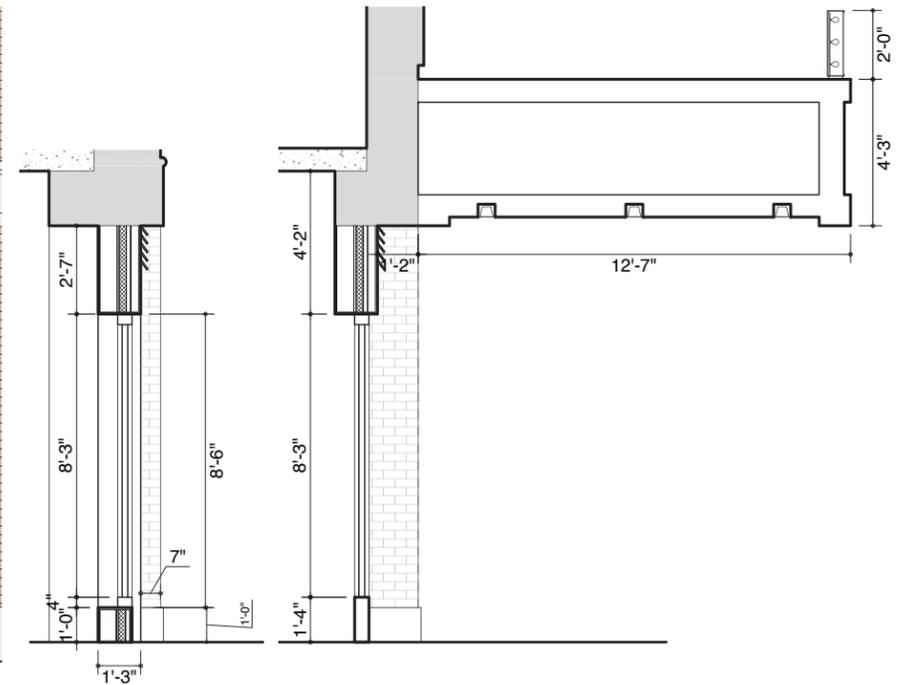
1 Storefront Details
1/4" = 1'-0"

2 Third Floor Details
1/4" = 1'-0"

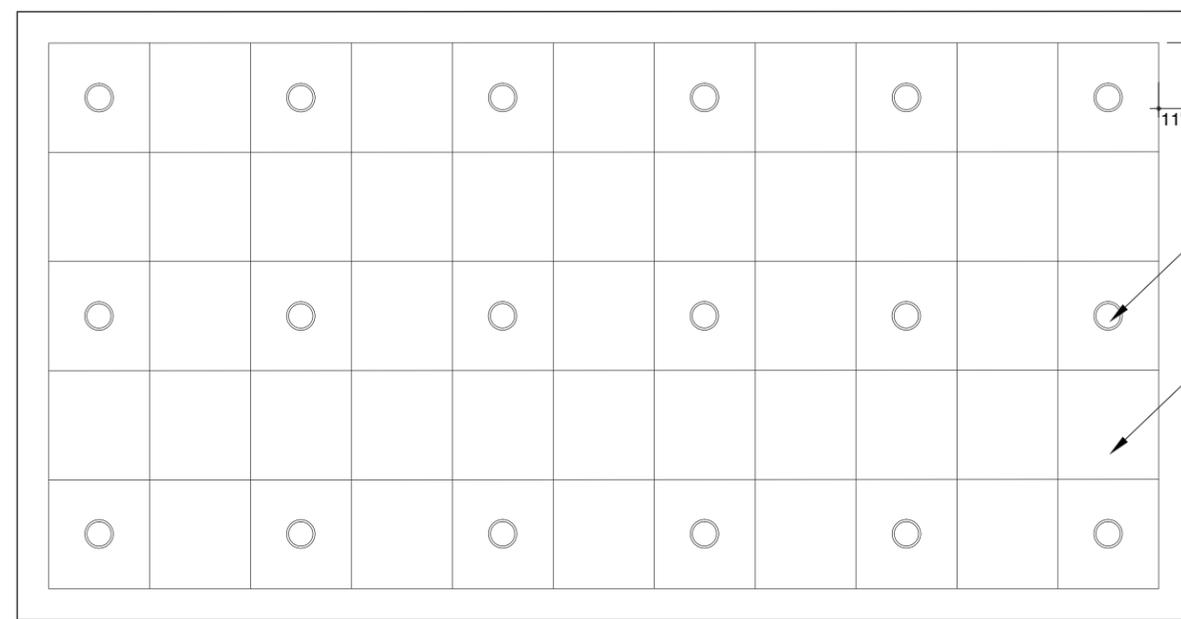


3 Fourth Floor Details
1/4" = 1'-0"

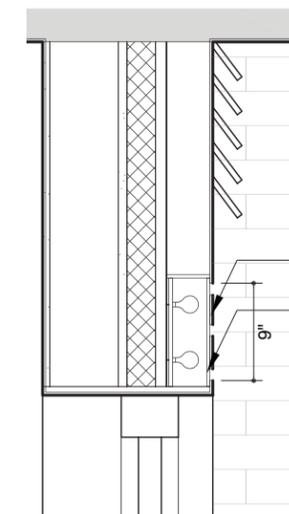
4 Fifth Floor Details
1/4" = 1'-0"



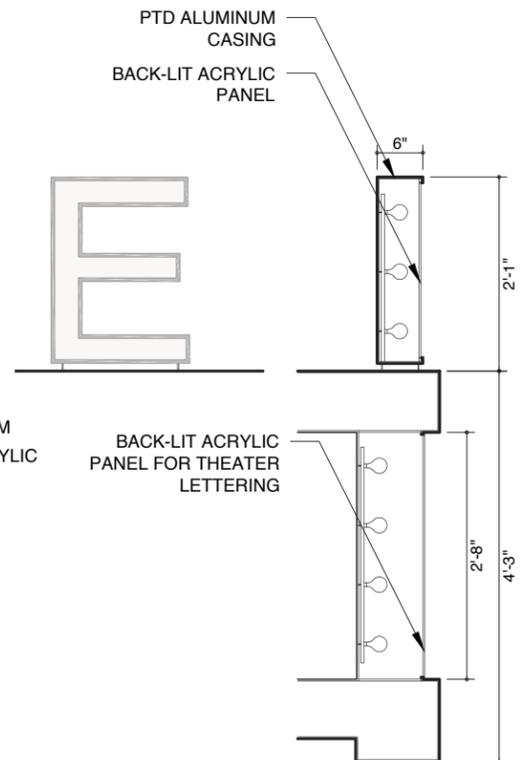
Marquee RCP



- RECESSED CAN LIGHT
- PTD ALUM PANEL



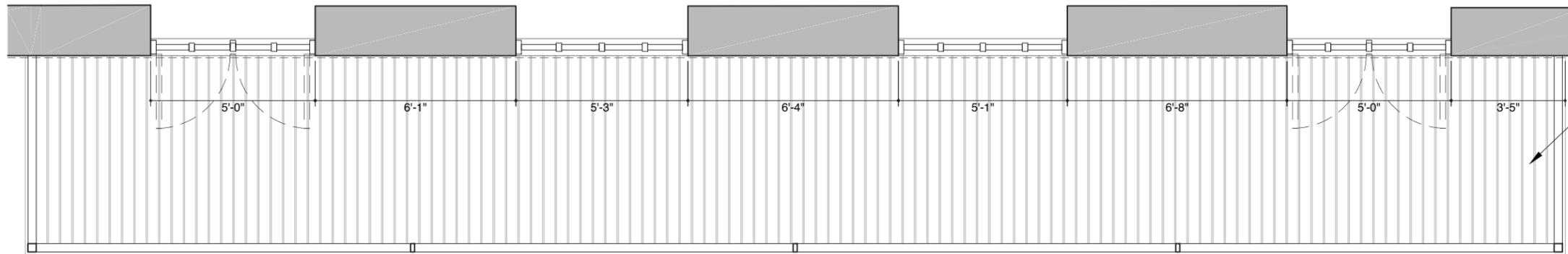
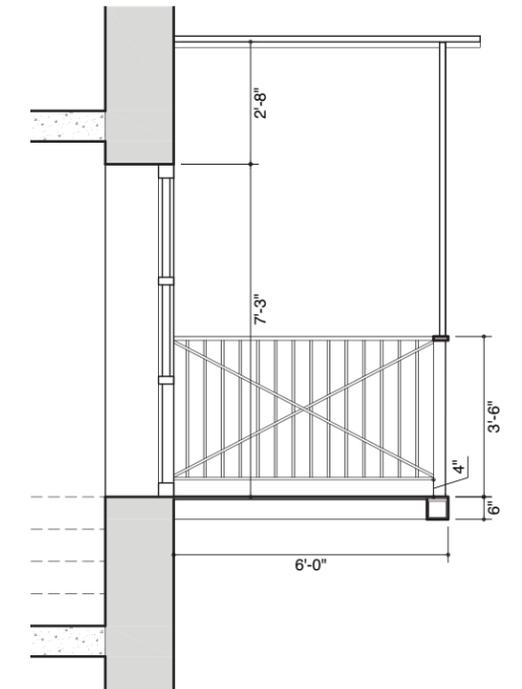
Signage Details



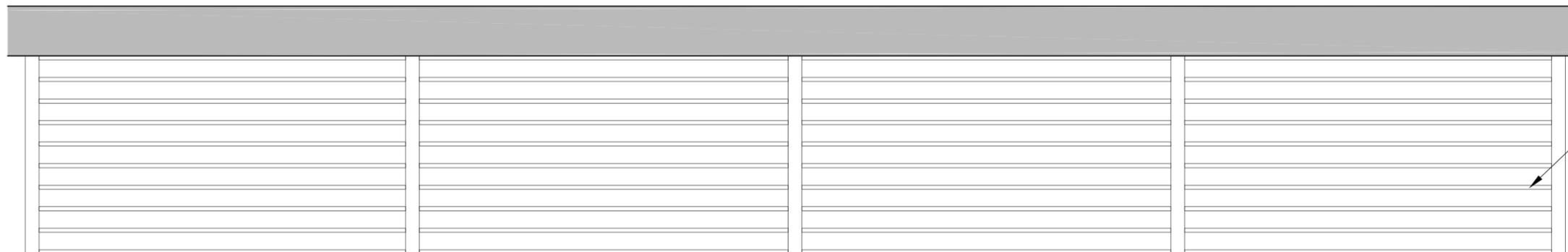
5 Storefront Details
3/16" = 1'-0"

3/16" = 1'-0"





TEXTURED
PTD STEEL

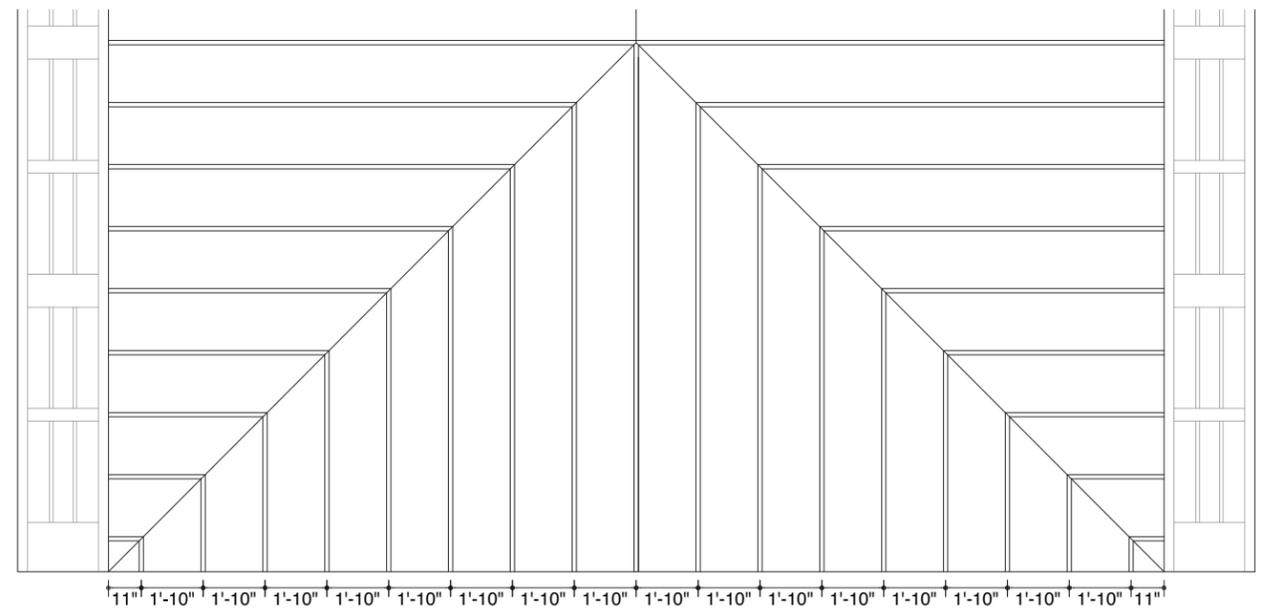
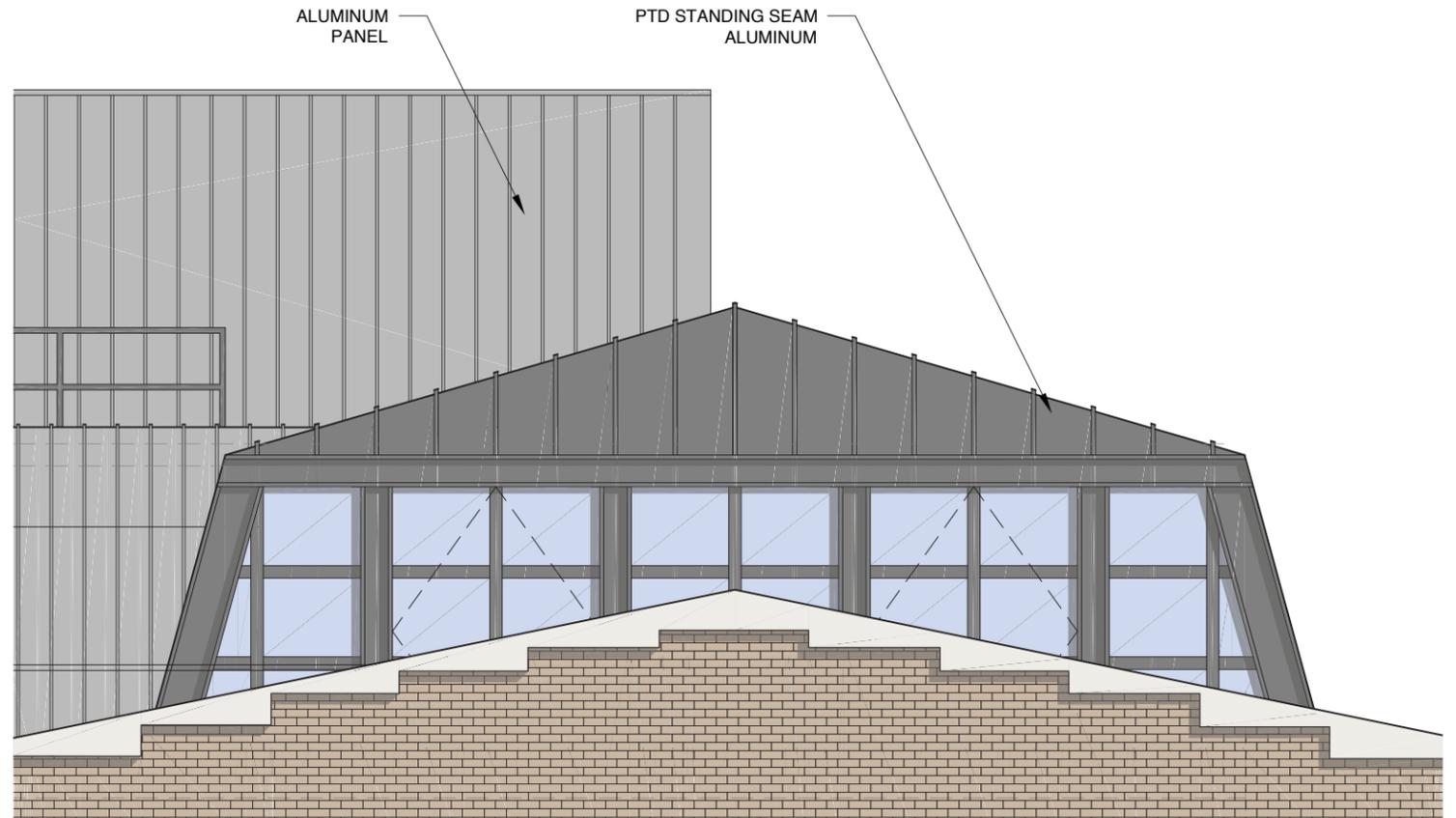
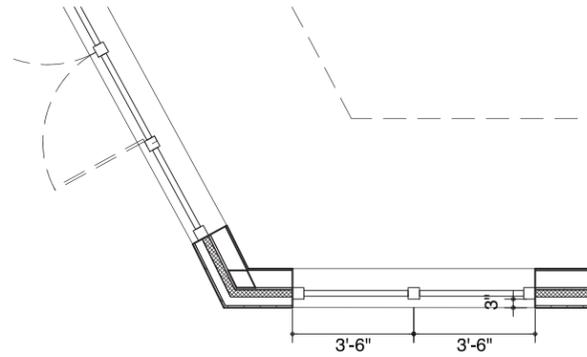
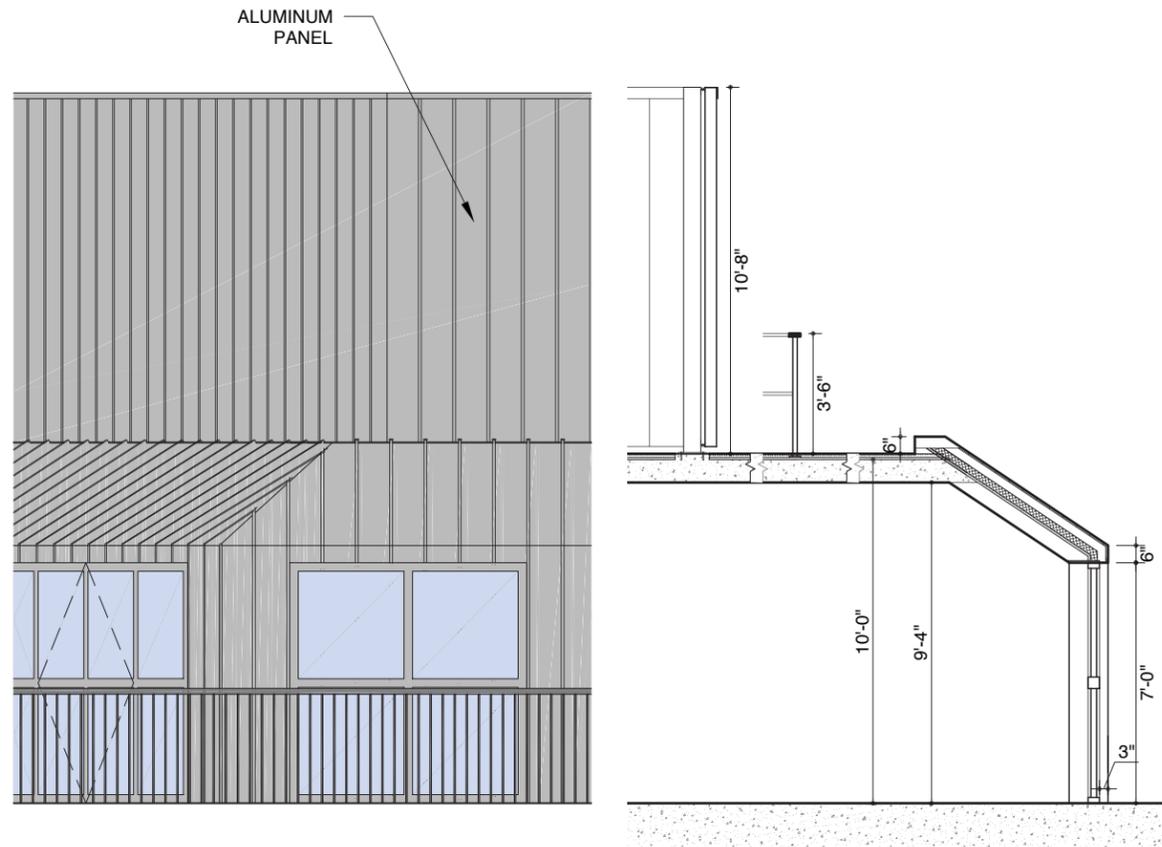


Balcony RCP

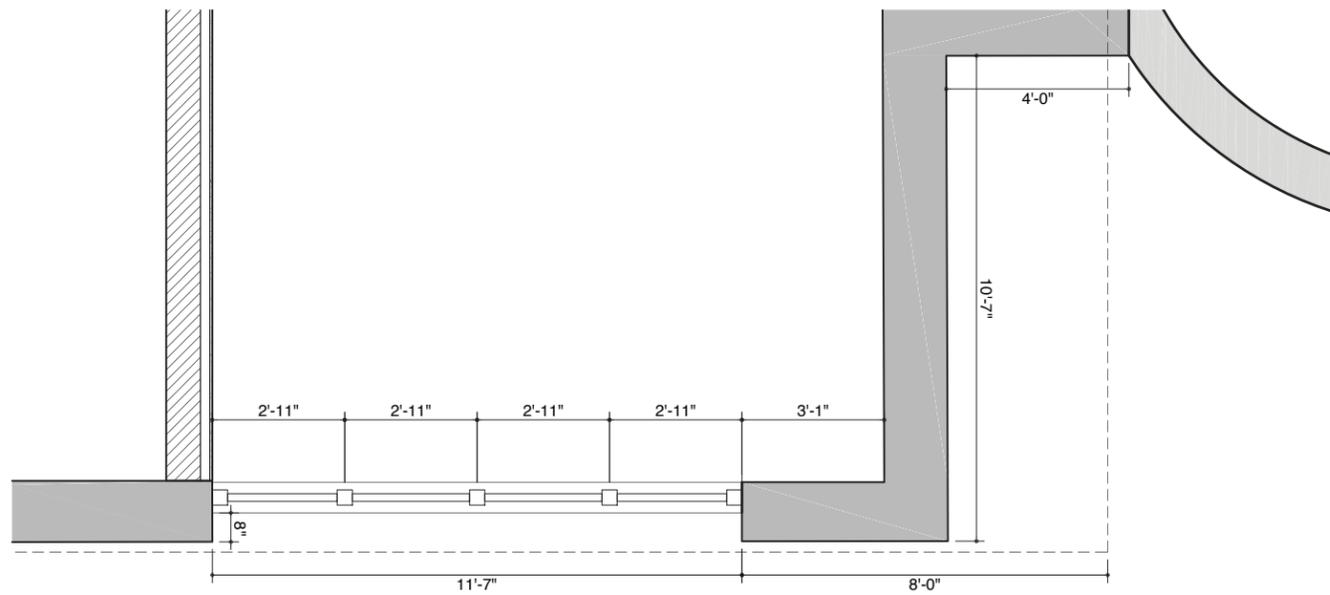
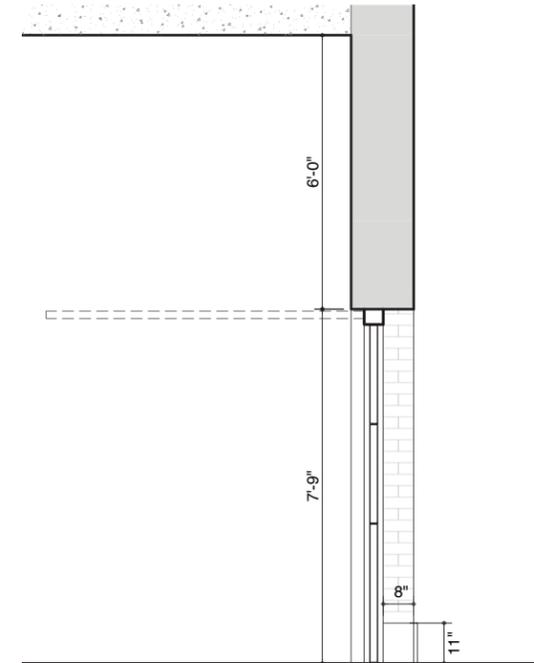
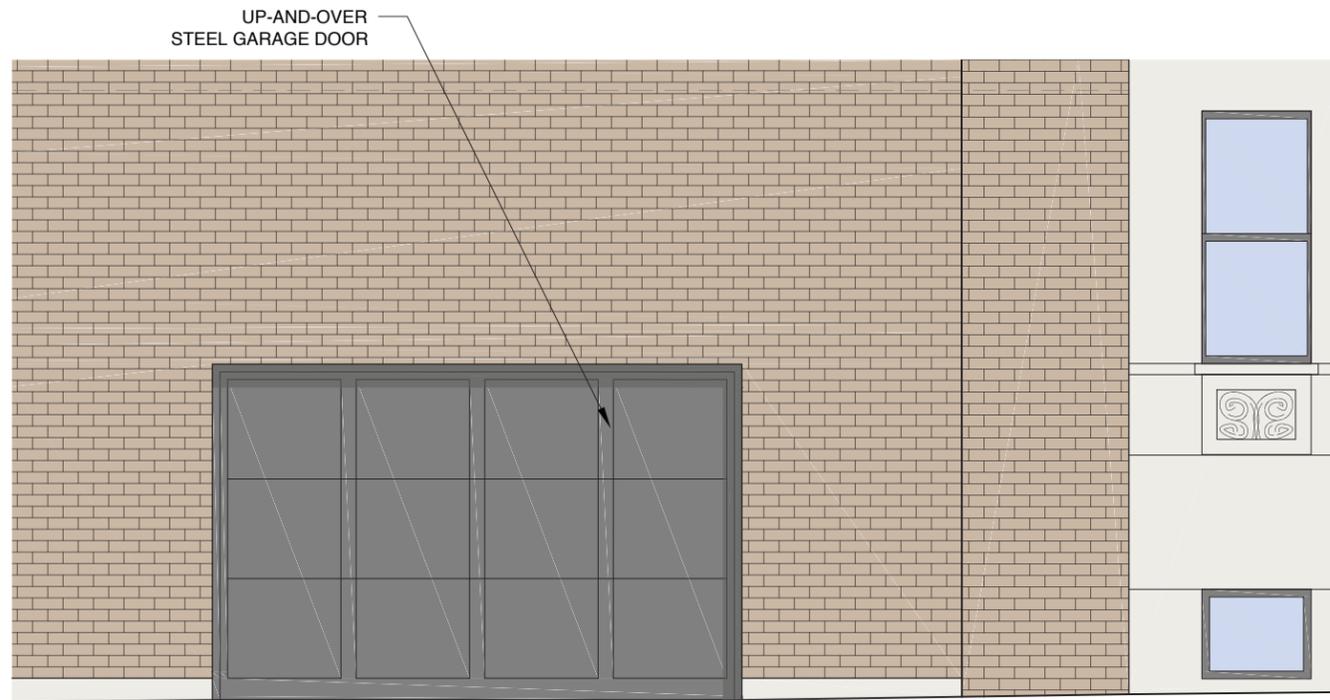
6 Fourth Floor Details
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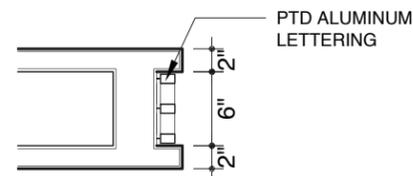
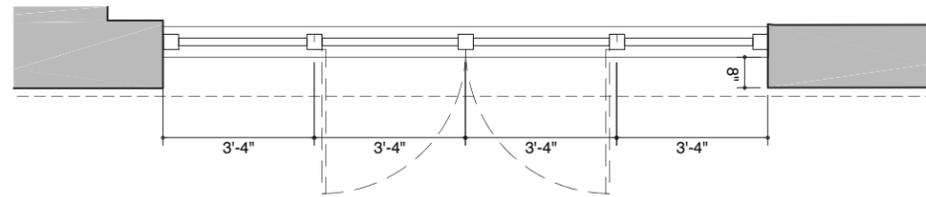
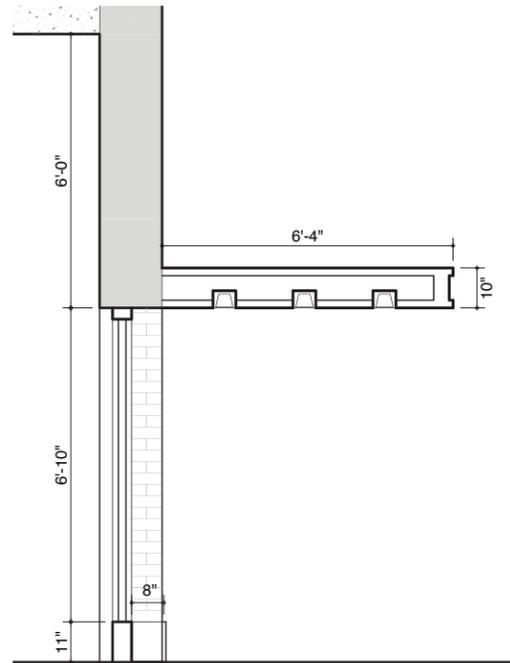
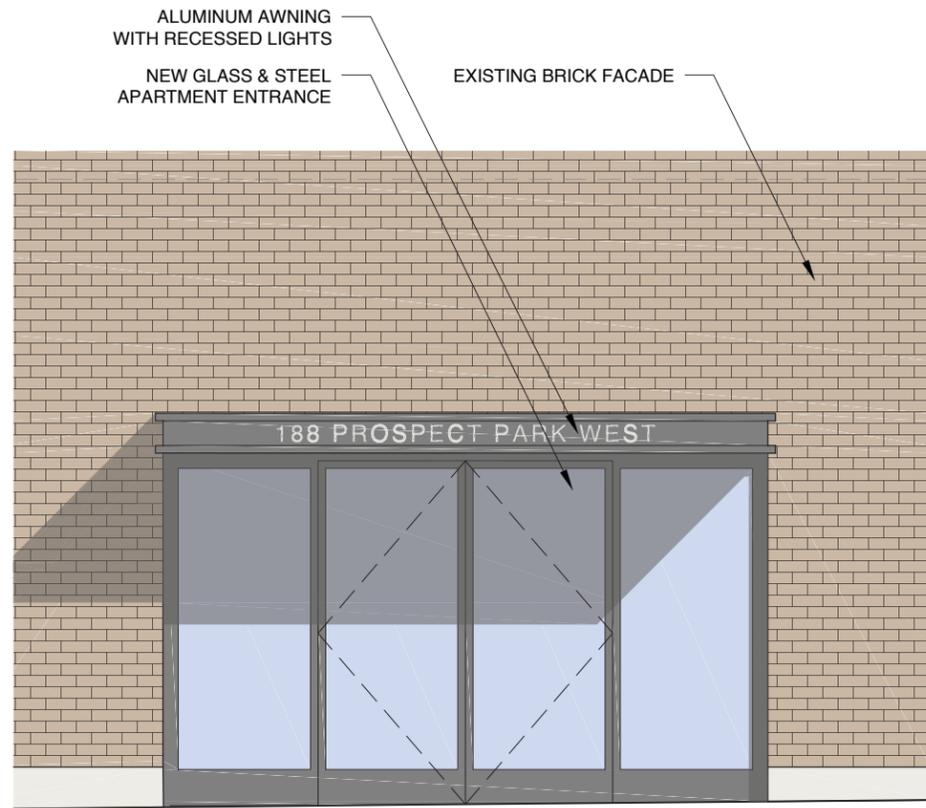




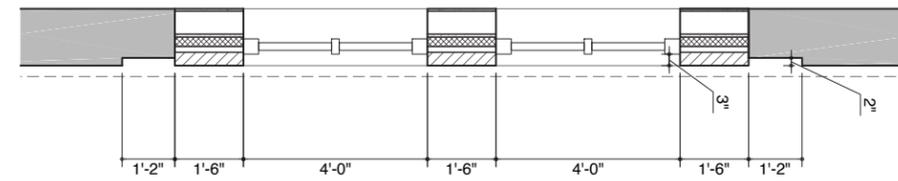
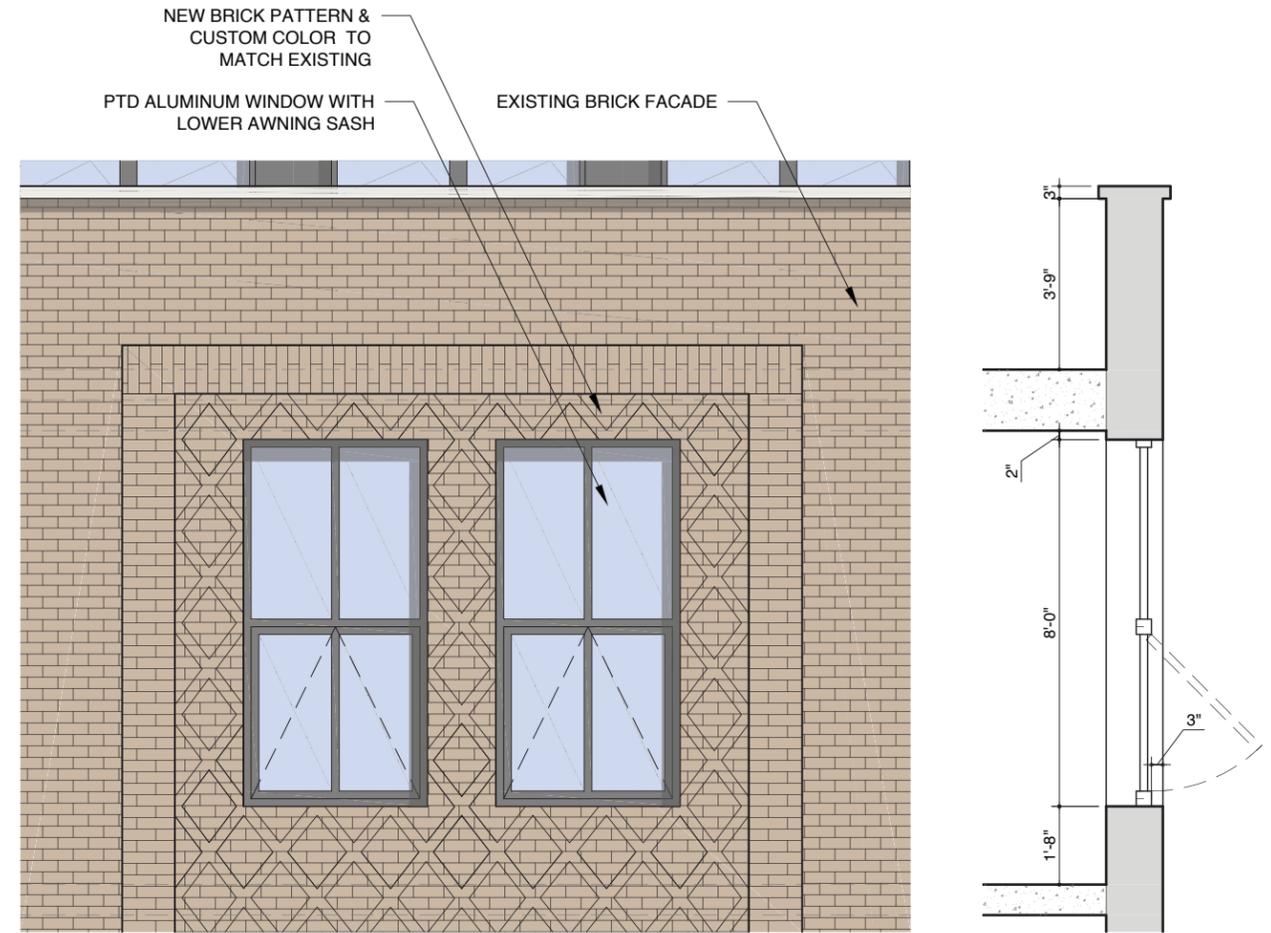
7 Roof & Sixth Floor Details
 3/16" = 1'-0"



8 Ground Floor Details
1/4" = 1'-0"



Signage Detail

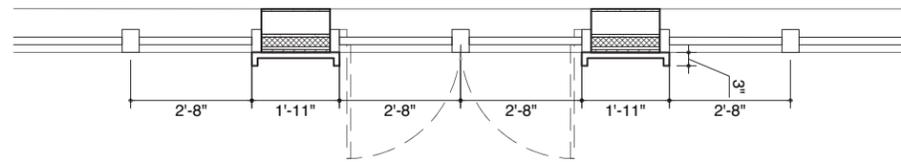
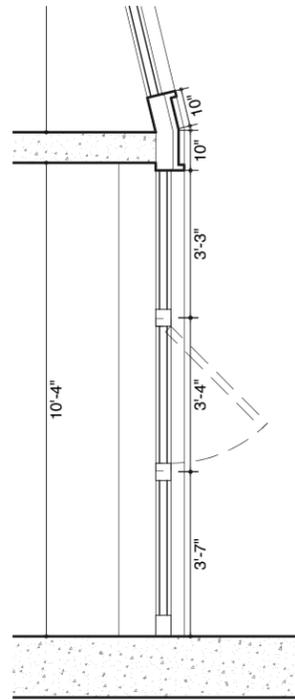
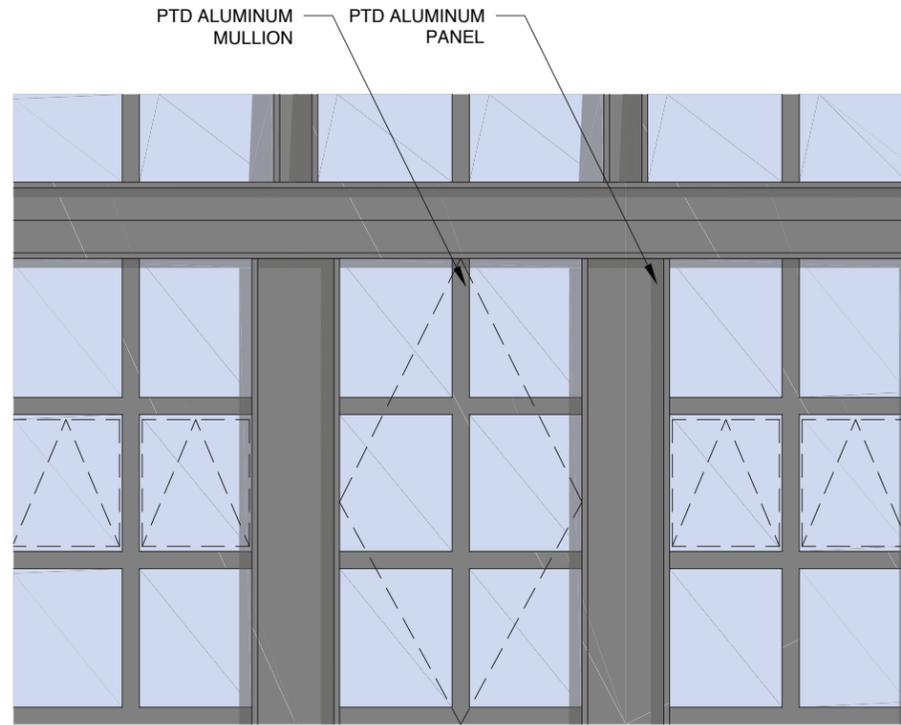


10 Fourth Floor Details
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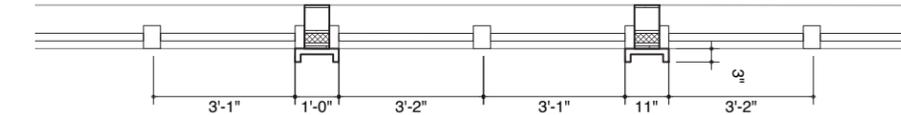
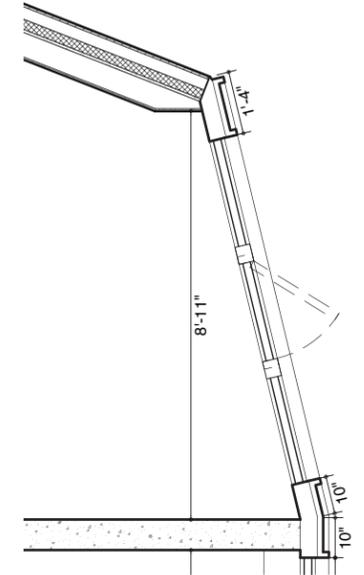
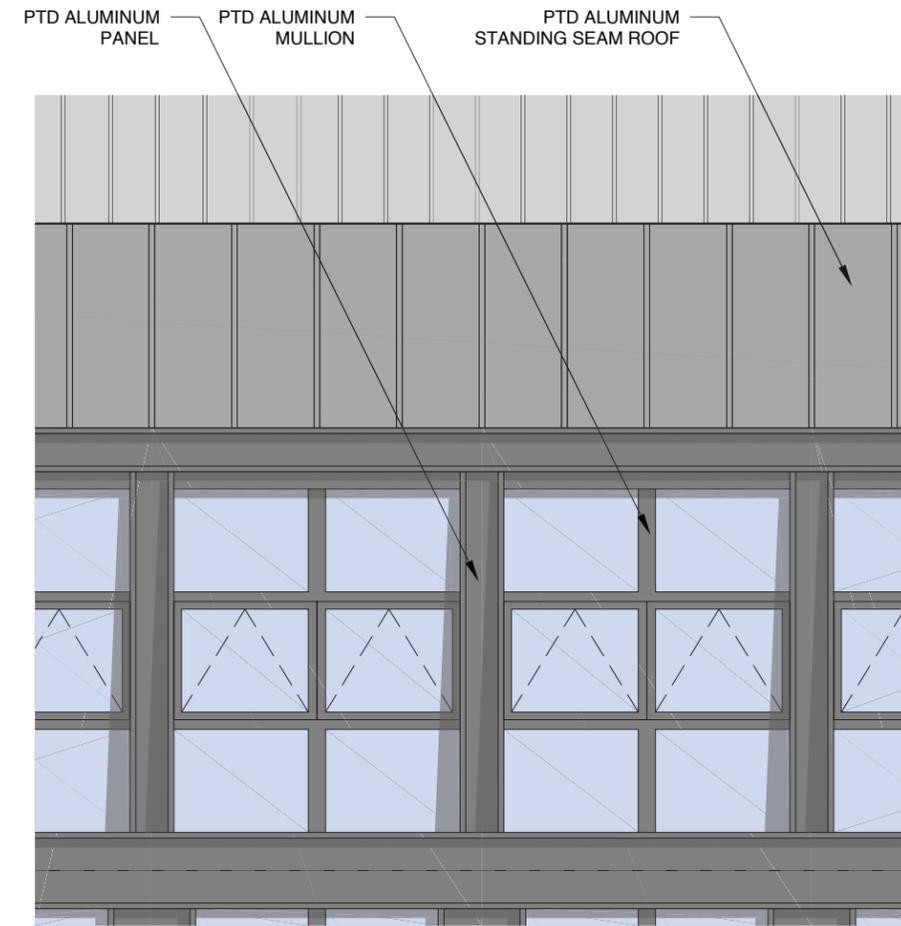
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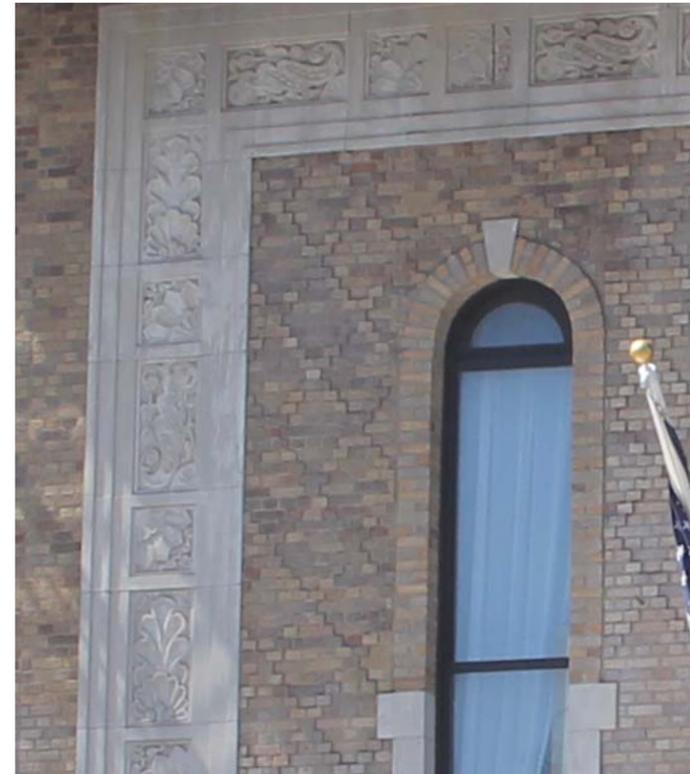




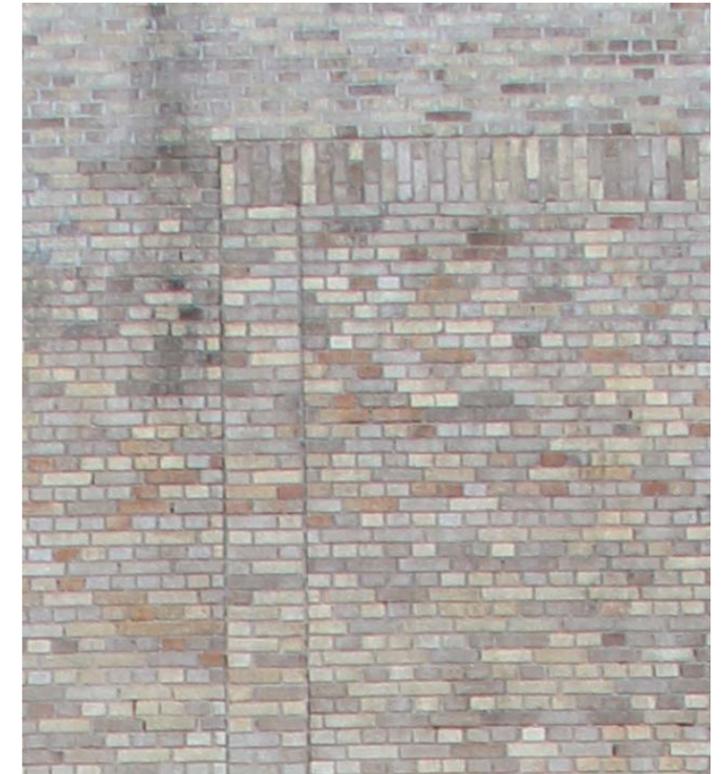
11 Fifth Floor Details
1/4" = 1'-0"



12 Sixth Floor Details
1/4" = 1'-0"



DIAMOND PATTERN ON EAST ELEVATION



PANEL CORNER ON NORTH ELEVATION (14TH ST)



















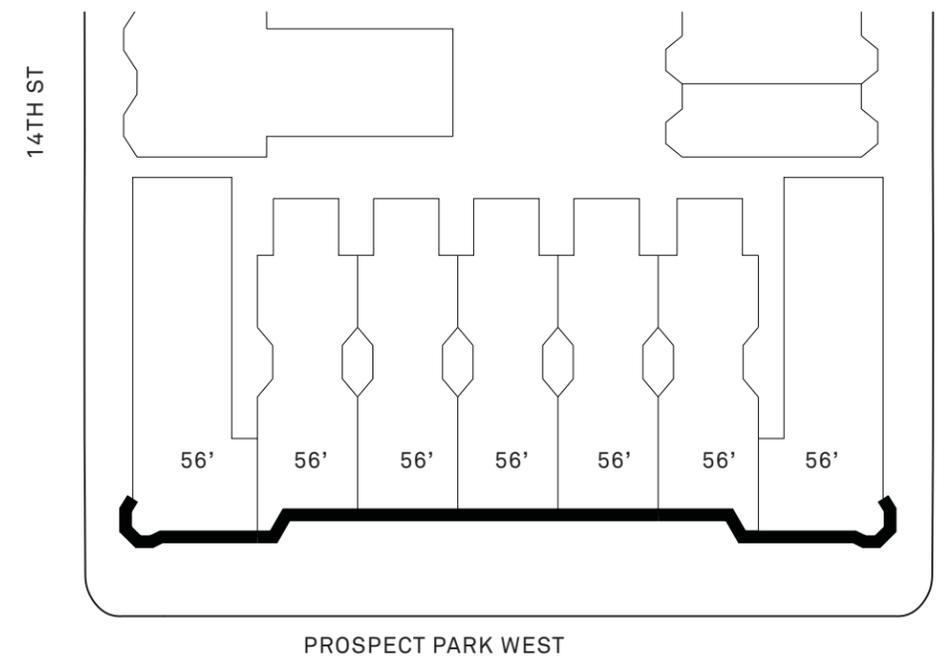
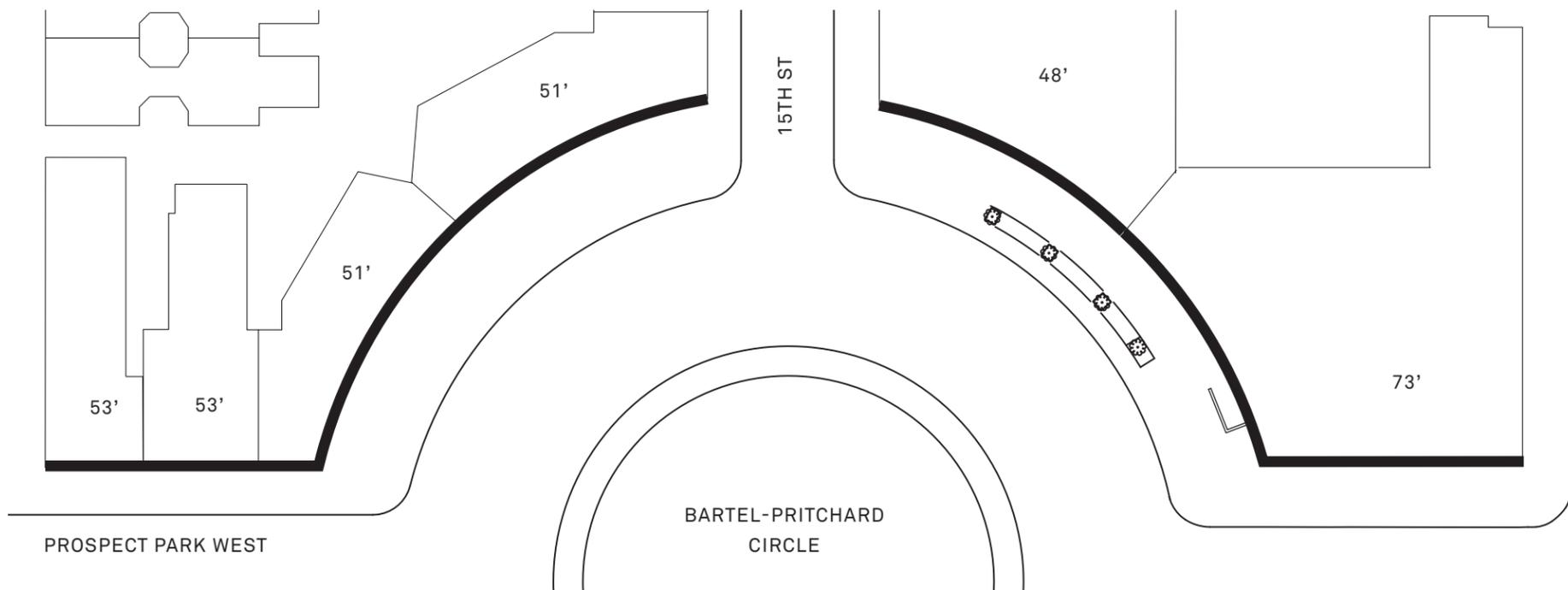






Cornice Detail

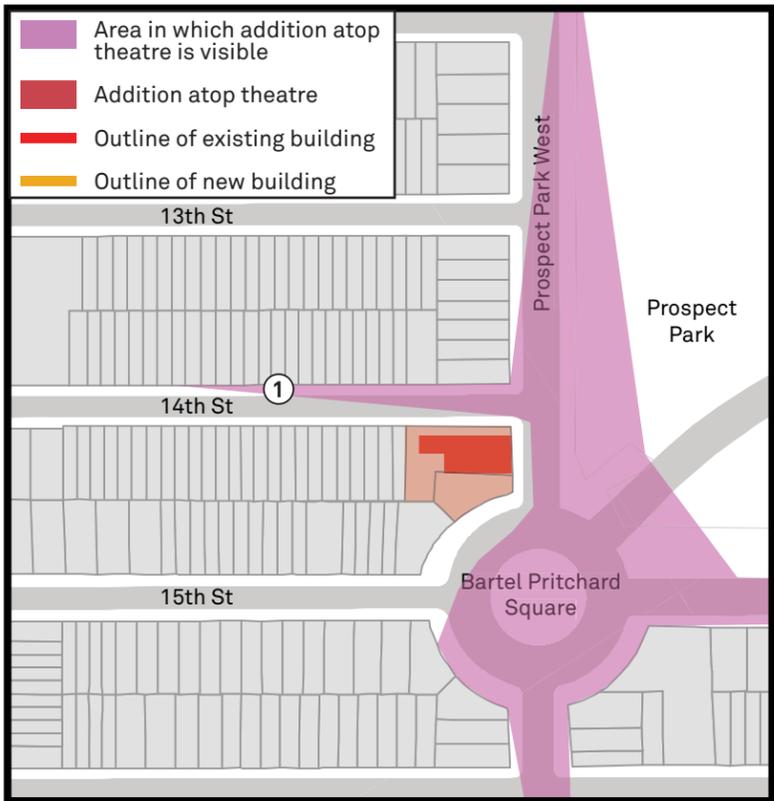
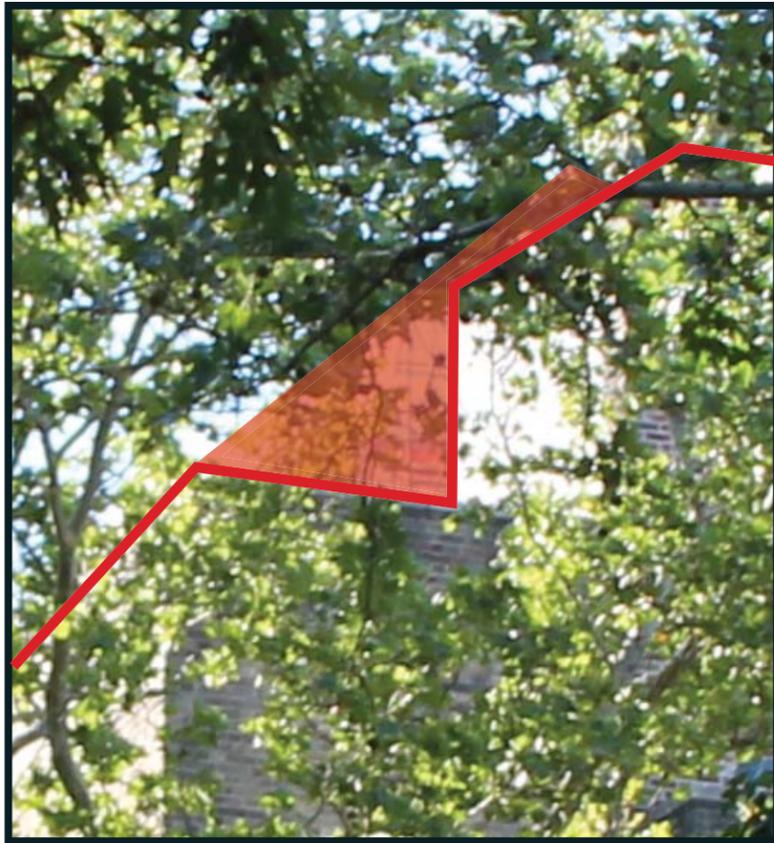
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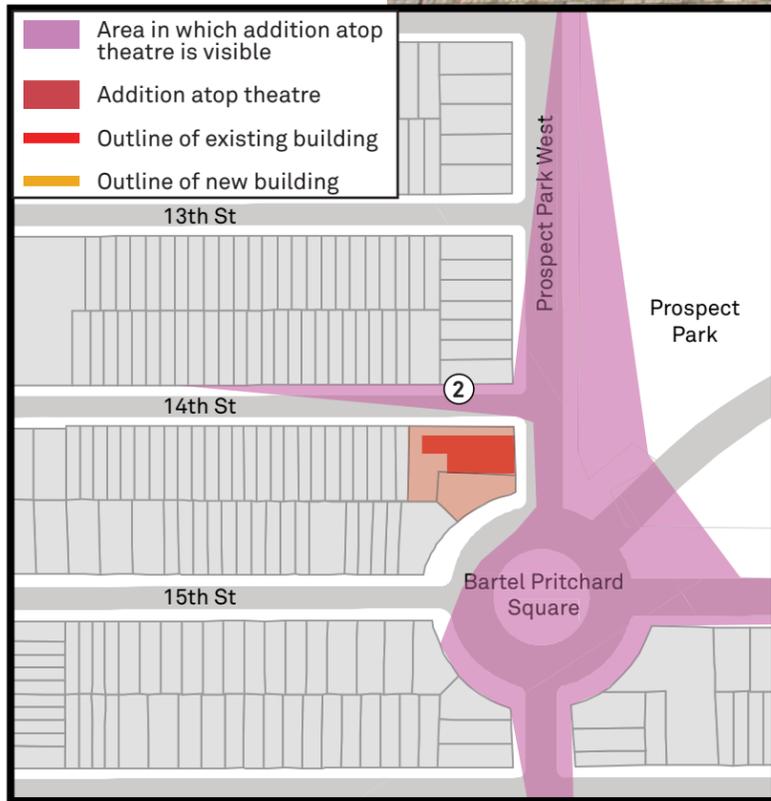


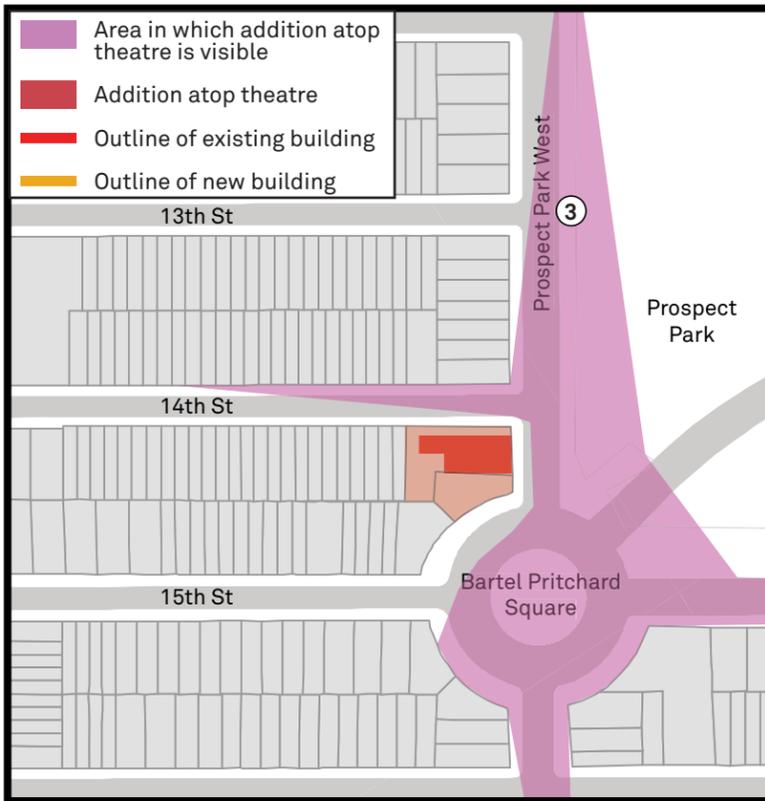
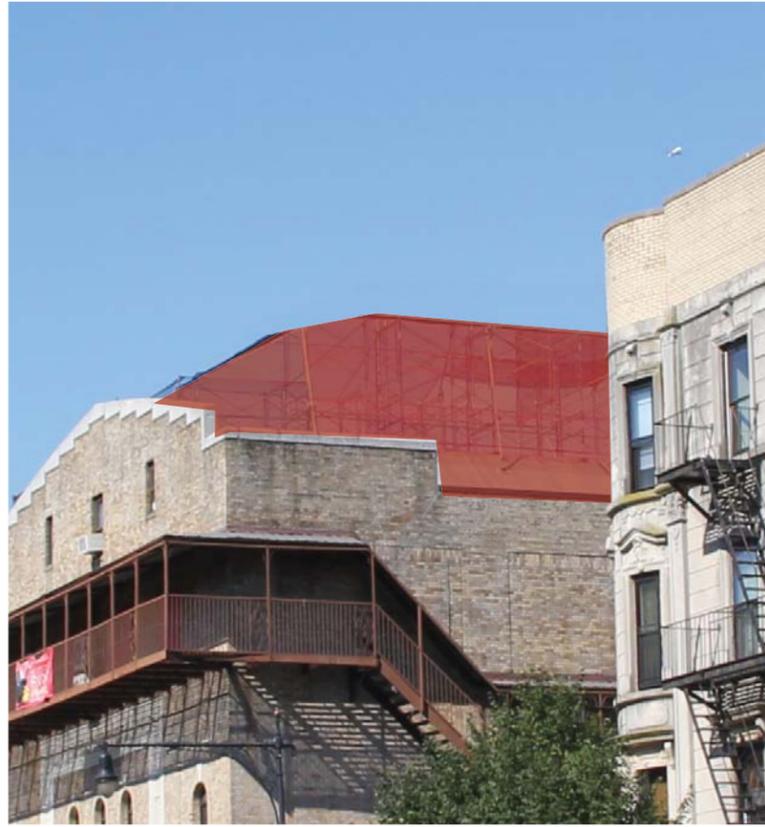
Bartel-Pritchard Square

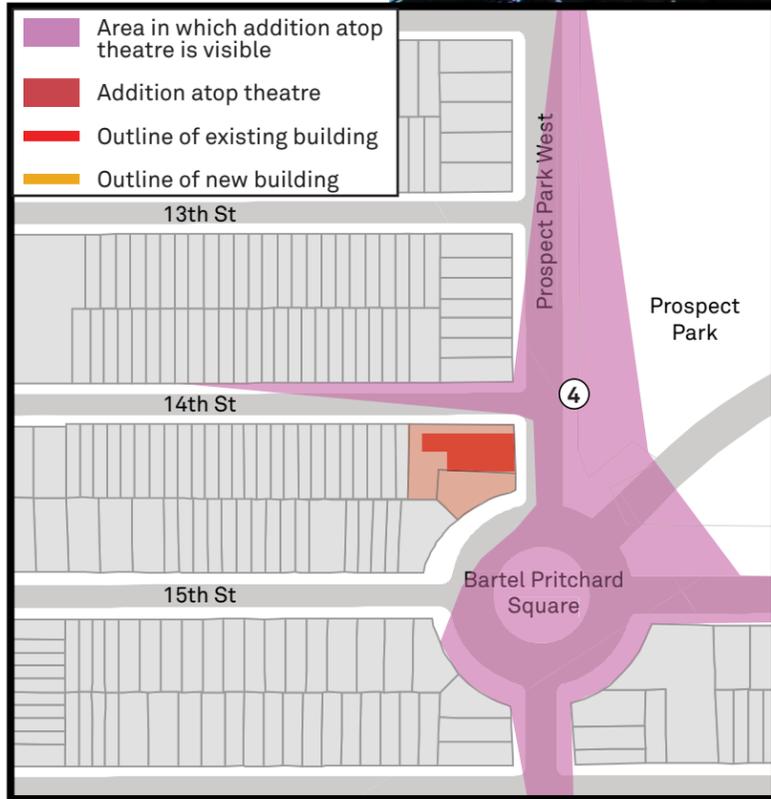


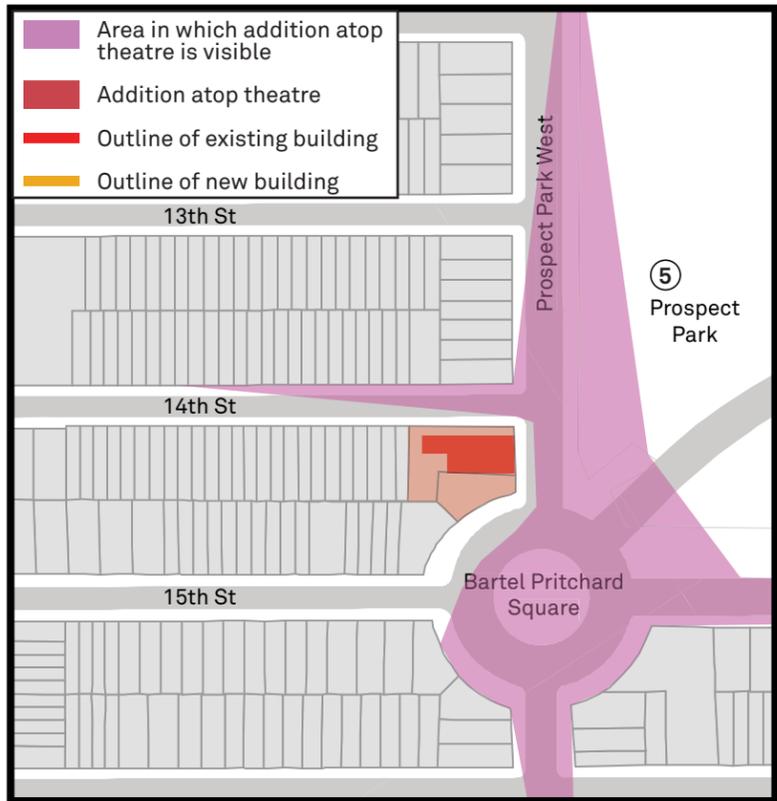
Legend
BK_Bldg_Attributes
Under 5 stories
5 to 7 stories
8 stories and taller

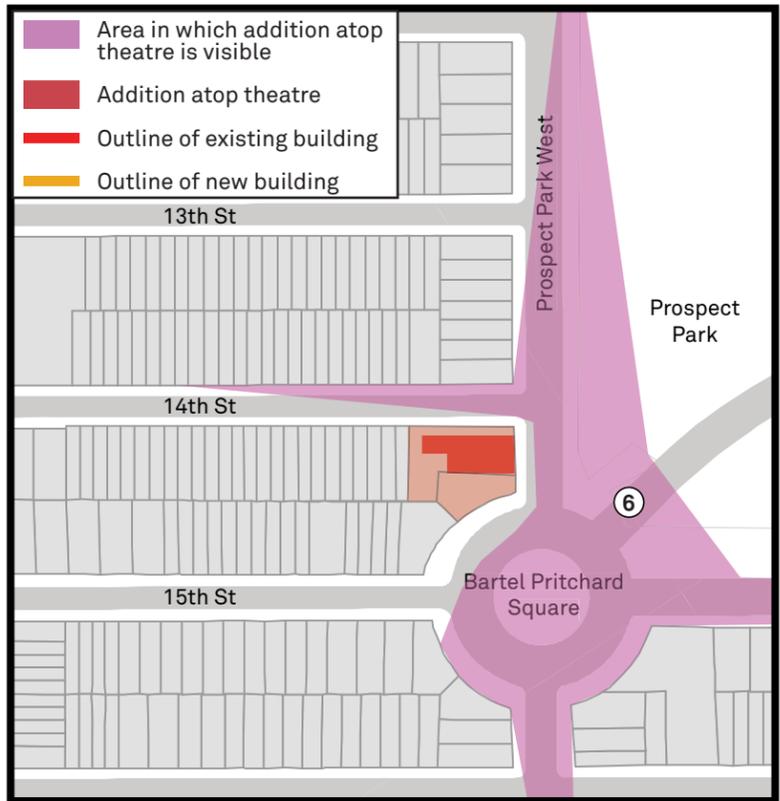


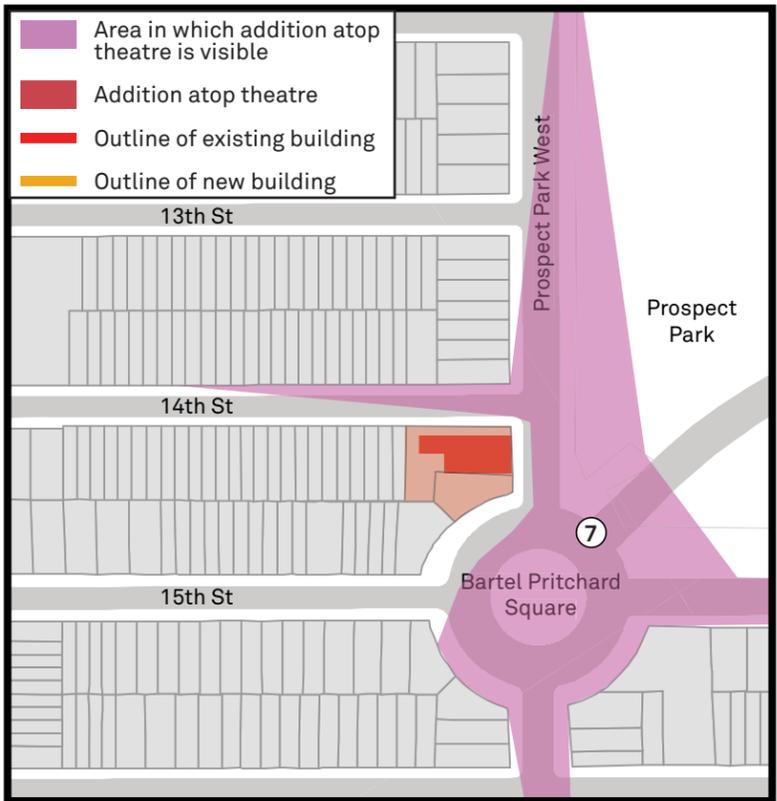


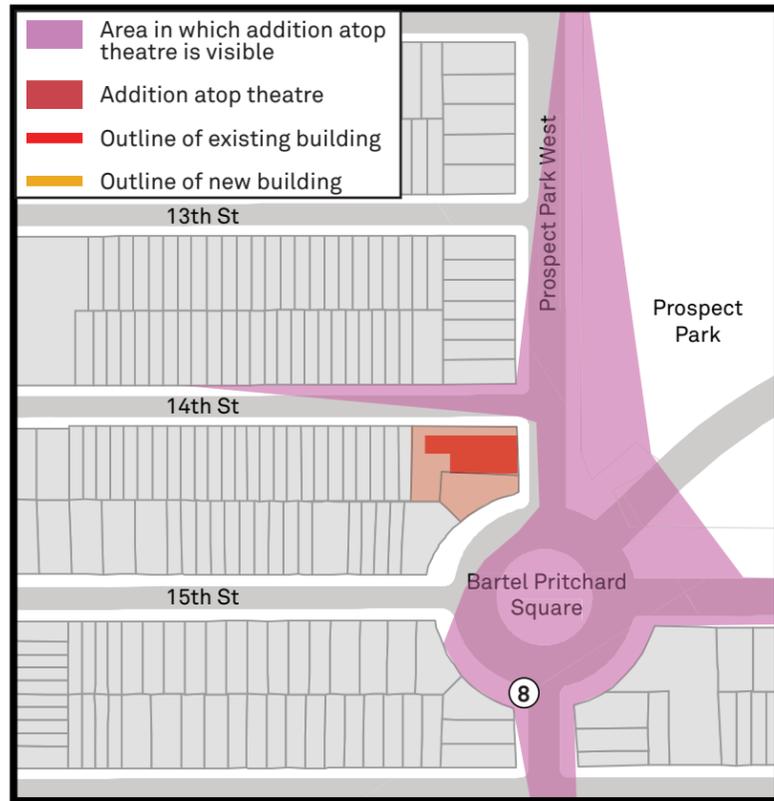


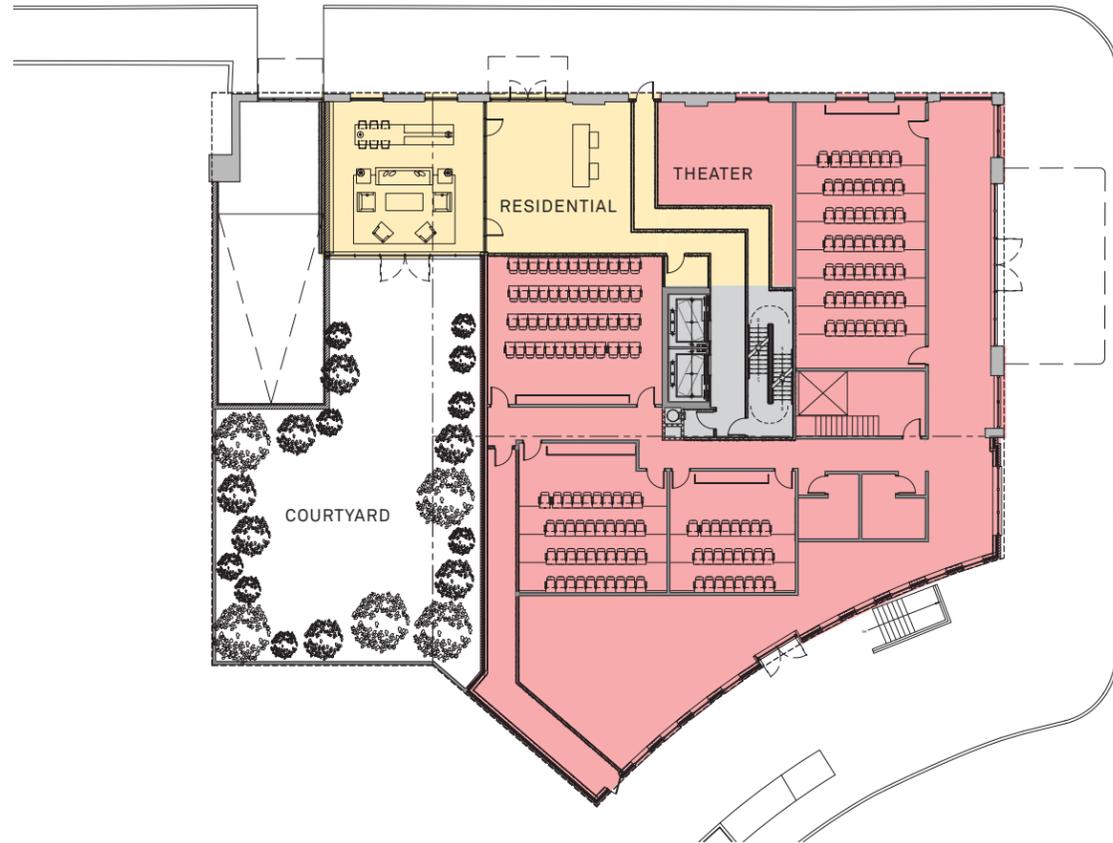










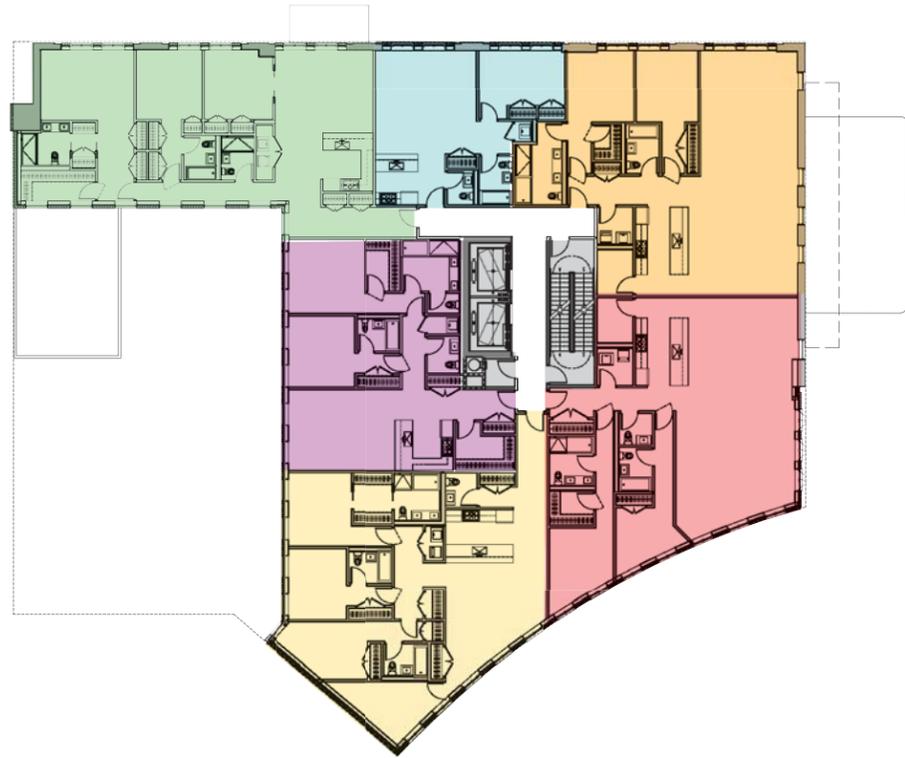


GROUND FLOOR



SECOND FLOOR





THIRD FLOOR

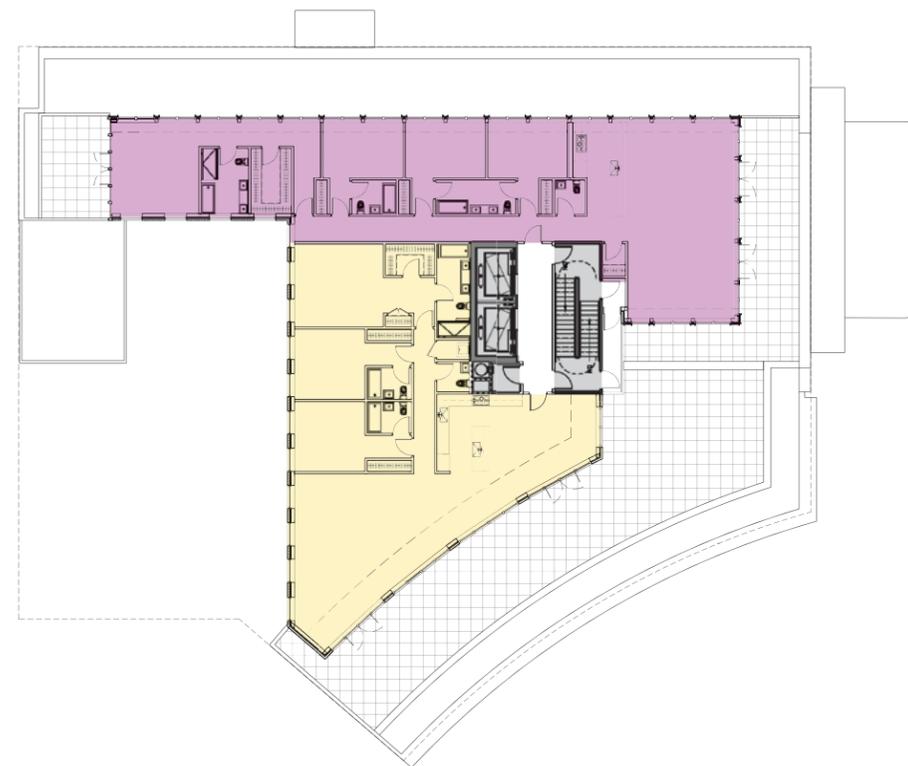


FOURTH FLOOR



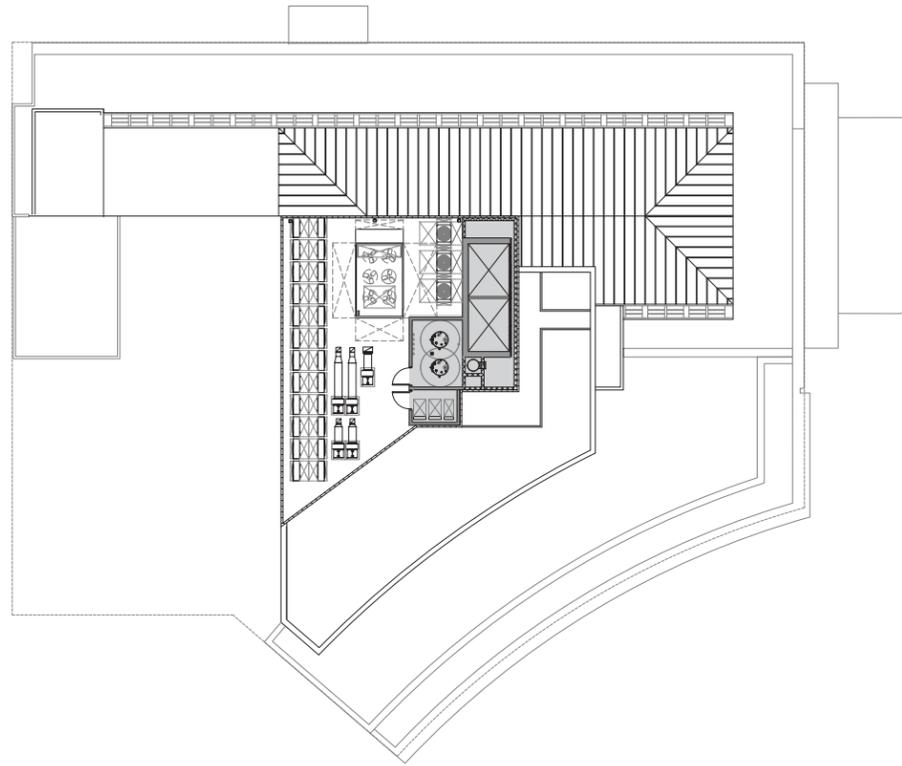


FIFTH FLOOR



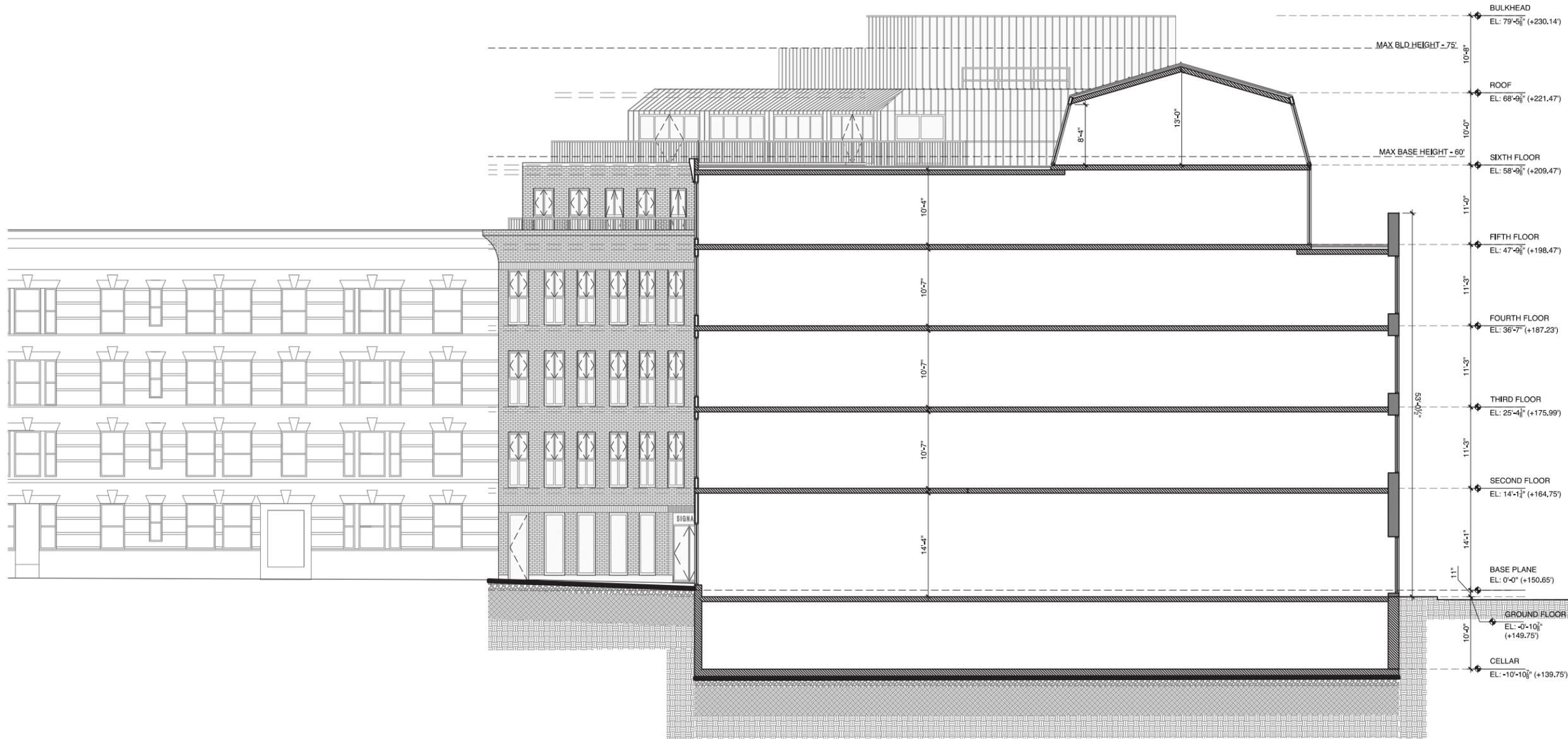
SIXTH FLOOR





ROOF



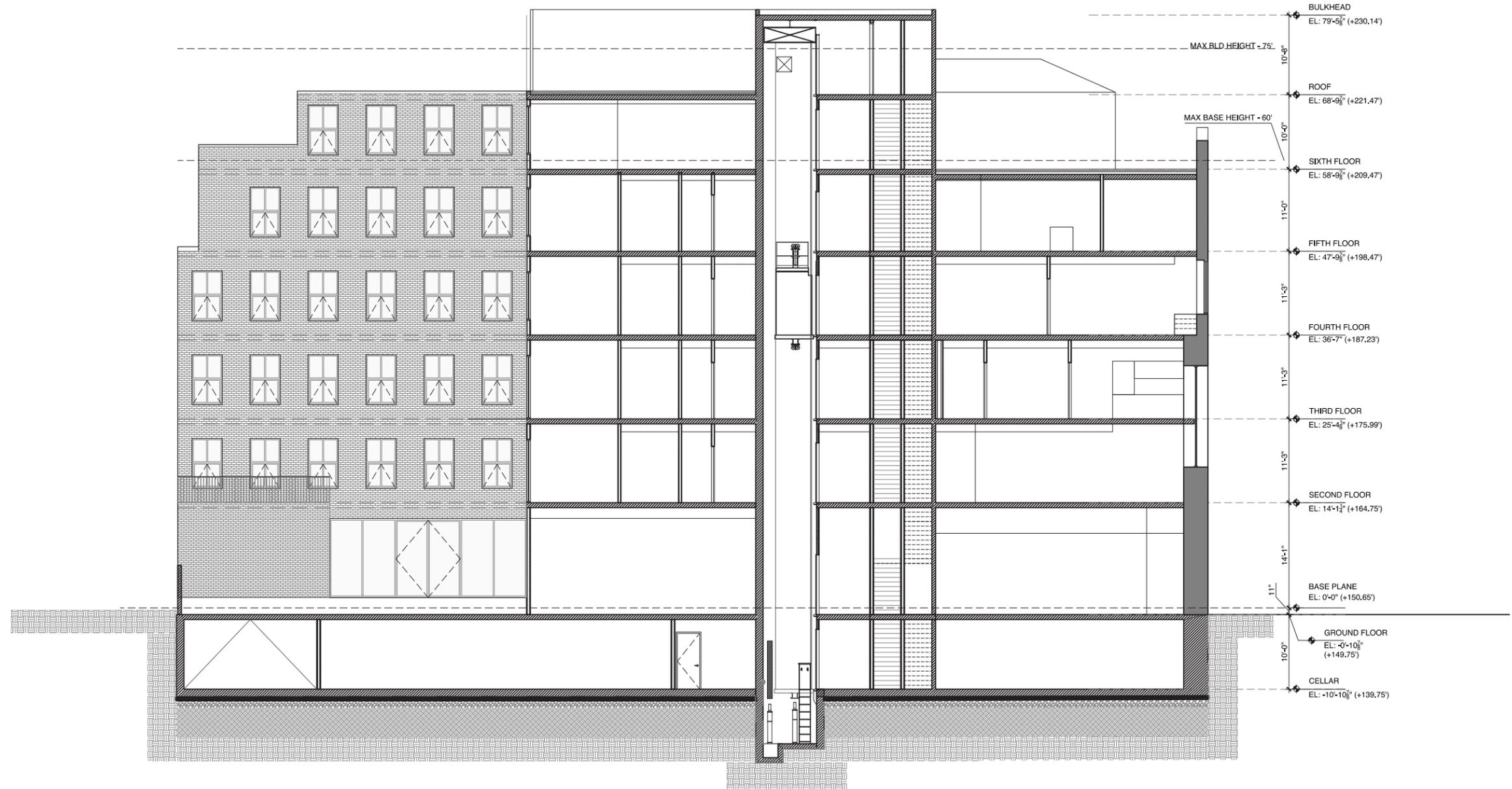


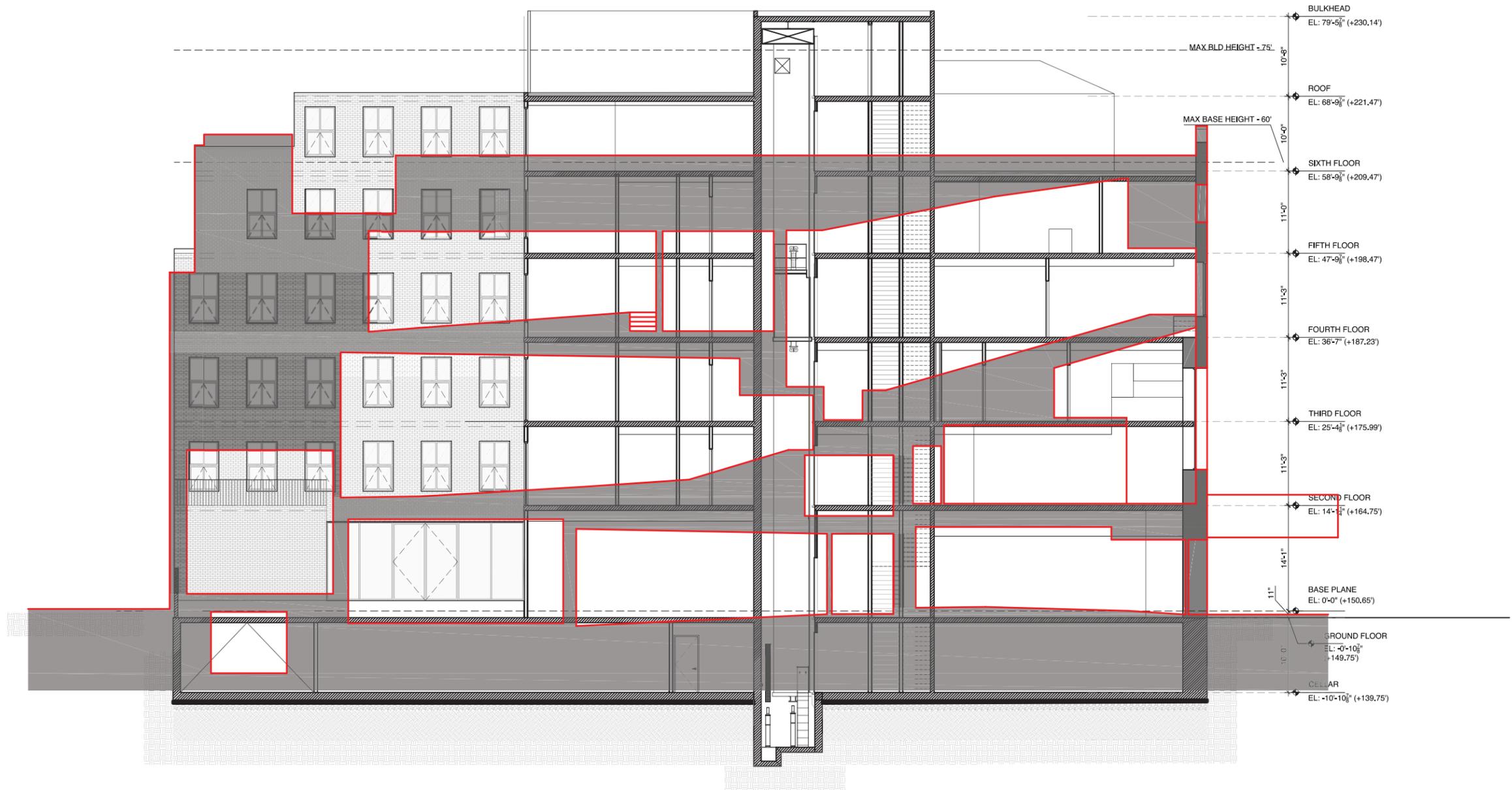
Section - Proposed

LPC Submission - Revised / 20 October 2015

1/16" = 1'-0"



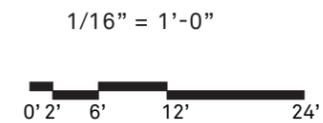






Unfolded Elevation on Circle - Proposed

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Grand Army Plaza



Legend

- BK_Bldg_Attributes
- Under 5 stories
 - 5 to 7 stories
 - 8 stories and taller

Machate Circle



Legend

BK_Bldg_Attributes

Under 5 stories

5 to 7 stories

8 stories and taller



Prospect Park Building Heights