

October 22, 2024  
Public Hearing

The current proposal is:

Preservation Department – Item 4, LPC-24-10670

# 161 Hoyt Street – Boerum Hill Historic District Extension Borough of Brooklyn

To testify virtually, please join Zoom

**Webinar ID:** 845 8560 8546

**Passcode:** 804927

By Phone: 646-558-8656 (NY)

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.



PRESENTATION TO LANDMARK PRESERVATION COMMISSION  
RENOVATION TO 161 HOYT STREET, BROOKLYN, NY 11217

LPC-24-10760  
BOERUM HILL HISTORIC DISTRICT



1940: TAX MAP HISTORICAL (SIDEWALK VIEW)




EXISTING FRONT FACADE - LOOKING EAST

Architect  
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Issue / Revision  
10.22.2024 - LPC COMMISSION  
PRESENTATION

Project  
**LEHRMAN BROZYNA RESIDENCE**  
161 HOYT STREET  
BROOKLYN, NY 11217

Drawing Title  
TITLE SHEET

Seal + Signature  
  
Date: 10.17.24  
Project No.  
Drawn by: SL  
Checked by: CH  
Dwg No. LPC - 101  
Sheet No. 1 OF 15





EXISTING FRONT FACADE - LOOKING EAST

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**LEHRMAN BROZYNA RESIDENCE**

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 BROOKLYN, NY 11217

**Drawing Title**  
 EXISTING REAR FACADE -  
 PHOTOS & CONTEXT

Seal + Signature



Date: 10.17.24

Project No.

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Checked by: CH

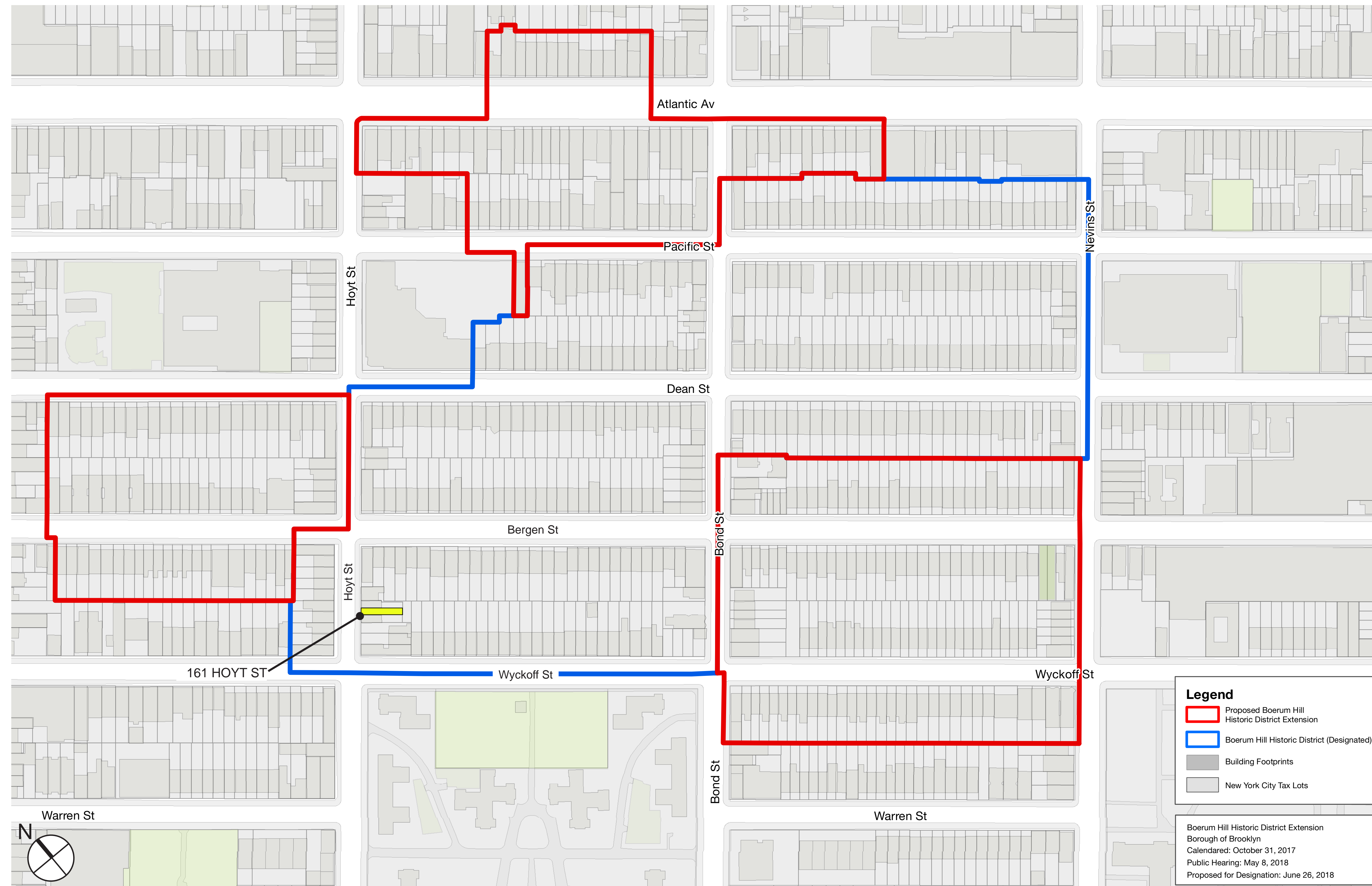
Dwg No.

**LPC - 102**

Sheet No. 2 OF 15



**BOERUM HILL HISTORIC DISTRICT**



LANDMARK DISTRICT PLAN: BOERUM HILL HISTORIC DISTRICT BOUNDARIES

**Legend**

- ▬ Proposed Boerum Hill Historic District Extension
- ▬ Boerum Hill Historic District (Designated)
- Building Footprints
- New York City Tax Lots

Boerum Hill Historic District Extension  
 Borough of Brooklyn  
 Calandered: October 31, 2017  
 Public Hearing: May 8, 2018  
 Proposed for Designation: June 26, 2018

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**Drawing Title**

**BOERUM HILL HISTORIC  
 DISTRICT MAP**

Seal + Signature



Date: 10.17.24  
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**LEGEND**

- SITE LOCATION
- NEIGHBORING 1 STORY EXTENSIONS
- RECENTLY LPC APPROVED 2 STORY EXTENSION - NOT YET BUILT
- NEIGHBORING BUILDINGS
- NEIGHBORING 2 STORY EXTENSIONS
- PROPOSED 2 STORY + CELLAR HORIZONTAL EXTENSION AT 161 HOYT ST
- SIDEWALK / OPEN AREA
- NEIGHBORING 3 STORY EXTENSIONS
- BORDER OF BOERUM HILL HISTORIC DISTRICT

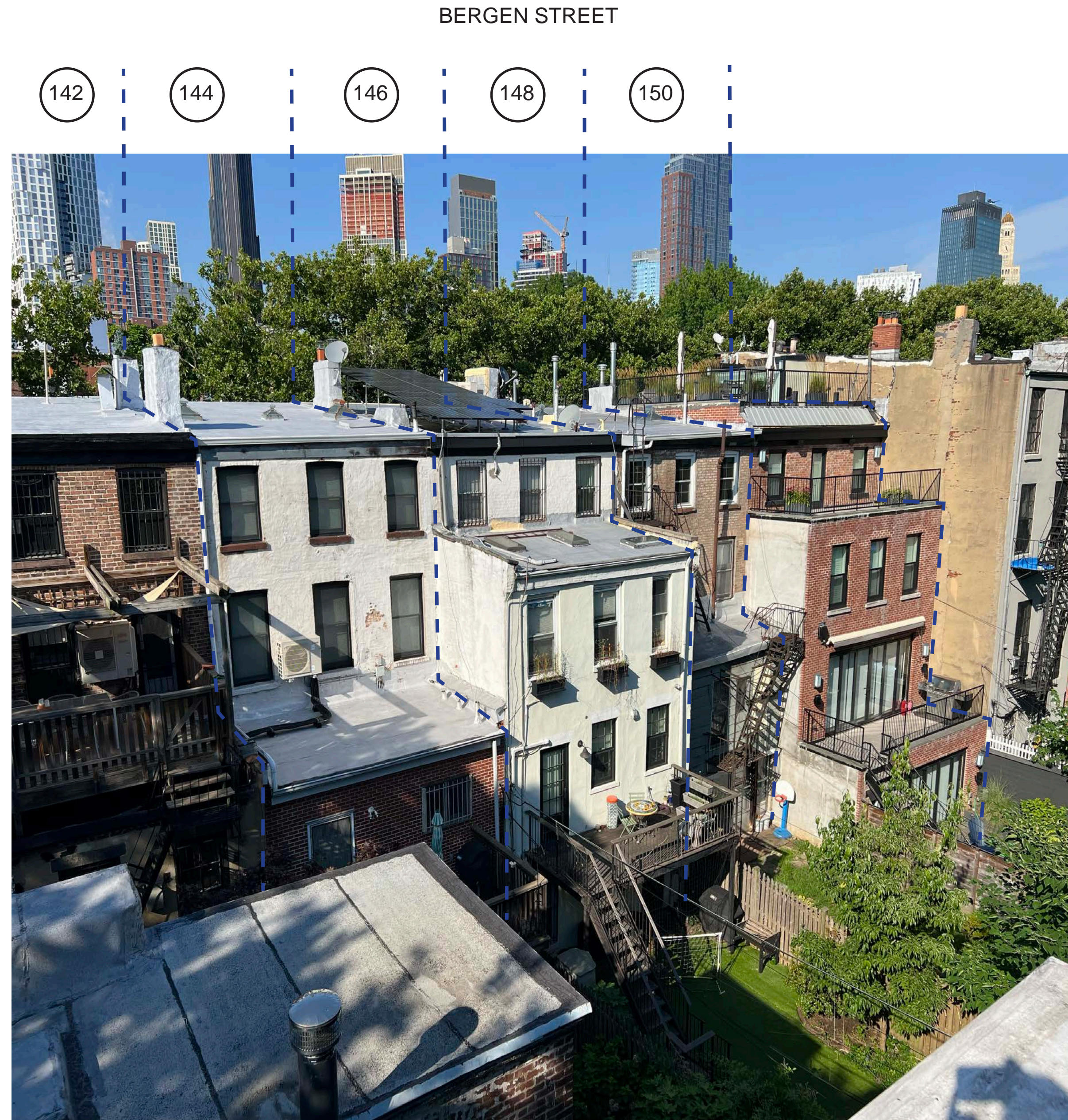
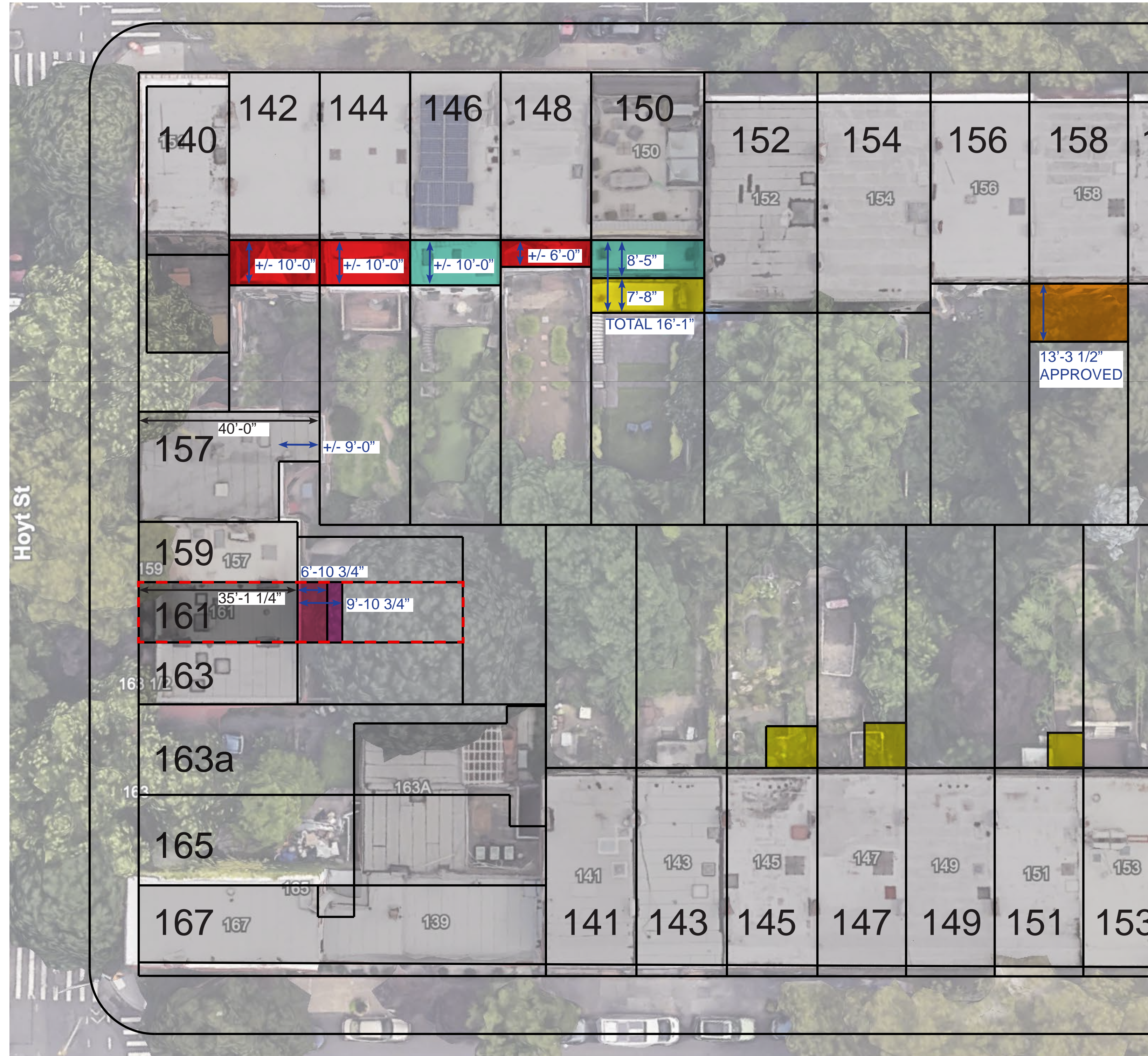


PHOTO - REAR YARD ADDITIONS

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**CONTEXT PLAN**

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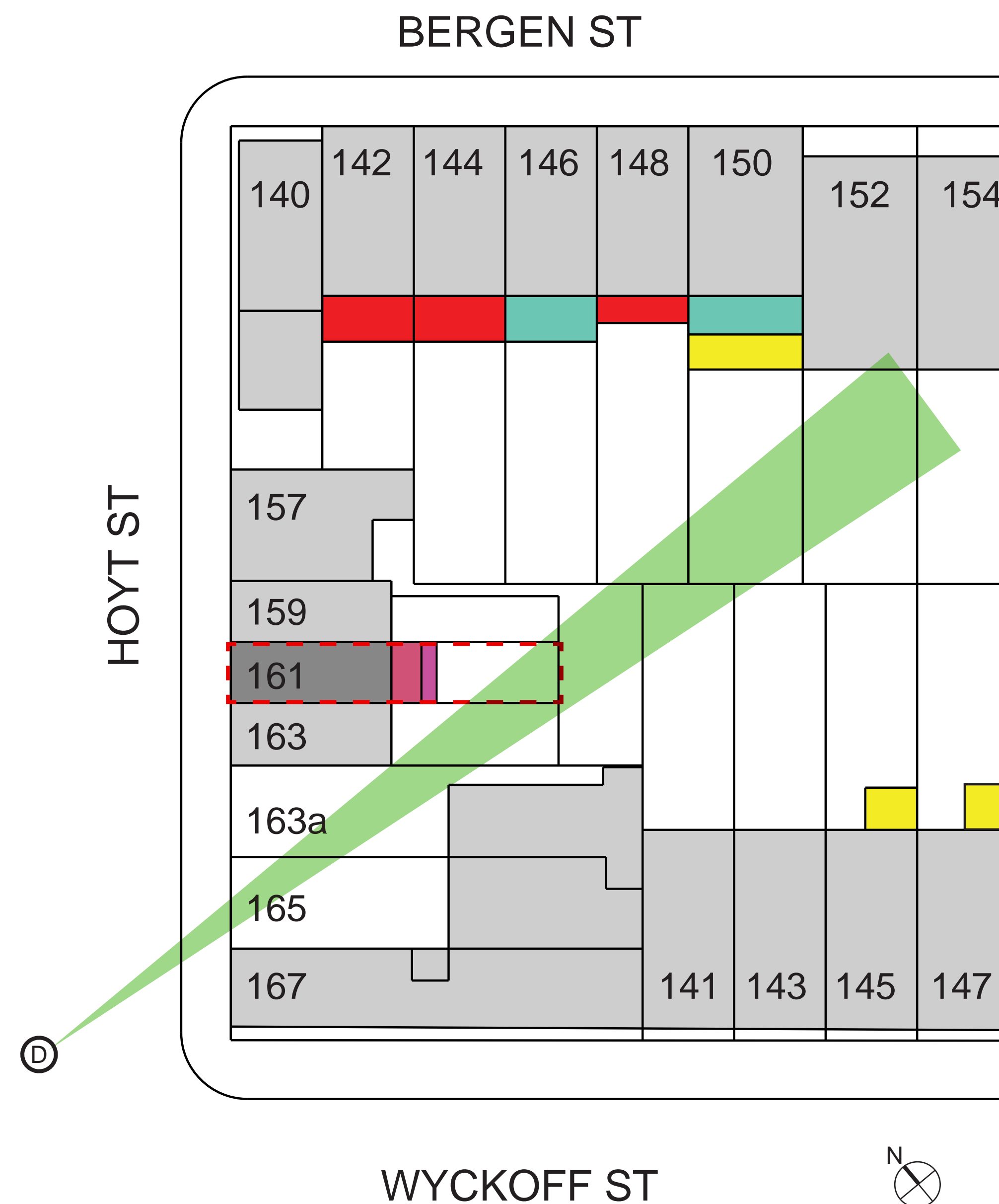


ENLARGED BLOCK PLAN - REAR YARD ADDITIONS





(D) STREETVIEW FROM CORNER OF WYCKOFF ST AND HOYT ST




NO VISIBILITY OF PROPOSED ADDITION FROM HOYT STREET

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Drawing Title  
**REAR ADDITION VISIBILITY**

Seal + Signature  
  
 Date: 10.17.24  
 Project No.  
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**LPC - 106**  
 Sheet No. 6 OF 15





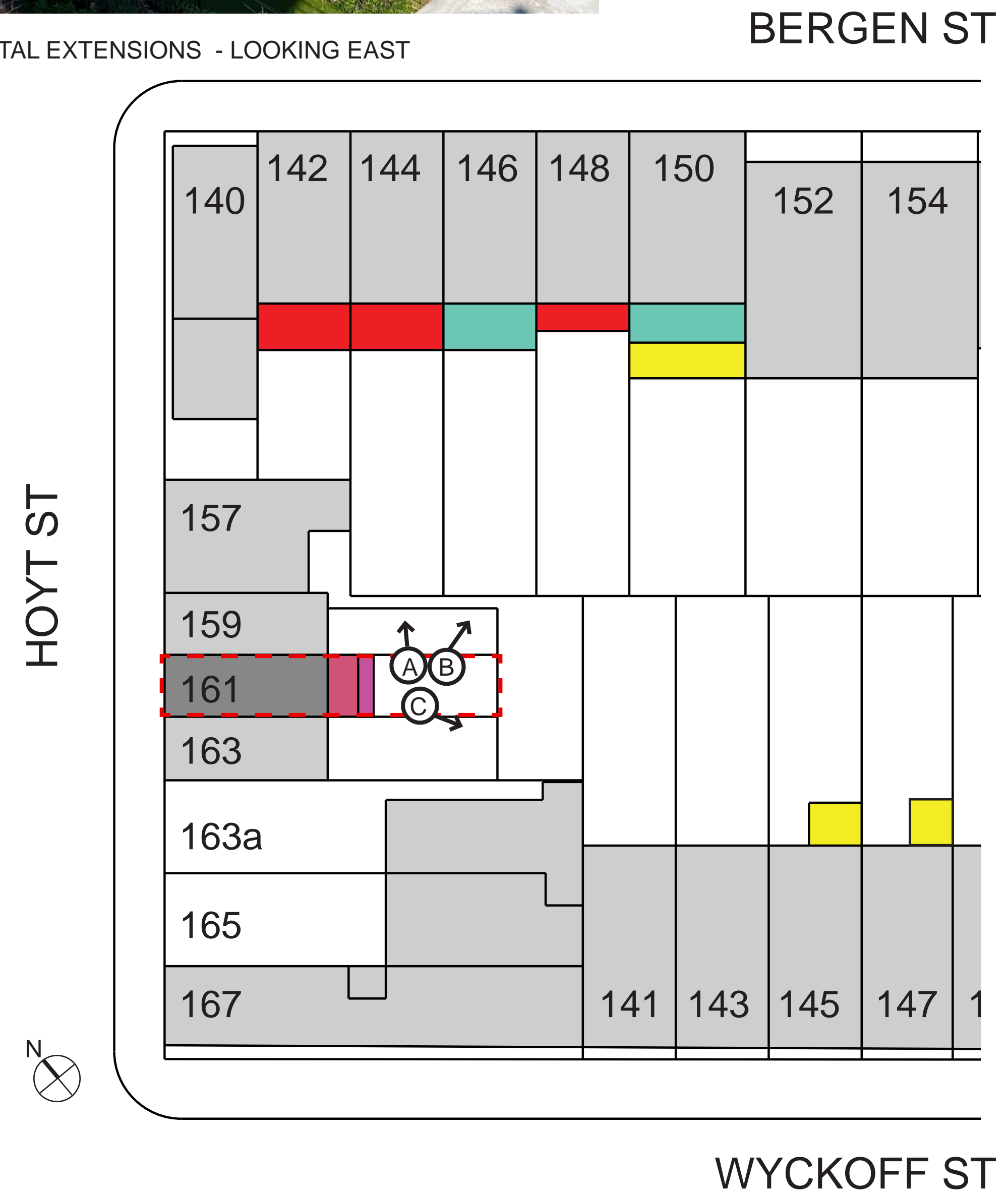
(A) EXISTING NEIGHBORING ADDITION - LOOKING NORTH



(B) NEIGHBORING REAR FACADES WITH HORIZONTAL EXTENSIONS - LOOKING EAST



(C) NEIGHBORING REAR FACADES - LOOKING SOUTH



BERGEN ST

HOYT ST


WYCKOFF ST

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 161 HOYT STREET  
 BROOKLYN, NY 11217

Drawing Title  
 REAR YARD ADDITION -  
 PHOTOS & CONTEXT

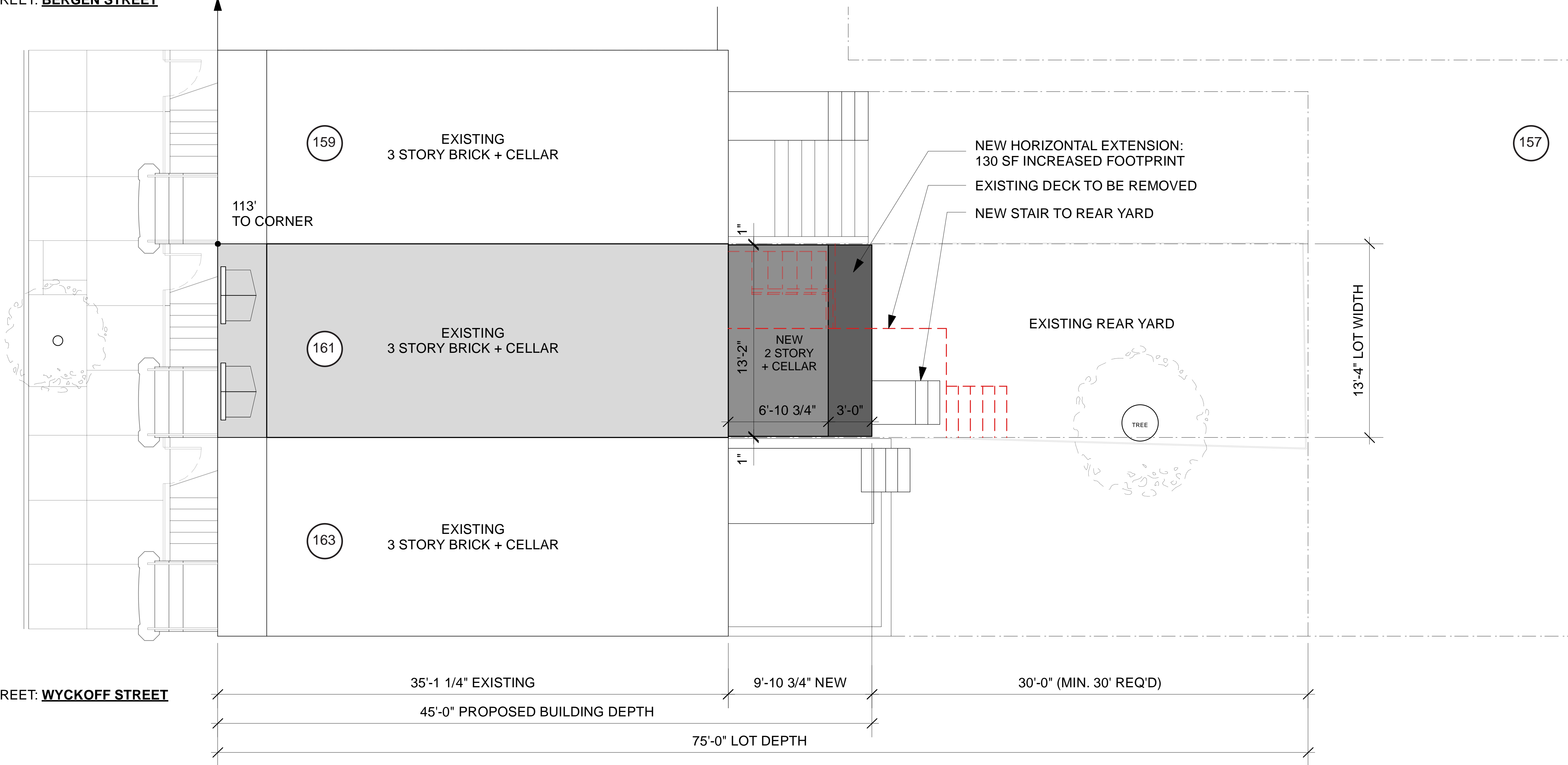
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CROSS STREET: **BERGEN STREET**

**HOYT STREET**  
 (50' WIDE)



CROSS STREET: **WYCKOFF STREET**

1 PLOT PLAN  
 SCALE: NTS

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 BROOKLYN, NY 11217

Drawing Title  
**CONTEXT PLAN**

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	Dwg No. <b>LPC - 108</b>
	Sheet No. 8 OF 15





Architect


**HARPER ARCHITECTURE, P.C.**

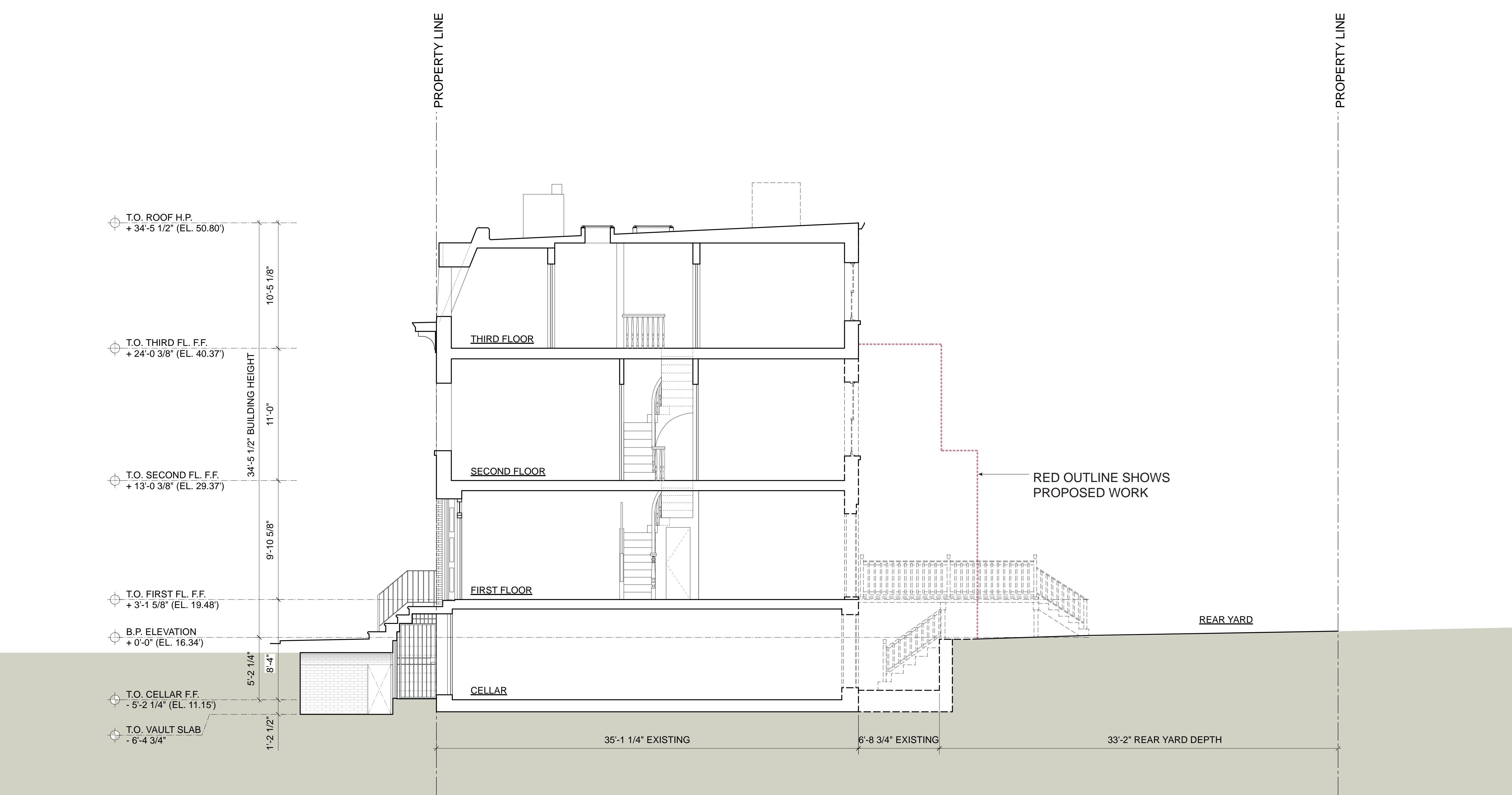
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**LEHRMAN BROZYNA RESIDENCE**  
161 HOYT STREET  
BROOKLYN, NY 11217

**Drawing Title**  
EXISTING BUILDING SECTION

Seal + Signature	Date:	10.17.24
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	Checked by:	CH
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T.O. ROOF H.P.  
+ 34'-5 1/2" (EL. 50.80)

T.O. THIRD FL. F.F.  
+ 24'-0 3/8" (EL. 40.37)

T.O. SECOND FL. F.F.  
+ 13'-0 3/8" (EL. 29.37)

T.O. FIRST FL. F.F.  
+ 3'-1 5/8" (EL. 19.48)

B.P. ELEVATION  
+ 0'-0" (EL. 16.34)

T.O. CELLAR F.F.  
- 5'-2 1/4" (EL. 11.15)

T.O. VAULT SLAB  
- 6'-4 3/4"

10'-5 1/8"  
11'-0"  
34'-5 1/2" BUILDING HEIGHT  
9'-10 5/8"  
5'-2 1/4"  
8'-4"  
1'-2 1/2"

PROPERTY LINE

PROPERTY LINE

THIRD FLOOR

SECOND FLOOR

FIRST FLOOR

CELLAR

RED OUTLINE SHOWS  
PROPOSED WORK

REAR YARD

35'-1 1/4" EXISTING

6'-8 3/4" EXISTING

33'-2" REAR YARD DEPTH

1 BUILDING SECTION LOOKING NORTH - EXISTING  
SCALE: 1/4"=1'-0"




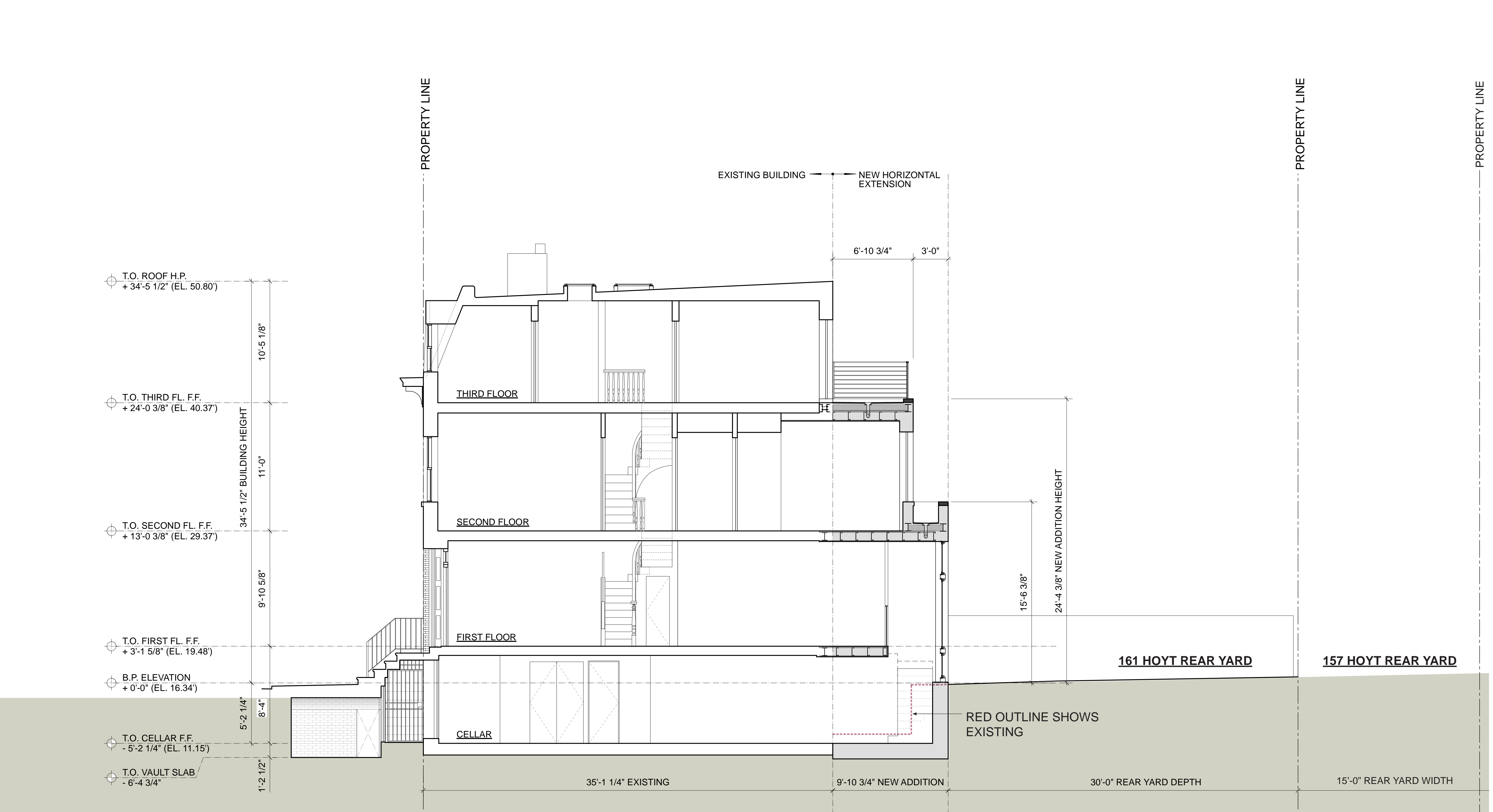
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**LEHRMAN BROZYNA RESIDENCE**  
 161 HOYT STREET  
 BROOKLYN, NY 11217

Drawing Title  
**PROPOSED BUILDING  
 SECTION**

Seal + Signature	Date:	10.17.24
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1 BUILDING SECTION LOOKING NORTH - PROPOSED  
 SCALE: 1/4"=1'-0"





T.O. ROOF H.P.  
+ 34'-5 1/2" (EL. 50.80)

T.O. THIRD FL. F.F.  
+ 24'-0 3/8" (EL. 40.37)

T.O. SECOND FL. F.F.  
+ 13'-0 3/8" (EL. 29.37)

T.O. FIRST FL. F.F.  
+ 3'-1 5/8" (EL. 19.48)

B.P. ELEVATION  
+ 0'-0" (EL. 16.34')

T.O. CELLAR F.F.  
- 5'-2 1/4" (EL. 11.15')

34'-5 1/2" BUILDING HEIGHT

5'-2 1/4" 8'-4"

PROPERTY LINE 163 HOYT STREET 13'-4" PROPERTY WIDTH 159 HOYT STREET PROPERTY LINE

- ENLARGE EXISTING MASONRY OPENING AT TOP FLOOR
- EXISTING REAR FACADE AT TOP FLOOR TO REMAIN
- REMOVE ALL WINDOWS AND DOORS AT REAR BRICK WALL, TYP.
- REMOVE MASONRY AS SHOWN; SEE STRUCTURAL DWGS
- REMOVE AND DISPOSE OF ENTIRE EXISTING REAR DECK, STAIRS AND STRUCTURES
- REMOVE REAR CONCRETE STAIRS TO CELLAR

1 REAR FACADE ELEVATION - EXISTING  
SCALE: 3/8"=1'-0"

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Drawing Title  
**REAR FACADE ELEVATION - EXISTING**

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1 REAR FACADE ELEVATION - PROPOSED  
SCALE: 3/8"=1'-0"

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Drawing Title  
**REAR FACADE ELEVATION - PROPOSED**

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PROPOSED REAR FACADE



EXISTING REAR FACADE

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Drawing Title  
**PROPOSED REAR FACADE  
 RENDERING**

Seal + Signature	Date:	10.17.24
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	Sheet No.	13 OF 15




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**Drawing Title**  
**PROPOSED REAR FACADE  
RENDERING**

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PROPOSED REAR FACADE





PROPOSED REAR FACADE

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