

October 22, 2024
Public Hearing

The current proposal is:

Preservation Department – Item 7, LPC-24-08215

164 Hancock Street – Bedford Historic District Borough of Brooklyn

To testify virtually, please join Zoom

Webinar ID: 822 9386 6174

Passcode: 130143

By Phone: 646-558-8656 (NY)

877-853-5257 (Toll free) US

888-475-4499 (Toll free)

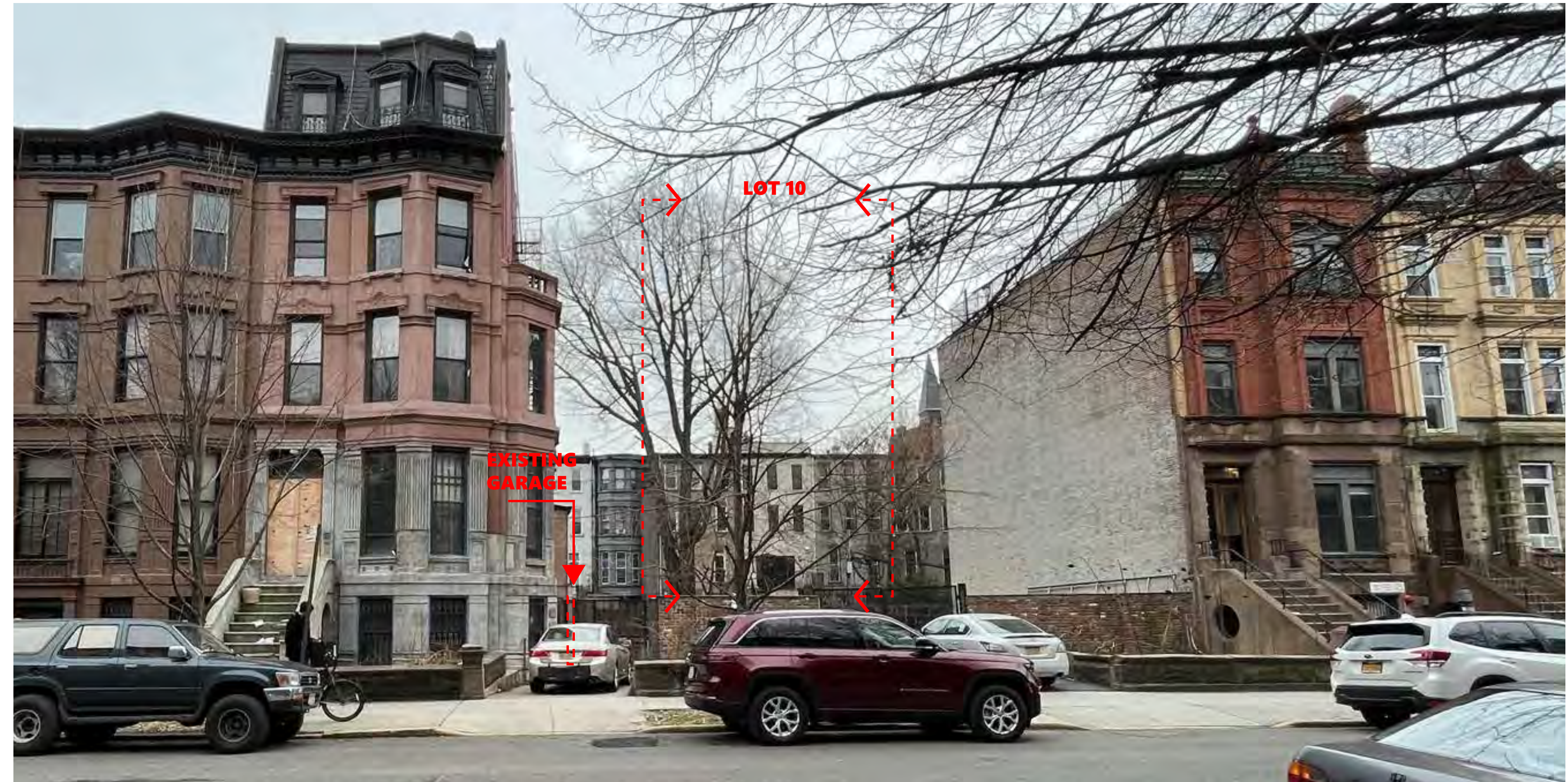
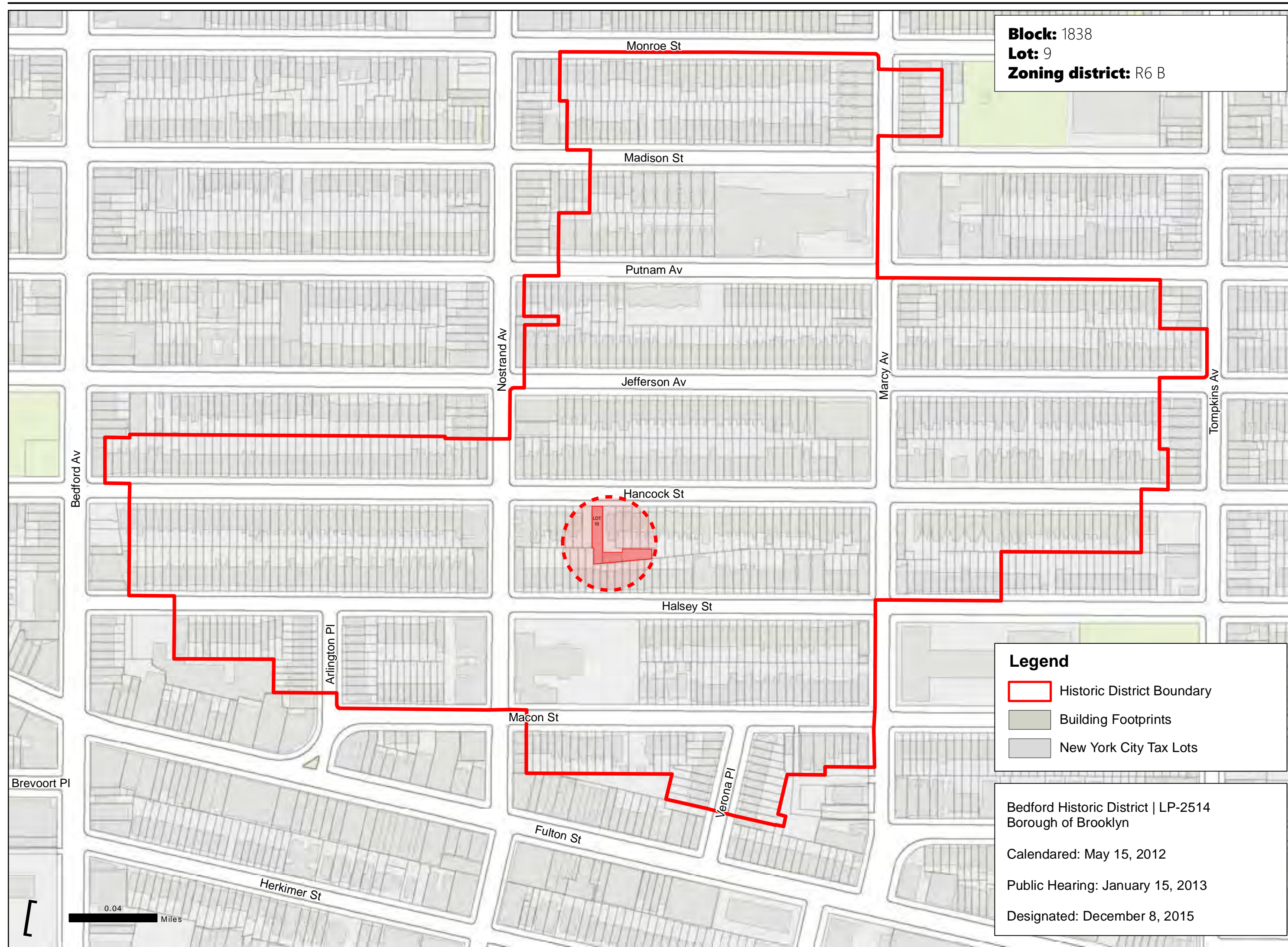
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LANDMARK HEARING PRESENTATION



BEDFORD HISTORIC DISTRICT

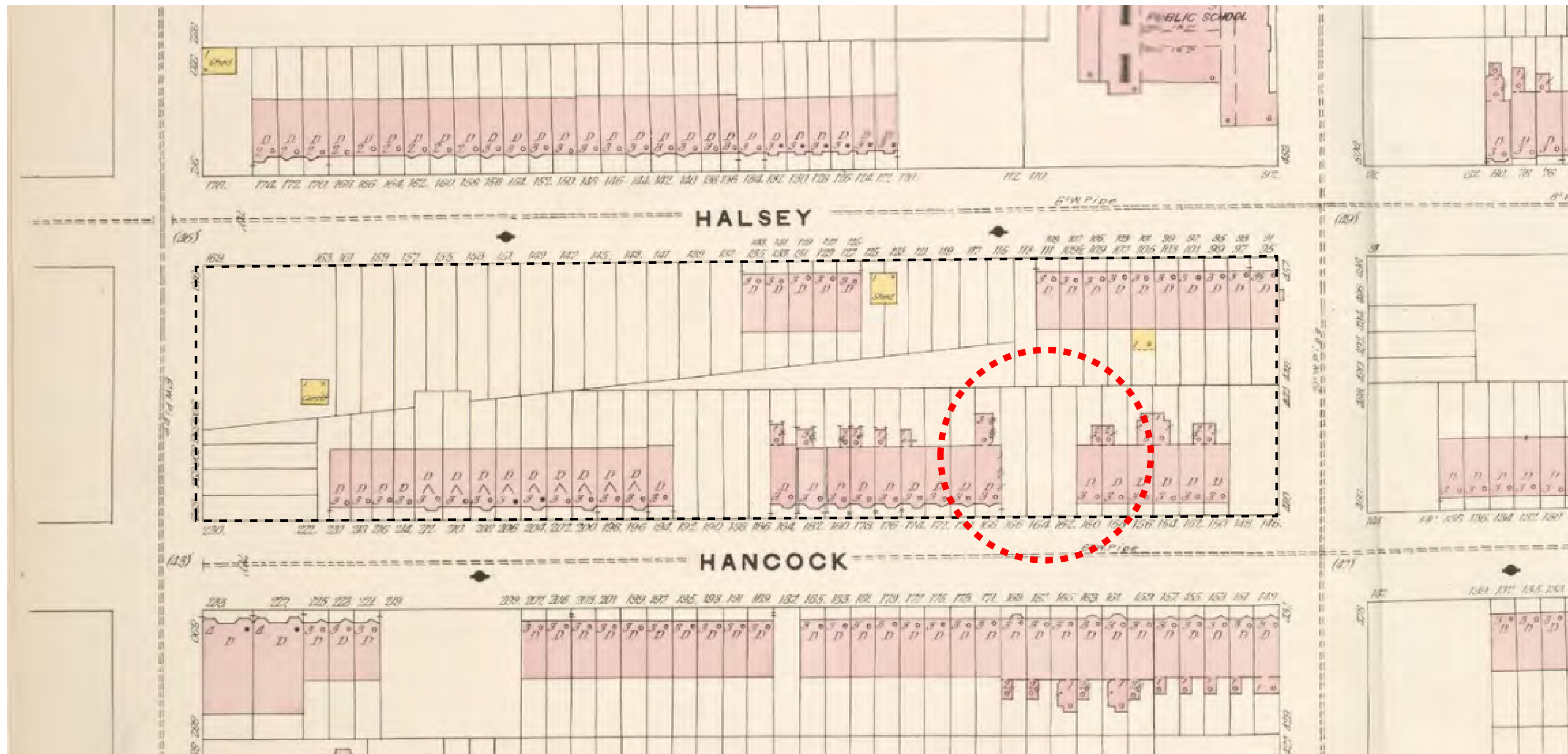
Hancock St, Lot 10 are located in the Bedford Historic District. This district illustrates the row house design constructed between 1870 & 1900 in Central Brooklyn. During this period, ranging from modest Italianate and Neo-Grec houses built in the 1870s to lavishly orna-mented Neo-Grec, Queen Anne, Romanesque Revival, and Renaissance Revival structures from the 1880s and 1890s. The Bedford His-toric District is well preserved, reviewing the Sanborn maps from 1888 to 2007 it is very clear that the area had not had substantial changes.



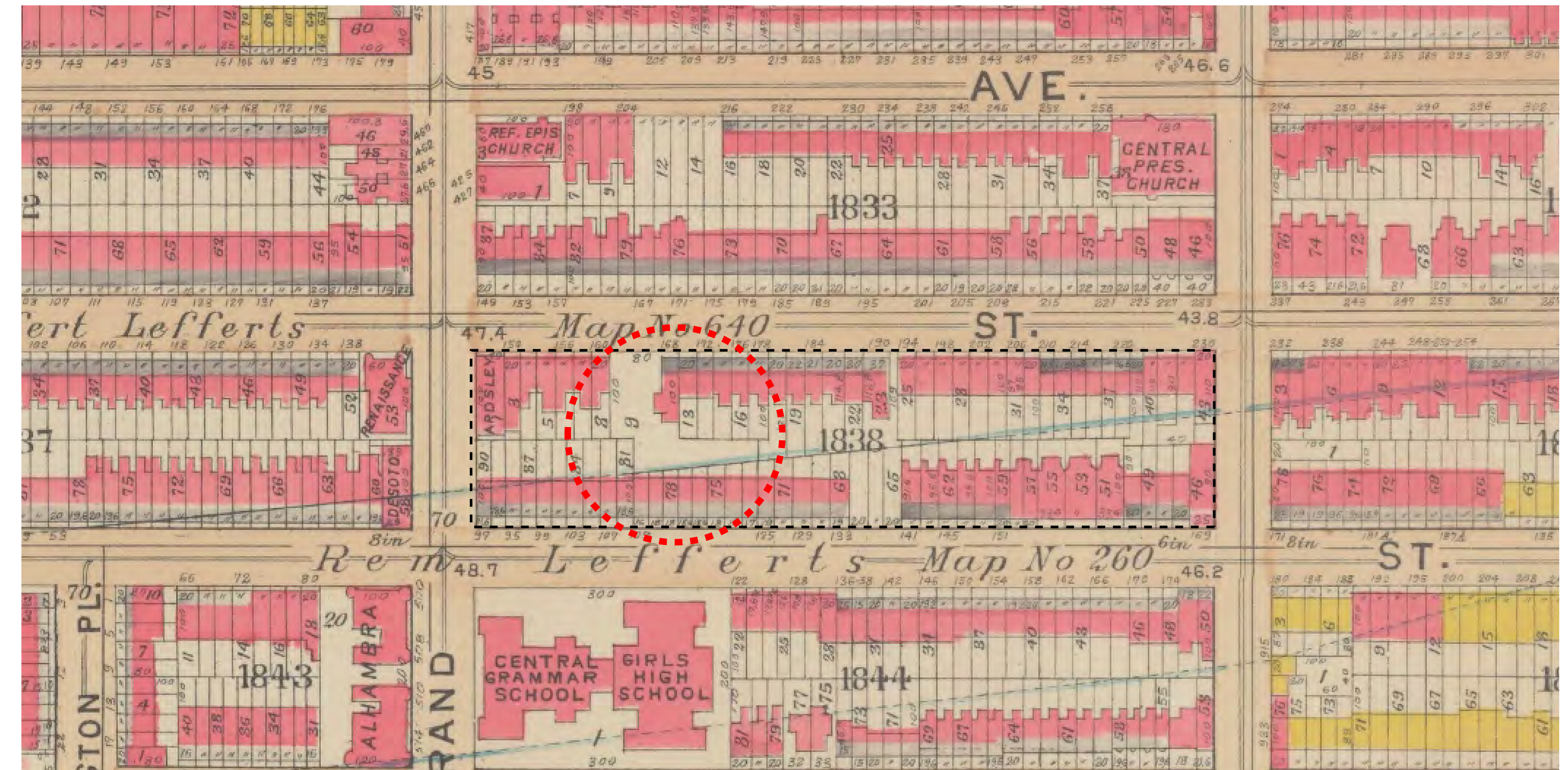
EXISTING GARAGE



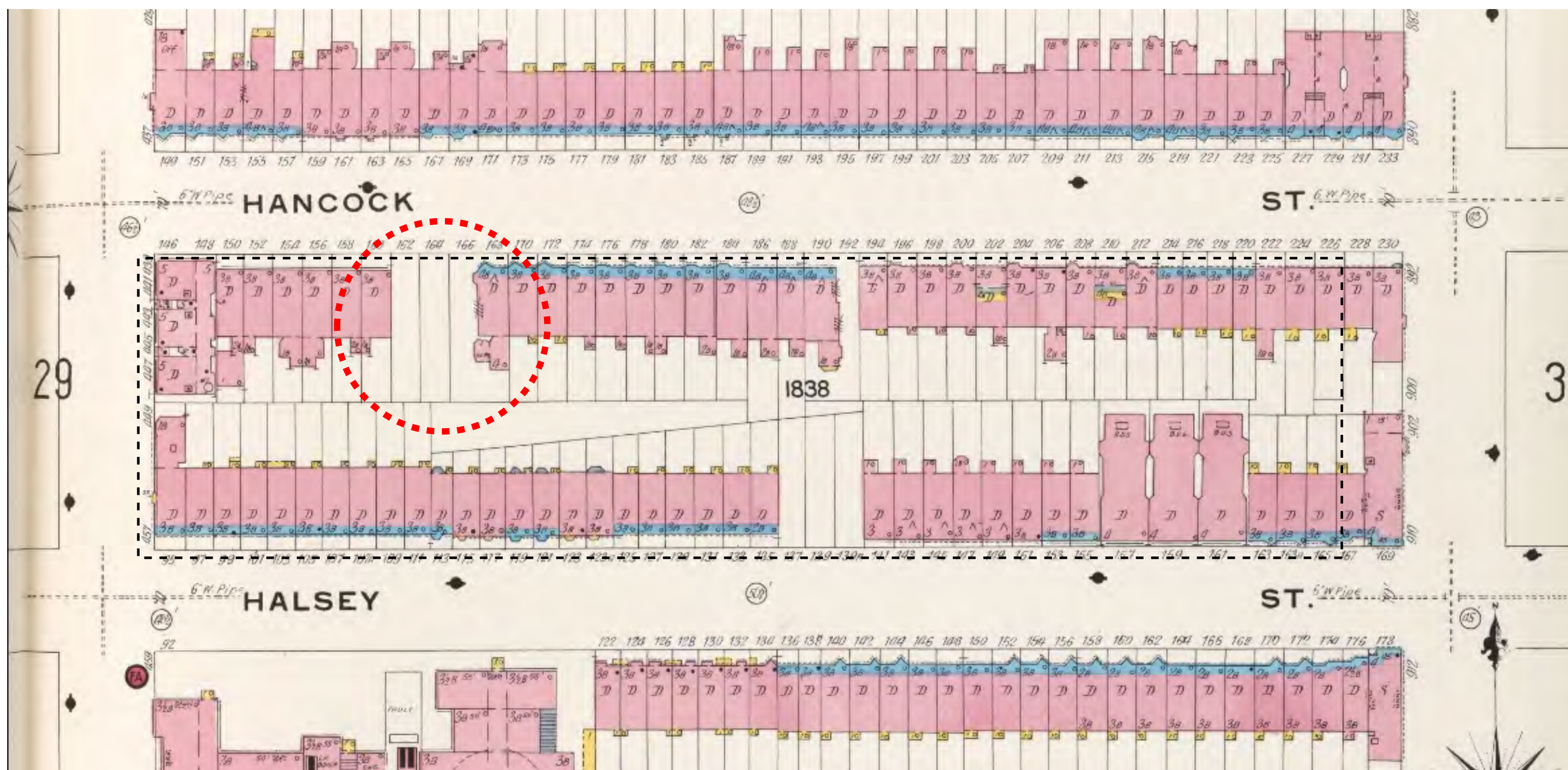
BLOCK DEVELOPMENT



1887 SANBORN MAP



1908 BROMLEY MAP

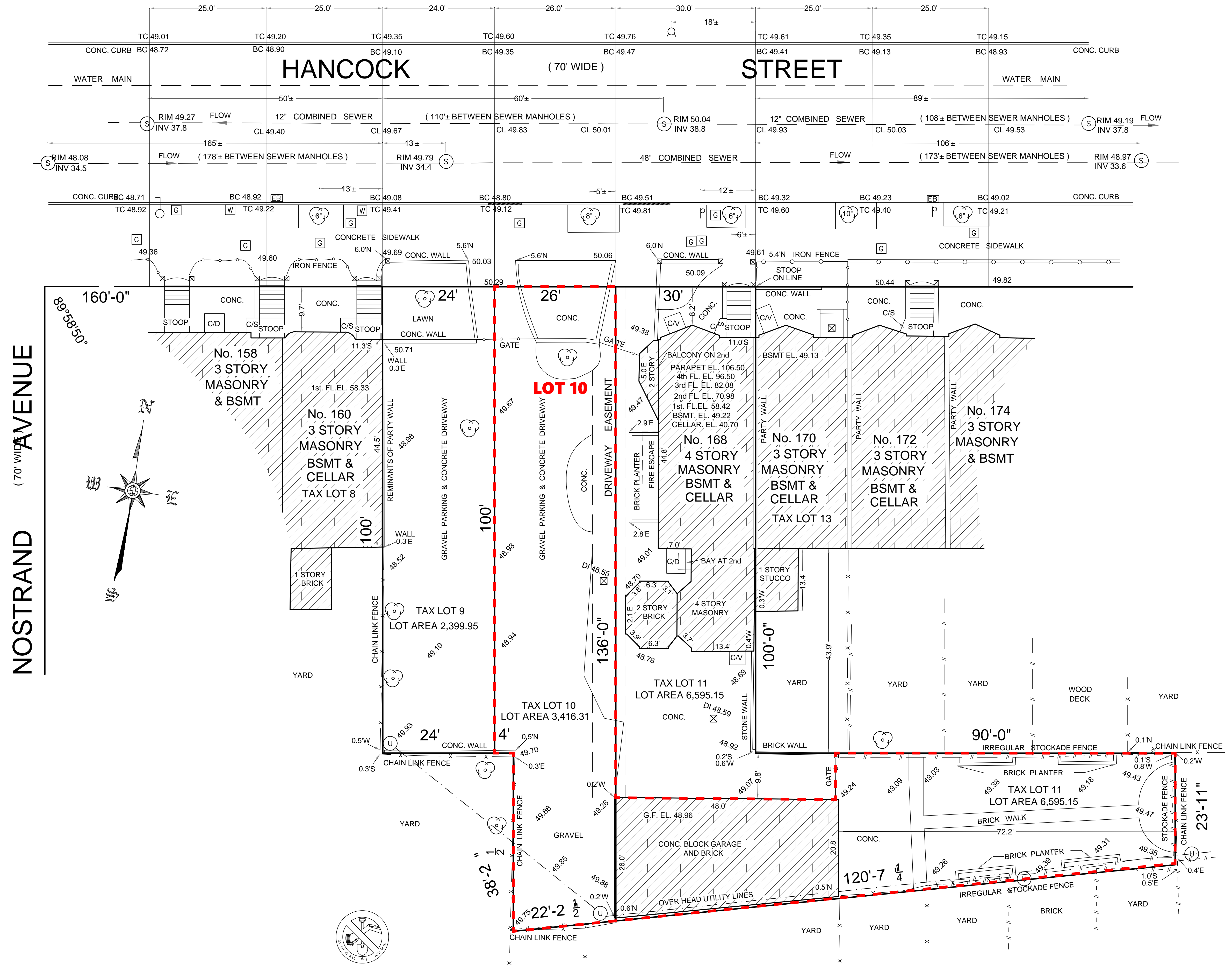


1936 SANBORN MAP



2007 SANBORN MAP

PROPOSED LOT 10



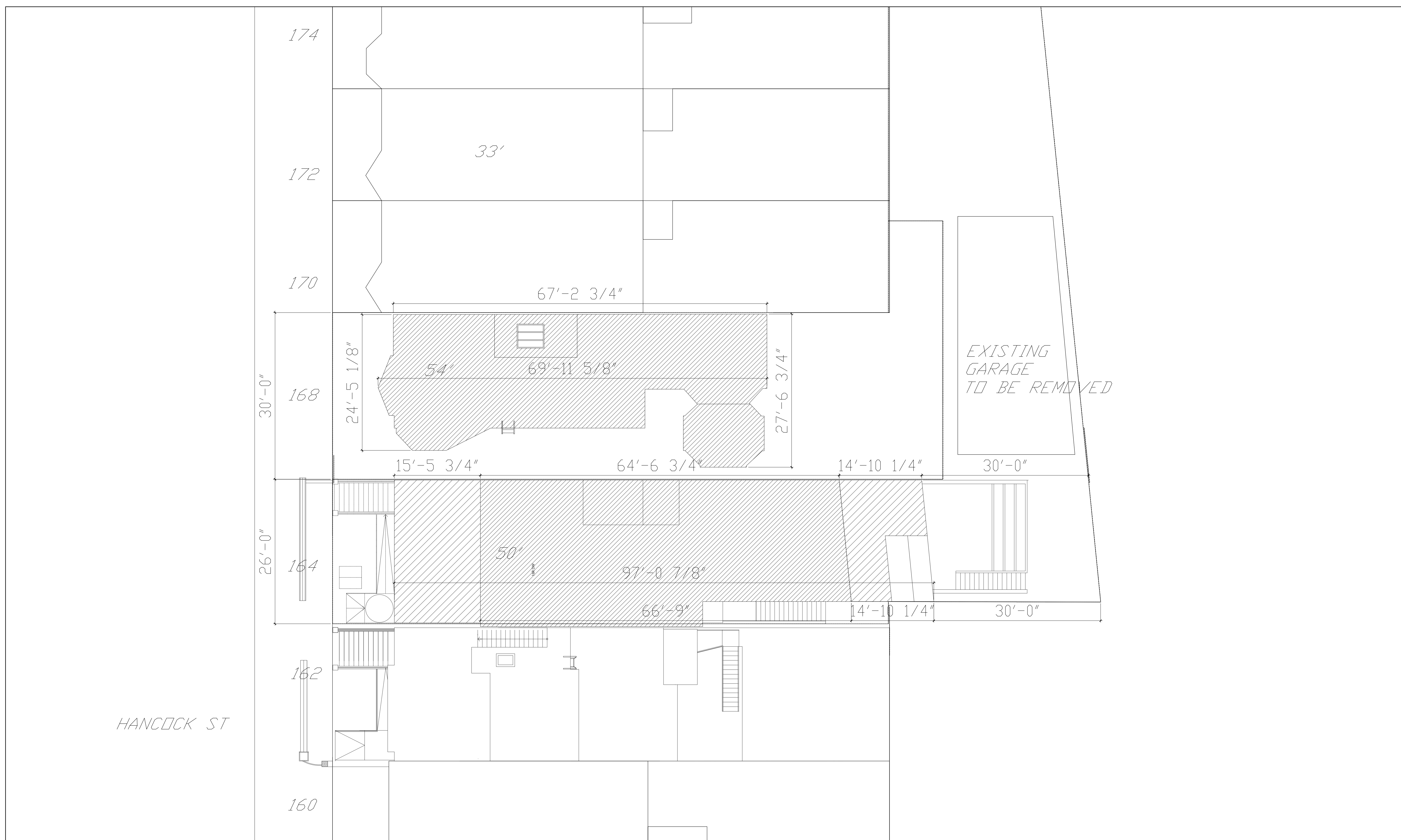
PROPOSED FRONT ELEVATION



RENDER: PROPOSED FRONTAL ELEVATION



FOOTPRINT COMPARISON 168 VERSUS 164 HANCOCK STREET



Ana Maria Torres
Architect

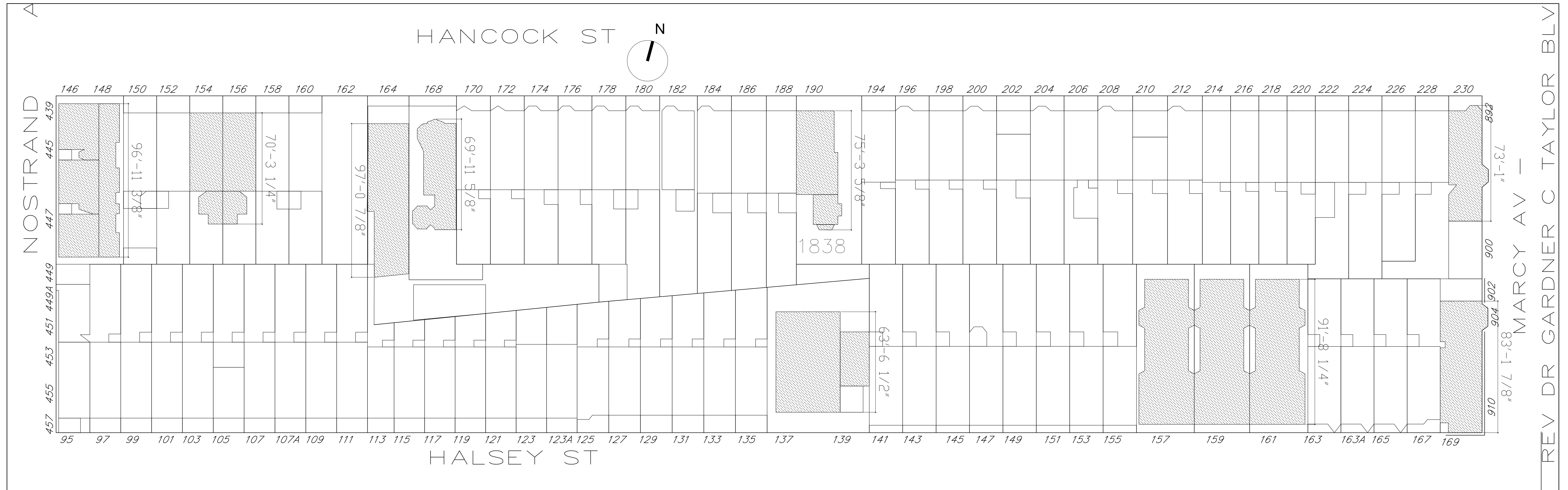
Consultants:

JPD
 PRESERVATION
 CONSULTING
 JACQUELINE PEU-DUVALLON

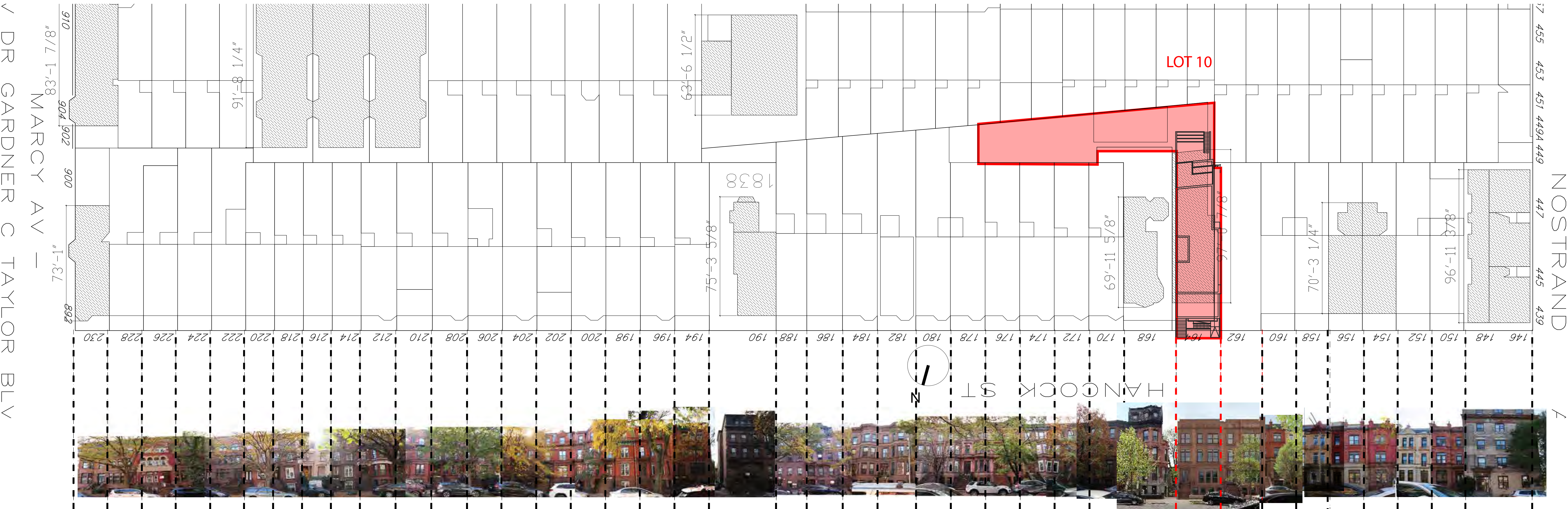
164 HANCOCK STREET, BROOKLYN , NEW YORK , 11216

LPC PRESENTATION
10.09.24

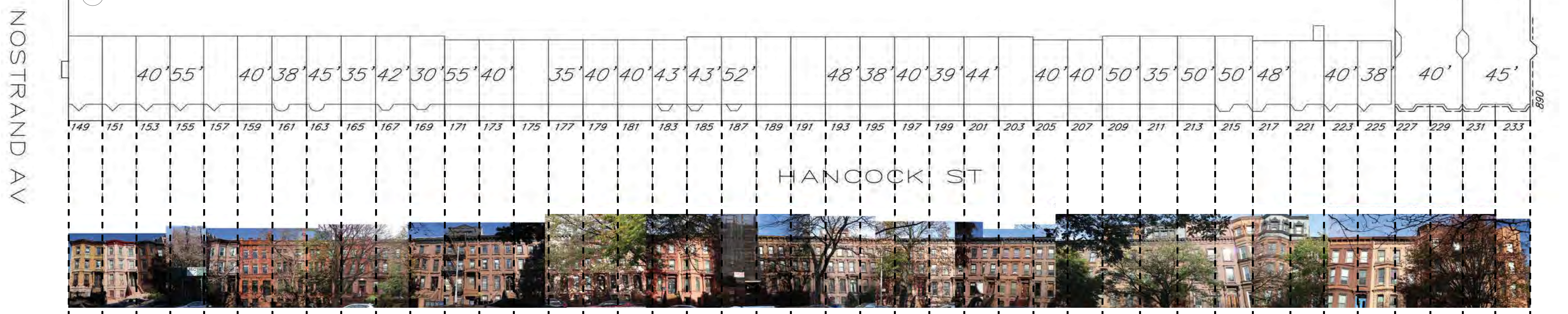
BLOCK ANALYSIS



DISTRICT CHARACTER: STREETScape

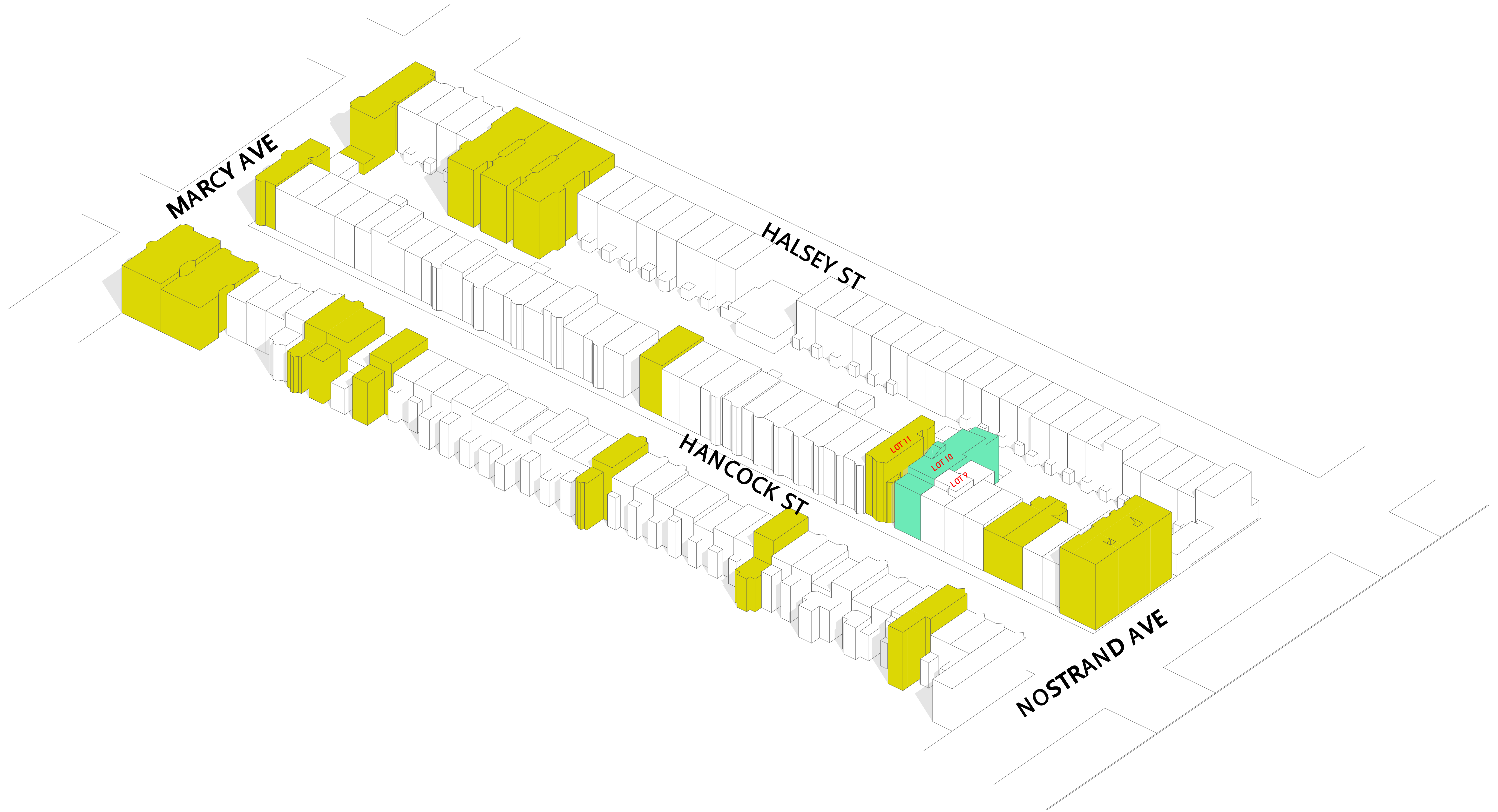


SOUTH SIDE OF HANCOCK STREET BLOCK



NORTH SIDE OF HANCOCK STREET BLOCK

AXONOMETRIC VIEW - NORTH



AXONOMETRIC VIEW - SOUTH



HANCOCK STREET ELEVATION LOTS 152 - 174



 SOUTH SIDE OF HANCOCK STREET BLOCK



Ana Maria Torres
Architect

Consultants:

PRESERVATION
CONSULTING
JACQUELINE PEU-DUVALLO

164 HANCOCK STREET, BROOKLYN , NEW YORK , 11216

LPC PRESENTATION
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HANCOCK STREET ELEVATION LOTS 176 - 198



198

194

192

190

188

186

184

182

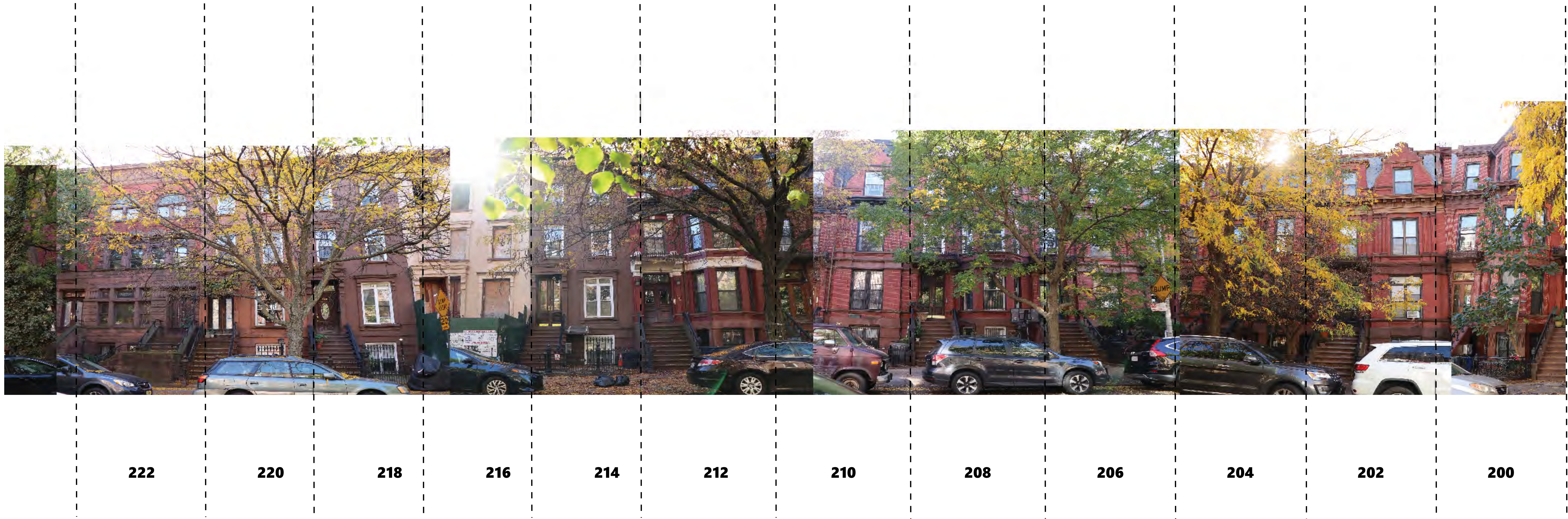
180

178

176

 SOUTH SIDE OF HANCOCK STREET BLOCK

HANCOCK STREET ELEVATION LOTS 200 - 222



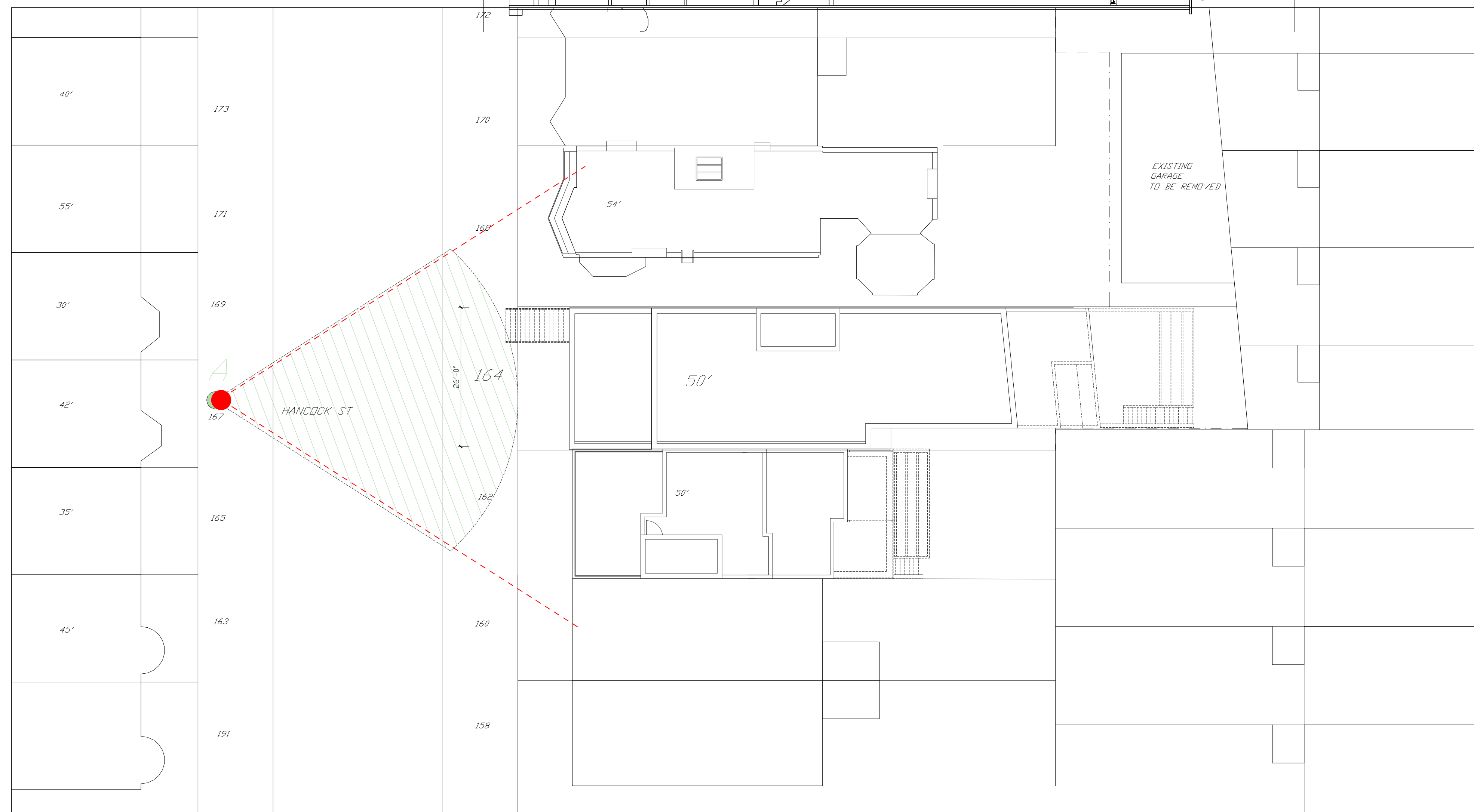
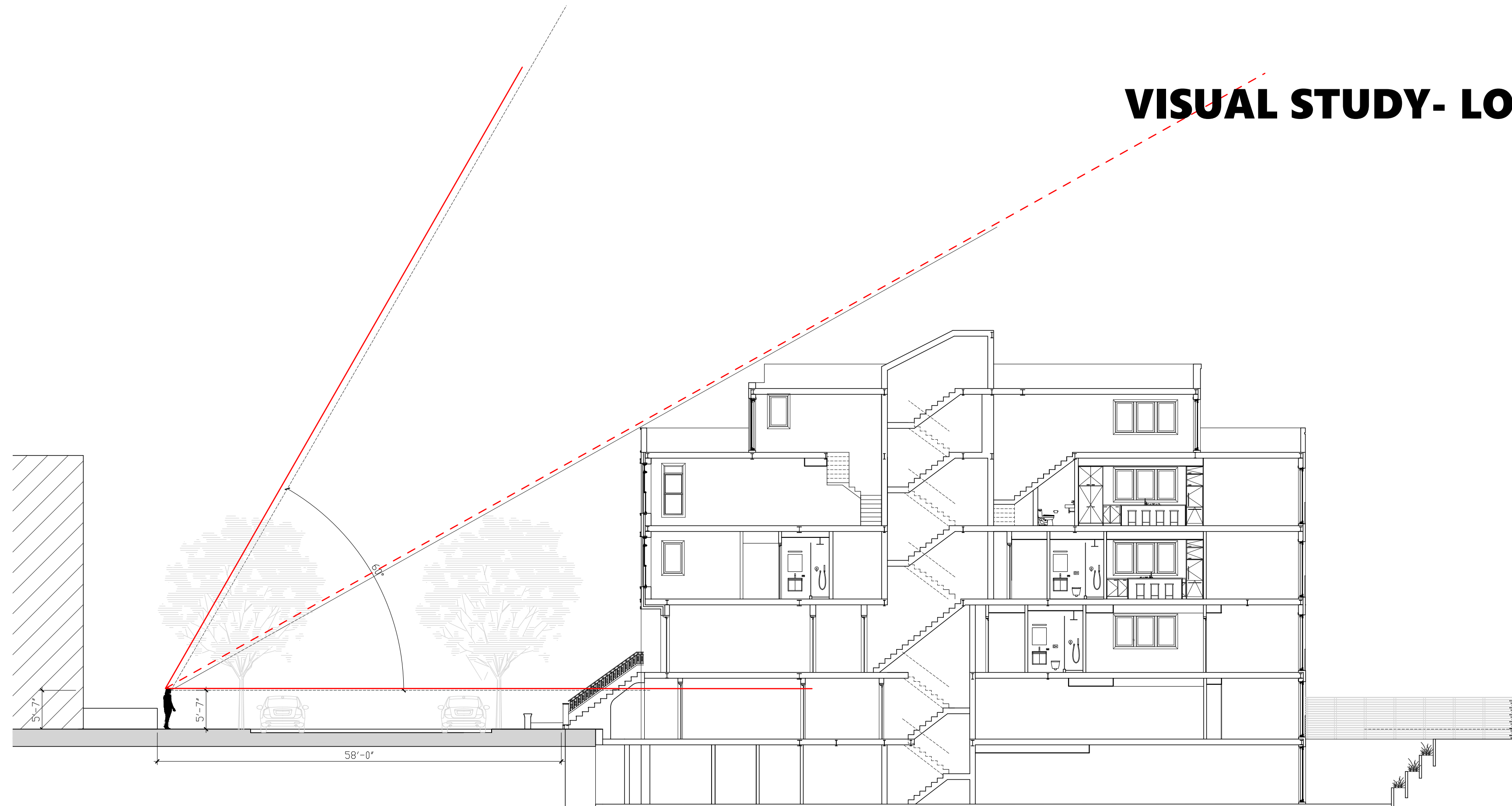
 **SOUTH SIDE OF HANCOCK STREET BLOCK**

REAR VIEW OF SITE AND SURROUNDING BUILDINGS



 REAR VIEW OF SITE AND SURROUNDING BUILDINGS

VISUAL STUDY- LOT 9



HANCOCK STREET VISUAL STUDY

SCALE: 1/8" = 1'-0"



HANCOCK STREET VISUAL STUDY

SCALE: 1/8" = 1'-0"

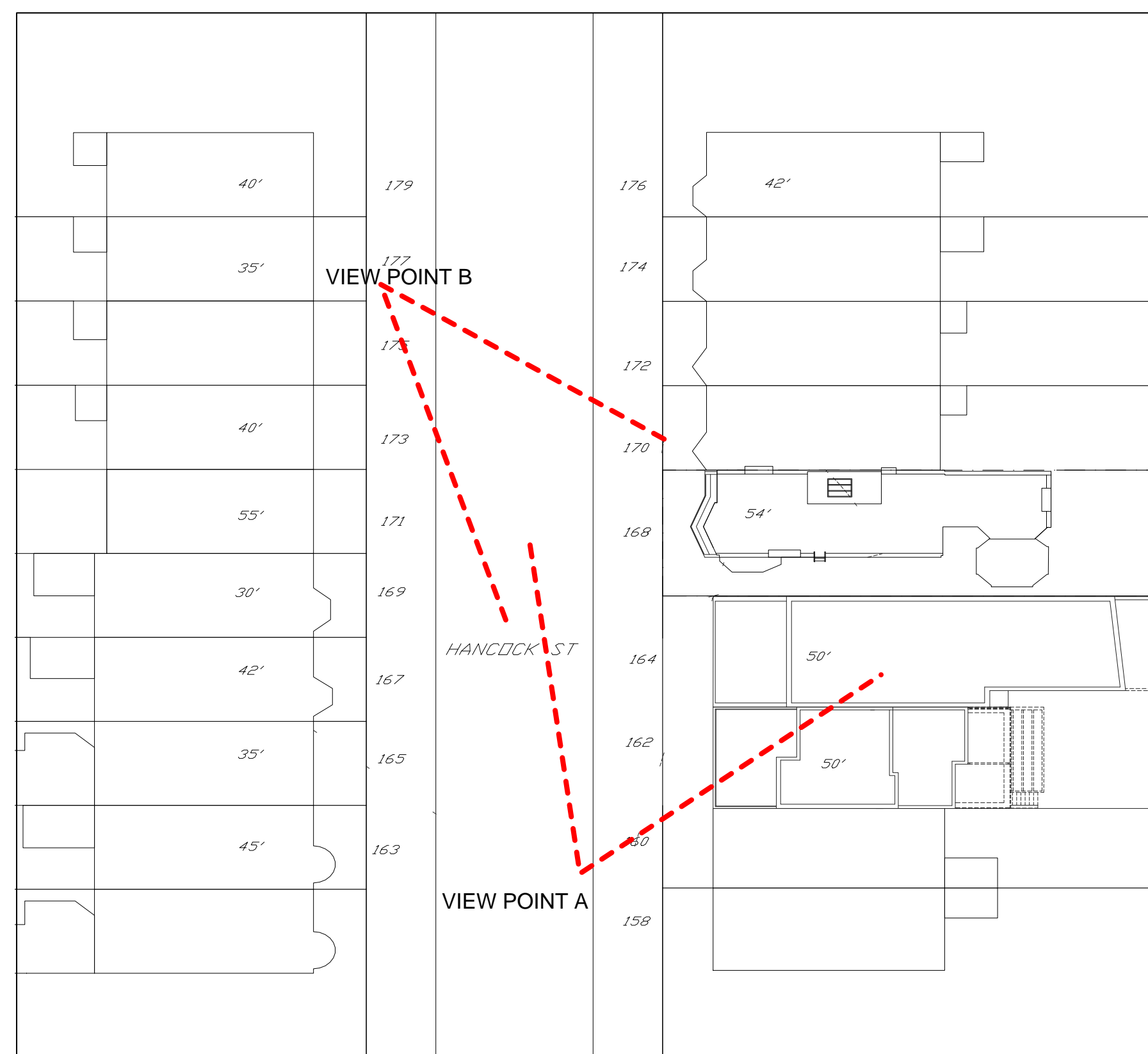
VISUAL STUDY 2 - LOT 10



VISIBLE AREA ON SIDE FACADE FROM POINT A



VISIBLE AREA ON SIDE FACADE FROM POINT B



VISION ANGLE - POINT A, B, C

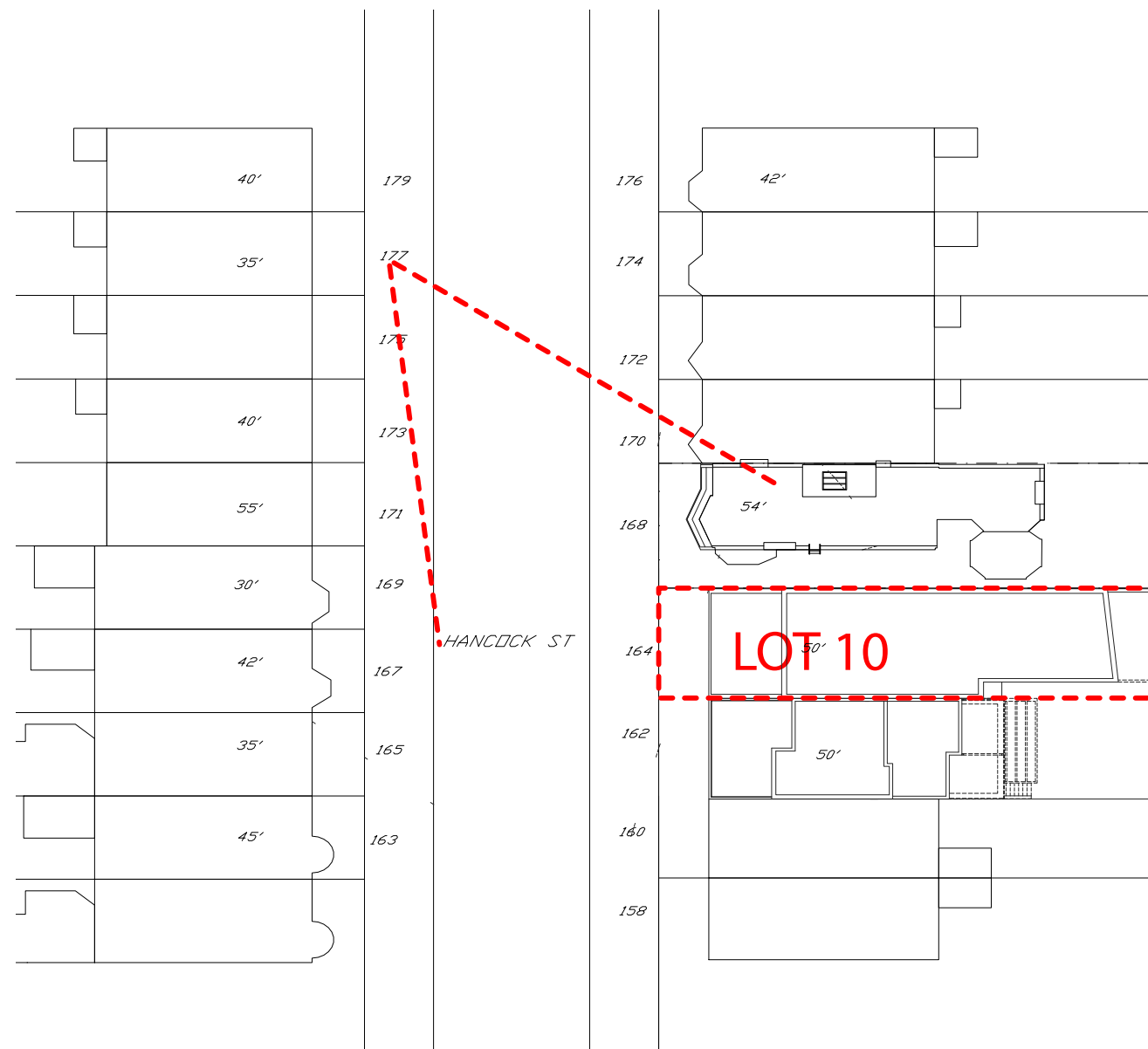


VIEW POINT A



VIEW POINT B

RENDER: PROPOSED STREET VIEW



PROPOSED FRONTAL ELEVATION LOT 10



PROPOSED REAR ELEVATION- LOT 10



Ana Maria Torres
Architect

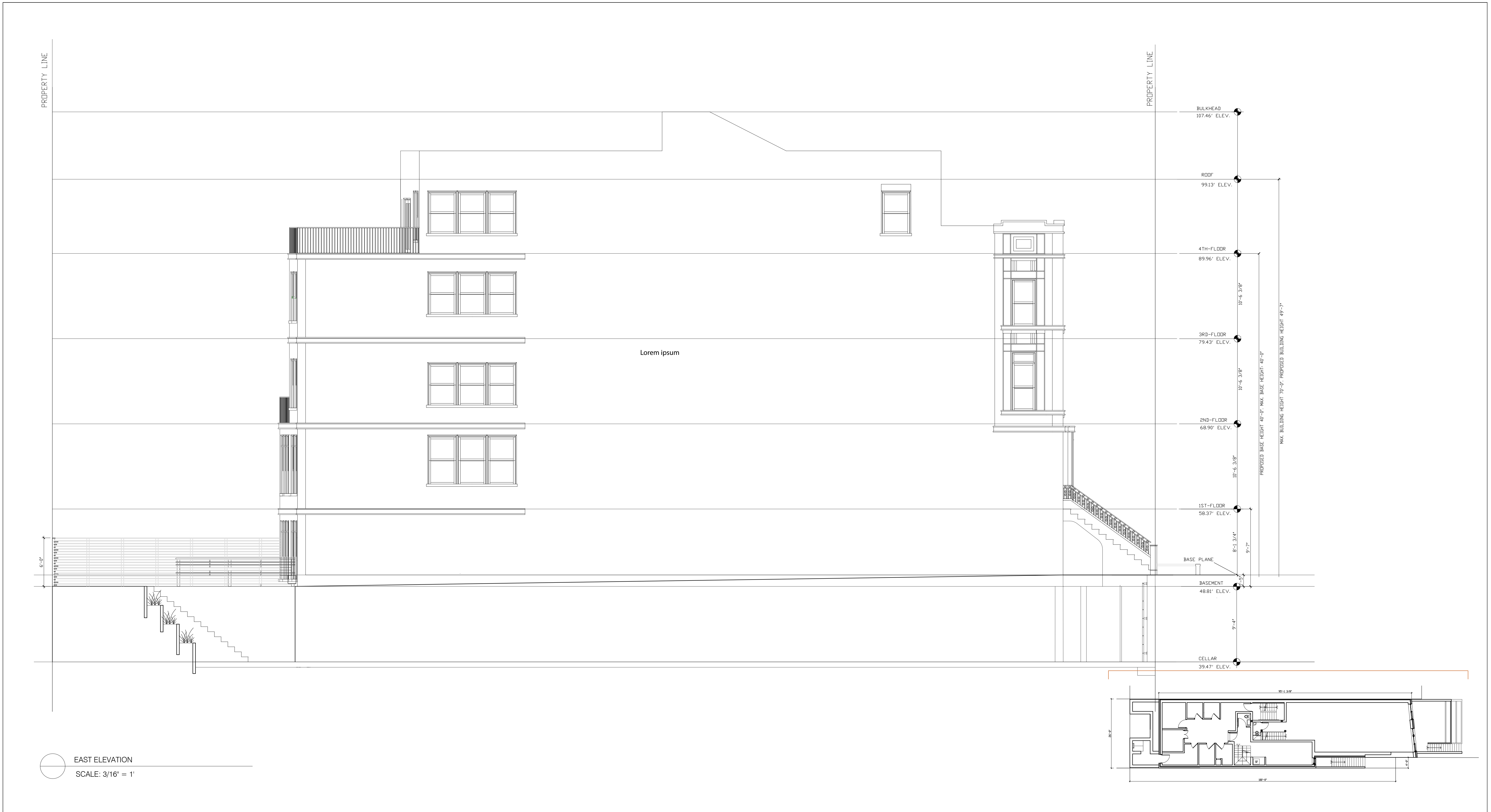
Consultants:



164 HANCOCK STREET, BROOKLYN , NEW YORK , 11216

LPC PRESENTATION
09.16.24

PROPOSED EAST FACADE- LOT 10



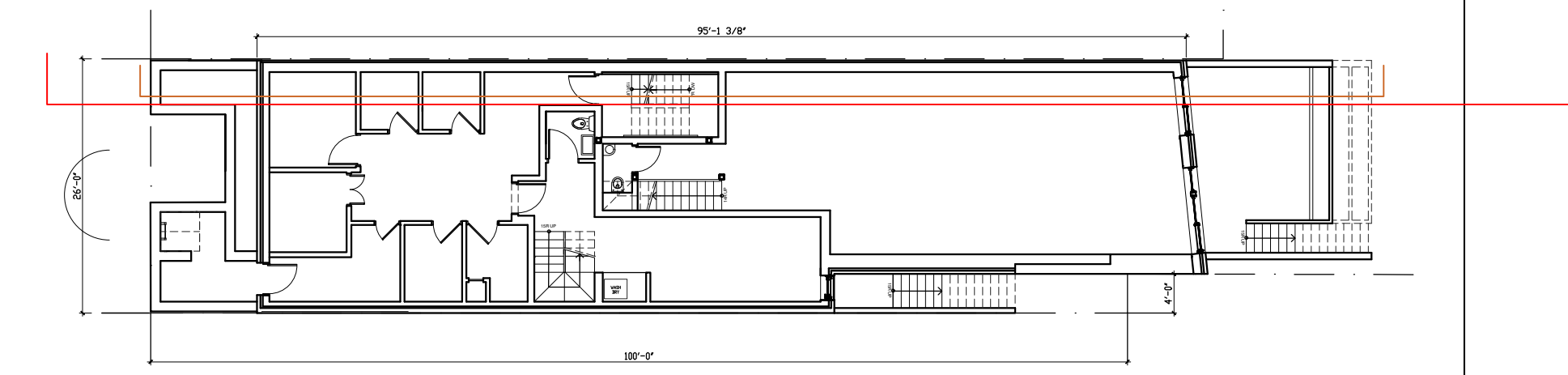
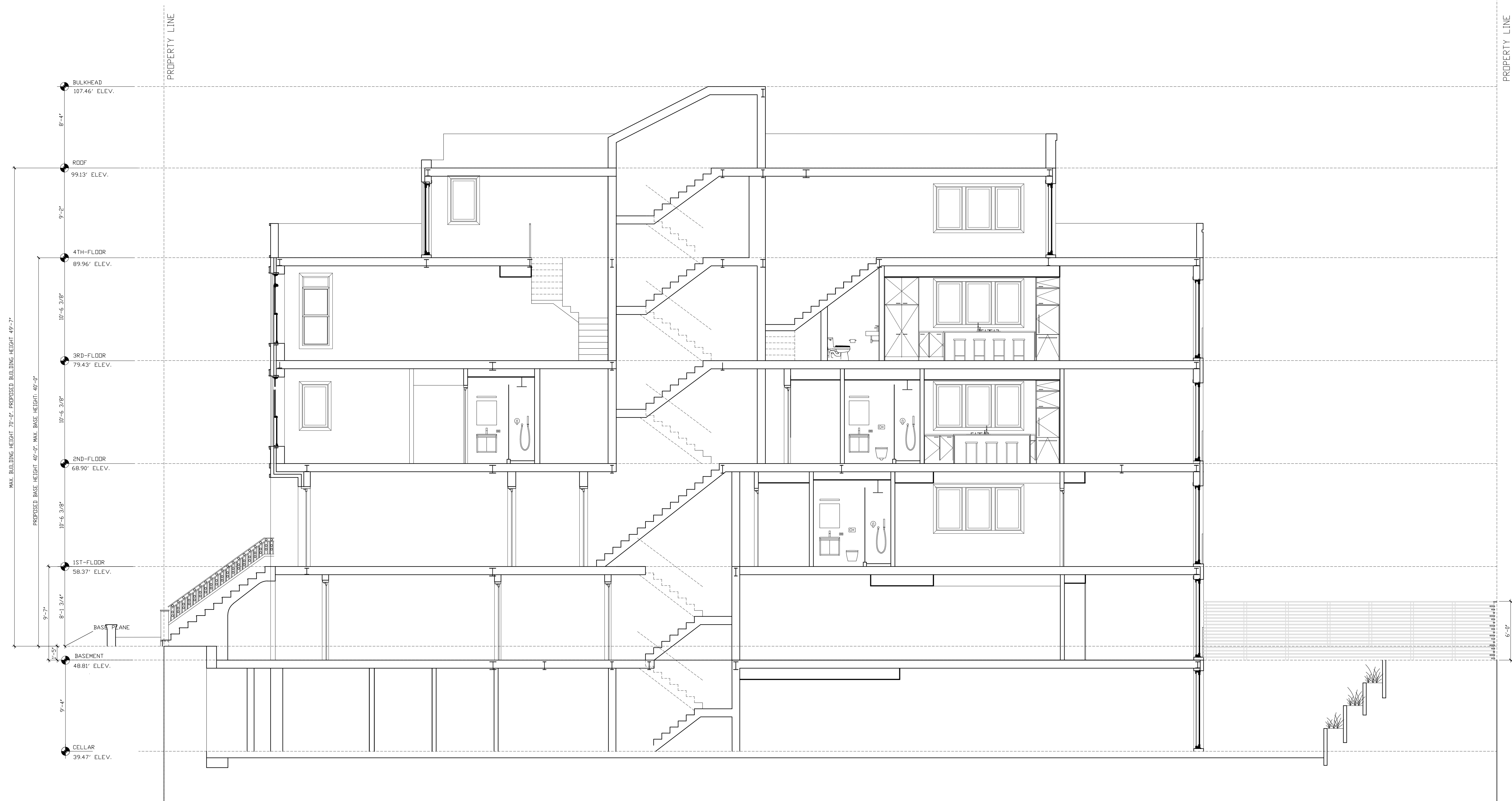
EAST ELEVATION
SCALE: 3/16" = 1'



164 HANCOCK STREET, BROOKLYN , NEW YORK , 11216

LPC PRESENTATION
09.16.24

PROPOSED LONGITUDINAL SECTION 1 - LOT 10



LONGITUDINAL SECTION
SCALE: 3/16" = 1'



164 HANCOCK STREET, BROOKLYN , NEW YORK , 11216

LPC PRESENTATION
09.16.24

ARCHITECTURAL CHARACTER: MATERIALITY

164 HANCOCK STREET
LOT 10



150 HANCOCK STREET



222 HANCOCK STREET



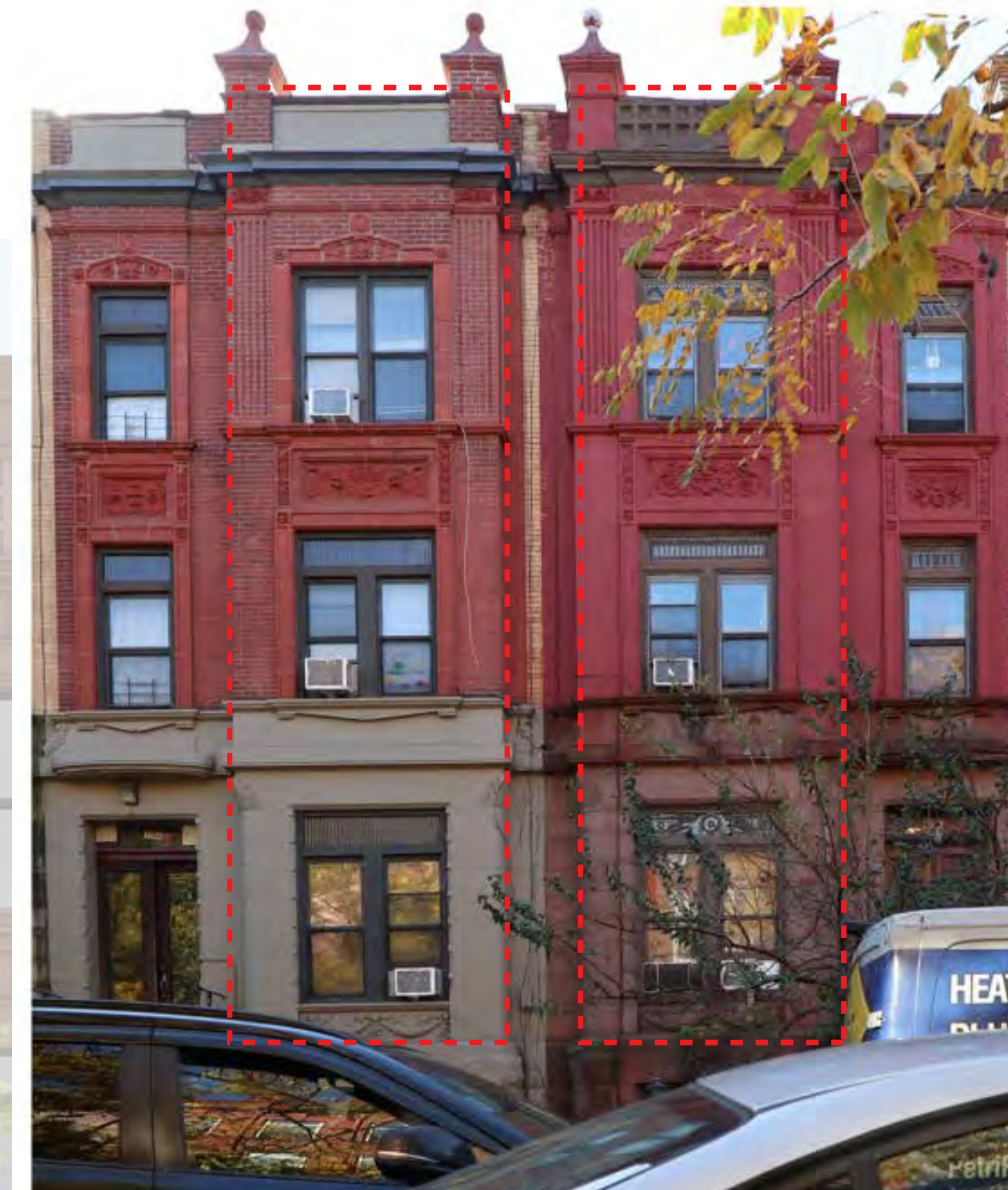
230 HANCOCK STREET



159 HANCOCK STREET

164 HANCOCK STREET, BROOKLYN , NEW YORK , 11216

ARCHITECTURAL CHARACTER: BAY WINDOWS



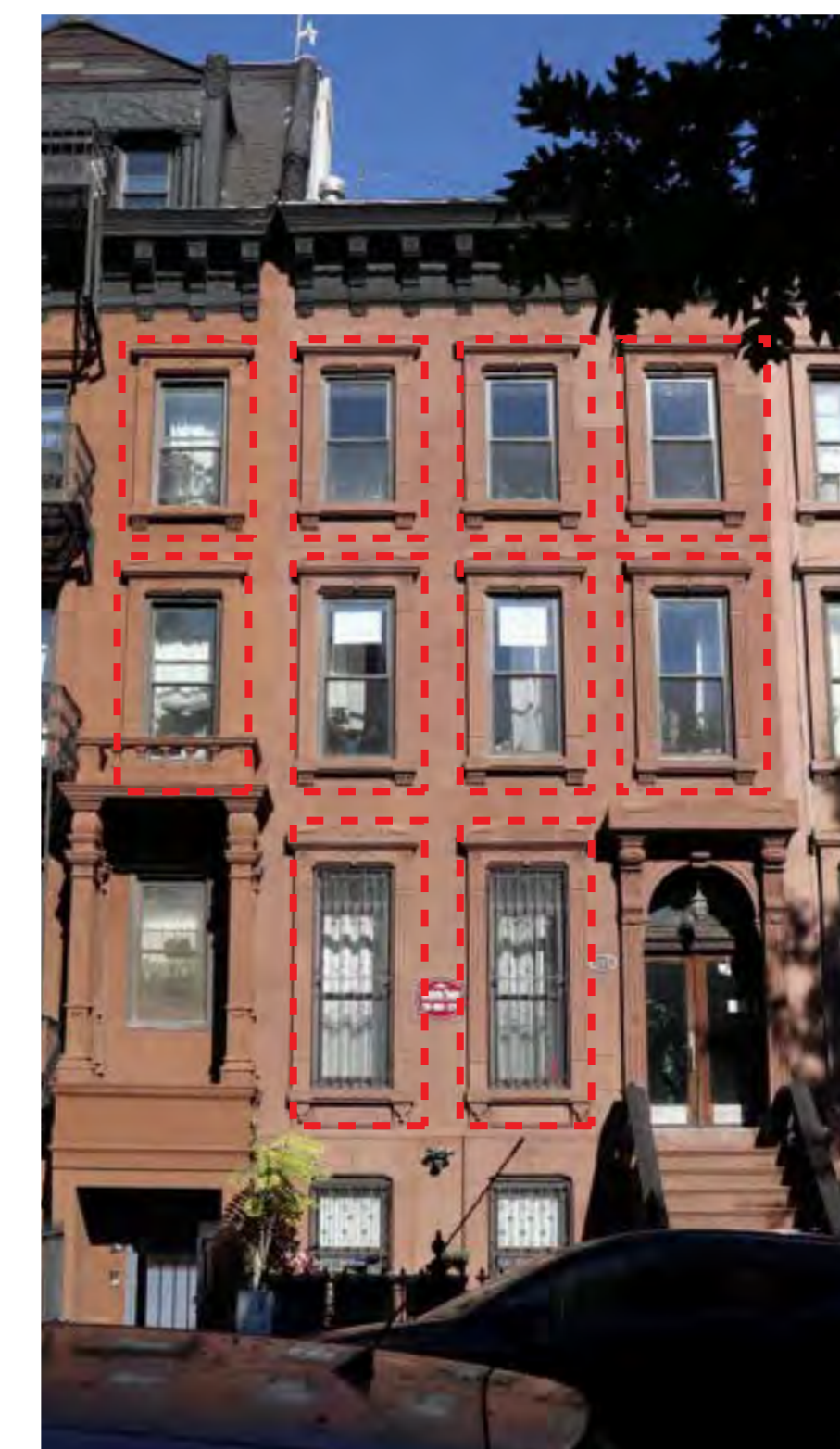
ARCHITECTURAL CHARACTER: OPENINGS AND WINDOWS



222 HANCOCK STREET



159 HANCOCK STREET



305 JEFFERSON AVENUE

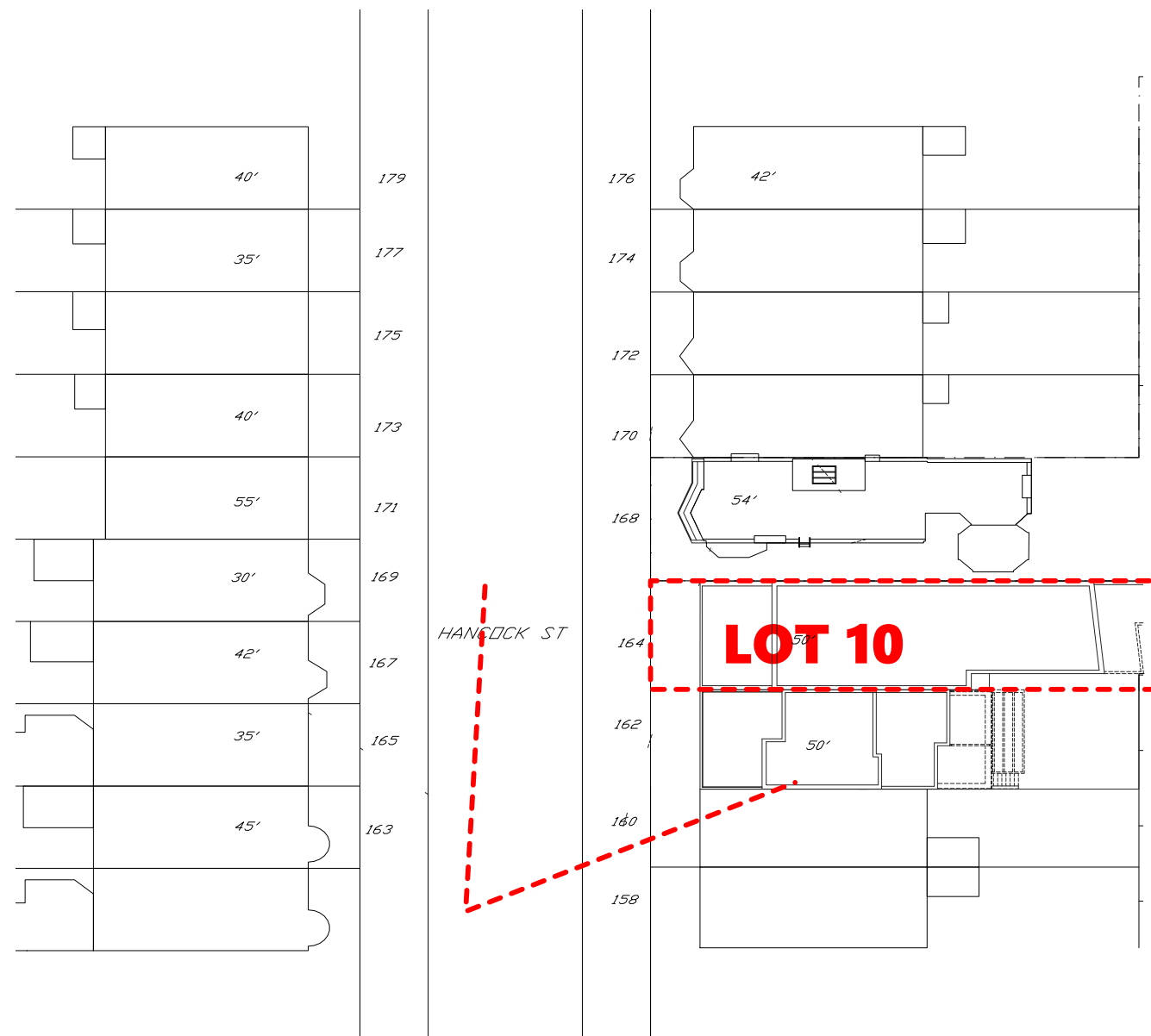


228 HANCOCK STREET

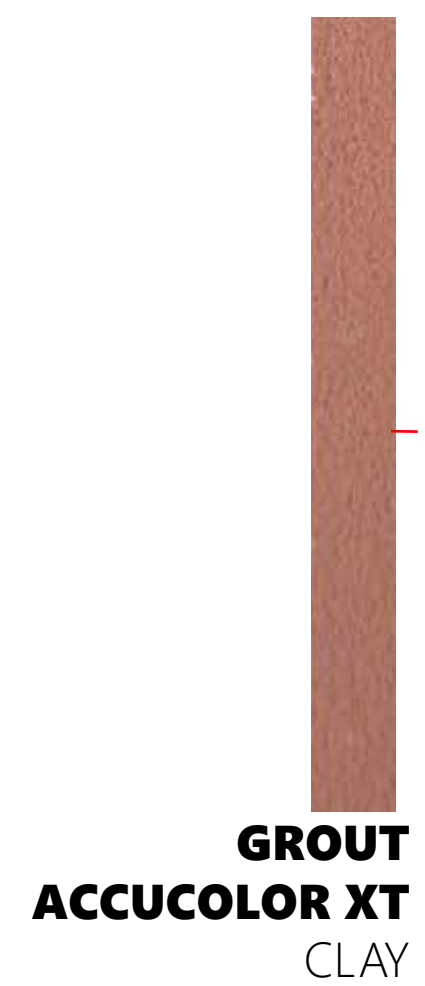
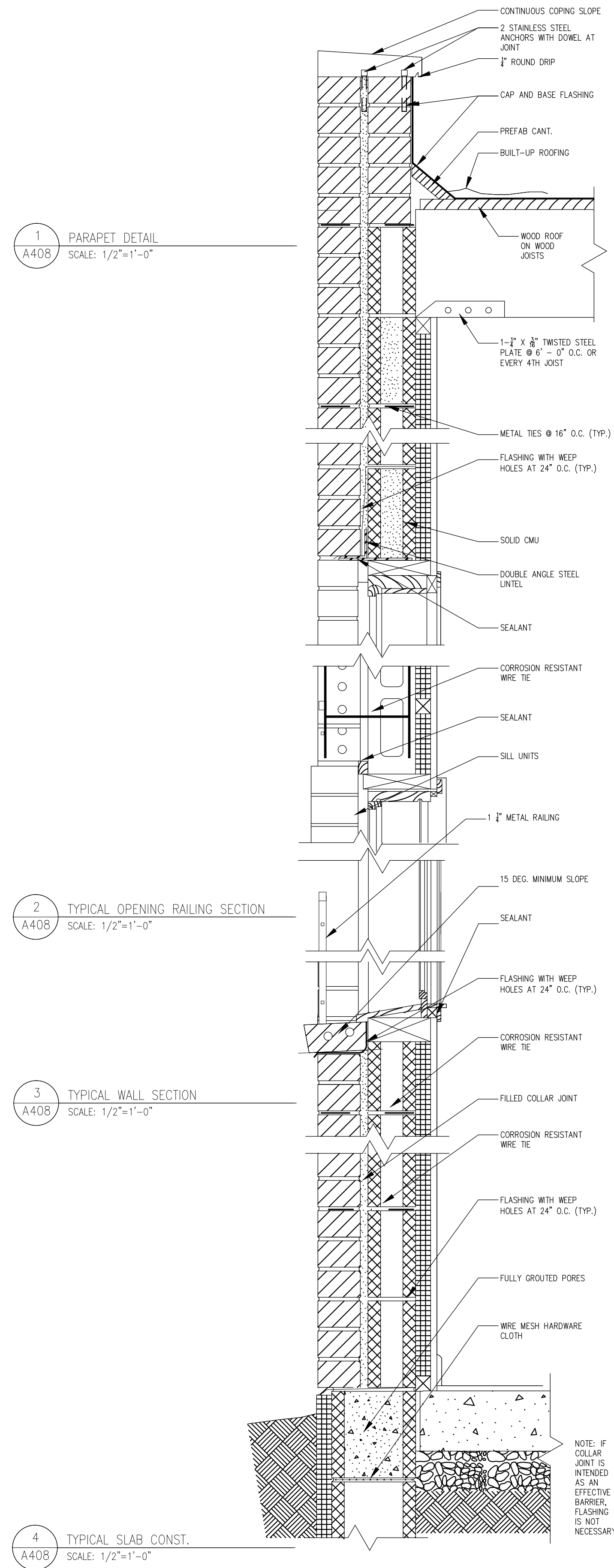
RENDER: PROPOSED REAR ELEVATION



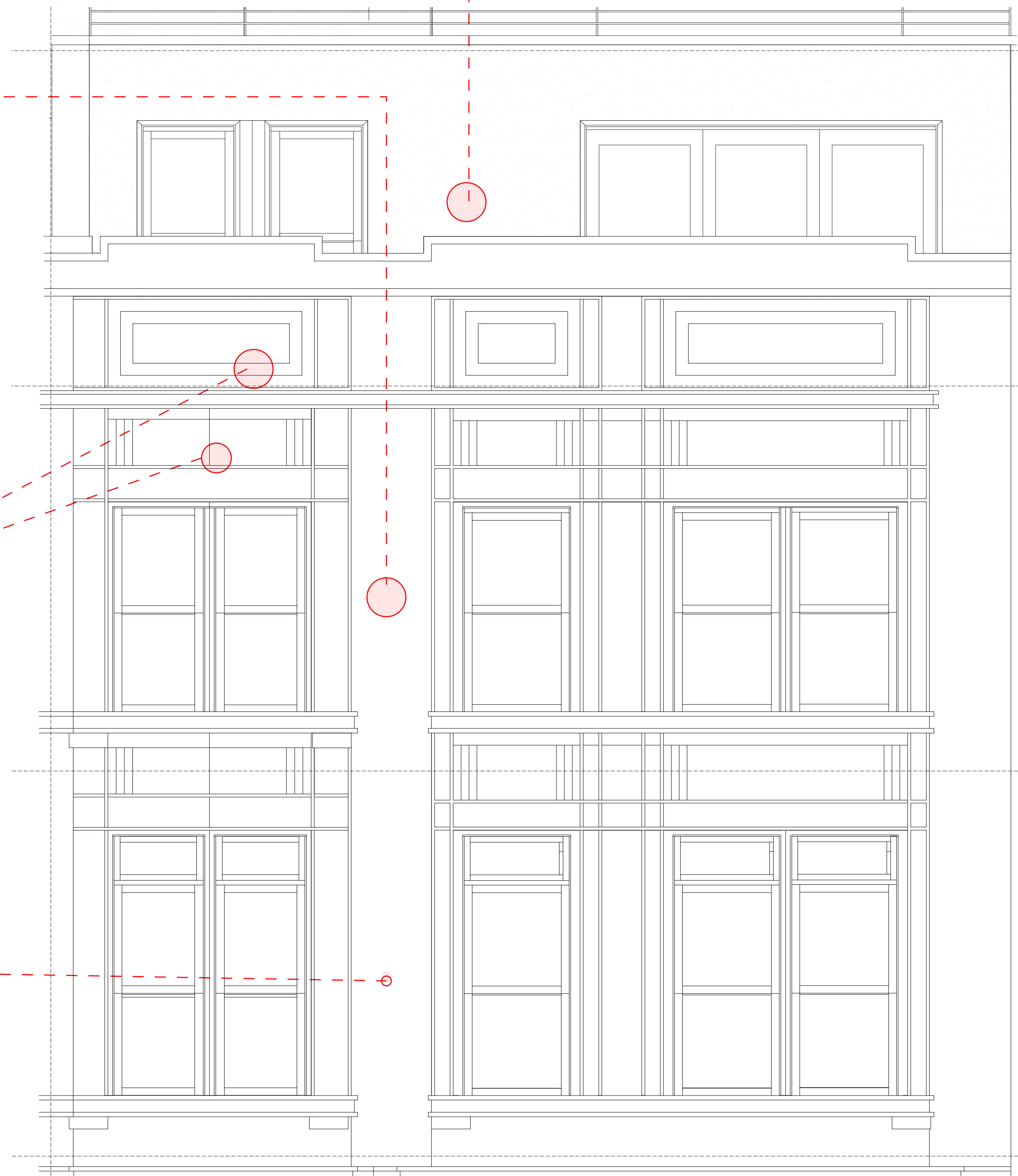
RENDER: PROPOSED STREET VIEW 2



MATERIALITY AND WALL SECTION DETAILS

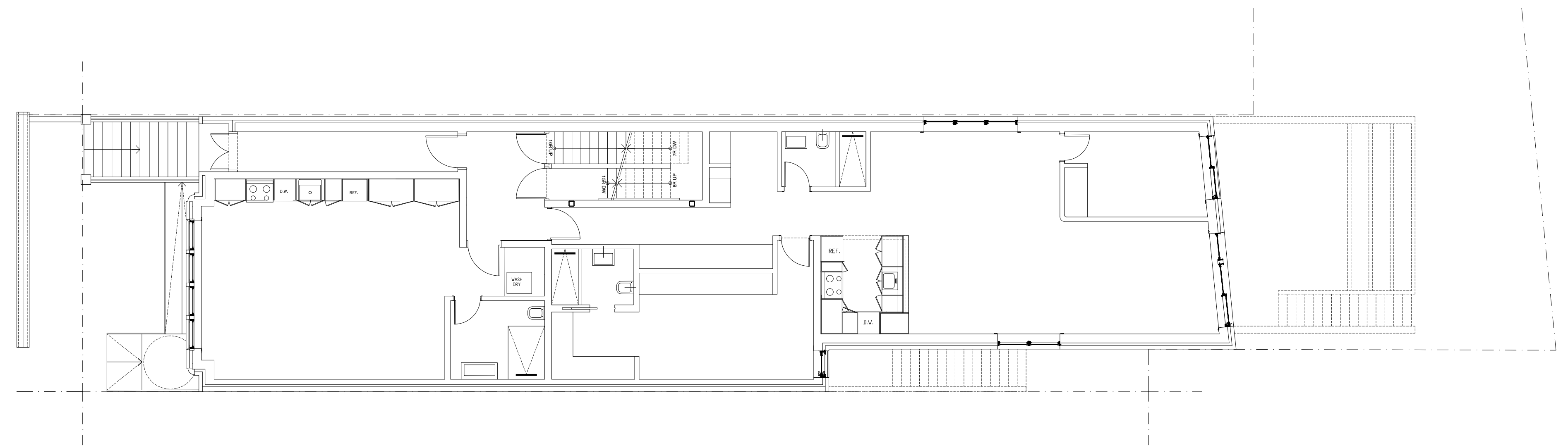
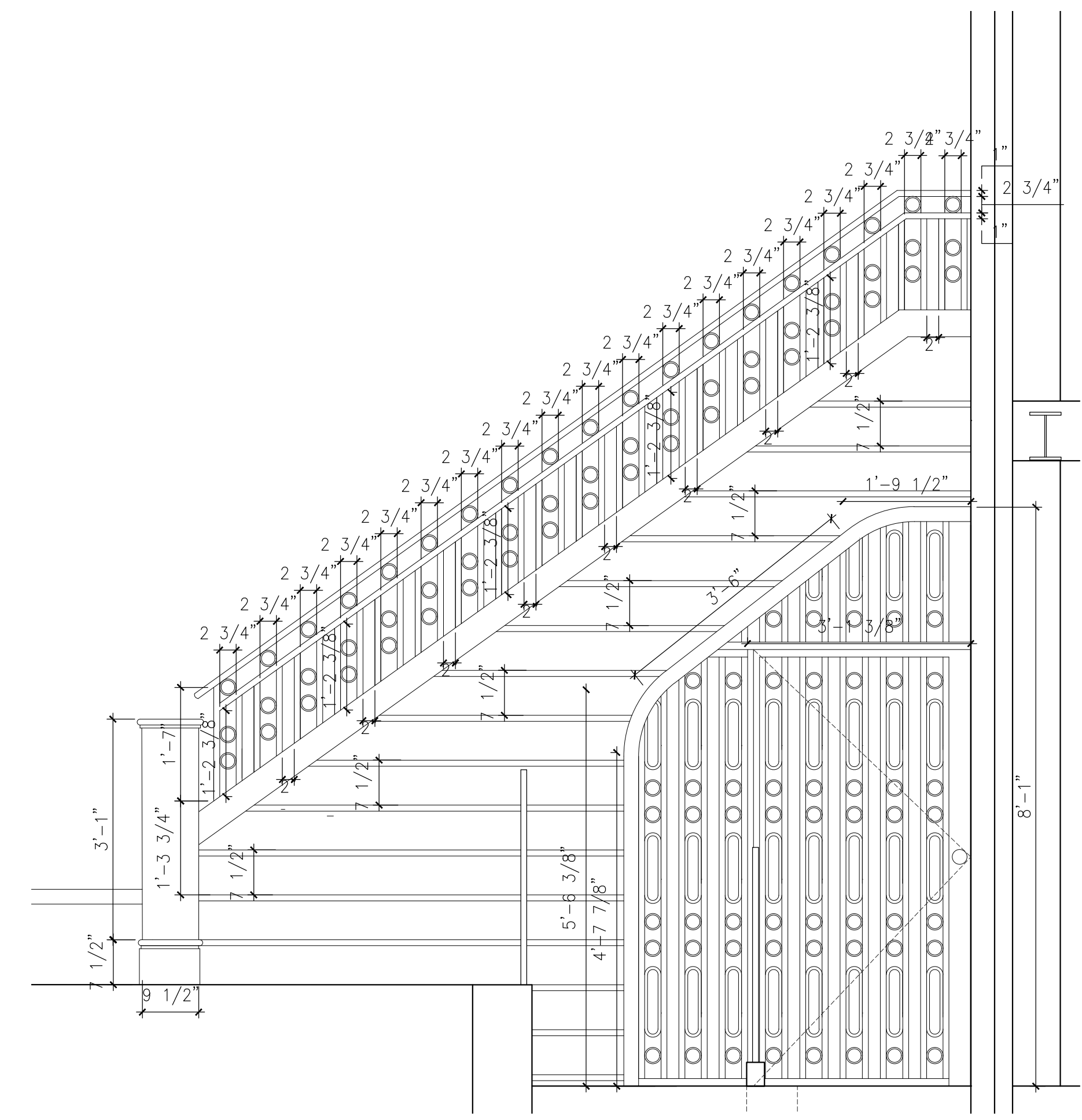
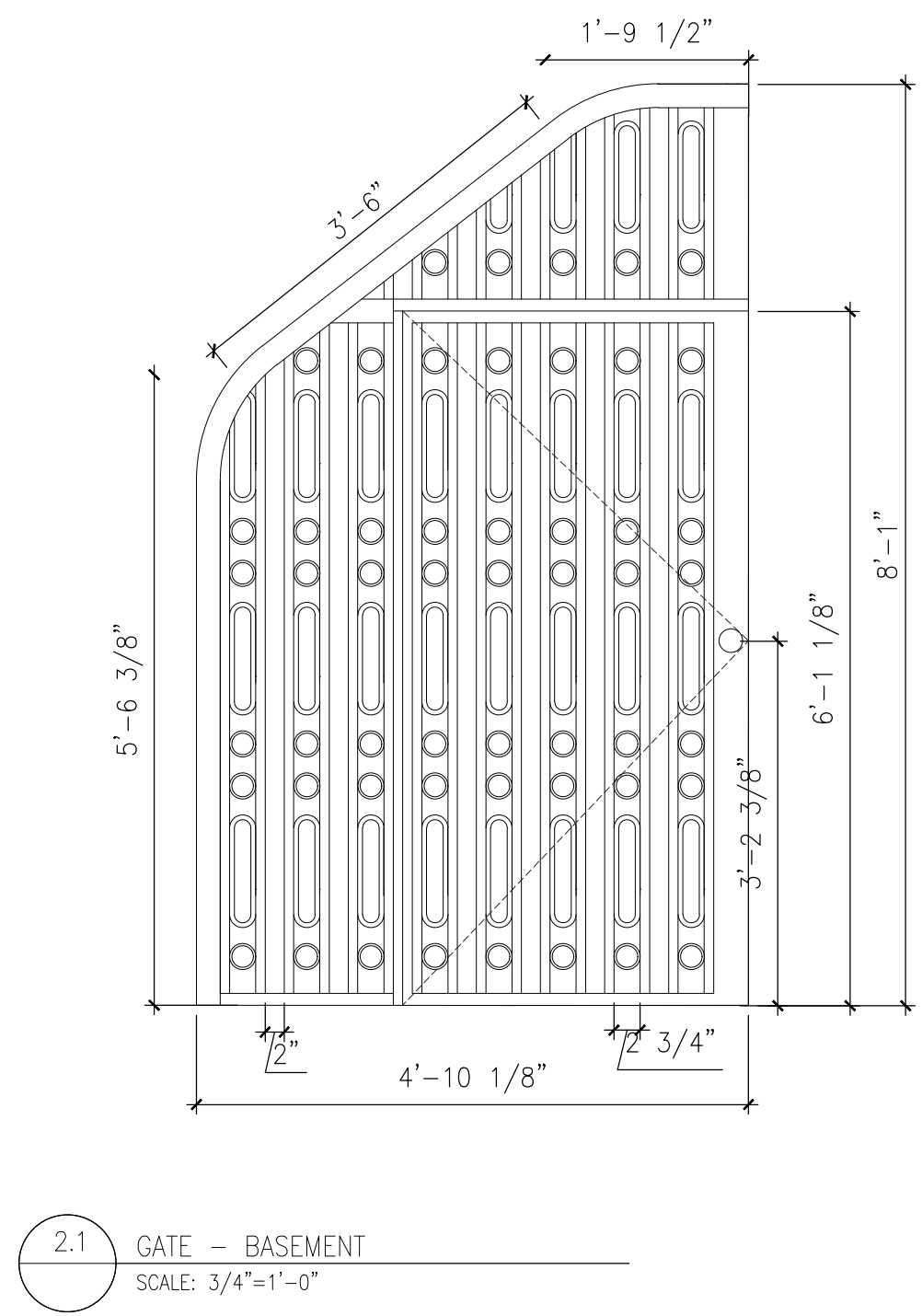


164 HANCOCK STREET
LOT 10



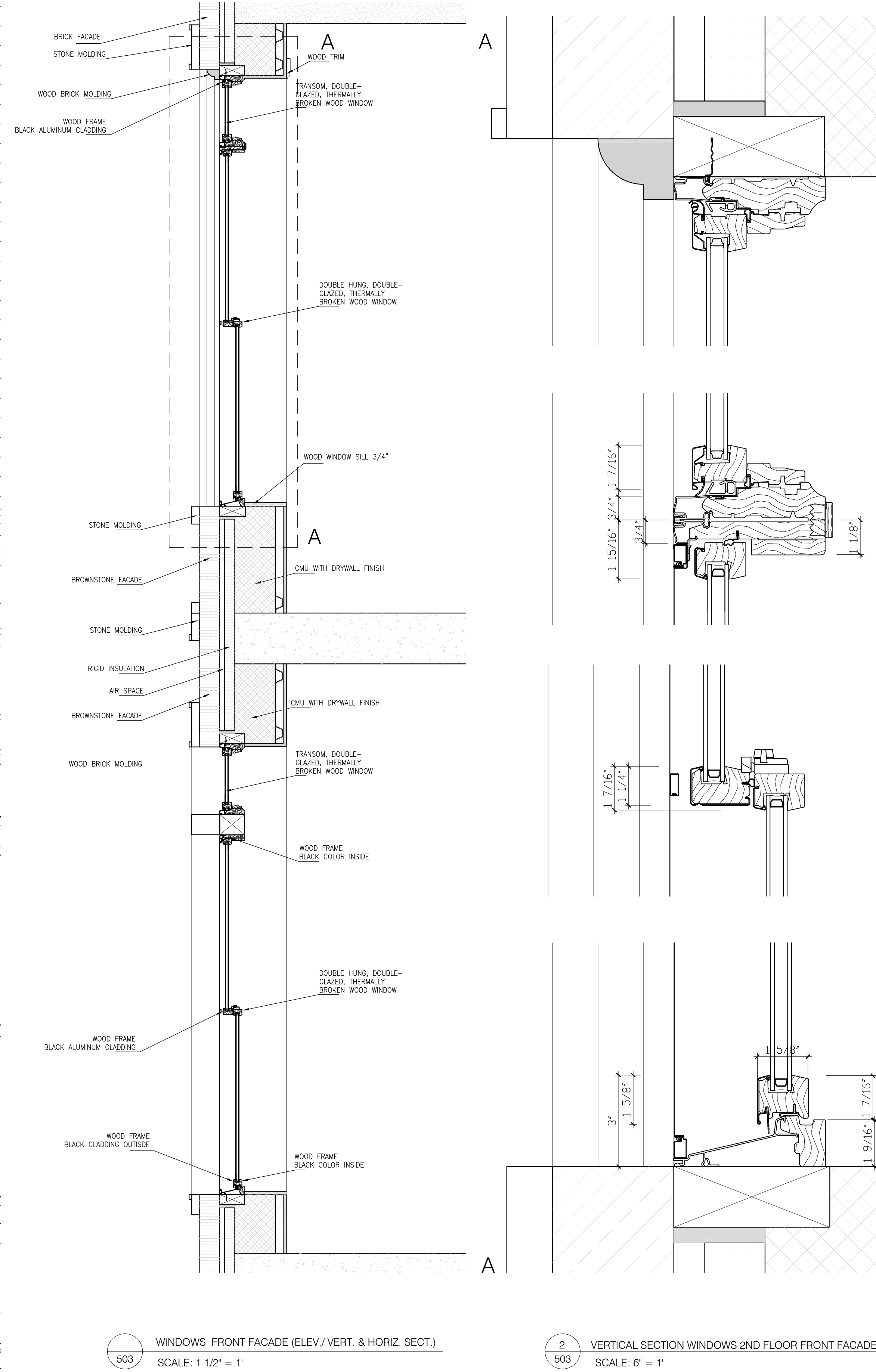
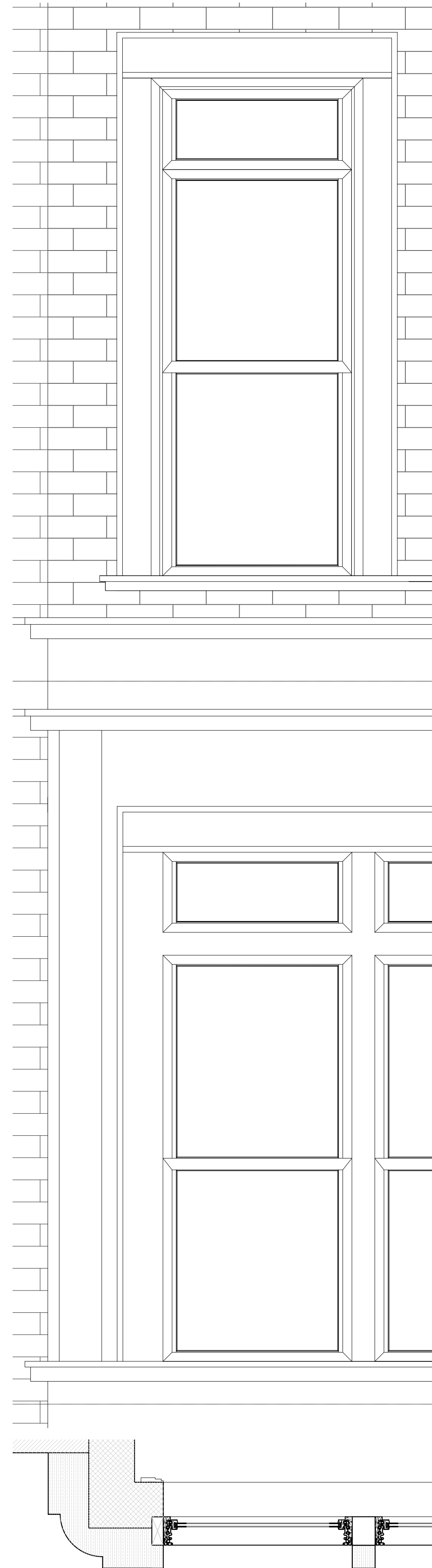
5 ENLARGE ELEVATION
SCALE: 1/2"=1'-0"

RAILING AND UNDERSTOOP GATE SECTION- DETAILS



1 REDER

WINDOW FRONT FACADE SECTIONS



RENDER: PROPOSED FRONTAL ELEVATION



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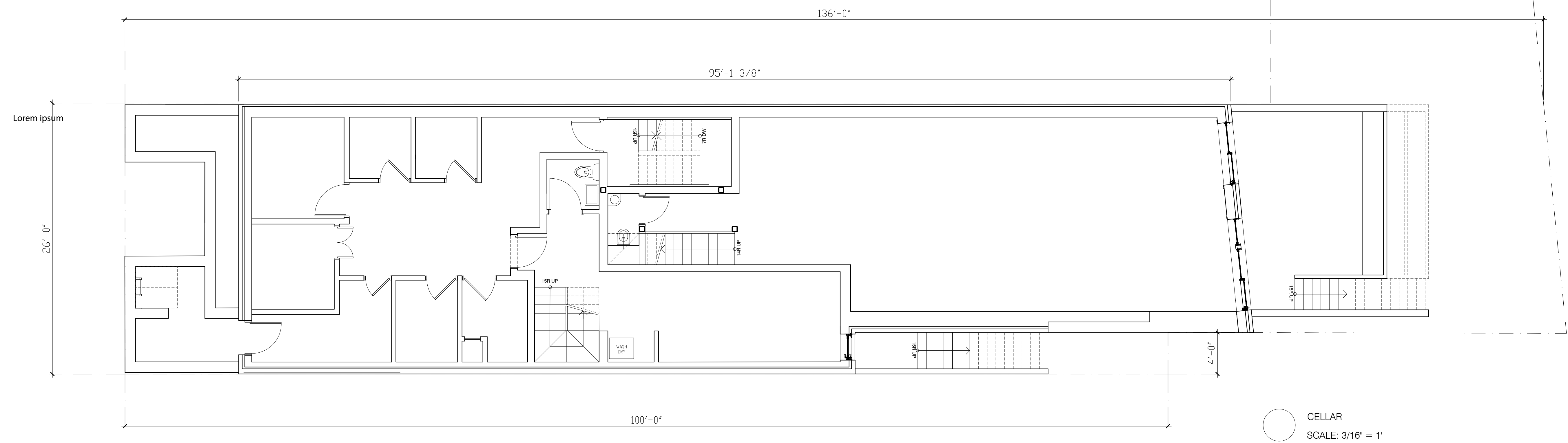
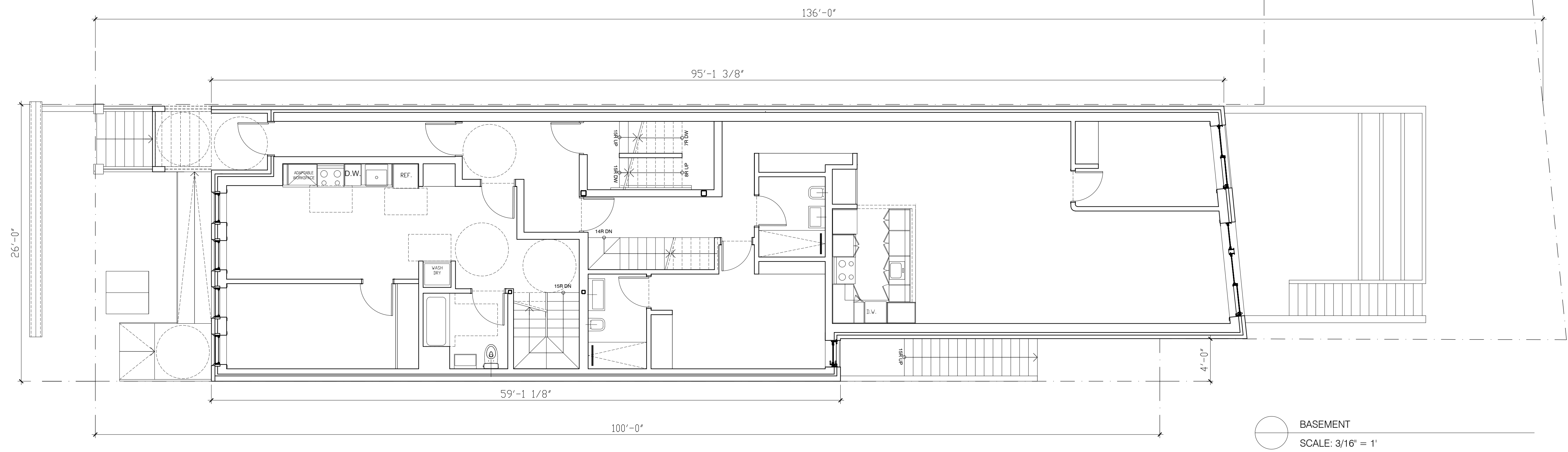
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888-475-4499 (Toll free)

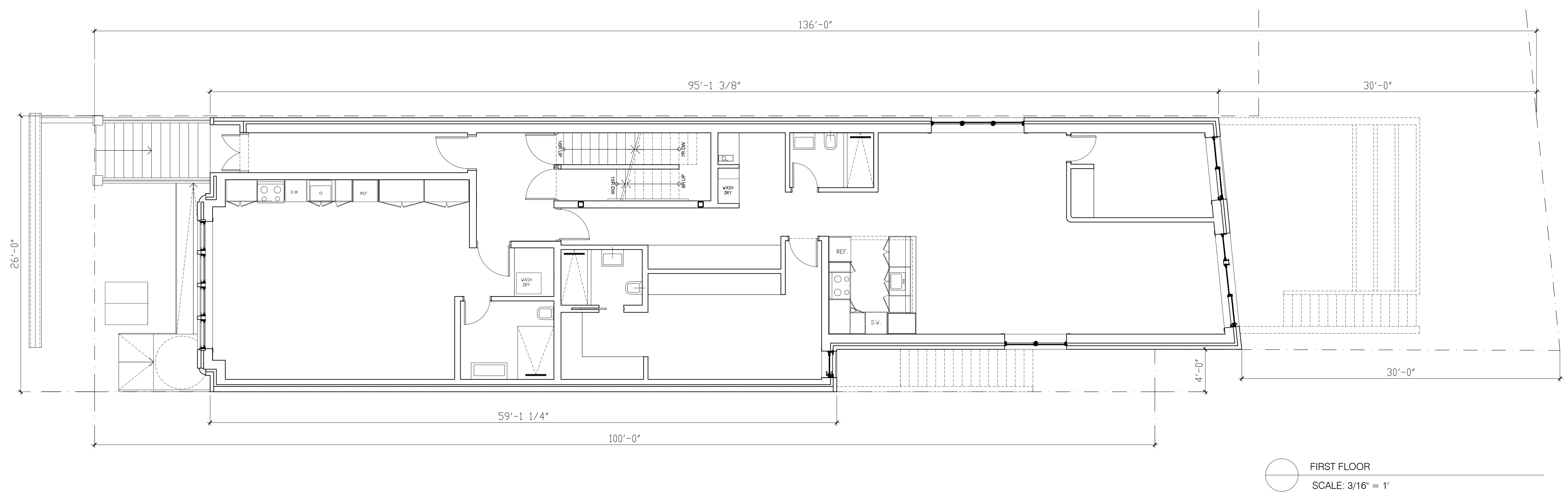
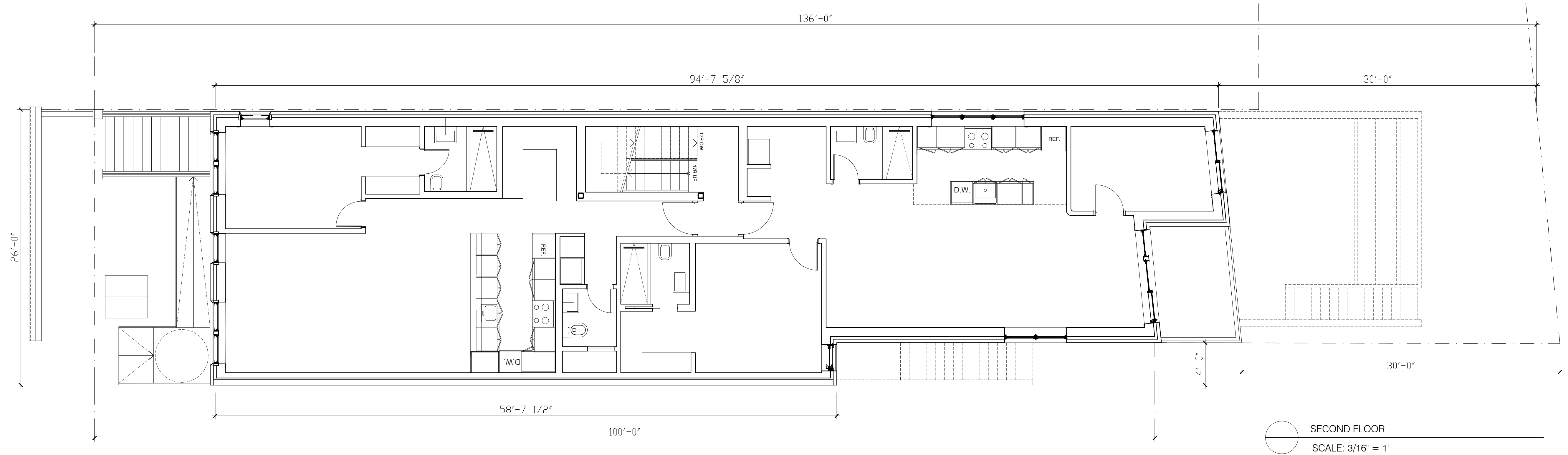
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APPENDIX LOT 10

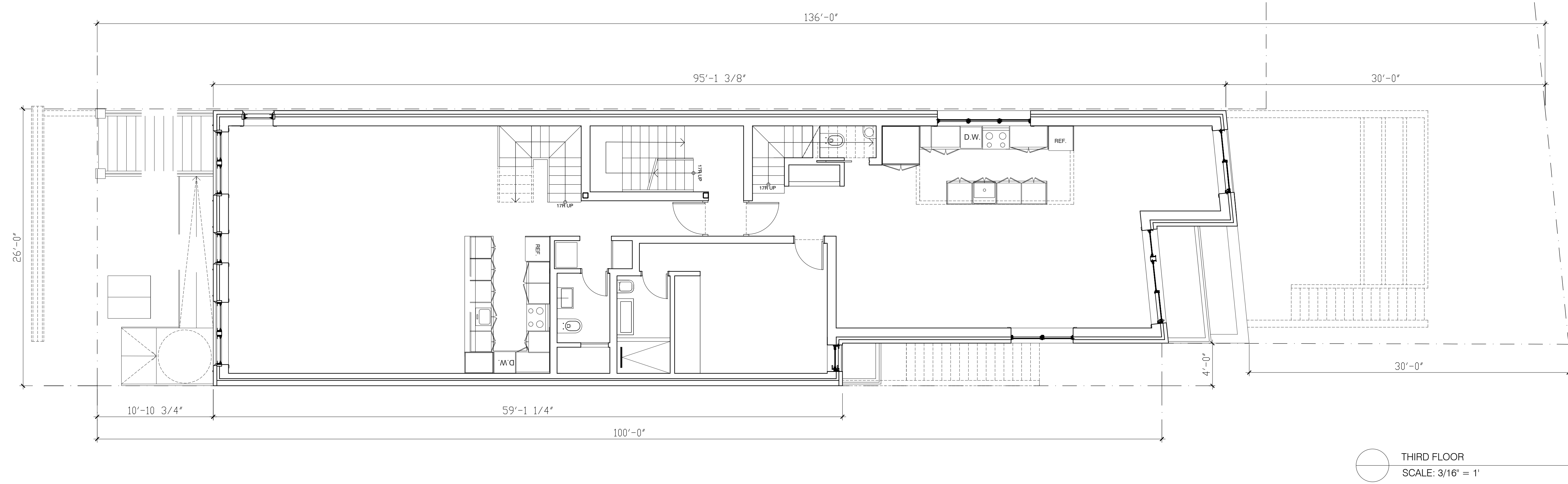
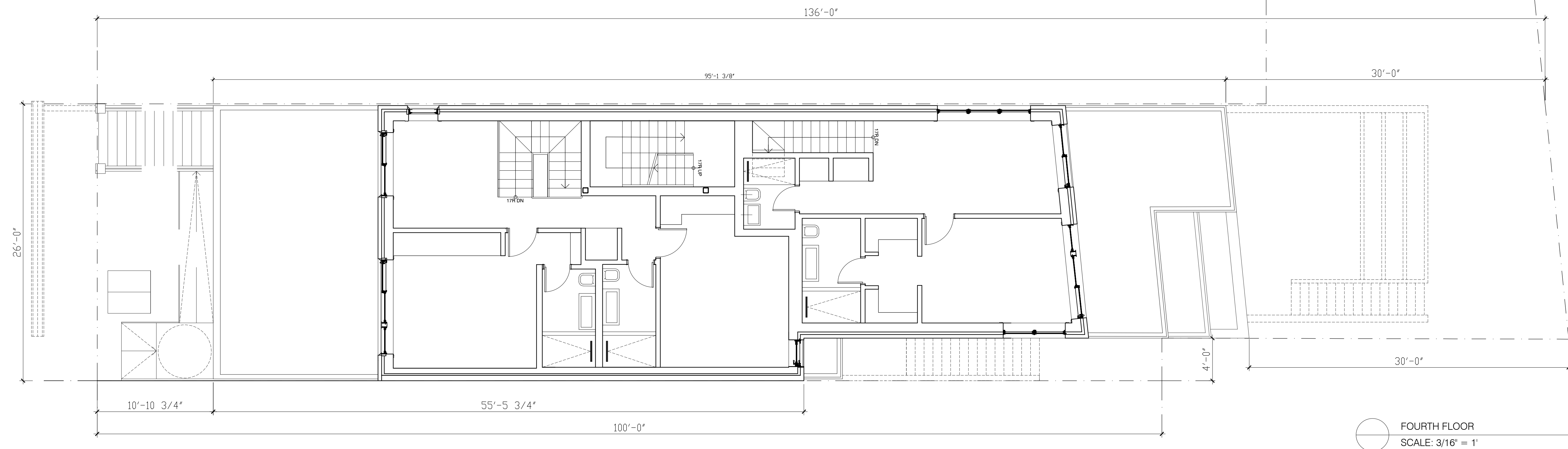
CELLAR AND BASEMENT



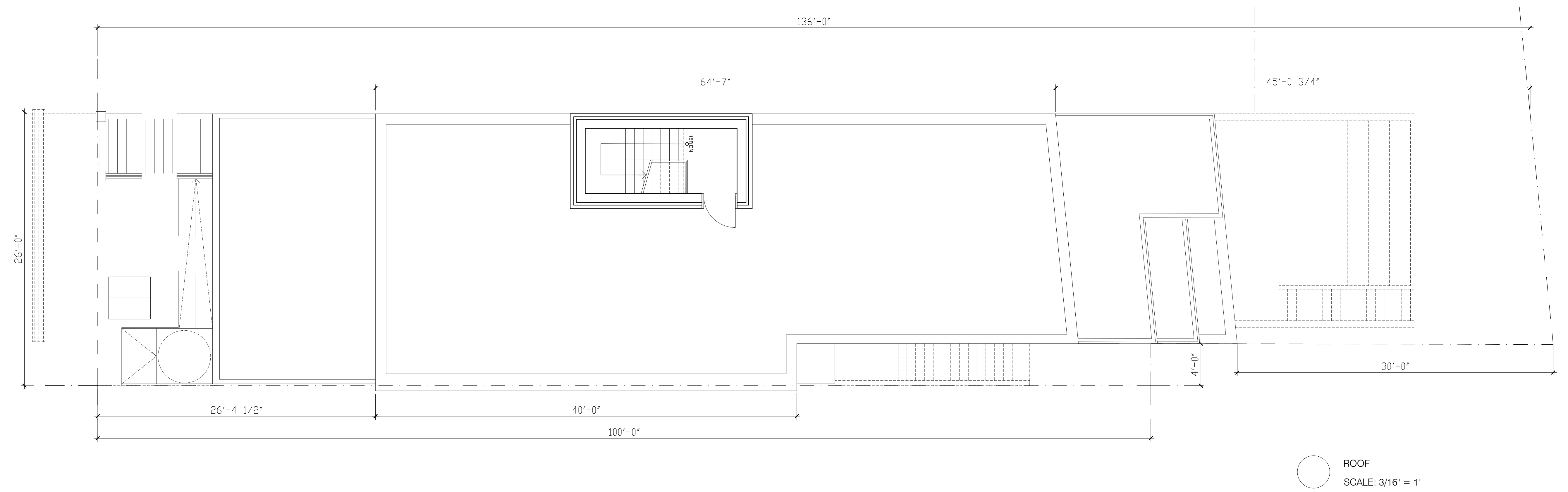
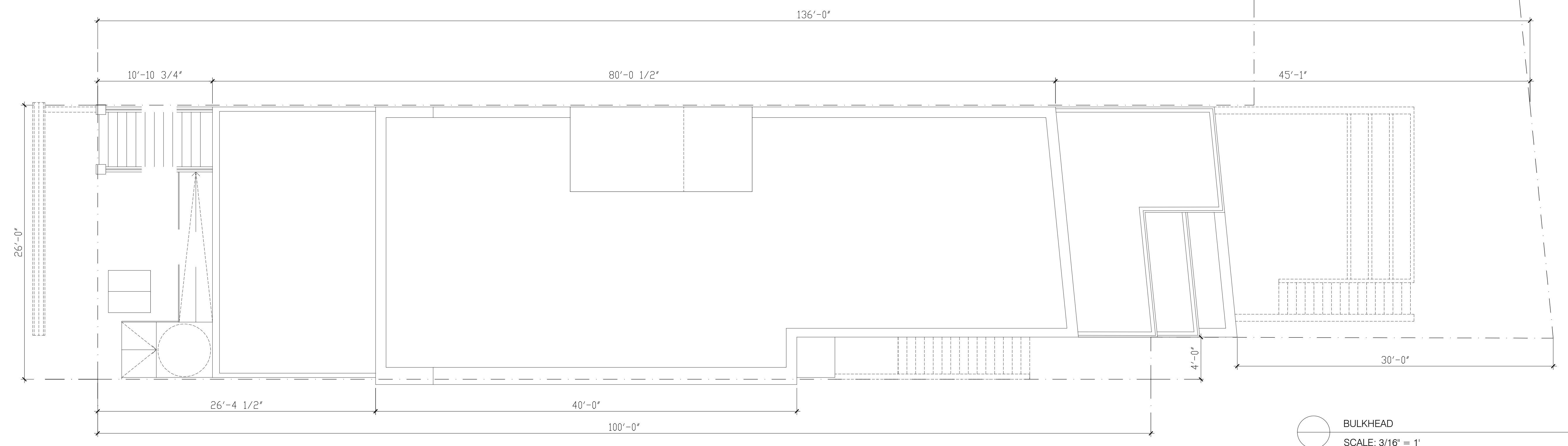
FIRST AND SECOND FLOORS



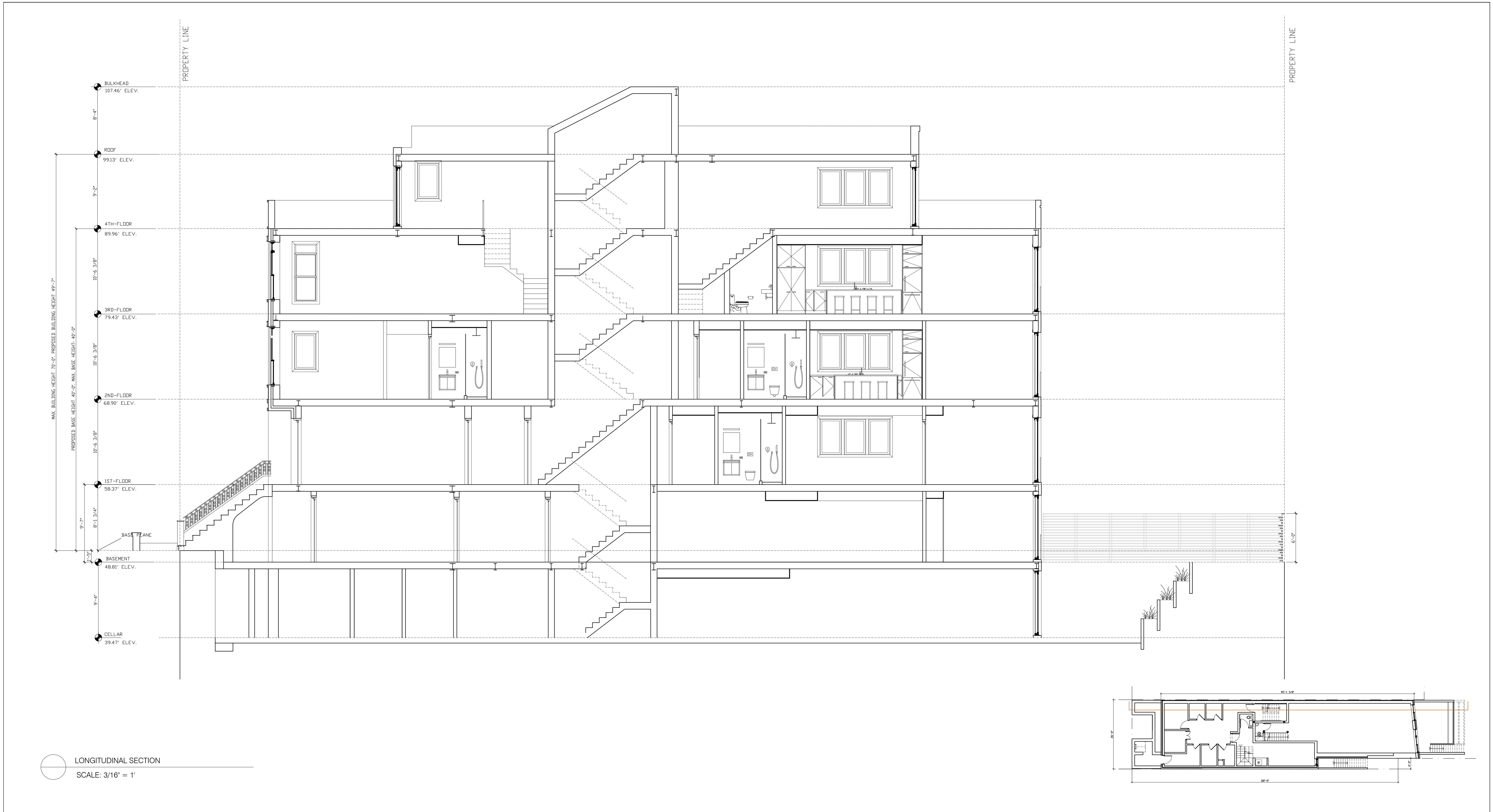
THIRD AND FOURTH FLOORS



ROOF AND BULKHEAD



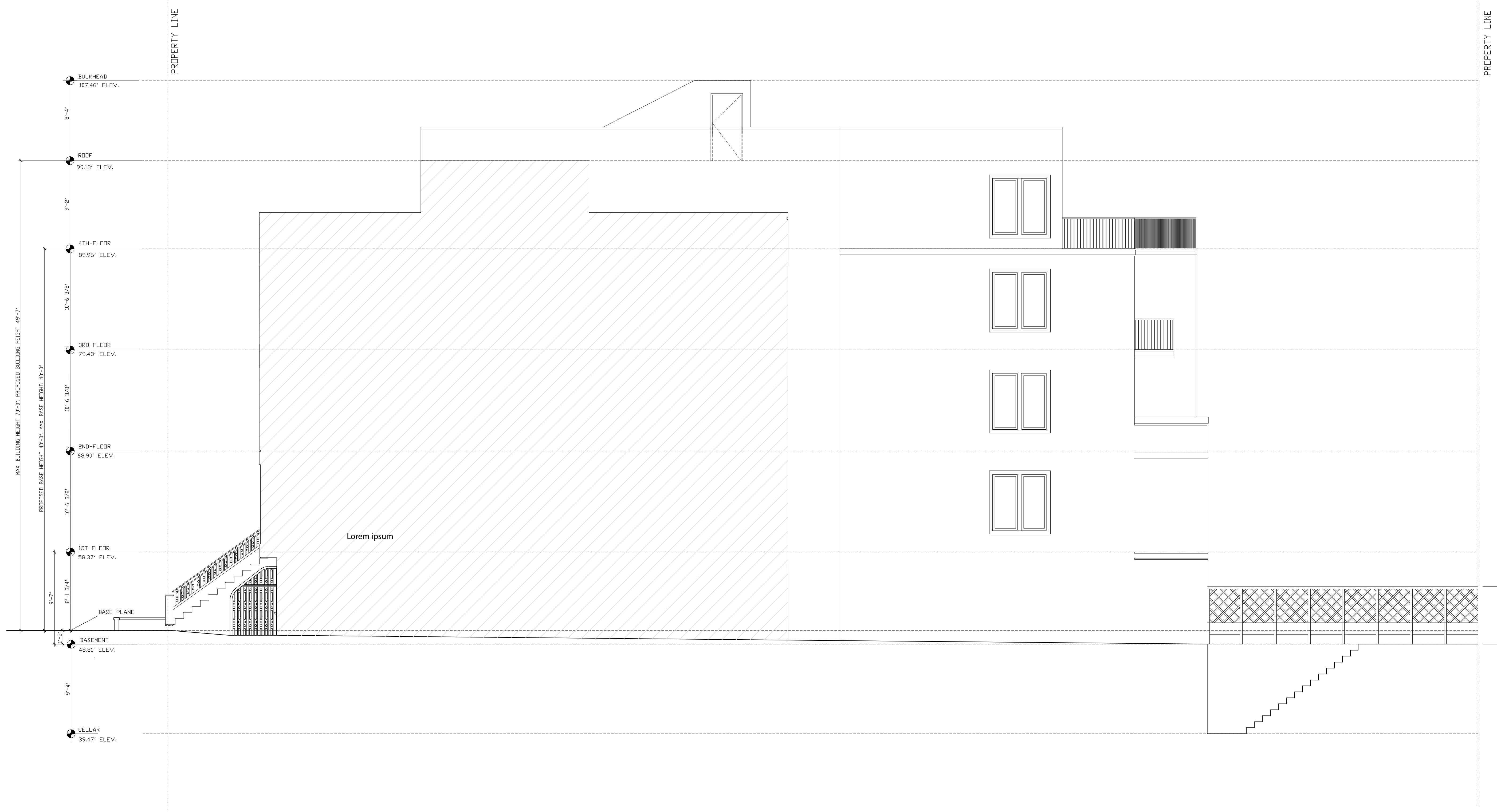
LONGITUDINAL SECTION



FRONT & REAR ELEVATIONS



WEST ELEVATION



WEST ELEVATION
SCALE: 3/16" = 1'

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