

November 19, 2024
Public Hearing

The current proposal is:

Preservation Department – Item 12, LPC-25-03278

153 State Street – Brooklyn Heights Historic District Borough of Brooklyn

To testify virtually, please join Zoom

Webinar ID: 161 560 5566

Passcode: 604575

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.

153 STATE STREET
PROPOSED VERTICAL AND HORIZONTAL EXTENSION



PROJECT SITE:
153 State Street



FRONT FACADE
Year taken: 1940s - Tax Photo



FRONT FACADE
Year taken: 1980s - Tax Photo

FROM THE BROOKLYN HEIGHTS HISTORIC DISTRICT DESIGNATION REPORT

The Brooklyn Heights Historic District is a homogeneously composed residential neighborhood with a special character of its own retaining much of the atmosphere of a 19th century urban community, that it has an unusual aesthetic quality due to the great variety of architectural styles manifested in its handsome residences and stately churches, that each style is representative of an era in the historical development of the Heights over a period of more than 100 years, and that because of the generally uniform height and fine architectural quality of the houses, its superb and insular location and other distinguishing qualities, Brooklyn Heights is a neighborhood of rare charm and historic significance. is considerable variety in styles.

HISTORIC PHOTO - FRONT FACADE



ADJACENT PROPERTY:
151 STATE STREET

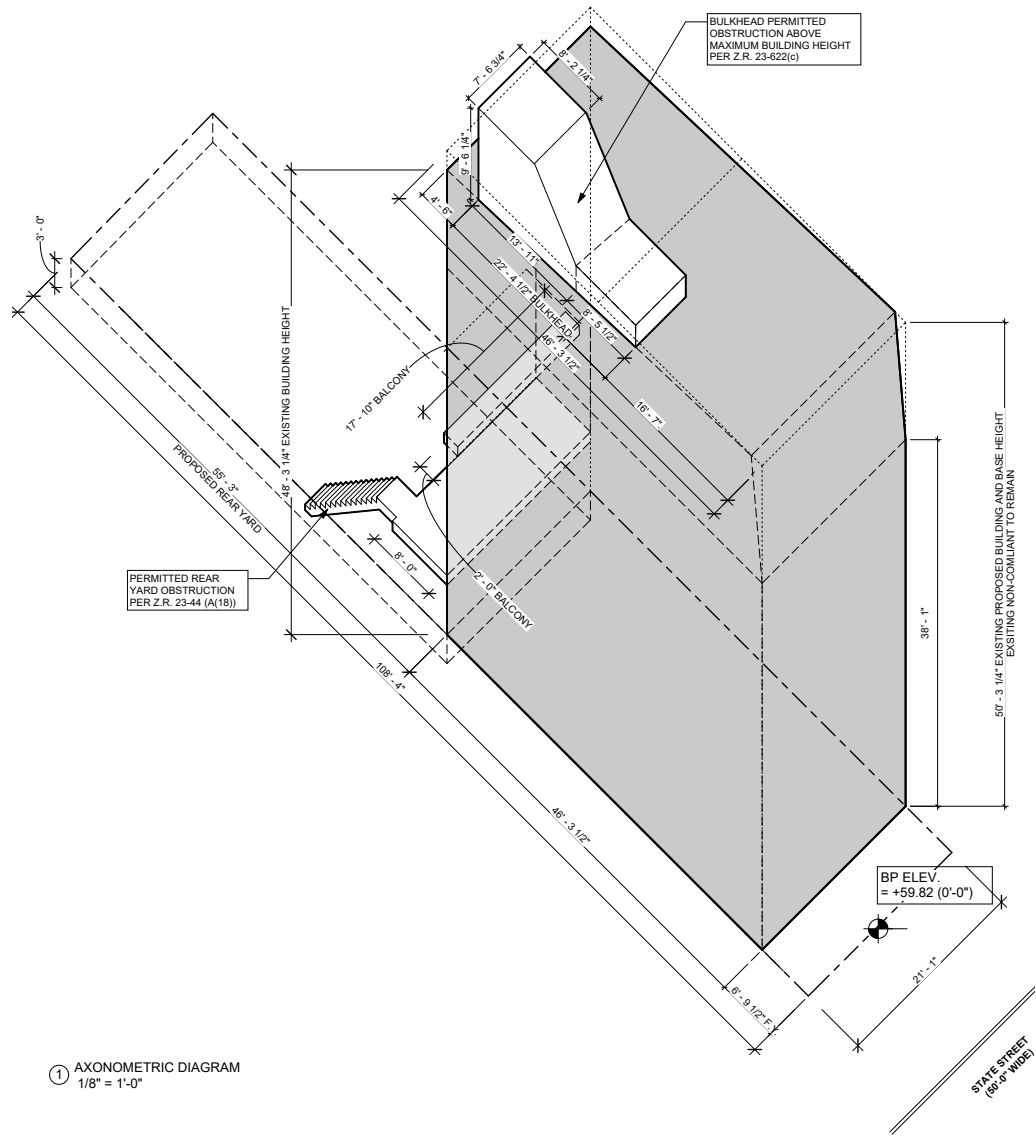


PROPOSED PROJECT SITE:
153 STATE STREET

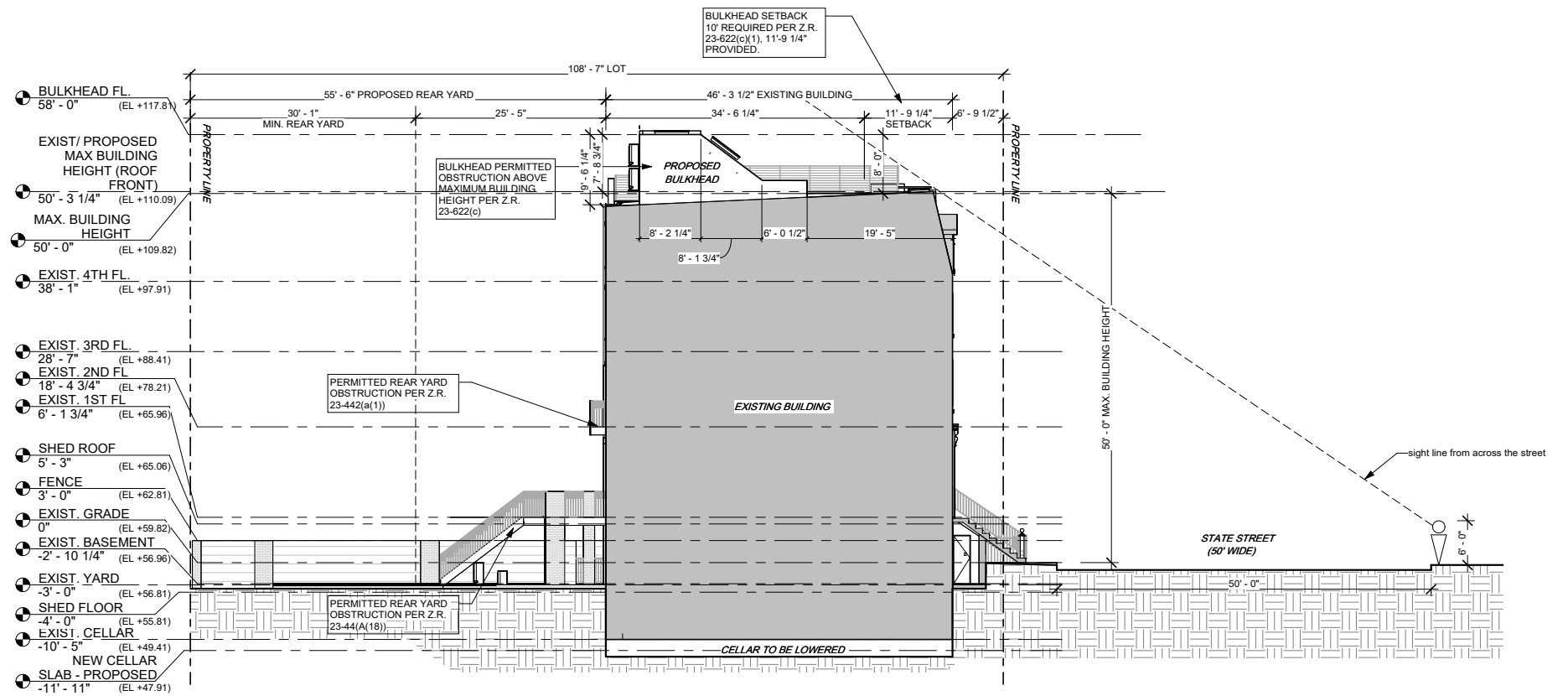


ADJACENT PROPERTY:
155 STATE STREET

EXISTING FRONT OF HOUSE & ADJACENT SIMILAR TOWNHOUSES

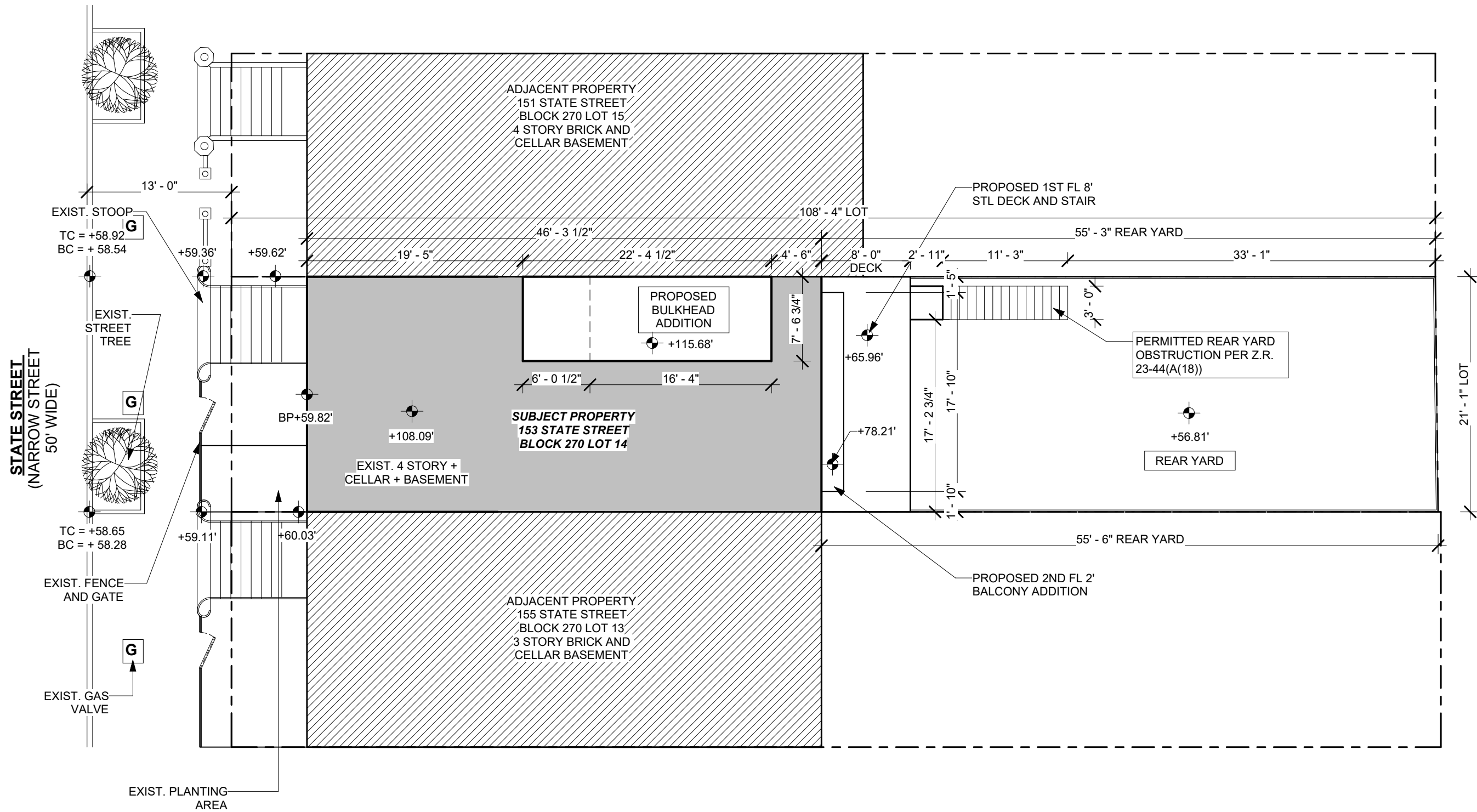


PROPOSED AXONOMETRIC DIAGRAM
SCALE : NTS



PROPOSED ZONING SECTION
SCALE : NTS

PROPOSED MASSING AXONOMETRIC AND SECTION



PROPOSED ZONING SITE PLAN
SCALE : NTS

A-REAR ADDITIONS



Site Photo: Exterior rear facade view

Patio canopy to be removed



Site Photo: Rear yard



Site Photo: Rear patio showing existing patio and floor hatch location

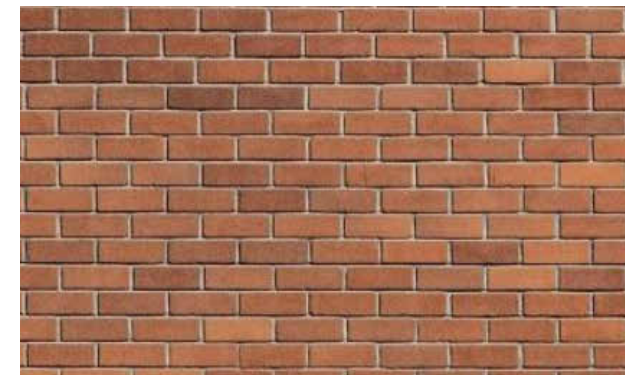


Site Photo: Rear door and window with brick wall

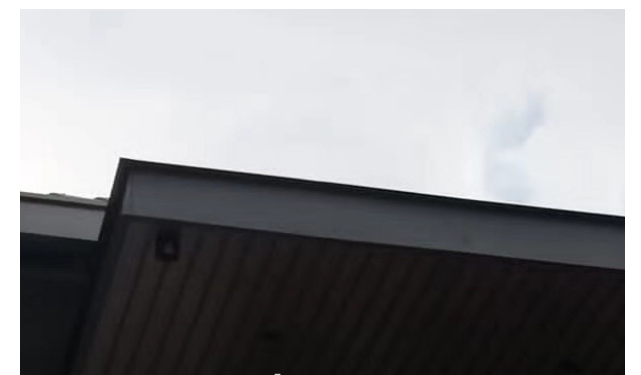
EXISTING REAR YARD PHOTOS



NEW REAR FACADE MATERIAL:
Aluminum elements with wood print



NEW BRICK PIER MATERIAL:
Brickpier to match existing rear facade brickwork



NEW STEEL DECK AND STAIR MATERIAL:
Painted black steel channels

RENDERED REAR FACADE

2nd floor Juliet balcony addition

New structural column with decorative steel wood finish

1st floor deck addition

stair down to cellar from rear yard



brick pier and wood fence

brick piers on both ends of the deck

stair up from rear yard to 1st floor deck

RENDERED REAR FACADE



2nd floor juliet balcony addition

steel fitch column with Resysta Wood core

1st floor deck addition

stair down to cellar from rear yard

stair up from rear yard to 1st floor deck

brick pier and wood fence

RENDERED REAR FACADE



1 story + basement extension + deck+ balcony at 20 Schermerhorn Street

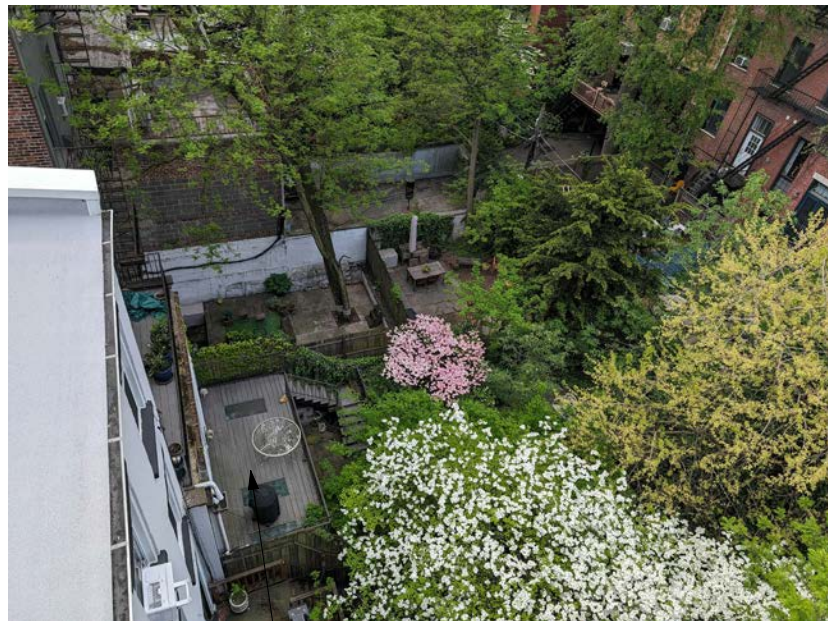


1 story + basement & deck extension at 24 Schermerhorn Street
2 story + basement extension at 26 Schermerhorn Street

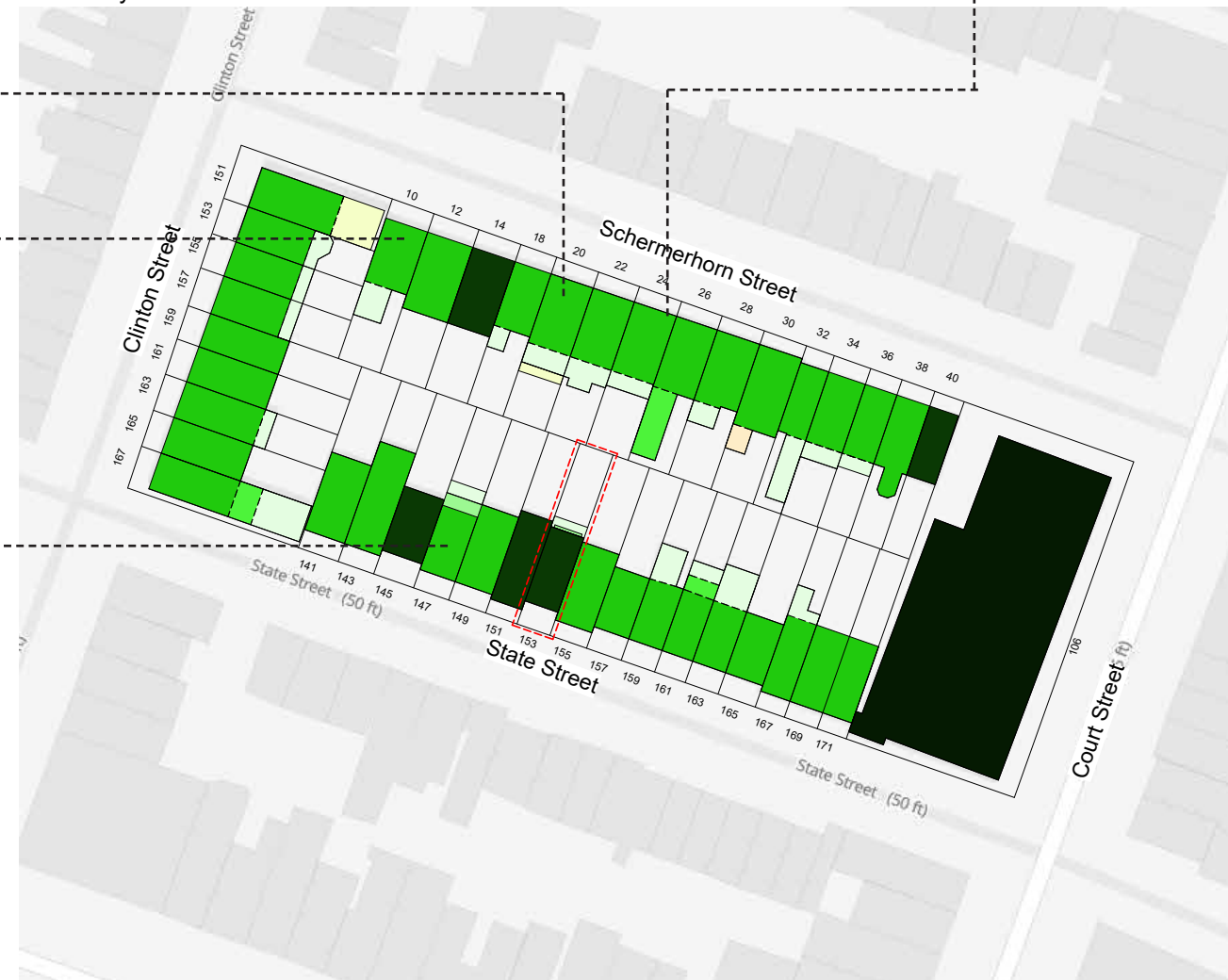


1 story + basement extension at 18 Schermerhorn Street

Rear yard deck extension at 10 Schermerhorn Street



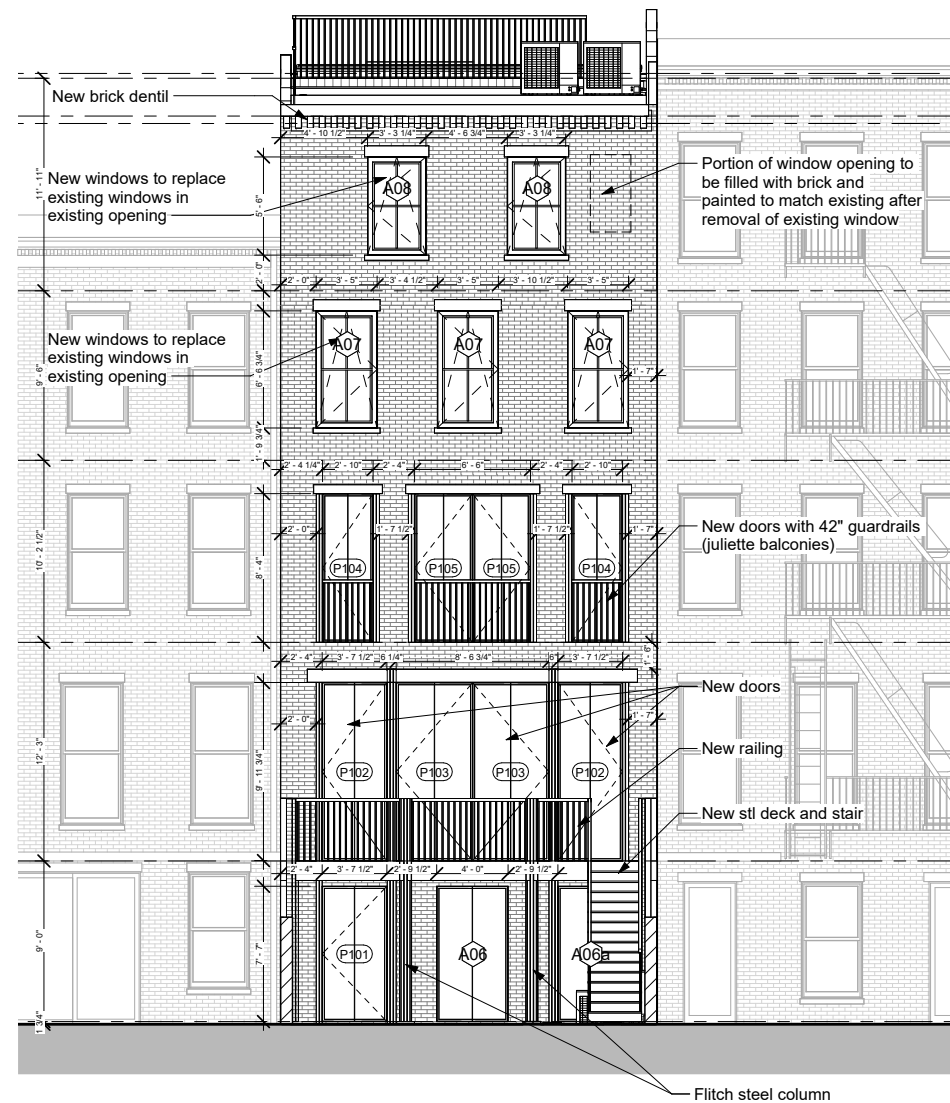
1 story + extension at 147 State Street



ADJACENT SURROUNDING BUILDING REAR YARD PHOTOS



EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION
(APPROVED AT STAFF LEVEL)



PROPOSED REAR ELEVATION
(PUBLIC HEARING)

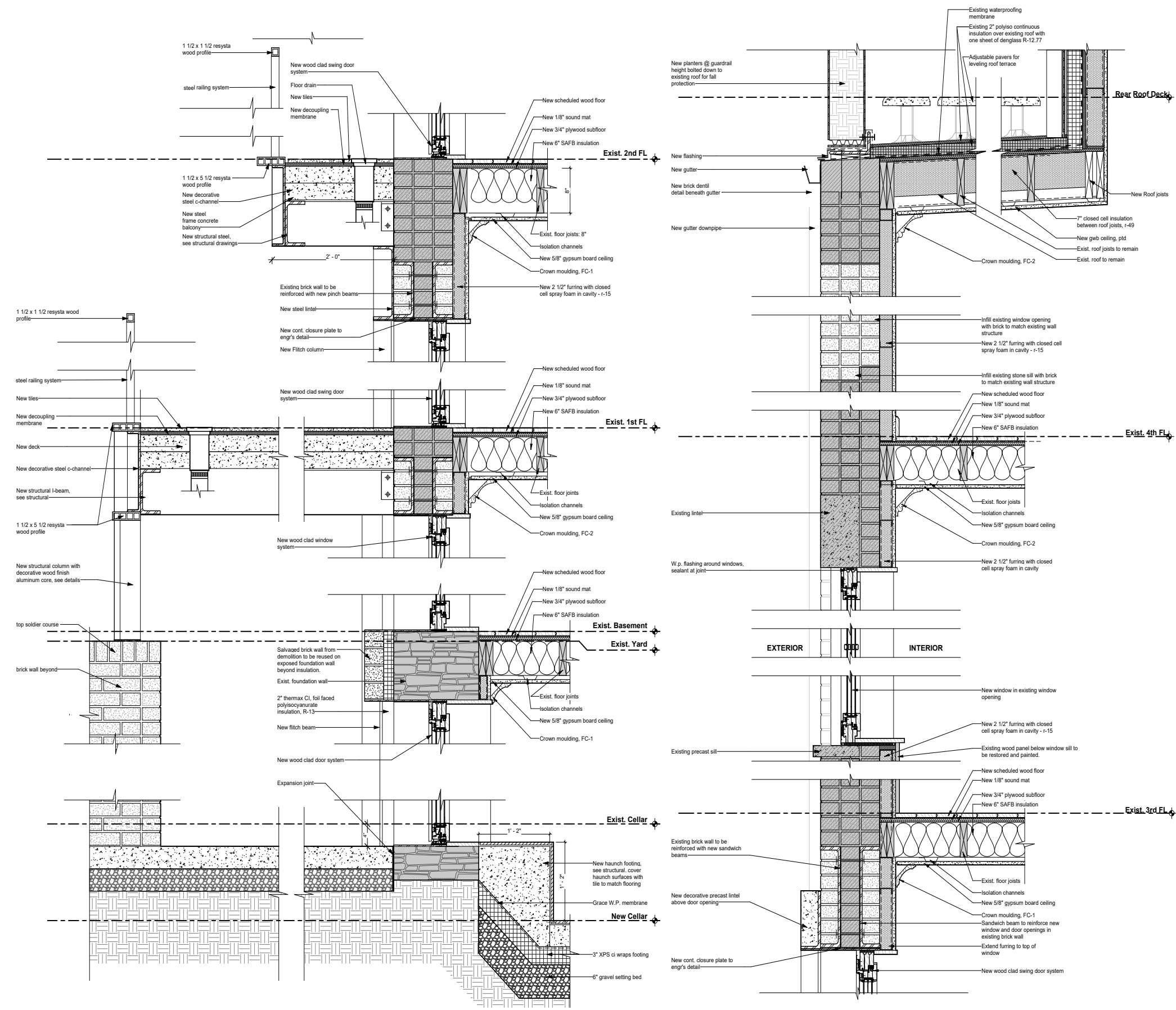
EXISTING AND PROPOSED REAR ELEVATION



PROPOSED REAR ELEVATION
SCALE : NTS

PROPOSED REAR ELEVATION

EXTERIOR WALL DETAIL



EXTERIOR WALL DETAIL
SCALE : NTS

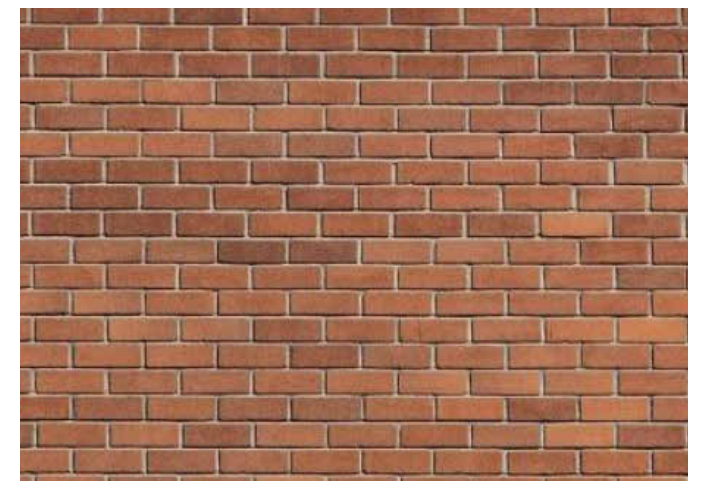
B-ROOFTOP ADDITIONS



Parallel architecture products:
Aluminum Cladding (Jet black powder coated)
-Bulkhead Facade Wall-



Pedestal Paver System



Brick to match existing

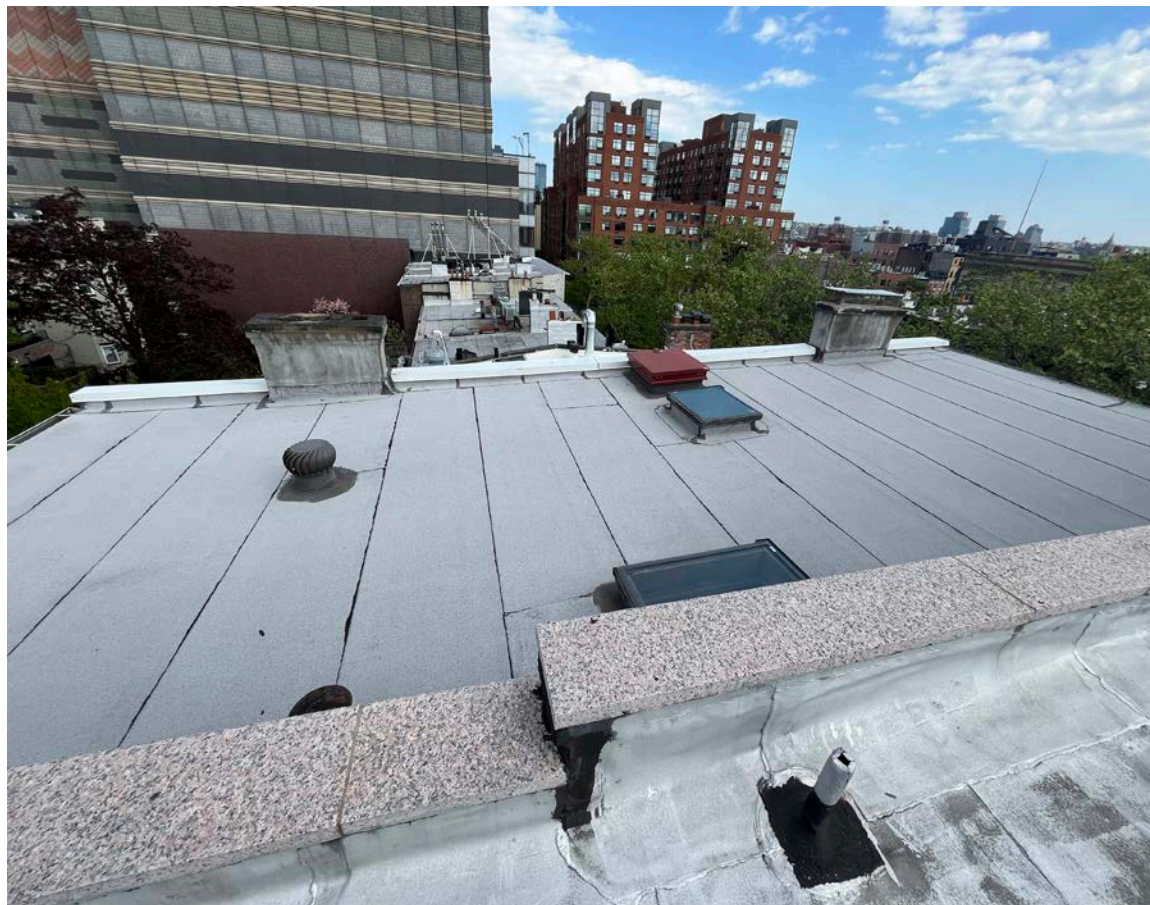
Skylights over sloped and flat bulkhead roof

built up bench over flat roof

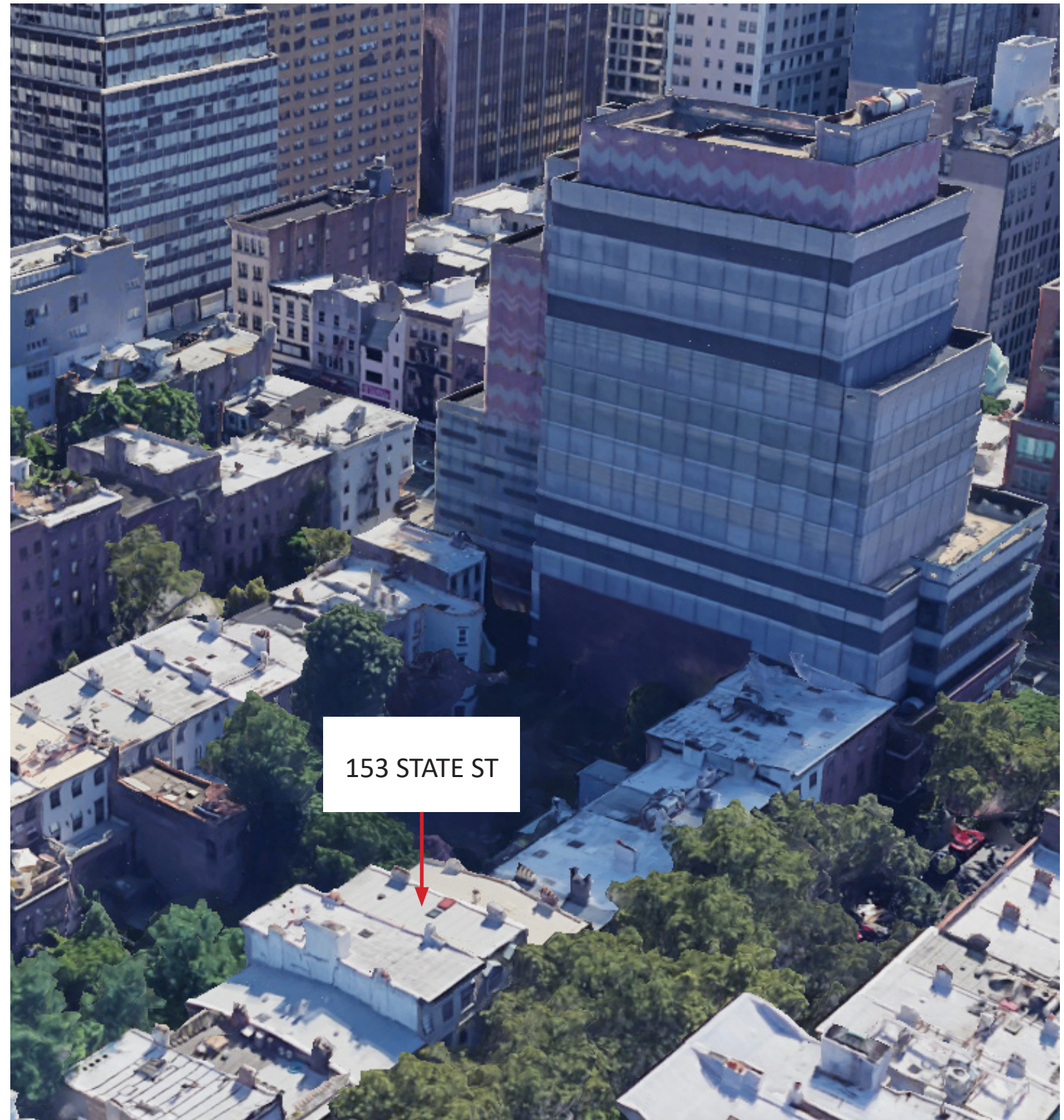
built up bench over existing roof

Upper roof deck



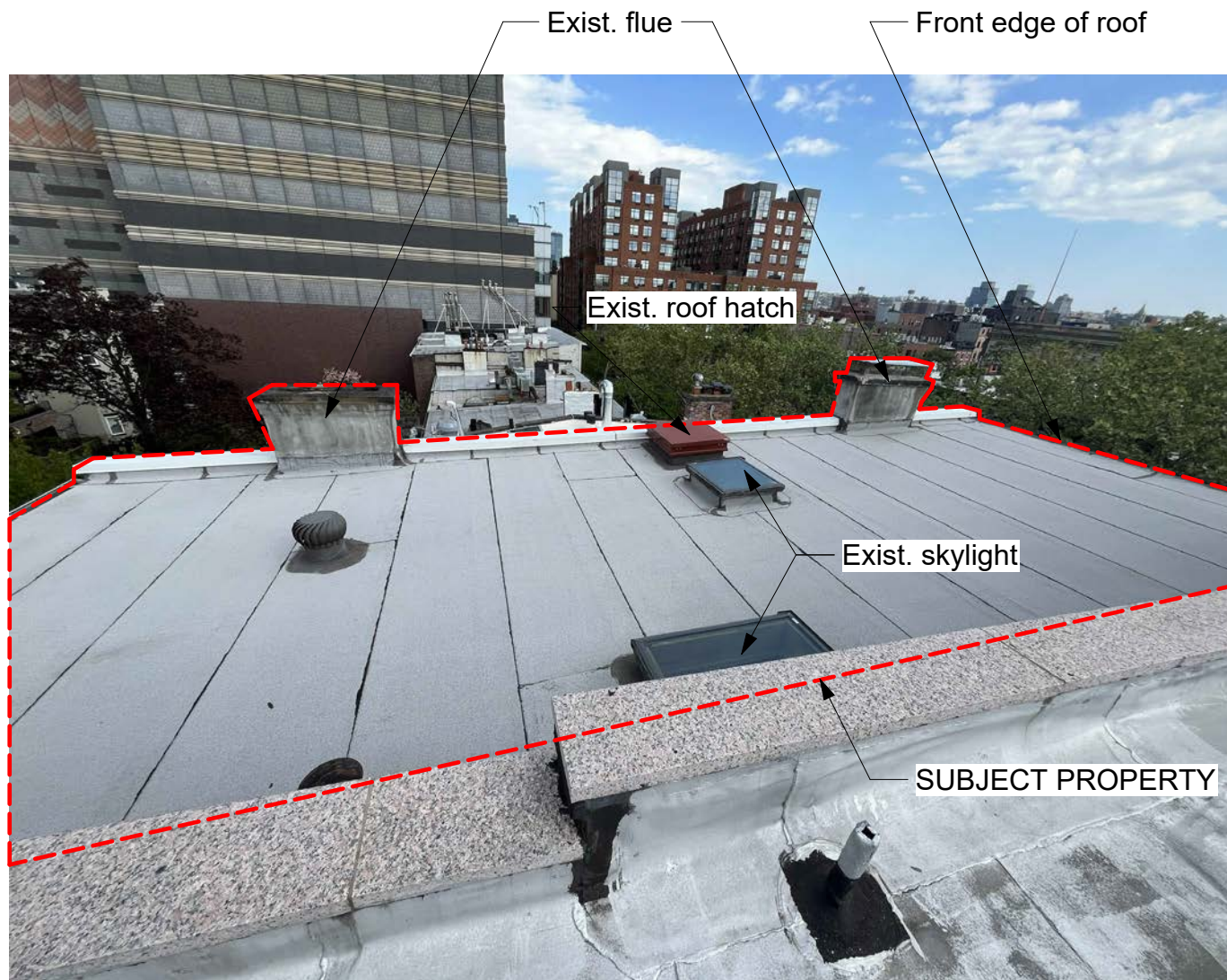


view looking towards 153 State Street

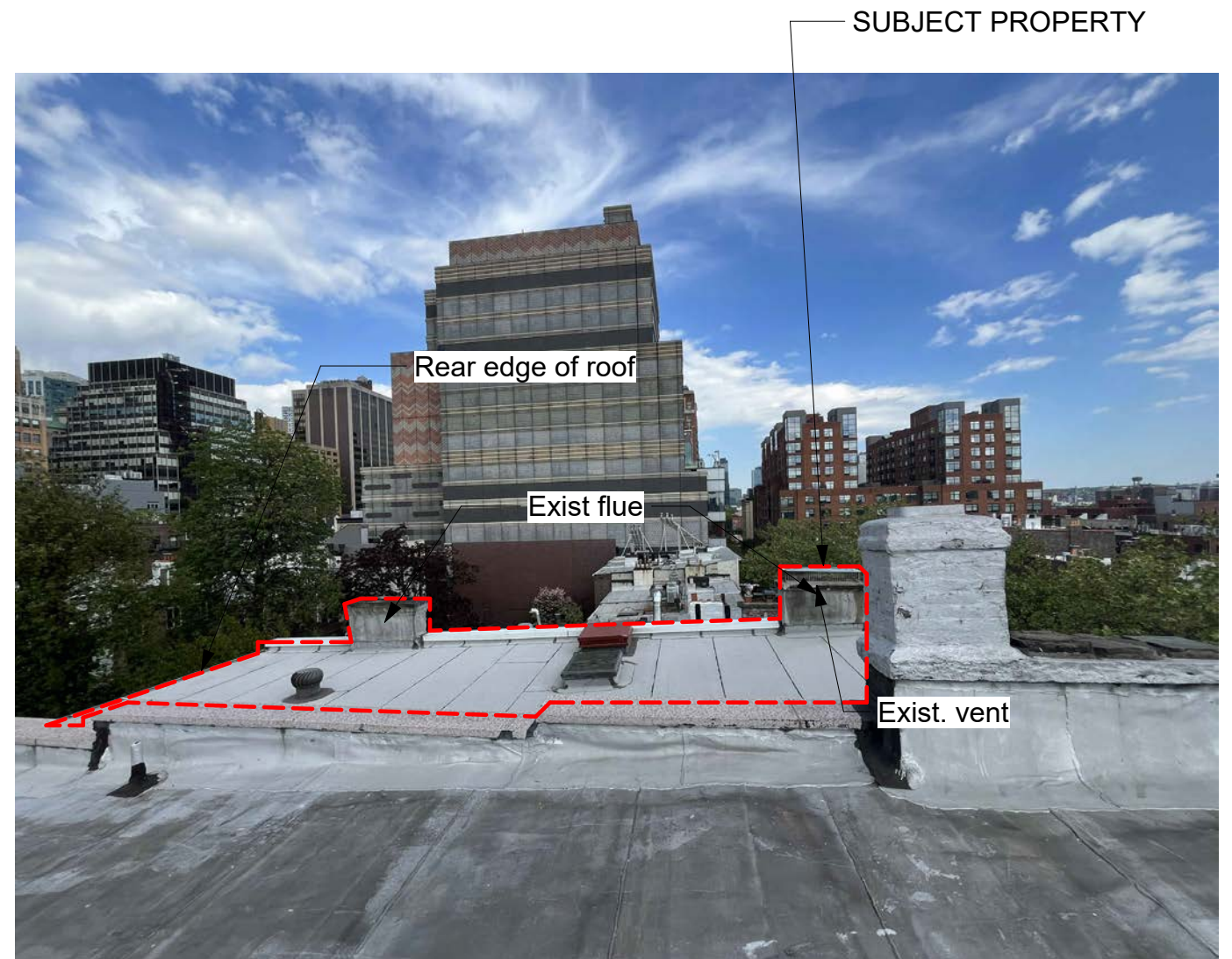


birdseye view of block

EXISTING ROOF TOP PHOTOS



SITE PHOTO - EXISTING ROOF



SITE PHOTO - EXISTING ROOF

EXISTING ROOF TOP

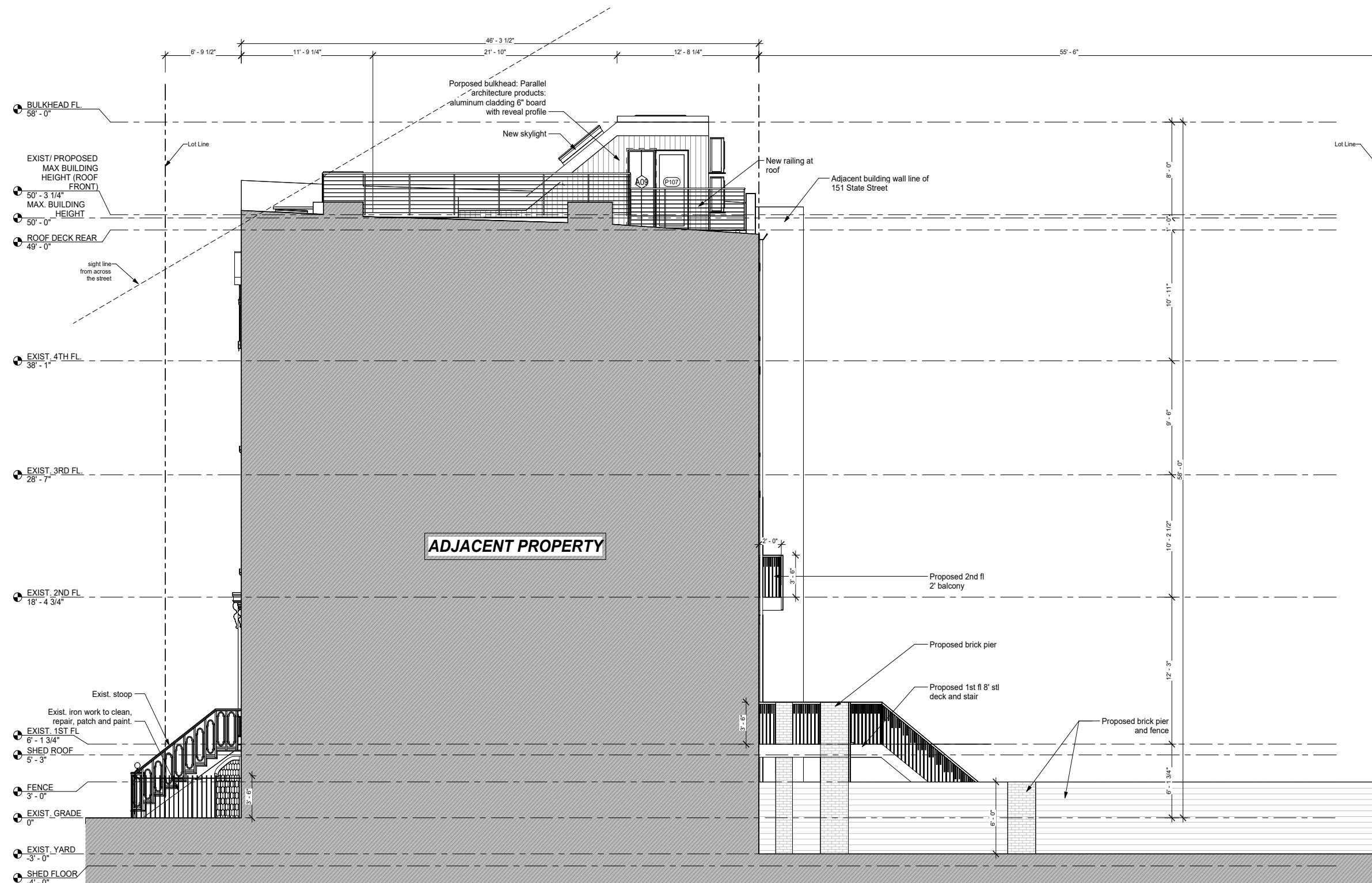


EXISTING FRONT ELEVATION
SCALE : NTS



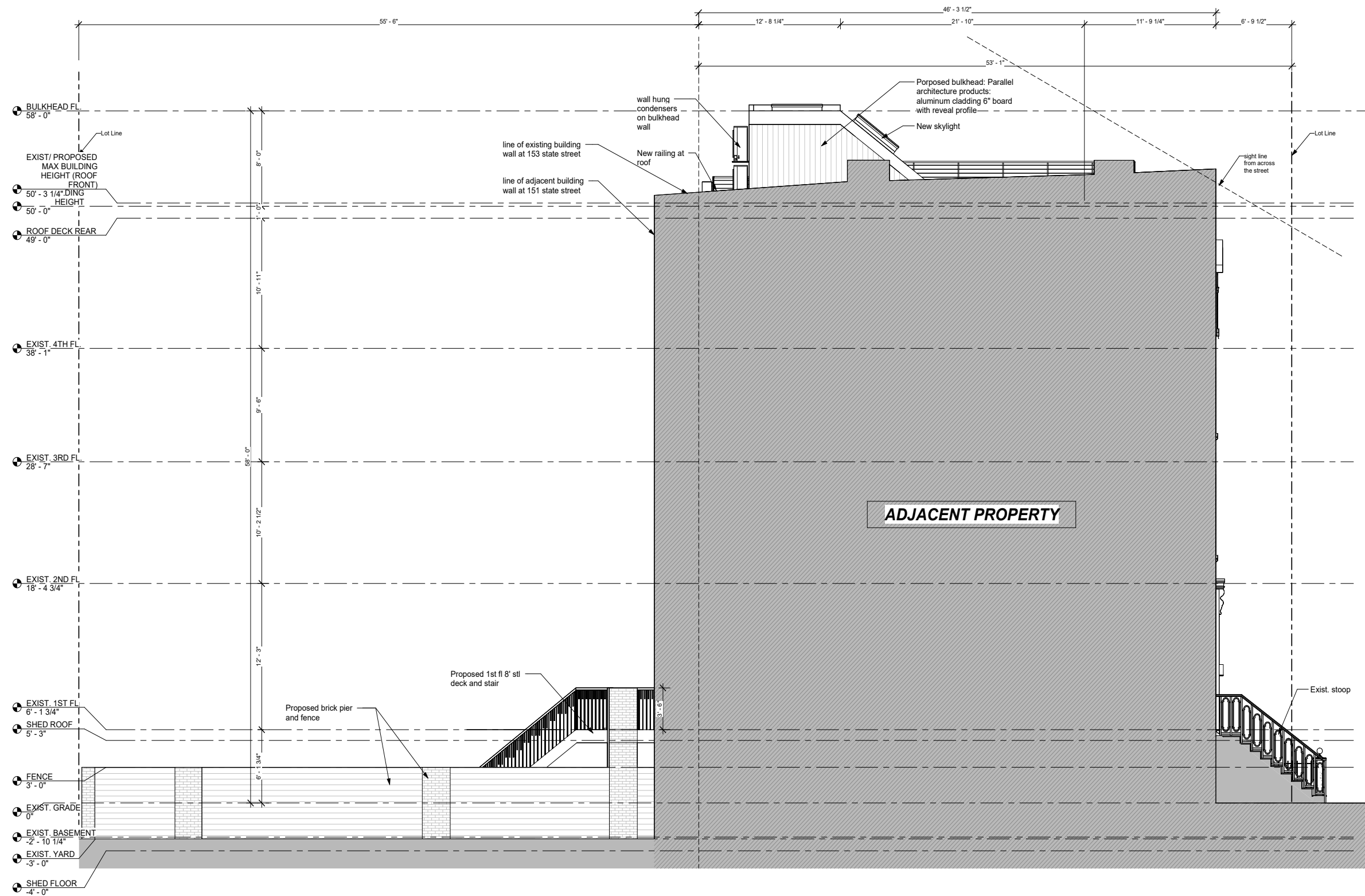
PROPOSED FRONT ELEVATION
SCALE : NTS

EXISTING AND PROPOSED FRONT ELEVATION



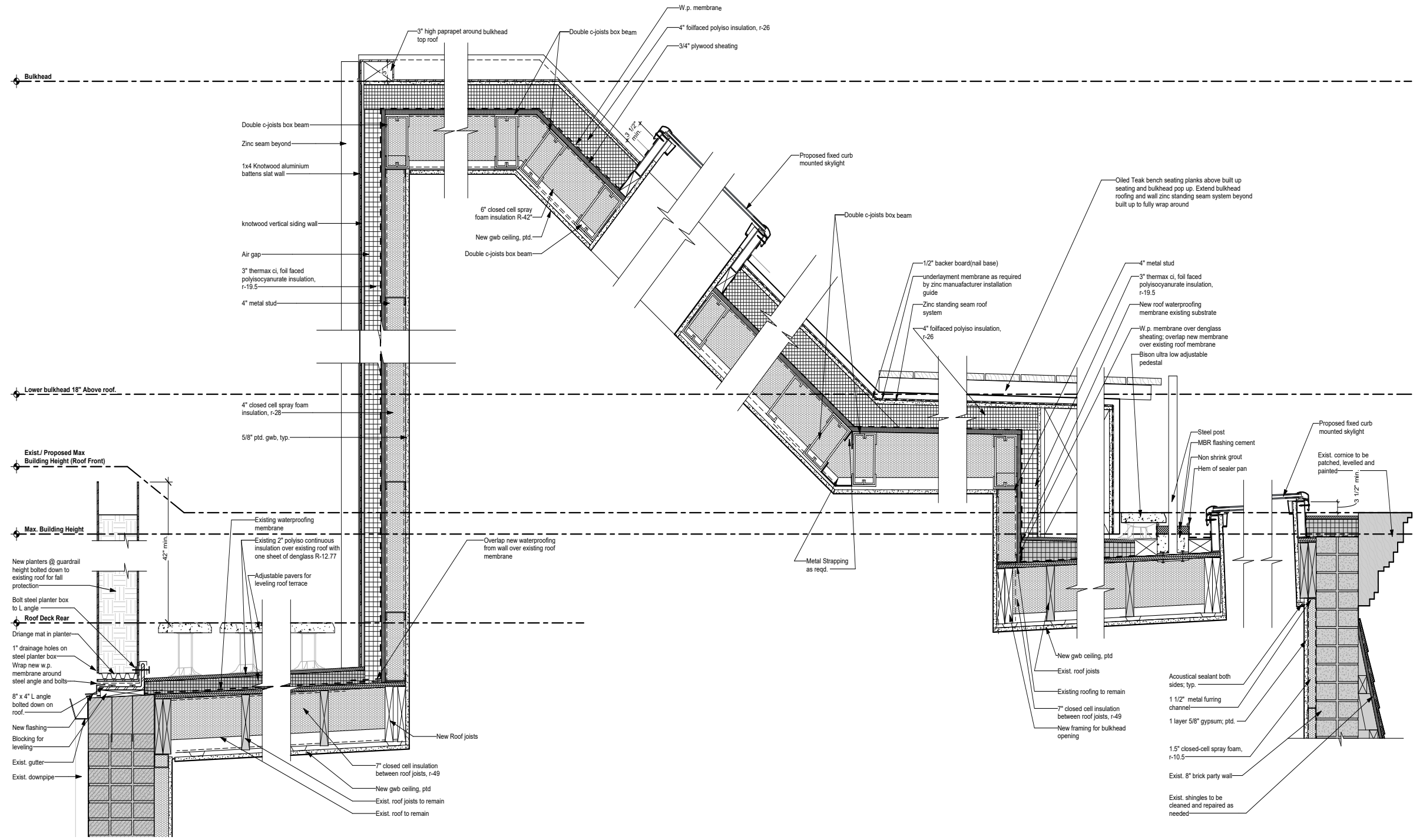
PROPOSED SIDE ELEVATION 1
SCALE : NTS

PROPOSED SIDE ELEVATION



PROPOSED SIDE ELEVATION 2
SCALE : NTS

PROPOSED SIDE ELEVATION



BULKHEAD SECTIONAL DETAIL
SCALE : NTS

BULKHEAD DETAIL



KEY MAP
SCALE: NTS

VISIBILITY - KEY MAP

Railing visible area

Railing visible area

Bulkhead visible area



MOCK UP VIEW TOWARDS STATE STREET



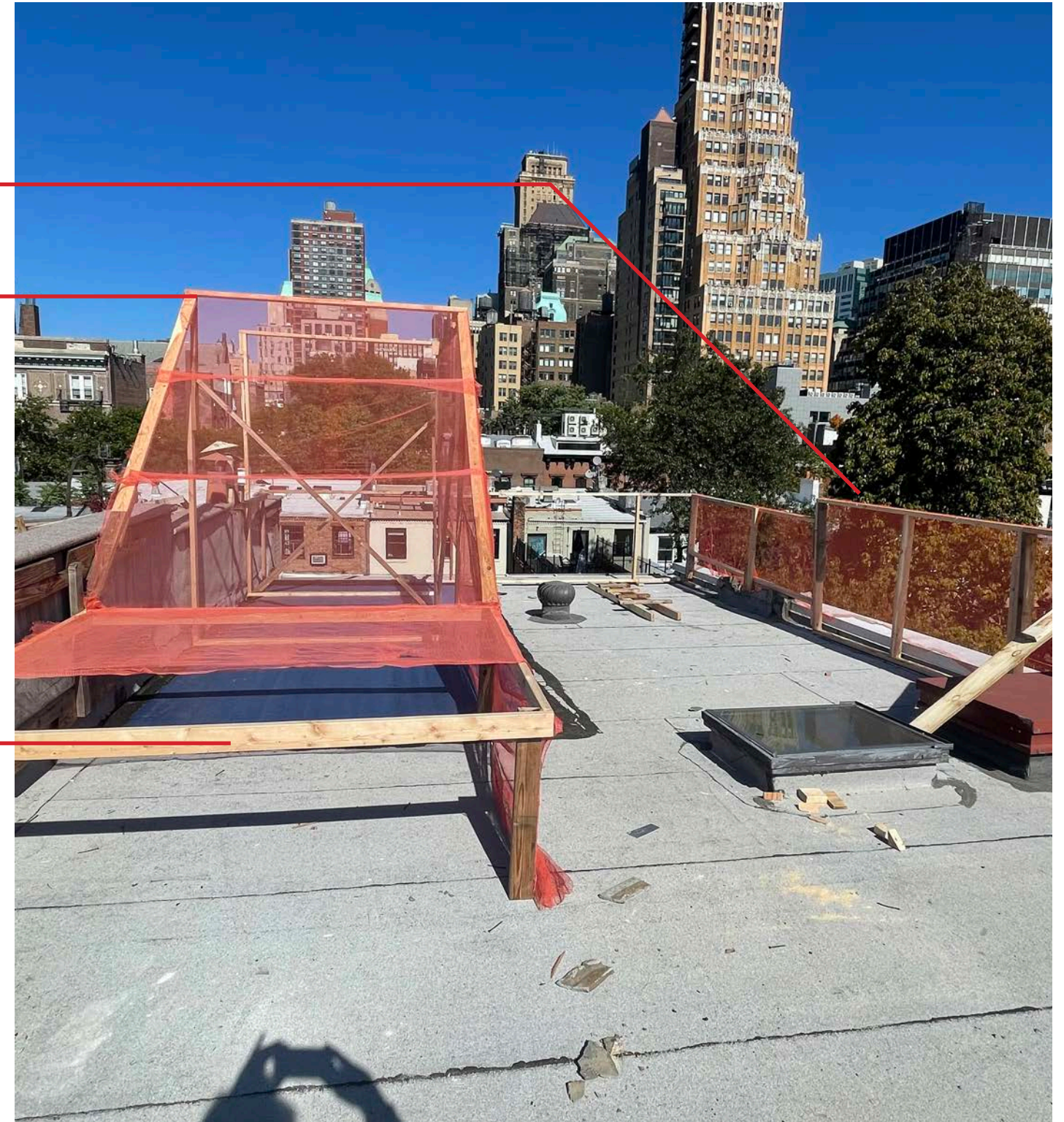
MOCK UP VIEW TOWARDS STATE STREET

MASSING - PROPOSED BULKHEAD MOCK UP

Rooftop guardrail on the roof terrace

Proposed bulkhead (high point)

Proposed bulkhead (low point)



OVERALL MOCK UP



VIEW 1: BULKHEAD MOCKUP PHOTO - NOT VISIBLE



VIEW 2: FRONT VIEW - NOT VISIBLE



VIEW 3: FRONT VIEW FROM SIDEWALK - NO ADDITION ELEMENTS VISIBLE



VIEW 4: FRONT VIEW FROM ADJACENT STREET SIDEWALK - NO ADDITION ELEMENTS VISIBLE



VIEW 5: FRONT VIEW FROM SIDEWALK ACROSS STREET- RAILING VISIBLE



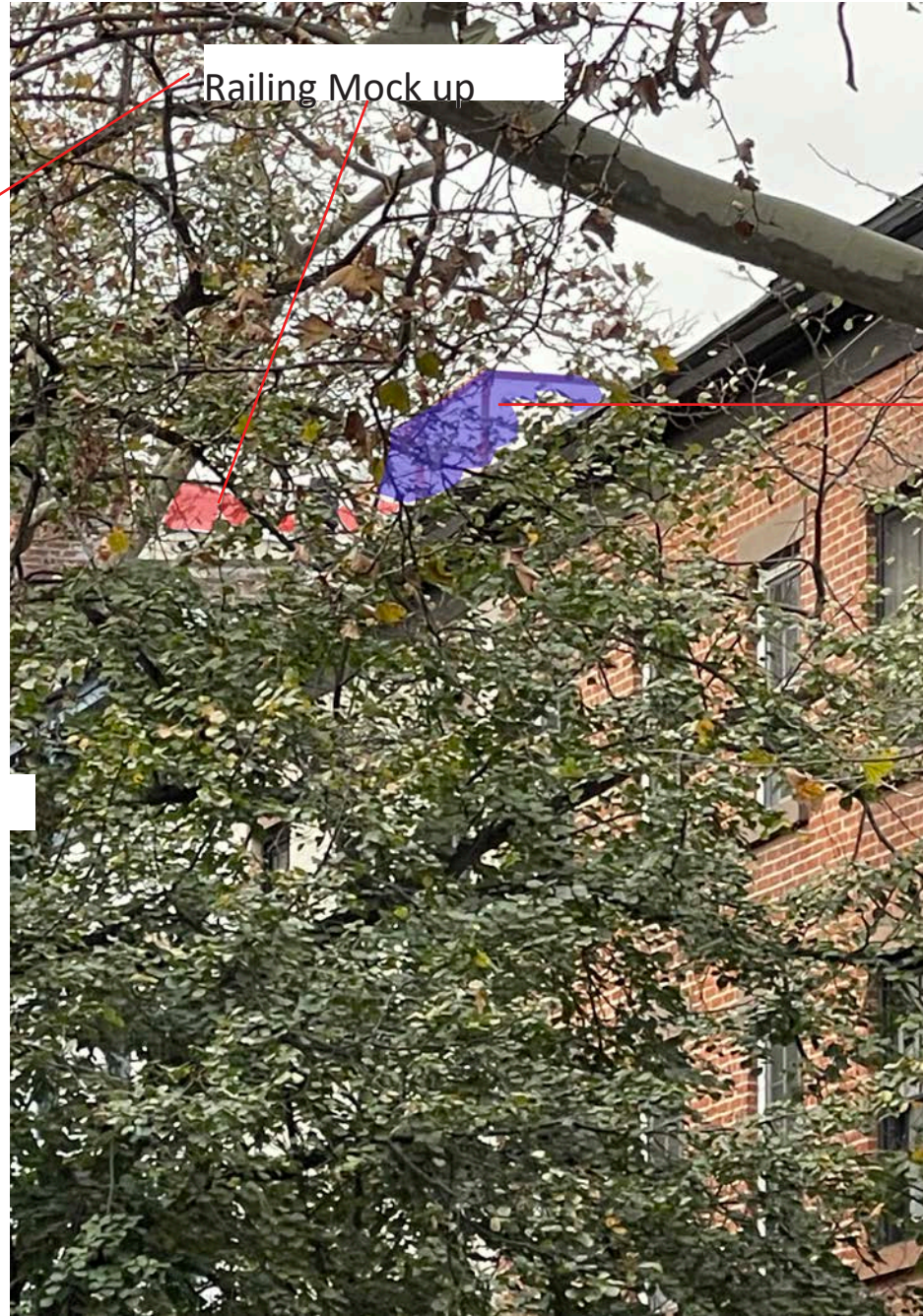
Bulkhead Mock up



Railing Mock up

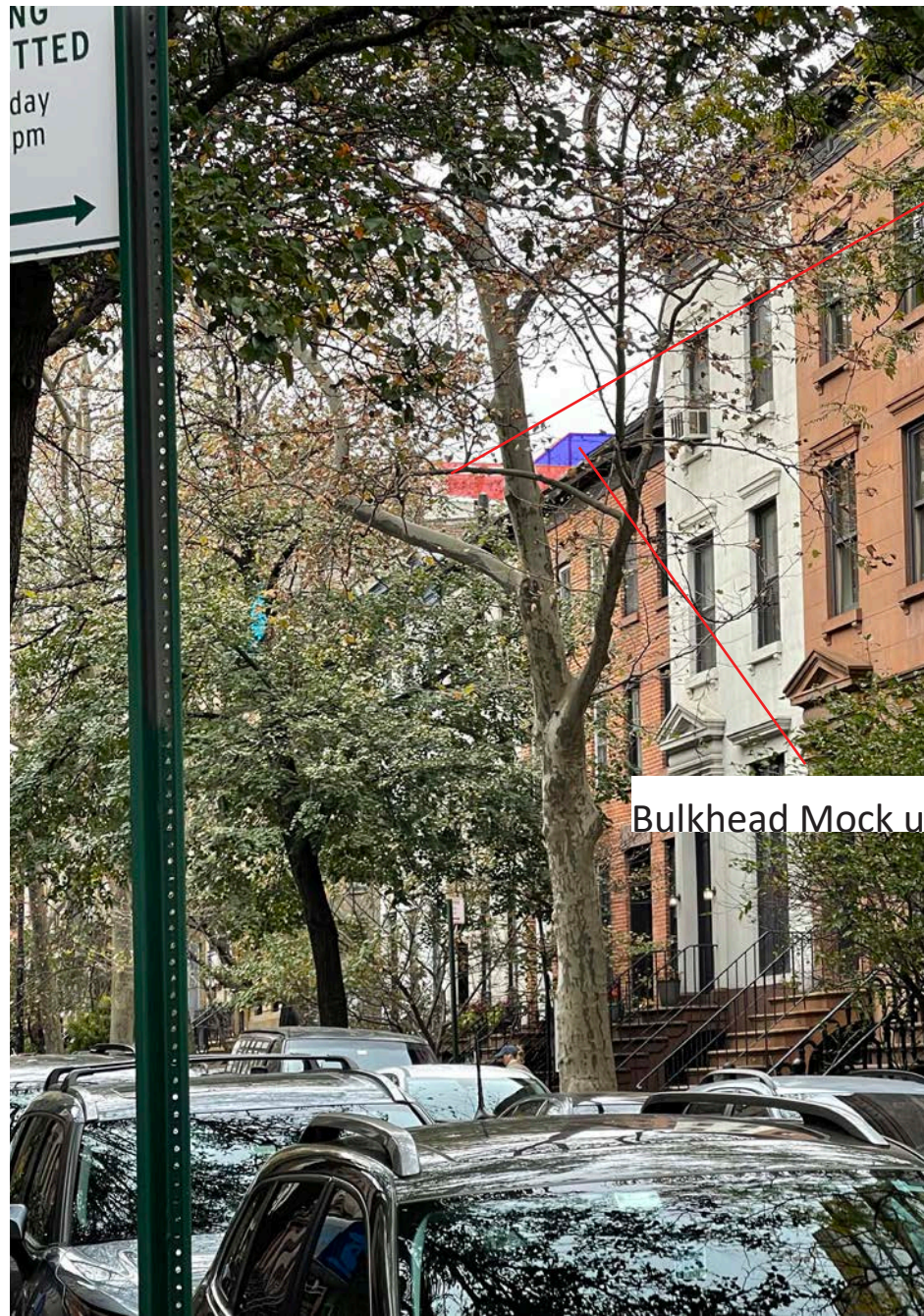
Bulkhead Mock up

VIEW 6: DIAGONAL VIEW FROM SIDEWALK ACROSS STREET- RAILING VISIBLE AND TOP CORNER OF BULKHEAD VISIBLE



Bulkhead Mock up

VIEW 7: DIAGONAL VIEW FROM SIDEWALK ACROSS STREET- RAILING VISIBLE AND TOP CORNER OF BULKHEAD VISIBLE



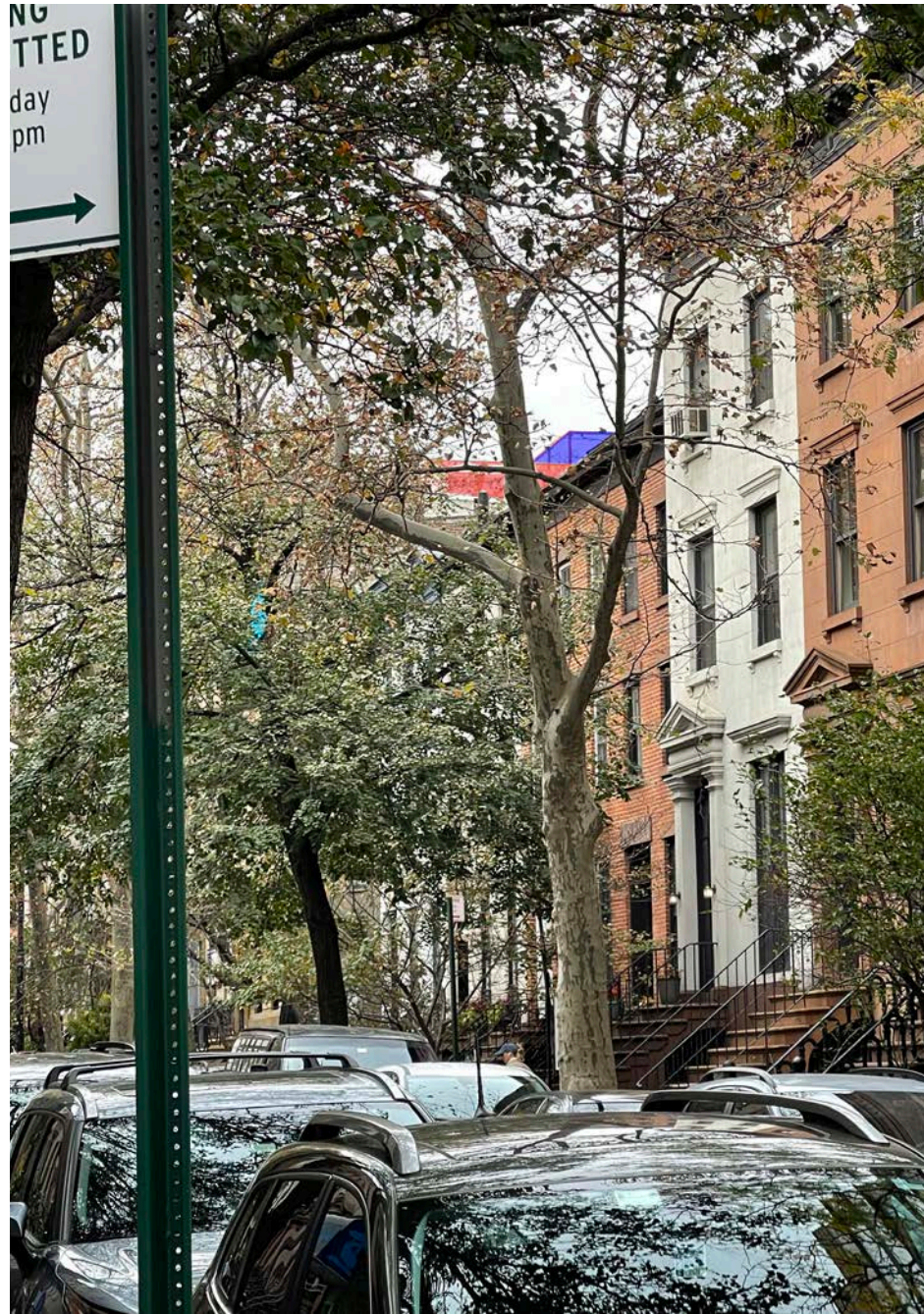
Bulkhead Mock up



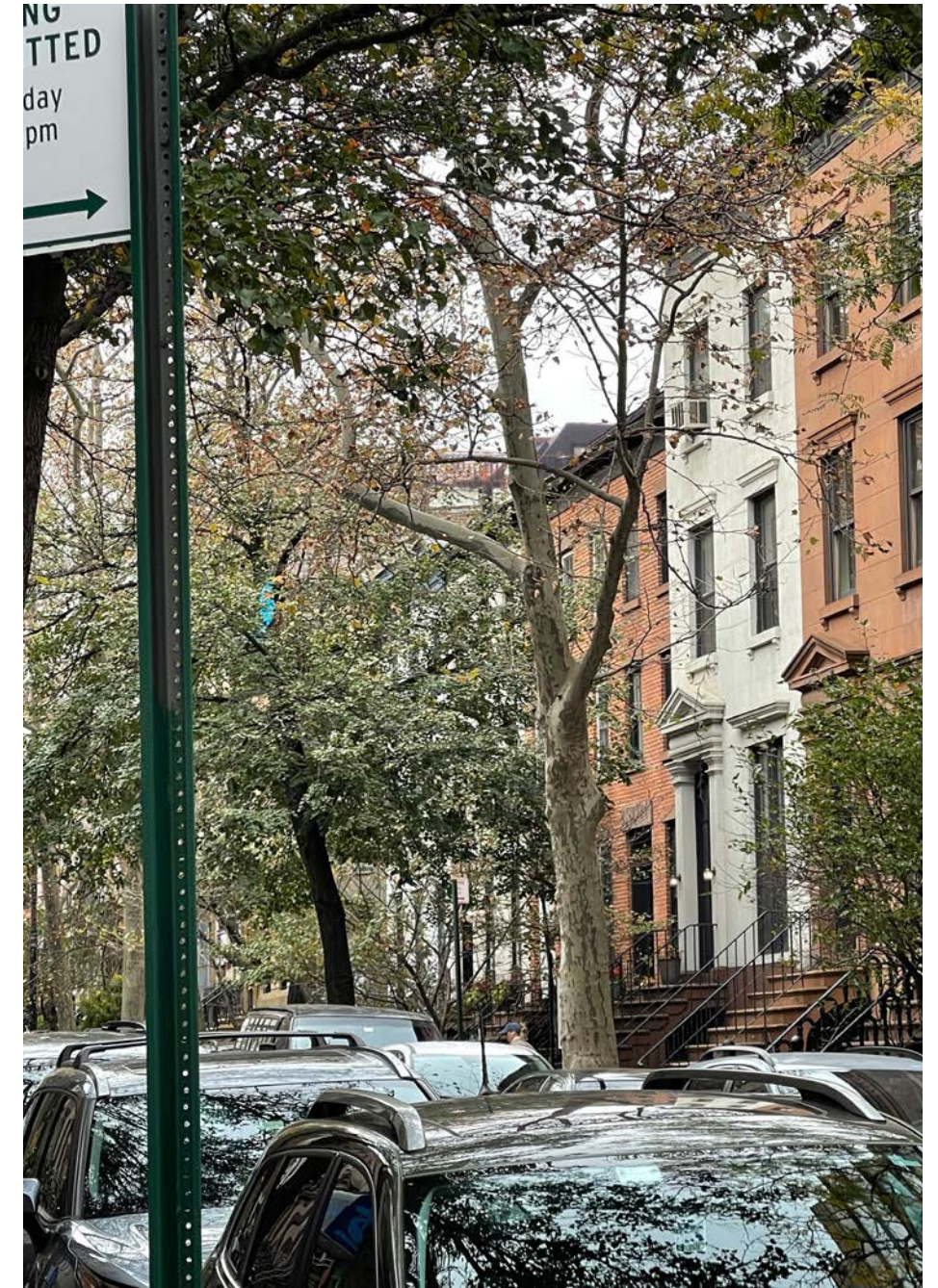
Railing Mock up

Bulkhead Mock up

VIEW 8: DIAGONAL VIEW FROM SIDEWALK ACROSS STREET ALMOST TO CORNER- RAILING VISIBLE AND TOP CORNER OF BULKHEAD VISIBLE



VIEW 8: DIAGONAL VIEW FROM SIDEWALK ACROSS STREET ALMOST TO CORNER- RAILING VISIBLE AND TOP CORNER OF BULKHEAD VISIBLE



VIEW 8: RENDERED BULKHEAD AND RAILING

Railing Mock up



VIEW 9: DIAGONAL VIEW FROM SAME SIDE OF STREET AT CORNER-
RAILING VISIBLE

Railing Mock up



VIEW 10: VIEW FROM ACROSS COURT STREET - RAILING VISIBLE



EXISTING FRONT FACADE

PROPOSED FRONT FACADE

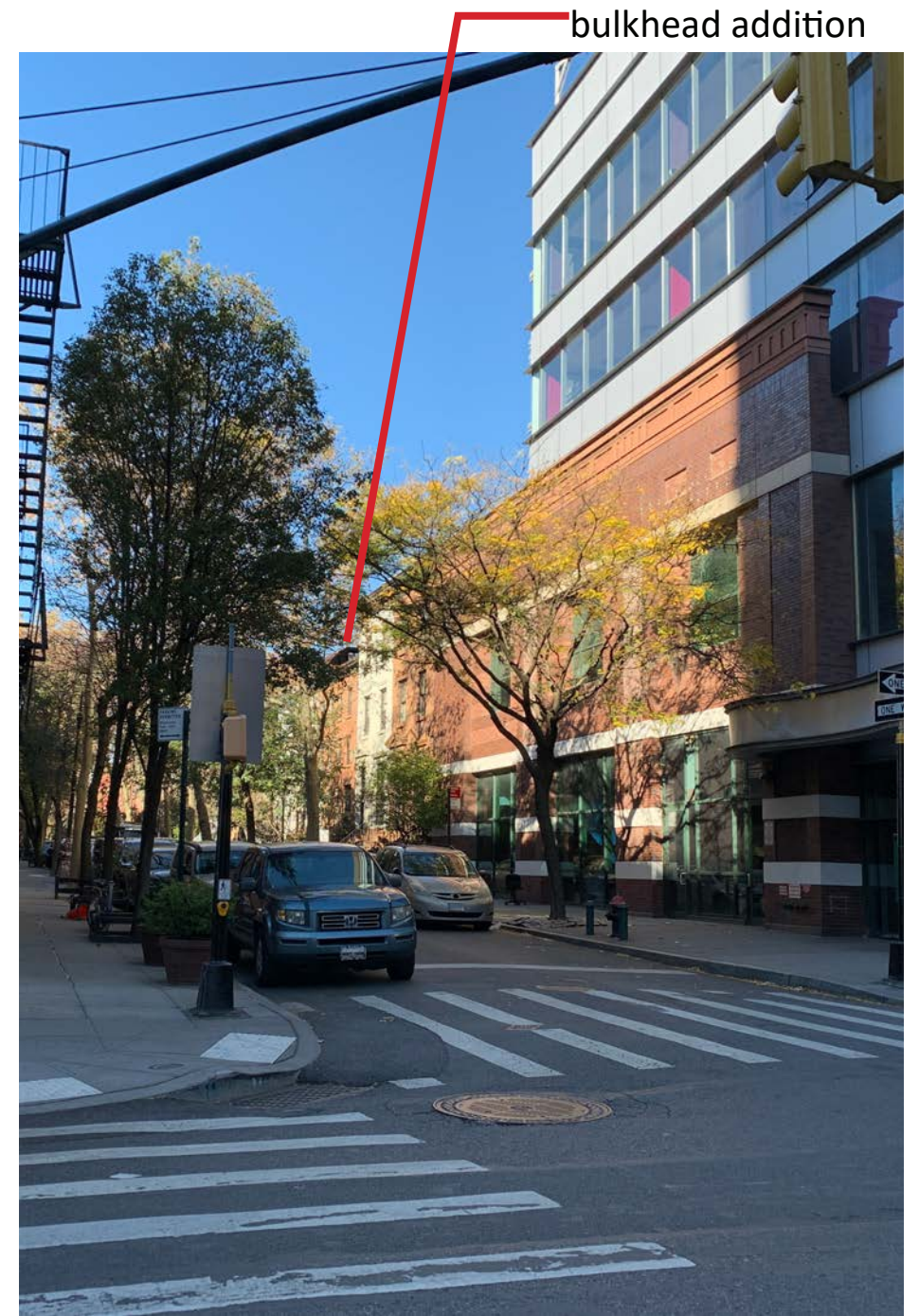
COMPARISON OF EXISTING AND PROPOSED FRONT FACADE



MOCKUP PHOTO



MOCK UP PHOTO (ZOOMED IN)



VISUALIZATION OF VISIBLE PORTION OF ADDITION

VIEW 8 - Front view from sidewalk - bulkhead visible

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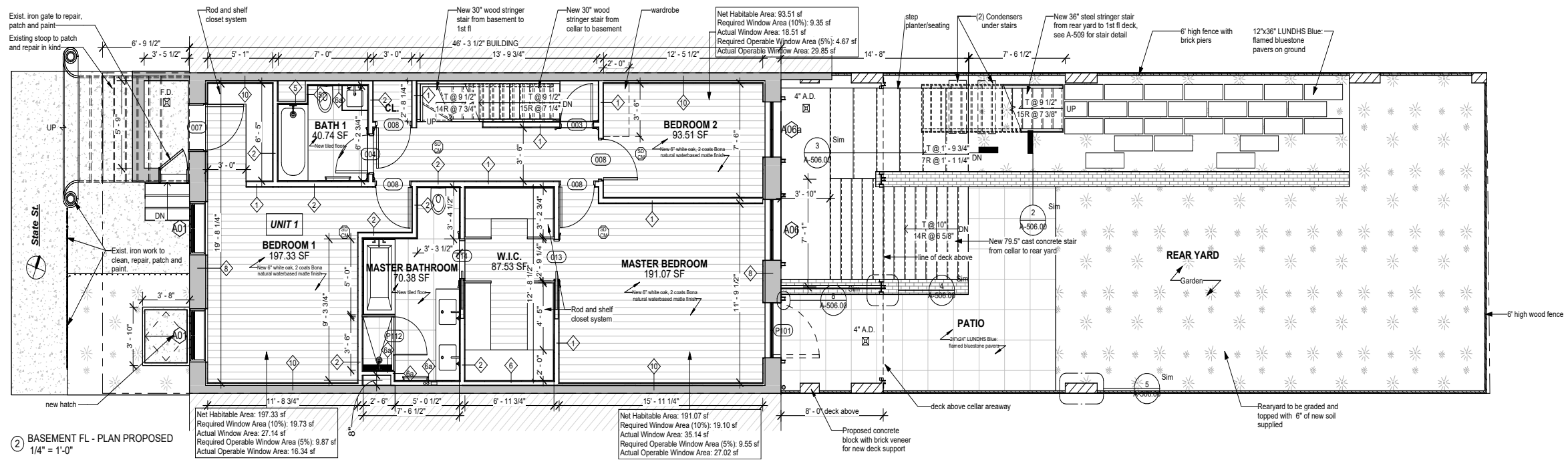
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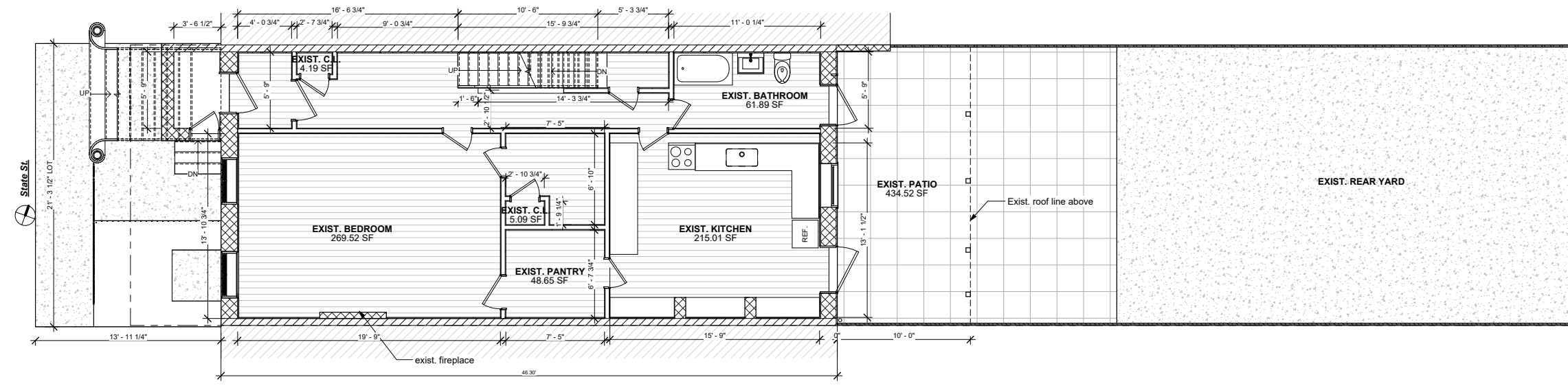
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APPENDIX A
CURRENT PROPOSAL FLOOR PLANS

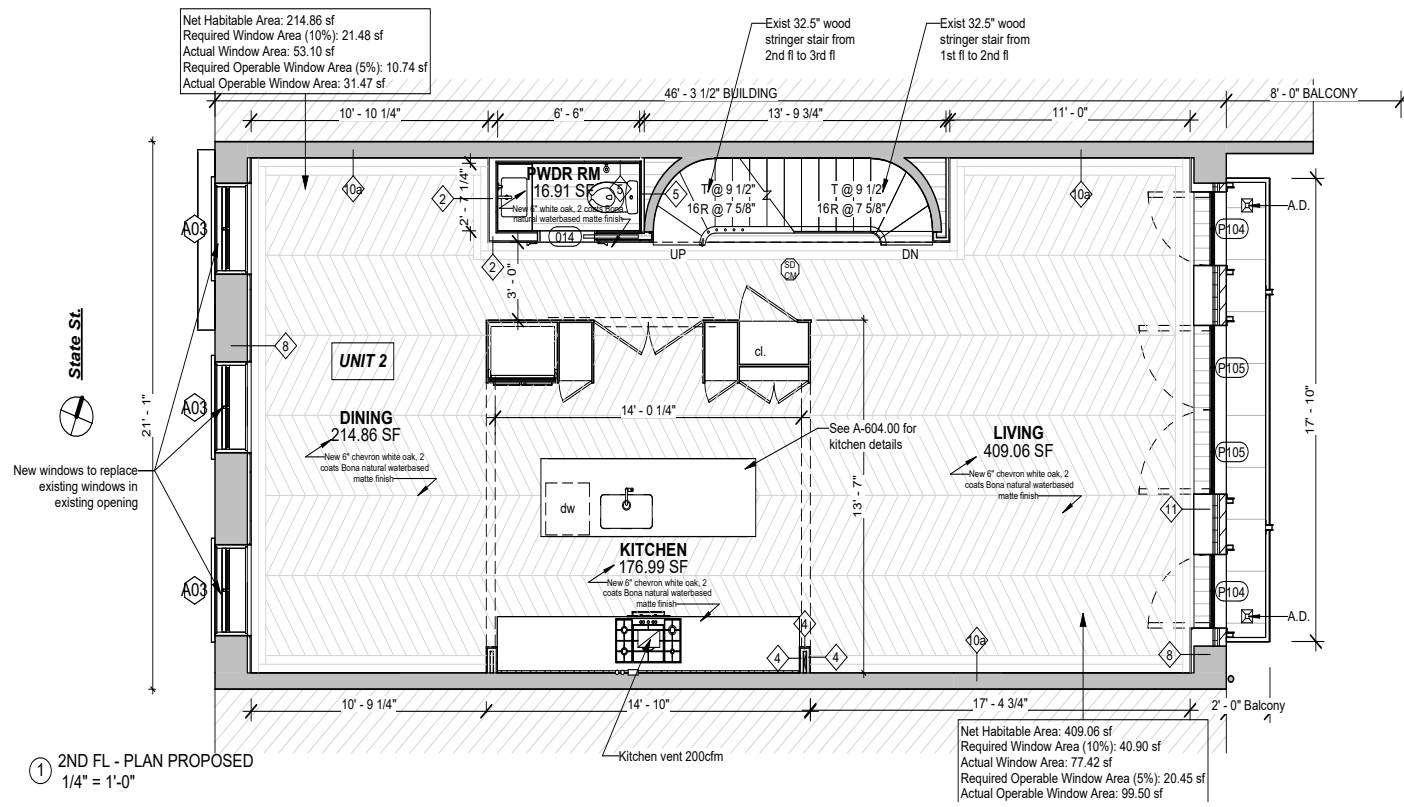


2 BASEMENT FL - PLAN PROPOSED
 1/4" = 1'-0"

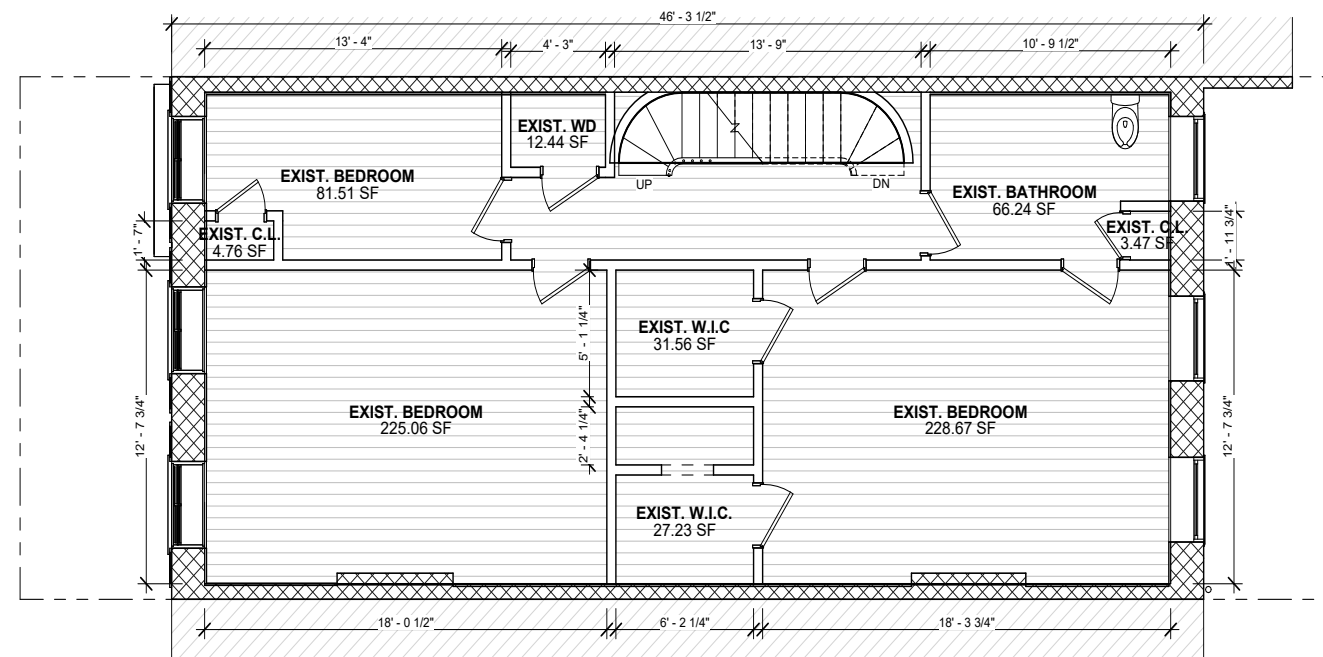
PROPOSED BASEMENT PLAN



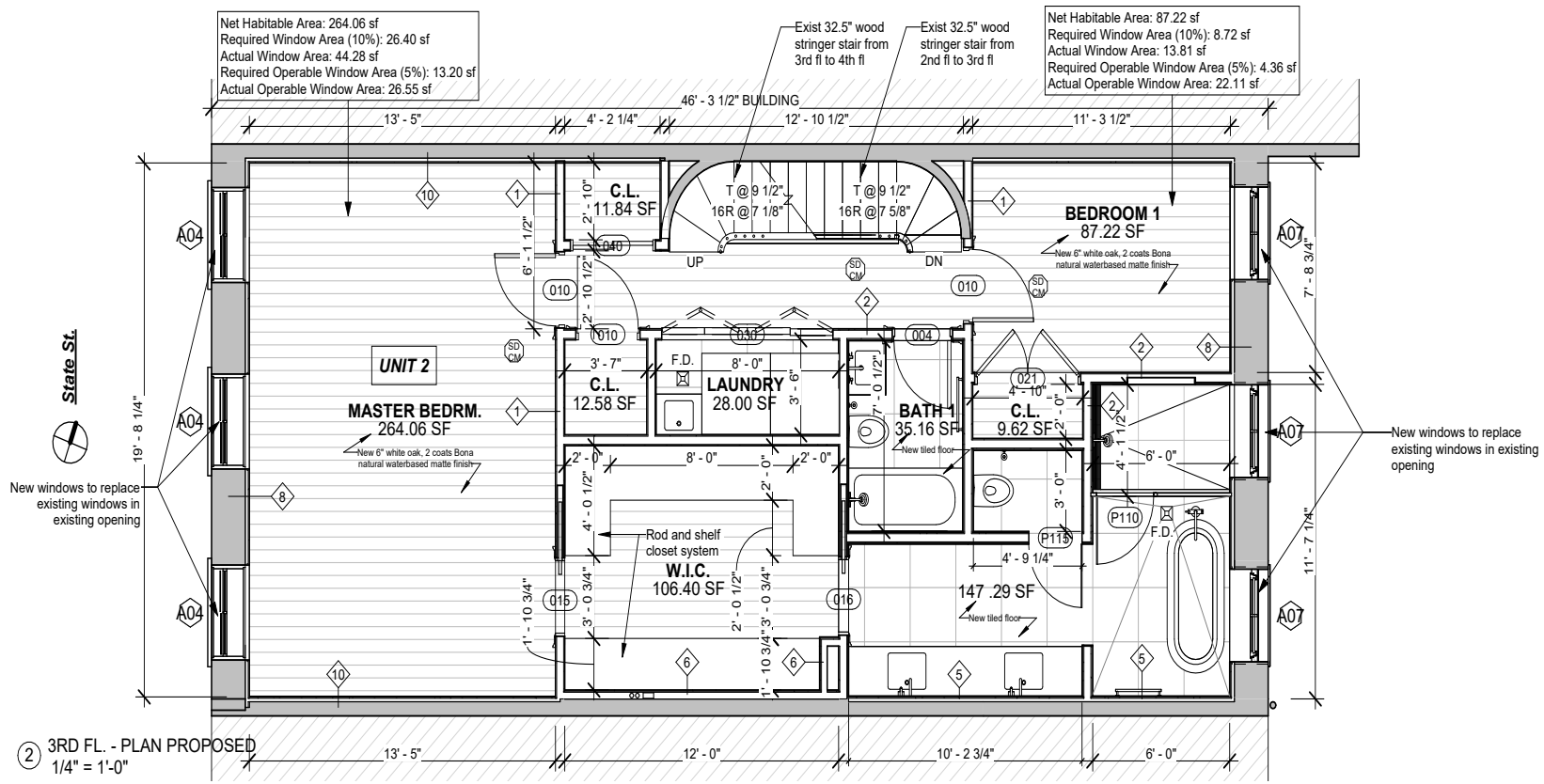
EXISTING BASEMENT PLAN



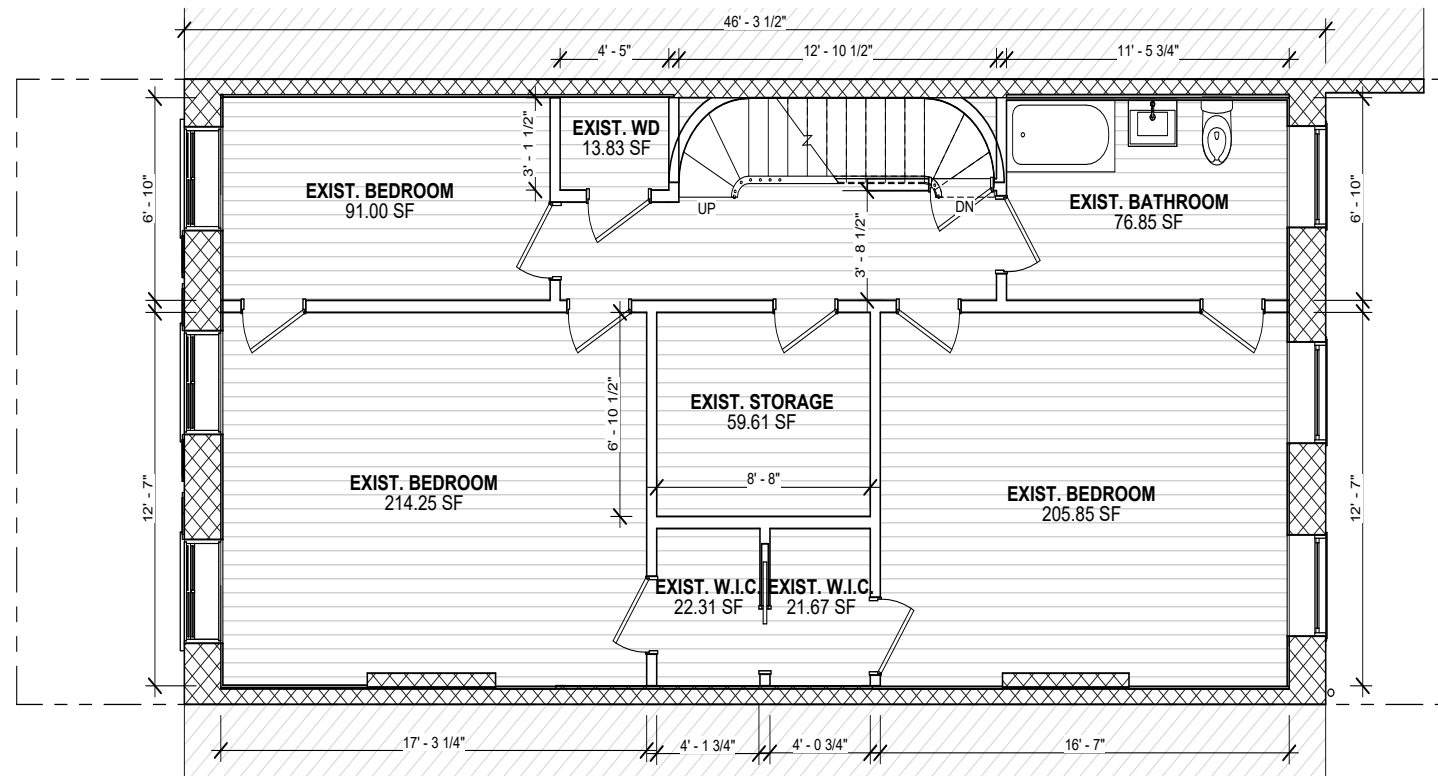
PROPOSED 2ND FLOOR PLAN



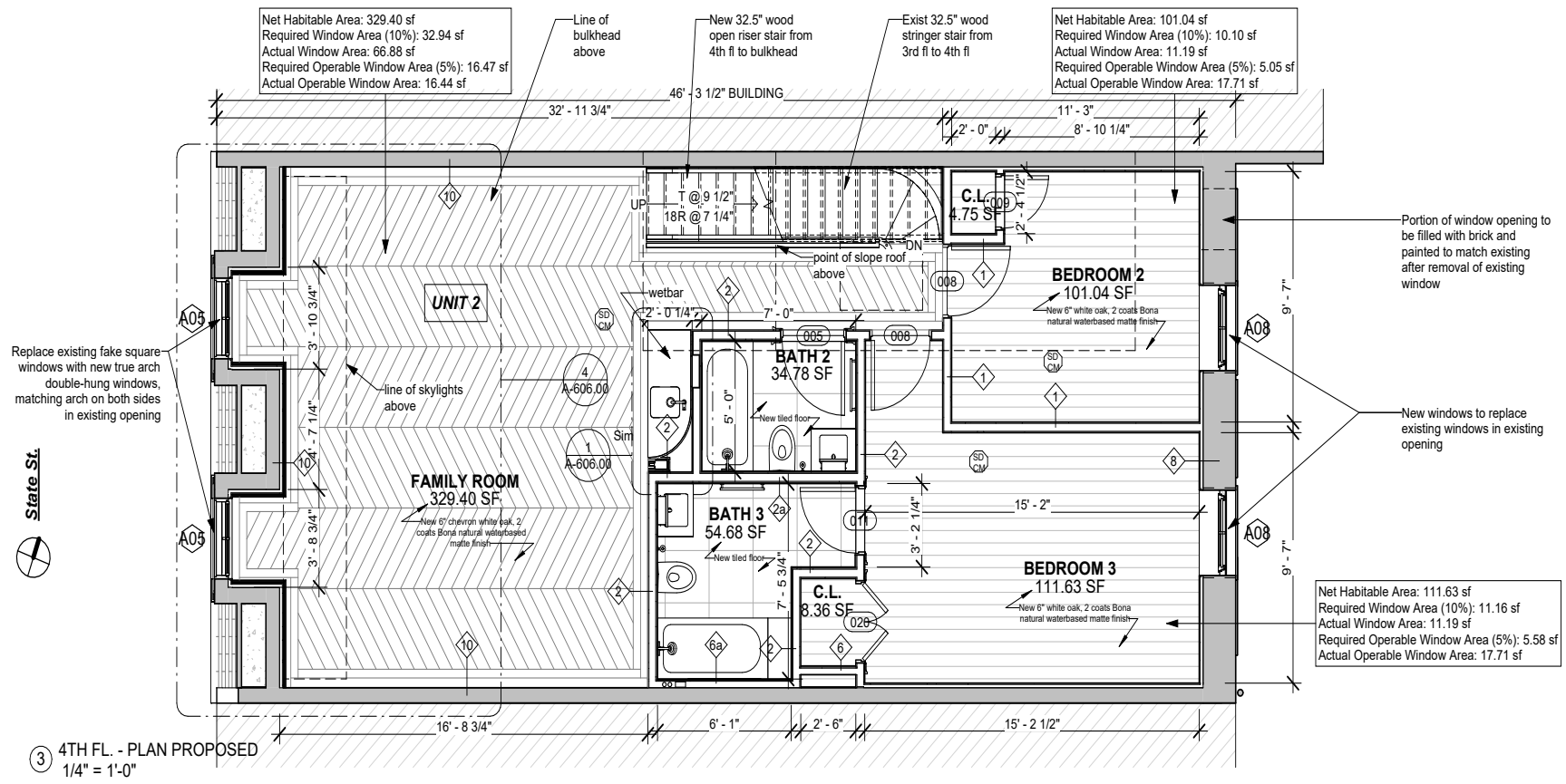
EXISTING 2ND FLOOR PLAN



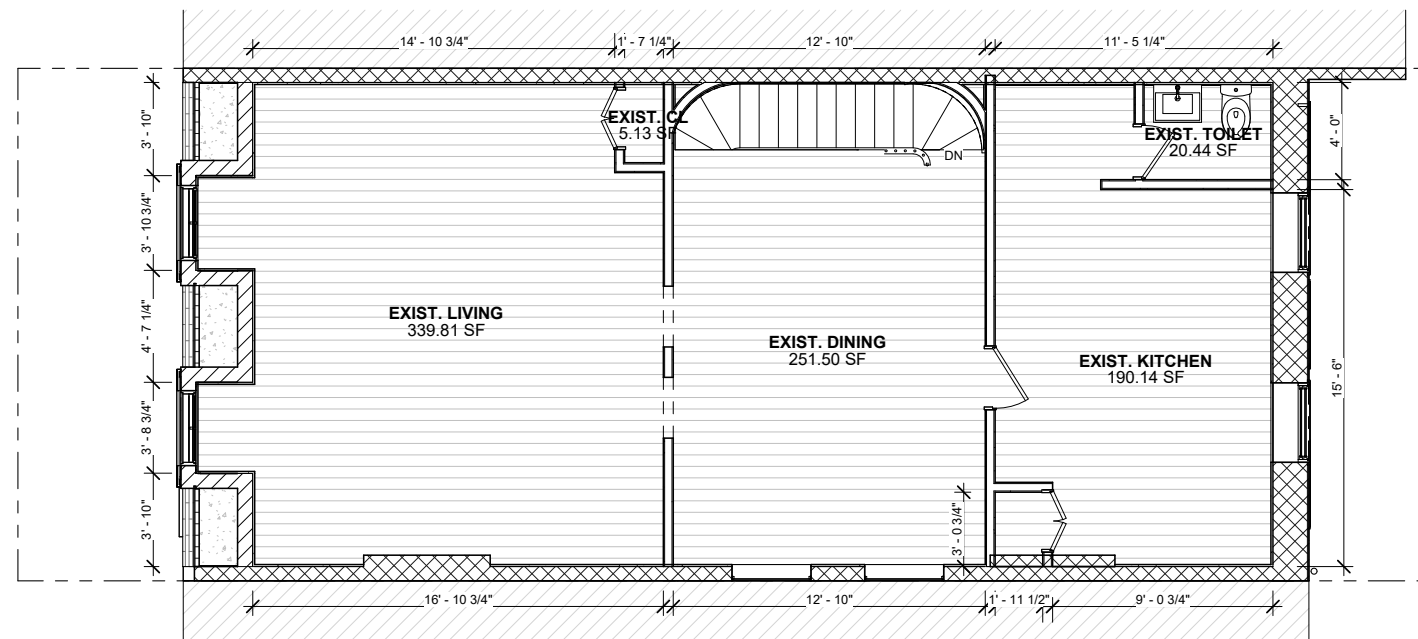
PROPOSED 3RD FLOOR PLAN



EXISTING 3RD FLOOR PLAN

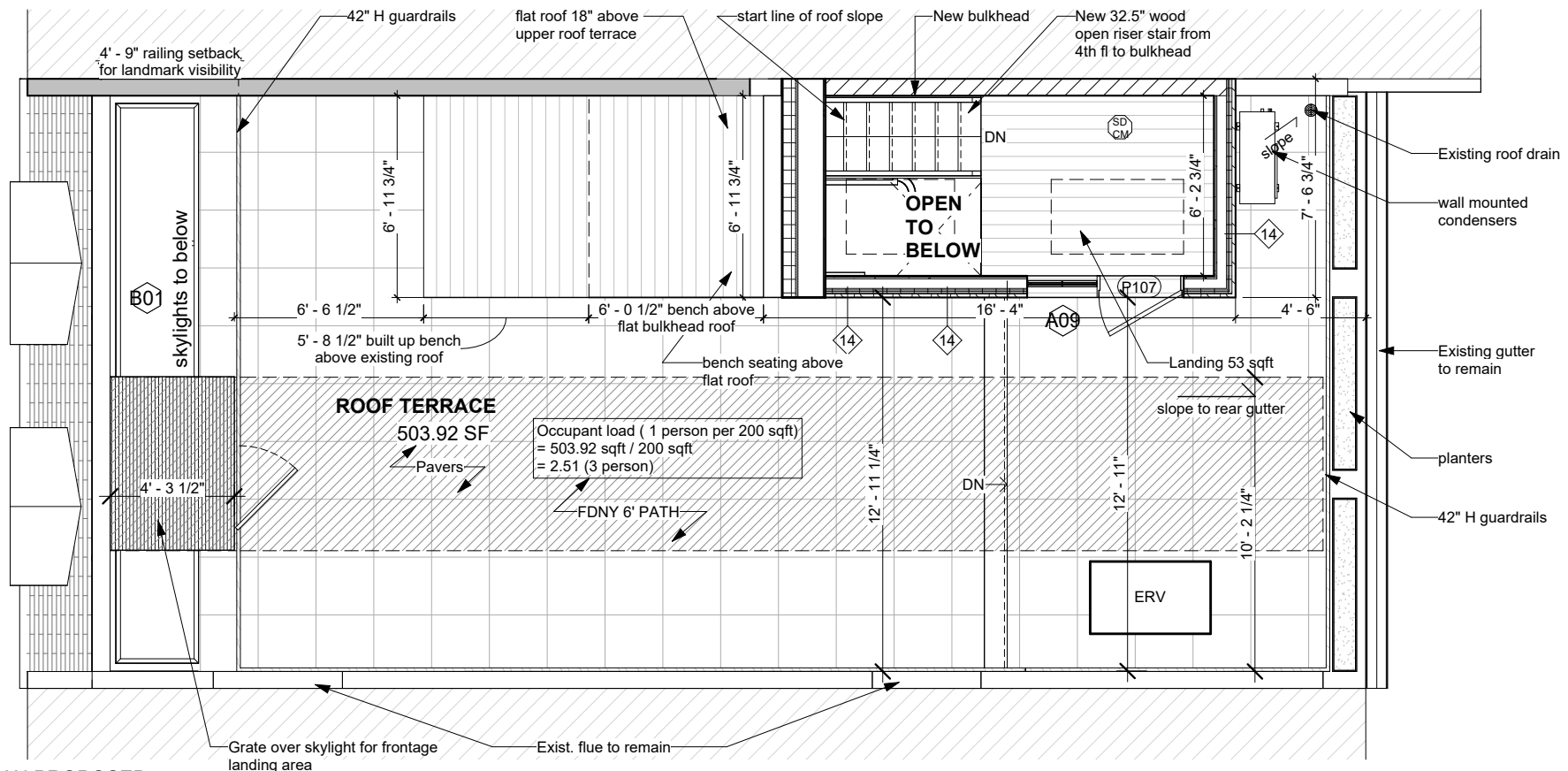


PROPOSED 4TH FLOOR PLAN



EXISTING 4TH FLOOR PLAN

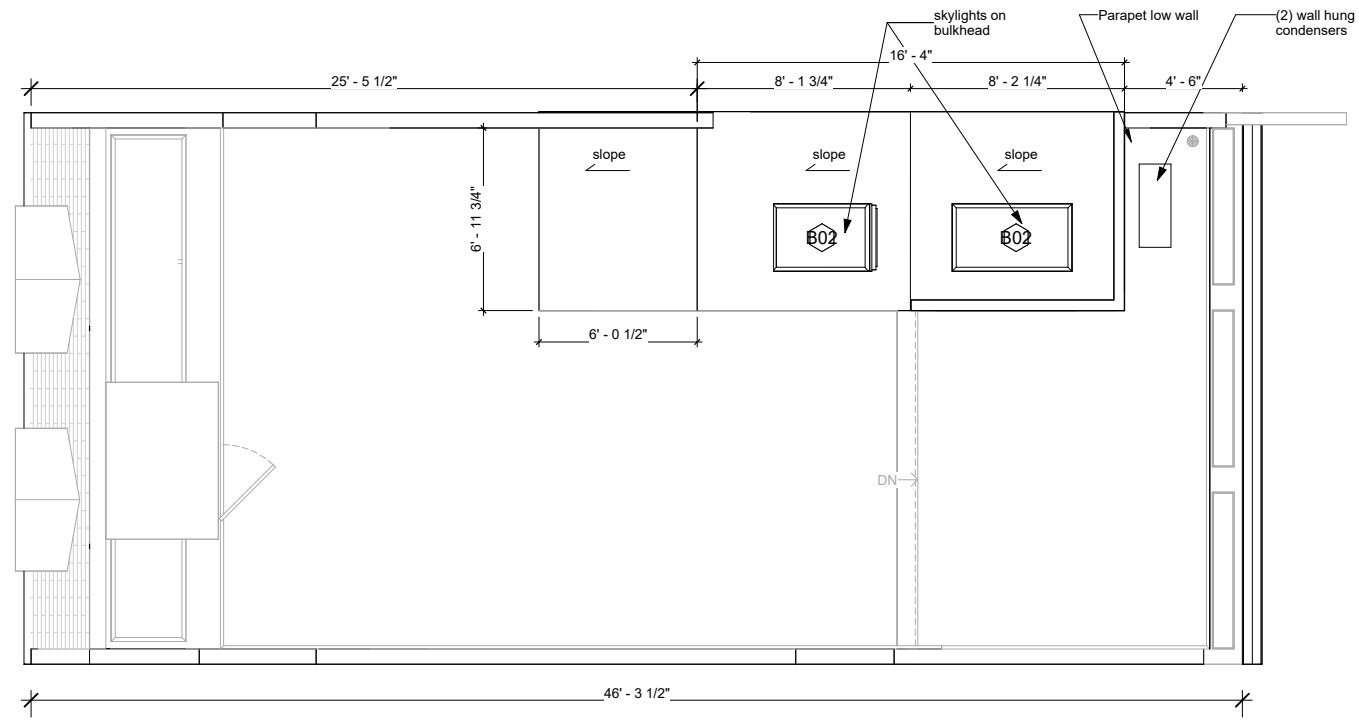
State St



1 BULKHEAD FL. - PLAN PROPOSED
1/4" = 1'-0"

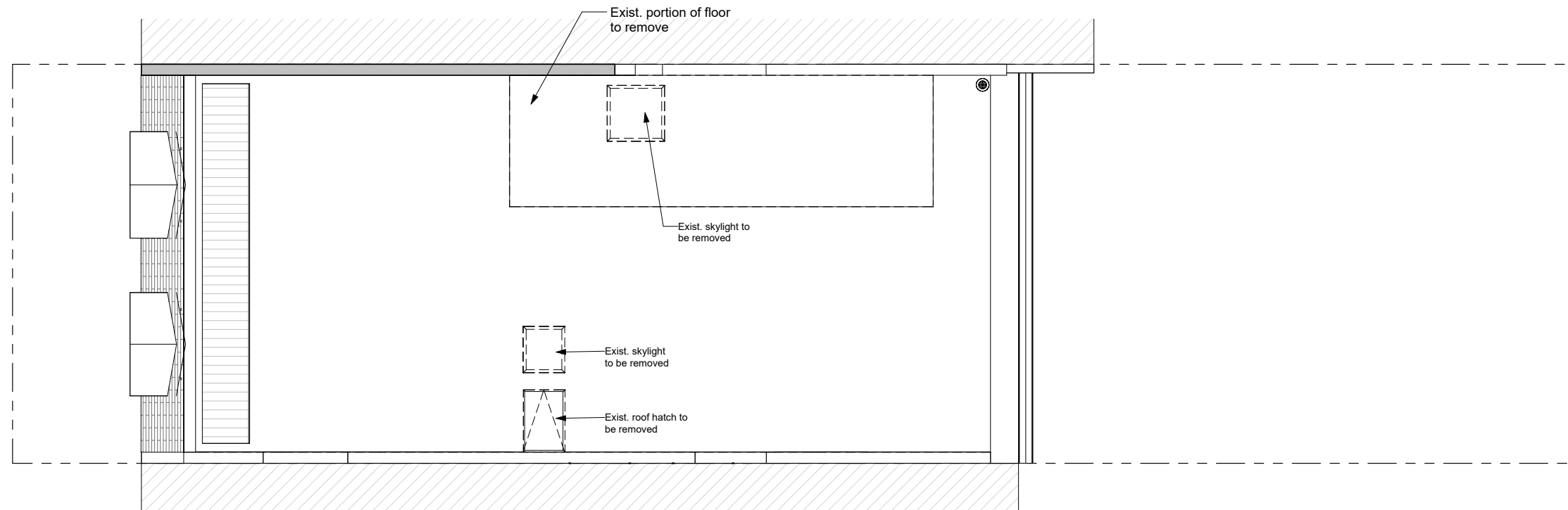
BULKHEAD PLAN
SCALE : N.T.S.

PROPOSED BULKHEAD PLAN



② ROOF FL. - PLAN PROPOSED
1/4" = 1'-0"

PROPOSED ROOF PLAN



EXISTING ROOF PLAN

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