

The current proposal is:

**Preservation Department – Item 3, LPC-24-10670**

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

**Note: this is a Public Meeting item. No public testimony will be received today as the hearing on this item is closed.**

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  
**HARPER ARCHITECTURE, P.C.**  
291 8TH STREET  
BROOKLYN, NY 11215  
P. 718.832.4601  
F. 718.832.4602

Issue / Revision  
12.06.2024 - LPC COMMISSION  
PRESENTATION

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

Drawing Title  
TITLE SHEET

Seal + Signature  
  
Date: 12.06.24  
Project No.  
Drawn by: SL  
Checked by: CH  
Dwg No. LPC - 101  
Sheet No. 1 OF 24



EXISTING FRONT FACADE - LOOKING EAST

Architect

**HARPER ARCHITECTURE, P.C.**

291 8TH STREET  
 BROOKLYN, NY 11215  
 P. 718.832.4601  
 F. 718.832.4602

Issue / Revision

12.06.2024 - LPC COMMISSION  
 PRESENTATION

Project

**LEHRMAN BROZYNA RESIDENCE**

161 HOYT STREET  
 BROOKLYN, NY 11217

Drawing Title

EXISTING REAR FACADE -  
 PHOTOS & CONTEXT

Seal + Signature



Date: 12.06.24

Project No.

Drawn by: SL

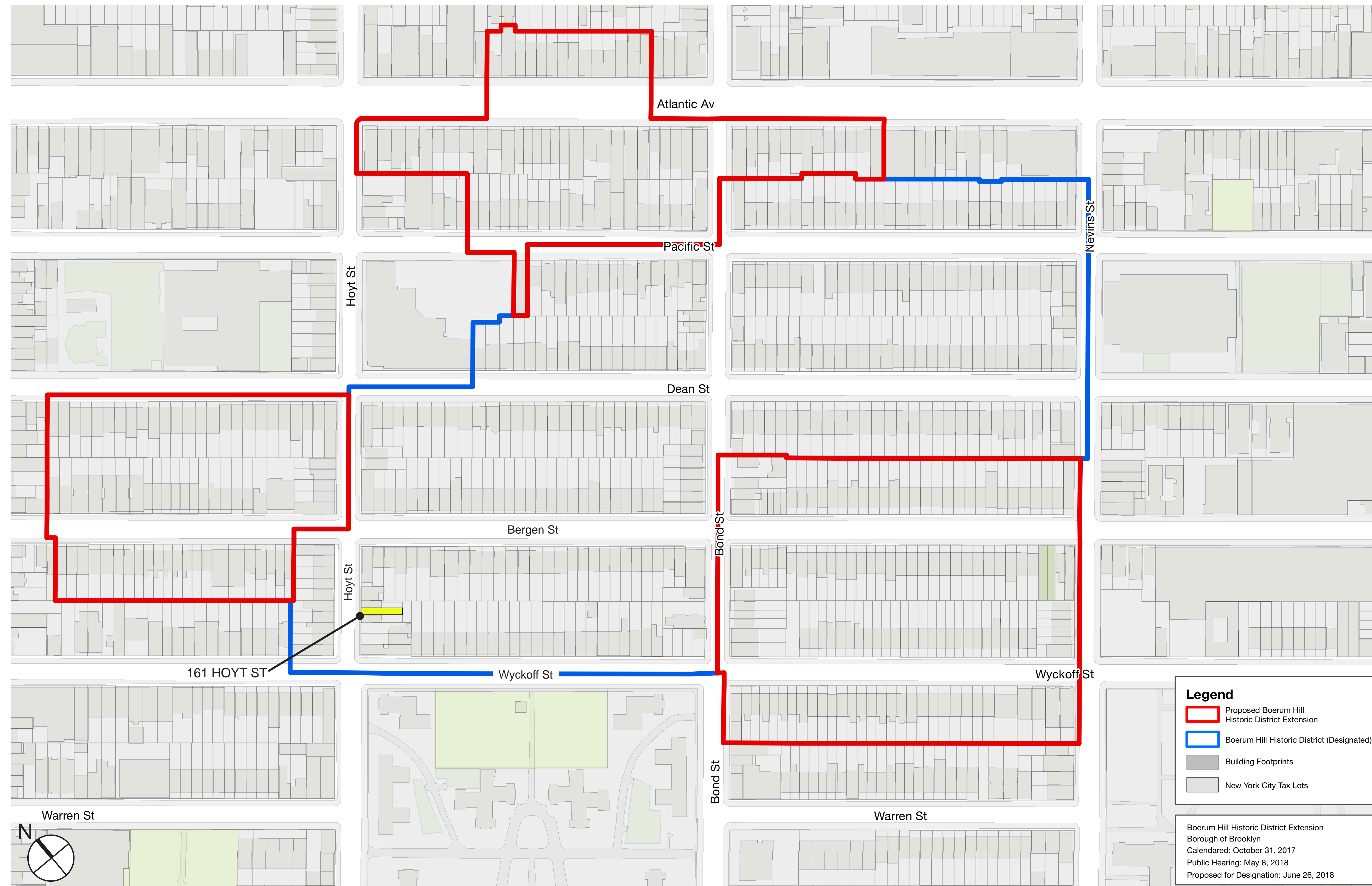
Checked by: CH

Dwg No.

**LPC - 102**

Sheet No. 2 OF 24

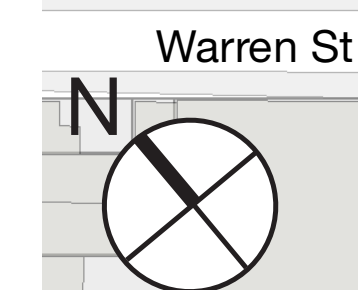
**BOERUM HILL HISTORIC DISTRICT**



**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



LANDMARK DISTRICT PLAN: BOERUM HILL HISTORIC DISTRICT BOUNDARIES

Architect

**HARPER ARCHITECTURE, P.C.**

291 8TH STREET  
 BROOKLYN, NY 11215  
 P. 718.832.4601  
 F. 718.832.4602

**Issue / Revision**  
 12.06.2024 - LPC COMMISSION PRESENTATION

**Project**

**LEHRMAN BROZYNA RESIDENCE**

161 HOYT STREET  
 BROOKLYN, NY 11217

**Drawing Title**










**BOERUM HILL HISTORIC DISTRICT MAP**

Seal + Signature



Date: 12.06.24  
 Project No.  
 Drawn by: SL  
 Checked by: CH  
 Dwg No.  
**LPC - 103**  
 Sheet No. 3 OF 24

**LEGEND**

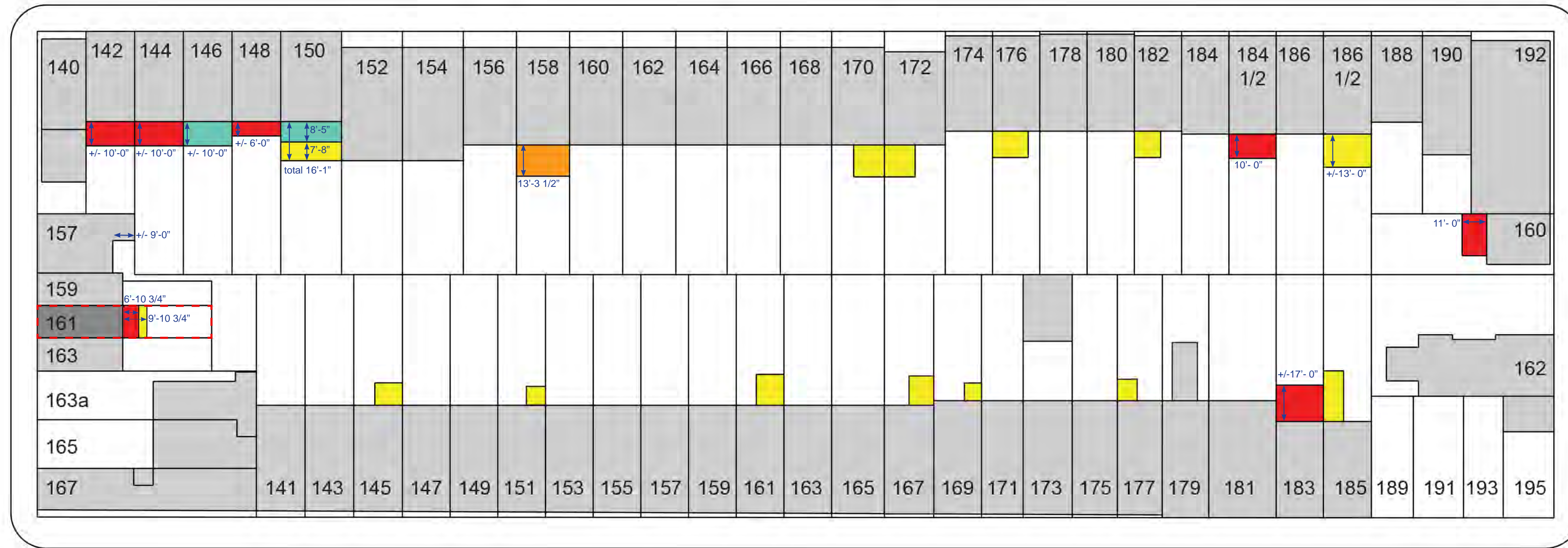
-  SITE LOCATION
-  NEIGHBORING BUILDINGS
-  SIDEWALK / OPEN AREA
-  NEIGHBORING 1 STORY EXTENSIONS
-  NEIGHBORING 2 STORY EXTENSIONS
-  NEIGHBORING 3 STORY EXTENSIONS
-  RECENTLY LPC APPROVED 2 STORY EXTENSION - NOT YET BUILT
-  PROPOSED 2 STORY + CELLAR HORIZONTAL EXTENSION AT 161 HOYT ST
-  BORDER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

**BERGEN STREET**

**HOYT STREET**

**BOND STREET**

**WYCKOFF STREET**



BLOCK PLAN - REAR YARD ADDITIONS

Architect

**HARPER ARCHITECTURE, P.C.**

291 8TH STREET  
 BROOKLYN, NY 11215  
 P. 718.832.4601  
 F. 718.832.4602

**Issue / Revision**  
 12.06.2024 - LPC COMMISSION PRESENTATION

**Project**  
**LEHRMAN BROZYNA RESIDENCE**

161 HOYT STREET  
 BROOKLYN, NY 11217



**Drawing Title**  
**BLOCK PLAN**

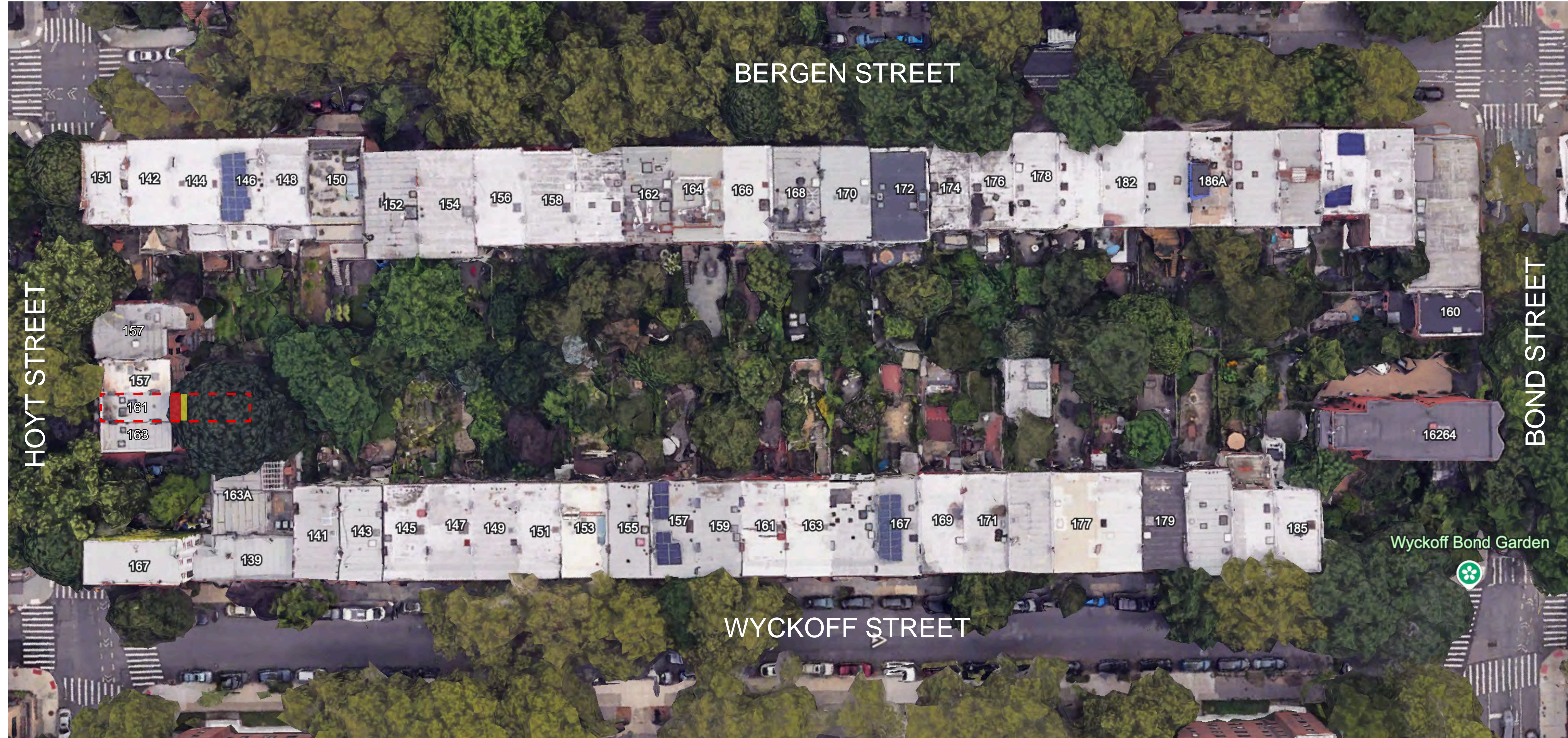
Seal + Signature



Date: 12.06.24  
 Project No.  
 Drawn by: SL  
 Checked by: CH  
 Dwg No. **LPC - 104**  
 Sheet No. 4 OF 24

**LEGEND**

-  SITE LOCATION
-  PROPOSED 2 STORY + CELLAR  
HORIZONTAL EXTENSION AT 161 HOYT ST




  
BLOCK PLAN - SATELLITE VIEW

Architect  
**HARPER ARCHITECTURE, P.C.**  
291 8TH STREET  
BROOKLYN, NY 11215  
P. 718.832.4601  
F. 718.832.4602

Issue / Revision  
12.06.2024 - LPC COMMISSION  
PRESENTATION

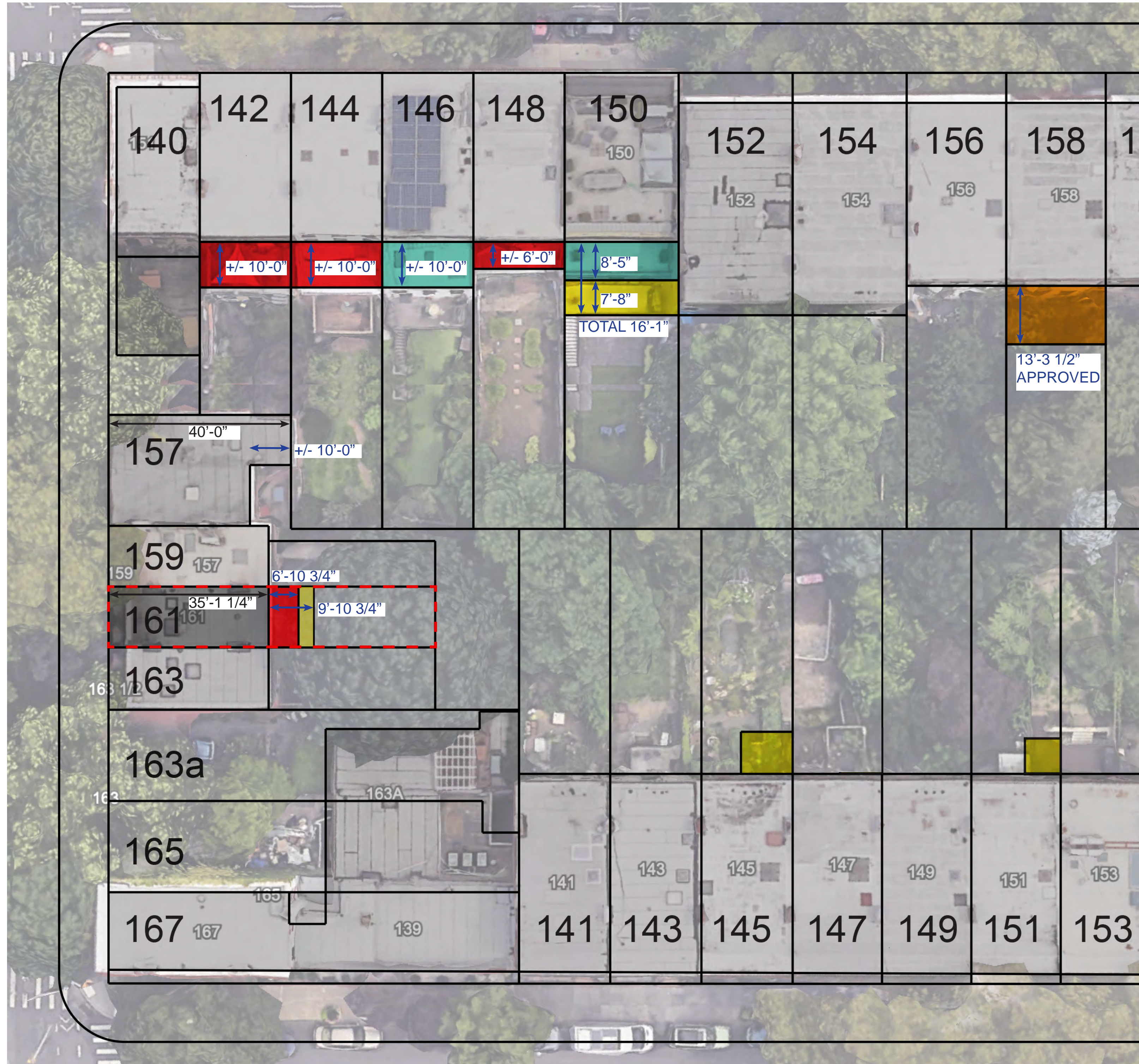
Project  
**LEHRMAN BROZYNA RESIDENCE**  
161 HOYT STREET  
BROOKLYN, NY 11217

Drawing Title  
**BLOCK PLAN - SATELLITE  
VIEW**

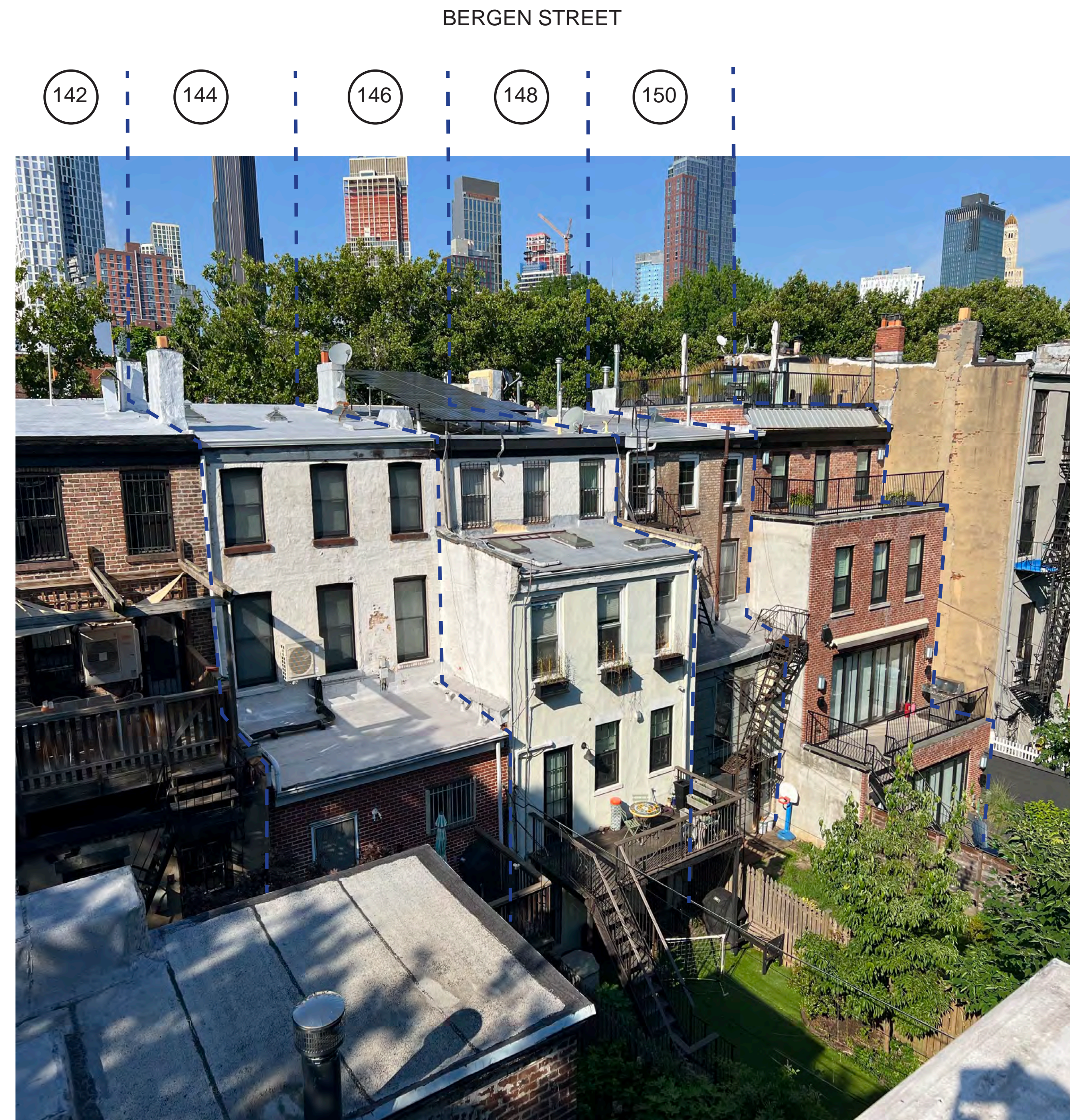
Seal + Signature 	Date: 12.06.24
Project No.	SL
Drawn by:	CH
Checked by:	
Dwg No.	<b>LPC - 105</b>
Sheet No.	5 OF 24

**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



ENLARGED BLOCK PLAN - REAR YARD ADDITIONS




NEIGHBORING REAR FACADES - LOOKING NORTH

Architect  
**HARPER ARCHITECTURE, P.C.**  
 291 8TH STREET  
 BROOKLYN, NY 11215  
 P. 718.832.4601  
 F. 718.832.4602

Issue / Revision  
 12.06.2024 - LPC COMMISSION PRESENTATION

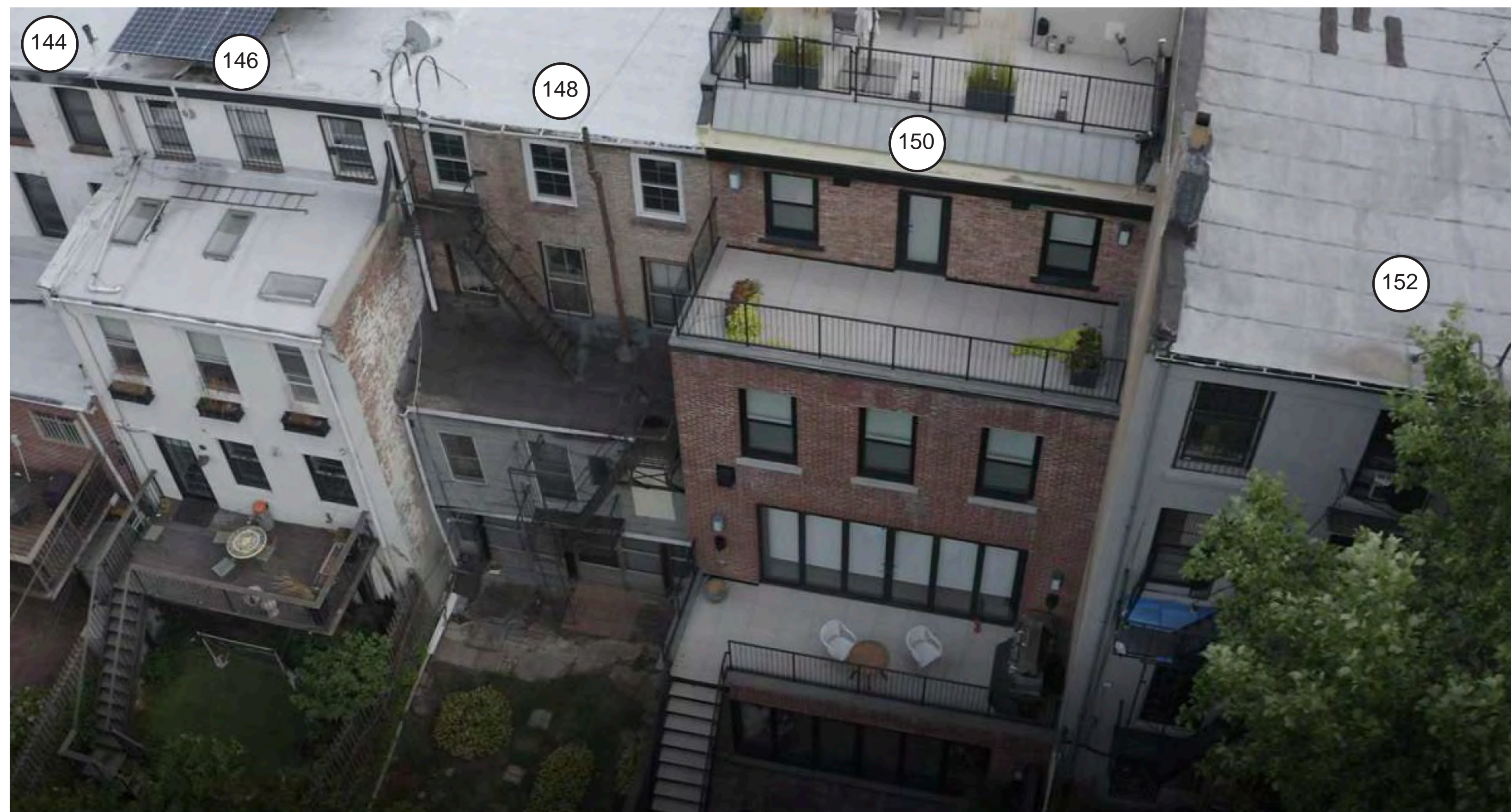
Project  
**LEHRMAN BROZYNA RESIDENCE**  
 161 HOYT STREET  
 BROOKLYN, NY 11217

Drawing Title  
 CONTEXT PLAN

Seal + Signature 	Date: 12.06.24 Project No. Drawn by: SL Checked by: CH Dwg No. <b>LPC - 106</b> Sheet No. 6 OF 24
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(A) NEIGHBORING REAR FACADES - LOOKING NORTH TOWARDS BERGEN STREET



(B) NEIGHBORING REAR FACADES - LOOKING NORTH TOWARDS BERGEN STREET

Architect

**HARPER ARCHITECTURE, P.C.**

291 8TH STREET  
 BROOKLYN, NY 11215  
 P. 718.832.4601  
 F. 718.832.4602

**Issue / Revision**  
 12.06.2024 - LPC COMMISSION  
 PRESENTATION

**Project**  
**LEHRMAN BROZYNA RESIDENCE**

161 HOYT STREET  
 BROOKLYN, NY 11217

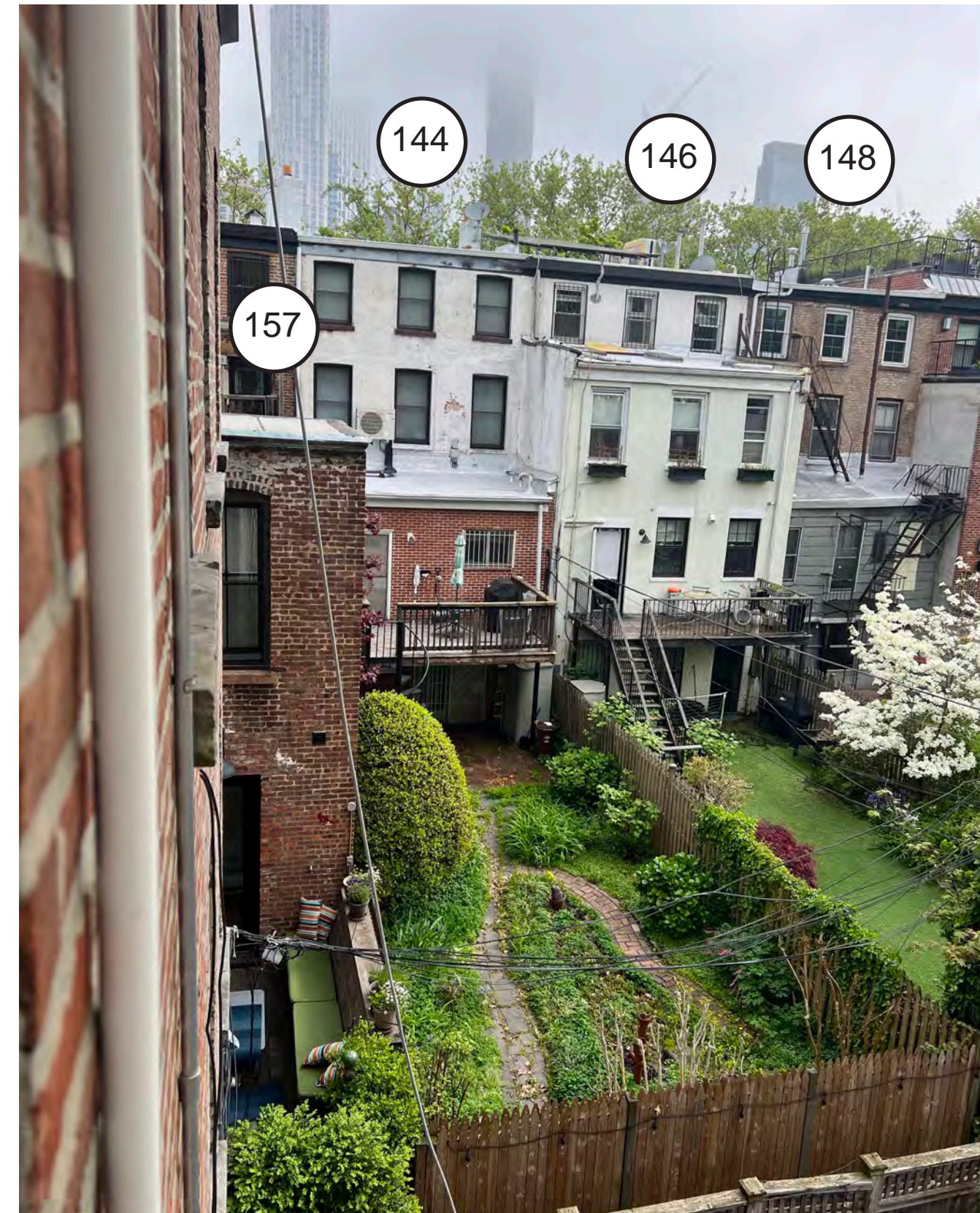
**Drawing Title**  
 REAR YARD ADDITIONS -  
 PHOTOS & CONTEXT

Seal + Signature	Date:	12.06.24
	Project No.	
	Drawn by:	SL
	Checked by:	CH
	Dwg No.	LPC - 107
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(C) NEIGHBORING REAR FACADES - LOOKING SOUTH TOWARDS WYCKOFF STREET



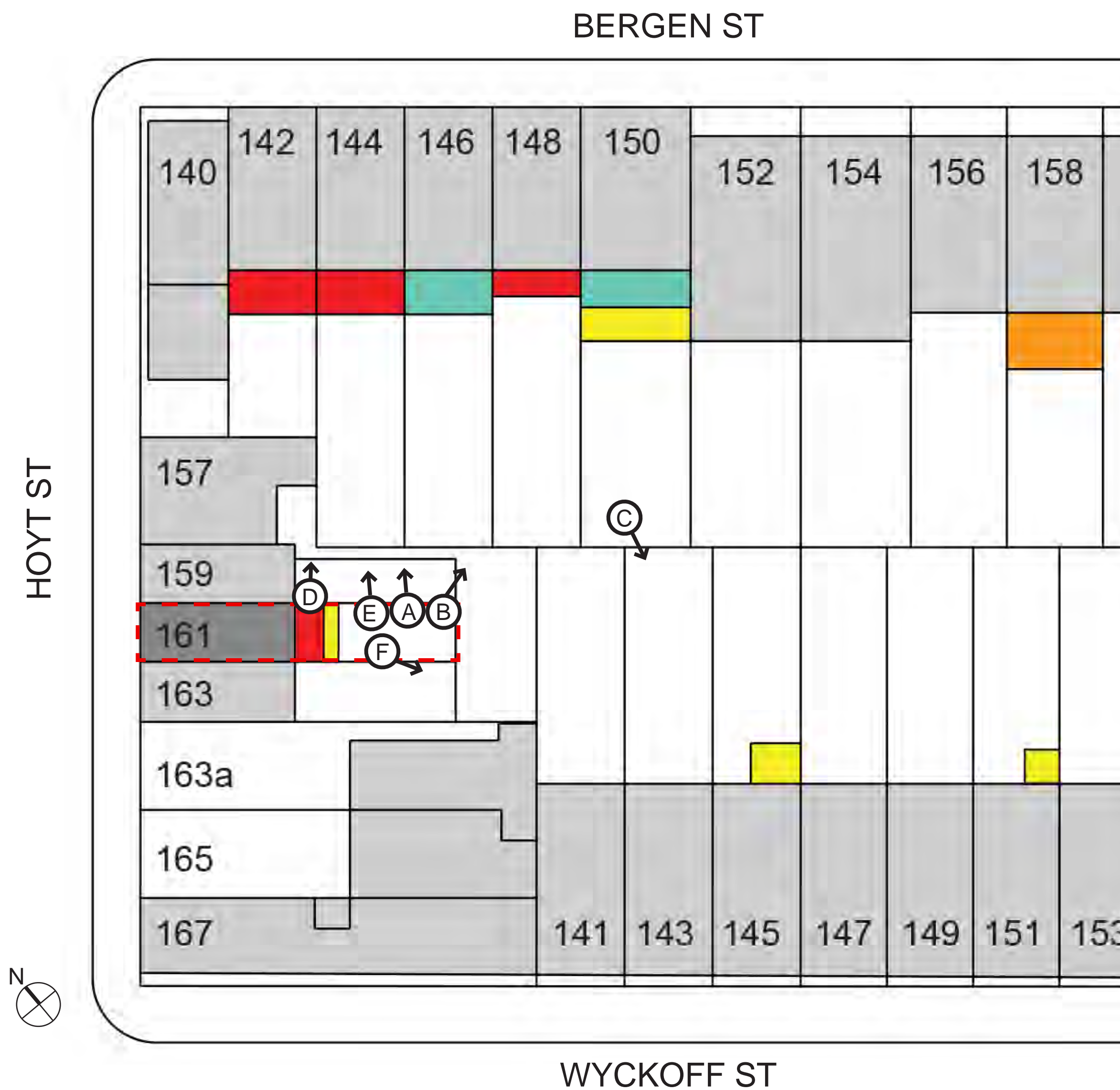
(D) NEIGHBORING REAR FACADES - LOOKING NORTH



(E) NEIGHBORING REAR FACADES - LOOKING NORTH



(F) NEIGHBORING REAR FACADES - LOOKING SOUTH




Architect  
**HARPER ARCHITECTURE, P.C.**  
 291 8TH STREET  
 BROOKLYN, NY 11215  
 P. 718.832.4601  
 F. 718.832.4602

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 12.06.2024 - LPC COMMISSION  
 PRESENTATION

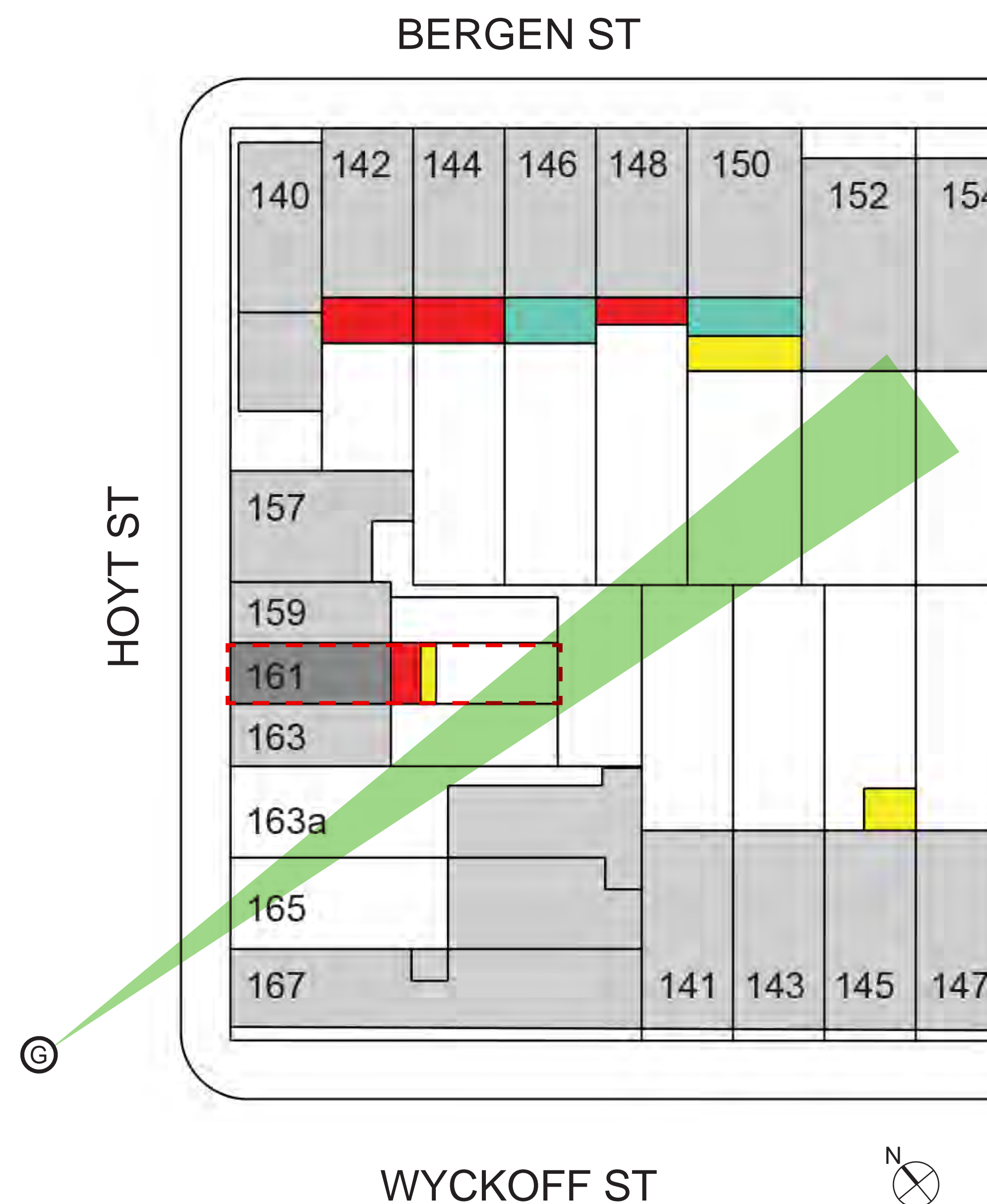
Project  
**LEHRMAN BROZYNA RESIDENCE**  
 161 HOYT STREET  
 BROOKLYN, NY 11217

Drawing Title  
**REAR YARD ADDITIONS -  
 PHOTOS & CONTEXT**

Seal + Signature  
  
 Date: 12.06.24  
 Project No.  
 Drawn by: SL  
 Checked by: CH  
 Dwg No.  
**LPC - 108**  
 Sheet No. 8 OF 24



Ⓒ STREETVIEW FROM CORNER OF WYCKOFF ST AND HOYT ST



Ⓒ


NO VISIBILITY OF PROPOSED ADDITION FROM HOYT STREET

Architect  
**HARPER ARCHITECTURE, P.C.**  
 291 8TH STREET  
 BROOKLYN, NY 11215  
 P. 718.832.4601  
 F. 718.832.4602

Issue / Revision  
 12.06.2024 - LPC COMMISSION  
 PRESENTATION

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

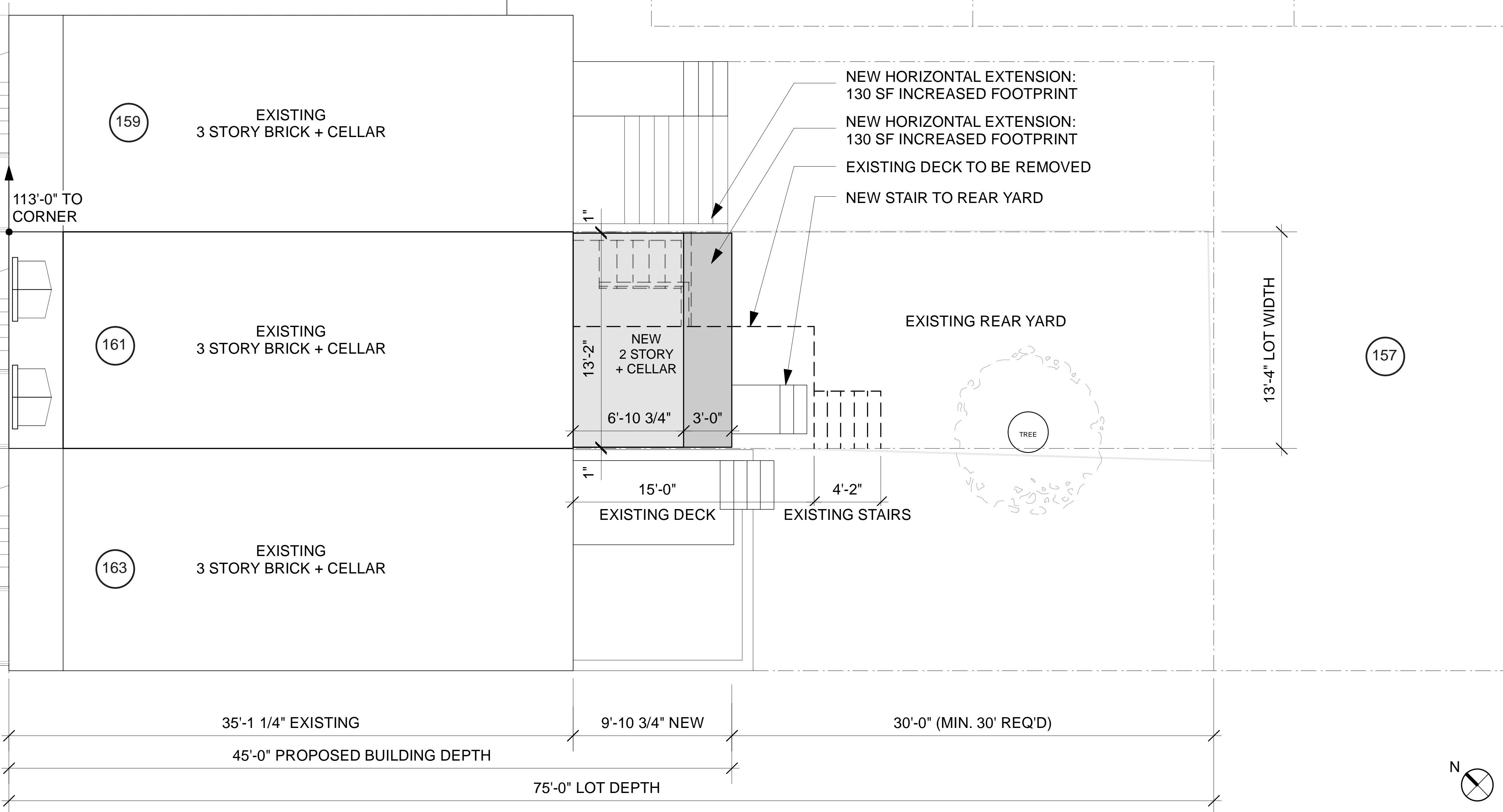
Drawing Title  
**REAR ADDITION VISIBILITY**

Seal + Signature  
  
 Date: 12.06.24  
 Project No.  
 Drawn by: SL  
 Checked by: CH  
 Dwg No.  
**LPC - 109**  
 Sheet No. 9 OF 24

Architect  
**HARPER ARCHITECTURE, P.C.**  
 291 8TH STREET  
 BROOKLYN, NY 11215  
 P. 718.832.4601  
 F. 718.832.4602

CROSS STREET: **BERGEN STREET**

**HOYT STREET**  
 (50' WIDE)



CROSS STREET: **WYCKOFF STREET**

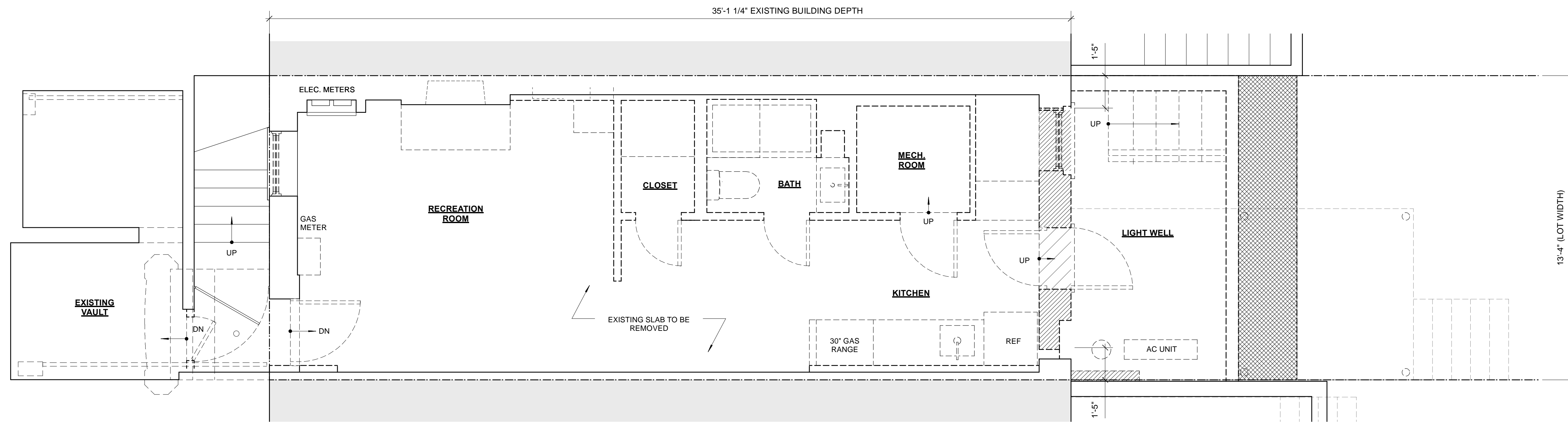
1 PLOT PLAN  
 SCALE: NTS

Issue / Revision  
 12.06.2024 - LPC COMMISSION  
 PRESENTATION

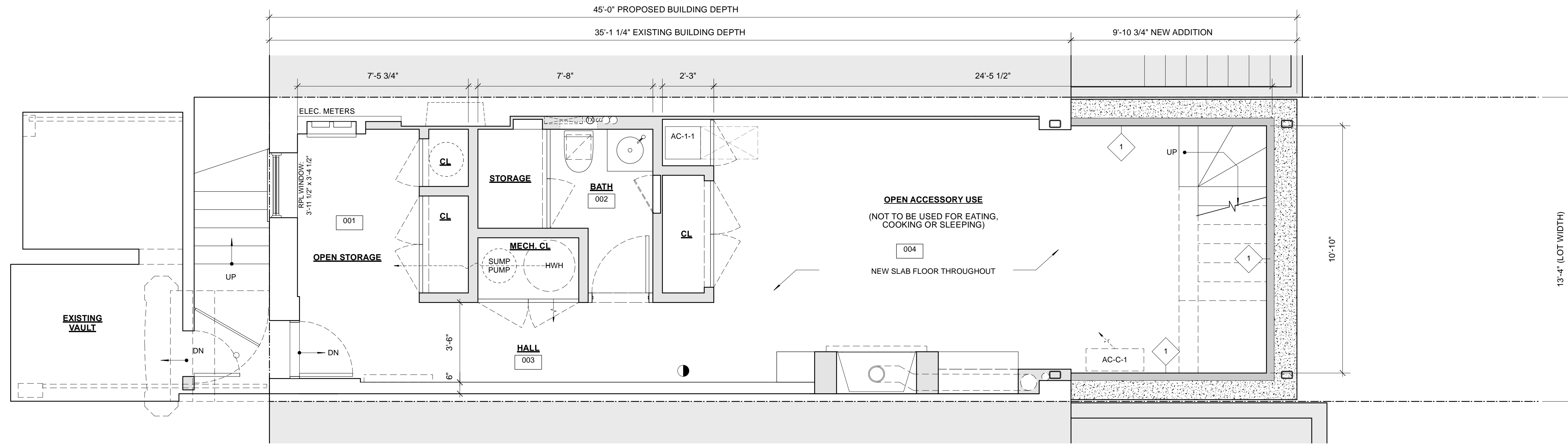
Project  
**LEHRMAN BROZYNA RESIDENCE**  
 161 HOYT STREET  
 BROOKLYN, NY 11217

Drawing Title  
**CONTEXT PLAN**

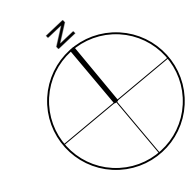
Seal + Signature	Date:	12.06.24
	Project No.	
	Drawn by:	SL
	Checked by:	CH
	Dwg No.	LPC - 110
	Sheet No.	10 OF 24



1 CELLAR DEMOLITION PLAN  
SCALE: 3/8"=1'-0"



2 CELLAR CONSTRUCTION PLAN  
SCALE: 3/8"=1'-0"



Architect  
**HARPER ARCHITECTURE, P.C.**  
291 8TH STREET  
BROOKLYN, NY 11215  
P. 718.832.4601  
F. 718.832.4602

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12.06.2024 - LPC COMMISSION  
PRESENTATION

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

Drawing Title  
CELLAR PLANS - EXISTING  
VS PROPOSED

Seal + Signature	Date:	12.06.24
	Project No.	
	Drawn by:	SL
	Checked by:	CH
	Dwg No.	LPC - 111
	Sheet No.	11 OF 24

Architect

**HARPER ARCHITECTURE, P.C.**


291 8TH STREET  
BROOKLYN, NY 11215  
P. 718.832.4601  
F. 718.832.4602

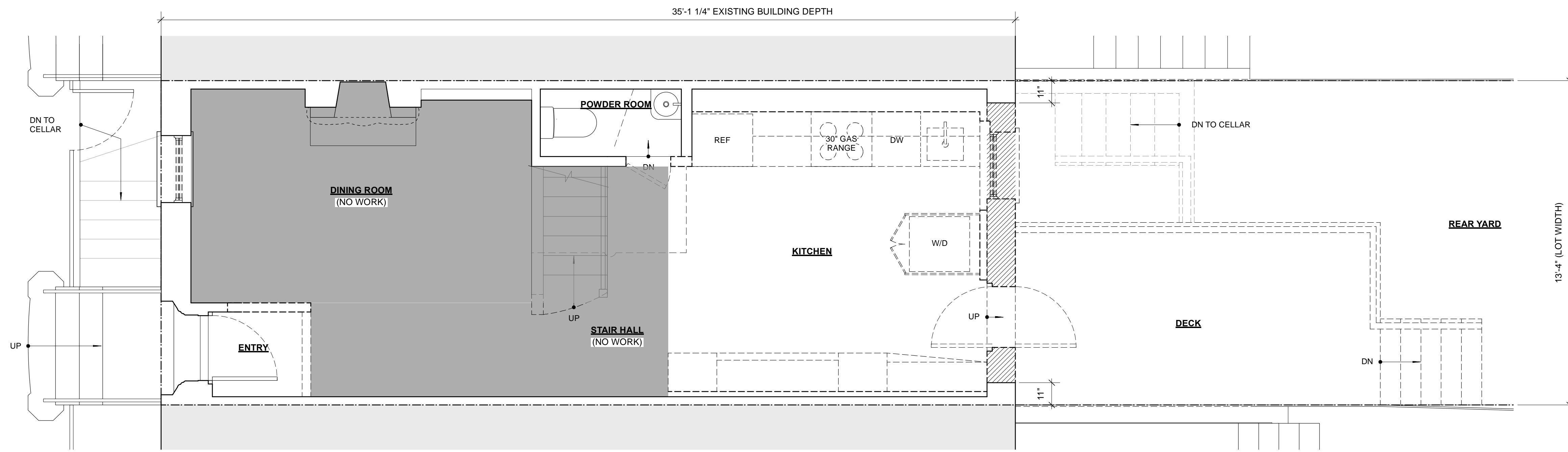
**Issue / Revision**  
12.06.2024 - LPC COMMISSION  
PRESENTATION

**Project**  
**LEHRMAN BROZYNA RESIDENCE**

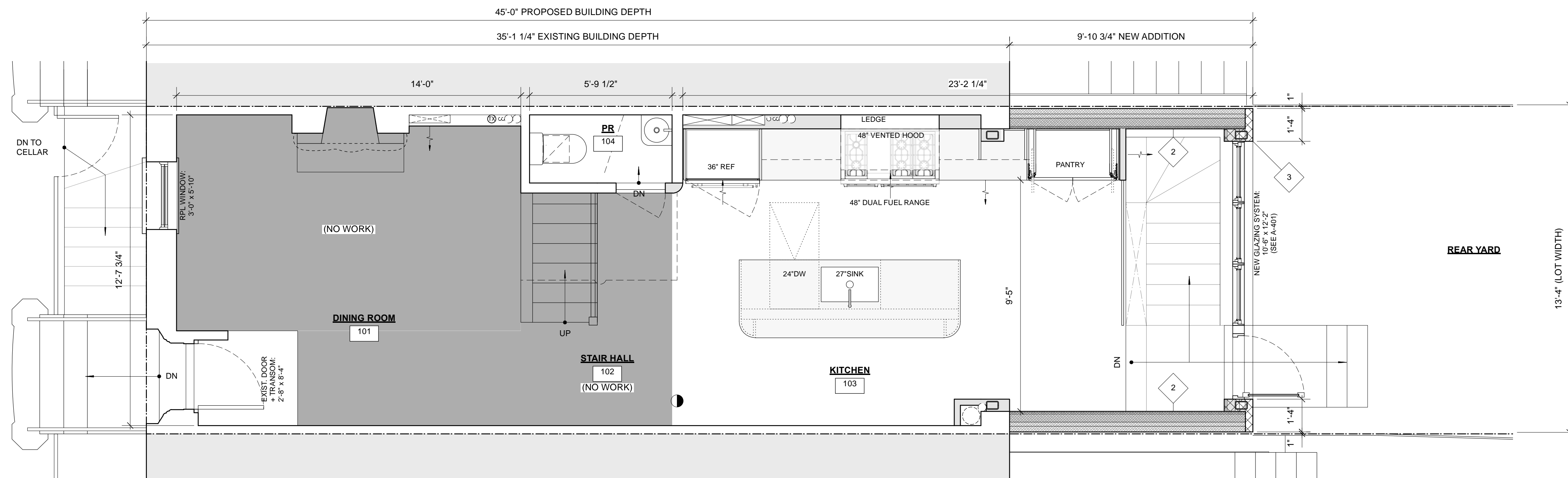
161 HOYT STREET  
BROOKLYN, NY 11217

**Drawing Title**  
**1ST FLOOR PLANS -  
EXISTING VS PROPOSED**

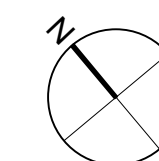
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	Project No.	SL
	Drawn by:	CH
	Checked by:	
	Dwg No.	LPC - 112
	Sheet No.	12 OF 24



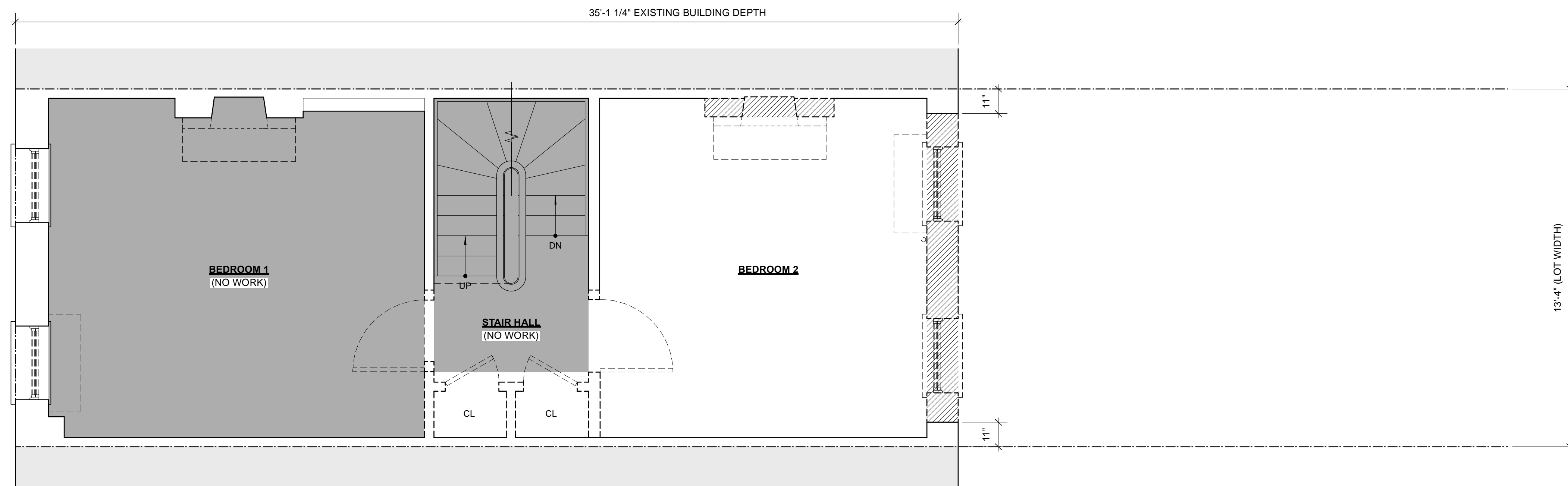
**1** FIRST FLOOR DEMOLITION PLAN  
SCALE: 3/8"=1'-0"



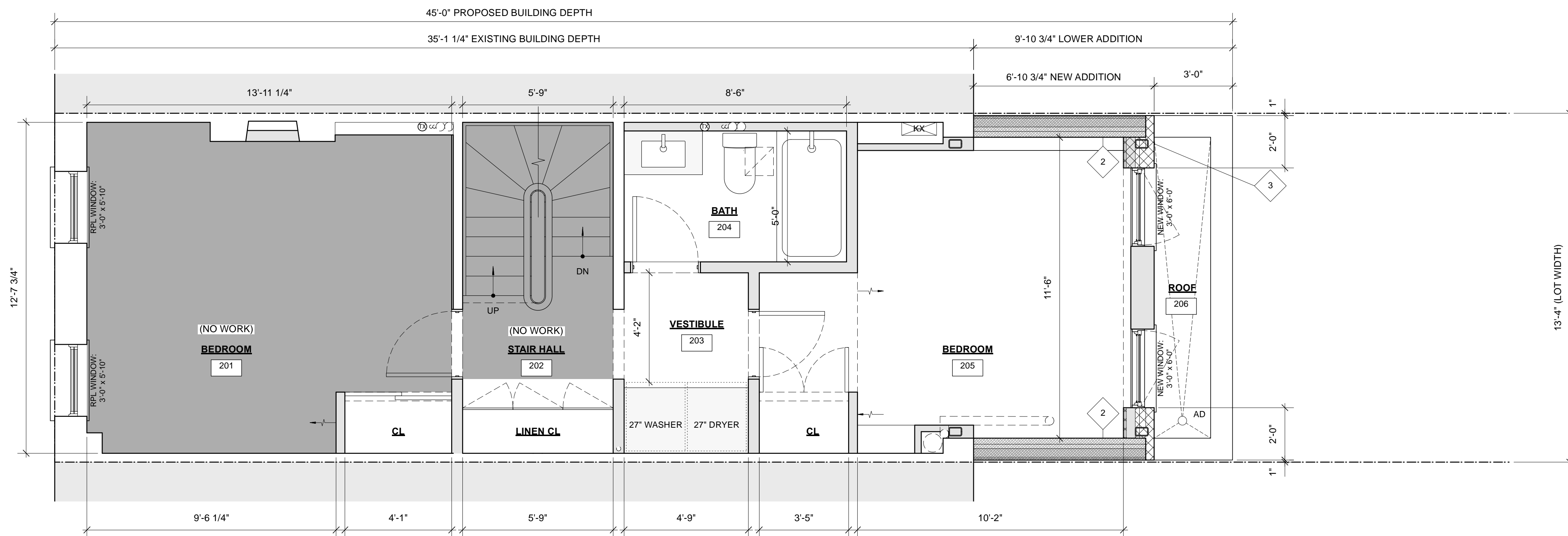
**2** CELLAR CONSTRUCTION PLAN  
SCALE: 3/8"=1'-0"



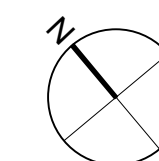
Architect  
**HARPER ARCHITECTURE, P.C.**  
 291 8TH STREET  
 BROOKLYN, NY 11215  
 P. 718.832.4601  
 F. 718.832.4602



1 SECOND FLOOR DEMOLITION PLAN  
 SCALE: 3/8"=1'-0"



2 SECOND FLOOR CONSTRUCTION PLAN  
 SCALE: 3/8"=1'-0"



Issue / Revision  
 12.06.2024 - LPC COMMISSION  
 PRESENTATION

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

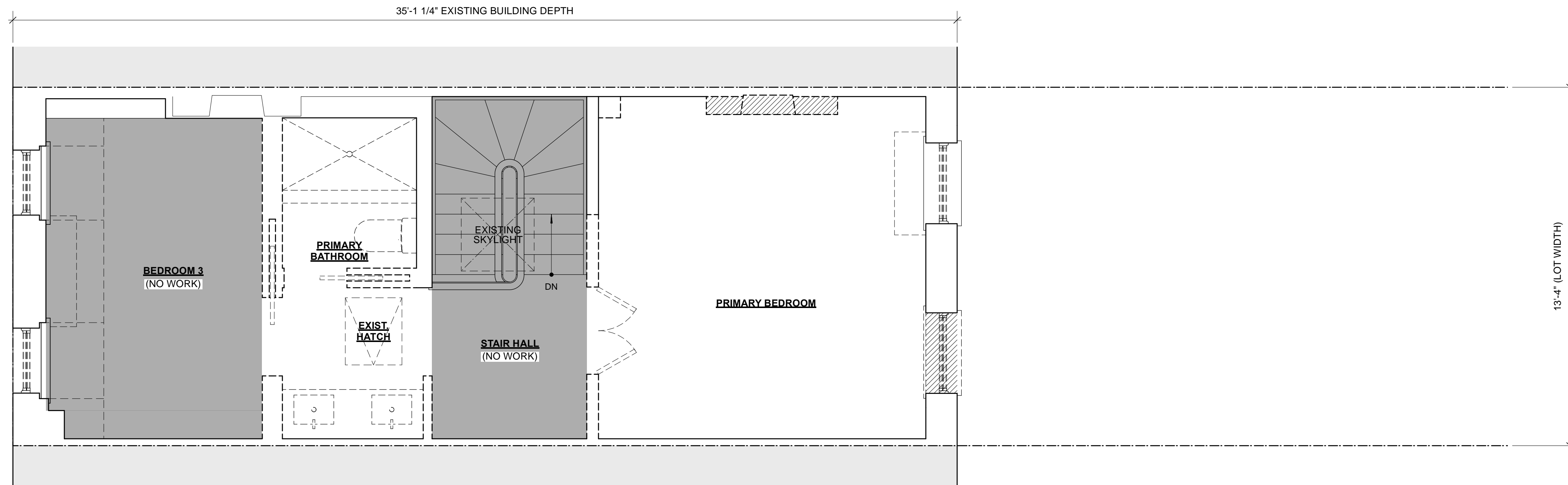
Drawing Title  
**2ND FLOOR PLANS -  
 EXISTING VS PROPOSED**

Seal + Signature	Date:	12.06.24
	Project No.	
	Drawn by:	SL
	Checked by:	CH
	Dwg No.	LPC - 113
	Sheet No.	13 OF 24

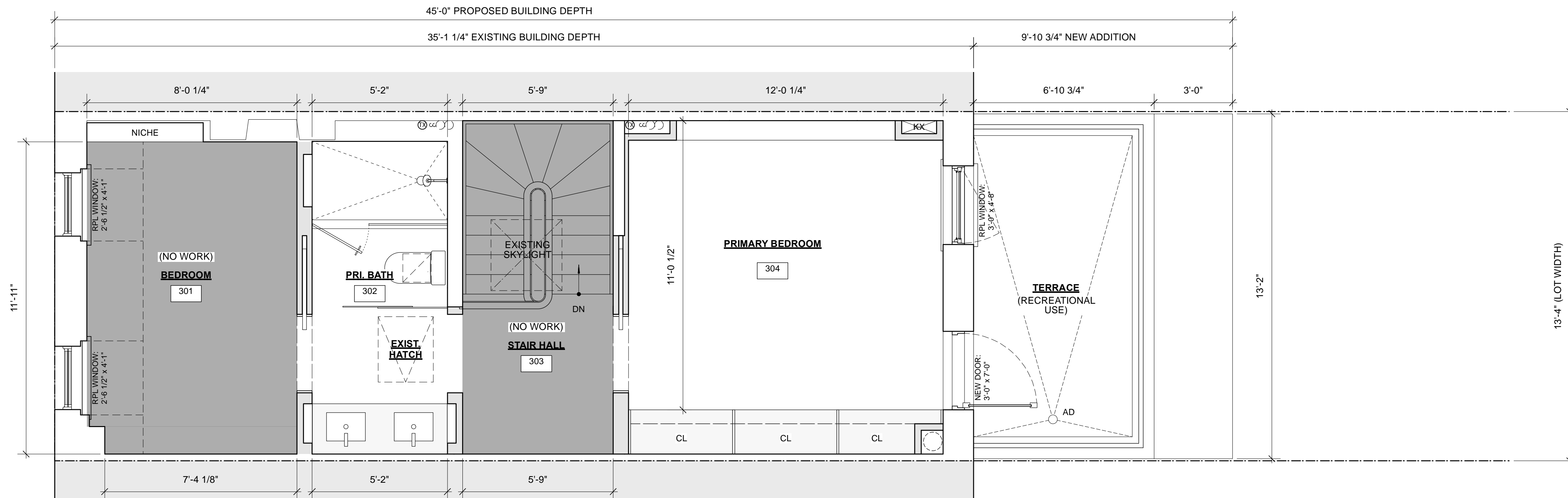
Architect

**HARPER ARCHITECTURE, P.C.**

291 8TH STREET  
BROOKLYN, NY 11215  
P. 718.832.4601  
F. 718.832.4602



1 THIRD FLOOR DEMOLITION PLAN  
SCALE: 3/8"=1'-0"




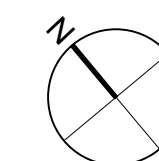
2 THIRD FLOOR CONSTRUCTION PLAN  
SCALE: 3/8"=1'-0"

**Issue / Revision**  
12.06.2024 - LPC COMMISSION  
PRESENTATION

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

**Drawing Title**  
3RD FLOOR PLANS -  
EXISTING VS PROPOSED

Seal + Signature	Date:	12.06.24
	Project No.	
	Drawn by:	SL
	Checked by:	CH
	Dwg No.	LPC - 114
	Sheet No.	14 OF 24




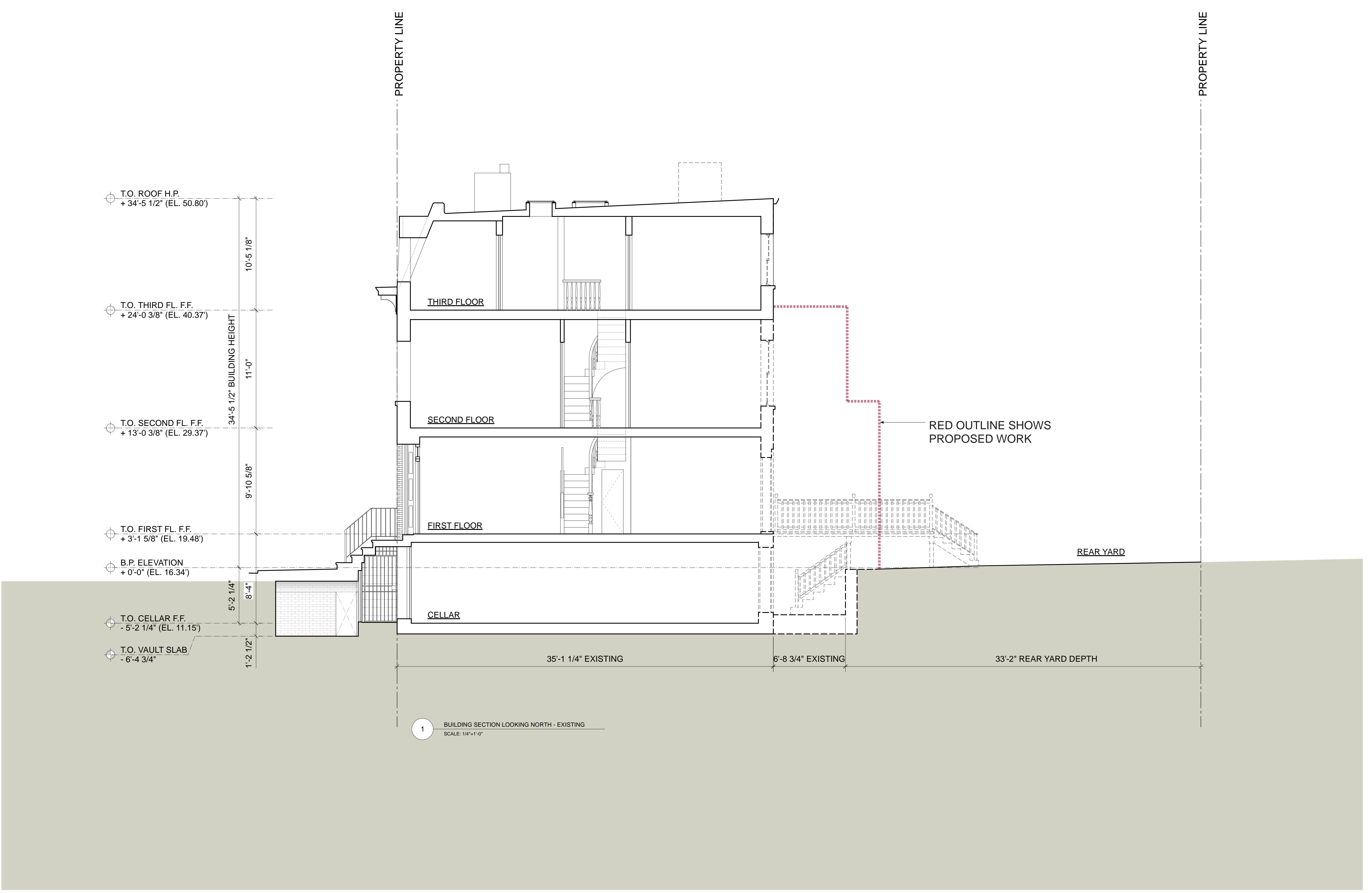
Architect  
**HARPER ARCHITECTURE, P.C.**  
 291 8TH STREET  
 BROOKLYN, NY 11215  
 P. 718.832.4601  
 F. 718.832.4602

Issue / Revision  
 12.06.2024 - LPC COMMISSION  
 PRESENTATION

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

Drawing Title  
**EXISTING BUILDING SECTION**

Seal + Signature	Date:	12.06.24
	Project No.	
	Drawn by:	SL
	Checked by:	CH
	Dwg No.	LPC - 115
	Sheet No.	15 OF 24



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




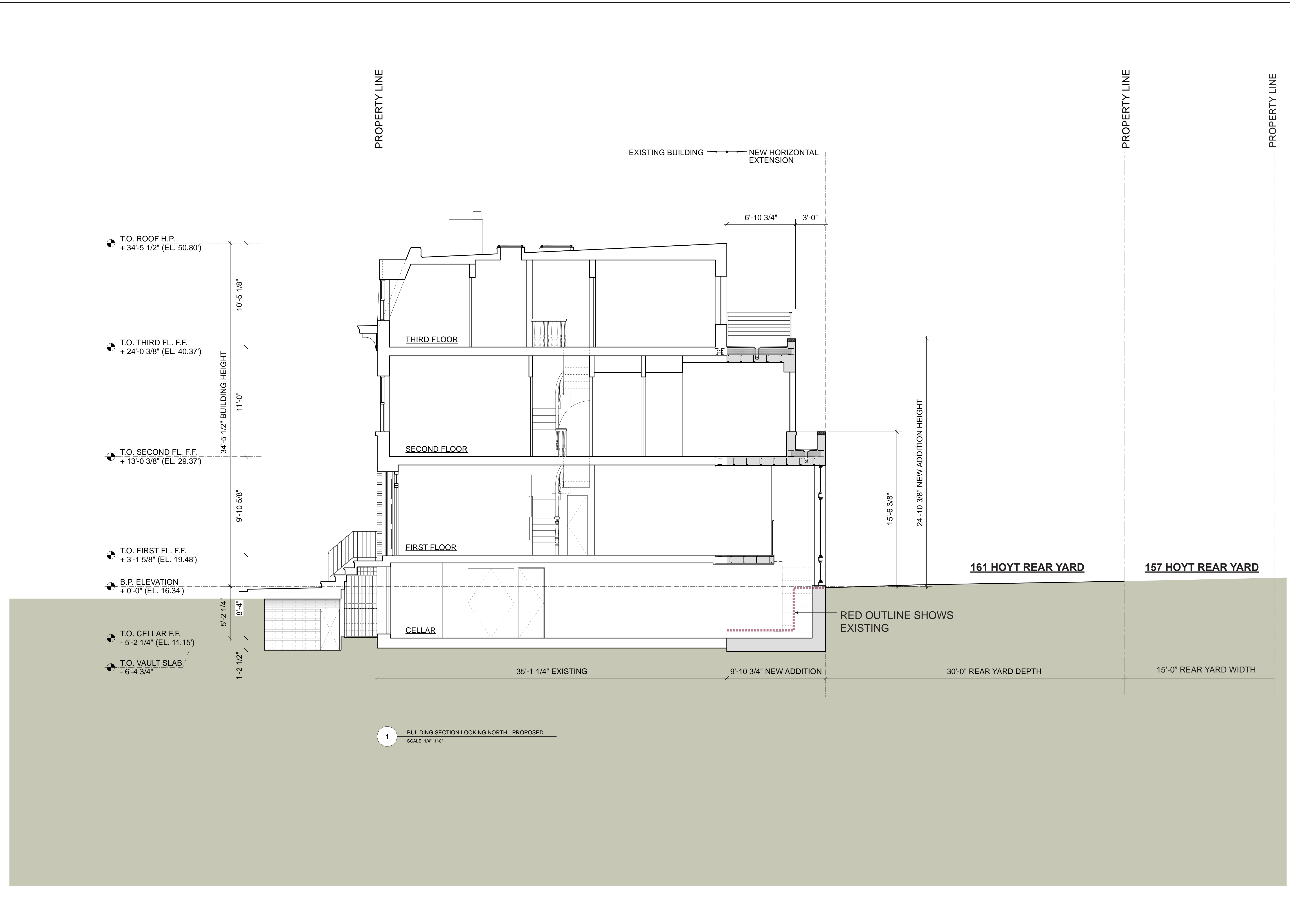
Architect  
**HARPER ARCHITECTURE, P.C.**  
 291 8TH STREET  
 BROOKLYN, NY 11215  
 P. 718.832.4601  
 F. 718.832.4602

Issue / Revision  
 12.06.2024 - LPC COMMISSION  
 PRESENTATION

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

Drawing Title  
**PROPOSED BUILDING  
 SECTION**

Seal + Signature	Date:	12.06.24
	Project No.	
	Drawn by:	SL
	Checked by:	CH
	Dwg No.	LPC - 116
	Sheet No.	16 OF 24



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



PREVIOUS PROPOSED REAR FACADE



EXISTING REAR FACADE

Architect

**HARPER ARCHITECTURE, P.C.**

291 8TH STREET  
 BROOKLYN, NY 11215  
 P. 718.832.4601  
 F. 718.832.4602

Issue / Revision  
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 PRESENTATION

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

Drawing Title  
**PREVIOUS PROPOSED REAR  
 FACADE RENDERING**

Seal + Signature	Date:	12.06.24
	Project No.	
	Drawn by:	SL
	Checked by:	CH
	Dwg No.	LPC - 117
	Sheet No.	17 OF 24



PROPOSED REAR FACADE



EXISTING REAR FACADE

Architect  
**HARPER ARCHITECTURE, P.C.**  
 291 8TH STREET  
 BROOKLYN, NY 11215  
 P. 718.832.4601  
 F. 718.832.4602

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 PRESENTATION

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

Drawing Title  
**PROPOSED REAR FACADE  
 RENDERING**

Seal + Signature	Date:	12.06.24
	Project No.	
	Drawn by:	SL
	Checked by:	CH
	Dwg No.	LPC - 118
	Sheet No.	18 OF 24



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

10'-5 1/8"

11'-0"

9'-10 5/8"

5'-2 1/4"

8'-4"

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

163 HOYT STREET

161 HOYT STREET  
13'-4" PROPERTY WIDTH

159 HOYT STREET


- 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 MANSORY AS SHOWN; SEE STRUCTURAL DWGS
- REMOVE AND DISPOSE OF ENTIRE EXISTING REAR DECK, STAIRS AND STRUCTURES
- REMOVE REAR CONCRETE STAIRS TO CELLAR

Architect  
**HARPER ARCHITECTURE, P.C.**  
291 8TH STREET  
BROOKLYN, NY 11215  
P. 718.832.4601  
F. 718.832.4602

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12.06.2024 - LPC COMMISSION PRESENTATION

Project  
**LEHRMAN BROZYNA RESIDENCE**  
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BROOKLYN, NY 11217

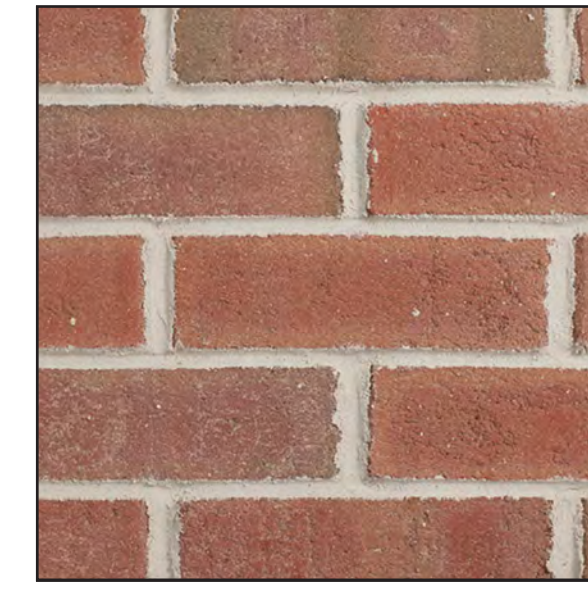
Drawing Title  
**REAR FACADE ELEVATION - EXISTING**

Seal + Signature	Date:	12.06.24
	Project No.	
	Drawn by:	SL
	Checked by:	CH
	Dwg No.	LPC - 119
	Sheet No.	19 OF 24



Architect  
**HARPER ARCHITECTURE, P.C.**  
 291 8TH STREET  
 BROOKLYN, NY 11215  
 P. 718.832.4601  
 F. 718.832.4602

- EXISTING REAR FACADE AT TOP FLOOR TO REMAIN
- EXISTING WINDOW OPENING AT TOP FLOOR TO REMAIN; REPLACE WINDOW
- EXTEND EXISTING WINDOW OPENINGS TO CREATE FULL HEIGHT DOOR
- NEW LIMESTONE CAP
- NEW FACE BRICK VENEER WITH NEW MORTAR JOINTS TO MATCH EXISTING MORTAR IN SIZE, STYLE AND CONSISTENCY
- NEW LIMESTONE PARAPET CAP
- NEW SOLDIER COURSE BRICK (TYP. AT FIRST AND SECOND FLOOR WINDOW LINTEL)
- TOP OF THE ADDITION



**NEW BRICK VENEER AT REAR FACADE:**  
 HERITAGE S THIN BRICK VENEER BY GLEN GERY



**NEW PAINTED STUCCO AT RETURN WALLS:**  
 ACRYLIC STUCCO BY DRYVIT  
 PAINT COLOR: BENJAMIN MOORE TOASTED BROWN (2097-10)



**NEW WINDOW FRAME COLOR AT REAR FACADE:**  
 BLACK WINDOW FRAME

**Issue / Revision**  
 12.06.2024 - LPC COMMISSION PRESENTATION

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

**Drawing Title**  
**REAR FACADE ELEVATION - PREVIOUS PROPOSED**

	Date:	12.06.24
	Project No.	
	Drawn by:	SL
	Checked by:	CH
	Dwg No.	LPC - 120
Sheet No.	20 OF 24	



Architect

**HARPER ARCHITECTURE, P.C.**

291 8TH STREET  
 BROOKLYN, NY 11215  
 P. 718.832.4601  
 F. 718.832.4602

**Issue / Revision**  
 12.06.2024 - LPC COMMISSION  
 PRESENTATION

**Project**

**LEHRMAN BROZYNA RESIDENCE**

161 HOYT STREET  
 BROOKLYN, NY 11217

**Drawing Title**  
 REAR FACADE ELEVATION -  
 PROPOSED

Seal + Signature



Date: 12.06.24  
 Project No.  
 Drawn by: SL  
 Checked by: CH  
 Dwg No. LPC - 121  
 Sheet No. 21 OF 24



**NEW BRICK VENEER AT  
 REAR FACADE:**  
 HERITAGE S THIN  
 BRICK VENEER BY  
 GLEN GERY



**NEW PAINTED STUCCO  
 AT RETURN WALLS:**  
 ACRYLIC STUCCO BY  
 DRYVIT  
 PAINT COLOR:  
 BENJAMIN MOORE  
 TOASTED BROWN  
 (2097-10)



**NEW WINDOW FRAME  
 COLOR AT REAR  
 FACADE:**  
 BLACK WINDOW FRAME

- EXISTING REAR FACADE AT TOP FLOOR TO REMAIN
- EXISTING WINDOW OPENING AT TOP FLOOR TO REMAIN; REPLACE WINDOW
- EXTEND EXISTING WINDOW OPENINGS TO CREATE FULL HEIGHT DOOR
- NEW LIMESTONE CAP
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- NEW LIMESTONE PARAPET CAP
- NEW SOLDIER COURSE BRICK (TYP. AT FIRST AND SECOND FLOOR WINDOW LINTEL)
- TOP OF THE ADDITION

12'-2 3/8" MANSORY OPENING  
 24'-10 3/8" ADDITION HEIGHT  
 REAR YARD ELEVATION + 0'-0"

163 HOYT STREET  
 161 HOYT STREET  
 159 HOYT STREET

13'-4" PROPERTY WIDTH

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

9'-10 5/8"

5'-2 1/4"

10'-5 1/8"

11'-0"

8'-4"

1" 13'-2" ADDITION WIDTH 1"

3'-6" MIN.

24'-10 3/8" ADDITION HEIGHT

12'-2 3/8" MANSORY OPENING


REAR YARD ELEVATION + 0'-0"

Architect  
**HARPER ARCHITECTURE, P.C.**  
291 8TH STREET  
BROOKLYN, NY 11215  
P. 718.832.4601  
F. 718.832.4602

**Issue / Revision**  
12.06.2024 - LPC COMMISSION  
PRESENTATION

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

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

Seal + Signature	Date:	12.06.24
	Project No.	
	Drawn by:	SL
	Checked by:	CH
	Dwg No.	LPC - 122
	Sheet No.	22 OF 24



PROPOSED REAR FACADE



PROPOSED REAR FACADE

Architect

**HARPER ARCHITECTURE, P.C.**

291 8TH STREET  
 BROOKLYN, NY 11215  
 P. 718.832.4601  
 F. 718.832.4602

Issue / Revision

12.06.2024 - LPC COMMISSION  
 PRESENTATION

Project

**LEHRMAN BROZYNA RESIDENCE**

161 HOYT STREET  
 BROOKLYN, NY 11217

Drawing Title

**PROPOSED REAR FACADE  
 RENDERING**

Seal + Signature



Date: 12.06.24

Project No.

Drawn by: SL

Checked by: CH

Dwg No. **LPC - 123**

Sheet No. 23 OF 24





PROPOSED REAR FACADE



EXISTING REAR FACADE

Architect  
**HARPER ARCHITECTURE, P.C.**  
 291 8TH STREET  
 BROOKLYN, NY 11215  
 P. 718.832.4601  
 F. 718.832.4602

Issue / Revision  
 12.06.2024 - LPC COMMISSION  
 PRESENTATION

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

Drawing Title  
**PROPOSED REAR FACADE  
 RENDERING**

Seal + Signature	Date:	12.06.24
	Project No.	
	Drawn by:	SL
	Checked by:	CH
	Dwg No.	LPC - 124
	Sheet No.	24 OF 24

The current proposal is:

**Preservation Department – Item 3, LPC-24-10670**

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

**Note: this is a Public Meeting item. No public testimony will be received today as the hearing on this item is closed.**