

December 10, 2024
Public Hearing

The current proposal is:

Preservation Department – Item 1, LPC-25-03329

265 Henry Street – Brooklyn Heights Historic District Borough of Brooklyn

To testify virtually, please join Zoom

Webinar ID: 161 504 4717

Passcode: 149079

By Phone: 646-558-8656 (NY)

877-853-5257 (Toll free) US

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265 HENRY STREET
PROPOSED VERTICAL EXTENSION



PROJECT SITE:
265 Henry Street



FRONT FACADE

Year taken: 1940s - Tax Photo

HISTORIC PHOTO - FRONT FACADE

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.



265 HENRY STREET LEFT PHOTO

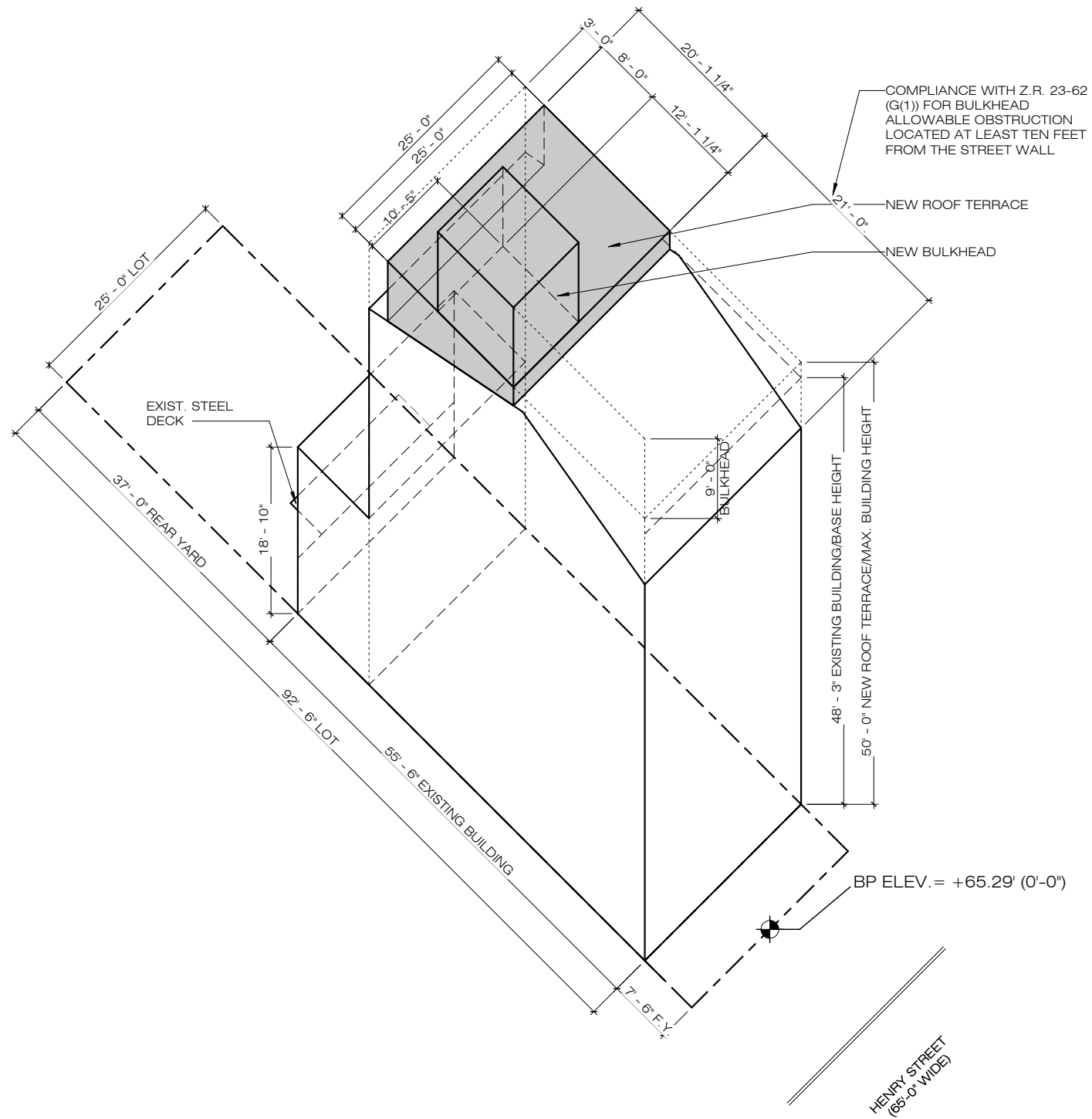


265 HENRY STREET FRONT PHOTO

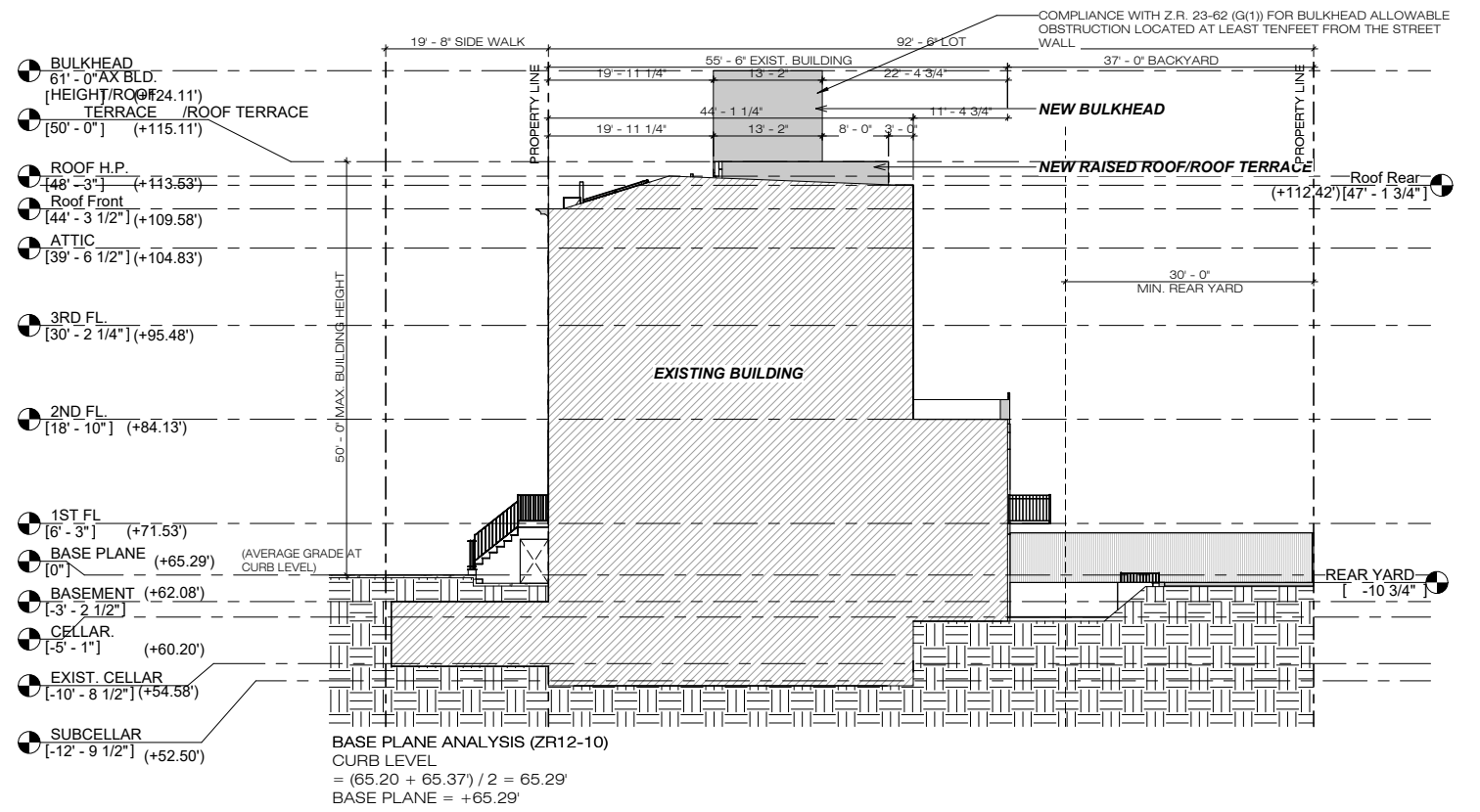


265 HENRY STREET RIGHT PHOTO

EXISTING FRONT OF HOUSE & NEIGHBORS



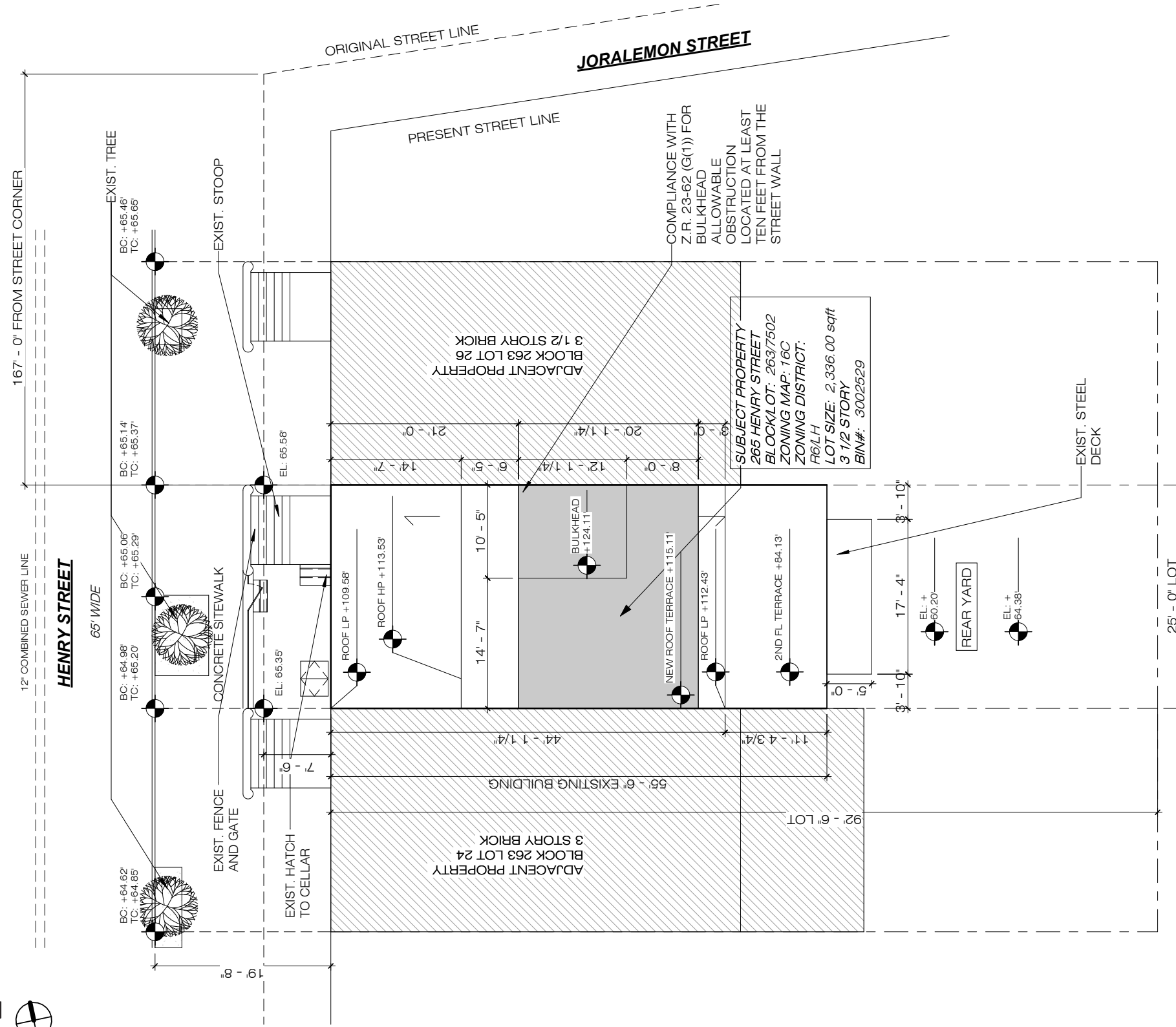
PROPOSED AXONOMETRIC DIAGRAM
SCALE : NTS



PROPOSED ZONING SECTION
SCALE : NTS

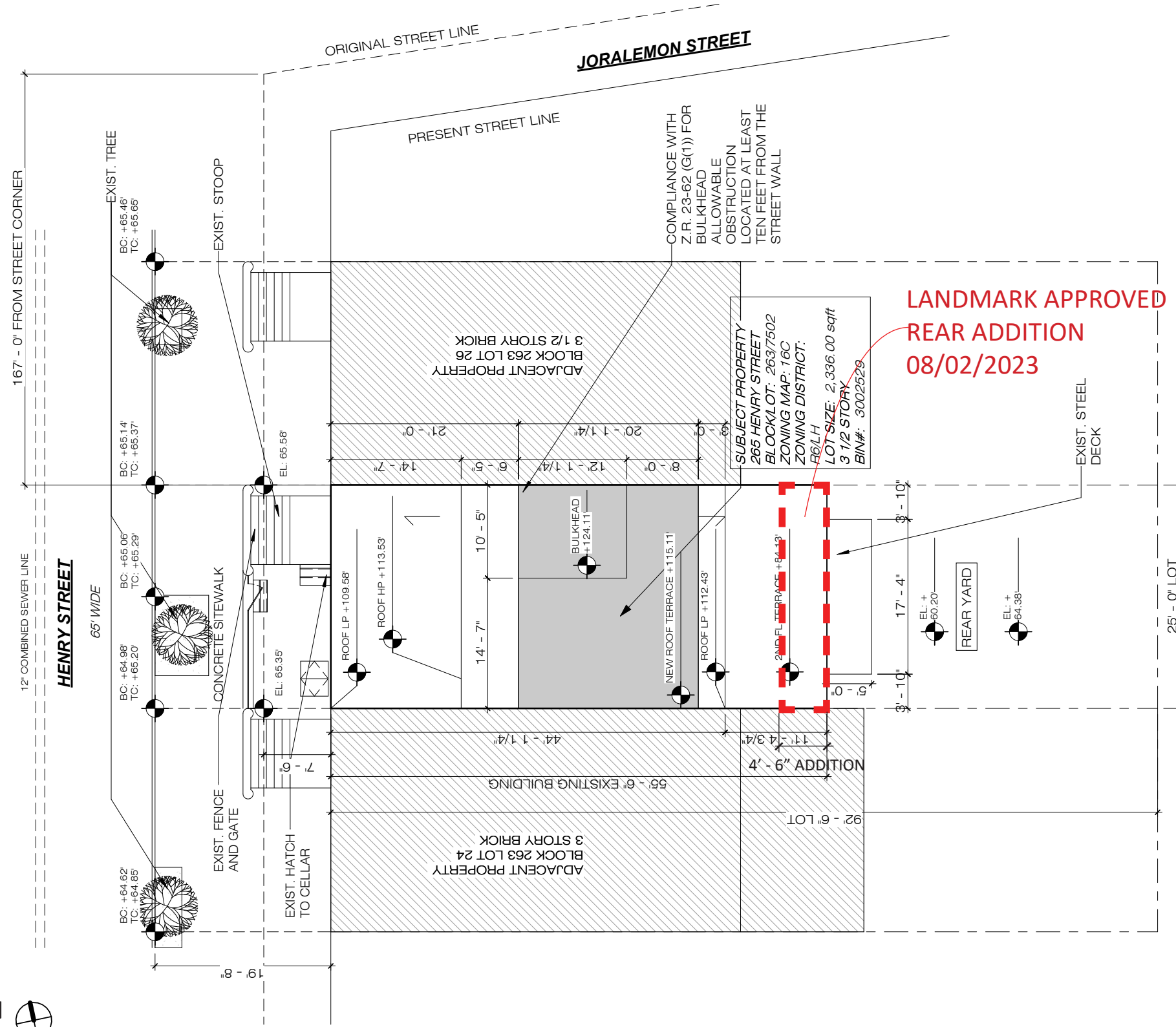
PROPOSED MASSING AXONOMETRIC AND SECTION

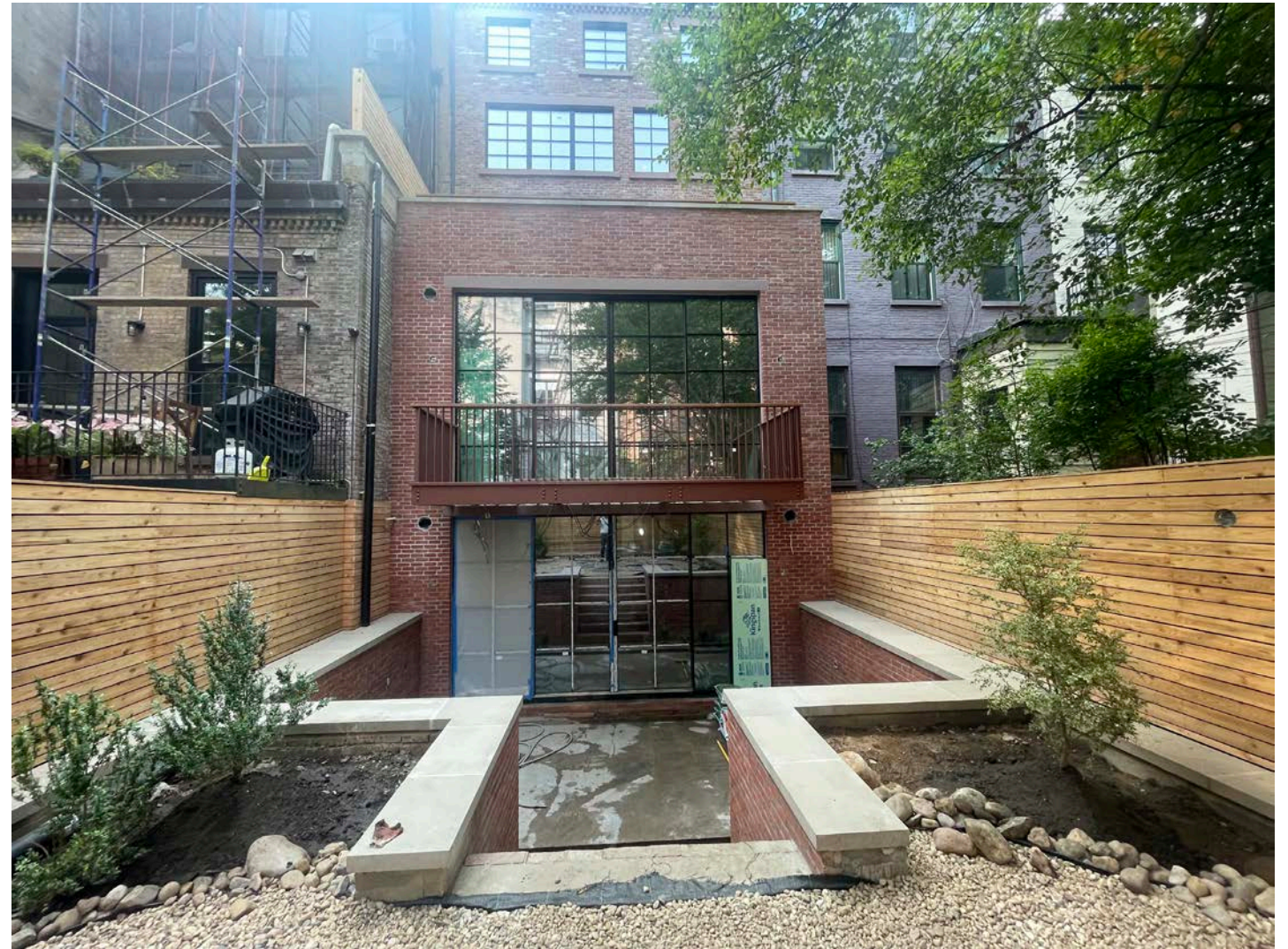
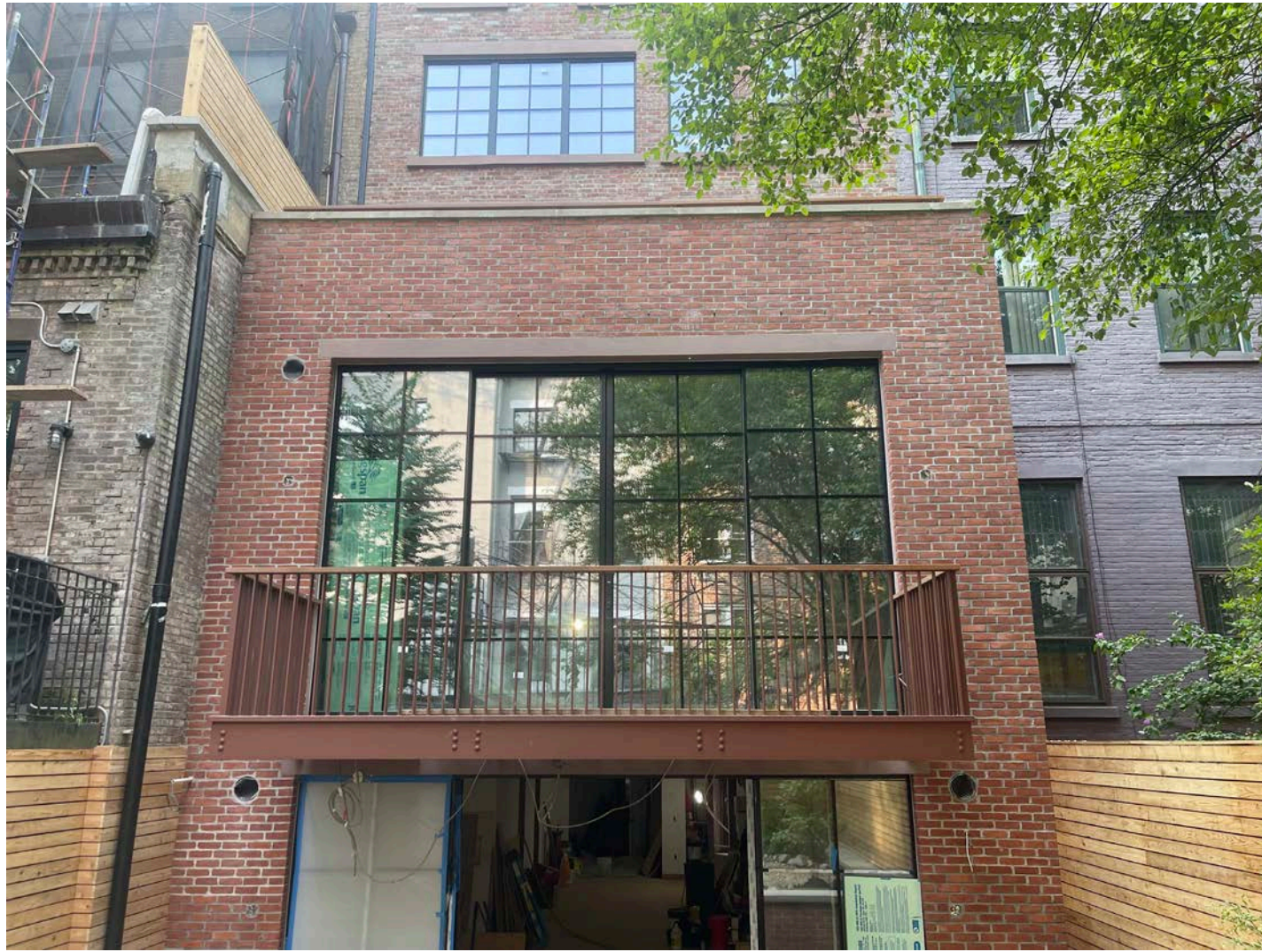
PROPOSED ZONING SITE PLAN
SCALE : NTS



LANDMARKS APPROVED REAR ADDITION

PROPOSED ZONING SITE PLAN
SCALE : NTS



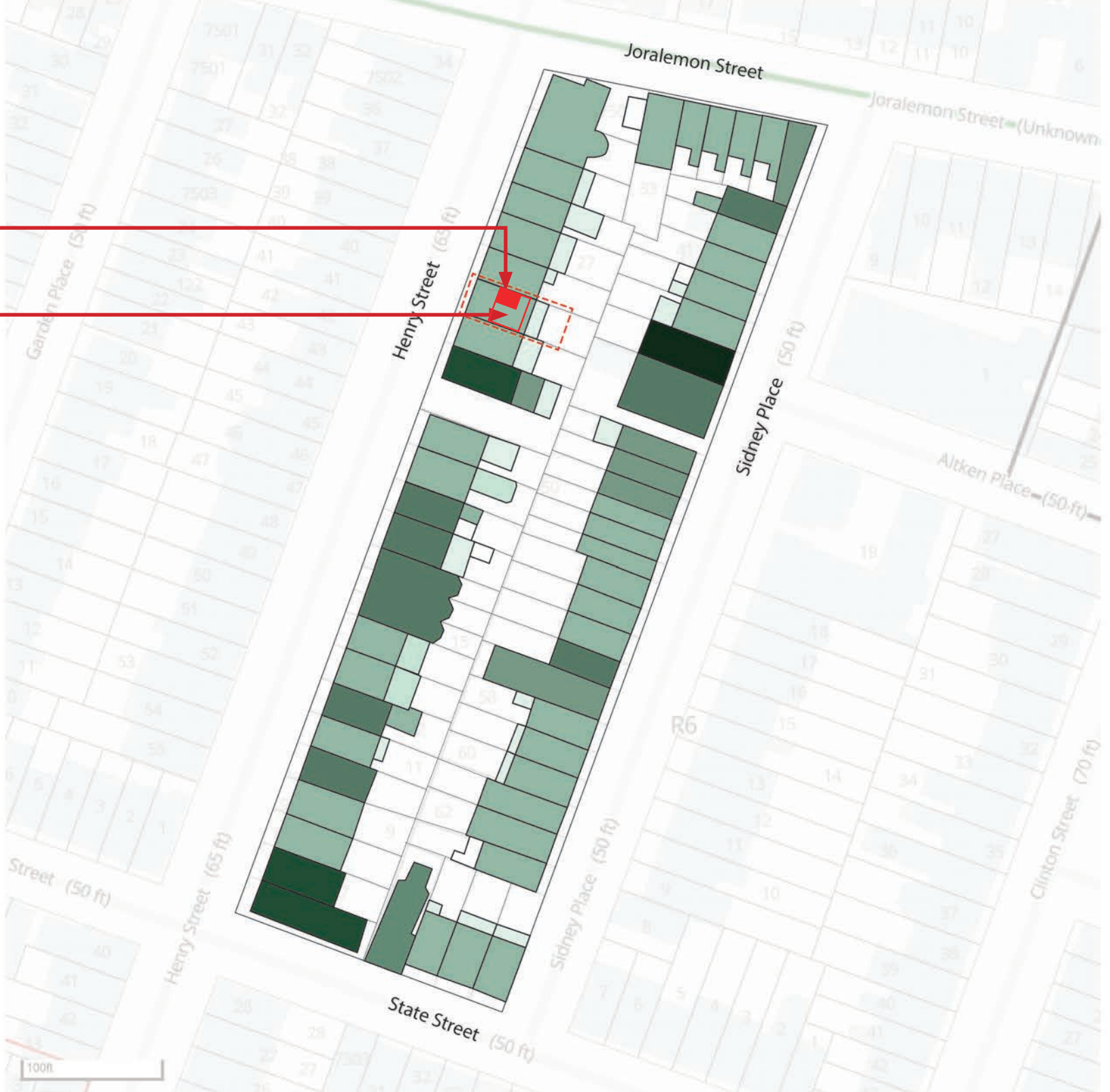


REAR ADDITION









ROOFTOP ADDITIONS

New bulkhead
addition

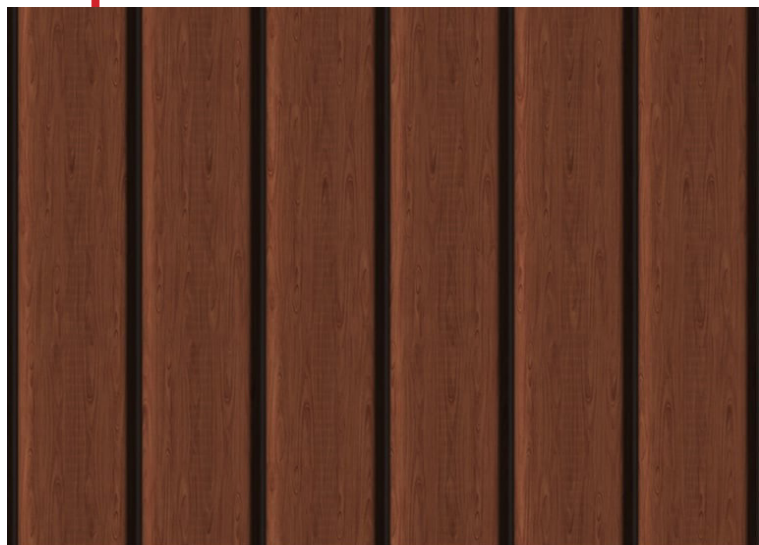
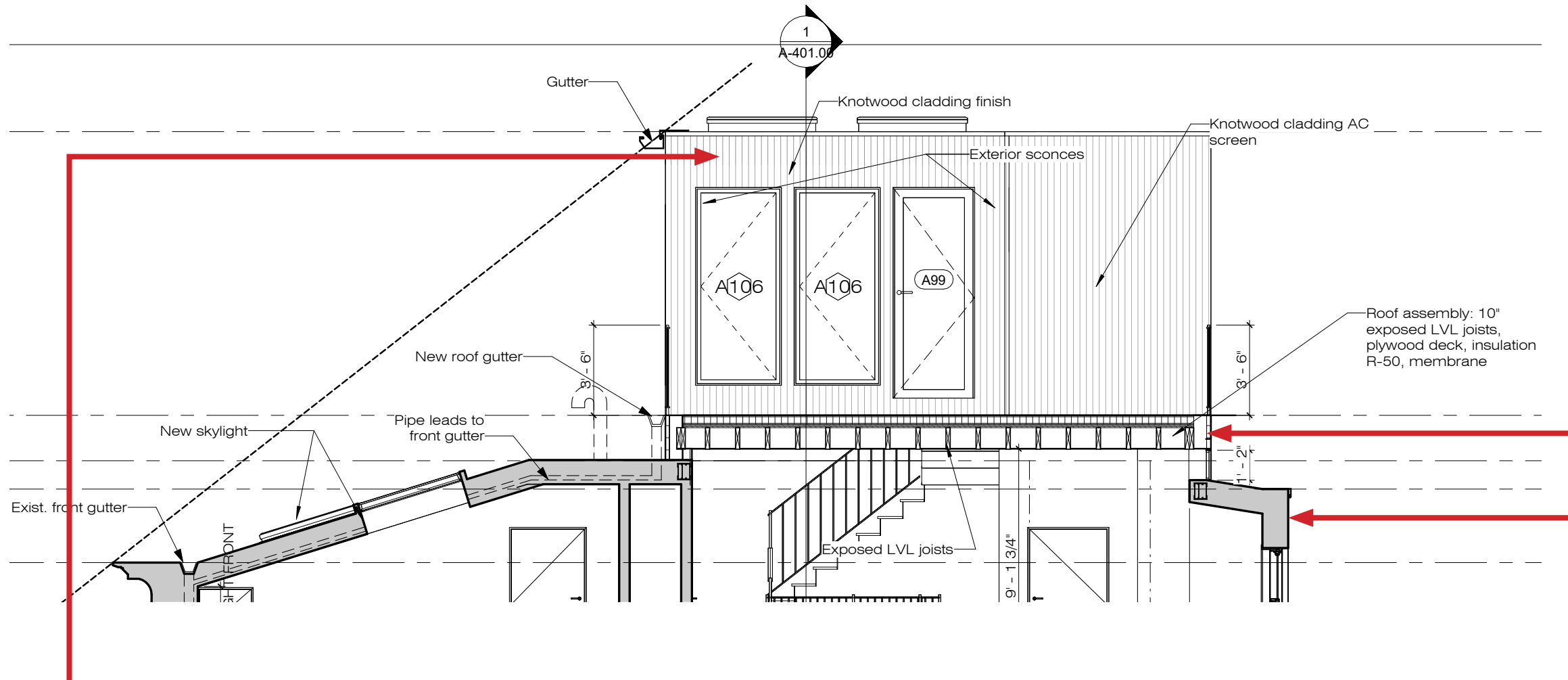
New raised roof
terrace



 SUBJECT PROPERTY
265 HENRY STREET

-  1 STORY
-  1B
-  2B
-  3B
-  4 STORY
-  4B
-  5 STORY
-  6B

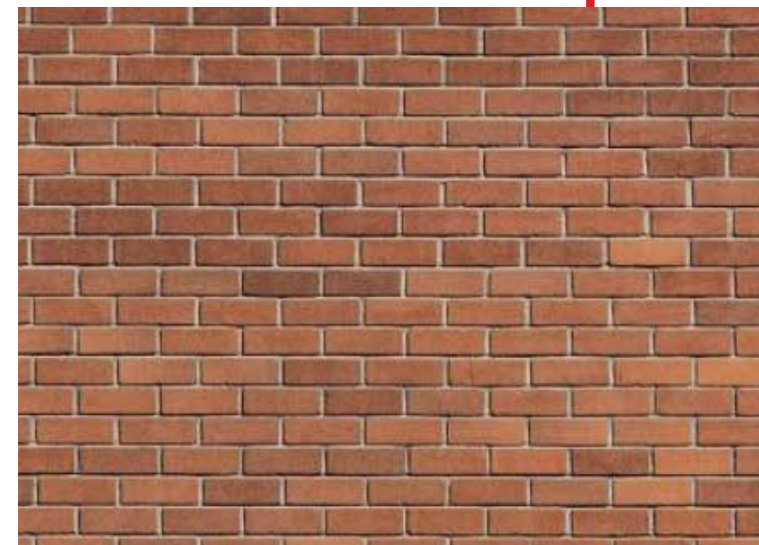
BLOCK PLAN



Cladding Aluminium Knotwood Traditional Vertical 150 Flat Blackbutt



Flat Membrane roof

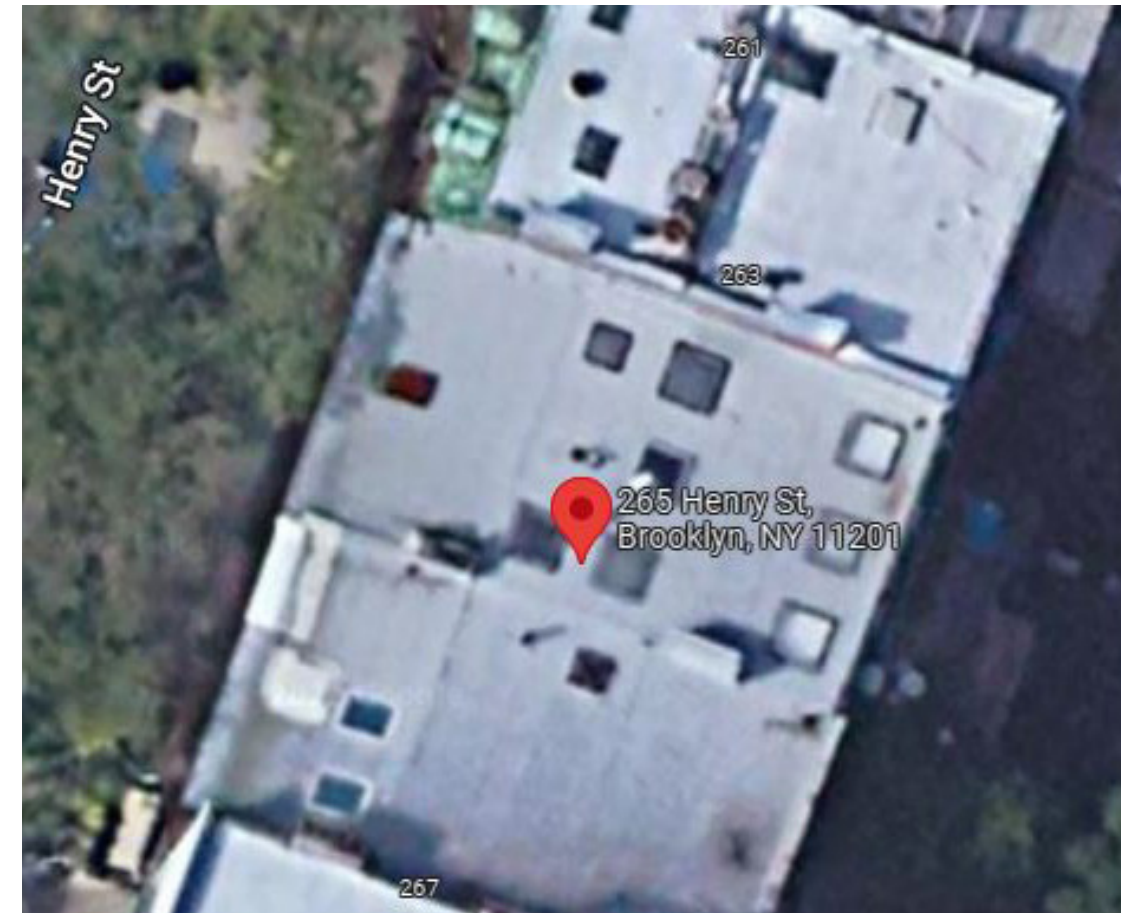


Brick to match existing

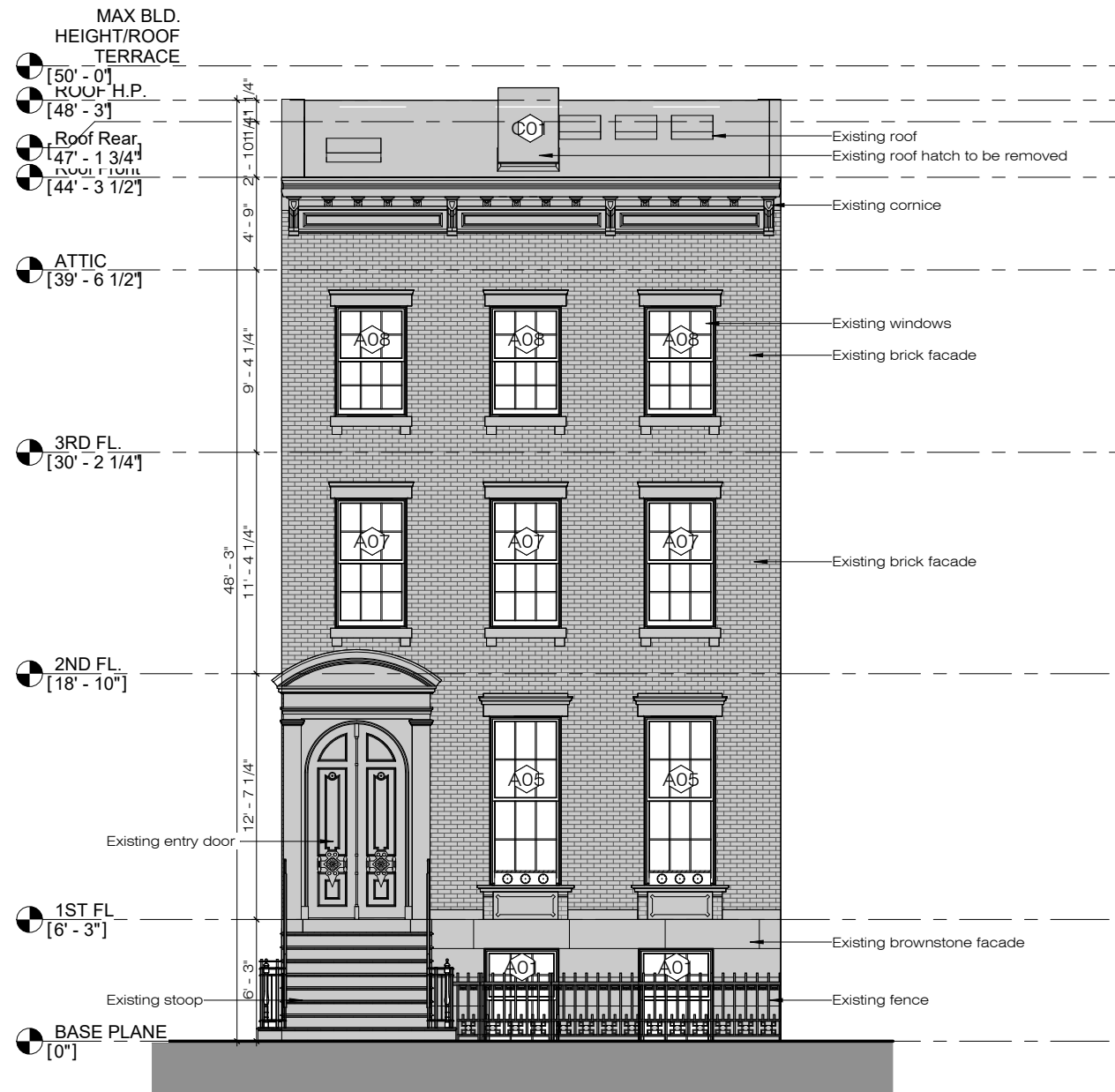
BULKHEAD MATERIAL



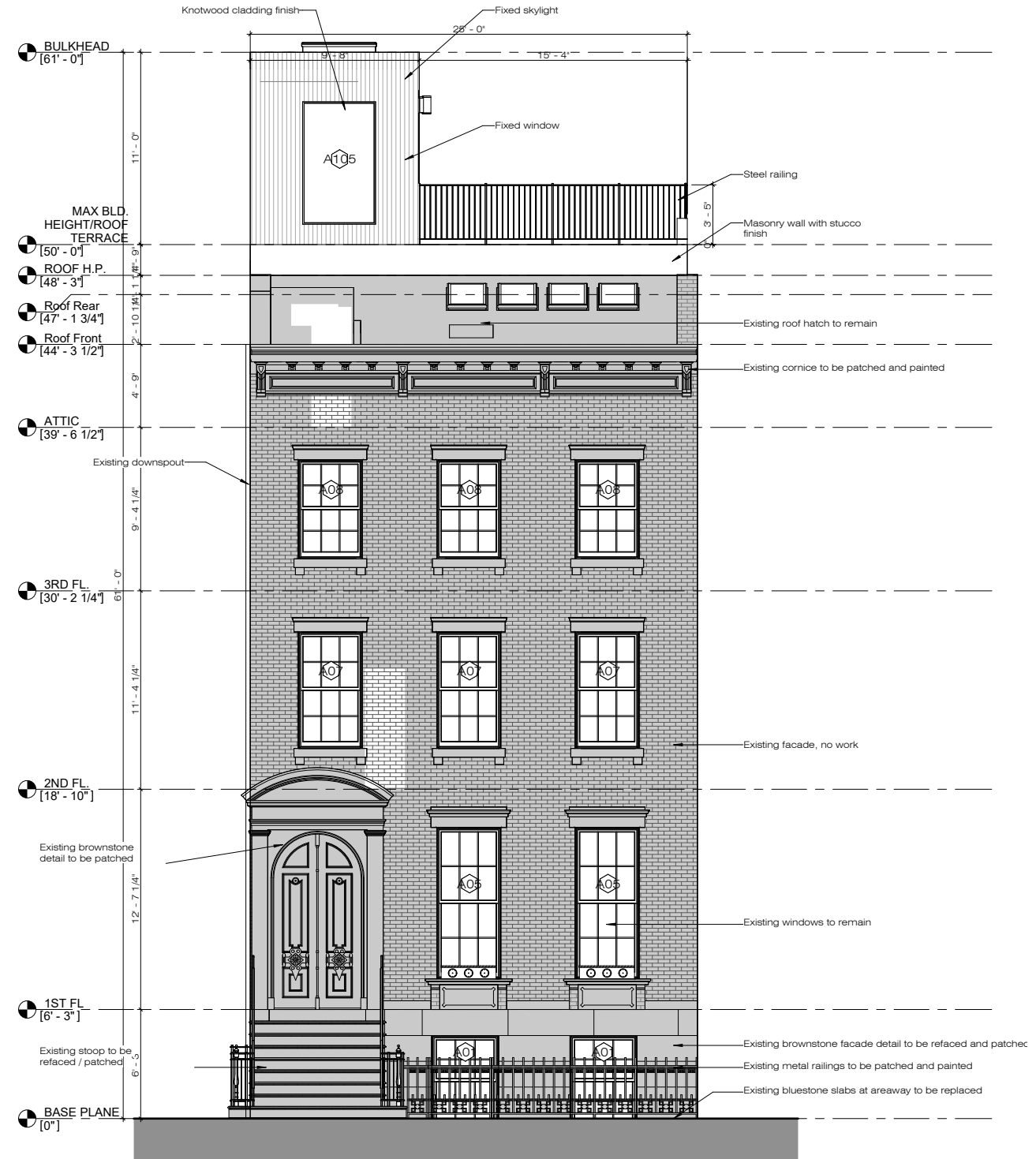
Bulkhead of neighbor buildings



EXISTING ROOF TOP PHOTOS

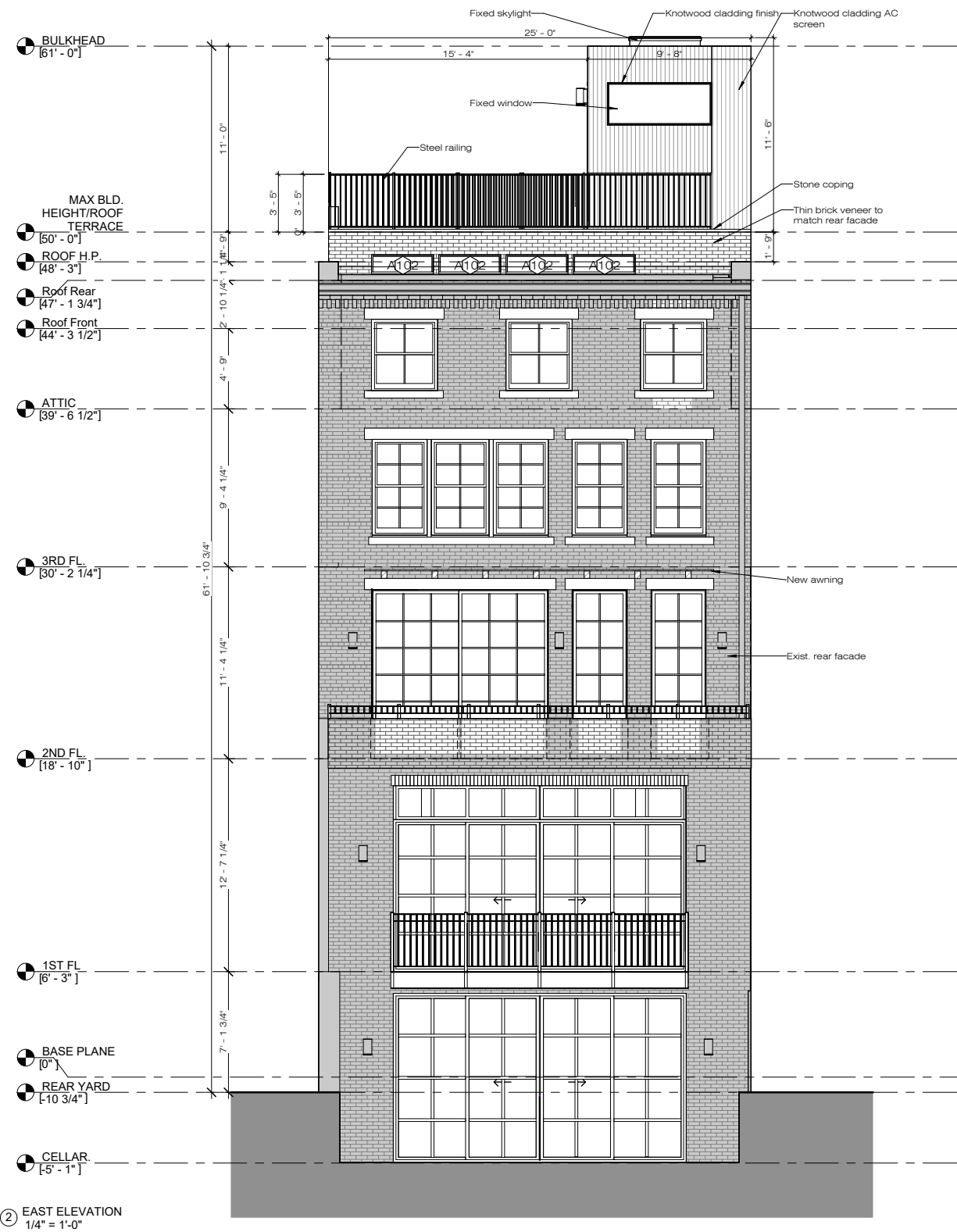
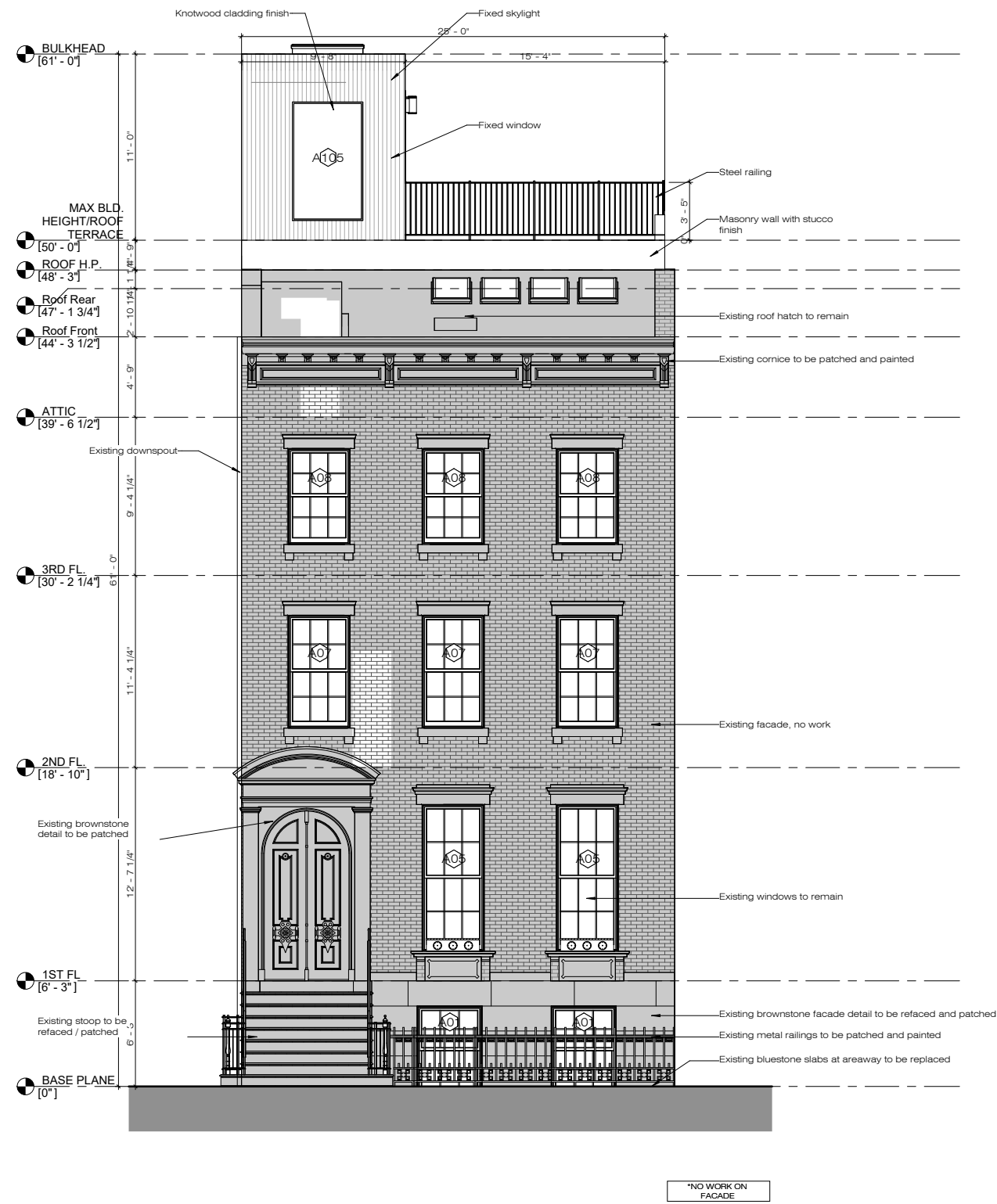


EXISTING FRONT ELEVATION
SCALE : NTS



PROPOSED FRONT ELEVATION
SCALE : NTS

COMPARISON OF THE EXISTING AND PROPOSED FRONT ELEVATION

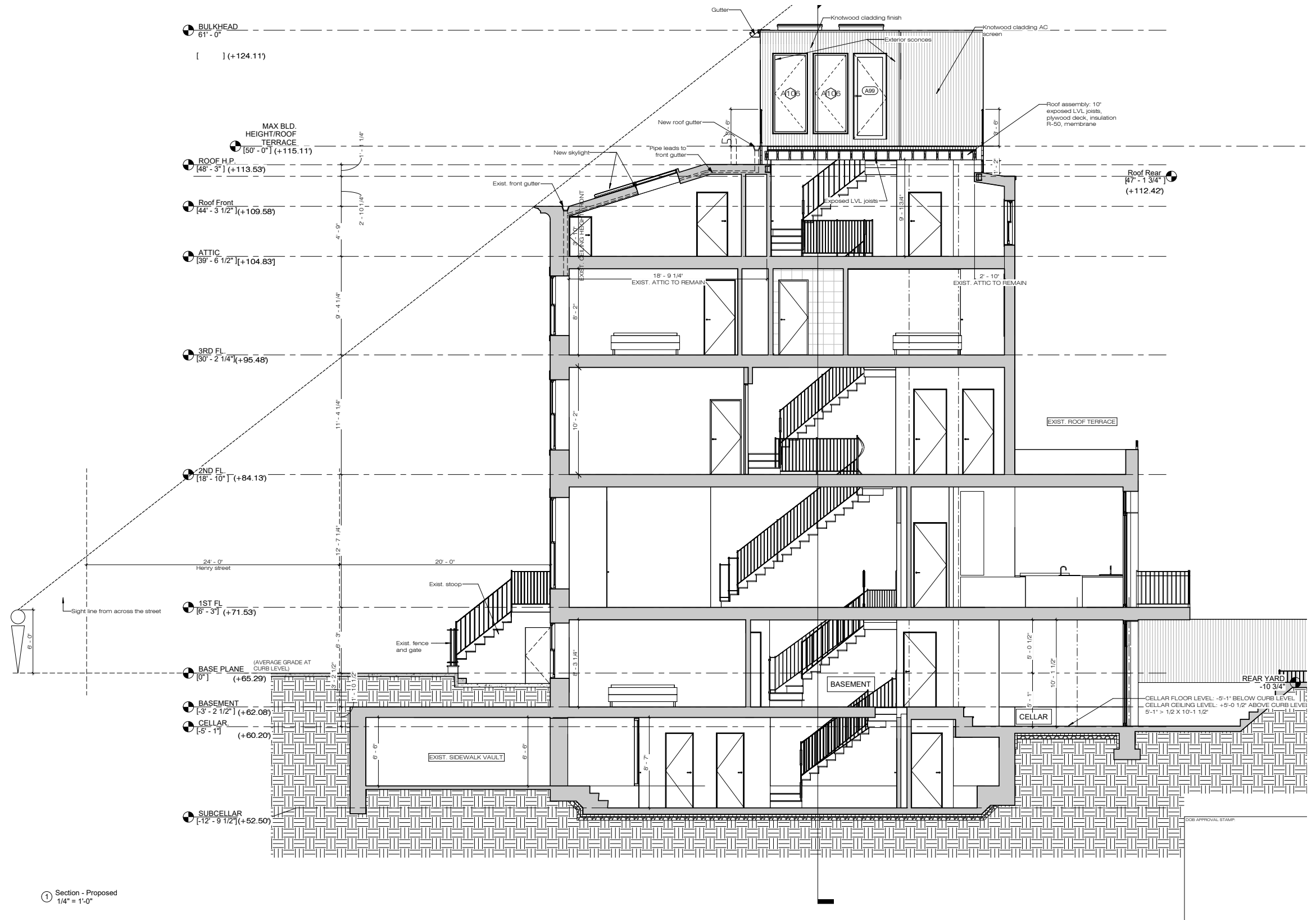


② EAST ELEVATION
1/4" = 1'-0"

PROPOSED REAR ELEVATION
SCALE : NTS

PROPOSED FRONT ELEVATION
SCALE : NTS

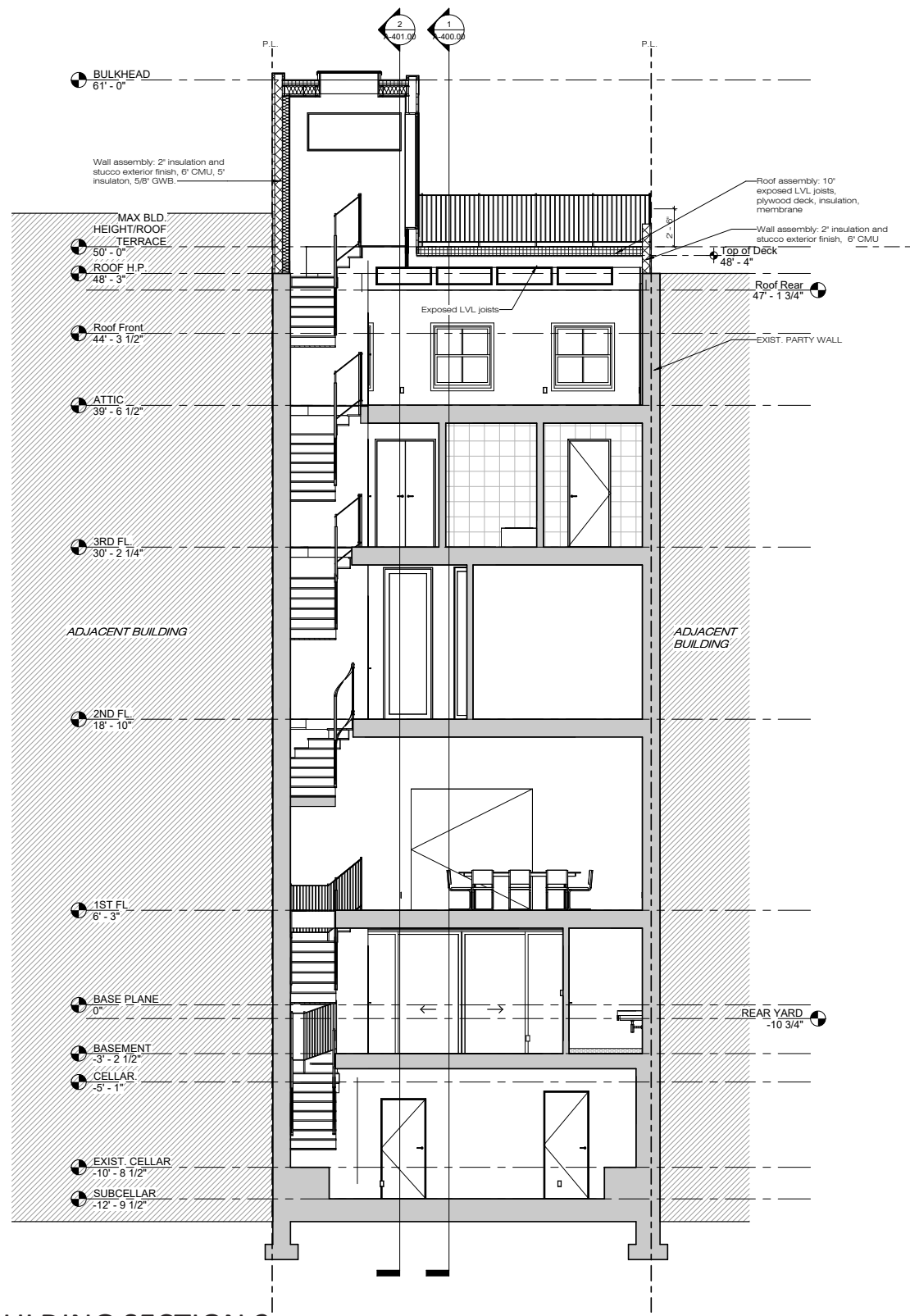
PROPOSED FRONT AND REAR ELEVATIONS



BUILDING SECTION 1
SCALE : NTS

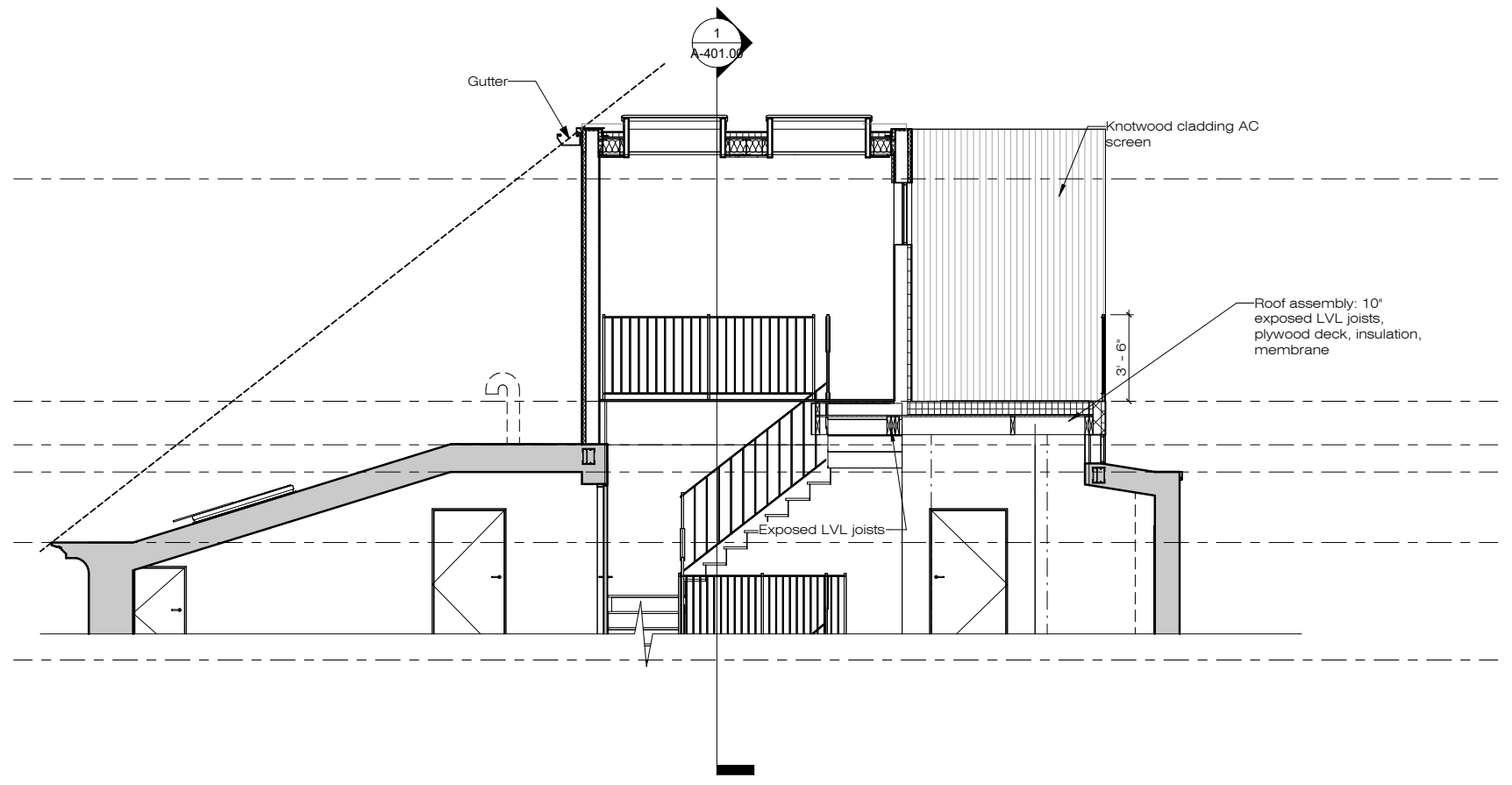
① Section - Proposed
1/4" = 1'-0"

BULKHEAD SECTION

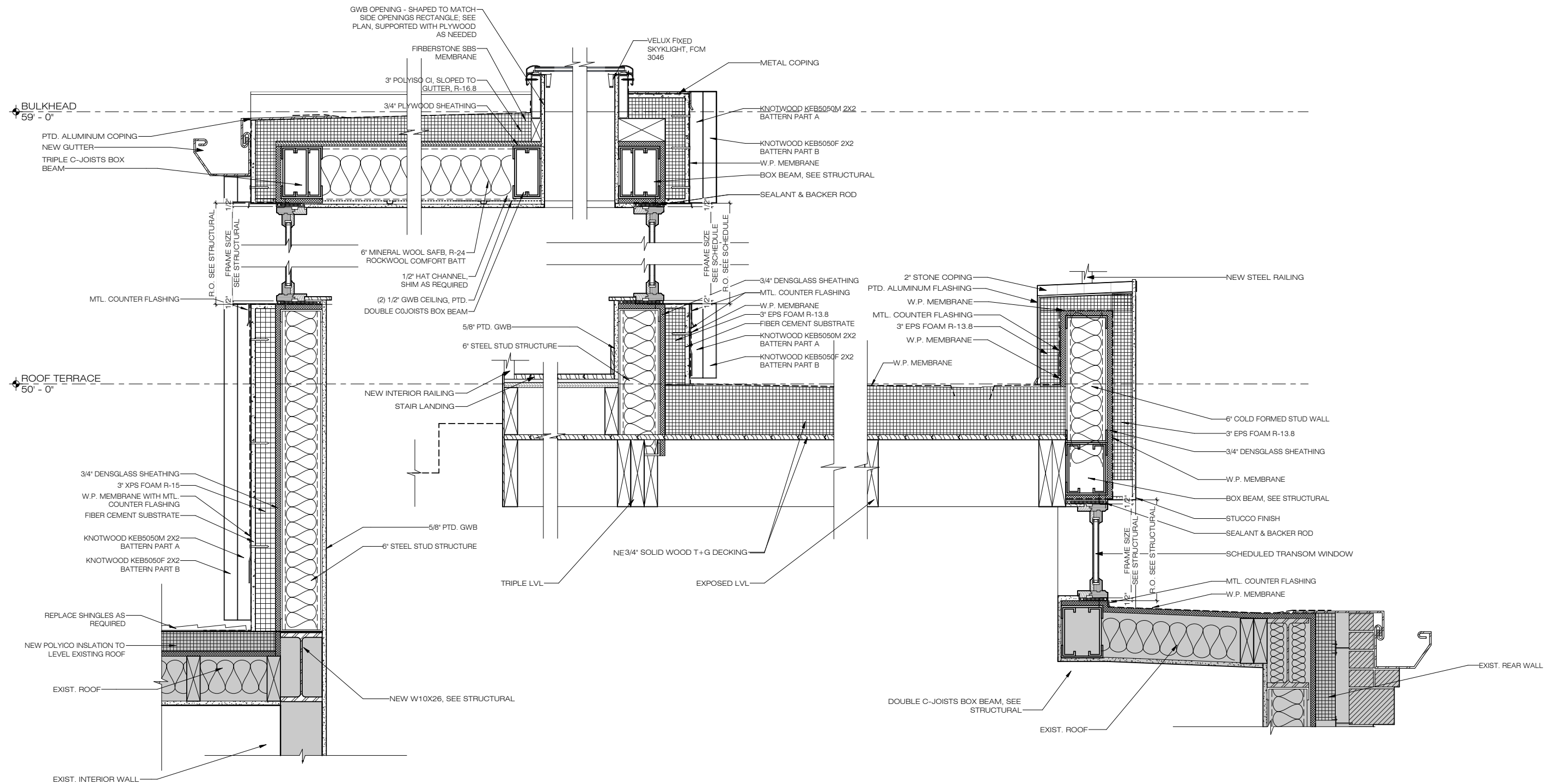


BUILDING SECTION 2
SCALE : NTS

BULKHEAD SECTION



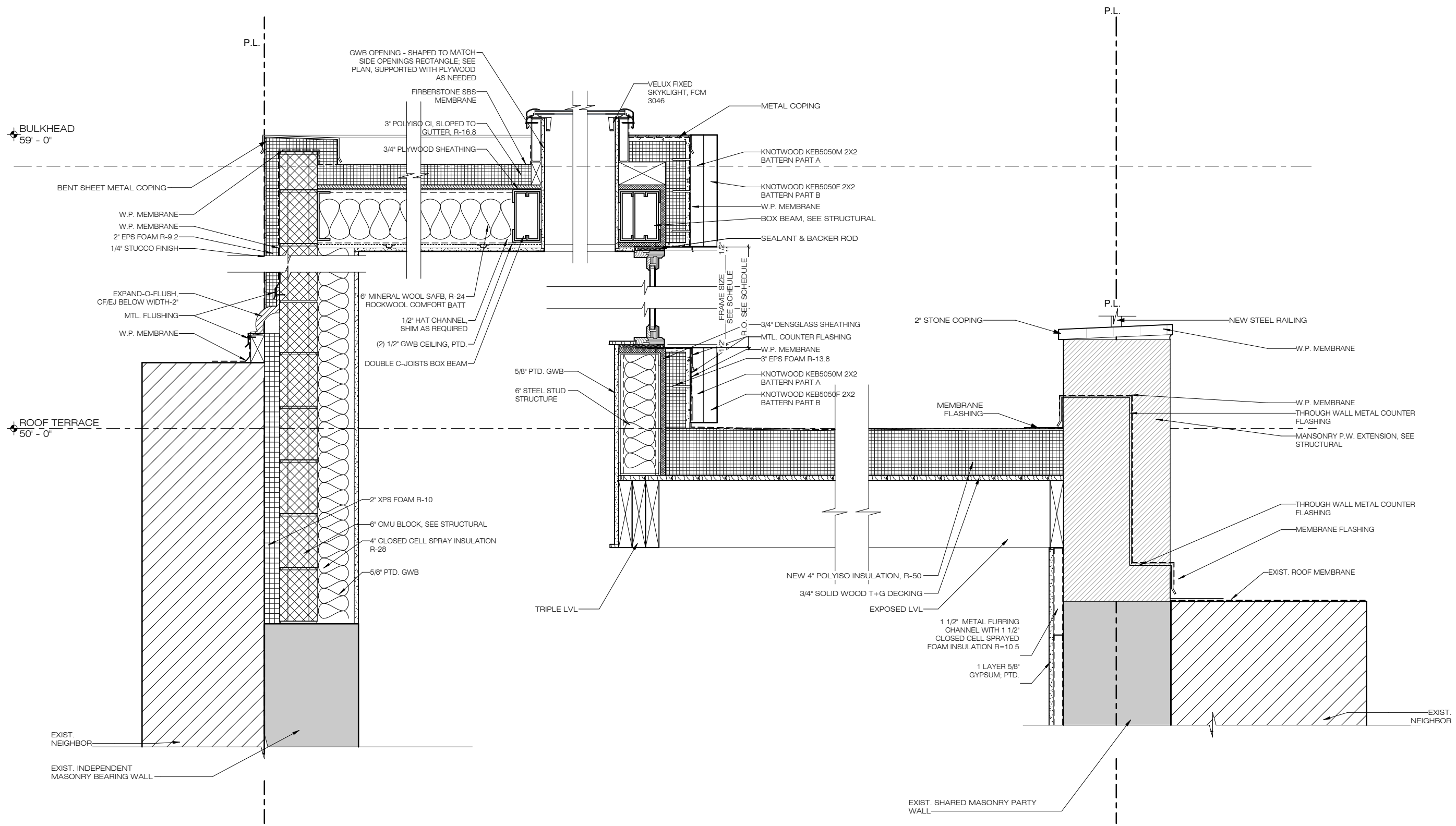
BULKHEAD SECTION
SCALE : NTS



BULKHEAD DETAIL FRONT TO BACK

SCALE : NTS

BULKHEAD DETAIL



BULKHEAD DETAIL LEFT TO RIGHT
SCALE : NTS

BULKHEAD DETAIL



MOCK UP VIEW 1

MASSING - PROPOSED BULKHEAD MOCK UP



MOCK UP VIEW 2

265 HENRY STREET, 11201

TAX LOT | BBL 3002637502

Brooklyn (Borough 3) | Block 263 | Lot 7502

Zoning District: R5

INTERSECTING MAP LAYERS :

- [Historic District](#) Brooklyn Heights Historic District
- [Transit Zone](#)
- [Coastal Zone](#)

ZONING DETAILS:

- [Digital Tax Map](#)
- [Zoning Map: 15c.pdf](#)
- [Historical Zoning Maps.pdf](#)

Owner	Show Owner
Land Use	Multi-Family Walk-Up Buildings
Lot Area	2,312 sq ft
Lot Frontage	25 ft
Lot Depth	92.5 ft
Year Built	1944
Building Class	Condominiums - Residential Unit of 1-3 Unit Bldg-Orig Class 1 (R5)
Number of Buildings	1
Number of Floors	3
Gross Floor Area	4,803 sq ft
Total # of Units	2
Residential Units	2
Condominium Number	67
Building Info	BISWEB
Property Records	View ACRIS
Housing Info	View HPC's Building Registration & Violation Records
Community District	Brooklyn Community District 2
City Council District	Council District 33
School District	15
Police Precinct	84
Fire Company	E224
Sanitation Borough	3
Sanitation District	02
Sanitation Subsection	2A



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Privacy - Terms

KEY MAP
SCALE: NTS

VISIBILITY - KEY MAP



VIEW 1: BULKHEAD MOCKUP PHOTO - NOT VISIBLE (BEFORE THE GUT-TER WAS ADDED)



VIEW 2: BULKHEAD MOCKUP PHOTO - NOT VISIBLE (BEFORE THE GUT-TER WAS ADDED)



VIEW 3: BULKHEAD MOCKUP PHOTO - NOT VISIBLE (BEFORE THE GUTTER WAS ADDED)



VIEW 4: BULKHEAD MOCKUP PHOTO - NOT VISIBLE (BEFORE THE GUTTER WAS ADDED)



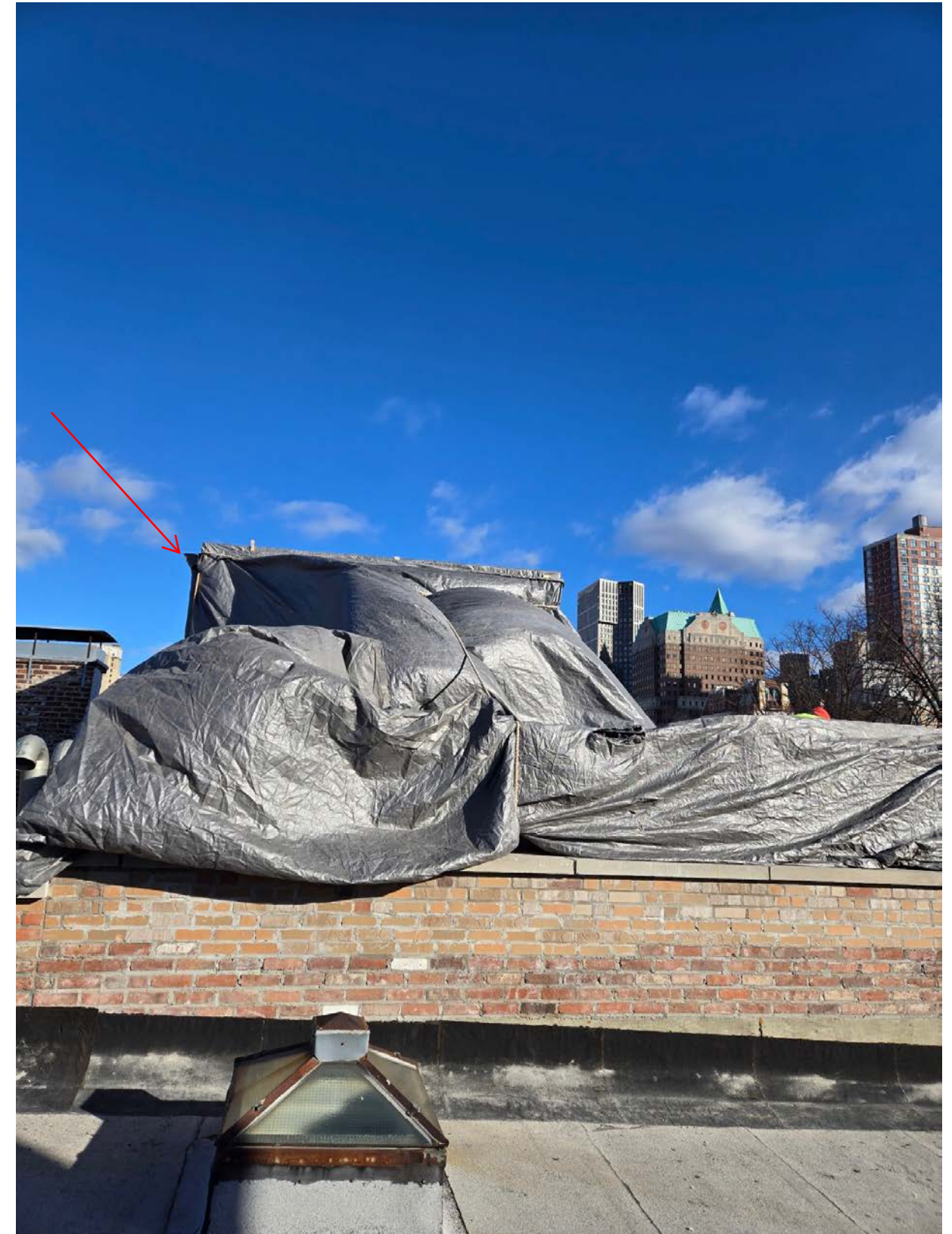
VIEW 5: BULKHEAD MOCKUP PHOTO - NOT VISIBLE (BEFORE THE GUTTER WAS ADDED)



VIEW 6: BULKHEAD MOCKUP PHOTO - NOT VISIBLE (BEFORE THE GUTTER WAS ADDED)



VISIBILITY FROM STREET - GUTTER



PROPOSED BULKHEAD MOCK UP - GUTTER

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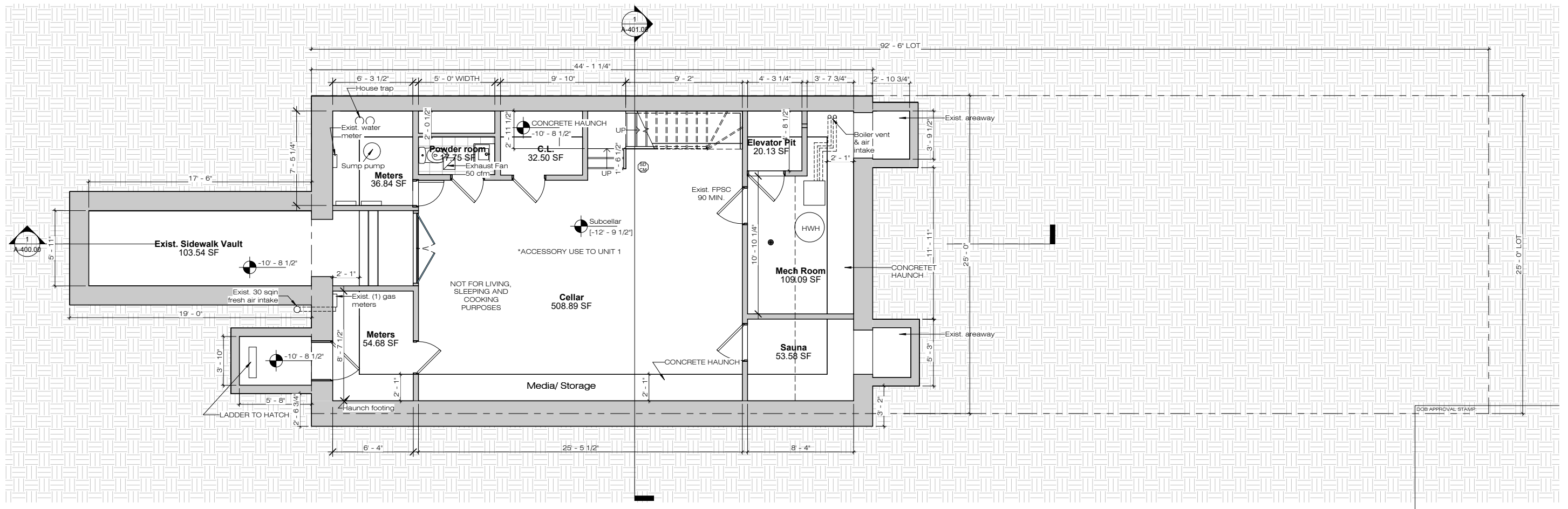
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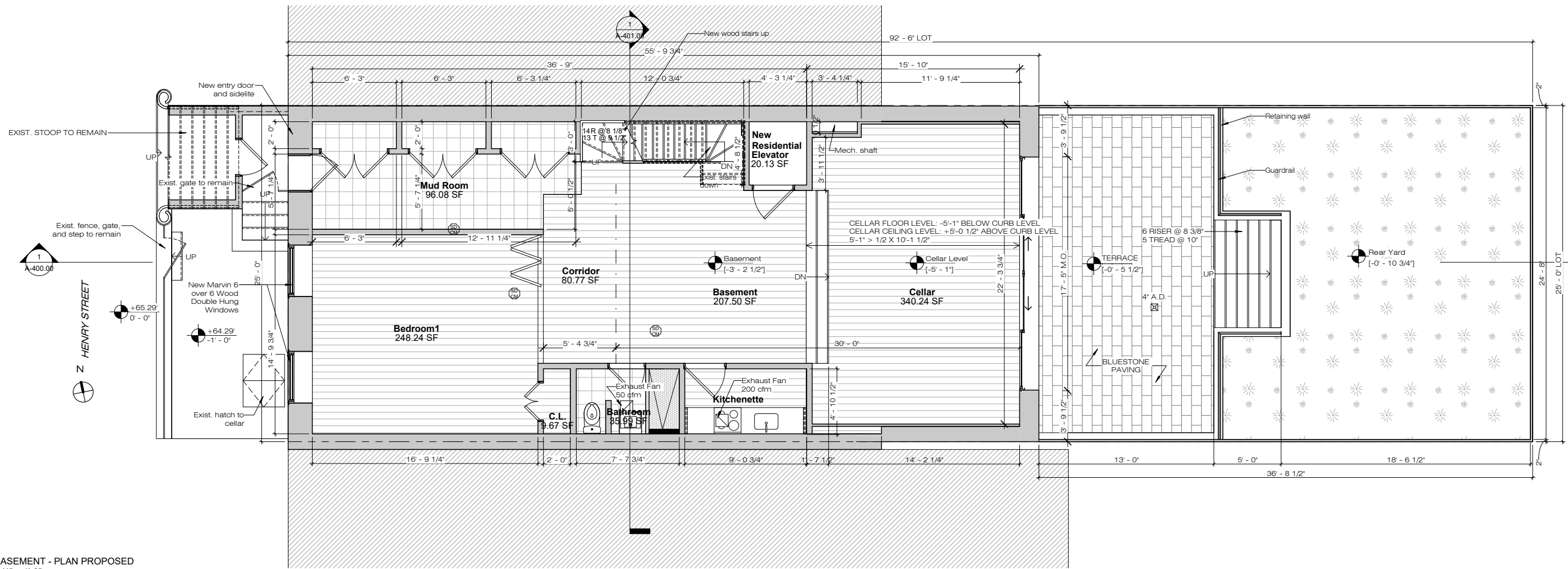
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APPENDIX A
CURRENT PROPOSAL FLOOR PLANS



CELLAR PLAN
SCALE : N.T.S.

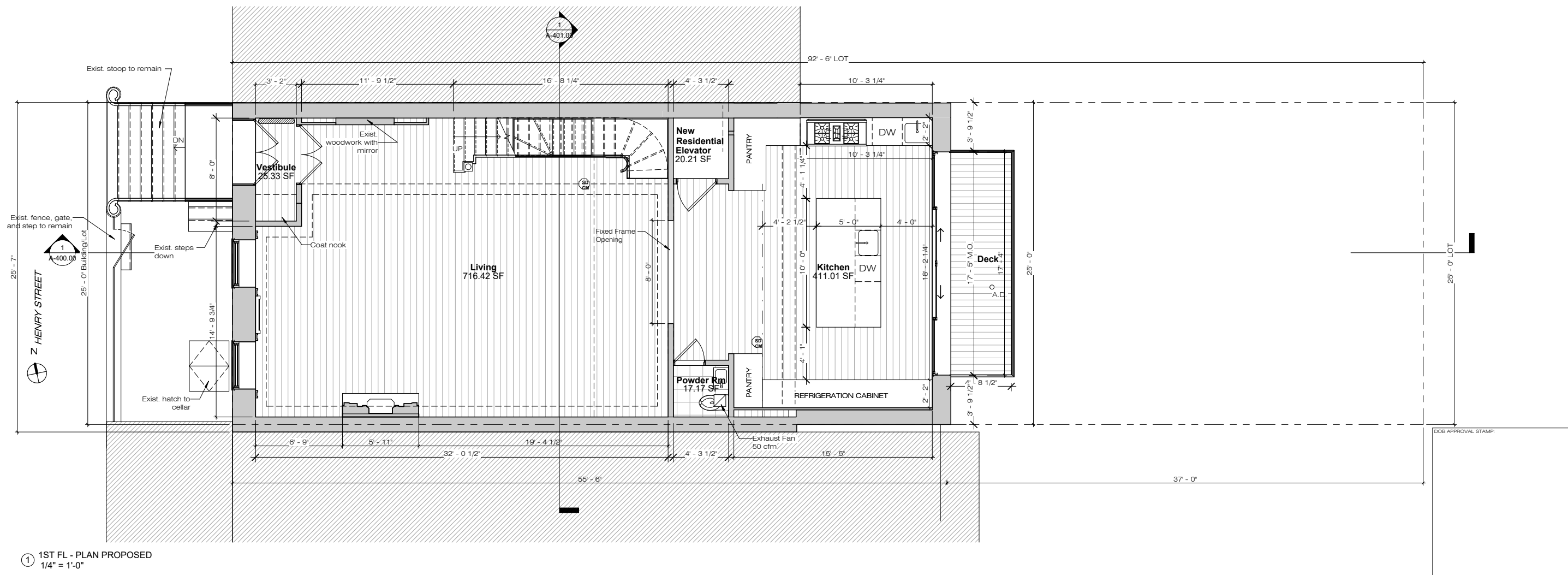
PROPOSED CELLAR PLAN



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

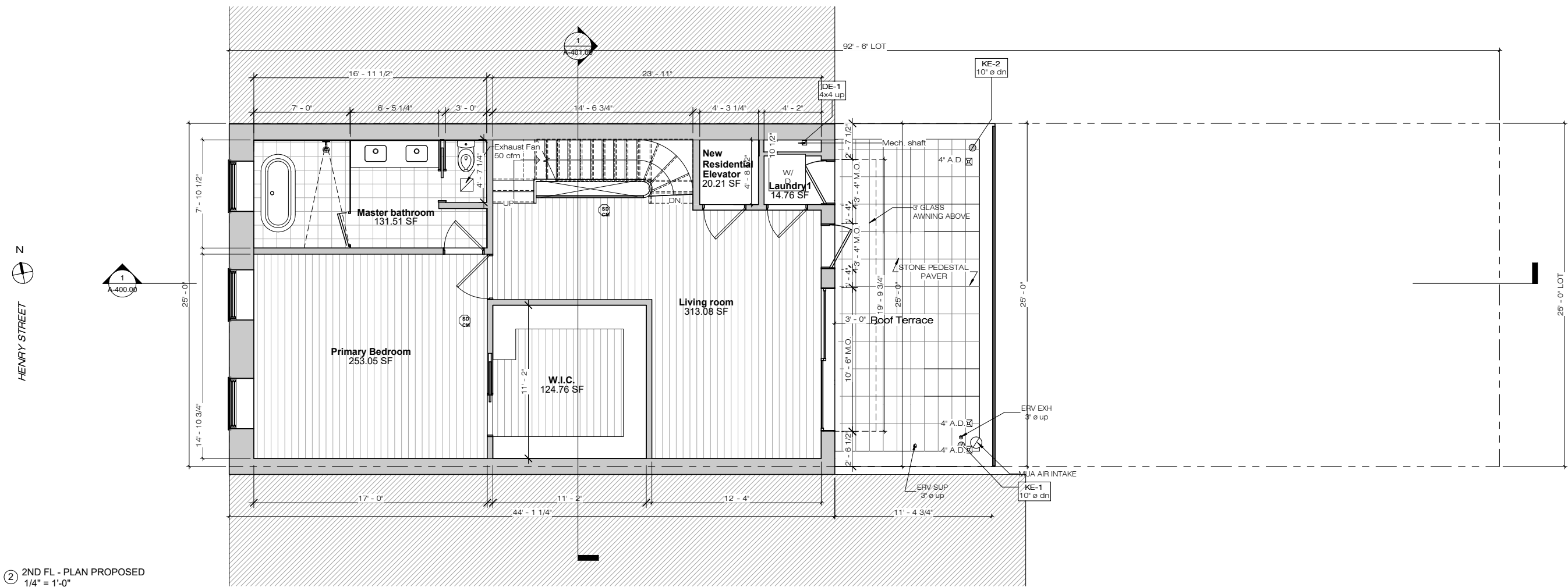
BASEMENT PLAN
SCALE : N.T.S.

PROPOSED BASEMENT PLAN



FIRST FLOOR PLAN
SCALE : N.T.S.

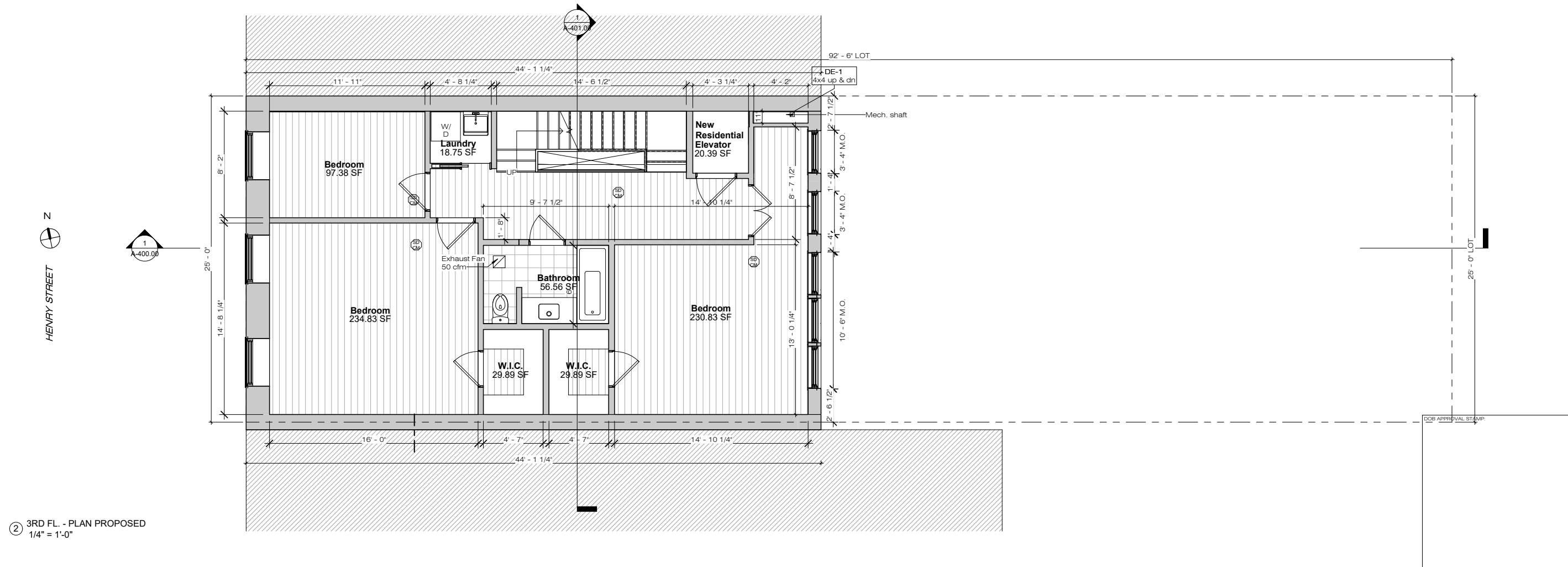
PROPOSED FIRST FLOOR PLAN



② 2ND FL - PLAN PROPOSED
1/4" = 1'-0"

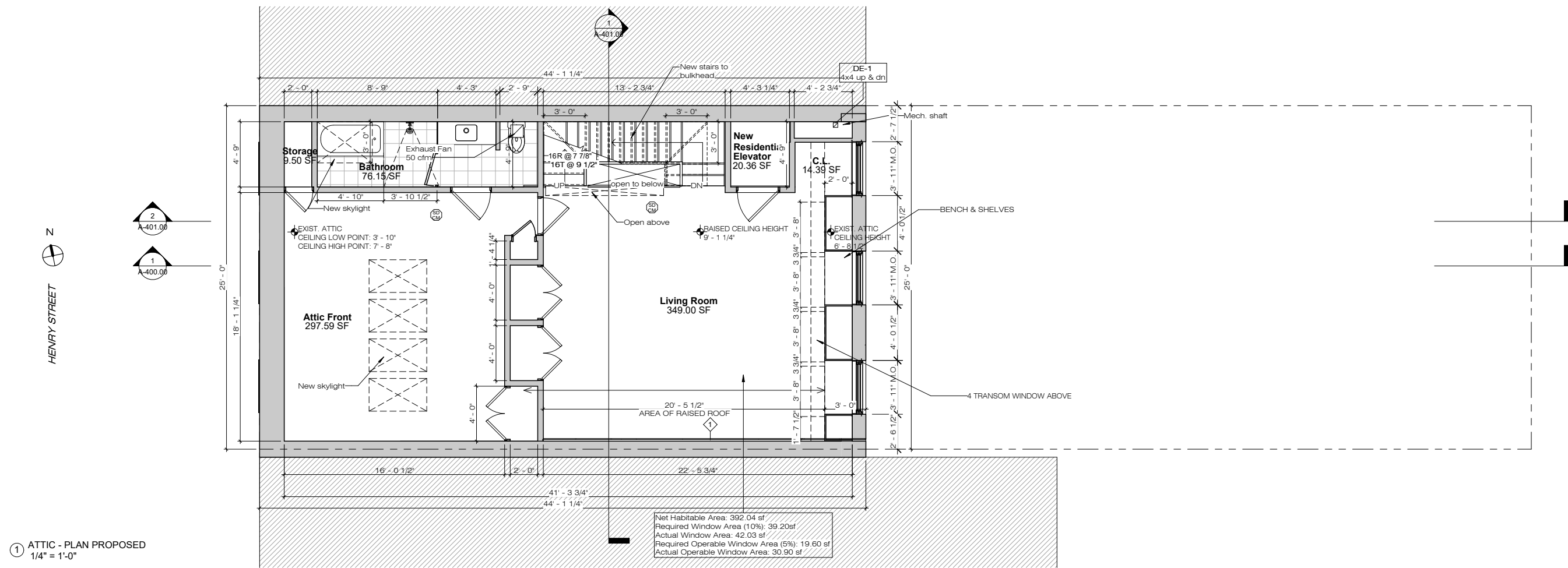
SECOND FLOOR PLAN
SCALE : N.T.S.

PROPOSED SECOND FLOOR PLAN



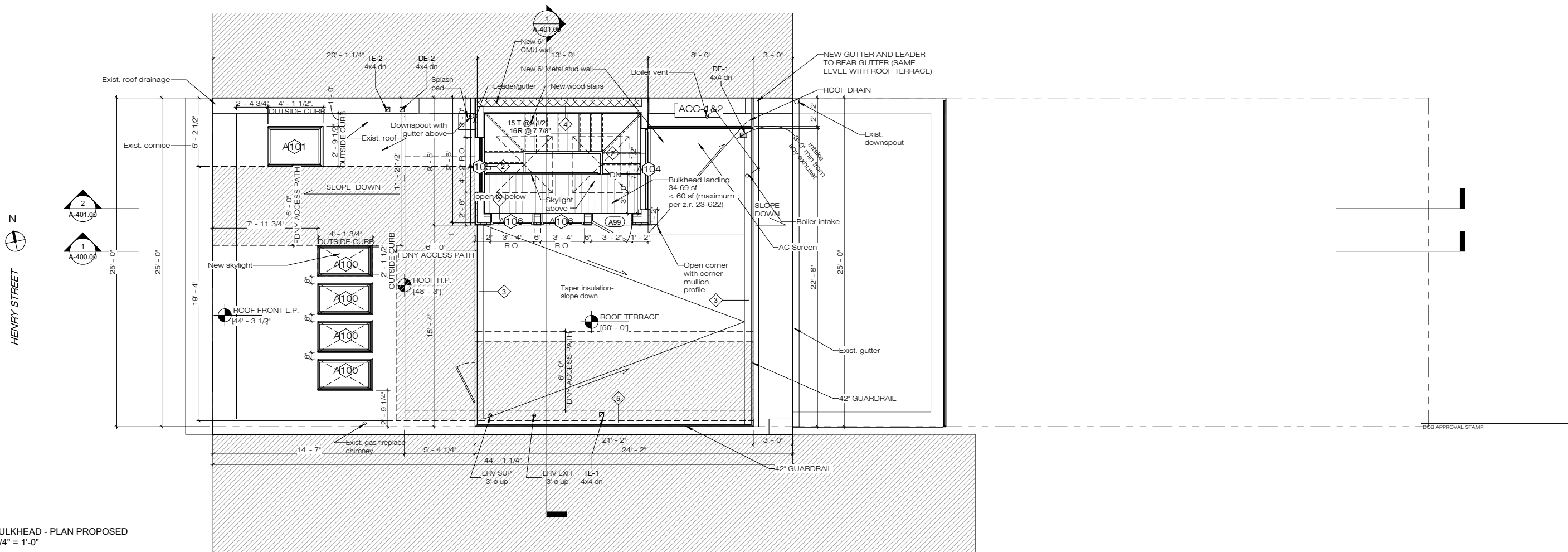
THIRD FLOOR PLAN
SCALE : N.T.S.

PROPOSED THIRD FLOOR PLAN



FOURTH FLOOR PLAN
SCALE : N.T.S.

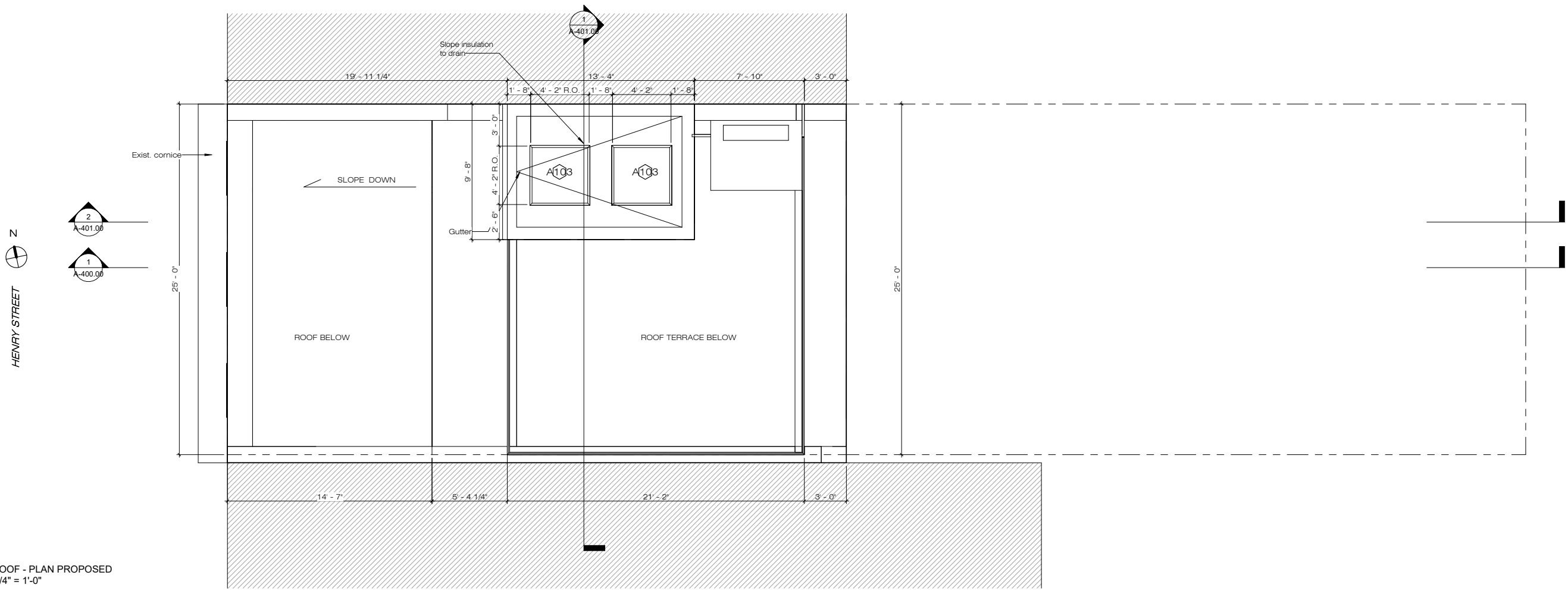
PROPOSED FOURTH FLOOR PLAN



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

BULKHEAD PLAN
SCALE : N.T.S.

PROPOSED BULKHEAD PLAN



② ROOF - PLAN PROPOSED
1/4" = 1'-0"

ROOF PLAN
SCALE : N.T.S.

PROPOSED ROOF PLAN

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