

July 30, 2024
Public Hearing

The current proposal is:

Preservation Department – Item 7, LPC-24-11992

150 Henry Street – Brooklyn Heights Historic District Borough of Brooklyn

To testify virtually, please join Zoom

Webinar ID: 869 4840 6655

Passcode: 412825

By Phone: 646-558-8656 (NY)

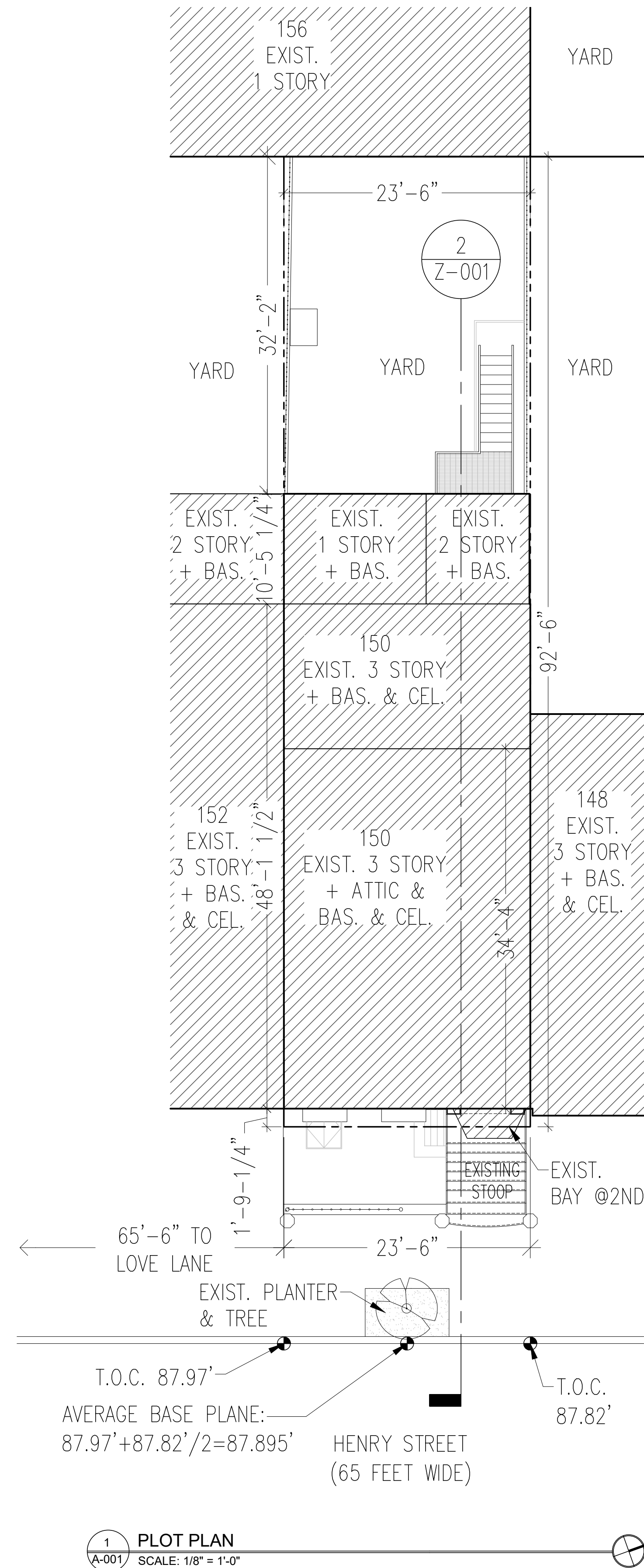
877-853-5257 (Toll free) US

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.

BH-Resco, LLC. Residence

150 Henry Street, Brooklyn, NY 11201



BUILDING CODE

GENERAL NOTES:

- ALL WORK IS EXISTING UNLESS SHADED OR NOTED AS NEW.
 - ALL NEW WORK TO COMPLY WITH 1968 CODE.
 - ALL NEW CONSTRUCTION TO BE NON-COMBUSTIBLE.
- ### GENERAL CONSTRUCTION NOTES:
- CONSTRUCTION SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL CODES, ORDINANCES, RULES AND REGULATIONS PERTAINING TO LABOR AND MATERIALS. IF DRAWINGS AND SPECIFICATIONS CONFLICT OR DIFFER FROM ANY LAW OR CODE, THE PERTAINING LAW OR CODE SHOULD SUPERSEDE DRAWING AND SPECIFICATIONS AND SHOULD BE APPLIED.
 - CONTRACTOR SHALL COMPLY WITH PLANS AND SPECIFICATIONS.
 - BEFORE COMMENCEMENT OF WORK, CONTRACTOR SHALL FURNISH OWNER WITH COPIES OF ALL REQUIRED INSURANCE CERTIFICATES.
 - THE CONTRACTOR SHALL VERIFY ALL CONDITIONS, DIMENSIONS AND LOCATIONS SHOWN ON THE DRAWINGS AND SHALL NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCY.
 - CONTRACTOR SHALL MAINTAIN PROTECTION FOR ALL TRAFFIC AREAS AROUND SITE DURING THE EXECUTION OF WORK RELATING TO THIS CONTRACT. DURING THE CONSTRUCTION WORK, THE CONTRACTOR SHALL PROTECT ALL WORK MATERIALS, TOOLS, EQUIPMENT, ON THE SITE, AND ALL ADJACENT PROPERTY, WHETHER FURNISHED BY THE CONTRACTOR OR OWNER, FROM ANY DAMAGE, LOSS OR PILFERAGE, WITH THE UNDERSTANDING THAT CONTRACTOR WILL MAKE GOOD ANY DAMAGE ATTRIBUTABLE TO HIS OPERATIONS.
 - THE CONTRACTOR SHALL SUBMIT FOR APPROVAL BY THE OWNER AND ARCHITECT ALL SHOP DRAWINGS FOR ALL WORK, INSTALLATION AND EQUIPMENT. BY SO DOING THE CONTRACTOR REPRESENTS THAT HE HAS VERIFIED ALL MATERIALS, FIELD MEASUREMENTS AND FIELD CONSTRUCTION CRITERIA OR WILL DO SO PRIOR TO INSTALLATION.
 - CONTRACTOR SHALL FURNISH FOR OWNER AND ARCHITECT'S APPROVAL PRIOR TO ORDERING THEM, ALL SAMPLES AND MANUFACTURER'S SPECS AND PRODUCT DATA FOR ALL FINISHING MATERIALS, HARDWARE, OR ANY OTHER MATERIALS CALLED FOR IN DRAWINGS AND SPECIFICATIONS OR THAT ARE NOT MENTIONED BUT NEEDED FOR A PROPER AND TIMELY COMPLETION OF WORK.
 - CONTRACTOR SHALL USE ONLY THOSE MATERIALS AND FINISHES SPECIFIED AND APPROVED BY THE OWNER AND/OR ARCHITECT. THE CONTRACTOR SHALL FURNISH, WITHOUT EXTRA CHARGE, ALL WORK AND MATERIALS NOT MENTIONED, BUT NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF WORK.
 - ALL MATERIALS AND CONSTRUCTION TO BE INCORPORATED IN THE WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE ASTM SPECIFICATIONS APPLICABLE AND SHALL CONFORM TO THE STANDARDS AND RECOMMENDATION OF THE VARIOUS TRADE INSTITUTES (A.C.I., A.I.S.C., ETC.) WHERE APPLICABLE.
 - EXISTING WOOD JOISTS TO BE REPAIRED OR REPLACED IN KIND IF NECESSARY.

CARBON MONOXIDE DETECTOR NOTES AS PER 2022 CODE:

- THE INSTALLATION OF WIRING AND EQUIPMENT SHALL BE IN ACCORDANCE WITH THE NYC ADMINISTRATIVE CODE.
- EVERY DWELLING UNIT/BUILDING WITHIN OCCUPANCY GROUP R-2 WHERE A FOSSIL FUEL BURNING FURNACE OR BOILER IS LOCATED SHALL BE EQUIPPED WITH AN OPERABLE CARBON MONOXIDE DETECTING DEVICE APPROVED IN ACCORDANCE WITH THE RULES PROMULGATED BY THE COMMISSIONER IN CONSULTATION WITH THE FIRE DEPARTMENT AND THE DEPARTMENT OF HEALTH AND MENTAL HYGIENE.
- AT LEAST ONE APPROVED AND OPERATIONAL CARBON MONOXIDE DETECTING DEVICE SHALL BE LOCATED AS FOLLOWS:
 - OUTSIDE OF ANY ROOM USED FOR SLEEPING PURPOSES, WITHIN 15 FEET OF THE ENTRANCE TO SUCH ROOM
 - IN ANY ROOM USED FOR SLEEPING PURPOSES
 - ON ANY STORY WITHIN A DWELLING UNIT, INCLUDING BELOW-GRADE STORY AND PENTHOUSES OF ANY AREA BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS.
- ALL CARBON MONOXIDE DETECTING DEVICES REQUIRED TO BE PROVIDED AND INSTALLED PURSUANT TO MUNICIPAL HOME RULE LAW #27 SHALL BE OF A TYPE AUTHORIZED BY RULES PROMULGATED BY THE COMMISSIONER.
- CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND WHEN PRIMARY POWER IS INTERRUPTED, SHALL RECEIVE POWER FROM A BATTERY. WIRING SHALL BE PERMANENT WITHOUT A DISCONNECTING SWITCH OTHER THAN THAT REQUIRED FOR OVERCURRENT PROTECTION.
- COMBINATION CARBON MONOXIDE/ SMOKE ALARMS SHALL BE AN ACCEPTABLE ALTERNATIVE TO CARBON MONOXIDE ALARMS. COMBINATION CARBON MONOXIDE/ SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 2034 AND UL 217.
- WHEN TWO OR MORE ALARMS ARE INSTALLED, THEY SHALL BE INTERCONNECTED IN ACCORDANCE WITH NFPA 720 CARBON MONOXIDE DETECTION SYSTEMS SHALL BE AN ACCEPTABLE ALTERNATIVE TO CARBON MONOXIDE ALARMS AND SHALL COMPLY WITH SECTIONS 915.6.1 THROUGH 915.6.4.
- CARBON MONOXIDE DETECTION SYSTEMS SHALL COMPLY WITH NFPA720. CARBON MONOXIDE DETECTORS SHALL BE LISTED IN ACCORDANCE WITH UL 2075
- COMBINATION CARBON MONOXIDE/ SMOKE DETECTORS INSTALLED IN CARBON MONOXIDE DETECTION SYSTEMS SHALL BE AN ACCEPTABLE ALTERNATIVE TO CARBON MONOXIDE DETECTORS, PROVIDED THEY ARE LISTED IN ACCORDANCE WITH UL 2075 AND UL 268
- WIRING AND POWER SUPPLY FOR CARBON MONOXIDE DETECTOR SHALL COMPLY WITH SECTIONS 907.6.1 AND 907.6.2, RESPECTIVELY.
- CARBON MONOXIDE ALARMS AND CARBON MONOXIDE DETECTION SYSTEMS SHALL BE INSPECTED, TESTED AND MAINTAINED IN ACCORDANCE WITH NFPA 720 AND THE NEW YORK CITY FIRE CODE.
- THE CARBON MONOXIDE DETECTING DEVICE SHALL BE KEPT AND MAINTAINED IN GOOD REPAIR AND BE REPLACED IN CASE SUCH DEVICE IS STOLEN, REMOVED, MISSING, OR RENDERED INOPERABLE.
- IT SHALL BE UNLAWFUL FOR ANY PERSON TO TAMPER WITH OR RENDER INOPERABLE CARBON MONOXIDE DETECTING DEVICES, EXCEPT FOR REPLACING THE BATTERIES OR FOR OTHER MAINTENANCE PURPOSES.

SMOKE DETECTOR NOTES AS PER 2022 CODE:

- LISTED SINGLE OR MULTIPLE STATION SMOKE DETECTORS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH PROVISIONS OF BC & NFPA72.
- LOCATION: IN EVERY DWELLING UNIT (R-2), REGARDLESS OF OCCUPANCY LOAD, AS FOLLOWS:
 - ON THE CEILING OR WALL OUTSIDE OF EACH ROOM USED FOR SLEEPING PURPOSES AND WITHIN 15 FT FROM THE DOOR OF SUCH ROOM.
 - IN EACH ROOM USED FOR SLEEPING PURPOSES.
 - IN EACH STORY USED WITHIN A DWELLING UNIT, INCLUDING BELOW-GRADE STORIES AND PENTHOUSES OF ANY AREA, BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT INTERVENING DOORS BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON AN UPPER LEVEL HALL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL (BC 907.2.10.1.1)
- POWER SOURCE: REQUIRED SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM A DEDICATED BRANCH CIRCUIT OR THE UNSWITCHED PORTION OF THE BRANCH CIRCUIT ALSO USED FOR POWER AND LIGHTING, AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. SMOKE ALARMS SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVER CURRENT PROTECTION. (BC 907.2.10.2)
- INSTALLATION NEAR COOKING APPLIANCES: SMOKE ALARMS SHALL NOT BE INSTALLED IN THE FOLLOWING LOCATIONS UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM IN A LOCATION REQUIRED BY SECTION 907.2.11.1.
 - IONIZATION SMOKE ALARMS SHALL NOT BE INSTALLED LESS THAN 20 FEET HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE.
 - IONIZATION SMOKE ALARMS WITH AN ALARM-SILENCING SWITCH SHALL NOT BE INSTALLED LESS THAN 10 FEET HORIZONTALLY FROM PERMANENTLY INSTALLED COOKING APPLIANCES.
 - PHOTOELECTRIC SMOKE ALARMS SHALL NOT BE INSTALLED LESS THAN 6 FEET HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE.
- INSTALLATION NEAR BATHROOMS: SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS IT WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY SECTION 907.2.11.1.
- INTERCONNECTION: WHERE MORE THAN ONE SMOKE DETECTOR IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT IN GROUPS R-2, R-3 OR WITHIN AN INDIVIDUAL DWELLING UNIT OR SLEEPING UNIT IN GROUP R-1, SMOKE DETECTORS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE DETECTOR WILL ACTIVATE ALL OF THE DETECTORS IN THE DWELLING UNIT. THE DETECTOR SHALL BE CLEARLY AUDIBLE OVER BACKGROUND NOISE LEVELS IN ALL BEDROOMS WITH ALL INTERVENING DOORS.
- TESTING: WHEN THE INSTALLATION OF THE ALARM DEVICES IS COMPLETE, EACH DETECTOR AND INTERCONNECTING WIRING FOR THE MULTIPLE-STATION ALARM DEVICES SHALL BE TESTED IN ACCORDANCE WITH THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA72 (BC 907.2.10.4)
- VISIBILITY: SMOKE DETECTORS SHALL BE PROVIDED WITH THE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATION APPLICATION IN ACCORDANCE WITH ICC/ANSI 117.1 (BC 907.2.10.5)
- ON AND AFTER JANUARY 1, 2021, SMOKE ALARMS AND SMOKE DETECTORS SHALL NOT BE INSTALLED OR REPLACED IN AN INDIVIDUAL DWELLING OR SLEEPING UNIT, INCLUDING DWELLINGS OR UNITS IN PRIOR CODE BUILDINGS, WITHIN AN AREA OF EXCLUSION DETERMINED BY A 20 FOOT RADIAL DISTANCE ALONG A HORIZONTAL FLOW PATH FROM A STATIONARY OF FIXED COOKING APPLIANCE, UNLESS LISTED IN ACCORDANCE WITH THE 8TH EDITION OF UL 217 FOR SMOKE ALARMS OR 7TH EDITION OF UL 268 FOR SMOKE DETECTORS

1938 CODE, CONSTRUCTION CLASS: 3-NFP

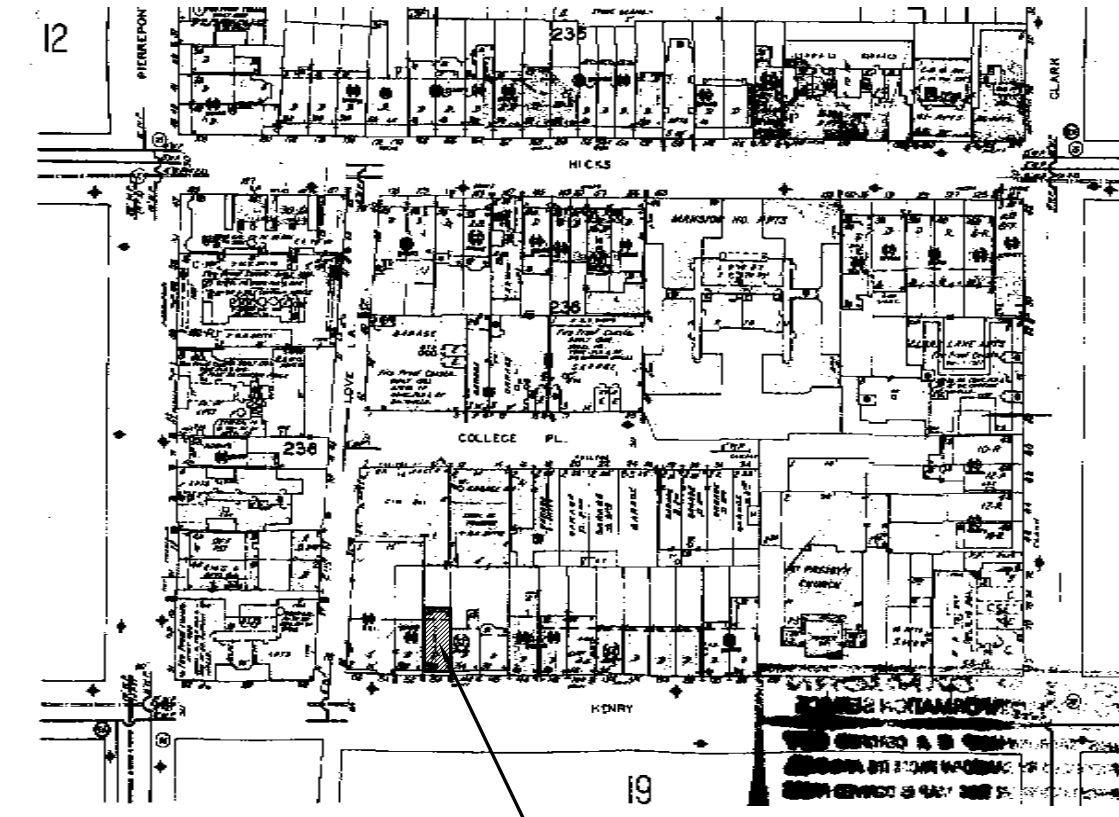
ALL CONSTRUCTION MATERIALS TO BE USED FOR THE LISTED WORK SHALL COMPLY WITH THE FOLLOWING CONSTRUCTION CLASS AS PER SECTION BC26-241.0

EXTERIOR WALLS ARE OF MASONRY CONSTRUCTION AND INTERIOR FRAMING IS PARTLY OR WHOLLY OF WOOD OR UNPROTECTED IRON OR STEEL.

CONSTRUCTION ELEMENT	RATING IN HOURS
EXTERIOR BEARING WALLS	2-HR
INTERIOR BEARING WALLS	1-HR
INTERIOR NON-BEARING WALLS	NOT RATED
SHAFTS AND STAIRWAY ENCLOSURES	2-HR
ROOF CONSTRUCTION	3/4-HR
COLUMNS, GIRDERS, TRUSSES	1-HR
FLOOR CONSTRUCTION	1-HR

COMPLIANCE WITH RULE 52

CONTRACTOR WILL NOTIFY DEPARTMENT OF BUILDINGS WITHIN 48 HOURS OF COMMENCEMENT FOR ALL EXCAVATION AND FOUNDATION WORK.



2 SANBORN MAP
A-001 SCALE: N.T.S.



3 BROOKLYN HEIGHTS HISTORIC DISTRICT MAP
A-001 SCALE: N.T.S.

SEPERATE FILINGS:

- MECHANICAL - DOB NOW JOB#: B0XXXXXX
- PLUMBING - DOB NOW JOB#: B0XXXXXX
- STRUCTURAL - DOB NOW JOB#: B0XXXXXX

LANDMARKS PRESERVATION COMMISSION DOCKET #LPC-24-08895

PREVIOUSLY APPROVED DOB FILING JOB #310239042

SPECIAL AND PROGRESS INSPECTIONS

- | | |
|------------|--|
| BC 1704.27 | FIRE-RESISTANT PENETRATIONS AND JOINTS |
| BC 110.3.4 | FIRE RESISTANCE RATED CONSTRUCTION |

JOB DESCRIPTION:

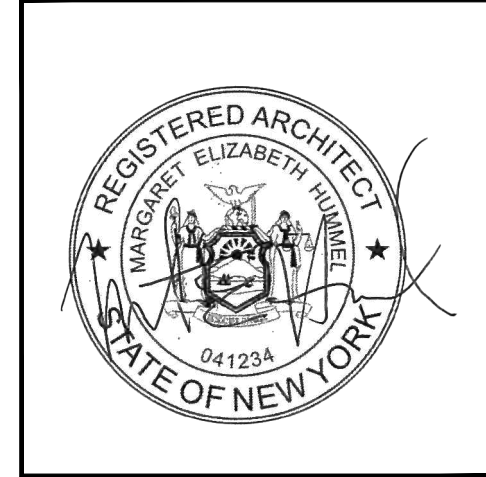
RENOVATION THROUGHOUT EXISTING 4 STORY RESIDENTIAL BUILDING. NEW WINDOWS. ENLARGE OPENINGS AT REAR OF FIRST FLOOR FOR NEW BAY DOORS. MODIFIED ROOF STRUCTURE FOR TERRACE.

LIST OF DRAWINGS:

NO.	DESCRIPTION	DATE	BY	CHKD.	APP'D.
A-001	COVER PAGE				
Z-001	ZONING PAGE				
DM-100	EXISTING-DEMOLITION PLANS				
DM-101	EXISTING-DEMOLITION PLANS				
DM-102	EXISTING-DEMOLITION PLANS				
A-100	PROPOSED FLOOR PLANS				
A-101	PROPOSED FLOOR PLANS				
A-102	PROPOSED FLOOR PLANS				
A-200	FRONT FACADE EXTERIOR PHOTOS				
LPC-200a	FRONT FACADE LPC DETAILS				
A-201	REAR FACADE EXTERIOR ELEVATIONS				
A-300	EXISTING SECTION				
A-301	PROPOSED SECTION				
A-500	ARCHITECTURAL DETAILS				
LPC-1	FRONT FACADE WINDOW DETAILS				
LPC-2	REAR FACADE WINDOW DETAILS				
LPC-3	REAR FACADE WINDOW DETAILS				
LPC-4	REAR FACADE WINDOW DETAILS				
EN-001	ENERGY ANALYSIS				



4 1940's TAX PHOTO
A-001



ingui
ARCHITECTURE

20 Vesey Street Suite 900
New York, New York 10007
T. 212.233.6740

© 2024

10 APRIL 2024
ISSUED TO LPC
10 APRIL 2024
ISSUED TO DOB

DOB-NOW #:
B01033536-11

Alterations to:
BH-Resco LLC
RESIDENCE

150 Henry Street
Brooklyn, NY 11201

A-001.00

COVER PAGE

1 OF 6

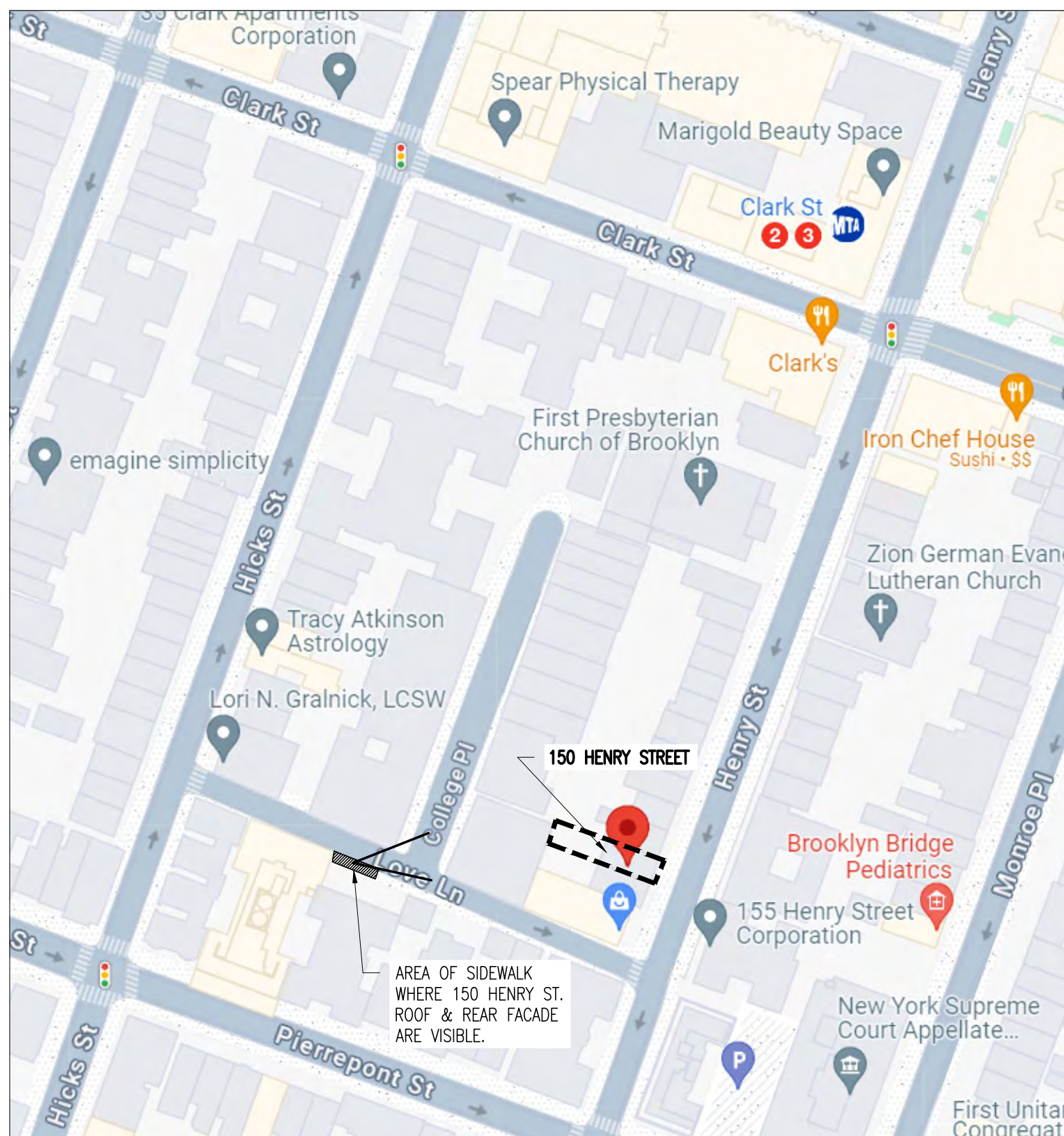
150 HENRY STREET VISIBILITY STUDY

Mock-up and rendering for proposed roof modification at 150 Henry Street.

View of maximum visibility of rear facade & roof at 150 Henry Street as viewed from the south side of Love Lane past west of College Place.



5 3D MODEL AERIAL VIEW
LPC-6 NOT TO SCALE



1 AREA MAP
LPC-6 NOT TO SCALE



2 PHOTO OF MOCK-UP AT 150 HENRY STREET
LPC-6 NOT TO SCALE



3 PHOTO OF MOCK-UP AT 150 HENRY STREET - ZOOMED IN
LPC-6 NOT TO SCALE



4 RENDERED MOCK UP AT 150 HENRY STREET
LPC-6 NOT TO SCALE



ingui
ARCHITECTURE

20 Vesey Street Suite 900
New York, New York 10007
T. 212.233.6740
© 2024

10 APRIL 2024
ISSUED TO LPC
10 APRIL 2024
ISSUED TO DOB

DOB-NOW #:
B01033536-I1

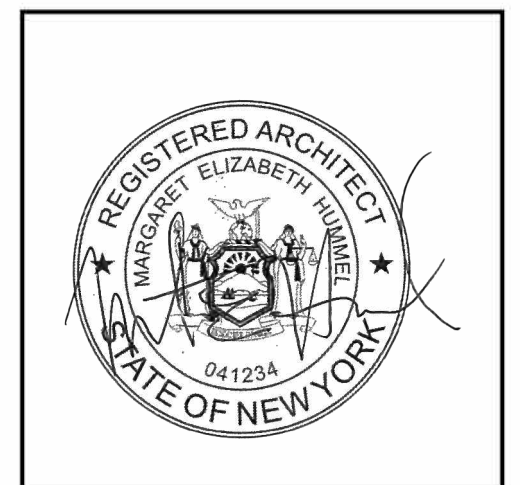
Alterations to:
BH-Resco LLC
RESIDENCE

150 Henry Street
Brooklyn, NY 11201

LPC-1.00

VISIBILITY STUDY

2 OF 6



ingui
ARCHITECTURE

20 Vesey Street Suite 900
New York, New York 10007
T. 212.233.6740
© 2024

10 APRIL 2024
ISSUED TO LPC
10 APRIL 2024
ISSUED TO DOB

DOB-NOW #:
B01033536-11

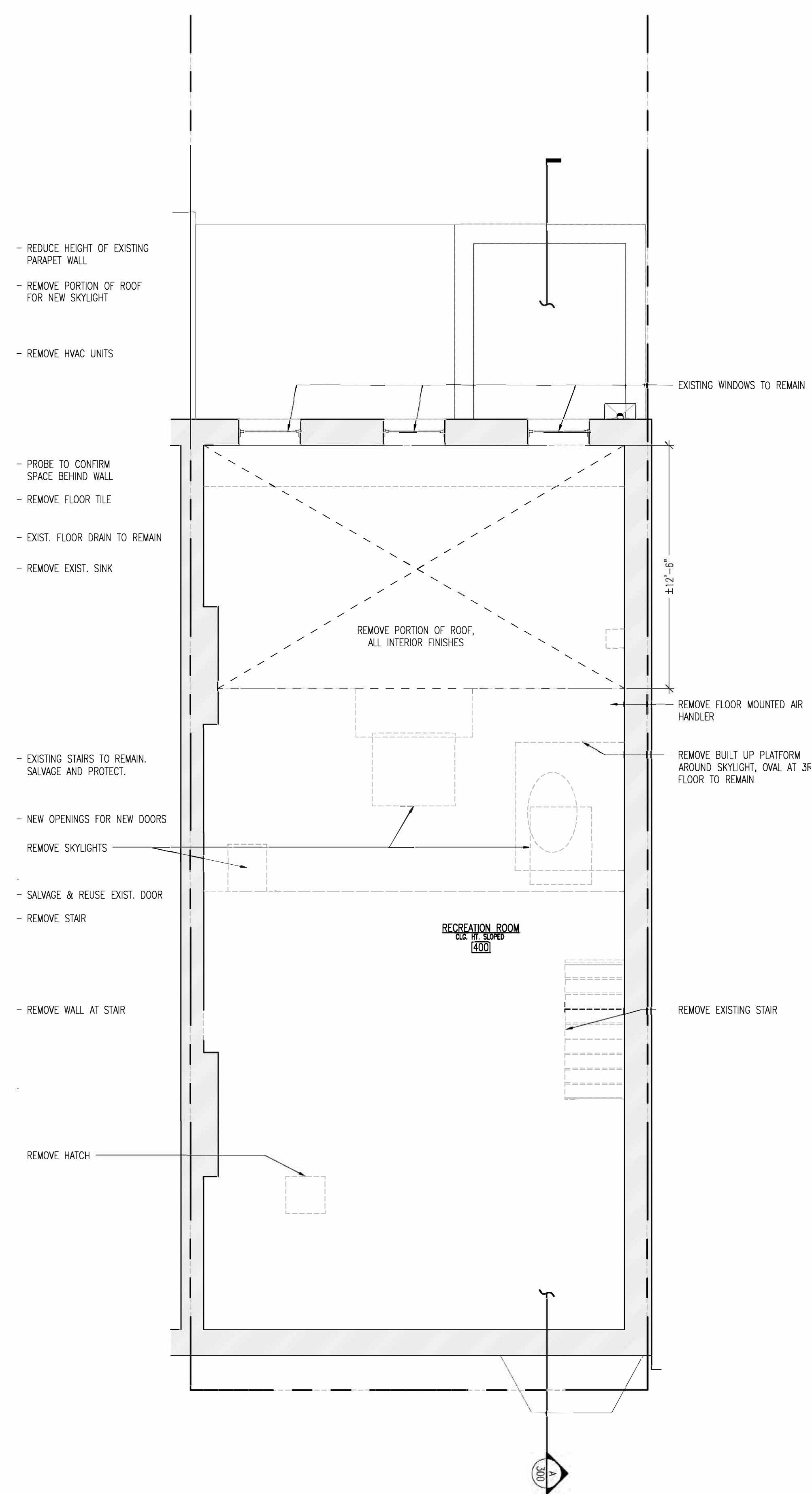
Alterations to:
**BH-Resco LLC
RESIDENCE**

150 Henry Street
Brooklyn, NY 11201

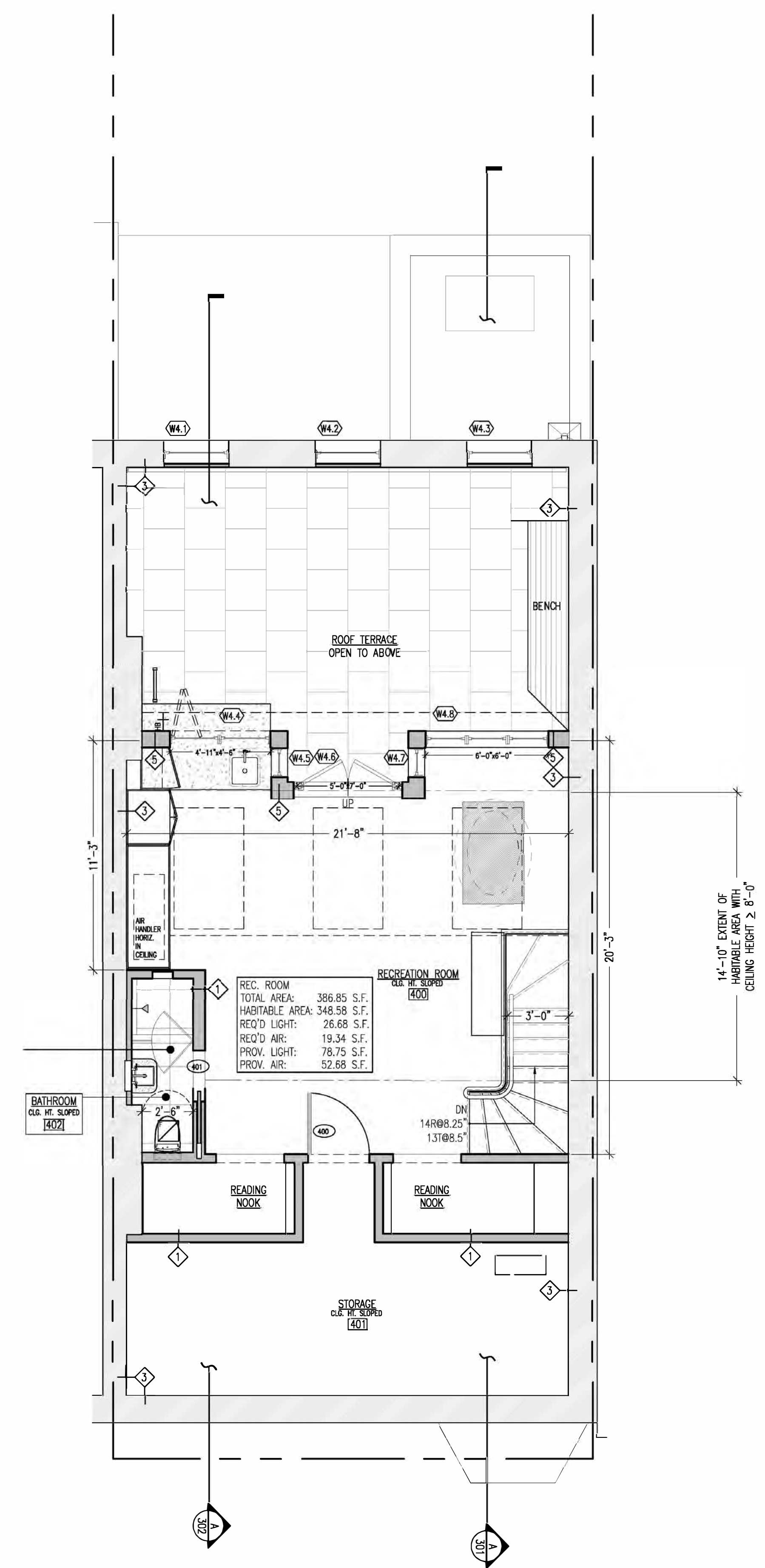
A-101.00

PROPOSED PLANS

3 OF 6



1 EXISTING ATTIC FLOOR PLAN
SCALE: 1/4" = 1'-0"

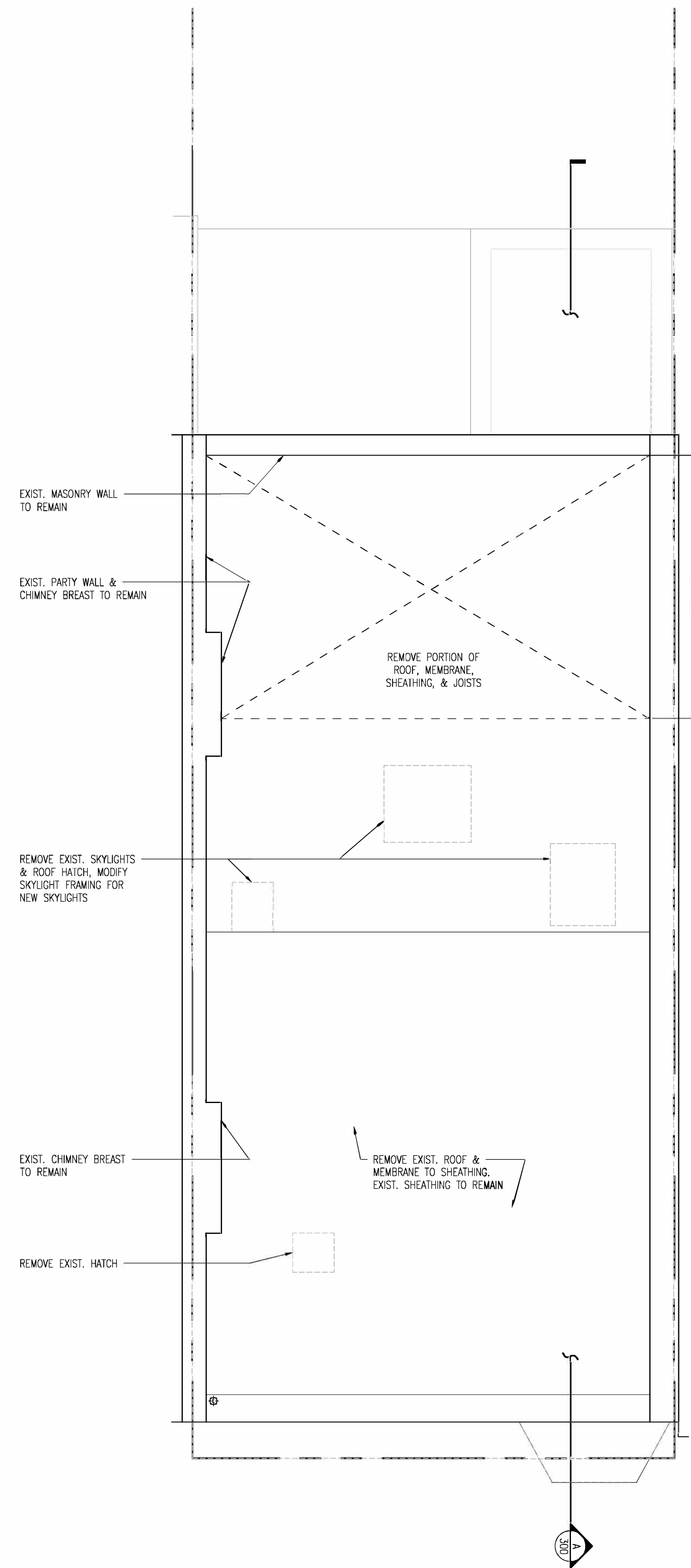


2 ATTIC PLAN (AS PER C/O AND PREVIOUSLY APPROVED PLANS)
SCALE: 1/4" = 1'-0"

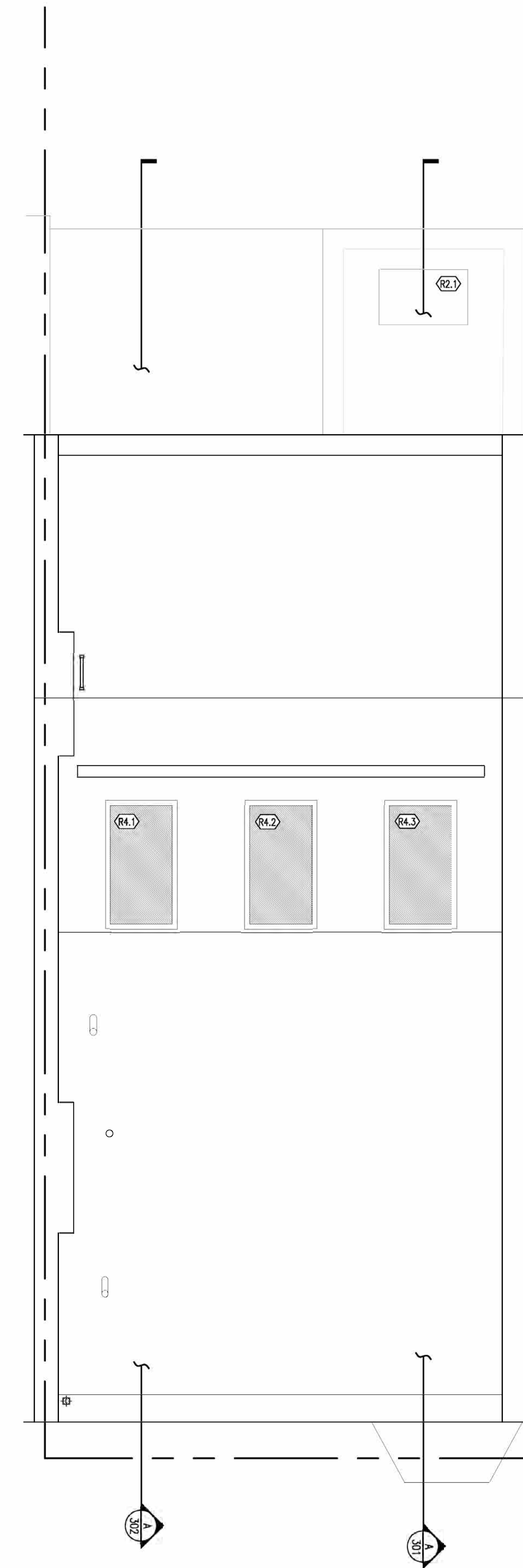


ingui
ARCHITECTURE

20 Vesey Street Suite 900
New York, New York 10007
T: 212.233.6740
© 2024

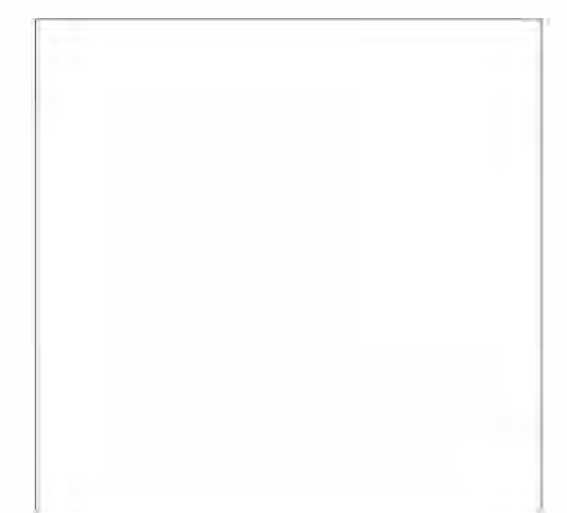


1 EXISTING ROOF PLAN - DEMO
A-102 SCALE: 1/4" = 1'-0"



2 ROOF PLAN
A-102 SCALE: 1/4" = 1'-0"

10 APRIL 2024
ISSUED TO LPC
10 APRIL 2024
ISSUED TO DOB



DOB-NOW #:
B01033536-11

Alterations to:

**BH-Resco LLC
RESIDENCE**

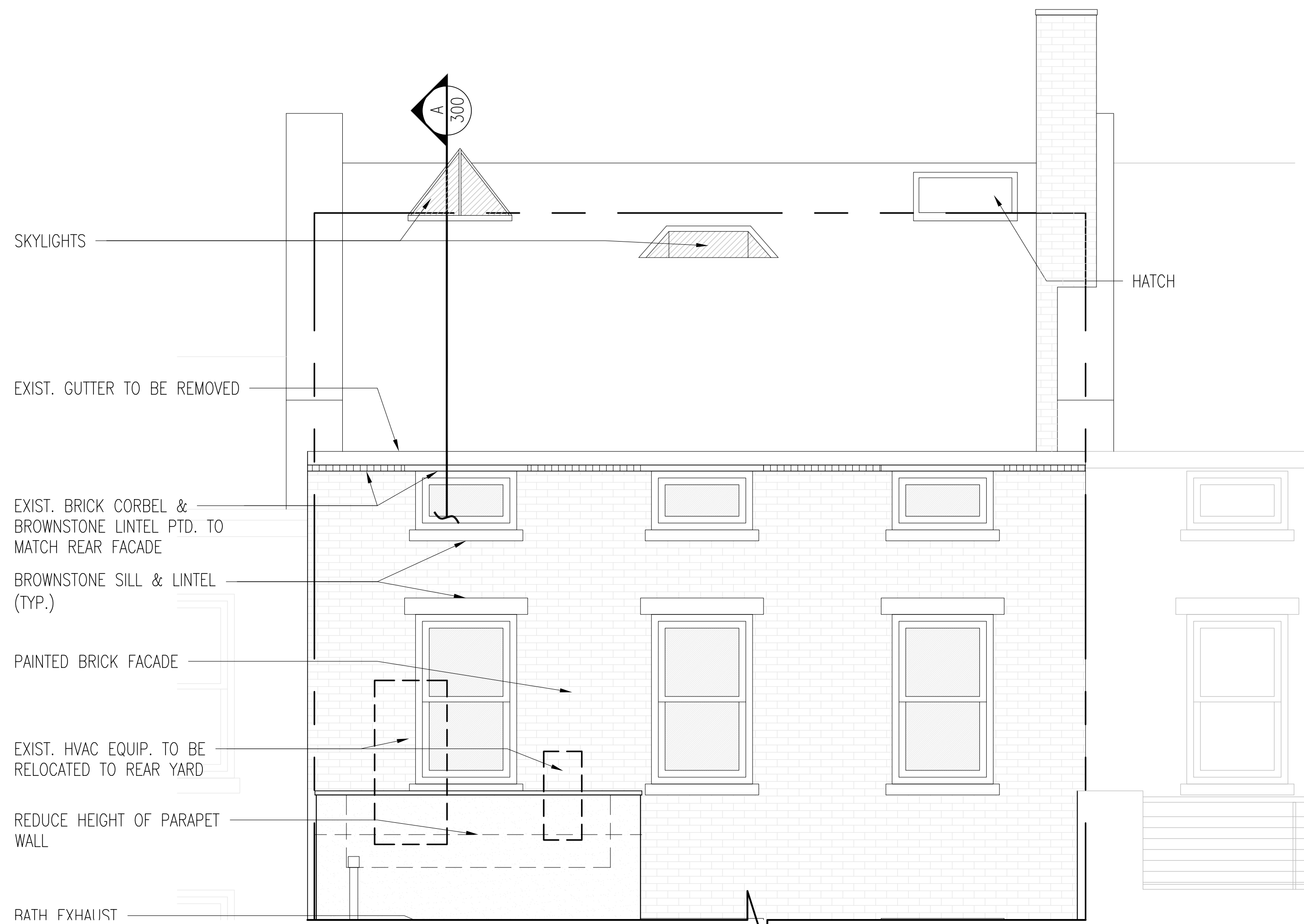
150 Henry Street
Brooklyn, NY 11201

A-102.00
PROPOSED PLANS
4 OF 6

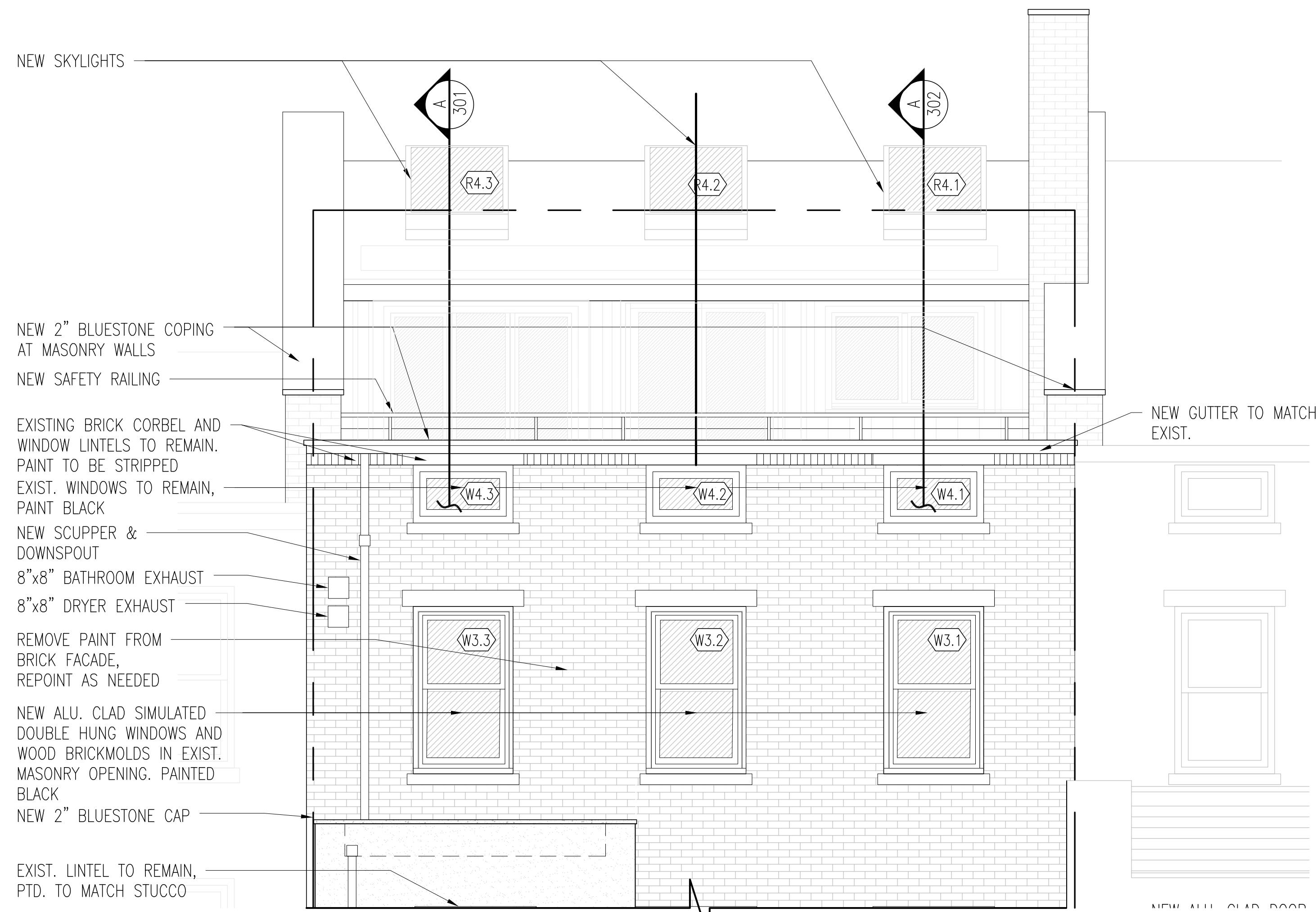


ingui
ARCHITECTURE

20 Vesey Street Suite 900
New York, New York 10007
T. 212.233.6740
© 2024



1 EXISTING REAR FACADE - UPPER ELEVATION
A-201 SCALE: 3/8" = 1'-0"



2 PROPOSED REAR FACADE - UPPER ELEVATION
A-201 SCALE: 3/8" = 1'-0"

BRICK AND MASONRY NOTES:

ALL WORK TO TAKE PLACE ONLY WHEN EXTERIOR TEMPERATURE REMAINS A CONSTANT 45 DEGREES OR ABOVE FOR A 72 HOUR PERIOD FROM THE COMMENCEMENT OF WORK.

THE FOLLOWING BRICK CLEANING TECHNIQUES TO BE IMPLEMENTED IN ORDER OF HARSHNESS, WITH GENTLE METHODS FIRST:

1. LOW-PRESSURE WATER WASH NOT EXCEEDING 500 PSI WITH BRISTLE (NOT METAL) BRUSH.
2. WATER SHEETING TO SOAK THE FACADE WITH WATER OVER A PERIOD OF A WEEK, CAREFUL TO NOT CAUSE WATER DAMAGE TO INTERIOR OF BUILDING.
3. CHEMICAL CLEANING AND A LOW-PRESSURE WATER WASH THAT DOES NOT EXCEED 500 PSI.
4. APPLICATION OF CHEMICAL POUltICE IN THE EVENT OF STAINING PROBLEMS.

ALL BRICK INFILL AREAS TO UTILIZE SALVAGED BRICK FROM FACADE MODIFICATIONS AT FIRST FLOOR. IF PATCHING AT STONE SILLS IS REQUIRED, TINTED COMPOUND MADE OF WATER, CEMENT, AND MINERALS TO MATCH EXISTING STONE WILL BE USED. MATCH EXISTING PROFILE & TEXTURE.

EXISTING BLUESTONE SILLS TO BE CLEANED AND REPAIRED UNLESS OTHERWISE NOTED, WHERE REPLACED NEW BLUESTONE SILLS TO BE INSTALLED.

BRICK POINTING

MORTAR MUST BE RAKED OUT AND RE-POINTED WITH AN APPROVED MORTAR MIX & COLOR. NO MECHANICAL TOOLS TO BE USED IN THE RAKING OF THE JOINTS. NEW MORTAR JOINTS TO BE FLUSH JOINTS TO MATCH EXISTING.

MORTAR MIX FOR BRICK RE-POINTING TO CONSIST OF:

- (1) PART PORTLAND CEMENT
- (2) PARTS LIME
- (8-9) PARTS SAND



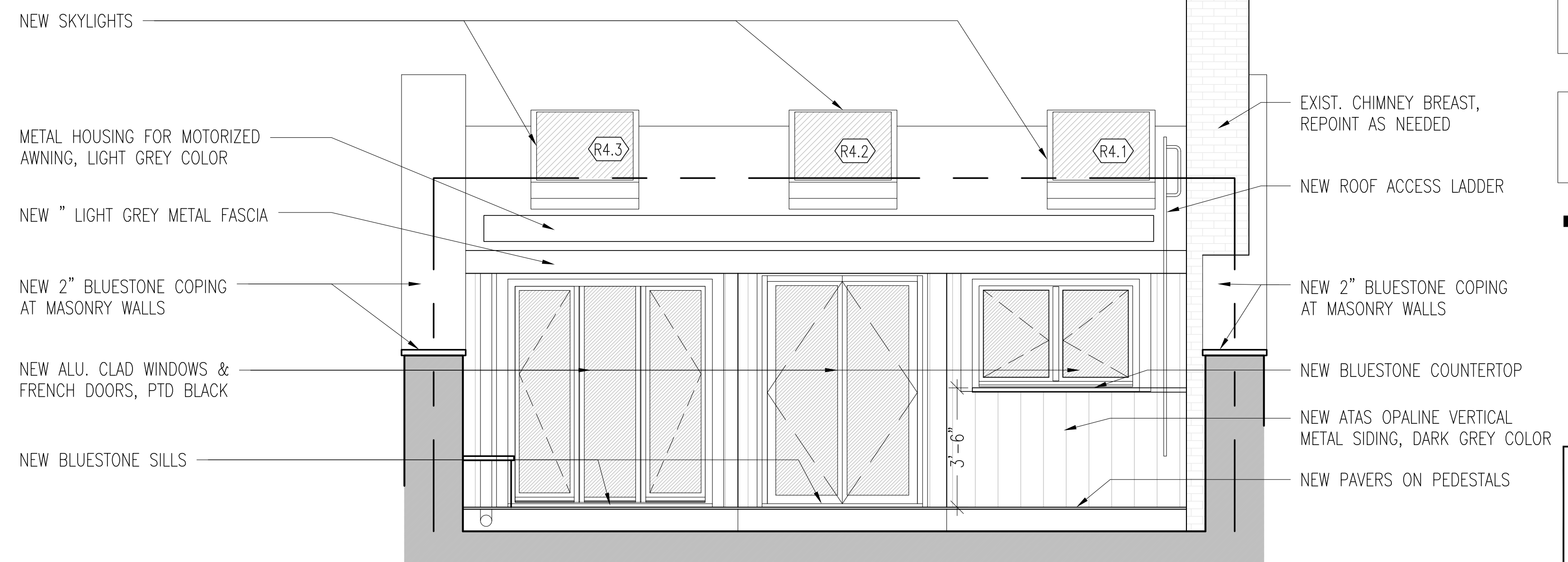
EXISTING REAR FACADE PHOTO



ATAS OPALINE SIDING INSTALLED EXAMPLE IMAGE

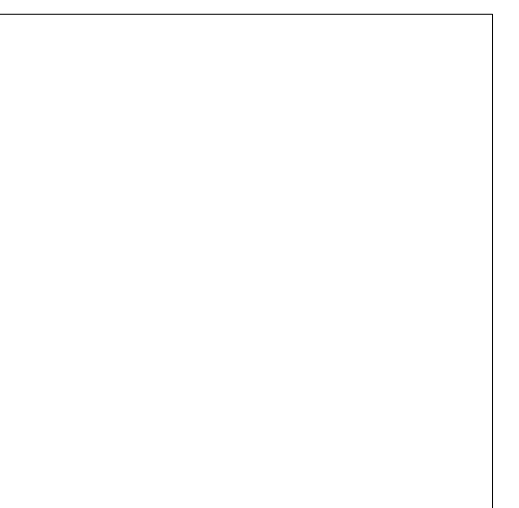


ATAS OPALINE COLOR SAMPLE



3 PROPOSED TERRACE ELEVATION
A-201 SCALE: 3/8" = 1'-0"

10 APRIL 2024
ISSUED TO LPC
10 APRIL 2024
ISSUED TO DOB



DOB-NOW #:
B01033536-11

Alterations to:

BH-Resco LLC
RESIDENCE

150 Henry Street
Brooklyn, NY 11201

A-201.00

REAR ELEVATIONS

5 OF 6

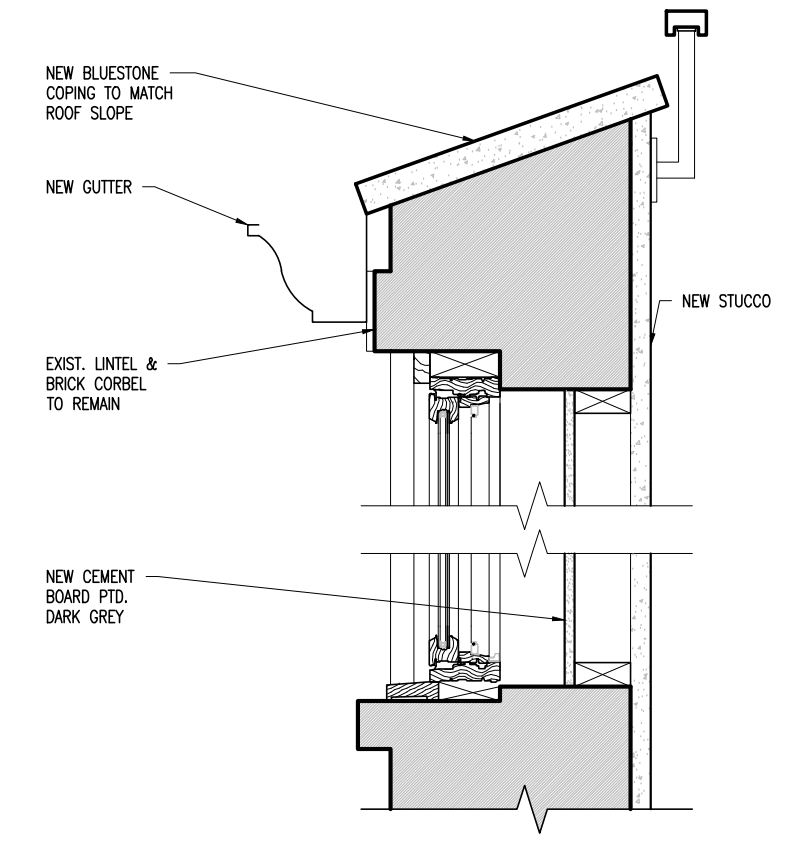


ingui
ARCHITECTURE

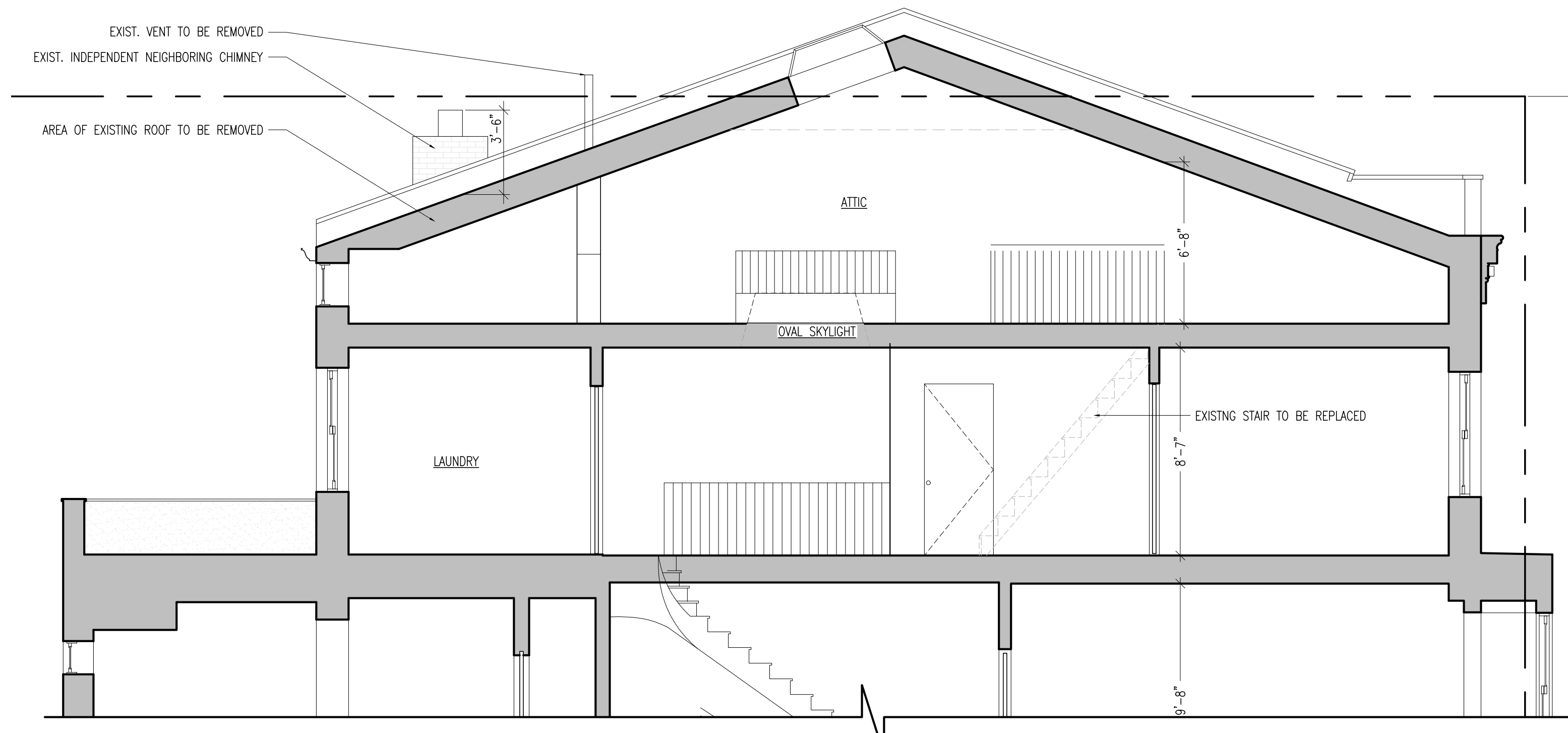
20 Vesey Street Suite 900
New York, New York 10007
T. 212.233.6740
© 2024



BLIND WINDOW - EXAMPLE



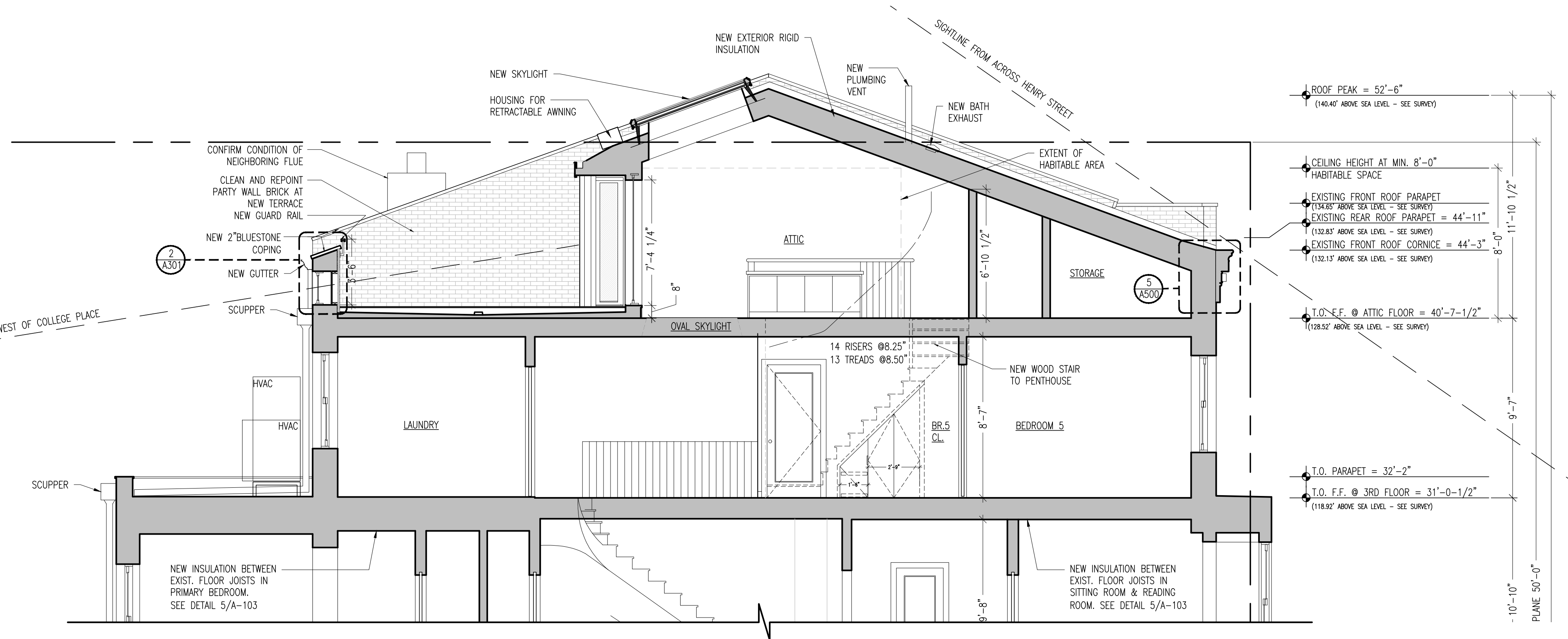
2 BLIND WINDOW DETAIL
SCALE: 1-1/2" = 1'-0"



1 EXISTING SECTION - UPPER FLOORS
SCALE: 1/4" = 1'-0"

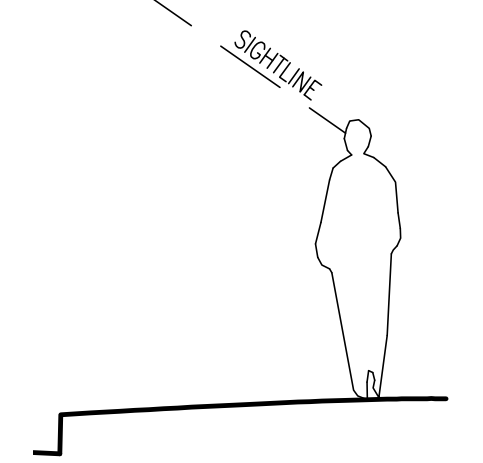
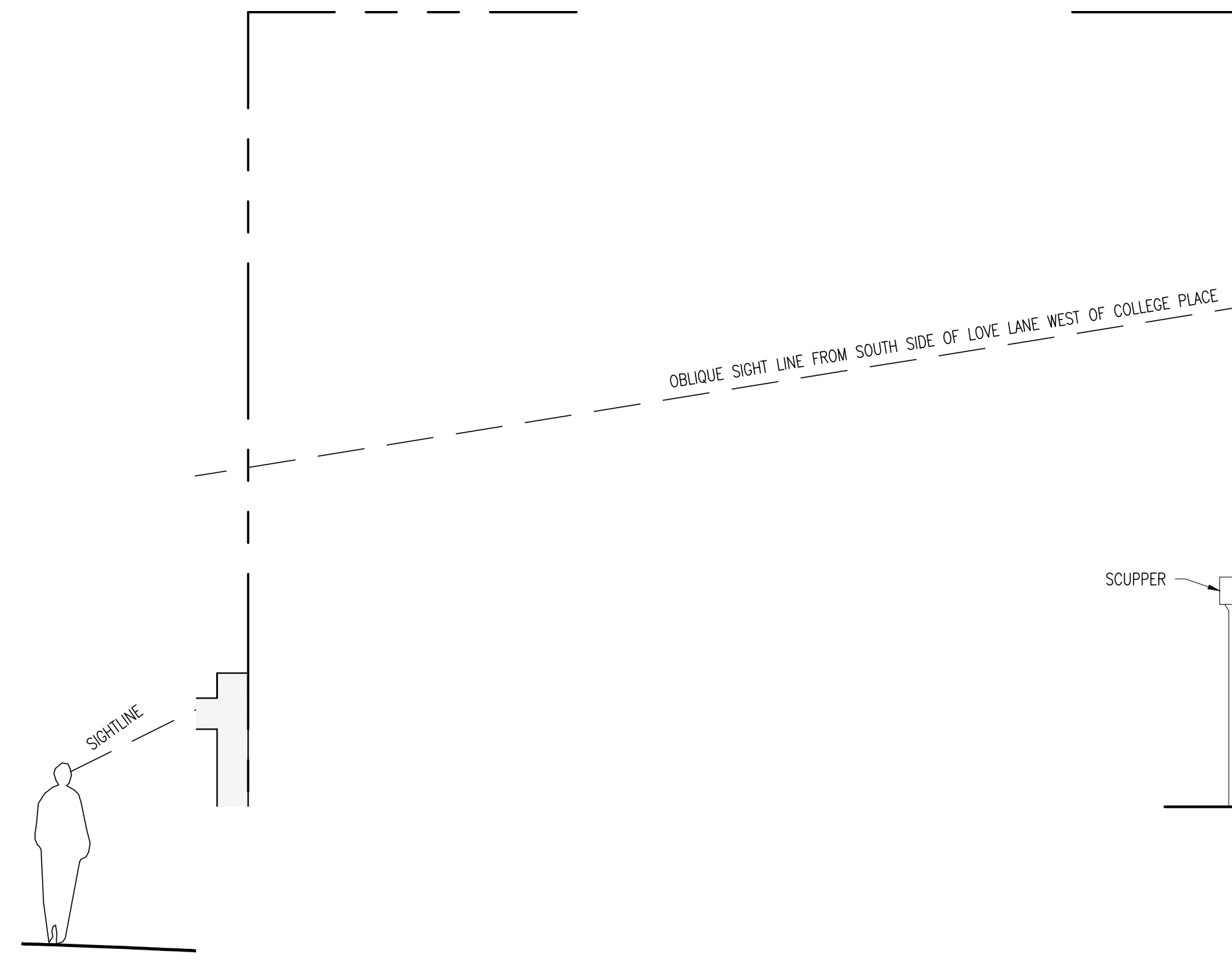


EXISTING CONDITION - REAR CORNICE

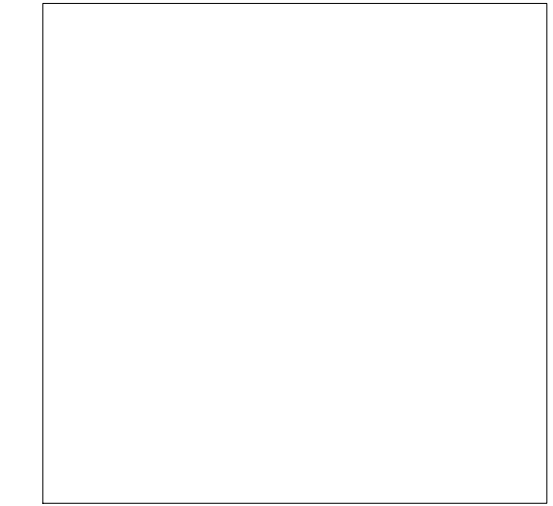


1 PROPOSED SECTION - UPPER FLOORS
SCALE: 1/4" = 1'-0"

- ROOF PEAK = 52'-6"
- (140.40' ABOVE SEA LEVEL - SEE SURVEY)
- CEILING HEIGHT AT MIN. 8'-0"
- HABITABLE SPACE
- EXISTING FRONT ROOF PARAPET = 43'-8"
- (134.65' ABOVE SEA LEVEL - SEE SURVEY)
- EXISTING REAR ROOF PARAPET = 44'-11"
- (132.83' ABOVE SEA LEVEL - SEE SURVEY)
- EXISTING FRONT ROOF CORNICE = 44'-3"
- (132.15' ABOVE SEA LEVEL - SEE SURVEY)
- T.O. F.F. @ ATTIC FLOOR = 40'-7-1/2"
- (128.52' ABOVE SEA LEVEL - SEE SURVEY)
- T.O. PARAPET = 32'-2"
- T.O. F.F. @ 3RD FLOOR = 31'-0-1/2"
- (118.82' ABOVE SEA LEVEL - SEE SURVEY)



10 APRIL 2024
ISSUED TO LPC
10 APRIL 2024
ISSUED TO DOB



DOB-NOW #:
B01033536-11

Alterations to:
**BH-Resco LLC
RESIDENCE**

150 Henry Street
Brooklyn, NY 11201

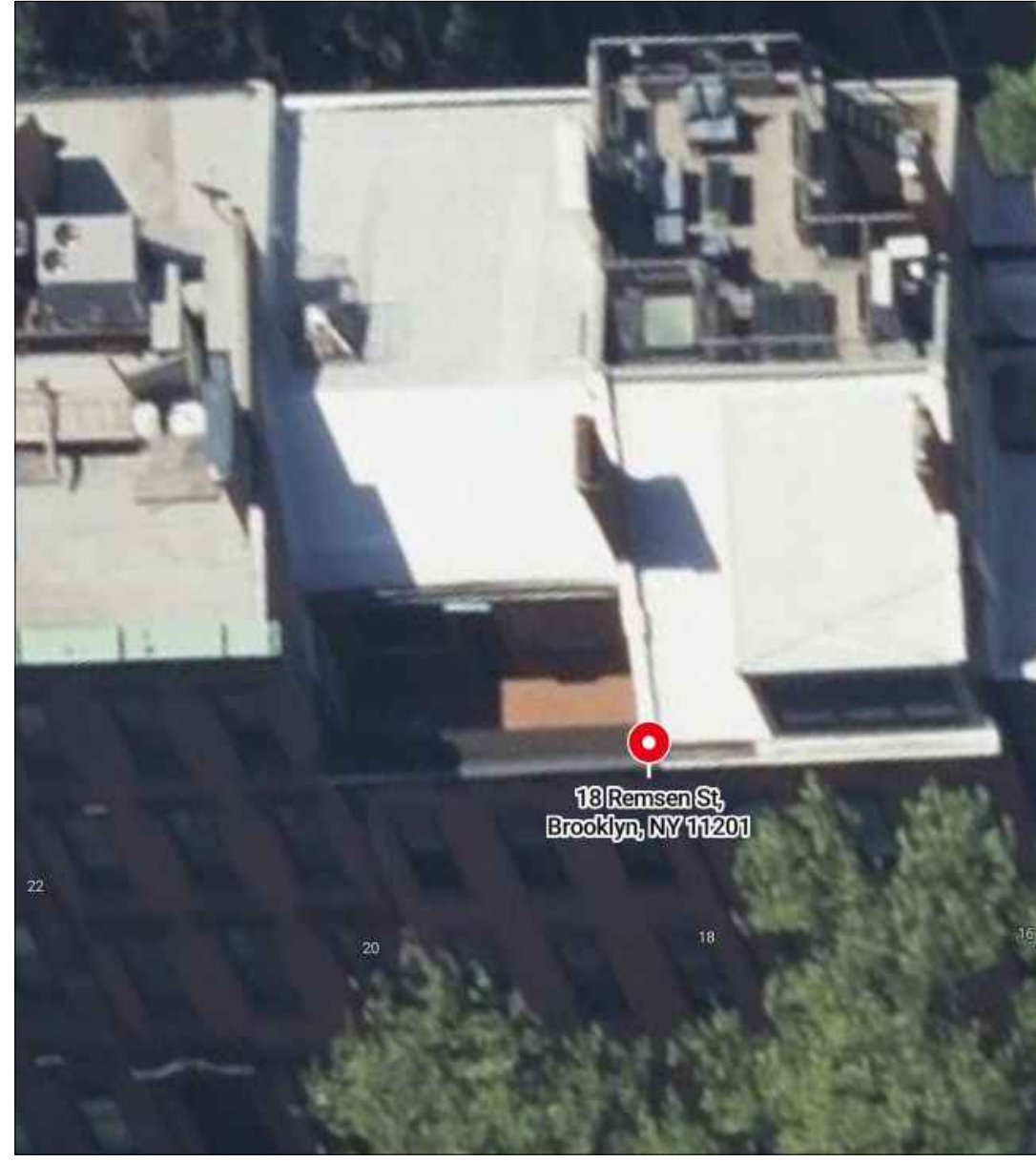
A-301.00
PROPOSED SECTION
6 OF 6



150 MONTAGUE STREET, FULL WIDTH CUT OUT AT FRONT ROOF



150 WILLOW STREET, PARTIAL WIDTH CUT OUT AT FRONT ROOF



18 REMSEN STREET, FULL WIDTH CUT OUT AT FRONT ROOF



270 HENRY STREET, FULL WIDTH TERRACE REAR ROOF

BROOKLYN HEIGHTS HISTORIC DISTRICT

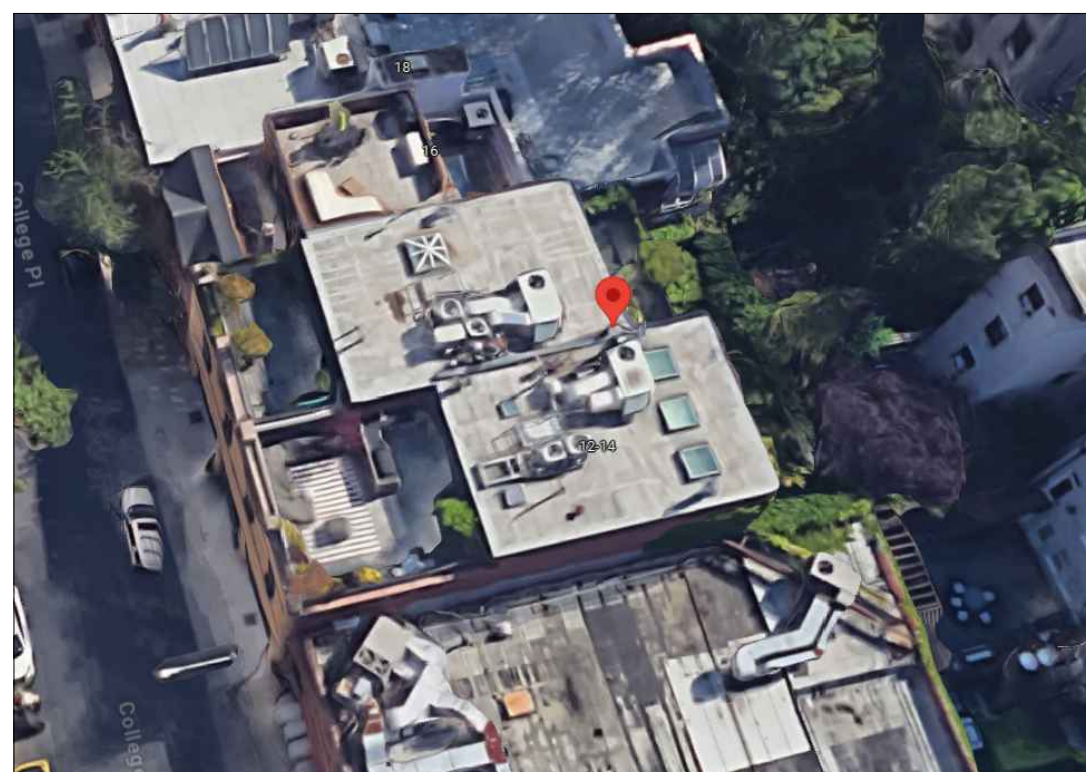
Precedent study for proposed roof modification at 150 Henry Street.

The proposed roof modification to provide an outdoor terrace in otherwise unusable space has been done in a similar manner at several other locations within the historic district.

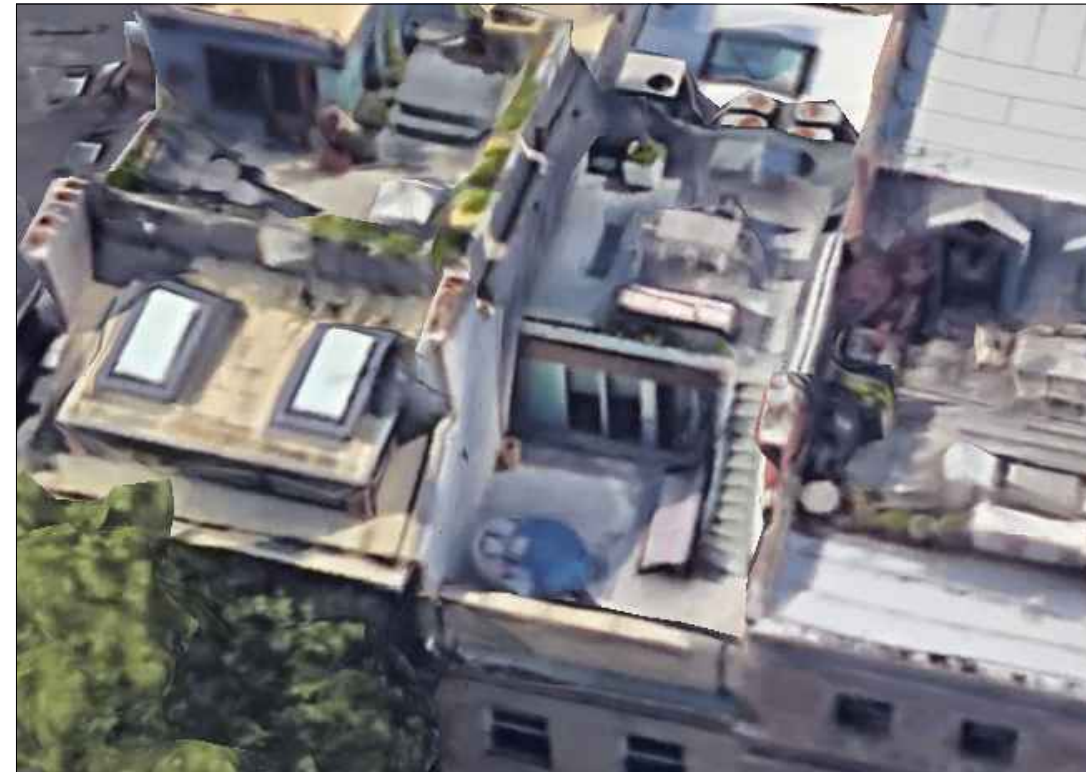


ingui
ARCHITECTURE

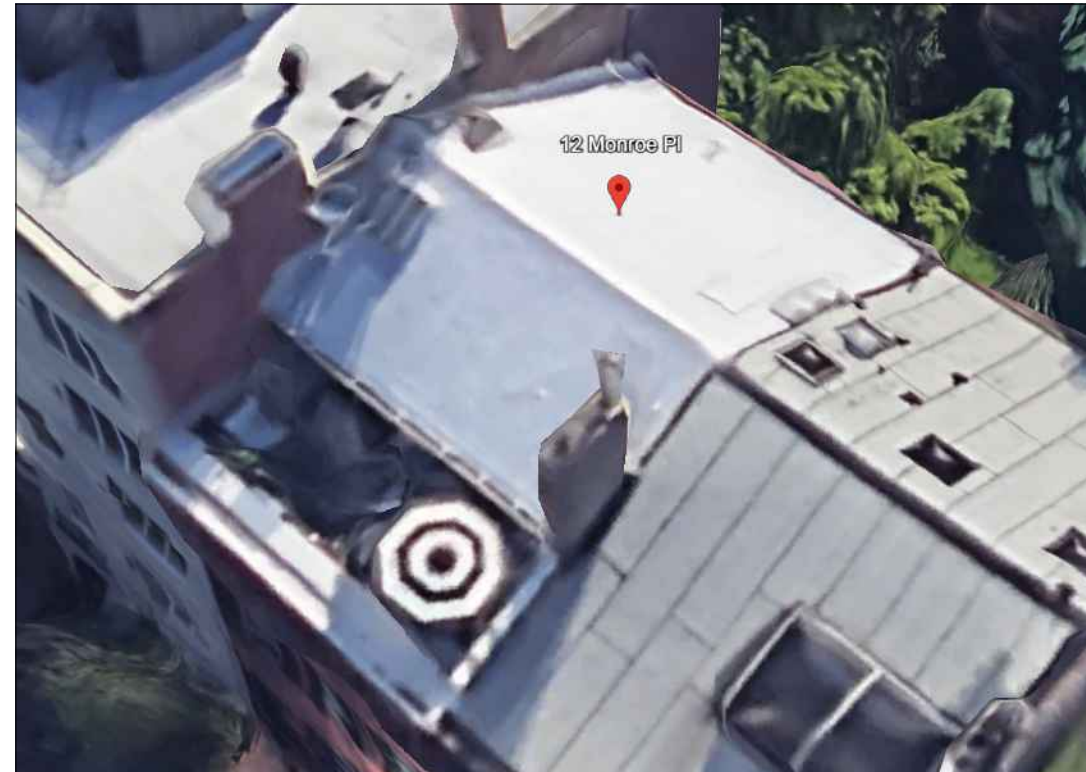
20 Vesey Street Suite 900
New York, New York 10007
T. 212.233.6740
© 2024



12-14 COLLEGE PLACE, FULL WIDTH TERRACE FRONT ROOF



26 REMSEN STREET, FULL WIDTH TERRACE FRONT ROOF



12 MONROE PLACE, FULL WIDTH TERRACE FRONT ROOF



21 PINEAPPLE STREET, CUT OUT AT REAR ROOF



74 WILLOW STREET,
VISIBLE ROOFTOP MODIFICATIONS



20+24 WILLOW STREET,
VISIBLE ROOFTOP MODIFICATIONS



16 REMSEN STREET,
VISIBLE ROOFTOP MODIFICATIONS



22 REMSEN STREET,
VISIBLE ROOFTOP MODIFICATIONS



10 APRIL 2024
ISSUED TO LPC
10 APRIL 2024
ISSUED TO DOB

DOB-NOW #:
B01033536-I1

Alterations to:
**BH-Resco LLC
RESIDENCE**

150 Henry Street
Brooklyn, NY 11201

LPC-2.00

BROOKLYN HEIGHTS
PRECEDENT STUDY
APPENDIX

July 30, 2024
Public Hearing

The current proposal is:

Preservation Department – Item 7, LPC-24-11992

150 Henry Street – Brooklyn Heights Historic District Borough of Brooklyn

To testify virtually, please join Zoom

Webinar ID: 869 4840 6655

Passcode: 412825

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.