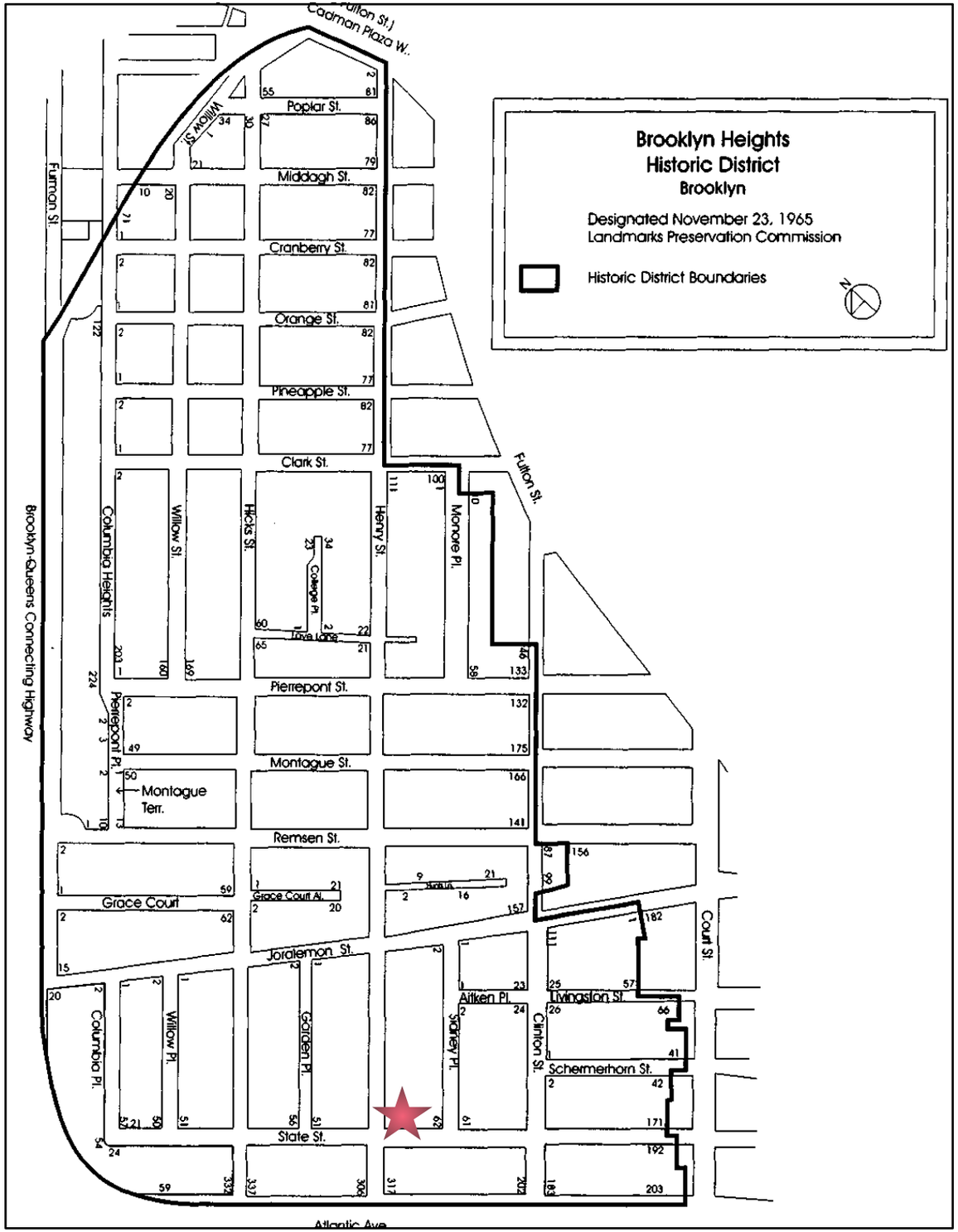
99 State Street / 301 Henry Street
Brooklyn Heights Historic District

Install HVAC Equipment &
Enclosure At Front Areaway

301 Henry

AKA

99 State



★ Shows 301 Henry Street / 99 State Street

Designation Photo
(1965)

Placement On Lot

301 Henry Street / 99 State Street is Lot #6.

The building covers the majority of the lot, with little space not facing a public areaway. There are two apartments on each floor.

The rear yard is still visible from State Street and is too far from the Henry Street side apartments to be of use in this project.

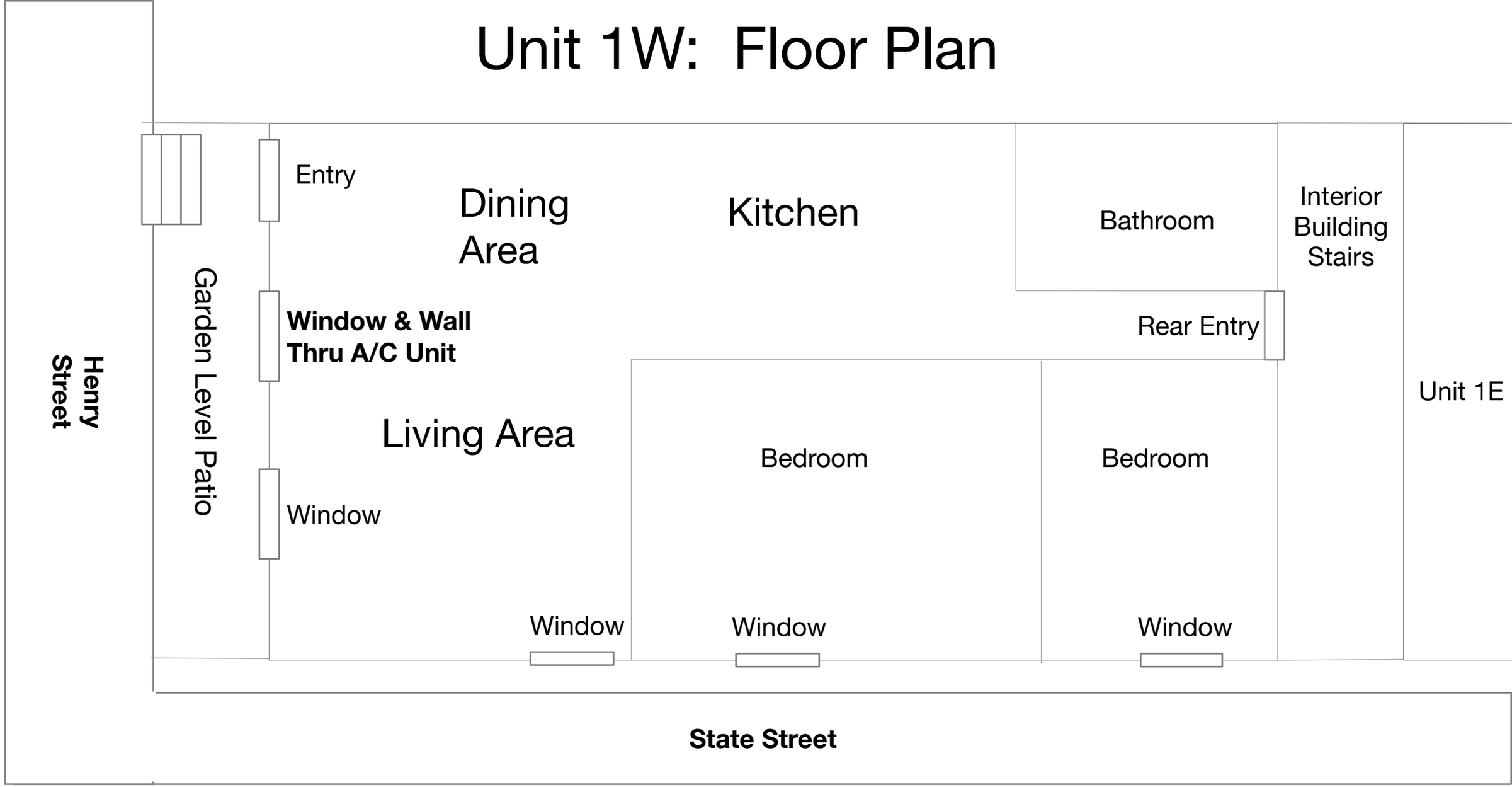
Unit 1W:
Garden Level
Facing Henry

Existing Wall-Thru A/C Unit

This unit is meant to cool the living area, dining area, and kitchen of the apartment, and not the bedrooms.

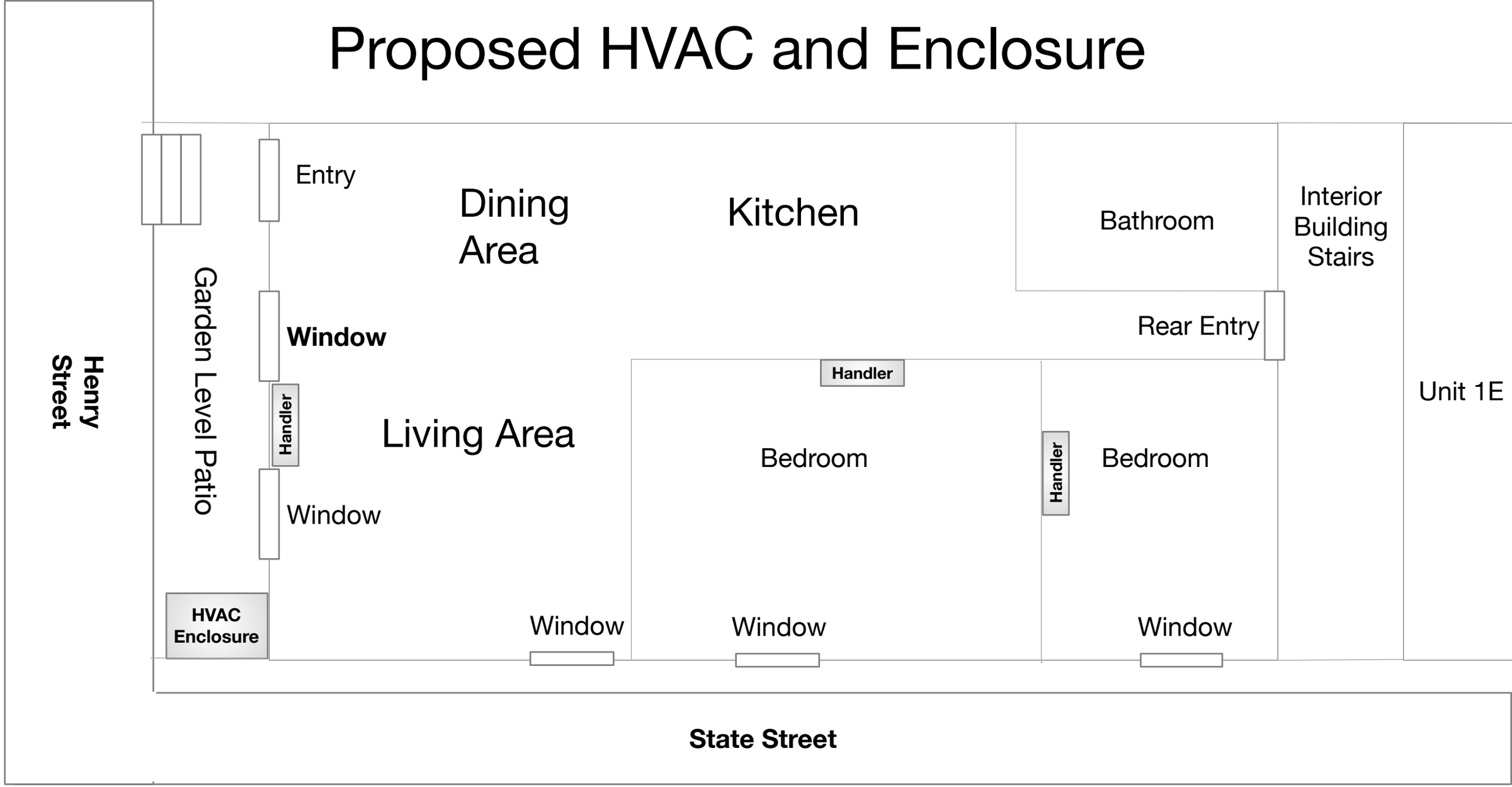
The effectiveness of the unit limited by its location near the floor and the size of the cut in the wall.

Unit 1W: Floor Plan



The wall-thru A/C cannot handle the large size of the Living, Dining, and Kitchen areas. This proposal will replace the wall-thru with a split ductless A/C system.

Proposed HVAC and Enclosure



This proposal will house the HVAC compressor in a wooden enclosure below street level, remove the wall-thru A/C unit, and restore the masonry on the exterior wall. Air handlers will be installed in all three main rooms.

Mitsubishi MXZ-3C30NA2

31 11/32” High
37 13/32” Wide
13 “ Deep

Supports 4+ room A/C air handlers at once

Unit requires 3” of space to vent, which will be accommodated by the enclosure

Cabling will run through external wall, masked by enclosure

Will remove wall-thru A/C and replacement/painting of external wall masonry

Garden Level Patio

Enclosure would be installed at the far end of this photo, beyond the basement access grate.

Close Up of Proposed Enclosure Location

Enclosure Size:

34” High
48” Wide
30” Deep

Material:
Unpainted Wood
Brass Hinges

Enclosure would be approximately 12” higher than the areaway wall.

Proposed Location Has Low Visibility From Street

From Henry Street

From State Street

Sample #1

Sample #2

Two existing below street level enclosures within the Brooklyn Heights Historic District within one block of 301 Henry Street.

Sample #3

Sample #4

Two additional existing wooden enclosures in the historic district within one block of 301 Henry Street.