

111 HICKS STREET - ROOFTOP ADDITION

L.P.C. PRESENTATION | JULY 16, 2019 | STUDIO A+H



111 Hicks Street - Location Information



Zoning Map B12



Brooklyn Heights Historical District Boundaries



Historical View from Southeast, 1940's



View from west



Street View from Northwest

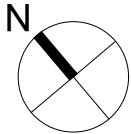


View from Terrace facing West

111 Hicks Street - Roof Plan of Block

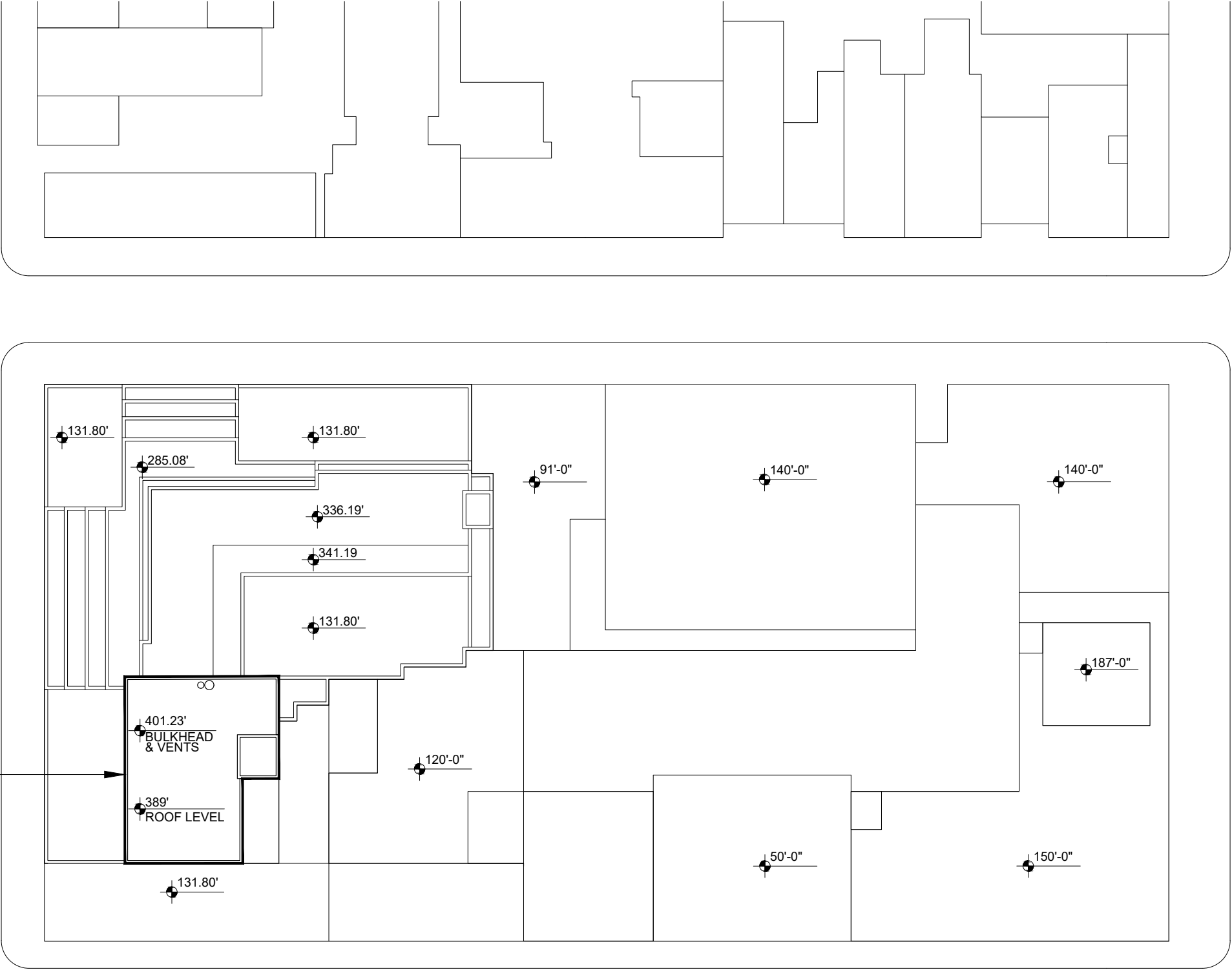
LOCATION OF
ROOFTOP ADDITION

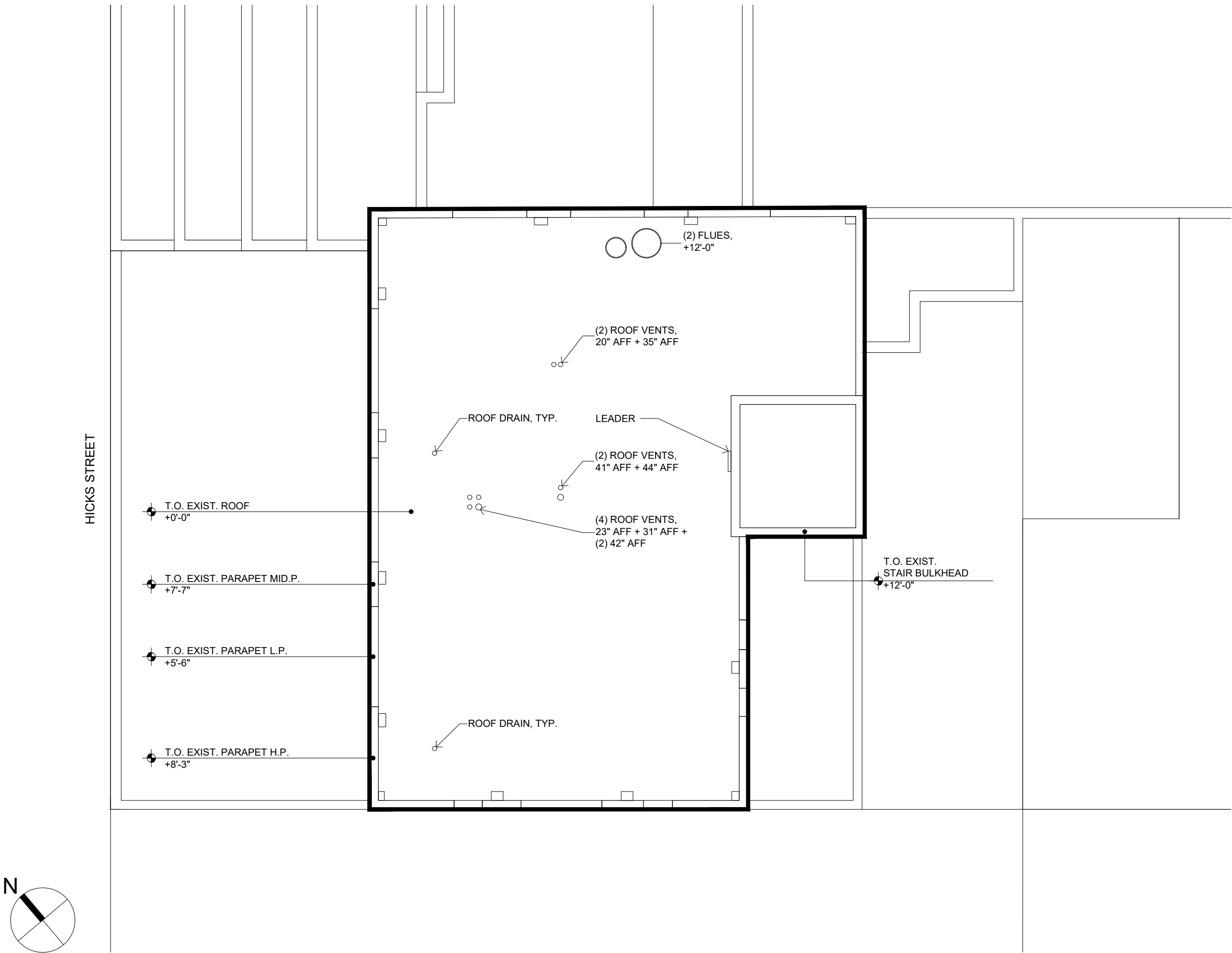
111 HICKS STREET
BROOKLYN, NY 11201
BLOCK 231, LOT 19
ZONING R7-1
MAP 12D
30 STORY EXISTING + CELLAR



HICKS STREET

HENRY STREET

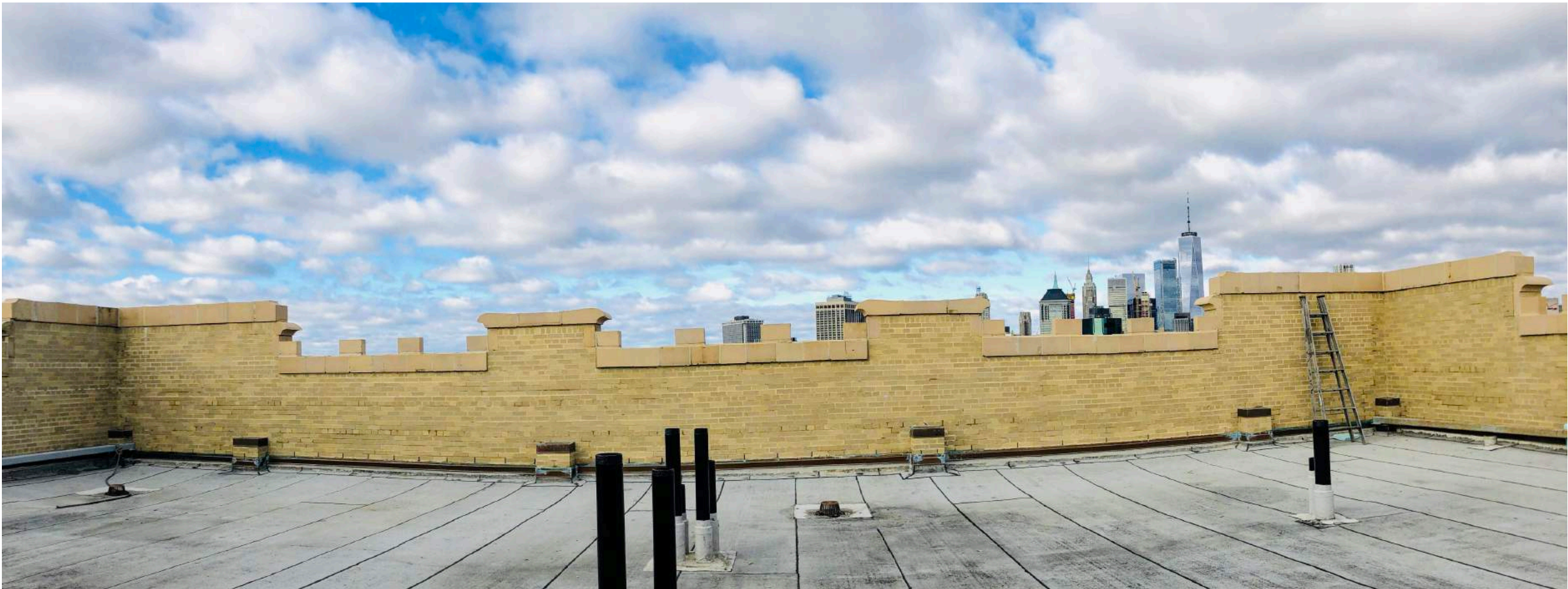




Roof Terrace - Existing Conditions



Panorama Looking Northwest



Panorama Looking Southeast

Roof Terrace - Existing Conditions

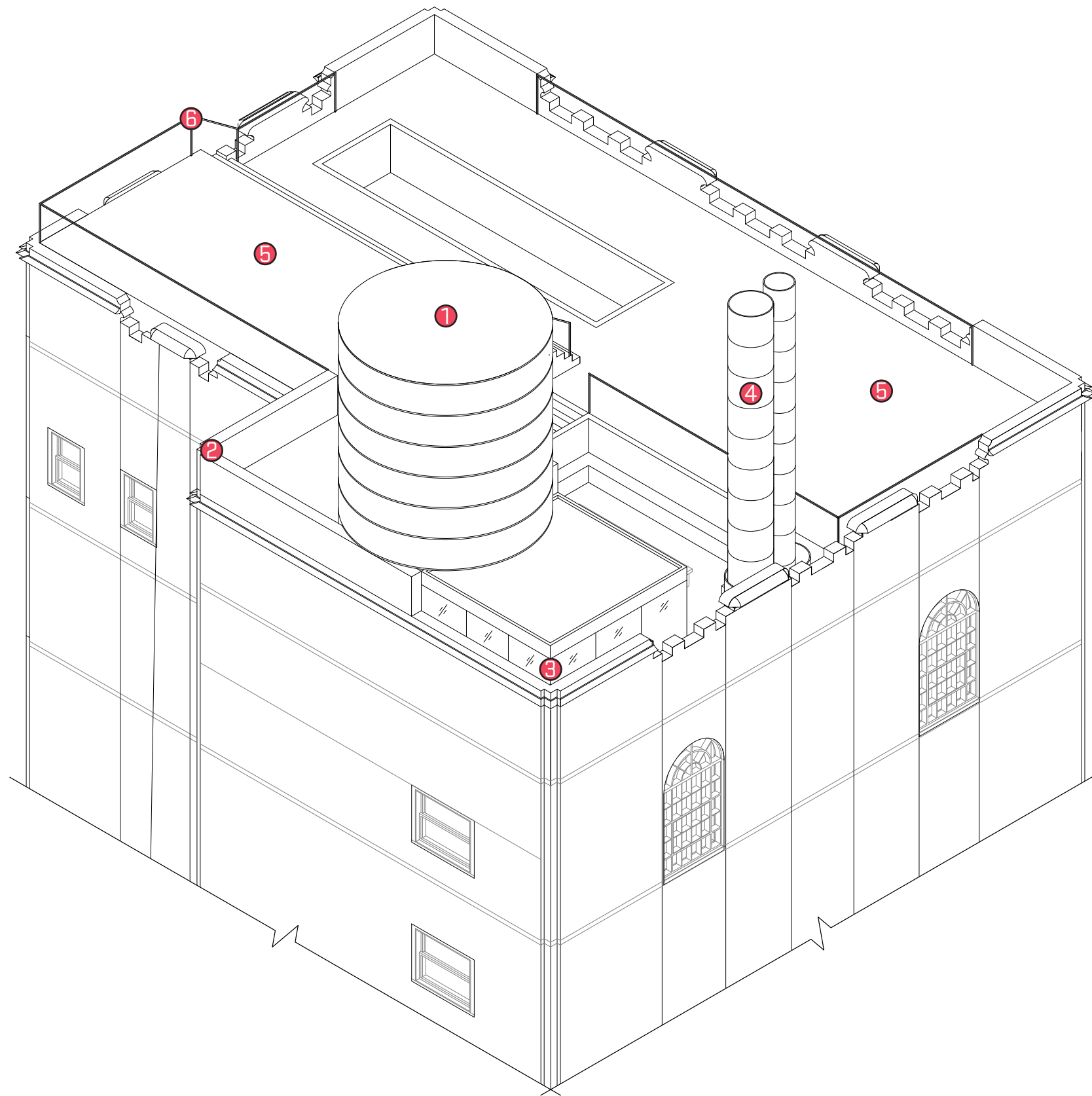


Panorama Looking Southeast



Panorama Looking North

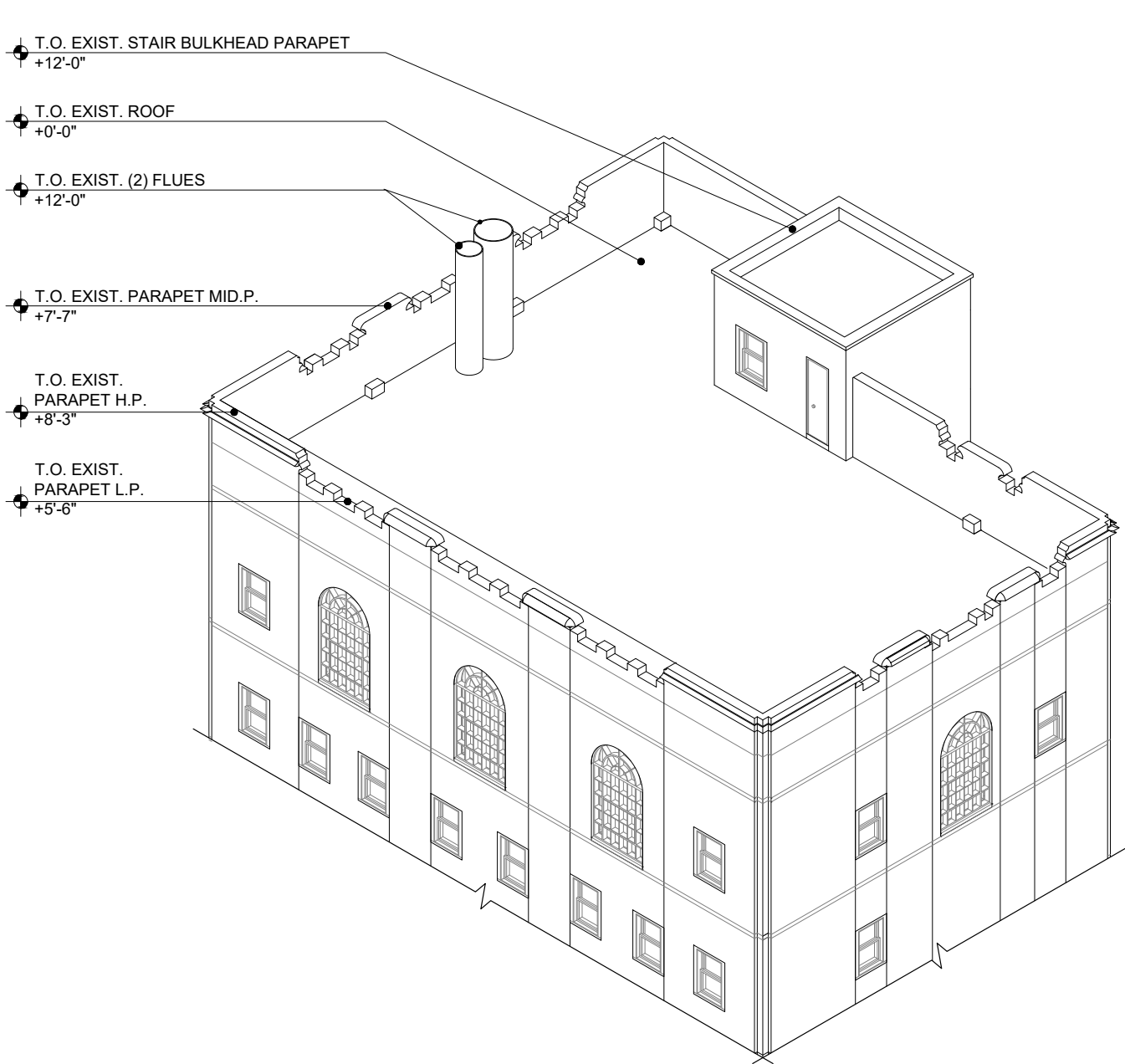
ROOFTOP ADDITIONS: PROPOSED



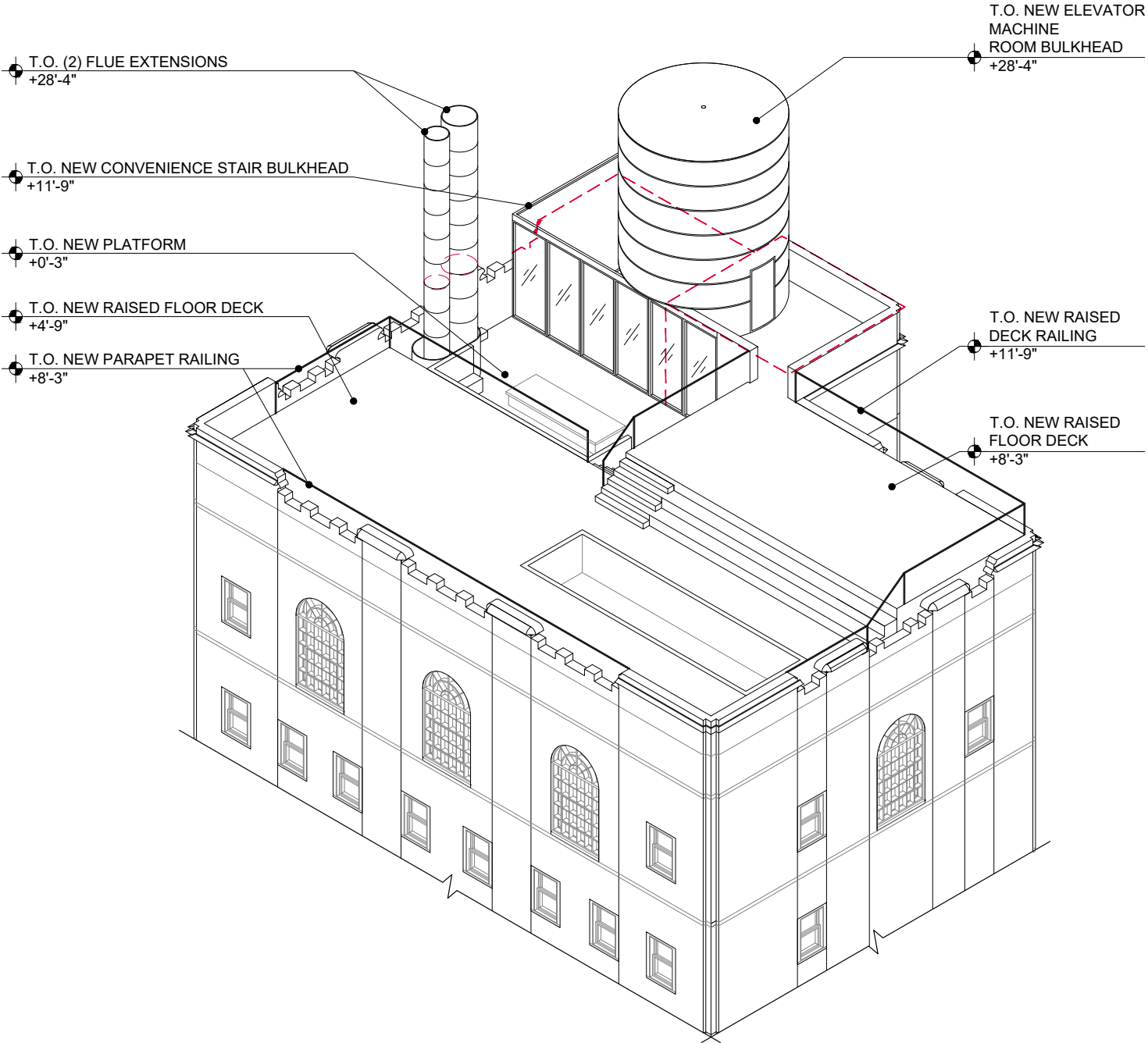
NARRATIVE

This narrative describes the rooftop additions that are part of a penthouse renovation of the 29th and 30th floor of 111 Hicks Street. 111 Hicks Street is considered a contributing building in the Brooklyn Heights Historic District. The rooftop additions are as follows:

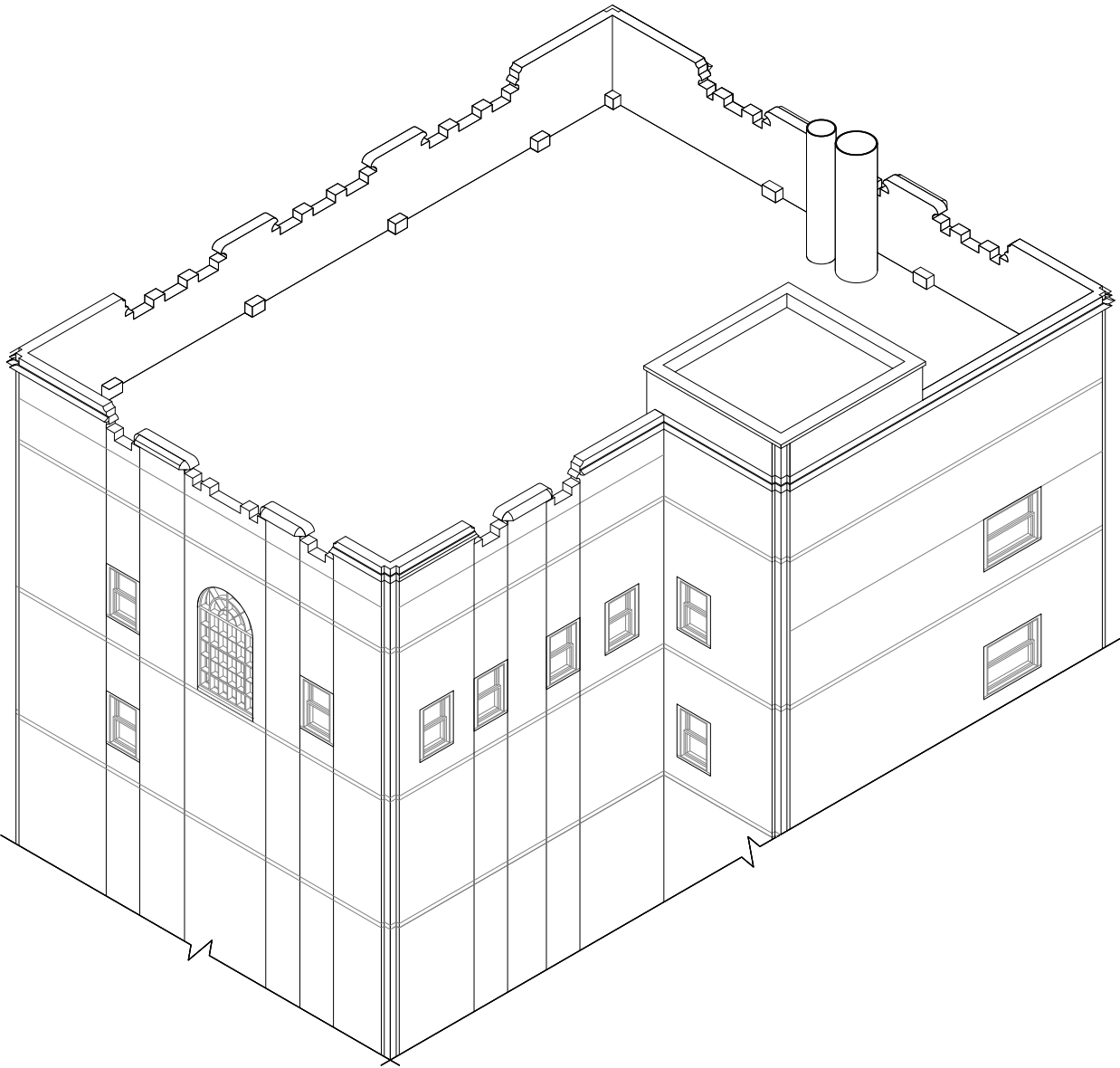
- ① Elevator Bulkhead: The new elevator bulkhead contains the new elevator shaft on the roof level and the elevator machine room. The elevator bulkhead is clad in a Western Cedar Rainscreen system, untreated, with 6" untreated vertical slats. These are tied together with a steel strap at regular intervals. The overall structure mimics the typical construction and cladding of a traditional watertower.
- ② Stair Bulkhead: The extension of the existing stair bulkhead uses masonry that matches the existing building and bulkhead (all masonry Glen Gery, BLACK G 701 on the east and south faces and DUSTY GREY IRONSPOT, SIS665 / SMOKY QUARTZ, S72 on the north)
- ③ Clerestory Glazing: The majority of the light hitting the clerestory of the stair bulkhead is north east light. We will use AGC Clearsight glass – 8mm thick, double sided anti-reflective coating of alternating layers adjusting wavelength and angle, <1% reflectivity.
- ④ Flue Extensions: Per code the existing vent stacks (for the building boiler flue and garbage room) must be extended to match the height of the tallest structure on the roof. The stack extensions will be clad in Metalwerks 14 gauge, Stainless Steel panels with a smooth satin finish and T316 additive that will resist corrosion and discoloration.
- ⑤ Raised Decks: There are three levels of raised decks on the roof; none of the roof deck surfaces are visible from the street or any public thoroughfare.
- ⑥ Parapet and Raised Deck Railing: The railings that fill in the existing parapet, as well as those that sit above the parapet level on top of the tank, are Jakob Rope stainless steel cables and cabling mesh with an INOX coating; this is essentially invisible against any background.



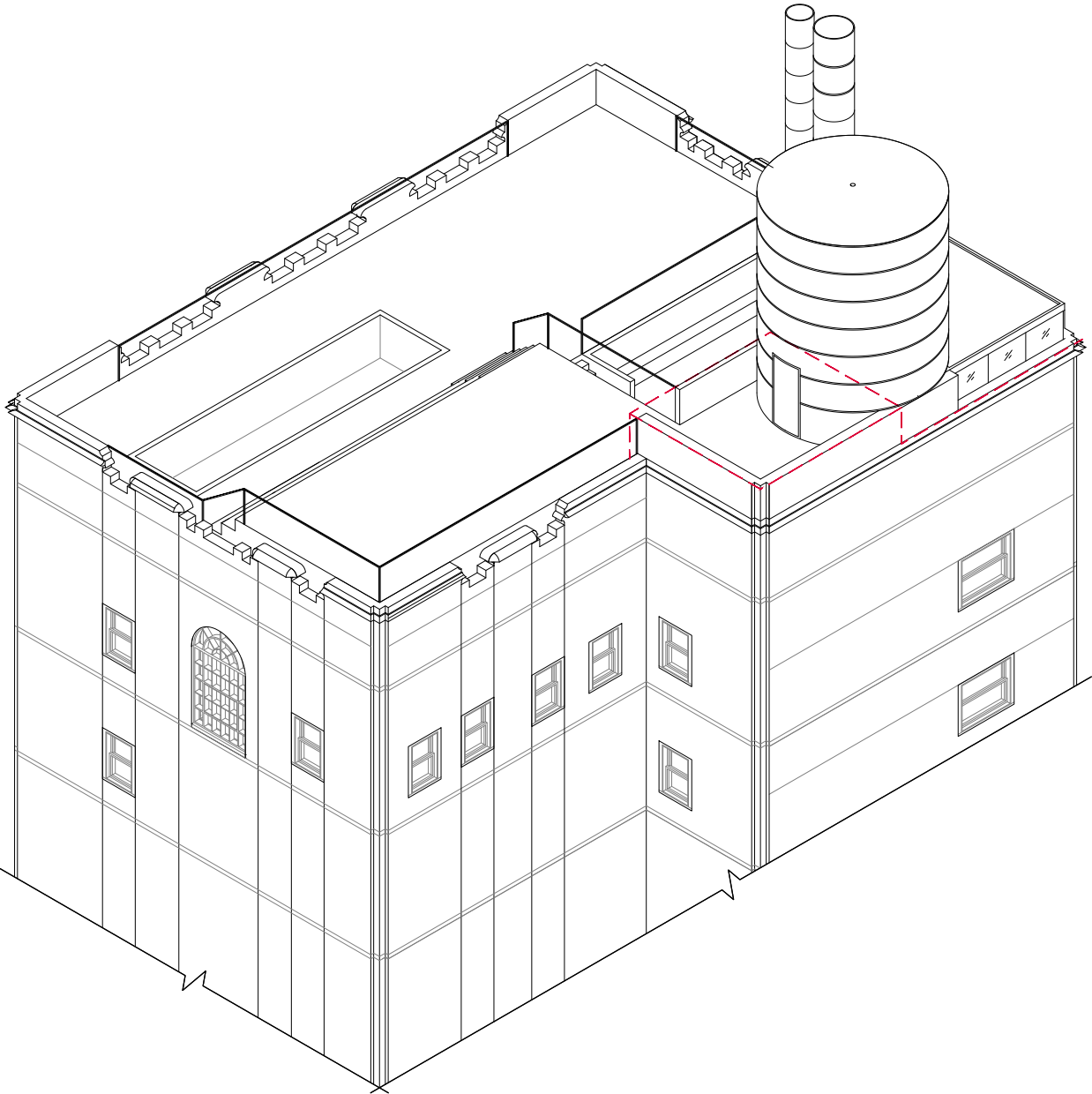
EXISTING ROOF



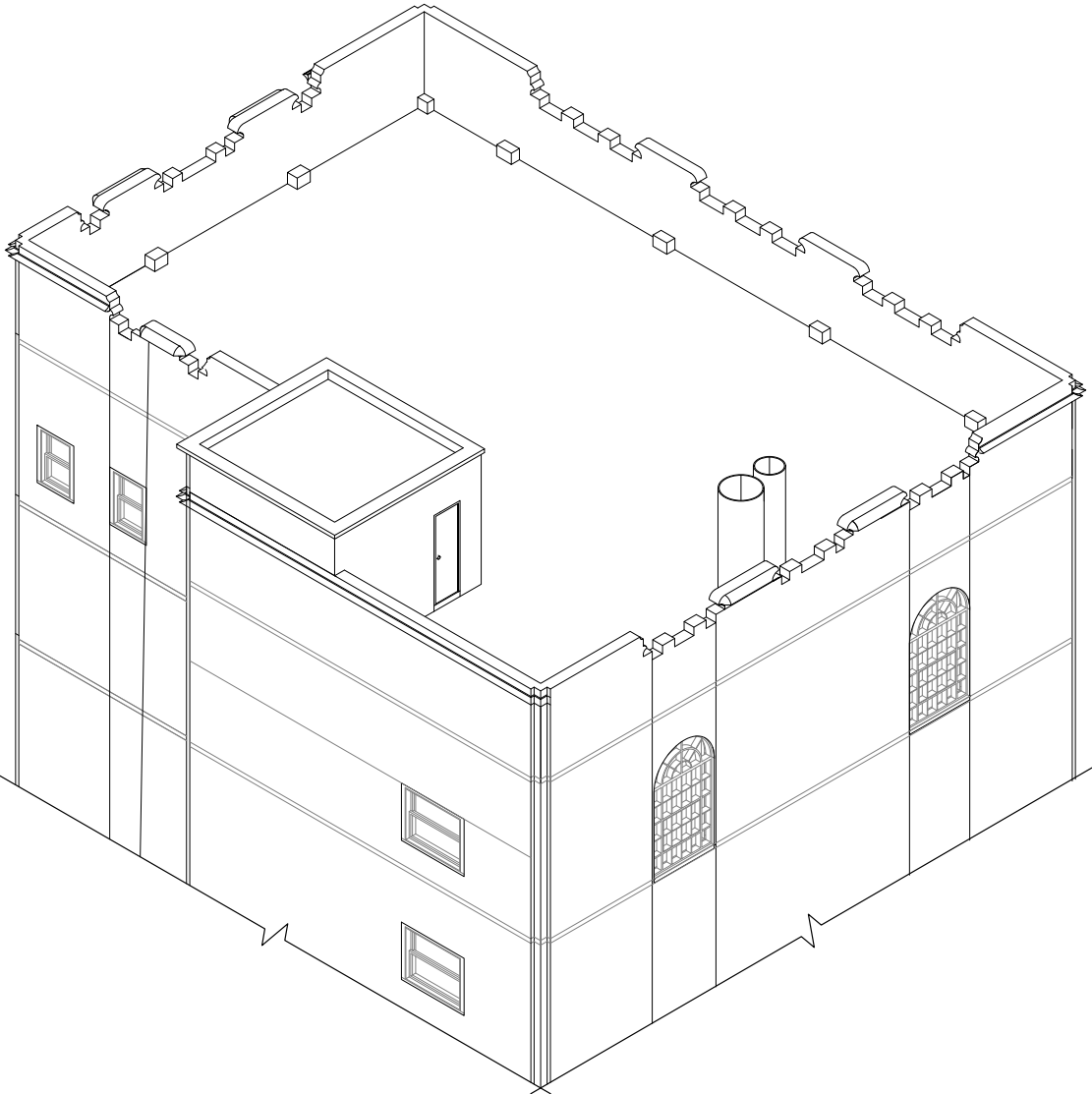
PROPOSED ROOF



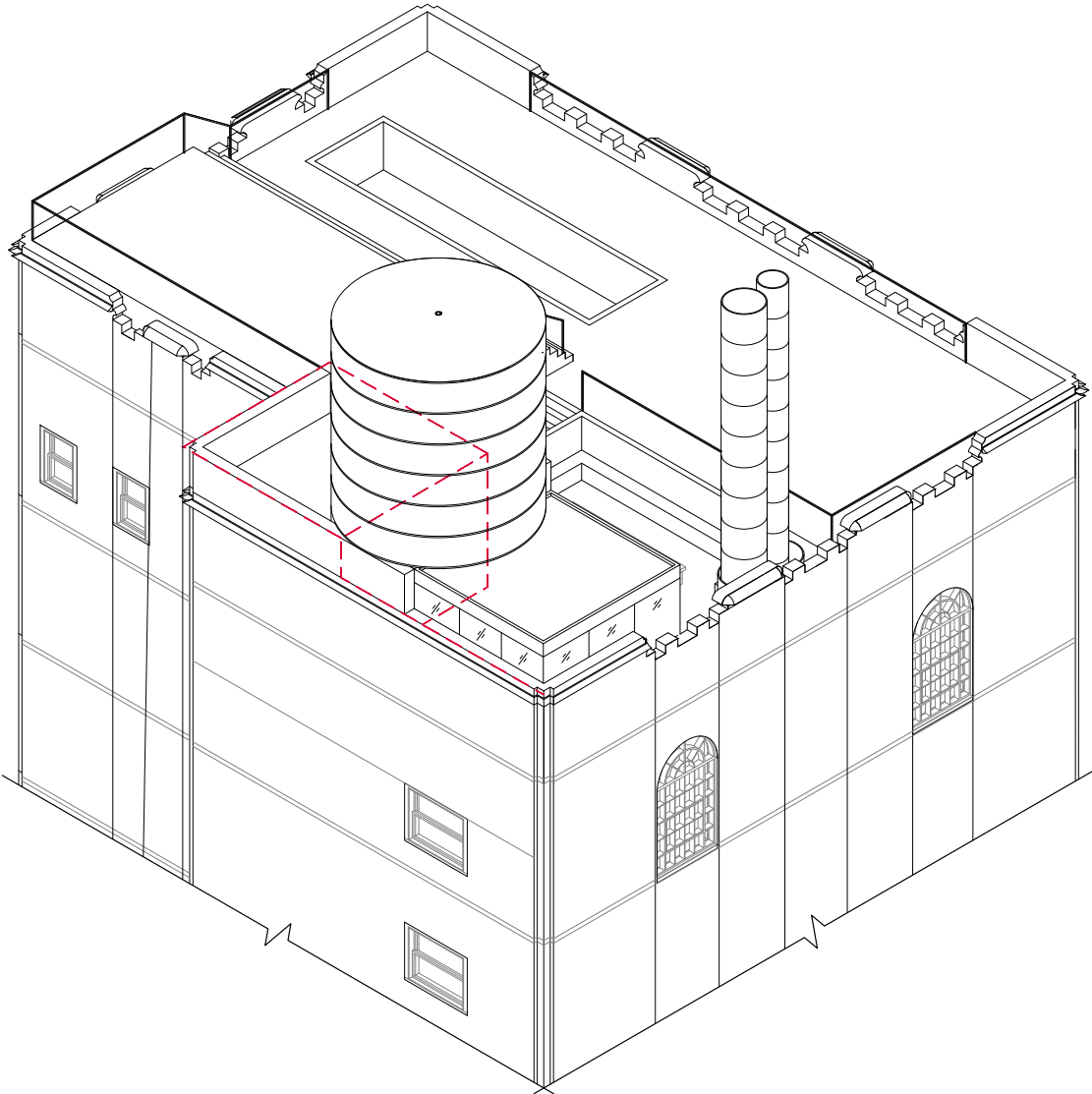
EXISTING ROOF



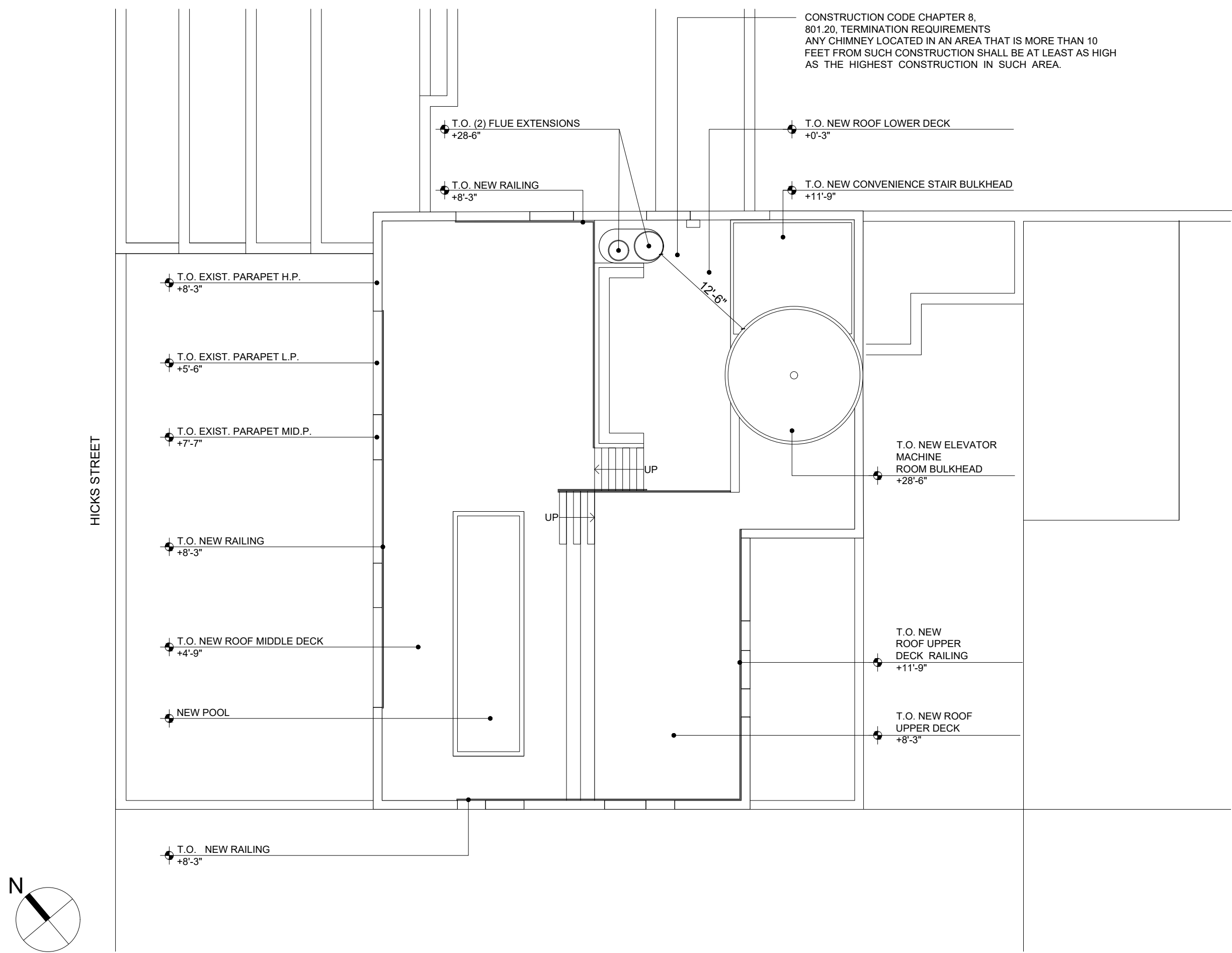
PROPOSED ROOF

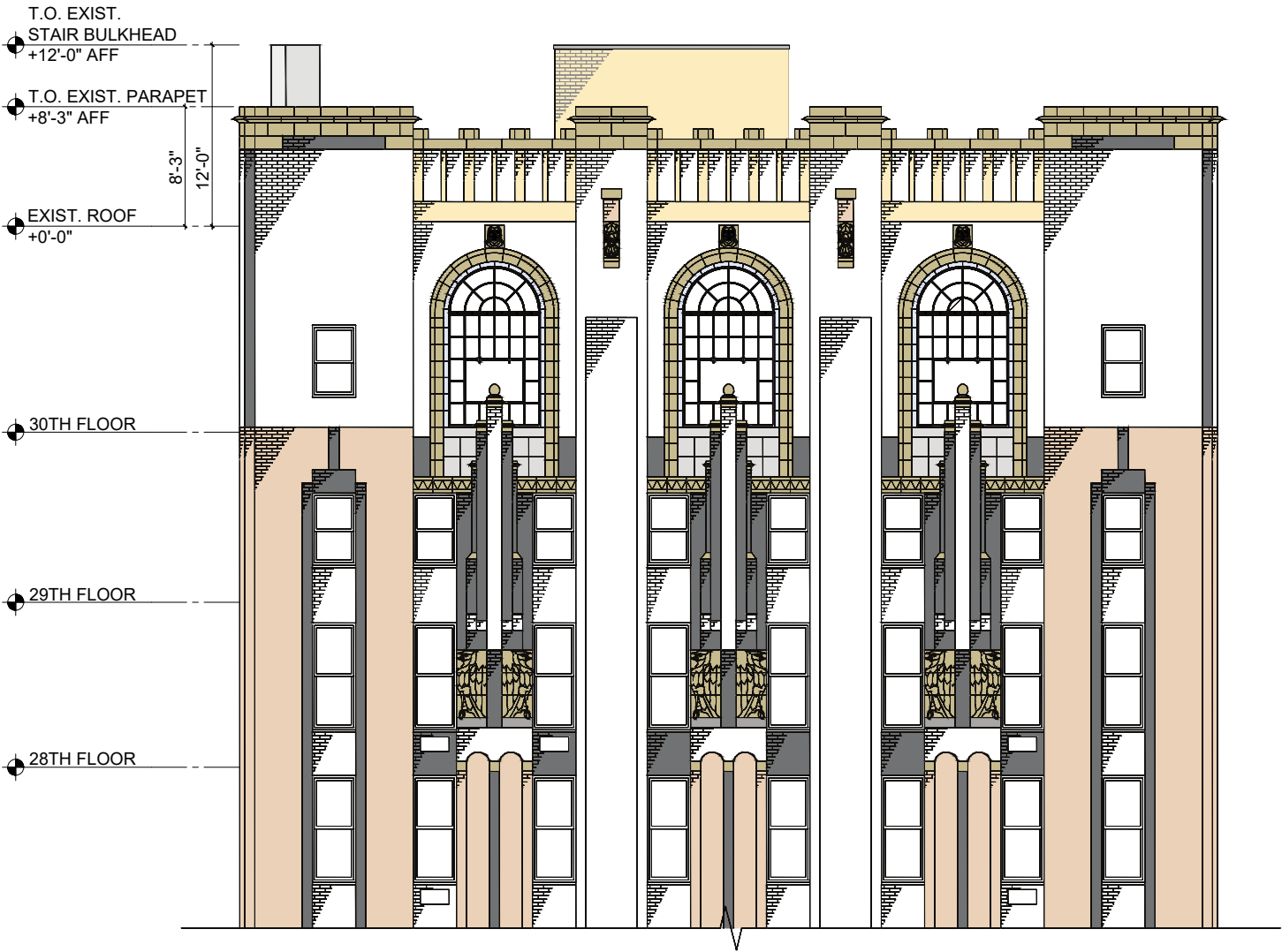


EXISTING ROOF

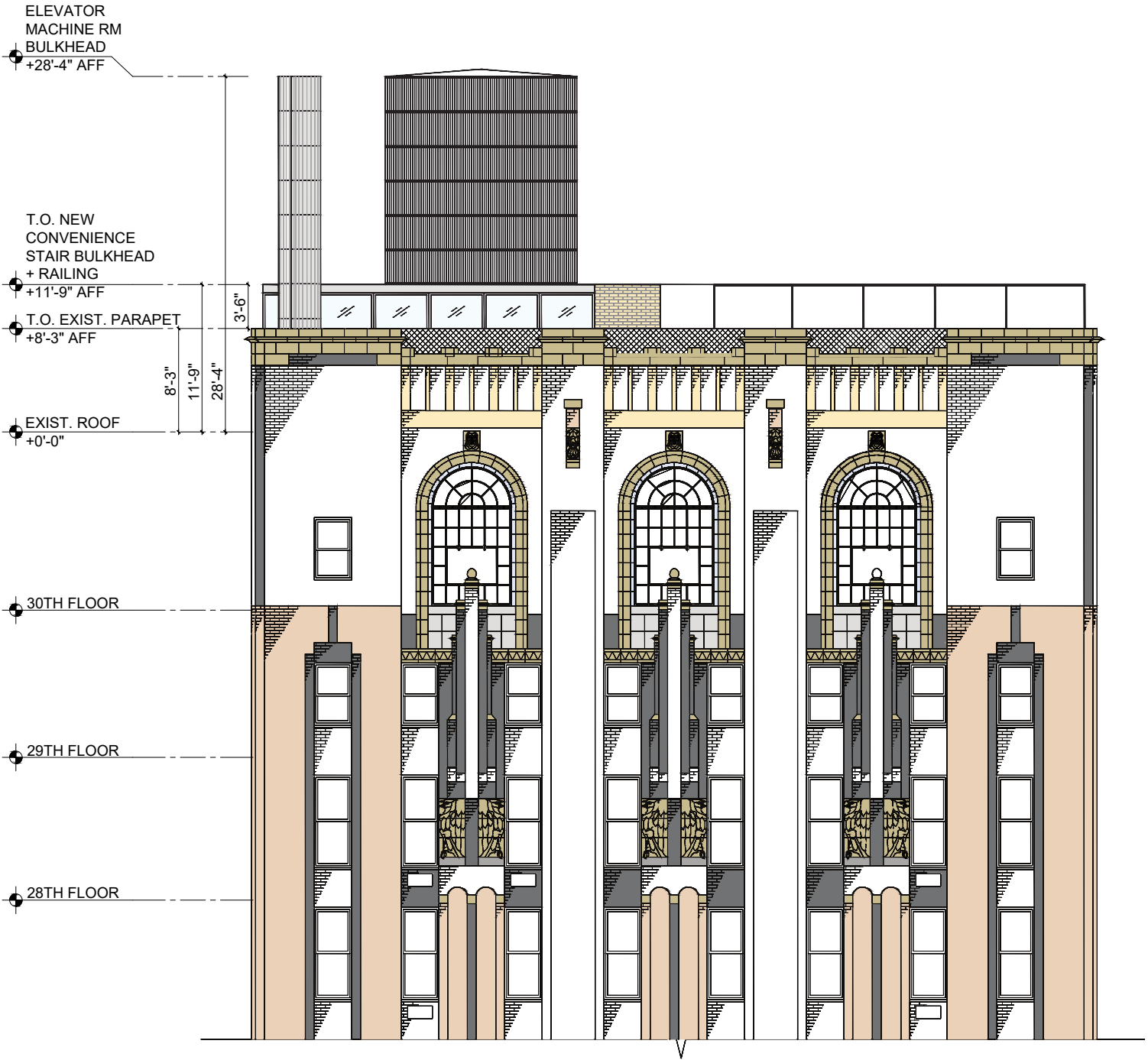


PROPOSED ROOF

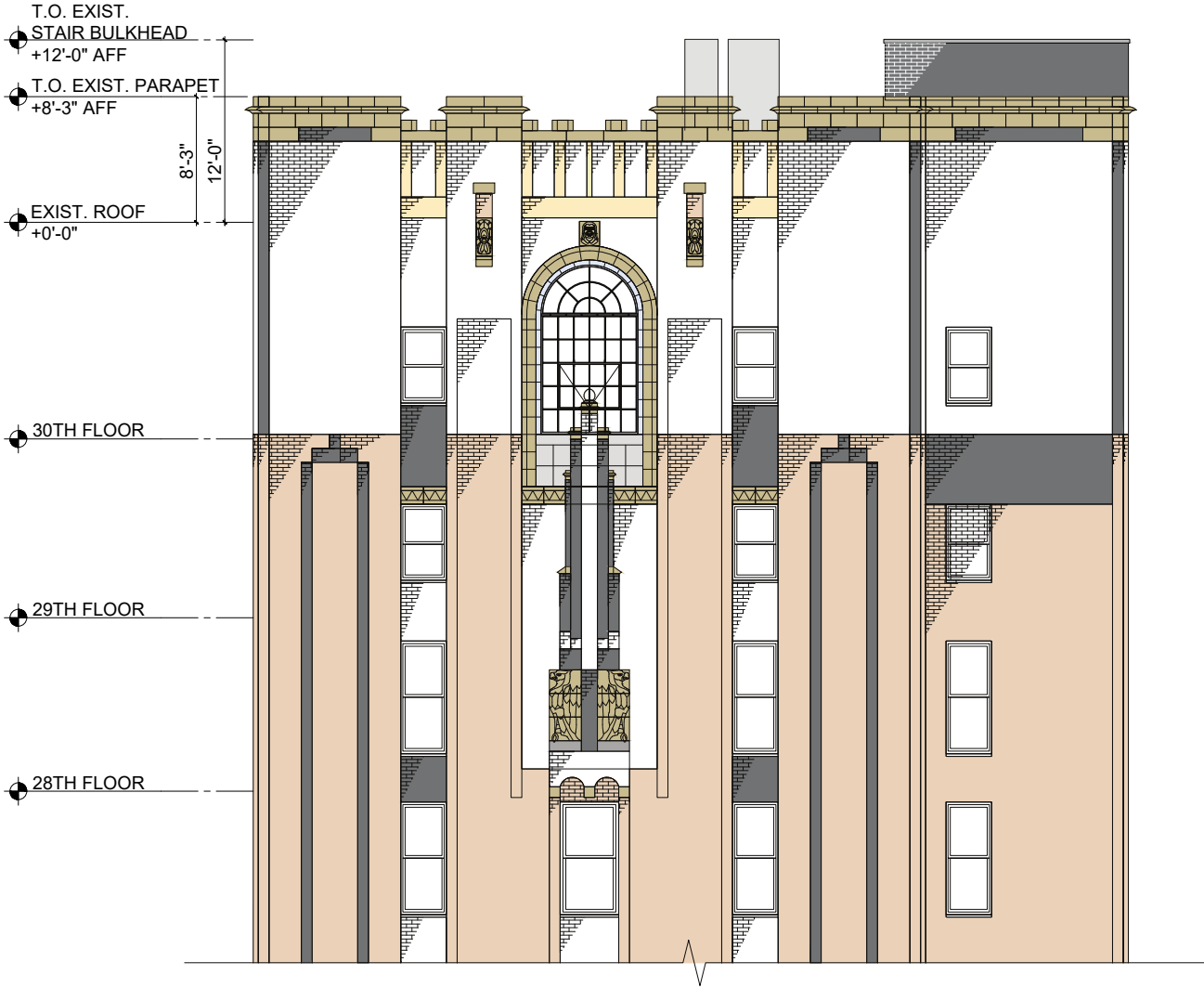




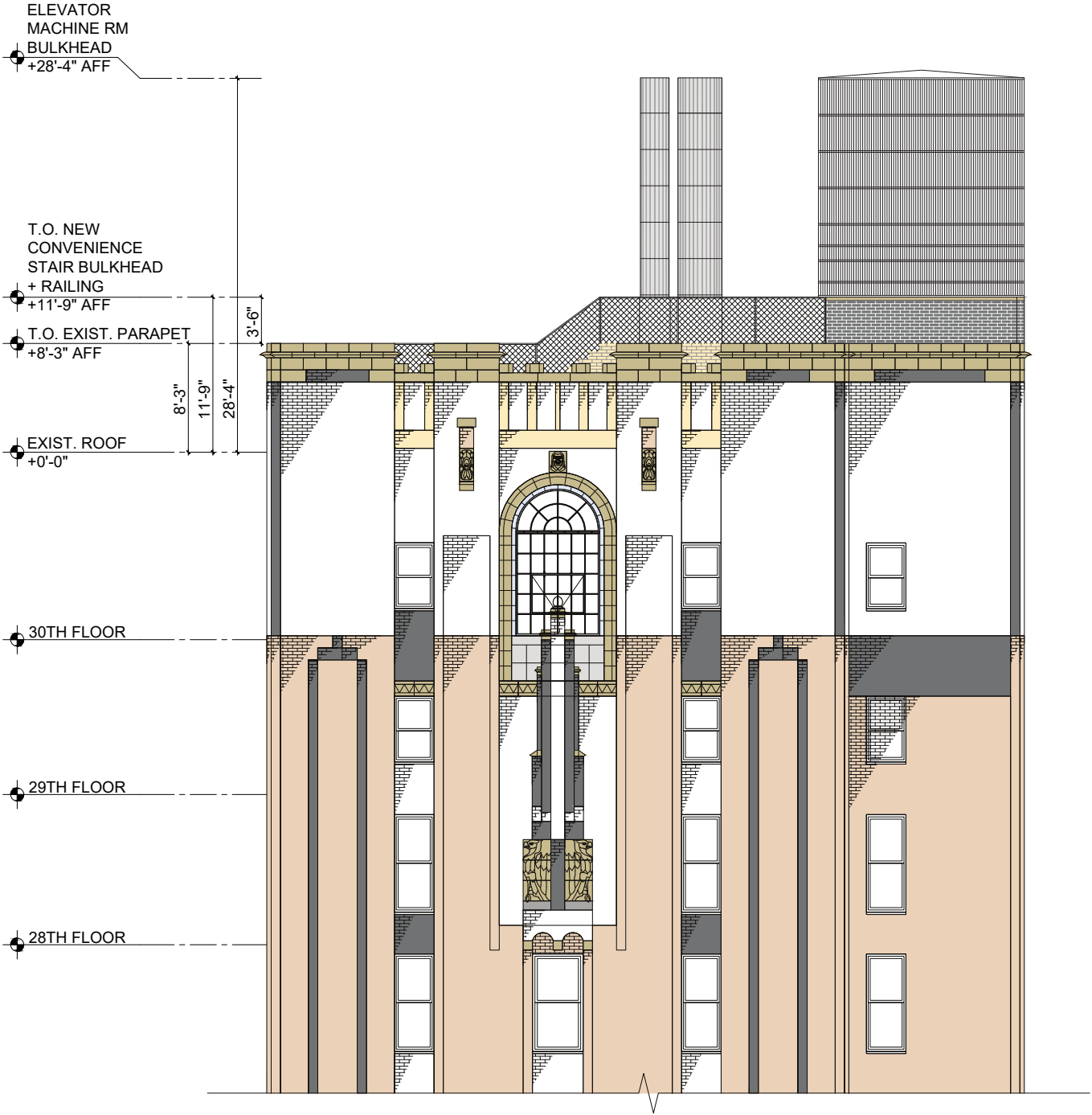
Exisitng Northwest Elevation



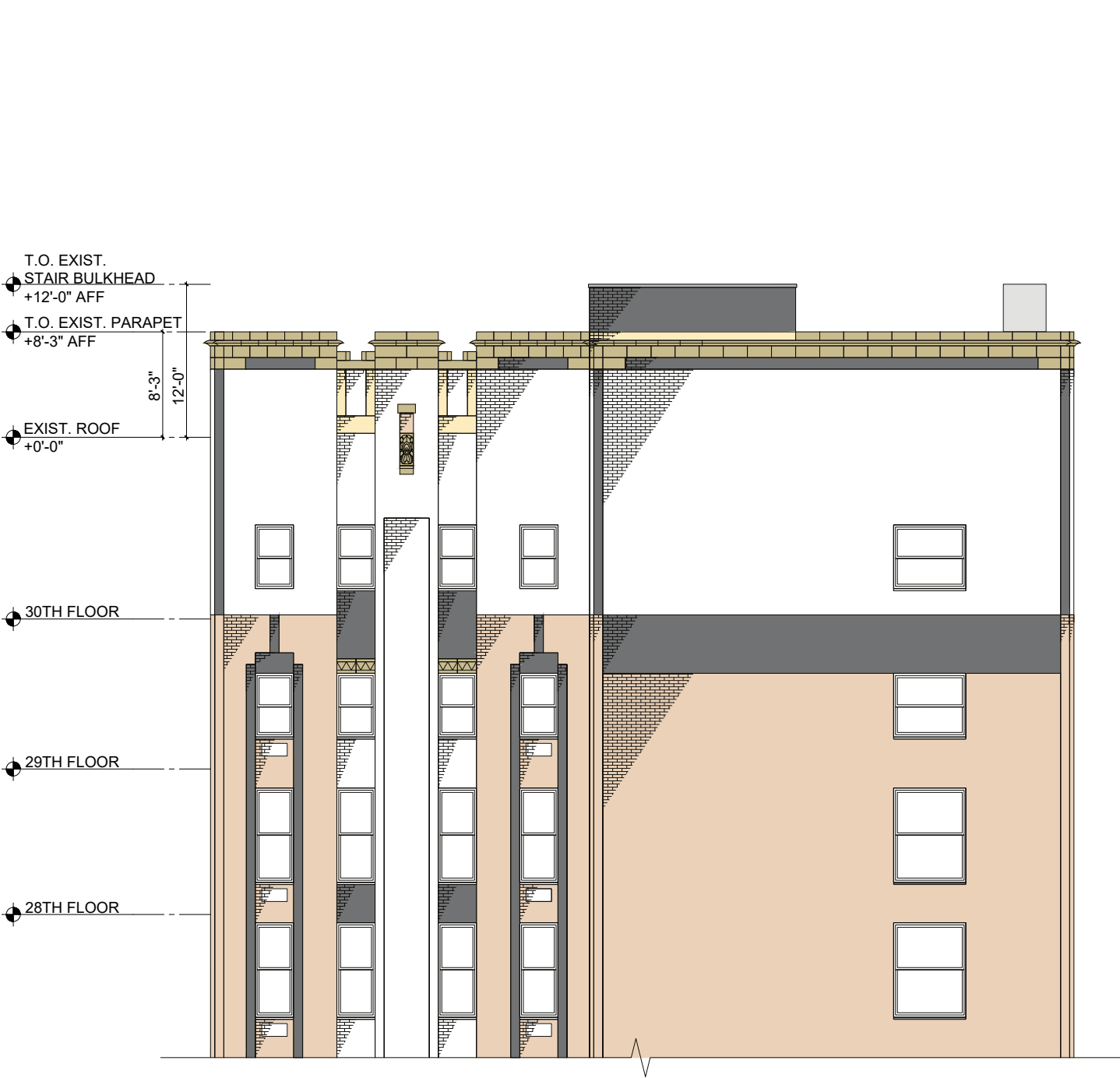
Proposed Northwest Elevation



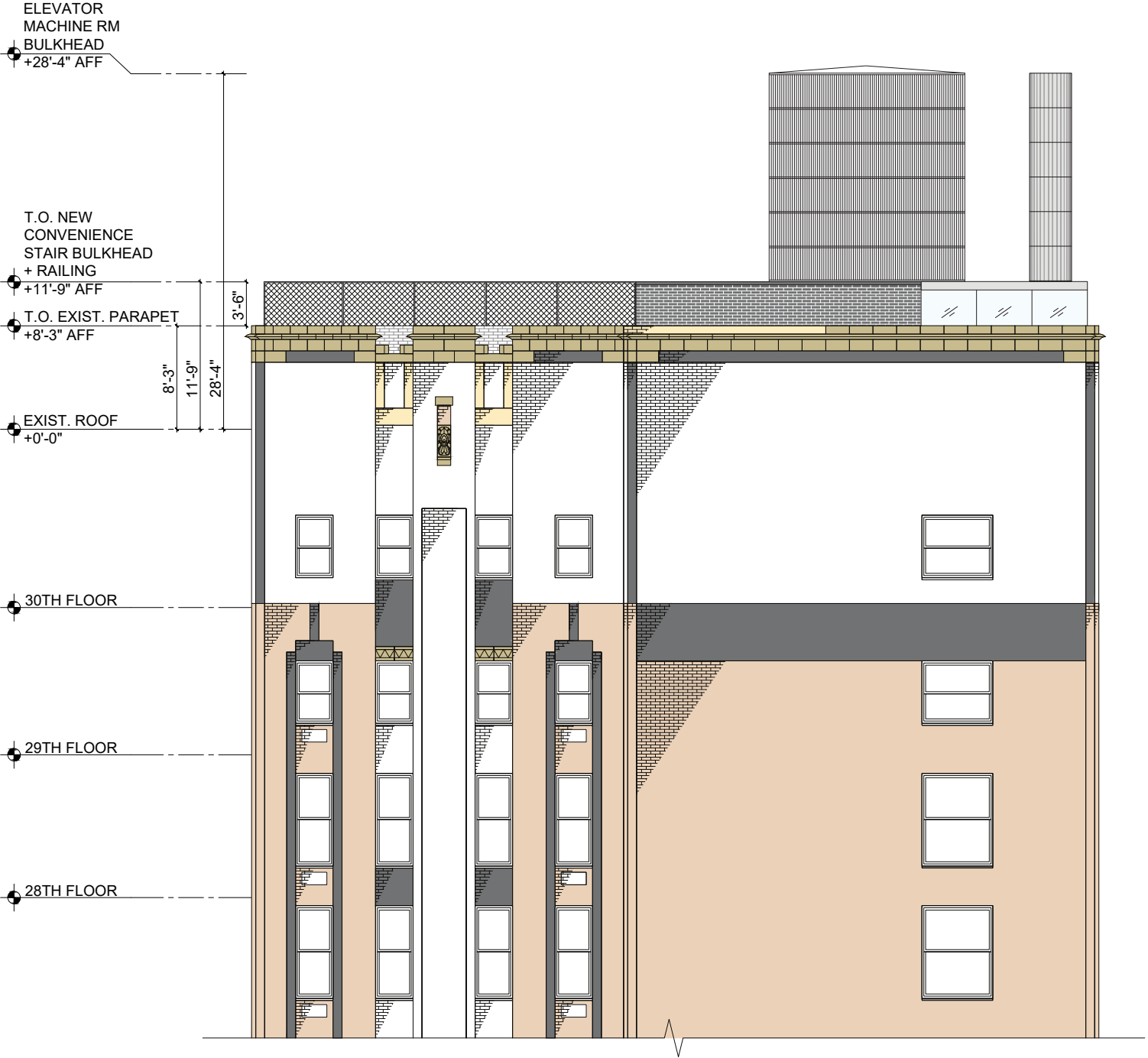
Existing Southwest Elevation



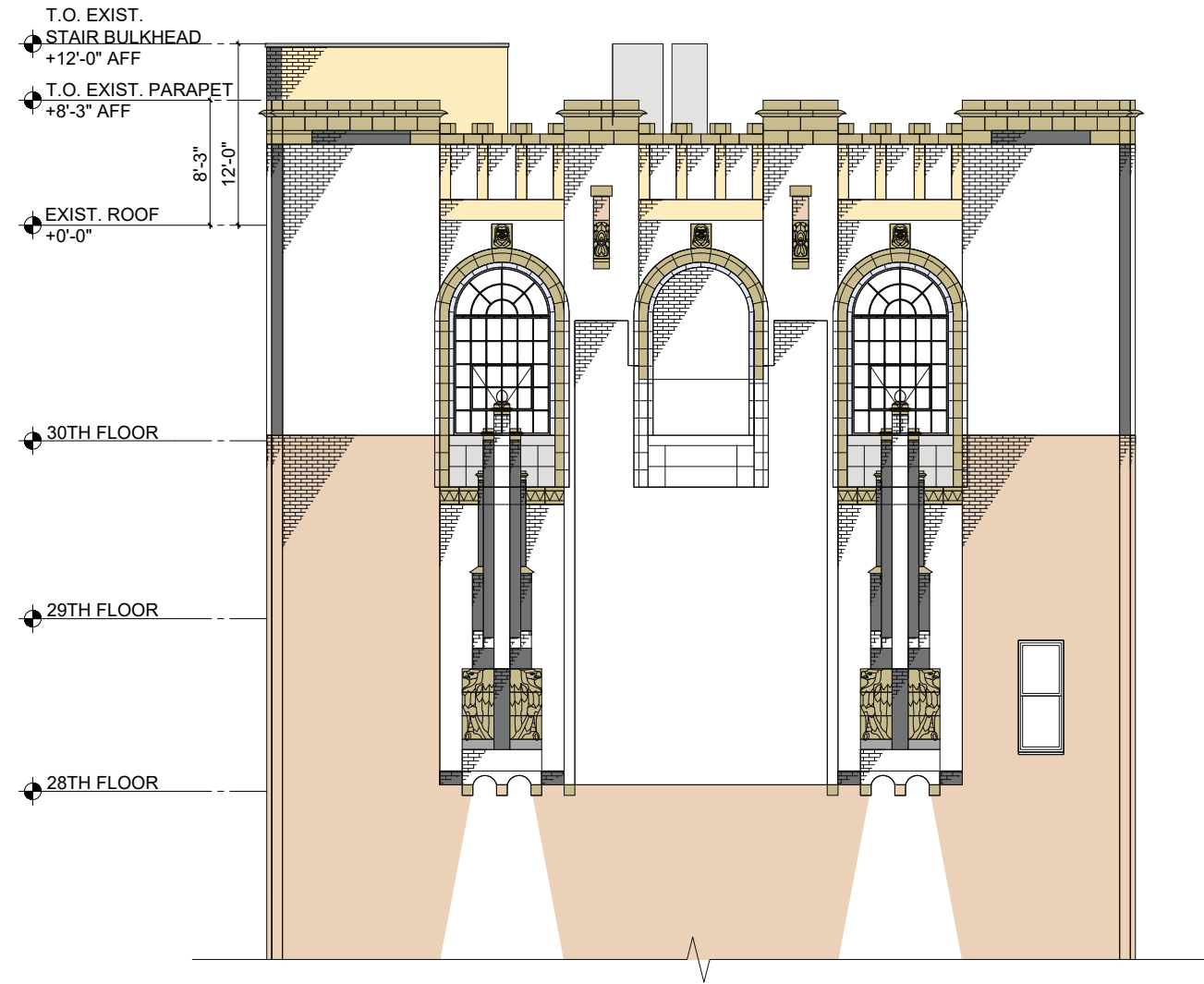
Proposed Southwest Elevation



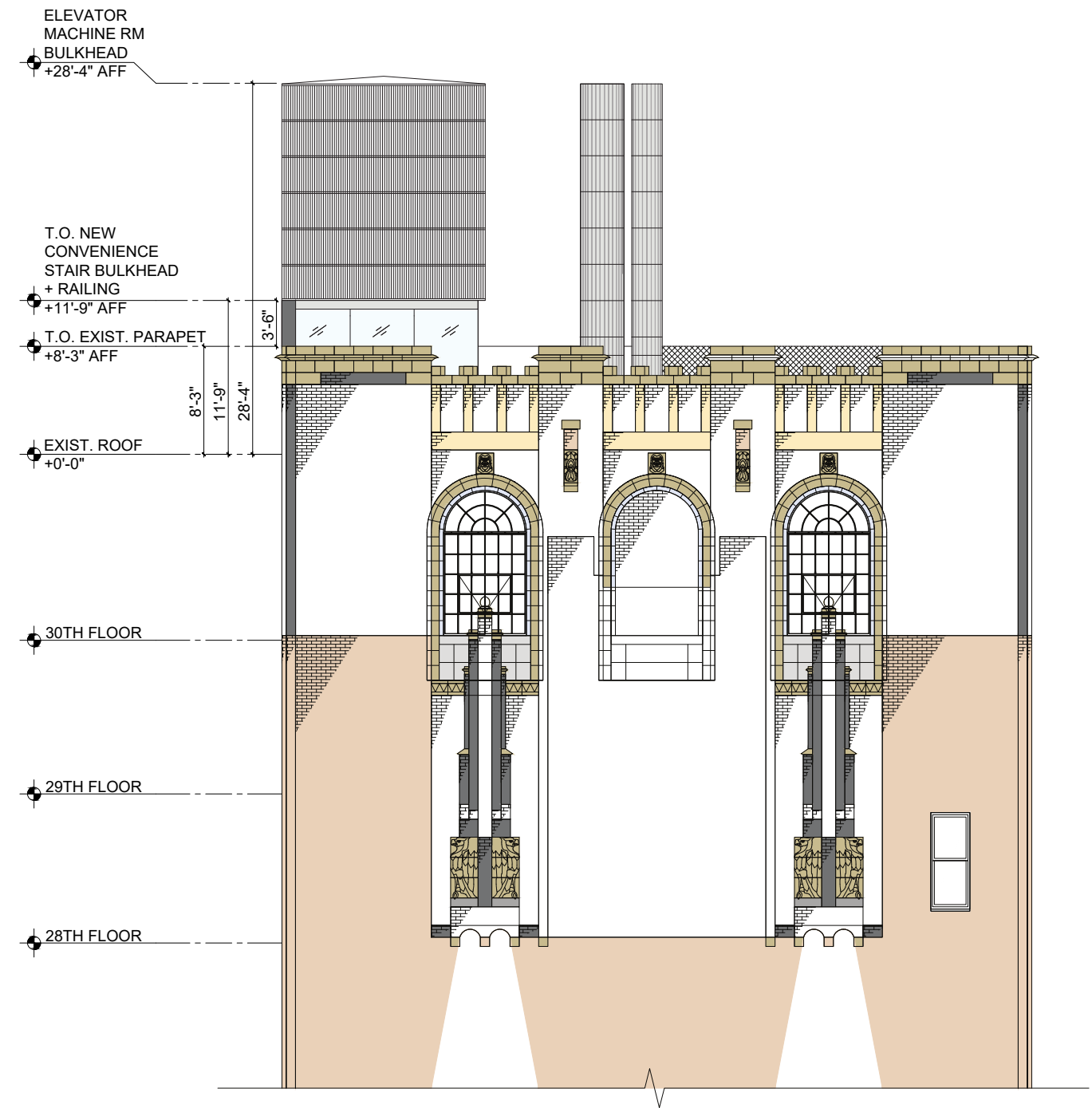
Exisitng Southeast Elevation



Proposed Southeast Elevation



Existing Northeast Elevation



Proposed Northeast Elevation

MATERIALS

Elevator Bulkhead – Rain-screen of 6” vertical wood slats on substructure, western cedar. Unfinished.

Stair Bulkhead : The extension of both options uses masonry that matches the existing building and bulkhead (all masonry Glen Gery, BLACK G 701 on the east and south faces and DUSTY GREY IRONSPOT, SIS665 / SMOKY QUARTZ, S72 on the north) The new elevator bulkhead contains the new elevator shaft on the roof level and the elevator machine room.

Clerestory Glazing: The majority of the light hitting the clerestory is north east light. We will use AGC Clearsight glass – 8mm thick, double sided anti-reflective coating of alternating layers adjusting wavelength and angle, <1% reflectivity.

Flue Extensions: Per code the existing vent stacks (for the building boiler flue and garbage room) must be extended to match the height of the tallest structure on the roof. The stack extensions will be clad in Metalwerks 14 gauge, Stainless Steel panels with a smooth satin finish and T316 additive that will resist corrosion and discoloration.

Parapet and Raised Deck Railing: The railings that fill in the existing parapet, as well as those that sit above the parapet level on top of the tank, are Jakob Rope stain-less steel cables and cabling mesh with an INOX coating; this is essentially invisible against any background.

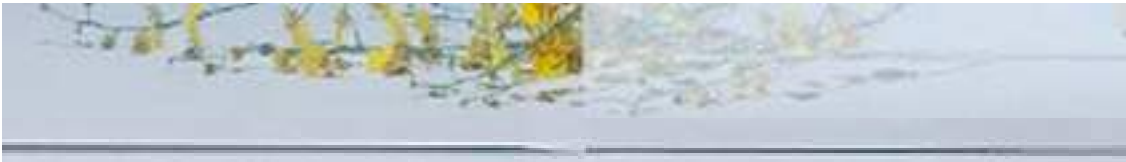
Cable Trellis: For support planting on both the Elevator Bulkhead and the Flue extensions. We will use vertical oriented 10g galvanized steel cable, connected horizontally every (4) four feet.



WOOD RAIN-SCREEN
6” VERTICAL SLATS, WESTERN CEDAR. UNFINISHED



MASONRY
GLEN GERY WHITE G 791 | GLEN GERY BLACK G 701
GLEN GERY SMOKY QUARTZ, S72 | GLEN GERY DUSTY GREY IRONSPOT, SIS665



CLERESTORY GLAZING
AGC CLEARSIGHT GLASS – 8MM THICK, DOUBLE SIDED ANTI-REFLECTIVE COATING OF ALTERNATING LAYERS ADJUSTING WAVELENGTH AND ANGLE, <1% REFLECTIVITY.



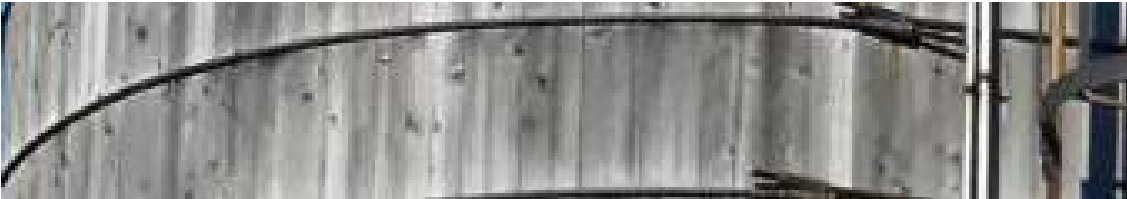
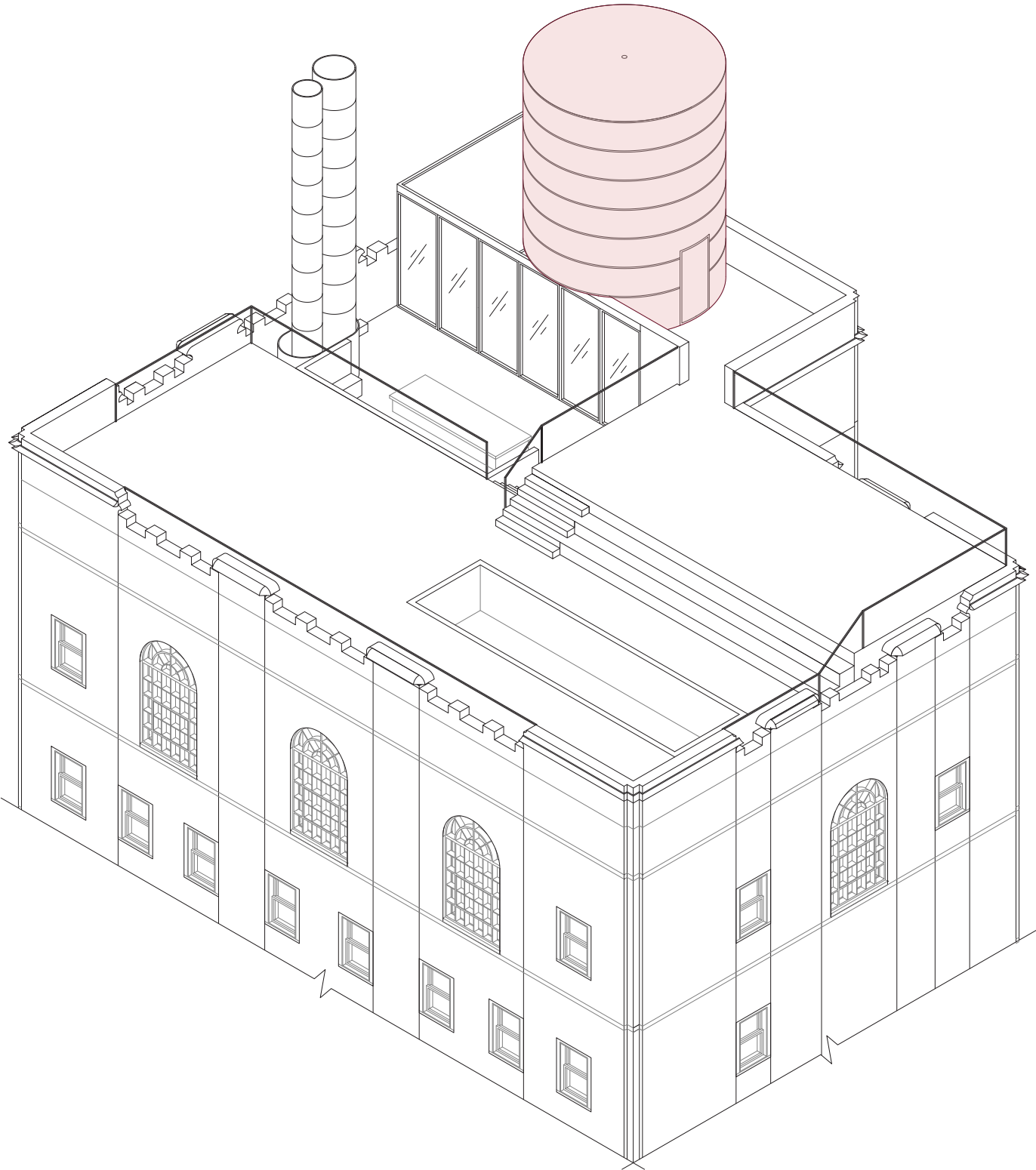
STAINLESS STEEL
METALWERKS 14 GAUGE, WITH T316 FOR ENHANCED CORROSION RESISTANCE; #4 NON-DIRECTIONAL SMOOTH SATIN FINISH



WIRE MESH + CABLE RAILING
JAKOB ROPE SYSTEMS STAINLESS STEEL CABLING MESH
WITH TOP / BOTTOM CABLE TAUT BET. STEEL POSTS BEHIND PARAPET



CABLE TRELLIS
JAKOB ROPE SYSTEM | 10g 1/8” | GALVANIZED STEEL CABLE ROPE



WOOD RAIN-SCREEN
6" VERTICAL SLATS, WESTERN CEDAR. UNFINISHED

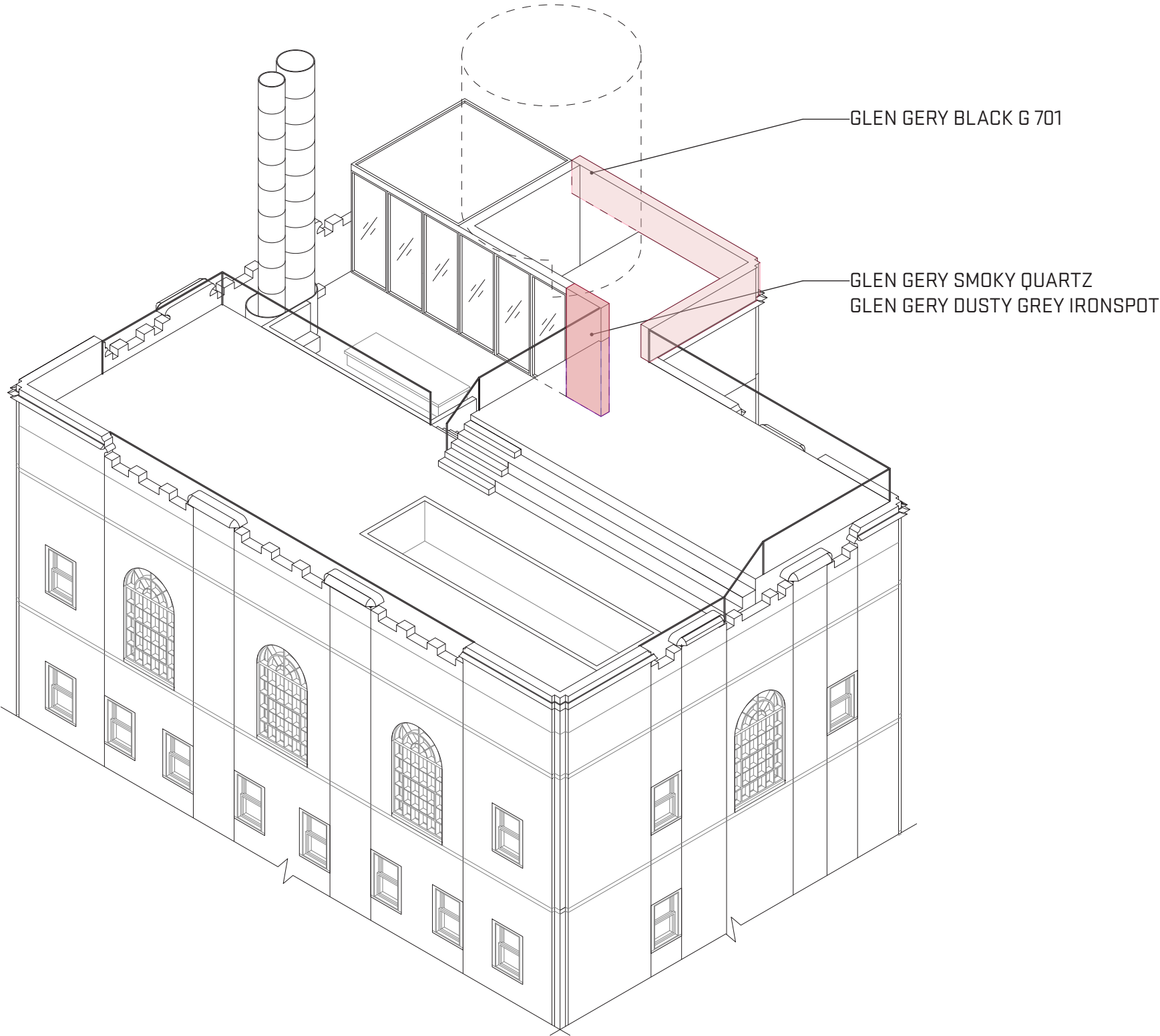


CABLE TRELLIS
JAKOB 10g 1/8" GALVANIZED STEEL WIRE ROPE
JAKOB ROPE SYSTEM



EXISTING BULKHEAD LOOKING EAST

PARAPET AND STAIR BULKHEAD



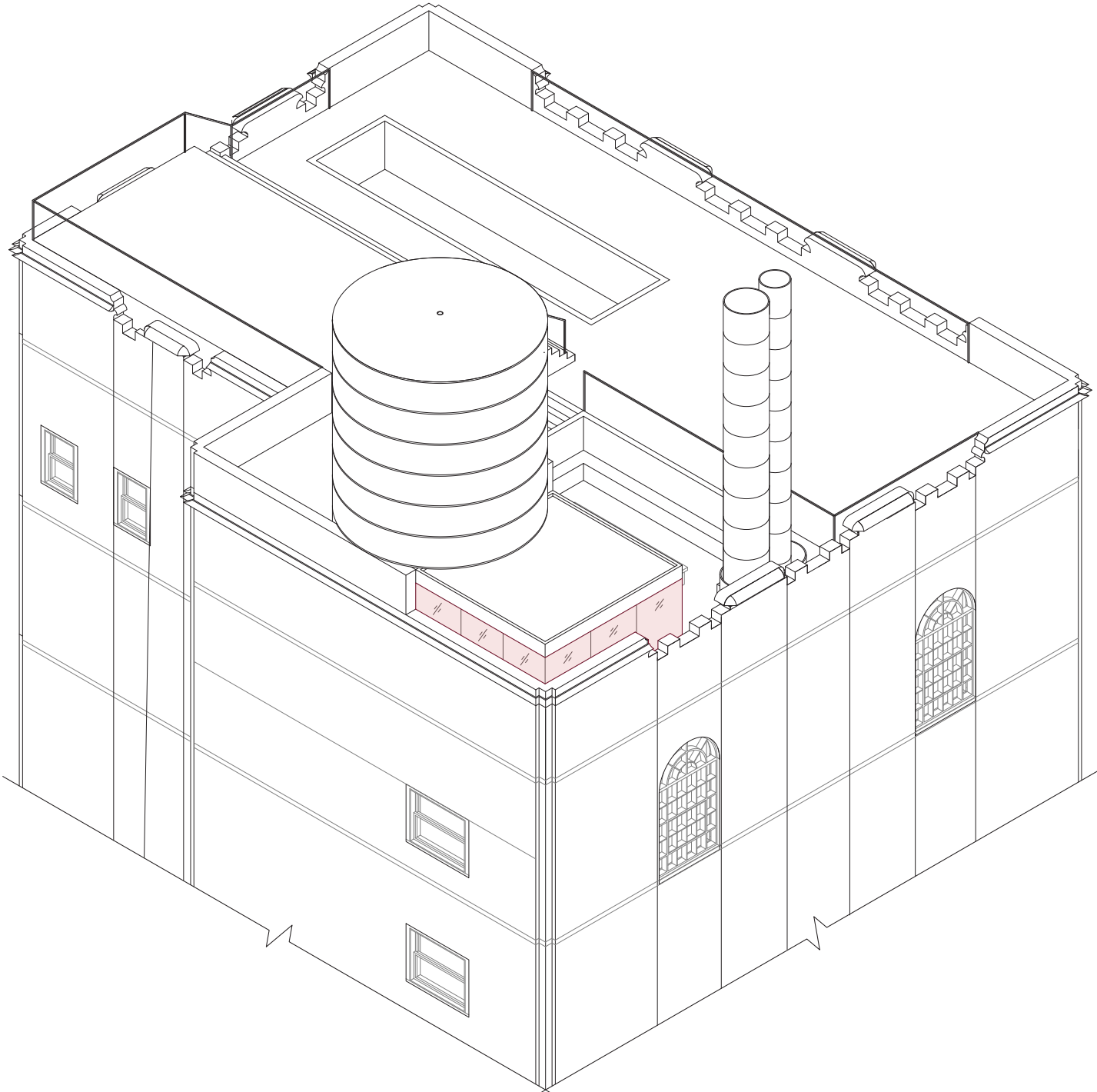
MASONRY

GLEN GERY BLACK G 701
GLEN GERY DUSTY GREY IRONSPOT, SIS665
GLEN GERY SMOKY QUARTZ, S72



EXISTING BULKHEAD LOOKING EAST

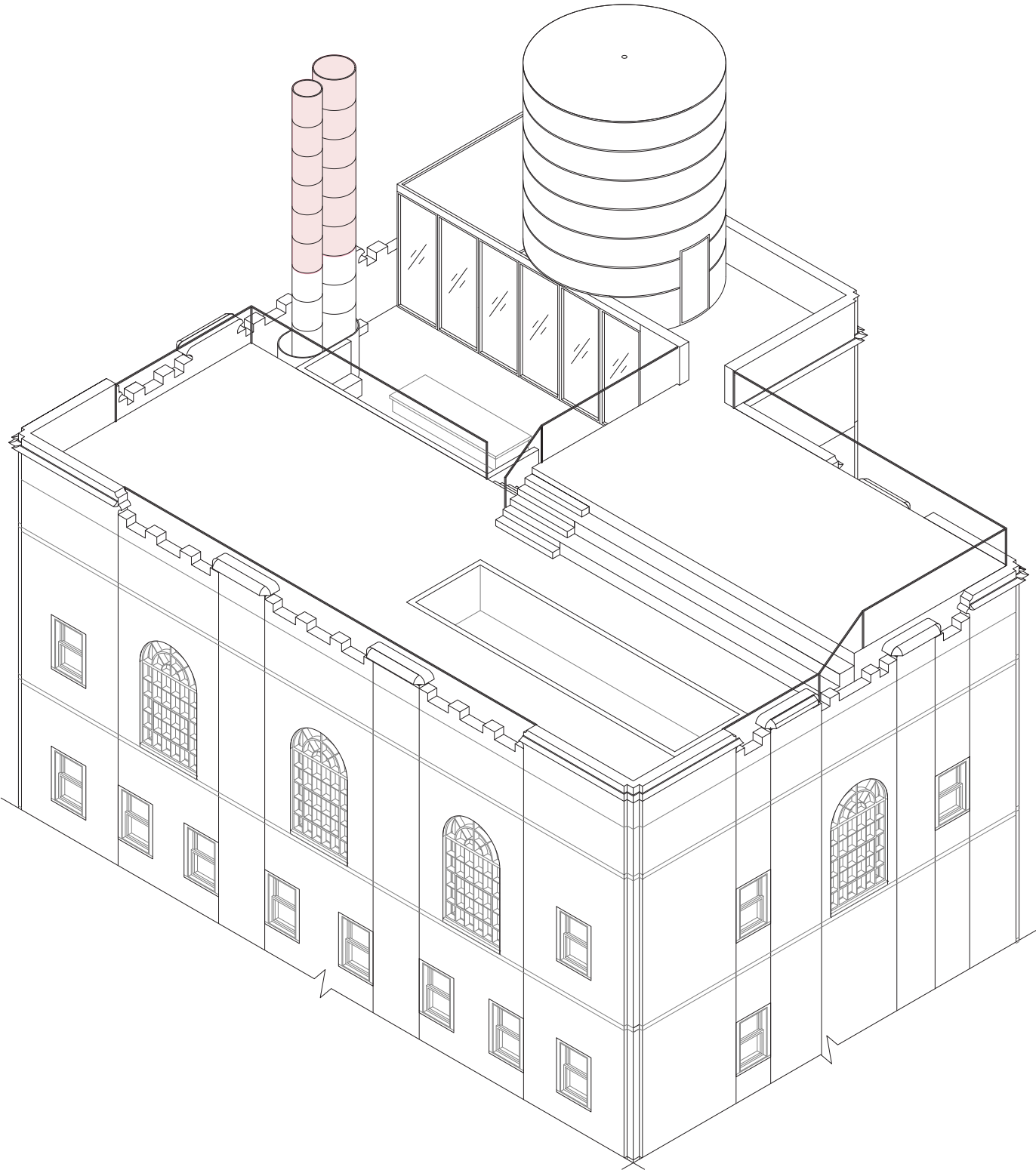
CLERESTORY GLAZING



CLERESTORY GLAZING
AGC CLEAR SIGHT GLASS - 8MM THICK, DOUBLE SIDED ANTI-REFLECTIVE COATING OF ALTERNATING LAYERS ADJUSTING WAVELENGTH AND ANGLE, <1% REFLECTIVITY.

111 Hicks Street - Material Locations

FLUE EXTENSIONS / FINISH + CABLE TRELLIS



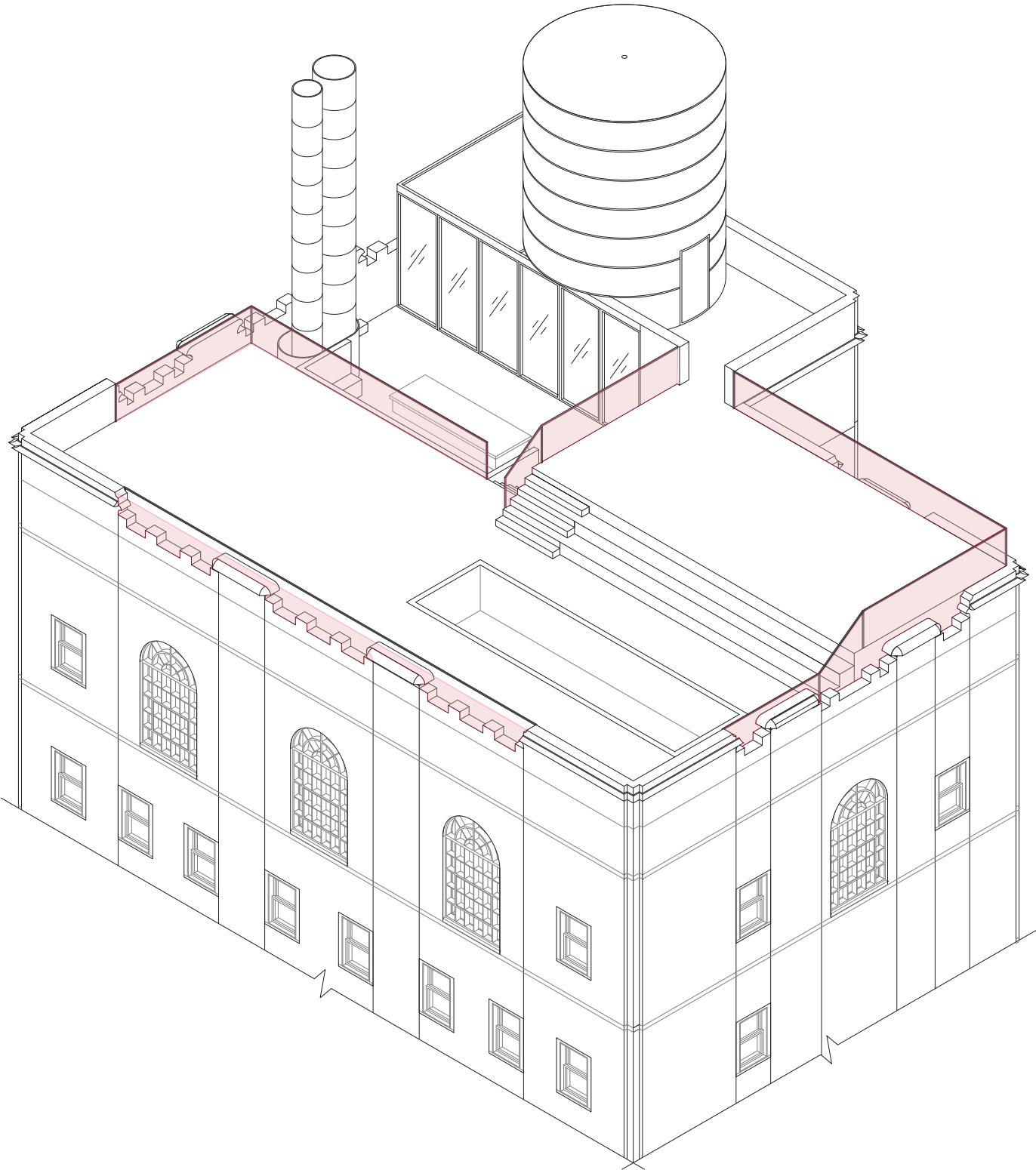
STAINLESS STEEL
METALWERKS 14 GAUGE, WITH T316 FOR ENHANCED CORROSION
RESISTANCE; #4 NON-DIRECTIONAL SMOOTH SATIN FINISH



CABLE TRELLIS
JAKOB 10g 1/8" GALVANIZED STEEL WIRE ROPE
JAKOB ROPE SYSTEM



EXISTING VENT STACKS LOOKING SOUTH



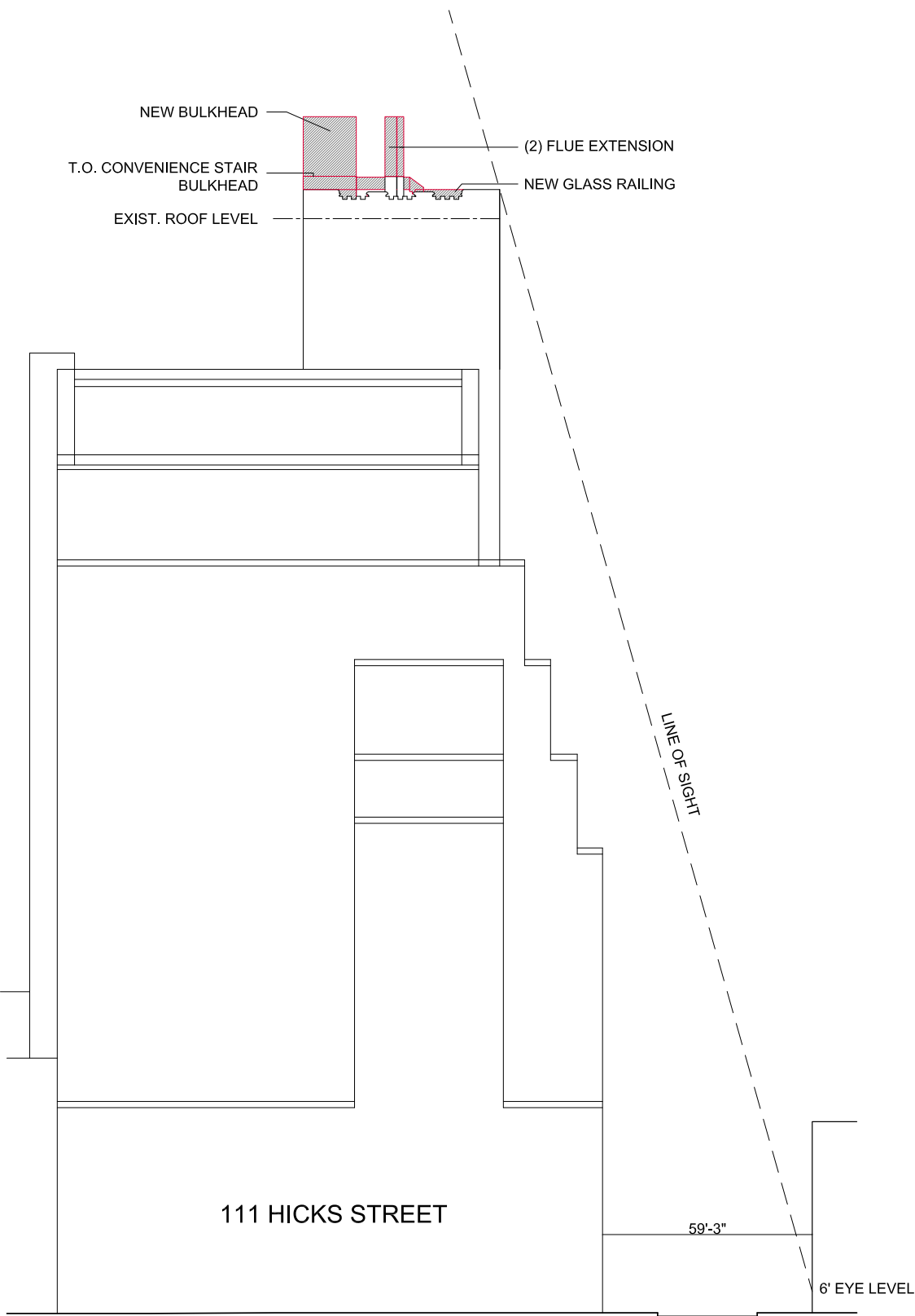
WIRE MESH + CABLE RAILING
JAKOB ROPE SYSTEMS STAINLESS STEEL CABLING MESH
WITH TOP / BOTTOM CABLE TAUT BET. STEEL POSTS BEHIND PARAPET



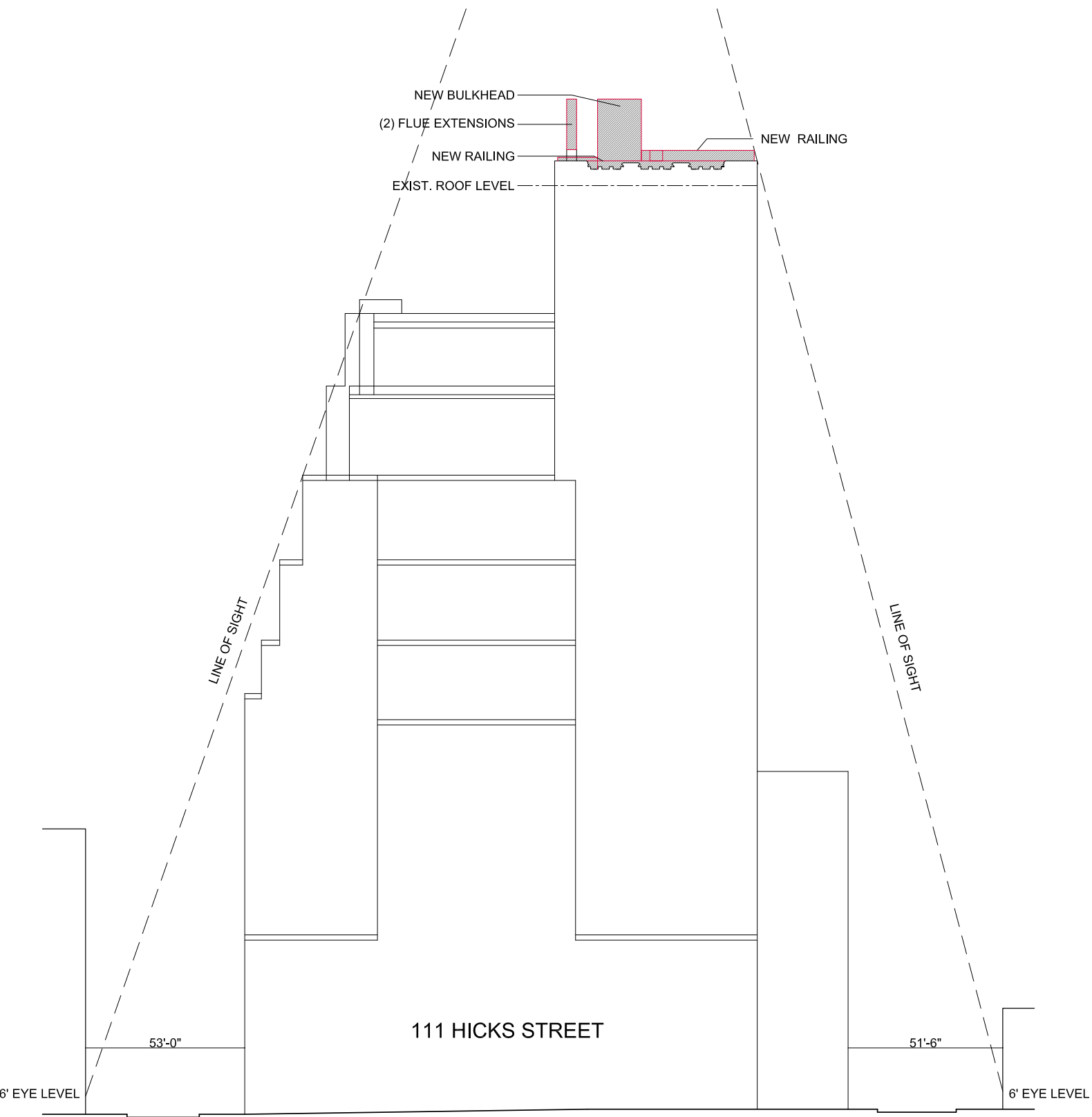
EXISTING PARAPET LOOKING SOUTH

SIGHTLINE STUDY

111 Hicks Street - Proposed Sightline Sections



North Elevation



West Elevation

SIGHTLINE STUDY - DESCRIPTION

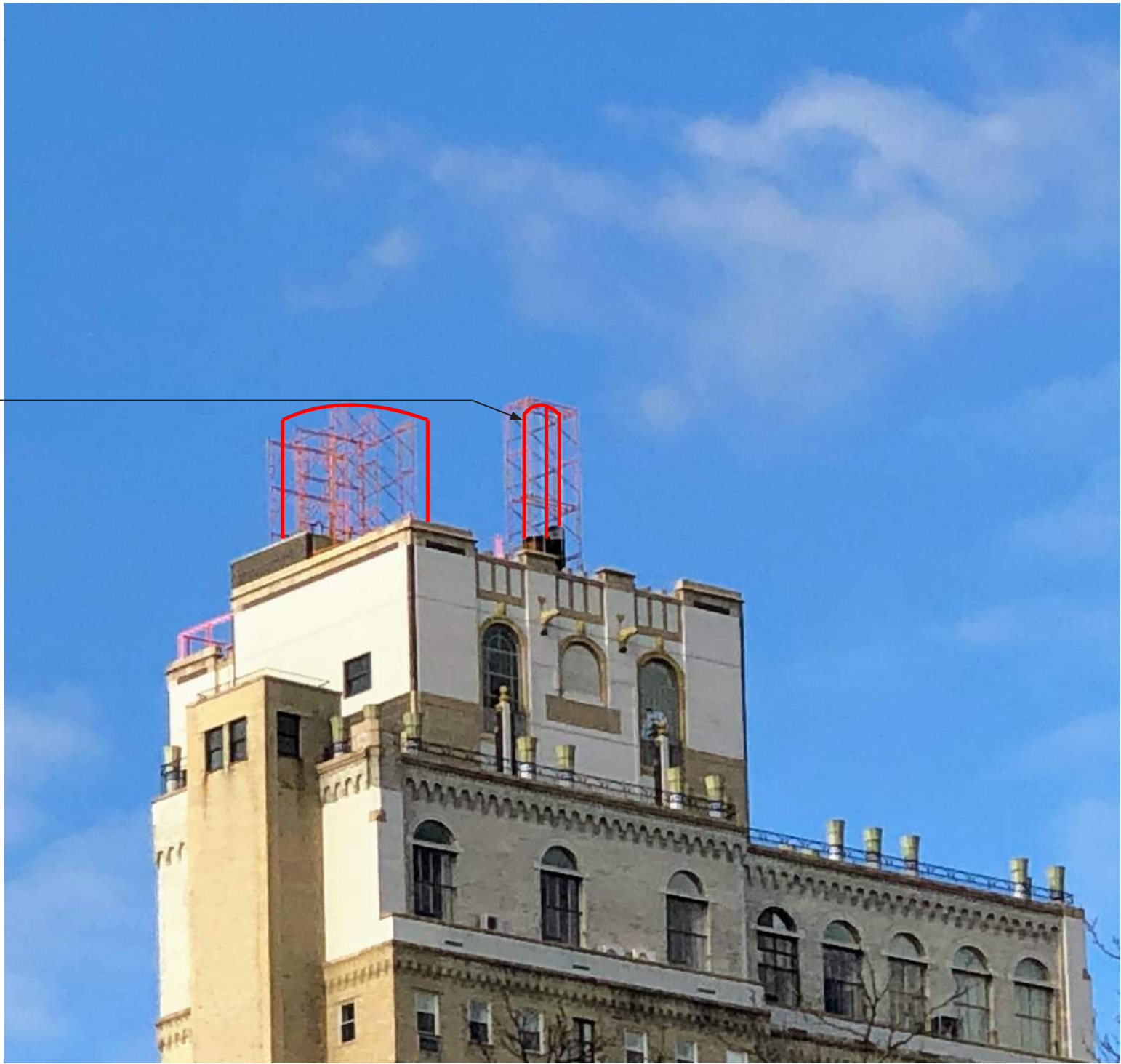
The following sightline study is divided into three sets of views:

- Local views in the immediate vicinity from Hicks Street, Willow Street, and Clark Street.
- Neighborhood Views from Pierrepont, Columbia Heights / Promenade, and Orange Street.
- Public Thoroughfare views from Cadman Plaza Park and the Brooklyn Bridge.

Each view is shown twice – once with the installed mock-up and once rendered with material.

In addition, certain views are shown with additional plant growth.

Please note that due to site safety considerations at the location, the mockup of the flue extensions was oversized. The ropes suspended from the scaffolding outline the size of the addition rather than the scaffolding.



SIGHTLINE STUDY - IMAGE KEY

LOCAL (BLOCK) SIGHTLINES

- 1 - VIEW FROM INTERSECTION OF PINEAPPLE + HICKS
- 2 - VIEW FROM INTERSECTION OF CLARK + HICKS
- 3 - VIEW FROM INTERSECTION OF CLARK + HENRY
- 4 - VIEW FROM INTERSECTION OF CLARK + MONROE

NEIGHBORHOOD SIGHTLINES

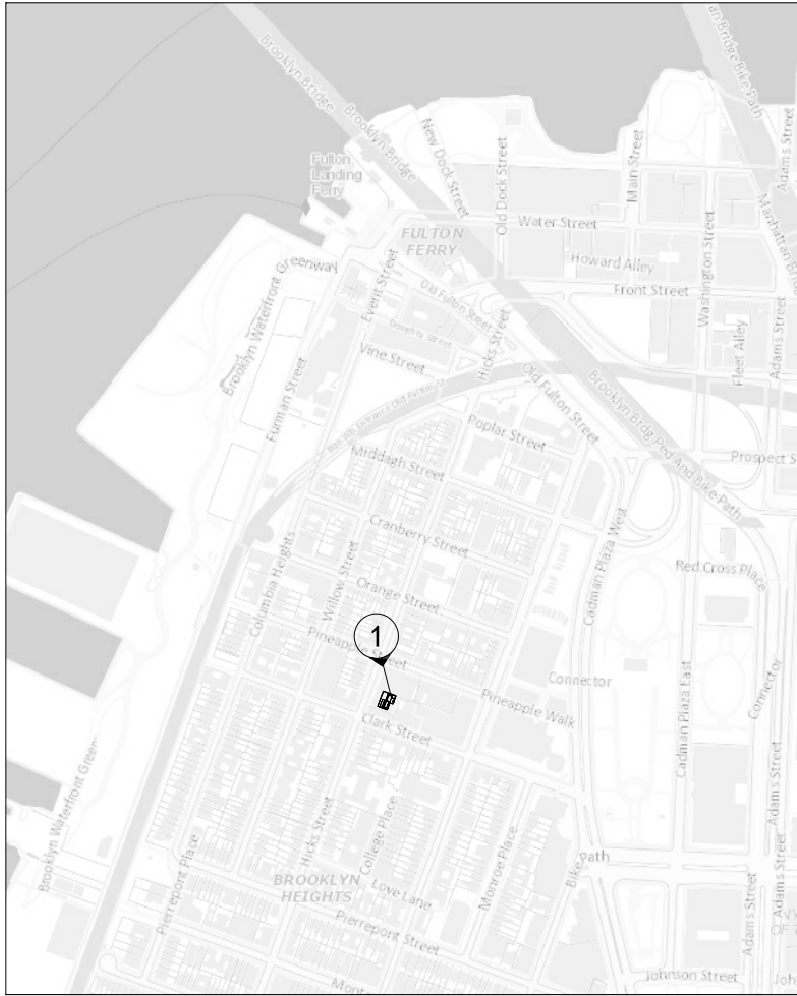
- 5 - VIEW FROM INTERSECTION OF PIERREPOINT + HICKS
- 6 - VIEW FROM INTERSECTION OF COLUMBIA HEIGHTS + CLARK
- 7 - VIEW FROM INTERSECTION OF COLUMBIA HEIGHTS + PINEAPPLE
- 8 - VIEW FROM INTERSECTION OF WILLOW + ORANGE

PUBLIC THROUGHFARE SIGHTLINES

- 9 - VIEW FROM SOUTHWEST CORNER OF CADMAN PLAZA PARK
- 10 - VIEW FROM CADMAN PLAZA PARK AND PINEAPPLE WALK
- 11 - VIEW FROM CADMAN PLAZA PARK AND MIDDAGH
- 12 - VIEW FROM CENTER OF THE BROOKLYN BRIDGE

Note: Two (2) images per each view.





VIEW 1
INTERSECTION OF PINEAPPLE + HICKS
EXISTING WITH BULKHEAD MOCKUP



VIEW 1
INTERSECTION OF PINEAPPLE + HICKS
WITH ADDITION RENDER



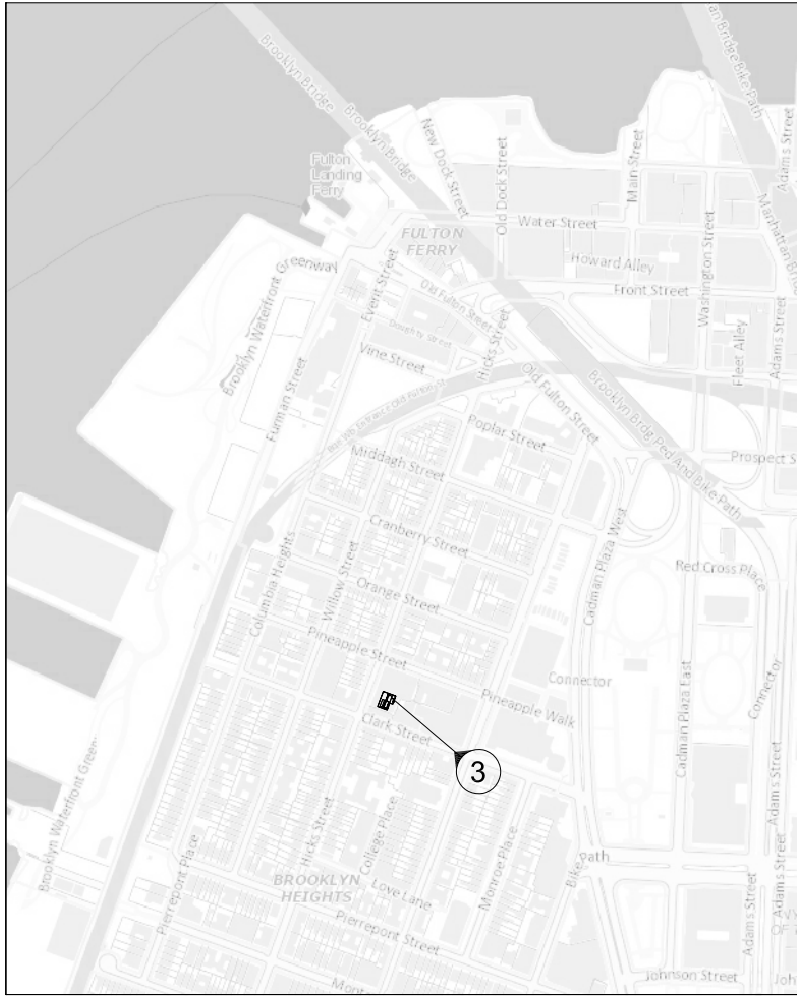


VIEW 2
INTERSECTION OF CLARK + HICKS
EXISTING WITH BULKHEAD MOCKUP



VIEW 2
INTERSECTION OF CLARK + HICKS
WITH ADDITION RENDER





VIEW 3
INTERSECTION OF CLARK + HENRY
EXISTING WITH BULKHEAD MOCKUP

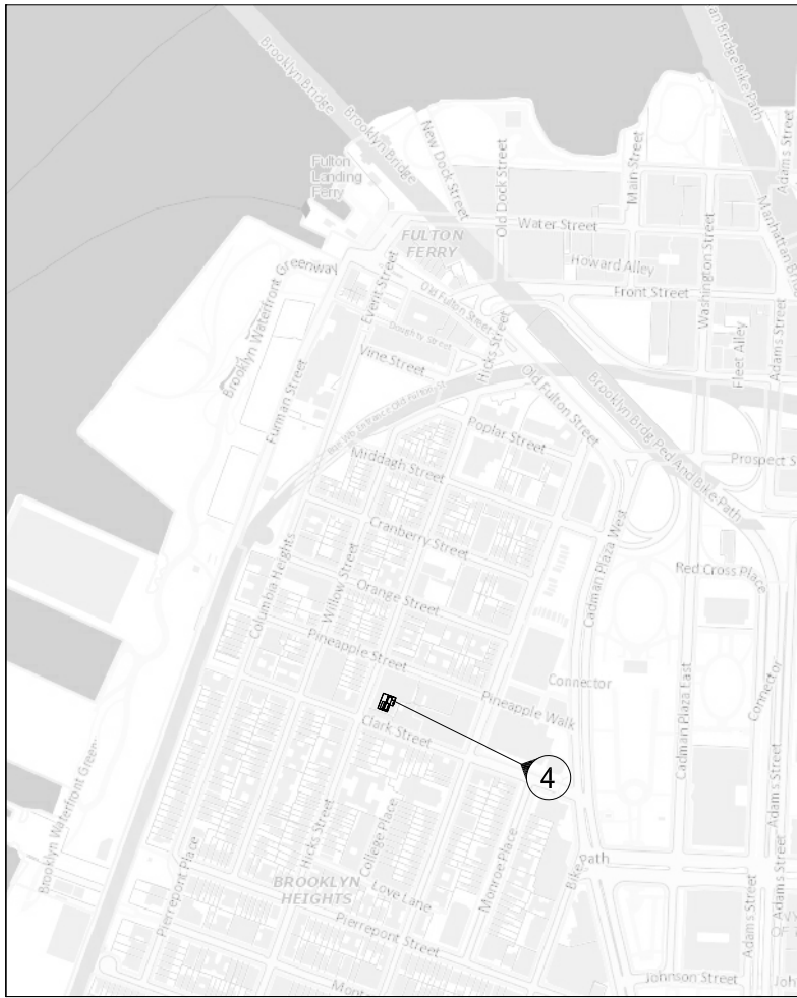


VIEW 3
INTERSECTION OF CLARK + HENRY
WITH ADDITION RENDER



VIEW 3
INTERSECTION OF CLARK + HENRY
WITH ADDITION RENDER + PLANT GROWTH





VIEW 4
INTERSECTION OF CLARK + MONROE
EXISTING WITH BULKHEAD MOCKUP

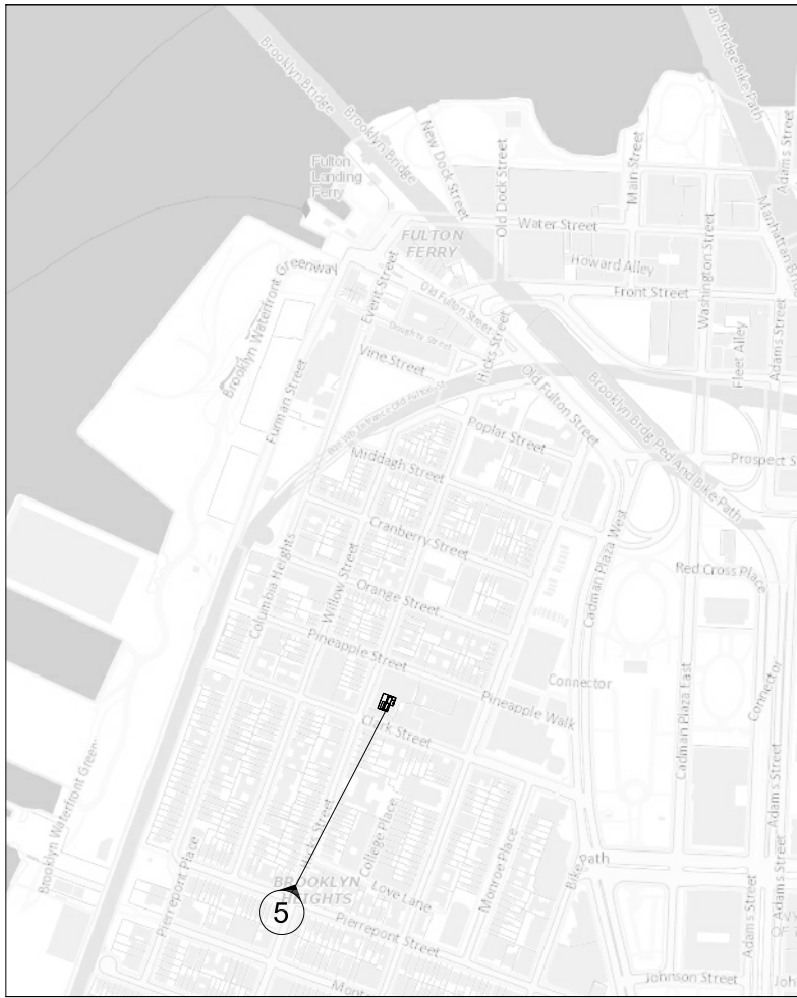


VIEW 4
INTERSECTION OF CLARK + MONROE
WITH ADDITION RENDER



VIEW 4
INTERSECTION OF CLARK + MONROE
WITH ADDITION RENDER + PLANT GROWTH





VIEW 5
INTERSECTION OF PIERREPOINT + HICKS
EXISTING WITH BULKHEAD MOCKUP



VIEW 5
INTERSECTION OF PIERREPOINT + HICKS
WITH ADDITION RENDER



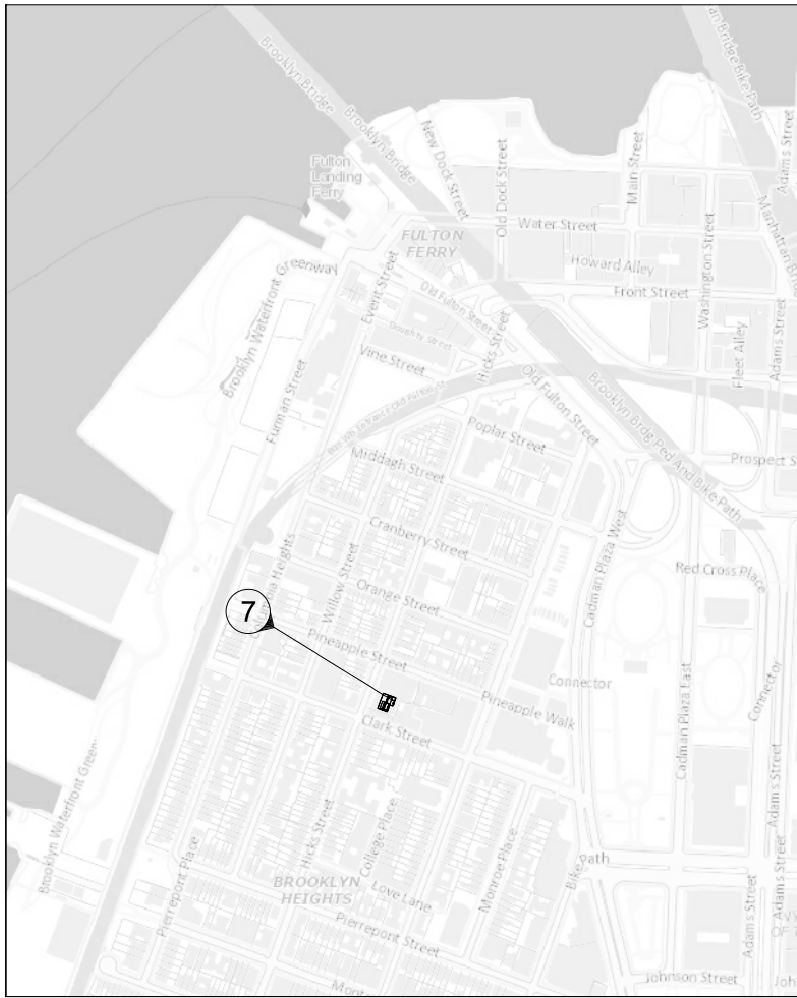


VIEW 6
INTERSECTION OF COLUMBIA HEIGHTS + CLARK
EXISTING WITH BULKHEAD MOCKUP



VIEW 6
INTERSECTION OF COLUMBIA HEIGHTS + CLARK
WITH ADDITION RENDER



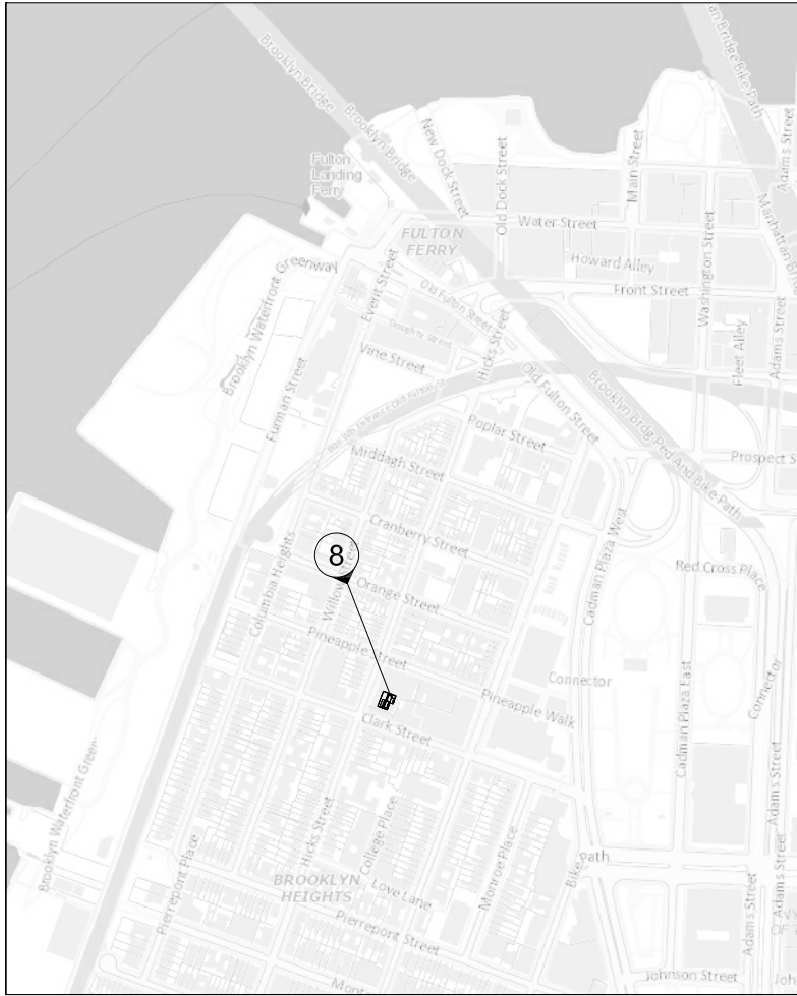


VIEW 7
 INTERSECTION OF COLUMBIA HEIGHTS + PINEAPPLE
 EXISTING WITH BULKHEAD MOCKUP



VIEW 7
INTERSECTION OF COLUMBIA HEIGHTS + PINEAPPLE
WITH ADDITION RENDER





VIEW 8
INTERSECTION OF WILLOW + ORANGE
EXISTING WITH BULKHEAD MOCKUP

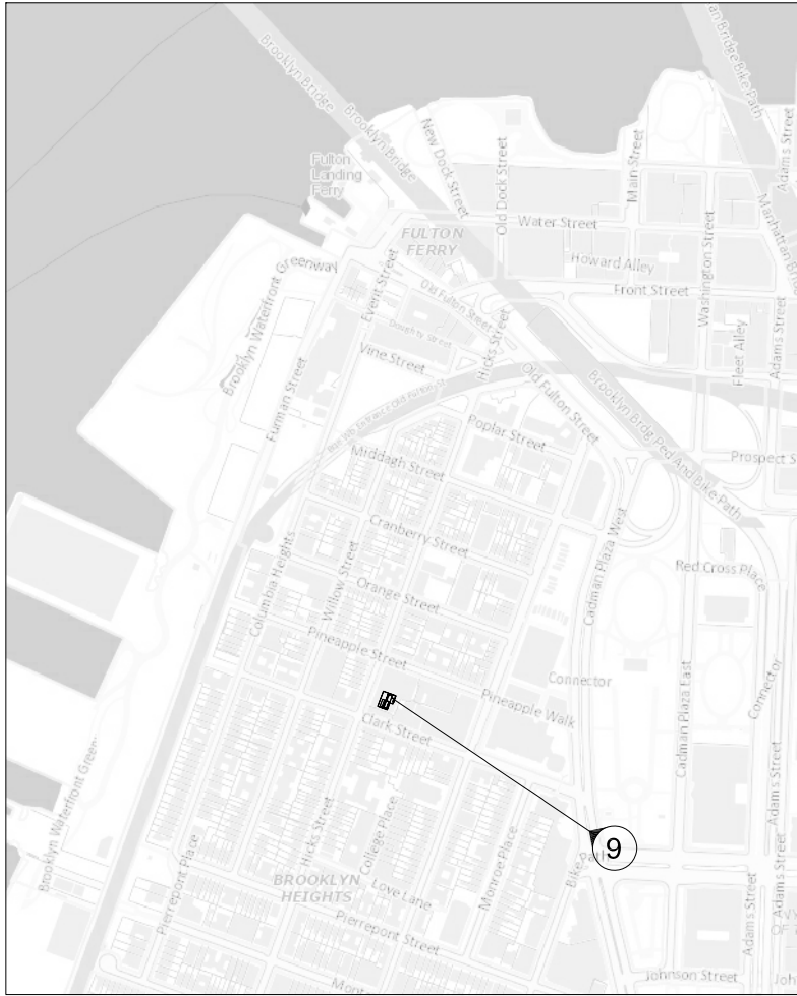


VIEW 8
INTERSECTION OF WILLOW + ORANGE
WITH ADDITION RENDER



VIEW 8
INTERSECTION OF WILLOW + ORANGE
WITH ADDITION RENDER + PLANT GROWTH



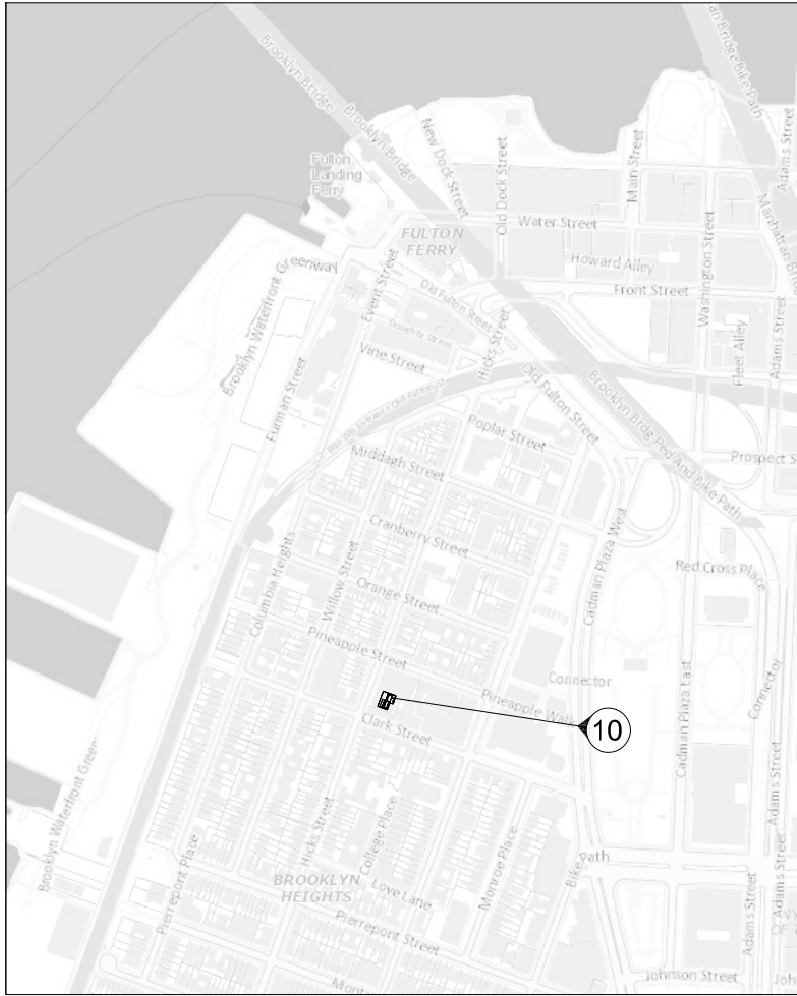


VIEW 9
SOUTHWEST CORNER OF CADMAN PLAZA PARK
EXISTING WITH BULKHEAD MOCKUP



VIEW 9
SOUTHWEST CORNER OF CADMAN PLAZA PARK
WITH ADDITION RENDER





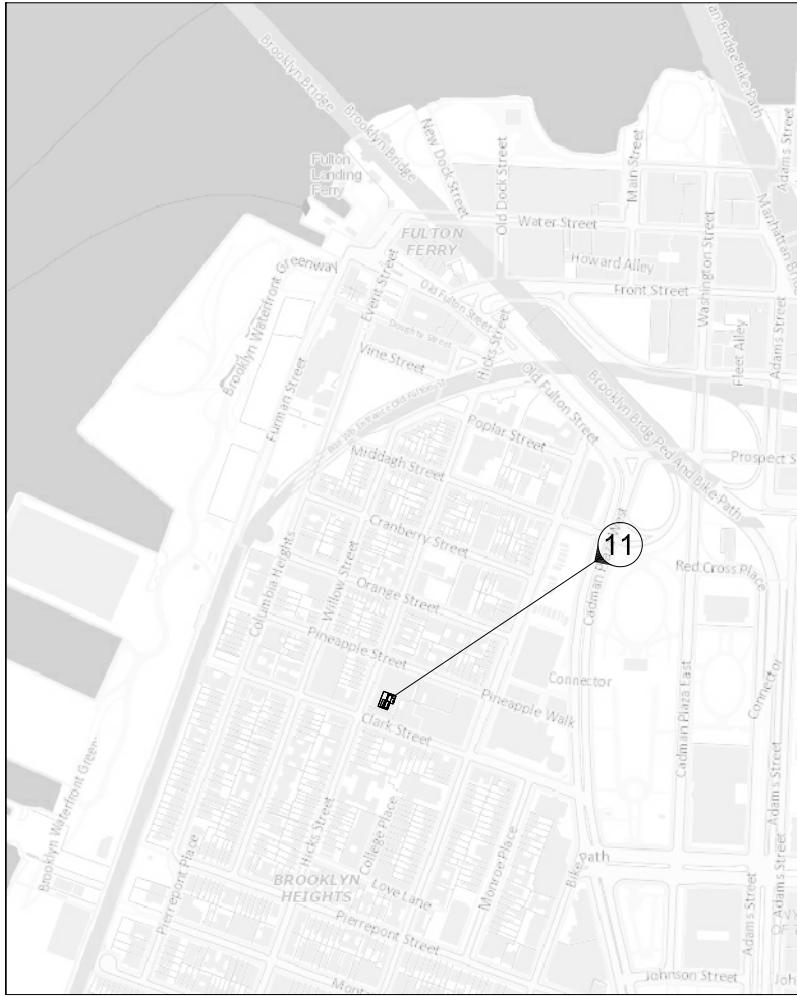
VIEW 10
 CADMAN PLAZA PARK + PINEAPPLE WALK
 EXISTING WITH BULKHEAD MOCKUP

VIEW 10
CADMAN PLAZA PARK + PINEAPPLE WALK
WITH ADDITION RENDER



VIEW 10
CADMAN PLAZA PARK + PINEAPPLE WALK
WITH ADDITION RENDER + PLANT GROWTH



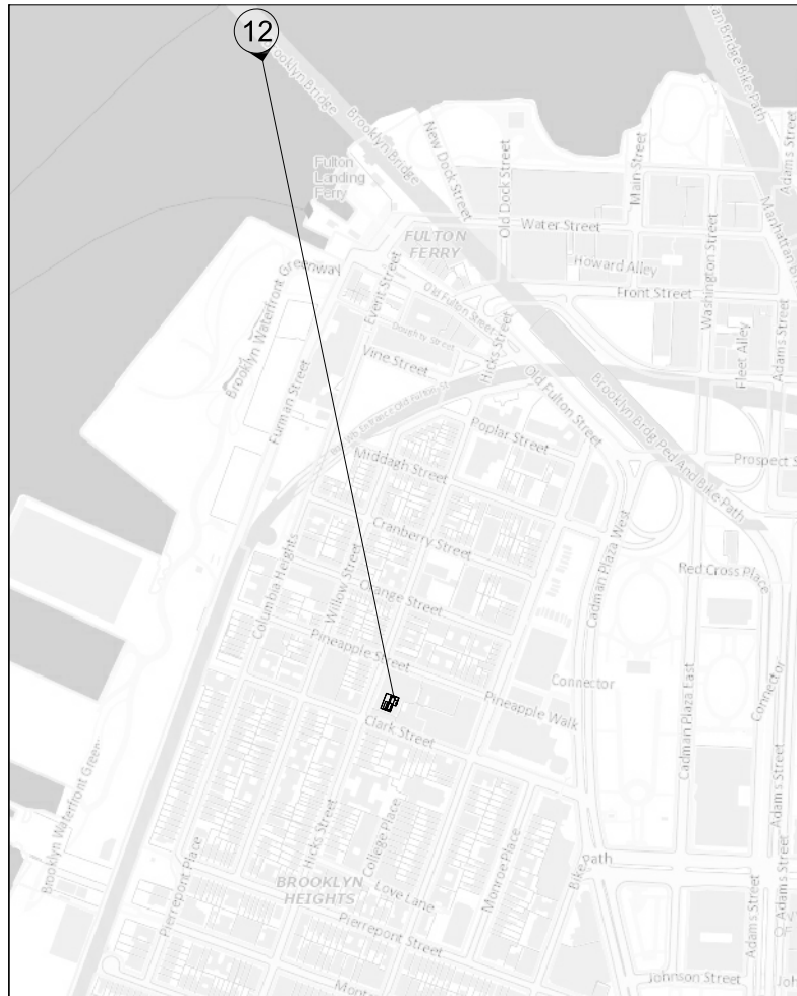


VIEW 11
CADMAN PLAZA PARK + MIDDAGH
EXISTING WITH BULKHEAD MOCKUP



VIEW 11
CADMAN PLAZA PARK + MIDDAGH
WITH ADDITION RENDER





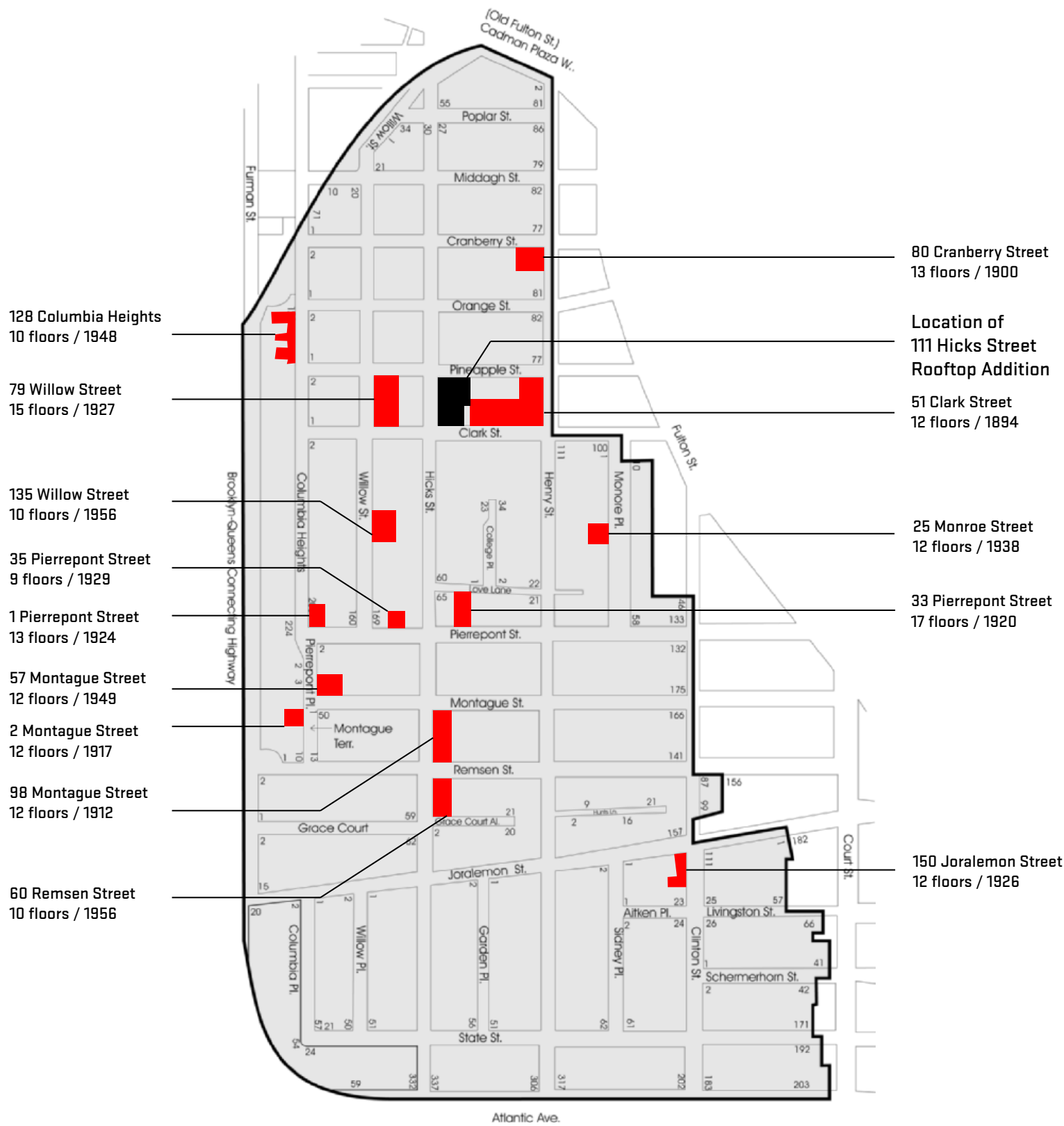
VIEW 12
 CENTER OF THE BROOKLYN BRIDGE
 EXISTING WITH BULKHEAD MOCKUP

VIEW 12
CENTER OF THE BROOKLYN BRIDGE
WITH ADDITION RENDER



BULKHEAD ANALYSIS

Brooklyn Heights Historic District
Tall Buildings and Bulkheads



Location Map - Buildings with 2 story Bulkheads

CONTEXT NARRATIVE

To better understand our rooftop addition we researched the current tall building and bulkheads conditions within the Brooklyn Heights Historical District.

There are 14 “tall” buildings (9-17 floors) that have 2-3 story high bulkheads. These are more or less equally distributed throughout the district and vary in materiality and architectural relationship to the main building.

What is clear is that all the bulkheads come into and disappear from view depending on where one is in the district, as evidenced by the following street views. This is a typical spatial dynamic in urban settings.



Aerial View - Buildings with 2 story Bulkheads



128 Columbia Heights
10 floors / 1948



2 Montague Street
12 floors / 1917



1 Pierrepont Street
13 floors / 1924



35 Pierrepont Street
9 floors / 1929





98 Montague Street
12 floors / 1912



79 Willow Street
15 floors / 1927



57 Montague Street
12 floors / 1949



25 Monroe Street
12 floors / 1938





80 Cranberry Street
13 floors / 1900



51 Clark Street
12 floors / 1894



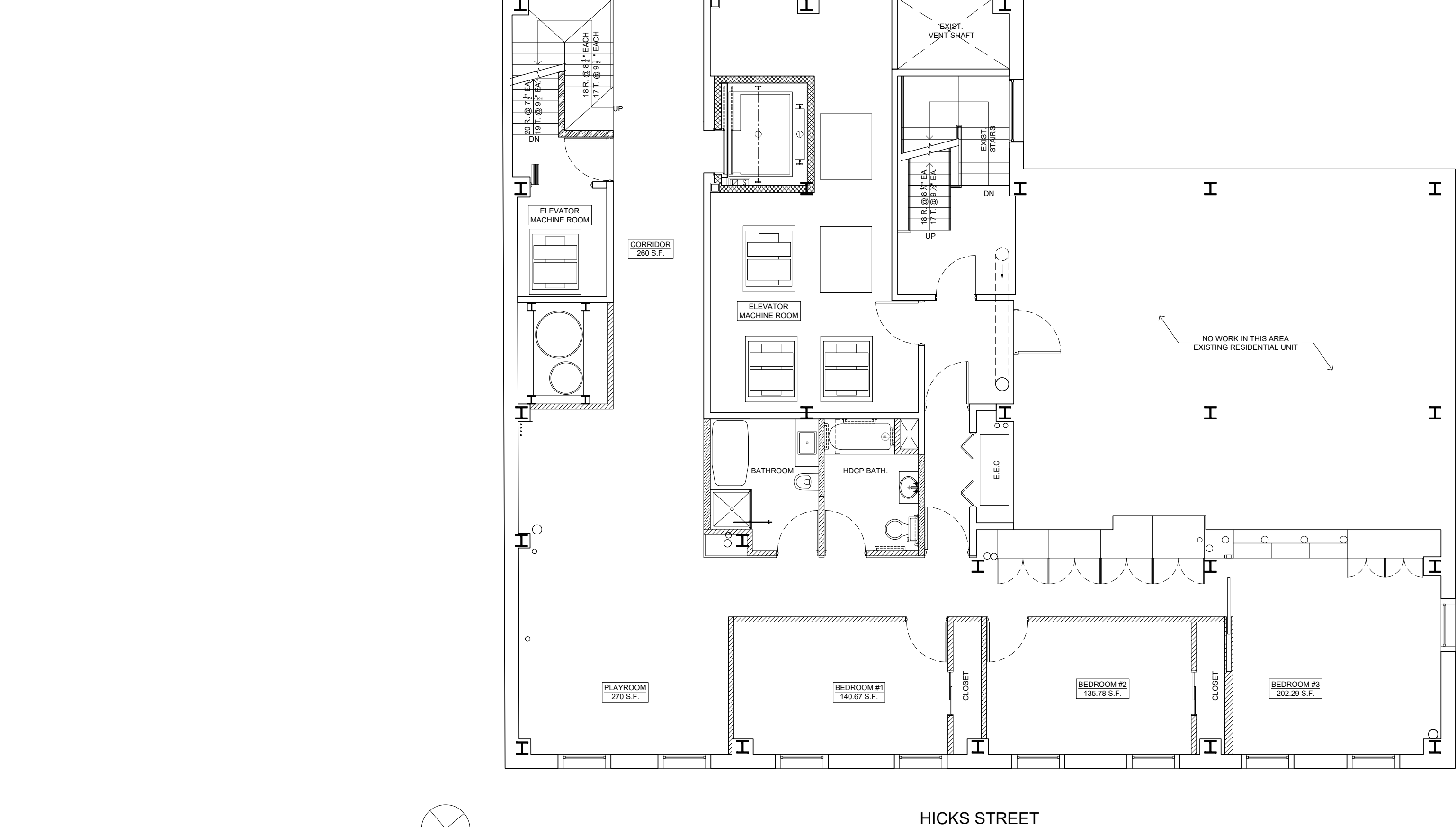
150 Joralemon Street
12 floors / 1926

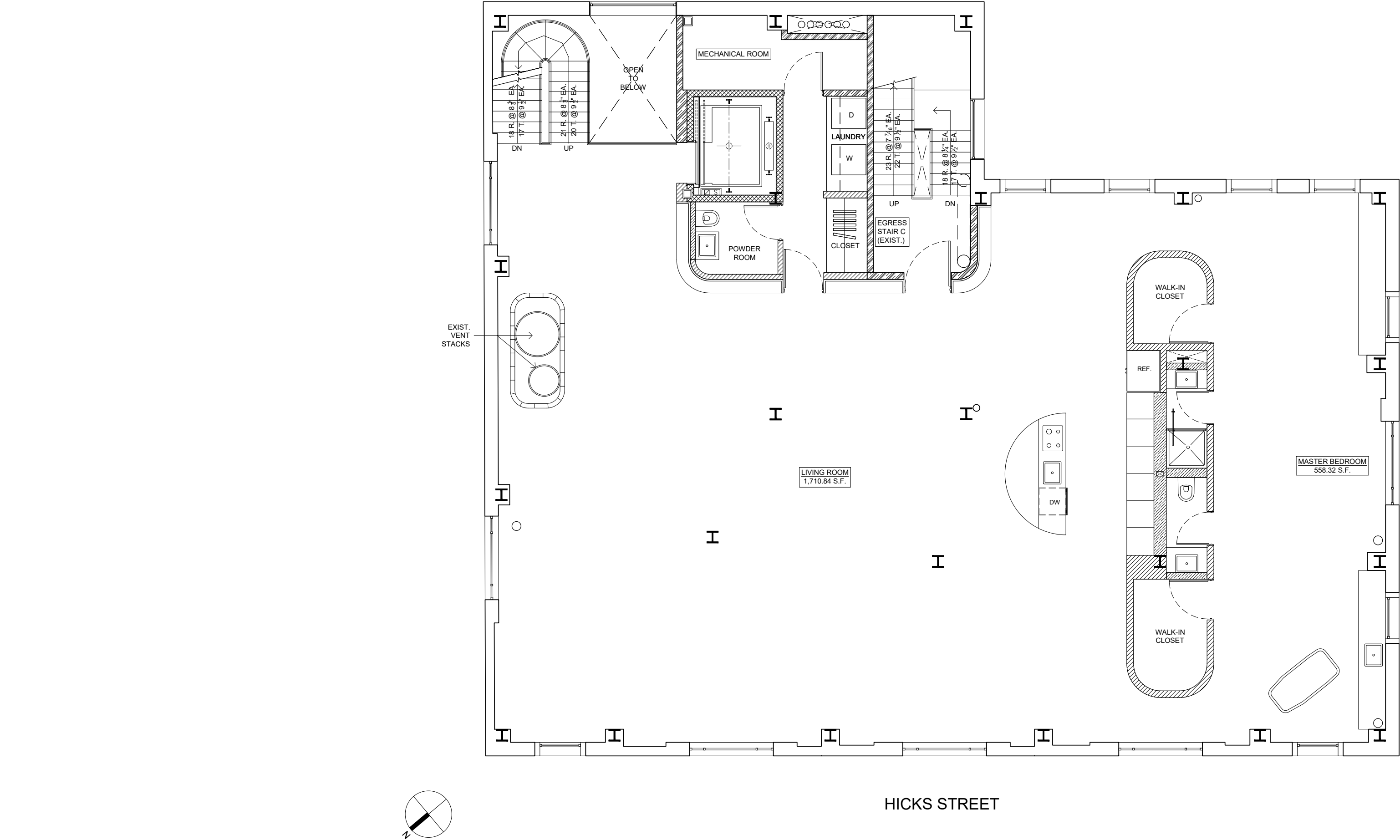


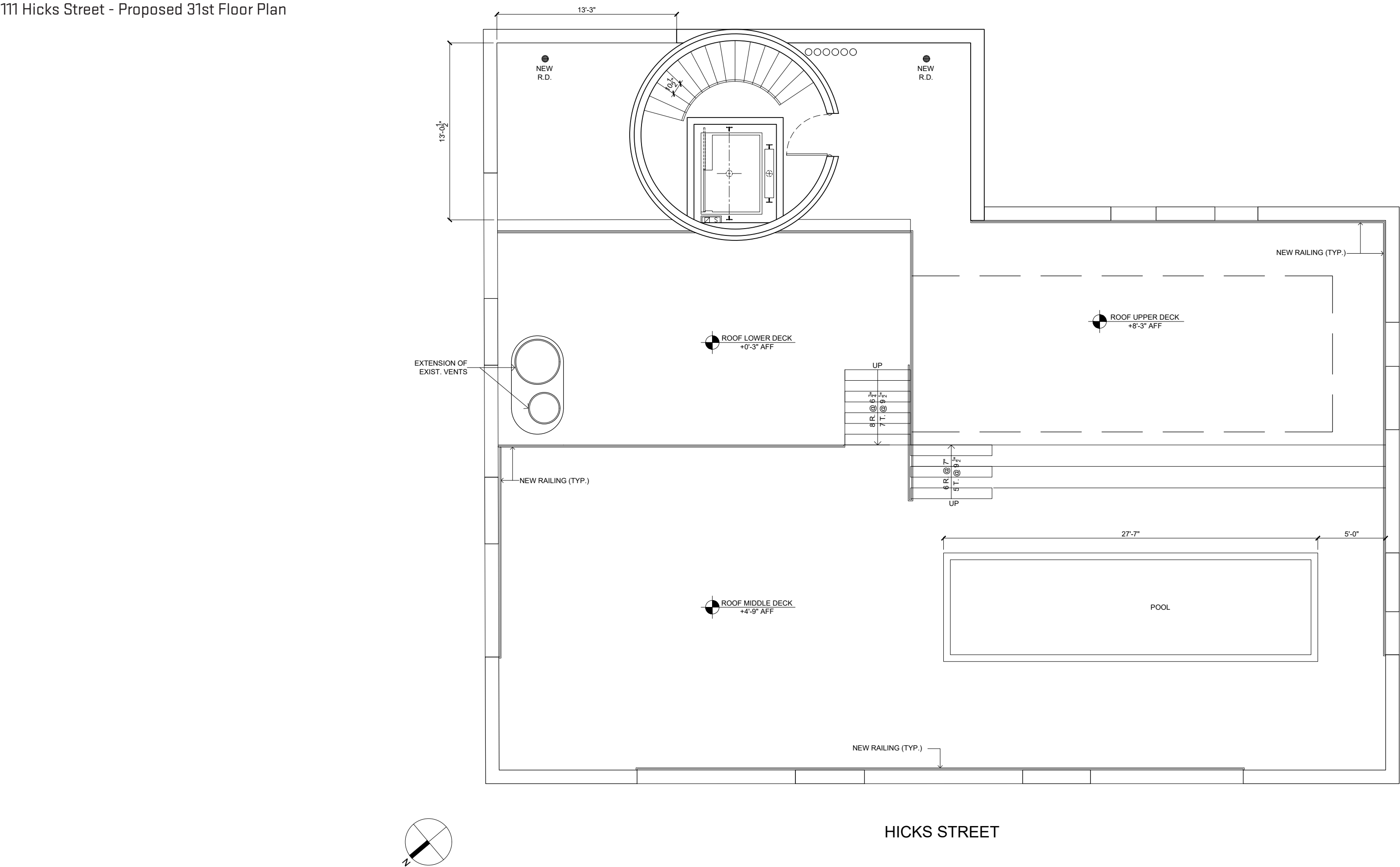
33 Pierrepont Street
17 floors / 1920

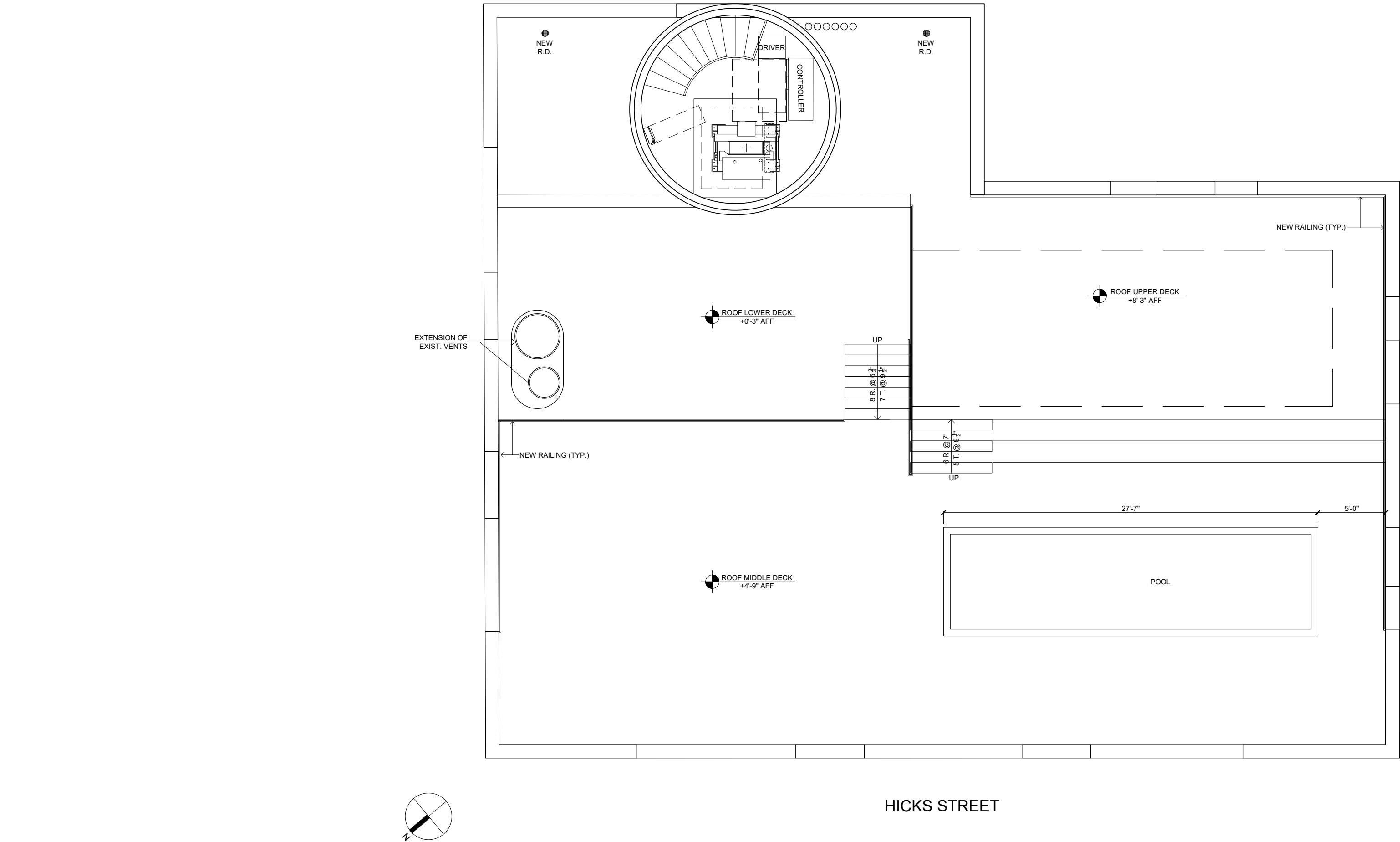


PROPOSED PLANS & SECTIONS









111 Hicks Street - Section Lower Roof Deck

