The current proposal is:
**Preservation Department – Item 6, LPC-22-05471**

**171 Baltic Street – Cobble Hill Historic District**

**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.
01 SHEETS TAX PHOTO

02 SHEETS TAX PHOTO

Shakespeare Gordon Vlado Architects
168 7th Street, Suite 316, Brooklyn, NY 11215
212.822.3200

Barry Structural Engineering PLC
2 Grace Court, 5A, Brooklyn, NY 11201
718.916.9787

NISSELSON MOONEY RESIDENCE RENOVATION
171 BALTIC STREET, APT 2
BROOKLYN NY 11201

LPC-000.00

PROJECT:

PHASE:

Shakespeare Gordon Vlado Architects
168 7th Street, Suite 316, Brooklyn, NY 11215
212.822.3200

Barry Structural Engineering PLC
2 Grace Court, 5A, Brooklyn, NY 11201
718.916.9787

NISSELSON MOONEY RESIDENCE RENOVATION
171 BALTIC STREET, APT 2
BROOKLYN NY 11201

LPC-000.00

PROJECT:

PHASE:

Shakespeare Gordon Vlado Architects
168 7th Street, Suite 316, Brooklyn, NY 11215
212.822.3200

Barry Structural Engineering PLC
2 Grace Court, 5A, Brooklyn, NY 11201
718.916.9787

NISSELSON MOONEY RESIDENCE RENOVATION
171 BALTIC STREET, APT 2
BROOKLYN NY 11201

LPC-000.00

PROJECT:

PHASE:

Shakespeare Gordon Vlado Architects
168 7th Street, Suite 316, Brooklyn, NY 11215
212.822.3200

Barry Structural Engineering PLC
2 Grace Court, 5A, Brooklyn, NY 11201
718.916.9787

NISSELSON MOONEY RESIDENCE RENOVATION
171 BALTIC STREET, APT 2
BROOKLYN NY 11201

LPC-000.00

PROJECT:

PHASE:

Shakespeare Gordon Vlado Architects
168 7th Street, Suite 316, Brooklyn, NY 11215
212.822.3200

Barry Structural Engineering PLC
2 Grace Court, 5A, Brooklyn, NY 11201
718.916.9787

NISSELSON MOONEY RESIDENCE RENOVATION
171 BALTIC STREET, APT 2
BROOKLYN NY 11201

LPC-000.00

PROJECT:

PHASE:

Shakespeare Gordon Vlado Architects
168 7th Street, Suite 316, Brooklyn, NY 11215
212.822.3200

Barry Structural Engineering PLC
2 Grace Court, 5A, Brooklyn, NY 11201
718.916.9787

NISSELSON MOONEY RESIDENCE RENOVATION
171 BALTIC STREET, APT 2
BROOKLYN NY 11201

LPC-000.00

PROJECT:

PHASE:

Shakespeare Gordon Vlado Architects
168 7th Street, Suite 316, Brooklyn, NY 11215
212.822.3200

Barry Structural Engineering PLC
2 Grace Court, 5A, Brooklyn, NY 11201
718.916.9787

NISSELSON MOONEY RESIDENCE RENOVATION
171 BALTIC STREET, APT 2
BROOKLYN NY 11201

LPC-000.00

PROJECT:

PHASE:

Shakespeare Gordon Vlado Architects
168 7th Street, Suite 316, Brooklyn, NY 11215
212.822.3200

Barry Structural Engineering PLC
2 Grace Court, 5A, Brooklyn, NY 11201
718.916.9787

NISSELSON MOONEY RESIDENCE RENOVATION
171 BALTIC STREET, APT 2
BROOKLYN NY 11201

LPC-000.00

PROJECT:

PHASE:

Shakespeare Gordon Vlado Architects
168 7th Street, Suite 316, Brooklyn, NY 11215
212.822.3200

Barry Structural Engineering PLC
2 Grace Court, 5A, Brooklyn, NY 11201
718.916.9787

NISSELSON MOONEY RESIDENCE RENOVATION
171 BALTIC STREET, APT 2
BROOKLYN NY 11201

LPC-000.00

PROJECT:

PHASE:

Shakespeare Gordon Vlado Architects
168 7th Street, Suite 316, Brooklyn, NY 11215
212.822.3200

Barry Structural Engineering PLC
2 Grace Court, 5A, Brooklyn, NY 11201
718.916.9787

NISSELSON MOONEY RESIDENCE RENOVATION
171 BALTIC STREET, APT 2
BROOKLYN NY 11201

LPC-000.00

PROJECT:

PHASE:

Shakespeare Gordon Vlado Architects
168 7th Street, Suite 316, Brooklyn, NY 11215
212.822.3200

Barry Structural Engineering PLC
2 Grace Court, 5A, Brooklyn, NY 11201
718.916.9787

NISSELSON MOONEY RESIDENCE RENOVATION
171 BALTIC STREET, APT 2
BROOKLYN NY 11201

LPC-000.00

PROJECT:

PHASE:

Shakespeare Gordon Vlado Architects
168 7th Street, Suite 316, Brooklyn, NY 11215
212.822.3200

Barry Structural Engineering PLC
2 Grace Court, 5A, Brooklyn, NY 11201
718.916.9787

NISSELSON MOONEY RESIDENCE RENOVATION
171 BALTIC STREET, APT 2
BROOKLYN NY 11201

LPC-000.00

PROJECT:

PHASE:

Shakespeare Gordon Vlado Architects
168 7th Street, Suite 316, Brooklyn, NY 11215
212.822.3200

Barry Structural Engineering PLC
2 Grace Court, 5A, Brooklyn, NY 11201
718.916.9787

NISSELSON MOONEY RESIDENCE RENOVATION
171 BALTIC STREET, APT 2
BROOKLYN NY 11201

LPC-000.00

PROJECT:

PHASE:
**Key Plan**

- All dimensions and existing conditions shall be verified by the contractor before commencing work.
- Borough: Brooklyn
- Block: 306
- Lot: 7501
- Lot dimensions: 25' x 99'-10"
- Lot area: 2495.83 SF
- Building gross area: 4,761.30 SF
- Zoning: R6, Special Designation LH-1
- Zoning map: 16C

**Project Location**

- 171 Baltic Street
- Apt #2

**Access via Hatch and Ladder**

**New Skylight**

**Roof Deck Plan**

**Key to Plan:**

- Bulkhead
- Solar Canopy
- Recreation Space
- Non-Recreational Roof Area
- Neighbor's Space
- Raised Chimney

**Diagram 01**

- Project goals:
  1. Roof Access
  2. Light at center of house
  3. Outdoor recreation space - play area, green space
  4. A/C space
  5. Provide solar panels

**Diagram 02**

- Pros:
  - Meet all project goals
- Cons:
  - Solar canopy visible from adjacent streets

**Design Criteria:**

- 6' wide fire department required access path, 9' high clear.
- LPC Minimum setback: 15' front, 3' rear + minimize visibility from public ways.
- Solar: 4 KW/12 panels minimum to be feasible.

**Shakespeare Gordon Vlado Architects**
168 7th Street, Suite 316, Brooklyn, NY 11215
212.822.3200

**Barry Structural Engineering PLLC**
2 Grace Court, 5A, Brooklyn, NY 11201
718.916.9787
171 BALTIC STREET:
UPPER DUPLEX RENOVATIONS AND NEW BULKHEAD / ROOF TERRACE

Shakespeare Gordon Wade Architects
148 7th Street, Suite 316, Brooklyn, NY 11215
212.822.3200

Barry Structural Engineering PLLC
2 Grace Court, 5A, Brooklyn, NY 11201
718.916.9787

NISSELSON MOONEY RESIDENCE RENOVATION
171 BALTIC STREET, APT 2
BROOKLYN NY11201

ORIGINAL PROPOSED LONG SECTION
SCALE: 1/8" = 1'-0"
DATE: 20 APRIL 2022
PROJECT: NISSELSON MOONEY RESIDENCE RENOVATION
PHASE: LPC-103.00

REVISED PROPOSED LONG SECTION
SCALE: 1/8" = 1'-0"

ORIGINAL PROPOSED LONG SECTION AND REVISED PROPOSED LONG SECTION

ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR BEFORE COMMENCING WORK

LOT DIMENSIONS: 25' X 99'-10"
LOT AREA: 2495.83 SF
BUILDING GROSS AREA: 4,761.30 SF
ZONING: R6, SPECIAL DESIGNATION LH-1
ZONING MAP: 16C

Shakespeare Gordon Wade Architects
148 7th Street, Suite 316, Brooklyn, NY 11215
212.822.3200

Barry Structural Engineering PLLC
2 Grace Court, 5A, Brooklyn, NY 11201
718.916.9787

NISSELSON MOONEY RESIDENCE RENOVATION
171 BALTIC STREET, APT 2
BROOKLYN NY11201

ORIGINAL PROPOSED LONG SECTION
SCALE: 1/8" = 1'-0"
DATE: 20 APRIL 2022
PROJECT: NISSELSON MOONEY RESIDENCE RENOVATION
PHASE: LPC-103.00

REVISED PROPOSED LONG SECTION
SCALE: 1/8" = 1'-0"

ORIGINAL PROPOSED LONG SECTION AND REVISED PROPOSED LONG SECTION

ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR BEFORE COMMENCING WORK

LOT DIMENSIONS: 25' X 99'-10"
LOT AREA: 2495.83 SF
BUILDING GROSS AREA: 4,761.30 SF
ZONING: R6, SPECIAL DESIGNATION LH-1
ZONING MAP: 16C

Shakespeare Gordon Wade Architects
148 7th Street, Suite 316, Brooklyn, NY 11215
212.822.3200

Barry Structural Engineering PLLC
2 Grace Court, 5A, Brooklyn, NY 11201
718.916.9787

NISSELSON MOONEY RESIDENCE RENOVATION
171 BALTIC STREET, APT 2
BROOKLYN NY11201

ORIGINAL PROPOSED LONG SECTION
SCALE: 1/8" = 1'-0"
DATE: 20 APRIL 2022
PROJECT: NISSELSON MOONEY RESIDENCE RENOVATION
PHASE: LPC-103.00

REVISED PROPOSED LONG SECTION
SCALE: 1/8" = 1'-0"

ORIGINAL PROPOSED LONG SECTION AND REVISED PROPOSED LONG SECTION

ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR BEFORE COMMENCING WORK

LOT DIMENSIONS: 25' X 99'-10"
LOT AREA: 2495.83 SF
BUILDING GROSS AREA: 4,761.30 SF
ZONING: R6, SPECIAL DESIGNATION LH-1
ZONING MAP: 16C

Shakespeare Gordon Wade Architects
148 7th Street, Suite 316, Brooklyn, NY 11215
212.822.3200

Barry Structural Engineering PLLC
2 Grace Court, 5A, Brooklyn, NY 11201
718.916.9787

NISSELSON MOONEY RESIDENCE RENOVATION
171 BALTIC STREET, APT 2
BROOKLYN NY11201

ORIGINAL PROPOSED LONG SECTION
SCALE: 1/8" = 1'-0"
DATE: 20 APRIL 2022
PROJECT: NISSELSON MOONEY RESIDENCE RENOVATION
PHASE: LPC-103.00

REVISED PROPOSED LONG SECTION
SCALE: 1/8" = 1'-0"

ORIGINAL PROPOSED LONG SECTION AND REVISED PROPOSED LONG SECTION

ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR BEFORE COMMENCING WORK

LOT DIMENSIONS: 25' X 99'-10"
LOT AREA: 2495.83 SF
BUILDING GROSS AREA: 4,761.30 SF
ZONING: R6, SPECIAL DESIGNATION LH-1
ZONING MAP: 16C

Shakespeare Gordon Wade Architects
148 7th Street, Suite 316, Brooklyn, NY 11215
212.822.3200

Barry Structural Engineering PLLC
2 Grace Court, 5A, Brooklyn, NY 11201
718.916.9787

NISSELSON MOONEY RESIDENCE RENOVATION
171 BALTIC STREET, APT 2
BROOKLYN NY11201

ORIGINAL PROPOSED LONG SECTION
SCALE: 1/8" = 1'-0"
DATE: 20 APRIL 2022
PROJECT: NISSELSON MOONEY RESIDENCE RENOVATION
PHASE: LPC-103.00

REVISED PROPOSED LONG SECTION
SCALE: 1/8" = 1'-0"

ORIGINAL PROPOSED LONG SECTION AND REVISED PROPOSED LONG SECTION

ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR BEFORE COMMENCING WORK

LOT DIMENSIONS: 25' X 99'-10"
LOT AREA: 2495.83 SF
BUILDING GROSS AREA: 4,761.30 SF
ZONING: R6, SPECIAL DESIGNATION LH-1
ZONING MAP: 16C

Shakespeare Gordon Wade Architects
148 7th Street, Suite 316, Brooklyn, NY 11215
212.822.3200

Barry Structural Engineering PLLC
2 Grace Court, 5A, Brooklyn, NY 11201
718.916.9787

NISSELSON MOONEY RESIDENCE RENOVATION
171 BALTIC STREET, APT 2
BROOKLYN NY11201

ORIGINAL PROPOSED LONG SECTION
SCALE: 1/8" = 1'-0"
DATE: 20 APRIL 2022
PROJECT: NISSELSON MOONEY RESIDENCE RENOVATION
PHASE: LPC-103.00

REVISED PROPOSED LONG SECTION
SCALE: 1/8" = 1'-0"

ORIGINAL PROPOSED LONG SECTION AND REVISED PROPOSED LONG SECTION

ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR BEFORE COMMENCING WORK

LOT DIMENSIONS: 25' X 99'-10"
LOT AREA: 2495.83 SF
BUILDING GROSS AREA: 4,761.30 SF
ZONING: R6, SPECIAL DESIGNATION LH-1
ZONING MAP: 16C
LPC-105.00

UPDATED MOCKUP PHOTOS AS VIEWED FROM BALTIC STREET

DATE: 20 APRIL 2022

DRAWING TITLE: KEY PLAN

ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR BEFORE COMMENCING WORK

BOROUGH: BROOKLYN
BLOCK: 306
LOT: 7501
LOT DIMENSIONS: 25' X 99'-10"
LOT AREA: 2495.83 SF
BUILDING GROSS AREA: 4,761.30 SF
ZONING: R6, SPECIAL DESIGNATION LH-1
ZONING MAP: 16C

DWG NO: PROJECT: PHASE:

Shakespeare Gordon Vlade Architects
168 7th Street, Suite 316, Brooklyn, NY 11215
212.822.3200

Barry Structural Engineering PLLC
2 Grace Court, 5A, Brooklyn, NY 11201
718.916.9787

NISSELSON MOONEY RESIDENCE RENOVATION
171 BALTIC STREET, APT 2
BROOKLYN NY11201

171 BALTIC STREET:
UPPER DUPLEX RENOVATIONS AND NEW BULKHEAD / ROOF TERRACE

BULKHEAD SIZE AND ROOF LEVEL REVISIONS 12 JULY 2022

VIEW FROM BALTIC STREET
SCALE: NOT TO SCALE

VIEW FROM BALTIC STREET
SCALE: NOT TO SCALE

VIEW FROM BALTIC STREET
SCALE: NOT TO SCALE

VIEW FROM BALTIC STREET
SCALE: NOT TO SCALE

VIEW FROM BALTIC STREET
SCALE: NOT TO SCALE

VIEW FROM BALTIC STREET
SCALE: NOT TO SCALE
MOCKUP PHOTOS AS VIEWED FROM ADJACENT STREETS: HENRY STREET

DATE: 20 APRIL 2022

DRAWING TITLE: KEY PLAN

ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR BEFORE COMMENCING WORK

BOROUGH: BROOKLYN
BLOCK: 306
LOT: 7501
LOT DIMENSIONS: 25’ X 99’-10"
LOT AREA: 2495.83 SF
BUILDING GROSS AREA: 4,761.30 SF
ZONING: R6, SPECIAL DESIGNATION LH-1
ZONING MAP: 16C

Shakespeare Gordon Viola Architects
168 7th Street, Suite 316, Brooklyn, NY 11215
212.822.3200

Barry Structural Engineering PLLC
2 Grace Court, 5A, Brooklyn, NY 11201
718.916.9787

NISSELSON MOONEY RESIDENCE RENOVATION
171 BALTIC STREET, APT 2
BROOKLYN NY11201

UPPER DUMPLX RENOVATIONS AND NEW BULKHEAD / ROOF TERRACE

REVISED MOCKUP PHOTOS AS VIEWED FROM ADJACENT STREETS: HENRY STREET
Shakespeare Gordon Viade Architects
168 7th Street, Suite 316, Brooklyn, NY 11215
212.822.3200

Barry Structural Engineering PLLC
2 Grace Court, 5A, Brooklyn, NY 11201
718.916.9787

NISSELON MOONEY RESIDENCE RENOVATION
171 BALTIC STREET, APT 2
BROOKLYN NY11201

MOCKUP PHOTOS AS VIEWED FROM ADJACENT STREETS: HENRY STREET

- REVISED ORIGINAL PROPOSED VIEW FROM HENRY STREET, SOUTH OF BALTIC
  - SCALE: NOT TO SCALE

- REVISED ORIGINAL PROPOSED ENLARGED VIEW FROM HENRY STREET, SOUTH OF BALTIC
  - SCALE: NOT TO SCALE

- REVISED REVISED VIEW FROM HENRY STREET, SOUTH OF BALTIC
  - SCALE: NOT TO SCALE

- REVISED REVISED ENLARGED VIEW FROM HENRY STREET, SOUTH OF BALTIC
  - SCALE: NOT TO SCALE

- REVISED REVISED MOCKUP

- REVISED REVISED MOCKUP
All dimensions and existing conditions shall be verified by the contractor before commencing work.

Borough: Brooklyn
Block: 306
Lot: 7501
Lot Dimensions: 25' x 99'-10"
Lot Area: 2495.83 SF
Building Gross Area: 4,761.30 SF
Zoning: R6, Special Designation LH-1
Zoning Map: 16C

Shakespeare Gordon Vlade Architects
168 7th Street, Suite 316, Brooklyn, NY 11215
212.822.3200

Barry Structural Engineering PLLC
2 Grace Court, 5A, Brooklyn, NY 11201
718.916.9787

Niselson Mooney Residence Renovation
171 Baltic Street, Apt 2, Brooklyn NY 11201

Mockup photos as viewed from adjacent streets: Kane Street, Warren Street, Clinton Street, Henry Street, and Baltic Street.

01 ORIGINAL PROPOSED VIEW FROM KANE STREET
01A REVISED VIEW FROM KANE STREET
02 ORIGINAL PROPOSED ENLARGED VIEW FROM KANE STREET
02A REVISED ENLARGED VIEW FROM KANE STREET
01A REVISED ENLARGED VIEW FROM KANE STREET
02A REVISED ENLARGED VIEW FROM KANE STREET
3D RENDERINGS OF PROPOSED BULKHEAD AND SOLAR PERGOLA: VIEW FROM HENRY STREET

DATE: 20 APRIL 2022

DRAWING TITLE: KEY PLAN

ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR BEFORE COMMENCING WORK

BURGOUR: BROOKLYN
BLOCK: 306
LOT: 7501
LOT DIMENSIONS: 25' X 99'-10"
LOT AREA: 2495.83 SF
BUILDING GROSS AREA: 4,761.30 SF
ZONING: R6, SPECIAL DESIGNATION LH-1
ZONING MAP: 16C

DWG NO:
PROJECT:
PHASE:

Shakespeare Gordon Wade Architects
168 7th Street, Suite 316, Brooklyn, NY 11215
212.822.3200

Barry Structural Engineering PLLC
2 Grace Court, 5A, Brooklyn, NY 11201
718.916.9787

NISSELSON MOONEY RESIDENCE RENOVATION
171 BALTIC STREET, APT 2
BROOKLYN NY11201

3D RENDERINGS OF PROPOSED BULKHEAD AND SOLAR PERGOLA: VIEW FROM HENRY STREET

LPC FILING
171 BALTIC STREET:

UPPER DUPLEX RENOVATIONS AND NEW BULKHEAD / ROOF TERRACE.

Shakespeare Gordon Vlado Architects
168 7th Street, Suite 316, Brooklyn, NY 11215
212.822.3200

Barry Structural Engineering PLLC
2 Grace Court, 5A, Brooklyn, NY 11201
718.916.9787

NISSELON MOONEY RESIDENCE RENOVATION
171 BALTIC STREET, APT 2
BROOKLYN NY11201

REVISED 3D PHOTOMONTAGE, ENLARGED VIEW FROM HENRY STREET SOUTH OF BALTIC
BULKHEAD SIZE AND ROOF LEVEL REVISIONS 12 JULY 2022

ORIGINAL PROPOSED 3D PHOTOMONTAGE, ENLARGED VIEW FROM HENRY STREET, SOUTH OF BALTIC

ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR BEFORE COMMENCING WORK.
UPPER DUPLEX RENOVATIONS AND NEW BULKHEAD / ROOF TERRACE

Shakespeare Gordon Vlado Architects
168 7th Street, Suite 316, Brooklyn, NY 11215
212.822.3200

Barry Structural Engineering PLLC
2 Grace Court, 5A, Brooklyn, NY 11201
718.916.9787

NISSELON MOONEY RESIDENCE RENOVATION
171 Baltic Street, Apt 2, Brooklyn NY 11201

REVISED 3D PHOTOMONTAGE, ENLARGED VIEW FROM KANE STREET
SCALE: NOT TO SCALE

ORIGINAL PROPOSED 3D PHOTOMONTAGE, ENLARGED VIEW FROM KANE STREET
SCALE: NOT TO SCALE
VIEW FROM KANE STREET: EXISTING CONDITION AND 3D RENDERINGS OF PROPOSED BULKHEAD AND SOLAR PERGOLA

DATE: 20 APRIL 2022

LOT DIMENSIONS: 25' X 99'-10"
LOT AREA: 2495.83 SF
BUILDING GROSS AREA: 4,761.30 SF
ZONING: R6, SPECIAL DESIGNATION LH-1
ZONING MAP: 16C

Shakespeare Gordon Vlado Architects
168 7th Street, Suite 316, Brooklyn, NY 11215
212.822.3200

Barry Structural Engineering PLLC
2 Grace Court, 5A, Brooklyn, NY 11201
718.916.9787

NISSELSON MOONEY RESIDENCE RENOVATION
171 BALTIC STREET, APT 2
BROOKLYN NY11201

171 BALTC STREET:
UPPER DUPLEX RENOVATIONS AND NEW BULKHEAD / ROOF TERRACE

REWISED ENLARGED VIEW FROM KANE STREET, EXISTING CONDITION
SCALE: NOT TO SCALE

REVISED ENLARGED VIEW FROM KANE STREET, 3D PHOTOMONTAGE
SCALE: NOT TO SCALE
The current proposal is:

Preservation Department – Item 6, LPC-22-05471

171 Baltic Street – Cobble Hill Historic District
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