Landmarks Preservation Commission

August 2nd, 2022
Public Hearing

The current proposal is:

Preservation Department – Item 3, LPC-22-09843

356 Hoyt Street – Carroll Gardens Historic District

Borough of Brooklyn

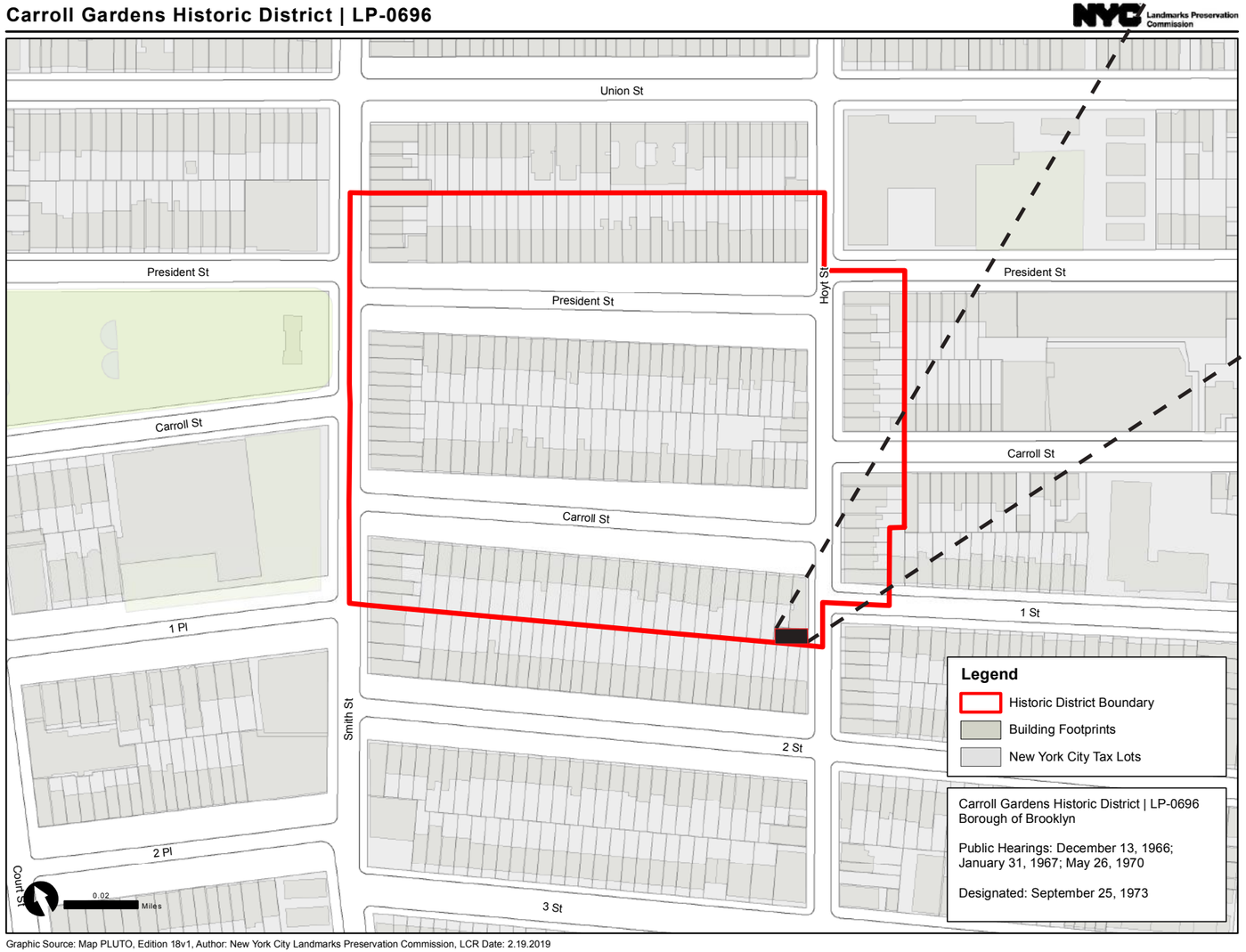
To Testify Please Join Zoom

Webinar ID: 818 0264 1321
Passcode: 521409
By Phone: 1 646-558-8656 US (New York)
877-853-5257 (Toll free) US
888 475 4499 (Toll free)

Note: If you want to testify 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.

356 HOYT STREET
BROOKLYN, NY 11231
BLOCK: 450 LOT: 41

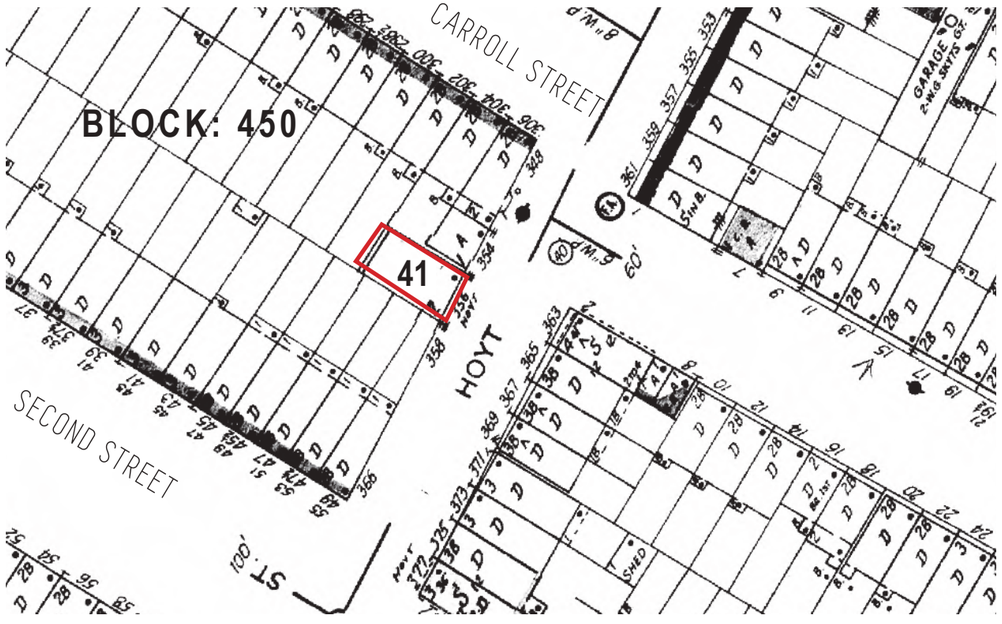
John H. Hatheway Jr.
ARCHITECT



Graphic Source: Map PLUTO, Edition 18v1, Author: New York City Landmarks Preservation Commission, LCR Date: 2.19.2019

Carroll Gardens Historic District | LP-0696

AERIAL VIEW



SANBORN MAP - 1969 [EDR Lightbox] - BLOCK: 450 LOT: 41

Building Photos: Historic and Current

John H. Hatheway Jr.
ARCHITECT

1940 Tax Photo with Storefront at First Floor
(1881: No Photo available - First Floor was occupied as Horse Stable)

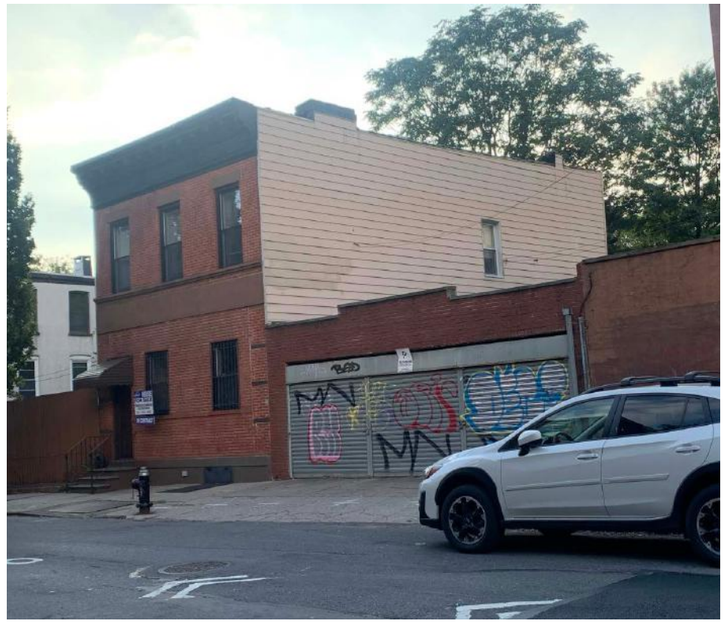
SCOPE OF WORK:

1. CHANGE OF OCCUPANCY FROM TWO FAMILY TO ONE FAMILY DWELLING.
2. REPLACEMENT OF THE BRICK INFILL AND NON-HISTORIC WINDOW AND DOOR OPENINGS AT THE FIRST FLOOR WITH NEW WINDOWS, WOOD PANELS AND A NEW ENTRY DOOR.
3. ADDITION OF NEW BULKHEAD OVER STAIRS, NEW ROOF DECK AND ROOFING.
4. REMOVAL OF ALUMINUM SIDING AT NORTH AND SOUTH FACADES. INSTALL NEW CEMENT STUCCO FINISH OVER 2" CONTINUOUS INSULATION.

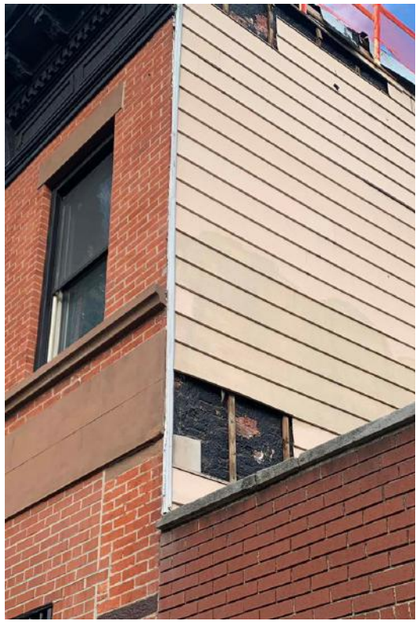
2022 Photo with First Floor converted to Residential Use (Circa 1959)

Building Photos: Current

John H. Hatheway Jr.
ARCHITECT



NORTH AND EAST FACADES

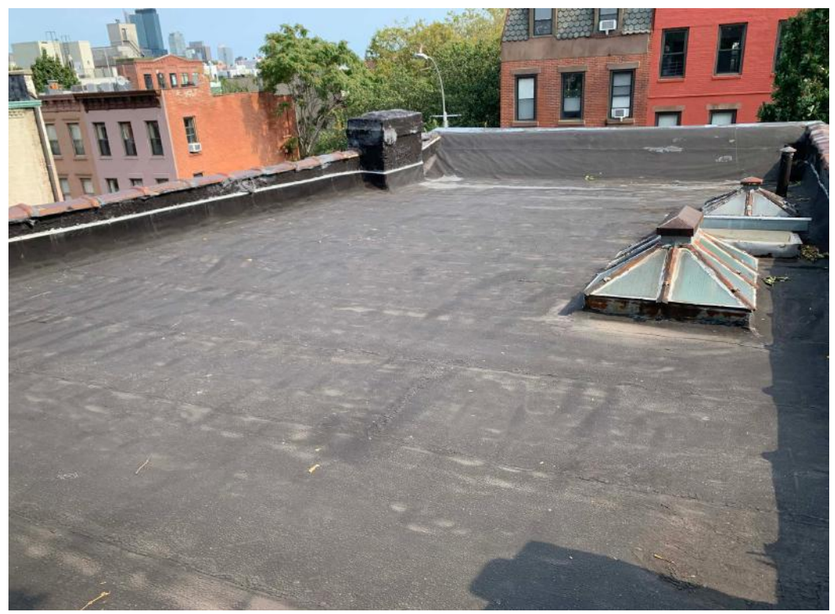


EXISTING NORTH WALL CONDITION

EXISTING SOUTH WALL CONDITION

SOUTH AND EAST FACADES

REAR FACADE



EXISTING ROOF

Block Plan - Height Diagram

John H. Hatheway Jr.
ARCHITECT

Legend:

- Proposed Bulkhead over Roof
- 4 Story / 3 Story + Basement Building
- 3 Story Building
- 2 Story + Basement Building
- 2 Story Building
- 1 Story Building

Proposed Work - Massing Diagram

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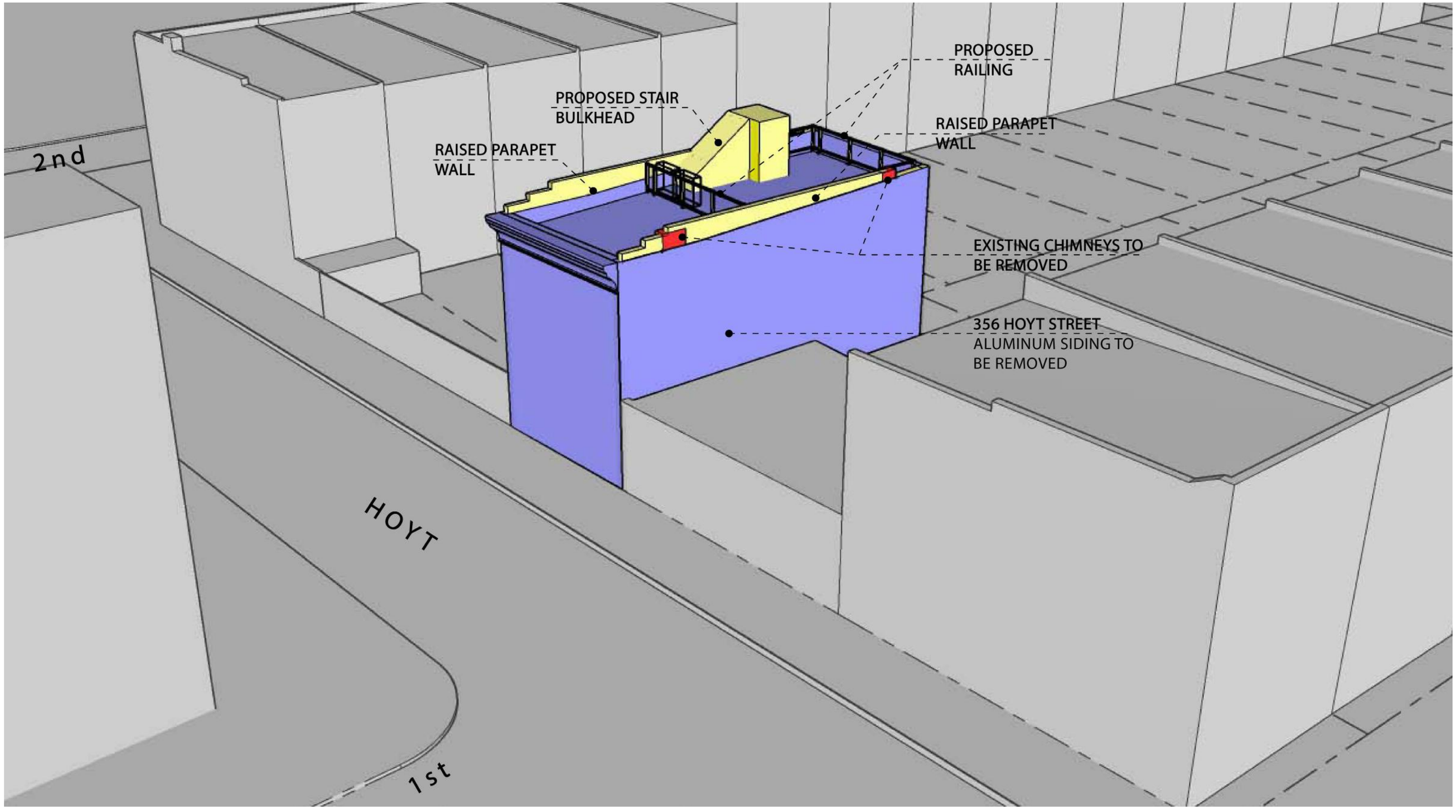

Roof Bulkheads And Railing Visible In Historic Districts - Carroll Gardens and Cobble Hill

John H. Hatheway Jr.
ARCHITECT

383 HENRY STREET (IN DISTRICT) - BULKHEAD

349 HOYT STREET (IN DISTRICT) - BULKHEAD AND RAILING

297A-299A CARROL STREET (IN DISTRICT) - RAILING

55 2 STREET (ABUTTING THE DISTRICT) - STEPPED PARAPET WALL

306 CARROLL STREET (IN DISTRICT) - STEPPED PARAPET WALL

309 CARROLL STREET (IN DISTRICT) - STEPPED PARAPET WALL

Visibility Diagram

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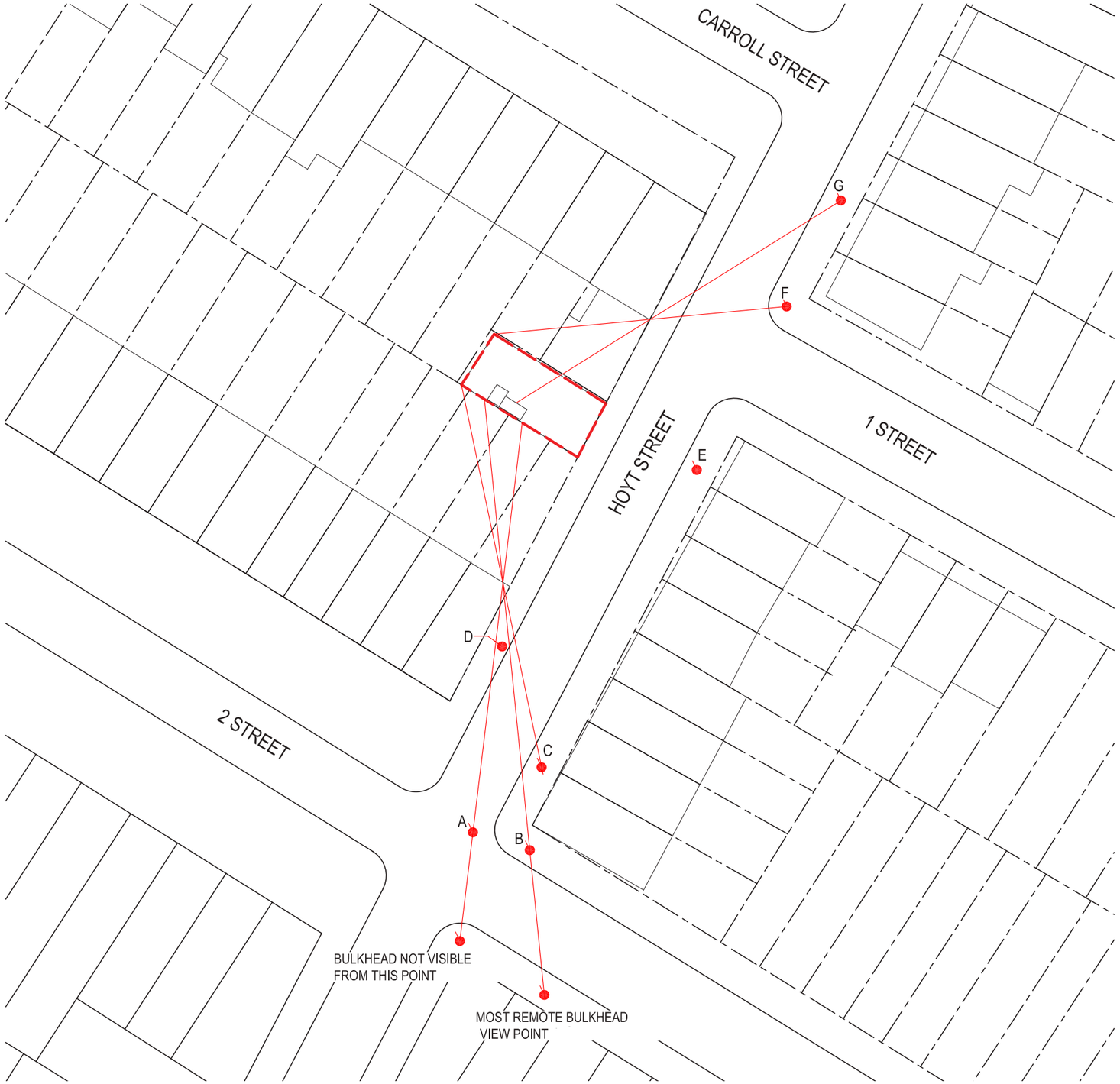
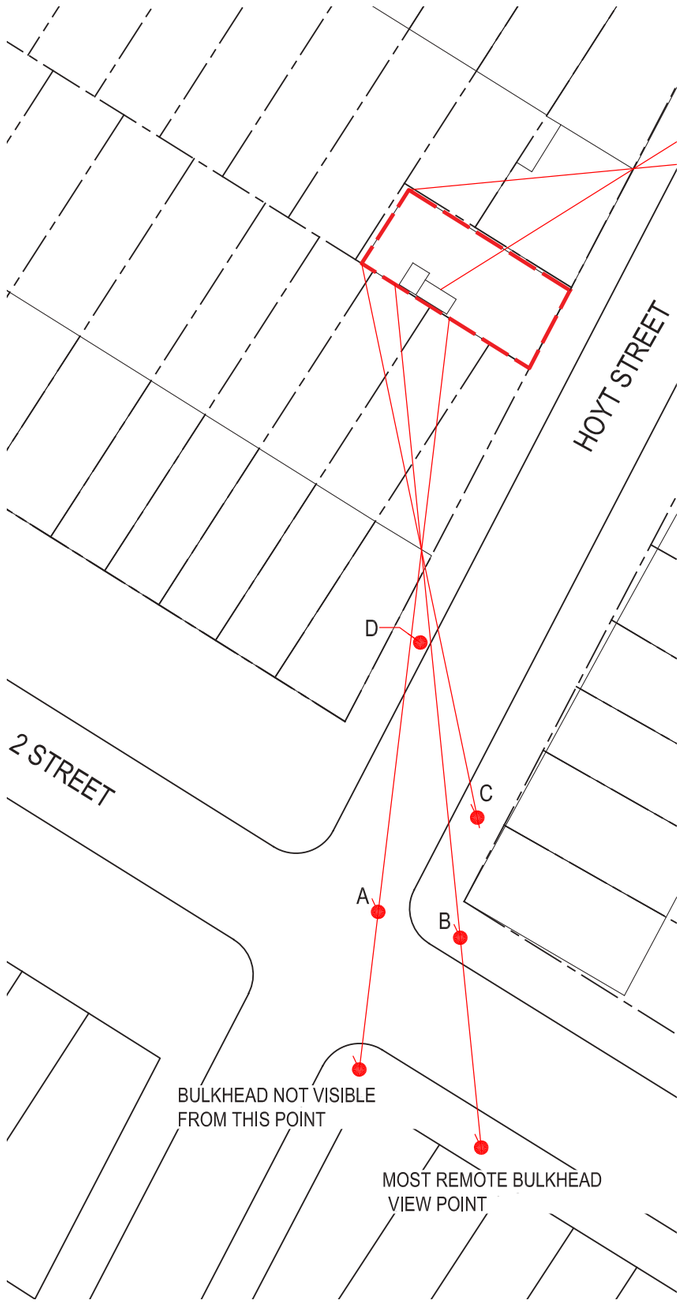
ARCHITECT

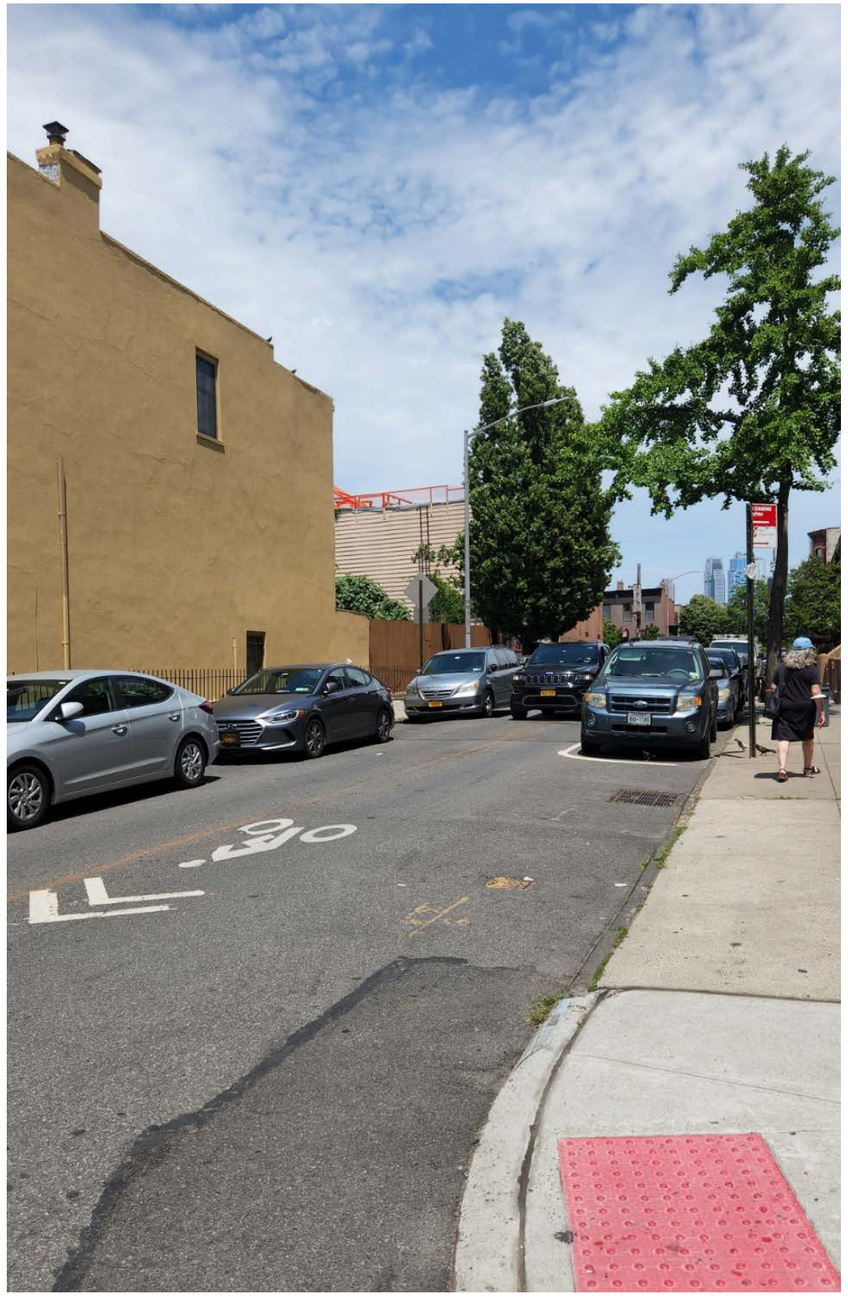


Visibility Photos - Hoyt Street and 2 Street

John H. Hatheway Jr.
ARCHITECT

Point A : Bulkhead Visible





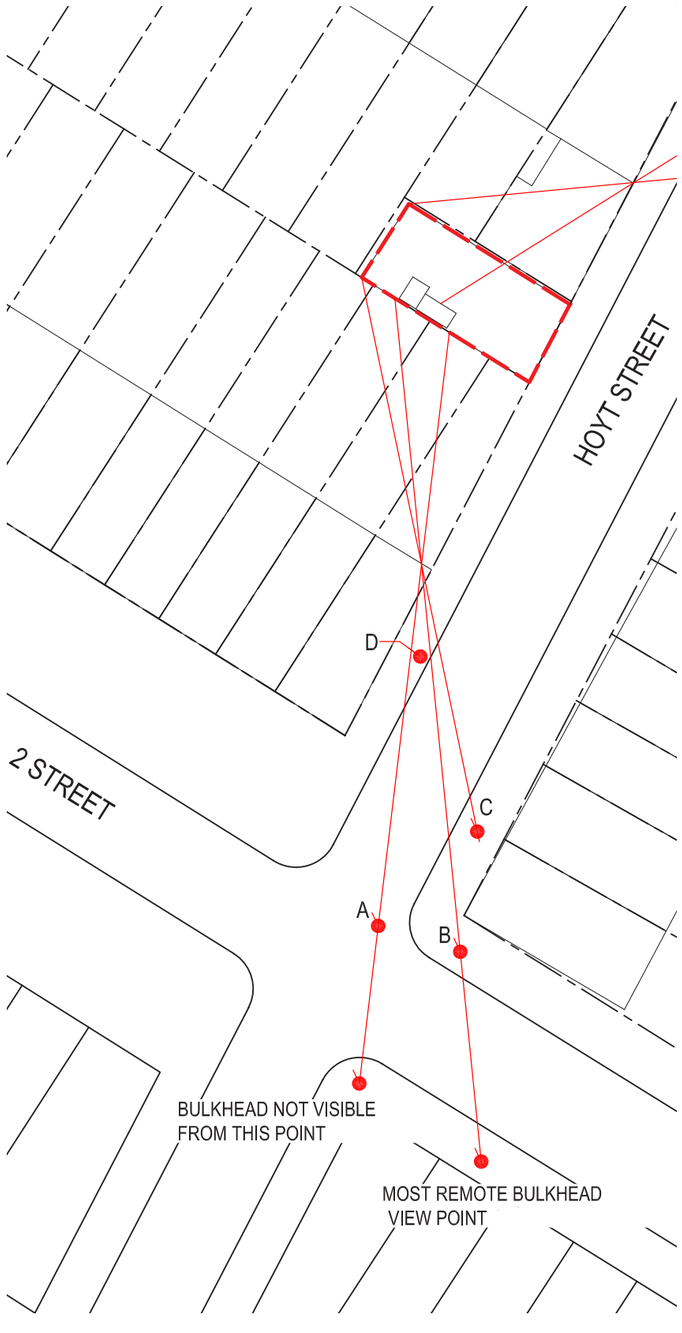
A - MOCKUP: View from Southeast corner of Hoyt and 2nd Streets

A - RENDERING: View from Southeast corner of Hoyt and 2nd Streets

Visibility Photos - Hoyt Street and 2 Street

John H. Hatheway Jr.
ARCHITECT

Point B : Bulkhead Visible



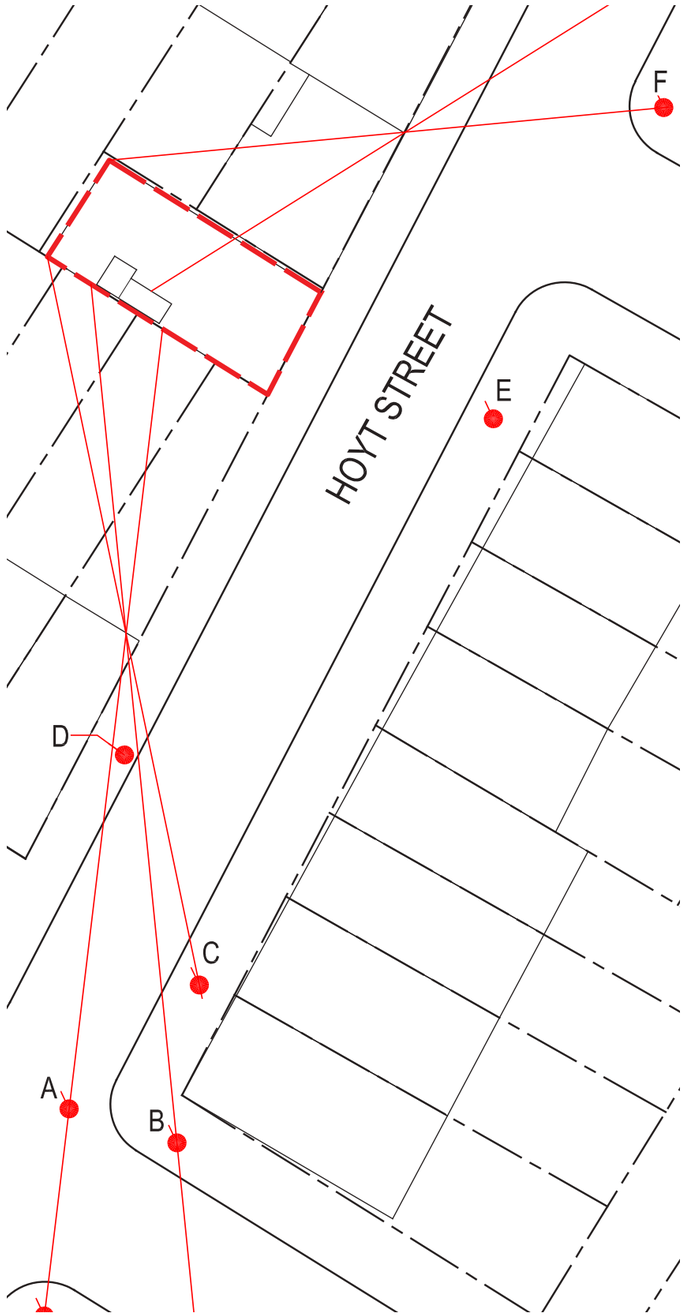
B - MOCKUP: View point from 2 Street

B - RENDERING: View point from 2 Street

Visibility Photos - Hoyt Street

John H. Hatheway Jr.
ARCHITECT

Point C : Bulkhead Visible



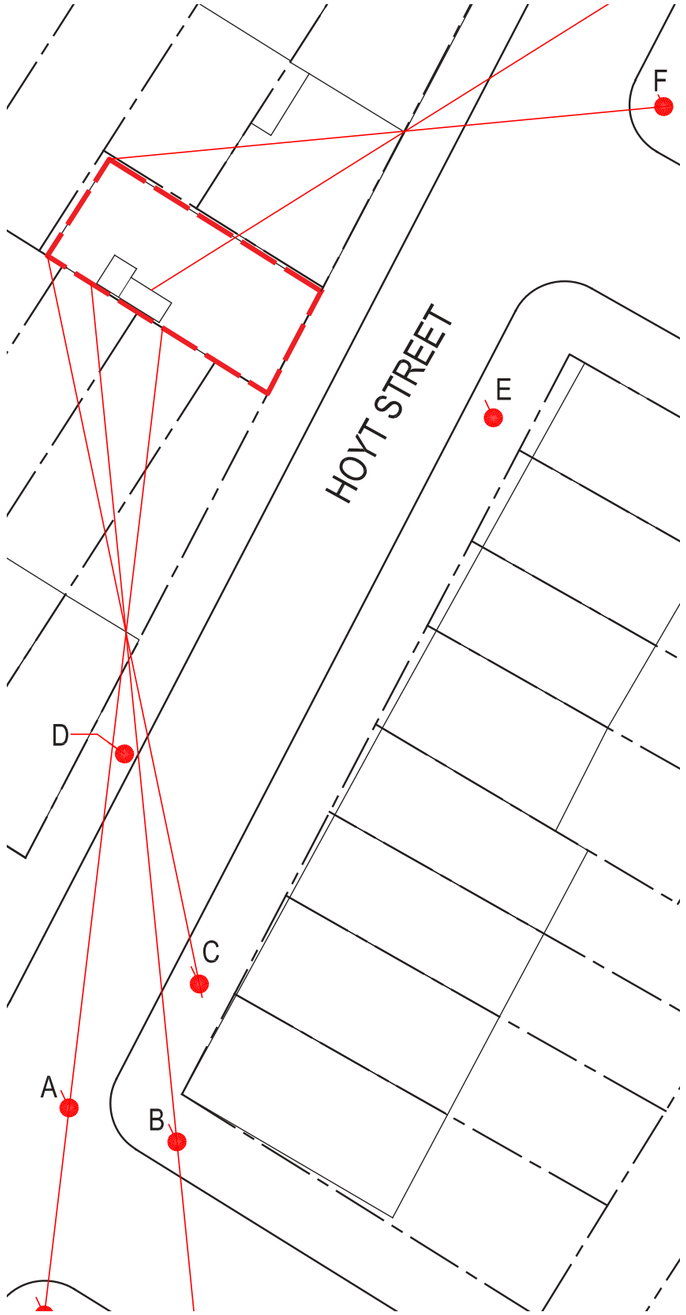
C - MOCKUP: View from East side of Hoyt Street between 2nd and 1st Streets

C - RENDERING: View from East side of Hoyt Street between 2nd and 1st Streets

Visibility Photos - Hoyt Street

John H. Hatheway Jr.
ARCHITECT

Point D : Bulkhead Not Visible



D - MOCKUP: View from West side of Hoyt Street between 2nd and 1st Streets

D - RENDERING: View from West side of Hoyt Street between 2nd and 1st Streets

Visibility Photos - Hoyt Street

John H. Hatheway Jr.
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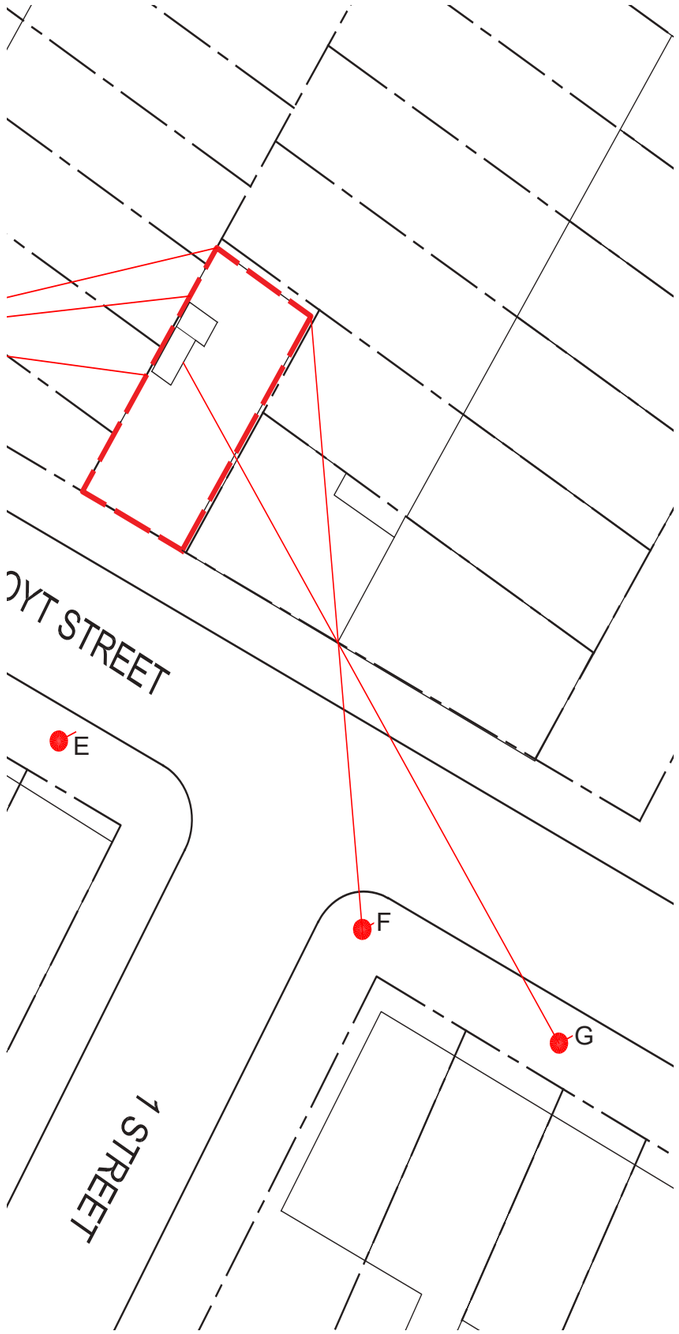
Point F : Bulkhead Not Visible



F - MOCKUP: View from Northeast corner of Hoyt and 1st Streets

F - RENDERING: View from Northeast corner of Hoyt and 1st Streets

Visibility Photos - Hoyt Street

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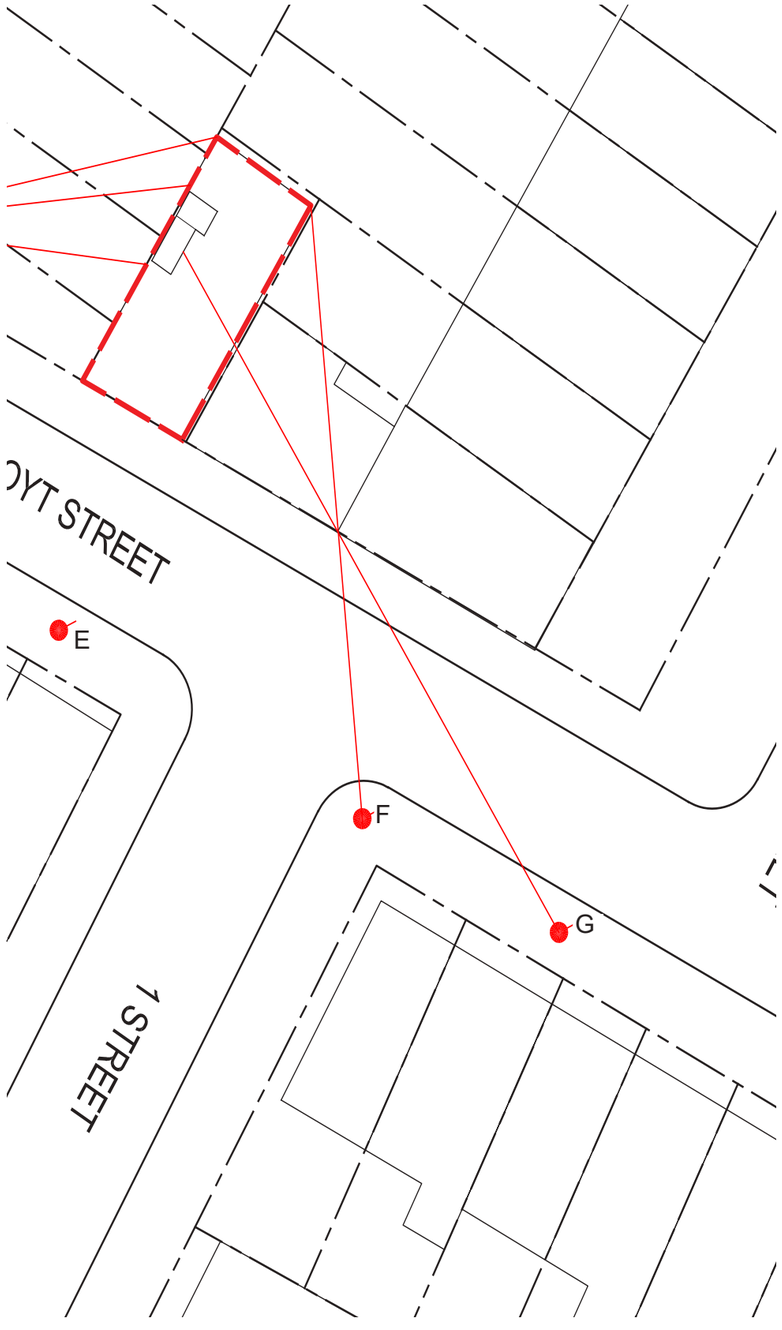
Point G : Bulkhead Not Visible



G - MOCKUP: East Side of Hoyt Street at Carroll Street

G - RENDERING: East Side of Hoyt Street at Carroll Street

Visibility Diagram at Location G

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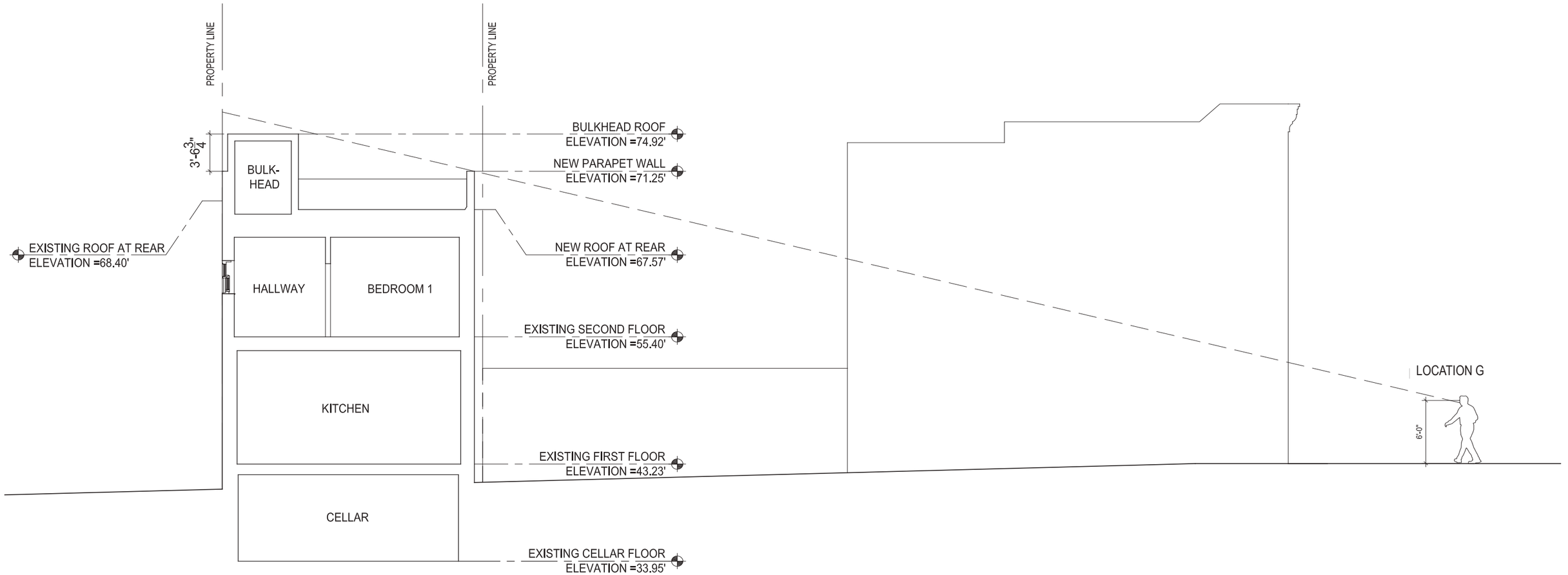
ARCHITECT



Visibility Diagram at Location E

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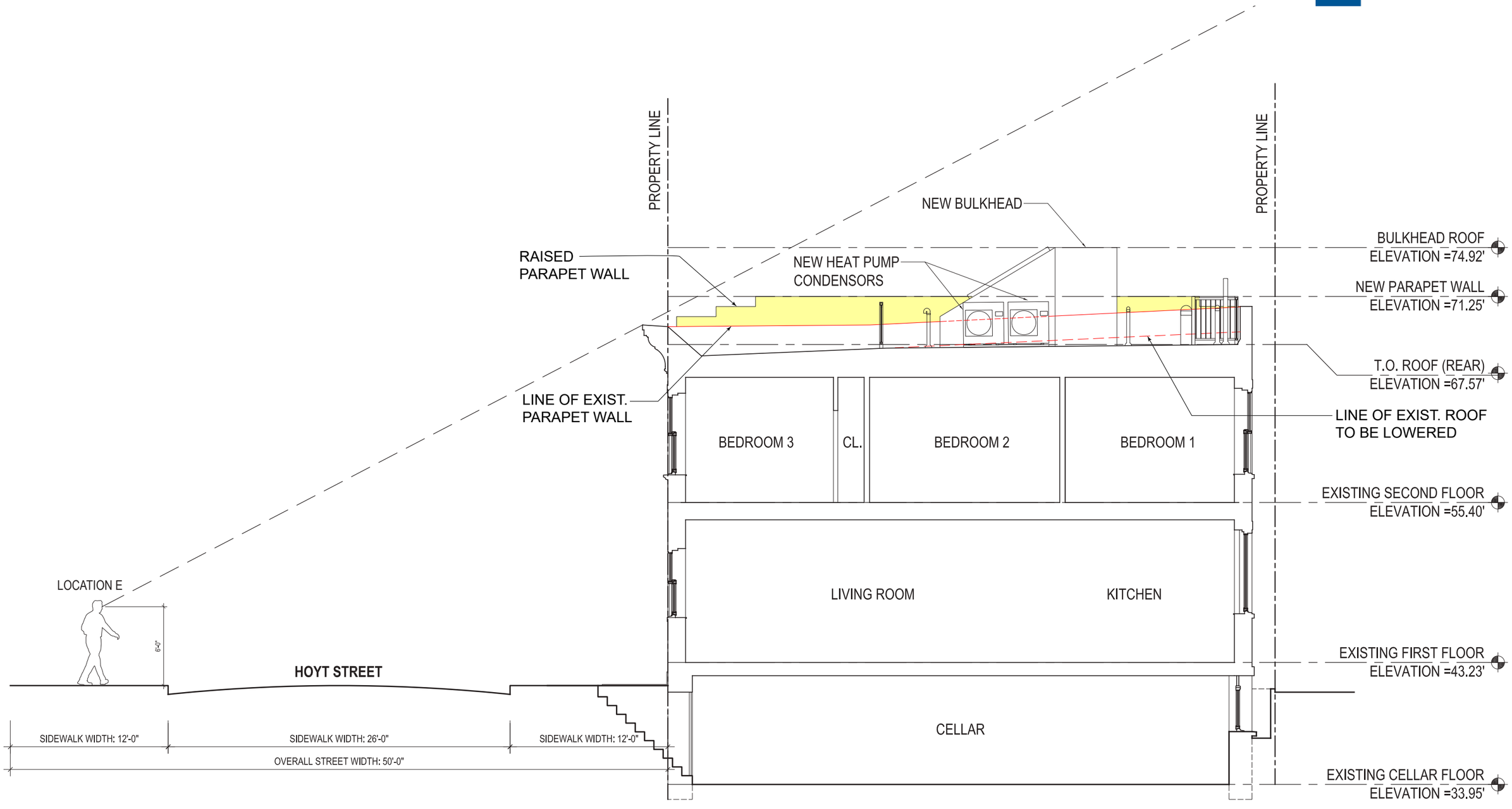

Mockups at Roof Level

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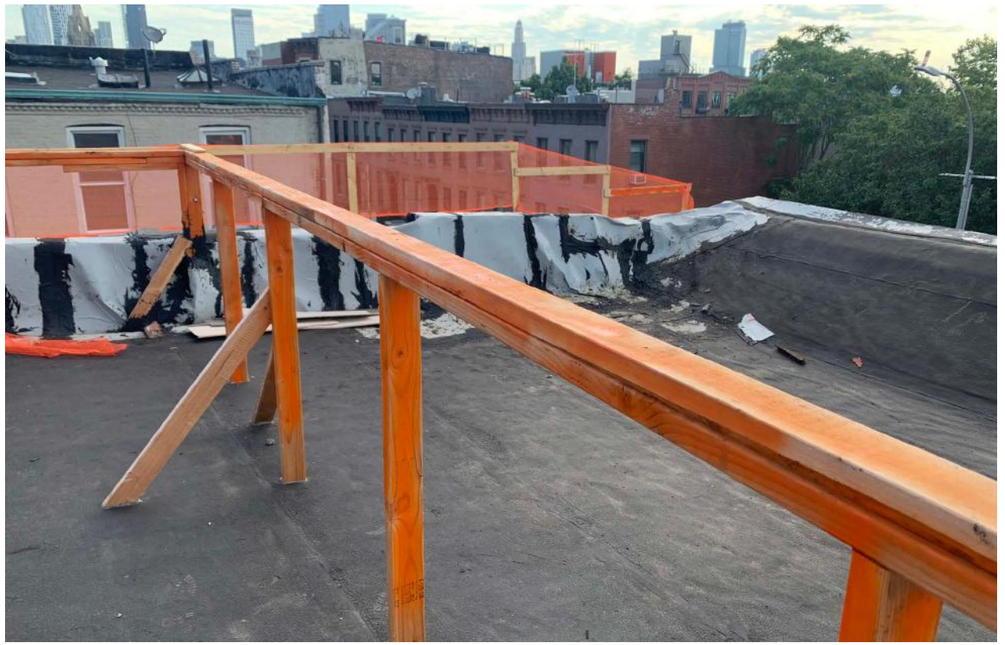
Raised Parapet Wall Along North Facade

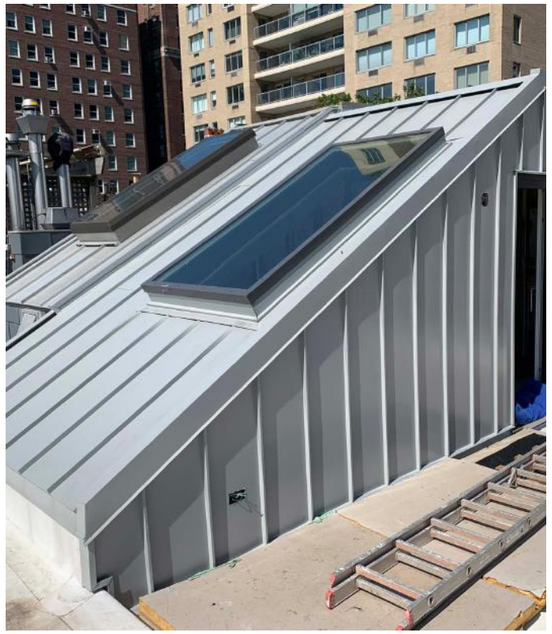


Railing And Stepped Parapet Wall Along North Facade

Stepped Parapet at South-East Facade Corner

Bulkhead and A/C Condensers Along South Facade

Railing And Stepped Parapet Wall Along South Facade



Bulkhead material Sample

Existing Building Section

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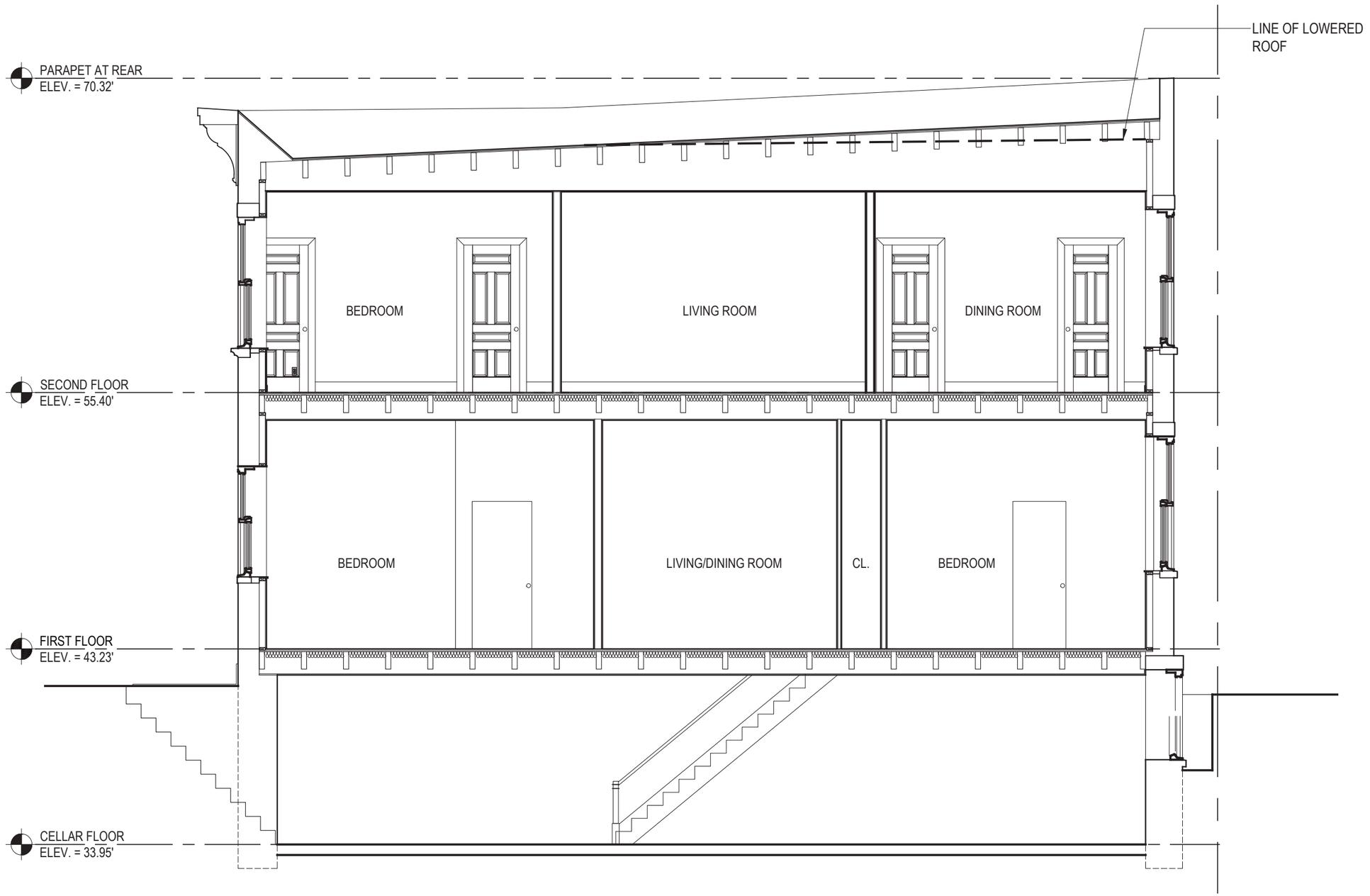

North Elevations

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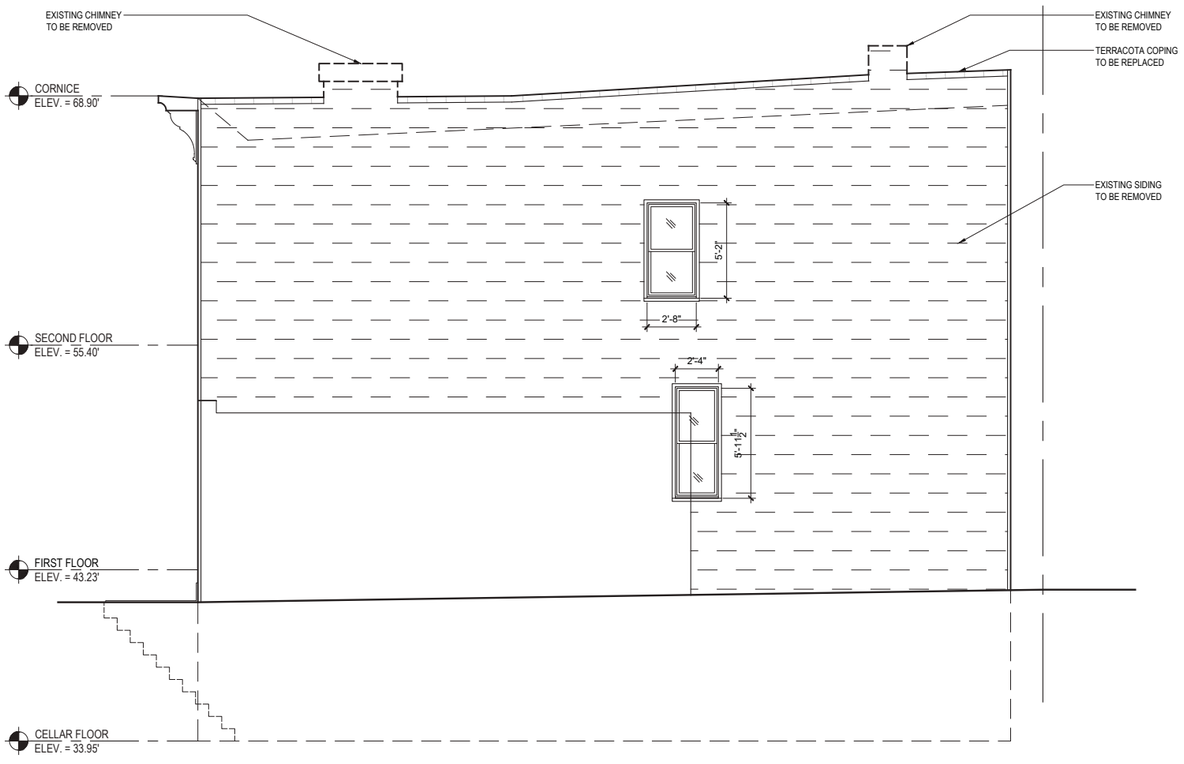
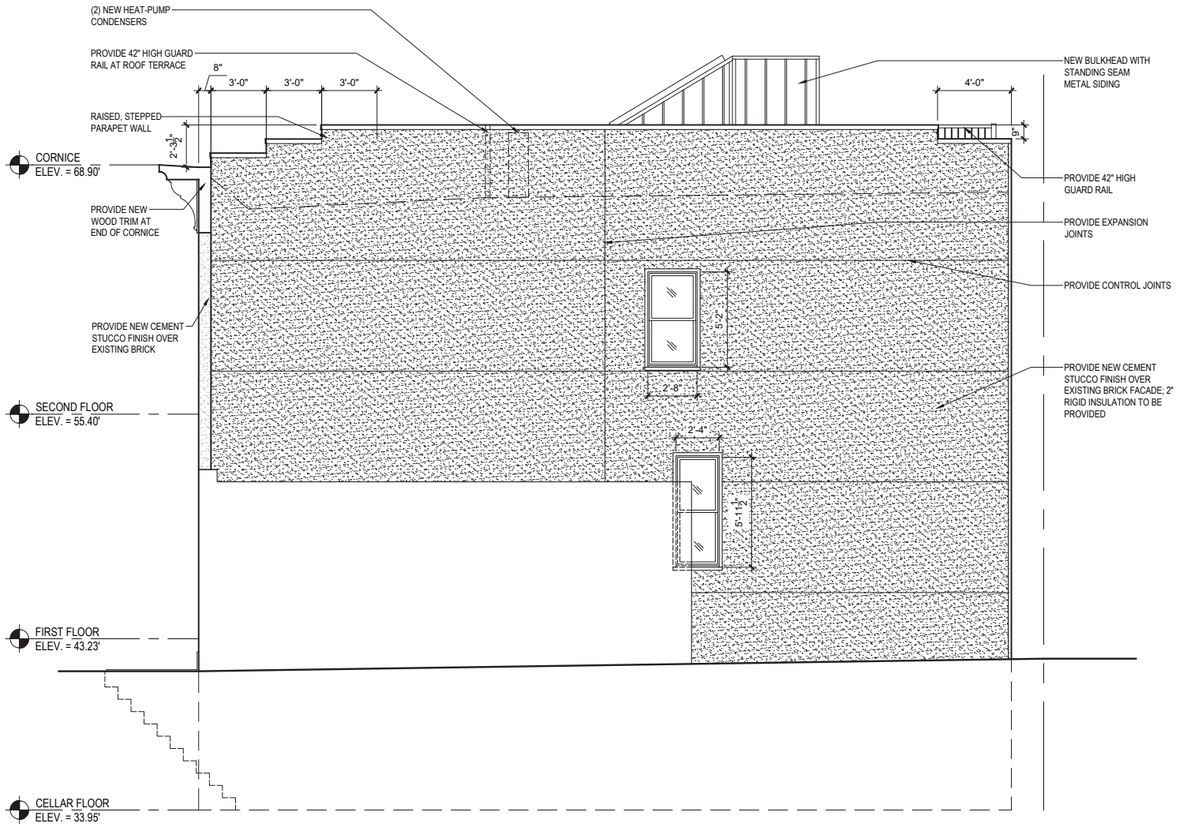


NORTH ELEVATION - EXISTING



NORTH ELEVATION - PROPOSED

West Elevations

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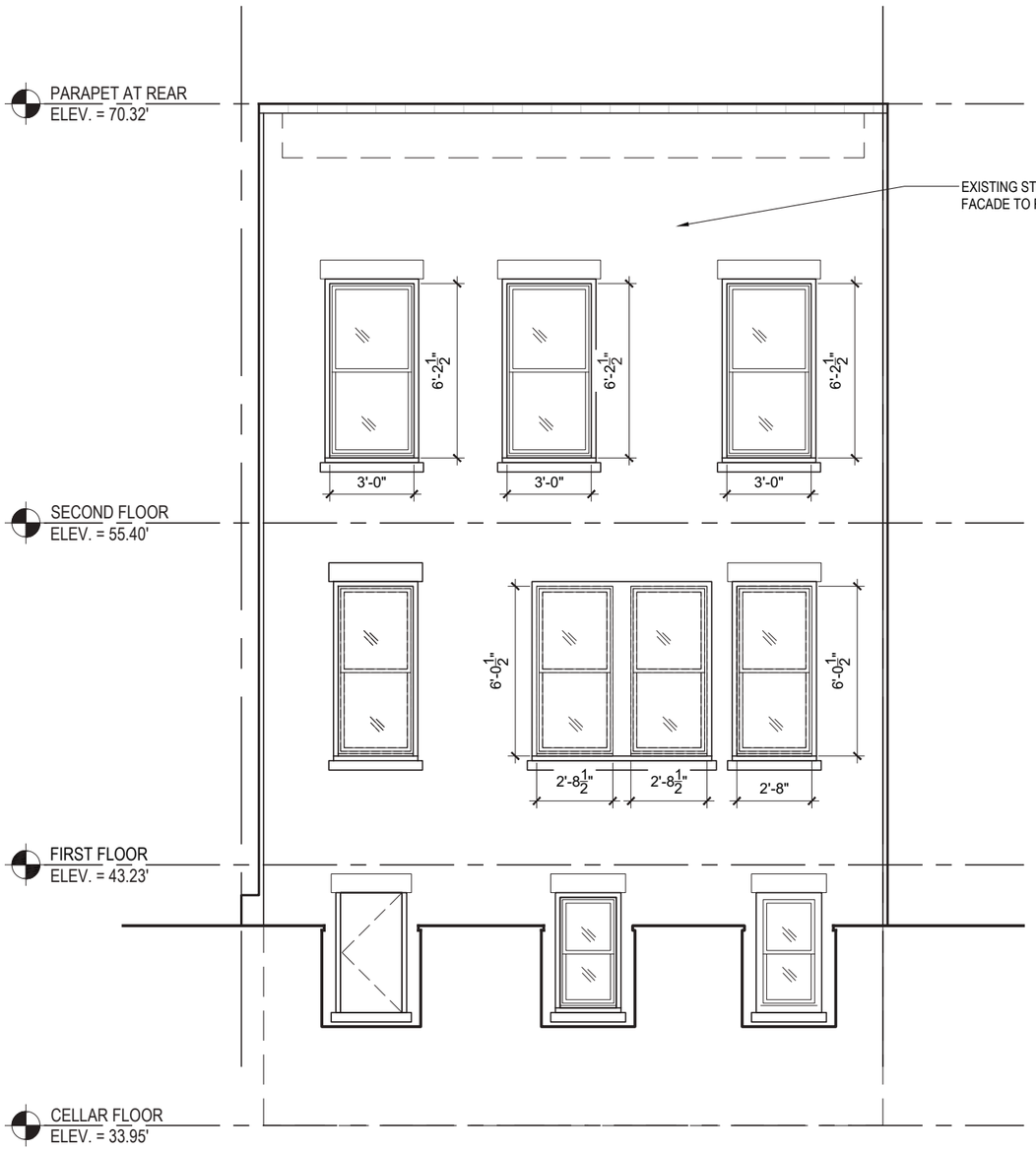
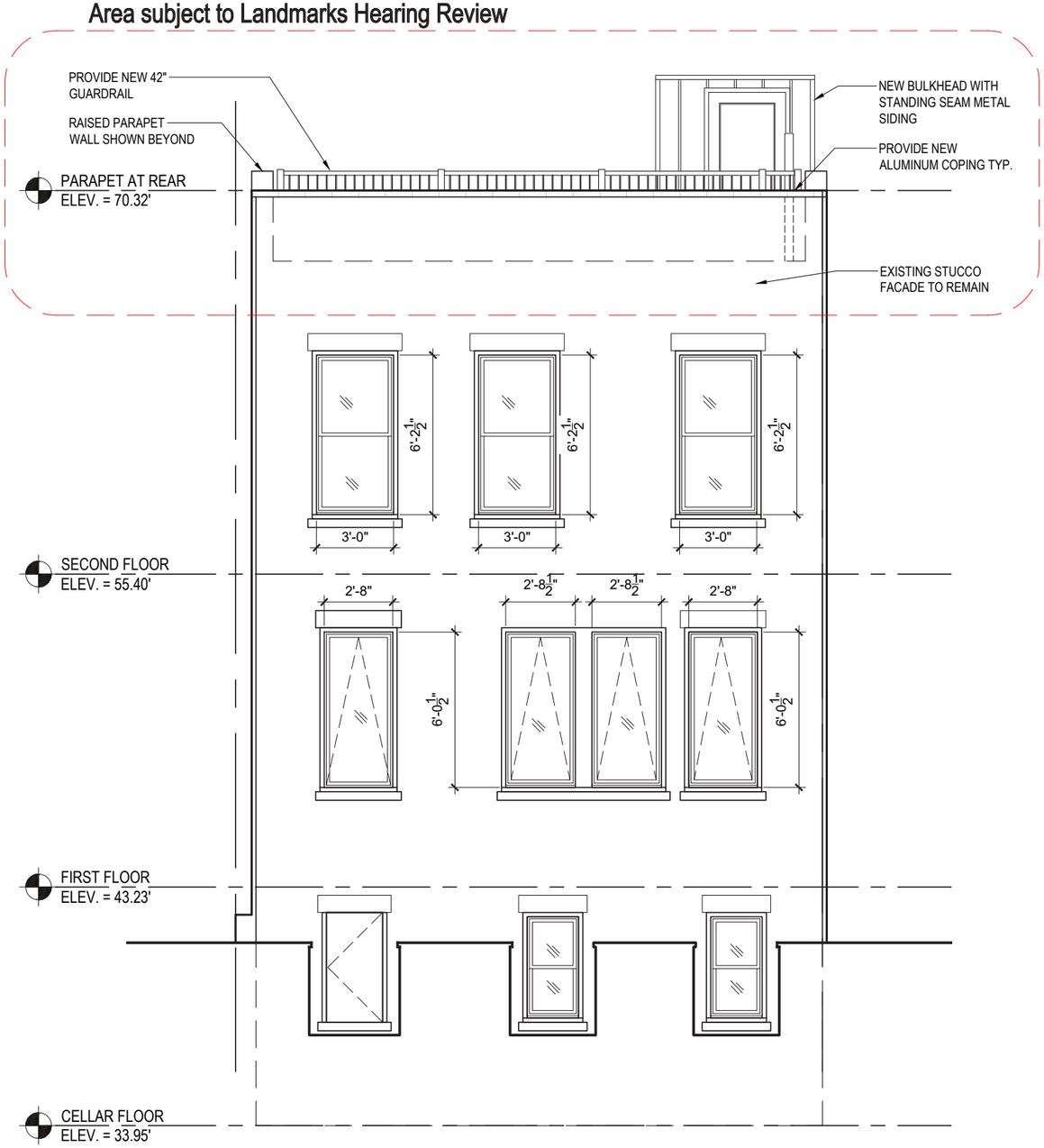


WEST ELEVATION - EXISTING

Area subject to Landmarks Hearing Review



WEST ELEVATION - PROPOSED

South Elevations

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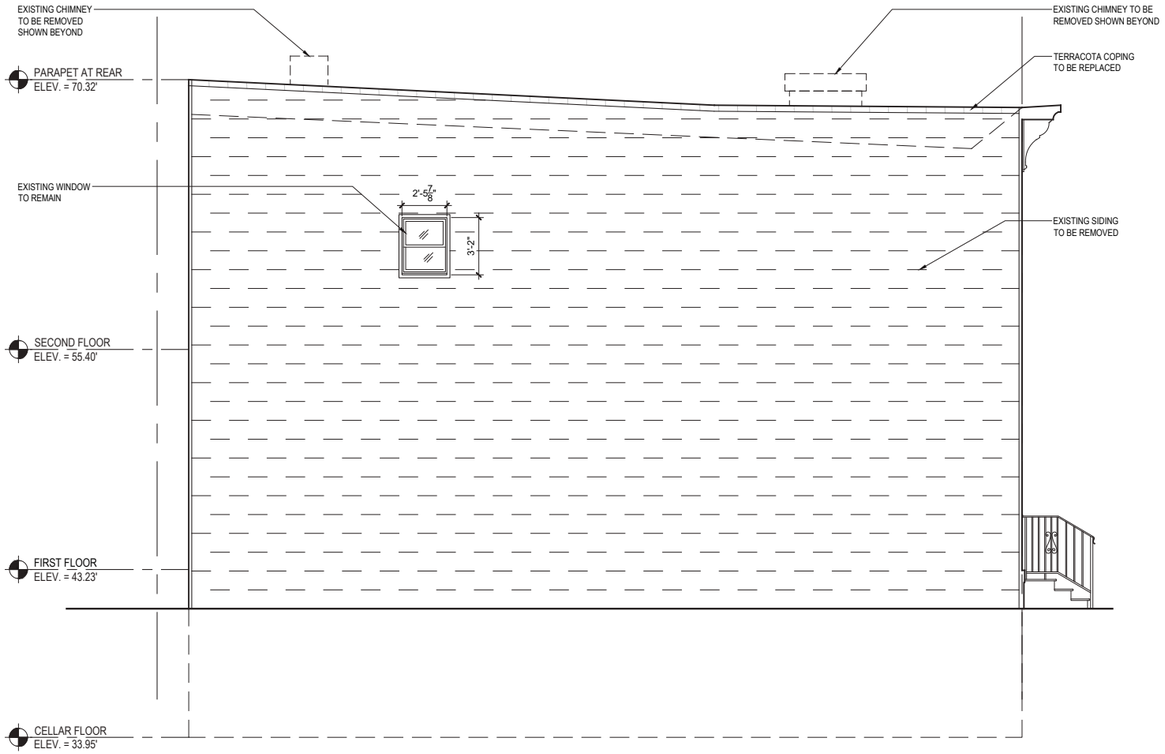
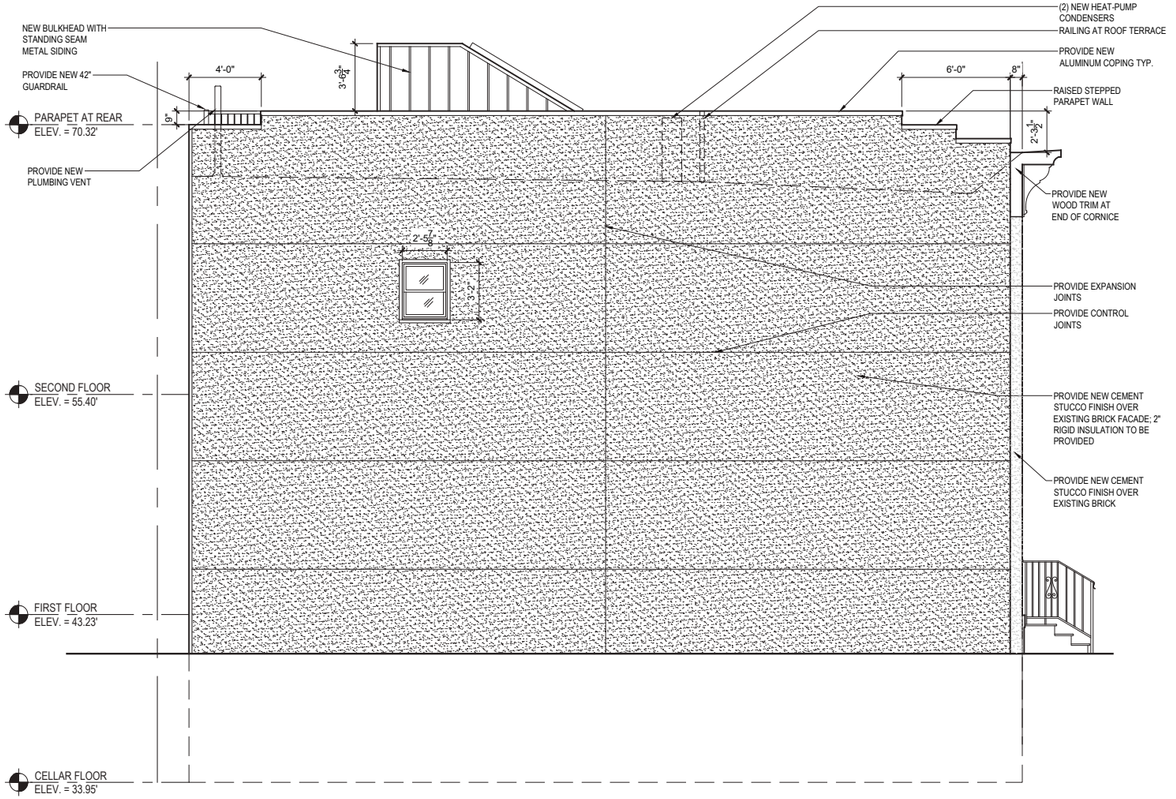


SOUTH ELEVATION - EXISTING

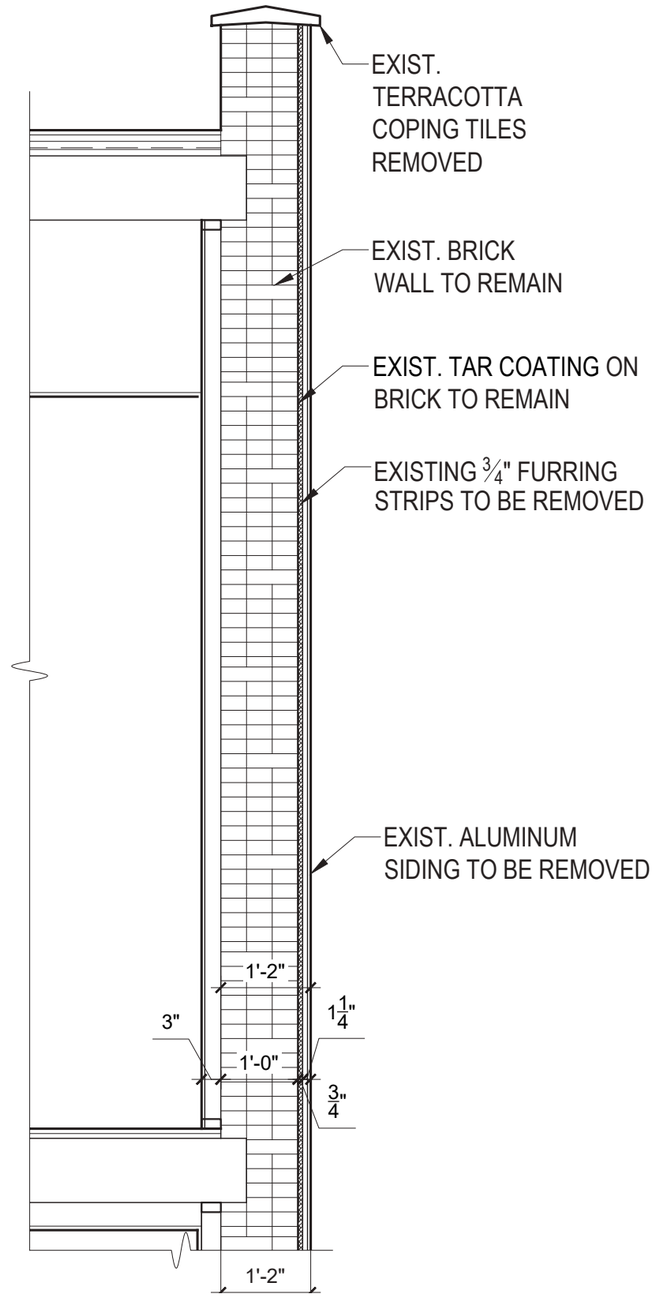


SOUTH ELEVATION - PROPOSED

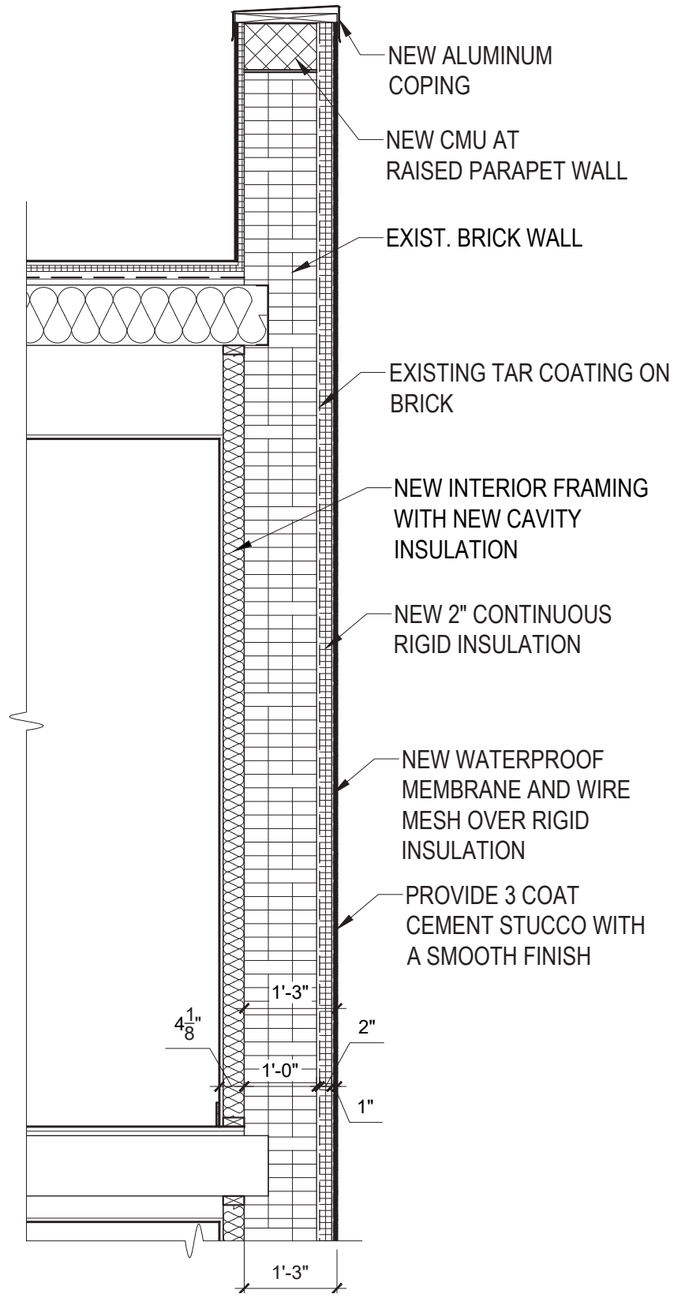
Existing and Proposed Wall Section

John H. Hatheway Jr.
ARCHITECT

EXISTING NORTH WALL COMPOSITION



EXISTING WALL SECTION | N.T.S.

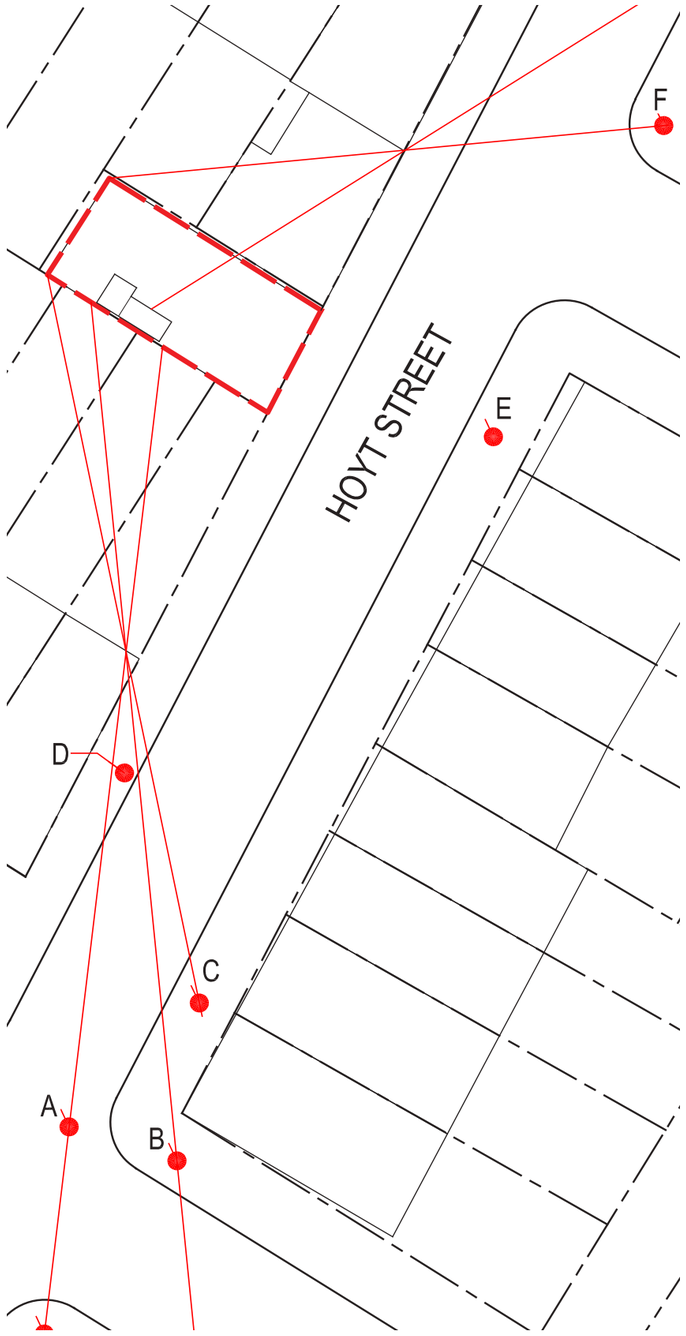


PROPOSED WALL SECTION | N.T.S.

Visibility Photos - Hoyt Street

John H. Hatheway Jr.
ARCHITECT

Point E : Bulkhead Not Visible



E - MOCKUP: East Side of Hoyt Street Opposite Building

E - RENDERING: East Side of Hoyt Street Opposite Building

East Elevations

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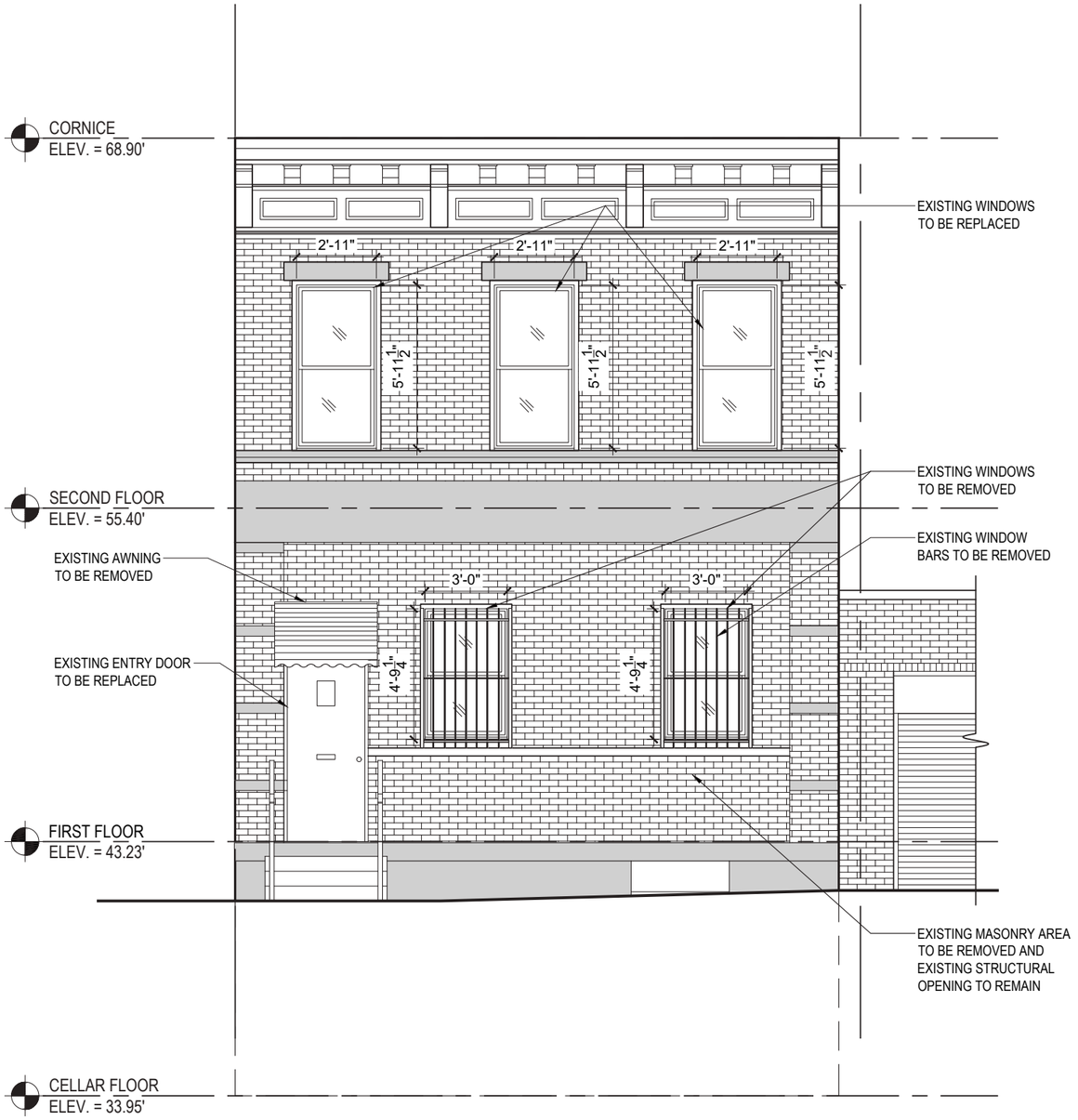
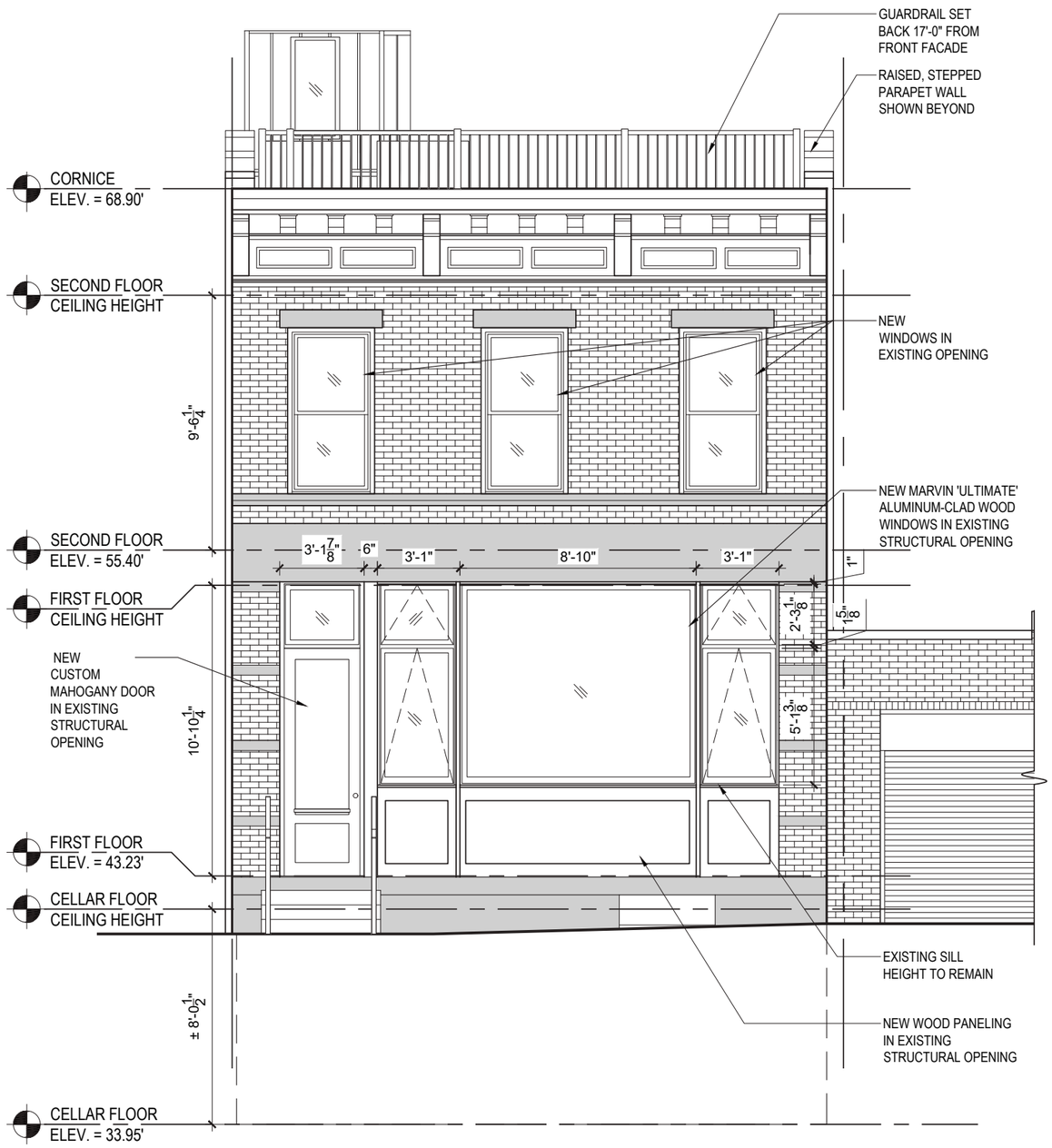


EAST ELEVATION - EXISTING



EAST ELEVATION - PROPOSED

First Floor Door and Window Details

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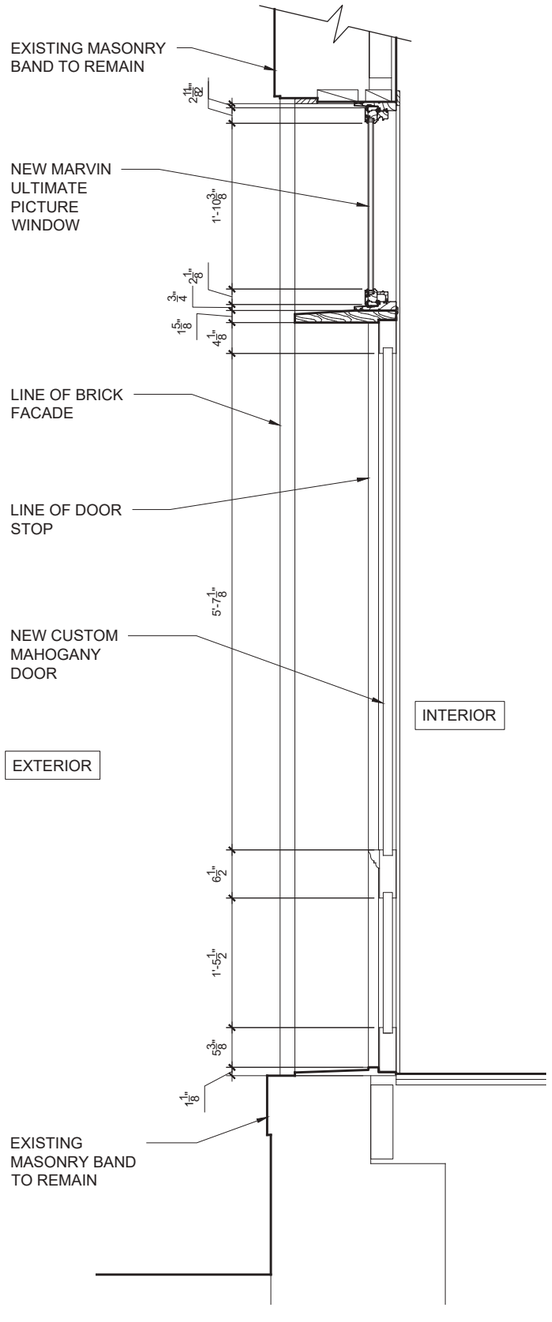
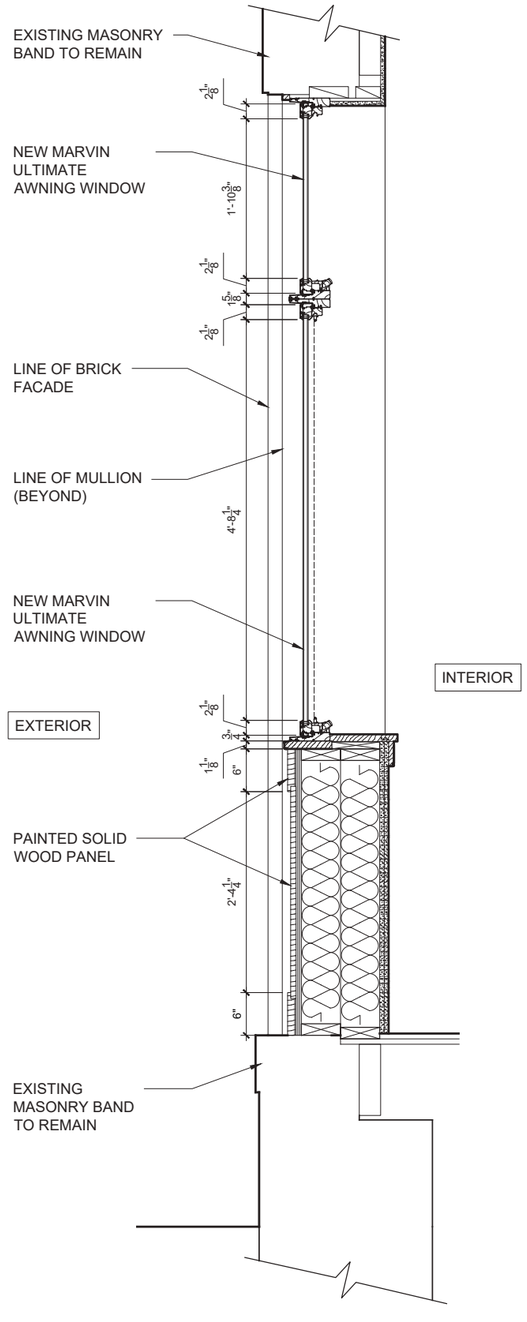
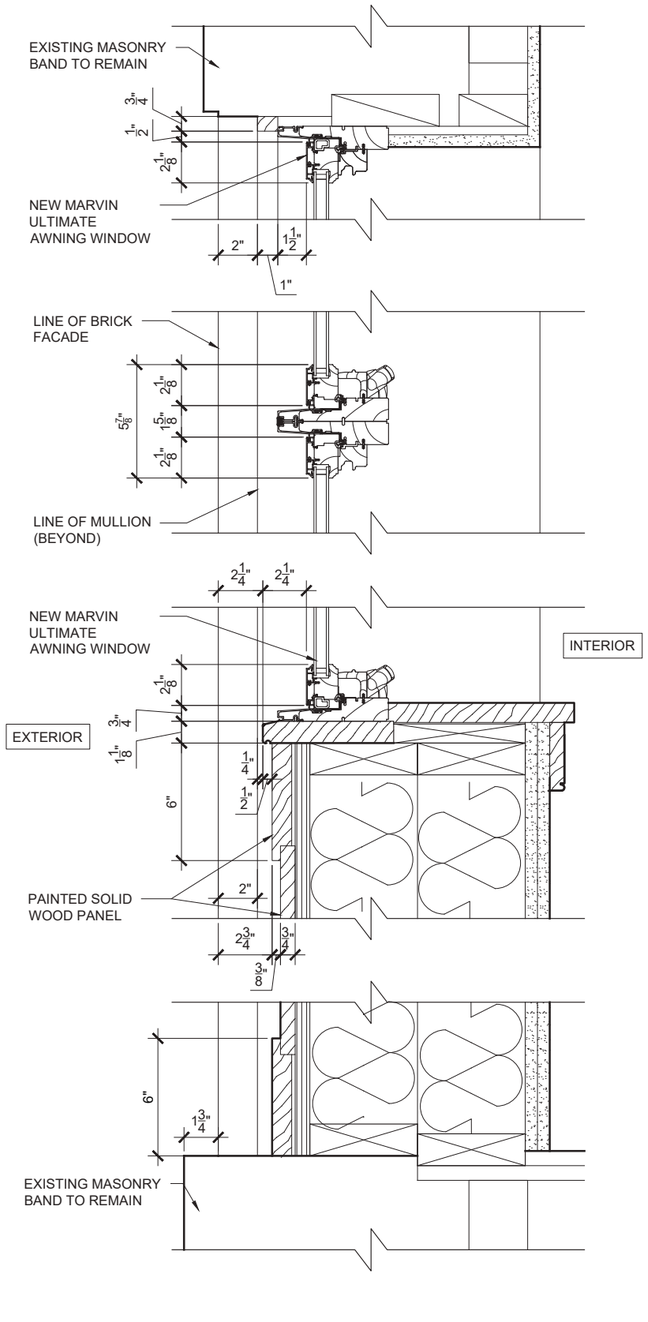


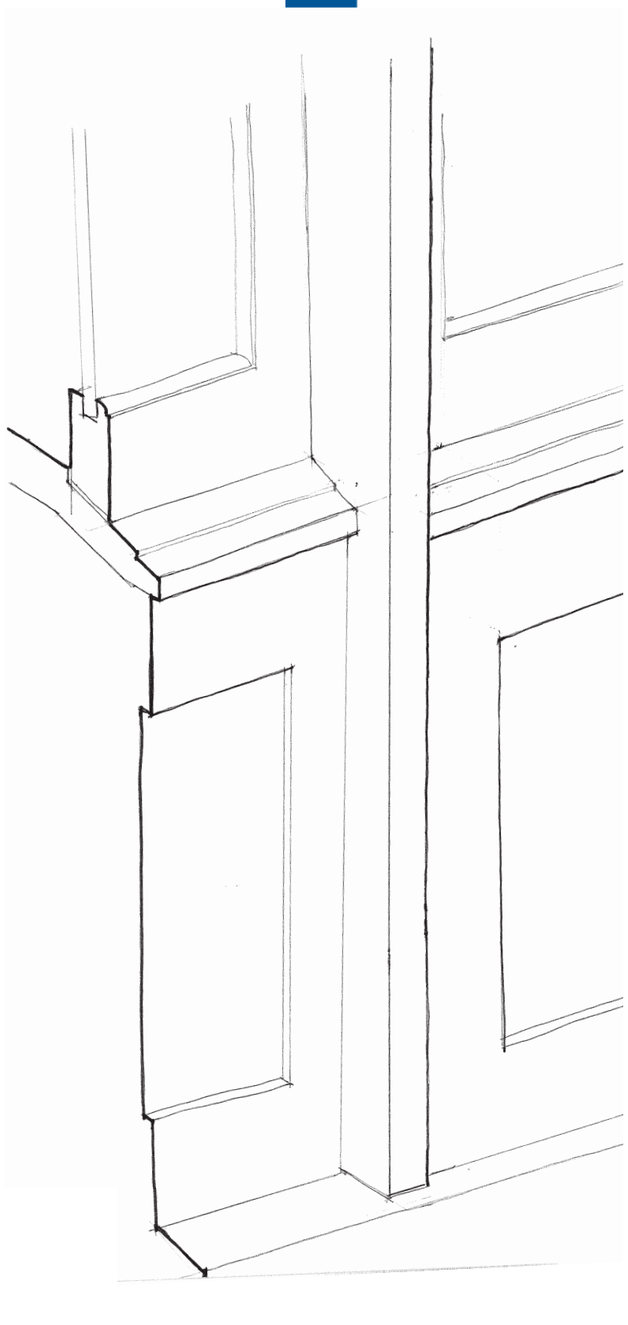
Door Section



Window Section



Detailed Window Section



Facade Sketch

First Floor Facade Details

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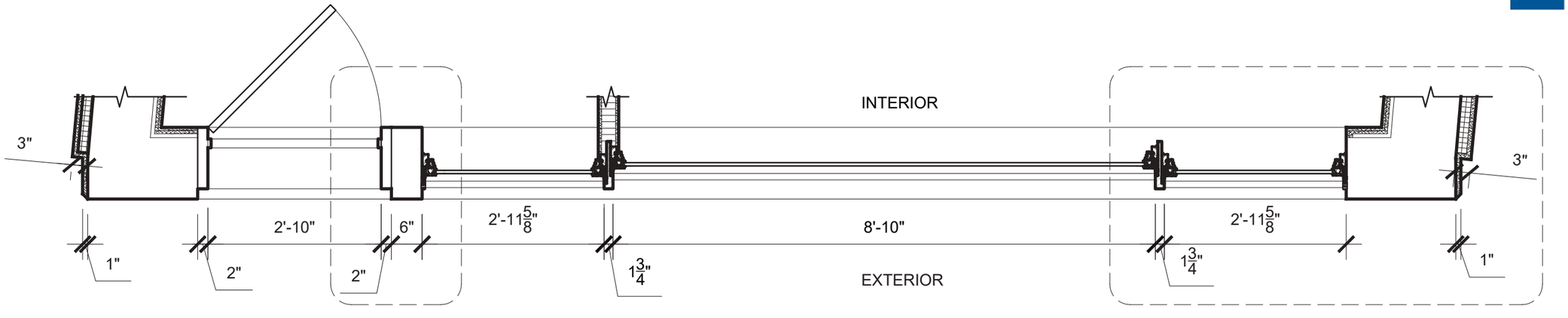
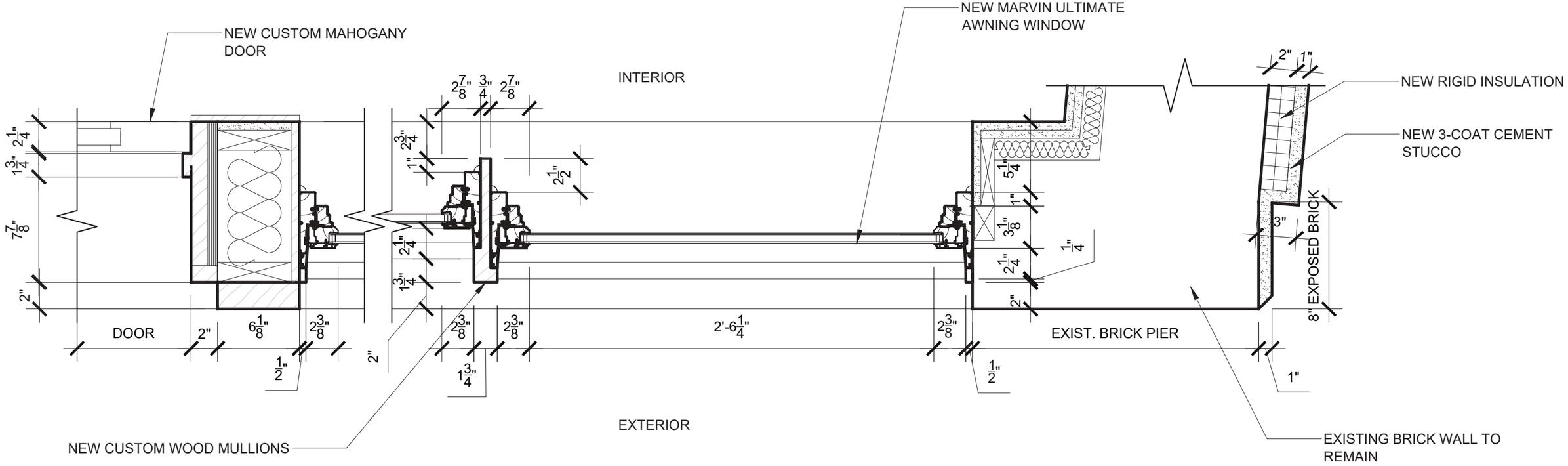


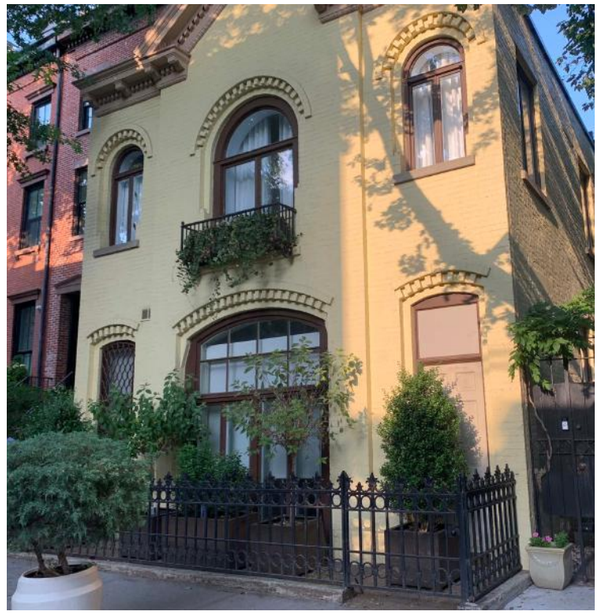
Plan Section



Detailed Plan Section

Storefront And Stable/Carriage House Conversions In Historic Districts - Brooklyn Heights and Cobble Hill

John H. Hatheway Jr.
ARCHITECT



51 SYDNEY PLACE (IN DISTRICT) -CARRAIGE HOUSE

300 HENRY STREET (IN DISTRICT) - CARRAIGE HOUSE

8 CHEEVER PLACE (IN DISTRICT) - STORE FRONT

398 PRESIDENT STREET (ABUTTING THE DISTRICT) - CARRAIGE HOUSE

253 HICKS STREET (IN DISTRICT) - CARRAIGE HOUSE

15-17 GRACE COURT ALLEY (IN DISTRICT) -CARRAIGE HOUSE

18 VERANDAH PLACE (IN DISTRICT) - STORE FRONT

Facade Color Scheme

Facade Color:

Stucco Color:
#180 Custom Brick

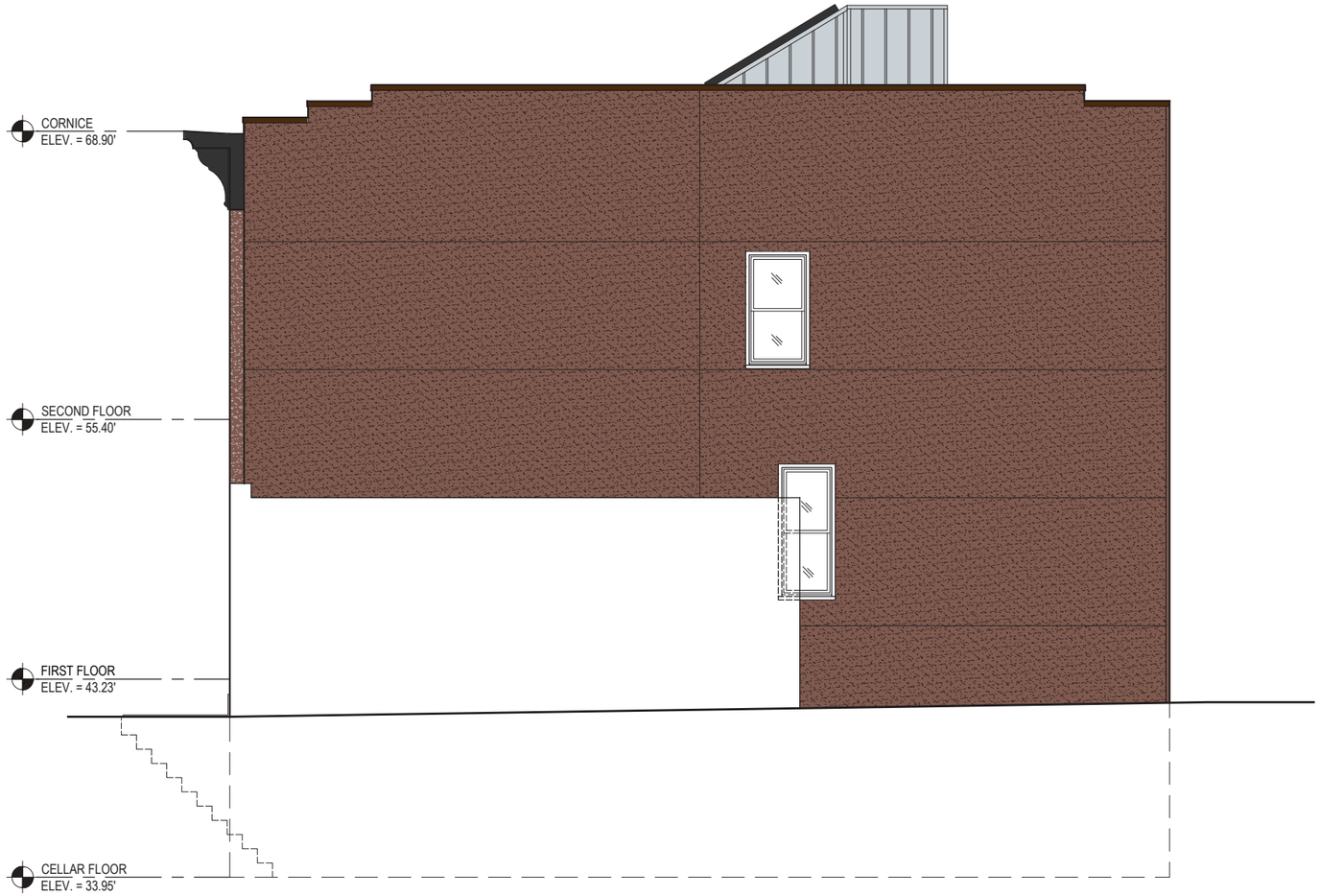
Bulkhead Color:
Slate Grey Satin Finish - Powder Coated Aluminum -
Reflectivity Of 38% by Pac-Clad

Wood Paneling Color:
Black: bHC-190
by Benjamin Moore

Aluminum Coping:
Brown
by Metal-Era

John H. Hatheway Jr.
ARCHITECT

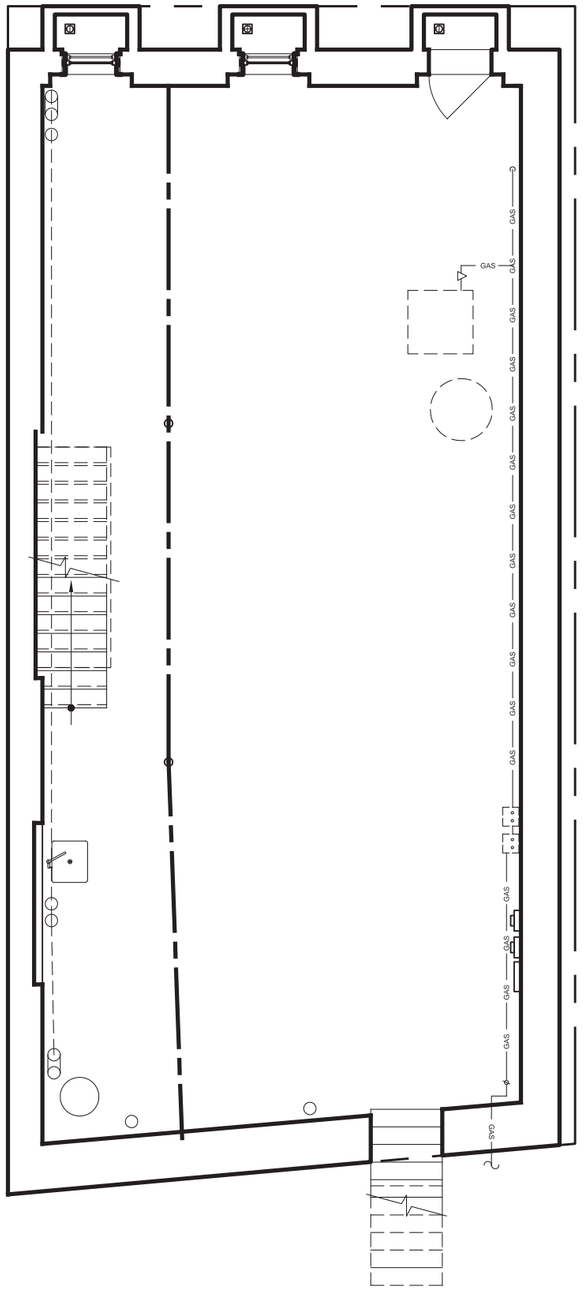
EAST ELEVATION - PROPOSED



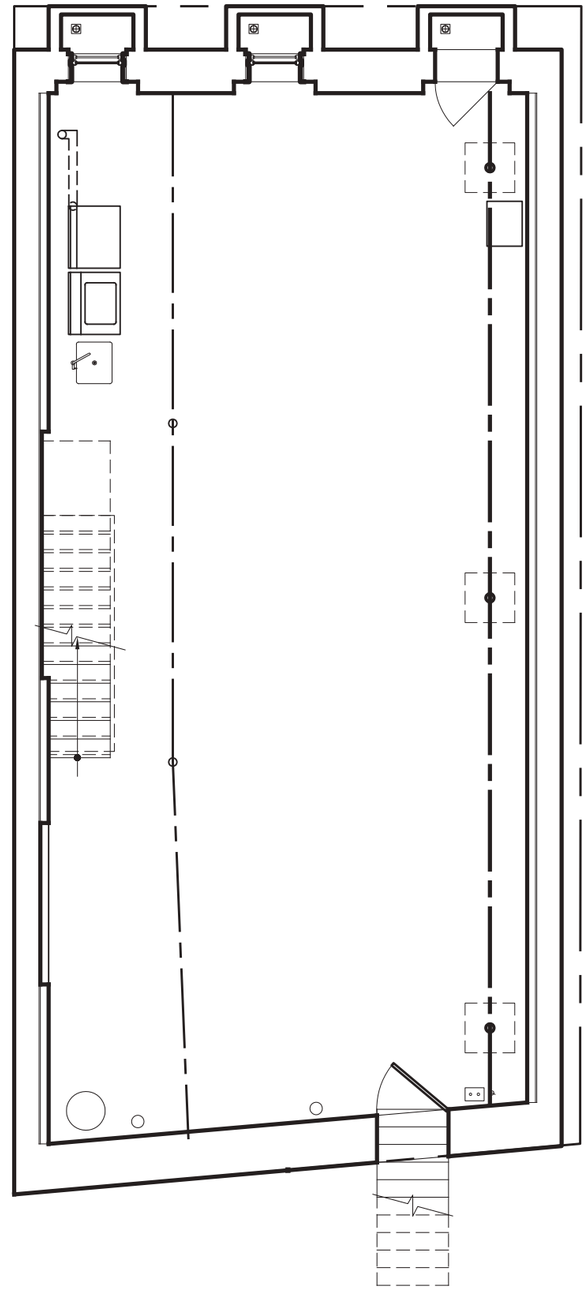
NORTH ELEVATION - PROPOSED

Existing / Removal and Proposed Floor Plans

John H. Hatheway Jr.
ARCHITECT



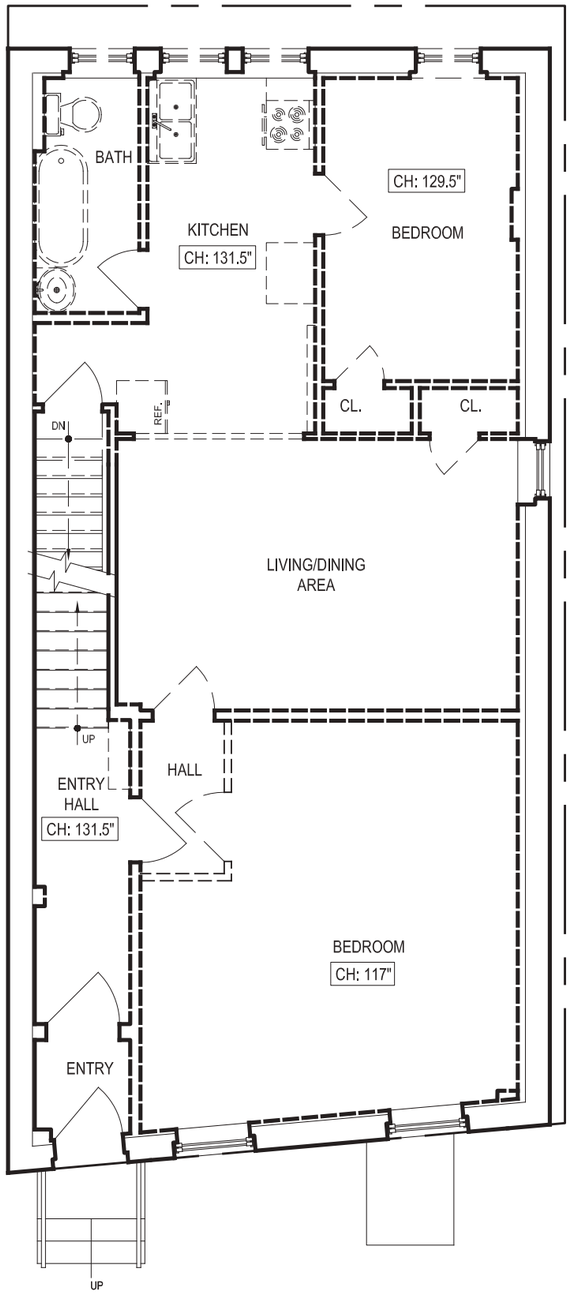
EXISTING / REMOVAL CELLAR PLAN | N.T.S.



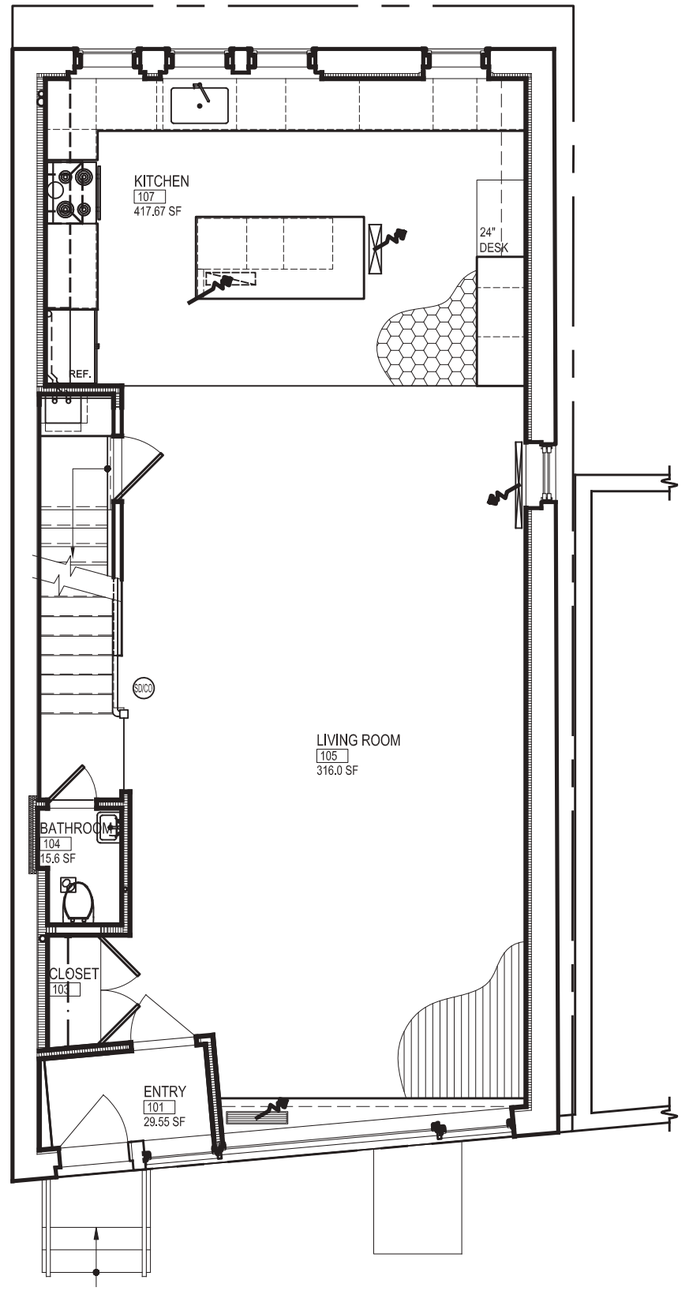
PROPOSED CELLAR PLAN | N.T.S.

Existing / Removal and Proposed Floor Plans

John H. Hatheway Jr.
ARCHITECT



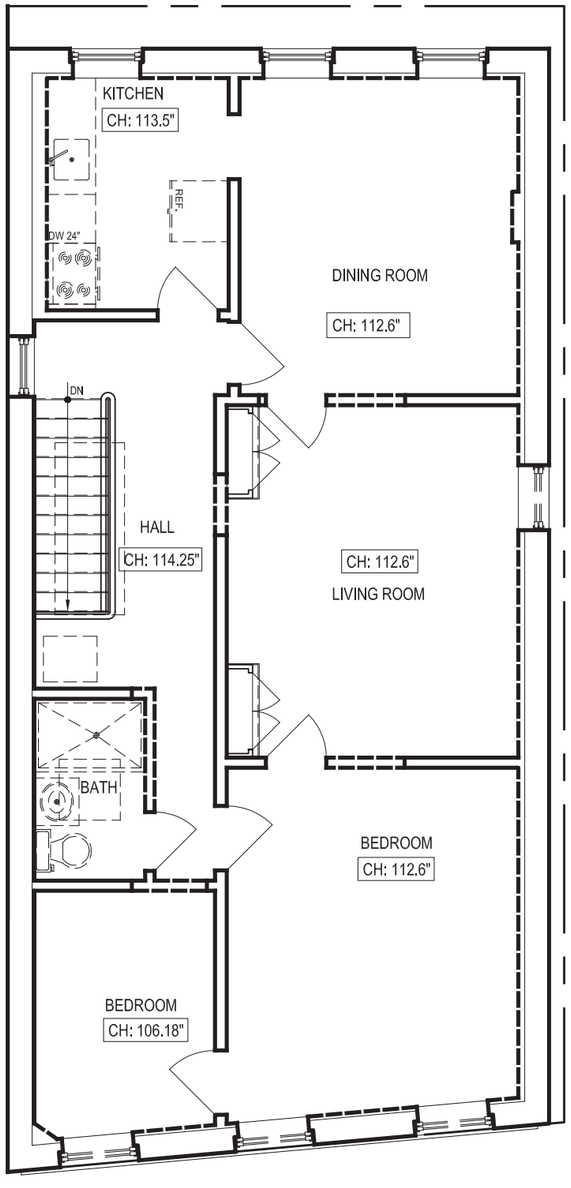
EXISTING / REMOVAL FIRST FLOOR PLAN | N.T.S.



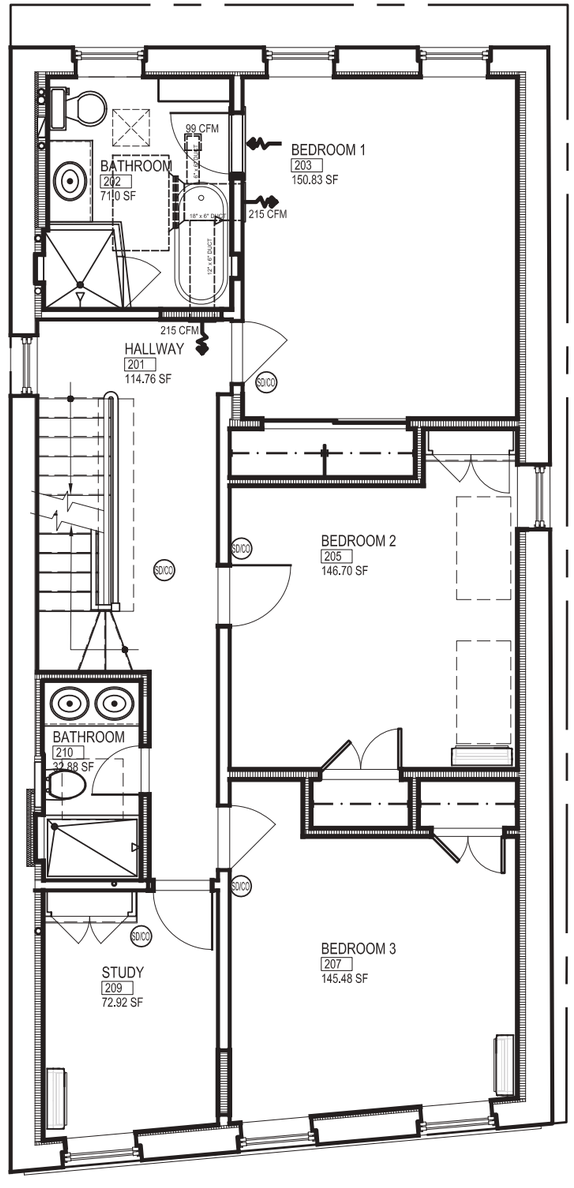
PROPOSED FIRST FLOOR PLAN | N.T.S.

Existing / Removal and Proposed Floor Plans

John H. Hatheway Jr.
ARCHITECT



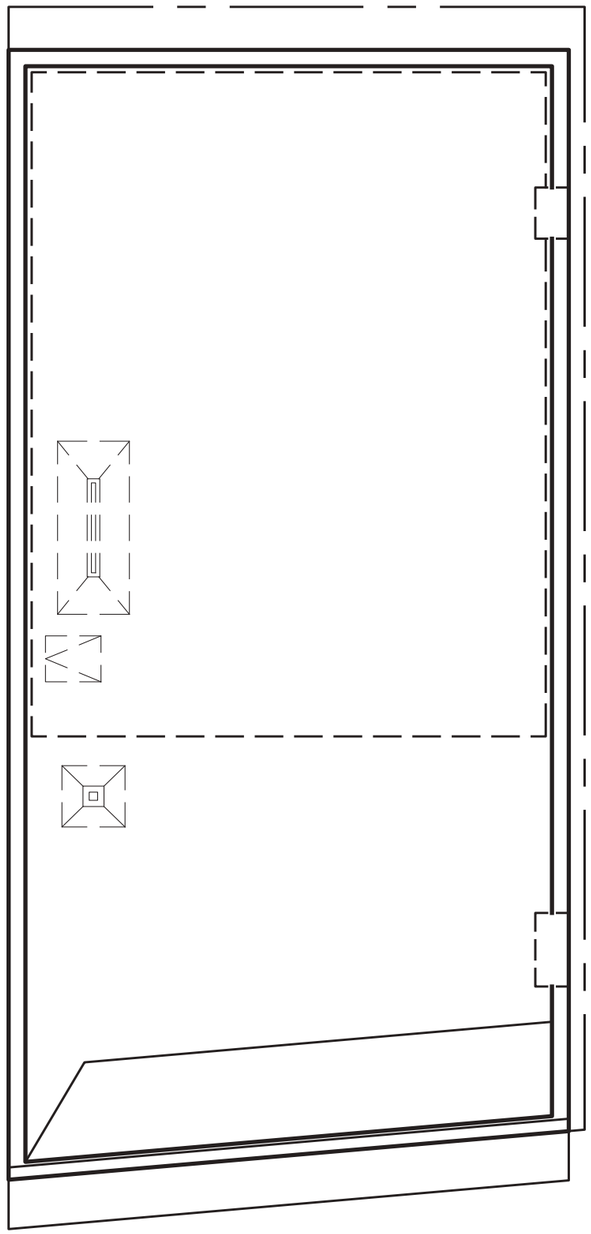
EXISTING / REMOVAL SECOND FLOOR PLAN | N.T.S.



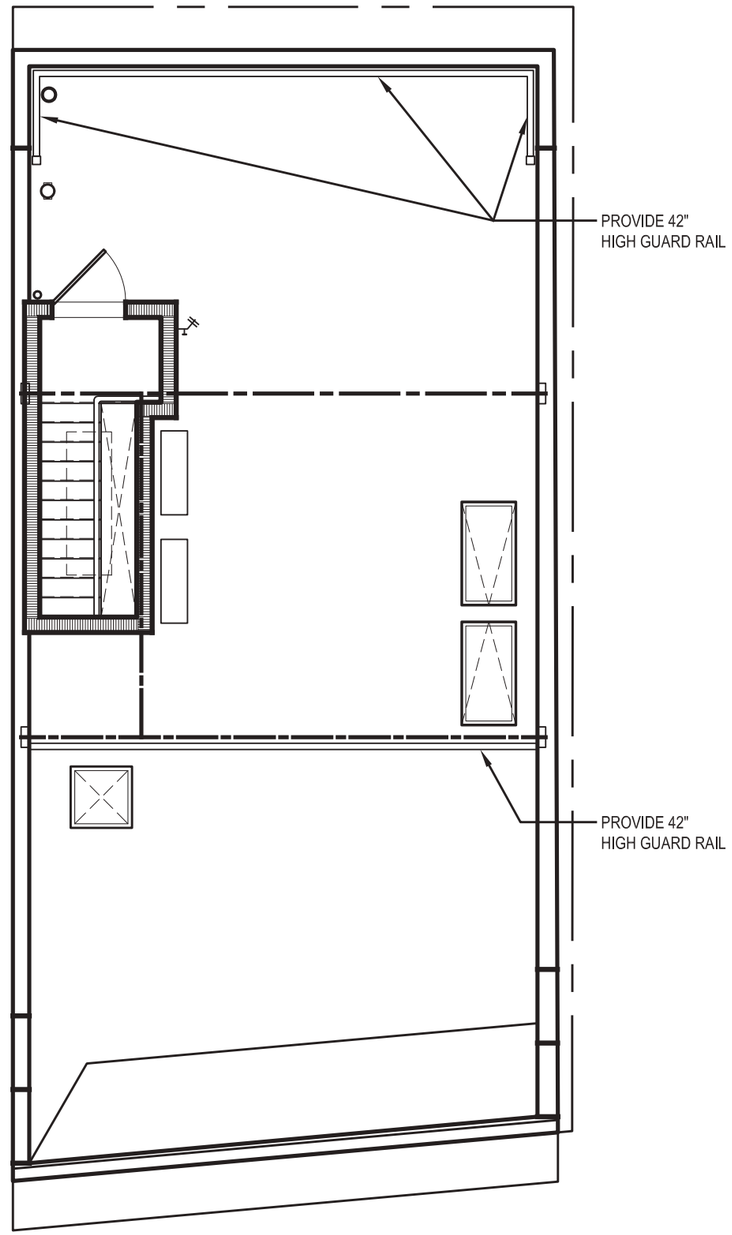
PROPOSED SECOND FLOOR PLAN | N.T.S.

Existing / Removal and Proposed Floor Plans

John H. Hatheway Jr.
ARCHITECT



EXISTING / REMOVAL ROOF PLAN | N.T.S.



PROPOSED ROOF PLAN | N.T.S.

356 Hoyt Street, Brooklyn

John H. Hatheway Jr.
ARCHITECT

Landmarks Preservation Commission

August 2nd, 2022
Public Hearing

The current proposal is:

Preservation Department – Item 3, LPC-22-09843

356 Hoyt Street – Carroll Gardens Historic District

Borough of Brooklyn

To Testify Please Join Zoom

Webinar ID: 818 0264 1321
Passcode: 521409
By Phone: 1 646-558-8656 US (New York)
877-853-5257 (Toll free) US
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Note: If you want to testify 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.