

February 27, 2024
Public Hearing

The current proposal is:

Preservation Department – Item 5, LPC-24-04607

487 Henry Street – Cobble Hill Historic District
Borough of Brooklyn

To testify virtually, please join Zoom

Webinar ID: 827 9697 0950

Passcode: 116544

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 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.

487 HENRY STREET

PROPOSED NEW BULKHEAD AND REAR ADDITION



Existing Conditions Image of Site from Street

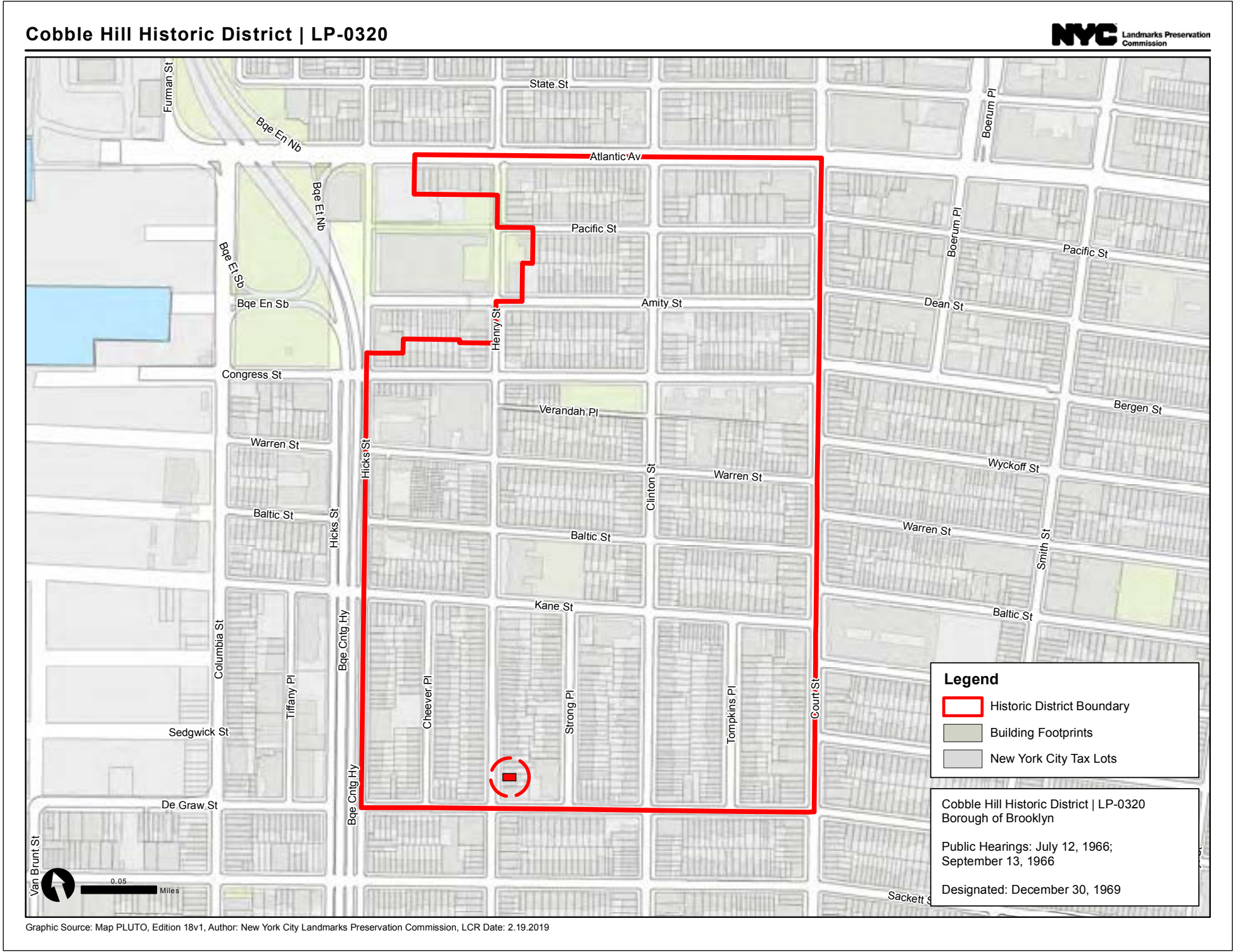


Render of Proposed Front Elevation



Render of Proposed Rear Elevation

487 HENRY STREET: LOCATION



Existing Conditions Image of Site from Street



Site Location

487 HENRY STREET: LOCATION



View from across the street

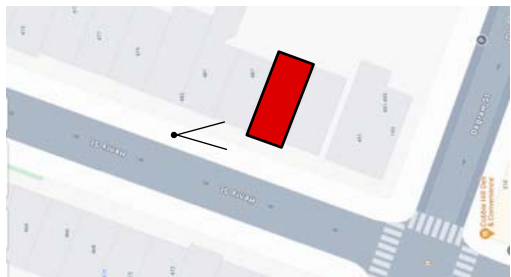
487 HENRY STREET: EXISTING CONDITIONS



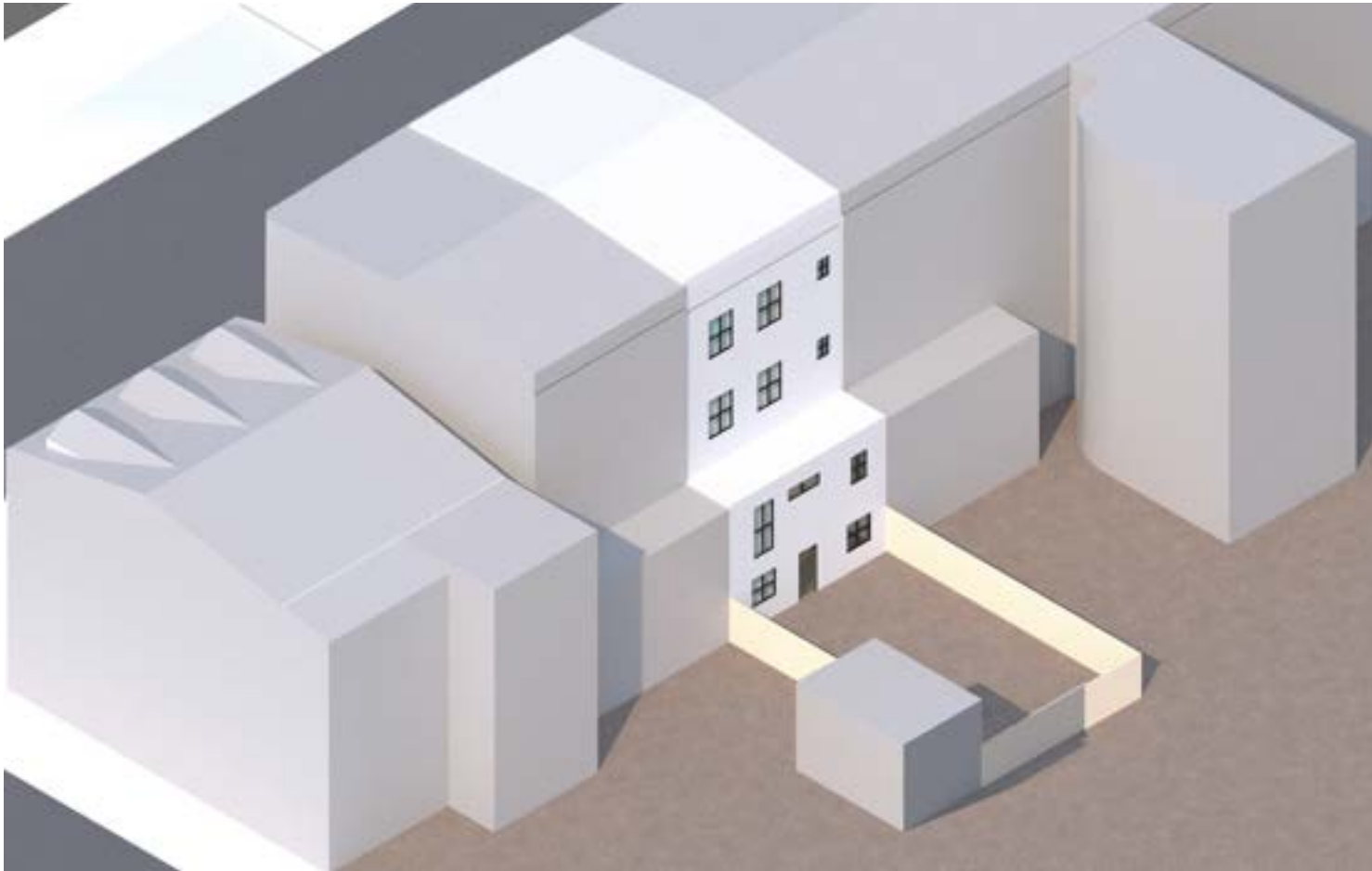
Existing Conditions of front facade



Existing Conditions of rear facade



487 HENRY STREET: PROPOSED CONDITION RENDERINGS - AERIAL VIEW

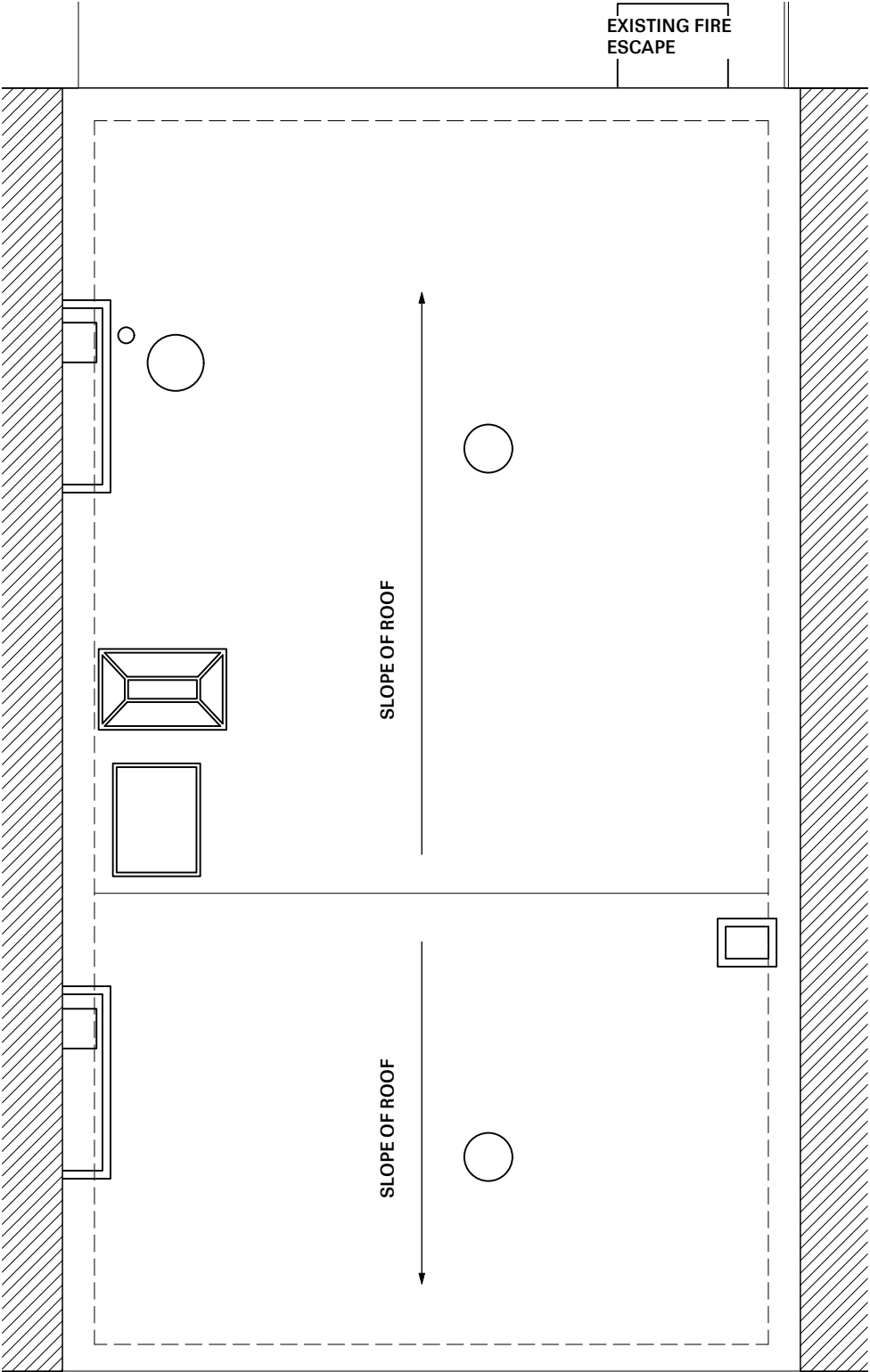


Existing - aerial view

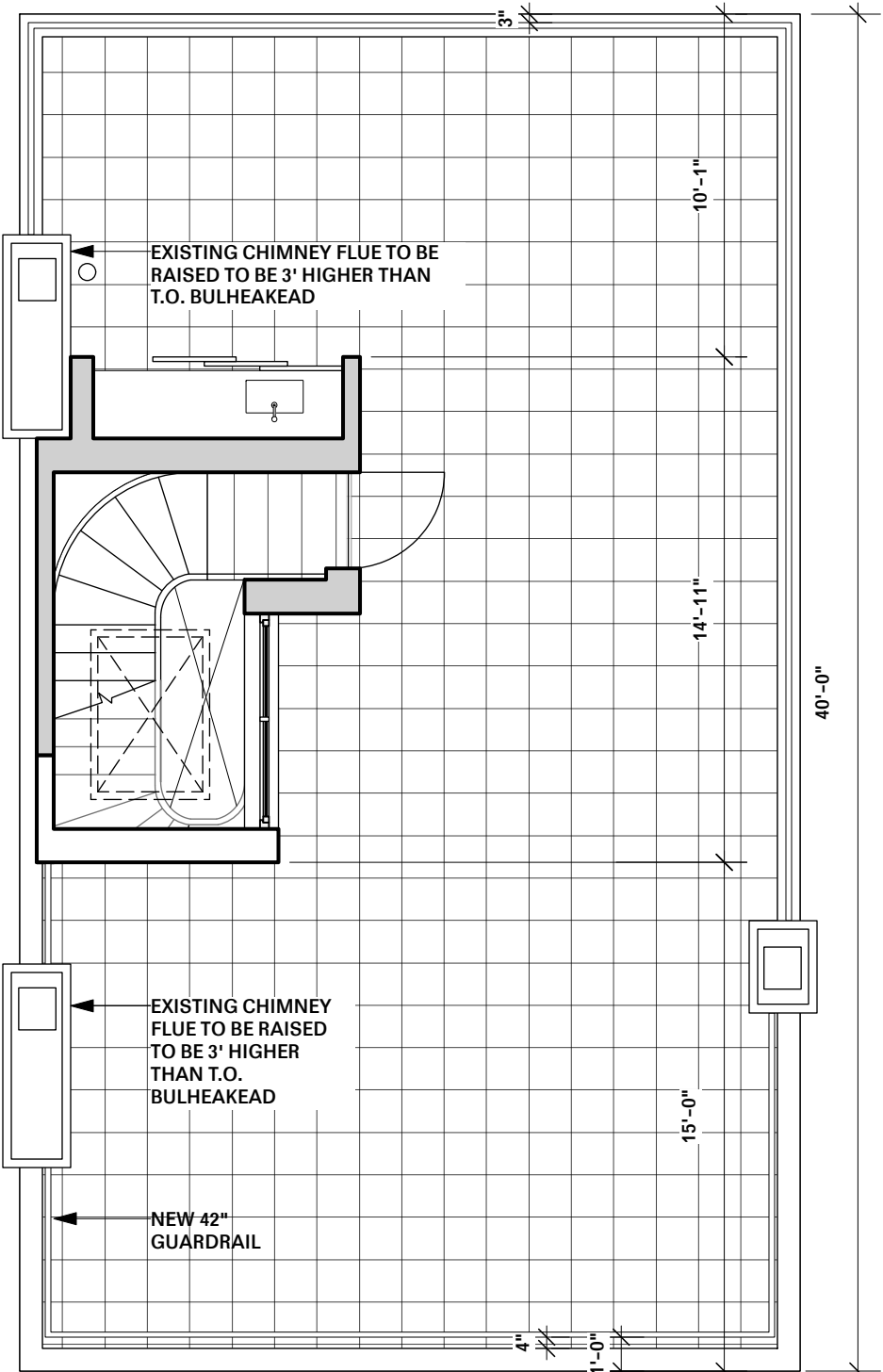


Proposed work - aerial view

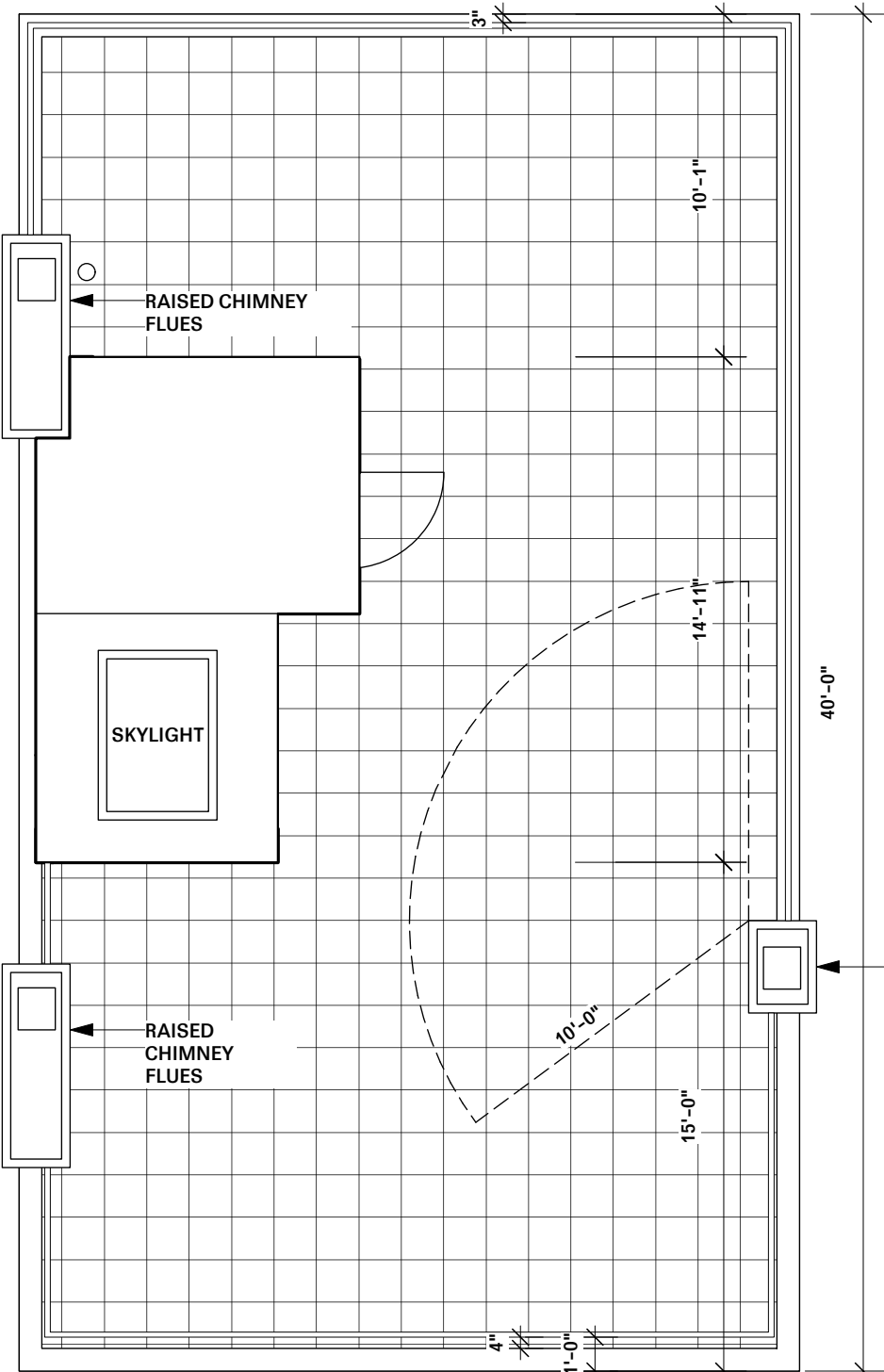
487 HENRY STREET: ROOF PLANS



1 EXISTING ROOF PLAN
3/16" = 1'-0"

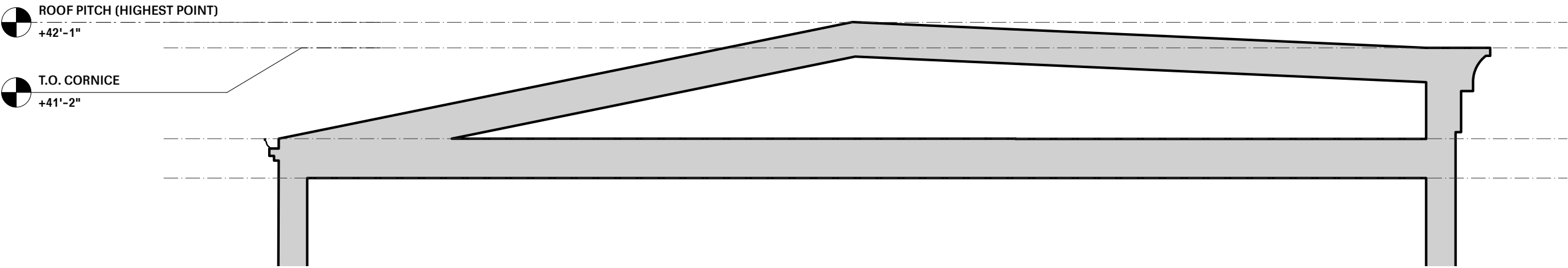


2 PROPOSED ROOF PLAN
3/16" = 1'-0"

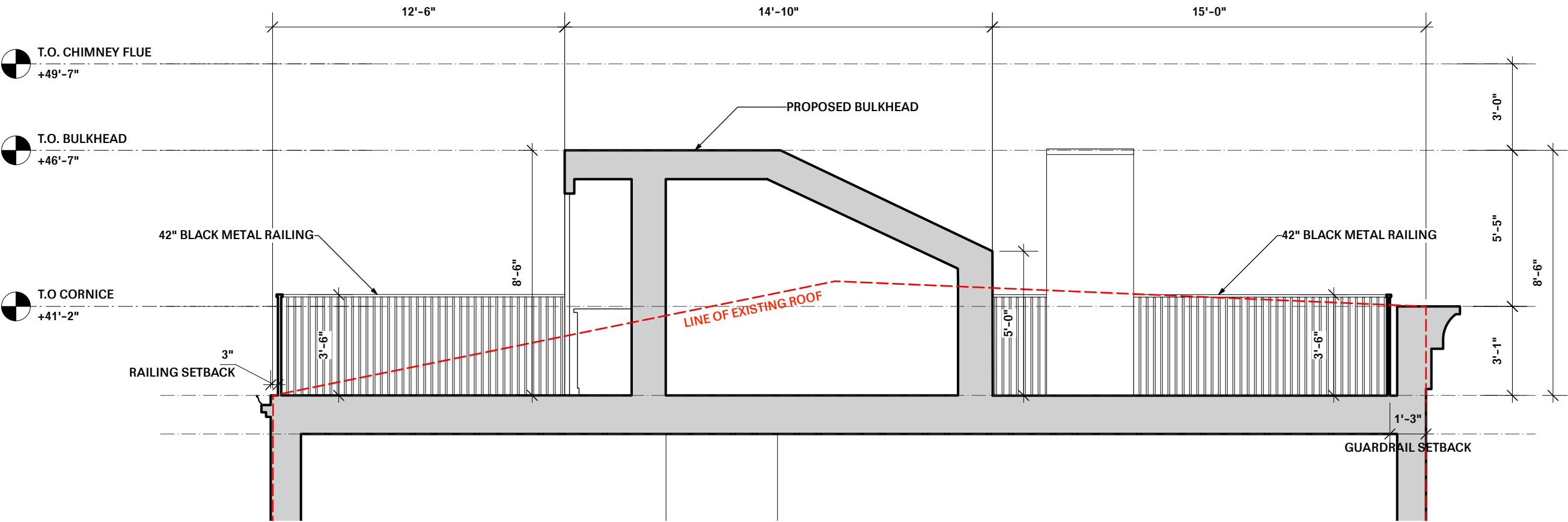


3 PROPOSED ROOF PLAN
3/16" = 1'-0"

487 HENRY STREET: ROOF SECTION

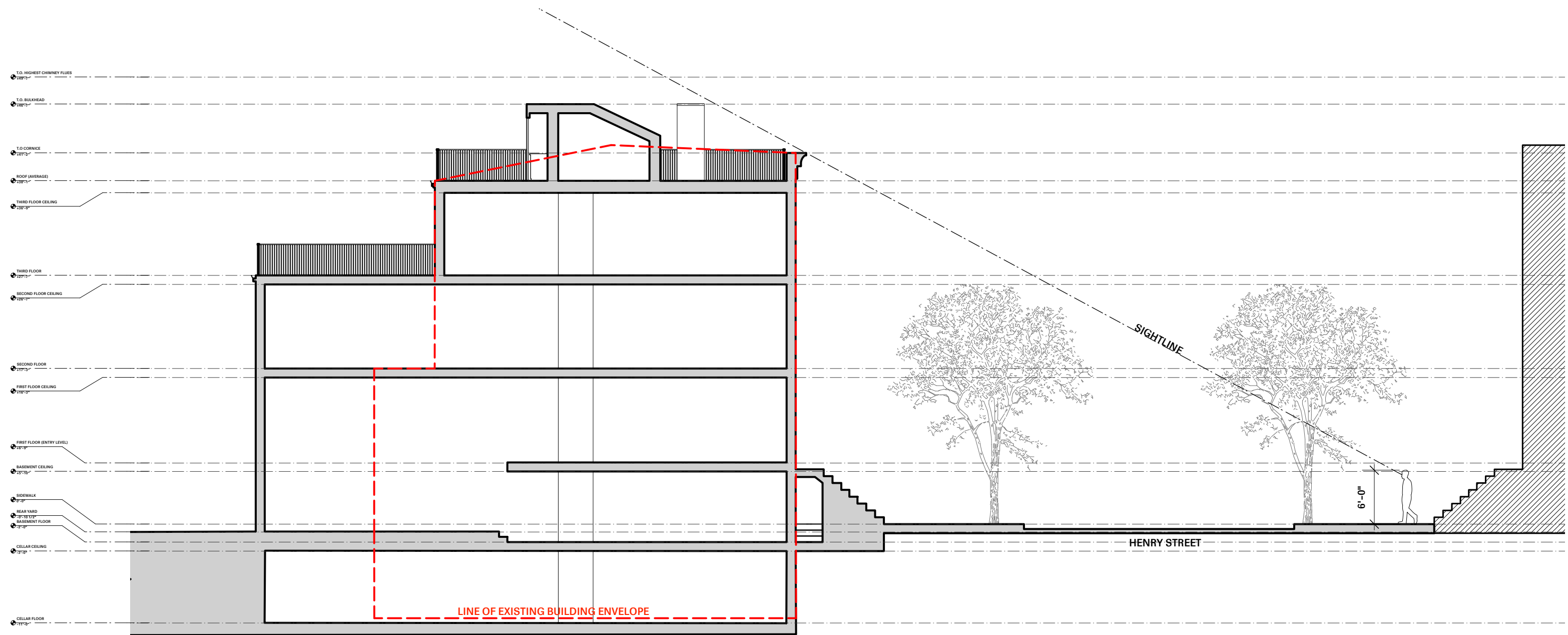


1 EXISTING ROOF SECTION
1/4" = 1'-0"



2 PROPOSED ROOF SECTION
1/4" = 1'-0"

487 HENRY STREET: PROPOSED BUILDING SECTION



1 EAST-WEST BUILDING SECTION
3/32" = 1'-0"

487 HENRY STREET: ROOF MOCK UP IMAGES

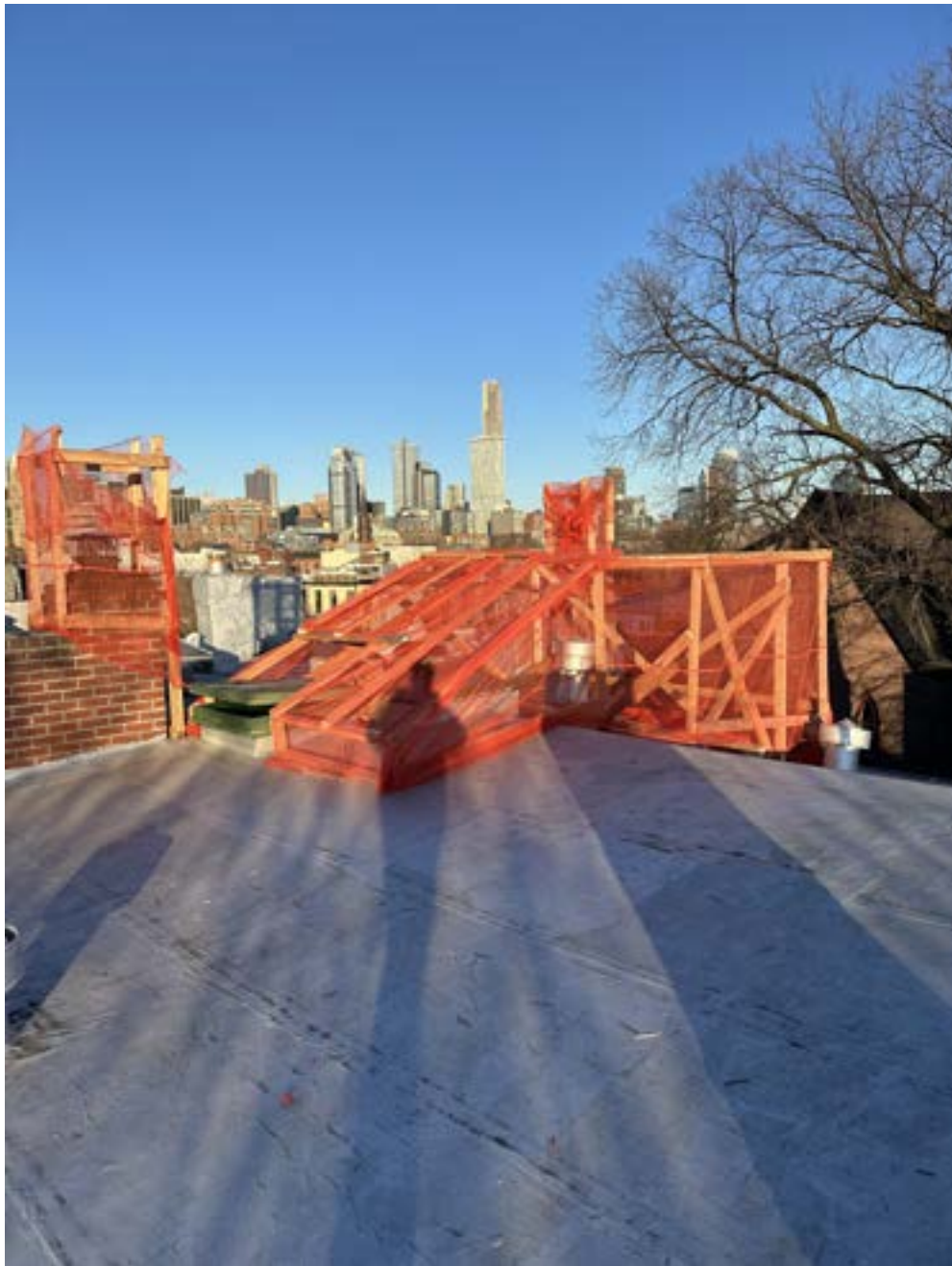


Photo of bulkhead and chimney mock-ups from roof



Photo of bulkhead and chimney mock-ups from roof

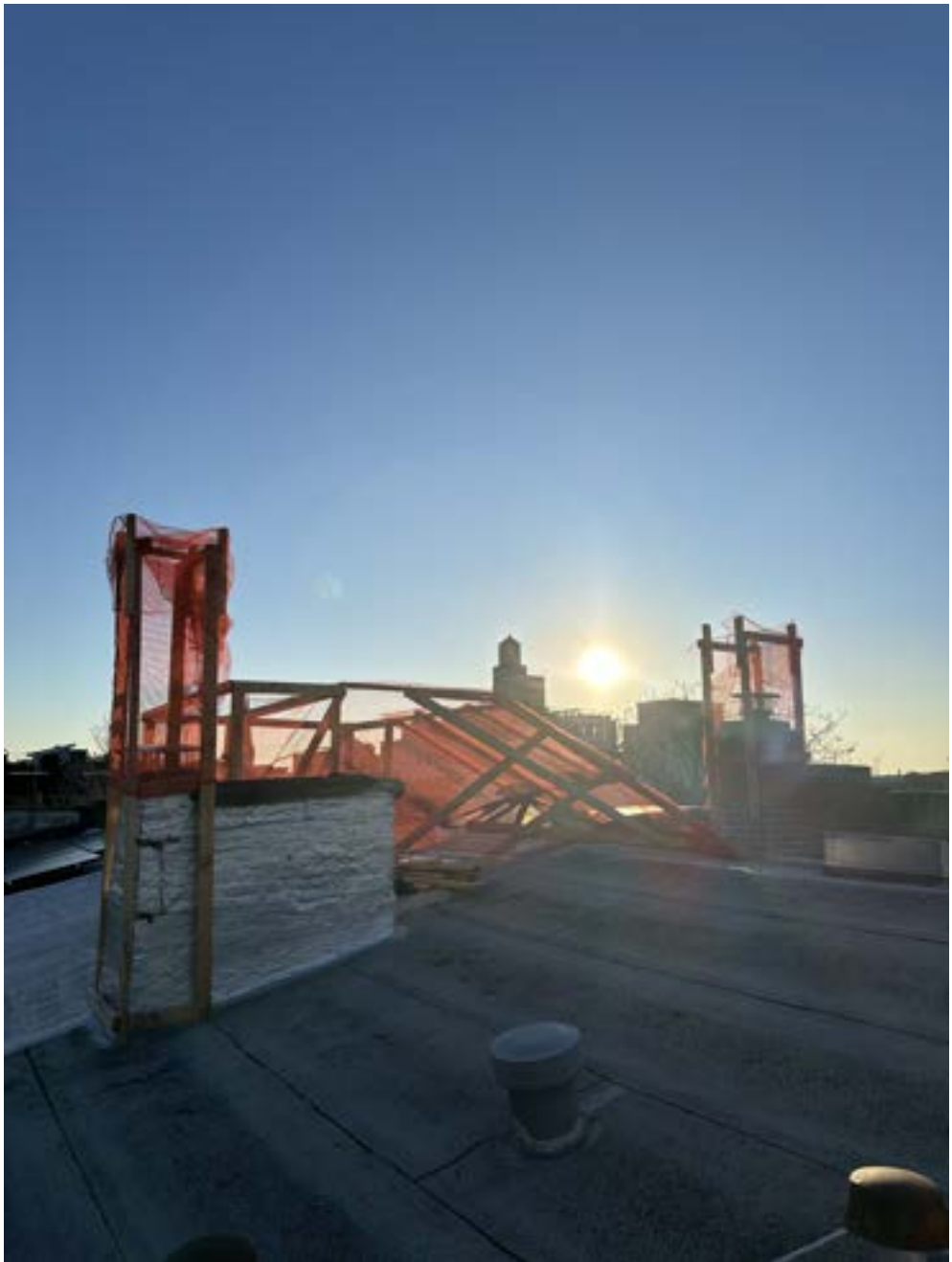


Photo of bulkhead and chimney mock-ups from roof

487 HENRY STREET: ROOF MOCK UP IMAGES FROM STREET



Photo of roof mock-up from Henry Street



Photo of roof mock-up from Henry Street



Photo of roof mock-up from Henry Street

487 HENRY STREET: ROOF MOCK UP IMAGES FROM STREET



Photo of roof mock-up from corner of Henry Street and Degraw Street

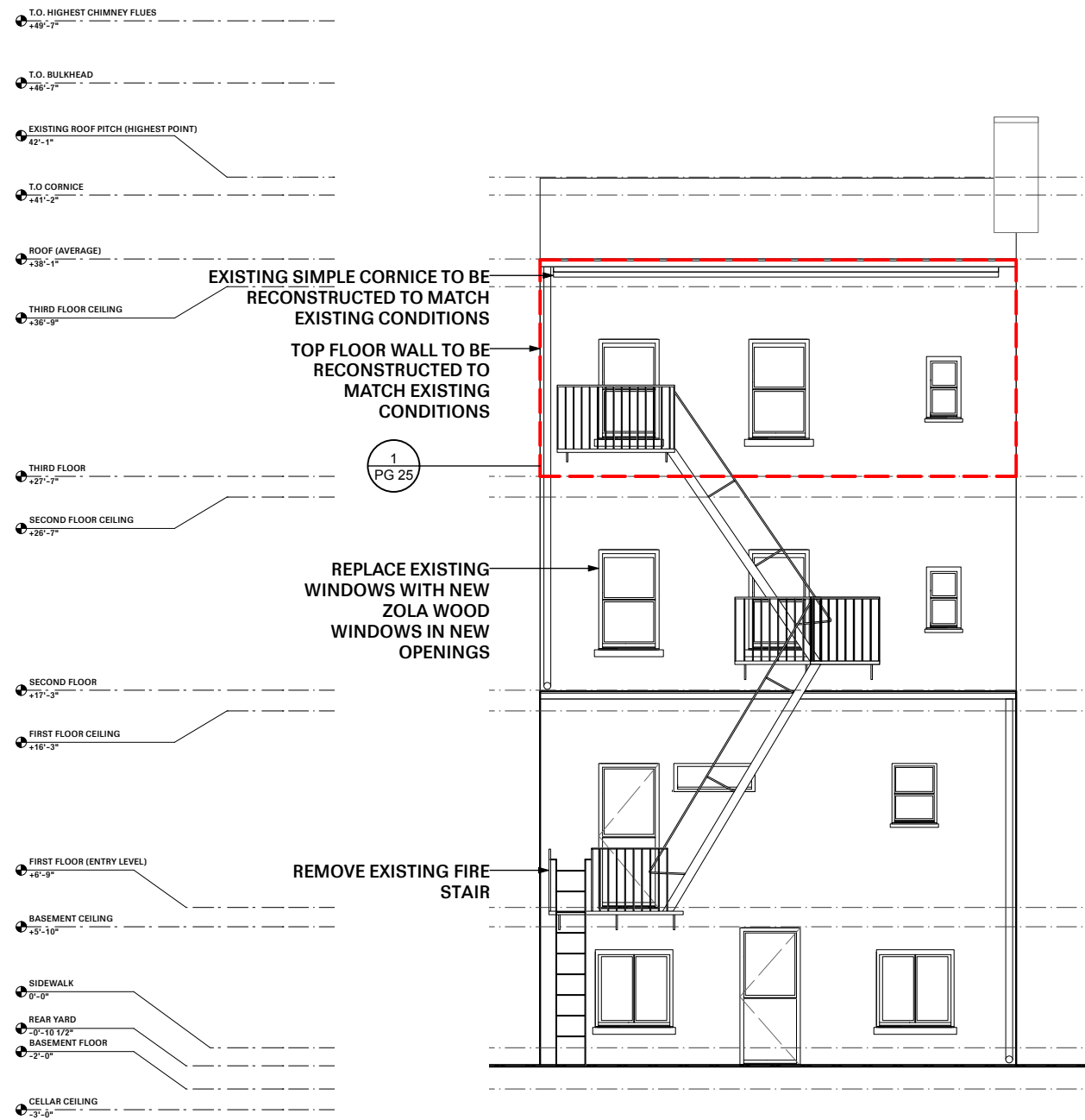


Photo of roof mock-up from Degraw Street

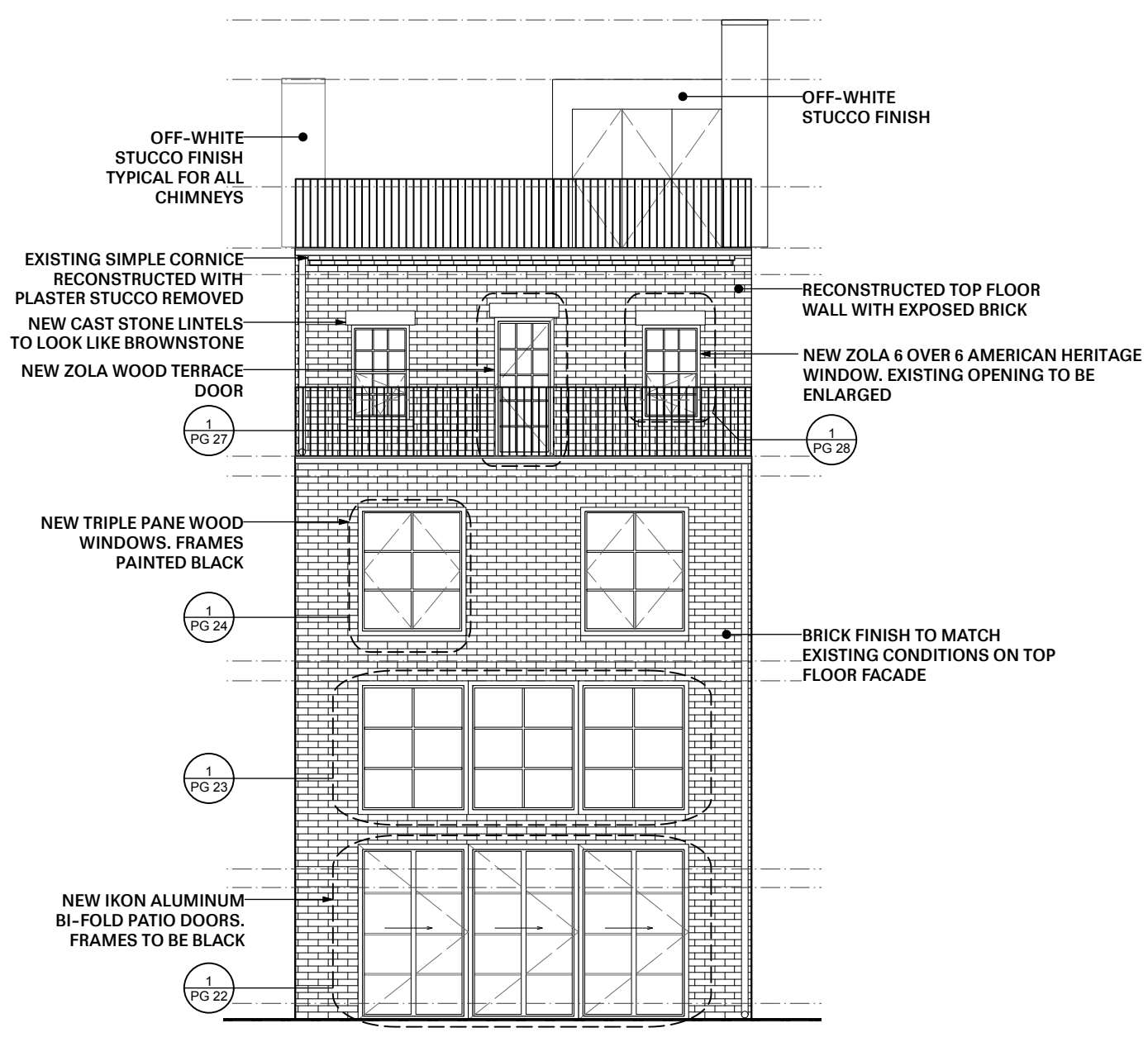


Photo of roof mock-up from Degraw Street

487 HENRY STREET: REAR ELEVATION



1 EXISTING REAR ELEVATION
1/8" = 1'-0"



2 PROPOSED REAR ELEVATION
1/8" = 1'-0"

487 HENRY STREET: MATERIAL PALETTE



Bluestone



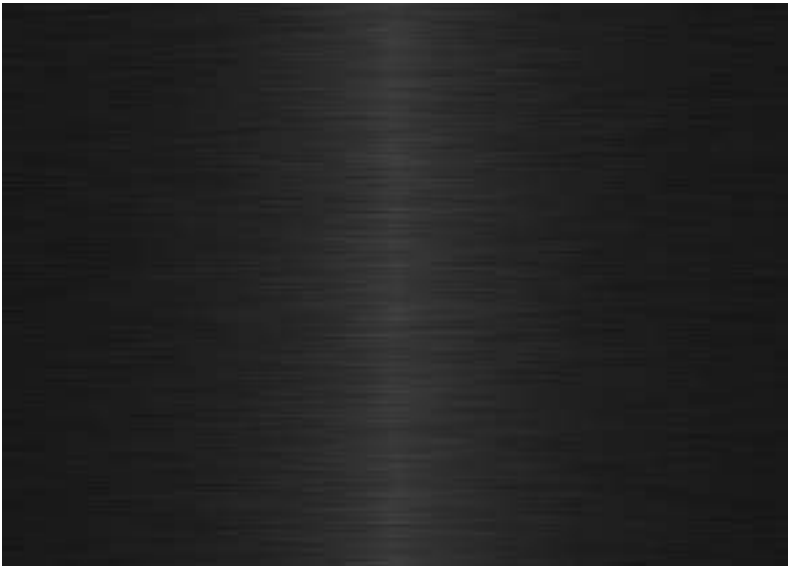
Cedar Wood



Brownstone Stucco and Cast Stone

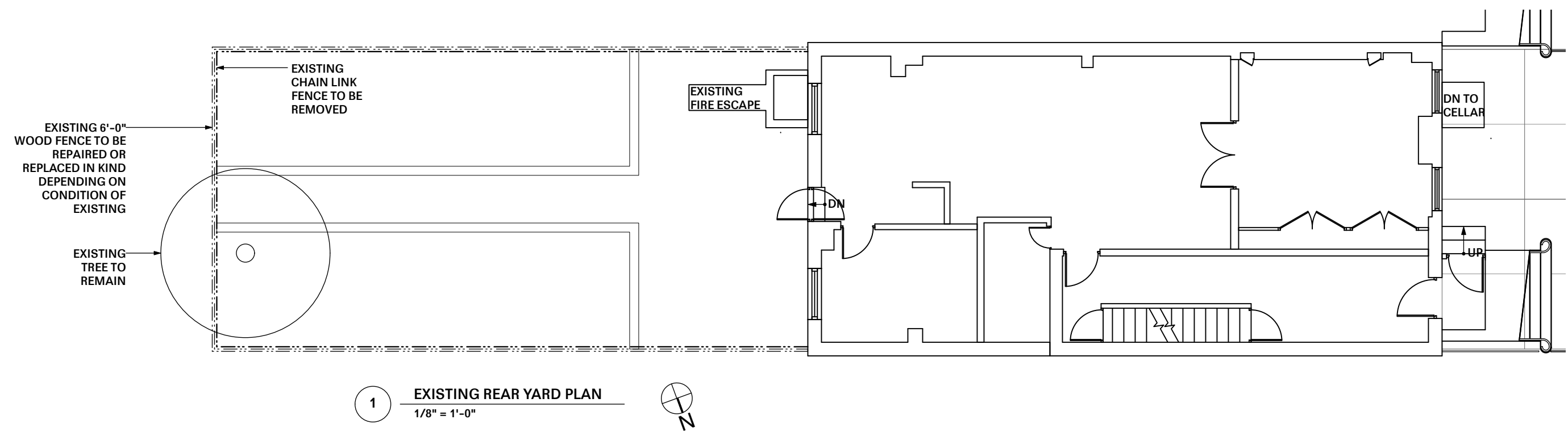
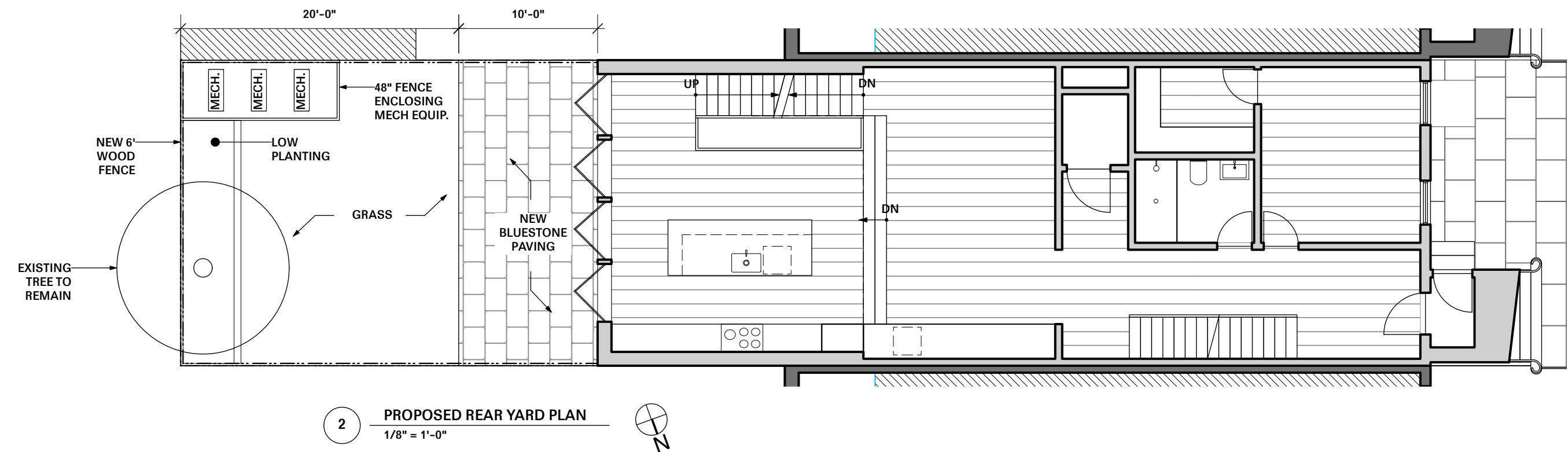


Red brickwith 3/8" buttered mortar joints
Red Smooth - Glen-Gery with Merkrete
mortar in the color *Bone*

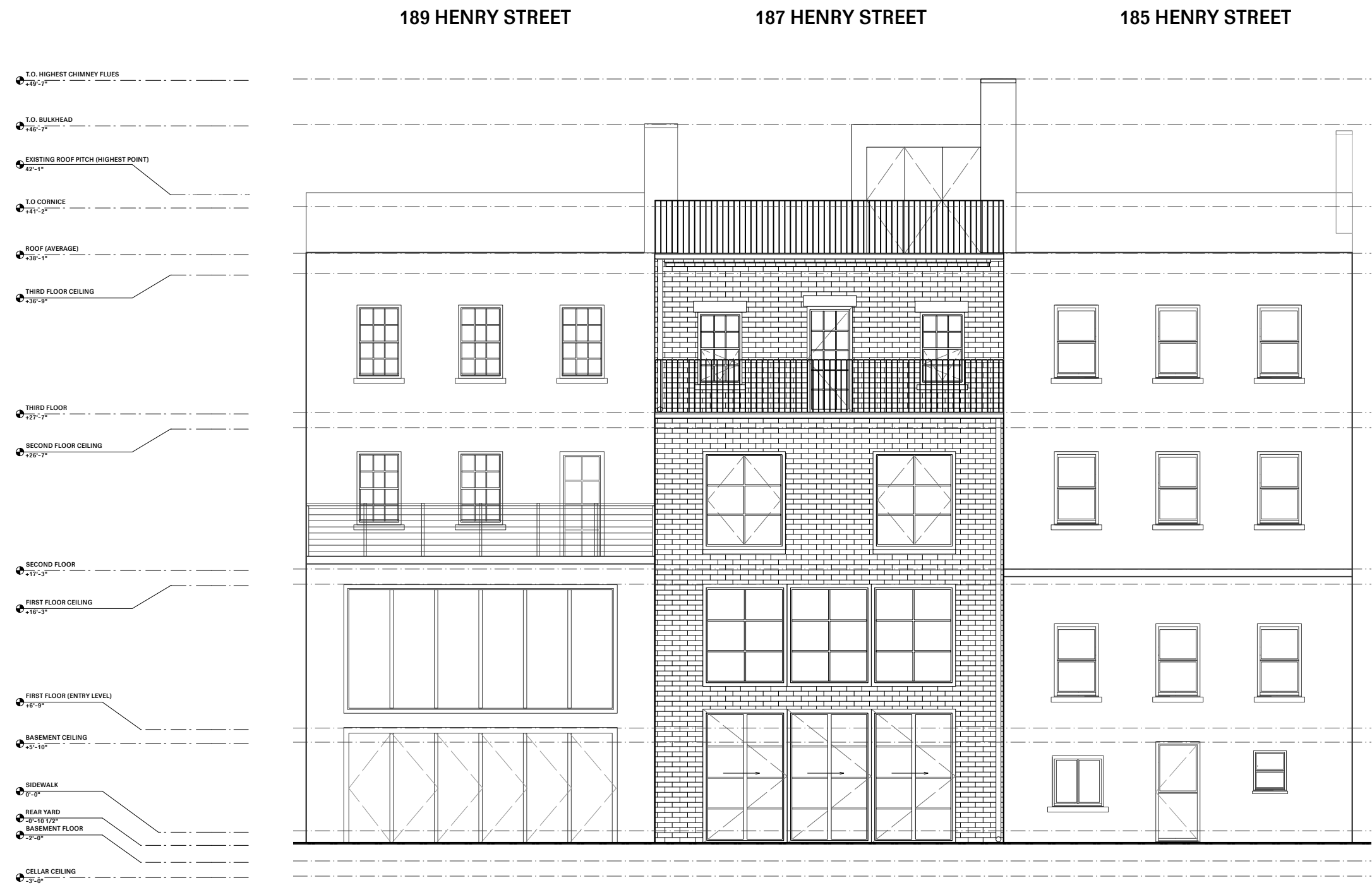


Black steel (railings)

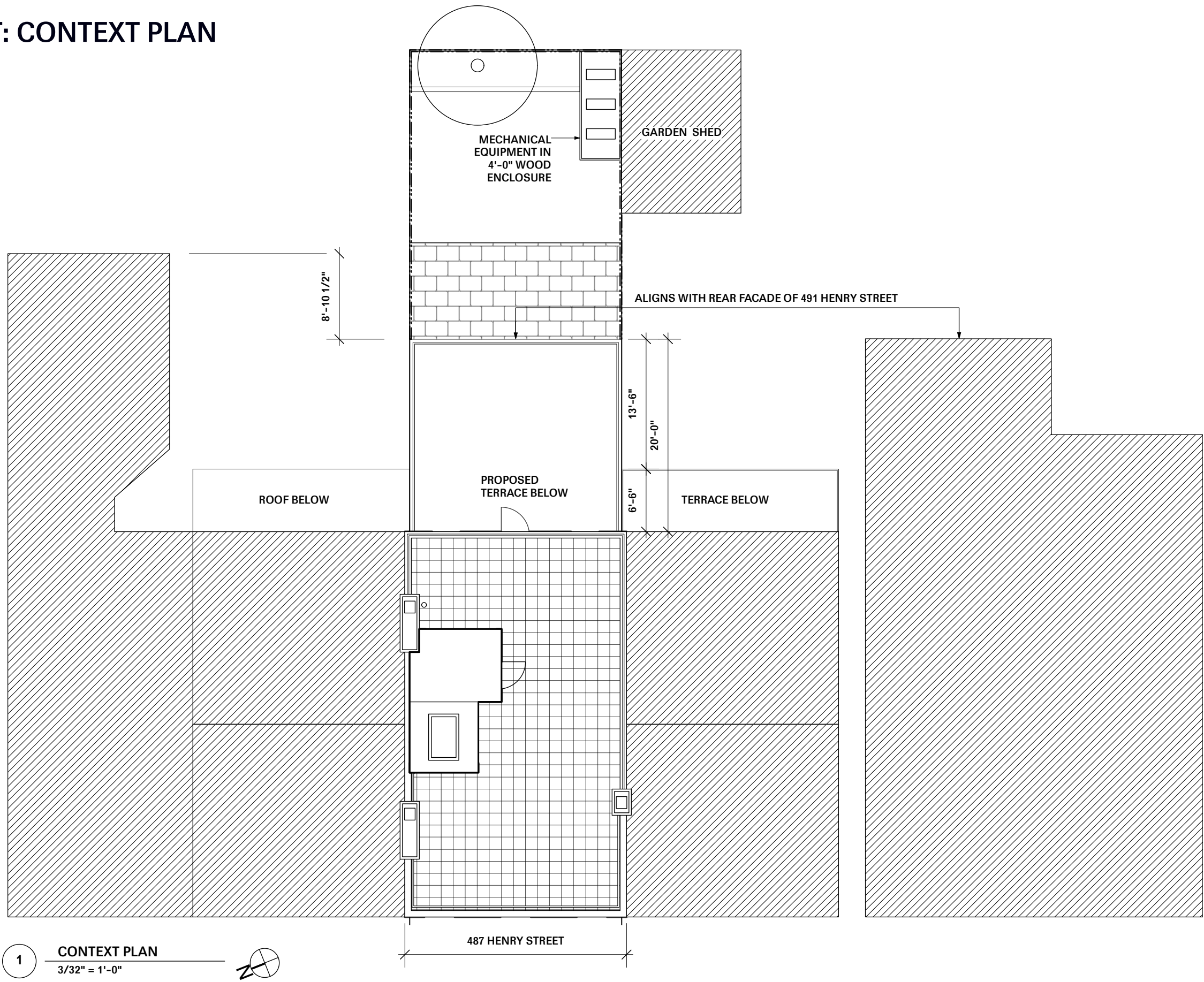
487 HENRY STREET: EXISTING AND PROPOSED REAR YARD CONDITIONS



487 HENRY STREET: REAR ELEVATION WITH CONTEXT



487 HENRY STREET: CONTEXT PLAN



1 CONTEXT PLAN
3/32" = 1'-0"

487 HENRY STREET: ADJACENT BUILDINGS CONTEXT IMAGES



Photo of rear facades for 489 and 491 Henry Street from rear yard at 487 Henry Street



Photo of rear facade for 489 Henry Street



Photo of rear facade for 485 & 483 Henry Street from the rear yard of 489 Henry Street

487 HENRY STREET: CONTEXT IMAGES



Photo of rear facades to the North East of 487 Henry Street from roof



Photo of rear facades to the North East of 487 Henry Street from roof



Photo of rear facades to the North of 487 Henry Street from roof

487 HENRY STREET: PROPOSED BLOCK PLAN SHOWING BULKHEADS AND REAR ADDITIONS



BUILDING HEIGHT INDEX

- (3 STORY + BASEMENT)
- (2 STORY + BASEMENT)
- (1 STORY +BASEMENT)
- (4 STORY + BASEMENT)
- (BASEMENT)
- (BULKHEAD ADDITIONS)

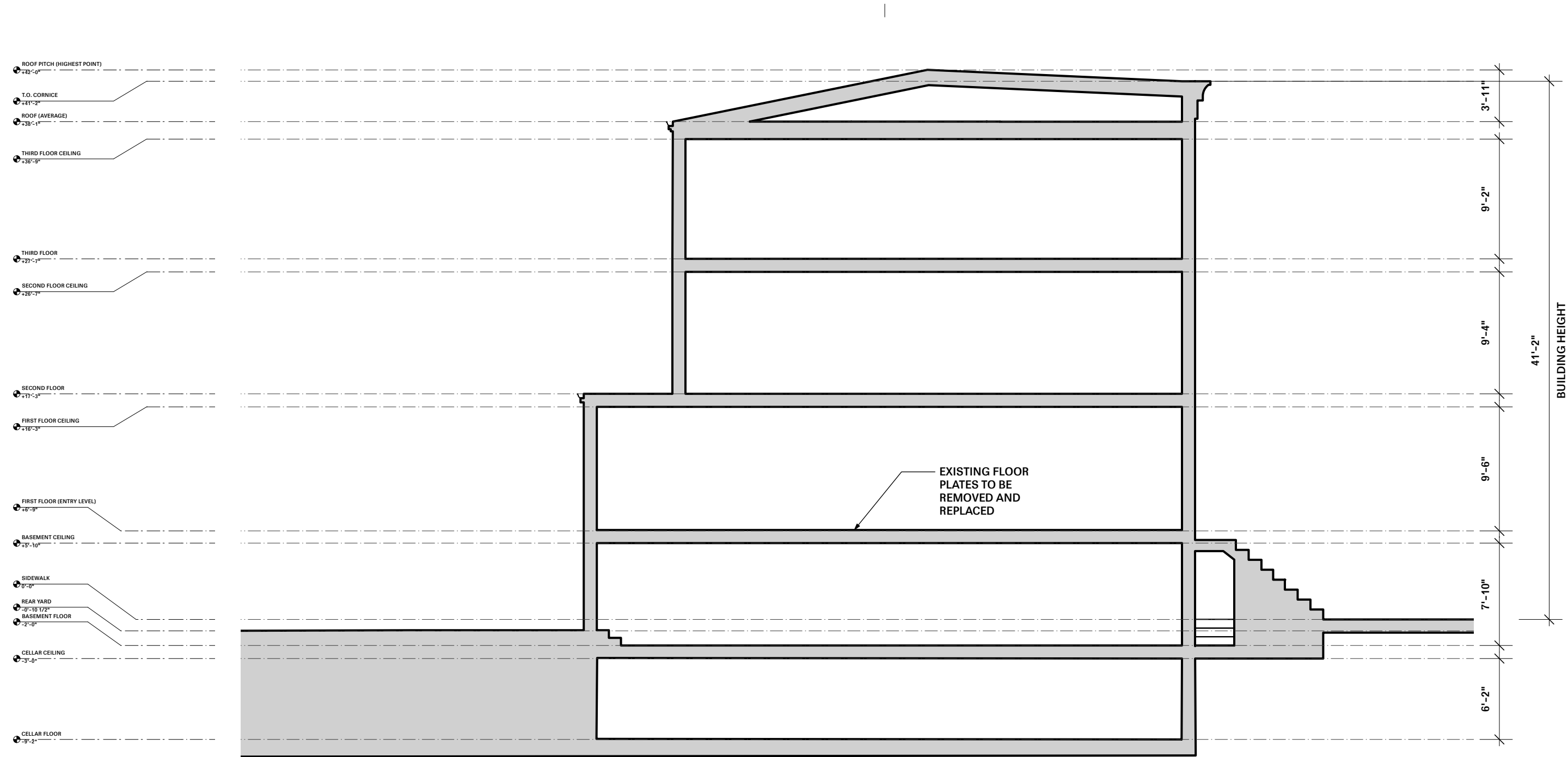
LPC APPROVALS ON BLOCK

- LPC APPROVED

- 441 Henry Street
- 453A Henry Street
- 475 Henry Street
- 435 Henry Street
- 491 Henry Street
- 2-4 Strong Place

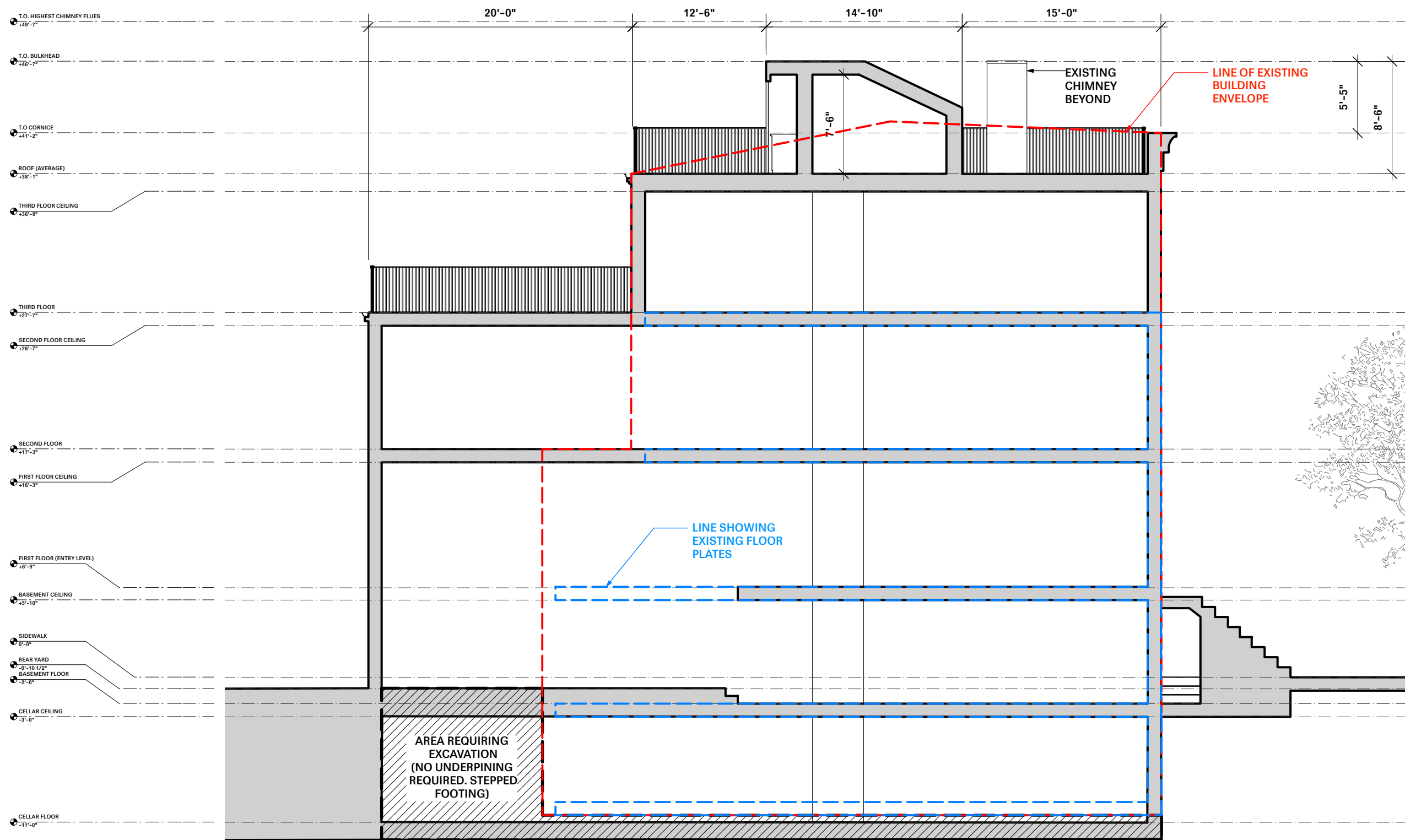


487 HENRY STREET: EXISTING BUILDING SECTION



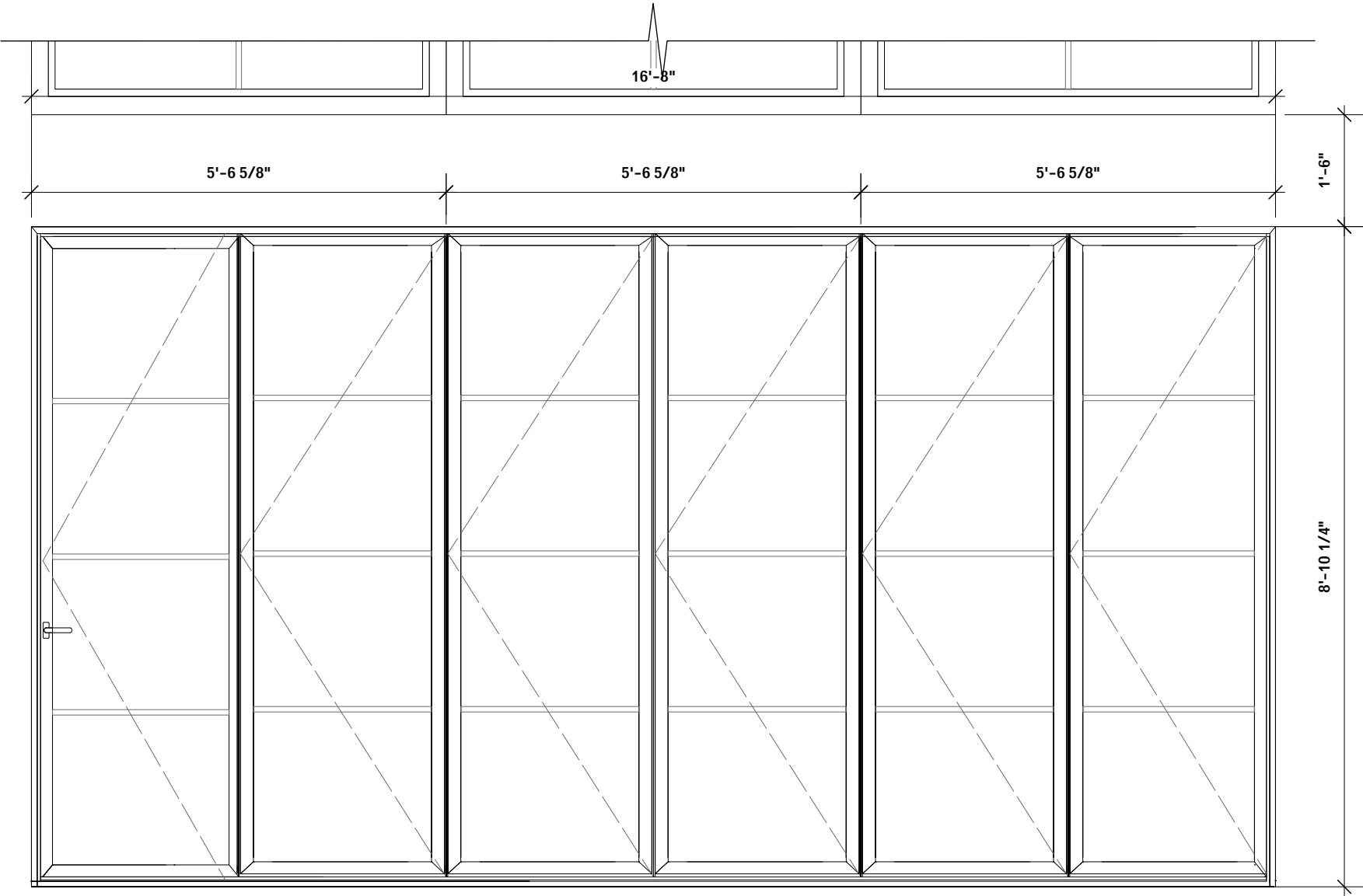
1 EAST-WEST EXISTING BUILDING SECTION
1/8" = 1'-0"

487 HENRY STREET: PROPOSED BUILDING SECTION

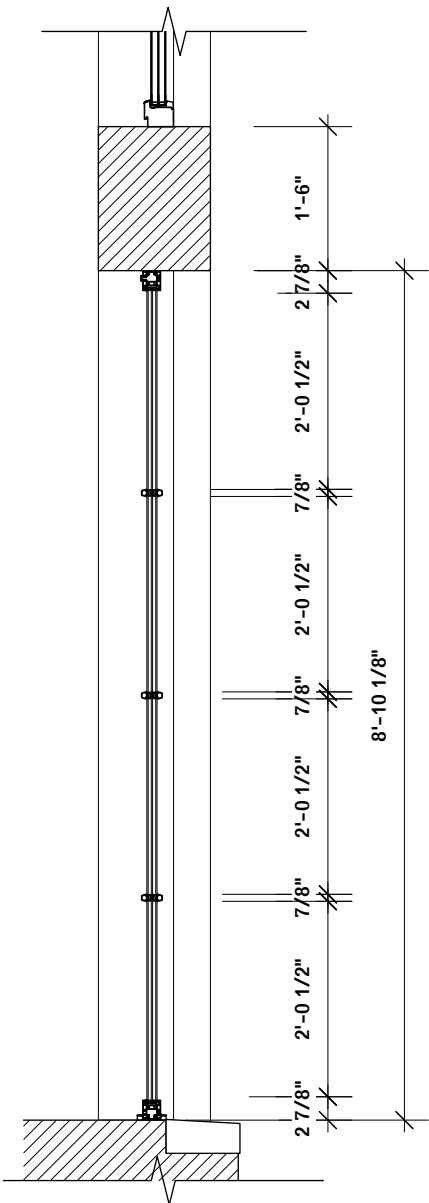


1 EAST-WEST BUILDING SECTION
1/8" = 1'-0"

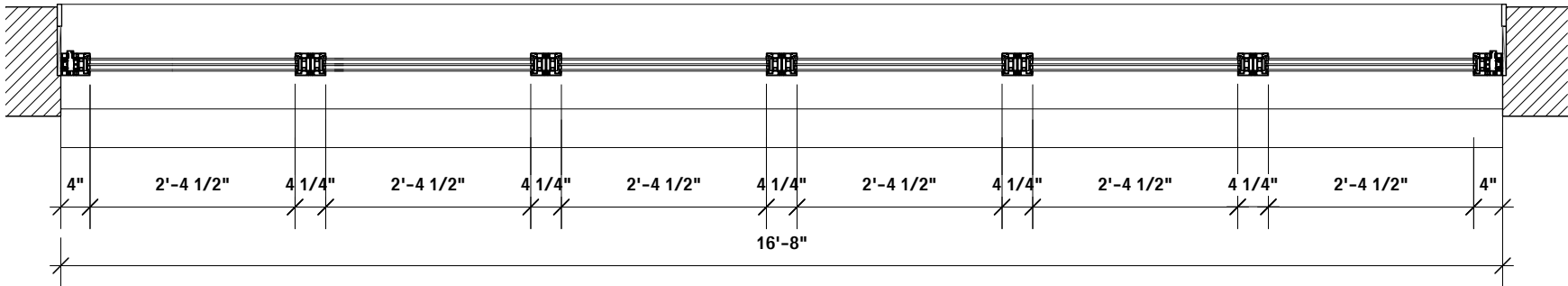
487 HENRY STREET: PATIO DOOR(REAR) DETAILS



1 WINDOW ELEVATION
1/2" = 1'-0"

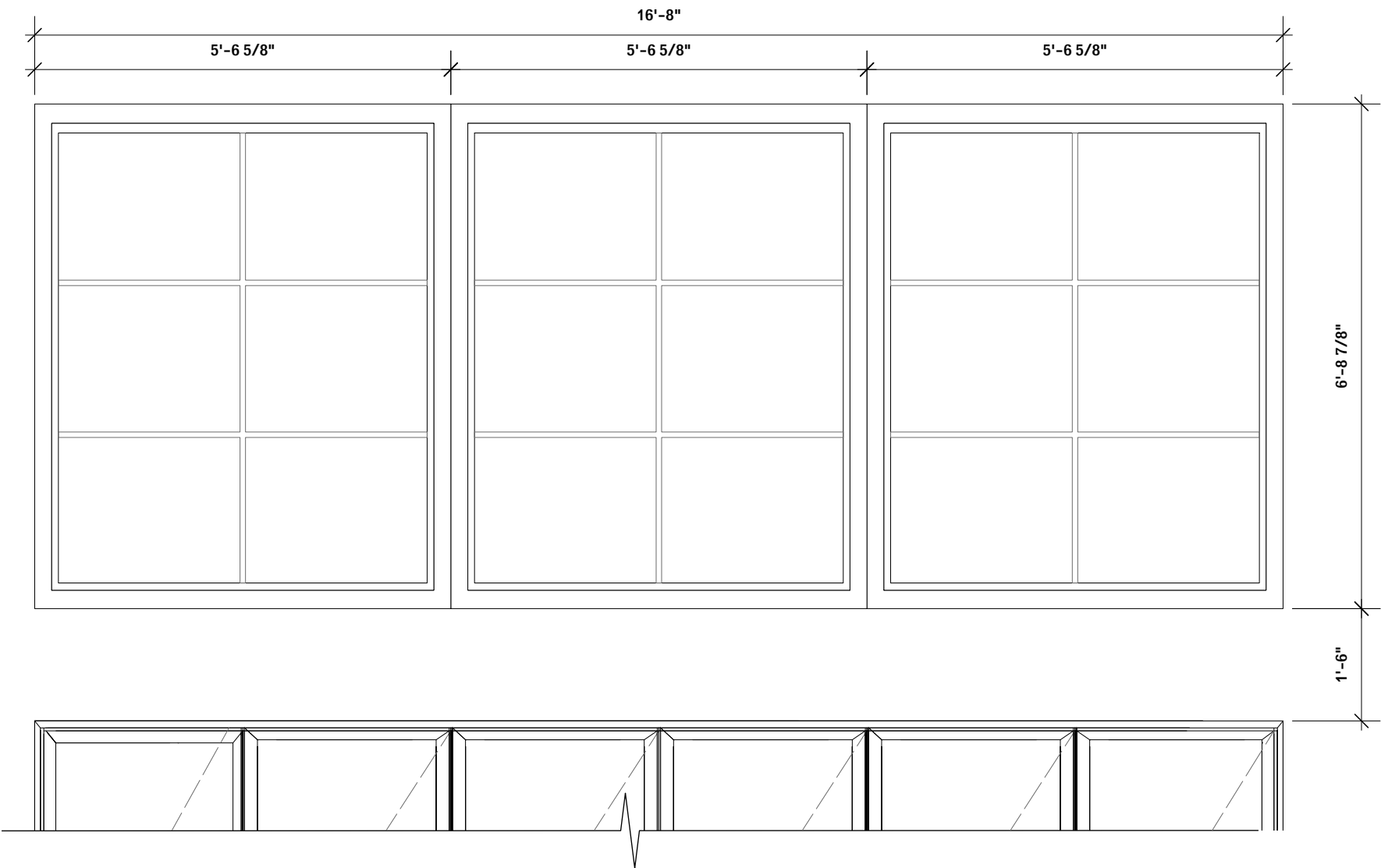


2 WINDOW SECTION
1/2" = 1'-0"

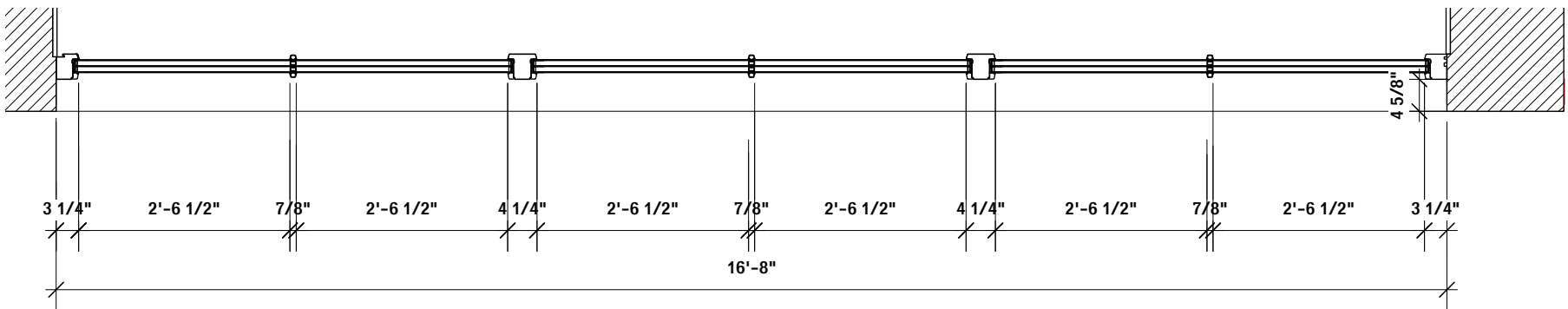


3 WINDOW PLAN
1/2" = 1'-0"

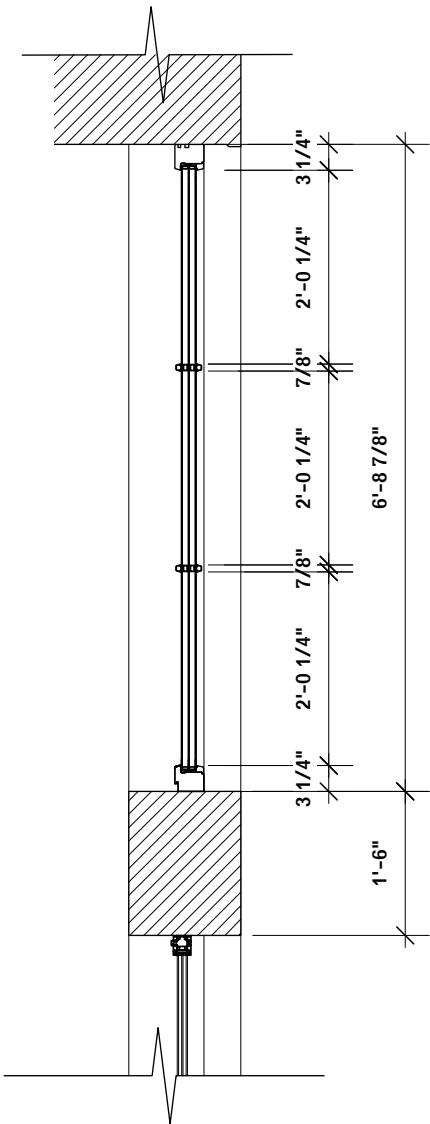
487 HENRY STREET: PATIO DOOR(REAR) DETAILS



1 WINDOW ELEVATION
1/2" = 1'-0"

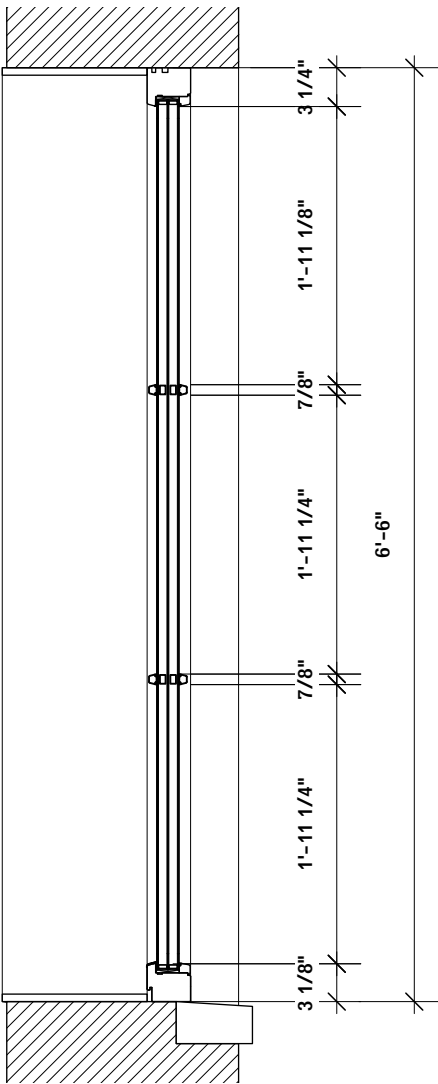
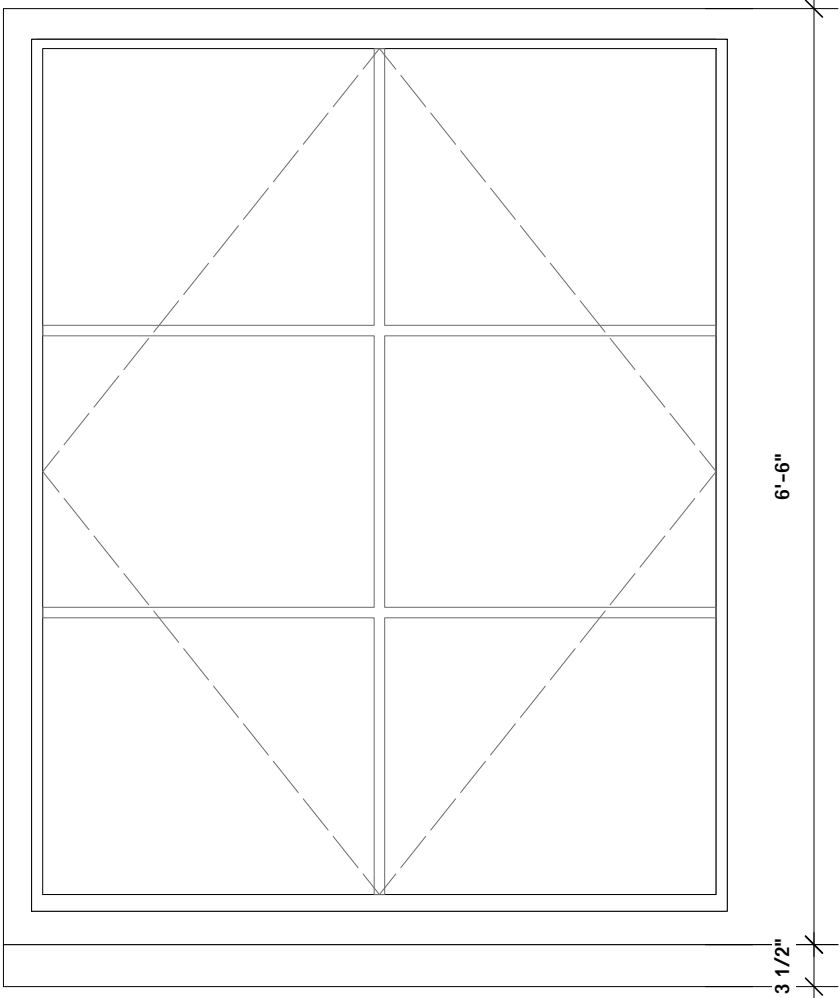
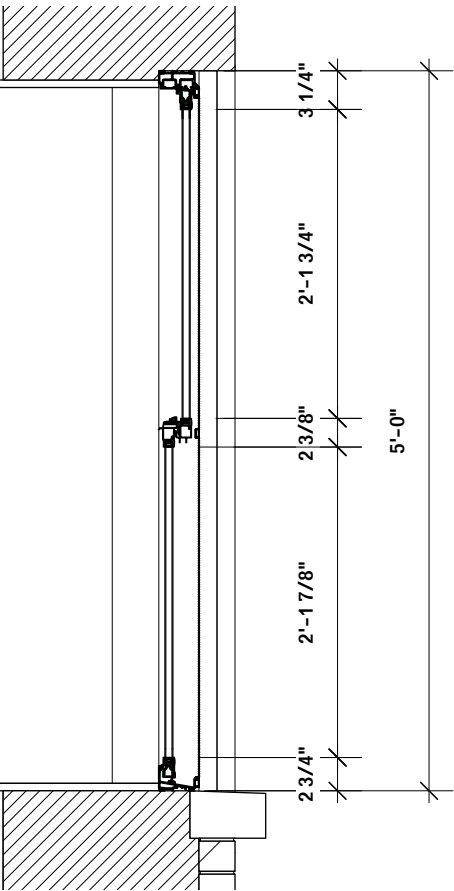
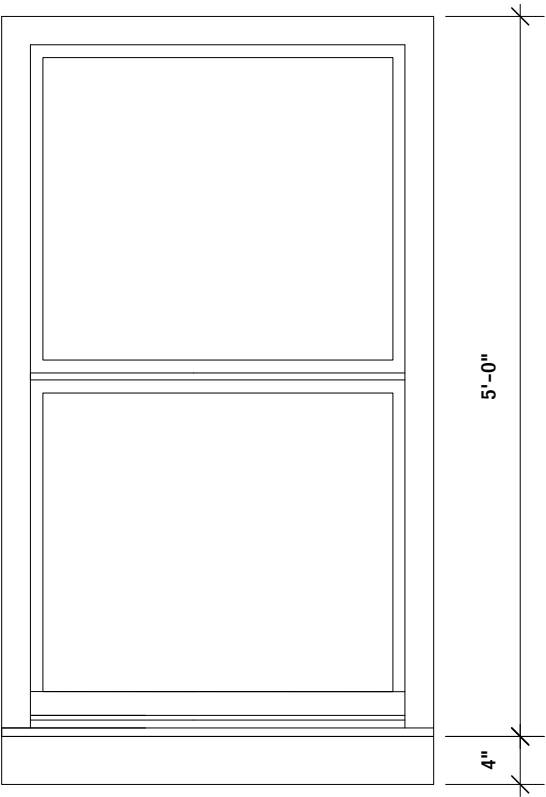


3 WINDOW PLAN
1/2" = 1'-0"



2 WINDOW SECTION
1/2" = 1'-0"

487 HENRY STREET: PROPOSED REAR FACADE WINDOW DETAILS

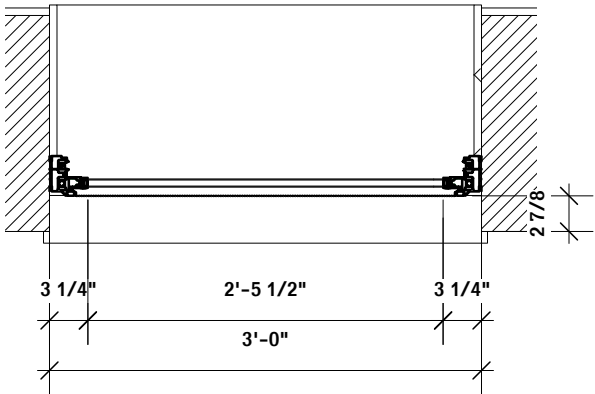


1 TYPICAL WINDOW ELEVATION
3/4" = 1'-0"

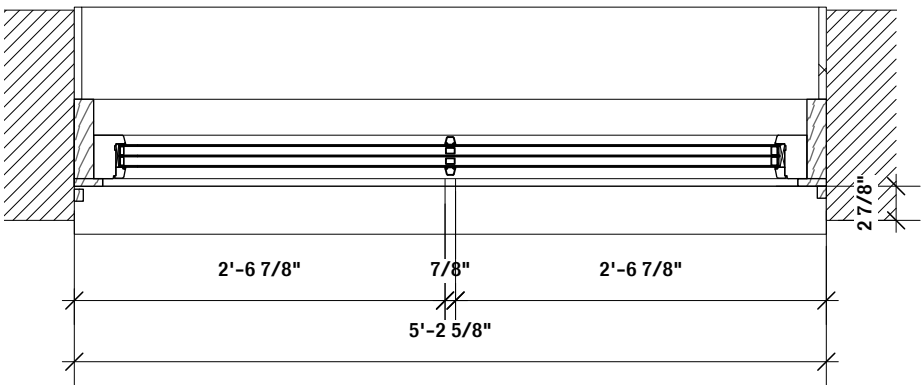
2 TYPICAL WINDOW SECTION
3/4" = 1'-0"

4 TYPICAL WINDOW ELEVATION
3/4" = 1'-0"

5 TYPICAL WINDOW SECTION
3/4" = 1'-0"



3 TYPICAL WINDOW PLAN
3/4" = 1'-0"

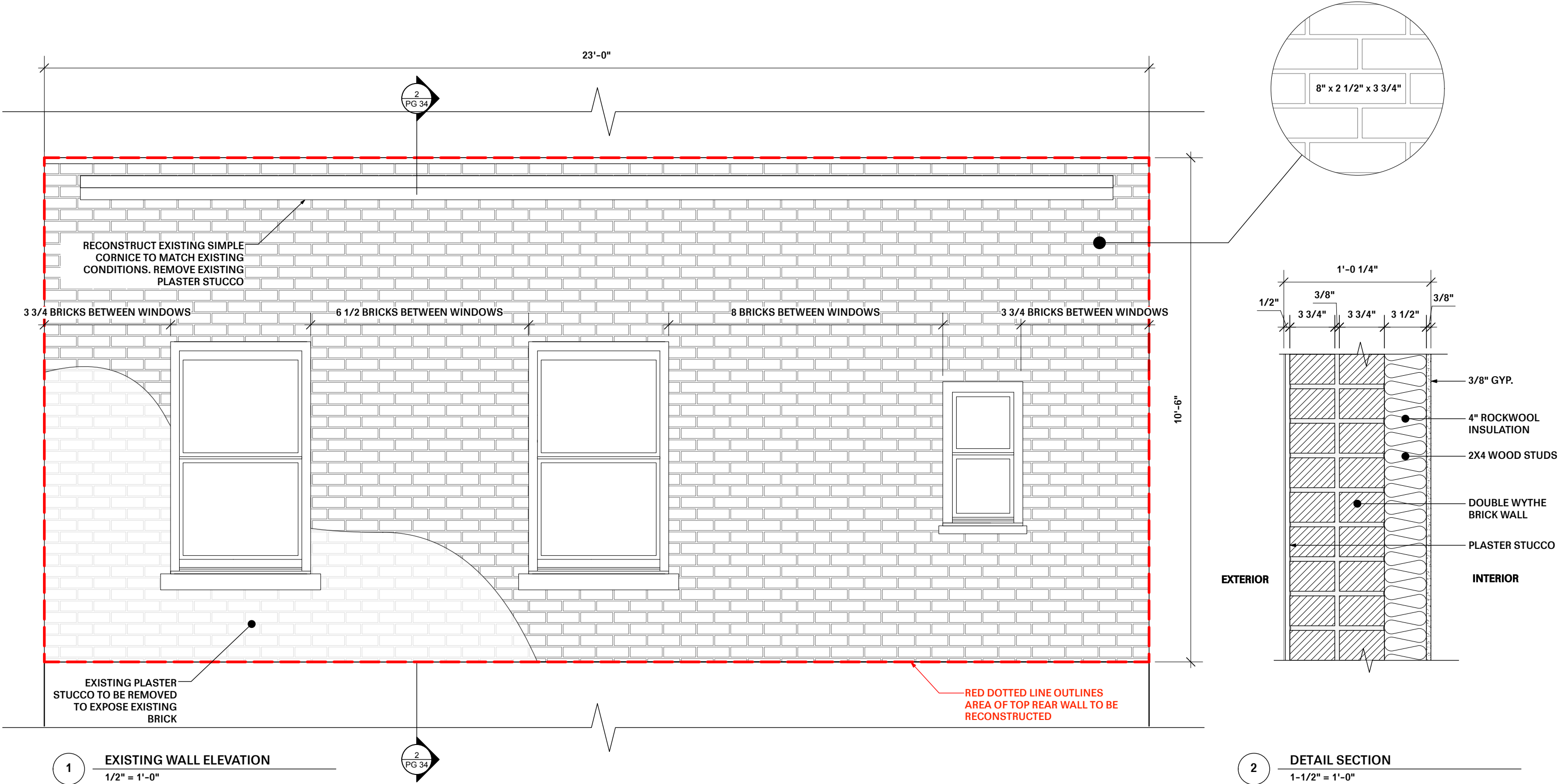


6 TYPICAL WINDOW PLAN
3/4" = 1'-0"

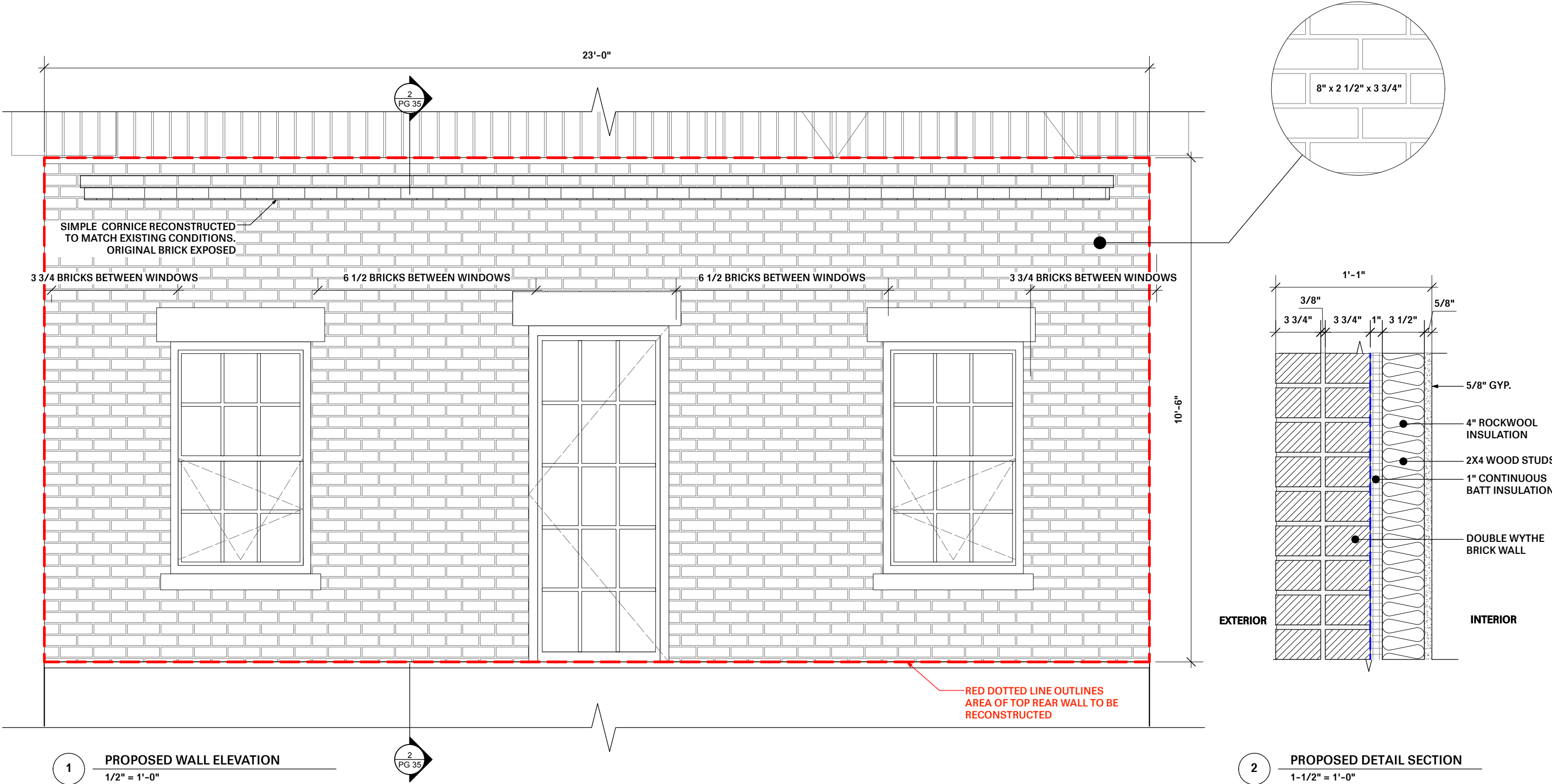
EXISTING

PROPOSED

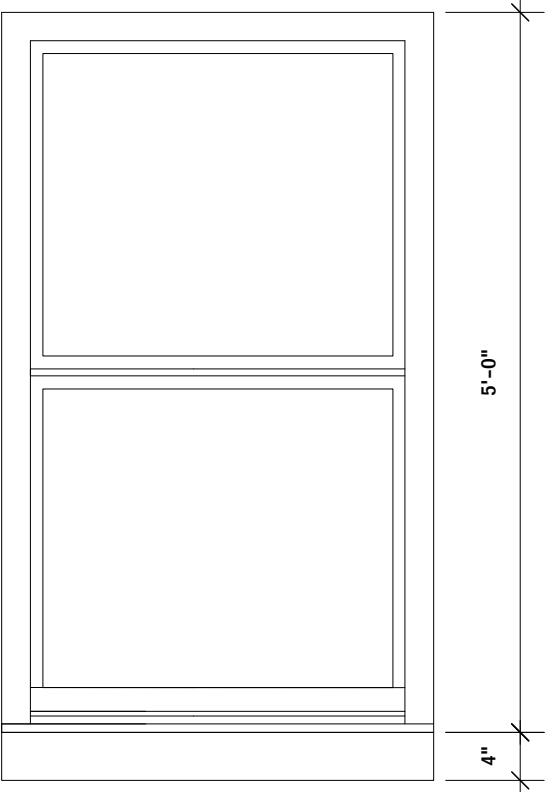
487 HENRY STREET: EXISTING CONDITIONS OF TOP FLOOR OF REAR FACADE



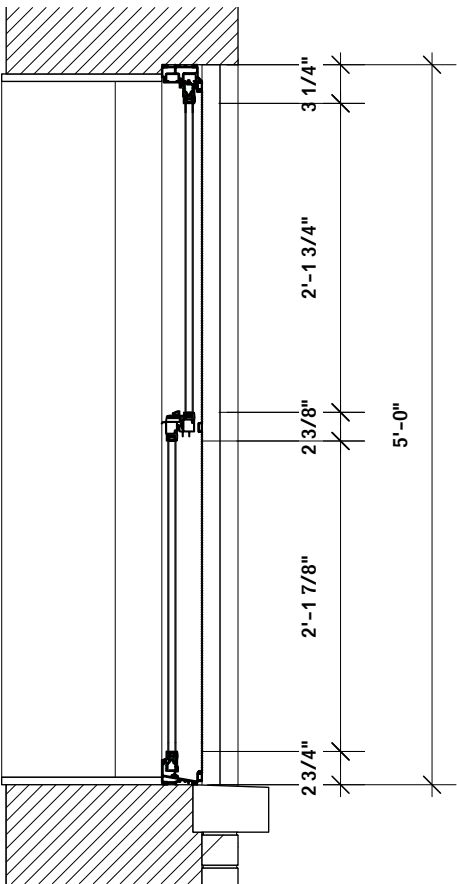
487 HENRY STREET: RECONSTRUCTION OF TOP FLOOR OF REAR FACADE



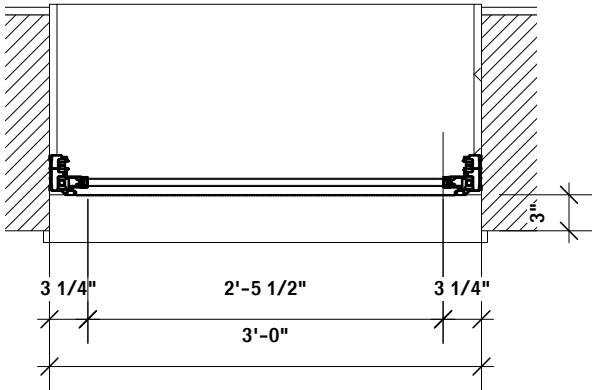
487 HENRY STREET: REAR TERRACE DOOR DETAILS



1 TYPICAL WINDOW ELEVATION
3/4" = 1'-0"

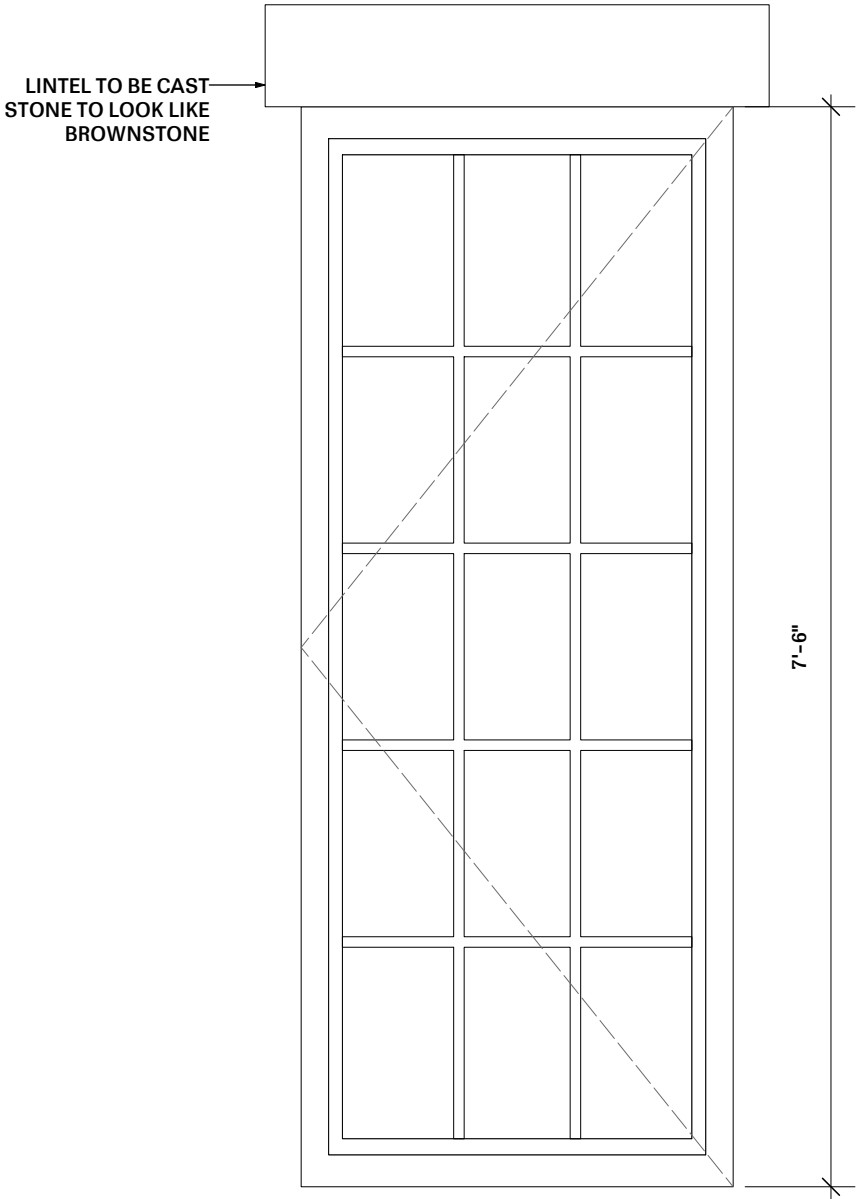


2 TYPICAL WINDOW SECTION
3/4" = 1'-0"

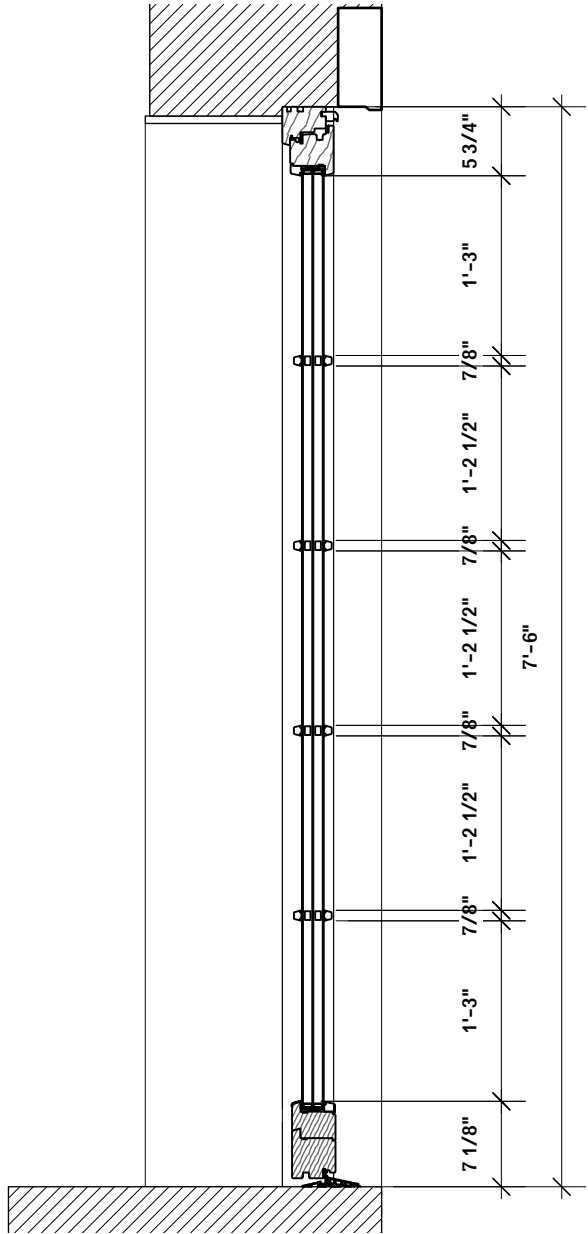


3 TYPICAL WINDOW PLAN
3/4" = 1'-0"

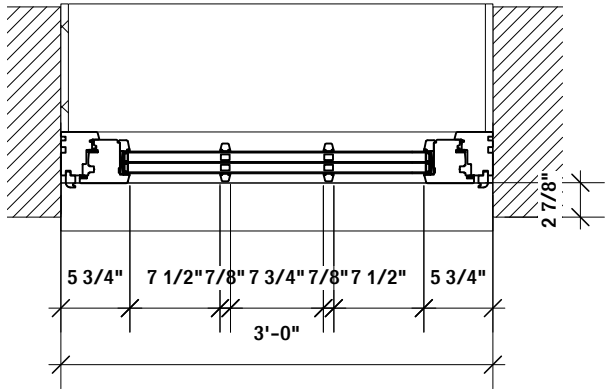
EXISTING



4 TYPICAL WINDOW ELEVATION
3/4" = 1'-0"



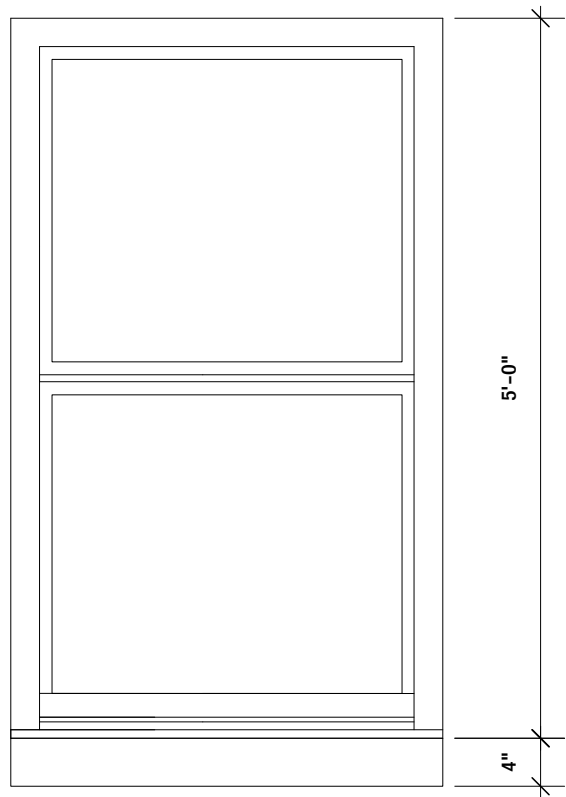
5 TYPICAL WINDOW SECTION
3/4" = 1'-0"



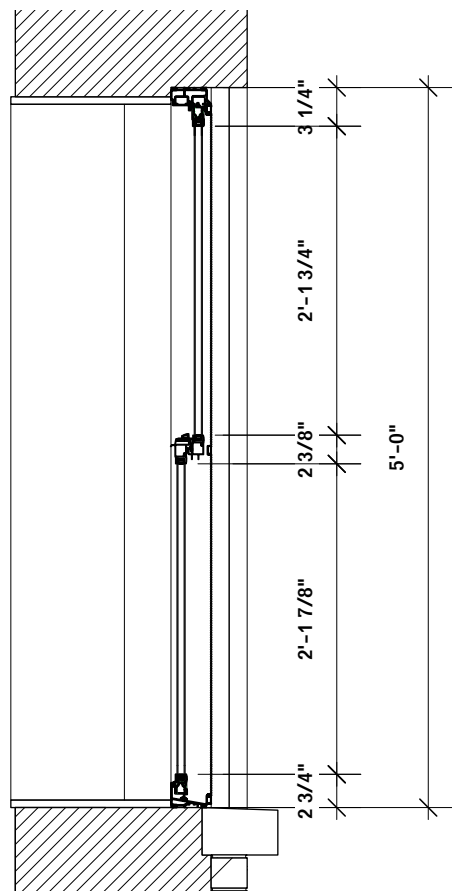
6 TYPICAL WINDOW PLAN
3/4" = 1'-0"

PROPOSED

487 HENRY STREET: PROPOSED REAR FACADE WINDOW DETAILS

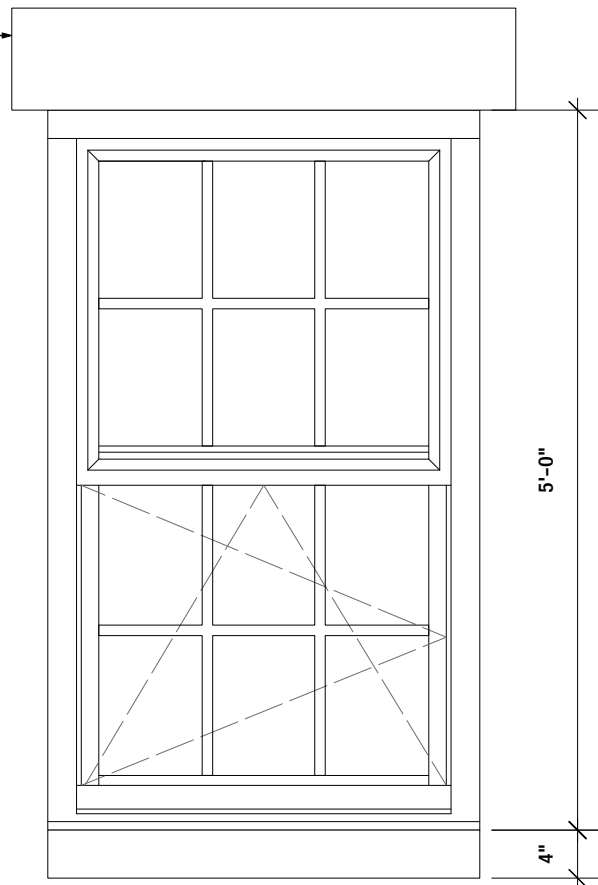


1 TYPICAL WINDOW ELEVATION
3/4" = 1'-0"

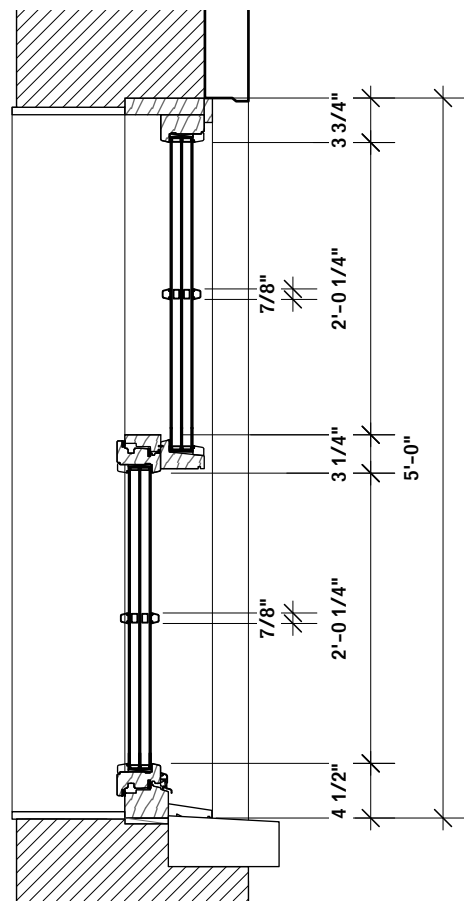


2 TYPICAL WINDOW SECTION
3/4" = 1'-0"

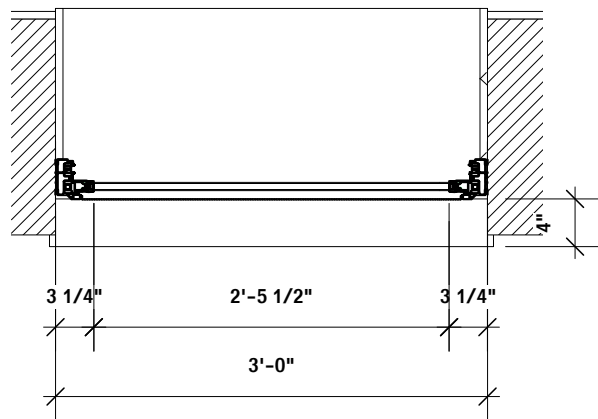
LINTELS TO BE CAST
STONE TO LOOK LIKE
BROWNSTONE



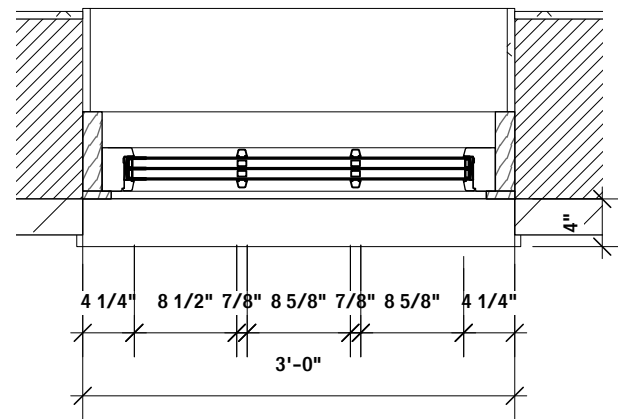
4 TYPICAL WINDOW ELEVATION
3/4" = 1'-0"



5 TYPICAL WINDOW SECTION
3/4" = 1'-0"



3 TYPICAL WINDOW PLAN
3/4" = 1'-0"



6 TYPICAL WINDOW PLAN
3/4" = 1'-0"

EXISTING

PROPOSED

487 HENRY STREET: PROPOSED CONDITION RENDERINGS



View from Degraw Street with existing foliage hidden



View from Degraw Street with existing foliage



Current photo of view from Degraw Street



487 HENRY STREET: PROPOSED CONDITION RENDERINGS



(1) View from Degraw with existing foliage



(2) View from Degraw showing rear facade with existing foliage hidden



(3) View from Degraw showing rear facade with existing foliage

487 HENRY STREET: LPC APPROVALS IN THE DISTRICT



Address: 469 Henry Street
Historic District: Cobble Hill



Address: 4 Strong Place
Historic District: Cobble Hill



Address: 435 Henry Street
Historic District: Cobble Hill



Address: 491 Henry Street
Historic District: Cobble Hill

487 HENRY STREET: VISIBLE REAR YARD VIEWS FROM SIDE STREETS IN THE DISTRICT



Rears of buildings on east side of Clinton Street, northeast corner Congress



Rears of houses on east side of Henry Street at NE corner of Congress

487 HENRY STREET: PROPOSED NEW BULKHEAD AND ADDITION



Proposed front façade rendering



Proposed rear façade rendering

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APPENDIX

487 HENRY STREET: HISTORIC PHOTOS

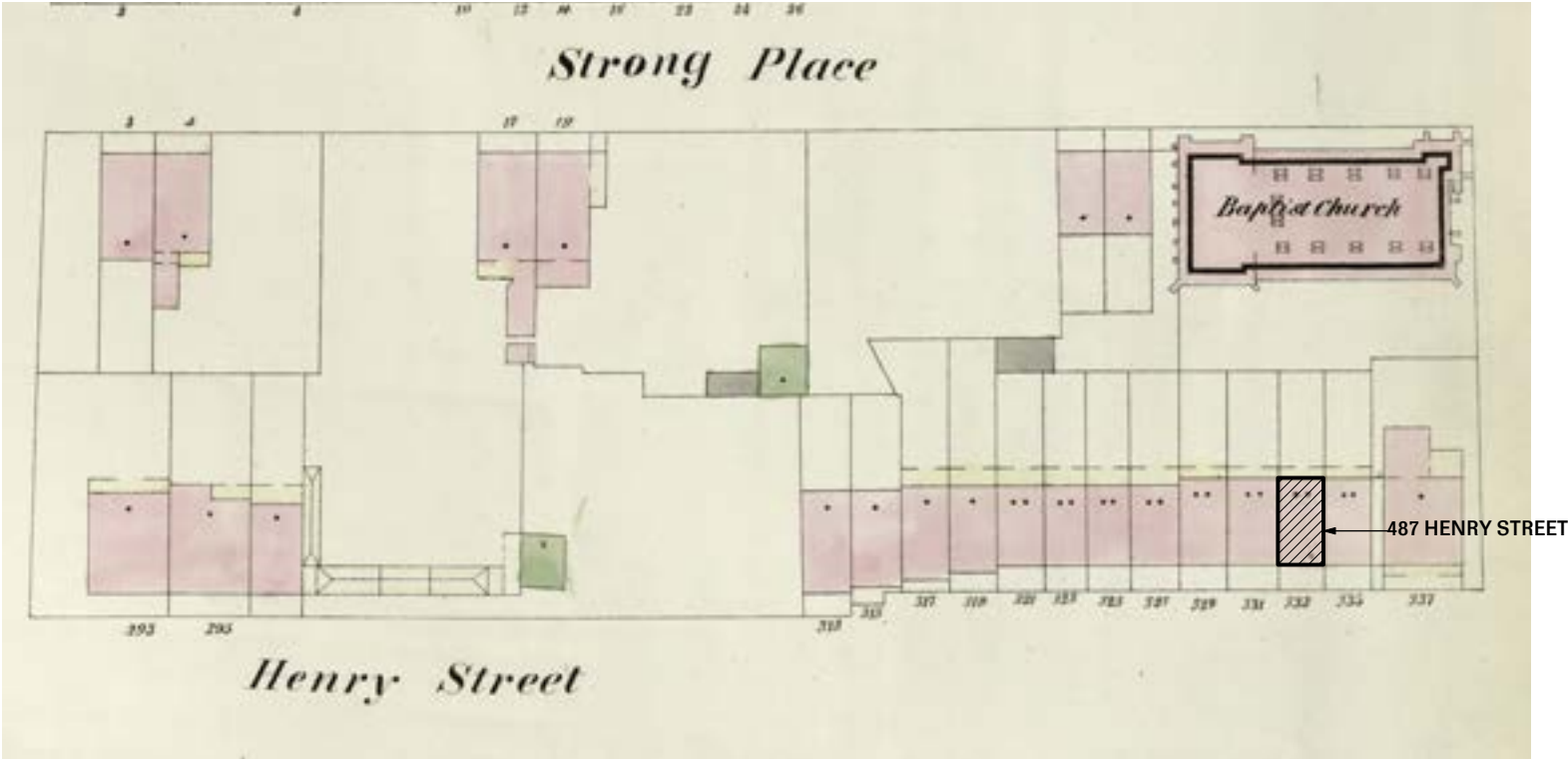


1940s tax lot photo, 487 Street, Brooklyn, New York.

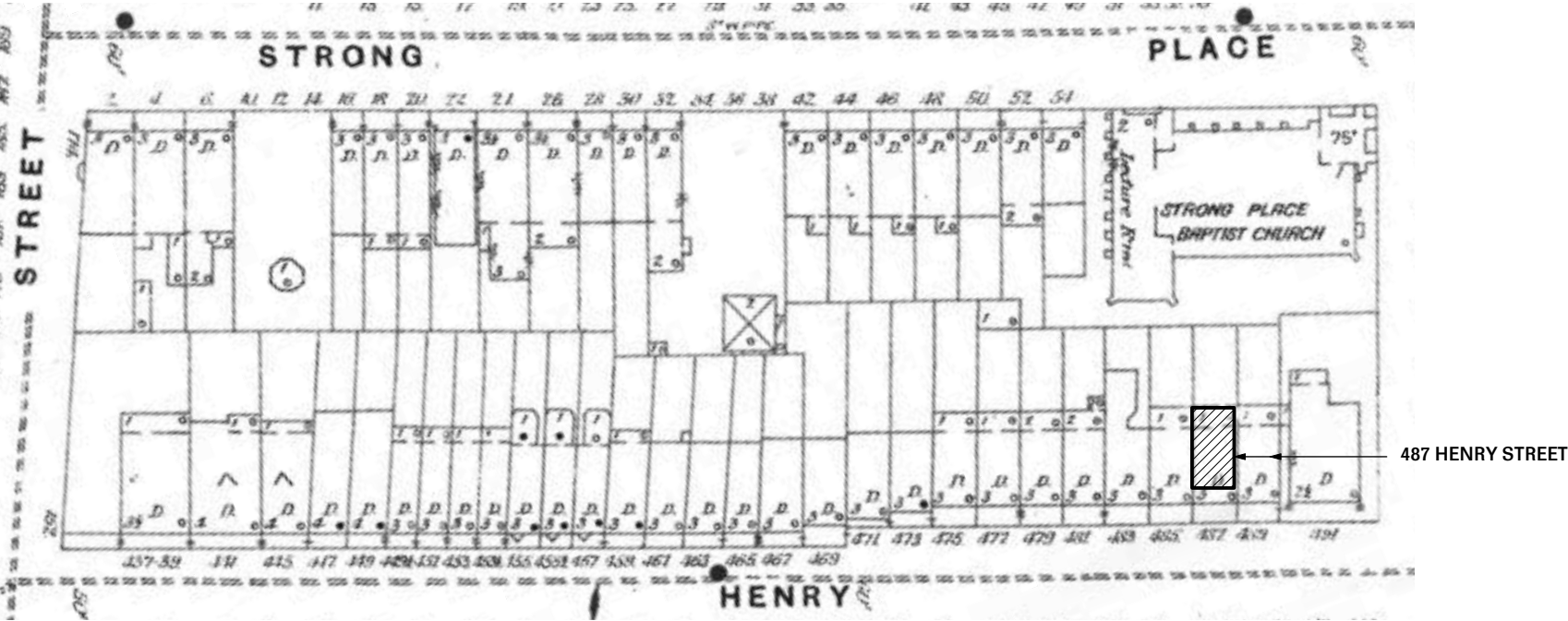


1980s tax lot photo, 487 Street, Brooklyn, New York.

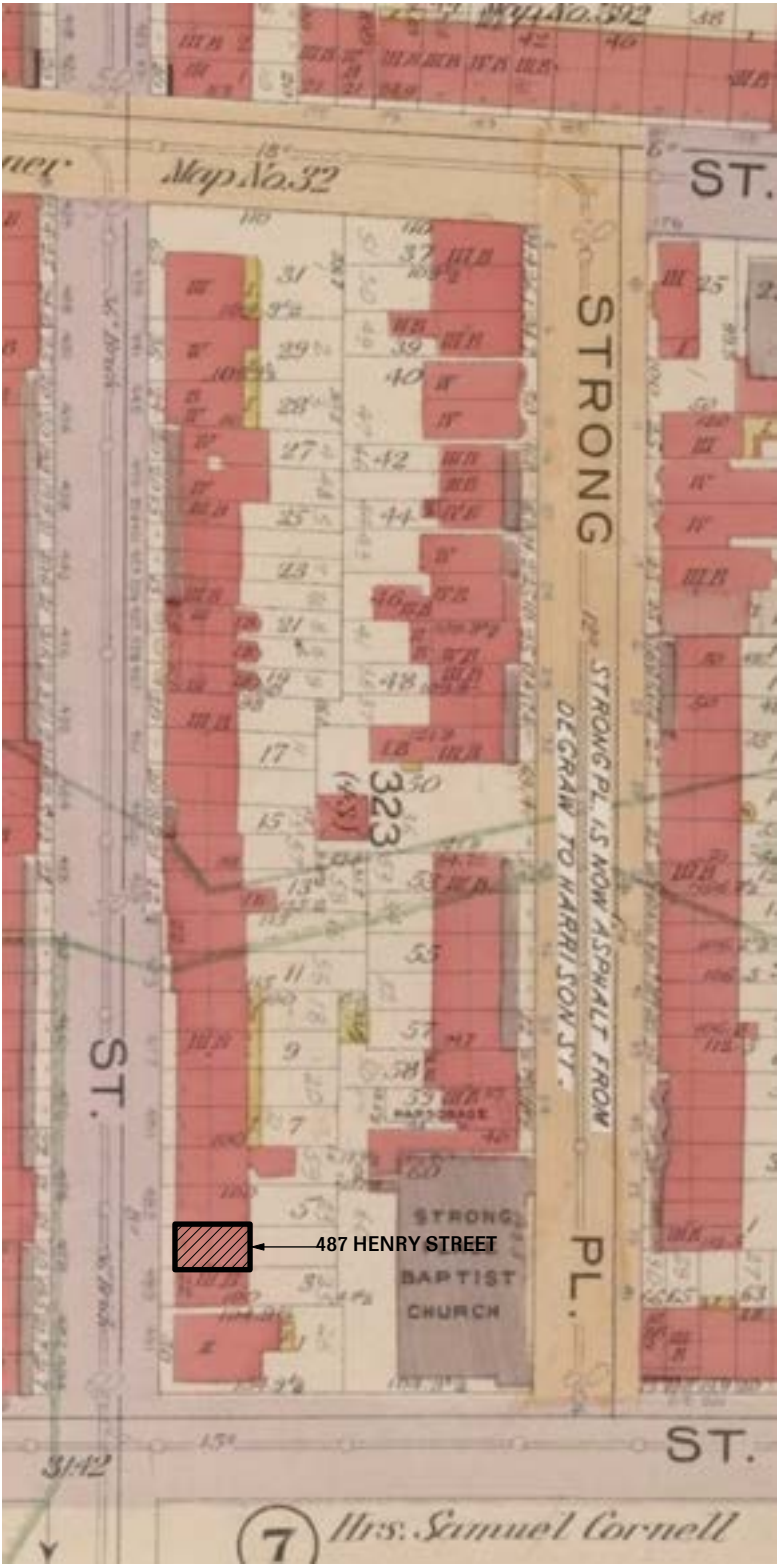
487 HENRY STREET: BLOCK DEVELOPMENT



Perris Map of Cobble Hill, 1855; *Cobble Hill Association*



Sanborn Map - 1886



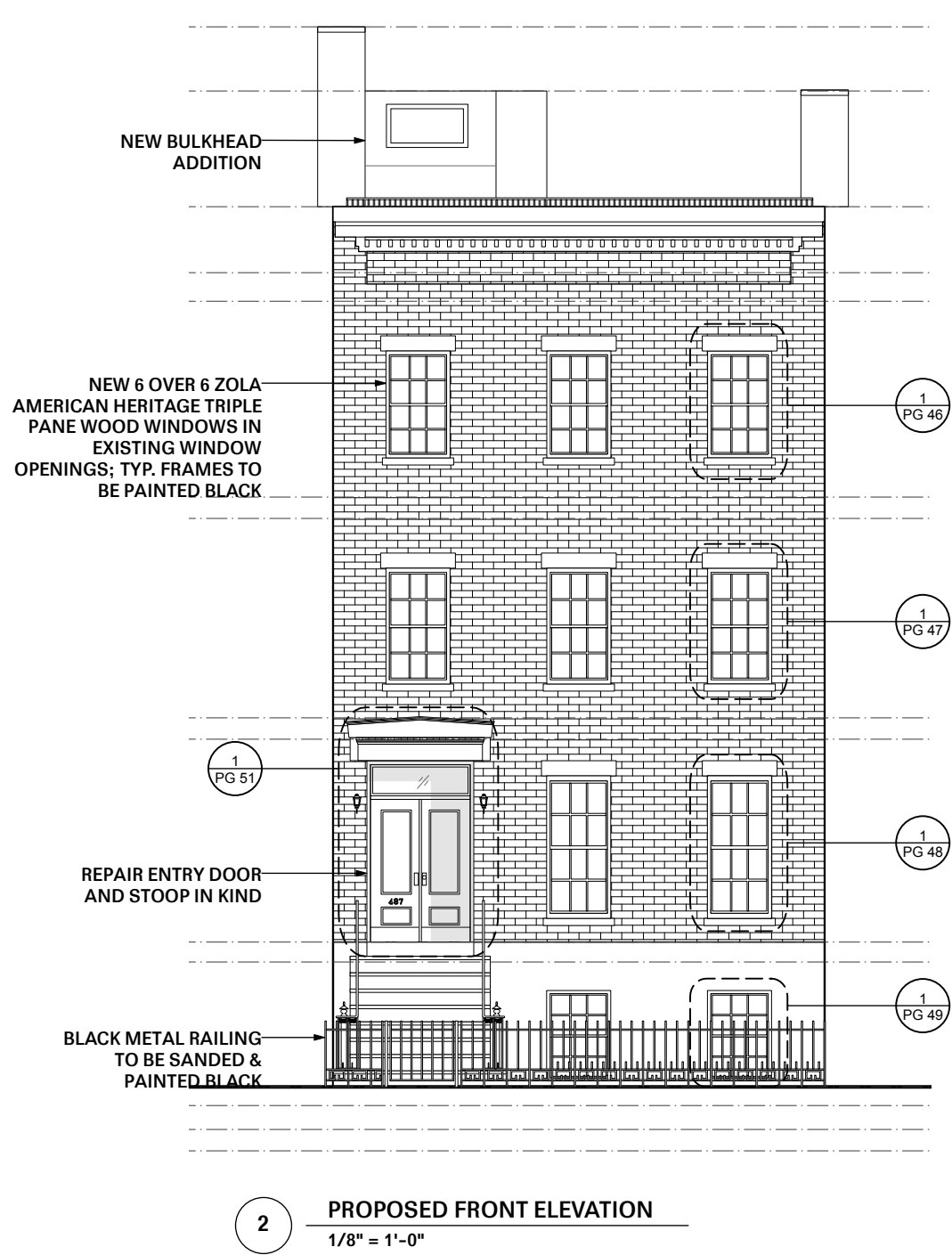
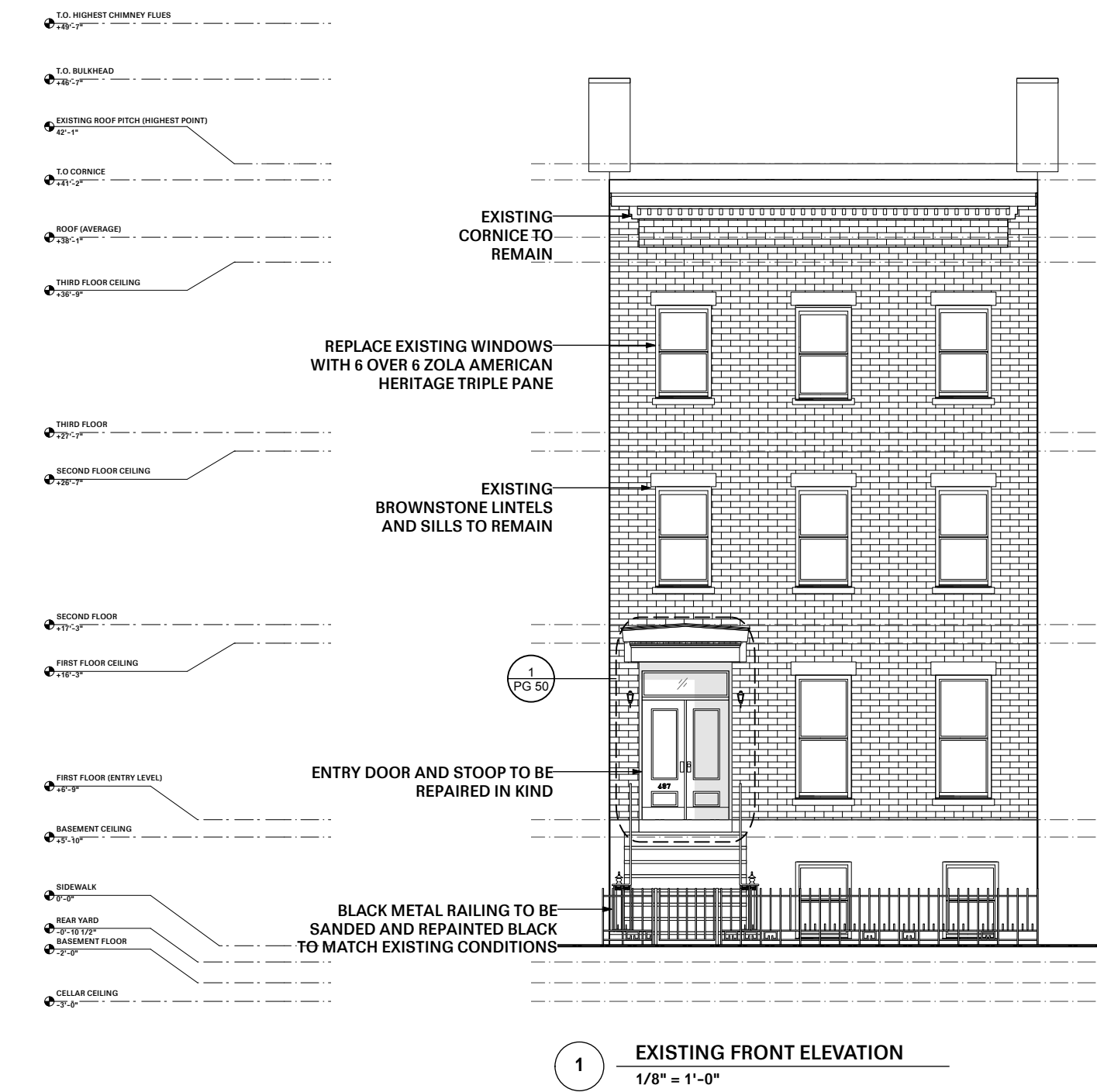
Brooklyn, Vol. 1, Double Page Plate No. 5; Part of Ward 6, Section 2; - 1903-1907; *New York Public Library*

487 HENRY STREET: LOCATION

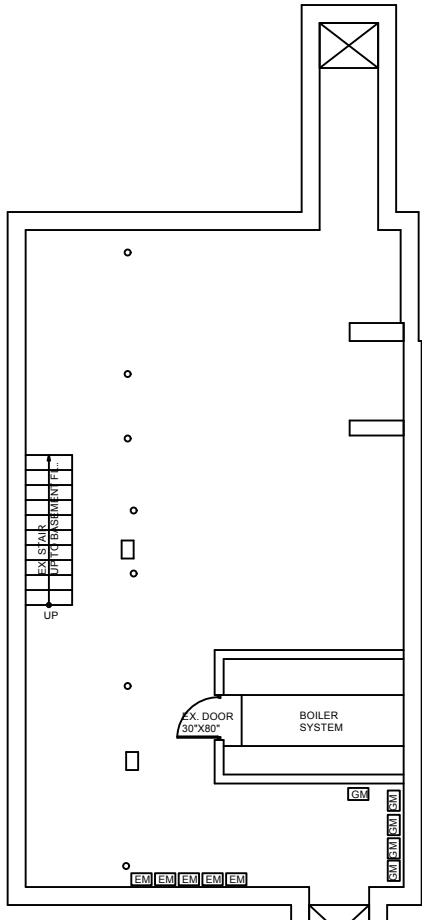


View from Degraw Street

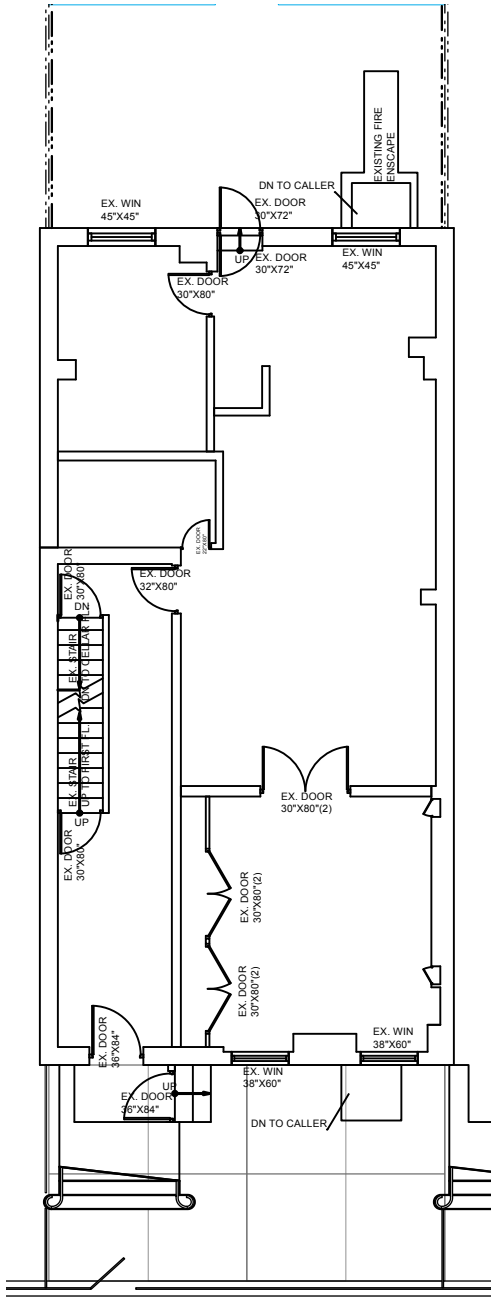
487 HENRY STREET: FRONT ELEVATION



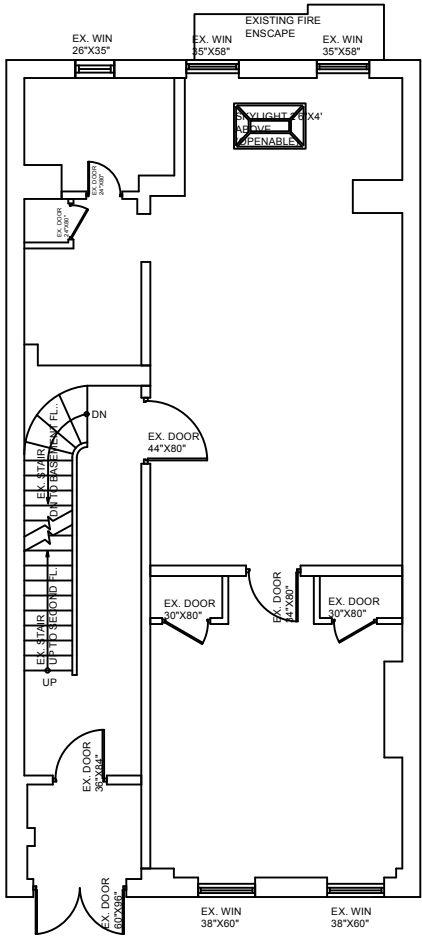
487 HENRY STREET: EXISTING PLANS



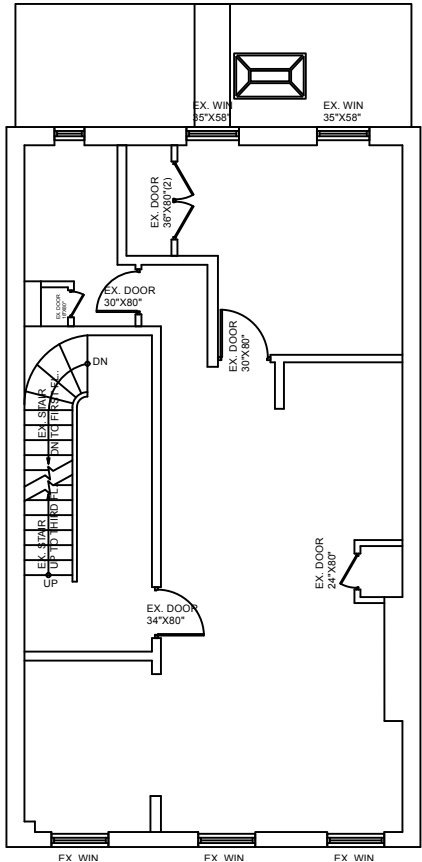
1 CELLAR FLOOR PLAN
3/32" = 1'-0"



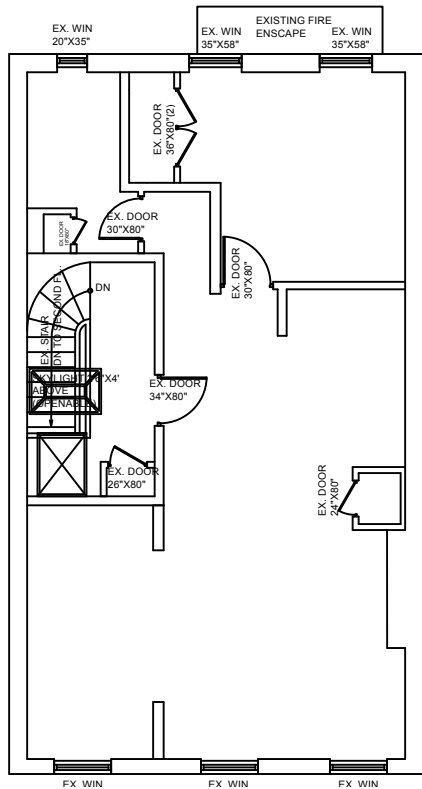
2 BASEMENT FLOOR PLAN
3/32" = 1'-0"



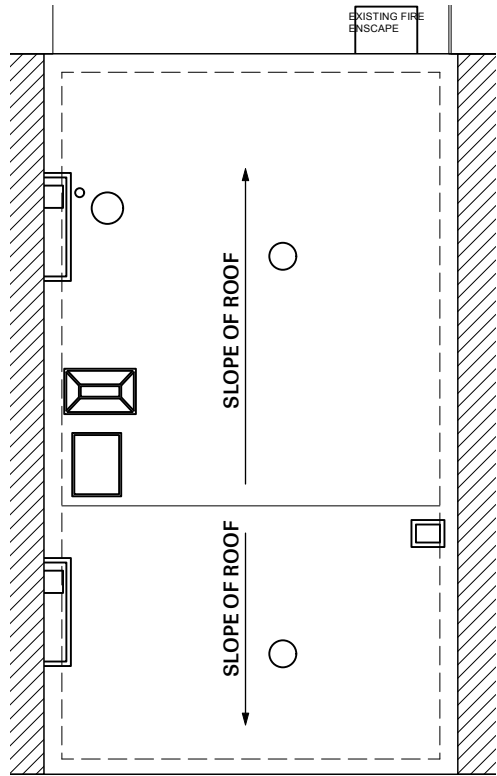
3 1st FLOOR PLAN
3/32" = 1'-0"



4 2nd FLOOR PLAN
3/32" = 1'-0"



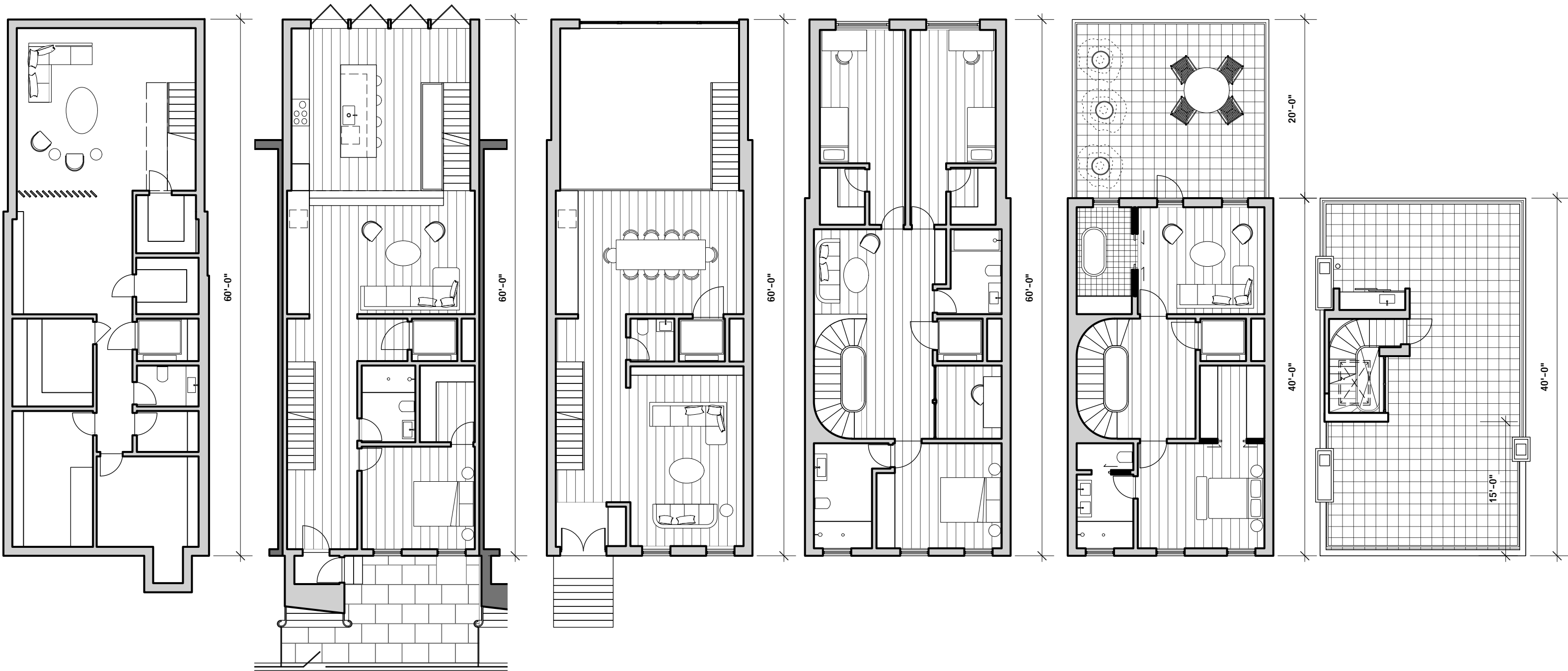
5 3rd FLOOR PLAN
3/32" = 1'-0"



6 ROOF PLAN
3/32" = 1'-0"



487 HENRY STREET: PROPOSED PLANS



1 CELLAR FLOOR PLAN
3/32" = 1'-0"

2 BASEMENT FLOOR PLAN
3/32" = 1'-0"

3 1st FLOOR PLAN
3/32" = 1'-0"

4 2nd FLOOR PLAN
3/32" = 1'-0"

5 3rd FLOOR PLAN
3/32" = 1'-0"

6 ROOF PLAN
3/32" = 1'-0"



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