

The current proposal is:

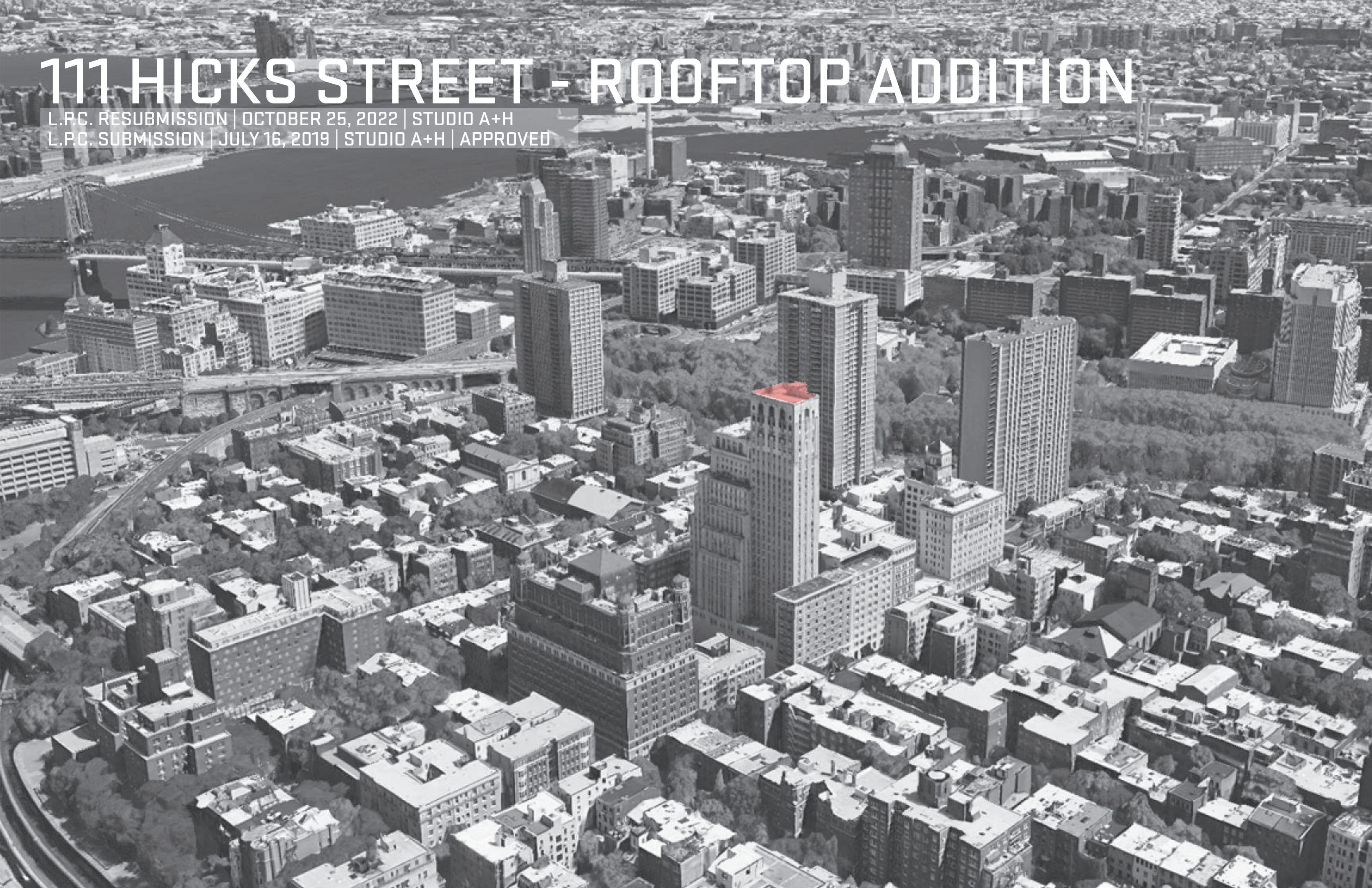
**Preservation Department – Item 2, LPC-22-09186**

**111 Hicks Street – Brooklyn Heights 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**

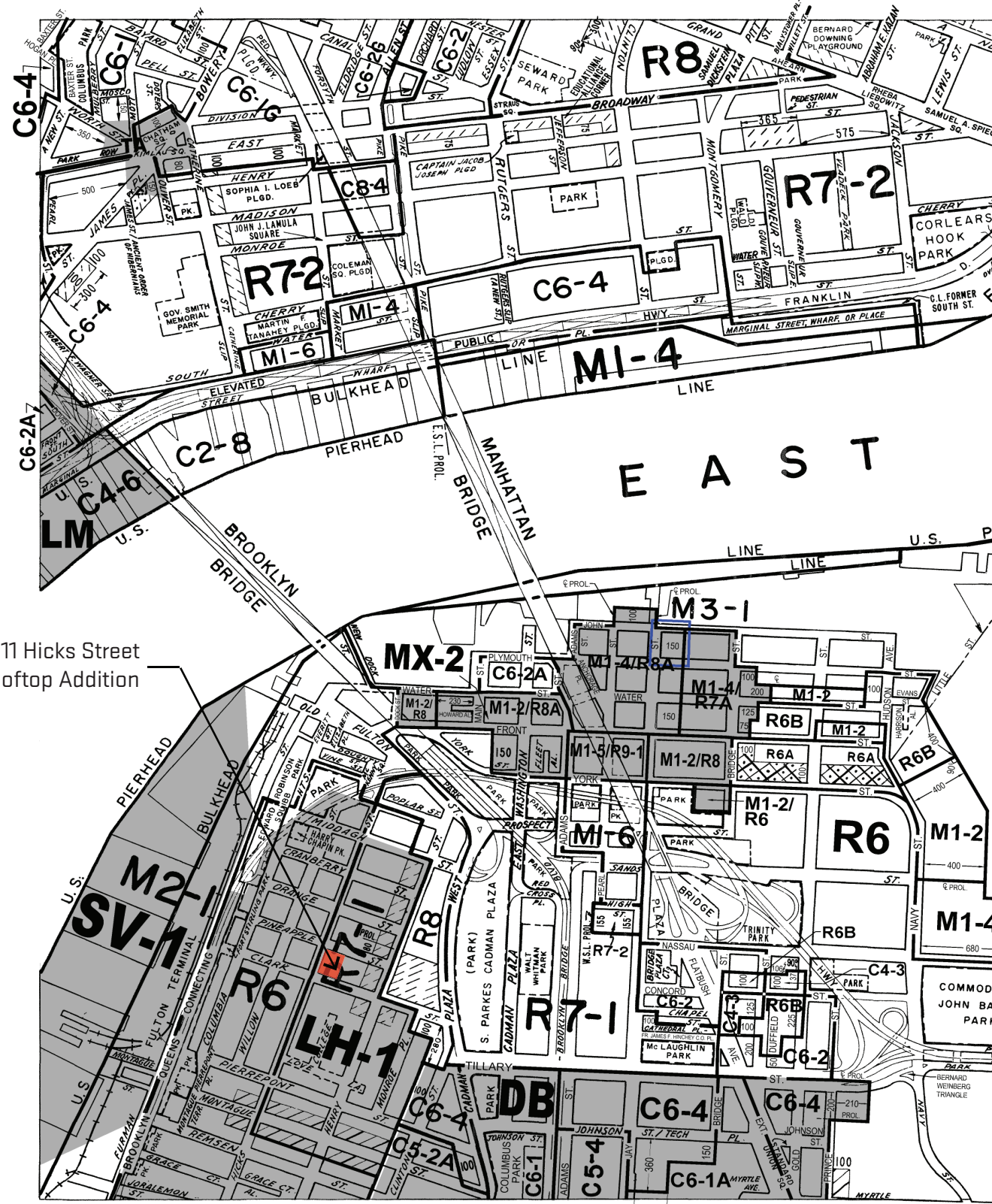
# 111 HICKS STREET - ROOFTOP ADDITION

L.P.C. RESUBMISSION | OCTOBER 25, 2022 | STUDIO A+H  
L.P.C. SUBMISSION | JULY 16, 2019 | STUDIO A+H | APPROVED



111 Hicks Street - Location Information

Location of 111 Hicks Street  
Rooftop Addition



Zoning Map B12



Brooklyn Heights Historical District Boundaries

111 Hicks Street - Exterior Views



Historical View from Southeast, 1940's



View from west

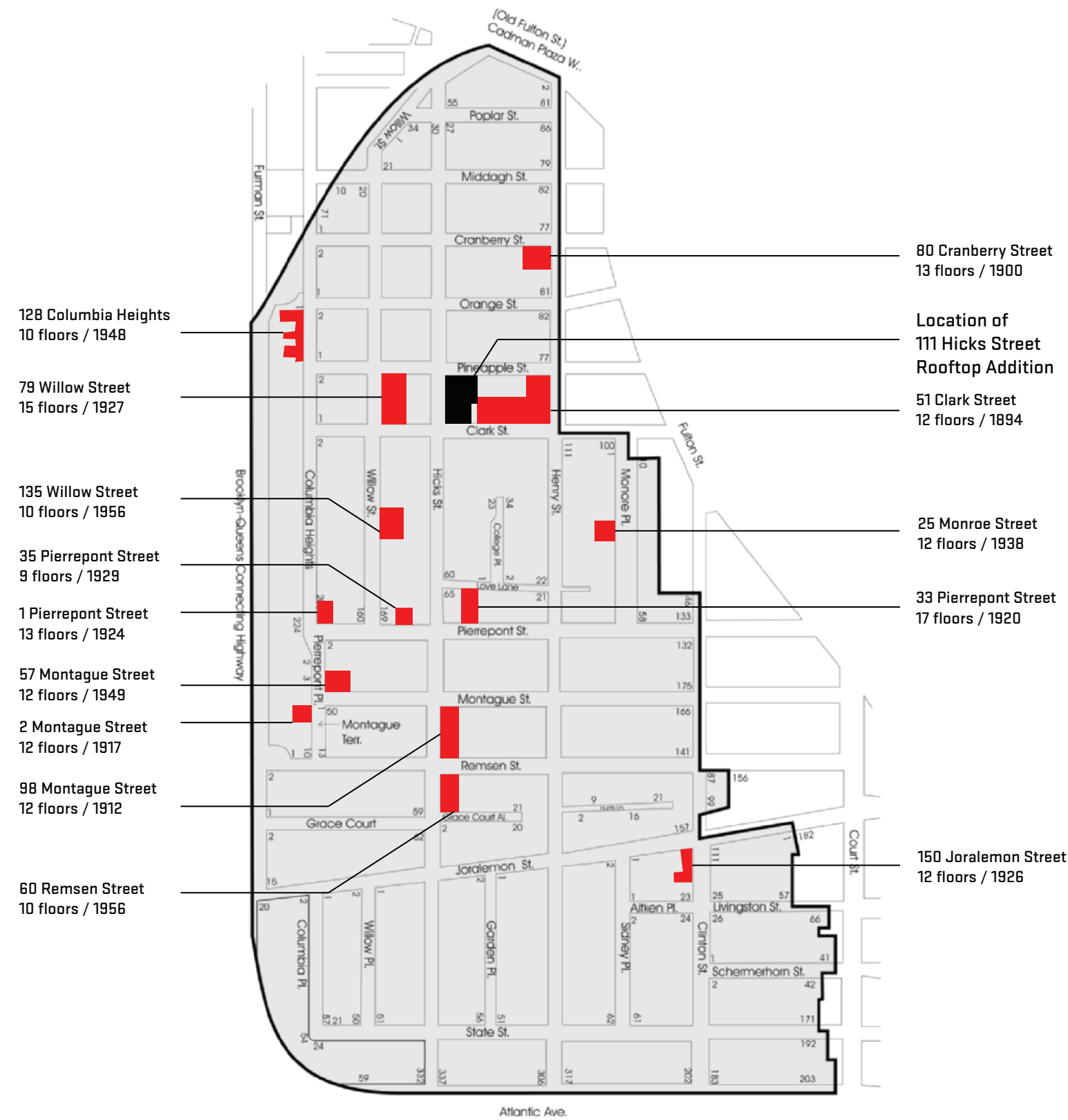


Street View from Northwest



View from Terrace facing West

Brooklyn Heights Historic District  
Tall Buildings and Bulkheads



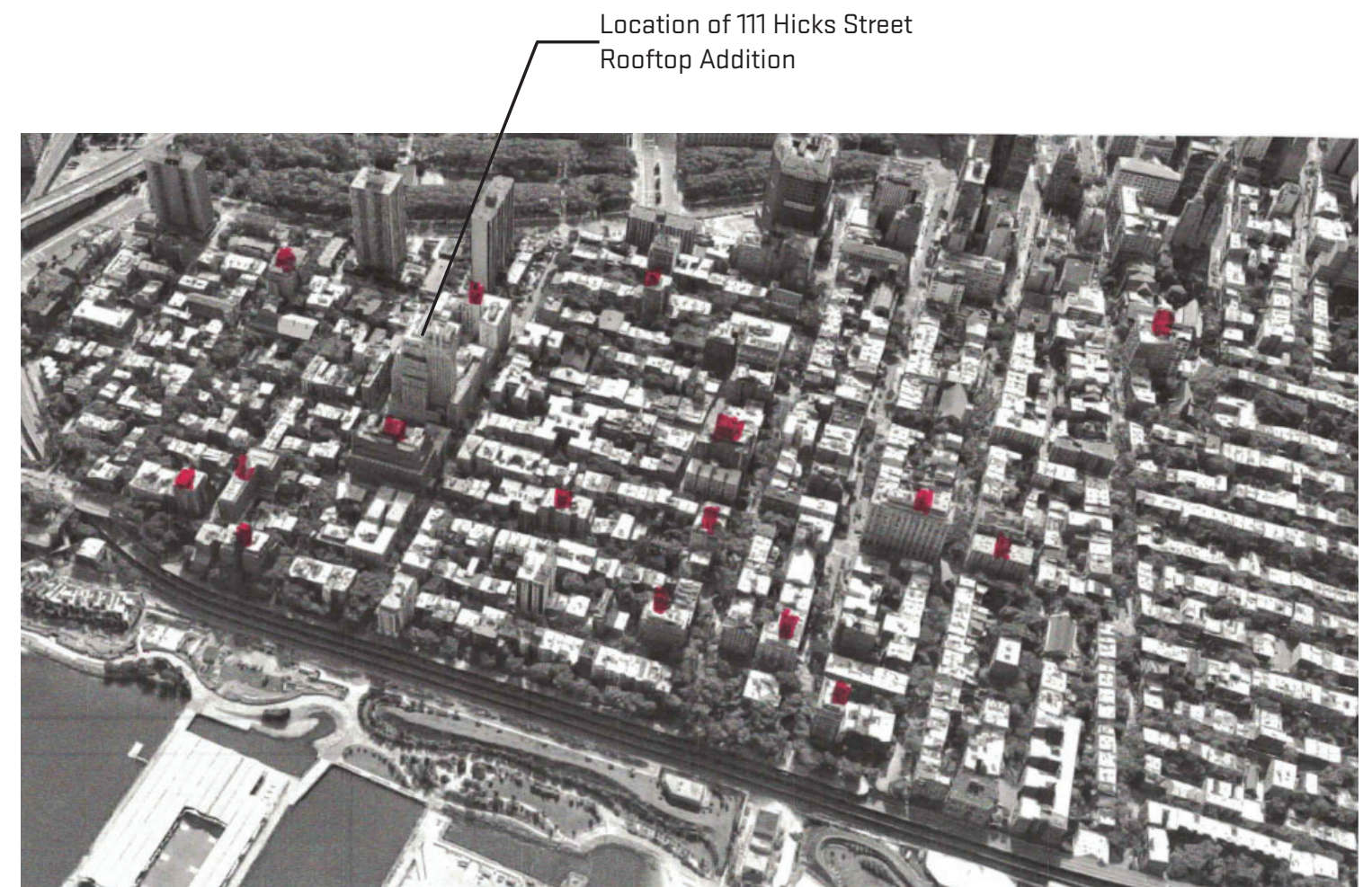
Location Map - Buildings with 2 story Bulkheads

CONTEXT NARRATIVE

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

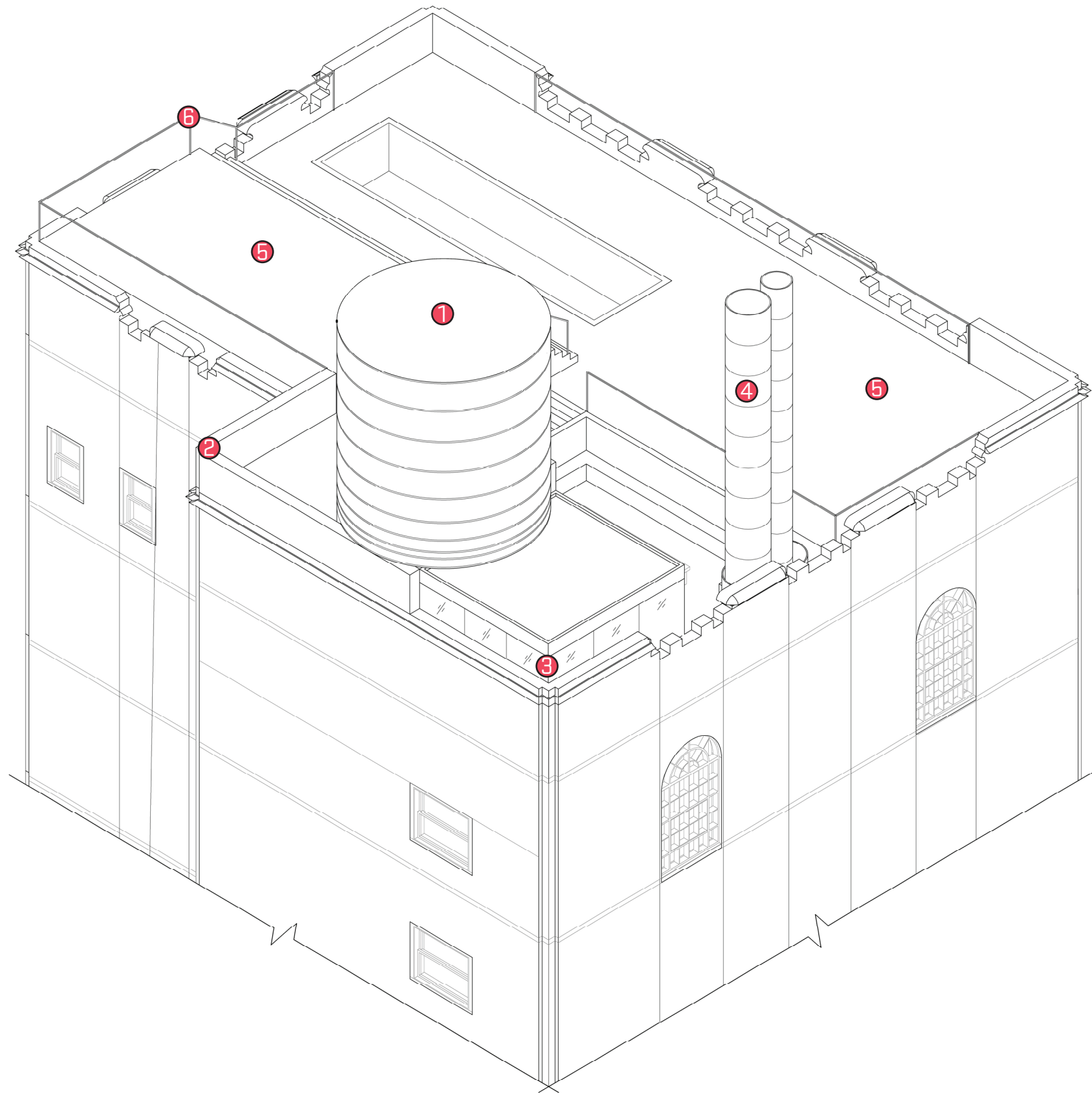
There are 14 “tall” buildings (9-17 floors) that have 2-3 story high bulkheads. These are more or less equally distributed throughout the district and vary in materiality and architectural relationship to the main building.

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

# **ROOFTOP ADDITIONS: PROPOSED**

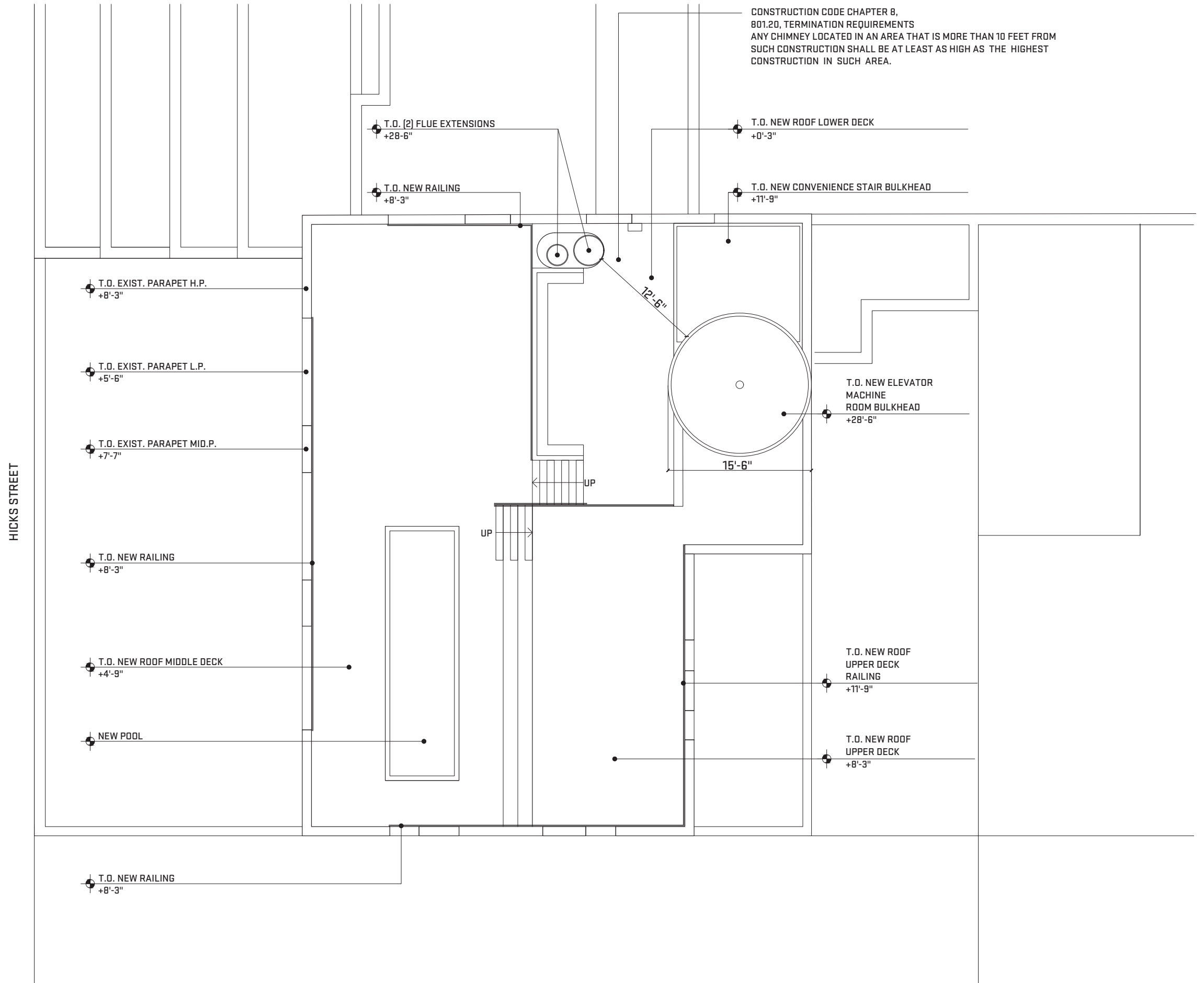


## NARRATIVE

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:

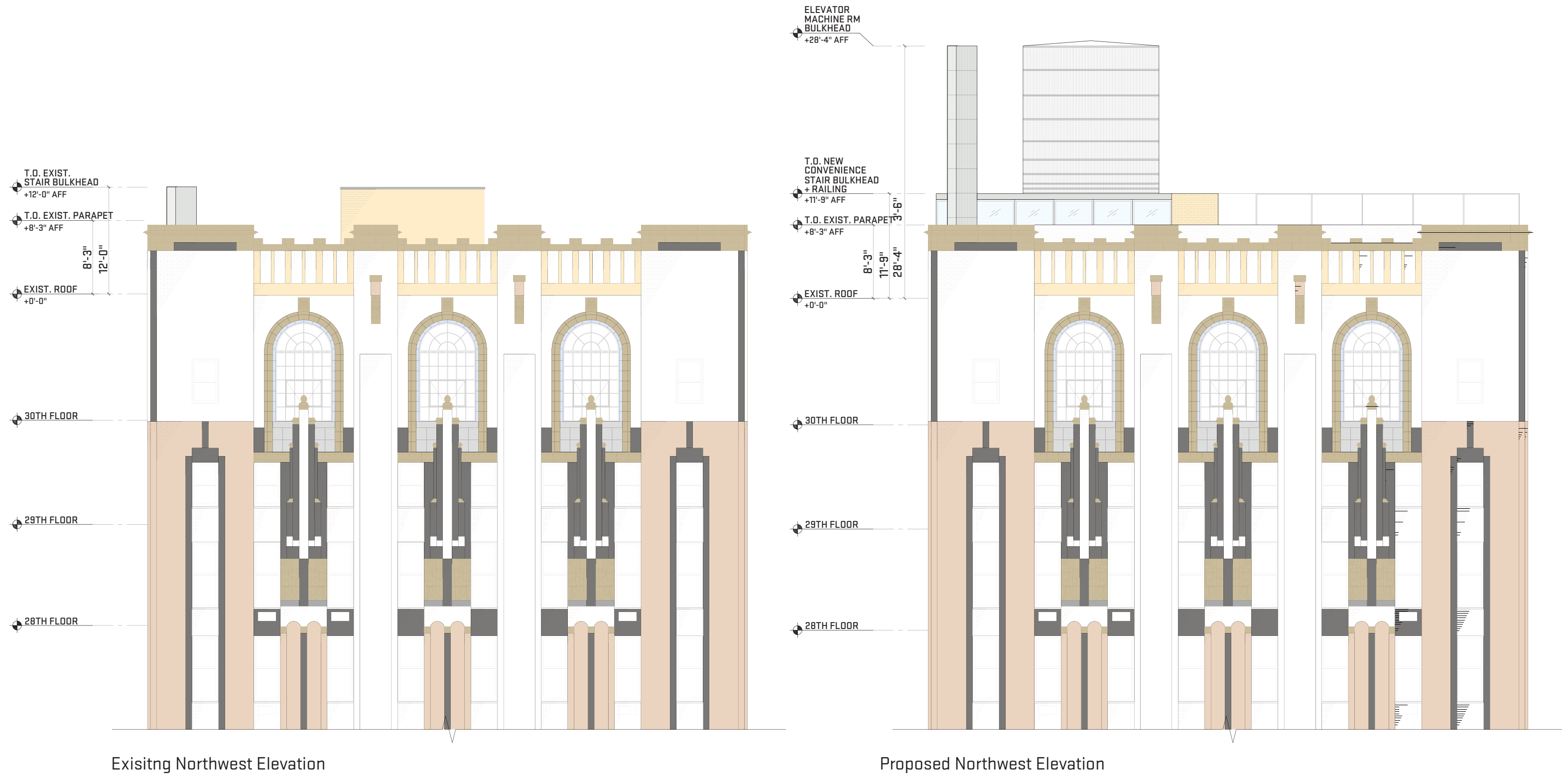
- ① Elevator Bulkhead: The new elevator bulkhead contains the new elevator shaft on the roof level and the elevator machine room. The elevator bulkhead is clad in weathered steel with 6" vertical slats. These are tied together with a steel strap at intervals of increasing density. The overall structure mimics the typical construction of a traditional water tower. Per BC 1406.2.2, Wood Cladding is not allowable as a building enclosure.
- 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 weathered steel panels.
- 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.

111 Hicks Street - Proposed Roof Plan





111 Hicks Street - Northwest Elevation



# MATERIALS

**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 weathered steel with 6" vertical slats. These are tied together with a steel strap at intervals of increasing density. The overall structure mimics the typical construction of a traditional watertower.

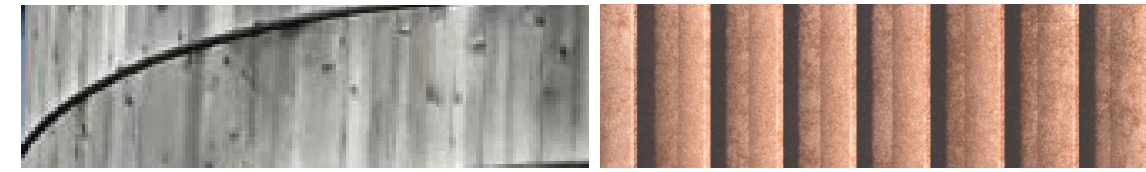
**Stair Bulkhead :** The extension of both options uses masonry that matches the existing building and bulkhead (all masonry Glen Gery, BLACK G 701 on the east and south faces and DUSTY GREY IRONSPOT, SIS665 / SMOKY QUARTZ, S72 on the north.) The new elevator bulkhead contains the new elevator shaft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

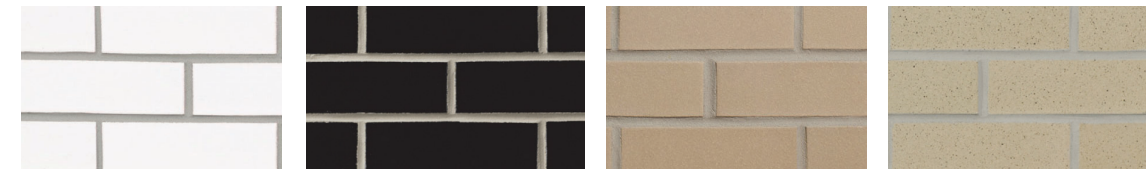
**Parapet and Raised Deck Railing:** The railings that fill in the existing parapet, as well as those that sit above the parapet level on top of the tank, are Jakob Rope stainless steel cables and cabling mesh with an INOX coating; this is essentially invisible against any background.

**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.



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

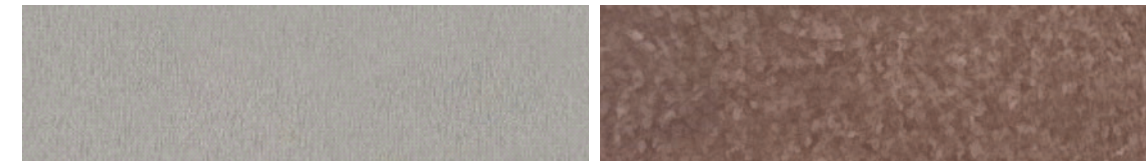
PROPOSED: WEATHERED STEEL  
RAIN-SCREEN  
6" VERTICAL SLATS WEATHERED STEEL



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

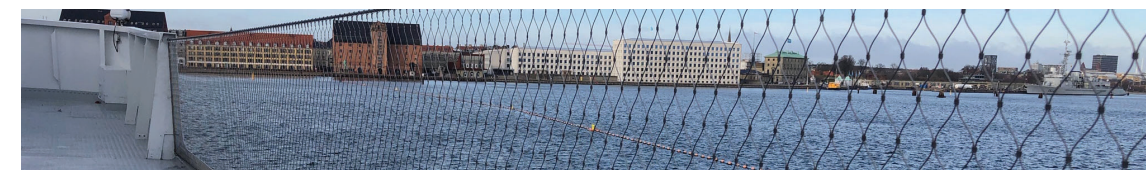


CLERESTORY GLAZING  
AGC CLEARSIGHT GLASS – 8MM THICK, DOUBLE SIDED ANTI-REFLECTIVE COATING OF  
ALTERNATING LAYERS ADJUSTING WAVELENGTH AND ANGLE, <1% REFLECTIVITY.



APPROVED: STAINLESS STEEL  
STAINLESS STEEL PANELS

PROPOSED: WEATHERED STEEL  
WEATHERED STEEL PANELS

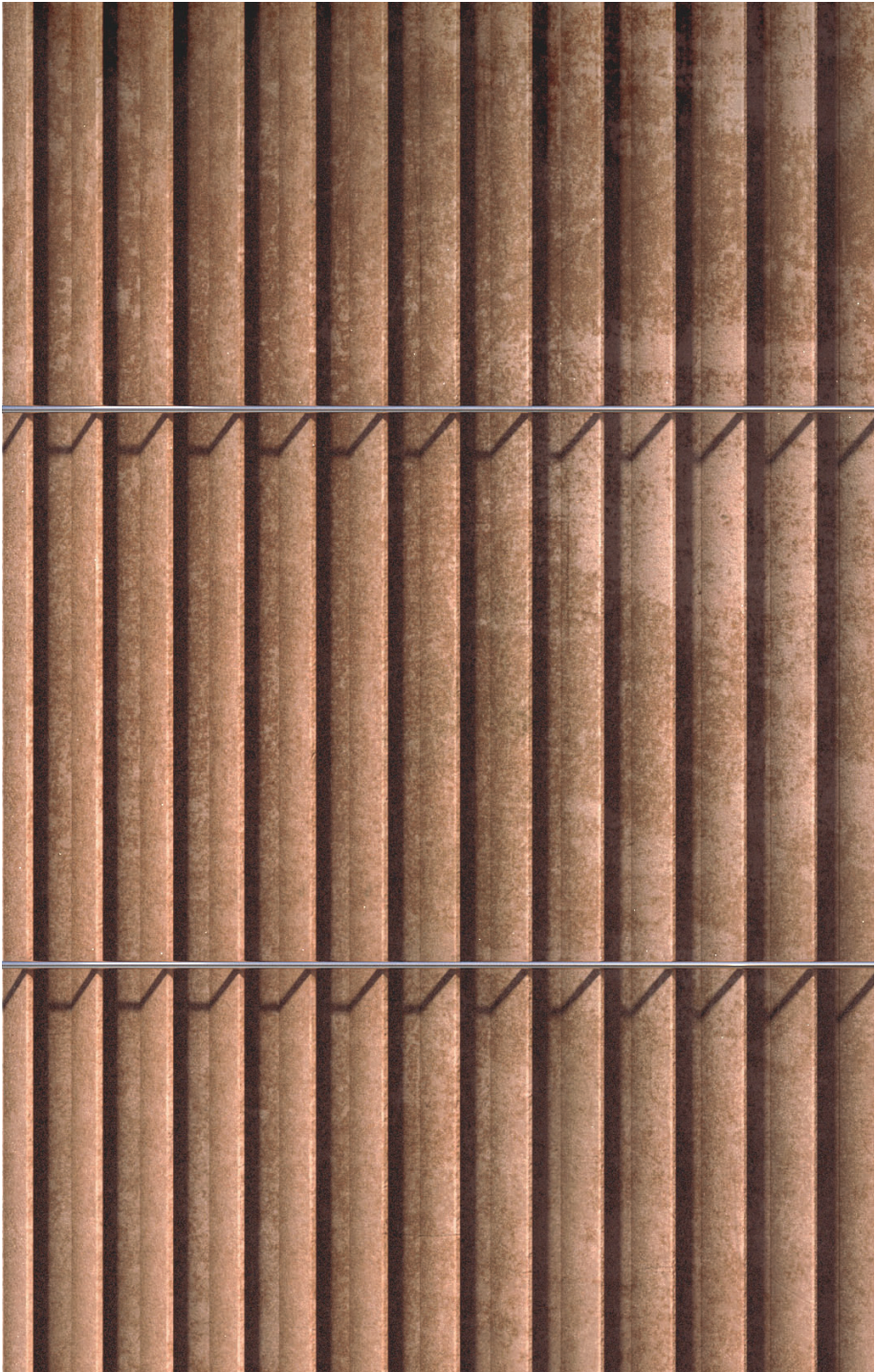
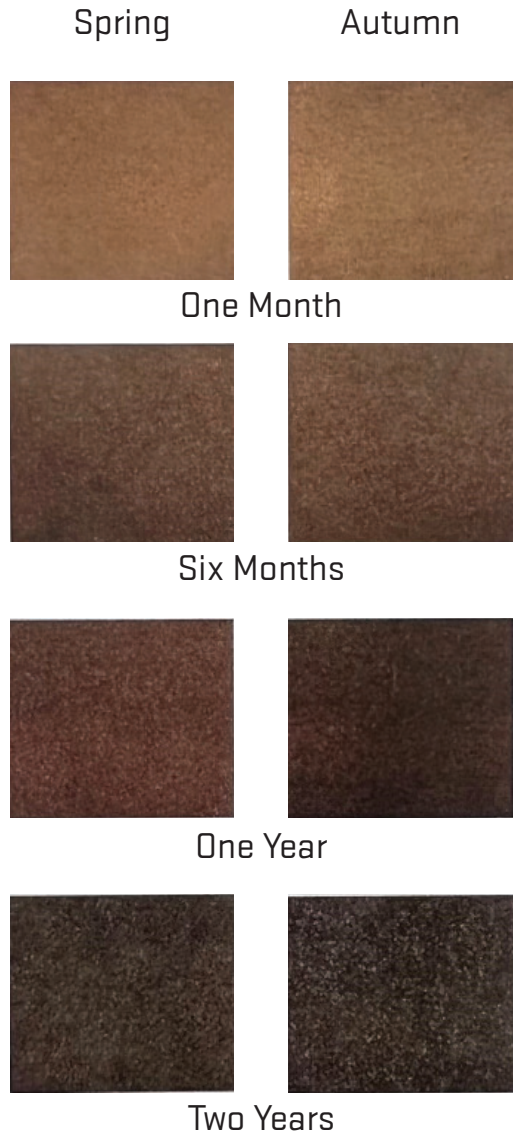


WIRE MESH + CABLE RAILING  
JAKOB ROPE SYSTEMS STAINLESS STEEL CABLING MESH  
WITH TOP / BOTTOM CABLE TAUT BET. STEEL POSTS BEHIND PARAPET



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

WEATHERED STEEL



DAY1



AGED

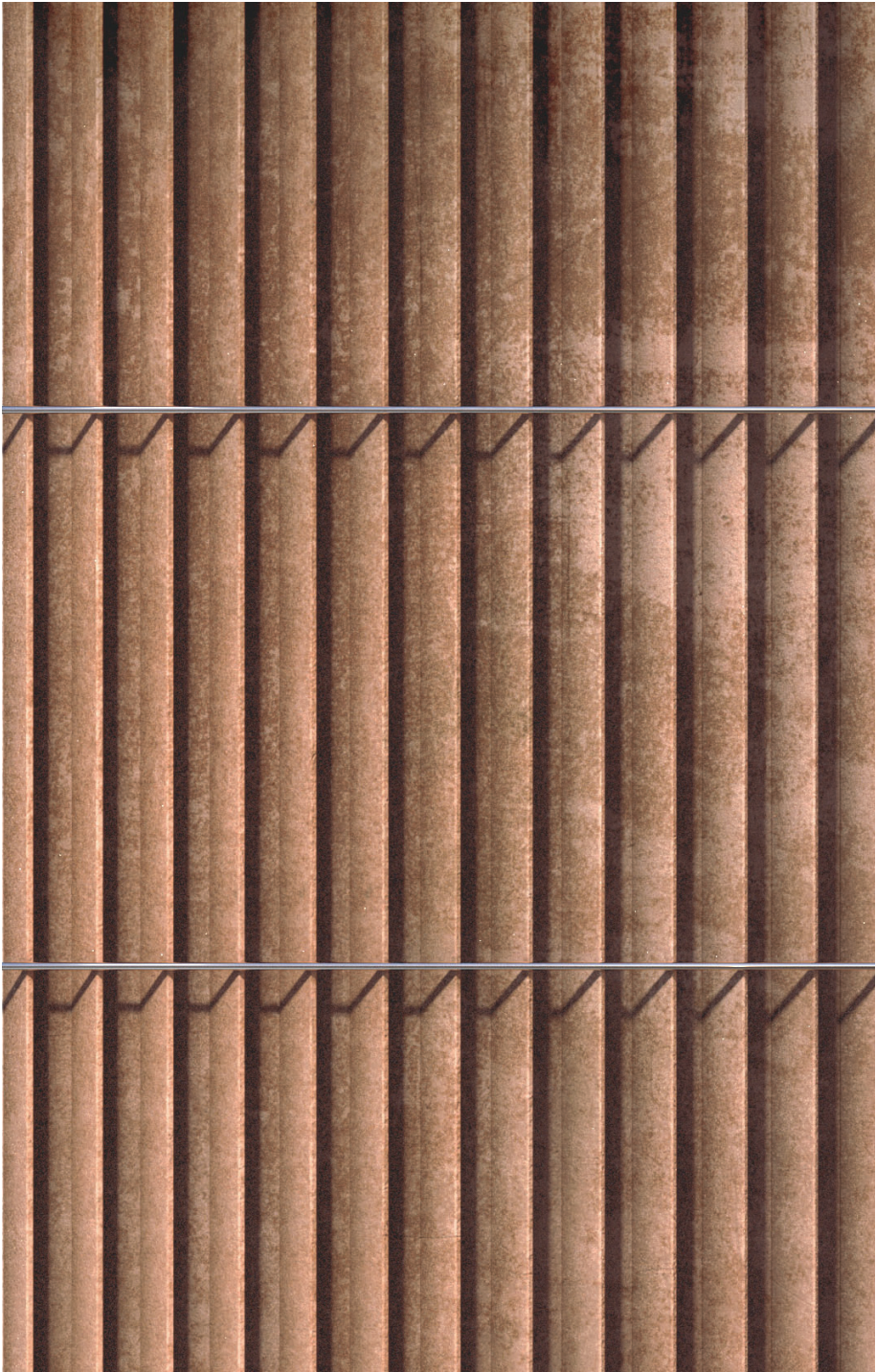


DAY1



AGED

DAY 1 COMPARISON



DAY 1 - WEATHERED STEEL



DAY 1 - CEDAR NATURAL WOOD

AGED COMPARISON



AGED - WEATHERED STEEL

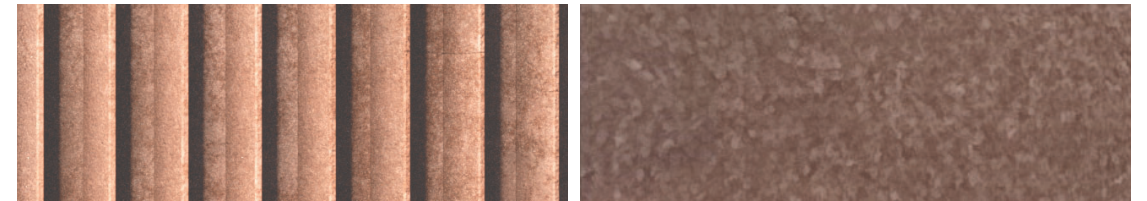
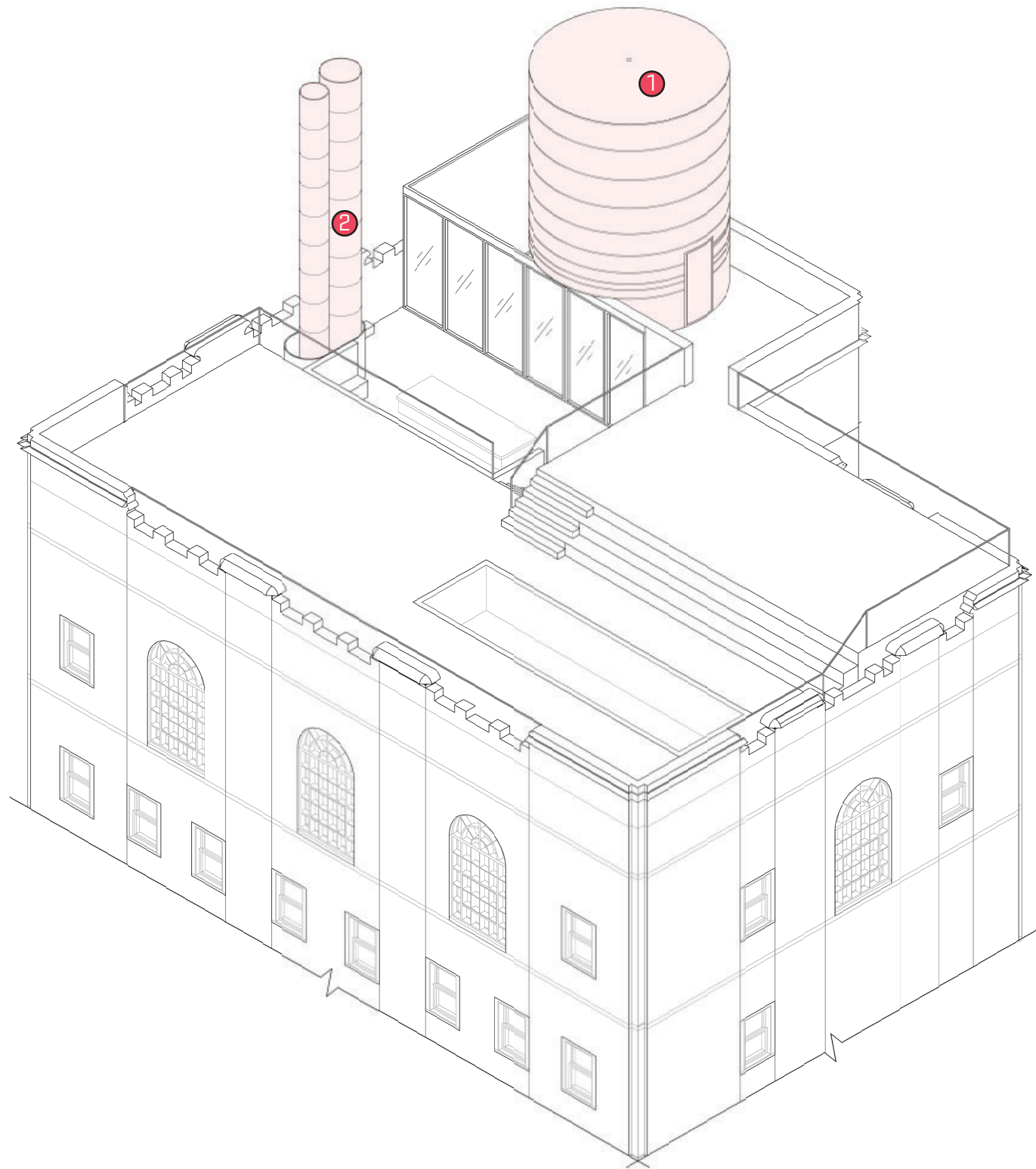


AGED - CEDAR NATURAL WOOD

# **MATERIAL LOCATIONS**



ELEVATOR BULKHEAD + FLUE EXTENSIONS



① WEATHERED STEEL  
6" VERTICAL WEATHERED STEEL PANELS

② WEATHERED STEEL  
WEATHERED STEEL PANELS



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



① EXISTING BULKHEAD  
LOOKING EAST



② EXISTING VENT STACK  
LOOKING SOUTH

**WEATHERED STEEL MATERIAL  
SAMPLE STUDY**



## WEATHERED STEEL MATERIAL SAMPLE STUDY - DESCRIPTION

The following 4' X 8' sample study is divided into the following views:

-Local views in the immediate vicinity from Clark Street.

-Public Thoroughfare view from Cadman Plaza Park.

Each view is shown with the installed material sample of weathered steel from street level and zoomed-in; the intent is to review panel coloration. Photos taken 08/26/22 with a Sony a6400 camera.



WEATHERED STEEL MATERIAL SAMPLE STUDY - IMAGE KEY

LOCAL (BLOCK) SIGHTLINES

3 - VIEW FROM INTERSECTION OF CLARK + HENRY

4 - VIEW FROM INTERSECTION OF CLARK + MONROE

PUBLIC THROUGHFARE SIGHTLINES

10 - VIEW FROM CADMAN PLAZA PARK AND PINEAPPLE WALK



Note: Two (2) images per each view: extended and zoomed-in.



EXTENDED VIEW



ZOOMED-IN

VIEW 3  
INTERSECTION OF CLARK + HENRY  
WEATHERED STEEL MATERIAL SAMPLE



EXTENDED VIEW



ZOOMED-IN

VIEW 4  
 INTERSECTION OF CLARK + MONROE  
 WEATHERED STEEL MATERIAL SAMPLE



EXTENDED VIEW



ZOOMED-IN

VIEW 10  
 CADMAN PLAZA PARK + PINEAPPLE WALK  
 WEATHERED STEEL MATERIAL SAMPLE



# **SIGHTLINE STUDY**

## 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, the Brooklyn Bridge & Manhattan.

Each view is shown rendered with natural wood material and a second with weathered steel.

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

Installed Mock-up (right): 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

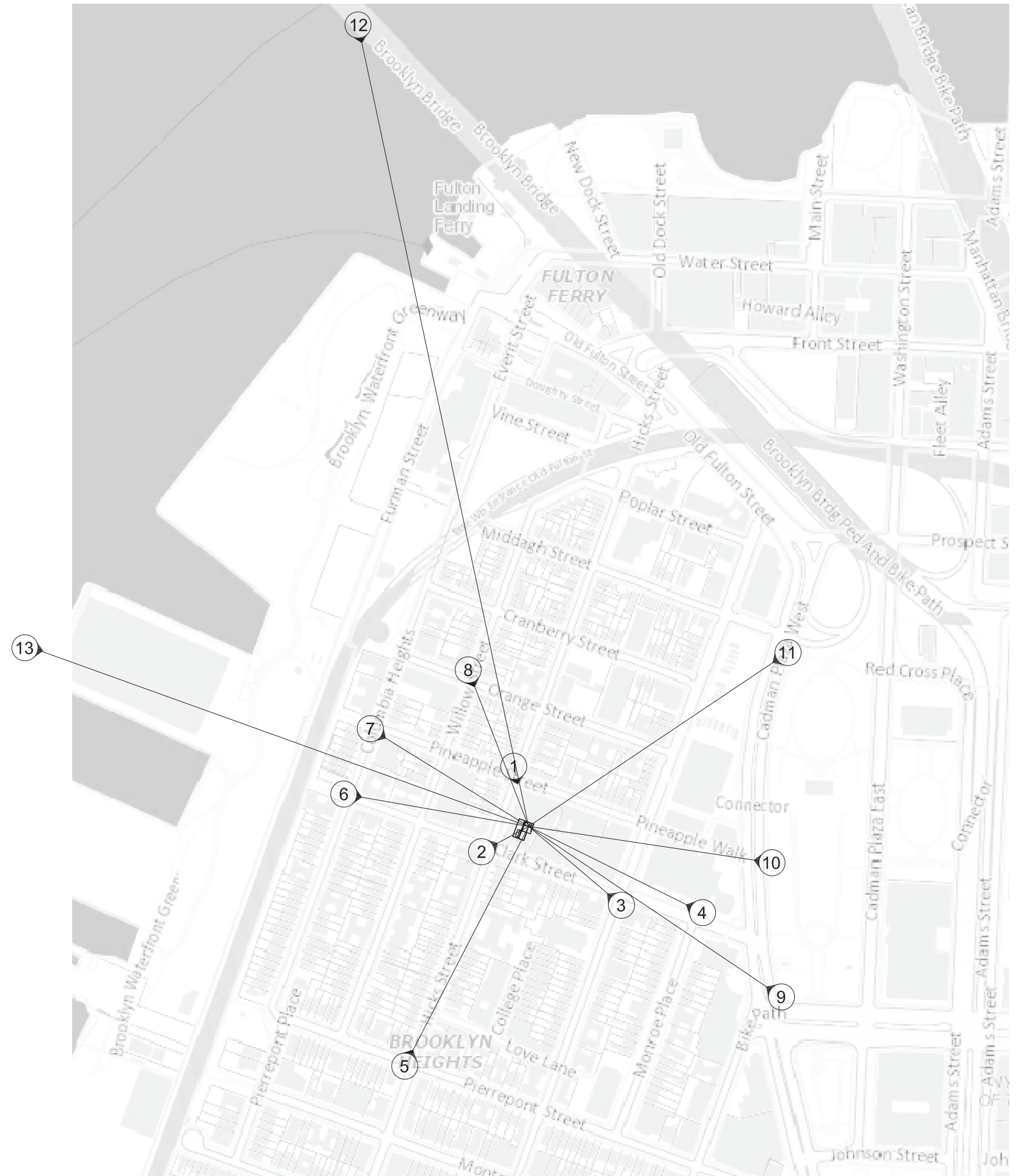
11 - VIEW FROM CADMAN PLAZA PARK AND MIDDAGH

\*12 - VIEW FROM CENTER OF THE BROOKLYN BRIDGE

\*13 - VIEW FROM MANHATTAN, EAST RIVER PROMENADE, NEAR PIER 11

Note: Two rendered images per each view.

\* = included in Sightline Study for LPC submission 07/16/2019 only





VIEW 4  
INTERSECTION OF CLARK + MONROE  
WITH ADDITION RENDER



VIEW 4  
INTERSECTION OF CLARK + MONROE  
WITH ADDITION RENDER - RESUBMISSION 10/25/2022





VIEW 8  
INTERSECTION OF WILLOW + ORANGE  
WITH ADDITION RENDER



VIEW 8  
INTERSECTION OF WILLOW + ORANGE  
WITH ADDITION RENDER - RESUBMISSION 10/25/2022





VIEW 9  
SOUTHWEST CORNER OF CADMAN PLAZA PARK  
WITH ADDITION RENDER



VIEW 9  
SOUTHWEST CORNER OF CADMAN PLAZA PARK  
WITH ADDITION RENDER - RESUBMISSION 10/25/2022





VIEW 10  
CADMAN PLAZA PARK + PINEAPPLE WALK  
WITH ADDITION RENDER





VIEW 10  
CADMAN PLAZA PARK + PINEAPPLE WALK  
WITH ADDITION RENDER - RESUBMISSION 10/25/2022



VIEW 11  
CADMAN PLAZA PARK + MIDDAGH  
WITH ADDITION RENDER



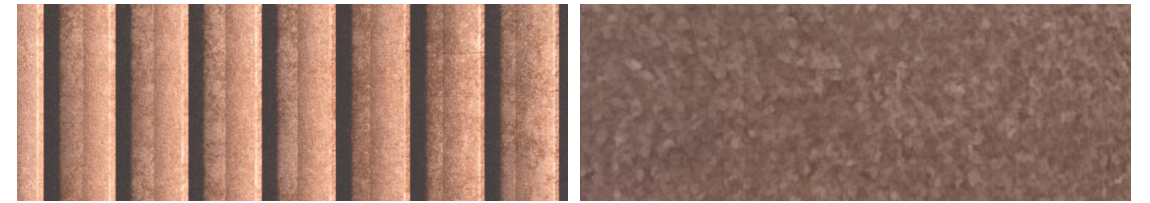
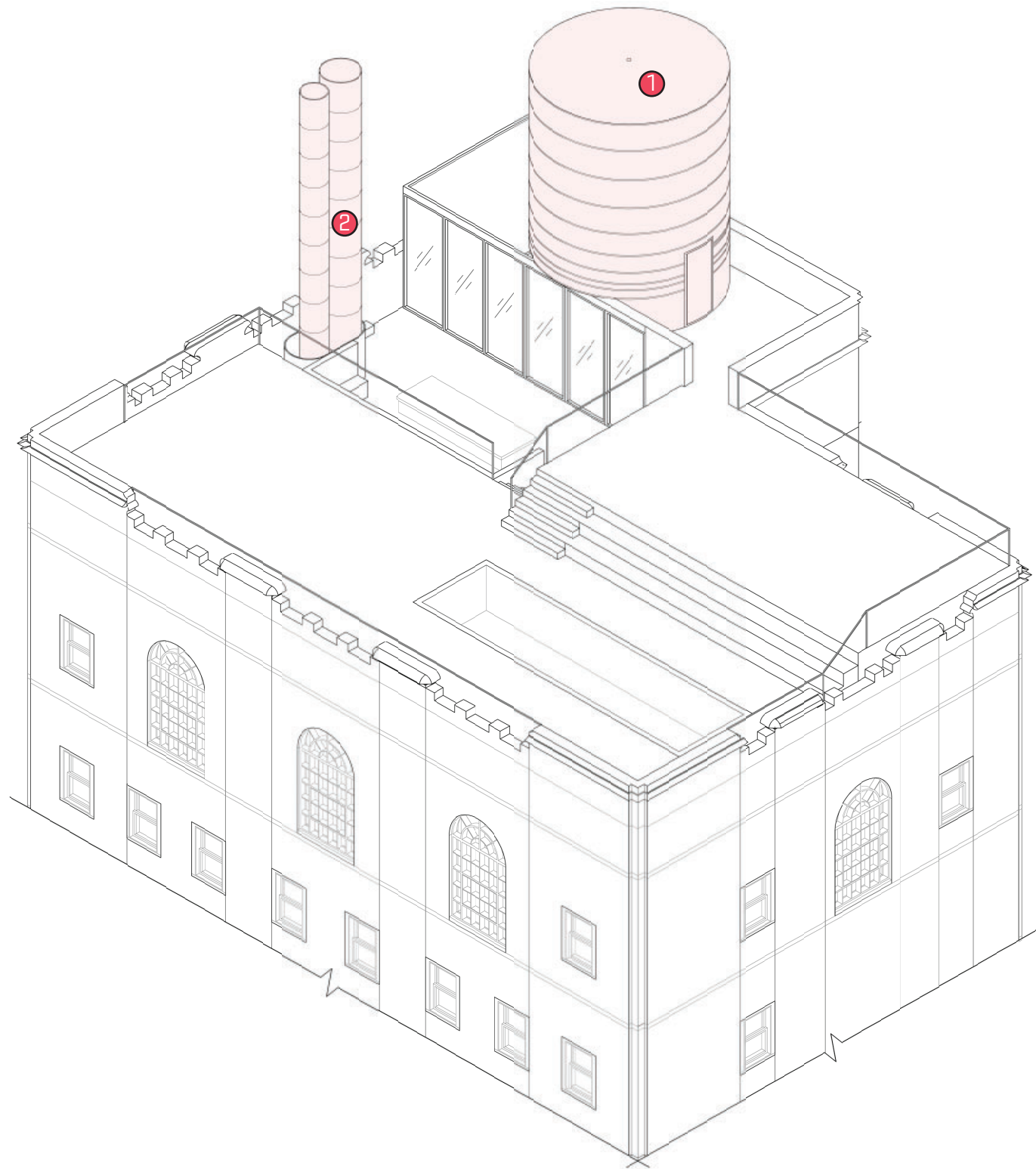
VIEW 11  
CADMAN PLAZA PARK + MIDDAGH  
WITH ADDITION RENDER - RESUBMISSION 10/25/2022

The Wondrous Water Towers of

# NEW YORK CITY



ELEVATOR BULKHEAD + FLUE EXTENSIONS



① WEATHERED STEEL  
6" VERTICAL WEATHERED STEEL PANELS

② WEATHERED STEEL  
WEATHERED STEEL PANELS



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



① EXISTING BULKHEAD  
LOOKING EAST

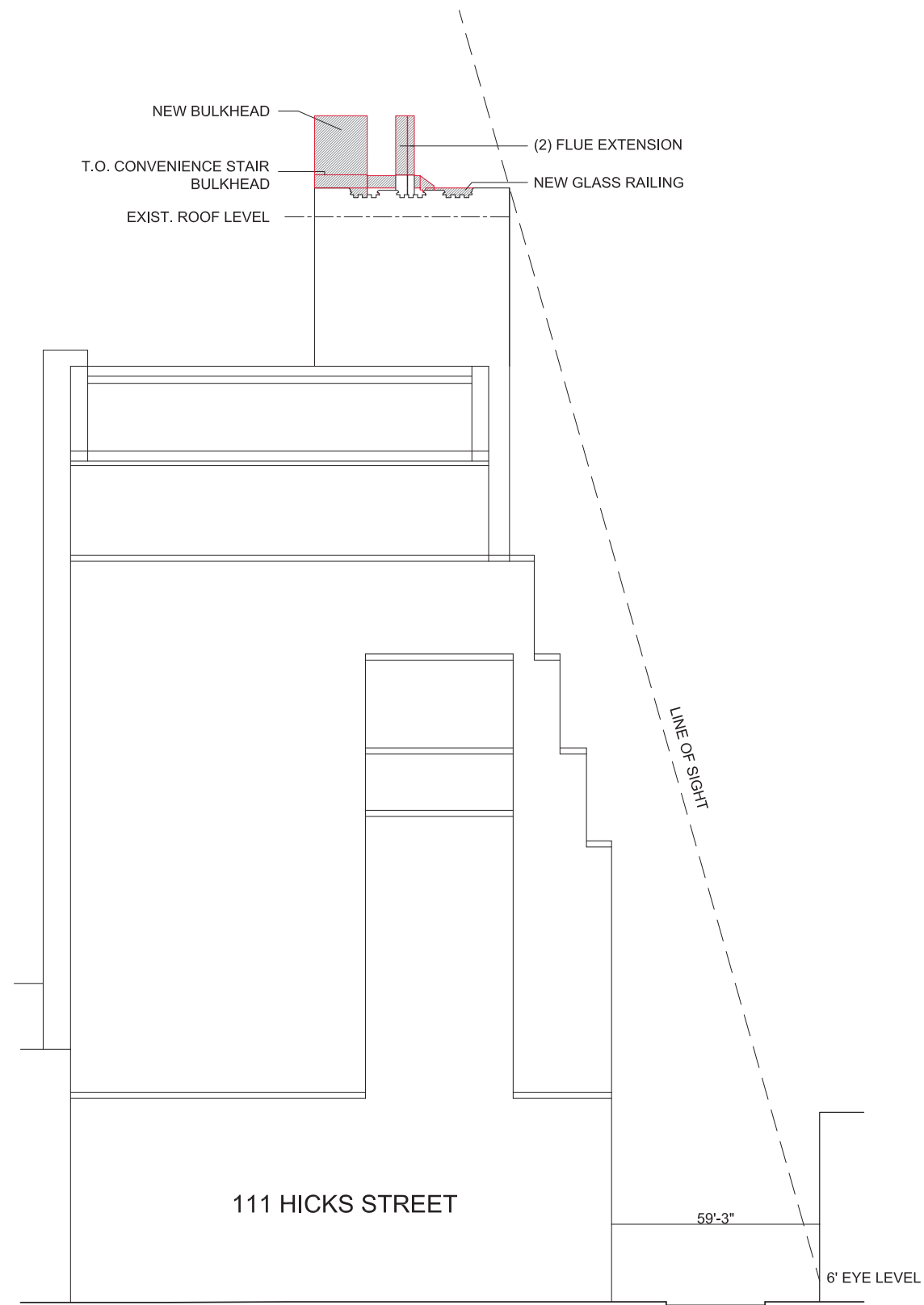


② EXISTING VENT STACK  
LOOKING SOUTH

# APPENDIX



111 Hicks Street - Proposed Sightline Sections



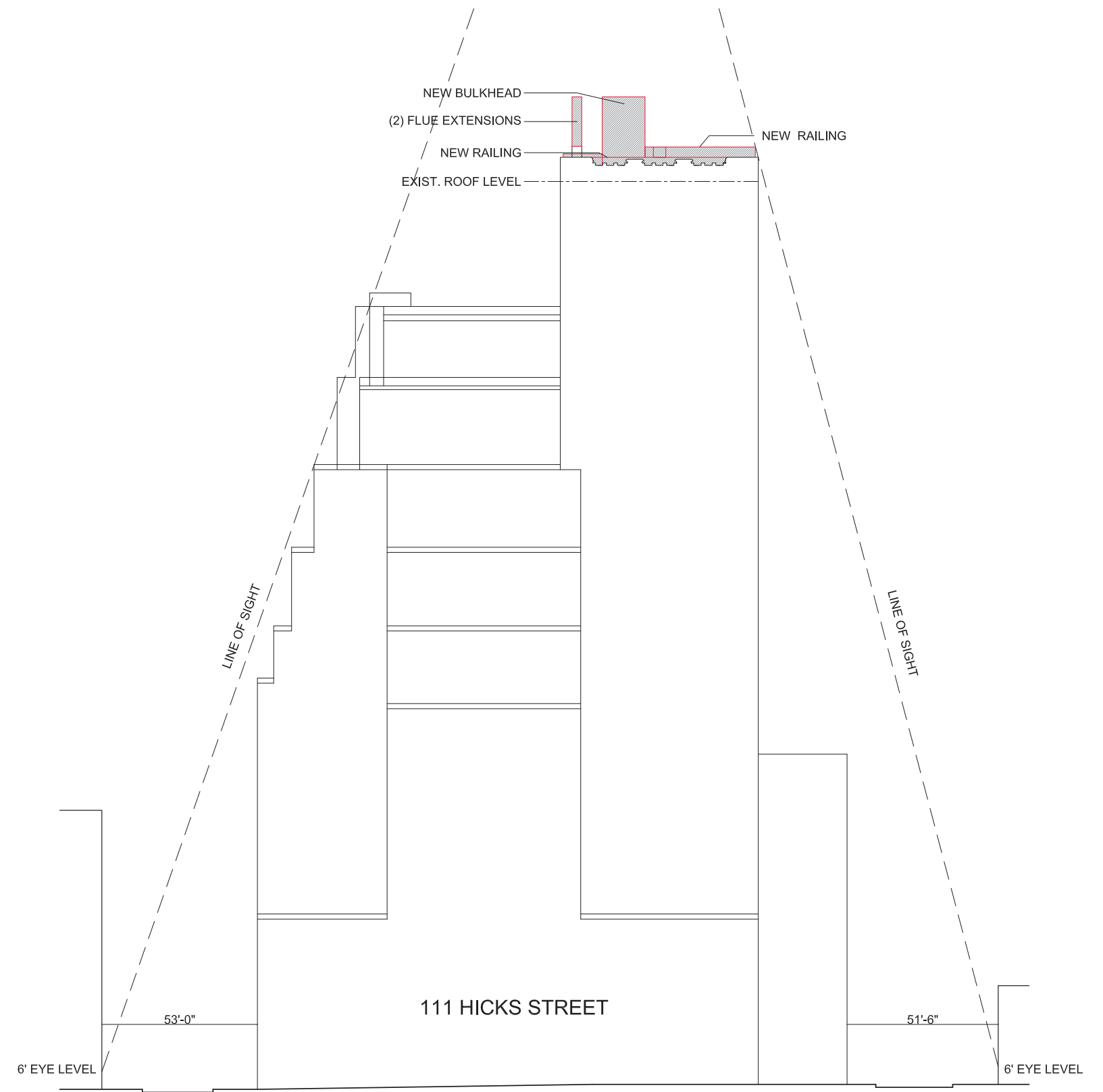
111 HICKS STREET

59'-3"

6' EYE LEVEL

HICKS STREET

North Elevation



111 HICKS STREET

53'-0"

51'-6"

6' EYE LEVEL

6' EYE LEVEL

PINEAPPLE STREET

CLARK STREET

West Elevation

VIEW 2  
INTERSECTION OF CLARK + HICKS  
WITH ADDITION RENDER





VIEW 13  
VIEW FROM MANHATTAN, NEAR PIER 11  
WITH ADDITION RENDER - RESUBMISSION 10/25/2022

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