

**June 13, 2023**  
Public Meeting

The current proposal is:

**Preservation Department – Item 2, LPC-23-03194**

**162 Hancock Street – Bedford Historic District**  
**Borough of Brooklyn**

**To Testify Please Join Zoom**

**Webinar ID:** 858 0771 0153

**Passcode:** 207183

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.

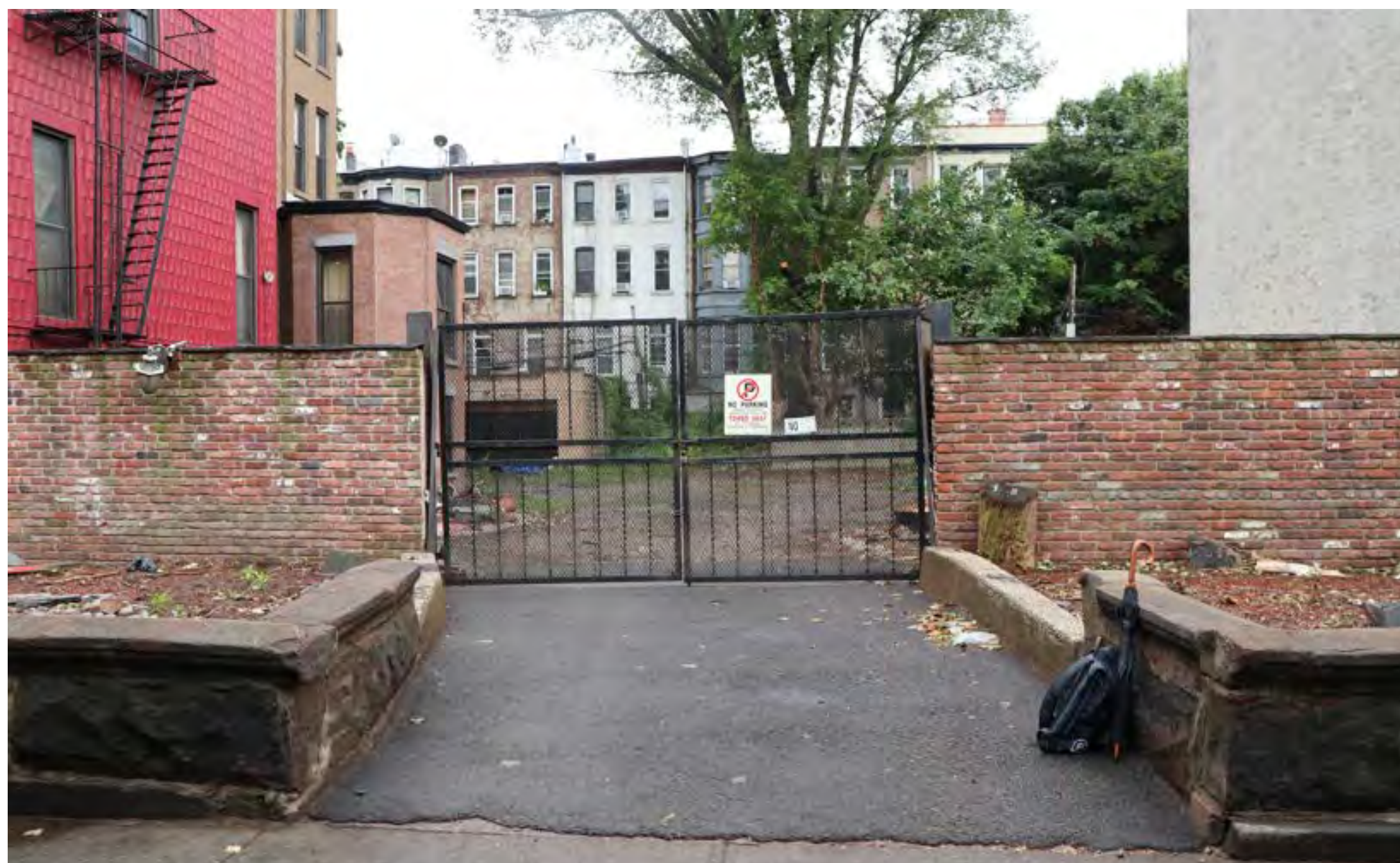
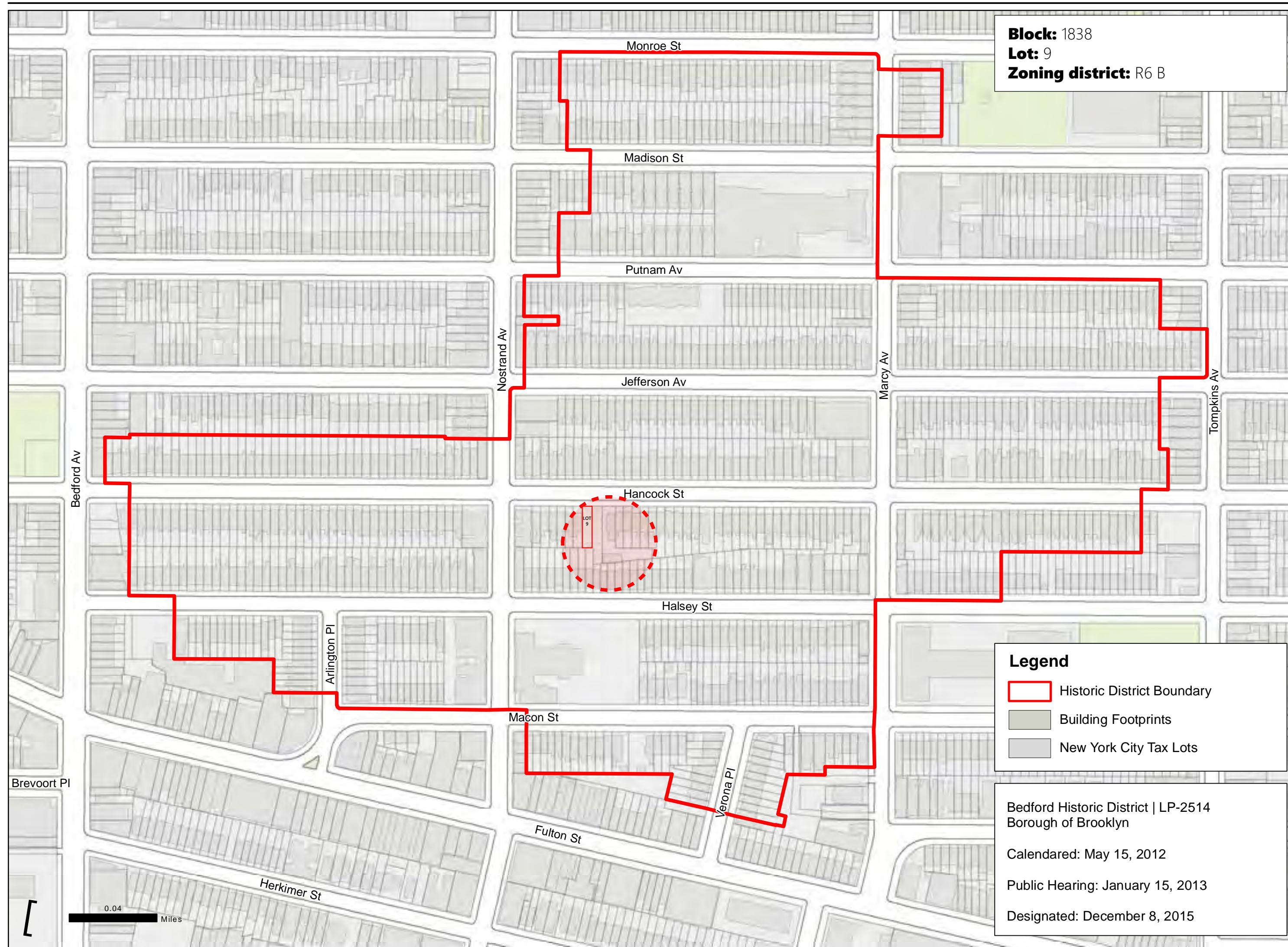
# LANDMARK HEARING PRESENTATION





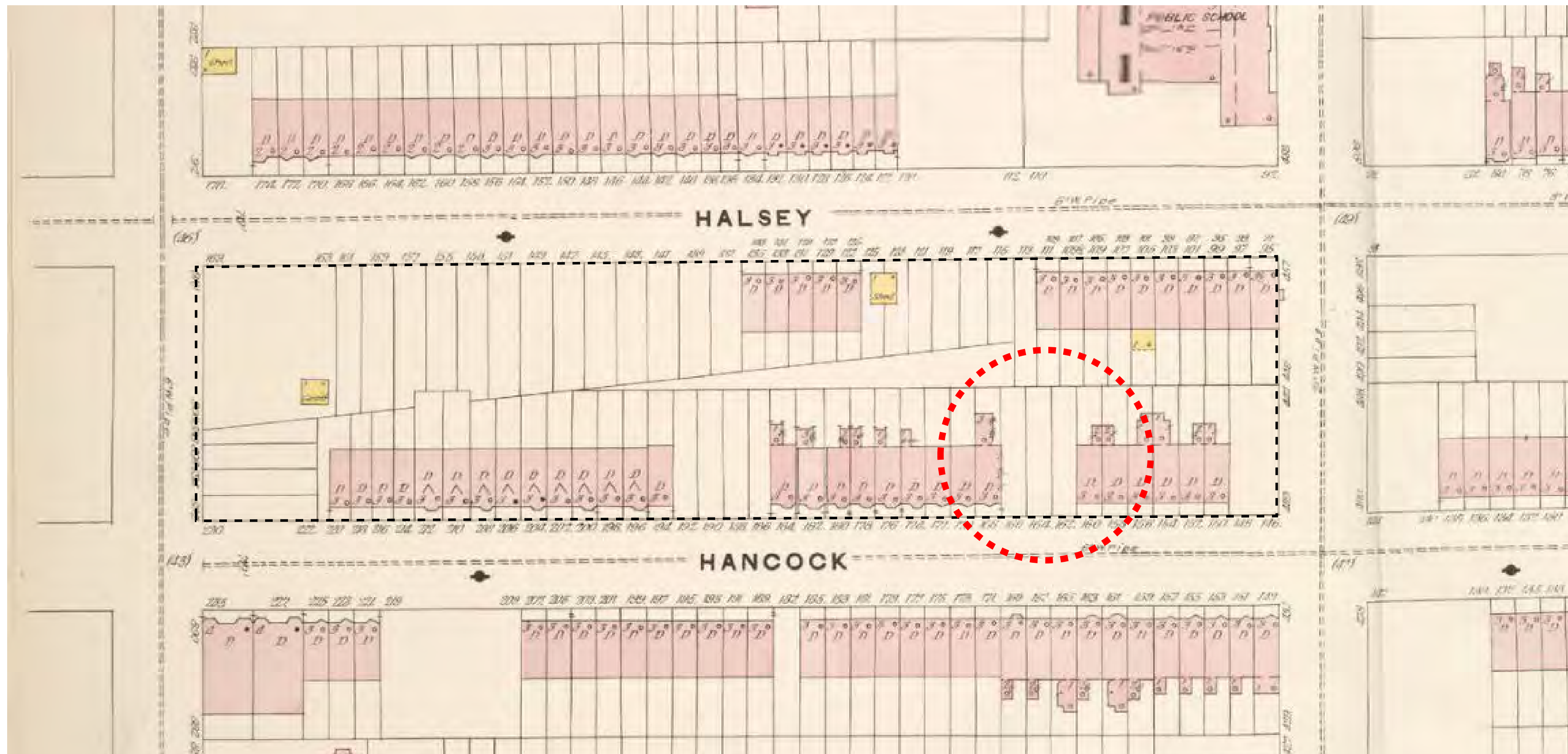
# BEDFORD HISTORIC DISTRICT

Hancock St, Lot 9 are located in the Bedford Historic District. This district illustrates the row house design constructed between 1870 & 1900 in Central Brooklyn. During this period, ranging from modest Italianate and Neo-Grec houses built in the 1870s to lavishly ornamented Neo-Grec, Queen Anne, Romanesque Revival, and Renaissance Revival structures from the 1880s and 1890s. The Bedford Historic District is well preserved, reviewing the Sanborn maps from 1888 to 2007 it is very clear that the area had not had substantial changes.

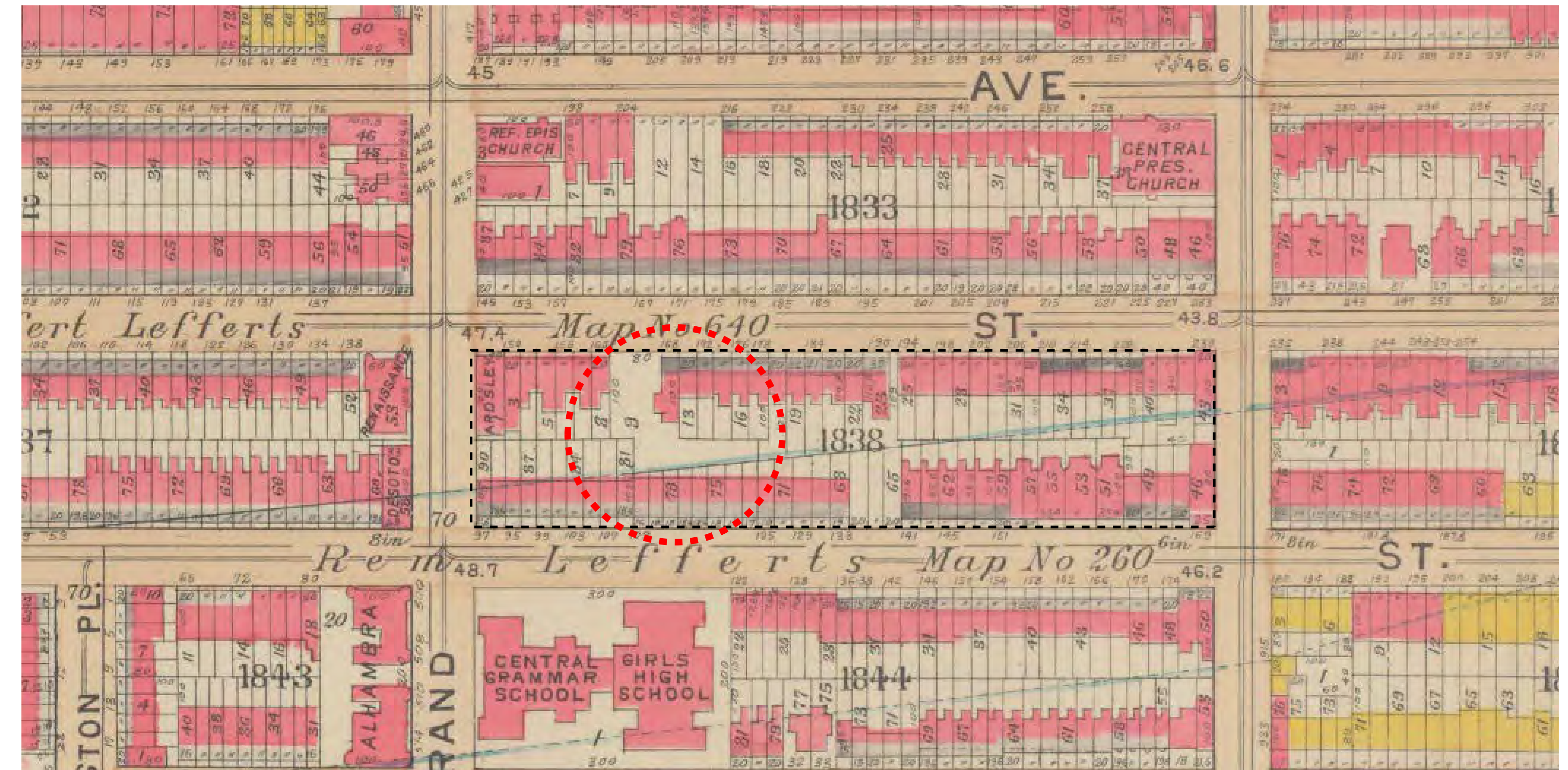




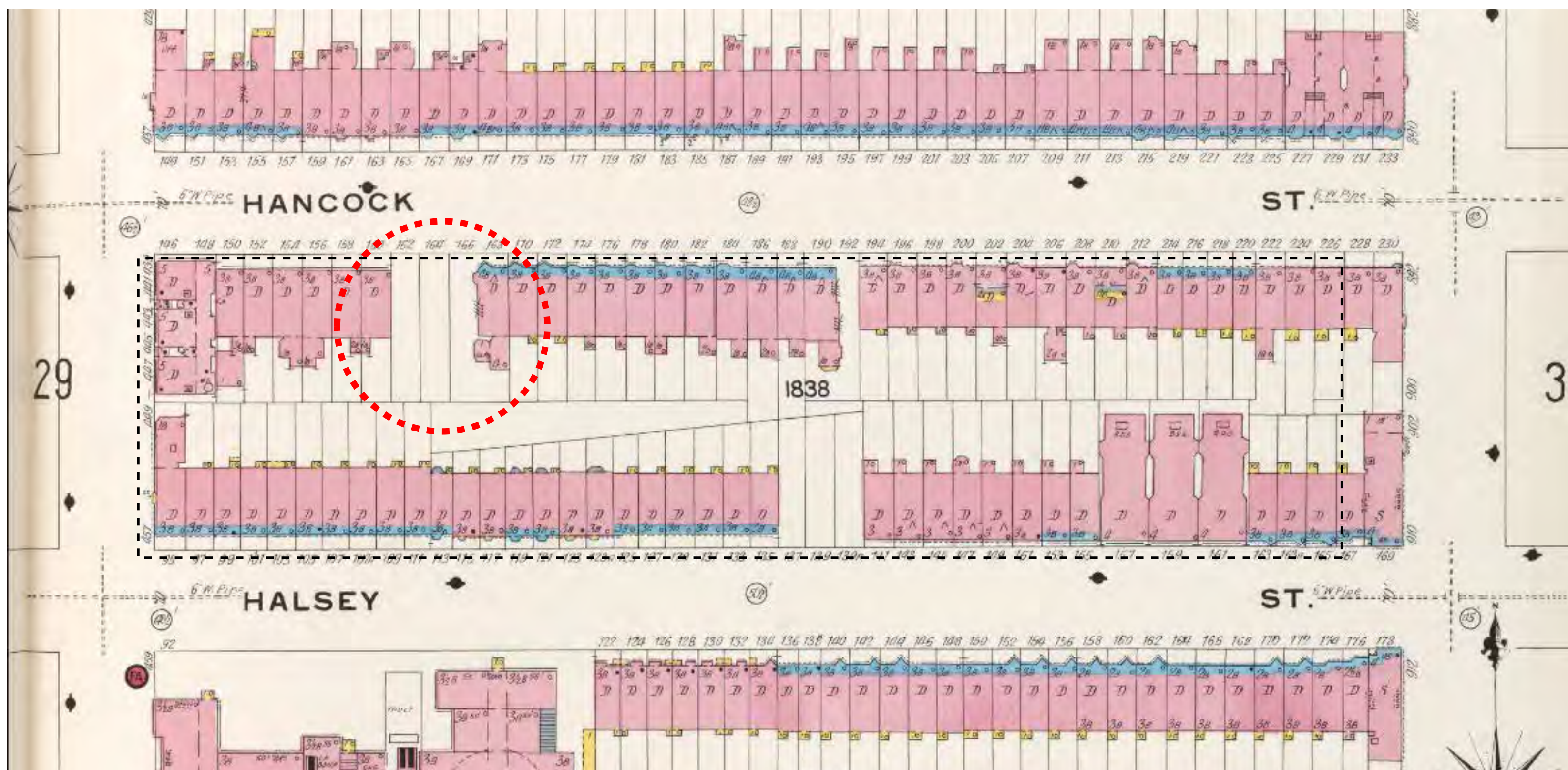
# BLOCK DEVELOPMENT



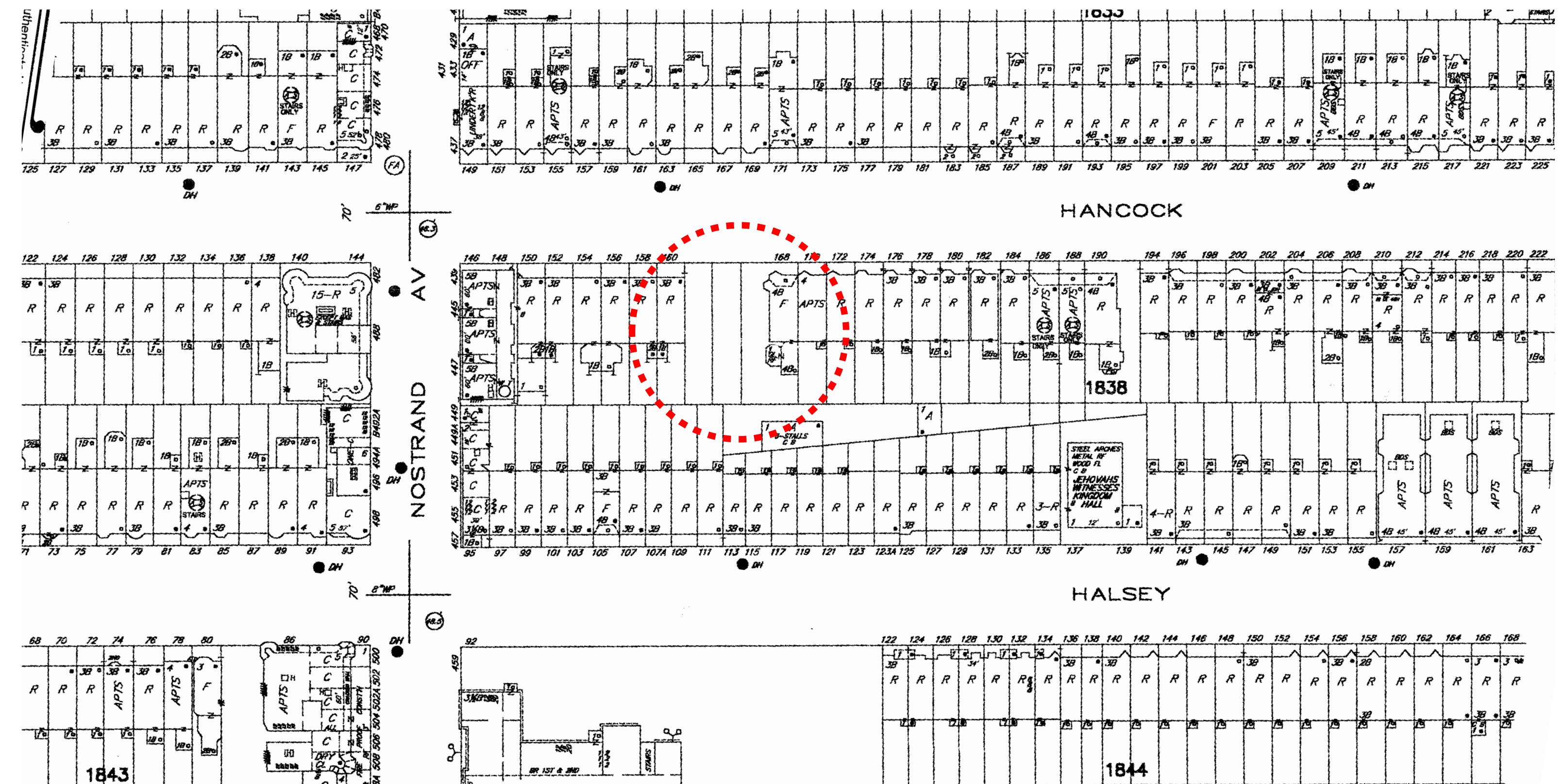
1887 SANBORN MAP



1908 BROMLEY MAP



1936 SANBORN MAP



2007 SANBORN MAP



# HISTORIC IMAGES OF THE SITE



**168 Hancock Street-**  
1940's Tax Photo



**168 Hancock Street**  
1980s Tax Photo



**168 , 164, 162 Hancock Street**  
Block 1838 Lot 10 1980s Tax Photo



**160 Hancock Street**  
Block 1838 Lot 8 1940's Tax Photo



# HISTORIC IMAGES : DISTRICT CHARACTER



**250 Hancock Street**  
1940's Tax Photo



**246 Hancock Street**  
1940's Tax Photo



**242 Hancock Street**  
1940's Tax Photo



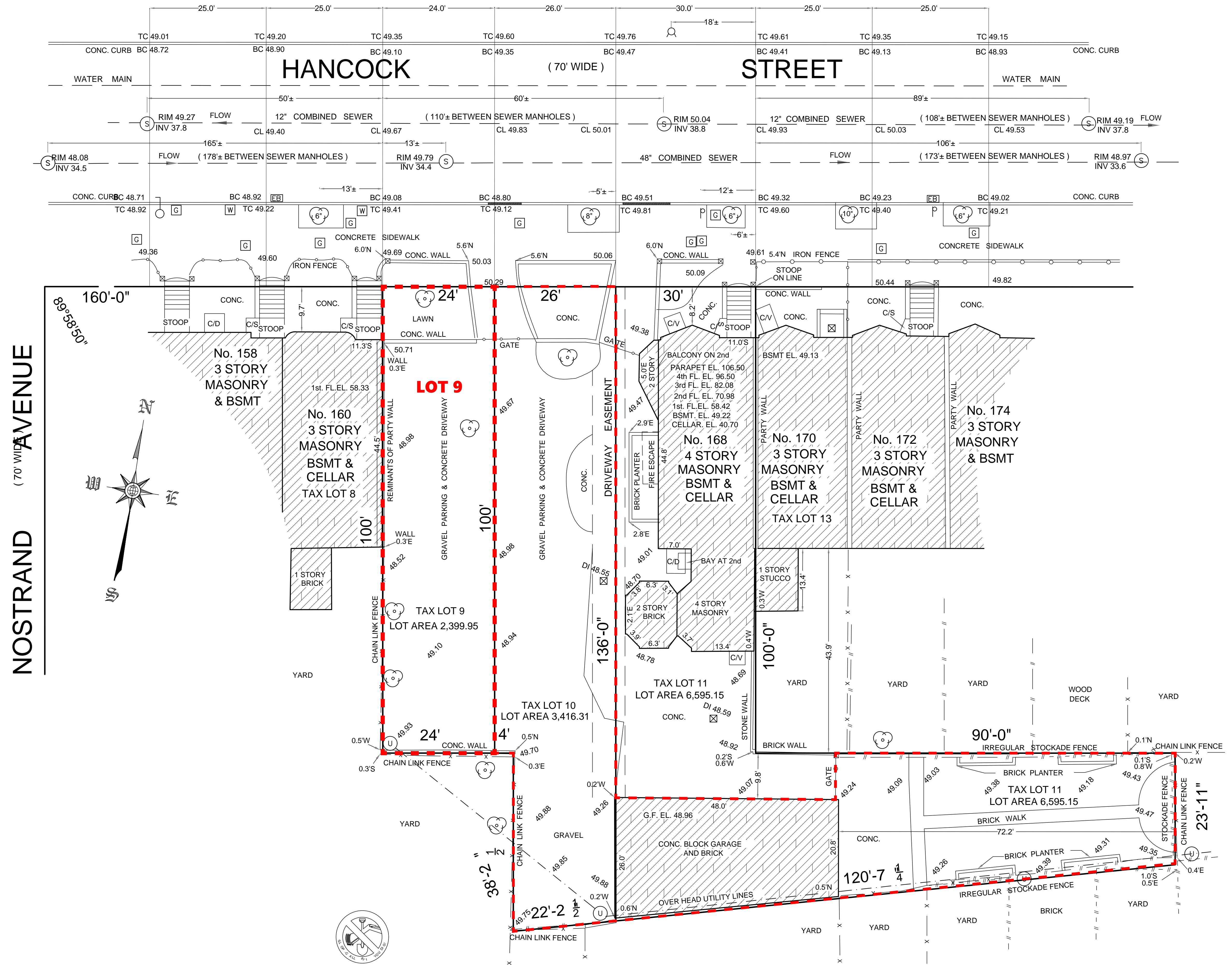
**224 Hancock Street**  
1940's Tax Photo



**150 Hancock Street**  
1940's Tax Photo



# PROPOSED LOT 9



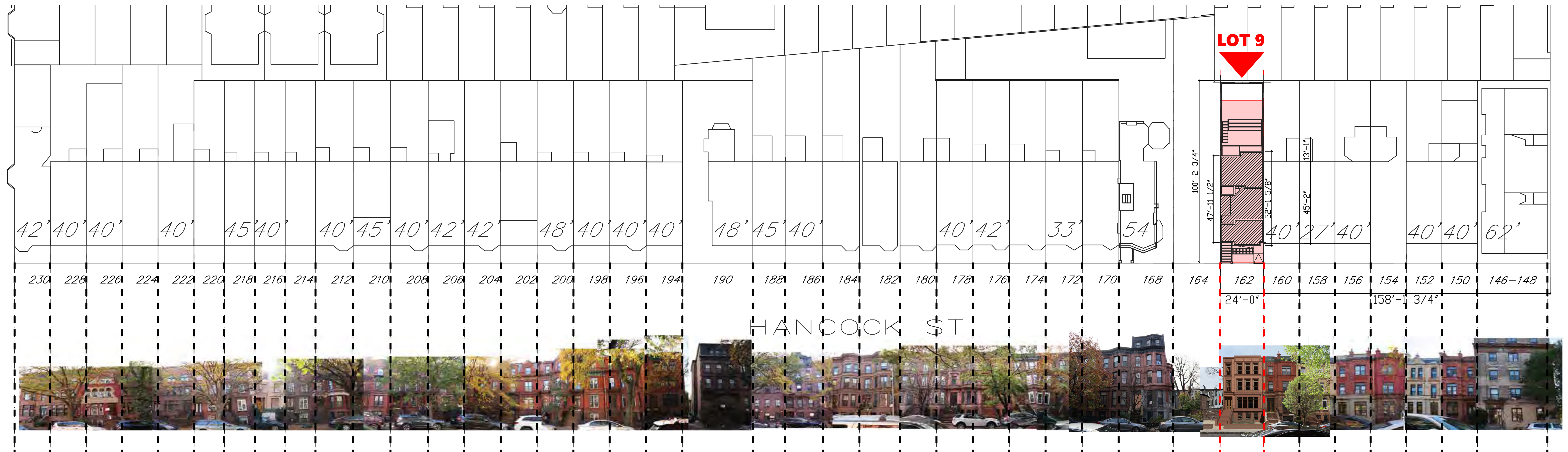


**RENDER: PROPOSED FRONTAL ELEVATION**

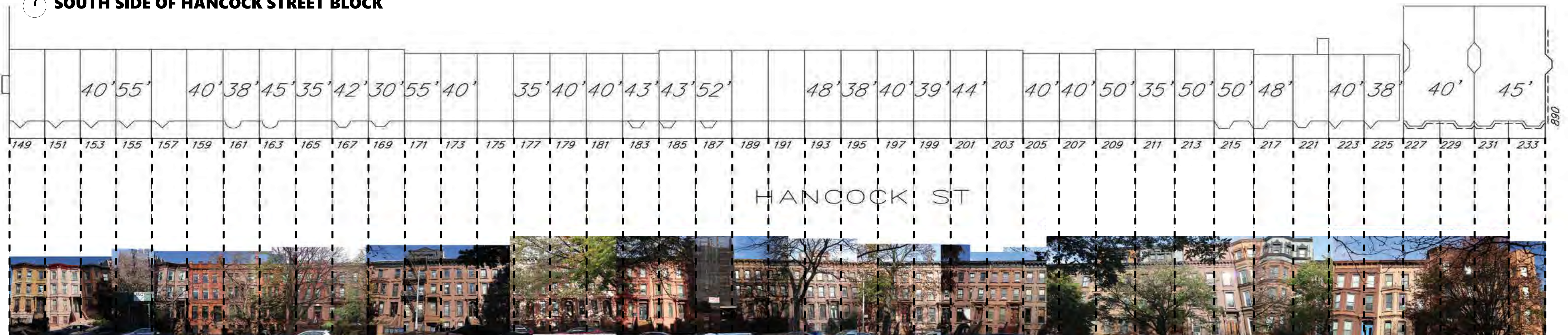




# DISTRICT CHARACTER: STREETScape



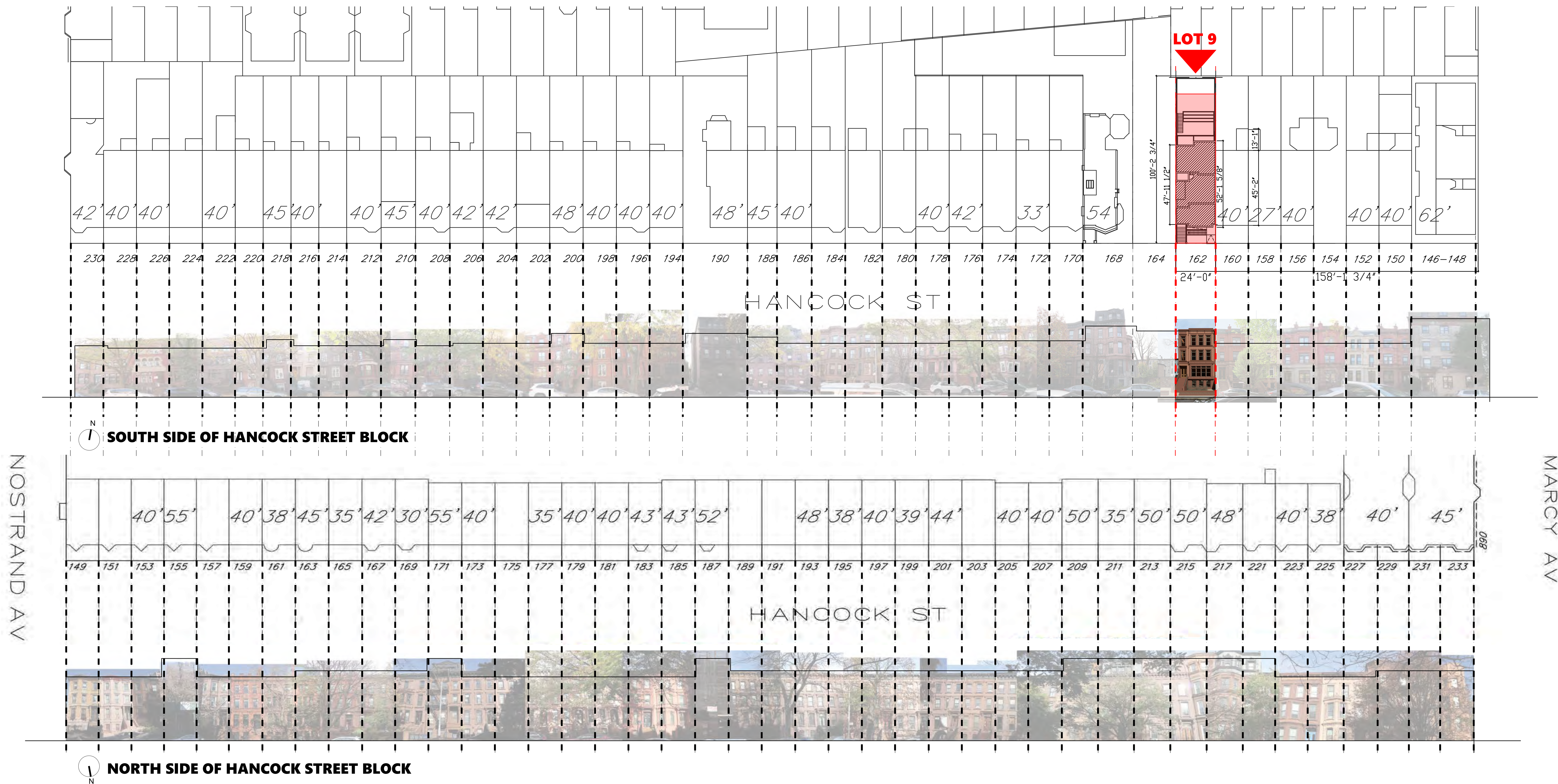
**SOUTH SIDE OF HANCOCK STREET BLOCK**



**NORTH SIDE OF HANCOCK STREET BLOCK**



# DISTRICT CHARACTER: ELEVATION DIAGRAM SHOWING NEIGHBOURING BUILDING HIEGHTS





# HANCOCK STREET ELEVATION LOTS 152 - 174



 SOUTH SIDE OF HANCOCK STREET BLOCK



# HANCOCK STREET ELEVATION LOTS 176 - 198



 SOUTH SIDE OF HANCOCK STREET BLOCK



# HANCOCK STREET ELEVATION LOTS 200 - 222



222

220

218

216

214

212

210

208

206

204

202

200

 SOUTH SIDE OF HANCOCK STREET BLOCK



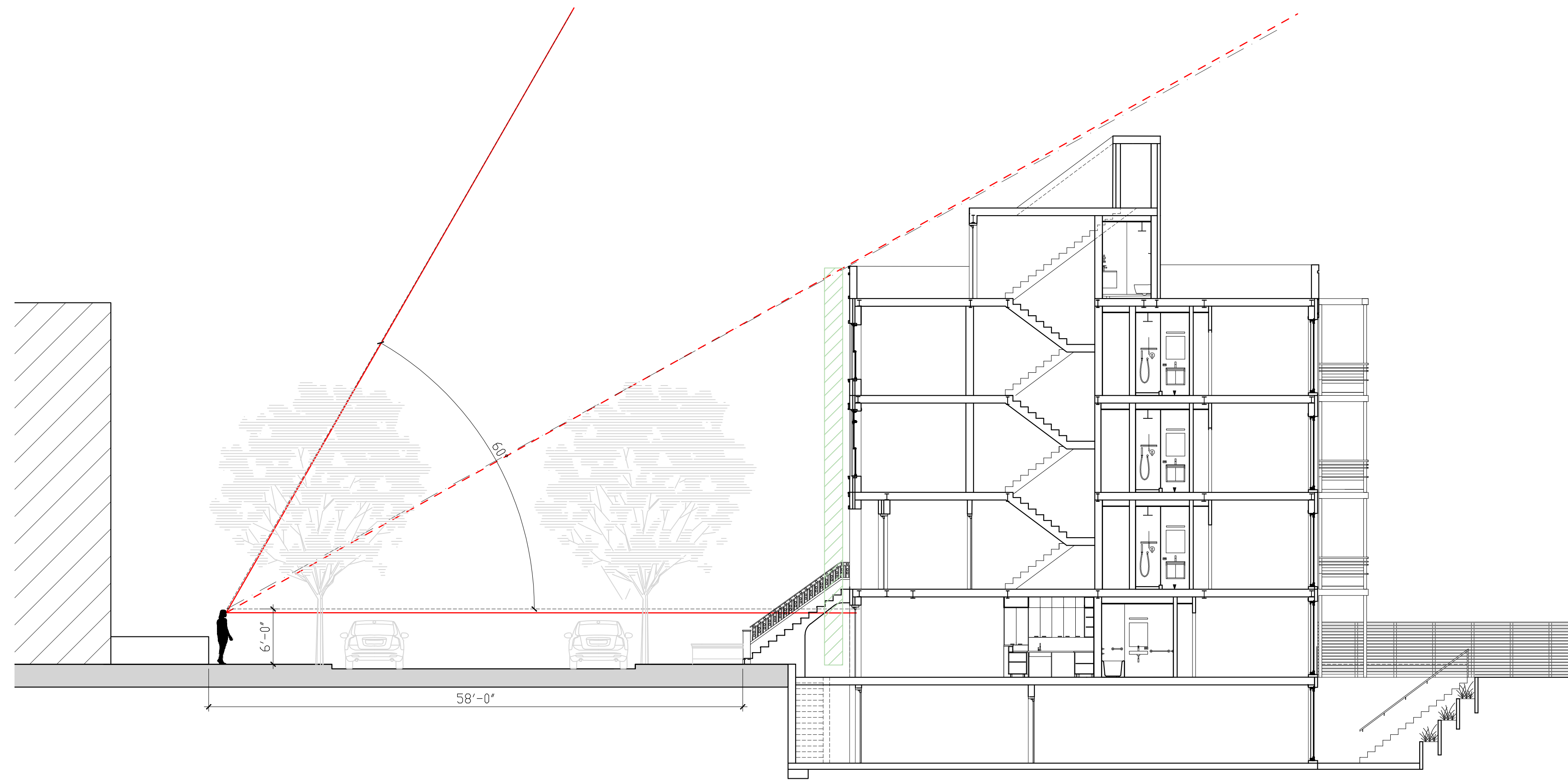
# REAR VIEW OF SITE AND SURROUNDING BUILDINGS



 REAR VIEW OF SITE AND SURROUNDING BUILDINGS

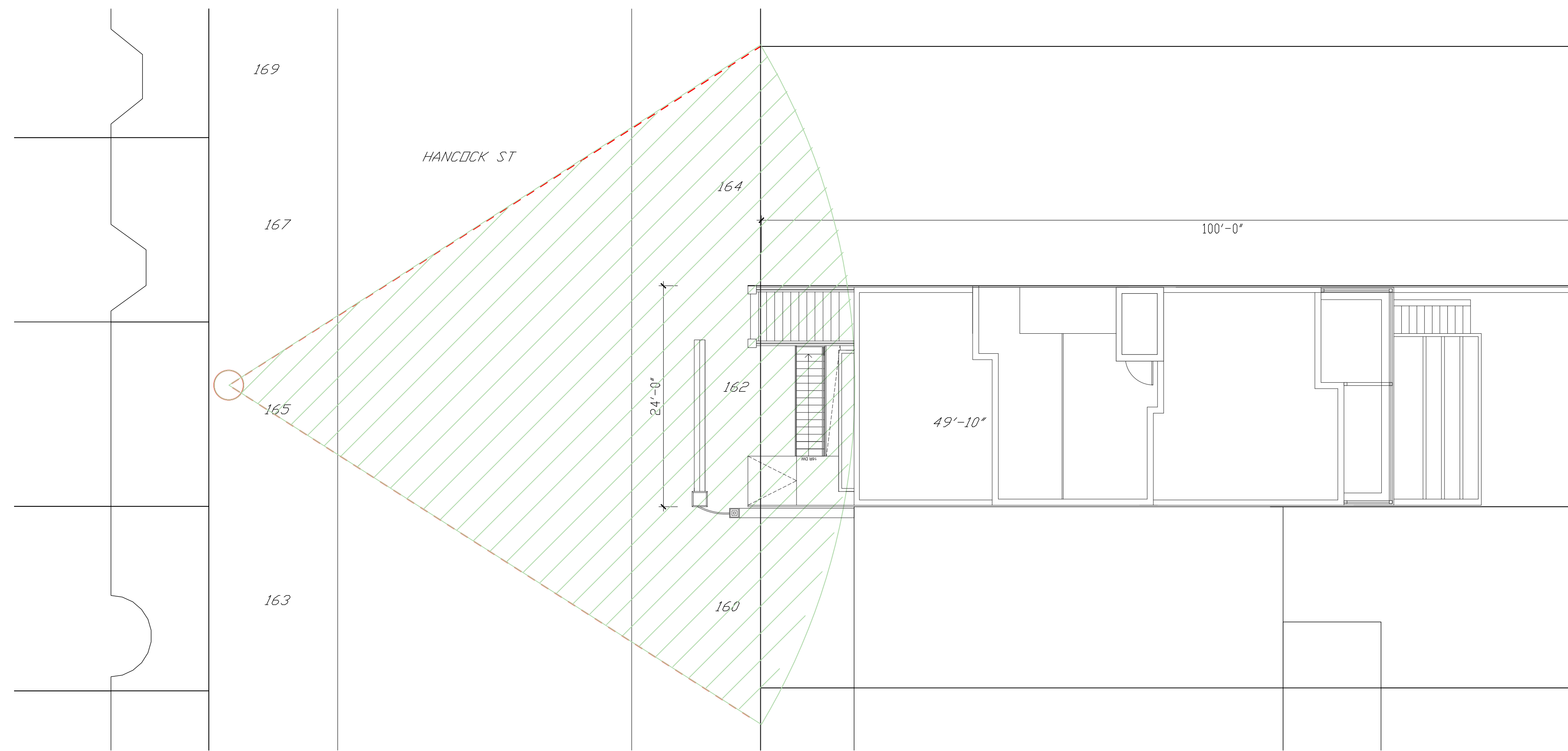


# VISUAL STUDY- LOT 9



HANCOCK STREET VISUAL STUDY

SCALE: 1/8" = 1'-0"

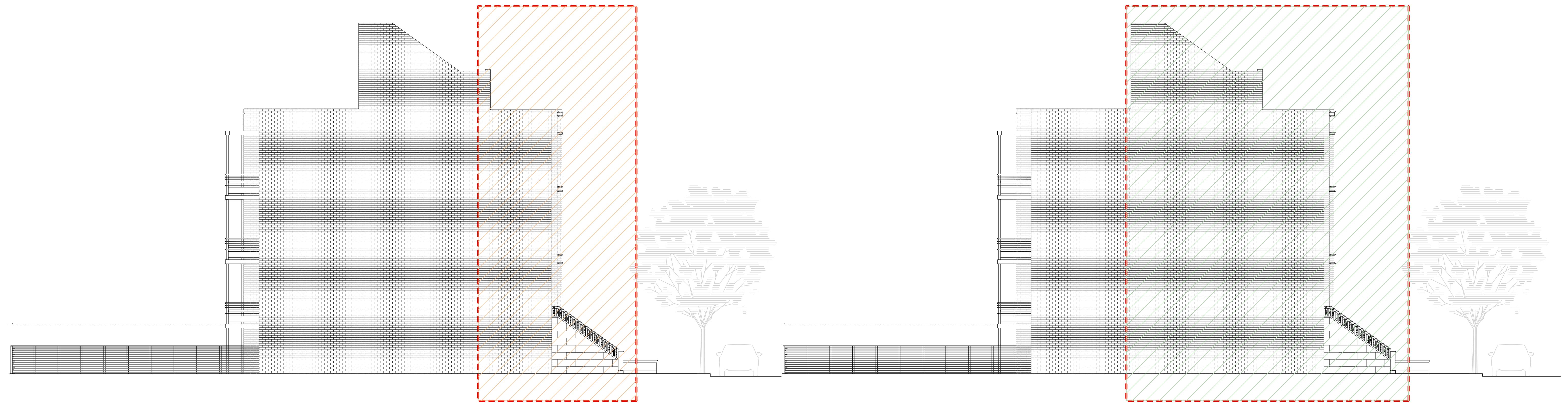


HANCOCK STREET VISUAL STUDY

SCALE: 1/8" = 1'-0"

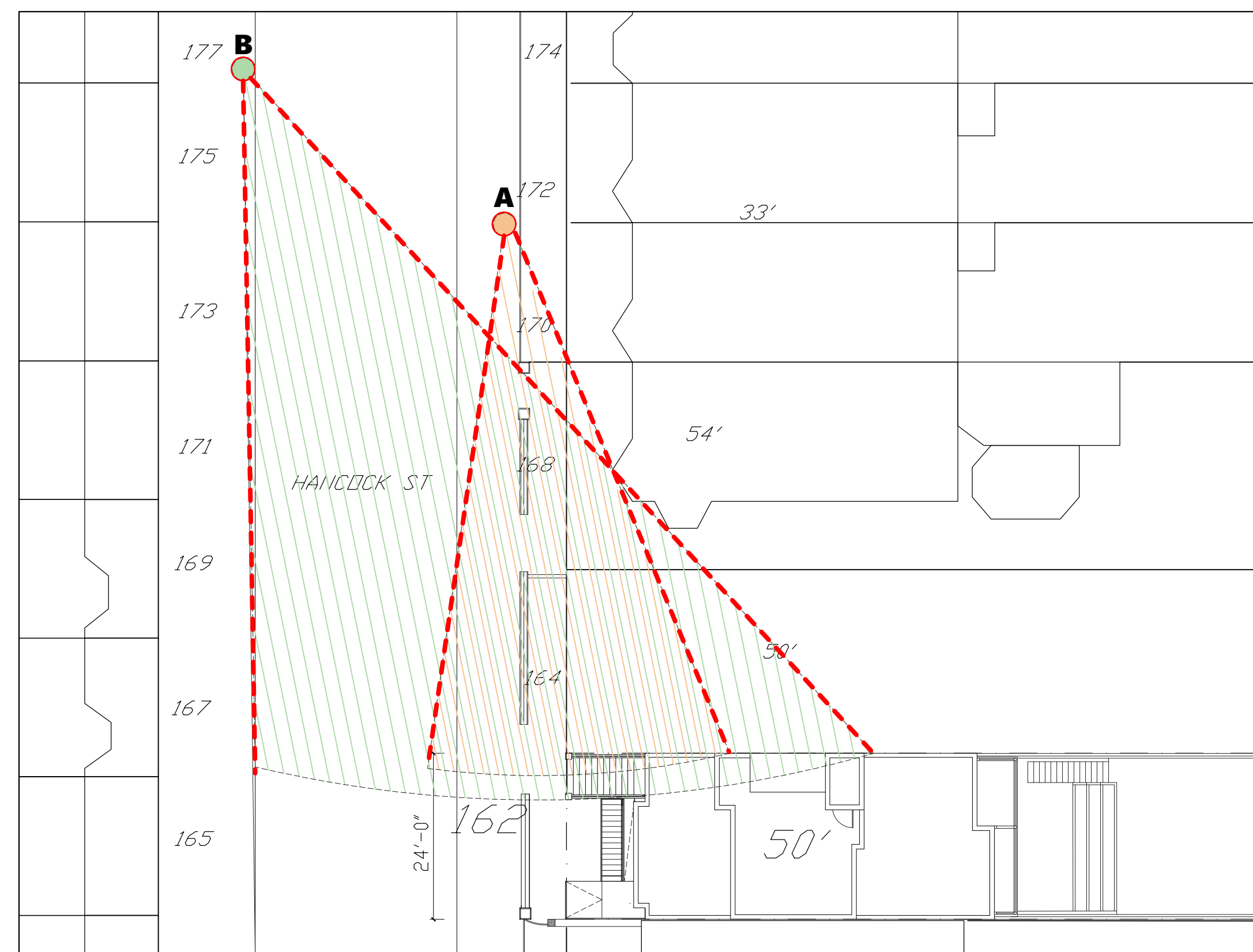


# VISUAL STUDY 2 - LOT 9



VISIBLE AREA ON SIDE FACADE FROM

VISIBLE AREA ON SIDE FACADE FROM POINT B



VISION ANGLE - POINT A & B



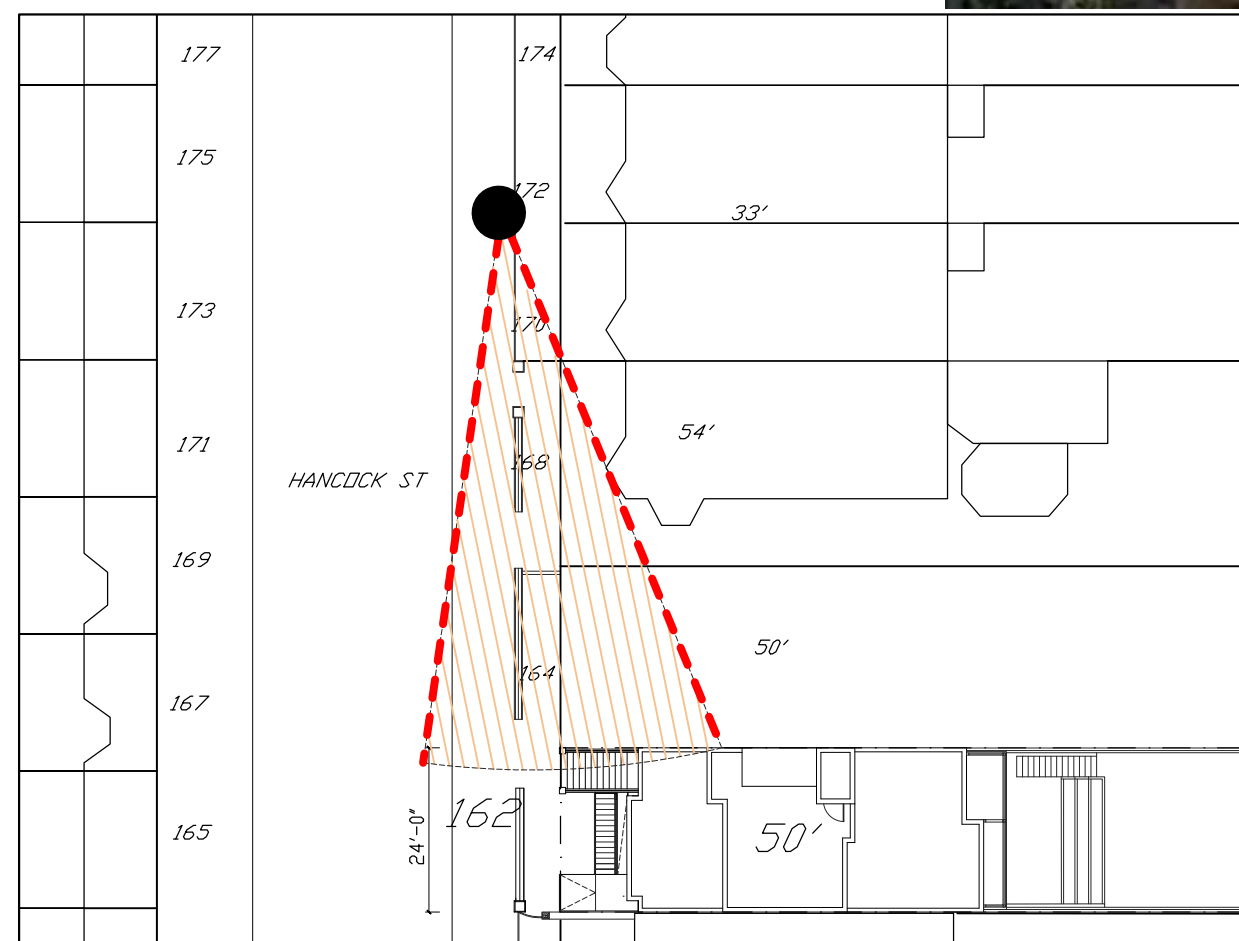
VIEW POINT A



VIEW POINT B



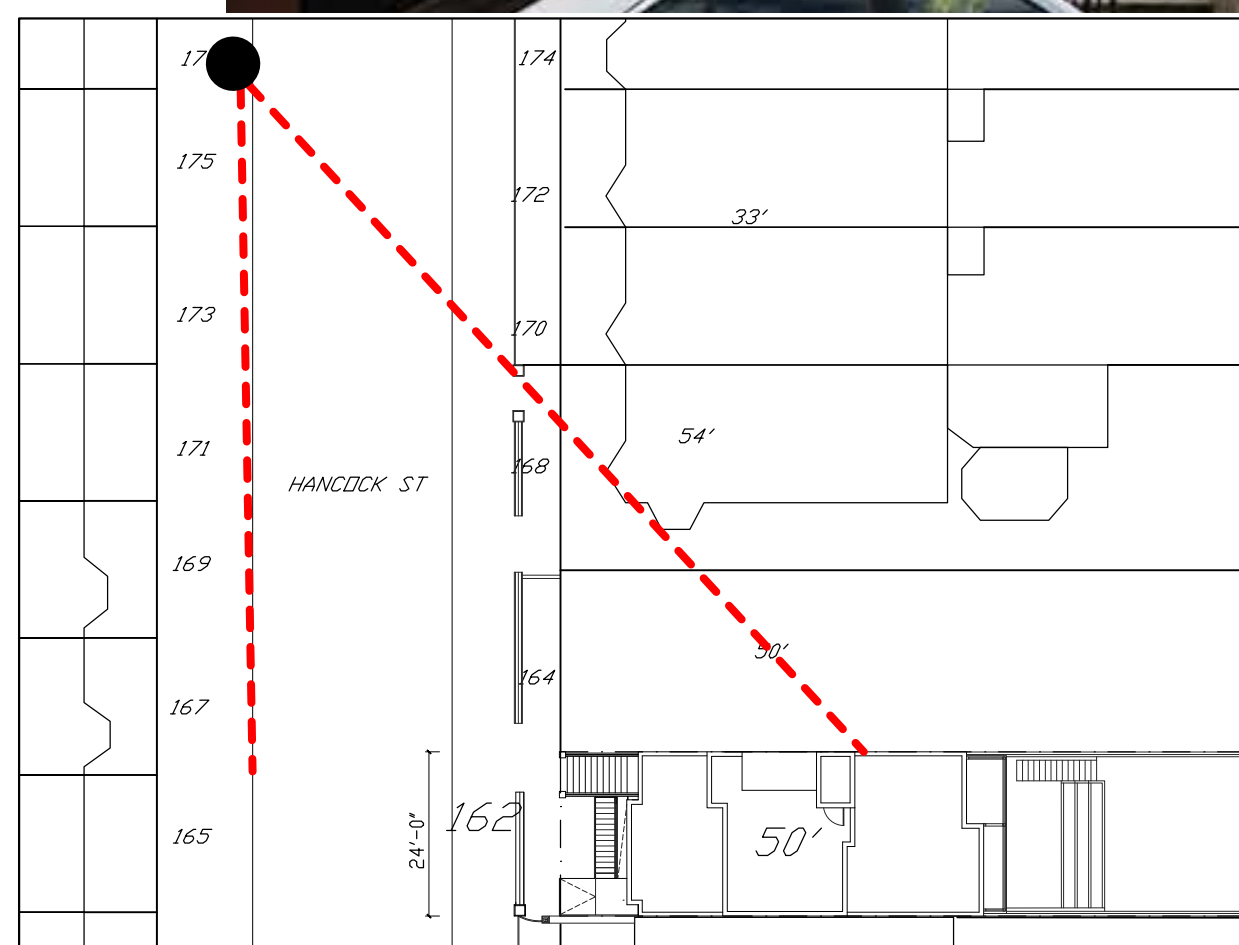
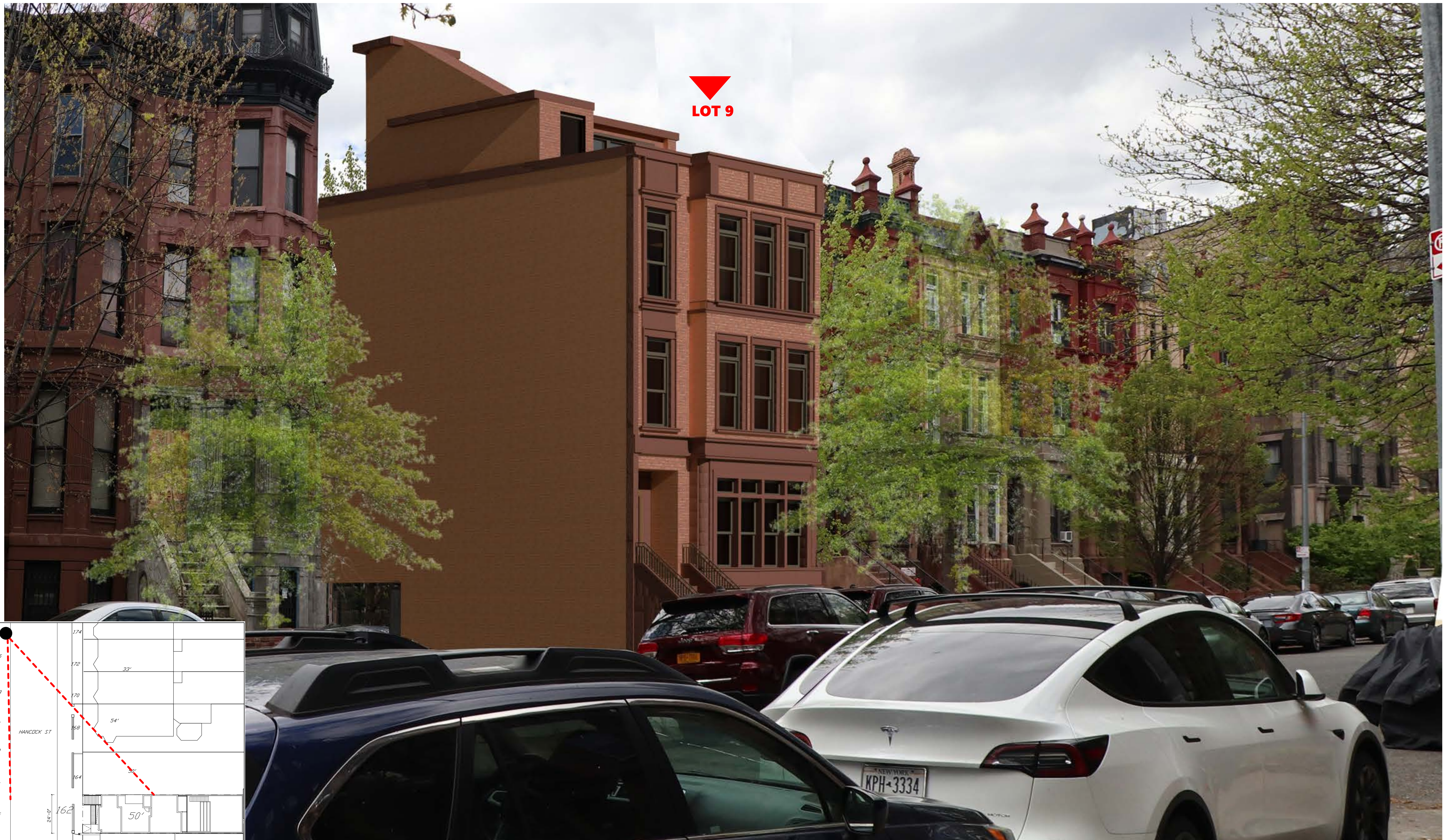
# RENDER: PROPOSED STREET VIEW



VISION ANGLE - POINT A & B



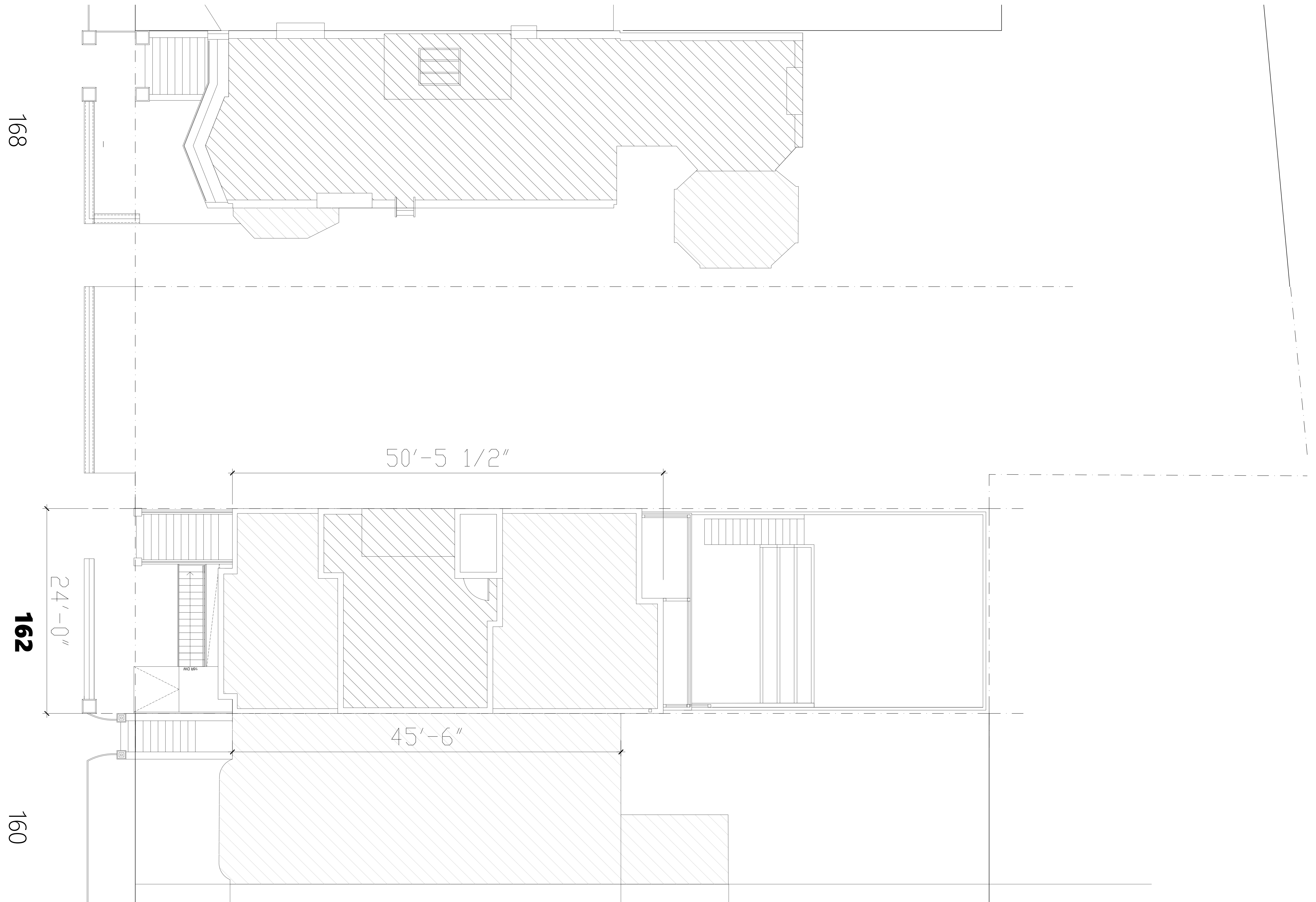
**RENDER: PROPOSED STREET VIEW- Across Street**



VISION ANGLE - POINT A & B

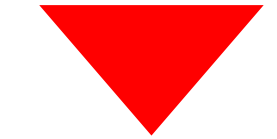


**HANCOCK STREET**





# PROPOSED FRONTAL ELEVATION LOT 9



162 HANCOCK STREET  
**LOT 09**



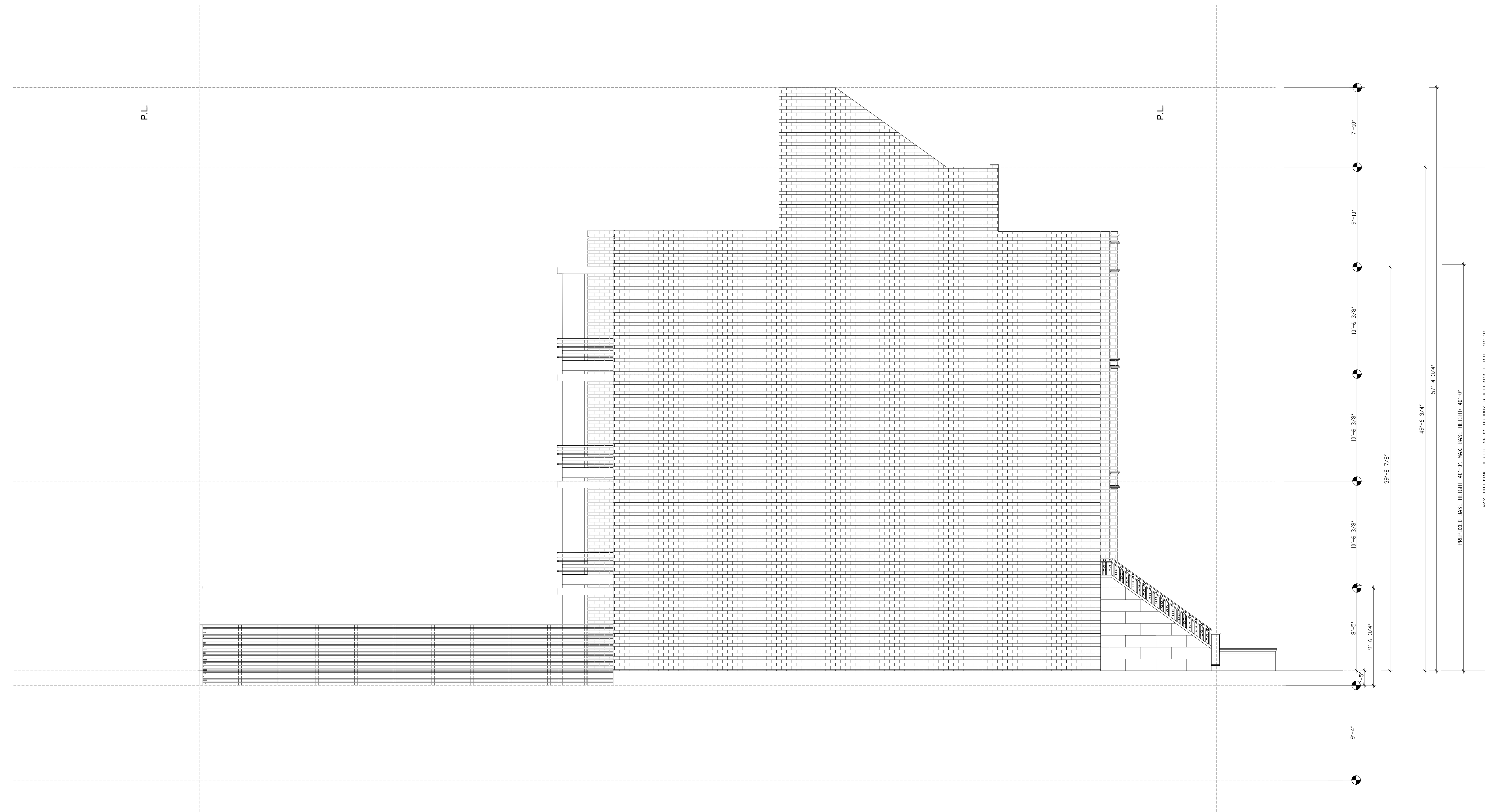


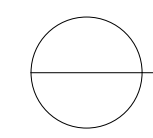
# PROPOSED REAR ELEVATION- LOT 9





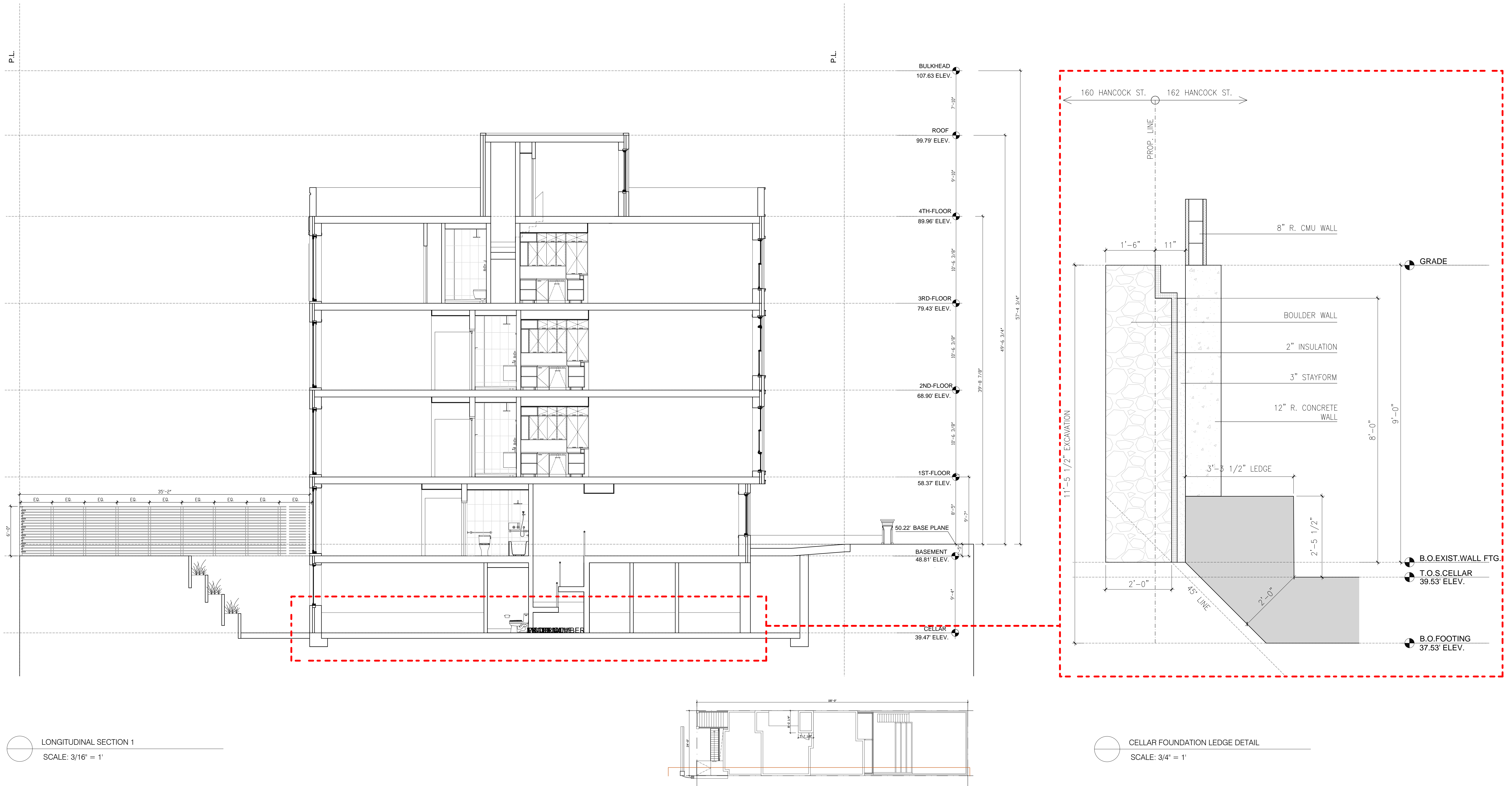
# PROPOSED SIDE FACADE- LOT 9




 SIDE ELEVATION  
 SCALE: 3/16" = 1'

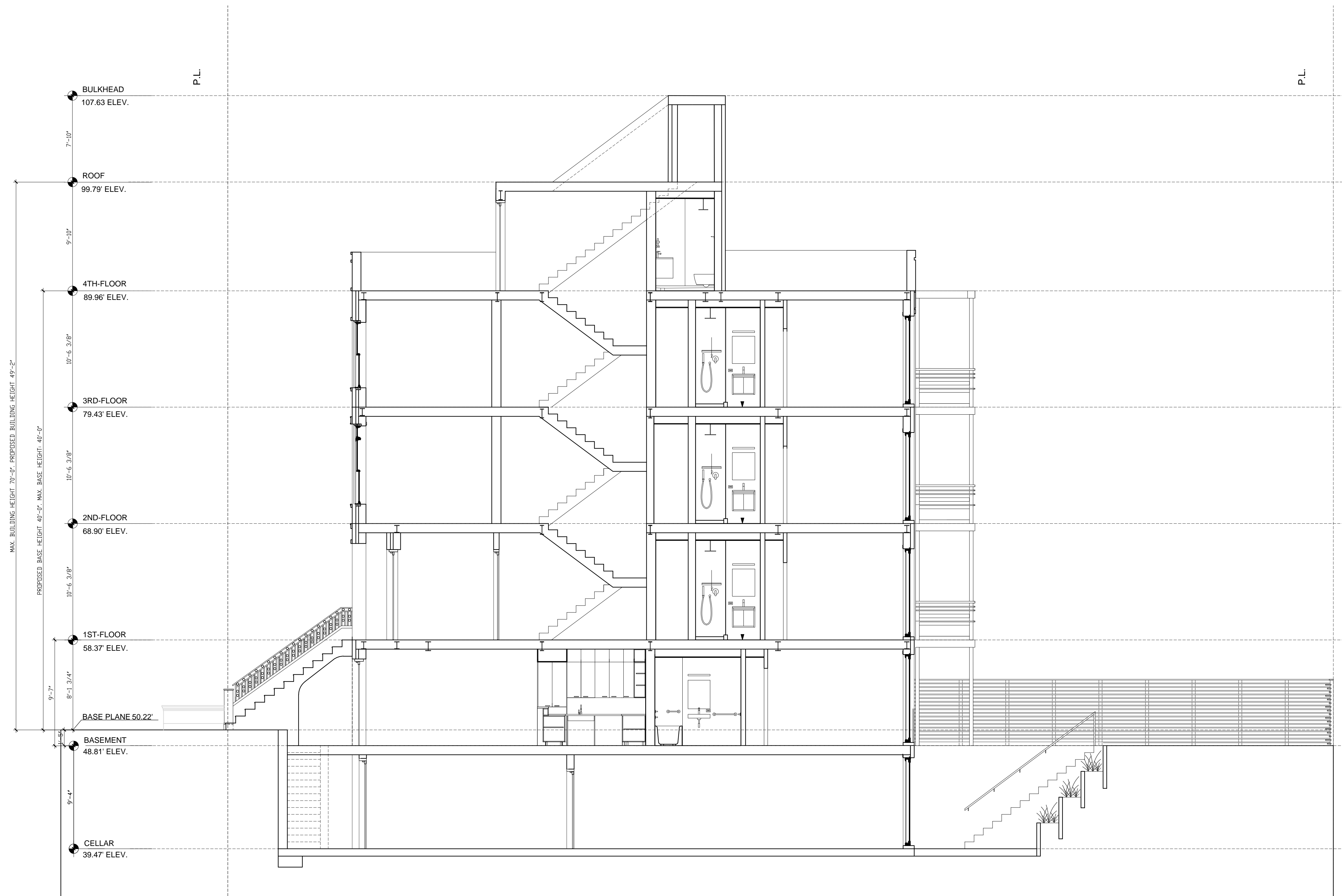


# PROPOSED LONGITUDINAL SECTION 1 - LOT 9

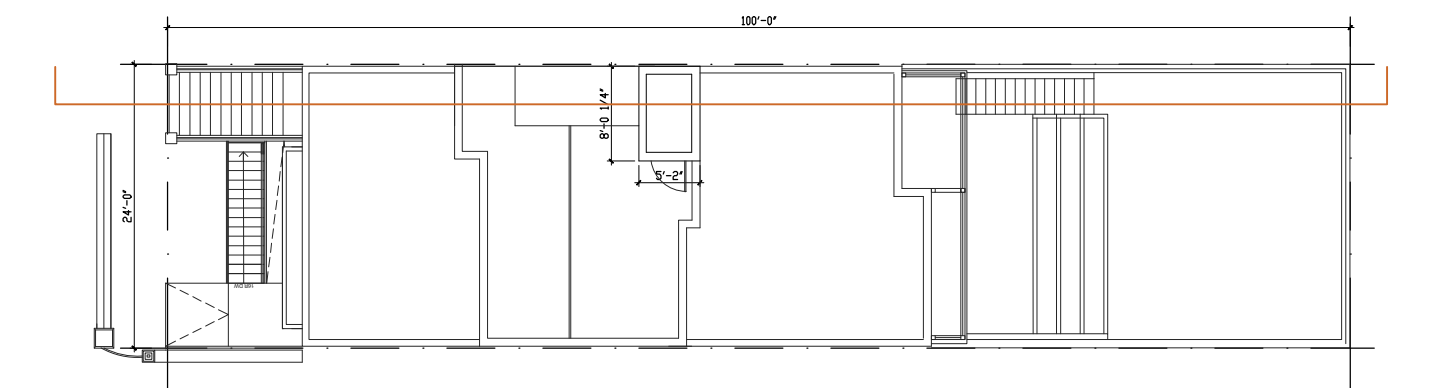




# PROPOSED LONGITUDINAL SECTION 2- LOT 9

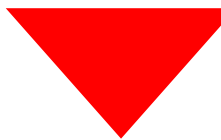


LONGITUDINAL SECTION 2  
SCALE: 3/16" = 1'





**ARCHITECTURAL CHARACTER: MATERIALITY**



162 HANCOCK STREET  
LOT 09



**150 HANCOCK STREET**



**222 HANCOCK STREET**



**230 HANCOCK STREET**

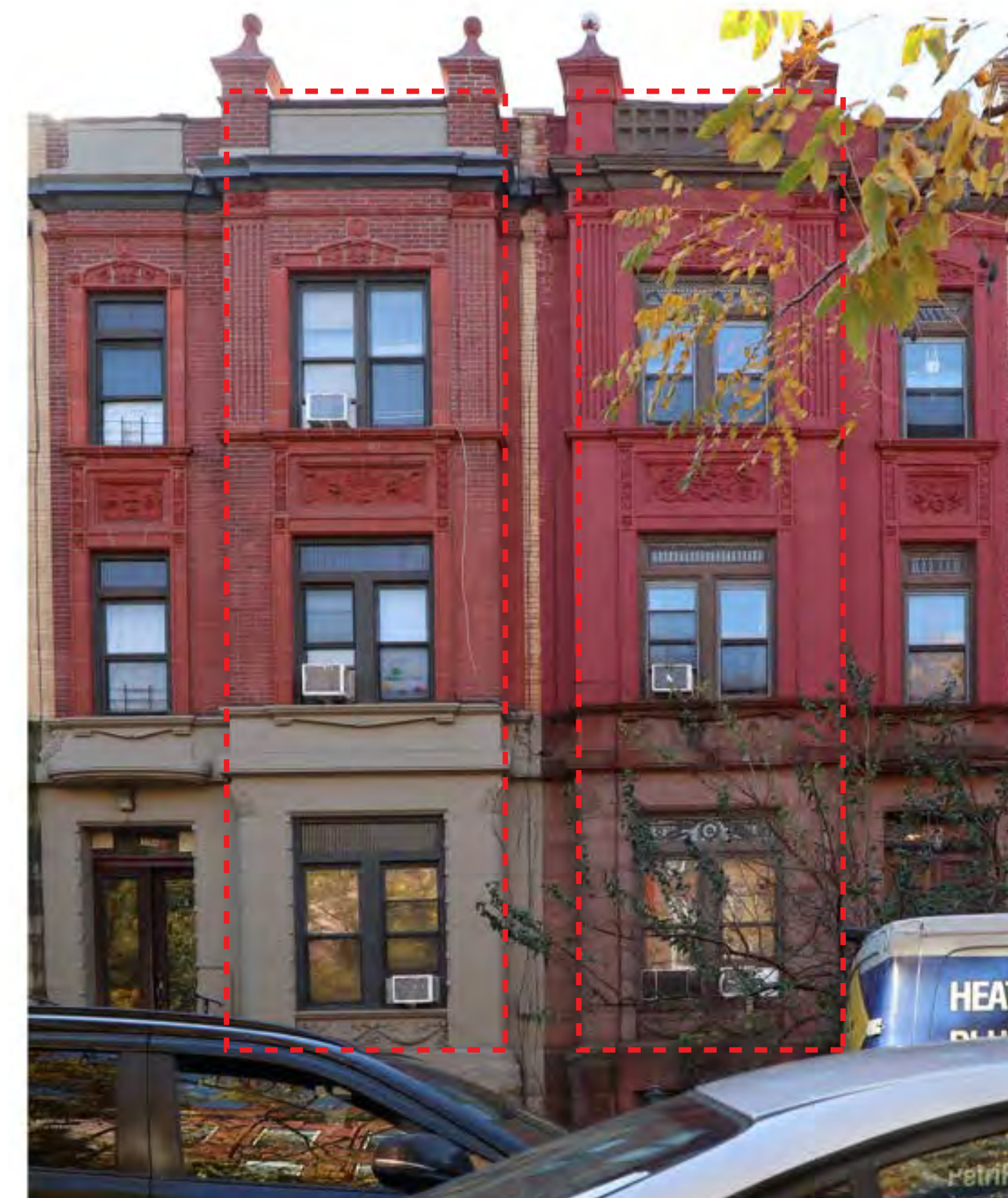
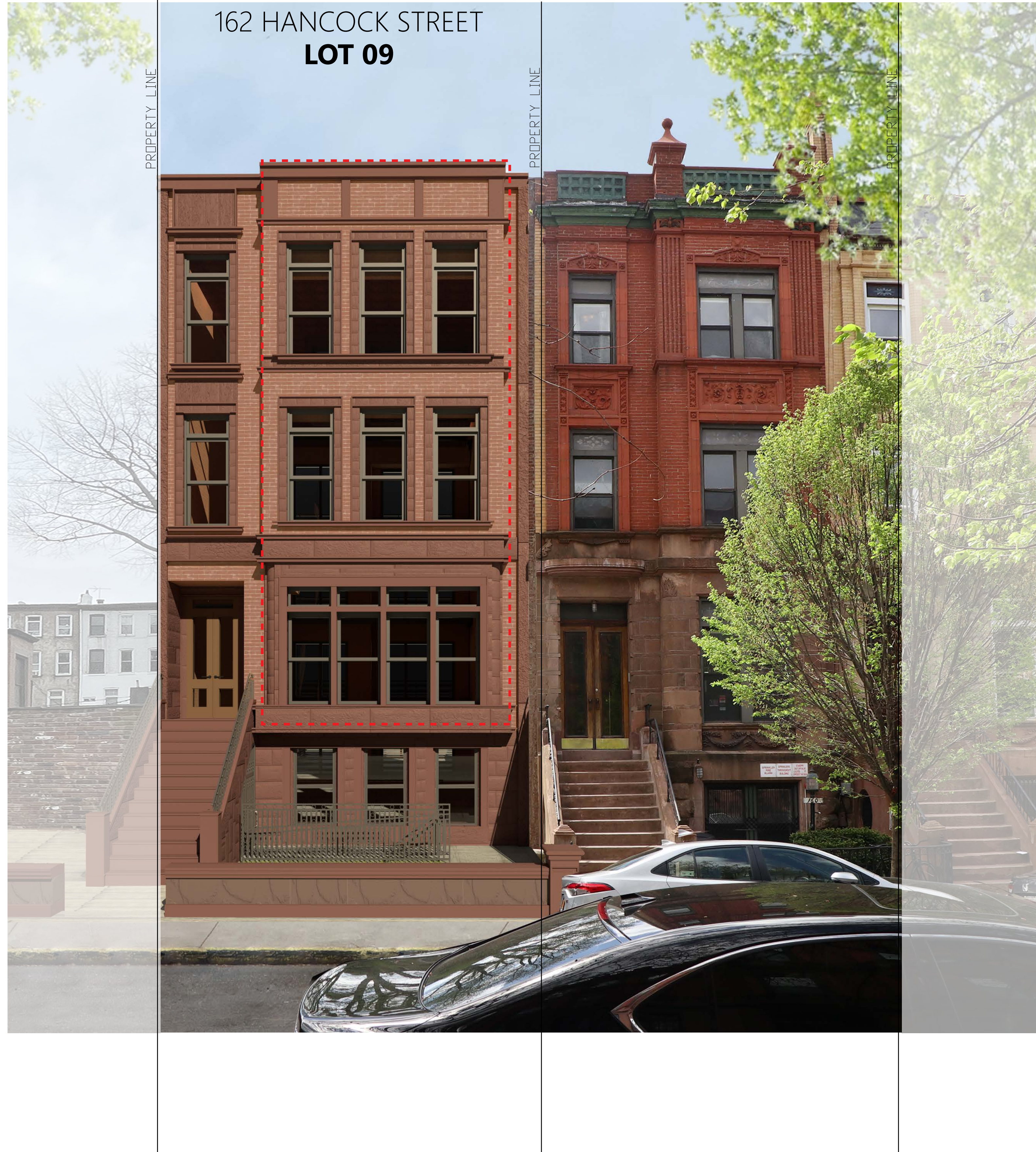
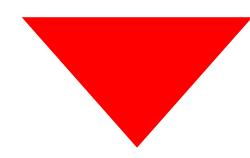


**159 HANCOCK STREET**

162 HANCOCK STREET, BROOKLYN , NEW YORK , 11226



# ARCHITECTURAL CHARACTER: BAY WINDOWS



154- 156 HANCOCK STREET



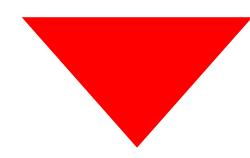
210 HANCOCK STREET



150 HANCOCK STREET



# ARCHITECTURAL CHARACTER: OPENINGS AND WINDOWS



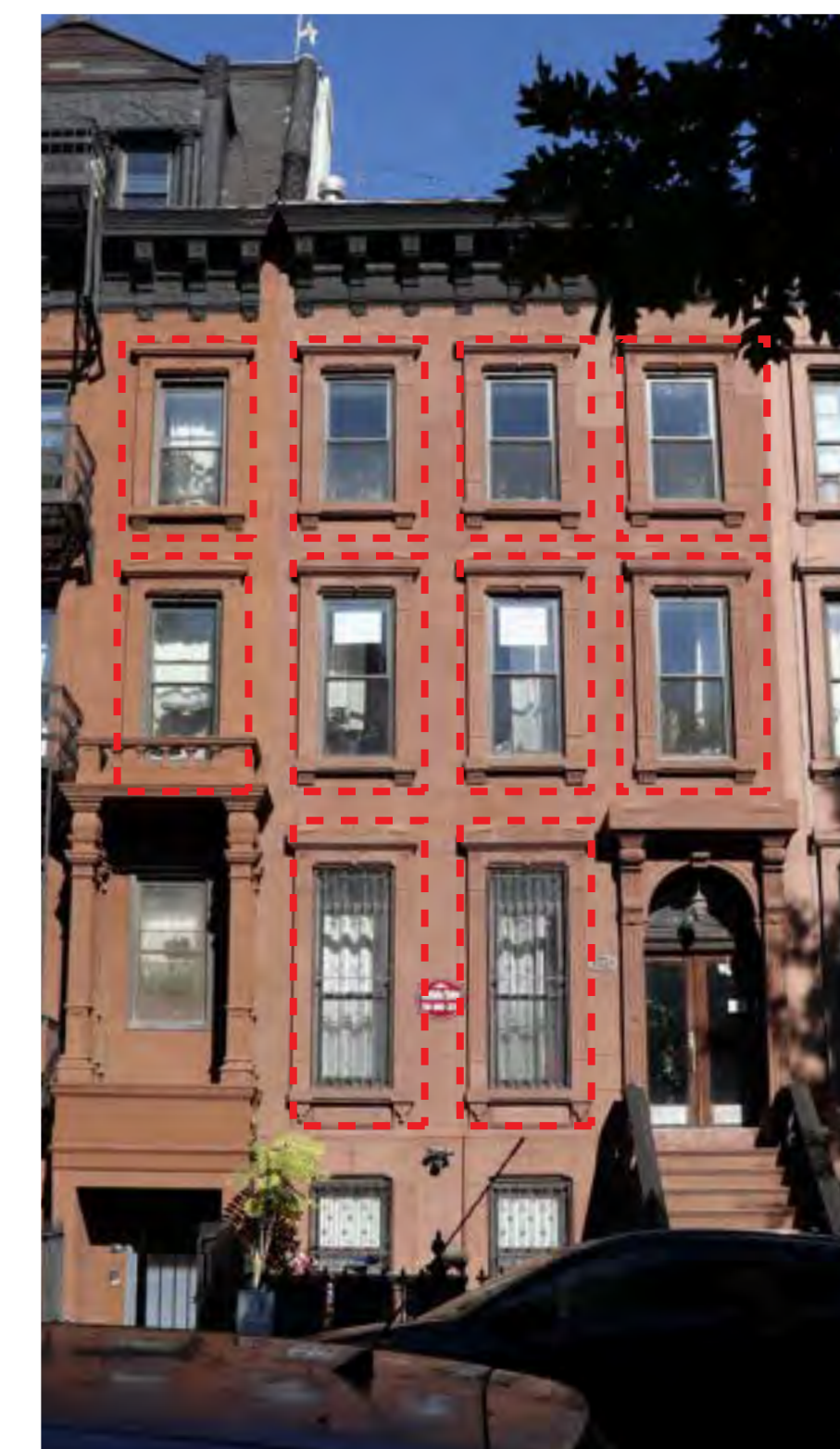
162 HANCOCK STREET  
LOT 09



222 HANCOCK STREET



159 HANCOCK STREET



305 JEFFERSON AVENUE



228 HANCOCK STREET

162 HANCOCK STREET, BROOKLYN , NEW YORK , 11226

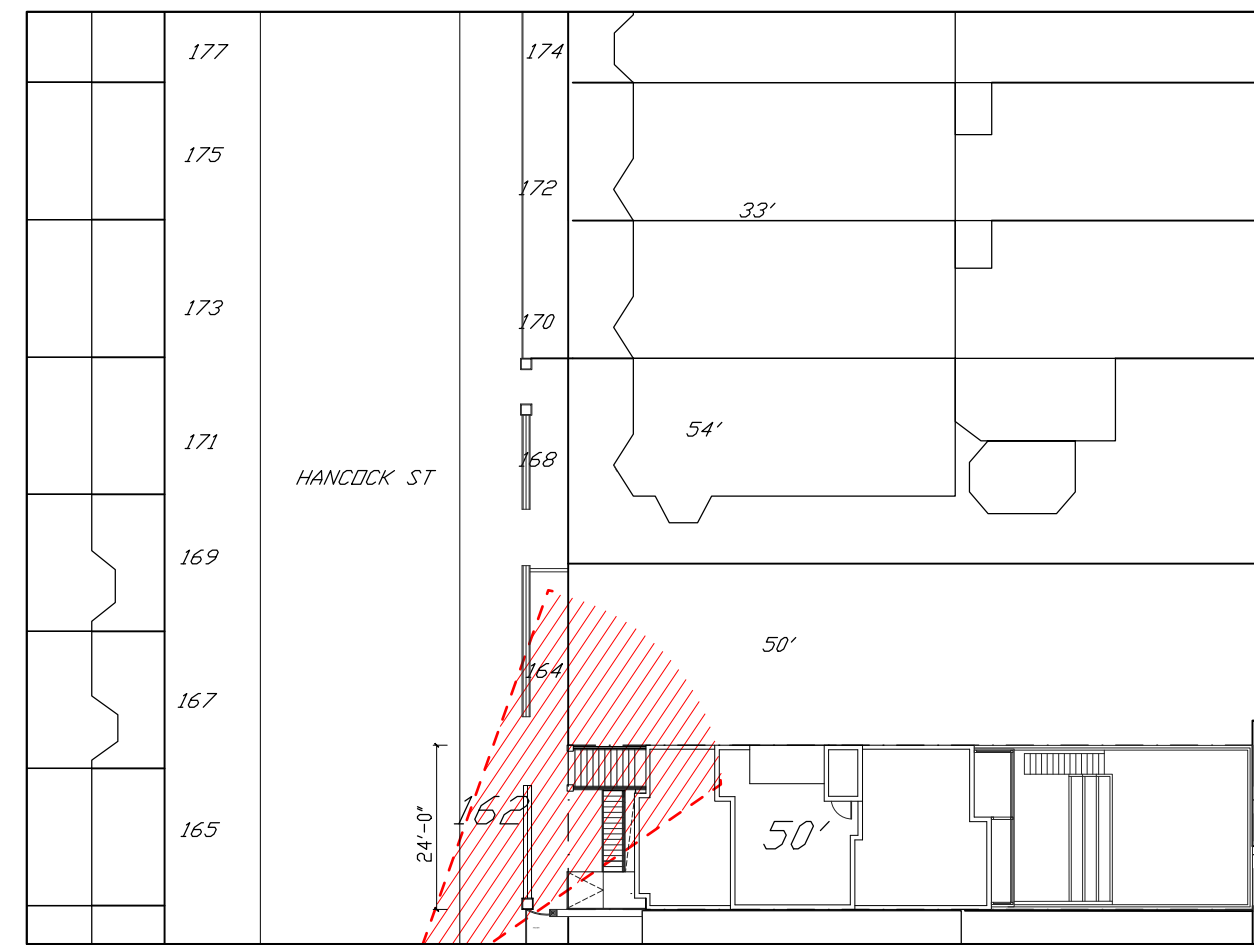


**RENDER: PROPOSED REAR ELEVATION**



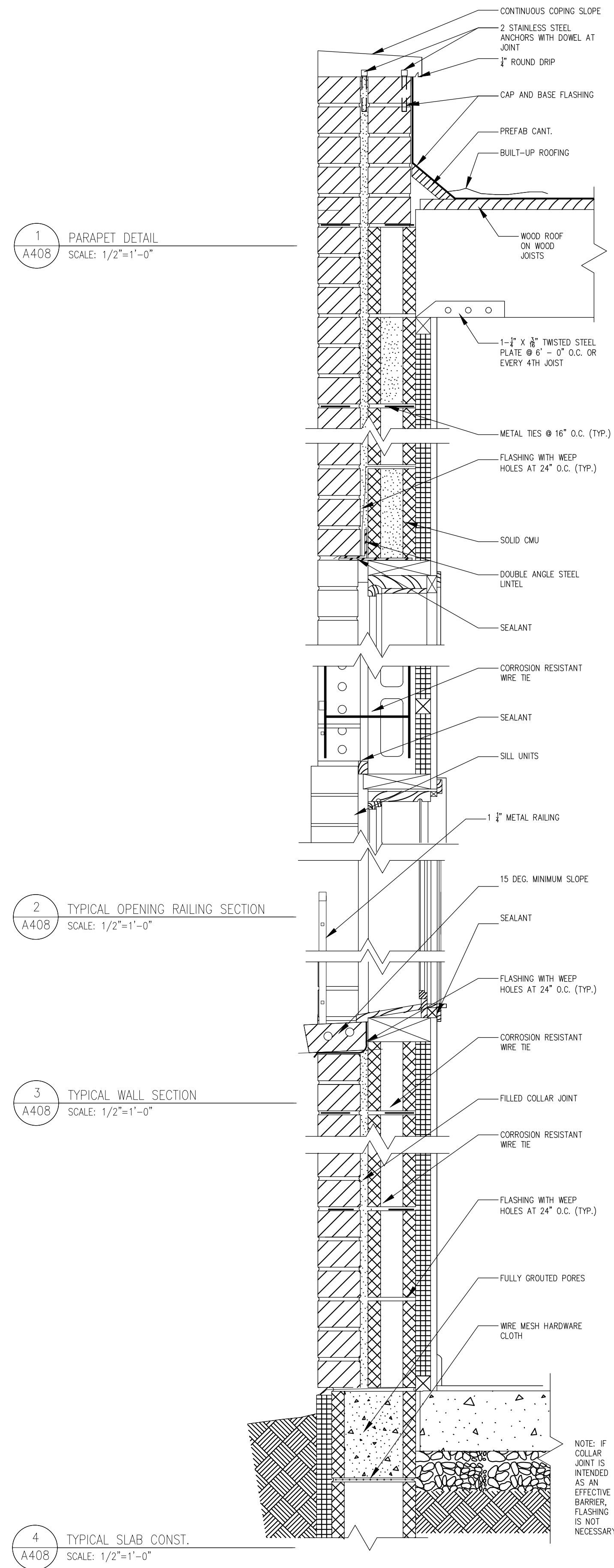


# RENDER: PROPOSED STREET VIEW 2





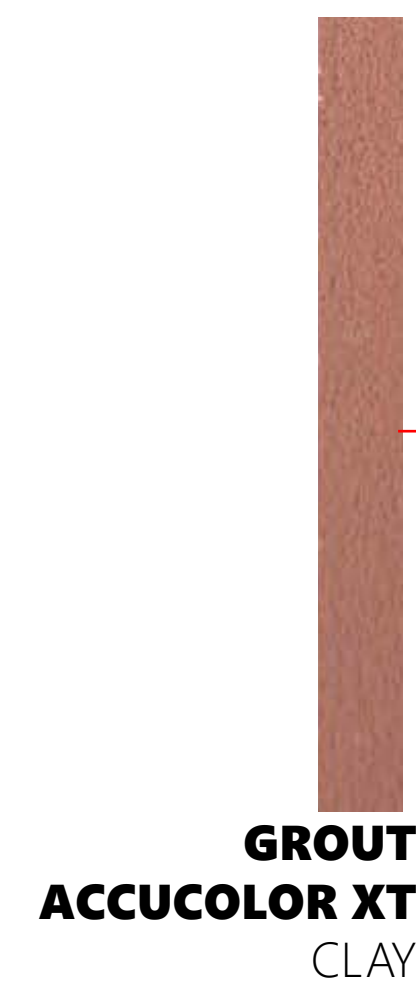
# MATERIALITY AND WALL SECTION DETAILS



**BRICK- CHELSEA GARDEN**  
GENERAL SHALE



**BROWNSTONE**



**GROUT**  
**ACCUCOLOR XT**  
CLAY

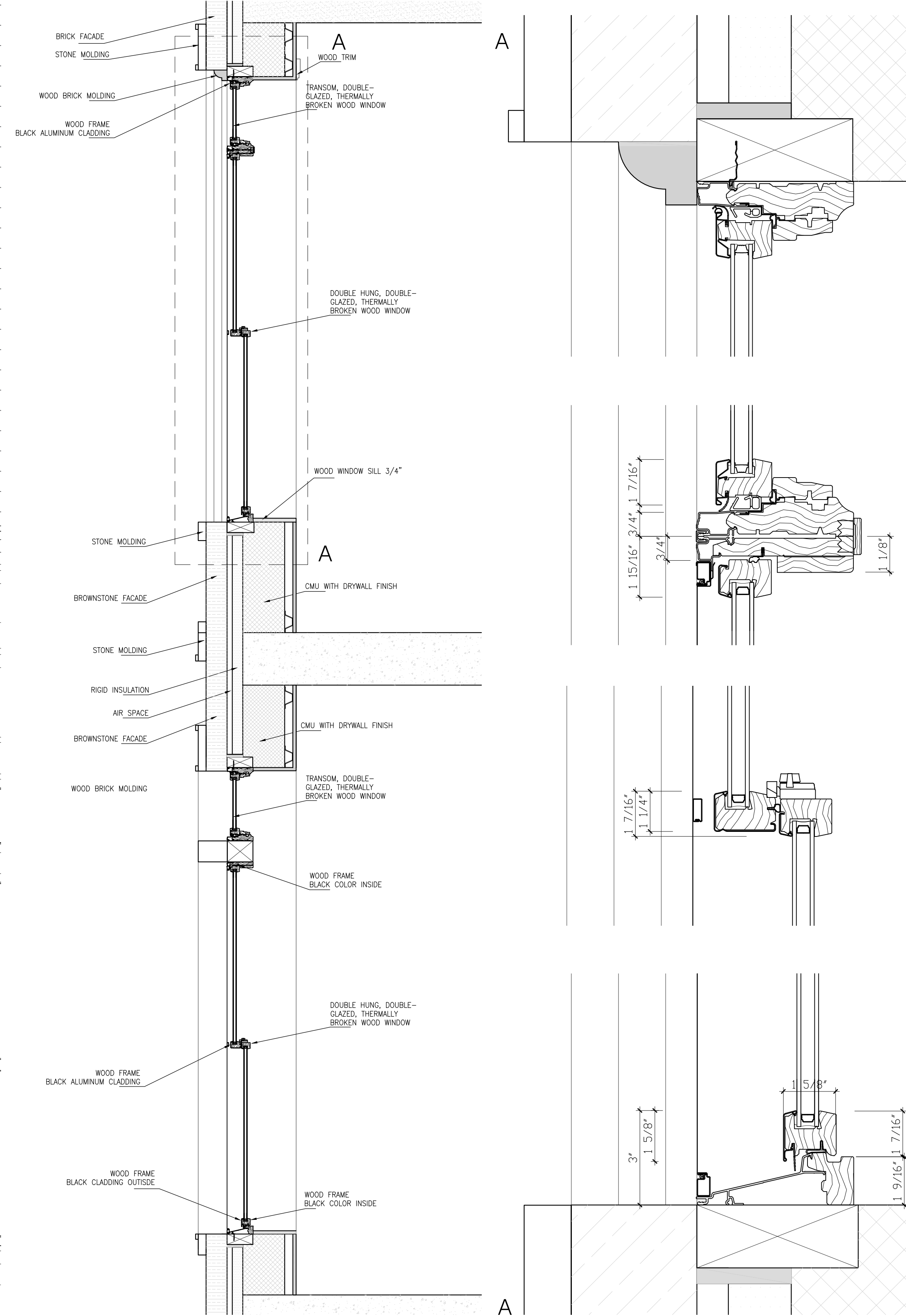
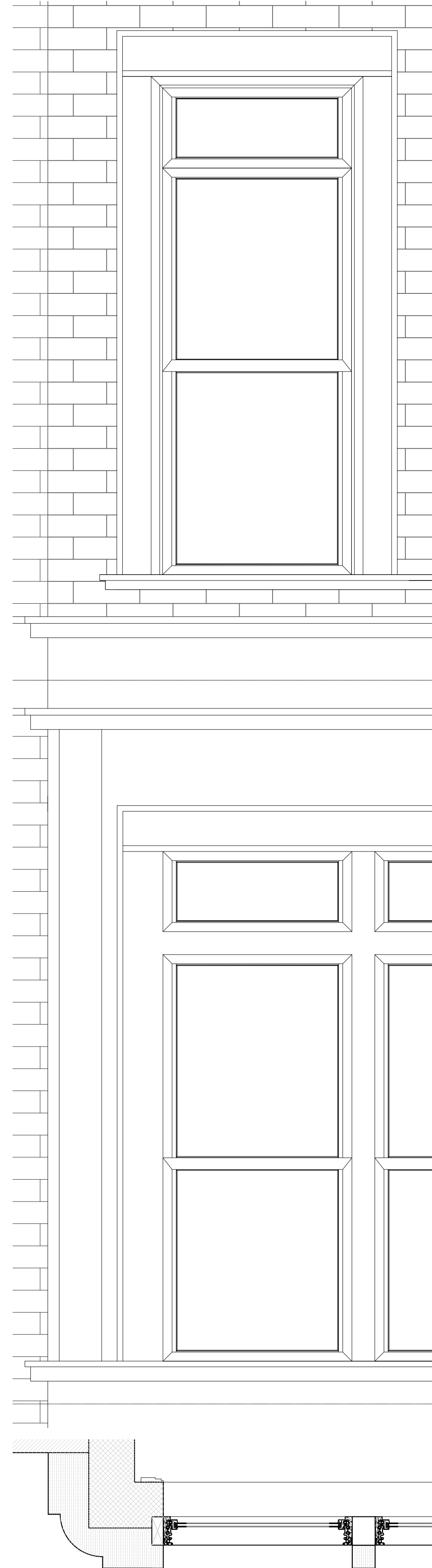








# WINDOW FRONT FACADE SECTIONS



503 WINDOWS FRONT FACADE (ELEV./VERT. & HORIZ. SECT.)  
SCALE: 1 1/2" = 1'

2 VERTICAL SECTION WINDOWS 2ND FLOOR FRONT FACADE  
SCALE: 6" = 1'





**RENDER: PROPOSED FRONTAL ELEVATION**

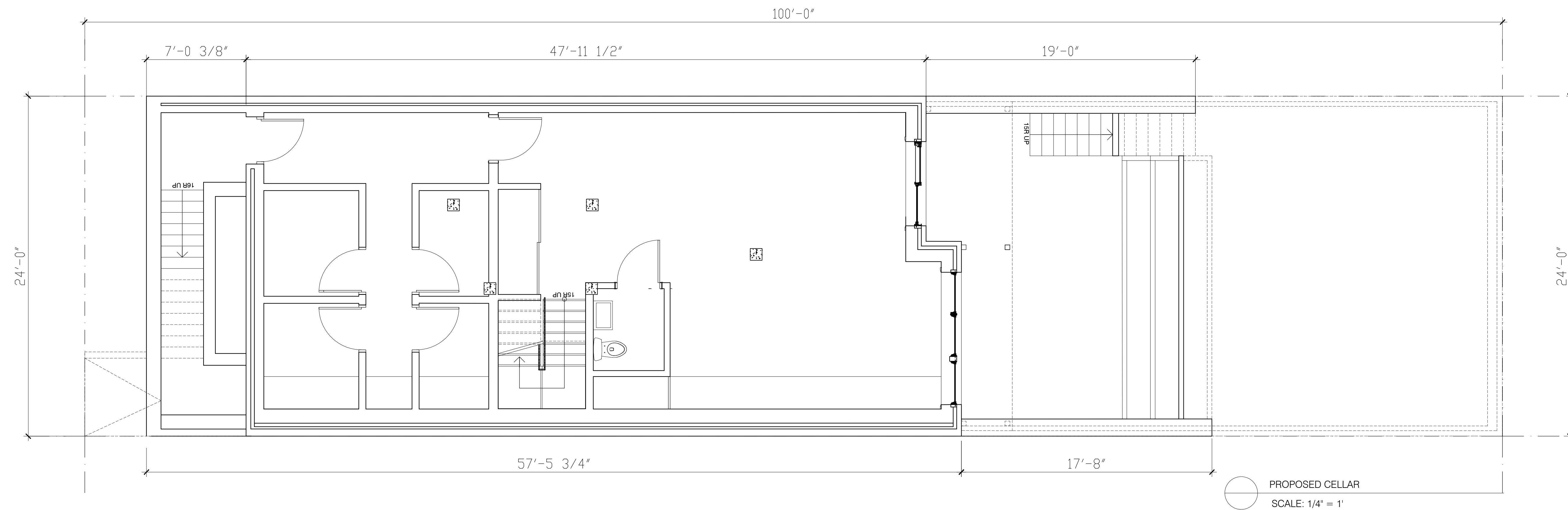
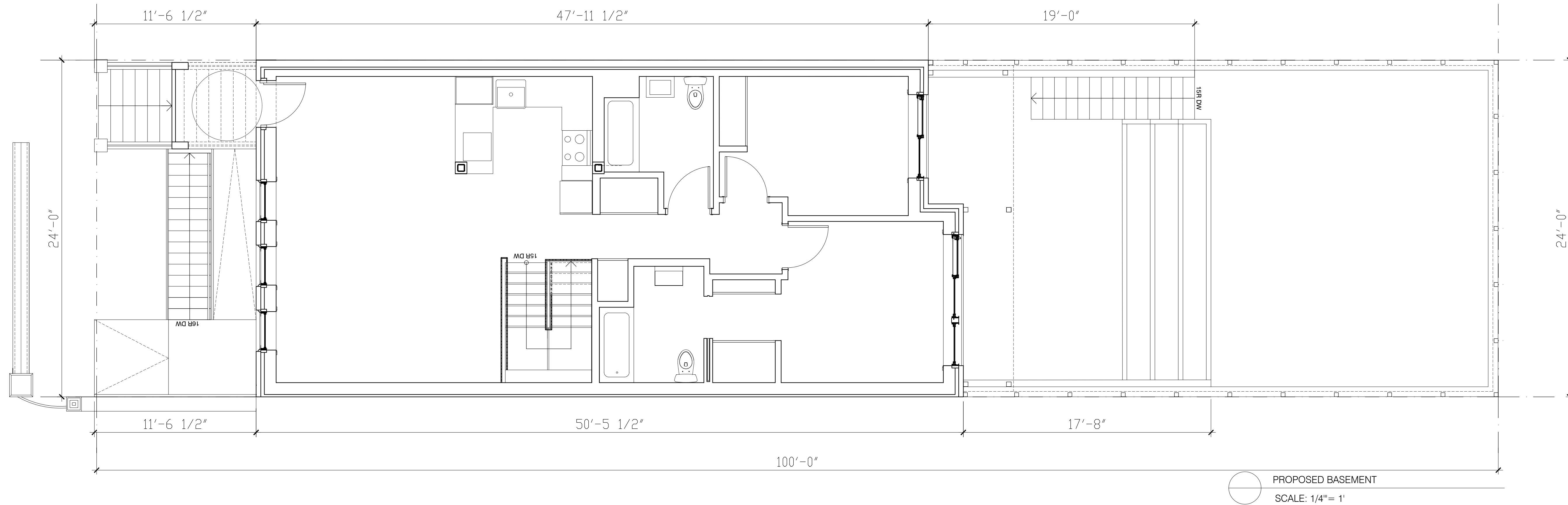




# APPENDIX LOT 9

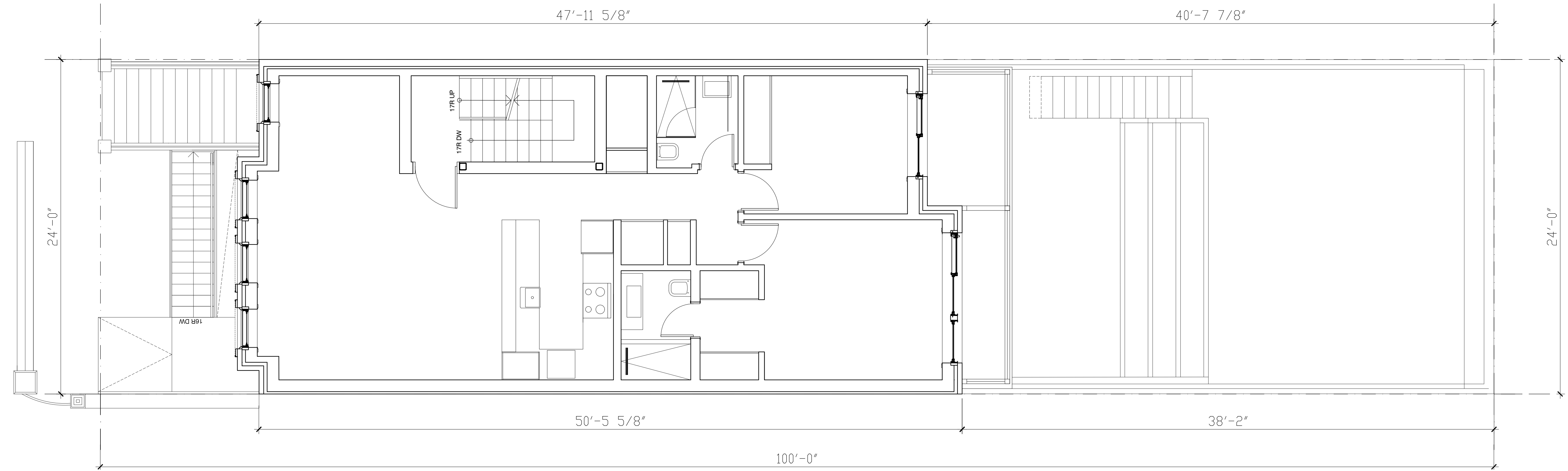


# PROPOSED CELLAR & BASEMENT

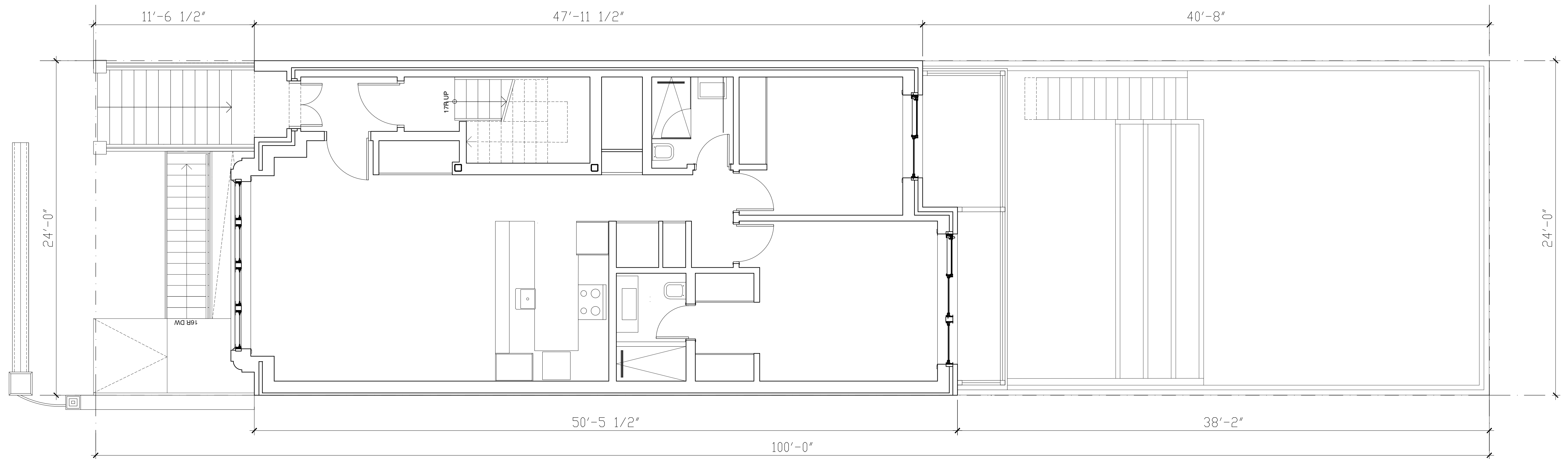




# PROPOSED FIRST & SECOND FLOOR



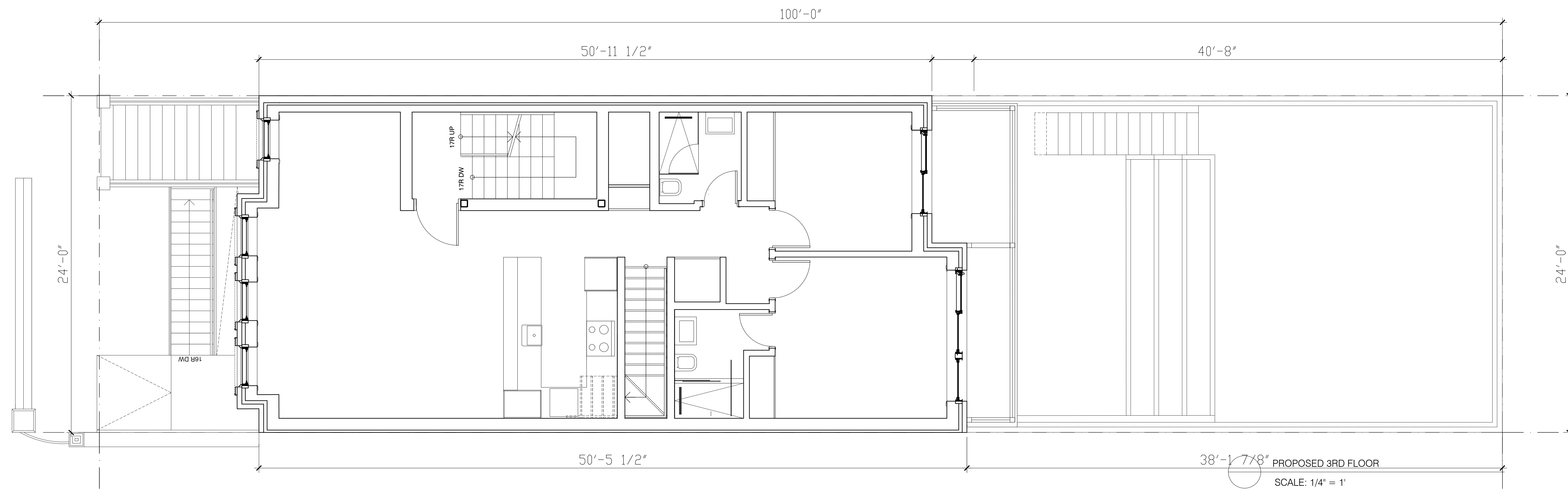
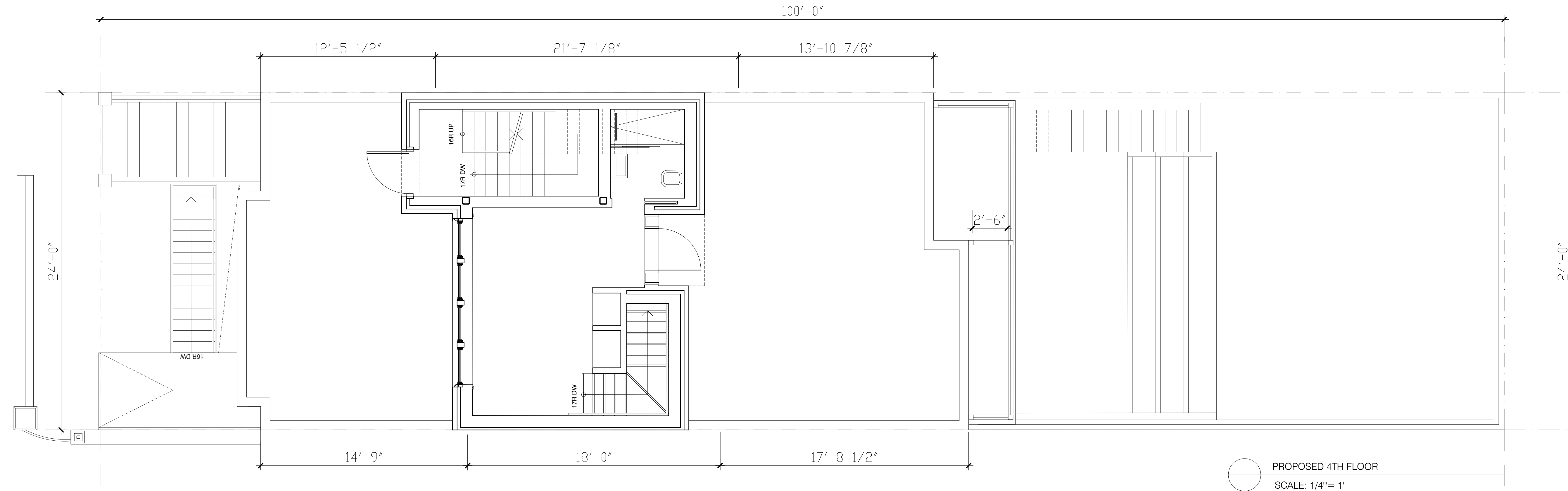
PROPOSED 2ND FLOOR  
SCALE: 1/4" = 1'



PROPOSED FIRST FLOOR  
SCALE: 1/4" = 1'

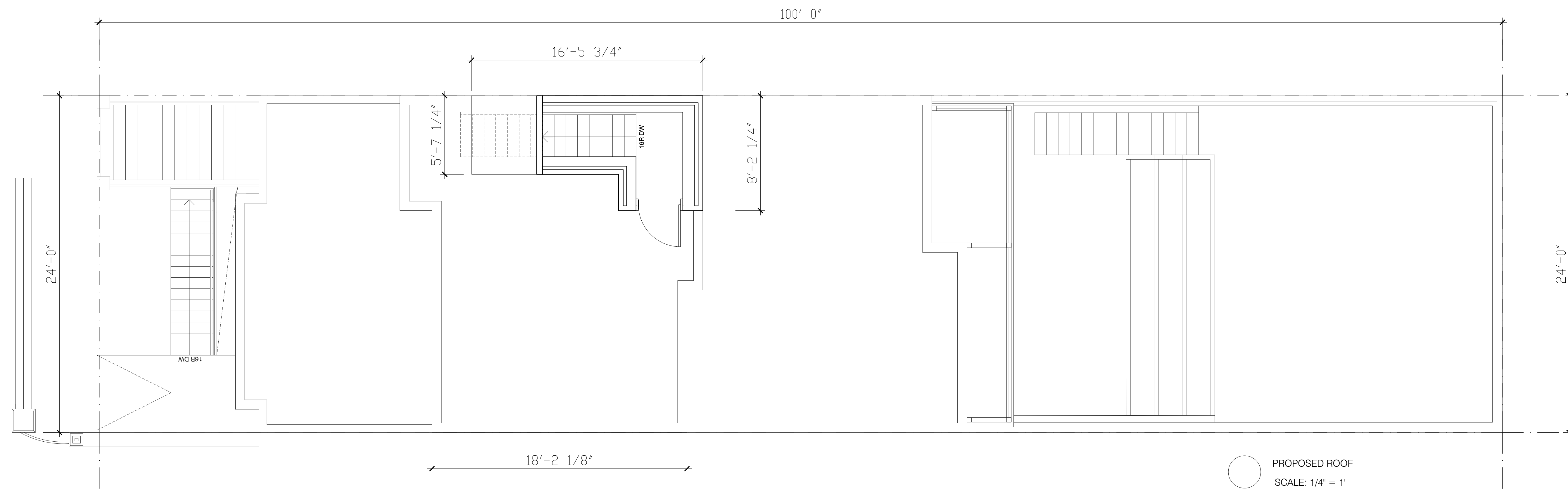
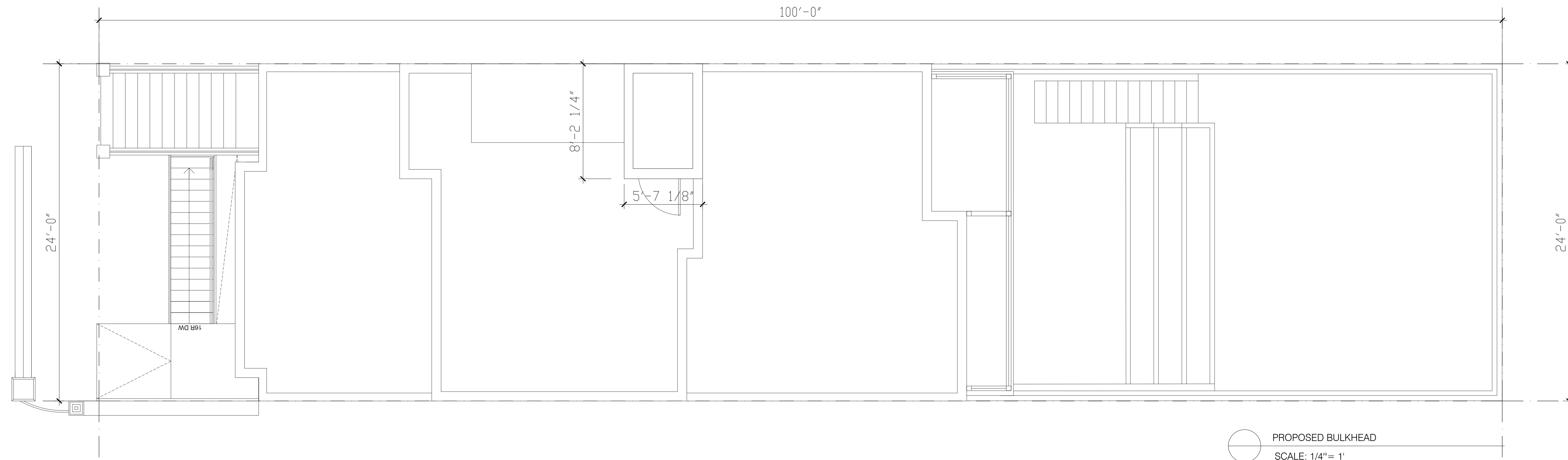


# PROPOSED 3RD & 4TH FLOOR





# PROPOSED ROOF & BULKHEAD





# FRONT & REAR FACADE



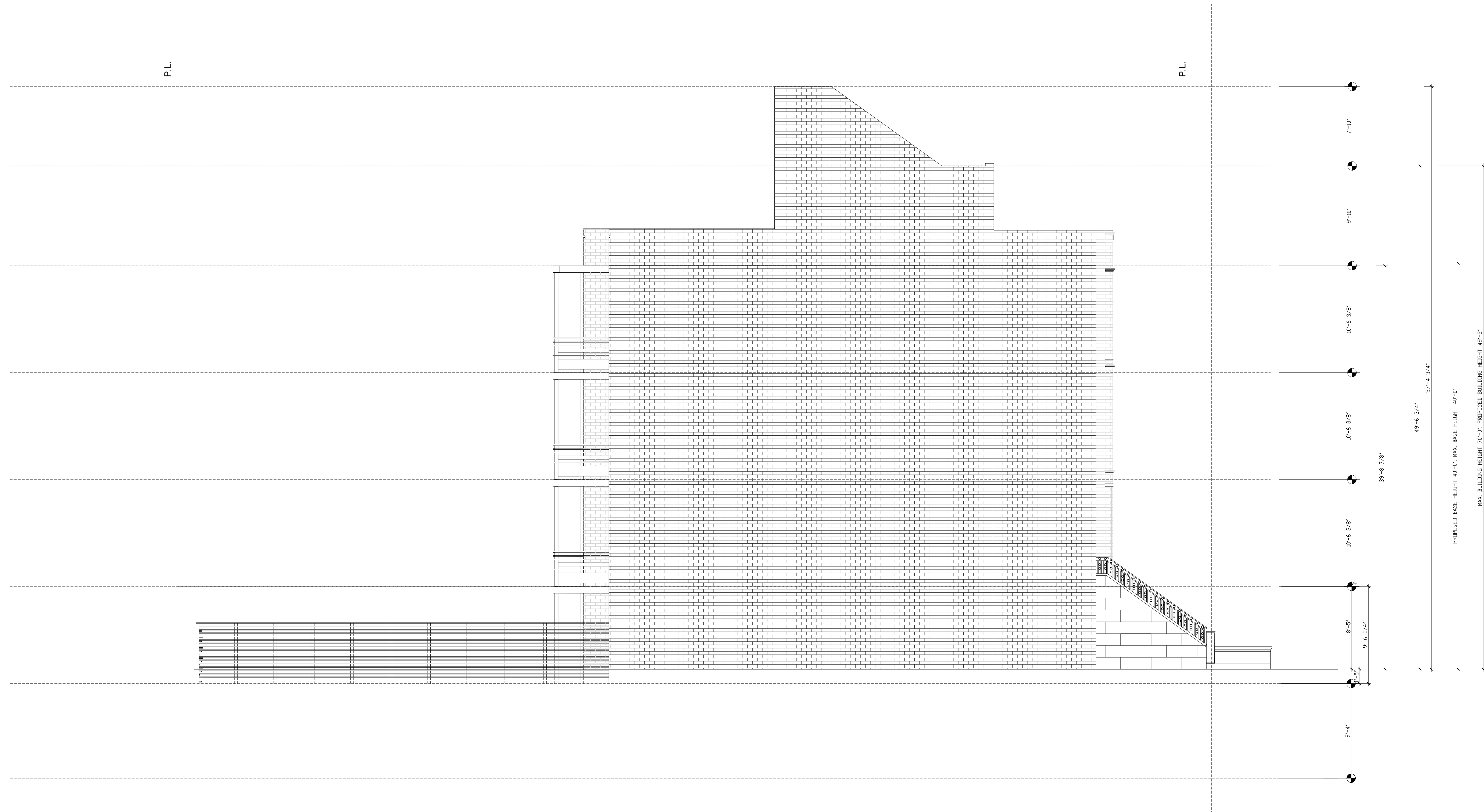
○ FRONT ELEVATION  
SCALE: 3/16" = 1'



○ REAR ELEVATION  
SCALE: 3/16" = 1'



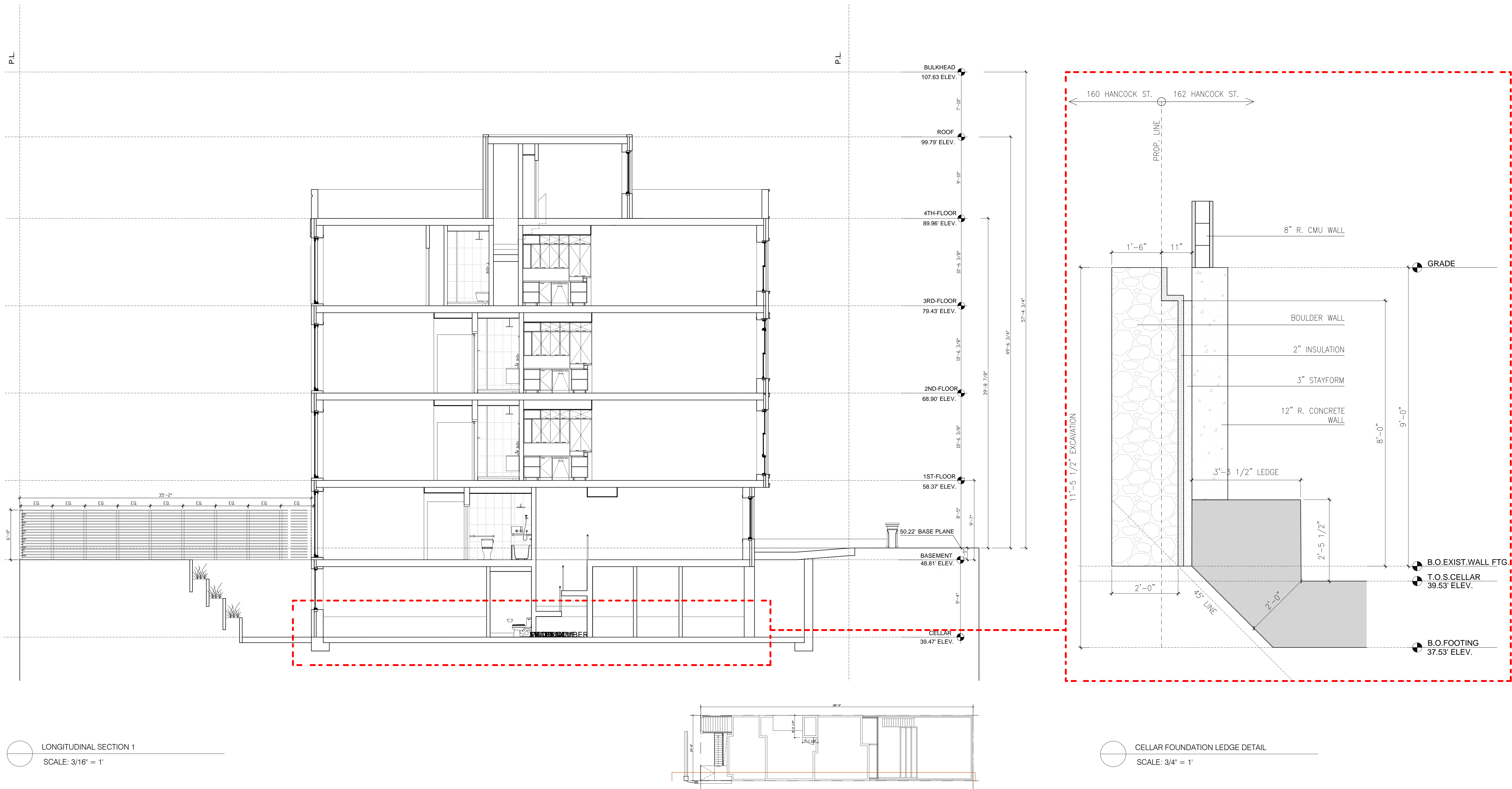
# SIDE FACADE



FRONT ELEVATION  
SCALE: 3/16" = 1'

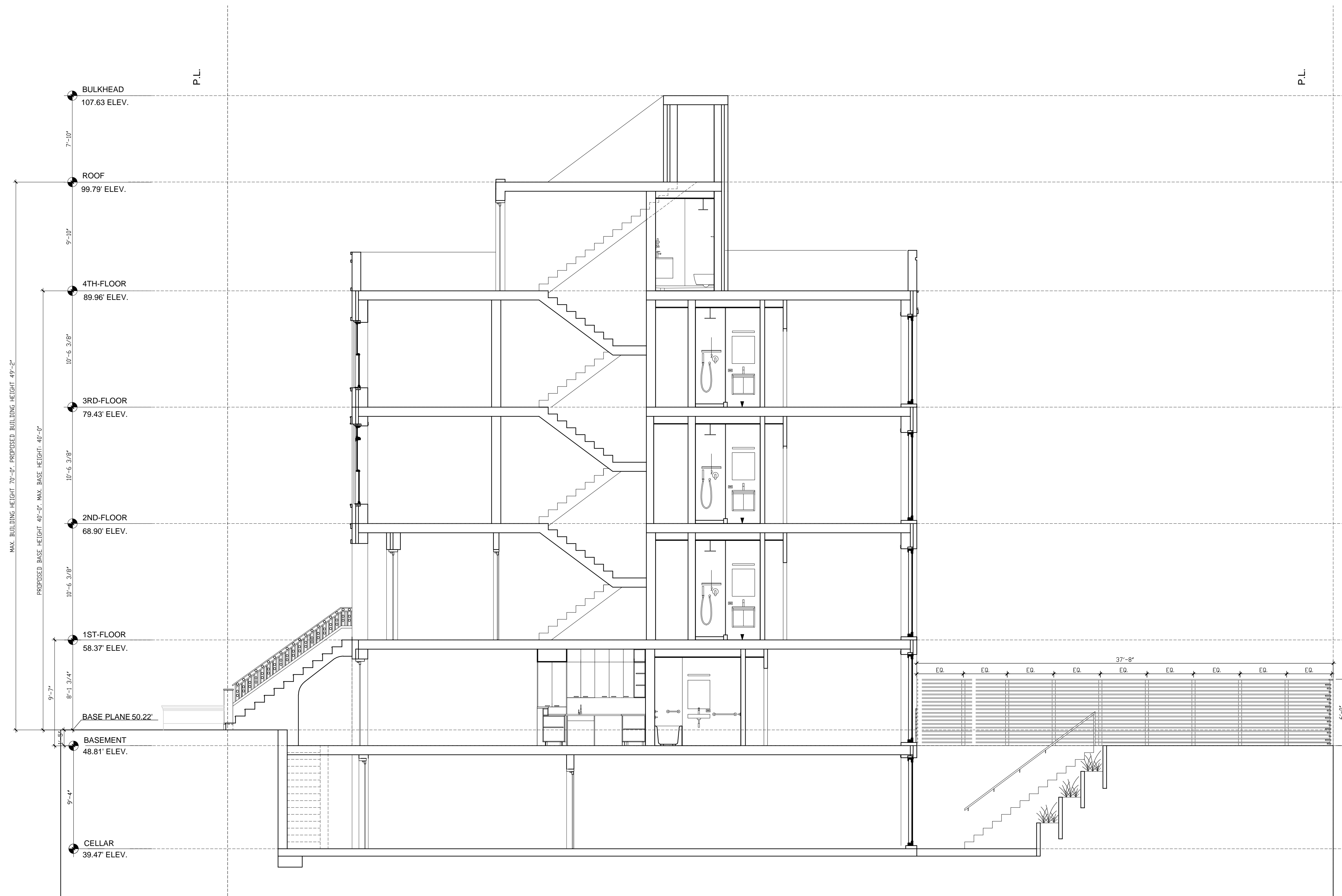


# LONGITUDINAL SECTION 1

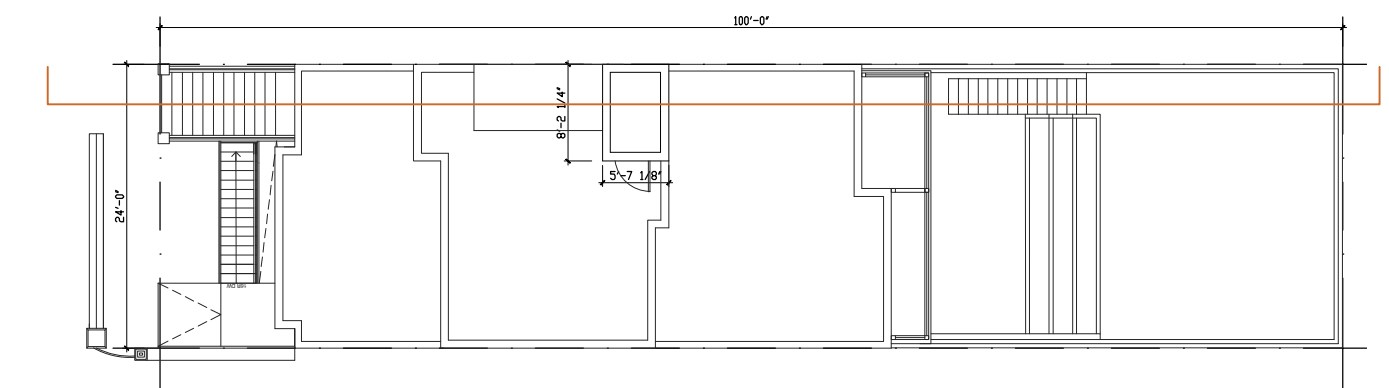




# LONGITUDINAL SECTION 2



LONGITUDINAL SECTION 2  
SCALE: 3/16" = 1'





# WINDOW TYPOLOGY- LOT 09



1 FRONT FACADE  
SCALE: 1/4" = 1'



2 REAR ACADE  
SCALE: 1/4" = 1'

**A** TYPE A DOUBLE HUNG  
SCALE: 3/8"=1'-0"  
DOUBLE HUNG TYPE / LIFESTYLE PELLA  
BLACK MATTE / U-FACTOR 0.30 /  
SHGC 0.30

**A1** TYPE A DOUBLE HUNG  
SCALE: 3/8"=1'-0"  
DOUBLE HUNG TYPE / LIFESTYLE PELLA  
BLACK MATTE / U-FACTOR 0.30 /  
SHGC 0.30

**B** TYPE B FIXED  
SCALE: 3/8"=1'-0"  
FIXED TYPE / LIFESTYLE PELLA  
BLACK MATTE / U-FACTOR 0.27 /  
SHGC 0.31

**A1** TYPE A DOUBLE HUNG  
SCALE: 3/8"=1'-0"  
DOUBLE HUNG TYPE / LIFESTYLE PELLA  
BLACK MATTE / U-FACTOR 0.30 /  
SHGC 0.30

**B** TYPE B FIXED  
SCALE: 3/8"=1'-0"  
FIXED TYPE / LIFESTYLE PELLA  
BLACK MATTE / U-FACTOR 0.27 /  
SHGC 0.31

**C** TYPE A CASEMENT  
SCALE: 3/8"=1'-0"  
CASEMENT TYPE / LIFESTYLE PELLA  
BLACK MATTE / U-FACTOR 0.25 /  
SHGC 0.22

**D** TYPE D SLIDING + FIXED  
SCALE: 3/8"=1'-0"  
SLIDING AND FIXED TYPE /  
LIFESTYLE PELLA /BLACK MATTE /  
U-FACTOR 0.25 / SHGC 0.24

**E** TYPE E SLIDING  
SCALE: 3/8"=1'-0"  
SLIDING AND FIXED TYPE /  
LIFESTYLE PELLA /BLACK MATTE /  
U-FACTOR 0.25 / SHGC 0.24

**F** TYPE F HINGED  
SCALE: 3/8"=1'-0"  
HINGED TYPE / LYFESTYLE PELLA  
BLACK MATTE / U-FACTOR 0.25 /  
SHGC 0.22

**3** WINDOWS TYPOLOGY  
SCALE: 1/2" = 1'



Ana Maria Torres  
Architect

Consultants:  
**JPD**  
PRESERVATION  
CONSULTING  
JACQUELINE PEU-DUVALLO

162 HANCOCK STREET, BROOKLYN , NEW YORK , 11226

LPC PRESENTATION  
05.30.23



# WINDOW DETAILS

## CASEMENT WINDOWS

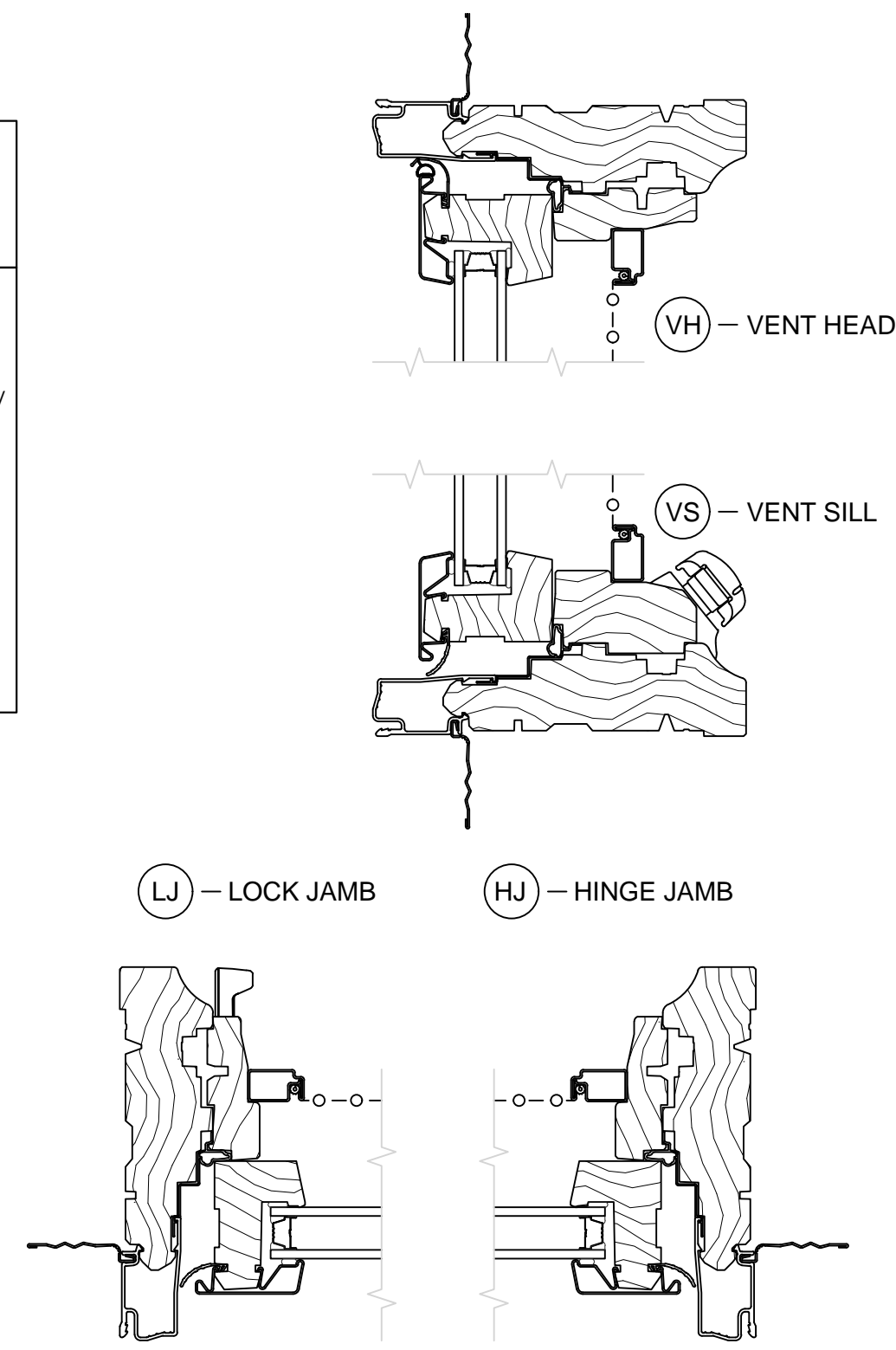
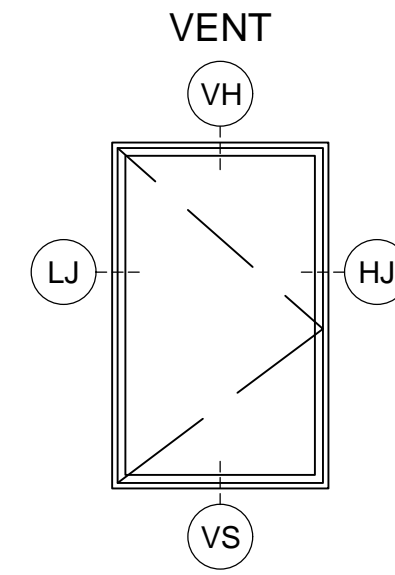
Pella Lifestyle Windows series  
Casement Windows  
Wood frames / Double pane  
Aluminum Cladding outside

**PREFINISHED INTERIOR STAINS - BLACK COLOR**

Pella wood products can arrive factory-prefinished of a variety of stains and paints. Primed ready-to-paint interiors are also available.

**EXTERIOR FINISHES - BLACK ALUMINUM**

Aluminum-Clad Wood - Durable, low-maintenance  
EnduraClad aluminum cladding with EnduraClad protective finish meets the performance requirements of AAMA 2603.  
Multi-step, baked-on finish



## DOUBLE HUNG WINDOWS

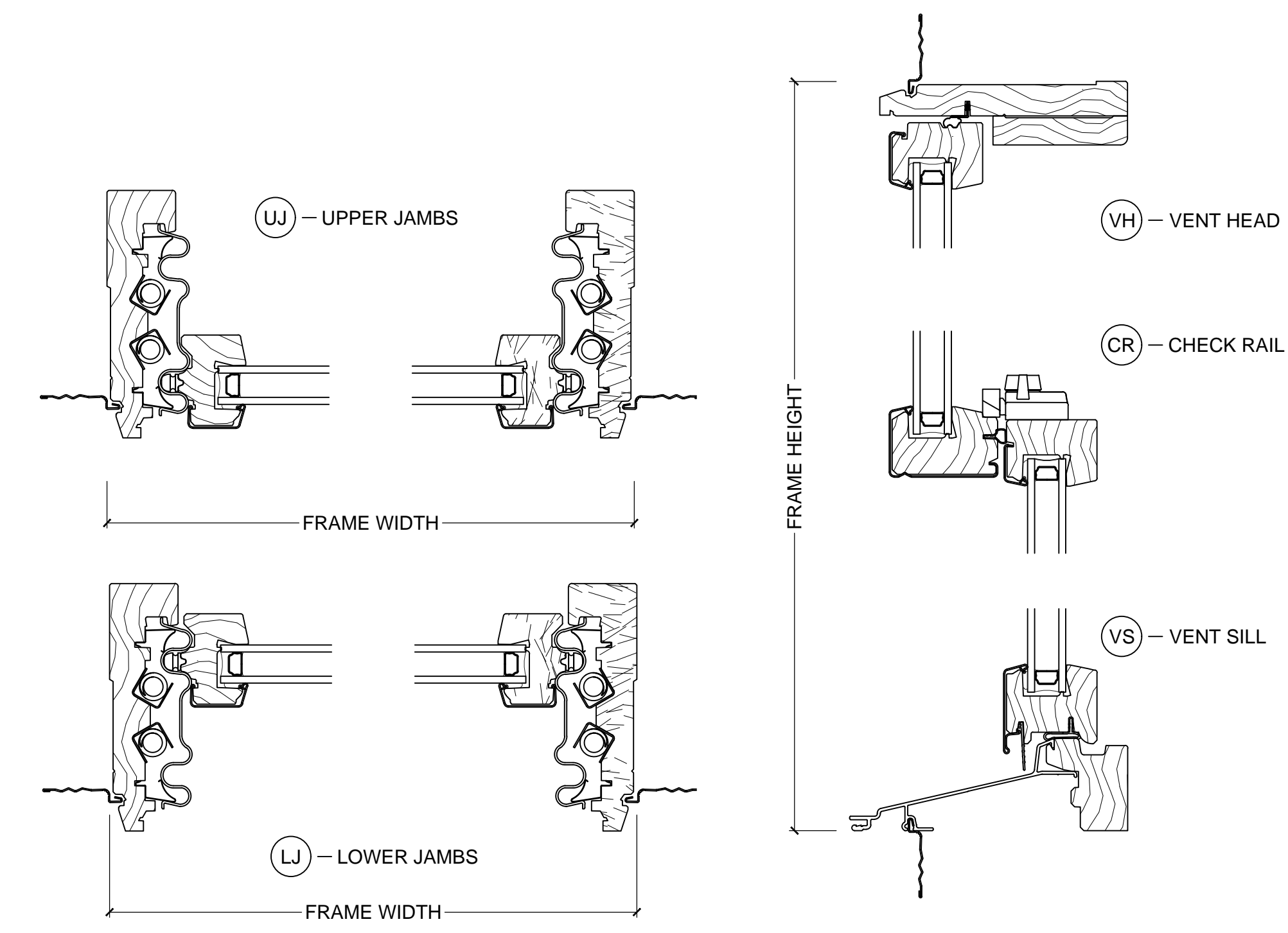
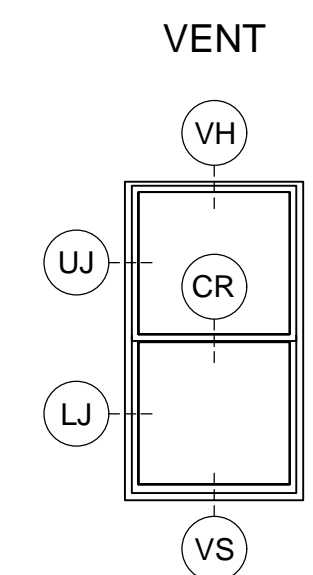
Pella Lifestyle Windows series  
Double hung Windows  
Wood frames / Double pane  
Aluminum Cladding outside

**PREFINISHED INTERIOR STAINS - BLACK COLOR**

Pella wood products can arrive factory-prefinished of a variety of stains and paints. Primed ready-to-paint interiors are also available.

**EXTERIOR FINISHES - BLACK ALUMINUM**

Aluminum-Clad Wood - Durable, low-maintenance  
EnduraClad aluminum cladding with EnduraClad protective finish meets the performance requirements of AAMA 2603.  
Multi-step, baked-on finish



## SLIDING WINDOWS

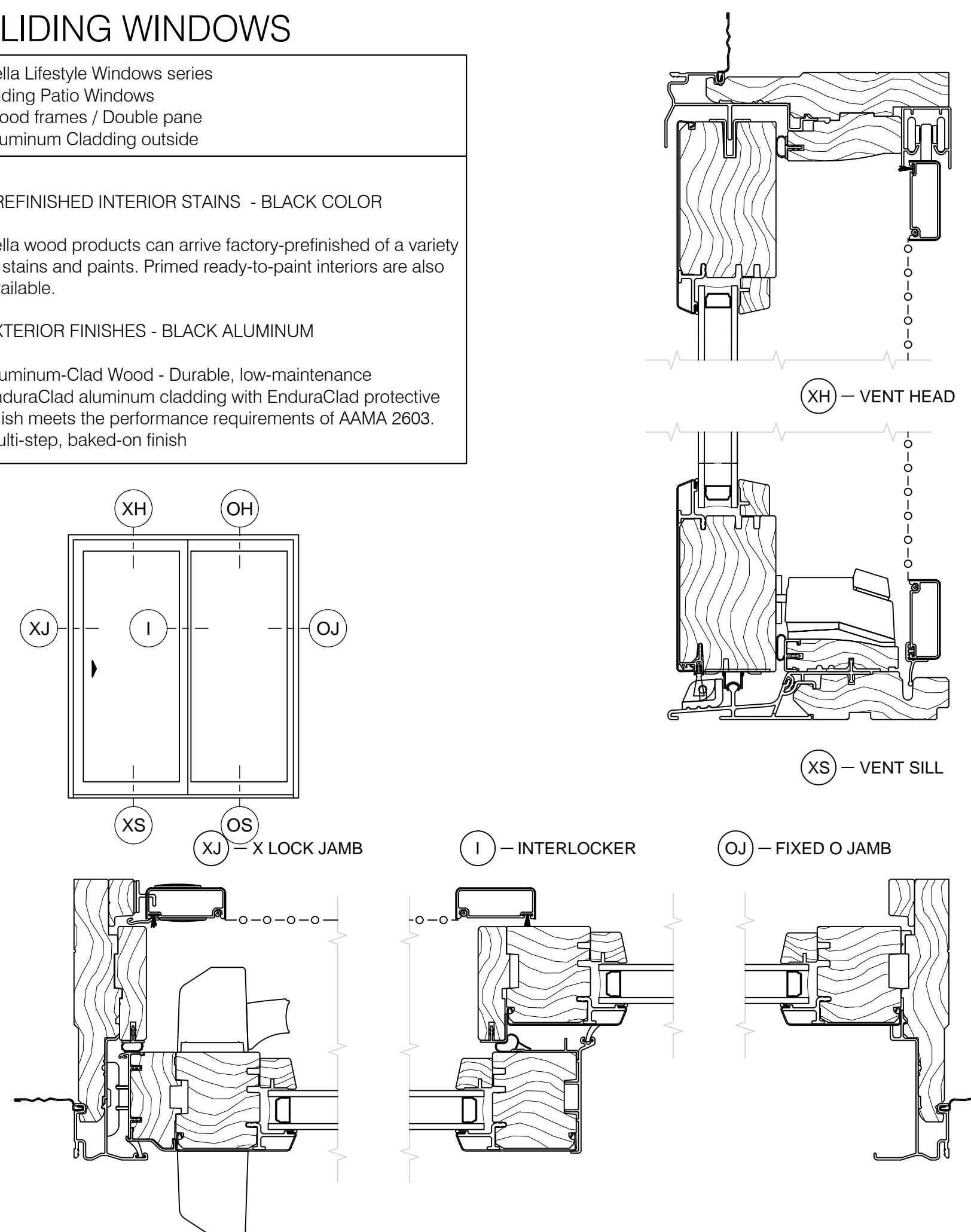
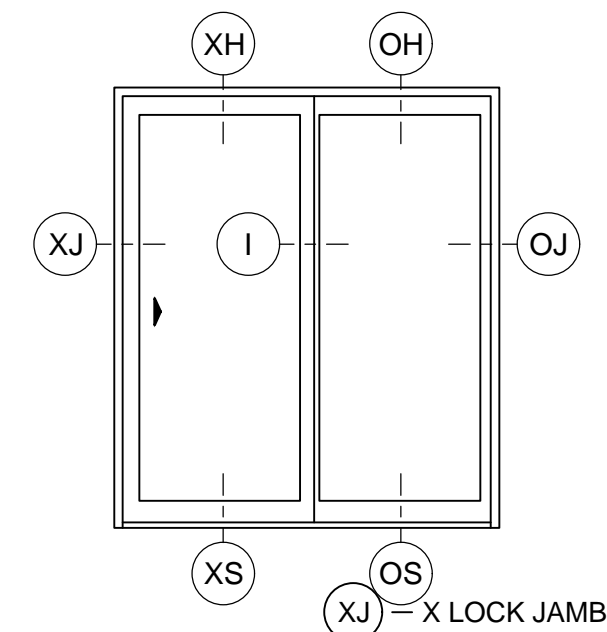
Pella Lifestyle Windows series  
Sliding Patio Windows  
Wood frames / Double pane  
Aluminum Cladding outside

**PREFINISHED INTERIOR STAINS - BLACK COLOR**

Pella wood products can arrive factory-prefinished of a variety of stains and paints. Primed ready-to-paint interiors are also available.

**EXTERIOR FINISHES - BLACK ALUMINUM**

Aluminum-Clad Wood - Durable, low-maintenance  
EnduraClad aluminum cladding with EnduraClad protective finish meets the performance requirements of AAMA 2603.  
Multi-step, baked-on finish



## HINGED WINDOWS

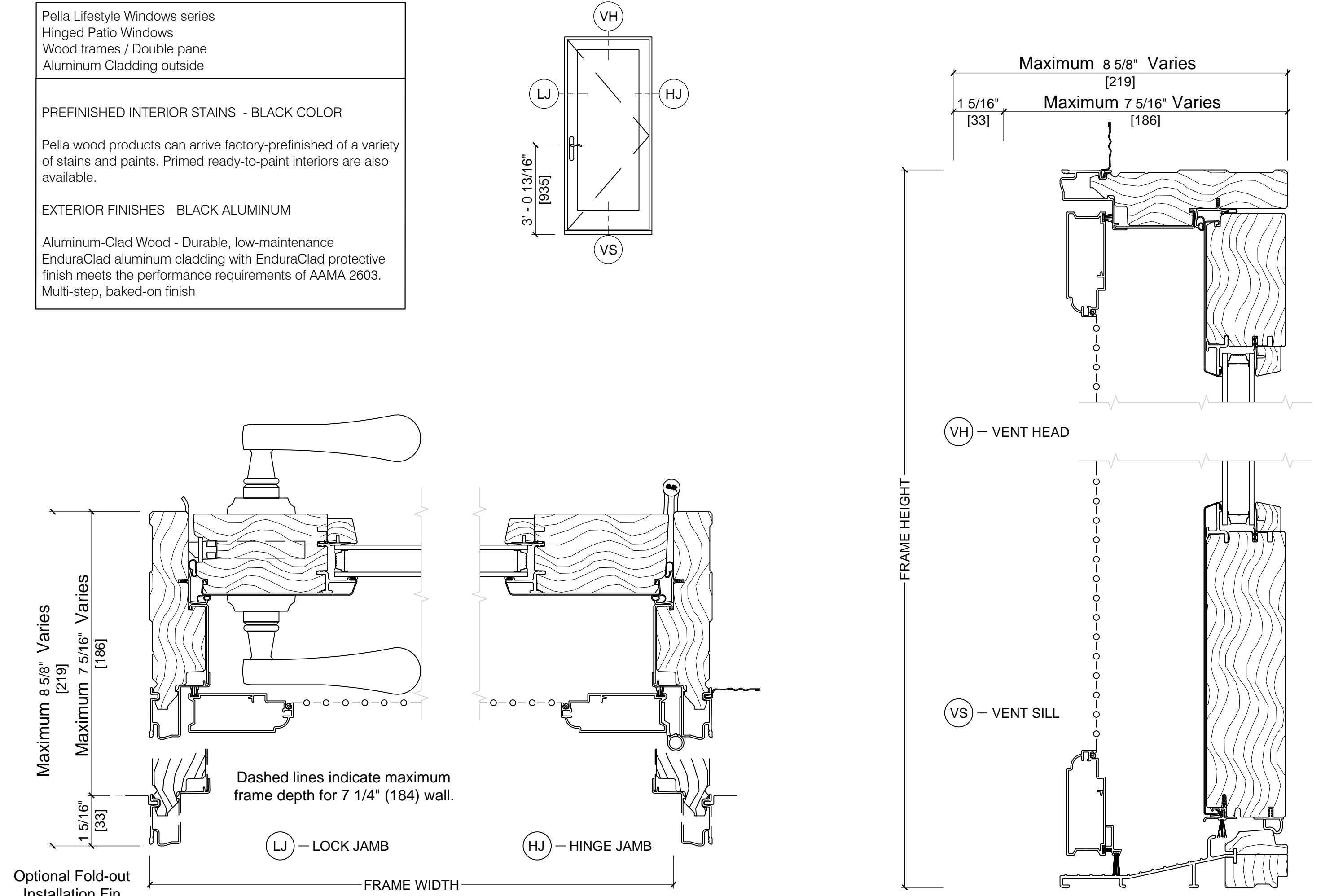
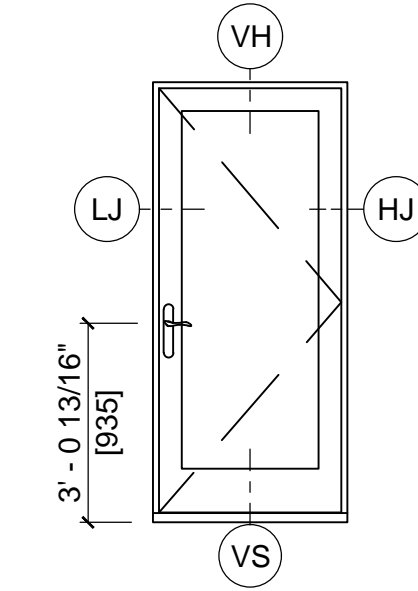
Pella Lifestyle Windows series  
Hinged Patio Windows  
Wood frames / Double pane  
Aluminum Cladding outside

**PREFINISHED INTERIOR STAINS - BLACK COLOR**

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**EXTERIOR FINISHES - BLACK ALUMINUM**

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EnduraClad aluminum cladding with EnduraClad protective finish meets the performance requirements of AAMA 2603.  
Multi-step, baked-on finish





**June 13, 2023**  
Public Meeting

The current proposal is:

**Preservation Department – Item 2, LPC-23-03194**

**162 Hancock Street – Bedford Historic District**  
**Borough of Brooklyn**

**To Testify Please Join Zoom**

**Webinar ID:** 858 0771 0153

**Passcode:** 207183

By Phone: 1 646-558-8656 US (New York)

877-853-5257 (Toll free) US

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