

April 22, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 3, LPC-25-08890

127 Hicks Street – Brooklyn Heights Historic District

Borough of Brooklyn

To testify virtually, please join Zoom

Webinar ID: 160 888 7520

Passcode: 091958

By Phone: 646-828-7666 (NY)

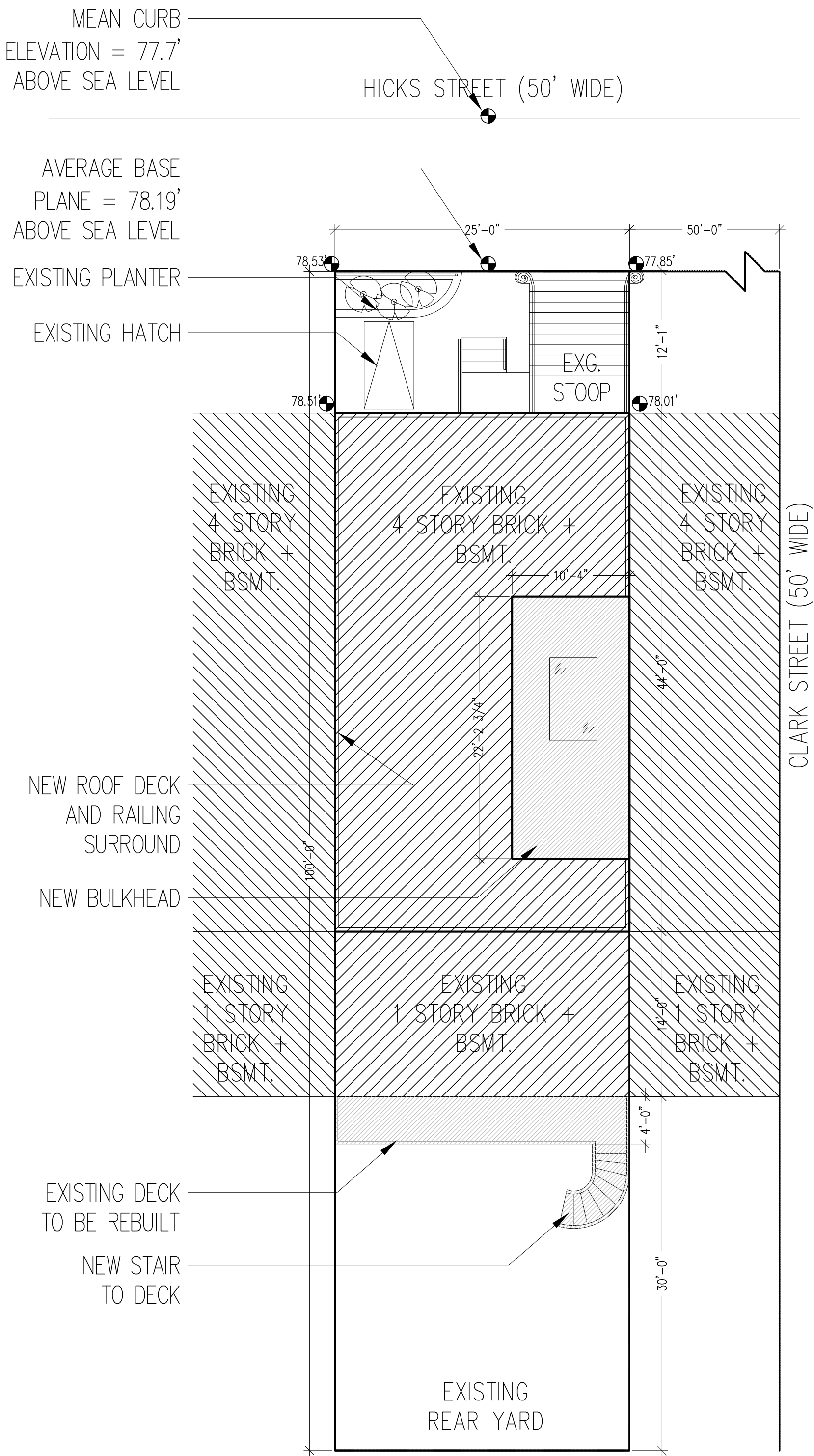
833-435-1820 (Toll-free)

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127 Hicks Street Residence

127 Hicks Street, Brooklyn, NY 11201



BUILDING CODE

GENERAL NOTES:

1. ALL WORK IS EXISTING UNLESS SHADED OR NOTED AS NEW.
2. ALL NEW WORK TO COMPLY WITH 1968 CODE.
3. ALL NEW CONSTRUCTION TO BE NON-COMBUSTIBLE.

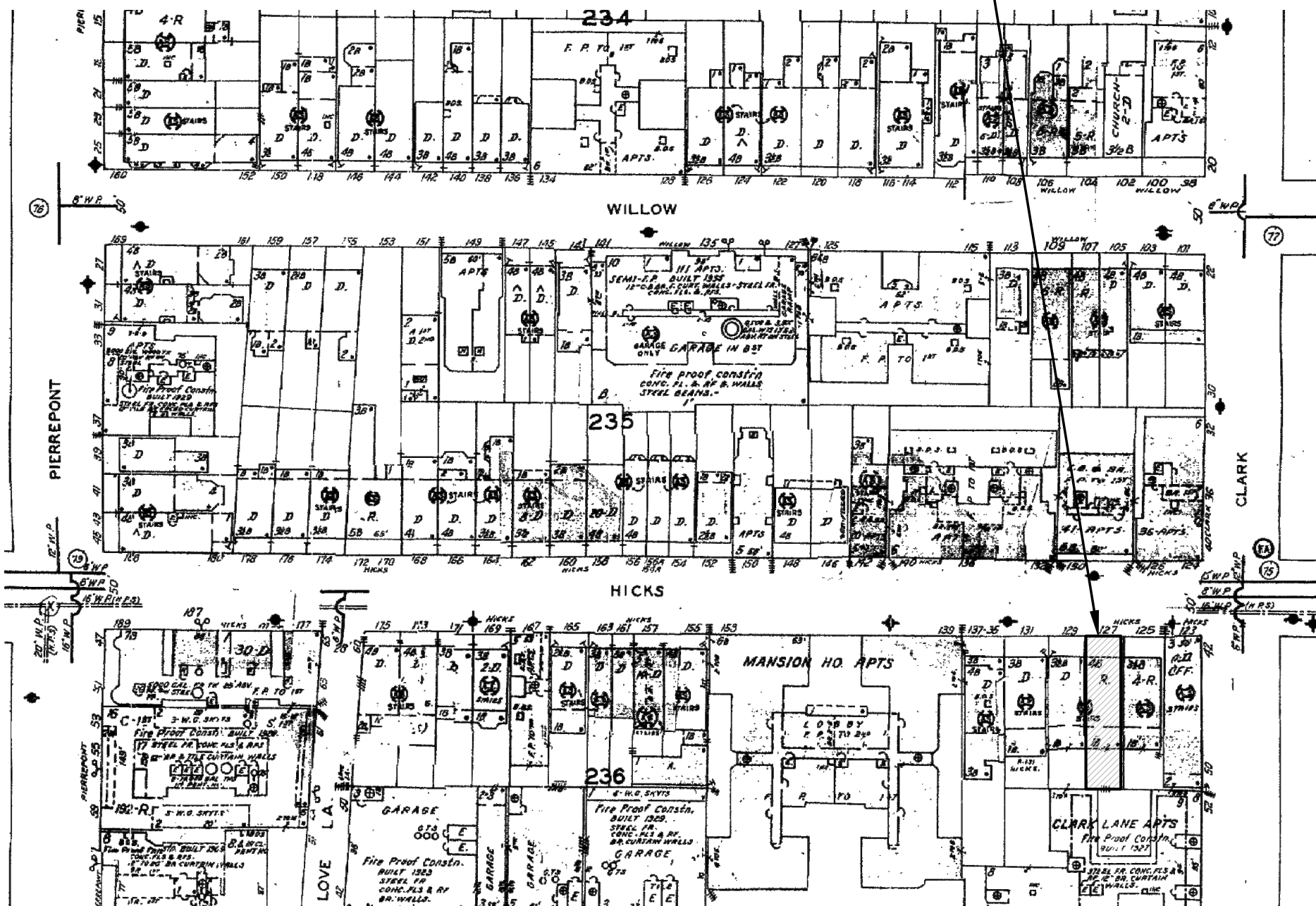
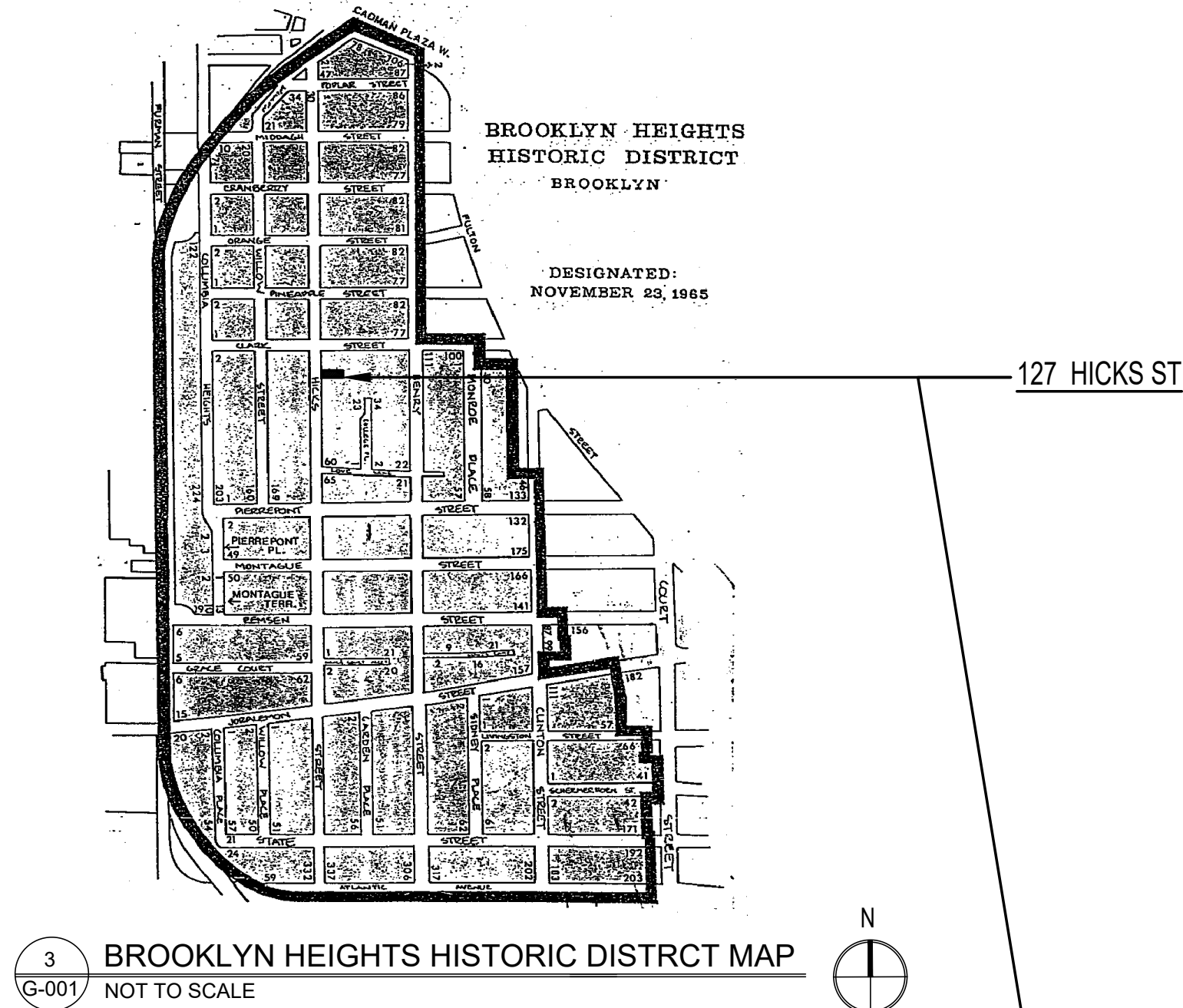
1968 CODE, CONSTRUCTION CLASS: TYPE III - NON-FIREPROOF

ALL CONSTRUCTION MATERIALS TO BE USED FOR THE LISTED WORK SHALL COMPLY WITH CONSTRUCTION CLASS AS PER SECTION B026-241.0. EXTERIOR WALLS ARE OF MASONRY CONSTRUCTION AND INTERIOR FRAMING IS PARTLY OR WHOLLY OF WOOD OR UNPROTECTED IRON OR STEEL.

CONSTRUCTION ELEMENT	RATING IN HOURS
EXTERIOR BEARING WALLS	2-HR
INTERIOR BEARING WALLS	1-HR
INTERIOR NON-BEARING WALLS	NOT RATED
SHAFTS AND STAIRWAY ENCLOSURES	2-HR
ROOF CONSTRUCTION	3/4-HR
COLUMNS, GIRDERS, TRUSSES	1-HR
FLOOR CONSTRUCTION	1-HR

LIST OF DRAWINGS:

		MARCH 17, 2025	APRIL 01, 2025	APRIL 01, 2025
G-001	COVER PAGE	X	X	X
LPC-100	BLOCK MAP AND CONTEXT IMAGES	X	X	X
LPC-101	EXISTING ROOF PHOTOS	X	X	X
LPC-102	SITE LINE DIAGRAM AND PHOTOS	X	X	X
LPC-200	SIDE BY SIDE STREET RENDERINGS	X	X	X
LPC-201	SIDE BY SIDE STREET RENDERINGS	X	X	X
LPC-202	BIRDS EYE MOCKUP IMAGES	X	X	X
A-302	PROPOSED BULKHEAD DRAWINGS	X	X	X
A-300	EXISTING LONG BUILDING SECTION	X	X	X
A-301	PROPOSED LONG BUILDING SECTION	X	X	X
A-304	PROPOSED SHORT BUILDING SECTIONS	X	X	X
A-200	FRONT FACADE ELEVATIONS	X	X	X
A-201	REAR FACADE ELEVATIONS	X	X	X



1 G-001 PLOT PLAN
SCALE: 1/8" = 1'-0"

2 G-001 1940 TAX PHOTO

4 G-001 SANBORN MAP
SCALE: N.T.S.



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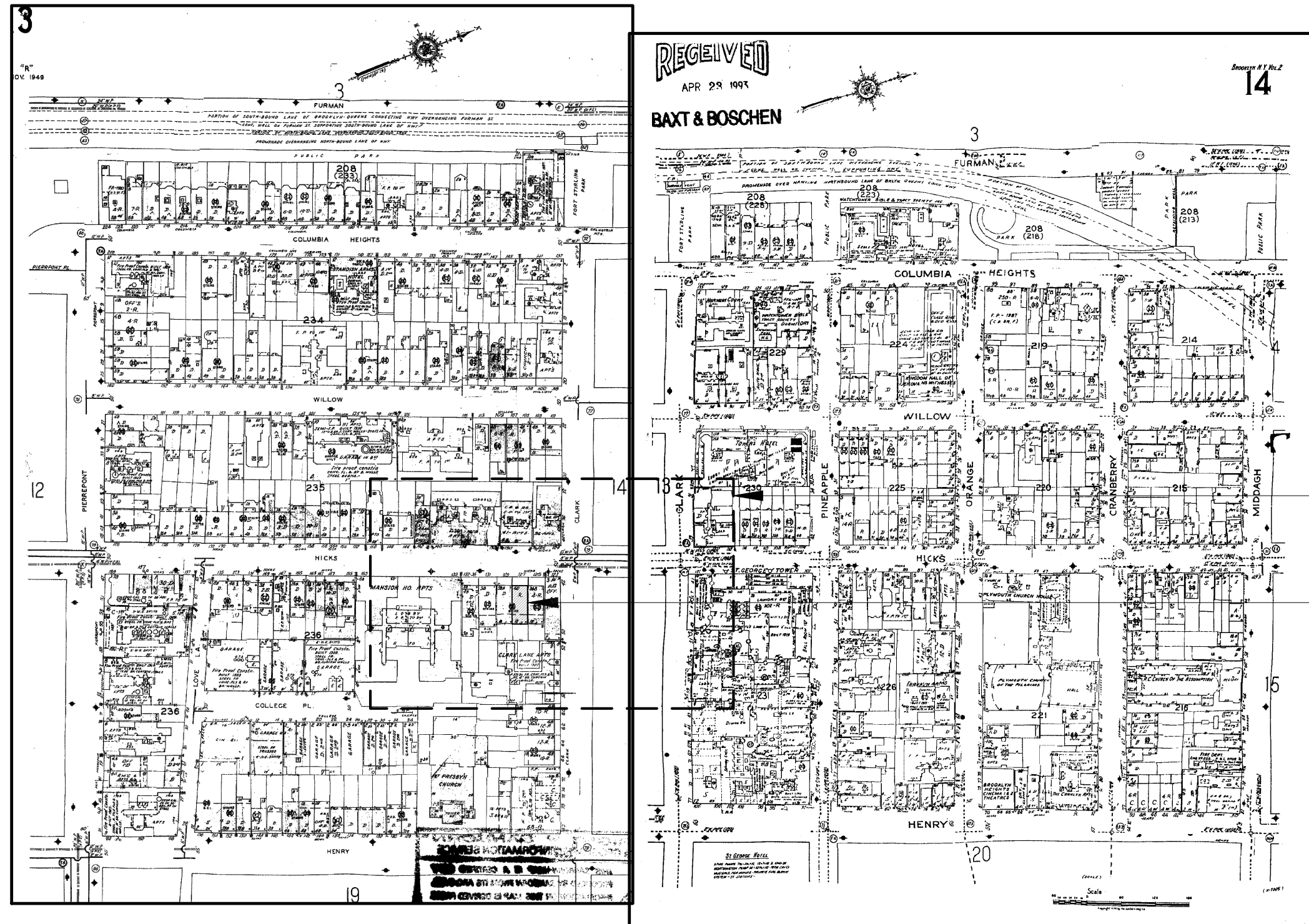
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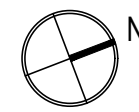
G-001.00

COVER PAGE, ZONING



APPROXIMATE OUTLINE OF AREA DEPICTED IN BLOCK PLAN (2/LPC-100) AND IMAGES (3/LPC-100)
127 HICKS STREET

1 SANDBORN MAPS - PLATES 13 & 14
L-100 NOT TO SCALE



BLOCK PLAN LEGEND

STORIES ABOVE STREET LEVEL

- ONE (1)
- TWO (2)
- THREE (3)
- FOUR (4)
- FIVE (5)
- SIX OR MORE (6+)



AERIAL VIEW LOOKING WEST



PLAN VIEW

3 CONTEXT IMAGES FROM GOOGLE EARTH AND GOOGLE STREET VIEW
L-100 NOT TO SCALE



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LPC-100.00

BLOCK PLAN AND
CONTEXT IMAGES

2 BLOCK PLAN
L-100 1/64" = 1'-0"





0. SOUTHWEST CHIMNEY, PARAPET AND FRONT PARAPET



1. FRONT PARAPET



2. NORTHWEST CHIMNEY



3. EXISTING SKYLIGHTS AND HATCH



4. NORTHEAST CHIMNEY



5. REAR OF ROOF / GUTTER



6. EXISTING SKYLIGHT AND SOUTHEAST CHIMNEY



7. SOUTH PARAPET



8. SOUTHWEST CHIMNEY

REGISTERED ARCHITECT
MARC JAMES FARRO
STATE OF NEW YORK
040661

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EXISTING ROOF PHOTOS



4 VIEW A
NOT TO SCALE



5 VIEW B
NOT TO SCALE



6 VIEW C
NOT TO SCALE



7 VIEW D
NOT TO SCALE

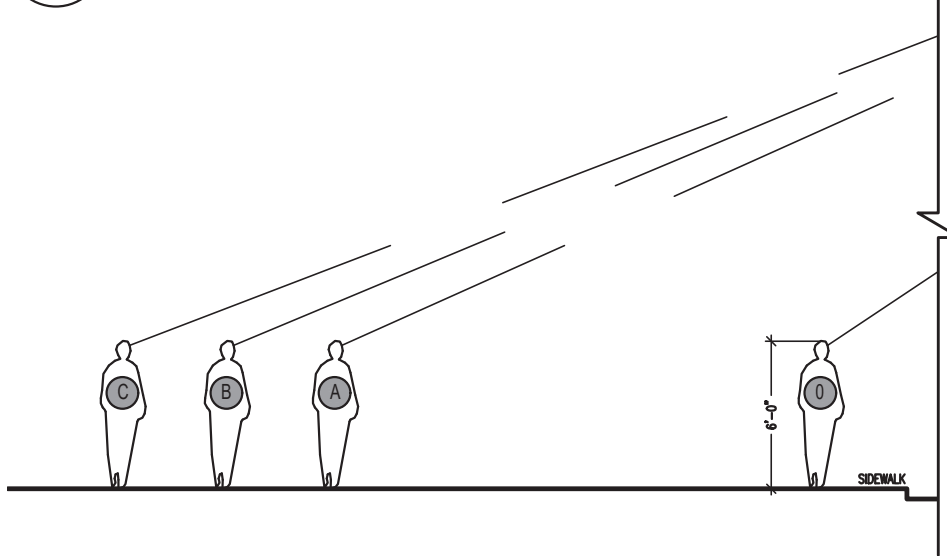


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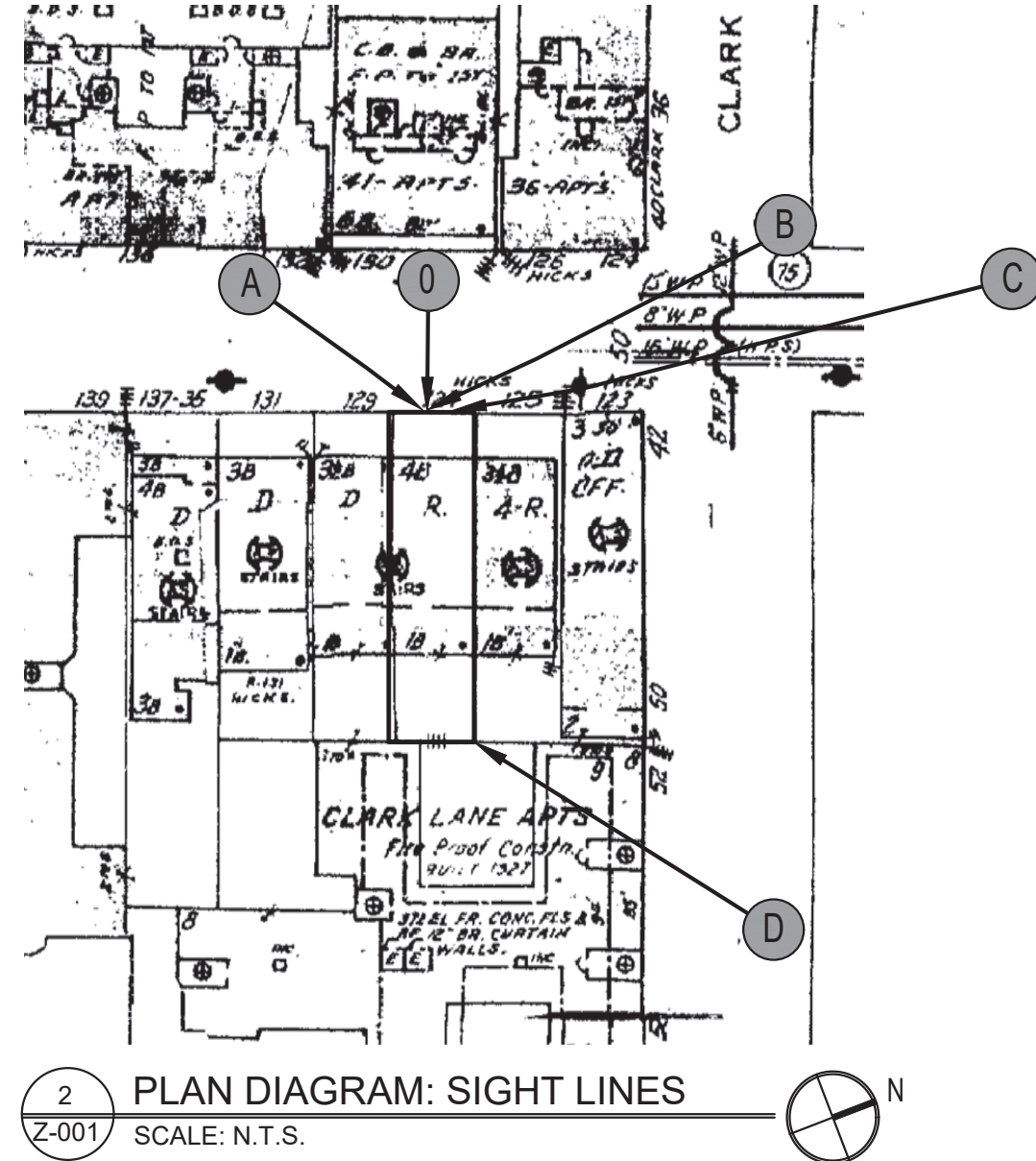
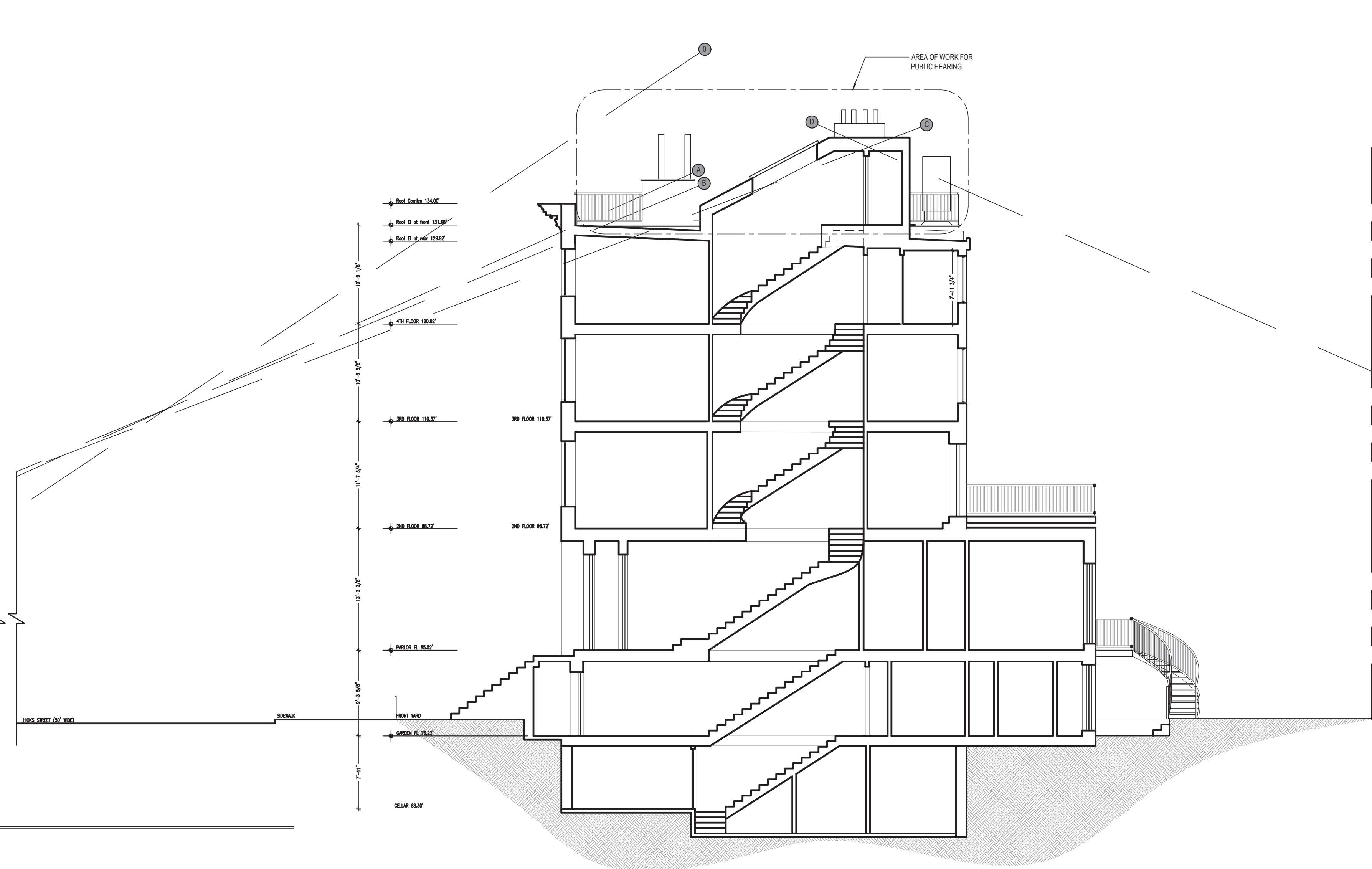
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3 VIEW 0: EXISTING FRONT FACADE
NOT TO SCALE



1 SITE SECTION WITH SIGHT LINES
Z-001
SCALE: 1/8" = 1'-0"



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LPC-102.00

SIGHT LINES DIAGRAM AND
PHOTOS



B EXISTING STREET LEVEL VIEW FROM CLARK AND HICKS STREET CORNER
NOT TO SCALE



B PHOTOGRAPH OF MOCKUP
NOT TO SCALE



B HIGHLIGHTED PHOTOGRAPH OF MOCKUP
NOT TO SCALE



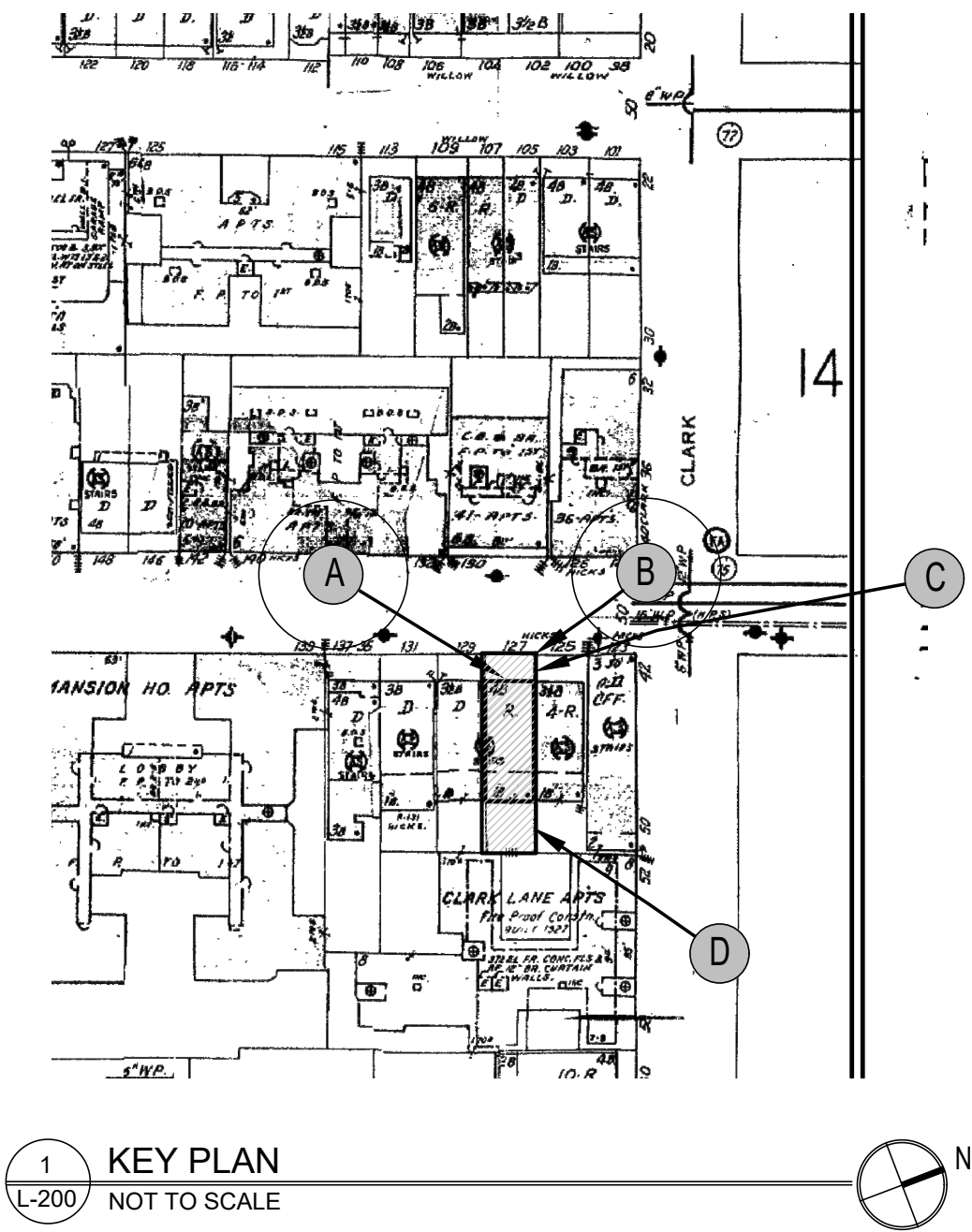
A EXISTING STREET LEVEL VIEW FROM ACROSS HICKS STREET
NOT TO SCALE



A PHOTOGRAPH OF MOCKUP
NOT TO SCALE



A HIGHLIGHTED PHOTOGRAPH OF MOCKUP
NOT TO SCALE



1 KEY PLAN
NOT TO SCALE



D EXISTING STREET LEVEL VIEW FROM CLARK STREET SOUTH OF HICKS STREET
NOT TO SCALE



D PHOTOGRAPH OF MOCKUP
NOT TO SCALE



D HIGHLIGHTED PHOTOGRAPH OF MOCKUP
NOT TO SCALE



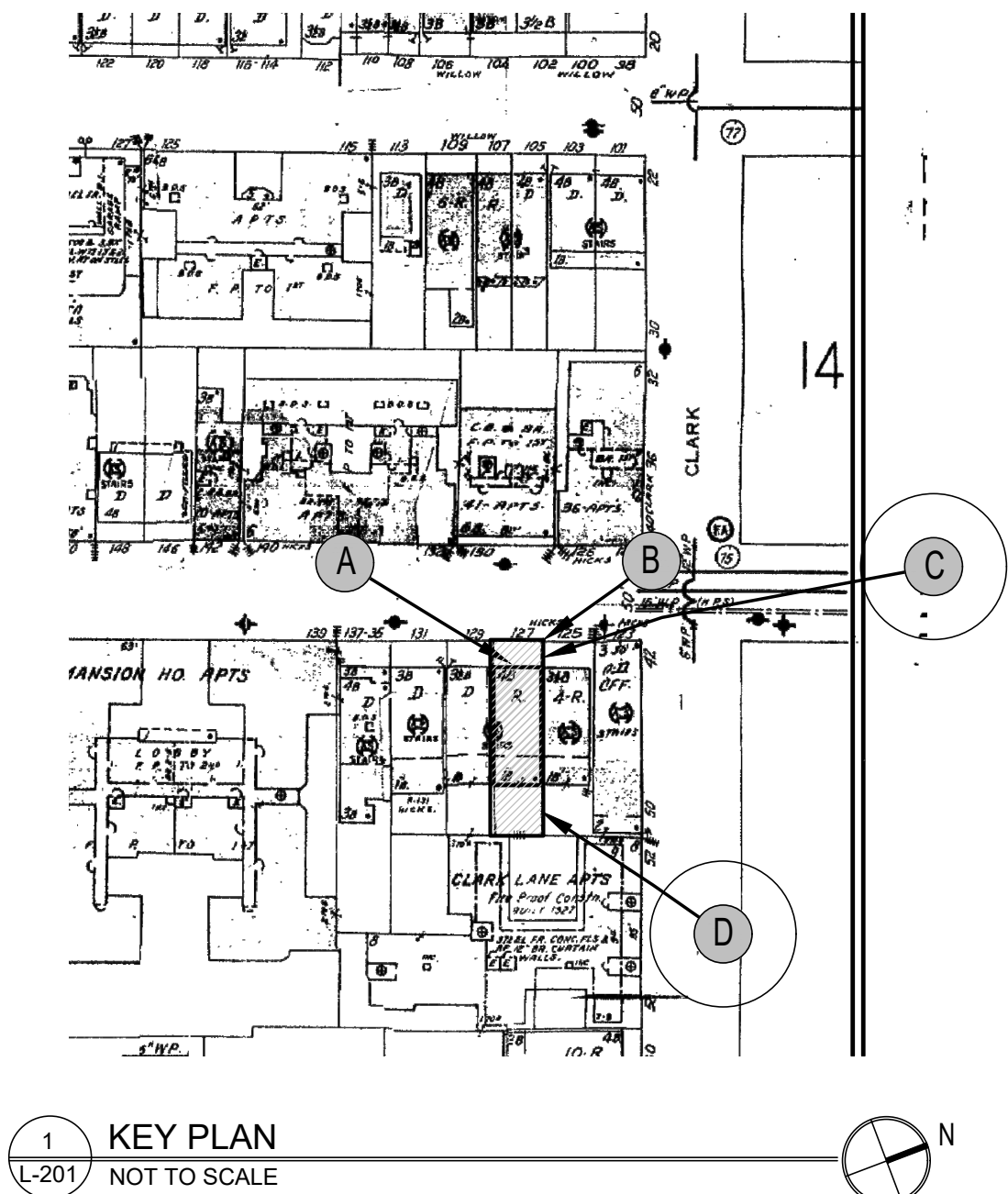
C EXISTING STREET LEVEL VIEW FROM HICKS STREET WEST OF CLARK STREET
NOT TO SCALE



C PHOTOGRAPH OF MOCKUP
NOT TO SCALE



C HIGHLIGHTED PHOTOGRAPH OF MOCKUP
NOT TO SCALE



1 KEY PLAN
L-201 NOT TO SCALE



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LPC-202.00

PROPOSED ROOF WORK:
EYE LEVEL RENDERINGS



F RENDERED VIEW OF PROPOSED ROOFTOP WORK
NOT TO SCALE



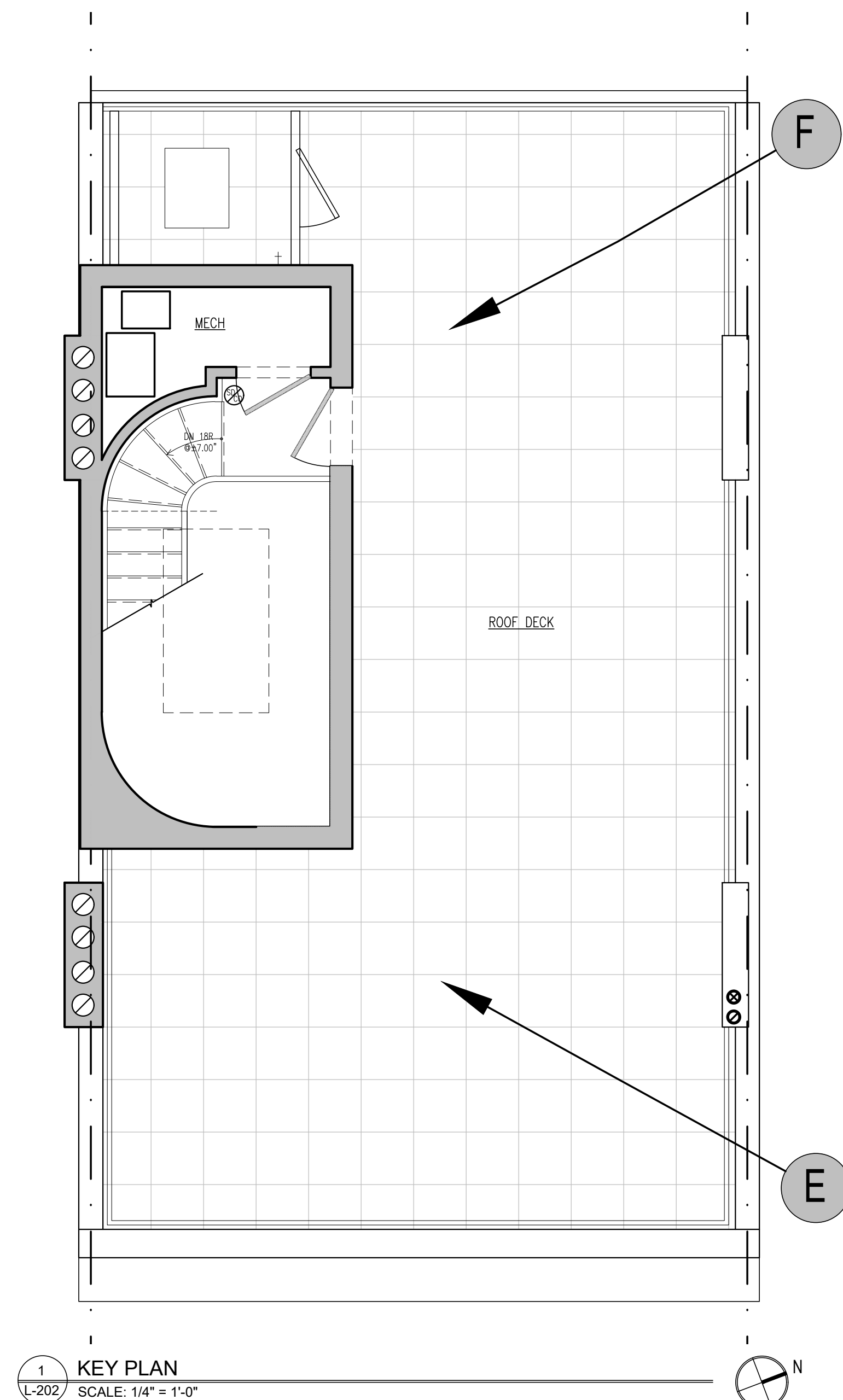
F-2 MOCKUP PHOTOGRAPH FROM EXISTING ROOFTOP
NOT TO SCALE



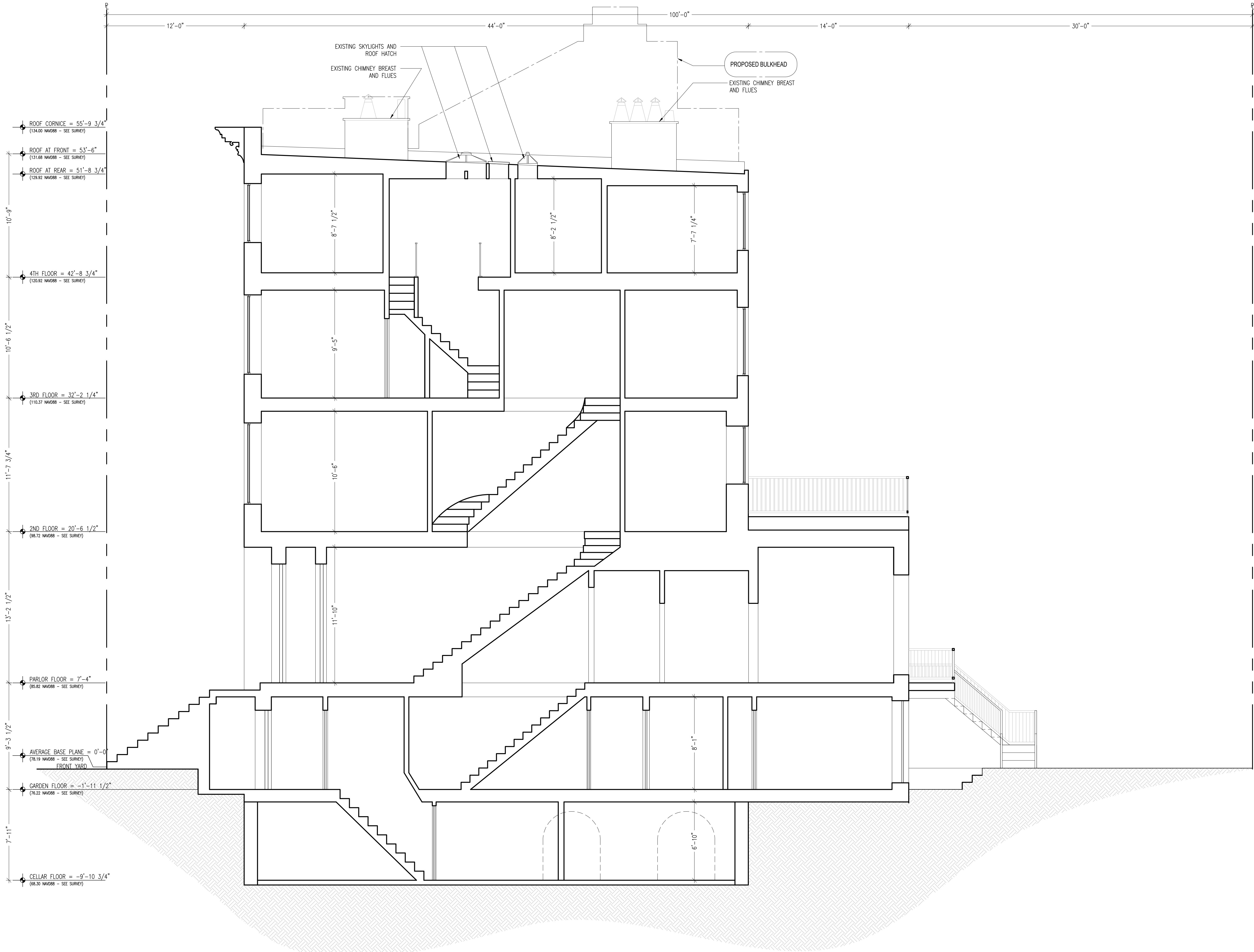
E RENDERED VIEW OF PROPOSED ROOFTOP WORK
NOT TO SCALE



E-2 MOCKUP PHOTOGRAPH FROM EXISTING ROOFTOP
NOT TO SCALE



1 KEY PLAN
L-202 SCALE: 1/4" = 1'-0"



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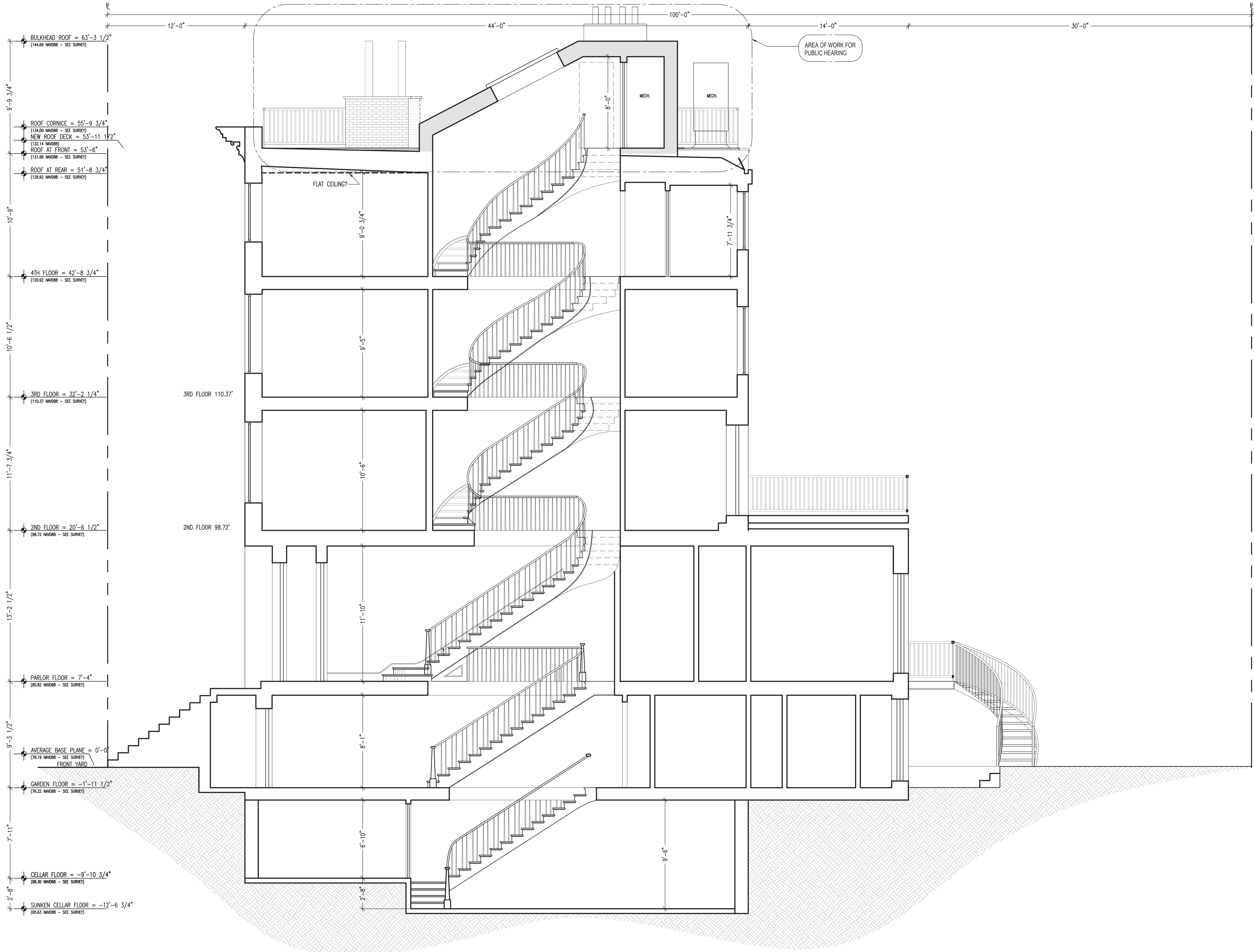
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A-300.00
EXISTING BUILDING
SECTION



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LEGEND

- EXISTING CONSTRUCTION
- PROPOSED NEW CONSTRUCTION
- GROUND

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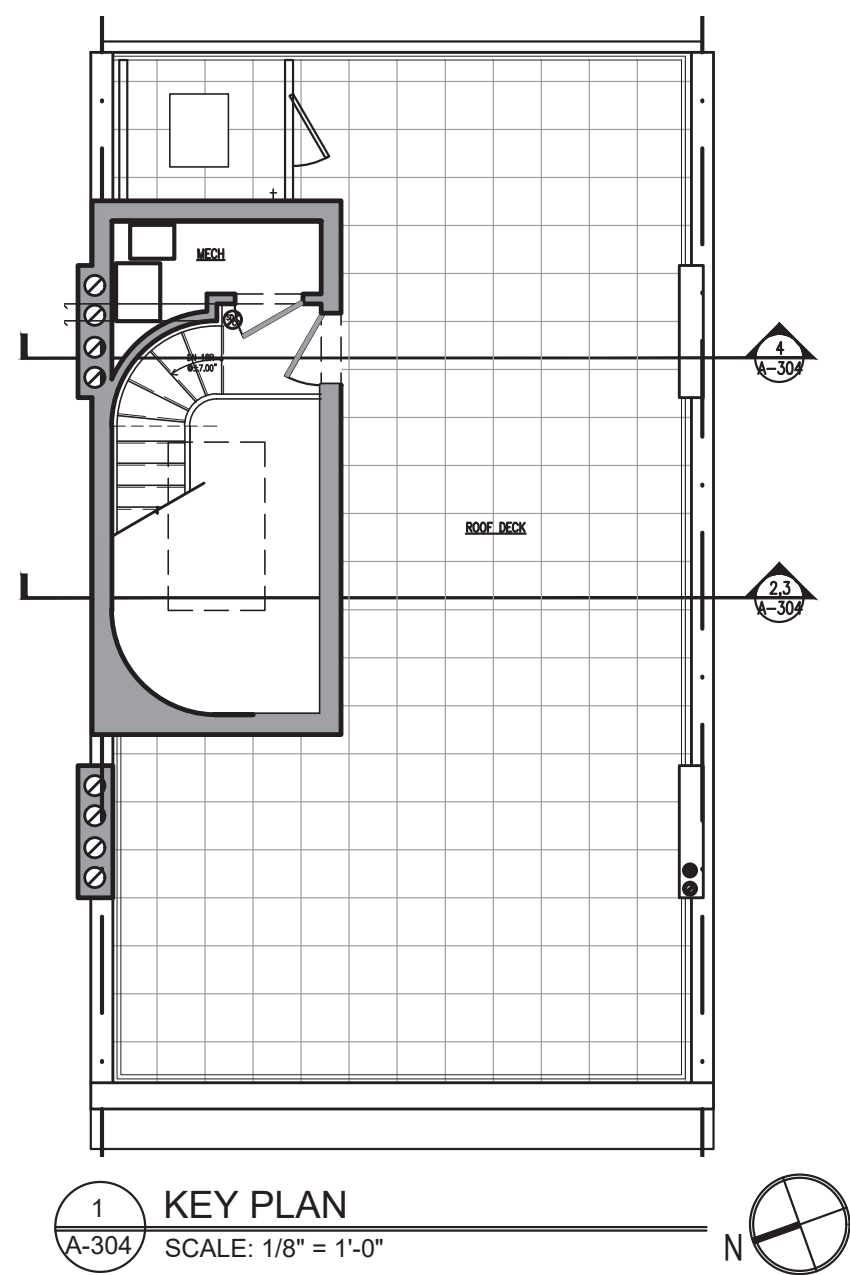
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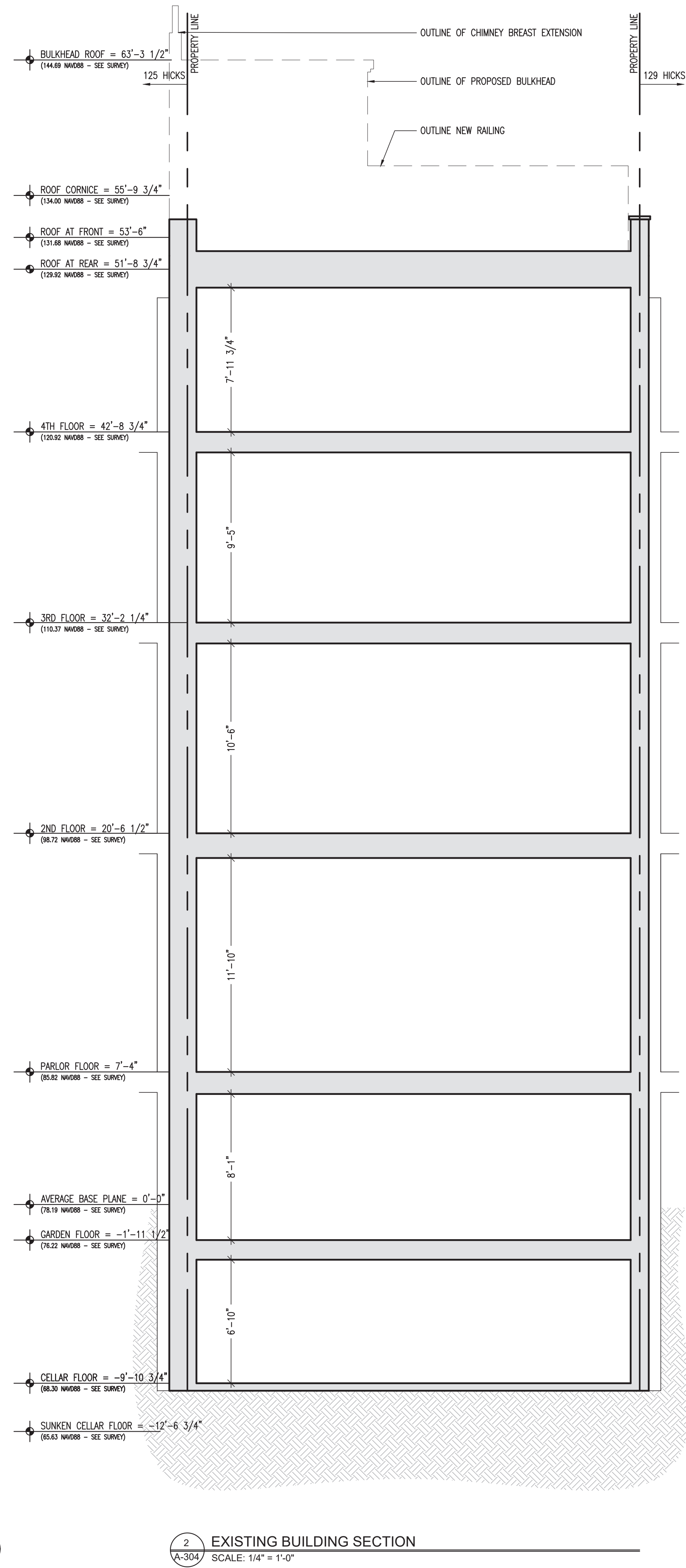
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A-301.00

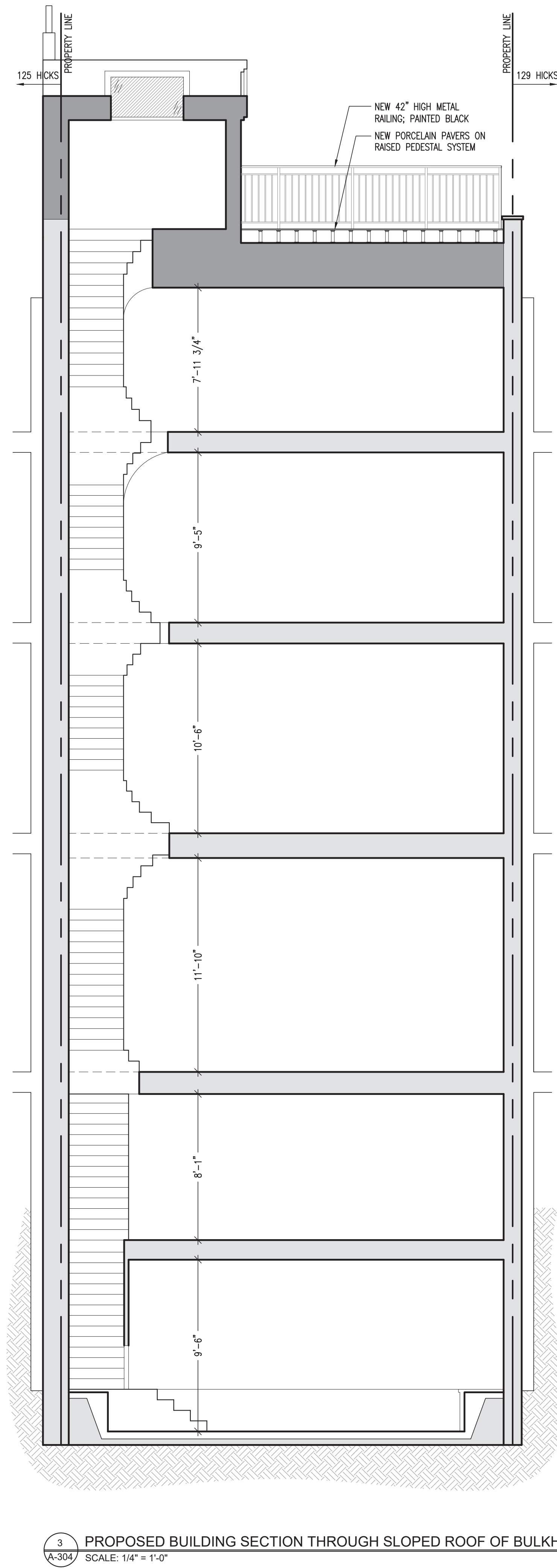
PROPOSED BUILDING
SECTION



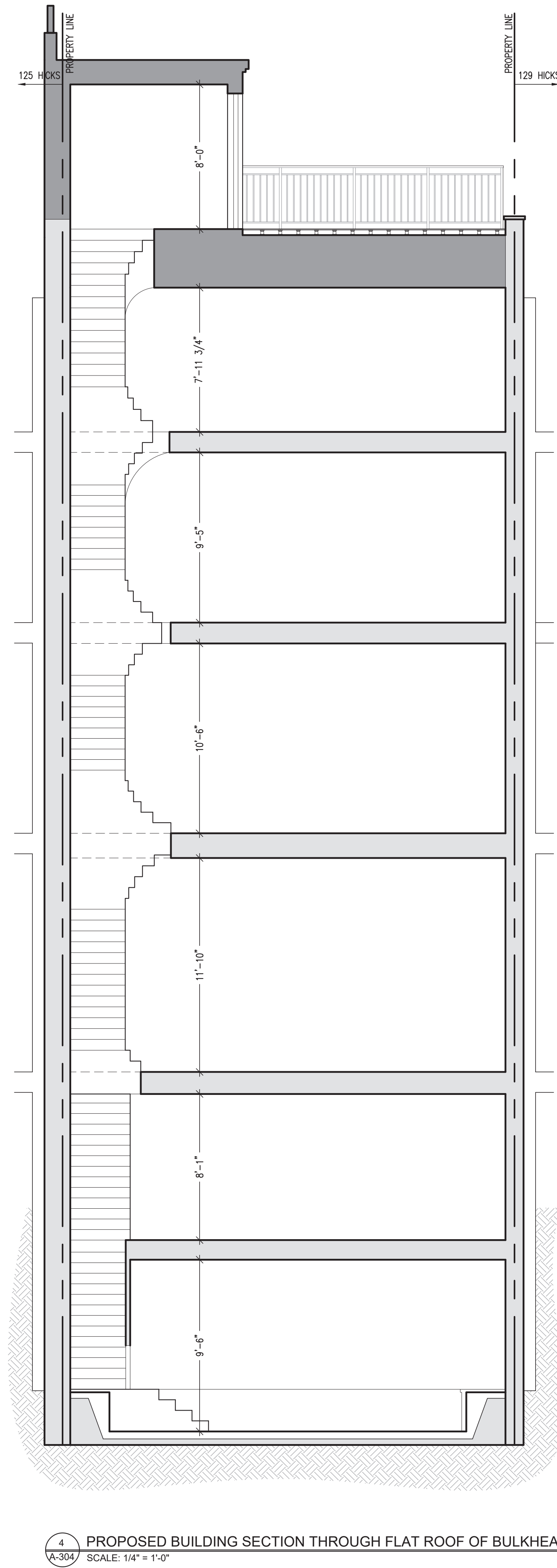
1 KEY PLAN
A-304 SCALE: 1/8" = 1'-0"



2 EXISTING BUILDING SECTION
A-304 SCALE: 1/4" = 1'-0"



3 PROPOSED BUILDING SECTION THROUGH SLOPED ROOF OF BULKHEAD
A-304 SCALE: 1/4" = 1'-0"



4 PROPOSED BUILDING SECTION THROUGH FLAT ROOF OF BULKHEAD
A-304 SCALE: 1/4" = 1'-0"



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LEGEND	
	EXISTING CONSTRUCTION
	PROPOSED NEW CONSTRUCTION
	GROUND

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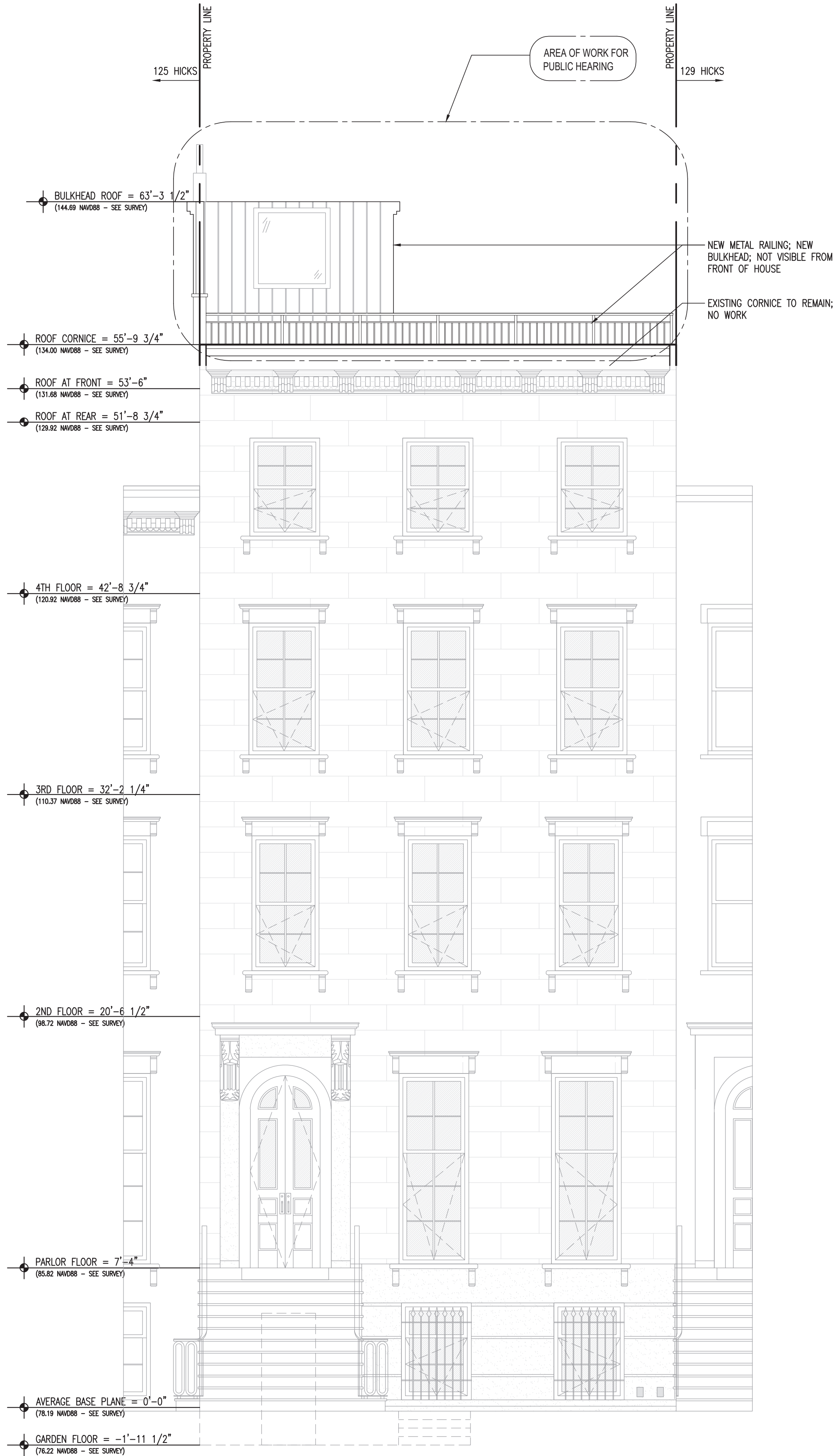
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A-304.00

PROPOSED BUILDING
SECTIONS



1 EXISTING FRONT ELEVATION
A-200 SCALE: 1/4" = 1'-0"



2 PROPOSED FRONT ELEVATION
A-200 SCALE: 1/4" = 1'-0"



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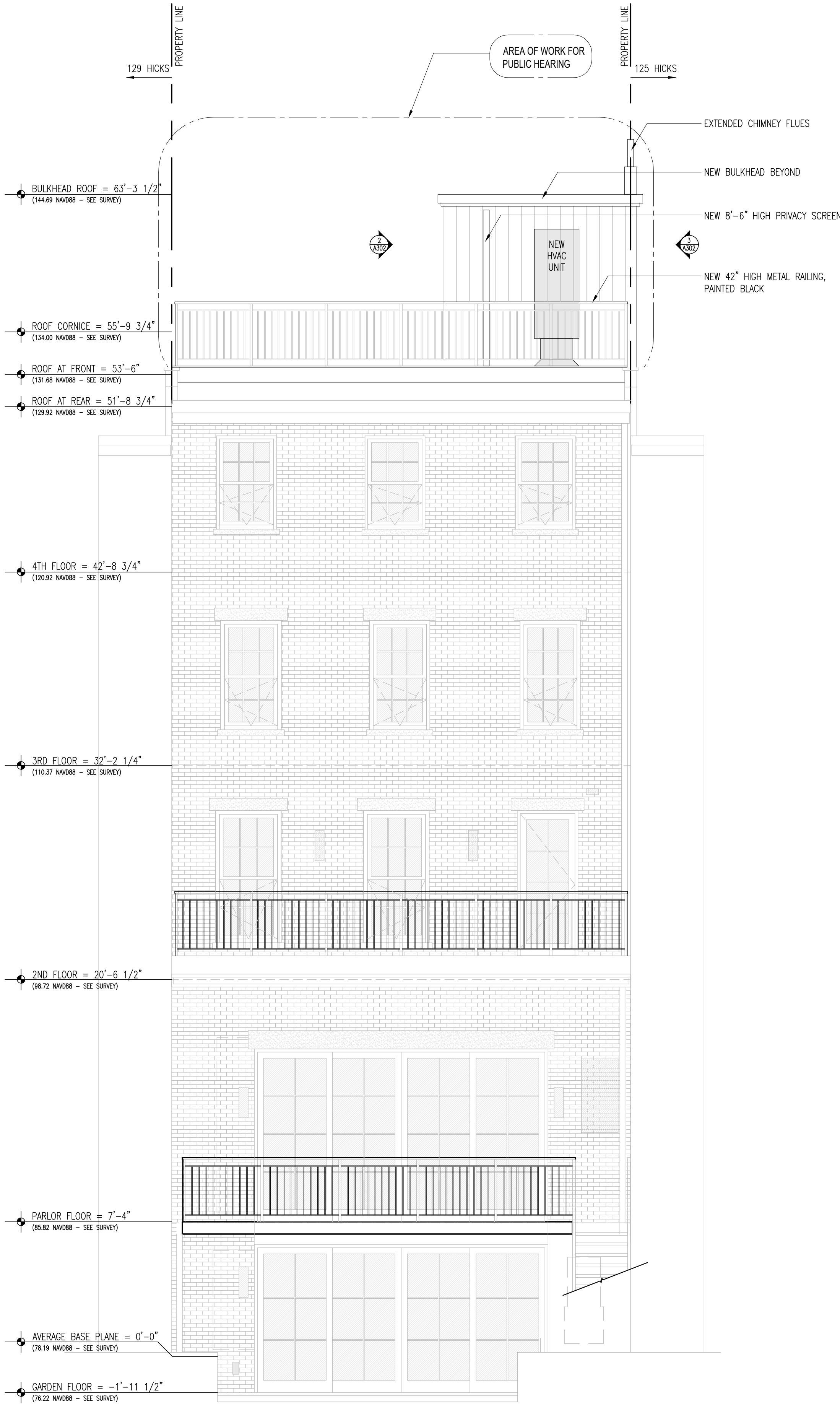
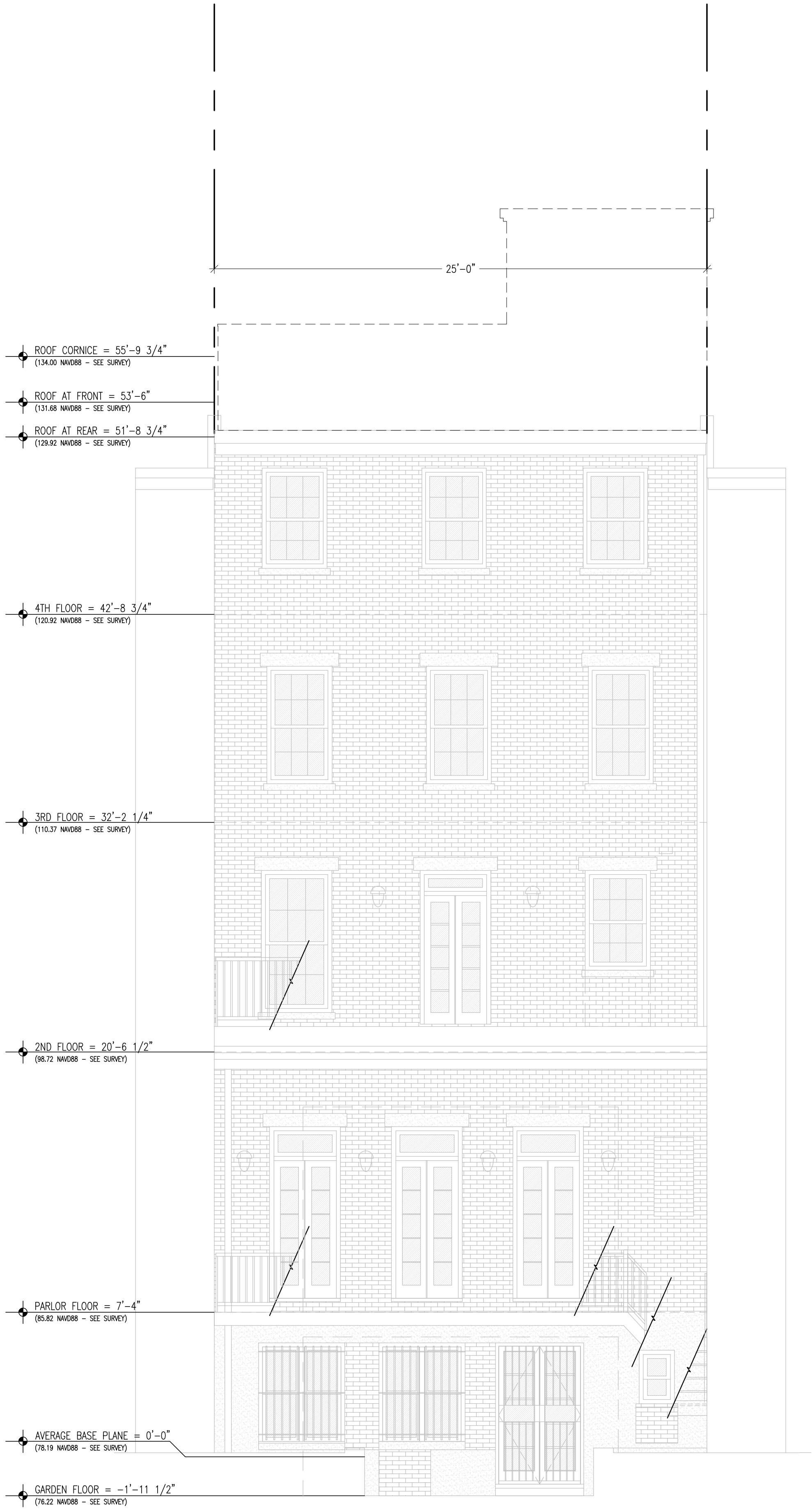
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A-200.00
FRONT ELEVATIONS



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REAR ELEVATIONS

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