

March 5, 2024
Public Hearing

The current proposal is:

Preservation Department – Item 9, LPC-24-03829

418 Rogers Avenue – Prospect Lefferts Gardens Historic District Borough of Brooklyn

To testify virtually, please join Zoom

Webinar ID: 812 3265 0627

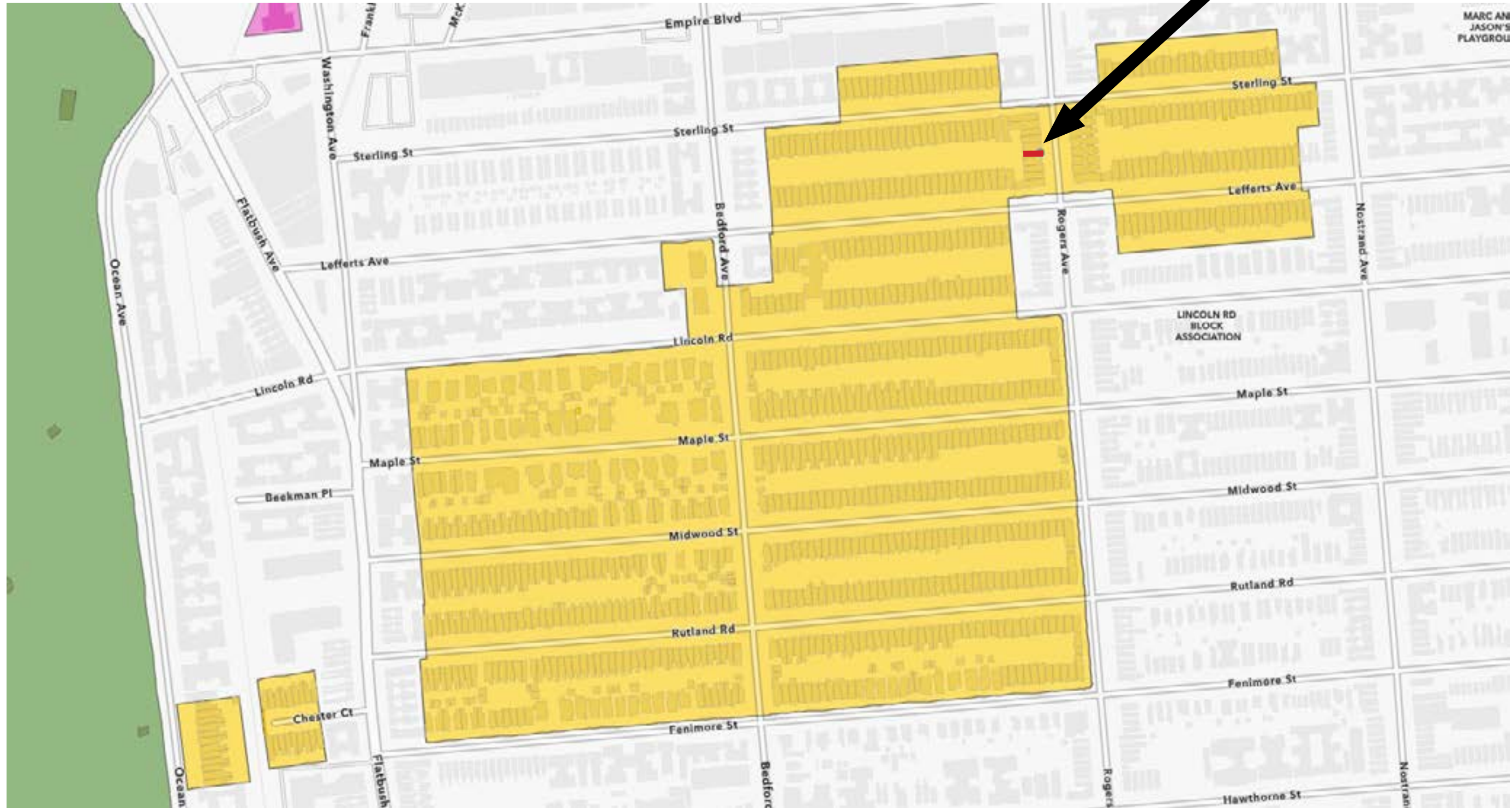
Passcode: 225184

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418 ROGERS AVENUE, BROOKLYN, NY, 11225 | PROSPECT LEFFERTS GARDENS HISTORIC DISTRICT

LEGALIZE COATING MATERIAL OF REAR FACADE



418 Rogers Avenue

Prospect Lefferts Gardens Historic District



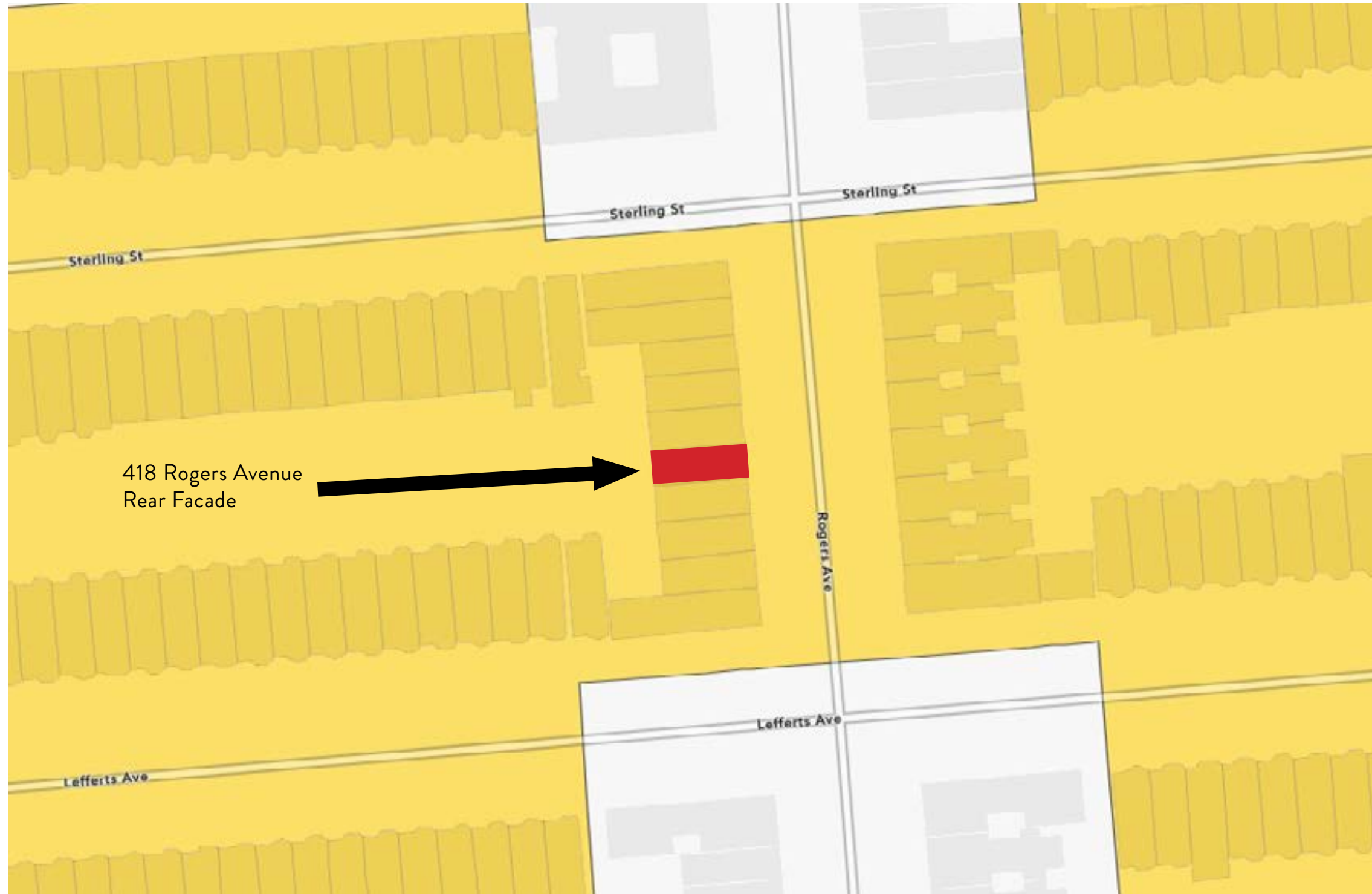
1940's Tax Photo



2020 Facade Photo
View from Rogers Avenue



December 2023 Facade Photo
View From Rogers Avenue



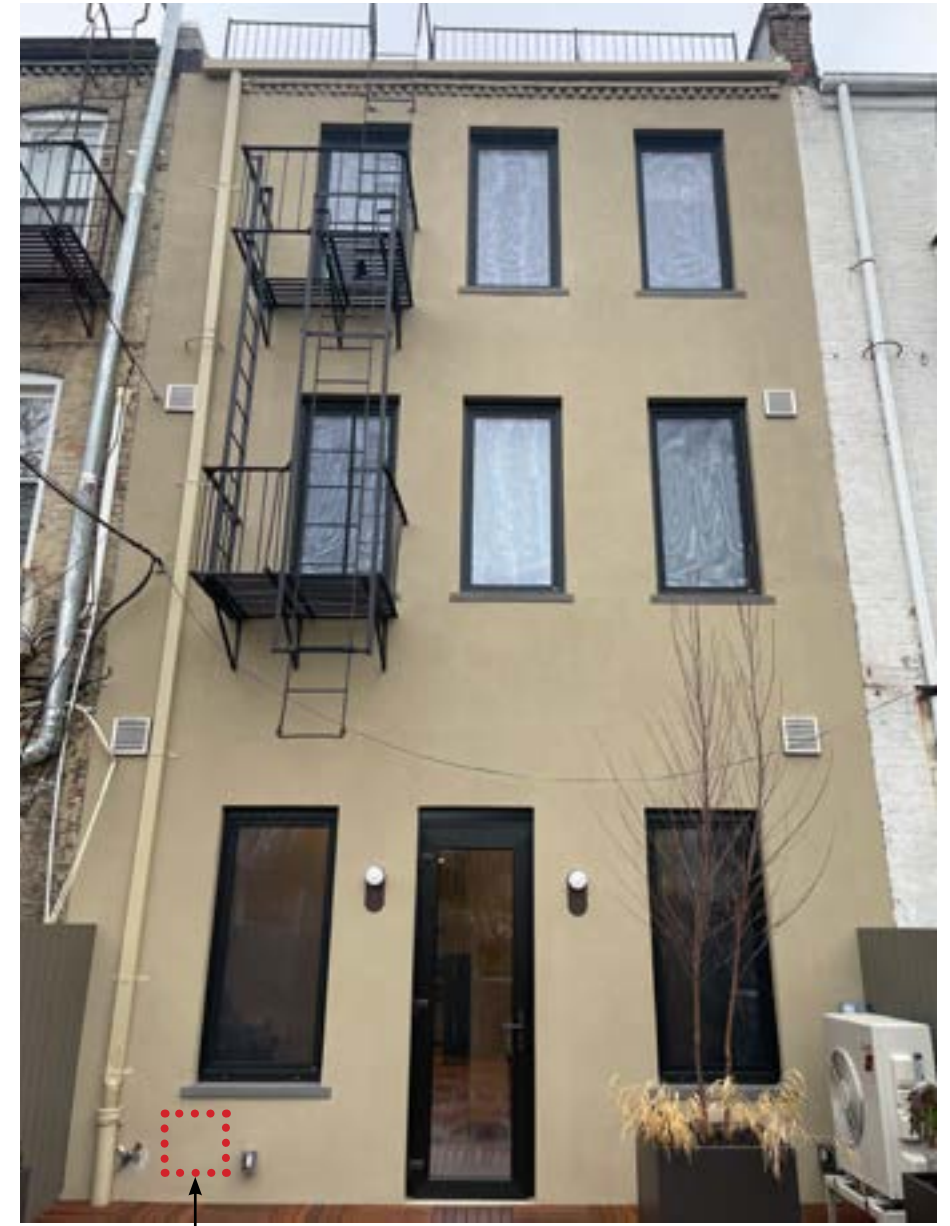
418 Rogers Avenue
Rear Facade



2020 Existing Condition
Rear Facade - Parge Coat



2023 Existing Condition
Pre-Finish



Test Patch

2023 Existing Condition
Rear Facade - Finished



Removal of Parge Coat Using Chisel
12" x 12" Test Patch

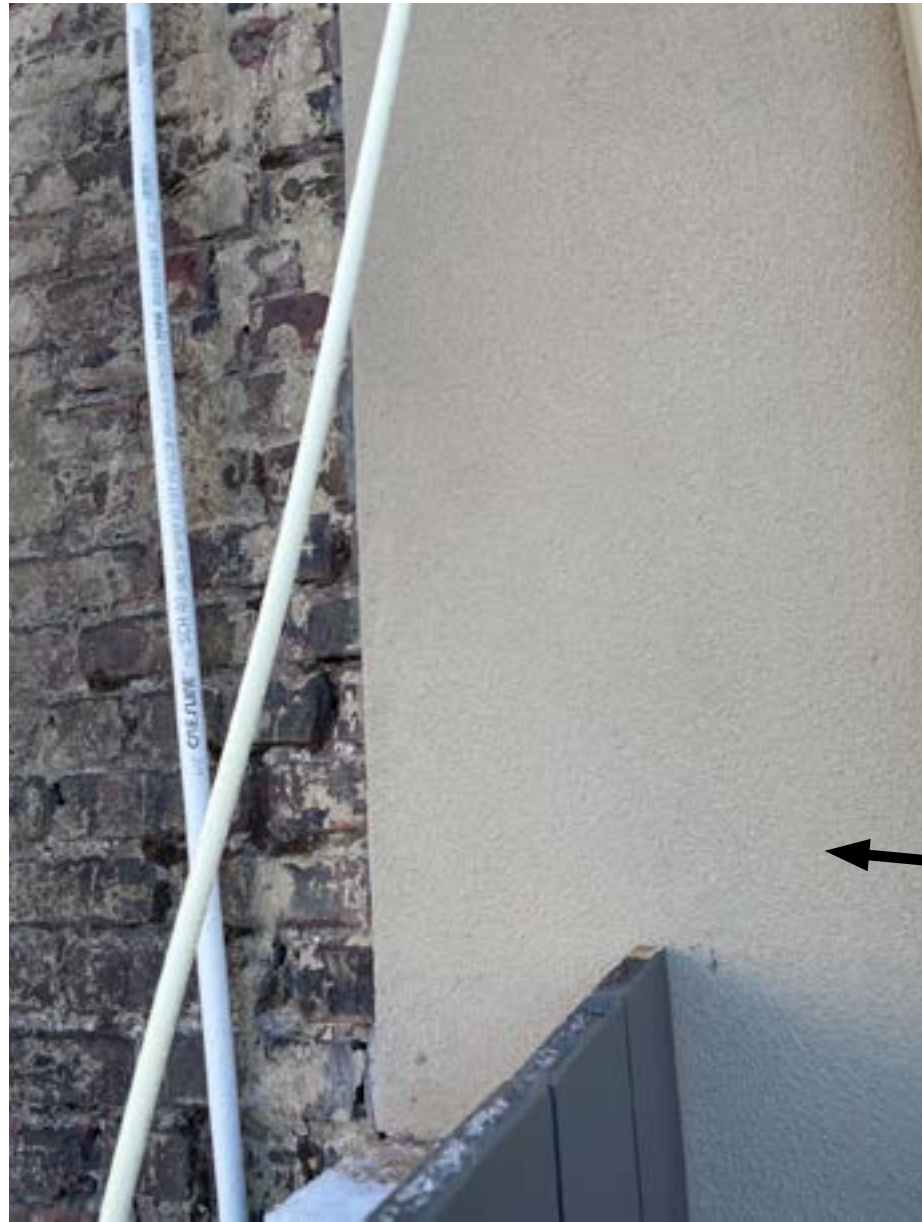


Removal of Stucco Until Steel Mesh Layer



Removal of Existing Parge Coat on Brick

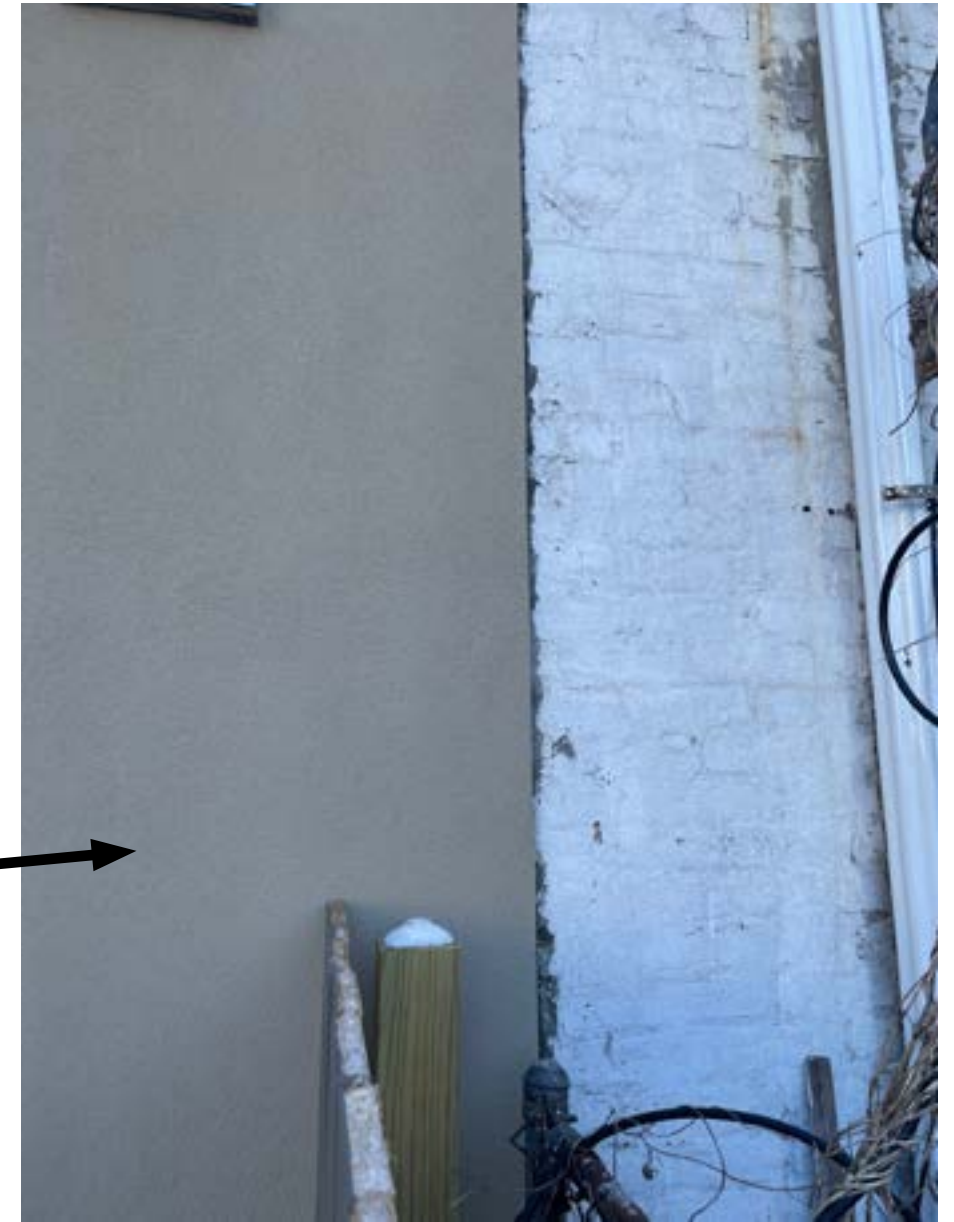
N.B. Application of coating to brick with steel mesh and cement



Termination of Coating
at Rear Facade of 416 Rogers
Approximately 1/2" Thk Difference



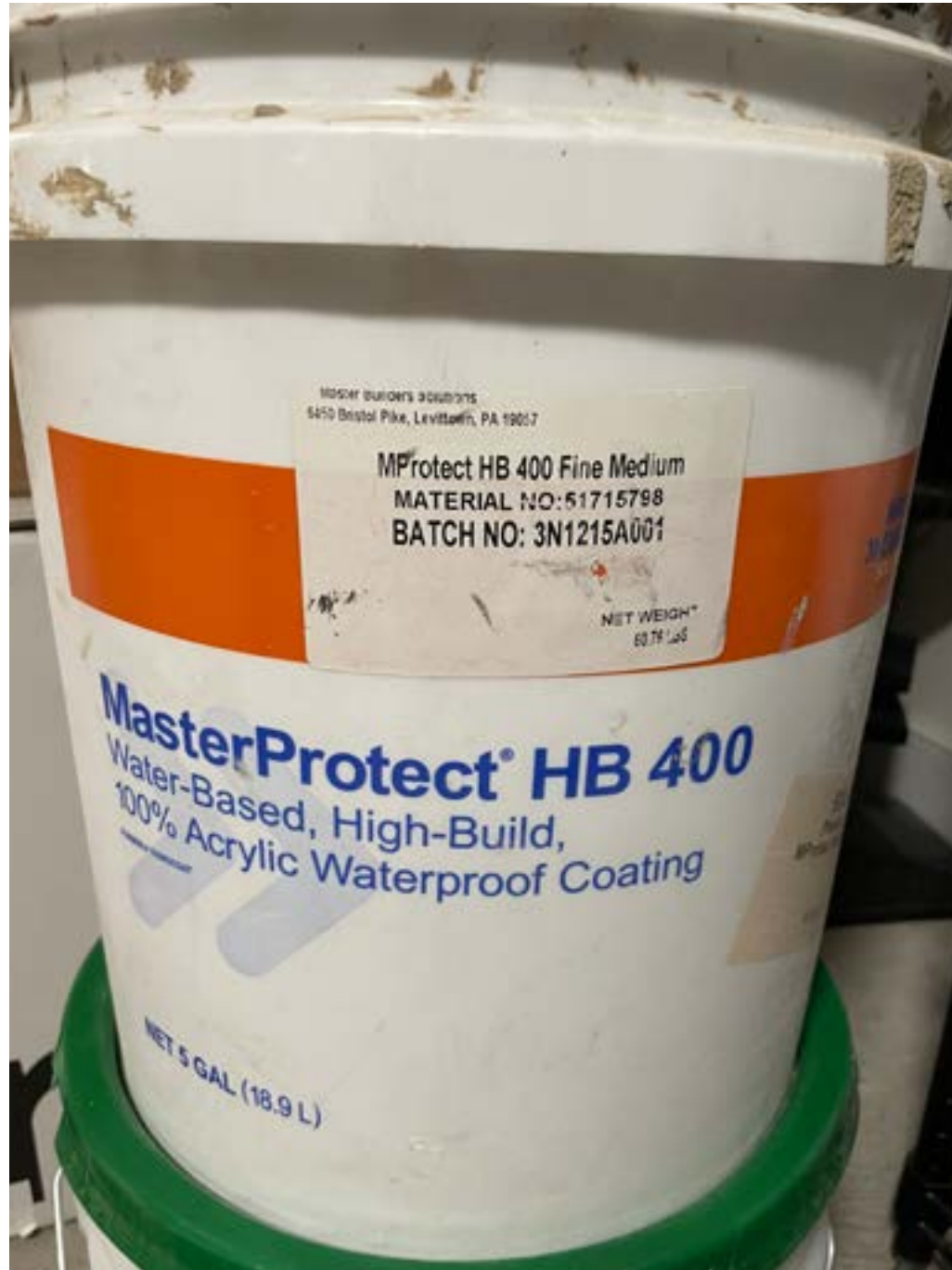
2023 Existing Condition
Rear Facade - Finished



Termination of Coating
at Rear Facade of 420 Rogers
Approximately 1/2" Thk Difference

Dimensions Retained





COLOR: 9242-M PRAIRIE DUSK

- Sika MasterProtect HB400 Fine
- Water-Based 100% Acrylic Coating
 - High Build Coating, 11-16 mils in thickness after 2 coats (versus paint which is 1mil per coat)
 - Helps prevent water penetration into the substrate
 - Breathable to allow water vapor to escape (Water Vapor Permeance - 23 perms)
 - Low VOC content

9 | 09 97 23
Coatings for
Concrete and Masonry

MasterProtect® HB 400

Water-based, high-build, 100% acrylic waterproof coating

FORMERLY THOROCOAT®

PACKAGING

5 gallon (18.9 L) pails

YIELD

See charts on page 3

STORAGE

Store in unopened containers in a clean, dry area. Keep from freezing

SHELF LIFE

18 months when properly stored

VOC CONTENT

Less than 100 g/L
less water and exempt solvents

DESCRIPTION

MasterProtect HB 400 is a water-based, high-build, 100% acrylic waterproof coating for above-grade concrete, masonry, stucco and EIFS.

PRODUCT HIGHLIGHTS

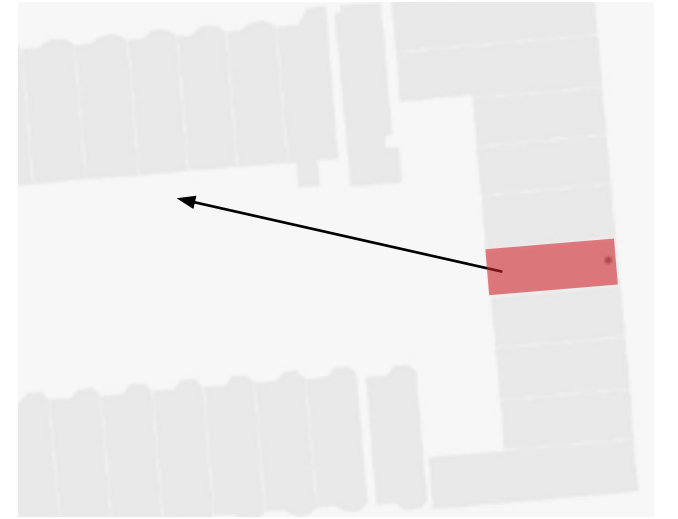
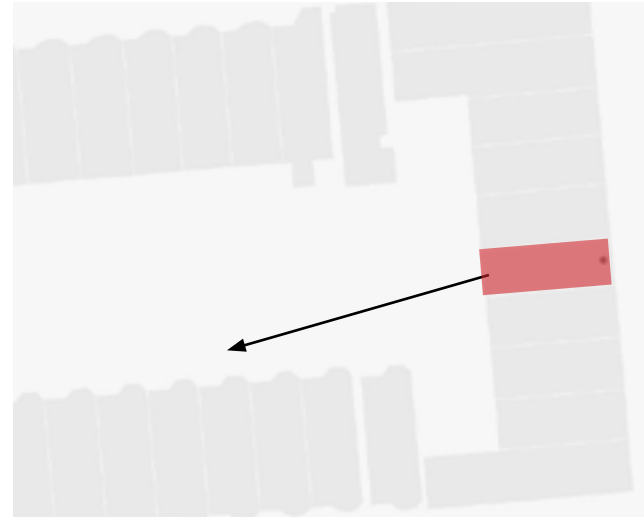
- Available in a broad range of colors and textures for design versatility
- Resists wind-driven rain, helps prevent water penetration into the substrate
- Breathable to allow water vapor to escape
- Excellent adhesion, bonds securely to substrate for long-term durability
- UV resistance provides excellent color retention for a long lasting attractive finish
- Excellent hiding power
- Textured formulations help improve aesthetics of irregular substrates
- Effective carbon dioxide diffusion barrier, protects embedded steel from corrosion
- Freeze/thaw resistant, suitable for cold climates
- Low VOC content for broad compliance across all regions

APPLICATIONS

- Exterior
- Vertical and overhead surfaces
- Above-grade
- Protecting and waterproofing

MASTERPROTECT HB 400 SMOOTH

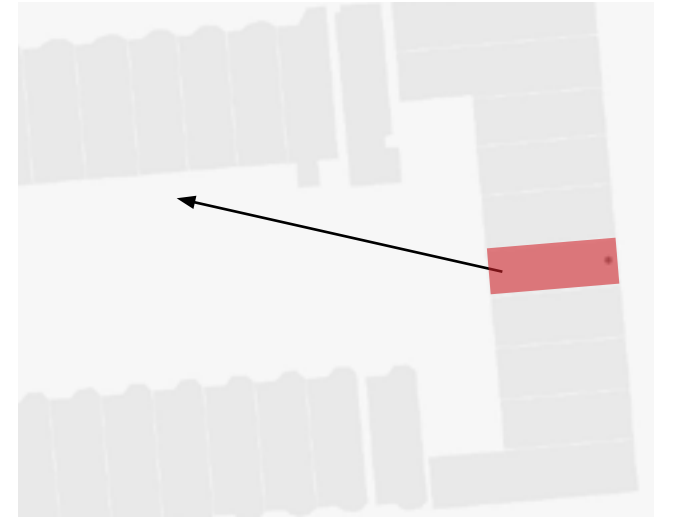
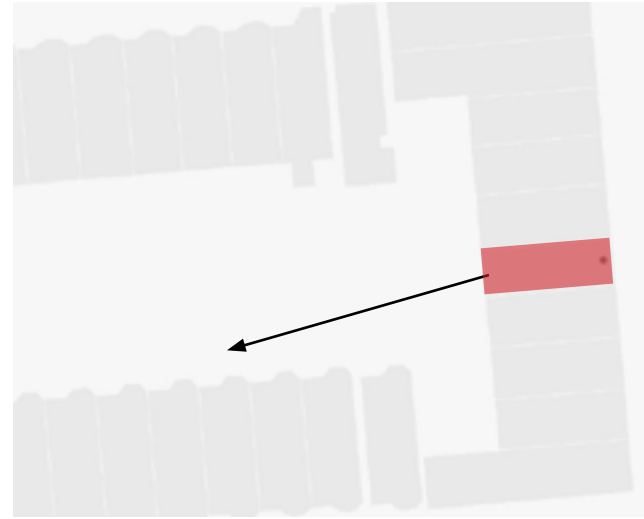
PROPERTY	RESULTS	TEST METHOD
Resistance to wind-driven rain	Meets requirement – no water penetration	TT-C-555B
Accelerated weathering, 5,000 hrs	Passes	ASTM G 23, Type D
Visual color change, 5,000 hrs	Passes	ASTM D 1729
Chalking, 5,000 hrs	Passes	ASTM D 4214
Freeze/thaw resistance, 50 cycles	Passed	DOT Method A and B
Water-vapor permeance, perms	23	ASTM D 1653
Moisture resistance,	Meets requirement: no blistering, loss of adhesion, or discoloration	TT-C-555B



View of Rear Facades of Houses on Lefferts Avenue Taken from 418 Rogers Backyard



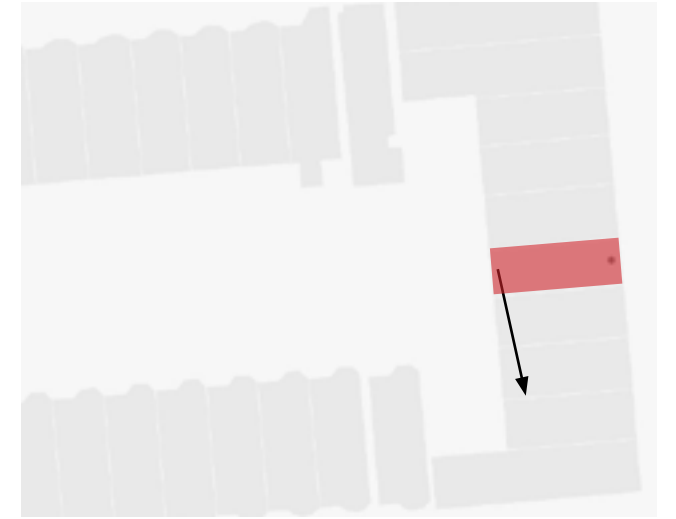
View of Rear Facades of Houses on Sterling St Taken from 418 Rogers Backyard



View of Rear Facades of Houses on Lefferts Avenue
Taken from 418 Rogers Roof

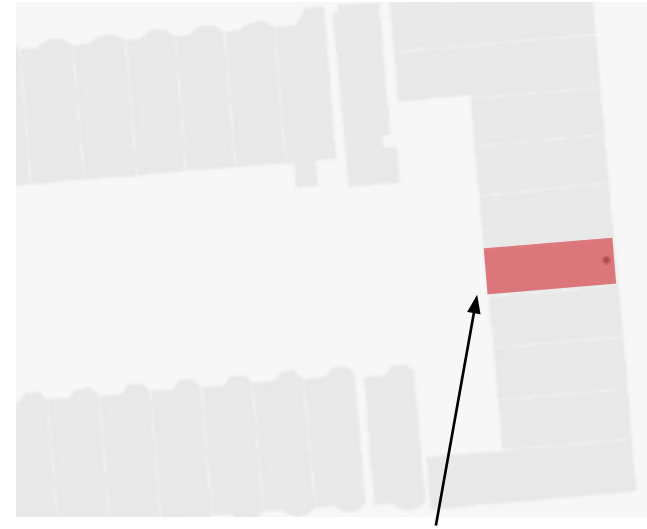


View of Rear Facades of Houses on Sterling St
Taken from 418 Rogers Roof



View of Rear Facades of Houses on Rogers Avenue
Taken from 418 Rogers Backyard

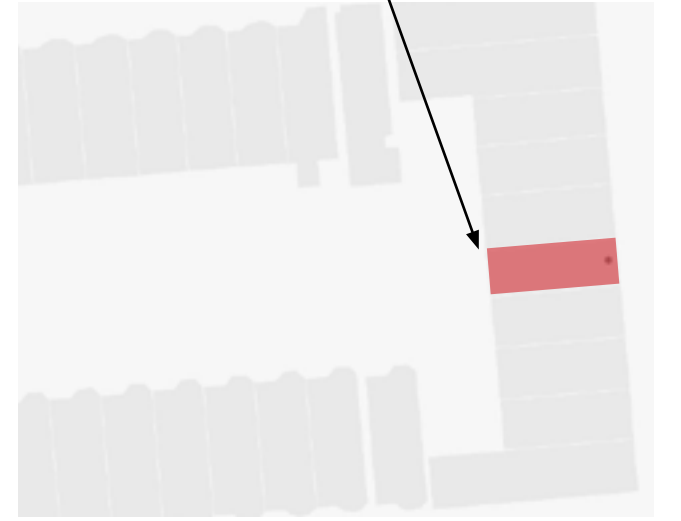
View of Rear Facades of Houses on Rogers Avenue
Taken from 418 Rogers Backyard



418 Rogers



View of 418 Rogers Rear Facade from Lefferts Avenue
Minimal Visibility



418 Rogers



View of 418 Rogers Rear Facade from Sterling Street
No Visibility



2020 Existing Condition
Rear Facade



2023 Existing Condition
Rear Facade

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