

The current proposal is:

Preservation Department – Item 4, LPC-24-05444

233 Wyckoff Street – Boerum Hill Historic District Extension
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

233 WYCKOFF ST BROOKLYN, NY 11217

PROPOSED 2 STORY REAR YARD ADDITION

DOCKET # LPC-24-05444



AMP Architecture Anthony Portillo, R.A., LEED AP
Design + Build
10200 Main Rd, Unit 3a
P.O. Box 152
Mattituck, N.Y. 11952
O: 516-214-0160

REV. COMMENTS
DATE:

PROJECT:

**HEIJMENBERG
RESIDENCE**

233 WYCKOFF ST
BROOKLYN, NY 11217

DRAWING TITLE:
COVER SHEET

PAGE:

LPC-1

DATE: 03/16/24

1 OF 13



● ROOF HEIGHT
 ELEV. +48.5' (± V.I.F.)
 ● SECOND FLOOR SUBFLOOR HEIGHT
 ELEV. +36.5' (± V.I.F.)
 ● FIRST FLOOR SUBFLOOR HEIGHT
 ELEV. +36.2' (± V.I.F.)
 ● AVG. GRADE
 ELEV. +19.0' (± V.I.F.)
 ● AVG. CURB LEVEL
 ELEV. +18.2' (± V.I.F.)
 ● BASEMENT FLOOR HEIGHT
 ELEV. +11.8' (± V.I.F.)

EX. FRONT ELEVATION

SCALE: 1/4" = 1'-0"

PREVIOUS PROPOSAL



NEW PRECAST CONCRETE
 'BROWN STONE' DIRECT
 APPLIED TO EXTERIOR
 FACADE ON MORTAR SET.
 CONCRETE TO BE COLOR
 MATCHED TO ADJACENT

PROPOSED FRONT ELEVATION

SCALE: 1/4" = 1'-0"



1940 TAX PHOTO

SCALE: NTS



CURRENT FRONT ELEVATION PHOTO

SCALE: NTS

CURRENT PROPOSAL



PROPOSED FRONT ELEVATION

SCALE: 1/4" = 1'-0"

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DATE	REV.	COMMENTS

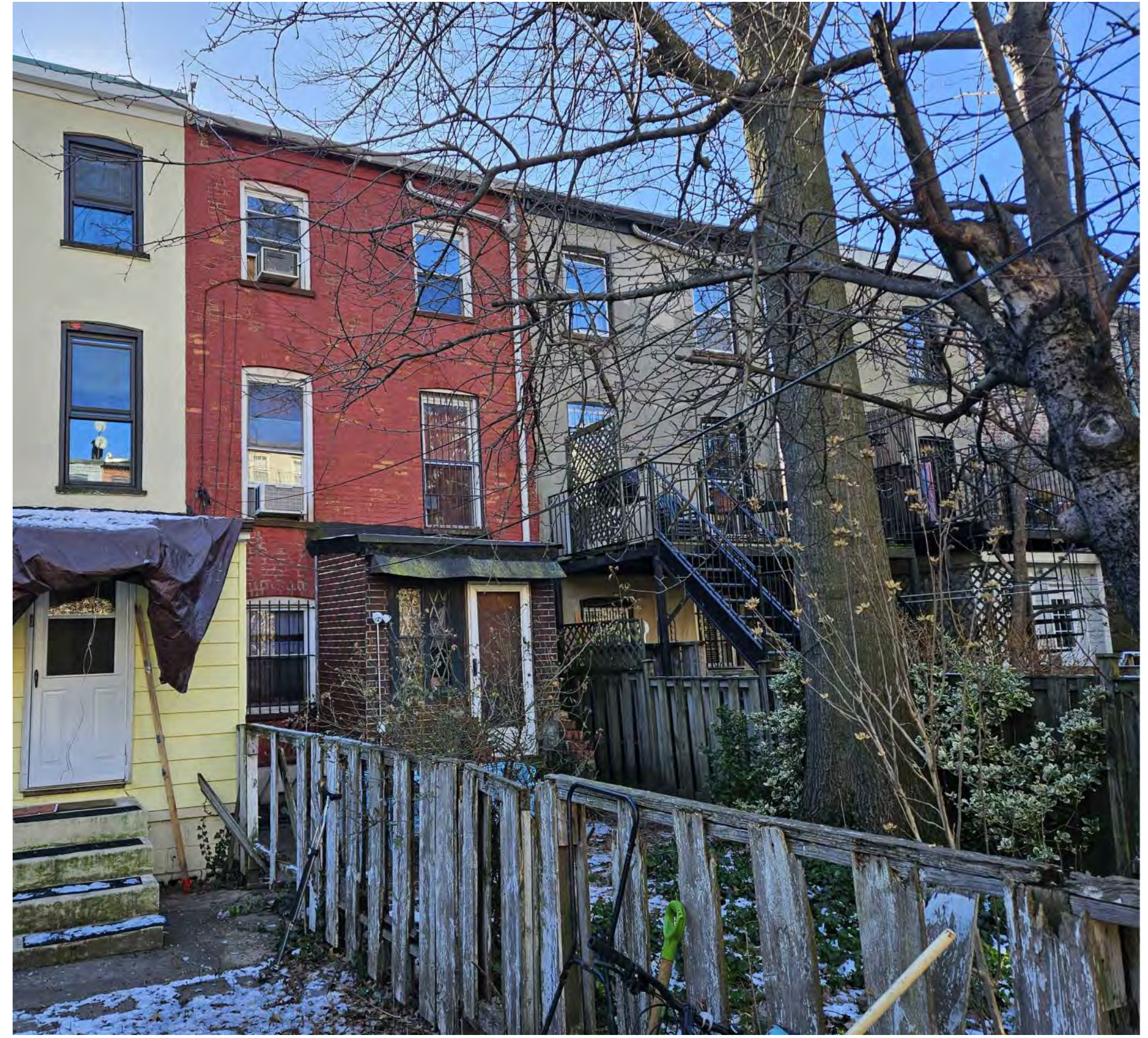
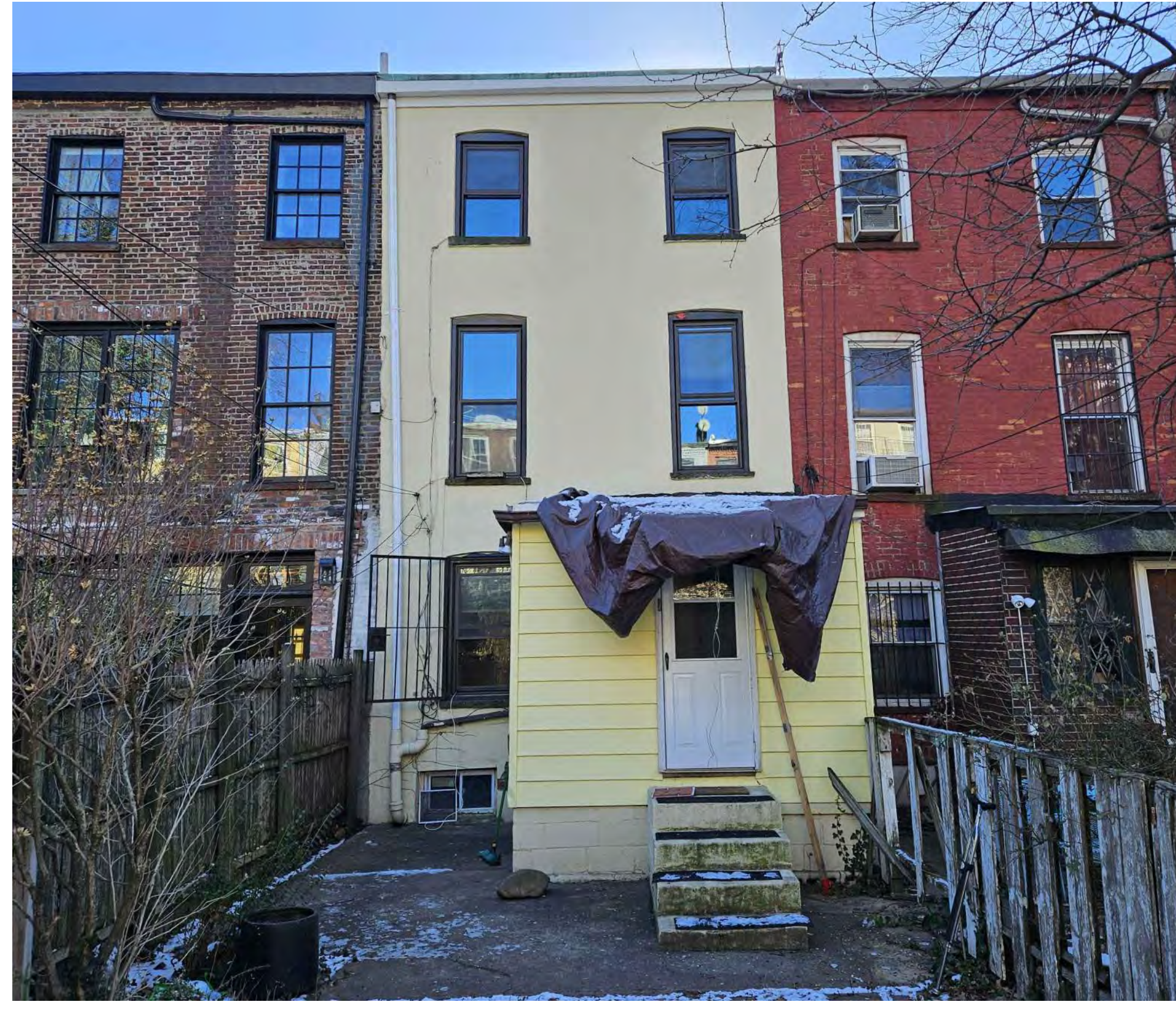
PROJECT:
HEIJMENBERG RESIDENCE
 233 WYCKOFF ST
 BROOKLYN, NY 11217

DRAWING TITLE:
 FRONT FACADE
 ELEVATIONS & PHOTOS

PAGE:
LPC-1A

DATE: 02/22/24 12 OF 13

PREVIOUS PRESENTATION



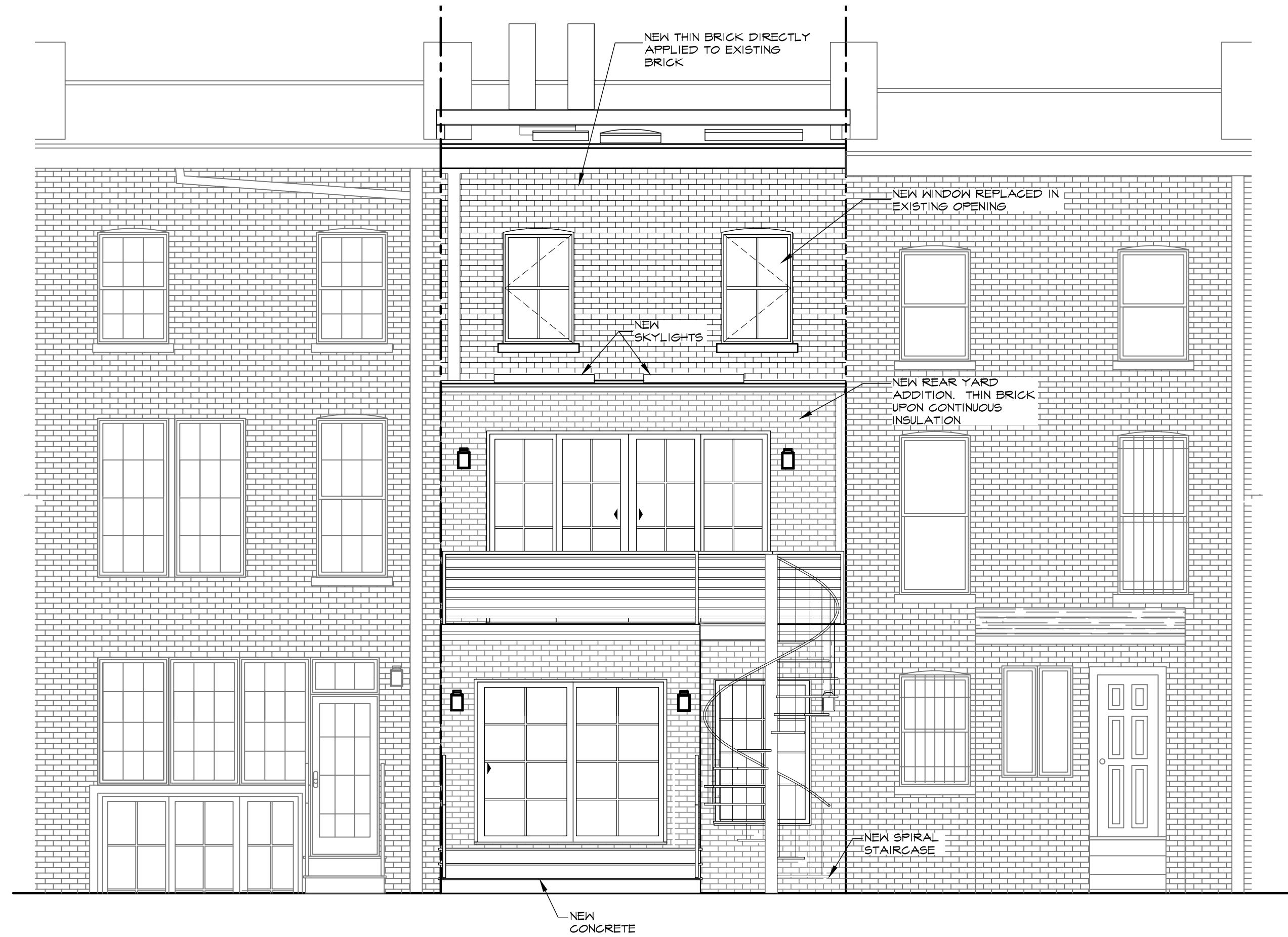
CURRENT REAR ELEVATION PHOTOS

SCALE: NTS



EX. REAR ELEVATION

SCALE: 1/4" = 1'-0"



PROPOSED REAR ELEVATION

SCALE: 1/4" = 1'-0"

AMP Architecture
 Design + Build
 Anthony Portillo, R.A., LEED AP
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REV. COMMENTS
DATE:

PROJECT:

HEIJMENBERG RESIDENCE

233 WYCKOFF ST
BROOKLYN, NY 11217

DRAWING TITLE:
REAR FACADE
ELEVATIONS & PHOTOS

PAGE:

LPC-2

DATE: 02/22/24

2 OF 14

CURRENT PROPOSAL



CURRENT REAR ELEVATION PHOTOS

SCALE: NTS



EX. REAR ELEVATION

SCALE: 1/4" = 1'-0"



PROPOSED REAR ELEVATION

SCALE: 1/4" = 1'-0"

AMP Architecture
 Design + Build
 Anthony Portillo, R.A., LEED AP
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REV.	COMMENTS

PROJECT:
HEIJMENBERG RESIDENCE
 233 WYCKOFF ST
 BROOKLYN, NY 11217

DRAWING TITLE:
 REAR FACADE
 ELEVATIONS & PHOTOS

PAGE:
LPC-2

DATE: 03/16/24 2 OF 13



SLIDING DOORS AT REAR FACADE



STUCCO FINISH AT SIDE OF EXTENSION



FULL BRICK AT REAR EXTENSION FACADE



BLUE STONE PAVER CONC. STEPS



BLACK HORIZONTAL RAILING EXAMPLE

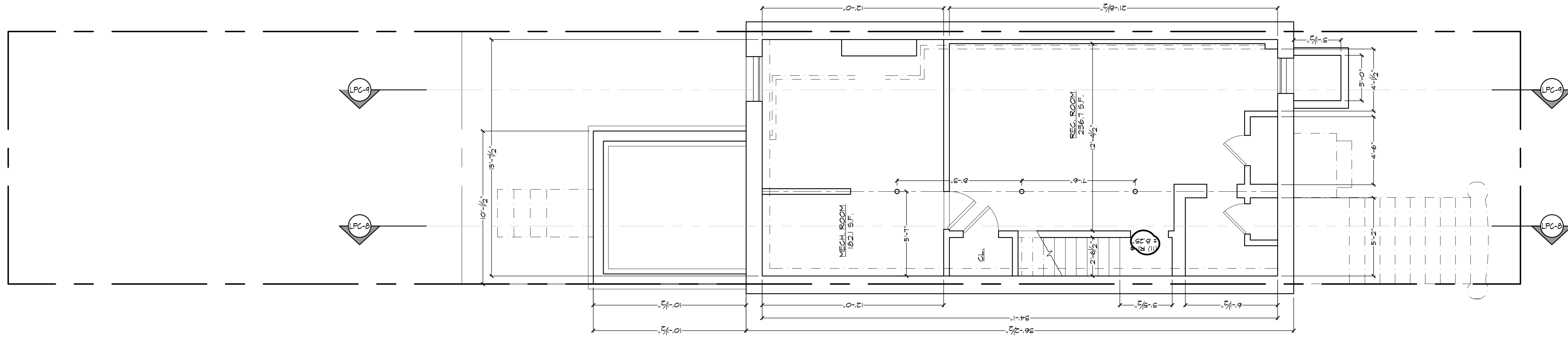
REV. COMMENTS
 DATE:

PROJECT:
**HEIJMENBERG
 RESIDENCE**
 233 WYCKOFF ST
 BROOKLYN, NY 11217

DRAWING TITLE:
 REAR FACADE
 MATERIAL PALETTE

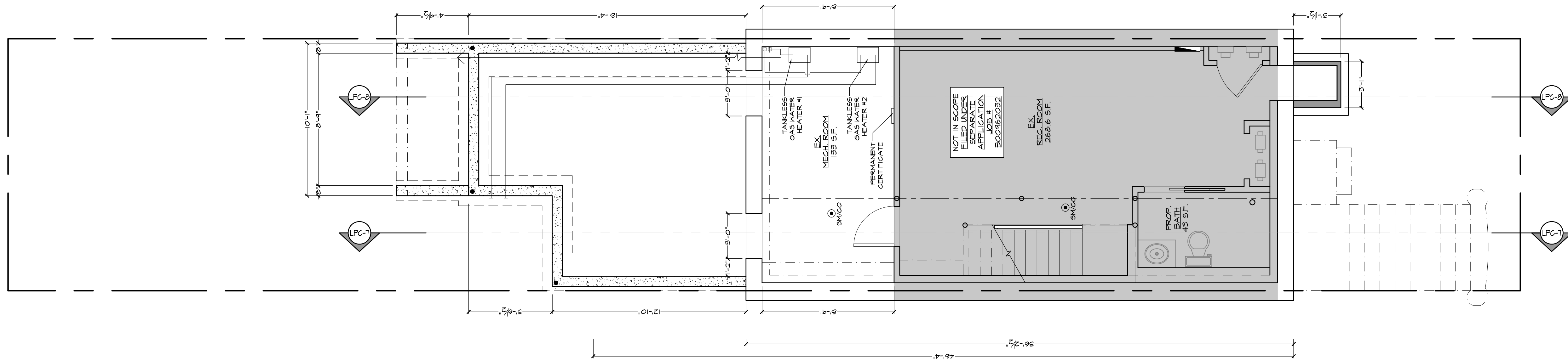
PAGE:
LPC-3

DATE: 03/16/24 3 OF 13



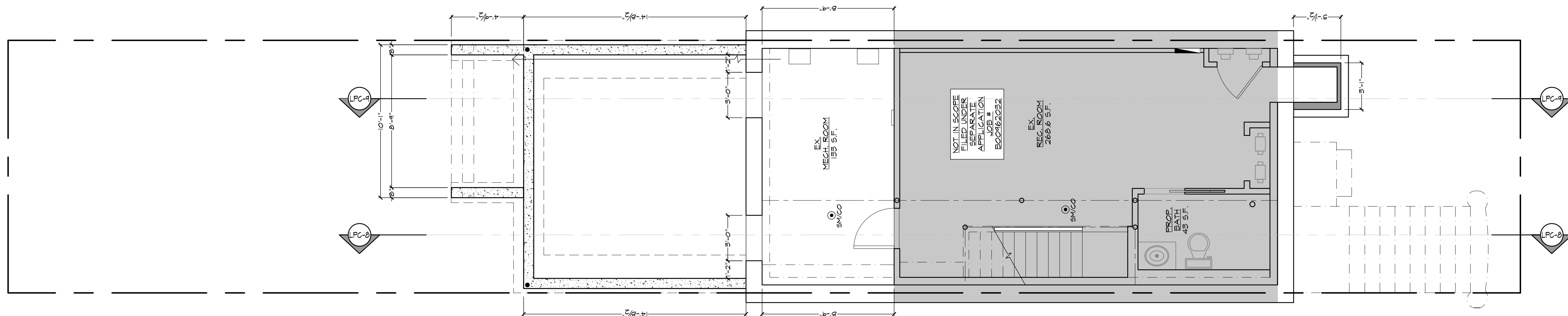
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SCALE: 1/4" = 1'-0"



PREVIOUSLY PROPOSED - CELLAR PLAN

SCALE: 1/4" = 1'-0"



PROPOSED - CELLAR PLAN

SCALE: 1/4" = 1'-0"

DATE	REV.	COMMENTS

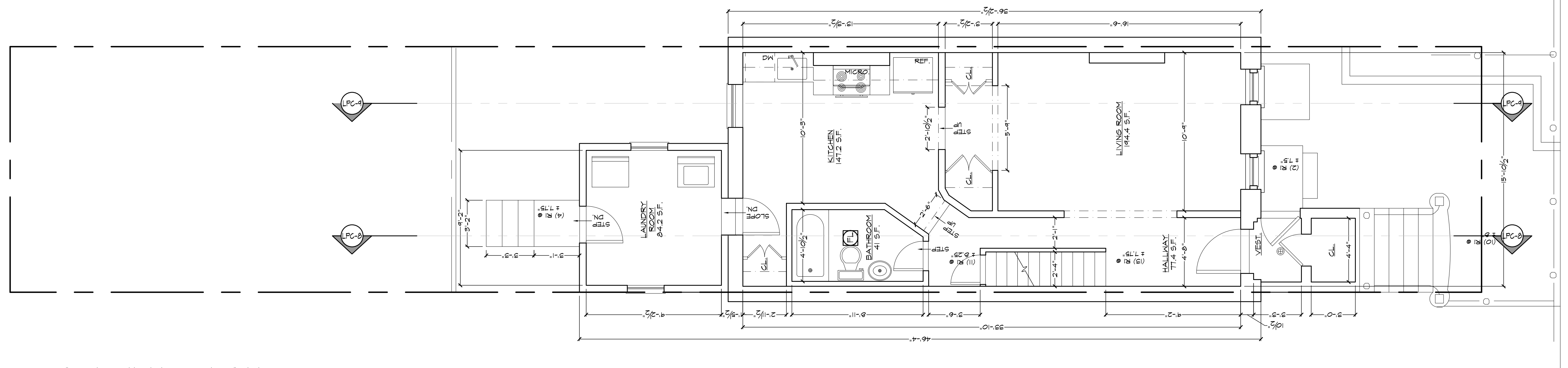
PROJECT:
HEIJMENBERG RESIDENCE
 233 WYCKOFF ST
 BROOKLYN, NY 11217

DRAWING TITLE:
 EXISTING, DEMO, & PROPOSED FLOOR PLANS

PAGE:
LPC-4

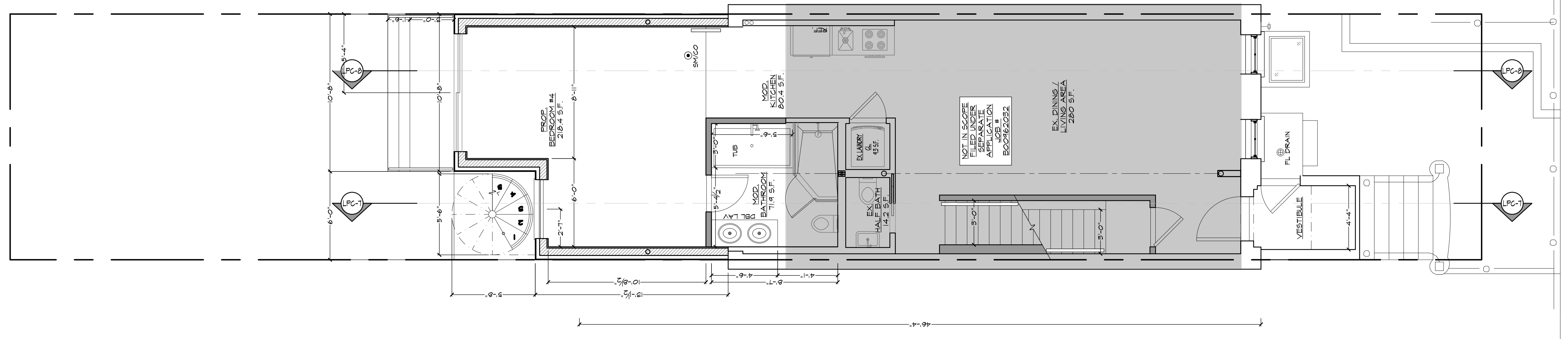
DATE: 03/16/24 4 OF 13

EXISTING - BASEMENT PLAN



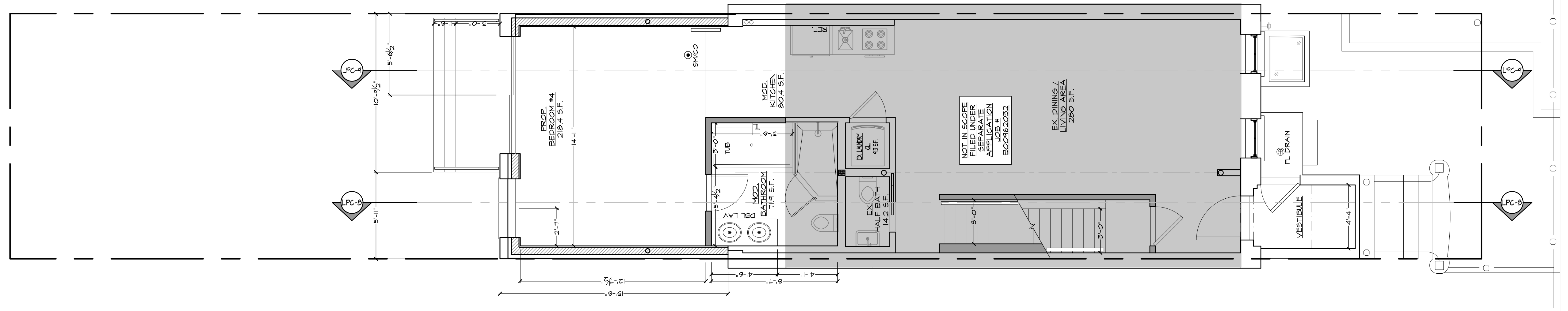
SCALE: 1/4" = 1'-0"

PREVIOUSLY PROPOSED - BASEMENT PLAN



SCALE: 1/4" = 1'-0"

PROPOSED - BASEMENT PLAN



SCALE: 1/4" = 1'-0"

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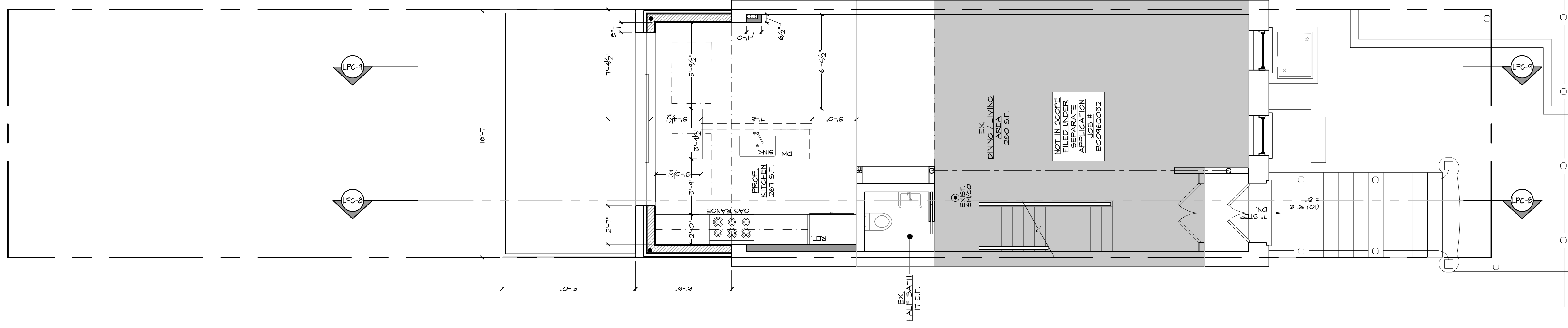
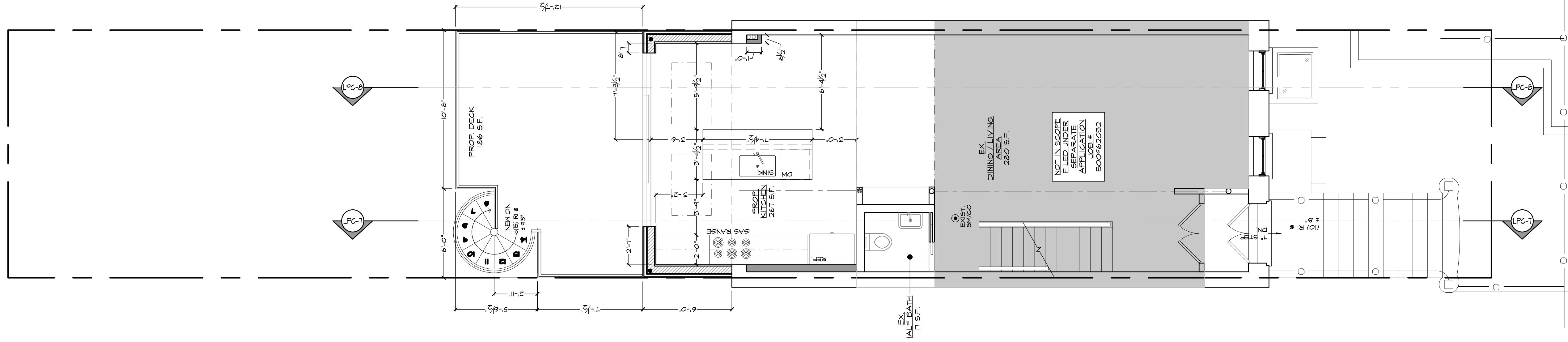
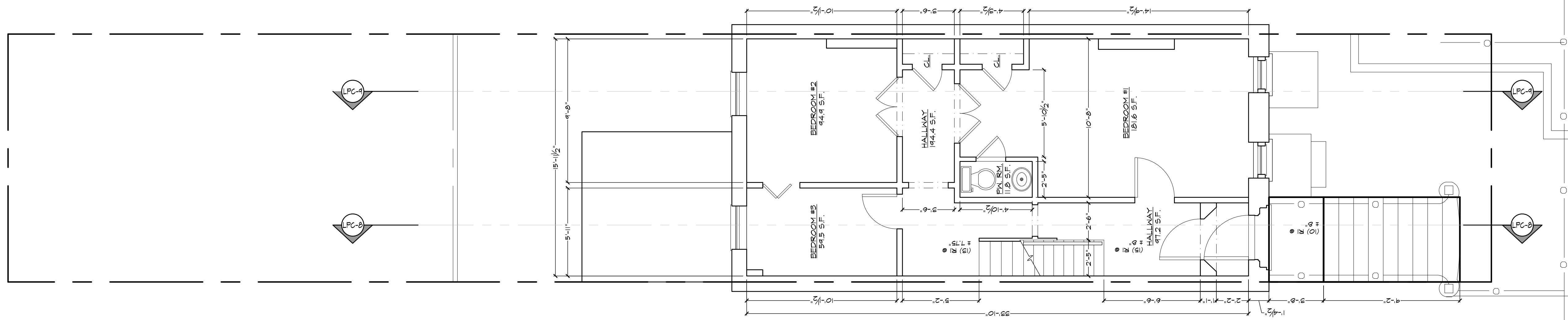
DATE	REV.	COMMENTS

PROJECT:
HEIJMENBERG RESIDENCE
 233 WYCKOFF ST
 BROOKLYN, NY 11217

DRAWING TITLE:
 EXISTING, DEMO, & PROPOSED FLOOR PLANS

PAGE:
LPC-5

DATE: 03/16/24 **5 OF 13**



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 Design + Build
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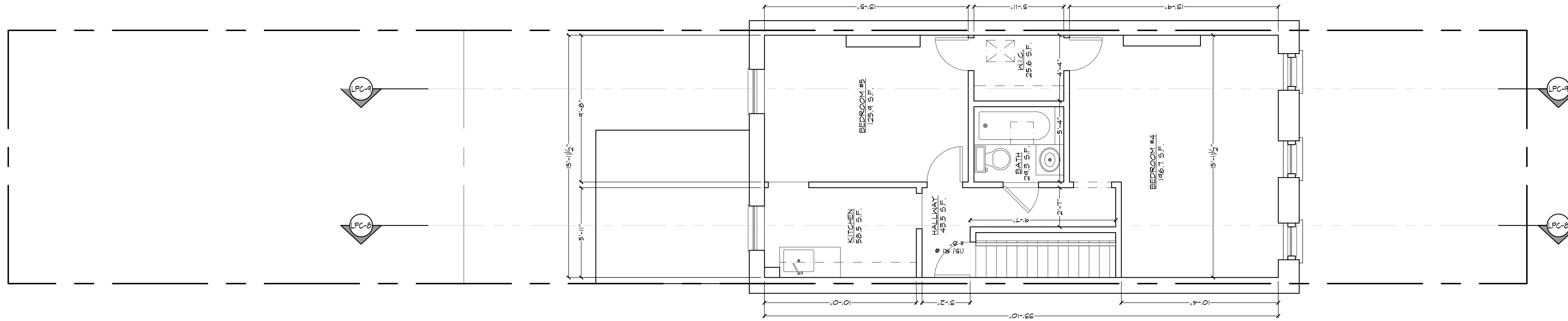
DATE	REV.	COMMENTS

PROJECT:
HEIJMENBERG RESIDENCE
 233 WYCKOFF ST
 BROOKLYN, NY 11217

DRAWING TITLE:
 EXISTING, DEMO, & PROPOSED FLOOR PLANS

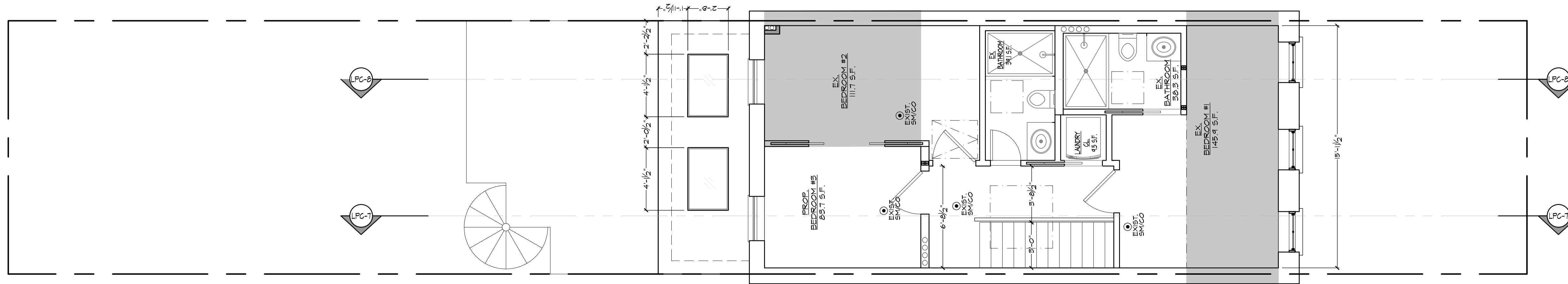
PAGE:
LPC-6

DATE: 03/16/24 6 OF 13



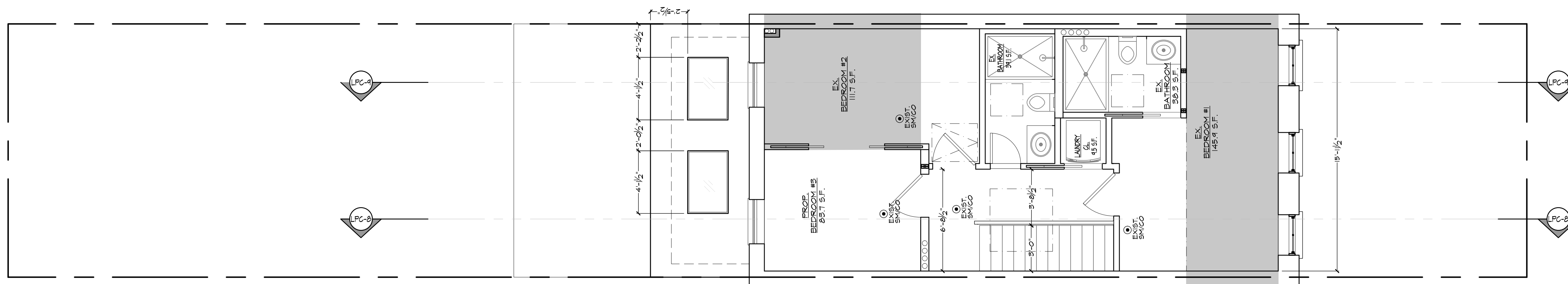
EXISTING - SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



PREVIOUSLY PROPOSED - SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



PROPOSED - SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

REV. COMMENTS

DATE

PROJECT:

HEIJMENBERG
 RESIDENCE

233 WYCKOFF ST
 BROOKLYN, NY 11217

DRAWING TITLE:

EXISTING, DEMO, & PROPOSED
 FLOOR PLANS

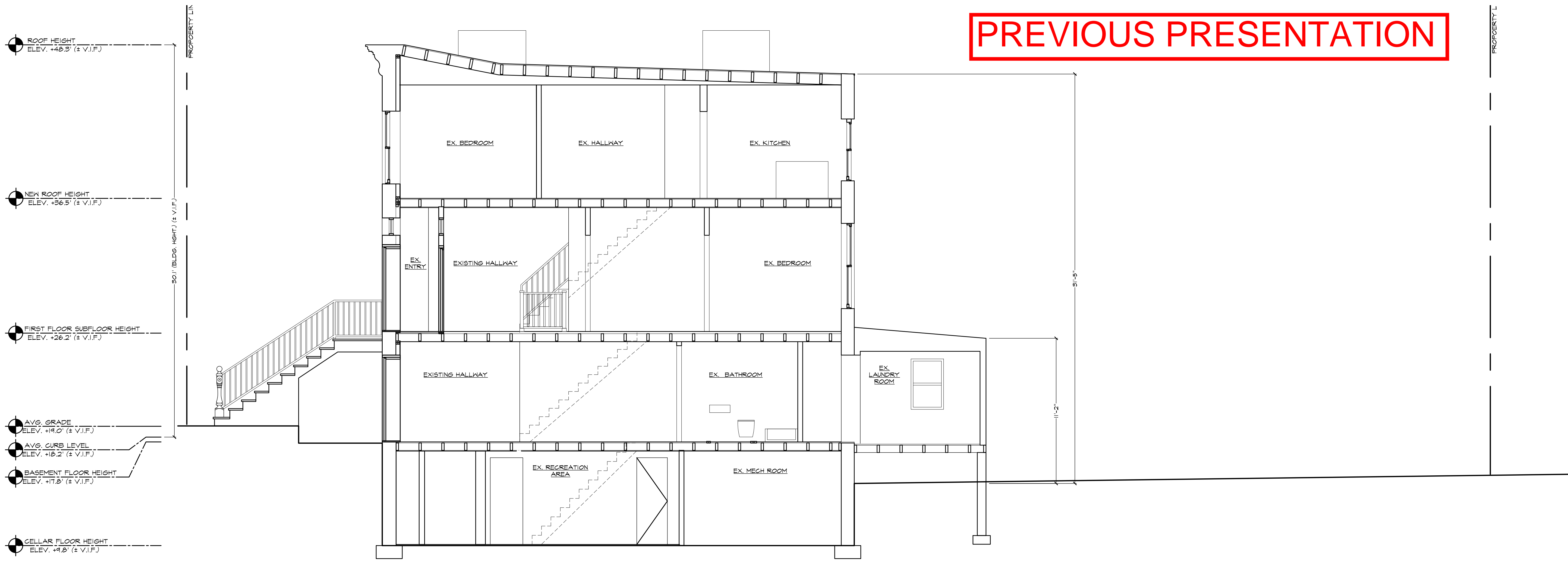
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LPC-7

DATE: 03/16/24

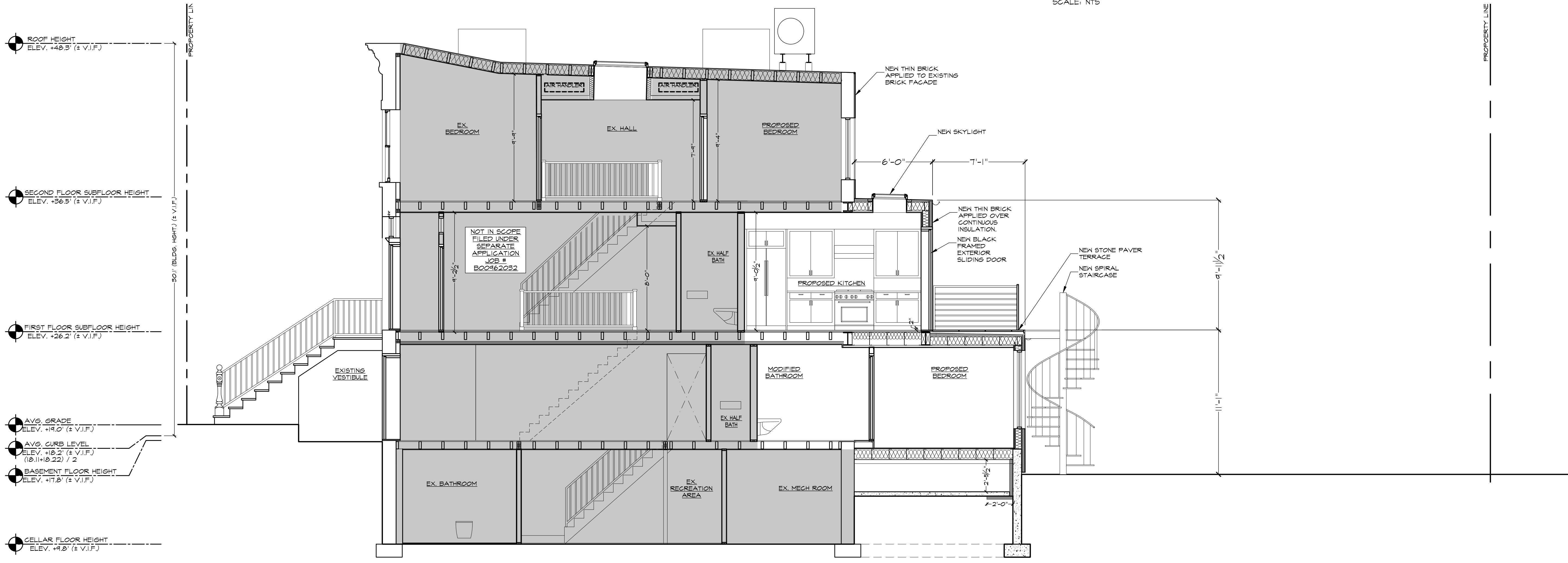
7 OF 13

PREVIOUS PRESENTATION



EXISTING SECTION

SCALE: NTS



PROPOSED SECTION

SCALE: NTS

AMP Architecture
 Design + Build
 Anthony Portillo, R.A., LEED AP
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 Mattituck, N.Y. 11952
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REV.	COMMENTS

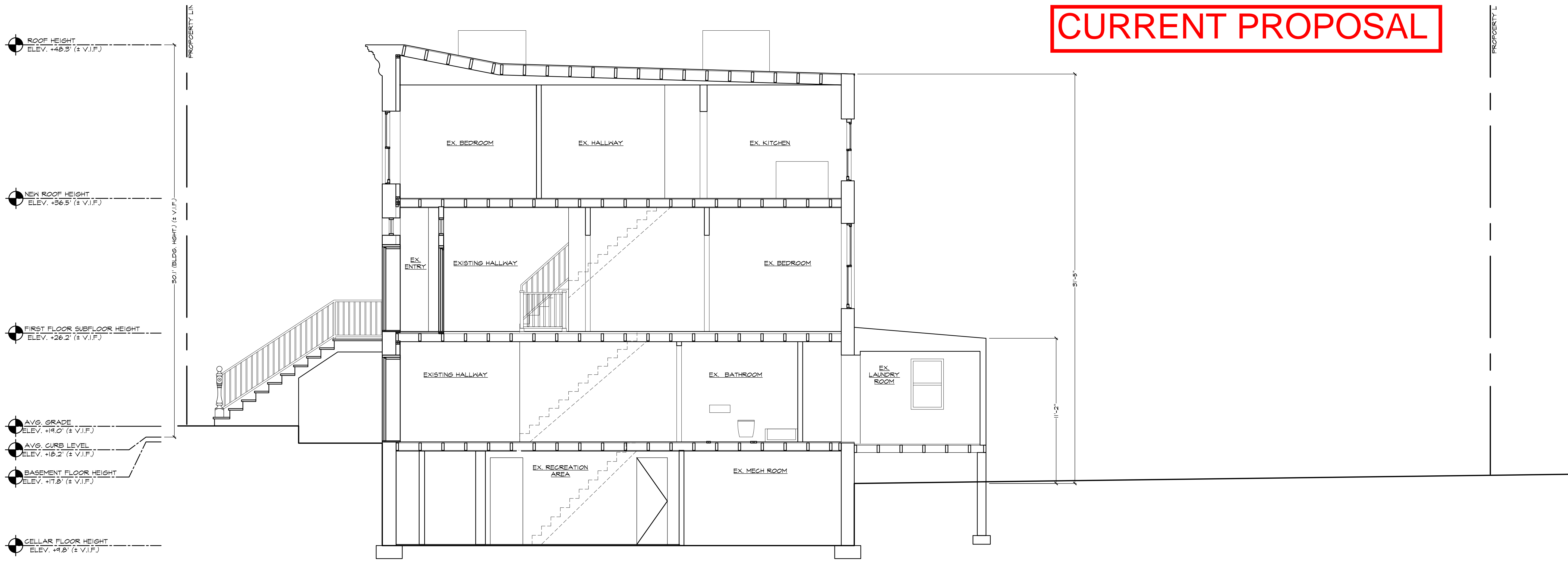
PROJECT:
HEIJMENBERG RESIDENCE
 233 WYCKOFF ST
 BROOKLYN, NY 11217

DRAWING TITLE:
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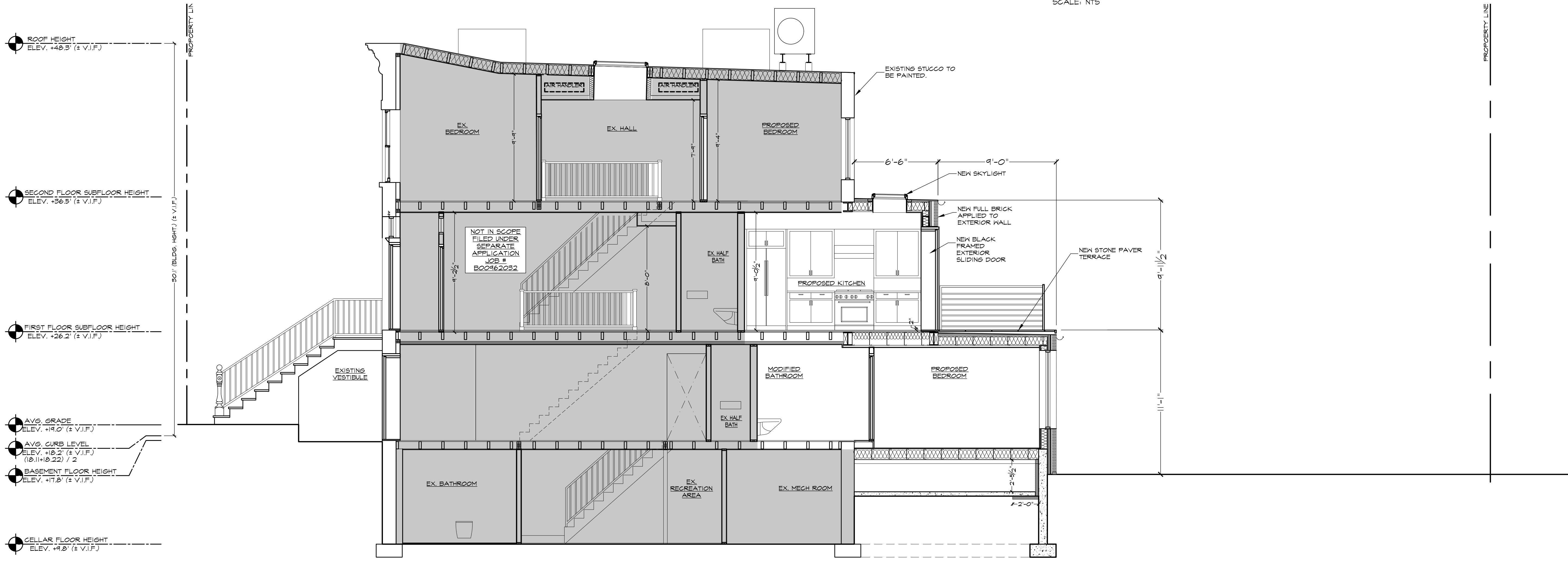
PAGE:
LPC-8

DATE: 02/22/24 8 OF 14

CURRENT PROPOSAL



EXISTING SECTION



PROPOSED SECTION

AMP Architecture Anthony Portillo, R.A., LEED AP
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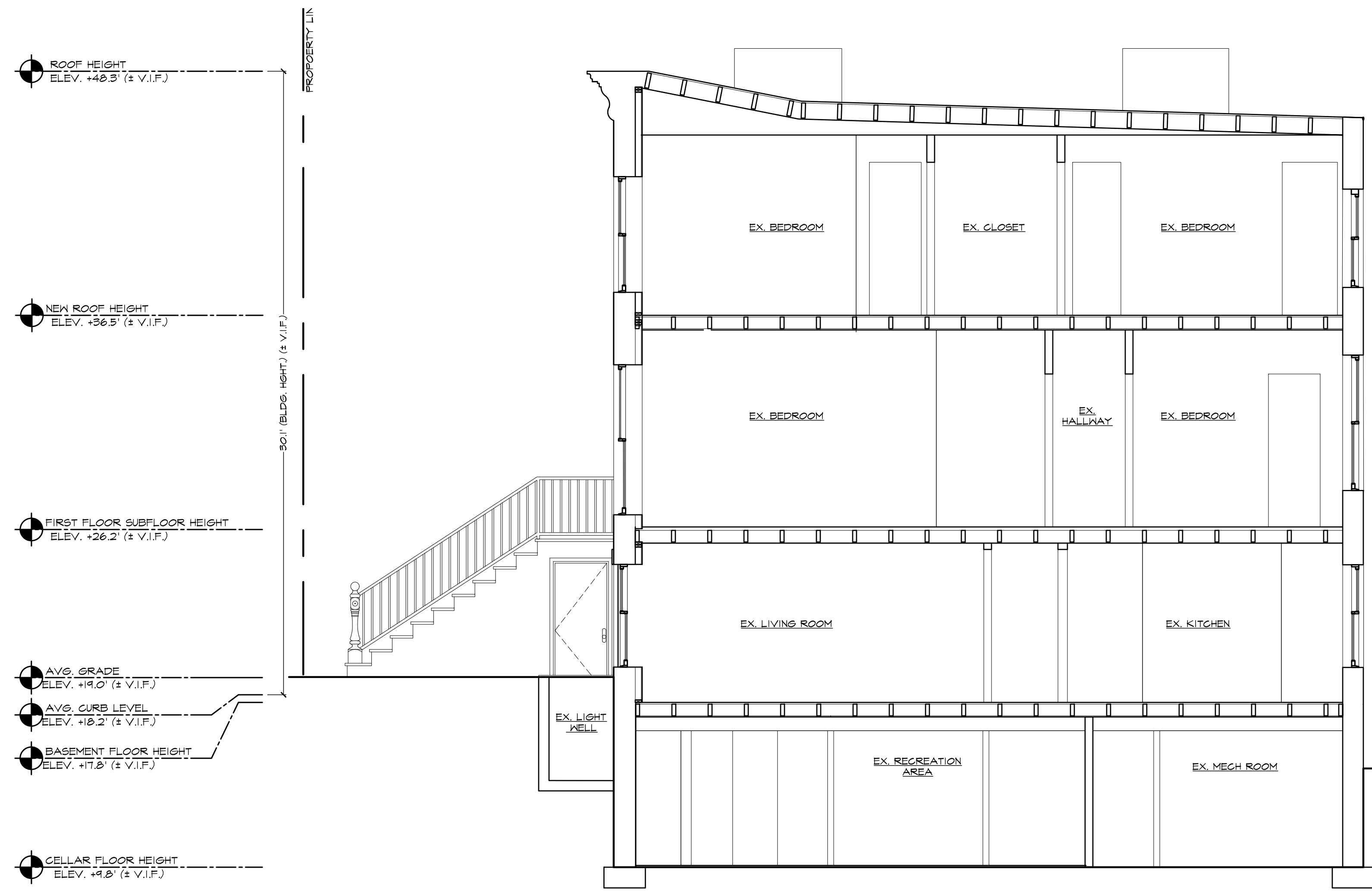
PROJECT:
HEIJMENBERG RESIDENCE
 233 WYCKOFF ST
 BROOKLYN, NY 11217

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 EXISTING & PROPOSED SECTIONS

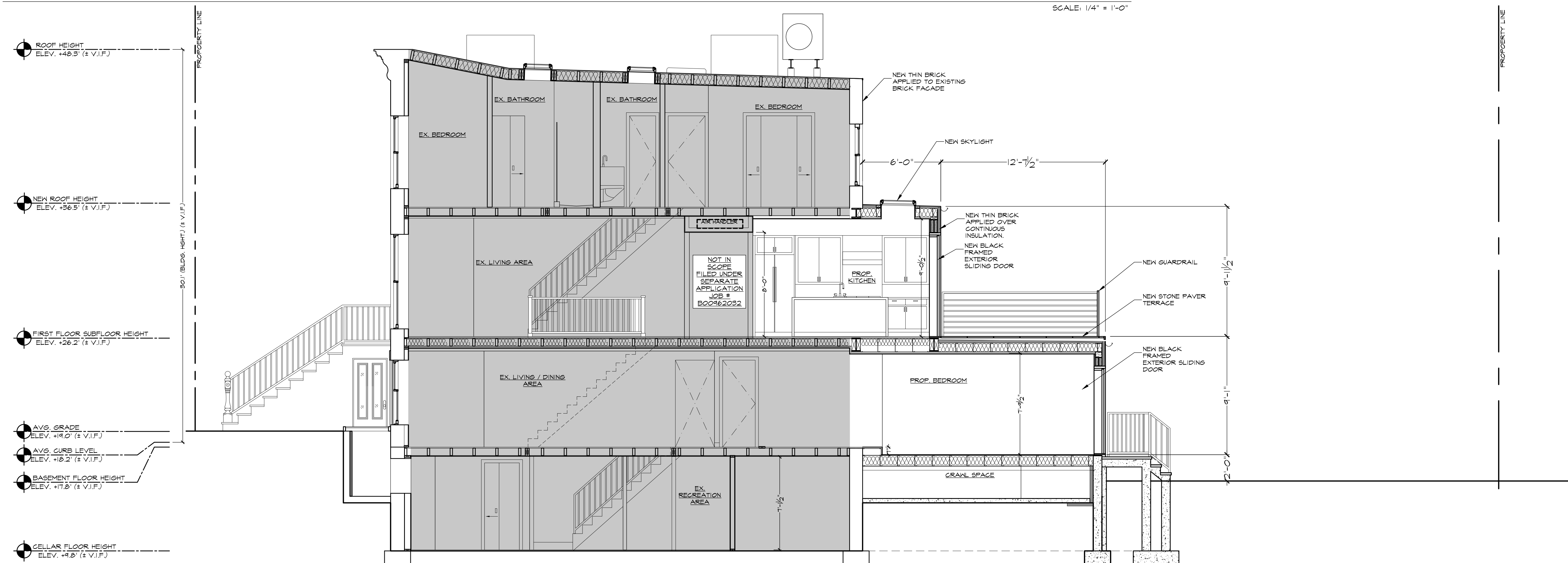
PAGE:
LPC-8

DATE: 03/16/24 8 OF 13

PREVIOUS PRESENTATION



EXISTING SECTION



PROPOSED SECTION

AMP Architecture
 Design + Build
 Anthony Portillo, R.A., LEED AP
 10200 Main Rd, Unit 3a
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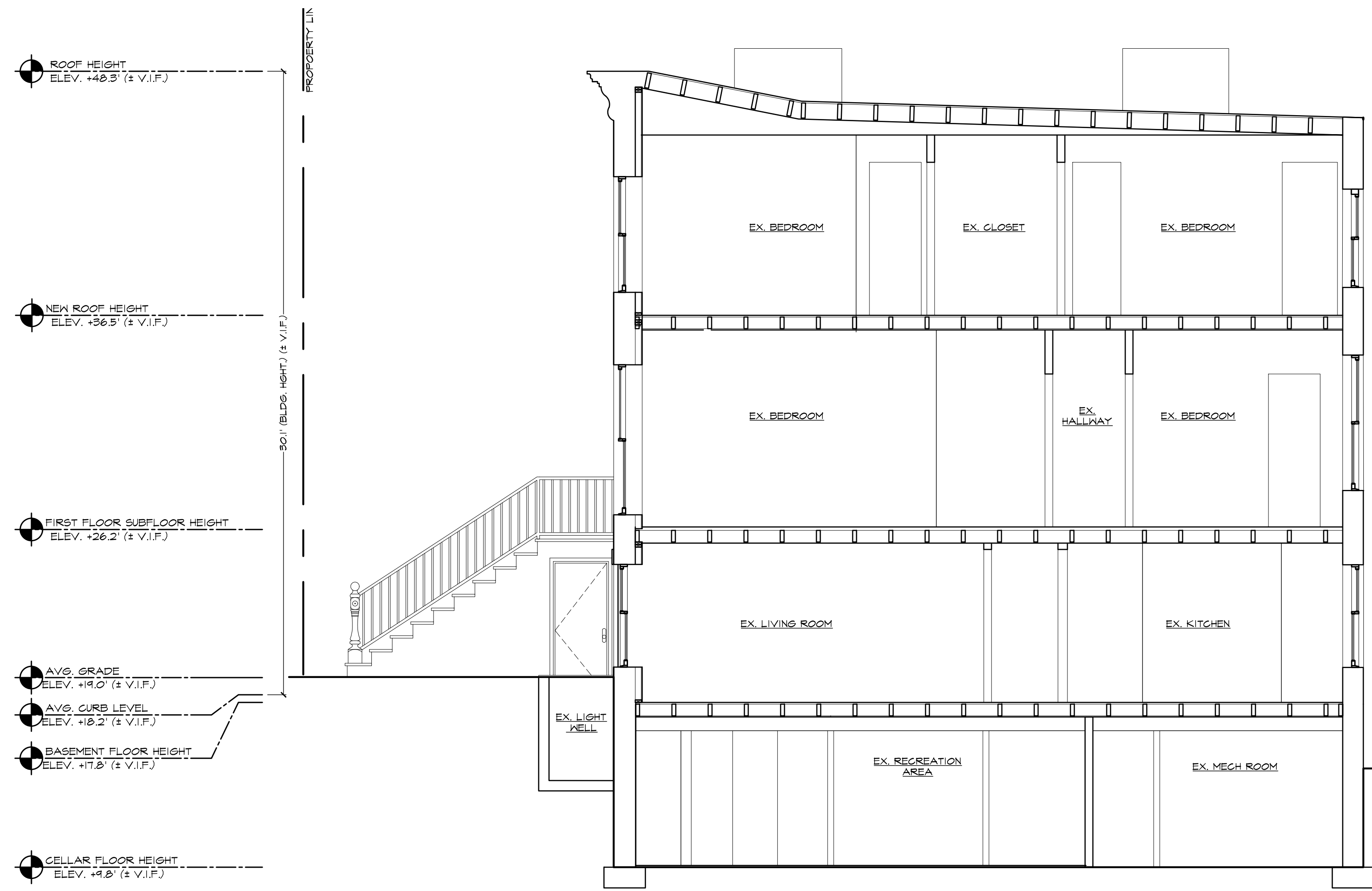
PROJECT:
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 233 WYCKOFF ST
 BROOKLYN, NY 11217

DRAWING TITLE:
 EXISTING & PROPOSED SECTIONS

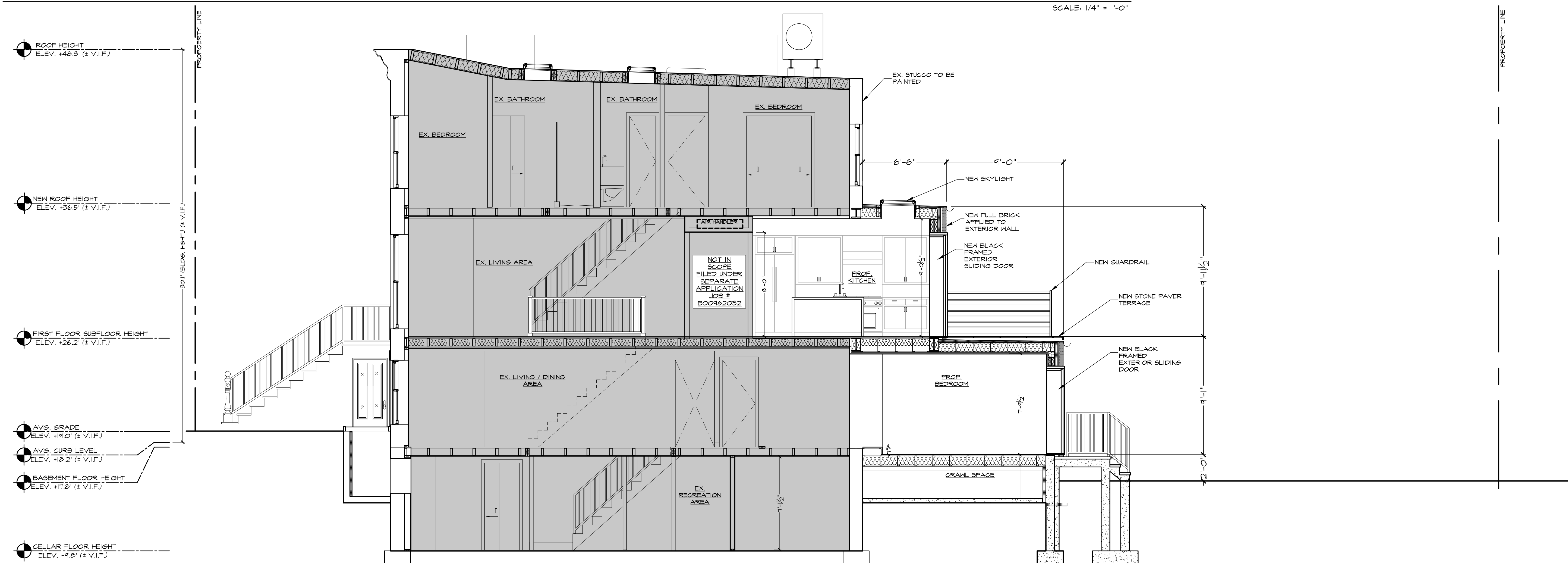
PAGE:
LPC-9

DATE: 02/22/24 9 OF 14

CURRENT PROPOSAL



EXISTING SECTION



PROPOSED SECTION

AMP Architecture
 Design + Build
 Anthony Portillo, R.A., LEED AP
 10200 Main Rd, Unit 3a
 P.O. Box 152
 Mattituck, N.Y. 11952
 O: 516-214-0160

REV.	COMMENTS

DATE: _____

PROJECT:
HEIJMENBERG RESIDENCE
 233 WYCKOFF ST
 BROOKLYN, NY 11217

DRAWING TITLE:
 EXISTING & PROPOSED SECTIONS

PAGE:
LPC-9

DATE: 03/16/24 9 OF 13



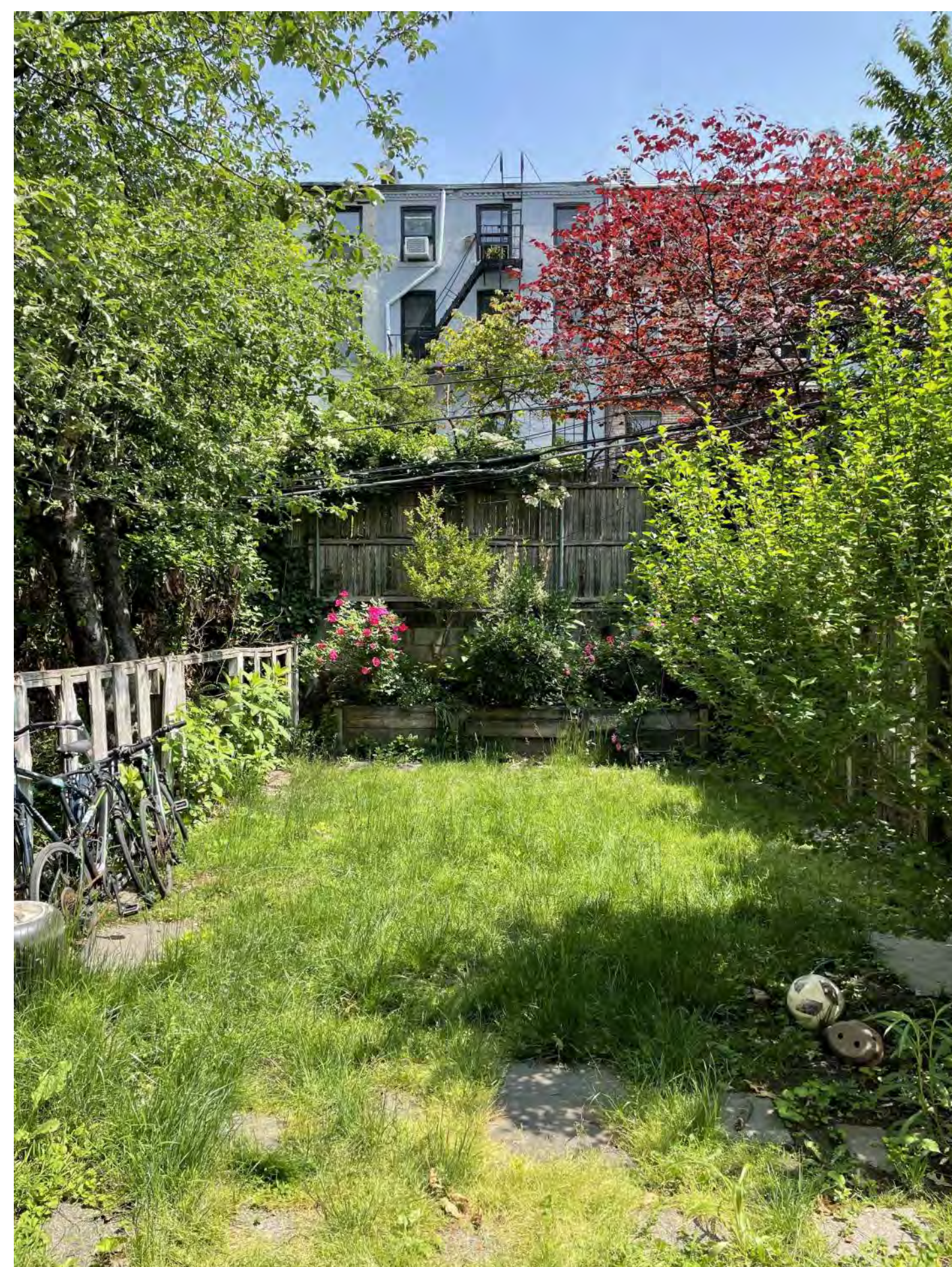
233 WYCKOFF ST - ELEVATED VIEW TO NEVINS ST
SCALE: NTS



233 WYCKOFF ST - VIEW TO NEVINS ST
SCALE: NTS



233 WYCKOFF ST - VIEW TO BOND STREET
SCALE: NTS



233 WYCKOFF ST - VIEW TO BERGEN STREET
SCALE: NTS



239 WYCKOFF STREET - ADJ REAR YARD EXTENSION
SCALE: NTS



230 BERGEN STREET - TIERED 2 STORY
SCALE: NTS



240 & 242 BERGEN STREET - NON UNIFORM STORIES
SCALE: NTS

AMP Architecture Anthony Portillo, R.A., LEED AP
Design + Build
10200 Main Rd, Unit 3a
P.O. Box 152
Mattituck, N.Y. 11952
C: 516-214-0160

REV. COMMENTS
DATE:

PROJECT:

HEIJMENBERG
RESIDENCE

233 WYCKOFF ST
BROOKLYN, NY 11217

DRAWING TITLE:

NEIGHBORHOOD CONTEXT

PAGE:

LPC-11

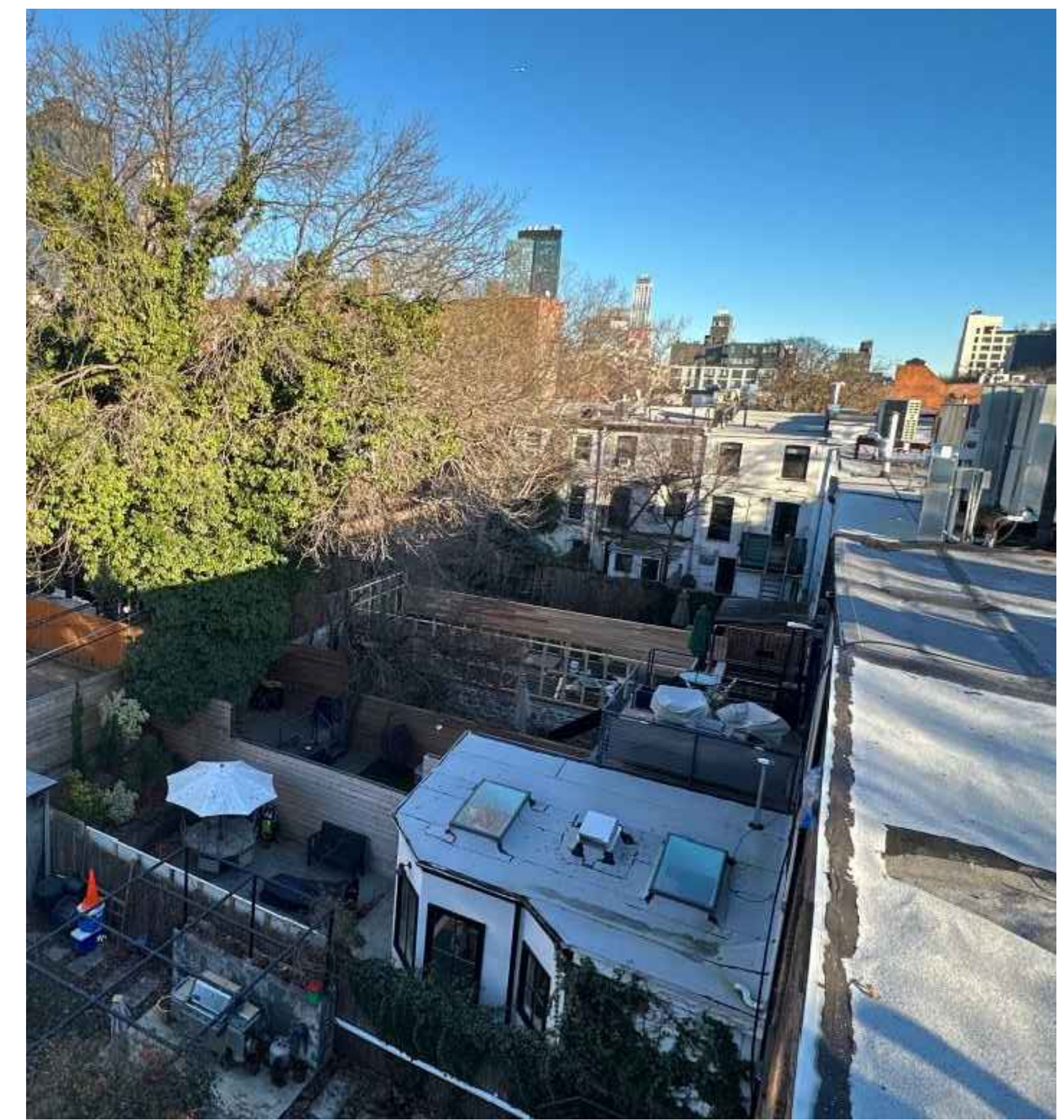
DATE: 03/16/24

11 OF 13



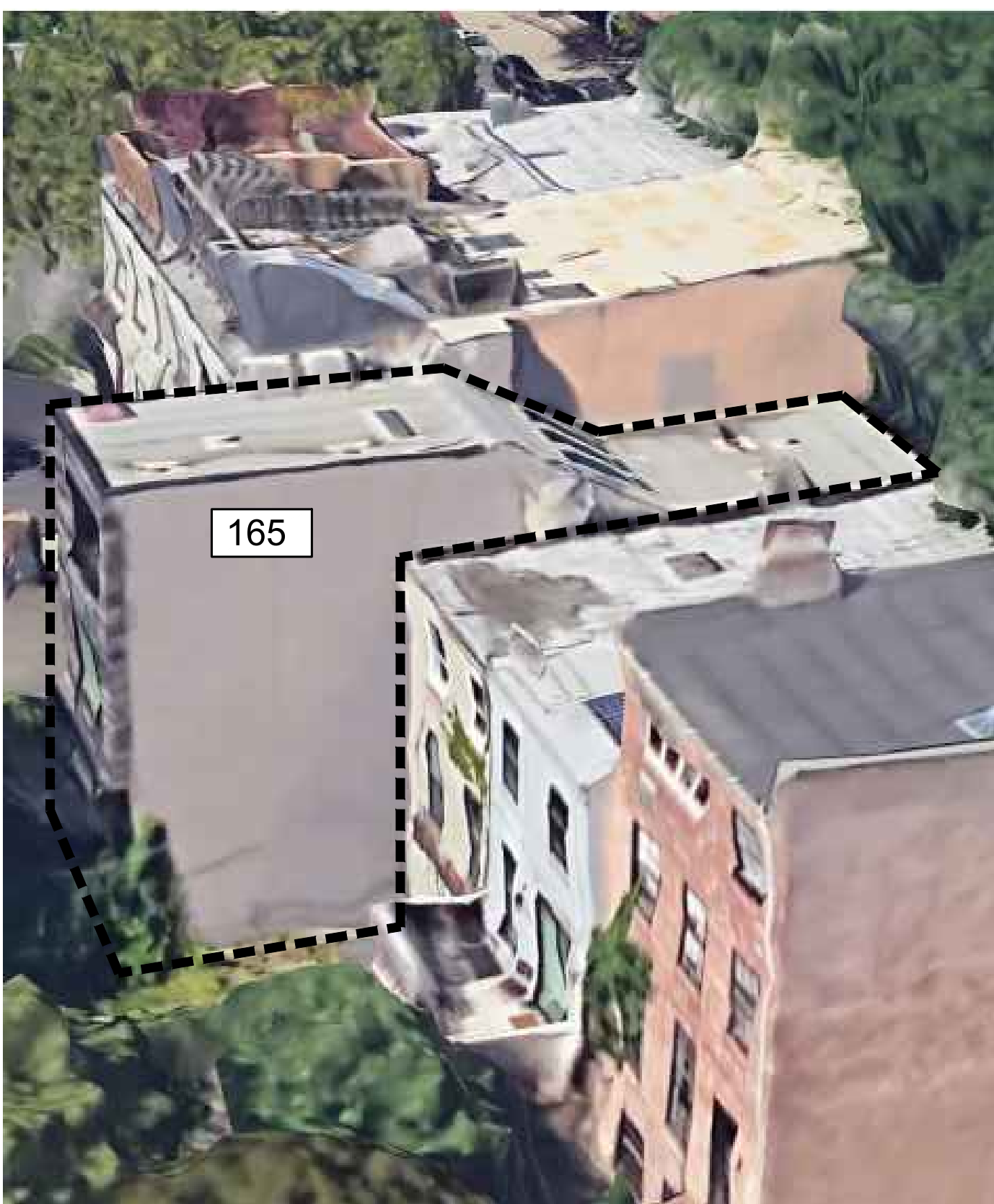
BERGEN STREET REAR YARD AERIAL PHOTO

SCALE: NTS



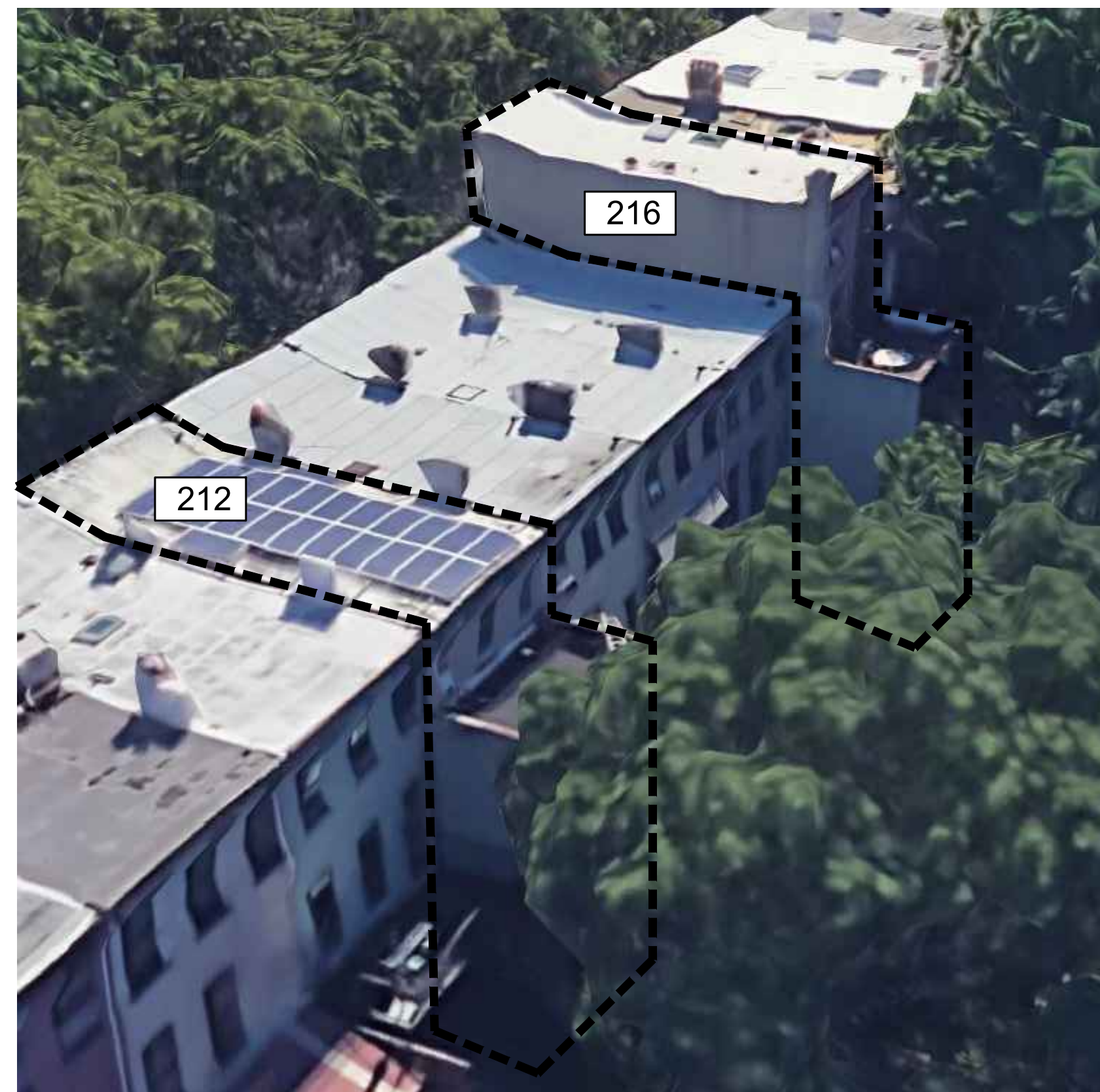
237 & 239 WYCKOFF STREET PHOTO FROM ROOF

SCALE: NTS



165 BOND STREET - ADDITION

SCALE: NTS



216 & 212 BERGEN STREET - ADDITION

SCALE: NTS



242 BERGEN STREET - ADDITION

SCALE: NTS



206 & 206A BERGEN STREET - ADDITION

SCALE: NTS

REV. COMMENTS
 DATE:

PROJECT:

**HEIJMENBERG
 RESIDENCE**

233 WYCKOFF ST
 BROOKLYN, NY 11217

DRAWING TITLE:

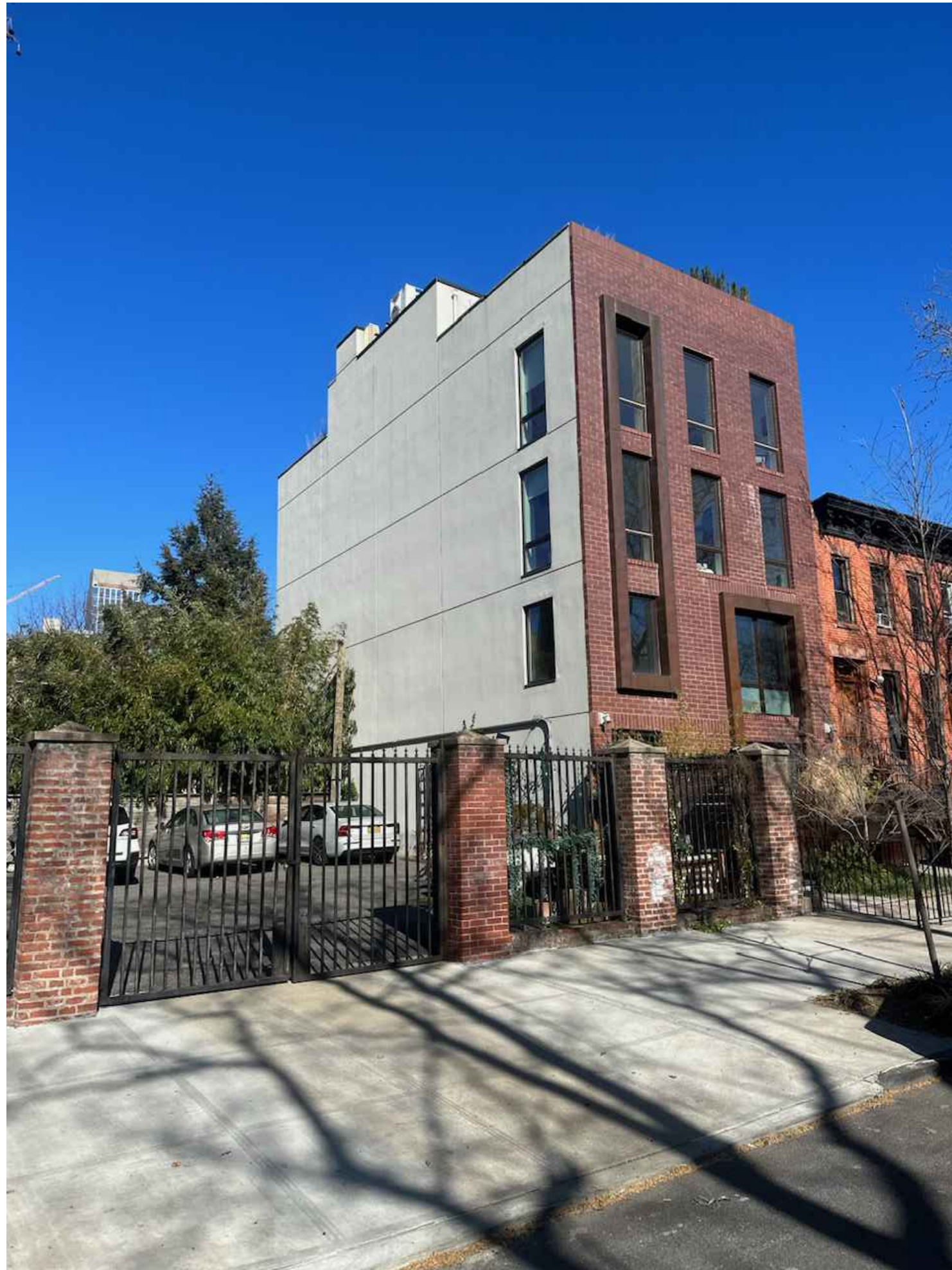
NEIGHBORHOOD CONTEXT

PAGE:

LPC-12

DATE: 03/16/24

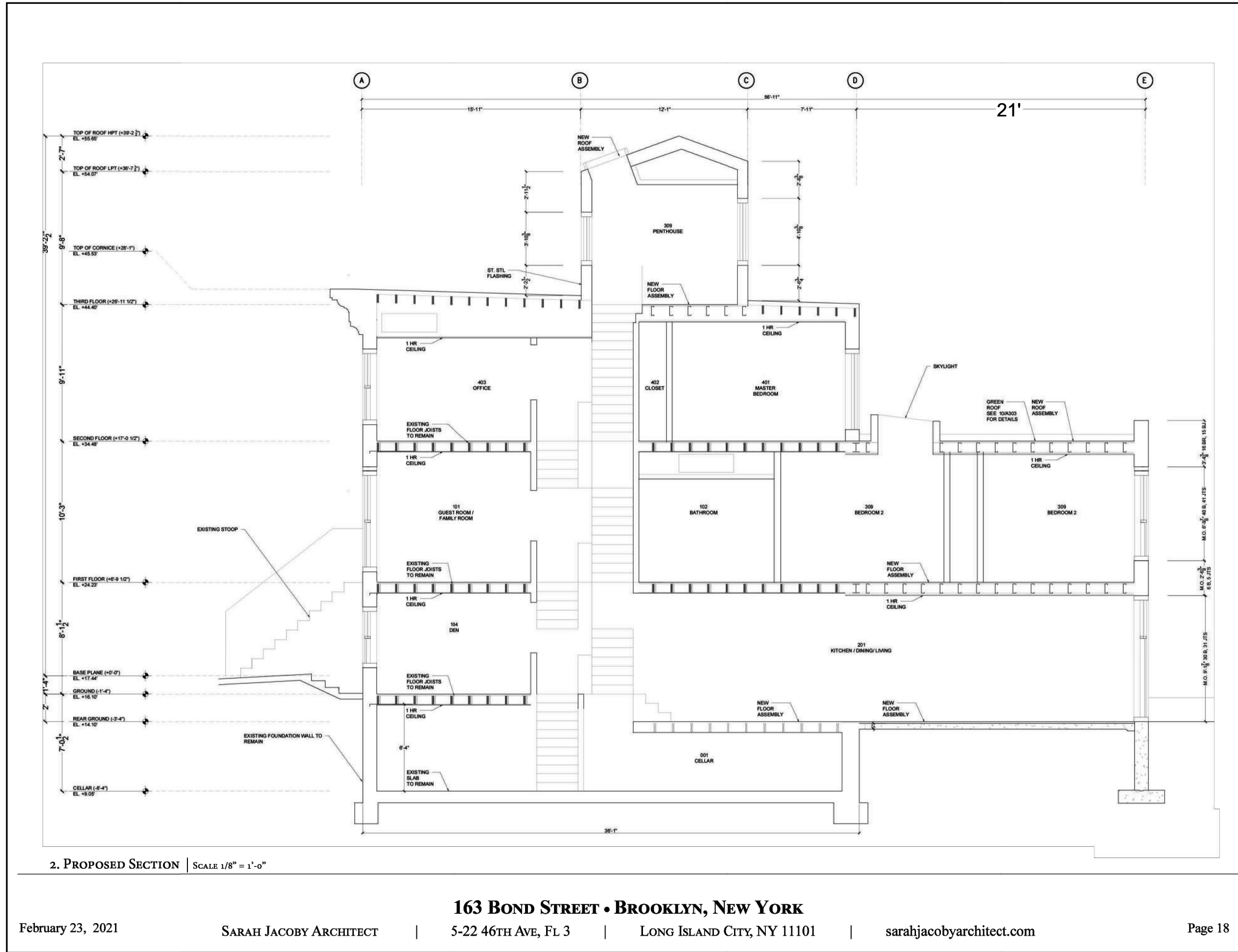
12 OF 13



207 WYCKOFF STREET - APPROVED 4 STORY NEW BLDG AND ROOFTOP ADDITION



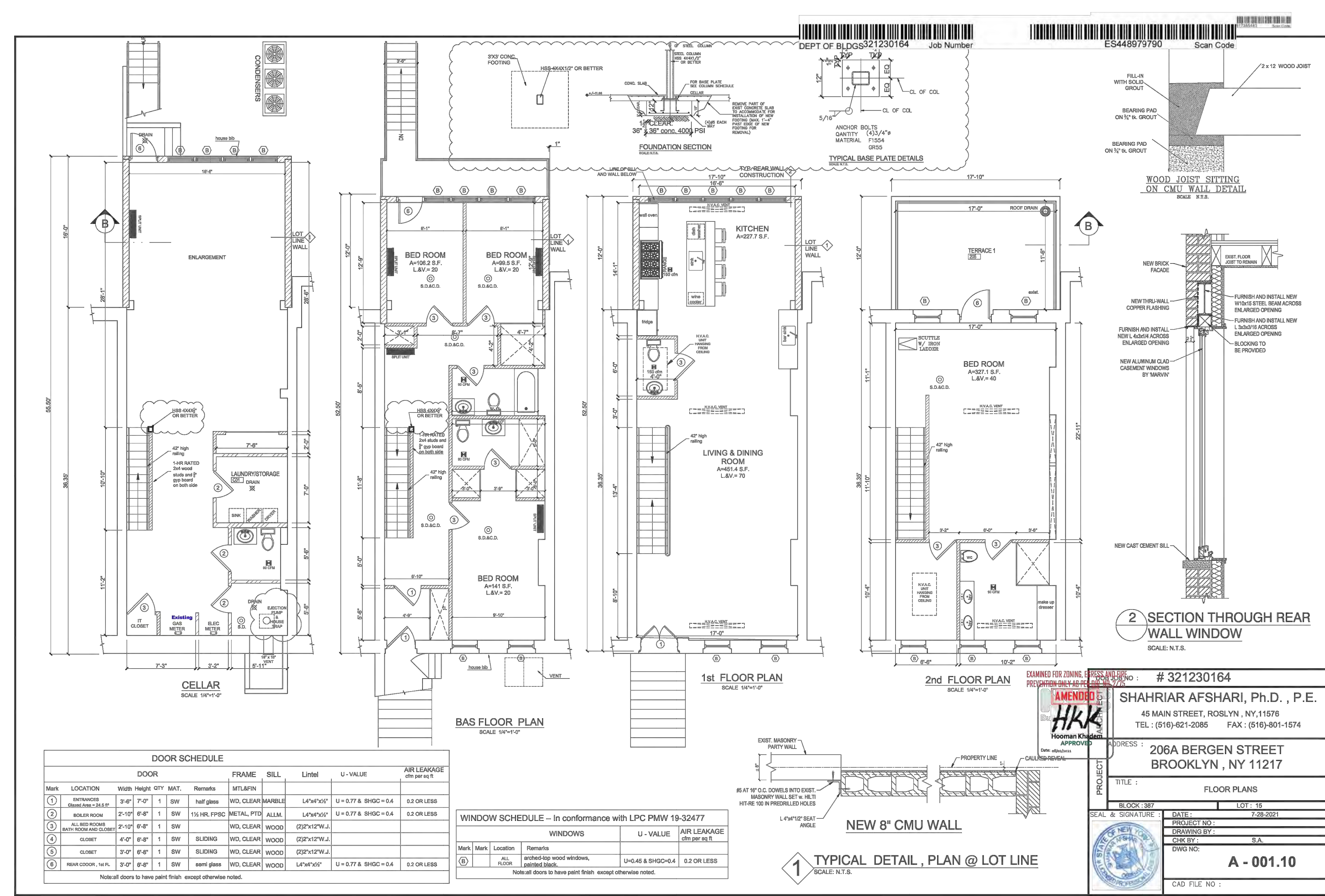
163 BOND STREET - LPC-20-10140 - APPROVED 2 STORY REAR YARD EXTENSION WITH ROOFTIP ADDITION



February 23, 2021 SARAH JACOBY ARCHITECT | 5-22 46TH AVE, FL 3 | LONG ISLAND CITY, NY 11101 | sarahjacobyarchitect.com Page 18



206A BERGEN STREET - LPC-20-02373 - APPROVED 3 STORY ADDITION WITH TIERED REAR YARD ADDITION



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007
TEL: 212 669-7700 FAX: 212 669-7780

PERMIT
CERTIFICATE OF APPROPRIATENESS

ISSUE DATE: 11/20/19	EXPIRATION DATE: 4/9/2025	DOCKET #: LPC-20-02373	COFA: COFA-20-02373
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ADDRESS: 206A BERGEN STREET	BOROUGH: BROOKLYN	BLOCK/LOT: 387 / 15
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Boerum Hill Historic District Extension

Display This Permit While Work Is In Progress

ISSUED TO:
Samuel Hanasab
180-34 Union Trike
Fresh Meadows, NY 11366

NOT ORIGINAL
COMPUTER-GENERATED COPY

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of April 9, 2019, following the Public Hearing and Public Meeting of March 5, 2019, voted to grant a Certificate of Appropriateness for the proposed work at the subject premises, as put forth in your application completed on February 7, 2019, and as you were notified in Status Update Letter 19-31163 (LPC 19-31163), issued on April 10, 2019.

The proposal, as approved, consists of demolishing a vinyl sided, one-story rear yard addition; and constructing a three-story rear yard addition, featuring a stucco clad cellar floor and set-back basement and parlor floors clad in brick; a stucco-clad stair and wing wall at the basement floor; and glass railings at the roof and roof of the cellar floor extension. The proposal, as initially presented, included a one-story rooftop addition and a full height rear yard addition. The proposal, as approved, was shown in a digital presentation, titled "206A Bergen Street," dated April 9, 2019, and including 22 slides. The proposal, as initially presented, was shown in a digital presentation, titled "206A Bergen Street," dated March 5, 2019, and including 30 slides. Both presentations were prepared by John H. Hatheway, Jr., Architect and consisted of photographs, drawings, and photomontages, all of which was presented as components of the application at the Public Hearing and Public Meetings.

Page 1
Issued: 11/20/19
DOCKET #: LPC-20-02373

SHAHRIAR AFSHARI, Ph.D., P.E.
48 MAIN STREET, ROSLYN, NY 11576
TEL: (516) 451-2026 FAX: (516) 451-1574

206A BERGEN STREET
BROOKLYN, NY 11217

FLOOR PLANS
A-001.10

REV.	COMMENTS

PROJECT:
HEIJMENBERG RESIDENCE
233 WYCKOFF ST
BROOKLYN, NY 11217

DRAWING TITLE:
NEIGHBORHOOD CONTEXT &
PRECEDENT BUILDINGS

PAGE:
LPC-13

DATE: 03/16/24 13 OF 13

Existing Rear Yard Panorama

206A BERGEN STREET PRESENTATION PAGES
EXTRACTED FROM LPC 20-02373 APRIL 5, 2019 BY
JOHN J. HATHEWAY JR. ARCHITECT



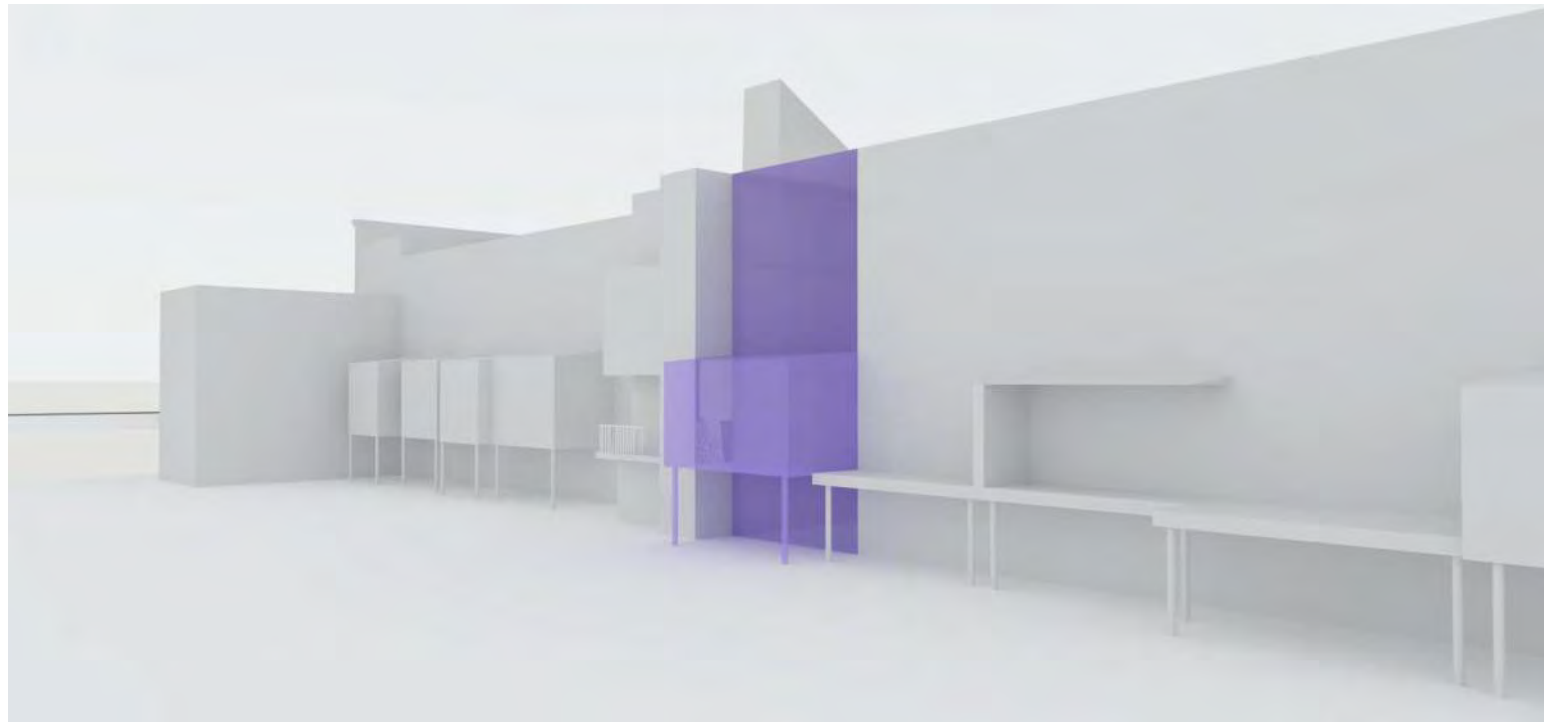
Existing Rear Yard view from rear grade level



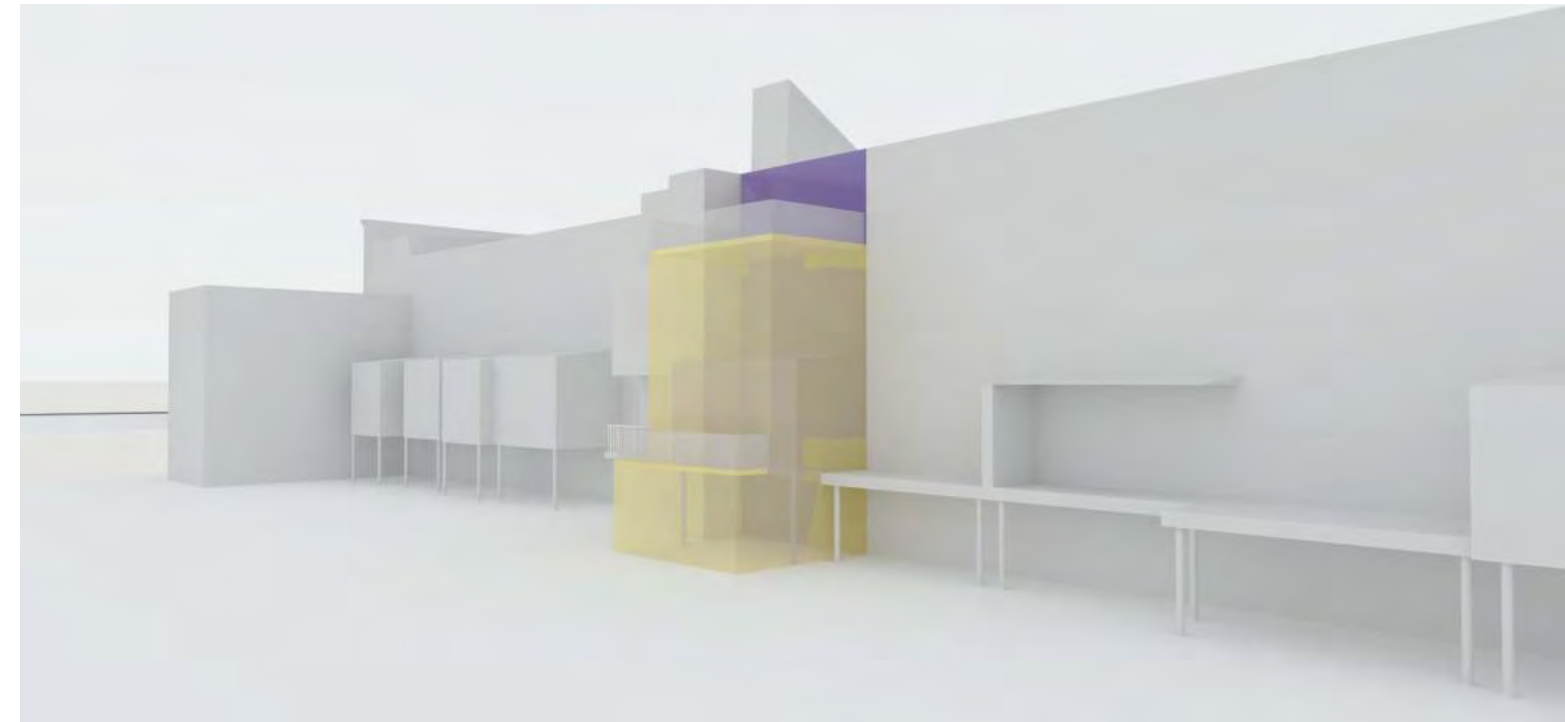
Existing Rear Yard view from rear grade level

Proposed Work Diagrams

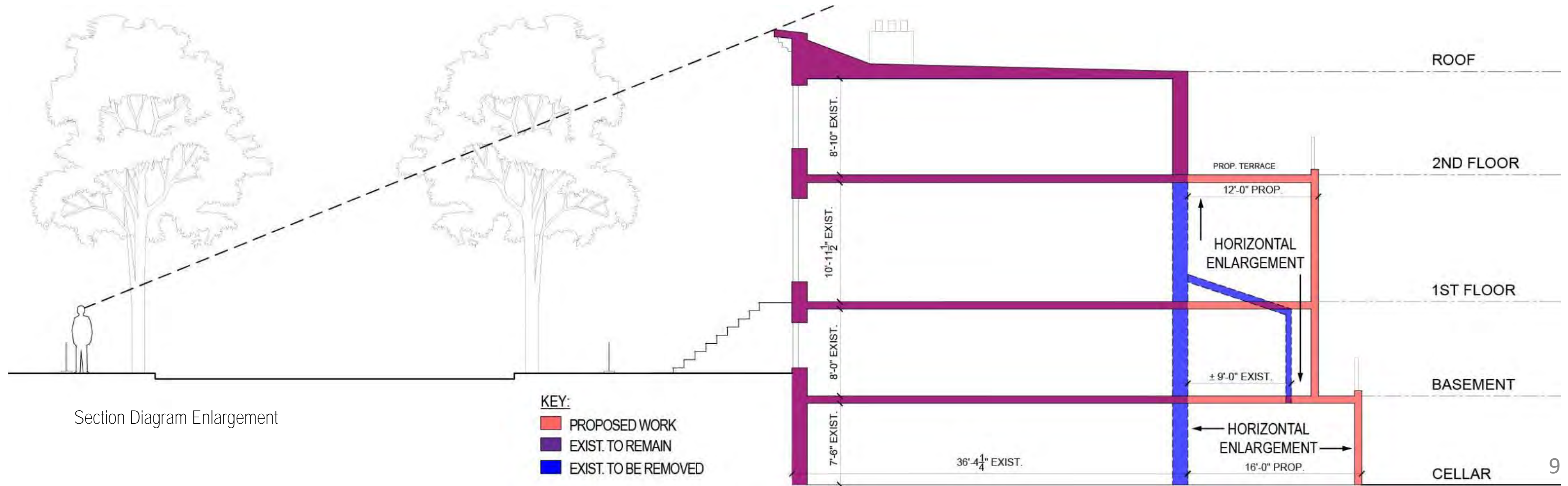
206A BERGEN STREET PRESENTATION PAGES
 EXTRACTED FROM LPC 20-02373 APRIL 5, 2019 BY
 JOHN J. HATHEWAY JR. ARCHITECT



Existing Structure (shown in purple)



Horizontal Enlargement (shown in yellow)



Proposed Front and Rear Elevations

206A BERGEN STREET PRESENTATION PAGES
EXTRACTED FROM LPC 20-02373 APRIL 5, 2019 BY
JOHN J. HATHEWAY JR. ARCHITECT



Proposed Front Elevation



Proposed Rear Elevation

Rear Yard Intrusions

206A BERGEN STREET PRESENTATION PAGES
EXTRACTED FROM LPC 20-02373 APRIL 5, 2019 BY
JOHN J. HATHEWAY JR. ARCHITECT



The current proposal is:

Preservation Department – Item 4, LPC-24-05444

233 Wyckoff Street – Boerum Hill Historic District Extension
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