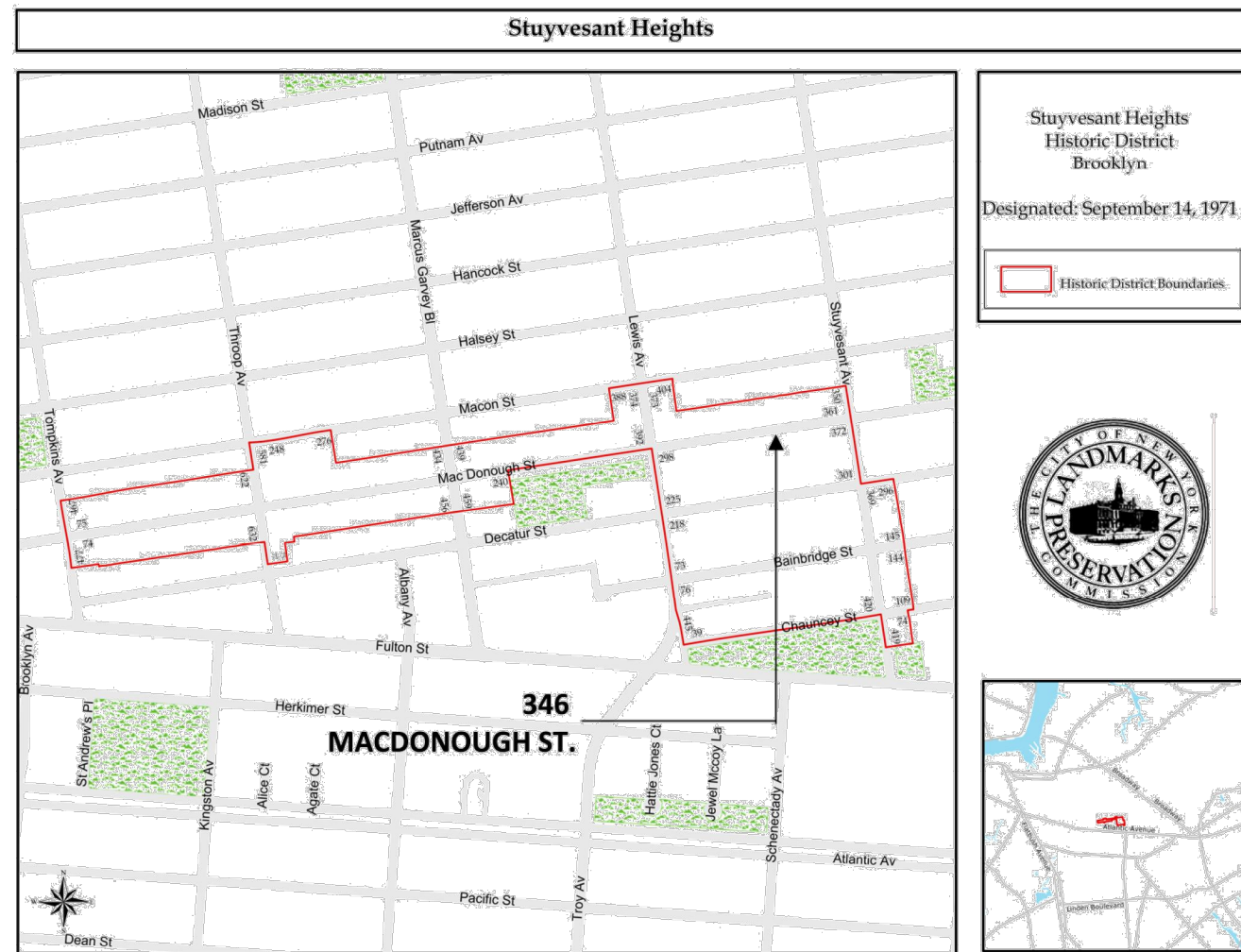


# 346 Macdonough St.

Townhouse renovation and extension  
Community Board 3, Brooklyn

# PREVIOUSLY PRESENTED AT PUBLIC HEARING 2/7/2017



EXISTING FRONT FACADE - NO WORK

## **DESCRIPTION OF WORK COMPLETED:**

- CERTIFICATE OF APPROPRIATENESS #19-37513 WAS ISSUED BY LANDMARKS FOR EXTENSION OF EXISTING 4 STORY PLUS CELLAR TOWNHOUSE
- INTERIOR AND EXTERIOR WORK BEGAN IN 2019
- DUE TO PROBLEMS WITH CONTRACTOR, THE WORK SUFFERED SIGNIFICANT DELAYS AND RESTARTED IN 2020-2021 AND THEN AGAIN IN 2023

## **THE FOLLOWING HAS BEEN COMPLETED PER FLOOR:**

\* CELLAR: THIS PORTION OF THE WORK HAS BEEN 100% COMPLETE. PREVIOUS CELLAR FINISHED CEILING HEIGHT WAS UNDER 7FT. CURRENT CELLAR FINISHED CEILING HEIGHT IS 7'-6" THE UNDERPINNING WAS COMPLETED AND EXCAVATION WAS DONE APP. 9FT BEYOND BUILDING LINE. THE BRICK COLUMNS REMAIN AND WERE UNDERPINNED. CELLAR SLAB HAS BEEN PREPARED AND WILL BE Poured. ADDITIONAL EXTERIOR STAIRWELL FROM CELLAR TO REAR YARD HAS BEEN 80% COMPLETED

\*BASEMENT: EXTENSION IS APPROXIMATELY 80% COMPLETE. EXTERIOR CLADDING AND WINDOWS ARE REQUIRED. INTERIOR WORK IS PROCESS. PREVIOUS EXTERIOR FACADE CLADDING PROPOSED WAS STUCCO ON THE SIDES AND BRICK ON THE REAR FACADE, HOWEVER BRICK FACADE TO MATCH EXISTING BUILDINGS PROPOSED. EXTERIOR CLADDING HAS NOT COMMENCED. FLOOR FRAMING HAS BEEN COMPLETED.

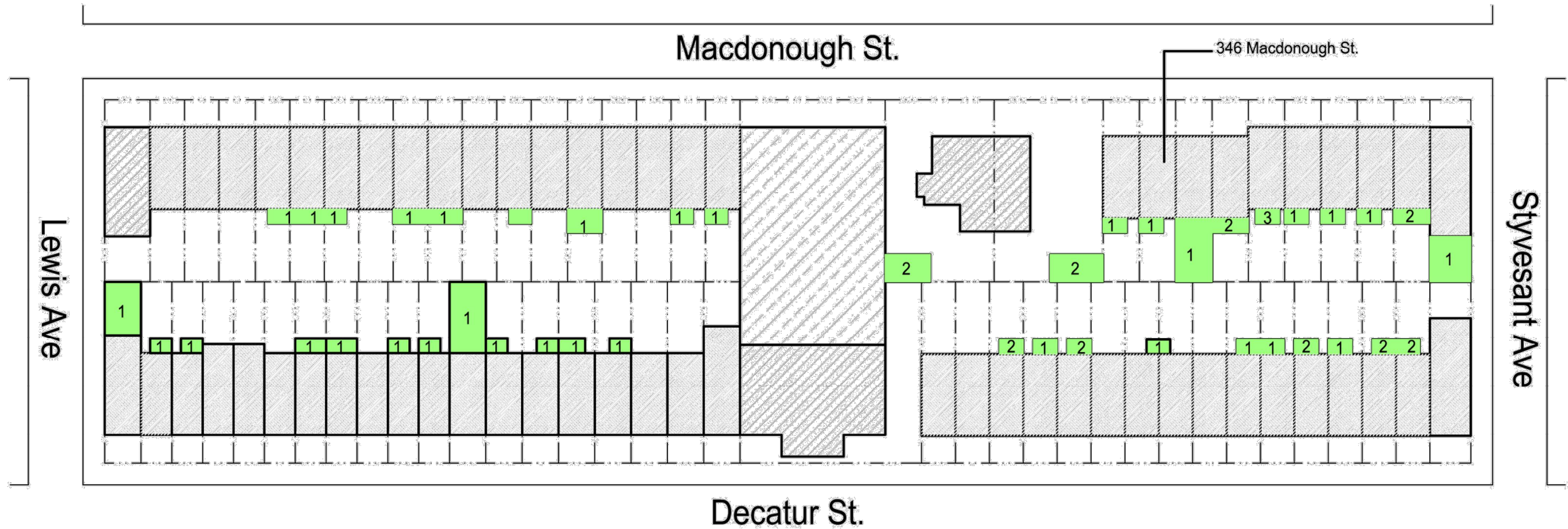
\* PARLOR FLOOR: EXTENSION IS APPROXIMATELY 80% COMPLETE. EXTERIOR CLADDING AND WINDOWS ARE REQUIRED. METAL DECK AND STAIRS ARE BEING FABRICATED BUT CAN ONLY BE INSTALLED AFTER ALL WORK IS COMPLETE. INTERIOR WORK IS PROCESS. PREVIOUS EXTERIOR FACADE CLADDING PROPOSED WAS STUCCO ON THE SIDES AND BRICK ON THE REAR FACADE, HOWEVER BRICK FACADE TO MATCH EXISTING BUILDINGS PROPOSED. FLOOR FRAMING HAS BEEN COMPLETED.






\* UPPER FLOORS: INTERIOR WORK IS ABOUT 70% COMPLETE. PARTITIONS ARE UP AND PLUMBING AND ELECTRICAL WORK IS TAKING PLACE.

- \* THE DOB APPROVAL AND PERMIT FOR THE ADDITIONAL EXCAVATION IS ACTIVE



**PREVIOUSLY PRESENTED AT PUBLIC HEARING 2/7/2017**



-  2 story plus Basement and Cellar
-  1 story and Cellar
-  3 story plus Basement and Cellar
-  Property Line
-  Extensions and heights



**PREVIOUSLY PRESENTED AT PUBLIC HEARING 2/7/2017**



**AERIAL VIEW OF BLOCK**

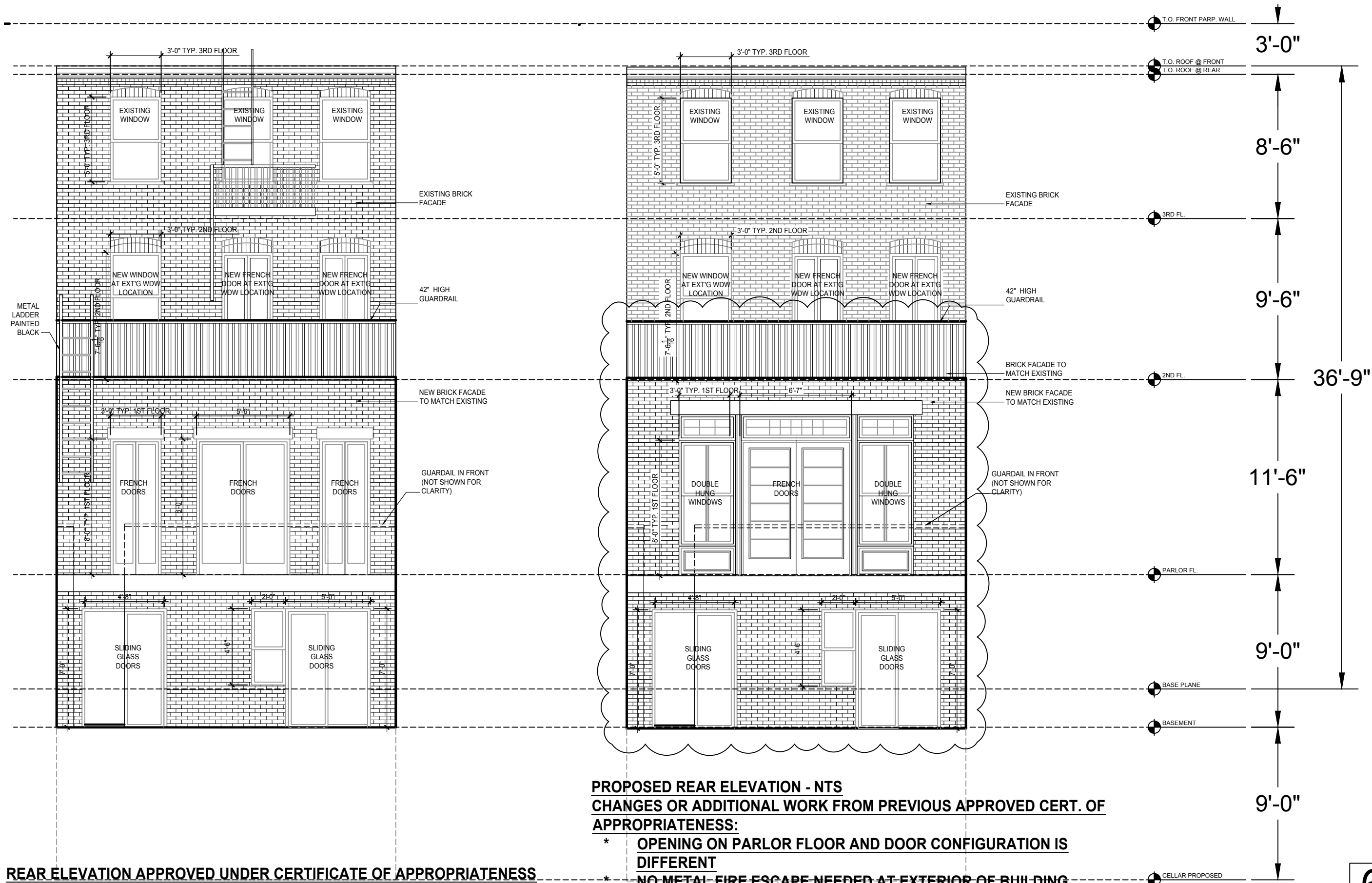


**PREVIOUSLY PRESENTED AT PUBLIC HEARING 2/7/2017**



**AERIAL VIEW OF BLOCK**

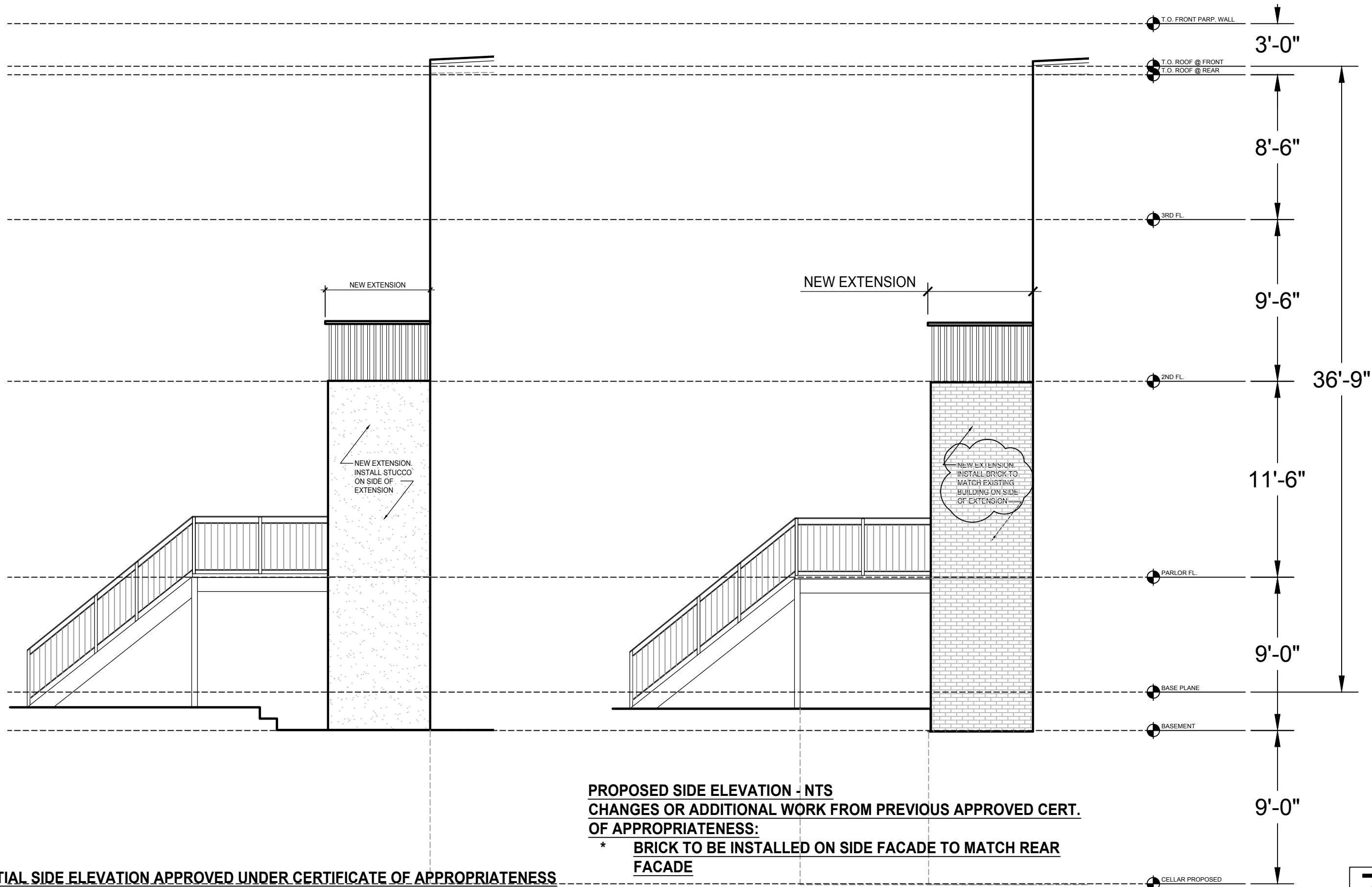




**PROPOSED REAR ELEVATION - NTS**  
**CHANGES OR ADDITIONAL WORK FROM PREVIOUS APPROVED CERT. OF**  
**APPROPRIATENESS:**

- \* **OPENING ON PARLOR FLOOR AND DOOR CONFIGURATION IS DIFFERENT**
- \* **NO METAL FIRE ESCAPE NEEDED AT EXTERIOR OF BUILDING**

**REAR ELEVATION APPROVED UNDER CERTIFICATE OF APPROPRIATENESS**  
**19-37513, ISSUED 10/15/2019 (PUBLIC HEARING 2/7/2017) - NTS**

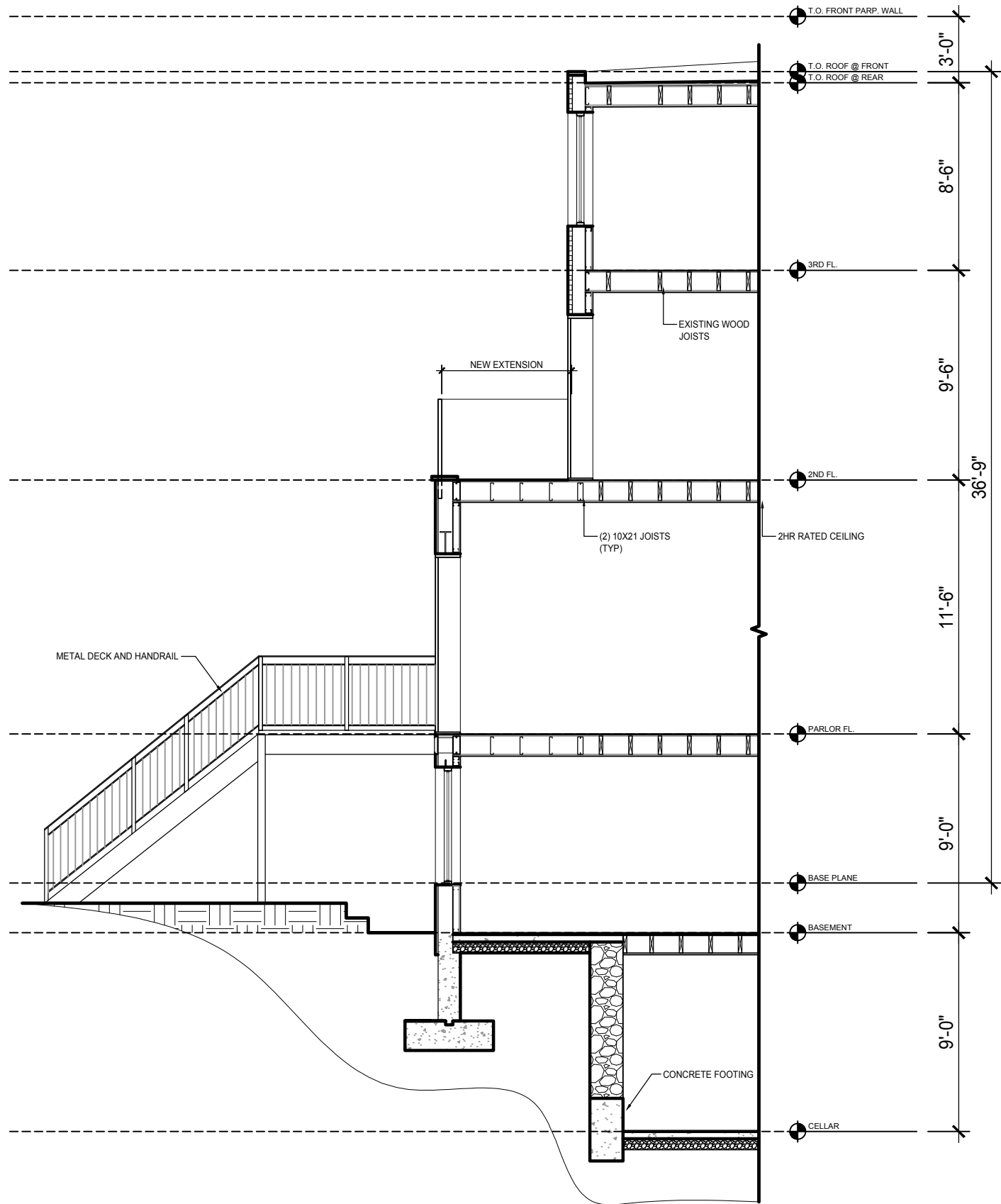


**PARTIAL SIDE ELEVATION APPROVED UNDER CERTIFICATE OF APPROPRIATENESS  
19-37513, ISSUED 10/15/2019 (PUBLIC HEARING 2/7/2017) - NTS**

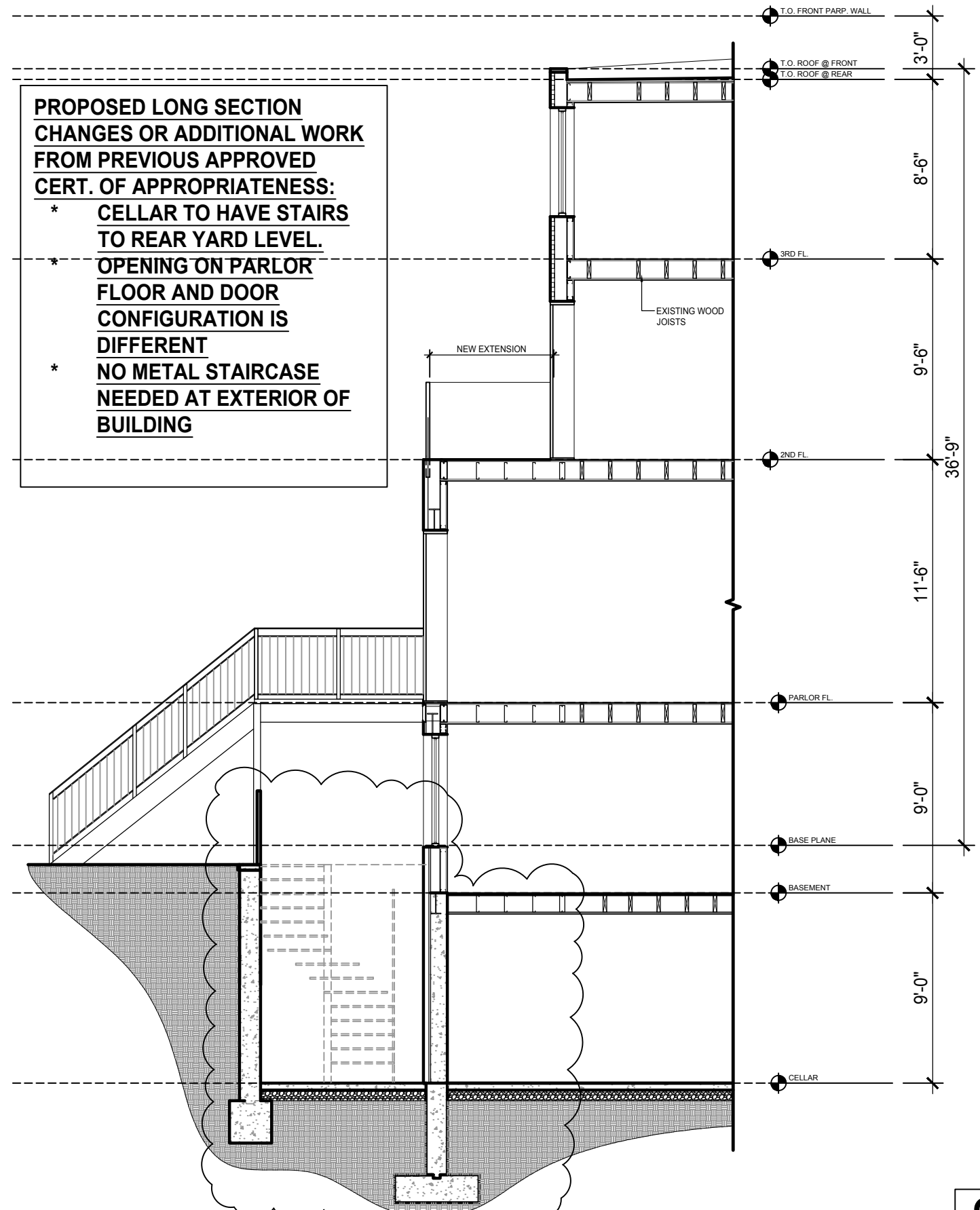
**PROPOSED SIDE ELEVATION - NTS  
CHANGES OR ADDITIONAL WORK FROM PREVIOUS APPROVED CERT.  
OF APPROPRIATENESS:**

**\* BRICK TO BE INSTALLED ON SIDE FACADE TO MATCH REAR  
FACADE**





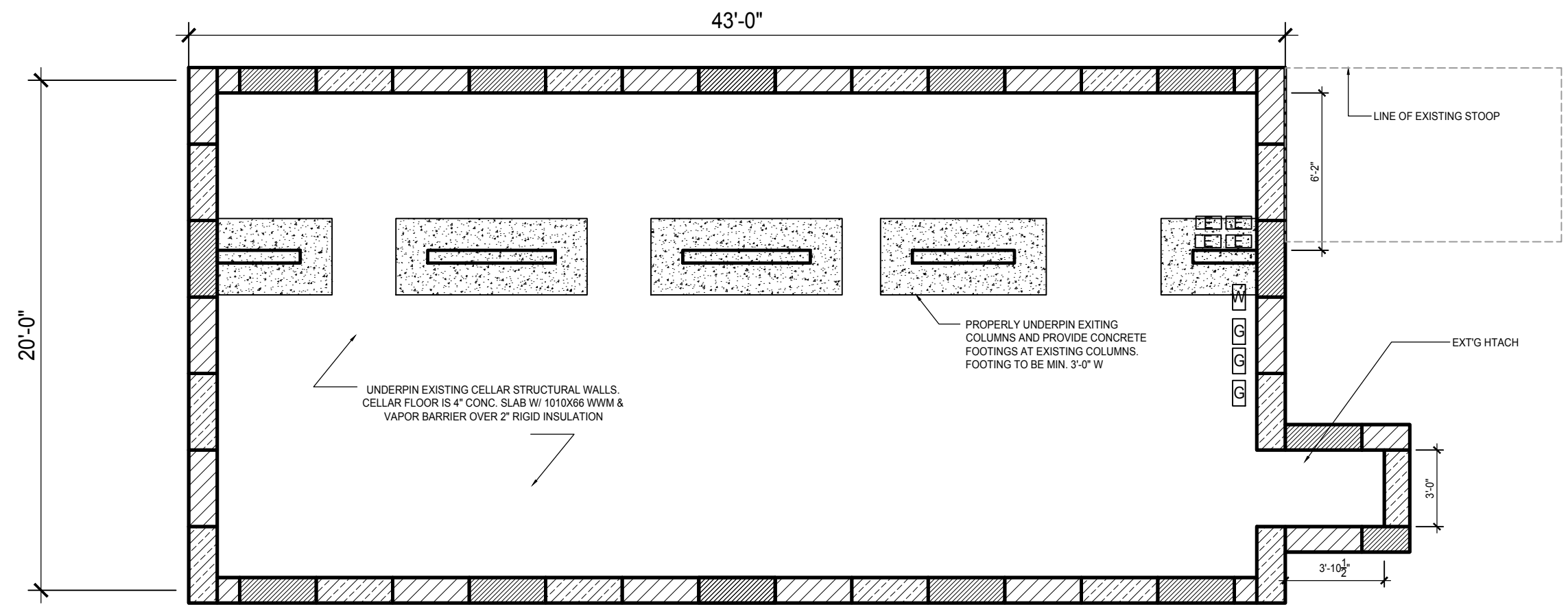
**LONG SECTION AS APPROVED UNDER CERTIFICATE OF APPROPRIATENESS  
19-37513, ISSUED 10/15/2019 (PUBLIC HEARING 2/7/2017)**



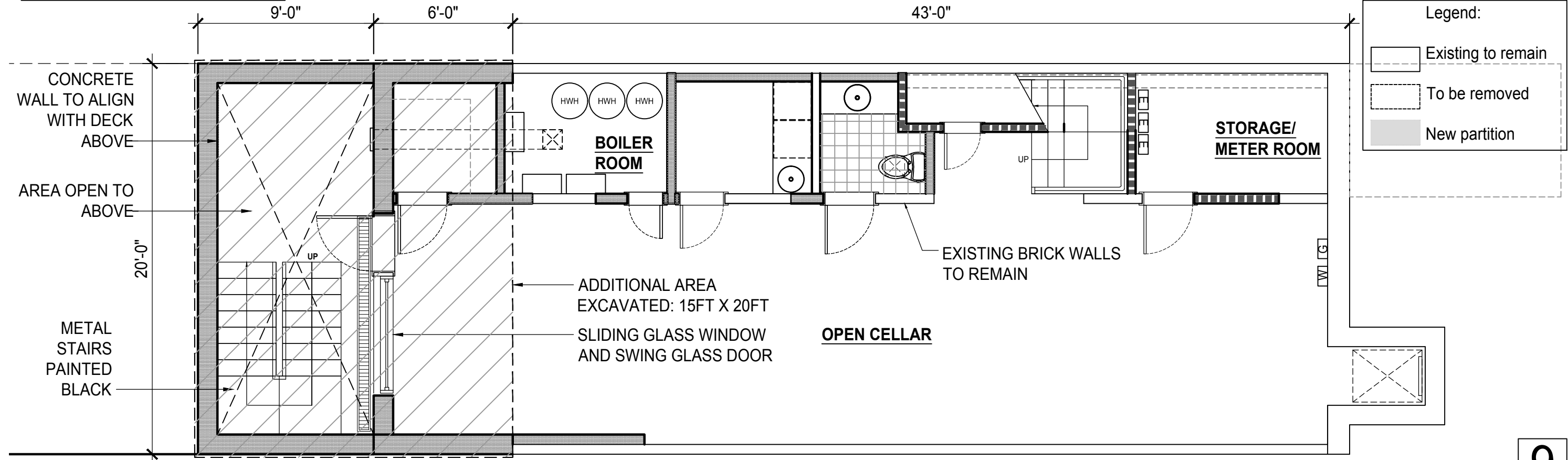
**PROPOSED LONG SECTION @ EXTENSION- NTS**

**PROPOSED CELLAR FLOOR CHANGES OR ADDITIONAL WORK FROM PREVIOUS APPROVED CERT. OF APPROPRIATENESS:**

- \* CELLAR TO HAVE STAIRS TO REAR YARD LEVEL.
- \* ADDITIONAL EXCAVATION: APPROXIMATELY 15FT INTO REAR YARD AREA

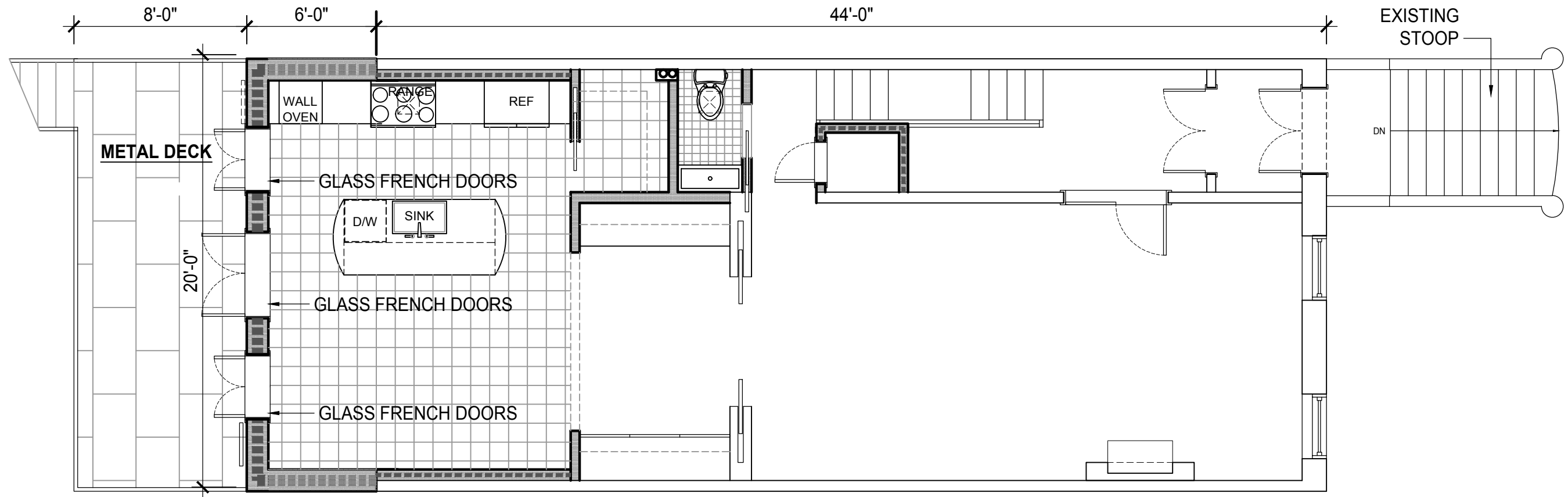


**CELLAR AS APPROVED UNDER CERTIFICATE OF APPROPRIATENESS 19-37513, ISSUED 10/15/2019 (PUBLIC HEARING 2/7/2017) - NTS**

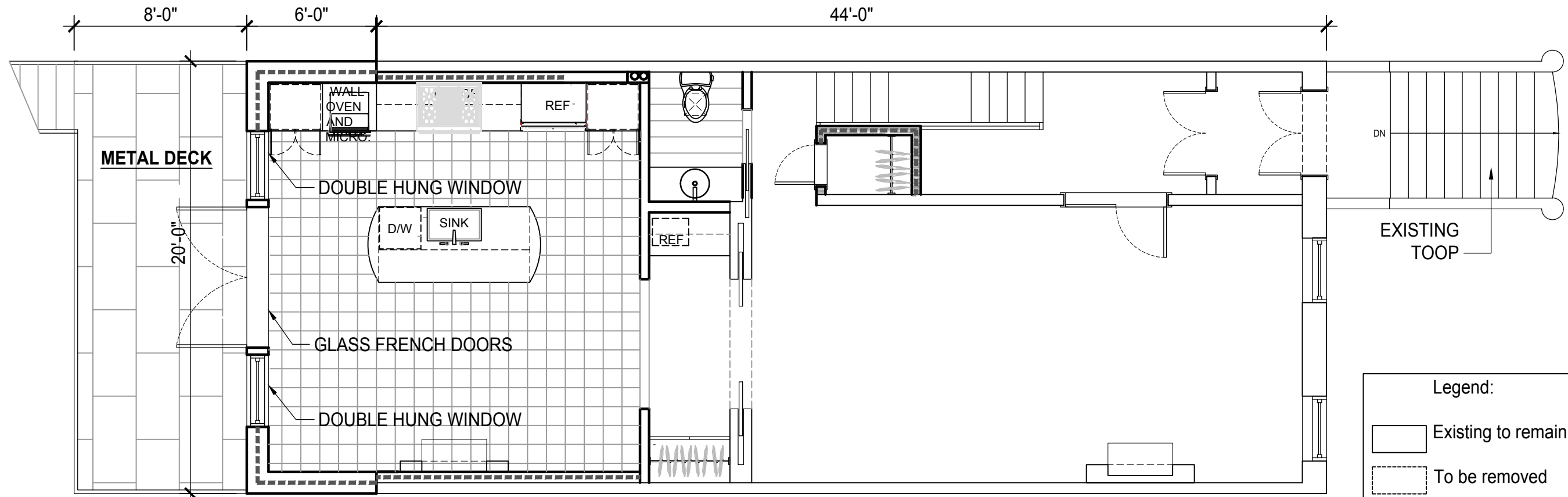


**PROPOSED CELLAR FLOOR**





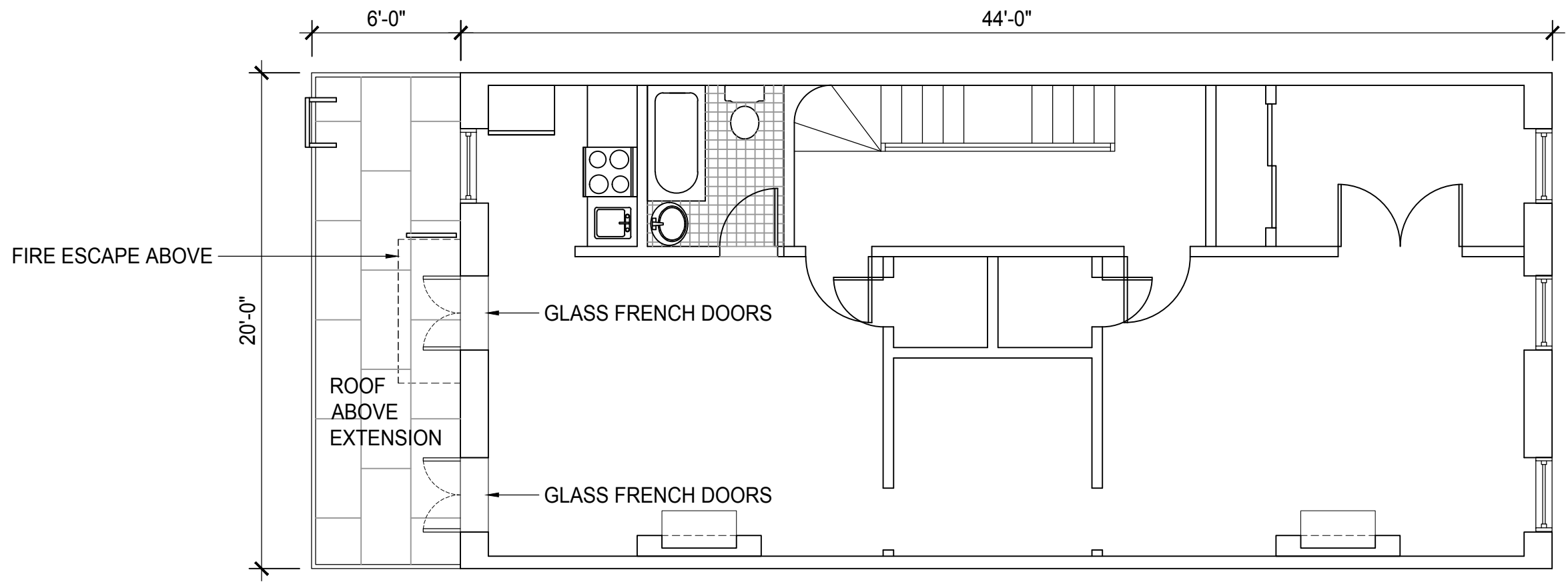
**PARLOR FLOOR AS APPROVED UNDER CERTIFICATE OF APPROPRIATENESS 19-37513, ISSUED 10/15/2019 (PUBLIC HEARING 2/7/2017). - NTS**



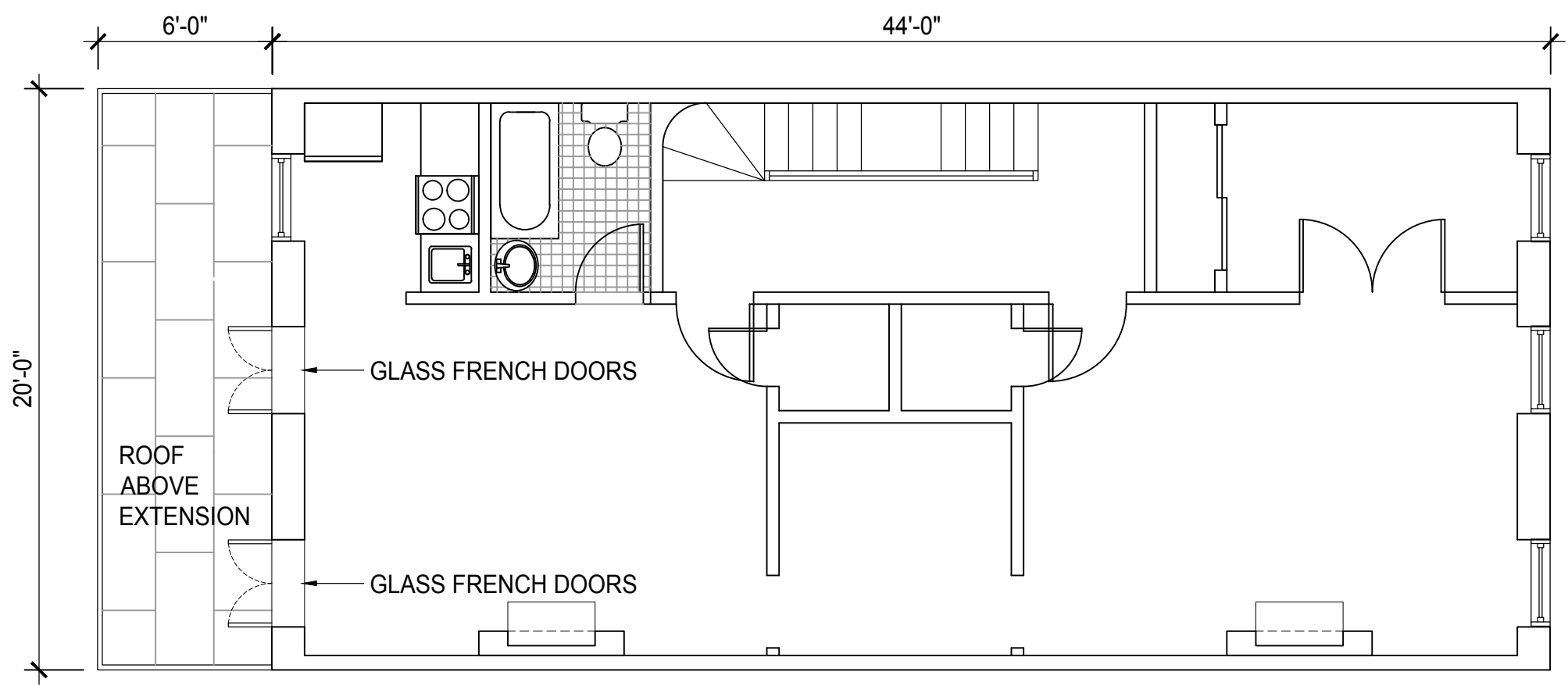
**PROPOSED PARLOR FLOOR**

Legend:

- Existing to remain
- To be removed
- New partition



**2ND FLOOR AS APPROVED UNDER CERTIFICATE OF APPROPRIATENESS 19-37513, ISSUED 10/15/2019 (PUBLIC HEARING 2/7/2017) - NTS**

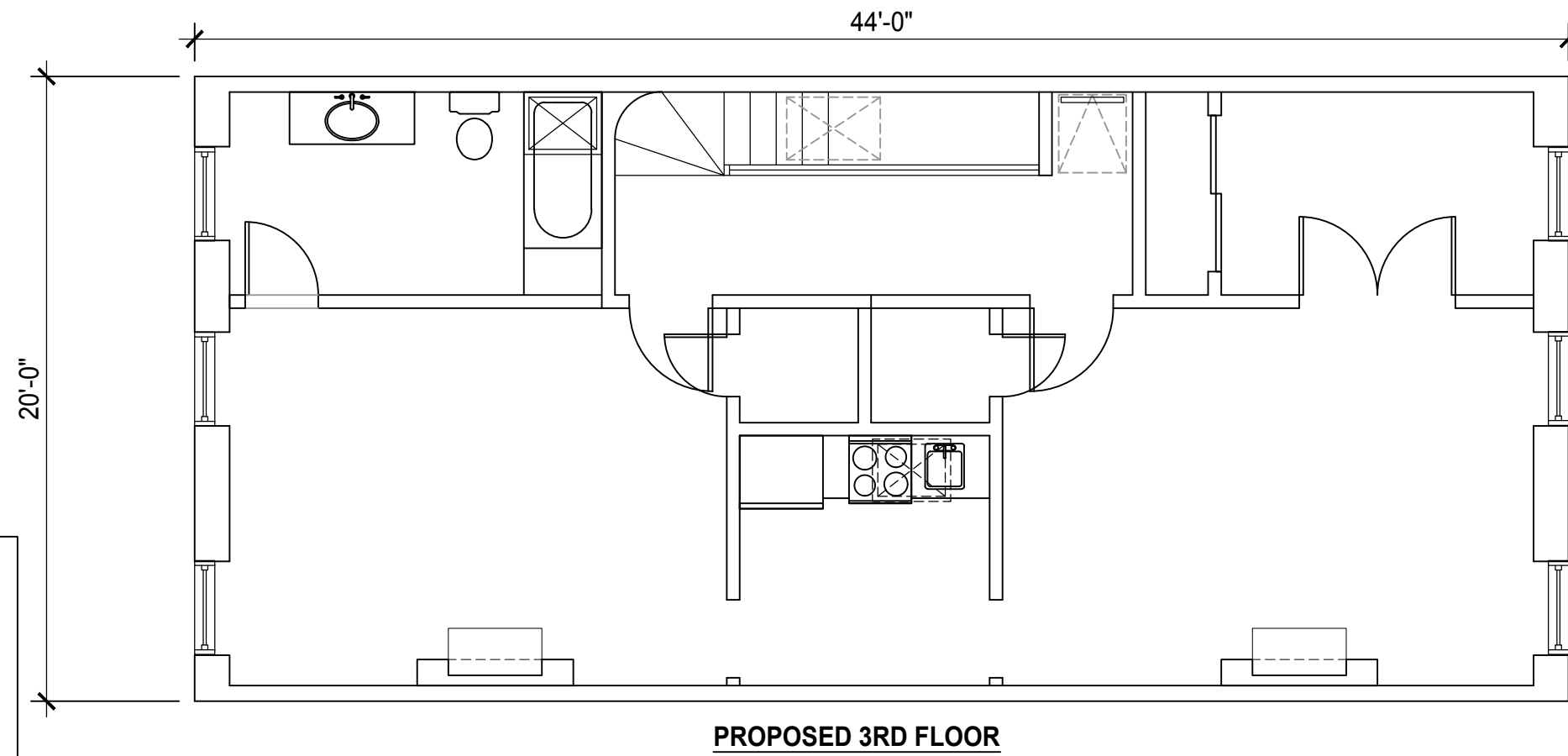
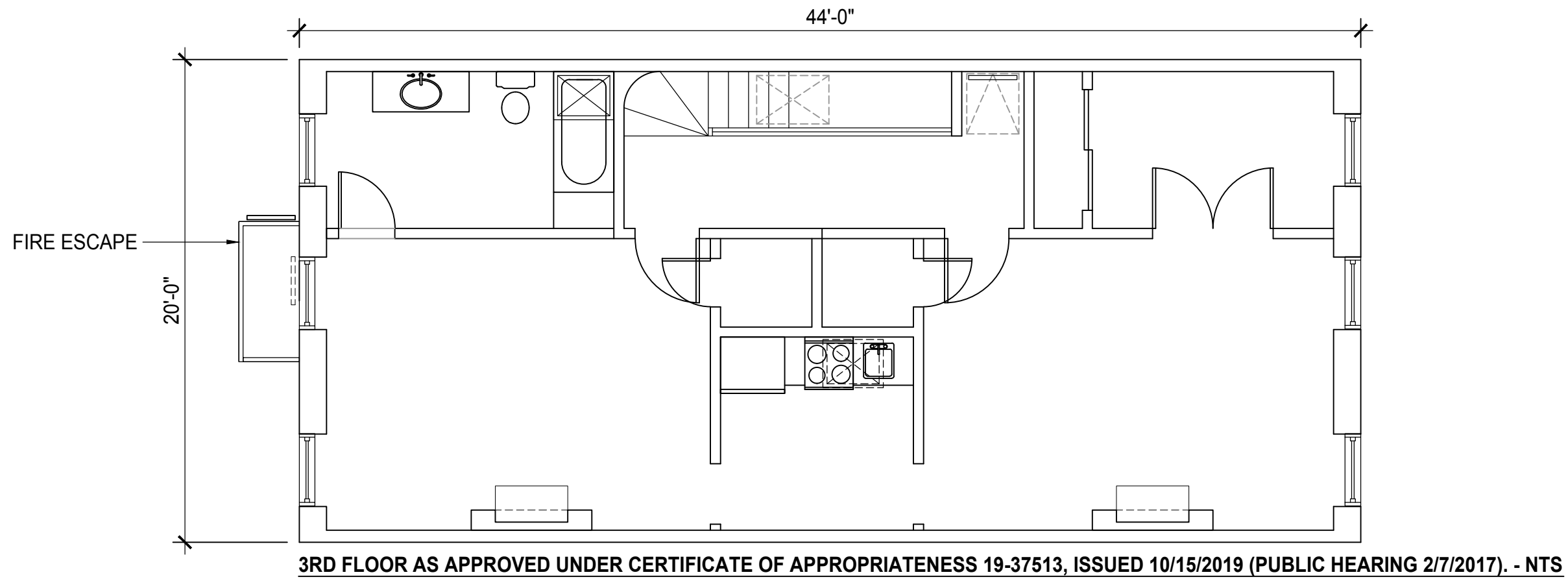


**PROPOSED 2ND FLOOR**

Legend:

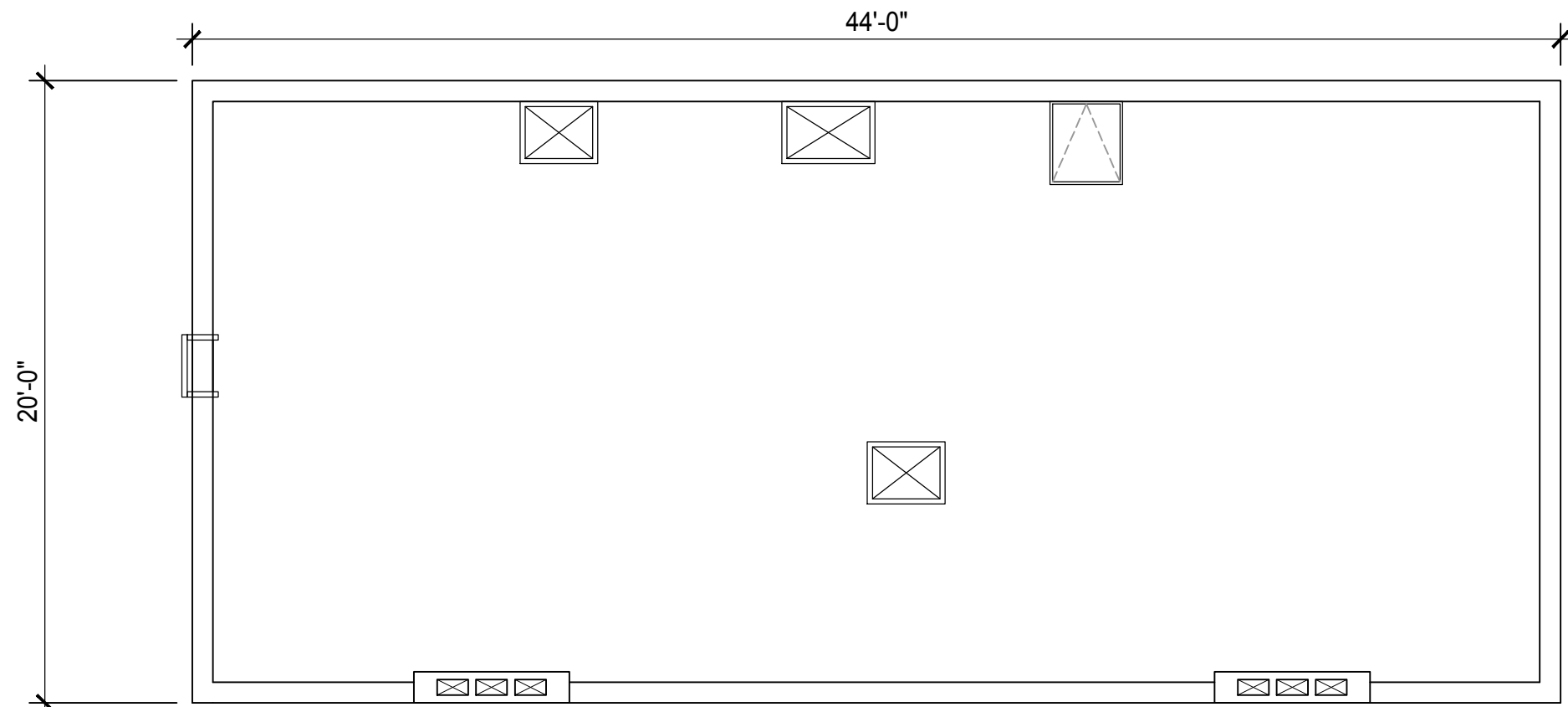
- Existing to remain
- To be removed
- New partition



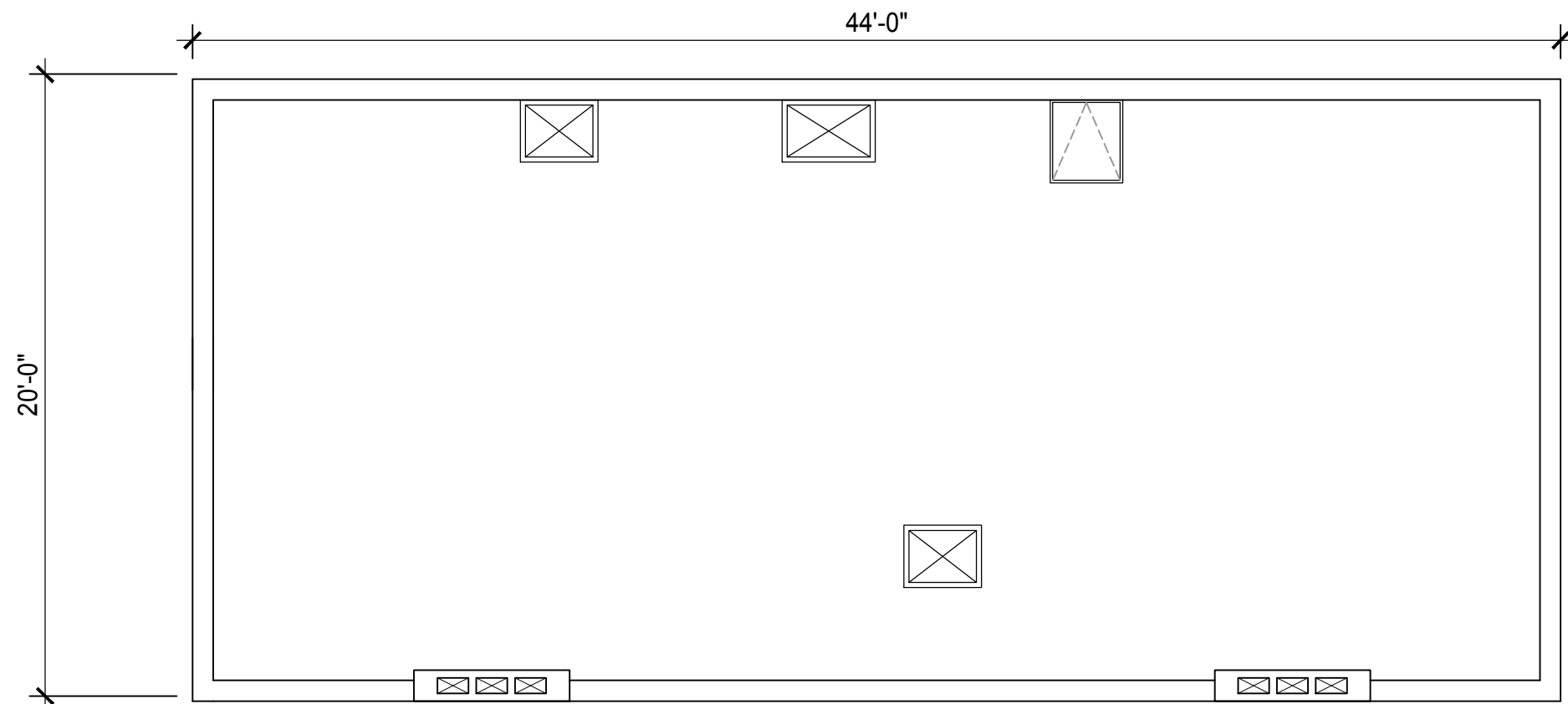


Legend:

- Existing to remain
- To be removed
- New partition



**ROOF AS APPROVED UNDER CERTIFICATE OF APPROPRIATENESS 19-37513, ISSUED 10/15/2019 (PUBLIC HEARING 2/7/2017) - NTS**



**PROPOSED ROOF**

Legend:

- Existing to remain
- To be removed
- New partition



**PREVIOUSLY PRESENTED AT PUBLIC HEARING 2/7/2017**



**EXISTING REAR FACADE AT 344 MACDONOUGH ST.**



**EXISTING REAR FACADE AT 346 MACDONOUGH ST.**



**EXISTING REAR FACADE AT 348 MACDONOUGH ST.**





VIEW OF 344 MACDONOUGH STREET REAR FACADE



VIEW OF 346 MACDONOUGH STREET REAR FACADE



VIEW OF 348 MACDONOUGH STREET REAR FACADE





**PHOTO OF NEIGHBORING YARD - 348 MACDONOUGH ST.**



**PHOTO OF NEIGHBORING YARD - ADJACENT TO 346 MACDONOUGH ST**



**PHOTO OF NEIGHBORING YARD - 344 AND 342 MACDONOUGH ST**





**PHOTO OF EXCAVATION AND UNDERPINNING AT CELLAR: THIS IS 100% DONE**



**PHOTO OF UNDERPINNING AT CELLAR: THIS IS 100% DONE**

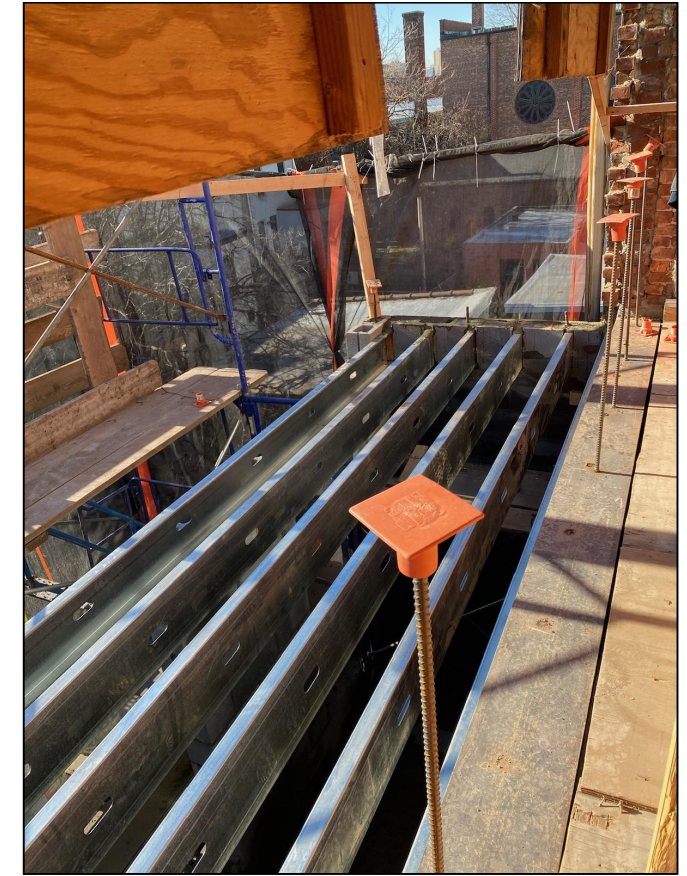
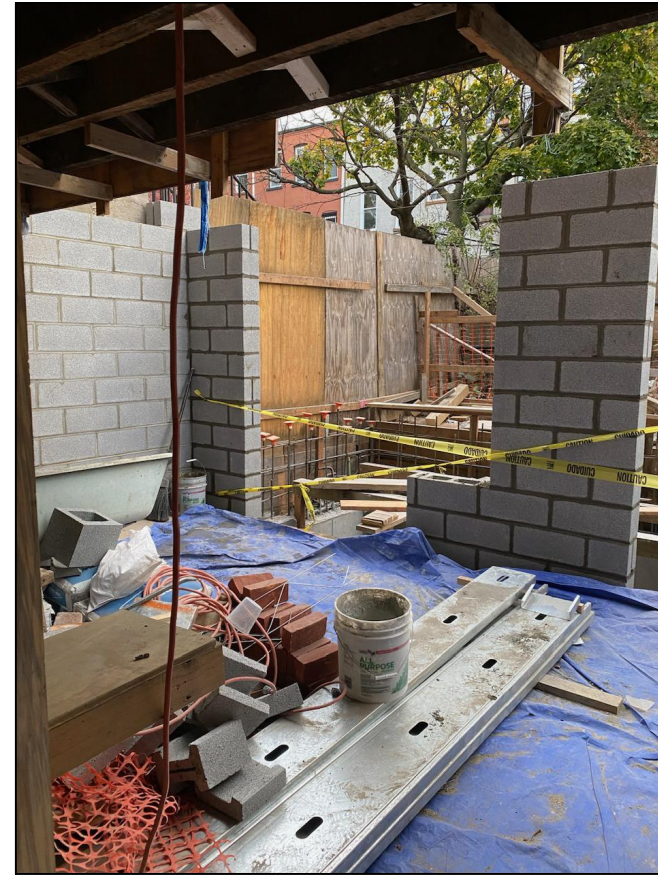


**PHOTO OF EXCAVATION AND UNDERPINNING AT CELLAR: THIS IS 100% DONE**



**PHOTO OF EXCAVATION AT CELLAR. THIS IS 100% COMPLETED**

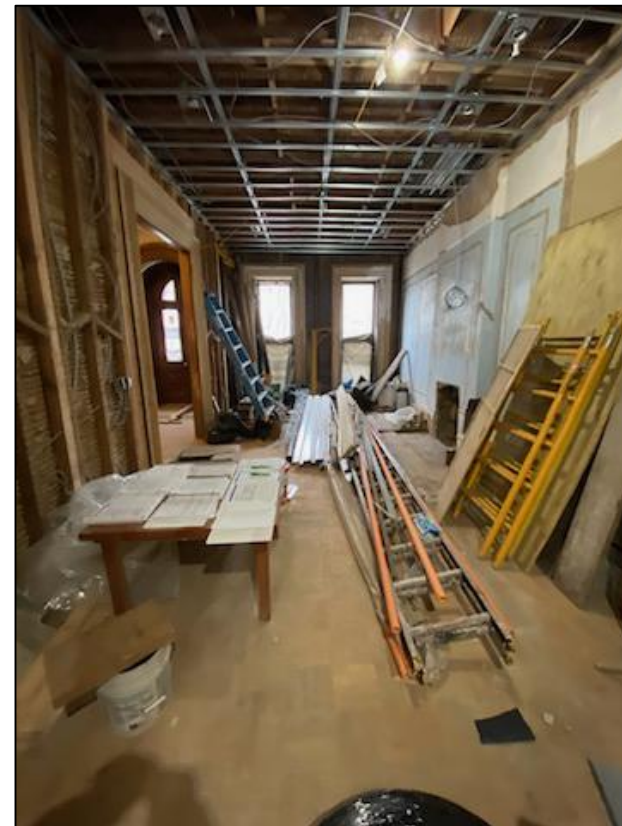




**PHOTOS OF EXTENSION AT BASEMENT. THIS IS 80% COMPLETED**



**PHOTOS OF REAR YARD AT 346 AND 348 MACDONOUGH ST**



**PHOTO EXTENSION AT PARLOR FL. THIS IS 80% COMPLETED**

