

October 22, 2024
Public Hearing

The current proposal is:

Preservation Department – Item 5, LPC-25-01741

449 Pacific Street – Boerum Hill Historic District Borough of Brooklyn

To testify virtually, please join Zoom

Webinar ID: 845 8560 8546

Passcode: 804927

By Phone: 646-558-8656 (NY)

877-853-5257 (Toll free) US

888-475-4499 (Toll free)

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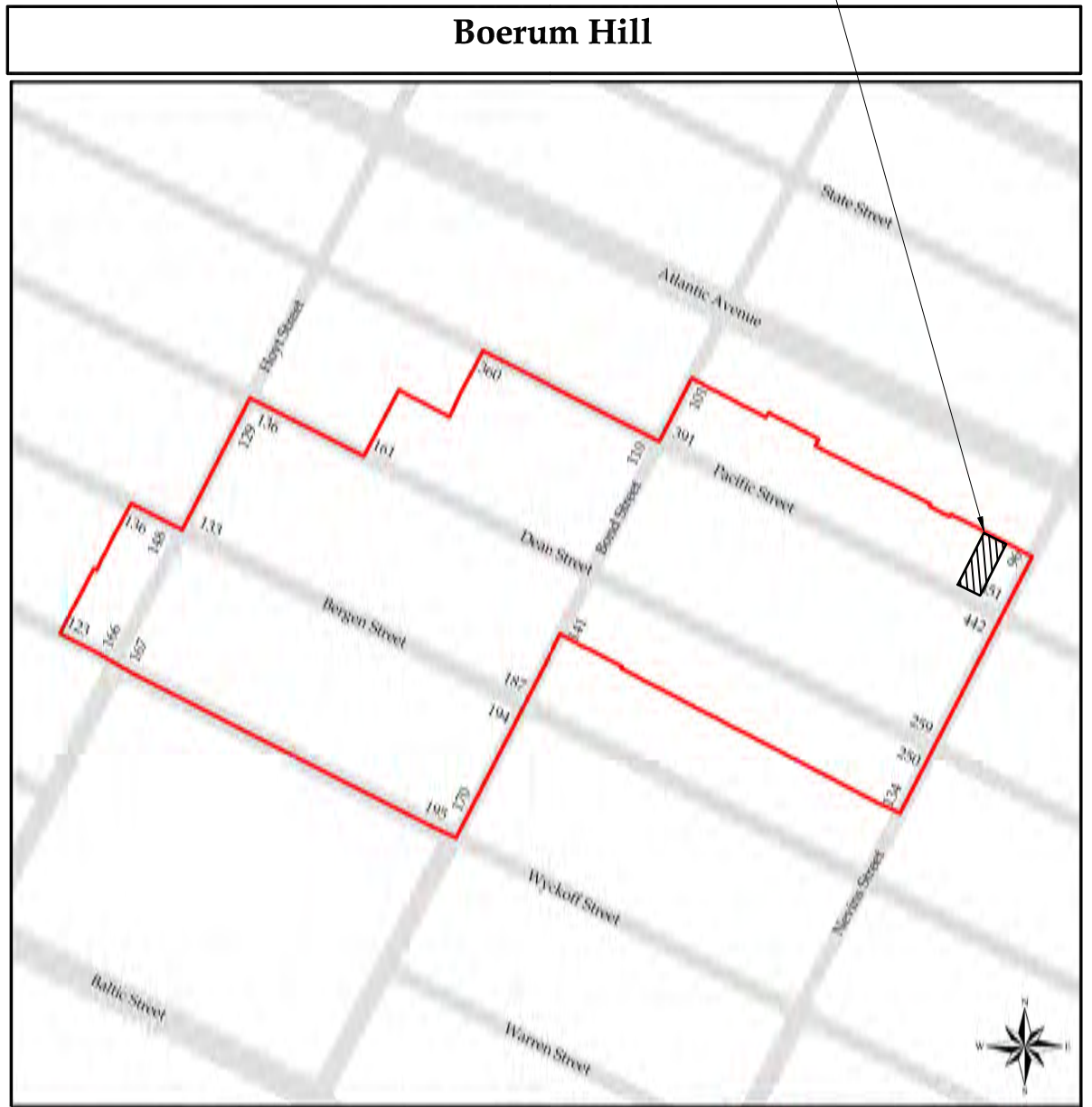


449 PACIFIC STREET
 BROOKLYN, NY 11217
 4 STORY + CELLAR
 RESIDENTIAL BUILDING

BLOCK: 184 LOT: 34 MAP: 16C
 ZONING: R6B

- PROPOSED ADDITION
- EXISTING BUILDING
- ADJACENT BUILDINGS

SITE PLAN
SCALE: 1/32" = 1'-0"



Boerum Hill Historic District
 Brooklyn
 Designated November 20, 1973

Historic District Boundaries



447 PACIFIC STREET 449 PACIFIC STREET 100 NEVINS STREET



CIRCA 2009

447 PACIFIC STREET 449 PACIFIC STREET 100 NEVINS STREET



CIRCA 1940S

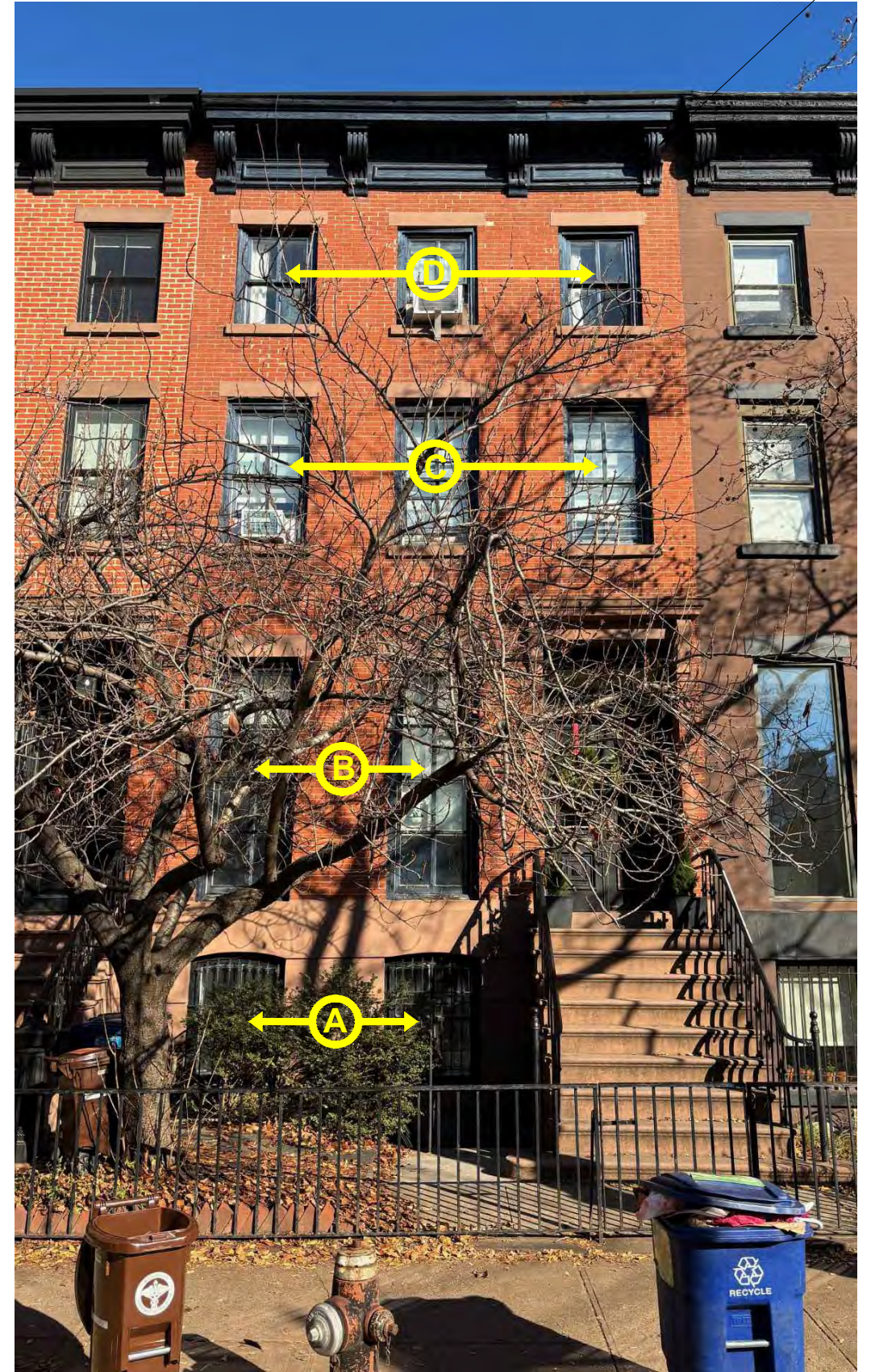
449 PACIFIC STREET

HISTORIC PHOTOS OF 449 PACIFIC STREET AND ADJACENT TOWNHOUSES

② 449 PACIFIC STREET (EXISTING) STREET VIEW



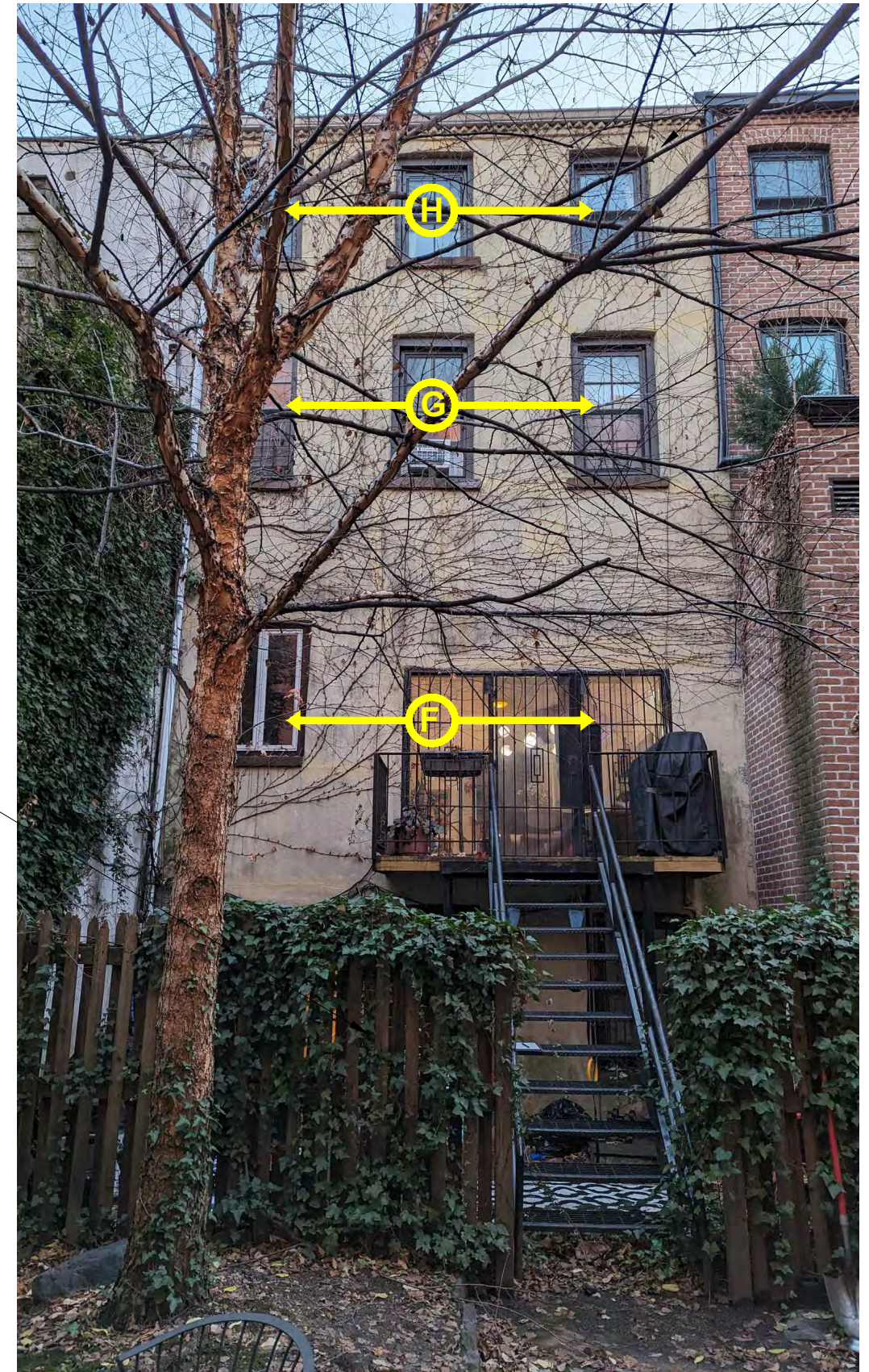
① 449 PACIFIC STREET (EXISTING) STREET VIEW



NOTES

1. ALL EXISTING STREET WINDOWS ALONG PACIFIC STREET TO BE REPLACED.

③ 449 PACIFIC STREET (EXISTING) REAR VIEW



449 PACIFIC STREET (EXISTING) REAR GARDEN



NOTES

- 1. ALL EXISTING REAR WINDOWS TO BE REPLACED.
- 2. PROPOSED REAR EXTENSION COMPLIES WITH ALL ZONING CODE REQUIREMENTS.



KEY

- 449 PACIFIC STREET
- ADJACENT PROPERTIES
- CONTEXT
- 1ST FLOOR
- 2ND FLOOR
- 3RD FLOOR
- X VIEW LOCATION

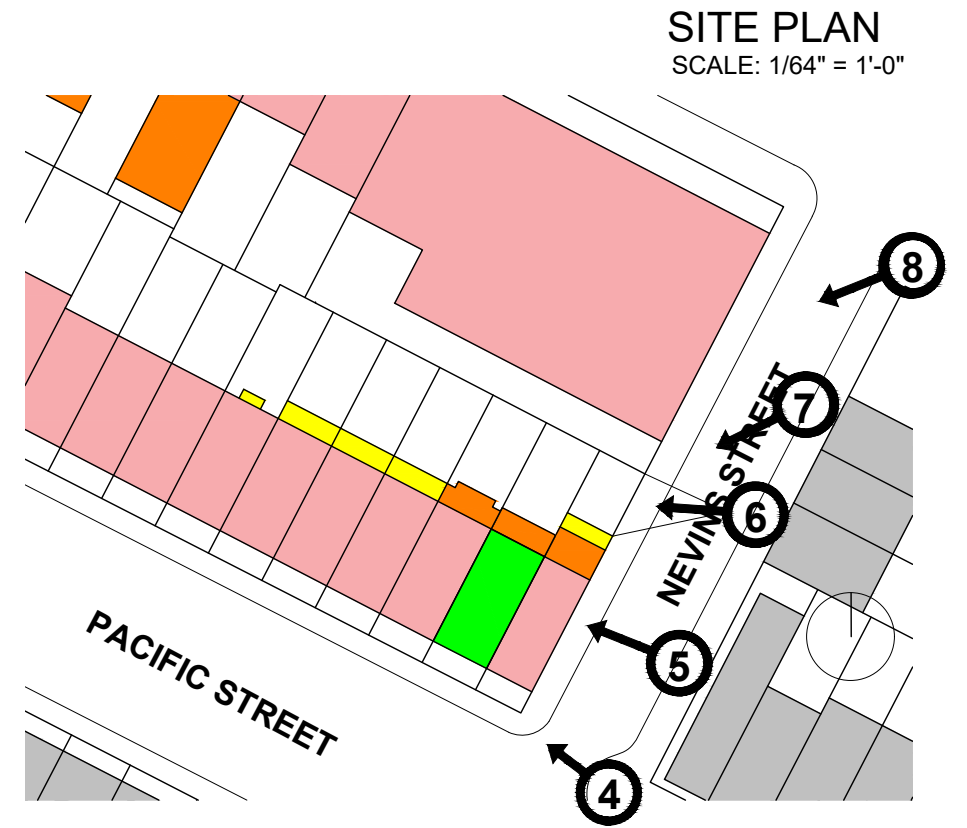
SITE PLAN
SCALE: 1/64" = 1'-0"



7



8



6



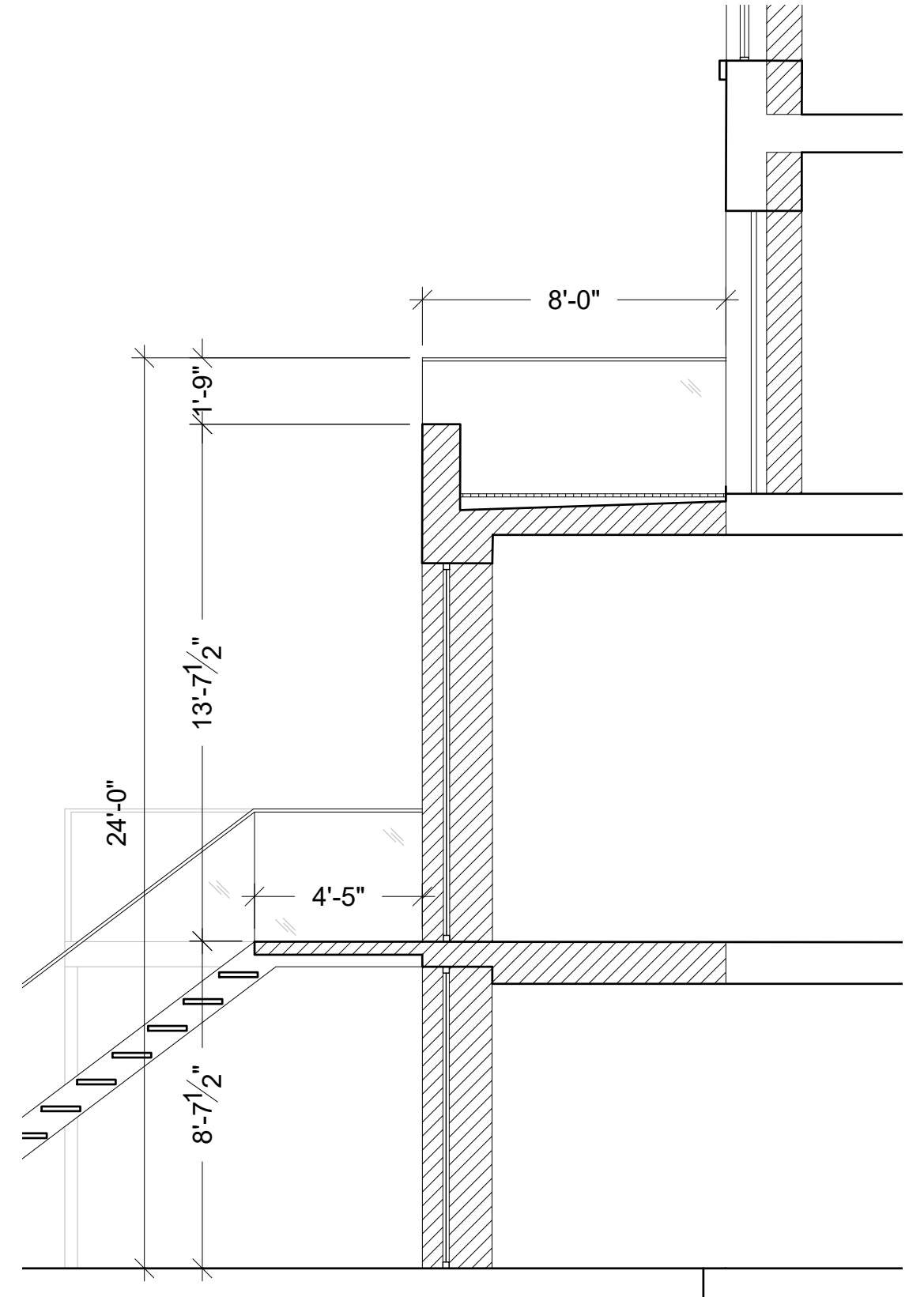
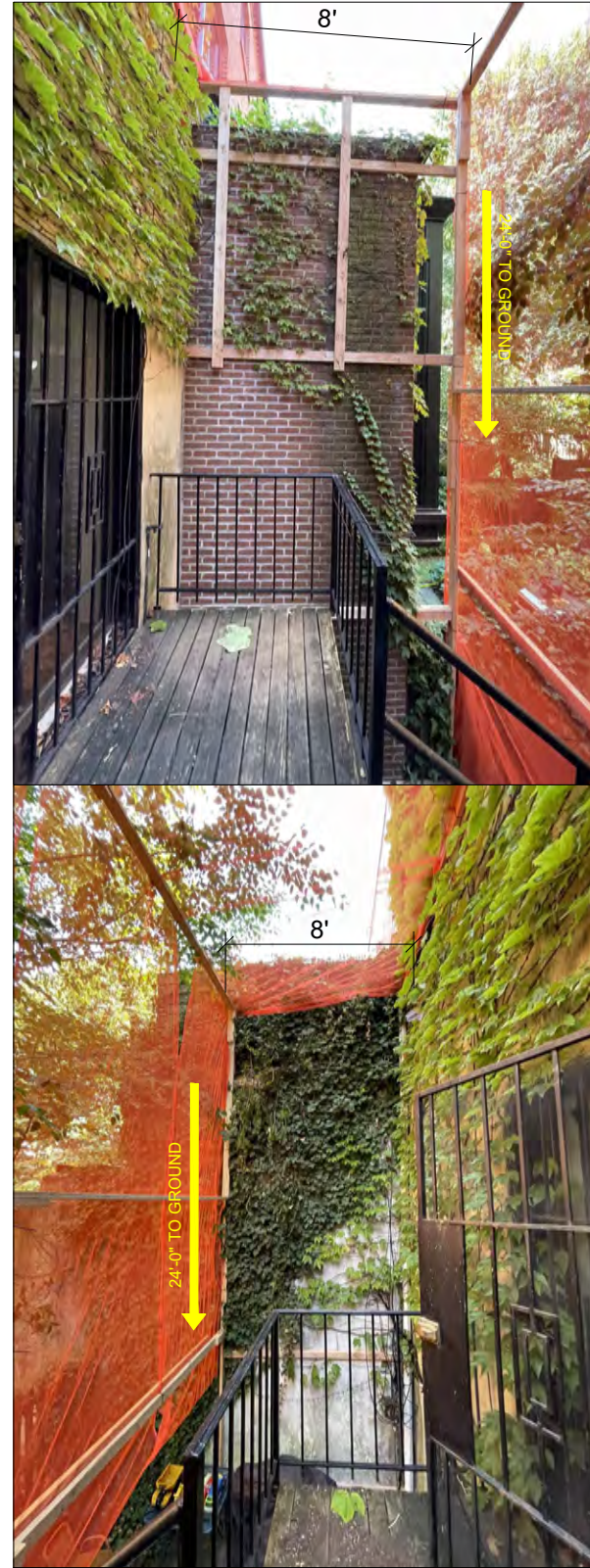
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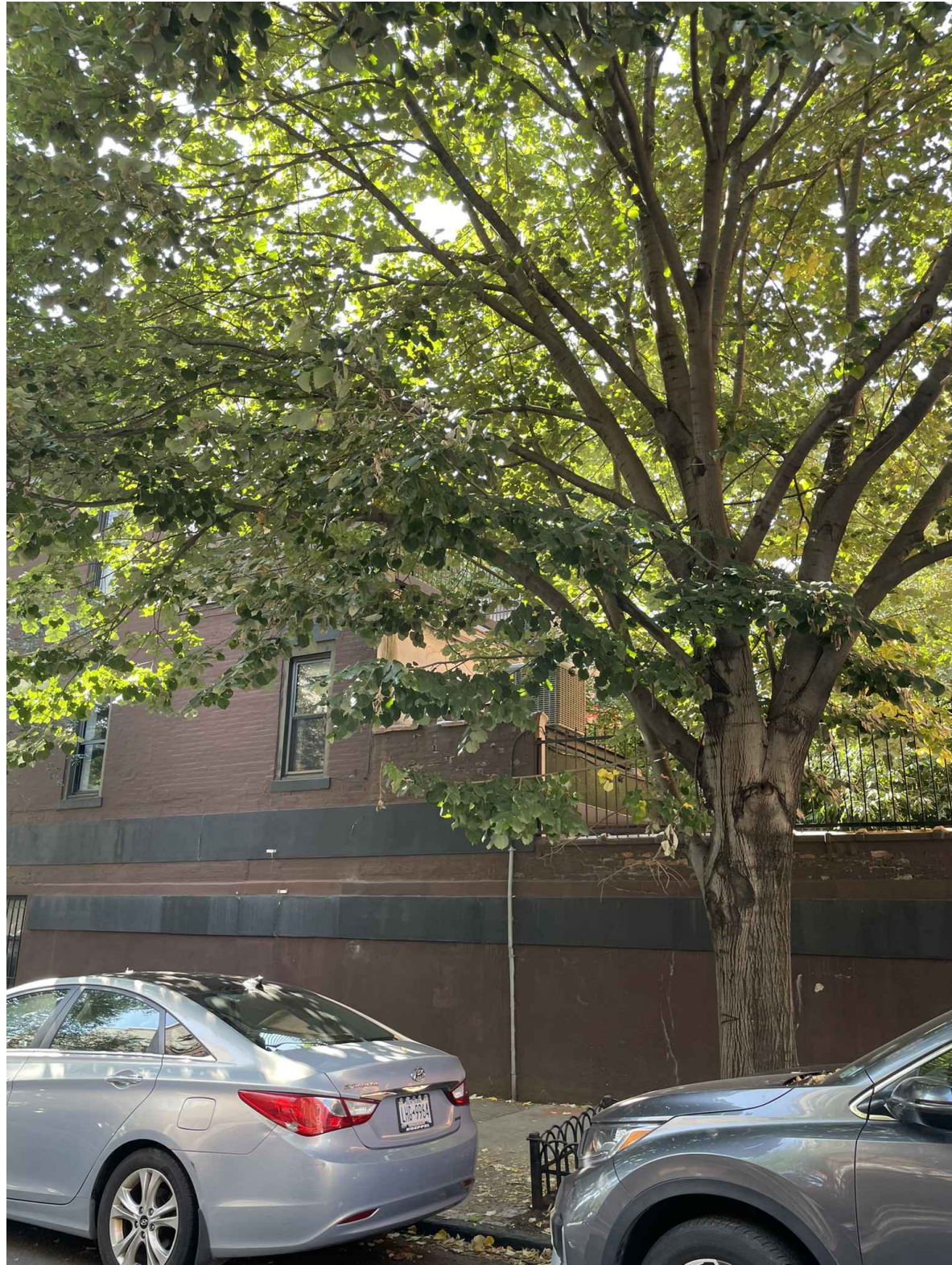


4

449 PACIFIC STREET

VISIBILITY ALONG NEVINS STREET





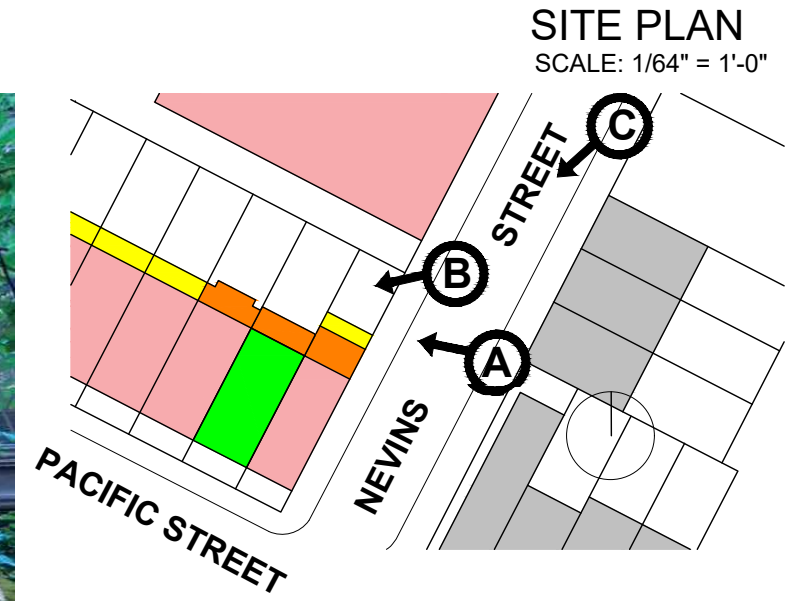
(A)



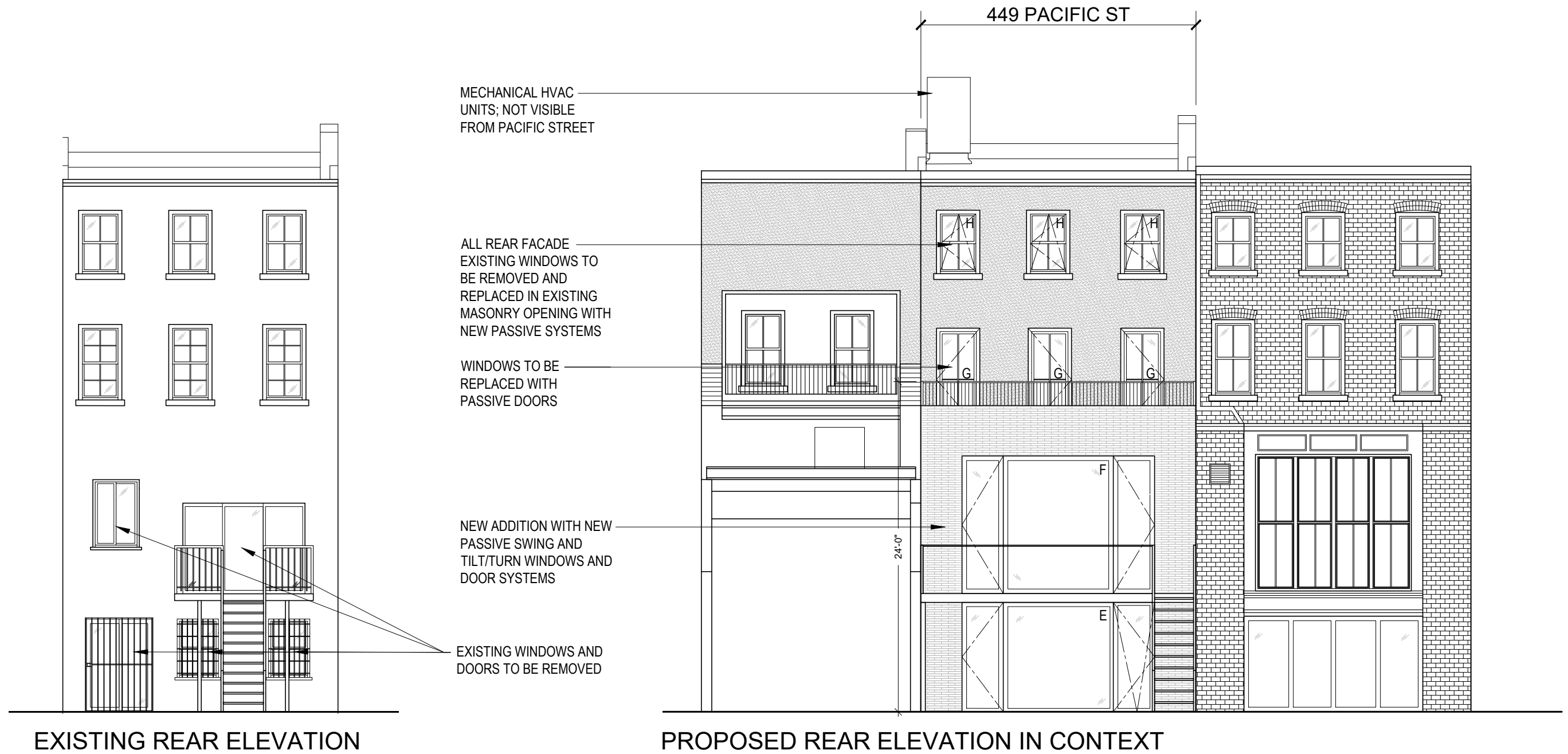
REAR EXTENSION MOCK-UP CONSTRUCTION



(B)



(C)





PAINTED OFF-WHITE CREAM STUCCO ABOVE; SIMILAR TO BENJAMIN MOORE OC-122 TBD



GLAZED OFF-WHITE CREAM BRICK / TILE EXTERIOR CLADDING



100 NEVINS STREET



447 PACIFIC STREET



449 PACIFIC STREET

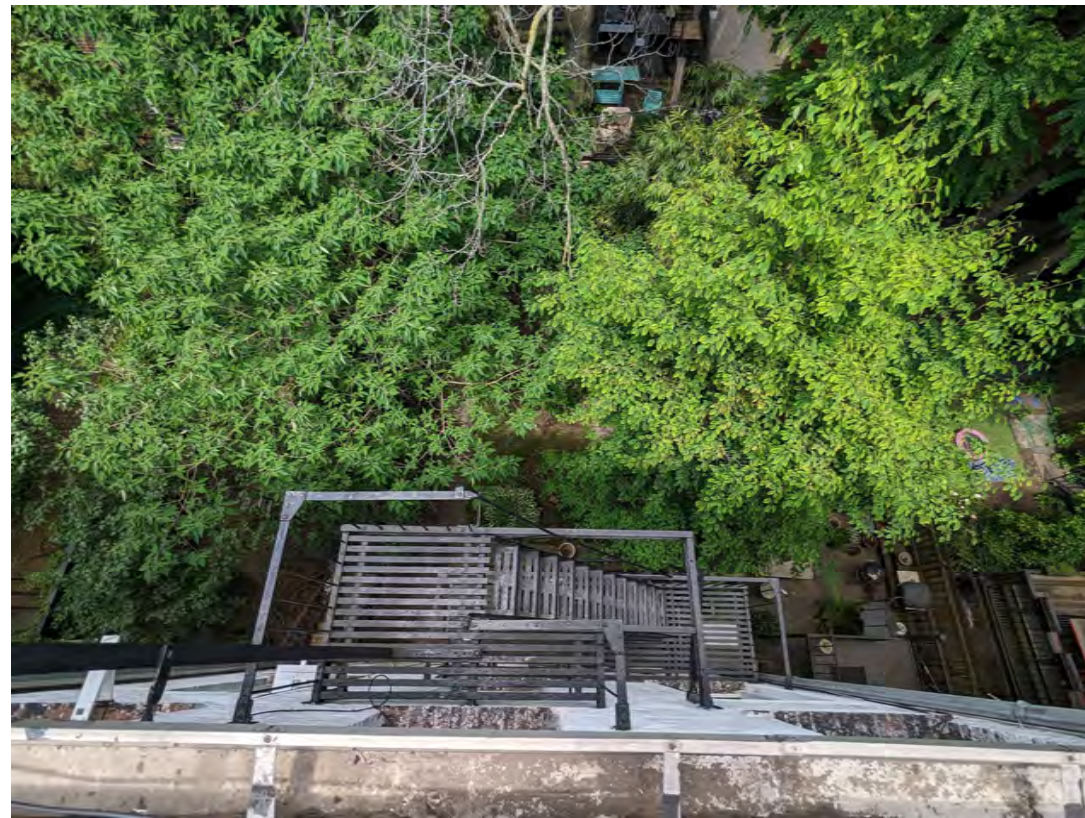
449 PACIFIC STREET

REAR FACADES OF ADJACENT BUILDINGS

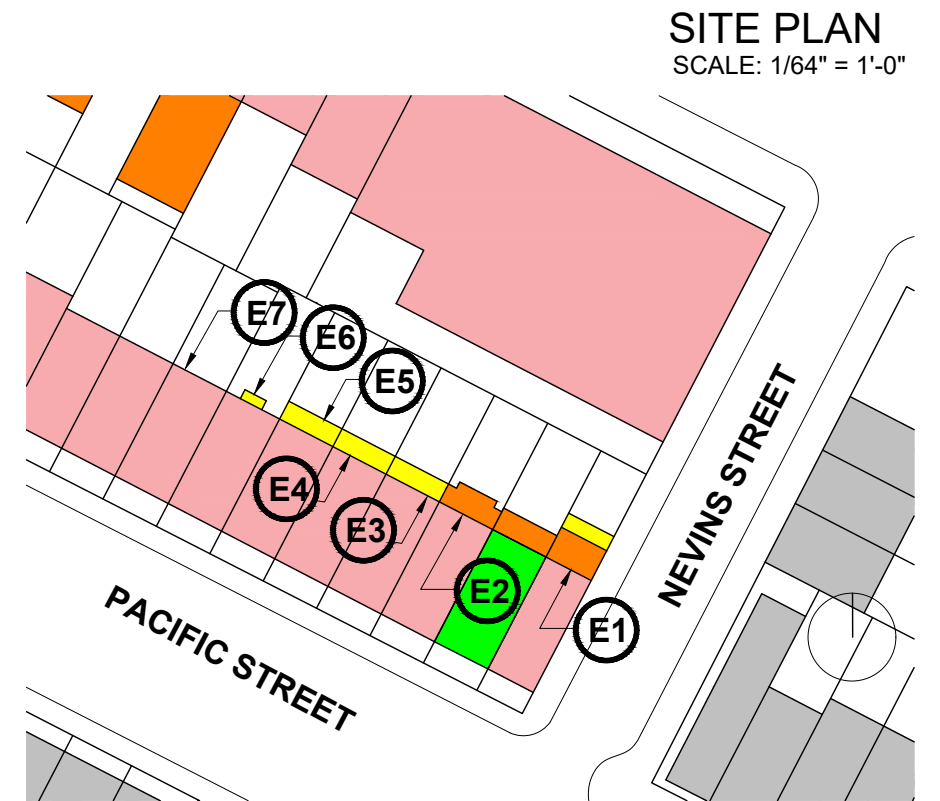
A12



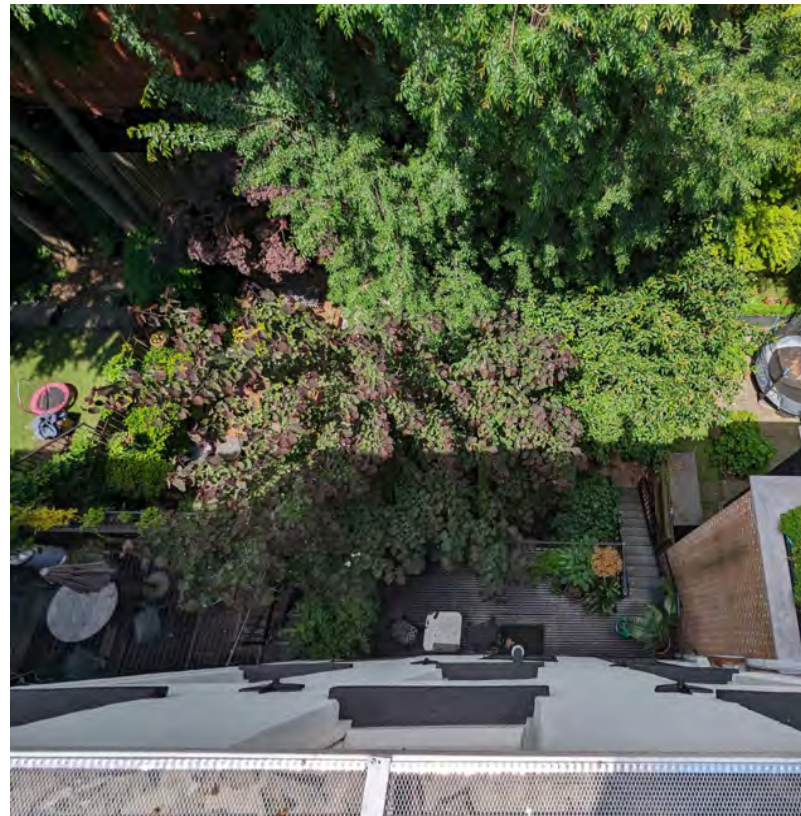
E6



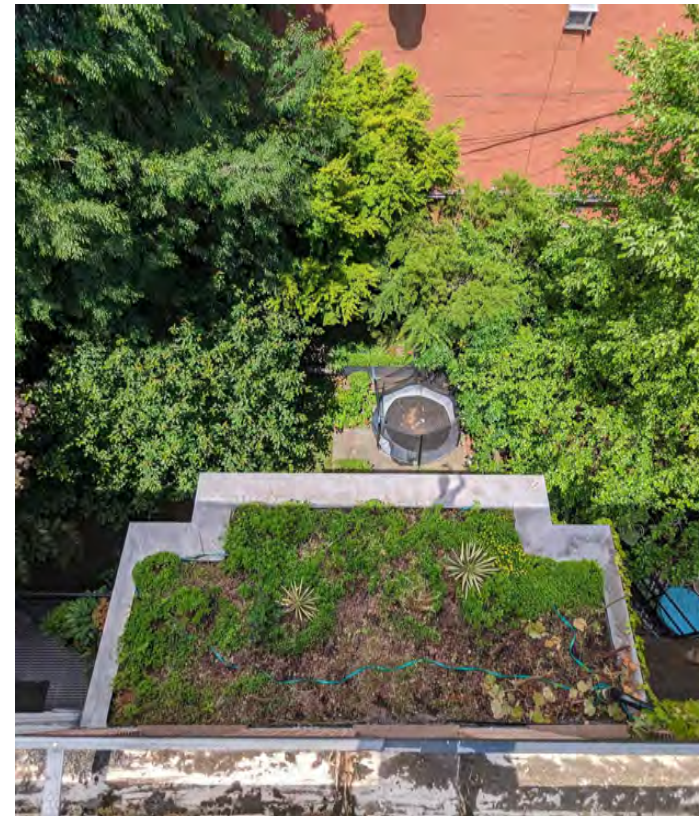
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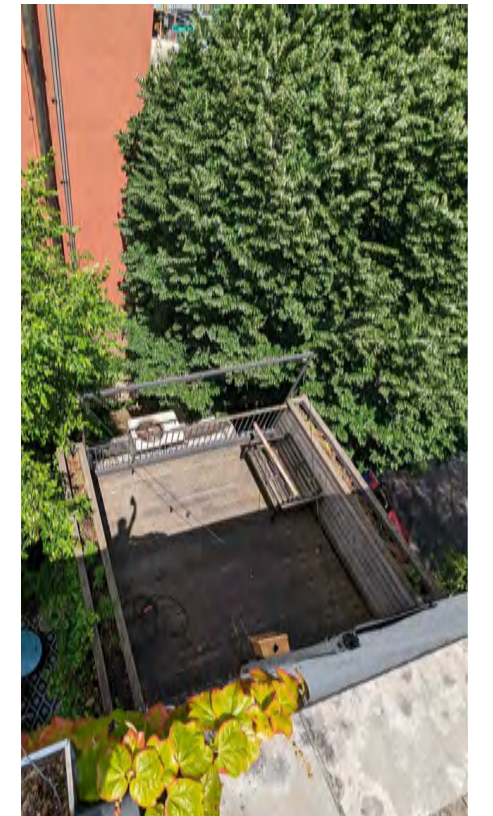
E5



E3



E2



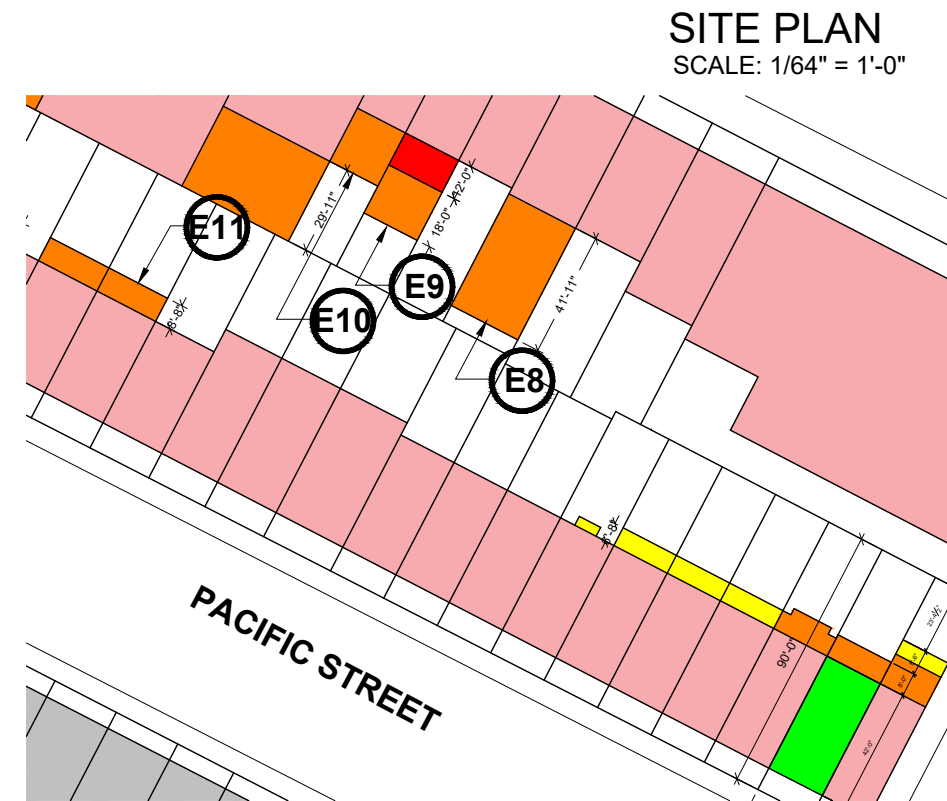
E1



E9

E10

E11



E8



449 PACIFIC STREET

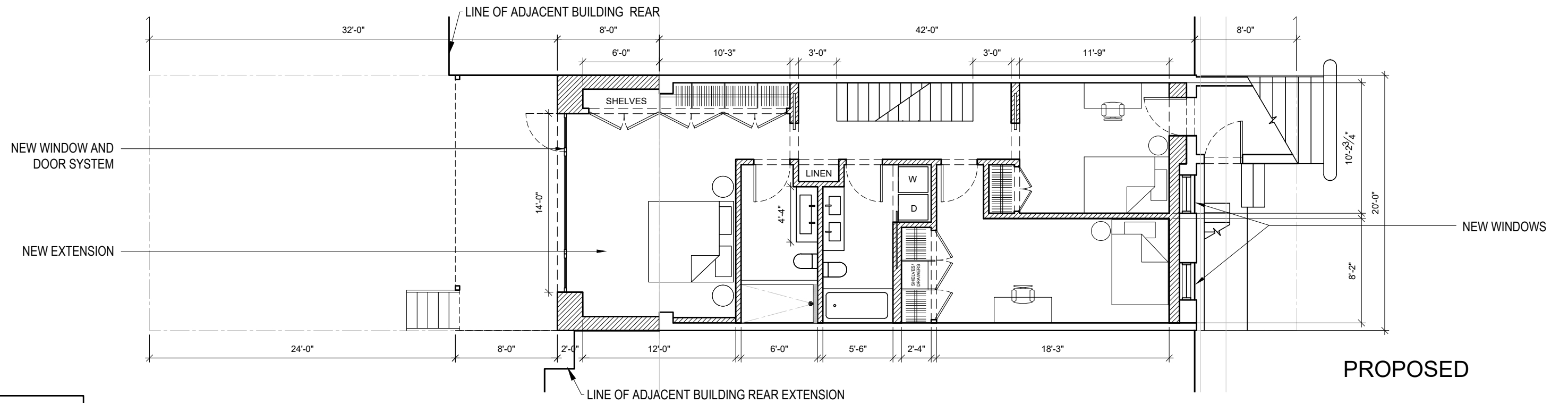
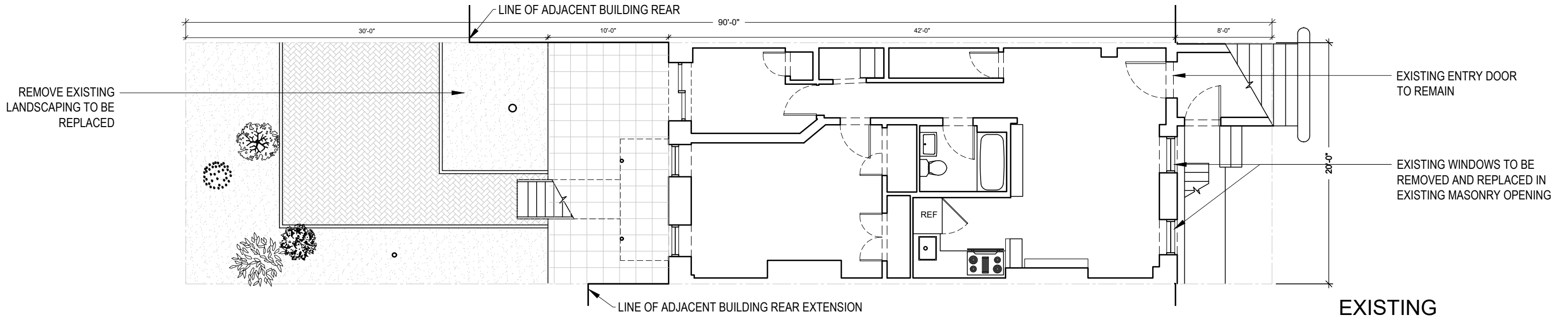
SARAH JEFFERYS DESIGN 611 BROADWAY SUITE 424 NEW YORK NY 10012 T:212.625.1450

REAR YARD & ADJACENT EXTENSIONS PHOTOS

A14

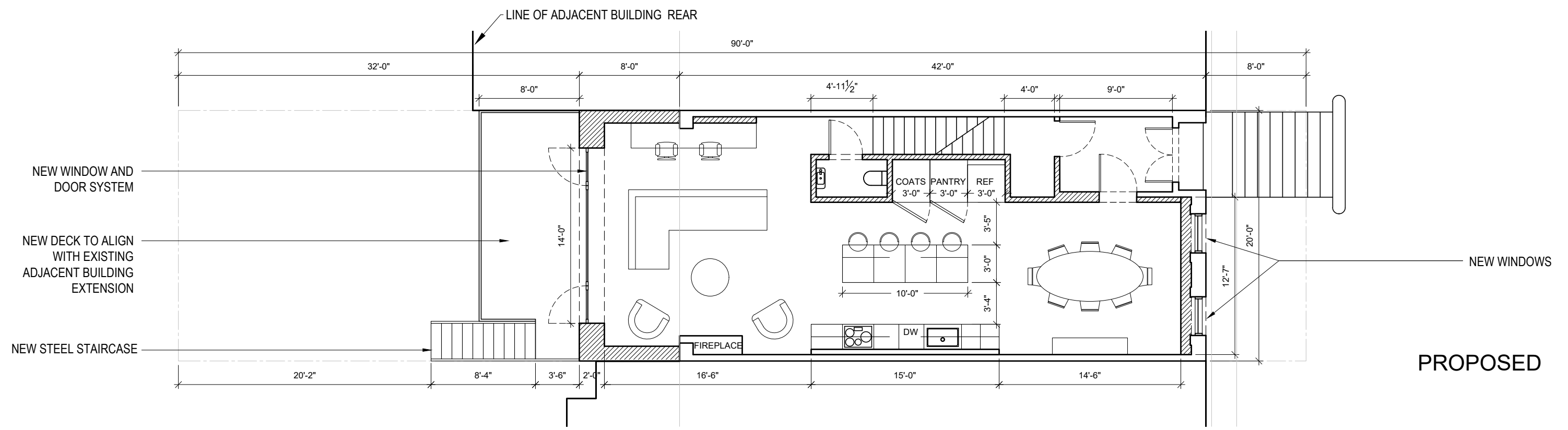
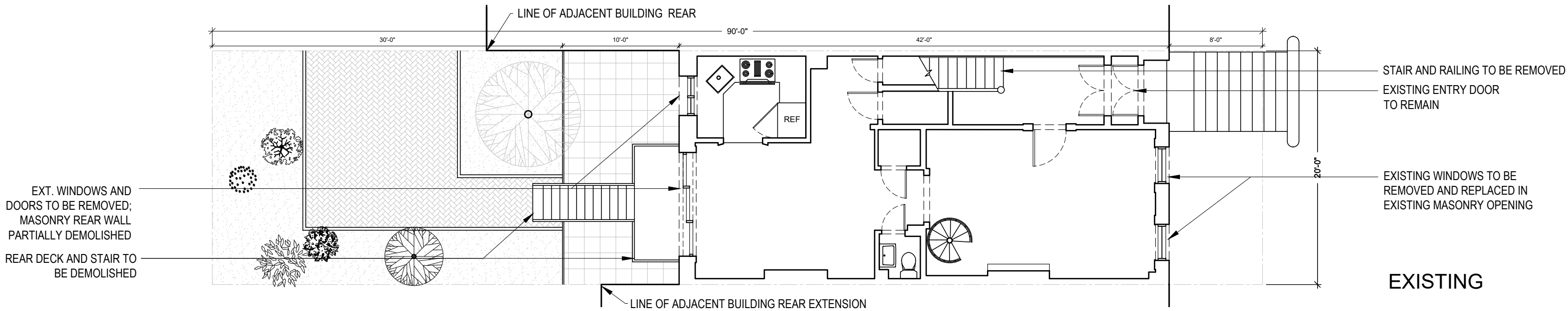
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10.10.24



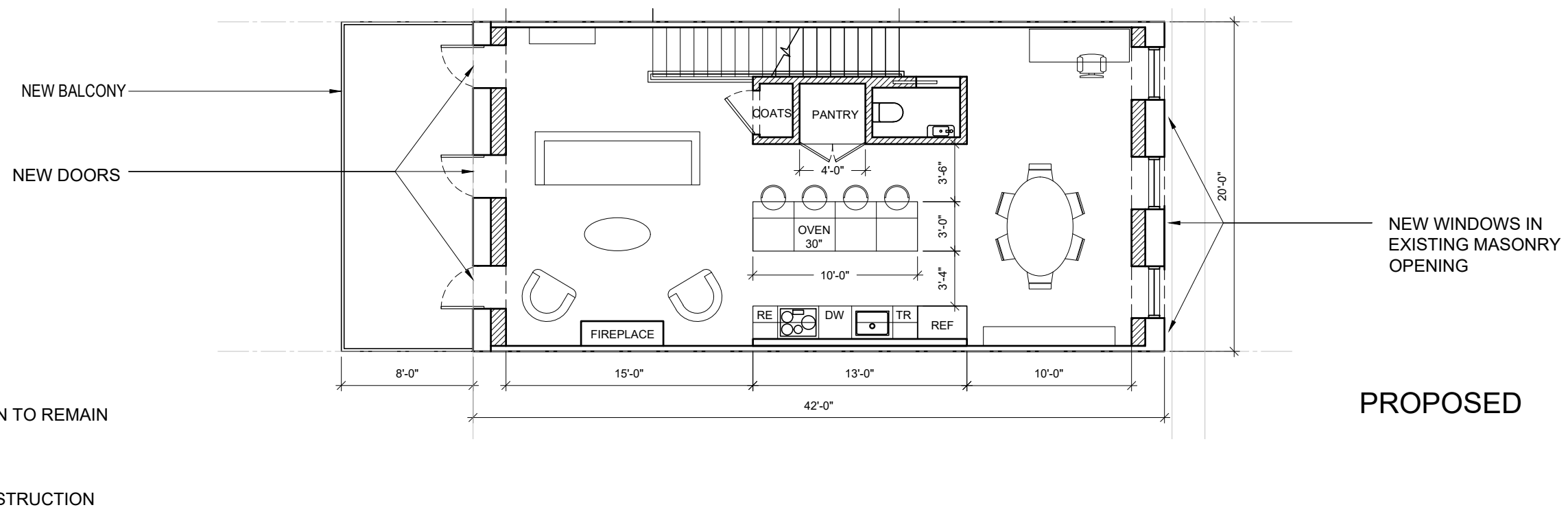
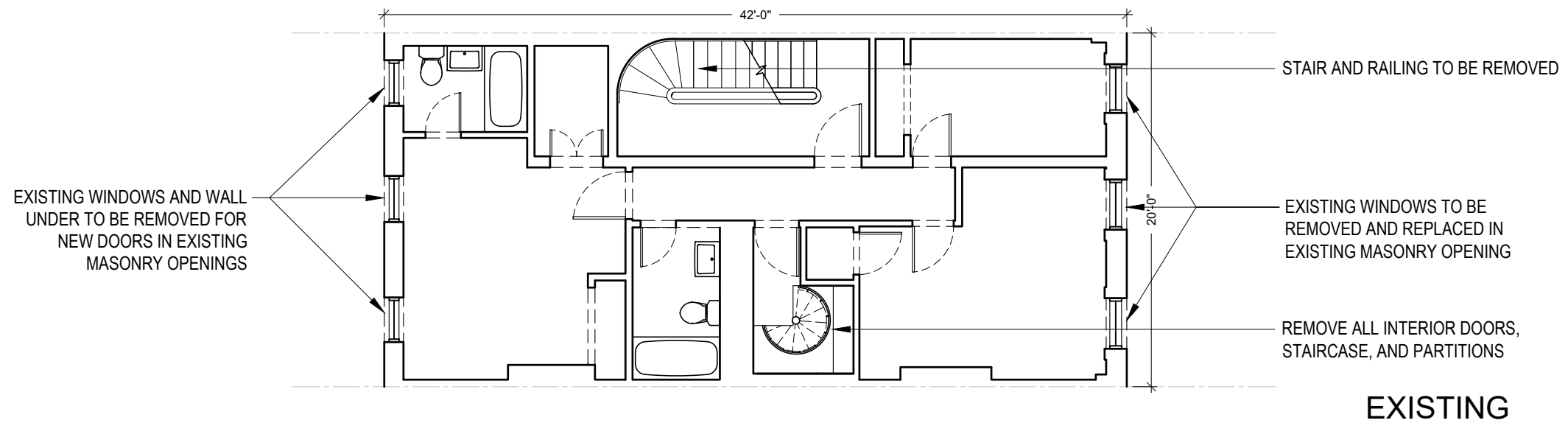
▭ PARTITION TO REMAIN

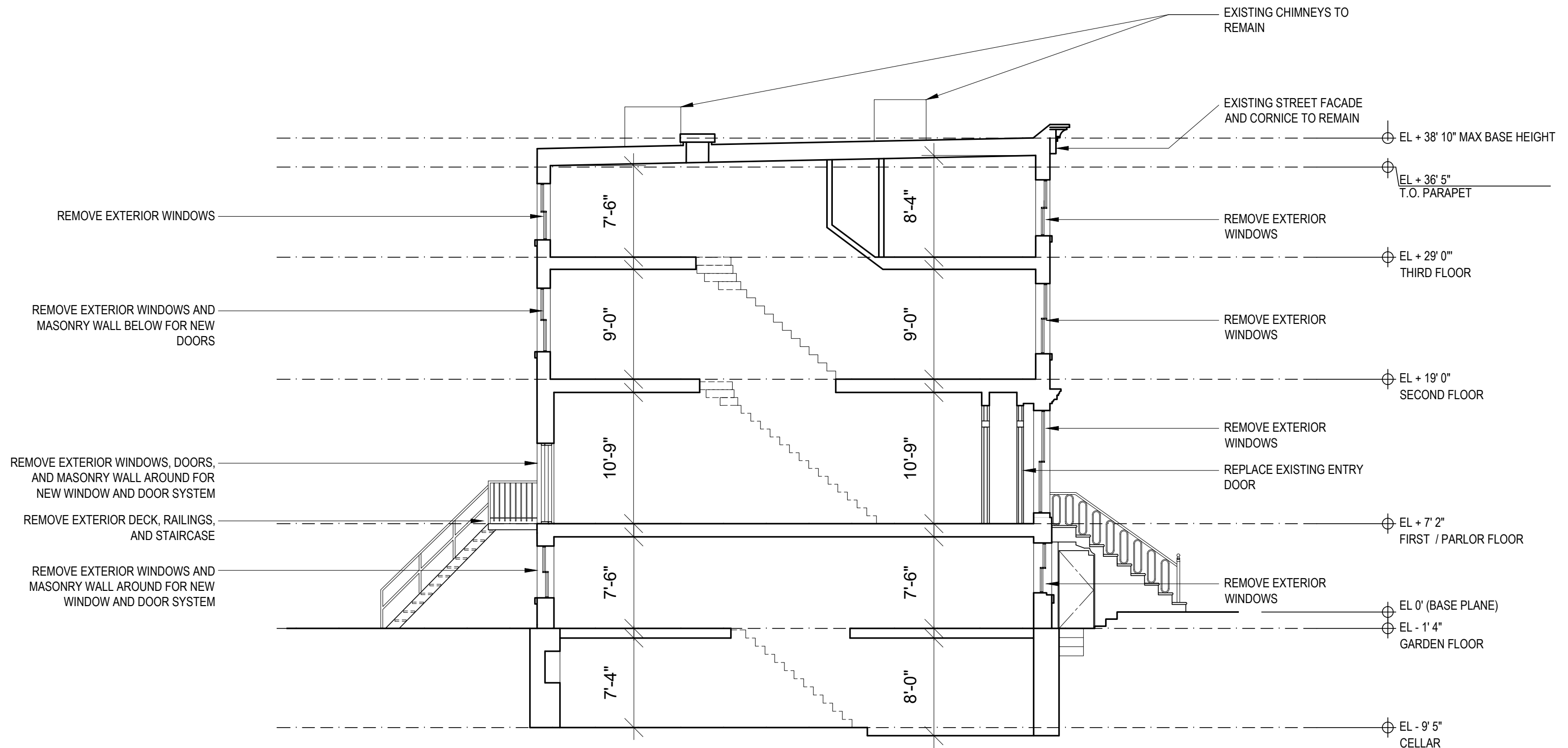
▨ NEW CONSTRUCTION

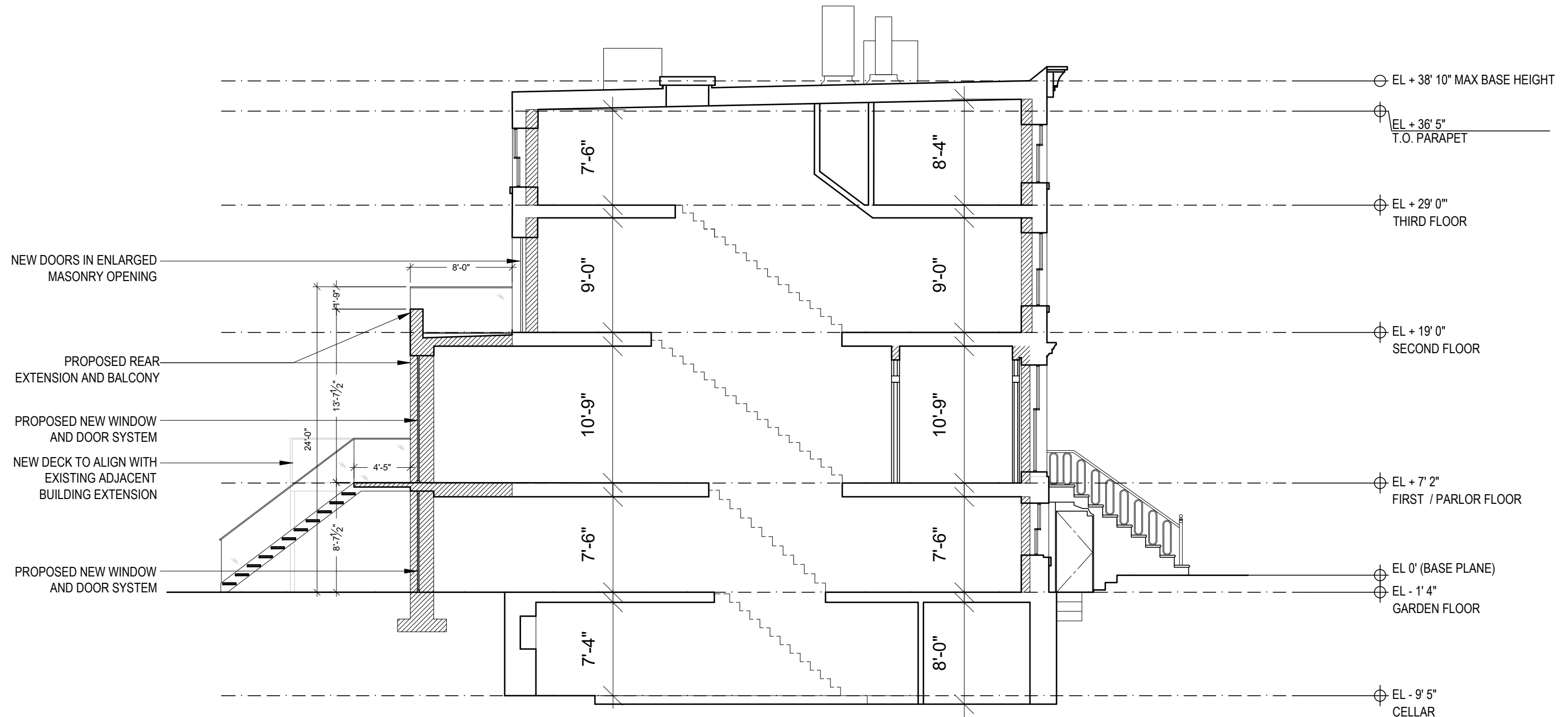


 PARTITION TO REMAIN

 NEW CONSTRUCTION







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