

October 29, 2024
Public Hearing

The current proposal is:

Preservation Department – Item 2, LPC-24-08573

373 Pacific Street – Boerum Hill Historic District Extension Borough of Brooklyn

To testify virtually, please join Zoom

Webinar ID: 820 4014 2259

Passcode: 476351

By Phone: 646-558-8656 (NY)

877-853-5257 (Toll free) US

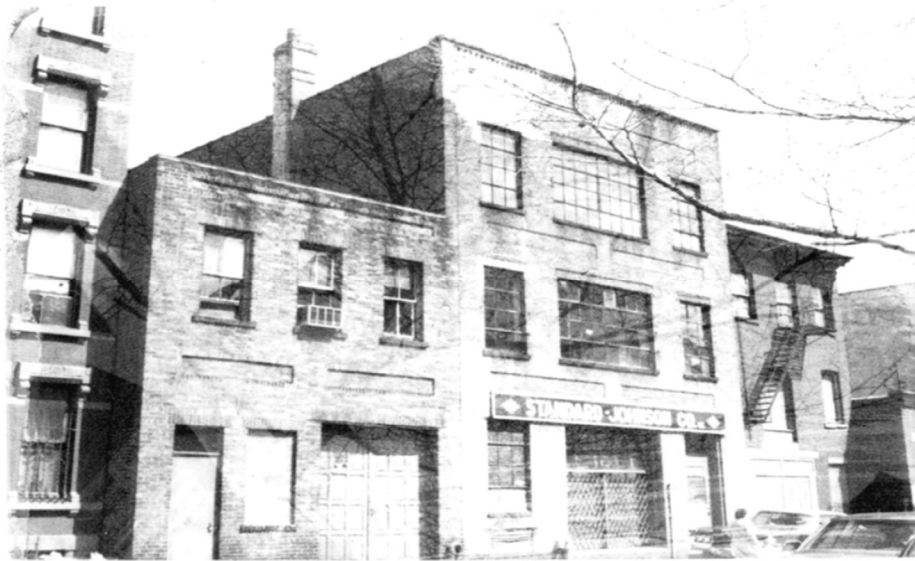
888-475-4499 (Toll free)

Note: If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.

LANDMARK PRESERVATION COMMISSION PROPOSAL PRESENTATION

373 PACIFIC ST. BROOKLYN, NY

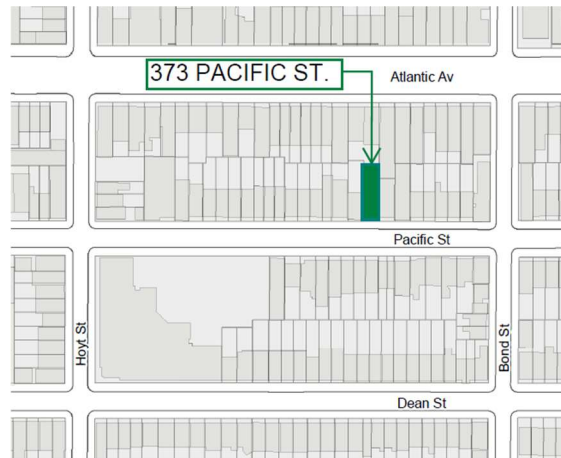
PRIMARY FACADE MASTER PLAN WINDOW REPLACEMENT



*Built in early part of 20th Century circa 1920's
Owners used for commercial use
Standard Johnson Company that made coin counters in the 1920s.*



*Purchased in 1990's by current owners for residential use.
The building was converted to a 10-14-unit residential walk up
apartment building.*



COMMUNITY LANDSCAPE

375 Pacific St.



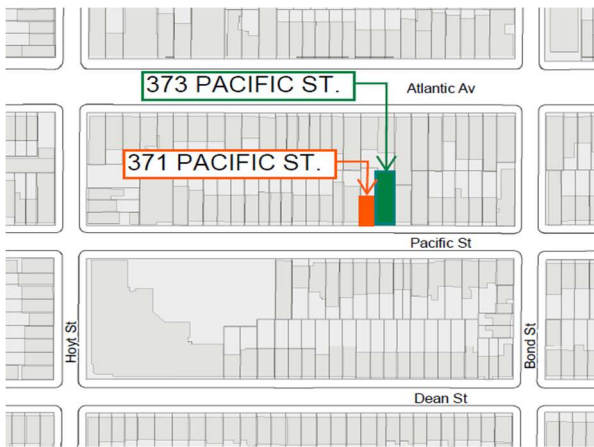
COMMUNITY LANDSCAPE

370 Pacific St.

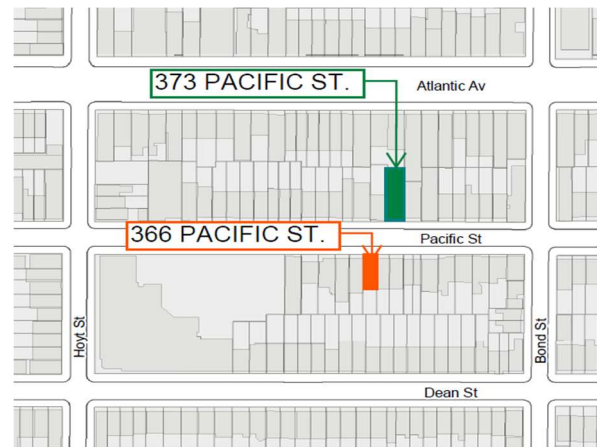
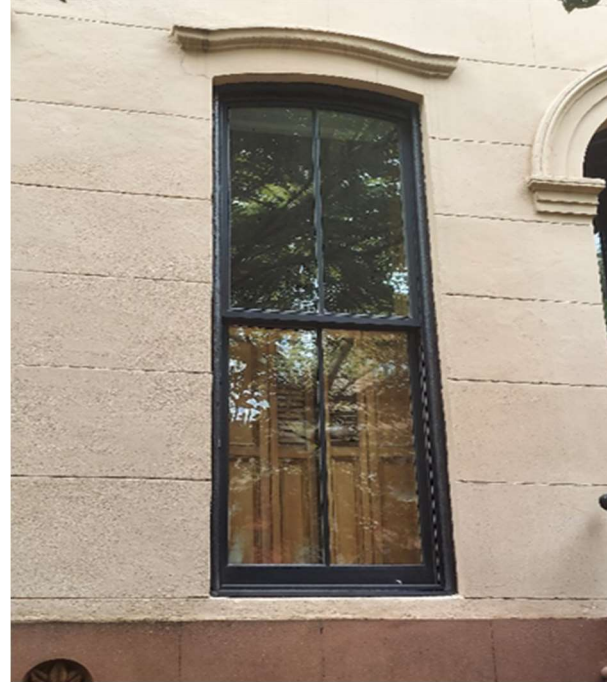


COMMUNITY LANDSCAPE

371 Pacific St.

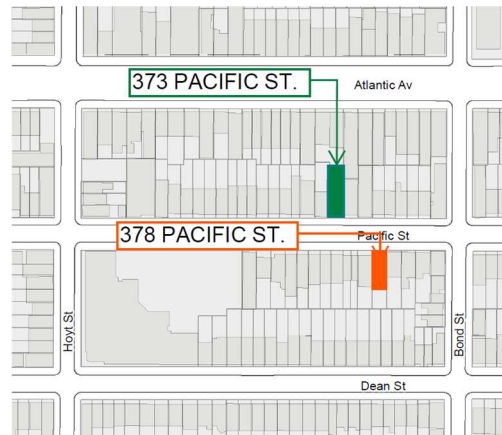


366 Pacific St.



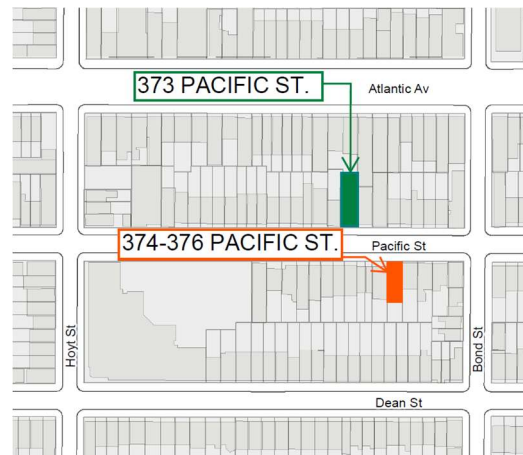
COMMUNITY LANDSCAPE

378 Pacific St.



COMMUNITY LANDSCAPE

374-376 Pacific St.



COMMUNITY LANDSCAPE

355 Pacific St.

Existing Window (Sample without Muntin Grids)



COMMUNITY LANDSCAPE

372 Pacific St.

Existing Window (Sample without Muntin Grids)



COMMUNITY LANDSCAPE

384 Pacific St.

Existing Window (Sample without Muntin Grids)

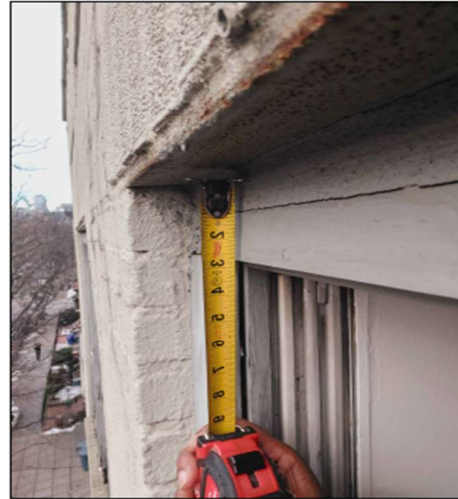


EXISTING WINDOW CONDITION

373 Pacific St.



EXISTING FRAME AT SILL



EXISTING FRAME AT HEAD/JAMB



DETERIORATING MULLION REMOVED



DETERIORATING WINDOW SILL



EXISTING FRAME AT SILL

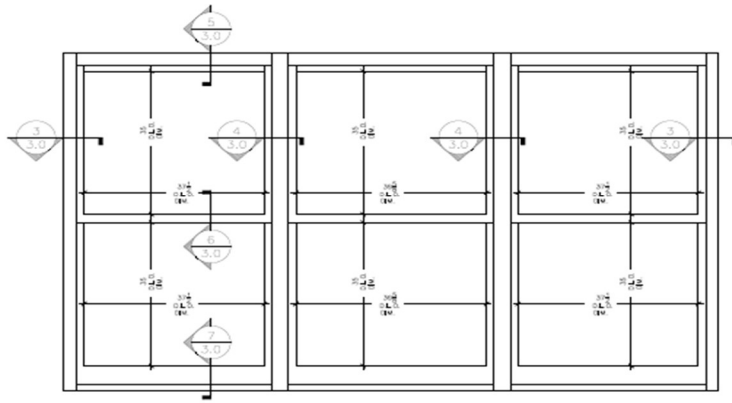


EXISTING WINDOW FRAME

INTERIOR HEAD FRAME REMAINING

EXISTING & PROPOSED WINDOW ELEVATION

373 Pacific St.

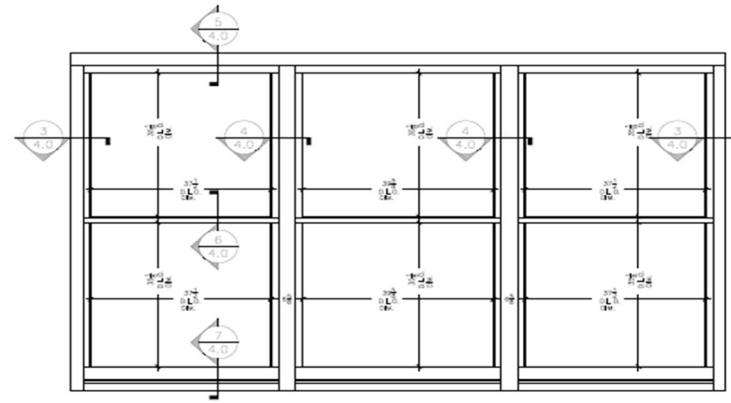


EXISTING (WINDOW TYPE 1) QTY. - 1
373 PACIFIC ST (PRIMARY FACADE)
SCALE: 1"=1'-0"

EXISTING WINDOW TOTAL DAYLIGHT
AREA: 1314.17 SQ. INCHES x 2
TOTAL 2628.34 SQ. IN.

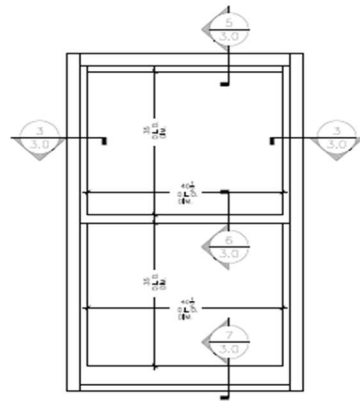
(TYPE 1) GLAZING DIMINUATION CALCULATION:
EXISTING WINDOW DAYLIGHT DIMENSION = 2,628.34 SQ. INCHES.
PROPOSED WINDOW DAYLIGHT DIMENSION = 2,634.38 SQ. INCHES.

2,634.38SQ. IN. (+) 2,628.34 SQ. IN. = 6.04 SQ. INCHES
6.04 SQ. INCHES / 2,628.34 SQ. INCHES = 0.002
ABS(0.002) X 100 = 0.22%, INCREASED



PROPOSED (WINDOW TYPE 1) QTY. - 1
373 PACIFIC ST (PRIMARY FACADE)
SCALE: 1"=1'-0"

EXISTING WINDOW TOTAL DAYLIGHT
AREA: 1,317.19 SQ. INCHES x 2
TOTAL 2,634.38 SQ. IN.

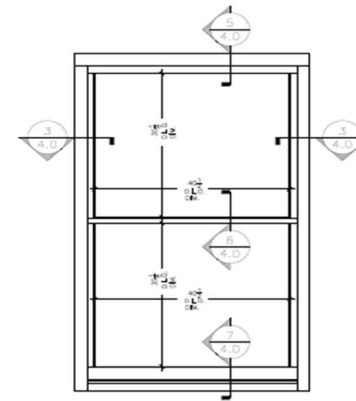


EXISTING (WINDOW TYPE 2) QTY. - 2
373 PACIFIC ST (PRIMARY FACADE)
SCALE: 1"=1'-0"

EXISTING WINDOW TOTAL DAYLIGHT
AREA: 1,419.34 SQ. INCHES x 2
TOTAL 2,838.68 SQ. IN.

(TYPE 2) GLAZING DIMINUATION CALCULATION:
EXISTING WINDOW DAYLIGHT DIMENSION = 2,838.68 SQ. INCHES.
PROPOSED WINDOW DAYLIGHT DIMENSION = 2,845.34 SQ. INCHES.

2,838.68 SQ. IN. (+) 2,845.34 SQ. IN. = 6.66 SQ. INCHES
6.66 SQ. INCHES / 2,838.68 SQ. INCHES = 0.002
ABS(0.002) X 100 = 0.22%, INCREASED



PROPOSED (WINDOW TYPE 2) QTY. - 2
373 PACIFIC ST (PRIMARY FACADE)
SCALE: 1"=1'-0"

EXISTING WINDOW TOTAL DAYLIGHT
AREA: 1,422.67 SQ. INCHES x 2
TOTAL 2,845.34 SQ. IN.

PROPOSED REPLACEMENT WINDOW SPECIFICATION

Ultra-Fit
Sash
Replacement
Kit

...THE OTHER REPLACEMENT
SOLUTION

TrimLine
WINDOWS INCORPORATED

Unitized Frame System

Vinyl Jamblers are pre-loaded with block & tackle balancers and cut to your precise sill angle. The *Ultra-Fit* jambliner features the Flexi-Flap design which creates a tight fitting weatherseal against the existing blind stop while providing a seamless transition from the old window frame. Reinforced with an extruded aluminum channel the jambliners are foam backed and pre-drilled for all installation screws and **Jambadjusters**. Snap-in caps are provided to cover all installation holes.

Vinyl Head Profile is foam backed and comes complete with compression weatherstripping and a wood head plate which provides a fresh new look to the inside of the exposed window frame.

Vinyl Sill Profile is reinforced with an aluminum extrusion insert allowing the *Ultra-Fit* unitized frame system to be securely fastened at the existing window sill. This design creates a solid new surface ensuring a tight weatherseal for the bottom sash.

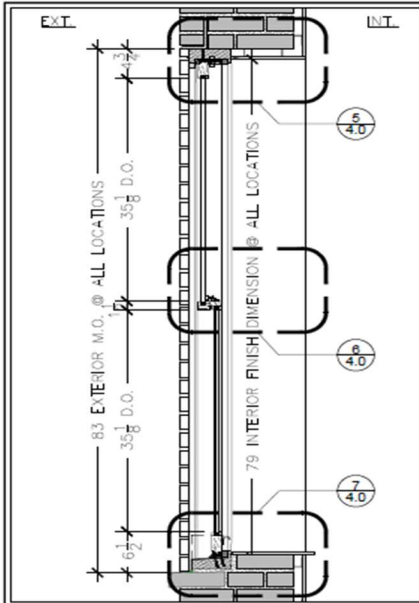
Your choice... the *Ultra-Fit* frame system is packaged with the head, sill and jambliner components prefabricated ready for field assembly in a matter of minutes; or the frame system can also be ordered pre-assembled.

* OPTIONAL 4.0" RAIL AVAILABLE

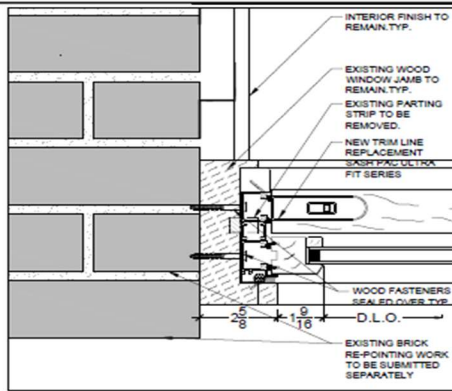
4

PROPOSED WINDOW CONDITION

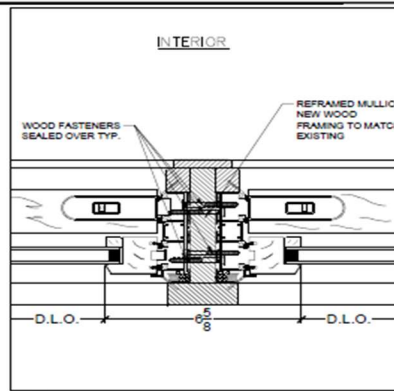
373 Pacific St.



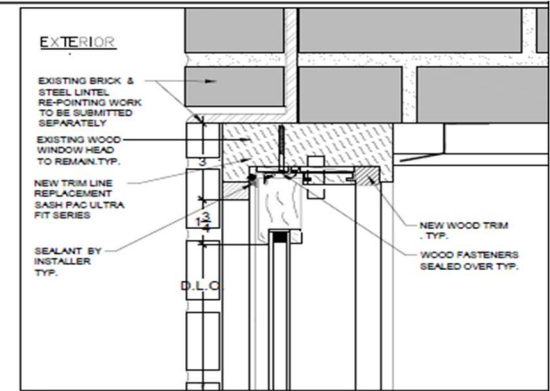
1 VERTICAL CROSS SECTION (TYPICAL ALL)
SCALE: 1 1/2" = 1'-0"



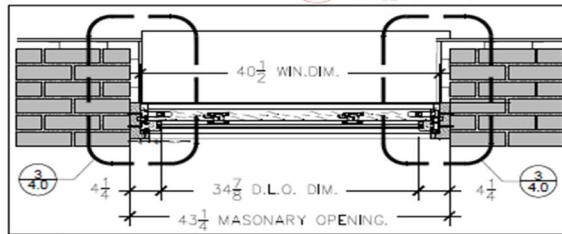
3 ENLARGED JAMB DETAIL
SCALE: 6" = 1'-0"



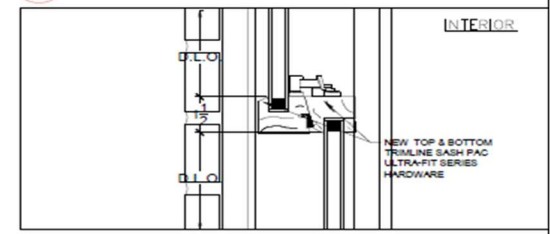
4 ENLARGED MULLION DETAIL
SCALE: 6" = 1'-0"



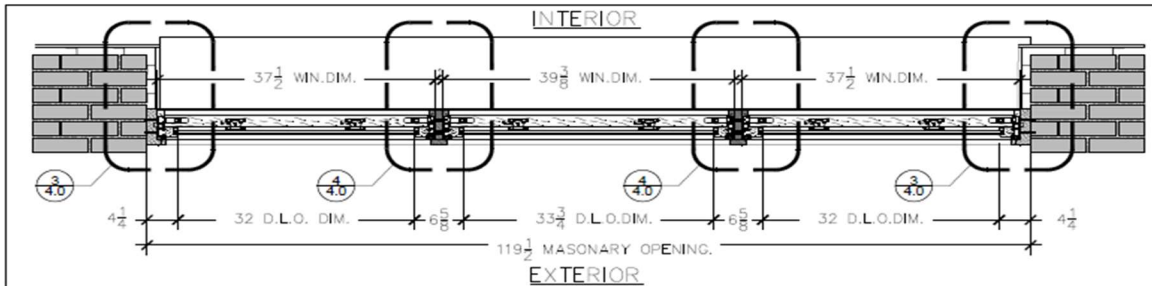
5 ENLARGED HEAD DETAIL
SCALE: 6" = 1'-0"



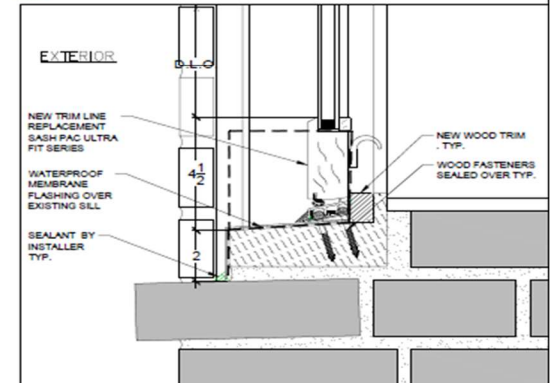
2A HORIZONTAL CROSS SECTION (@ SINGLE)
SCALE: 1 1/2" = 1'-0"



6 ENLARGED MEETING RAIL DETAIL
SCALE: 6" = 1'-0"



2B HORIZONTAL CROSS SECTION (@ TRIPLE WINDOW)
SCALE: 1 1/2" = 1'-0"



7 ENLARGED SILL DETAIL
SCALE: 6" = 1'-0"

PROPOSED REPLACEMENT WINDOW & FINISH COLOR

PROPOSED WINDOW EXTERIOR FINISH COLOR (**WHITE**):



PROPOSED WINDOW MATERIAL (**WOOD**):



BUILDING CONVERSION STUDY

(SIMILAR BLDG CLASSIFIED / USE CASE
CONVERSION USING DOUBLE HUNG WINDOW)

159 Carlton Ave – Loft Condominiums Apartments



Feuchtwanger Stable is a historic stable building located in Fort Greene, Brooklyn, New York. It was built in 1888 in the Romanesque Revival style. The first-floor features three wide, round arches that once served as entrances for horses. The building has housed a candy factory, a storage warehouse, and an auto repair garage. It was converted into loft condominiums in 1988.

BUILDING CONVERSION STUDY

(SIMILAR BLDG CLASSIFIED / USE CASE
CONVERSION USING DOUBLE HUNG WINDOW)

372 Dekalb Ave - Clinton Mews



372 Dekalb Avenue also known as Clinton Mews located in Clinton Hill, Brooklyn was converted to co-ops in 1987 and now sits as a dormitory for students attending Pratt Institute, the building was originally constructed in 1910 as a shoe and boot factory for Julius Grossman.

BUILDING CONVERSION STUDY

(SIMILAR BLDG CLASSIFIED / USE CASE
CONVERSION USING DOUBLE HUNG WINDOW)

105 Lexington Avenue – Loft Apartments



105 Lexington Avenue located in Bedford Stuyvesant; Brooklyn was converted to Loft Apartments in 1980's prior use of the structure was a Box factory in the 1930s

5- SUMMARY STATEMENT

It is our summation after the data presented above that a strong consideration should be given for accepting a Double Hung operating window as a qualified replacement window at 373 Pacific St the follow should be considered in this analysis:

1. The building historically has changed its original use from commercial to residential.
2. The building conversion of similar nature (from commercial to residential) within the neighboring communities of Brooklyn (Fort Greene, Clinton Hill, Bedford Stuyvesant) have been documented to converting from a pivoting/ Projected window to double hung operating window types.
3. Neighboring buildings near to 373 Pacific St. are also documented to have double hung operation type of window having a projected window doesn't fit with the current aesthetic of the neighborhood.

It is with great respect for our neighbors, community board and municipal authorities that we can present our case before you allow for all parties to review the presentation set forth today. We thank you and hope to receive approval of our request.

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