

November 26, 2024  
Public Hearing

The current proposal is:

Preservation Department – Item 5, LPC-24-06660

## **203 Maple Street – Prospect Lefferts Gardens Historic District Borough of Brooklyn**

To testify virtually, please join Zoom

**Webinar ID:** 161 709 3216

**Passcode:** 445660

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.

# 203 Maple Street, Brooklyn

## *Lefferts Manor Historic District*

LPC Application to Replace Non-Original Basement Windows



*Façade 203 Maple Street*

## 203 Maple Street

### *Lefferts Manor Historic District*

LPC Application to Replace Non-Original Basement Windows

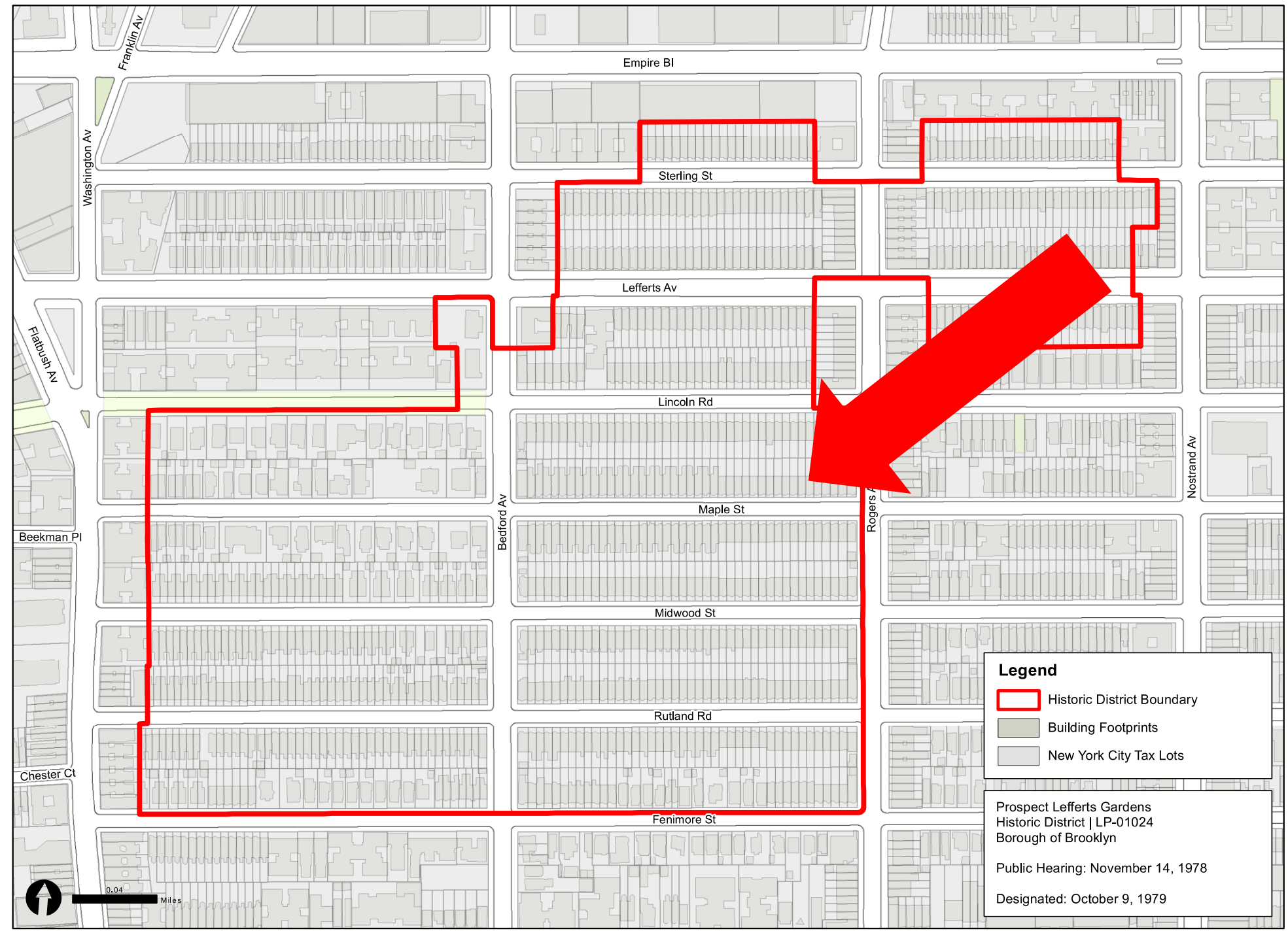


*Basement Windows as Visible From Sidewalk Below Stoop*



*Basement Windows as Visible From Sidewalk*

Prospect Lefferts Gardens Historic District | LP-01024



Graphic Source: Map PLUTO, Edition 18v1, Author: New York City Landmarks Preservation Commission, LCR Date: 3.19.2019

203 Maple Street Location



*201 – 209 Maple Street – Looking To Rogers*



*205 – 199 Maple – Looking to Bedford*



*Maple Street – Looking Towards Rogers Ave.*

# Historic Conditions

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*NYC Dept. of Finance Tax Lot Photo – circa 1940*



LPC Historic Designation Photo



*Maple Street – Federal Historic Register Photo, 1992 (203 is not visible in photo)*



*Right Basement Window*



*Detail of Condition – Right Basement Window*





*Middle Basement Window*



*Middle Basement Window*



*Left Basement Window*

## Current Conditions | Interior



# Current Condition | Left Interior Window Detail



Multiple Broken panes



Detail Broken panes



Close Up Broken Pane

## Current Conditions | Interior Center Window Details



Cracked +  
Broken Panes



Detail Cracked +  
Missing Piece of  
Glass Panes



Close Up Broken +  
Cracked Panes

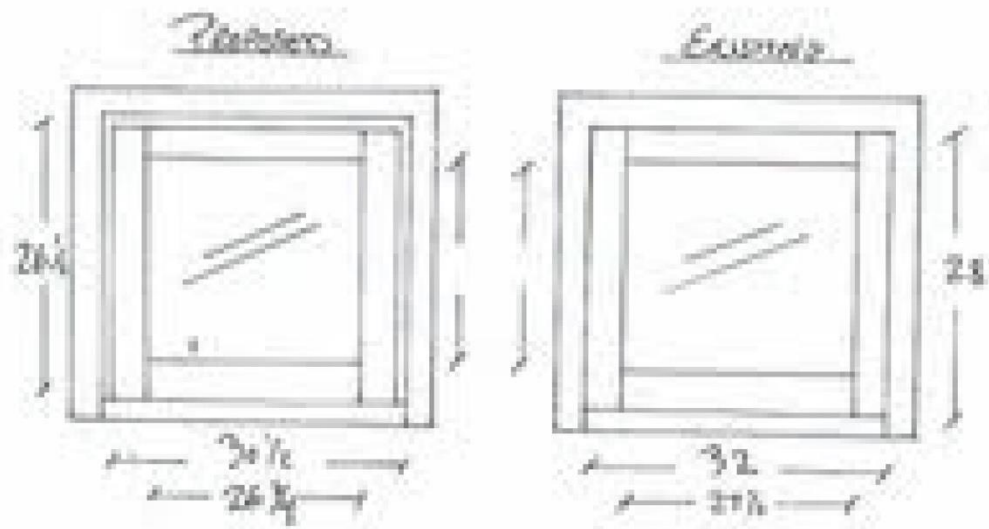
## Current Conditions | Interior Right Window Detail



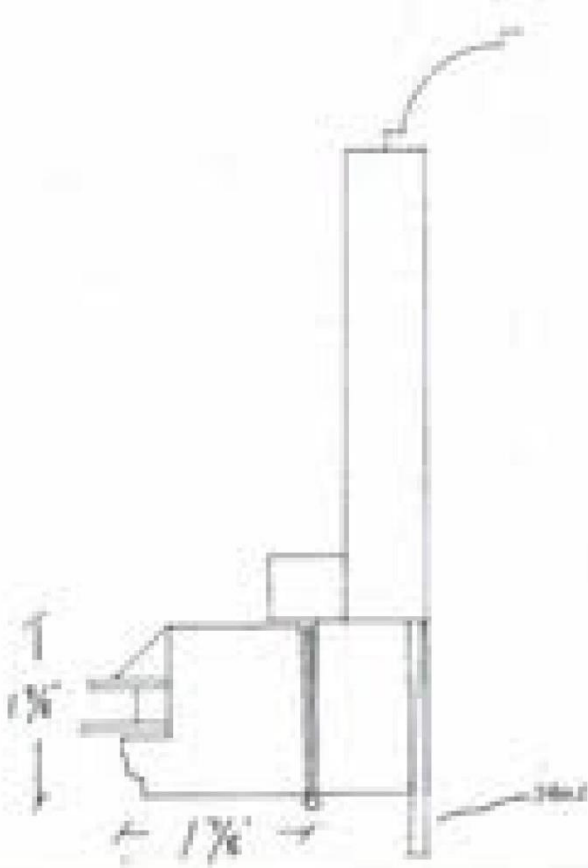
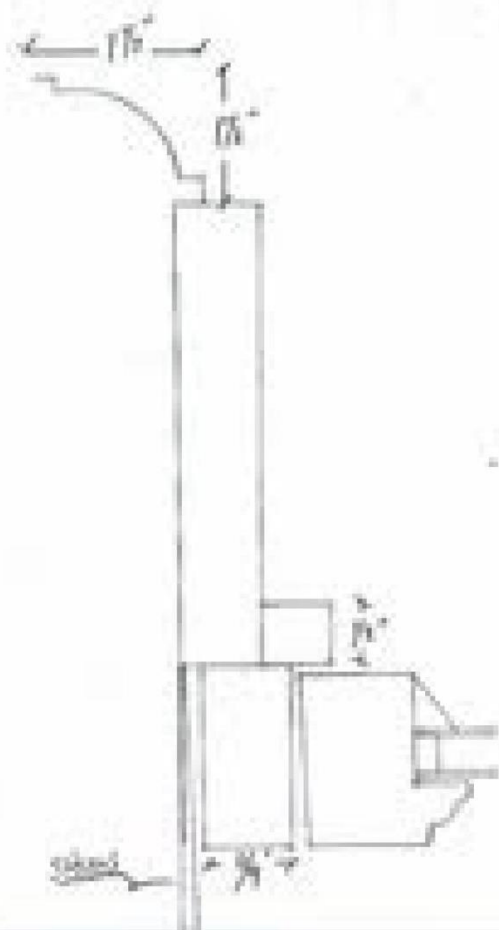
Cracked + Broken  
Panes



Cracks in Multiple Panes



203 Apple St., Brooklyn NY		
Arch. for Windows Center, Co.		
J.M.	A.P.S.	1/1/2014
Elevation		
Ground Floor Front		



203 Apple St., Brooklyn NY		
Arch. for Windows Center, Co.		
J.M.	A.P.S.	1/1/2014
Elevation		
Ground Floor Front		

Proposed + Existing Window Plans

Detail of Front Window Plan



*201 Maple – Adjacent Townhouse (203 is to its right)*



*201 Maple Street – Basement Window*



Current Conditions Maple Street | Front Basement Windows



205 Maple Street



209 Maple Street



208 Maple Street

# Current Conditions Maple Street | Front Basement Windows



193 Maple Street



195 Maple Street



197 Maple Street

**BAAIBAKI & ASSOCIATES ENGINEERING PC**

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Fax (718) 504-6117

September 2, 2024

RE: 203 Maple Street  
Brooklyn, NY 10026  
Tax Block: 5029, Lot: 57

To Whom it May Concern,

As per NYC DOB Building code Chapter 12 (Interior Environment) Operable windows that allow light to come through are required for all "Habitable Spaces". Windows sizes must be in compliance with percentages of Air and Light requirements by Building Code.

Truly yours,

A handwritten signature in blue ink, appearing to be 'M. Baalbaki'. The signature is fluid and cursive, with a small 'M' above the first letter.

Baalbaki & Associates Engineering, PC  
Mohammad H. Baalbaki, PE  
Manager  
NY PE License # 077062-1

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