

November 26, 2024
Public Hearing

The current proposal is:

Preservation Department – Item 4, LPC-25-01433

25 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

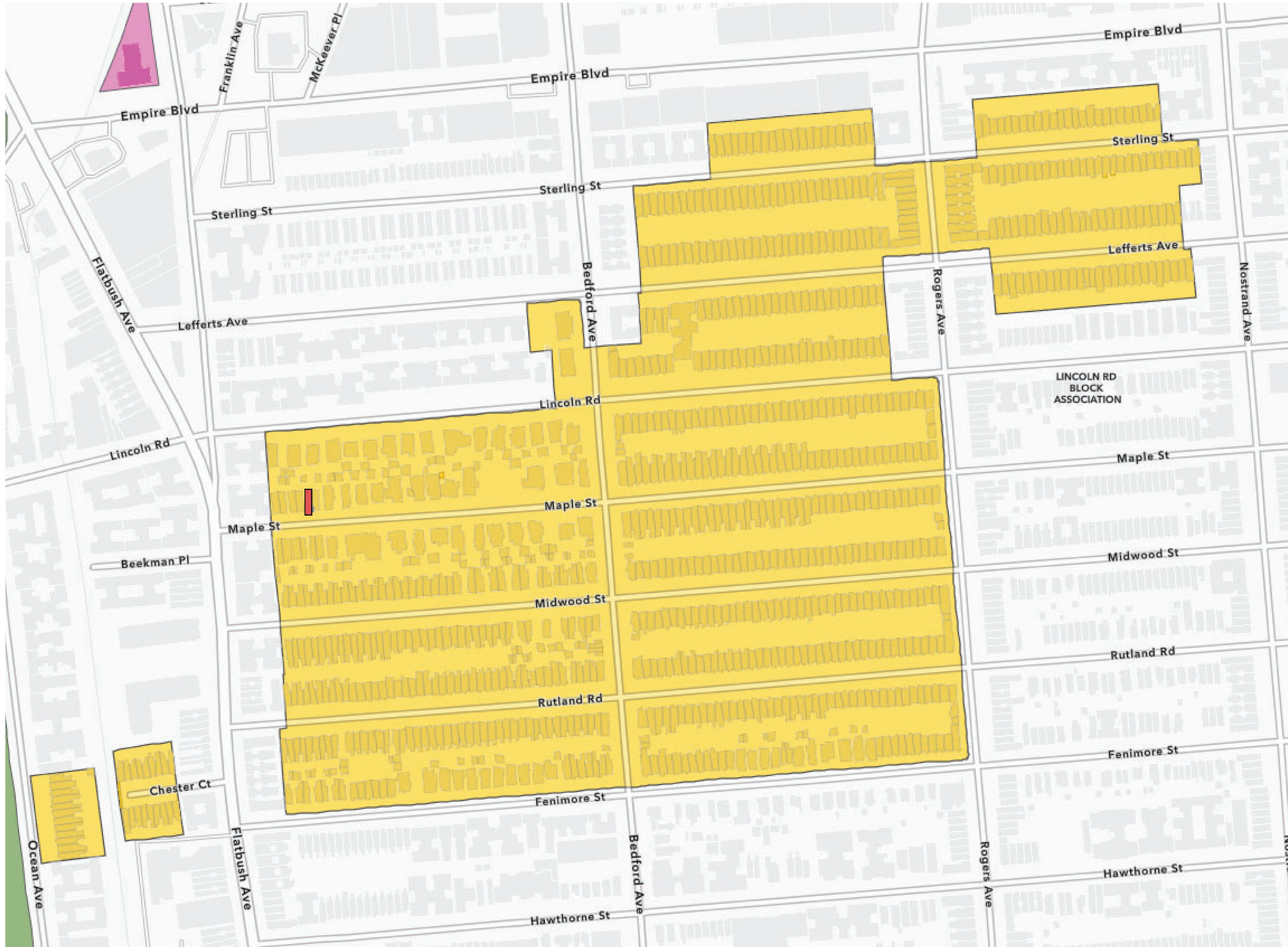
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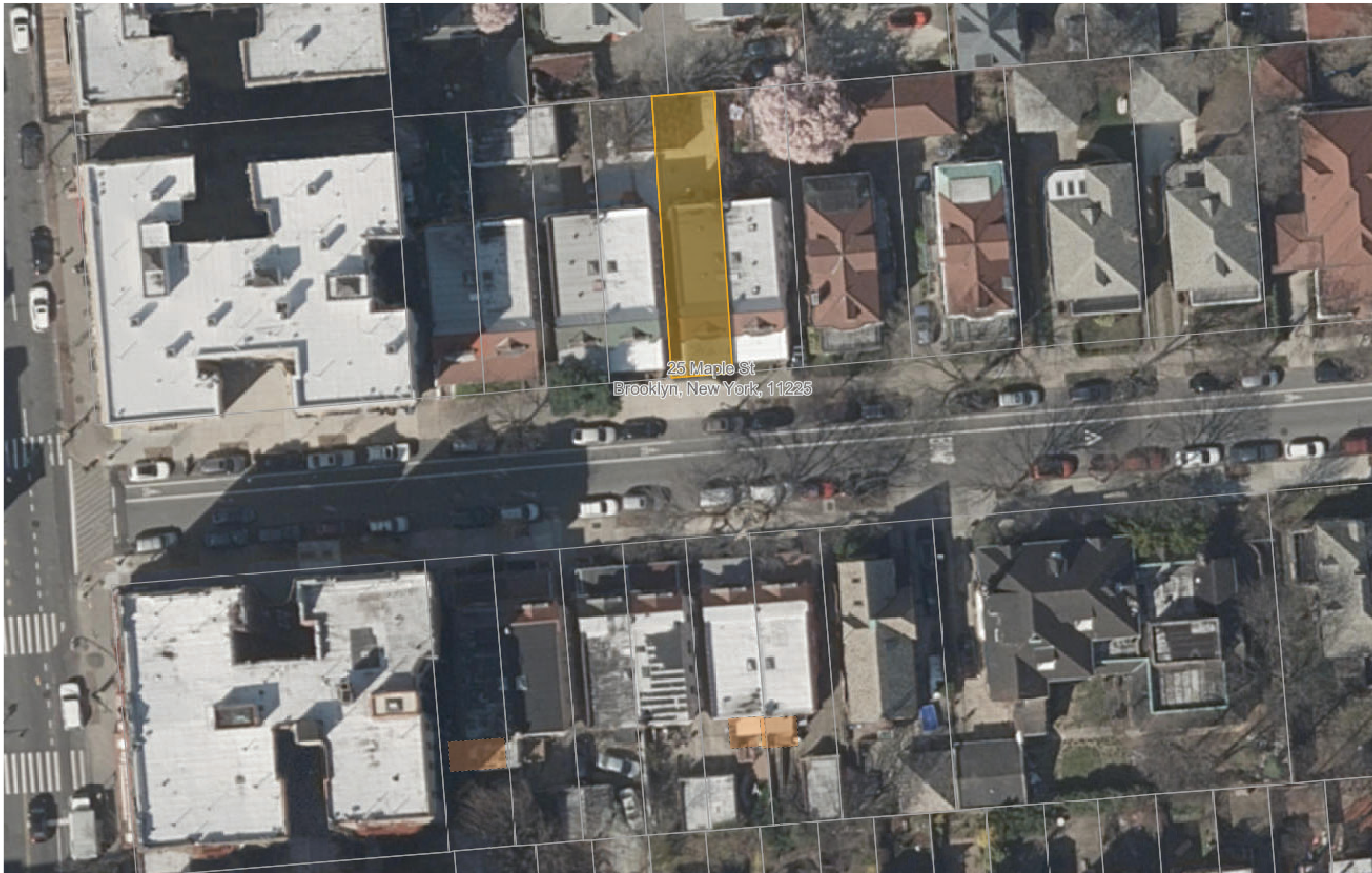


**25 Maple Street
Brooklyn, NY 11225**

Fichter Residence



LPC HISTORIC DISTRICT MAP



25 Maple St
Brooklyn, New York, 11225

BLOCK AERIAL PHOTO/PLAN

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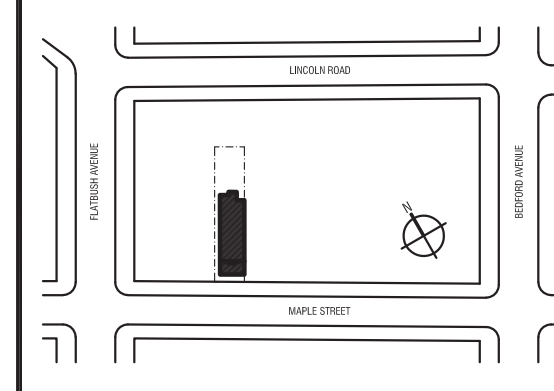
PROJECT NAME:
 FICHTER RESIDENCE
 25 MAPLE STREET
 BROOKLYN, NY 11225

ENGINEER:
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 SANTIAGO TOMÁS INTERIORS, LLC
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ARCHITECT | ENGINEER OF RECORD:

PROPERTY INFORMATION | KEY PLAN:
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 BROOKLYN, NY 11225
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 LOT AREA: 2,200 SQ. FT.
 BUILDING AREA: 1,760 SQ. FT.
 PRIMARY ZONING: R-2
 SPECIAL ZONING: LANDMARK
 FLOOR AREA RATIO (FAR): .08
 ZONING MAP: 16d
 ZONING USE GROUP: 9
 OCCUPANCY: RES
 CONSTRUCTION CLASS: II-C
 BIN #: 3114708



ISSUE:

NO. 1	08.06.2024	LPC ISSUE
NO. 2	10.08.2024	CB9 PRESENTATION
NO. 3	11.26.2024	LPC PRESENTATION

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EXISTING MAPLE STREET FACADE PHOTOS

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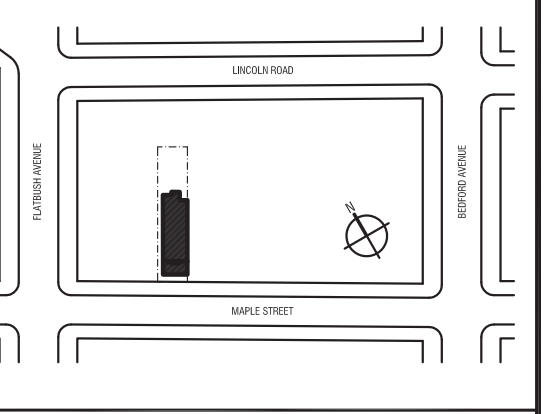
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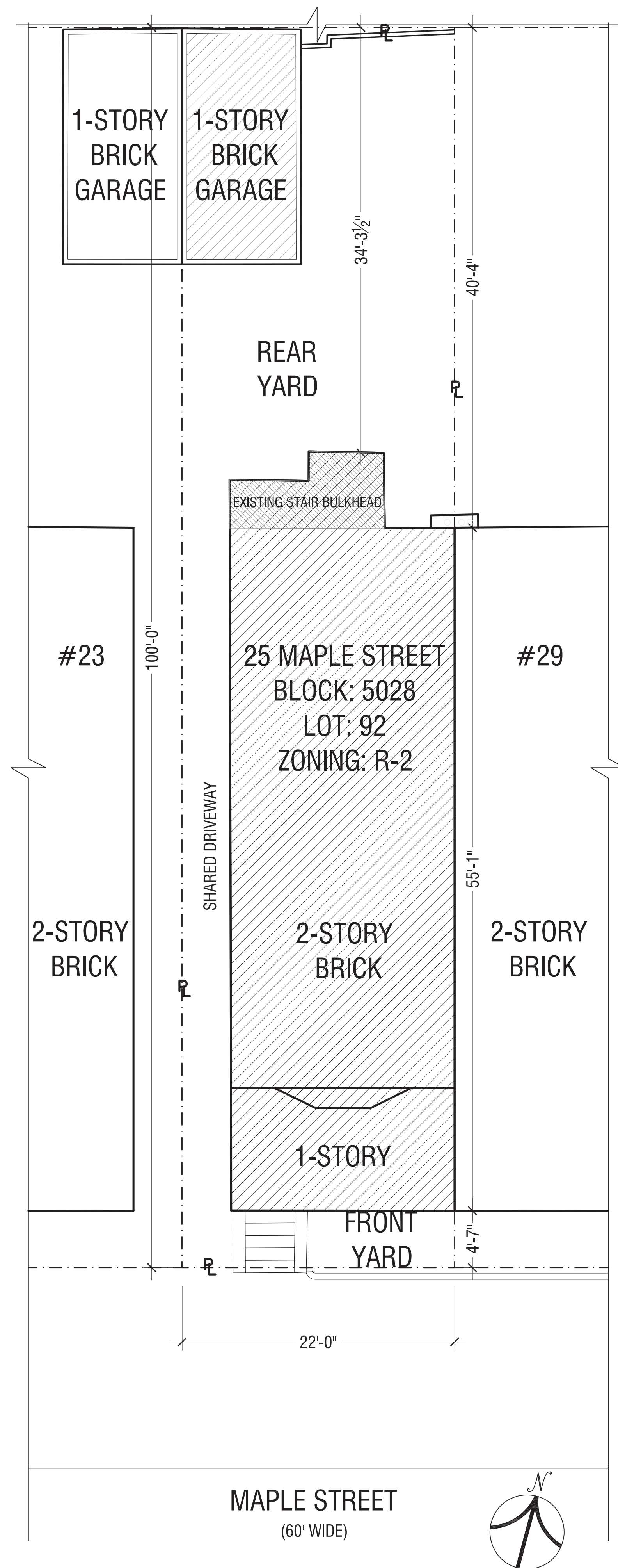
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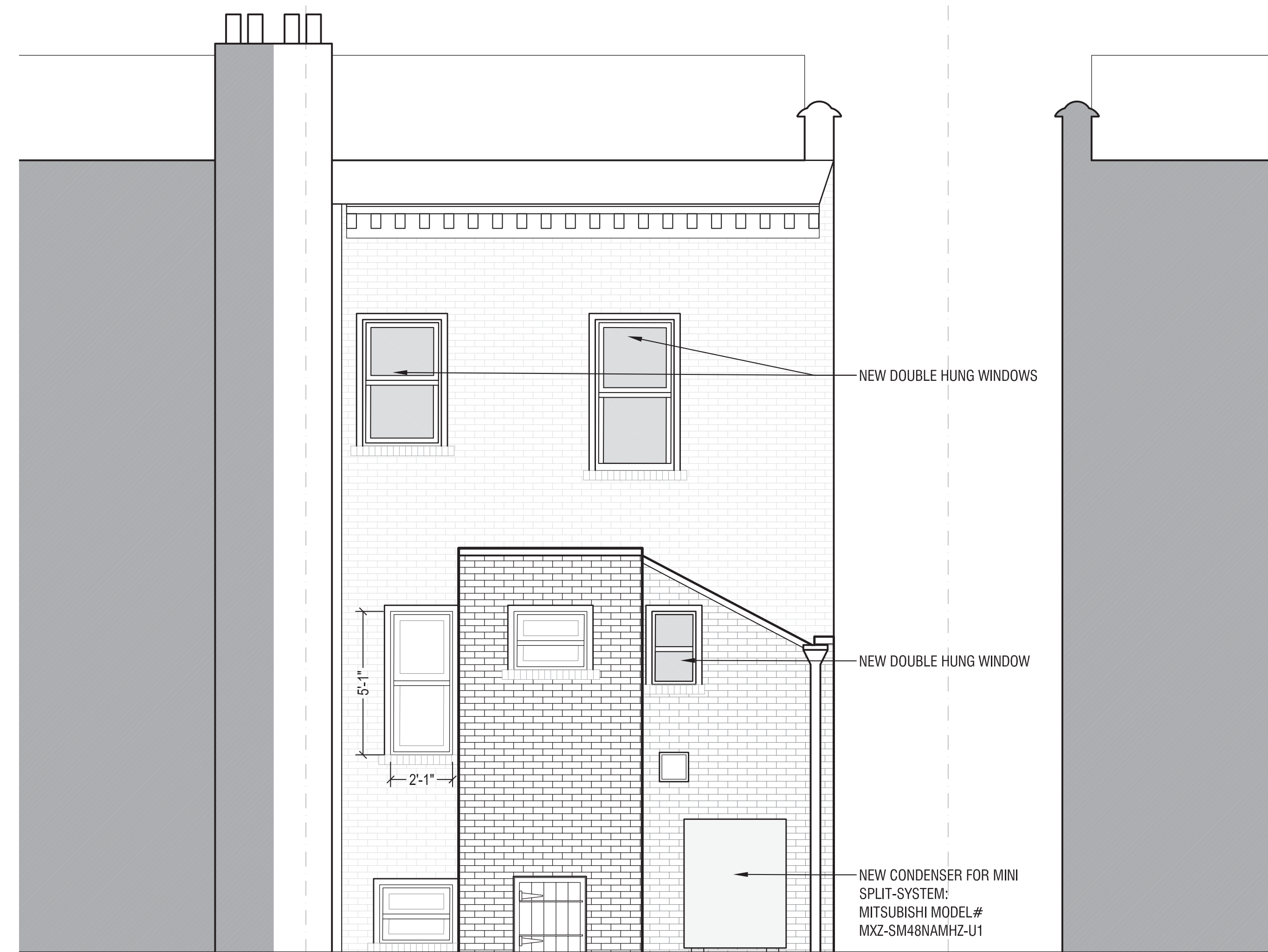
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EXISTING REAR FACADE PHOTOS



EXISTING REAR FACADE

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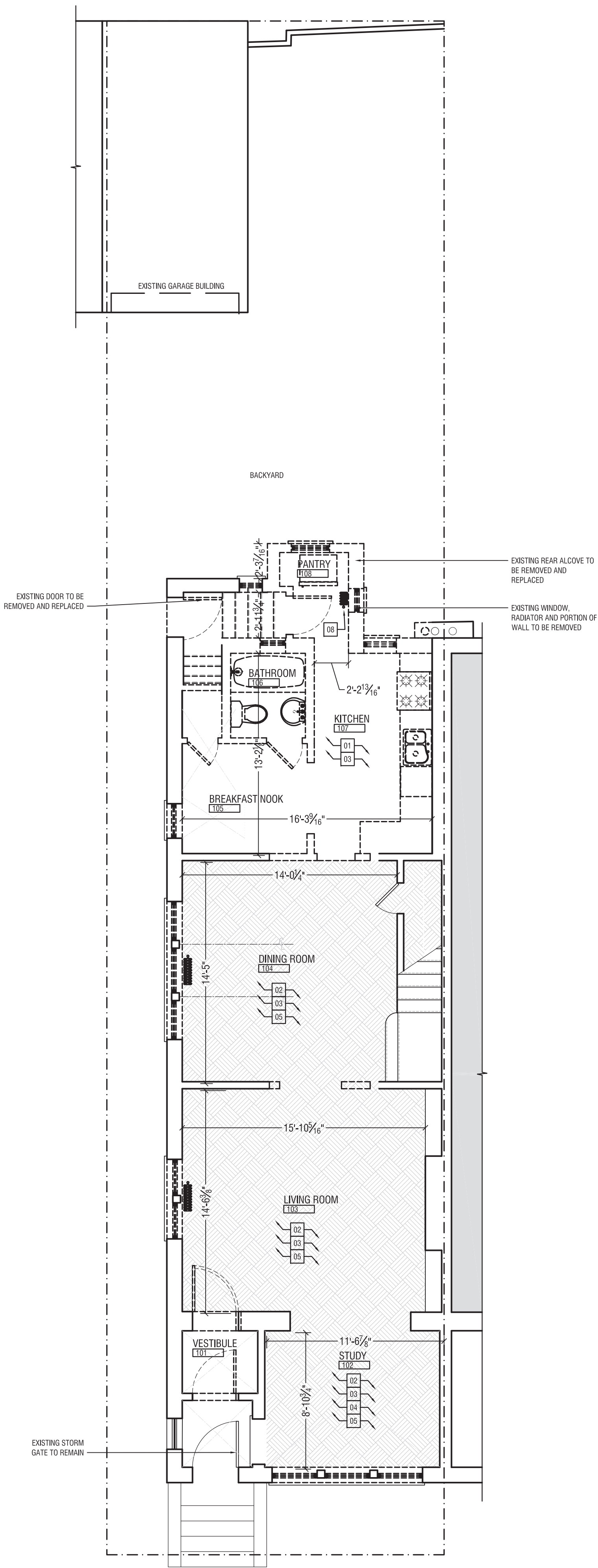
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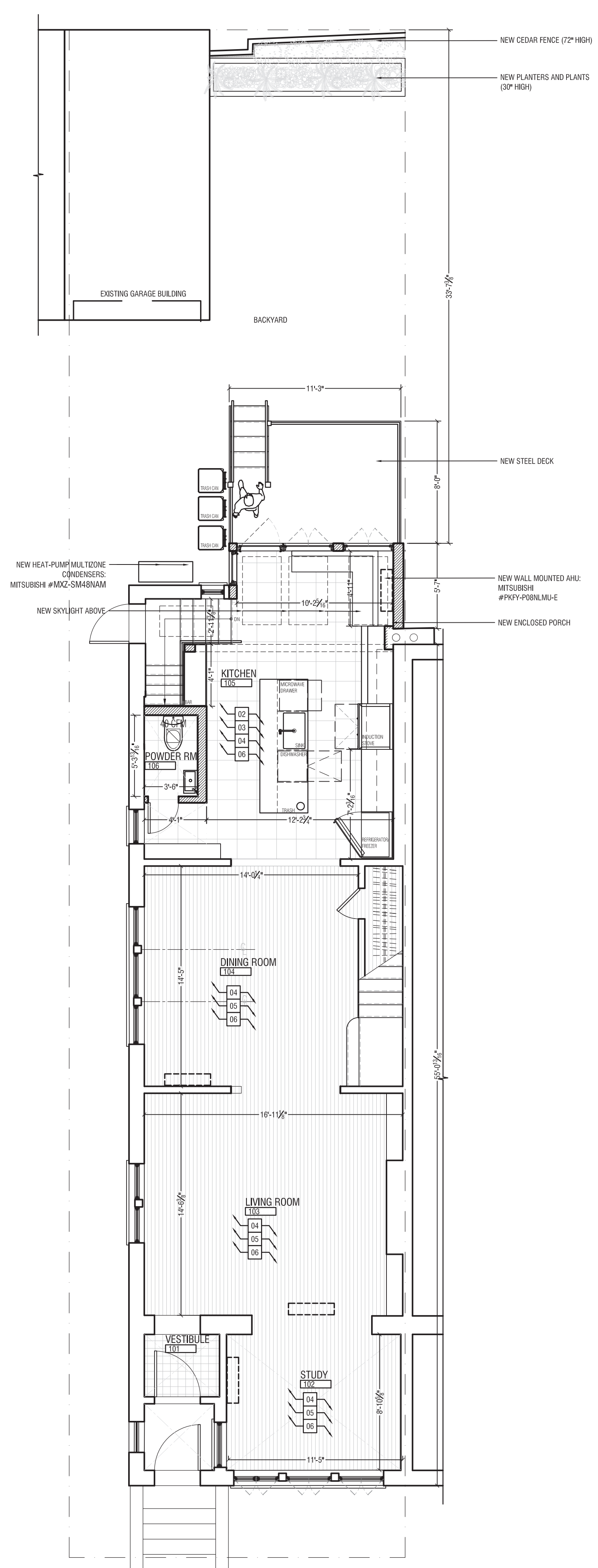
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EXISTING/DEMOLITION FIRST FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



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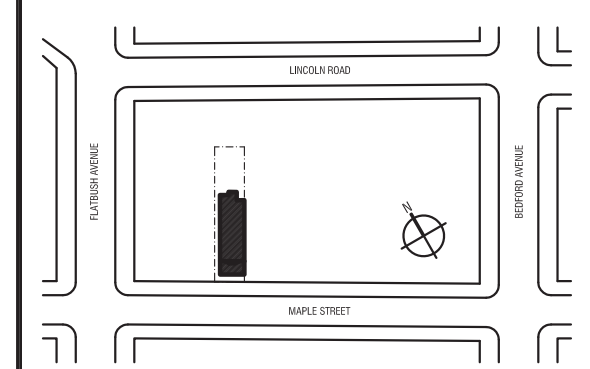
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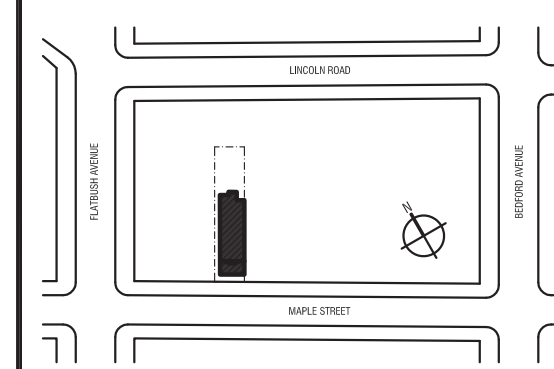
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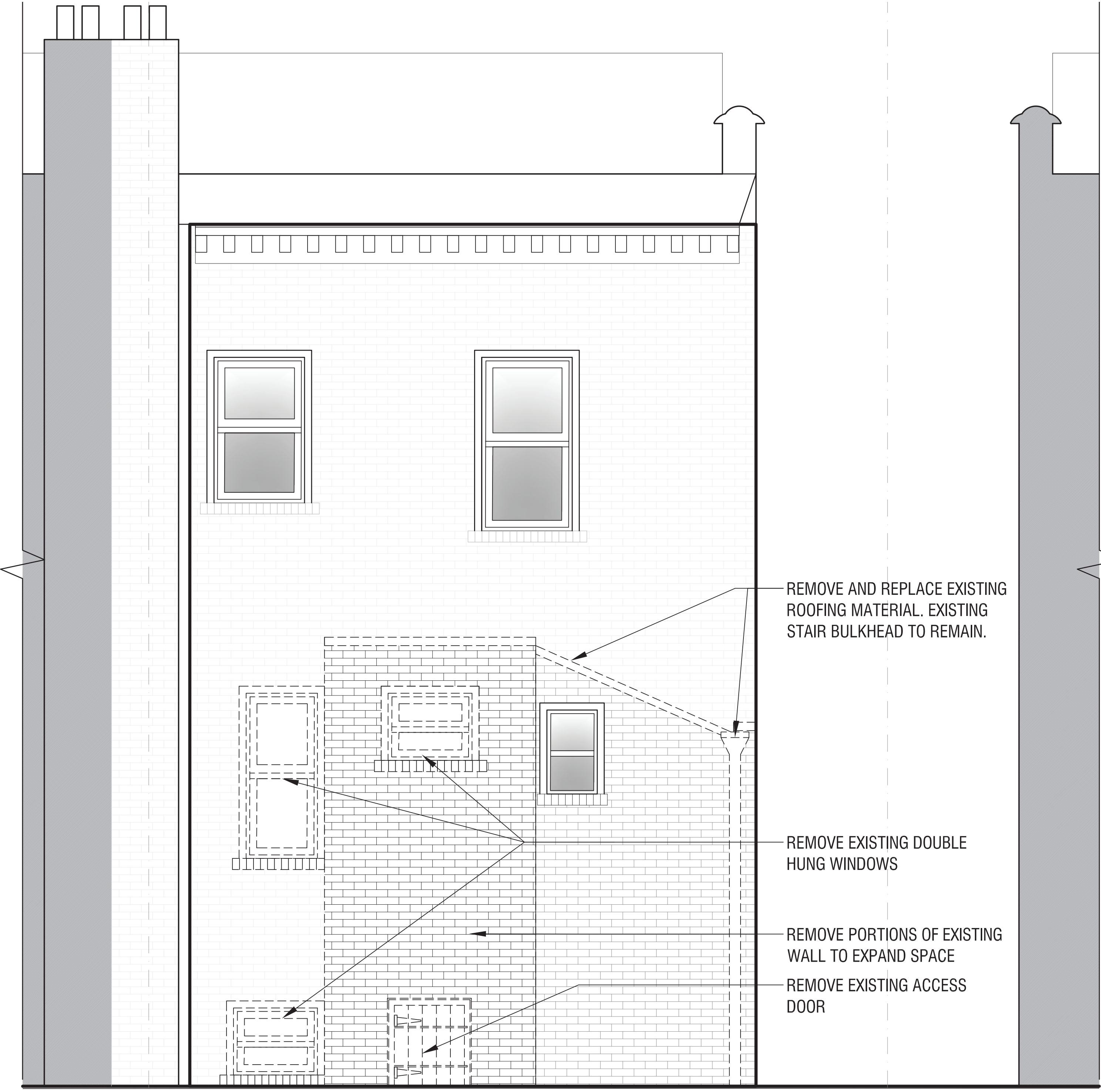
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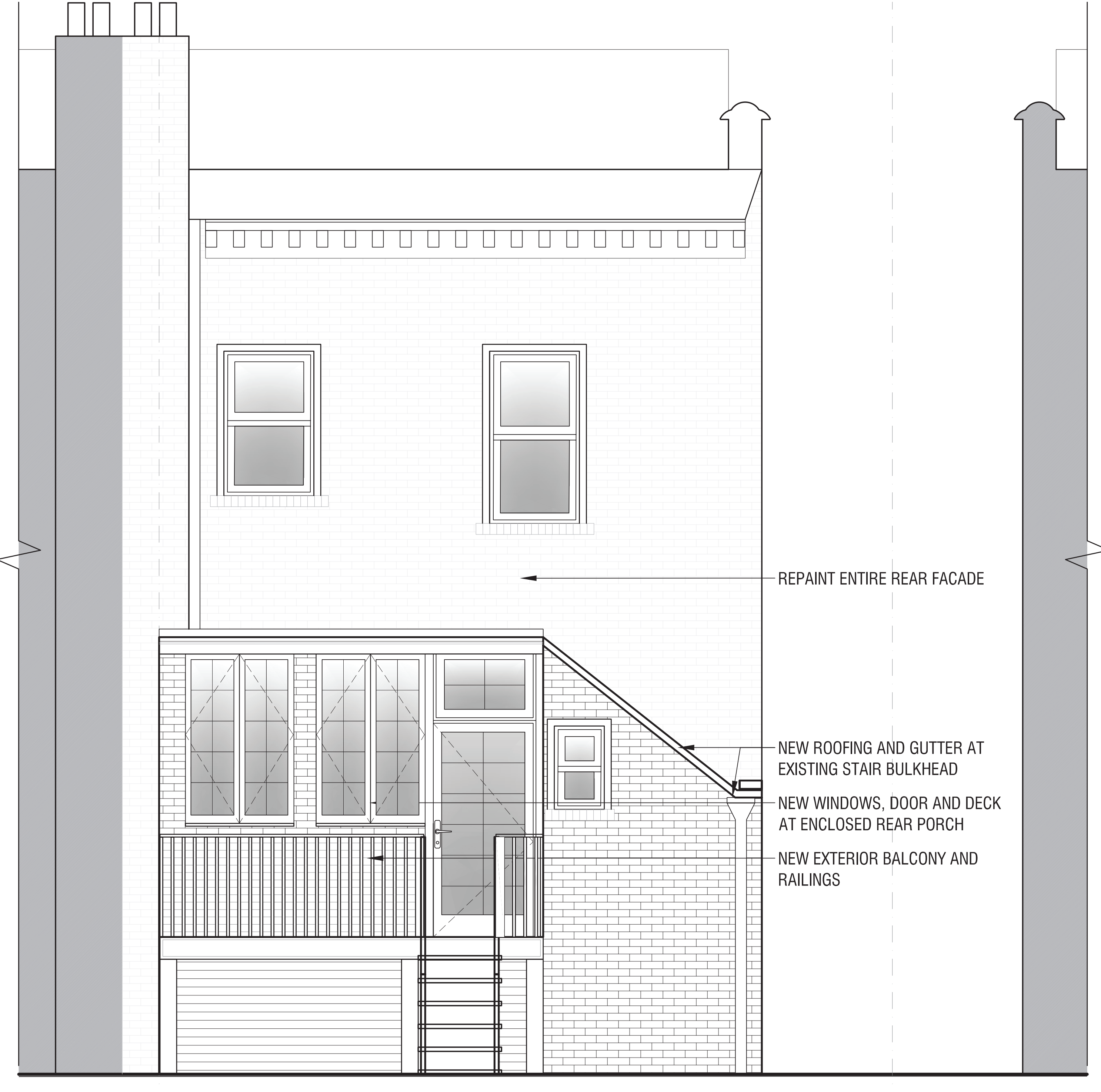
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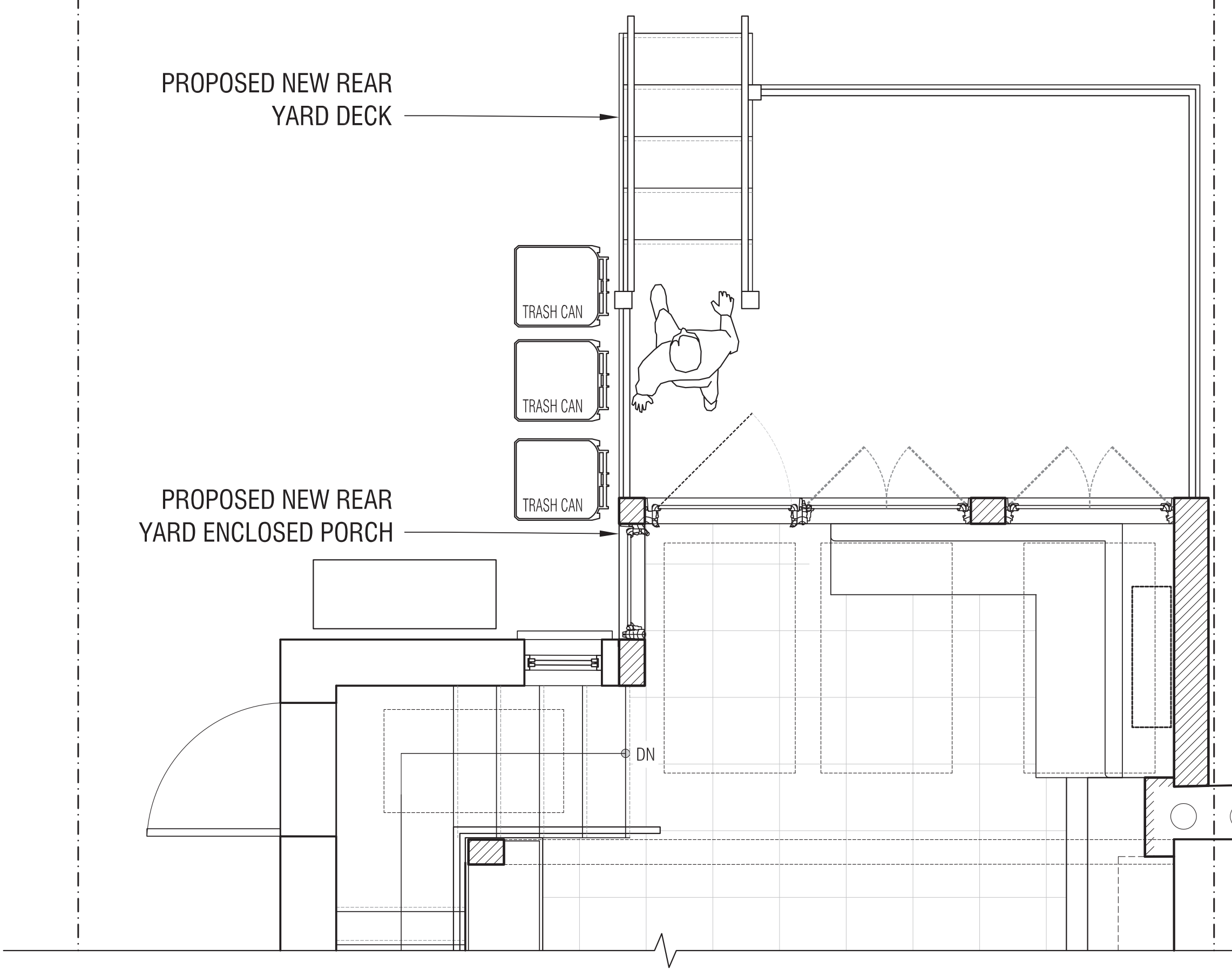
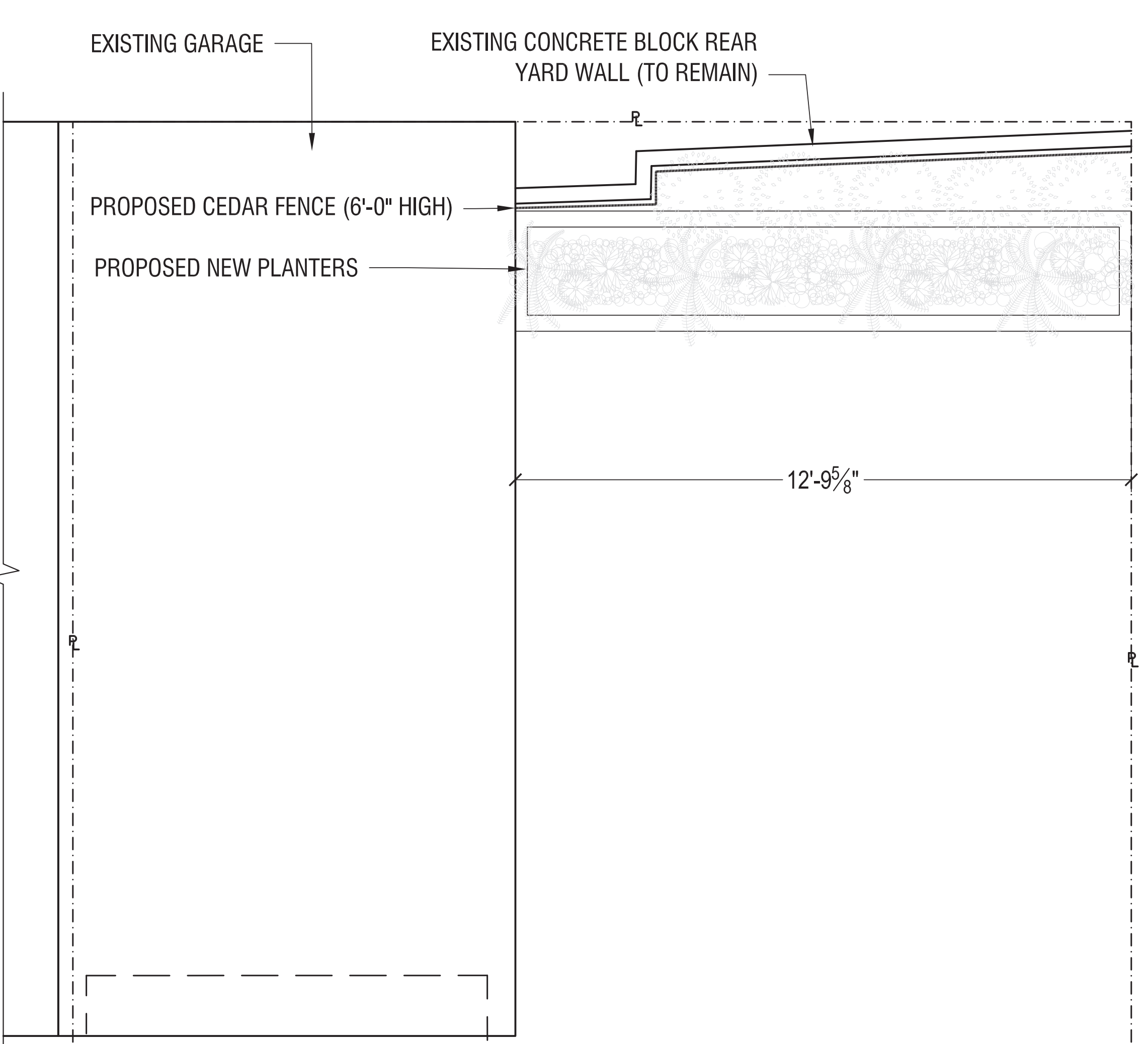
EXISTING REAR FACADE

- REMOVE AND REPLACE EXISTING ROOFING MATERIAL. EXISTING STAIR BULKHEAD TO REMAIN.
- REMOVE EXISTING DOUBLE HUNG WINDOWS
- REMOVE PORTIONS OF EXISTING WALL TO EXPAND SPACE
- REMOVE EXISTING ACCESS DOOR

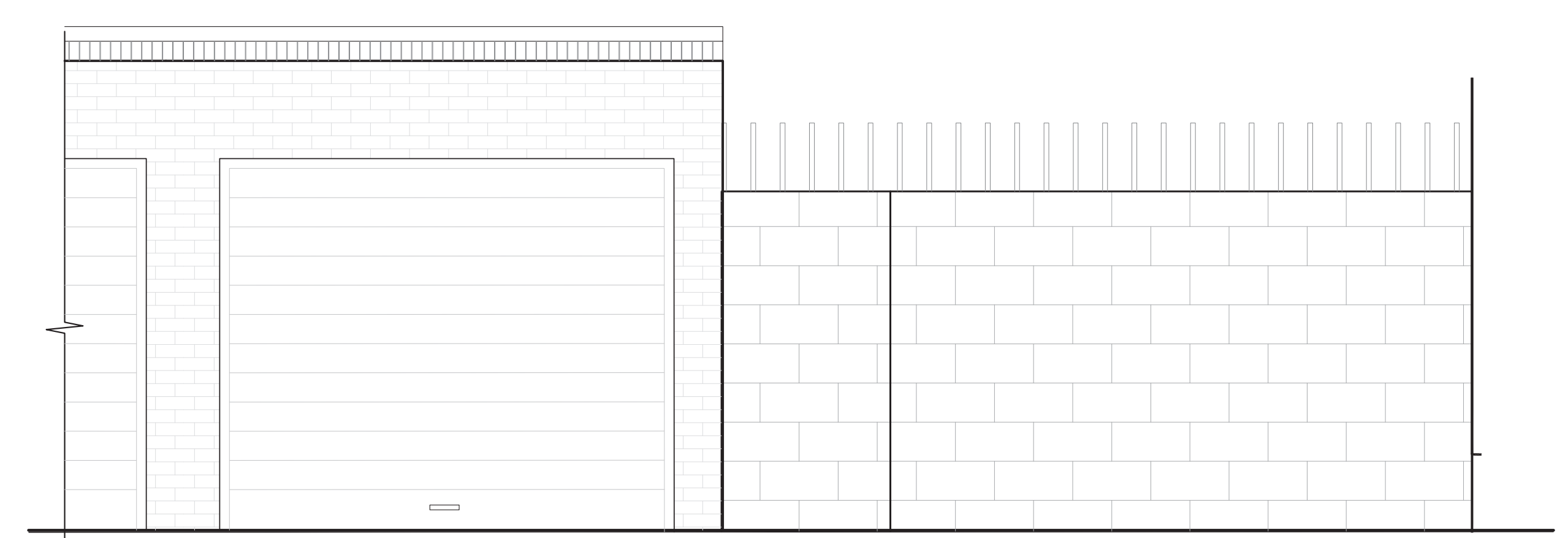


PROPOSED REAR FACADE

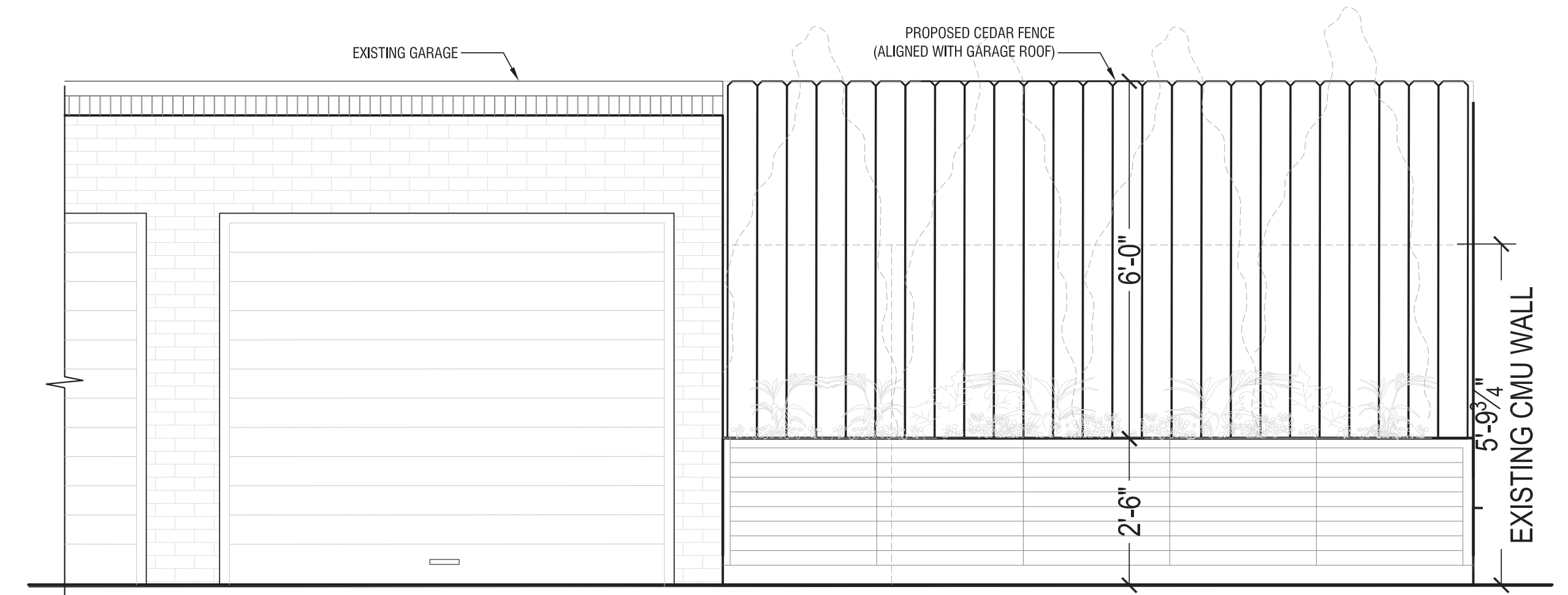
- REPAINT ENTIRE REAR FACADE
- NEW ROOFING AND GUTTER AT EXISTING STAIR BULKHEAD
- NEW WINDOWS, DOOR AND DECK AT ENCLOSED REAR PORCH
- NEW EXTERIOR BALCONY AND RAILINGS



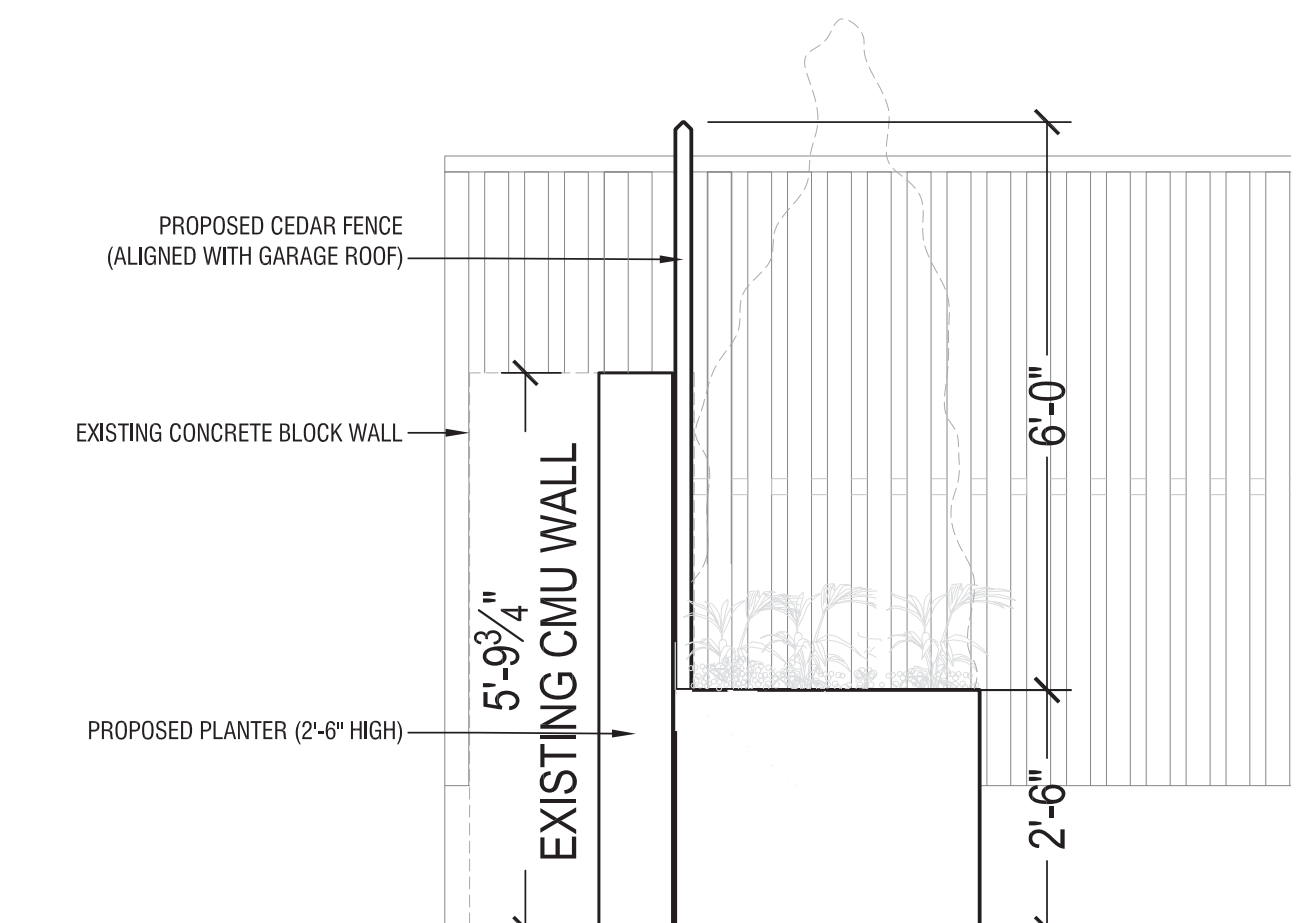
1 PROPOSED REAR YARD PLAN DETAIL
SCALE: 1/2" = 1'-0"



2 EXISTING REAR YARD WALL
SCALE: 1/2" = 1'-0"



3 PROPOSED REAR YARD WALL
SCALE: 1/2" = 1'-0"



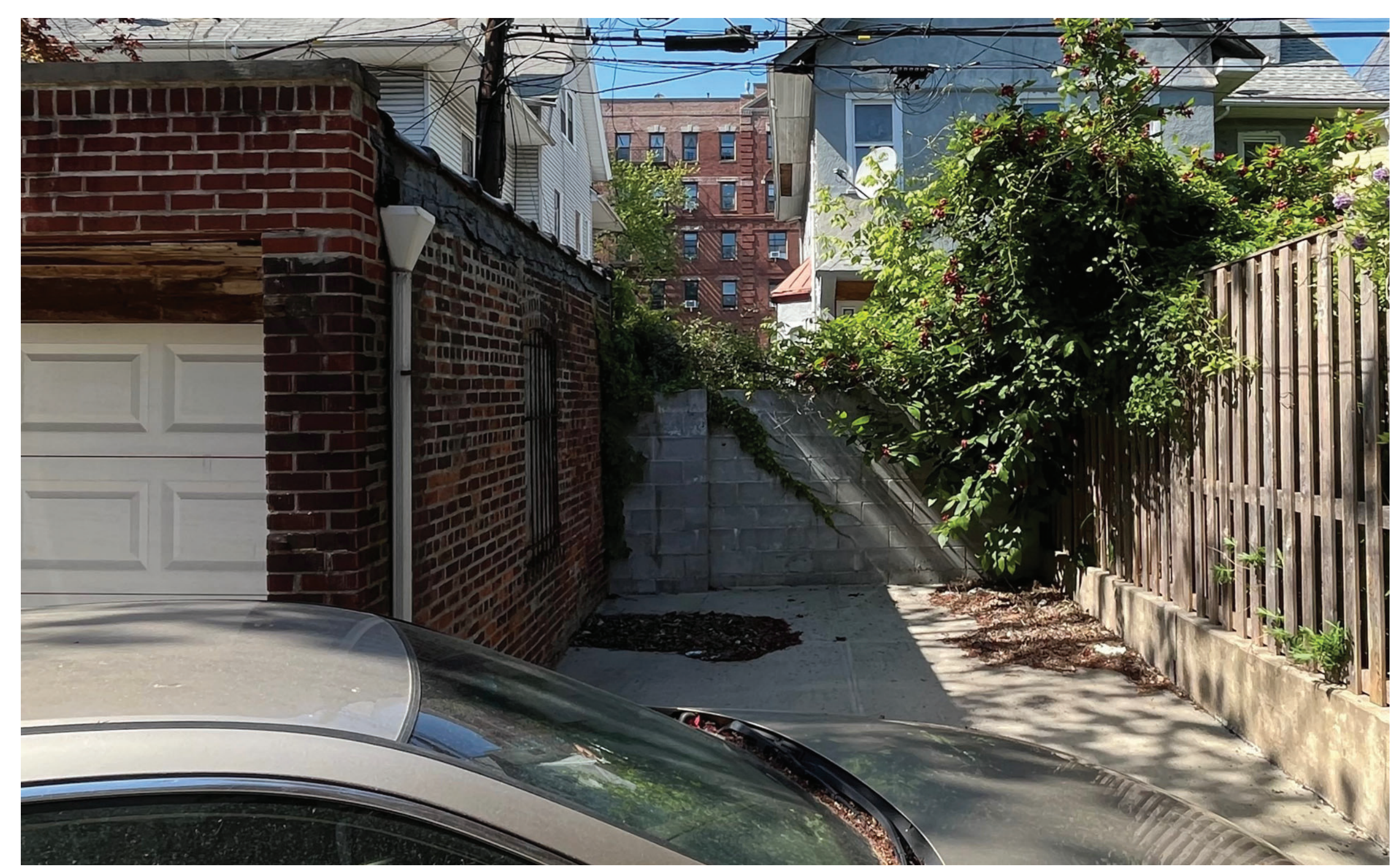
4 PROPOSED REAR YARD WALL SECTION
SCALE: 1/2" = 1'-0"



EXISTING REAR YARD



EXISTING REAR YARD GARAGE



EXISTING REAR YARD WALL

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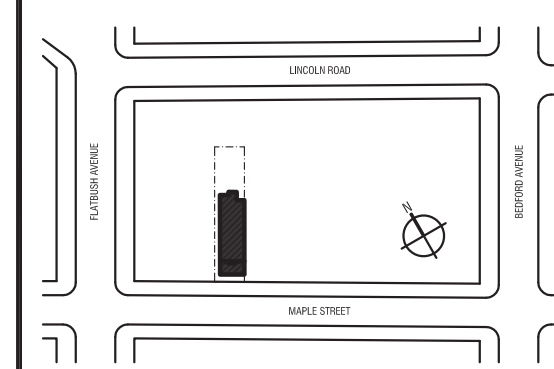
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LPC-07

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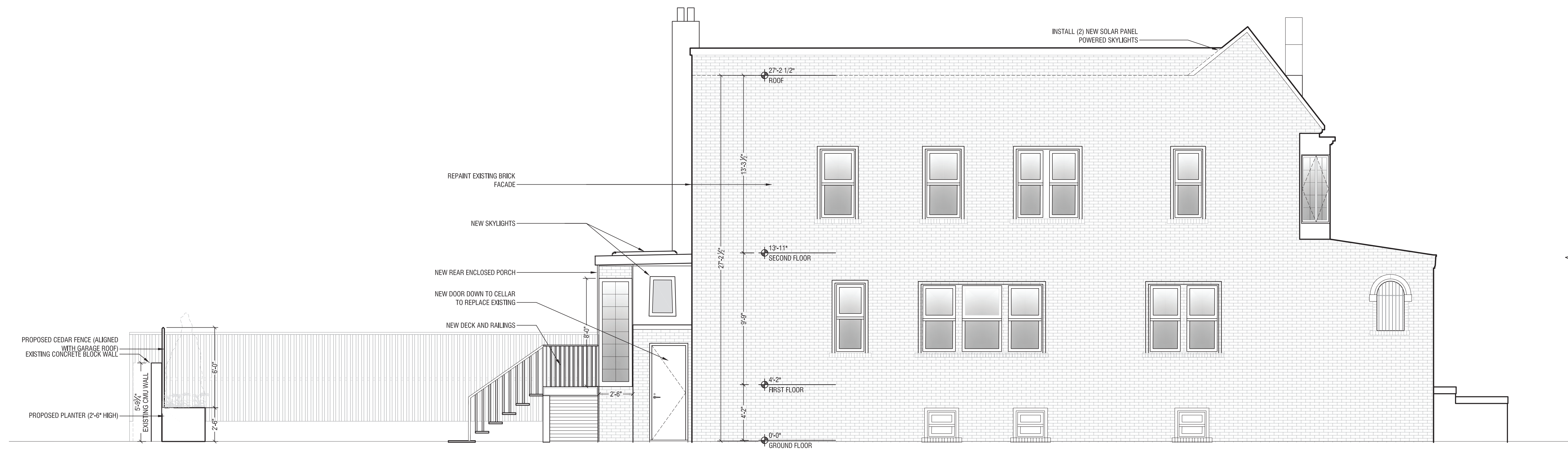
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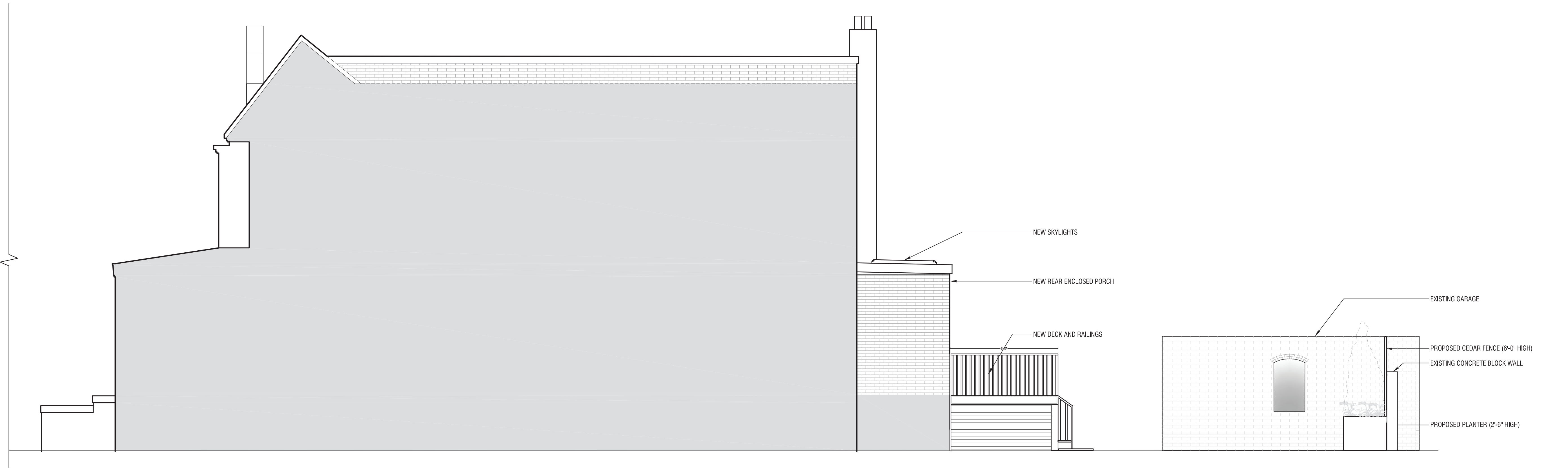
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1 PROPOSED WEST FACADE
 SCALE: 1/4" = 1'-0"



2 PROPOSED EAST FACADE
 SCALE: 1/4" = 1'-0"



**VIEW OF 25 MAPLE STREET REAR FACADE FROM
86 LINCOLN ROAD (EXISTING)**



**VIEW OF 25 MAPLE STREET REAR FACADE FROM 86 LINCOLN ROAD
(PROPOSED REAR YARD ENCLOSED PORCH) - 105' AWAY**

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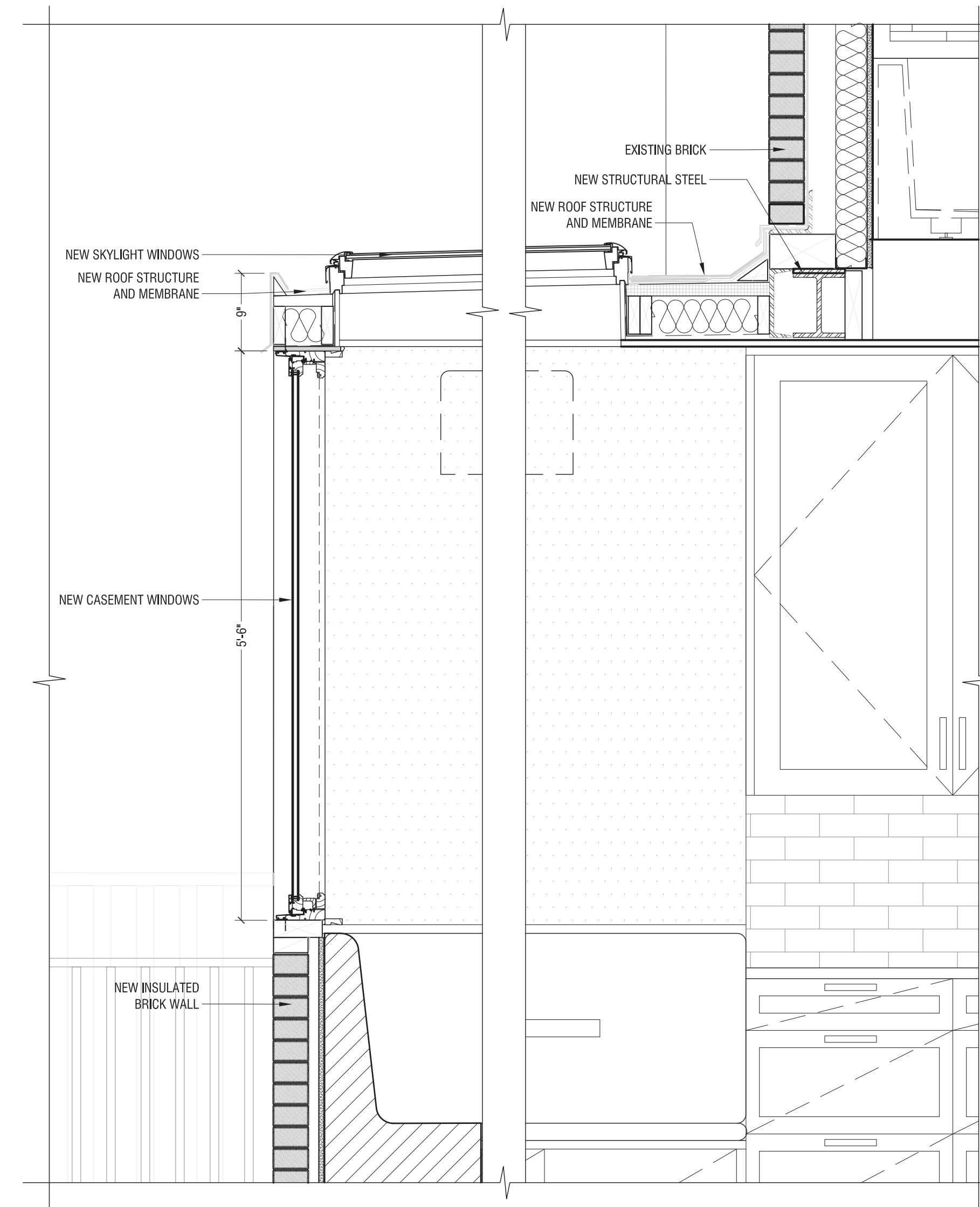
LPC-09



**VIEW OF 25 MAPLE STREET REAR FACADE FROM 86 LINCOLN ROAD-
PROPOSED 6'-0" HIGH CEDAR FENCE - 105' FEET AWAY**



PROPOSED CEDAR FENCE



PROPOSED REAR YARD ADDITION WALL SECTION

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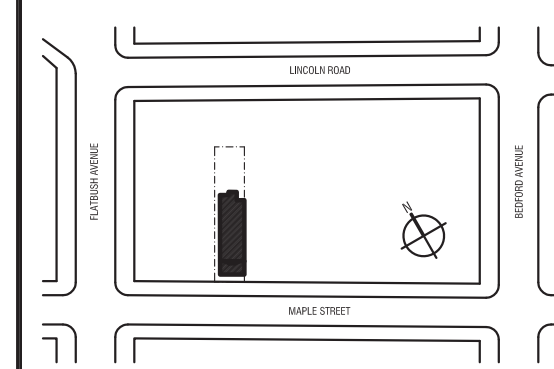
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LPC-10



VIEW OF 25 MAPLE STREET REAR FACADE MOCK UP FROM 86 LINCOLN ROAD - 100' FEET AWAY



VIEW OF 25 MAPLE STREET REAR FACADE MOCK UP FROM 86 LINCOLN ROAD - 75' FEET AWAY

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LPC-11

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