

September 10, 2024
Public Hearing

The current proposal is:

Preservation Department – Item 3, LPC-24-10610

123 St. Marks Avenue – Prospect Heights Historic District Borough of Brooklyn

To testify virtually, please join Zoom

Webinar ID: 863 0633 9476

Passcode: 077141

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.



123 ST MARKS AVENUE

PROSPECT HEIGHT HISTORIC DISTRICT

PUBLIC HEARING

LPC DOCKET # LPC-24-10610

123 ST MARKS AVENUE, BROOKLYN, NY 11217

BLOCK : 1143 LOT: 67

4 STORY 2 FAMILY BUILDING (3 STORIES + BASEMENT) + CELLAR

FRONT FACADE:

- NO WORK PROPOSED

REAR FAÇADE : (MINIMALLY VISIBLE FROM PUBLIC THOROUGHFARE)

- BASEMENT FLOOR / STREET LEVEL
 - REMOVING THE EXISTING ONE-STORY REAR ADDITION
 - **REPLACED ONE-STORY REAR ENLARGEMENT**
 - (1) NEW and (1) REPLACED HVAC UNITS ON THE EXISTING GRADE AT THE EXTERIOR OF REAR ENLARGEMENT
- 1ST FLOOR
 - **NEW AND REPLACED WINDOWS AND DOOR IN ENLARGED OPENING**
- 2nd & 3rd floors
 - NO WORK PROPOSED AT THE REAR FAÇADE OF 2ND AND 3RD FLOORS

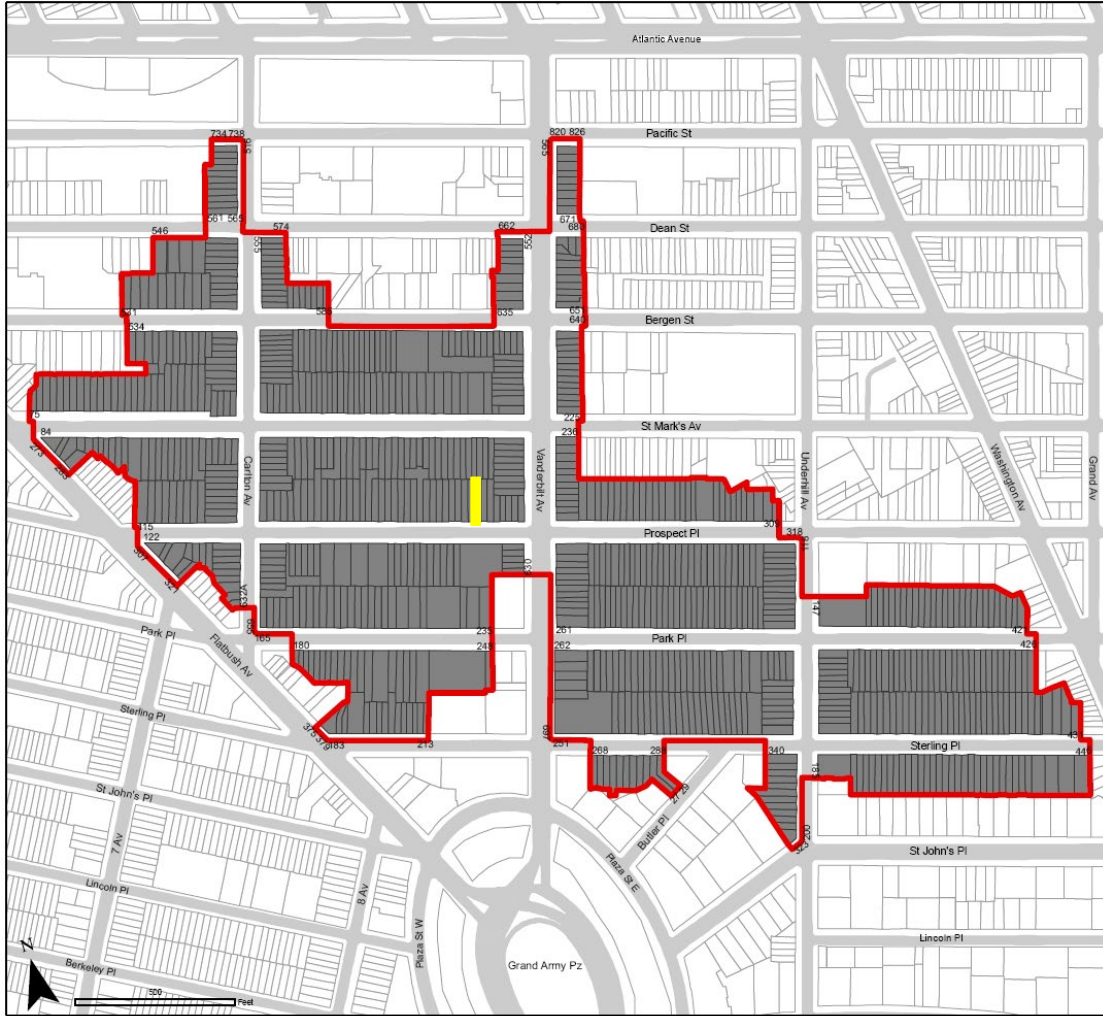
ROOF

- NO WORK PROPOSED

INTERIOR

- PARTIAL GUT RENOVATION FOR 1ST AND 2ND FLOORS, AND FULL GUT RENOVATION FOR BASEMENT FLOOR

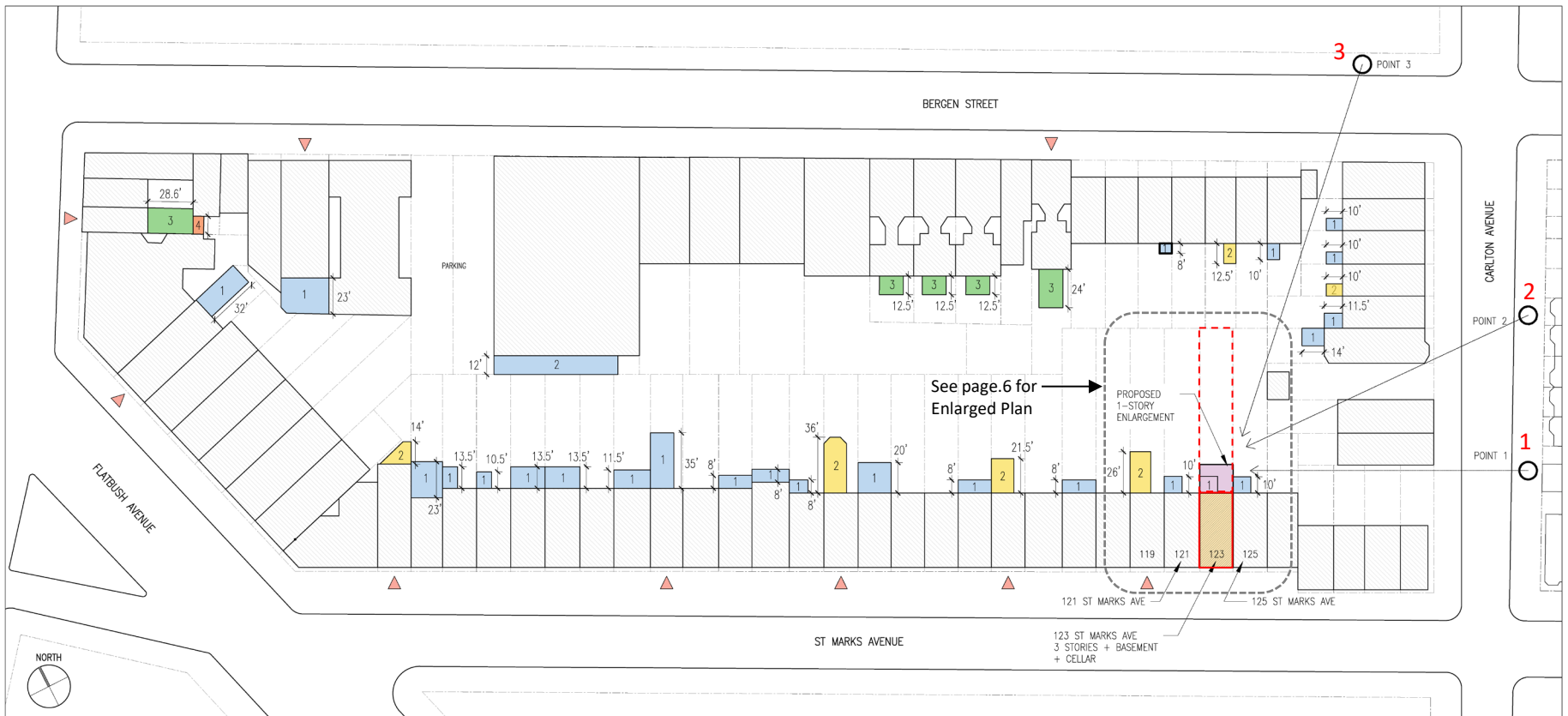
PROSPECT HEIGHT HISTORIC DISTRICT



MAP OF HISTORIC DISTRICT FROM LPC DESIGNATION REPORT
LOCATION OF 123 ST MARK AVE MARKED IN YELLOW



TAX LOT PHOTO



BLOCK PLAN SHOWING EXISTING REAR ENLARGEMENTS

PROPOSED WORK REQUIRING COMMUNITY BOARD APPROVAL & PUBLIC HEARING

- ONE STORY REAR HORIZONTAL ENLARGEMENT + NEW DECK

MODIFICATION TO EXISTING WINDOWS AND DOOR IN ENLARGED OPENING AT REAR FAÇADE OF BUILDING

LEGEND	
1	EXTG. 1-STORY REAR ADDITION
2	EXTG. 2-STORY REAR ADDITION
3	EXTG. 3-STORY REAR ADDITION
4	EXTG. 4-STORY REAR ADDITION
Proposed 1-story enlargement symbol	PROPOSED 1-STORY REAR ENLARGEMENT
Triangle symbol	BUILDING W/ EXTG REAR ADDITION DEEPER THAN 18'-0"

NOTE	
-	REAR ADDITIONS ARE PER 2023 GOOGLE MAPS
-	ALL DIMENSIONS SHOWN FOR REAR ADDITIONS ARE APPROXIMATE

EXISTING BUILDING ENLARGEMENT	
NUMBER OF BUILDINGS IN BLOCK 1143	73
NUMBER OF BUILDINGS WITH REAR ENLARGEMENT	37

BLOCK PLAN / SITE PLAN

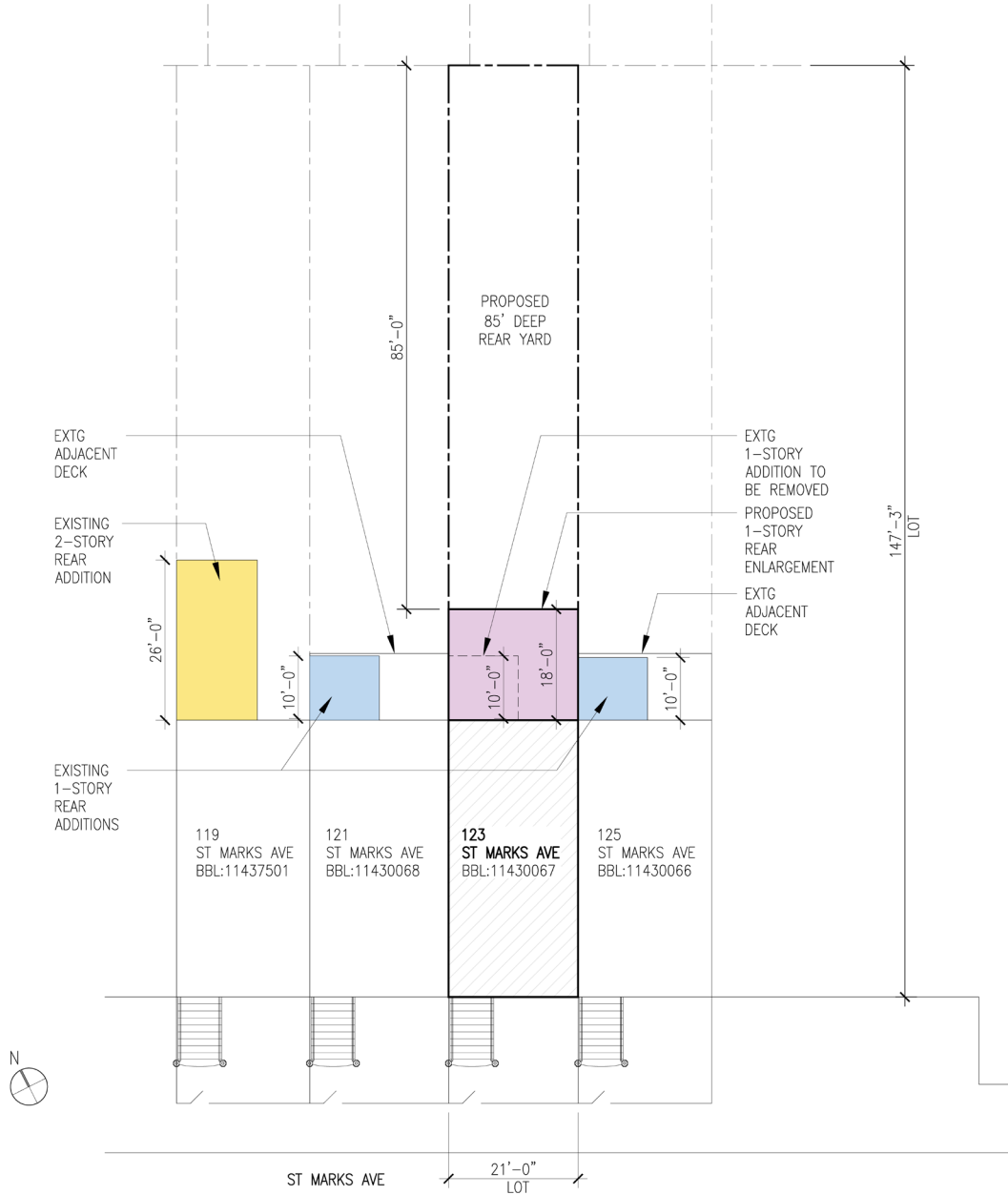
123 ST MARKS AVENUE



2023 GOOGLE MAP



123 ST MARKS AVE
147.25' DEEP LOT



LEGEND	
1	EXTG. 1-STORY REAR ADDITION
2	EXTG. 2-STORY REAR ADDITION
	PROPOSED 1-STORY REAR ENLARGEMENT

NOTE

- REAR ADDITIONS ARE PER 2023 GOOGLE MAPS
- ALL DIMENSIONS SHOWN FOR REAR ADDITIONS ARE APPROXIMATE



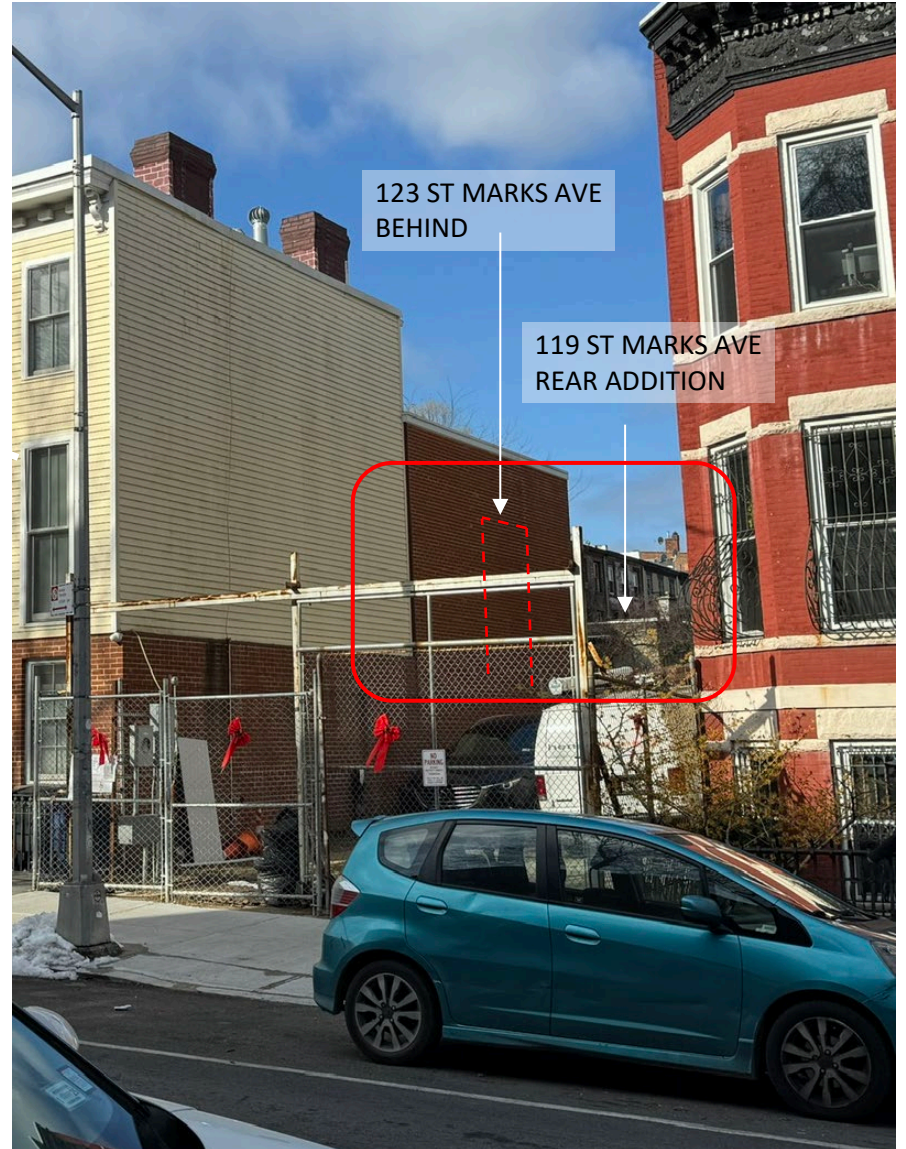
2023 GOOGLE MAP

ENLARGED AERIAL VIEW & SITE PHOTOS / SIGHT LINE VIEW LOCATIONS

123 ST MARKS AVENUE



VIEW FROM POINT 1 ON CARLTON AVENUE



VIEW FROM POINT 2 ON CARLTON AVENUE

SIGHT LINE VIEWS FROM PUBLIC THOROUGHFARE
123 ST MARKS AVENUE



VIEW FROM POINT 3 ON BERGEN STREET



CURRENT SITE PHOTOS – REAR FACADE
123 ST MARKS AVENUE



VIEW LOOKING TOWARD VIEWPOINT 1 ON CARLTON AVENUE



VIEW OF EXISTING REAR ADDITION AND DECK OF 121 ST MARKS AVE

CURRENT SITE PHOTOS – REAR FAÇADE & ADJACENT BUILDINGS

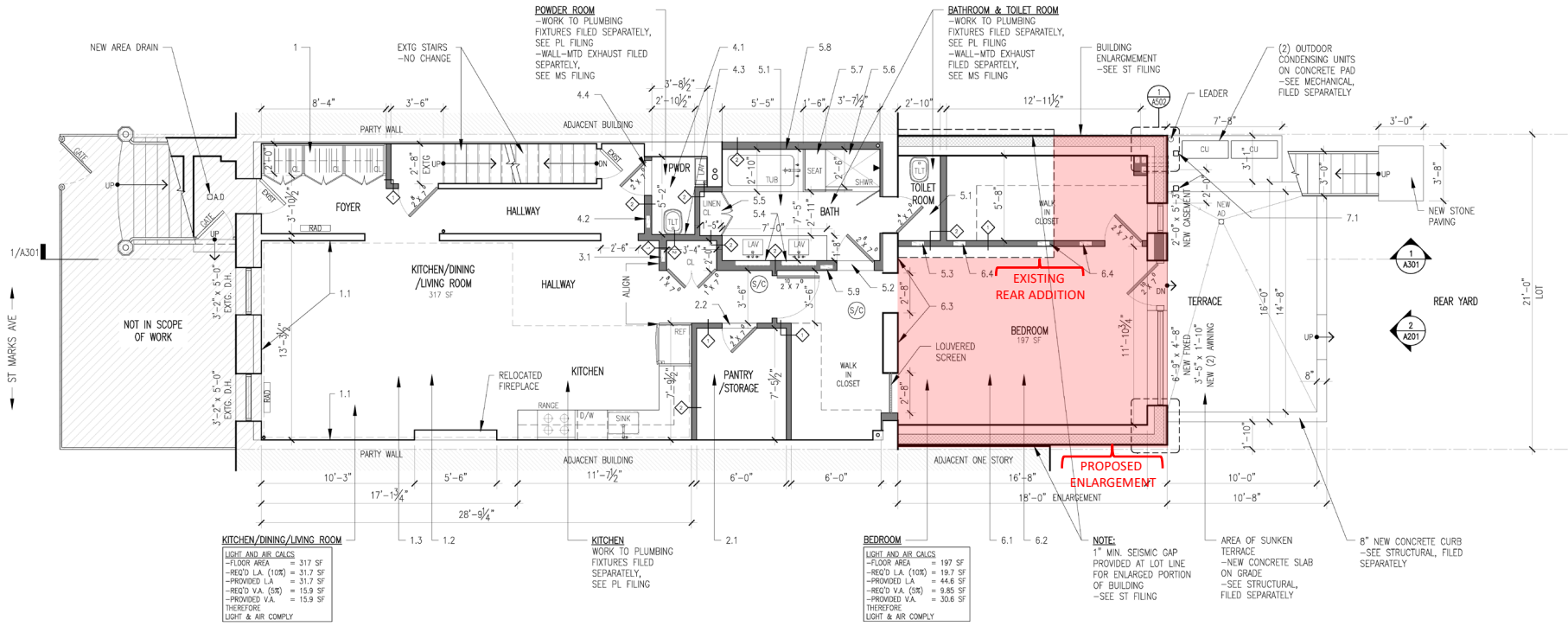
123 ST MARKS AVENUE



VIEW OF EXISTING 2-STORY REAR ADDITION OF 119 ST MARKS AVE – APPX 26 FT DEEP

CURRENT SITE PHOTOS – REAR FAÇADE & ADJACENT BUILDINGS

123 ST MARKS AVENUE



PROPOSED FLOOR PLAN – BASEMENT (GARDEN FLOOR)

123 ST MARKS AVENUE



**NEW WALL OPENING
OUTLINED IN RED**

EXISTING REAR ELEVATION
123 ST MARKS AVENUE



PROPOSED SCOPE NOTES –

- 1 – NEW DOOR IN ENLARGED WALL OPENING, EXTERIOR FINISH: ALUMINUM BLACK
- 2 – EXTERIOR LIGHT FIXTURES, AS SPECIFIED, FINISH: BLACK
- 3 – VERTICAL IPE WOOD SIDING, 2"x2" PAINTED BLACK
- 4 – EXTG WINDOWS AT 2ND & 3RD FLOORS TO REMAIN, NO CHANGE
- 5 – EXTG LEADER TO REMAIN, BOTTOM OF LEADER AT ROOF OF NEW REAR ENLARGEMENT TO BE REDIRECTED TO JOIN WITH NEW GUTTER & LEADER, FINISH: BLACK
- 6 – NEW WINDOWS IN ENLARGED OPENING, EXTERIOR FINISH: ALUMINUM BLACK
- 7 – EXTERIOR LIGHT FIXTURE, AS SPECIFIED, FINISH: BLACK
- 8 – AREA OF INFILLED BRICK WALL, SEE 7/A501, FINISH TO MATCH EXISTING REAR FACADE
- 9 – GUTTER & LEADER, SEE A503 FOR DETAILS
- 10 – NEW METAL STAIR, SEE A501 FOR DETAILS
- 11 – EXHAUST OUTLET FOR CRAWL SPACE, 2'-0" AWAY FROM WINDOW OPENINGS
- 12 – KITCHEN EXHAUST (BASEMENT)
- 13 – BATHROOM & POWDER ROOM EXHAUST (BASEMENT)
- 14 – CONCRETE PAD FOR OUTDOOR CONDENSING UNITS, SEE PLAN
- 15 – NON-FREEZE HOSE BIB & GFCI RECEPTACLE
- 16 – NEW CRAWL SPACE BEYOND, BELOW NEW REAR ENLARGEMENT, SEE BUILDING SECTION ON A301, SEE STRUCTURAL FILED SEPARATELY

FENESTRATION SPECIFICATIONS

- WINDOWS**
- REAR FACADE:**
- ALUMINUM WINDOW EXTERIORS TO BE FACTORY FINISHED IN "BLACK" BY PANORAMA WINDOWS
 - ALUMINUM WINDOW INTERIORS TO BE FACTORY FINISH, WHITE
- DOORS**
- REAR FACADE:**
- ALUMINUM DOOR EXTERIORS TO BE FACTORY FINISHED IN "BLACK" BY ARCADIA
 - ALUMINUM DOOR INTERIORS TO BE FACTORY FINISH, WHITE

PROPOSED REAR ELEVATION

123 ST MARKS AVENUE



EXISTING KITCHEN & DINING ROOM AT 1ST FLOOR (PARLOR FLOOR), LOOKING TOWARDS REAR YARD

PHOTOS OF EXISTING INTERIOR SPACES

123 ST MARKS AVENUE



EXISTING KITCHEN & DINING ROOM AT 1ST FLOOR (PARLOR FLOOR), LOOKING TOWARDS FRONT LIVING ROOM

PHOTOS OF EXISTING INTERIOR SPACES

123 ST MARKS AVENUE



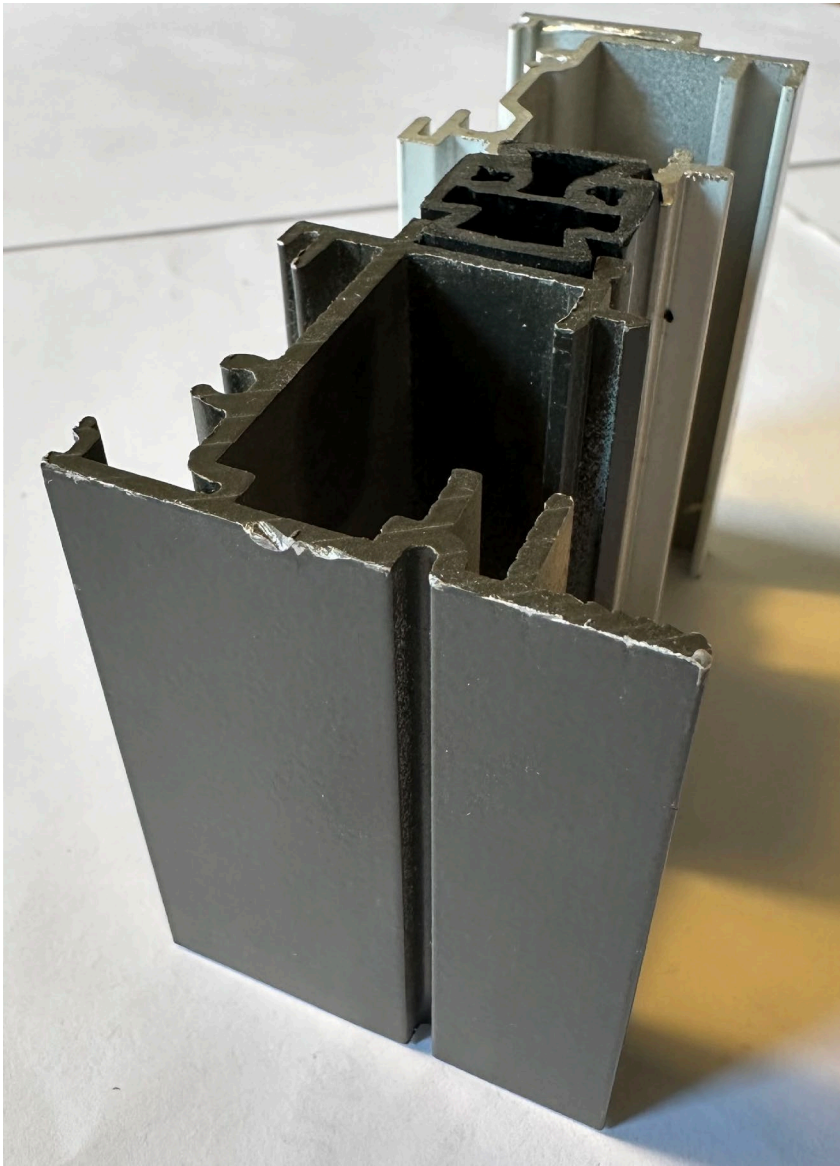
EXISTING LIVING ROOM AT 1ST FLOOR (PARLOR FLOOR)
FACING ST MARKS AVENUE



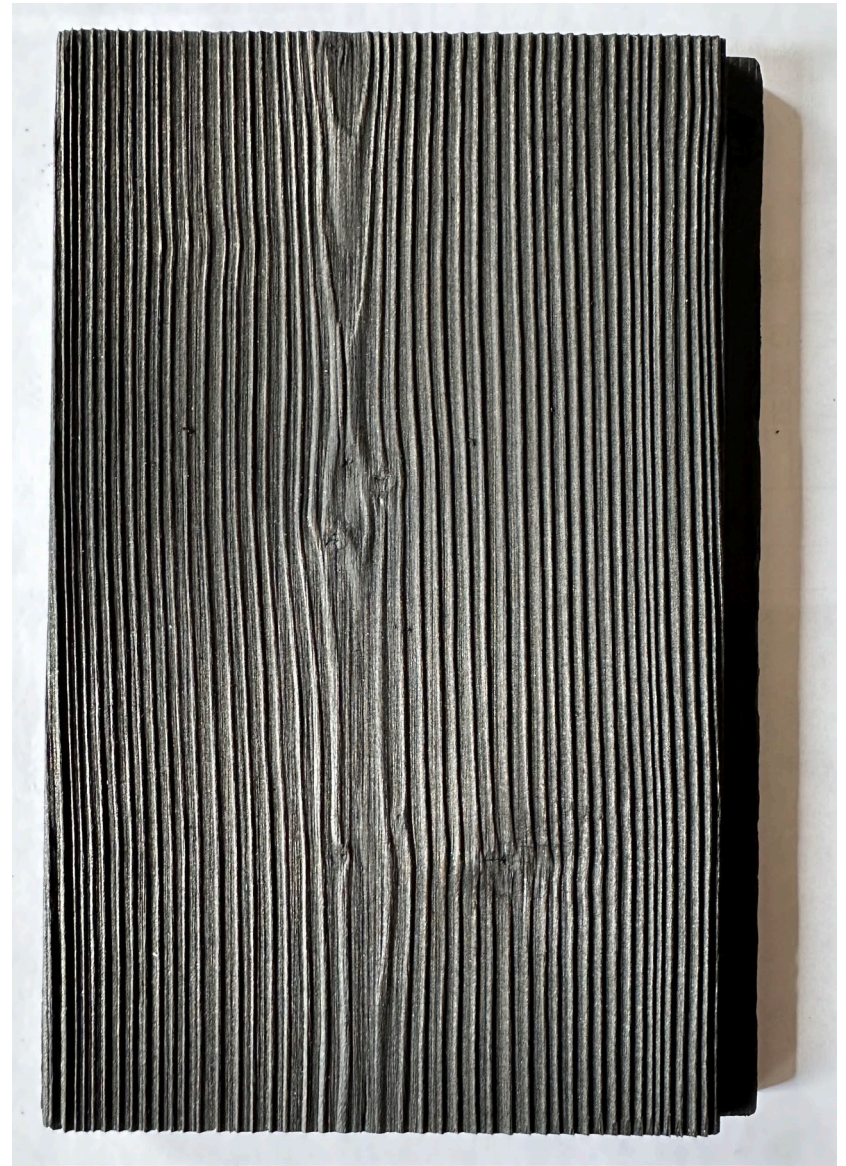
EXISTING LIVING ROOM AT 1ST FLOOR (PARLOR FLOOR)
LOOKING TOWARDS KITCHEN & DINING ROOM

PHOTOS OF EXISTING INTERIOR SPACES

123 ST MARKS AVENUE

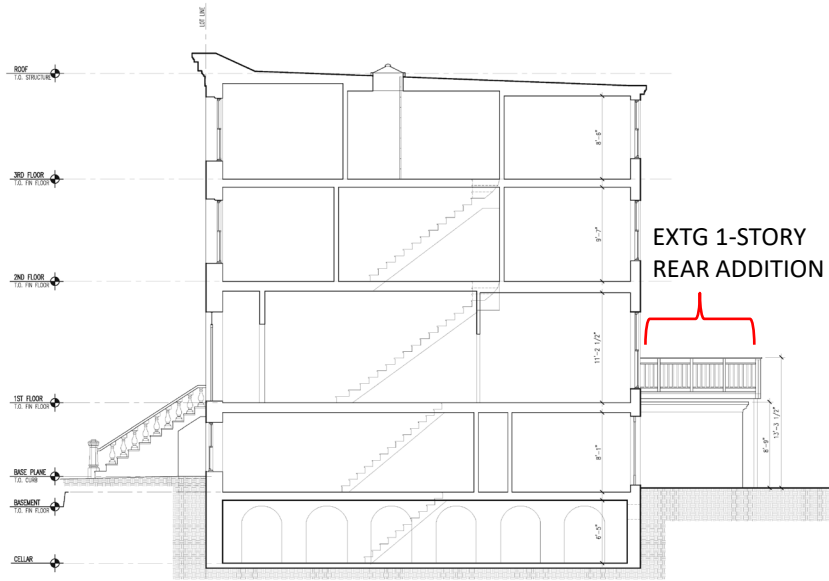


ALUMINUM FRAM FINISH FOR WINDOWS & DOOR

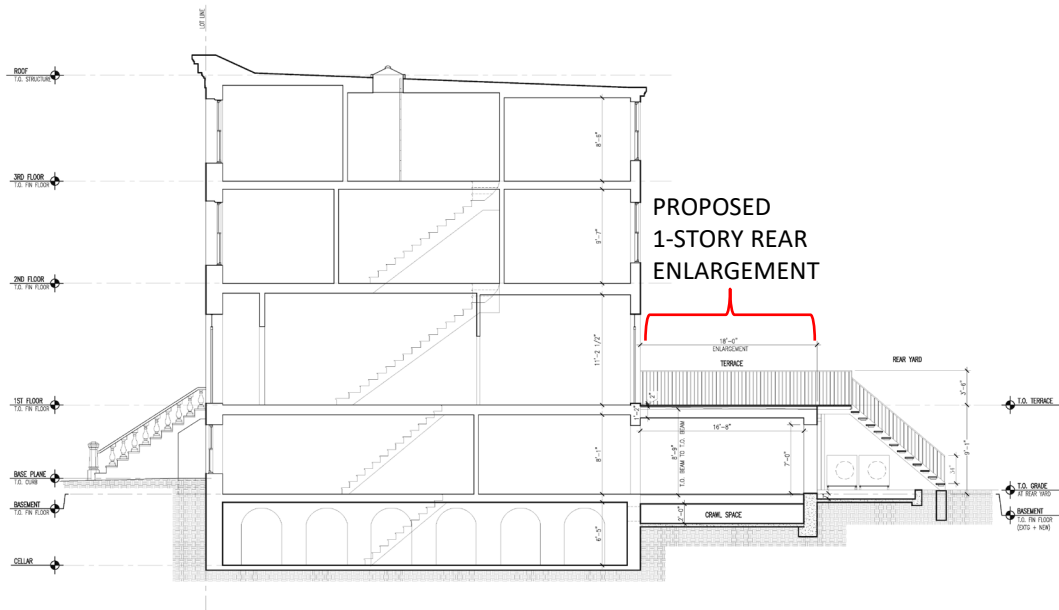


WOOD SIDING FINISH SAMPLE –
REAR FAÇADE OF ENLARGEMENT

EXISTING BUILDING SECTION



PROPOSED BUILDING SECTION



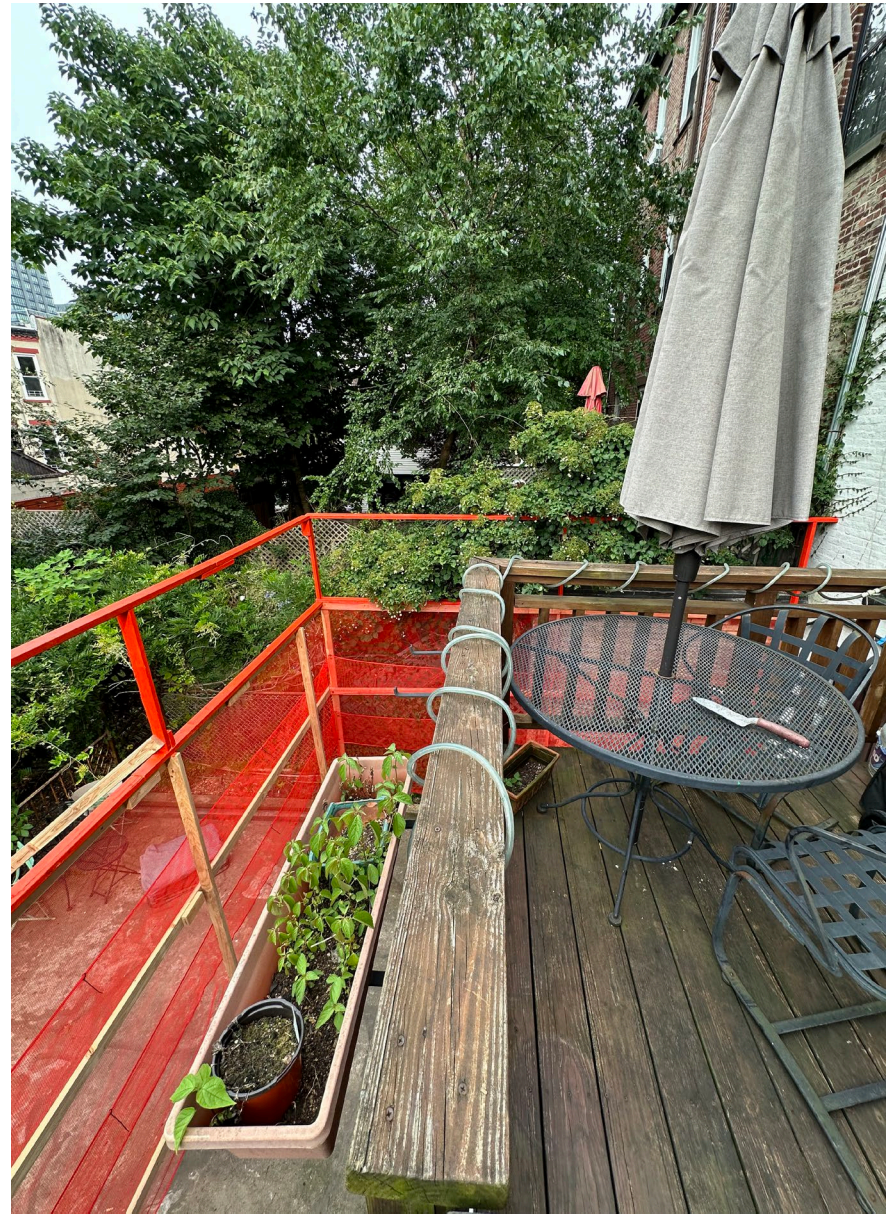
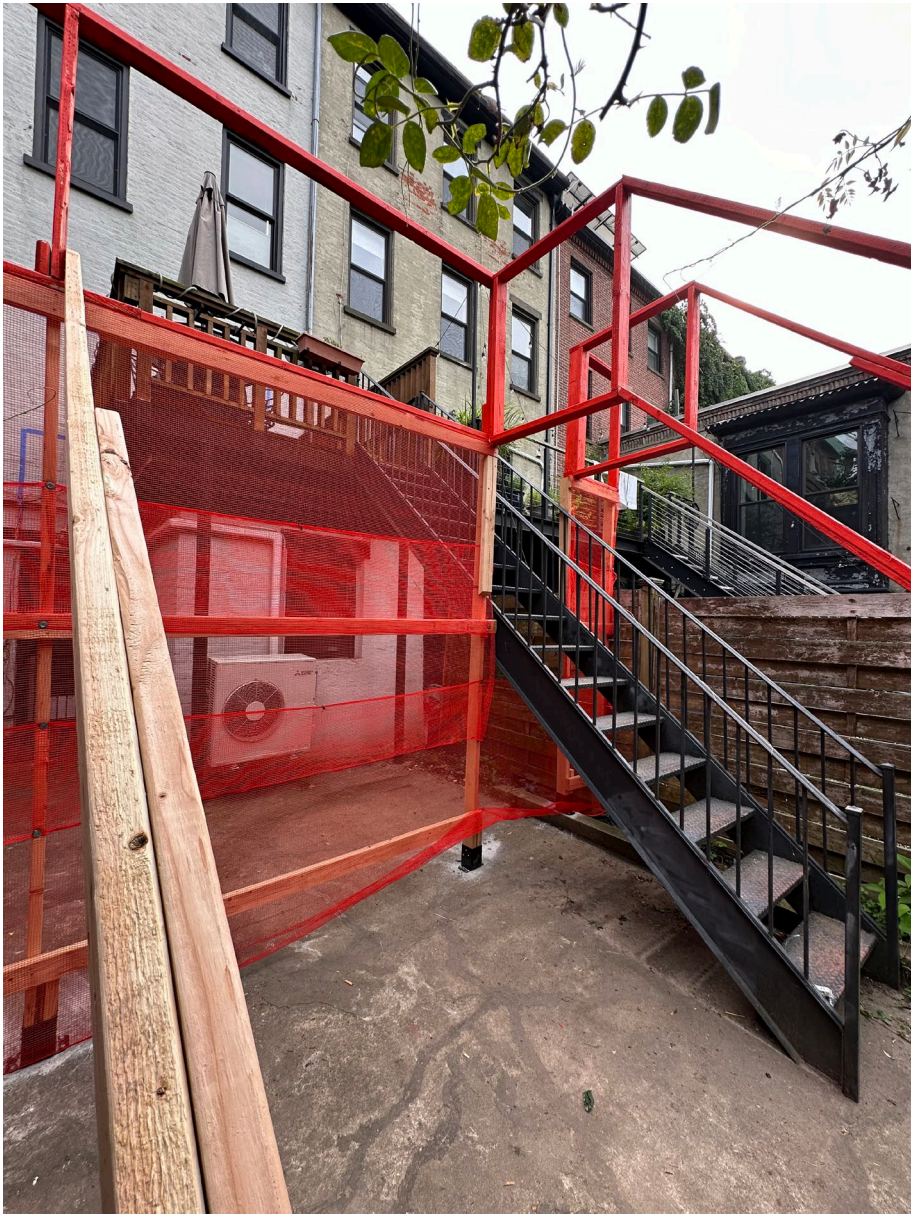
EXISTING & PROPOSED BUILDING SECTION

123 ST MARKS AVENUE



MOCK-UP PHOTOS REAR ENLARGEMENT & NEW REAR FAÇADE OPENING

123 ST MARKS AVENUE



MOCK-UP PHOTOS REAR ENLARGEMENT & NEW REAR FAÇADE OPENING

123 ST MARKS AVENUE



MOCK-UP PHOTOS REAR ENLARGEMENT & NEW REAR FAÇADE OPENING

123 ST MARKS AVENUE



VIEW FROM POINT 1 ON CARLTON AVENUE



VIEW FROM POINT 1 ON CARLTON AVENUE

MOCK-UP PHOTOS – SIGHT LINE VIEWS FROM PUBLIC THOROUGHFARE

123 ST MARKS AVENUE



VIEW FROM POINT 3 ON BERGEN ST



VIEW FROM POINT 3 ON BERGEN ST

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