

The current proposal is:

**Preservation Department – Item 4, LPC-23-00428**

# **1450 Pacific Street – Crown Heights North Historic District Borough of Brooklyn**

**To Testify Please Join Zoom**

**Webinar ID:** 892 9959 6293

**Passcode:** 261670

By Phone: 1 646-558-8656 US (New York)

877-853-5257 (Toll free) US

888 475 4499 (Toll free)

**Note:** If you want to testify 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.





PROJECT: 1450 PACIFIC STREET, BROOKLYN, NY 11216  
 DOCKET #: LPC-23-00428

**nc2** **ARCHITECTURE LLC**  
 1000 DEAN STREET #220 | BROOKLYN, NY 11238  
 TEL 718 622 2555 | INFO@NC2ARCHITECTURE.COM  
 NC2ARCHITECTURE.COM

CURRENT AND HISTORICAL CONDITIONS





#### HEARING ITEMS:

ALTERATIONS TO EXISTING ROOF

ROOF DECK AND RAILING ABOVE  
EXISTING NON-ORIGINAL GARAGE

NEW FENCE AND GATE IN FRONT OF  
GARAGE

PROJECT: 1450 PACIFIC STREET, BROOKLYN, NY 11216  
DOCKET #: LPC-23-00428

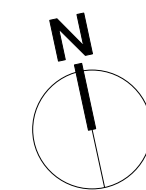


NC2 ARCHITECTURE LLC  
1000 DEAN STREET #220 | BROOKLYN, NY 11238  
TEL 718 622 2555 | INFO@NC2ARCHITECTURE.COM  
NC2ARCHITECTURE.COM

## INTRODUCTION

SLIDE 02





PROJECT: 1450 PACIFIC STREET, BROOKLYN, NY 11216  
DOCKET #: LPC-23-00428



NC2 ARCHITECTURE LLC  
1000 DEAN STREET #220 | BROOKLYN, NY 11238  
TEL 718 622 2555 | INFO@NC2ARCHITECTURE.COM  
NC2ARCHITECTURE.COM

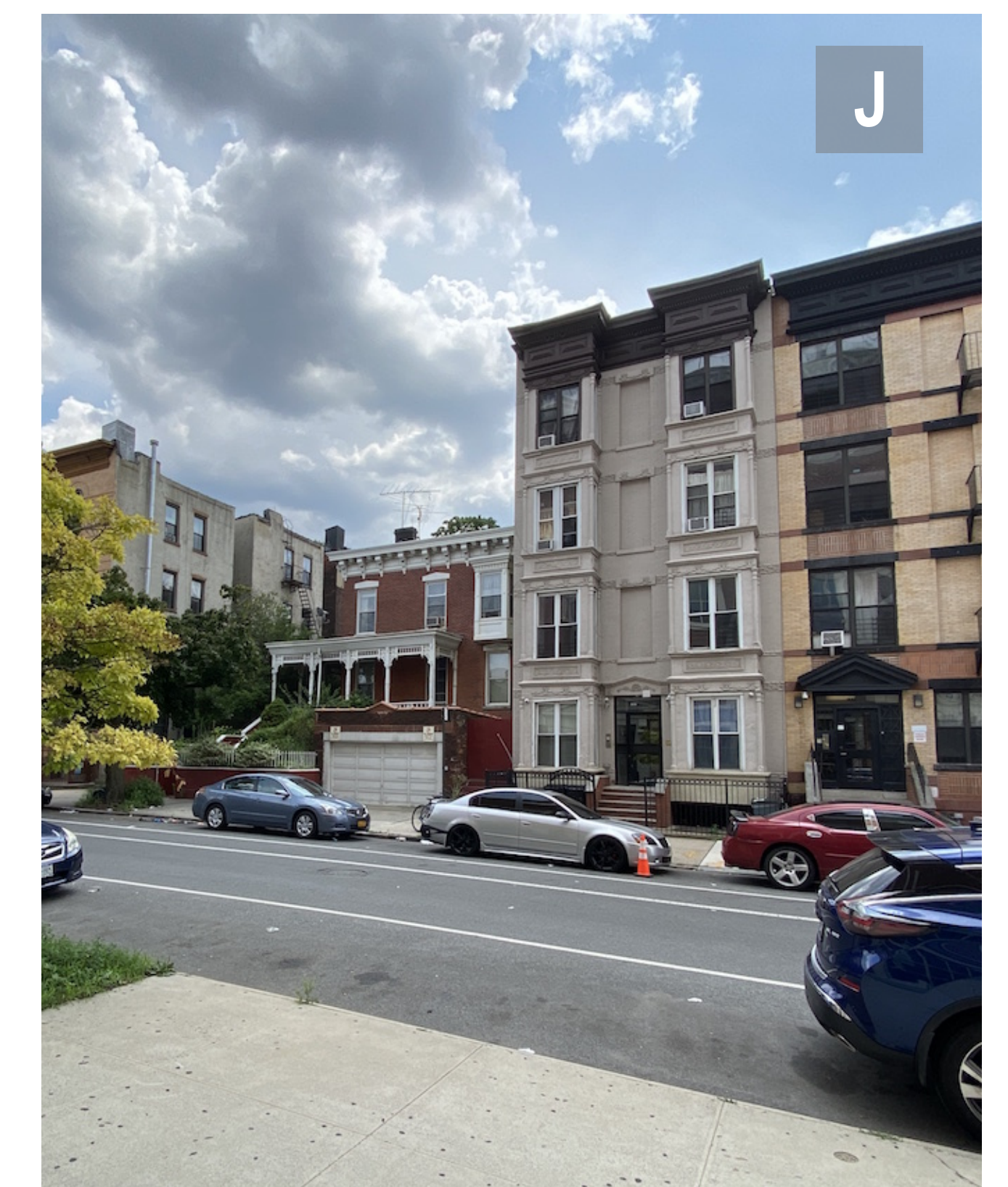
## BLOCK DIAGRAM

SLIDE 03





KEY PLAN



PROJECT: 1450 PACIFIC STREET, BROOKLYN, NY 11216  
DOCKET #: LPC-23-00428



NC2 ARCHITECTURE LLC  
1000 DEAN STREET #220 | BROOKLYN, NY 11238  
TEL 718 622 2555 | INFO@NC2ARCHITECTURE.COM  
NC2ARCHITECTURE.COM

## CONTEXT PHOTOS





KEY PLAN



PROJECT: 1450 PACIFIC STREET, BROOKLYN, NY 11216  
DOCKET #: LPC-23-00428

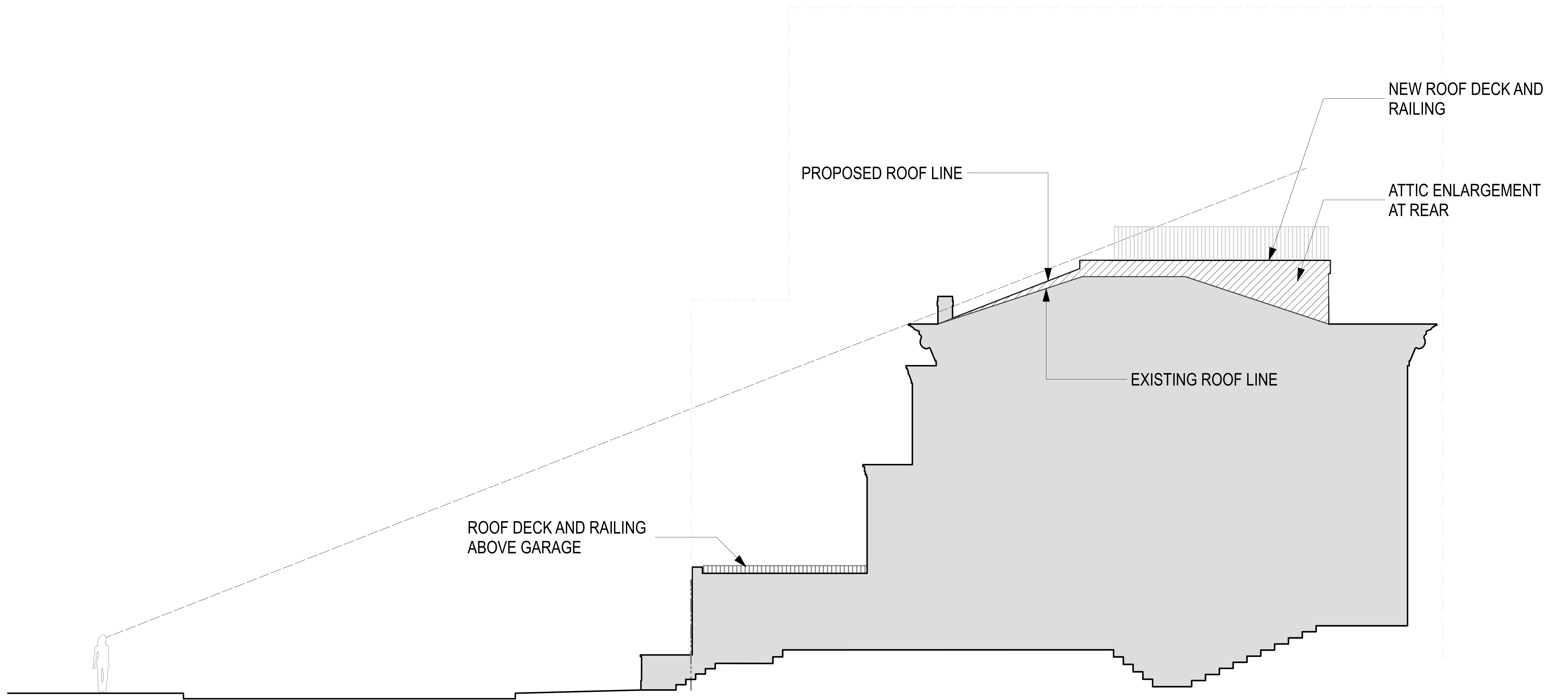


NC2 ARCHITECTURE LLC  
1000 DEAN STREET #220 | BROOKLYN, NY 11238  
TEL 718 622 2555 | INFO@NC2ARCHITECTURE.COM  
NC2ARCHITECTURE.COM

## BUILDING REAR AND SIDE PHOTOS

SLIDE 05





PROJECT: 1450 PACIFIC STREET, BROOKLYN, NY 11216  
 DOCKET #: LPC-23-00428

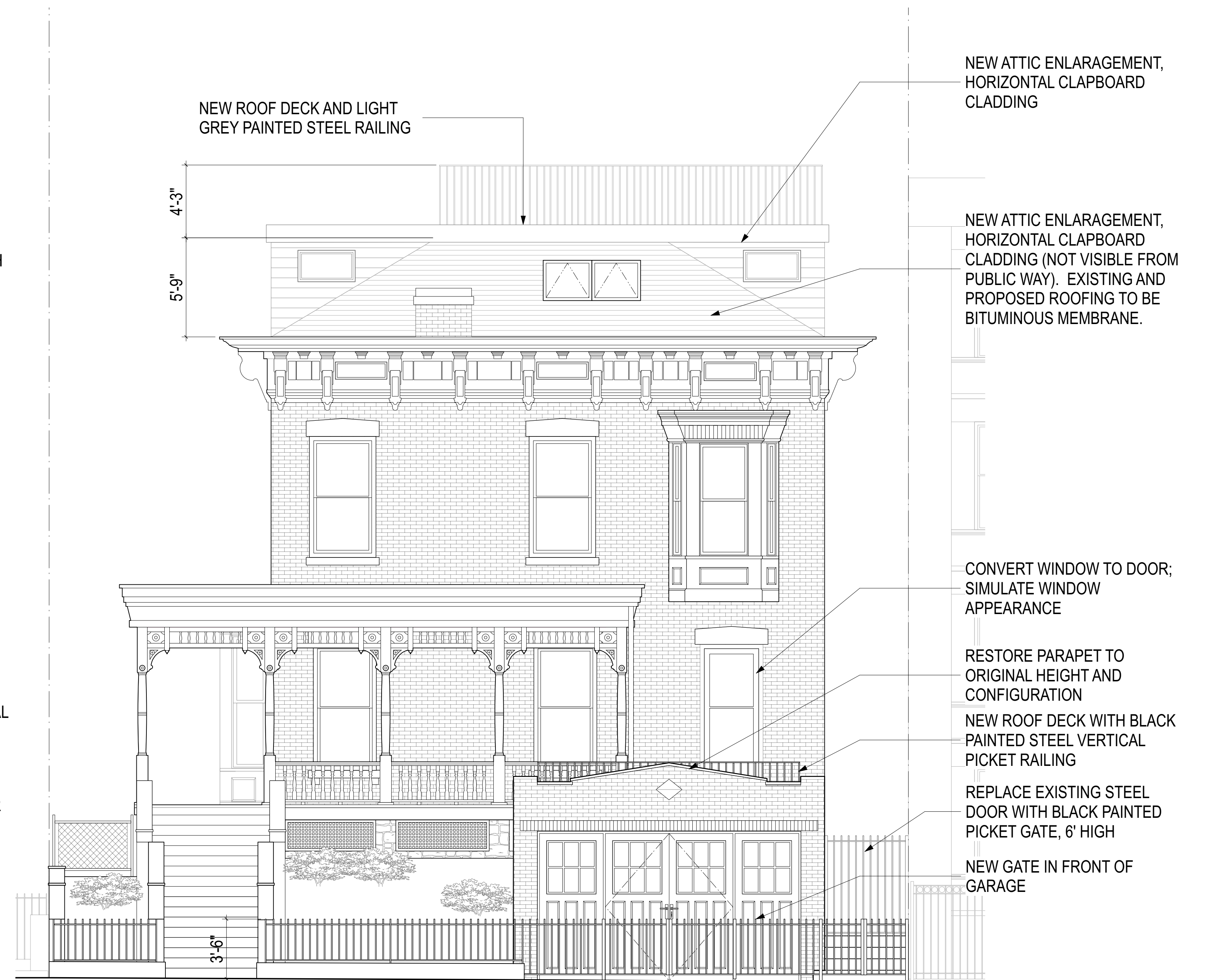
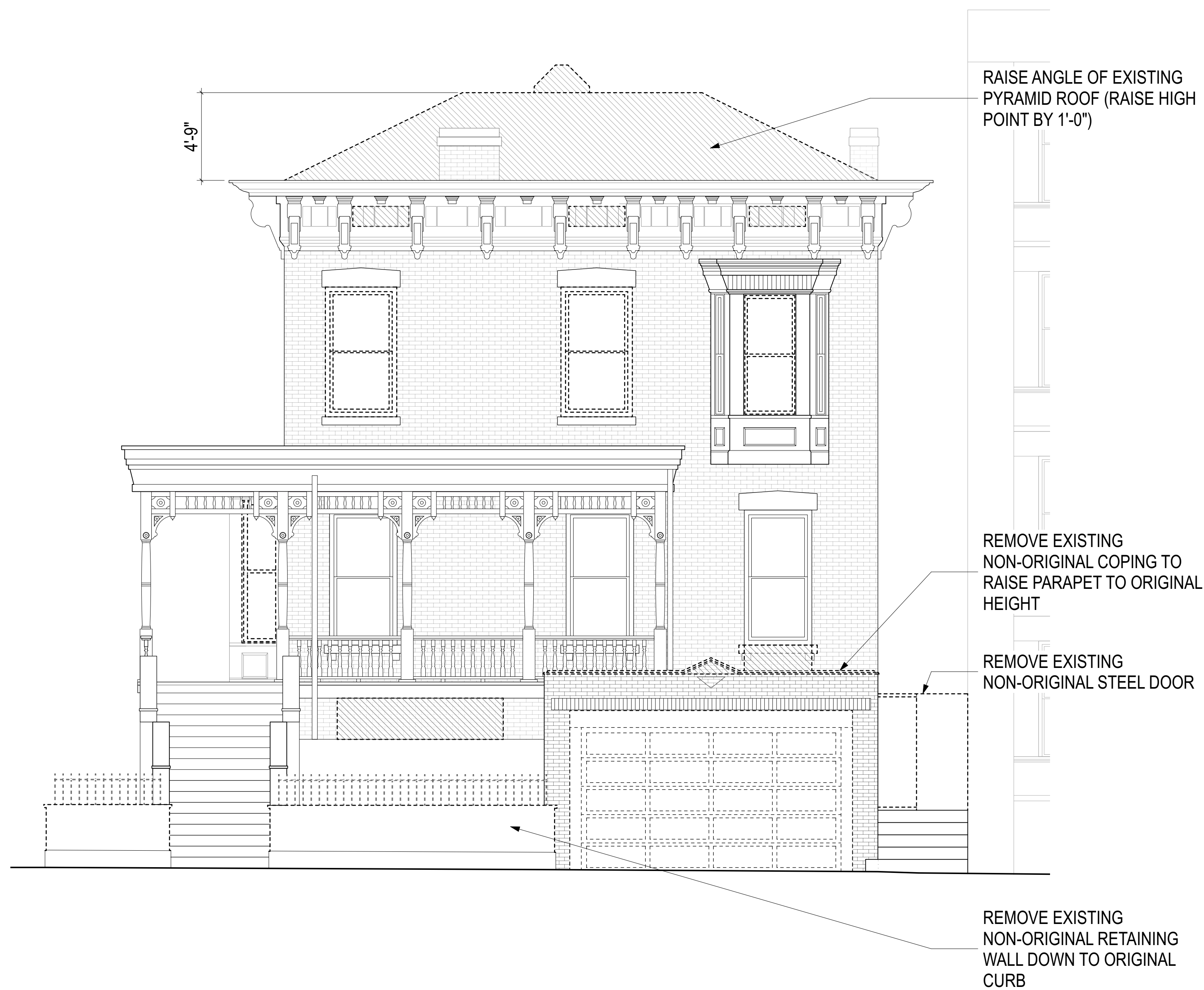


NC2 ARCHITECTURE LLC  
 1000 DEAN STREET #220 | BROOKLYN, NY 11238  
 TEL 718 622 2555 | INFO@NC2ARCHITECTURE.COM  
 NC2ARCHITECTURE.COM

## VISIBILITY DIAGRAM

SLIDE 06





PROJECT: 1450 PACIFIC STREET, BROOKLYN, NY 11216  
DOCKET #: LPC-23-00428



NC2 ARCHITECTURE LLC  
1000 DEAN STREET #220 | BROOKLYN, NY 11238  
TEL 718 622 2555 | INFO@NC2ARCHITECTURE.COM  
NC2ARCHITECTURE.COM

## FRONT ELEVATIONS - DEMOLITION AND PROPOSED

SLIDE 07





PROJECT: 1450 PACIFIC STREET, BROOKLYN, NY 11216  
DOCKET #: LPC-23-00428



NC2 ARCHITECTURE LLC  
1000 DEAN STREET #220 | BROOKLYN, NY 11238  
TEL 718 622 2555 | INFO@NC2ARCHITECTURE.COM  
NC2ARCHITECTURE.COM

## LEFT SIDE ELEVATION - DEMOLITION

SLIDE 08



NEW ATTIC ENLARGEMENT,  
HORIZONTAL CLAPBORAD  
CLADDING

NEW ROOF DECK AND RAILING

RAISE ANGLE OF EXISTING  
PYRAMID ROOF (RAISE HIGH  
POINT BY 1'-0"). EXISTING AND  
PROPOSED ROOFING  
MATERIAL TO BE A  
BITUMINOUS MEMBRANE.

NEW ROOF DECK WITH BLACK  
PAINTED STEEL VERTICAL  
PICKET RAILING, EXISTING  
BRICK PARAPET TO BE RAISED  
TO MATCH HEIGHT OF FRONT  
PARAPET



PROJECT: 1450 PACIFIC STREET, BROOKLYN, NY 11216  
DOCKET #: LPC-23-00428



NC2 ARCHITECTURE LLC  
1000 DEAN STREET #220 | BROOKLYN, NY 11238  
TEL 718 622 2555 | INFO@NC2ARCHITECTURE.COM  
NC2ARCHITECTURE.COM

LEFT SIDE ELEVATION - PROPOSED

SLIDE 09





PROJECT: 1450 PACIFIC STREET, BROOKLYN, NY 11216  
DOCKET #: LPC-23-00428



NC2 ARCHITECTURE LLC  
1000 DEAN STREET #220 | BROOKLYN, NY 11238  
TEL 718 622 2555 | INFO@NC2ARCHITECTURE.COM  
NC2ARCHITECTURE.COM

## REAR ELEVATIONS - DEMOLITION AND PROPOSED

SLIDE 10





PROJECT: 1450 PACIFIC STREET, BROOKLYN, NY 11216  
DOCKET #: LPC-23-00428



NC2 ARCHITECTURE LLC  
1000 DEAN STREET #220 | BROOKLYN, NY 11238  
TEL 718 622 2555 | INFO@NC2ARCHITECTURE.COM  
NC2ARCHITECTURE.COM

## RIGHT SIDE ELEVATION - DEMOLITION

SLIDE 11





PROJECT: 1450 PACIFIC STREET, BROOKLYN, NY 11216  
 DOCKET #: LPC-23-00428

**NC2 ARCHITECTURE LLC**  
 1000 DEAN STREET #220 | BROOKLYN, NY 11238  
 TEL 718 622 2555 | INFO@NC2ARCHITECTURE.COM  
 NC2ARCHITECTURE.COM

# RIGHT SIDE ELEVATION - PROPOSED





KEY PLAN



VISIBILITY PHOTO FROM KINGSTON AV (MAX VISIBILITY)



ZOOM PHOTO FROM KINGSTON AV

PROJECT: 1450 PACIFIC STREET, BROOKLYN, NY 11216  
 DOCKET #: LPC-23-00428

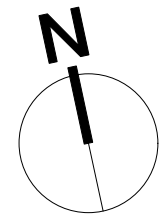
**NC2 ARCHITECTURE LLC**  
 1000 DEAN STREET #220 | BROOKLYN, NY 11238  
 TEL 718 622 2555 | INFO@NC2ARCHITECTURE.COM  
 NC2ARCHITECTURE.COM

ROOF MOCKUP PHOTO AND VISIBILITY DIAGRAM





KEY PLAN



VISIBILITY PHOTO FROM PACIFIC ST (MAX. VISIBILITY OF ATTIC ENLARGEMENT)

PROJECT: 1450 PACIFIC STREET, BROOKLYN, NY 11216  
DOCKET #: LPC-23-00428

**NC2 ARCHITECTURE LLC**  
1000 DEAN STREET #220 | BROOKLYN, NY 11238  
TEL 718 622 2555 | INFO@NC2ARCHITECTURE.COM  
NC2ARCHITECTURE.COM

ROOF MOCKUP PHOTO AND VISIBILITY DIAGRAM





PROJECT: 1450 PACIFIC STREET, BROOKLYN, NY 11216  
 DOCKET #: LPC-23-00428

**nc2** NC2 ARCHITECTURE LLC  
 1000 DEAN STREET #220 | BROOKLYN, NY 11238  
 TEL 718 622 2555 | INFO@NC2ARCHITECTURE.COM  
 NC2ARCHITECTURE.COM

MOCKUP PHOTO - FRONT





PROJECT: 1450 PACIFIC STREET, BROOKLYN, NY 11216  
DOCKET #: LPC-23-00428



NC2 ARCHITECTURE LLC  
1000 DEAN STREET #220 | BROOKLYN, NY 11238  
TEL 718 622 2555 | INFO@NC2ARCHITECTURE.COM  
NC2ARCHITECTURE.COM

PHOTOMONTAGE



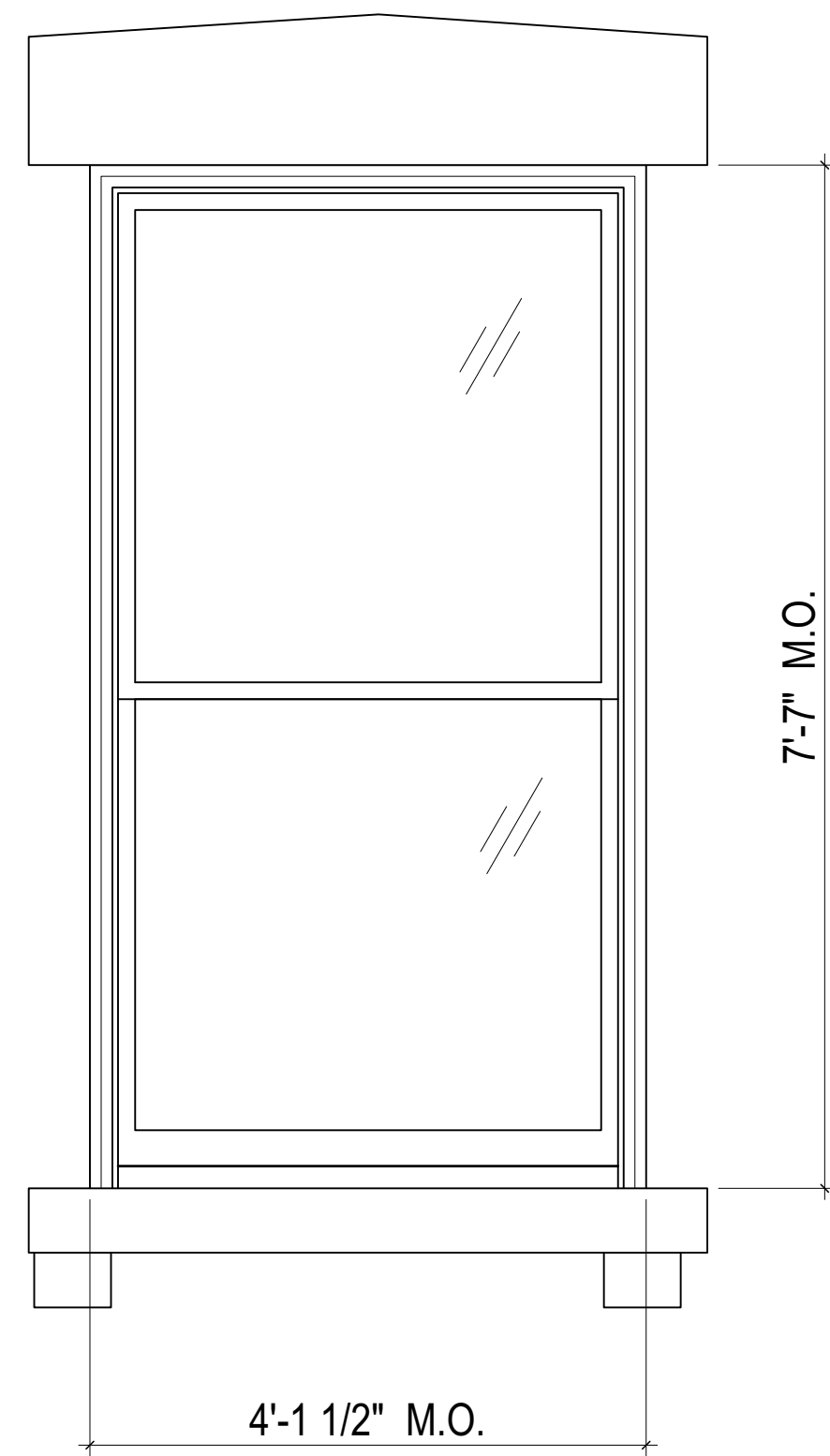


PROJECT: 1450 PACIFIC STREET, BROOKLYN, NY 11216  
DOCKET #: LPC-23-00428

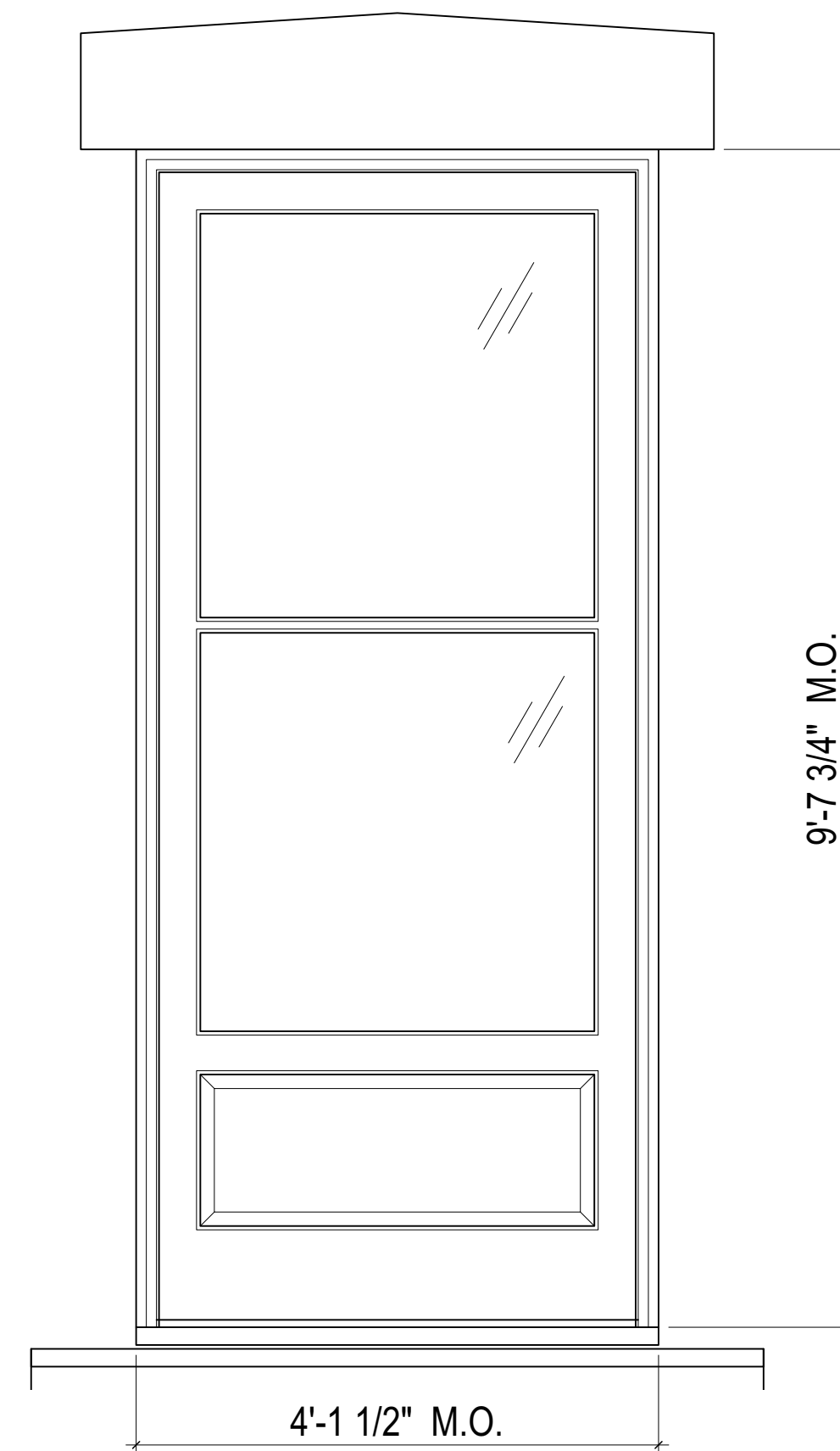
**NC2 ARCHITECTURE LLC**  
1000 DEAN STREET #220 | BROOKLYN, NY 11238  
TEL 718 622 2555 | INFO@NC2ARCHITECTURE.COM  
NC2ARCHITECTURE.COM

PHOTOMONTAGE

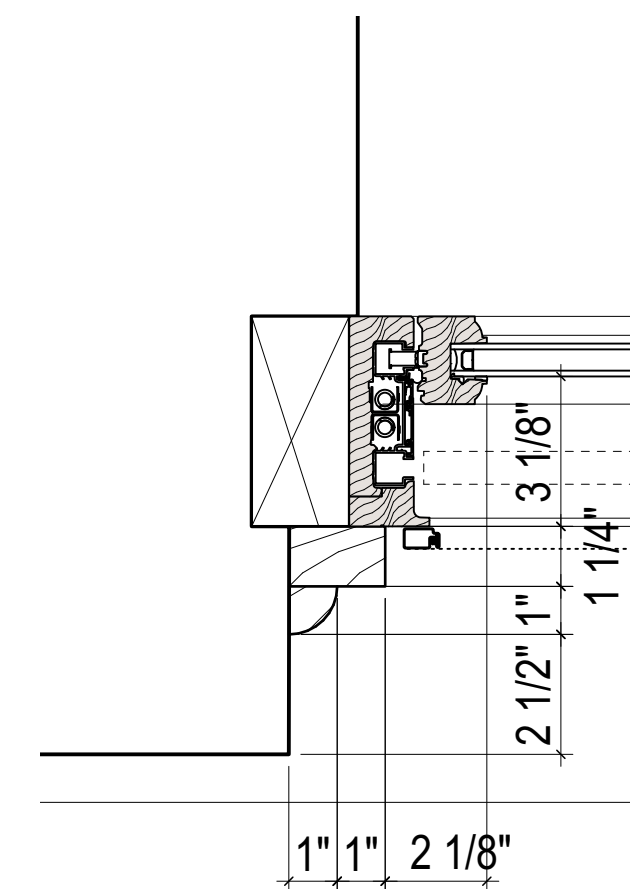




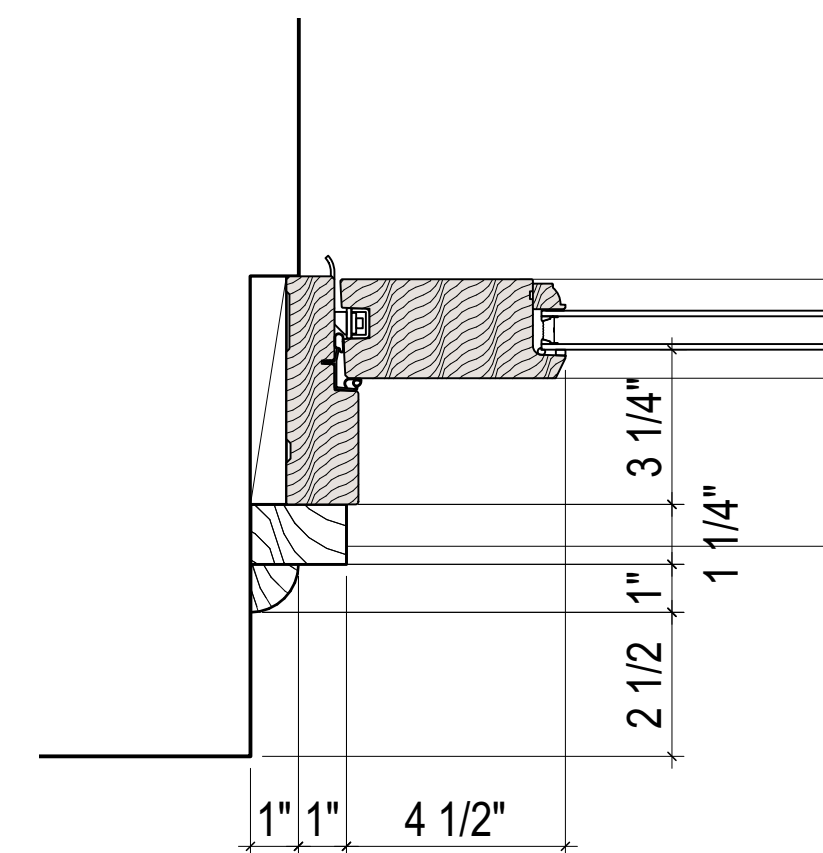
TYPE B WINDOW - PROPOSED  
ELEVATION



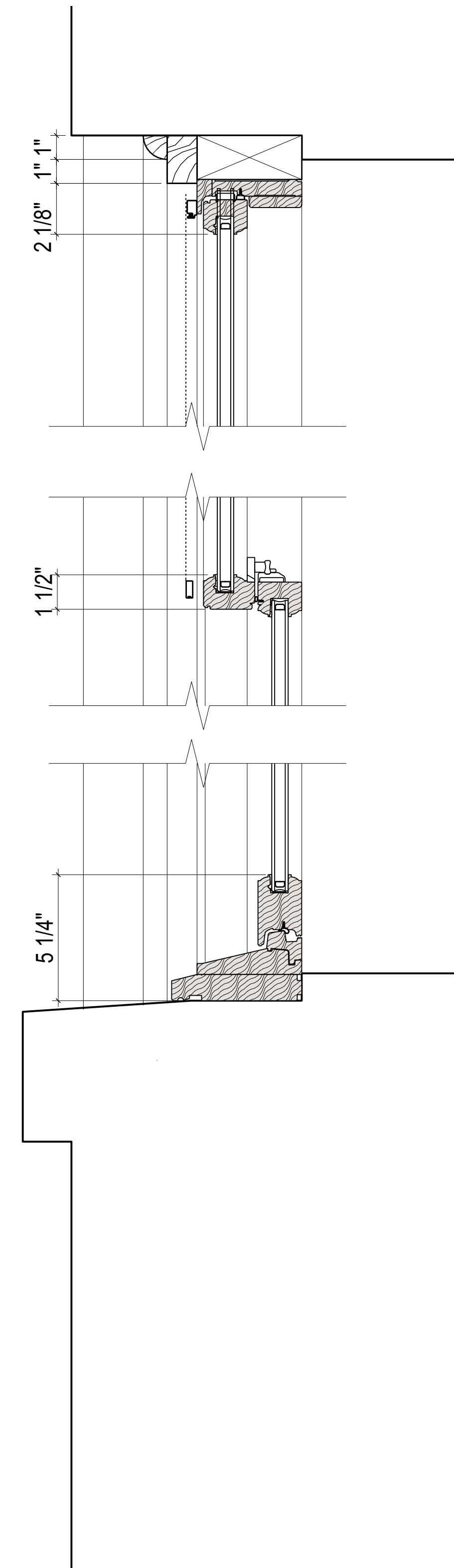
NEW DOOR AT DECK - PROPOSED  
ELEVATION



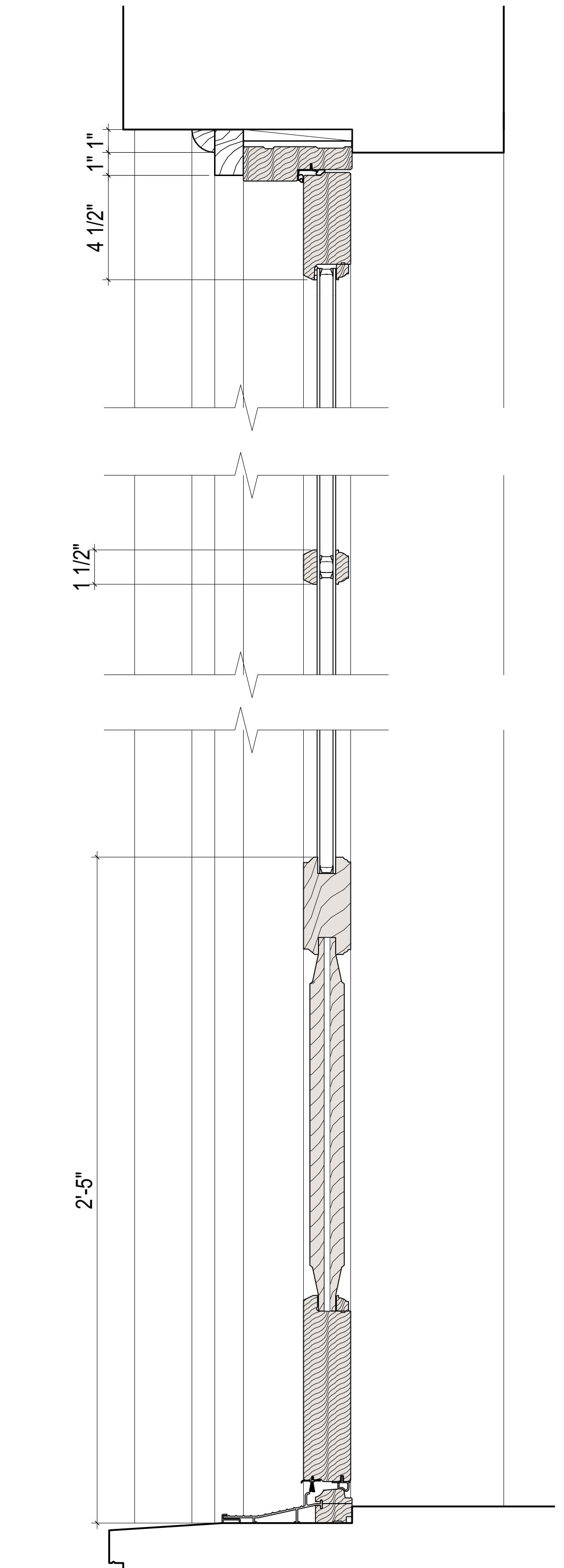
TYPE B WINDOW - PROPOSED  
JAMB DETAIL



NEW DOOR AT DECK - PROPOSED  
JAMB DETAIL



TYPE B WINDOW - PROPOSED  
DETAIL SECTION



NEW DOOR AT DECK - PROPOSED  
DETAIL SECTION

PROJECT: 1450 PACIFIC STREET, BROOKLYN, NY 11216  
DOCKET #: LPC-23-00428

**NC2 ARCHITECTURE LLC**  
1000 DEAN STREET #220 | BROOKLYN, NY 11238  
TEL 718 622 2555 | INFO@NC2ARCHITECTURE.COM  
NC2ARCHITECTURE.COM





160 WILLOUGHBY AVENUE



1 SOUTH PORTLAND AVENUE



129 LAFAYETTE AVENUE



160 WILLOUGHBY AVENUE



1 SOUTH PORTLAND AVENUE



200 ADELPHI STREET

PROJECT: 1450 PACIFIC STREET, BROOKLYN, NY 11216  
 DOCKET #: LPC-23-00428

**NC2 ARCHITECTURE LLC**  
 1000 DEAN STREET #220 | BROOKLYN, NY 11238  
 TEL 718 622 2555 | INFO@NC2ARCHITECTURE.COM  
 NC2ARCHITECTURE.COM

EXAMPLES





1375 DEAN STREET - WINDOW TO DOOR CONVERSION ON PRIMARY FACADE - BEFORE AND AFTER

PROJECT: 1450 PACIFIC STREET, BROOKLYN, NY 11216  
 DOCKET #: LPC-23-00428



NC2 ARCHITECTURE LLC  
 1000 DEAN STREET #220 | BROOKLYN, NY 11238  
 TEL 718 622 2555 | INFO@NC2ARCHITECTURE.COM  
 NC2ARCHITECTURE.COM

EXAMPLES

SLIDE 19





PROJECT: 1450 PACIFIC STREET, BROOKLYN, NY 11216  
 DOCKET #: LPC-23-00428



NC2 ARCHITECTURE LLC  
 1000 DEAN STREET #220 | BROOKLYN, NY 11238  
 TEL 718 622 2555 | INFO@NC2ARCHITECTURE.COM  
 NC2ARCHITECTURE.COM



The current proposal is:

**Preservation Department – Item 4, LPC-23-00428**

# **1450 Pacific Street – Crown Heights North Historic District Borough of Brooklyn**

**To Testify Please Join Zoom**

**Webinar ID:** 892 9959 6293

**Passcode:** 261670

By Phone: 1 646-558-8656 US (New York)

877-853-5257 (Toll free) US

888 475 4499 (Toll free)

**Note:** If you want to testify 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.