

**April 25, 2023**  
Public Hearing

The current proposal is:

**Preservation Department – Item 3, LPC-23-00335**

## **85 Sterling Place – Park Slope Historic District Extension II**

### **Borough of Brooklyn**

**To Testify Please Join Zoom**

**Webinar ID:** 861 9593 2555

**Passcode:** 168052

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

877-853-5257 (Toll free) US

888 475 4499 (Toll free)

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# 85 STERLING PLACE

Brooklyn, NY 11217

Proposed rear 1<sup>st</sup> floor extension over existing  
basement floor extension

Project Data:

Const. Date: 1869-1880  
Architect / Builder: Not determined  
Building Type: Standalone 2 story , 2 family building  
Style(s): Altered Italianate  
Block / Lot: 942 / 75  
Previous Alteration: Rear extension at basement level  
DOB Application: ALT 580/86  
Completed on: 7/27/1989

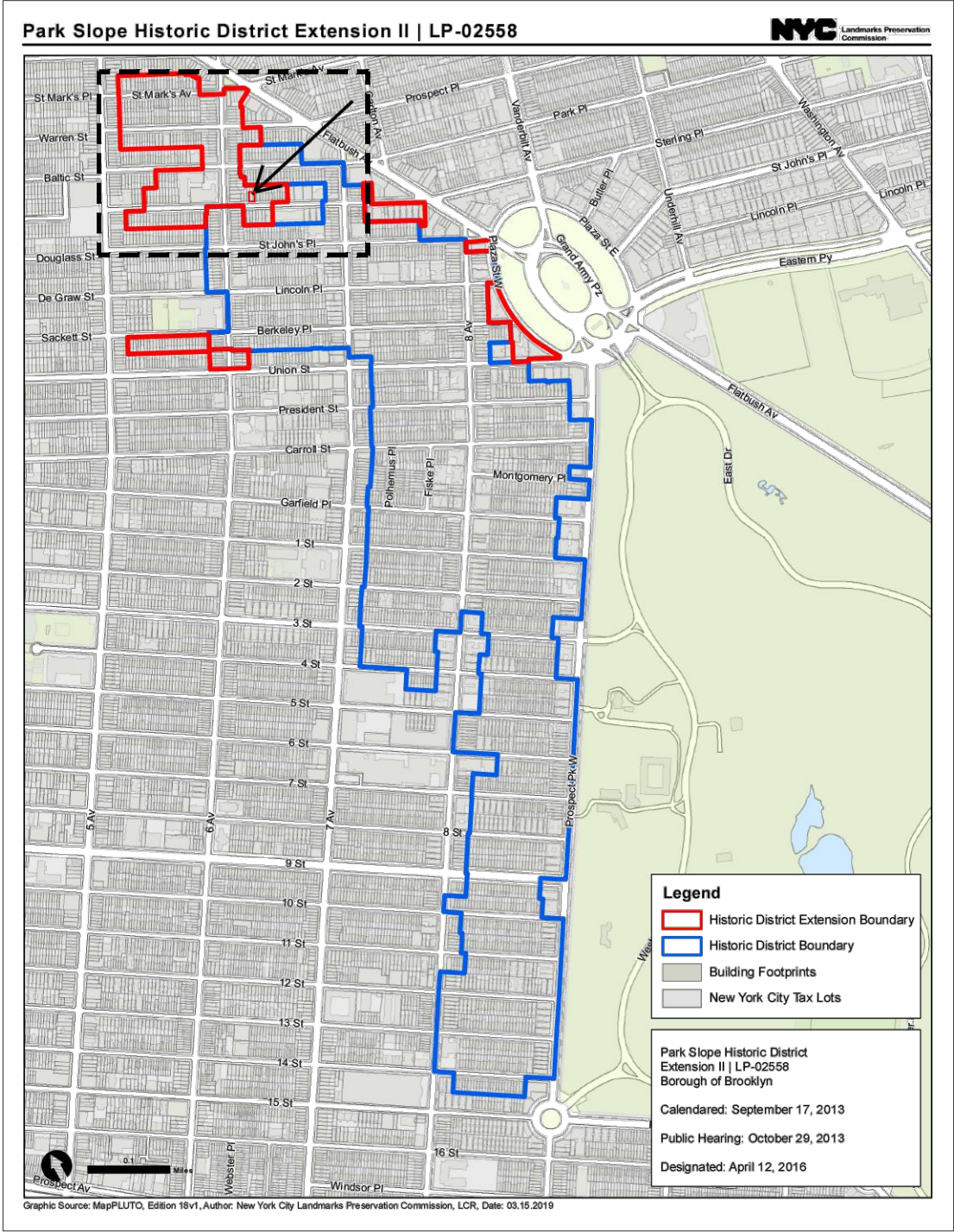
Prepared and presented by:

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hdemetry@sotirassociates.com 646.663.3400

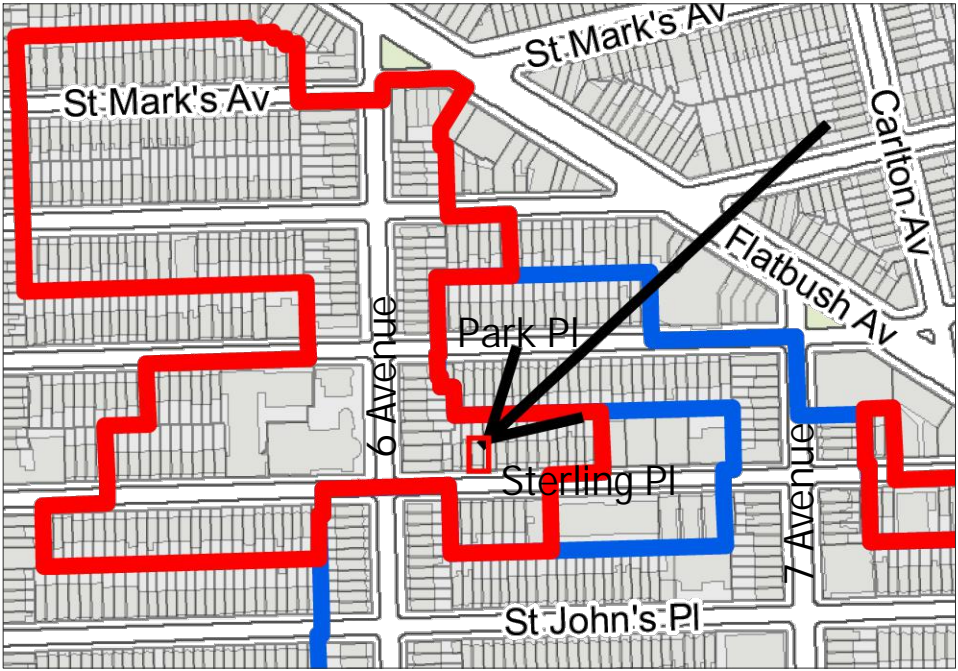
04/12/2023







PARK SLOPE HISTORIC DISTRICT EXTENSION II



**Project Scope:** Horizontal rear 1st floor extension, over existing Basement floor extension. Extension total depth 8'-11". Extension will not reduce the exiting rear yard depth.

**Finish material:** Rear façade is currently stucco finish. Proposed finish is stucco finish to match existing



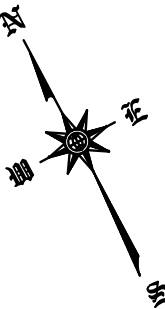
1940s PHOTO



CURRENT PHOTO



BLOCK PLAN

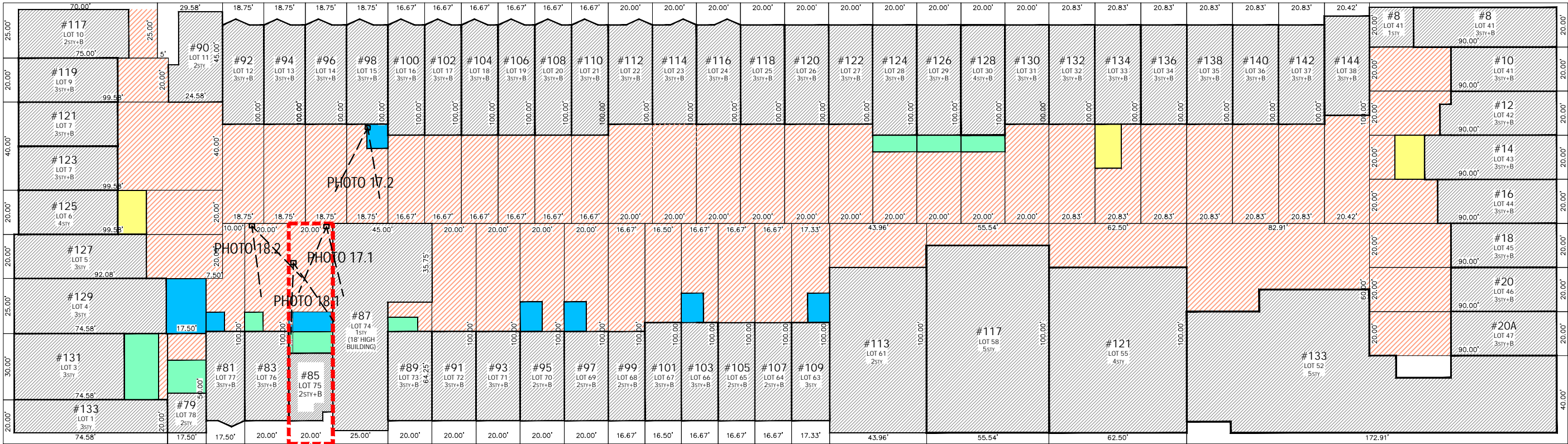


PARK PLACE (60 ft)

6 AVENUE (70 ft)

7 AVENUE (70 ft)

STERLING PLACE (60 ft)



- EXISTING BUILDINGS
- EXISTING BASEMENT EXTENSION
- EXISTING 1 STORY + BASEMENT EXTENSION
- EXISTING 2 STORY + BASEMENT EXTENSION
- REAR YARDS



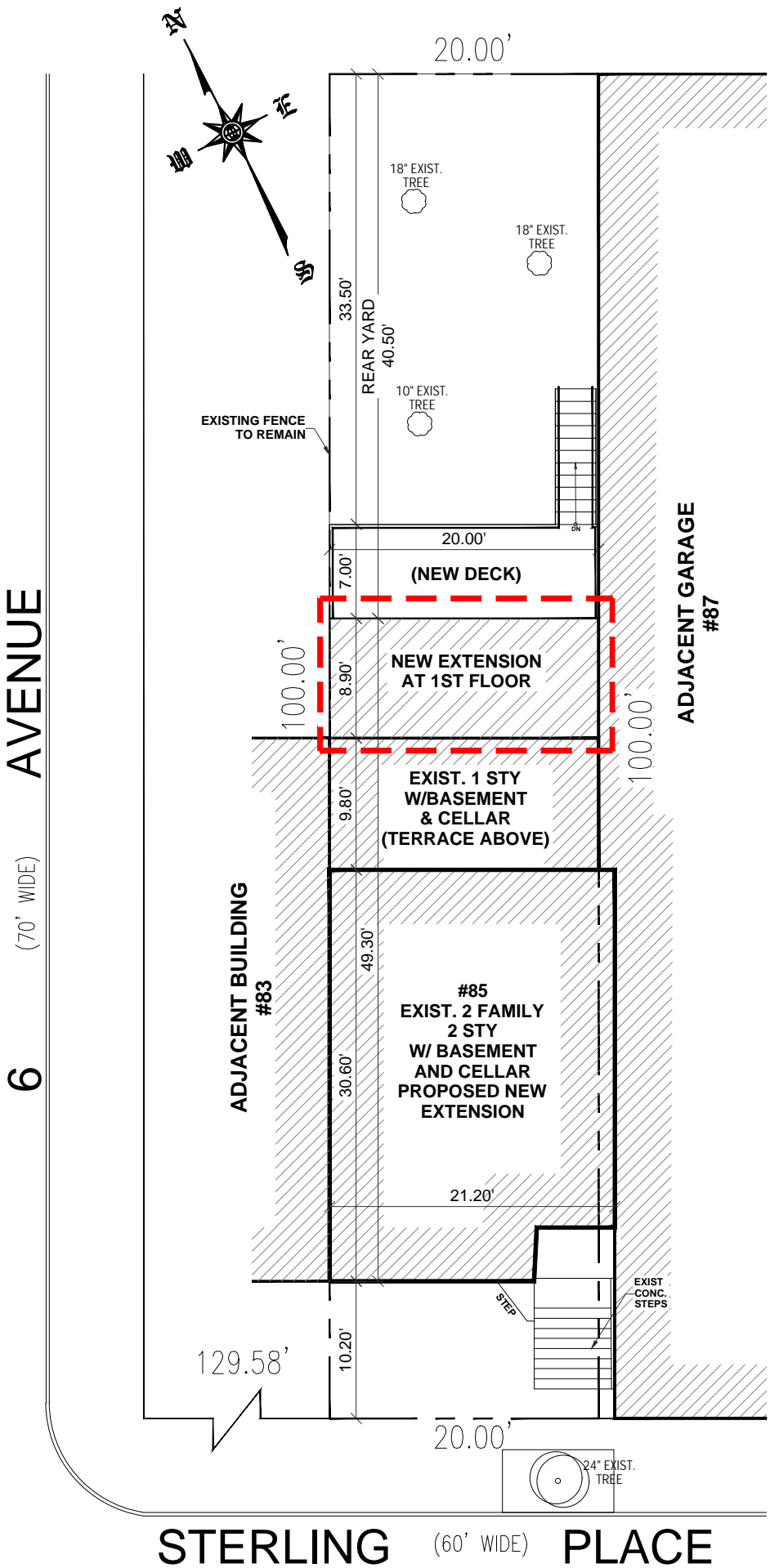


AERIAL VIEW





SITE PLAN



EXISTING - EXTENSION SCHEMATIC

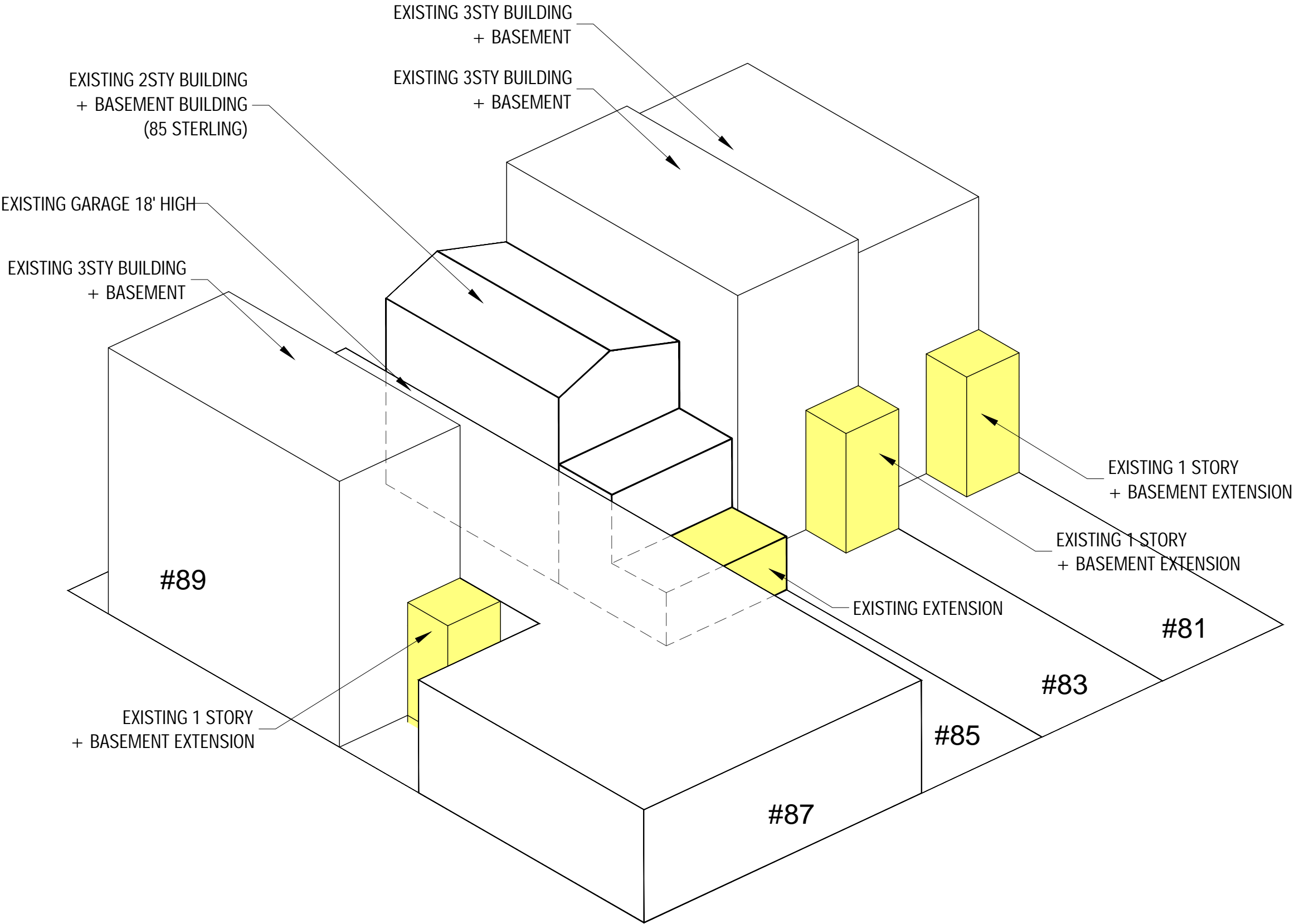


NEW  
EXTENSION

EXIST.  
EXTENSION

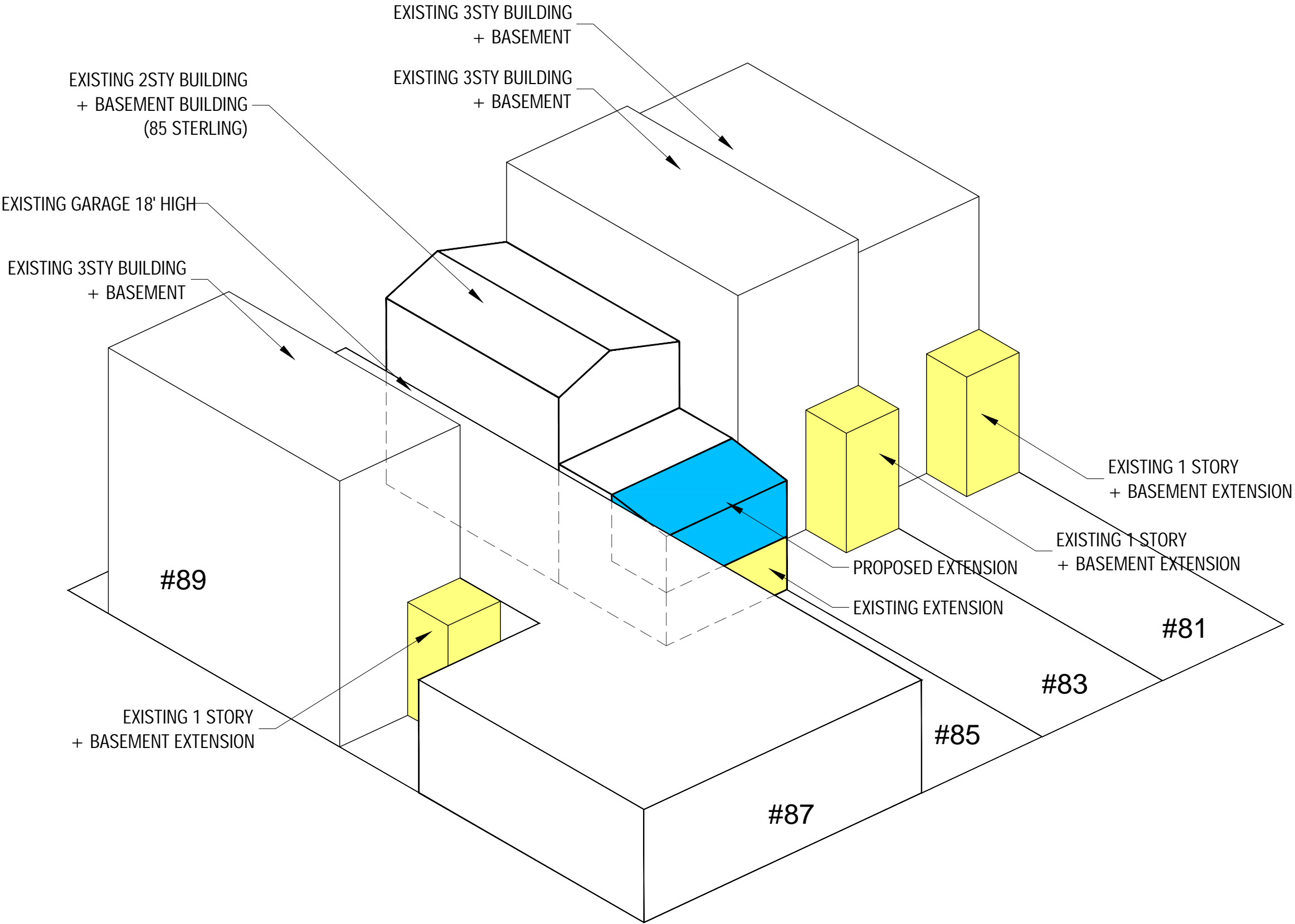


3D SCHEMATIC - EXISTING





3D SCHEMATIC - PROPOSED





HISTORIC PHOTOGRAPHS - FACADE 1940s



83 STERLING PLACE



85 STERLING PLACE



87 STERLING PLACE



PHOTOGRAPHS - FACADE 2023



83 STERLING PLACE



85 STERLING PLACE



87 STERLING PLACE



EXISTING REAR ELEVATION

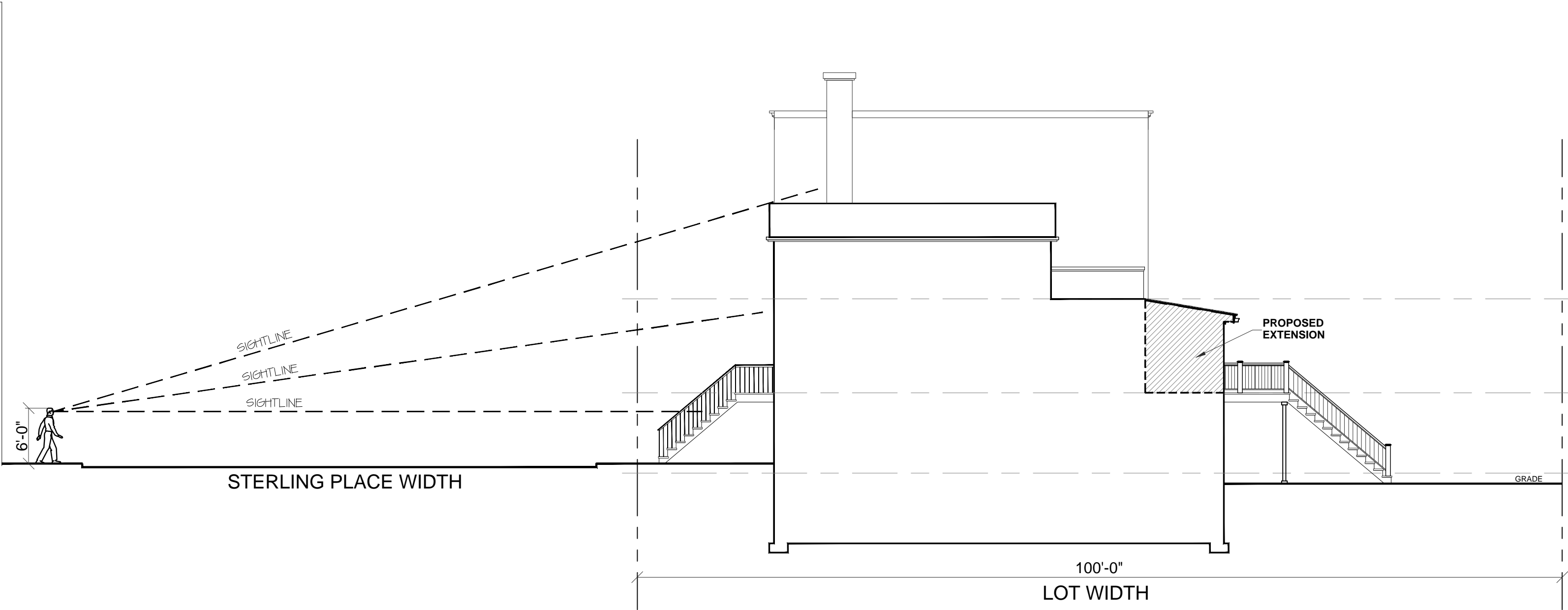


PROPOSED REAR ELEVATION

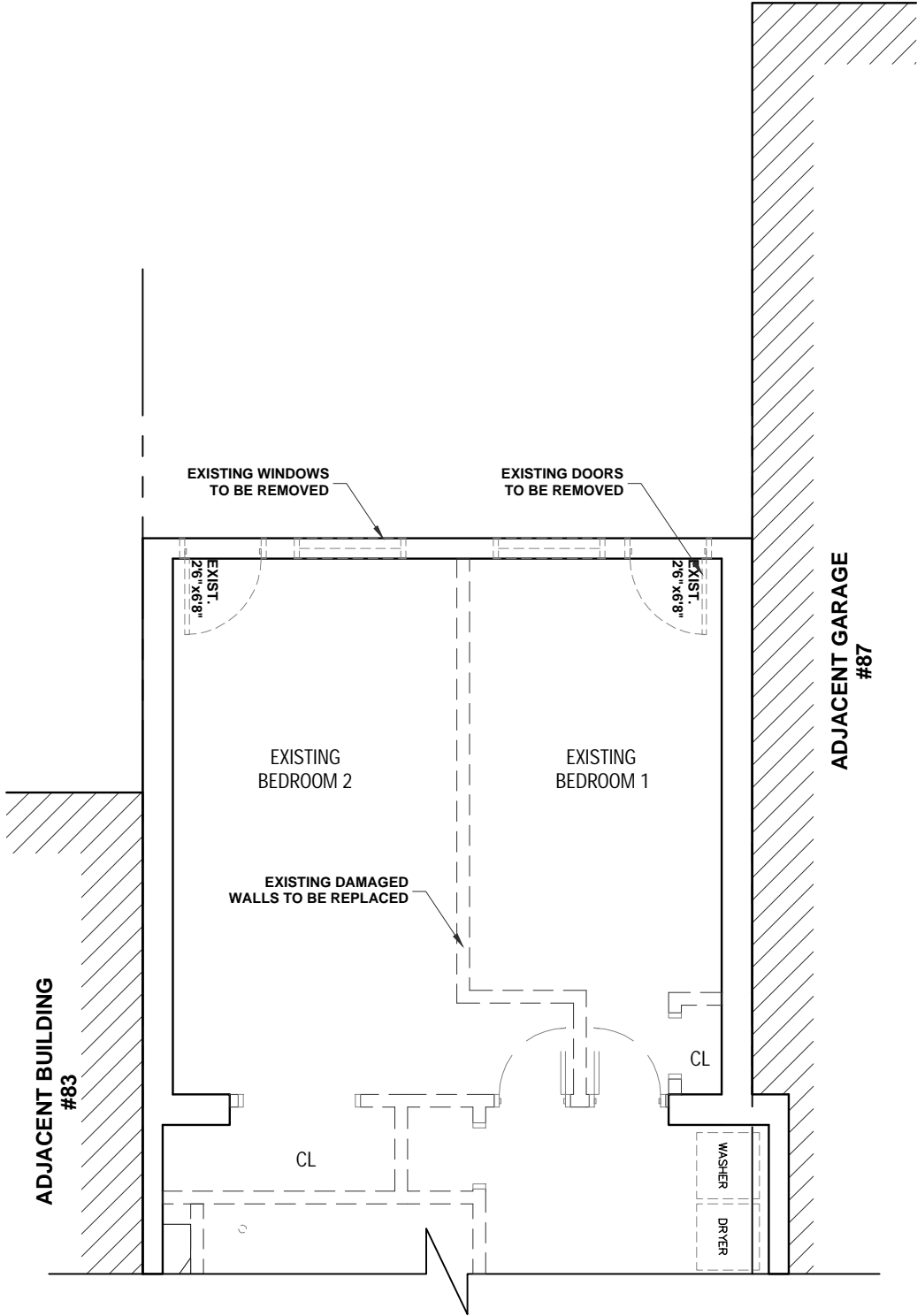




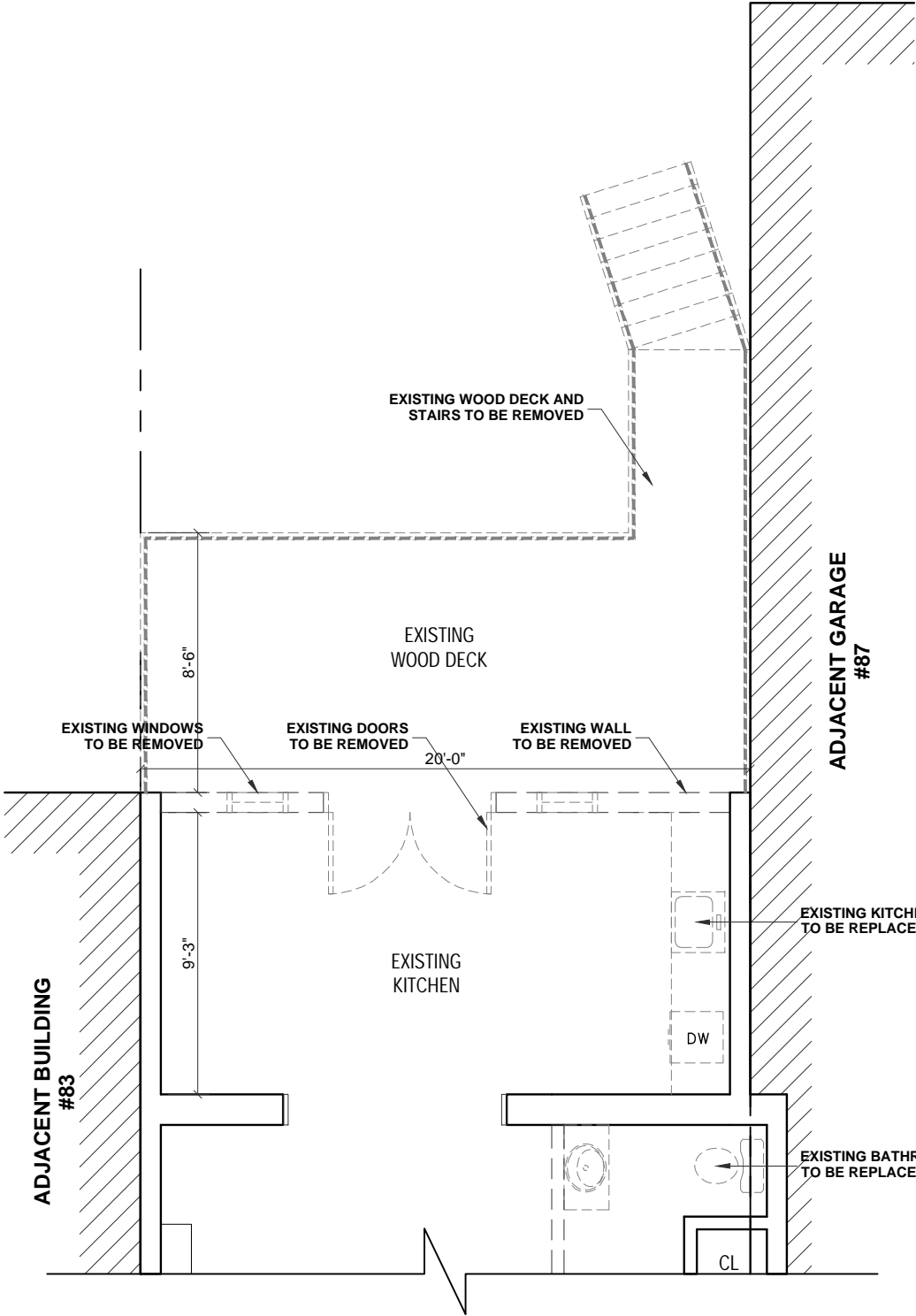
SIGHTLINE SECTION



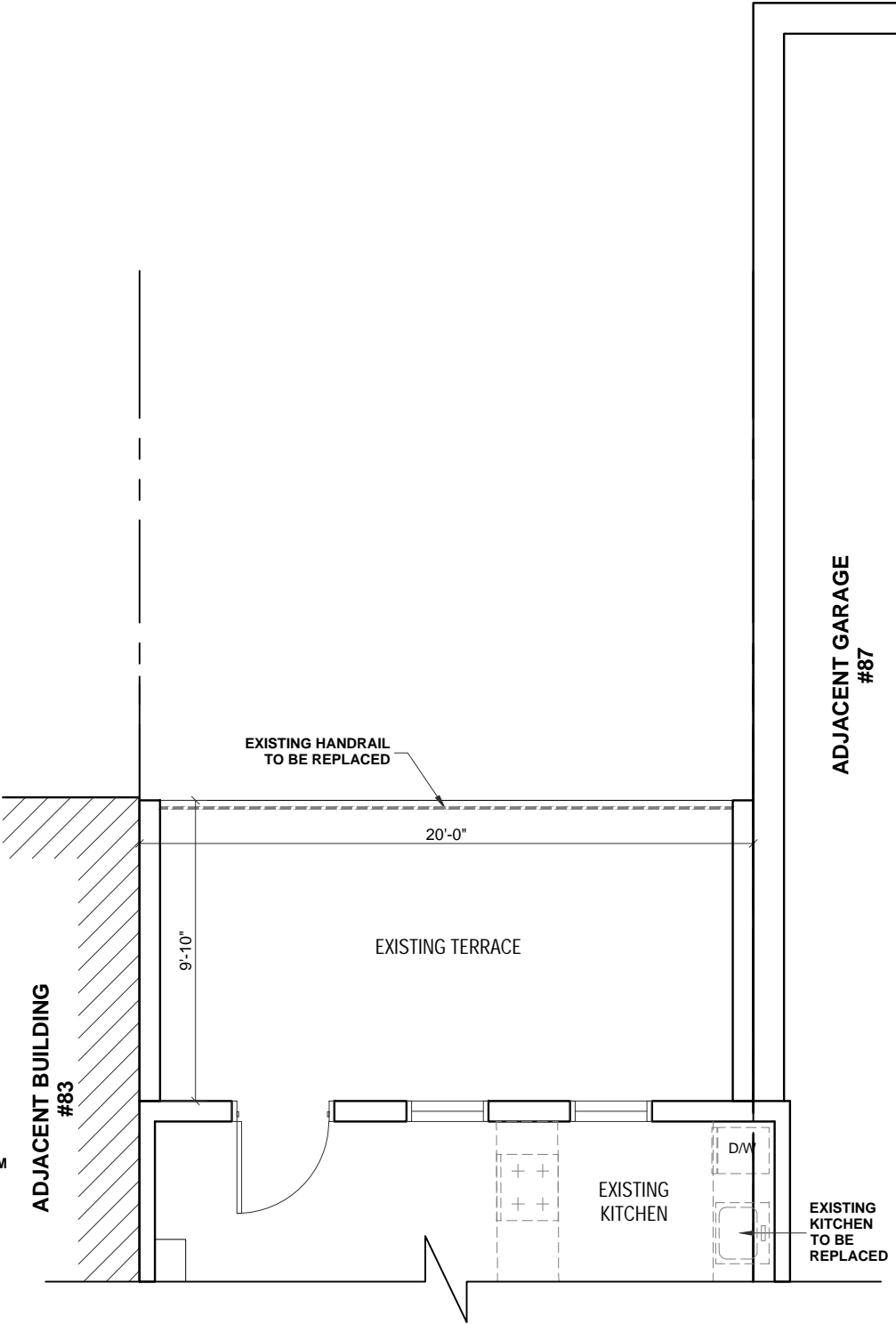
EXISTING FLOOR PLANS



1 | EXISTING/DEMO BASEMENT FLOOR PLAN  
scale: 3/8"=1'-0"



2 | EXISTING/DEMO 1ST FLOOR PLAN  
scale: 3/8"=1'-0"



3 | EXISTING/DEMO 2ND FLOOR PLAN  
scale: 3/8"=1'-0"

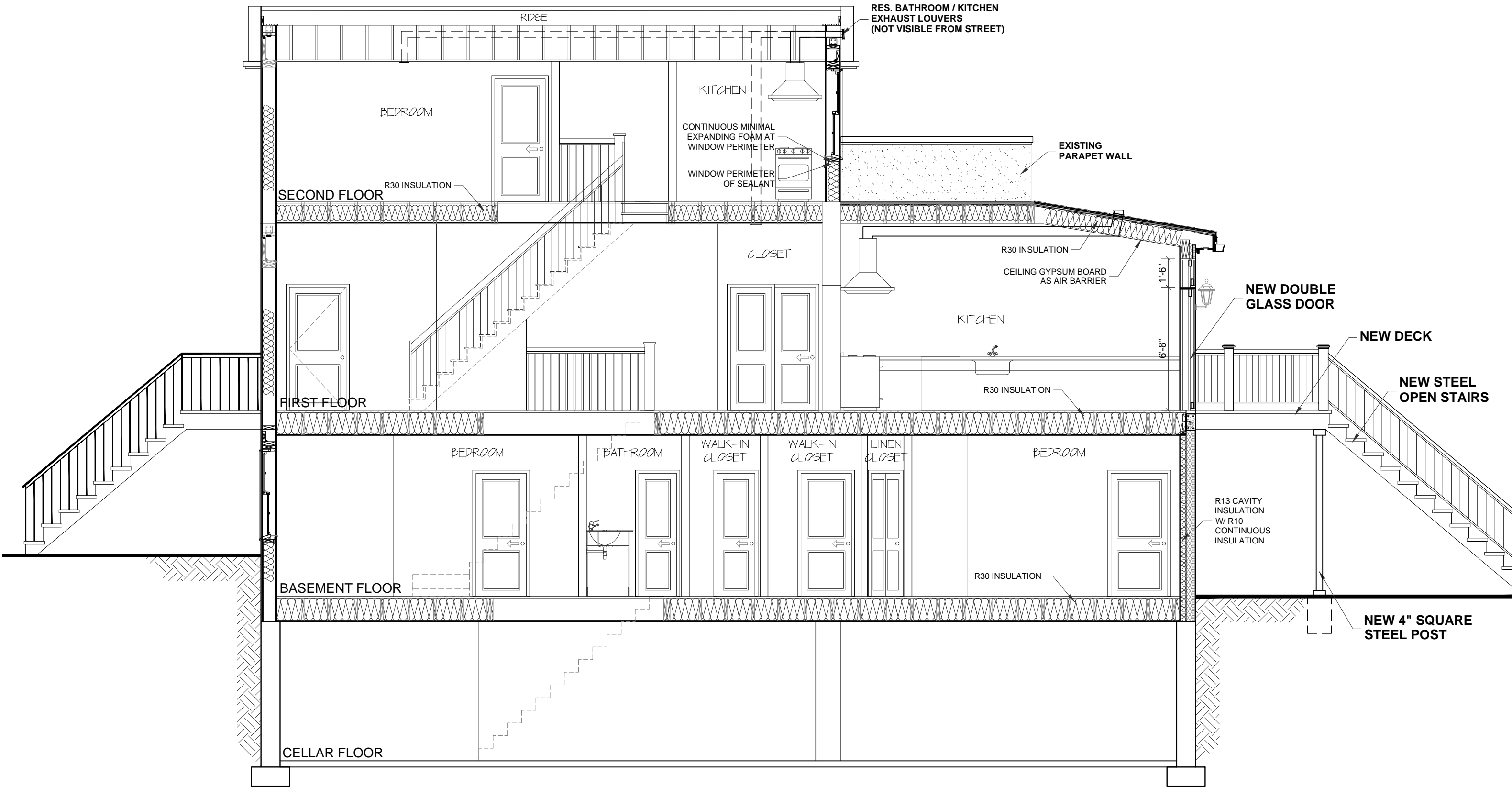


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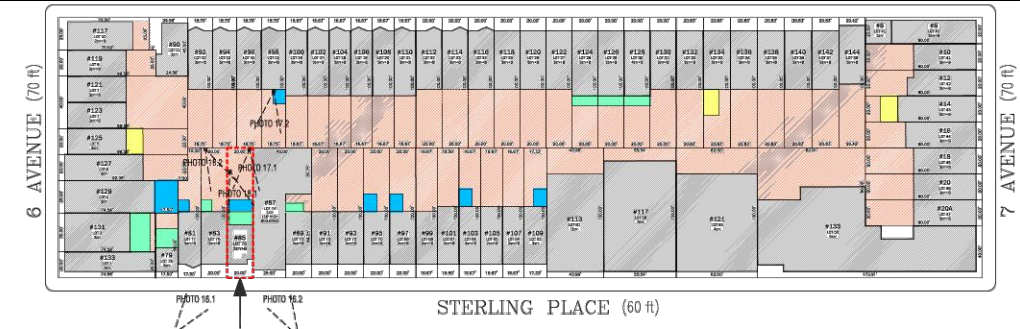
3 | PROPOSED 2ND FLOOR PLAN  
scale: 3/8"=1'-0"



PROPOSED SECTION







STREET VIEWS

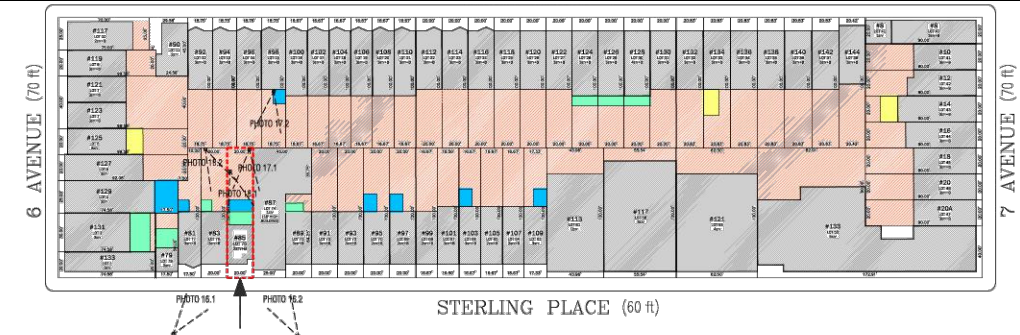


PHOTO 16.1



PHOTO 16.2





REAR YARD VIEWS

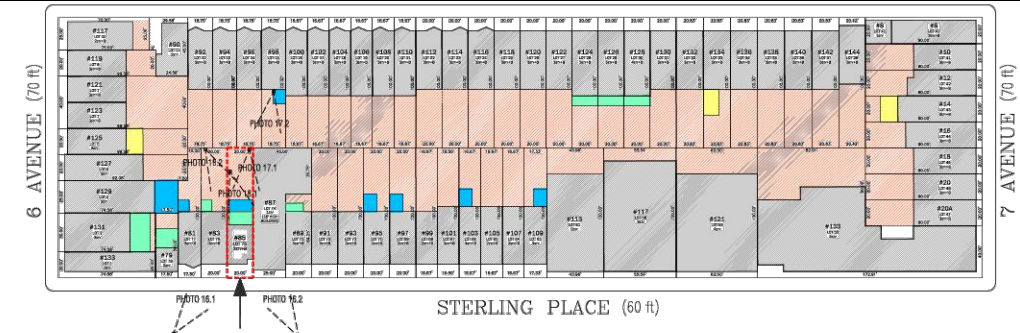


PHOTO 17.1



PHOTO 17.2





REAR YARD VIEWS



PHOTO 18.1



PHOTO 18.2



EXISTING



PROPOSED





EXISTING



PROPOSED





EXISTING



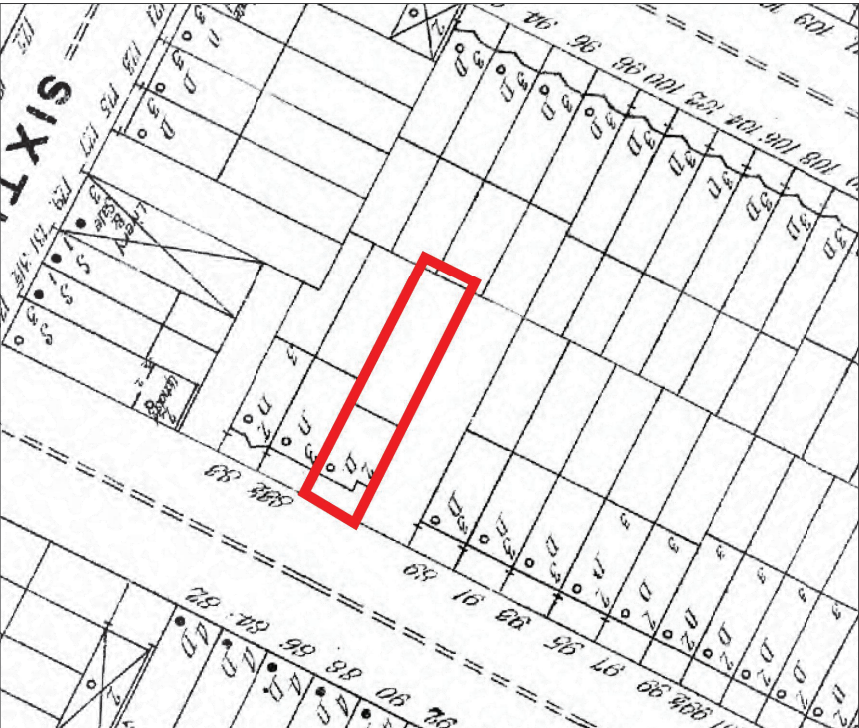
PROPOSED





SANBORN MAPS TIMELINE

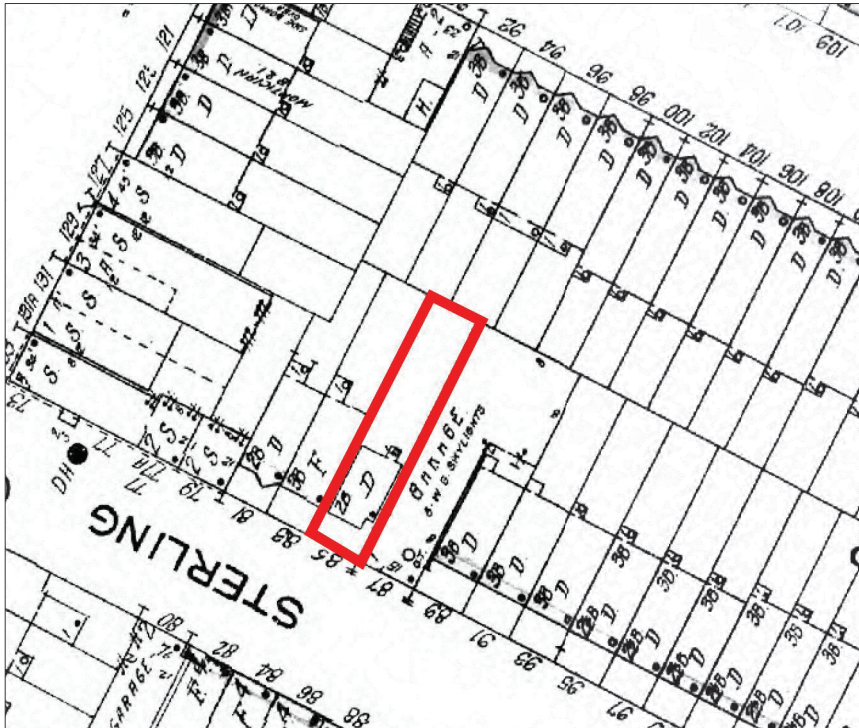
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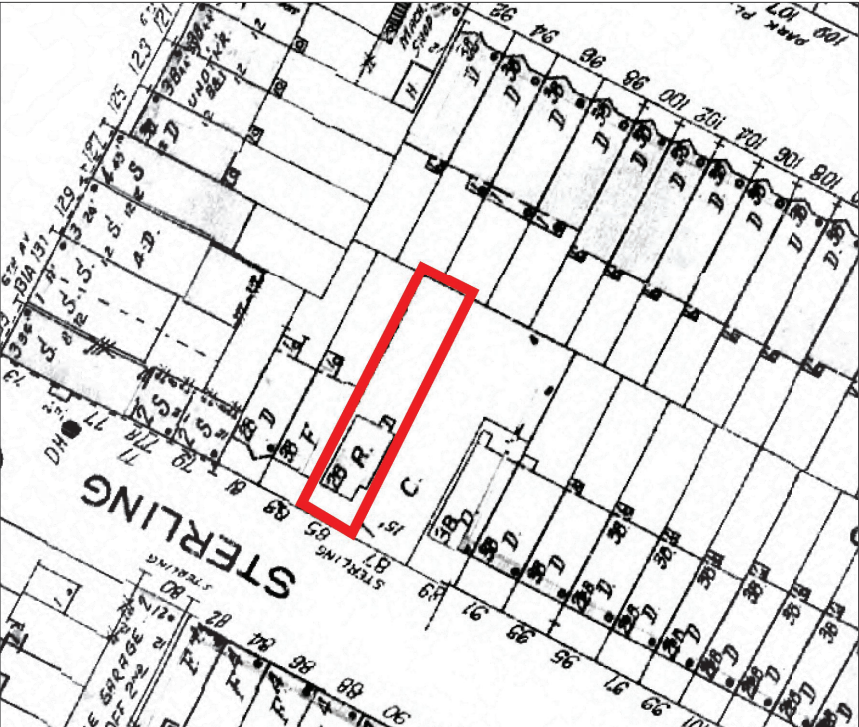
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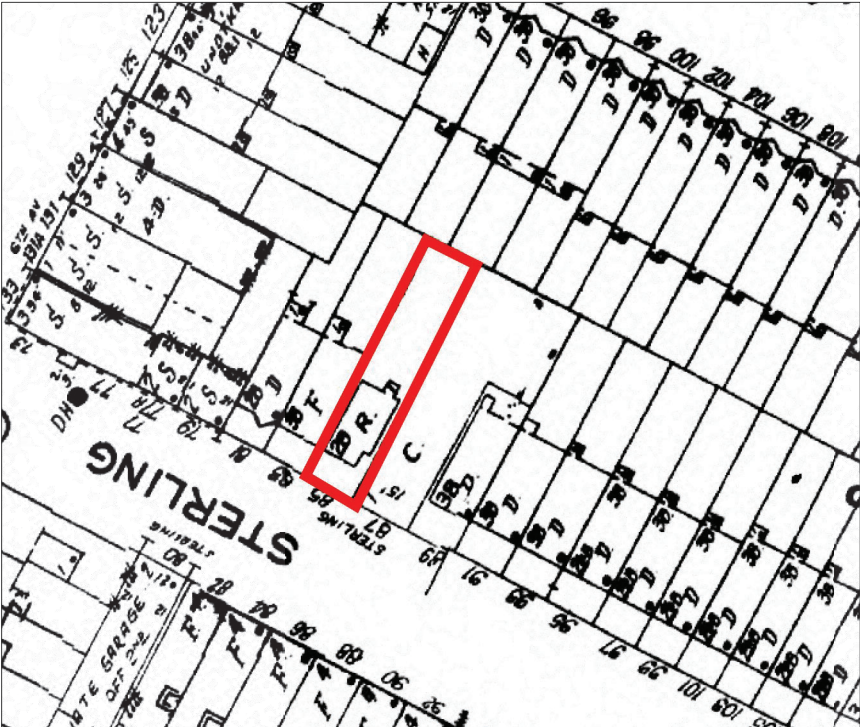
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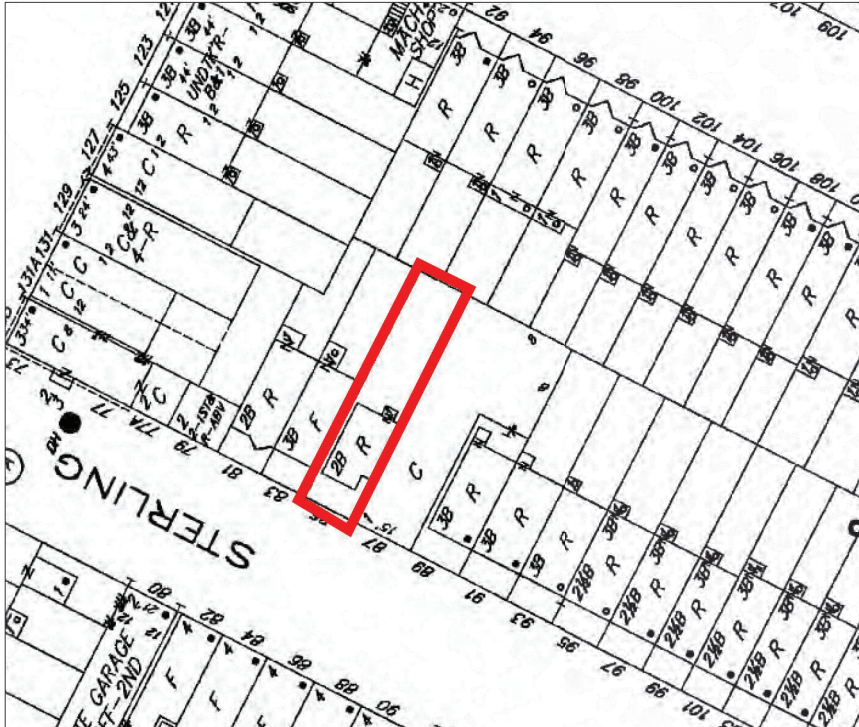
1978



1991



2007





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