

**May 9, 2023**  
Public Hearing

The current proposal is:

**Preservation Department – Item 1, LPC-23-08141**

**363 Macon Street – Bedford-Stuyvesant/Expanded Stuyvesant  
Heights Historic District  
Borough of Brooklyn**

**To Testify Please Join Zoom**

**Webinar ID:** 850 2016 4802

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# 363 Macon Street - Rooftop Addition, Rear Addition, and Excavation

Brooklyn, NY

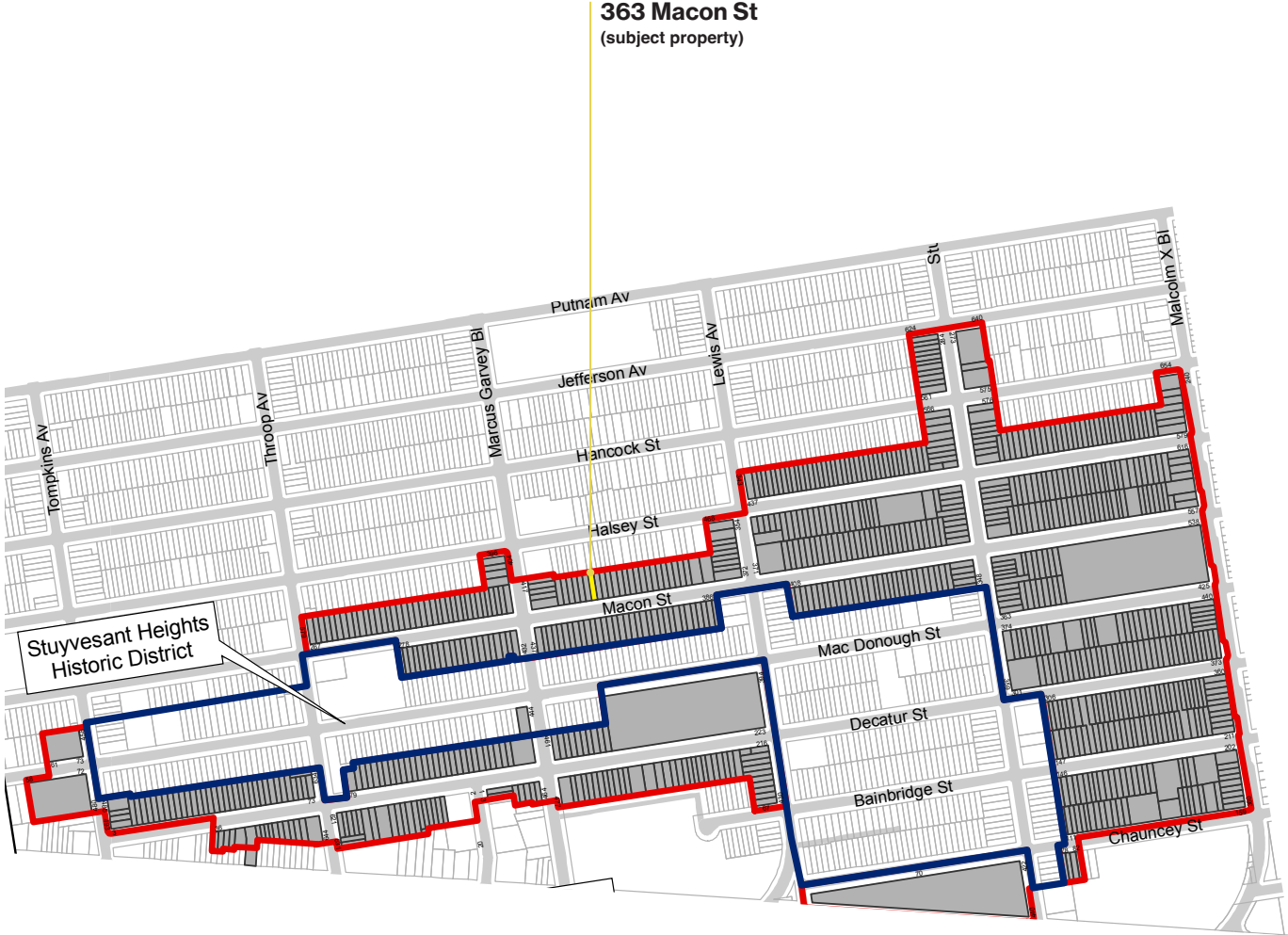
LPC 23-08141  
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1940s Tax Photo



Existing Facade



ALAO



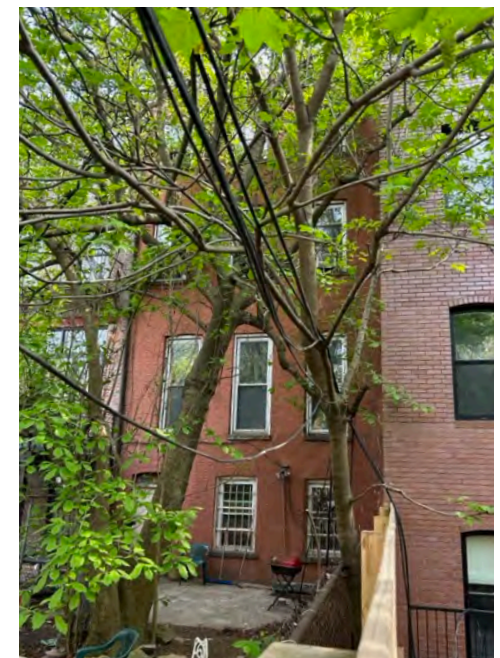




Existing Front Facade

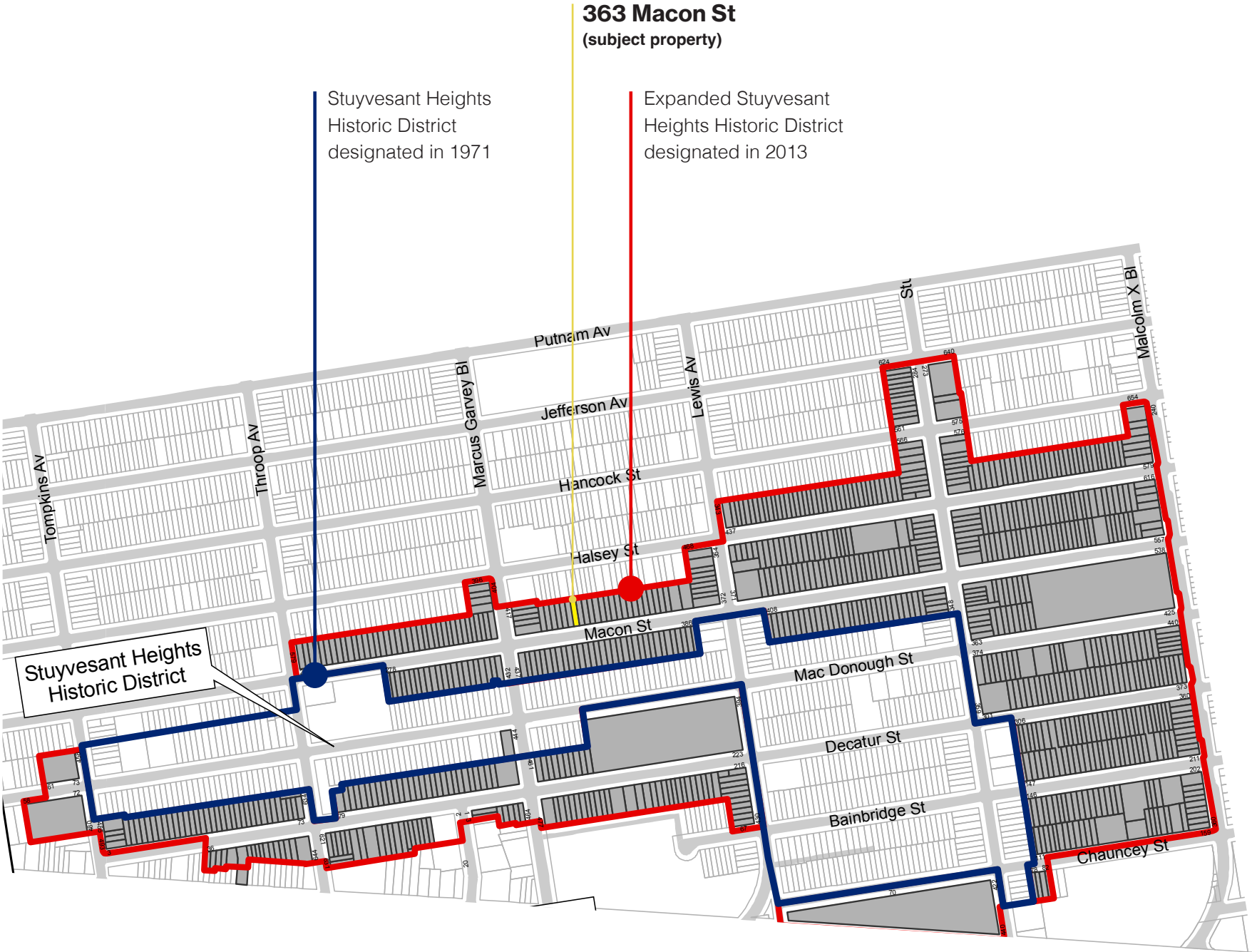


Existing Rear Facade





# Historic District



## 363 Macon Street

Borough of Brooklyn Tax Map Block 1664, Lot 76

Date: c. 1873  
Architect/Builder: Not determined  
Original Owner: Reverend Donald McLaren  
Type: Row house  
Style: Altered Italianate  
Stories: 3 and basement  
Material(s): Brownstone; wood cornice

*Significant Architectural Features:* Rusticated base; Italianate style bracketed window sills and lintels  
*Alterations:* Non-historic stoop railings; door hood and parlor-floor sills removed; non-historic light fixtures and intercom box at main entry; mailboxes installed on basement facade; utility boxes at building base; cornice removed  
*Building Notes:* One in a row of fifteen buildings (361 to 389 Macon Street). Source for date: M. Dripps, *Map of City of Brooklyn*, 1869, plate 3; G.M. Hopkins, *Atlas of the City of Brooklyn*, 1880, vol. 1, plate J; tax assessment records.  
*Site Features:* Concrete-edged planting bed, cellar hatch, and basement railing in areaway; tree pit

South Facade: Designed (historic, resurfaced)  
*Stoop:* Altered stoop (historic gate under stoop)  
*Door(s):* Original primary door  
*Windows:* Replaced (upper stories); mixed (basement)  
*Security Grilles:* Historic (basement)  
*Cornice:* Removed  
*Areaway Wall/Fence Material(s):* Historic iron fence and gate post; stone curbing  
*Areaway Paving Material(s):* Concrete  
*Sidewalk Material(s):* Concrete  
*Curb Material(s):* Stone

West Facade: Not designed (historic)  
*Facade Notes:* Parged facade with metal flashing at parapet; chimney at parapet; two satellite dishes and chimney flues on roof.

excerpt from BedStuy Historic District Report



# Historic Photos

Alterations prior to historic district expansion



1940s TAX PHOTO

- Embellished Italianate projecting cornice supported by scroll-shaped brackets removed
- Arched Second Empire window lintel with bracket-supported sills with double-hung arched windows in dark frame replaced with white frames
- Full brownstone facade brownstone facade elements repainted to a dark color
- Second Empire segmental arched pediment door hood over large double-leaf doors removed
- Projecting window sills on brackets removed
- Cast iron balustrade and railing replaced with iron fence railing
- Areaway enclosed in cast-iron fencing



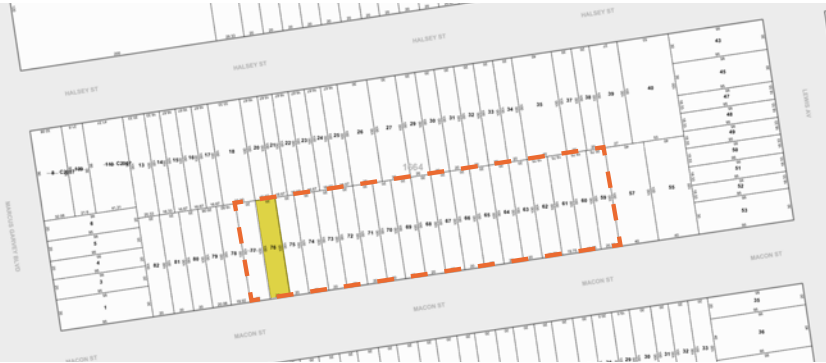
Currently



363 Macon St

Block 1664 Lot 76

“One in a row of fifteen buildings”  
(361 to 389 Macon St)



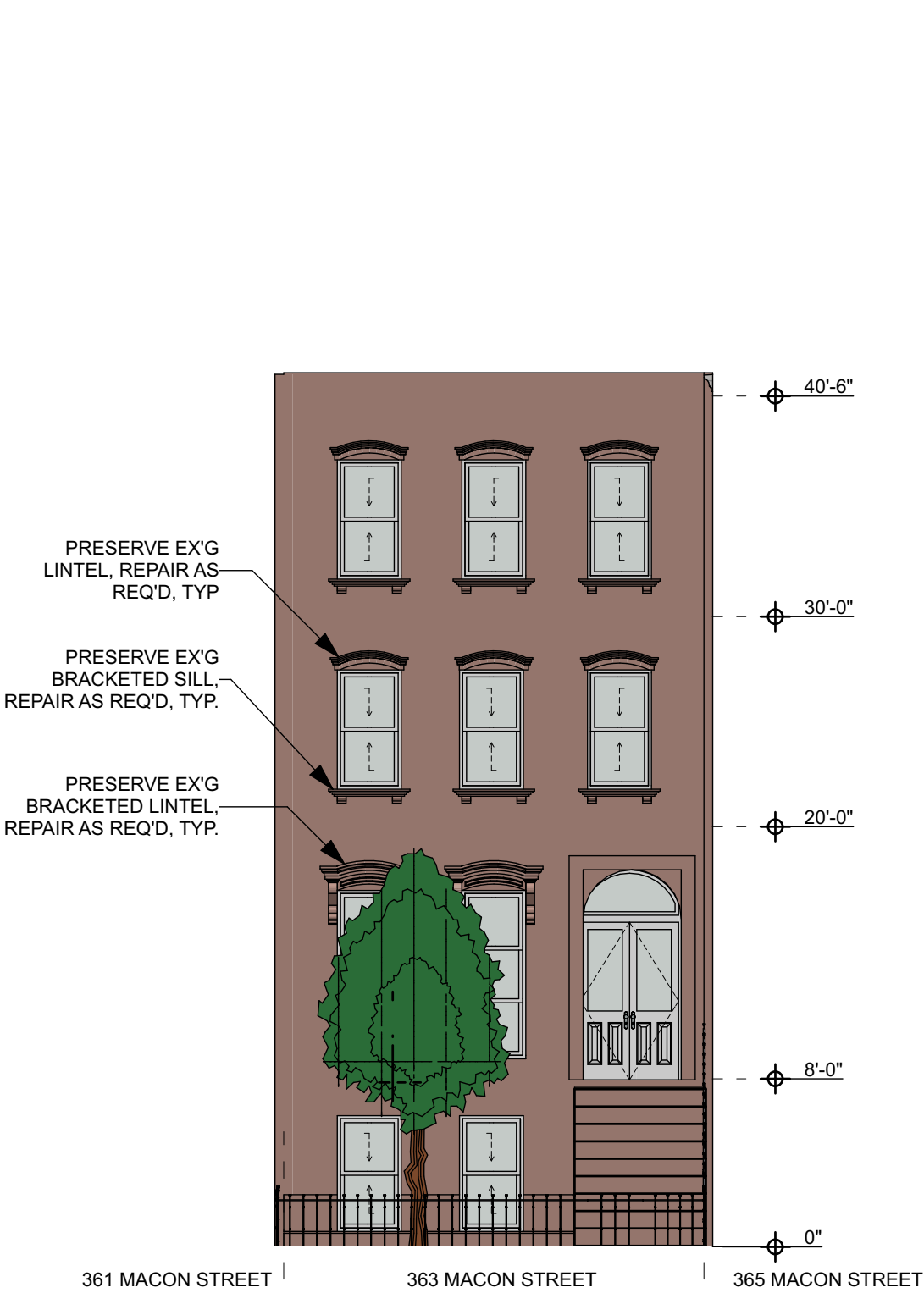
361 Macon St 365 Macon St 367 Macon St 369 Macon St 371 Macon St 373 Macon St 375 Macon St 377 Macon St 379 Macon St 381 Macon St 383 Macon St 385 Macon St 387 Macon St 389 Macon St

Google streetview  
May-June 2019

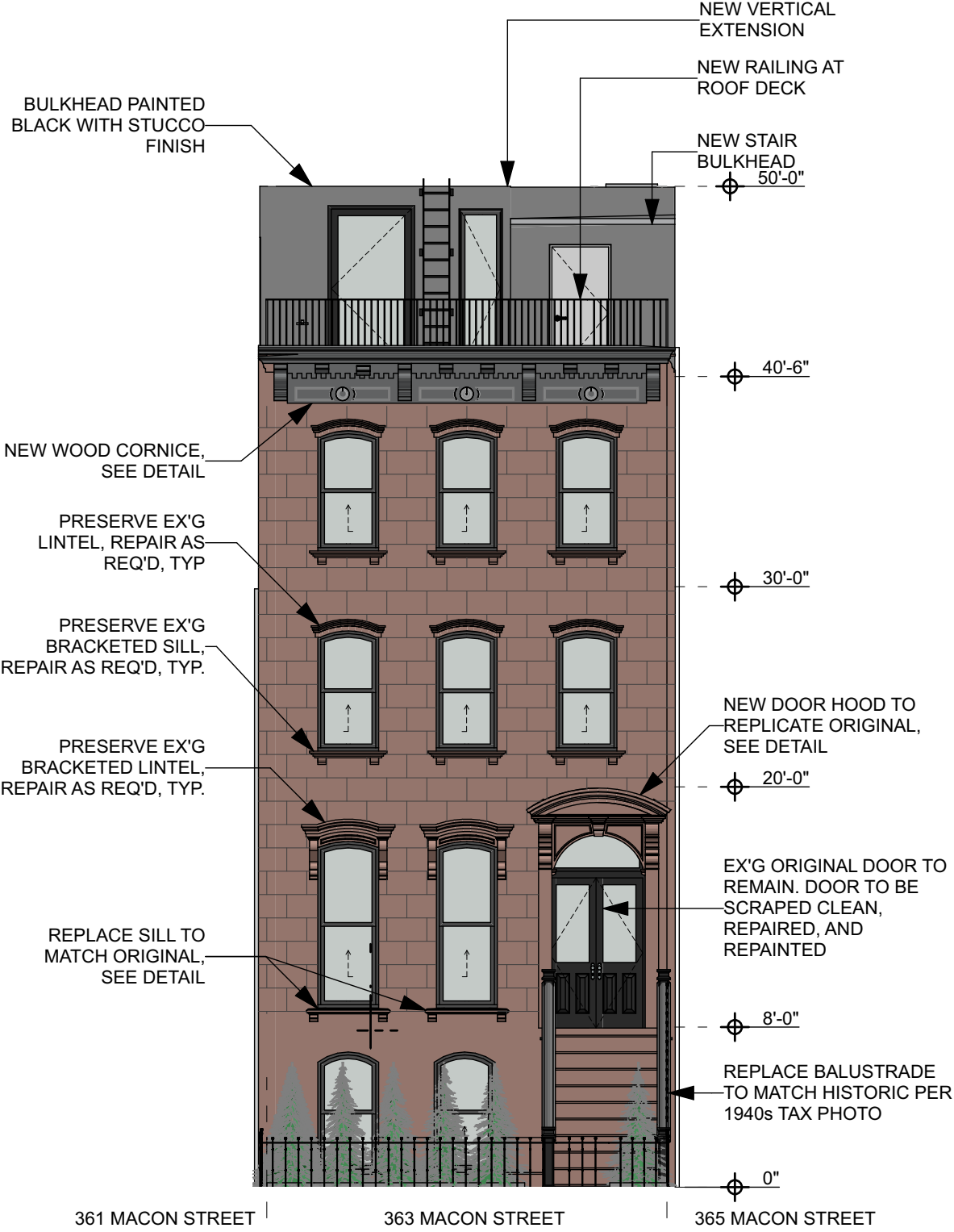
- Body - peachy tan/warm browns
- Trim - similar color as building
- Window sash - black/deep green



Elevations



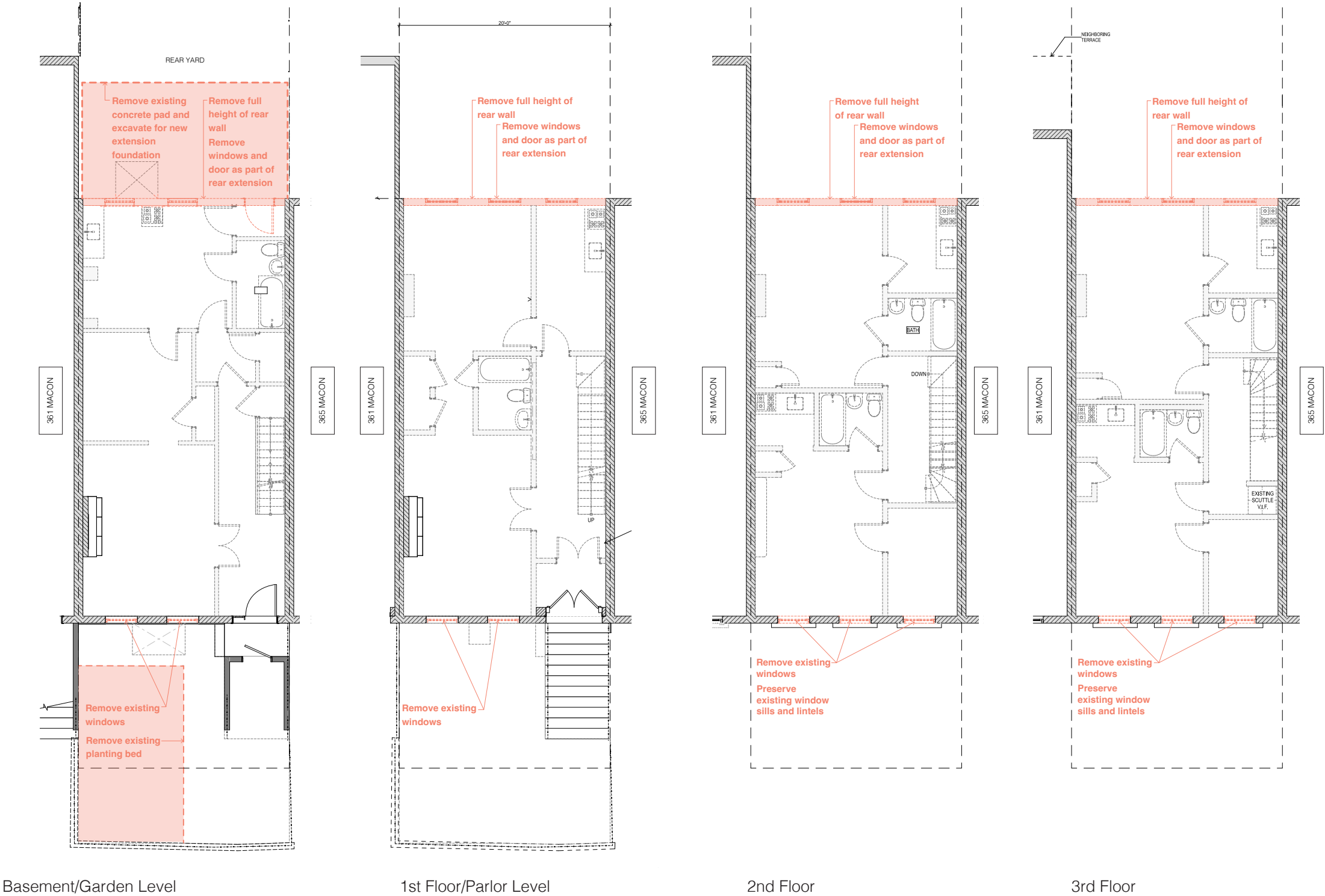
Existing Elevation



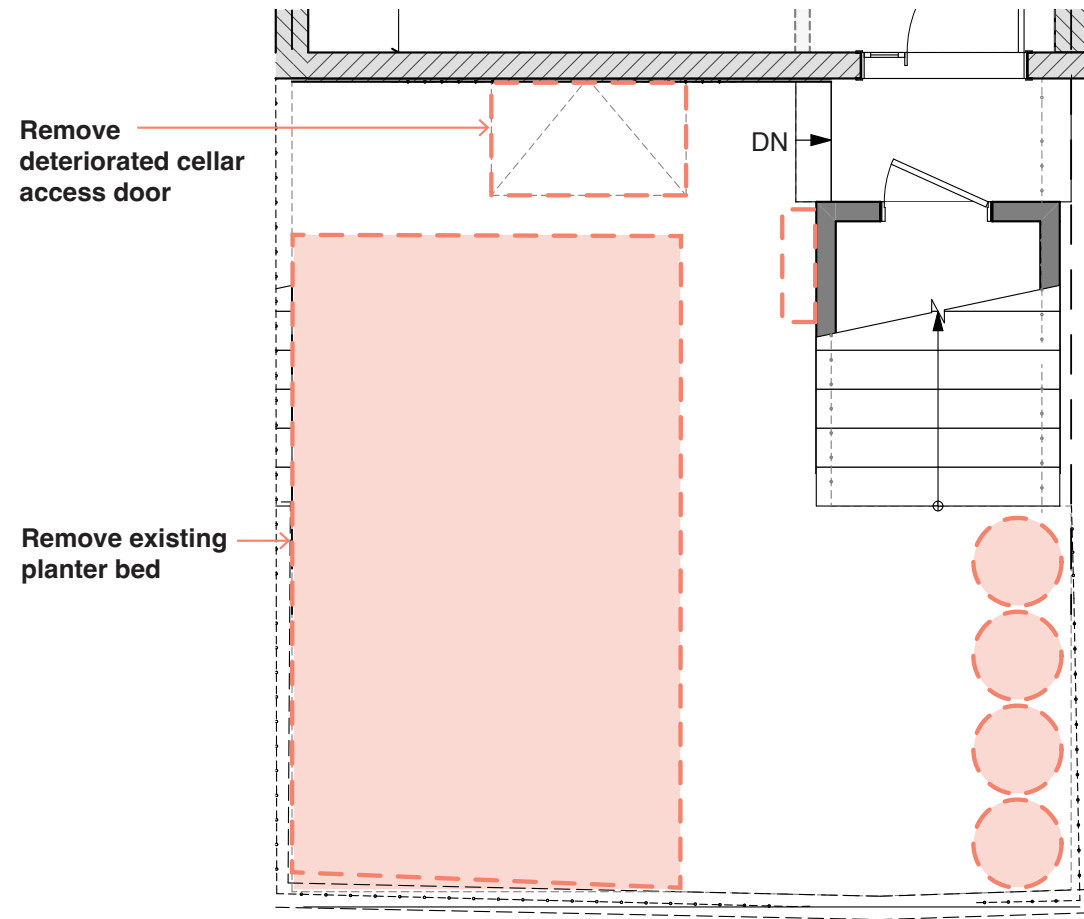
Proposed Elevation



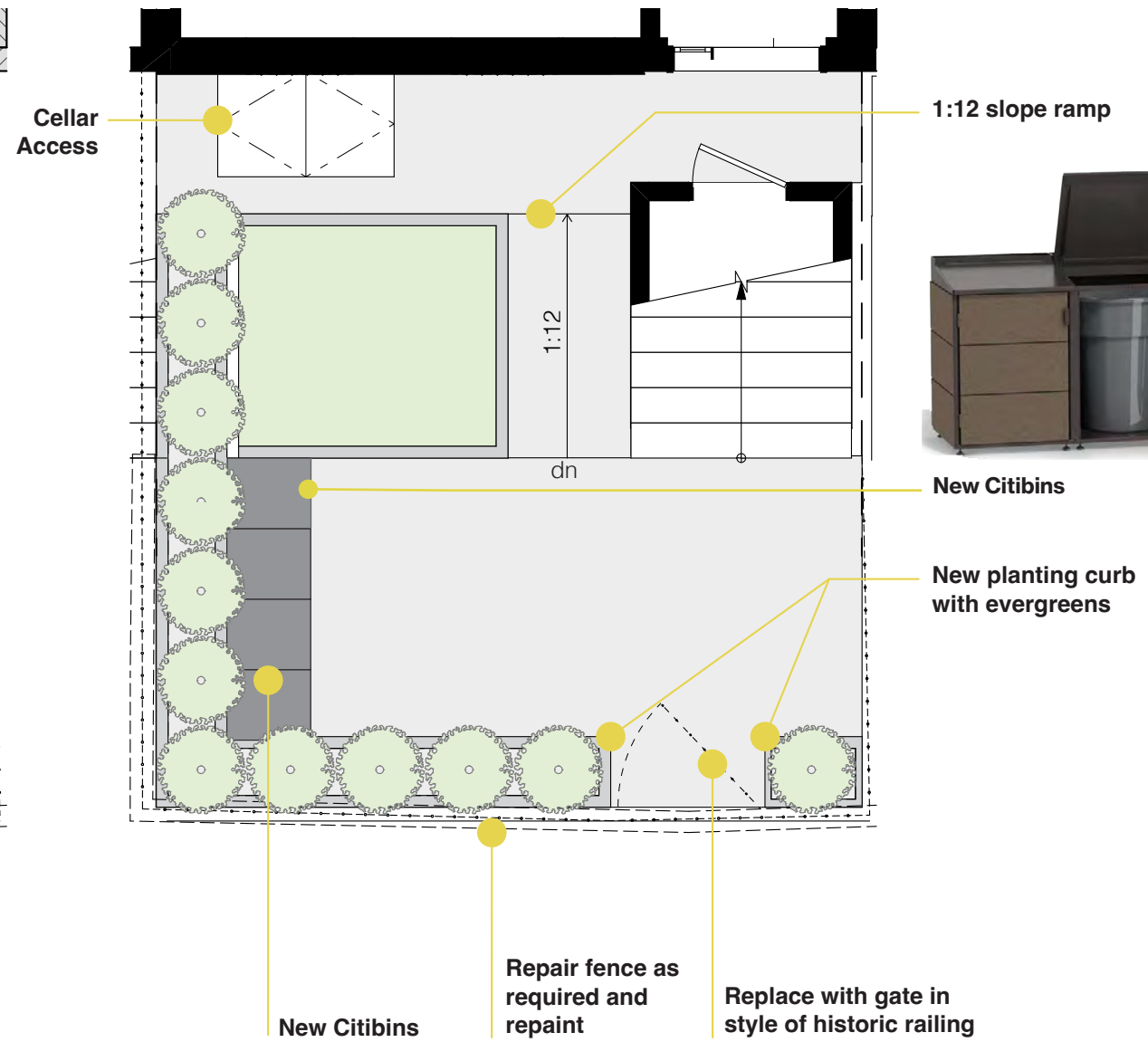
# Demolition







Demolition Areaway Plan



Proposed Areaway Plan





Proposed



View of front from South side of Macon St with mock-up on site



View of front from South side of Macon St with mock-up on site



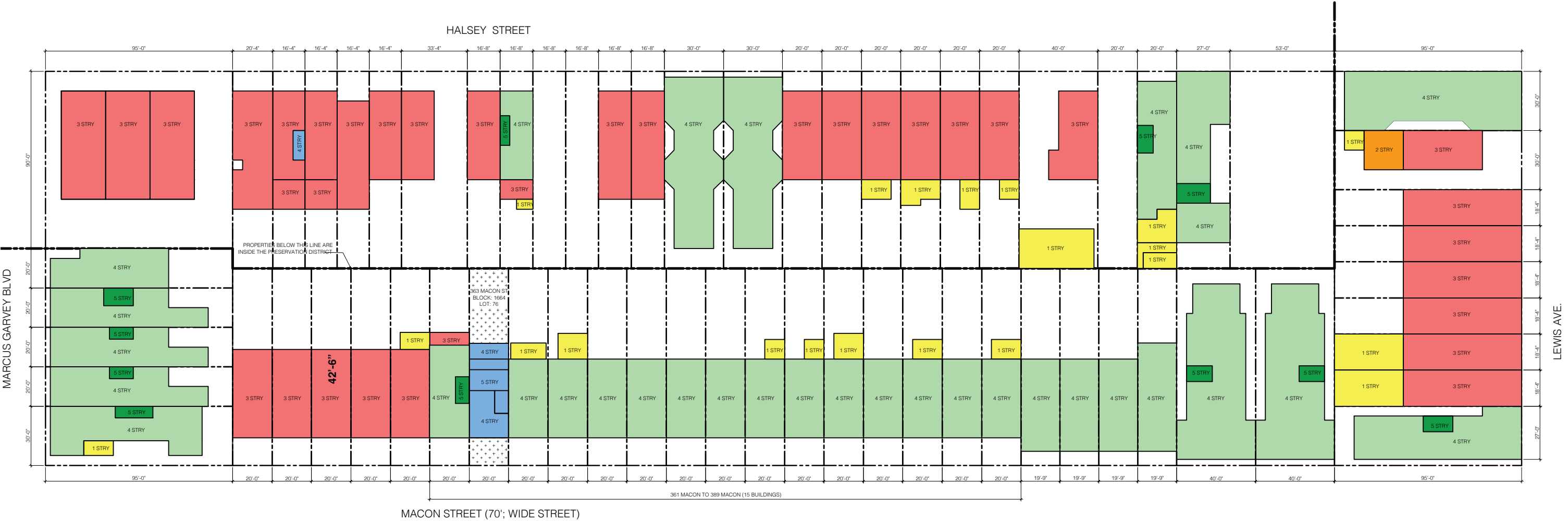
Front view of bukthead mock-up at the rooftop







# Rear and Rooftop Addition



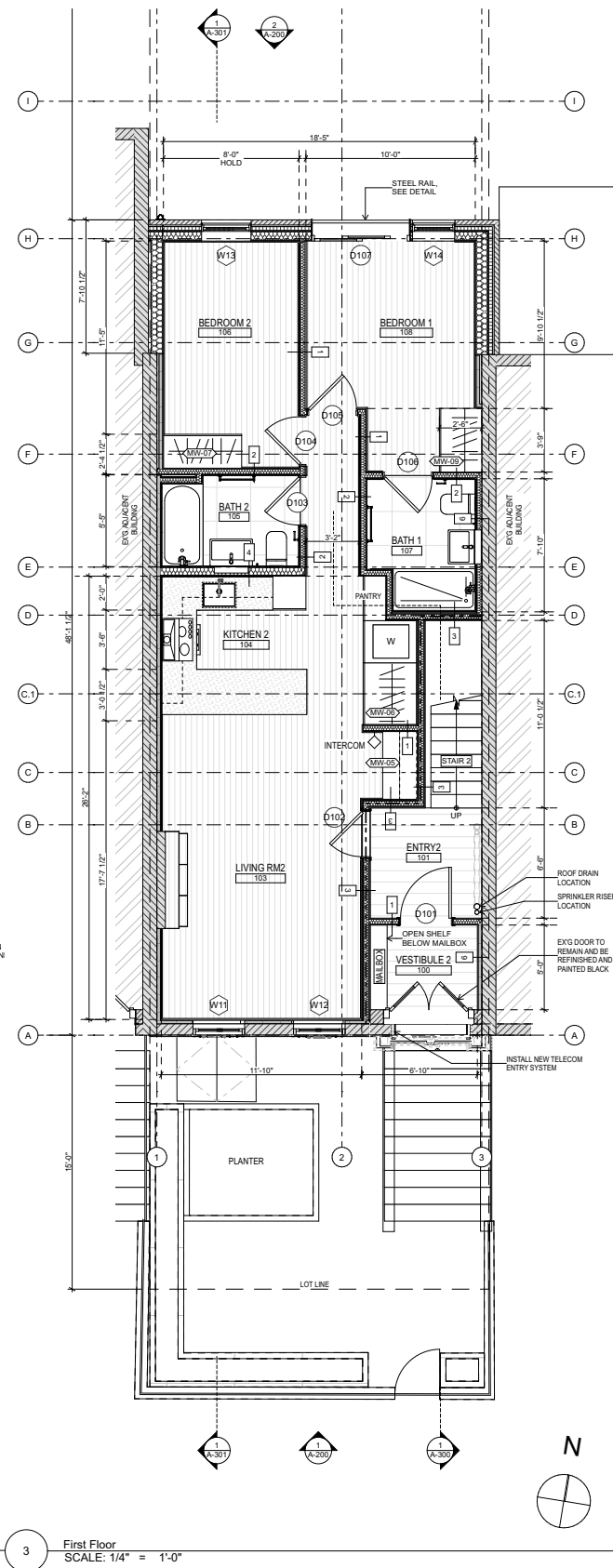
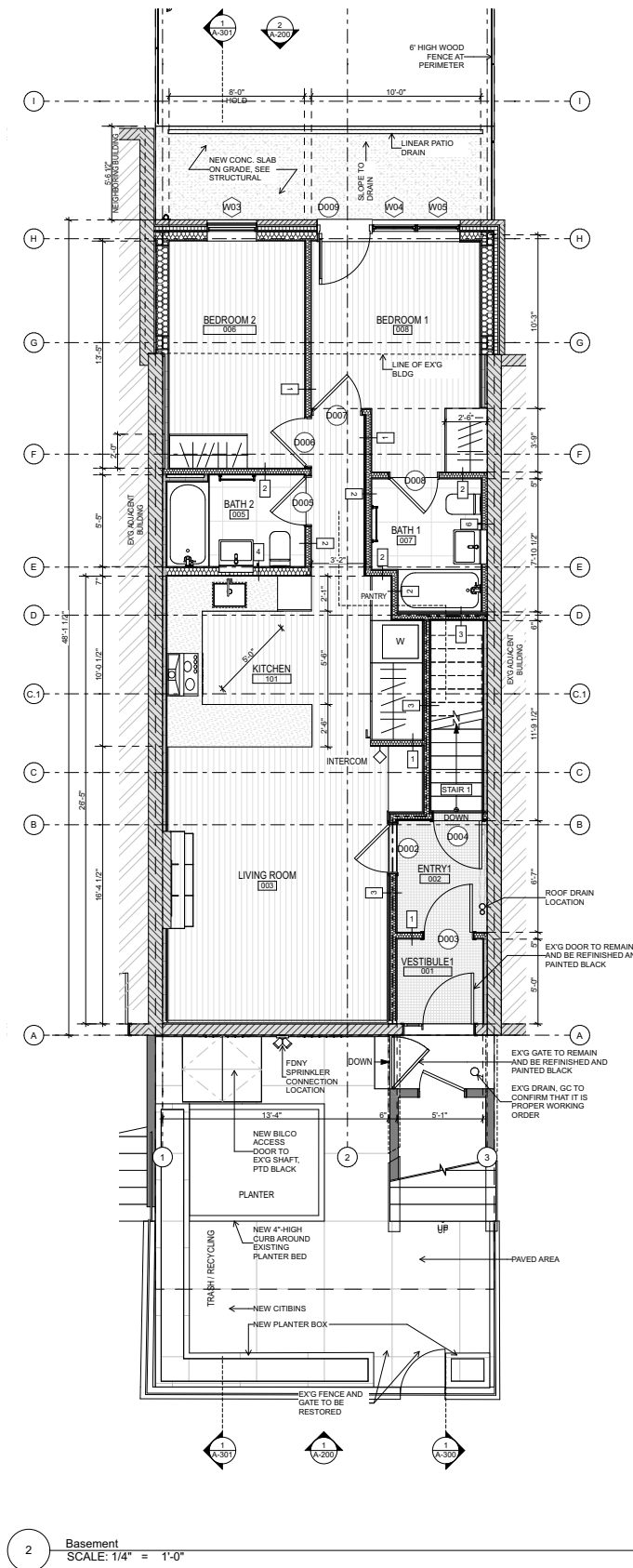
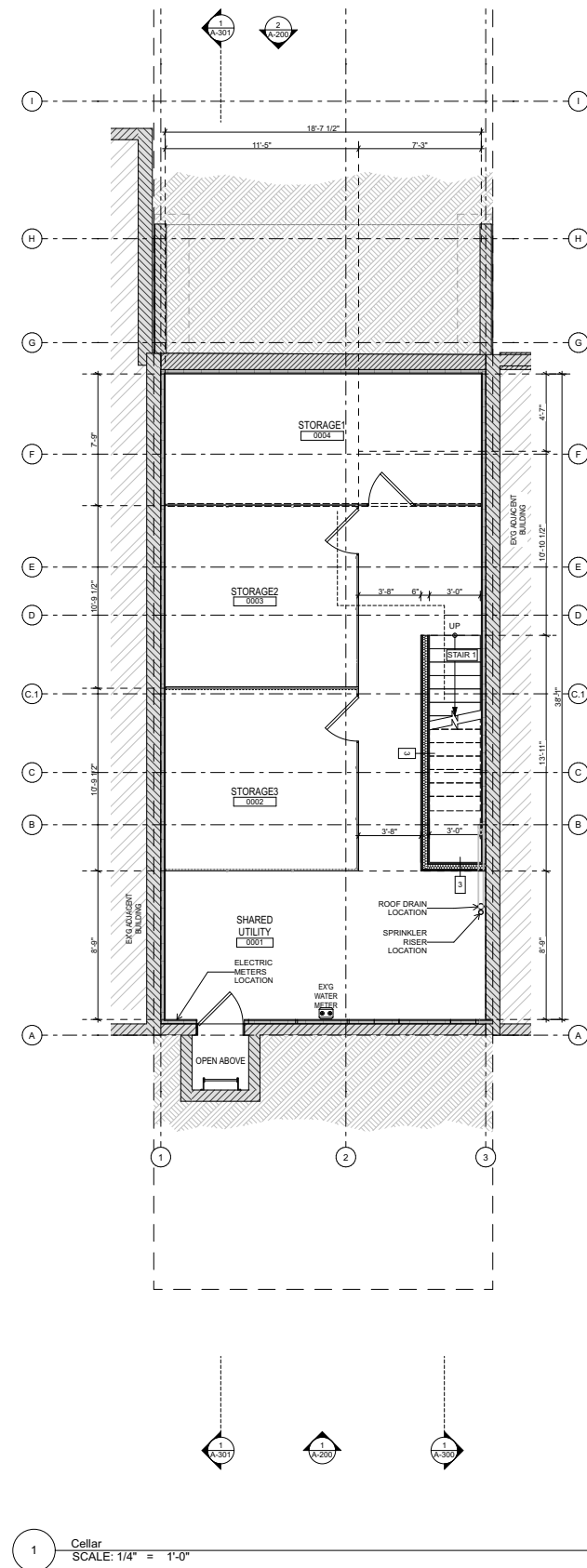
40 LOTS INSIDE HISTORIC DISTRICT (INCLUDES PROPOSED); 12 OF 39 OF THOSE PROPERTIES HAVE REAR EXTENSIONS (31%) (EXCLUDES PROPOSED)  
66 LOTS ON THE FULL BLOCK (INCLUDES PROPOSED); 21 OF 65 OF THOSE HAVE REAR EXTENSIONS (32%) (EXCLUDES PROPOSED)  
8 OF THE 14 PROPERTIES (EXCLUDING THE PROPOSED) IN THE LPC IDENTIFIED ROW OF 15 HAVE REAR EXTENSIONS (57%)

LIST OF PROPERTIES W/REAR ADDITIONS IN THE ROW OF 15 PROPERTIES FROM 361 MACON TO 389 MACON:  
361, 365, 367, 377, 379, 381, 385, 389 (REAR EXTENSIONS VISIBLE ON GOOGLE EARTH IMAGES 6/2022 AND 4/2022)

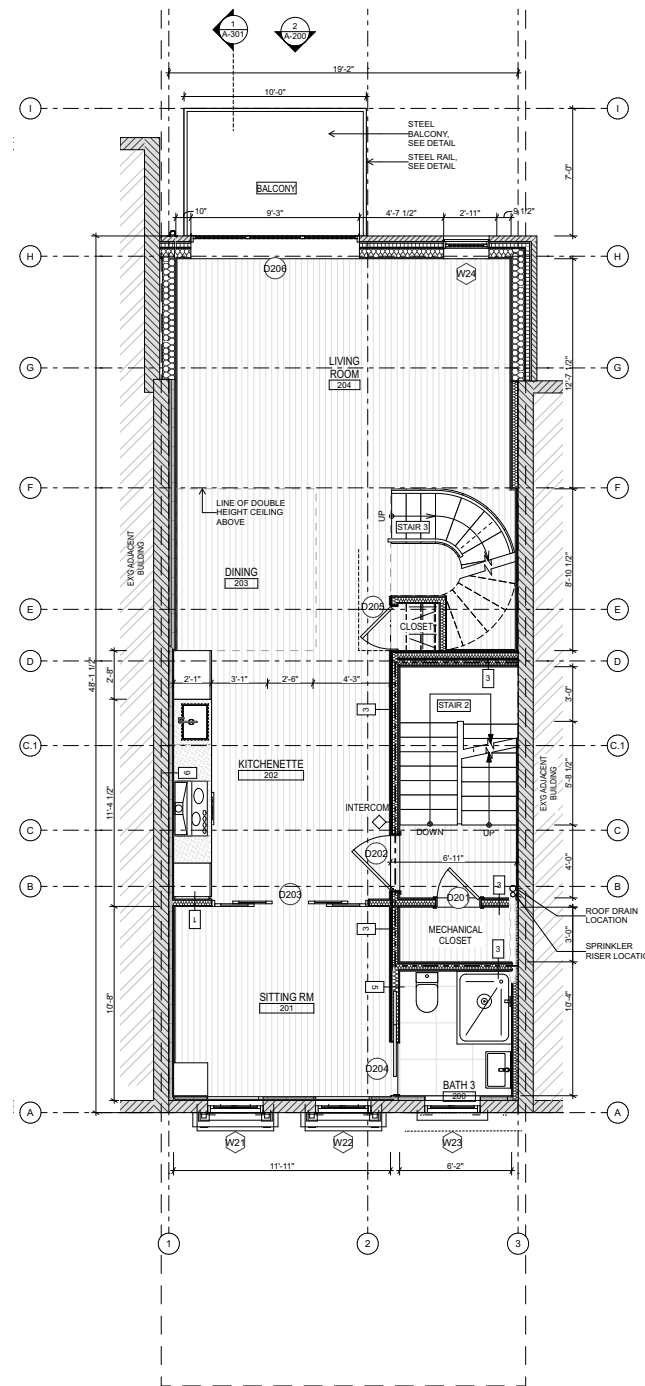




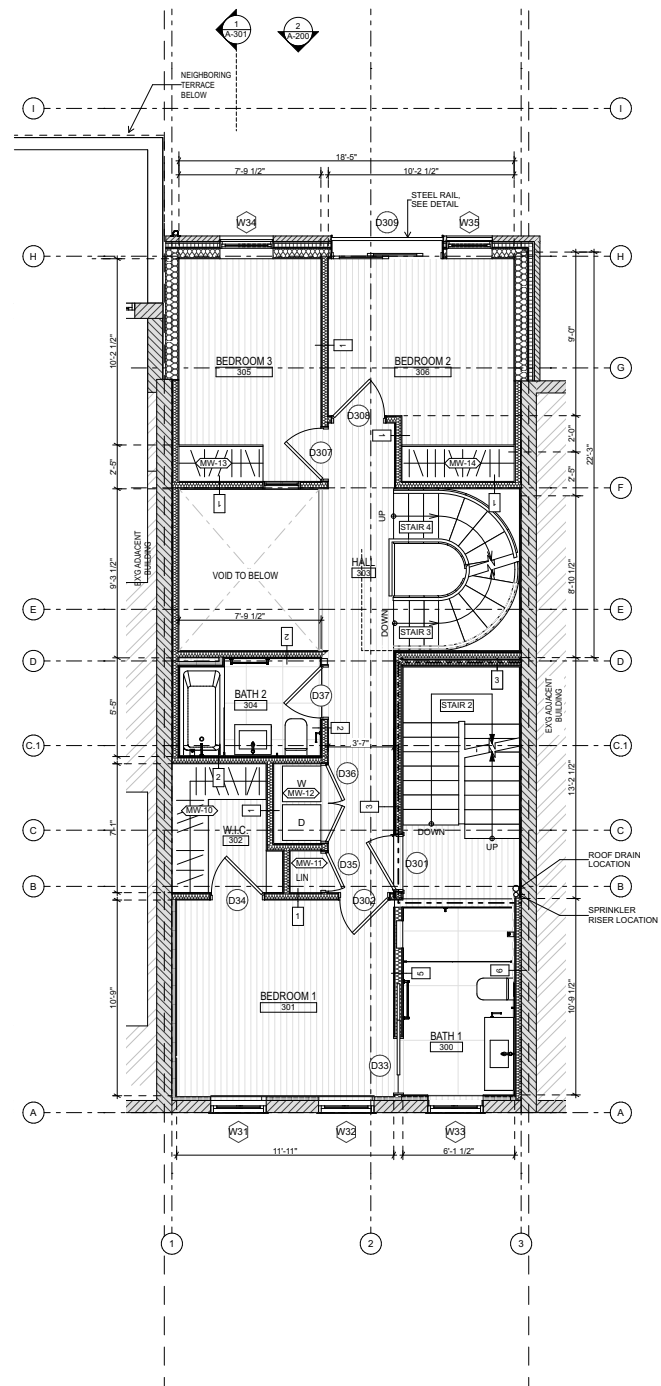




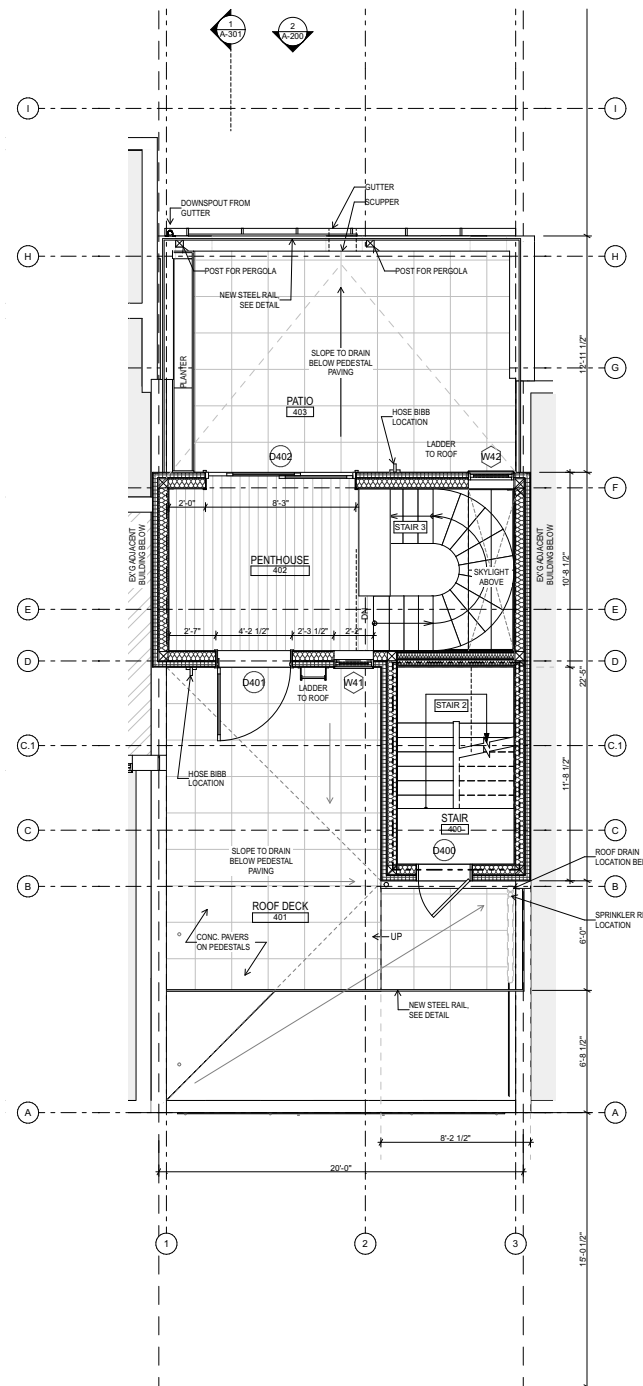




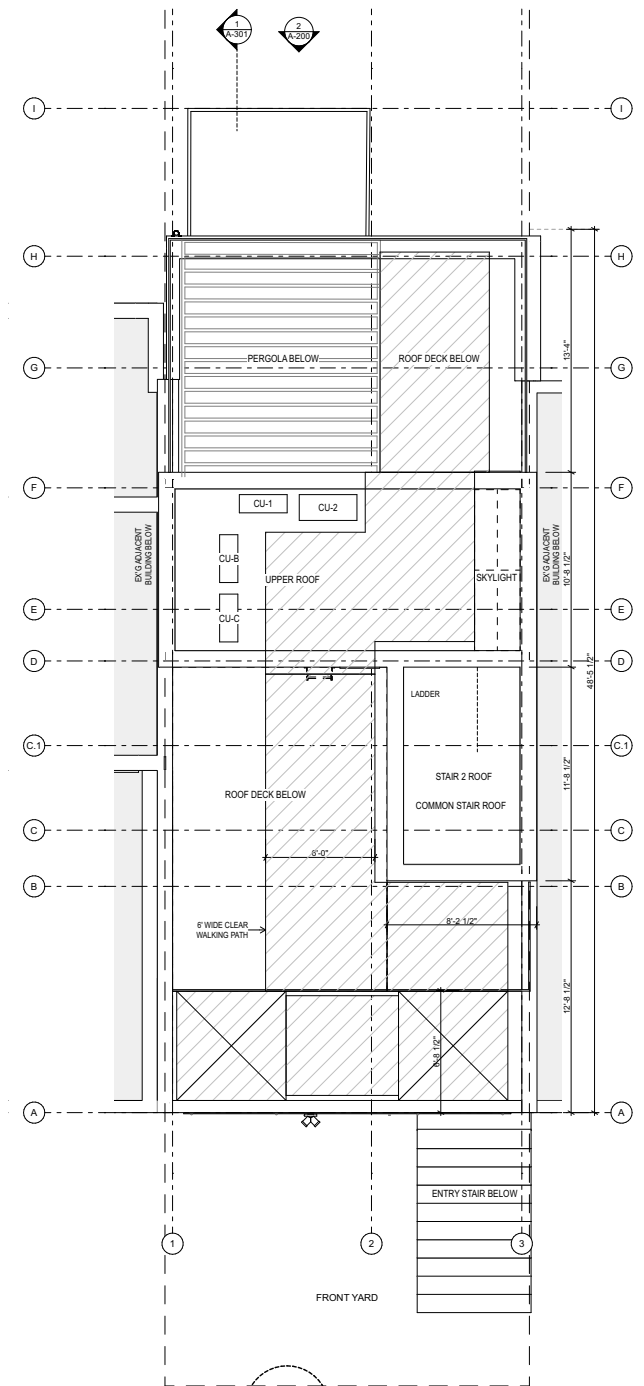
1 Second Floor  
SCALE: 1/4" = 1'-0"



2 Third Floor  
SCALE: 1/4" = 1'-0"



3 Roof Deck  
SCALE: 1/4" = 1'-0"



1 Upper Roof  
SCALE: 1/4" = 1'-0"



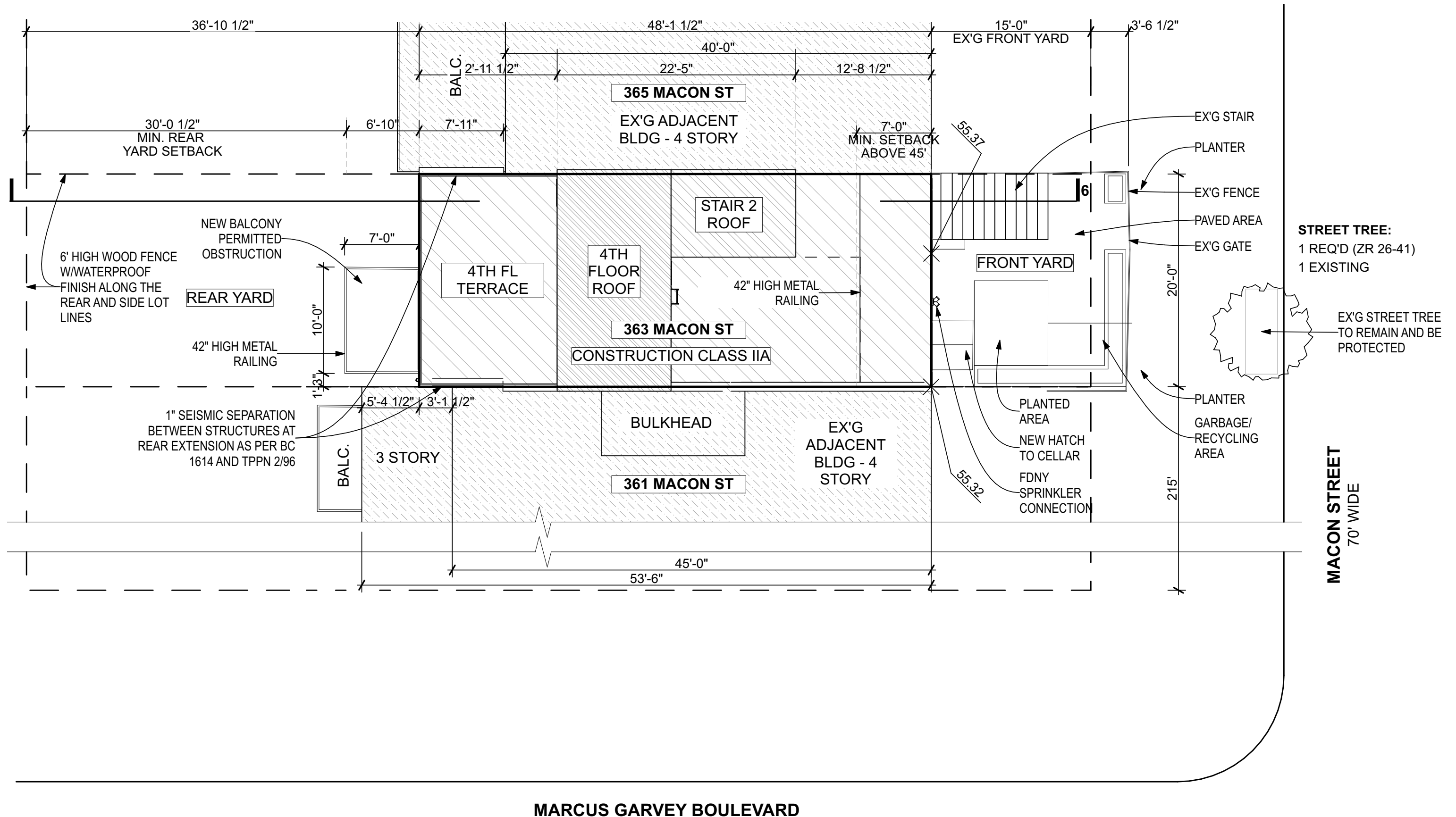




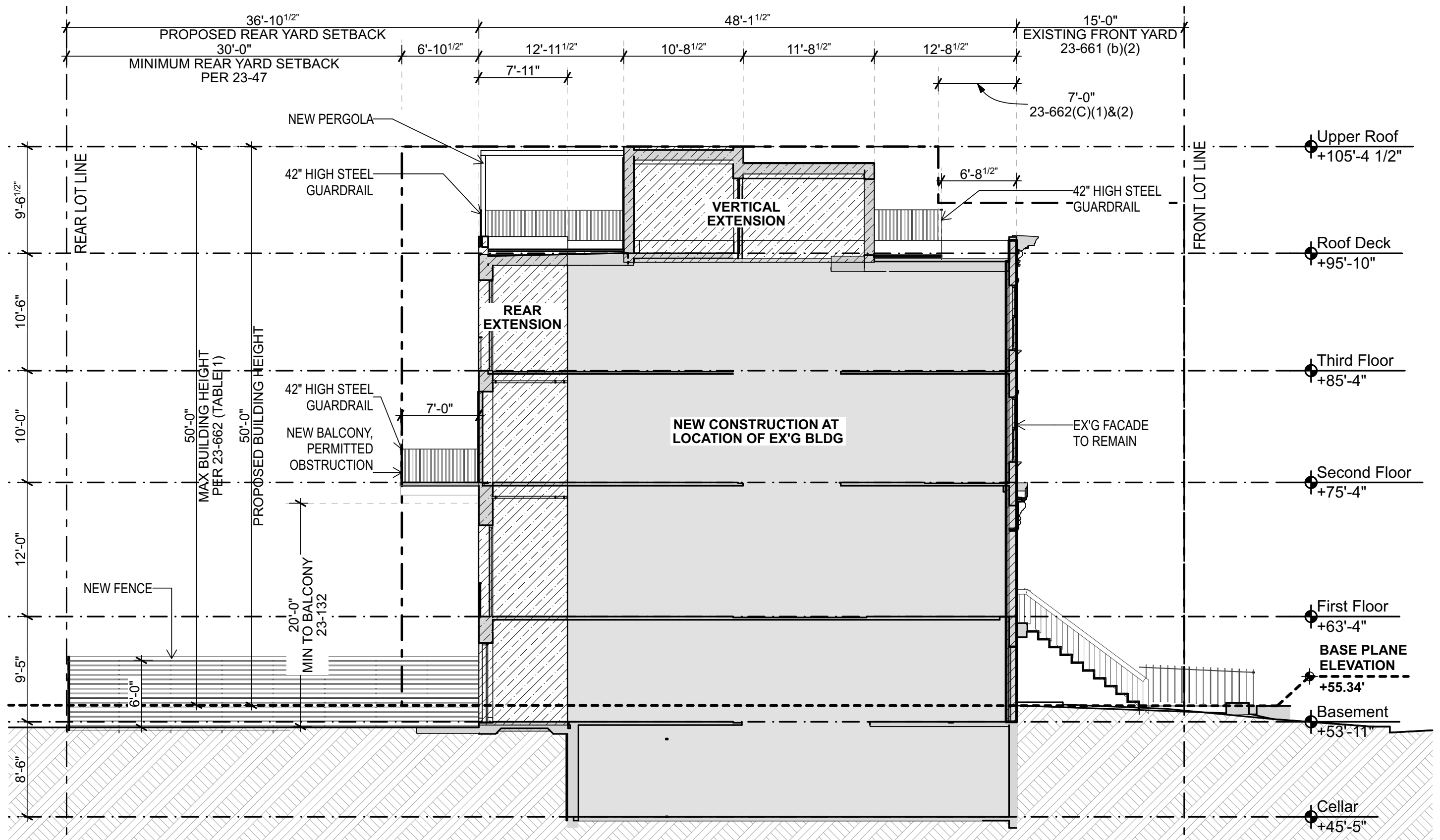
Floor Area Calculation		
Floor	Existing (sf)	Proposed (sf)
Basement	800	952
First Floor	800	952
Second Floor	800	952
Third Floor	800	952
Fourth Floor	N/A	185
Total	3200	3993
Permitted	4000	4000



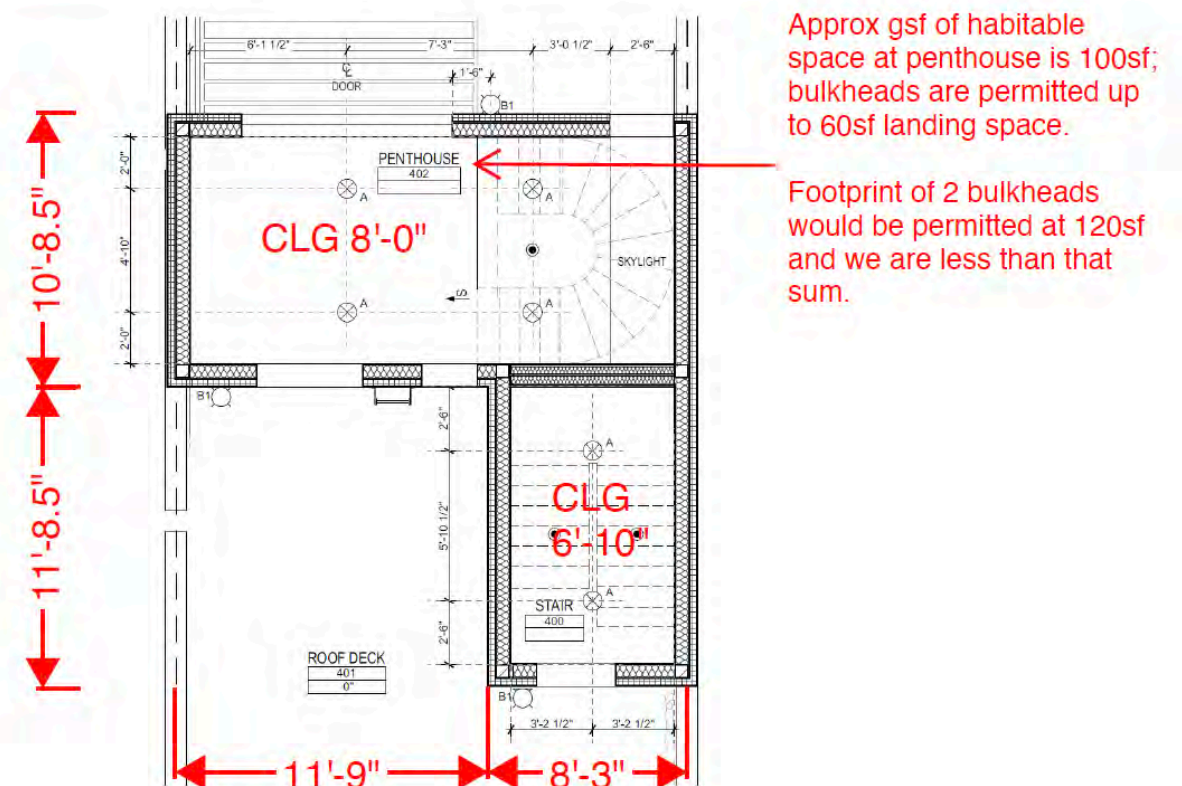
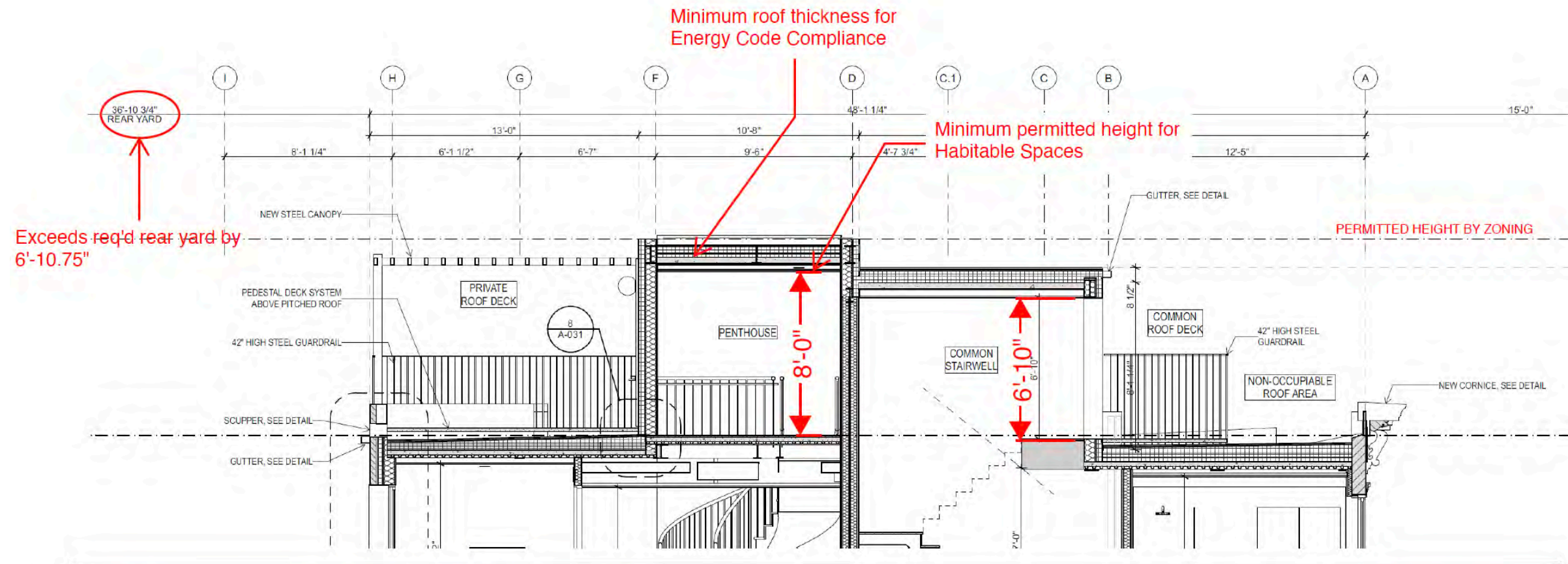




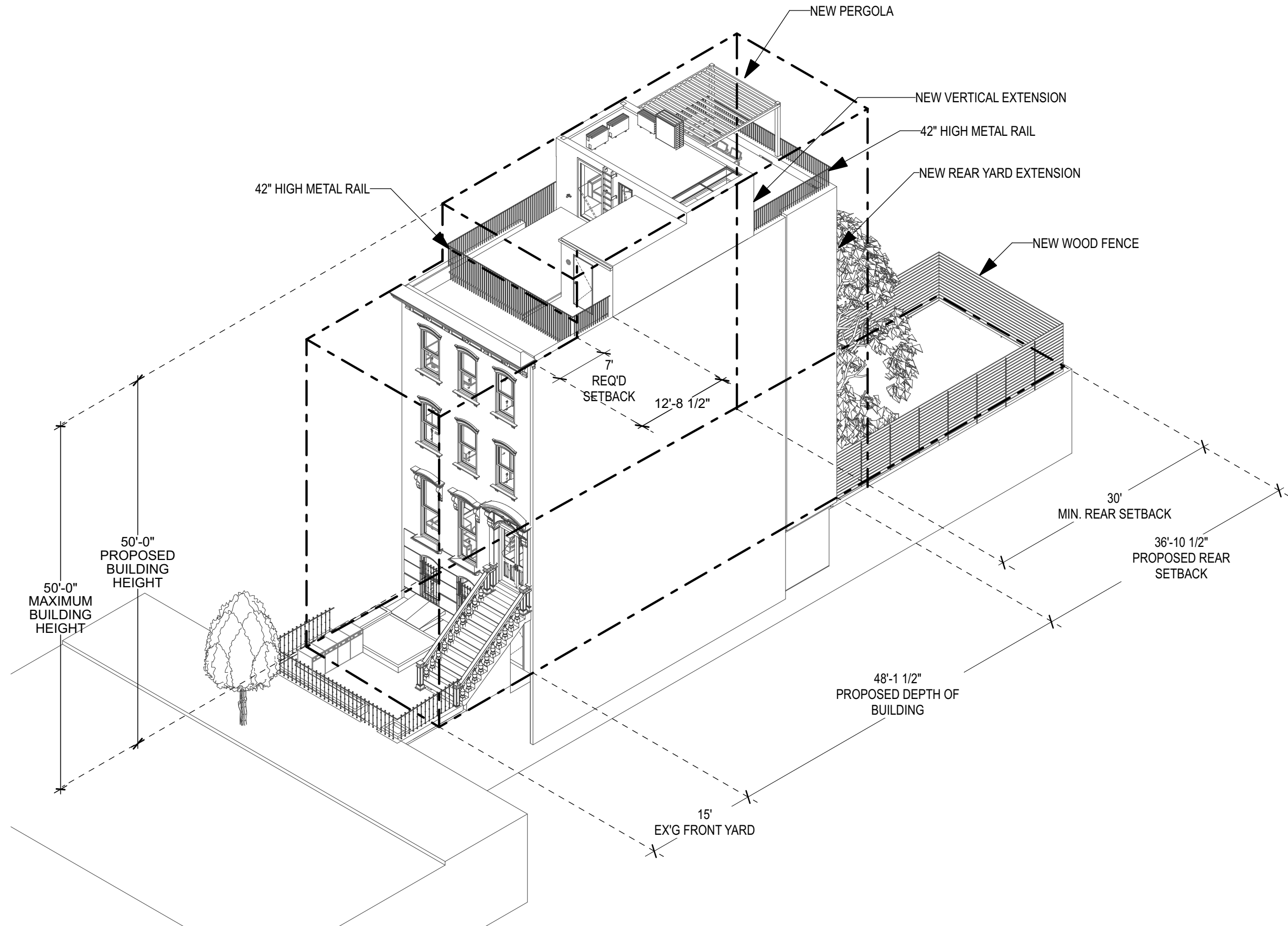










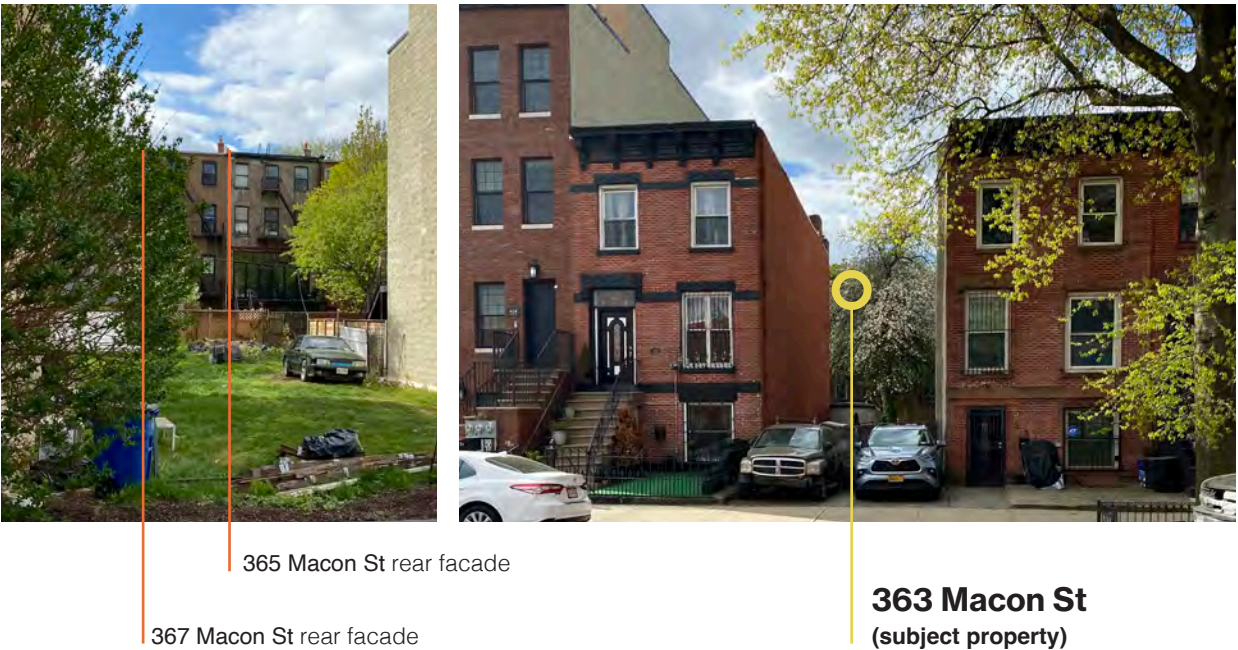




# Rear Addition



views from Halsey St



## Proposed



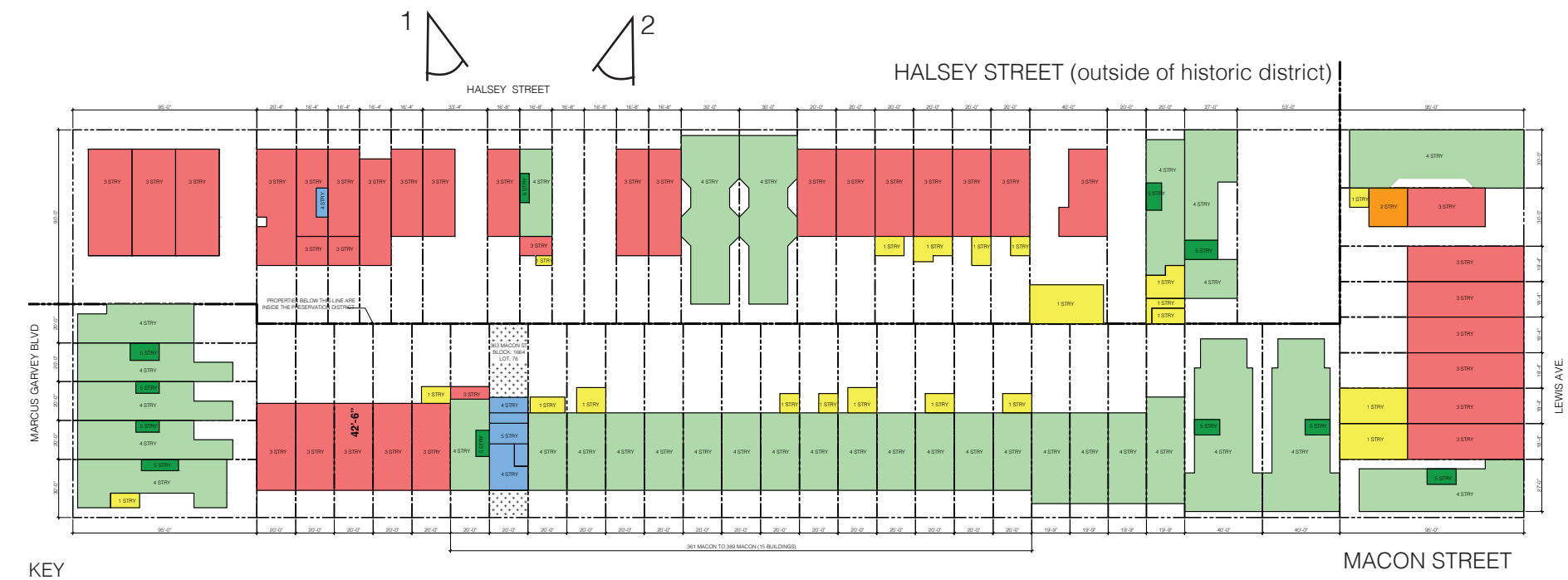




1 View of rear facade from Halsey Street with mock-up on site



2 View of rear facade from Halsey Street with mock-up on site







1 Proposed Rear Construction viewed from Halsey St



2 Proposed Rear Construction viewed from Halsey St

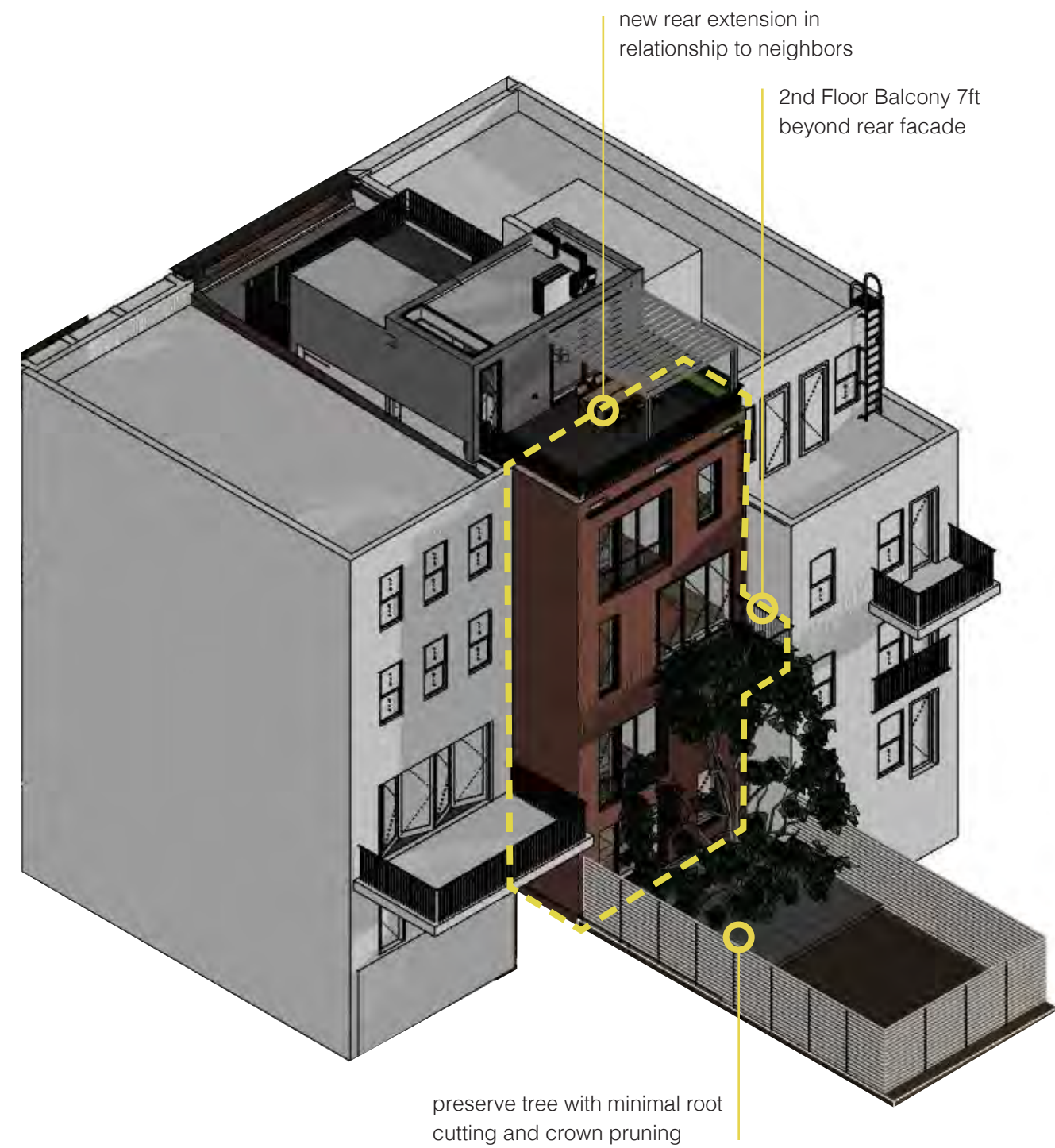


# Rear Extension



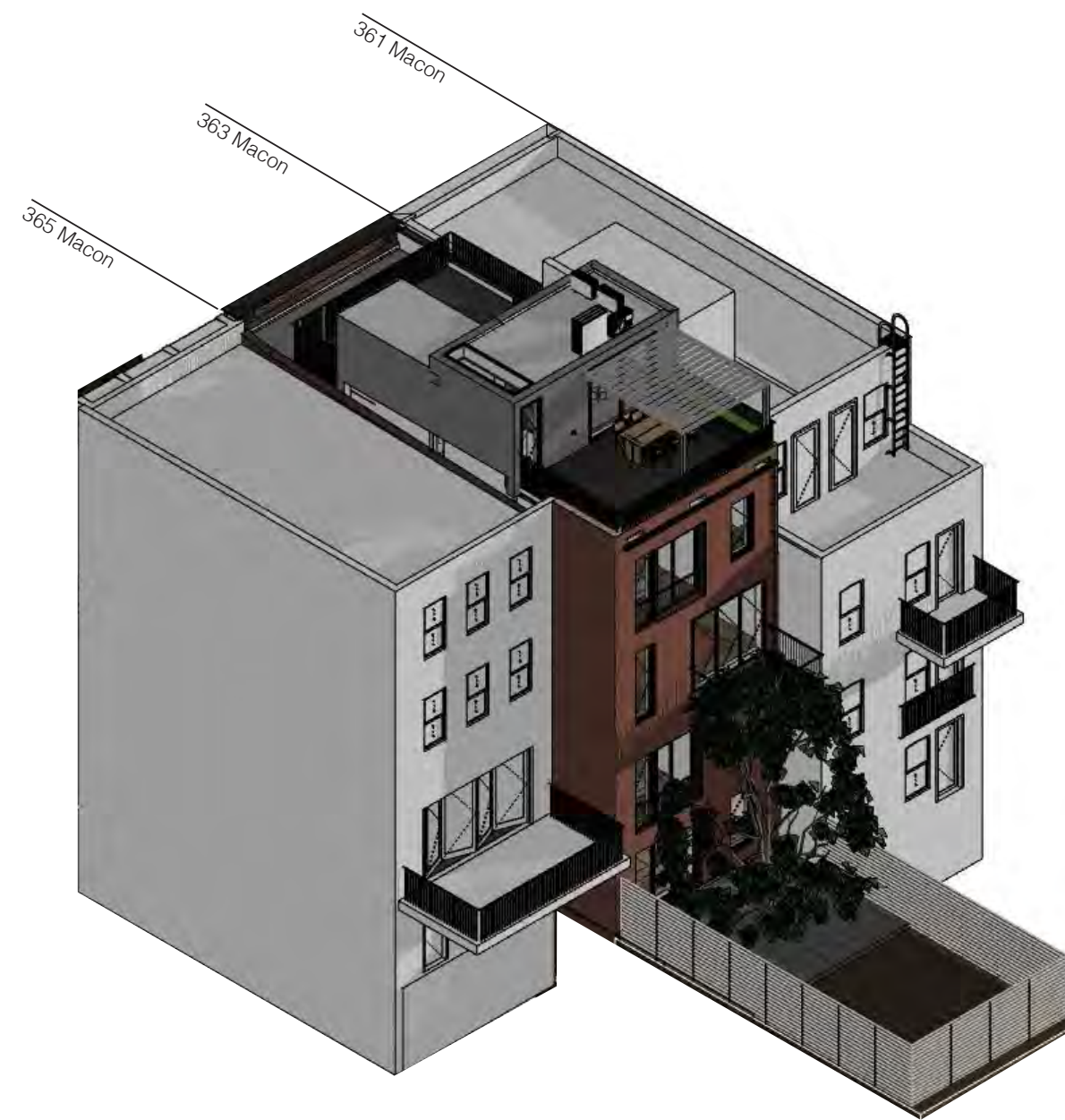
Proposed Rear Construction

# Rear Extension





# Rear Extension

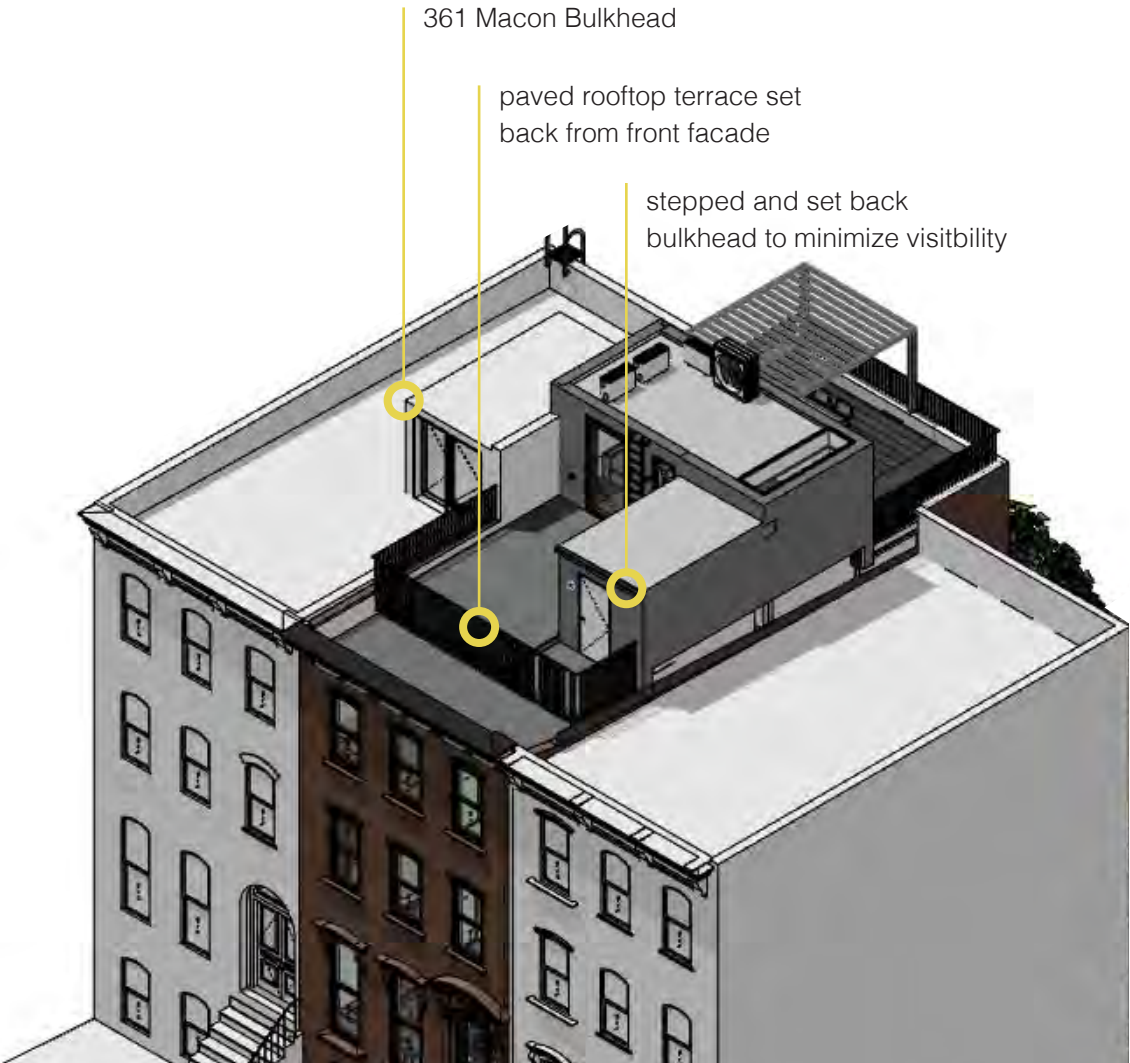


Rear Extension from the Northeast



Rear Extension from the Northwest

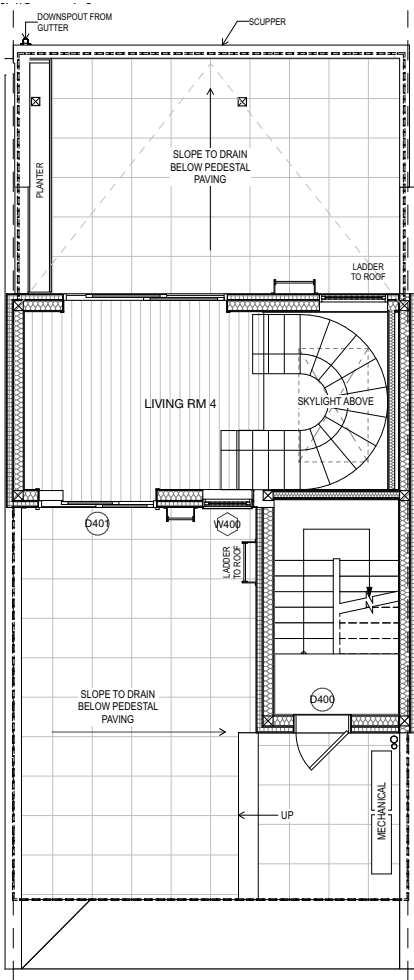
# Rooftop Addition



Rooftop Addition  
from the front



Rooftop Addition from the rear



Rooftop Addition plan





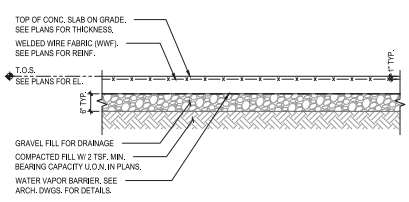
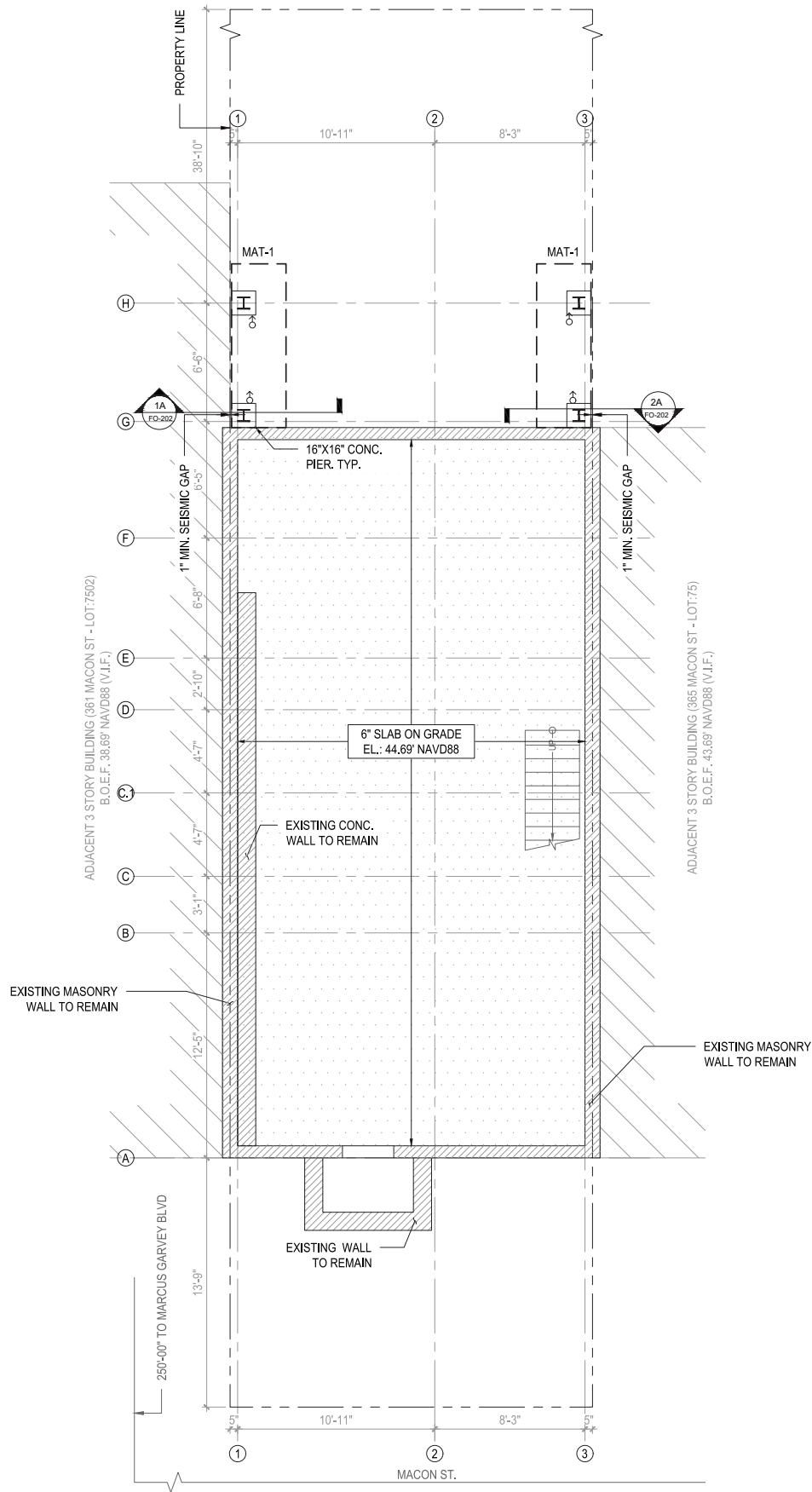
Perspective from property line across the street



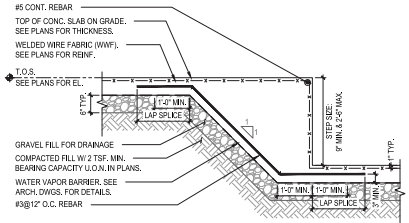
Perspective from adjacent rear property



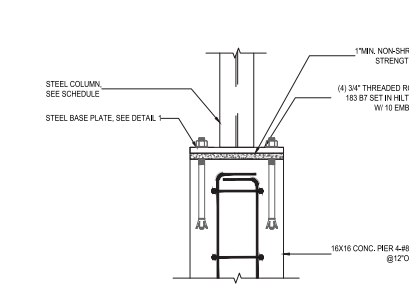
Excavation



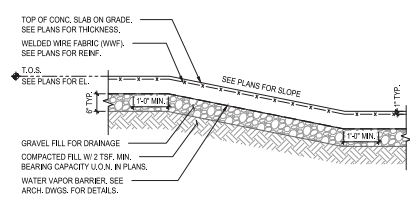
1 TYPICAL SLAB ON GRADE DETAIL



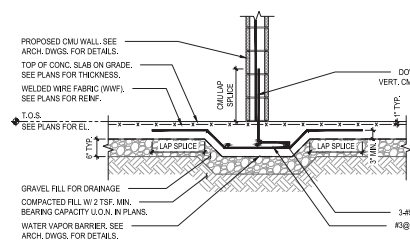
4 TYPICAL DEEP STEPPED SLAB ON GRADE DETAIL



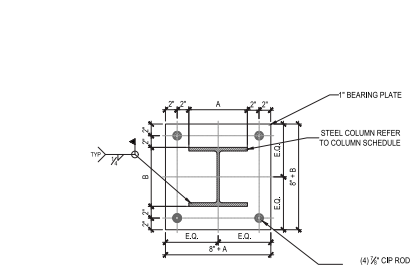
7 TYPICAL STEEL COLUMN TO CONCRETE PIER CONNECTION



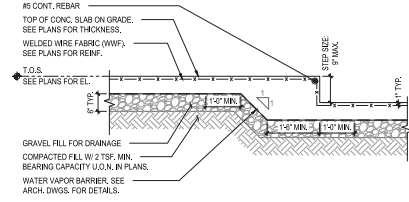
2 TYPICAL SLOPED SLAB ON GRADE DETAIL



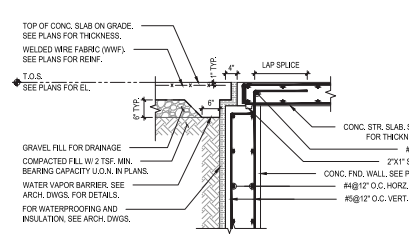
5 TYPICAL MASONRY PARTITION ON SLAB ON GRADE DETAIL



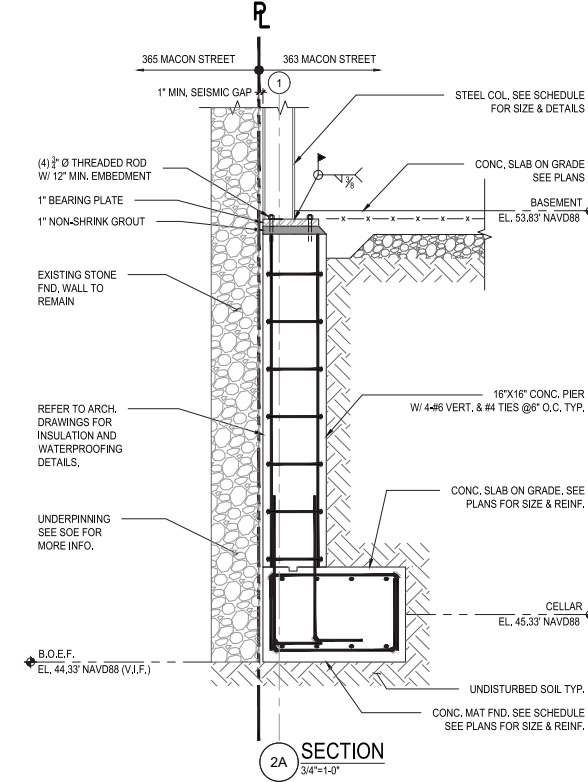
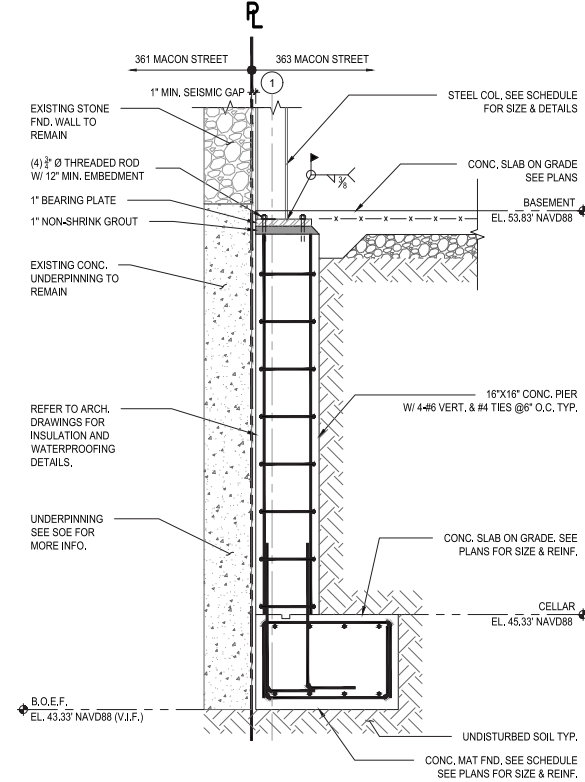
8 TYPICAL WIDE FLANGE COLUMN BASE PLATE



3 TYPICAL SHALLOW STEPPED SLAB ON GRADE DETAIL



6 TYPICAL FOUNDATION WALL CONNECTION DETAIL





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