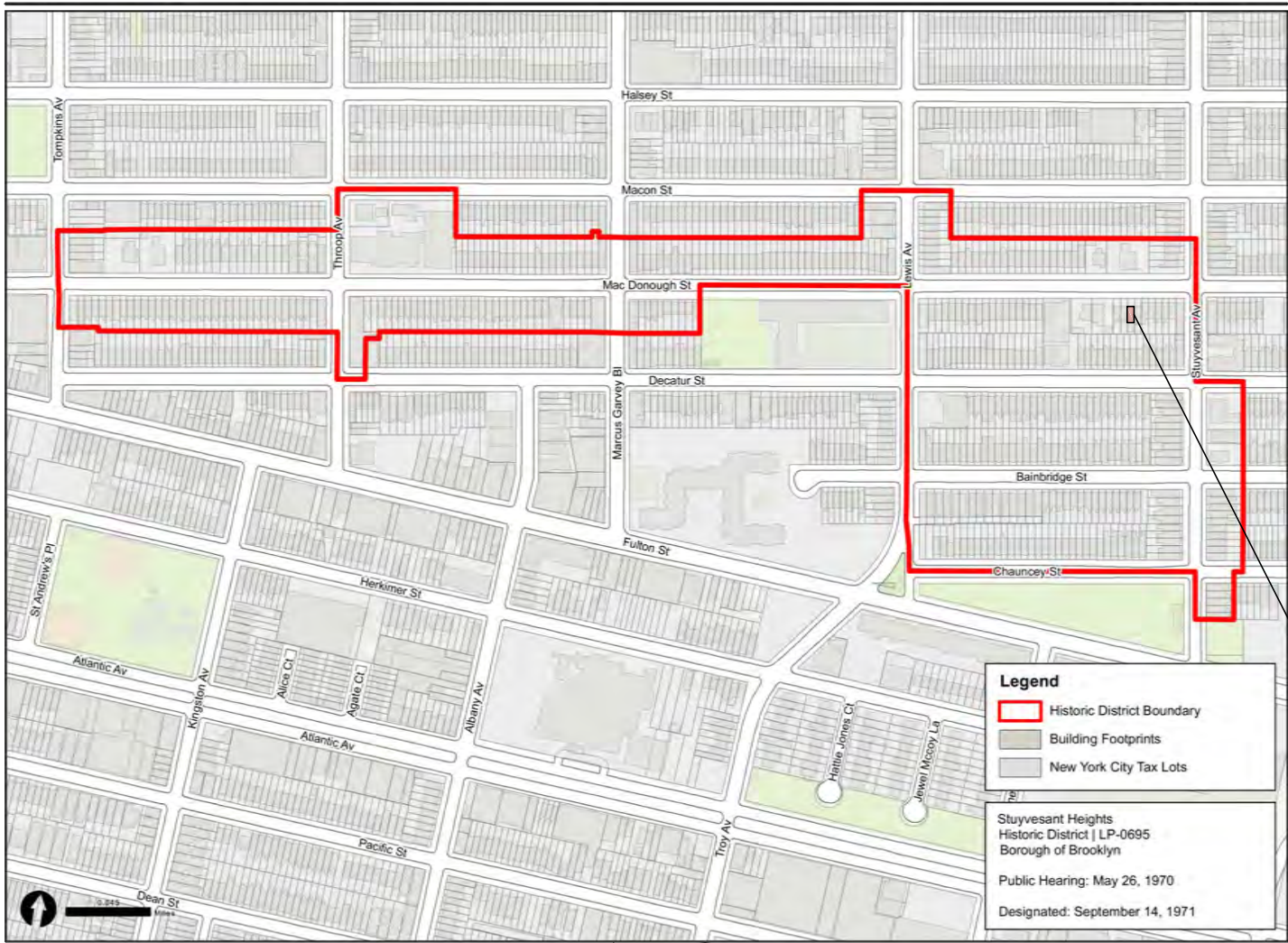


The current proposal is:

Preservation Department – Item 2, LPC-25-07011

**348 MacDonough Street – Stuyvesant Heights Historic District
Borough of Brooklyn**

Note: this is a Public Meeting item. No public testimony will be received today as the hearing on this item is closed.



NARRATIVE OF CHANGES:

- 1. EXISTING PERMIT AMENDED TO INCLUDE CODE COMPLIANT HANDRAILS W/ FIRE-RATED GATES ON ROOF.
- 2. LANDMARKS NOTICE OF COMPLIANCE APPLICATION SUBMITTED TO MATCH APPROVED DOB FILING SET.

NOTE:

BULKHEAD IS NOT VISIBLE FROM MACDONOUGH STREET

348 MACDONOUGH STREET



A STREET VIEW
JUNE 2024

KEY

- 348 MACDONOUGH (Red hatched area)
- ADJACENT PROPERTIES (Grey hatched area)
- VIEW LOCATION (Circle with X)
- 1 STORY ADDITION (Pink area)
- 2 STORY ADDITION (Blue area)

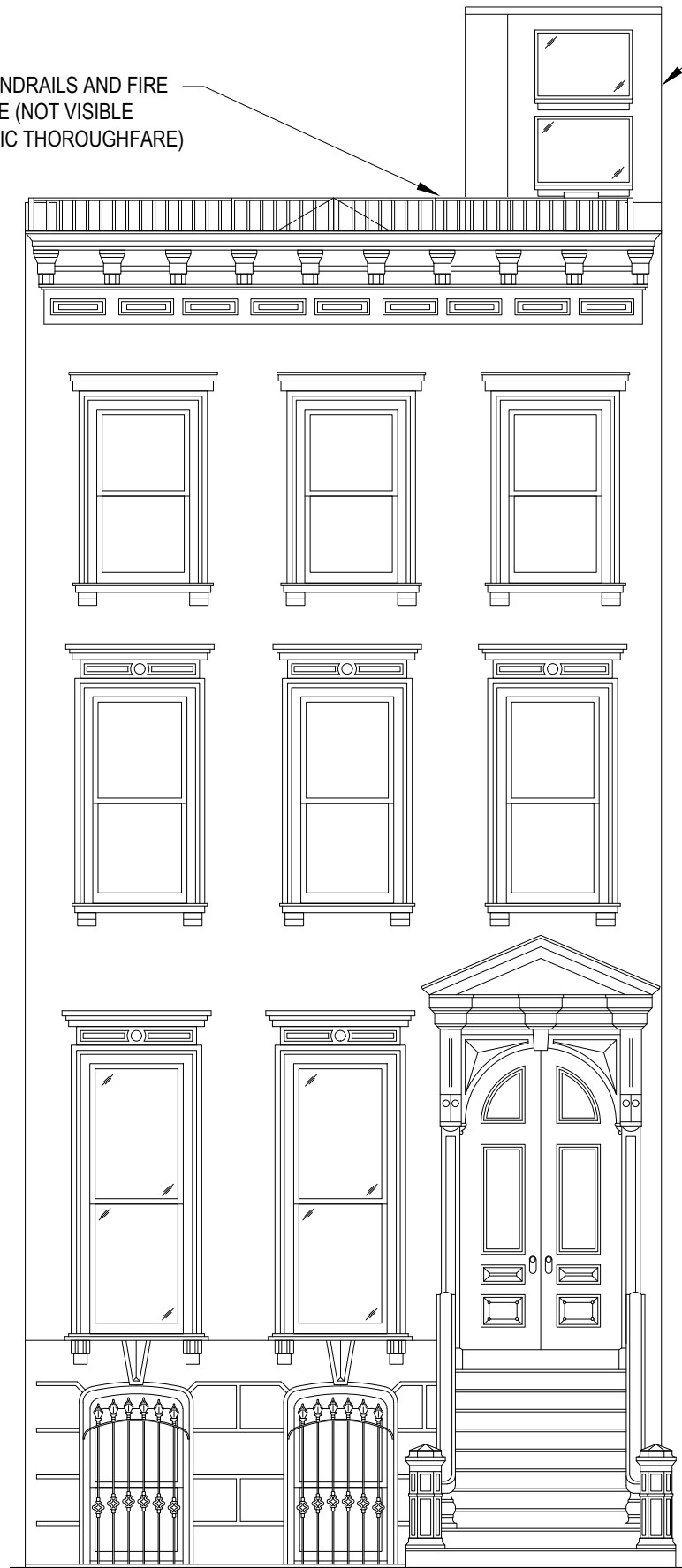




1 FRONT FACADE WITH BULKHEAD AND RAILINGS NOT VISIBLE FROM MACDONOUGH ST
MAY 2024

42" TALL HANDRAILS AND FIRE
RATED GATE (NOT VISIBLE
FROM PUBLIC THOROUGHFARE)

GREY STUCCO BULKHEAD
(NOT VISIBLE FROM
MACDONOUGH STREET)



EXISTING FRONT ELEVATION

LIN/McPHERSON RESIDENCE - 348 MACDONOUGH

SARAH JEFFERYS DESIGN 611 BROADWAY SUITE 424 NEW YORK NY 10012 T:212.625.1450

FRONT ELEVATIONS

02

SCALE: $\frac{3}{16}" = 1'$

12.20.24



2 REAR FACADE WITH BULKHEAD
MAY 2024

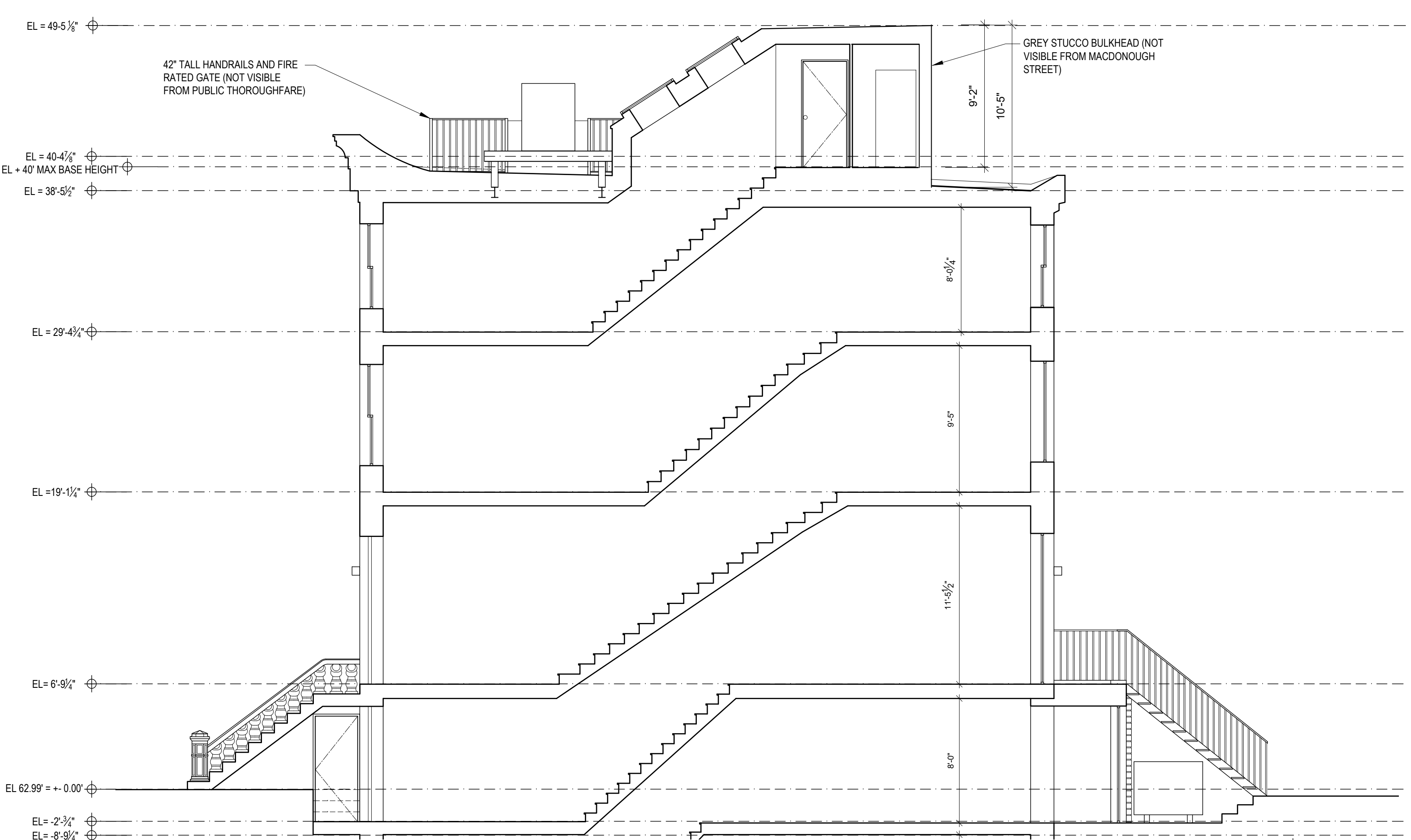


EXISTING REAR ELEVATION



LIN/McPHERSON RESIDENCE - 348 MACDONOUGH

REAR ELEVATION IN CONTEXT

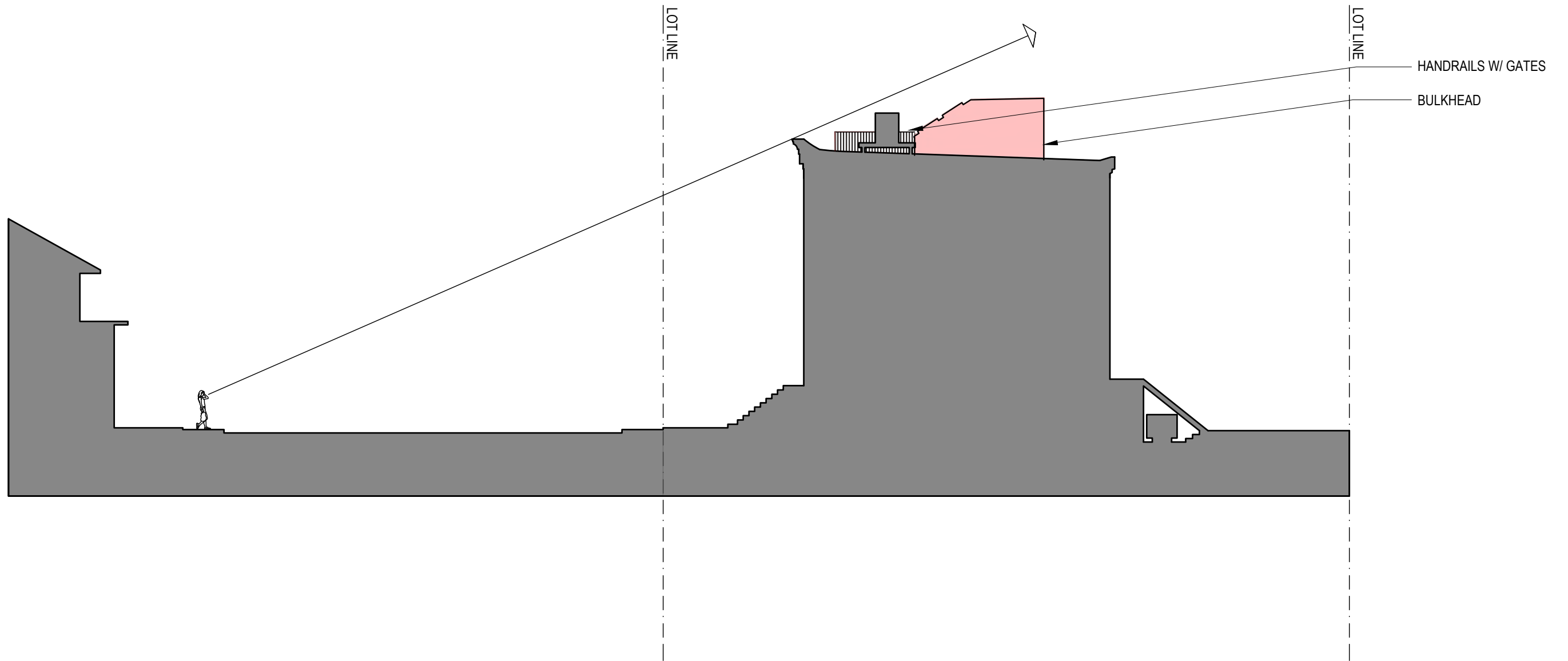


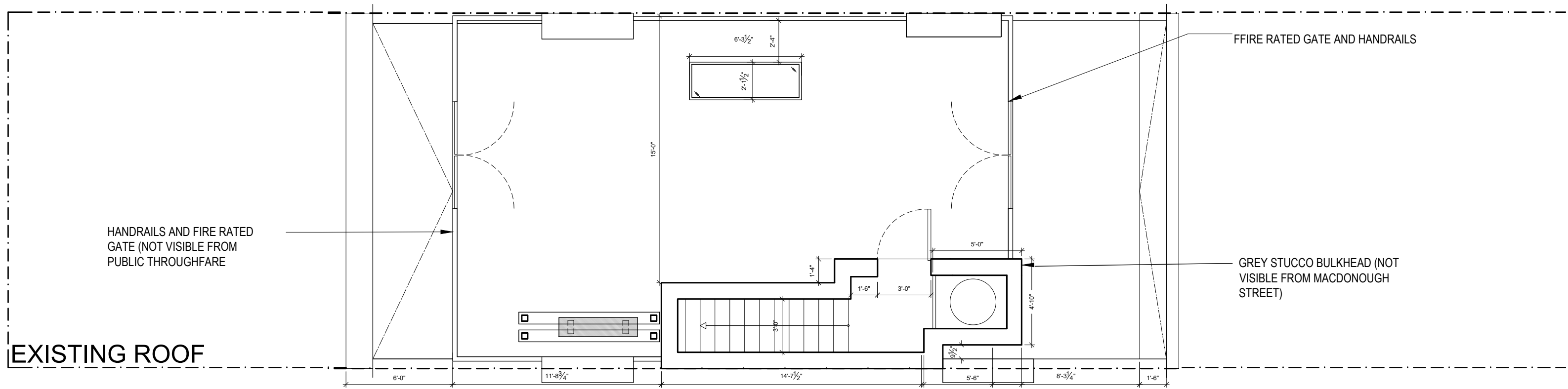
LIN/McPHERSON RESIDENCE - 348 MACDONOUGH

SARAH JEFFERYS DESIGN 611 BROADWAY SUITE 424 NEW YORK NY 10012 T:212.625.1450

SCALE: 3/16" = 1'

12.20.24



**LIN/McPHERSON RESIDENCE - 348 MACDONOUGH**

SARAH JEFFERYS DESIGN 611 BROADWAY SUITE 424 NEW YORK NY 10012 T:212.625.1450

ROOF PLAN

SCALE: $\frac{3}{16}" = 1'$

07

12.20.24

HANDRAILS W/ GATES

BULKHEAD

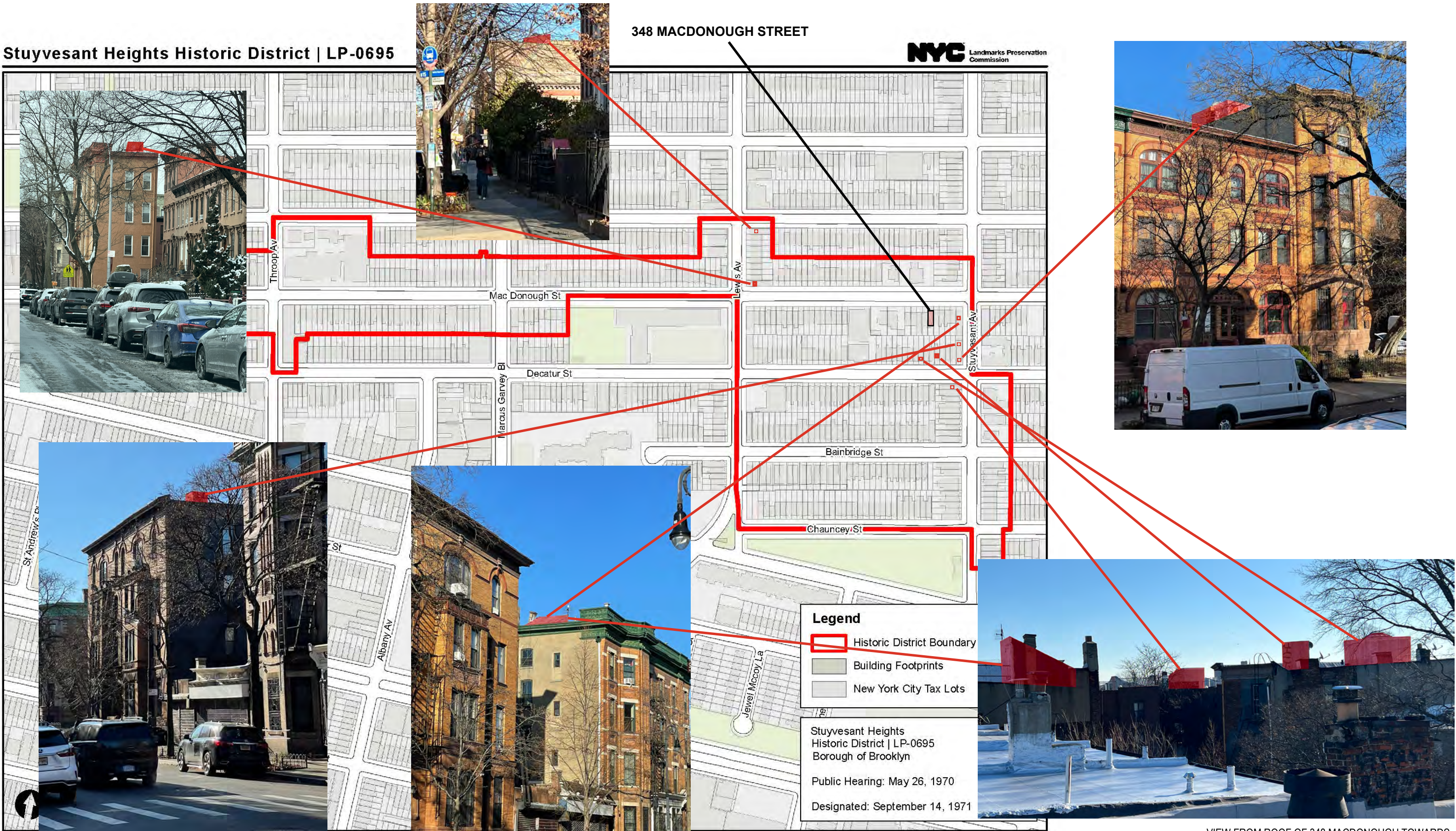


ROOF VIEW LOOKING TOWARDS MACDONOUGH STREET
DECEMBER 2024

HANDRAILS W/ GATES



ROOF VIEW LOOKING TOWARDS REAR YARD
DECEMBER 2024



Graphic Source: Map PLUTO, Edition 18v1, Author: New York City Landmarks Preservation Commission, LCR Date: 3.27.2019

VIEW FROM ROOF OF 348 MACDONOUGH TOWARDS LANDMARK DISTRICT BUILDINGS

BULKHEAD AND HANDRAILS NOT
VISIBLE FROM STUYVESANT
STREET FOR 9 MONTHS OF THE
YEAR



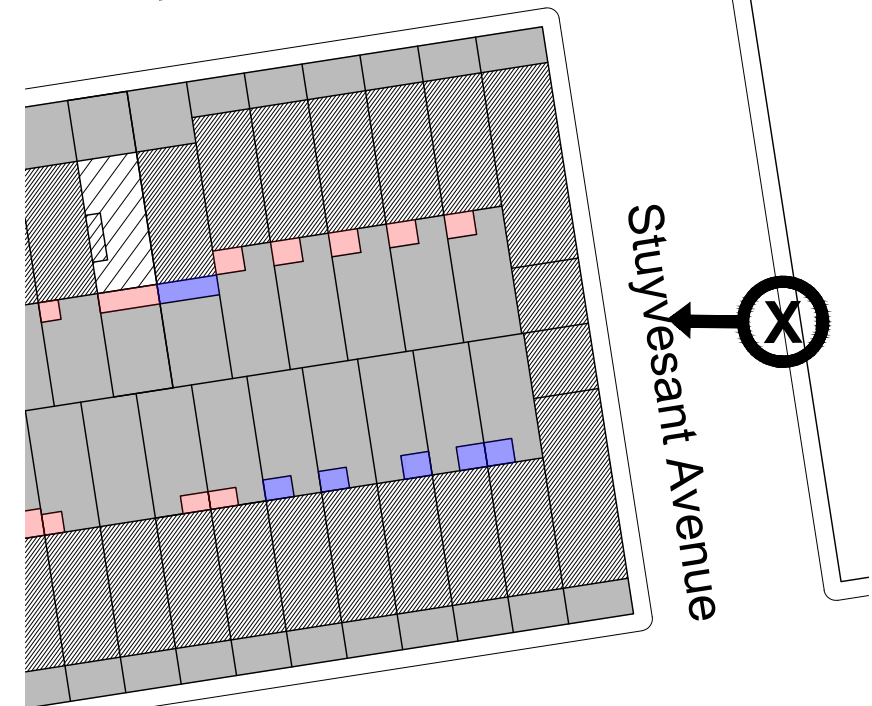
① SPRING / SUMMER - VISIBILITY FOR 7 MONTHS

BULKHEAD AND HANDRAILS NOT
VISIBLE FROM STUYVESANT
STREET FOR 9 MONTHS OF THE
YEAR



② FALL - VISIBILITY FOR 2 MONTHS

MacDonough Street



VIEWPOINTS
SCALE: $\frac{1}{64}''=1'$

EXISTING NEIGHBORING CHIMNEY



OUTLINE OF NON VISIBLE ROOFTOP CONDITIONS

BULKHEAD AND HANDRAILS
SEASONAL MINIMALLY VISIBLE
FROM STUYVESANT STREET FOR 3
MONTHS OF THE YEAR



3

WINTER - SEASONAL MINIMAL VISIBILITY FOR APPROX. 3 MONTHS

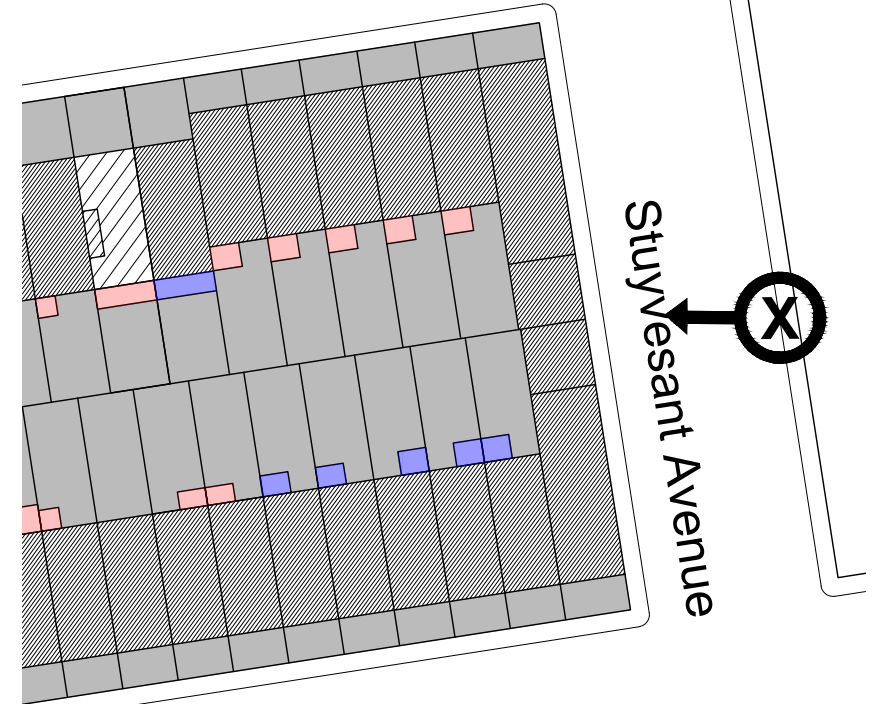
BULKHEAD AND HANDRAILS
SEASONAL MINIMALLY VISIBLE
FROM STUYVESANT STREET FOR 3
MONTHS OF THE YEAR



4

WINTER - SEASONAL MINIMAL VISIBILITY FOR APPROX. 3 MONTHS

MacDonough Street



VIEWPOINTS
SCALE: $\frac{1}{64}''=1'$

BULKHEAD PARTIALLY VISIBLE
EXISTING CHIMNEY
EXISTING NEIGHBORING CHIMNEY



OUTLINE OF PARTIALLY VISIBLE ROOFTOP CONDITIONS

LIN/McPHERSON RESIDENCE - 348 MACDONOUGH

WINTER, SEASONAL MINIMAL VISIBILITY FROM STUYVESANT STREET

11

BULKHEAD AND HANDRAILS
NOT VISIBLE



(A) DECEMBER 2024

348



(B) JUNE 2024

BULKHEAD AND
HANDRAILS SEASONALLY
MINIMALLY VISIBLE



(C) DECEMBER 2024



VIEWPOINTS
SCALE: 1/128"=1'

BULKHEAD NOT VISIBLE

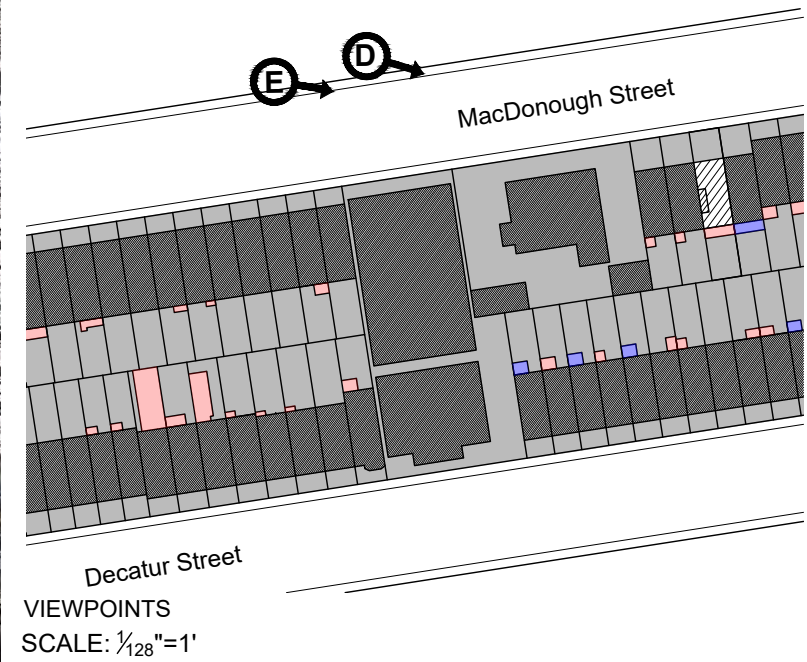


D MARCH 2024

BULKHEAD NOT VISIBLE



E DECEMBER 2024



BULKHEAD AND HANDRAILS NOT
VISIBLE FROM PRIMARY FACADE



F

MARCH 2024

BULKHEAD AND HANDRAILS NOT
VISIBLE FROM PRIMARY FACADE



G

JUNE 2024



VIEWPOINTS
SCALE: 1/128"=1'

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