

March 25, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 2, LPC-25-05217

168 Pacific Street – Cobble Hill Historic District Borough of Brooklyn

To testify virtually, please join Zoom

Webinar ID: 161 495 4752

Passcode: 610462

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (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.



168 PACIFIC ST





1

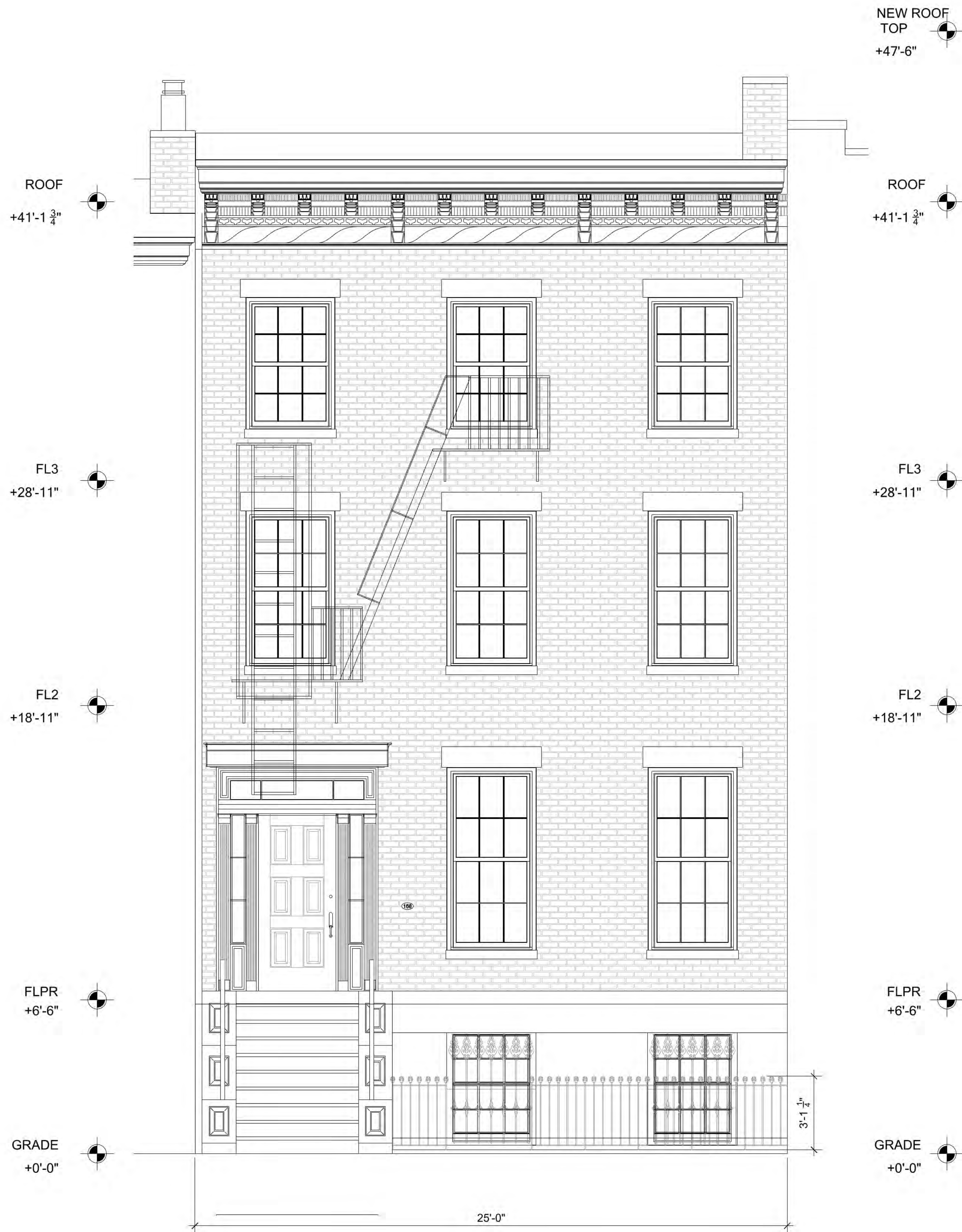
FRONT FACADE 1930
NTS

2

FRONT FACADE 1940
NTS

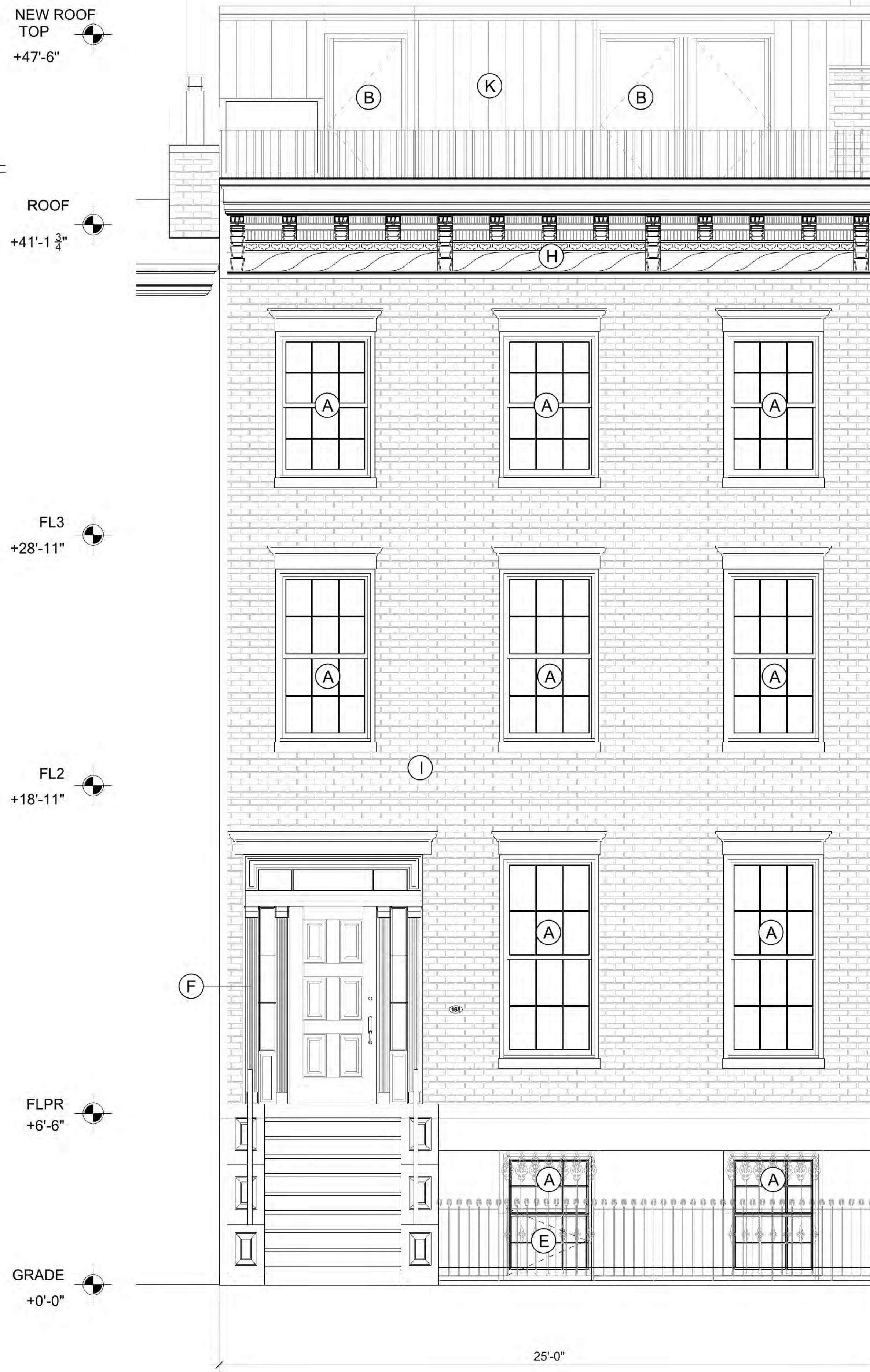
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EXISTING FRONT FACADE
NTS



EXISTING FRONT FACADE

1



PROPOSED FRONT FACADE

2

NOTES	
(A)	NEW DOUBLE HUNG WINDOW IN EXISTING OPENING
(B)	NEW WINDOW
(C)	NEW TRADITIONAL THREE COAT STUCCO - WHITE FINISH
(D)	NEW CLAPBOARD SIDING
(E)	NEW GATE (NON EXISTING)
(F)	PAINT ENTRANCE BLACK
(G)	NEW DECK
(H)	PAINT CORNICE BLACK TO MATCH WINDOWS / DOORS
(I)	REMOVE FIRE ESCAPE
(J)	EXISTING LEADER / GUTTER REPLACED WITH NEW COPPER L/G
(K)	RAINSCREEN CEMENT BOARD SIDING

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Project
168 PACIFIC ST
Design Architect
YTS

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A

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03.18.25

File Name
ELEVATION

Scale

Title
FRONT
ELEVATION

Notes

Compass
NORTH
1/4" = 1'-0"

Page
LPC02

- NOTES
- A

NEW DOUBLE HUNG WINDOW IN EXISTING OPENING

B

NEW WINDOW

C

NEW TRADITIONAL THREE COAT STUCCO - WHITE FINISH

D

NEW CLAPBOARD SIDING

E

NEW GATE (NON EXISTING)

F

PAINT ENTRANCE BLACK

G

NEW DECK

H

PAINT CORNICE BLACK TO MATCH WINDOWS / DOORS

I

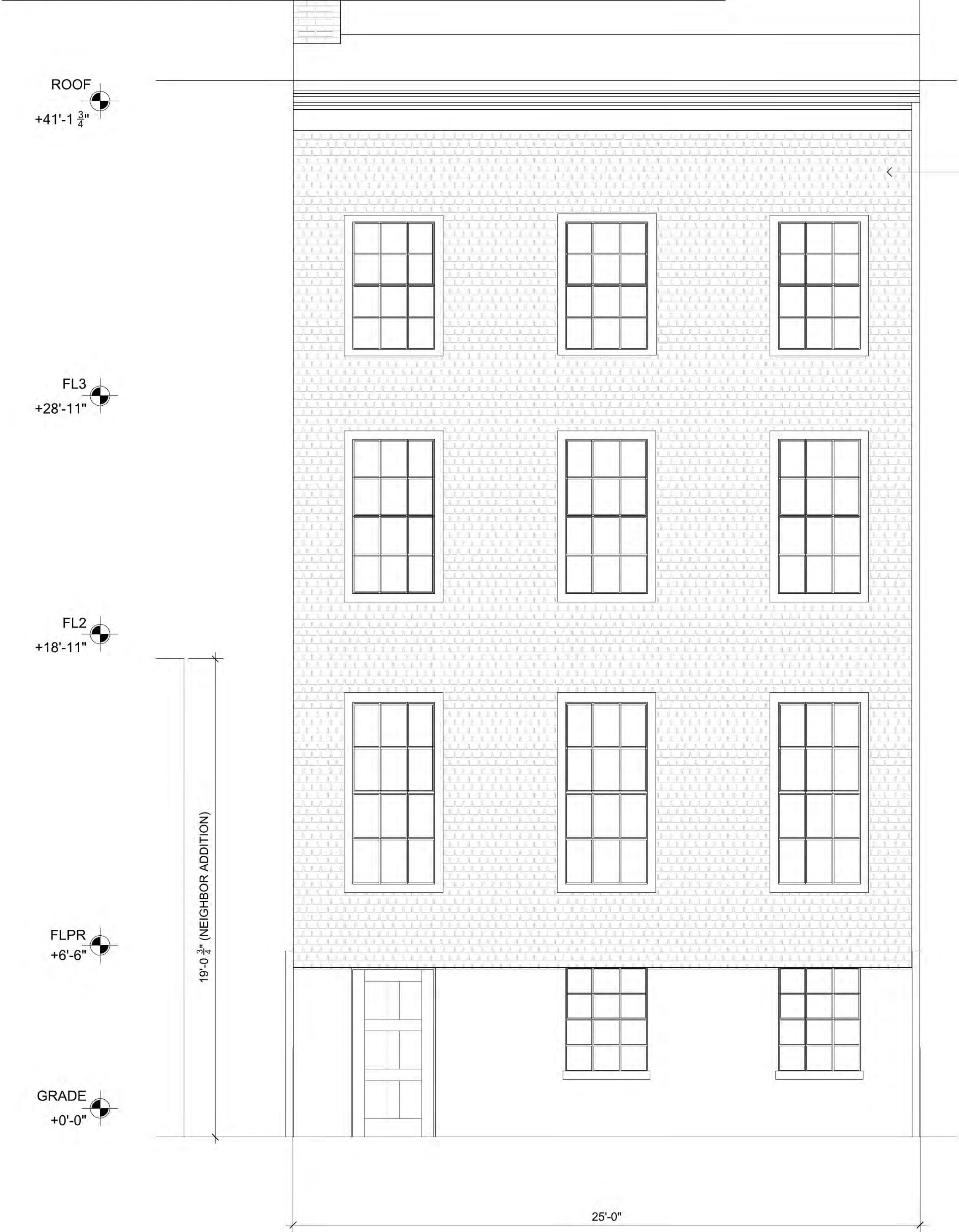
REMOVE FIRE ESCAPE

J

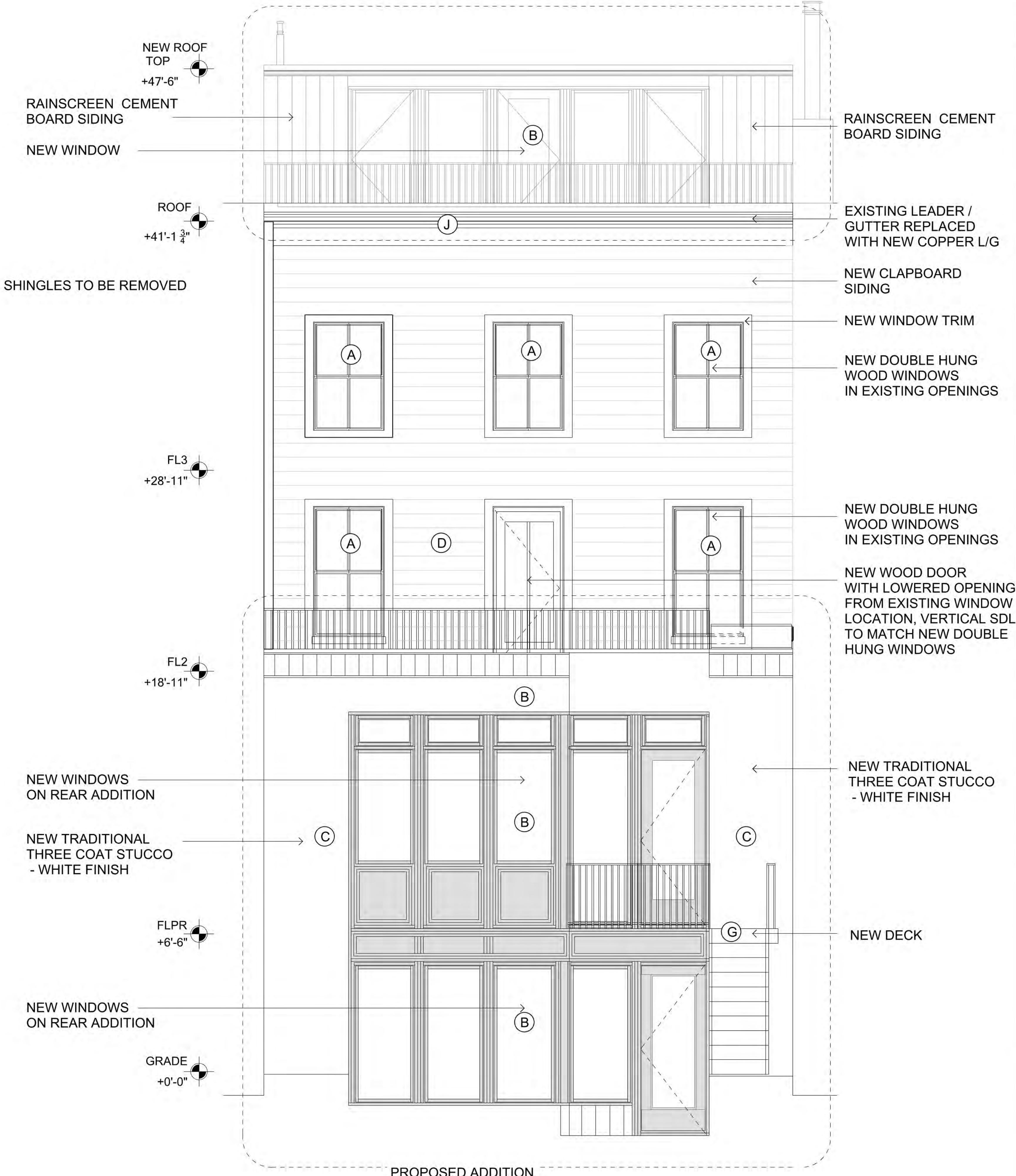
EXISTING LEADER / GUTTER REPLACED WITH NEW COPPER L/G

K

RAINSCREEN CEMENT BOARD SIDING



1 EXISTING REAR FACADE



2 PROPOSED REAR FACADE

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ELEVATIONS

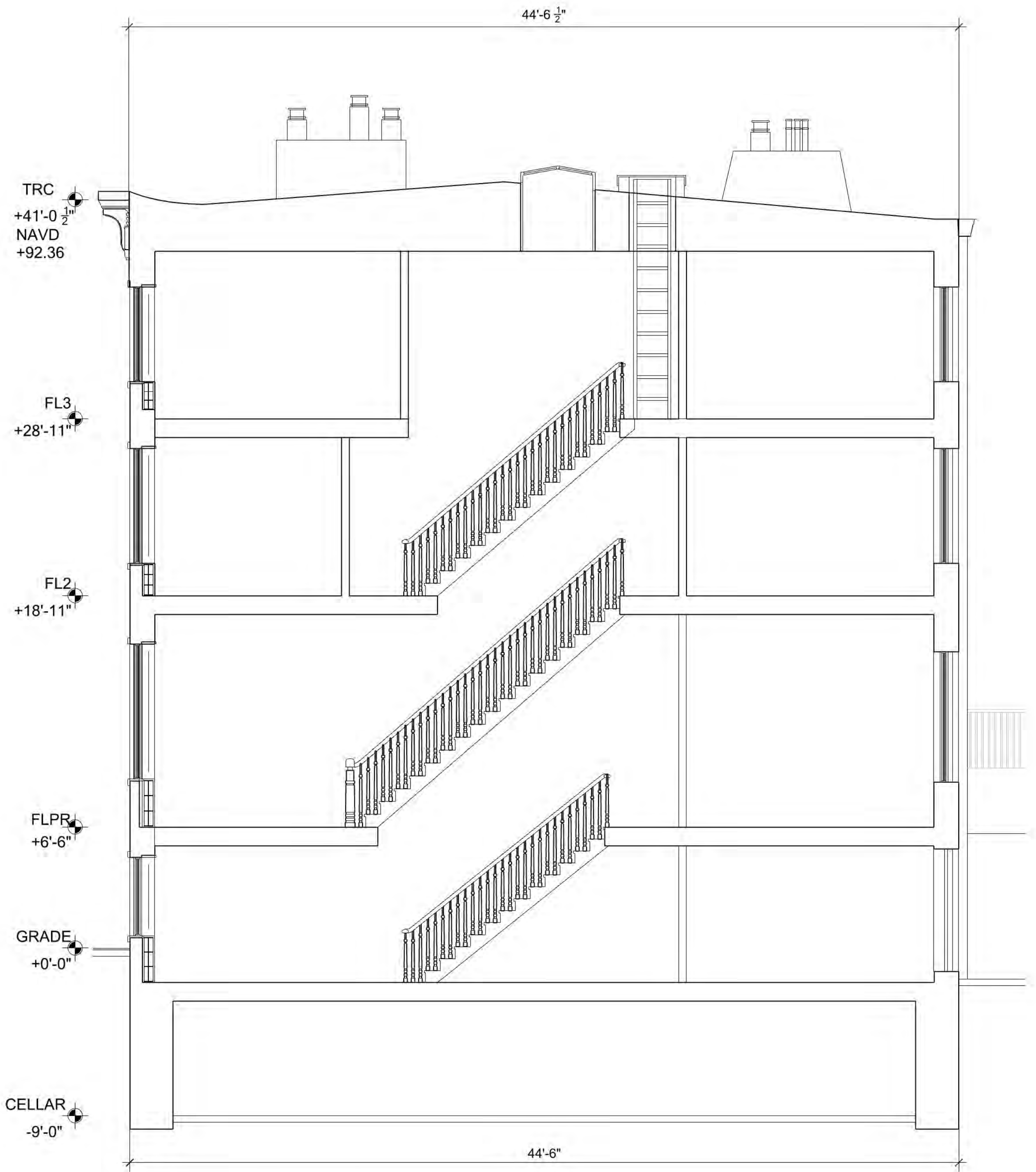
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Title
REAR
ELEVATIONS

Notes

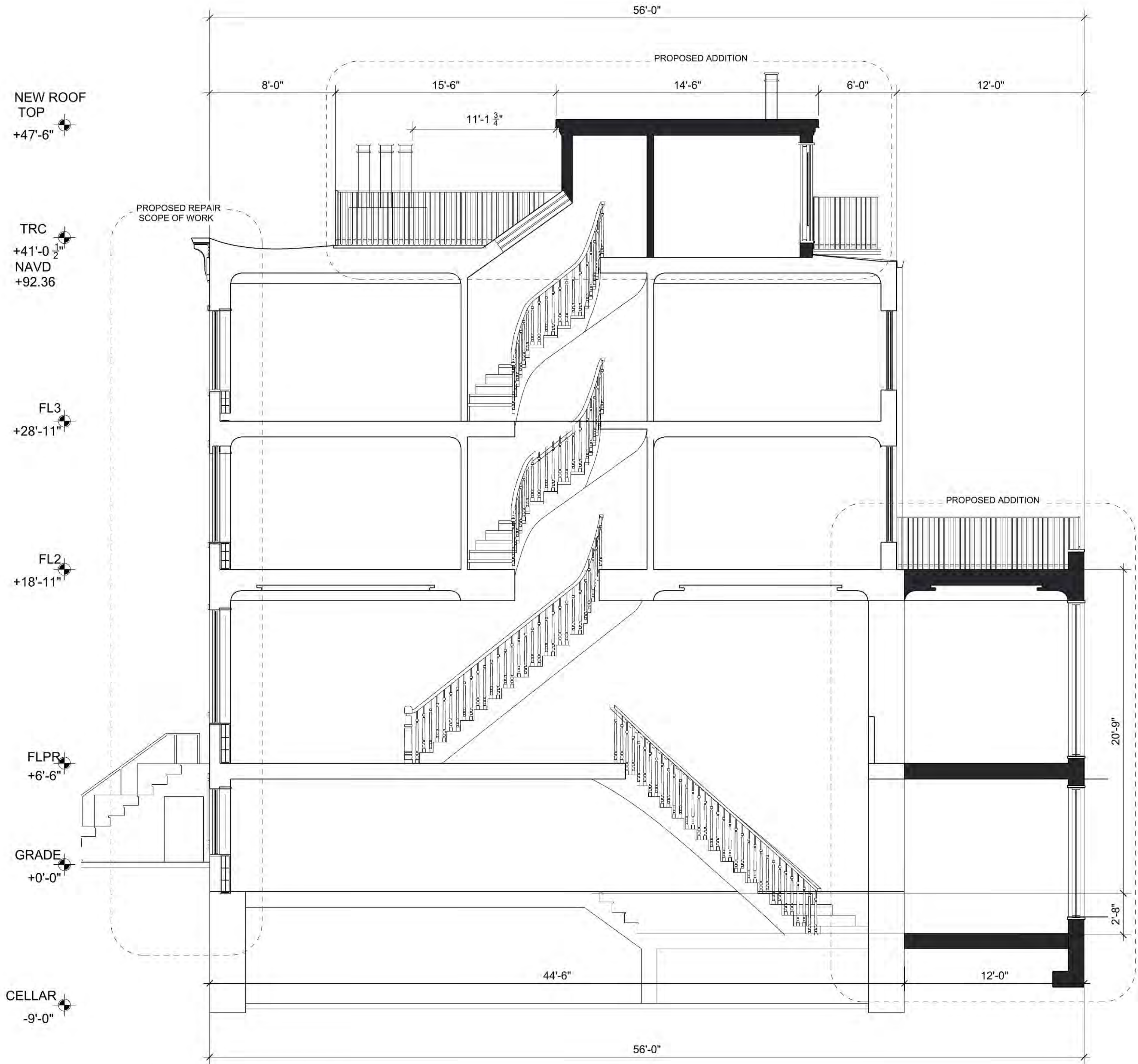
Compass
NORTH
PROJECT
ANTHONY

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LPC03



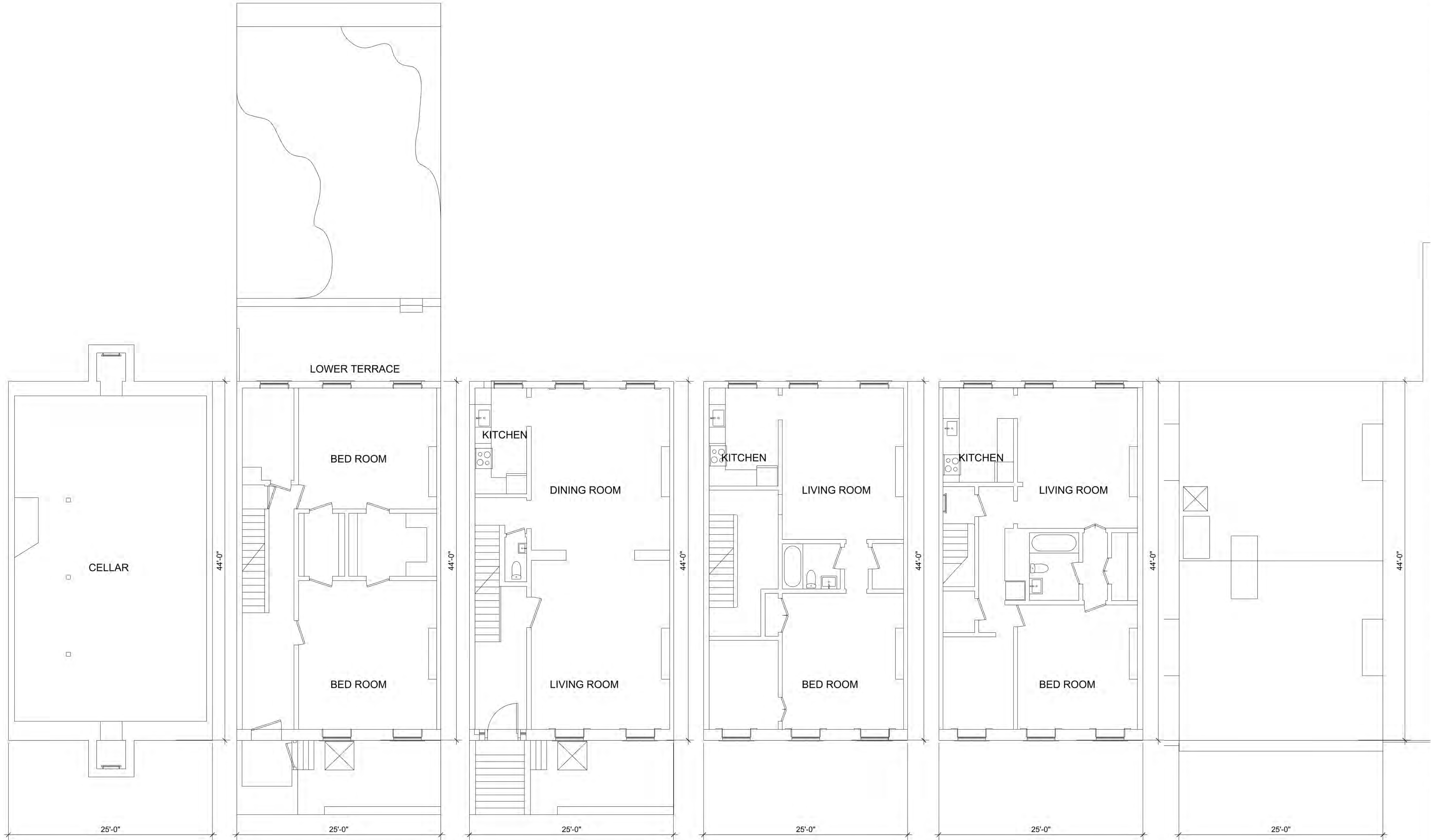
1 EXISTING SECTION LOOKING EAST

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



2 PROPOSED SECTION LOOKING EAST

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



1 EXISTING CELLAR PLAN
NTS

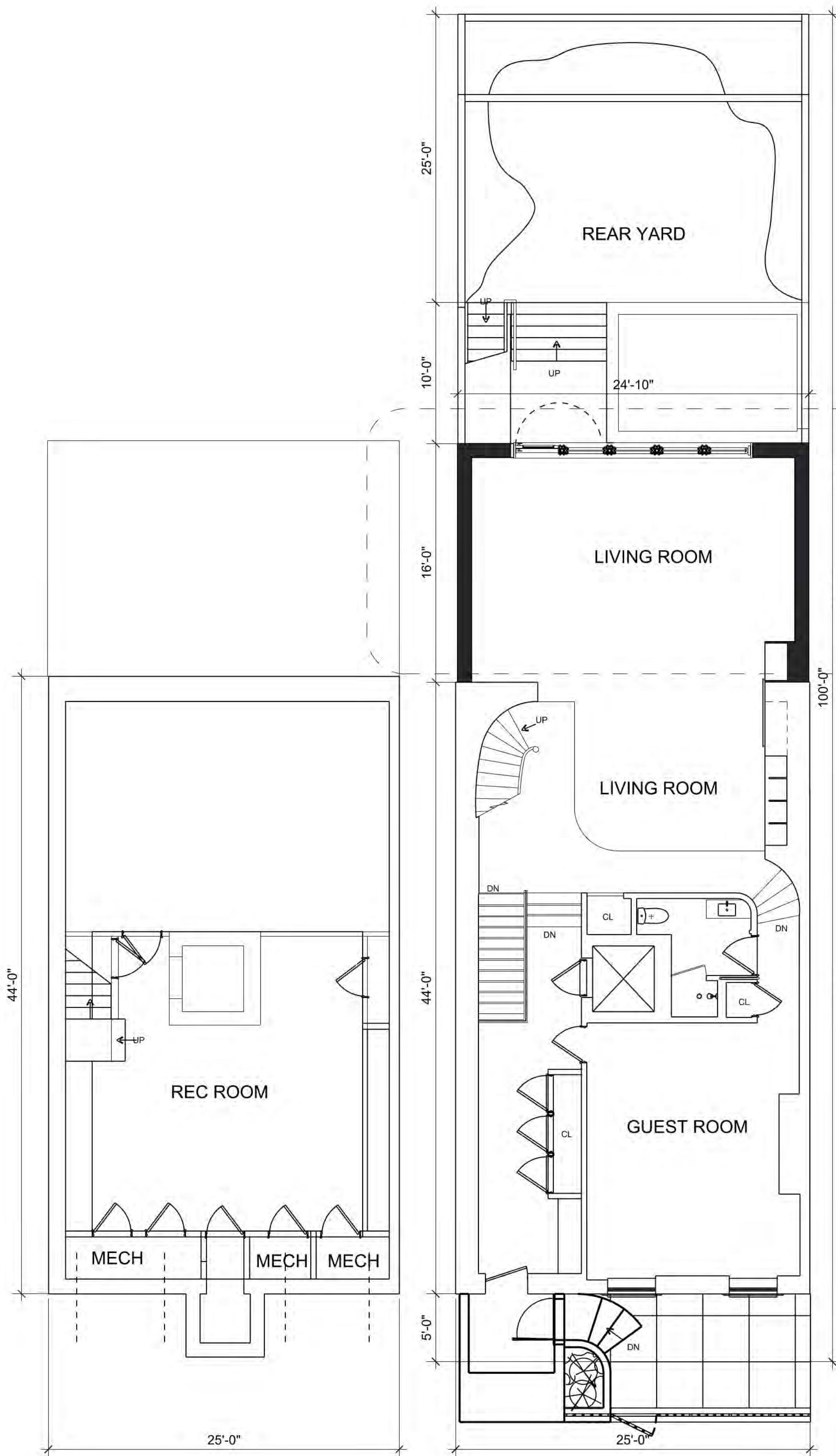
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3 EXISTING PARLOR FLOOR PLAN
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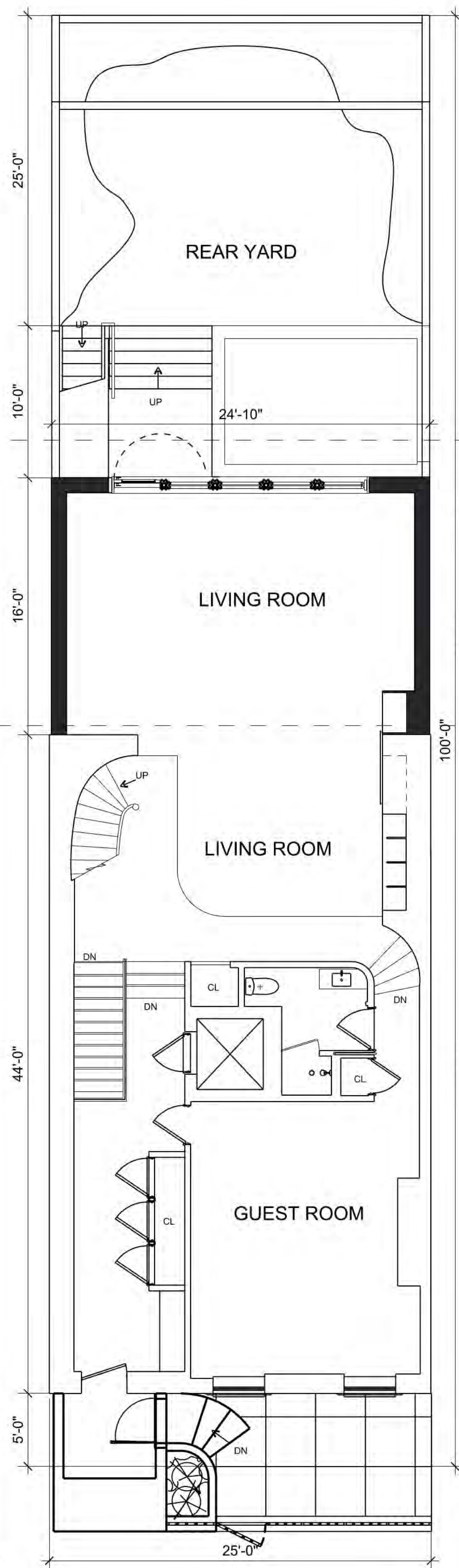
4 EXISTING 2ND FLOOR PLAN
NTS

5 EXISTING 3RD FLOOR PLAN
NTS

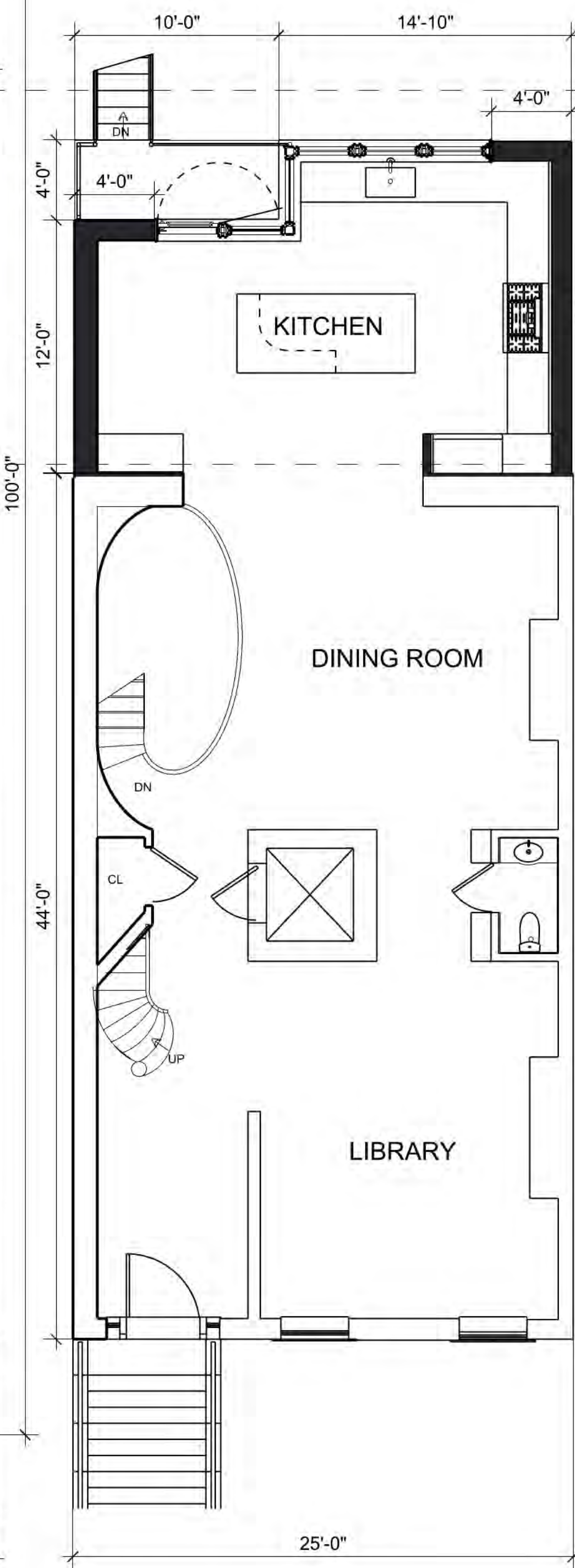
6 EXISTING ROOF PLAN
NTS



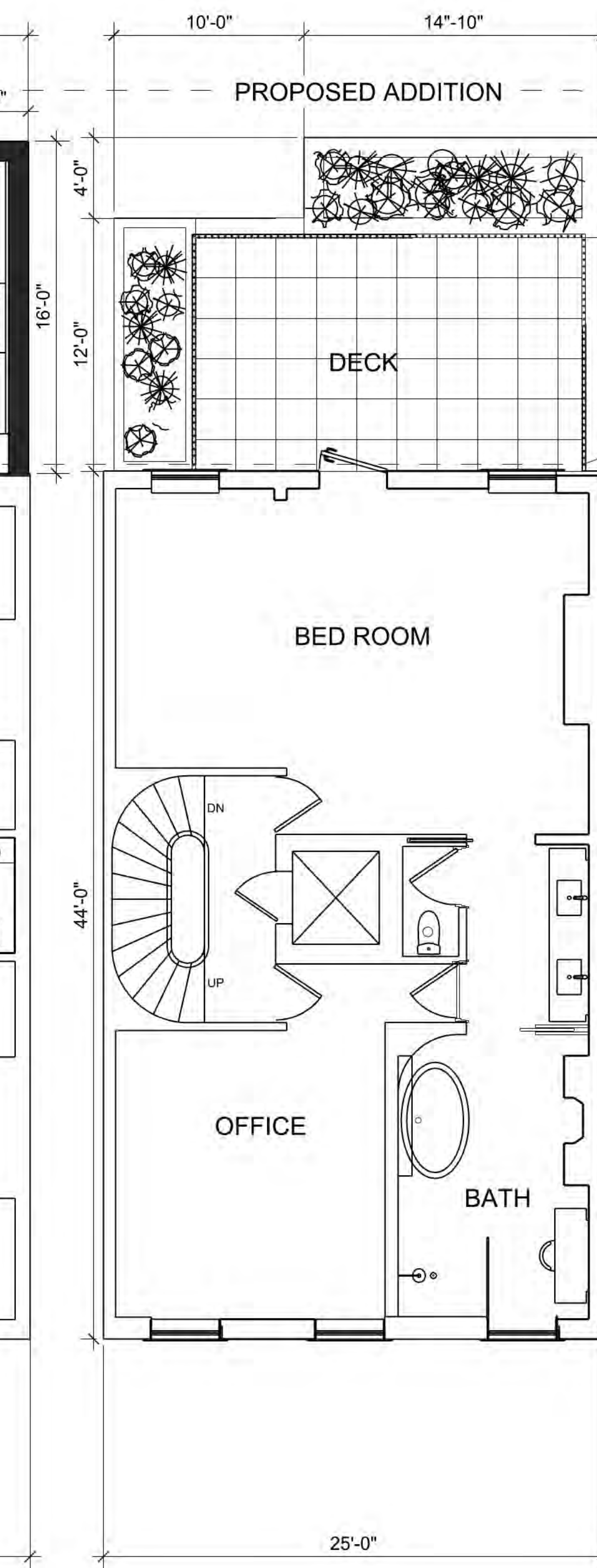
1 PROPOSED CELLAR PLAN
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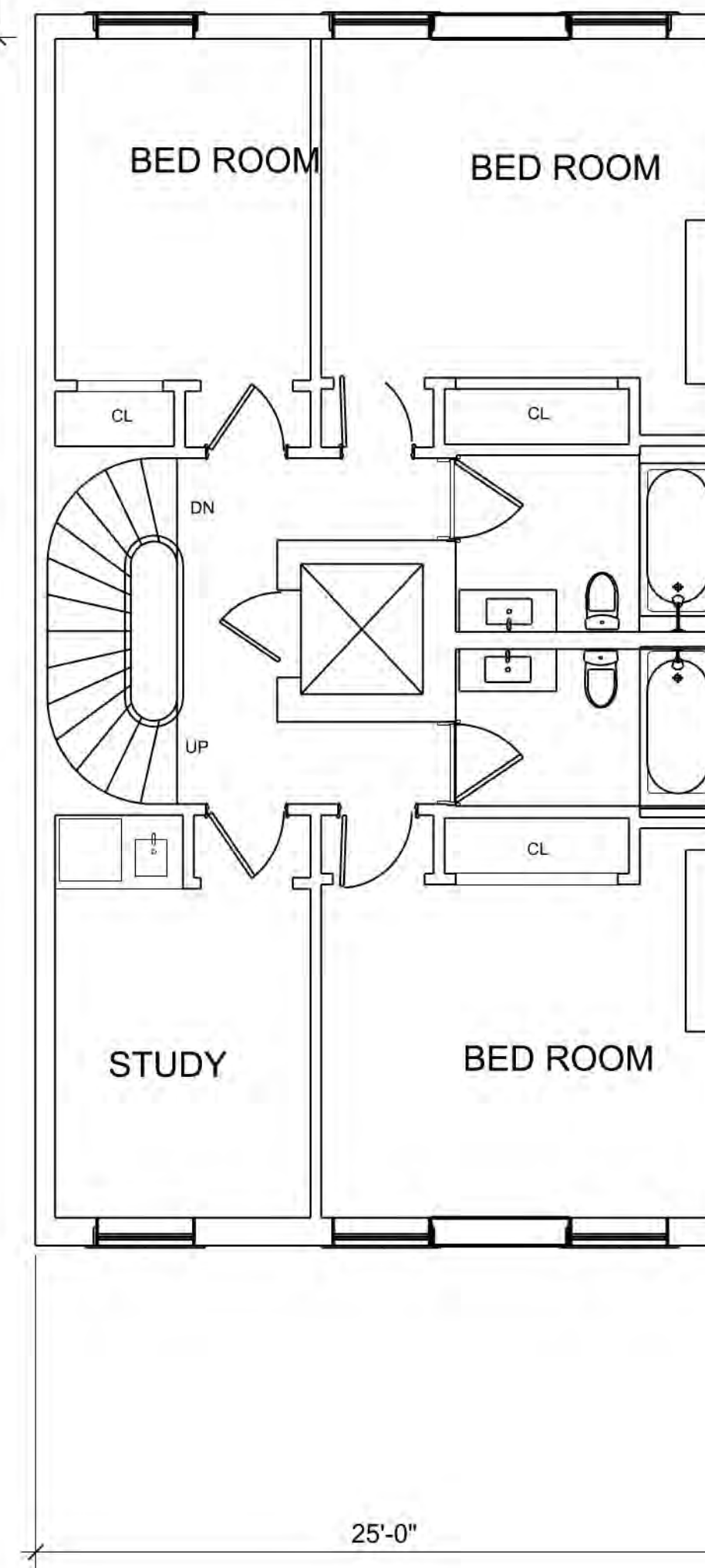
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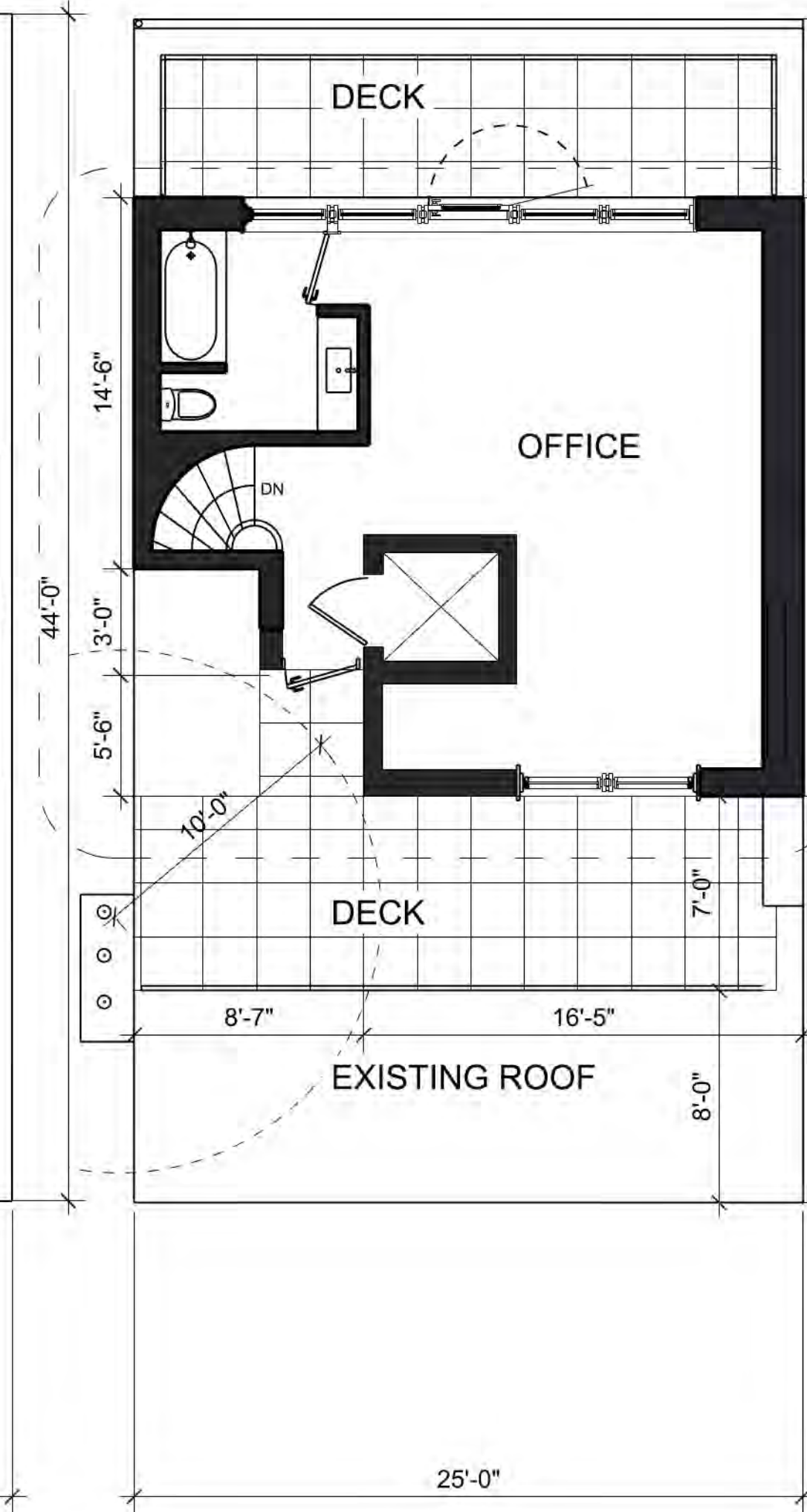
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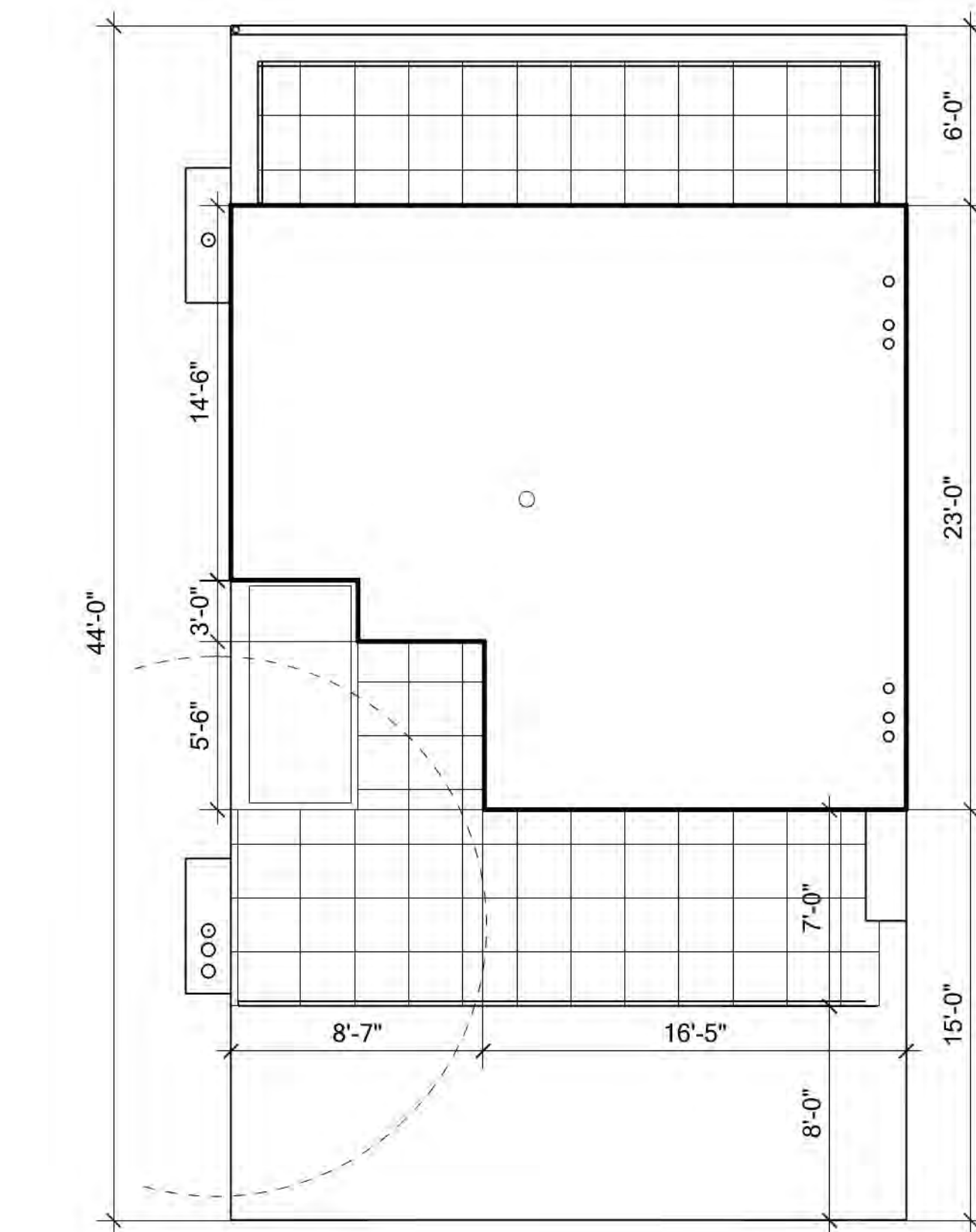
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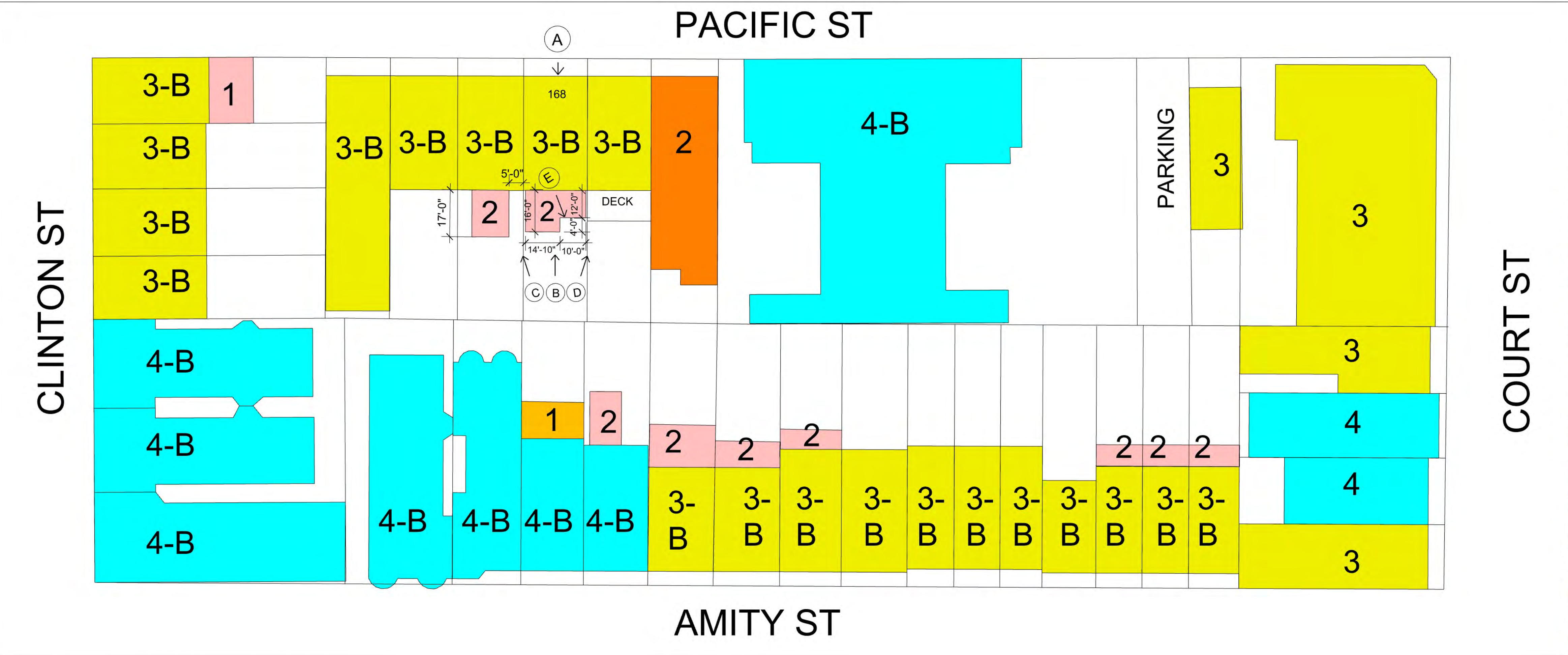
5 PROPOSED 3RD FL PLAN
NTS



6 PROPOSED 4TH FL PLAN
NTS



8 PROPOSED ROOF PLAN
NTS



BLOCK PLAN LEGEND		
1 STORY ADDITION	2 STORY	4 STORY
2 STORY ADDITION	3 STORY	



1 EXISTING BLOCK PLAN, BLOCK 292 | Lot 13

2 BLOCK 292 AERIAL EARTH VIEW
NTS



3 LINE OF SIGHT VIEW 'A'
NTS

4 LINE OF SIGHT VIEW 'B'
NTS

5 LINE OF SIGHT VIEW 'C'
NTS

6 LINE OF SIGHT VIEW 'D'
NTS

7 LINE OF SIGHT VIEW 'E'
NTS

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ARCHITECTURE

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Project

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Scale

NTS

Title

BLOCK PLAN

Notes

Compass

NORTH

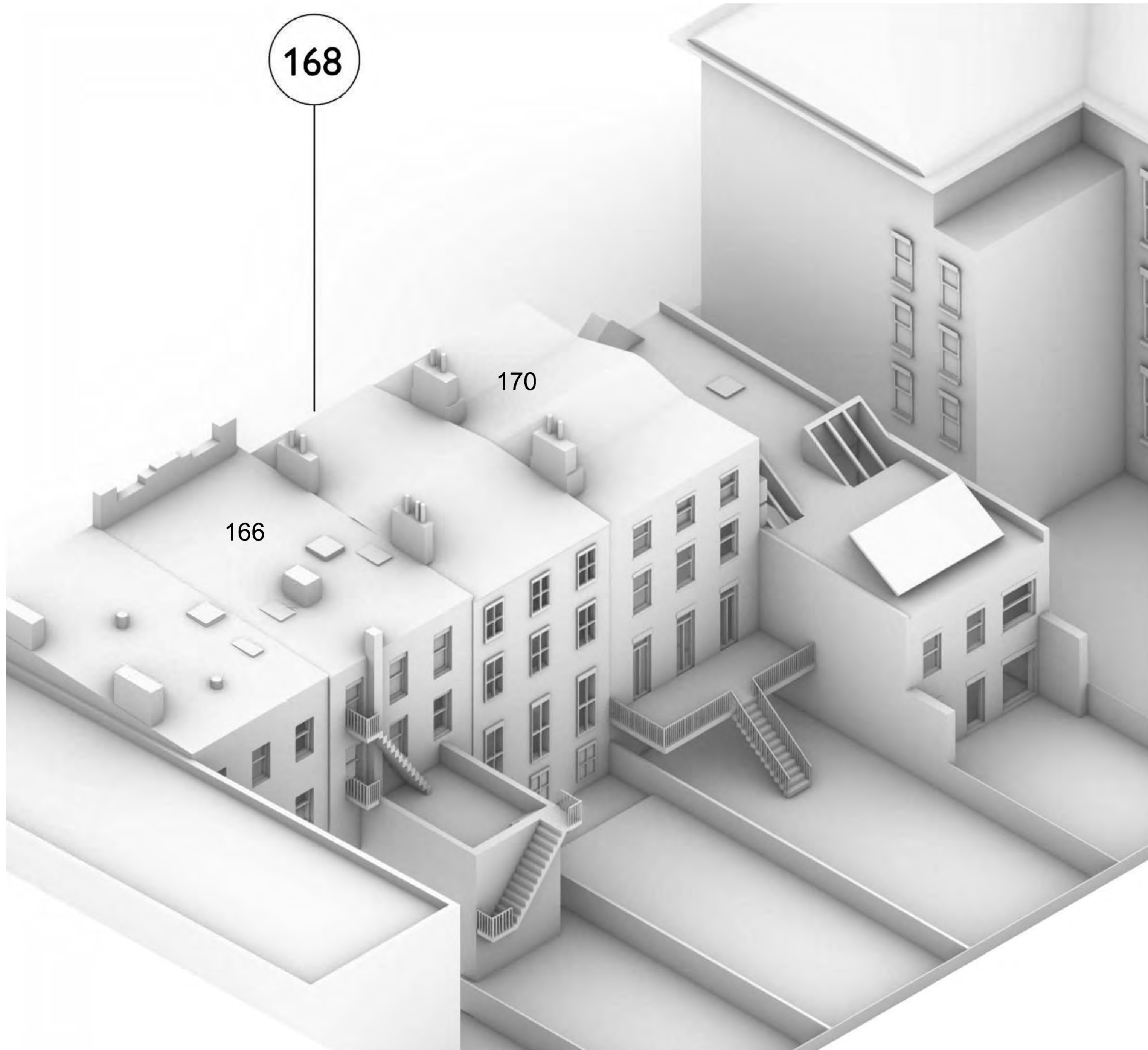
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PACIFIC ST

AMITY ST

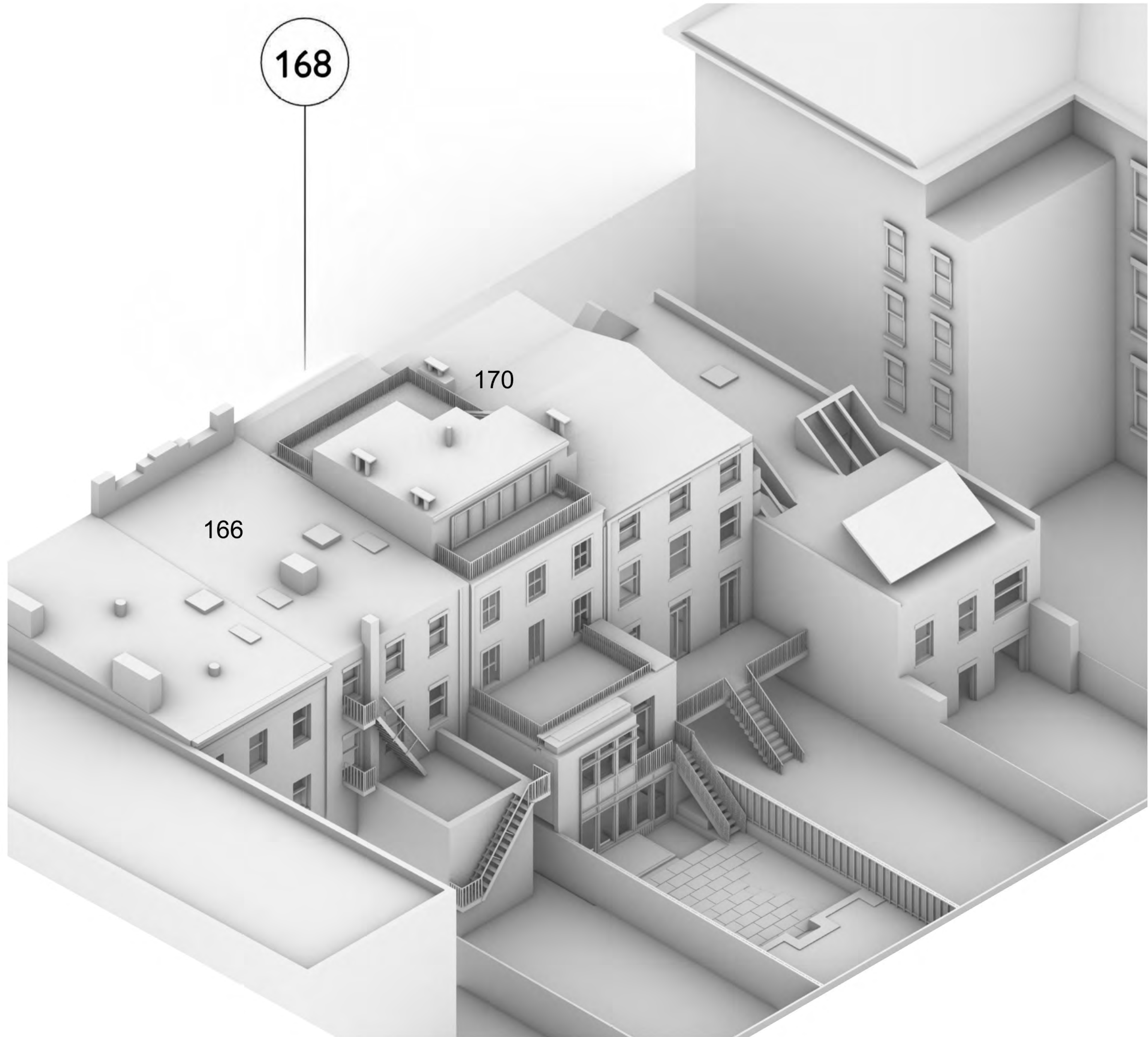
Page

LPC07



1

EXISTING SITE AXON
NTS



2

PROPOSED SITE AXON
NTS



1
UPDATED MOCK UP 01/28/2025 LOOKING NORTH EAST
NTS



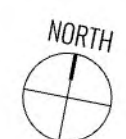
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UPDATED MOCK UP 01/28/2025 LOOKING NORTH WEST
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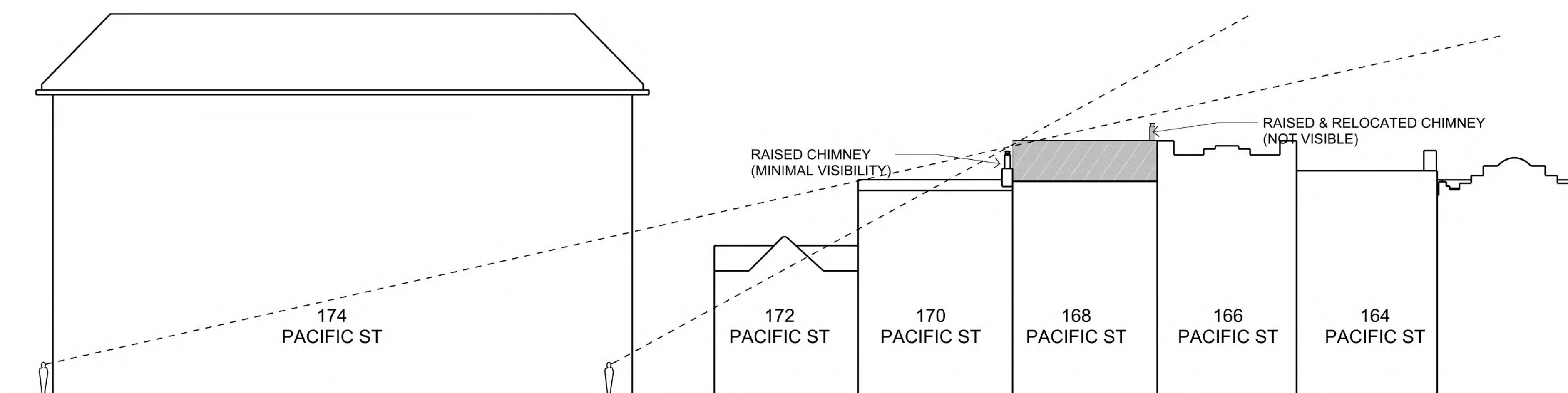
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UPDATED MOCK UP 01/28/2025 LOOKING EAST
NTS



4
UPDATED MOCK UP 01/28/2025 LOOKING NORTH EAST
NTS



1 LIMITED MINIMAL VIEW RANGE KEY
NTS



2 LINE OF SIGHT DIAGRAM
NTS



3 LINE OF SIGHT VIEW 'A' (MINIMAL VISIBILITY)
NTS



1

LINE OF SIGHT VIEW 'A' (MINIMAL VISIBILITY)

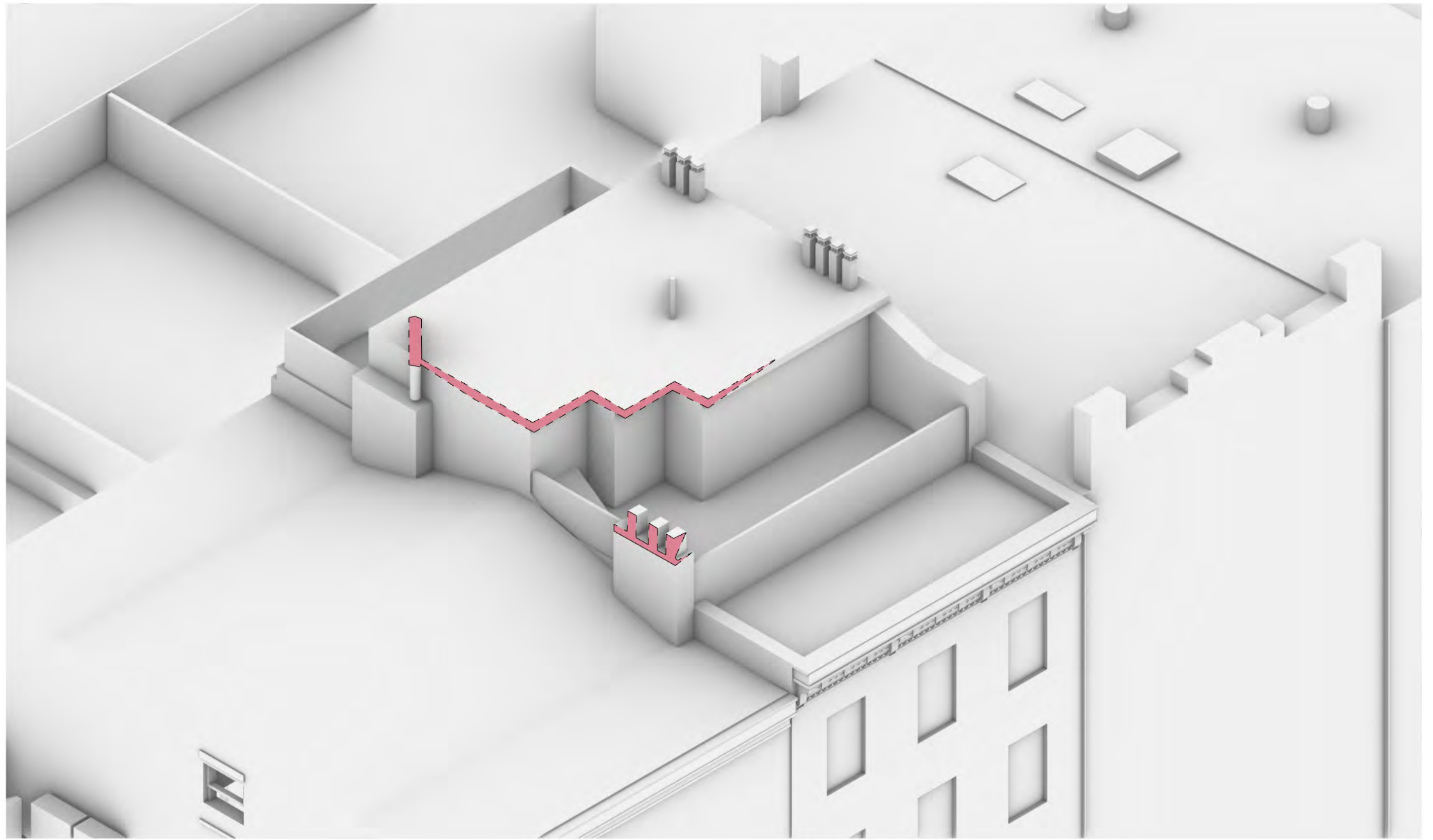
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3

RENDERED ROOF ADDITION STREET VIEW

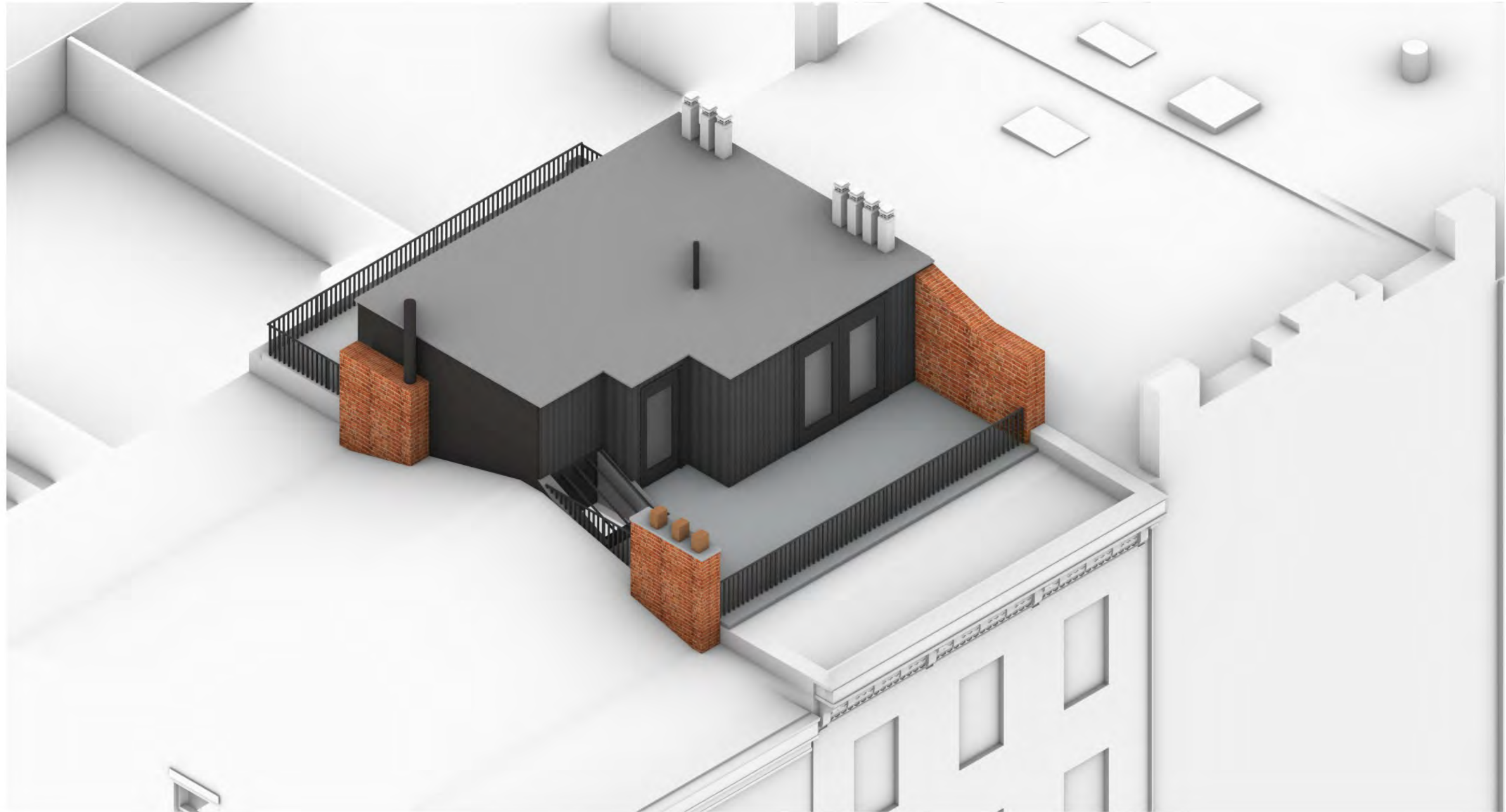
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2

RENDERED ROOF ADDITION W/ VISIBLE AREA HIGHLIGHTED

NTS



4

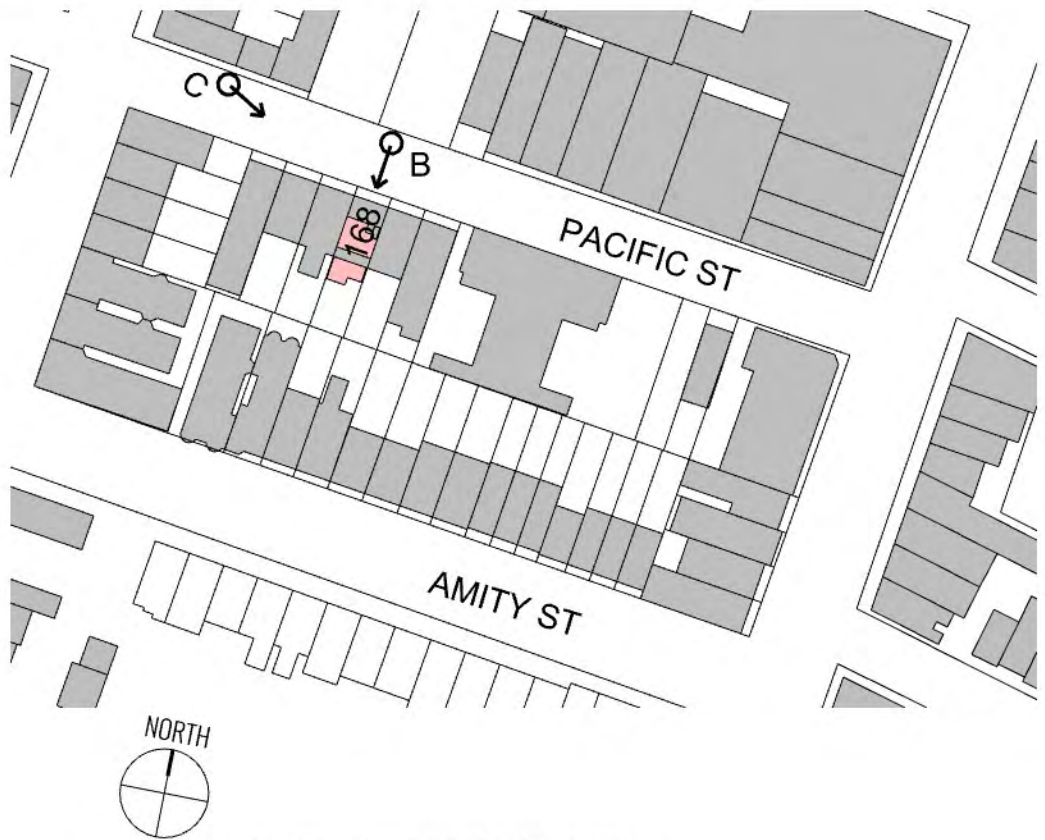
RENDERED ROOF ADDITION

NTS

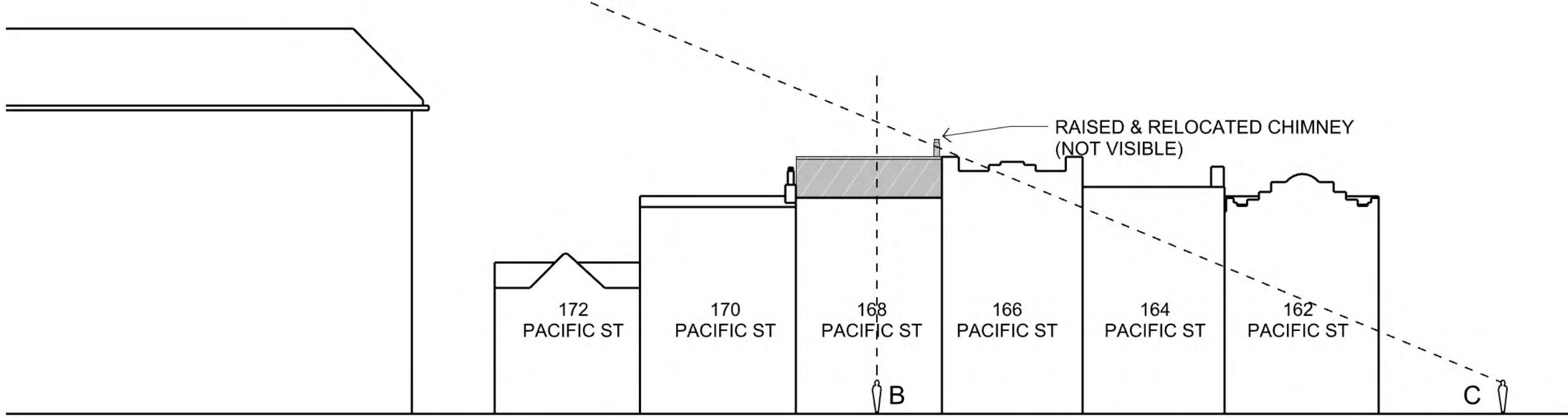


FULLY VISIBLE ROOF & REAR ADDITIONS AT 183 AND 185 AMITY STREET, AS SEEN FROM PACIFIC STREET

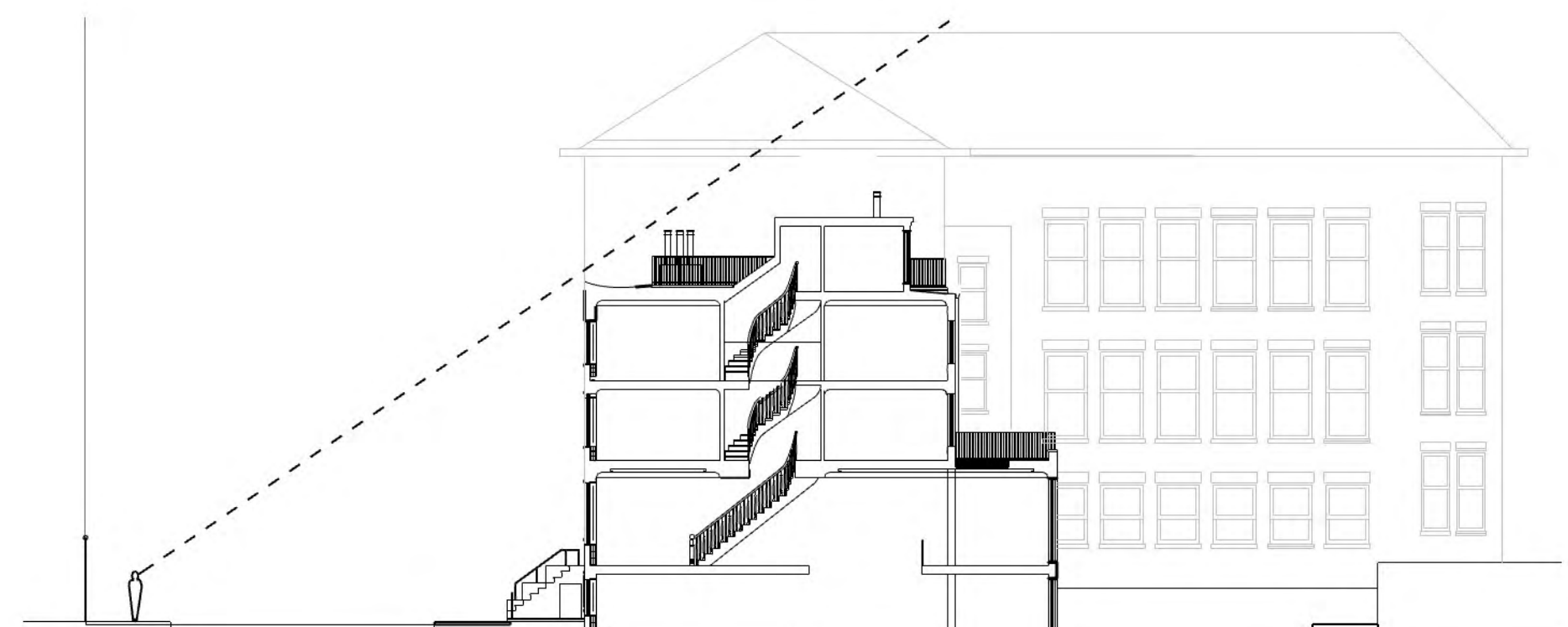
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1 LINE OF SIGHT KEY
NTS



2 LINE OF SIGHT DIAGRAM
NTS



3 LINE OF SIGHT DIAGRAM
NTS



4 LINE OF SIGHT VIEW 'B' (NO VISIBILITY)
NTS



5 LINE OF SIGHT VIEW 'C' (NO VISIBILITY)
NTS



1 EXISTING REAR FACADE LOOKING NORTH
NTS



2 REAR YARD LOOKING SOUTH EAST
NTS



3 REAR YARD LOOKING SOUTH
NTS



4 REAR YARD LOOKING SOUTH WEST
NTS



5 EXISTING REAR YARD LOOKING NORTH
NTS



6 PROPOSED REAR FACADE RENDERING LOOKING NORTH
NTS

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Design Architect

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REAR

Scale

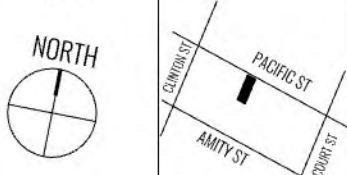
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**PROPOSED
REAR**

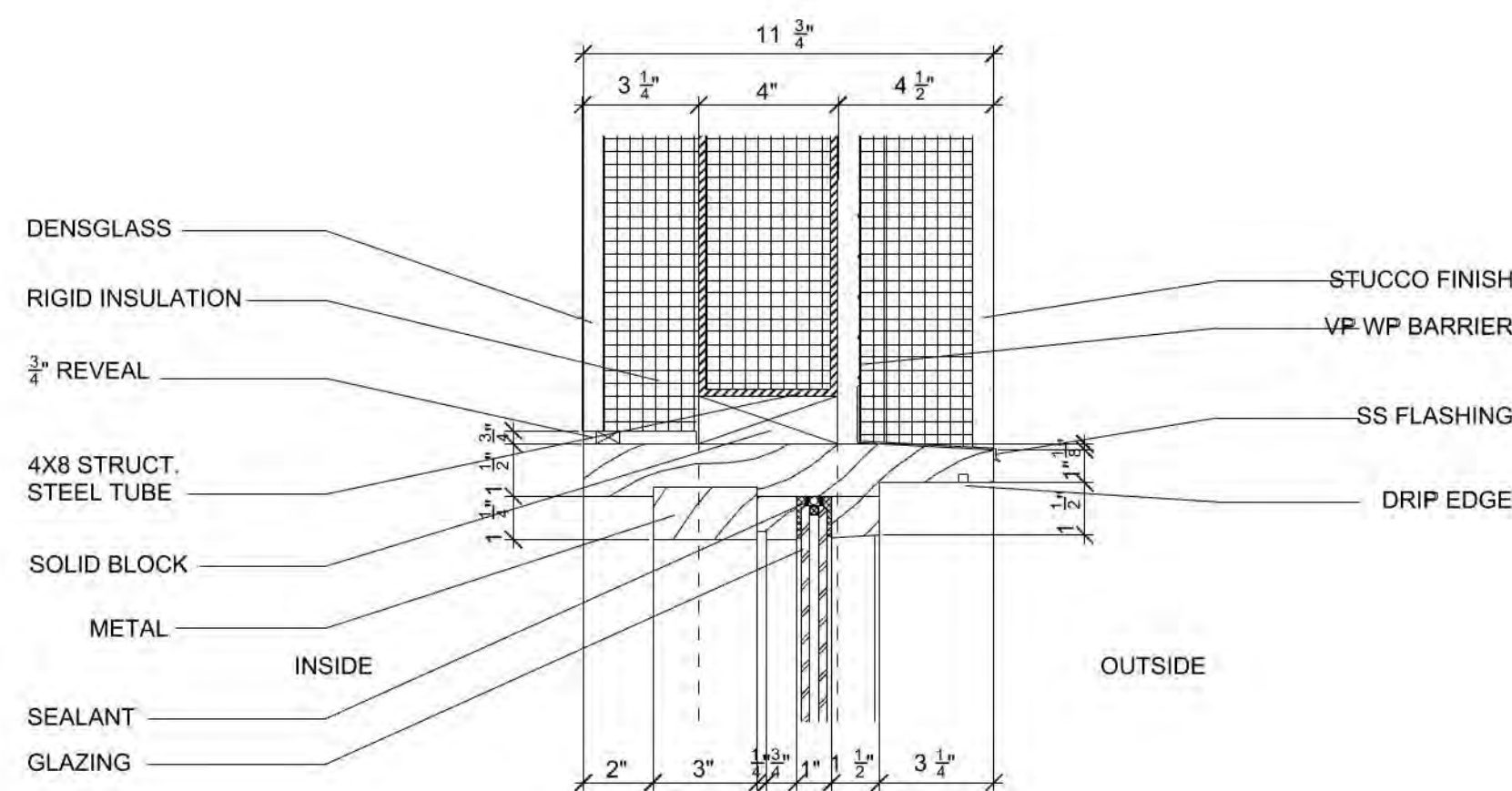
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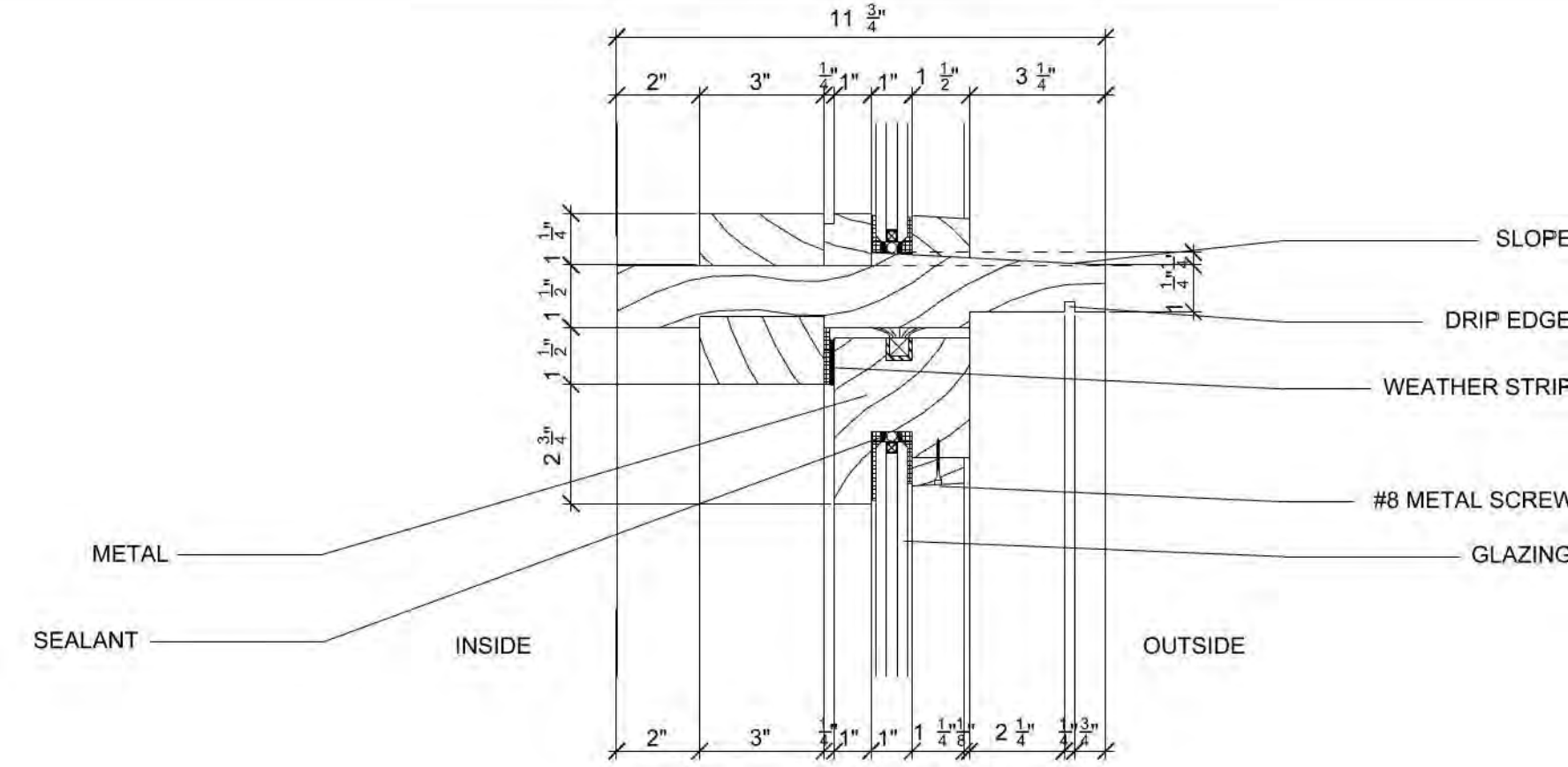
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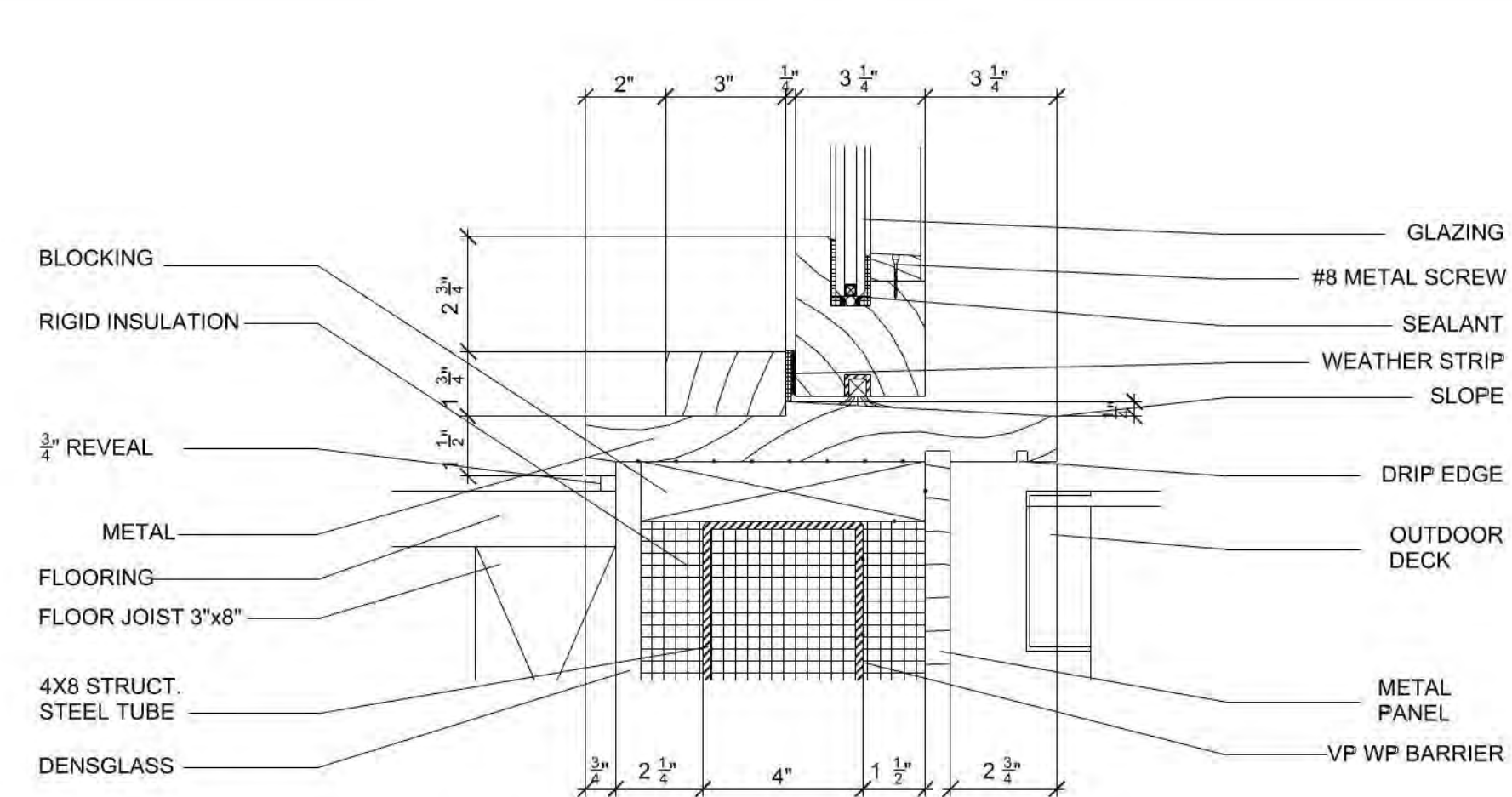
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FIXED WINDOW HEADER
SECTION DETAIL

SCALE : 3" = 1'-0"



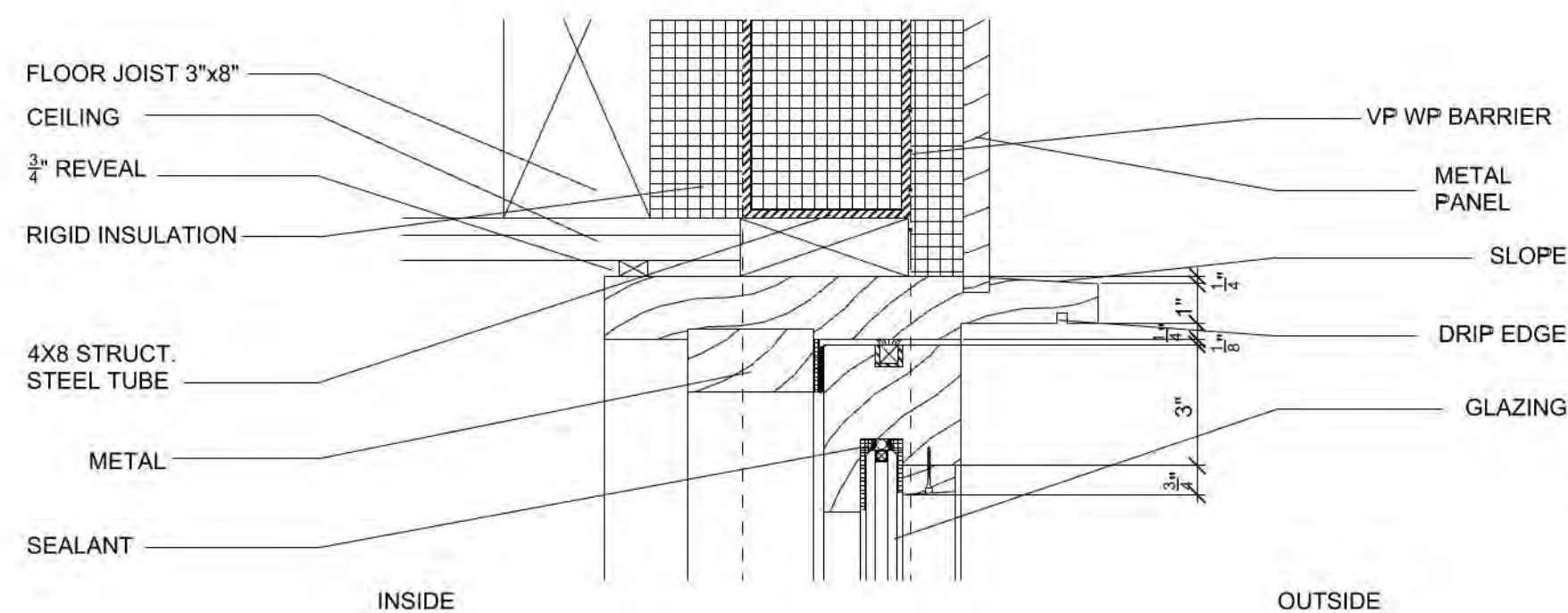
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FIXED WINDOW SILL / DOOR HEADER
SECTION DETAIL

SCALE : 3" = 1'-0"



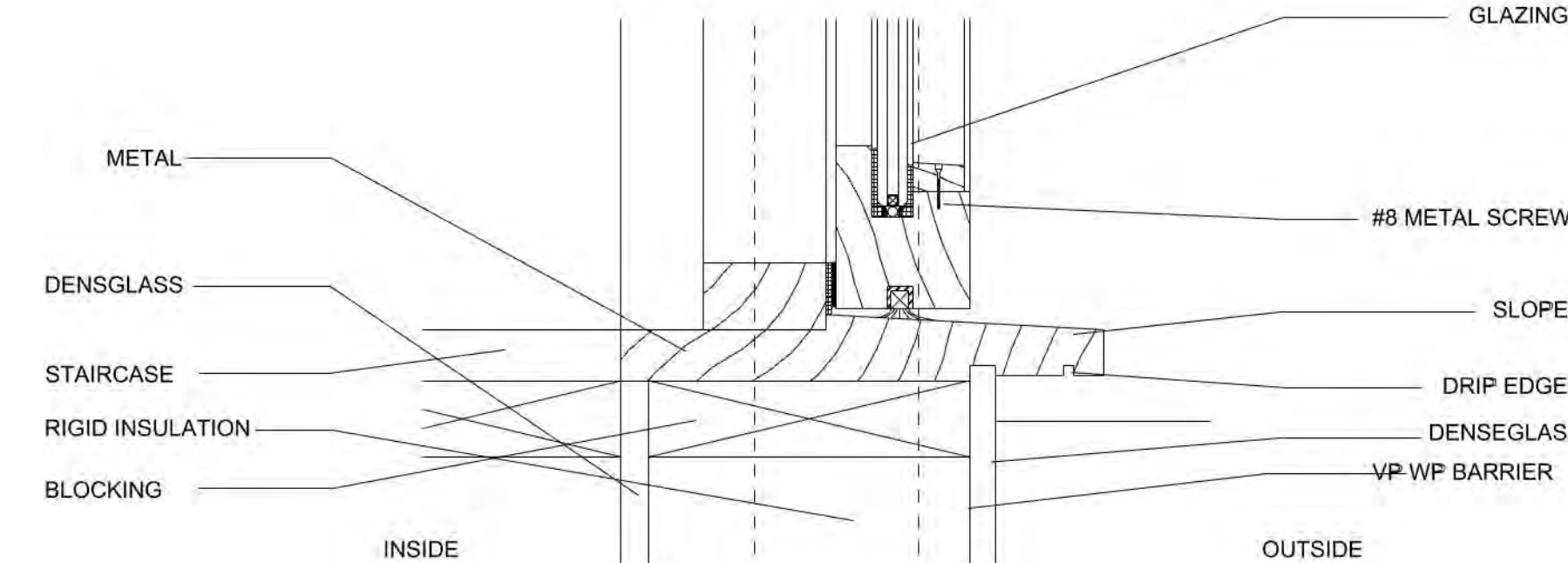
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DOOR SILL SECTION DETAIL

SCALE : 3" = 1'-0"



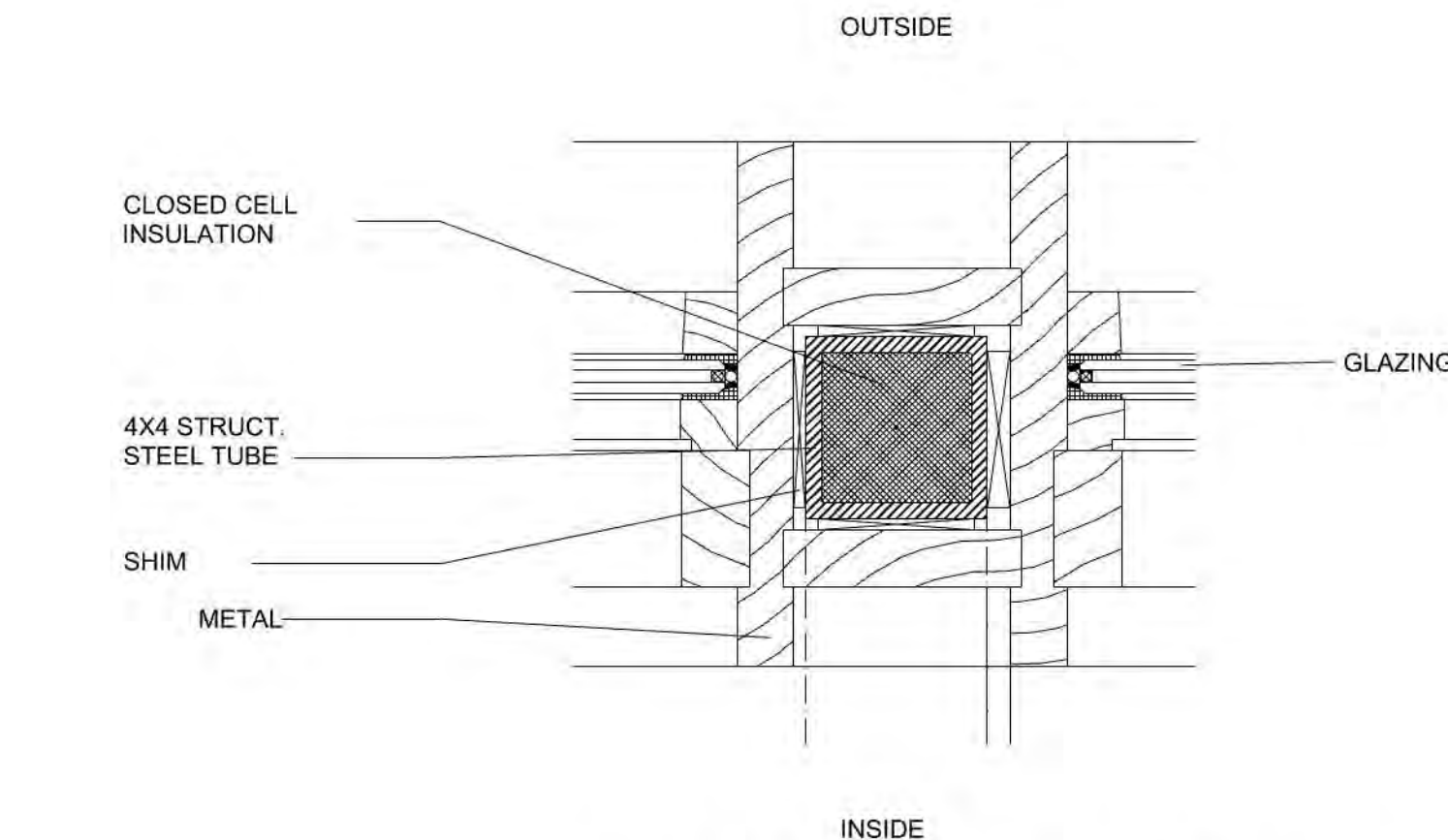
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OPERABLE WINDOW HEADER
SECTION DETAIL

SCALE : 3" = 1'-0"



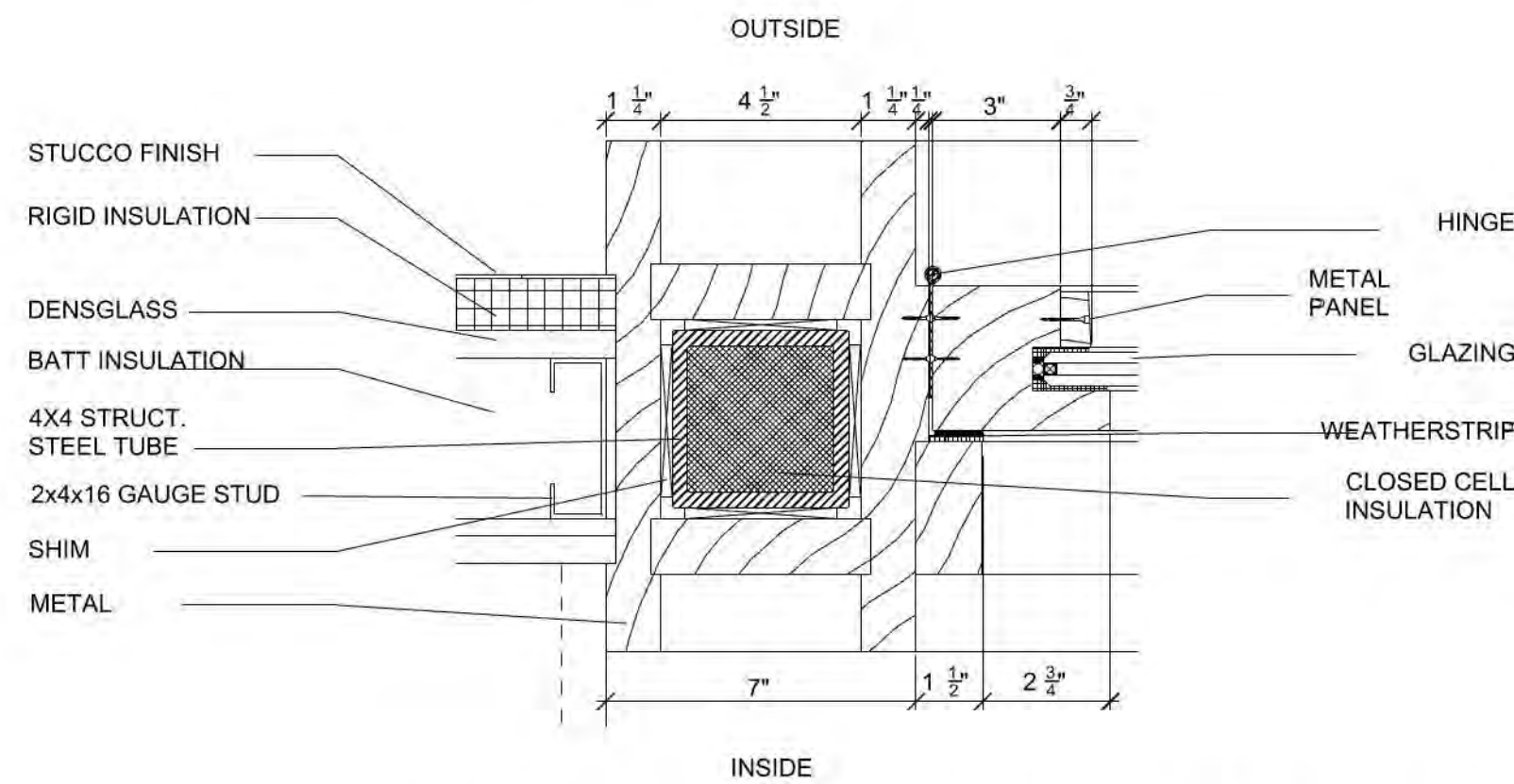
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OPERABLE WINDOW SILL DETAIL

SCALE : 3" = 1'-0"



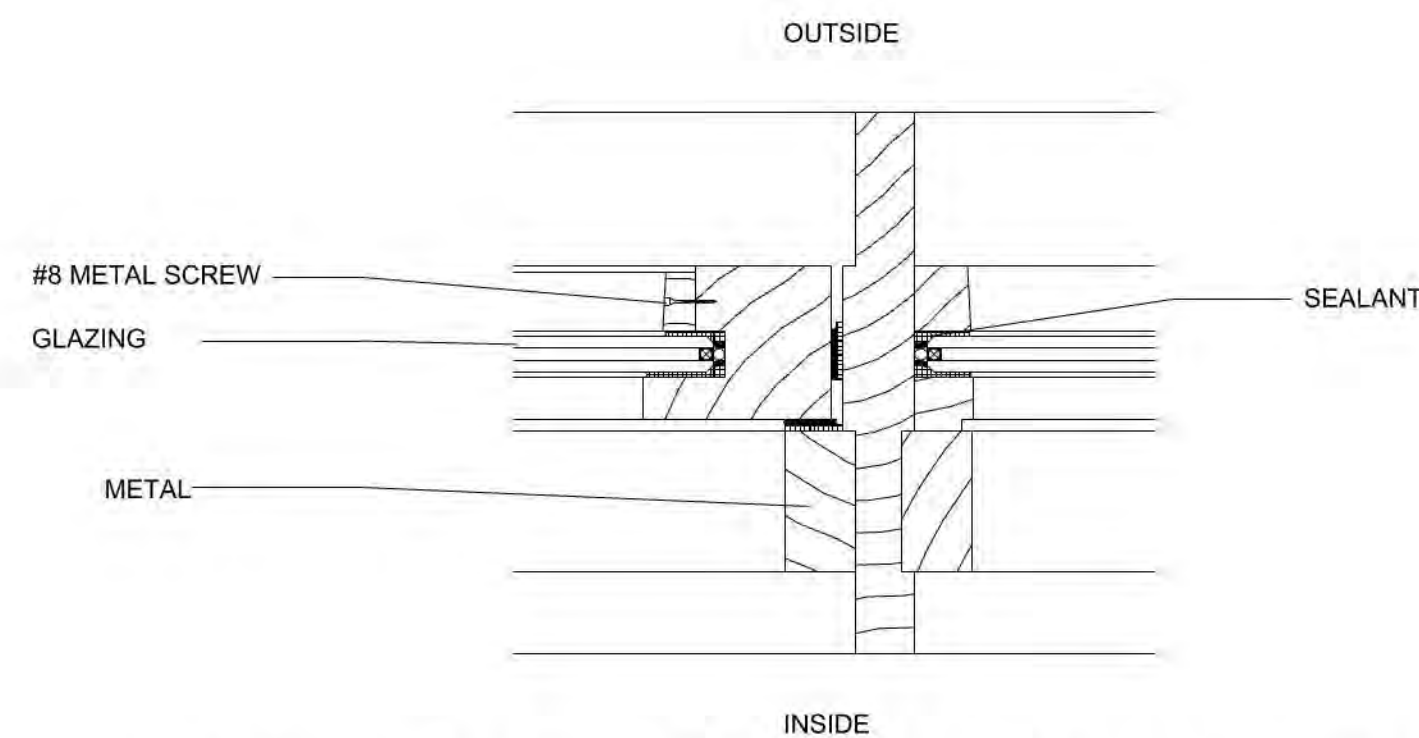
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FACADE DETAIL PLAN @ FIXED WINDOW

SCALE : 3" = 1'-0"



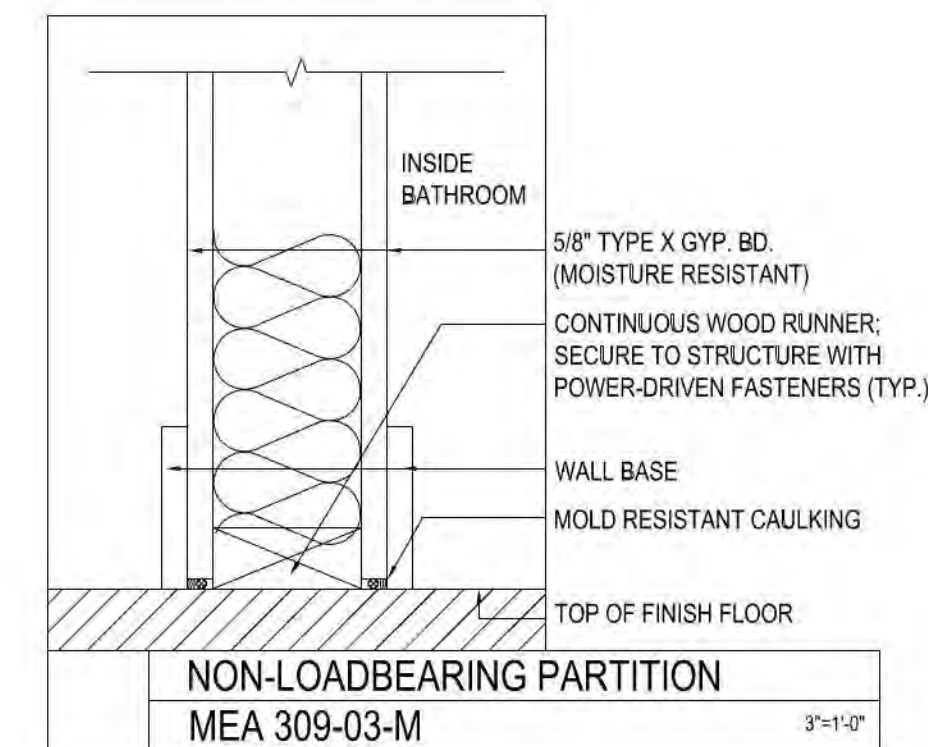
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FACADE DETAIL PLAN @ DOOR HINGE

SCALE : 3" = 1'-0"



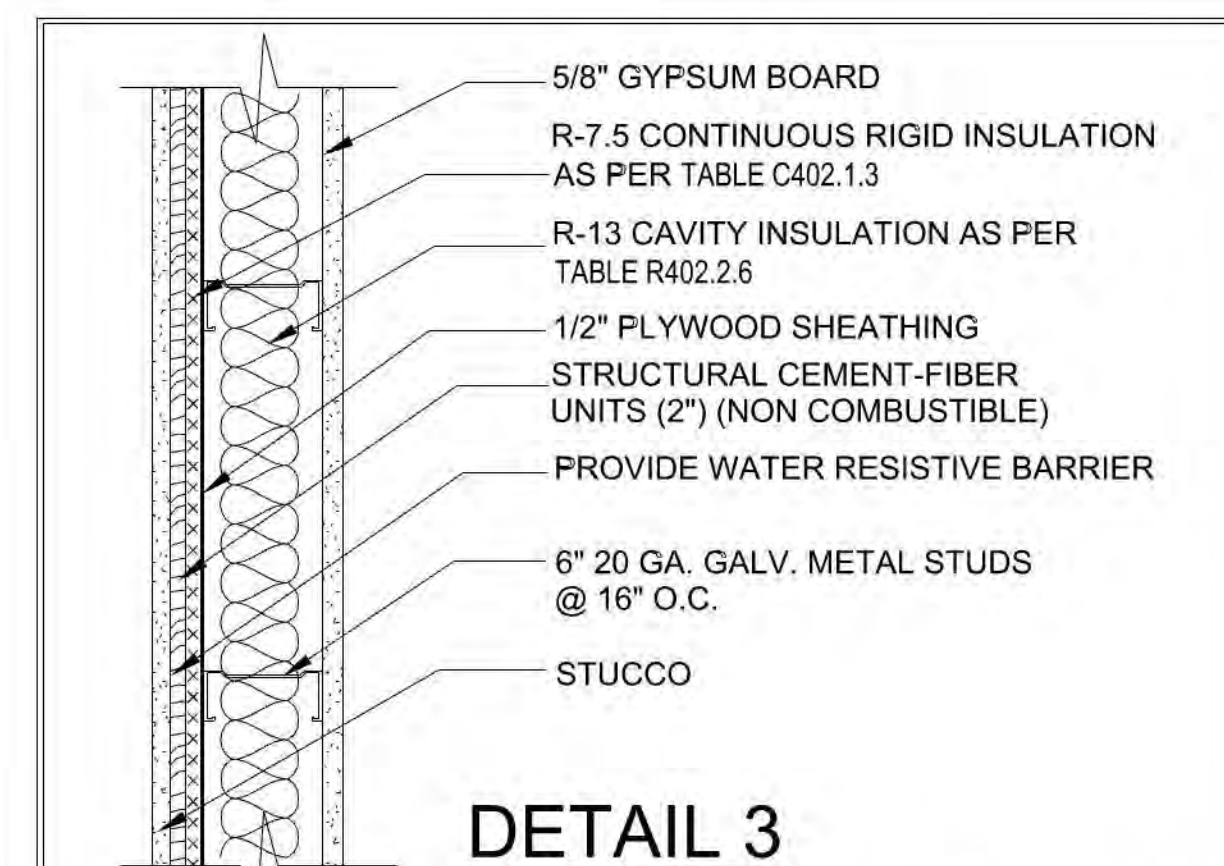
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FACADE DETAIL PLAN @ DOOR AND FIXED WINDOW

SCALE : 3" = 1'-0"



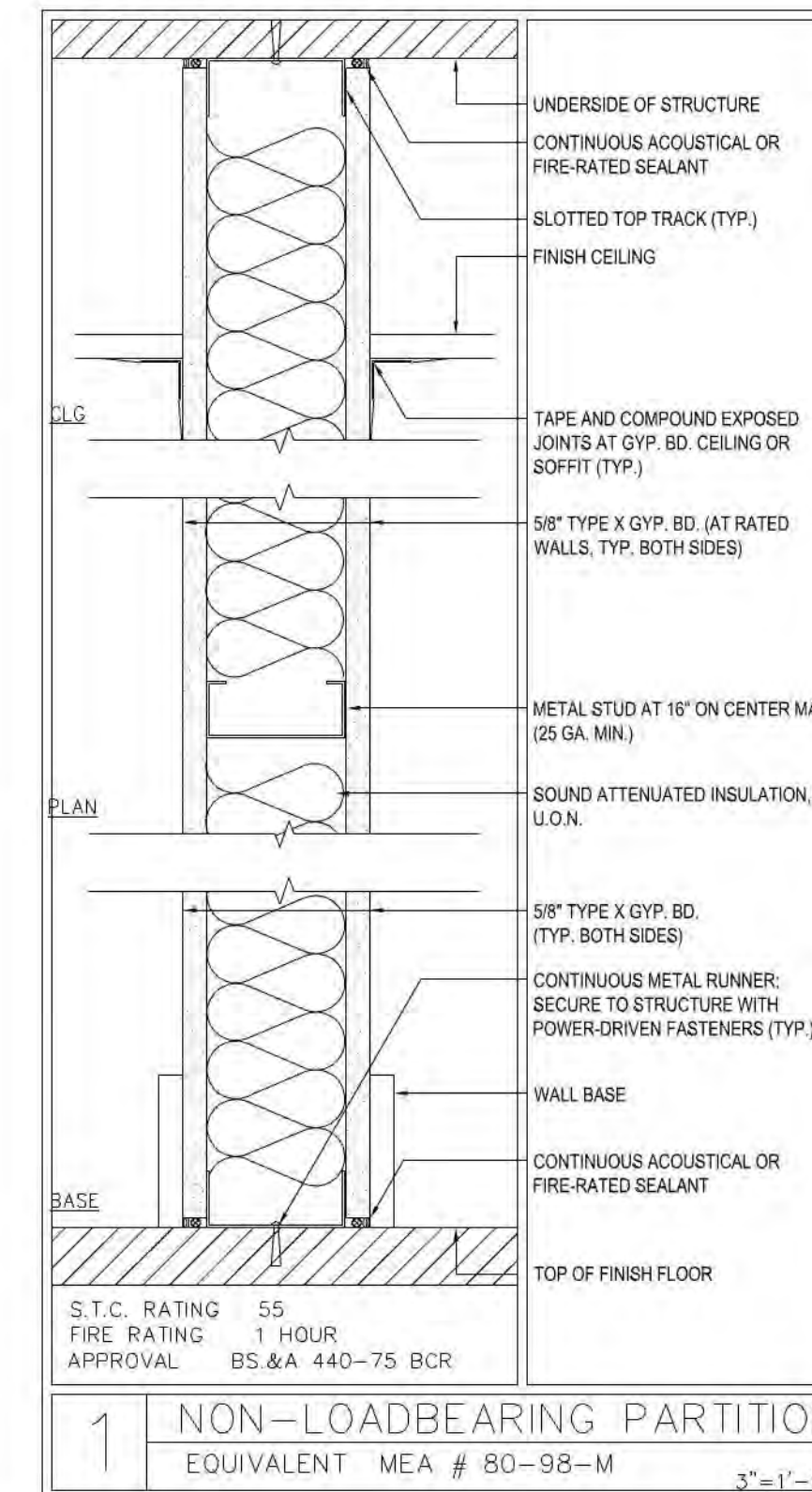
DETAIL 2

MOLD RESISTANCE AS PER B.C 2506.3 (6)

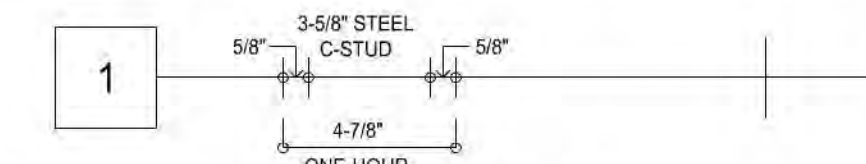


DETAIL 3

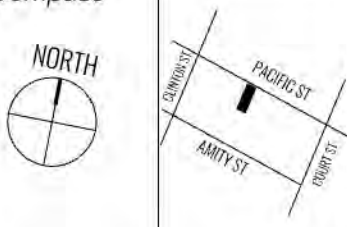
NEW 2 HR. EXTERIOR WALL (ANSI/UL 263 DESIGN)

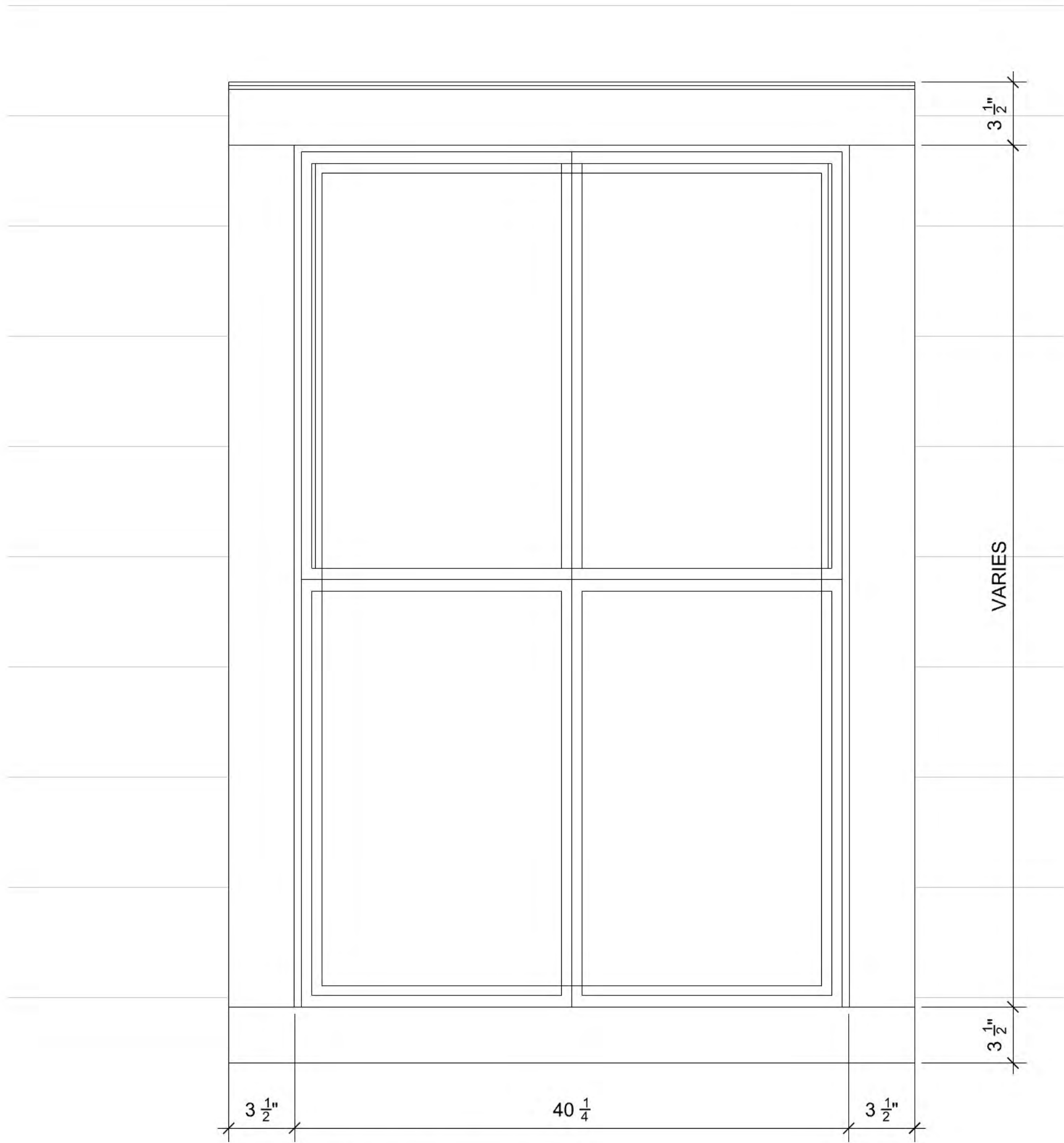


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NON-LOADBEARING PARTITION
EQUIVALENT MEA # 80-98-M



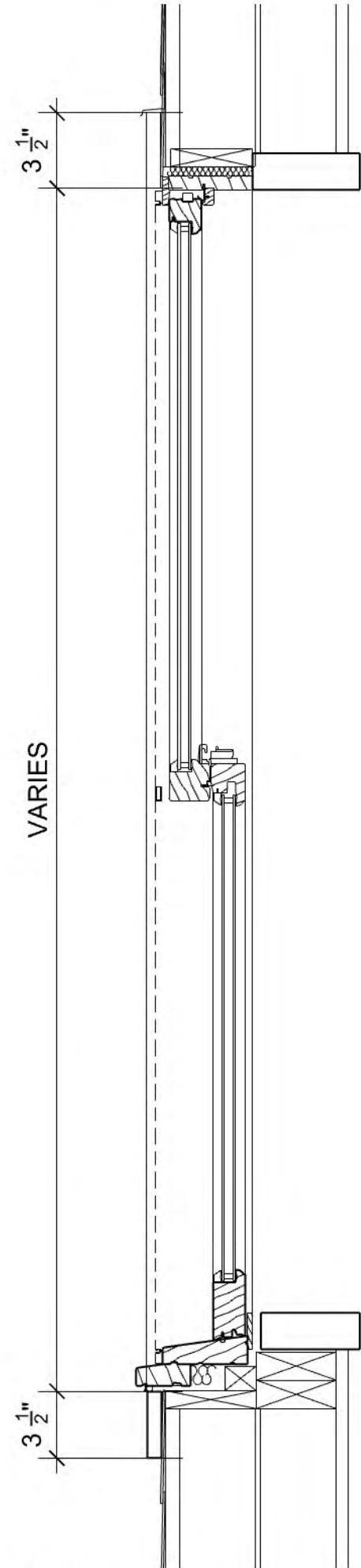
DETAIL 1





PROPOSED REAR FACADE
WINDOW ELEVATION

1
NTS



PROPOSED REAR FACADE
WINDOW SECTION

2
NTS



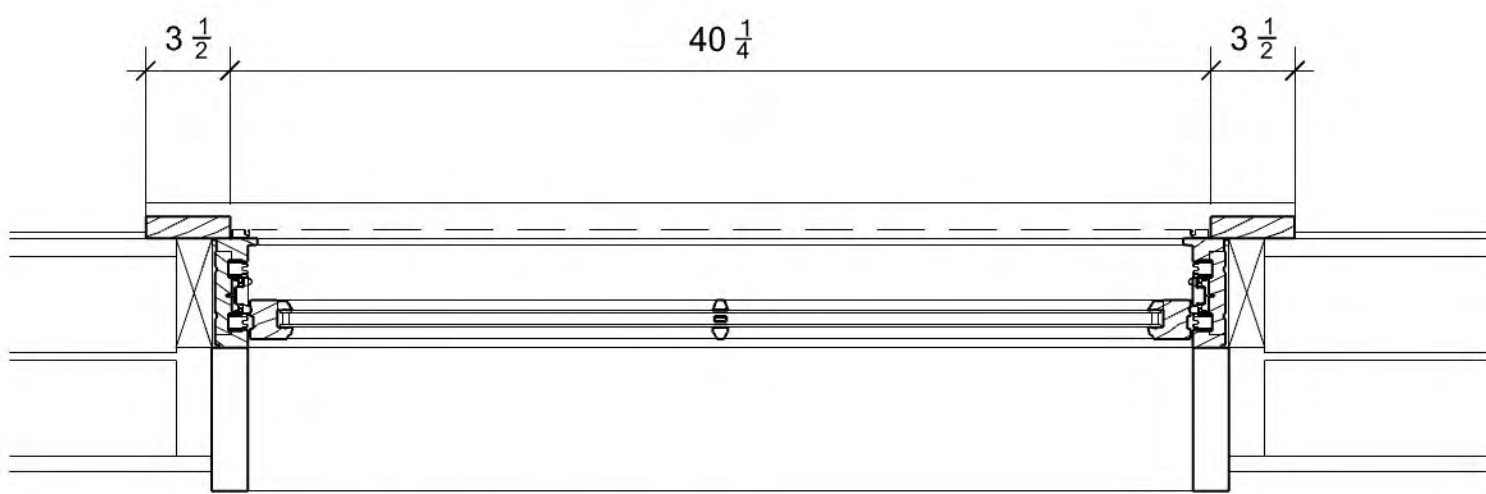
REAR FACADE DETERIORATION
PHOTO

4
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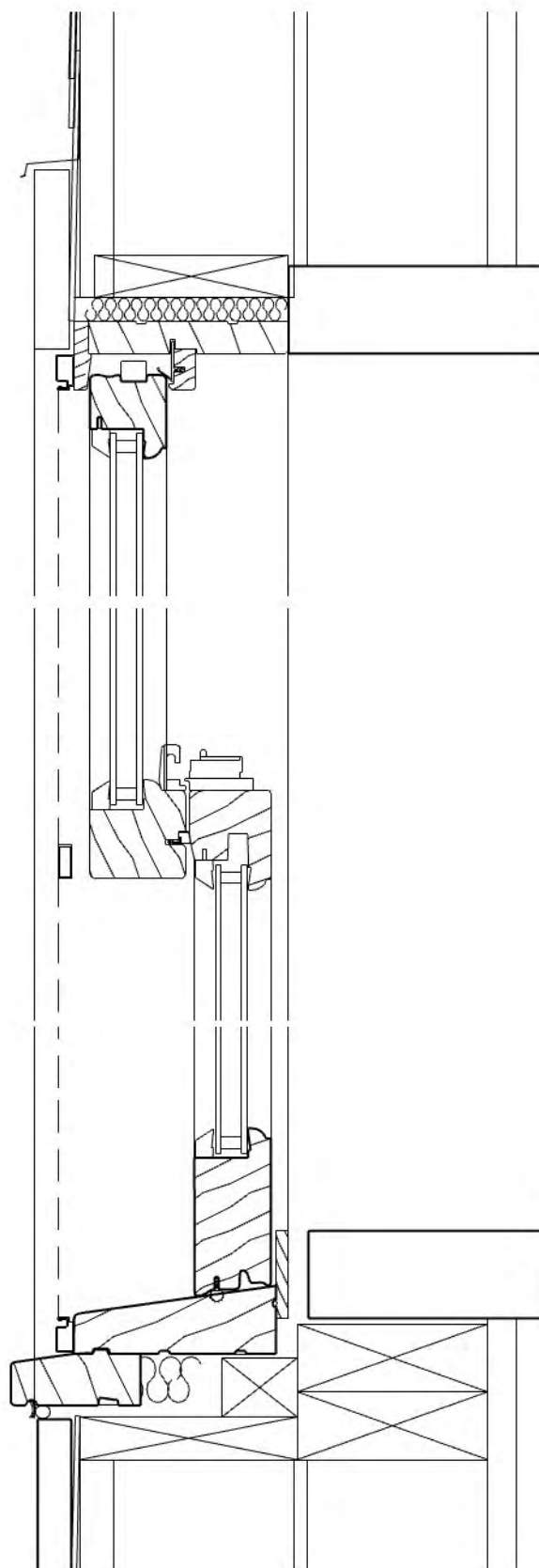
REAR FACADE DETERIORATION
PHOTO

4
NTS



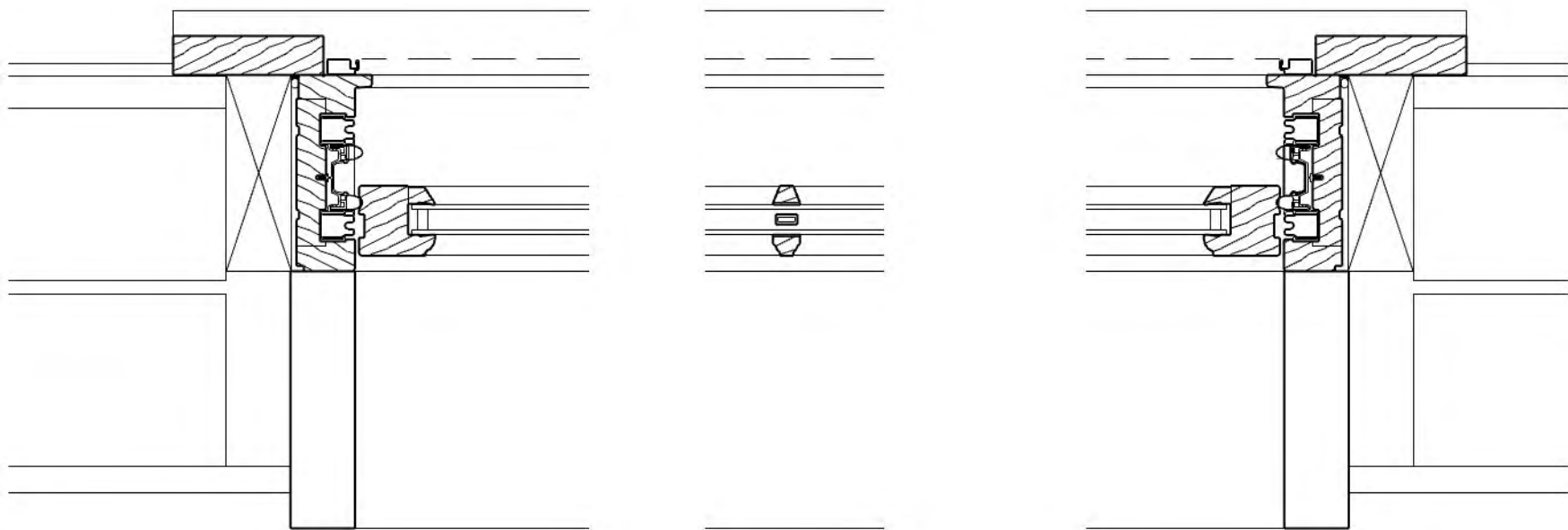
PROPOSED REAR FACADE
WINDOW PLAN

3
NTS



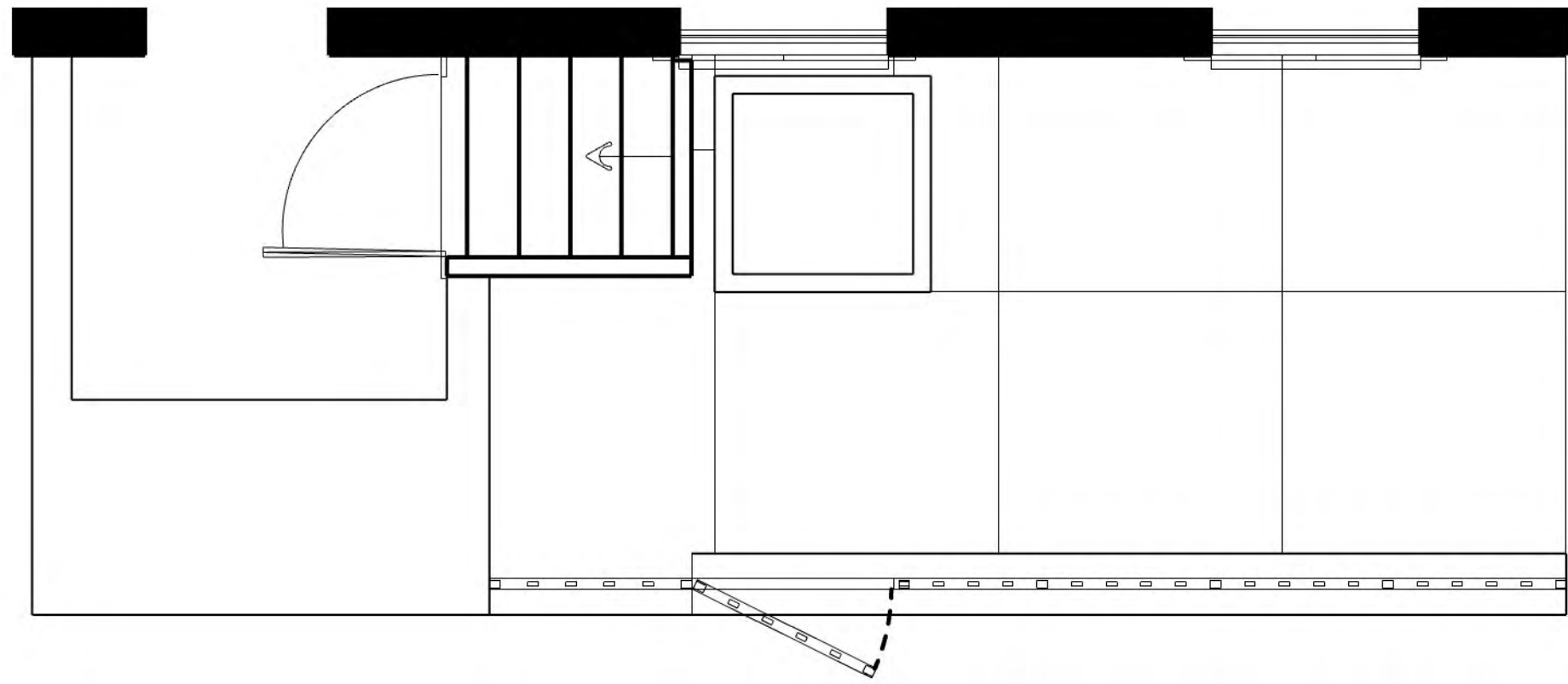
ENLARGED DETAILS

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REAR FACADE DETERIORATION
PHOTO

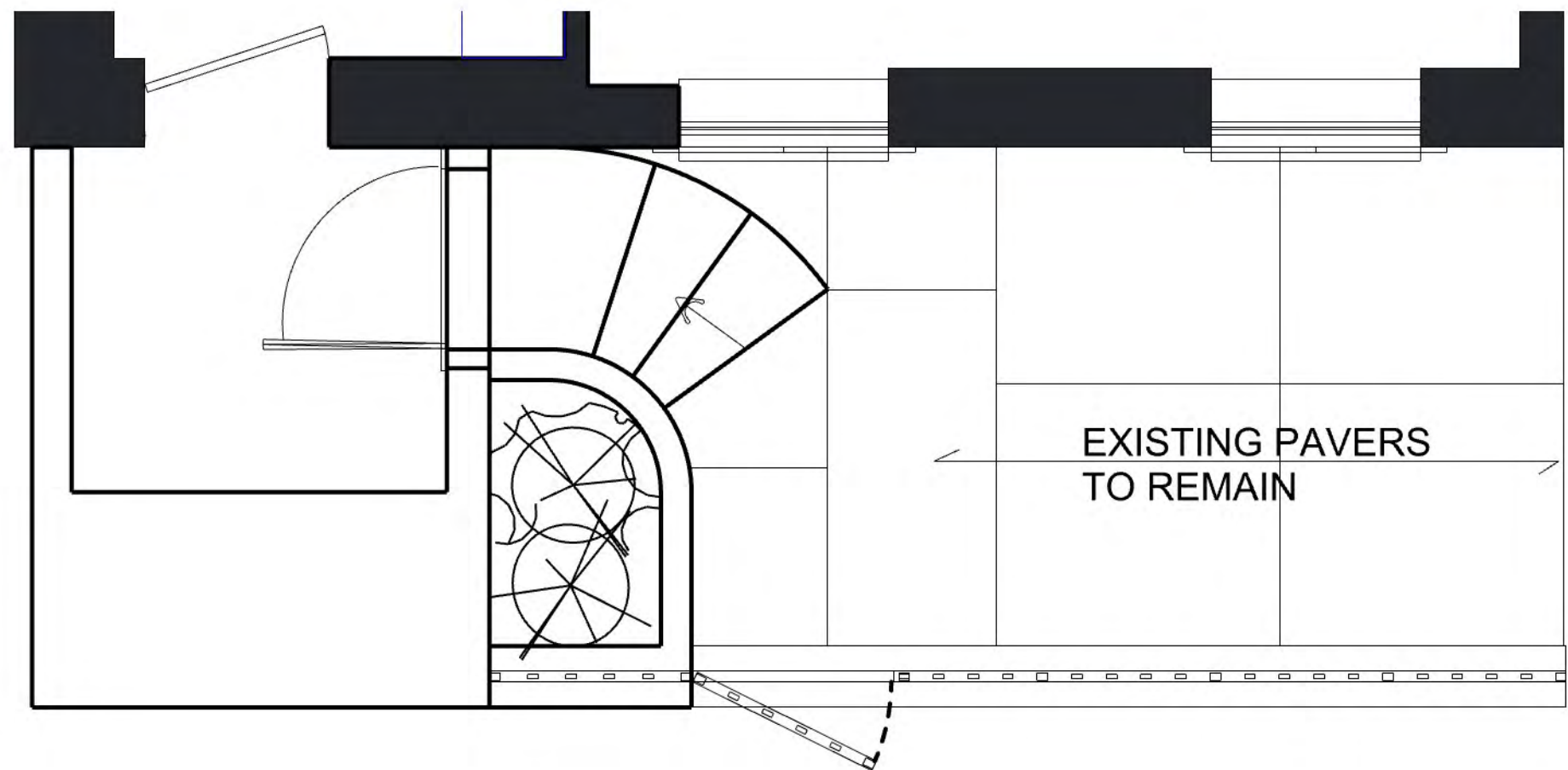
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EXISTING AREAWAY PLAN

1

NTS



PROPOSED AREAWAY PLAN

2

NTS



PROPOSED AREAWAY FRONT ELEVATION

3

NTS



AREAWAY PHOTO EXISTING

5

NTS



AREAWAY PHOTO EXISTING

6

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AREAWAY PHOTO EXISTING

7

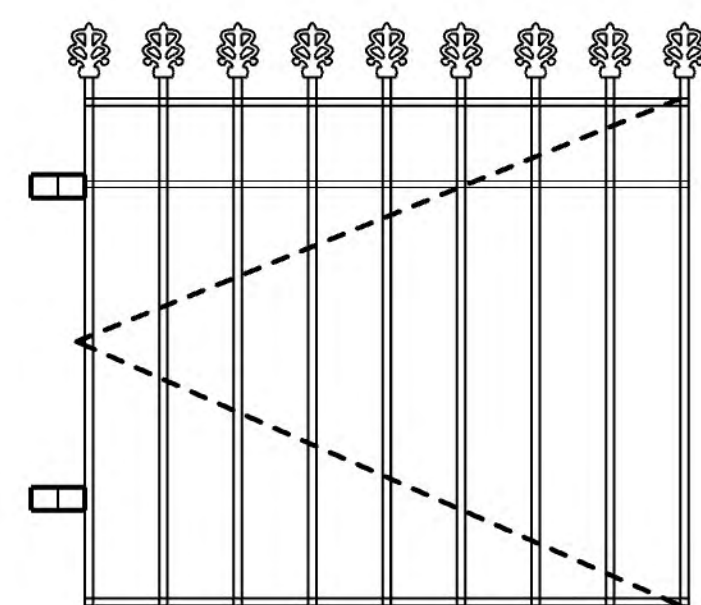
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AREAWAY PHOTO EXISTING

8

NTS



NEW GATE TO MATCH
EXISTING RAILING
ON STEEL HINGES

NEW GATE TO MATCH EXISTING RAILING

4

NTS

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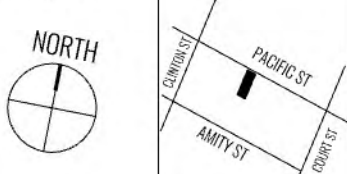
NTS

Title

FRONT
AREAWAY

Notes

Compass



Page

LPC18

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Public Hearing

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