

The current proposal is:

Preservation Department – Item 2, LPC-25-02374

183 Wyckoff Street – Boerum Hill Historic District Borough of Brooklyn

To testify virtually, please join Zoom

Webinar ID: 160 839 3227

Passcode: 537844

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.

183 WYCKOFF STREET

LPC-25-02374

LANDMARK PRESERVATION COMMISSION PRESENTATION, 06.17.2025

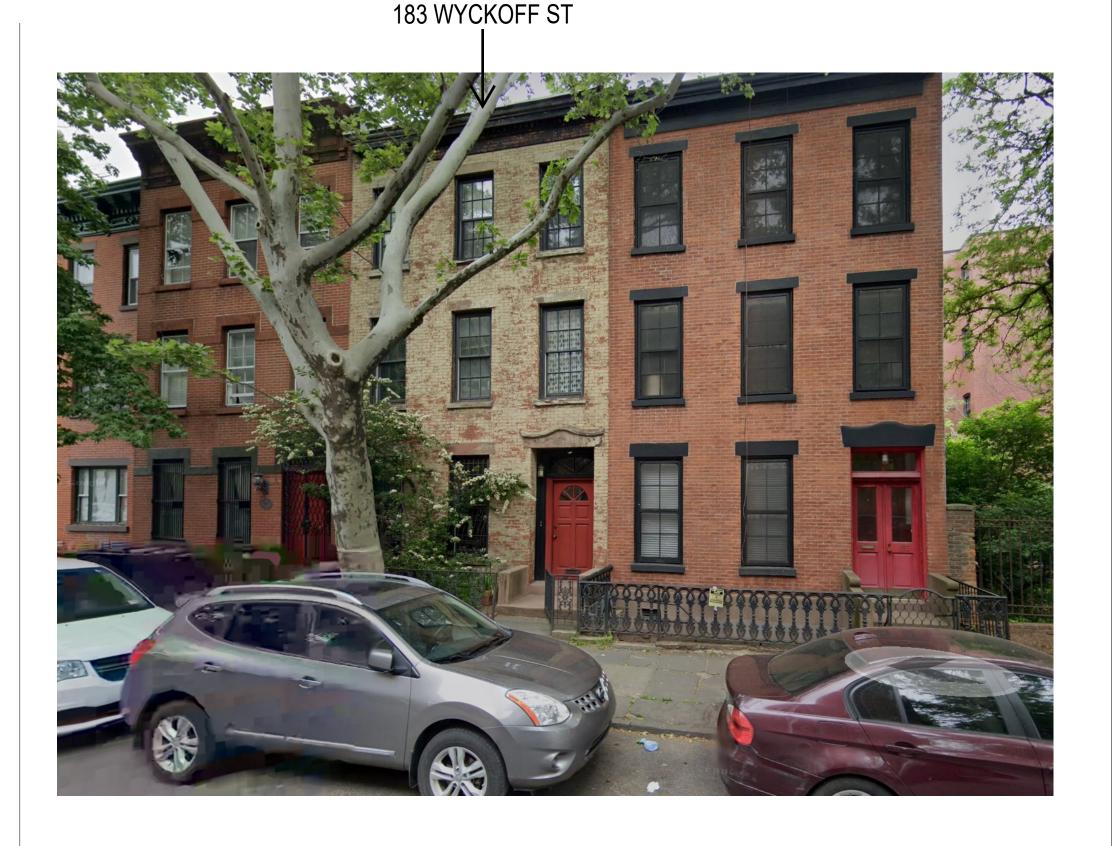
SCOPE OF WORK:

NEW ROOF STAIR BULKHEAD

REAR FACADE MODIFICATIONS

1-STORY HORIZONTAL EXTENSION

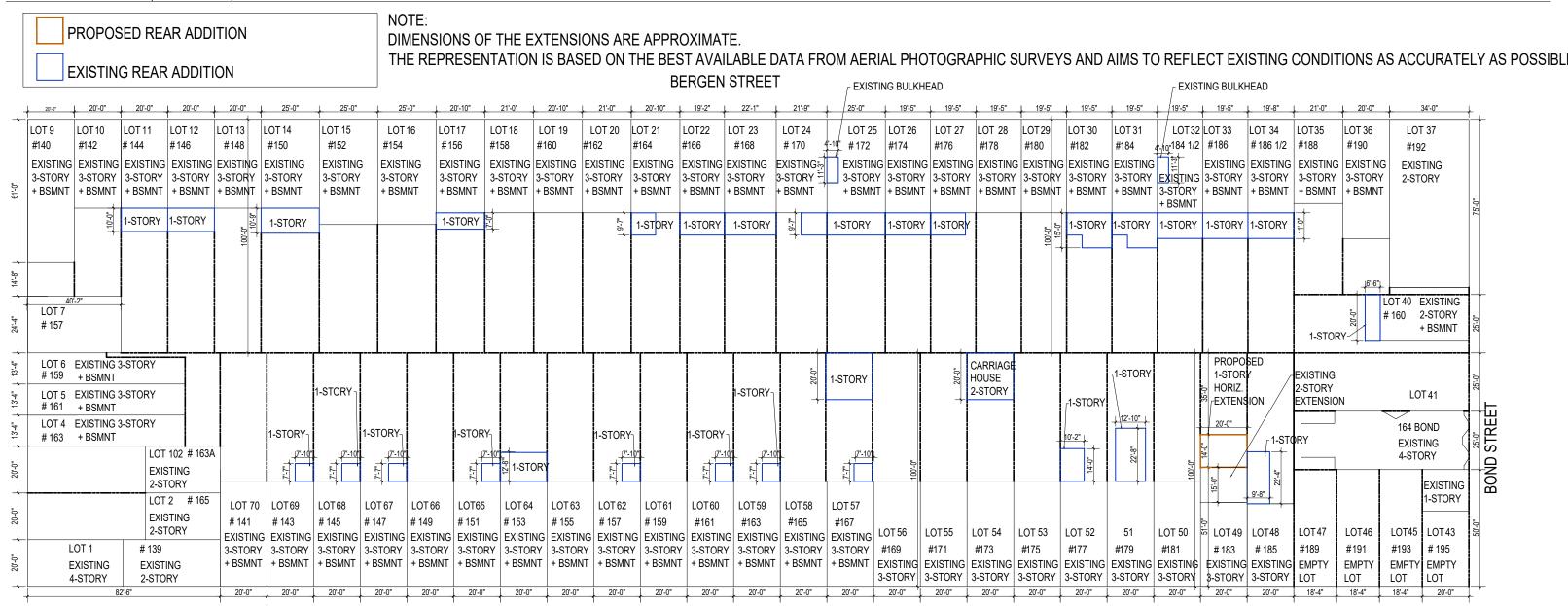
(NOT VISIBLE FROM WYCKOFF ST, SEE FOLLOWING SHEETS)





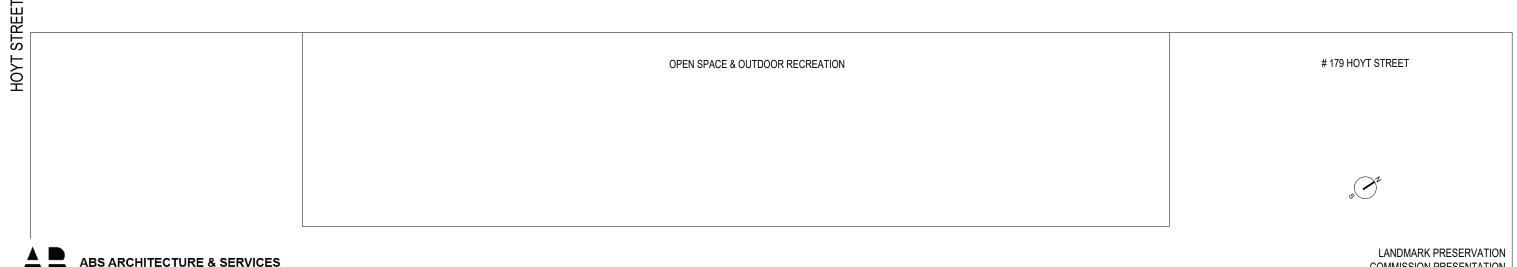
BLOCKPLAN

183 WYCKOFF STREET, BROOKLYN, NY 11238



1 BLOCK PLAN

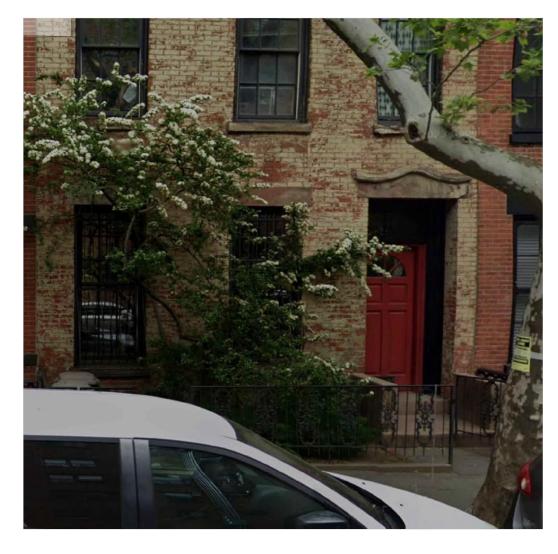
WYCKOFF STREET



NO CHANGES PROPOSED AT FRONT FACADE





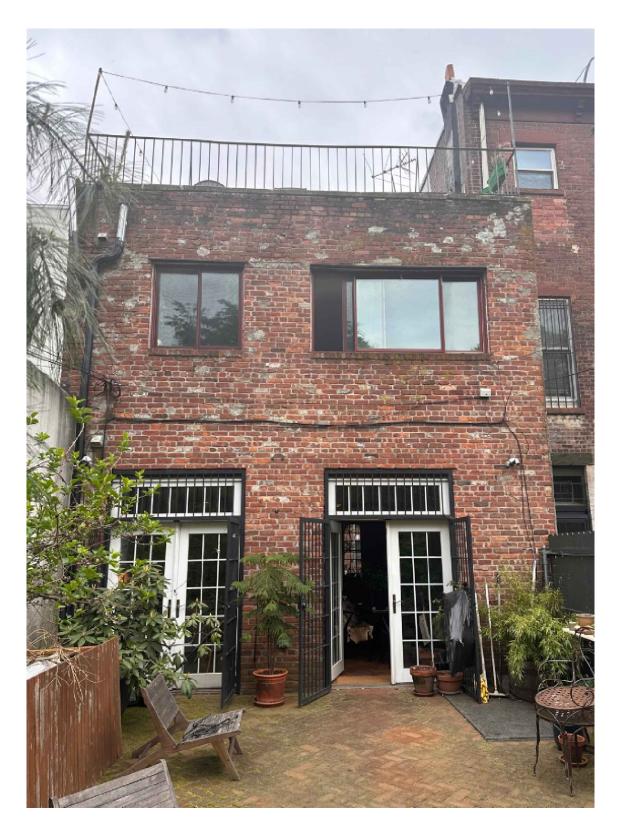


1 1940 TAX PHOTO

2 N.I.S. 1980 PHOTO 3 N.I.S. 2022 PHOTO **FACADES**

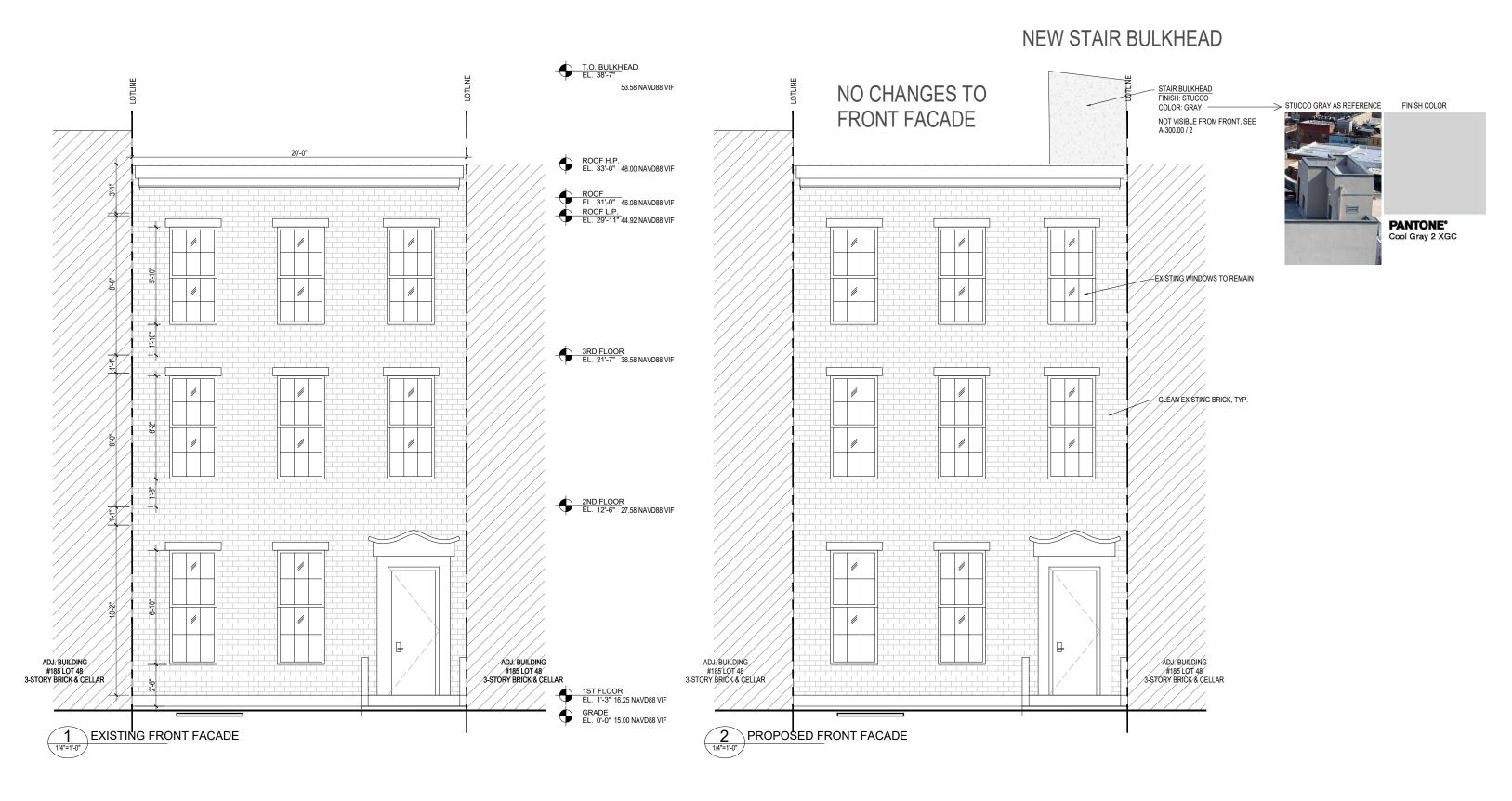






EXISTING REAR FACADE PHOTOGRAPH





FACADES

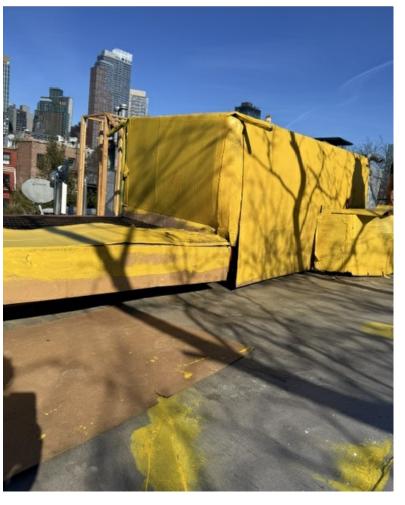


ROOF ADDITION: BULKHEAD AND HVAC CONDENSERS MOCK-UP DOCUMENTED IN THE FOLLOWING PHOTOGRAPHS. FOR RELATION TO SIGHTLINE, PLEASE REFER TO MAP IN FOLLOWING SHEET









BULKHEAD MOCK-UP



ROOF HVAC MOCK-UP

ROOF ADDITION VISIBILITY 1/3

183 WYCKOFF STREET, BROOKLYN, NY 11238 PROPOSED 1 STORY REAR EXTENSION VACANT PARTIAL LOT PROPOSED ROOFTOP AC UNITS **EXISTING 1 STORY** ROOF ADDITION NON VISIBLE Jekoll SI PROPOSED BULKHEAD ROOF ADDITION NON VISIBLE MAP OF PHOTOGRAPH LOCATIONS 3 ROOF ADDITION NON VISIBLE N.T.S.

NEW STAIR BULKHEAD







PHOTOGRAPHS



ROOF ADDITION VISIBILITY 2/3

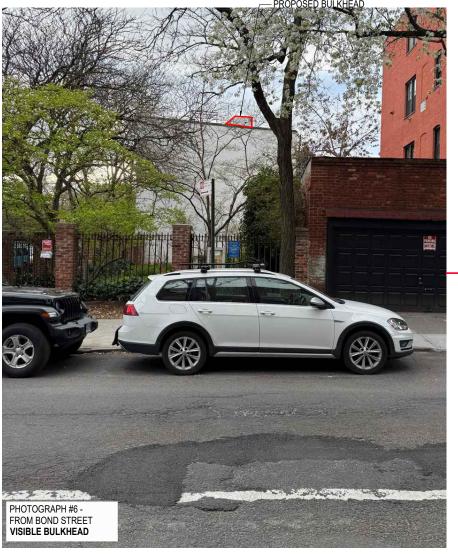






ROOF ADDITION VISIBILITY 3/3



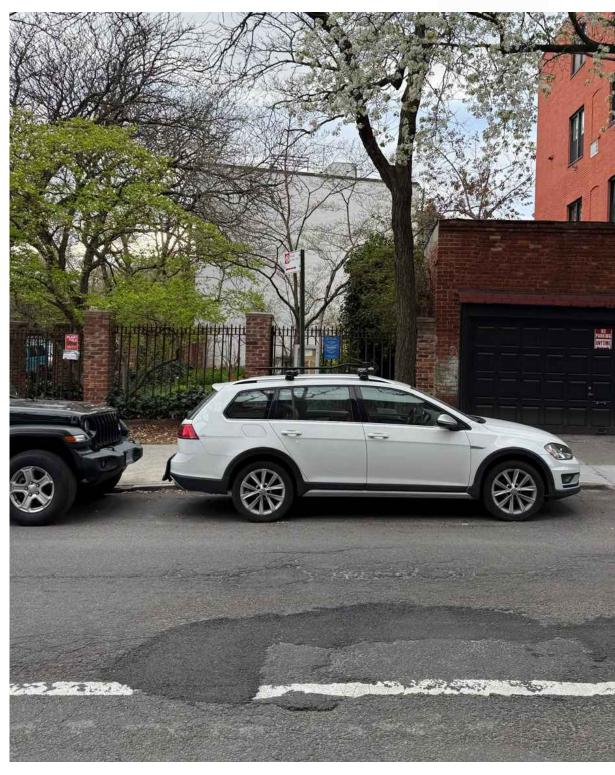




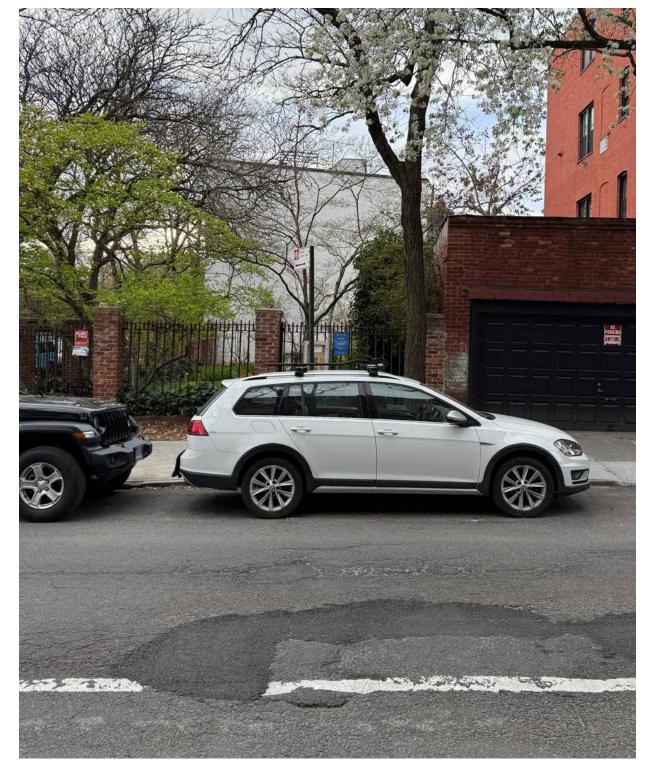


PHOTOGRAPHS





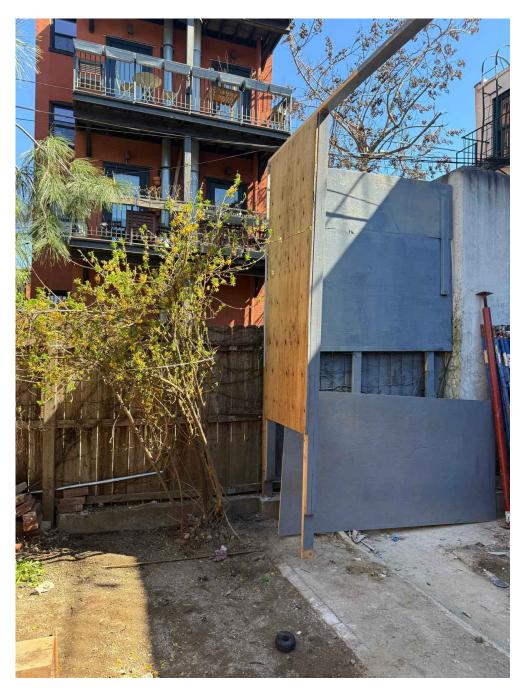


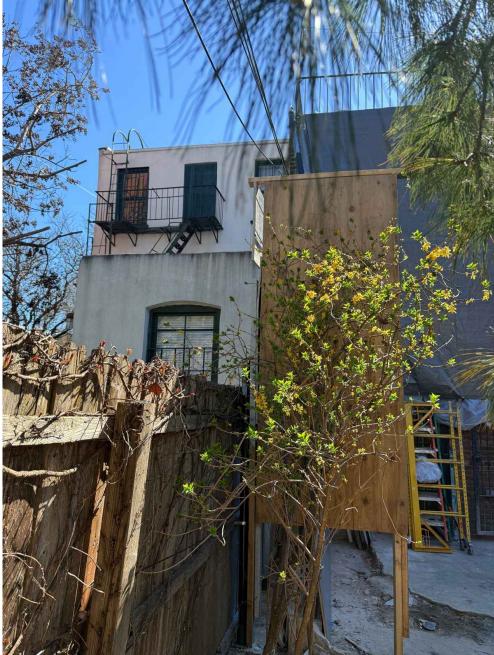


RENDER/PHOTOMONTAGE

REAR YARD ADDITION: MOCK-UP DOCUMENTED IN THE FOLLOWING PHOTOGRAPH. FOR RELATION TO SIGHTLINE, PLEASE REFER TO MAP ON THE FOLLOWING SHEET







REAR YARD ADDITION VISIBILITY 1/2

183 WYCKOFF STREET, BROOKLYN, NY 11238



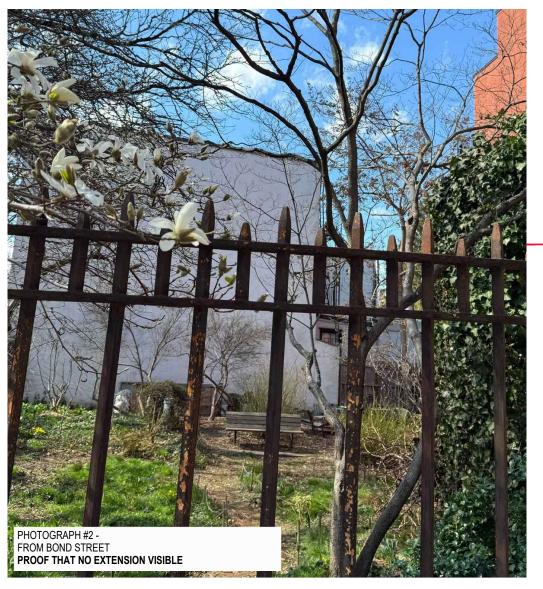


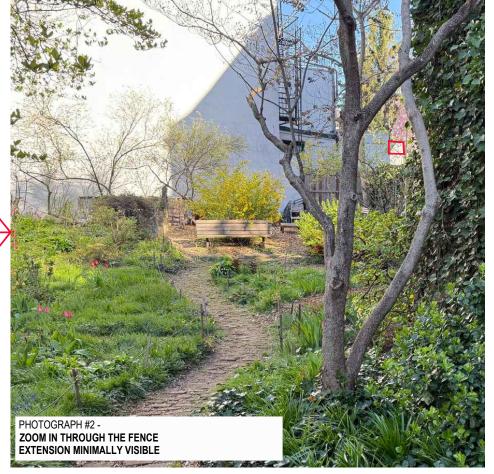


REAR YARD ADDITION VISIBILITY 2/2

MAP OF PHOTOGRAPH LOCATIONS







REAR YARD EXTENSION NON VISIBLE









PRONT DOOR TO REMAIN
FRONT



REAR FACADE, 3RD FLOOR WINDOWS TO REMAIN



REAR FACADE, 3RD FLOOR DOOR TO REMAIN

N.T.S. REAR

ENLARGE OPENING

REAR FACADE, 2ND FLOOR WINDOW TO REPLACE

EXISTING WINDOWS & DOORS PHOTOGRAPHS

183 WYCKOFF STREET, BROOKLYN, NY 11238



ENLARGE OPENING (NOT VISIBLE FROM PUBLIC THOROUGHFARE)

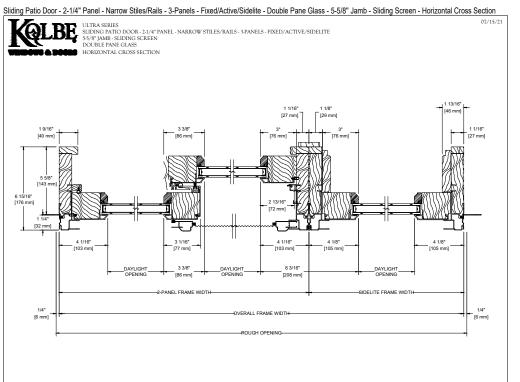
REAR FACADE, 2ND FLOOR WINDOW TO REPLACE

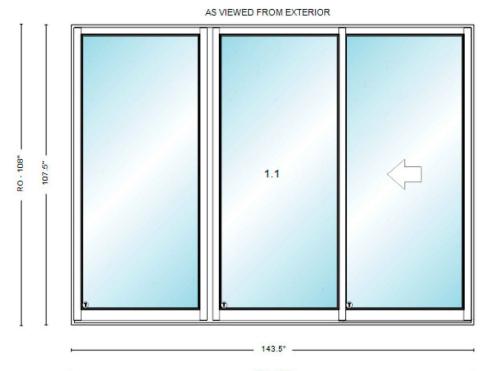


TO BE REPLACED BY NEW EXTENSION, SEE ELEVATION A200 (NOT VISIBLE FROM PUBLIC THOROUGHFARE)

REAR FACADE, 1ST FLOOR DOORS TO REPLACE

D-107 PROPOSED WINDOW FOR 1ST FL - KOLBE HISTORICAL WOOD SLIDING WINDOW



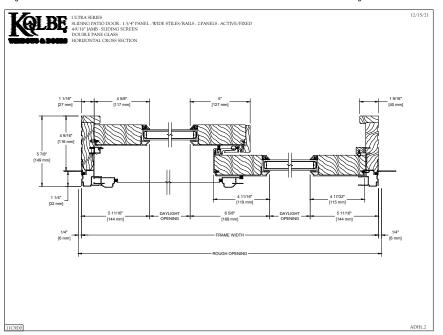


DETAIL SECTION REAR FACADE- FIRST FLOOR

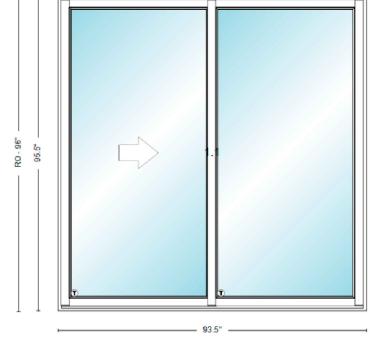
ELEVATION

PROPOSED WINDOW FOR 2ND FL - KOLBE HISTORICAL WOOD SLIDING WINDOW

Sliding Patio Door - 1-3/4" Panel - Wide Stiles/Rails - 2-Panels - Active/Fixed - Double Pane Glass - 4-9/16" Jamb - Sliding Screen - Horizontal Cross Section







AS VIEWED FROM EXTERIOR

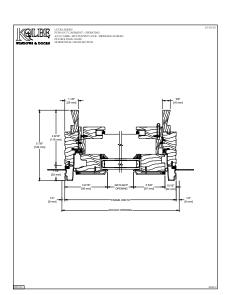
RO - 94" -

ELEVATION REAR FACADE- SECOND FLOOR

PROPOSED WINDOW FOR 2ND FL - KOLBE HISTORICAL DOUBLE CASEMENT WITH MUNTINS

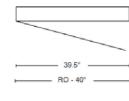
W-04

Push-Out Casement - Operating - Double Pane Glass - 4-9/16" Jamb - Multi-Point Lock - Swinging Screen - Horizontal Cross Section













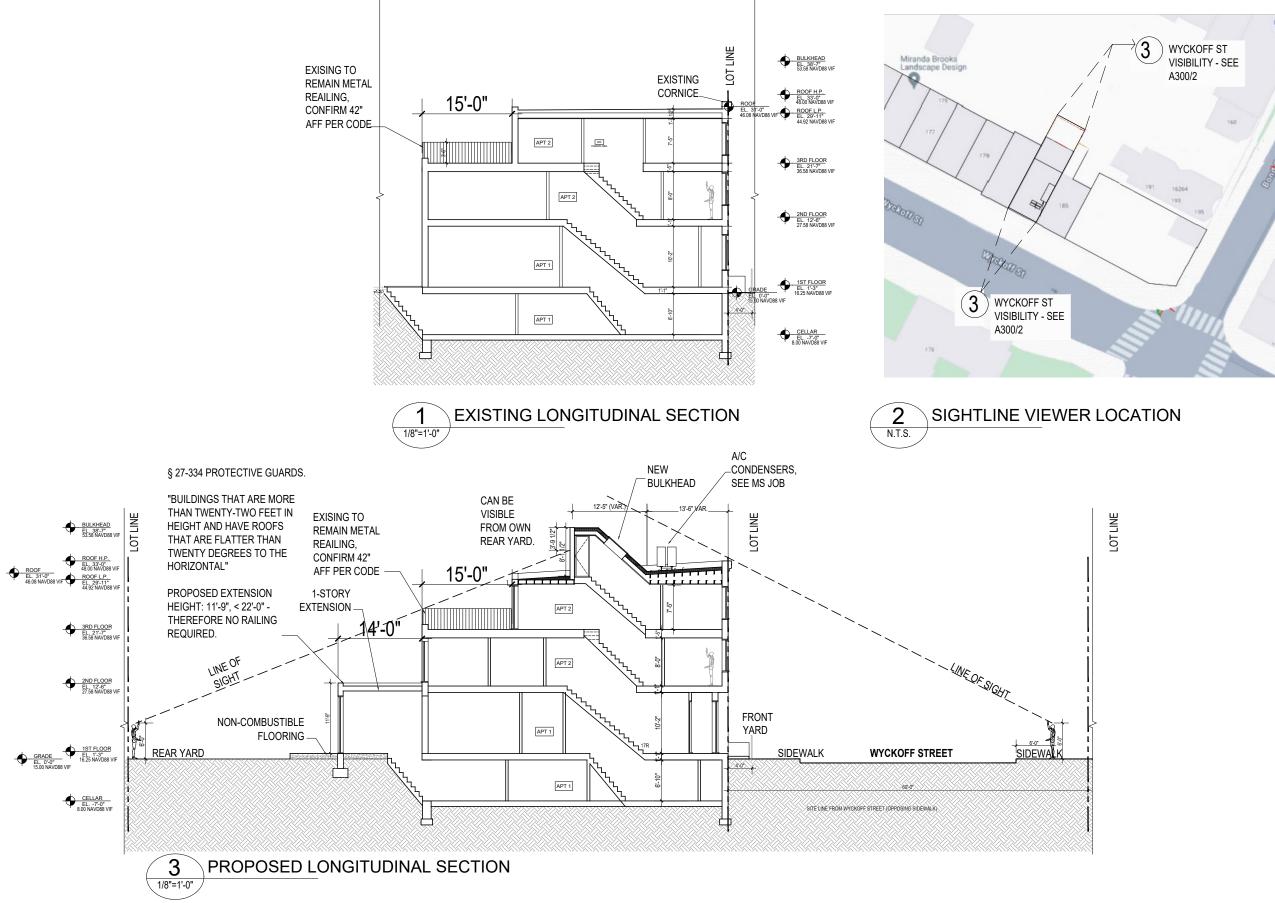
2) STUCCO AT VISIBLE EXTENSION SIDEWALKS & BULKHEAD





PANTONE* Cool Gray 2 XGC

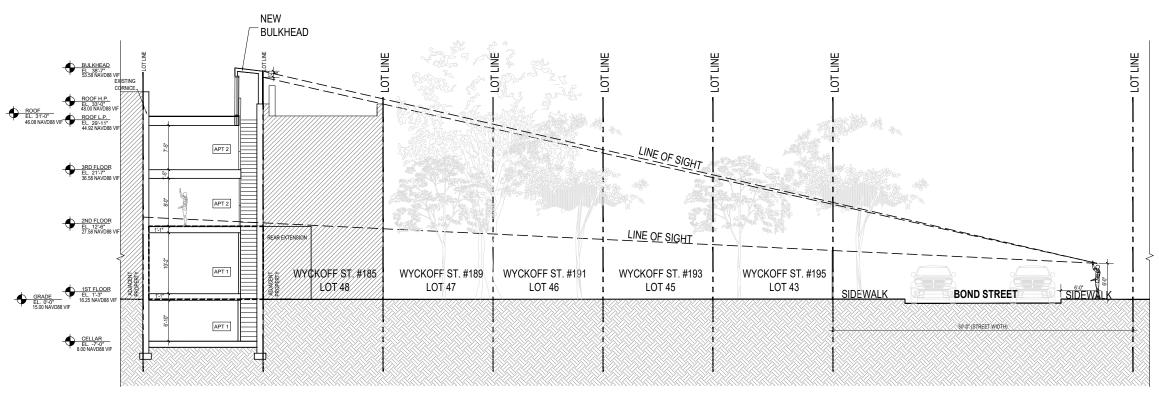




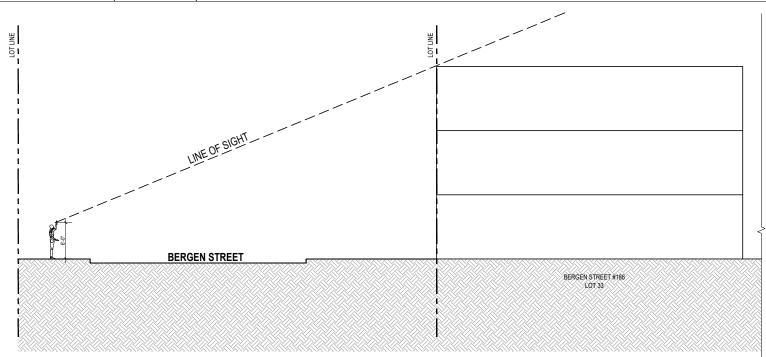


SIGHTLINE VIEWER LOCATION

MINIMALLY VISIBLE TOP OF BULKHEAD FROM BOND ST



PROPOSED CROSS SECTION

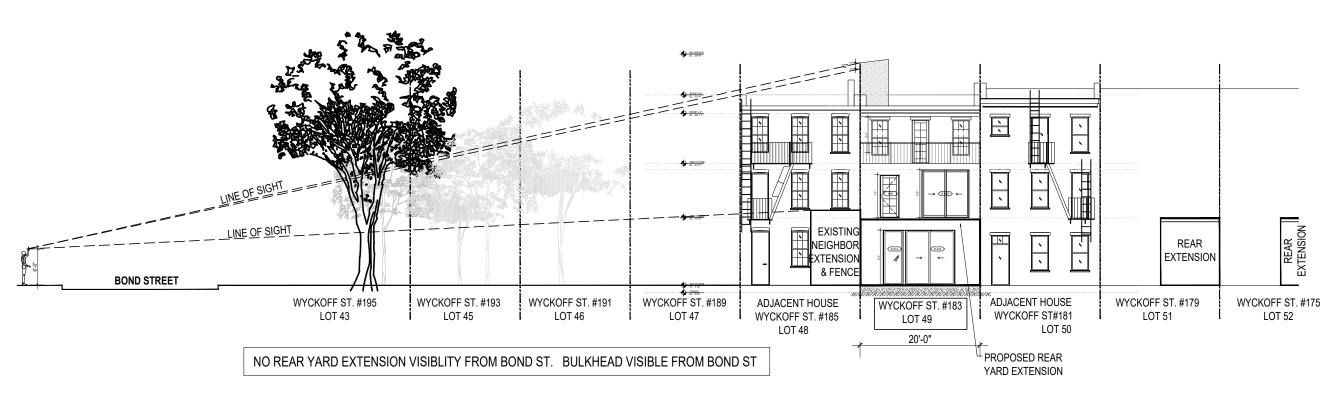


NO VISIBLITY FROM BERGEN ST

186 BERGEN ST LONGITUDINAL SECTION 1/10"=1'-0"

BERGEN ST VISIBILITY - SEE A301/1 REAR YARD VISIBILITY - SEE A301/2

SIGHTLINE VIEWER LOCATION



REAR FACADES 1/10"=1'-0"



NEW CURB W 16 GA ALUMINUM COPING

SCUPPER WITH DRAIN COVER

6"X2" LIGHT GAUGE STEEL FRAMING

GUTTER

LIQUID WATERPROOFING

4" FOAMULAR NGX 250 (R15) CI, CAULK SEAMS AND TAPE JOINTS

BRICK

EXTERIOR

(REAR YARD 1)

16 GA ALUMINUM FLASHING

AREA DRAIN

SCUPPER AT LOWEST POINT, 2 TOTAL, PROTECT

ABS ARCHITECTURE & SERVICES

EXTERIOR

PROTECT SCUPPER WITH DRAIN COVER

PEDESTALS

2" CONCRETE PAVERS ON

7/8" ROOFING MEMBRANE TAPERED INSULATION CI: 1" MIN. RIGID

POLYISOCYANURATE

LIGHT GAUGE STEEL JOISTS, SEE ST JOB FOR STRUCTURAL DETAILS R38 MINIMUM, FULL DEPTH

CAVITY OPEN CELL)

2" STUDS

5/8" GYPSUM BOARD TYPE X

ROOF SECTION DETAIL

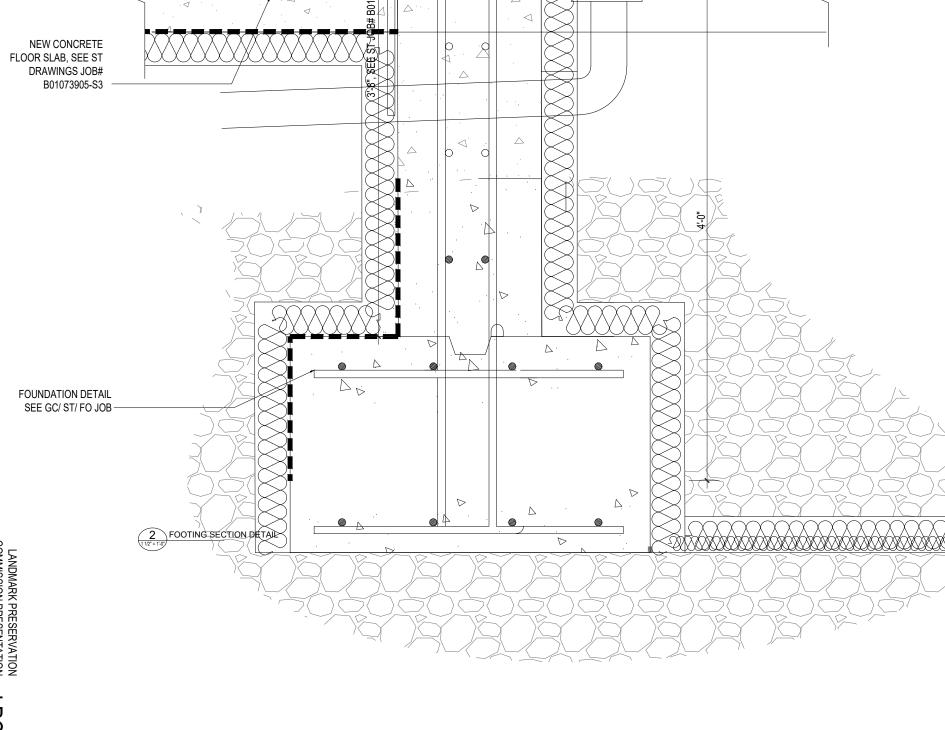
3 1/2" MINERAL WOOL (R13)

WATERPROOFING MEMBRANE

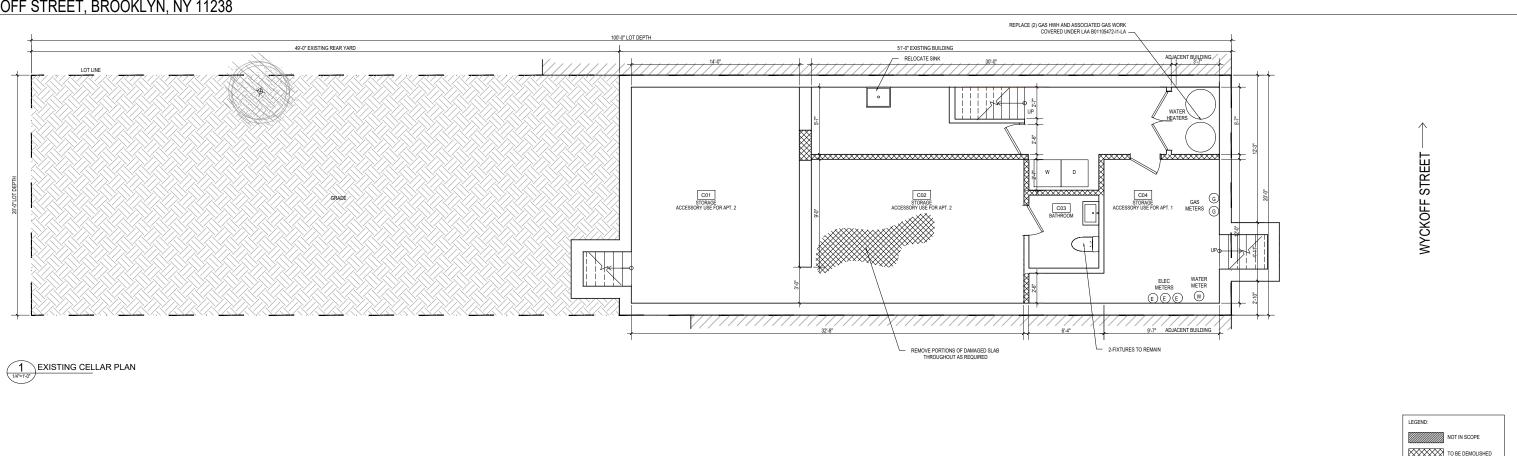
POLYURETHANE SPRAY FOAM (1" CLOSED CELL & REMAINING (1ST FLOOR TERRACE)

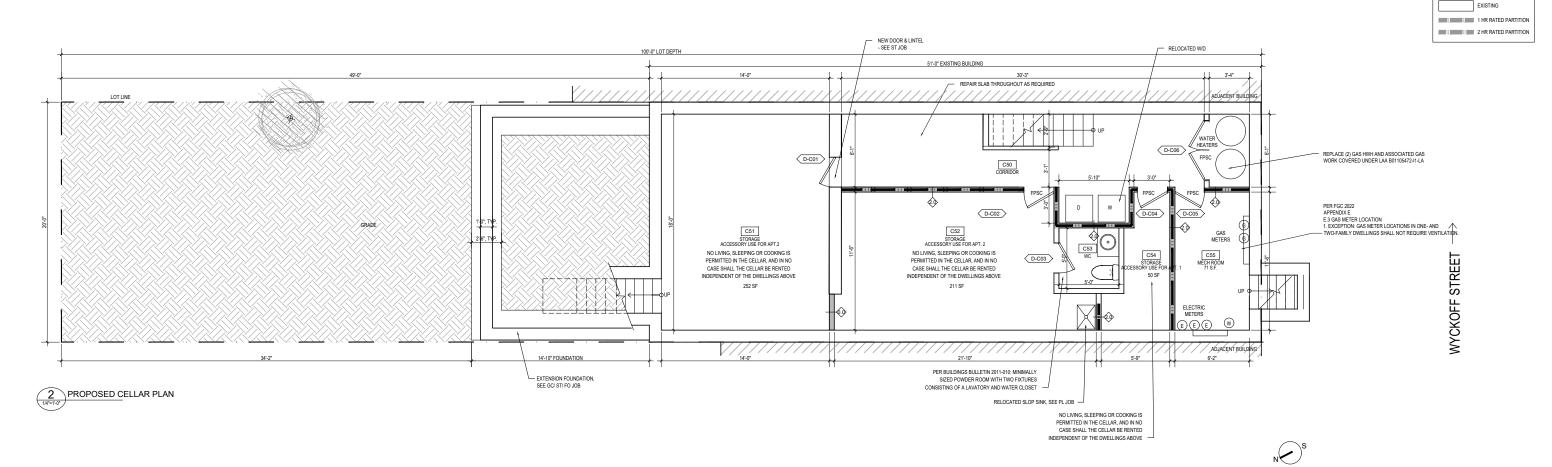
INTERIOR

(1ST FL)

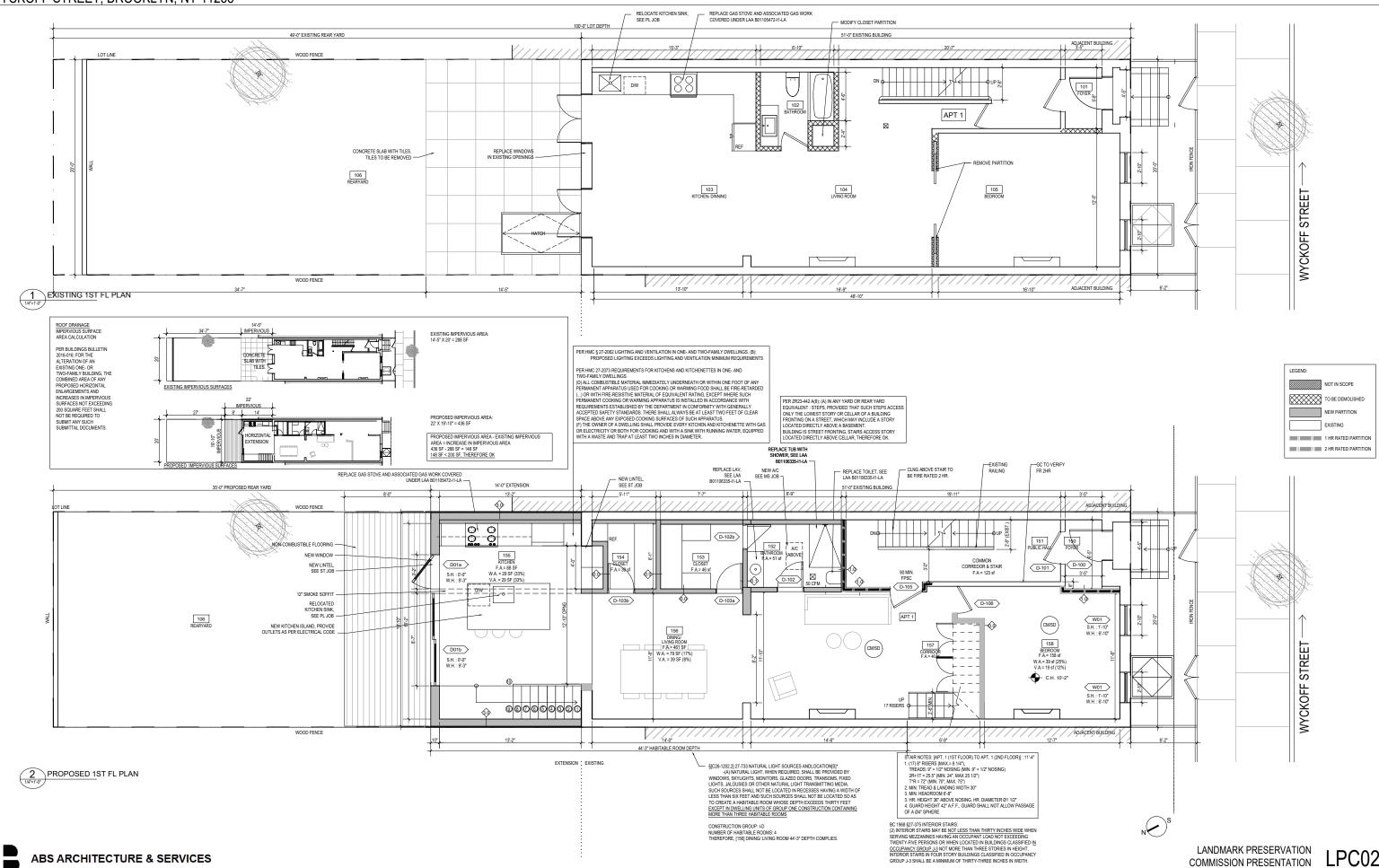


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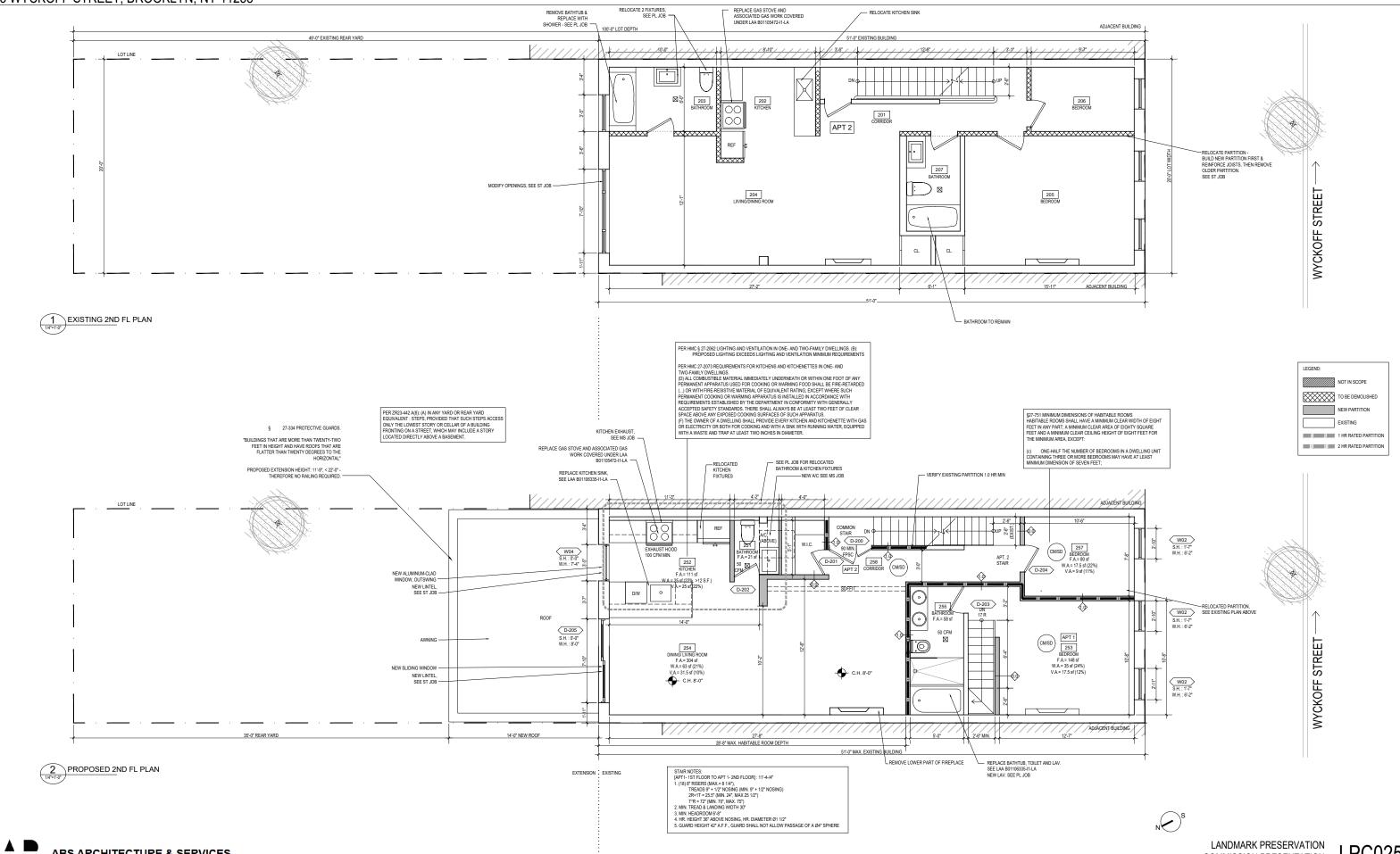


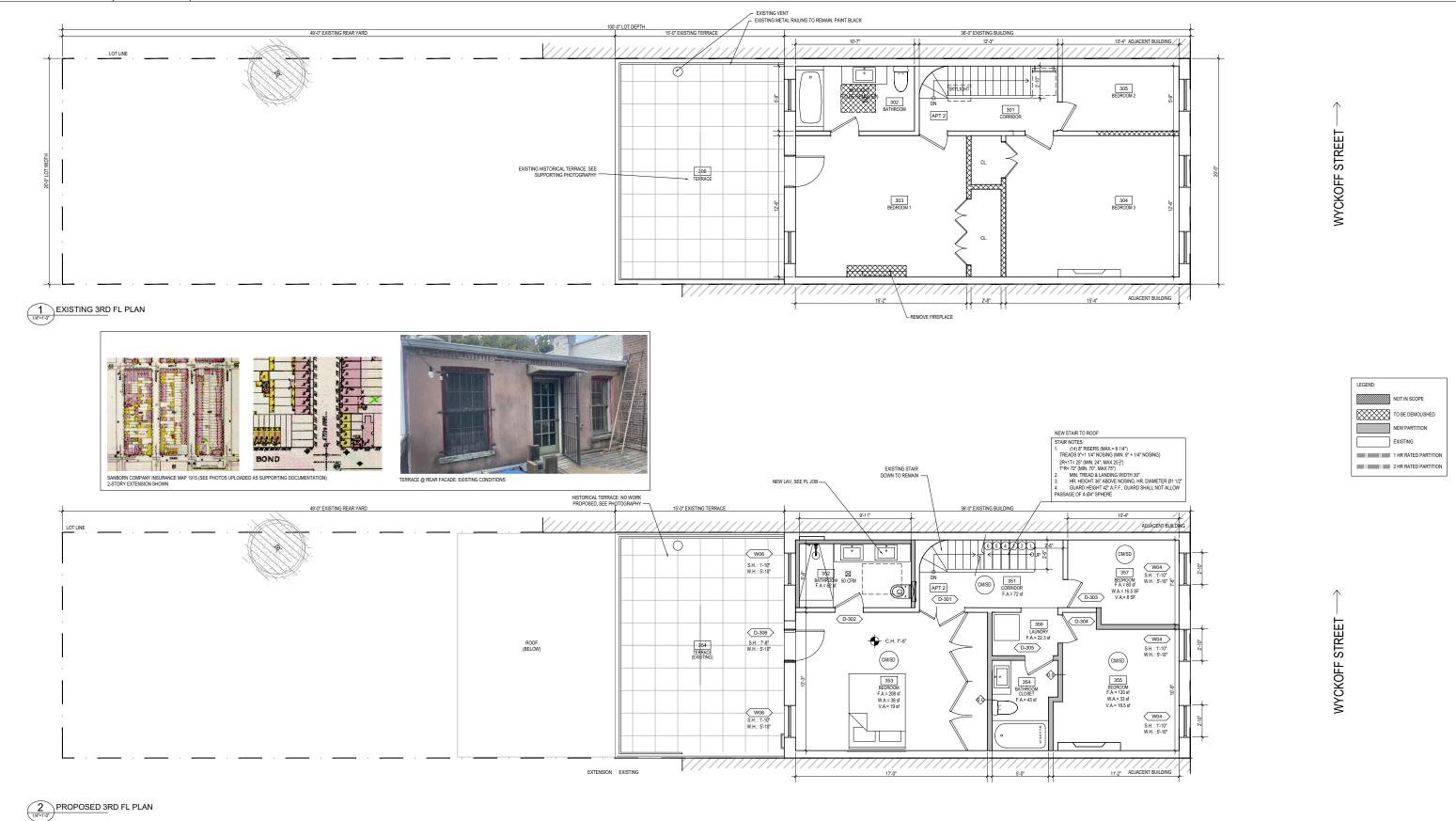




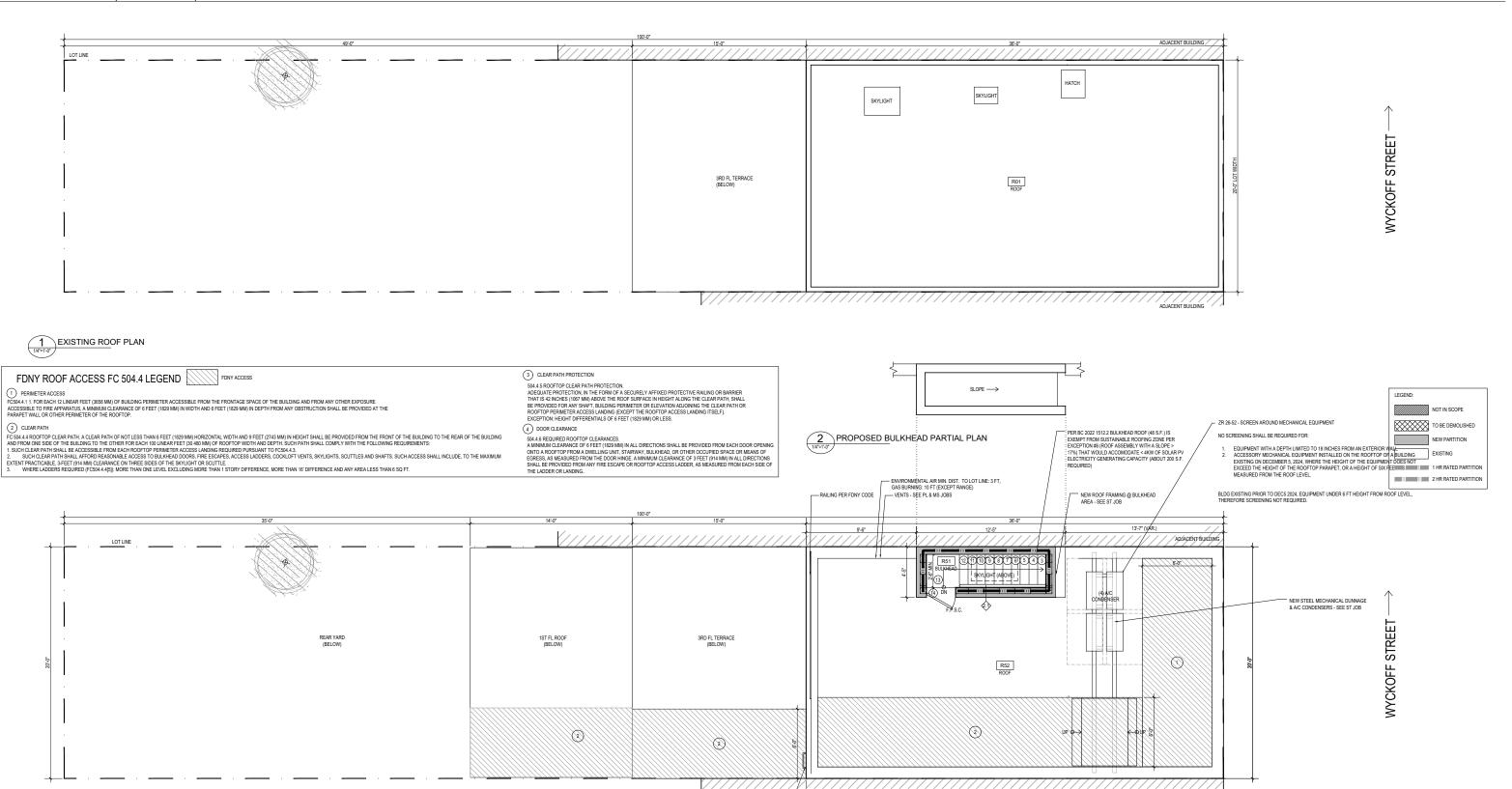
2ND FL PLAN

183 WYCKOFF STREET, BROOKLYN, NY 11238









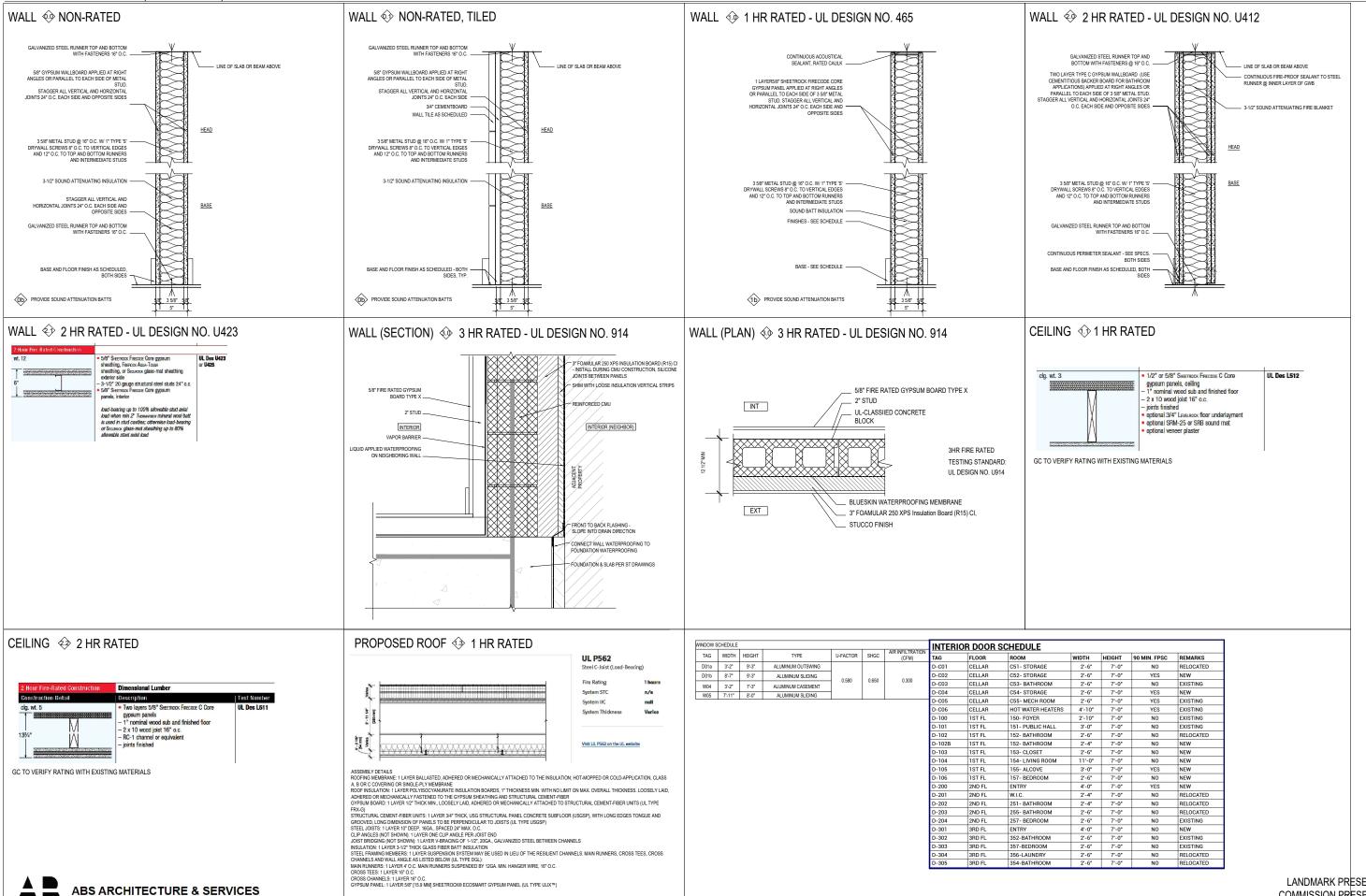
GOOSENECK LADDER





WALL TYPES

183 WYCKOFF STREET, BROOKLYN, NY 11238





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