

June 17, 2025  
Public Hearing

The current proposal is:

**Preservation Department – Item 4, LPC-25-09319**

**534 1st Street – Park Slope Historic District  
Borough of Brooklyn**

**To testify virtually, please join Zoom**

**Webinar ID:** 160 839 3227

**Passcode:** 537844

By Phone: 646-828-7666 (NY)

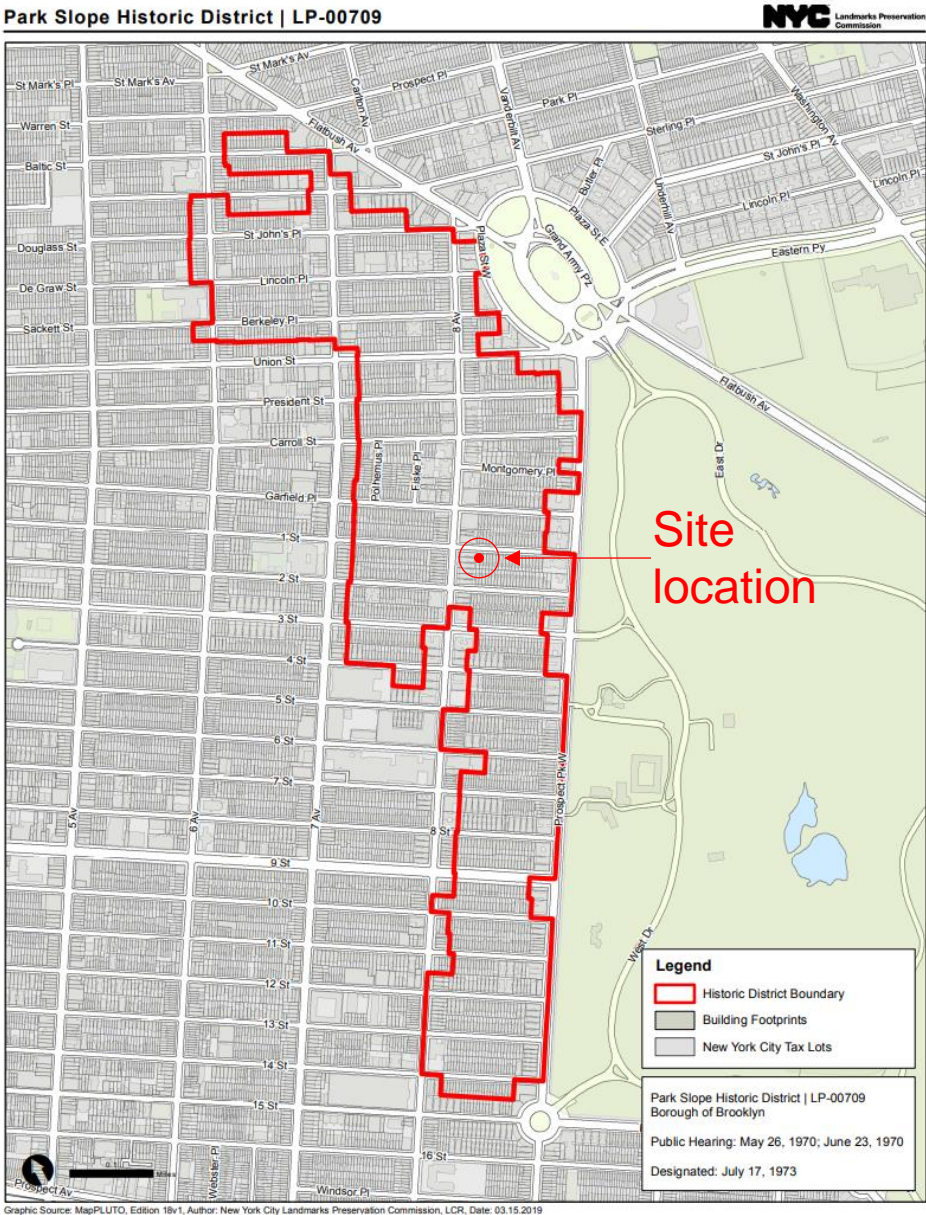
833-435-1820 (Toll-free)

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.

# 534 1<sup>st</sup> Street, Brooklyn NY 11215

Proposed window modification, 3<sup>rd</sup> floor extension and rear deck added to existing structure



**PARK SLOPE HISTORICAL DISTRICT MAP**

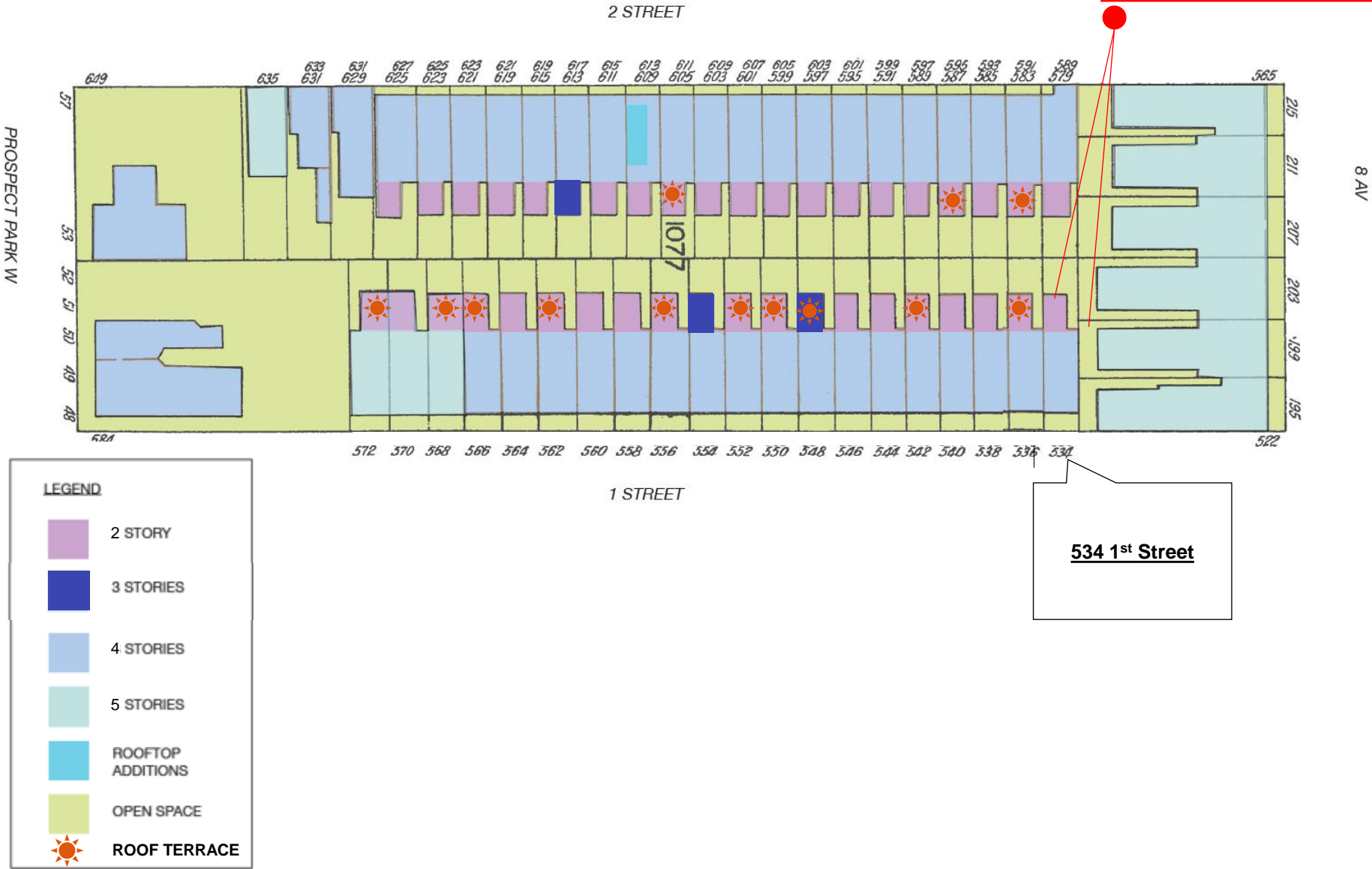
**FRONT FACADE**



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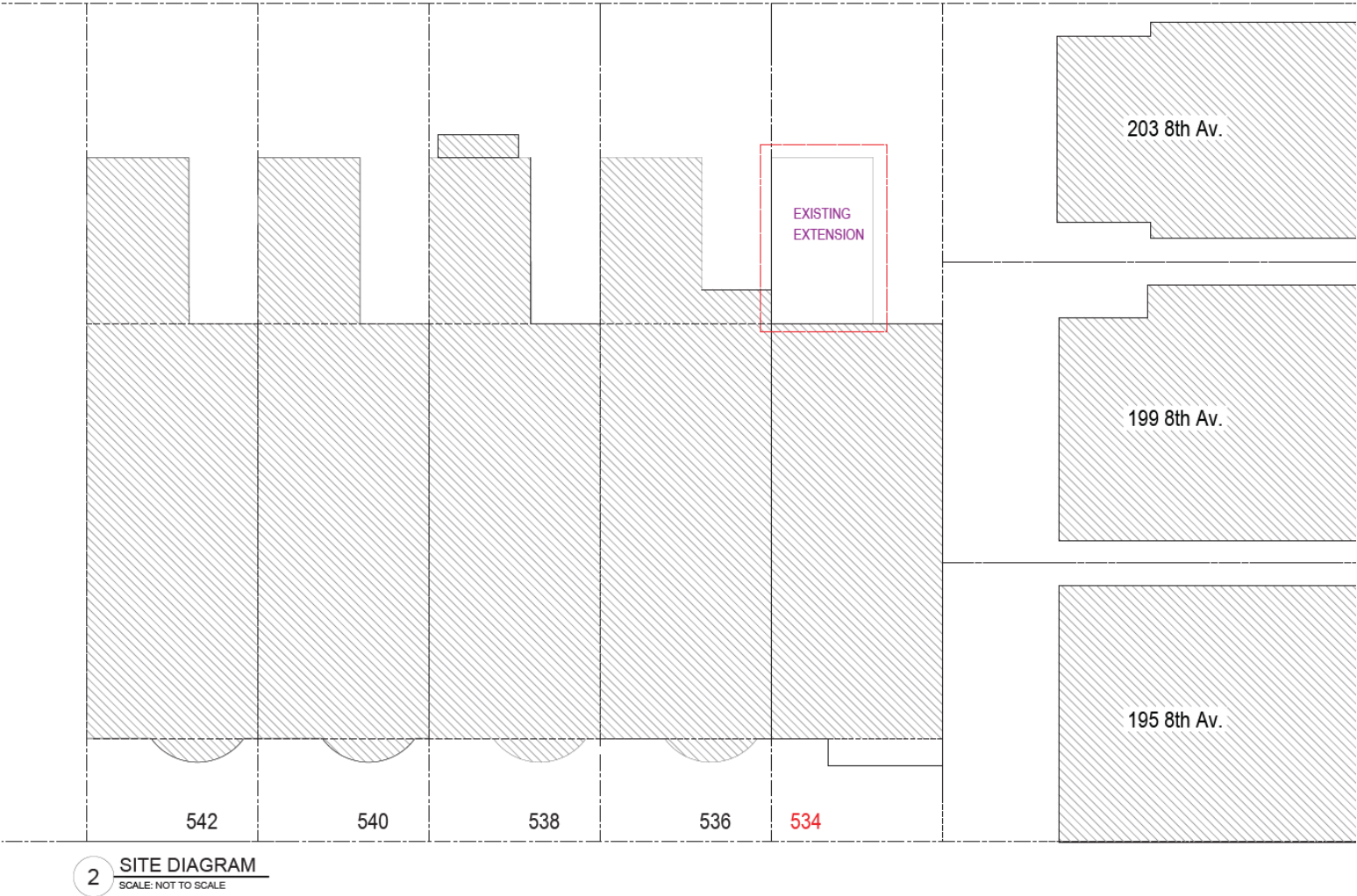
## Block plan

- Minimally visible from public road
  - Distance ~150ft
  - LoS obscured by a fence and tree
- See Page 17-18 for further details**



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## Site Diagram

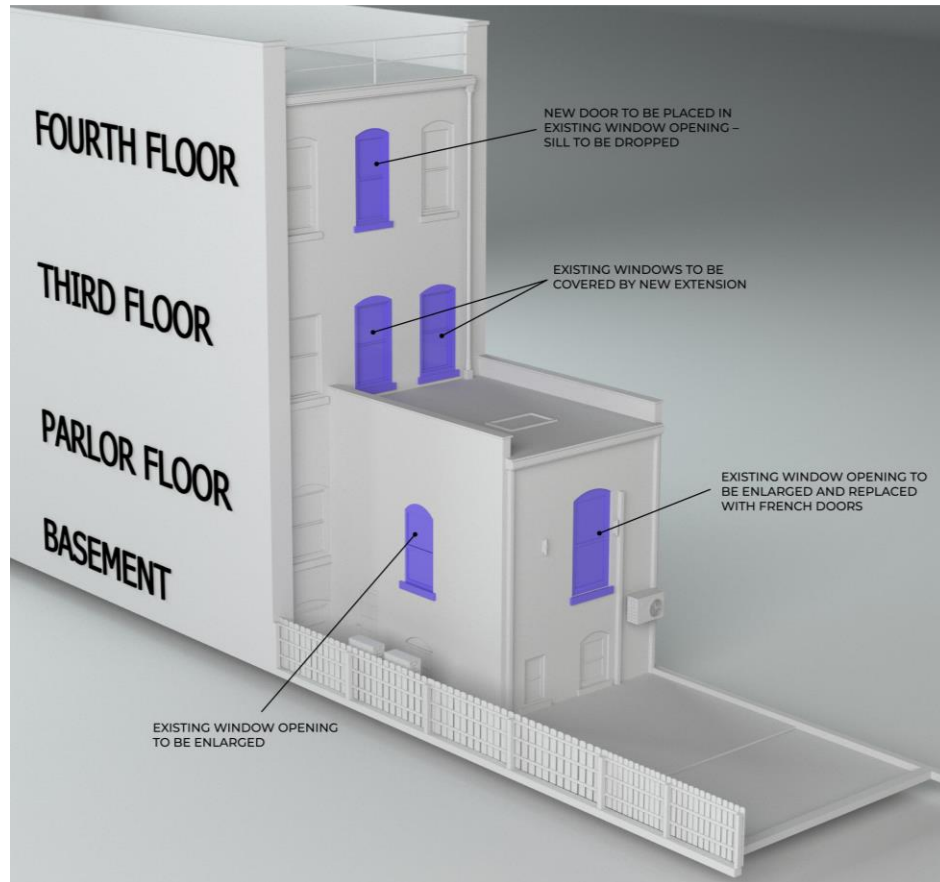


LOCATION/ADJOINING-PROPERTIES

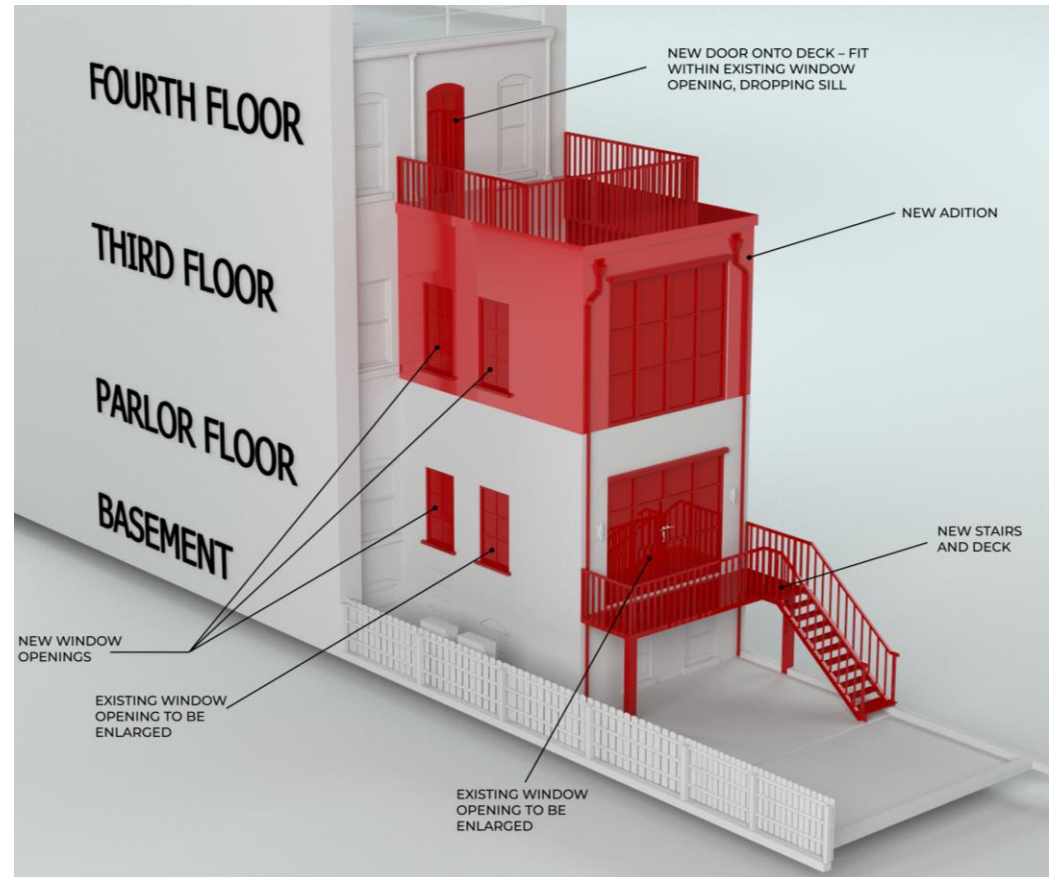
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## Rear Façade – Proposed Scope of work

### EXISTING



### PROPOSED





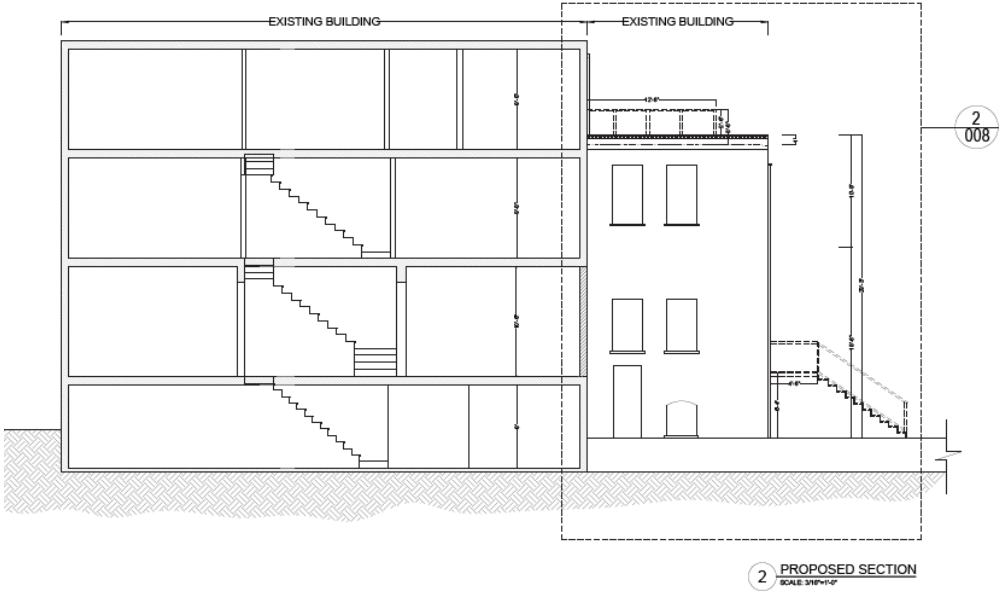
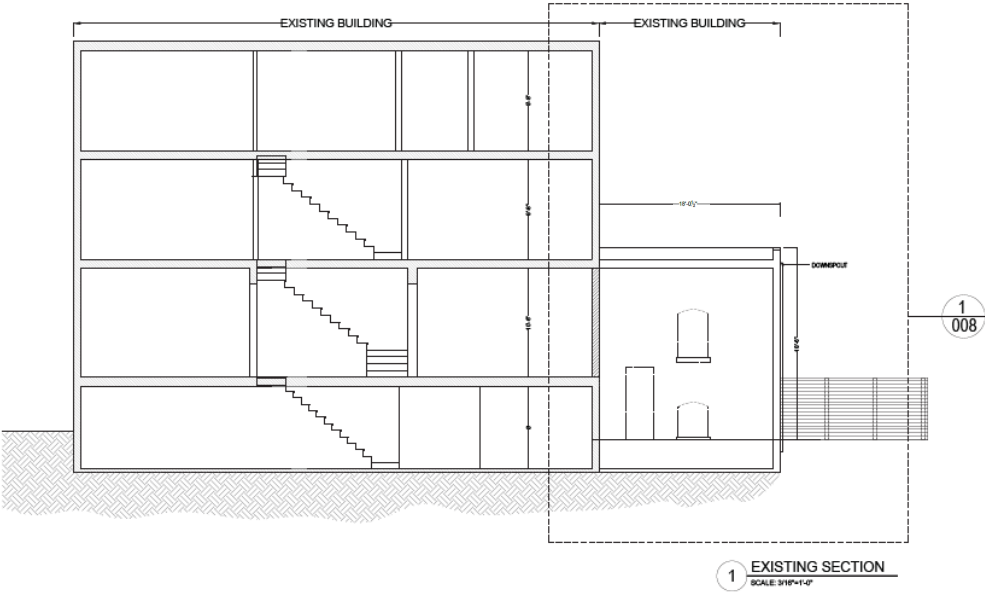
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Existing Conditions / Context



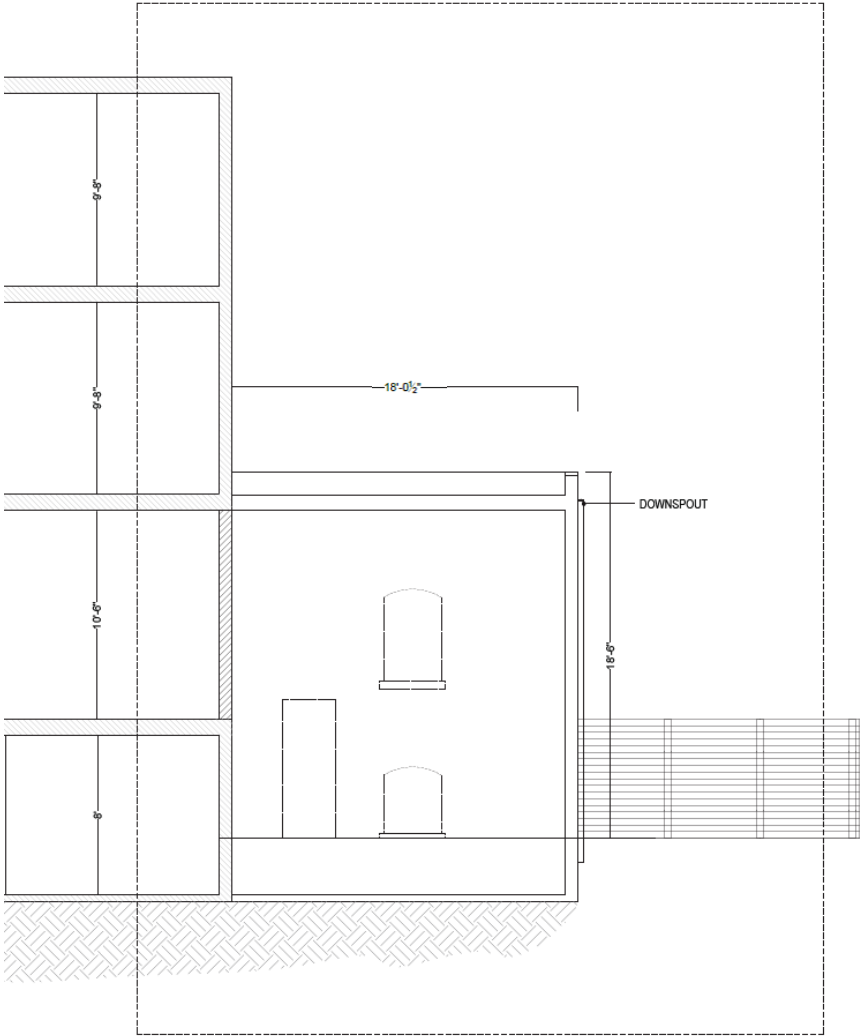
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## Existing and Proposed Building Sections



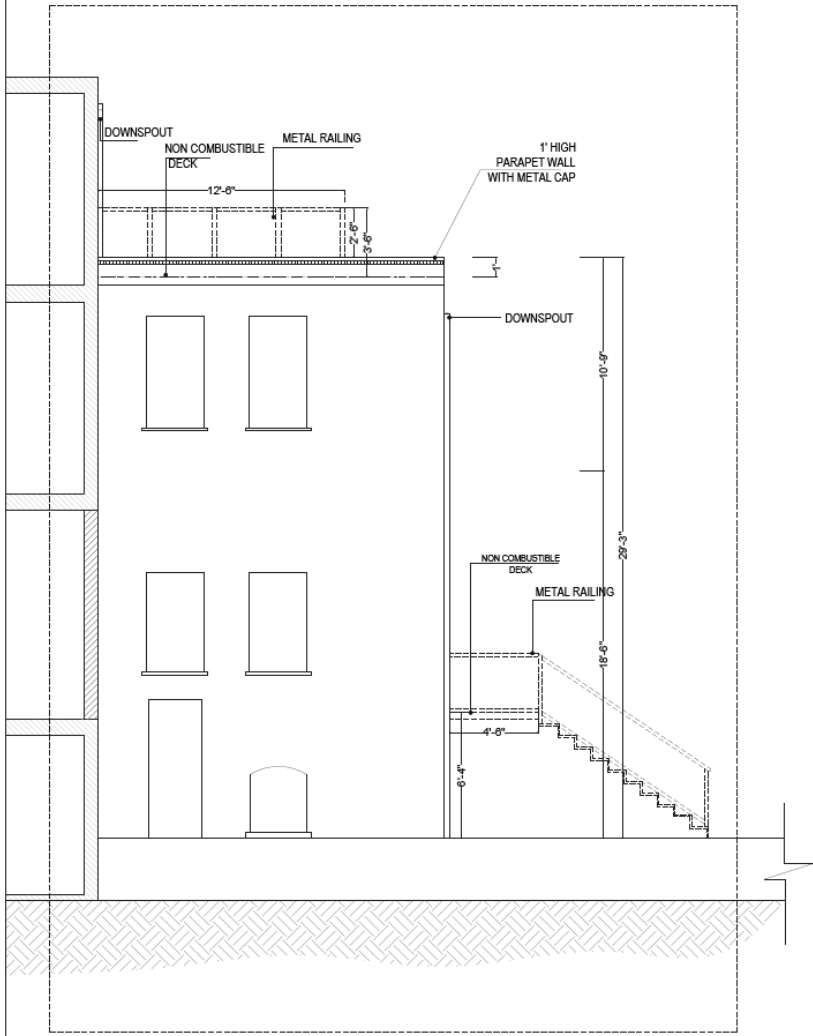
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## Enlarged Existing and Proposed Building Sections



ENLARGE-SECTION

**1** EXISTING SECTION  
SCALE: 3/16"=1'-0"



**2** PROPOSED SECTION  
SCALE: 3/16"=1'-0"



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## Existing Rear Elevation



1 EXISTING REAR ELEVATION  
SCALE: 3/8"=1'-0"

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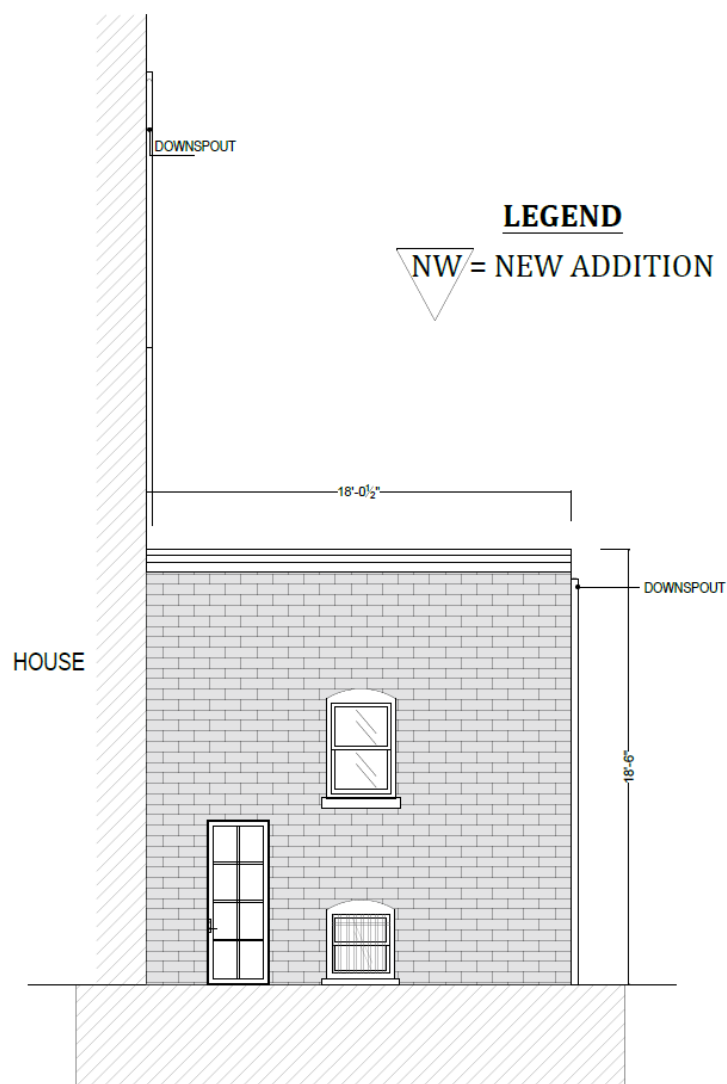
## Proposed Rear Elevation



1 PROPOSED REAR ELEVATION  
SCALE: 1/4"=1'-0"

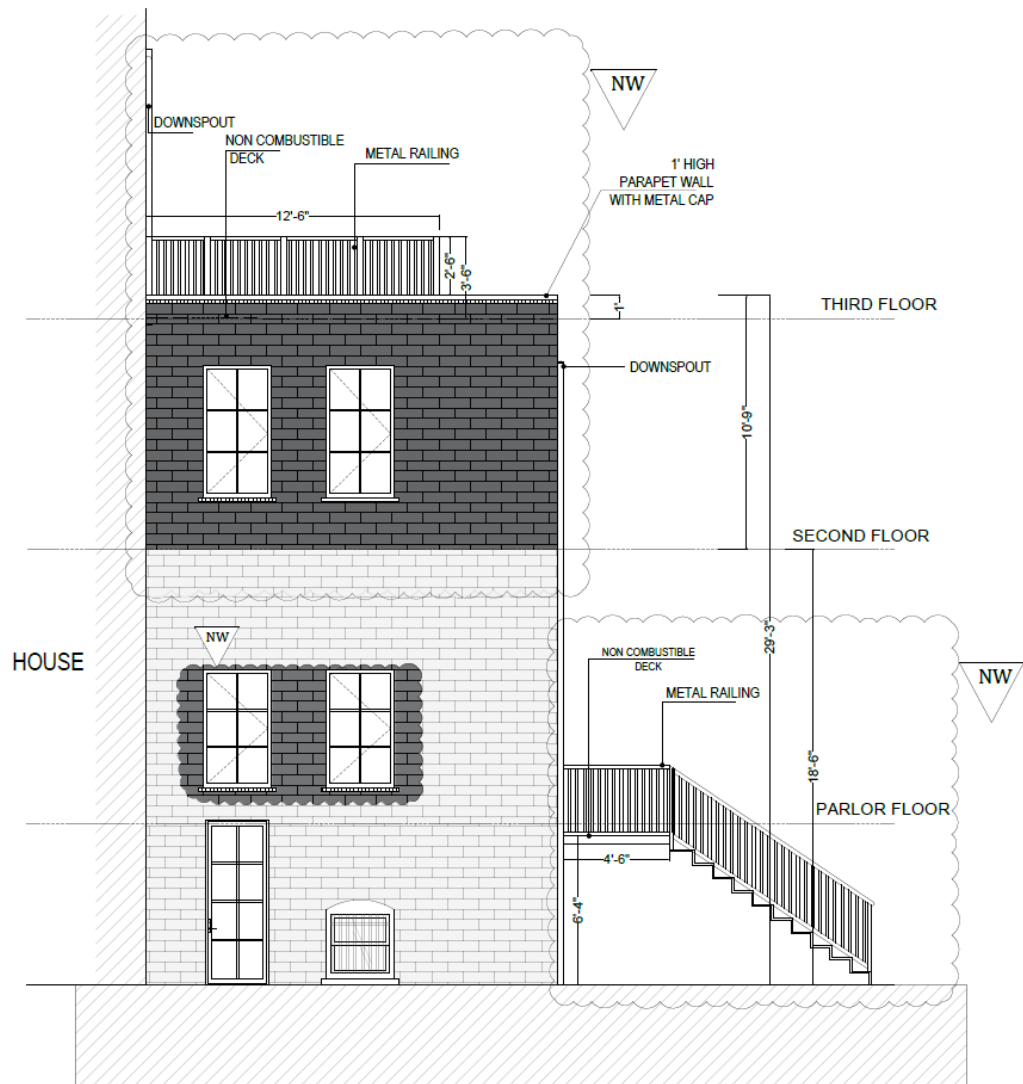
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## Existing and Proposed Side Elevations



2 EXISTING SIDE ELEVATION  
SCALE: 3/8"=1'-0"

**LEGEND**  
NW = NEW ADDITION



2 PROPOSED SIDE ELEVATION  
SCALE: 3/8"=1'-0"



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## Exterior Renderings (1) – Proposed Scope



PROPOSED EXTERIOR PAINT COLOR FOR WINDOW FRAMES AND STEEL RAILINGS & DECK

**COLOR:** BENJAMIN MOORE BLACK INK (HEX#373A3D / RGB (55, 58, 61))

PROPOSED EXTERIOR MASONRY WALL FINISH

**PRODUCT:** ROMABIO MINERAL BASED FLAT MASONRY PAINT

**COLOR:** CUSTOM MIXED TO MATCH COLOR OF EXISTING FAÇADE, EXISTING COATED BRICK TO BE TOUCHED UP AT AREAS OF WORK, NEW BRICK TO BE COATED TO MATCH EXISTING

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## Exterior Renderings (2) – Proposed Scope



Proposed parapet coping:

**Product:** Sheet metal

**Color:** Custom mixed to match paint on existing façade

Proposed exterior paint color window frames

**Color:** Benjamin Moore Black Ink (matching existing window frames)

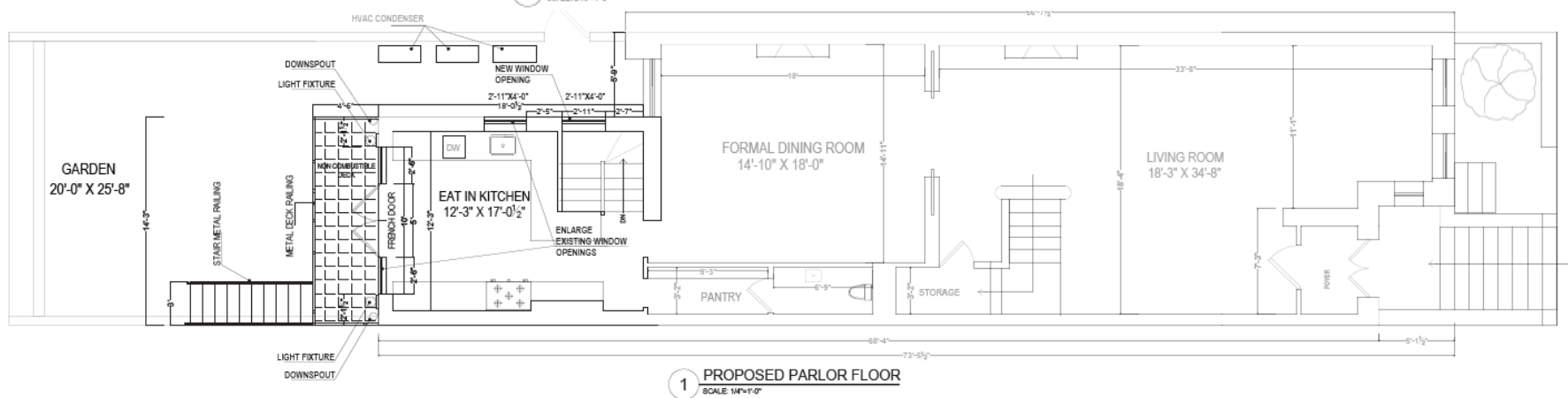
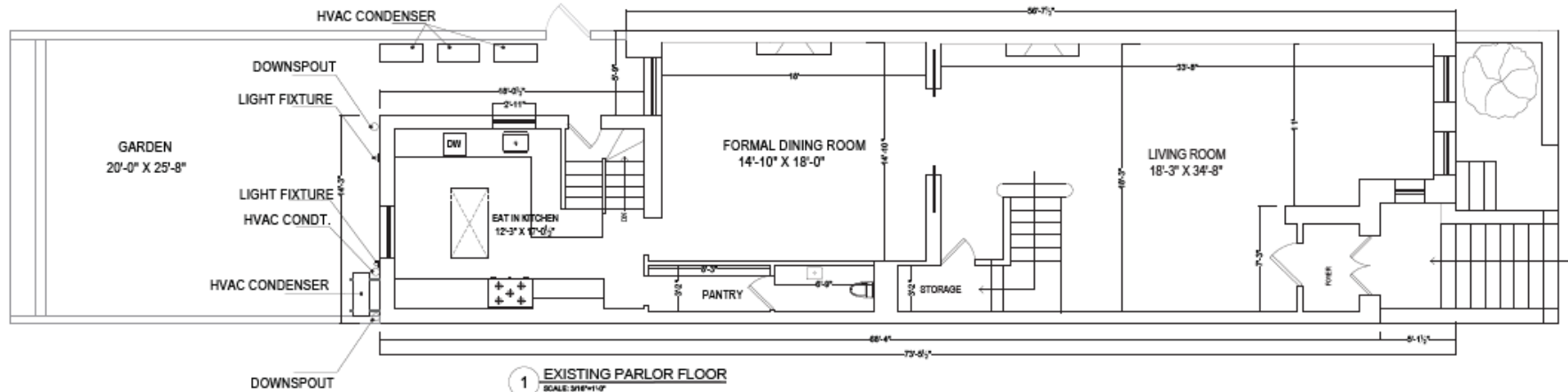
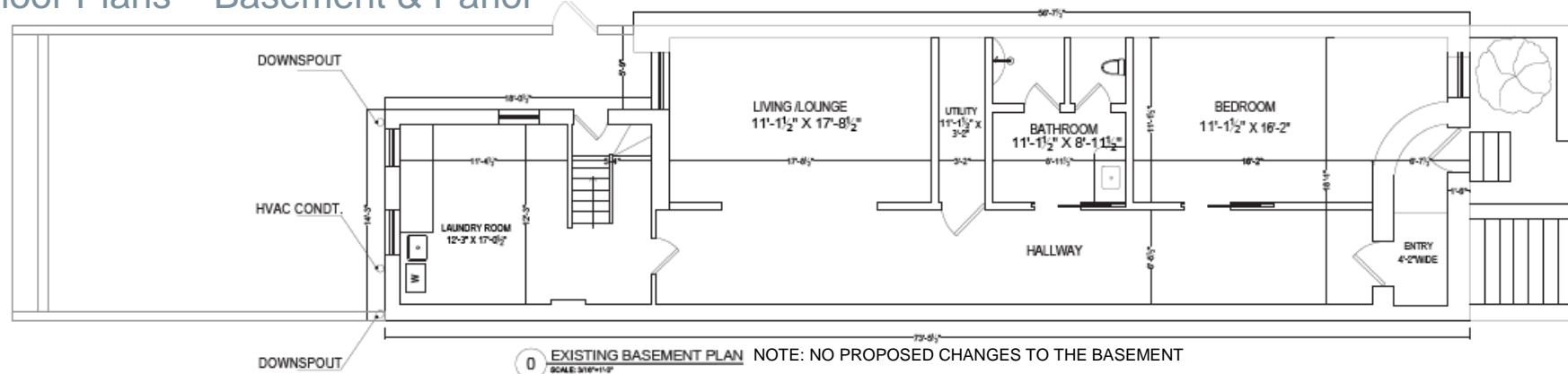
Proposed exterior masonry wall finish:

**Product:** Romabio Mineral based flat masonry paint

**Color:** Custom mixed to match paint on existing façade, existing coated brick to be touched up at areas of work. New brick to be coated to match existing

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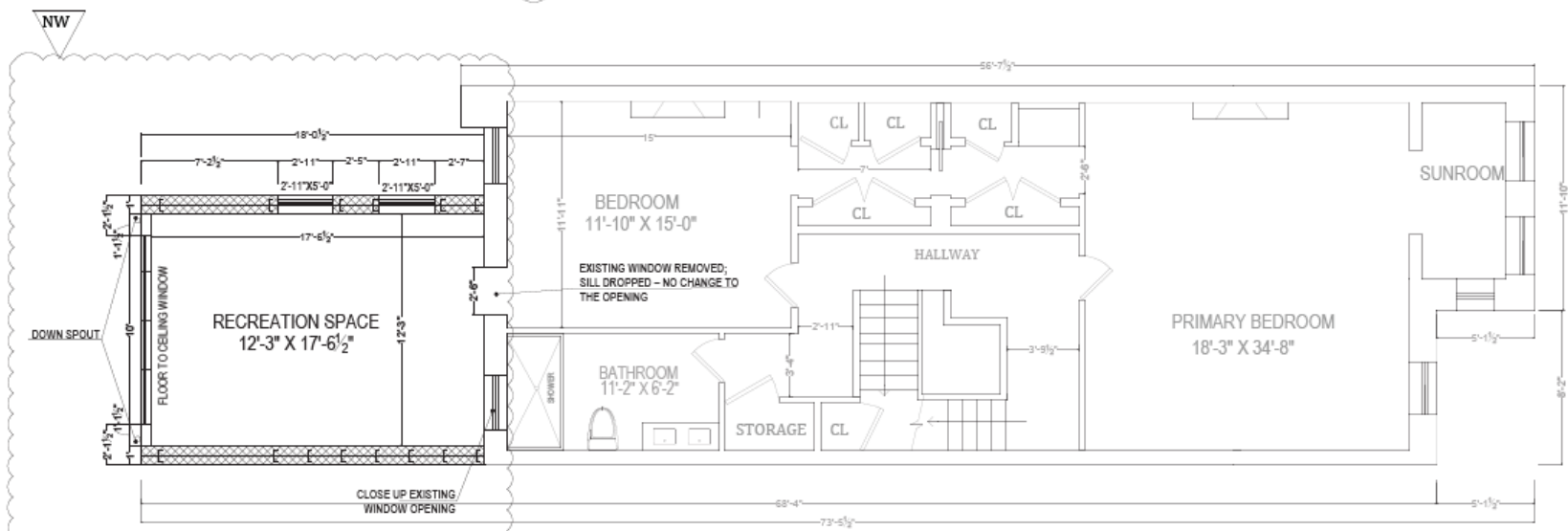
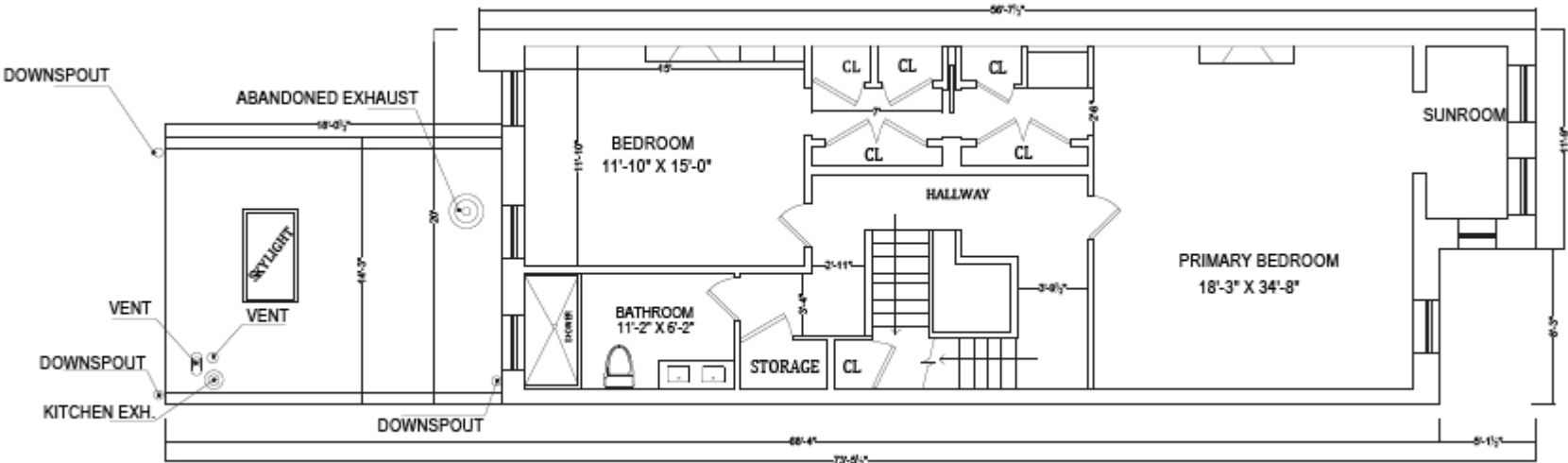
## Floor Plans – Basement & Parlor





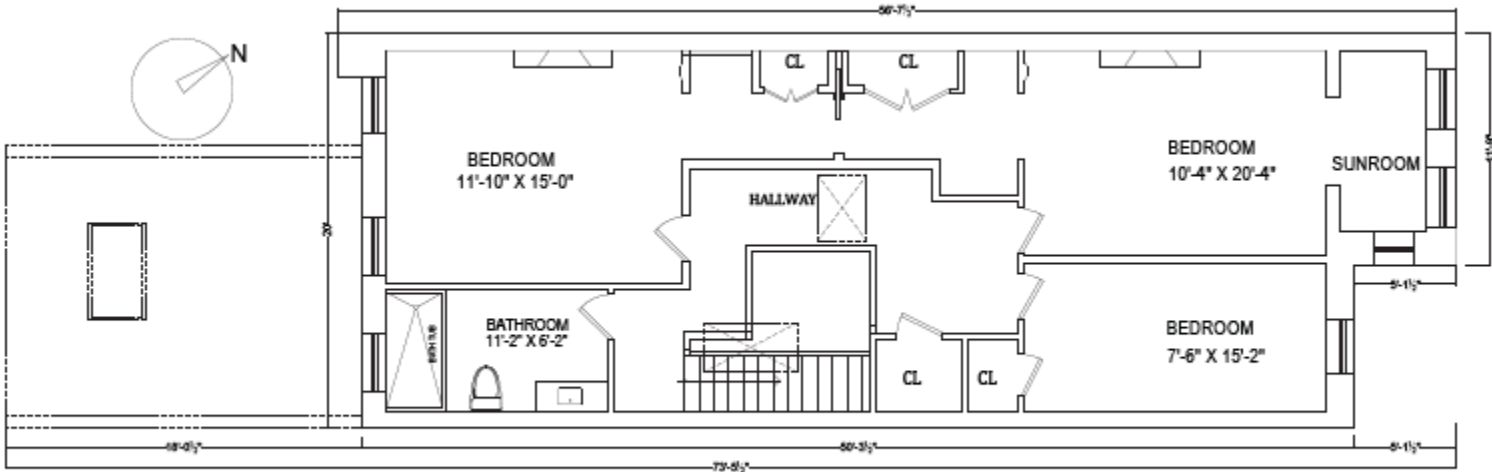
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## Floor Plans –Third Floor

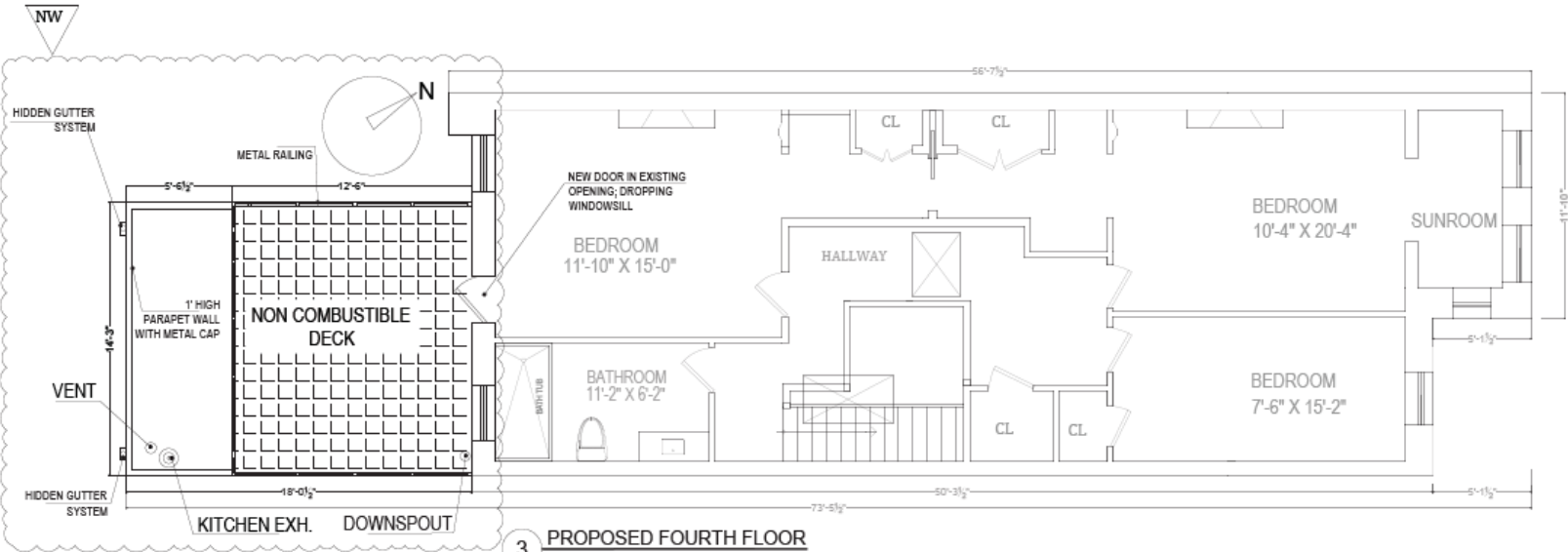


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## Floor Plans –Fourth Floor



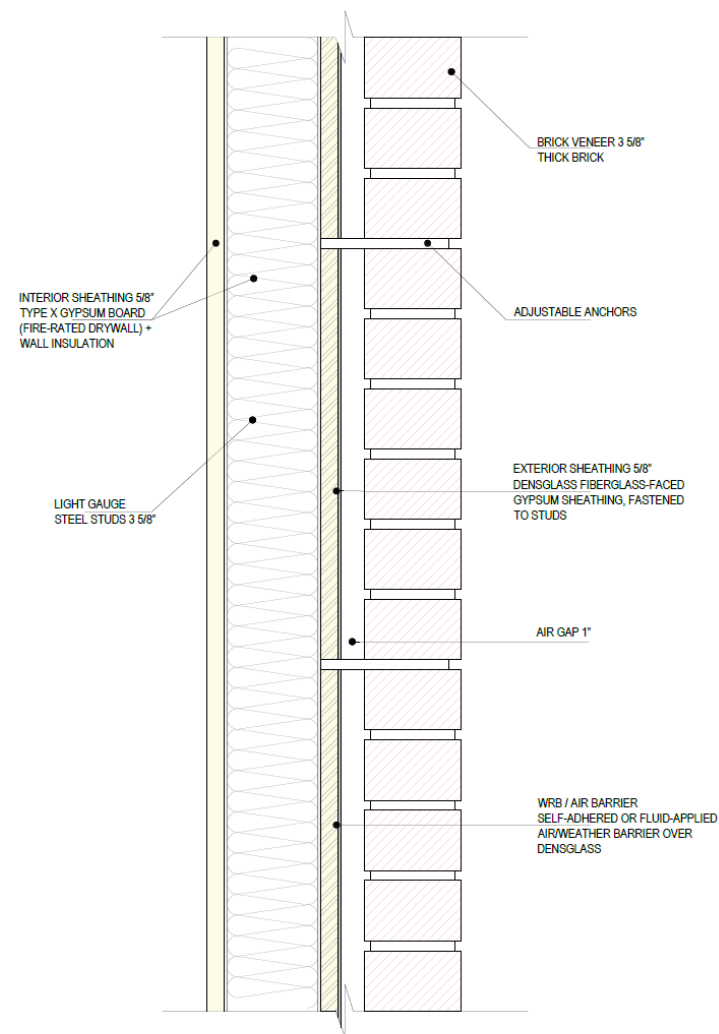
3 EXISTING FOURTH FLOOR  
SCALE: 3/16"=1'-0"



3 PROPOSED FOURTH FLOOR  
SCALE: 1/4"=1'-0"

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## Wall Section – Brick Veneer matching current esthetics

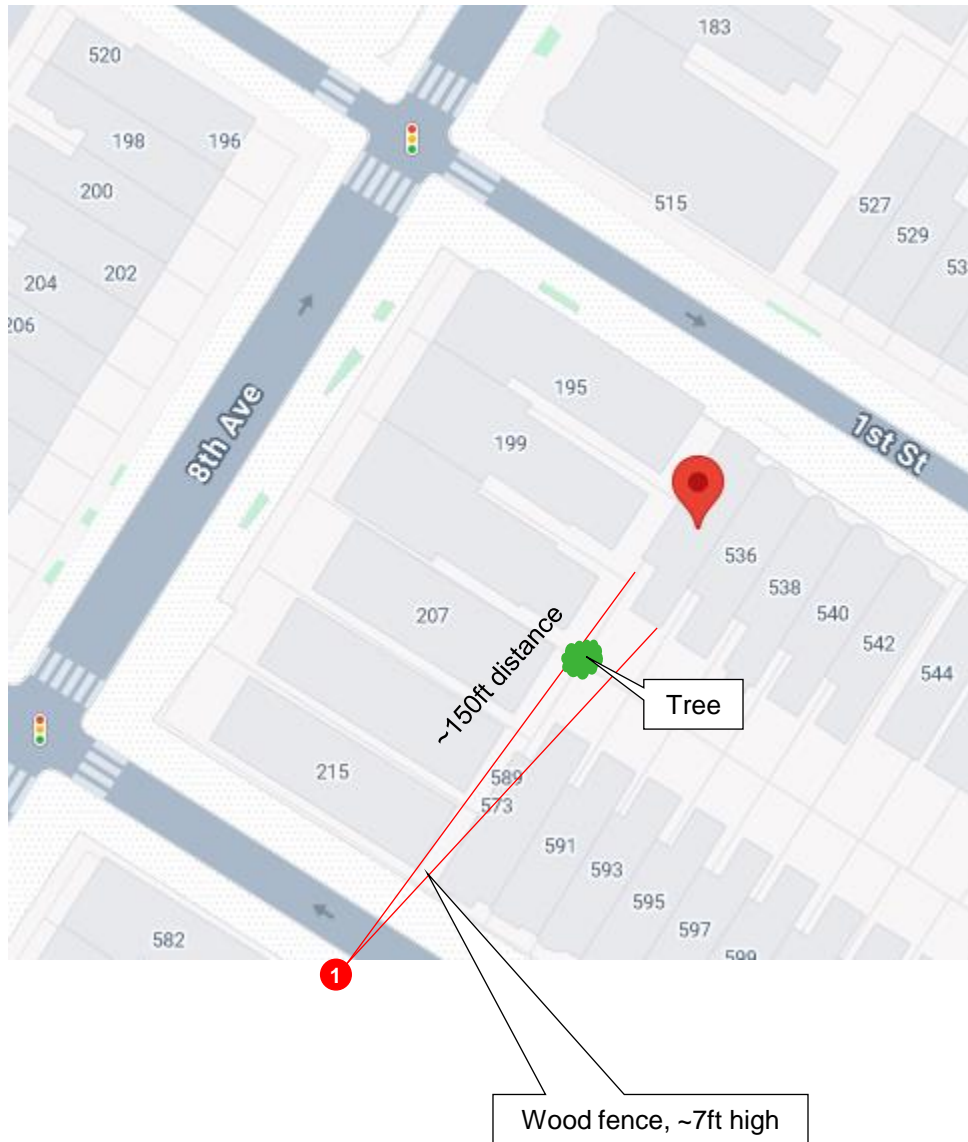


D-1 Outside wall  
SCALE: 6"=1'-0"



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Proposed Scope of Work: Minimal Visibility from Public Road



1 View from 2<sup>nd</sup> street – 150ft distance



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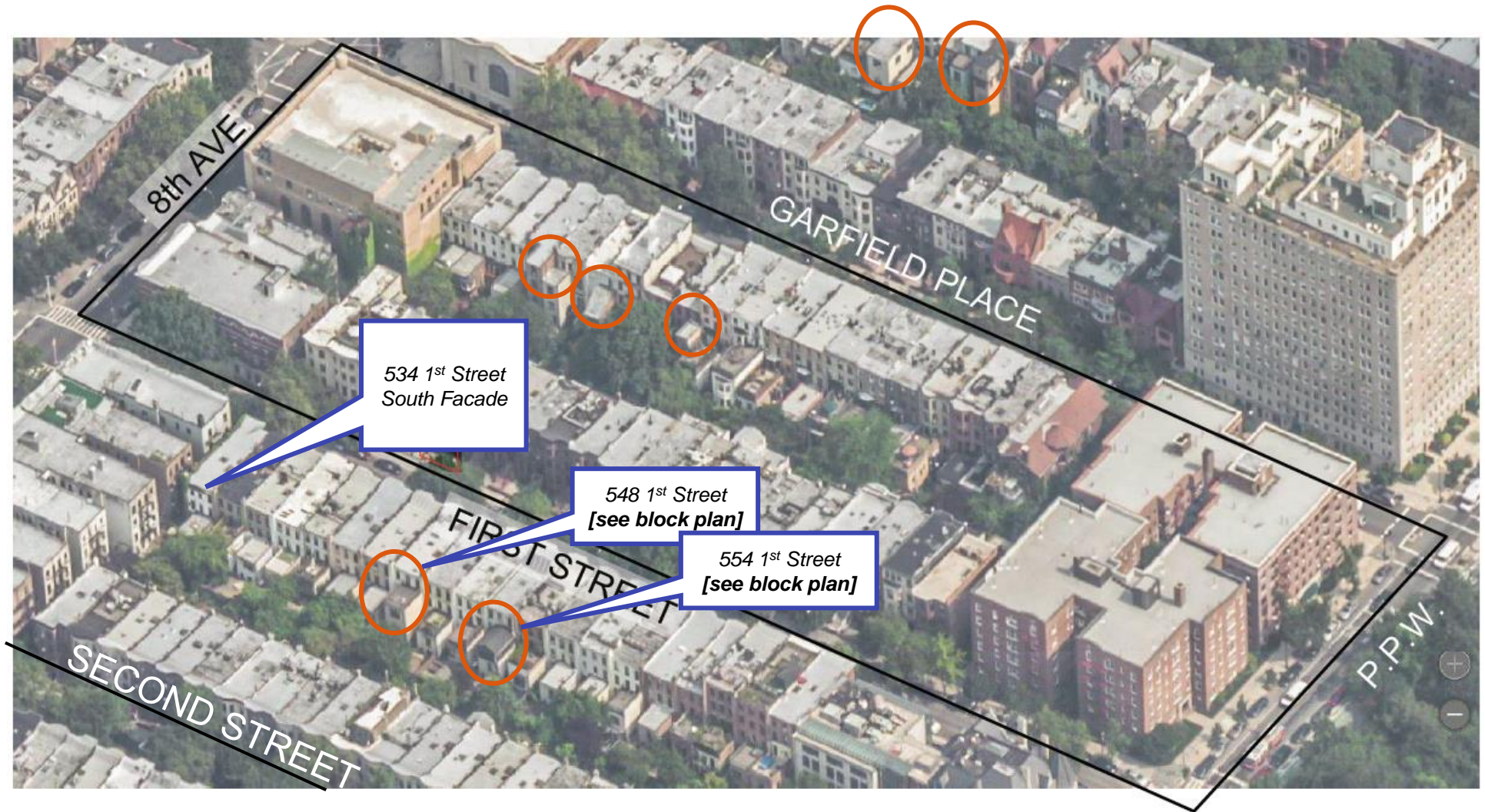
Proposed Scope of Work: Minimal Visibility from Public Road





# Birds Eye View – Viewing South

Overview of 3<sup>rd</sup> and 4<sup>th</sup> Floor Extensions





# Birds Eye View – Viewing North

Overview of 3<sup>rd</sup> and 4<sup>th</sup> Floor Extensions





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Reference 1: 91 8<sup>th</sup> Avenue - LPC Approved in Park Slope Historic District – clearly visible from public road



① VIEW FROM PUBLIC SIDEWALK - LOOKING NORTHWEST



PROPOSED VISIBLE REAR FACADE RENDERINGS - KEY PLAN



② VIEW FROM PRIVATE DRIVEWAY - LOOKING WEST



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Reference 2: 31 Prospect Park - LPC Approved in Park Slope Historic District – clearly visible from public road



31 PROSPECT PARK - APPROVED AT PUBLIC HEARING IN 2004

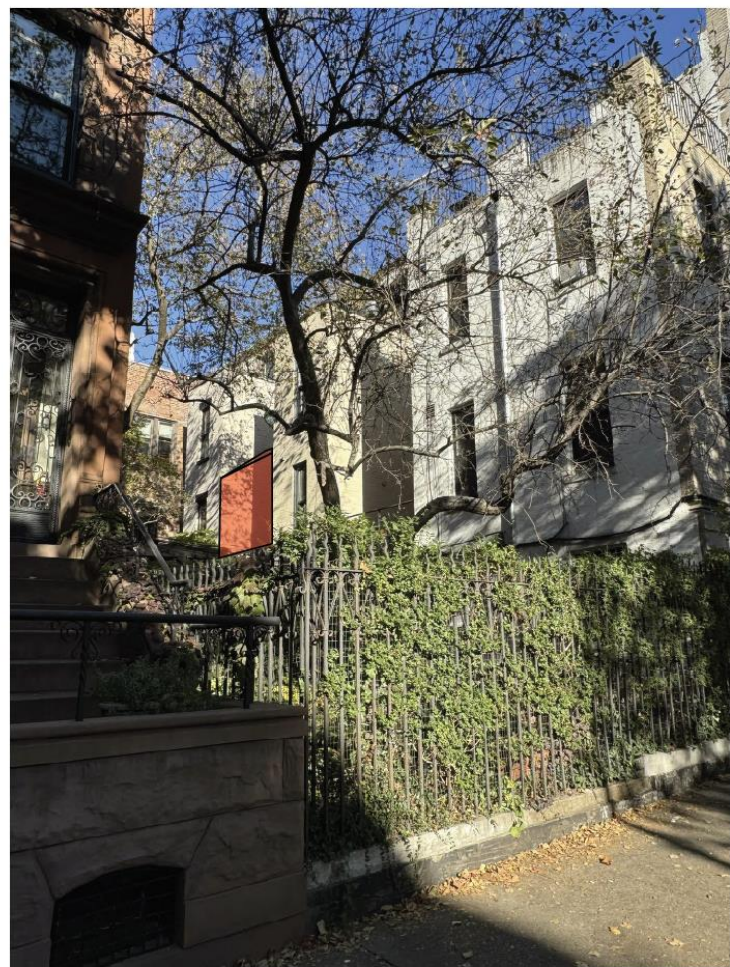


31 PROSPECT PARK - ADDITION VISIBLE FROM MONTGOMERY PLACE



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Reference 3: 186 8<sup>th</sup> Avenue – Scheduled for LPC hearing; clearly visible from public road



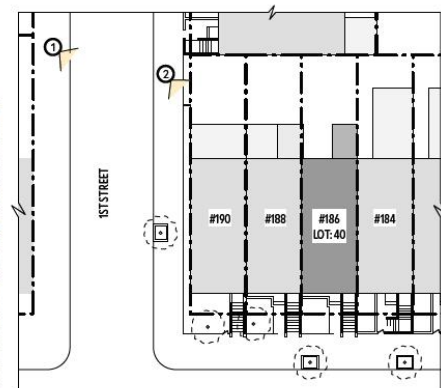
VANTAGE POINT: 1ST ST (FACING EAST)  
PARTIAL VISIBILITY OF PROPOSED EXTENSION FROM 1ST STREET

2



VANTAGE POINT: 1ST ST (FACING EAST)  
PARTIAL VISIBILITY OF PROPOSED EXTENSION FROM 1ST STREET

1



KEY PLAN OF 186 8TH AVE

PROPOSED EXTENSION

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