Landmarks Preservation Commission

October 6, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 4, LPC-26-08779

406-410 MacDonough Street – Bedford-Stuyvesant/Expanded Stuyvesant Heights Historic District – Borough of Brooklyn

To testify virtually, please join Zoom

Webinar ID: 165 828 6357
Passcode: 064492
By Phone: 646-828-7666 US (New York)
833 435 1820 US Toll-free
833 568 8864 US 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.

406-410 MAC DONOUGH STREET

LANDMARKS PRESENTATION:

02 HISTORIC DISTRICT SITE CONTEXT
03 406 - 410 MAC DONOUGH STREET : HISTORIC DISTRICT
04 406 - 410 MAC DONOUGH STREET : HISTORIC PHOTOS
05 BED-STY SITE PRECEDENTS WITHIN LANDMARKED CONTEXT - 524-536 HALSEY ST.
06 MAC DONOUGH STREET : EXISTING SITE ELEVATION COLLAGE
07-08 406 - 410 MAC DONOUGH STREET : CURRENT SITE CONDITIONS
09 EXISTING BLOCK PLAN AND HEIGHT
10 PROPOSED BLOCK PLAN AND HEIGHT
11 PROPOSED HEIGHT
12-13 GOOGLE EARTH VIEWS
14 SITE PLAN
15-16 SITE MASSING
17 SITE “FABRIC”INSPIRATION IN HISTORIC DISTRICT
18 MASSING AND MATERIAL PALETTE
19 PROPOSED NORTH ELEVATION
20 PROPOSED EAST ELEVATION
21 PROPOSED WEST ELEVATION
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24 PROPOSED STREET ELEVATION ALONG MACDONOUGH STREET
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29 ADDITIONAL RENDERED VIEWS
30-34 FRONT FACADE PROPOSED DETAILS
35 PROPOSED SOUTH ELEVATION
36 LANDMARKS PROPOSED ELEVATION ALONG MACDONOUGH
37-39 RENDERED VIEWS : REAR FACADE
40-41 RENDERED VIEWS: REAR FACADE (WITH EXISTING DOUBLE HEIGHT)
42 RENDERED VIEWS IN SITE CONTEXT
43-44 REAR FACADE PROPOSED DETAILS
45-48 PROPOSED FLOOR PLANS
49 CONCLUSION

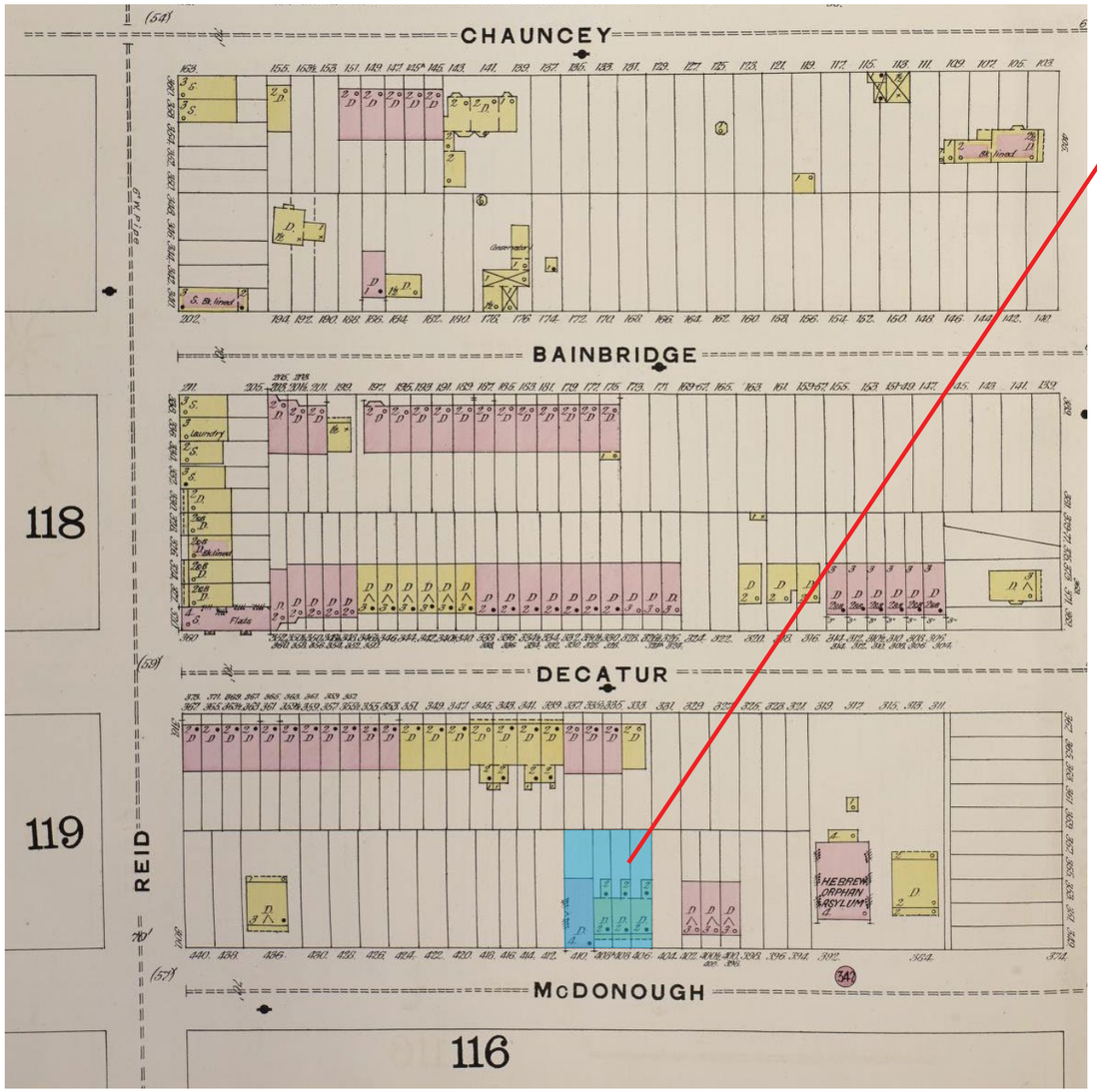


PRESENTED BY:

STUDIOSC ARCHITECTURE
37 GREENPOINT AVENUE
BROOKLYN NY 11222

PROJECT INFORMATION :

ADDRESS: 406-410 MAC DONOUGH STREET BROOKLYN, NY 11233
LANDMARK TYPE: BEDFORD-STUYVESANT / EXPANDED STUYVESANT HEIGHTS HISTORIC DISTRICT
DESIGNATION DATE: APRIL 16, 2013
BOROUGH: BROOKLYN





HISTORIC DISTRICT MAPS

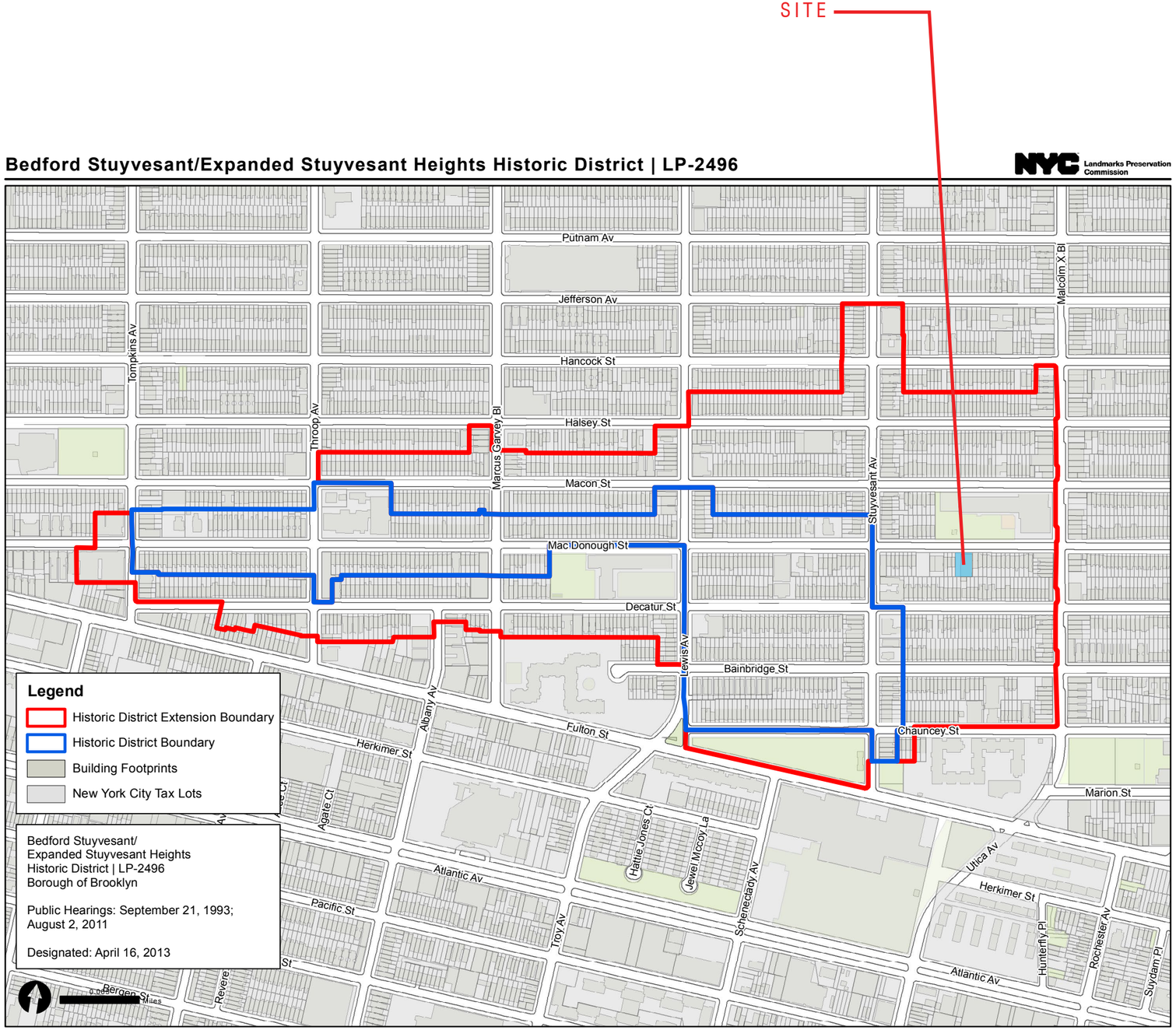
LANDMARKS DESIGNATION REPORT :

ARCHITECTURAL DESIGNATION :

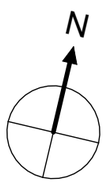
DESIGNATED : APRIL 16, 2013

THE BEDFORD-STUYVESANT COMMUNITY IN NORTHWEST BROOKLYN IS A RESIDENTIAL AREA, HOME TO ORNATE ROWS OF BROWNSTONES, EARLY MIDDLE-CLASS APARTMENT BUILDINGS AND SEVERAL INSTITUTIONAL STRUCTURES. BEDFORD-STUYVESANT IS CHARACTERIZED BY ITS WIDE, TREE-COVERED AVENUES AND LOW-SCALE RESIDENCES; GENERALLY ONLY CHURCH SPIRES AND SCHOOL TOWERS RISE TALLER THAN FOUR STORIES. THE MAJORITY OF THE BUILDINGS WERE CONSTRUCTED ON SPECULATION TO HOUSE NEW YORK'S GROWING MIDDLE CLASS, GENERALLY BETWEEN 1870 AND 1920.

THE BEDFORD-STUYVESANT/STUYVESANT HEIGHTS HISTORIC DISTRICT AND EXTENSION, HAS APPROXIMATELY 825 BUILDINGS. THE DISTRICT IS DIVERSE INCLUDING ROW HOUSES, TWO-FAMILY RESIDENCES, SMALL APARTMENT HOUSES AND INSTITUTIONAL AND RELIGIOUS BUILDINGS. THE MAIN CONSTRUCTION PERIOD WAS LATE 19TH CENTURY. THE ARCHITECTURE RANGES FROM QUAINT WOOD FRAME HOUSE TO THE LARGER CHATEAUESQUE STYLE WHICH INCLUDES COMBINING GOTHIC AND EARLY RENAISSANCE ELEMENTS.



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



LANDMARKS DESIGNATION REPORT :

MAC DONOUGH STREET :

THE EXISTING BUILDING IS A 2-STOREY GARAGE BUILDING WHICH WAS ORIGINALLY BUILT IN 1916 (NB 2902-1916). IT IS A UTILITARIAN STYLE ARCHITECTURE WITH BLONDE BRICK FACADE. THE GARAGE HAS TWO WIDE DRIVE-THROUGH GARAGE DOOR OPENINGS; PROJECTING DECORATIVE BRICKWORK; UNEVEN PARAPET; TALL CHIMNEY AT ROOFLINE OF WEST FACADE.

CROSS STREETS :

STUYVESANT AVENUE AND MALCOLM X BOULEVARD

NORTH FACADE:

DESIGNED (HISTORIC)
DOOR(S): REPLACED PRIMARY DOOR; TWO WIDE DRIVE-THROUGH GARAGE DOOR OPENING WITH TALL DOUBLE-LEAF METAL GATE AND ROLL-DOWN METAL DOOR
WINDOWS: REPLACED
SECURITY GRILLES: NOT HISTORIC (UPPER STORIES)
SIDEWALK MATERIAL(S): CONCRETE
CURB MATERIAL(S): STONE

WEST FACADE:

NOT HISTORIC



1980 TAX PHOTO (MAC DONOUGH ST)

HISTORIC BUILDING TYPOLOGIES



1941 TAX PHOTO (LEWIS AVENUE)



1941 TAX PHOTO (STUYVESANT AVENUE)



1940 TAX PHOTO (DECATUR STREET)



1941 TAX PHOTO (STUYVESANT AVENUE)

PREVOUS LANDMARKS DESIGNATION REPORT :

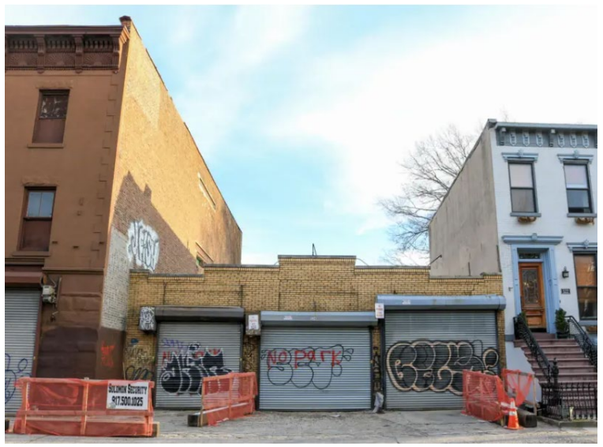
536 HALSEY STREET (AKA 524-540 HALSEY STREET)

OTHER STRUCTURES ON SITE: GARAGE: ONE STORY; UTILITARIAN STYLE; YELLOW BRICK; STEPPED PARAPET; WESTERNMOST
BAY ENLARGED; METAL ARMATURES FOR OVERHEAD LIGHTS; RAILING ON ROOF; ROLL-DOWN SECURITY GATES.

PROPOSED DEMOLISHED THE EXISTING UTILITARIAN GARAGE TO ADD MORE RESIDE



LANDMARKS APPROVED



PREVIOUS CONDITION



PREVIOUS CONDITION



CURRENT SITE CONDITION



CURRENT SITE CONDITION

MALCOM X BLVD



PHOTOS TAKEN ON 03.05.2026



PHOTOS TAKEN ON 03.05.2026

SITE



PHOTOS TAKEN ON 03.05.2026

STUYVESTANT AVENUE



410 MACDONOUGH STREET - EAST SIDE OF LOT WITH EXISTING GARAGE



406 MACDONOUGH STREET - CENTRAL PORTION OF VACANT LOT



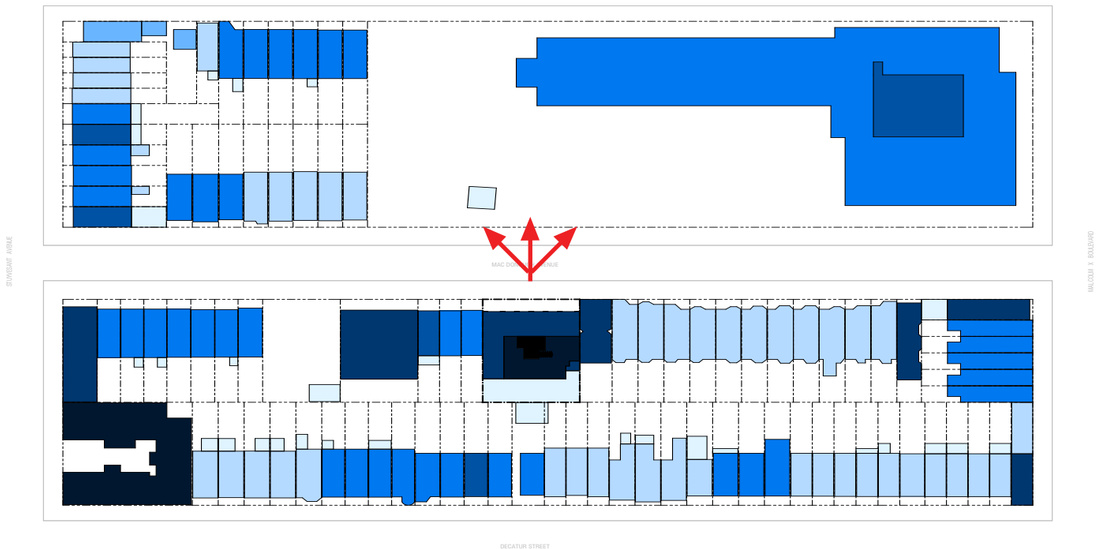
406 MACDONOUGH STREET -WEST SIDE OF VACANT



MACDONOUGH STREET - VIEW FROM SITE



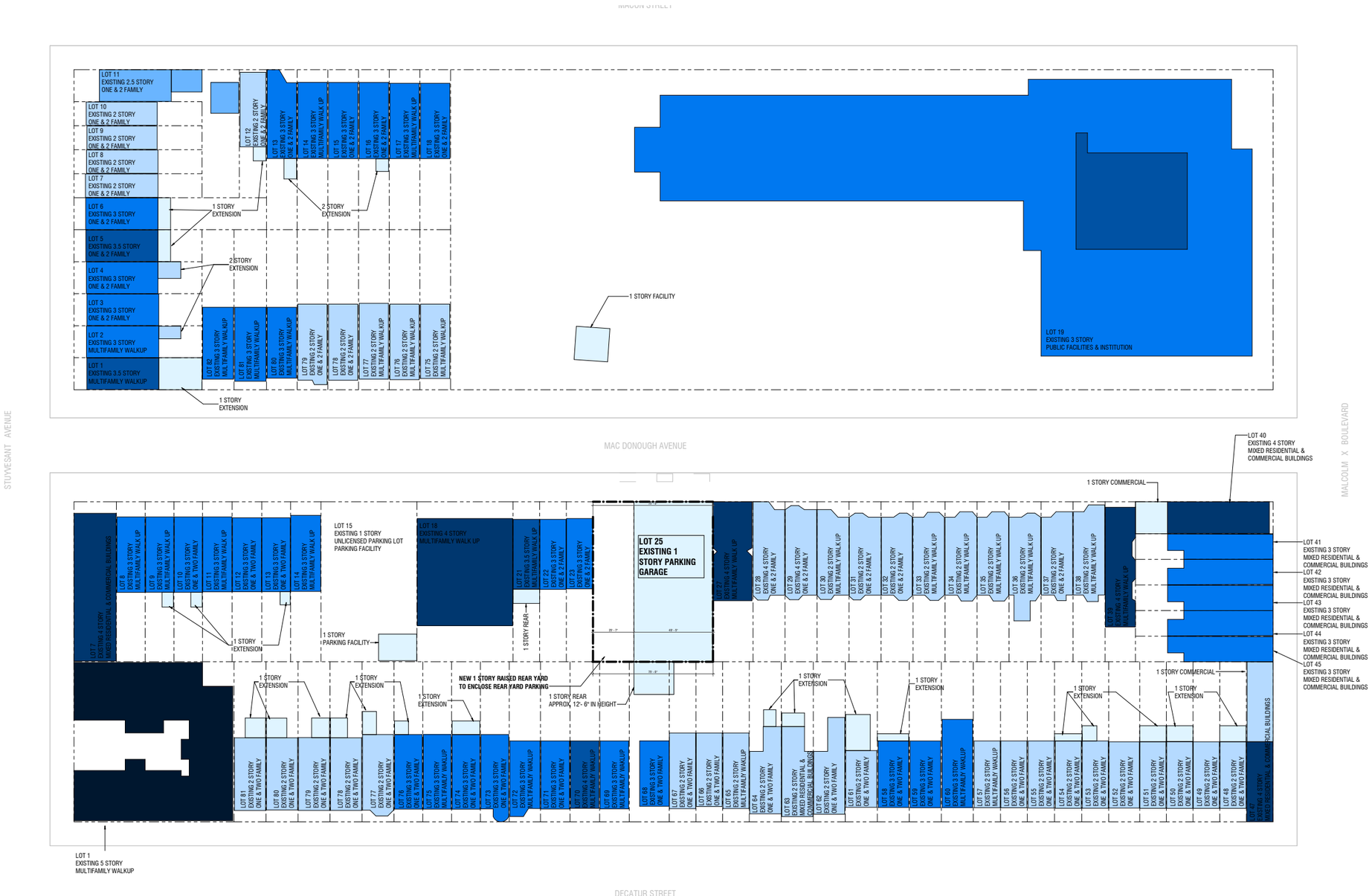




BLOCK DIAGRAM LEGEND :

- 1 STORY
- 2 STORY
- 2.5 STORY
- 3 STORY
- 3.5 STORY
- 4 STORY
- 5 STORY



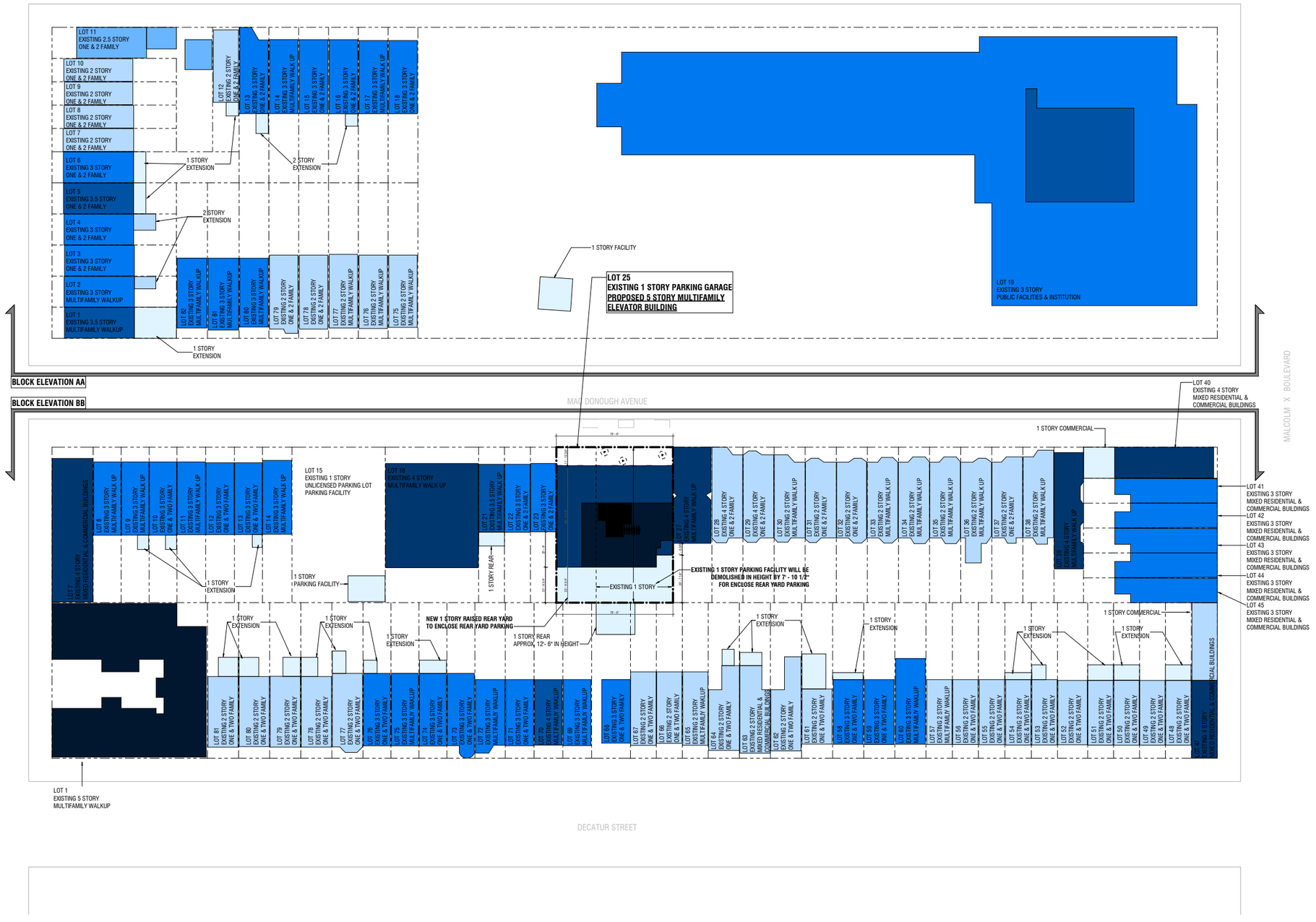


BLOCK PLAN

BLOCK DIAGRAM LEGEND :

- 1 STORY
- 2 STORY
- 2.5 STORY
- 3 STORY
- 3.5 STORY
- 4 STORY
- 5 STORY

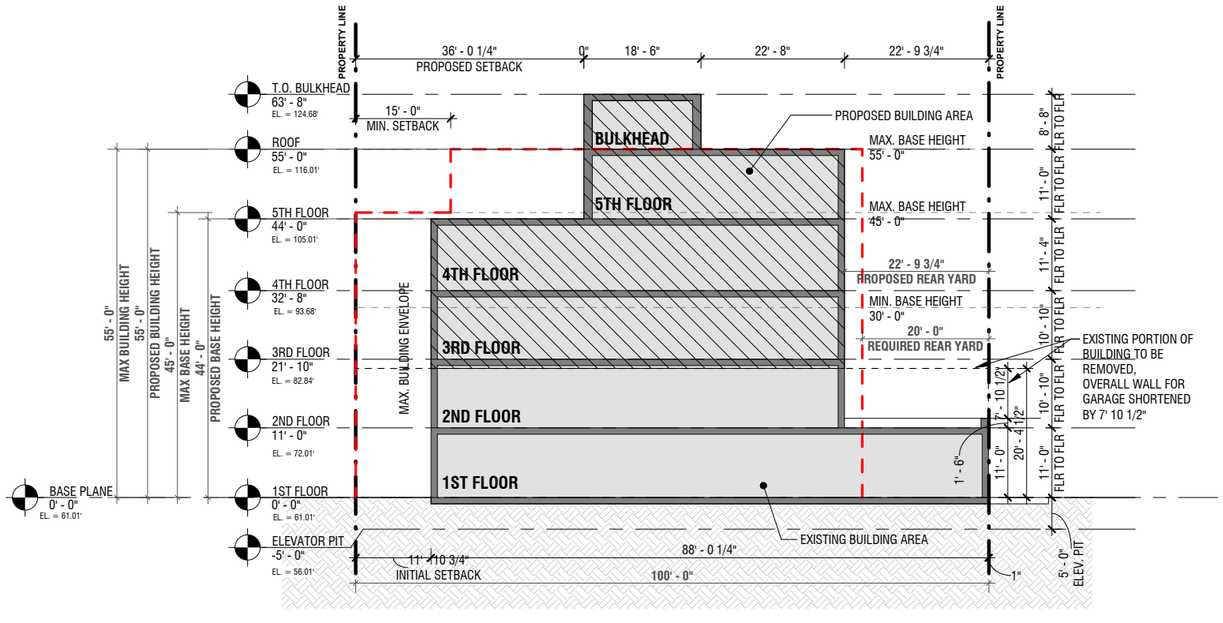
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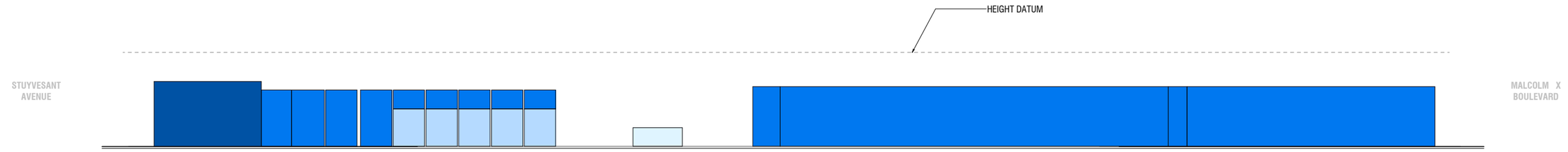
BLOCK PLAN

BLOCK DIAGRAM LEGEND :

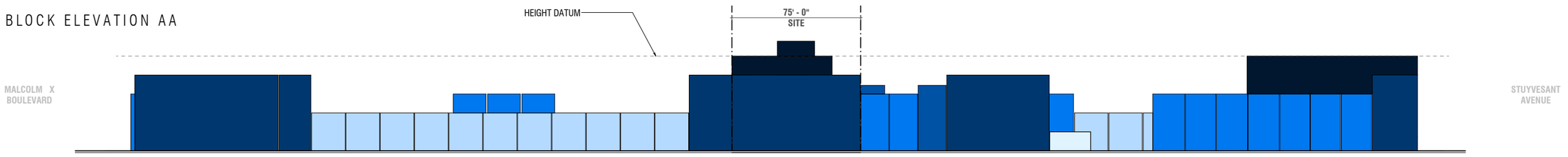
- 1 STORY
- 2 STORY
- 2.5 STORY
- 3 STORY
- 3.5 STORY
- 4 STORY
- 5 STORY



ZONING SECTION



BLOCK ELEVATION AA



BLOCK ELEVATION BB



KEY PLAN

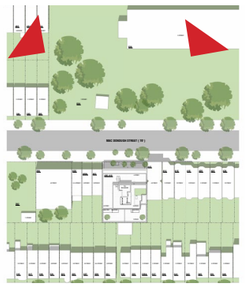
EXISTING ROOF, EXTERIOR WALL FACING EXISTING SIDE YARD, AND 7’ - 10 1/2”IN HEIGHTOF REAR YARD EXTENSION TO BE DEMOLISH



GOOGLE VIEW LOOKING NORTWEST



GOOGLE VIEW LOOKING NORTHEAST



KEY PLAN

EXISTING ROOF, EXTERIOR WALL FACING EXISTING SIDE YARD, AND 7' - 10 1/2"IN HEIGHTOF REAR YARD EXTENSION TO BE DEMOLISH

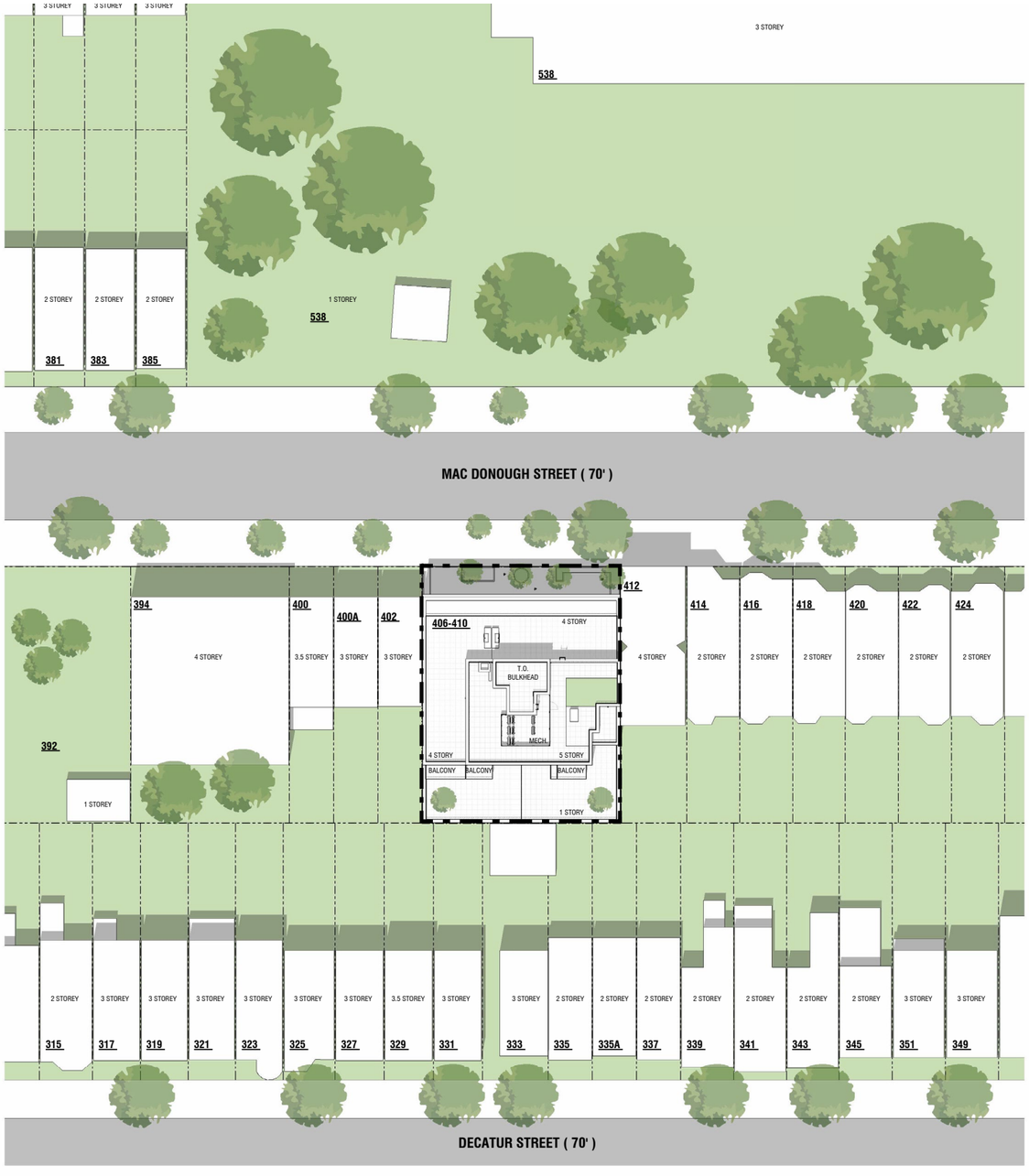


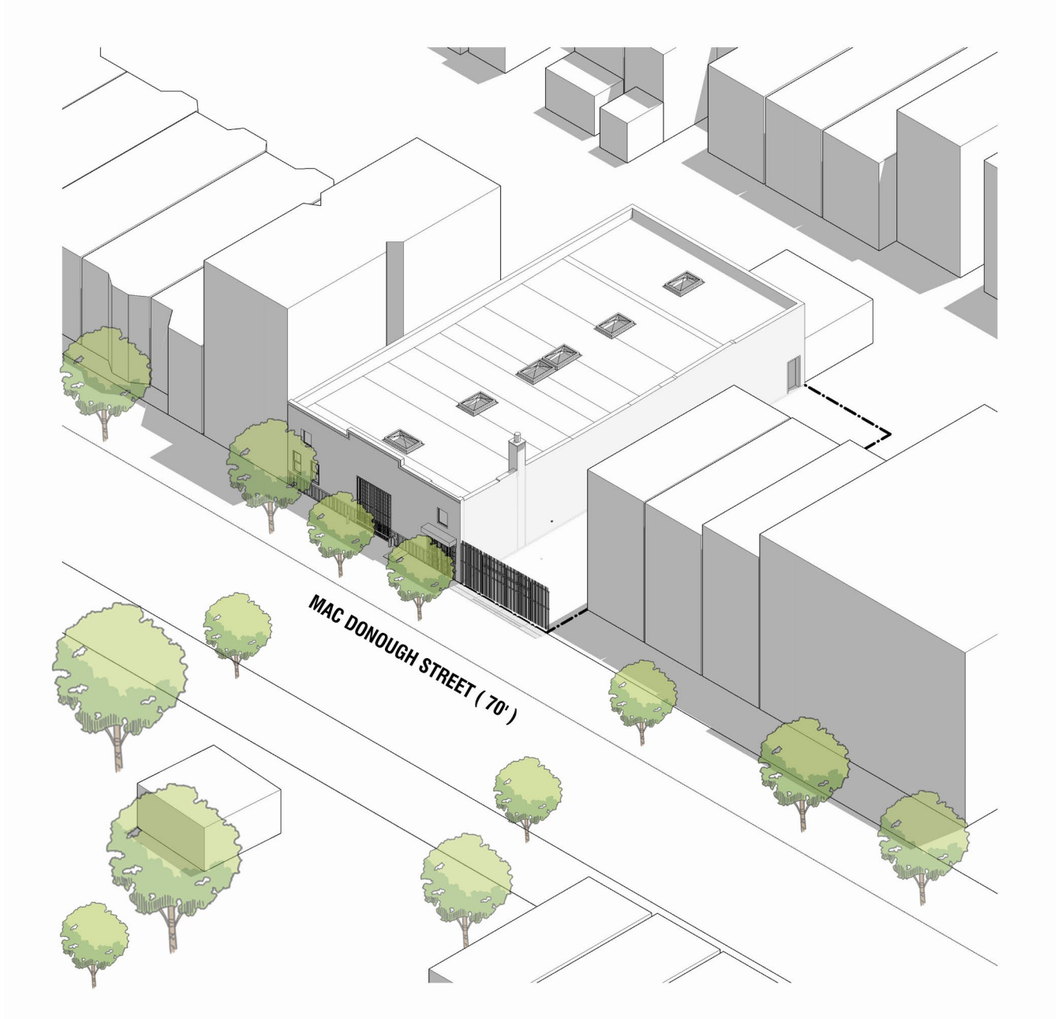
GOOGLE VIEW LOOKING NORTHWEST



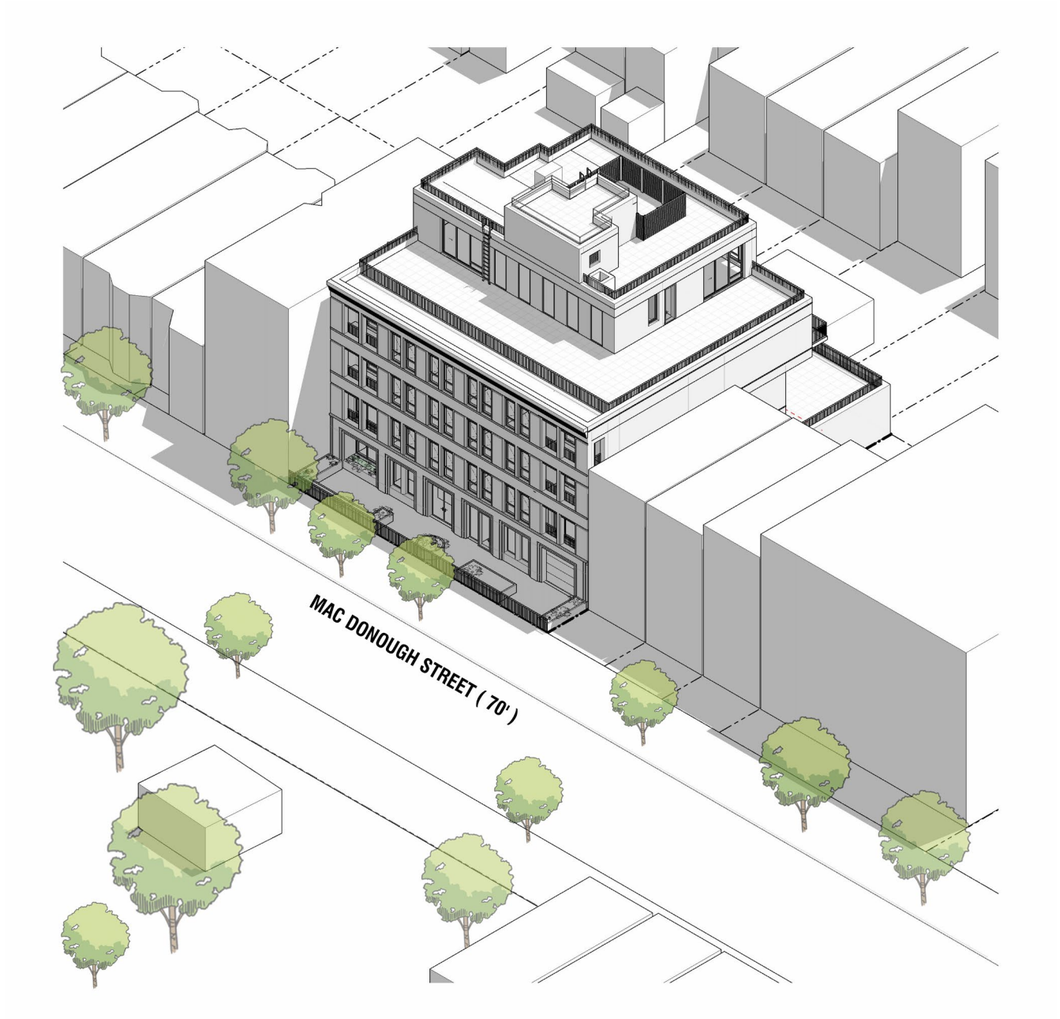
GOOGLE VIEW LOOKING NORTHEAST

GOOGLE VIEW LOOKING SOUTHEAST

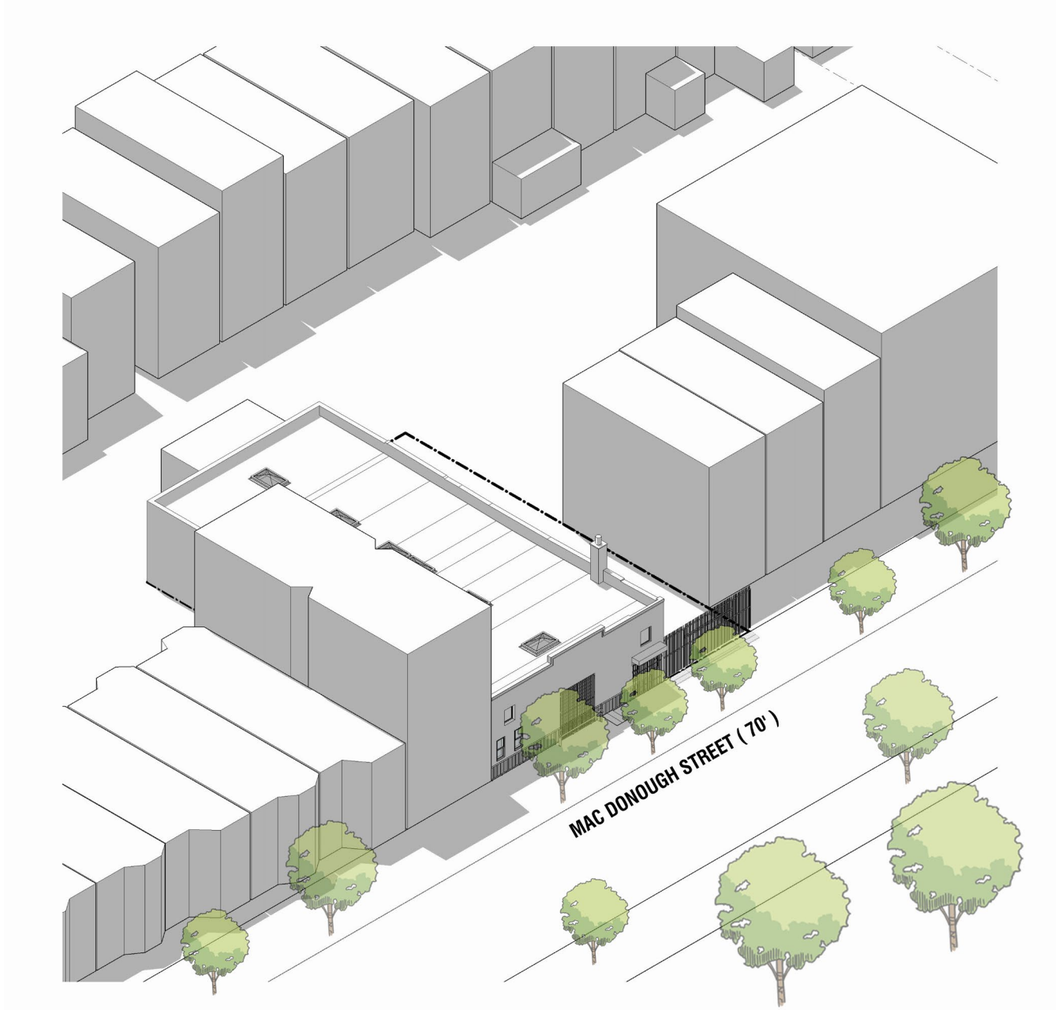

3 STOREY
538
2 STOREY
2 STOREY
2 STOREY
1 STOREY
538
381
383
385
MAC DONOUGH STREET (70')
412
394
400
400A
402
406-410
4 STORY
4 STOREY
3.5 STOREY
3 STOREY
3 STOREY
4 STOREY
T.O. BULKHEAD
MECH.
4 STORY
5 STORY
BALCONY
BALCONY
BALCONY
1 STORY
414
416
418
420
422
424
2 STOREY
2 STOREY
2 STOREY
2 STOREY
2 STOREY
2 STOREY
392
1 STOREY
2 STOREY
3 STOREY
3 STOREY
3 STOREY
3 STOREY
3 STOREY
3 STOREY
3.5 STOREY
3 STOREY
3 STOREY
2 STOREY
2 STOREY
2 STOREY
2 STOREY
2 STOREY
2 STOREY
2 STOREY
2 STOREY
3 STOREY
3 STOREY
315
317
319
321
323
325
327
329
331
333
335
335A
337
339
341
343
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351
349
DECATUR STREET (70')
N



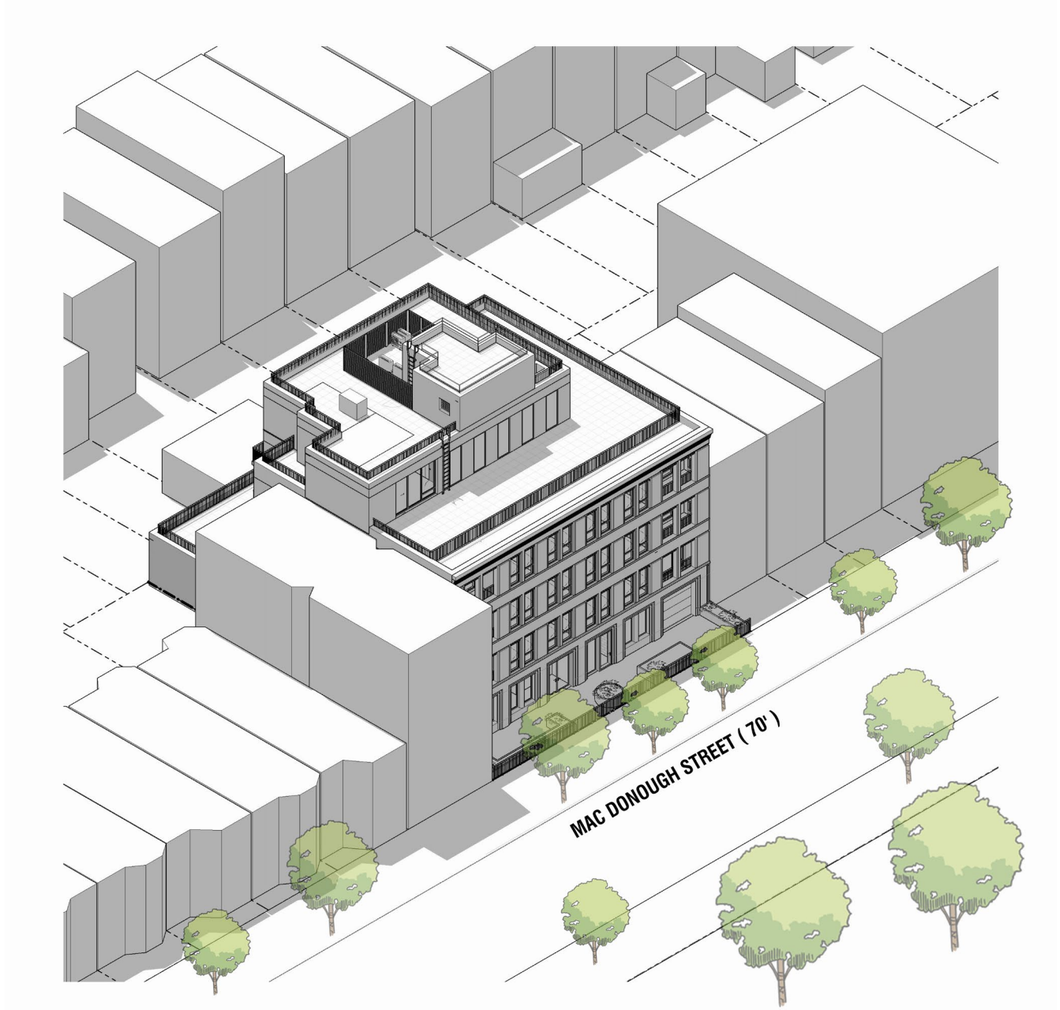
EXISTING



PROPOSED



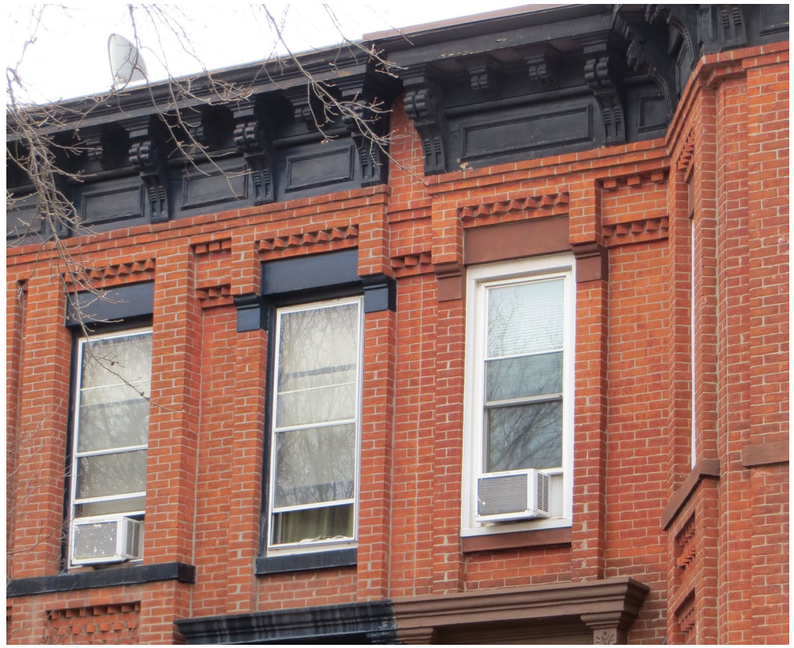
EXISTING



PROPOSED



BRICK ORNAMENTATION - 289 DECATUR STREET



BRICK ORNAMENTATION - 452 MACDONOUGH STREET



FACADE PACE / DESIGN - 394 MACDONOUGH STREET



BRICK ORNAMENTATION - 287 MACDONOUGH STREET

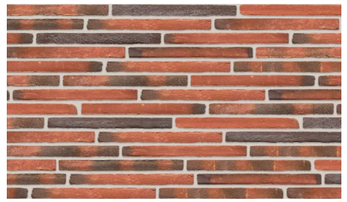


CORNICE ORNAMENTATION - 320 MALCOM X BOULEVARD



FACADE OPENINGS / CORNICE SHAPE - 275 DECATUR STREET

MATERIALS:



BR-1 GLEN GERY KING WILLIAM SUMMIT - FULL RANGE VENEER, FRONT



PC-1 PRECAST CONCRETE, MASTERPIECE PRECAST SAND TAN MPP#5002



BR-2 GLEN GERY WHITE PLAINS VELOUR - FULL RANGE VENEER,REAR & LOT LINE

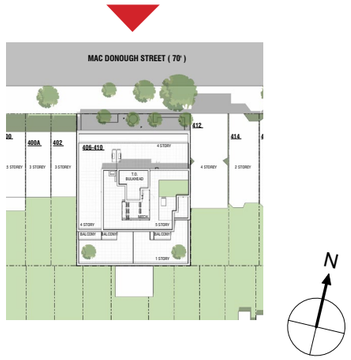


MR-1 GREY BROWN RAL 8019
AL-1 RAILINGS,WINDOWS, COPING

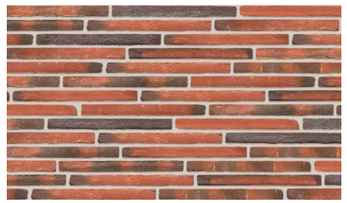


ST-1 31436, LIMESTONE STUCCO BALCONIES





MATERIALS:



BR-1 GLEN GERY KING WILLIAM SUMMIT - FULL RANGE VENEER, FRONT



PC-1 PRECAST CONCRETE, MASTERPIECE PRECAST SAND TAN MPP#5002



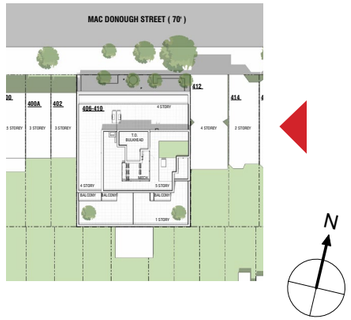
MR-1 GREY BROWN RAL 8019
AL-1 RAILINGS,WINDOWS, COPING



BR-2 GLEN GERY WHITE PLAINS VELOUR - FULL RANGE VENEER,REAR & LOT LINE



PROPOSED NORTH ELEVATION



KEY PLAN

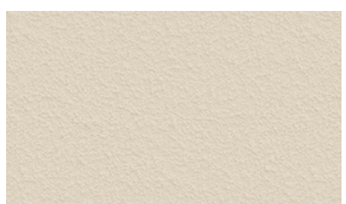
MATERIALS:



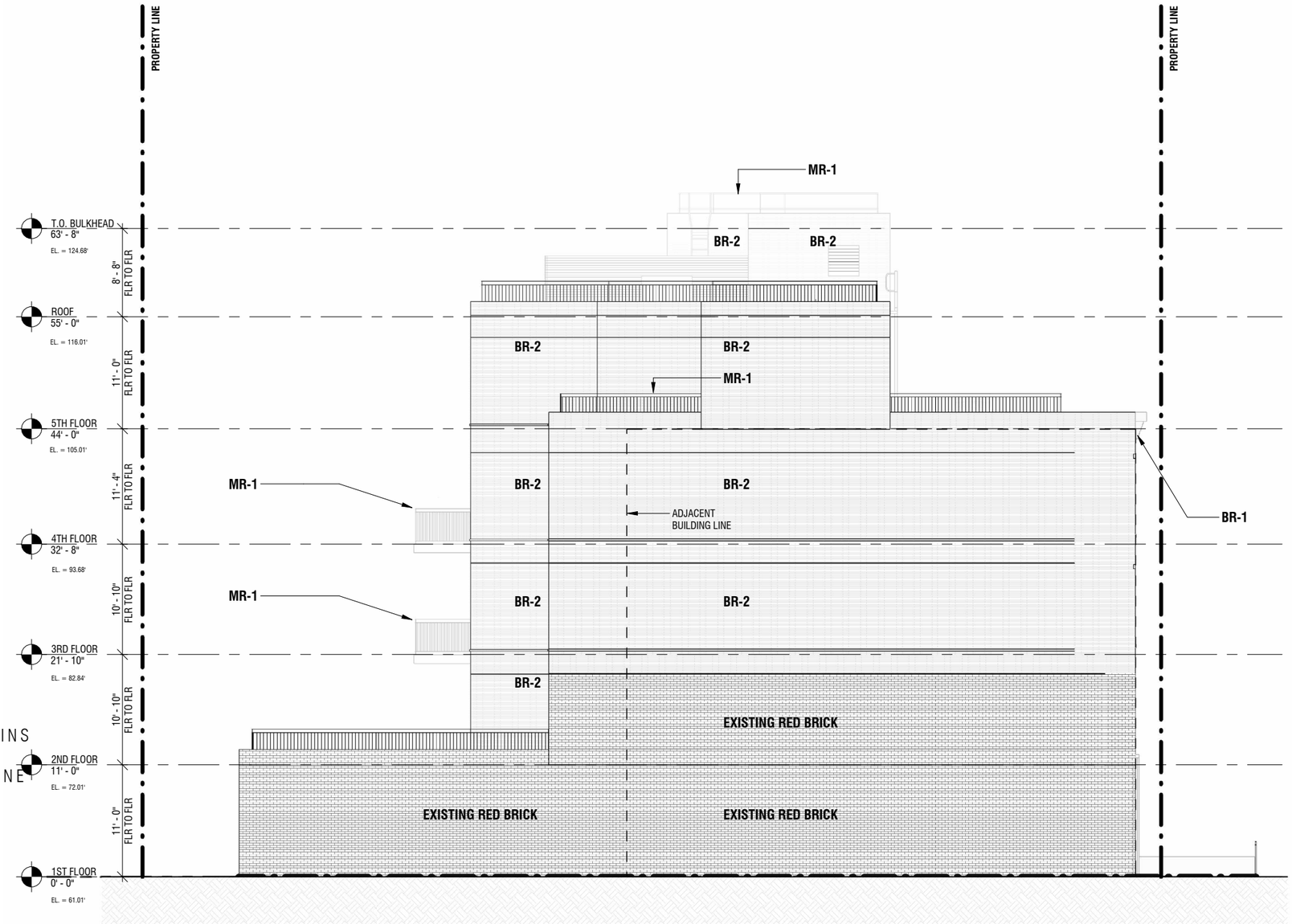
BR-2 GLEN GERY WHITE PLAINS VELOUR - FULL RANGE VENEER,REAR & LOT LINE



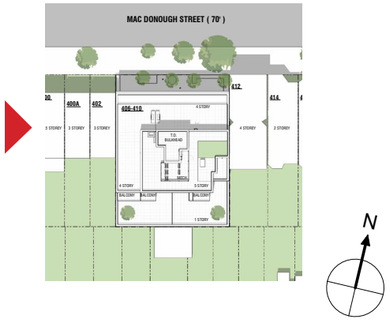
MR-1 GREY BROWN RAL 8019
AL-1 RAILINGS,WINDOWS, COPING



ST-1 31436, LIMESTONE STUCCO LOT LINE, REAR FACADE, PENTHOUSE, BH

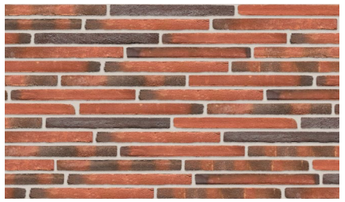


PROPOSED EAST ELEVATION



KEY PLAN

MATERIALS:



BR-1 GLEN GERY KING WILLIAM SUMMIT - FULL RANGE VENEER, FRONT



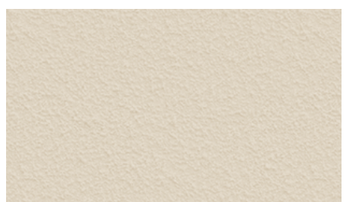
PC-1 PRECAST CONCRETE, MASTERPIECE PRECAST SAND TAN MPP#5002



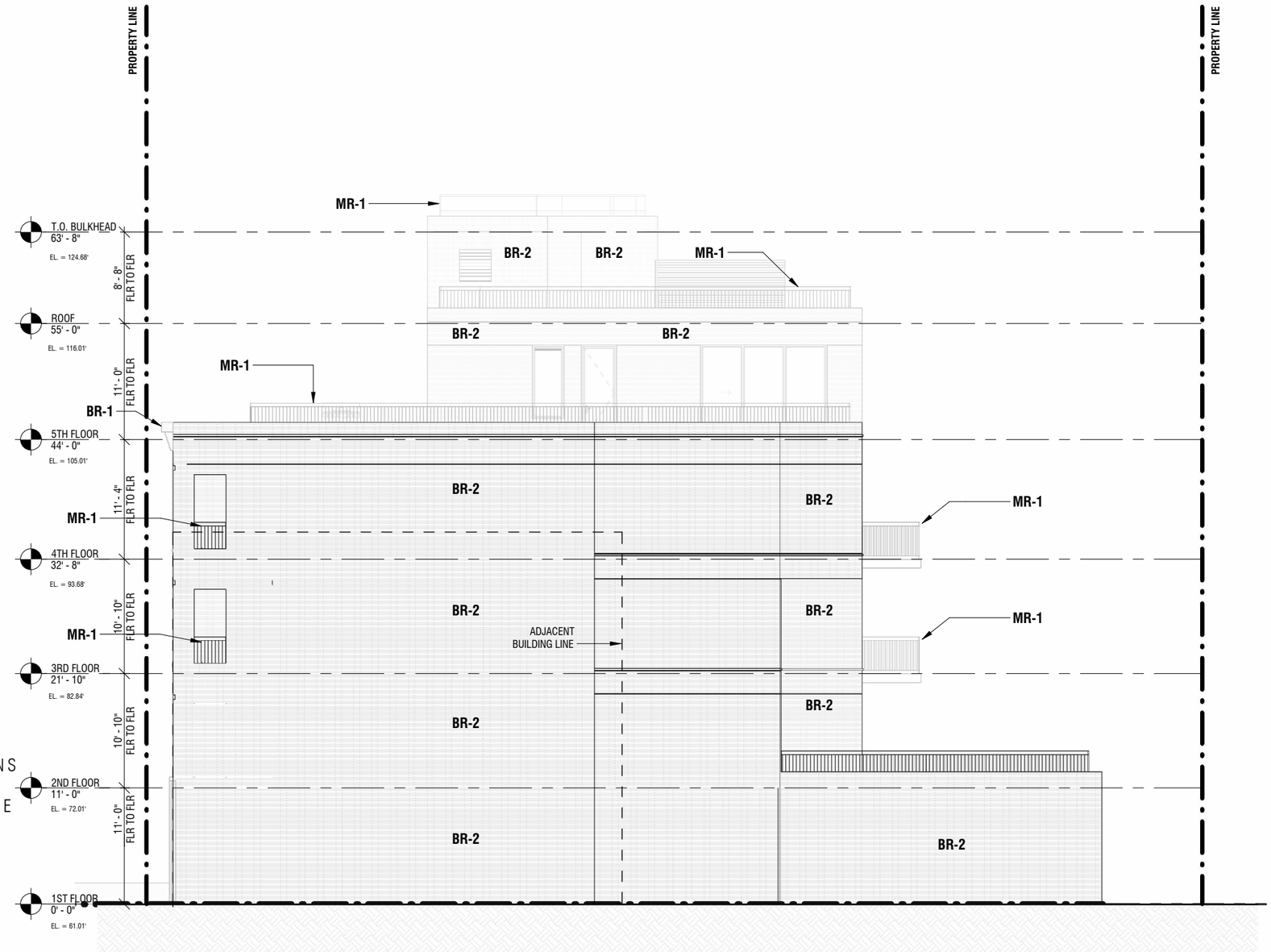
BR-2 GLEN GERY WHITE PLAINS VELOUR - FULL RANGE VENEER,REAR & LOT LINE



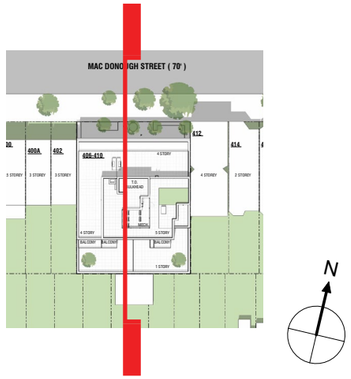
MR-1 GREY BROWN RAL 8019
AL-1 RAILINGS,WINDOWS, COPING



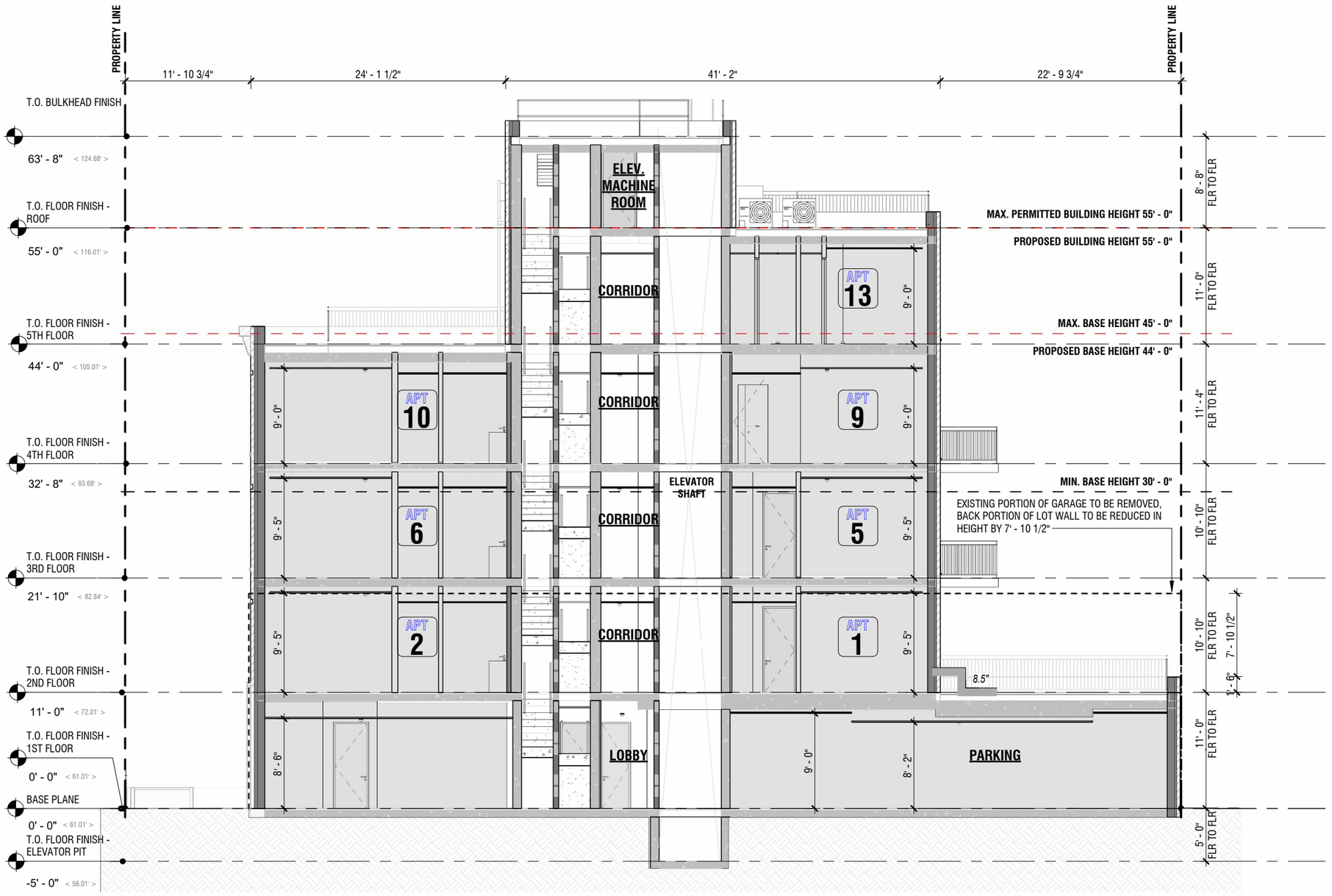
ST-1 31436, LIMESTONE STUCCO LOT LINE, REAR FACADE, PENTHOUSE, BH



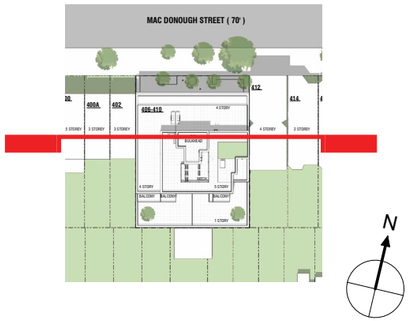
PROPOSED WEST ELEVATION



KEY PLAN



PROPOSED SECTION - LONGITUDNAL

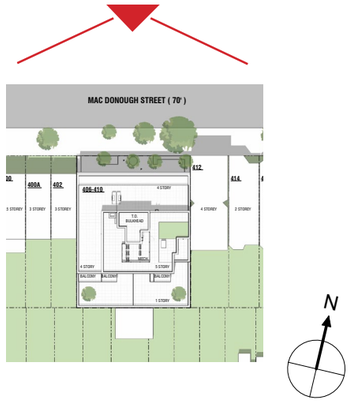


KEY PLAN

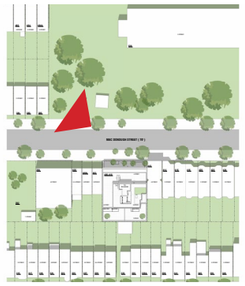


PROPOSED SECTION - CROSS SECTIONAL

PROPOSED STREET ELEVATION ALONG MACDONOUGH STREET







N

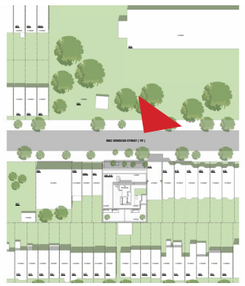
KEY PLAN



EXISTING VIEW A LOOKING NORTHEAST



VIEW A LOOKING NORTHEAST



KEY PLAN



EXISTING VIEW B LOOKING SOUTHWEST



VIEW B LOOKING SOUTHWEST



KEY PLAN



EXISTING VIEW C LOOKING SOUTH THROUGH PLAYGROUND



VIEW C LOOKING SOUTH THROUGH PLAYGROUND



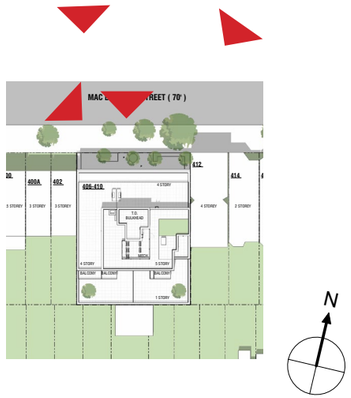
KEY PLAN



EXISTING VIEW C LOOKING SOUTH INSIDE PLAYGROUND (SLIGHT ZOOM)



VIEW C LOOKING SOUTH INSIDE PLAYGROUND (SLIGHT ZOOM)



KEY PLAN



VIEW A - STREET VIEW CLOSE UP ENTRANCE



VIEW B - STREET VIEW LOOKING SOUTHWEST



VIEW C - ELEVATED STREET VIEW

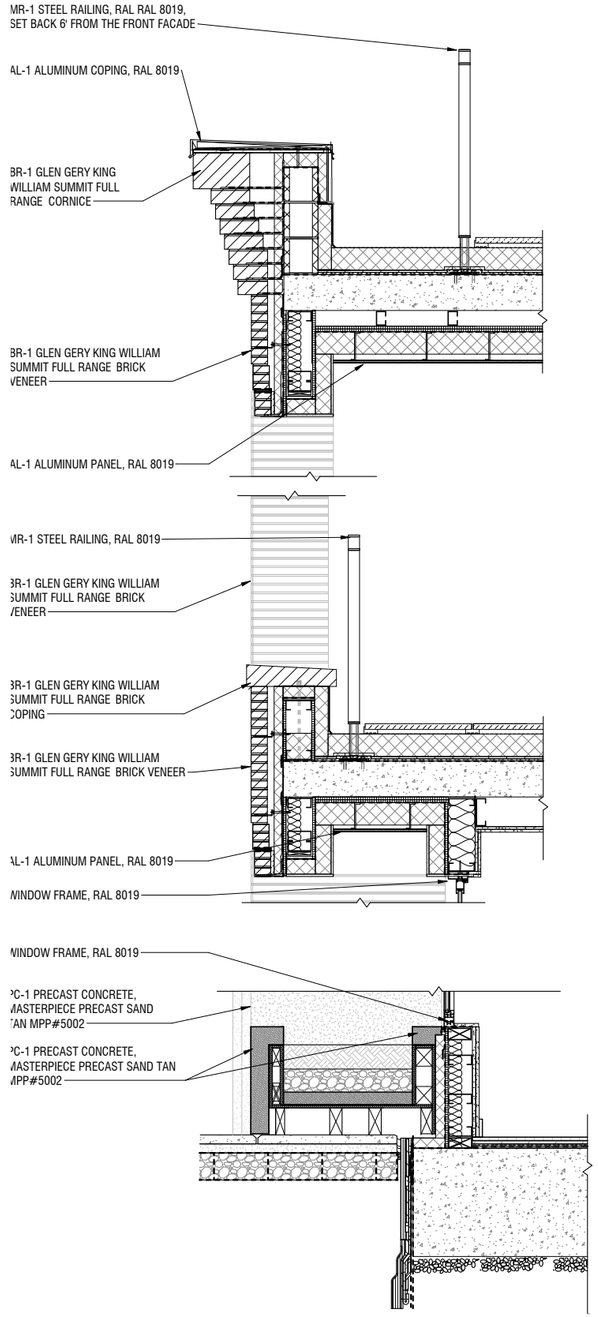


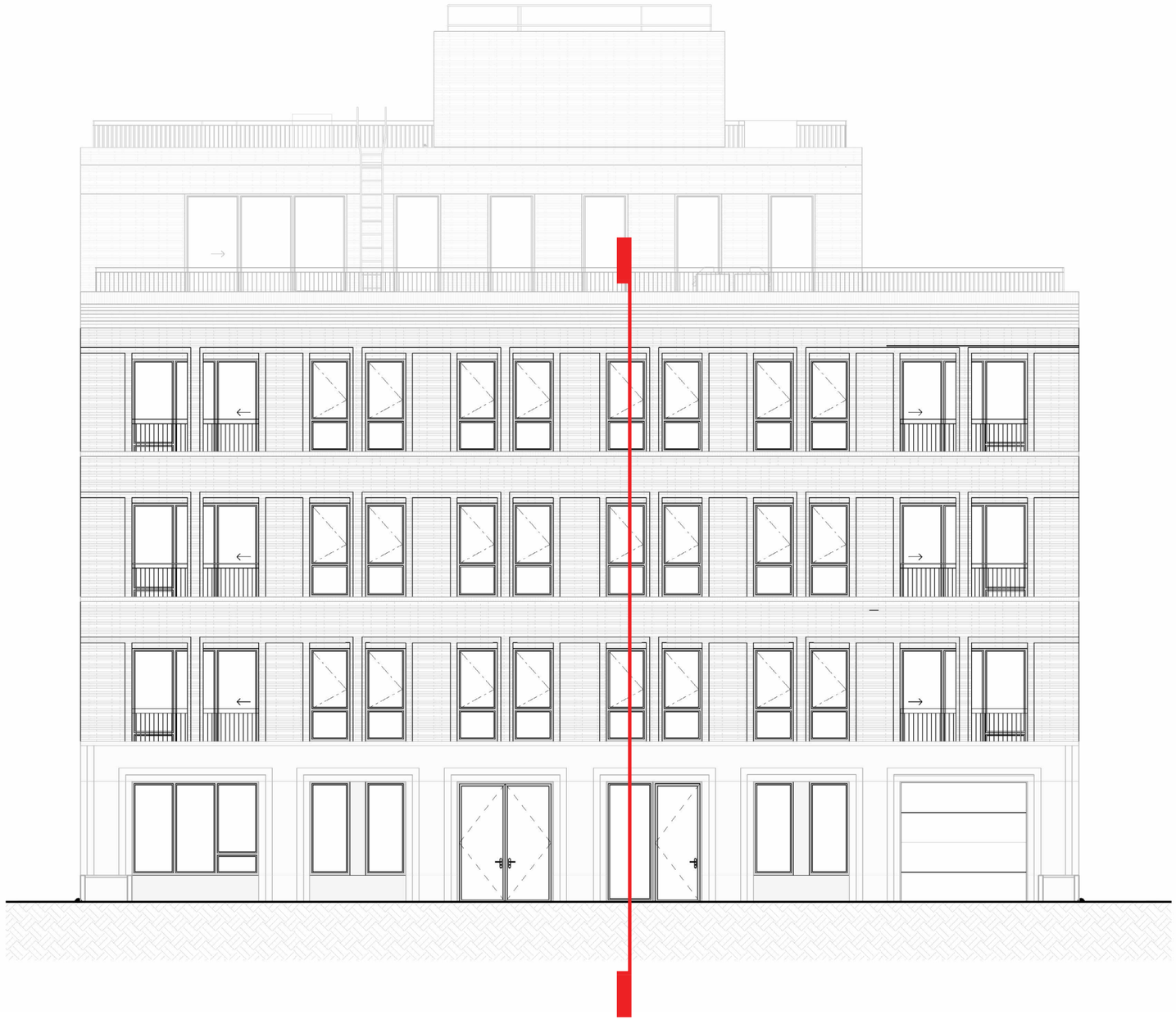
VIEW D - STREET VIEW LOOKING LOOKING SOUTH



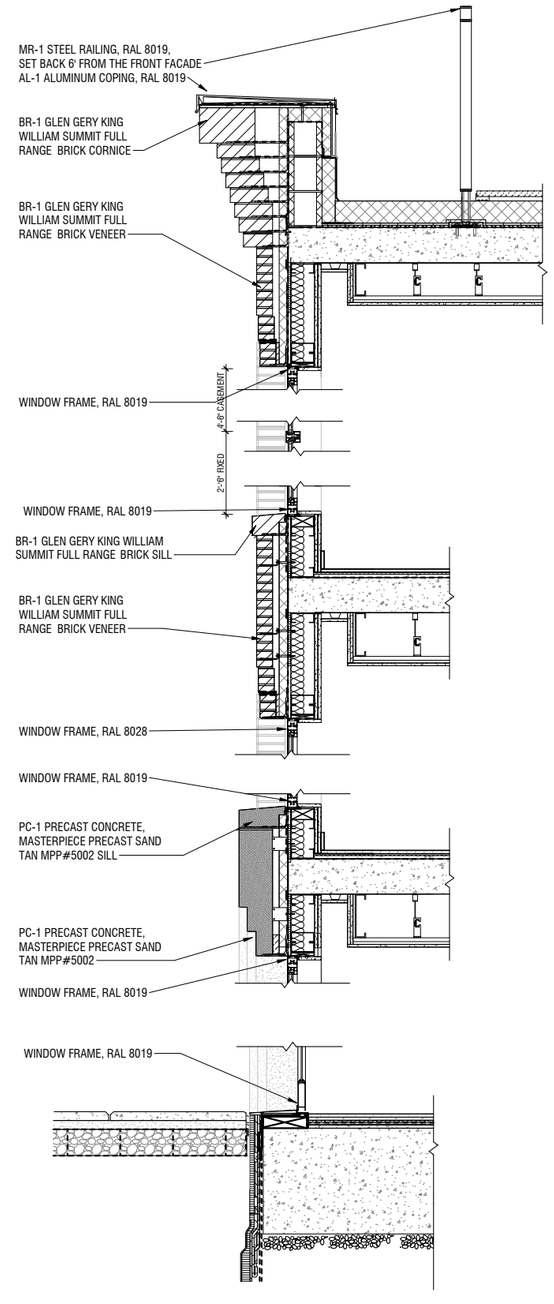


PROPOSED NORTH ELEVATION



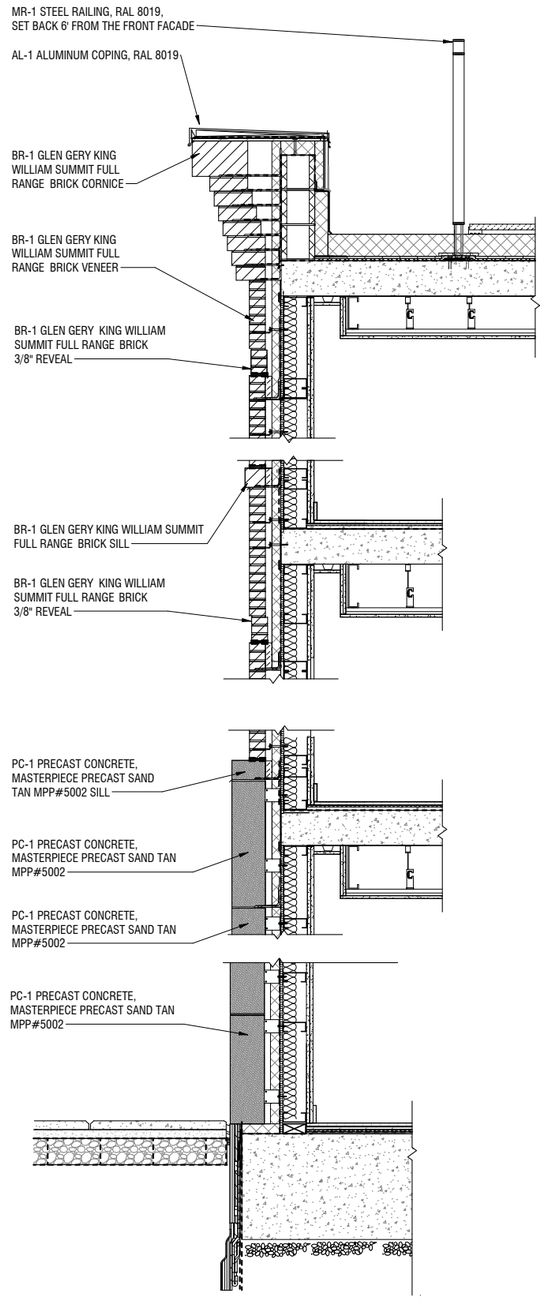


PROPOSED NORTH ELEVATION



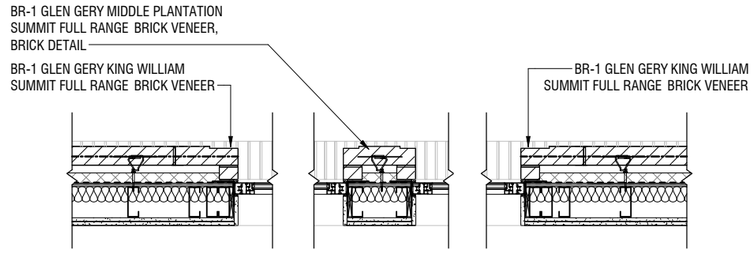


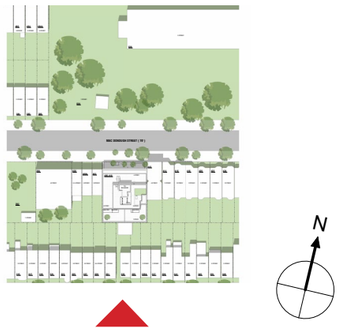
PROPOSED NORTH ELEVATION





PROPOSED NORTH ELEVATION





MATERIALS:



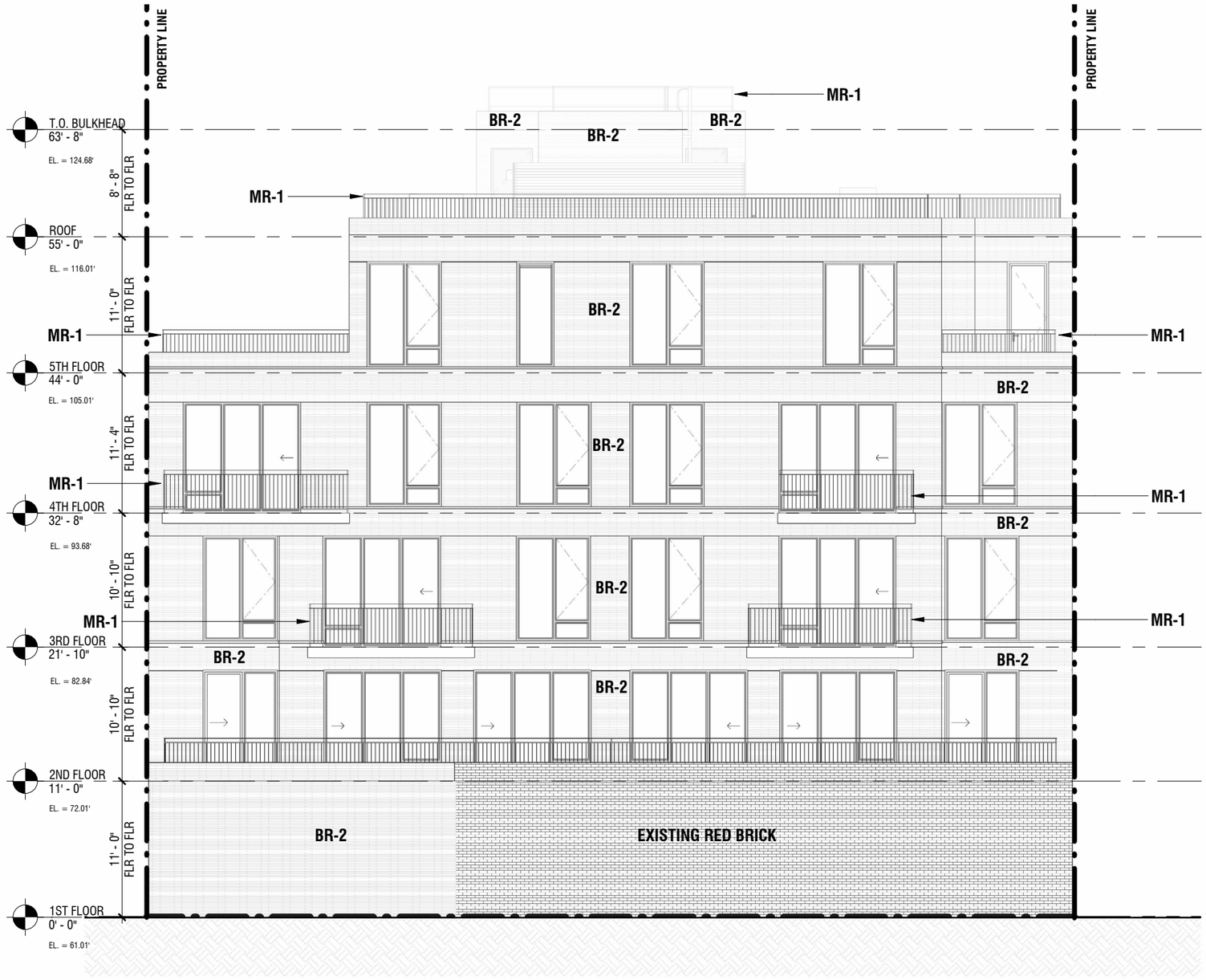
BR-2 GLEN GERY WHITE PLAINS VELOUR - FULL RANGE VENEER,REAR & LOT LINE



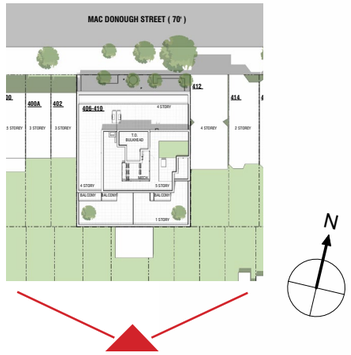
MR-1 GREY BROWN RAL 8019
AL-1 RAILINGS,WINDOWS, COPING



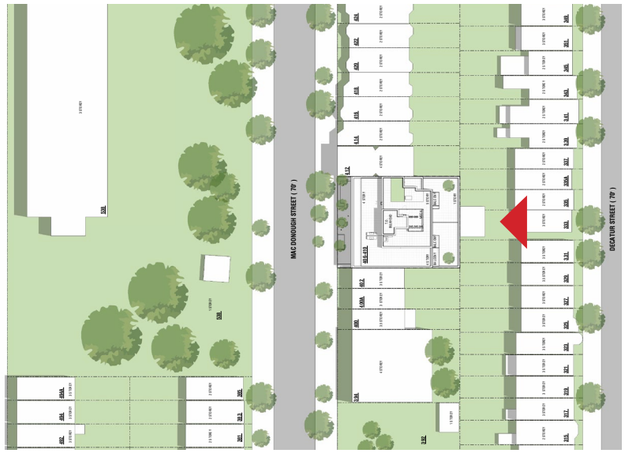
ST-1 31436, LIMESTONE STUCCO BALCONIES



PROPOSED SOUTH ELEVATION


MAC DONOUGH STREET (70')
400A
402
406-410
412
414
T.O. ROOFHEAD
N





KEY PLAN



VIEW A LOOKING NORTH FROM 333 DECATUR STREET 3RD FLOOR



KEY PLAN

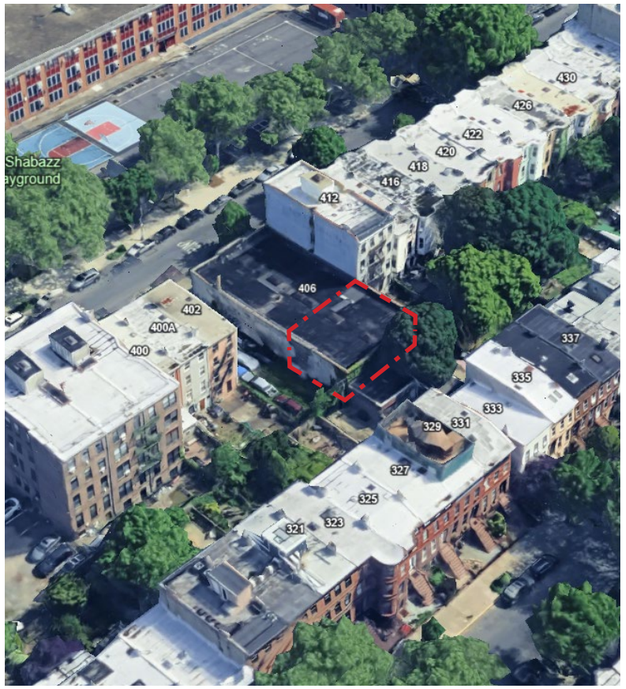


VIEW A LOOKING NORTHEAST FROM 329 DECATUR STREET 3RD FLOOR



KEY PLAN

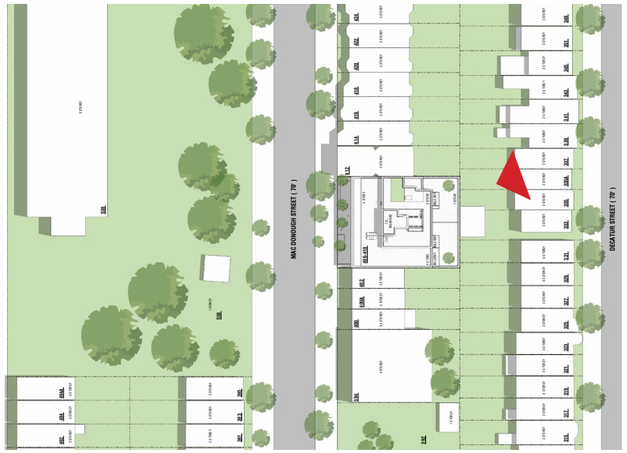
EXISTING ROOF, EXTERIOR WALL FACING EXISTING SIDE YARD, AND 7' - 10 1/2"IN HEIGHTOF REAR YARD EXTENSION TO BE DEMOLISH



GOOGLE VIEW LOOKING NORTHEAST



VIEW A LOOKING NORTH FROM 333 DECATUR STREET (WITH EXISTING STRUCTURE IN RED)



KEY PLAN

EXISTING ROOF, EXTERIOR WALL FACING EXISTING SIDE YARD, AND 7' - 10 1/2"IN HEIGHTOF REAR YARD EXTENSION TO BE DEMOLISH



GOOGLE VIEW LOOKING NORTHWEST



VIEW A LOOKING NORTHWEST FROM 335A DECATUR ST (WITH EXISTING STRUCTURE IN RED)



KEY PLAN



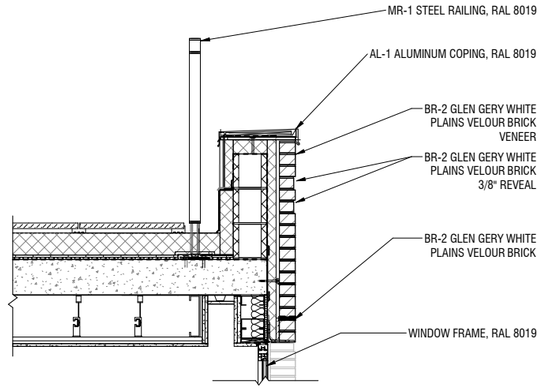
EXISTING VIEW C LOOKING SOUTH THROUGH PLAYGROUND

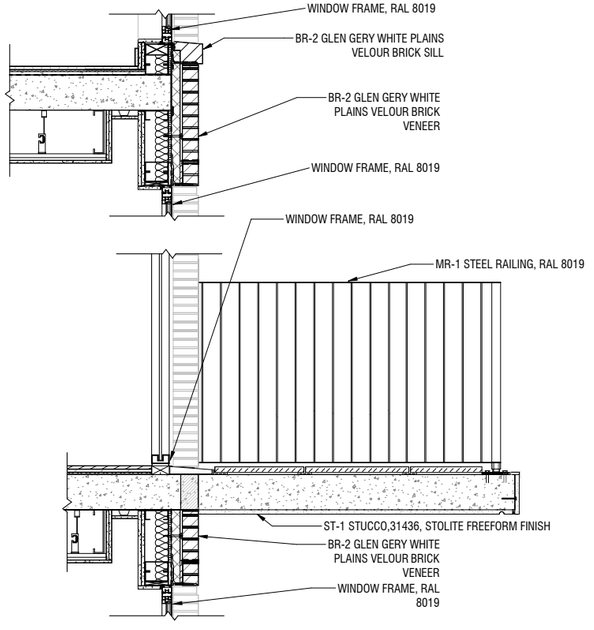


VIEW C LOOKING SOUTH THROUGH PLAYGROUND



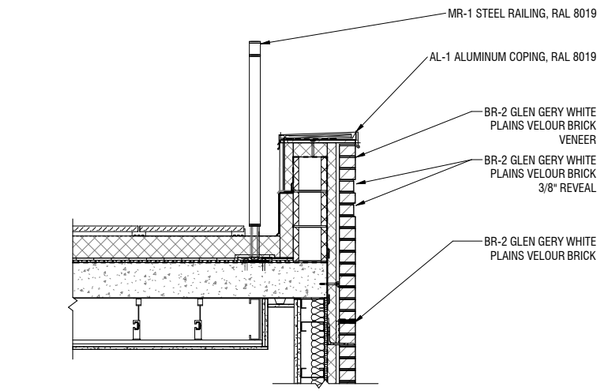
PROPOSED NORTH ELEVATION

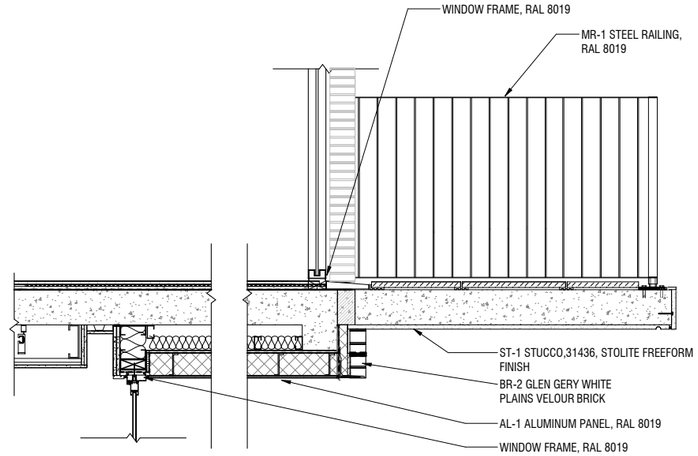


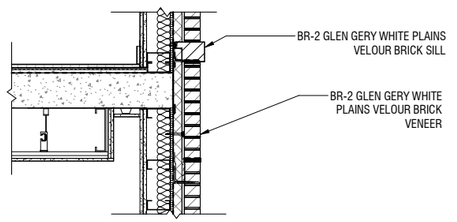




PROPOSED NORTH ELEVATION

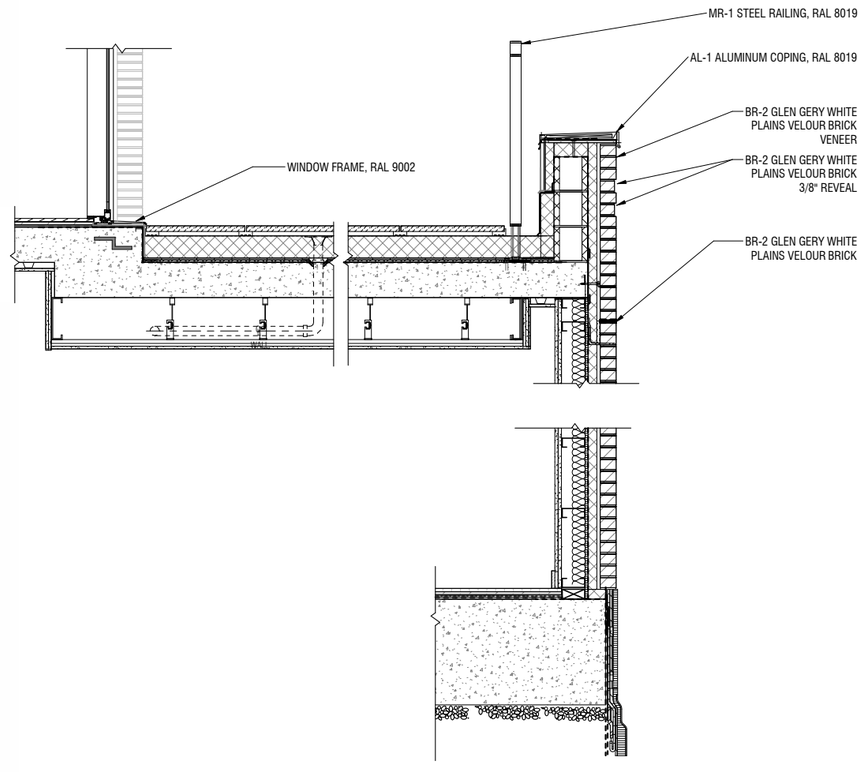


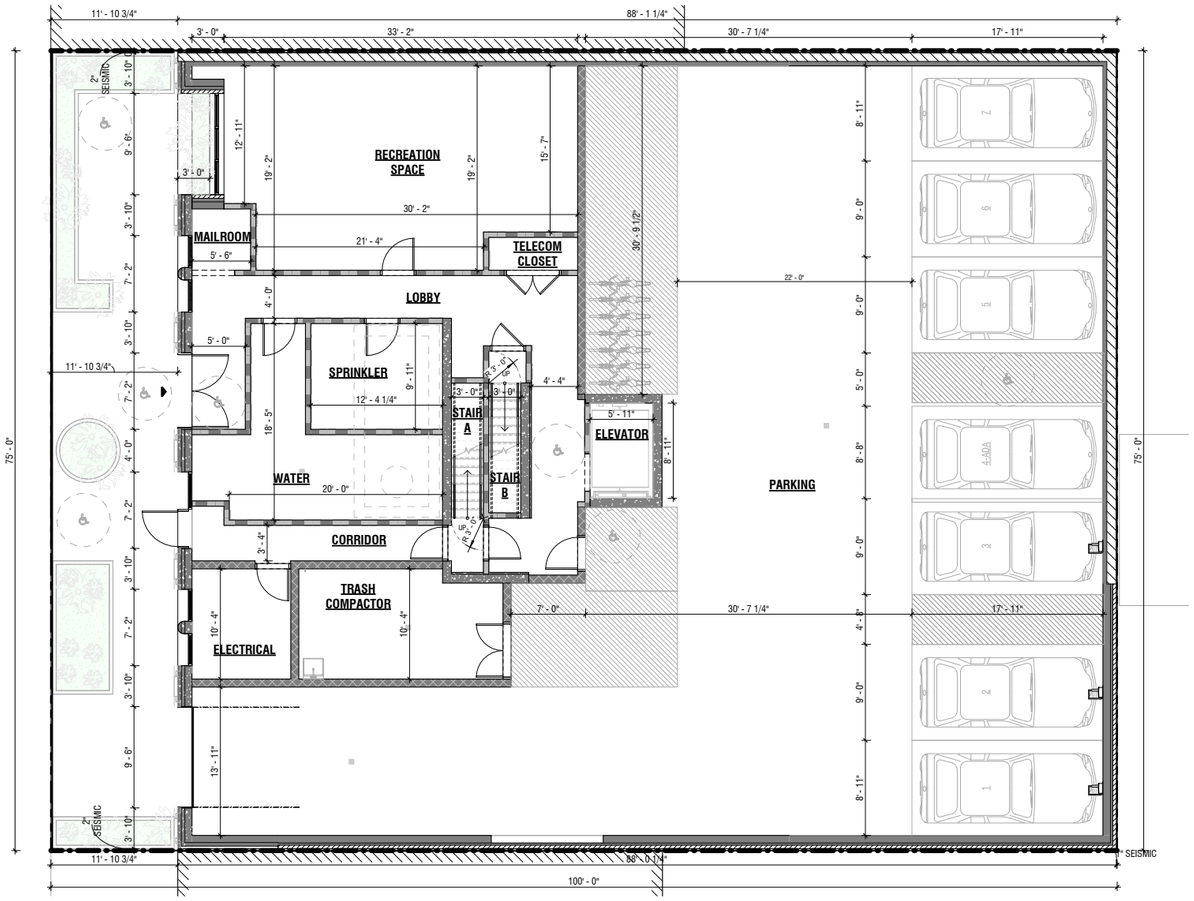




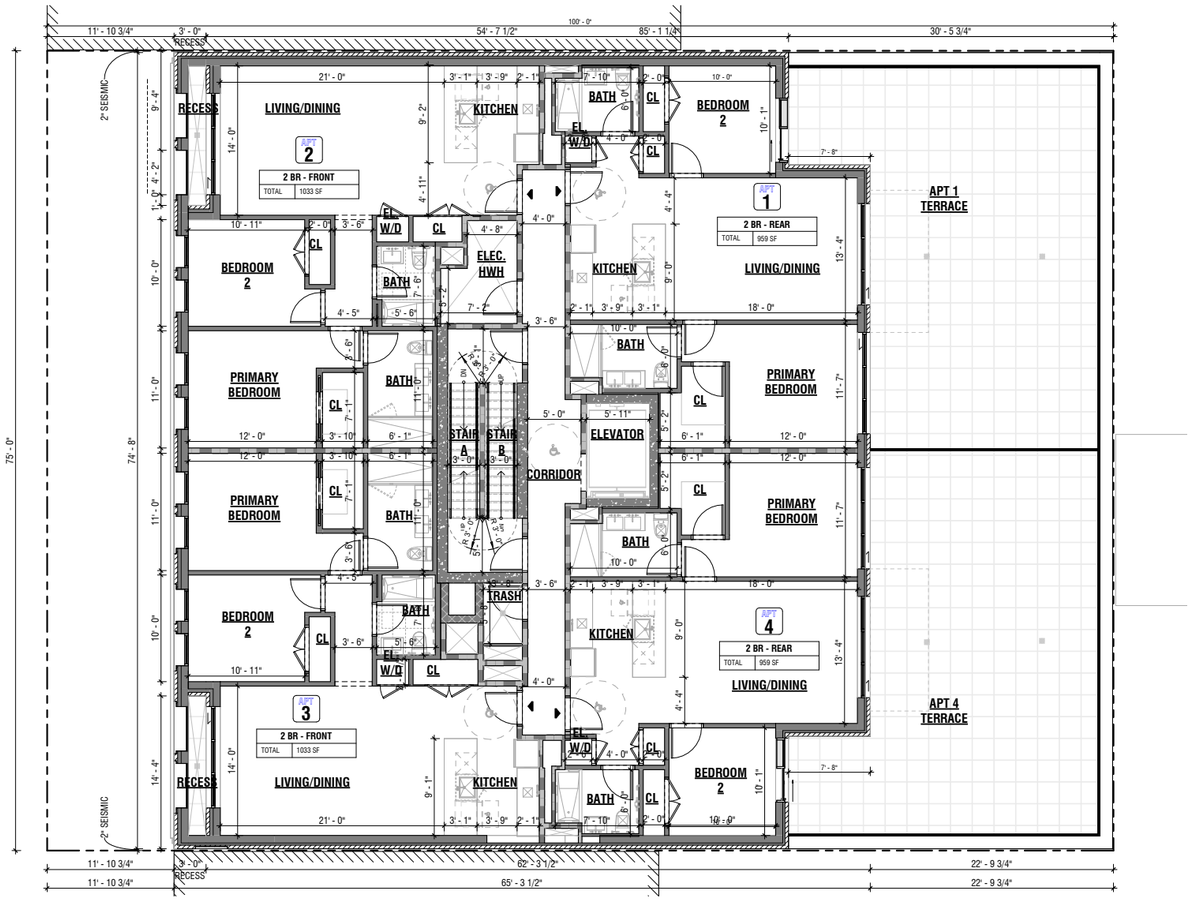


PROPOSED NORTH ELEVATION

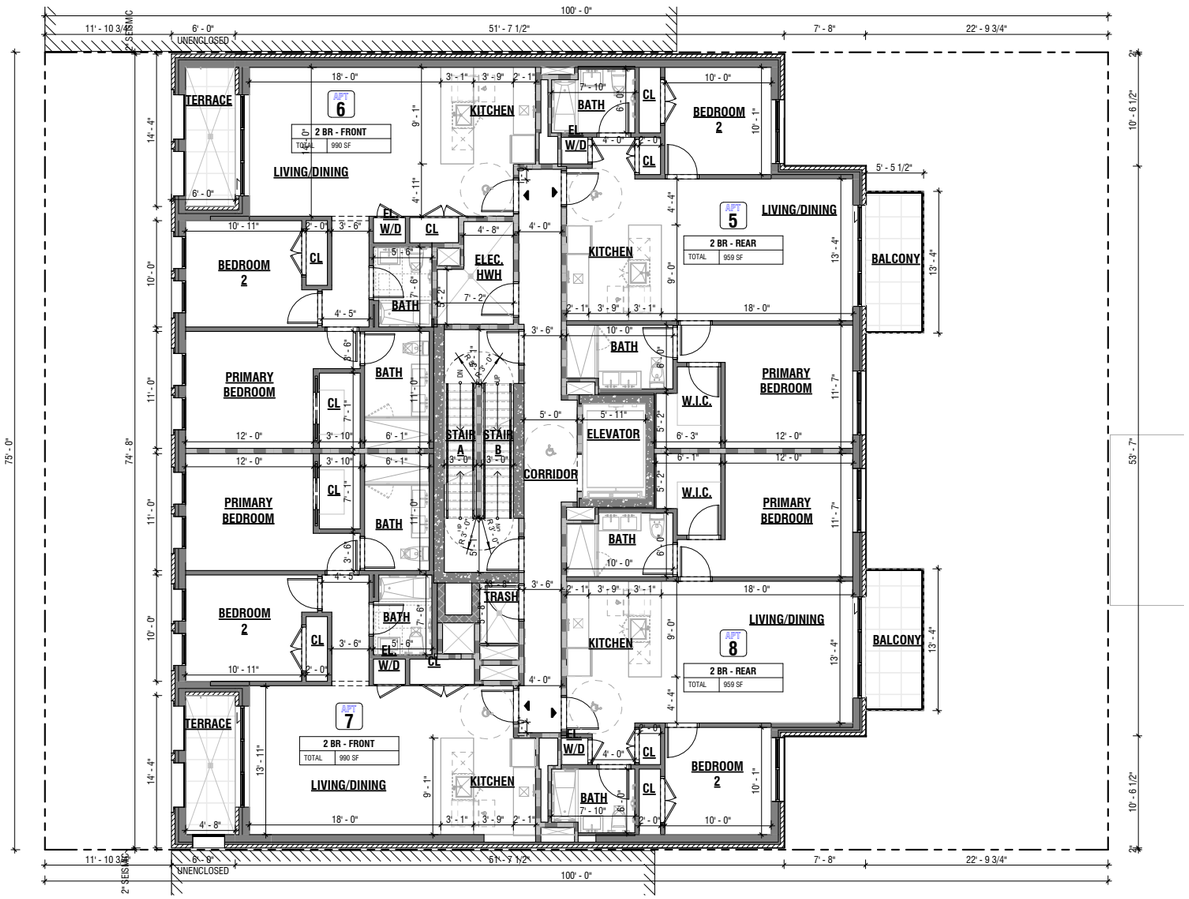




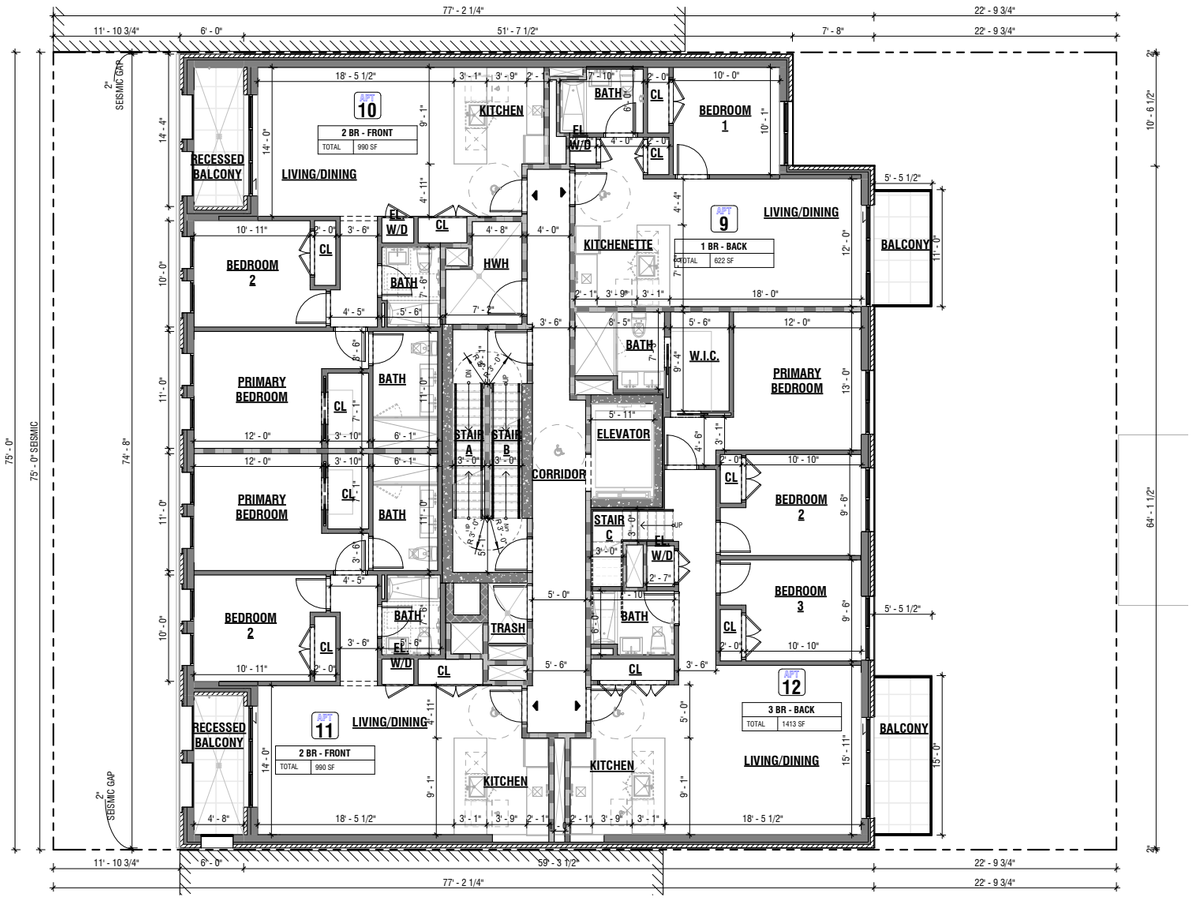
PROPOSED 1ST FLOOR



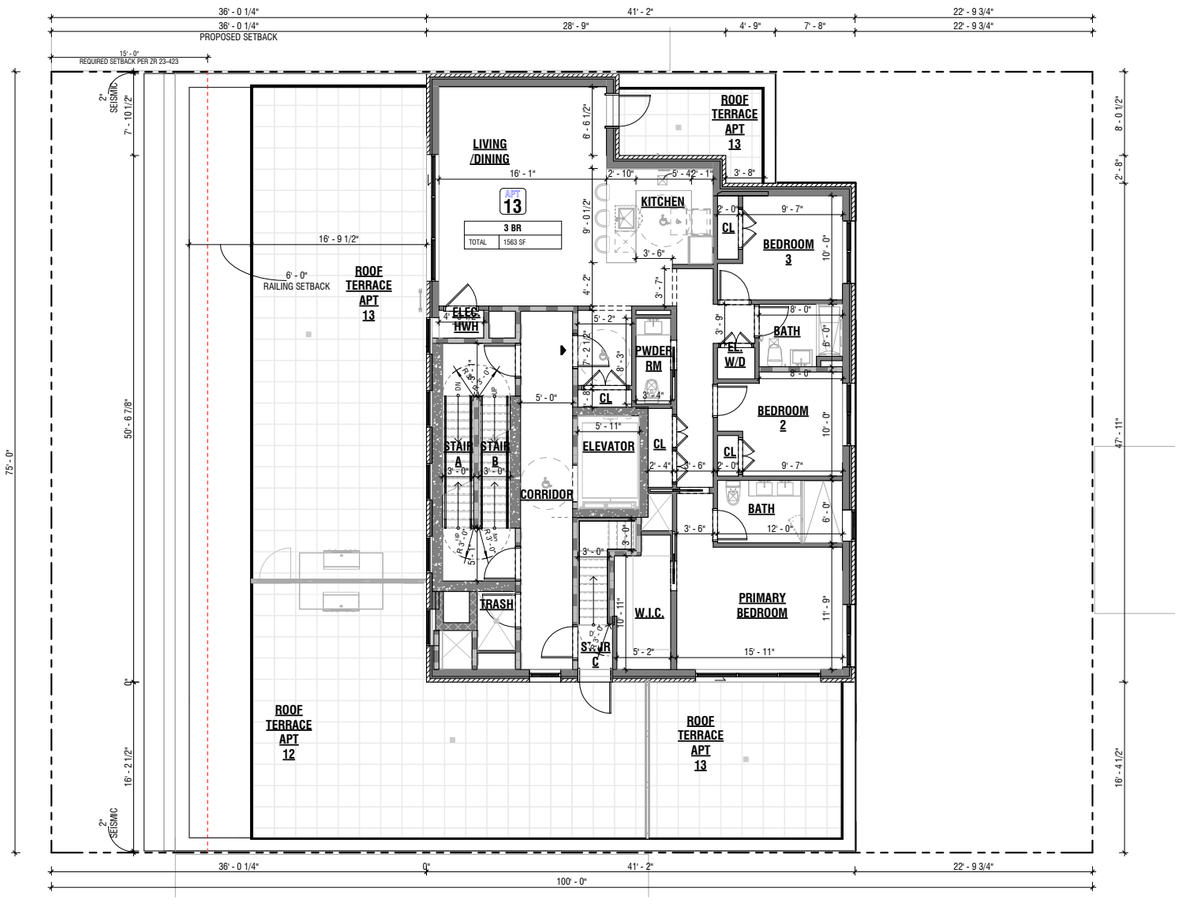
PROPOSED 2ND FLOOR



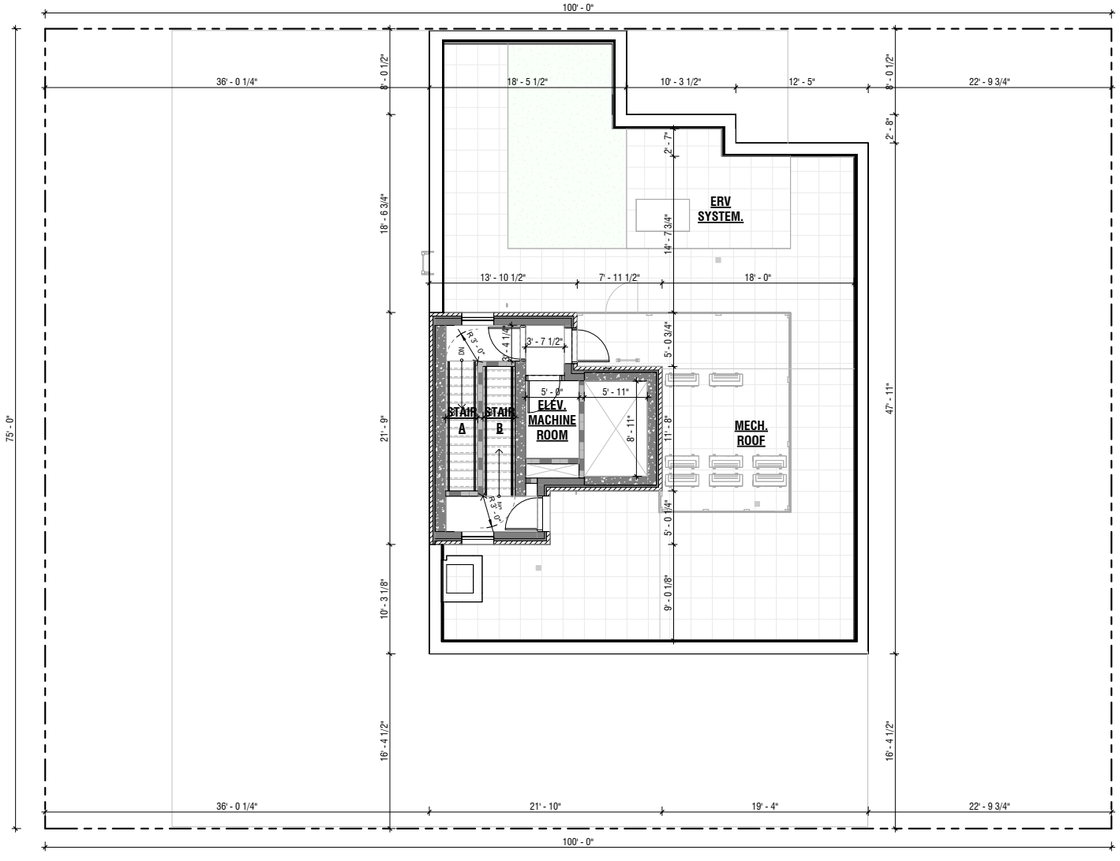
PROPOSED 3RD FLOOR



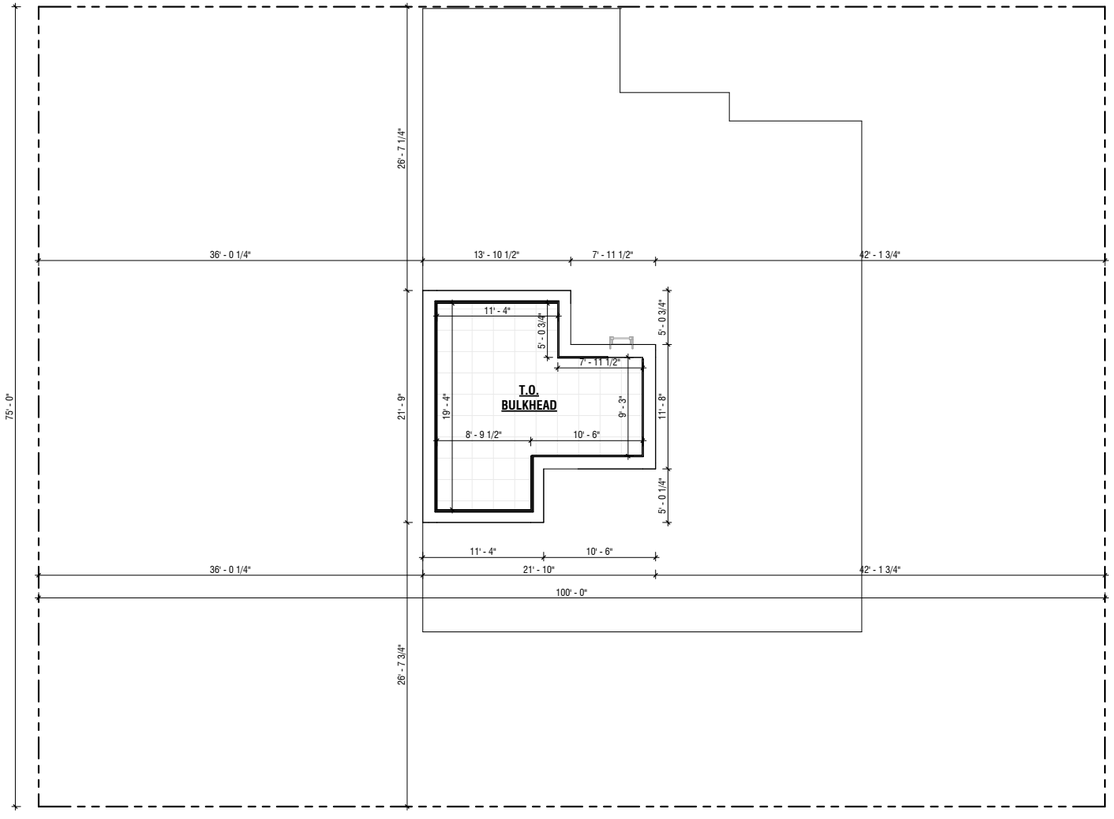
PROPOSED 4TH FLOOR



PROPOSED 5TH FLOOR



PROPOSED ROOF



PROPOSED BULKHEAD



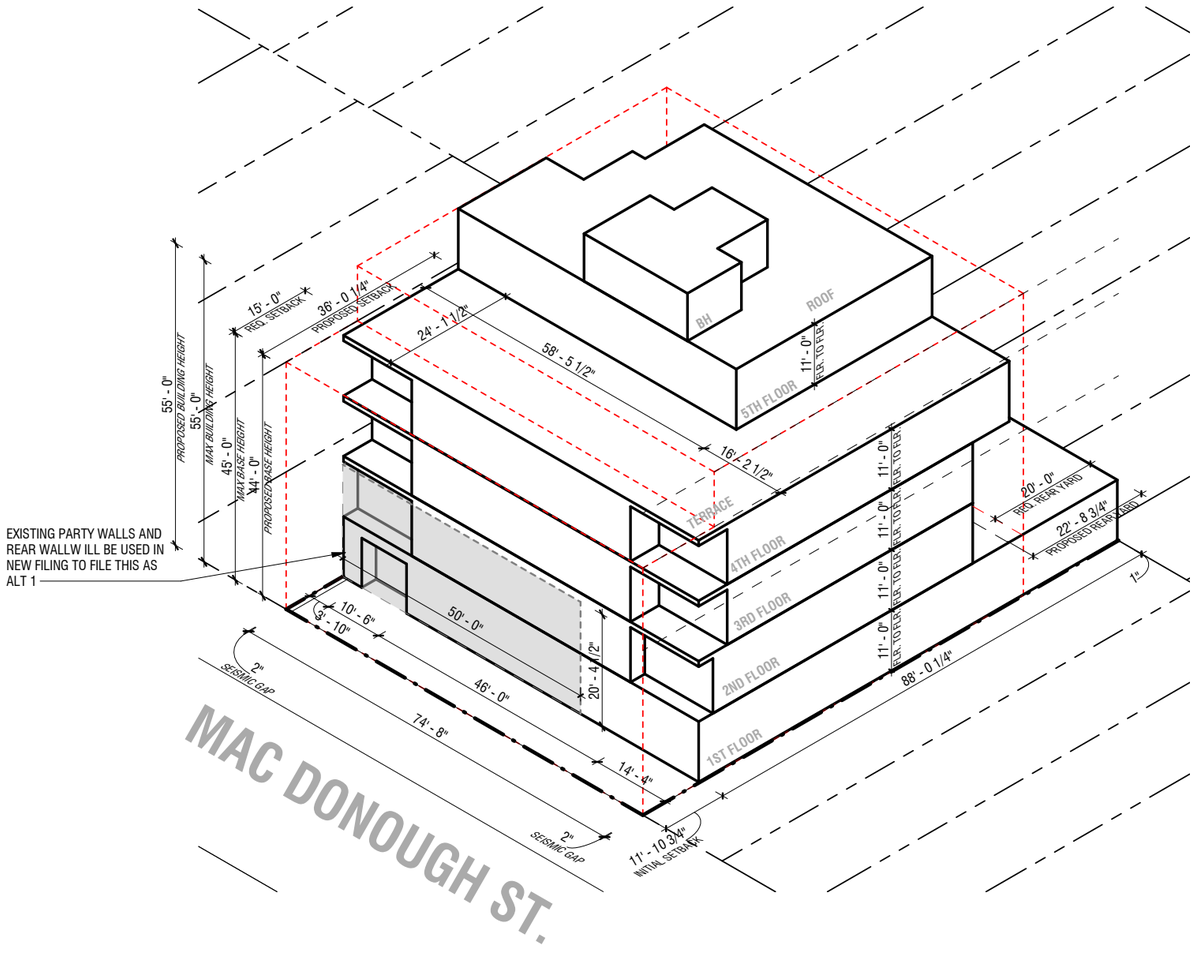
406-410 MAC DONOUGH STREET

APPENDIX A:

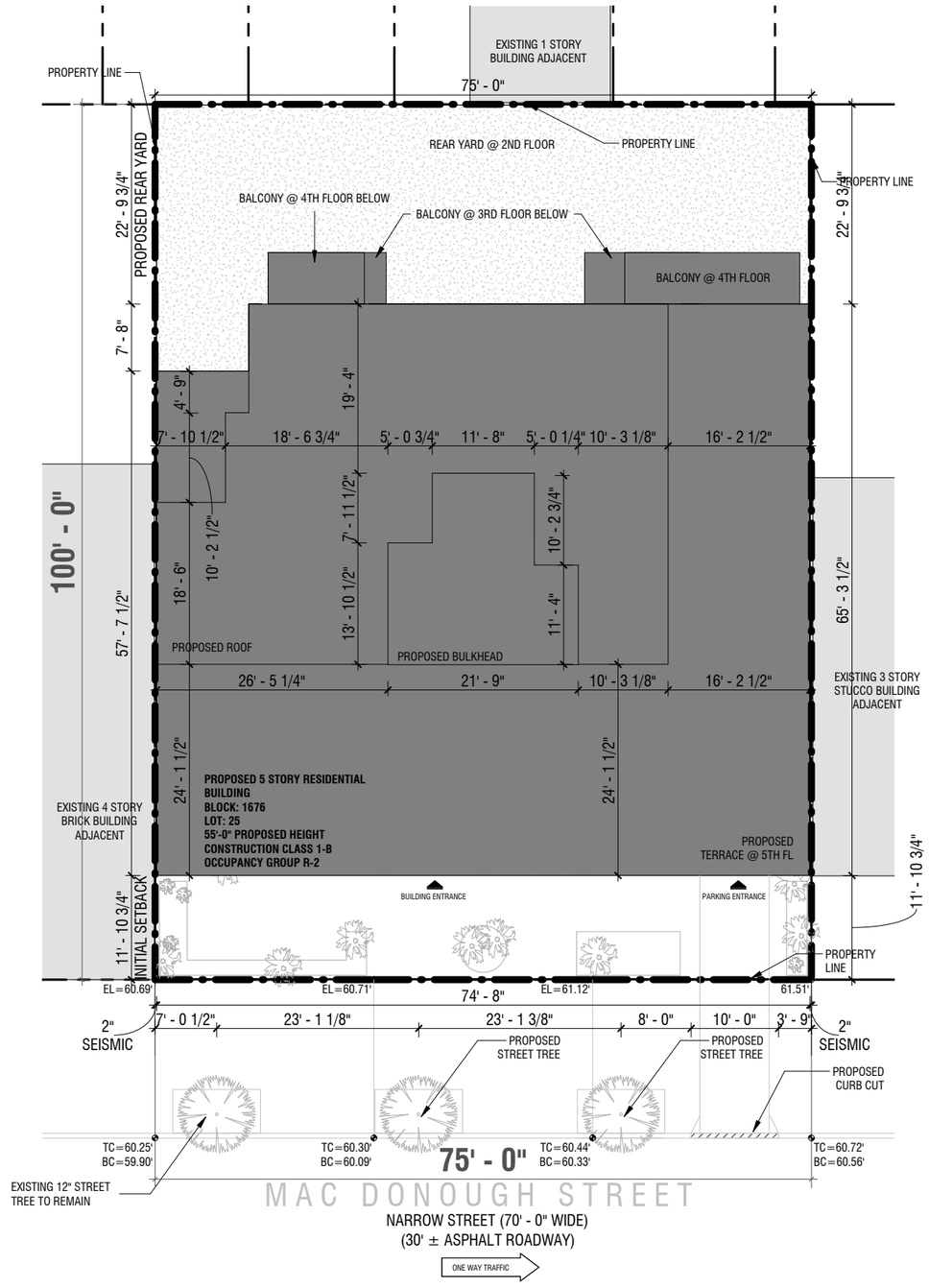
51 PROPOSED ZONING ENVELOPE DIAGRAMS
52 LAND USE MAP - EXISTING & PROPOSED
53 SUN STUDIES - FALL EQUINOX & WINTER SOLSTICE
54 SUN STUDIES - SPRING EQUINOX & SUMMER SOLSTICE
55 SUN STUDIES - SPRING EQUINOX DAY

ADDRESS: 406-410 MAC DONOUGH STREET BROOKLYN, NY 11233
BLOCK: 1676 **LOT:** 25
LOT DIMENSIONS: 75'-0" X 100'-0"
ZONING LOT AREA: 7,500 SF
ZONING LOT DISTRICT: R6B
ZONING MAP: 17a
ZONING FAR: 2.0 (per ZR-23-22)
MAX ZONING AREA: 15,000 SF

PROPOSED ZONING AREA: 14,999.00 SF
PROPOSED ZONING FAR: 1.99



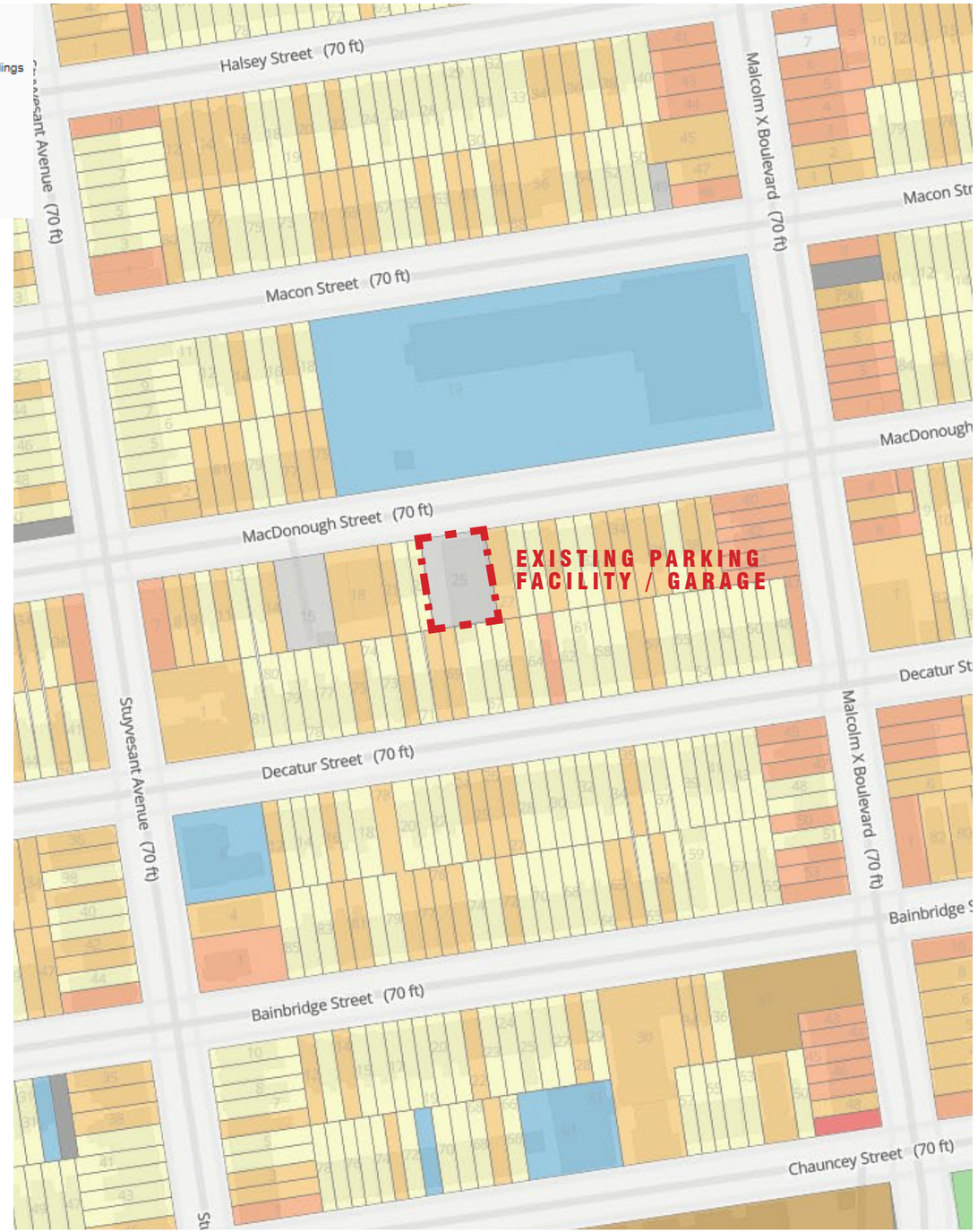
ZONING AXONOMETRIC



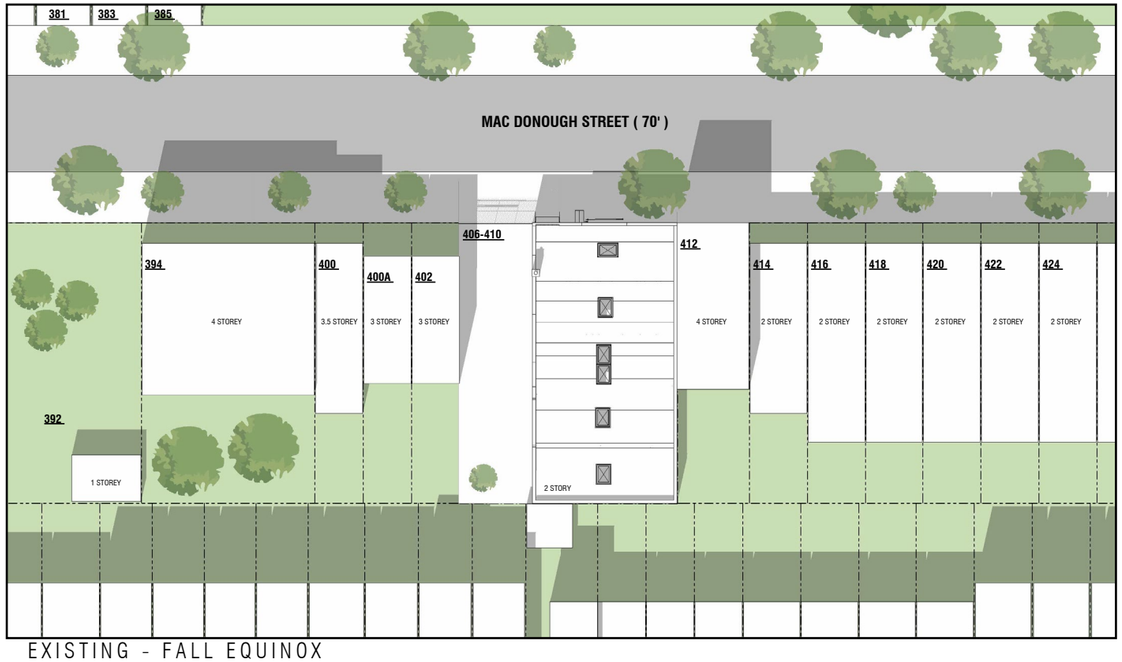
PLOT PLAN

- One & Two Family Buildings
- Multi-Family Walk-Up Buildings
- Multi-Family Elevator Buildings
- Mixed Residential & Commercial Buildings
- Commercial & Office Buildings
- Industrial & Manufacturing
- Transportation & Utility
- Public Facilities & Institutions
- Open Space & Outdoor Recreation
- Parking Facilities
- Vacant Land
- Other

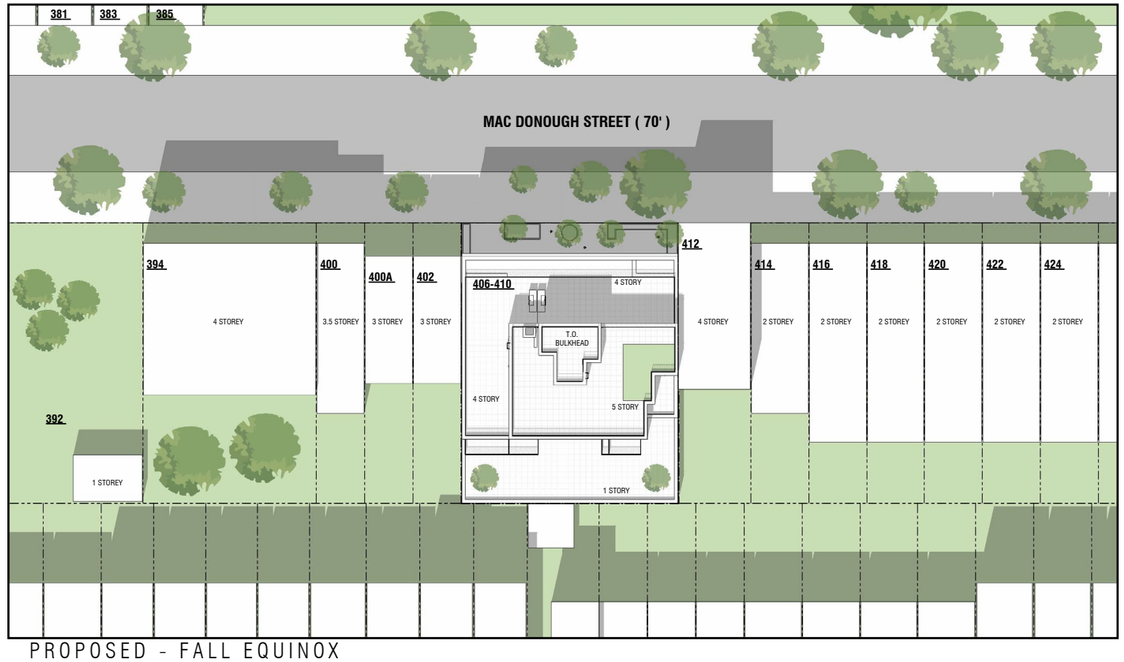
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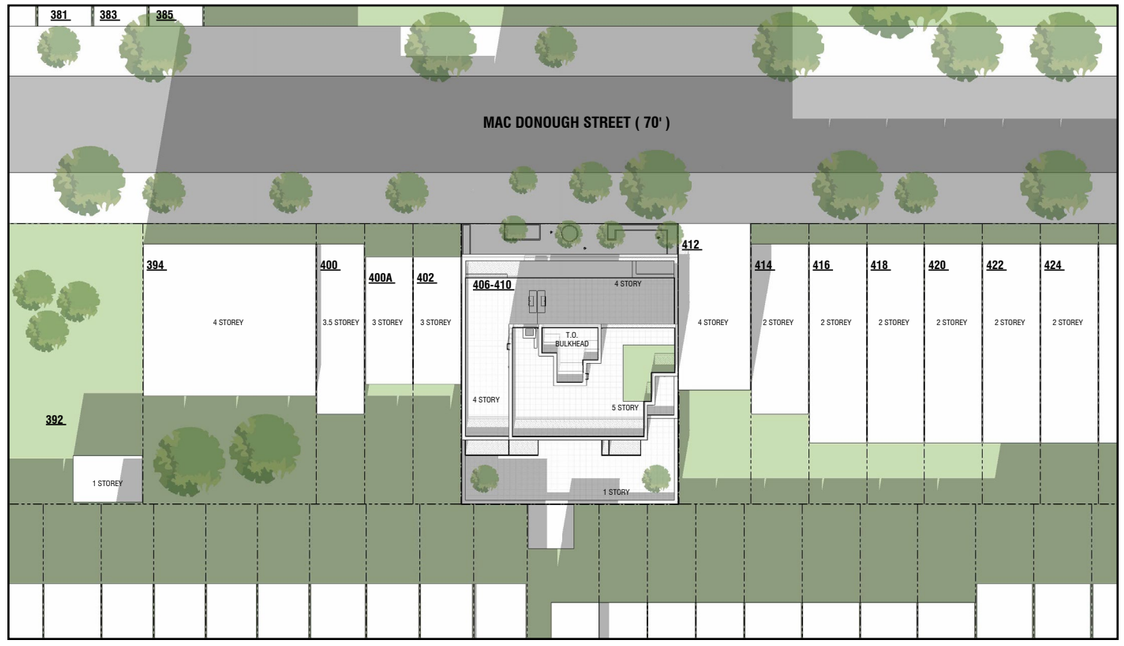
EXISTING - FALL EQUINOX



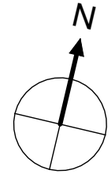
PROPOSED - FALL EQUINOX

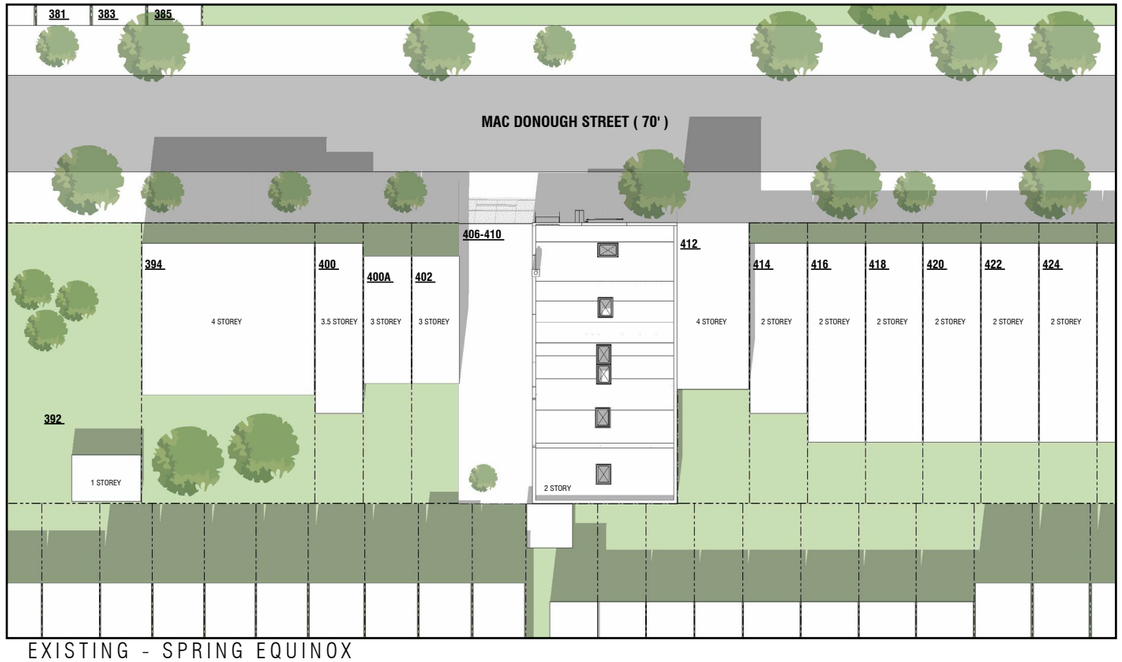


EXISTING - WINTER SOLSTICE

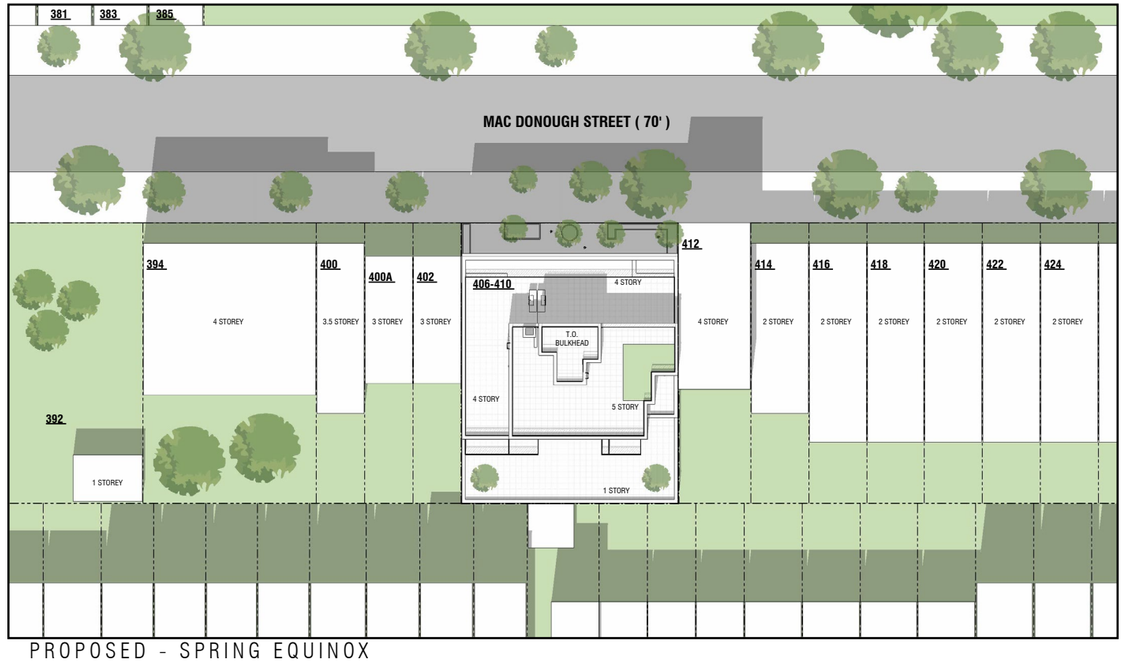


PROPOSED - WINTER SOLSTICE

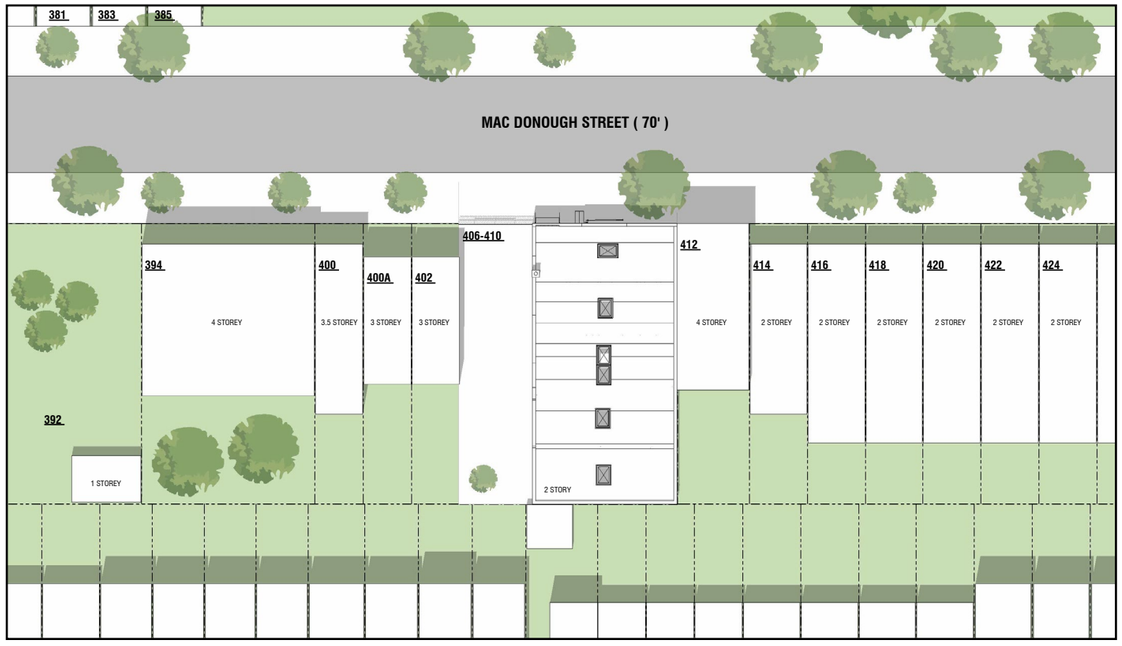




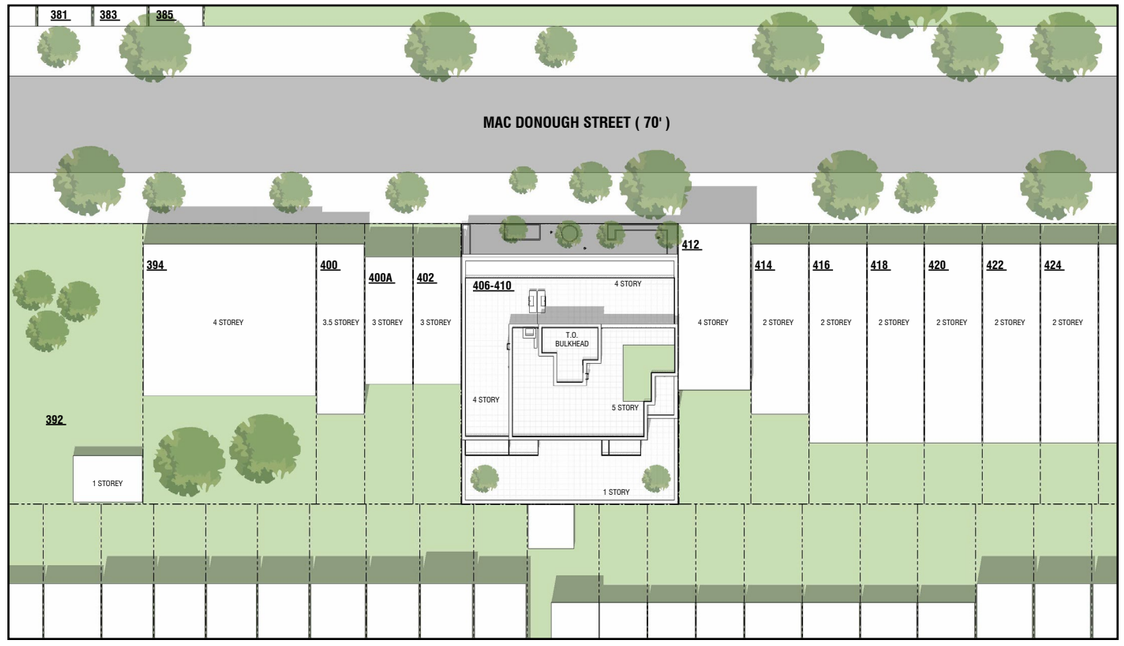
EXISTING - SPRING EQUINOX



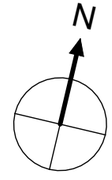
PROPOSED - SPRING EQUINOX

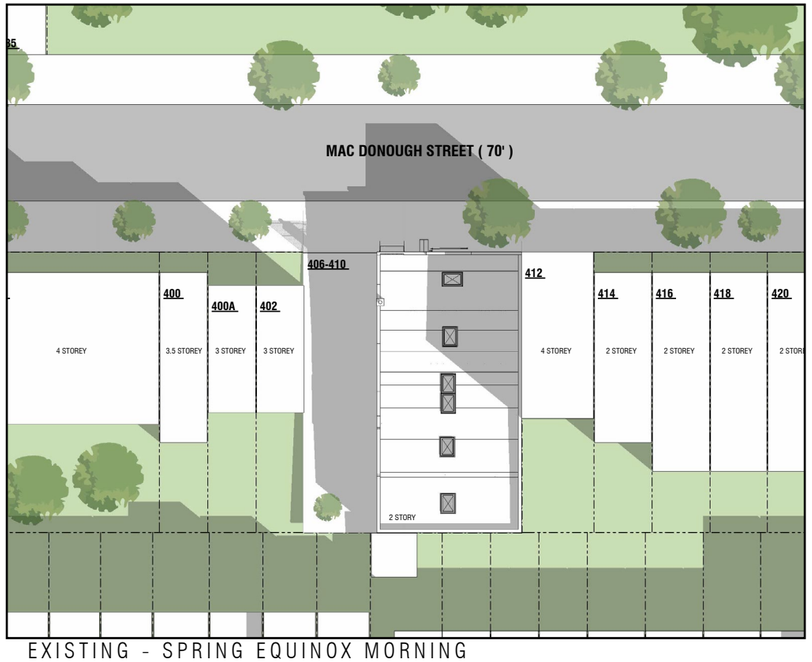


EXISTING - SUMMER SOLSTICE

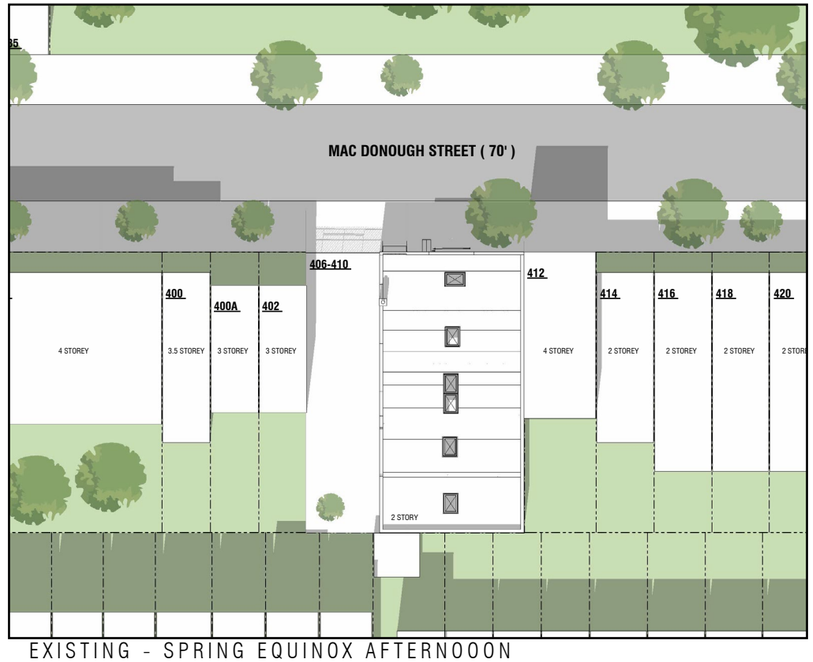


PROPOSED - SUMMER SOLSTICE

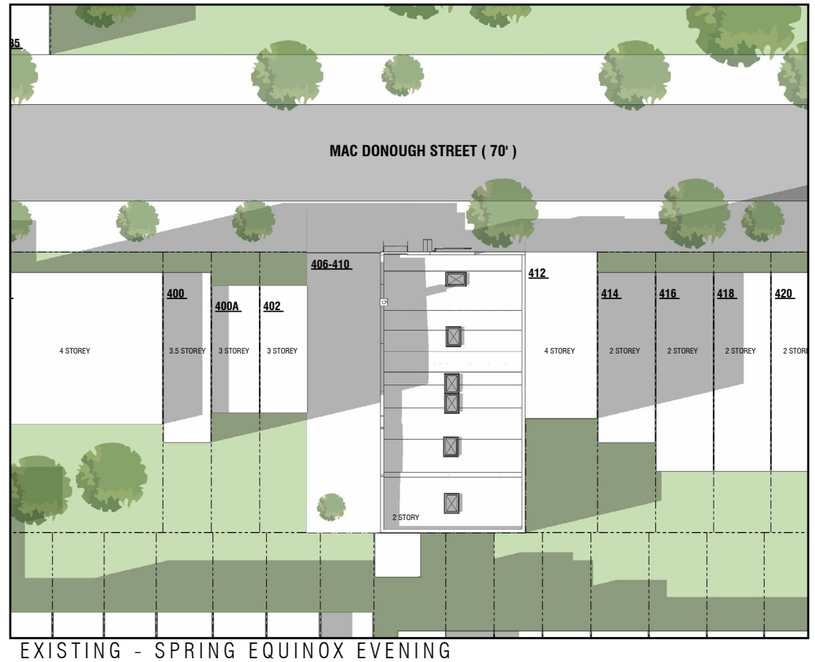




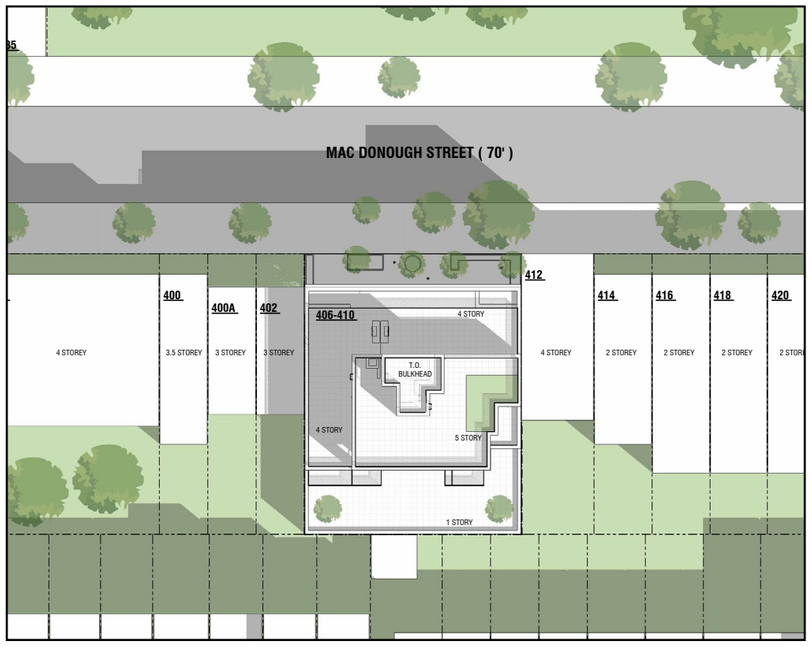
EXISTING - SPRING EQUINOX MORNING



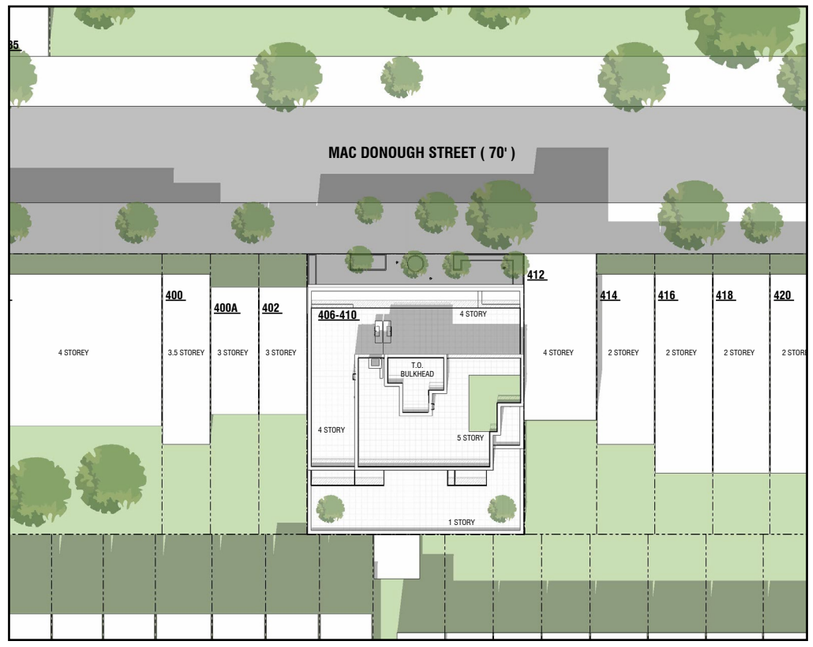
EXISTING - SPRING EQUINOX AFTERNOOON



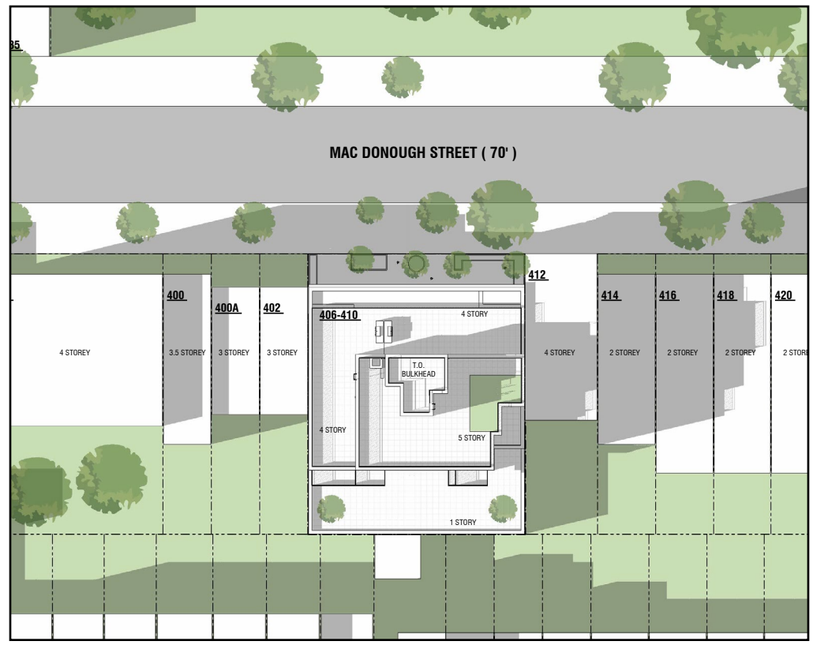
EXISTING - SPRING EQUINOX EVENING



PROPOSED - SPRING EQUINOX MORNING



PROPOSED - SPRING EQUINOX AFTERNOON



PROPOSED - SPRING EQUINOX EVENING

Landmarks Preservation Commission

October 6, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 4, LPC-26-08779

406-410 MacDonough Street – Bedford-Stuyvesant/Expanded Stuyvesant Heights Historic District – Borough of Brooklyn

To testify virtually, please join Zoom

Webinar ID: 165 828 6357
Passcode: 064492
By Phone: 646-828-7666 US (New York)
833 435 1820 US Toll-free
833 568 8864 US 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.

406-410 MAC DONOUGH STREET

APPENDIX B:

57 SITE PRECEDENTS WITHIN LANDMARKED CONTEXT - 524-536 HALSEY STREET
58 SITE PRECEDENTS WITHIN LANDMARKED CONTEXT - 959 STERLING PLACE



524 -536 HALSEY STREET - EXISTING WITH GARAGE



524 -536 HALSEY STREET - EXISTING WITH GARAGE



524 -536 HALSEY STREET - RENDERING



524 -536 HALSEY STREET - FINAL DESIGN



524 -536 HALSEY STREET - FINAL DESIGN, GARAGES REMOVED



959 STERLING PLACE - PROPOSED ENTRANCE



959 STERLING PLACE - PROPOSED RENDERED AXONOMETRIC



959 STERLING PLACE - PROPOSED FACADE WITH BALCONY RECESSES



524 -536 HALSEY STREET - FINAL DESIGN



524 -536 HALSEY STREET - FINAL DESIGN, GARAGES REMOVED

Landmarks Preservation Commission

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Public Hearing

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