

March 5, 2024
Public Hearing

The current proposal is:

Preservation Department – Item 7, LPC-24-05395

**272-276 Macon Street, aka 161-165 MacDonough Street –
Stuyvesant Heights Historic District
Borough of Brooklyn**

To testify virtually, please join Zoom

Webinar ID: 812 3265 0627

Passcode: 225184

By Phone: 1 646-558-8656 US (New
York) 877-853-5257 (Toll free) US
888 475 4499 (Toll free)

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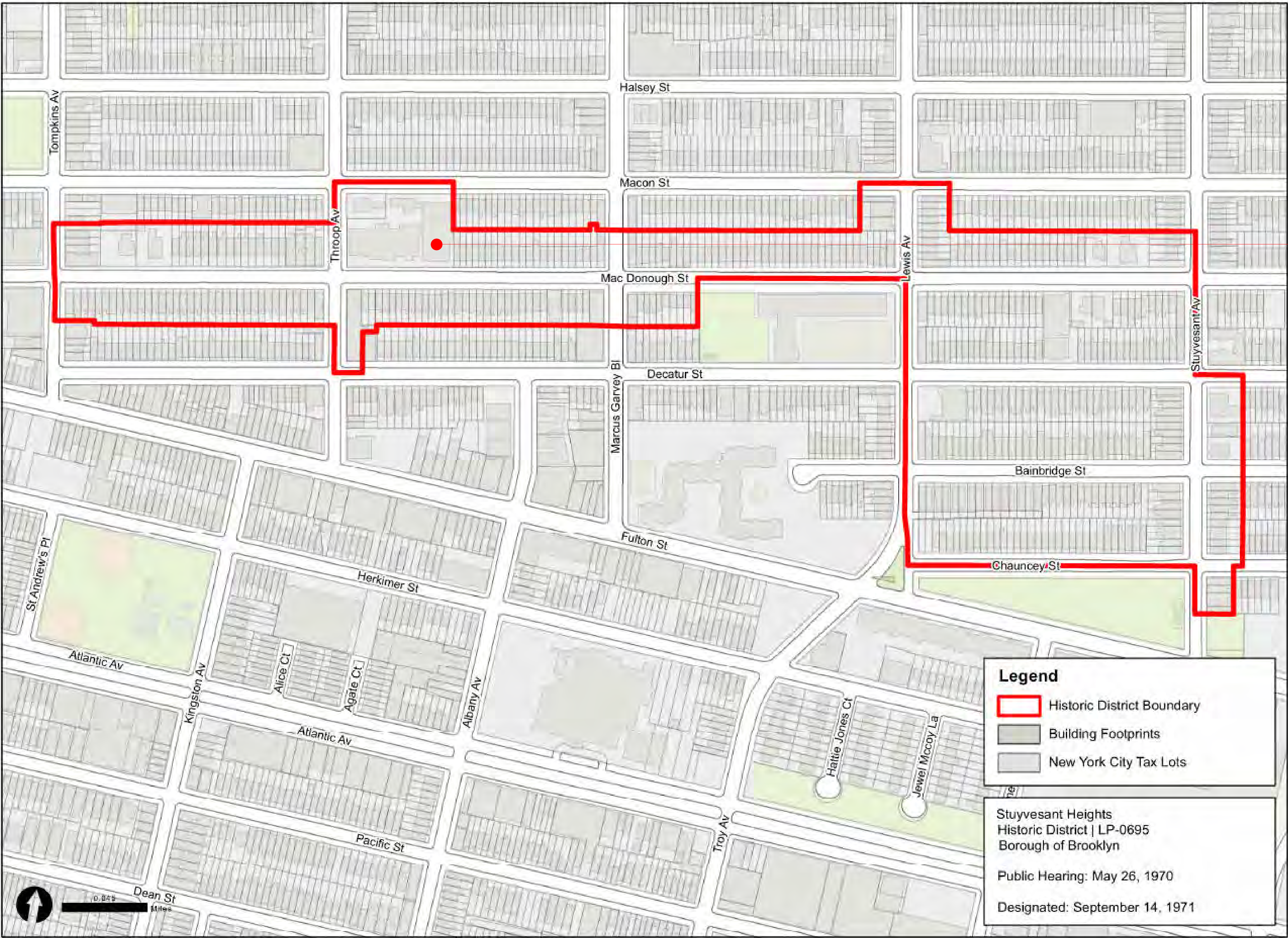
BROOKLYN PROSPECT CHARTER SCHOOL

272 MACON STREET, BROOKLYN, NY 11216

**PUBLIC HEARING PRESENTATION
NYC LANDMARKS PRESERVATION COMMISSION
MARCH 5, 2024**

LOCI ARCHITECTURE

594 BROADWAY | SUITE 506 | NEW YORK, NEW YORK 10012



SITE INFORMATION:

ADDRESS: 272 MACON STREET, BROOKLYN, NY 11216

BLOCK: 1853

LOT: 1

ZONING DISTRICTS: R6B

ZONING MAP: 17A

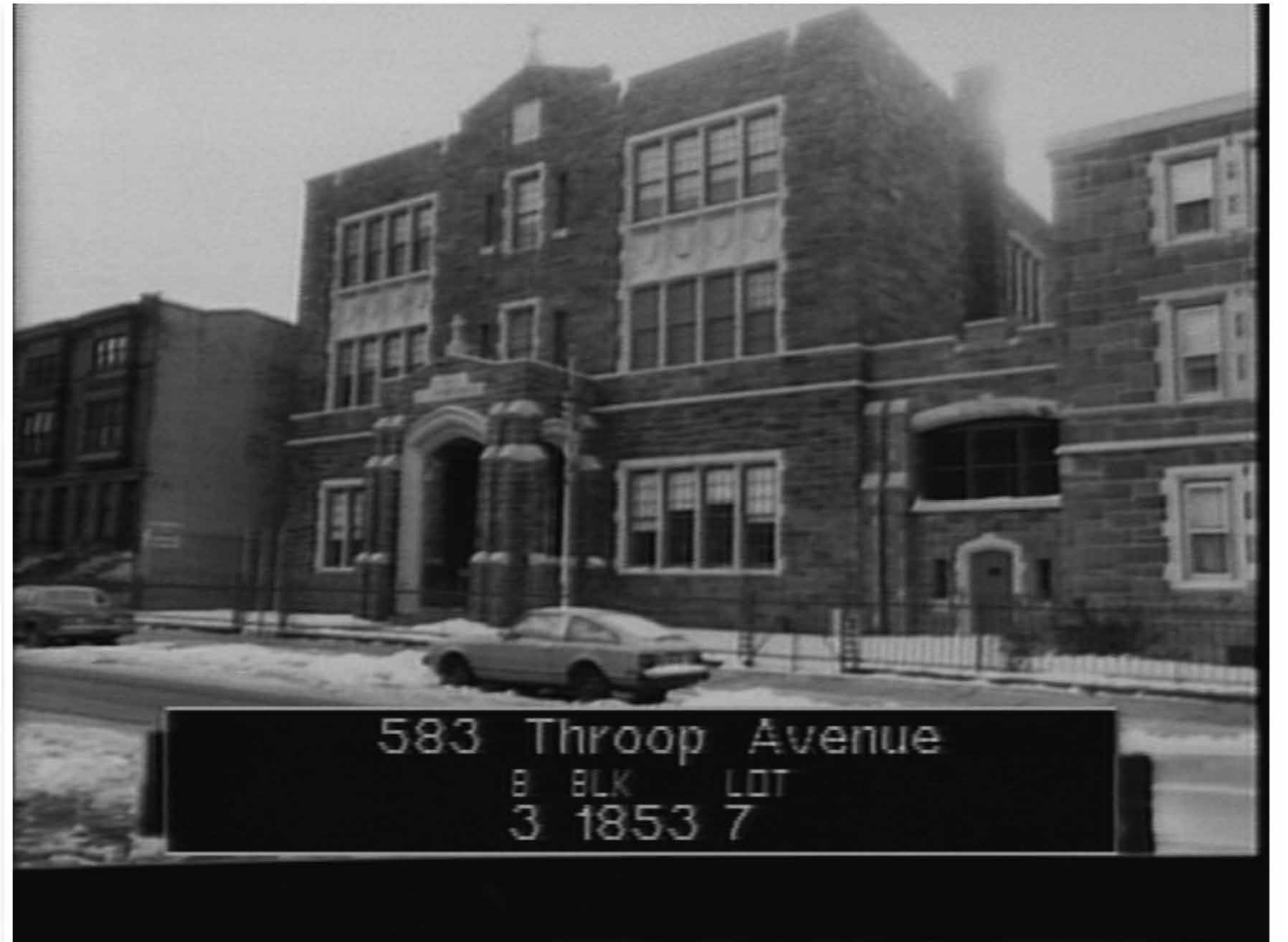
CONSTRUCTION CLASSIFICATION: CLASS II (1938 CODE)

STUYVESANT HEIGHTS HISTORIC DISTRICT BOUNDARY | LP 0695
N.T.S.

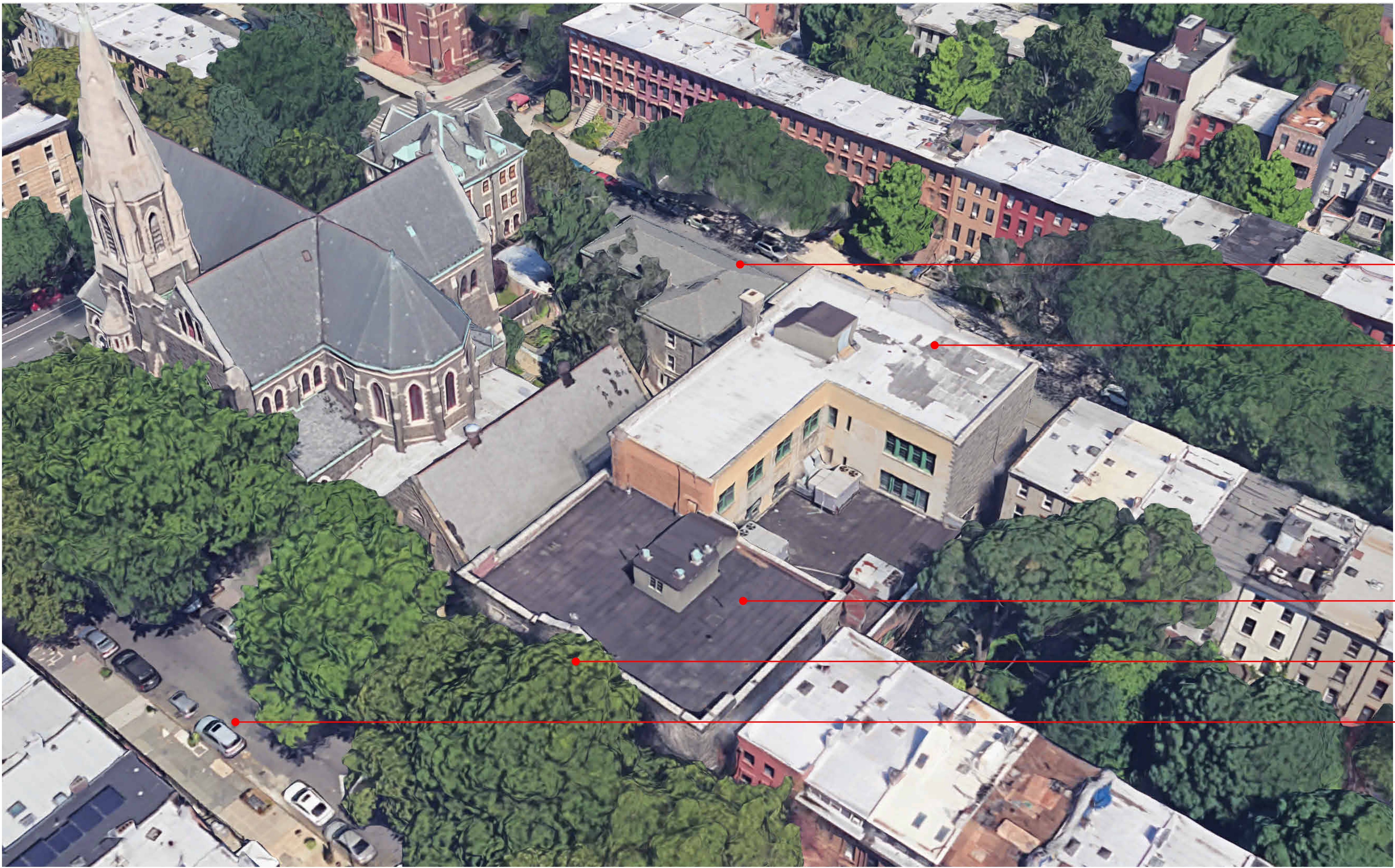
Youngsters at Our Lady of Victory School receive the finest in the education of mind and spirit



MACON STREET ENTRANCE 1968



MACON STREET ENTRANCE - 1980 tax photo



MACON STREET

MACON STREET ENTRANCE

ROOFTOP PLAY AREA

MACDONOUGH STREET
ENTRANCE

MACDONOUGH STREET

AERIAL VIEW SHOWING ROOFTOP PLAY AREA

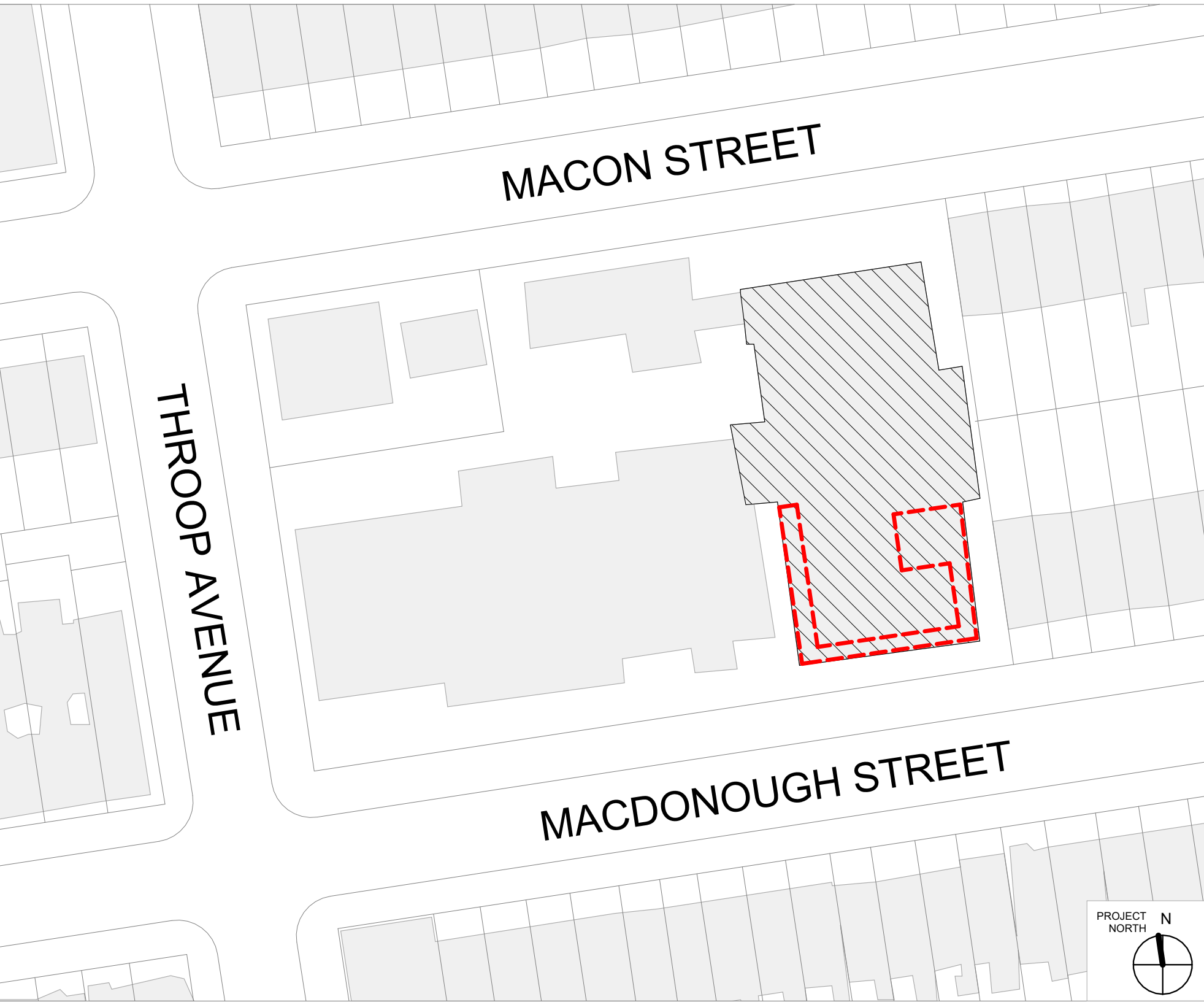


MACON STREET ENTRANCE
GROUND FLOOR

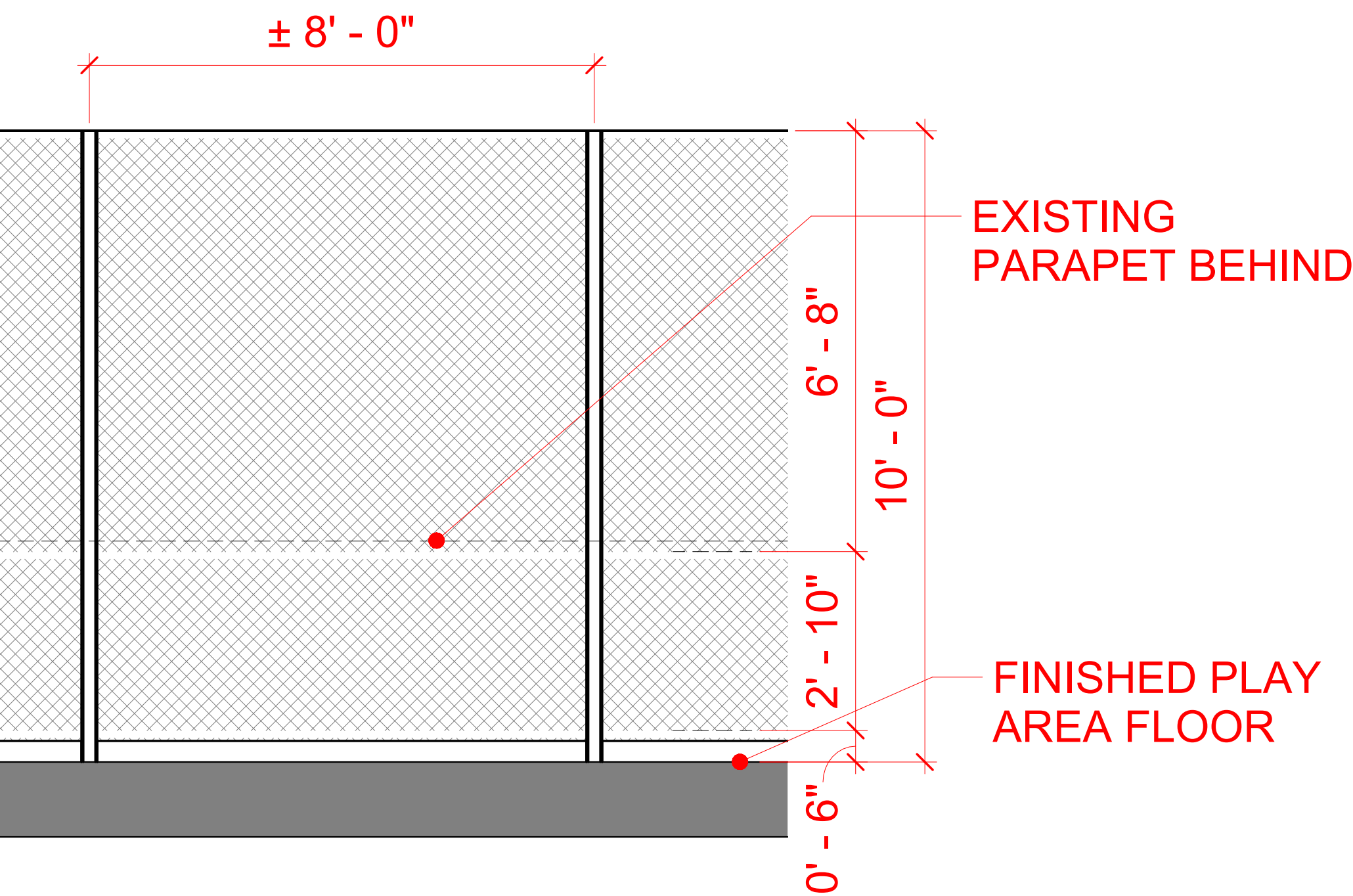
ROOFTOP PLAY AREA FENCE
ROOF ABOVE SECOND FLOOR

MACDONOUGH STREET ENTRANCE
GROUND FLOOR

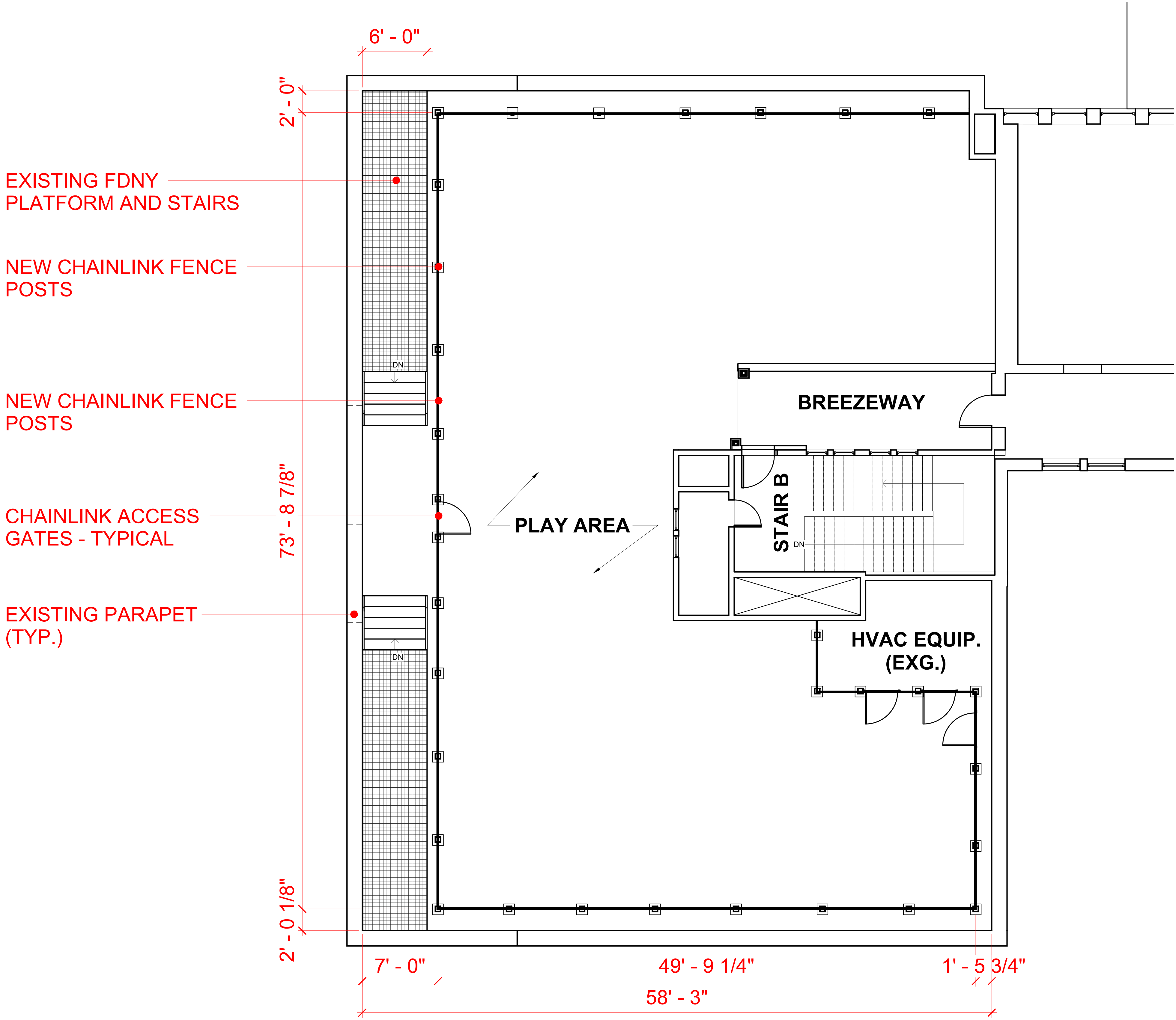
AREAS OF WORK - LOCATION PLAN



AREA OF WORK - ROOFTOP PLAY AREA FENCE



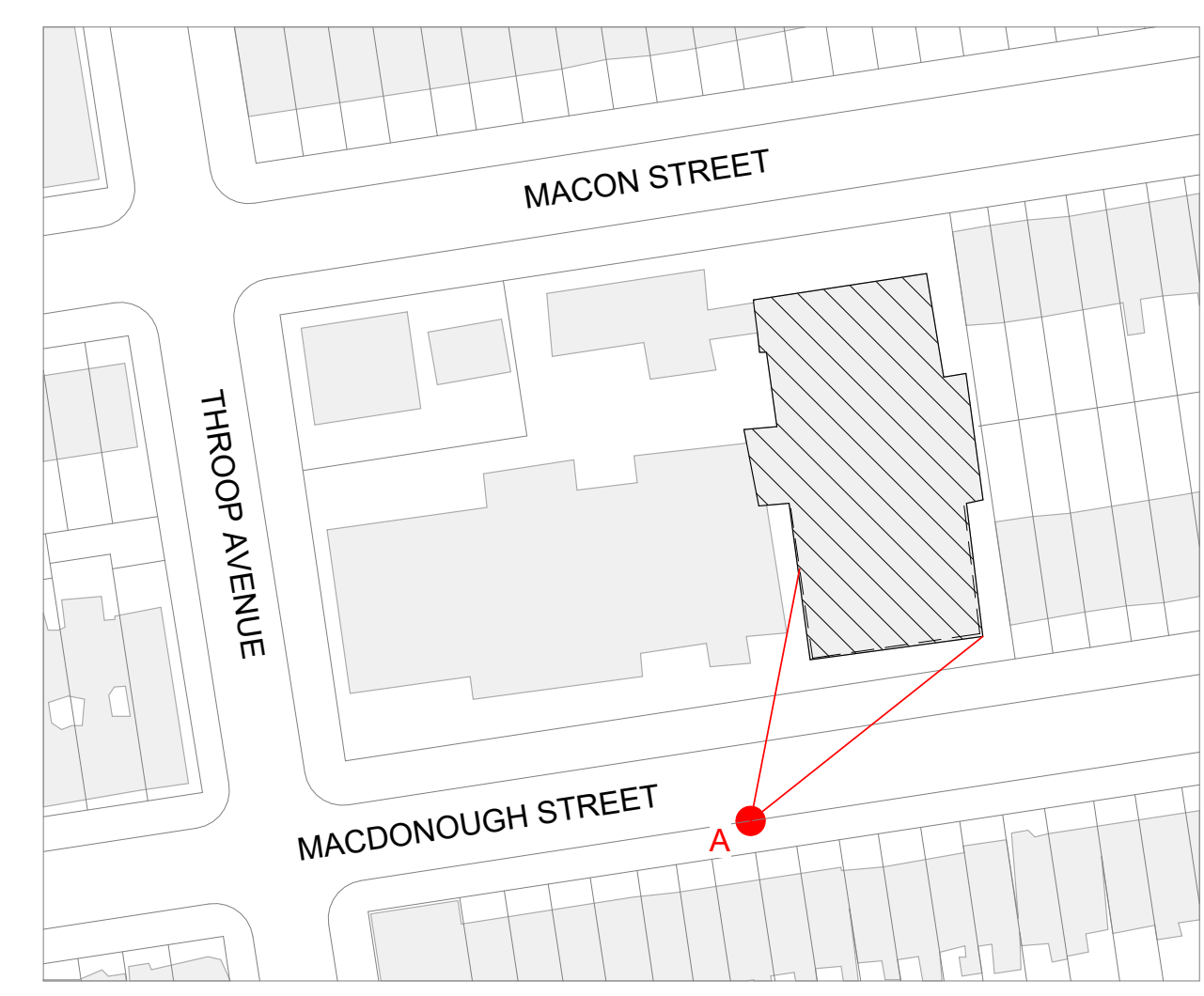
ROOFTOP PLAY AREA FENCE - TYPICAL ELEVATION

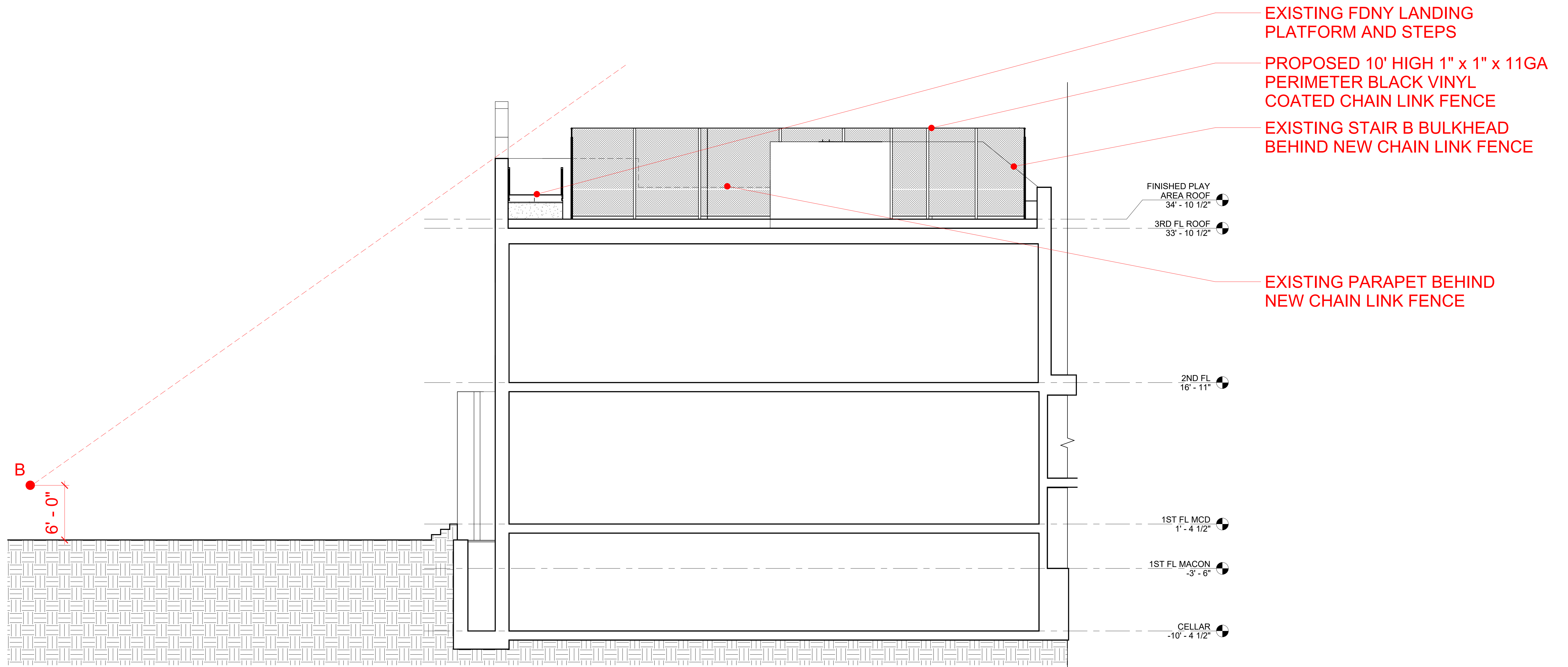


ROOFTOP PLAY AREA FENCE - FLOOR PLAN

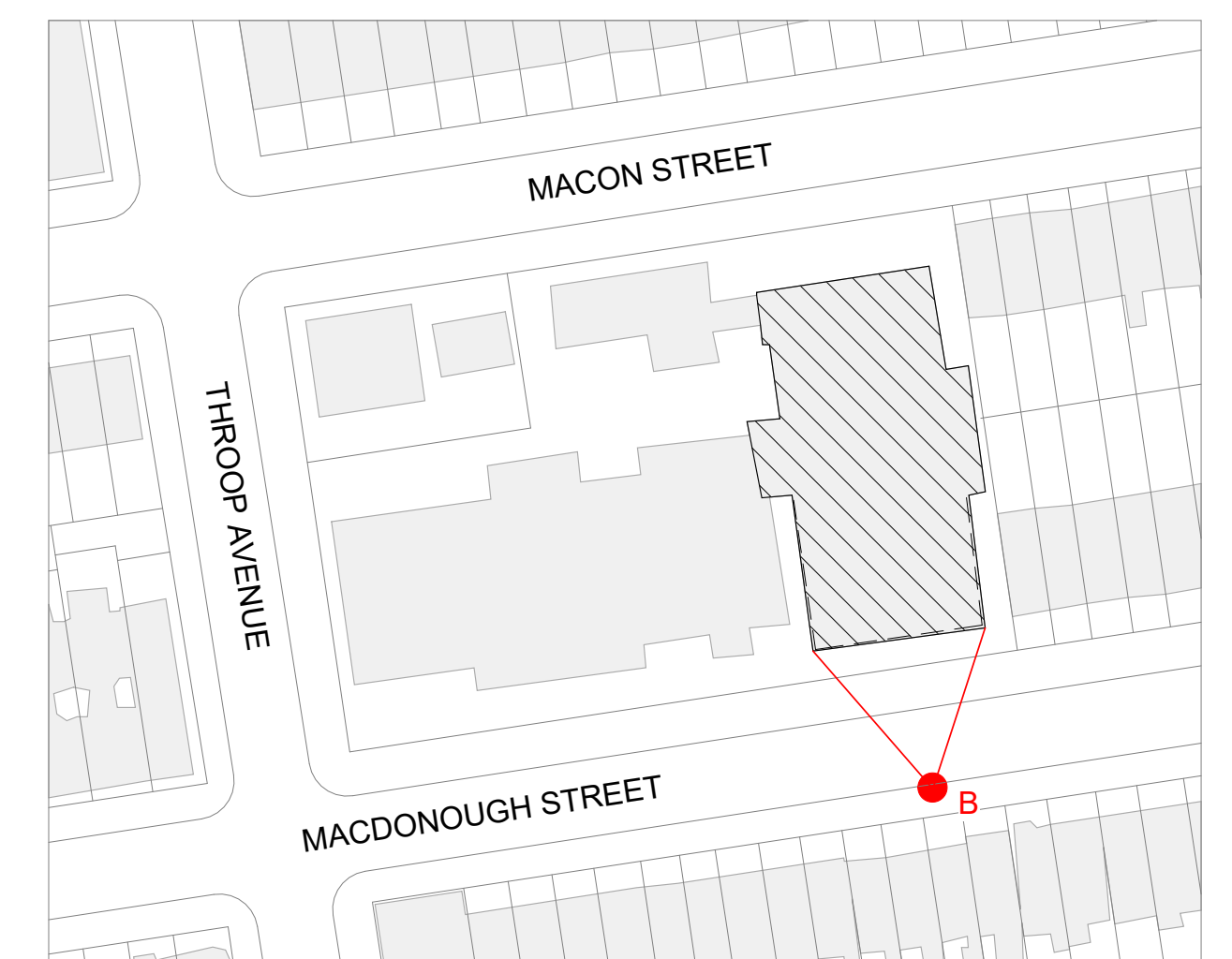


SIGHTLINE SECTION A FROM MACDONOUGH STREET





SIGHTLINE SECTION B FROM MACDONOUGH STREET





FENCE MOCKUP - DIMENSION



FENCE MOCKUP - DIMENSION



VIEW #1 ROOF LEVEL VIEW OF MOCKUP



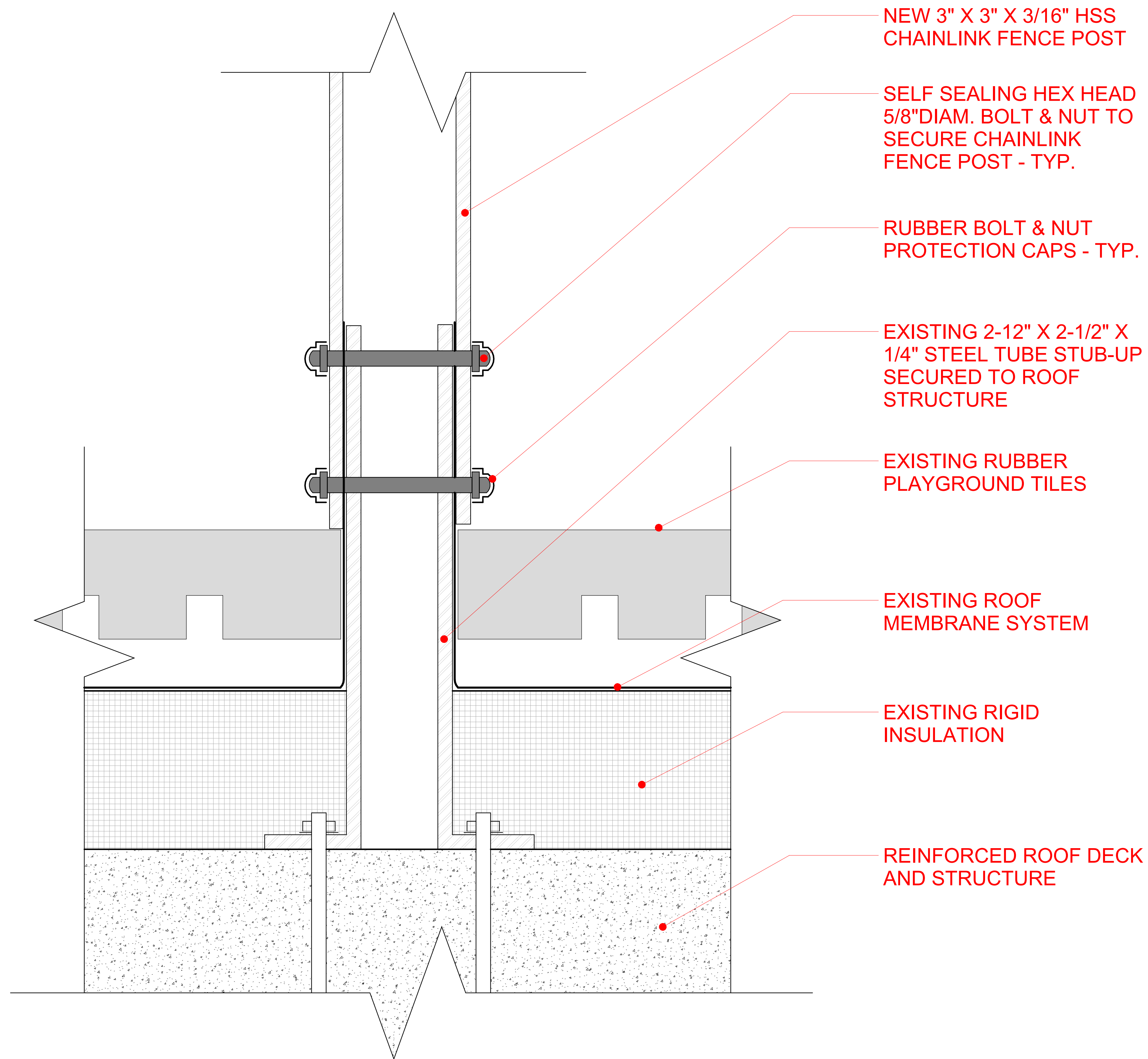
VIEW #2 STREET LEVEL SW VIEW FROM MACDONOUGH STREET



VIEW #3 STREET LEVEL SE VIEW FROM MACDONOUGH STREET



VIEW #4 STREET LEVEL NE VIEW FROM MACON STREET



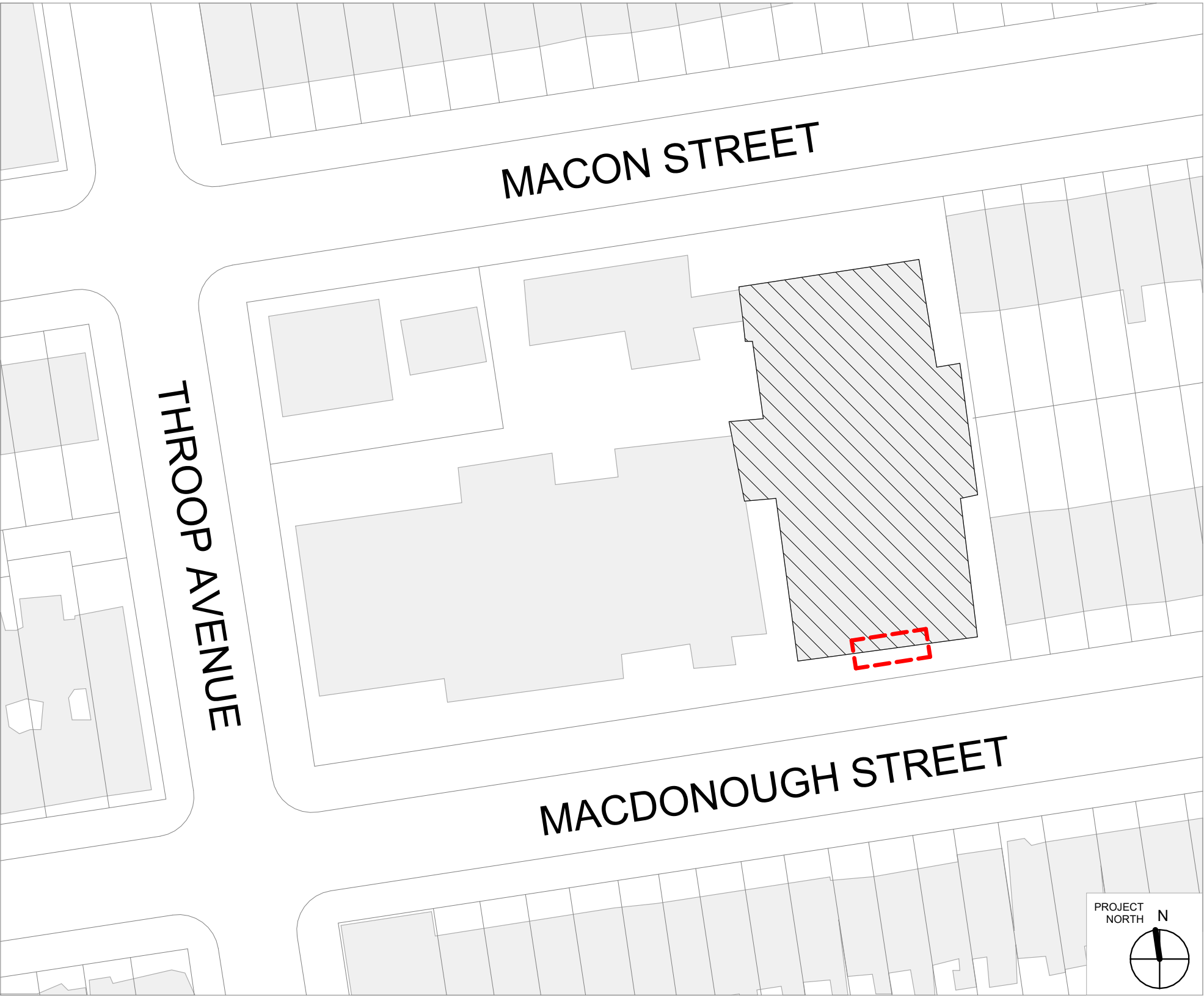
CHAINLINK POSTS AND EXISTING STUB-UPS CONNECTION DETAIL



CLOSE-UP DETAIL OF 1" BLACK VINYL COATED CHAIN LINK



INSTALLED 1" BLACK VINYL COATED CHAIN LINK FENCE



AREA OF WORK - MACDONOUGH STREET



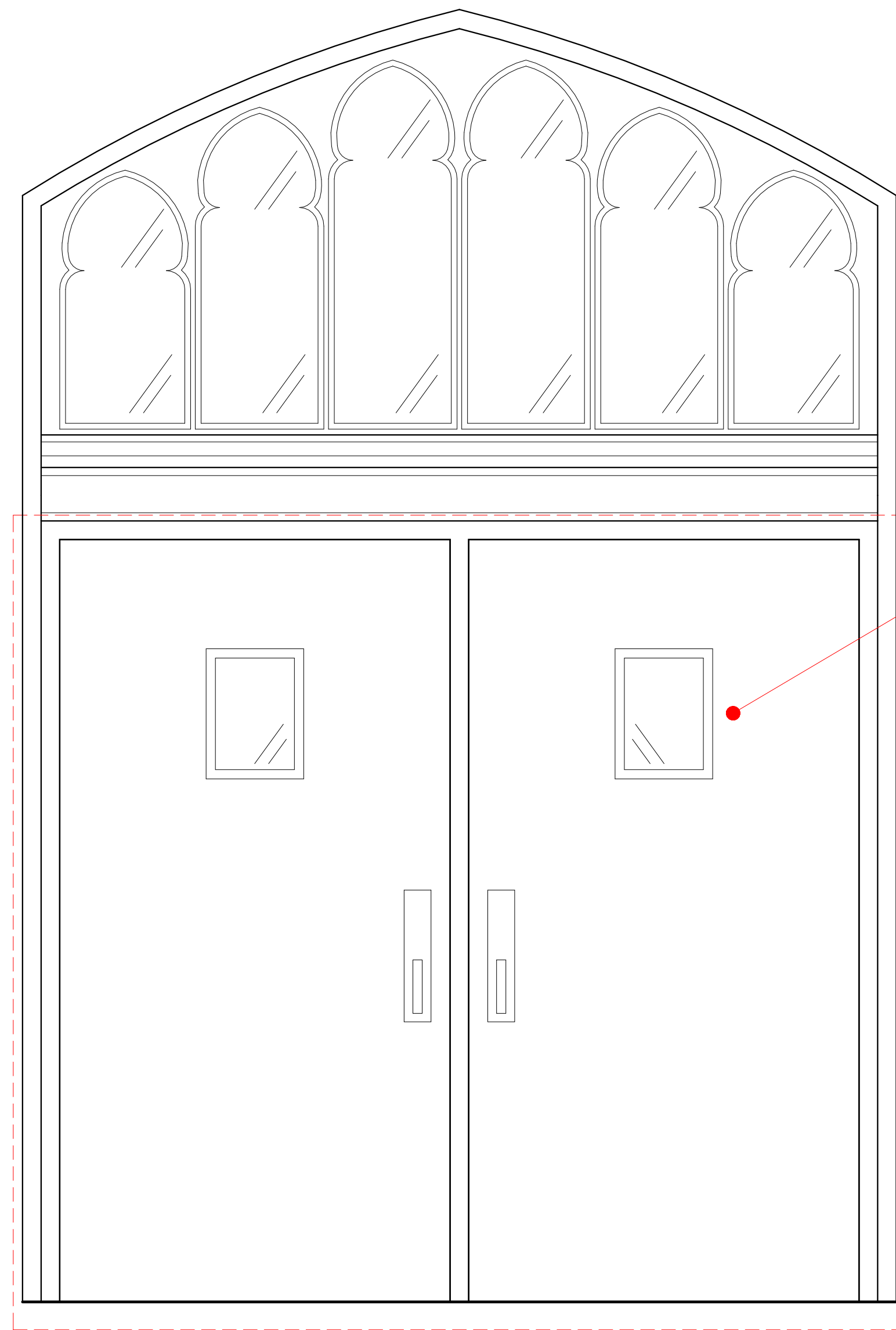
MACDONOUGH STREET ENTRANCE - EXISITNG CONDITIONS



MACDONOUGH STREET ENTRANCE - EXISTING DOOR AND SIGNAGE

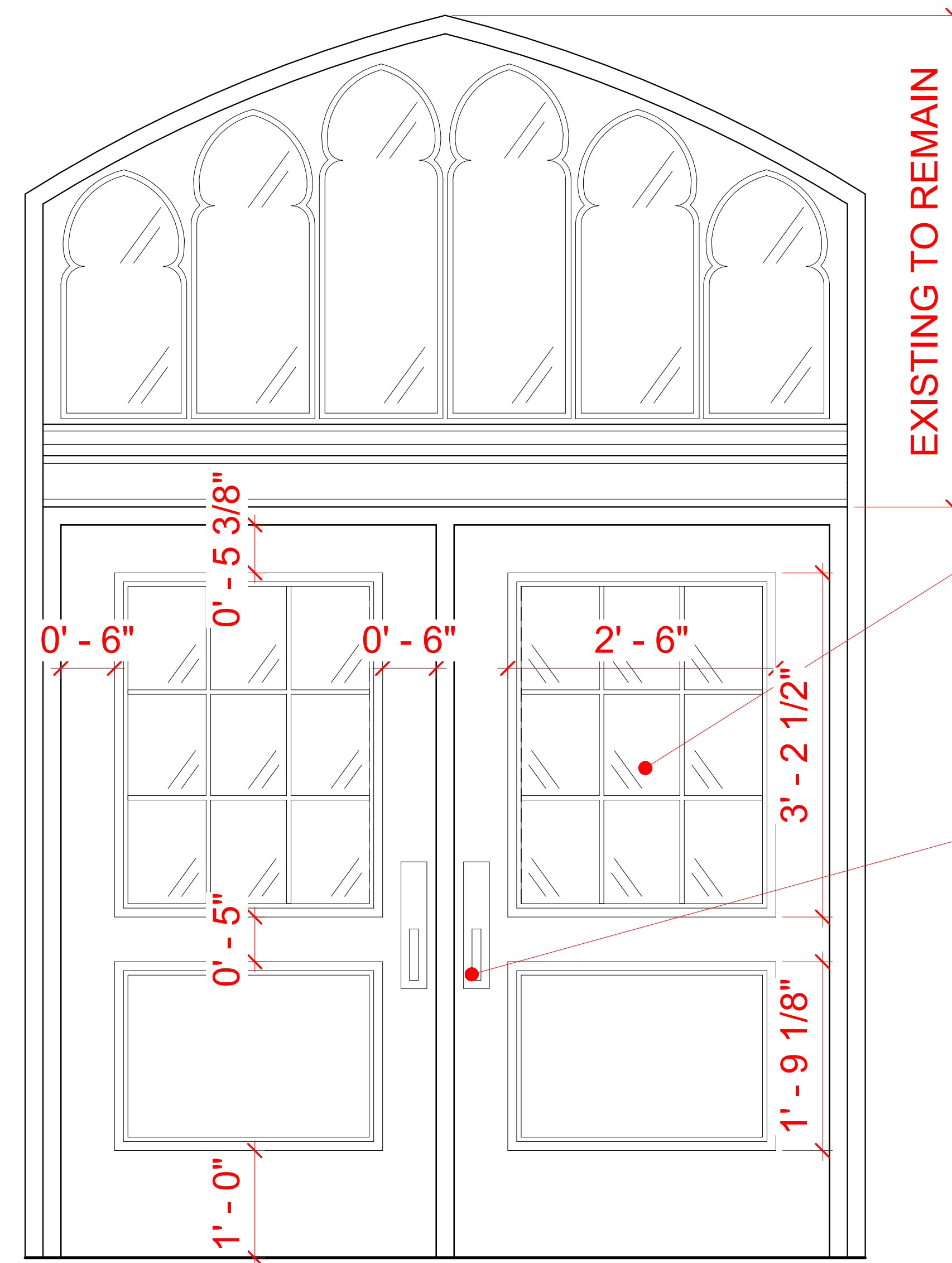


MACDONOUGH STREET ENTRANCE - PROPOSED DOOR AND SIGNAGE



MACDONOUGH STREET ENTRANCE - EXISTING DOOR

42" X 82" HOLLOW METAL DOORS AND HARDWARE TO BE REMOVED. EXISTING FRAMES TO REMAIN

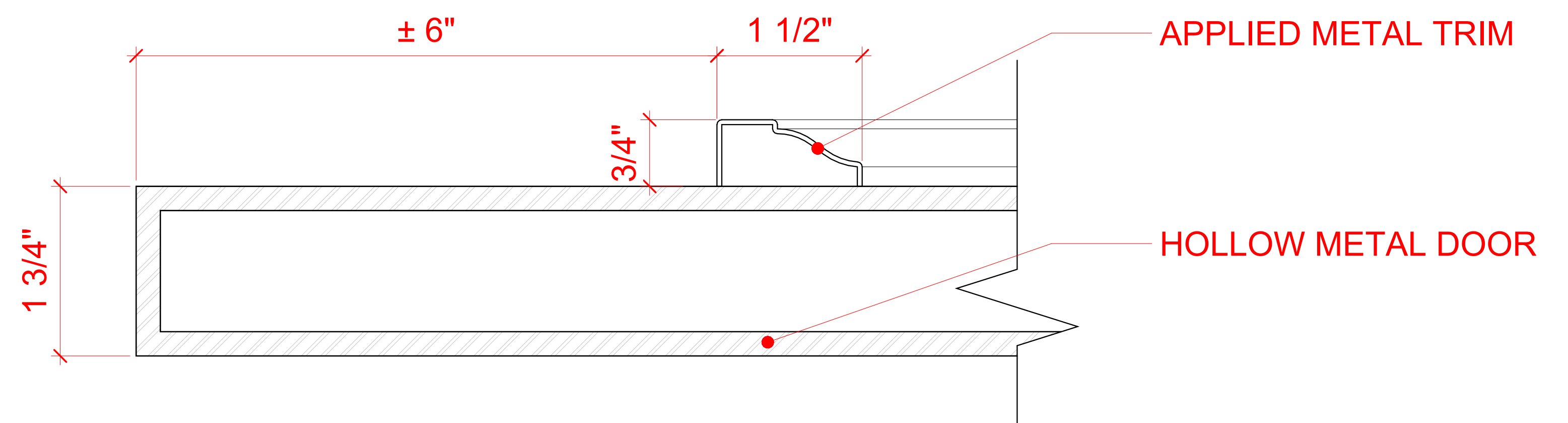


MACDONOUGH STREET ENTRANCE - PROPOSED DOOR

NEW INSULATED 42" X 82" HOLLOW METAL DOORS WITH TEMPERED LOW IRON GLASS VISION PANELS AND APPLIED GALVANNEALED STEEL TRIM. PAINT TO MATCH EXISTING

NEW DOOR HARDWARE

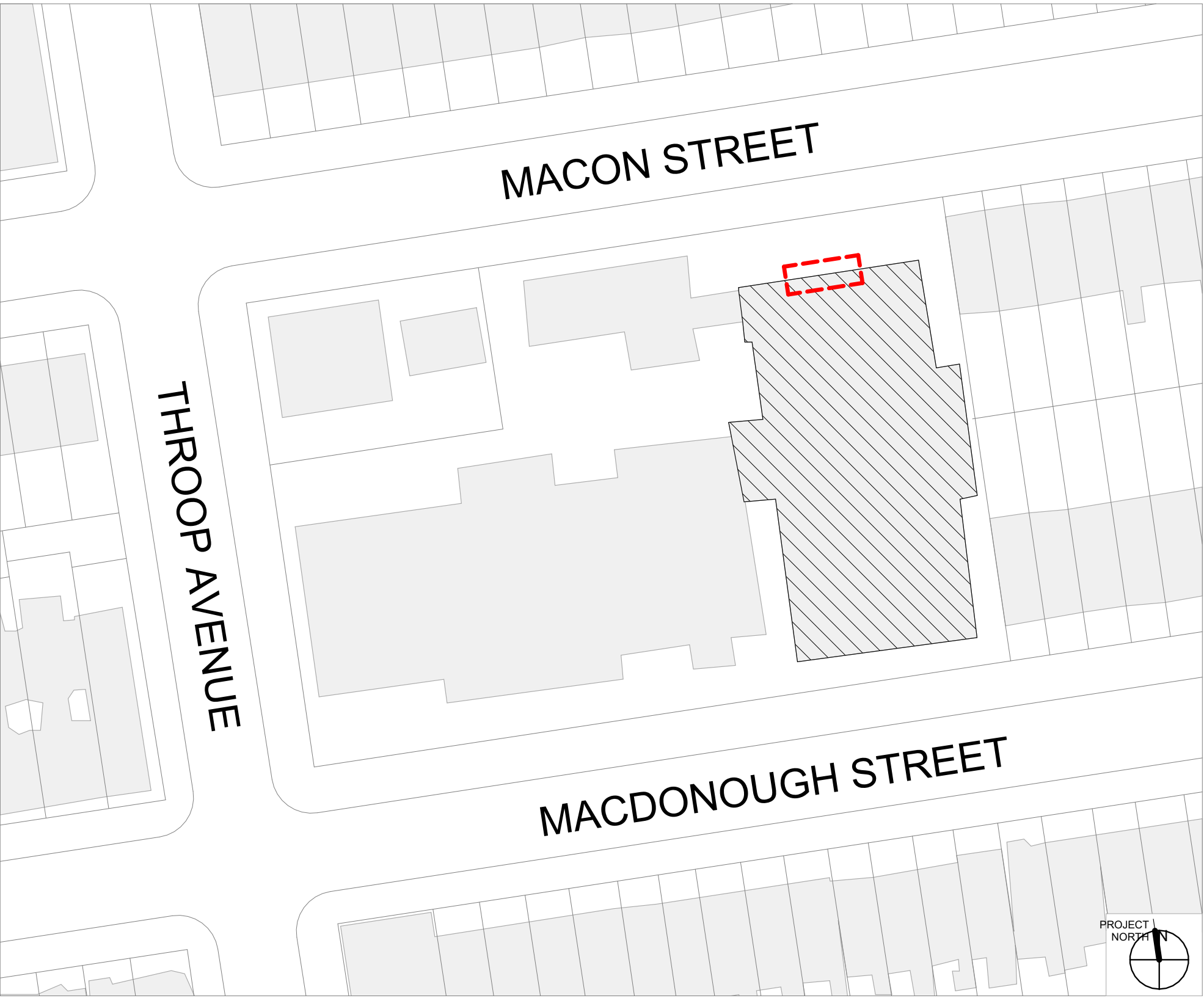
EXISTING TO REMAIN



PROPOSED RAISED PANEL - SECTION DETAIL

APPLIED METAL TRIM

HOLLOW METAL DOOR



AREA OF WORK - MACON STREET



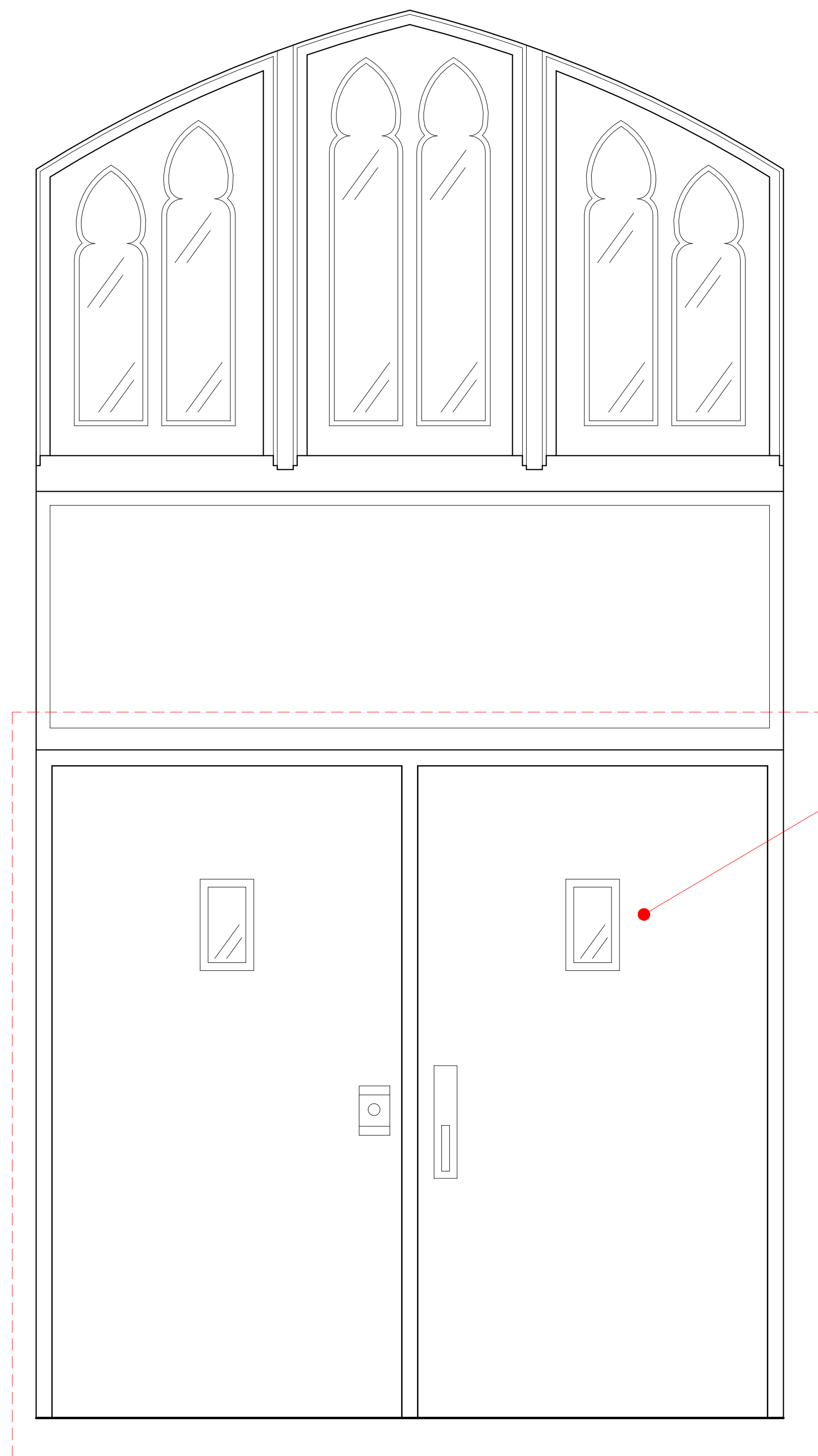
MACON STREET ENTRANCE - EXISTING CONDITIONS



MACON STREET ENTRANCE - EXISTING DOOR AND SIGNAGE

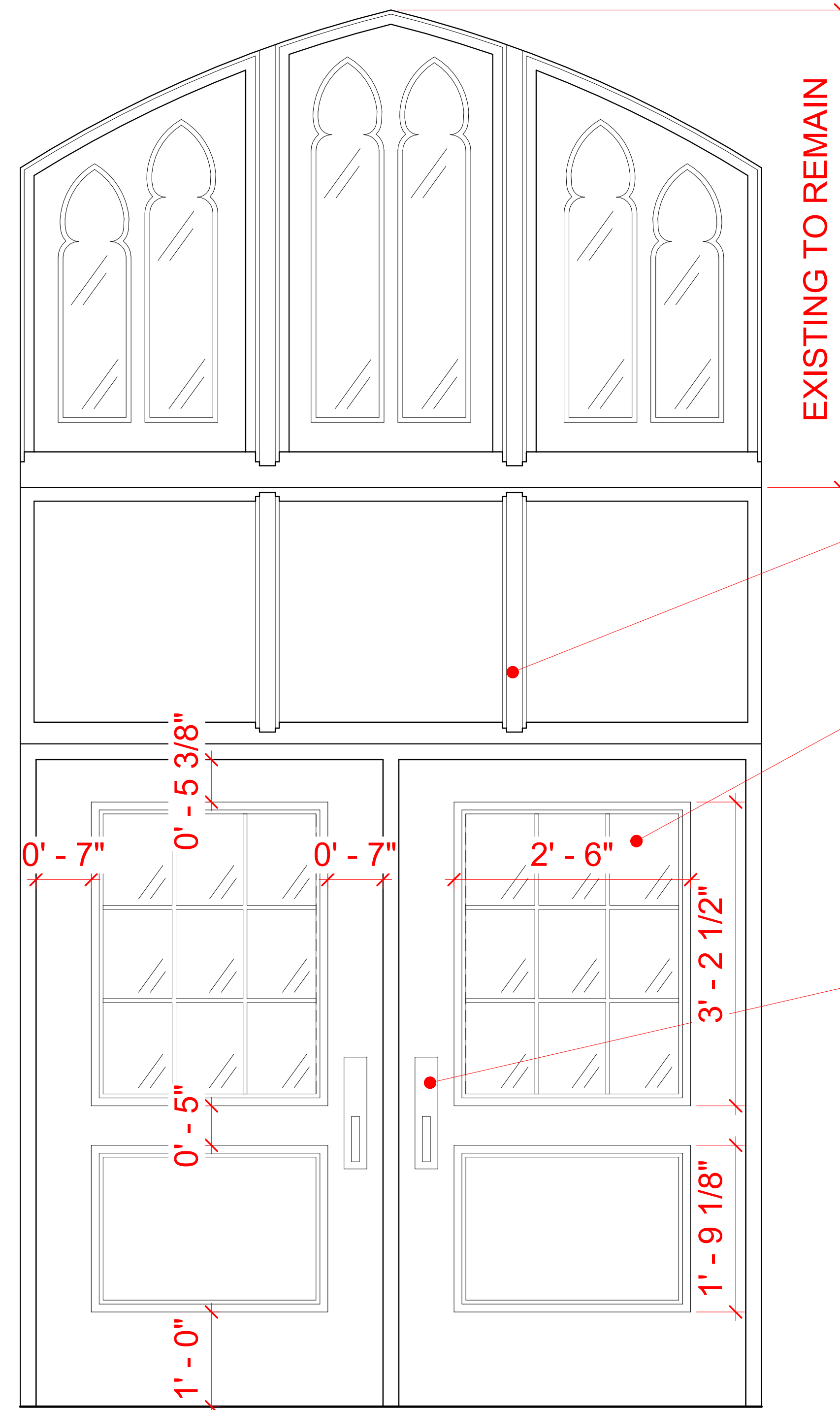


MACON STREET ENTRANCE - PROPOSED DOOR AND SIGNAGE



MACON STREET ENTRANCE - EXISTING DOOR

44" X 82" HOLLOW METAL DOORS AND HARDWARE TO BE REMOVED. EXISTING FRAMES TO REMAIN



MACON STREET ENTRANCE - PROPOSED DOOR

EXISTING TO REMAIN

GALVANNEALED STEEL TRIM ADDED TO EXISTING SPANDREL PANEL

NEW 44" X 82" HOLLOW METAL DOORS WITH TEMPERED LOW IRON GLASS VISION PANELS AND APPLIED GALVANNEALED STEEL TRIM. PAINT TO MATCH EXISTING

NEW DOOR HARDWARE

OBS: SAME MOLDING TRIM PROFILE AS MACDONOUGH STREET DOORS

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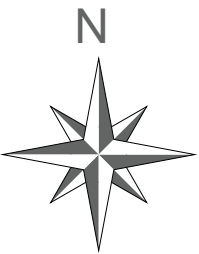
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APPENDIX 01
EXTERIOR SIGNAGE DETAILS

NON ILLUMINATED EXTERIOR FLAT SIGNS



SITE PLAN

ADDRESS:

272 Macon St,
Brooklyn, NY 11216

Alternate Addresses:

MACON STREET 268 - 276
MAC DONOUGH STREET 159 - 165

Tax Lot
1

Buildings on Lot
3

DOB Building Remarks

Tax Lot
1

Buildings on Lot
3

DOB Building Remarks



Client : BROOKLYN PROSPECT
Address : 272 Macon St,
Brooklyn, NY 11216
Date : January 22, 2024

Description:
FABRICATE / INSTALL
- Non illuminated exterior flat signs


Rev. # : 02-1
Sheet : 01

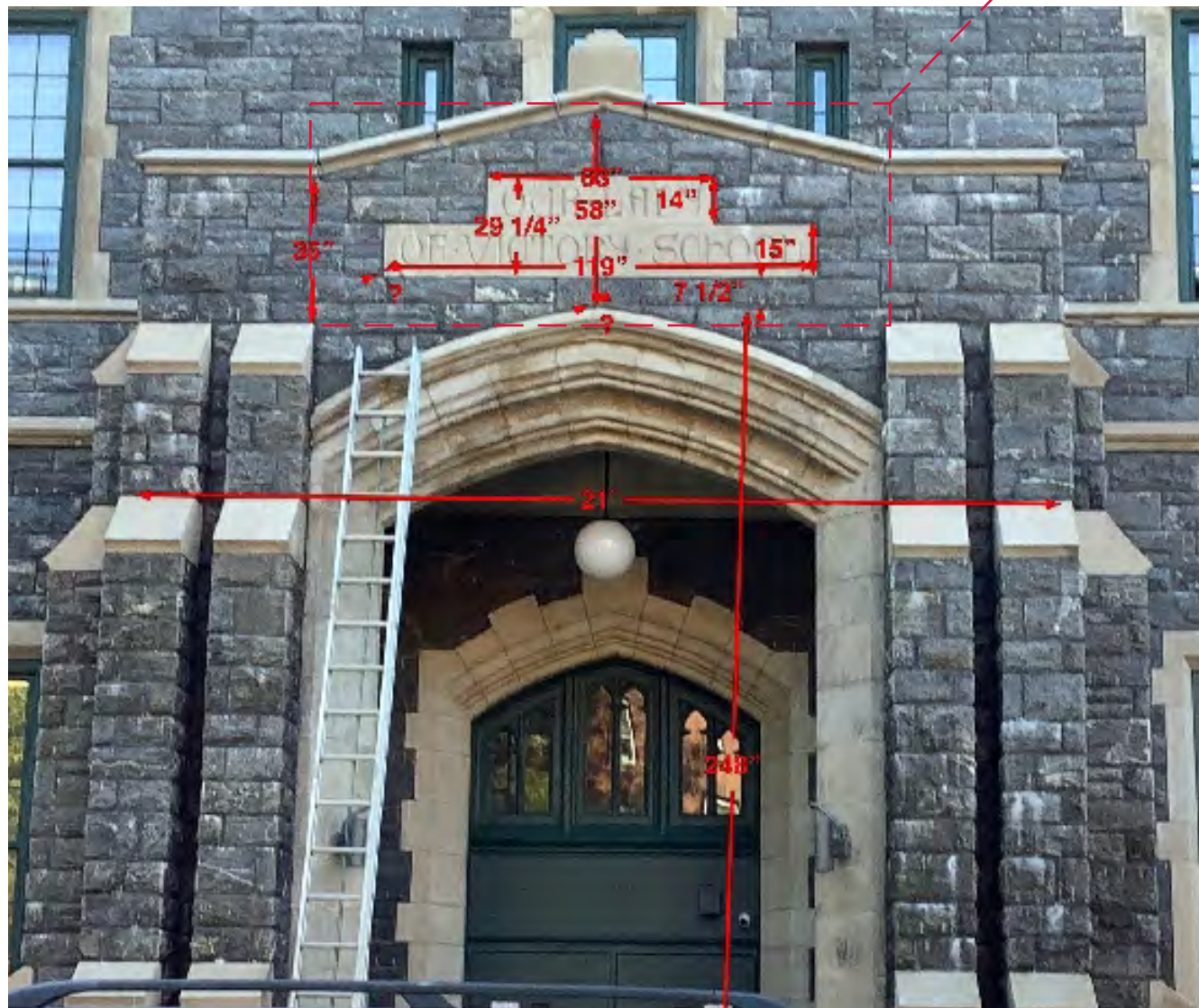
600 West 57th Street, 3rd Floor, New York, NY 10019

Scale Size :
NTS
Drawn by : J



PROPOSED SIGN - PERSPECTIVE VIEW

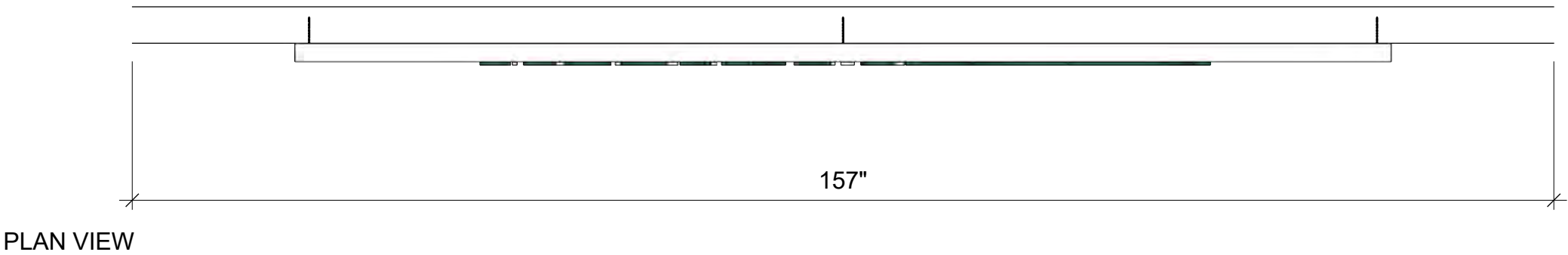
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	Address :	272 Macon St, Brooklyn, NY 11216	FABRICATE / INSTALL - Non illuminated exterior flat signs	02-1		NTS
	Date :	January 22, 2024		Sheet : 03		Drawn by : J

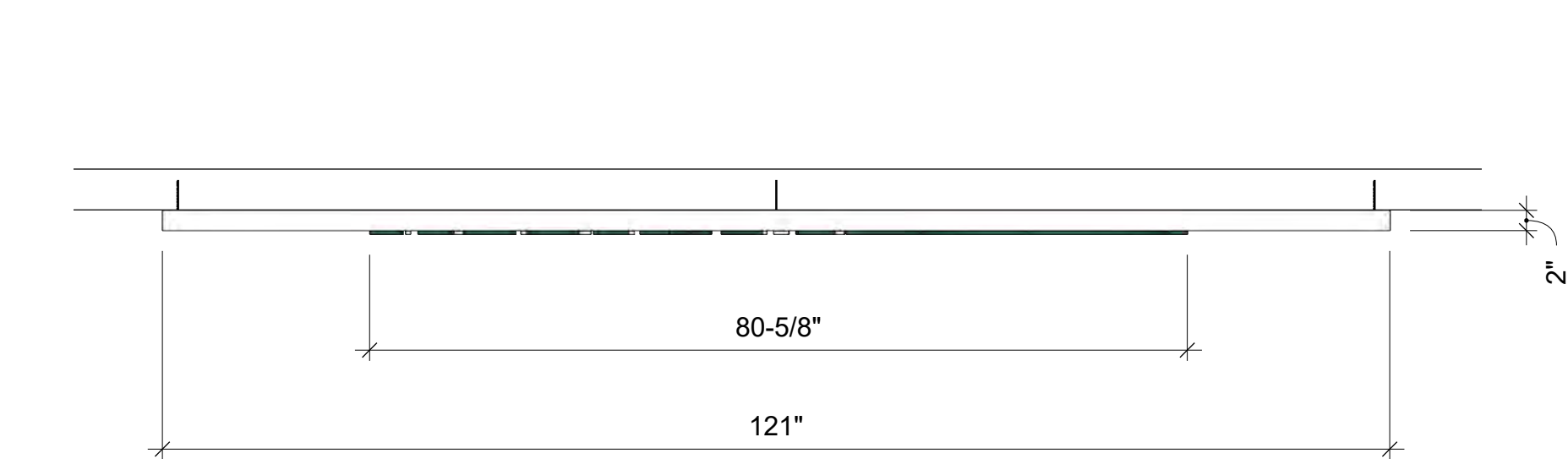


EXISTING CONDITION

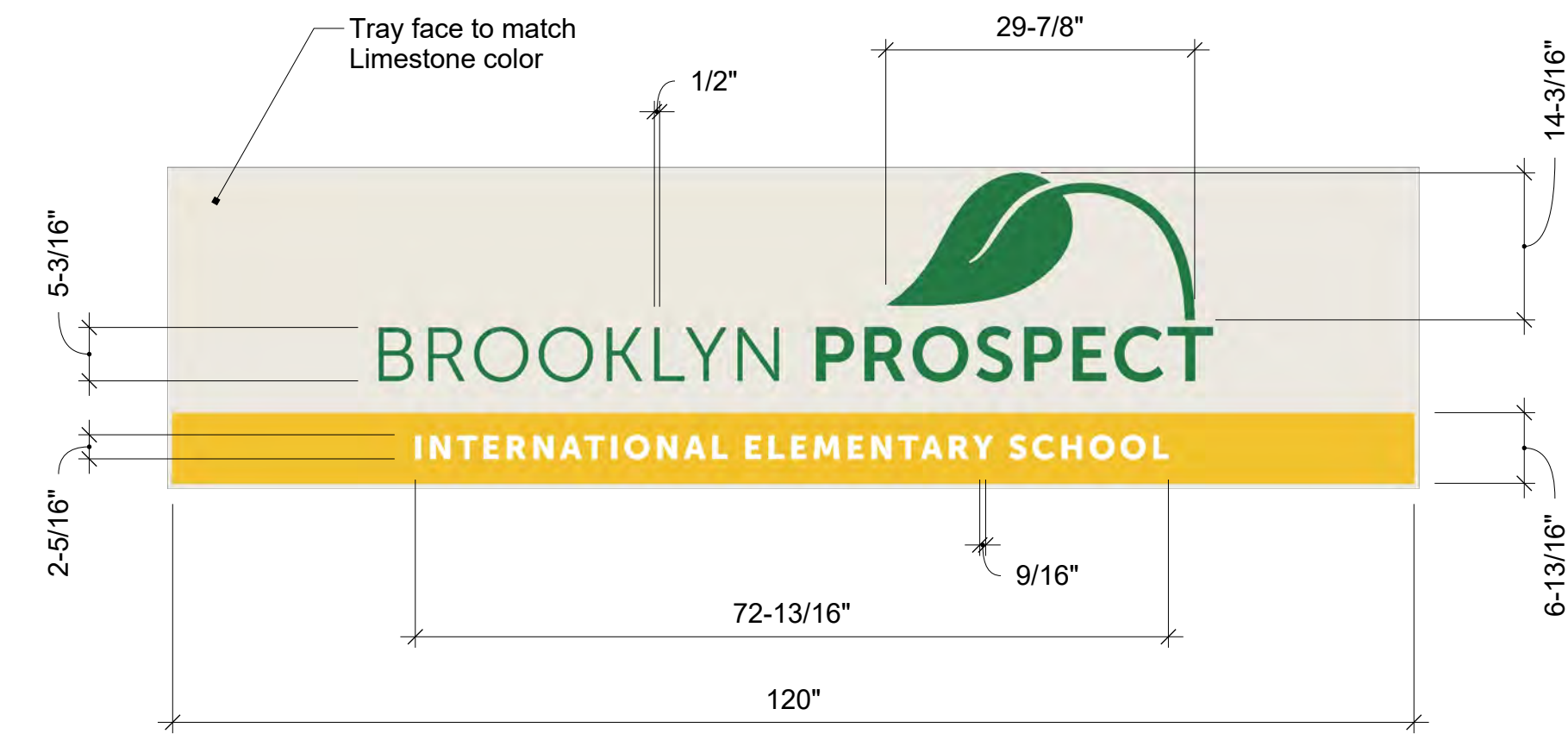


PROPOSED FLAT SIGN ELEVATION VIEW



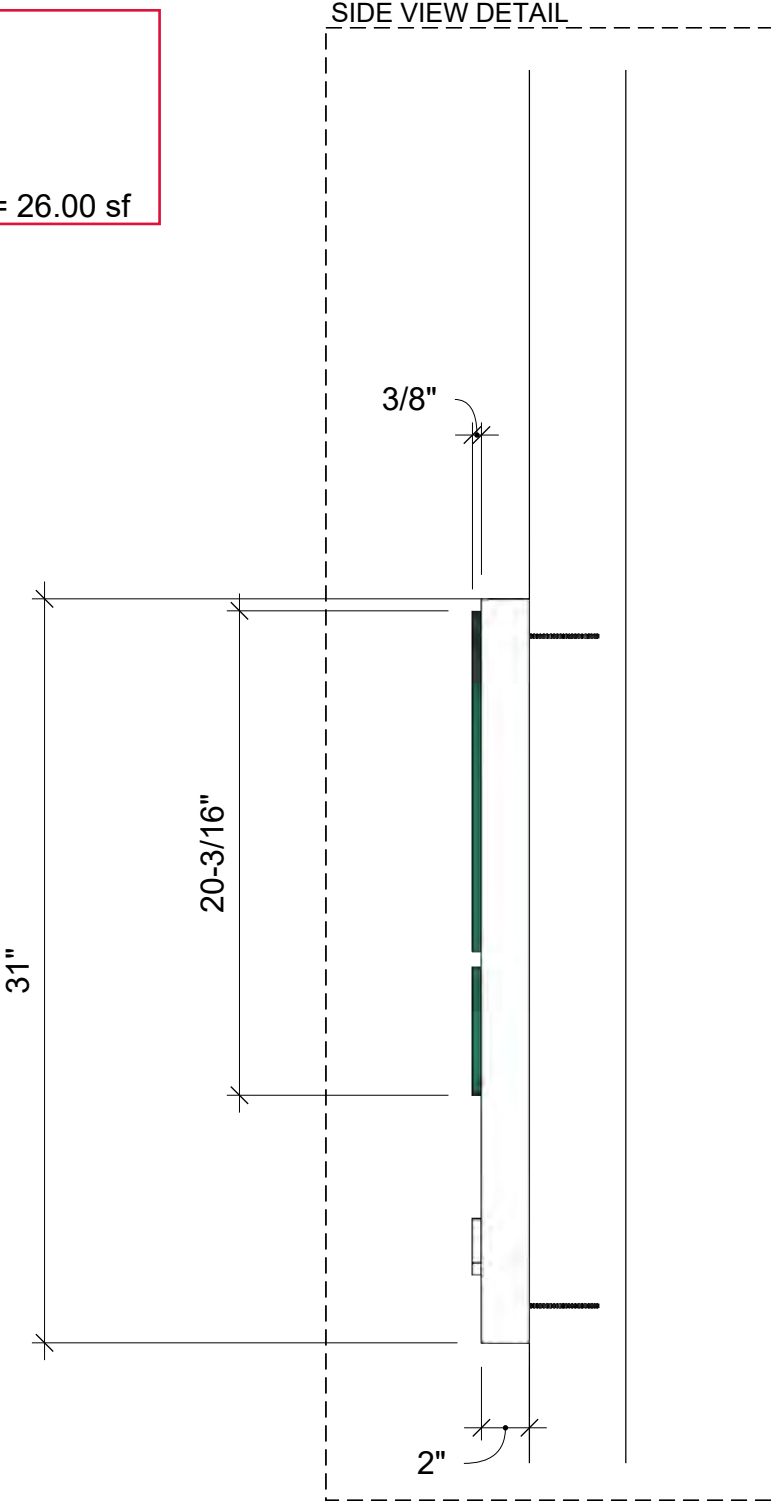


PLAN VIEW



ELEVATION VIEW

SIGN AREA
Width = 10.08'
Height = 2.58'
TOTAL SIGN AREA = 26.00 sf



SCALE = 1 : 8

RIGHT VIEW



Client : BROOKLYN PROSPECT
Address : 272 Macon St,
Brooklyn, NY 11216
Date : January 22, 2024

Description:
FABRICATE / INSTALL
- Non illuminated exterior flat signs

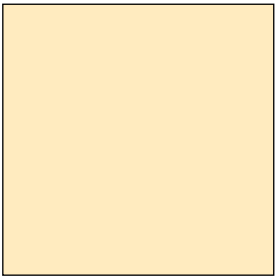
Rev. # : 02-1
Sheet : 05

600 West 57th Street, 3rd Floor, New York, NY 10019

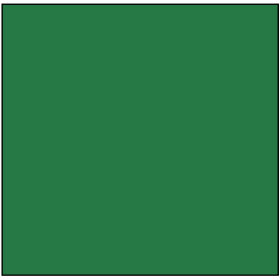
Scale Size :
1 : 16
Drawn by : J

PART #	MATERIAL / COMPONENT	COLOR / FINISH	INSTALATION / CONSTRUCTION
1	0.060" Aluminum sheet	Painted Beige	Welded to aluminum back or face
2	0.090" Aluminum sheet	Painted Beige	Face welded to returns / Back fastened to exterior wall
3	3/8" T. Aluminum Plate	Painted Green	Welded to aluminum tray face
4	3/8" DIA. Hilti HAS Threaded Rod		anchored into concrete with Hilti Epoxy injection system
5	3/8" T. Aluminum Plate	Painted White	Welded to aluminum tray face

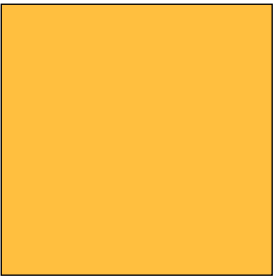
COLOR CHART



Audrey Signs to color match existing limestone

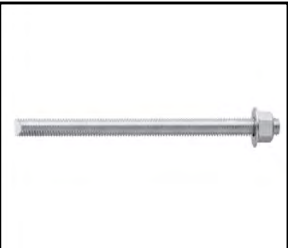


Painted PMS 2465 C Green



Painted PMS 136 C Orange

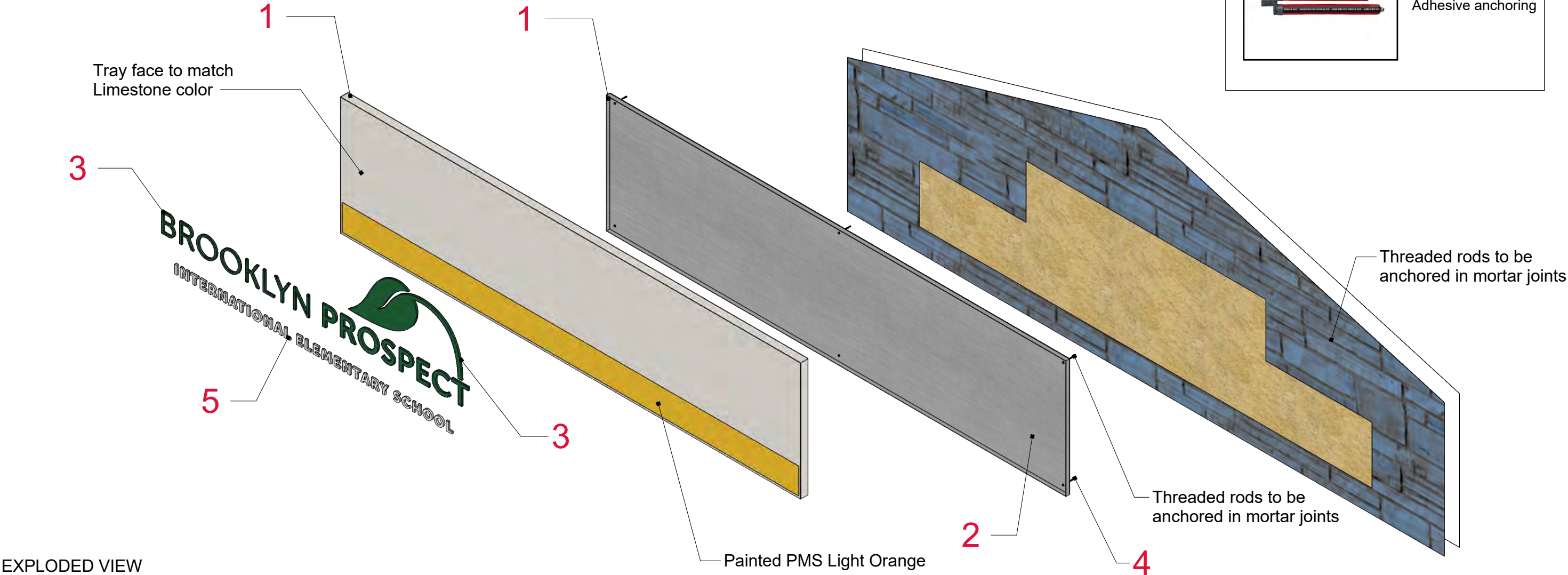
HARDWARE



3/8" DIA. Hilti HAS S.S. Threaded Rod S.S. Nut S.S. Washer

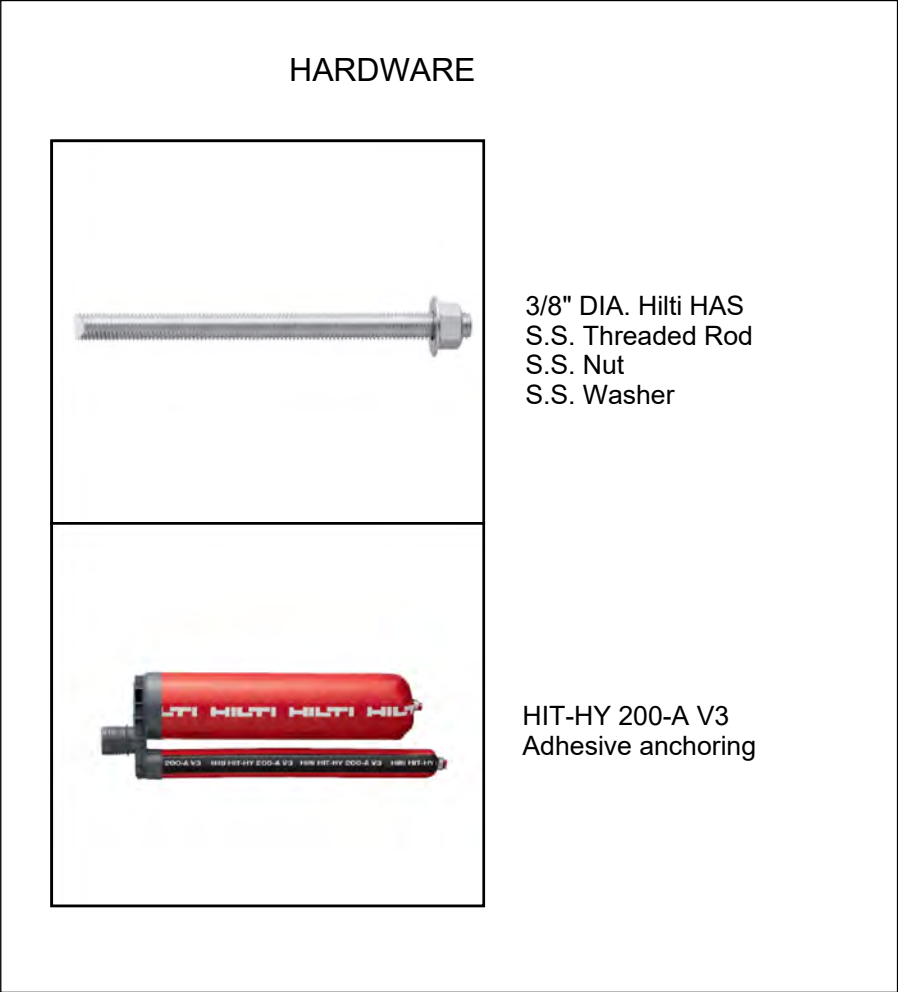


HIT-HY 200-A V3 Adhesive anchoring



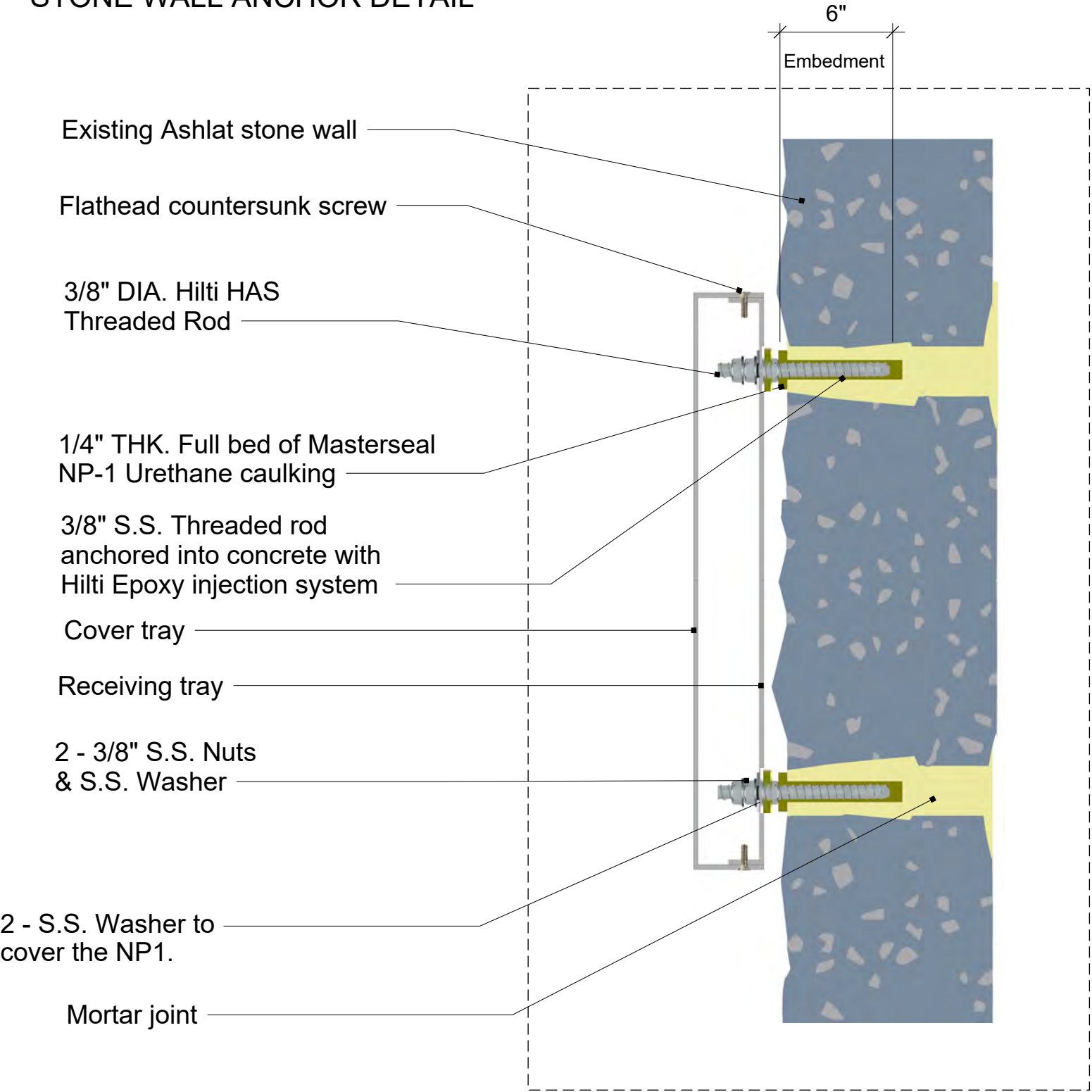
EXPLODED VIEW

NON ILLUMINATED EXTERIOR FLAT SIGNS



EXPLODED VIEW

STONE WALL ANCHOR DETAIL





EXISTING CONDITION

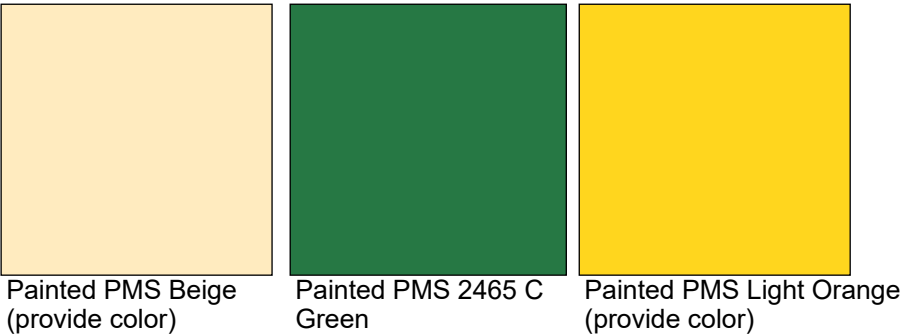


PROPOSED FLAT SIGN ELEVATION VIEW

MAC DONOUGH STREET - OPTION 1

PART #	MATERIAL / COMPONENT	COLOR / FINISH	INSTALATION / CONSTRUCTION
1	0.060" Aluminum sheet	Painted Beige	Welded to aluminum back or face
2	0.090" Aluminum sheet	Painted Beige	Face welded to returns / Back fastened to exterior wall
3	3/8" T. Aluminum Plate	Painted Green	Welded to aluminum tray face
4	3/8" DIA. Masonry bolts		
5	3/8" T. Aluminum Plate	Painted White	Welded to aluminum tray face

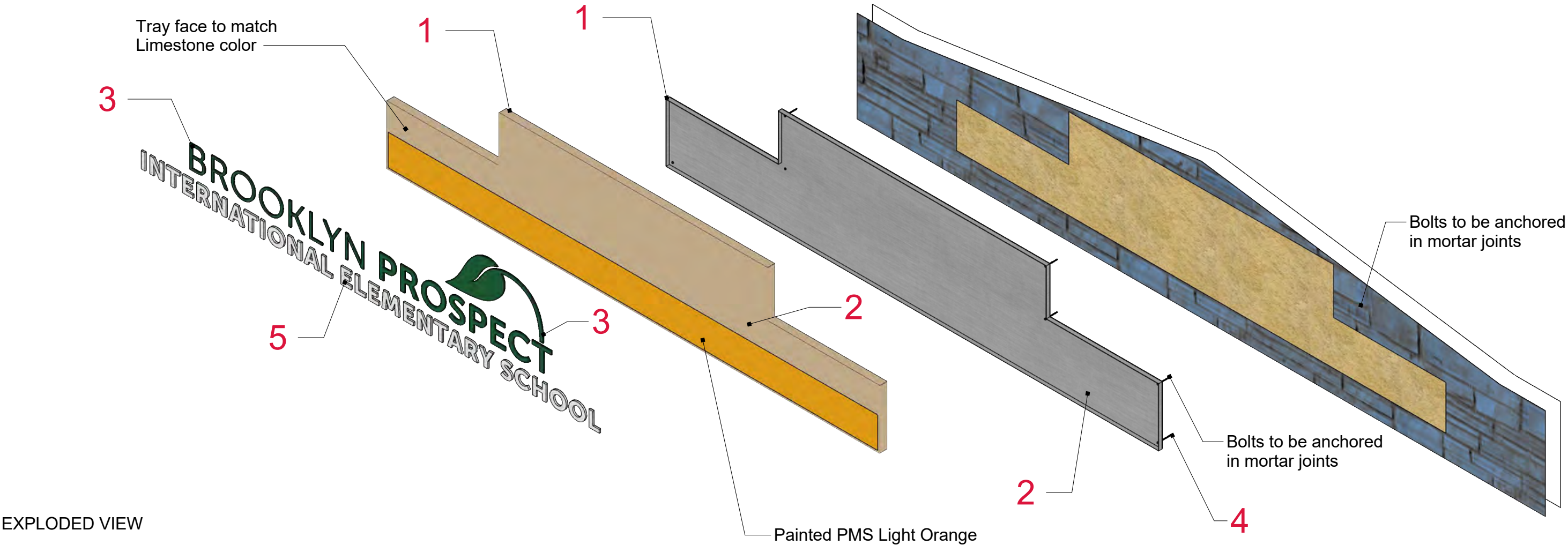
COLOR CHART



HARDWARE



3/8" DIA x 6"
Masonry Bolt



NON ILLUMINATED EXTERIOR FLAT SIGNS

HARDWARE

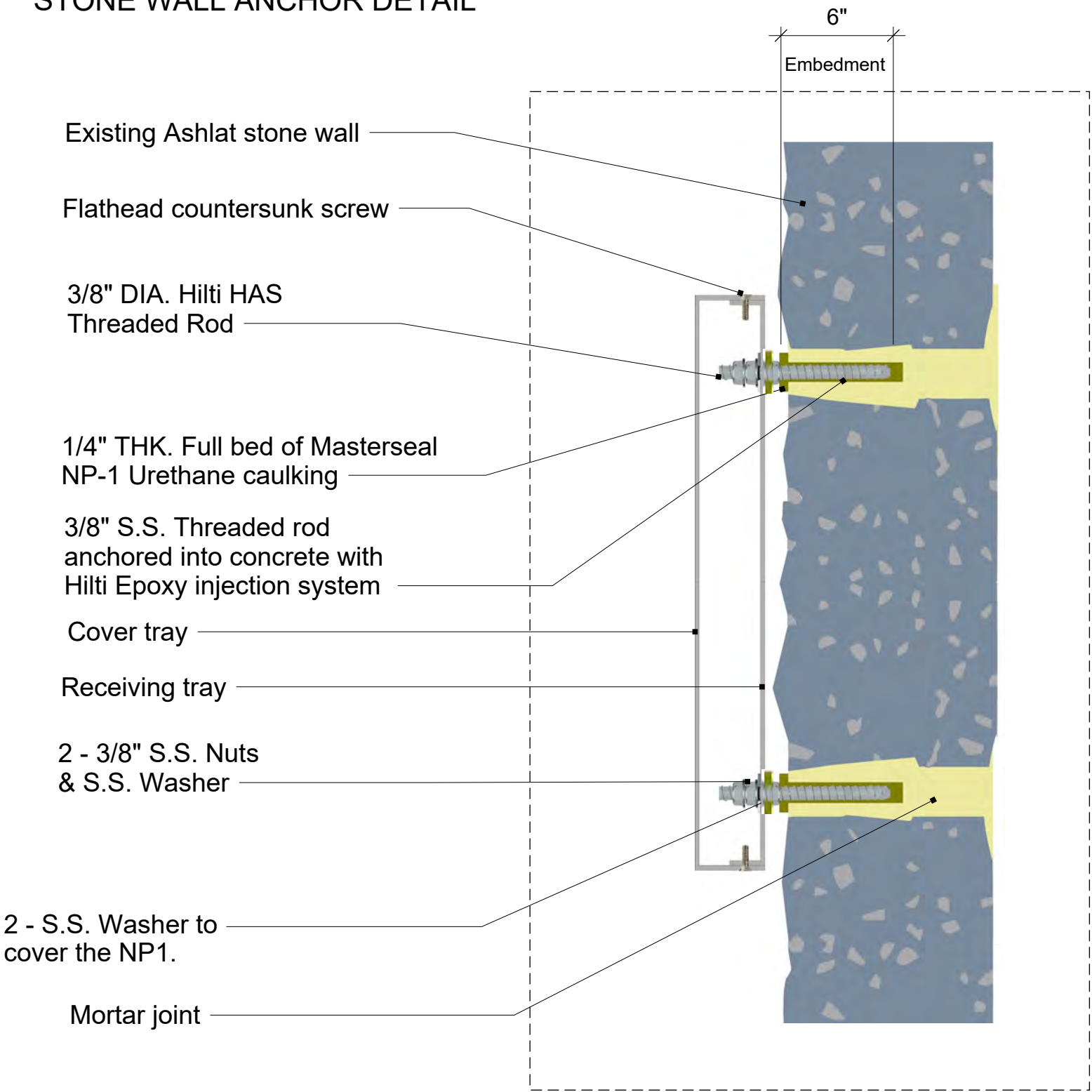


3/8" DIA. Hilti HAS
S.S. Threaded Rod
S.S. Nut
S.S. Washer



HIT-HY 200-A V3
Adhesive anchoring

STONE WALL ANCHOR DETAIL



EXPLODED VIEW



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Address :	272 Macon St, Brooklyn, NY 11216	FABRICATE / INSTALL - Non illuminated exterior flat signs	02-1		NTS
Date :	January 22, 2024		Sheet : 13		Drawn by : J

APPENDIX 02
EXTERIOR DOOR PRECEDENT



MADISON AVENUE PRESBYTERIAN CHURCH HOUSE

921-923 Madison Avenue (aka "Madison Avenue Presbyterian Church House") as a neo-Venetian Renaissance style parish house building designed by James Gamble Rogers and built in 1916-1917, that is part of the three-building Madison Avenue Presbyterian Church complex that also consists of 917-919 Madison Avenue (aka 35-39 East 73rd Street), a neo-Gothic style church building designed by James E. Ware & Sons and built in 1899, and 41-47 East 73rd Street (aka the "Phillips Building/Phillips Chapel"), an attached three-story chapel building designed by R. H. Robertson and built in the 1870s, that was altered and refaced in 1899.

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