

February 24, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 3, LPC-26-06063

**145 Wyckoff Street – Boerum Hill Historic
District Borough of Brooklyn**

To testify virtually, please join Zoom

Webinar ID: 161 333 0483

Passcode: 280108

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

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145 WYCKOFF STREET - 1940s



145 WYCKOFF STREET - 1980s



145 WYCKOFF STREET - 2025

BOERUM HILL HISTORIC DISTRICT DESIGNATION REPORT NOTES

The fourteen modified Italianate brick houses at Nos. 141-167 were constructed in two stages; Nos. 141-155 were built in 1867-68, and Nos. 157-167 were completed by 1869. Although they differ in small decorative details, the houses are strikingly homogeneous in their overall appearance. Square-headed doorways approached by high stoops are surmounted by lintels with cap moldings. At most of the houses the recessed doors are enframed by arched ribs with high turned bases, and at Nos. 153 and 155 the original doors have been preserved. No. 149 retains its original full-height parlor and upper floor windows with broad central muntins simulating casements. Their high, narrow proportions are typical of the period. The uniformity of this row of houses is accentuated by their identical roof cornices, boldly ornamented with modillions, acanthus-leaf brackets, lentils and paneled fascias. Most of the houses retain their original brick basements separated from the upper floors by wide stone bandcourses. The original cast-iron stoop and yard railings may be seen at several of the houses.

PROJECT DESCRIPTION

45 WYCKOFF STREET BROOKLYN - BBL 3003860068 - LPC-26-06063

- 2 STOREY HORIZONTAL ENLARGEMENT — 8'-0" DEEP, FULL WIDTH AT BASEMENT FLOOR & 8'-0" DEEP, PARTIAL WIDTH (7'-7") AT FIRST FLOOR. A NEW PAINTED STEEL STAIR TO THE REAR YARD WILL BE INSTALLED AT THE PARLOR FLOOR LEVEL
- THIS WORK IS NOT VISIBLE FROM WYCKOFF, BOND, BERGEN, OR HOYT STREET.

LPC PRESENTATION TITLE SHEET

FEBRUARY 24, 2026

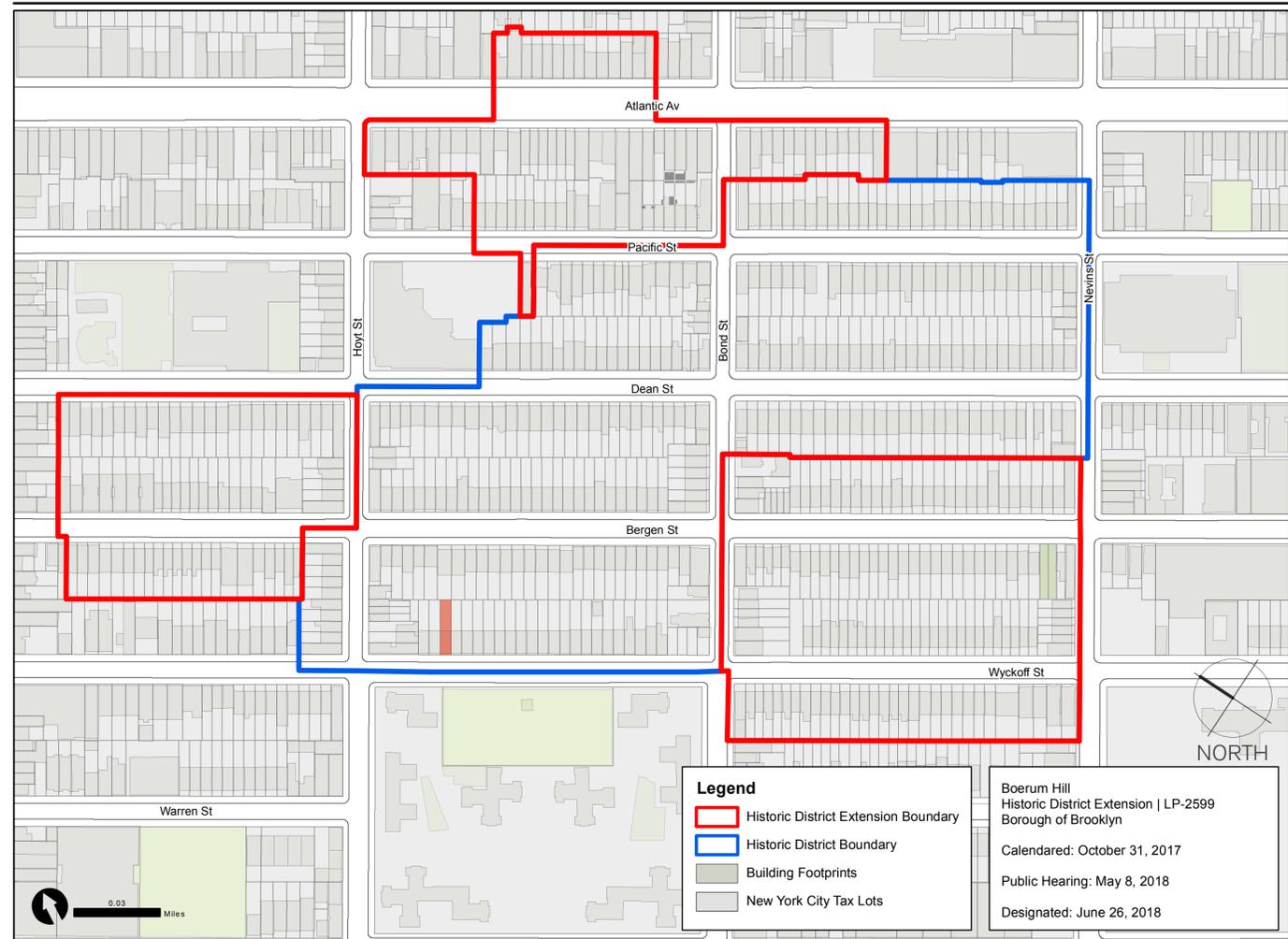
145 WYCKOFF STREET

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BOERUM HILL HISTORIC DISTRICT - LP 0767

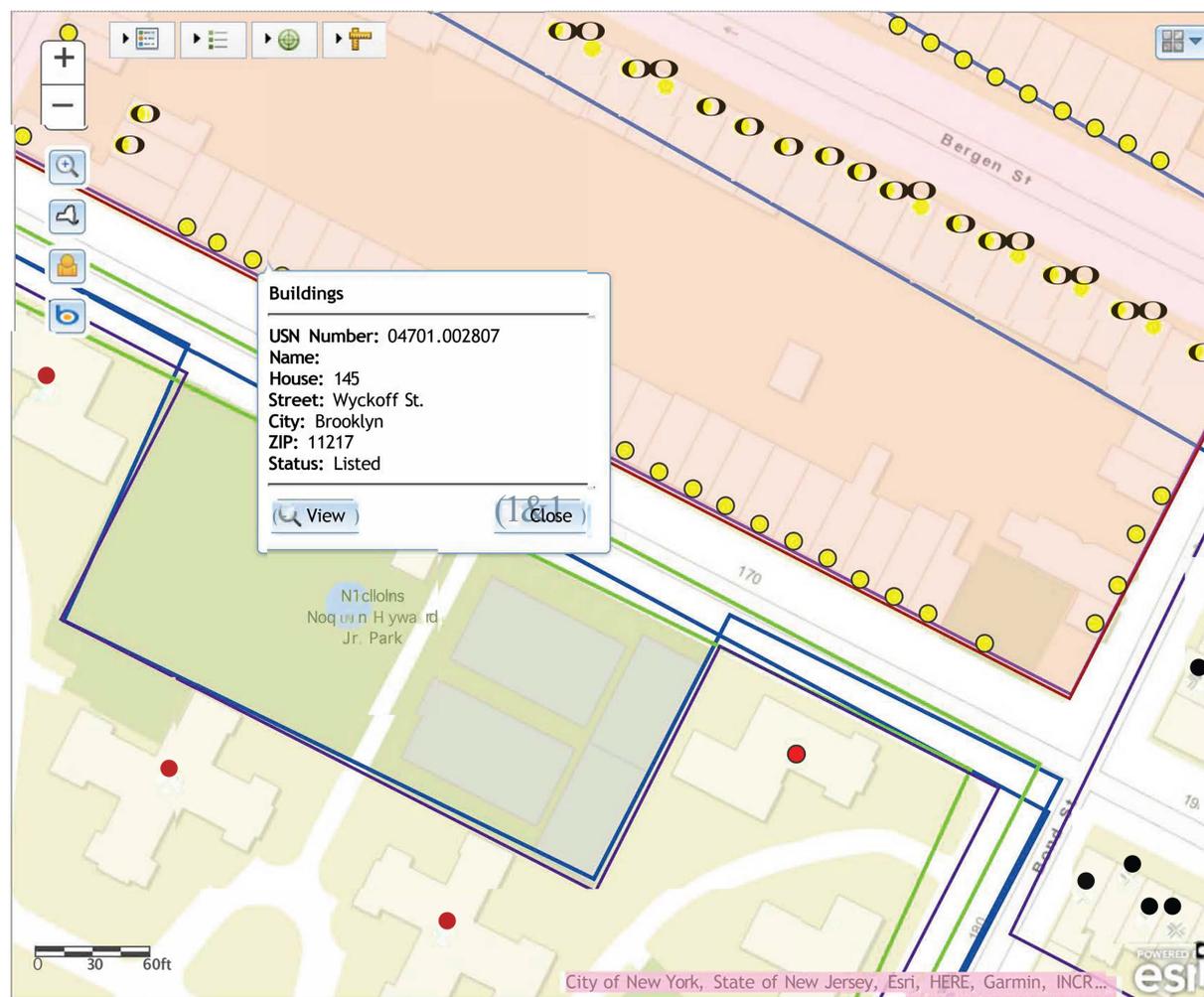
01

Boerum Hill Historic District Extension | LP-2599



Graphic Source: Map PLUTO, Edition 18v1, Author: New York City Landmarks Preservation Commission, LCR Date: 1.2.2019

BOREUM HILL HISTORIC DISTRICT - LP 0767



NATIONAL HISTORIC REGISTER #04701.002807

PROJECT LOCATION AND HISTORIC STATUS

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WYCKOFF STREET — LOOKING EAST



145 WYCKOFF STREET



WYCKOFF STREET — LOOKING WEST

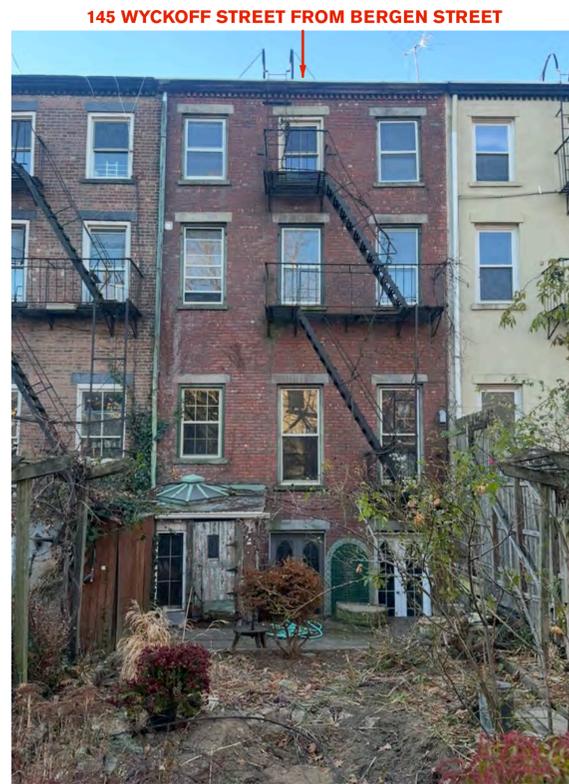
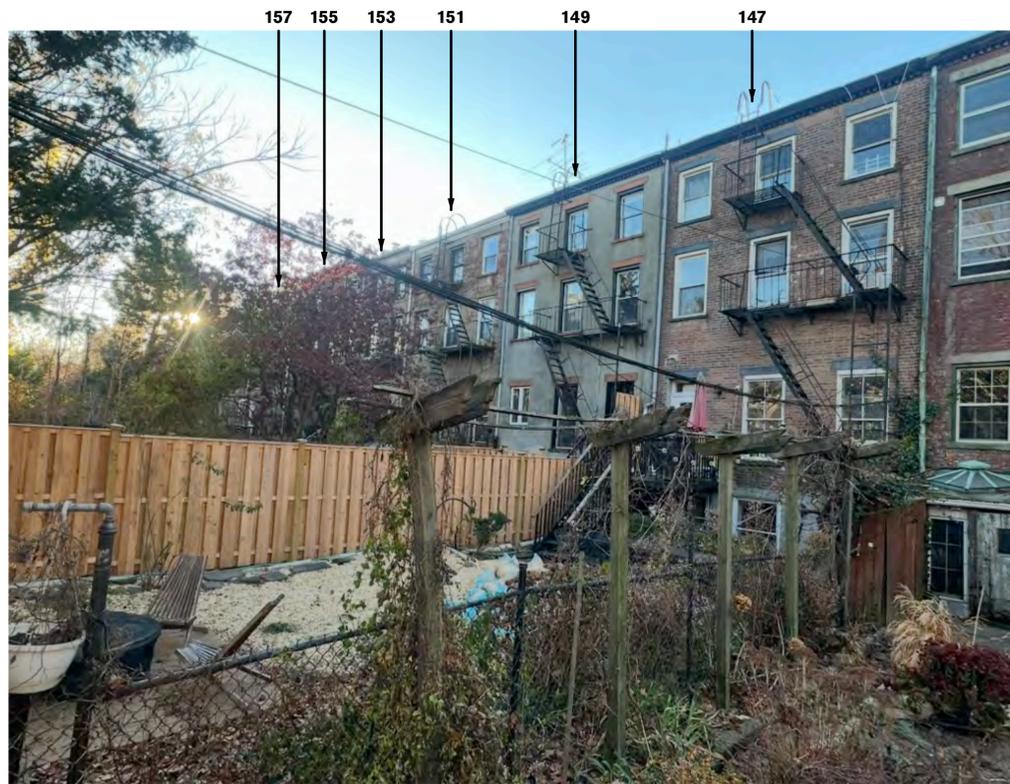
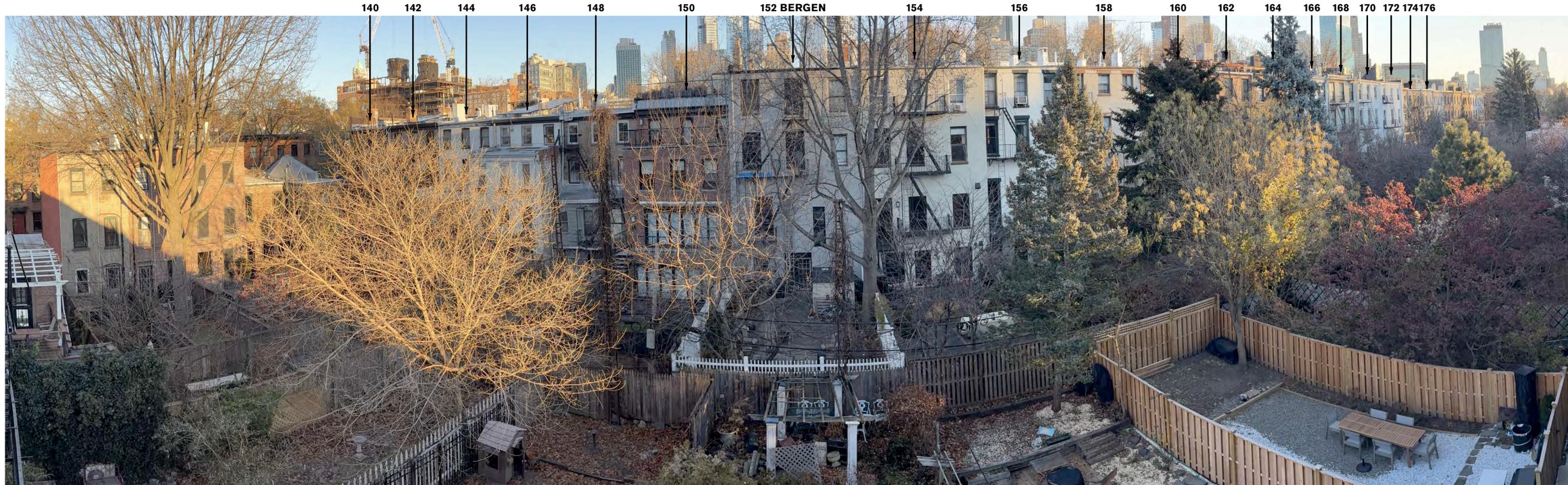
STREET VIEWS

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EXISTING REAR YARD PANORAMIC VIEWS

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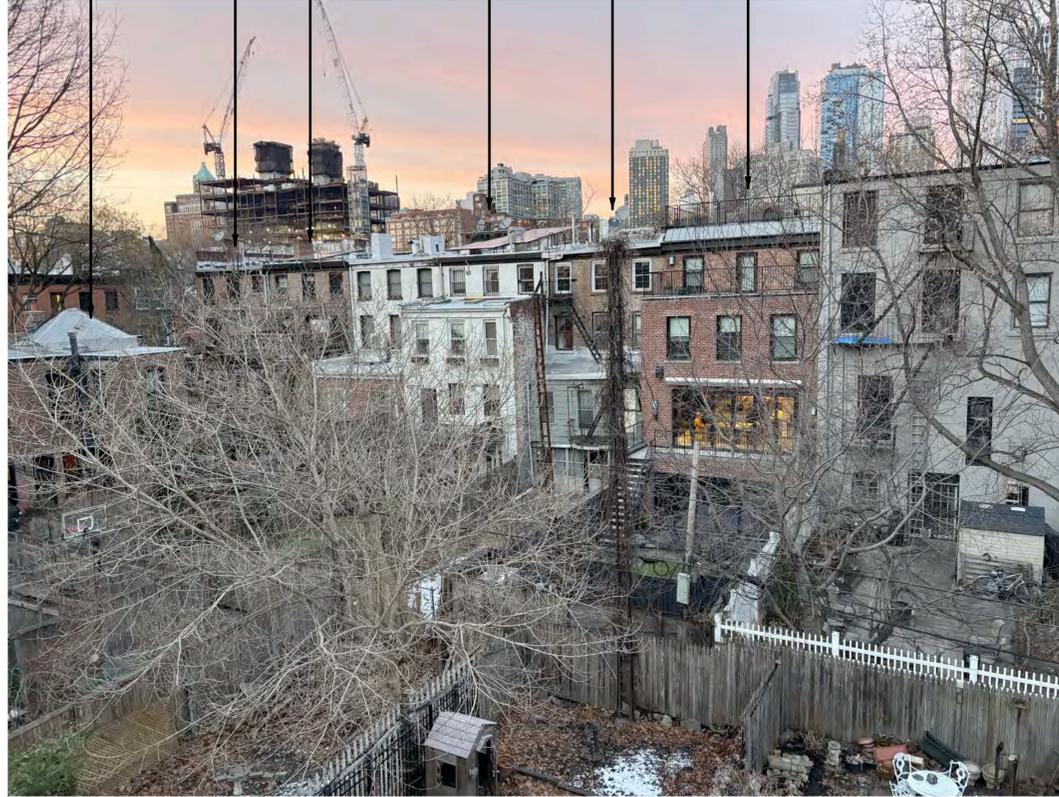
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185 WYCKOFF STREET III WITH I EXTENSION
183 WYCKOFF STREET III WITH II & I EXTENSION



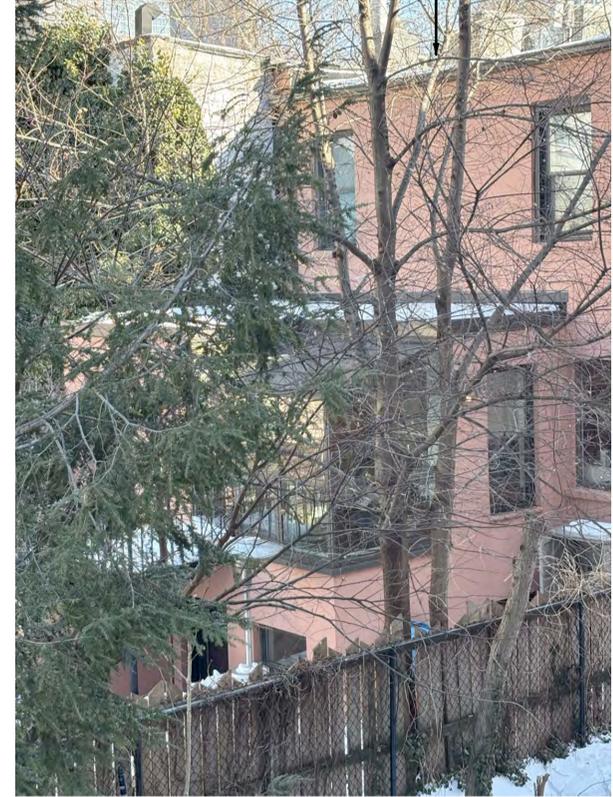
144 BERGEN STREET IV WITH III EXTENSION
146 BERGEN STREET IV WITH III EXTENSION
157 HOYT STREET IV WITH II EXTENSION
146 BERGEN STREET IV WITH II EXTENSION
148 BERGEN STREET IV WITH II EXTENSION
150 BERGEN STREET IV WITH III EXTENSION



184 1/2 BERGEN STREET IV WITH II EXTENSION



160 BOND STREET III WITH II EXTENSION



OTHER EXISTING EXTENSIONS

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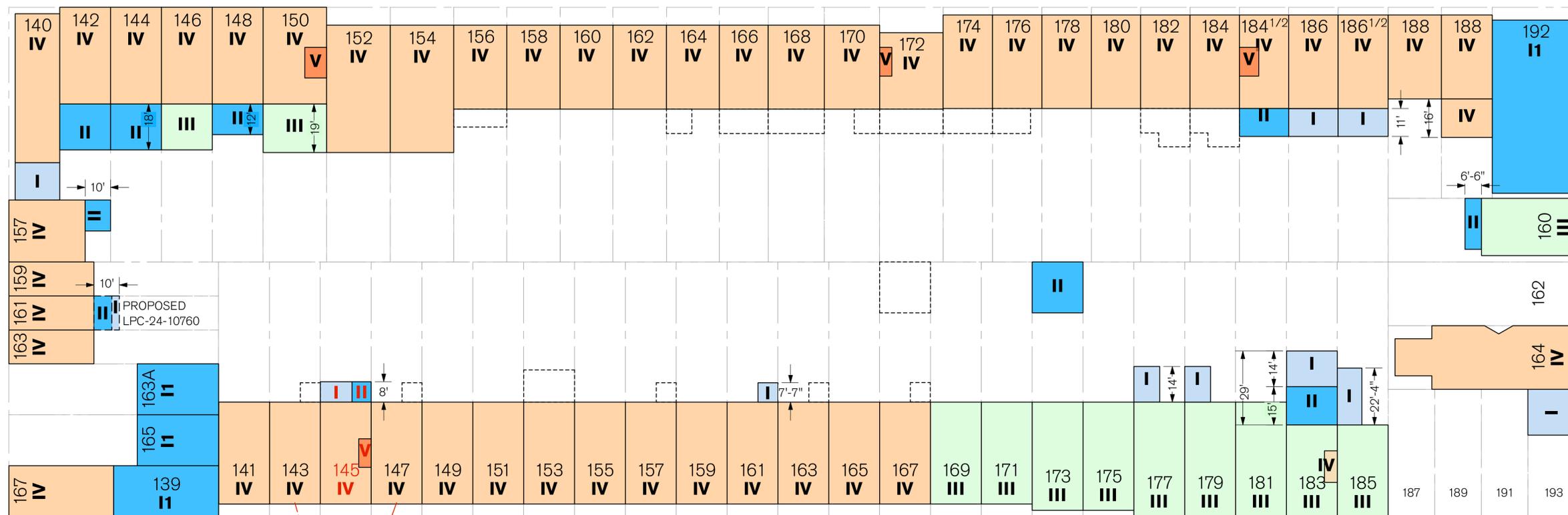
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BERGEN STREET (60ft)

HOYT STREET (50ft)

BOND STREET (50ft)



EAST-FACING VIEW

NORTH-FACING VIEW

EAST-FACING VIEW

WYCKOFF STREET (60ft)



TABLE 1: ROWHOUSES WITH ADDITIONS

QUANTITY	DESCRIPTION
63	TOTAL ROWHOUSES
16	ROWHOUSES WITH ADDITION (25%)
47	ROWHOUSES WITHOUT ADDITION

Less than 50% of rowhouses in this block have additions

TABLE 2: PREDOMINANT ADDITION HEIGHTS

QUANTITY	DESCRIPTION
6	1-STORY ADDITION I
7	2-STORY ADDITION II
2	2-STORY ADDITION III
1	4-STORY ADDITION IV

Additions on this block are predominantly 2 stories

TABLE 3: PREDOMINANT ADDITION DEPTHS

QUANTITY	DESCRIPTION
2	0' – 8'
5	>8' – 12'
2	>12' – 16'
7	>16'

Additions in this block are predominantly >16' deep

BLOCK PLAN DIAGRAM



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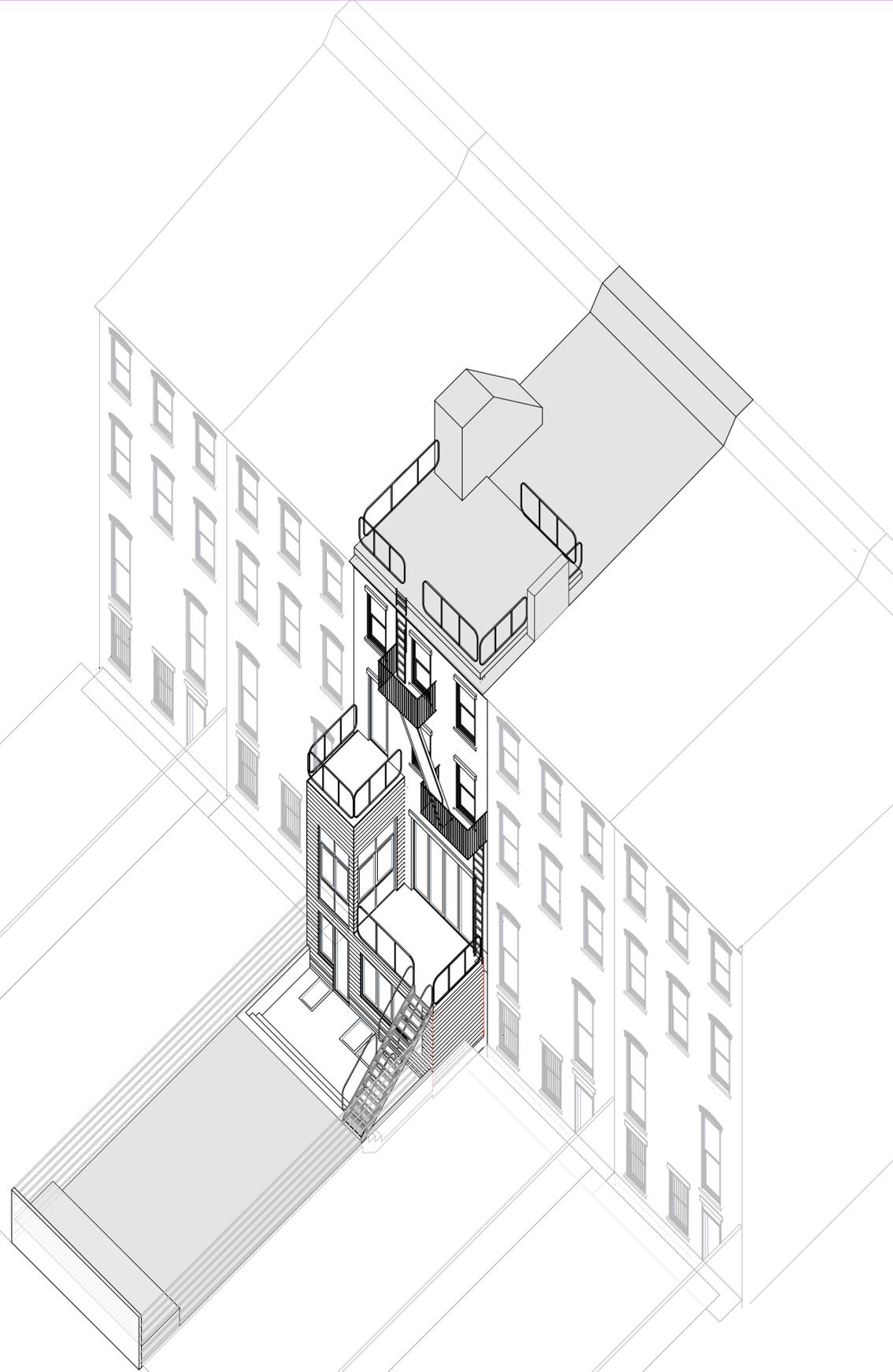
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VIEW FROM THE NORTHWEST



VIEW FROM THE NORTHEAST

PROJECT PROPOSAL

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SECONDARY NON-VISIBLE FACADE — PROPOSED WINDOWS AND DOOR
 • STAIR BULKHEAD AND ROOFTOP MECHANICAL EQUIPMENT ARE NOT VISIBLE FROM HOYT STREET
 • NONE OF THE PROPOSED BUILDING OR EXTENSION OPENINGS EXTEND BEYOND THE WIDTH OF THE EXISTING WINDOWS



PROPOSED SECONDARY NON-VISIBLE FACADE



EXISTING SECONDARY NON-VISIBLE FACADE

SECONDARY NON-VISIBLE EXISTING & PROPOSED ELEVATIONS

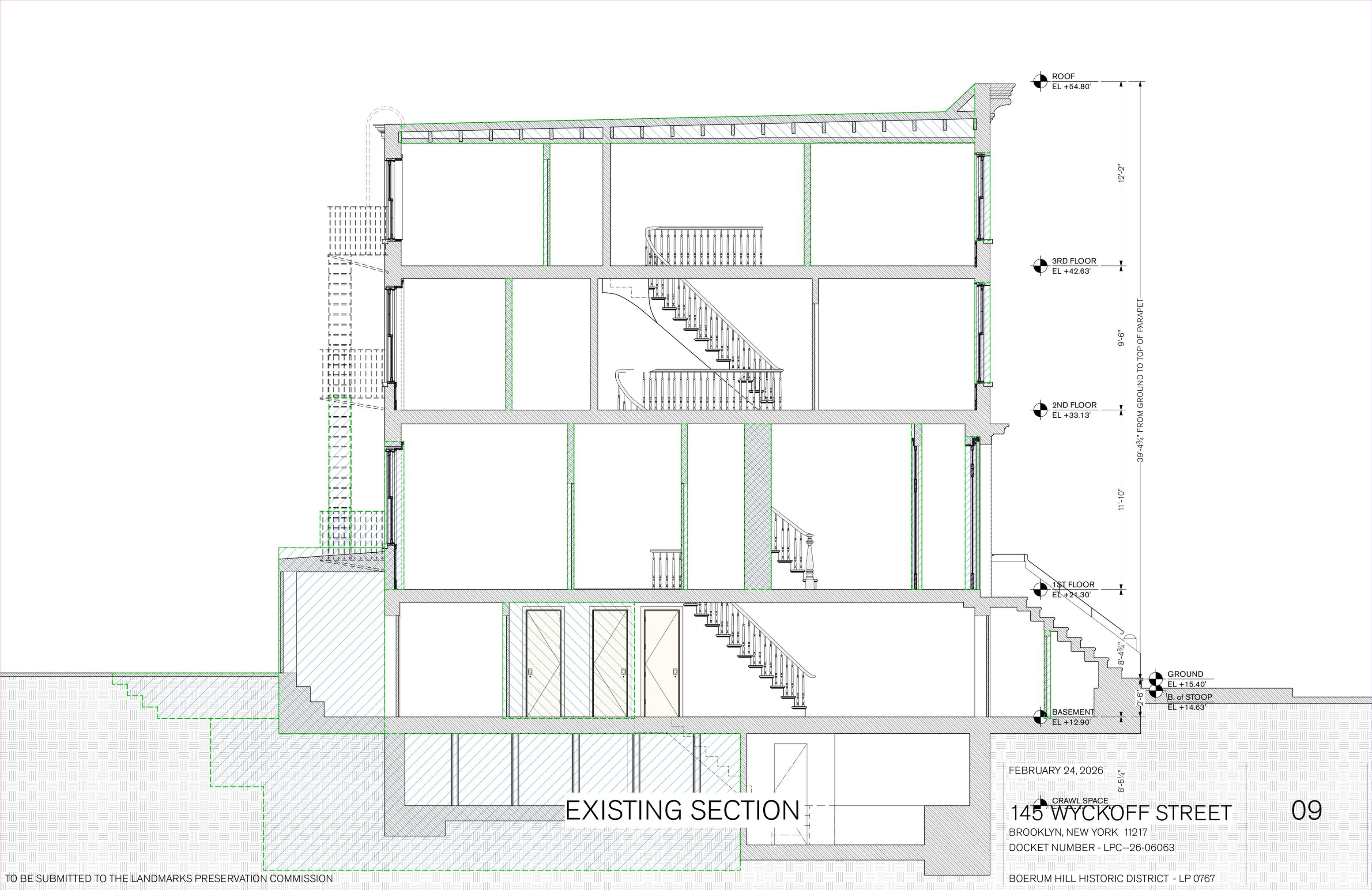
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145 WYCKOFF STREET

08

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ROOF
EL +54.80'

3RD FLOOR
EL +42.63'

2ND FLOOR
EL +33.13'

1ST FLOOR
EL +21.30'

BASEMENT
EL +12.90'

GROUND
EL +15.40'

B. of STOOP
EL +14.63'

12'-2"

9'-6"

11'-10"

8'-4 5/8"

8'-5 1/4"

39'-4 3/4" FROM GROUND TO TOP OF PARAPET

EXISTING SECTION

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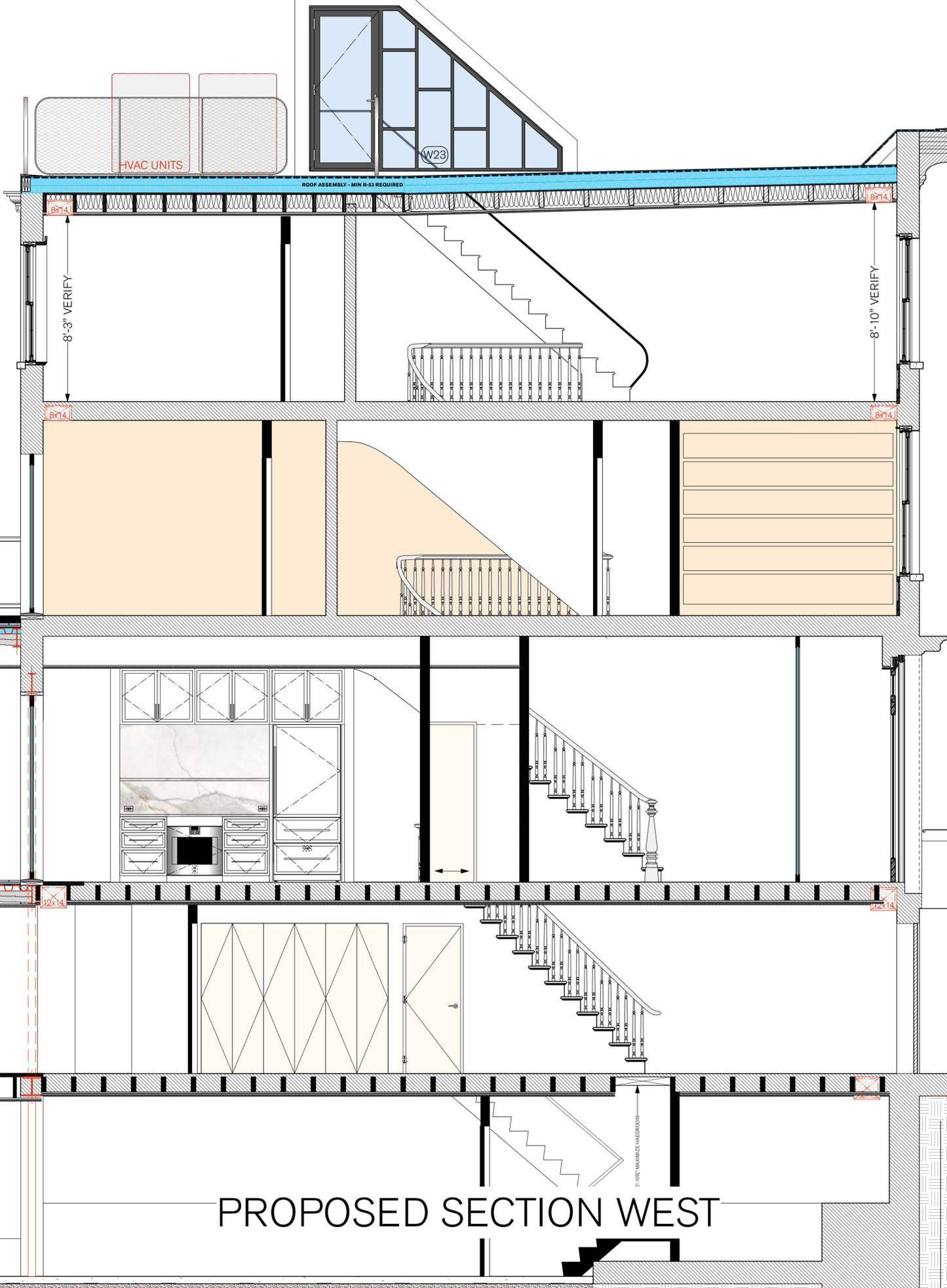
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09

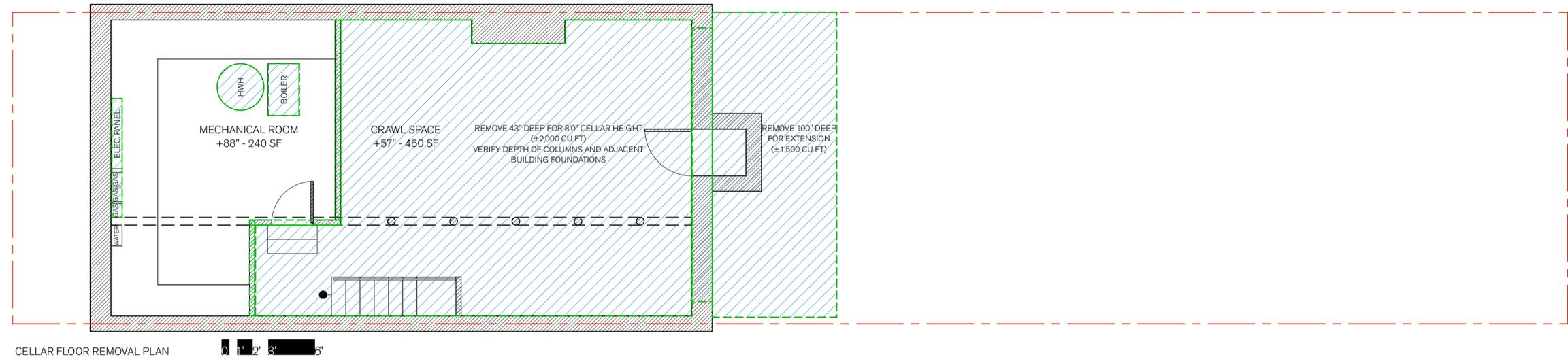
EL +53.90'
 6'-3 3/4"
 ROOF
 EL +41.83'
 12'-0"
 3RD FLOOR
 EL +29.83'
 9'-6"
 2ND FLOOR
 EL +20.33'
 11'-10"
 1ST FLOOR
 EL +08.50'
 8'-6"
 BASEMENT
 EL +00.00'
 9'-0"
 NEW CELLAR
 EL -09.00'

ROOF
 EL +41.83'
 12'-0"
 3RD FLOOR
 EL +29.83'
 9'-6"
 2ND FLOOR
 EL +20.33'
 11'-10"
 1ST FLOOR
 EL +08.50'
 8'-6"
 AREAWAY
 EL +02.00'
 2'-0"
 BASEMENT
 EL +00.00'
 8'-4"

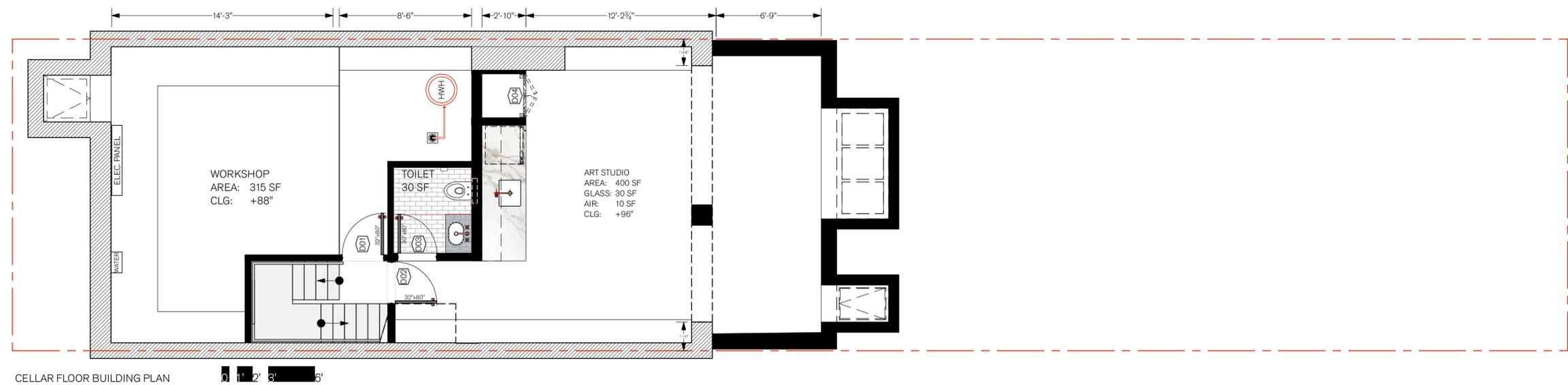


PROPOSED SECTION WEST

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 EL -08.33'
 BOERUM HILL HISTORIC DISTRICT - LP 0767



CELLAR FLOOR REMOVAL PLAN 0 1 2' 3' 6'



CELLAR FLOOR BUILDING PLAN 0 1 2' 3' 6'

EXISTING & PROPOSED CELLAR PLANS

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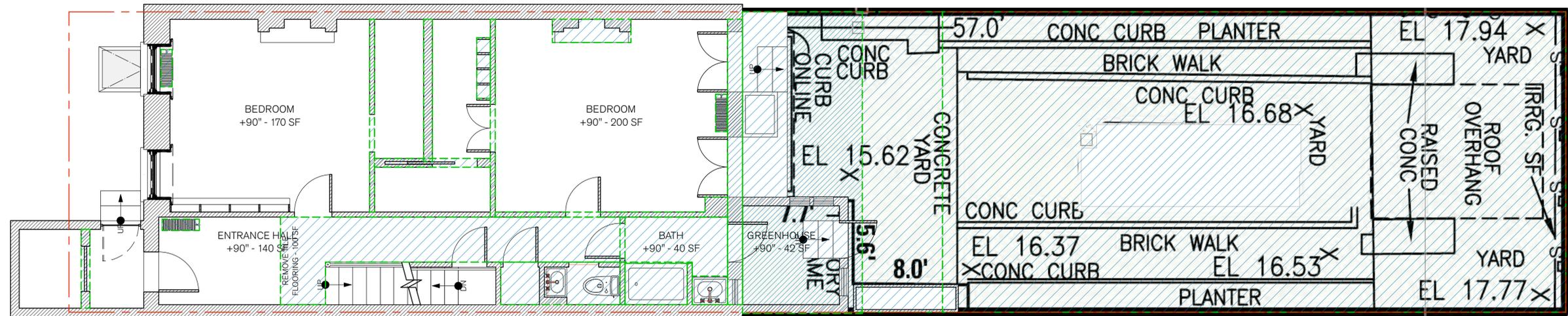
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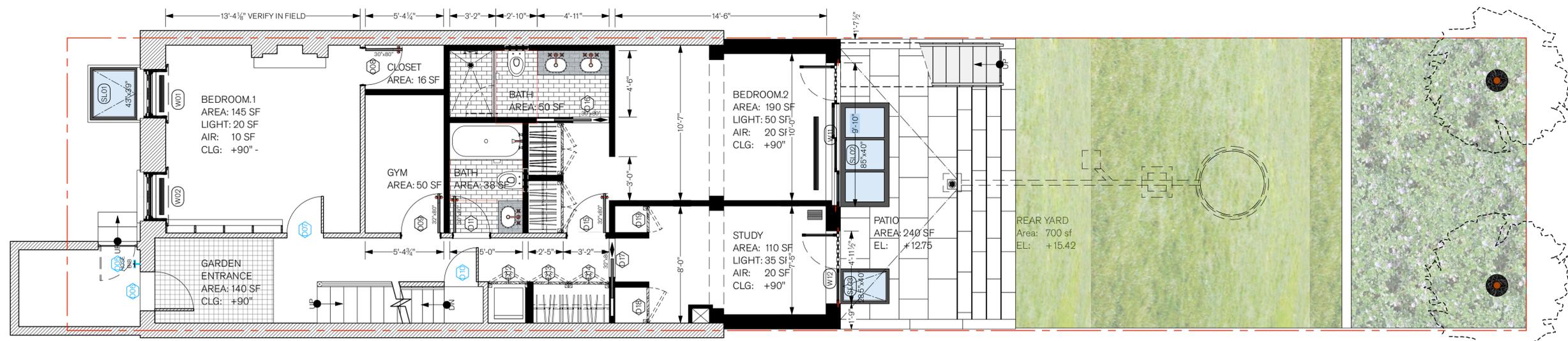
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GARDEN/BASEMENT REMOVAL PLAN 1/2" = 1'-0"



GARDEN/BASEMENT BUILDING PLAN 1/2" = 1'-0"

EXISTING & PROPOSED BASEMENT PLANS

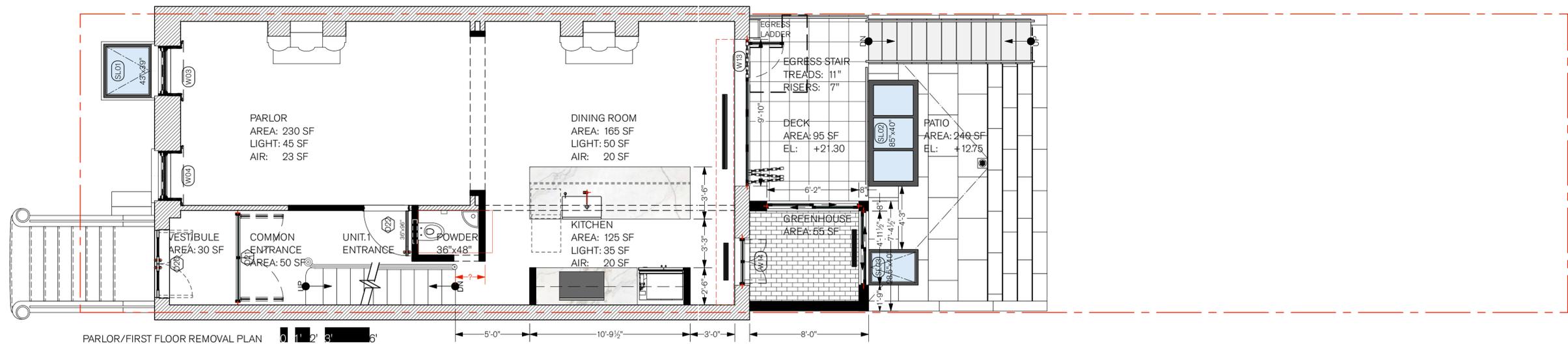
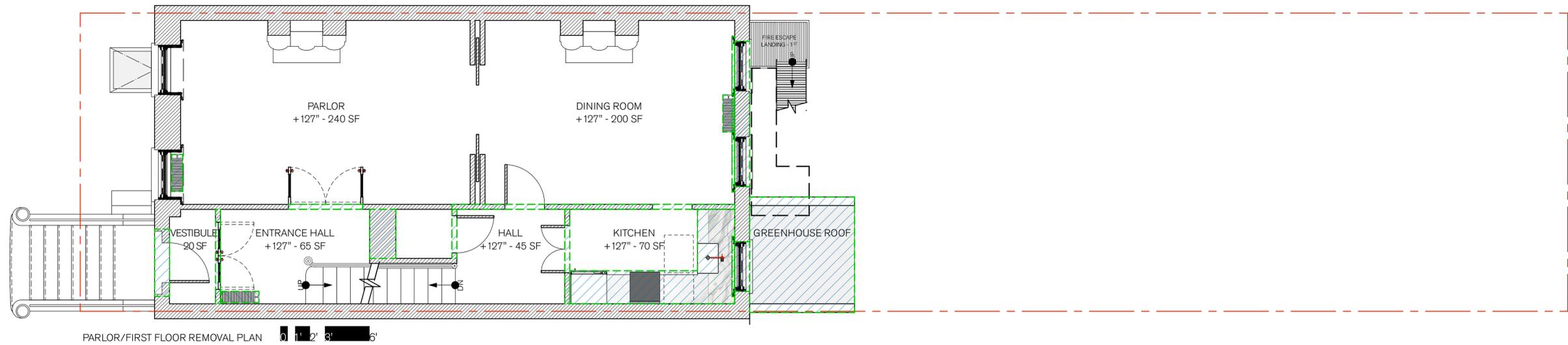
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EXISTING & PROPOSED FIRST FLOOR PLANS

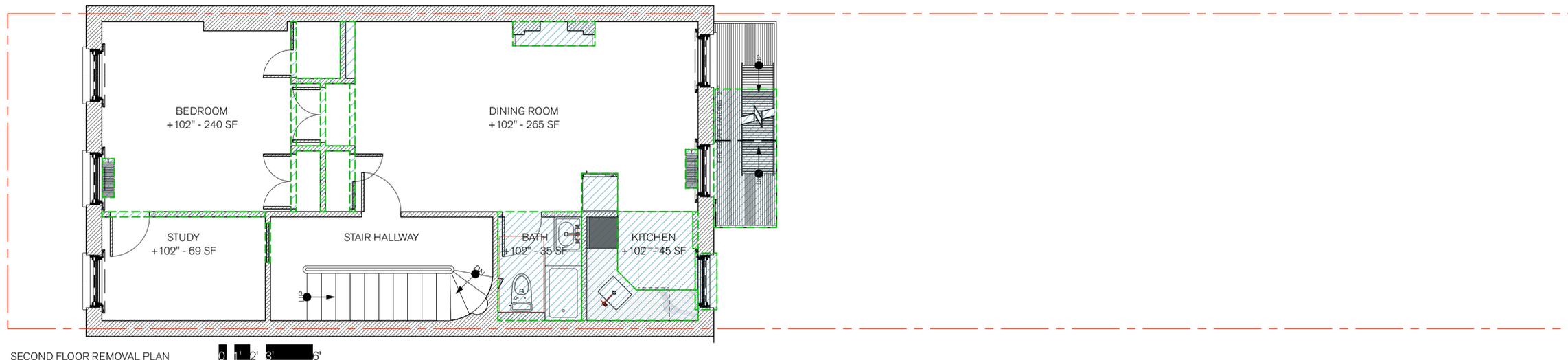
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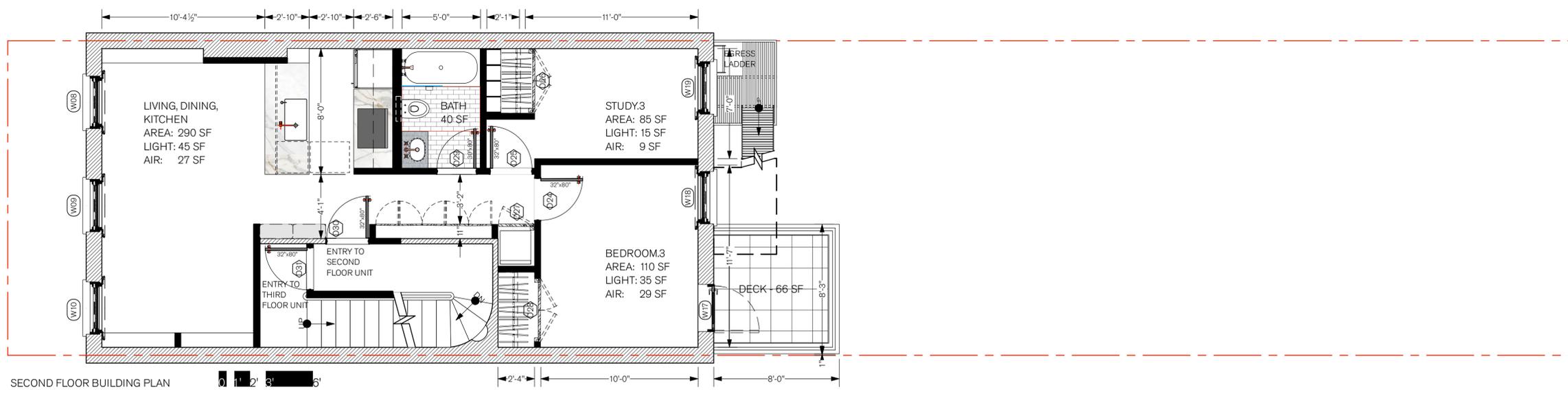
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SECOND FLOOR REMOVAL PLAN 0 1 2' 3' 6"



SECOND FLOOR BUILDING PLAN 0 1 2' 3' 6"

EXISTING & PROPOSED SECOND FLOOR PLANS

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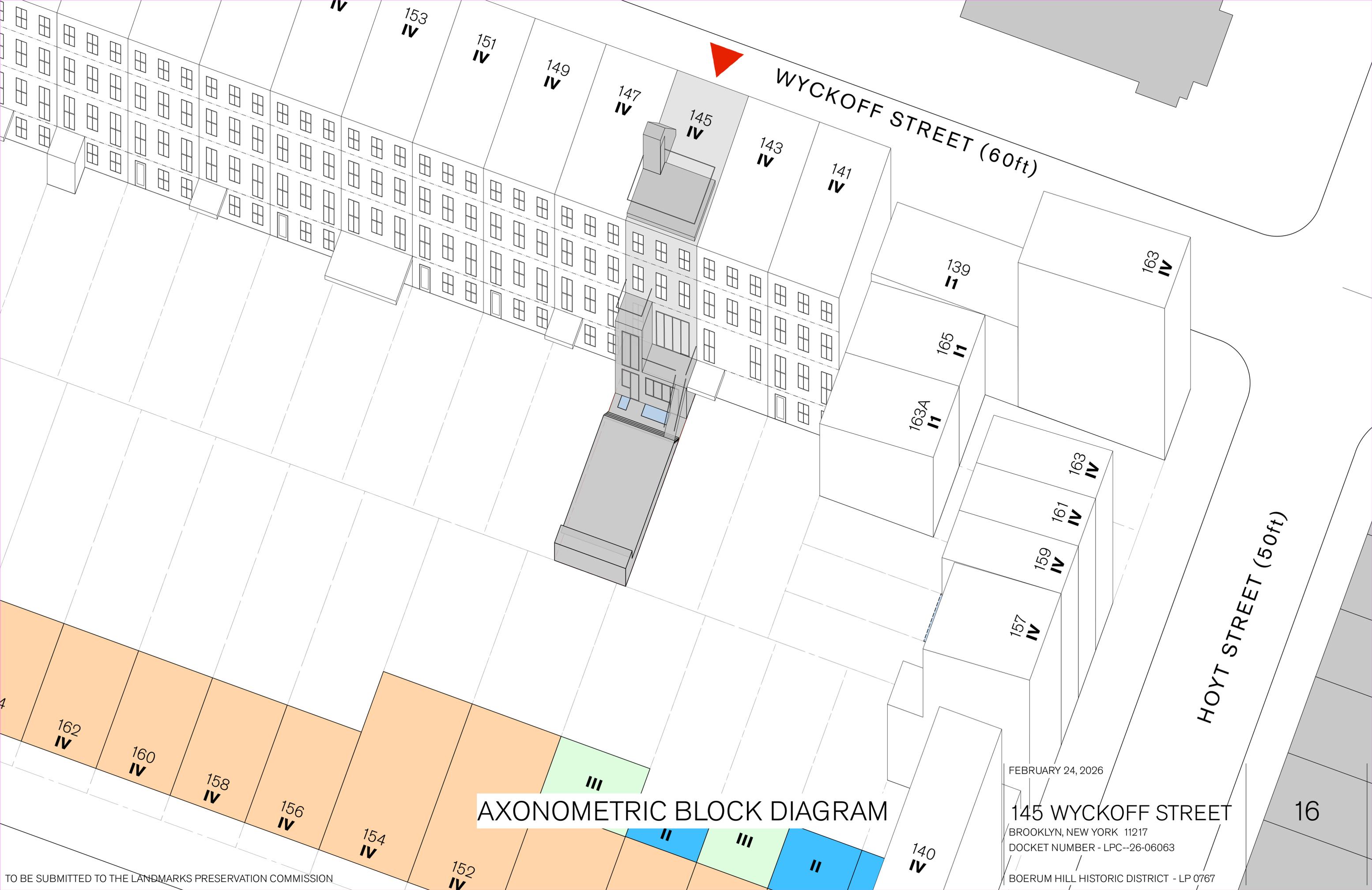
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WYCKOFF STREET (60ft)

HOYT STREET (50ft)

AXONOMETRIC BLOCK DIAGRAM

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EXISTING FACADE FROM REAR YARD



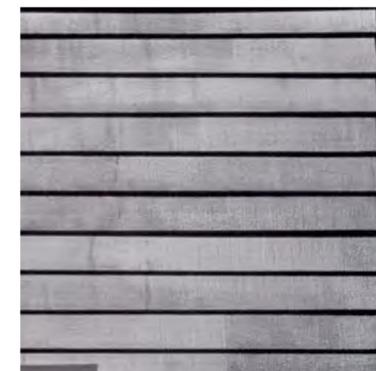
PROPOSED FACADE FROM REAR YARD



COAL BLACK PAINT
SECONDARY FACADE WINDOW COLOR
SAMPLE



EXISTING BRICK
SECONDARY FACADE
WALL BRICK SAMPLE



CLAPBOARD SIDING
SECONDARY FACADE
EXTENSION SIDING SAMPLE



BLUESTONE PAVERS
SECONDARY FACADE
EXTENSION DECK SAMPLE

EXISTING & PROPOSED VIEWS

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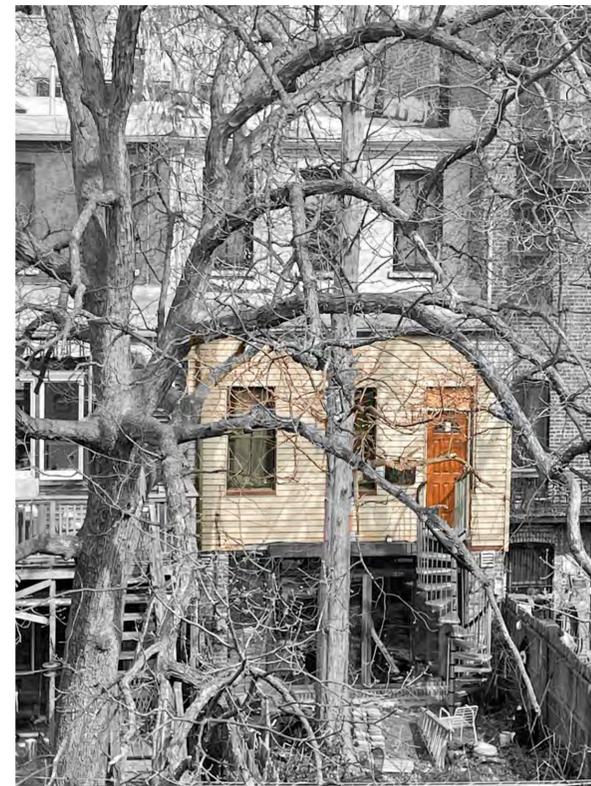
17



181 DEAN STREET



175 DEAN STREET



270^{1/2} PACIFIC STREET



CLAPBOARD SIDING PRECEDENT

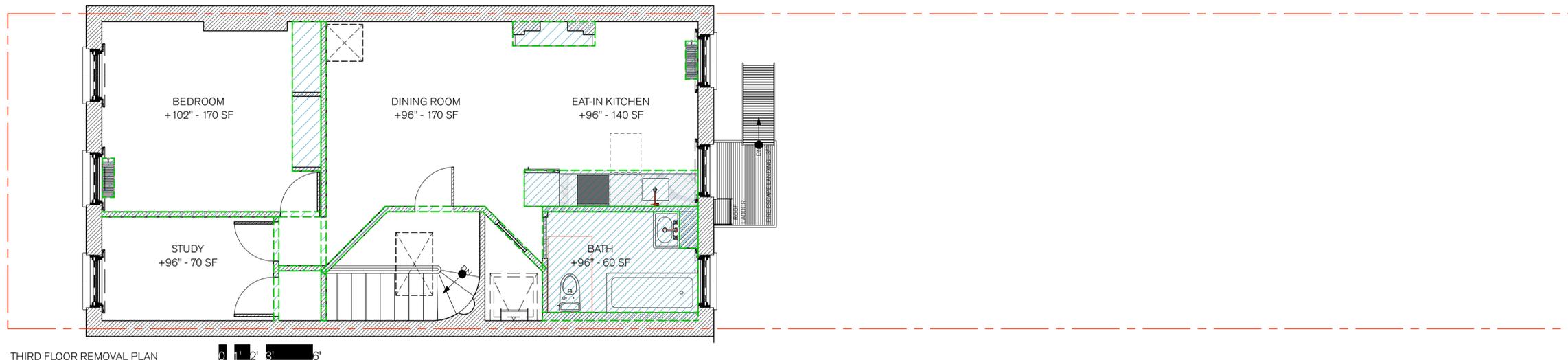
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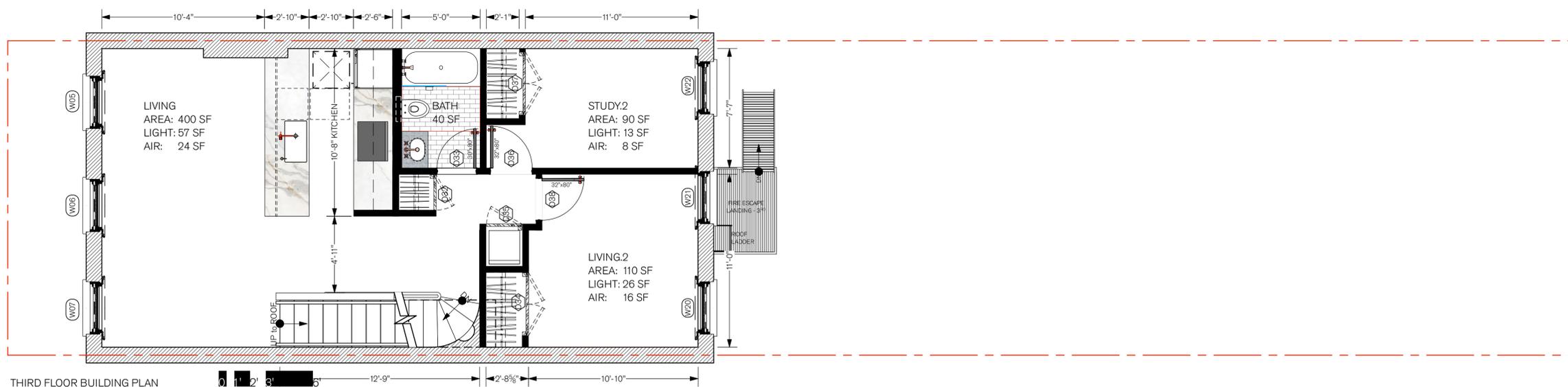
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Appendix 01

BOERUM HILL HISTORIC DISTRICT - LP 0767



THIRD FLOOR REMOVAL PLAN



THIRD FLOOR BUILDING PLAN

EXISTING & PROPOSED THIRD FLOOR PLANS

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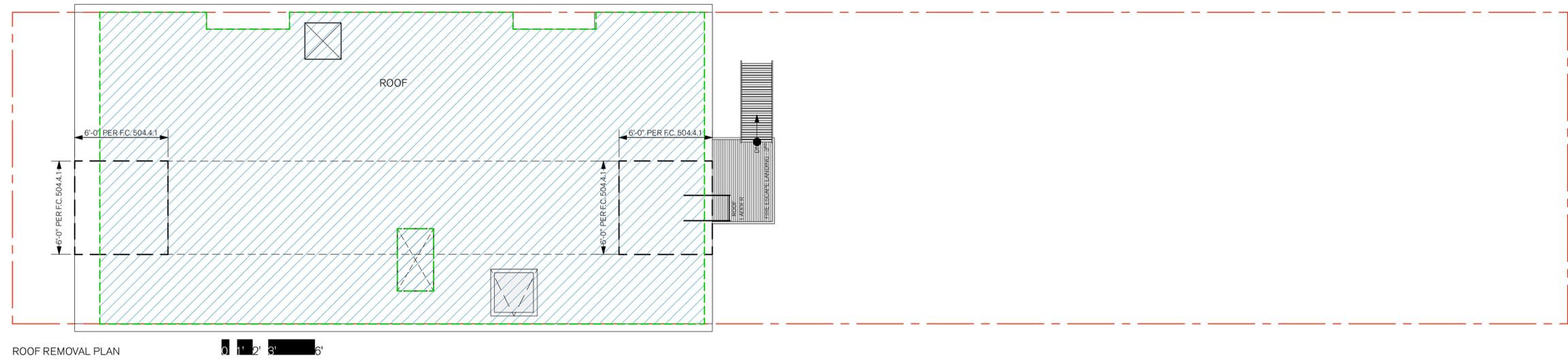
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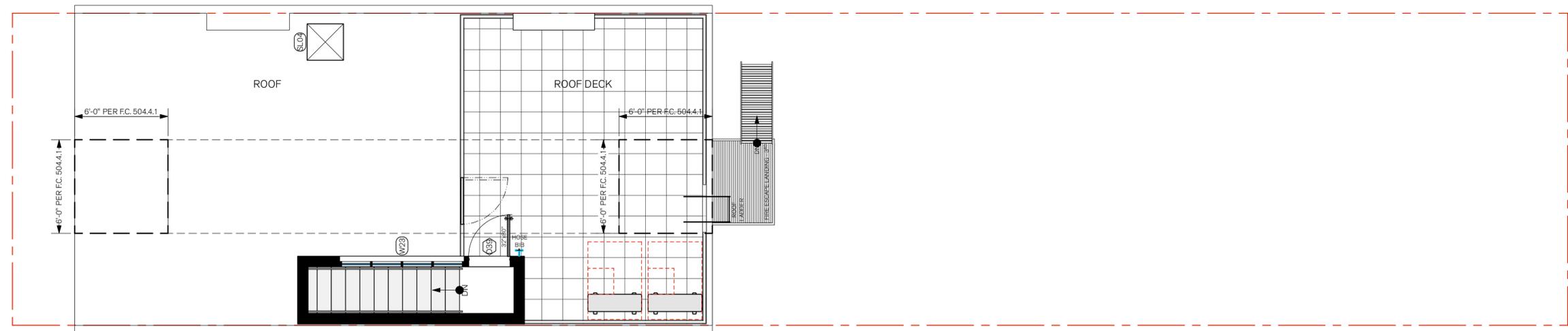
BOERUM HILL HISTORIC DISTRICT - LP 0767

Appendix 02





ROOF REMOVAL PLAN 0 1' 2' 3' 6'



ROOF BUILDING PLAN 0 1' 2' 3' 6'

EXISTING & PROPOSED ROOF PLANS

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Appendix 03



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