

February 24, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 4, LPC-26-01129

317 Jefferson Avenue – Bedford 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)

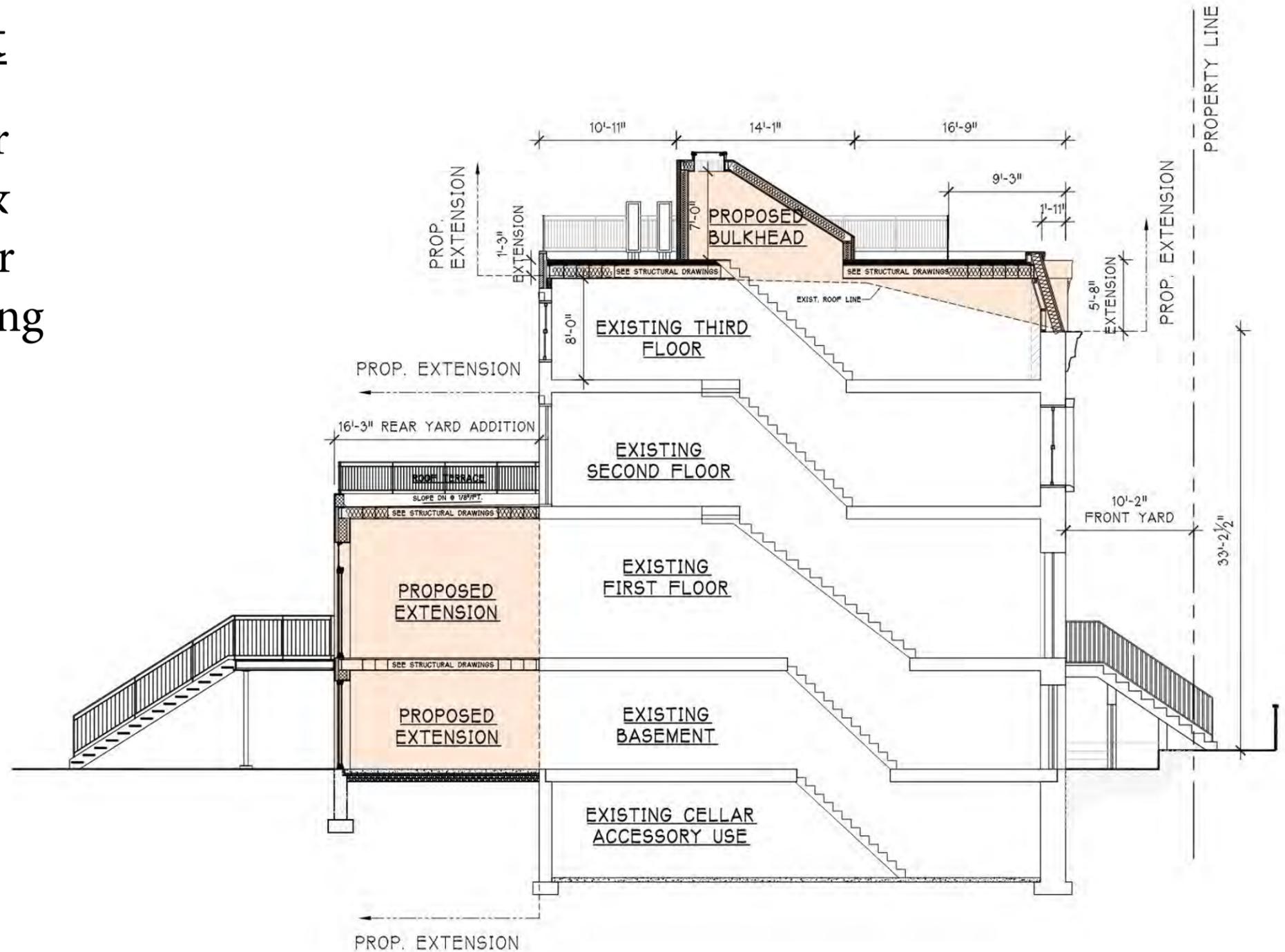
833-568-8864 (Toll-free)

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317 Jefferson Avenue Brooklyn, NY

Bedford Historic District

Three Story, Basement & Cellar
Vertical Enlargement at Roof &
Horizontal Enlargement at Rear
Converting to a 2-Family Dwelling



1940 TAX PHOTOGRAPH



DESIGNATION PHOTO

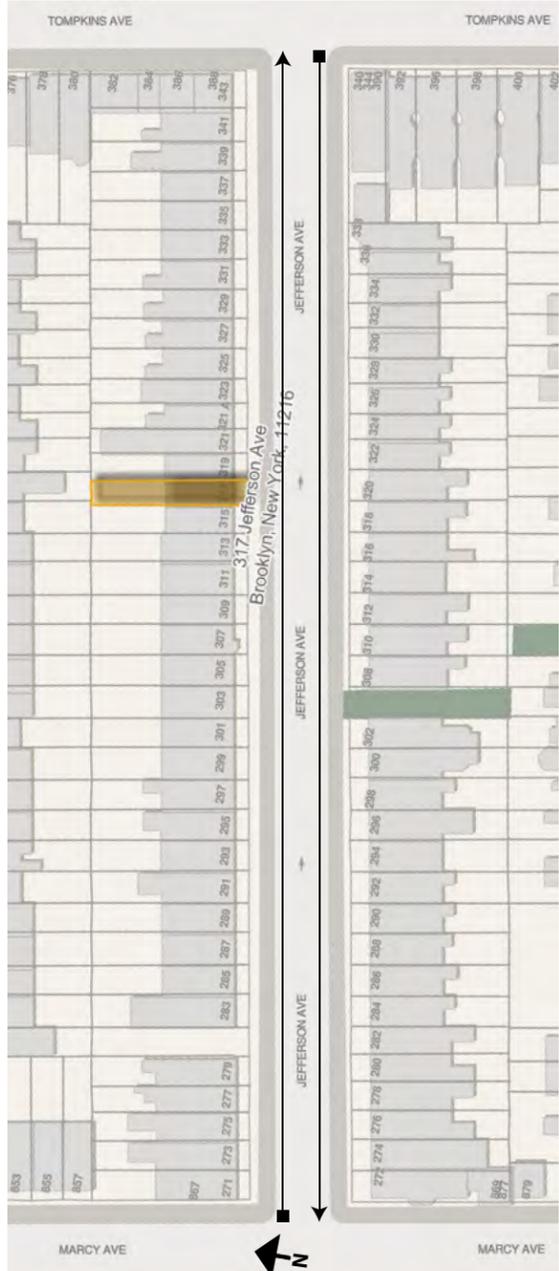




JEFFERSON AVENUE

LOOKING NORTH JEFFERSON AVENUE - STREETScape

BLOCK 1829



315 Jefferson Avenue
3RD FLOOR EXTENSION
FILED & COMPLETED
IN 2000 PRIOR TO 2015
HISTORIC DISTRICT
DESIGNATION



317 Jefferson Avenue
PROJECT SITE



319 Jefferson Avenue



321 Jefferson Avenue



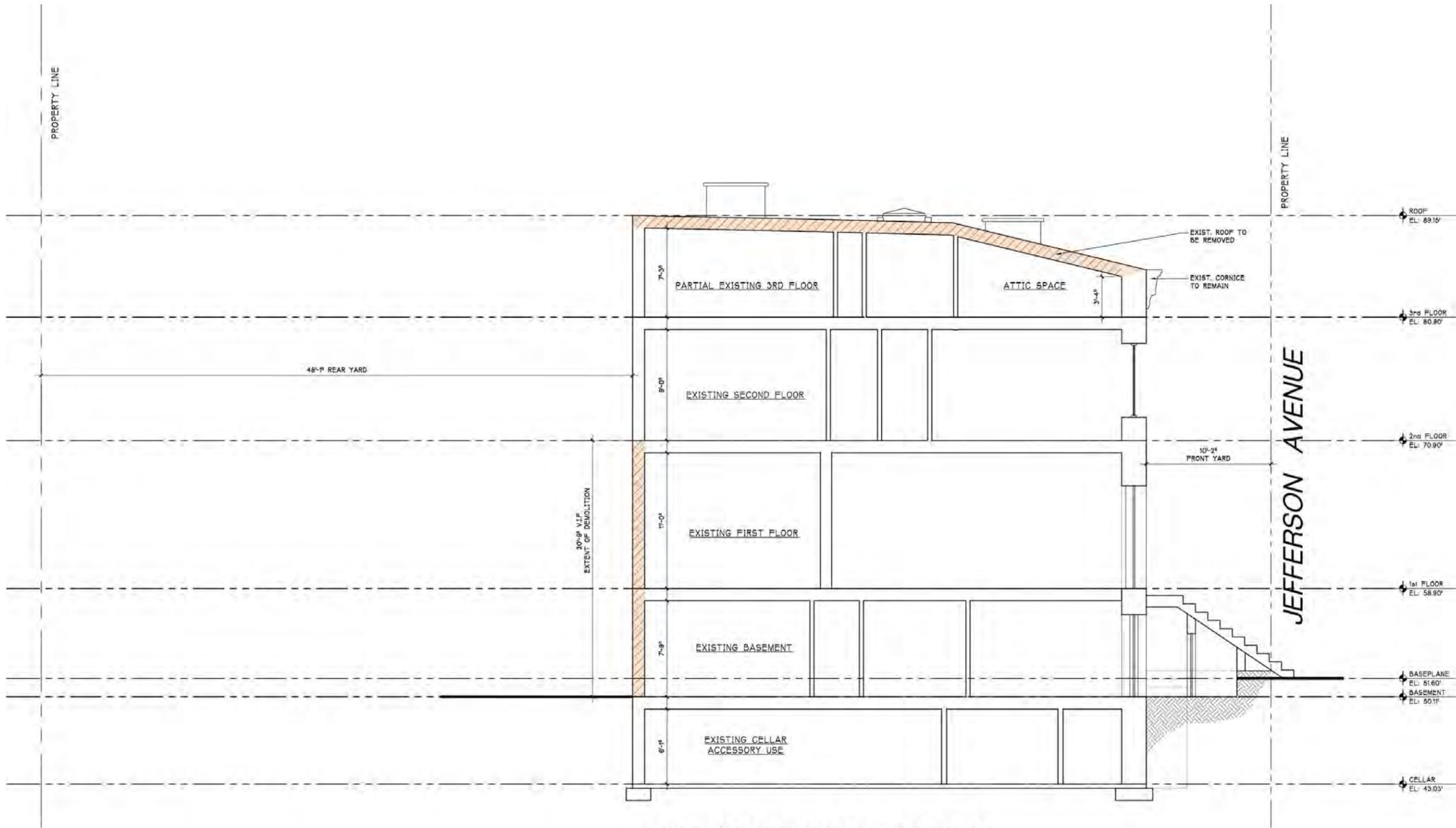
321A Jefferson Avenue
3RD FLOOR EXTENSION
FILED & COMPLETED
IN 2009 PRIOR TO 2015
HISTORIC DISTRICT
DESIGNATION



323 Jefferson Avenue



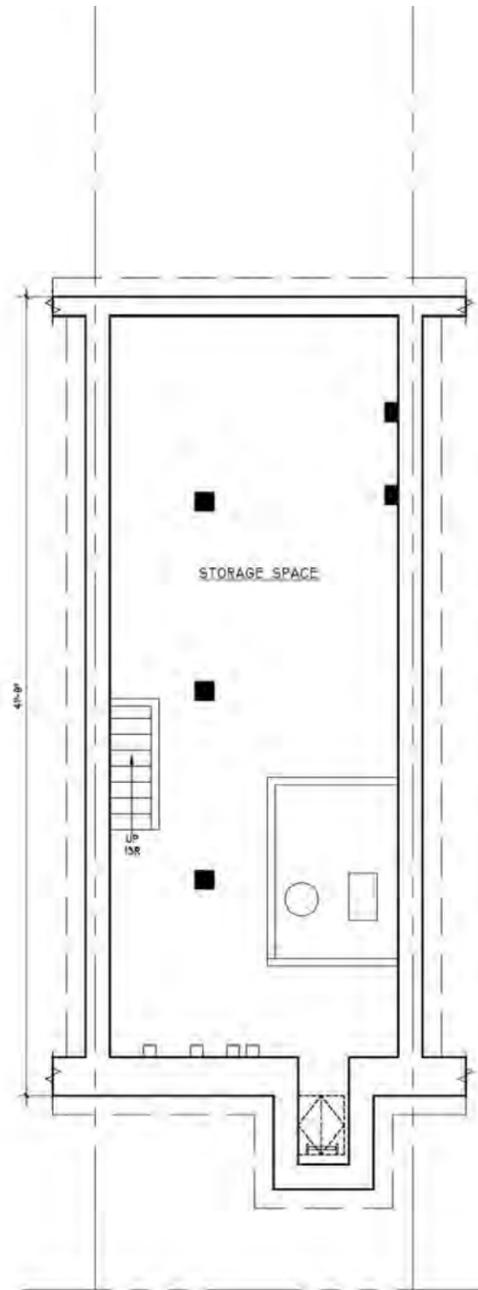
EXISTING SECTION



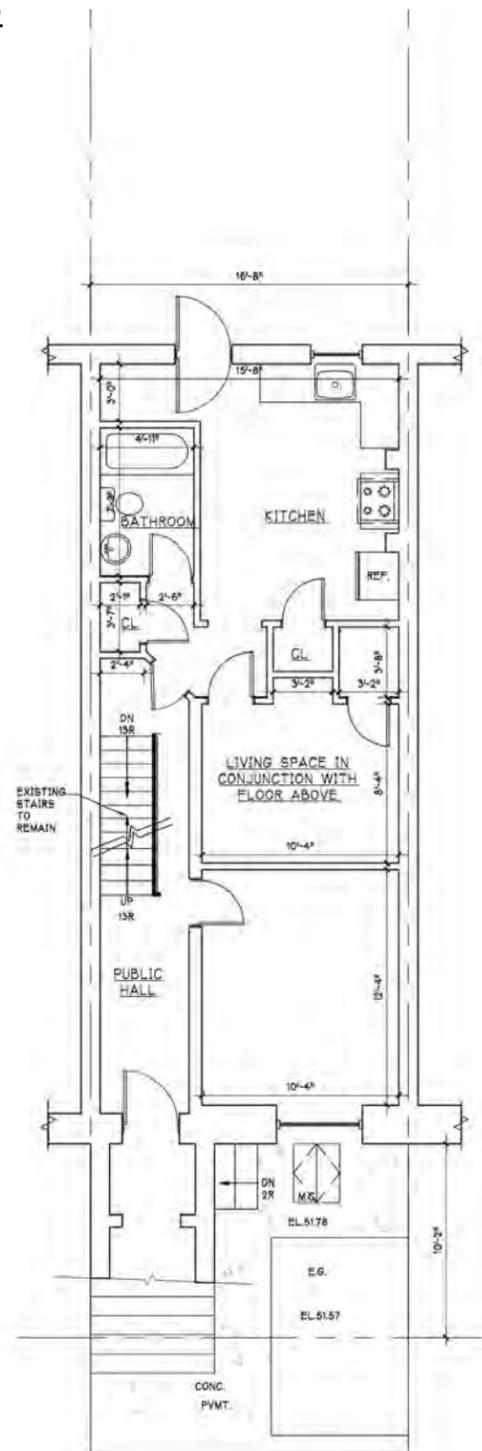
EXIST. LONGITUDINAL SECTION
 SCALE: 1/4" = 1'-0"



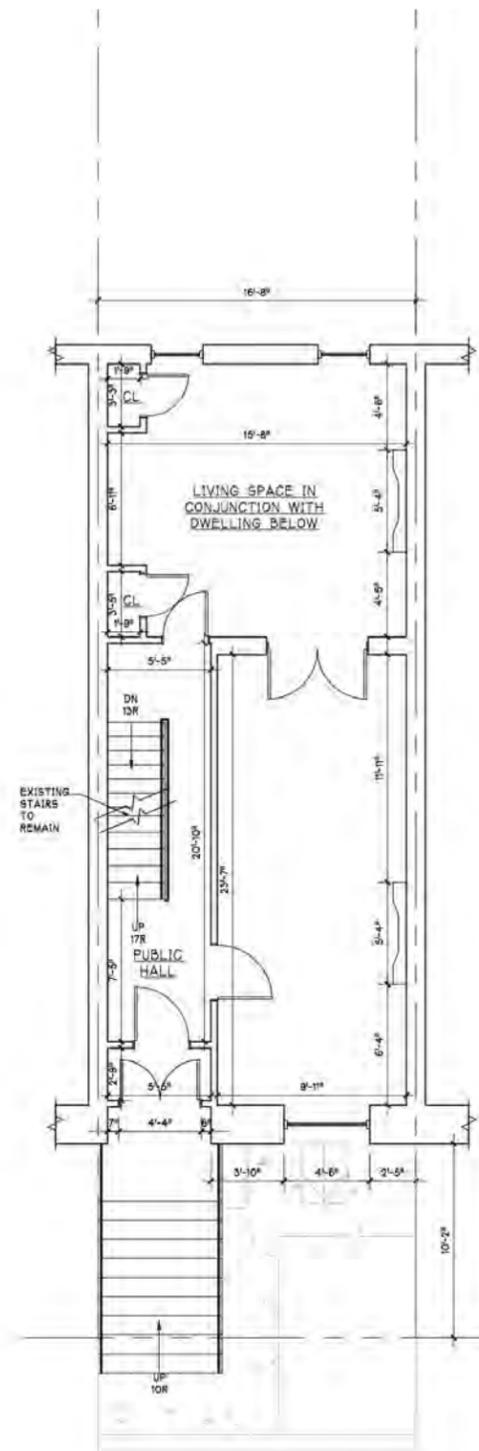
EXISTING FLOOR PLANS



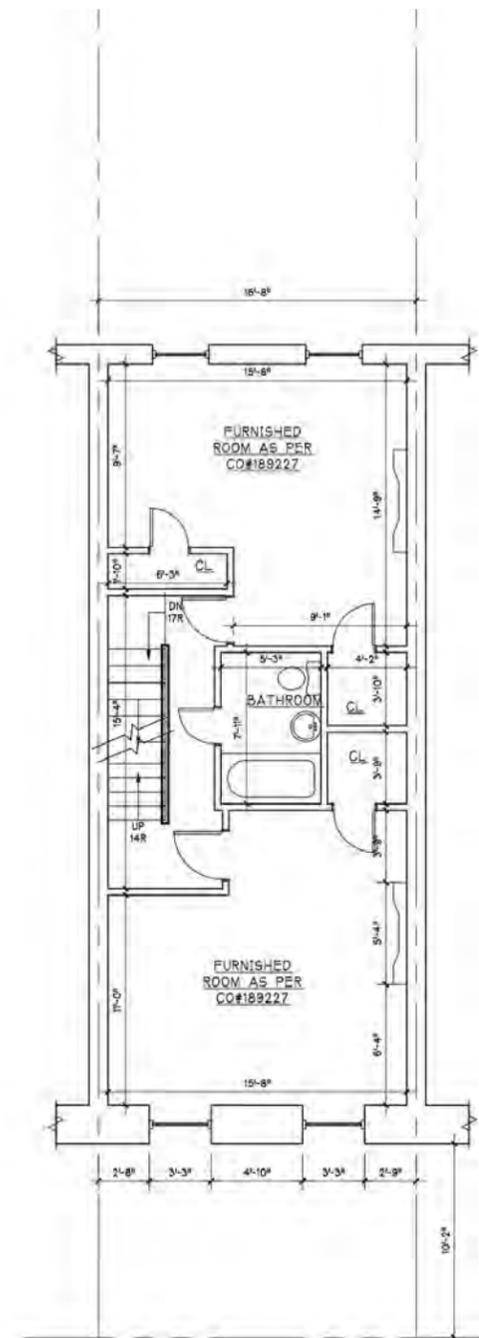
EXIST. CELLAR FL. PLAN
SCALE: 1/4" = 1'-0"



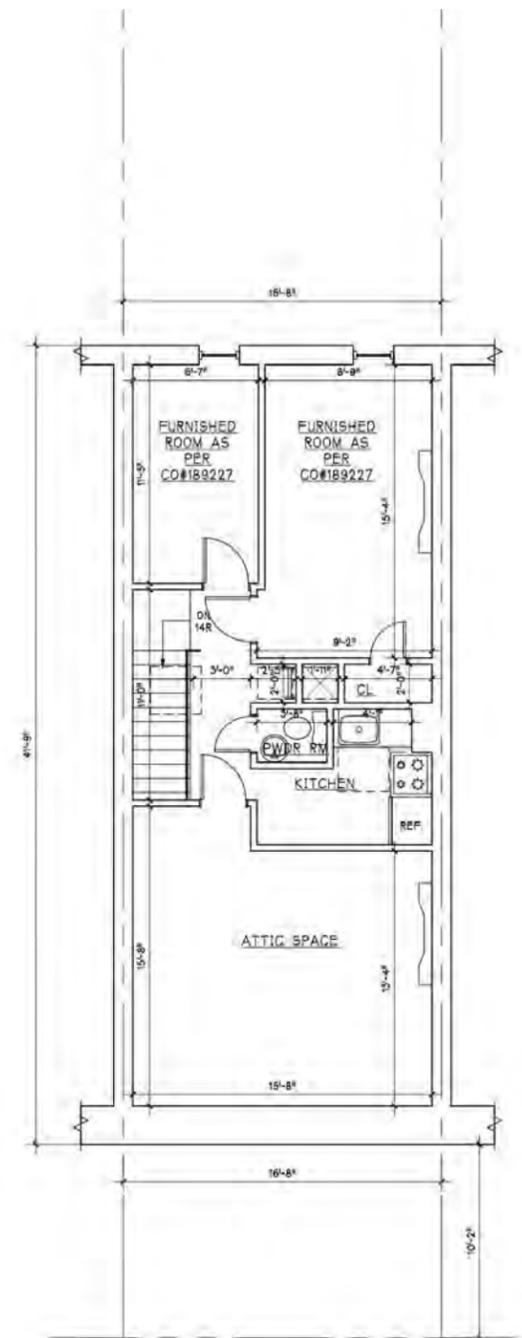
EXIST. BASEMENT FL. PLAN
SCALE: 1/4" = 1'-0"



EXISTING 1ST FL. PLAN
SCALE: 1/4" = 1'-0"

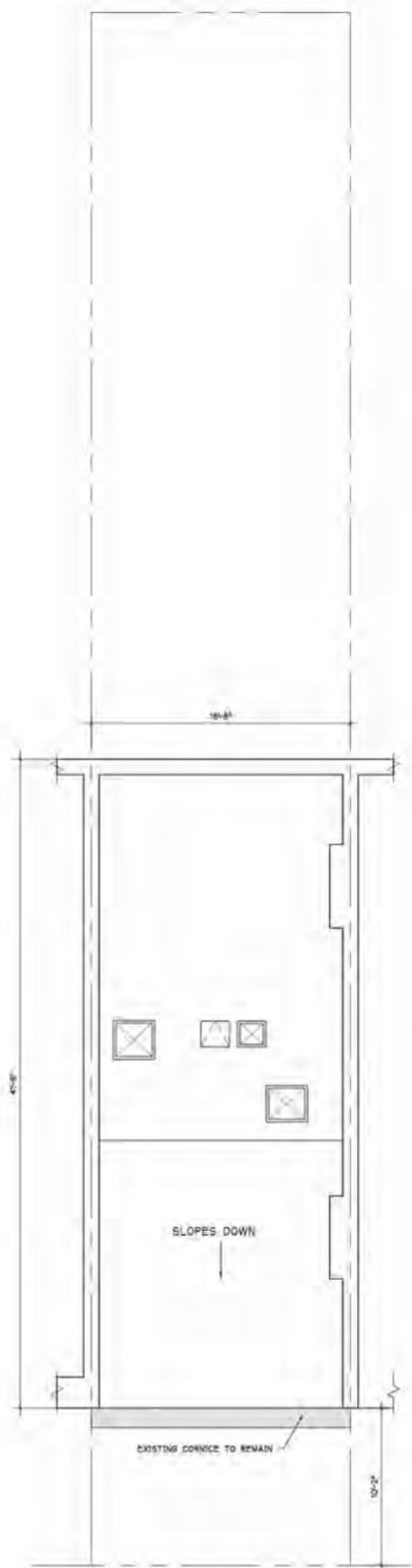


EXISTING 2ND FL. PLAN
SCALE: 1/4" = 1'-0"

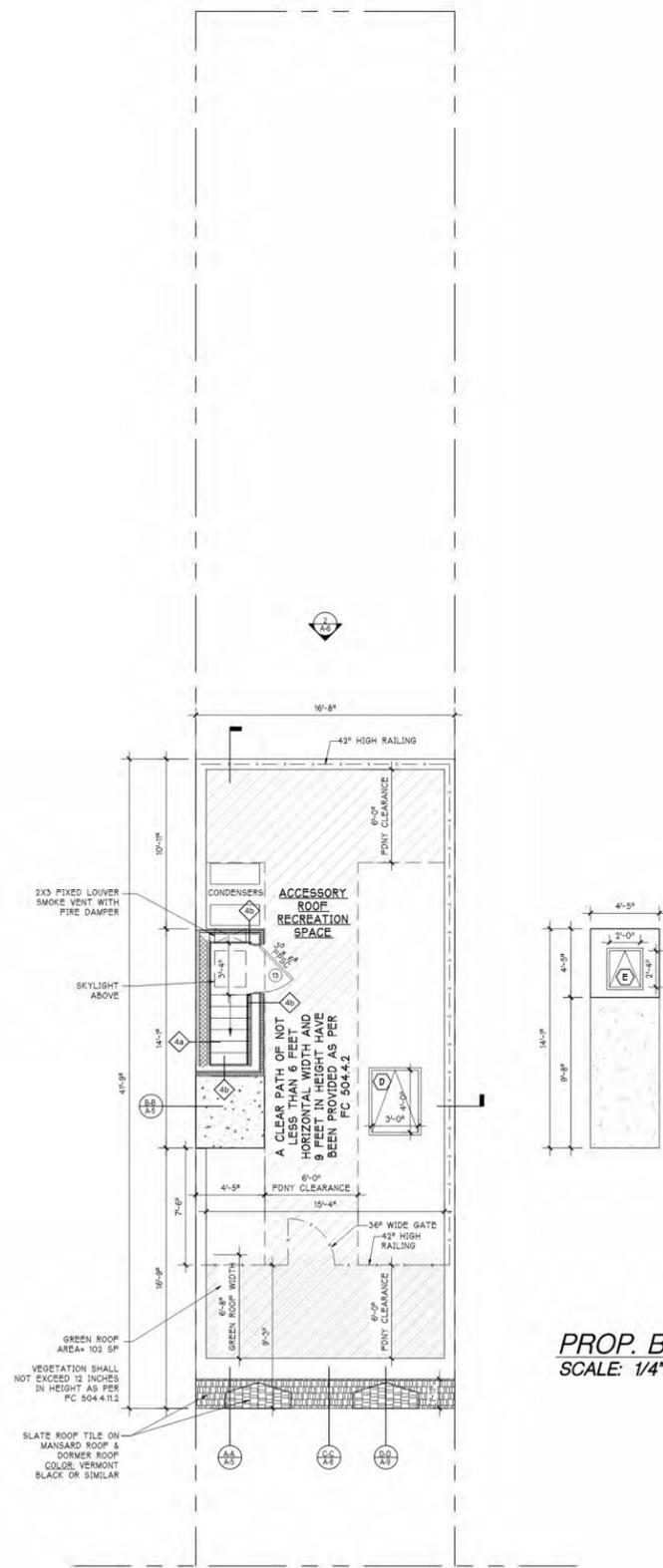


EXISTING 3RD FL. PLAN
SCALE: 1/4" = 1'-0"



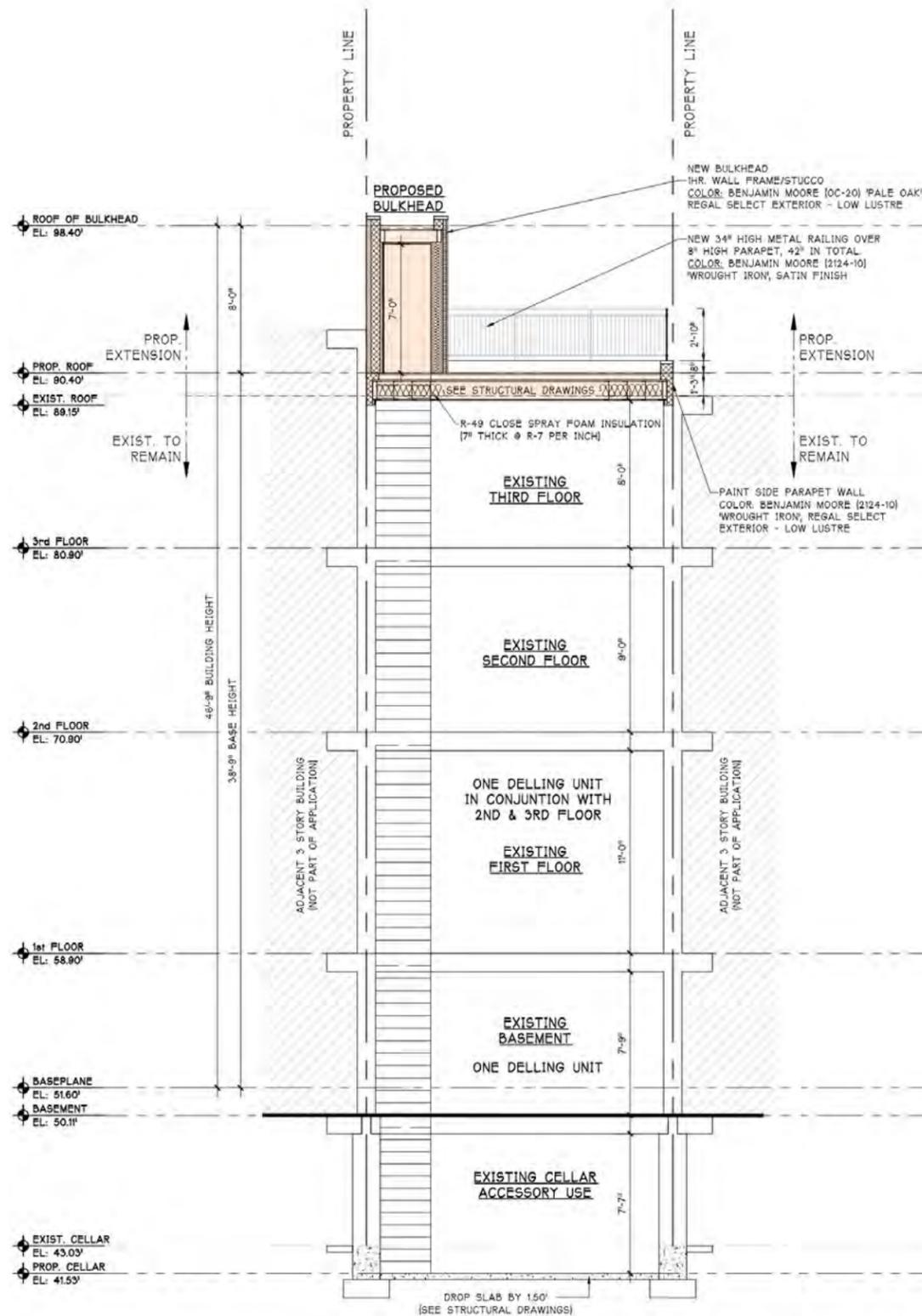


EXISTING ROOF PLAN
SCALE: 1/4" = 1'-0"



PROPOSED ROOF FLOOR PLAN
SCALE: 1/4" = 1'-0"

PROP. B/H
SCALE: 1/4" = 1'-0"



PROPOSED SECTION B-B
SCALE: 1/4" = 1'-0"

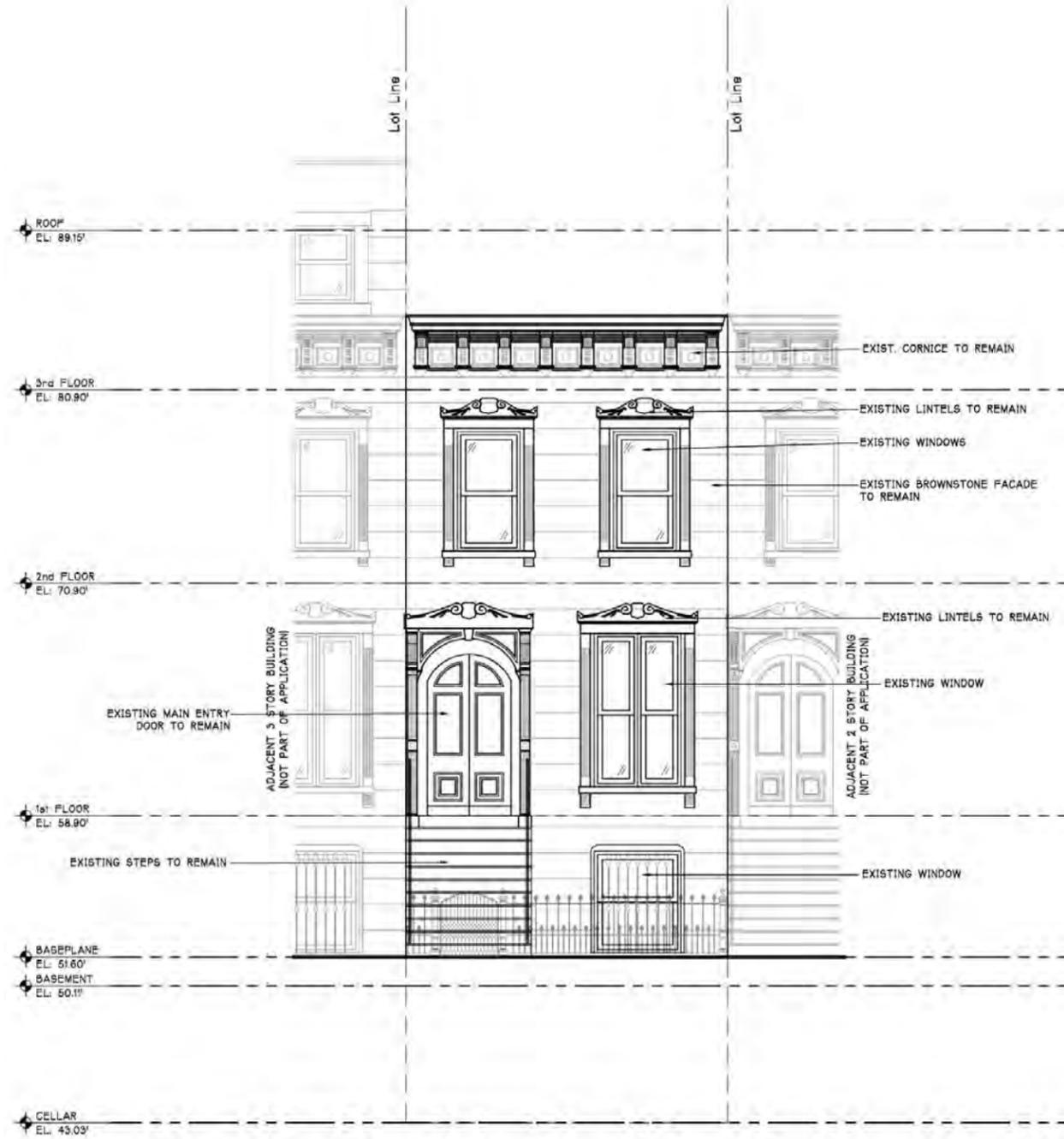


BENJAMIN MOORE
COLOR: WROUGHT IRON (2124-10)
FINISH: REGAL SELECT
EXTERIOR - LOW LUSTRE

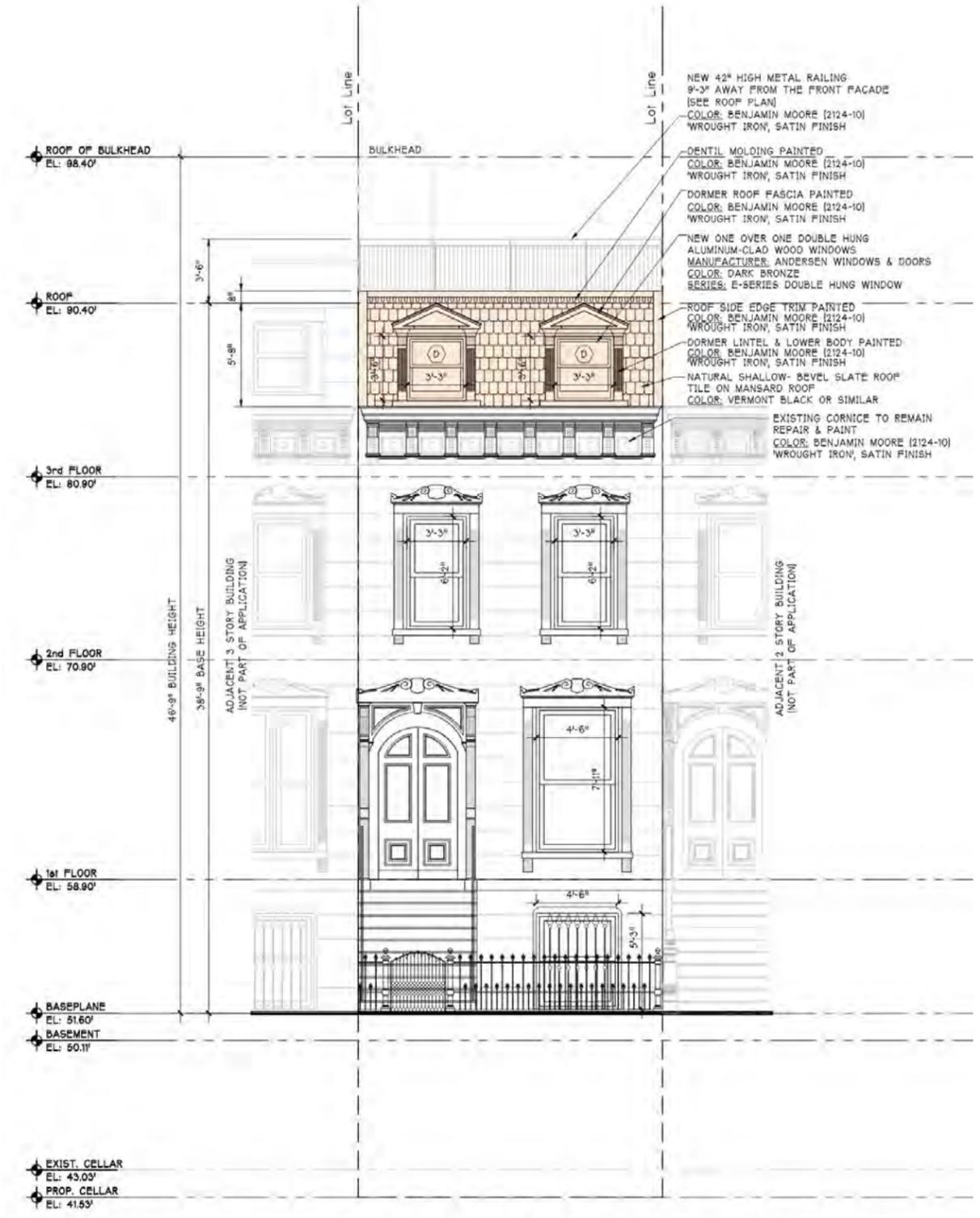
SIDE WALL PARAPET
SCALE: N.T.S



FRONT ELEVATIONS



EXIST. FRONT ELEVATION
SCALE: 1/4" = 1'-0"



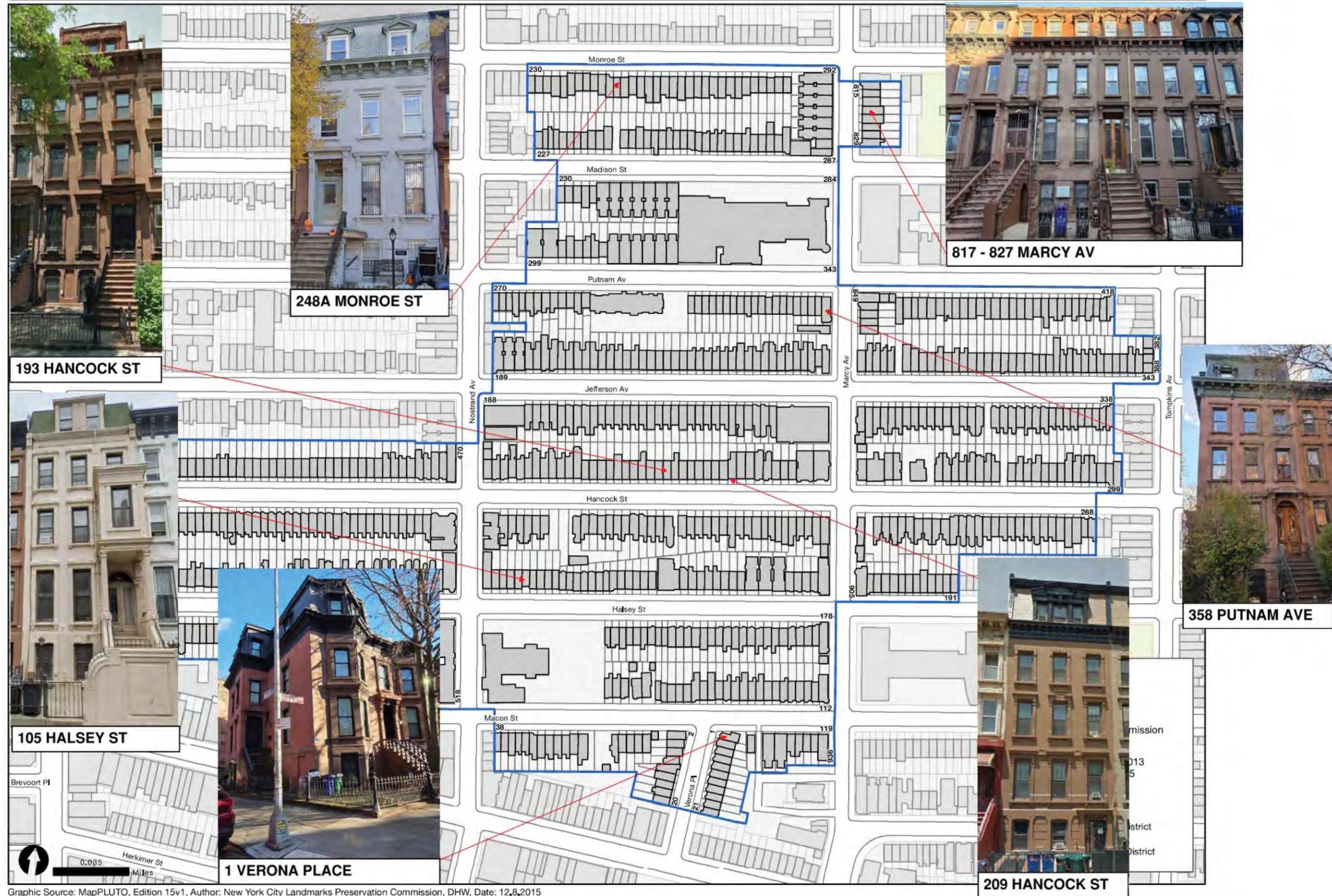
1 PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0"



MANSARD ROOFS WITHIN BEDFORD HISTORIC DISTRICT

Bedford Historic District (LP-2514)

NYC Landmarks Preservation Commission



Graphic Source: MapPLUTO, Edition 15v1, Author: New York City Landmarks Preservation Commission, DHW, Date: 12.8.2015



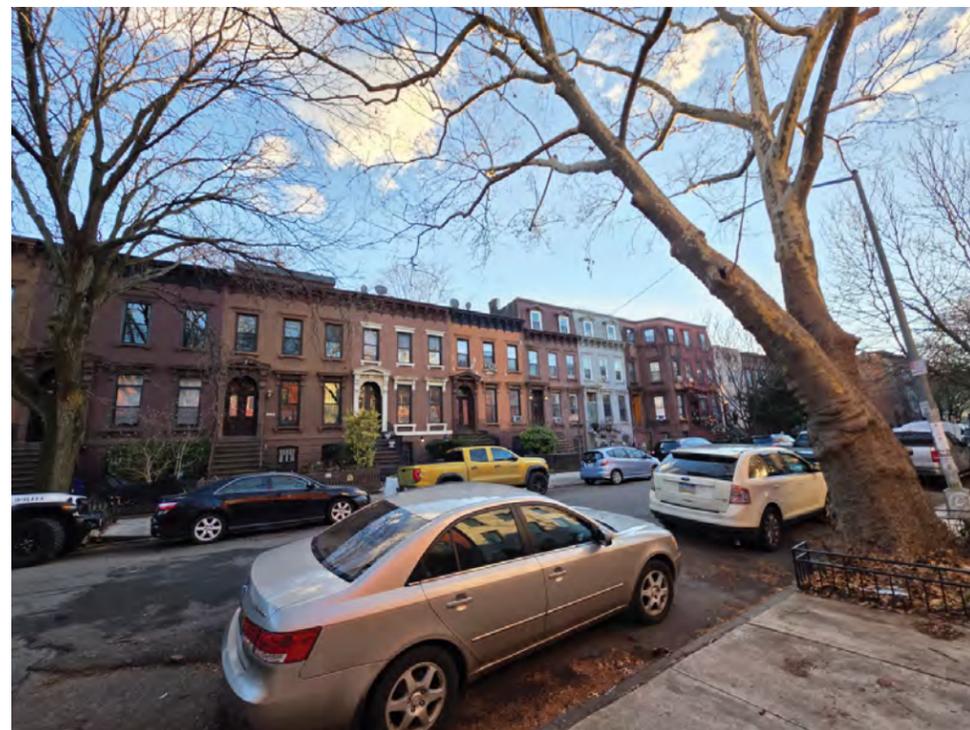
248A & 250 MONROE STREET



250 MONROE ST



248A MONROE ST



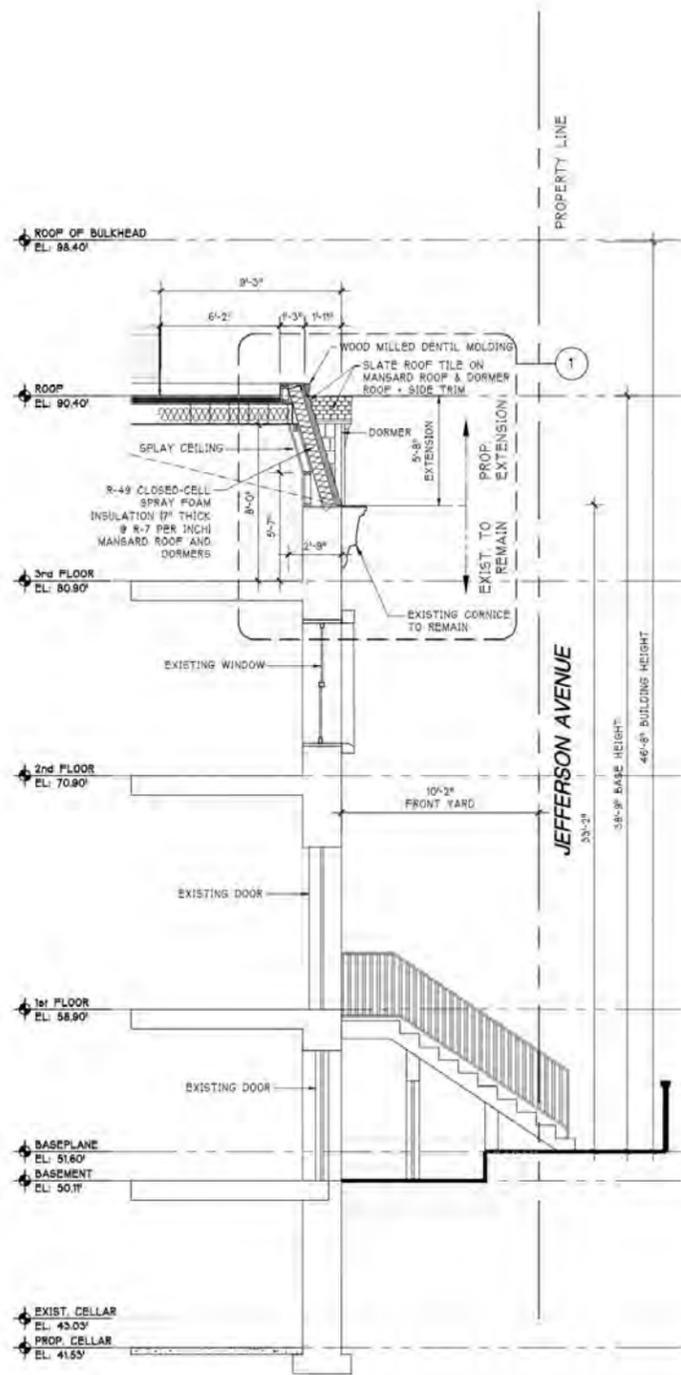
817 - 827 MARCY AVENUE



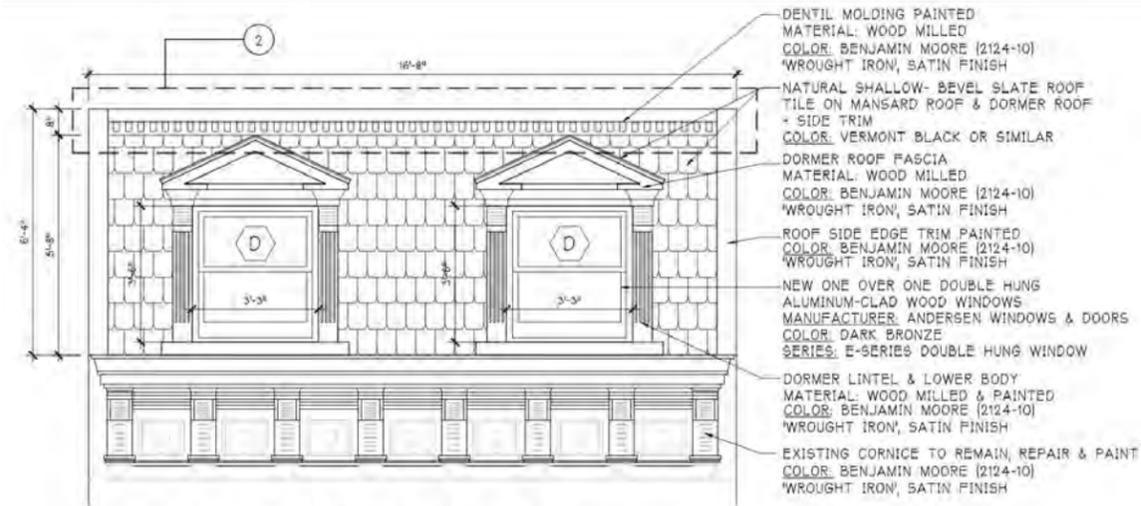
358 PUTNAM AVENUE



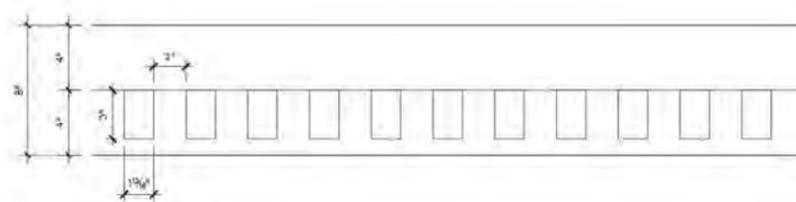
MANSARD ROOF DETAILS



SECTION C-C
SCALE: 1/4" = 1'-0"

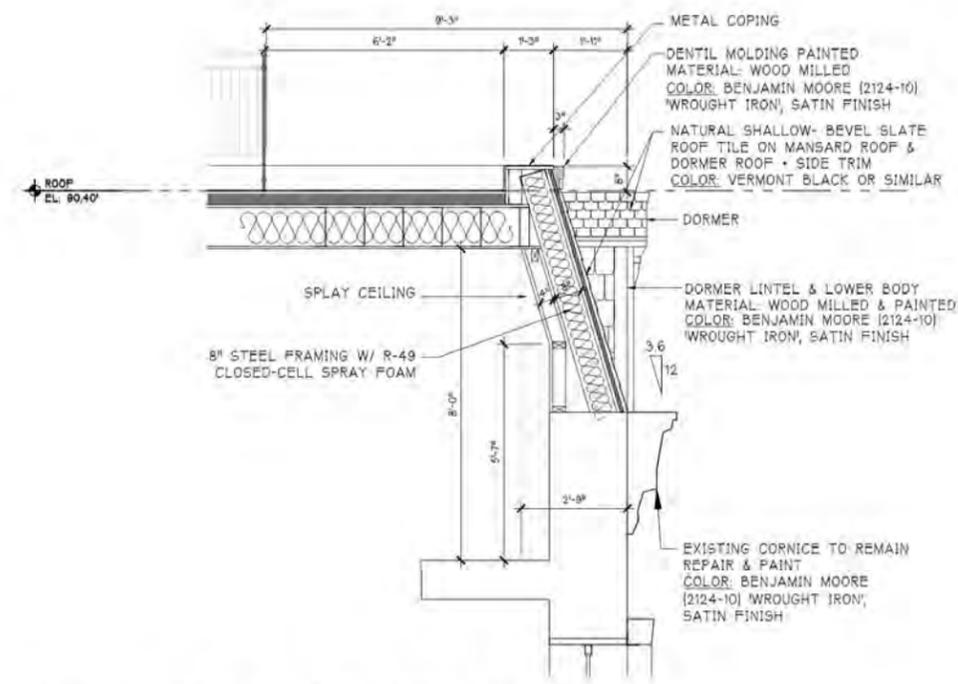


MANSARD ROOF ELEVATION
SCALE: 1/2" = 1'-0"



2 DENTIL MOLDING
SCALE: N.T.S

DENTIL PROFILE



1 MANSARD ROOF SECTION
SCALE: 1/2" = 1'-0"

- DENTIL MOLDING PAINTED
MATERIAL: WOOD MILLED
COLOR: BENJAMIN MOORE (2124-10)
'WROUGHT IRON', SATIN FINISH
- NATURAL SHALLOW-BEVEL SLATE ROOF
TILE ON MANSARD ROOF & DORMER ROOF
+ SIDE TRIM
COLOR: VERMONT BLACK OR SIMILAR
- DORMER ROOF FASCIA
MATERIAL: WOOD MILLED
COLOR: BENJAMIN MOORE (2124-10)
'WROUGHT IRON', SATIN FINISH
- ROOF SIDE EDGE TRIM PAINTED
COLOR: BENJAMIN MOORE (2124-10)
'WROUGHT IRON', SATIN FINISH
- NEW ONE OVER ONE DOUBLE HUNG
ALUMINUM-CLAD WOOD WINDOWS
MANUFACTURER: ANDERSEN WINDOWS & DOORS
COLOR: DARK BRONZE
SERIES: E-SERIES DOUBLE HUNG WINDOW
- DORMER LINTEL & LOWER BODY
MATERIAL: WOOD MILLED & PAINTED
COLOR: BENJAMIN MOORE (2124-10)
'WROUGHT IRON', SATIN FINISH
- EXISTING CORNICE TO REMAIN, REPAIR & PAINT
COLOR: BENJAMIN MOORE (2124-10)
'WROUGHT IRON', SATIN FINISH

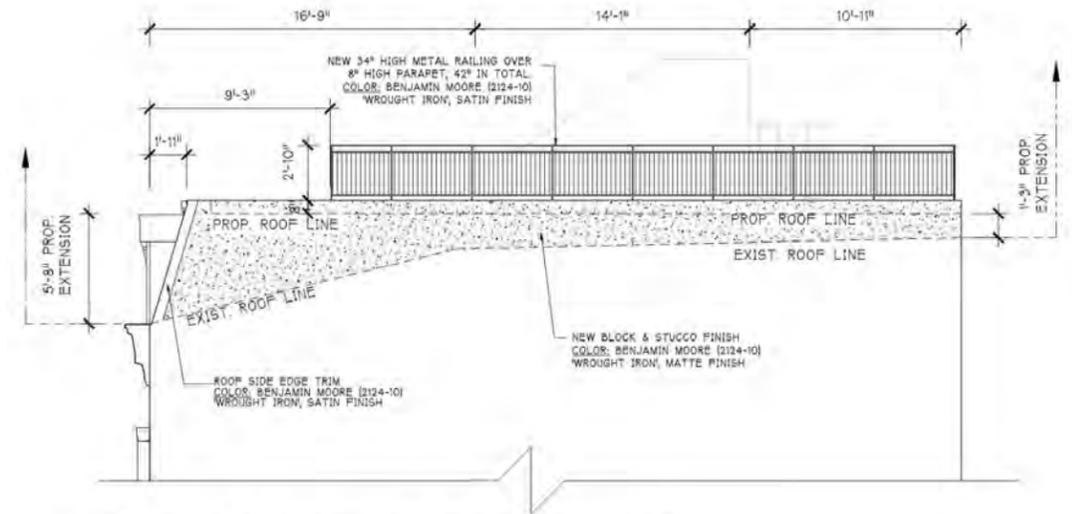


COLOR: VERMONT BLACK OR SIMILAR
SLATE ROOF TILE



BENJAMIN MOORE
COLOR: WROUGHT IRON (2124-10)
FINISH: SATIN FINISH

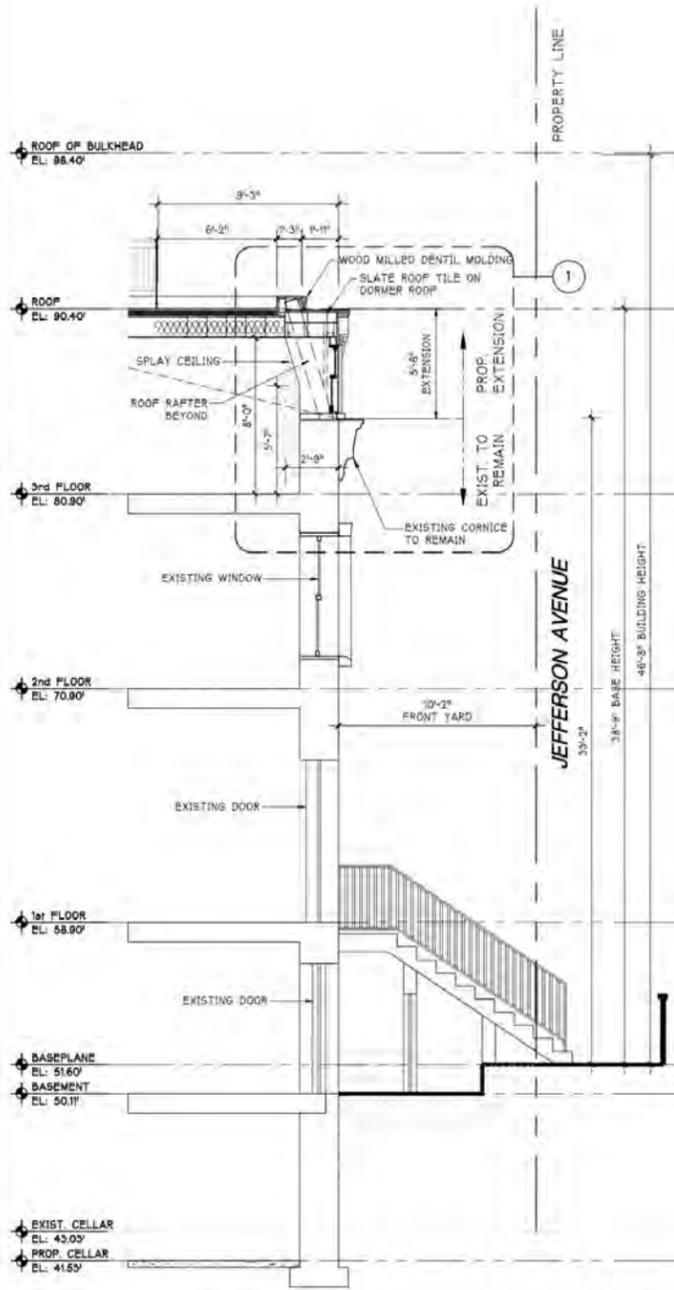
**DENTIL MOLDING
COLOR/ DORMER**



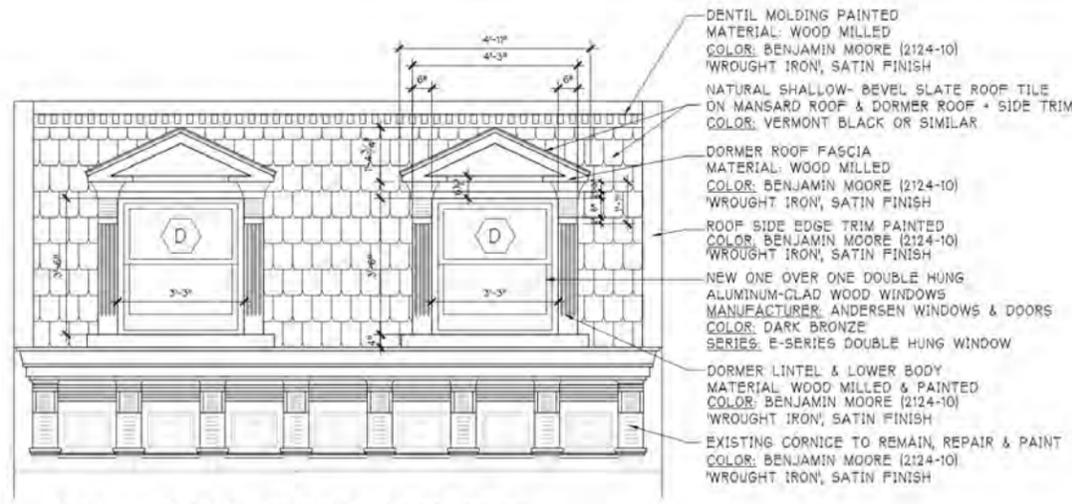
SIDE ELEVATION (PARAPET WALL)
SCALE: 1/4" = 1'-0"



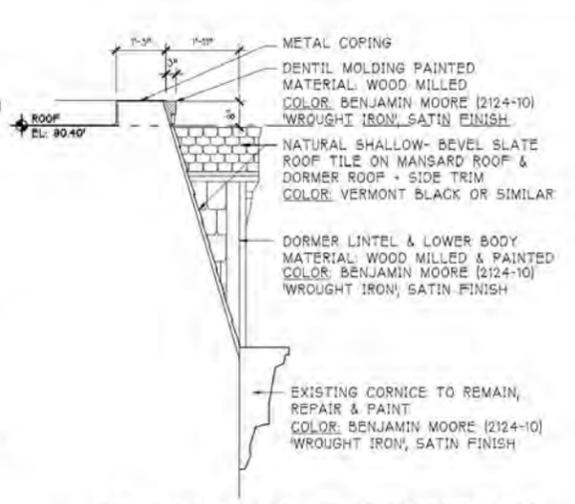
DORMER & WINDOW DETAILS



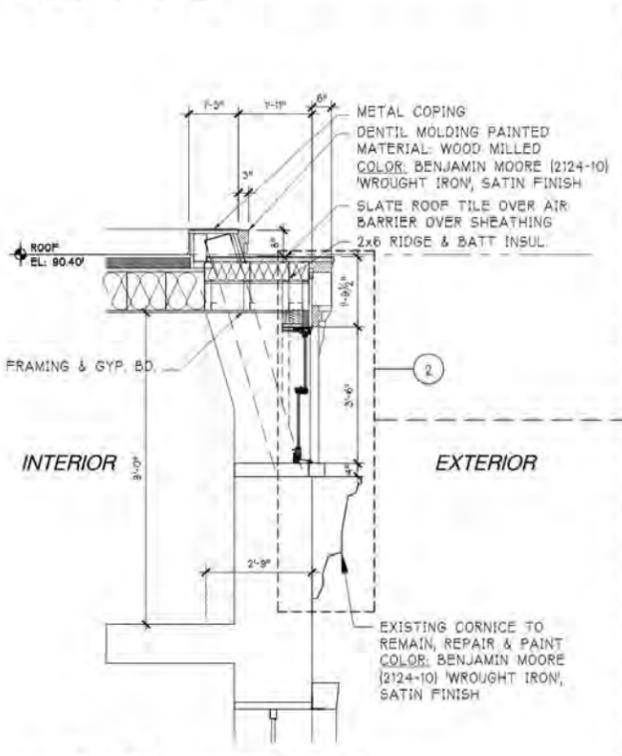
SECTION D-D
SCALE: 1/4" = 1'-0"



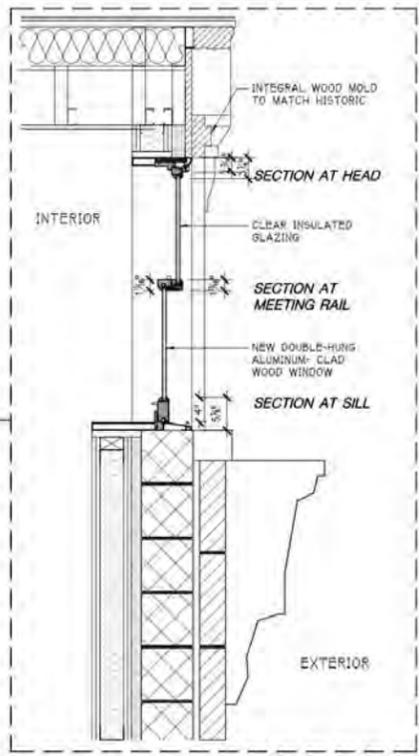
DORMER FRONT ELEVATION
SCALE: 1/2" = 1'-0"



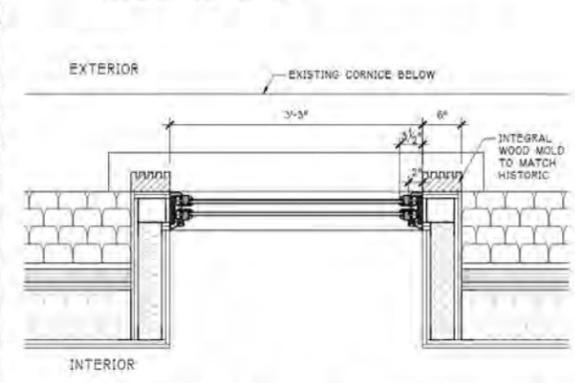
DORMER SIDE ELEVATION
SCALE: 1/2" = 1'-0"



1 DORMER SECTION
SCALE: 1/2" = 1'-0"



2 WINDOW VERTICAL SECTION
SCALE: 1" = 1'-0"



WINDOW HORIZONTAL SECTION
SCALE: 1" = 1'-0"



BENJAMIN MOORE
COLOR: WROUGHT IRON (2124-10)
FINISH: SATIN FINISH

**DORMER ROOF
FASCIA COLOR**



ANDERSEN ALUMINUM-CLAD
WOOD WINDOWS & DOORS
FRAME COLOR: DARK BRONZE

**WINDOW & DOOR
FRAME COLOR**



BENJAMIN MOORE
COLOR: WROUGHT IRON (2124-10)
FINISH: SATIN FINISH

LOWER BODY COLOR



EXISTING CONDITION PHOTO



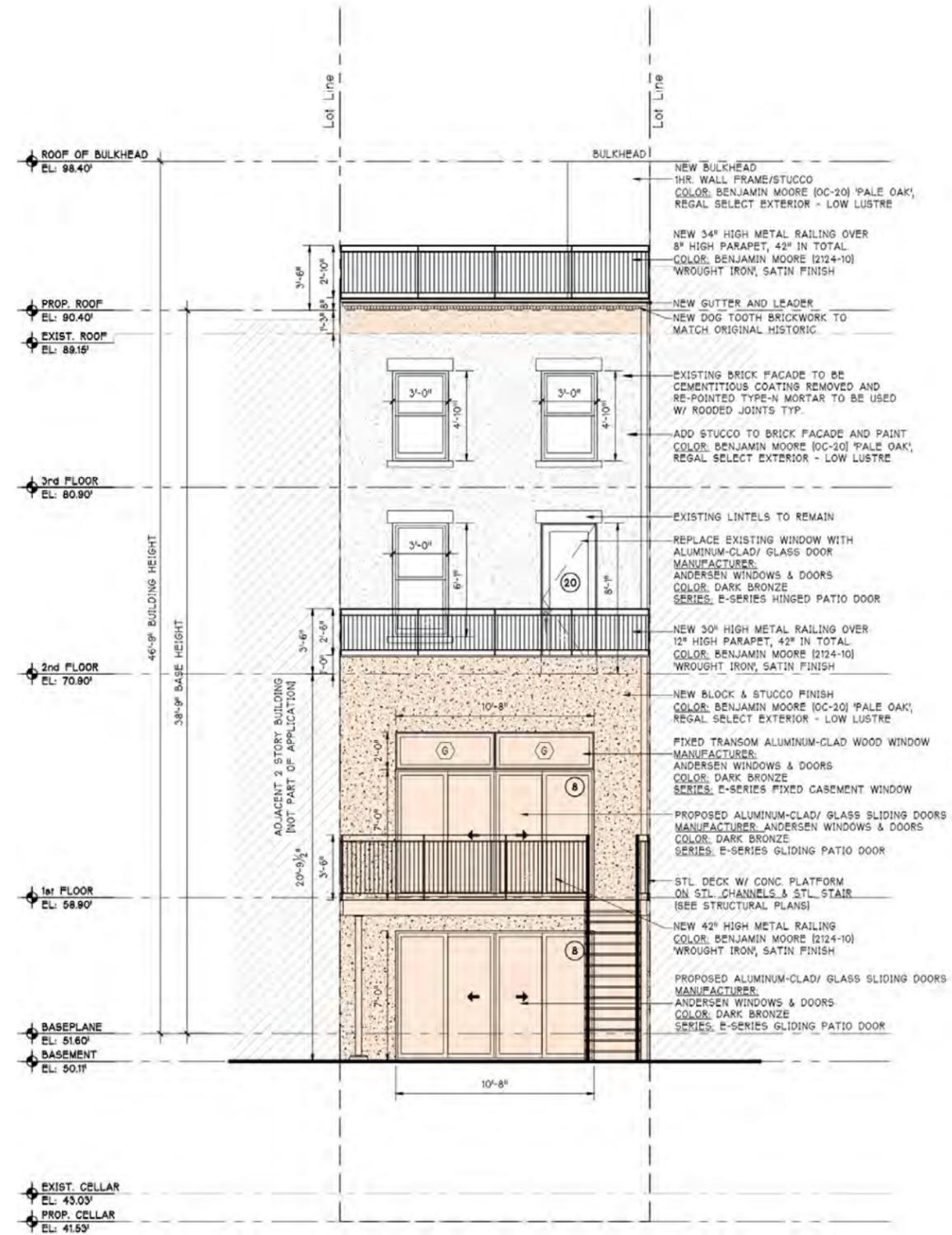
PROPOSED FRONT EXTENSION RENDERING



REAR ELEVATIONS



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



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



Pale Oak
OC-20
BENJAMIN MOORE
COLOR: PALE OAK (OC-20)
FINISH: REGAL SELECT
EXTERIOR - LOW LUSTRE

REAR FACADE
SCALE: N.T.S

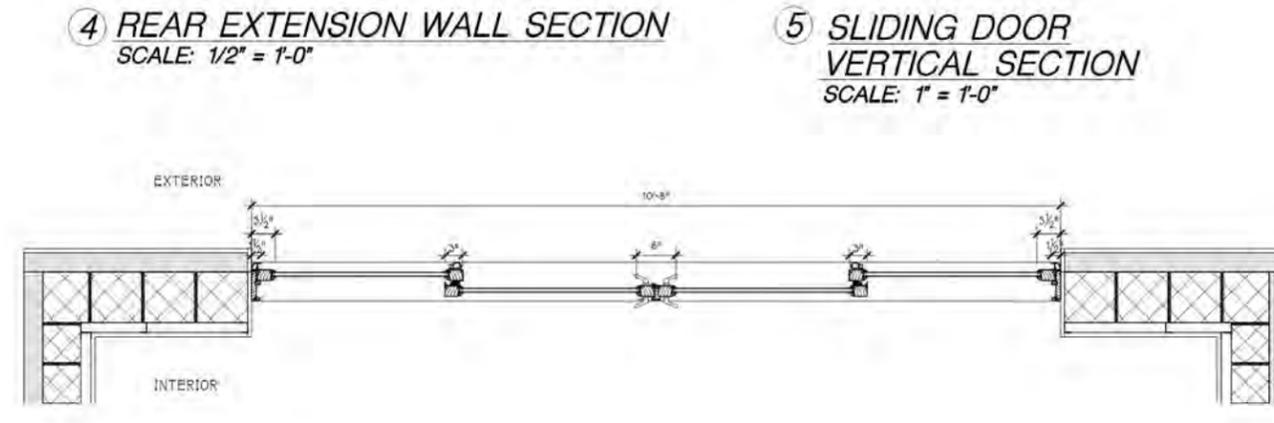
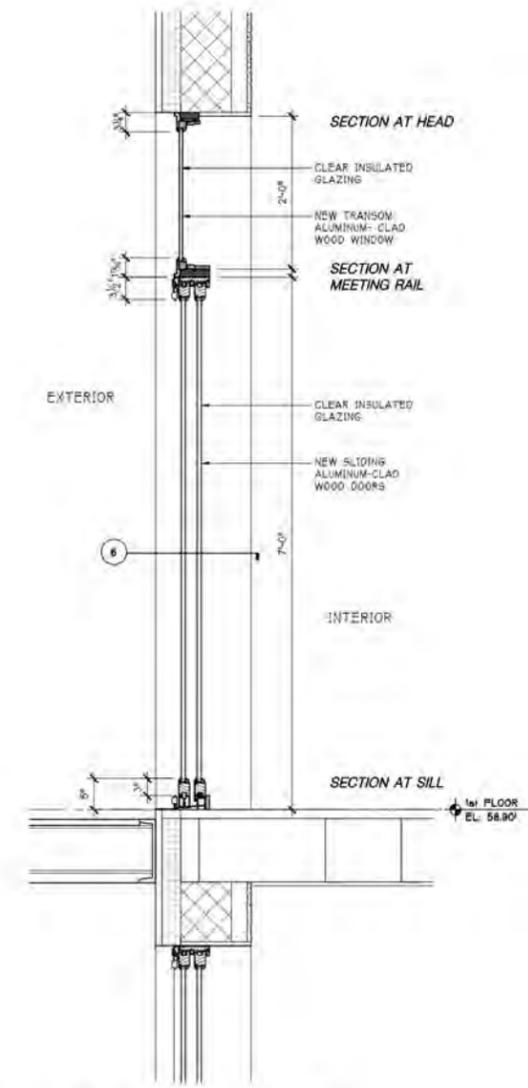
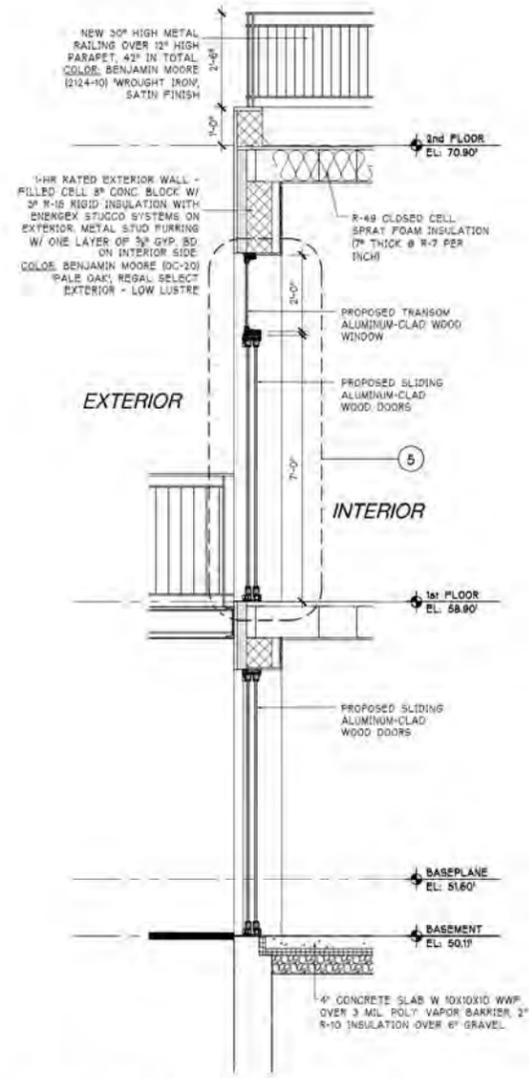
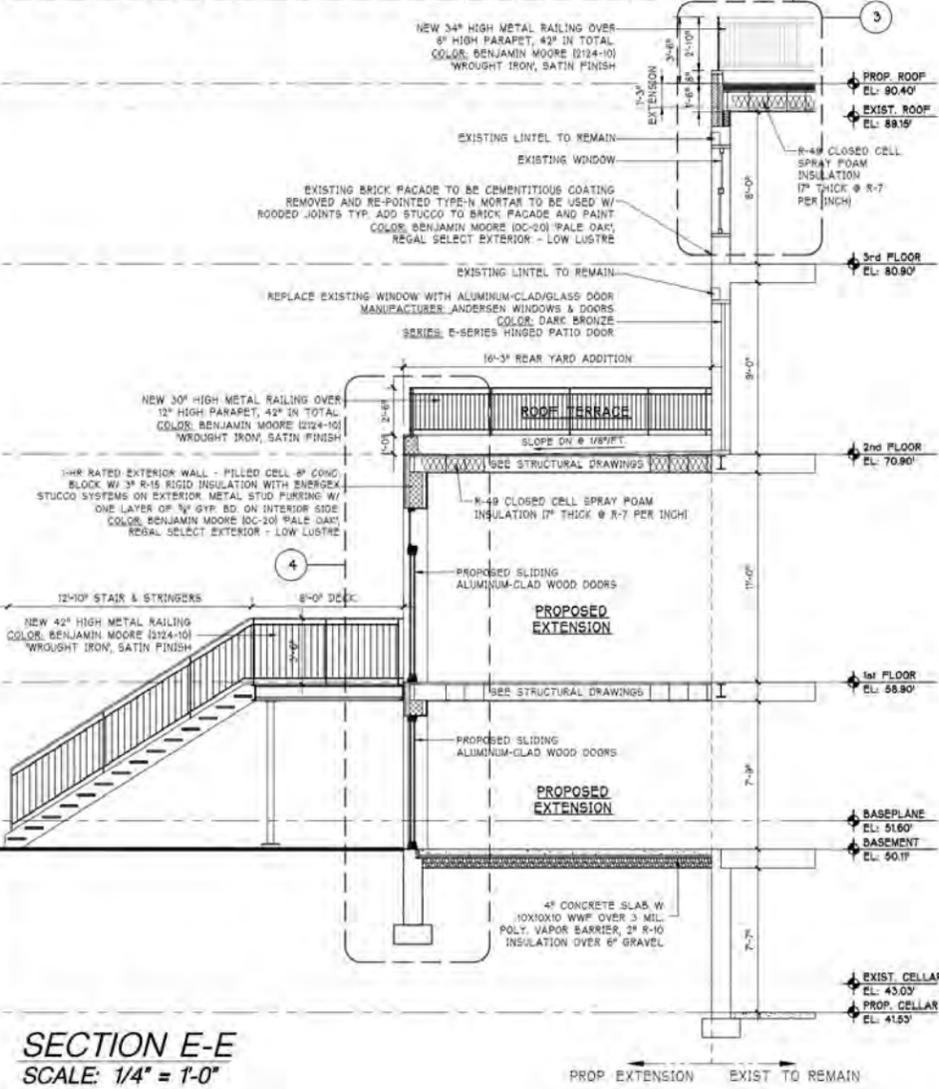
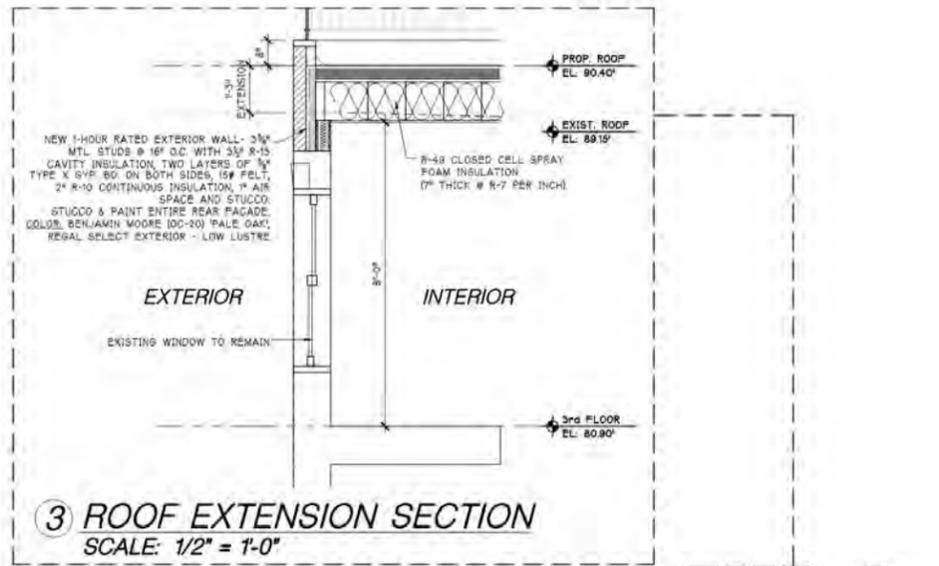


Wrought Iron
2124-10
BENJAMIN MOORE
COLOR: WROUGHT IRON (2124-10)
FINISH: SATIN FINISH

RAILING - FENCE
SCALE: N.T.S



REAR ADDITION WALL DETAILS



REAR VIEWS

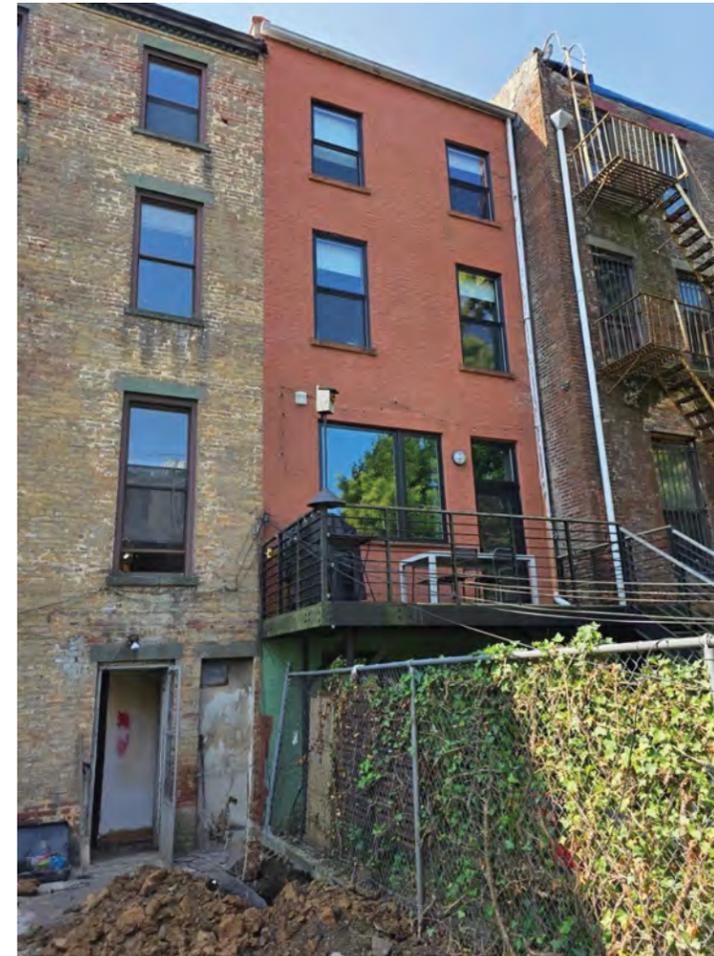


317 Jefferson Avenue



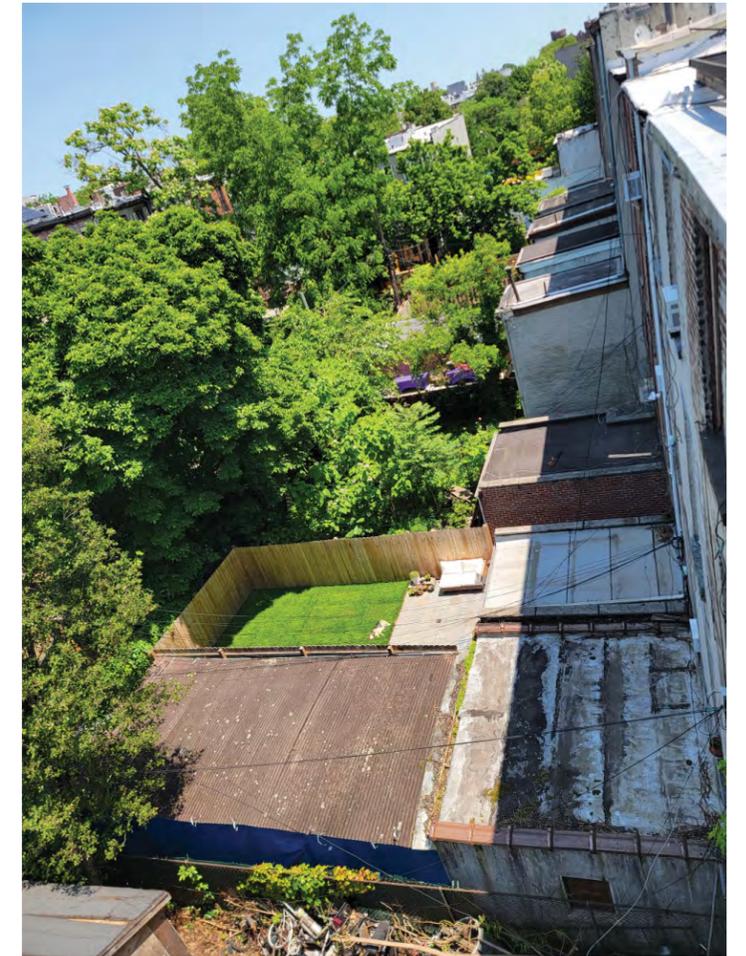
319 Jefferson Avenue

Looking towards
Tompkins Avenue



315 Jefferson Avenue

Looking towards
Marcy Avenue



Rear Extensions

Looking towards
Tompkins Avenue



TABLE 1: ROWHOUSES W/ ADDITIONS

DESCRIPTION	QUANTITY
TOTAL ROWHOUSES	70
ROWHOUSE W/ ADDITION	41
ROWHOUSE W/O ADDITION	29

*MORE THAN 50% OF ROWHOUSE IN THIS BLOCK HAVE ADDITIONS.

TABLE 2: PREDOMINANT ADDITION HEIGHTS

DESCRIPTION	QUANTITY
1- STORY ADDITION	33
2- STORY ADDITION	6
3- STORY ADDITION	2

*ADDITIONS IN THIS BLOCK ARE PREDOMINANTLY 1 STORY.

TABLE 3: PREDOMINANT ADDITION DEPTHS

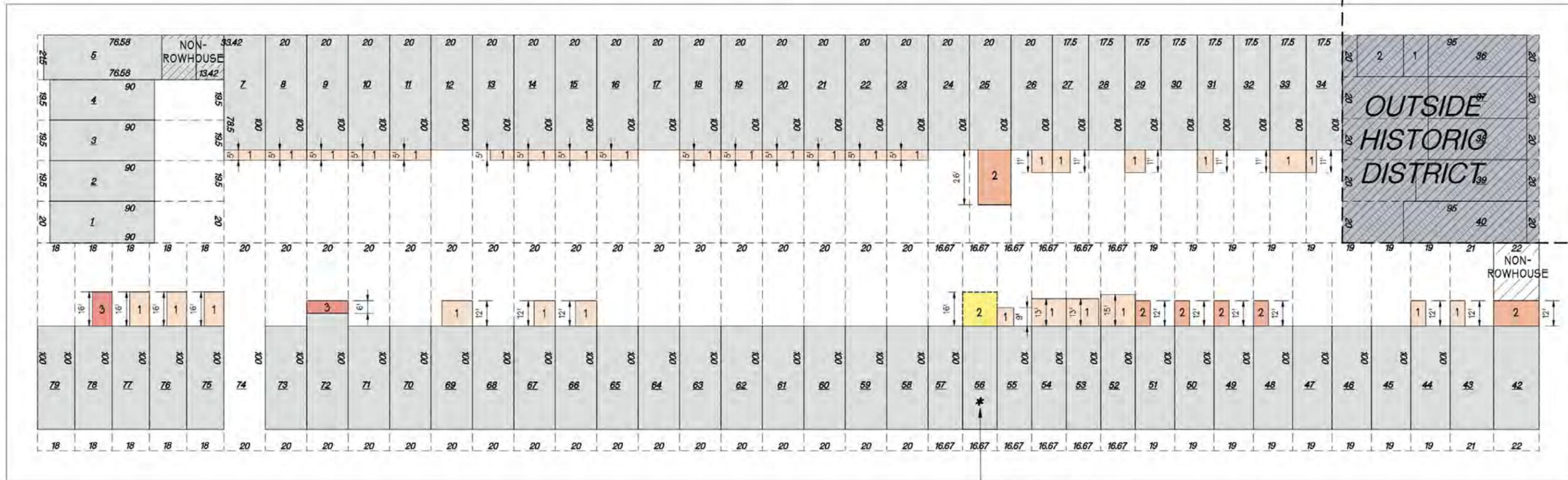
DESCRIPTION	QUANTITY
0' TO 8'	16
> 8' TO 12'	17
> 12' TO 16'	7
> 16'	1

*ADDITIONS IN THIS BLOCK ARE PREDOMINANTLY 8' TO 12' DEEP.

PUTNAM (60' WIDE) AVENUE

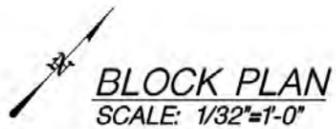
MARCY (70' WIDE) AVENUE

TOMPKINGS (70' WIDE) AVENUE

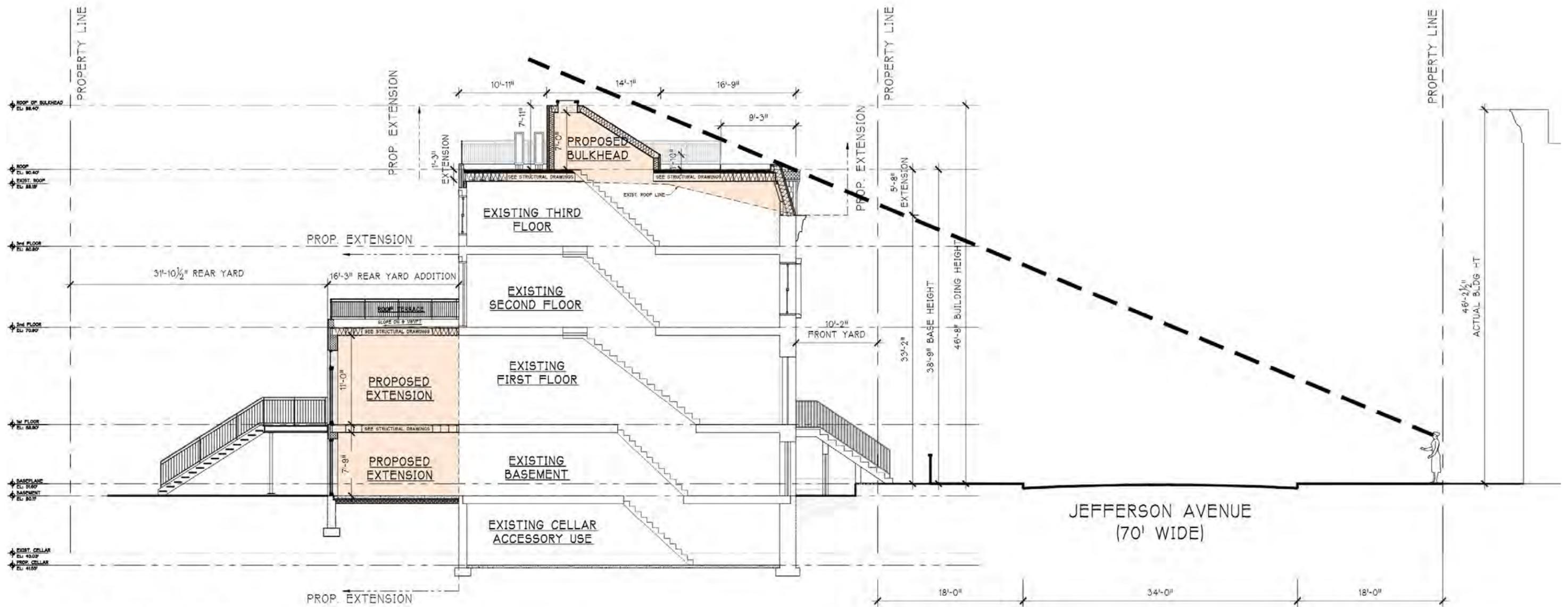


JEFFERSON (60' WIDE) AVENUE

PROJECT SITE



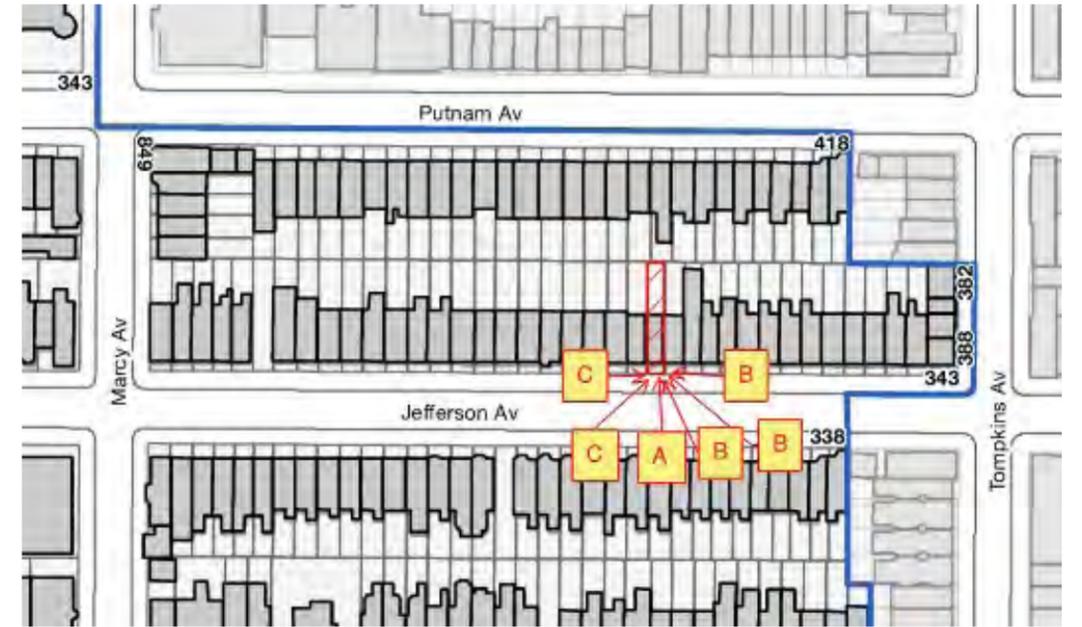
SIGHTLINE DIAGRAM



SIGHTLINE DIAGRAM
SCALE 1/4" = 1'-0"



MOCKUP STREET VIEW A



FRONT VIEW
MOCKUP (TOP) AND PHOTO MONTAGE
(BOTTOM) OF PROPOSED MANSARD ROOF,
SHOWN IN GRAY. THE MANSARD ROOF WOULD
BE THE THIRD FLOOR VERTICAL EXTENSION.



MOCKUP STREET VIEW B

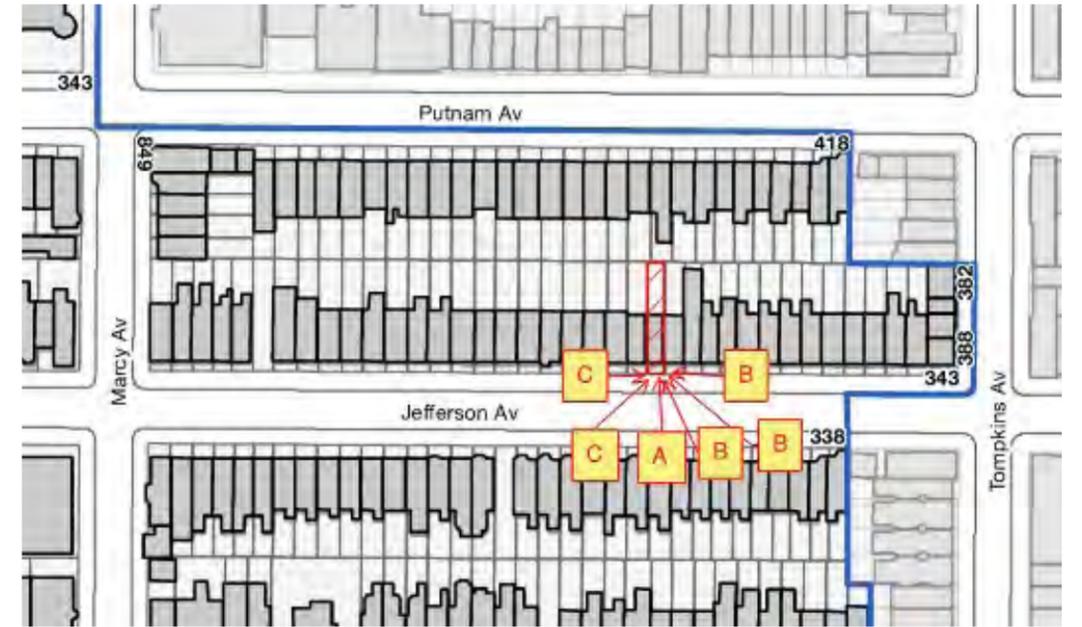


SIDE VIEW FACING MARCY AVENUE

MOCKUP (TOP) AND PHOTO MONTAGE (BOTTOM) OF PROPOSED MANSARD ROOF - SHOWN IN GRAY, EXTENDED CHIMNEY FLUE - SHOWN IN GREEN AND RAILING - SHOWN IN RED.



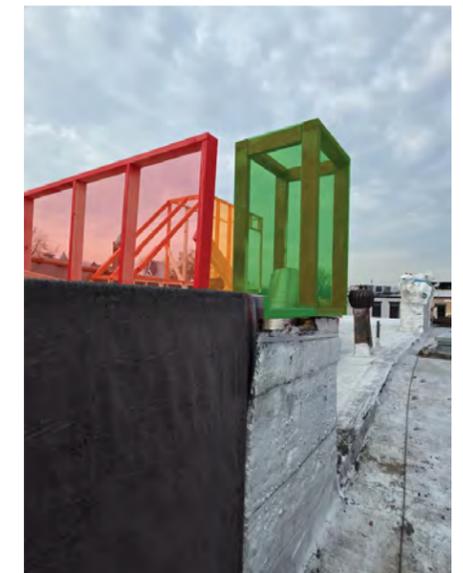
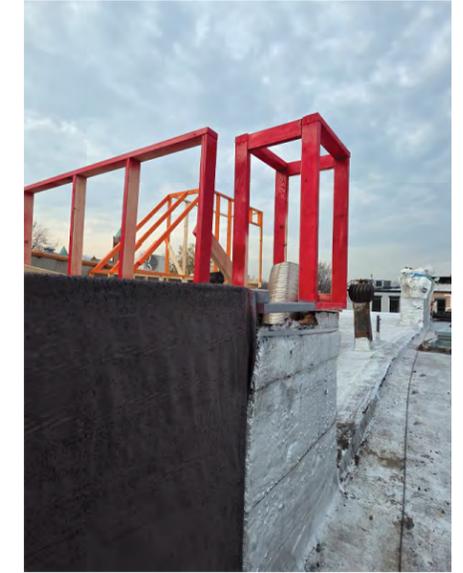
MOCKUP STREET VIEW C



SIDE VIEW FACING TOMPKINS AVENUE
MOCKUP (TOP) AND PHOTO MONTAGE
(BOTTOM) OF PROPOSED MANSARD ROOF AND
DORMERS- SHOWN IN GRAY.



MOCKUP ROOFTOP VIEWS



MOCKUP (TOP) AND PHOTO MONTAGE (BOTTOM)
OF PROPOSED MANSARD ROOF SHOWN IN GRAY, RAILING - SHOWN IN RED,
BULKHEAD - SHOWN IN ORANGE, CHIMNEY FLUE - SHOWN IN GREEN.



February 24, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 4, LPC-26-01129

317 Jefferson Avenue – Bedford Historic District
Borough of Brooklyn

To testify virtually, please join Zoom

Webinar ID: 161 333 0483

Passcode: 280108

By Phone: 646-828-7666 (NY)

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