

May 7, 2024
Public Hearing

The current proposal is:

Preservation Department – Item 2, LPC-24-08873

**1100 Albemarle Road, aka 101-113 Stratford Road – Prospect
Park South Historic District
Borough of Brooklyn**

To testify virtually, please join Zoom

Webinar ID: 878 7572 7787

Passcode: 564187

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



1100 Albemarle Road

1100 ALBEMARLE RD,
BROOKLYN, NY 11218

OWNER:
ANDREW WILSON, SUMERS WILSON

ARCHITECT:
GARRISON-ARCHITECTS
45 MAIN STREET
BROOKLYN, NY 11201

LPC APPLICATION SET
MAY. 7 2024

1100 Albemarle Road

1100 ALBEMARLE RD,
BROOKLYN, NY 11218

Owner:
Andrew Wilson, Sumers Wilson

Architect:
Garrison-Architects
45 Main Street
Brooklyn, NY 11201



1100 ALBEMARLE RD SITE MAP



PROSPECT PARK SOUTH HISTORIC DISTRICT MAP



LPC APPLICATION SET

Scale: AS NOTED
Date: 05/07/2024
Project No: 2309
Drawn by: XZ
Checked by: JG

Seal & Signature:

DOB Stamp & Signature

DOB-NB #

Drawing Title:

SITE MAP / LOCATION MAP

DWG.No: Of



LOCATION MAP



PROSPECT PARK SOUTH BIRD'S-EYE VIEW (1907)



ALBEMARLE RD OLD PHOTOGRAPH (1909)



OLD POSTCARD (1916)



CURRENT (2024)

1100 Albermarle Road

1100 ALBEMARLE RD,
BROOKLYN, NY 11218

Owner:
Andrew Wilson, Sumers Wilson

Architect:
Garrison-Architects
45 Main Street
Brooklyn, NY 11201

LPC APPLICATION SET

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DOB-NB #

Drawing Title:

**LOCATION MAP/ NEIGHBORHOOD
PHOTOGRAPHS**

DWG.No: Of

1100 Albemarle Road

1100 ALBEMARLE RD,
BROOKLYN, NY 11218

Owner:
Andrew Wilson, Sumers Wilson

Architect:
Garrison-Architects
45 Main Street
Brooklyn, NY 11201

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DOB Stamp & Signature

DOB-NB #

Drawing Title:

**CURRENT HOUSE
PHOTOGRAPHS**

DWG.No: Of



STREET VIEW FROM ALBEMARLE RD



STREET VIEW FROM STRATFORD RD



STREET VIEW FROM STRATFORD RD

1100 Albemarle Road

1100 ALBEMARLE RD,
BROOKLYN, NY 11218

Owner:
Andrew Wilson, Sumers Wilson

Architect:
Garrison-Architects
45 Main Street
Brooklyn, NY 11201

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DOB Stamp & Signature

DOB-NB #

Drawing Title:

**CURRENT HOUSE
PHOTOGRAPHS**

DWG.No: Of

1100
Albemarle
Road

1100 ALBEMARLE RD,
BROOKLYN, NY 11218

Owner:
Andrew Wilson, Sumers Wilson

Architect:
Garrison-Architects
45 Main Street
Brooklyn, NY 11201



VIEW OF THE HOUSE FROM ALBEMARLE RD, 1940S



VIEW OF THE HOUSE FROM STRATEFORD RD, 1940S

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DOB Stamp & Signature

DOB-NB #

Drawing Title:

**HISTORIC TAX PHOTOS
-1940S**

DWG.No: Of

1100 Albemarle Road

1100 ALBEMARLE RD,
BROOKLYN, NY 11218

Owner:
Andrew Wilson, Sumers Wilson

Architect:
Garrison-Architects
45 Main Street
Brooklyn, NY 11201

LPC APPLICATION SET

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Checked by: JG

Seal & Signature:

DOB Stamp & Signature

DOB-NB #

Drawing Title:

**HISTORIC TAX PHOTOS
-1980S**

DWG.No: Of



VIEW OF THE HOUSE FROM ALBEMARLE RD & STRATFORD RD CROSSING, 1980S



VIEW OF THE HOUSE FROM STRATEFORD RD, 1980S

1100 Albemarle Road

1100 ALBEMARLE RD,
BROOKLYN, NY 11218

Owner:
Andrew Wilson, Sumers Wilson

Architect:
Garrison-Architects
45 Main Street
Brooklyn, NY 11201

LPC APPLICATION SET

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Seal & Signature:

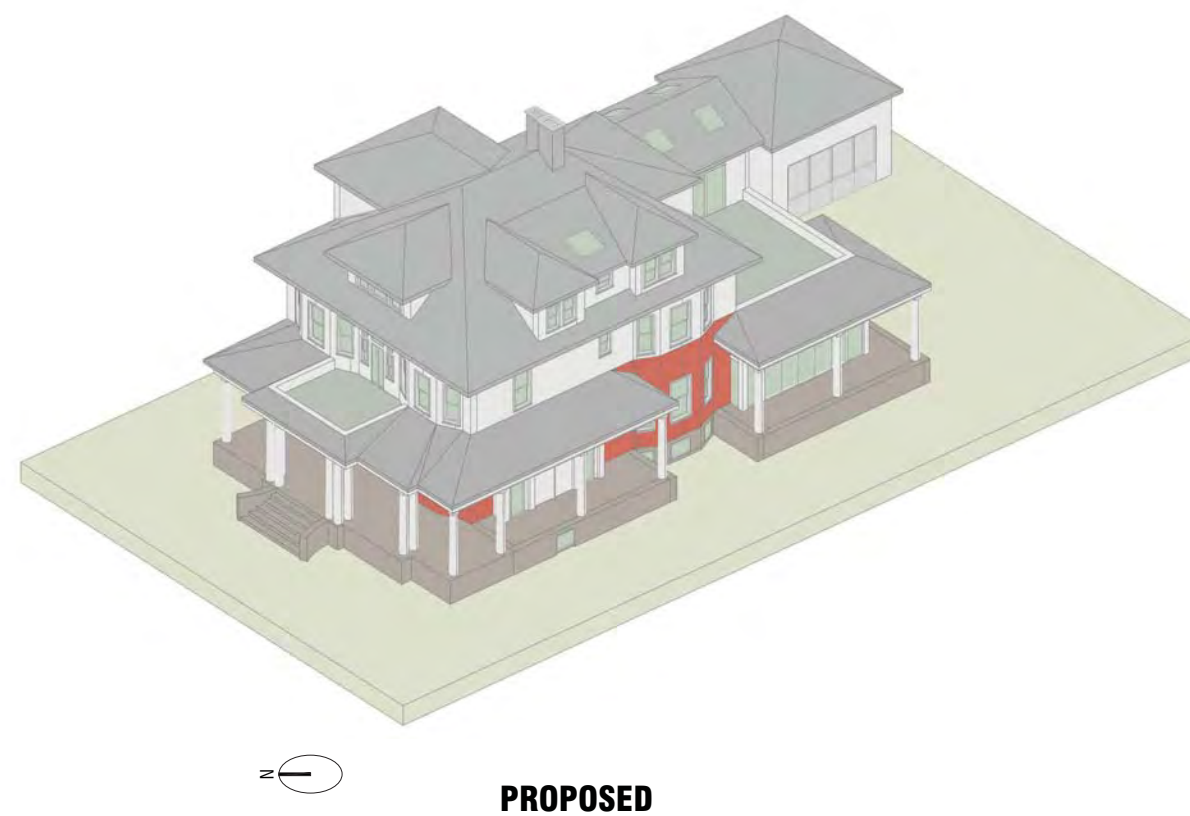
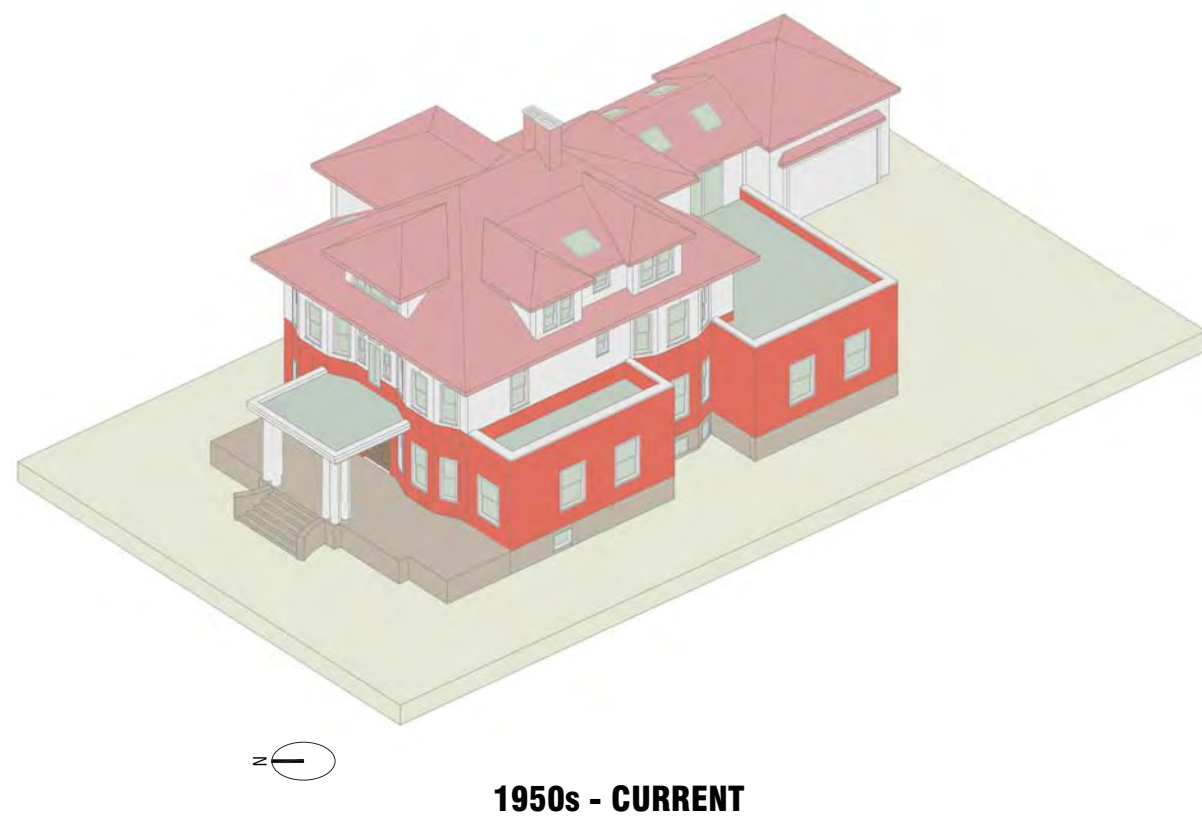
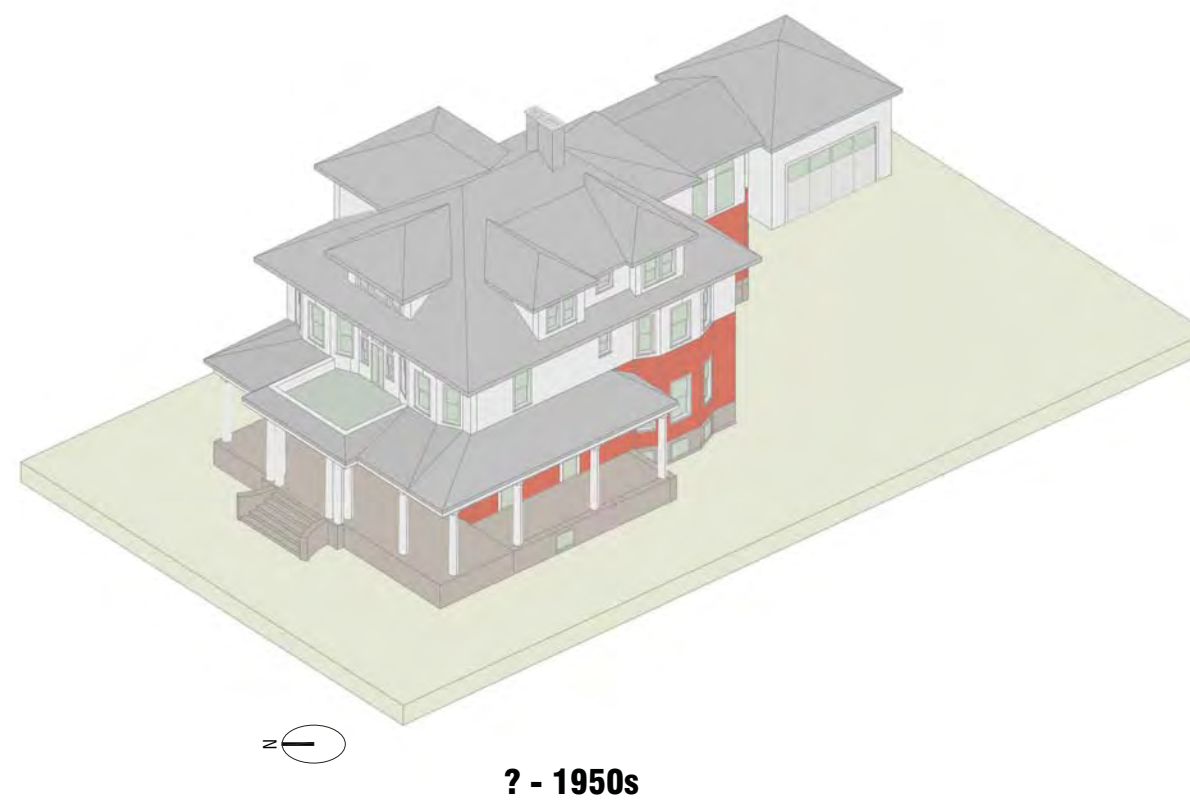
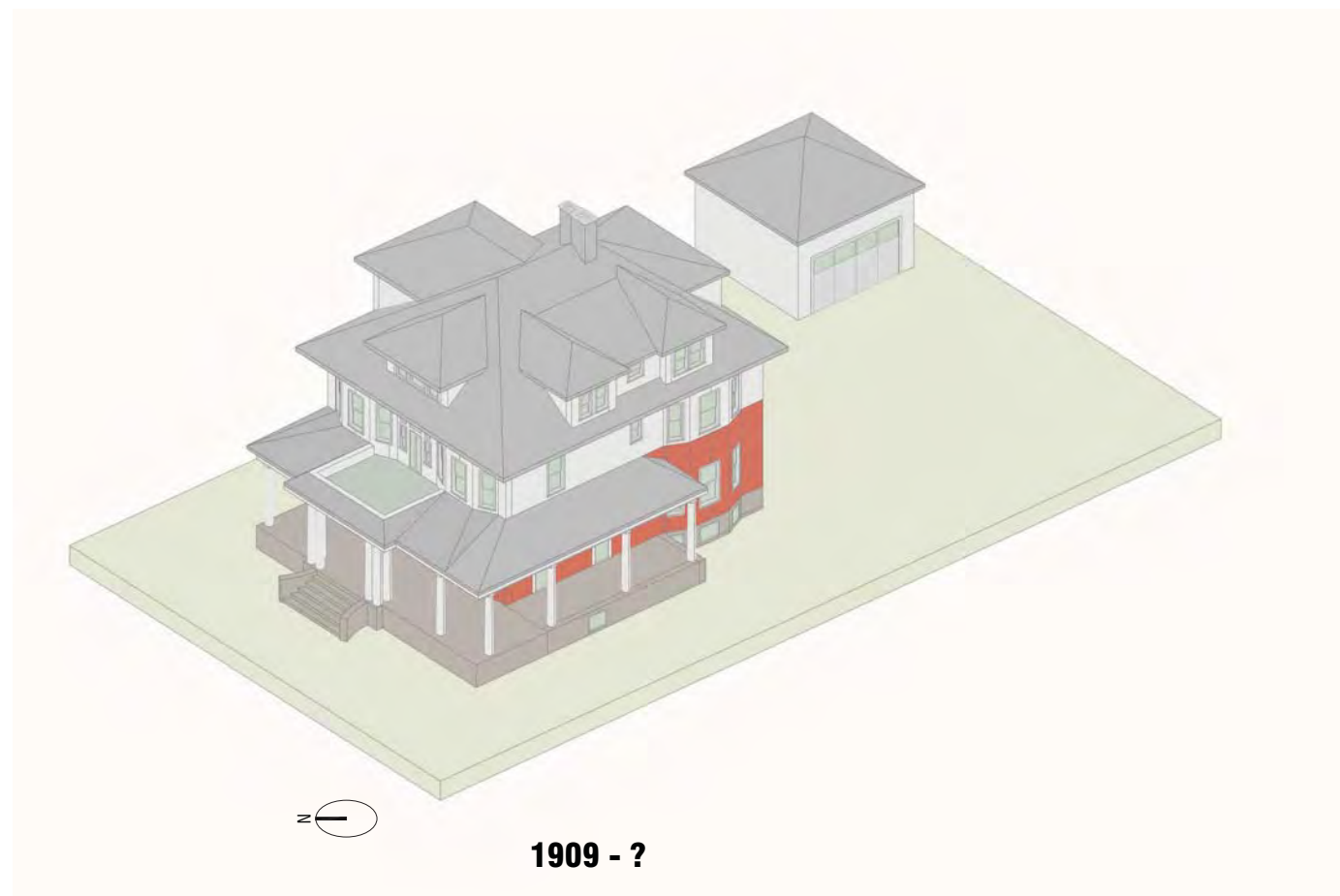
DOB Stamp & Signature

DOB-NB #

Drawing Title:

ALTERATION HISTORY - AXON

DWG.No: Of



1100 Albemarle Road

1100 ALBEMARLE RD,
BROOKLYN, NY 11218

Owner:
Andrew Wilson, Sumers Wilson

Architect:
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Brooklyn, NY 11201



1909 - ?



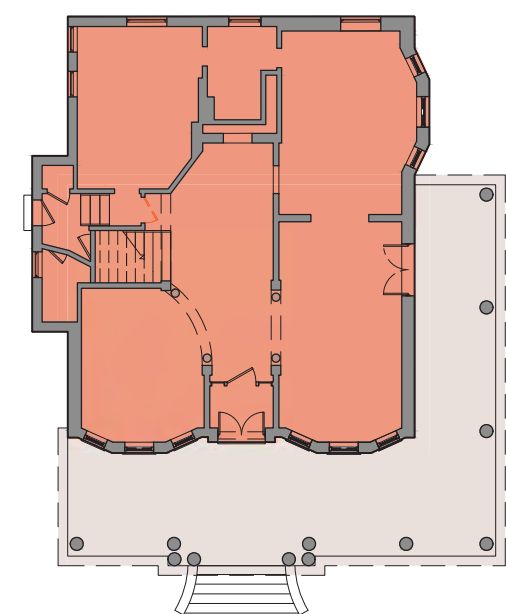
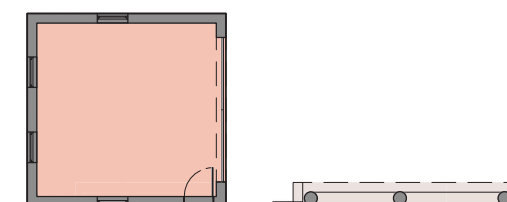
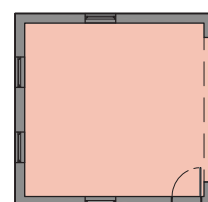
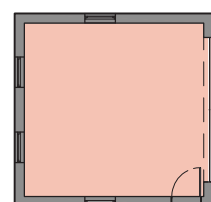
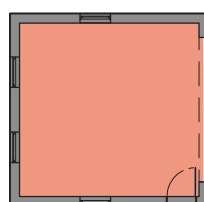
? - 1950s



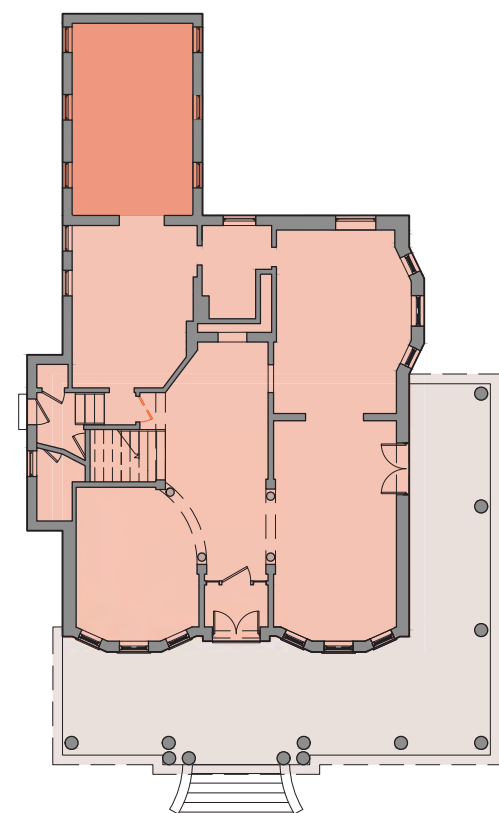
1950s - CURRENT



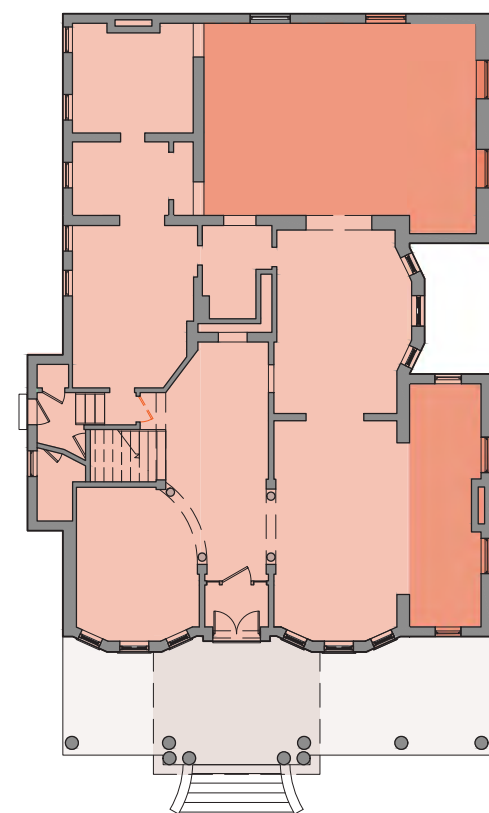
PROPOSED



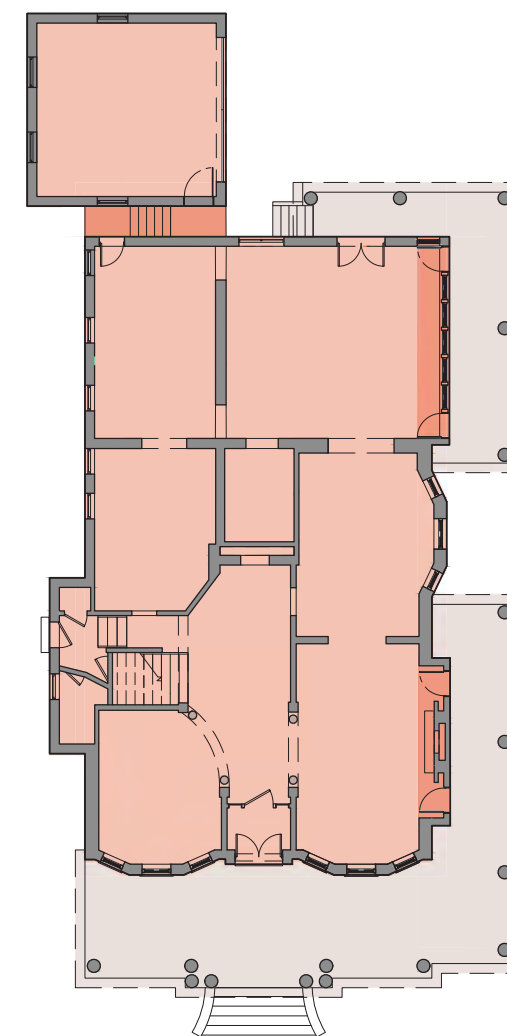
1ST FLOOR PLAN, 1909- ?



1ST FLOOR PLAN, ? -1950s



1ST FLOOR PLAN, 1950s - CURRENT



PROPOSED 1ST FLOOR PLAN



- HOUSE - NEW BUILT
- HOUSE - EXISTING
- PORCH
- PORCH W/ ROOF
- VIEW POINT/DIRECTION

LPC APPLICATION SET

Scale: AS NOTED
Date: 05/07/2024
Project No: 2309
Drawn by: XZ
Checked by: JG

Seal & Signature:

DOB Stamp & Signature

DOB-NB #

Drawing Title:

ALTERATION HISTORY - PLAN & PERSPECTIVE




DWG.No: Of

1100 Albemarle Road

1100 ALBEMARLE RD,
BROOKLYN, NY 11218

Owner:
Andrew Wilson, Sumers Wilson

Architect:
Garrison-Architects
45 Main Street
Brooklyn, NY 11201

-  EXISTING CONSTRUCTION TO BE REMOVED
-  EXISTING WINDOW TO BE REPLACED
-  EXISTING ORIGINAL WINDOW TO BE RESTORED/FIXED

-  ORIGINAL / RESTORED BRICK WALL
-  RESTORED GRAY ASPHALT SHINGLE ROOF
-  ORIGINAL / RESTORED CEDAR SHAKE SIDING
-  ORIGINAL / RESTORED STONE VENEER BASE
-  RESTORED CONCRETE W/ PLASTER BASE



EXISTING NORTH ELEVATION (ALBEMARLE RD ELEVATION)



PROPOSED NORTH ELEVATION (ALBEMARLE RD ELEVATION)

LPC APPLICATION SET

Scale: AS NOTED
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Project No: 2309
Drawn by: XZ
Checked by: JG

Seal & Signature:

DOB Stamp & Signature

DOB-NB #

Drawing Title:

**NORTH ELEVATION
- EXIST & PROPOSED**

DWG.No: Of

1100 Albemarle Road

1100 ALBEMARLE RD,
BROOKLYN, NY 11218

Owner:
Andrew Wilson, Sumers Wilson

Architect:
Garrison-Architects
45 Main Street
Brooklyn, NY 11201



EXISTING WEST ELEVATION (STRATFORD RD ELEVATION)



PROPOSED WEST ELEVATION (STRATFORD RD ELEVATION)

- EXISTING CONSTRUCTION TO BE REMOVED
- EXISTING WINDOW TO BE REPLACED
- EXISTING ORIGINAL WINDOW TO BE RESTORED/FIXED

- ORIGINAL / RESTORED BRICK WALL
- RESTORED GRAY ASPHALT SHINGLE ROOF
- ORIGINAL/ RESTORED CEDAR SHAKE SIDING
- ORIGINAL/ RESTORED STONE VENEER BASE
- RESTORED CONCRETE W/ PLASTER BASE

LPC APPLICATION SET

Scale: AS NOTED
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Drawn by: XZ
Checked by: JG

Seal & Signature:

DOB Stamp & Signature

DOB-NB #

Drawing Title:

**WEST ELEVATION
- EXIST & PROPOSED**

DWG.No: Of

1100 Albemarle Road

1100 ALBEMARLE RD,
BROOKLYN, NY 11218

Owner:
Andrew Wilson, Sumers Wilson

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Garrison-Architects
45 Main Street
Brooklyn, NY 11201

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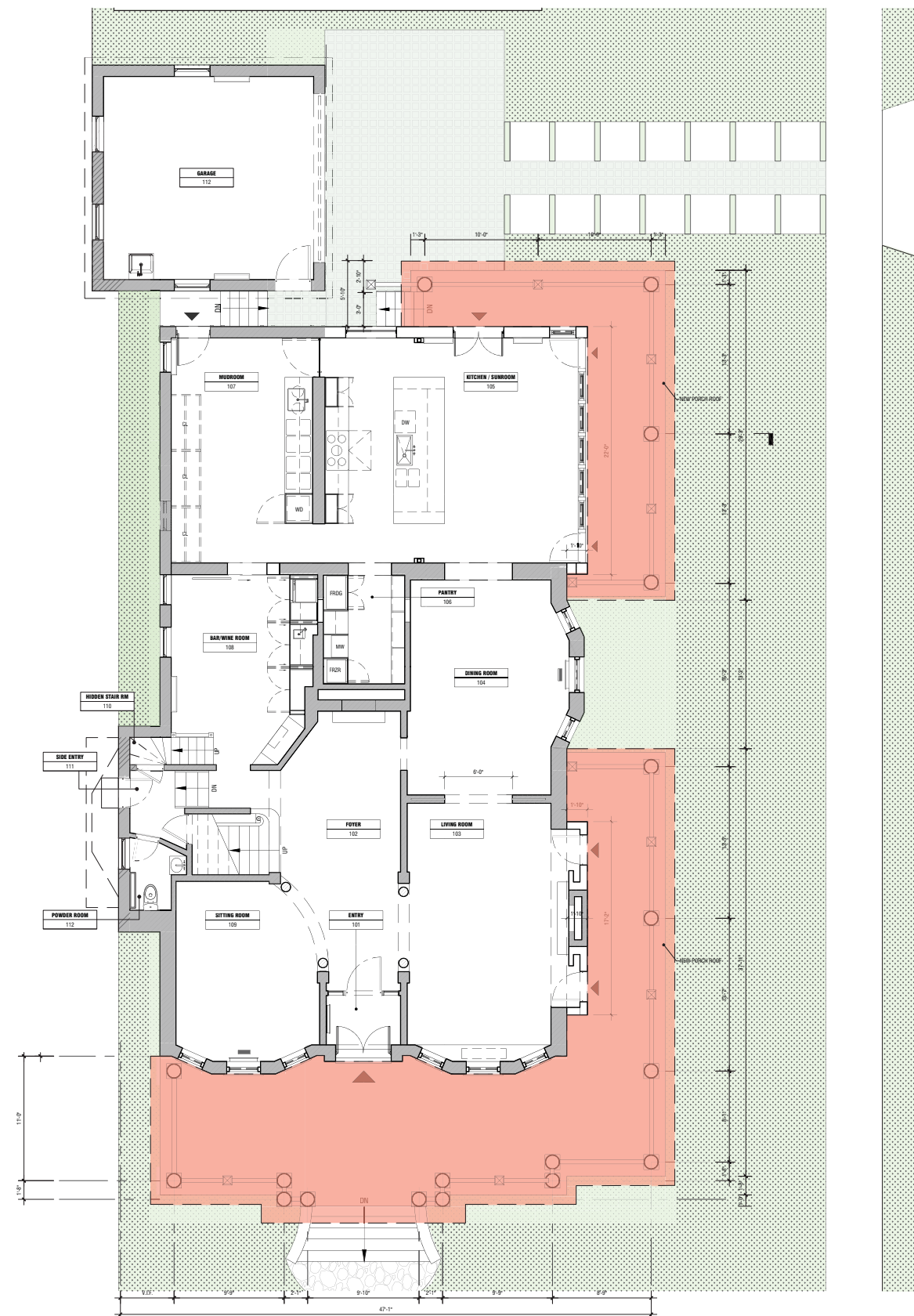
DOB Stamp & Signature

DOB-NB #

Drawing Title:

PORCH PLAN/MODEL - EXIST & PROPOSED

DWG.No: Of



EXISTING PORCH



PROPOSED PORCH

- PORCH COVERED BY ROOF
- PORCH DECK

ALBEMARLE ROAD, South Side between Stratford and Westminster Roads.

No. 1100. This brick and shingle house was erected in 1909-10 for Julius De Long and was designed with neo-Georgian detailing by H. R. Ferguson. Ferguson's designs were based very closely on a 1906 design by Arthur Koch for a house on this site that was to have been erected for Gisella Maske. There have been a number of major alterations to this house. A porch originally extended across both the Albemarle and Stratford Road facades. Most of this porch was removed in the 1950s when the one-story brick extensions were added on to the Stratford Road elevation. The main entrance is now located under a square porch with clustered, fluted Doric columns that support a bracketed cornice topped by a modern iron railing. The side elevations of the present porch were constructed from pieces of the original flanking elements. The doorway of the house is enframed by a bold Gibbs surround that is framed by two-story, three-sided bays. All of the

PROSPECT PARK SOUTH HISTORIC DISTRICT DESIGNATION REPORT, 1979



PORCH OF THE ORIGINAL HOUSE



EXISTING PORCH, FRONT VIEW



EXISTING PORCH, SIDE VIEW

1100
Albemarle
Road

1100 ALBEMARLE RD,
BROOKLYN, NY 11218

Owner:
Andrew Wilson, Sumers Wilson

Architect:
Garrison-Architects
45 Main Street
Brooklyn, NY 11201

LPC APPLICATION SET

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Seal & Signature:

DOB Stamp & Signature

DOB-NB #

Drawing Title:

**PORCH PHOTOGRAPHS -
ORIGINAL & EXISTING**

DWG.No: Of



1 1103 ALBEMARLE RD



2 1220 ALBEMARLE RD



3 1306 ALBEMARLE RD



4 1406 ALBEMARLE RD



5 1519 ALBEMARLE RD



6 1601 ALBEMARLE RD



7 1399 BEVERLY RD



8 208 ARGYLE RD



9 192 STRATFORD RD



10 67 HINCKLEY PL

1100 Albemarle Road

1100 ALBEMARLE RD,
BROOKLYN, NY 11218

Owner:
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Architect:
Garrison-Architects
45 Main Street
Brooklyn, NY 11201

LPC APPLICATION SET

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Drawn by: XZ
Checked by: JG

Seal & Signature:

DOB Stamp & Signature

DOB-NB #

Drawing Title:
**EXISTING CORNER LOT HOUSES
W/ WRAPAROUND PORCHES IN
PROSPECT PARK SOUTH
HISTORIC DISTRICT**

DWG.No: Of

1100 Albemarle Road

1100 ALBEMARLE RD,
BROOKLYN, NY 11218

Owner:
Andrew Wilson, Sumers Wilson

Architect:
Garrison-Architects
45 Main Street
Brooklyn, NY 11201

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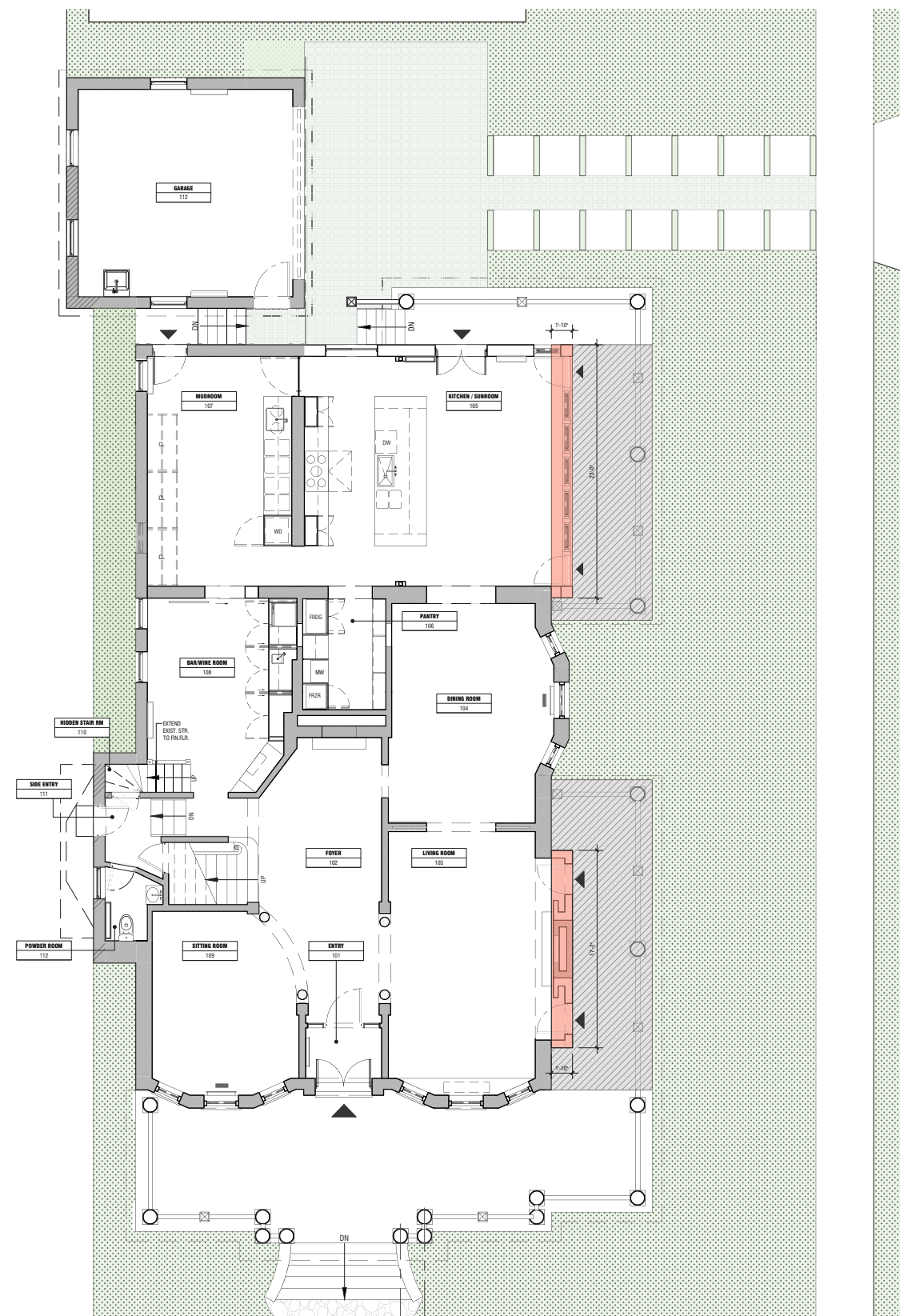
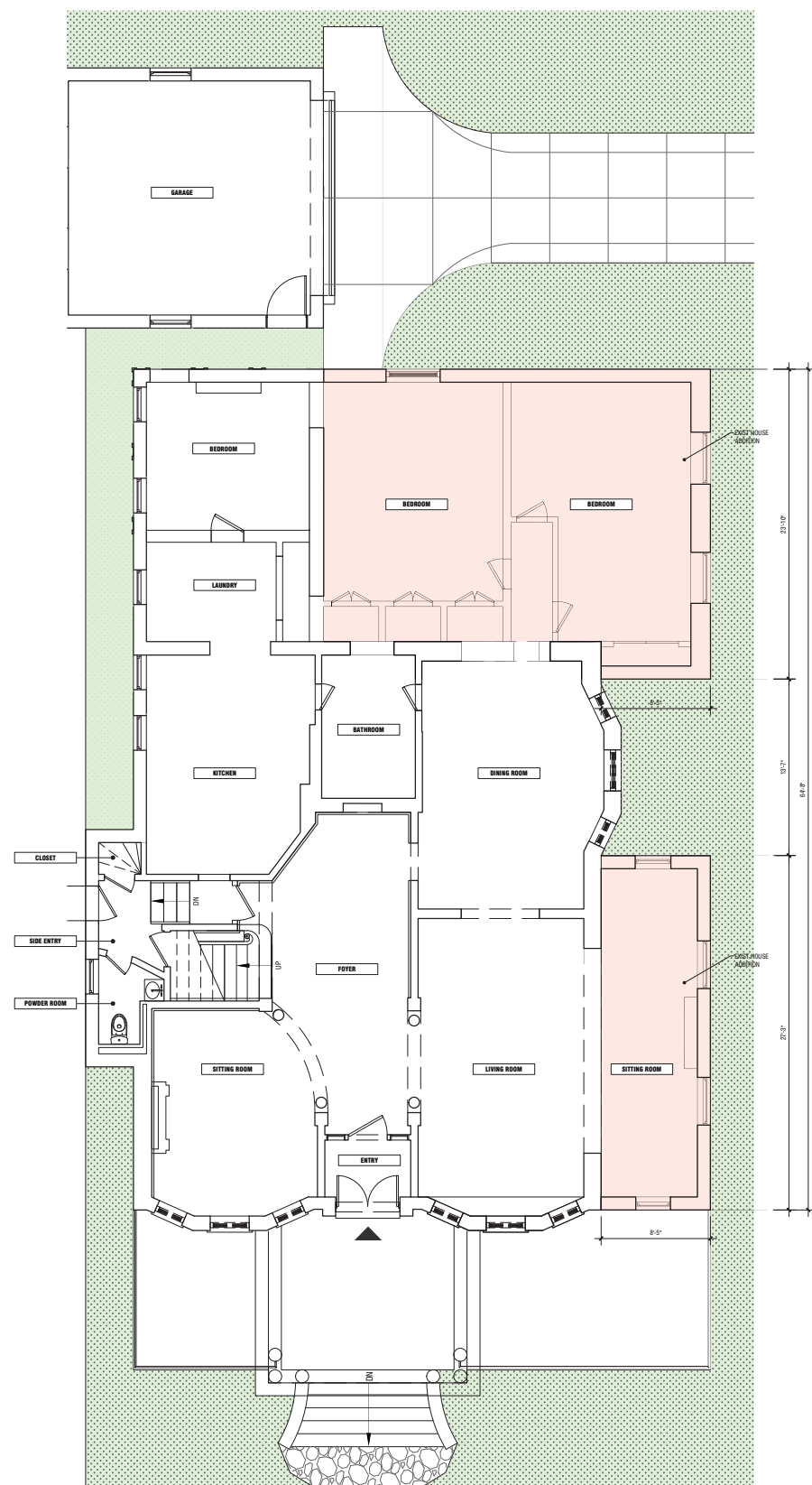
DOB Stamp & Signature

DOB-NB #

Drawing Title:

HOUSE ADDITION PLAN/MODEL - EXIST & PROPOSED

DWG.No: Of



EXISTING PORCH



PROPOSED PORCH

- EXIST HOUSE ADDITIONS
- PROPOSED BUMP OUT/SUNROOM
- EXIST CONSTRUCTION TO BE REMOVED

1100 Albemarle Road

1100 ALBEMARLE RD,
BROOKLYN, NY 11218

Owner:
Andrew Wilson, Sumers Wilson

Architect:
Garrison-Architects
45 Main Street
Brooklyn, NY 11201

LPC APPLICATION SET

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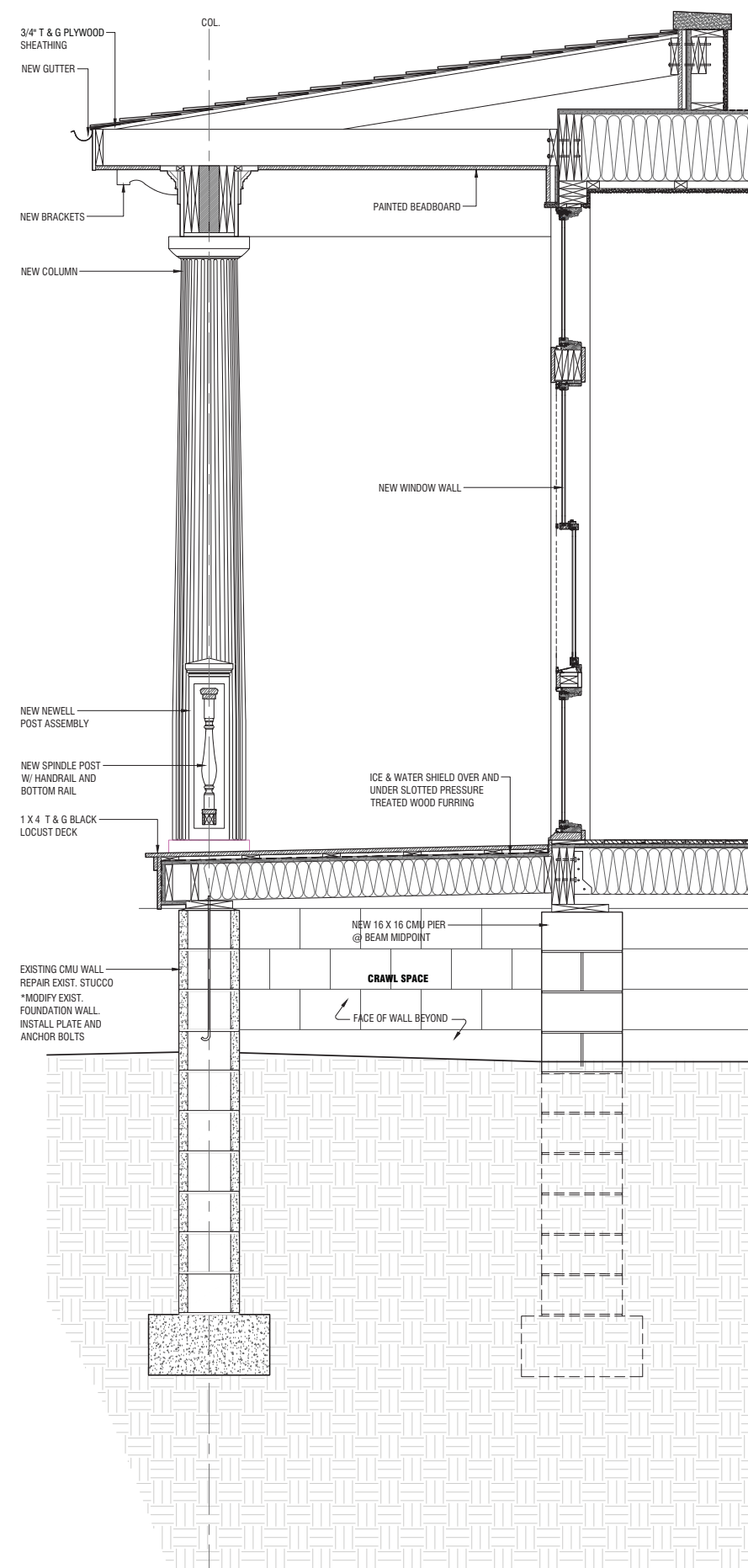
DOB Stamp & Signature

DOB-NB #

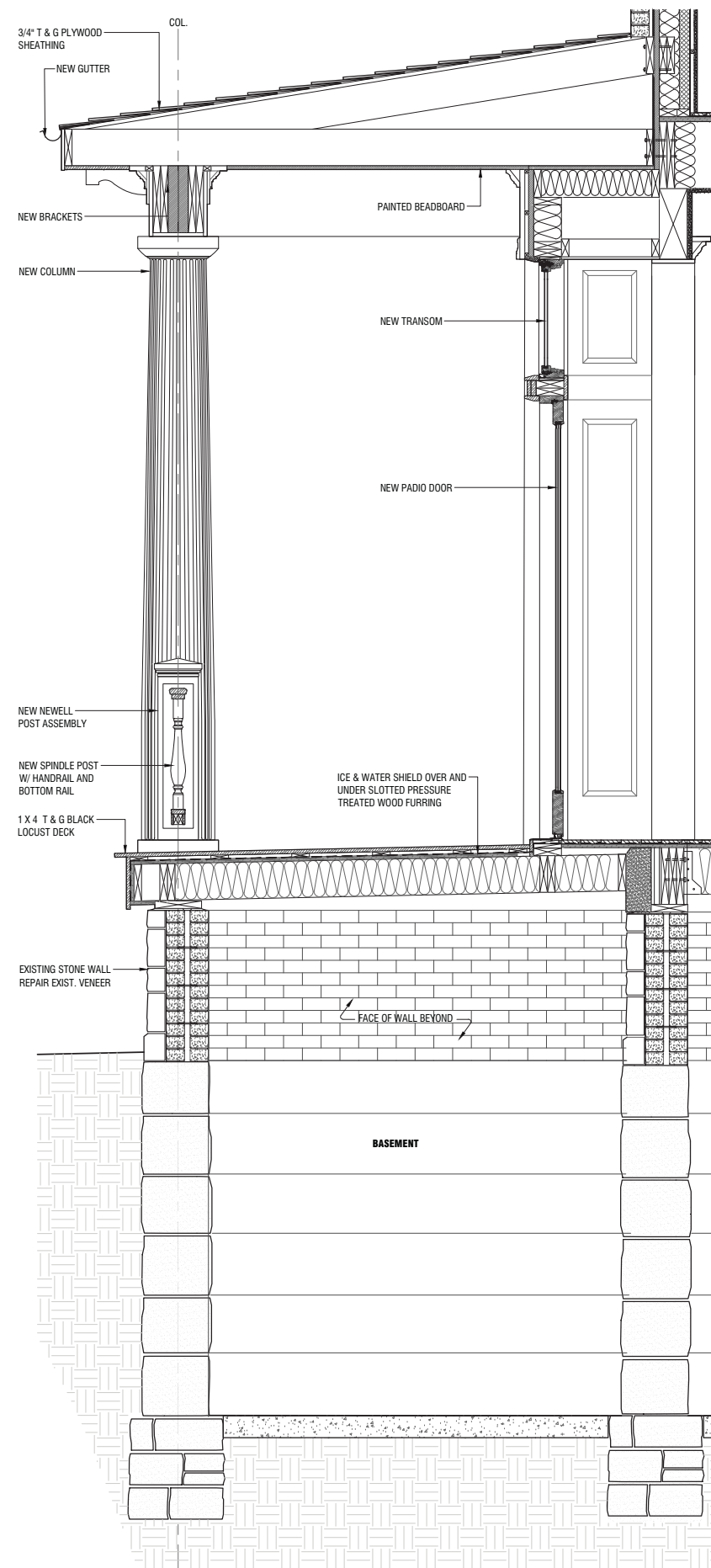
Drawing Title:

WALL SECTIONS

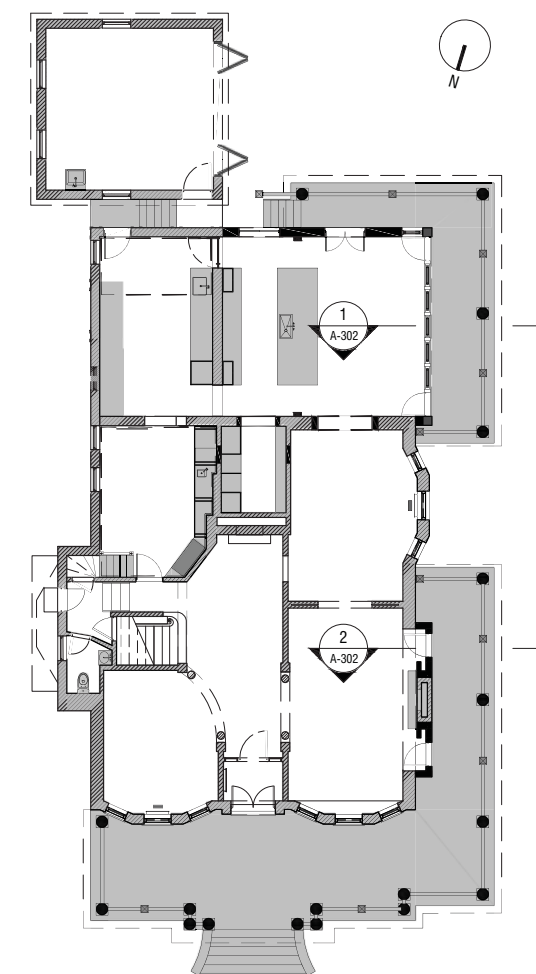
DWG.No: Of



1 WALL SECTION @ KITCHEN BUMP-OUT ADDITION
SCALE: 3/4" = 1'-0"



2 WALL SECTION @ LIVING ROOM BUMP-OUT ADDITION
SCALE: 3/4" = 1'-0"

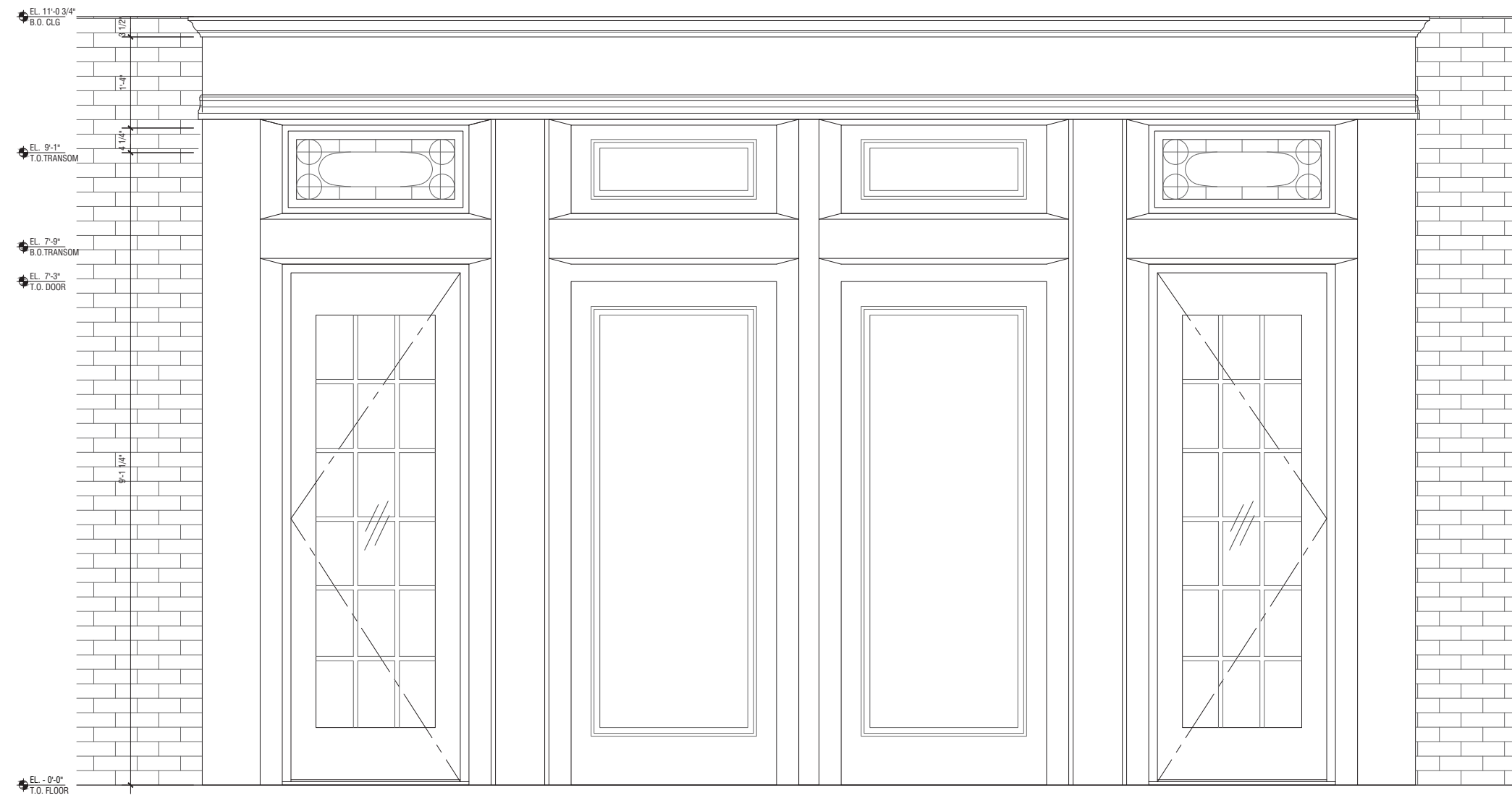


1100 Albemarle Road

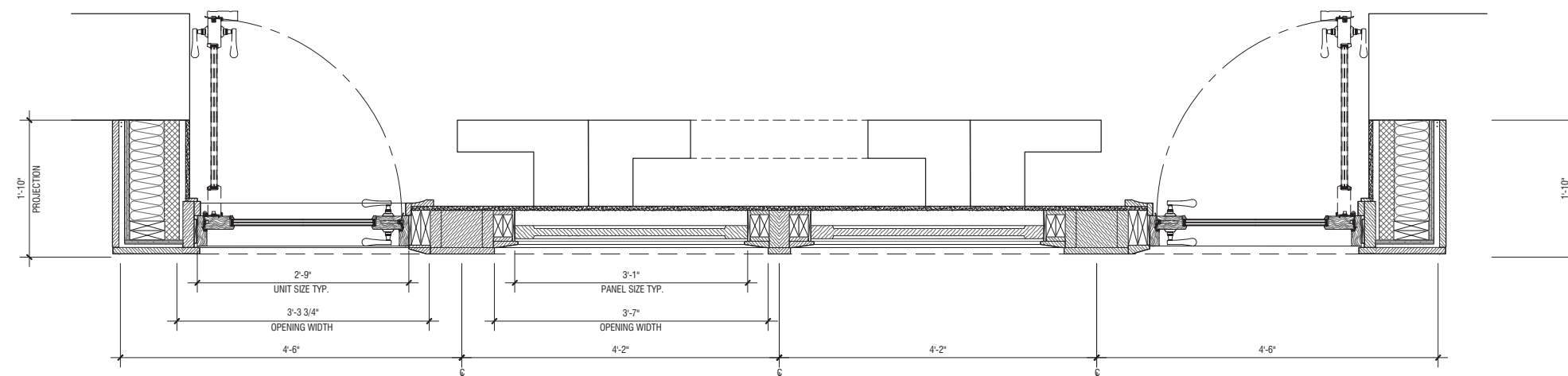
1100 ALBEMARLE RD,
BROOKLYN, NY 11218

Owner:
Andrew Wilson, Sumers Wilson

Architect:
Garrison-Architects
45 Main Street
Brooklyn, NY 11201



2 BUMP-OUT @ LIVING ROOM ENLARGED ELEVATION
SCALE: 1" = 1'-0"



1 BUMP-OUT @ LIVING ROOM PLAN SECTION
SCALE: 1" = 1'-0"

LPC APPLICATION SET

Scale: AS NOTED
Date: 05/07/2024
Project No: 2309
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Checked by: JG

Seal & Signature:

DOB Stamp & Signature

DOB-NB #

Drawing Title:

**PROPOSED BUMP-OUT @ 1ST
FLOOR LIVING ROOM**

DWG.No: Of

1100 Albemarle Road

1100 ALBEMARLE RD,
BROOKLYN, NY 11218

Owner:
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Architect:
Garrison-Architects
45 Main Street
Brooklyn, NY 11201

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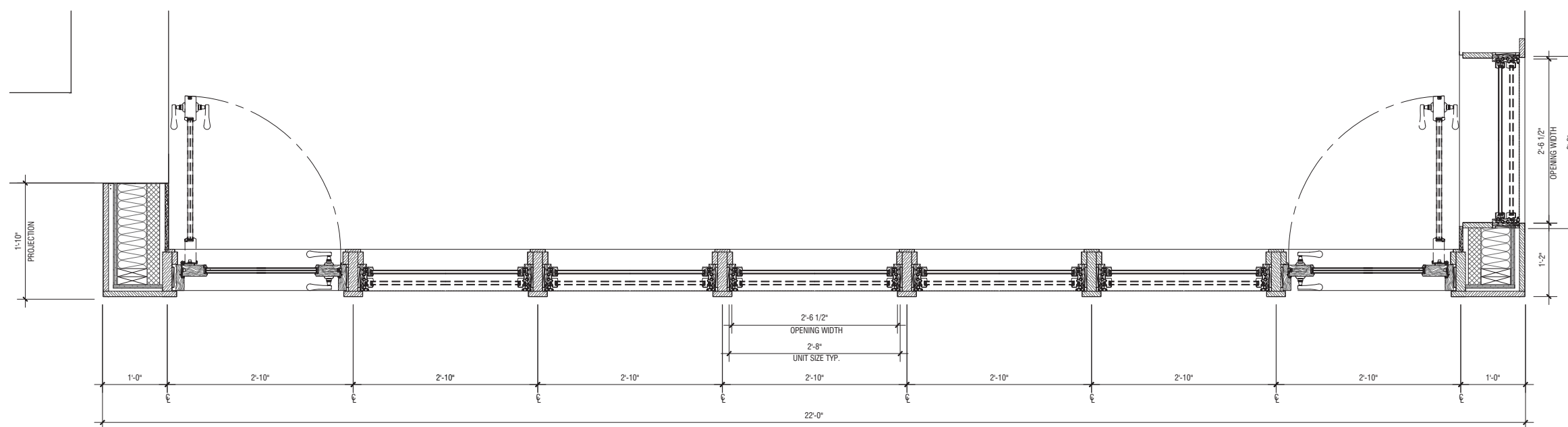
Drawing Title:

PROPOSED BUMP-OUT SOLARIUM @ 1ST FLOOR KITCHEN

DWG.No: Of



2 BUMP-OUT @ KITCHEN - ENLARGED ELEVATION
SCALE: 1" = 1'-0"



1 BUMP-OUT @ KITCHEN - PLAN SECTION
SCALE: 1" = 1'-0"

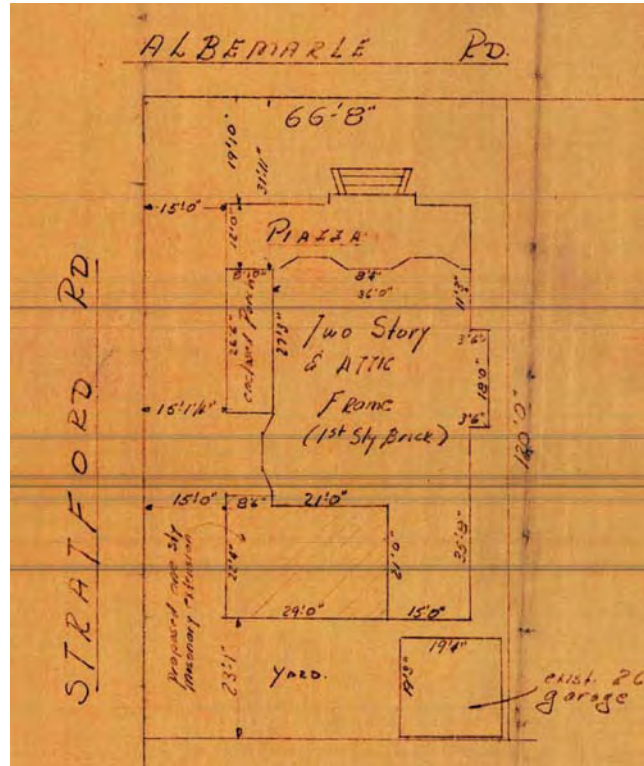
signs were based very closely on a 1906 design by Arthur Koch for a house on this site that was to have been erected for Gisella Maske. There have been a number of major alterations to this house. A porch originally extended across both the Albemarle and Stratford Road facades. Most of this porch was removed in the 1950s when the one-story brick extensions were added on to the Stratford Road elevation. The main entrance is now located under a square porch with clustered, fluted Doric columns that support a bracketed cornice topped by a modern iron railing. The side elevations of the present porch were constructed from pieces

shed dormer. These dormers punctuate the main hipped roof of the house. All of the roof planes have deep bracketed eaves. The only other notable original feature on the Stratford Road elevation of the house is a two-story, three-sided bay with stone lintels above the ground floor windows. The east side of the house is notable for a projecting rectangular full-height bay with a three-sided

PROSPECT PARK SOUTHG HISTORIC DISTRICT DESIGNATION REPORT, 1979



ORIGINAL HOUSE SOUTH WEST CORNER



ALTERATION DRAWINGS, 1950S



HOUSE ADDITION SHOWN IN TAX PHOTO, 1980S



EXISTING HOUSE ADDITION ALONG STRATFORD RD ELEVATION

1100
Albemarle
Road

1100 ALBEMARLE RD,
BROOKLYN, NY 11218

Owner:
Andrew Wilson, Sumers Wilson

Architect:
Garrison-Architects
45 Main Street
Brooklyn, NY 11201

LPC APPLICATION SET

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Seal & Signature:

DOB Stamp & Signature

DOB-NB #

Drawing Title:

HOUSE ADDITION PHOTOGRAPHS - ORIGINAL & EXISTING

DWG.No: Of



1 941 ALBEMARLE RD



2 87 STRATFORD RD



3 1440 ALBEMARLE RD



4 1510 ALBEMARLE RD



5 1306 ALBEMARLE RD



6 155 ARGYLE RD



7 1406 ALBEMARLE



8 179 ARGYLE RD



9 189 ARGYLE RD



10 197 MARLBOROUGH RD

1100 Albemarle Road

1100 ALBEMARLE RD,
BROOKLYN, NY 11218

Owner:
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45 Main Street
Brooklyn, NY 11201

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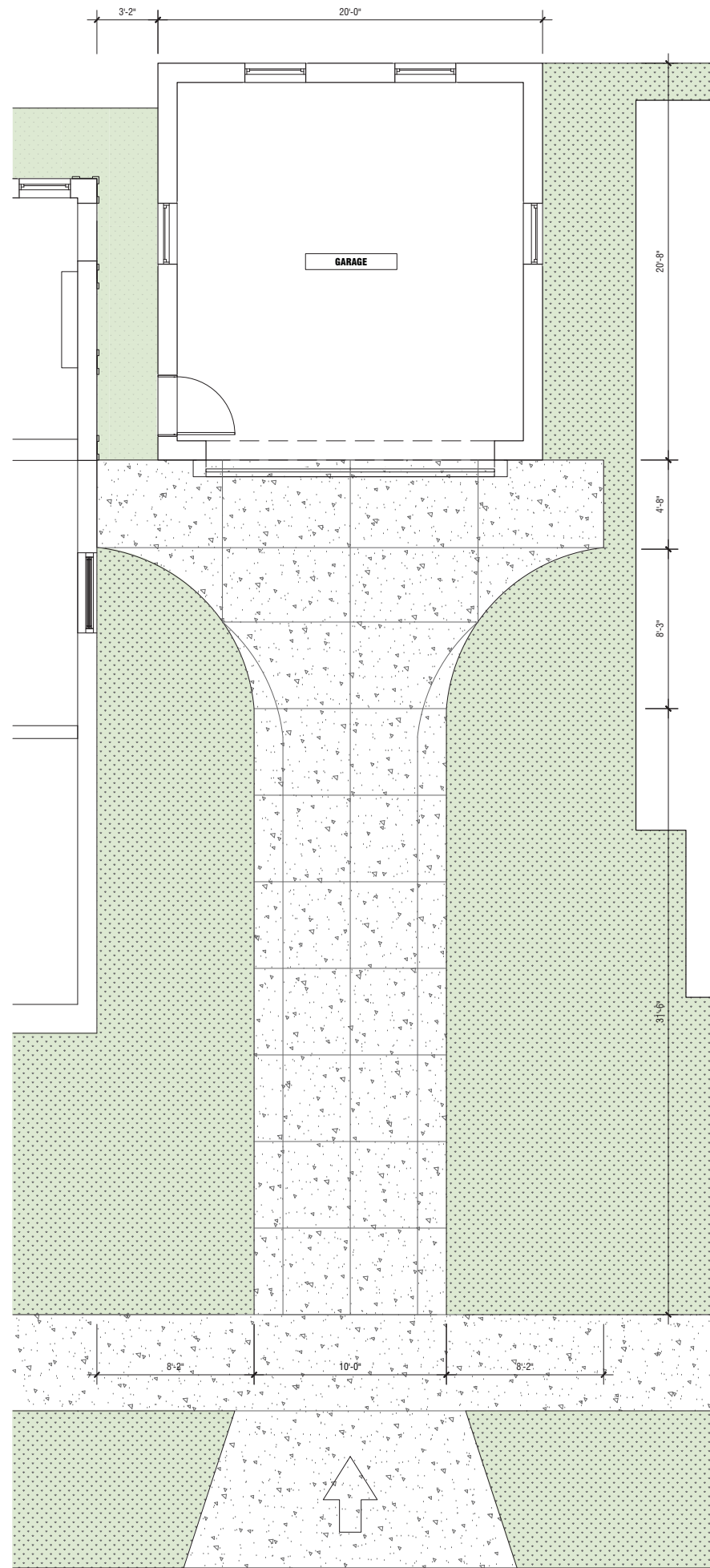
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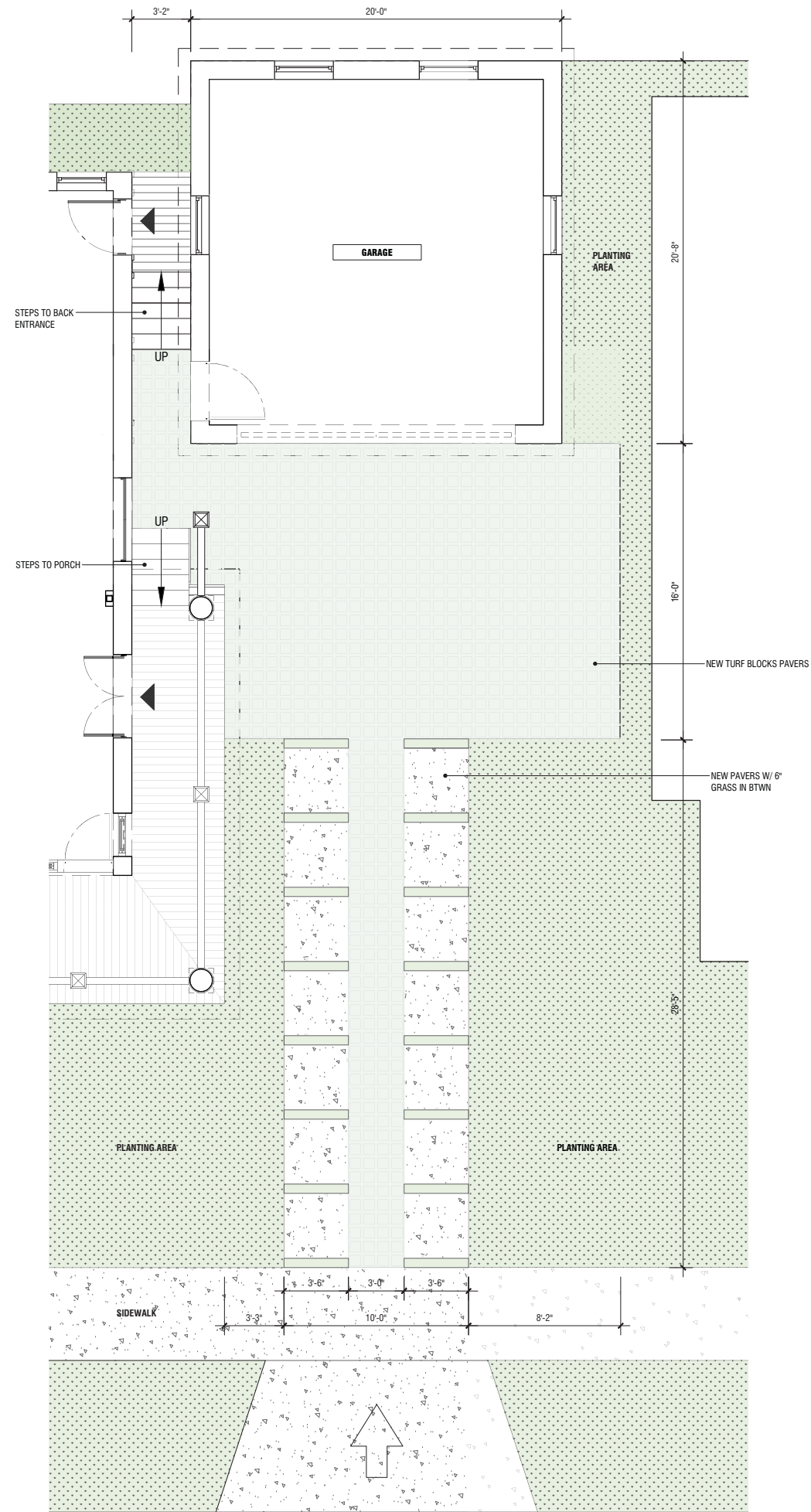
Drawing Title:

**EXISTING HOUSES W/ BUMP OUT
SUNROOM IN PROSPECT PARK
SOUTH HISTORIC DISTRICT**

DWG.No: Of



EXISTING DRIVEWAY 



PROPOSED DRIVEWAY 

1100 Albemarle Road

1100 ALBEMARLE RD,
BROOKLYN, NY 11218

Owner:
Andrew Wilson, Sumers Wilson

Architect:
Garrison-Architects
45 Main Street
Brooklyn, NY 11201

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DOB Stamp & Signature

DOB-NB #

Drawing Title:

**DRIVEWAY/ REAR YARD PLAN
- EXIST & PROPOSED**

DWG.No: Of



HISTORIC GRASS MEDIAN DRIVEWAYS ALONG STRATFORD RD, 1940s



EXISTING DRIVEWAY OF 1100 ALBEMARLE RD ALONG STRATFORD RD

1100 Albemarle Road

1100 ALBEMARLE RD,
BROOKLYN, NY 11218

Owner:
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45 Main Street
Brooklyn, NY 11201

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DOB-NB #

Drawing Title:

**DRIVEWAY PHOTOGRAPHS -
HISTORIC & EXISTING**

DWG.No: Of



1 82 STRATFORD RD



2 121 STRATFORD RD



3 151 STRATFORD RD



4 155 STRATFORD RD



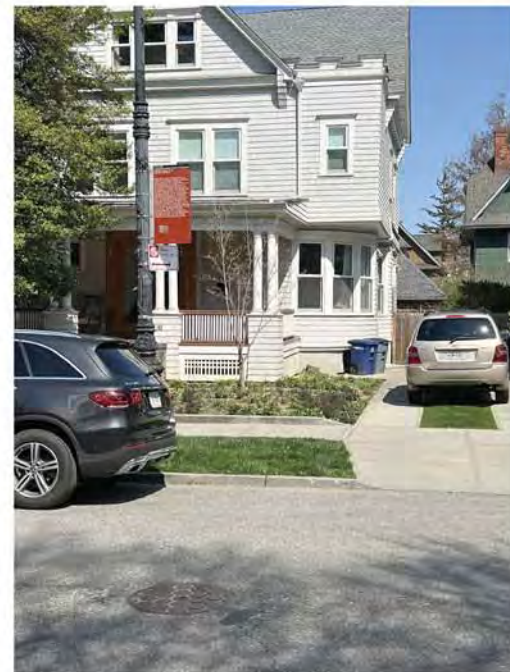
5 163 STRATFORD RD



6 169 STRATFORD RD



7 175 STRATFORD RD



8 181 STRATFORD RD



9 185 STRATFORD RD



10 188 STRATFORD RD

1100 Albemarle Road

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DOB-NB #

Drawing Title:

**EXISTING DRIVEWAYS ALONG
STRATFORD RD IN PROSPECT
PARK SOUTH HISTORIC DISTRICT**

DWG.No: Of

1100 Albemarle Road

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Checked by: JG

Seal & Signature:

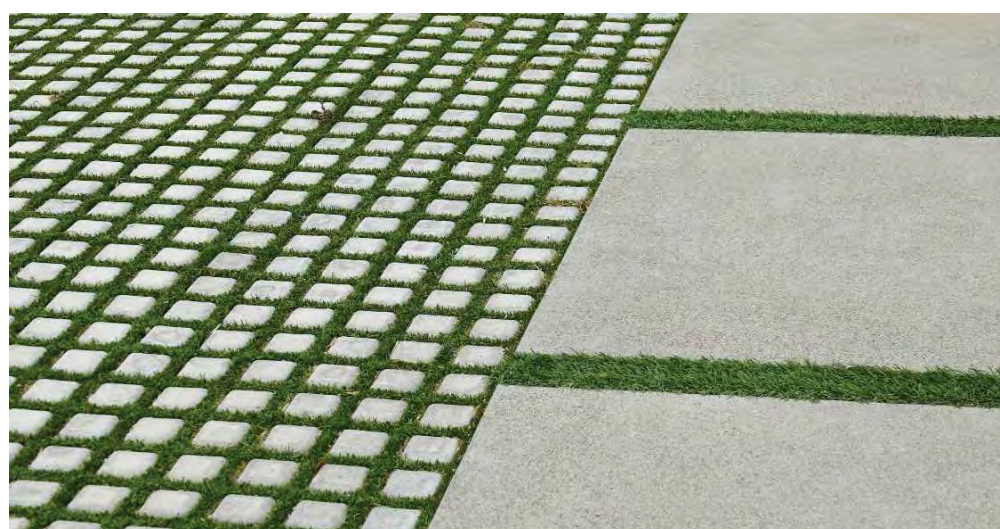
DOB Stamp & Signature

DOB-NB #

Drawing Title:

**DRIVEWAY DESIGN &
MATERIAL REFERENCE**

DWG.No: Of



CONCRETE PAVER & TURF BLOCK PAVER






PROPOSED DRIVEWAY REFERENCE




1100 Albemarle Road

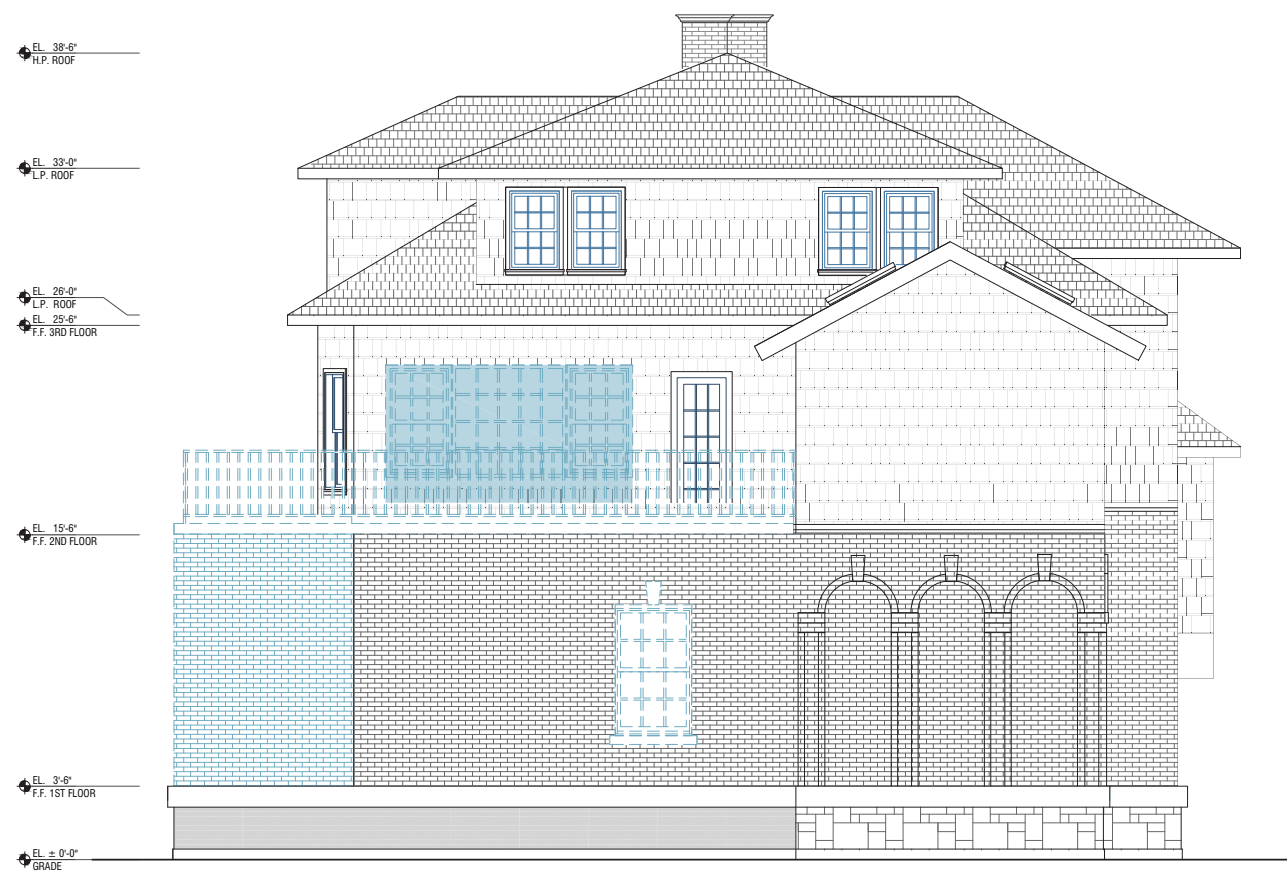
1100 ALBEMARLE RD,
BROOKLYN, NY 11218

Owner:
Andrew Wilson, Sumers Wilson

Architect:
Garrison-Architects
45 Main Street
Brooklyn, NY 11201

-  EXISTING CONSTRUCTION TO BE REMOVED
-  EXISTING WINDOW TO BE REPLACED
-  EXISTING ORIGINAL WINDOW TO BE RESTORED/FIXED

-  ORIGINAL / RESTORED BRICK WALL
-  RESTORED GRAY ASPHALT SHINGLE ROOF
-  ORIGINAL / RESTORED CEDAR SHAKE SIDING
-  ORIGINAL / RESTORED STONE VENEER BASE
-  RESTORED CONCRETE W/ PLASTER BASE



EXISTING SOUTH ELEVATION (REAR ELEVATION)



PROPOSED SOUTH ELEVATION (REAR ELEVATION)

LPC APPLICATION SET

Scale: AS NOTED
Date: 05/07/2024
Project No: 2309
Drawn by: XZ
Checked by: JG

Seal & Signature:

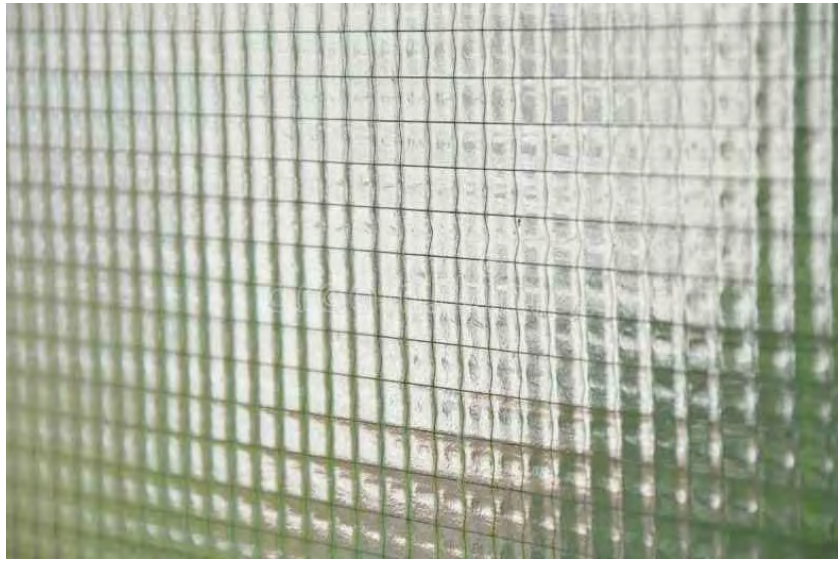
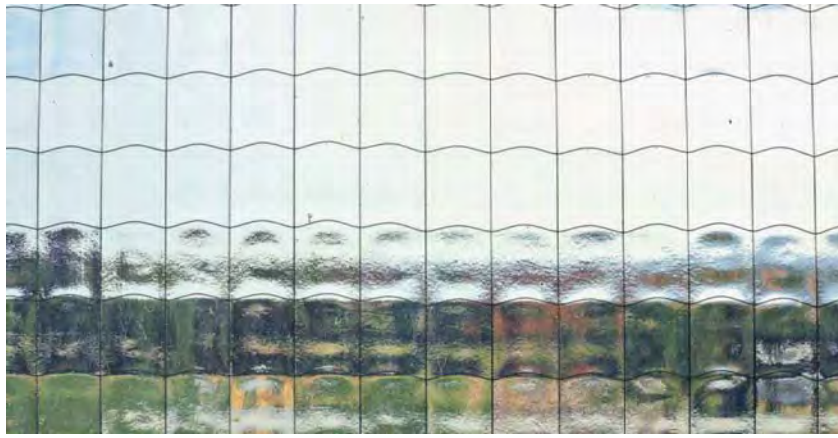
DOB Stamp & Signature

DOB-NB #

Drawing Title:

**SOUTH ELEVATION
- EXIST & PROPOSED**

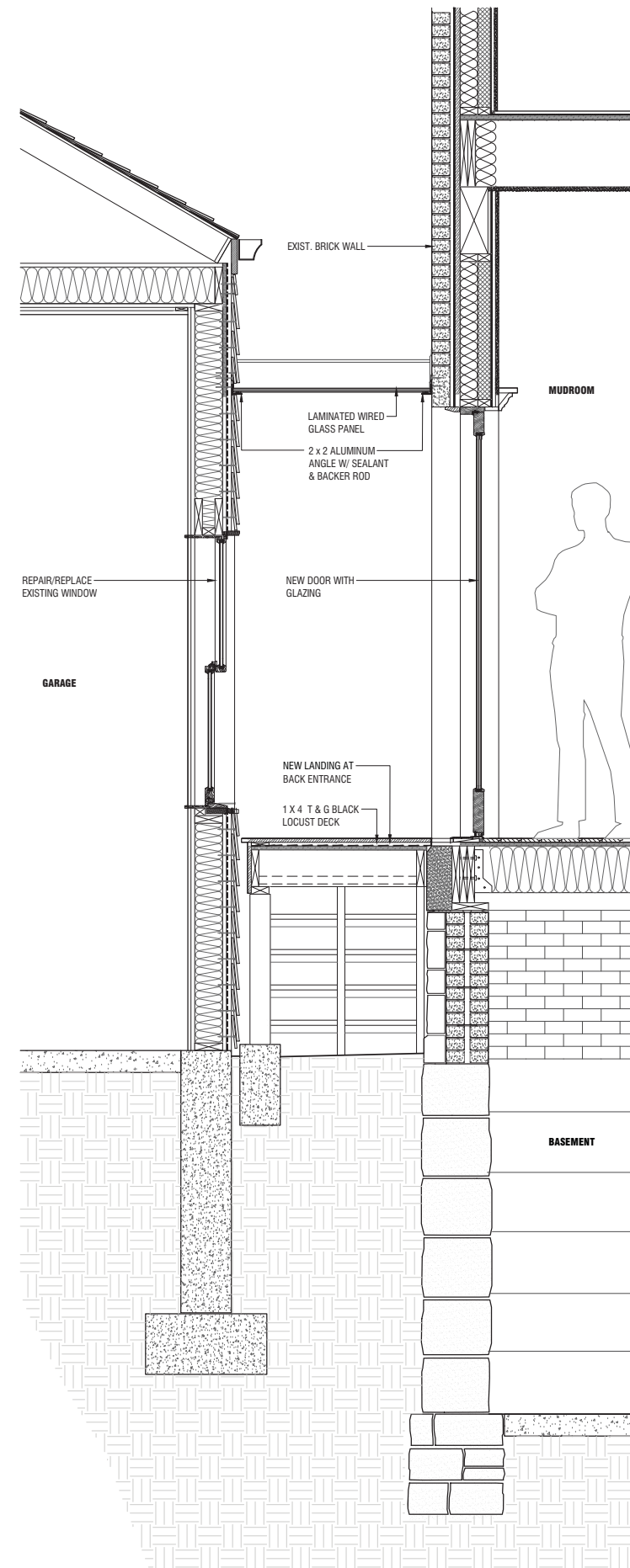
DWG.No: Of



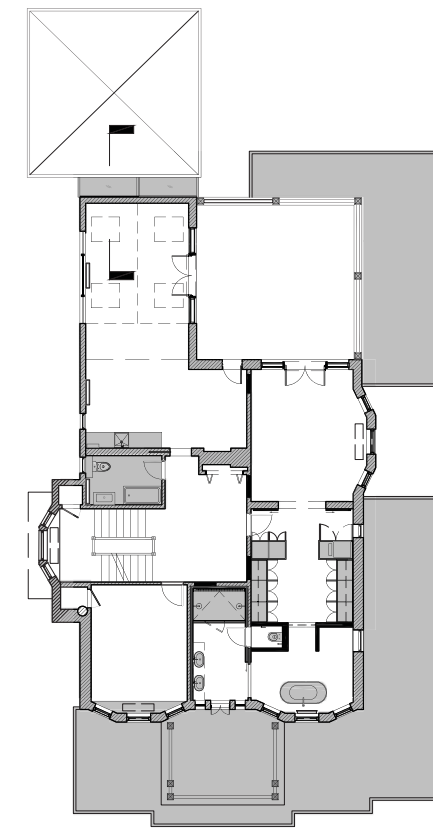
LAMINATED WIRED GLASS PANEL



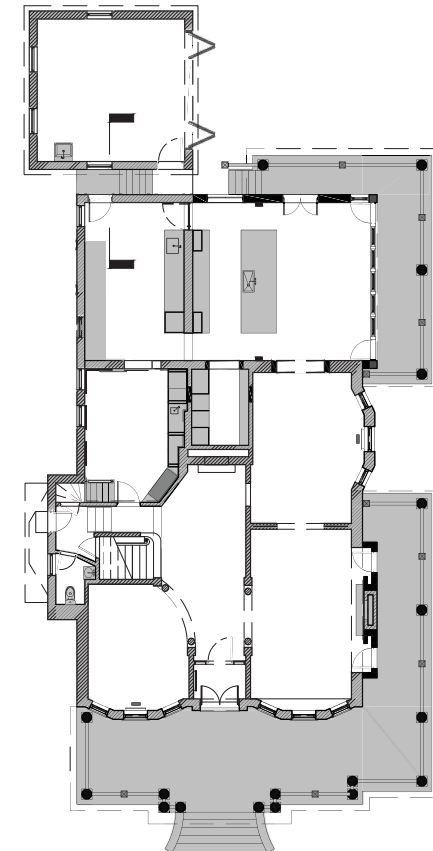
GLASS CANOPY REFERENCE



WALL SECTION @ NEW CONNECTOR BETWEEN HOUSE & GARAGE



2ND FLOOR PLAN



1ST FLOOR PLAN



1100 Albemarle Road

1100 ALBEMARLE RD,
BROOKLYN, NY 11218

Owner:
Andrew Wilson, Sumers Wilson

Architect:
Garrison-Architects
45 Main Street
Brooklyn, NY 11201

LPC APPLICATION SET

Scale: AS NOTED
Date: 05/07/2024
Project No: 2309
Drawn by: XZ
Checked by: JG

Seal & Signature:

DOB Stamp & Signature

DOB-NB #

Drawing Title:

PROPOSED GLASS CANOPY/CONNECTOR BETWEEN HOUSE & GARAGE

DWG.No: Of

1100 Albemarle Road

1100 ALBEMARLE RD,
BROOKLYN, NY 11218

Owner:
Andrew Wilson, Sumers Wilson

Architect:
Garrison-Architects
45 Main Street
Brooklyn, NY 11201

LPC APPLICATION SET

Scale: AS NOTED
Date: 05/07/2024
Project No: 2309
Drawn by: XZ
Checked by: JG

Seal & Signature:

DOB Stamp & Signature

DOB-NB #

Drawing Title:

**PROPOSED VIEWS FROM
ALBEMARLE RD & STRATFORD RD**

DWG.No: Of



PROPOSED VIEW FROM STRATFORD RD



PROPOSED VIEW FROM ALBEMARLE RD

May 7, 2024
Public Hearing

The current proposal is:

Preservation Department – Item 2, LPC-24-08873

**1100 Albemarle Road, aka 101-113 Stratford Road – Prospect
Park South Historic District
Borough of Brooklyn**

To testify virtually, please join Zoom

Webinar ID: 878 7572 7787

Passcode: 564187

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

OWNER:
ANDREW WILSON, SUMERS WILSON

ARCHITECT:
GARRISON-ARCHITECTS
45 MAIN STREET
BROOKLYN, NY 11201

APPENDIX

MAY. 7 2024

1100
Albemarle
Road

1100 ALBEMARLE RD,
BROOKLYN, NY 11218



LANDMARK MAP



HISTORIC DISTRICT MAP



BLOCK MAP

1100 Albemarle Road

1100 ALBEMARLE RD,
BROOKLYN, NY 11218

Owner:
Andrew Wilson, Sumers Wilson

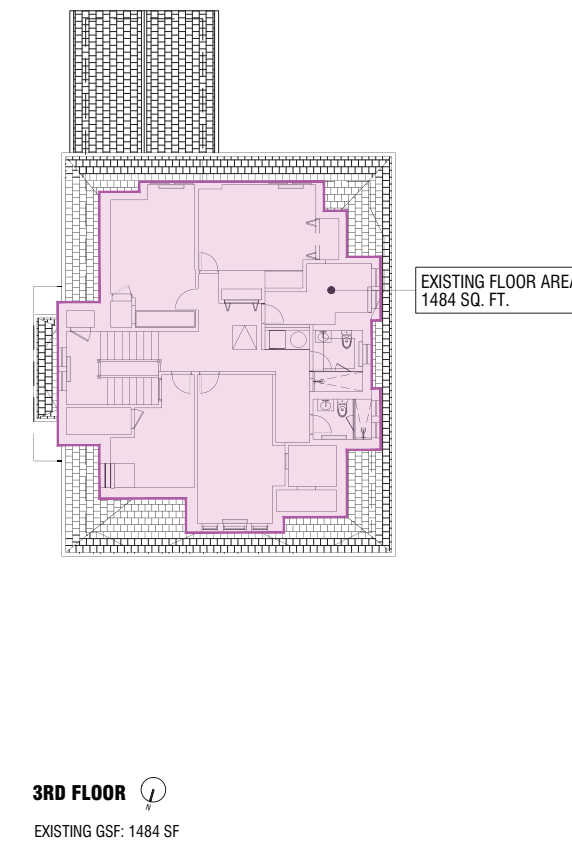
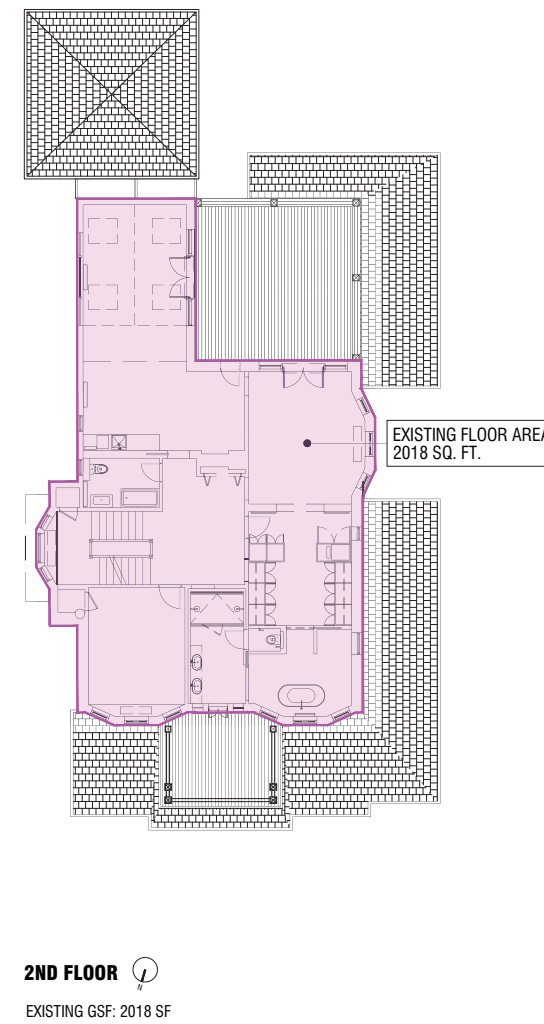
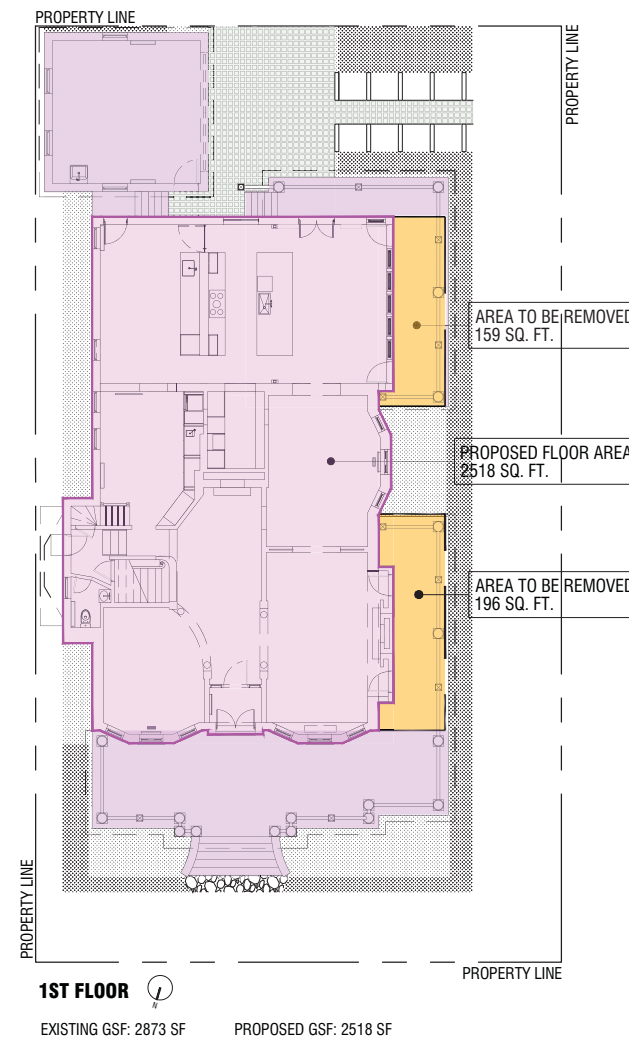
Architect:
Garrison-Architects
45 Main Street
Brooklyn, NY 11201

LANDMARK INFORMATION

LANDMARKED DISTRICT: PROSPECT PARK SOUTH
HISTORIC DISTRICT (LP-00979)
CONSTRUCTION DATE: 1909 - 1910
STYLE(S): NEO-GEORGIAN
MATERIAL(S): BRICK, SHINGLES
BUILDING TYPE: FREE-STANDING HOUSE
ORIGINAL USE: RESIDENTIAL, SINGLE-FAMILY
BUILDING IDENTIFICATION NUMBER (BIN): 3117456

PROPERTY OVERVIEW

ADDRESS: 1100 ALBEMARLE RD, BROOKLYN, NY 11218
BOROUGH: BROOKLYN
BIN: 3117456
BLOCK #: 5115
LOT #: 1
COMMUNITY BOARD: 14
CERTIFICATE OF OCCUPANCY: ONE FAMILY DWELLINGS -
MANSION TYPE OR TOWN HOUSE
ZONE: R1-2
MAP: 22C
LOT SIZE: 66.67 FT. X 120 FT.
LOT AREA: 8,000 SQ. FT
EXIST FLOOR AREA: 6,375 SQ. FT
PROPOSED FLOOR AREA: 6,020 SQ,FT



LPC APPLICATION SET

Scale: AS NOTED
Date: 05/07/2024
Project No: 2309
Drawn by: XZ
Checked by: JG

Seal & Signature:

DOB Stamp & Signature

DOB-NB #

Drawing Title:

LANDMARK DISTRICT MAP & PROPERTY OVERVIEW

DWG.No: Of

1100 Albemarle Road

1100 ALBEMARLE RD,
BROOKLYN, NY 11218

Owner:
Andrew Wilson, Sumers Wilson

Architect:
Garrison-Architects
45 Main Street
Brooklyn, NY 11201

LPC APPLICATION SET

Scale: AS NOTED
Date: 05/07/2024
Project No: 2309
Drawn by: XZ
Checked by: JG

Seal & Signature:

DOB Stamp & Signature

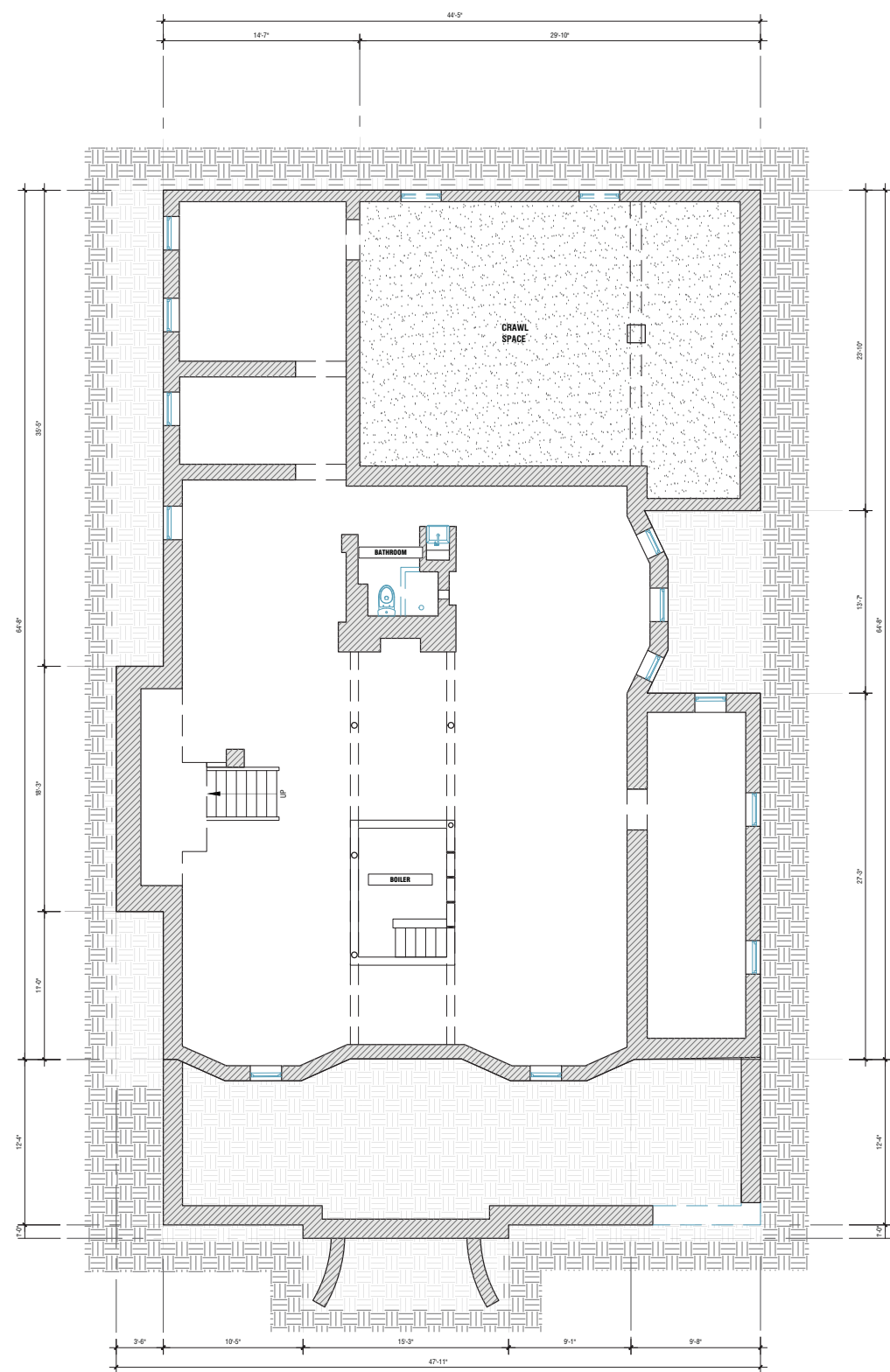
DOB-NB #

Drawing Title:

BASEMENT PLAN - EXIST & PROPOSED



A-100

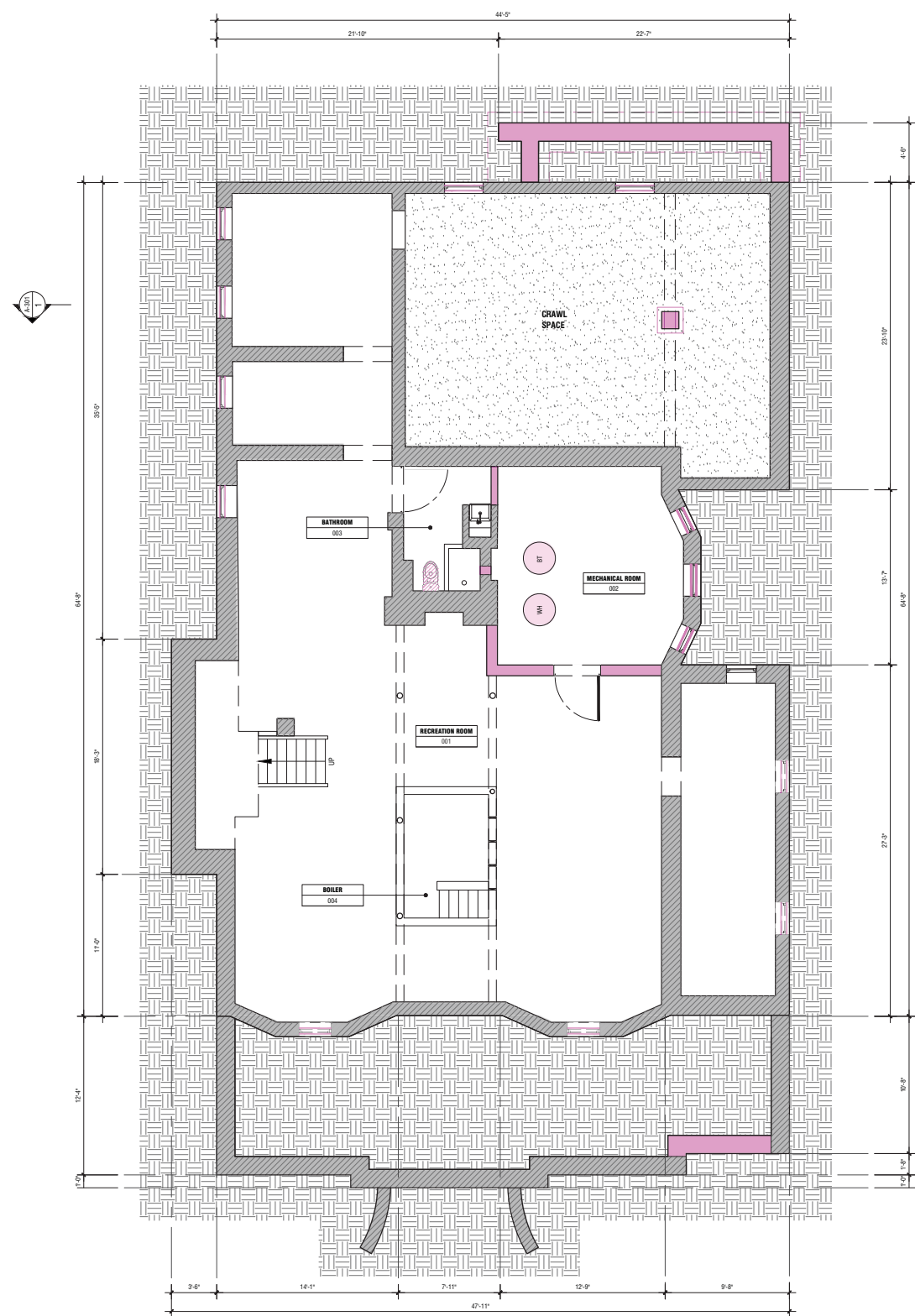
DWG.No: Of



EXISTING BASEMENT PLAN






-  EXISTING WALL TO BE REMOVED
-  EXISTING WINDOW TO BE RESTORED



PROPOSED BASEMENT PLAN



-  EXISTING WALL TO REMAIN
-  NEW WALL TO BE ADDED
-  NEW CONSTRUCTION TO BE ADDED

1100 Albemarle Road

1100 ALBEMARLE RD,
BROOKLYN, NY 11218

Owner:
Andrew Wilson, Sumers Wilson

Architect:
Garrison-Architects
45 Main Street
Brooklyn, NY 11201

LPC APPLICATION SET

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Date: 05/07/2024
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Checked by: JG

Seal & Signature:

DOB Stamp & Signature

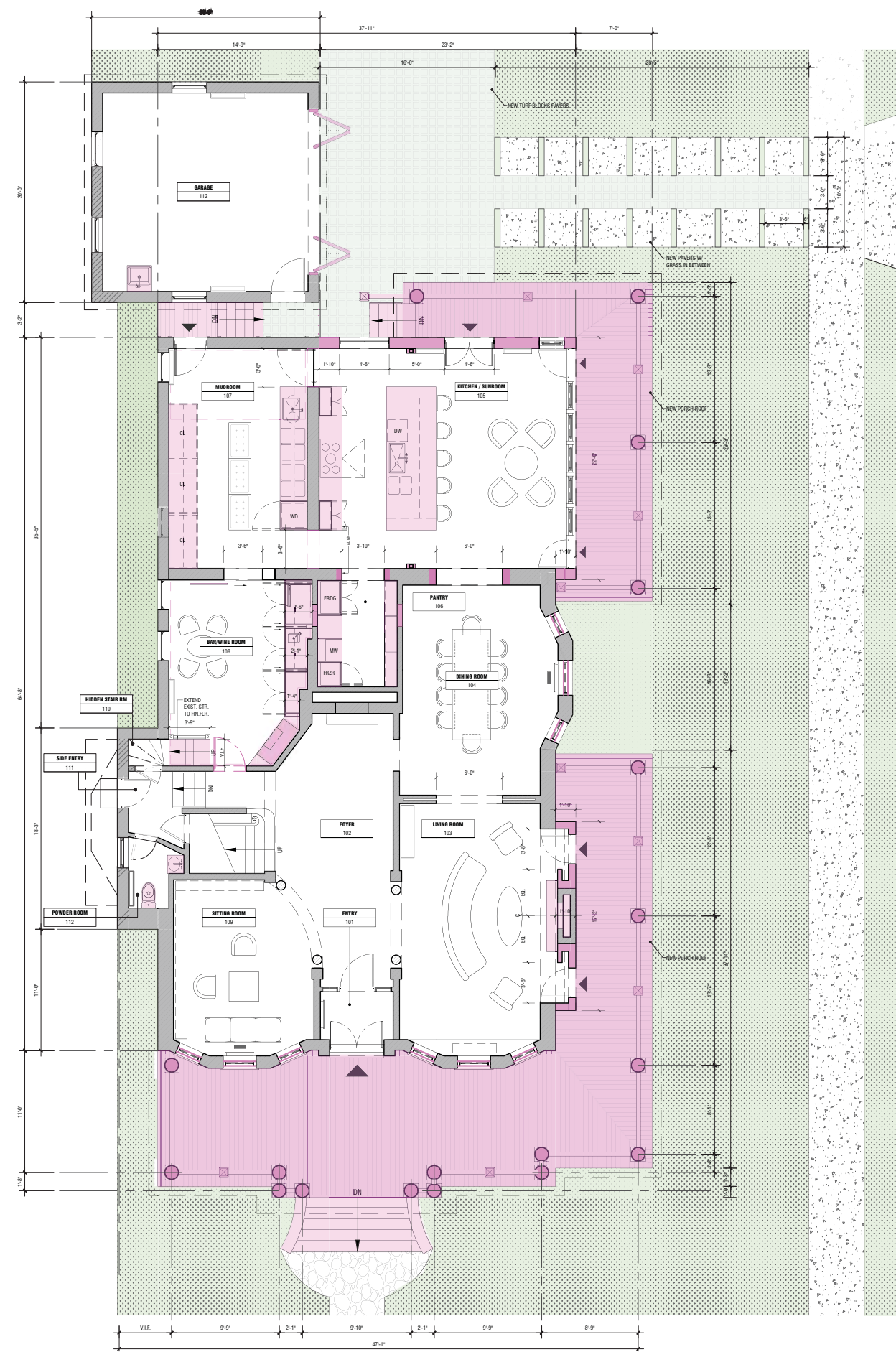
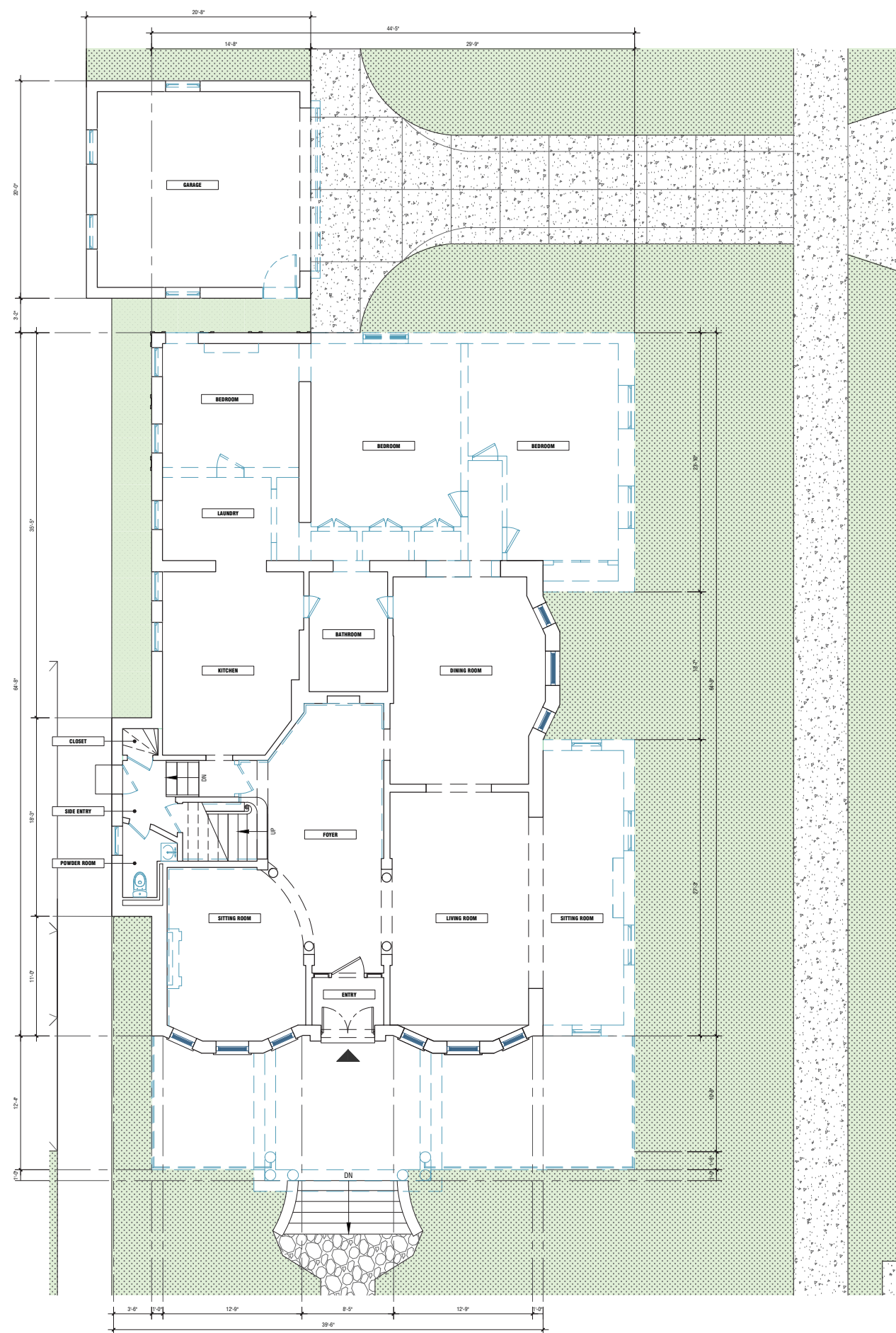
DOB-NB #

Drawing Title:

FIRST FLOOR PLAN - EXIST & PROPOSED

A-101

DWG.No: Of



EXISTING 1ST FLOOR PLAN



- EXISTING WALL TO BE REMOVED
- EXISTING WINDOW TO BE RESTORED

PROPOSED 1ST FLOOR PLAN



- EXISTING WALL TO REMAIN
- NEW WALL TO BE ADDED
- NEW CONSTRUCTION TO BE ADDED

1100 Albemarle Road

1100 ALBEMARLE RD,
BROOKLYN, NY 11218

Owner:
Andrew Wilson, Sumers Wilson

Architect:
Garrison-Architects
45 Main Street
Brooklyn, NY 11201

LPC APPLICATION SET

Scale: AS NOTED
Date: 05/07/2024
Project No: 2309
Drawn by: XZ
Checked by: JG

Seal & Signature:

DOB Stamp & Signature

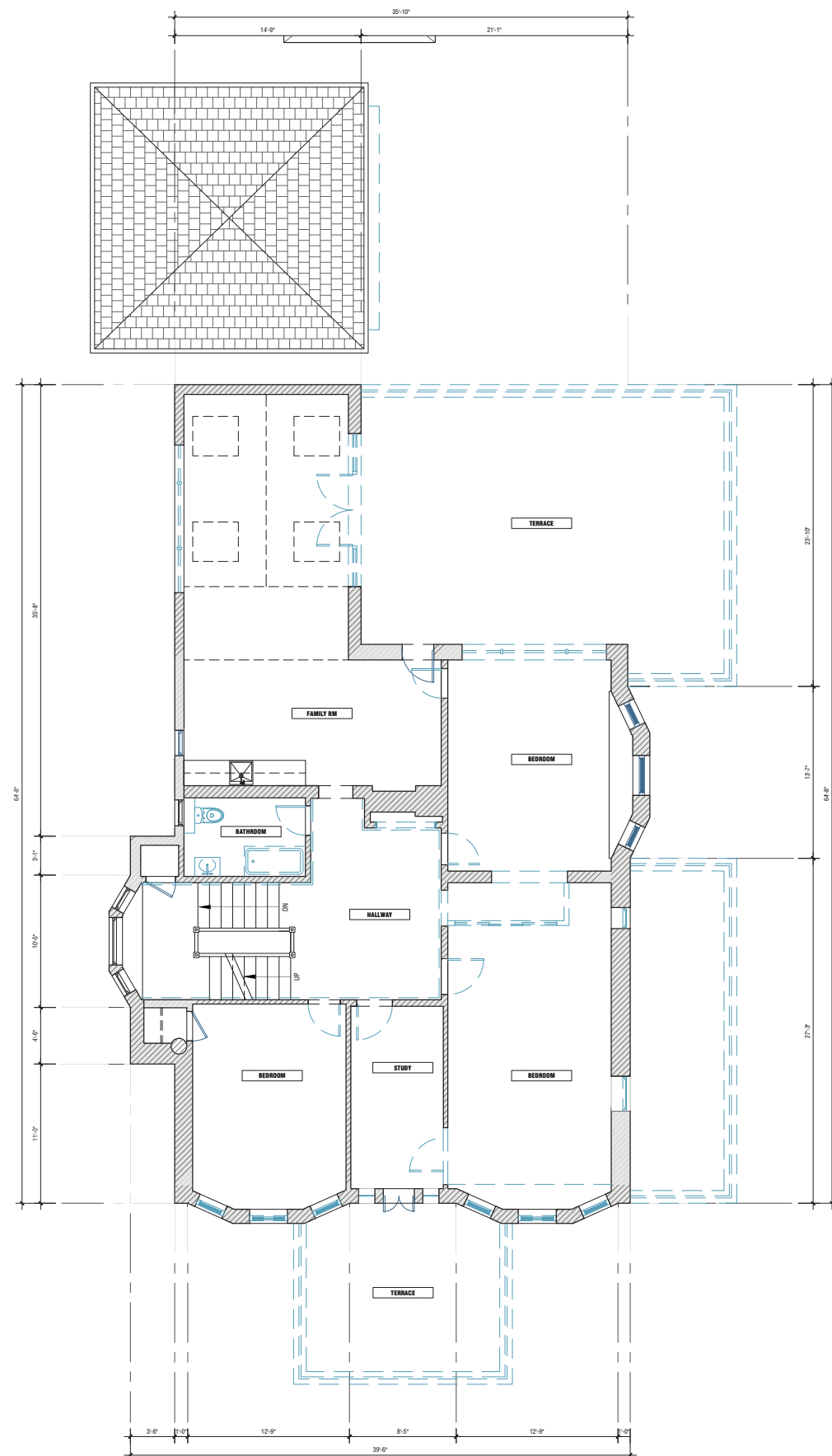
DOB-NB #

Drawing Title:

SECOND FLOOR PLAN - EXIST & PROPOSED

A-102

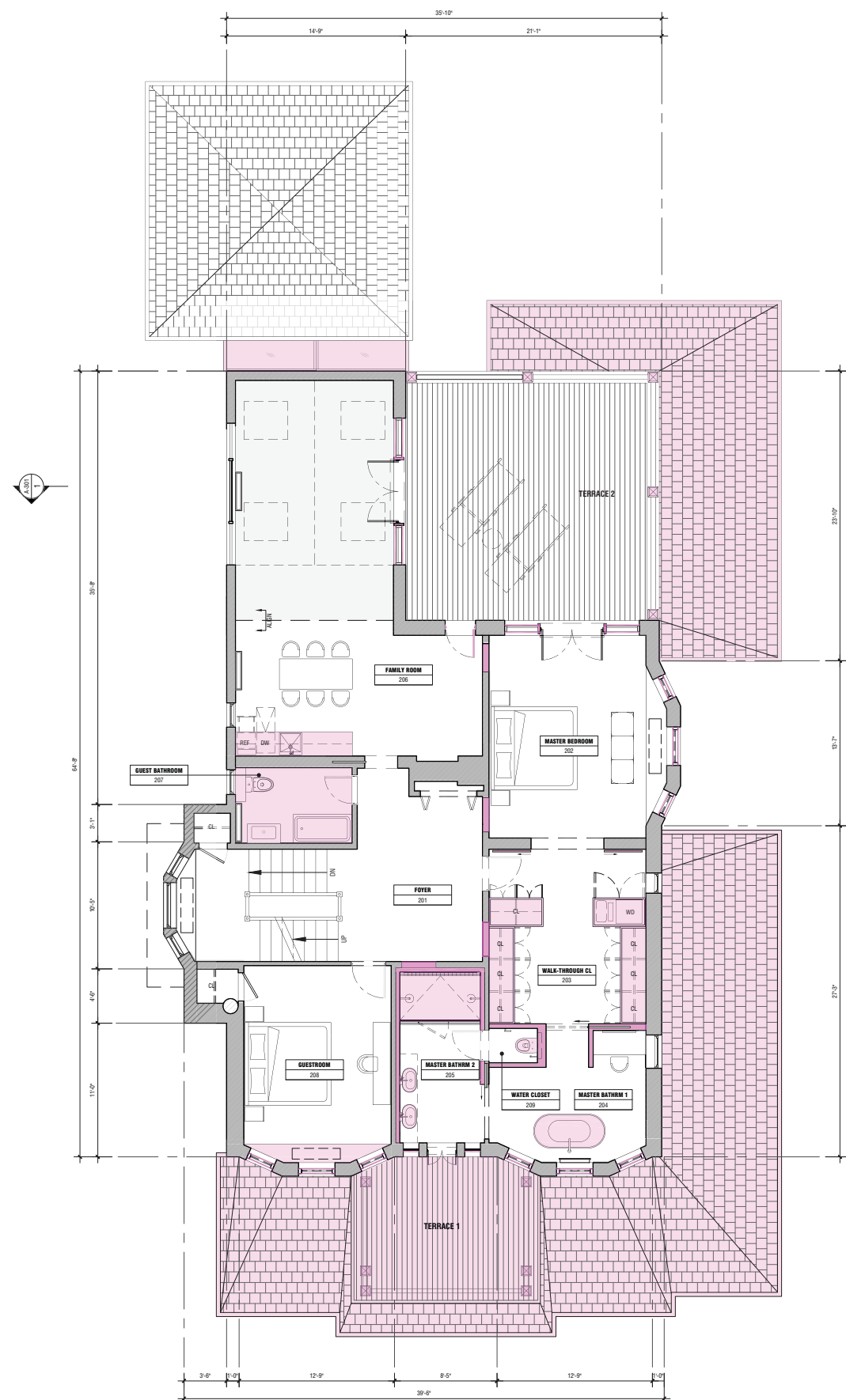
DWG.No: Of



EXISTING 2ND FLOOR PLAN



- EXISTING WALL TO BE REMOVED
- EXISTING WINDOW TO BE RESTORED



PROPOSED 2ND FLOOR PLAN



- EXISTING WALL TO REMAIN
- NEW WALL TO BE ADDED
- NEW CONSTRUCTION TO BE ADDED

1100 Albemarle Road

1100 ALBEMARLE RD,
BROOKLYN, NY 11218

Owner:
Andrew Wilson, Sumers Wilson

Architect:
Garrison-Architects
45 Main Street
Brooklyn, NY 11201

LPC APPLICATION SET

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Date: 05/07/2024
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Drawn by: XZ
Checked by: JG

Seal & Signature:

DOB Stamp & Signature

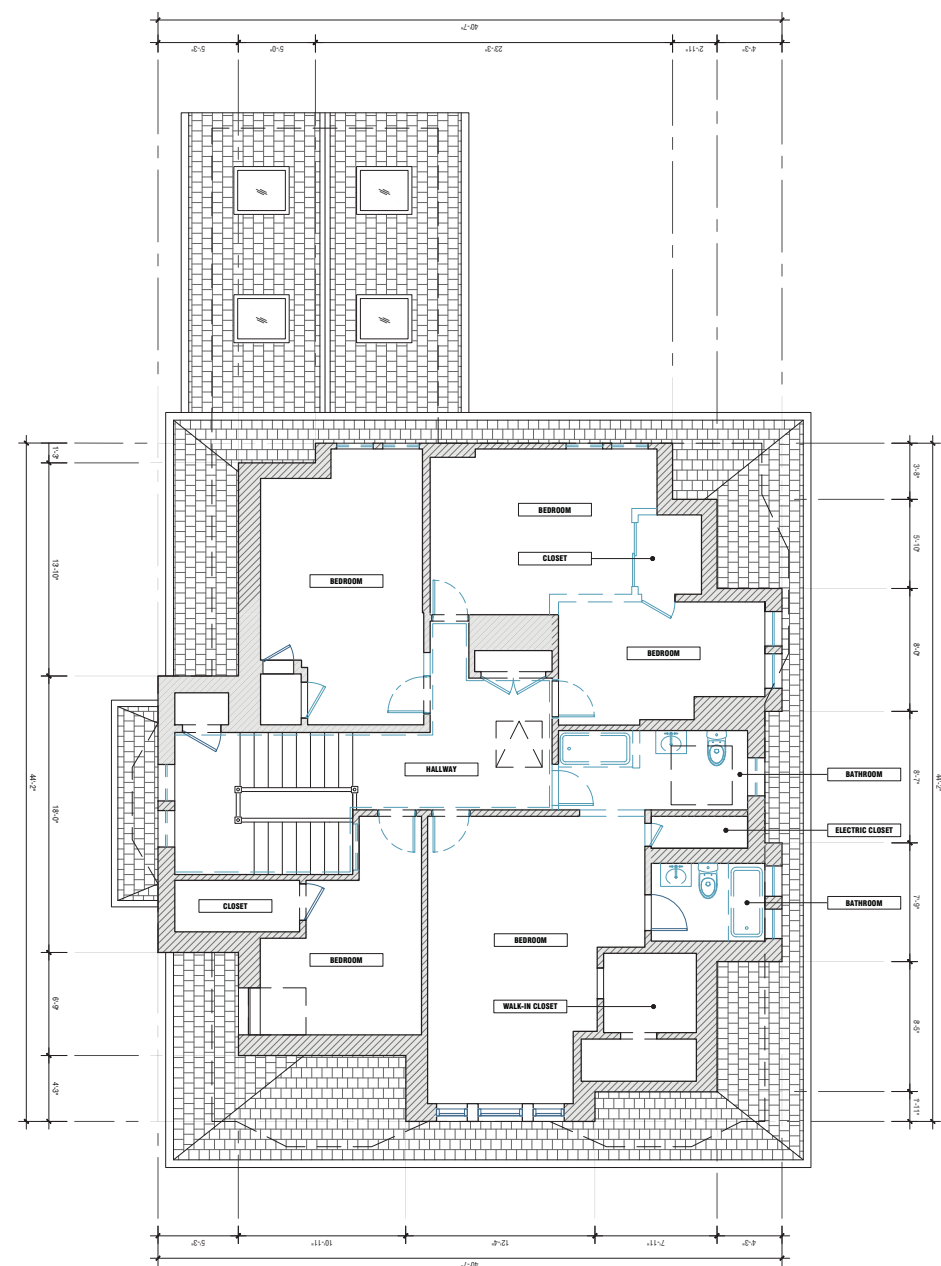
DOB-NB #

Drawing Title:

3RD FLOOR PLAN - EXIST & PROPOSED

A-103

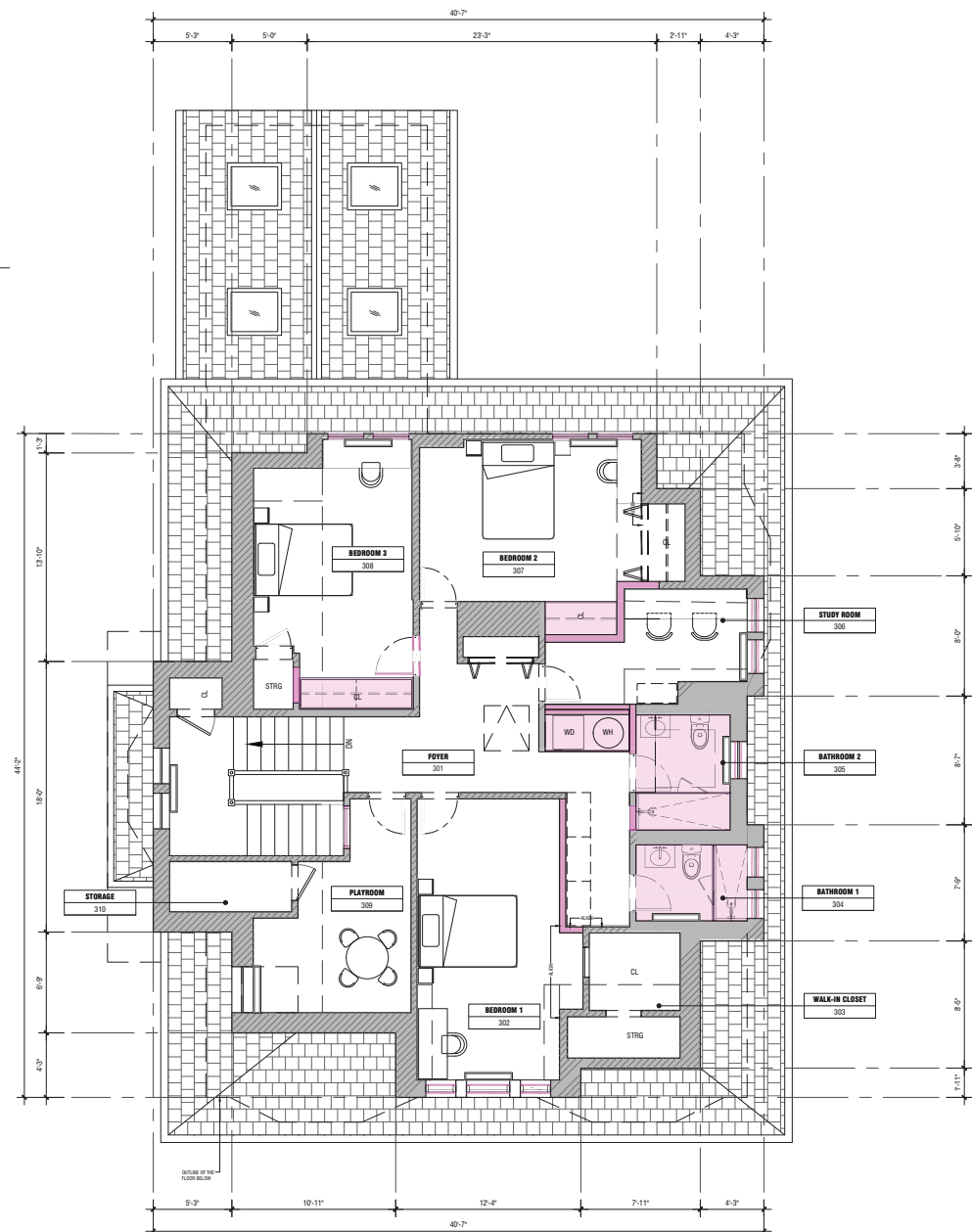
DWG.No: Of



EXISTING 3RD FLOOR PLAN



- EXISTING WALL TO BE REMOVED
- EXISTING WINDOW TO BE RESTORED



PROPOSED 3RD FLOOR PLAN



- EXISTING WALL TO REMAIN
- NEW WALL TO BE ADDED
- NEW CONSTRUCTION TO BE ADDED

1100 Albemarle Road

1100 ALBEMARLE RD,
BROOKLYN, NY 11218

Owner:
Andrew Wilson, Sumers Wilson

Architect:
Garrison-Architects
45 Main Street
Brooklyn, NY 11201

LPC APPLICATION SET

Scale: AS NOTED
Date: 05/07/2024
Project No: 2309
Drawn by: XZ
Checked by: JG

Seal & Signature:

DOB Stamp & Signature

DOB-NB #

Drawing Title:

**EAST ELEVATION
- EXIST & PROPOSED**

DWG.No: Of

- EL. 38'-6" H.P. ROOF
- EL. 33'-0" L.P. ROOF
- EL. 26'-0" L.P. ROOF
- EL. 25'-6" F.F. 3RD FLOOR
- EL. 15'-6" F.F. 2ND FLOOR
- EL. 3'-6" F.F. 1ST FLOOR
- EL. 0'-0" GRADE



EXISTING EAST ELEVATION (REAR ELEVATION)

- EL. 38'-6" H.P. ROOF
- EL. 33'-0" L.P. ROOF
- EL. 26'-0" L.P. ROOF
- EL. 25'-6" F.F. 3RD FLOOR
- EL. 15'-6" F.F. 2ND FLOOR
- EL. 3'-6" F.F. 1ST FLOOR
- EL. 0'-0" GRADE



PROPOSED EAST ELEVATION (REAR ELEVATION)

1100 Albemarle Road

1100 ALBEMARLE RD,
BROOKLYN, NY 11218

Owner:
Andrew Wilson, Sumers Wilson

Architect:
Garrison-Architects
45 Main Street
Brooklyn, NY 11201

LPC APPLICATION SET

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Date: 05/07/2024
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Seal & Signature:

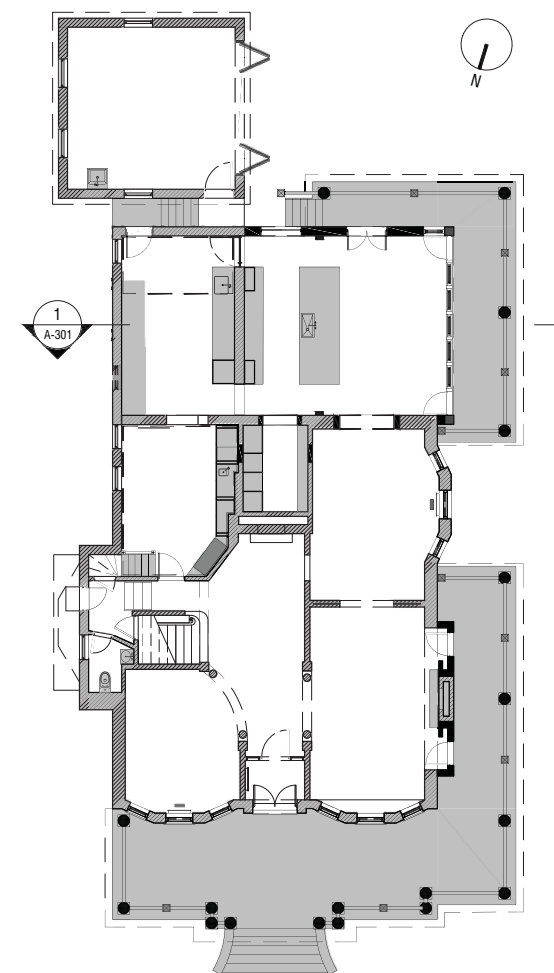
DOB Stamp & Signature

DOB-NB #

Drawing Title:

BUILDING SECTION

DWG.No: Of



1100 Albemarle Road

1100 ALBEMARLE RD,
BROOKLYN, NY 11218

Owner:
Andrew Wilson, Sumers Wilson

Architect:
Garrison-Architects
45 Main Street
Brooklyn, NY 11201

LPC APPLICATION SET

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Date: 05/07/2024
Project No: 2309
Drawn by: XZ
Checked by: JG

Seal & Signature:

DOB Stamp & Signature

DOB-NB #

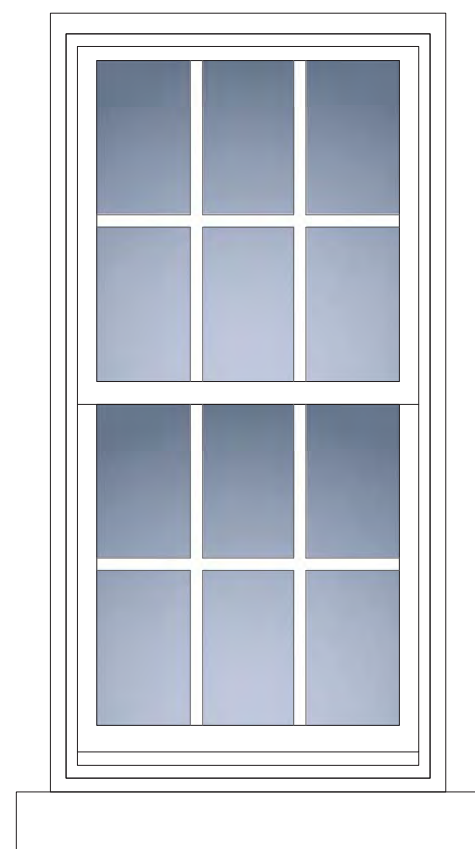
Drawing Title:

WINDOW DETAILS

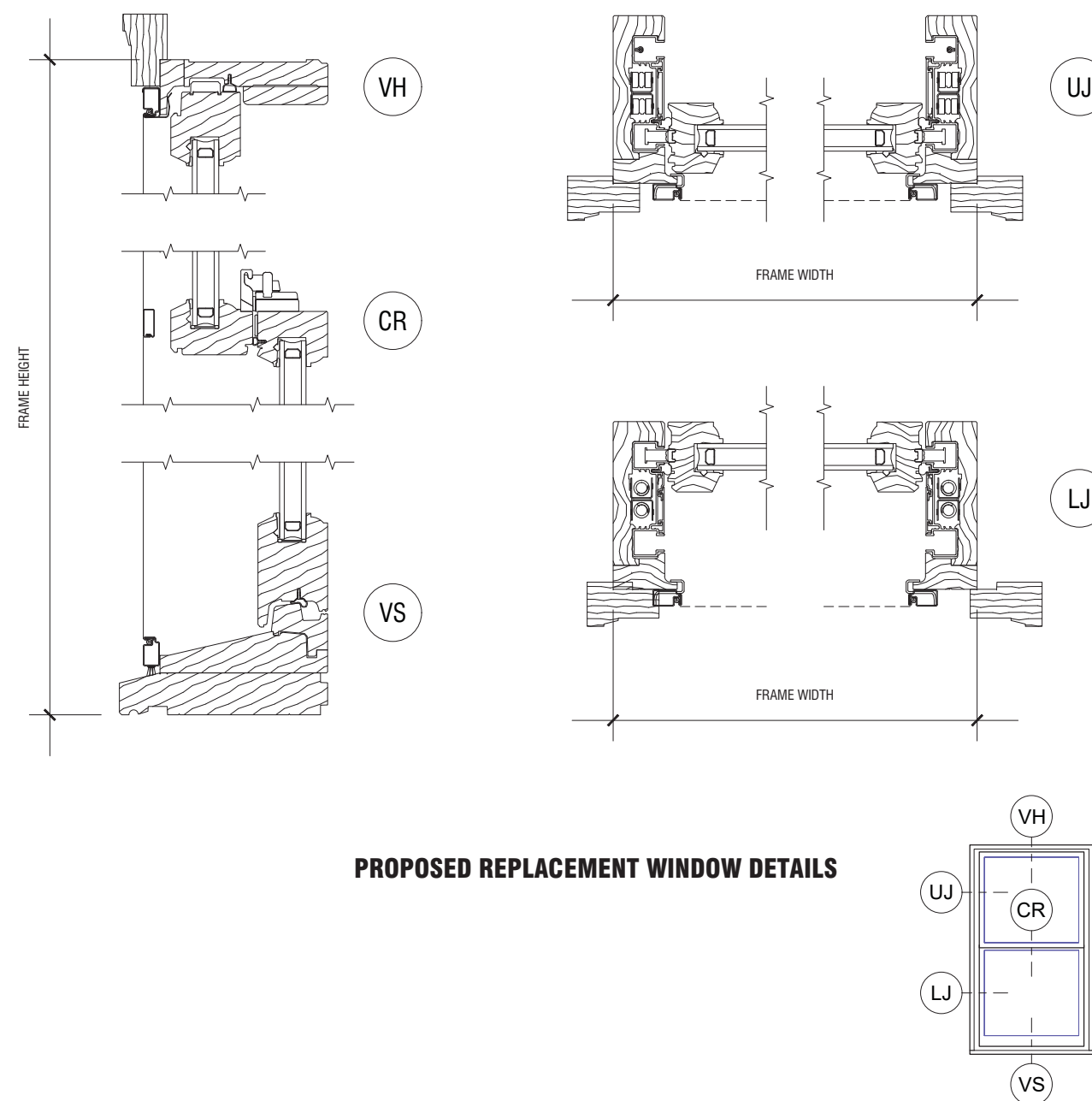
DWG.No: Of



EXIST DOUBLE-HUNG WINDOW



PROPOSED DOUBLE-HUNG WINDOW REPLACEMENT



PROPOSED REPLACEMENT WINDOW DETAILS

1100 Albemarle Road

1100 ALBEMARLE RD,
BROOKLYN, NY 11218

Owner:
Andrew Wilson, Sumers Wilson

Architect:
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45 Main Street
Brooklyn, NY 11201



COLUMNSHEAD/CORBELS/FACIA



BEAM/CORBELS/TERRACE GUARDRAIL



BEAM/WINDOW LINTEL CONFLICTION



DECK/SKIRTING/DRAINAGE

LPC APPLICATION SET

Scale: AS NOTED
Date: 05/07/2024
Project No: 2309
Drawn by: XZ
Checked by: JG

Seal & Signature:

DOB Stamp & Signature

DOB-NB #

Drawing Title:

**PORCH PHOTOGRAPHS -
EXISTING DETAIL VIEWS**

DWG.No: Of

1100 Albemarle Road

1100 ALBEMARLE RD,
BROOKLYN, NY 11218

Owner:
Andrew Wilson, Sumers Wilson

Architect:
Garrison-Architects
45 Main Street
Brooklyn, NY 11201



STAIR-STEP BRICK WALL CRACK



BRICK COLOR MISMATCH



ABSENT LINTEL



BULKY CORNER

LPC APPLICATION SET

Scale: AS NOTED
Date: 05/07/2024
Project No: 2309
Drawn by: XZ
Checked by: JG

Seal & Signature:

DOB Stamp & Signature

DOB-NB #

Drawing Title:

**HOUSE ADDITION PHOTOGRAPHS -
EXISTING DETAIL VIEWS**

DWG.No: Of

1100 Albemarle Road

1100 ALBEMARLE RD,
BROOKLYN, NY 11218

Owner:
Andrew Wilson, Sumers Wilson

Architect:
Garrison-Architects
45 Main Street
Brooklyn, NY 11201



DRIVEWAY VIEW FROM GARAGE



EXIST CONCRETE PAVERS



PATH BETWEEN HOUSE AND GARAGE



EXIST PLANTING AREA

LPC APPLICATION SET

Scale: AS NOTED
Date: 05/07/2024
Project No: 2309
Drawn by: XZ
Checked by: JG

Seal & Signature:

DOB Stamp & Signature

DOB-NB #

Drawing Title:

**DRIVEWAY PHOTOGRAPHS -
EXISTING DETAIL VIEWS**

DWG.No: Of

May 7, 2024
Public Hearing

The current proposal is:

Preservation Department – Item 2, LPC-24-08873

**1100 Albemarle Road, aka 101-113 Stratford Road – Prospect
Park South Historic District
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