

May 7, 2024
Public Hearing

The current proposal is:

Preservation Department – Item 1, LPC-24-04645

66 Downing Street – Clinton Hill 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.

66 DOWNING ST

BROOKLYN, NY 11238

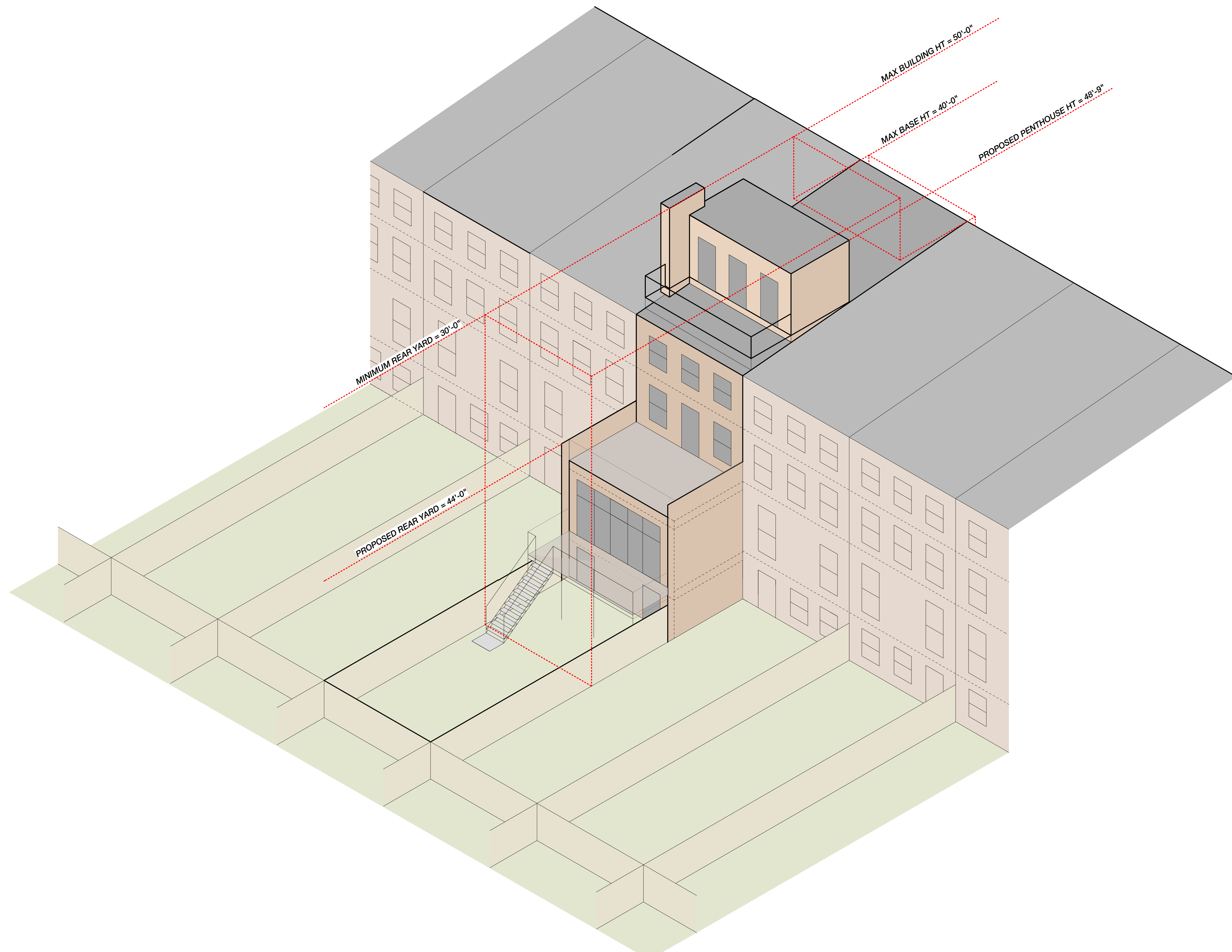
block: 1882 lot: 59

PROPOSED 1 STORY + BASEMENT REAR YARD ADDITION
& ROOFTOP ADDITION

SHEET# LPC01

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ZONING DIAGRAM

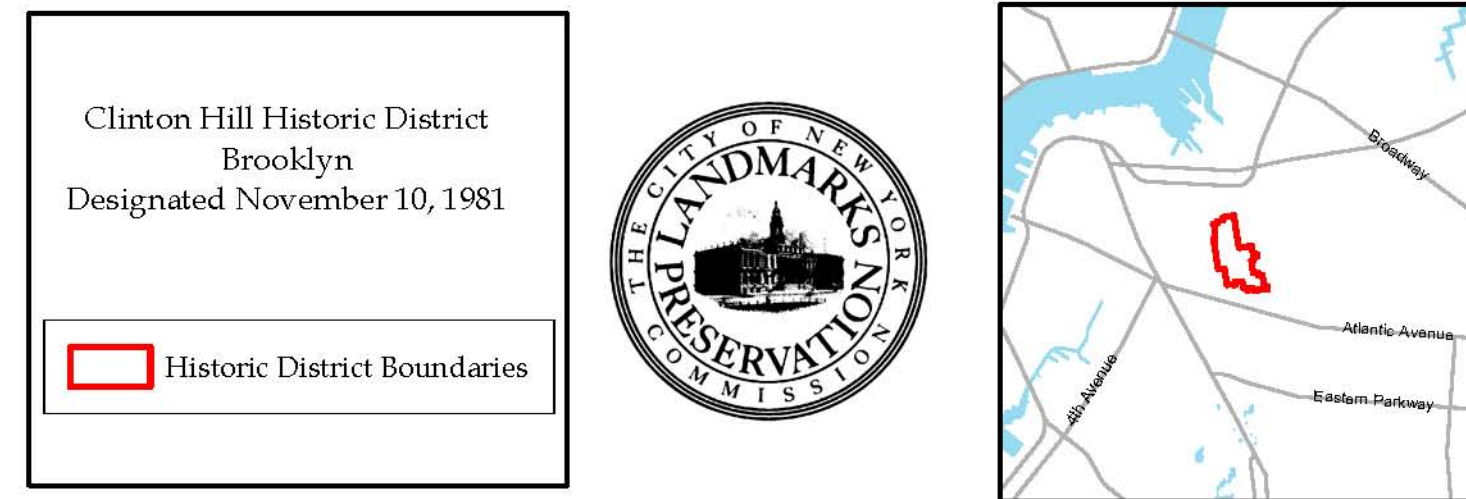
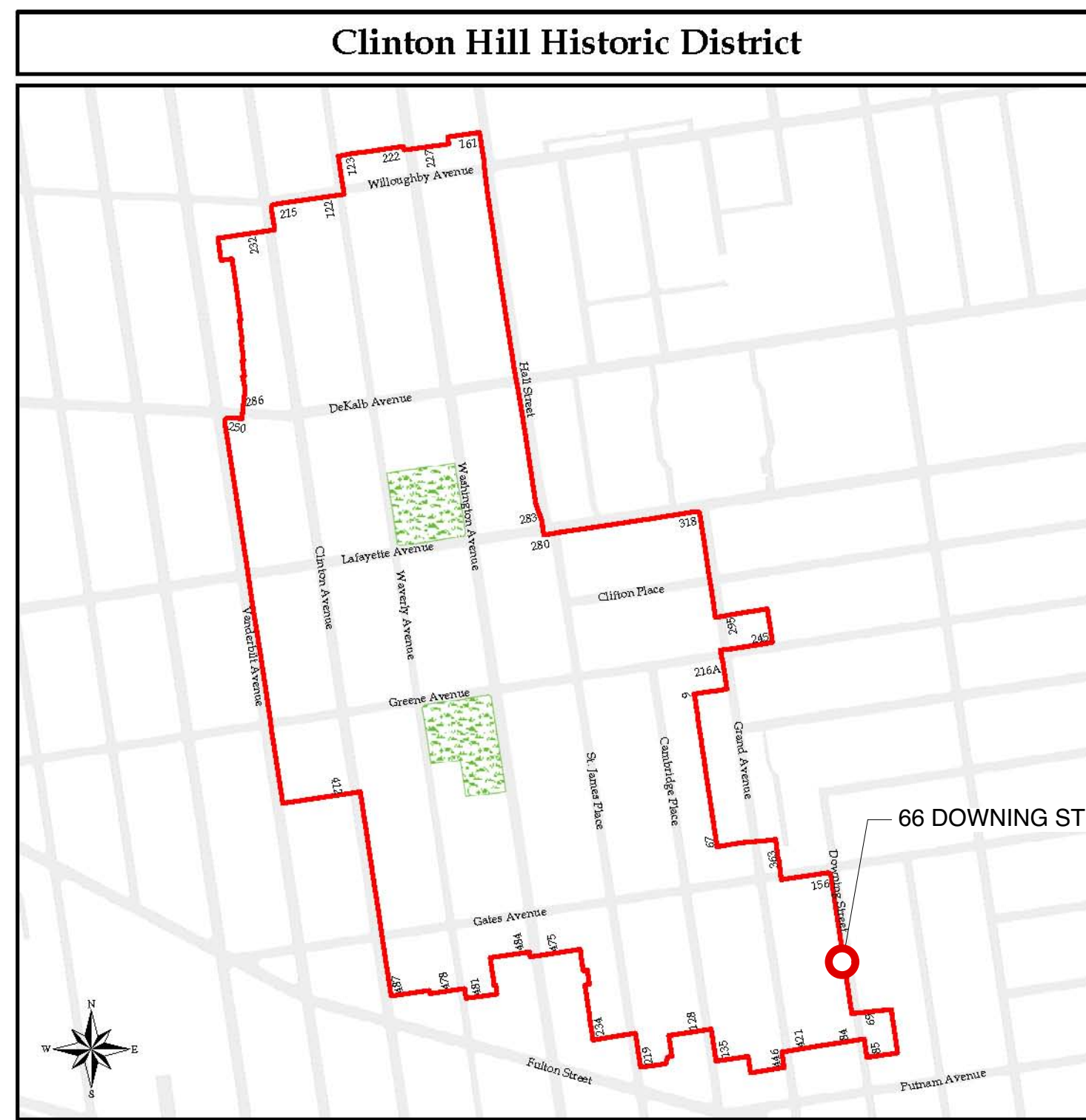
NOT FOR CONSTRUCTION

LPC SUBMISSION 03	03.09.2024
LPC SUBMISSION 02	01.29.2024
LPC SUBMISSION 01	11.17.2023
REV#	ISSUE DATE

LPC02

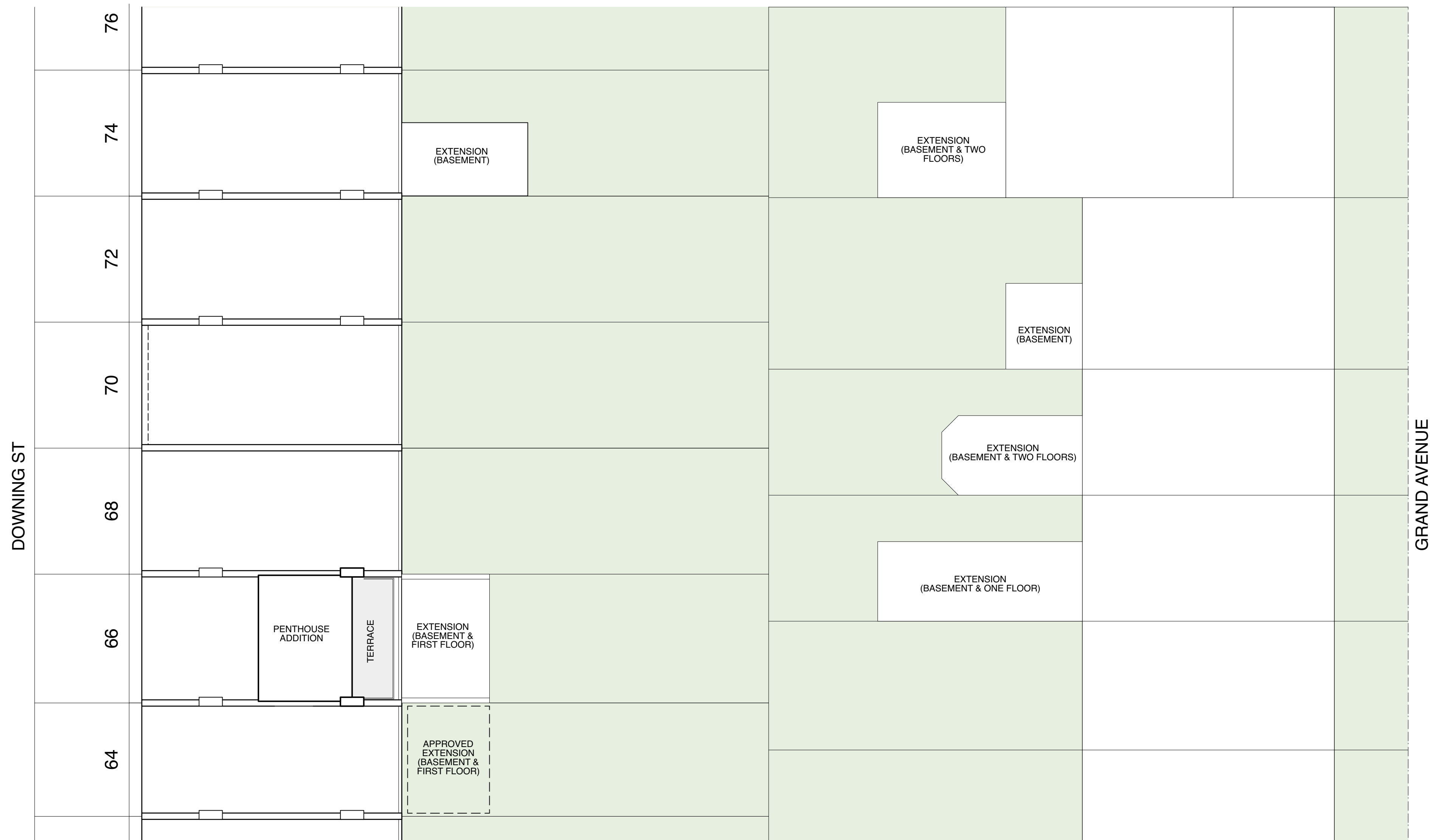
NYC LPC SUBMISSION FOR HEARING: 03.09.2024

NYC DOB NUMBER	DWNG
Scale:	
	2 of 17



1940 TAX PHOTO:
66 DOWNING ST BROOKLYN, NY
 SOURCE:
 NEW YORK CITY DEPT. OF RECORDS
 MUNICIPAL ARCHIVES

YEAR BUILT: 1871
 BUILDER: BABCOCK & STURGES
 ONE OF ROW OF MATCHING FOUR (66-72)
 (CLINTON HILL HISTORIC DESIGNATION REPORT)



4 NEIGHBORING REAR YARD PLANS
 NOT TO SCALE

2 CLINTON HILL HISTORIC DISTRICT MAP

3 TAX PHOTO



1 BLOCK 1982 & LOT MAP
 NOT TO SCALE

= NUMBER OF OF STORIES
 +b = WITH BASEMENT
 +c = WITH CELLAR

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LOCATION, BLOCK
 MAPS & TAX PHOTO

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LPC03

NYC LPC SUBMISSION FOR HEARING: 03.09.2024

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DWNG

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EXISTING CONDITION - STREET FACADE



EXISTING CONDITION - GARDEN FACADE

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EXISTING CONDITION
 PHOTOS - FRONT/BACK

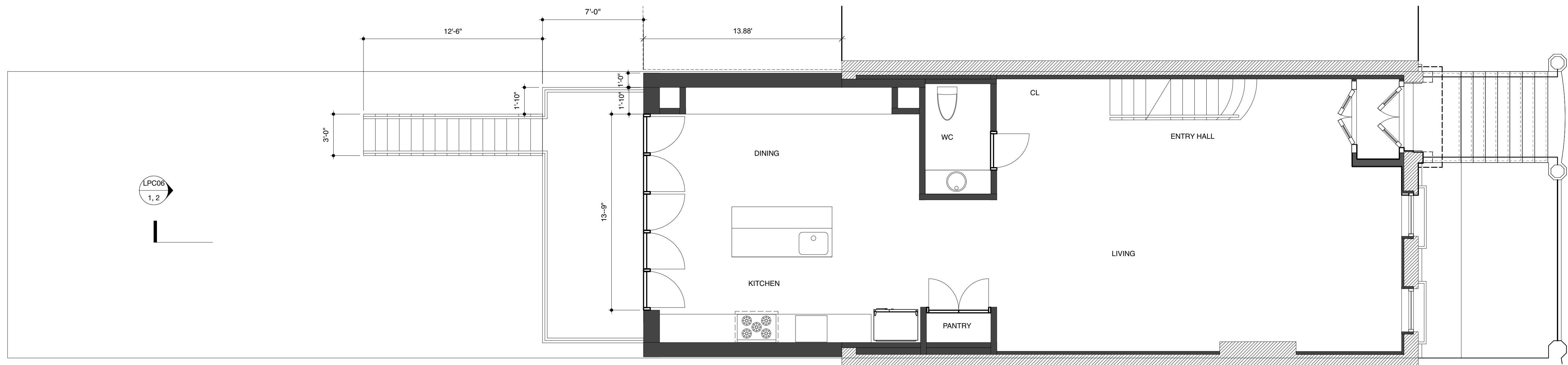
NOT FOR CONSTRUCTION

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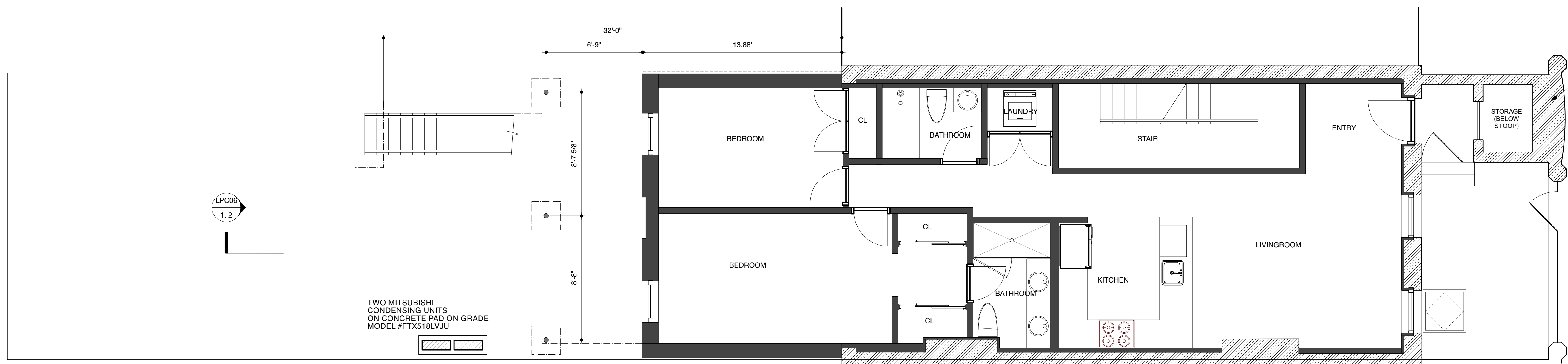
LPC04

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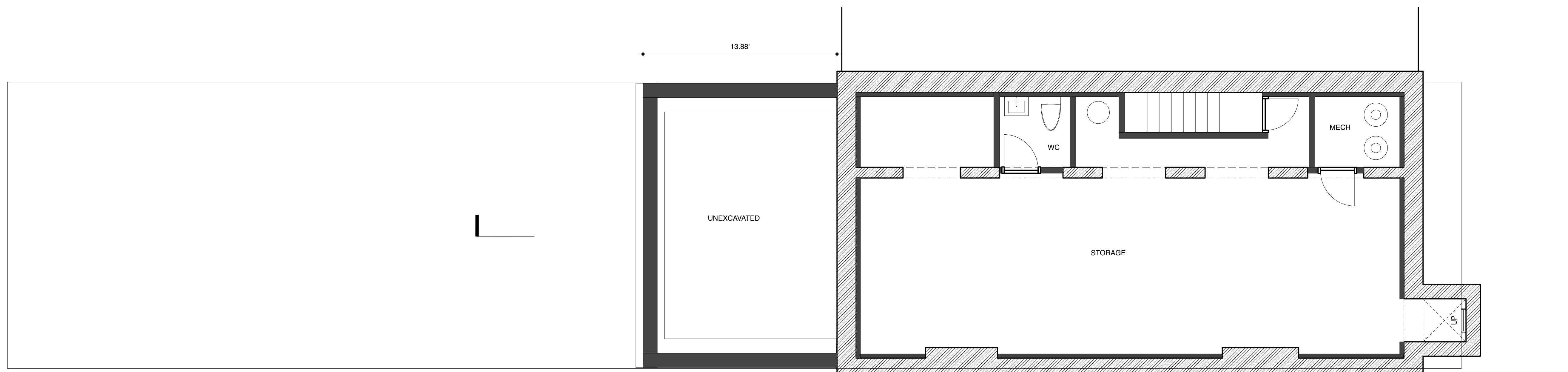
NYC DOB NUMBER	DWNG
	Scale: NOT TO SCALE
	4 of 17



3 PLAN: FIRST FLOOR



2 PLAN: BASEMENT FLOOR



1 PLAN: CELLAR FLOOR

LEGEND

EXISTING CONSTRUCTION

NEW CONSTRUCTION

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PROPOSED PLANS C/B/1

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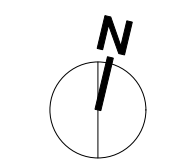
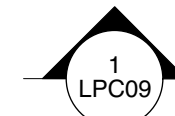
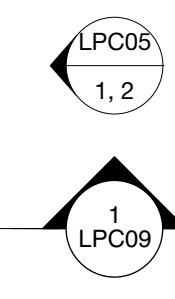
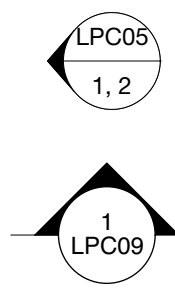
LPC SUBMISSION 03 03.09.2024
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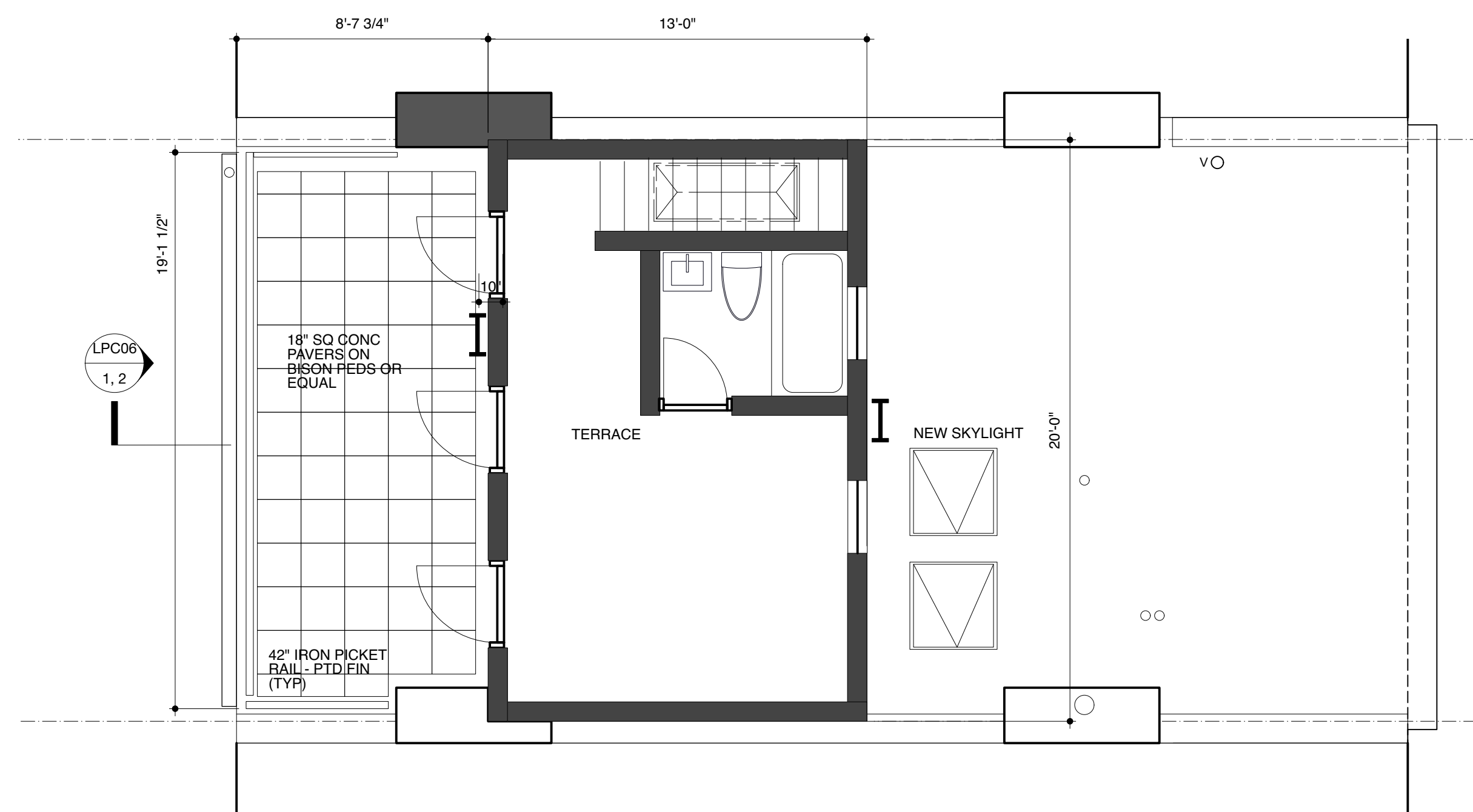
REV#	ISSUE	DATE

LPC05

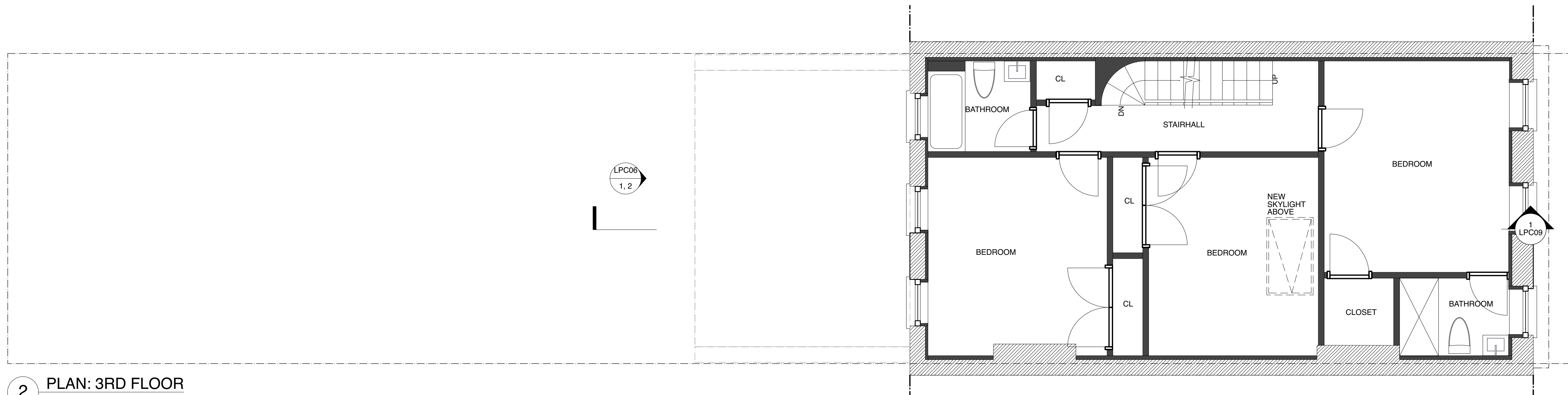
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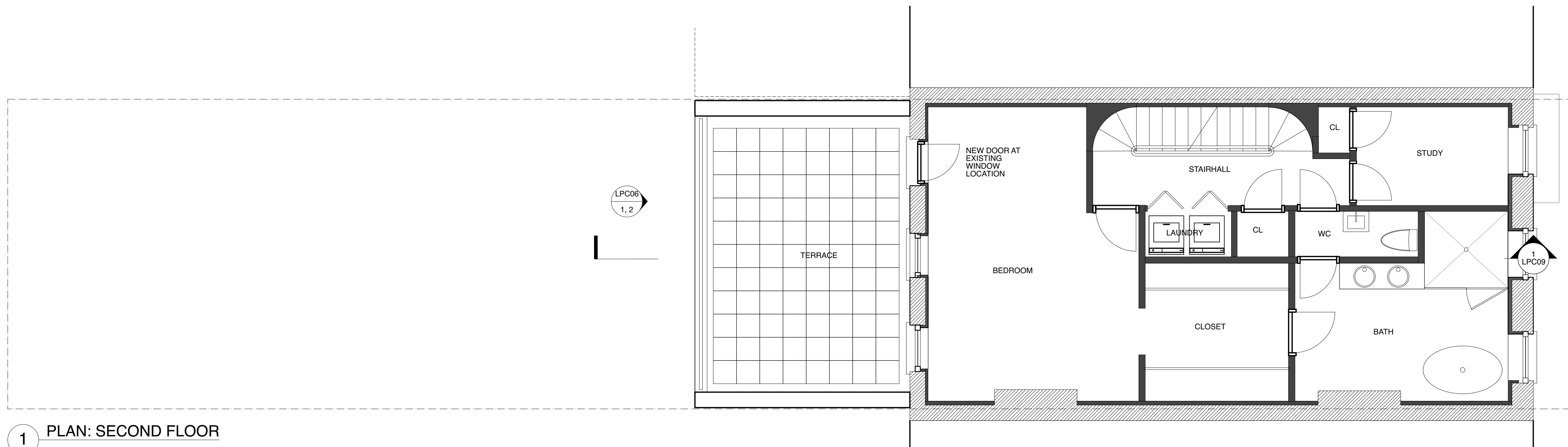




3 PLAN: 4TH FLOOR



2 PLAN: 3RD FLOOR



1 PLAN: SECOND FLOOR

LEGEND

EXISTING CONSTRUCTION

NEW CONSTRUCTION

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PROPOSED PLANS 2/3/R

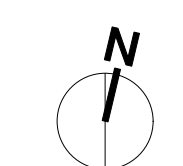
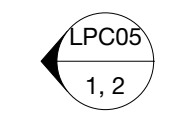
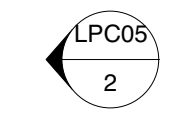
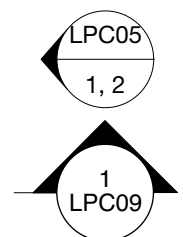
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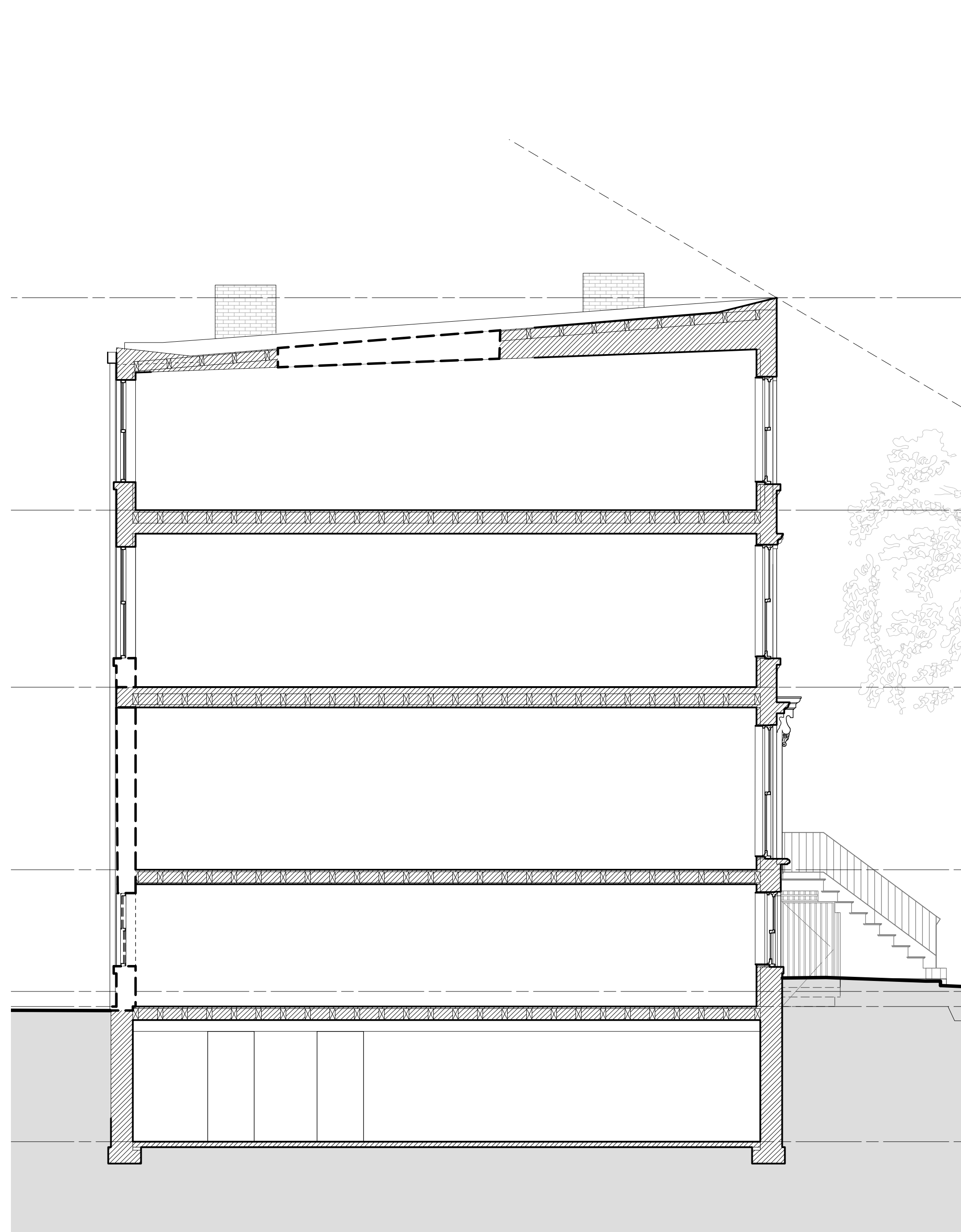
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LPC06

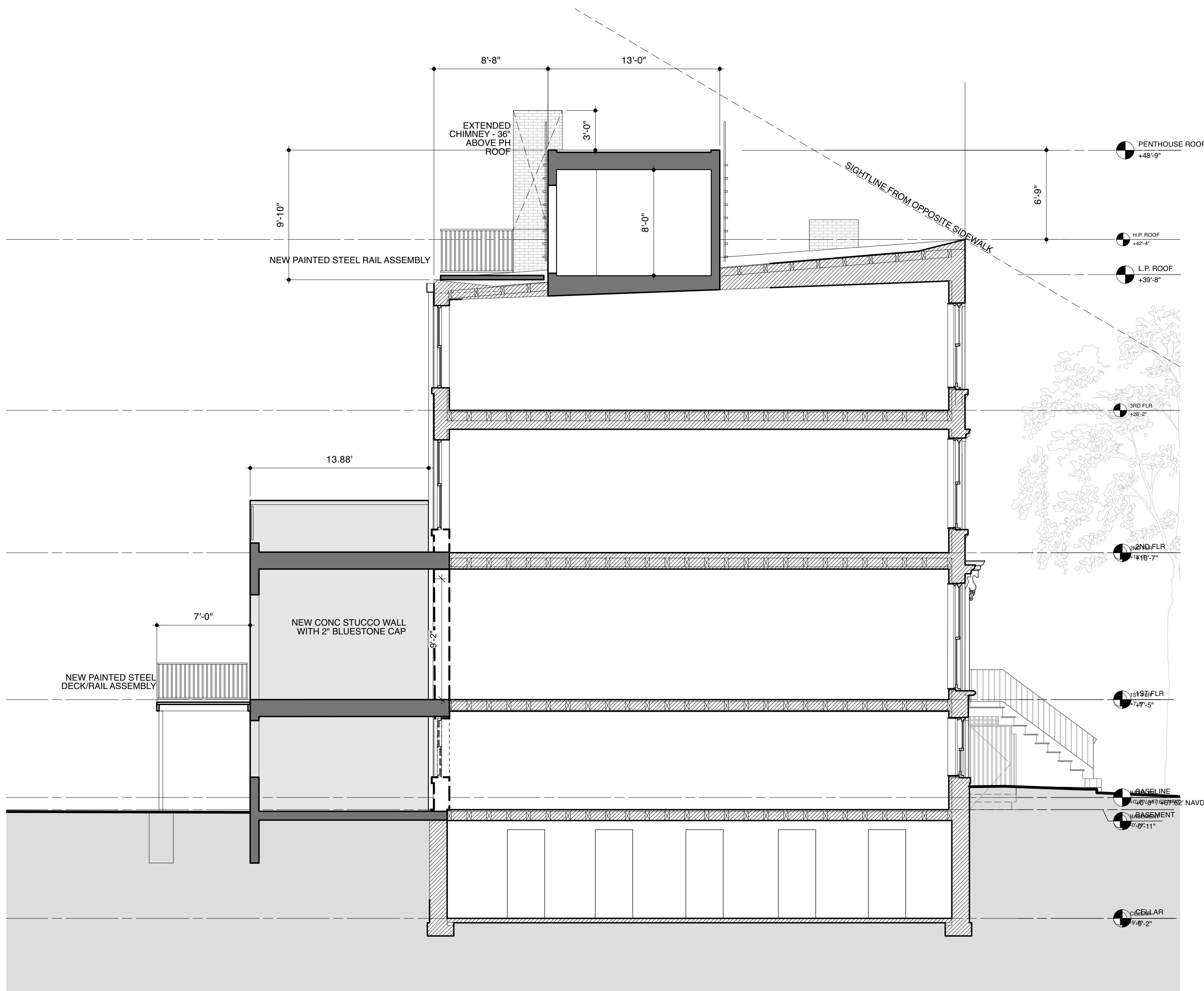
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NYC DOB NUMBER	DWNG
Scale: 1/4" = 1'-0"	
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1 EXISTING BUILDING SECTION
3/16=1'-0"



2 PROPOSED BUILDING SECTION
3/16=1'-0"

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BUILDING SECTION

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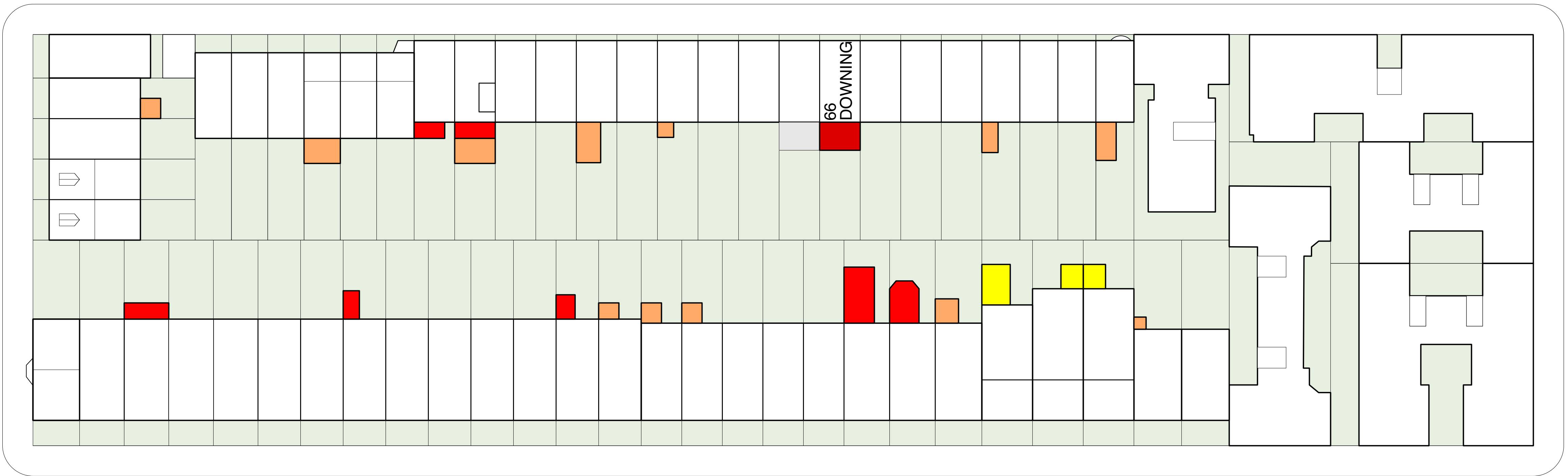
LPC07

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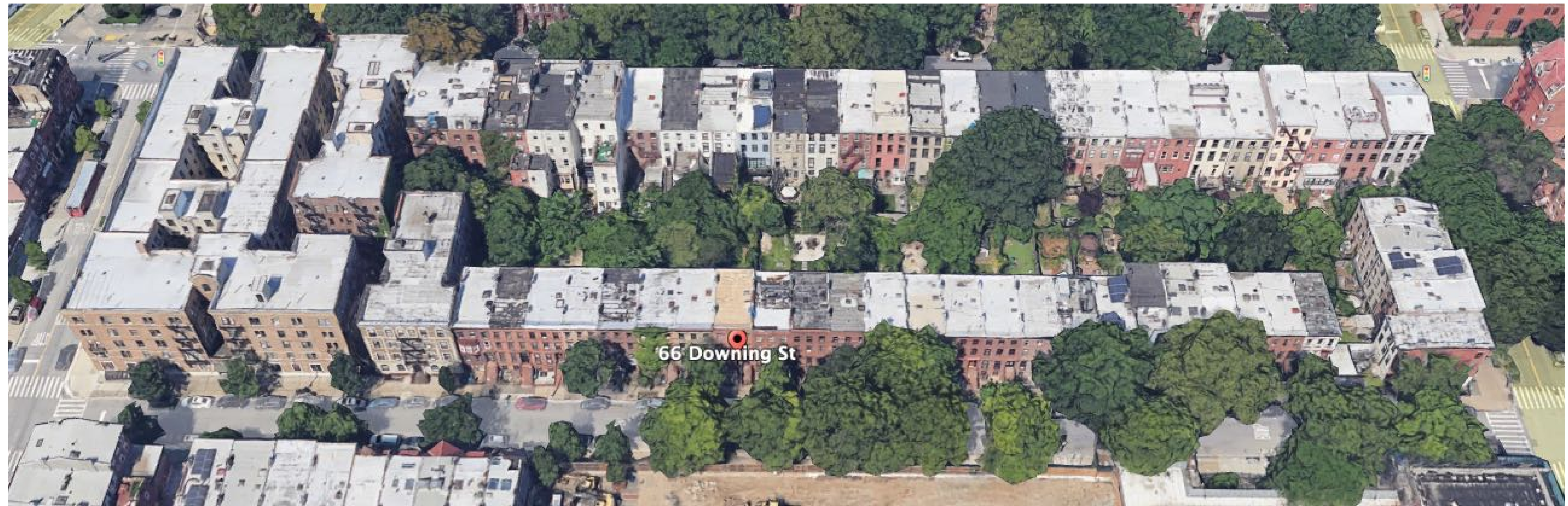
NYC DOB NUMBER	DWNG
Scale:	7 of 17



DOWNING ST



GRAND AVENUE



KEY

- 2 STORY PLUS BASEMENT ADDITION
- 1 STORY PLUS BASEMENT ADDITION
- BASEMENT ADDITION

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BLOCK PLAN

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LPC08

NYC LPC SUBMISSION FOR HEARING: 03.09.2024

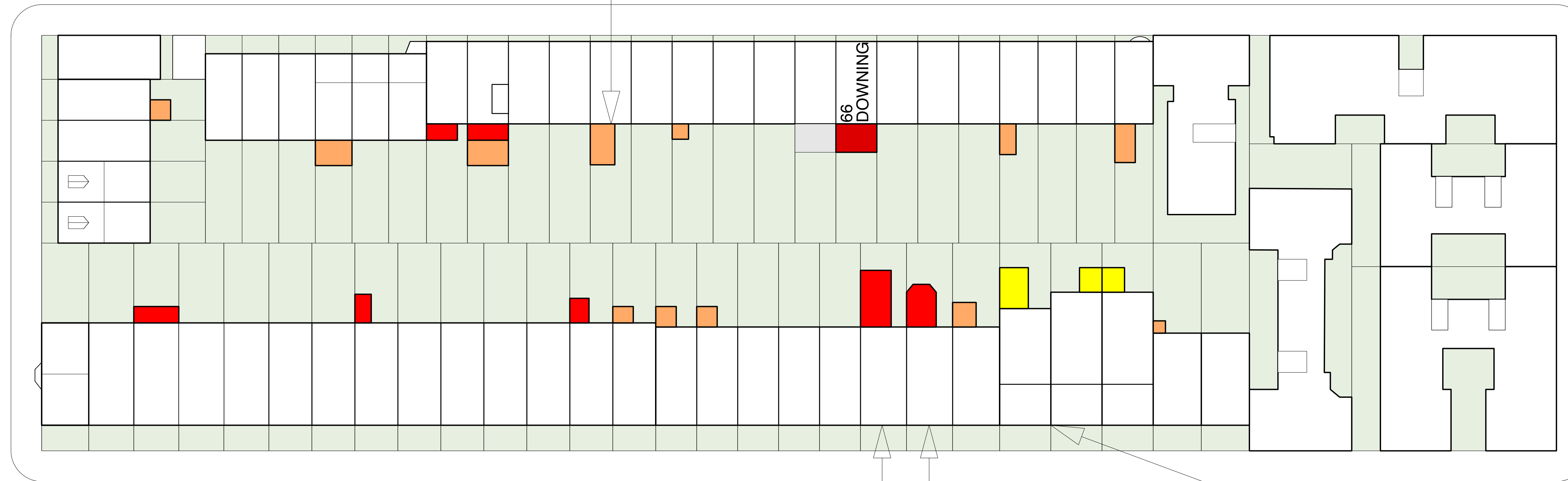
NYC DOB NUMBER	DWNG
Scale:	8 of 17



DOWNING ST

GATES AVENUE

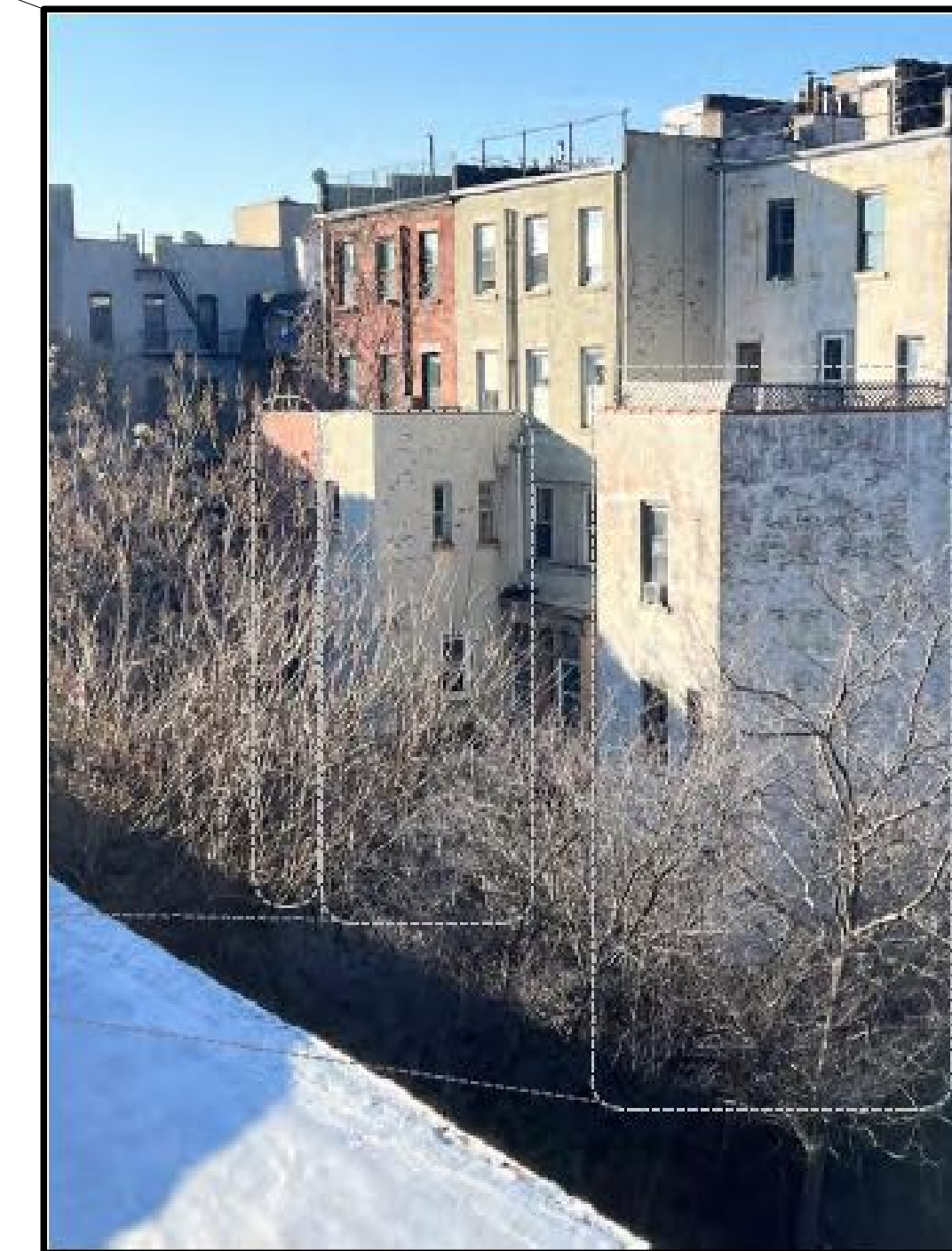
PUTNAM AVENUE



KEY

- 2 STORY PLUS BASEMENT ADDITION
- 1 STORY PLUS BASEMENT ADDITION
- BASEMENT ADDITION

GRAND AVENUE



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BLOCK PLAN W/ CONTEXT

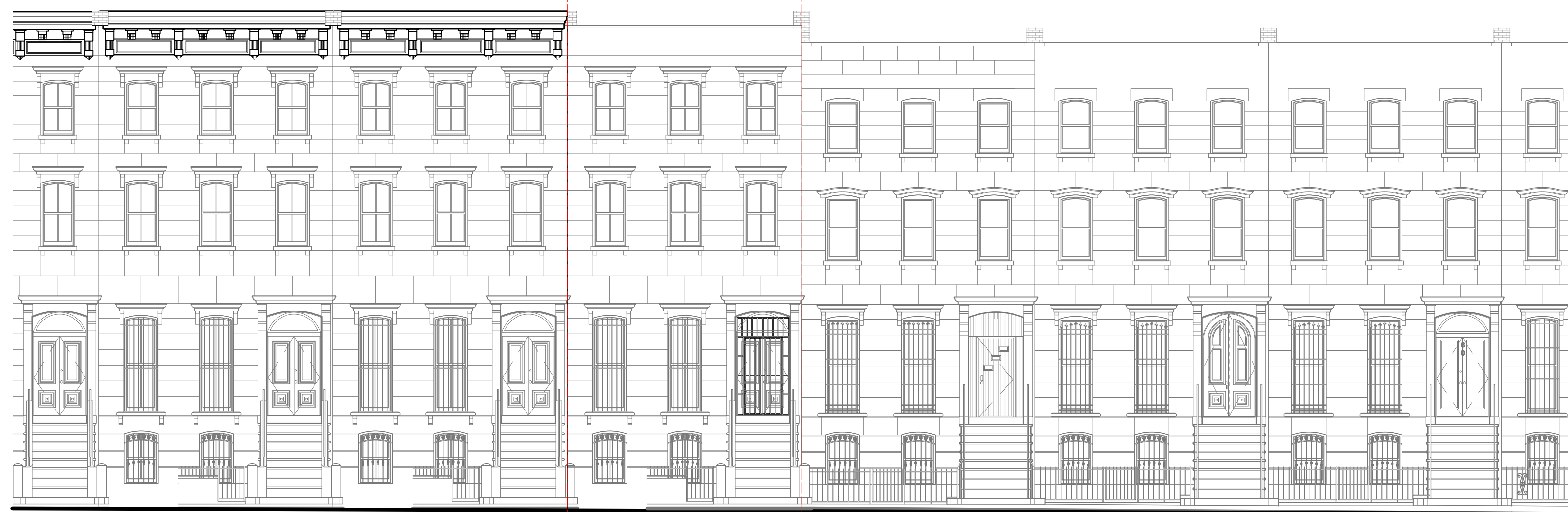
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LPC09

NYC LPC SUBMISSION FOR HEARING: 03.09.2024

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	Scale:
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SCOPE OF WORK TO FACADE LIMITED TO REMOVAL OF NON-HISTORIC METAL GATE AT FRONT DOOR

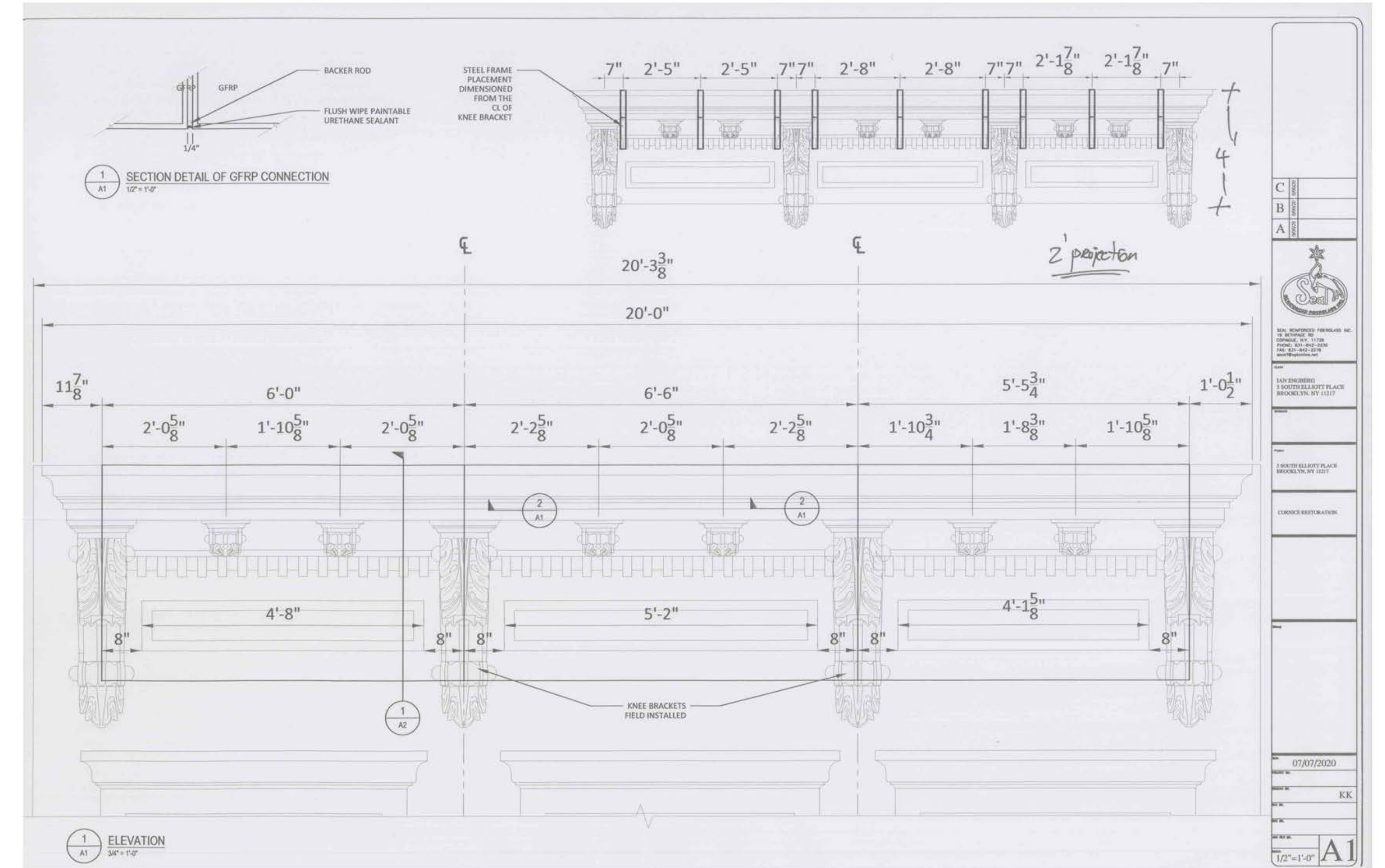
1 EXISTING EAST ELEVATION
1/8"=1'-0"



NEW STAIR BULKHEAD NOT VISIBLE FROM PUBLIC WAY - CONCRETE STUCCO FINISH - GRAY

NEW FRP CORNICE TO MATCH HISTORIC

2 PROPOSED EAST ELEVATION
1/8"=1'-0"



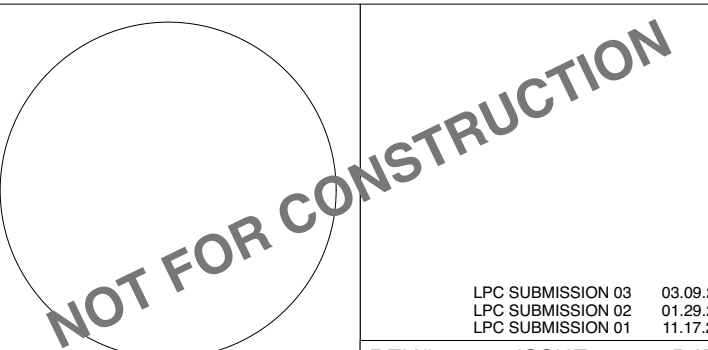
3 PROPOSED CORNICE
AS NOTED

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STREET ELEVATIONS



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LPC10

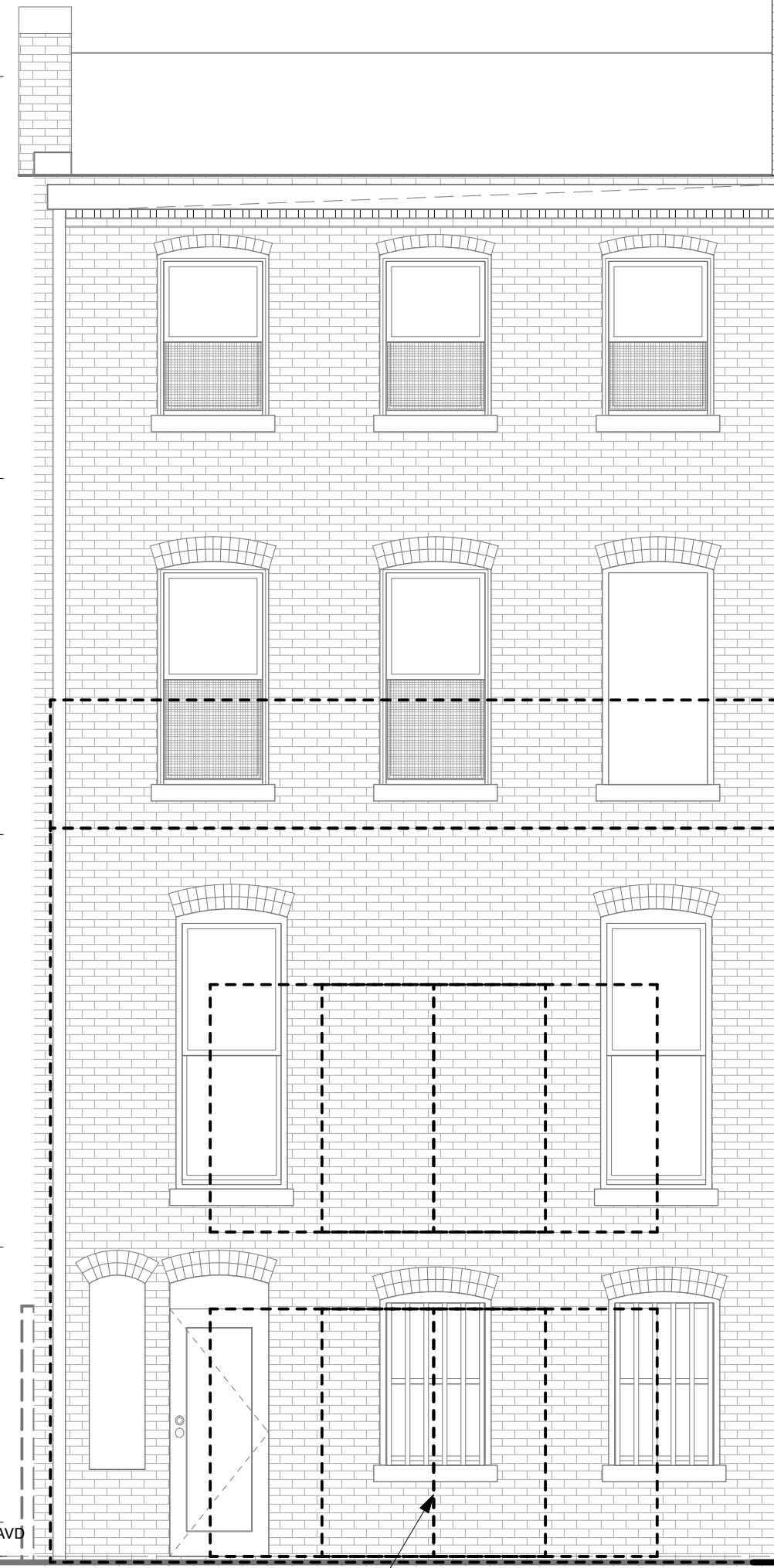
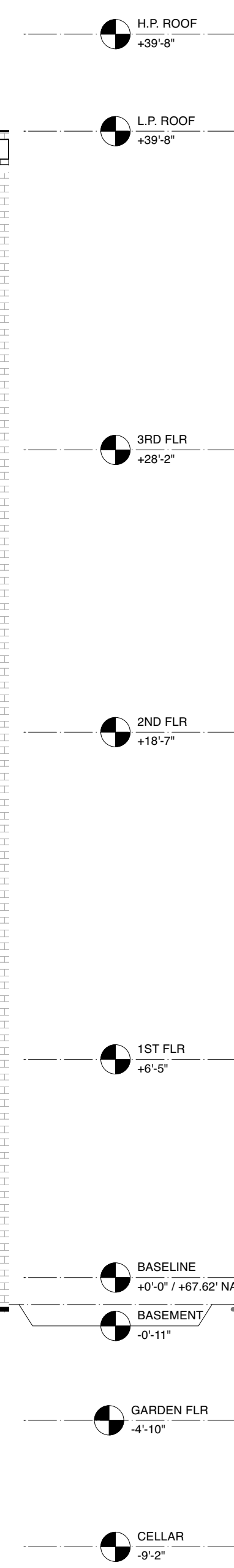
NYC LPC SUBMISSION FOR HEARING: 03.09.2024

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SCOPE OF WORK:
 1. REMOVE ALL SECURITY GRATING IN WINDOWS
 2. REMOVE METAL SHADE STRUCTURE AT BASEMENT LEVEL
 3. SEE DEMO PLANS/ELEVATION FOR WALL REMOVAL

1 EXISTING WEST ELEVATION
 1/4"=1'-0"



OUTLINE OF LPC APPROVED ADDITION AT 64 DOWNING

2 PROPOSED WEST ELEVATION
 1/4"=1'-0"

EXT. FINISH MATERIAL
 1. STUCCO: B.M. BEAR CREEK 1470



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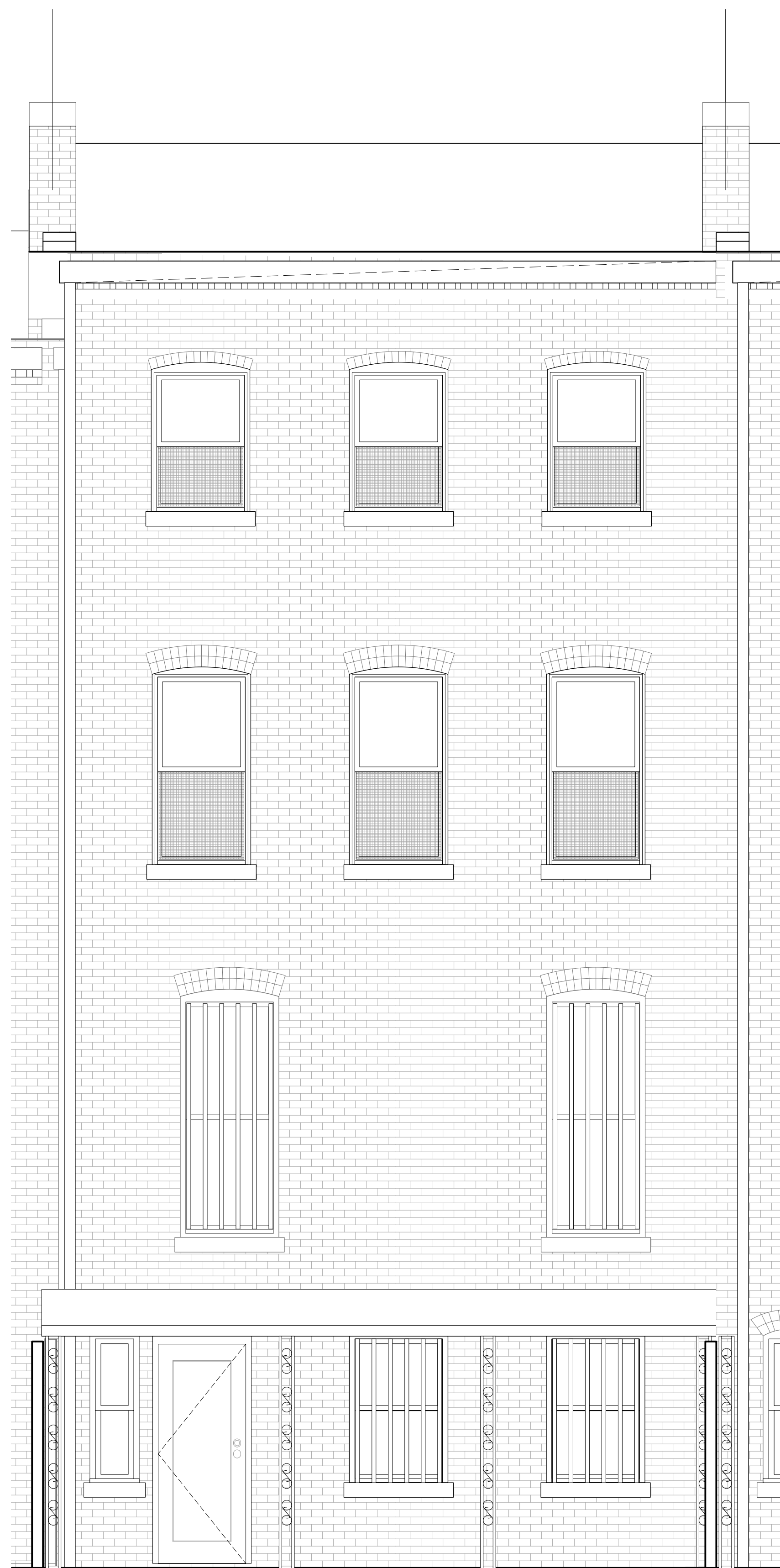
REAR YARD ELEVATION

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LPC11
 NYC LPC SUBMISSION FOR HEARING: 03.09.2024

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- T.O. CHIMNEY +51'-9"
- T.O. PH ROOF +48'-9"
- H.P. ROOF +39'-8"
- L.P. ROOF +39'-8"
- 3RD FLR +28'-2"
- 2ND FLR +18'-7"
- 1ST FLR +6'-5"
- BASELINE +0'-0" / +67.62' NAVD
- BASEMENT -9'-11"
- GARDEN FLR -1'-10"
- CELLAR -9'-2"

SCOPE OF WORK:
 1. REMOVE ALL SECURITY GRATING IN WINDOWS
 2. REMOVE METAL SHADE STRUCTURE AT BASEMENT LEVEL
 3. SEE DEMO PLANS/ELEVATION FOR WALL REMOVAL



- EXTEND EXISTING CHIMNEY 36 ABOVE PH ROOF - BOTH SIDES
- NEW STAIR BULKHEAD WITH CONC STUCCO FINISH
- 42" HIGH IRON PICKET RAIL WITH BLACK PAINTED FINISH
- 42" HIGH IRON PICKET RAIL WITH BLACK PAINTED FINISH
- CONC STUCCO CHEEK WALL WITH 2" BLUESTONE CAP
- CONC STUCCO LINTEL
- NEW WALL OF BRICK RECLAIMED FROM REMOVAL AT EXISTING REAR WALL
- NEW DOOR & TRANSOM ASSEMBLY OF CLAD WOOD W/ PAINTED FINISH
- 42" HIGH IRON PICKET RAIL WITH BLACK PAINTED FINISH
- STEEL GRATE DECK AN STAIR ASSEMBLY ON STEEL POSTS
- NEW CLAD WOOD WINDOWS WITH BLIND WINDOW BETWEEN

EXT. FINISH MATERIAL
 1. STUCCO: B.M. BEAR CREEK 1470

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GARDEN ELEVATION

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LPC12

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VIEW FROM EAST SIDE OF DOWNING ST FACING NORTH



VIEW FROM EAST SIDE OF DOWNING ST FACING WEST TOWARD HOUSE



VIEW FROM EAST SIDE OF DOWNING ST FACING SOUTH



MOCK-UP IN PLACE ON 66 DOWNING STREET



VIEW FROM EAST SIDE OF DOWNING ST FACING WEST TOWARD HOUSE



VIEW FROM REAR YARD OF 66 DOWNING ST

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MOCK-UP PHOTOS

NOT FOR CONSTRUCTION

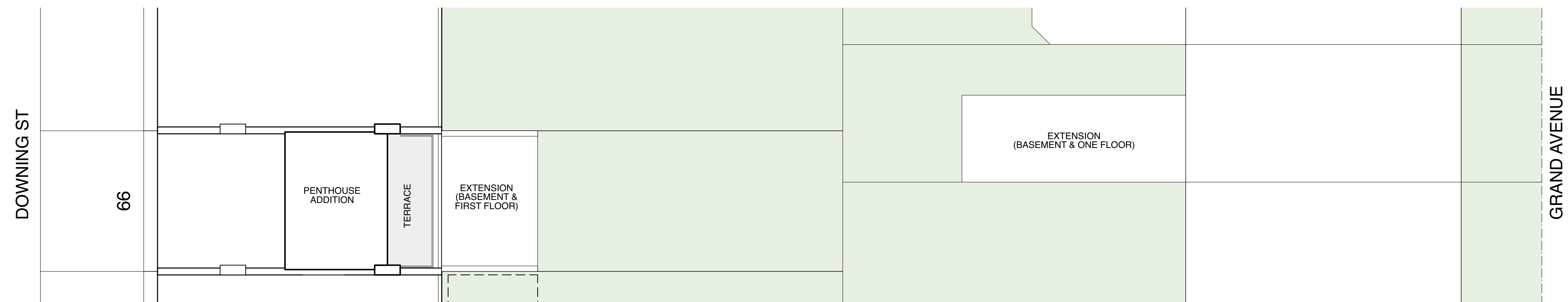
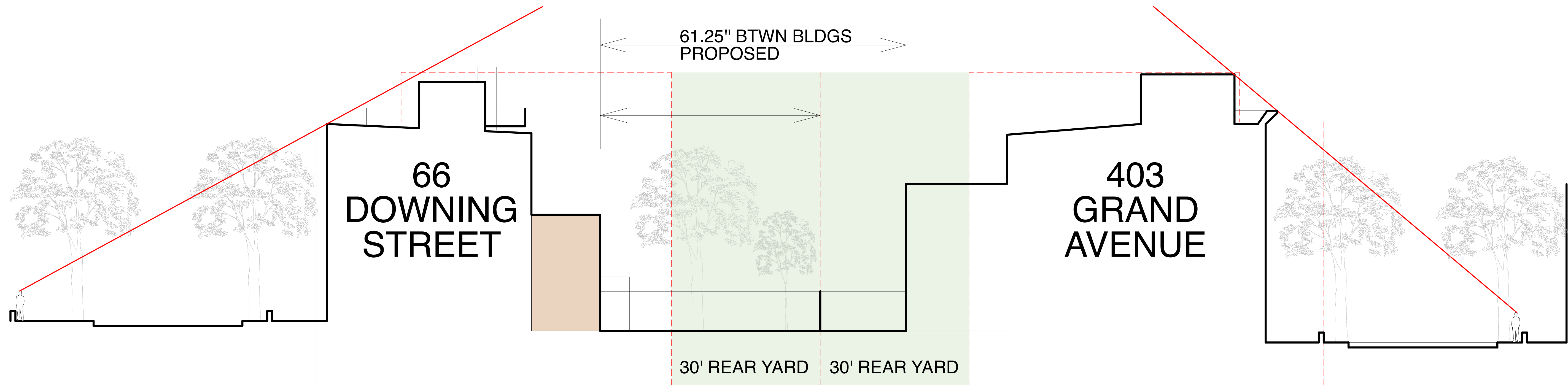
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LPC13
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66 DOWNING ST
 Brooklyn, NY 11238

SITE/BLOCK SECTION

NOT FOR CONSTRUCTION

LPC SUBMISSION 03	03.09.2024
LPC SUBMISSION 02	01.29.2024
LPC SUBMISSION 01	11.17.2023
REV#	ISSUE DATE

LPC14

NYC LPC SUBMISSION FOR HEARING: 03.09.2024

NYC DOB NUMBER	DWNG
Scale:	
14 of 17	

May 7, 2024
Public Hearing

The current proposal is:

Preservation Department – Item 1, LPC-24-04645

66 Downing Street – Clinton Hill Historic District Borough of Brooklyn

To testify virtually, please join Zoom

Webinar ID: 878 7572 7787

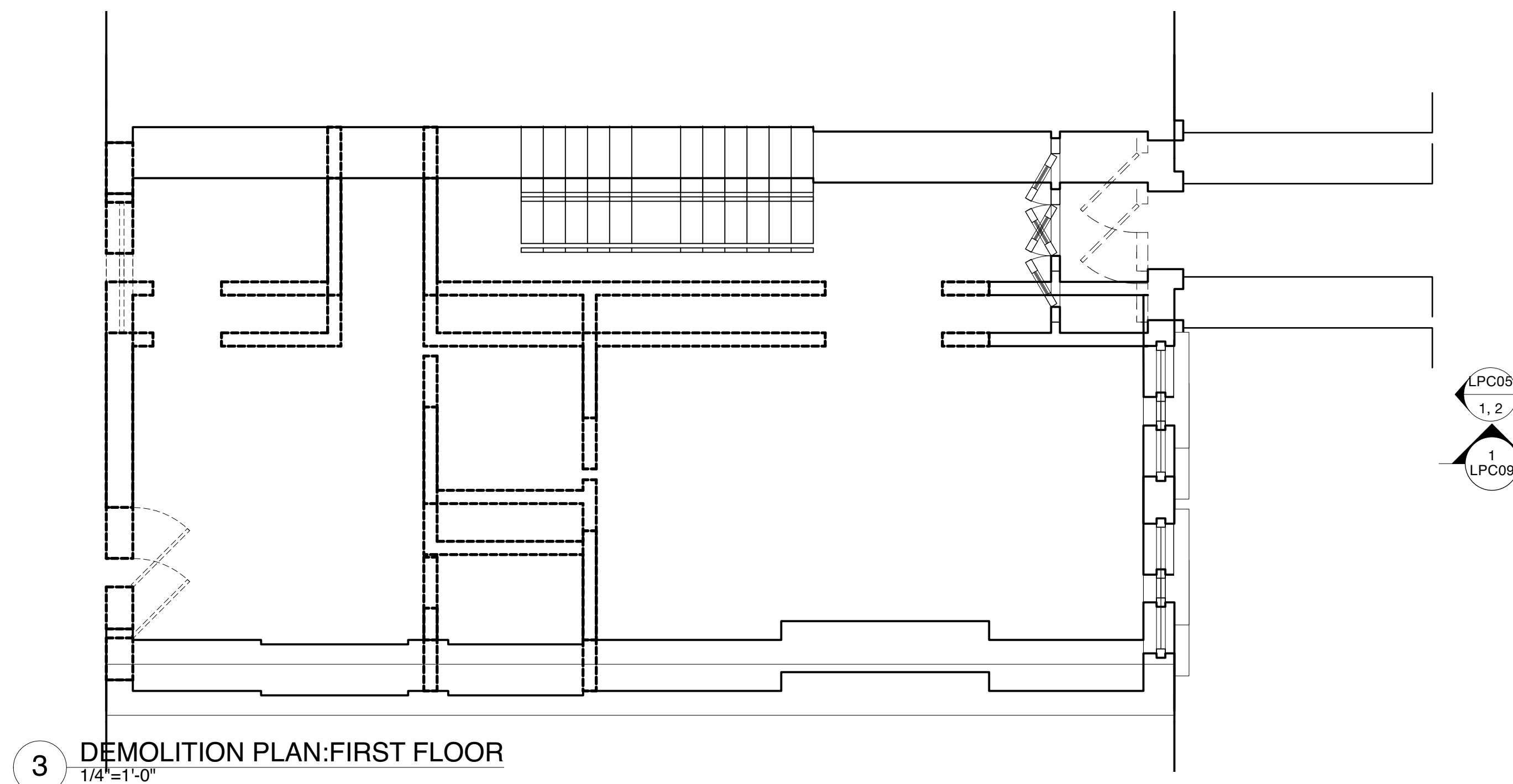
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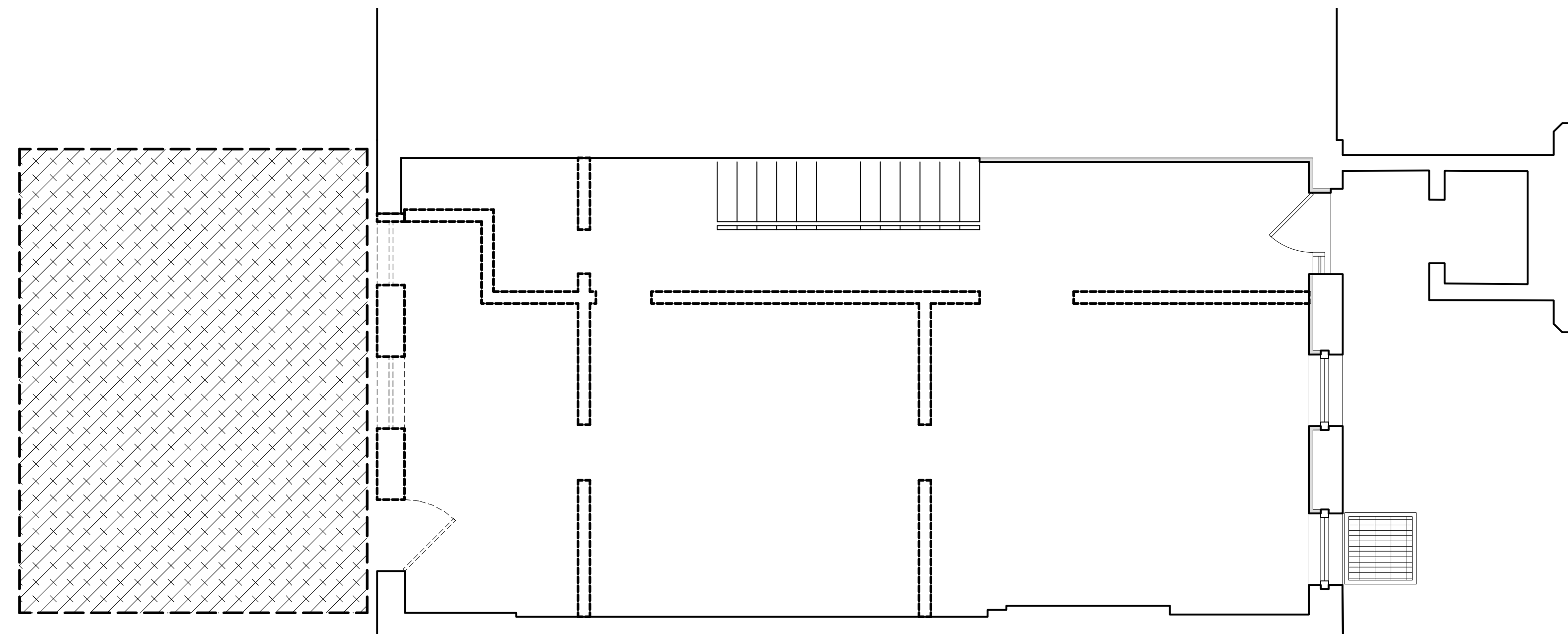
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APPENDIX

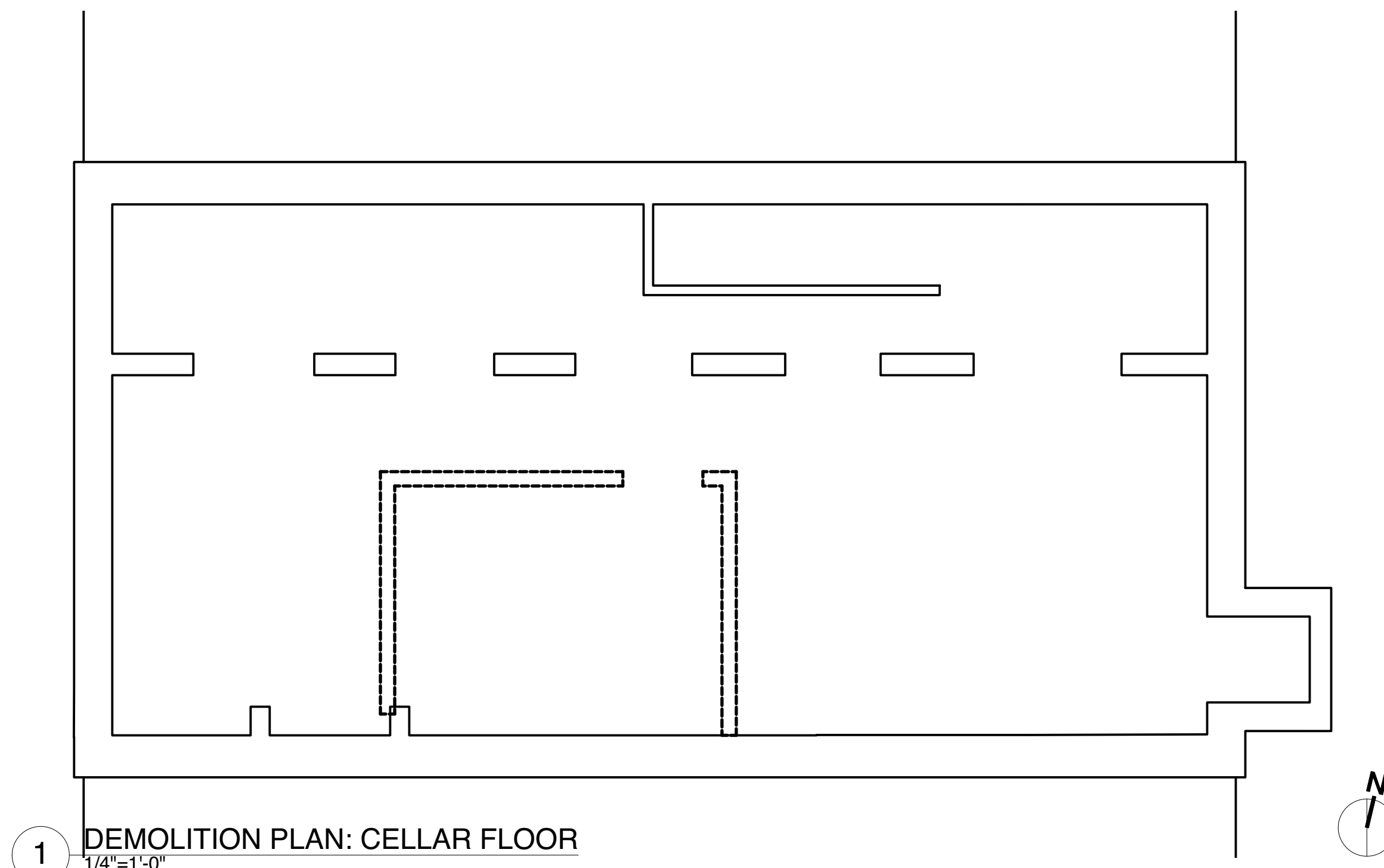
LEGEND	
	EXISTING WALL TO REMAIN
	REMOVE EXISTING WALL
	REMOVE ROOF ASSEMBLY, DECK & JOISTS. SEE STRUCTURAL DWGS.
	EXCAVATE & REMOVE EXIST. CONCRETE SLAB/ FILL & EARTH. PROVIDE TEMPORARY SUPPORT.



3 DEMOLITION PLAN: FIRST FLOOR
1/4"=1'-0"



2 DEMOLITION PLAN: BASEMENT FLOOR
1/4"=1'-0"



1 DEMOLITION PLAN: CELLAR FLOOR
1/4"=1'-0"

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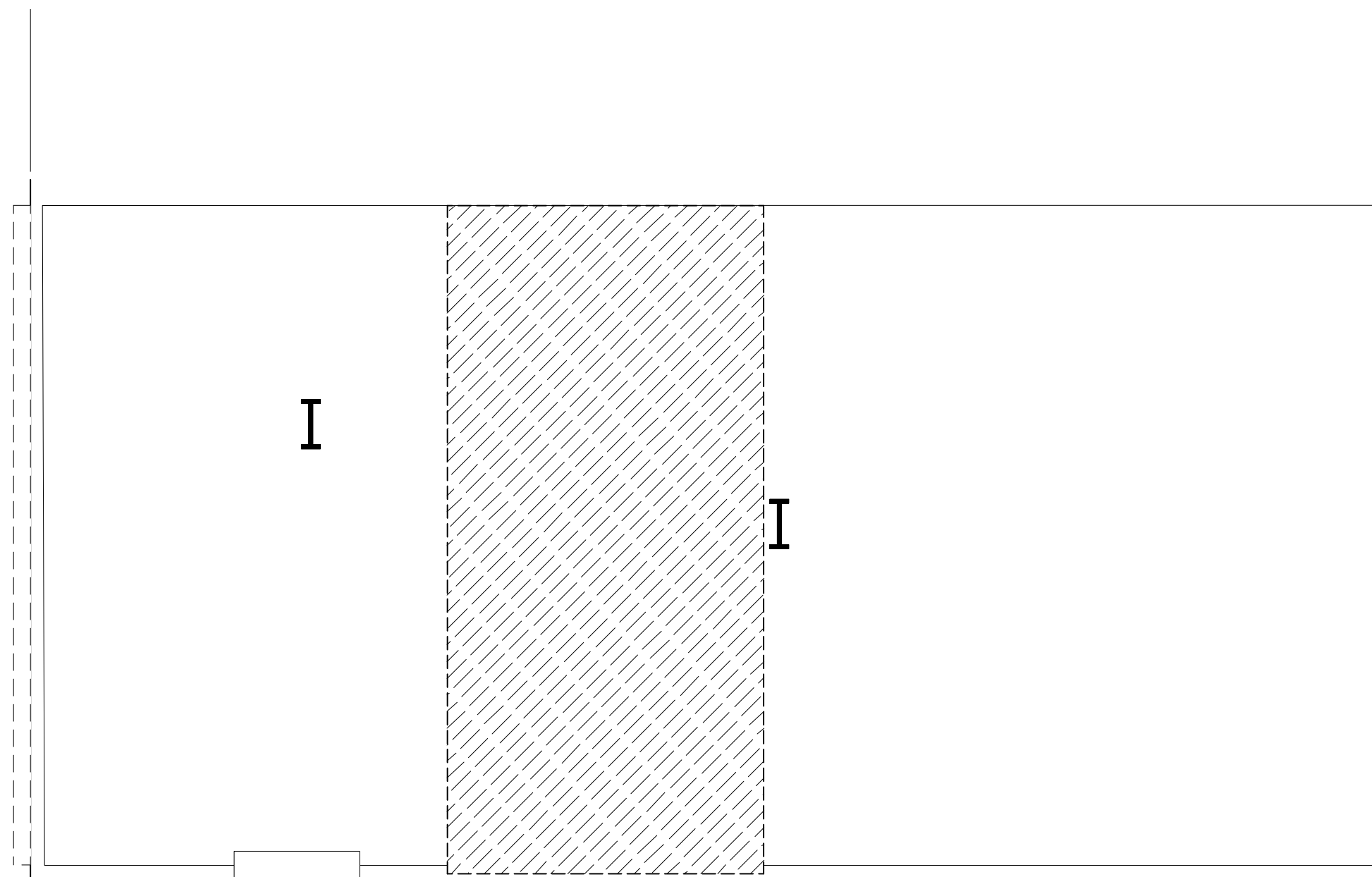
DEMOLITION PLANS C/B/1

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LPC SUBMISSION 03 03.09.2024	LPC SUBMISSION 02 01.29.2024	LPC SUBMISSION 01 11.17.2023
REV#	ISSUE	DATE

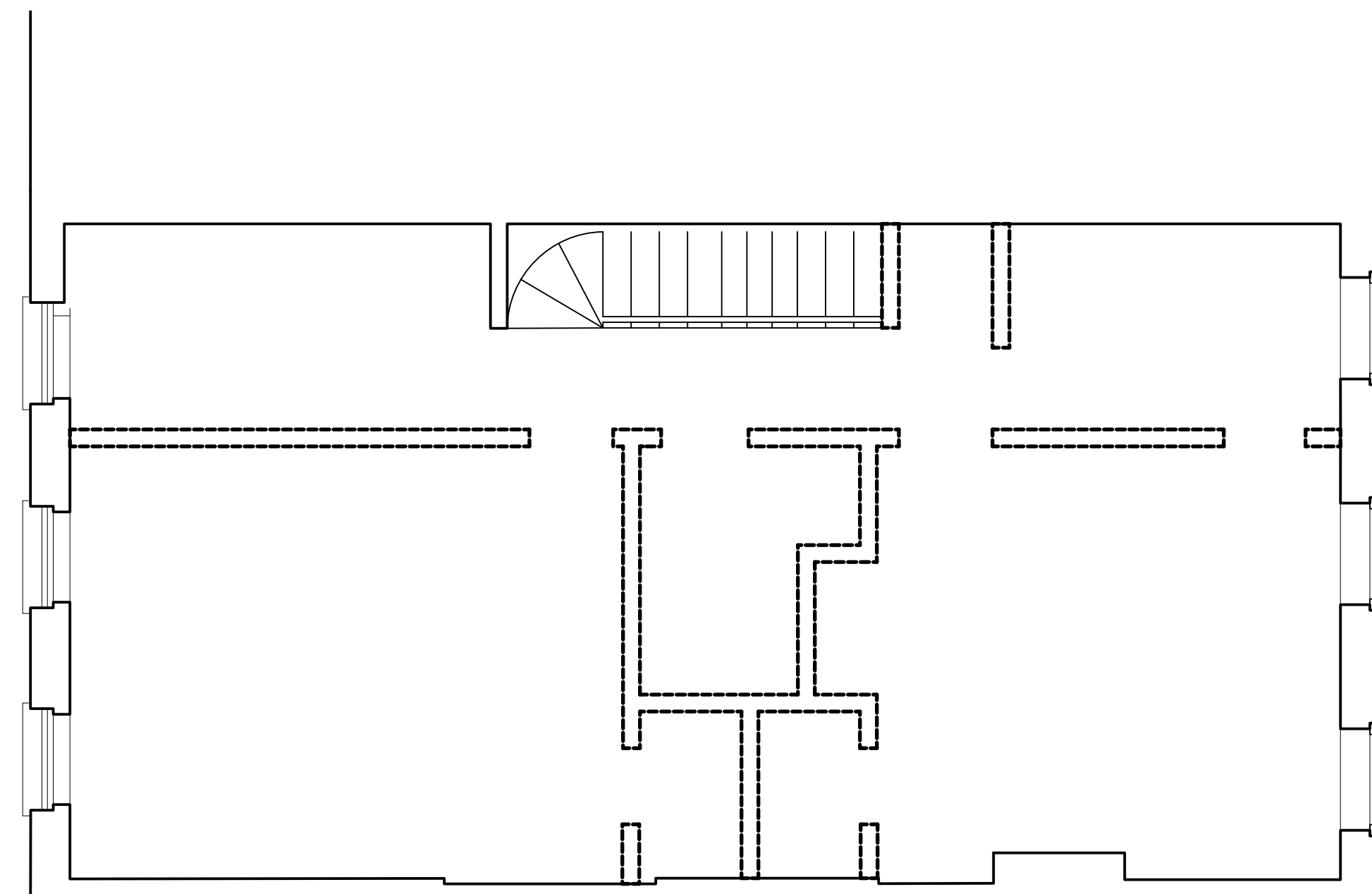
LPC15

NYC LPC SUBMISSION FOR HEARING: 03.09.2024

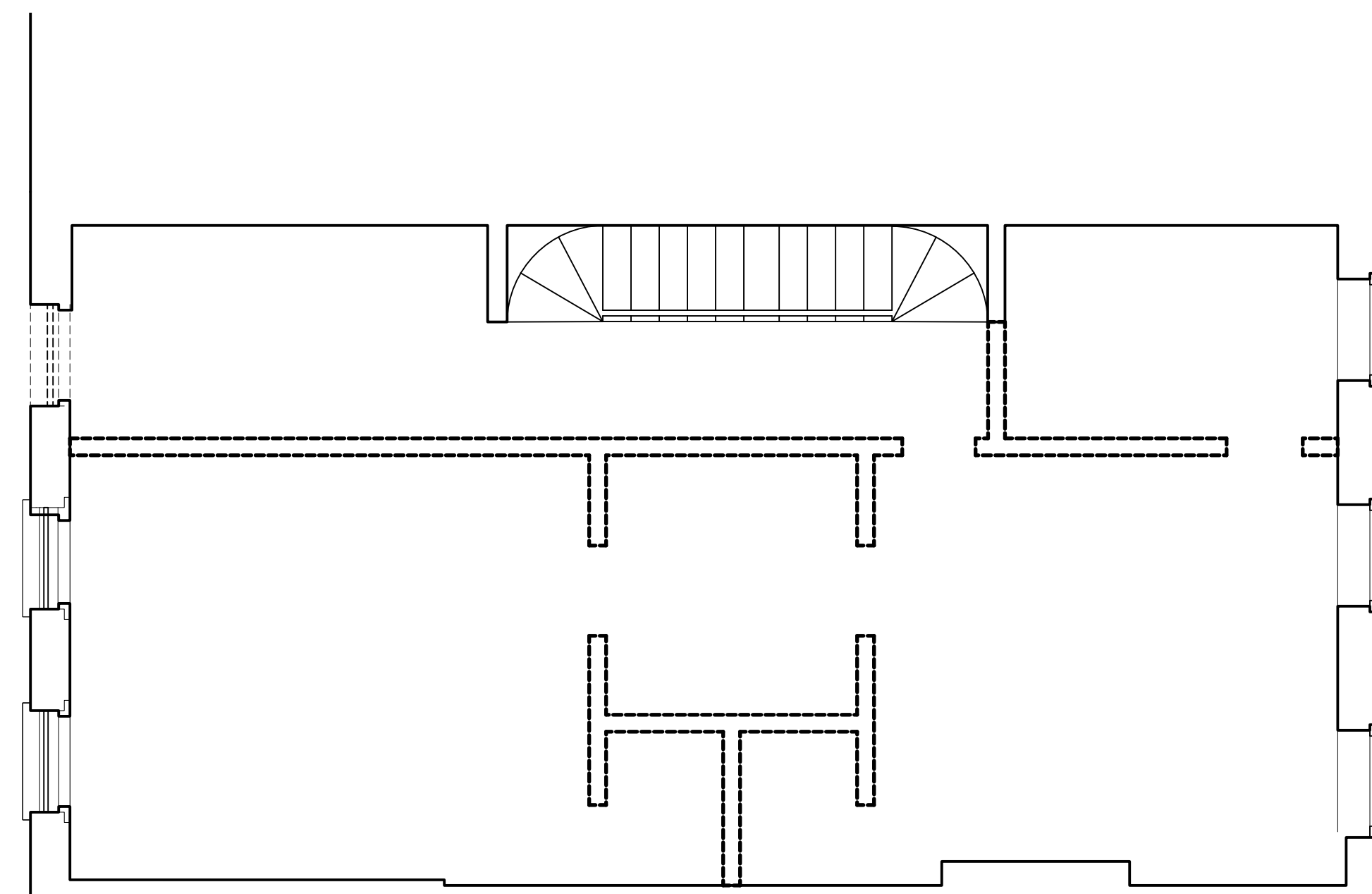
NYC DOB NUMBER	DWNG
Scale:	
15 of 17	



3 DEMOLITION PLAN: ROOF
1/4"=1'-0"



2 DEMOLITION PLAN: 3RD FLOOR
1/4"=1'-0"



1 DEMOLITION PLAN: SECOND FLOOR
1/4"=1'-0"

LEGEND

	EXISTING WALL TO REMAIN
	REMOVE EXISTING WALL
	REMOVE ROOF ASSEMBLY, DECK & JOISTS. SEE STRUCTURAL DWGS.
	EXCAVATE & REMOVE EXIST. CONCRETE SLAB/ FILL & EARTH. PROVIDE TEMPORARY SUPPORT.

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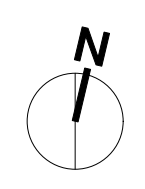
DEMOLITION PLANS 2/3/R

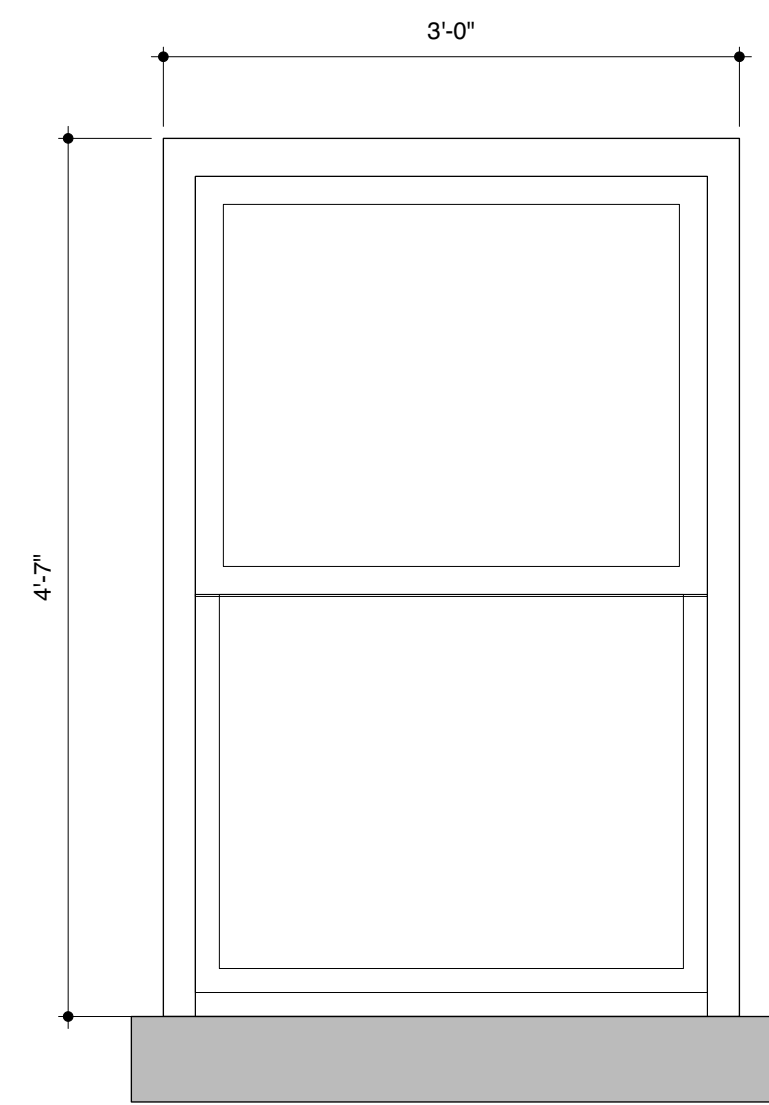
	LPC SUBMISSION 03	03.09.2024
	LPC SUBMISSION 02	01.29.2024
	LPC SUBMISSION 01	11.17.2023
	REV#	ISSUE

LPC16

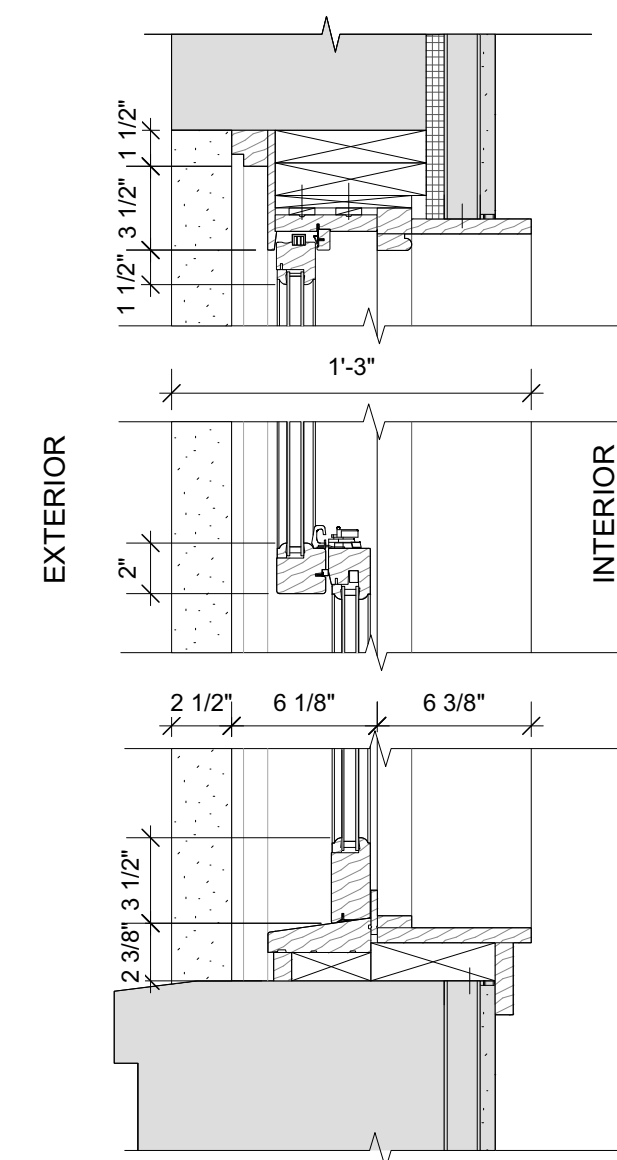
NYC LPC SUBMISSION FOR HEARING: 03.09.2024

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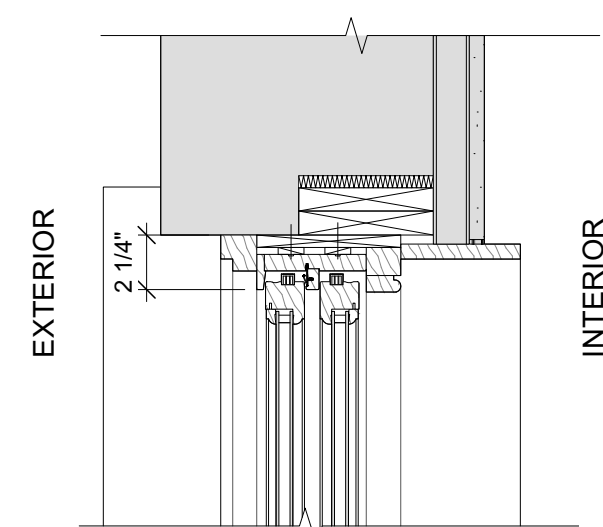




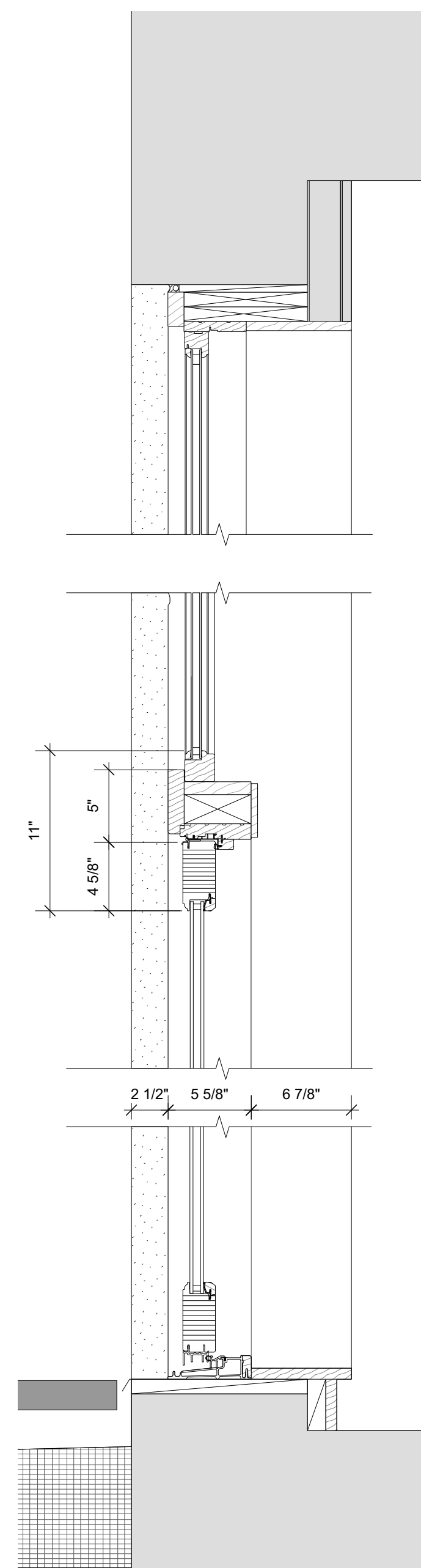
1 TYP. ELEVATION: BASEMENT WINDOW
1" = 1'-0"



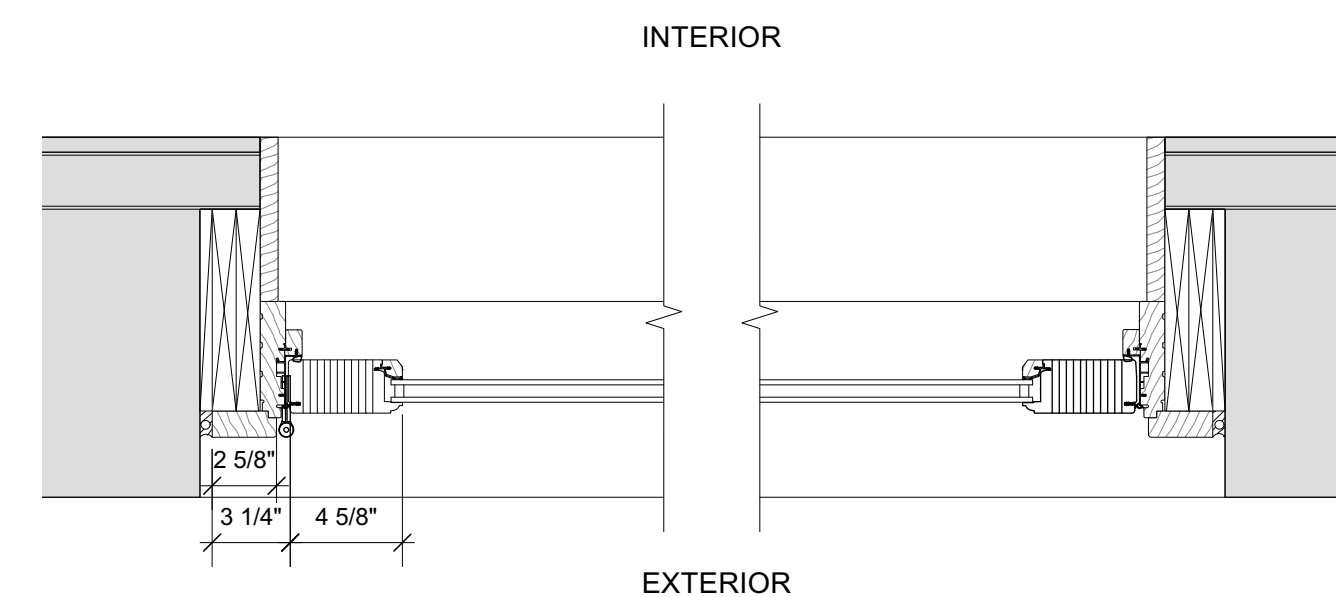
2 TYP. WINDOW SECT. @ BASEMENT
1 1/2" = 1'-0"



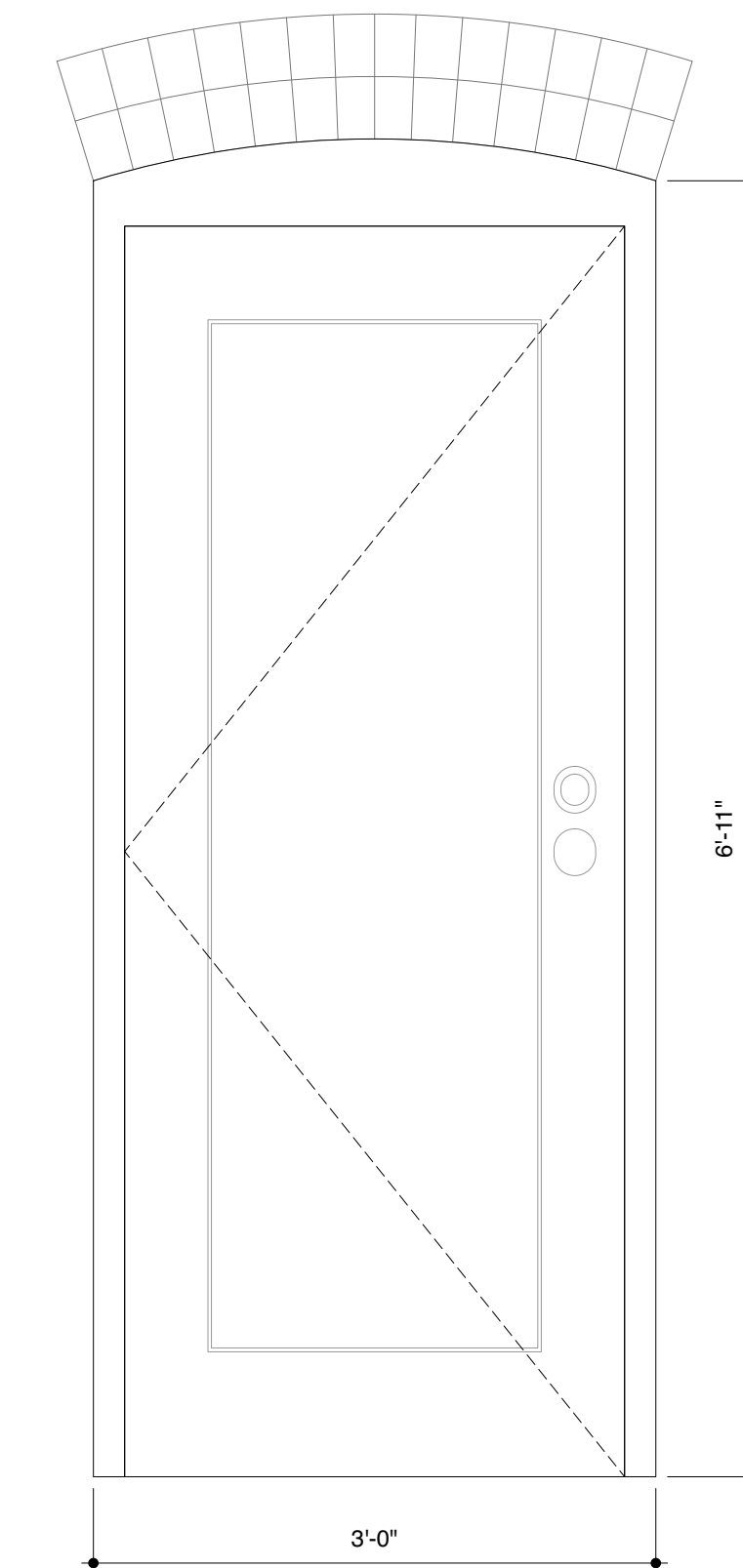
3 TYP. WINDOW JAMB @ BASEMENT
1 1/2" = 1'-0"



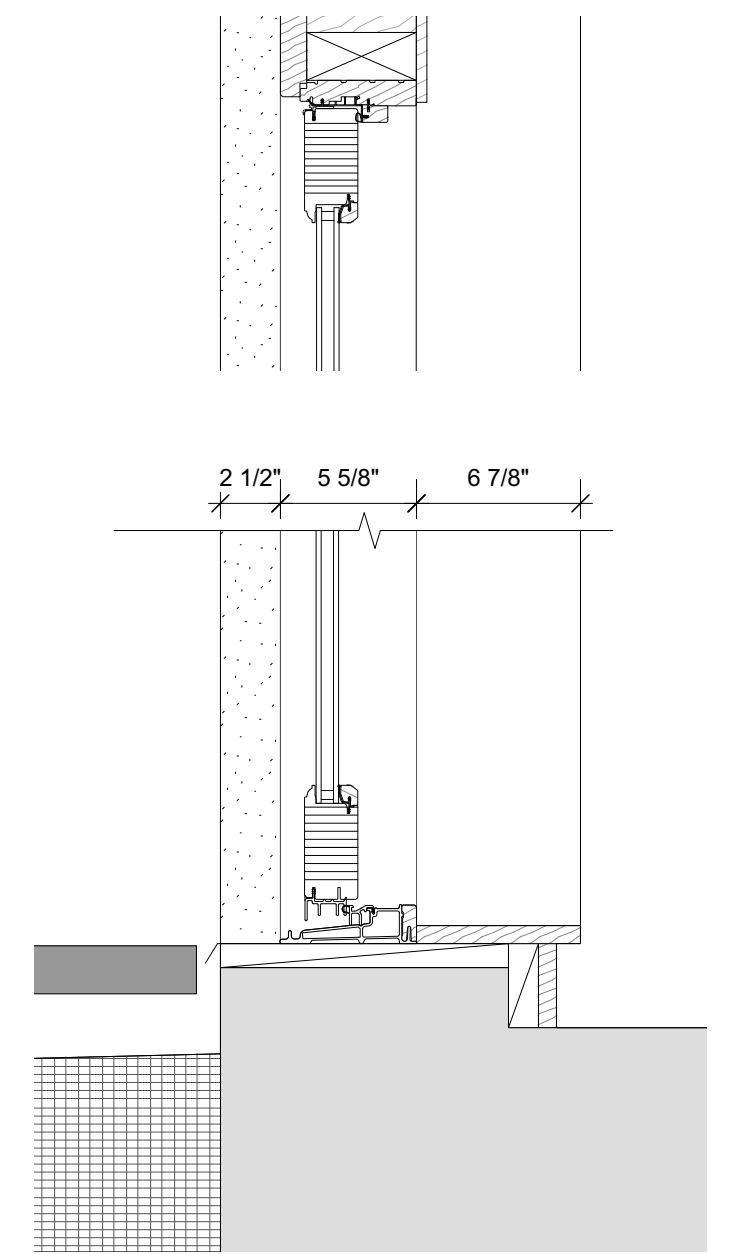
4 TYP. DOOR SECT. @ PARLOR
1 1/2" = 1'-0"



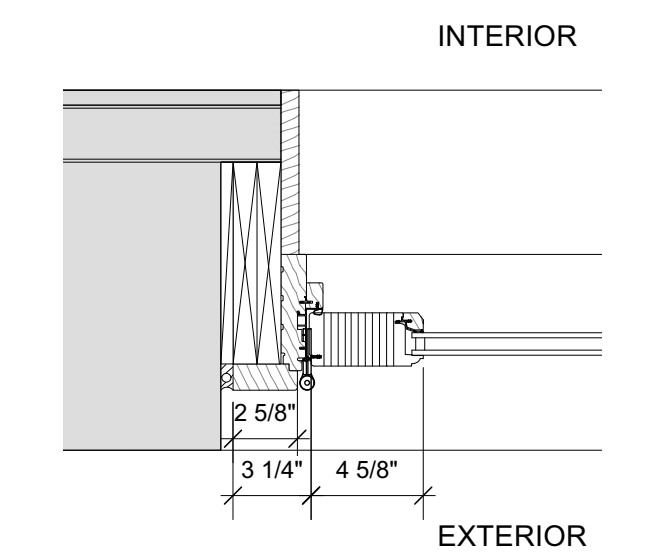
5 TYP. DOOR JAMB @ PARLOR
1 1/2" = 1'-0"



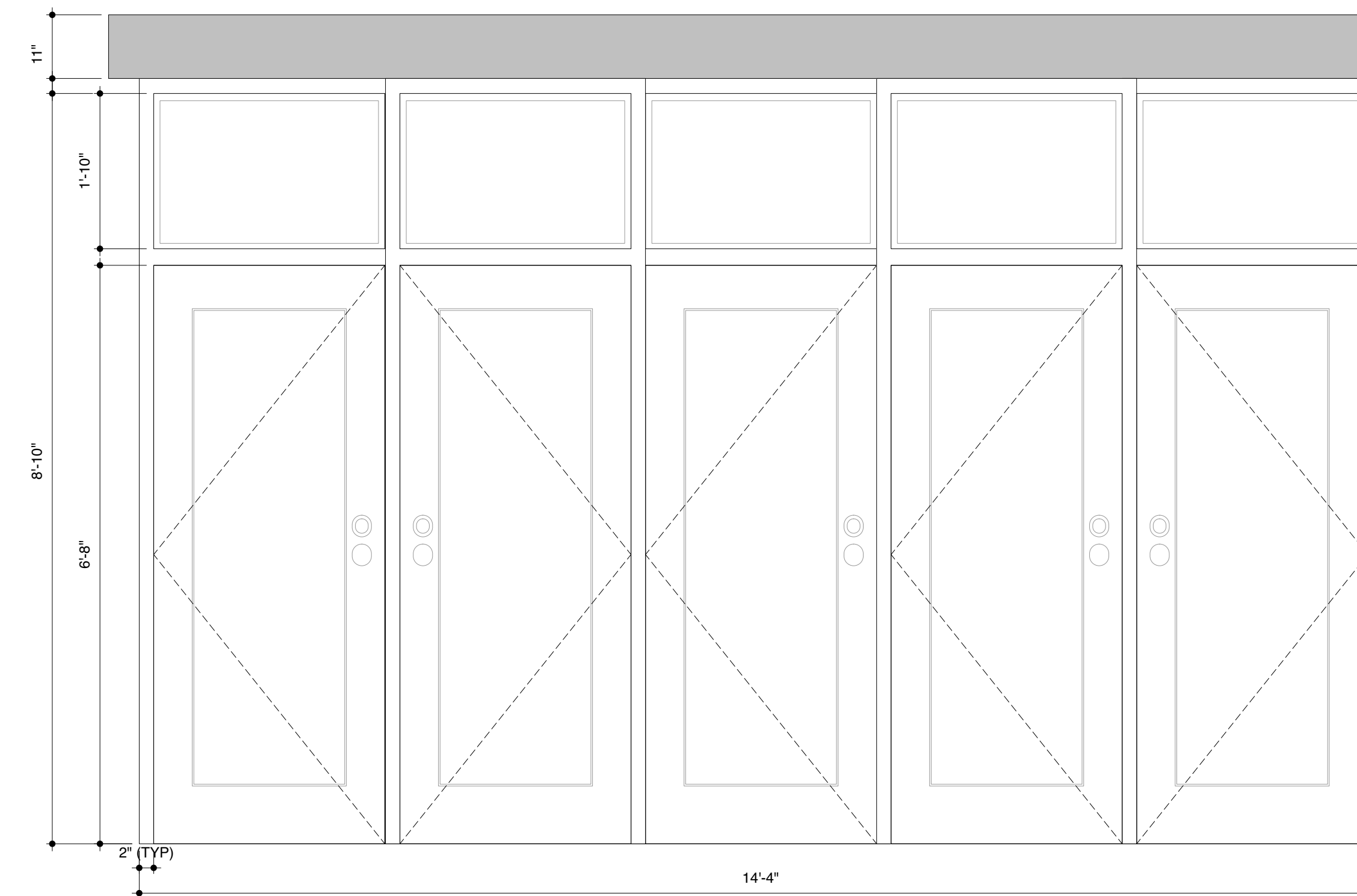
7 TYP. ELEVATION @ 2ND FLOOR & PH
1 1/2" = 1'-0"



8 TYP. DOOR SECT. @ 2ND FLOOR
1 1/2" = 1'-0"



9 TYP. DOOR JAMB @ 2ND FLOOR
1 1/2" = 1'-0"



6 TYP. ELEVATION: PARLOR DOOR
3/4" = 1'-0"

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WINDOW / DOOR DETAILS

NOT FOR CONSTRUCTION

REV#	ISSUE	DATE
LPC SUBMISSION 03	03.09.2024	
LPC SUBMISSION 02	01.29.2024	
LPC SUBMISSION 01	11.17.2023	

LPC17
NYC LPC SUBMISSION FOR HEARING: 03.09.2024

NYC DOB NUMBER	DWNG
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	17 of 17

May 7, 2024
Public Hearing

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