

October 22, 2024  
Public Hearing

The current proposal is:

Preservation Department – Item 3, LPC-24-10821

## 41 Joralemon Street – Brooklyn Heights Historic District Borough of Brooklyn

To testify virtually, please join Zoom

**Webinar ID:** 845 8560 8546

**Passcode:** 804927

By Phone: 646-558-8656 (NY)

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.



CURRENT STREET FACADE IN 2024

# 41 JORALEMON STREET BROOKLYN, NY 11201

## THE BROOKLYN STUDIO

45 Main Street, Studio 824  
Brooklyn, NY 11201  
718 624 1700  
brooklyn.studio

41 JORALEMON RESIDENCE  
41 JORALEMON STREET  
BROOKLYN, NY  
11201

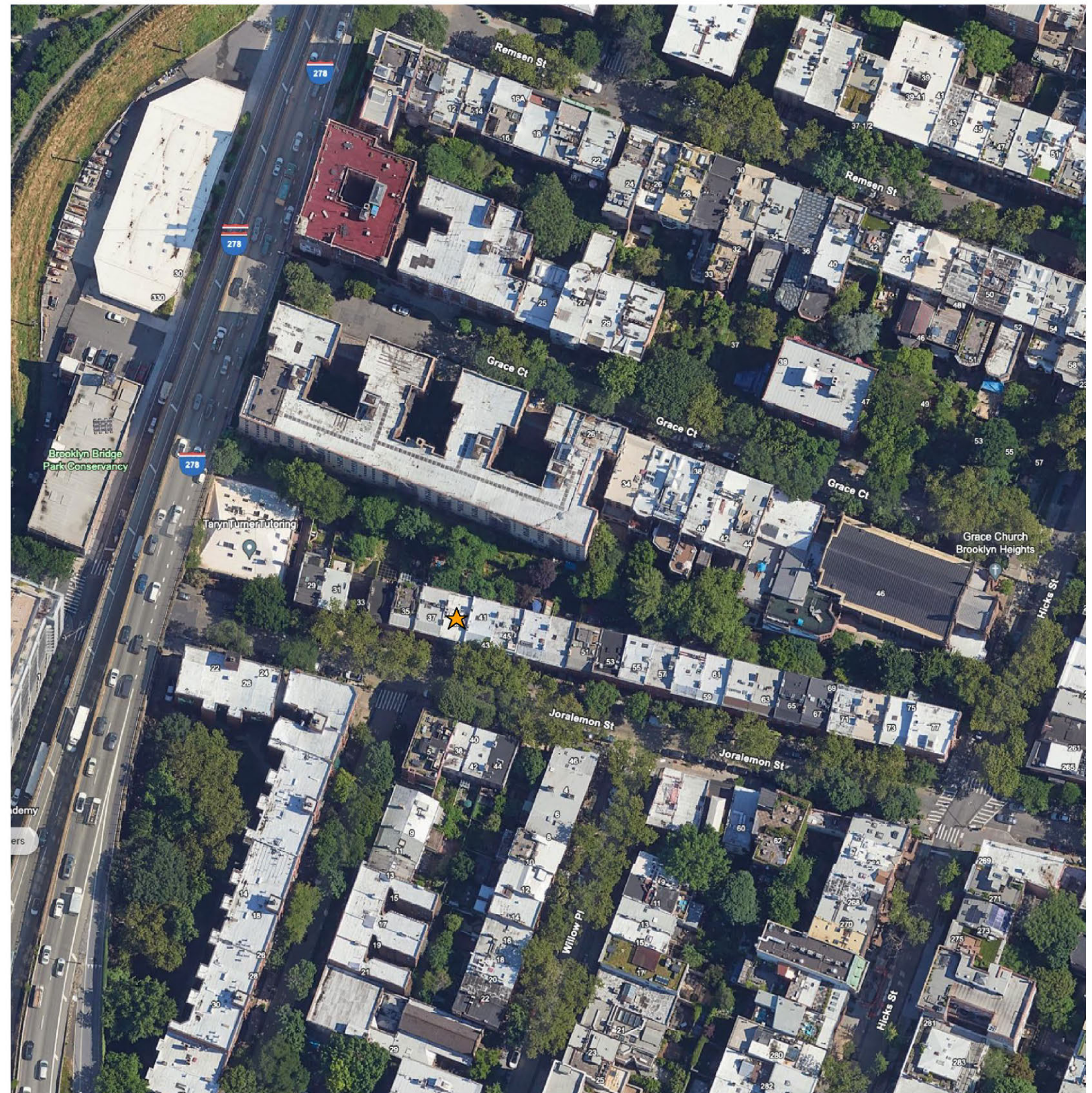
TITLE PAGE  
DRAWN BY: CG  
DATE: 10.07.2024  
SCALE: N.T.S.



Brooklyn Heights Historic District | LP-0099



PROJECT LOCATION, JORALEMON STREET -  
BROOKLYN HEIGHTS HISTORIC DISTRICT  
★ = PROJECT LOCATION



PROJECT LOCATION, JORALEMON STREET -  
GOOGLE EARTH SCREENSHOT  
★ = PROJECT LOCATION

**THE BROOKLYN STUDIO**

45 Main Street, Studio 824  
Brooklyn, NY 11201  
718 624 1700  
brooklyn.studio

41 JORALEMON RESIDENCE  
41 JORALEMON STREET  
BROOKLYN, NY  
11201

PROJECT INFO & SITE INFO  
DRAWN BY: CG  
DATE: 10.07.2024  
SCALE: N.T.S.





**EXISTING AXON VIEWS**  
NOT TO SCALE

1



**PROPOSED AXON VIEWS**  
NOT TO SCALE

2

**THE BROOKLYN STUDIO**

45 Main Street, Studio 824  
Brooklyn, NY 11201  
718 624 1700  
brooklyn.studio

**41 JORALEMON RESIDENCE**  
41 JORALEMON STREET  
BROOKLYN, NY  
11201

**EXISTING & PROPOSED: AXON VIEWS**  
DRAWN BY: CG  
DATE: 10.07.2024  
SCALE: AS NOTED





**PHOTO OF EXISTING FRONT FACADE**



**PHOTO OF EXISTING REAR FACADE**

**THE BROOKLYN STUDIO**

45 Main Street, Studio 824  
Brooklyn, NY 11201  
718 624 1700  
brooklyn.studio

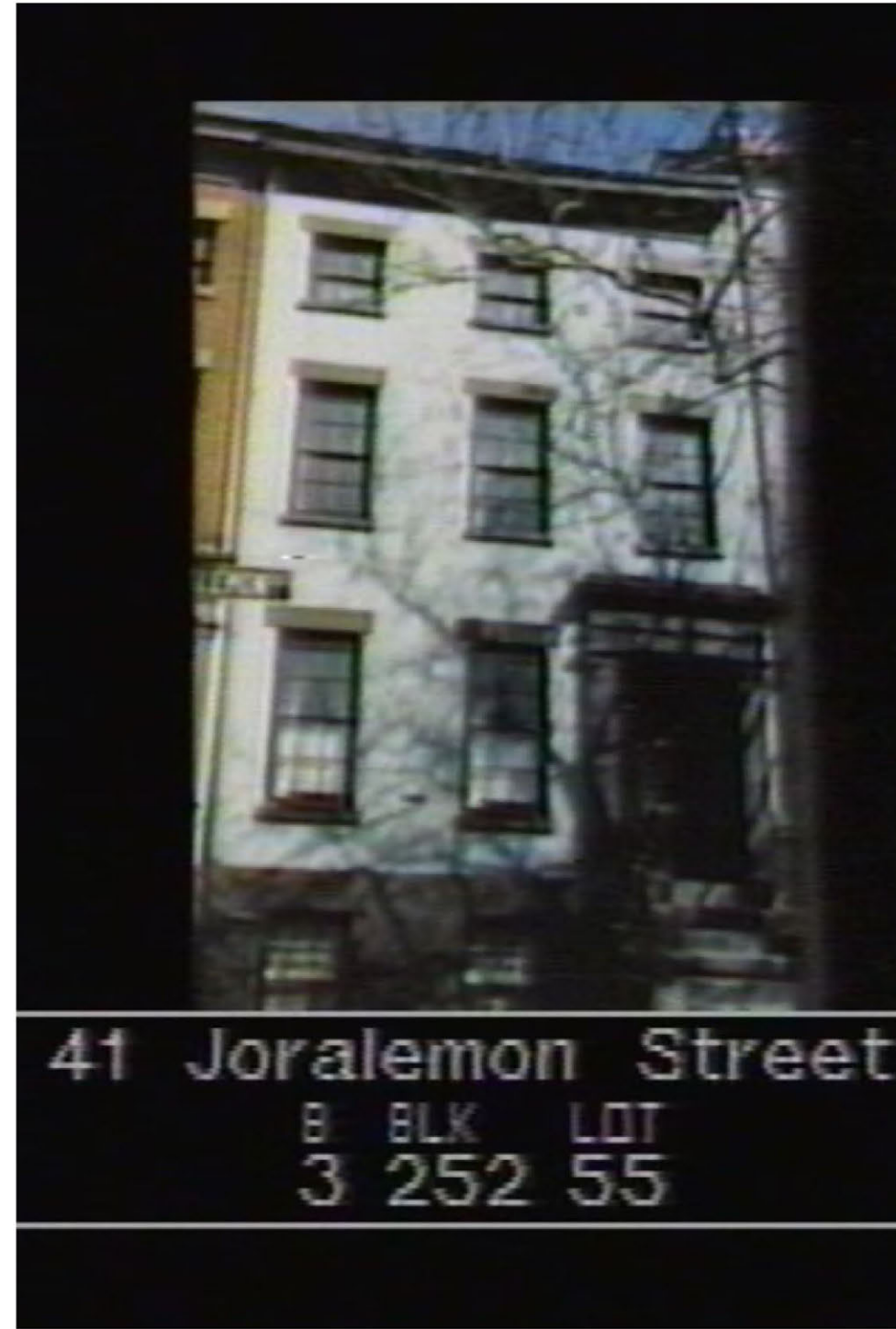
41 JORALEMON RESIDENCE  
41 JORALEMON STREET  
BROOKLYN, NY  
11201

CURRENT CONDITIONS: FRONT & REAR FACADE  
DRAWN BY: CG  
DATE: 10.07.2024  
SCALE: AS NOTED





1940s TAX PHOTO



1980s TAX PHOTO



PRESENT DAY

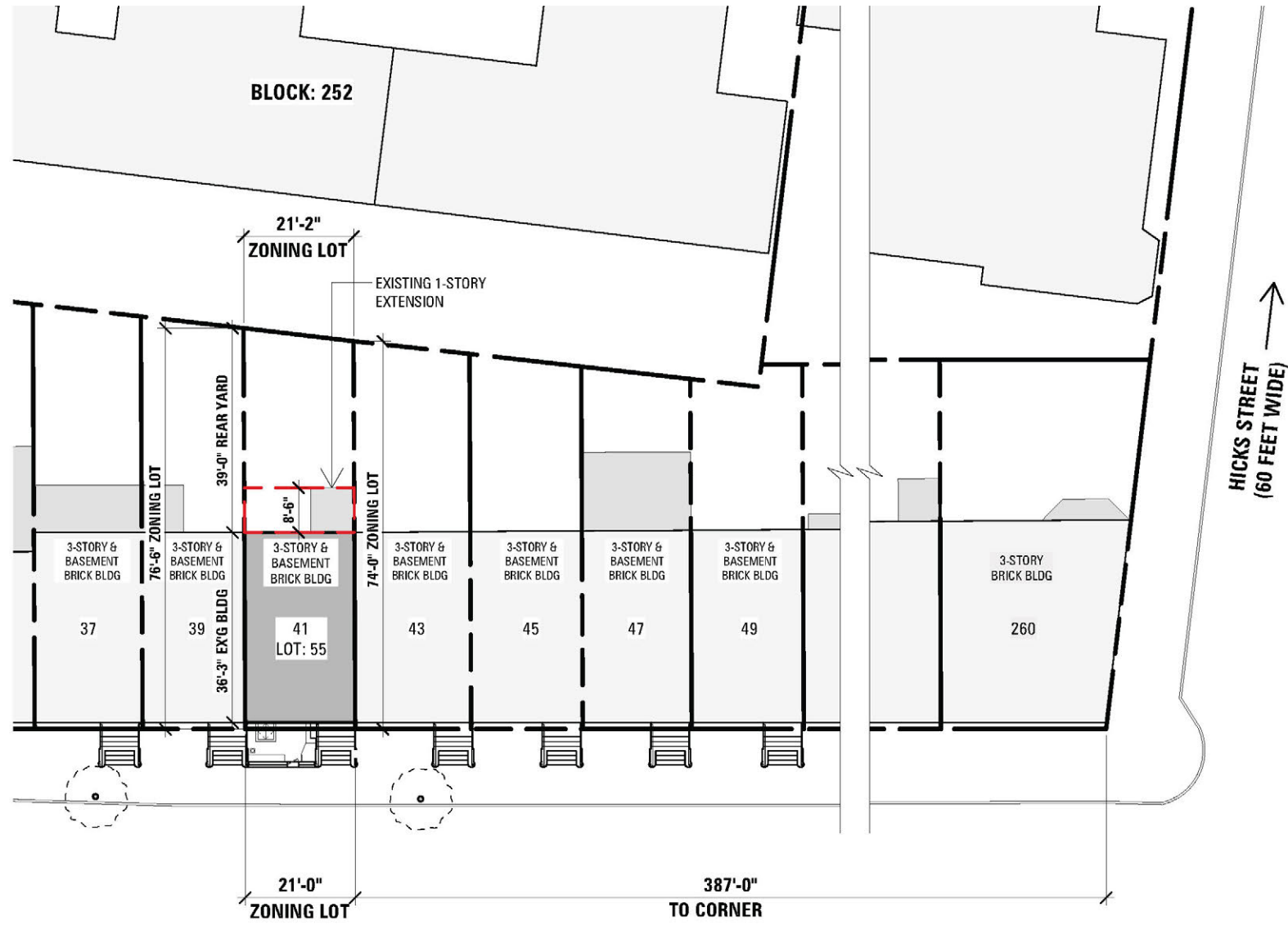
**THE BROOKLYN STUDIO**

45 Main Street, Studio 824  
Brooklyn, NY 11201  
718 624 1700  
brooklyn.studio

41 JORALEMON RESIDENCE  
41 JORALEMON STREET  
BROOKLYN, NY  
11201

HISTORICAL PHOTOGRAPHS  
DRAWN BY: CG  
DATE: 10.07.2024  
SCALE: AS NOTED





← JORALEMON STREET  
(IRREG WIDE)

**EXISTING PLOT PLAN**

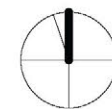


← JORALEMON STREET  
(IRREG WIDE)

**PROPOSED PLOT PLAN**

**THE BROOKLYN STUDIO**

45 Main Street, Studio 824  
Brooklyn, NY 11201  
718 624 1700  
brooklyn.studio

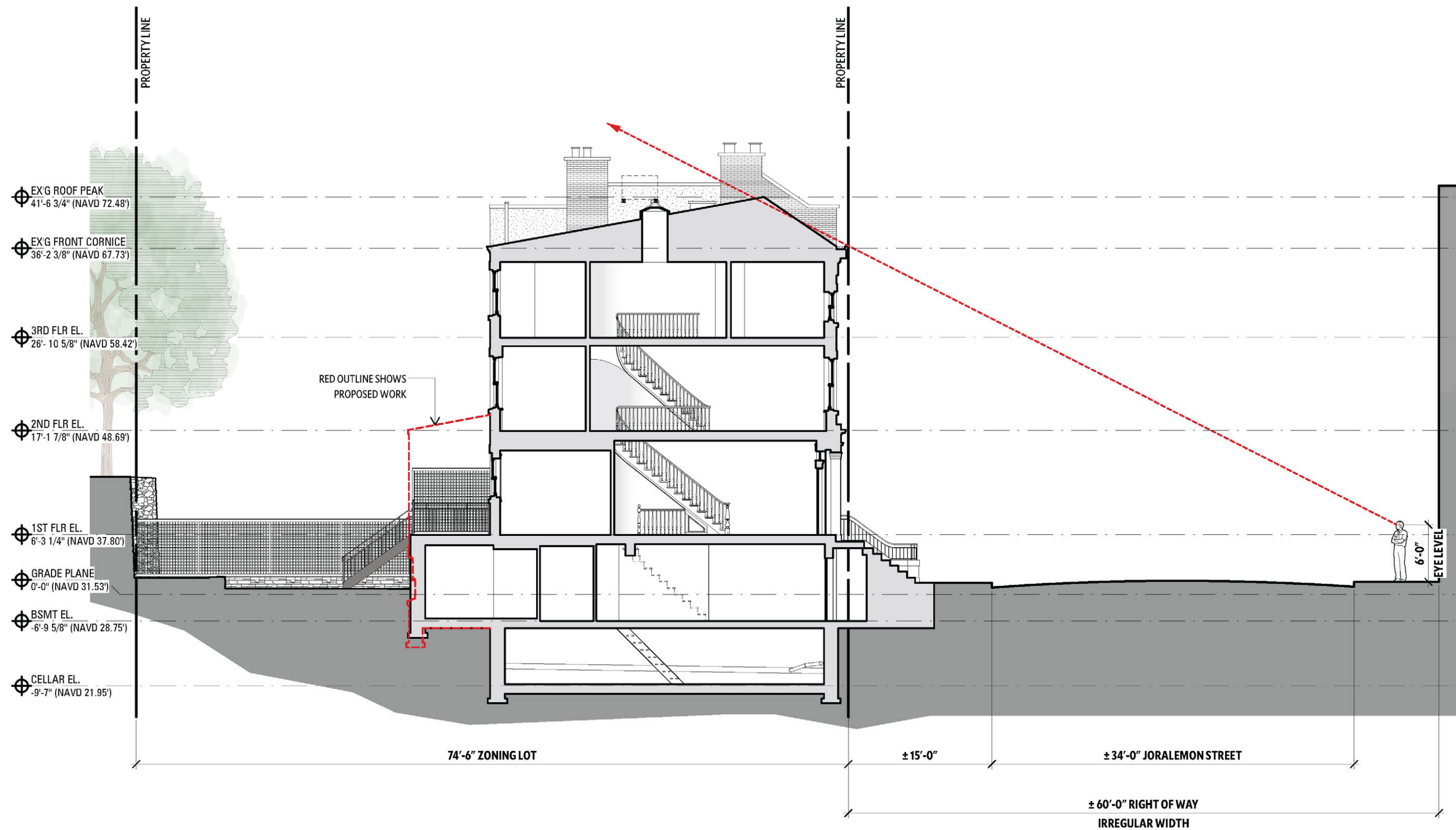


PROJECT NORTH

41 JORALEMON RESIDENCE  
41 JORALEMON STREET  
BROOKLYN, NY  
11201

EXISTING & PROPOSED: PLOT PLAN  
DRAWN BY: CG  
DATE: 10.07.2024  
SCALE: AS NOTED





**EXISTING  
BUILDING SECTION**  
3/32" = 1'-0"

1

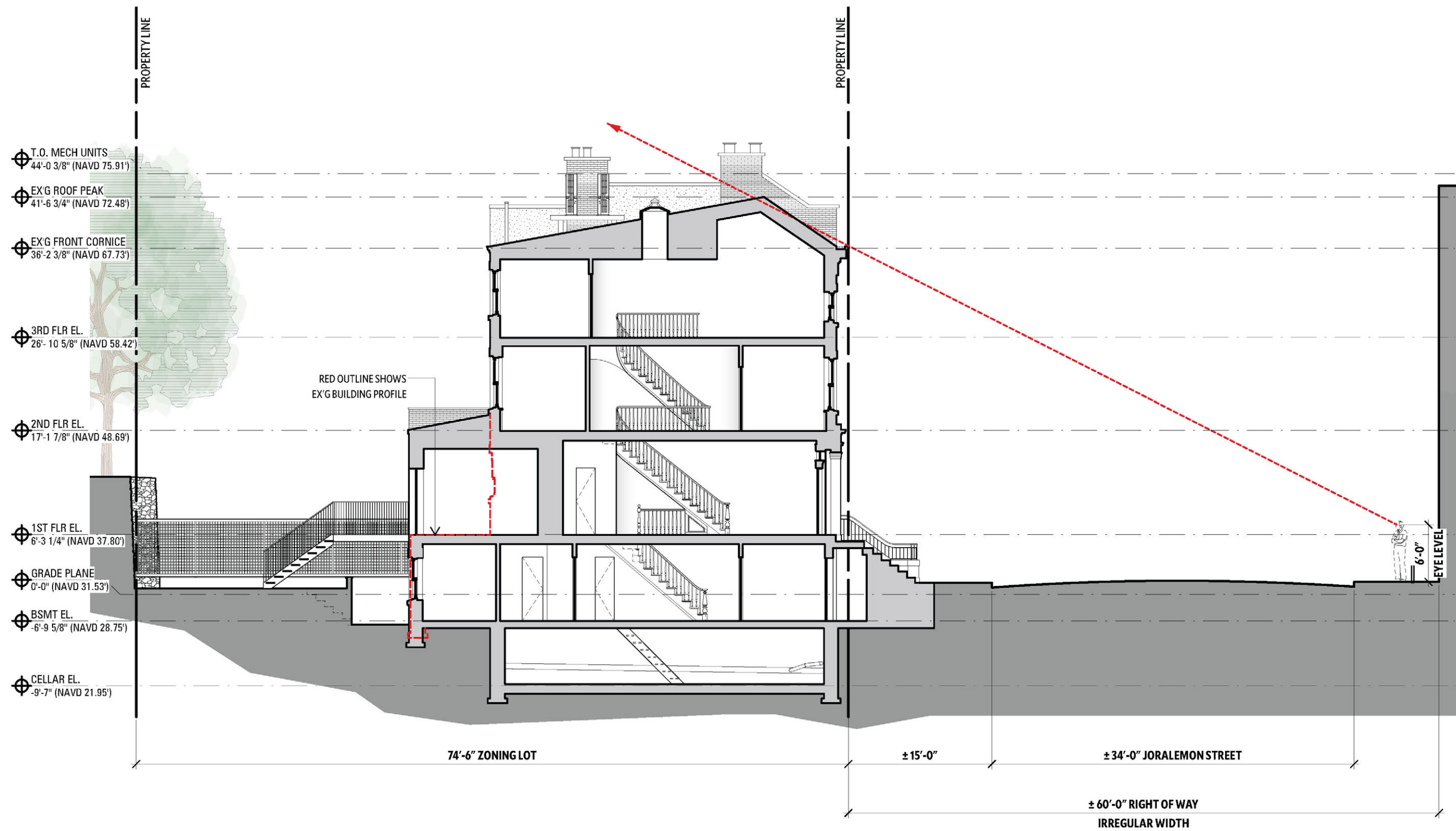
**THE BROOKLYN STUDIO**

45 Main Street, Studio 824  
Brooklyn, NY 11201  
718 624 1700  
brooklyn.studio

41 JORALEMON RESIDENCE  
41 JORALEMON STREET  
BROOKLYN, NY  
11201

EX'G BUILDING SECTION/SIGHTLINE  
DRAWN BY: CG  
DATE: 10.07.2024  
SCALE: AS NOTED





**PROPOSED  
BUILDING SECTION**  
3/32" = 1'-0"

1

**THE BROOKLYN STUDIO**

45 Main Street, Studio 824  
Brooklyn, NY 11201  
718 624 1700  
brooklyn.studio

41 JORALEMON RESIDENCE  
41 JORALEMON STREET  
BROOKLYN, NY  
11201

PROPOSED BUILDING SECTION/SIGHTLINE  
DRAWN BY: CG  
DATE: 10.07.2024  
SCALE: AS NOTED





**EXISTING BLOCK PLAN**  
SCALE 1" = 50'-0"

1

**THE BROOKLYN STUDIO**

45 Main Street, Studio 824  
Brooklyn, NY 11201  
718 624 1700  
brooklyn.studio



41 JORALEMON RESIDENCE  
41 JORALEMON STREET  
BROOKLYN, NY  
11201

EX'G BLOCK PLAN W/ REAR YARD ADDITIONS  
DRAWN BY: CG  
DATE: 10.07.2024  
SCALE: AS NOTED



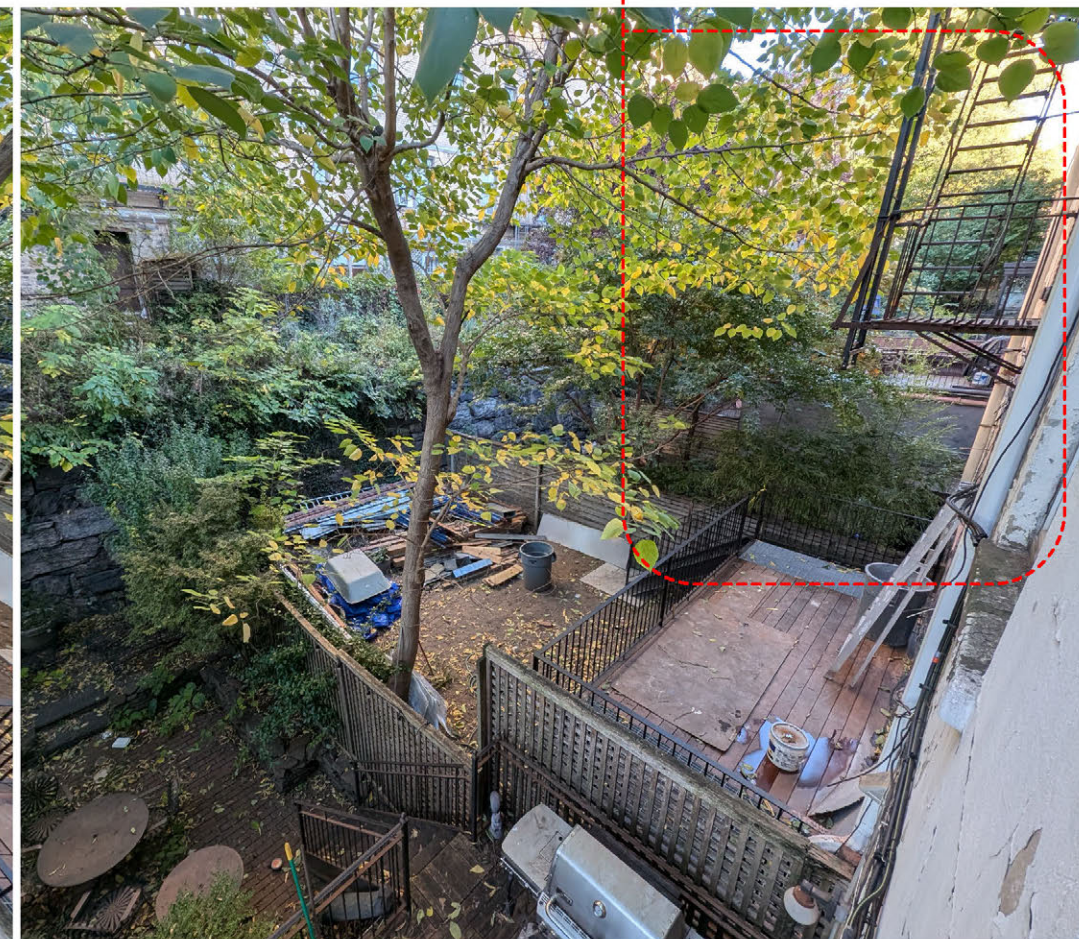
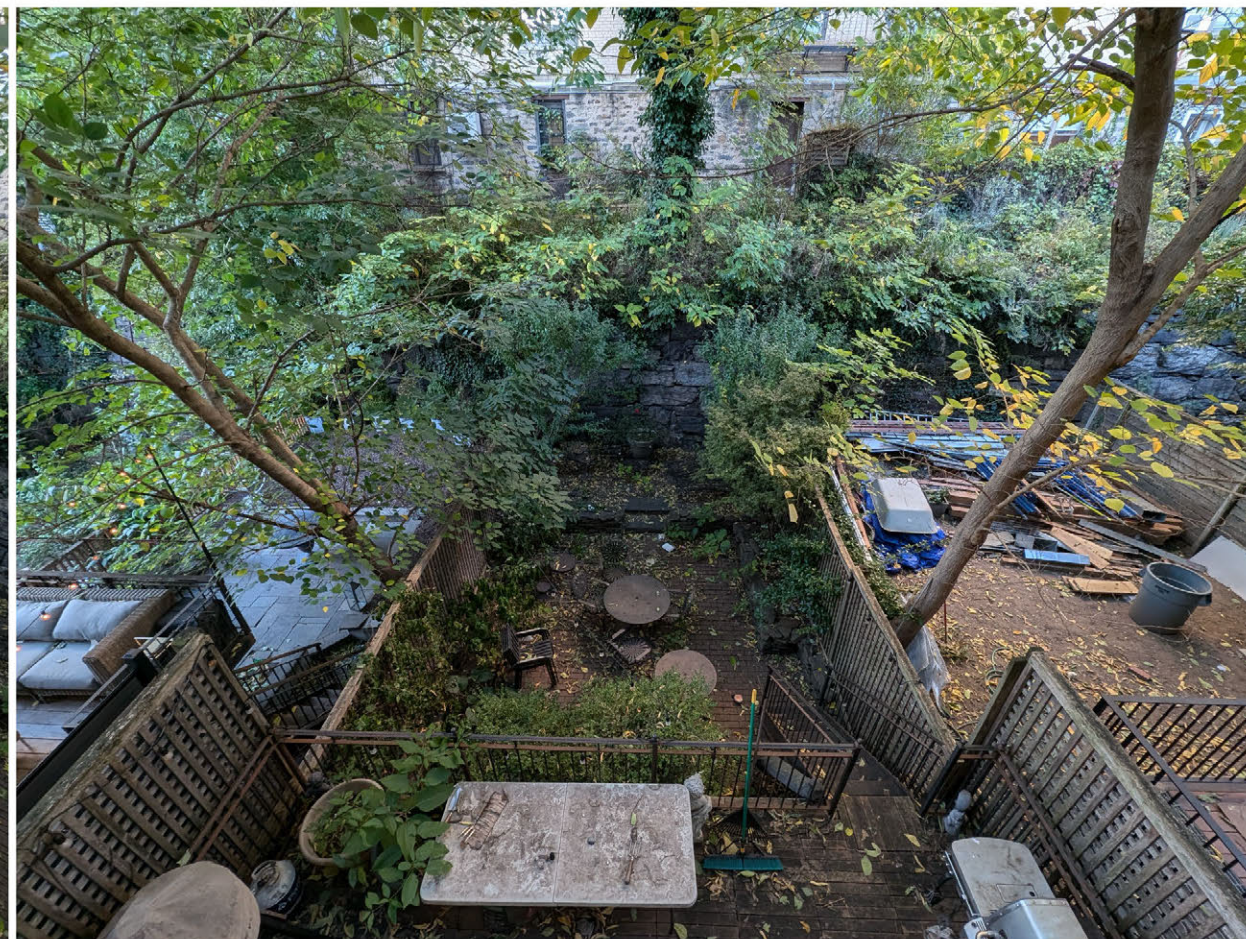
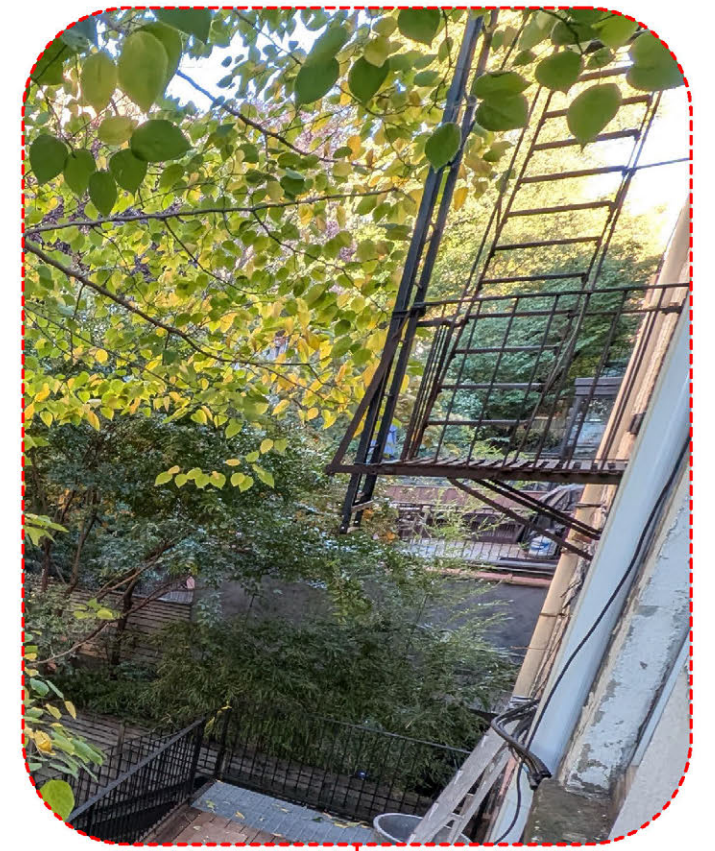
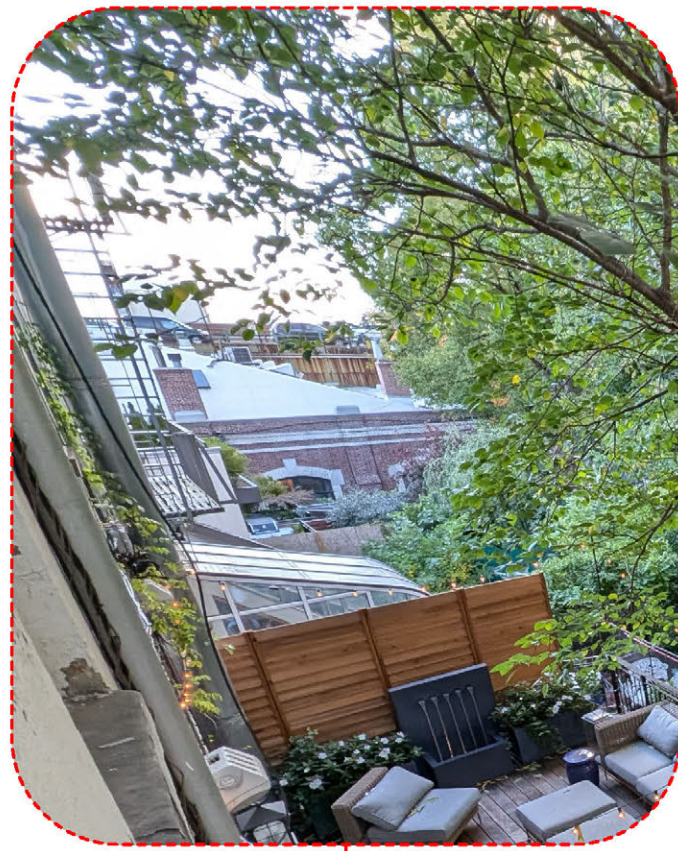


PHOTO FACING 39 JORALEMON ST REAR YARD

PHOTO FACING 41 JORALEMON ST REAR YARD

PHOTO FACING 43 JORALEMON ST REAR YARD

**THE BROOKLYN STUDIO**

45 Main Street, Studio 824  
Brooklyn, NY 11201  
718 624 1700  
brooklyn.studio

41 JORALEMON RESIDENCE  
41 JORALEMON STREET  
BROOKLYN, NY  
11201

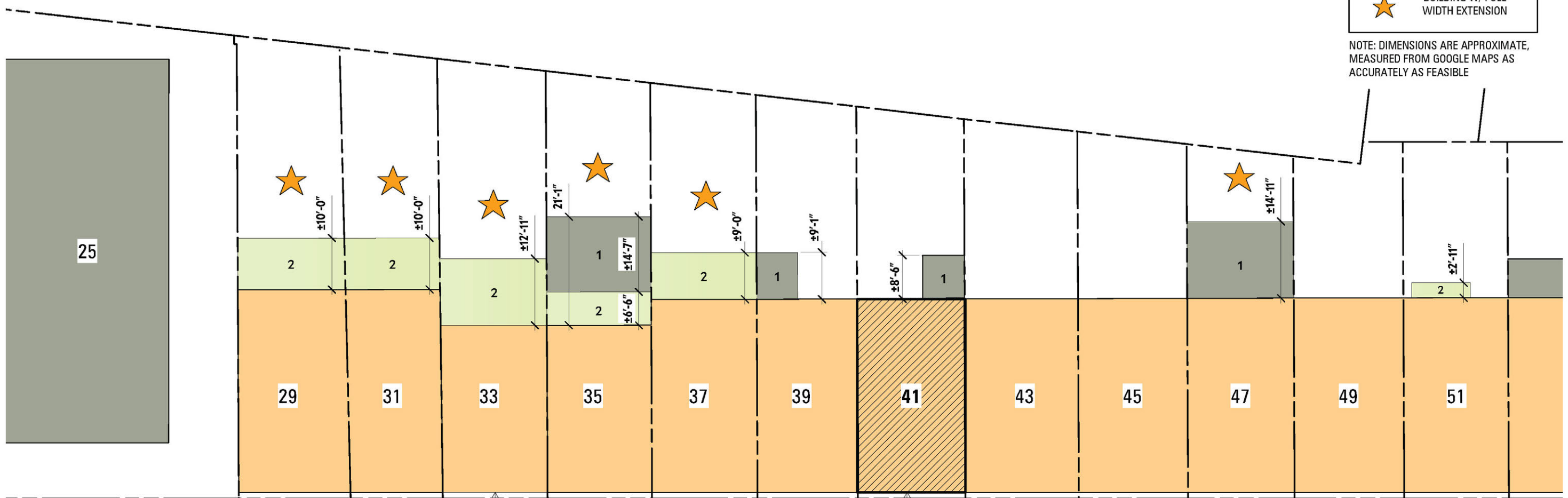
PHOTOGRAPHS FACING REAR YARDS  
DRAWN BY: CG  
DATE: 10.07.2024  
SCALE: AS NOTED



LEGEND

- 1-STORY
- 2-STORY
- 3-STORY
- 4-STORY
- ★ BUILDING W/ FULL WIDTH EXTENSION

NOTE: DIMENSIONS ARE APPROXIMATE, MEASURED FROM GOOGLE MAPS AS ACCURATELY AS FEASIBLE



NOT YET BUILT; APPROVED BY LPC ON 10/24/23  
PERMIT #: COFA-24-00936

SUBJECT PROPOERTY

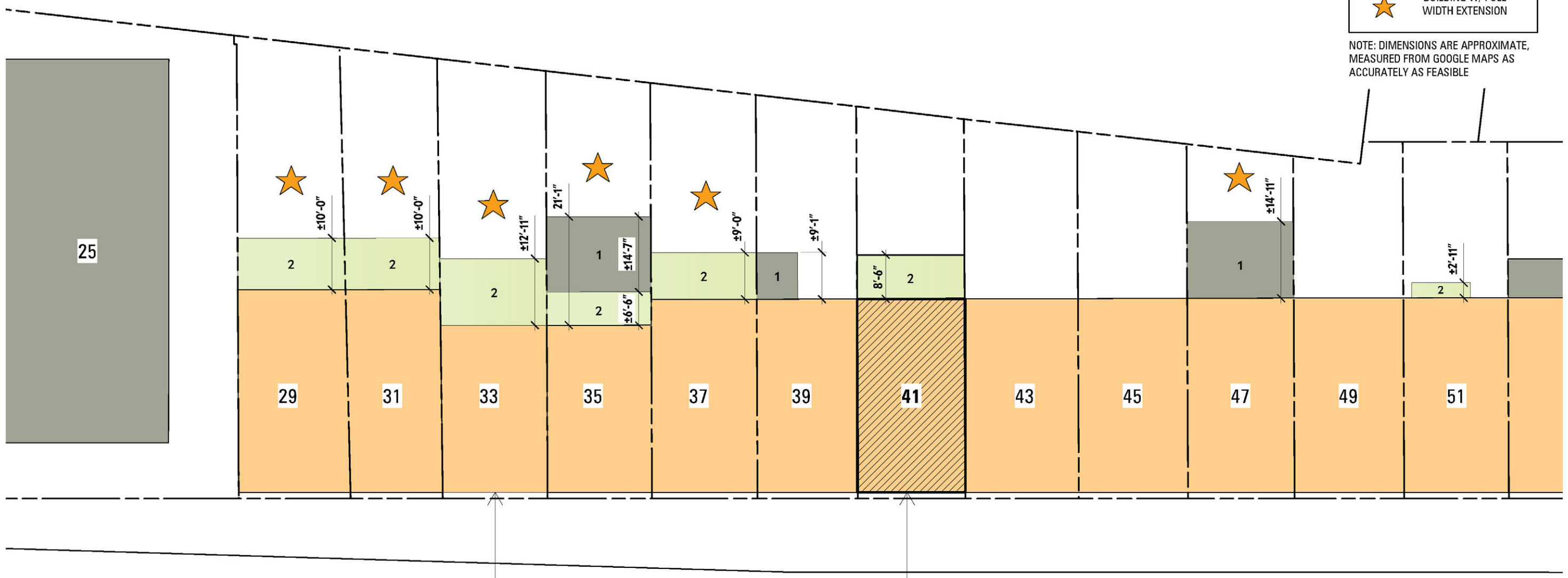
← JORALEMON ST

**DETAILS:**  
**EXISTING BLOCK PLAN**  
SCALE 1" = 50'-0" 1



LEGEND	
1	1-STORY
2	2-STORY
3	3-STORY
4	4-STORY
★	BUILDING W/ FULL WIDTH EXTENSION

NOTE: DIMENSIONS ARE APPROXIMATE, MEASURED FROM GOOGLE MAPS AS ACCURATELY AS FEASIBLE



NOT YET BUILT; APPROVED BY LPC ON 10/24/23 PERMIT #: COFA-24-00936

SUBJECT PROPOERTY

← JORALEMON ST

**DETAILS:**  
**PROPOSED BLOCK PLAN**  
SCALE 1" = 50'-0" 1

**THE BROOKLYN STUDIO**

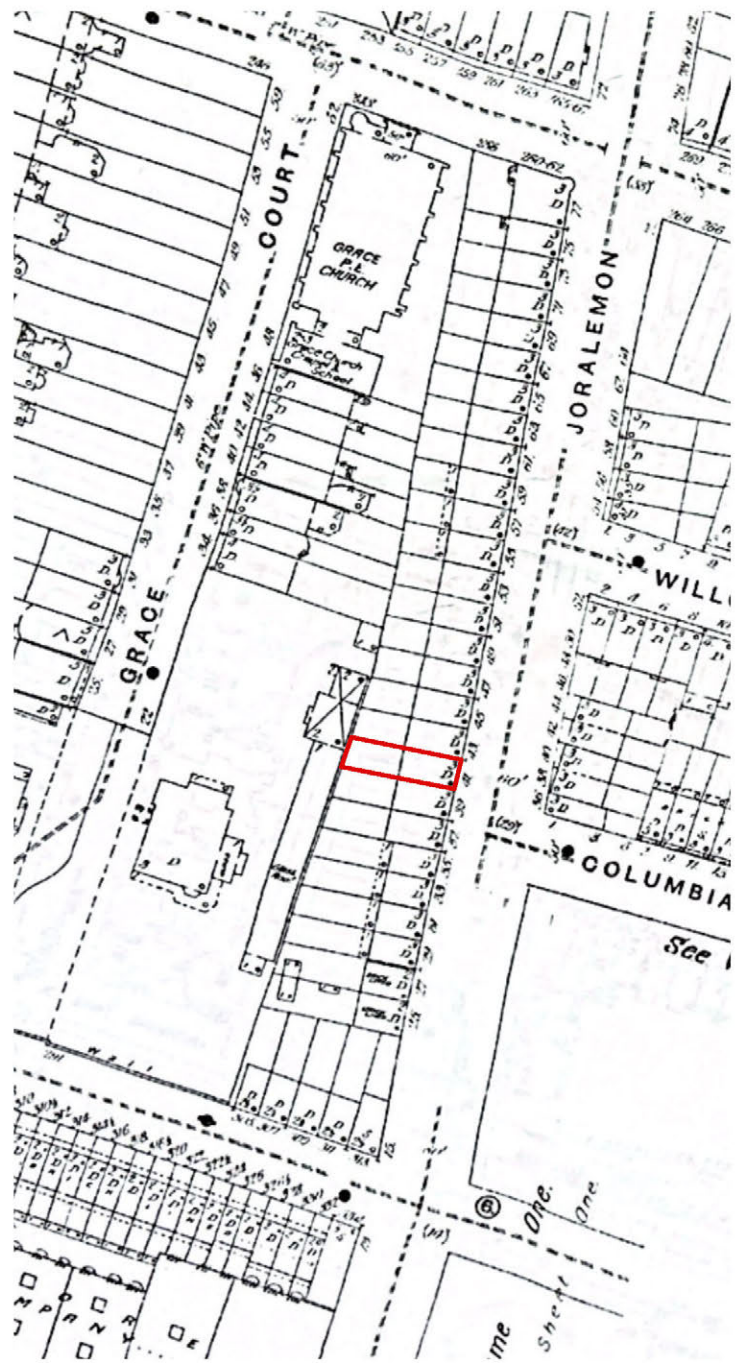
45 Main Street, Studio 824  
Brooklyn, NY 11201  
718 624 1700  
brooklyn.studio



41 JORALEMON RESIDENCE  
41 JORALEMON STREET  
BROOKLYN, NY  
11201

PROPOSED BLOCK PLAN W/ REAR YARD ADDITIONS  
DRAWN BY: CG  
DATE: 10.07.2024  
SCALE: AS NOTED

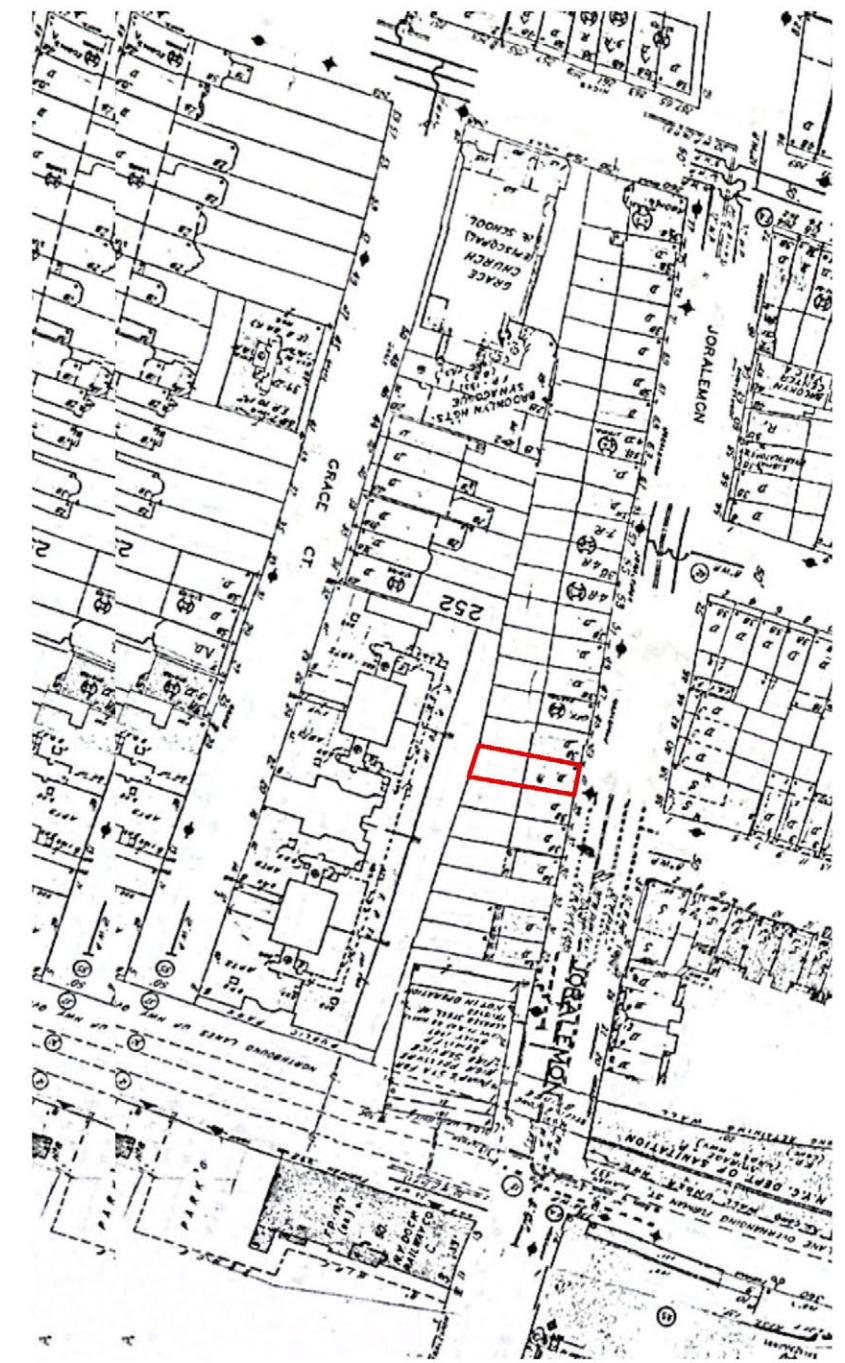




**SANBORN MAP 1887**  
NO REAR EXTENSION RECORDED

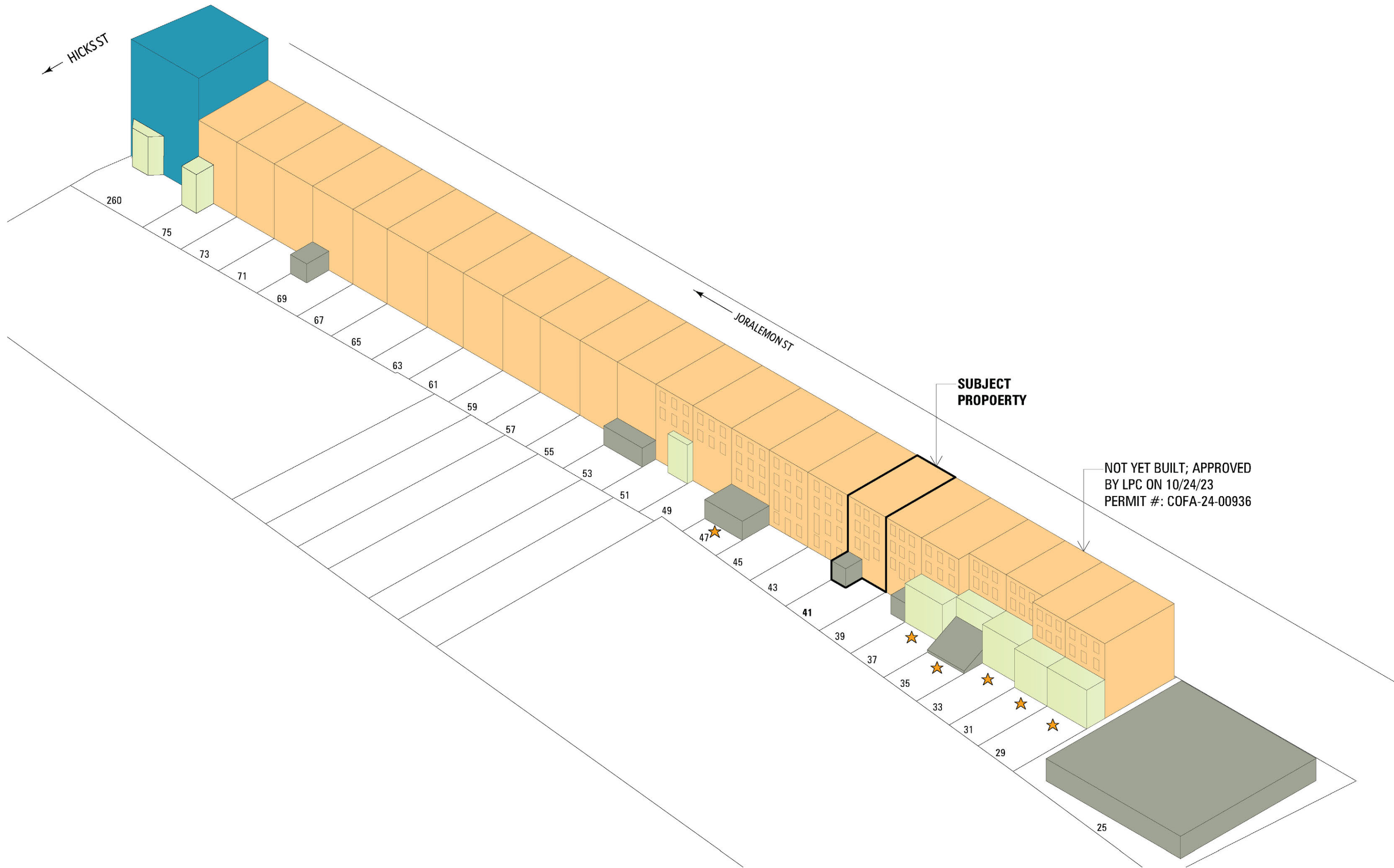


**SANBORN MAP 1950**  
(15 YEARS BEFORE DESIGNATION OF THE HISTORIC DISTRICT)  
NO REAR EXTENSION RECORDED



**SANBORN MAP 2001**  
NO REAR EXTENSION RECORDED





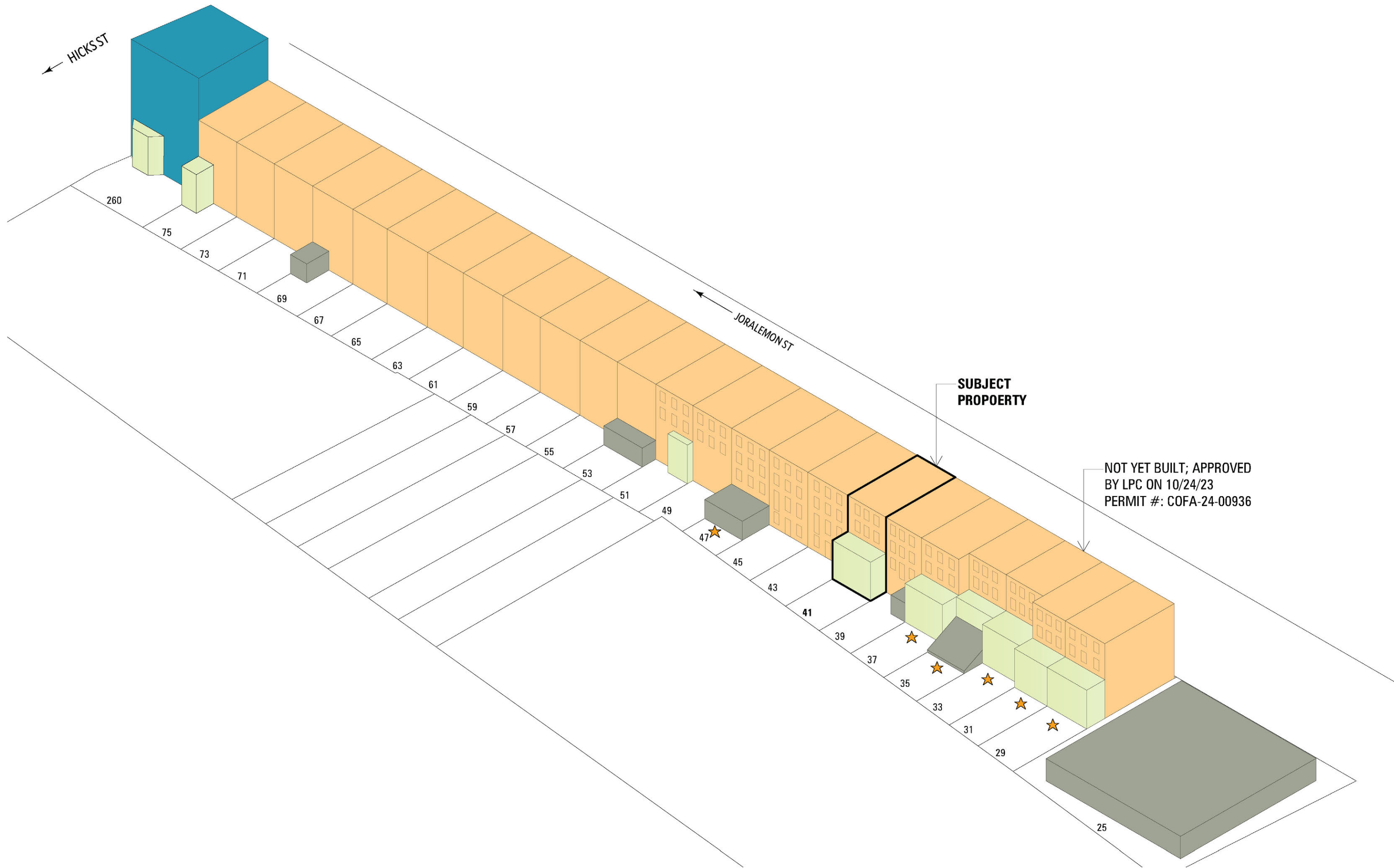
**THE BROOKLYN STUDIO**

45 Main Street, Studio 824  
 Brooklyn, NY 11201  
 718 624 1700  
 brooklyn.studio

**41 JORALEMON RESIDENCE**  
 41 JORALEMON STREET  
 BROOKLYN, NY  
 11201

**EXISTING: BLOCK AXO**  
 DRAWN BY: CG  
 DATE: 10.07.2024  
 SCALE: AS NOTED





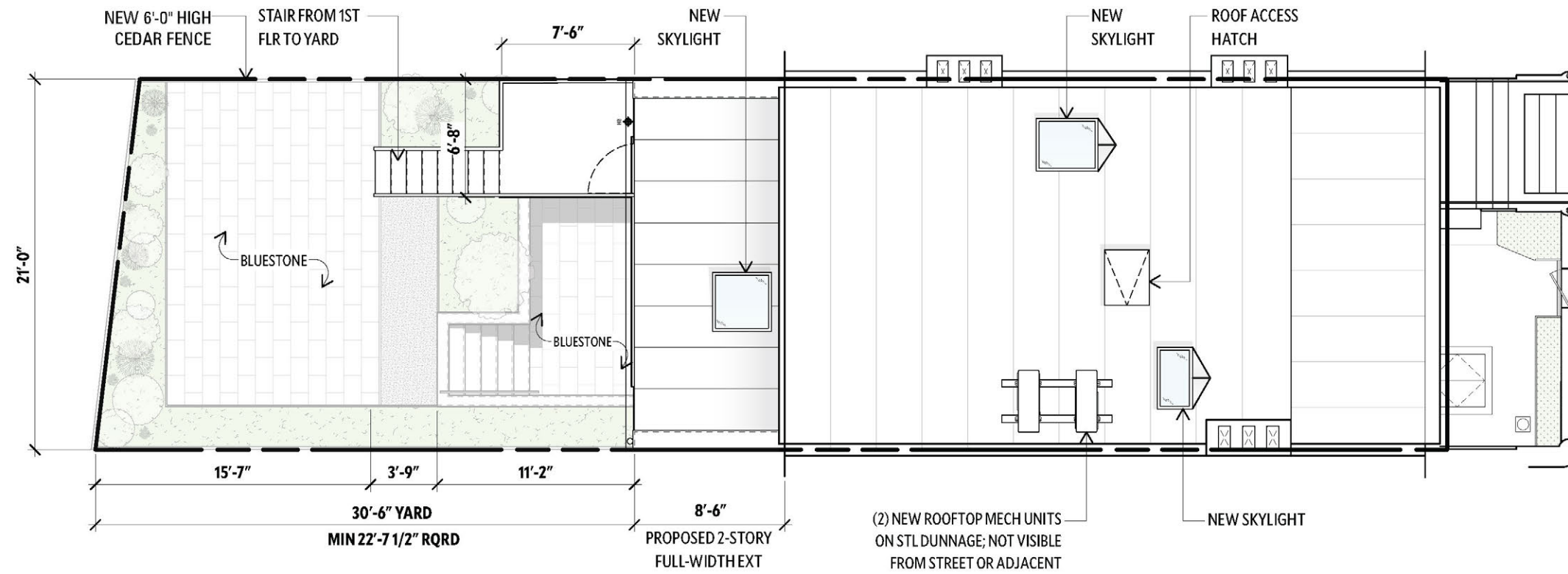
**THE BROOKLYN STUDIO**

45 Main Street, Studio 824  
 Brooklyn, NY 11201  
 718 624 1700  
 brooklyn.studio

**41 JORALEMON RESIDENCE**  
 41 JORALEMON STREET  
 BROOKLYN, NY  
 11201

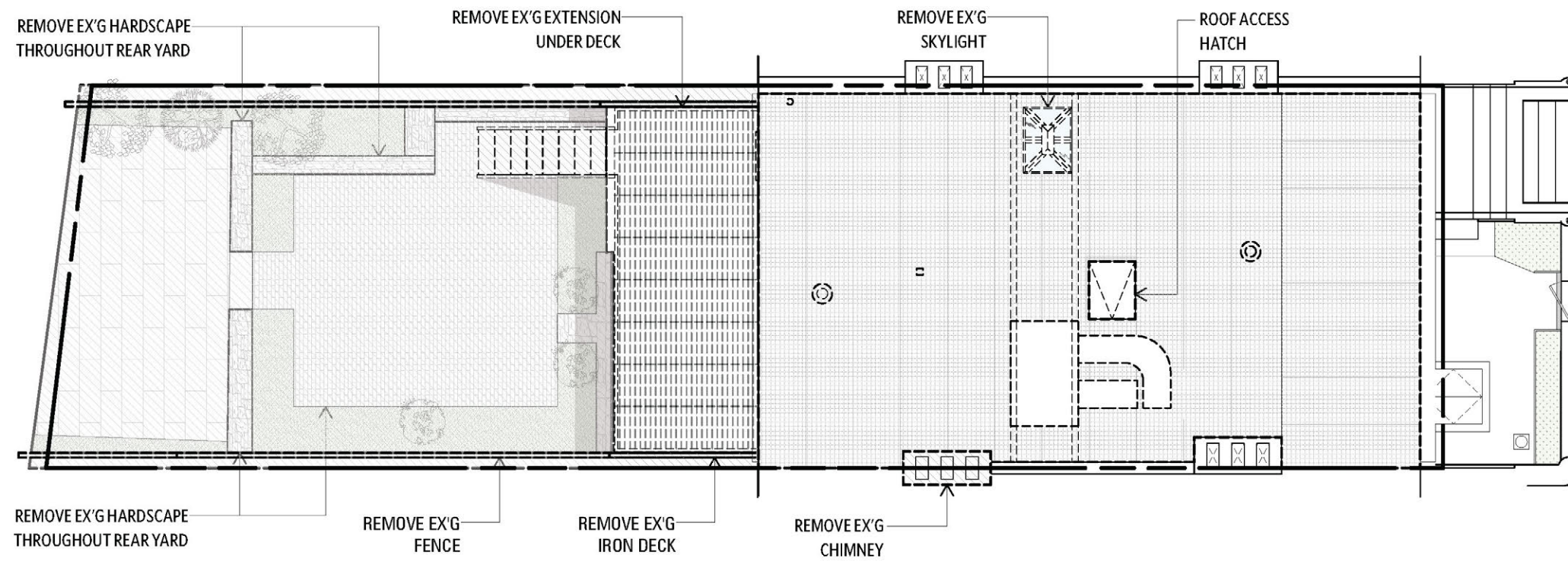
**PROPOSED: BLOCK AXO**  
 DRAWN BY: CG  
 DATE: 10.07.2024  
 SCALE: AS NOTED





**PROPOSED SITE PLAN**  
SCALE 1/8" = 1'-0"

2



**EXISTING SITE PLAN**  
SCALE 1/8" = 1'-0"

1

JORALEMON STREET

JORALEMON STREET





**THE BROOKLYN STUDIO**

45 Main Street, Studio 824  
Brooklyn, NY 11201  
718 624 1700  
brooklyn.studio

**41 JORALEMON RESIDENCE**  
41 JORALEMON STREET  
BROOKLYN, NY  
11201

**EXISTING: AXON VIEWS**  
DRAWN BY: CG  
DATE: 10.07.2024  
SCALE: AS NOTED





**THE BROOKLYN STUDIO**

45 Main Street, Studio 824  
Brooklyn, NY 11201  
718 624 1700  
brooklyn.studio

**41 JORALEMON RESIDENCE**  
41 JORALEMON STREET  
BROOKLYN, NY  
11201

**PROPOSED: AXON VIEWS**  
DRAWN BY: CG  
DATE: 10.07.2024  
SCALE: AS NOTED





43 JORALEMON ST

41 JORALEMON ST

39 JORALEMON ST

**EXISTING REAR FACADE ELEVATION**



43 JORALEMON ST

41 JORALEMON ST

39 JORALEMON ST

**PROPOSED REAR FACADE ELEVATION**

**THE BROOKLYN STUDIO**

45 Main Street, Studio 824  
 Brooklyn, NY 11201  
 718 624 1700  
 brooklyn.studio

41 JORALEMON RESIDENCE  
 41 JORALEMON STREET  
 BROOKLYN, NY  
 11201

EX'G & PROPOSED: REAR FACADE ELEVATIONS  
 DRAWN BY: CG  
 DATE: 10.07.2024  
 SCALE: AS NOTED







EX'G T.O. ROOF  
41'-6 3/4" (NAVD 72.48')

EX'G T.O. CORNICE/ROOF  
36'-2 3/8" (NAVD 67.73')

EX'G 3RD FLR  
26'-10 5/8" (NAVD 58.42')

EX'G 2ND FLR  
17'-1 7/8" (NAVD 48.69')

EX'G 1ST FLR  
6'-3 1/4" (NAVD 37.80')

BASEPLANE  
0'-0" (NAVD 31.53')

EX'G BASEMENT  
-6'-9 5/8" (NAVD 28.75')

NEW SKYLIGHT

ROOF ACCESS HATCH

NEW ROOFTOP MECHANICAL  
EQUIPMENT NOT VISIBLE FROM  
THE STREET

NEW WOOD CORNICE & GUTTER  
TO MATCH EXISTING

NEW PTD WD TWO-OVER-TWO  
DOUBLE-HUNG WINDOWS,  
TYPICAL

NEW MASONRY REAR FACADE  
TOOTHED INTO NEIGHBORING  
FACADES; SILLS & LINTEL TO BE  
BROWNSTONE

NEW PTD WD TWO-OVER-TWO  
DOUBLE-HUNG WINDOWS,  
TYPICAL

STANDING-SEAM ZINC ROOF

NEW GUTTER & RAIN LEADER

NEW MASONRY REAR  
EXTENSION

NEW STEEL WINDOW  
SYSTEM AT REAR EXTENSION

NEW STEEL DECK AND STAIRS  
TO REAR YARD

NEW MASONRY EXTENSION

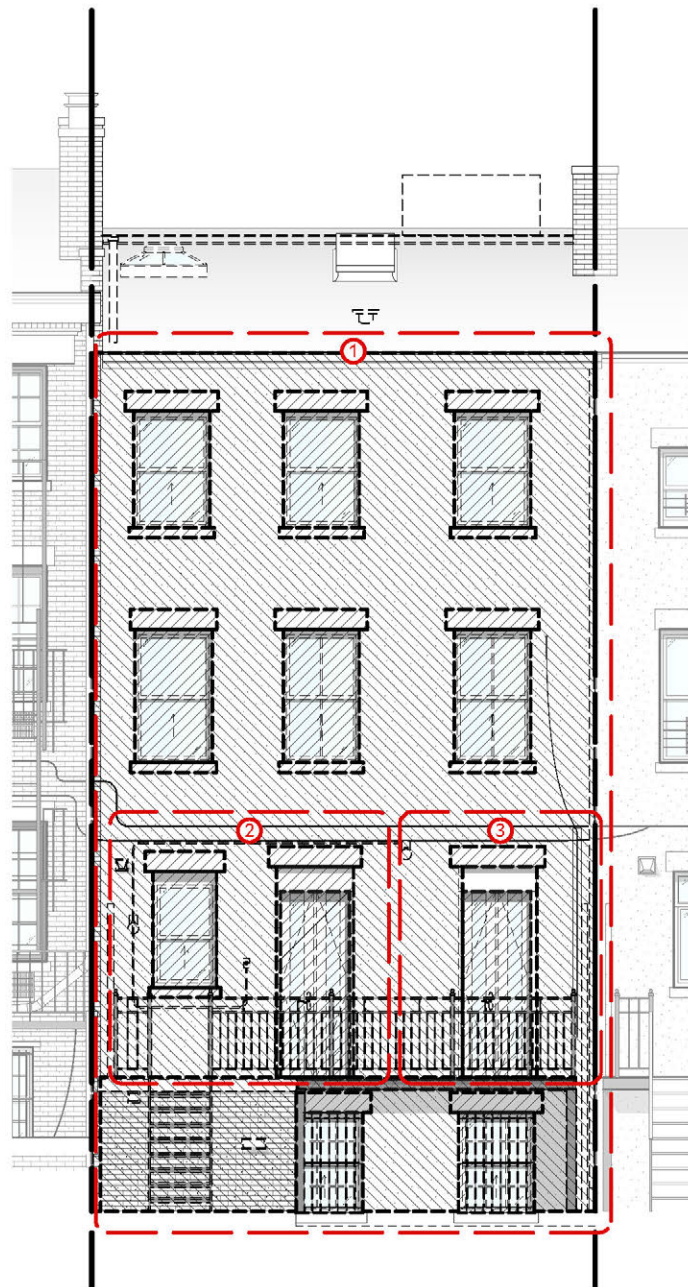
## THE BROOKLYN STUDIO

45 Main Street, Studio 824  
Brooklyn, NY 11201  
718 624 1700  
brooklyn.studio

41 JORALEMON RESIDENCE  
41 JORALEMON STREET  
BROOKLYN, NY  
11201

PROPOSED REAR FACADE ELEVATION  
DRAWN BY: CG  
DATE: 10.07.2024  
SCALE: AS NOTED





**EXISTING REAR FACADE ELEVATION**



**1. EXISTING REAR FACADE IN POOR CONDITION**



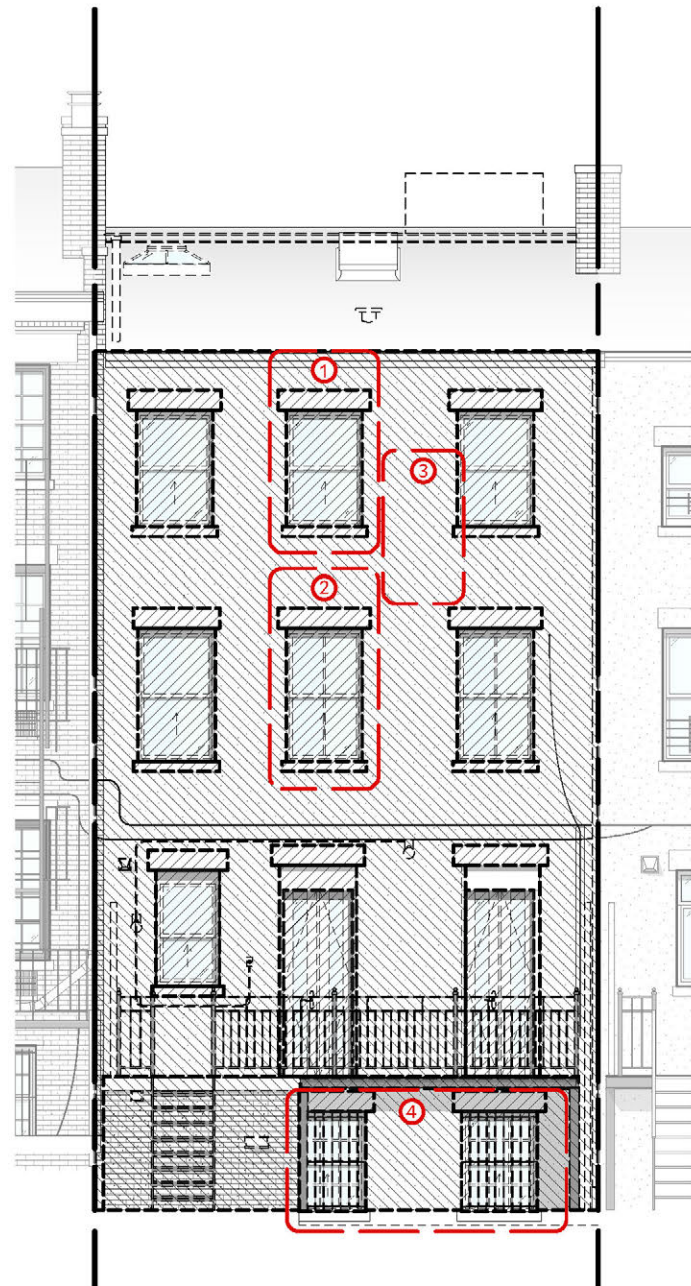
**3. EXISTING DOUBLE HUNG NON-ORIGINAL FRENCH CASEMENT DOORS AT 1ST FLOOR IN POOR CONDITION**



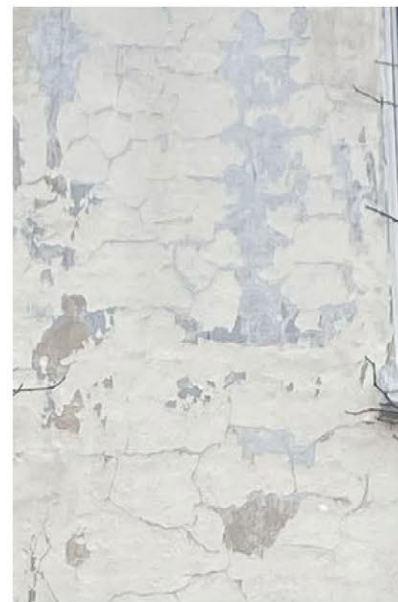
**2. EXISTING DOUBLE HUNG NON-ORIGINAL WINDOW & FRENCH CASEMENT DOORS AT 1ST FLOOR, ALL IN POOR CONDITION**

**EXISTING CONDITIONS REAR FACADE PHOTOS**





**EXISTING REAR FACADE ELEVATION**



**3. EX'G CEMENTITIOUS COATING AND PAINT IN POOR CONDITION & FLAKING OFF; WATER INFILTRATION THROUGHOUT THE WALL JEPORDIZING INTEGRITY OF MASONRY BACK WALL**



**4. EXISTING SIX-OVER-SIX NON-ORIGINAL WINDOWS, ALL IN POOR CONDITION**



**1. EXISTING DOUBLE HUNG NON-ORIGINAL WINDOWS, ALL IN POOR CONDITION**



**2. EXISTING TWO-OVER-TWO NON-ORIGINAL WINDOWS, ALL IN POOR CONDITION**

**EXISTING CONDITIONS REAR FACADE PHOTOS**





**REAR FACADE PROBE, BASEMENT LEVEL, EXTERIOR**



**REAR FACADE PROBE, PARLOR LEVEL, EXTERIOR**



**REAR WALL PROBE, 2ND FLOOR, INTERIOR**

**THE BROOKLYN STUDIO**

45 Main Street, Studio 824  
Brooklyn, NY 11201  
718 624 1700  
brooklyn.studio

41 JORALEMON RESIDENCE  
41 JORALEMON STREET  
BROOKLYN, NY  
11201

PROBE IMAGES  
DRAWN BY: CG  
DATE: 10.07.2024  
SCALE: AS NOTED



EX'G T.O. ROOF  
44'-3 1/2"

EX'G T.O. CORNICE/ROOF  
35'-7 1/4"

EX'G 3RD FLR  
26'-1/2"

EX'G 2ND FLR  
16'-4"

NEW BLUESTONE  
SILLS; TYP

EX'G 1ST FLR  
5'-6"

BASEPLANE  
0'-0"

EX'G BASEMENT  
-3'-6"



NEW BROWNSTONE  
LINTEL & SILLS; TYP

NEW WINDOWS:  
PAINTED BLACK  
TYPICAL

NEW MASONRY  
WALL @ REAR  
FACADE; BRICK TO  
MATCH EX'G

NEW ZINC ROOF,  
GUTTER & RAIN  
LEADER

NEW STL  
WINDOWS:  
PAINTED BLACK  
TYPICAL

NEW MASONRY  
WALL @  
EXTENSION; BRICK  
TO MATCH EX'G

### THE BROOKLYN STUDIO

45 Main Street, Studio 824  
Brooklyn, NY 11201  
718 624 1700  
brooklyn.studio

41 JORALEMON RESIDENCE  
41 JORALEMON STREET  
BROOKLYN, NY  
11201

PROPOSED MATERIAL ELEVATIONS  
DRAWN BY: CG  
DATE: 10.07.2024  
SCALE: AS NOTED



EX'G T.O. ROOF  
44'-3 1/2"

EX'G T.O. CORNICE/ROOF  
35'-7 1/4"

EX'G 3RD FLR  
26'-1/2"

EX'G 2ND FLR  
16'-4"

EX'G 1ST FLR  
5'-6"

BASEPLANE  
0'-0"

EX'G BASEMENT  
-3'-6"



## THE BROOKLYN STUDIO

45 Main Street, Studio 824  
Brooklyn, NY 11201  
718 624 1700  
brooklyn.studio

41 JORALEMON RESIDENCE  
41 JORALEMON STREET  
BROOKLYN, NY  
11201

PROPOSED MATERIAL ELEVATIONS  
DRAWN BY: CG  
DATE: 10.07.2024  
SCALE: AS NOTED



October 22, 2024  
Public Hearing

The current proposal is:

Preservation Department – Item 3, LPC-24-10821

## **41 Joralemon Street – Brooklyn Heights Historic District Borough of Brooklyn**

To testify virtually, please join Zoom

**Webinar ID:** 845 8560 8546

**Passcode:** 804927

By Phone: 646-558-8656 (NY)

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.



# APPENDIX

---

**THE BROOKLYN STUDIO**

45 Main Street, Studio 824  
Brooklyn, NY 11201  
718 624 1700  
brooklyn.studio

41 JORALEMON RESIDENCE  
41 JORALEMON STREET  
BROOKLYN, NY  
11201

APPENDIX  
DRAWN BY: CG  
DATE: 10.07.2024  
SCALE: AS NOTED





**THE BROOKLYN STUDIO**

45 Main Street, Studio 824  
 Brooklyn, NY 11201  
 718 624 1700  
 brooklyn.studio

**41 JORALEMON RESIDENCE**  
 41 JORALEMON STREET  
 BROOKLYN, NY  
 11201

**EX'G FRONT FACADE ELEVATION**  
 DRAWN BY: CG  
 DATE: 10.07.2024  
 SCALE: AS NOTED





**THE BROOKLYN STUDIO**

45 Main Street, Studio 824  
 Brooklyn, NY 11201  
 718 624 1700  
 brooklyn.studio

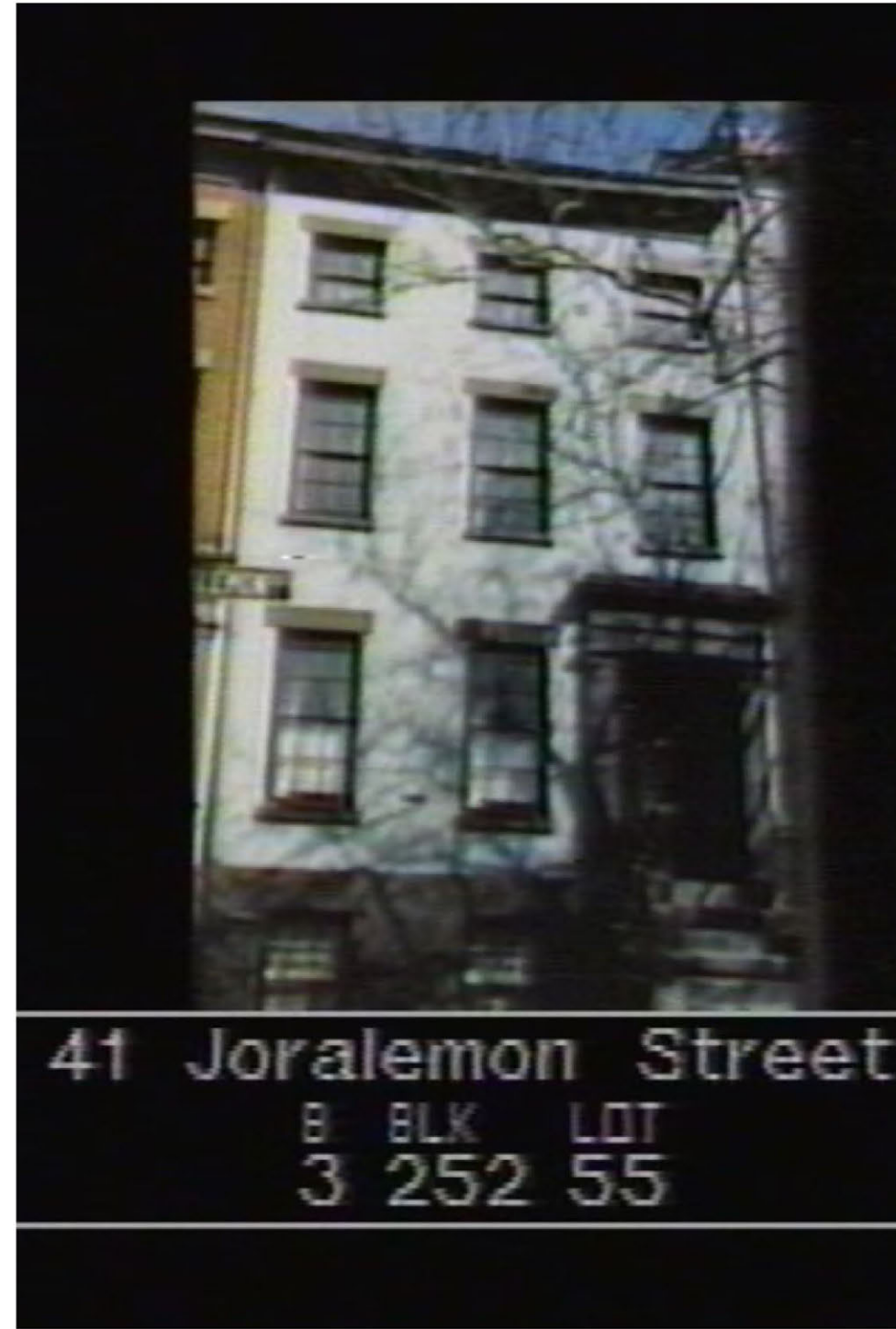
**41 JORALEMON RESIDENCE**  
 41 JORALEMON STREET  
 BROOKLYN, NY  
 11201

**PROPOSED FRONT FACADE ELEVATION**  
 DRAWN BY: CG  
 DATE: 10.07.2024  
 SCALE: AS NOTED





**1940s TAX PHOTO**  
1-OVER-1 WINDOWS  
#39 SHOWS 6-OVER-1  
#43 SHOWS 6-OVER-6



**1980s TAX PHOTO**  
6-OVER-6 WINDOWS



**PRESENT DAY**  
6-OVER-6 WINDOWS

**THE BROOKLYN STUDIO**

45 Main Street, Studio 824  
Brooklyn, NY 11201  
718 624 1700  
brooklyn.studio

41 JORALEMON RESIDENCE  
41 JORALEMON STREET  
BROOKLYN, NY  
11201

HISTORICAL PHOTOGRAPHS  
DRAWN BY: CG  
DATE: 10.07.2024  
SCALE: AS NOTED





**EXISTING FRONT FACADE ELEVATION**



**3. DETERIORATING SECTION OF CORNICE TO BE REPAIRED**



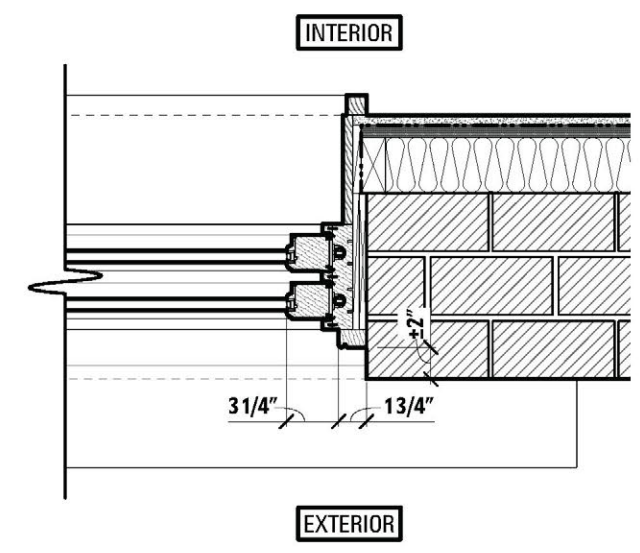
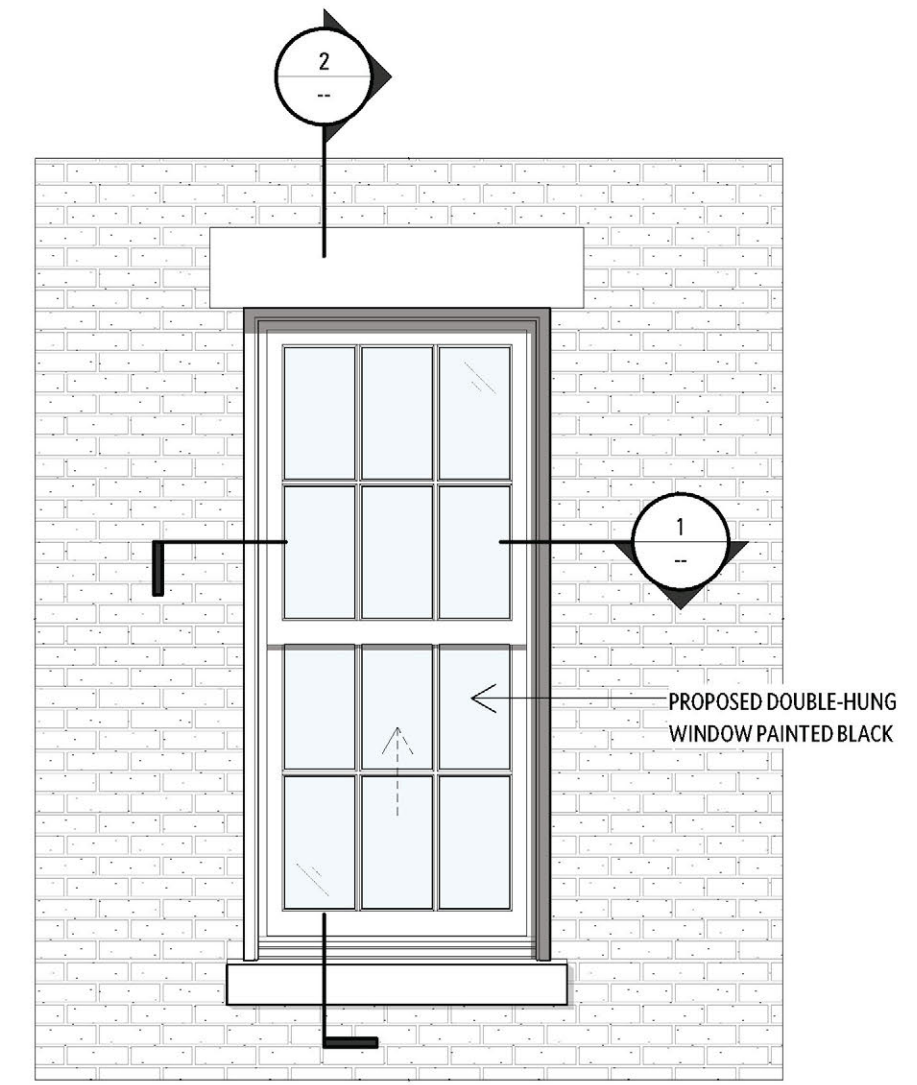
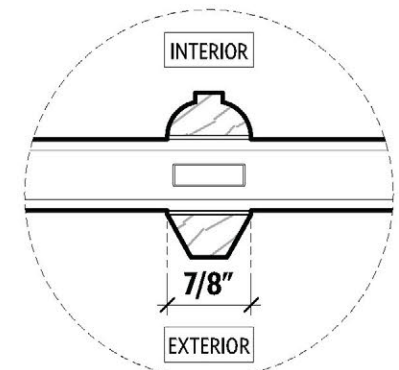
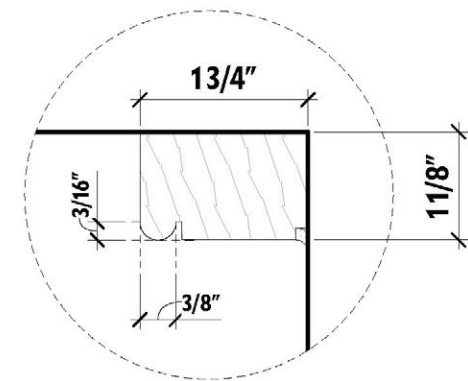
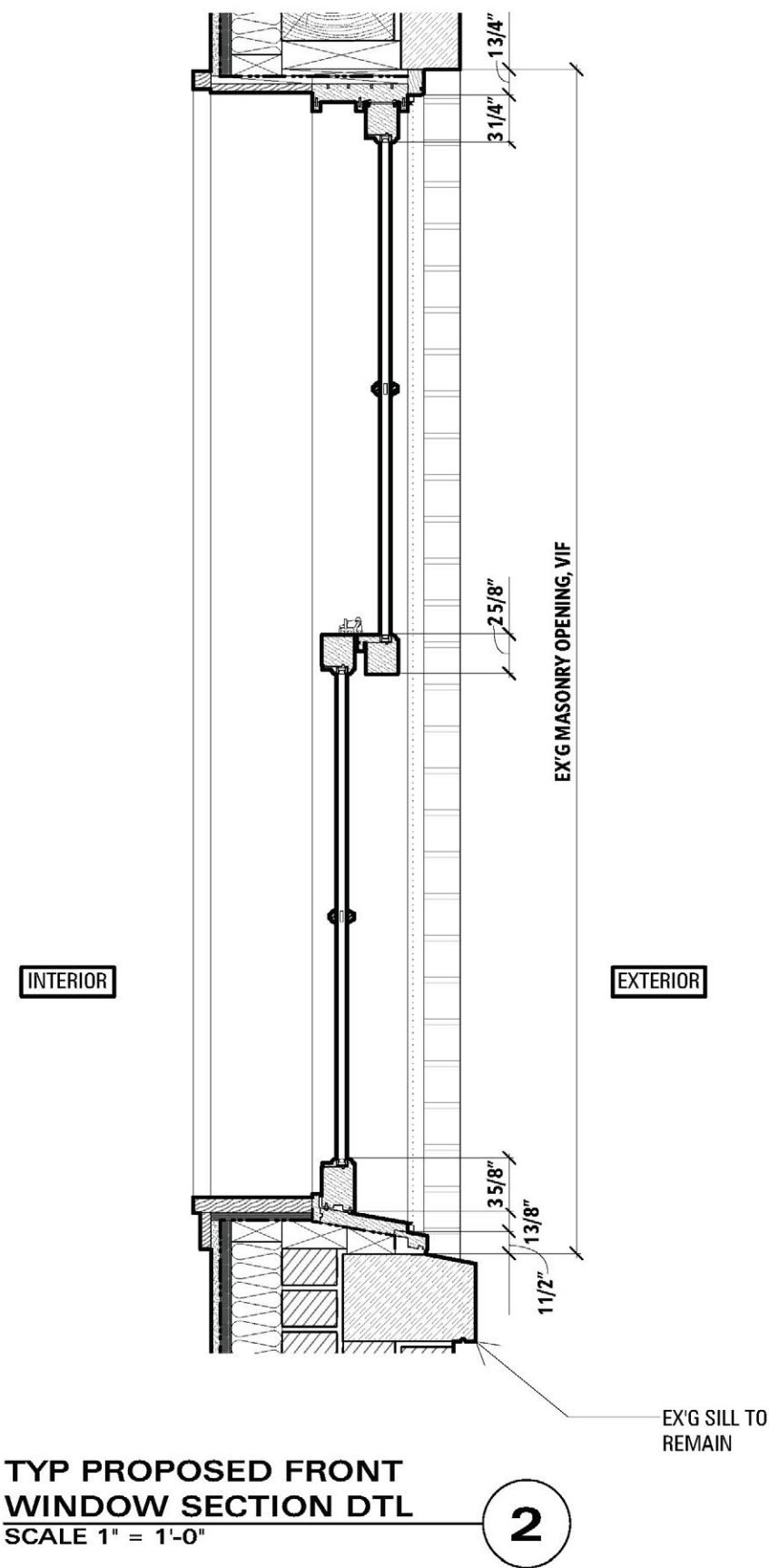
**1. EXISTING SIX-OVER-SIX NON-ORIGINAL WINDOWS, TYP**



**2. EXISTING IRON WINDOW IRON GUARDS AT BASEMENT AND EXISTING SIX-OVER-SIX NON-ORIGINAL WINDOWS, TYP**

**EXISTING CONDITIONS FRONT FACADE PHOTOS**







October 22, 2024  
Public Hearing

The current proposal is:

Preservation Department – Item 3, LPC-24-10821

## 41 Joralemon Street – Brooklyn Heights Historic District Borough of Brooklyn

To testify virtually, please join Zoom

**Webinar ID:** 845 8560 8546

**Passcode:** 804927

By Phone: 646-558-8656 (NY)

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.