

November 19, 2024
Public Hearing

The current proposal is:

Preservation Department – Item 10, LPC-25-02304

20 Remsen Street – Brooklyn Heights Historic District Borough of Brooklyn

To testify virtually, please join Zoom

Webinar ID: 161 560 5566

Passcode: 604575

By Phone: 646-558-8656 (NY)

877-853-5257 (Toll free) US

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Presentation to the
New York City
Landmarks Preservation Commission

20 Remsen Street

Brooklyn Heights Historic District

19 November 2024



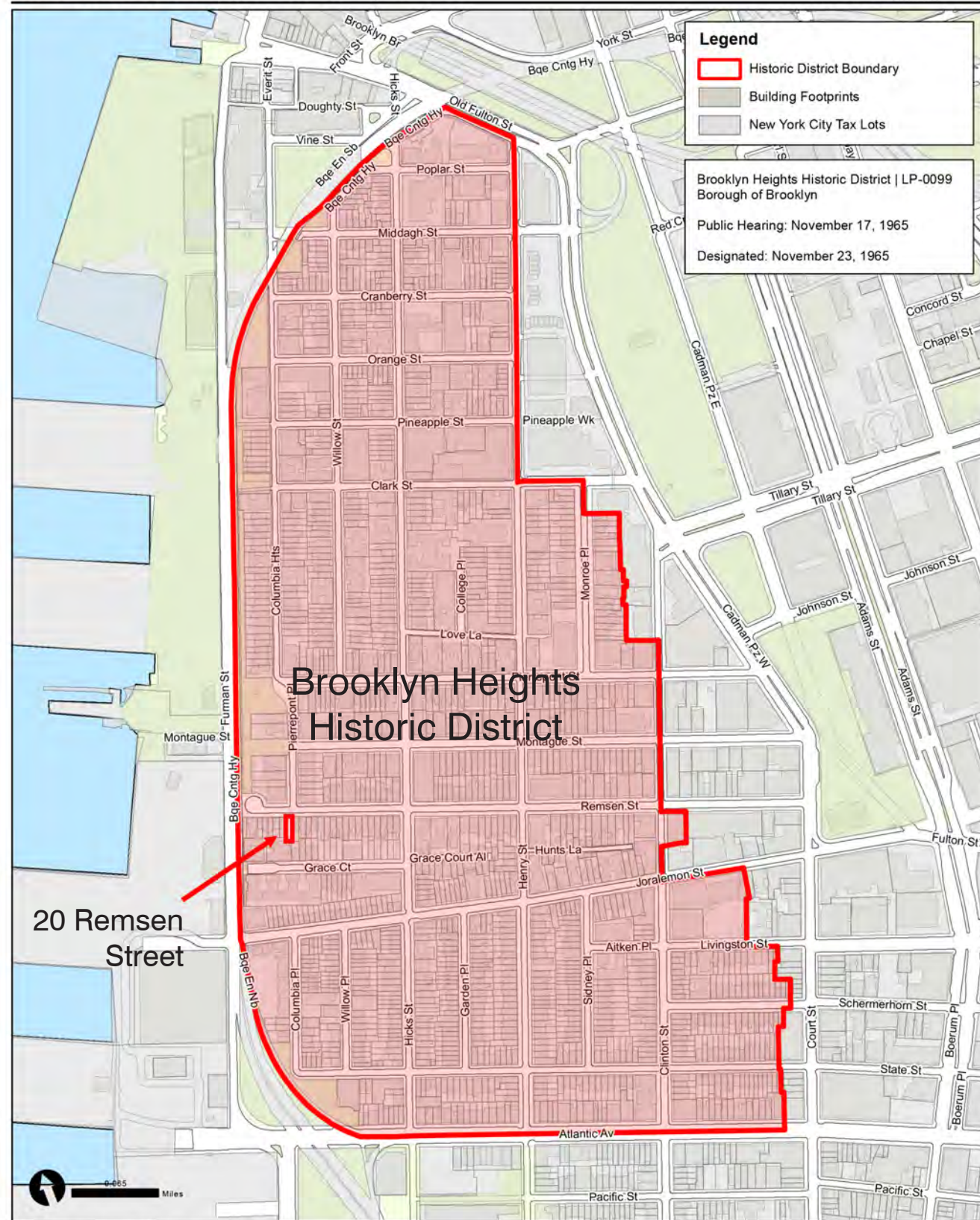
Existing front facade



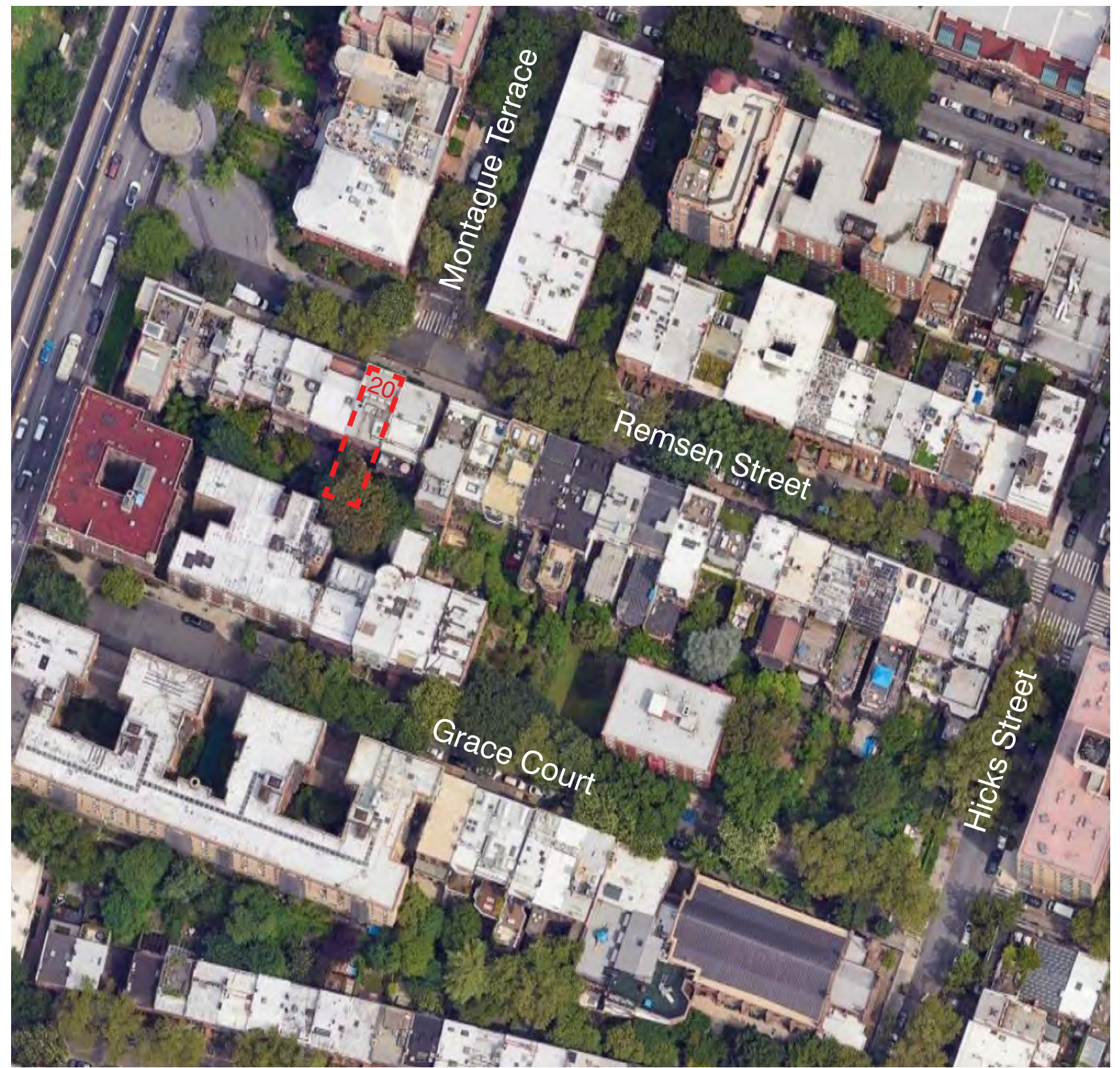
Proposed front facade



Proposed rear facade



Graphic Source: Map PLUTO, Edition 18v1, Author: New York City Landmarks Preservation Commission, LCR Date: 1.28.2019







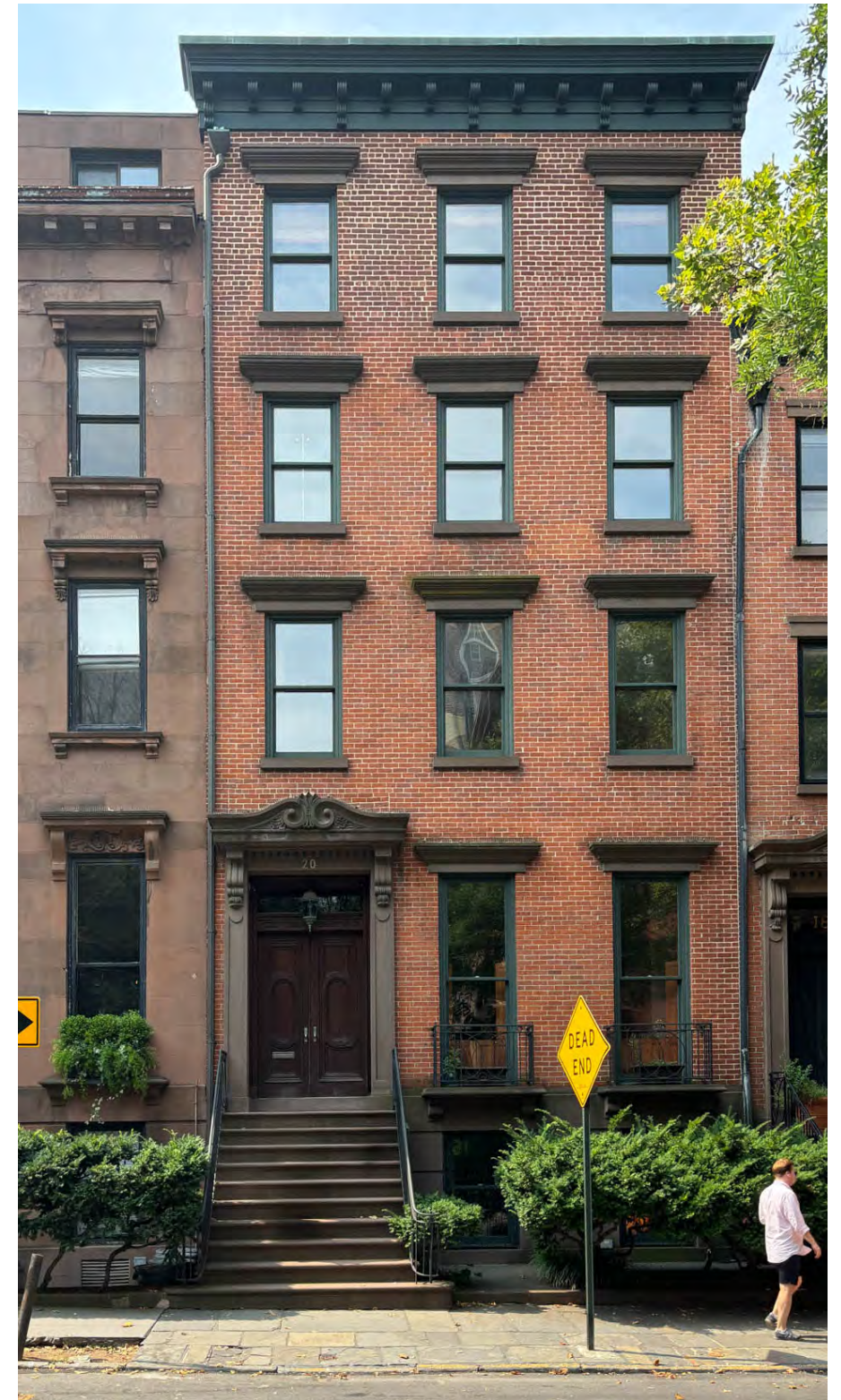
20 Remsen Street front facade and adjacent context
NYPL, 1932



20 Remsen Street front facade
Tax photo, 1940



20 Remsen Street front facade
Designation photo, 1965



20 Remsen Street front facade
Current condition, 2024



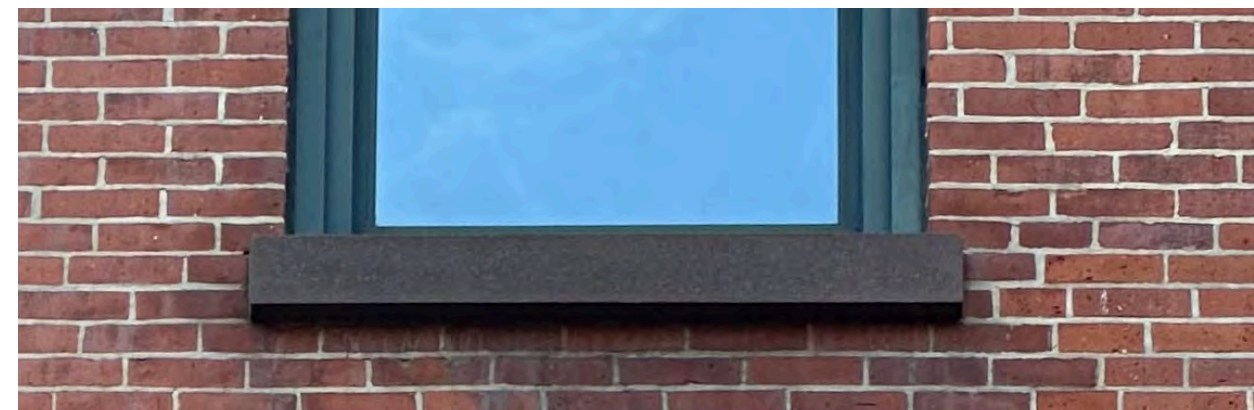
Existing masonry



Existing cornice



Existing lintel



Existing sill

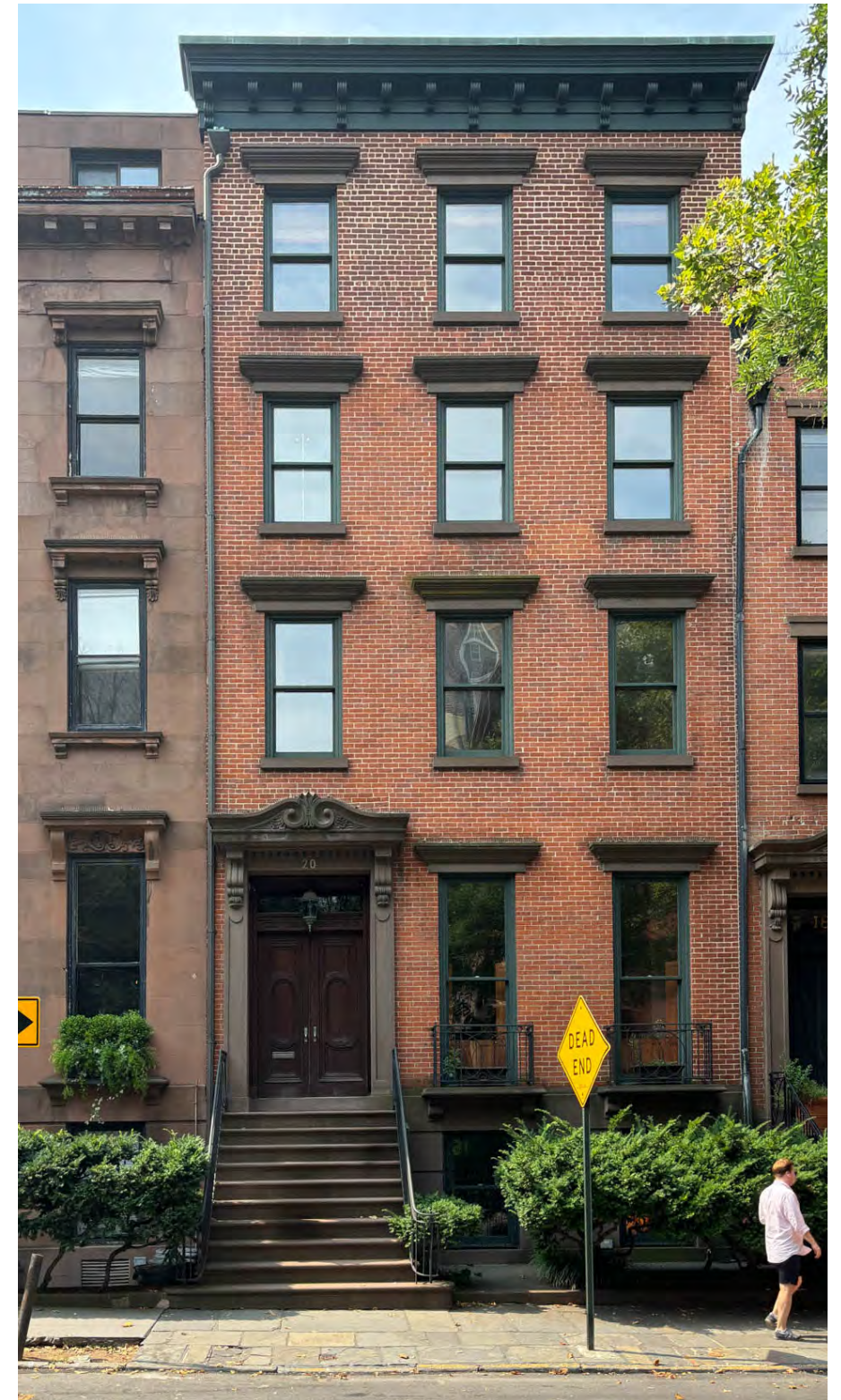


20 Remsen Street front facade
Tax photo, 1940

Restore original facade height and cornice

Restore lintels to historic scale. Match profile of 18 Remsen Street

Recreate areaway and stoop railing



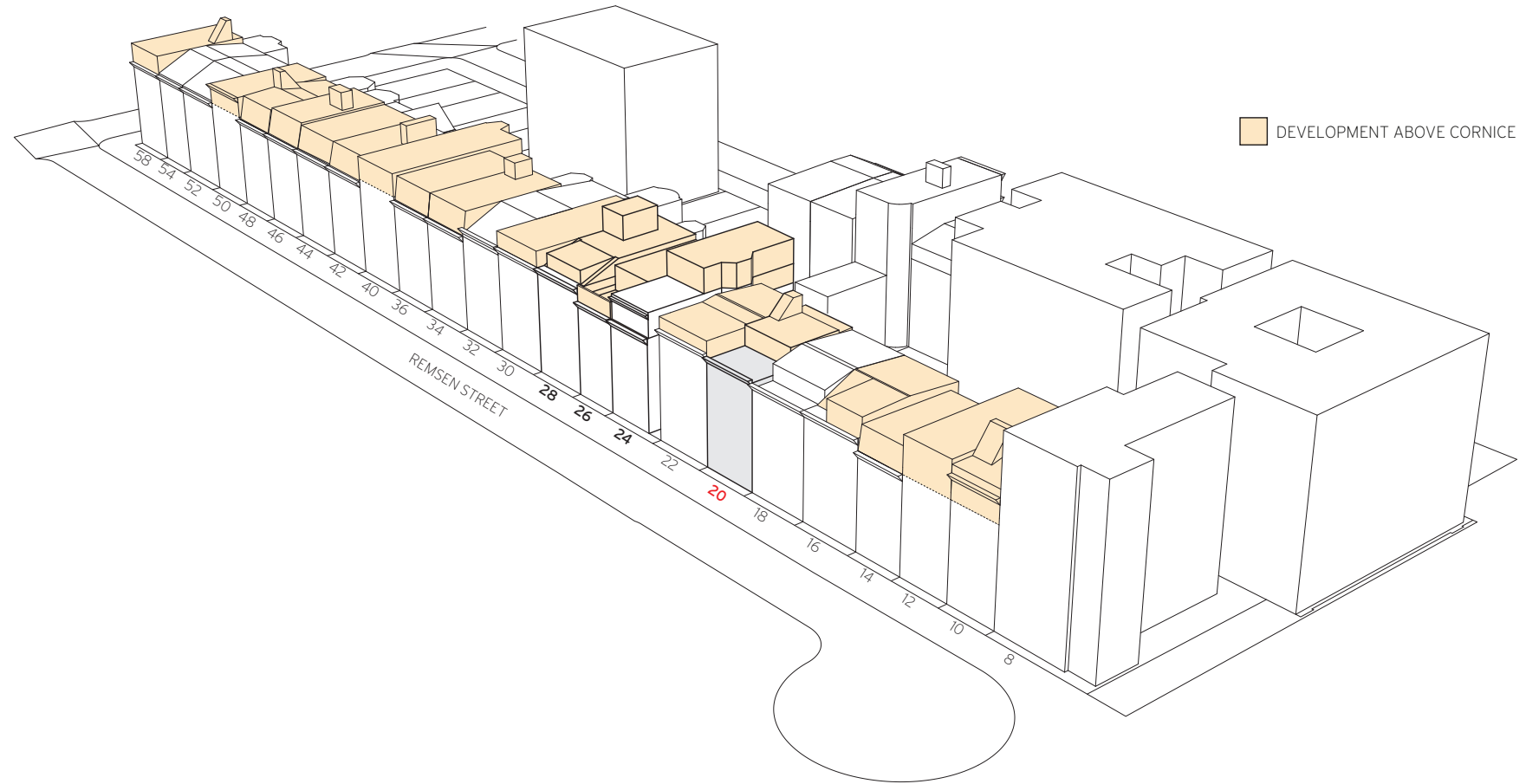
20 Remsen Street front facade
Current condition, 2024







28, 26, 24 Remsen Street





















46 Remsen Street
Tax photo, 1940



276 Hicks Street
Tax photo, 1940



Nickolas Mury Studio, c. 1920



70 Willow Street
Tax photo, 1940



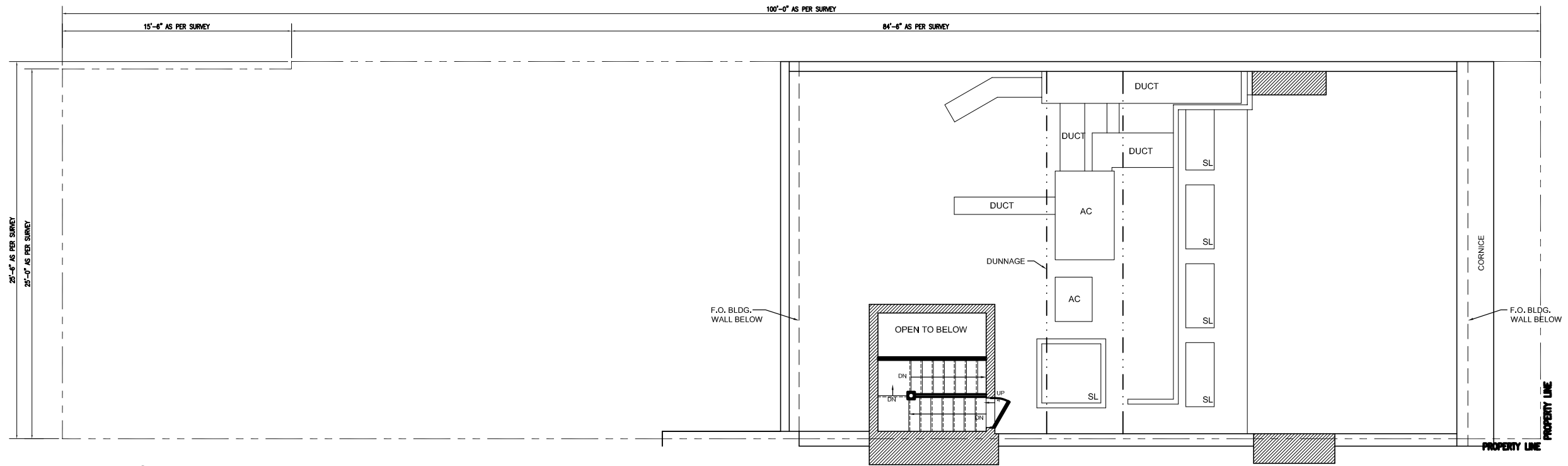
95 Joralemon Street
Tax photo, 1940



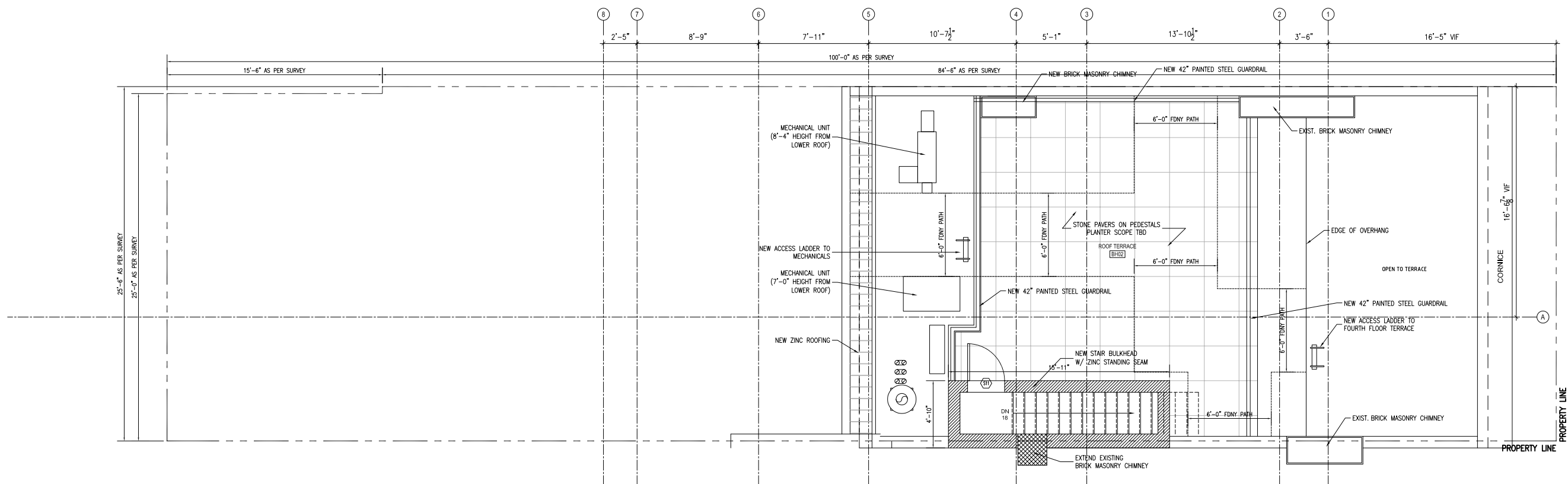
Arshile Gorky in his studio, c. 1935



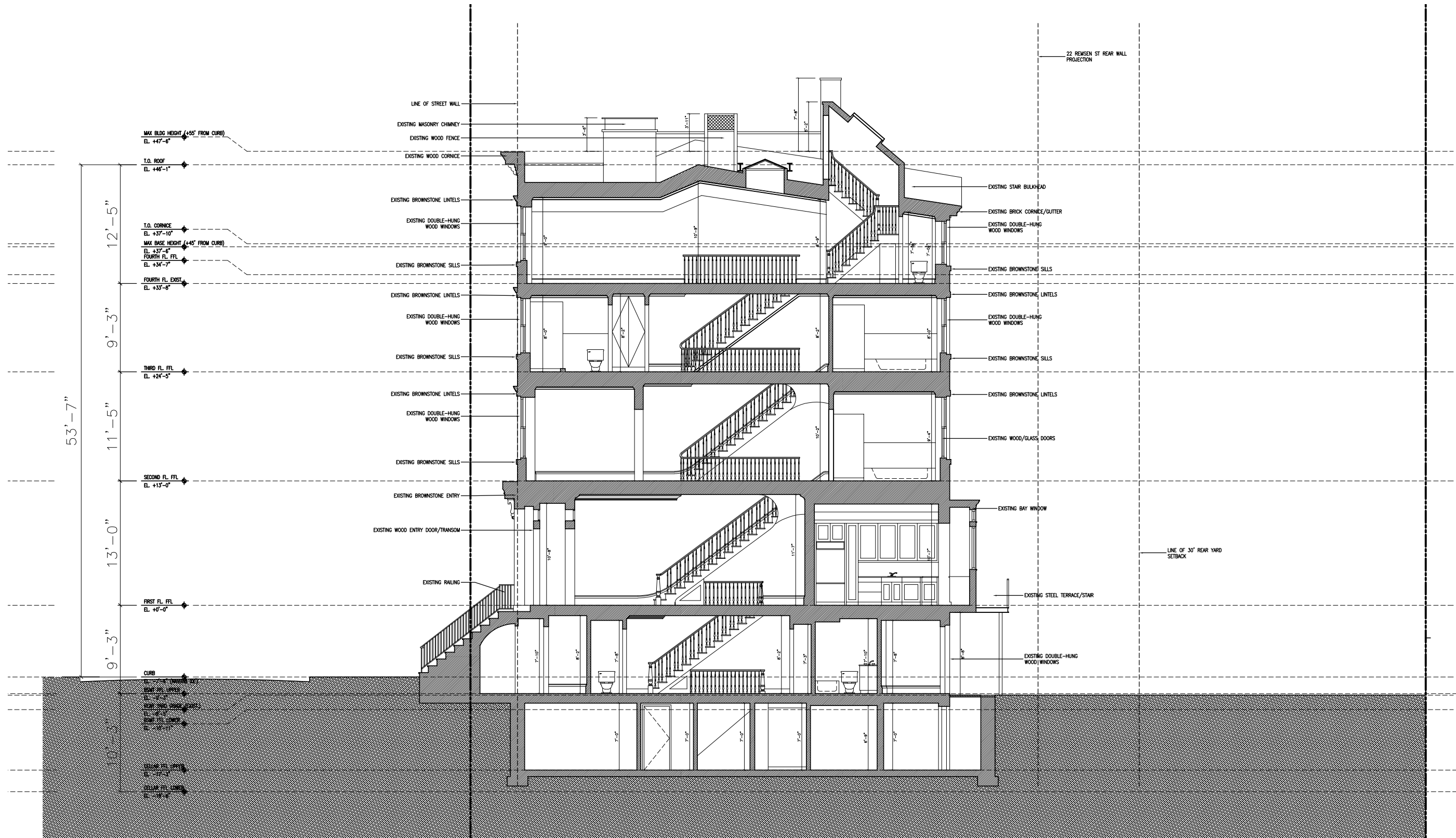
Helen Frankenthaler in her studio
c. 1964



Existing Roof Plan



Proposed Roof Plan

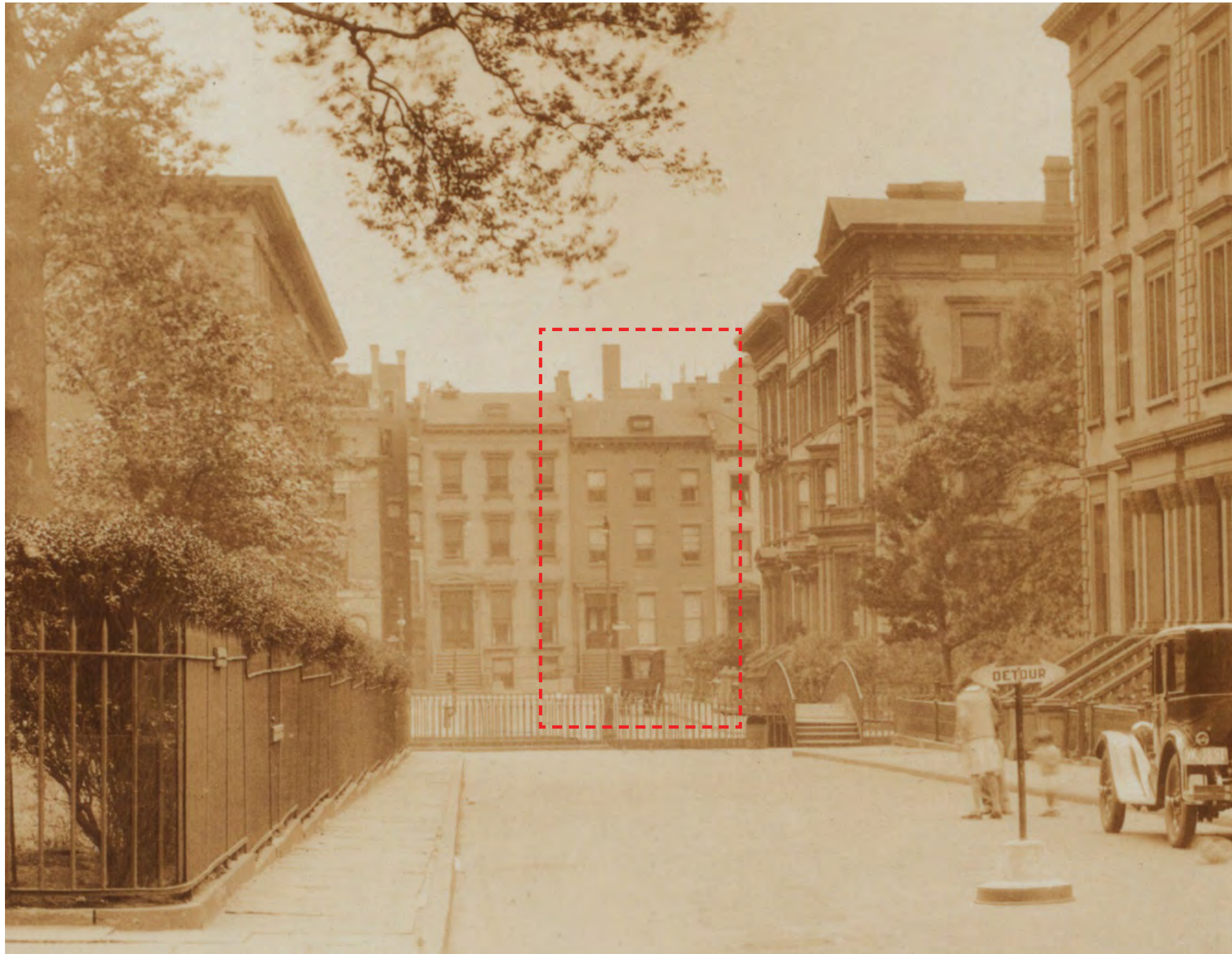




View from Montague Terrace and Remsen Street



View from Montague Terrace and Remsen Street



20 Remsen Street seen from Pierrepont Place
NYPL, 1926



170 and 174 Hicks Street seen from Love Lane



82 and 84 State Street seen from Garden Place



Neighbor's flue to be extended 3' above proposed bulkhead

New stair bulkhead (zinc standing seam)

Front face of zinc fascia and guardrail at edge of fourth floor roof

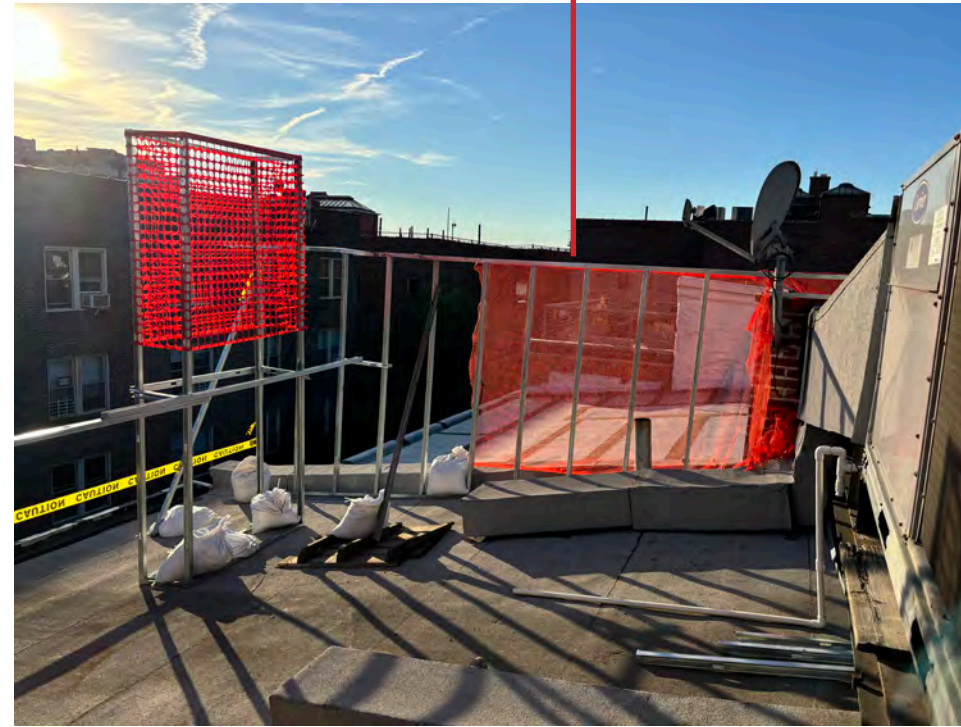
New 42" guardrail

A



View A

B



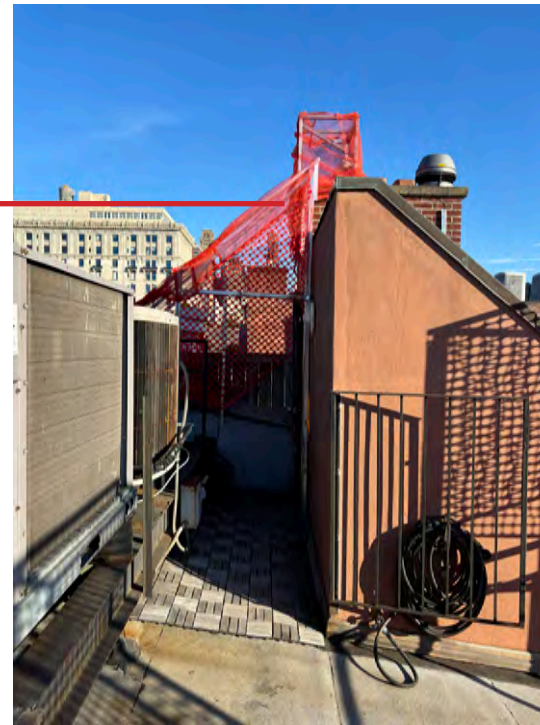
View B

C



View C

D



New stair bulkhead (zinc standing seam)

New rooftop mechanical on steel dunnage (not visible)

New mansard roof height (22" above existing)

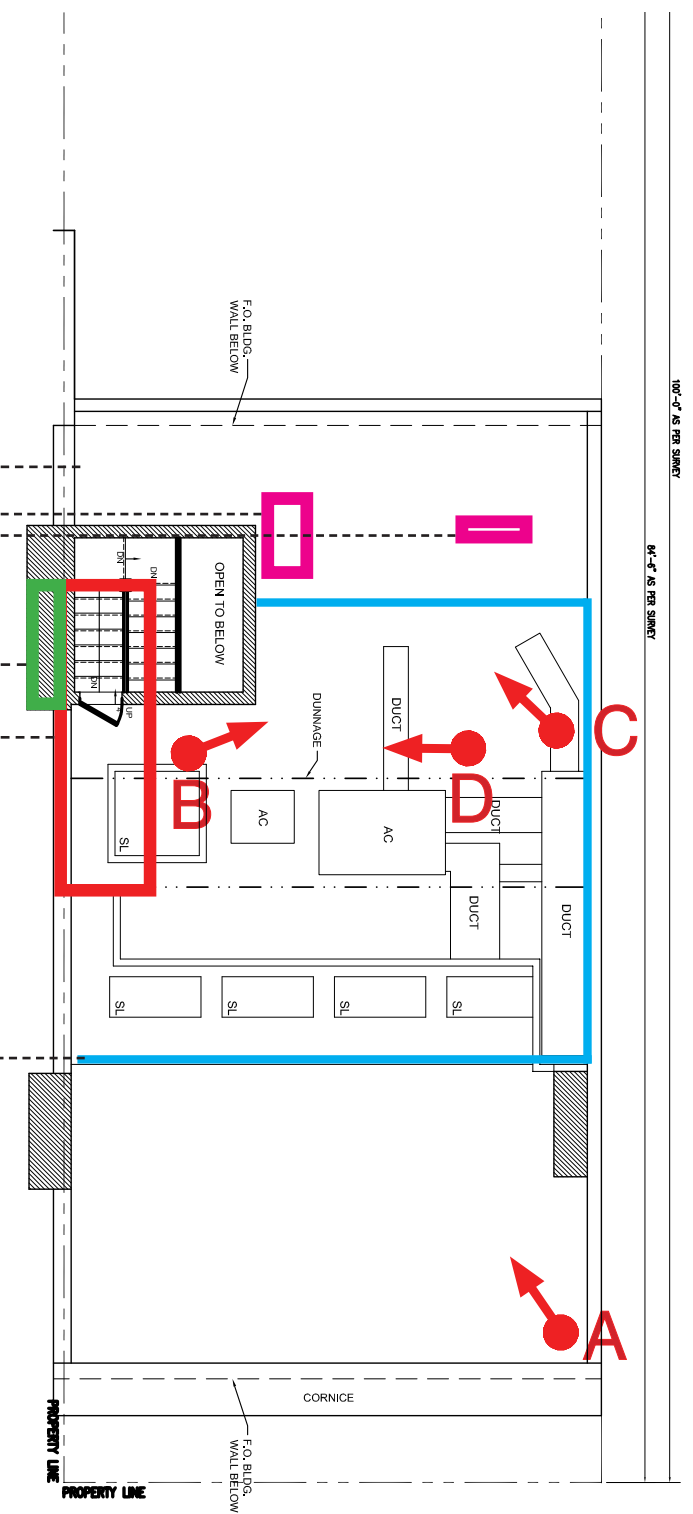
42" guardrail at edge of fourth floor roof

New rooftop mechanical on steel dunnage

Neighbor's flue to be extended 3' above proposed bulkhead

New stair bulkhead (zinc standing seam)

Front face of zinc fascia and guardrail at edge of fourth floor roof



Existing roof floorplan

Google Maps Streetview, January 2013



Mock-up visibility



Visibility rendering



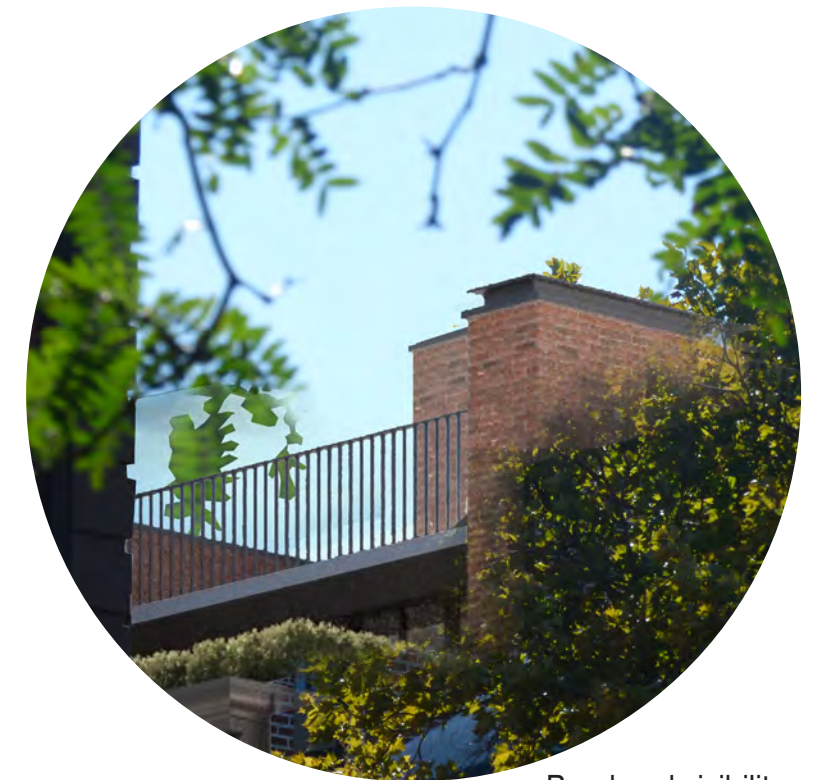
Mock-up visibility



Rendered visibility



Mock-up visibility



Rendered visibility

Google Maps Streetview, December 2017



Existing condition

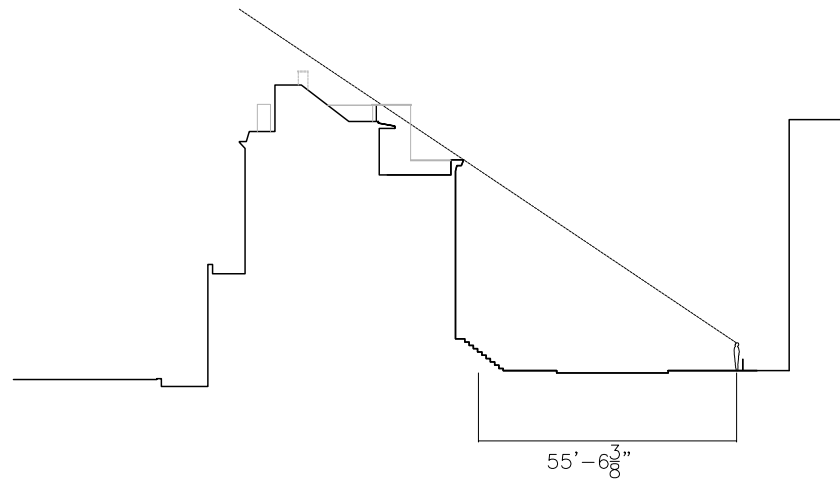


Rendered visibility

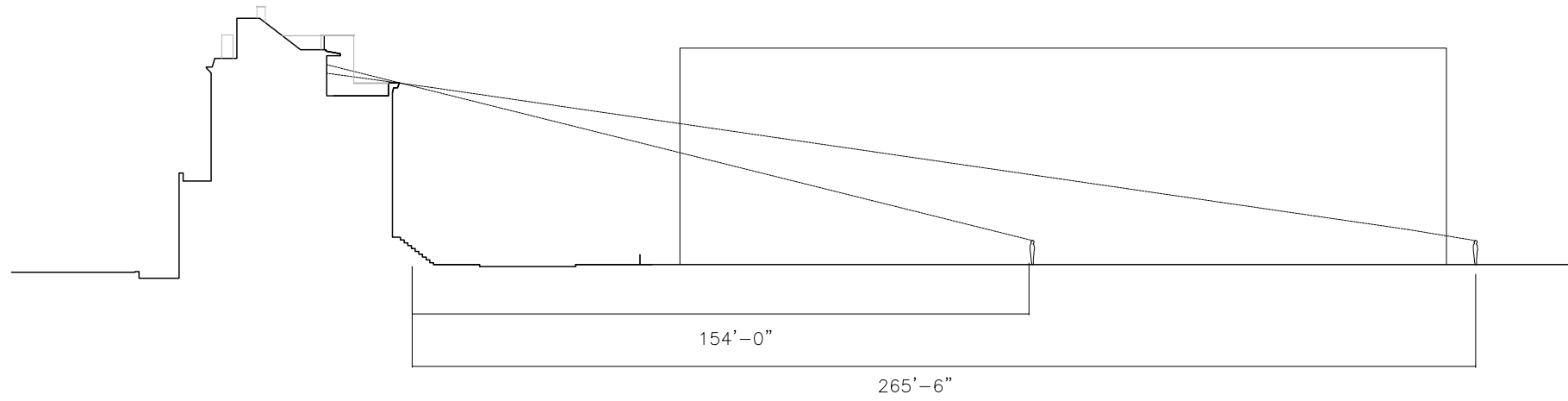




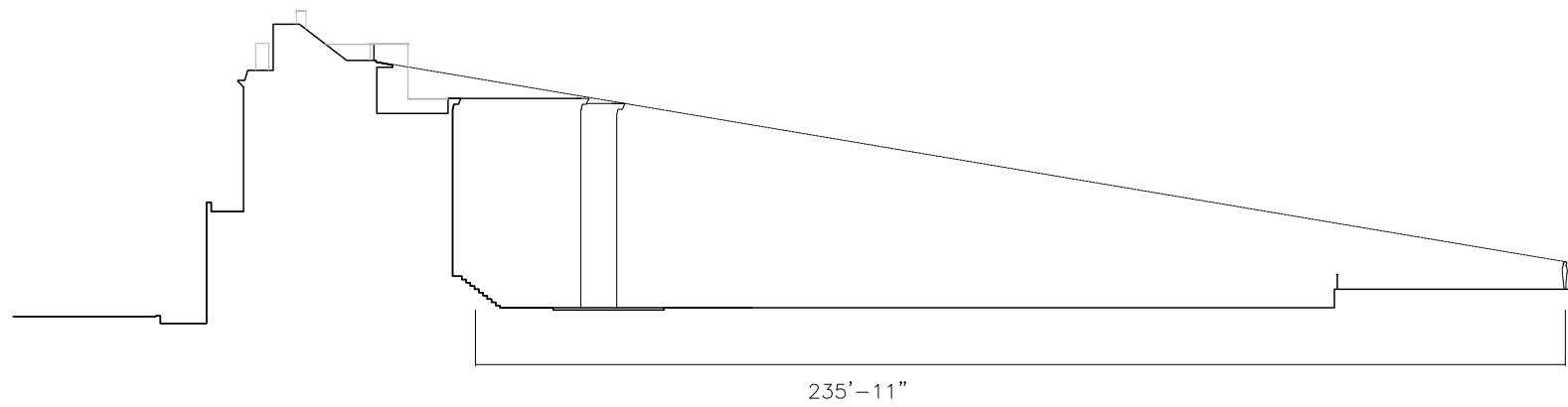
A



B



C





View from Montague Terrace and Remsen Street

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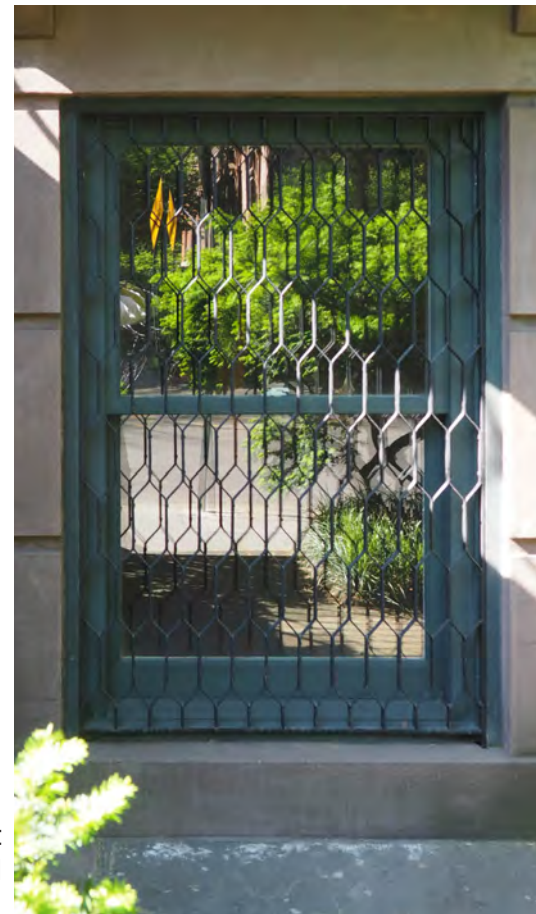
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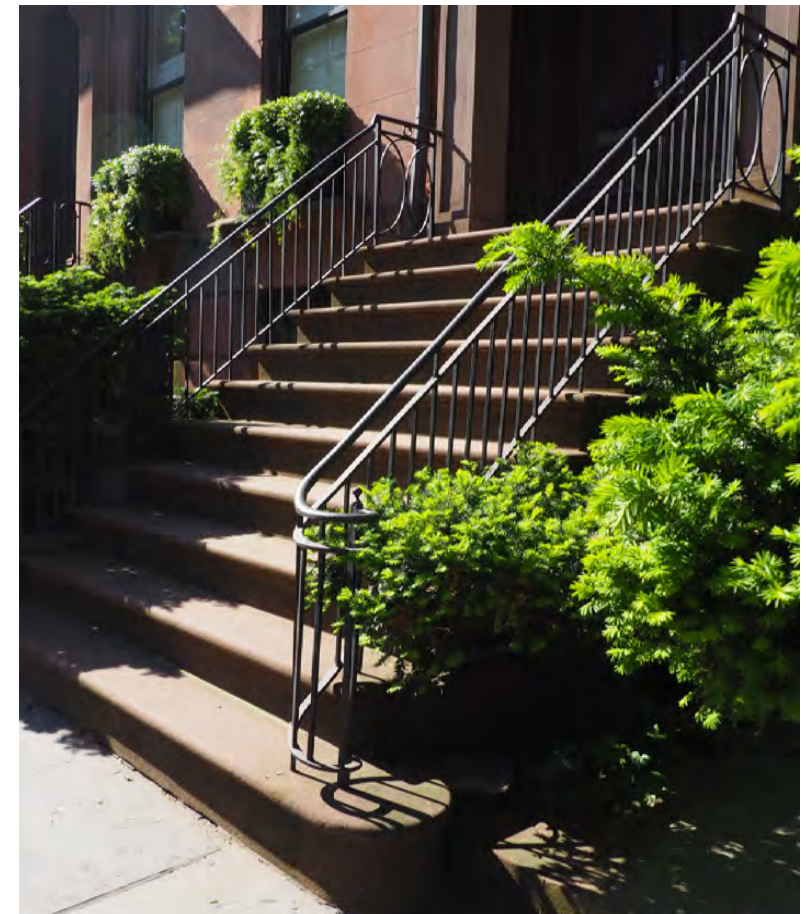
APPENDIX



Existing entrance door and door surround



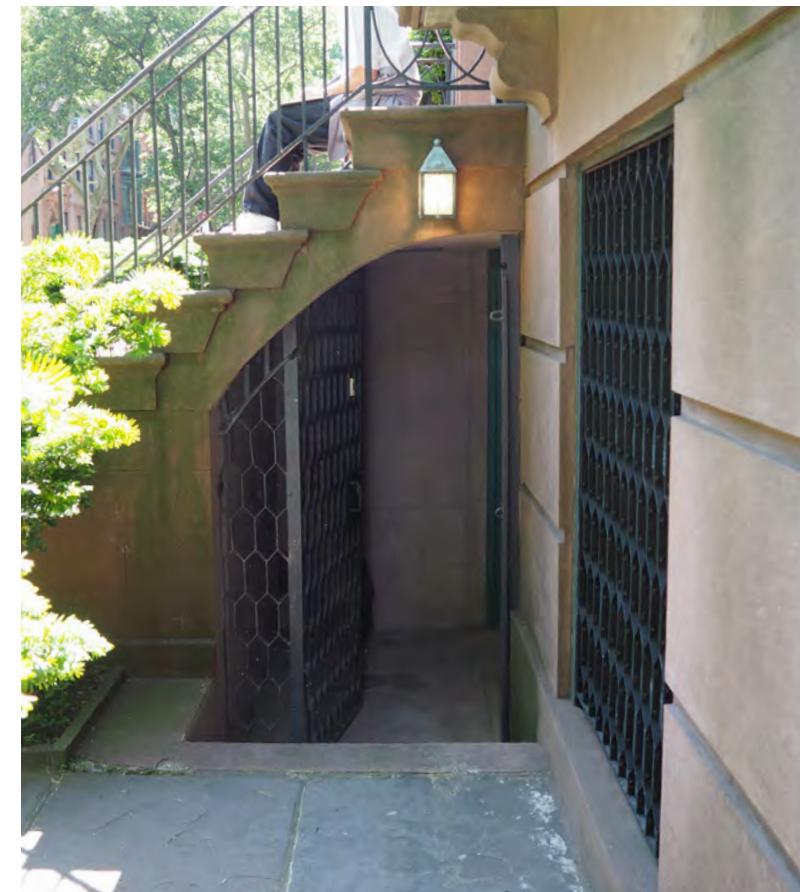
Existing basement window and grill



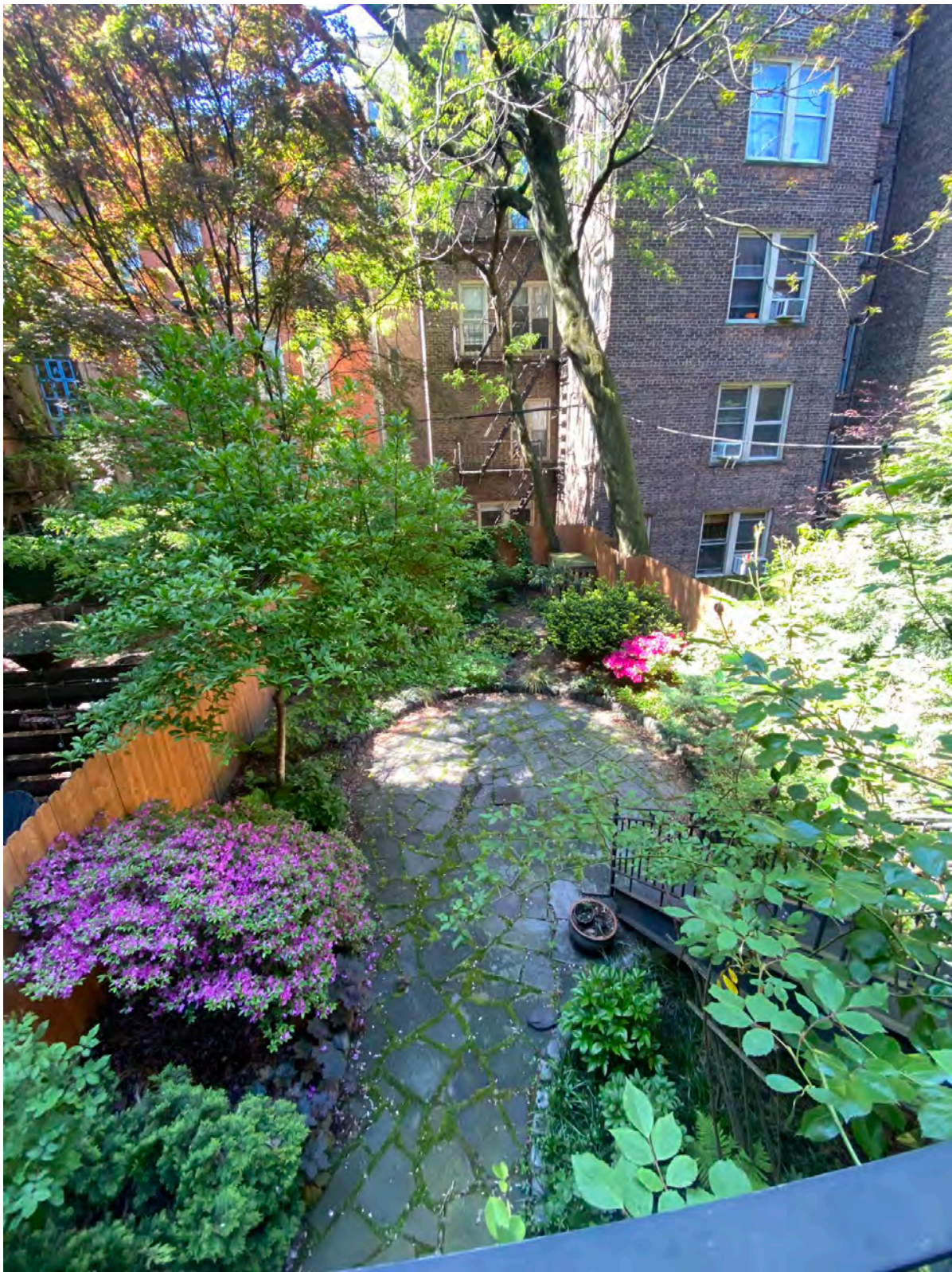
Existing stoop and railing



Existing parlor window and balcony



Existing basement entrance



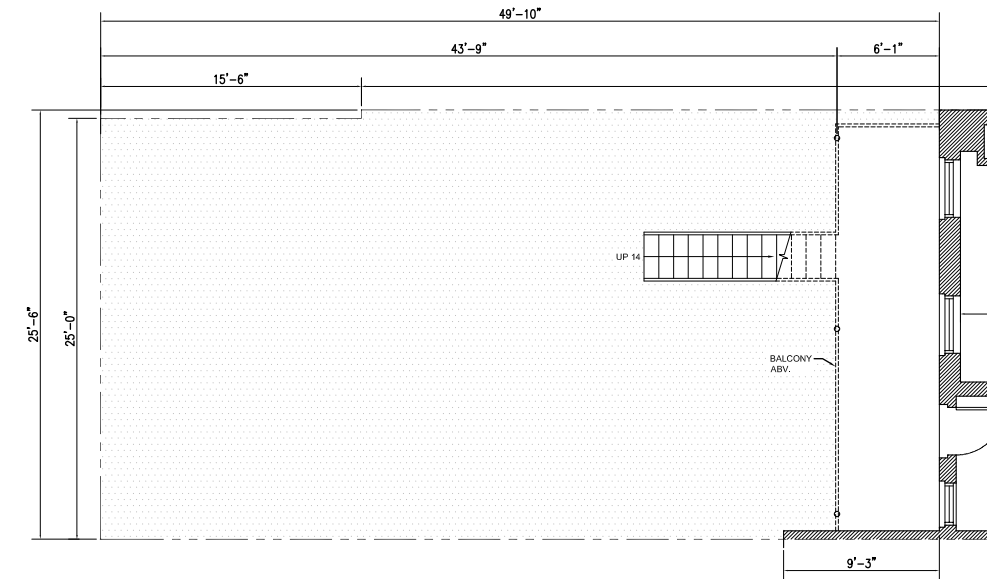
Existing rear yard from parlor terrace



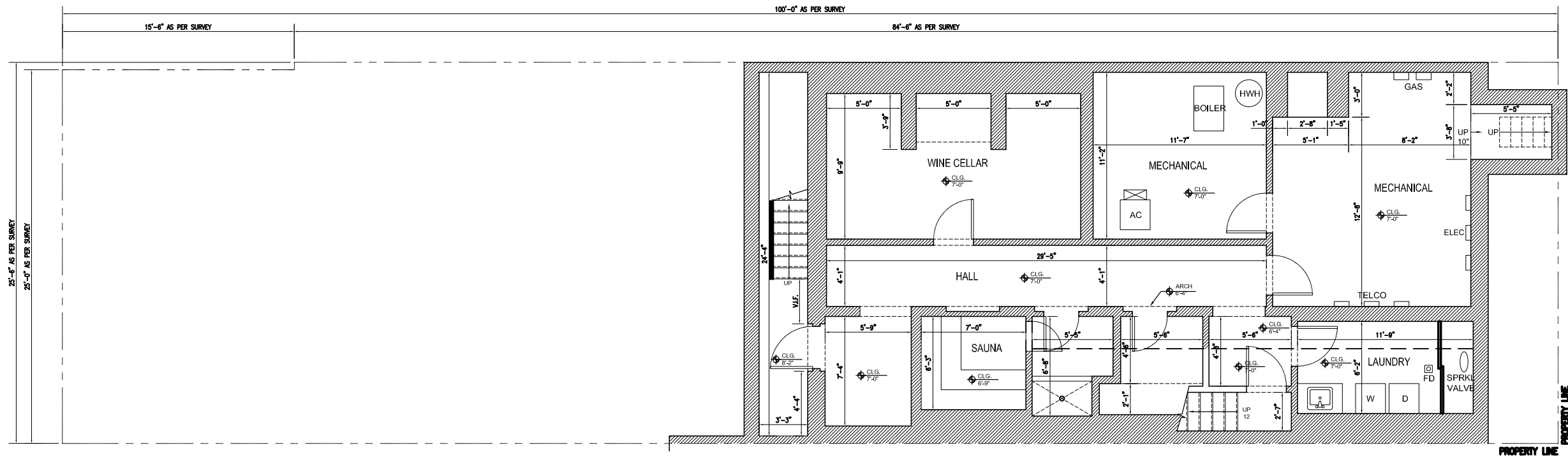
Existing rear facade from yard



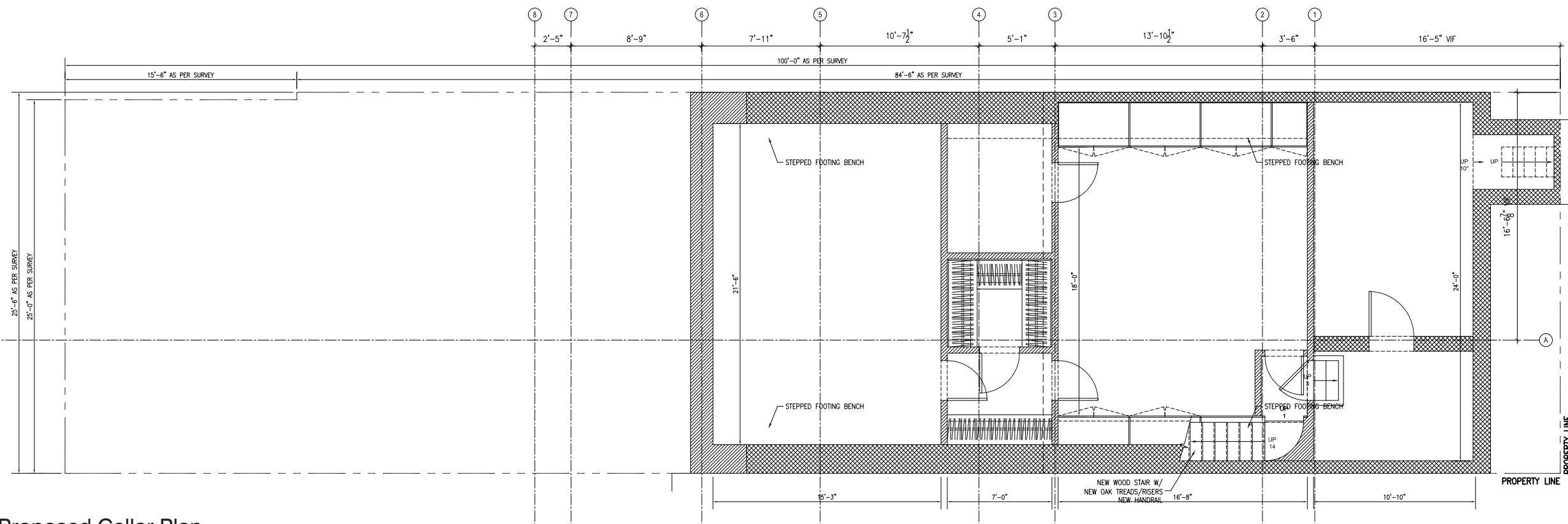
Existing basement windows facing rear yard



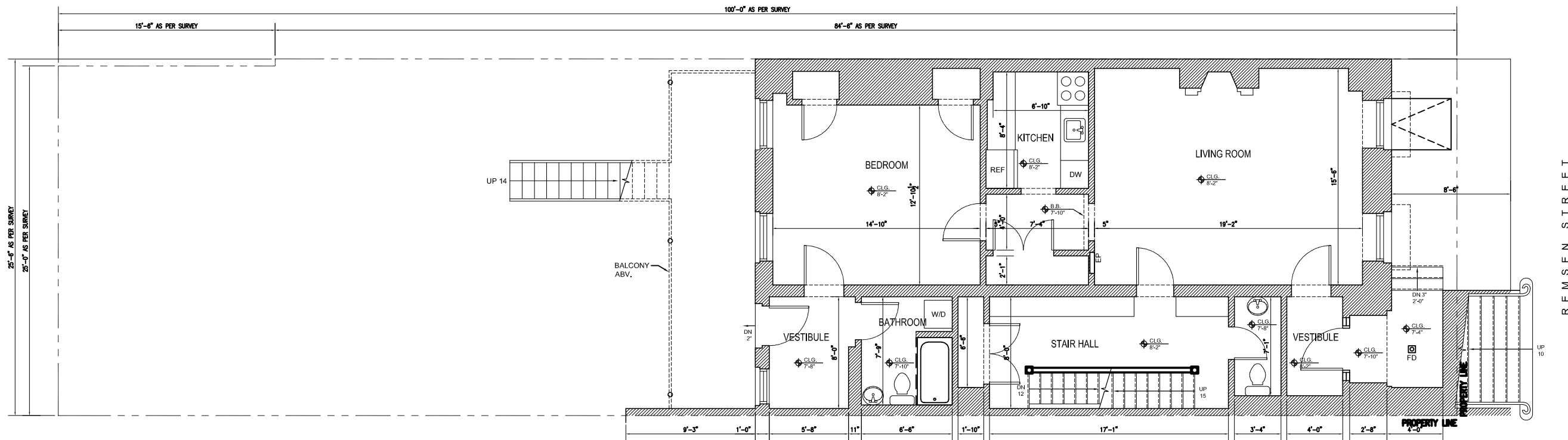
Existing rear yard plan



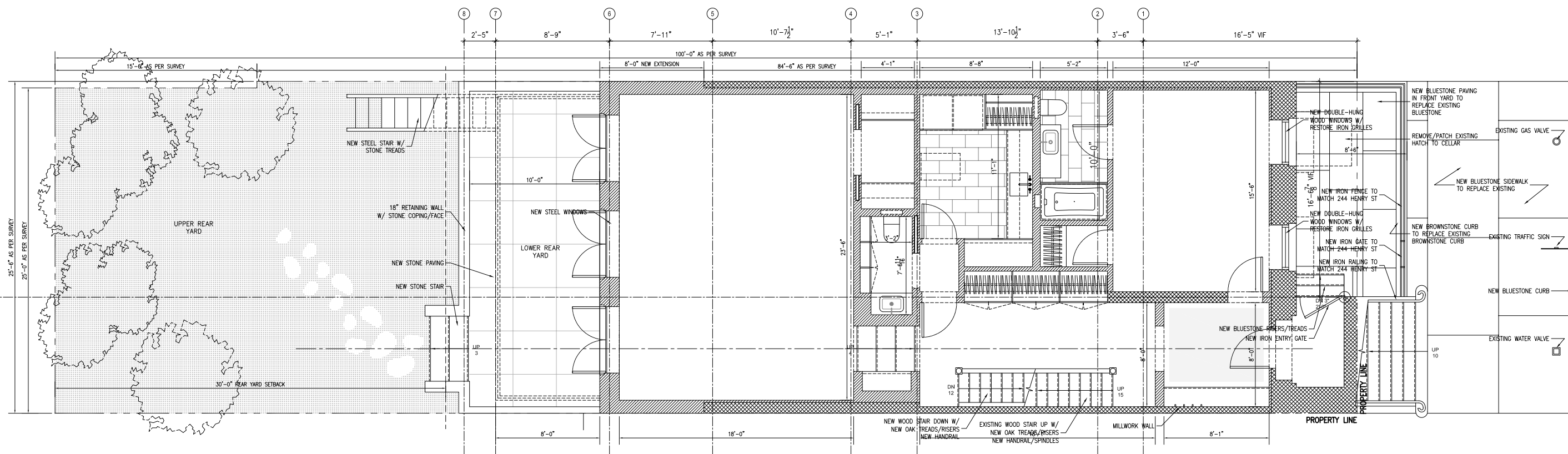
Existing Cellar Plan



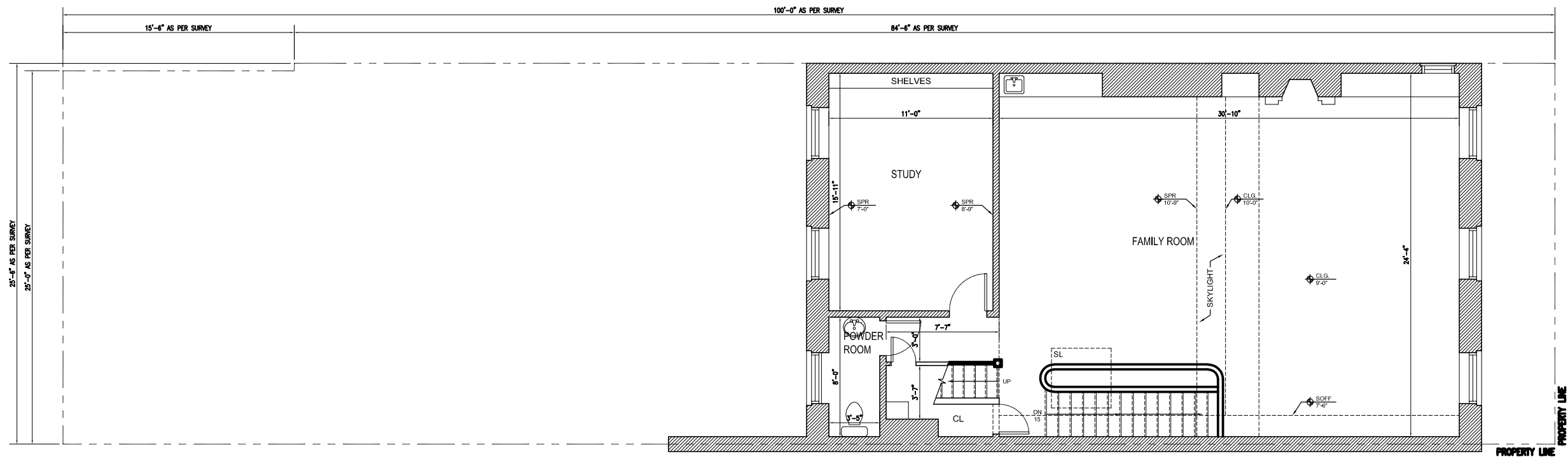
Proposed Cellar Plan



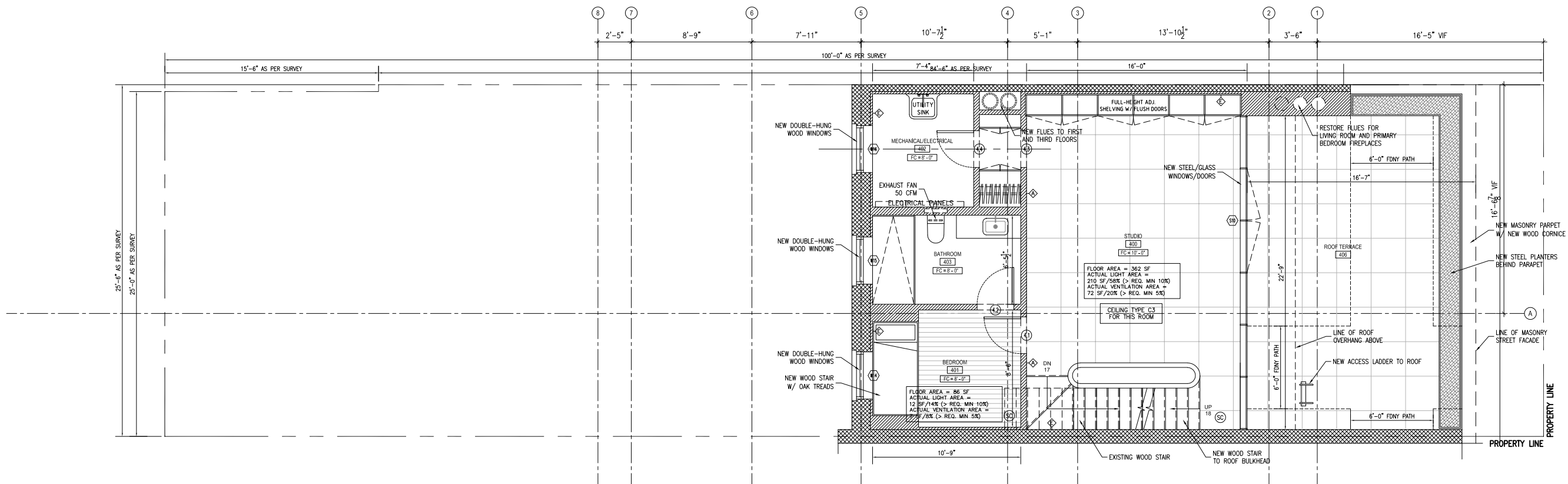
Existing Basement Plan



Proposed Basement Plan



Existing Fourth Floor Plan



Proposed Fourth Floor Plan



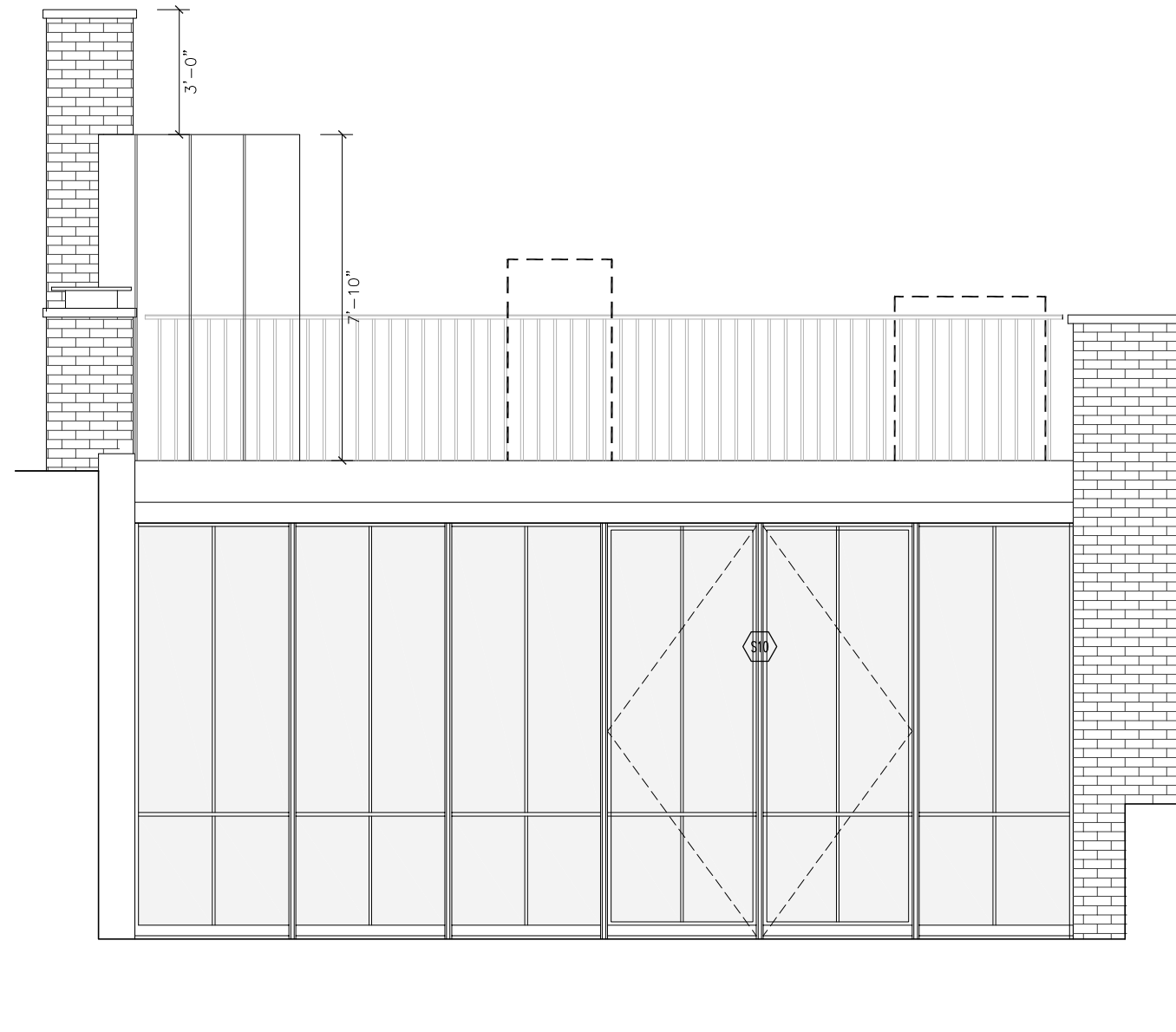




Mock-up visibility



Visibility rendering



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