

July 30, 2024  
Public Hearing

The current proposal is:

Preservation Department – Item 6, LPC-24-05234

**99 Clinton Street, aka 152-156 Remsen Street – Brooklyn Heights  
Historic District  
Borough of Brooklyn**

To testify virtually, please join Zoom

**Webinar ID:** 869 4840 6655

**Passcode:** 412825

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.

# Project: 99 CLINTON STREET

## Apartment 9 & 10 & Attic - New Skylights

BROOKLYN, NY 11201

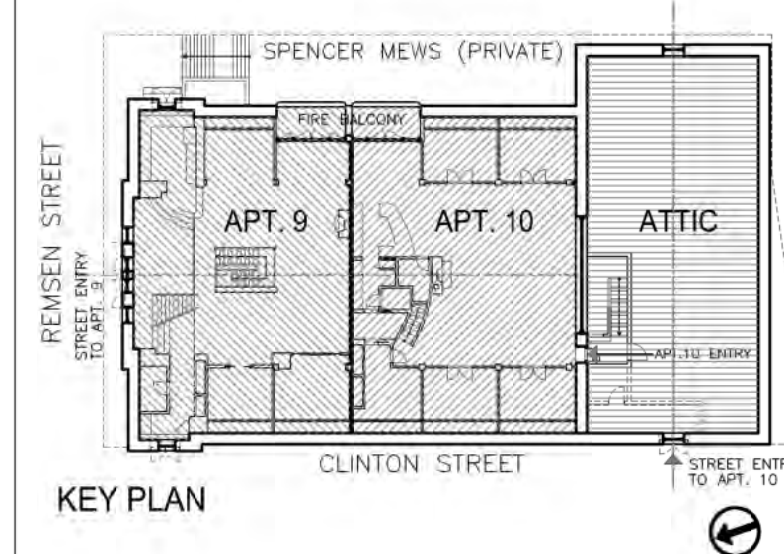
Block: 255

Lot: 25



COMMUNITY BOARD 2 HEARING  
PRESENTATION  
LAND USE COMMITTEE

JUNE 26, 2024



REV	DATE	DESCRIPTION

PROJECT NAME:  
**99 CLINTON STREET APT. 9 & 10**  
BROOKLYN, NY 11201

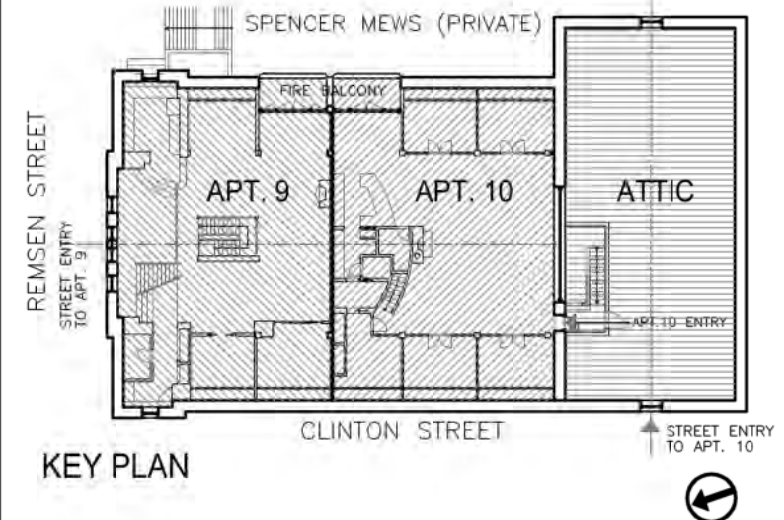
ARCHITECT:  
**VESSELIN KOVATCHEV, AIA**  
62 MONTAGUE STREET  
BROOKLYN, NY 11201  
TEL: 718-797-4979  
ardesine15@aol.com

DRAWING TITLE:  
**COVER PAGE**

DRAWING NUMBER: **LPC-0**  
Scale: N.T.S.

DRAWING 1 of 12      DATE: 05/15/2024

COMMUNITY BOARD 2 HEARING  
PRESENTATION



REV	DATE	DESCRIPTION

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**99 CLINTON STREET APT. 9 & 10**  
BROOKLYN, NY 11201

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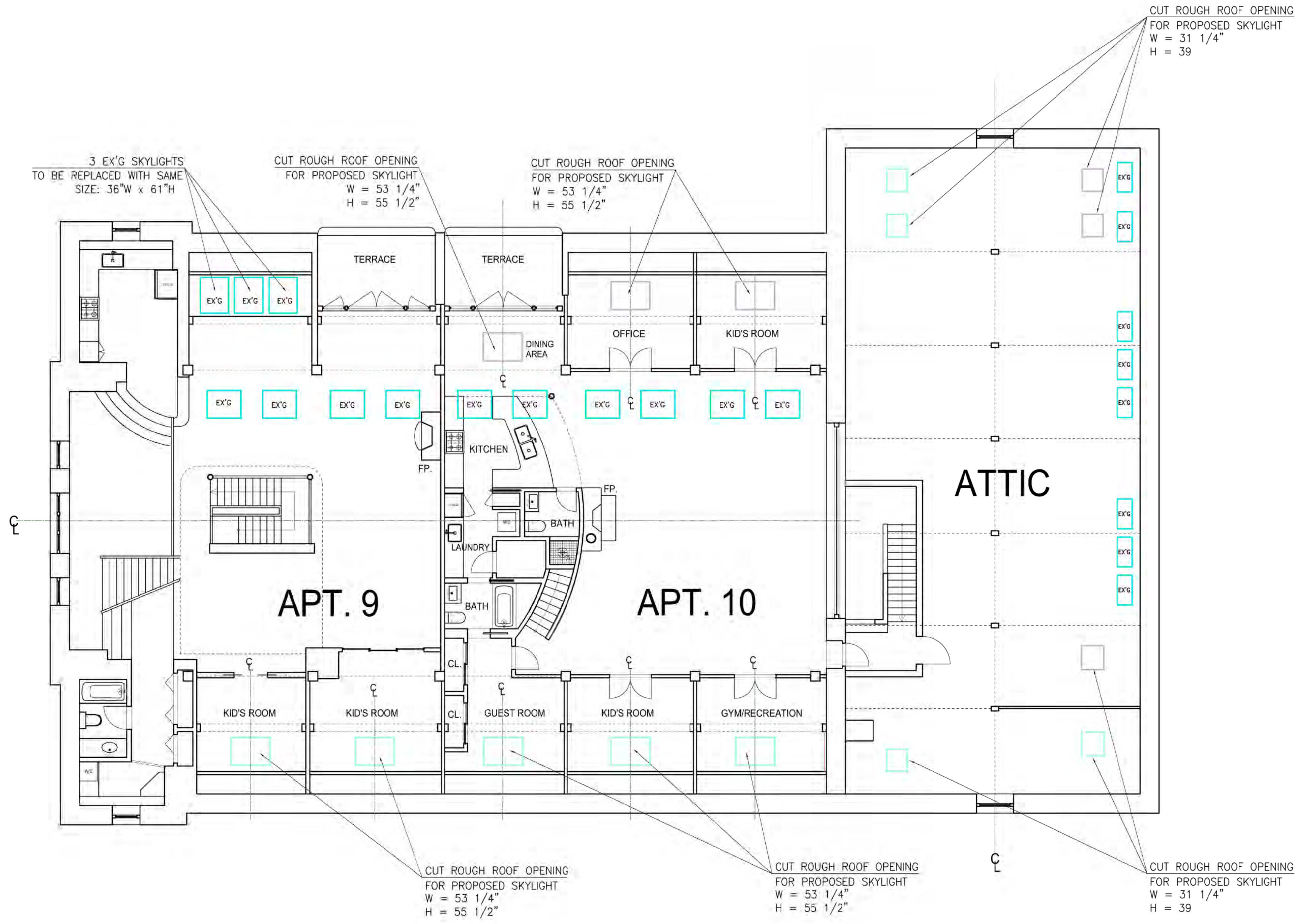
**LEGEND:**

	EX'G SKYLIGHT
	PROPOSED SKYLIGHT NOT VISIBLE FROM STREET
	PROPOSED SKYLIGHT VISIBLE FROM STREET

DRAWING TITLE:  
EXISTING FLOOR PLAN APT. 9, 10 & ATTIC  
SHOWING EX'G & PROPOSED SKYLIGHTS

DRAWING NUMBER:  
Scale: 1/8" = 1'-0" **LPC-1**

DATE: 05/15/2024



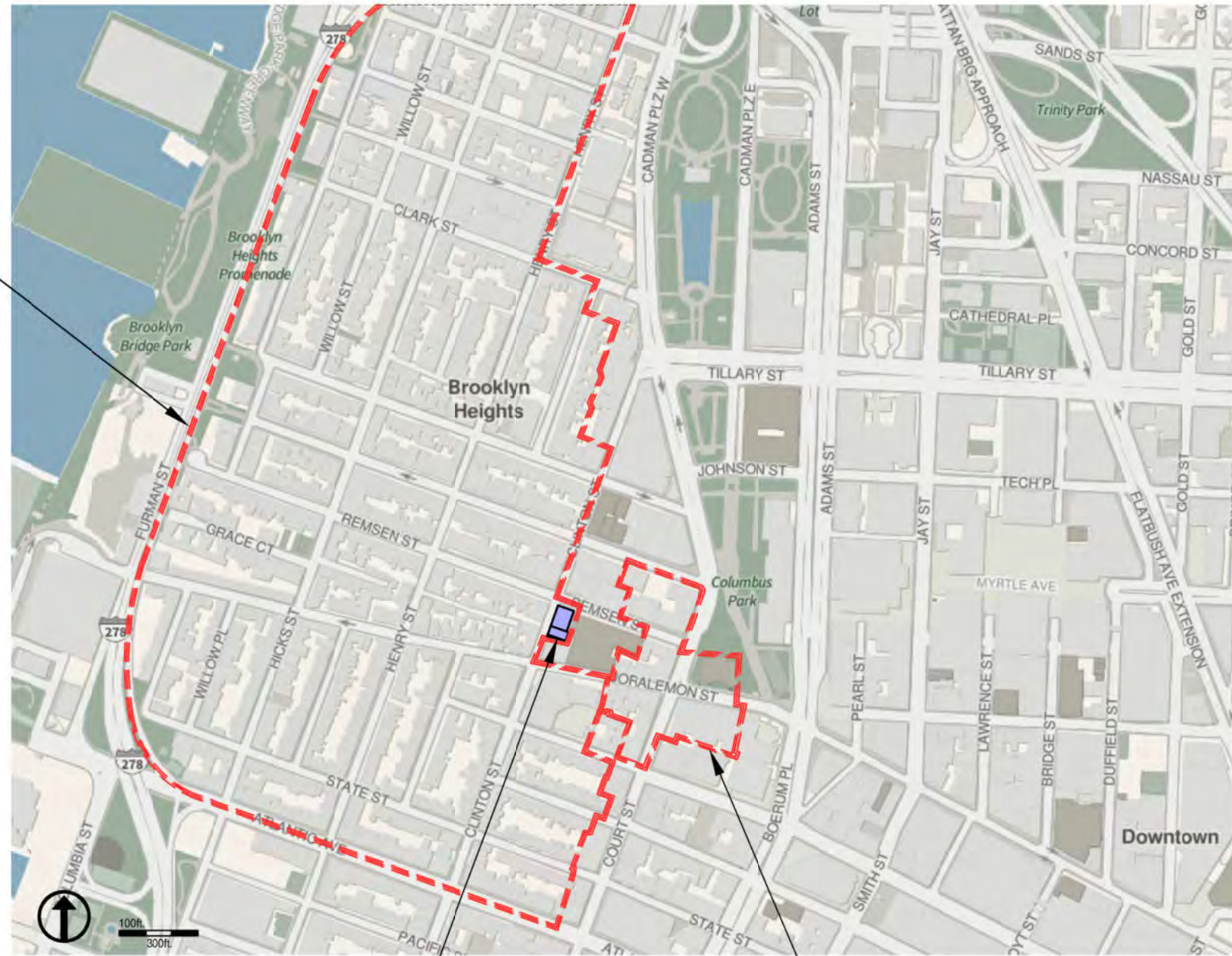
**1** EXISTING FLOOR PLAN APT. 9, 10 & ATTIC WITH EXISTING & PROPOSED SKYLIGHTS  
SCALE: 1/8" = 1'-0"

# 99 CLINTON STREET Apts. 9&10 - Front & Rear Skylights

BROOKLYN, NY 11201

Block: 255

Lot: 25



BROOKLYN HEIGHTS  
HISTORIC DISTRICT  
- BOUNDARY

SITE LOCATION:  
99 CLINTON STREET

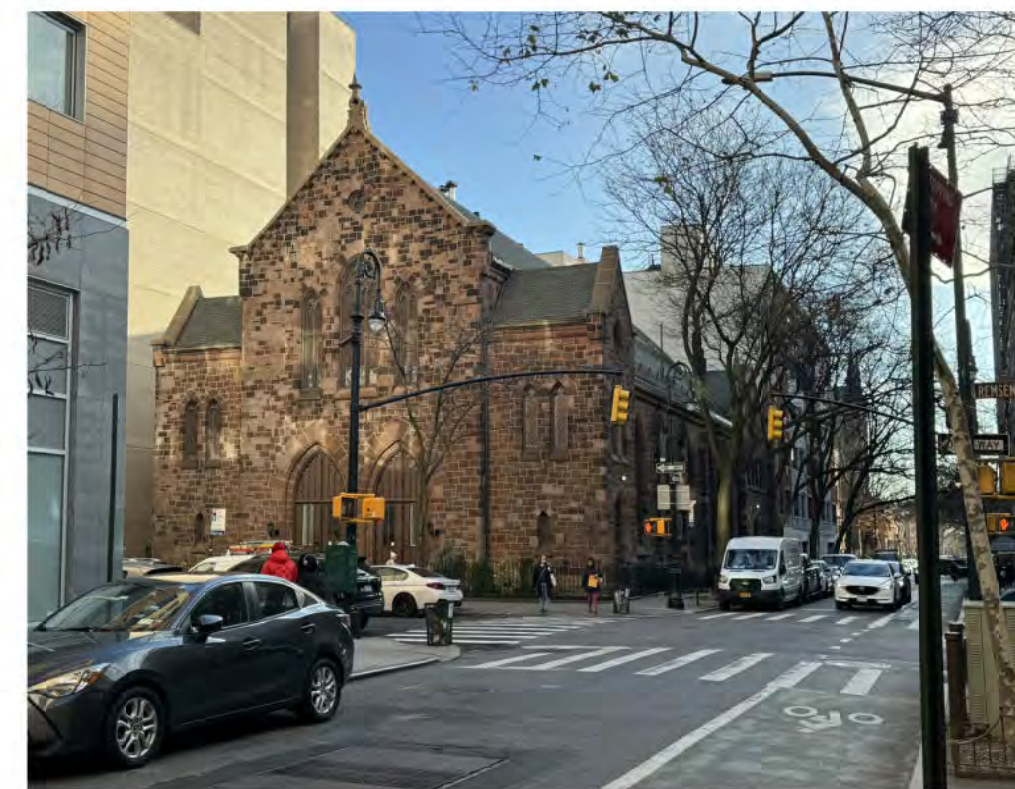
BOROUGH HALL SKYSCRAPER  
HISTORIC DISTRICT - BOUNDARY

## 1 BROOKLYN HEIGHTS HISTORIC DISTRICT

SCALE: N.T.S.



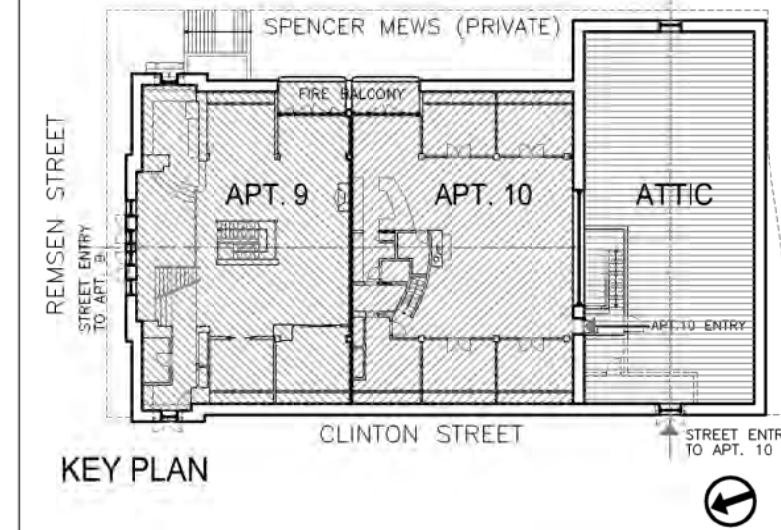
## 2 HISTORIC PHOTOGRAPH from 1930 SPENCER MEMORIAL PRESBYTERIAN CHURCH



## 3 CURRENT PHOTOGRAPH 99 CLINTON ST. - SPENCER MEWS OWNERS, INC.

COMMUNITY BOARD 2 HEARING  
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DRAWING TITLE:

HISTORIC DISTRICT & PHOTOS  
EXISTING & NEW CONDITIONS

DRAWING NUMBER:  
Scale: N.T.S.

LPC-2

DATE: 05/15/2024



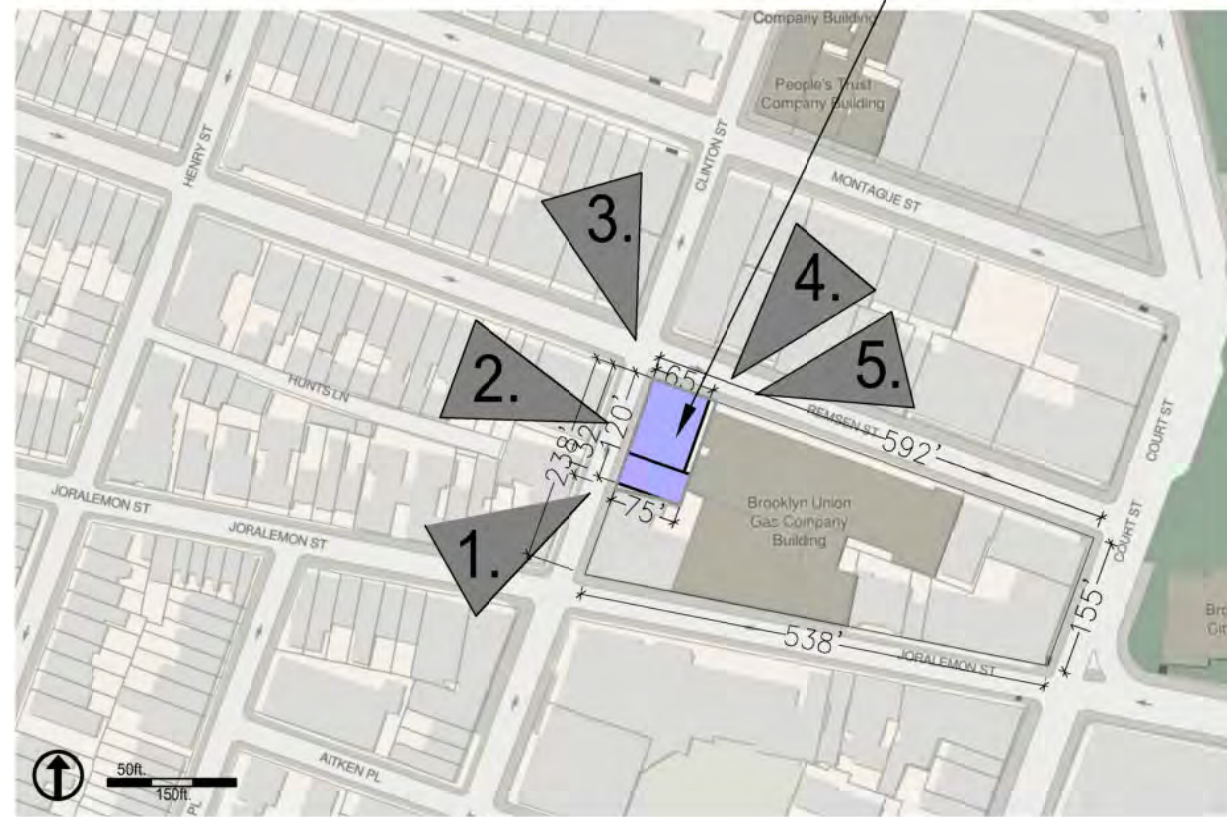
BEFORE: View from Clinton St.



PROPOSED: View from Clinton St.

## 4 PHOTOGRAPHS of EXISTING & PROPOSED CONDITIONS 99 CLINTON STREET - GOTHIC REVIVAL STYLE

SITE LOCATION:  
99 CLINTON ST.



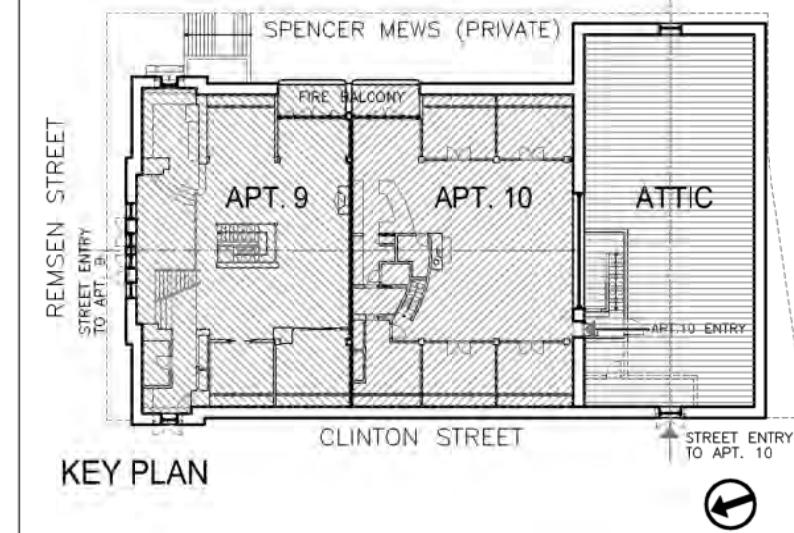
**1** PLOT PLAN showing VIEWPOINTS  
SCALE: N.T.S.



1. View from Clinton St. towards Remsen St.



2. View from Clinton St.



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DRAWING TITLE:  
**PHOTOS of EXISTING CONDITIONS**

DRAWING NUMBER: **LPC-3**  
Scale: N.T.S.

DATE: 05/15/2024



3. View from Corner of Clinton St. & Remsen St.

EX'G BALCONY - visible from Remsen St.



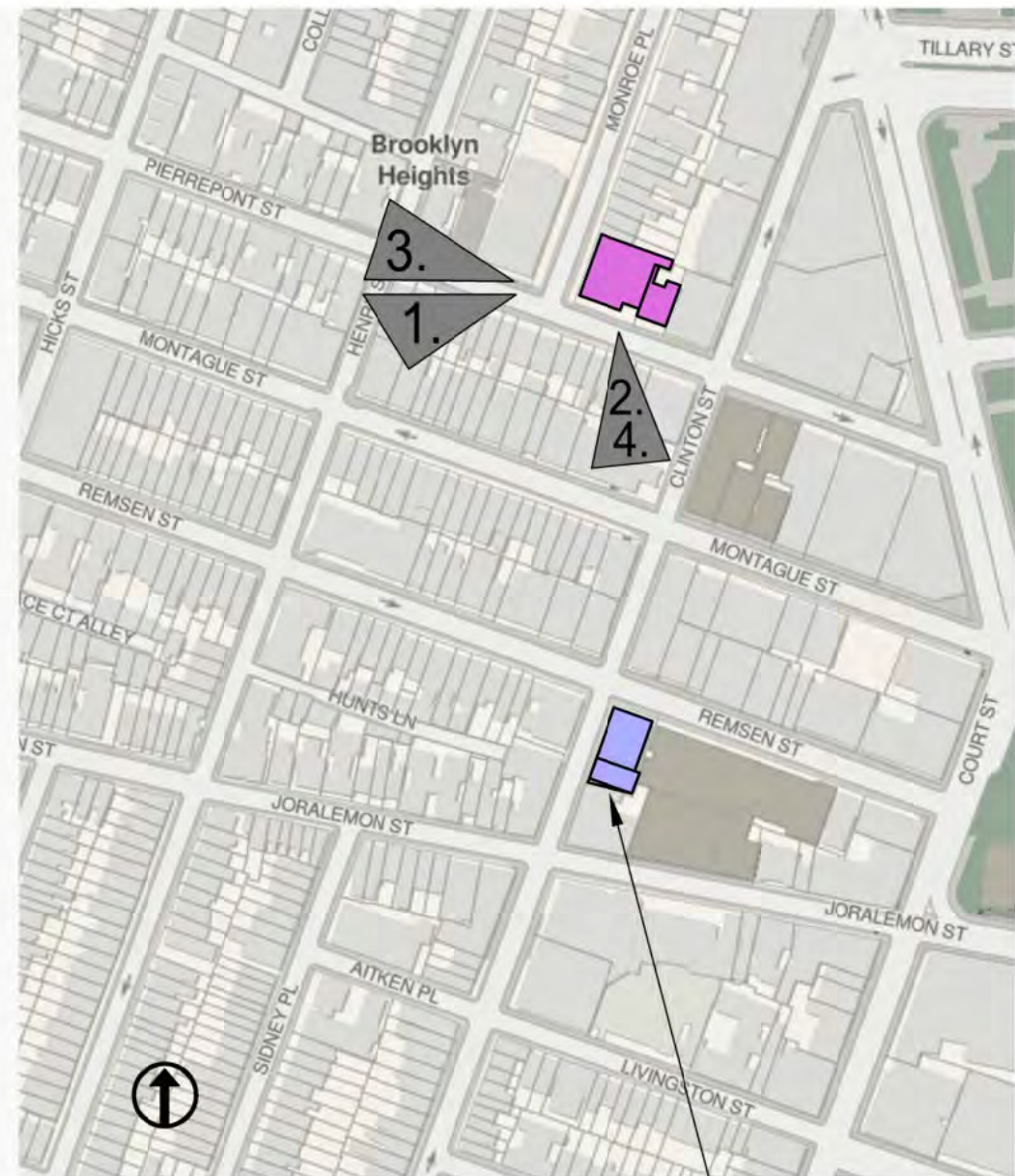
4. View from Remsen St. with visible Balcony

EX'G SKYLIGHTS - visible from Remsen St.



5. View from Remsen St. with visible Skylights

**2** PHOTOGRAPHS of EXISTING CONDITIONS 99 CLINTON STREET



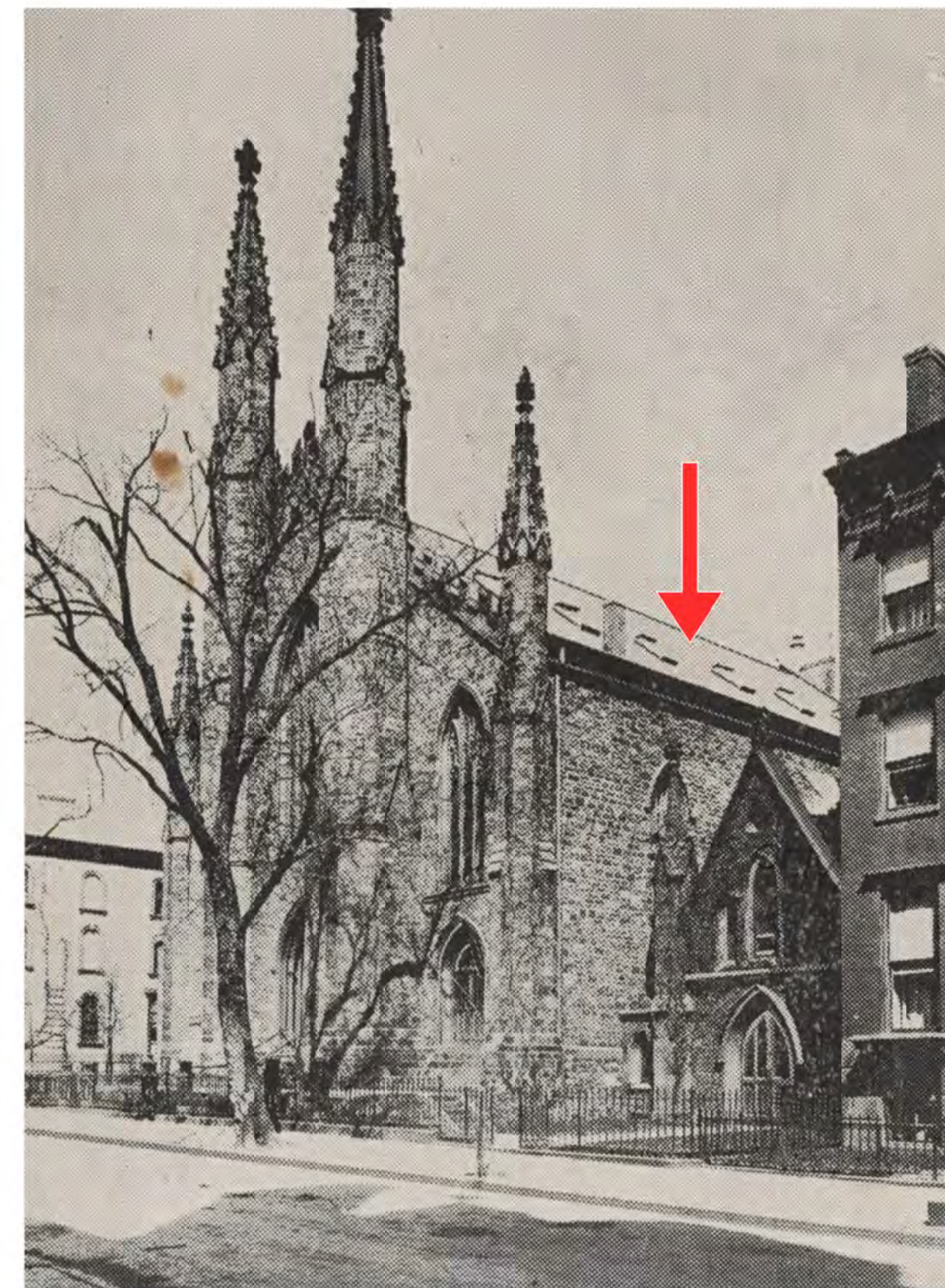
SITE LOCATION:  
99 CLINTON STREET

**1** CONTEXT - EXISTING HISTORIC SKYLIGHT SITE LOCATION

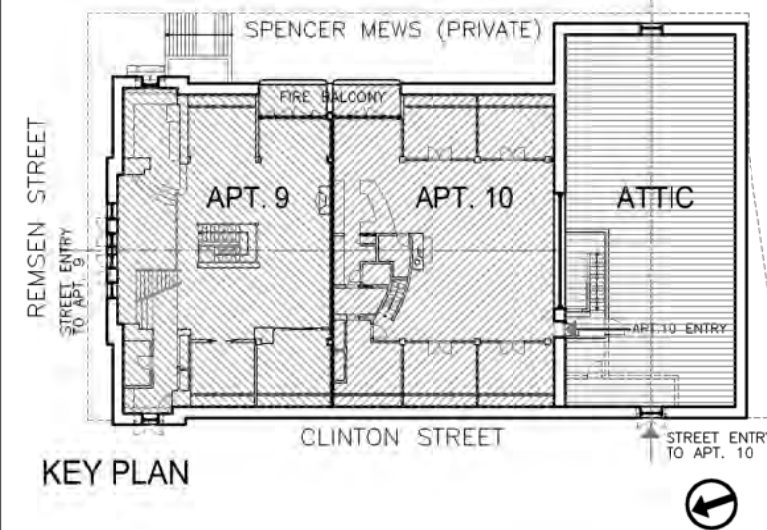
SCALE: N.T.S.



1. View from Pierrepont St. looking North-East  
Photograph from 1940



2. View from Pierrepont St. looking North-West,  
Postcard from 1907



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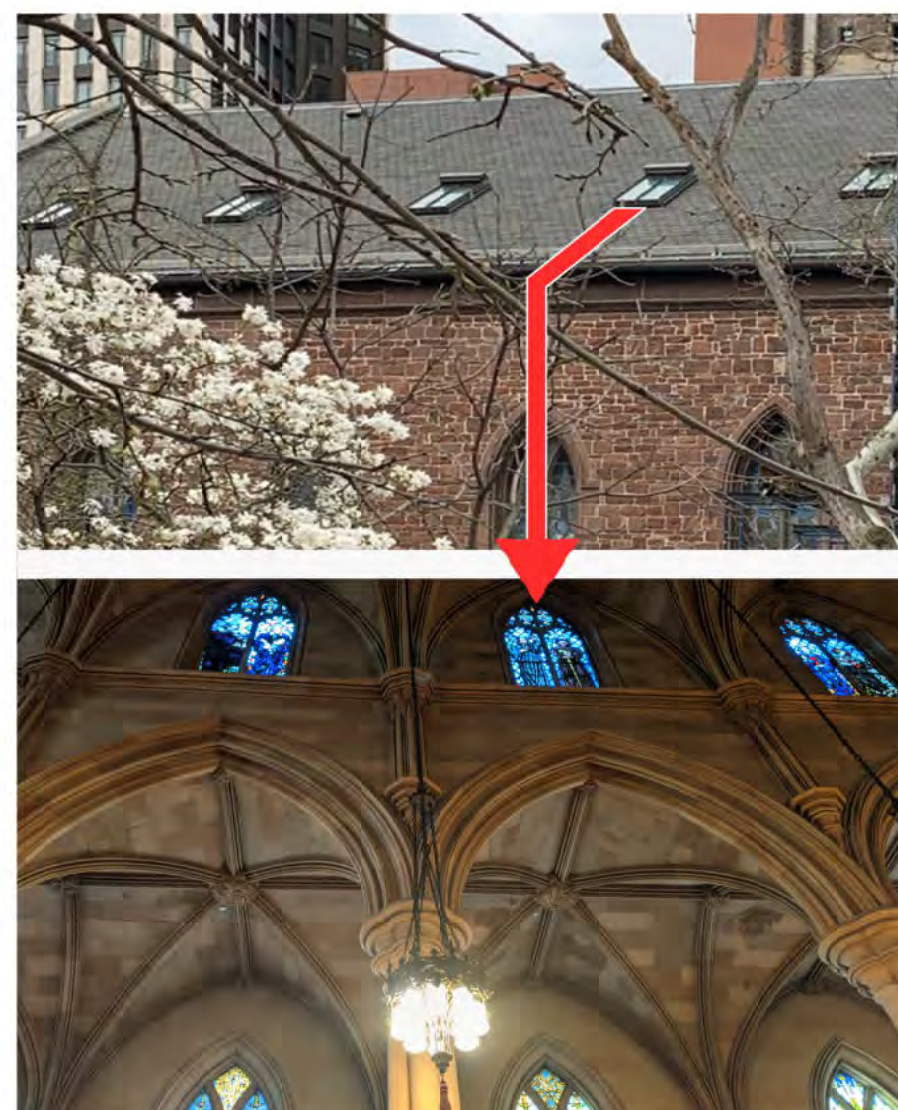
DRAWING TITLE:  
**CONTEXT:  
EXISTING SKYLIGHTS IN HISTORIC DISTRICT  
FIRST UNITARIAN CONGR. CHURCH**

DRAWING NUMBER:  
Scale: N.T.S. **LPC-4**

DATE: 05/15/2024



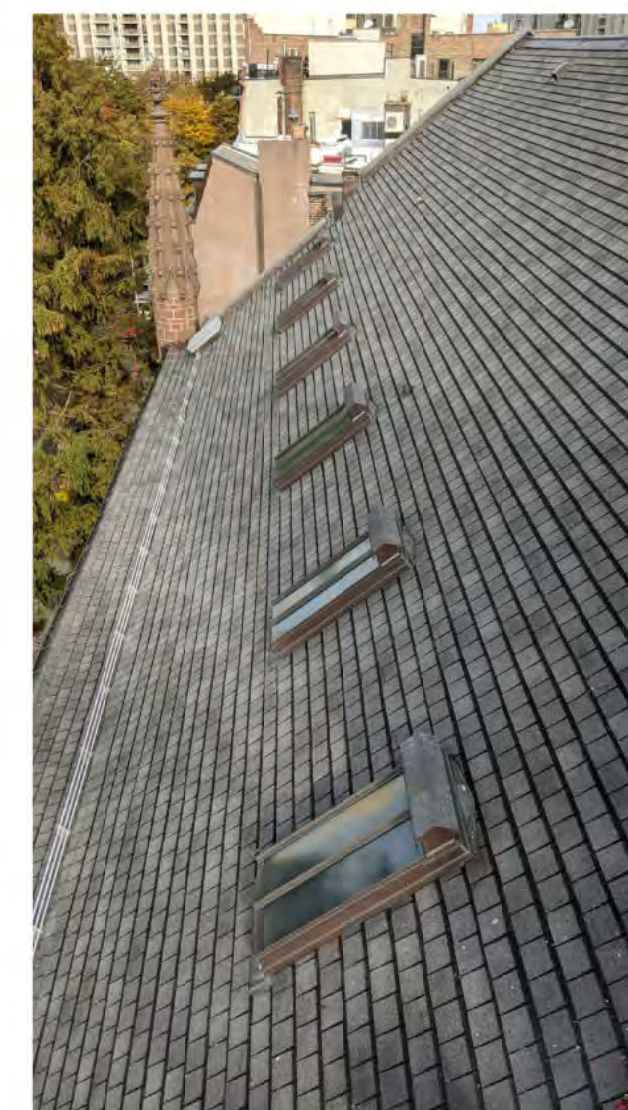
3. View from Pierrepont St. towards North-East  
Current Condition



3. Above: View from Pierrepont towards N-E  
Below: Interior View of Original Tiffany Stained Glass Windows, Illuminated by Original Skylights.



4. View from Pierrepont St. looking North-West,  
Current Condition



View of Roof Showing Skylights  
Current Condition

**2** HISTORIC & CURRENT PHOTOGRAPHS: FIRST UNITARIAN CONGREGATIONAL SOCIETY  
SHOWING HISTORIC & ORIGINAL SKYLIGHTS BUILT TO ILLUMINATE INTERIOR TIFFANY WINDOWS - GOTHIC REVIVAL STYLE -

# 8. Existing Historic Skylights in Brooklyn Heights Historic District

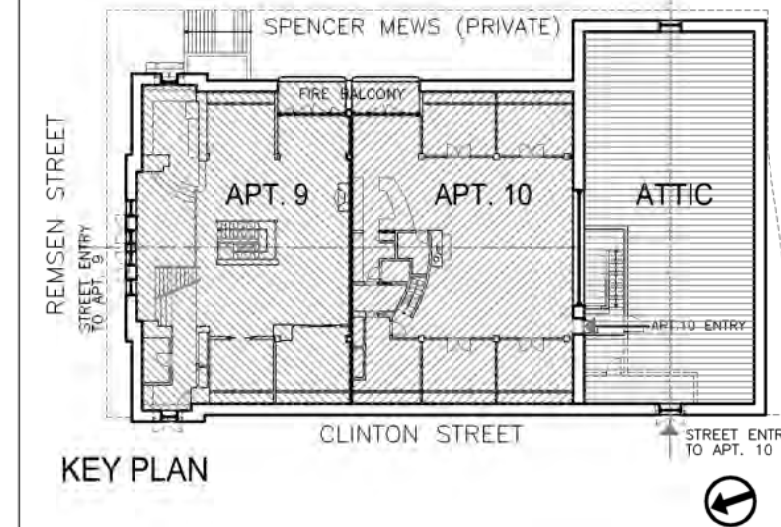


SITE LOCATION:  
99 CLINTON STREET



View from Montague St. looking North-East  
Showing Historic & Original Skylights

COMMUNITY BOARD 2 HEARING  
PRESENTATION  
LAND USE COMMITTEE  
JUNE 26, 2024



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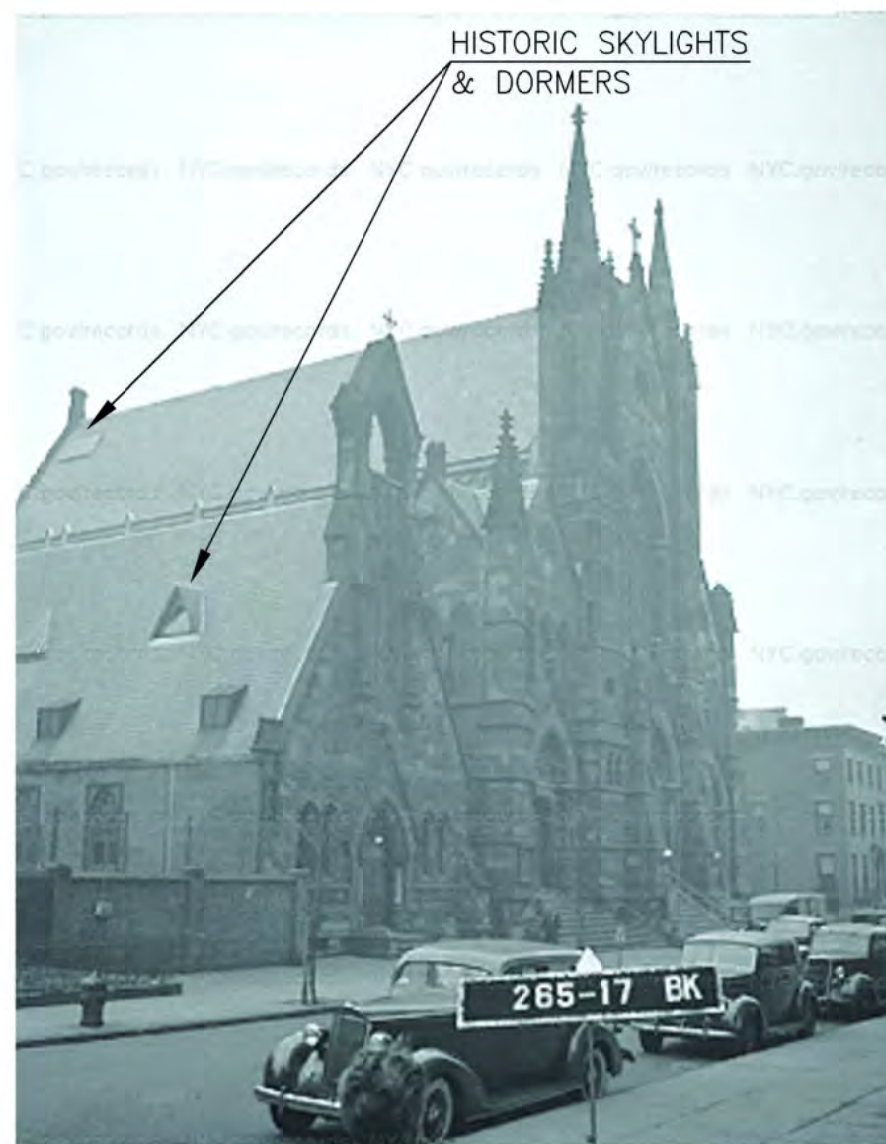
DRAWING TITLE:  
**CONTEXT:  
EXISTING SKYLIGHTS IN HISTORIC DISTRICT  
NEW & LPC APPROVED SKYLIGHTS**

DRAWING NUMBER:  
Scale: N.T.S. **LPC-5**

DATE: 05/15/2024

## 4 CONTEXT - EXISTING HISTORIC & NEW SKYLIGHT SITE LOCATIONS

SCALE: N.T.S.



View from Clinton St. looking towards Livingston Street: Historic & Original Skylights & Dormers

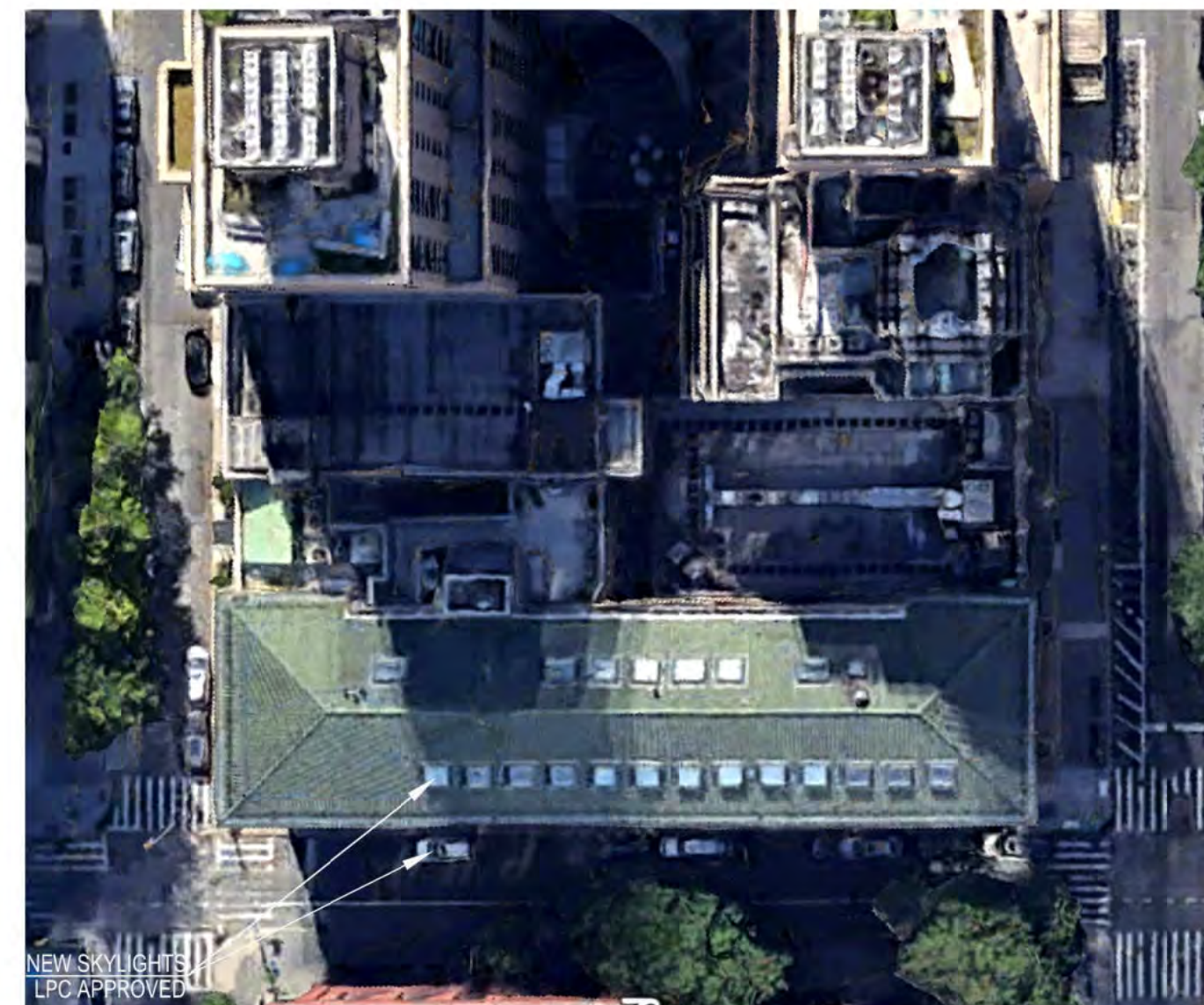
## 2. HISTORIC PHOTOGRAPH from 1940 PACKER COLLEGIATE INSTITUTE



View from Montague St. looking towards Clinton Street Showing NEW Skylights visible from Public Thoroughfare

## 3. LPC APPROVED VISIBLE SKYLIGHTS 177 MONTAGUE ST. (CHASE BANK CONDOS) - RENAISSANCE REVIVAL STYLE -

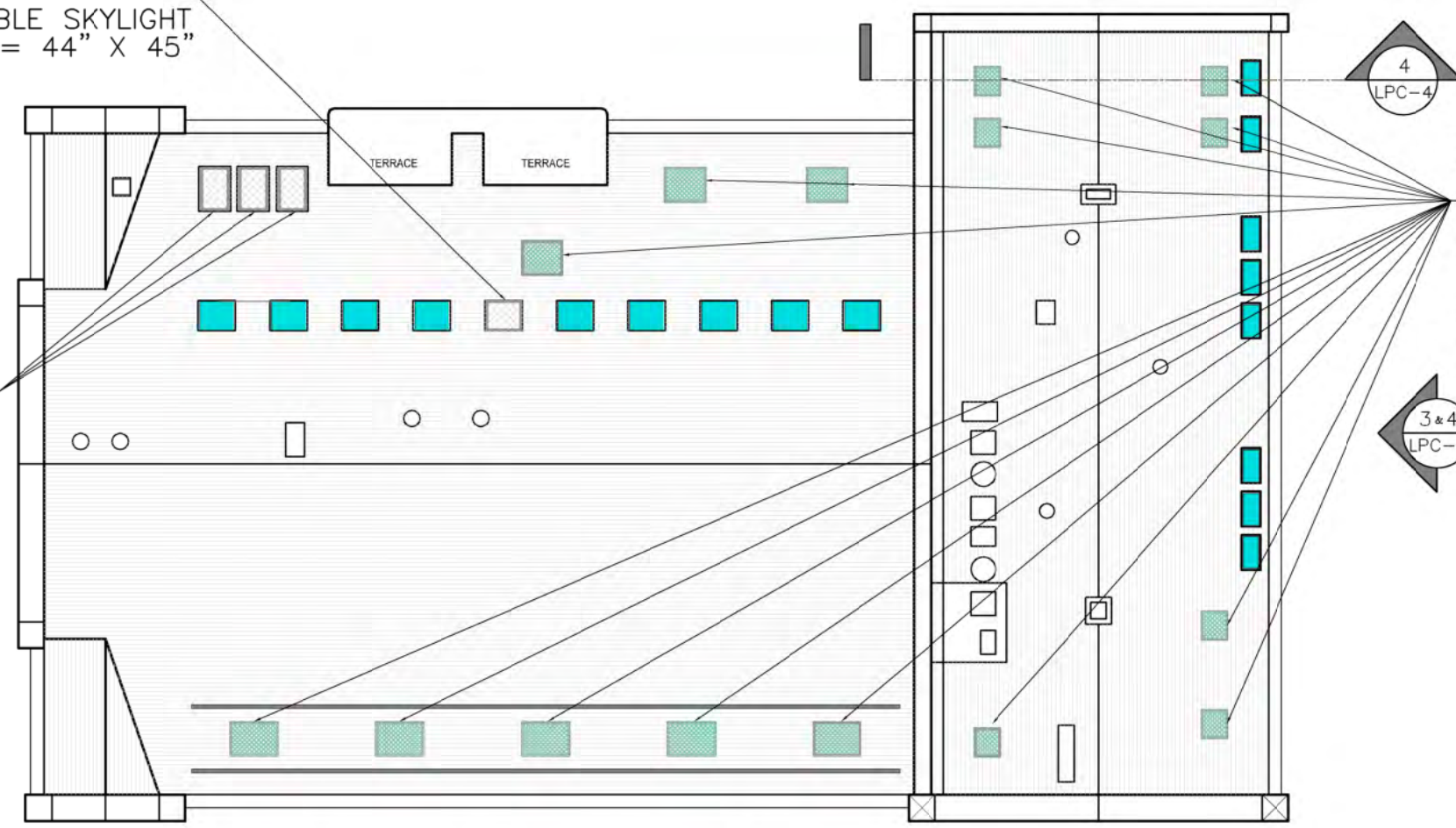
## 1. HISTORIC PHOTOGRAPH from 1940, HEIGHTS CASINO



Bird's Eye View of LPC Approved Skylights for Chase Bank Condominiums, Visible from Street

REPLACE EX'G STATIONARY SKYLIGHT WITH NEW VELUX OPERABLE SKYLIGHT VELUX VSE S06 W x H = 44" X 45" FOR BEDROOM VENTING

REMOVE EX'G OPERABLE SKYLIGHTS FOR REPLACEMENT



**1** ROOF DEMOLITION PLAN  
SCALE: 1/16" = 1'-0"

**LEGEND:**

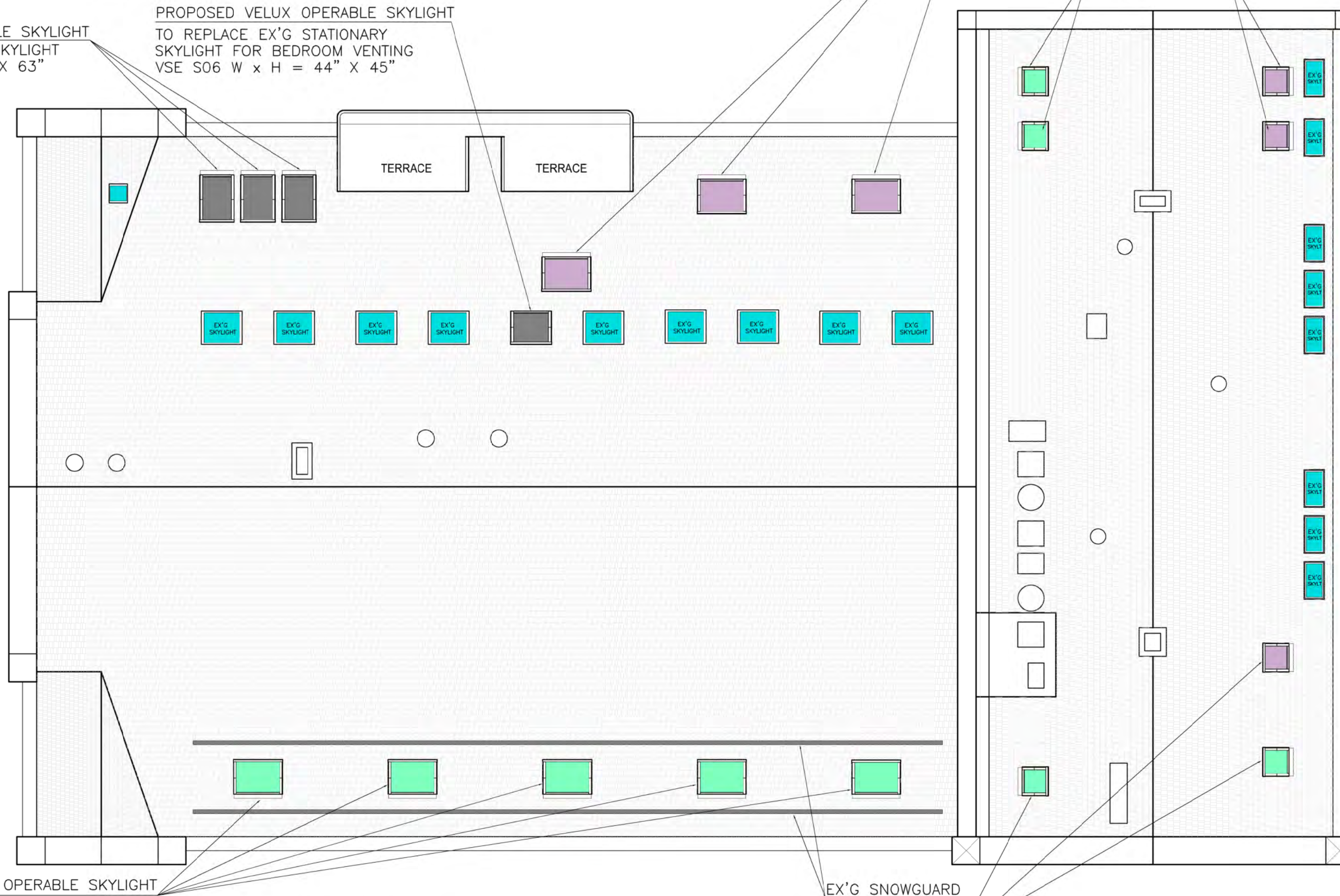
- EX'G SKYLIGHTS TO BE REPLACED NOT VISIBLE FROM STREET
- REMOVE ROOFING FOR PROPOSED SKYLIGHT
- EX'G SKYLIGHTS TO REMAIN PARTIALLY VISIBLE FROM STREET
- NEW SKYLIGHT @ EX'G LOCATION NOT VISIBLE FROM STREET
- NEW SKYLIGHT @ EX'G LOCATION VISIBLE/PARTIALLY VISIBLE FROM STREET
- NEW SKYLIGHT @ EX'G LOCATION NOT VISIBLE FROM STREET

PROPOSED VELUX OPERABLE SKYLIGHT GPU UK08 W x H = 53" X 55" SEE DETAIL DRAWING LPC-6 # 1,2&3

PROPOSED VELUX OPERABLE SKYLIGHT GPU MK04 WxH = 31" X 39"

PROPOSED VELUX OPERABLE SKYLIGHT TO REPLACE EX'G VELUX SKYLIGHT GPU PK10 W x H = 37" X 63"

PROPOSED VELUX OPERABLE SKYLIGHT TO REPLACE EX'G STATIONARY SKYLIGHT FOR BEDROOM VENTING VSE S06 W x H = 44" X 45"

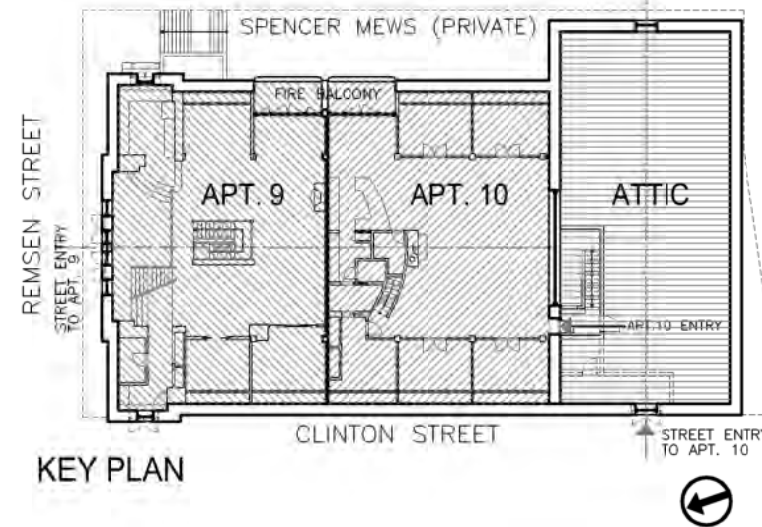


PROPOSED VELUX OPERABLE SKYLIGHT GPU UK08 W x H = 53" X 55" SEE DETAIL DRAWING LPC-6 # 1,2&3

**2** PROPOSED ROOF PLAN  
SCALE: 1/8" = 1'-0"

PROPOSED VELUX OPERABLE SKYLIGHT GPU MK04 WxH=31"x39" SEE DETAIL DRAWING LPC-6 # 1,2&3

COMMUNITY BOARD 2 HEARING  
PRESENTATION  
LAND USE COMMITTEE  
JUNE 26, 2024



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BROOKLYN, NY 11201

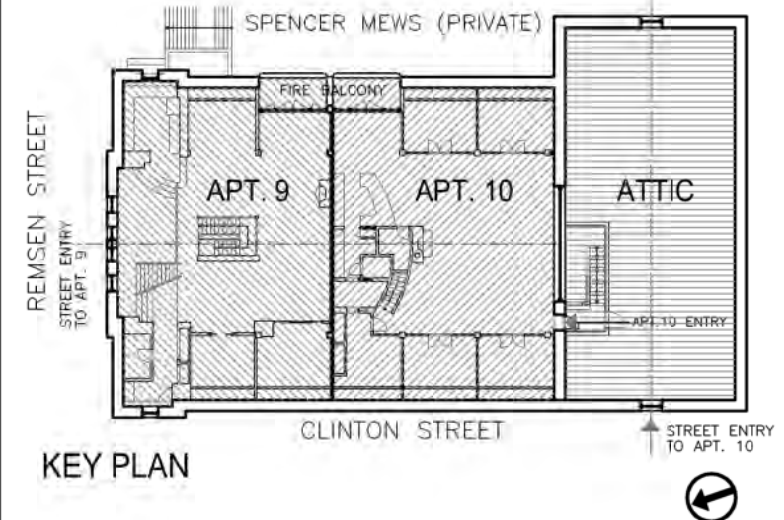
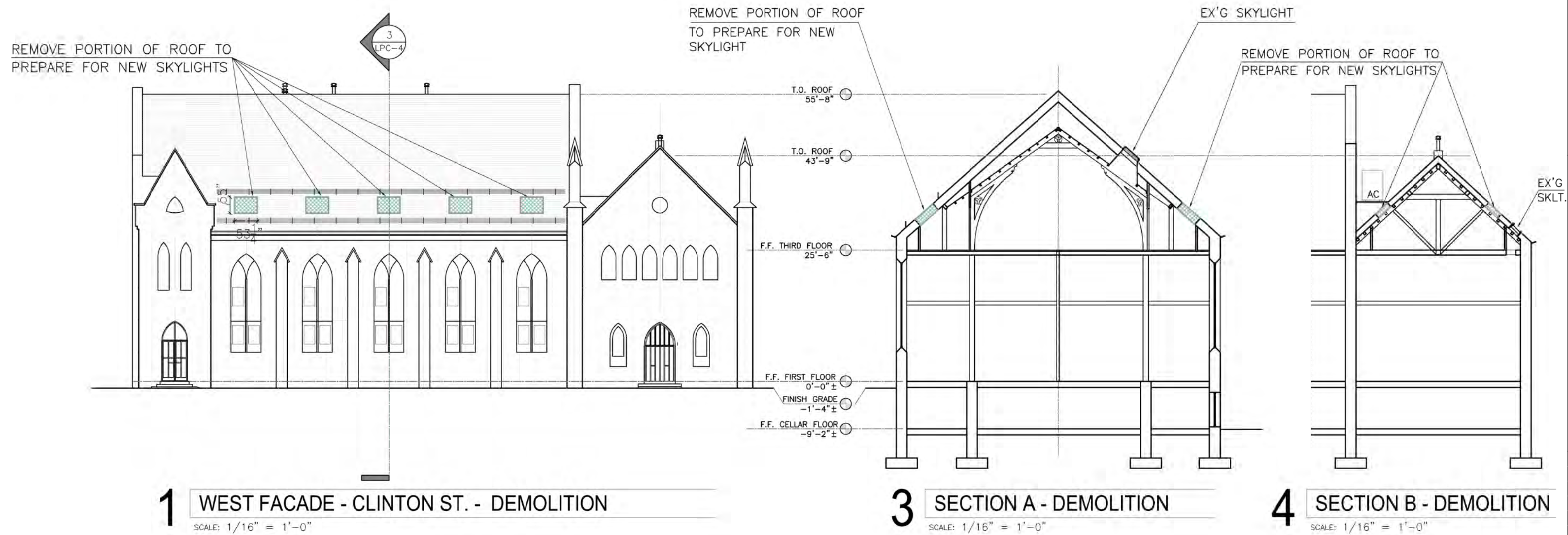
ARCHITECT:  
**VESSELIN KOVATCHEV, AIA**  
62 MONTAGUE STREET  
BROOKLYN, NY 11201  
TEL: 718-797-4979  
ardesine15@aol.com

DRAWING TITLE:  
EXISTING & NEW SKYLIGHT LOCATIONS  
DEMOLITION AND PROPOSED ROOF PLANS

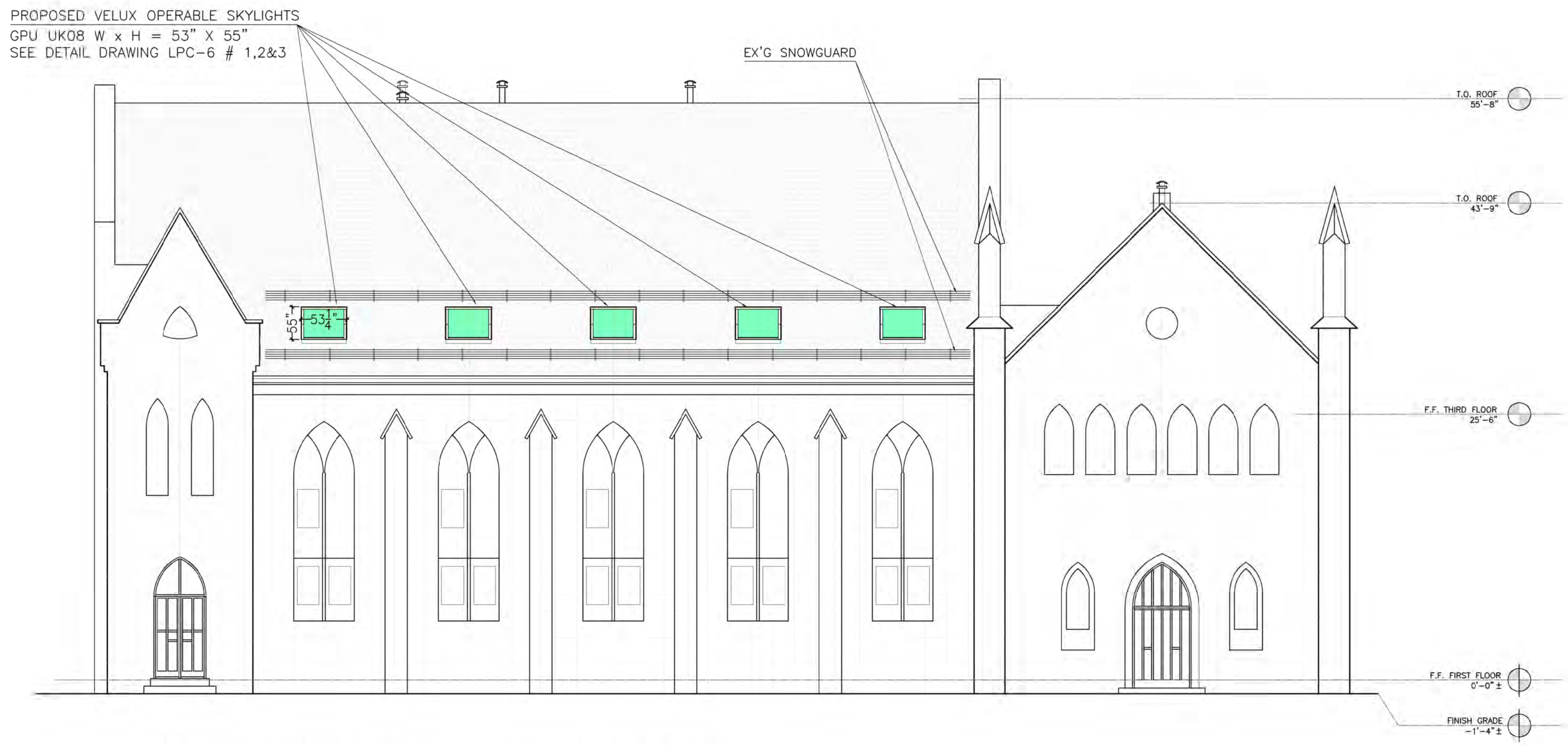
DRAWING NUMBER: **LPC-6**  
Scale: 1/8" = 1'-0"

DATE: 05/15/2024





REV	DATE	DESCRIPTION



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**99 CLINTON STREET APT. 9 & 10**  
BROOKLYN, NY 11201

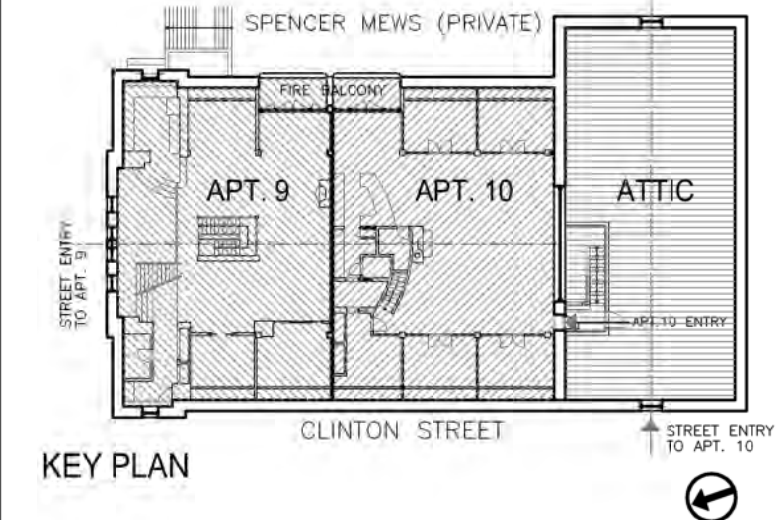
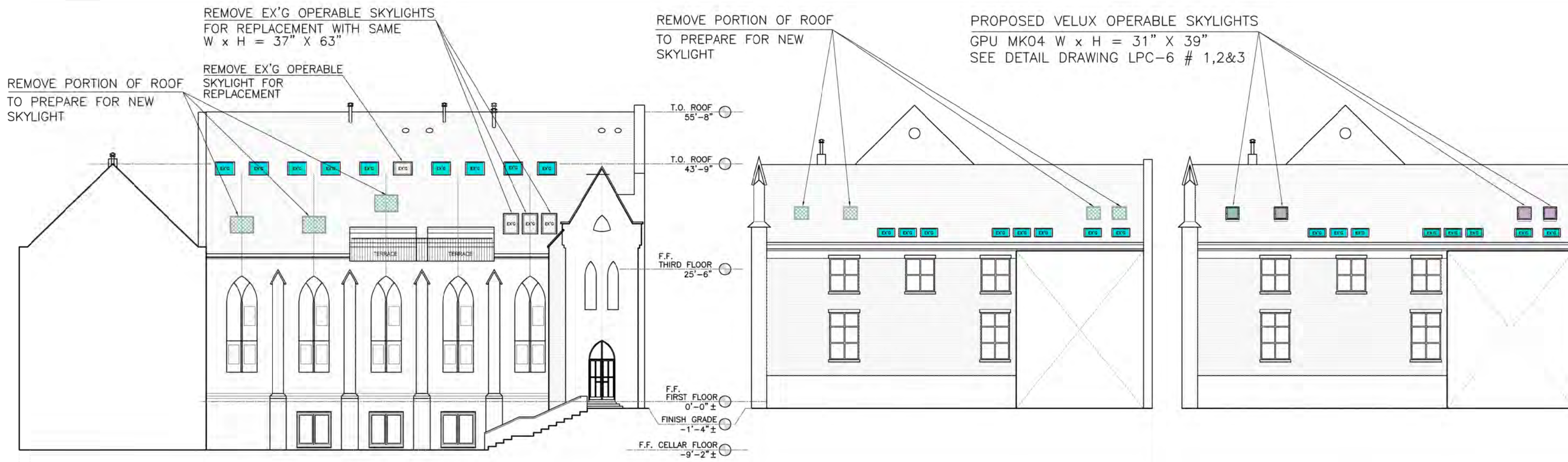
ARCHITECT:  
**VESSELIN KOVATCHEV, AIA**  
62 MONTAGUE STREET  
BROOKLYN, NY 11201  
TEL: 718-797-4979  
ardesine15@aol.com

DRAWING TITLE:  
EXISTING & NEW SKYLIGHT LOCATIONS  
DEMOLITION AND PROPOSED ELEVATION  
& SECTIONS

DRAWING NUMBER:  
Scale: 1/8" = 1'-0"

**LPC-7**

DATE: 05/15/2024



**1 EAST FACADE - SPENCER MEWS - DEMOLITION**  
SCALE: 1/16" = 1'-0"

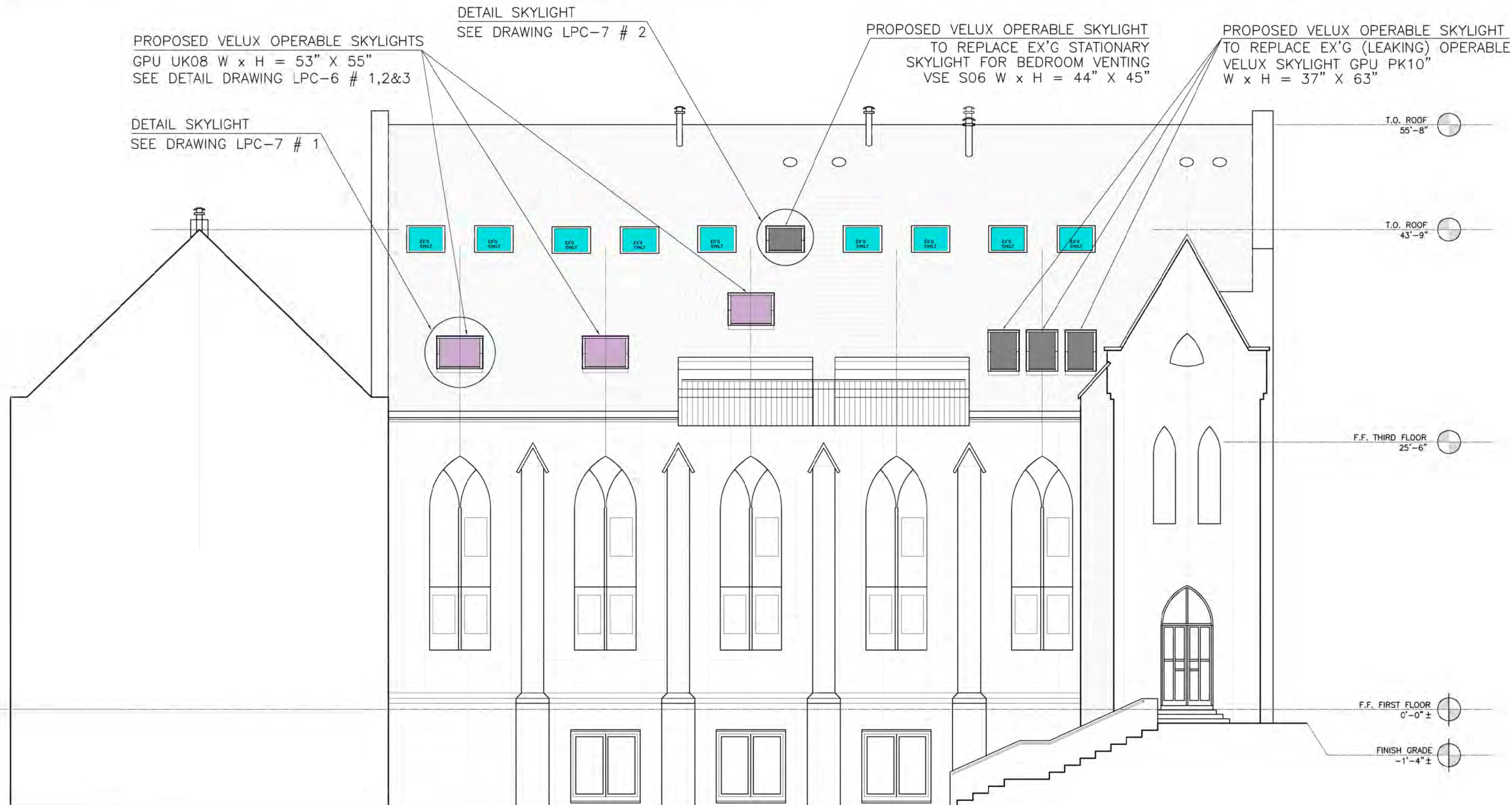
**3 SOUTH FACADE ATTIC ROOF - DEMOLITION**  
SCALE: 1/16" = 1'-0"

**4 SOUTH FACADE - NEW ATTIC SKYLIGHTS**  
SCALE: 1/16" = 1'-0"

REV	DATE	DESCRIPTION

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**99 CLINTON STREET APT. 9 & 10**  
BROOKLYN, NY 11201

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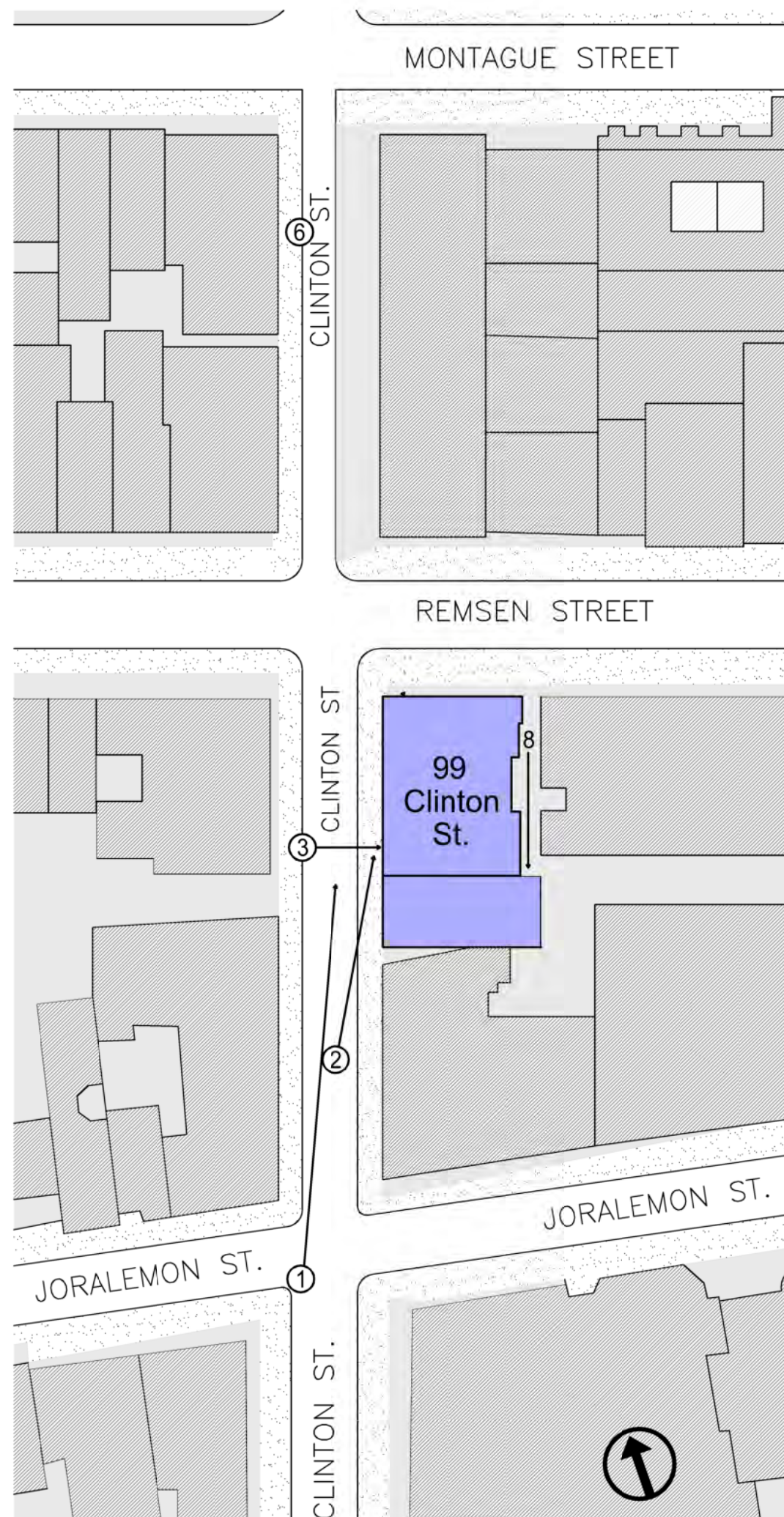
**2 EAST FACADE - SPENCER MEWS - PROPOSED SKYLIGHTS**  
SCALE: 1/8" = 1'-0"

DRAWING TITLE:  
EXISTING & NEW SKYLIGHT LOCATIONS  
DEMOLITION AND PROPOSED ELEVATION  
& SECTIONS

DRAWING NUMBER:  
Scale: 1/8" = 1'-0"

**LPC-8**

DATE: 05/15/2024



SITE LINES TO ROOF FROM CLINTON & REMSEN,  
PLAN

SCALE: 1/64" = 1'-0"



**1** FAR VIEW NORTH ON JORALEMON  
Photo taken 12/2023 – Skylights slightly visible



**2** VIEW NORTHEAST FROM CLINTON ST. SIDEWALK  
Photo taken 12/2023 – Skylights visible



**3** VIEW NORTHEAST FROM CLINTON ST. SIDEWALK, RIGHT ACROSS 99 CLINTON ST.  
Photo taken 12/2023 – Skylights visible



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BROOKLYN, NY 11201

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DRAWING TITLE:

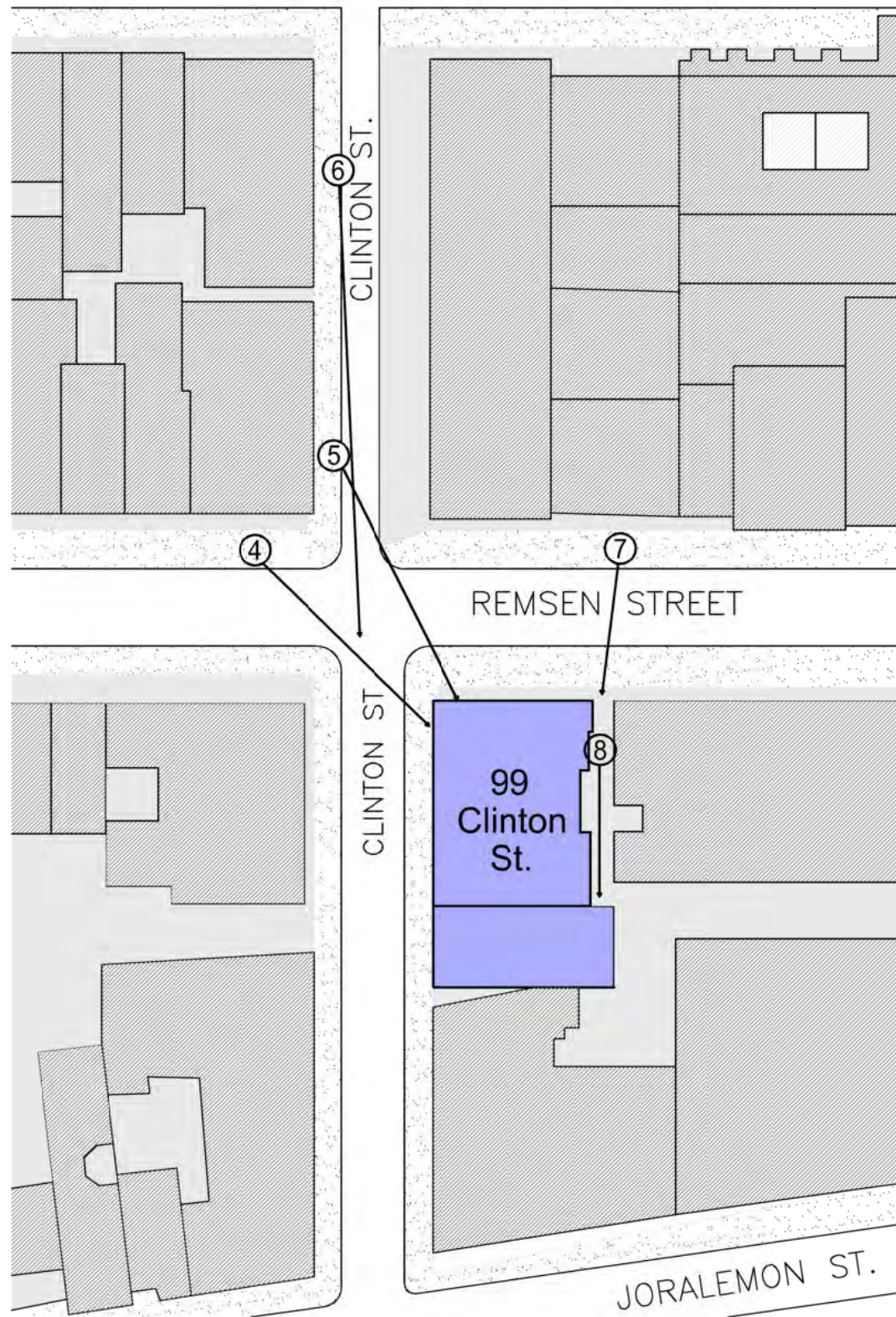
**VISIBILITY PROPOSED  
SKYLIGHTS**

DRAWING NUMBER:  
Scale: 1/8" = 1'-0"

**LPC-9**

DATE: 05/15/2024

MONTAGUE STREET



SITE LINES TO ROOF FROM CLINTON & REMSEN, PLAN

SCALE: 1/64" = 1'-0"



**8** VIEW SOUTH FROM SPENCER MEWS  
Photo taken 12/2023 – Skylights Attic Roof visible



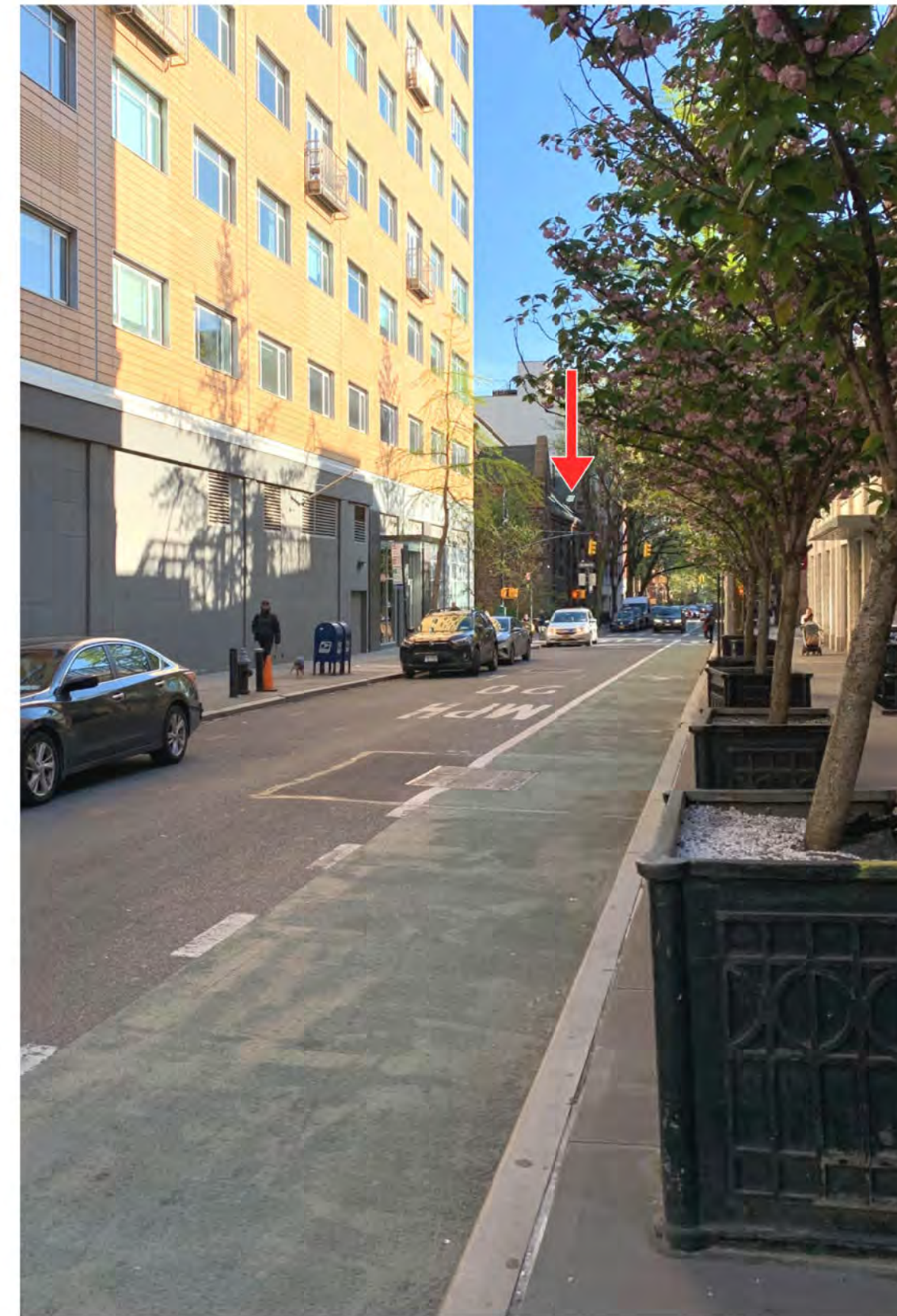
**4** VIEW SOUTHEAST ON CORNER CLINTON/REMSEN  
Photo taken 12/2023 – Skylights visible



**5** VIEW SOUTH ON CLINTON  
Photo taken 12/2023 – Skylights visible



**7** VIEW SW ON REMSEN  
Photo taken 12/2023 – Skylights Attic Roof visible



**6** FAR VIEW SOUTH ON CLINTON  
Photo taken 4/2024 – Skylights visible

COMMUNITY BOARD 2 HEARING  
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JUNE 26, 2024



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**99 CLINTON STREET APT. 9 & 10**  
BROOKLYN, NY 11201

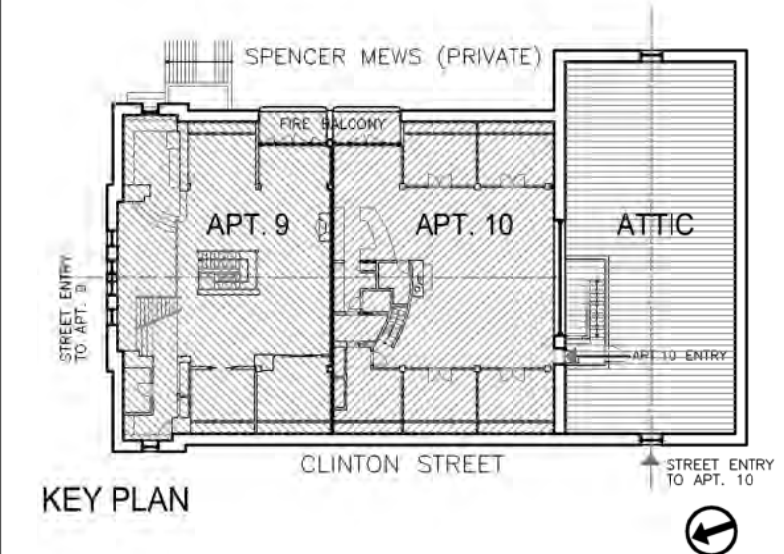
ARCHITECT:  
**VESSELIN KOVATCHEV, AIA**  
62 MONTAGUE STREET  
BROOKLYN, NY 11201  
TEL: 718-797-4979  
ardesine15@aol.com

DRAWING TITLE:  
**VISIBILITY PROPOSED  
SKYLIGHTS**

DRAWING NUMBER:  
Scale: 1/8" = 1'-0"

**LPC-10**

DATE: 05/14/2024



REV	DATE	DESCRIPTION

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BROOKLYN, NY 11201

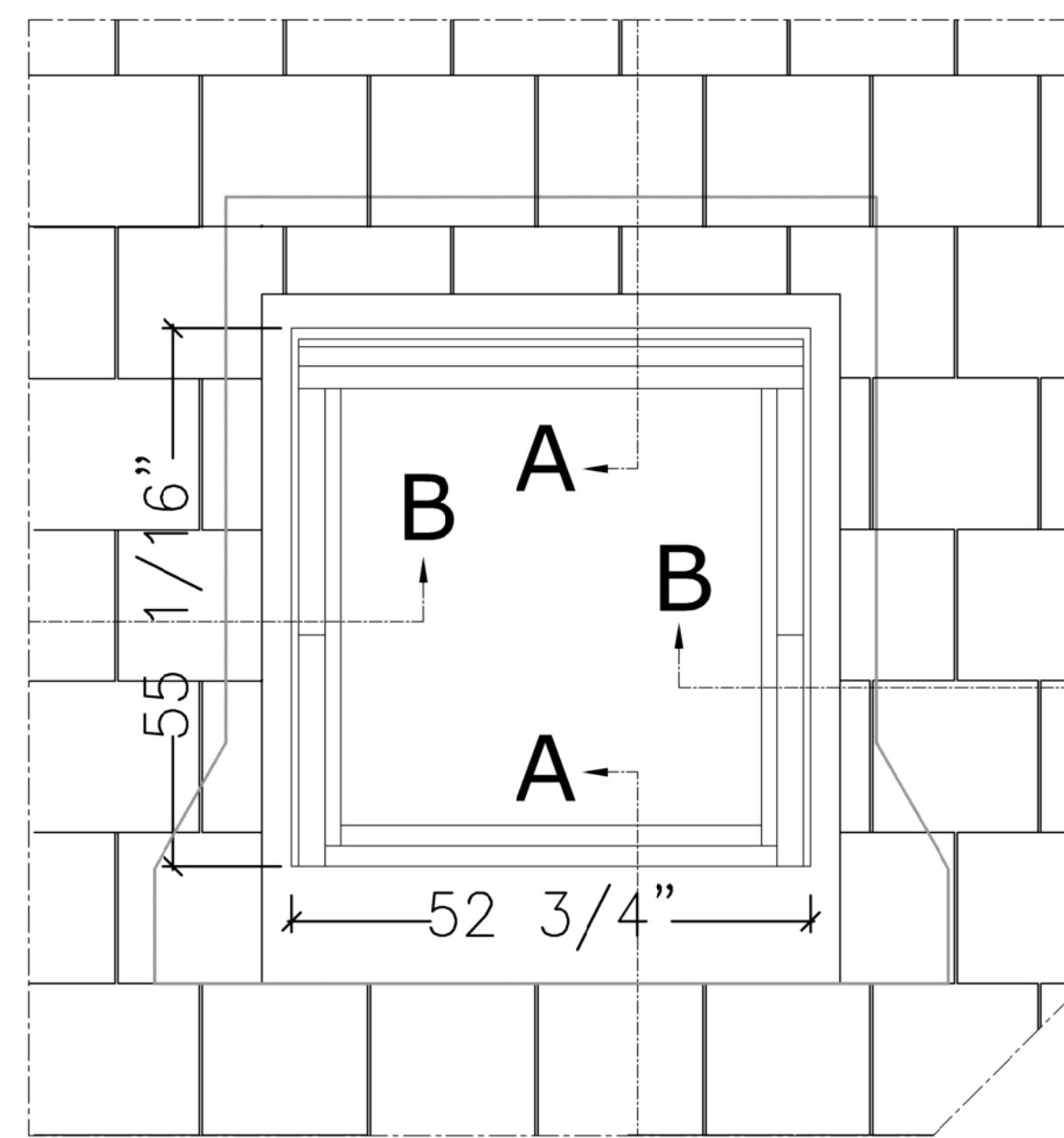
ARCHITECT:  
**VESSELIN KOVATCHEV, AIA**  
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TEL: 718-797-4979  
ardesine15@aol.com

DRAWING TITLE:  
**PROPOSED SKYLIGHTS  
DETAILS & MATERIALS**

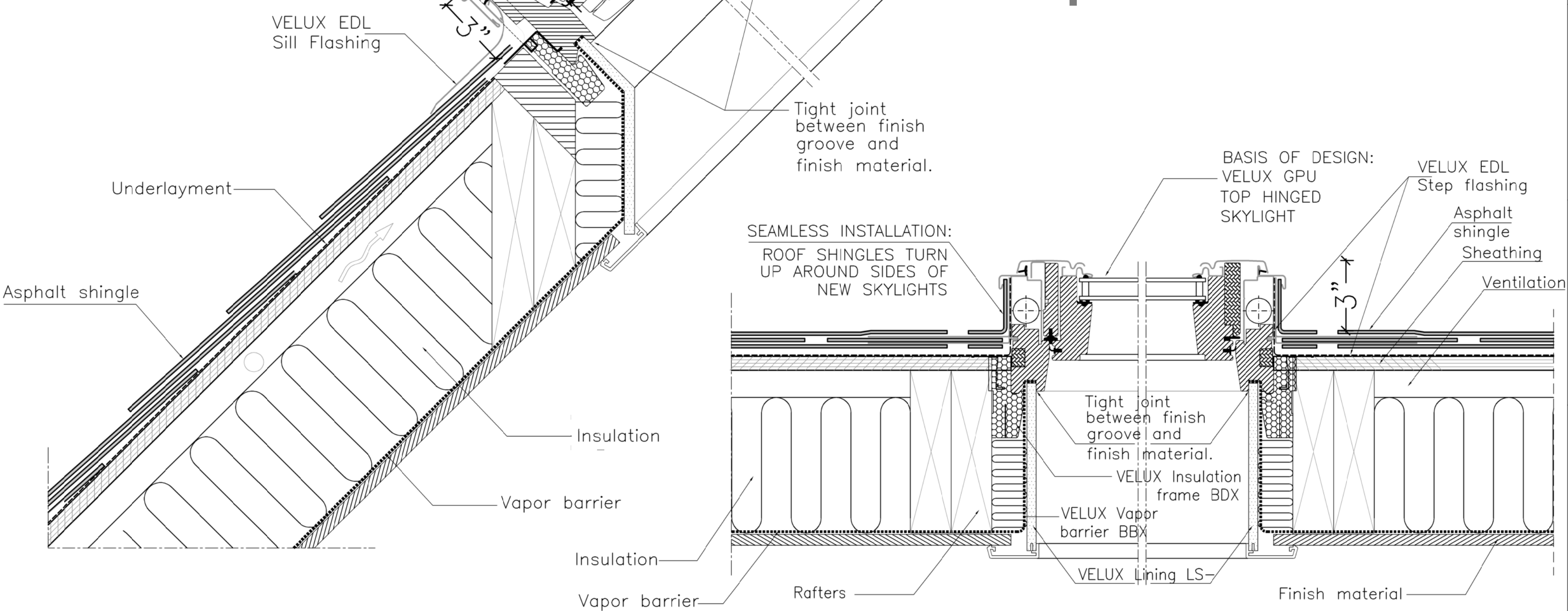
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Scale: AS NOTED

**LPC-11**

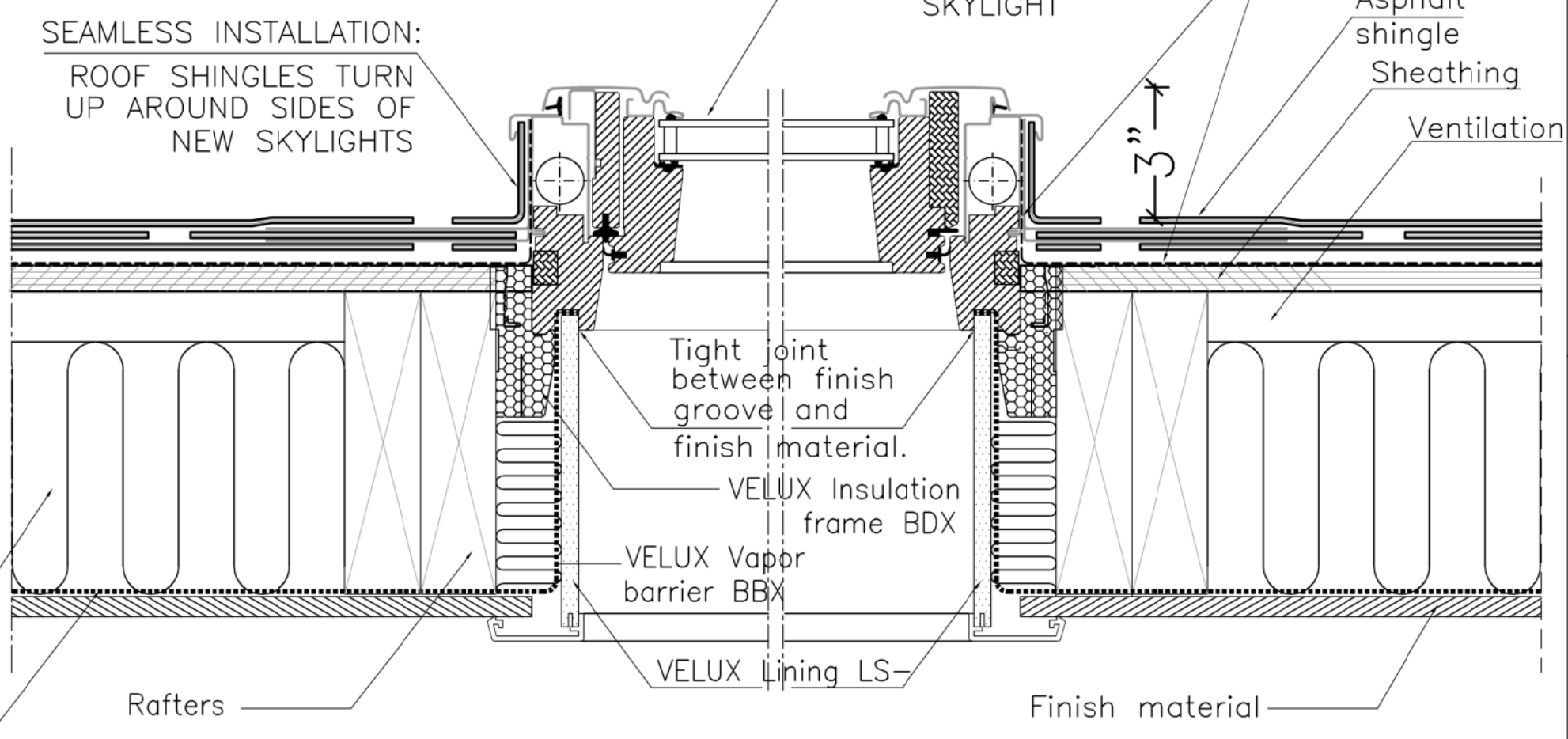
DATE: 05/15/2024



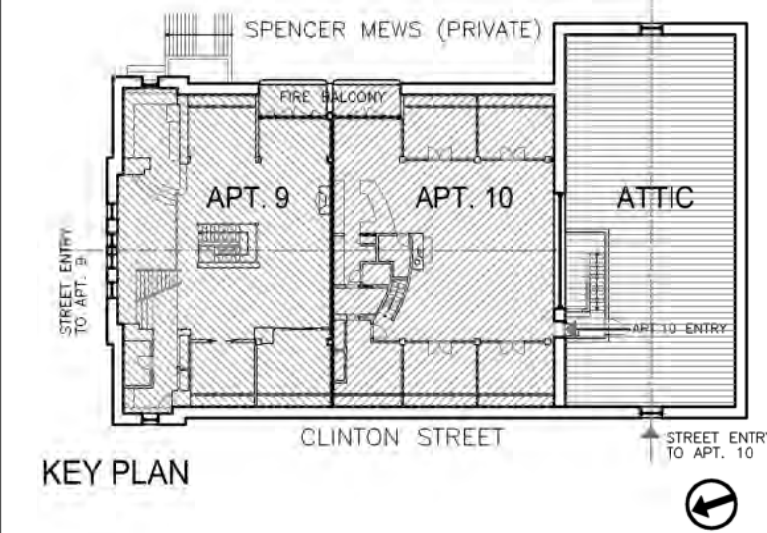
**3 SKYLIGHT TYPICAL ELEVATION**  
DECK MOUNTED TOP HINGED SKYLIGHT MODEL GPU  
SCALE: 1/2" = 1'-0"



**1 SKYLIGHT SECTION A-A (TYPICAL)**  
DECK MOUNTED TOP HINGED SKYLIGHT MODEL GPU  
SCALE: 1-1/2" = 1'-0"



**2 SKYLIGHT SECTION B-B (TYPICAL)**  
DECK MOUNTED TOP HINGED SKYLIGHT MODEL GPU  
SCALE: 1-1/2" = 1'-0"



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BROOKLYN, NY 11201

ARCHITECT:  
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DRAWING TITLE:  
**PROPOSED SKYLIGHT DETAILS  
& MATERIALS**

DRAWING NUMBER: **LPC-12**  
Scale: 1/8" = 1'-0"

DATE: 05/15/2024



**Deck-Mounted Installation**

**1 NEW SKYLIGHT INSTALLATION**

- 1 Pre-attached Seal
- 2 Adhesive Underlayment
- 3 Engineered Flashing
- 4 Re-Use or Match existing Asphalt Roof Shingles

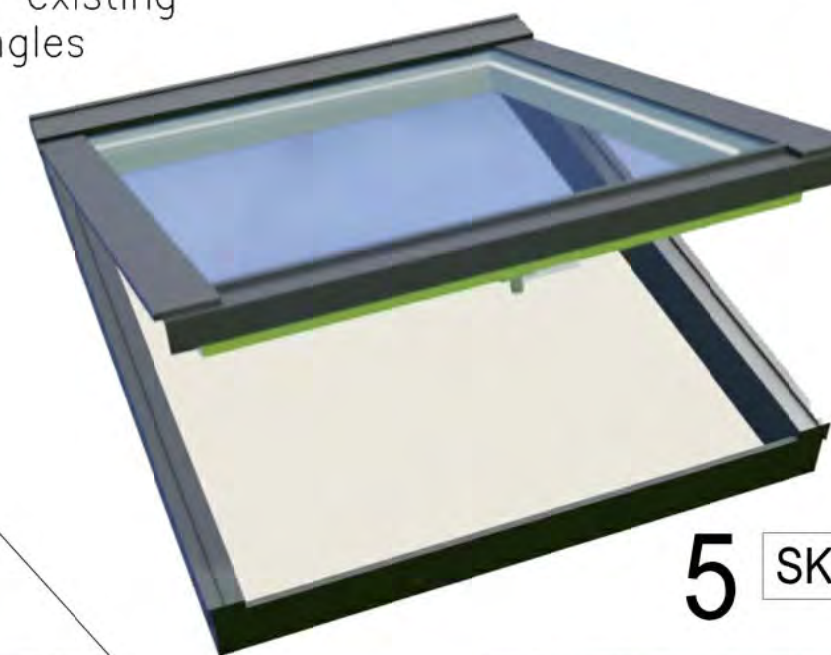


**4 EX'G BALCONIES & SKYLIGHTS  
EX'G ASPHALT SHINGLE ROOF MATERIAL**

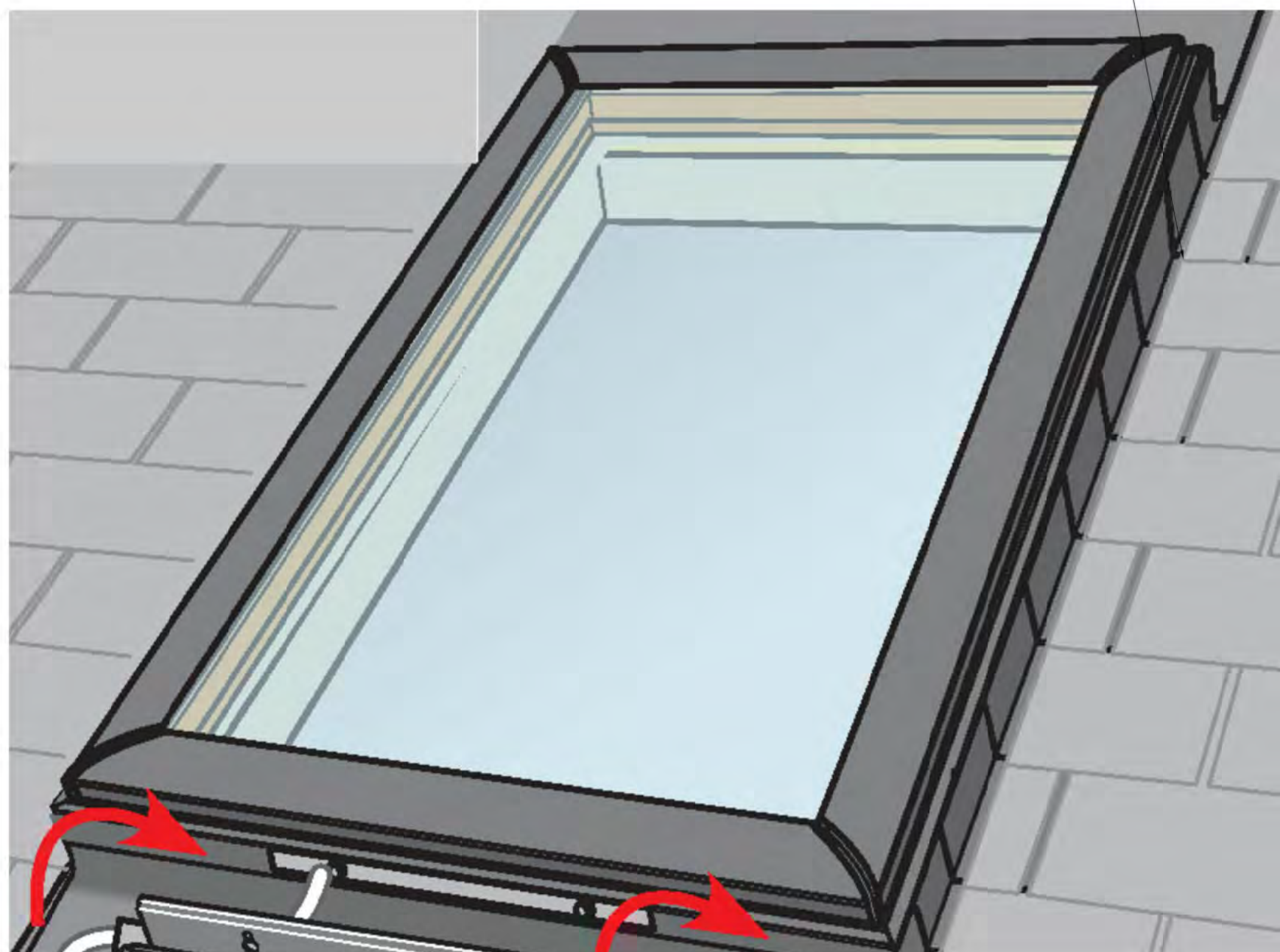


**5 PROPOSED SKYLIGHT COLOR: NEUTRAL GREY**

SEAMLESS INSTALLATION:  
ROOF SHINGLES TURN UP AROUND SIDES OF NEW SKYLIGHTS



**5 SKYLIGHT IMAGE**



**2 NEW SKYLIGHT INSTALLATION**



**3 EX'G BALCONY & EX'G SKYLIGHTS**

# Project: 99 CLINTON STREET

## Apartment 9 & 10 & Attic - New Skylights

BROOKLYN, NY 11201

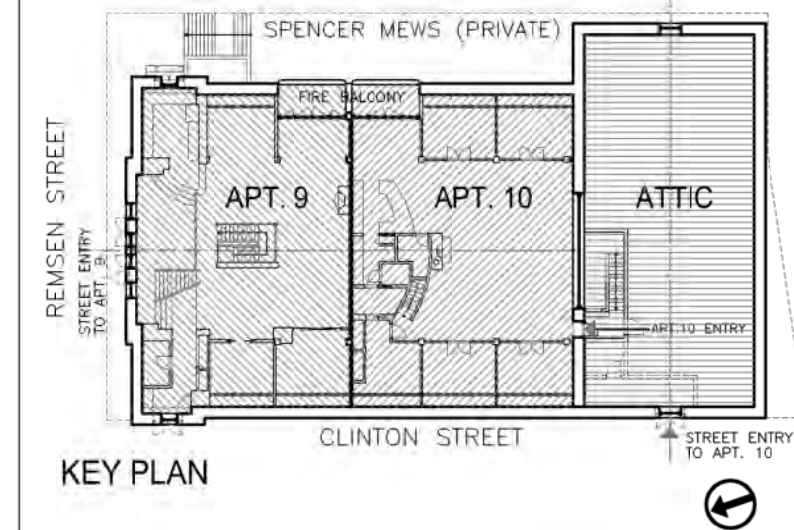
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COMMUNITY BOARD 2 HEARING  
PRESENTATION  
LAND USE COMMITTEE

JUNE 26, 2024



REV	DATE	DESCRIPTION

PROJECT NAME:

**99 CLINTON STREET APT. 9 & 10**  
BROOKLYN, NY 11201

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DRAWING TITLE:

**LANDING PAGE**

DRAWING NUMBER:  
Scale: N.T.S.

**LPC-X**

DATE: 05/15/2024

July 30, 2024  
Public Hearing

The current proposal is:

Preservation Department – Item 6, LPC-24-05234

**99 Clinton Street, aka 152-156 Remsen Street – Brooklyn Heights  
Historic District  
Borough of Brooklyn**

To testify virtually, please join Zoom

**Webinar ID:** 869 4840 6655

**Passcode:** 412825

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.