



# COMMUNITY BOARD No. 1

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COUNCILMEMBER, 34th CD

January 28, 2021

## MEETING NOTICE

**TO:** Members of the Land Use, ULURP and Landmarks  
[subcommittee] Committee  
(Teague, Chair; Viera, Co-Chair; McKeever, Landmarks Subcommittee Chair;  
Barros, Landmarks Subcommittee Co-Chair; Chesler; Drinkwater; Indig;  
Kaminski; Katz; Lebovits; Miceli; Rabbi Niederman; Nieves; Sofer; Solano; Vega;  
Weidberg; Weiser; Berger\*; Li\*; Naplatarski (\*) Non Board Member)

**FROM:** Del Teague, Committee Chair  
**RE:** Land Use Committee Meeting  
**WHEN:** \*\*\* Monday --- February 1, 2021 \*\*\*  
**TIME:** 6:30 PM  
**PLACE:** WEBEX

(While we cannot meet in person, we will be meeting virtually. Below are options for you to connect)

### Event address for Attendees:

<https://nycgb.webex.com/nycgb/onstage/g.php?MTID=edcde5d031e8d7797475212c150e86a40>

### Event number:

179 468 1164

**Event password:** myTgAU9kn82

**Audio conference:** United States Toll  
New York +1-646-992-2010

[Show all global call-in numbers](#)

### Access code:

179 468 1164

**AGENDA:**

- (1.) Presentation-Landmarks Application (LPC). 1118 Lorimer, Brooklyn Storefront Design Proposal Landmarks Preservation Commission – by Rick Curi, Owner & Applicant (Drawings attached)
- (2.) Committee Discussion – Continued Discussion on Zoning.
- (3.) Briefing on the Hotel Scoping Hearing.

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Note: For further information on accessibility or to make a request for accommodations, such as sign language interpretation services, please contact Brooklyn Community Board No. 1, Tel. (718) 389-0009; at least (5) business days in advance to ensure availability.

DT/mbw  
cc: CB#1 Board Member

## ATTACHMENT

### About Applicant/Owner of 1118 Lorimer:

Rick Curi and Itir Aloba-Curi live in Brooklyn Heights with their 2 children. Rick's family has been in Brooklyn since the turn of the 20<sup>th</sup> Century, and we have chosen to raise the next generation of the family in Brooklyn. Itir currently serves as a Director of Health and Wellness for Microsoft Advertising, where she has been for 11 years. She was raised as a child on the Aegean coast of Turkey, but earned her undergraduate and graduate degrees in Hawaii, after which she came to New York to pursue her career. Rick grew up working in the family real estate management and business and spent 20 years in financial services (1994-2014) but left that behind to pursue entrepreneurial ventures. He holds a BA from the University of Pennsylvania and an MS in Real Estate from New York University. Together with partners, Itir and Rick have created a presence in the Hospitality industry in Brooklyn, with such ventures as Colonie (Brooklyn Heights), Gran Electrica (DUMBO), Governor (formerly DUMBO – closed due to Superstorm Sandy), and PIPS (Brooklyn Heights).

Itir and Rick purchased 1118 Lorimer Street building along with some family members and friends with the dream of restoring the building and bringing it up to the 21<sup>st</sup> Century. The property will remain as 3 rental apartments (floors 2-4) and a commercial space (ground floor). It has been our intention to open a charming fine dining/hospitality establishment on the ground floor that would offer chef driven small plates in an intimate setting. Based on widespread feedback from residents in the area, we are confident the neighborhood would welcome such a business.

With the emergence of COVID-19 and the resulting restrictions on businesses, it is impossible to be certain about the feasibility of our dream establishment. However, the commercial space is a large component of the value (and purchase price) of the building, so we intend to create a functional and attractive storefront that could be used for our original concept or one of many other commercial endeavors that would be appropriate for the space and neighborhood. Also, after performing large scale renovations to the building's façade (and interior), we feel the derelict condition of the existing storefront impairs the value of the residential component.

The interior renovation is expected to be completed by the end of February or early March and has taken more time (and cost more) than expected due to unknown/undisclosed fire damage which had required significant structural work, including an entirely new roof structure. The existing mechanical, electrical and plumbing infrastructure was also determined to be inadequate for the property and has had to be completely replaced.

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1118 Lorimer, Brooklyn

**Storefront Design Proposal**  
Landmarks Preservation Commission

Jan. 12th, 2021

Progress Set

1118 LORIMER





Existing North elevation **1**



Existing West elevation **2**



APPROVED COLOR:  
 FARROW & BALL  
 DE NIMES  
 299

1118 LORIMER

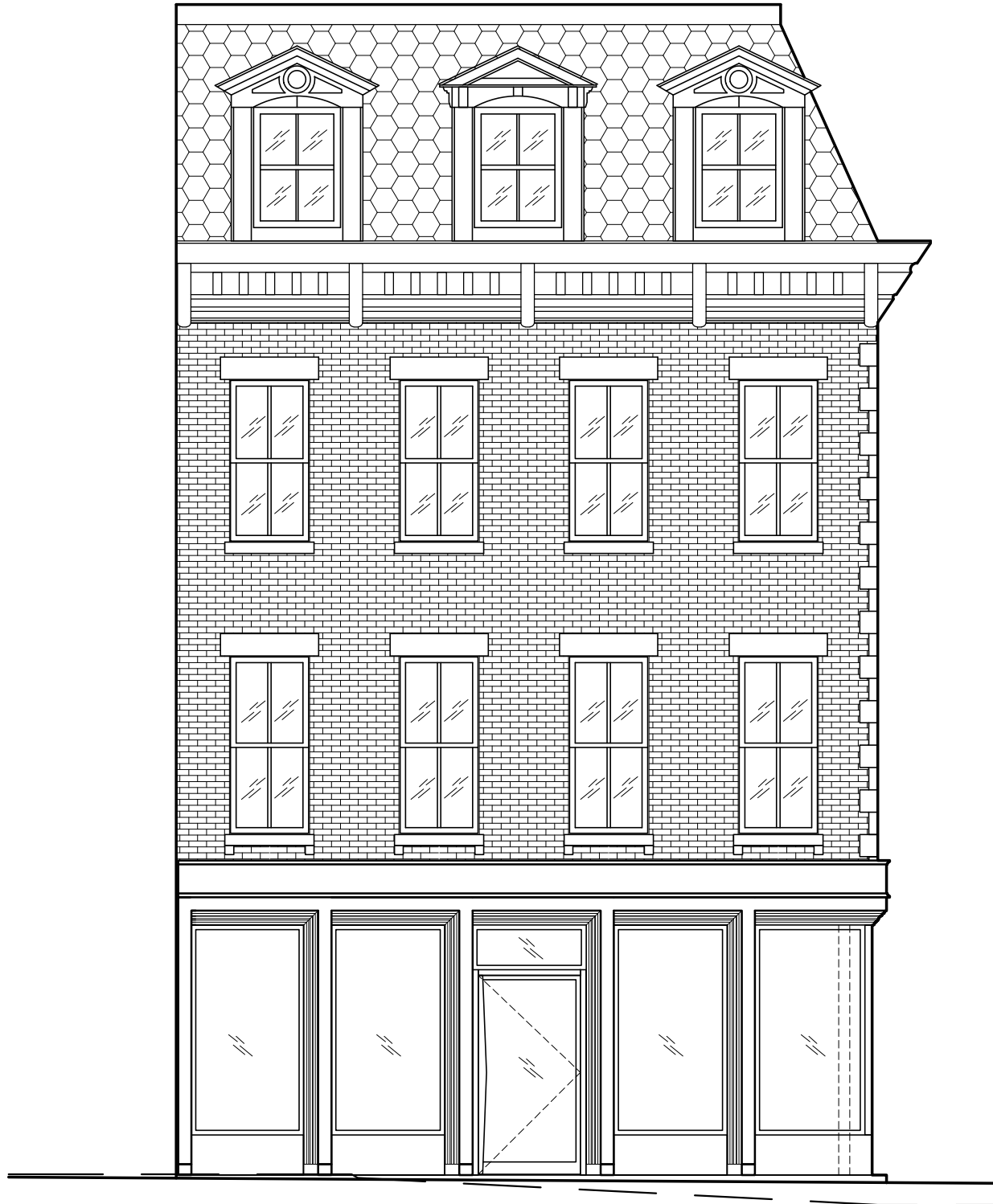
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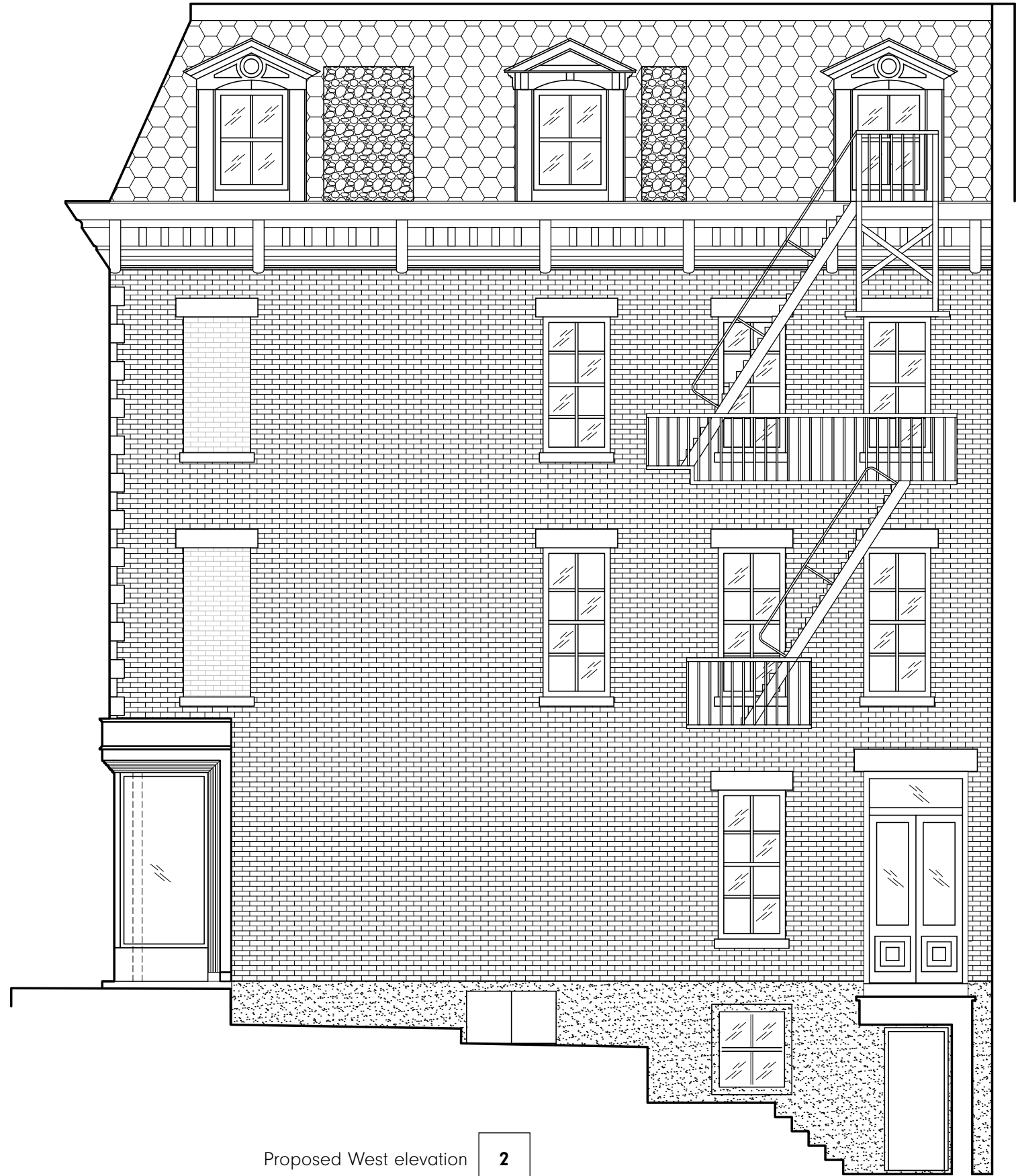
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The current façade is not historically significant, allows for very little light, and is not structurally sound. As it exists, the façade gives a feeling of a derelict property and is a magnet for vandalism. Our goal is to bring a bright and clean store front to the prominent cornerstone of the neighborhood, adding beauty and life to our block.

- ← MOLDING THRESHOLDS
- ← OPEN CORNER TO SHOWCASE EXISTING CAST-IRON COLUMN
- ← FACADE SUBDIVIDED IN KEEPING WITH BUILDING PROPORTIONS
- ← UNOBTRUSIVE NEIGHBORHOOD-SCALE ENTRY
- ← TYPICAL HISTORICAL BULKHEADS



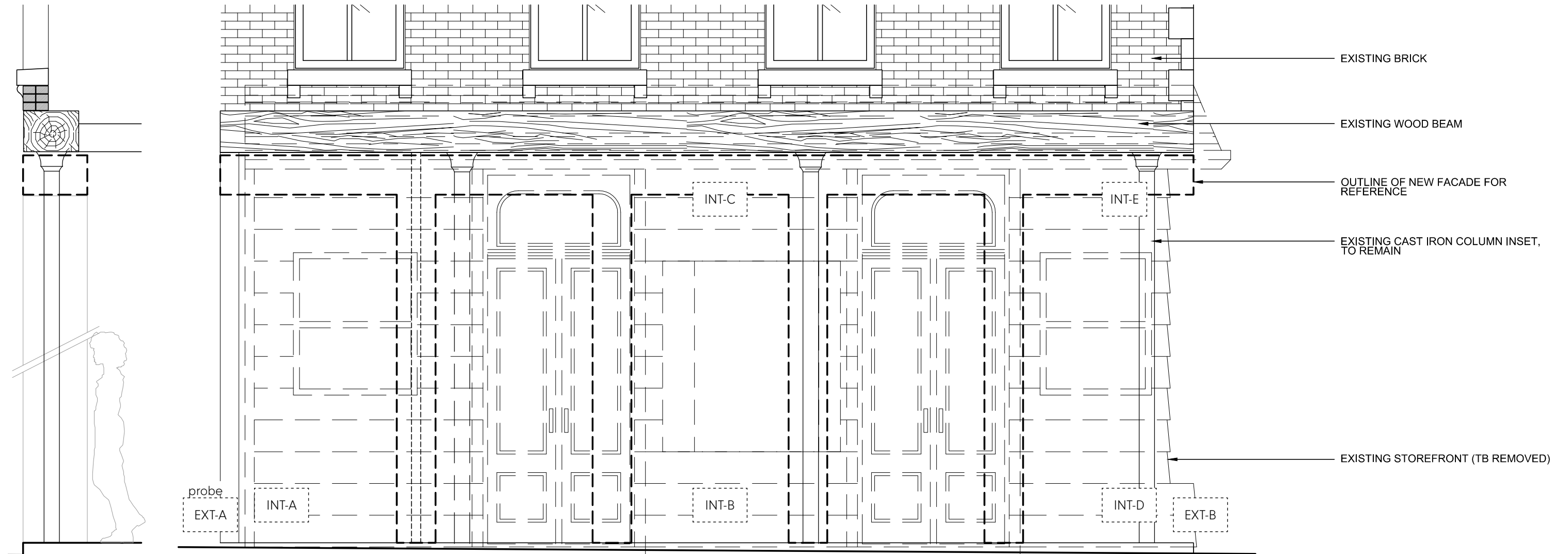
Proposed North elevation **1**



Proposed West elevation **2**

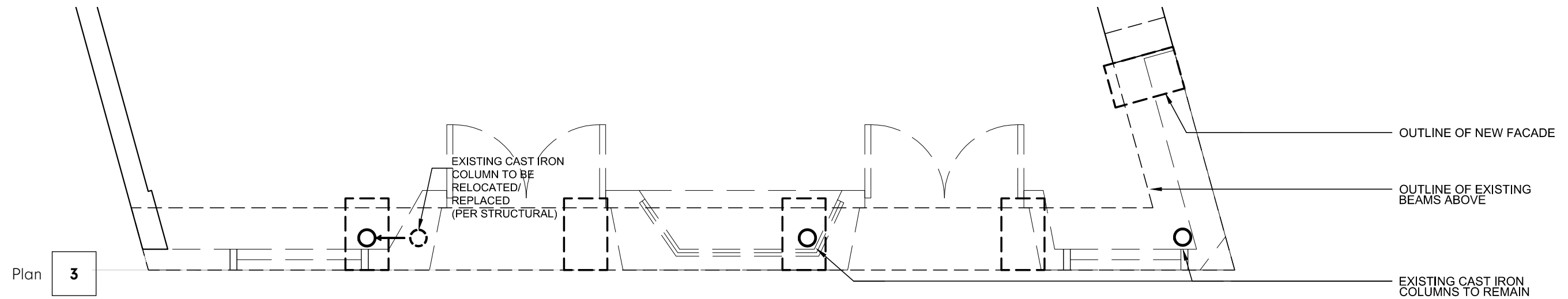






Section **1**

Storefront North elevation **2**



Plan **3**



INTERIOR FACE OF EXISTING STOREFRONT



INT-A



INT-B



INT-C



INTERIOR FACE OF CORNER CONDITION



INT-D



INT-E



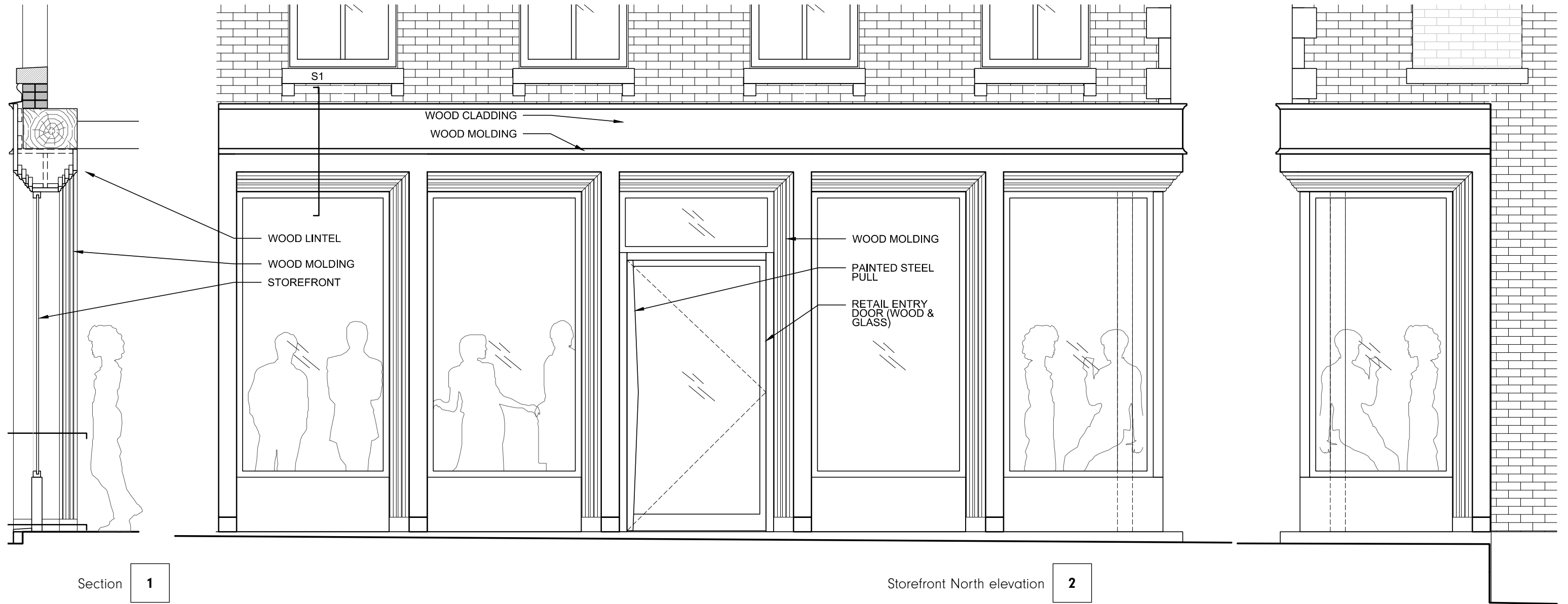
EXTERIOR



EXT-A



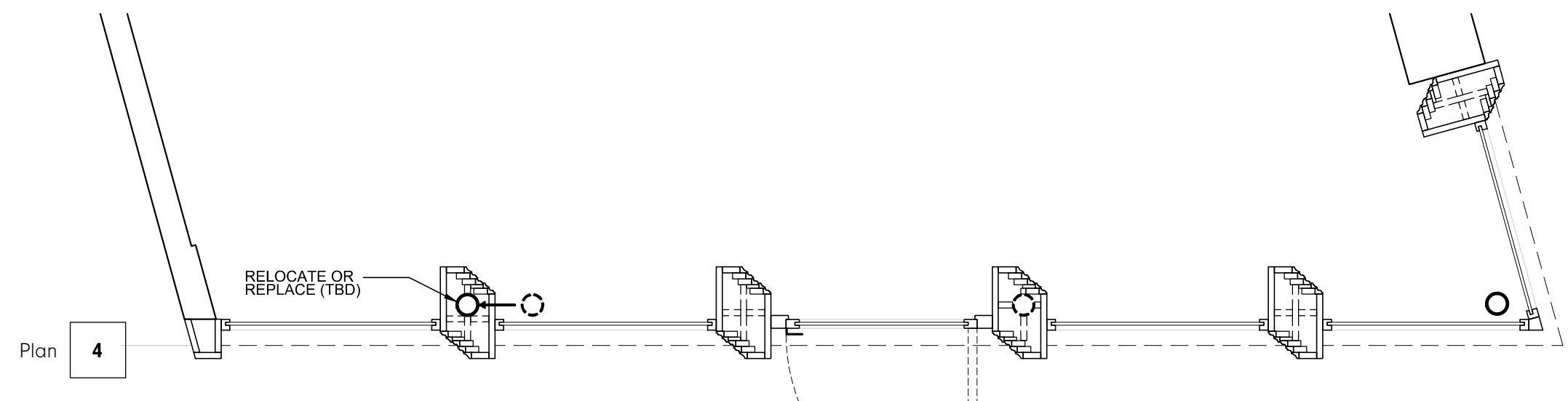
EXT-B



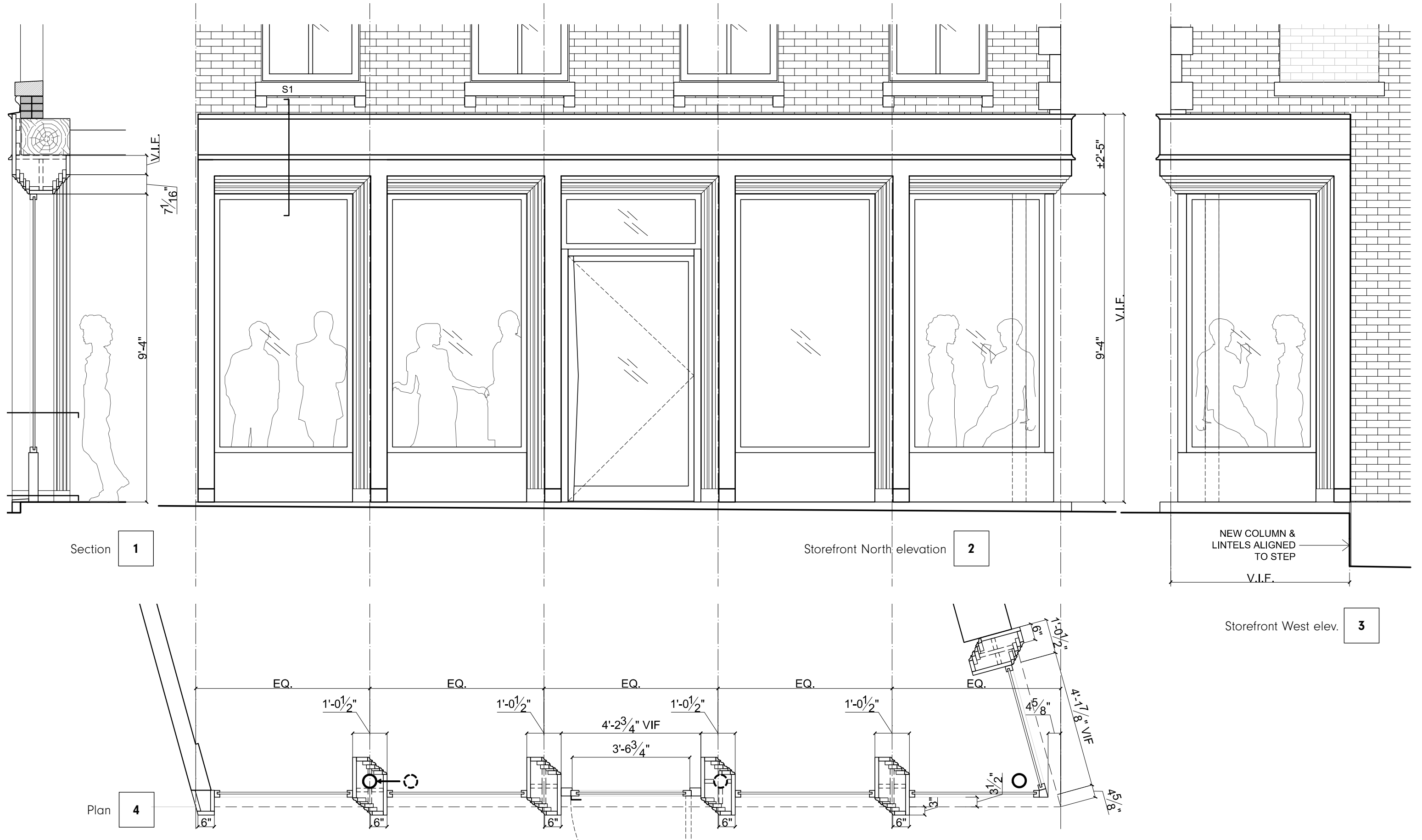
Section **1**

Storefront North elevation **2**

Storefront West elev. **3**



Plan **4**







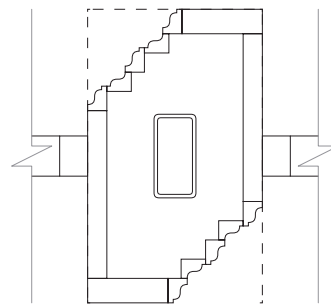
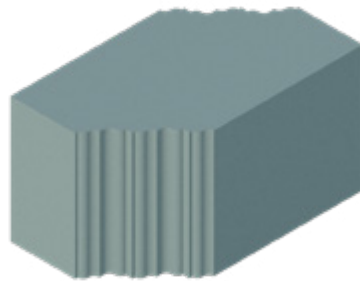
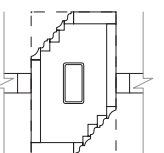
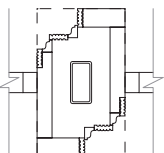
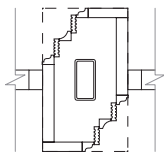
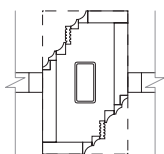
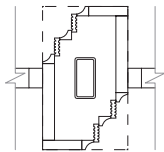
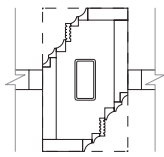
NEIGHBORING MOLDINGS



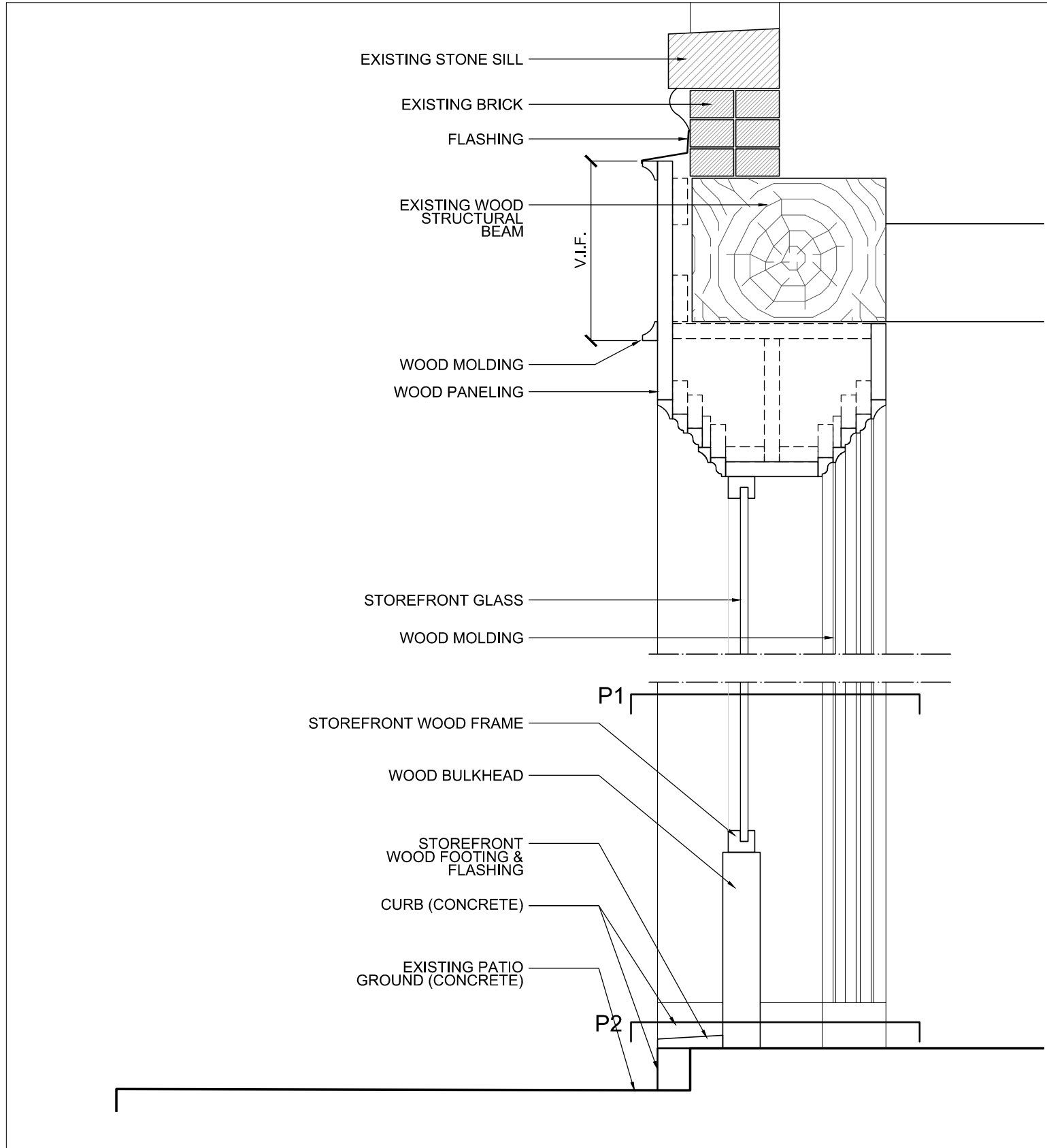
STANDARD PROFILES



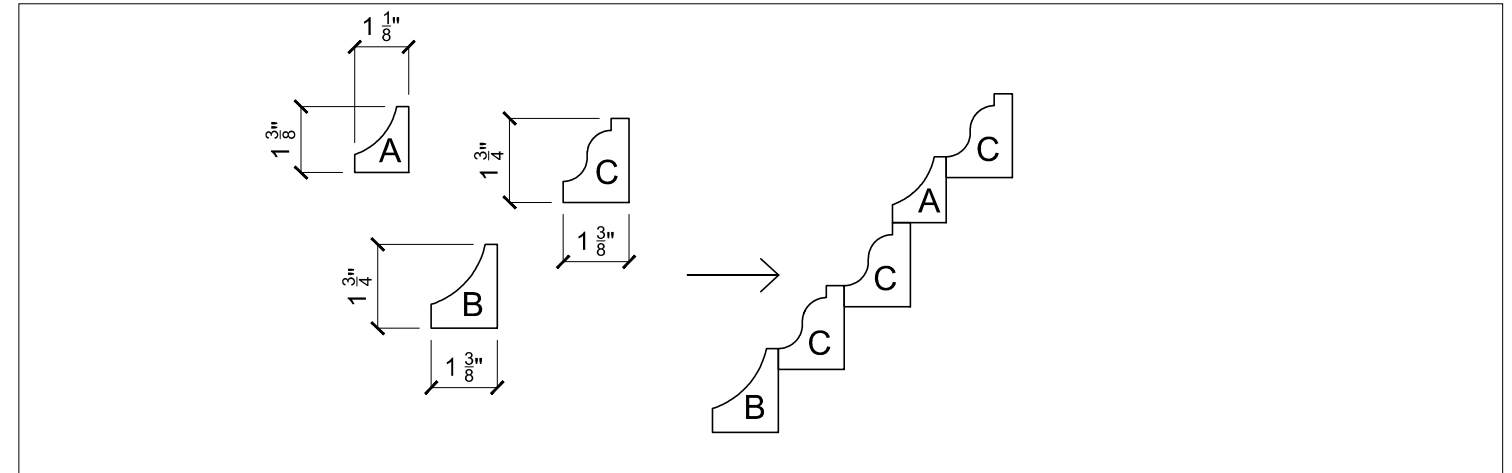
COMPOSITE TESTS



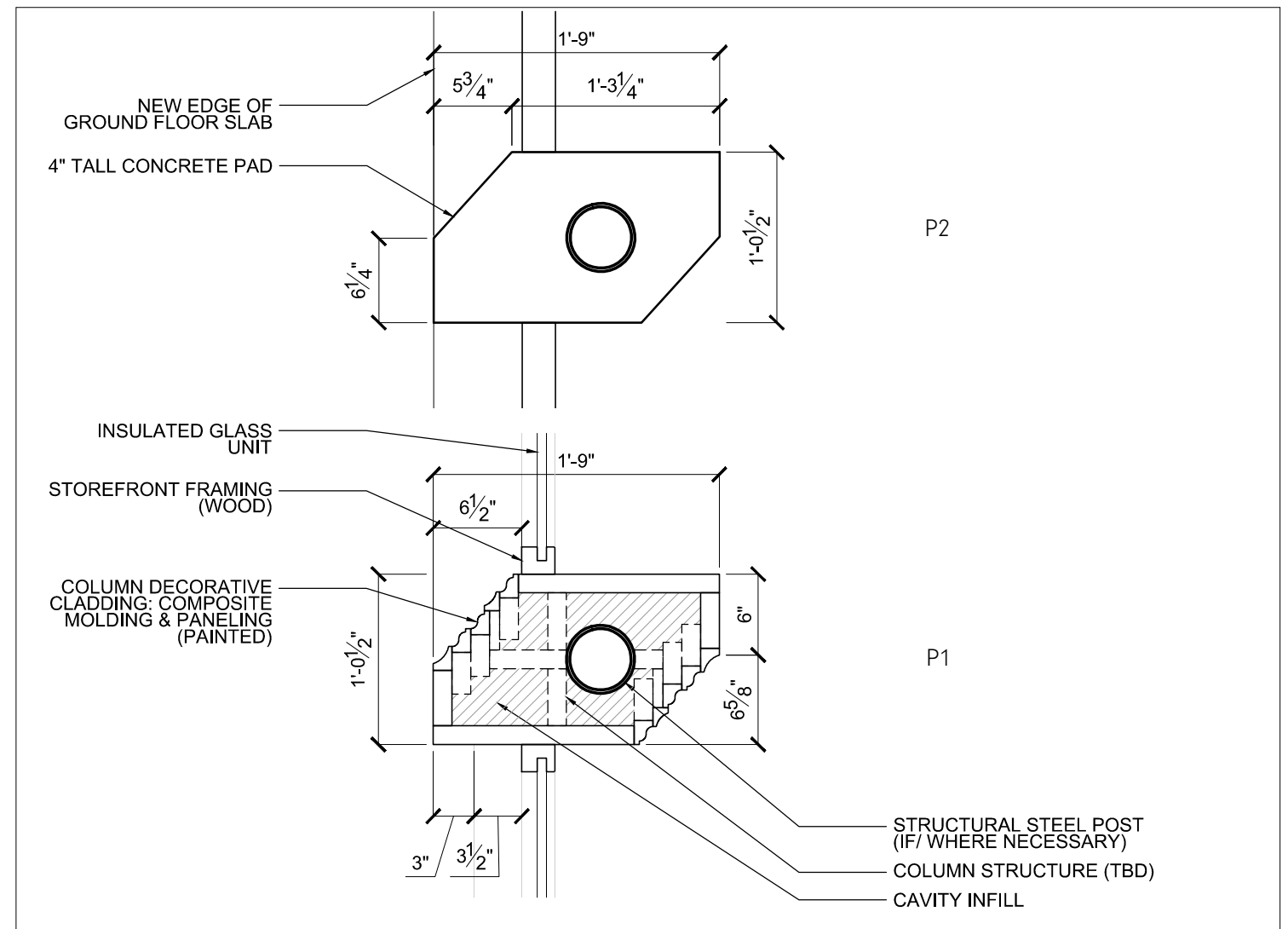
SELECTED MOLDING



Section detail S1 **2**



Combined molding profiles for thresholds **1**



Plan details **3**



