

**April 4, 2023**  
Public Hearing

The current proposal is:

**Preservation Department – Item 1, LPC-23-06465**

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

**To Testify Please Join Zoom**

**Webinar ID:** 880 2120 0972

**Passcode:** 963310

By Phone: 1 646-558-8656 US (New York)

877-853-5257 (Toll free) US

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**Note:** If you want to testify 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.



BROOKLYN HEIGHTS HISTORIC DISTRICT



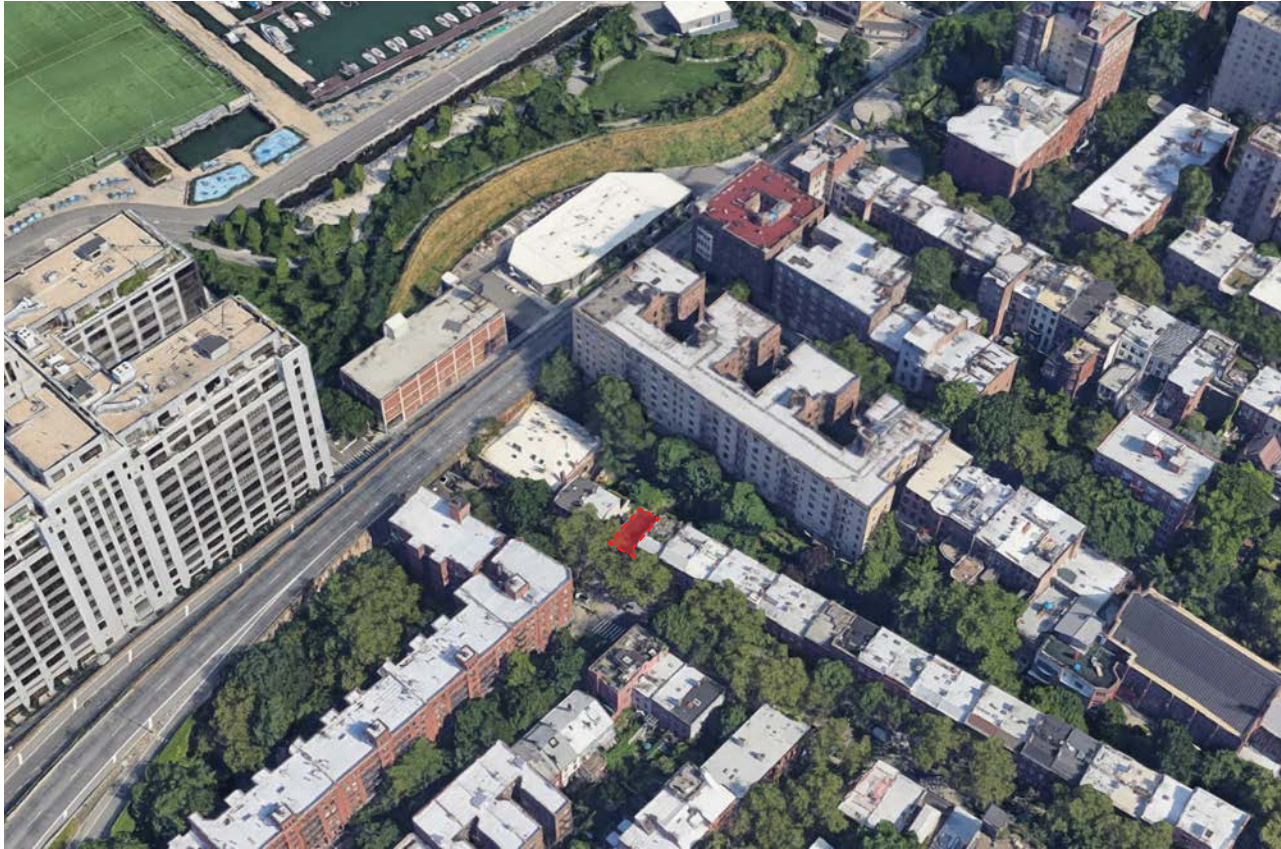
1904 PHOTO



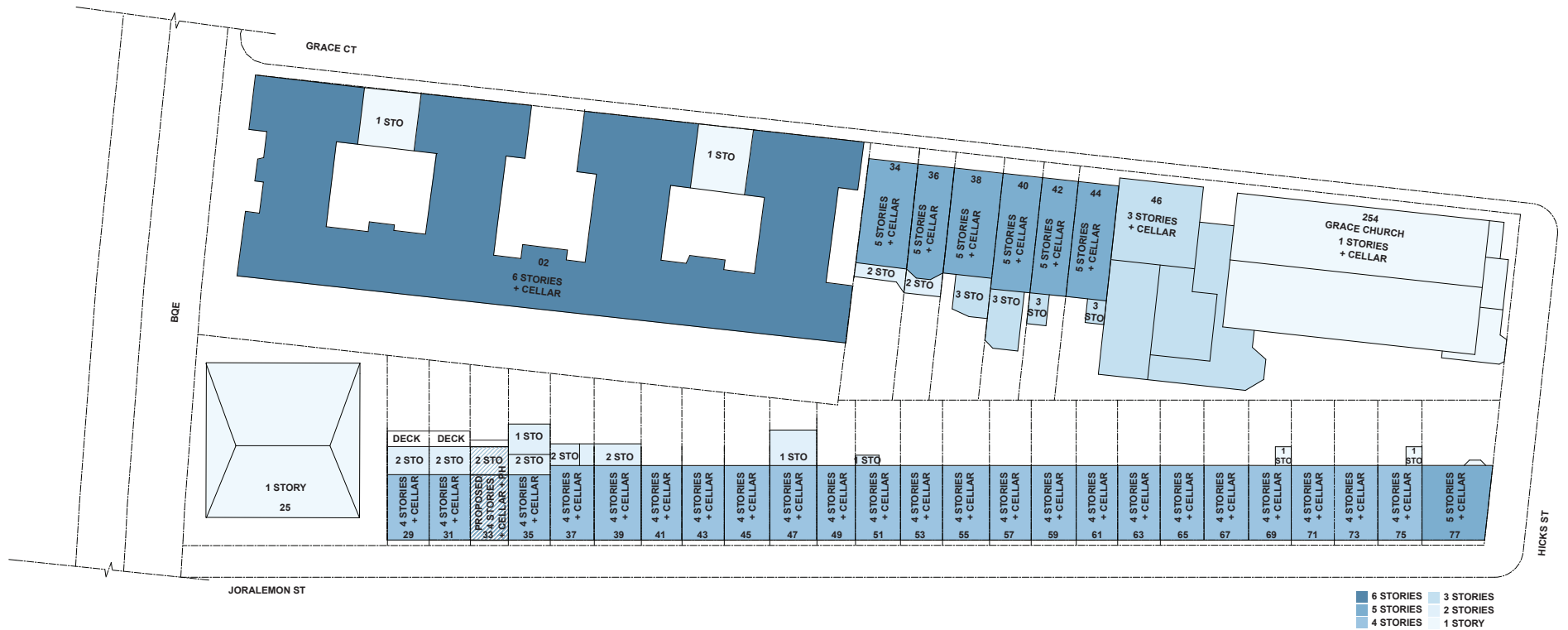
CURRENT PHOTO



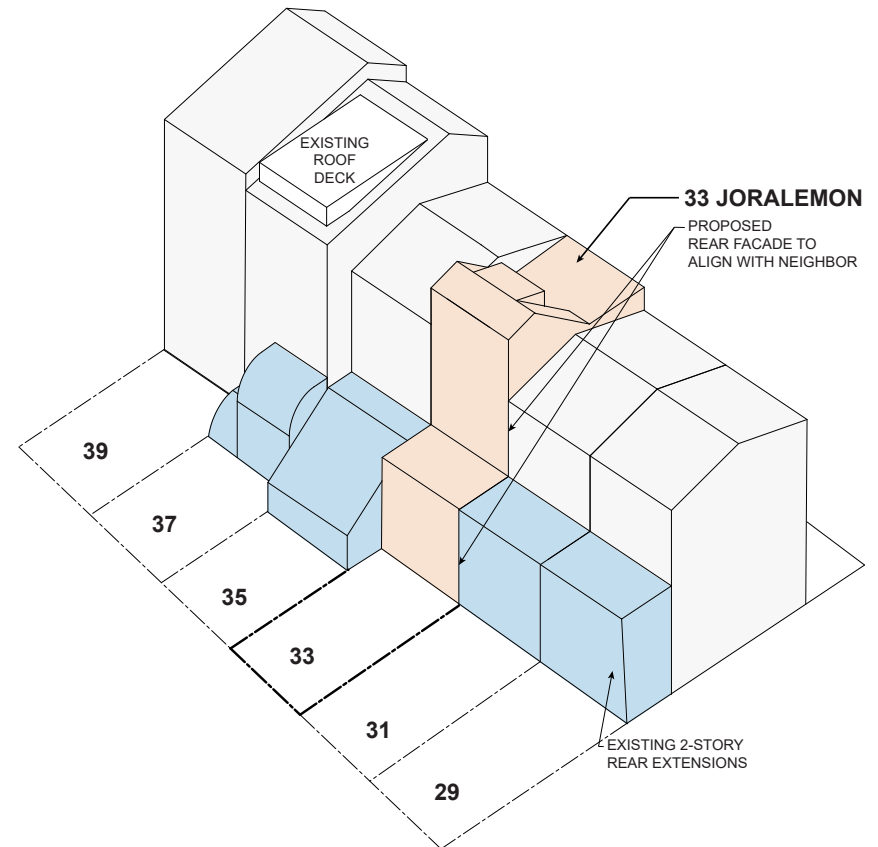
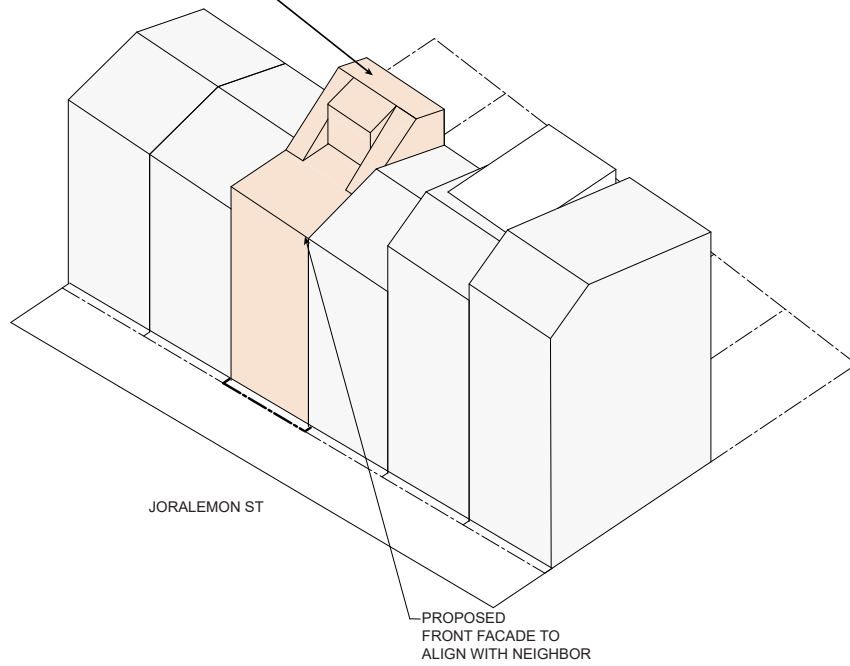
PROPOSED DESIGN

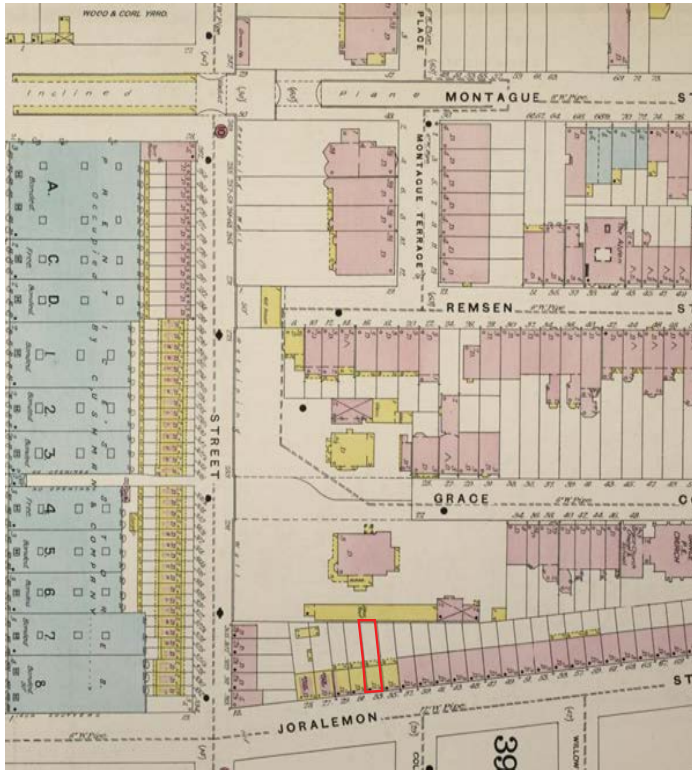






33 JORALEMON





33 JORALEMON - 1886



33 JORALEMON - 1950



↑ 31      ↑ 33      ↑ 35



↑ 29      ↑ 31



↑ 29      ↑ 31      ↑ 33



↑ 33      ↑ 35      ↑ 37



↑ 35      ↑ 37      ↑ 39





↑  
29

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31

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37





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37

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35

2 GRACE COURT



↑  
31

↑  
29





↑  
33 JORALEMON

33 JORALEMON STREET ELEVATION - EXISTING



↑  
33 JORALEMON

33 JORALEMON STREET ELEVATION - PROPOSED







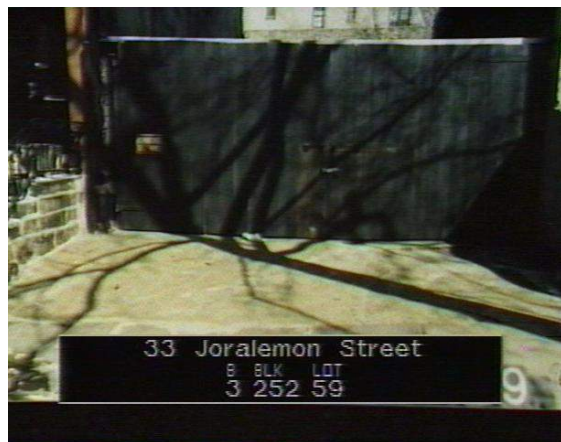


33 JORALEMON STREET - LPC 1965 DESIGNATION PHOTO



HINGED GARAGE GATE

EXISTING CURB CUT



33 JORALEMON STREET - 1980s PHOTO



33 JORALEMON STREET - 2023 PHOTO





IMAGE 17: 44 JORALEMON ST  
2 CAR PARKING



IMAGE 18: 20 JORALEMON ST  
ACTIVE DRIVEWAY



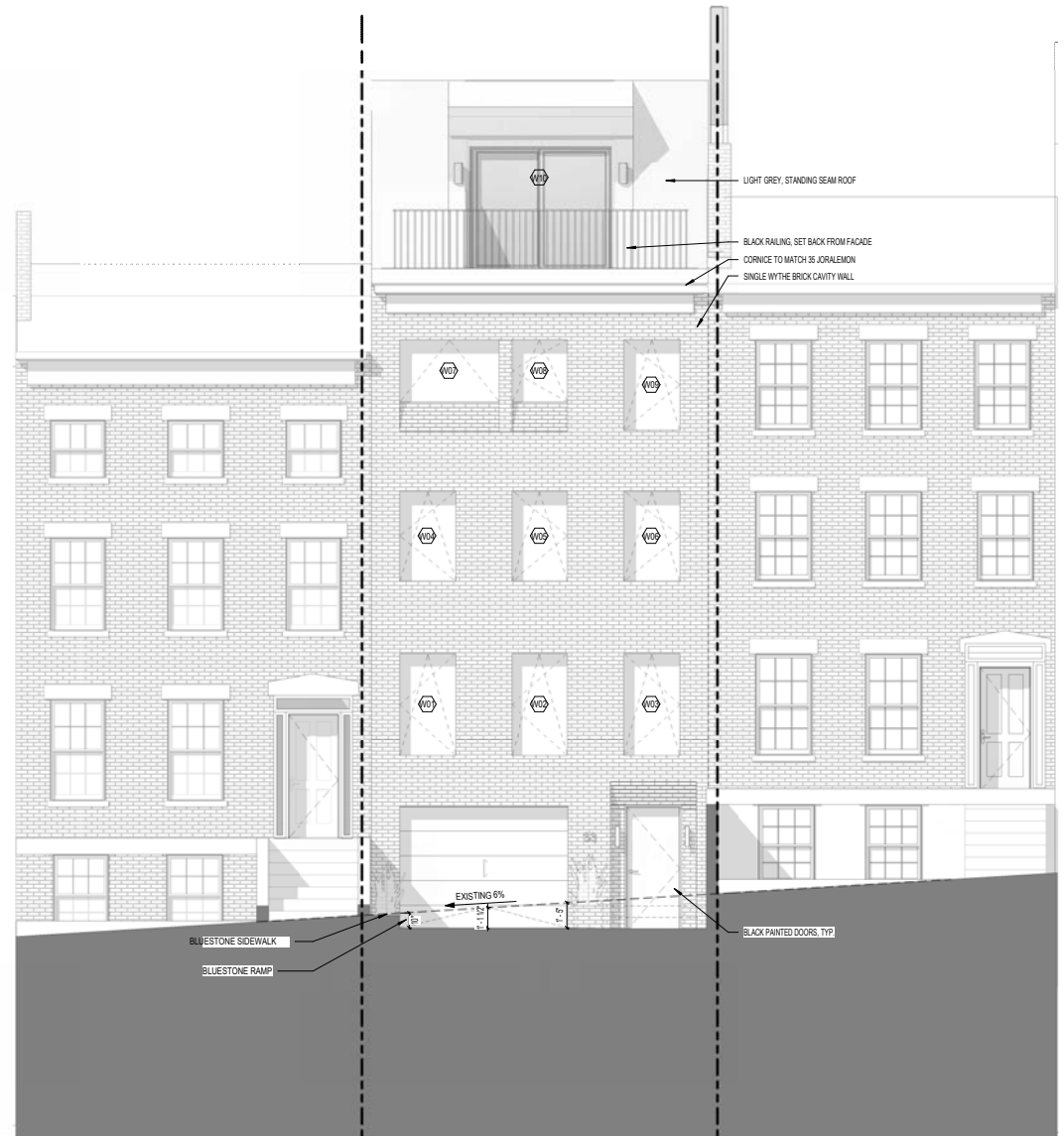
IMAGE 19: BQE & JORALEMON ST  
ACTIVE GARAGE

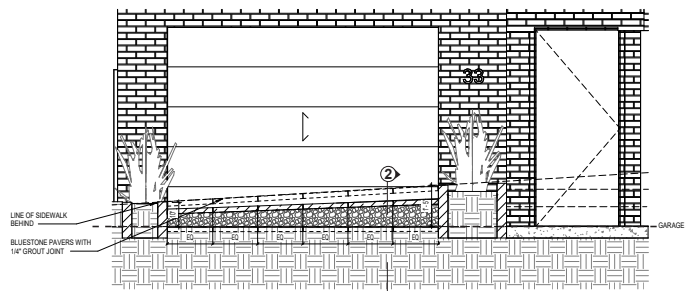




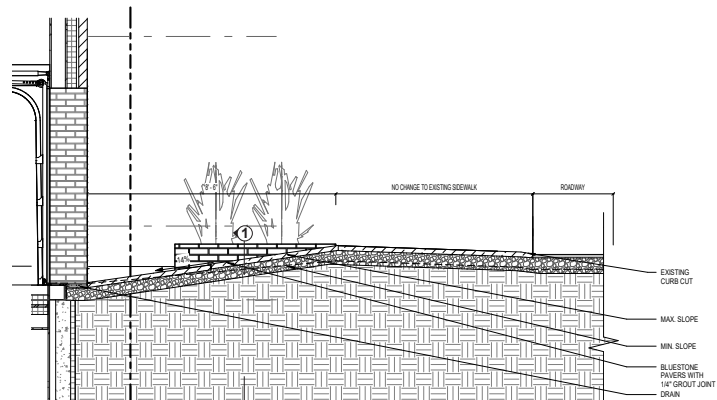
280 HENRY ST REFERENCE

1'-8" RAMP TO GARAGE

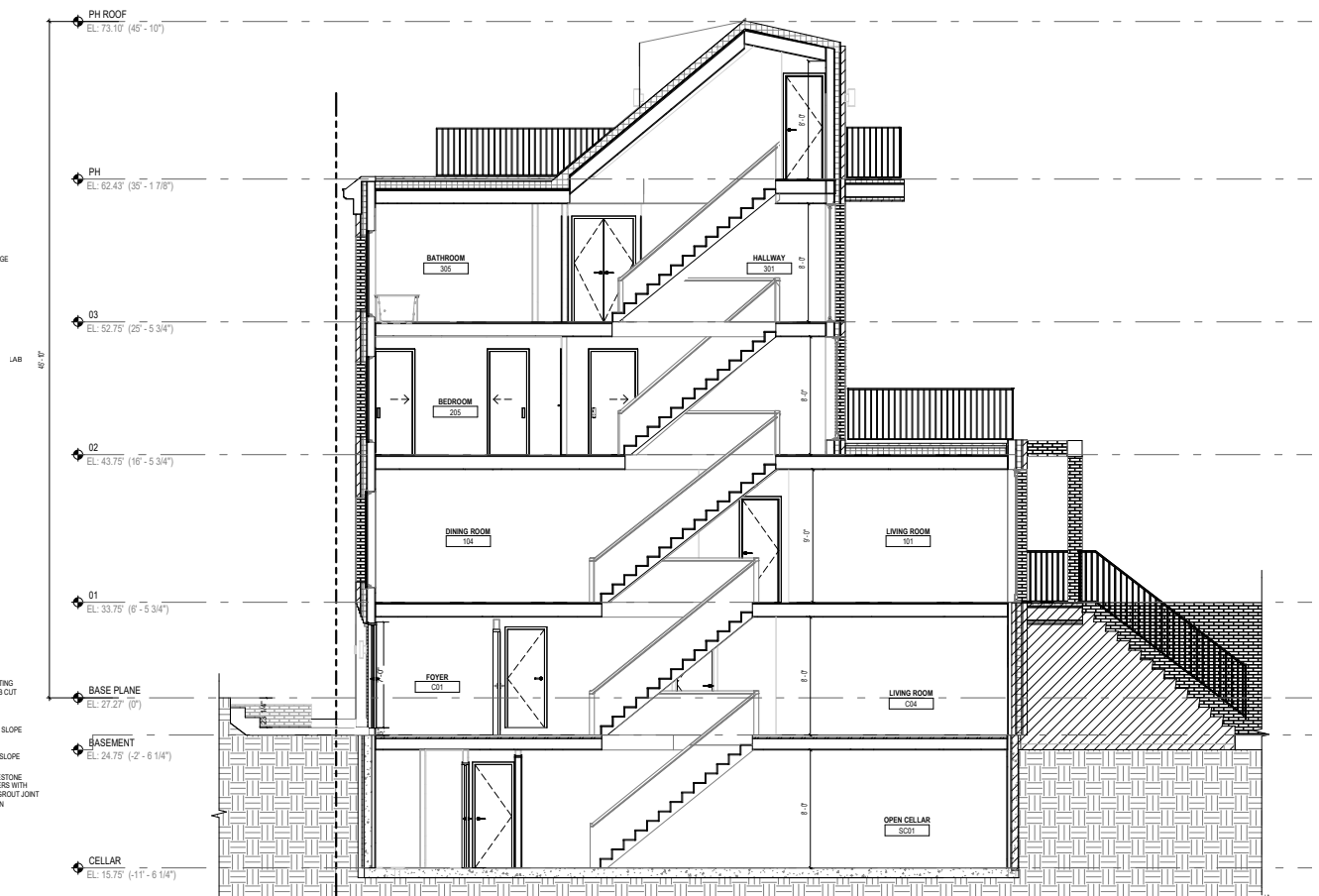




SECTION AT GARAGE 1



SECTION AT GARAGE 2



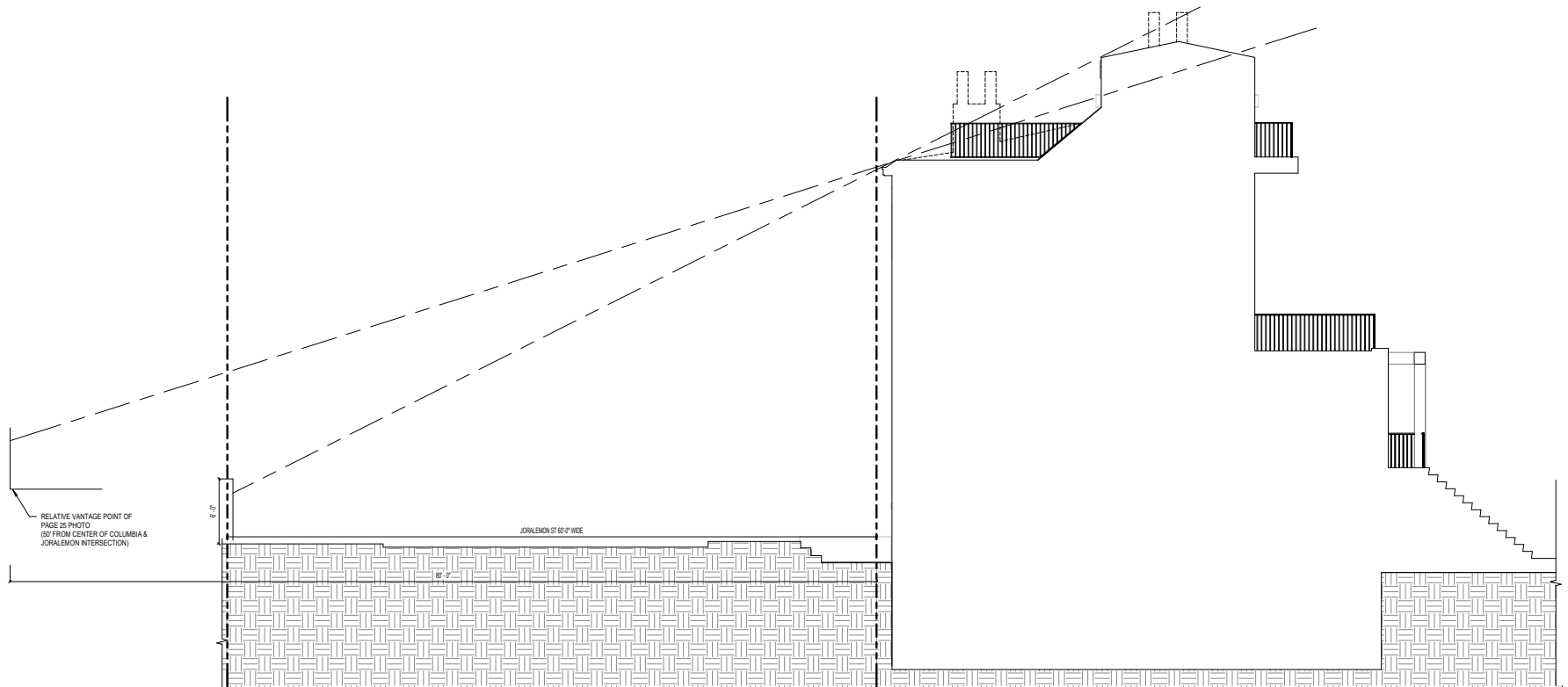
## PROPOSED BUILDING SECTION







PROPOSED REAR ELEVATION





GLEN-GERY MODULAR BRICK  
ROSE RED RANGE  
AT FRONT AND REAR FACADE  
MORTAR TO MATCH BRICK COLOR



JORALEMON STREET ELEVATION























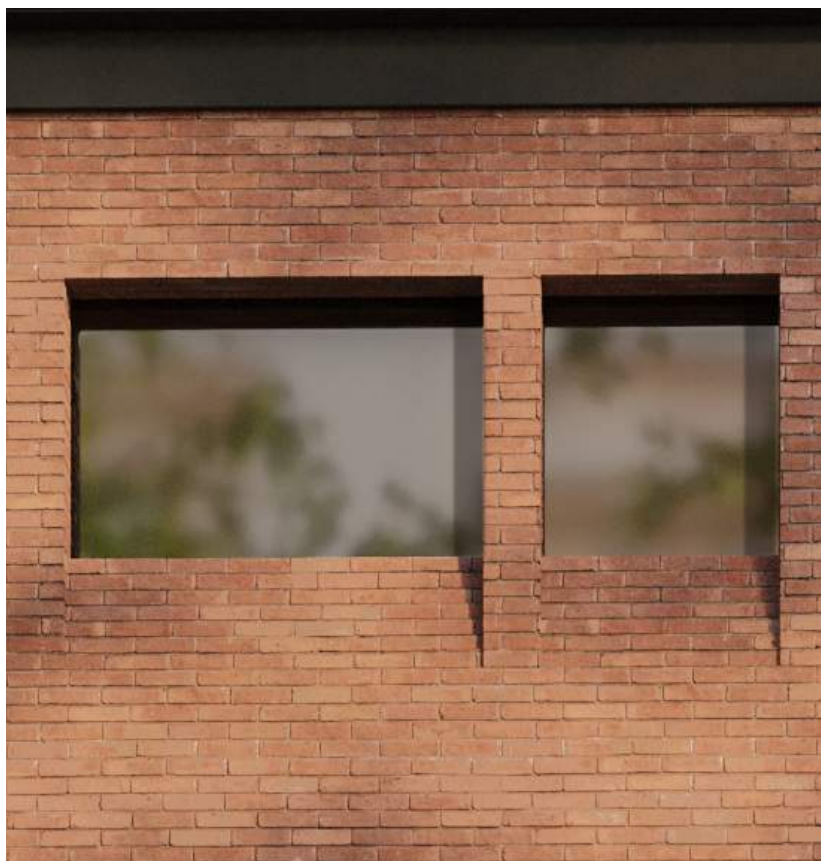
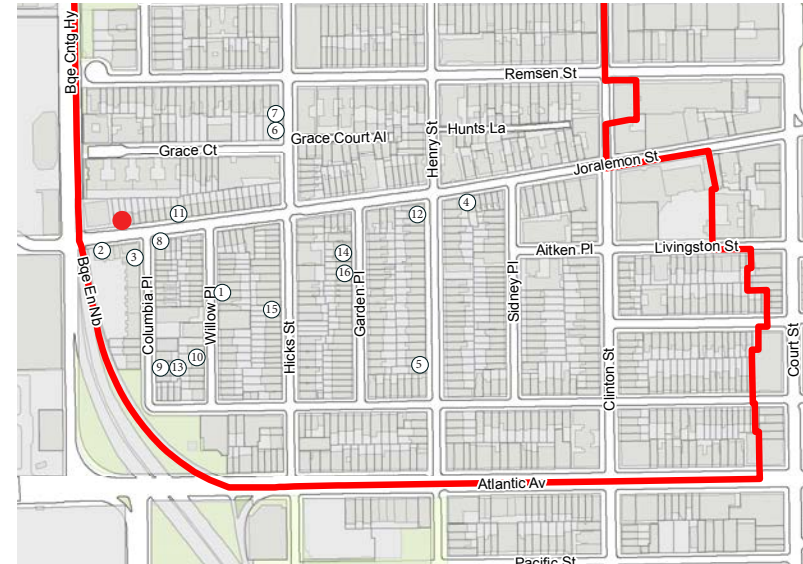




IMAGE 1: 17, 19, & 21 WILLOW PL  
HISTORIC BUILDING WITH GARAGE, NO STOOP, AND STEPPED BRICK DETAIL



PORTION OF BROOKLYN HEIGHTS LANDMARK DISTRICT



IMAGE 2: 24 JORALEMON ST  
HISTORIC BUILDING WITH STEPPED BRICK DETAIL



IMAGE 3: 32 JORALEMON ST  
HISTORIC BUILDING WITH STEPPED BRICK DETAIL





IMAGE 4: 116 JORALEMON ST  
HISTORIC BUILDING WITH BRICK DETAILING



PORTION OF BROOKLYN HEIGHTS LANDMARK DISTRICT



IMAGE 5: 280 HENRY ST  
HISTORIC BUILDING WITH RAMPED GARAGE ENTRY

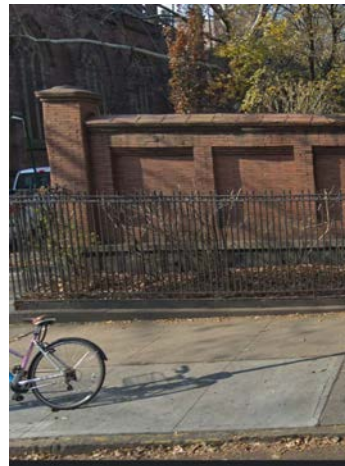


IMAGE 6: 236 HICKS ST  
HISTORIC MASONRY GARDEN WALL WITH BRICK DETAILING



IMAGE 7: 236 HICKS ST  
HISTORIC MASONRY GARDEN WALL WITH BRICK DETAILING





IMAGE 8: 5 COLUMBIA PLACE  
CONTEMPORARY BUILDING WITH NO EXPRESSED LINTELS



PORTION OF BROOKLYN HEIGHTS LANDMARK DISTRICT



IMAGE 9: 47 COLUMBIA PLACE  
CONTEMPORARY BUILDING WITH GARAGE AND NO STOOP



IMAGE 10: 38 & 40 WILLOW PL  
CONTEMPORARY BUILDING WITH GARAGE AND NO STOOP





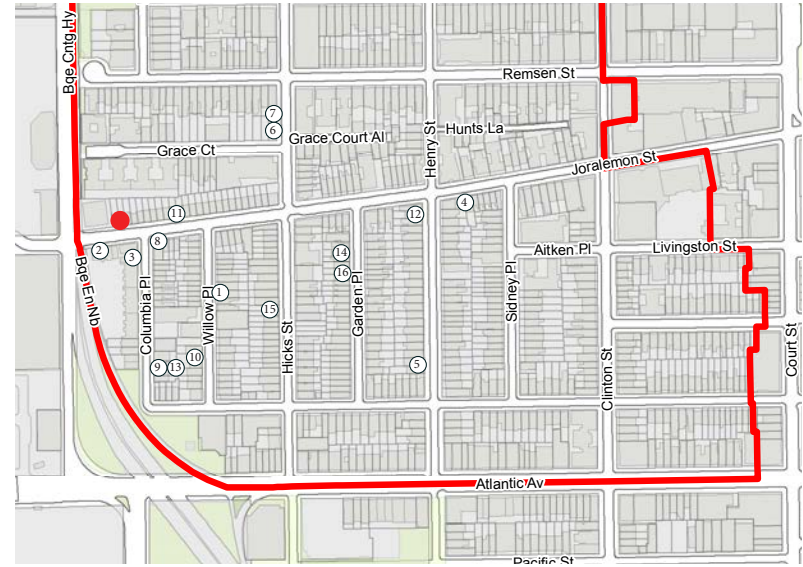
IMAGE 11: 51 JORALEMON ST  
GLASSY REAR ADDITION



IMAGE 12: 108 JORALEMON ST  
GLASSY REAR ADDITION



IMAGE 13: 47 COLUMBIA PL  
GLASSY REAR FACADE



PORTION OF BROOKLYN HEIGHTS LANDMARK DISTRICT



IMAGE 14: 12 GARDEN PLACE  
GLASSY REAR FACADE



IMAGE 15: 284 HICKS ST  
GLASSY REAR ADDITION



IMAGE 16: 20 GARDEN PLACE  
PASSIVE HOUSE GLASSY ROOF ADDITION



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Brooklyn, NY 11217  
(718) 875-5200

www.lincolcrestler.nyc  
district33@council.nyc.gov



Committees  
Criminal Justice | Education |  
Environmental Protection | General  
Welfare | Governmental Operations |  
Public Housing | Parks and Recreation |  
Transportation and Infrastructure

February, 2023

New York City Landmarks Preservation Commission  
David N. Dinkins Municipal Building  
1 Centre Street  
9th Floor North  
New York, NY 10007

Re: 33 Joralemon Street

To Whom It May Concern,

I represent the Brooklyn Heights community in the New York City Council (District 33) and am writing to express my support for the proposed new building at 33 Joralemon Street.

After reviewing the proposal with the applicant, Steering House Design and Development, I am confident that they are building an appropriately scaled building that matches the neighboring buildings' envelopes. Additionally, the contemporary design is in harmony with this block of homes on Joralemon Street. Lastly, the passive house standard that the home will be built to is a sustainable model for future buildings that I aim to promote in the City Council.

As with any construction project, we had concerns about the impact it will have on the neighboring residents which we shared with the applicant. We are reassured by their track record of managing safe and successful townhouse projects in Brooklyn Heights and the surrounding neighborhoods, their deep ties to the community, the commitments they have made to their neighbors, and their general concern for the well-being of the community.

I believe that the proposed building project at 33 Joralemon Street is a sound plan by an experienced team that would improve this block in Brooklyn Heights. I urge you to seriously consider this proposal and hope that it receives your favorable support.

Please do not hesitate to contact me directly with any questions or concerns regarding this matter at (718) 875-5200 or district33@council.nyc.gov.

Sincerely,

A handwritten signature in dark ink, appearing to read "Lincoln Restler".

Council Member Lincoln Restler  
33rd Council District

March 15, 2023

Re: Proposed building at 33 Joralemon Street, Brooklyn Heights

To Whom it May Concern at the New York Landmarks Preservation Commission:

As the neighbors immediately to the West of 33 Joralemon Street we are writing to express our support for the building proposed on the current lot next door to us. There are many aspects of the plan we support including:

1. The proposed scale of the building, which is respectfully designed not to exceed the neighboring buildings, including ours
2. The contemporary design which preserves the unique rhythm of this stretch of homes on Joralemon Street
3. The passive house standard that the home will be built to

We have shared our concerns about living next to an active construction site with the applicant. We understand that they have a history of managing safe and successful townhouse projects in Brooklyn Heights and appreciate the considerations given to our wellbeing, including:

1. Delaying the start of their construction until 8am each day and not working on weekends
2. Ensuring pedestrian safety is maintained at all times
3. Vigilant trash and rodent management
4. A commitment to work closely with our engineers and other professionals
5. Maintaining consistent communication with us throughout the construction process

When we purchased our home, we expected that a building would someday be constructed next door. We would be glad to live next to the proposed home and welcome our new neighbors to this wonderful and unique neighborhood.

Sincerely,

Two handwritten signatures in dark ink. The first signature appears to read "Ricky" and the second appears to read "Hannah".

Ricky and Hannah Robinett





LANDMARKS PRESERVATION COMMISSION

20 VESEY STREET, NEW YORK, NEW YORK 10007

566-7577

June 24, 1987

David & Doris Epner  
35 Joralemon Street  
Brooklyn, N.Y. 11201

NOTICE OF APPROVAL

LPC-861638 NofA 870043  
33 Joralemon Street  
Brooklyn Heights Historic District  
Block 252, Lot 59  
Borough of Brooklyn

Dear Mr. & Mrs. Epner:

Pursuant to Section 207-6.0 of the Administrative Code of the City of New York, the Landmarks Preservation Commission at the Executive Session of October 28, 1986 following the Public Hearing of June 24, 1986, voted to grant a certificate of appropriateness for the construction of a four-story house at the subject premises as put forward in your application completed June 1, 1987.

The Commission noted that 33 Joralemon Street is a vacant lot located on the north side of Joralemon Street, a street that is characterized by a fine continuous row of Greek Revival style houses. In terms of their design, style, scale and age, the buildings contribute to the special architectural and historic qualities for which the Historic District was designated.

With regard to the proposed four-story brick and limestone building, the Commission found that the design, and character of the building, while contemporary, reflects the scale, design, attention to details and proportions, and materials characteristic of the historic houses which make up its immediate context. Based on these considerations, the Commission accordingly found the design to be appropriate.

The Commission instructed the staff of the landmarks Preservation Commission to review the final design development drawings incorporating design revisions requested at the time of approval and to

notice of approval  
33 Joralemon Street  
p.2

review the final working drawings and issue the Certificate of Appropriateness.

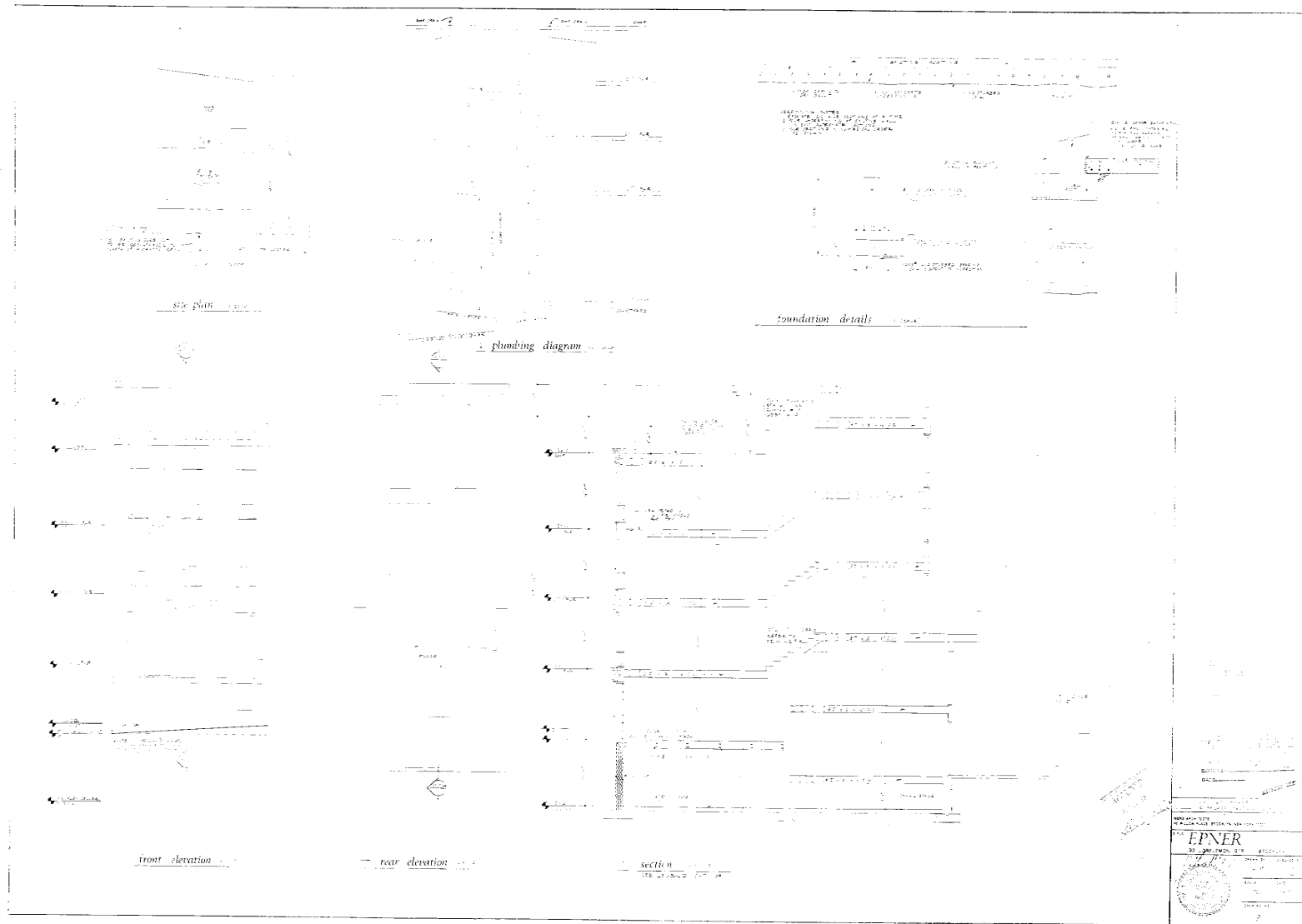
The staff of the Commission has received and reviewed drawings numbered one thru three dated June 5, 1987 and has determined that the window revisions requested by the Commission have been incorporated into these drawings and that all aspects of the design conform to the presentation drawings approved by the Commission.

Upon receipt of detail drawings illustrating windows, doors masonry cladding details, cornice, and ironwork details the staff of the commission will issue a Certificate of Appropriateness.

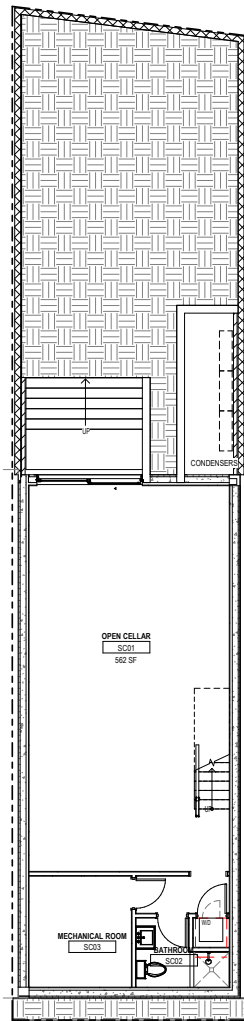
yours truly,

Alex Herrera  
Deputy Director of Preservation

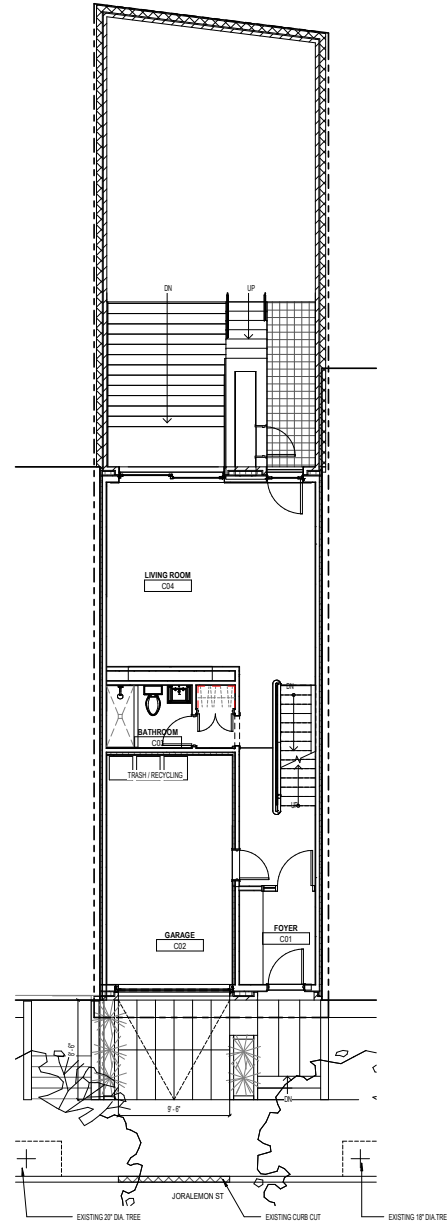




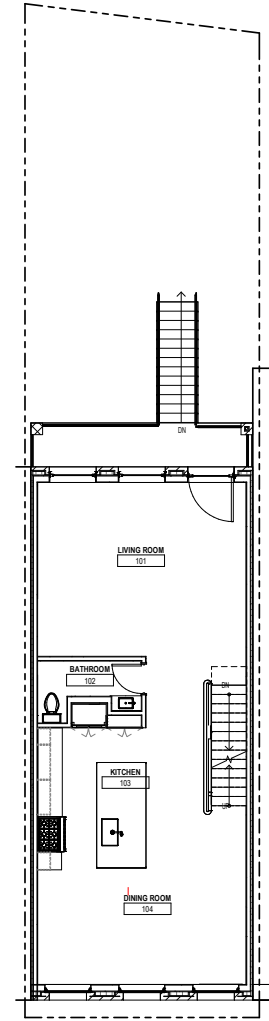




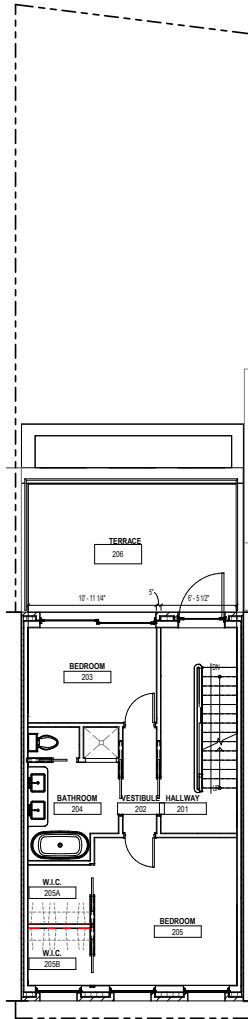
PROPOSED SUB-CELLAR LEVEL



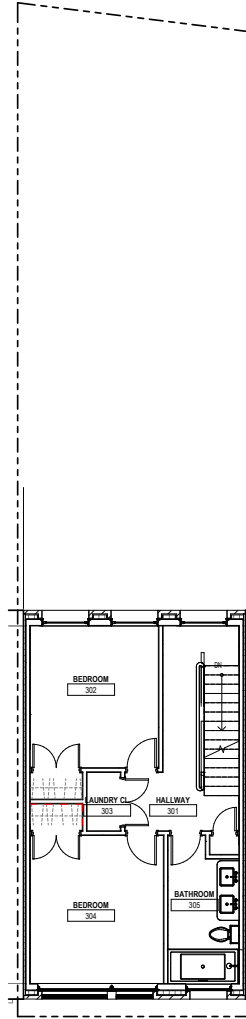
PROPOSED GARDEN LEVEL



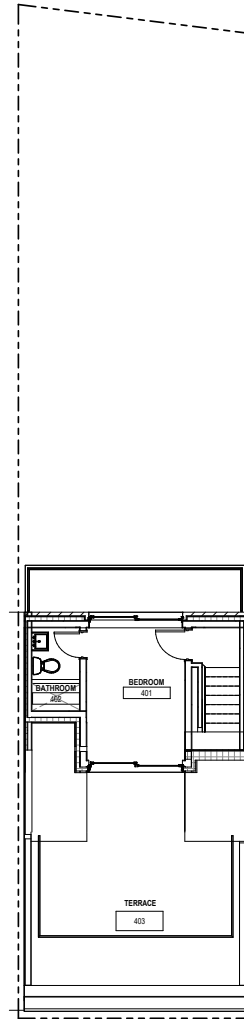
PROPOSED PARLOR LEVEL



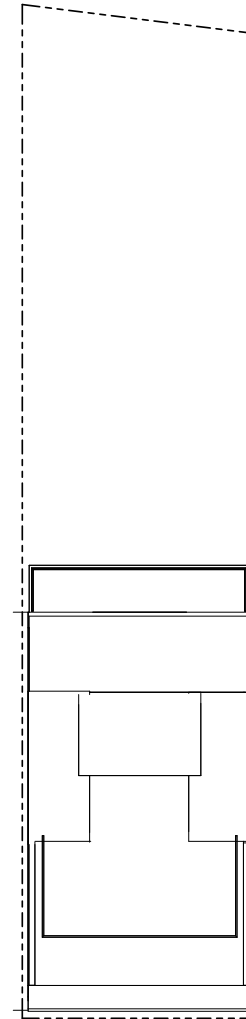
PROPOSED 2ND FLOOR



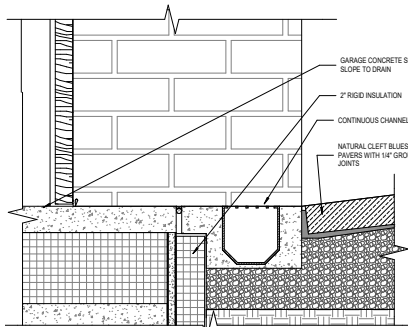
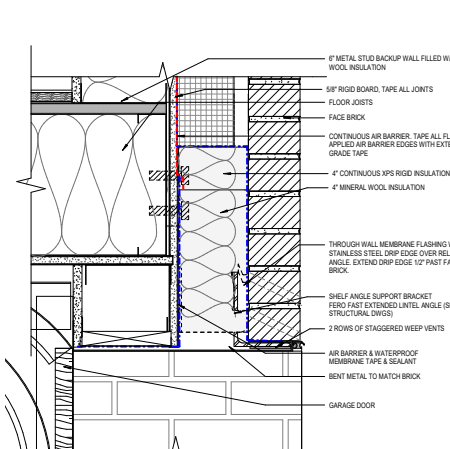
PROPOSED 3RD FLOOR



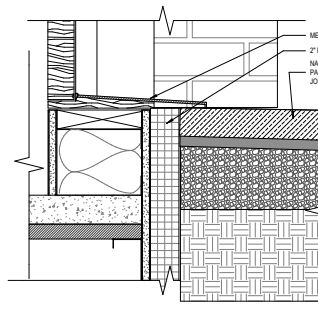
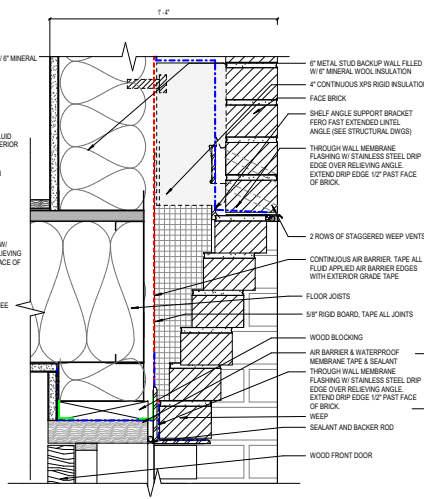
PROPOSED 4TH FLOOR



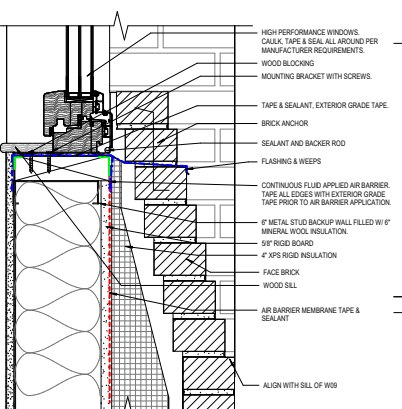
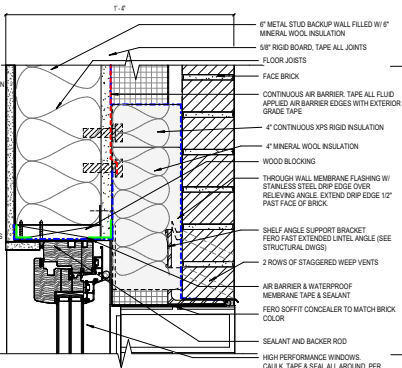
PROPOSED ROOF



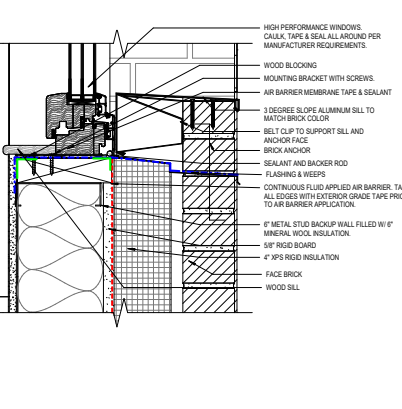
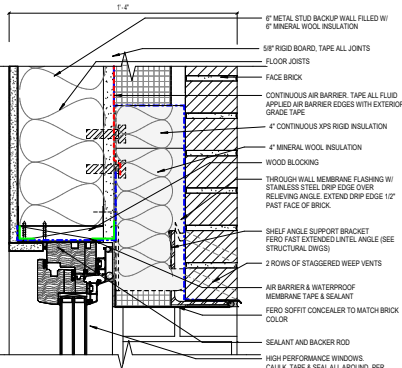
7 GARAGE DOOR HEAD / SILL DETAIL  
SCALE: 3" = 1'-0"



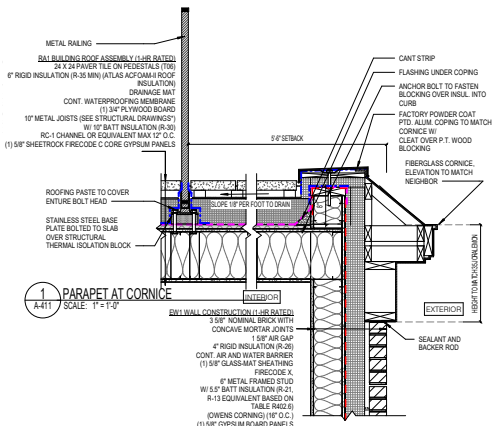
5 ENTRY DOOR HEAD / SILL DETAIL  
SCALE: 3" = 1'-0"



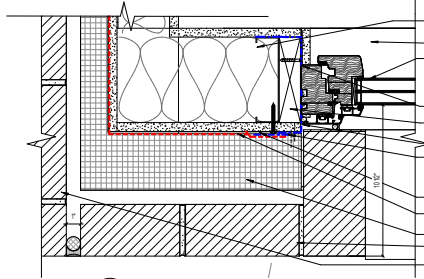
4 TILT/TURN WINDOW - 3RD FLOOR HEAD / SILL DETAIL  
SCALE: 3" = 1'-0"



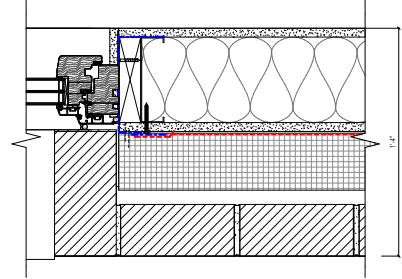
2 TILT/TURN WINDOW - HEAD / SILL DETAIL  
SCALE: 3" = 1'-0"



1 PARAPET AT CORNICE  
SCALE: 1" = 1'-0"



3 TILT/TURN WINDOW - JAMB DETAIL  
SCALE: 3" = 1'-0"



EXTERIOR & WINDOW DETAILS



THANK YOU



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