

May 23, 2023
Public Hearing

The current proposal is:

Preservation Department – Item 10, LPC-23-09241

40 Garden Place – Brooklyn Heights Historic District Borough of Brooklyn

To Testify Please Join Zoom

Webinar ID: 858 3658 7352

Passcode: 972533

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

877-853-5257 (Toll free) US

888 475 4499 (Toll free)

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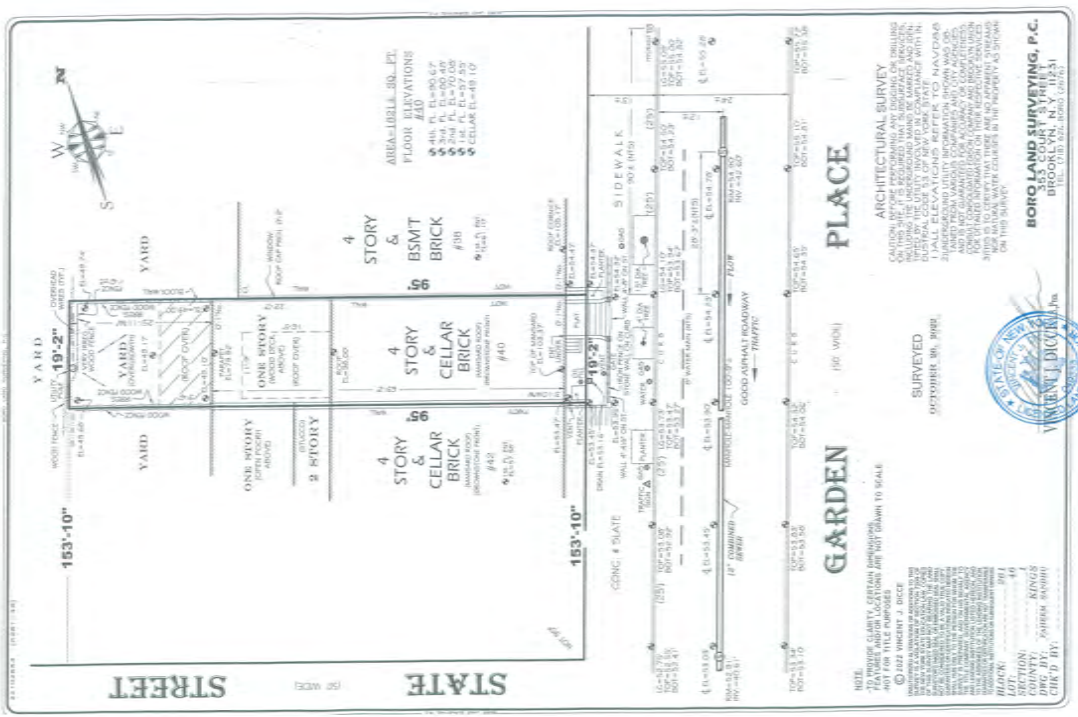
40 GARDEN
PLACE RESIDENCE

40 GARDEN PLACE
BROOKLYN, NY 11201

SITE INFO

BLOCK:	291
LOT:	46
ZONING DISTRICT:	R-6B
ZONING MAP:	16C
NO. STORIES, EXISTING:	4 STORIES + BASEMENT
NO. STORIES, PROPOSED:	NO CHANGE
HEIGHT, EXISTING:	49'-6" (FRONT)
HEIGHT, PROPOSED:	NO CHANGE
OCCUPANCY, EXISTING:	3-FAMILY
OCCUPANCY, PROPOSED:	SINGLE-FAMILY
CONSTRUCTION CLASS:	CLASS-3 NON-FIREPROOF
WORK UNDER:	PRIOR TO 1938 CODE

SITE



PROJECT LOCATION, BROOKLYN HEIGHTS HISTORIC DISTRICT

PROPERTY SURVEY

● = PROJECT LOCATION

FACADE PHOTOGRAPHS



40 GARDEN PLACE, NYC DIGITAL TAX LOT MAP



40 GARDEN PLACE, CURRENT STREET FACADE



40 GARDEN PLACE, CA. 1980 TAX PHOTO



40 GARDEN PLACE, CA. 1940 TAX PHOTO

THE BROOKLYN STUDIO

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

40 GARDEN PLACE RESIDENCE
40 GARDEN PLACE
BROOKLYN, NY 11201

PROJECT & SITE INFO
DRAWN BY: AA
DATE: 05/23/2023
SCALE: NTS

LPC-01



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STREET FACADE PHOTOS
DRAWN BY: AA
DATE: 05/23/2023
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LPC-02



40 GARDEN PLACE, EXISTING FRONT FACADE



40 GARDEN PLACE, EXISTING FRONT KNEE WALL



40 GARDEN PLACE, EXISTING FRONT STOOP

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EXISTING FRONT FACADE PHOTOS
DRAWN BY: AA
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LPC-03



40 GARDEN PLACE, EXISTING AREAWAY



40 GARDEN PLACE, EXISTING AREAWAY



40 GARDEN PLACE, EXISTING AREAWAY



40 GARDEN PLACE, EXISTING AREAWAY

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EXISTING FRONT AREAWAY PHOTOS

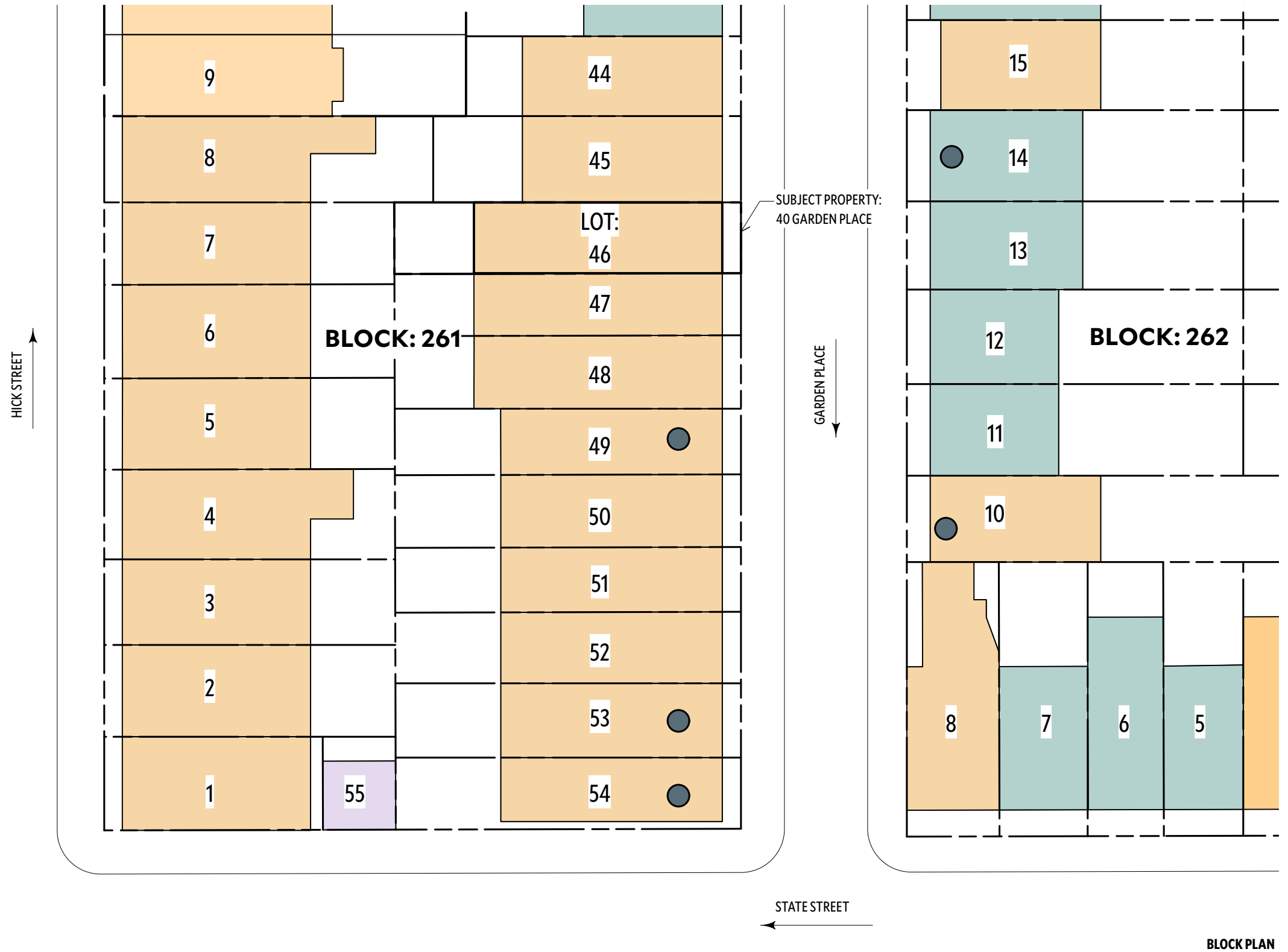
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LPC-04

LEGEND:

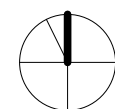
- 1-STORY
- 2-STORY
- 3-STORY
- 4-STORY

ROWHOUSE WITH SUNKEN AREAWAYS



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PROJECT NORTH

40 GARDEN PLACE RESIDENCE

40 GARDEN PLACE
BROOKLYN, NY 11201

BLOCK PLAN

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LPC-05



54 GARDEN PLACE, LOWERED FRONT AREAWAY



54GARDEN PLACE, LOWERED FRONT AREAWAY



53 GARDEN PLACE, LOWERED FRONT AREAWAY



49 GARDEN PLACE, LOWERED FRONT AREAWAY

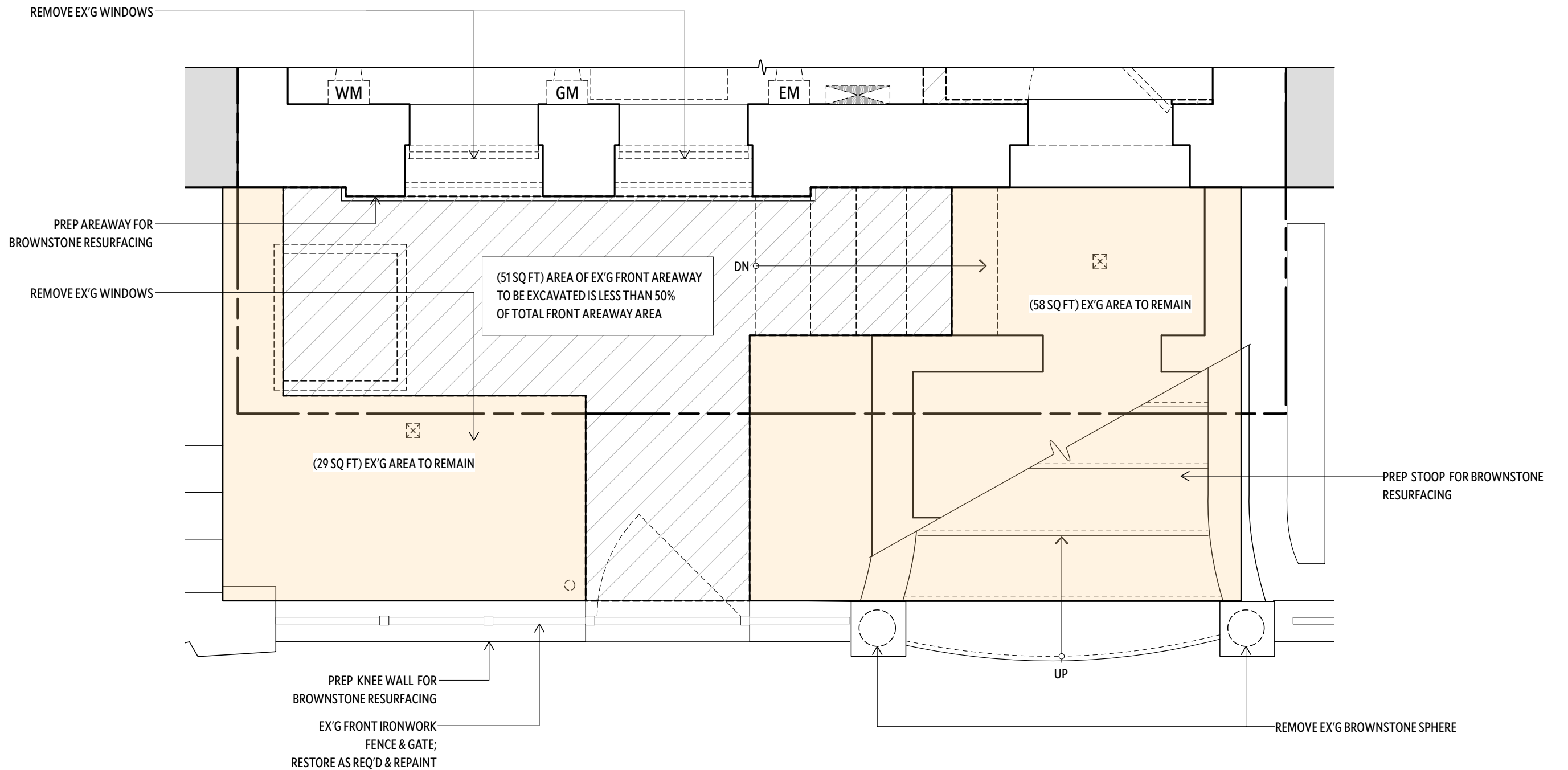
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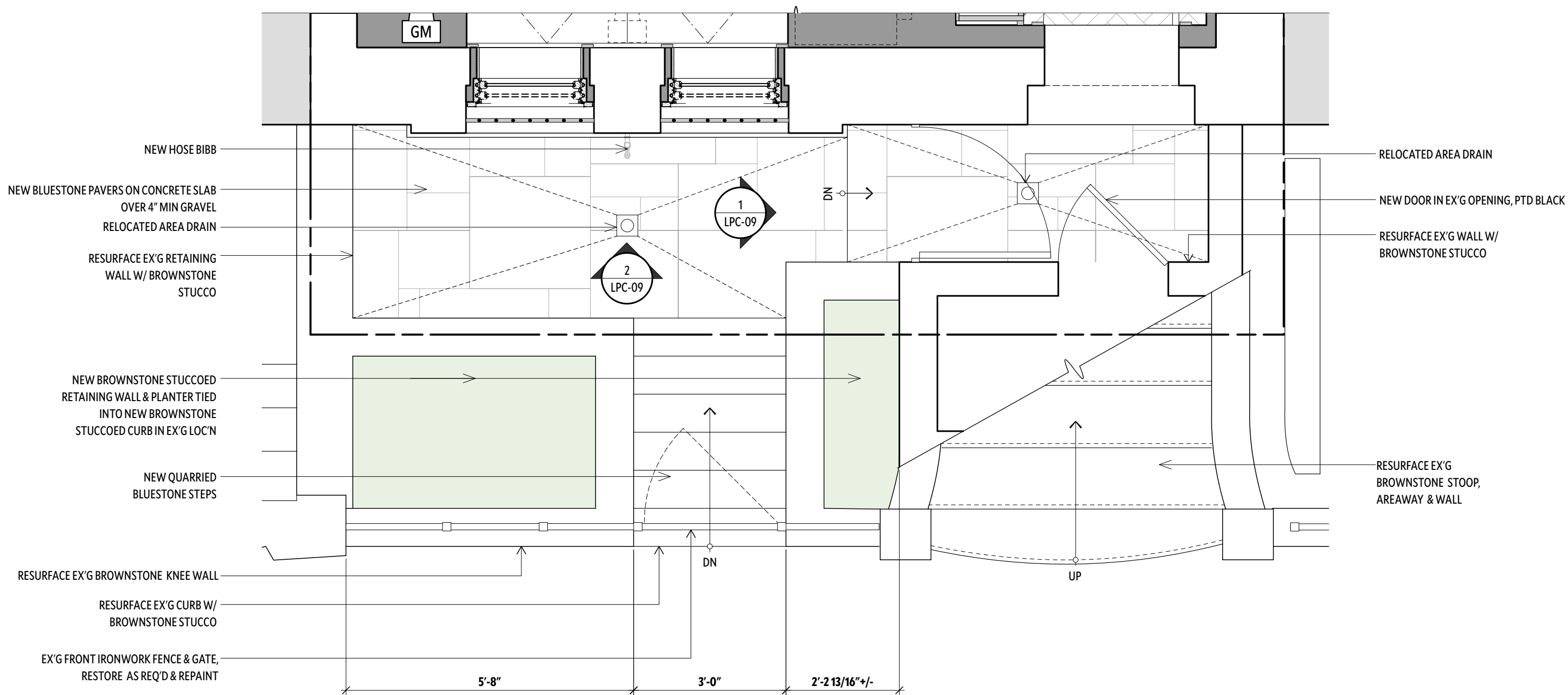
NEIGHBORING AREAWAYS
 DRAWN BY: AA
 DATE: 05/23/2023
 SCALE: NTS

LPC-06



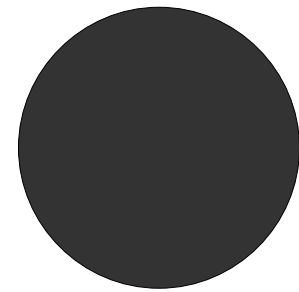
ENLARGED DEMO PLAN:
FRONT AREAWAY
SCALE 1/2" = 1'-0"

1



ENLARGED CONST PLAN:
FRONT AREAWAY
SCALE 1/2" = 1'-0"

1



WD WIN PAINT:
BENJAMIN MOORE
AURA GRAND ENTRANCE, BLACK
HIGH GLOSS

RESURFACE EX'G STOOP W/
BROWNSTONE STUCCO

RESURFACE EX'G UNDERSTOOP
AND STORAGE WALLS W/
BROWNSTONE STUCCO

NEW ENTRY DOOR @
EX'G MASONRY
OPENING, PTD BLACK

NEW WD DOUBLE HUNG WINDOW &
IRONWORK GUARDS IN MODIED
M.O., PNT BLACK

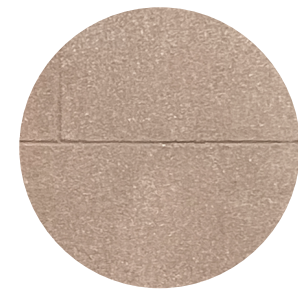
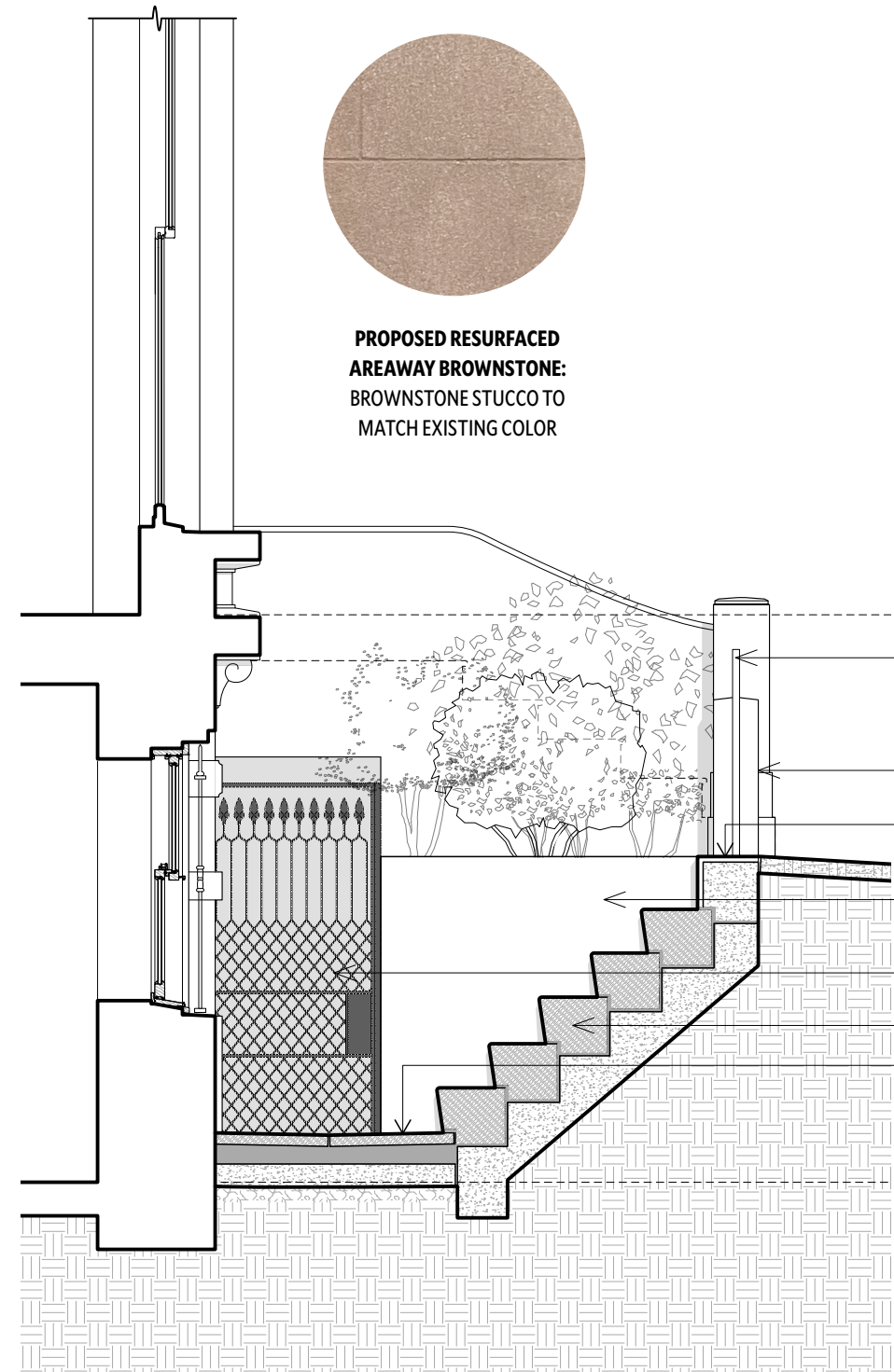
NEW WP OUTLET

NEW BLUESTONE PAVERS ON CONC
SLAB OVER 4" MIN GRAVEL

NEW HOSE BIBB

**LONG CROSS SECTION:
FRONT AREAWAY**
SCALE 3/8" = 1'-0"

2



**PROPOSED RESURFACED
AREAWAY BROWNSTONE:**
BROWNSTONE STUCCO TO
MATCH EXISTING COLOR

EX'G IRONWORK
RAILING, PTD
BLACK

RESURFACED KNEE WALL

NEW BROWNSTONE CURB
STEP

NEW BROWNSTONE
STUCCOED PLANTER

NEW IRONWORK GATE; PTD
BLACK

NEW QUARRIED BLUESTONE STEPS

NEW BLUESTONE PAVERS ON CONC
SLAB OVER 4" MIN GRAVEL

**SHORT CROSS SECTION:
FRONT AREAWAY**
SCALE 3/8" = 1'-0"

1

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AREAWAY ELEVATIONS

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LPC-09



40 GARDEN PLACE, EXISTING FRONT FACADE



40 GARDEN PLACE, PROPOSED FRONT FACADE

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FRONT ELEVATIONS
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LPC-10



40 GARDEN PLACE, EXISTING AREAWAY FACADE



40 GARDEN PLACE, PROPOSED AREAWAY FACADE

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AREAWAY ELEVATIONS

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LPC-11

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