

January 30, 2024
Public Hearing

The current proposal is:

Preservation Department – Item 1, LPC-24-02285

39 Grace Court – Brooklyn Heights Historic District Borough of Brooklyn

To testify virtually, please join Zoom

Webinar ID: 821 5094 8629

Passcode: 303161

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

39 GRACE COURT

PROPOSED NEW BUILDING



Existing Conditions Image of Site from Street



Render of Front Elevation



Render of Rear Elevation

39 GRACE COURT: LOCATION

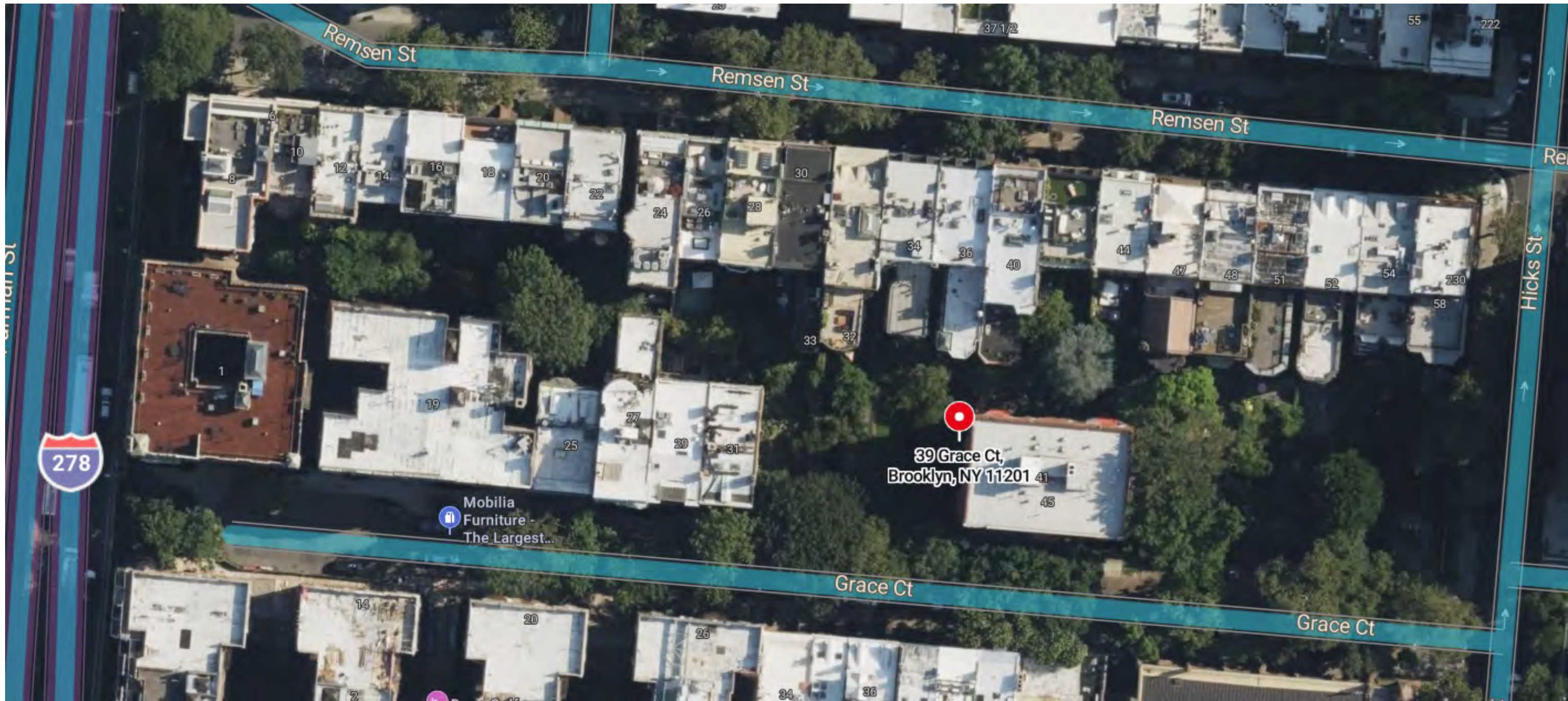


Existing Conditions Image of Site from Street



Site Location

39 GRACE COURT: AERIAL VIEW OF BLOCK



View via Bing

39 GRACE COURT: NORTH SIDE OF GRACE COURT



Northwest corner of Grace Court and Hicks Street, looking west at the rear yards of 58-46 Remsen Street.

39 GRACE COURT: NORTH SIDE OF GRACE COURT



North side of Grace Court, looking at the rear yards of 48 and 46 Remsen Street, and 45 Grace Court.

39 GRACE COURT: NORTH SIDE OF GRACE COURT



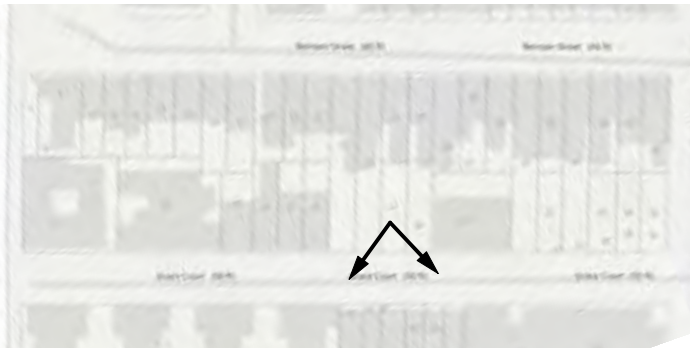
Looking west on Grace Court, from in front of 45 Grace Court.

39 GRACE COURT: NORTH SIDE OF GRACE COURT



North side of Grace Court, looking west to the end of the block, including the rear yards of 30 and 32 Remsen Street.

39 GRACE COURT: SOUTH SIDE OF GRACE COURT

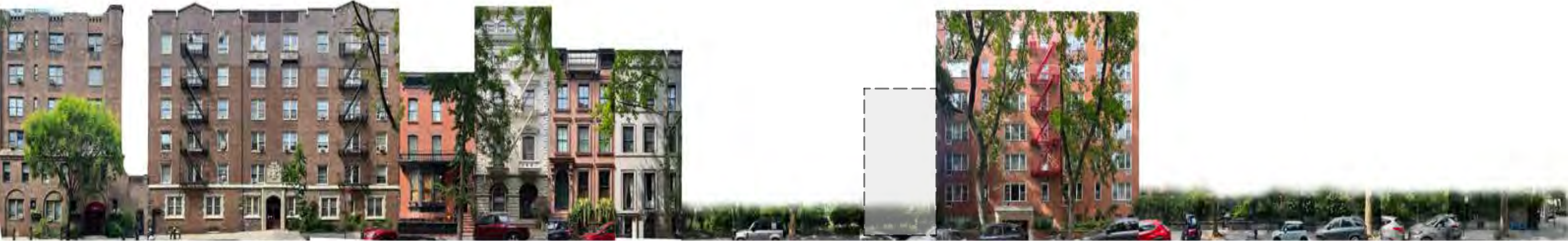


South side of Grace Court, looking east.



South side of Grace Court, looking west

39 GRACE COURT: STREETSPACE



Existing North Block View of Grace Court



Existing South Block View of Grace Court

39 GRACE COURT: BLOCK DEVELOPMENT

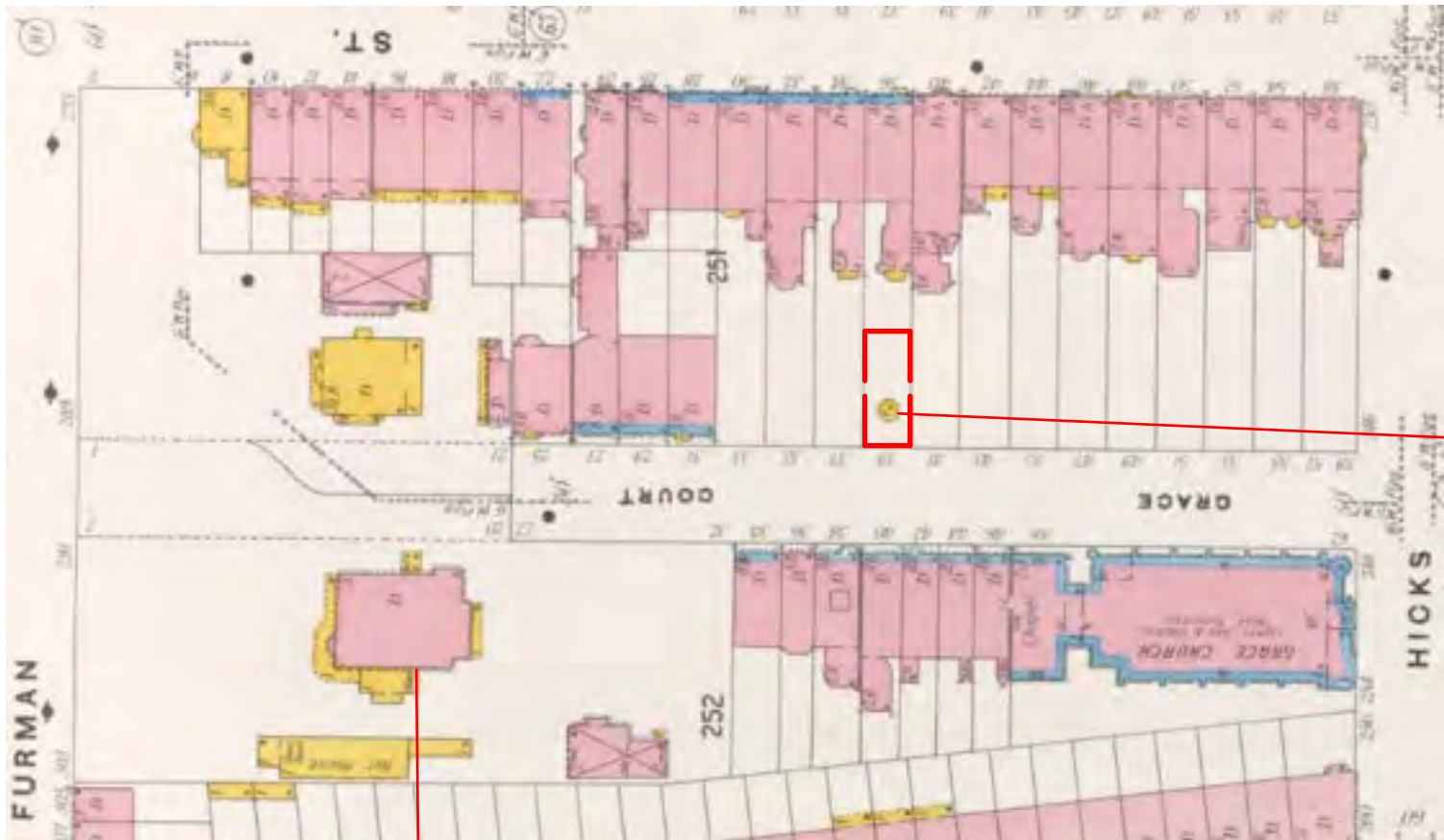


1849: Partial image of the Pierrepont Estate map, unknown publisher. (NYPL)



Present day, Grace Church at the southwest corner of Grace Court and Hicks Street.

39 GRACE COURT: BLOCK DEVELOPMENT



1884: Sanborn map. (NYPL)



1855 Packer Mansion illustration, formerly at 2 Grace Court. (NYPL)

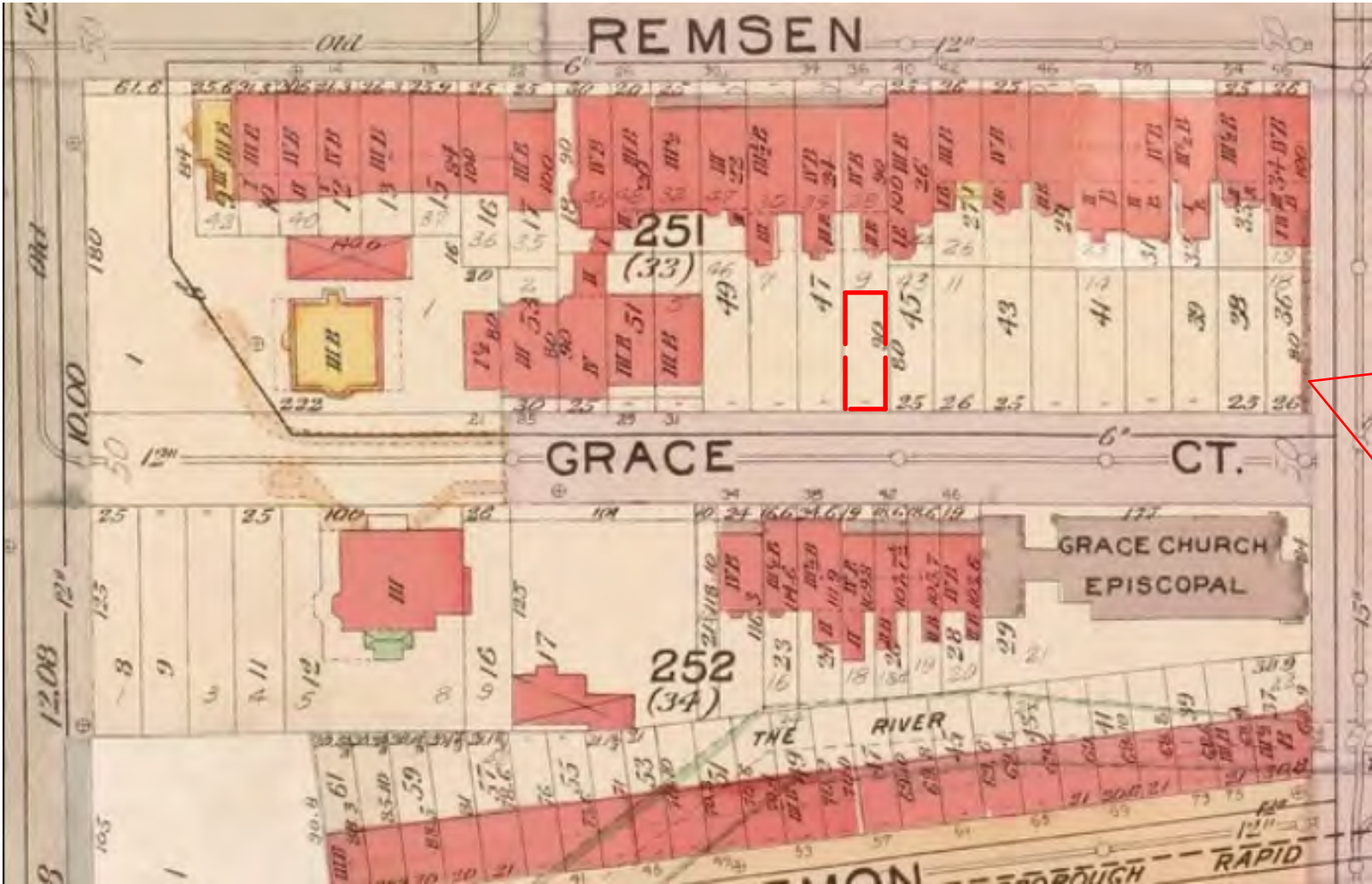


1922: Grace Court, looking east at the rear yards of 34–56 Remsen Street. Onion dome roof of a wood structure in the back yard of 36 Remsen Street is visible – the present location of proposed house at 39 Grace Court. (NYPL)



1927; "Yesterdays on Brooklyn Heights" by James H. Callender

39 GRACE COURT: BLOCK DEVELOPMENT



1903: E. Belcher Hyde map. (NYPL)



1922: Grace Court viewed from Hicks Street, looking at Grace Church. Brick wall along the Hicks Street is visible. (NYPL)



2023: Brick wall at the side yard of 58 Remsen Street, along Hicks Street.

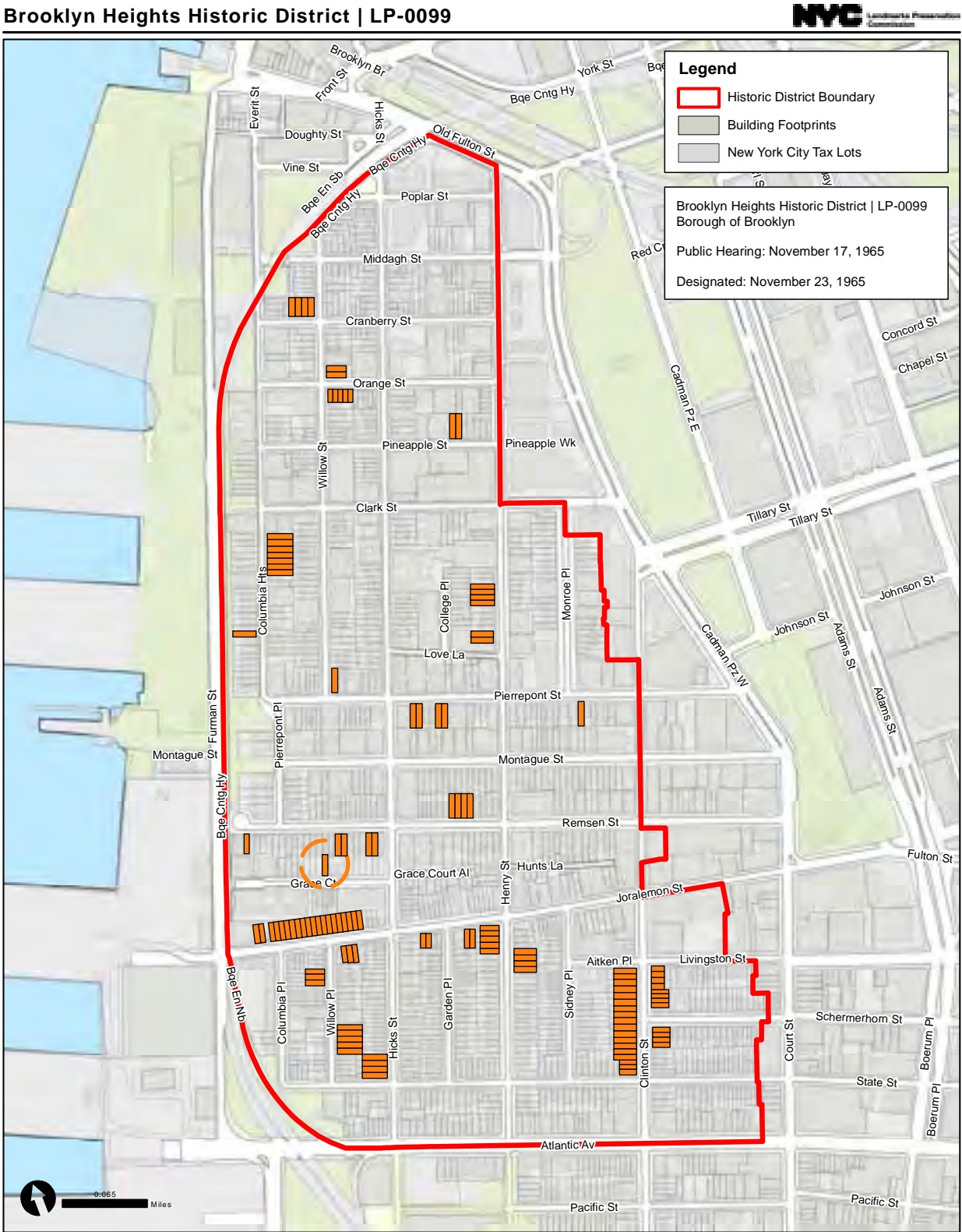
39 GRACE COURT: PROPOSED BLOCK PLAN



BUILDING HEIGHT INDEX

- 45'-0" - 50'-0" (3 STOREY)
- 50'-0" - 55'-0" (4 STOREY)
- 55'-0" - 65'-0" (5 STOREY)
- 65'-0" - 70'-0" (6 OR 7 STOREY)

39 GRACE COURT: MAP SHOWING LOCATION OF GREEK REVIVAL HOUSES WITHIN THE HISTORIC DISTRICT



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

Sample of Greek Revival in the Brooklyn Heights Historic District

- | | |
|------------------------|--------------------------|
| 10 Remsen Street | 242 Henry Street |
| 42 Remsen Street | 244 Henry Street |
| 44 Remsen Street | 246 Henry Street |
| 52 Remsen Street | 248 Henry Street |
| 54 Remsen Street | 261 Henry Street |
| 79 Remsen Street | 263 Henry Street |
| 81 Remsen Street | 265 Henry Street |
| 83 Remsen Street | 267 Henry Street |
| 85 Remsen Street | |
| 29 Joralemon Street | 308 Hicks Street |
| 31 Joralemon Street | 310 Hicks Street |
| 35-69 Joralemon Street | 312 Hicks Street |
| 56 Joralemon Street | 314 Hicks Street |
| 58 Joralemon Street | |
| 60 Joralemon Street | 65 Pineapple Street |
| 84 Joralemon Street | 67 Pineapple Street |
| 86 Joralemon Street | |
| 96 Joralemon Street | 22 Orange Street |
| 98 Joralemon Street | 24 Orange Street |
| 108 Joralemon Street | 26 Orange Street |
| | 28 Orange Street |
| | 30 Orange Street |
| 10 Willow Street | |
| 12 Willow Street | 11 Cranberry Street |
| 14 Willow Street | 13 Cranberry Street |
| 41 Willow Street | 15 Cranberry Street |
| 39 Willow Street | 17 Cranberry Street |
| 37 Willow Street | |
| 35 Willow Street | 145-157 Columbia Heights |
| 55 Willow Street | 200 Columbia Heights |
| 57 Willow Street | |
| 27 Pierrepont Street | 133-147 Clinton Street |
| 48 Pierrepont Street | 151-155 Clinton Street |
| 50 Pierrepont Street | 148-180 Clinton Street |
| 58 Pierrepont Street | |
| 60 Pierrepont Street | 150 Henry Street |
| 116 Pierrepont Street | 152 Henry Street |
| | 132-138 Henry Street |

39 GRACE COURT: GREEK REVIVAL HOUSES



37 Willow Street
Brooklyn Heights



23 Middagh Street
Brooklyn Heights



37 Sidney Place,
Brooklyn Heights

39 GRACE COURT: DISTRICT CONTEXT

Oriel Windows



1 Cranberry Street
Brooklyn Heights



265 Hicks Street,
Brooklyn Heights



2 Pineapple Street
Brooklyn Heights



39 GRACE COURT: ORIEL WINDOWS ON GRACE COURT



38 Grace Court



25 Grace Court



42 Grace Court



36 Grace Court

39 GRACE COURT: APPROVED LPC PRECEDENTS IN THE HISTORIC DISTRICT



Address: 181 Atlantic Avenue
Historic District: Brooklyn Heights
Status: LPC Approved 2019
LPC Permit Numbers: 19-29675



Address: 56 Middagh Street,
Historic District: Brooklyn Heights
Status: LPC Approved 2021
LPC Permit Numbers: 19-41516



Address: 33 Joralemon Street
Historic District: Brooklyn Heights
Status: LPC Approved 2023
LPC Permit Numbers: 23-06465



Address: 295-299 Hicks Street
Historic District: Brooklyn Heights
Status: LPC Approved 2015
LPC Permit Numbers: 15-4553



Address: 295-297 Hicks Street
Historic District: Brooklyn Heights
Status: LPC Approved 2021
LPC Permit Numbers: 22-00050

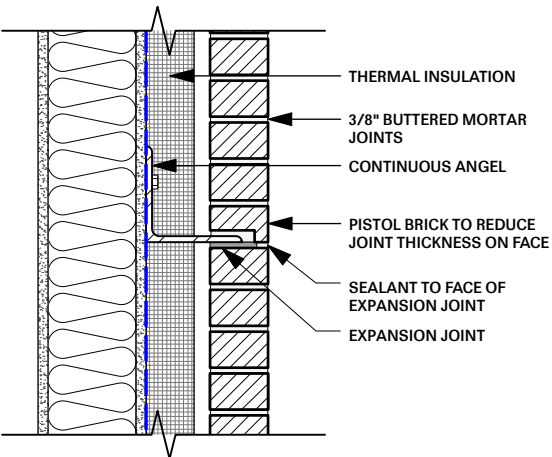
39 GRACE COURT: PROPOSED BUILDING



1 PROPOSED FRONT ELEVATION
1/8" = 1'-0"

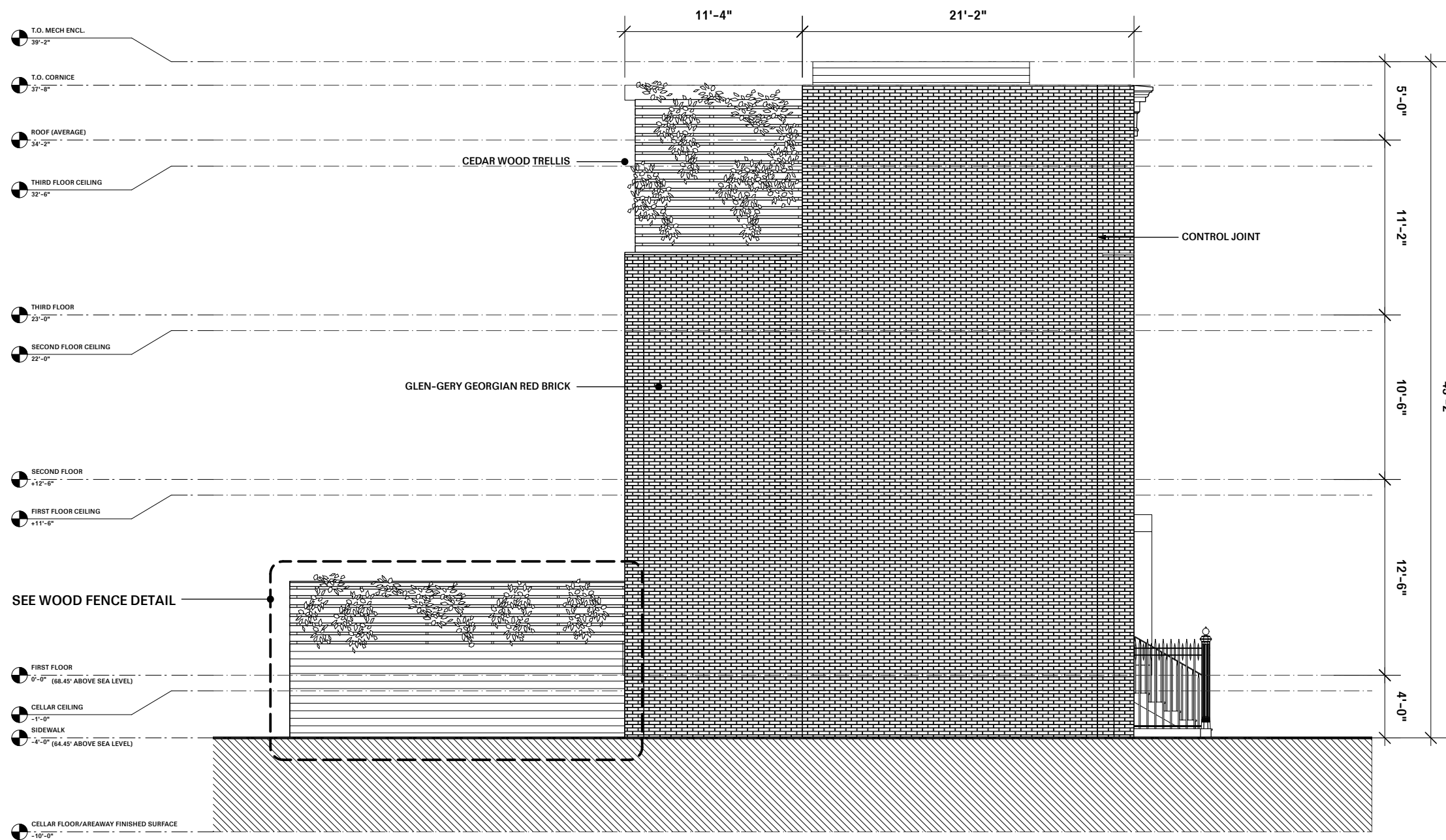


2 PROPOSED REAR ELEVATION
1/8" = 1'-0"



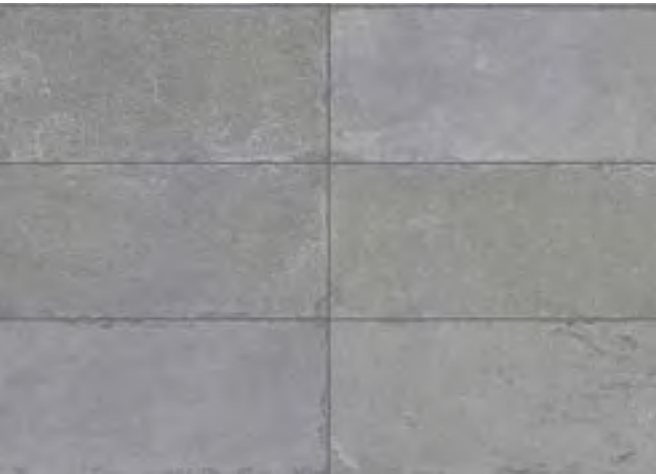
3 TYPICAL WALL DETAIL
1" = 1'-0"

39 GRACE COURT: PROPOSED BUILDING



1 PROPOSED SIDE ELEVATION
1/8" = 1'-0"

39 GRACE COURT: MATERIAL PALETTE



Bluestone



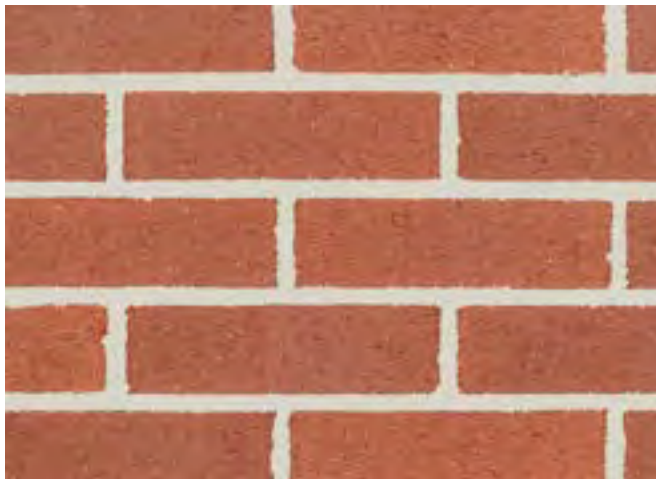
Cedar Wood



Brownstone Stucco and Cast Stone



Black painted ironwork



Red brick with 3/8" buttered mortar joints
900 Red Matt - Glen-Gery (Image rendered to show Merkrete bone colored mortar)

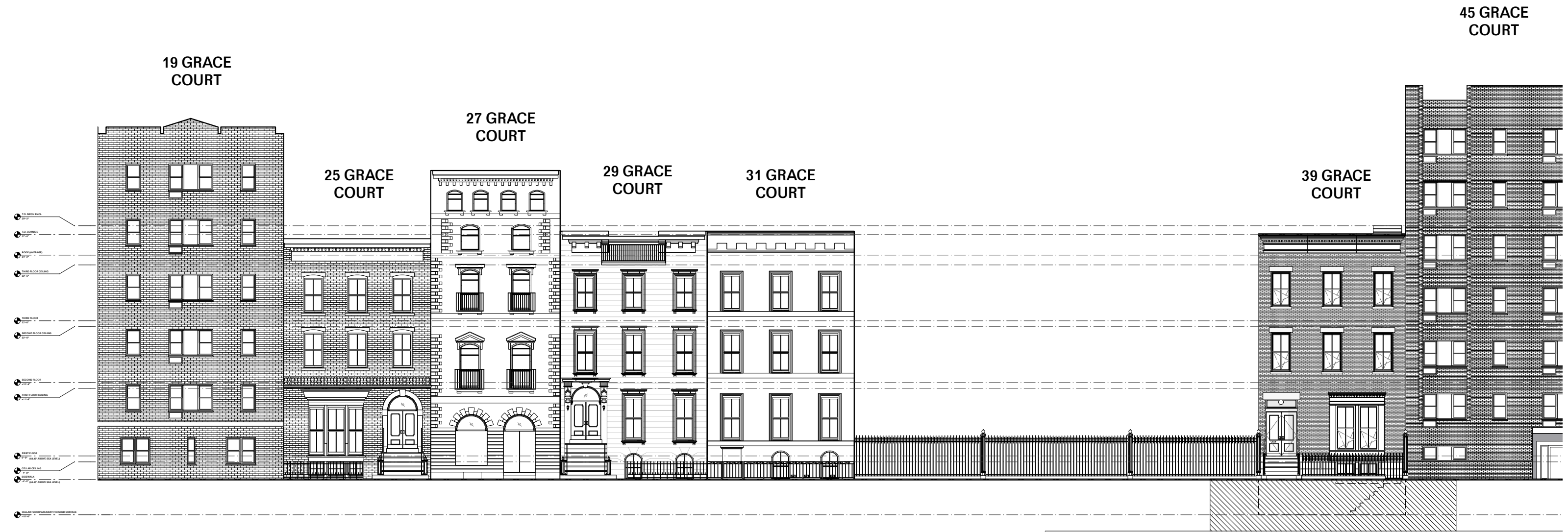


Mortar
Merkrete Color Bone (PG/E/I) 00017



Brass detailing

39 GRACE COURT: STREET ELEVATION SHOWING PROPOSED BUILDING

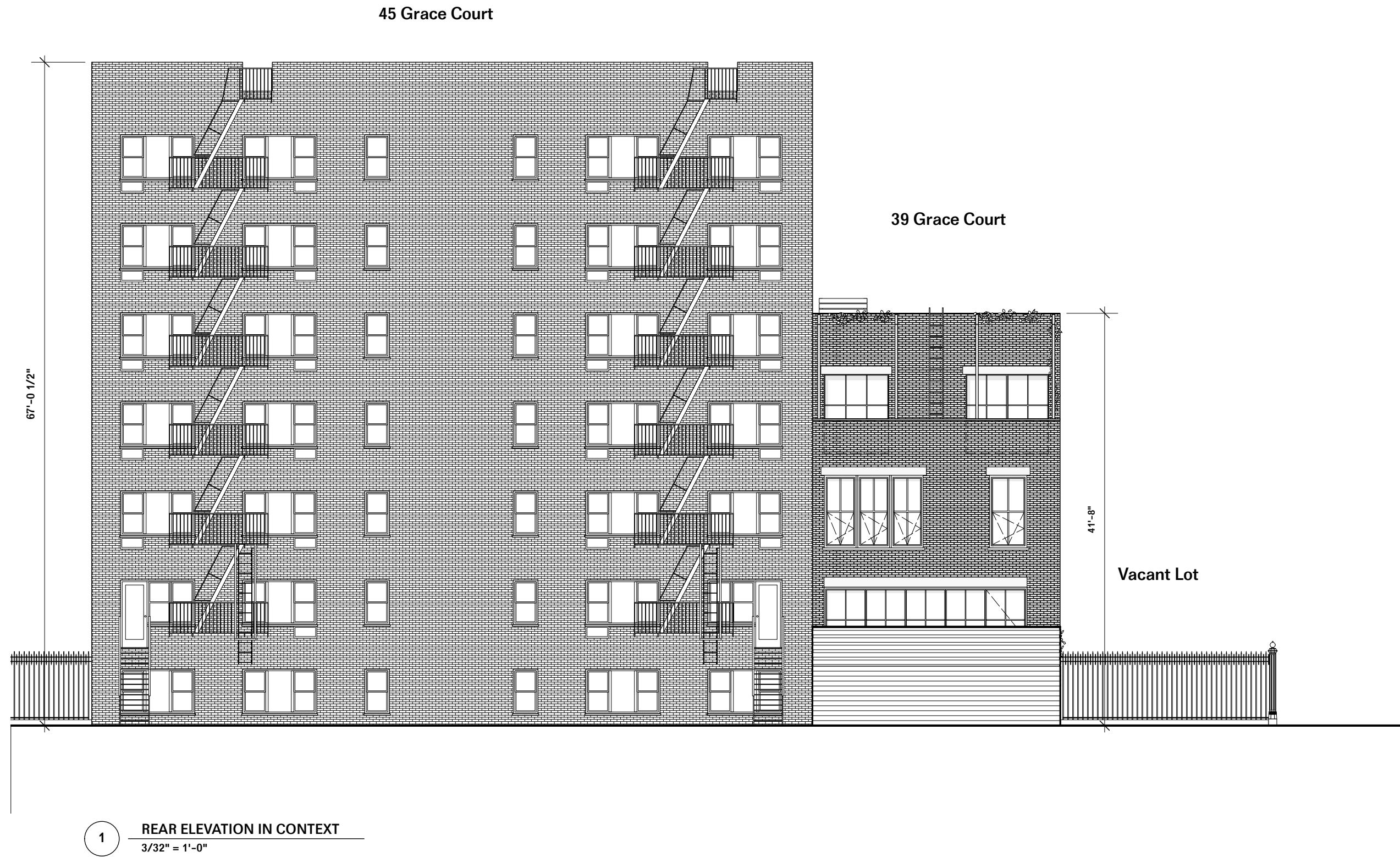


1 PROPOSED STREET ELEVATION
1/16" = 1'-0"

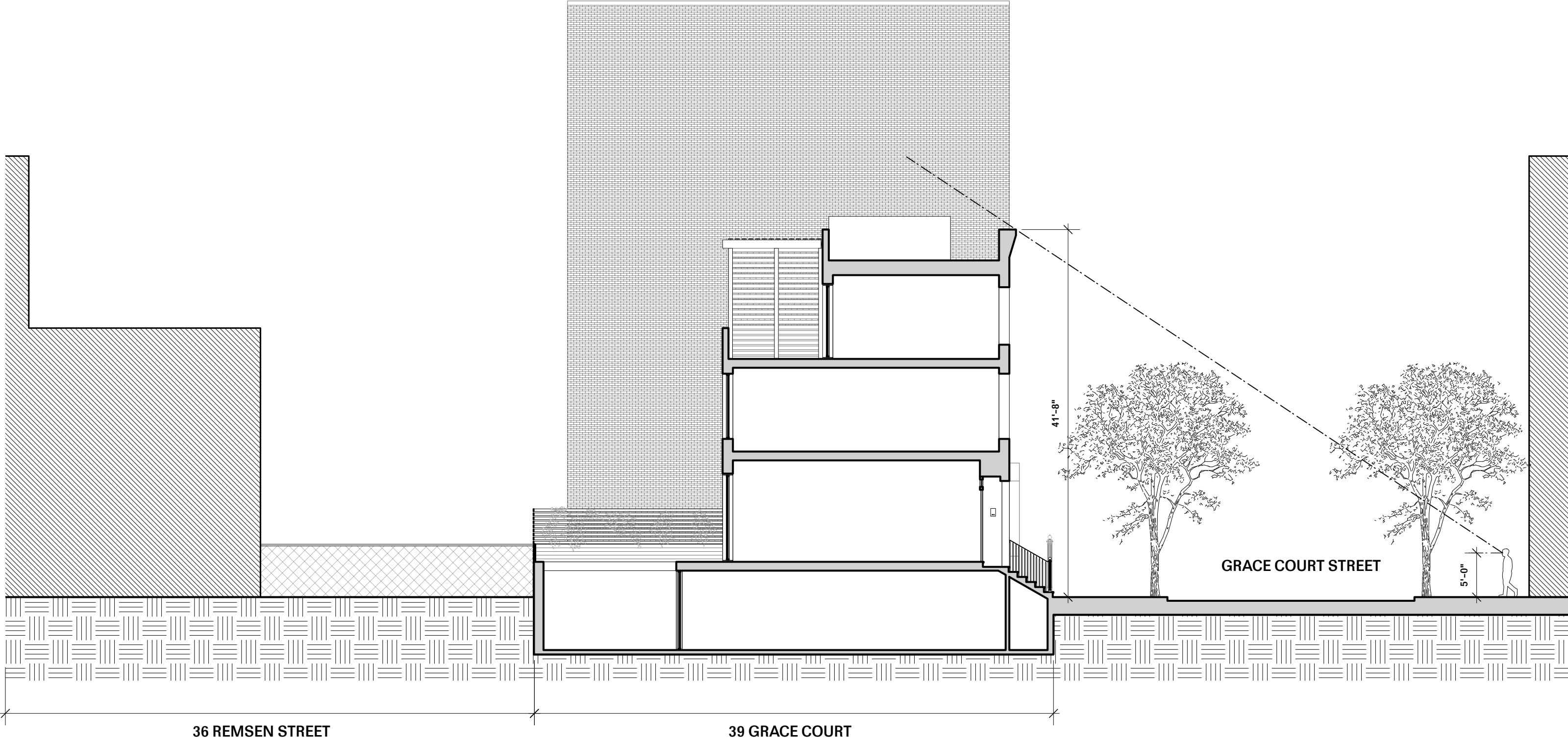
39 GRACE COURT: PROPOSED BUILDING IN CONTEXT



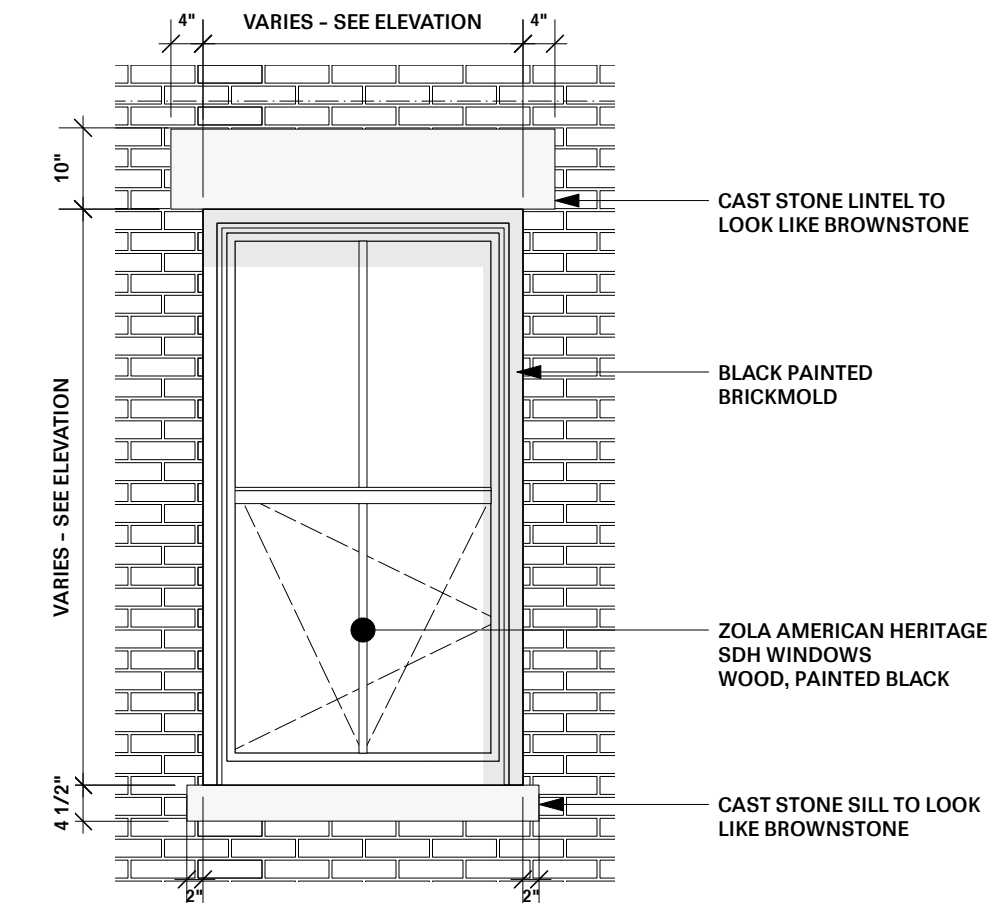
39 GRACE COURT: PROPOSED BUILDING IN CONTEXT



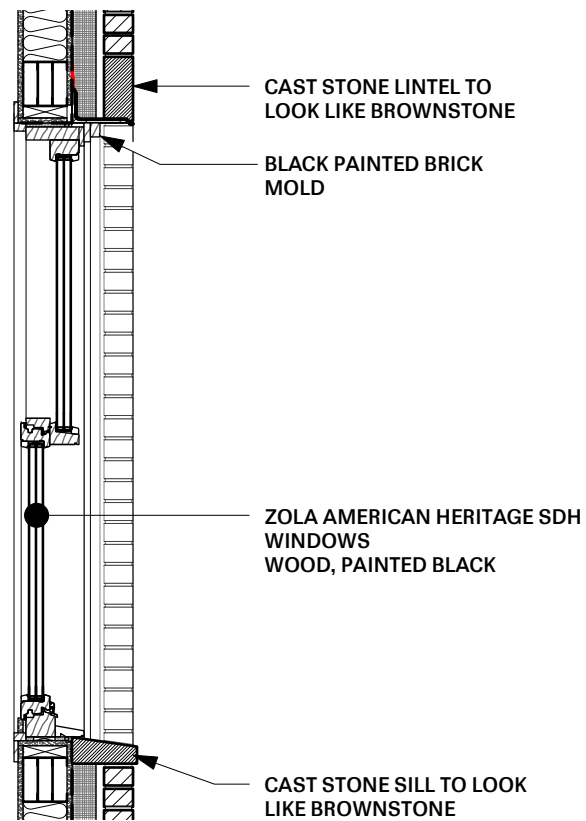
39 GRACE COURT: PROPOSED BUILDING SECTION



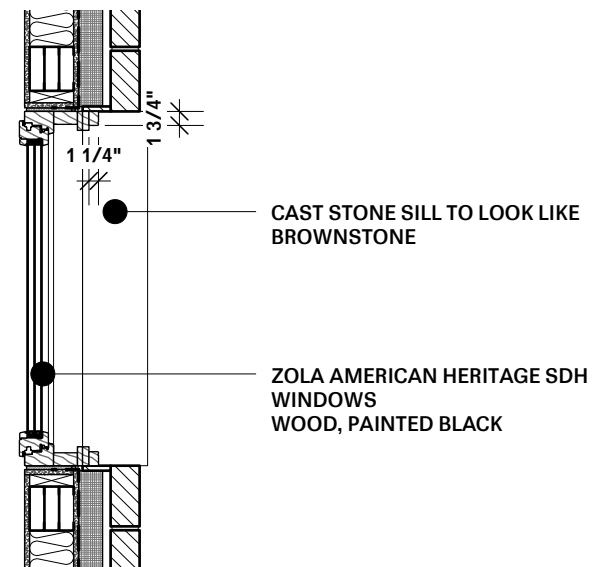
39 GRACE COURT: PROPOSED FRONT FACADE WINDOW DETAILS



1 TYPICAL WINDOW ELEVATION
1/2" = 1'-0"



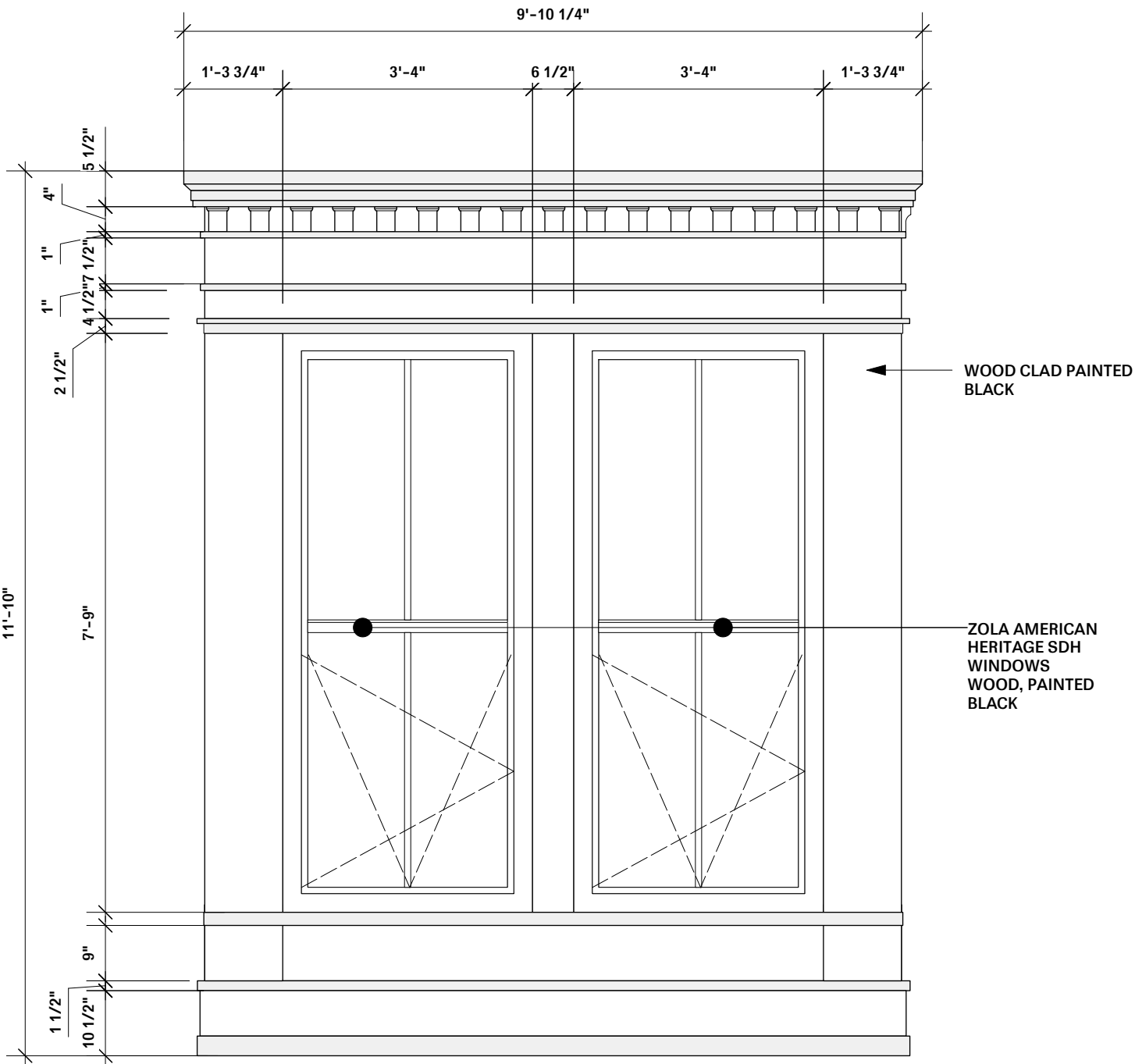
2 TYPICAL WINDOW SECTION
1/2" = 1'-0"



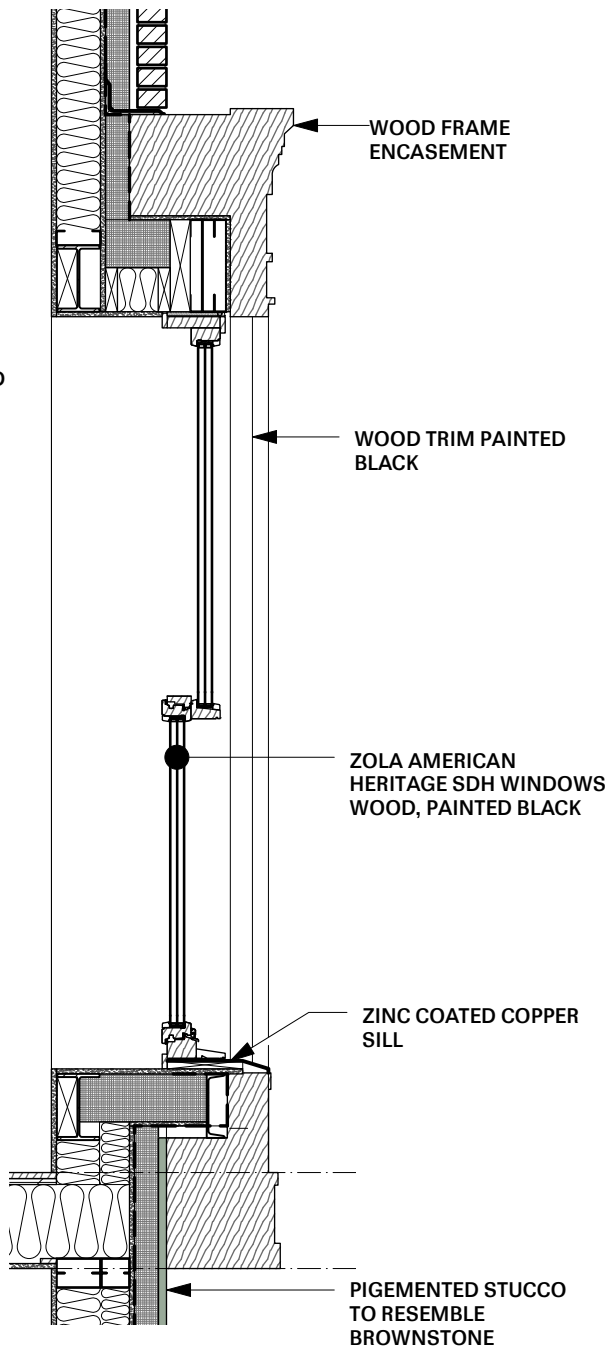
3 TYPICAL WINDOW PLAN
1/2" = 1'-0"



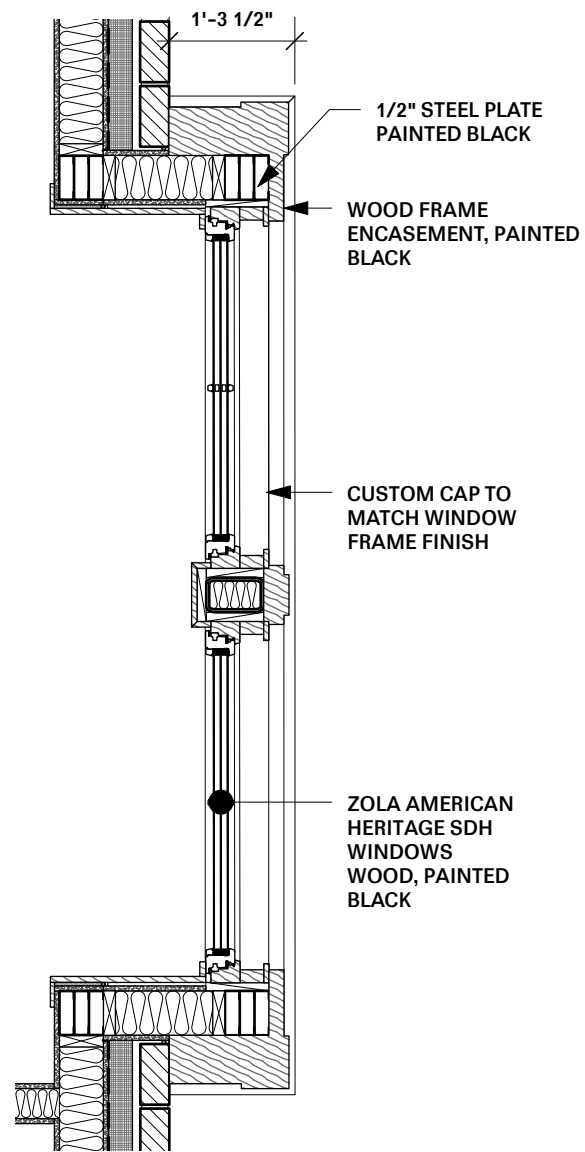
39 GRACE COURT: PROPOSED BAY WINDOW DETAILS



1 BAY WINDOW ELEVATION
1/2" = 1'-0"



2 BAY WINDOW SECTION DETAIL
1/2" = 1'-0"

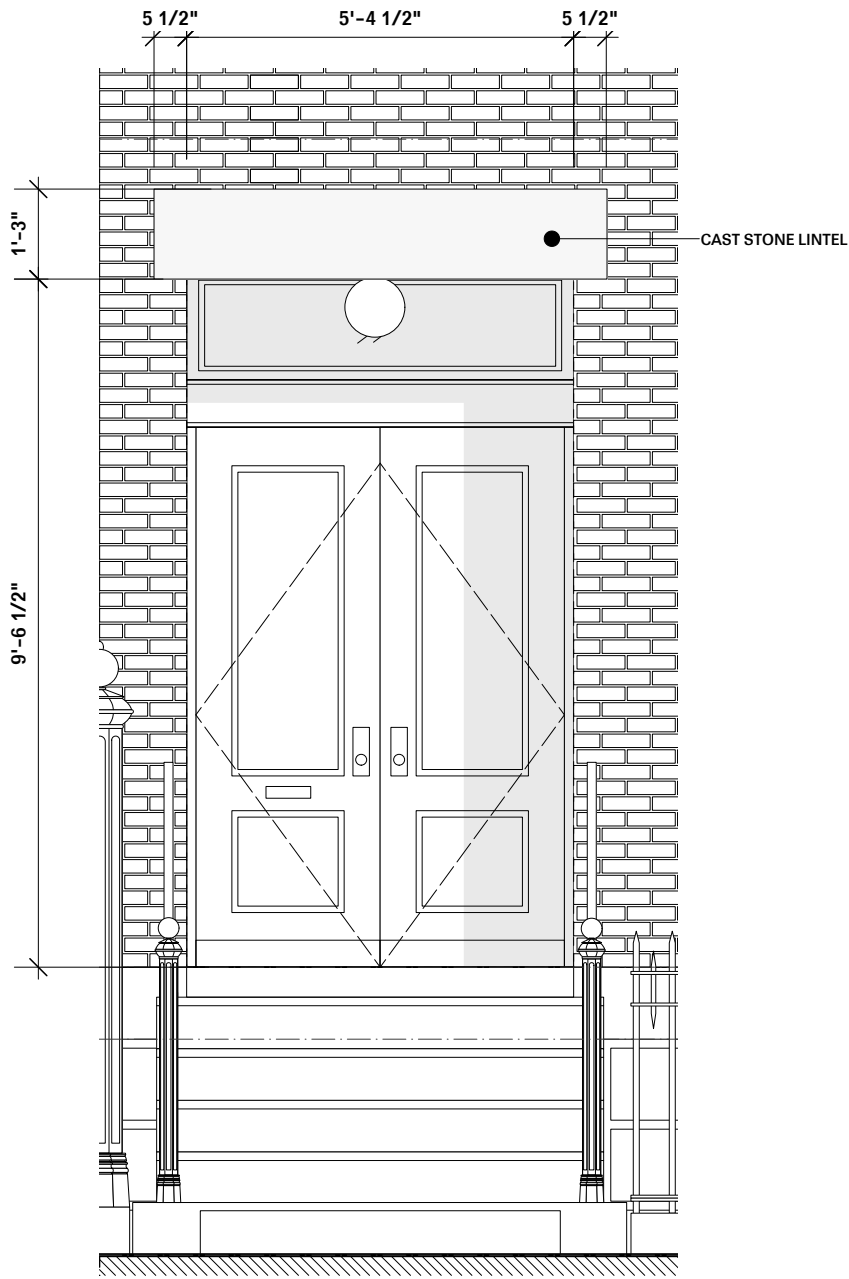


3 BAY WINDOW PLAN DETAIL
1/2" = 1'-0"

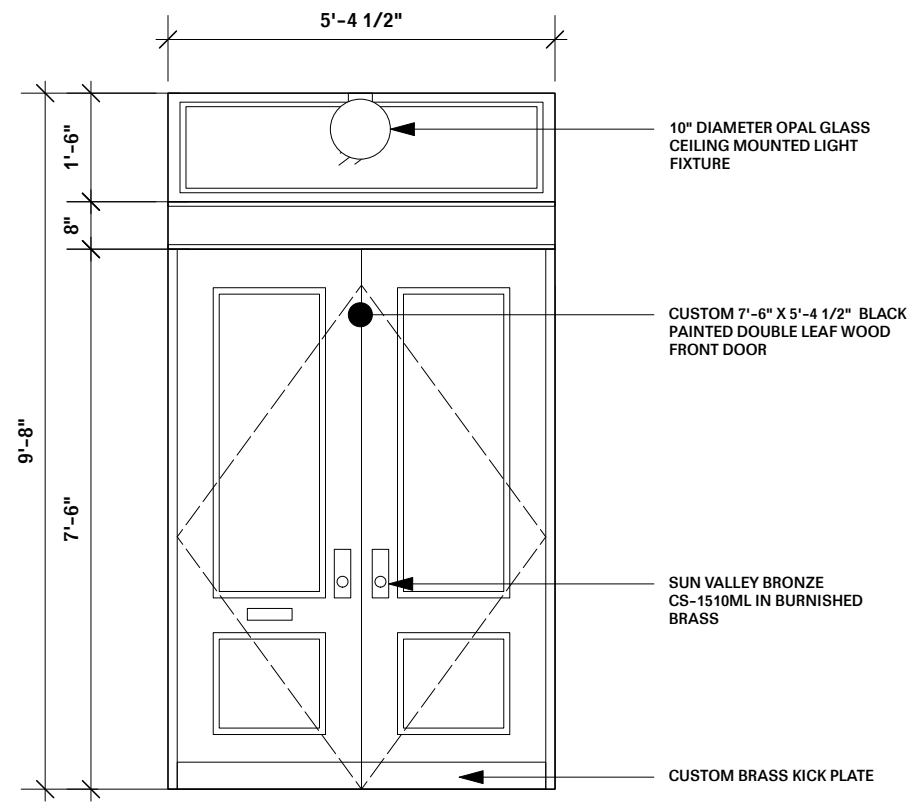


Render view of oriel window

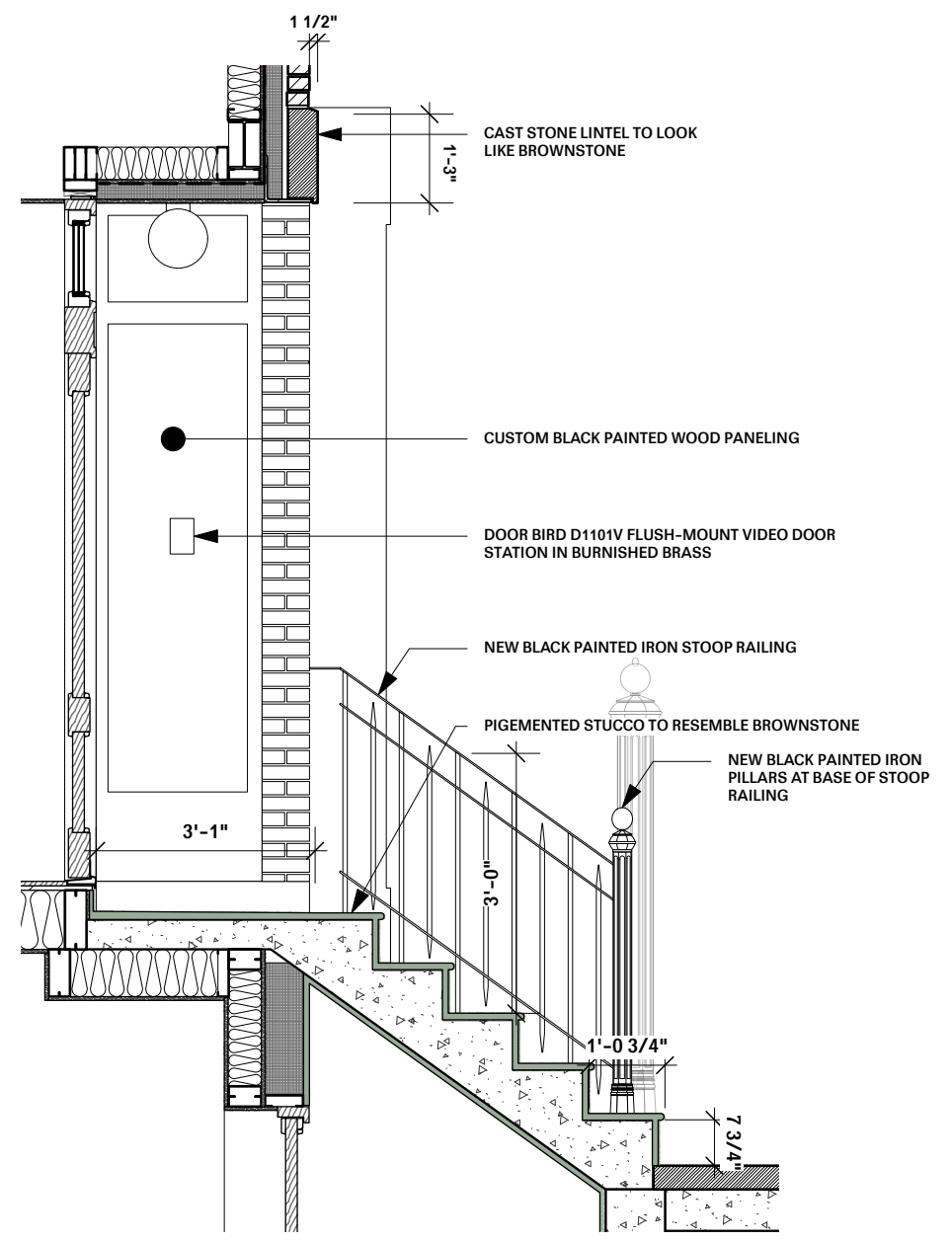
39 GRACE COURT: PROPOSED ENTRY DETAILS



1 ENTRY STOOP FRONT ELEVATION
3/8" = 1'-0"

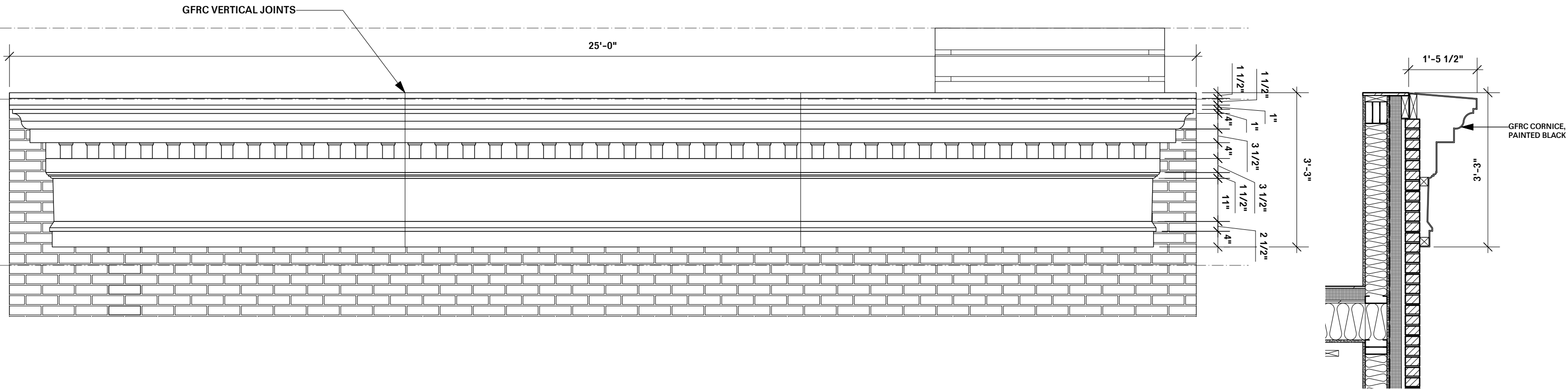


2 ENTRY FRONT DOOR ELEVATION
3/8" = 1'-0"



3 STOOP SECTION DETAIL
3/8" = 1'-0"

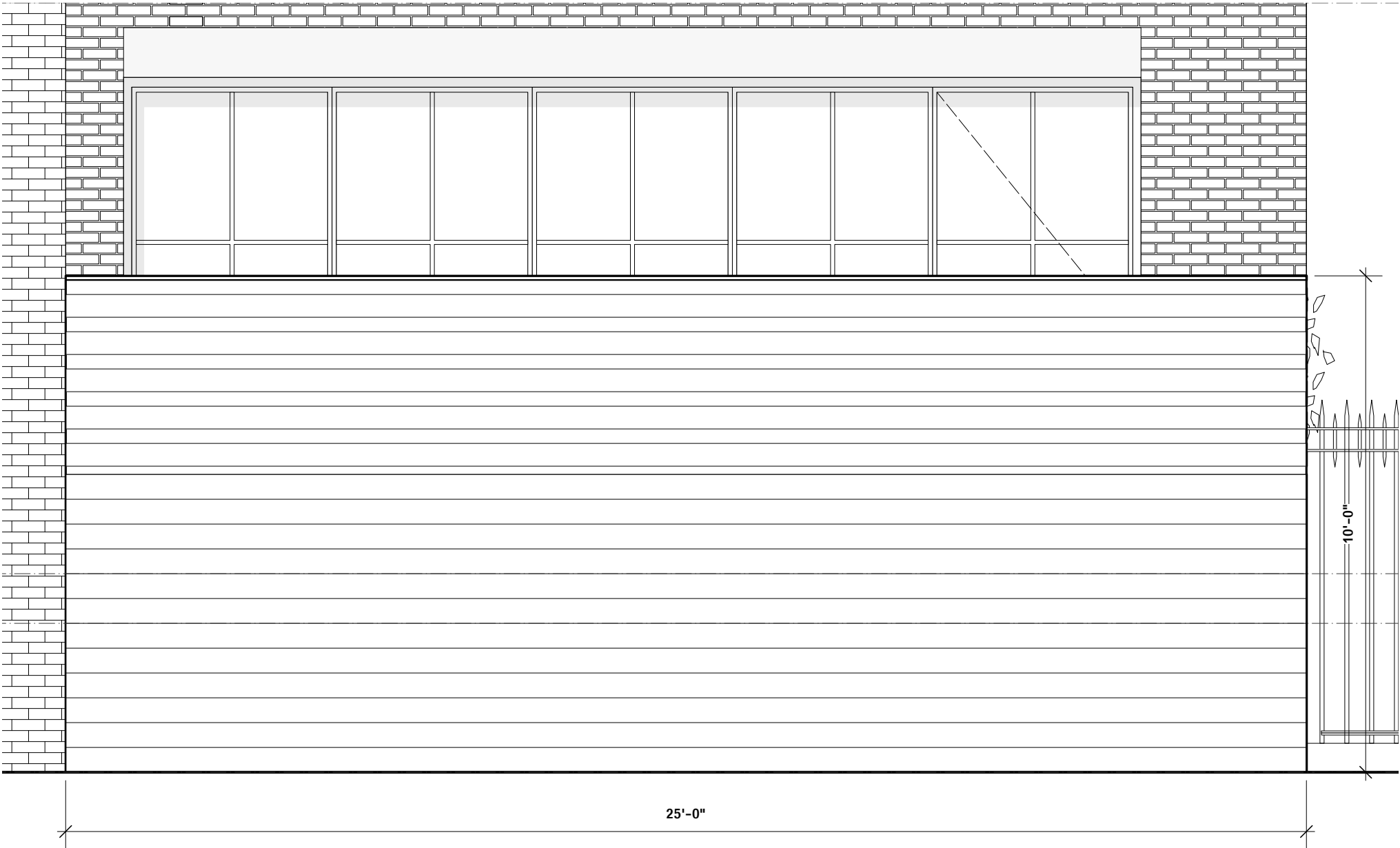
39 GRACE COURT: PROPOSED PARAPET & CORNICE DETAILS



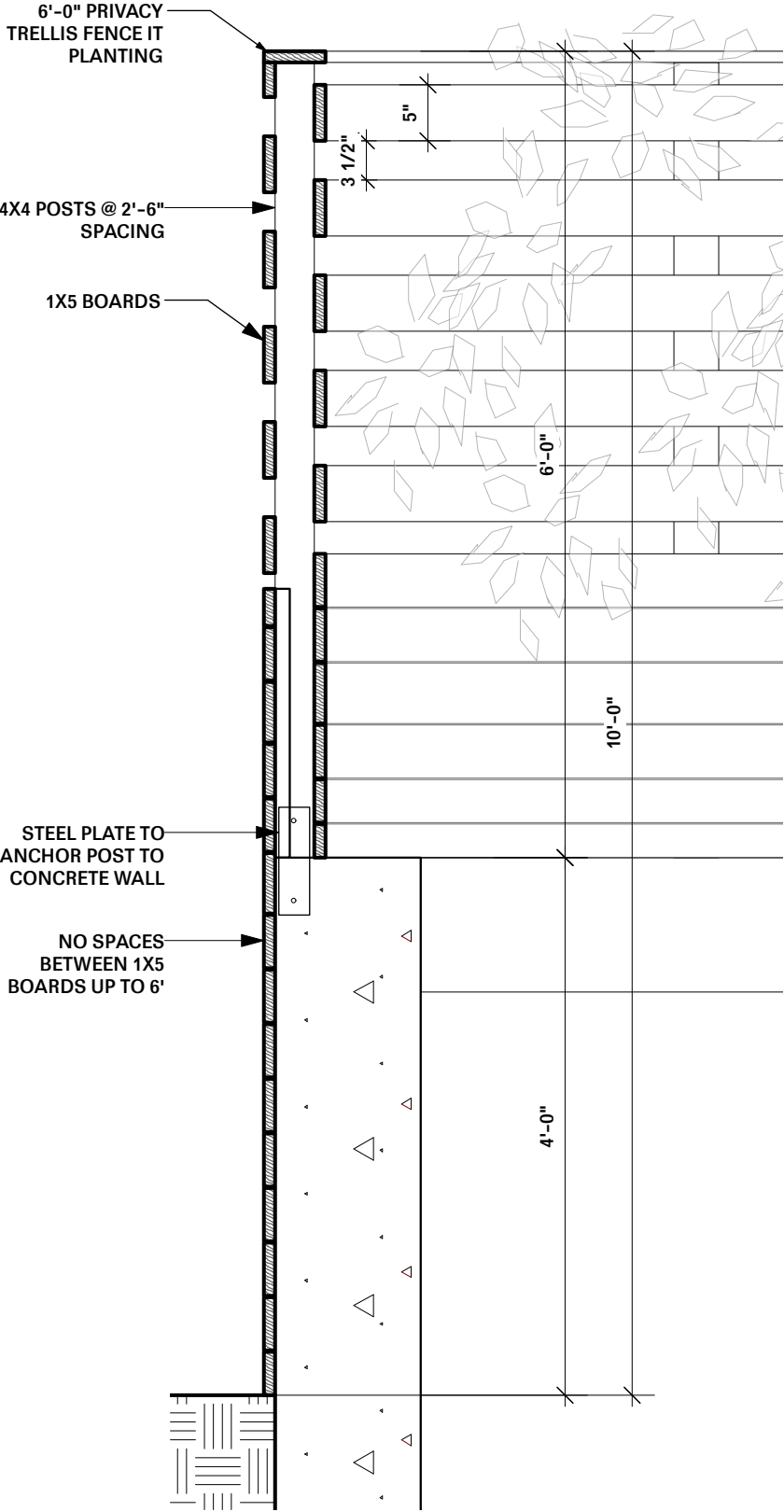
1 CORNICE ELEVATION
1/2" = 1'-0"

2 CORNICE DETAIL SECTION
1/2" = 1'-0"

39 GRACE COURT: PROPOSED GARDEN FENCE DETAIL



1 REAR ELEVATION
3/8" = 1'-0"



2 FENCE SECTION DETAIL
3/4" = 1'-0"

39 GRACE COURT: PROPOSED CONDITION RENDERING



Proposed Grace Court, Front Facade Render

39 GRACE COURT

39 GRACE COURT: PROPOSED CONDITION RENDERINGS



View from street looking East



View from street looking East



View from street looking West

39 GRACE COURT: PROPOSED CONDITION RENDERINGS

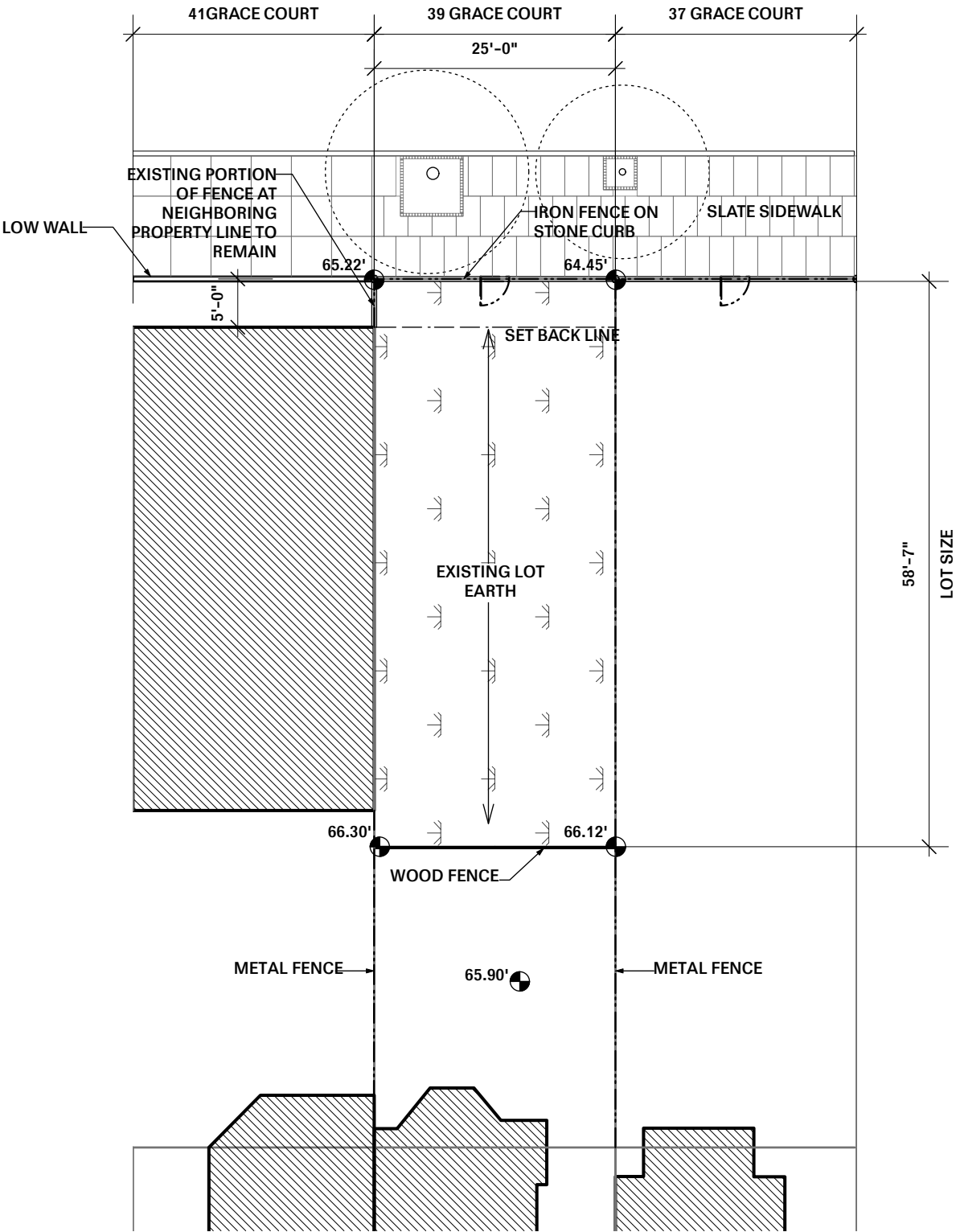


Aerial View - vegetation removed to show pergola framing

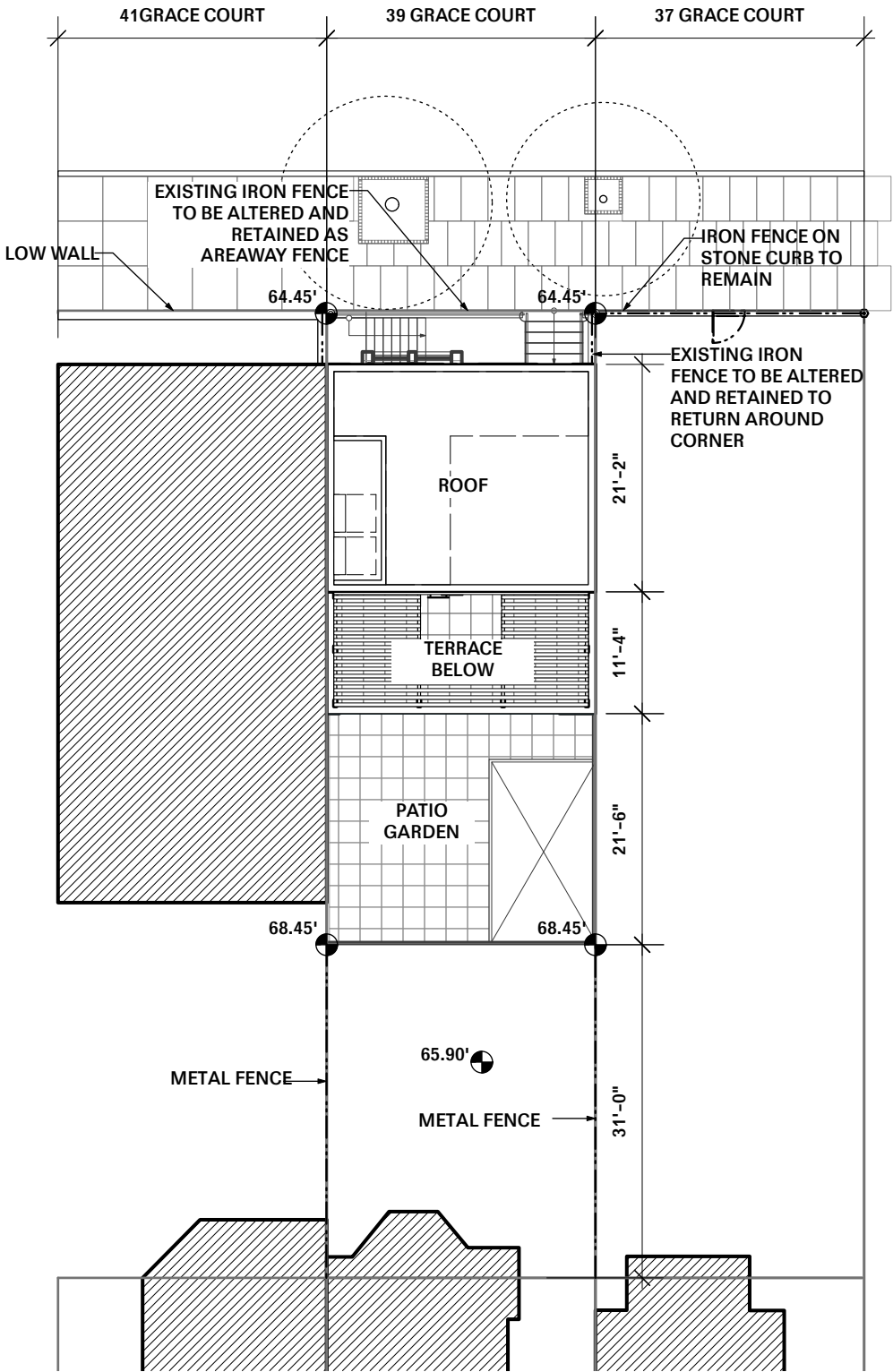


View from Adjacent Rear Yard

39 GRACE COURT: EXISTING AND PROPOSED REAR YARD CONDITIONS

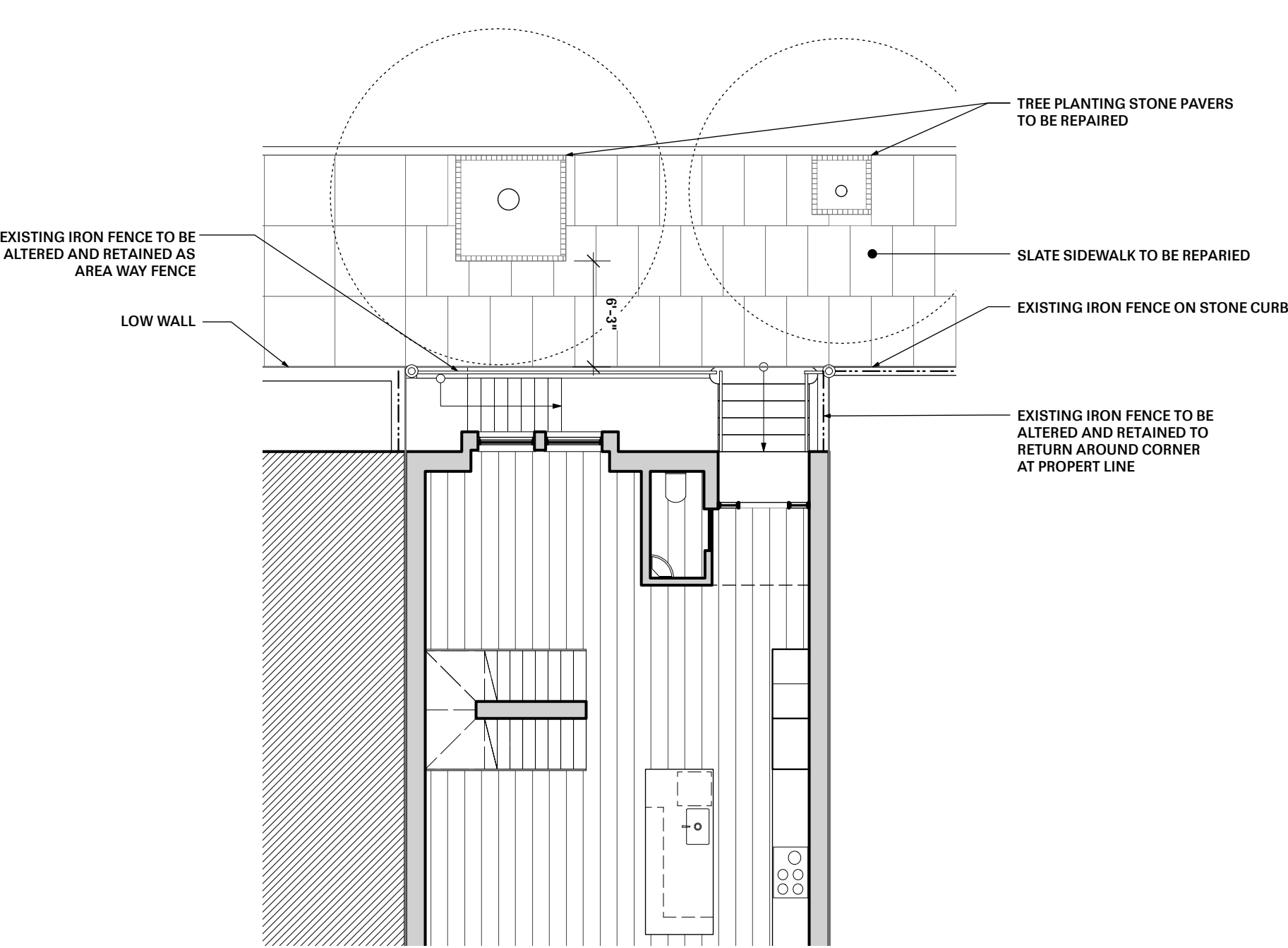


1 EXISTING SITE PLAN
1/16" = 1'-0"

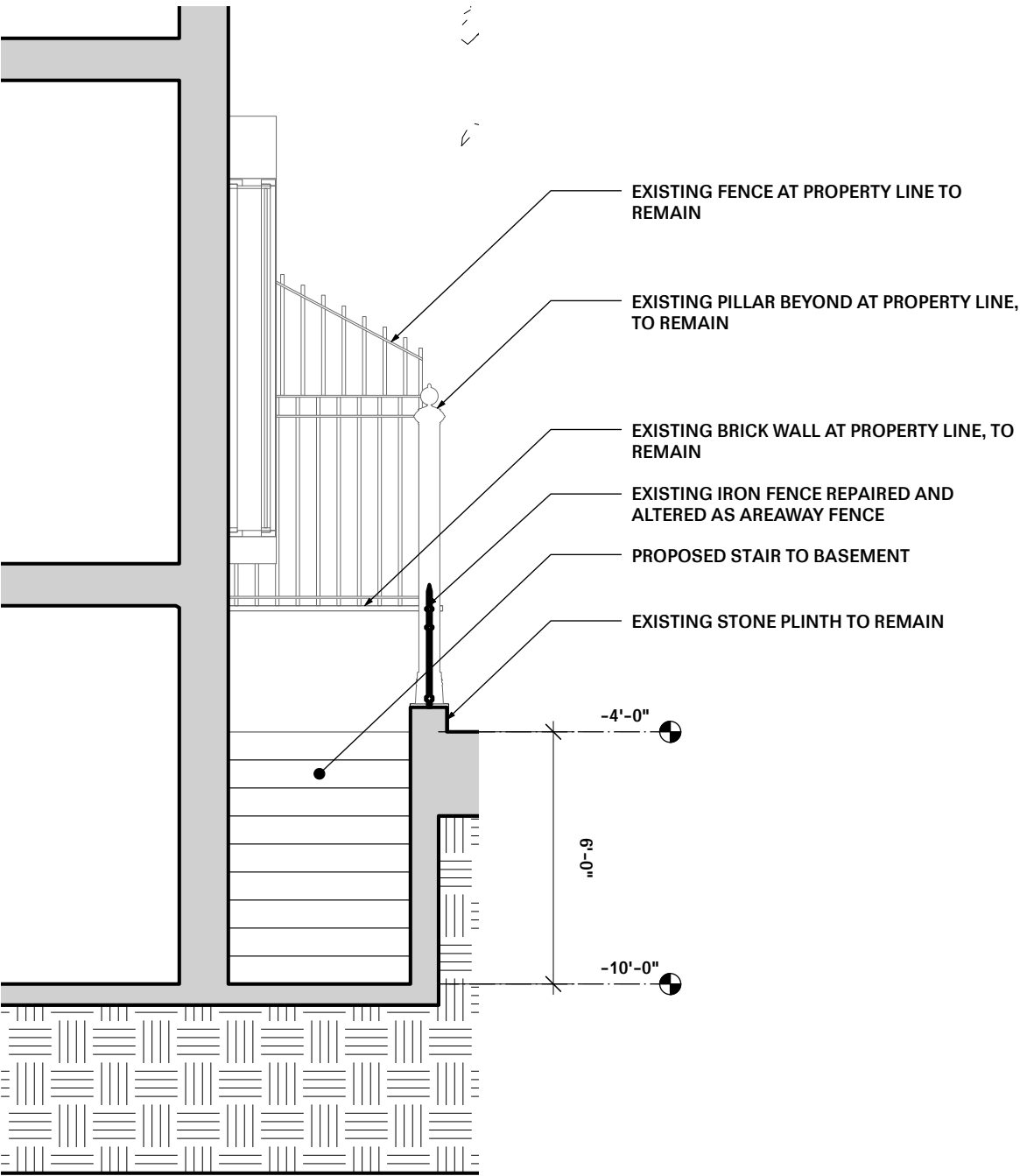


2 PROPOSED SITE PLAN
1/16" = 1'-0"

39 GRACE COURT: PROPOSED AREAWAY CONDITIONS



1 SIDEWALK DETAIL PLAN
1/8" = 1'-0"



2 AREAWAY DETAIL SECTION
1/4" = 1'-0"

39 GRACE COURT: IRON FENCE EXISTING CONDITIONS



Photo of existing conditions



Photo of existing conditions



Photo of existing conditions



Photo of existing conditions

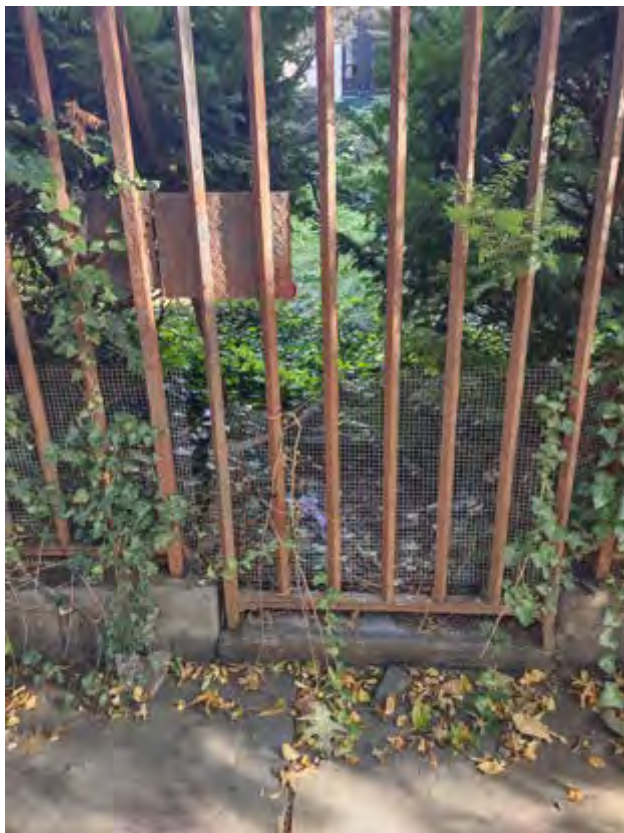


Photo of existing conditions

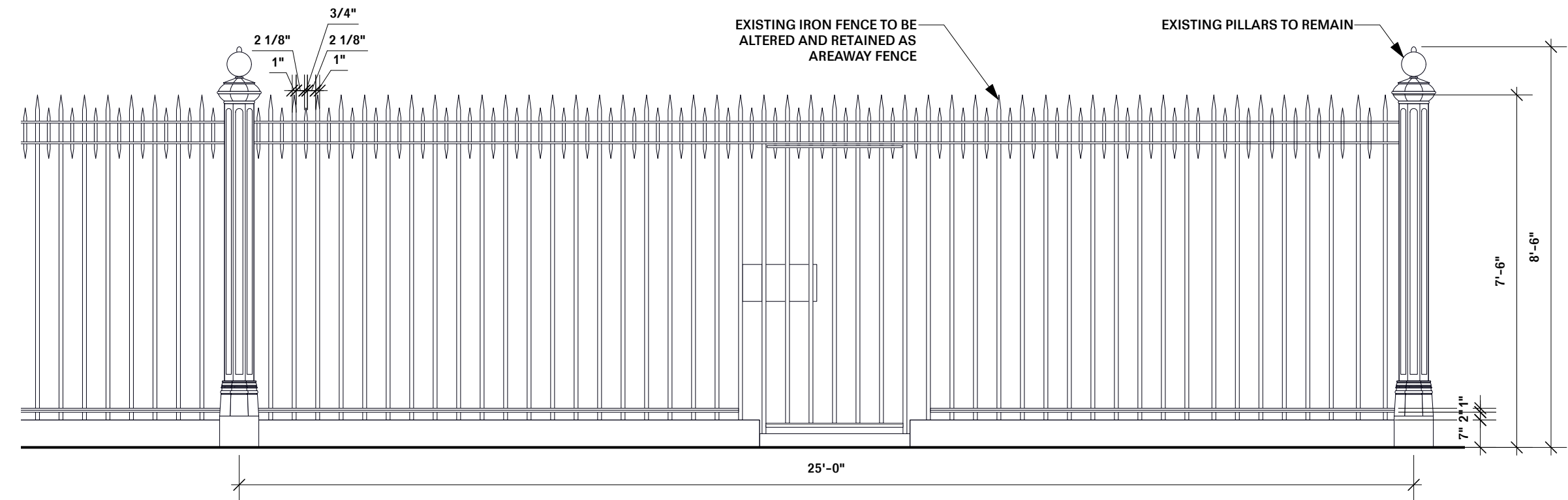


Photo of existing conditions

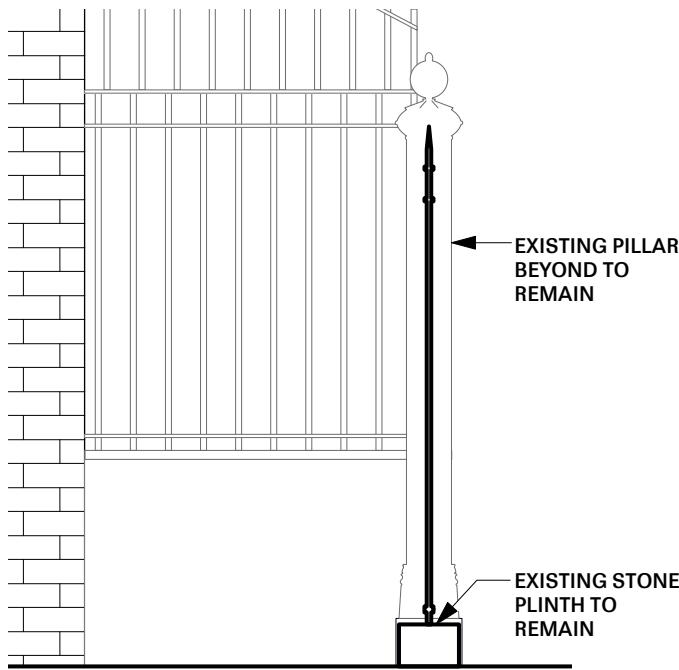


Photo of existing conditions

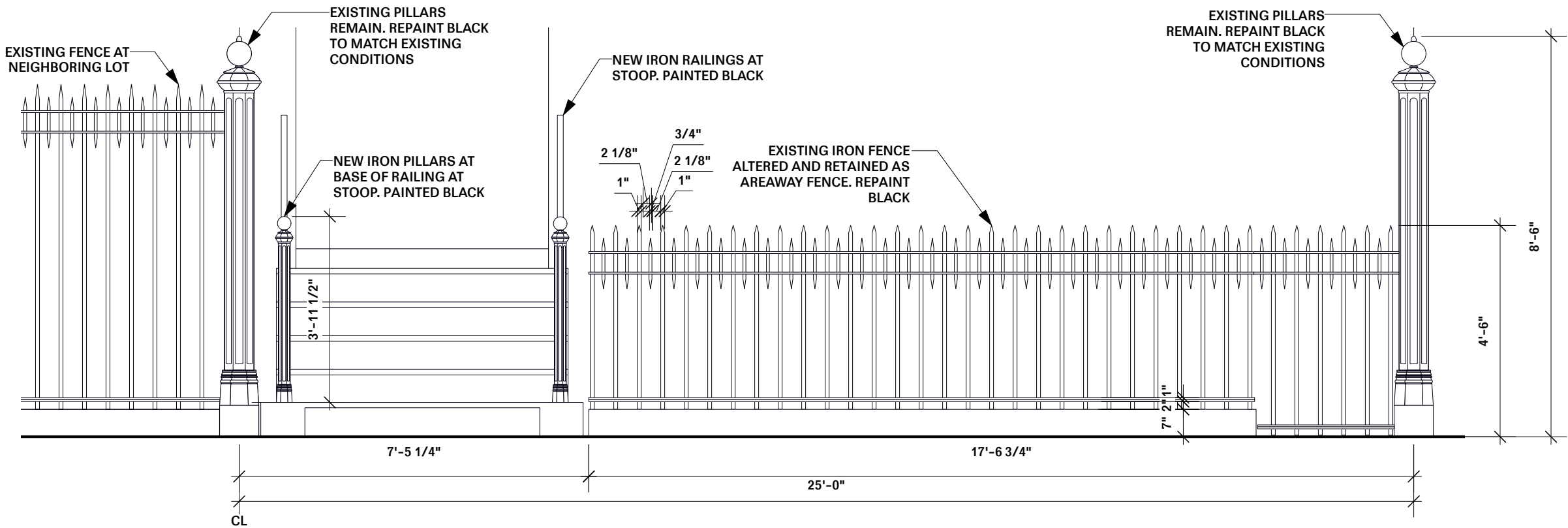
39 GRACE COURT: WROUGHT IRON FENCE AT STREET CONDITION



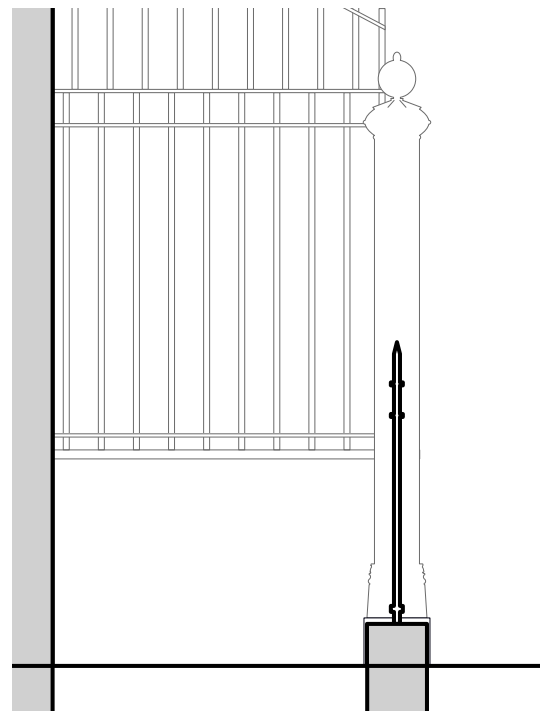
1 EXISTING FENCE ELEVATION
3/8" = 1'-0"



2 EXISTING FENCE SECTION DETAIL
3/8" = 1'-0"

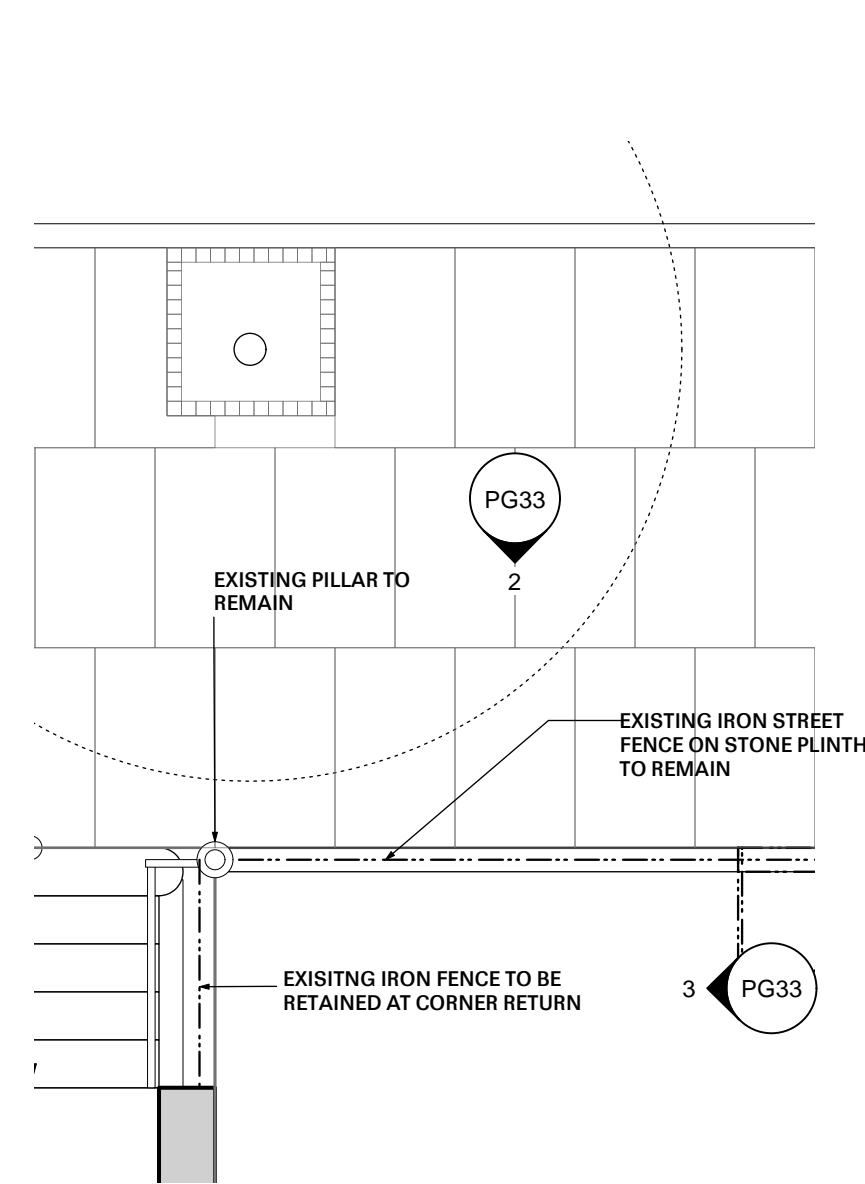


3 PROPOSED AREAWAY FENCE ELEVATION
3/8" = 1'-0"

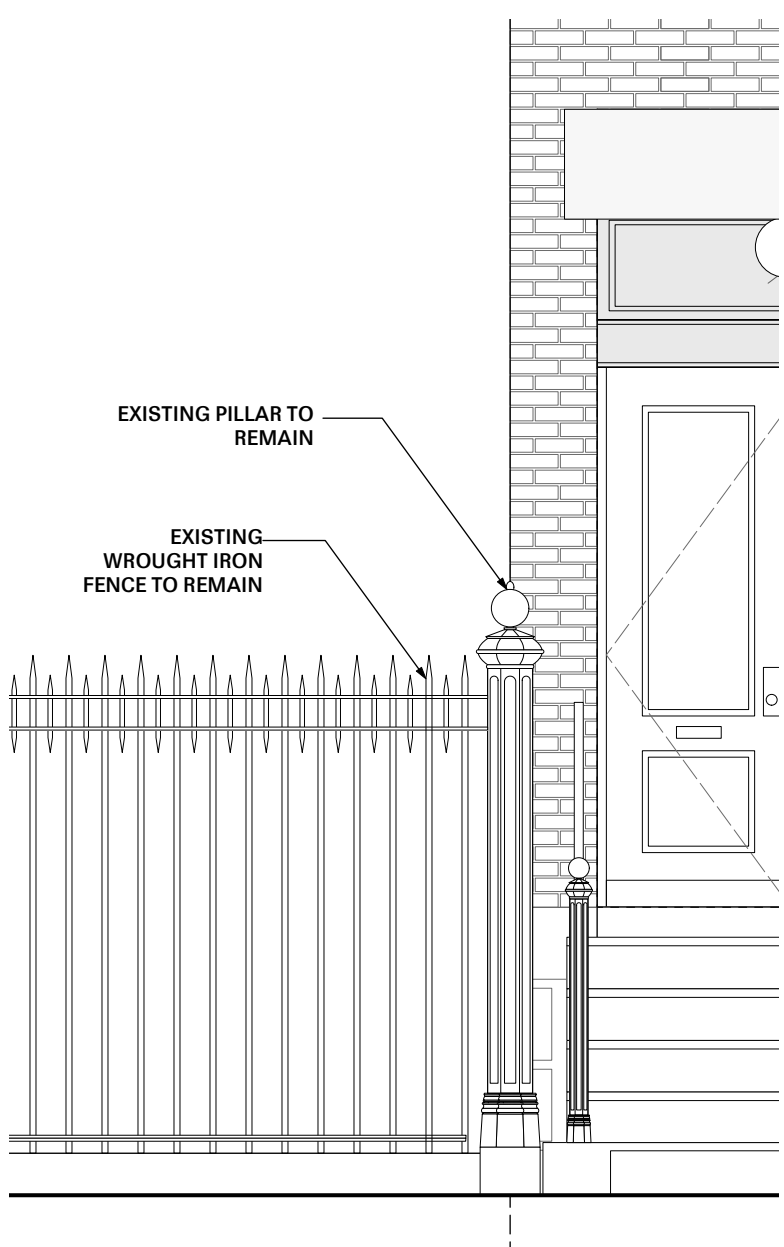


4 PROPOSED AREAWAY FENCE SECTION DETAIL
3/8" = 1'-0"

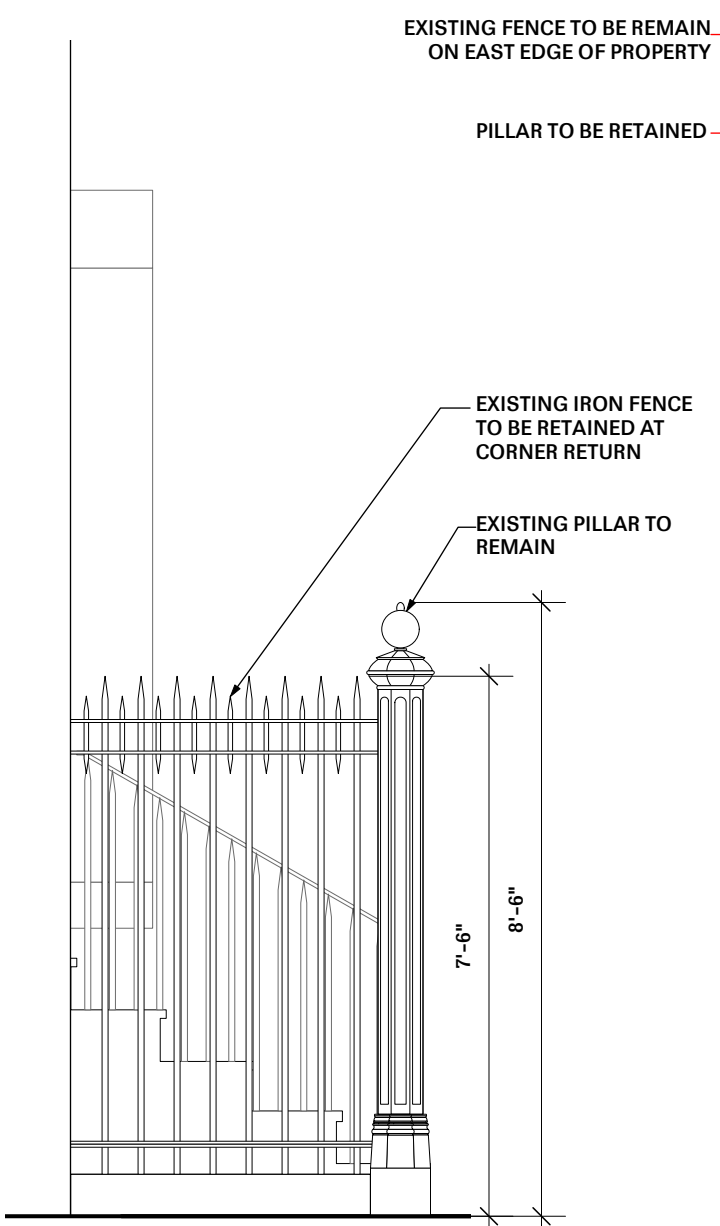
39 GRACE COURT: RETURN OF IRON FENCE AT STREET CONDITION



1 **SIDEWALK DETAIL PLAN**
1/4" = 1'-0"



2 **STREET FENCE JUNCTION ELEVATION**
3/8" = 1'-0"



3 **STREET FENCE JUNCTION ELEVATION**
3/8" = 1'-0"

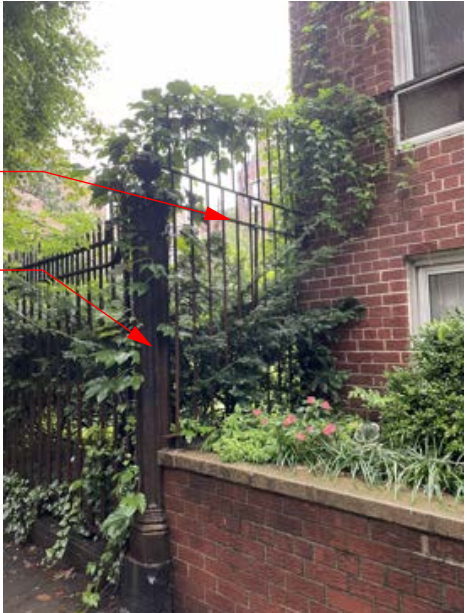


Photo of existing conditions



Photo of existing conditions

39 GRACE COURT: PROPOSED NEW BUILDING



Proposed front façade rendering



Proposed rear façade rendering

39 GRACE COURT: PROPOSED NEW BUILDING



Proposed front elevation showing street context

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APPENDIX

39 GRACE COURT: APPENDIX ADDITINAL LOCATION IMAGES



View from across the street

39 GRACE COURT: APPENDIX NORTH SIDE OF GRACE COURT



North side of Grace Court, looking at the rear yards of 46-58 Remsen Street.

39 GRACE COURT: APPENDIX NORTH SIDE OF GRACE COURT



Looking at the north side of Grace Court, at the rear yards of 30–34 Remsen Street, 39 Grace Court, and the apartment building at 45 Grace Court.

39 GRACE COURT: APPENDIX STREETSCAPE PHOTOS



1 & 19 Grace Court



25, 27 Grace Court



29, 31 Grace Court



45 Grace Court



View from Hicks Street (vacant lots 49-57)



39 GRACE COURT: APPENDIX STREETSCAPE PHOTOS



2 Grace Court



2 Grace Court



34, 36, 38 Grace Court



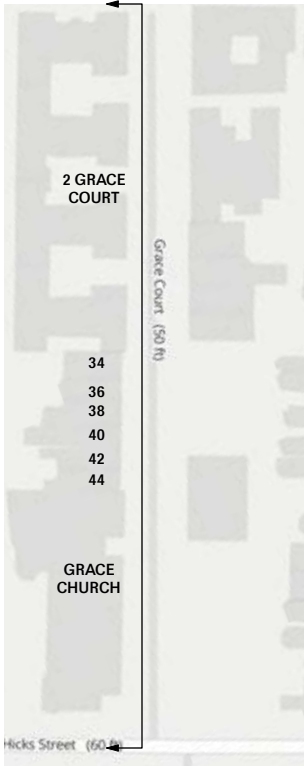
40, 42, 44 Grace Court



Grace Church



Grace Church



39 GRACE COURT: APPENDIX REAR YARD PHOTOS



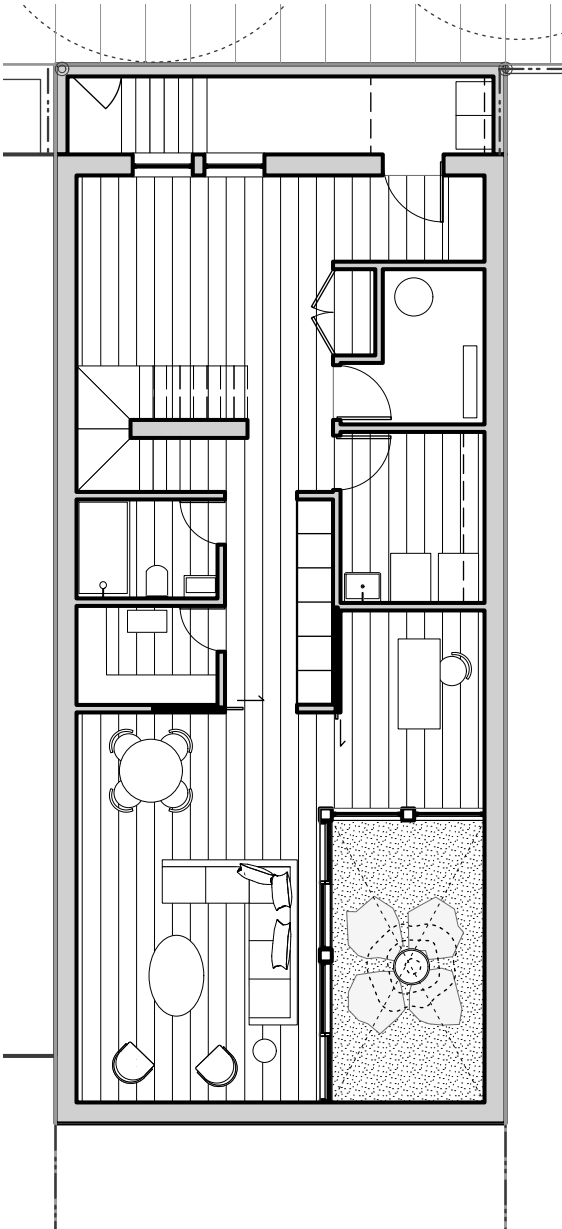
Photo looking back to Grace Court street from within the rear yard at 34-36 Remsen



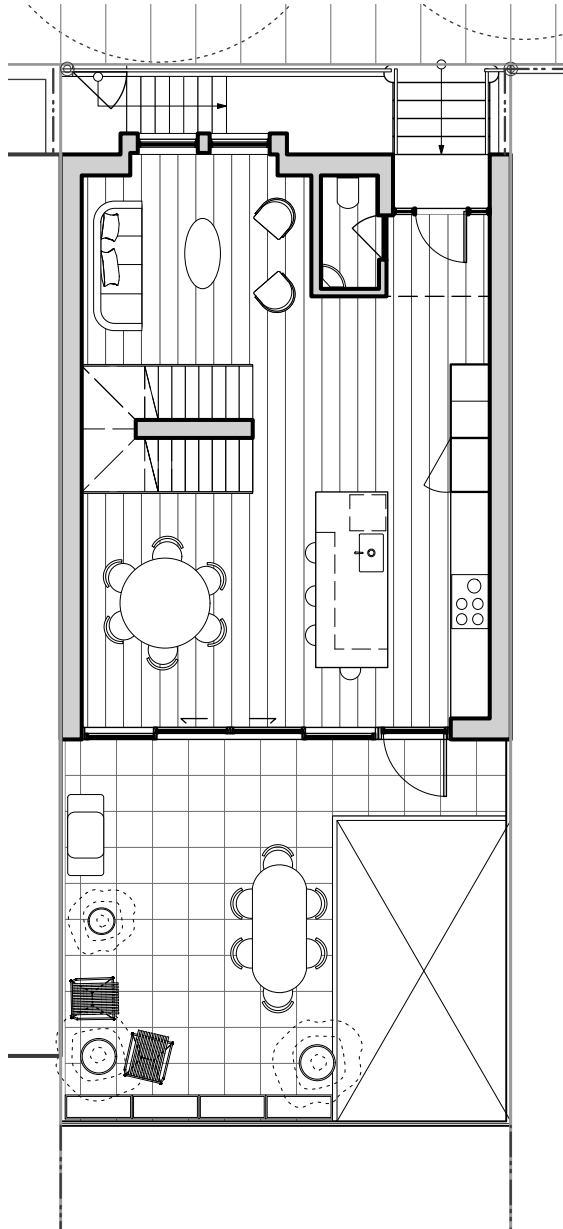
Photo looking back at 34-36 Remsen Street



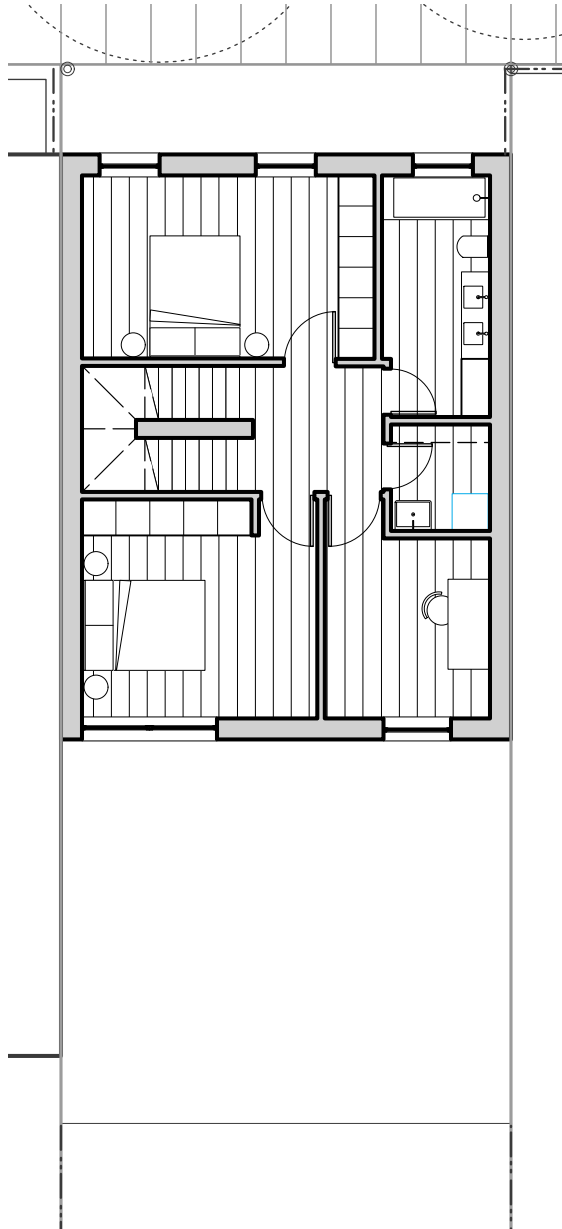
39 GRACE COURT: APPENDIX PLANS



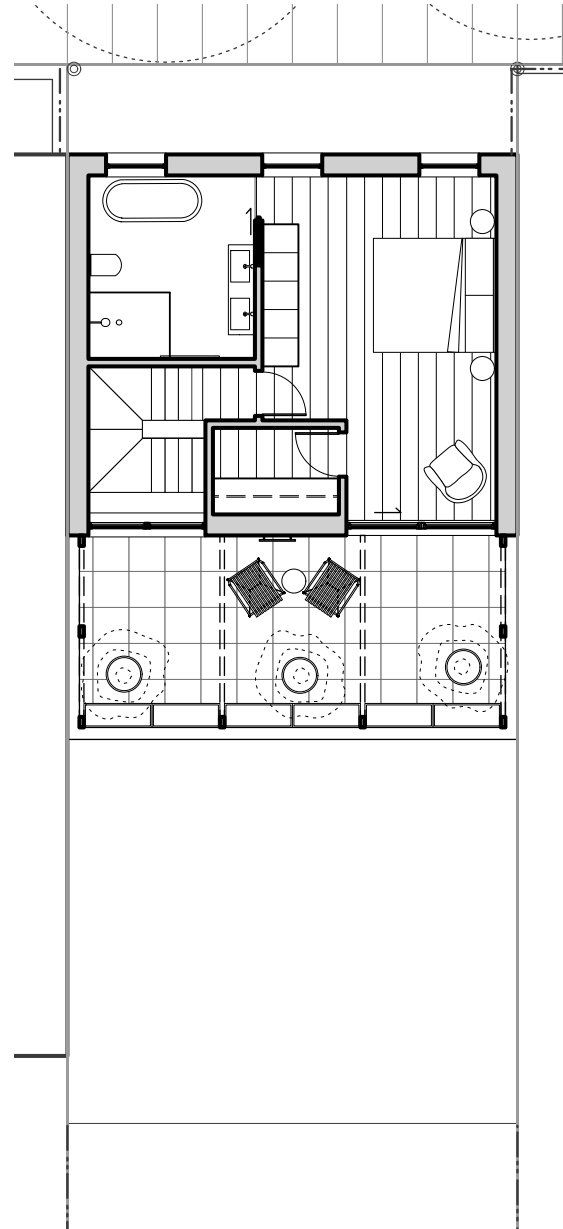
1 CELLAR FLOOR PLAN
3/32" = 1'-0"



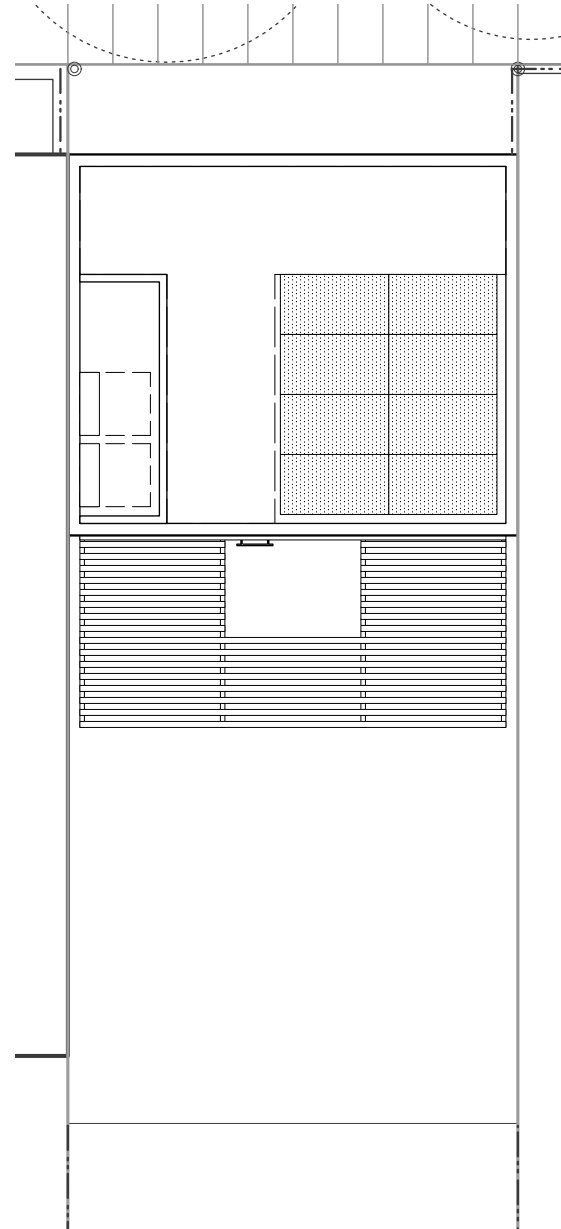
2 1st FLOOR PLAN
3/32" = 1'-0"



3 2nd FLOOR PLAN
3/32" = 1'-0"

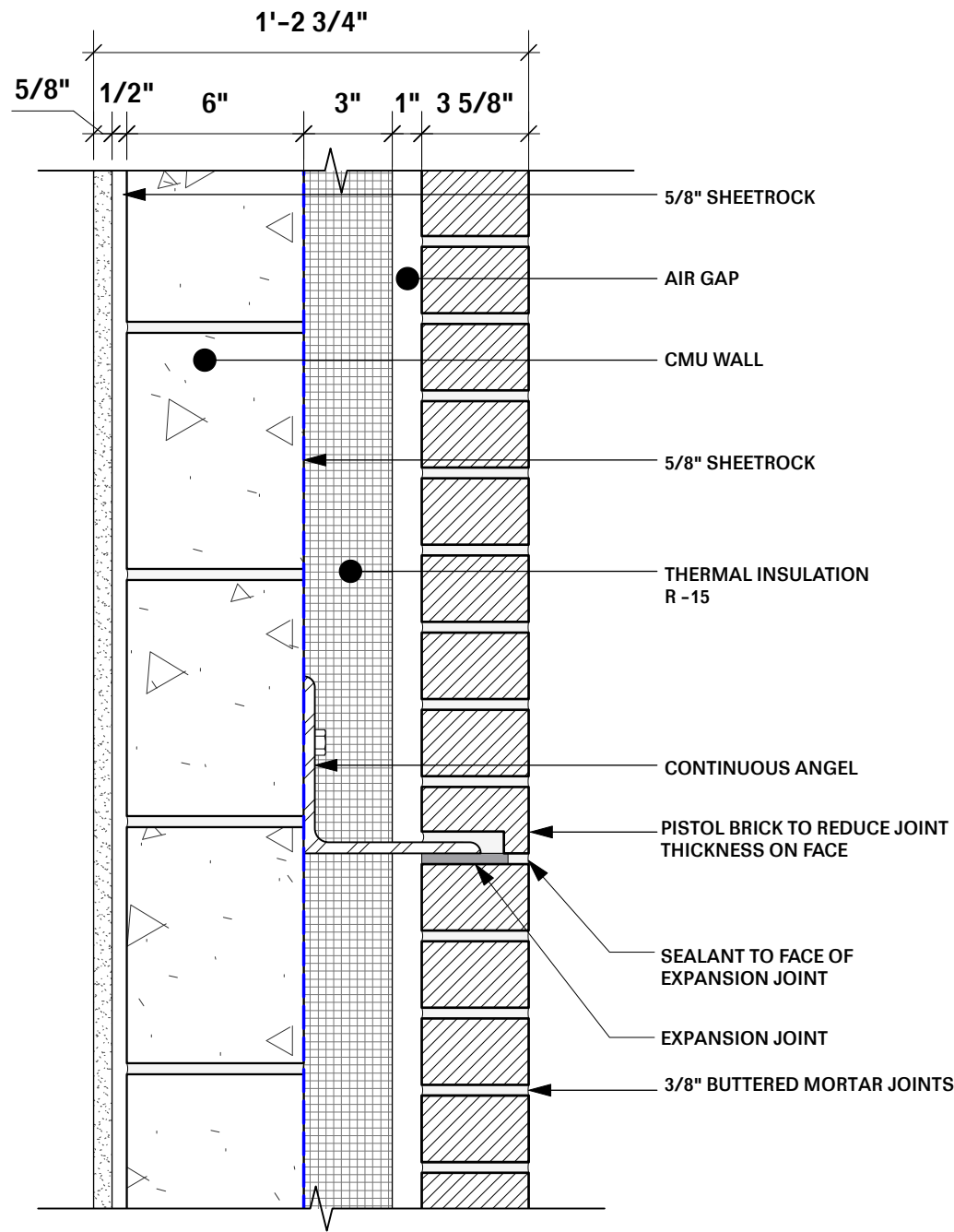
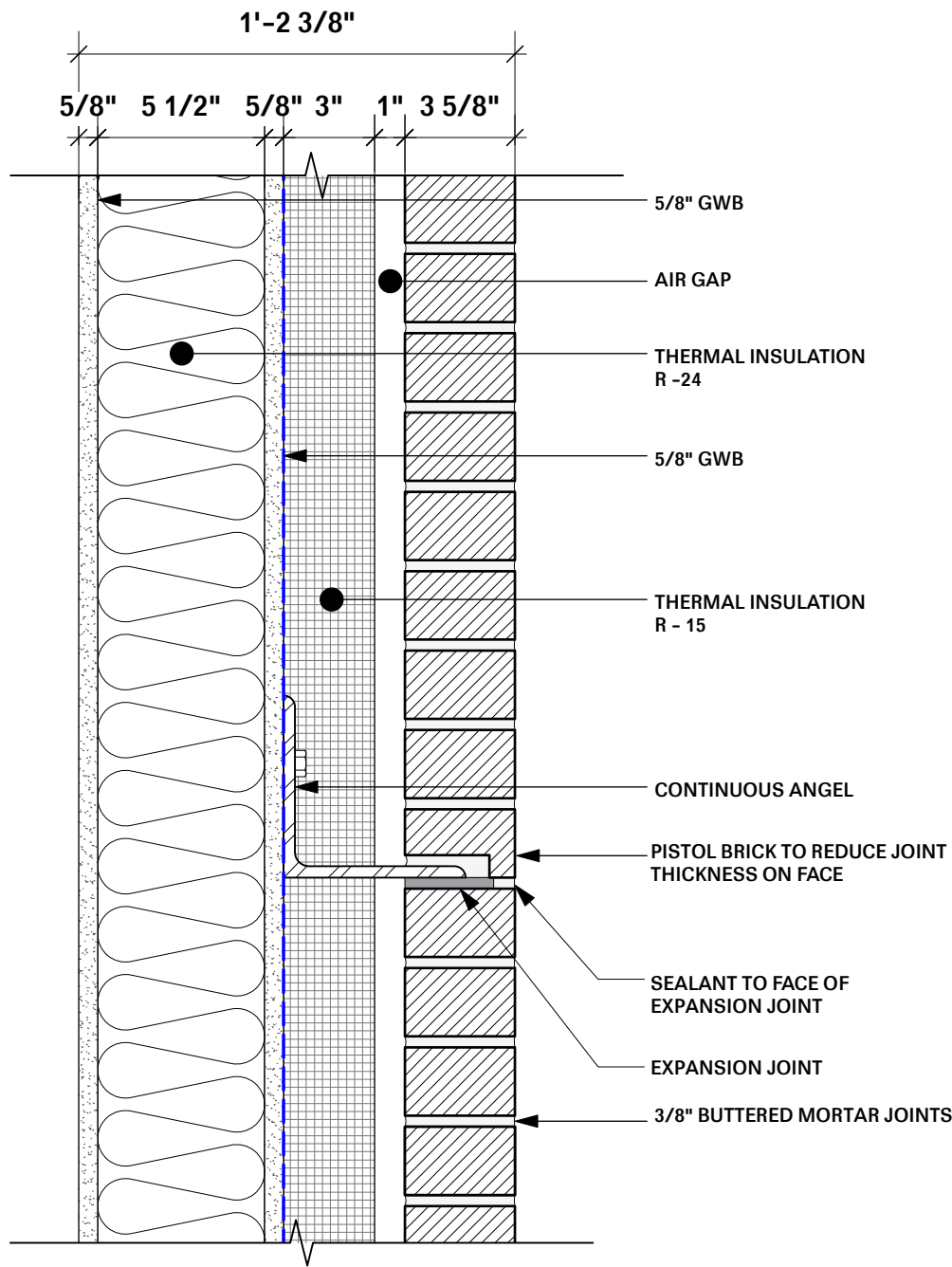


4 3rd FLOOR PLAN
3/32" = 1'-0"



5 ROOF FLOOR PLAN
3/32" = 1'-0"

39 GRACE COURT: APPENDIX WALL DETAIL - R-VALUE COMPARISON

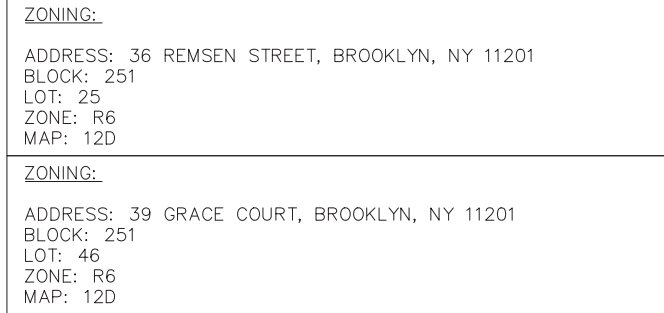


EXPANSION JOINTS REQUIRED FOR BOTH ASSEMBLY TYPES

1 METAL STUD WALL DETAIL TOTAL R-VALUE = 39
2" = 1'-0"

2 CMU WALL DETAIL TOTAL R-VALUE = 15
2" = 1'-0"

DEPT OF BLDGS 322113360 Job Number ES781554655 Scan Code



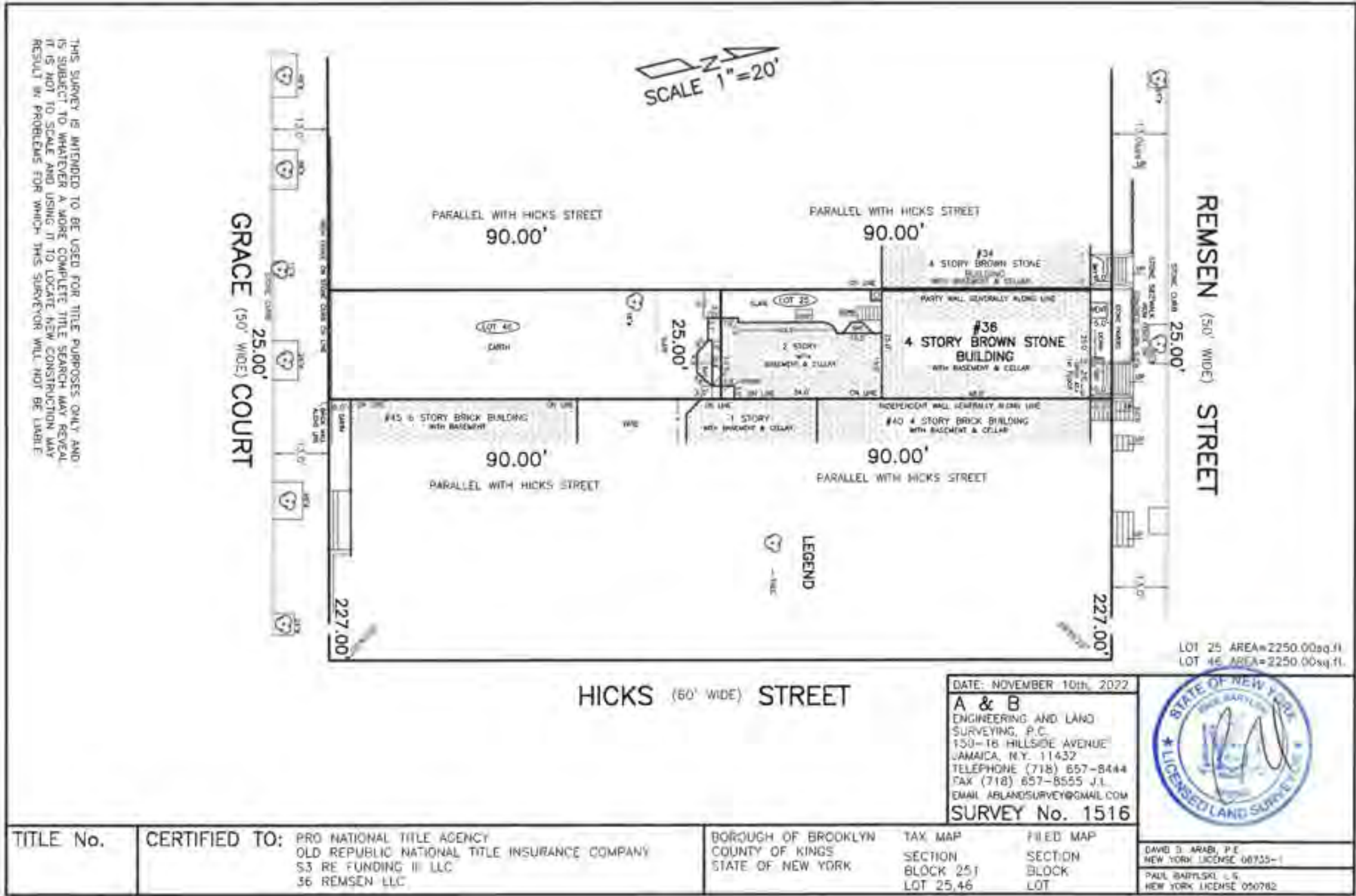
ZONING ANALYSIS:
(ZR 23-32) MINIMUM LOT AREA AND LOT WIDTH FOR RESIDENCES

MIN. LOT WIDTH: 18'
 MIN. LOT AREA: 1700 S.F.

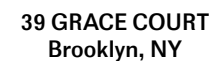
PROPOSED ZONING LOT WIDTH: 25' > 18'-----COMPLIES
 PROPOSED ZONING LOT AREA: 4500 S.F. > 1700 S.F.-----COMPLIES

[illegible]

39 GRACE COURT: APPENDIX DIVISION OF EXISTING TAX LOT



RYALL SHERIDAN CARROLL ARCHITECTS
174 5TH AVENUE, SUITE 300
NEW YORK, NY 10010
646-809-4343 www.ryallsheridan.com

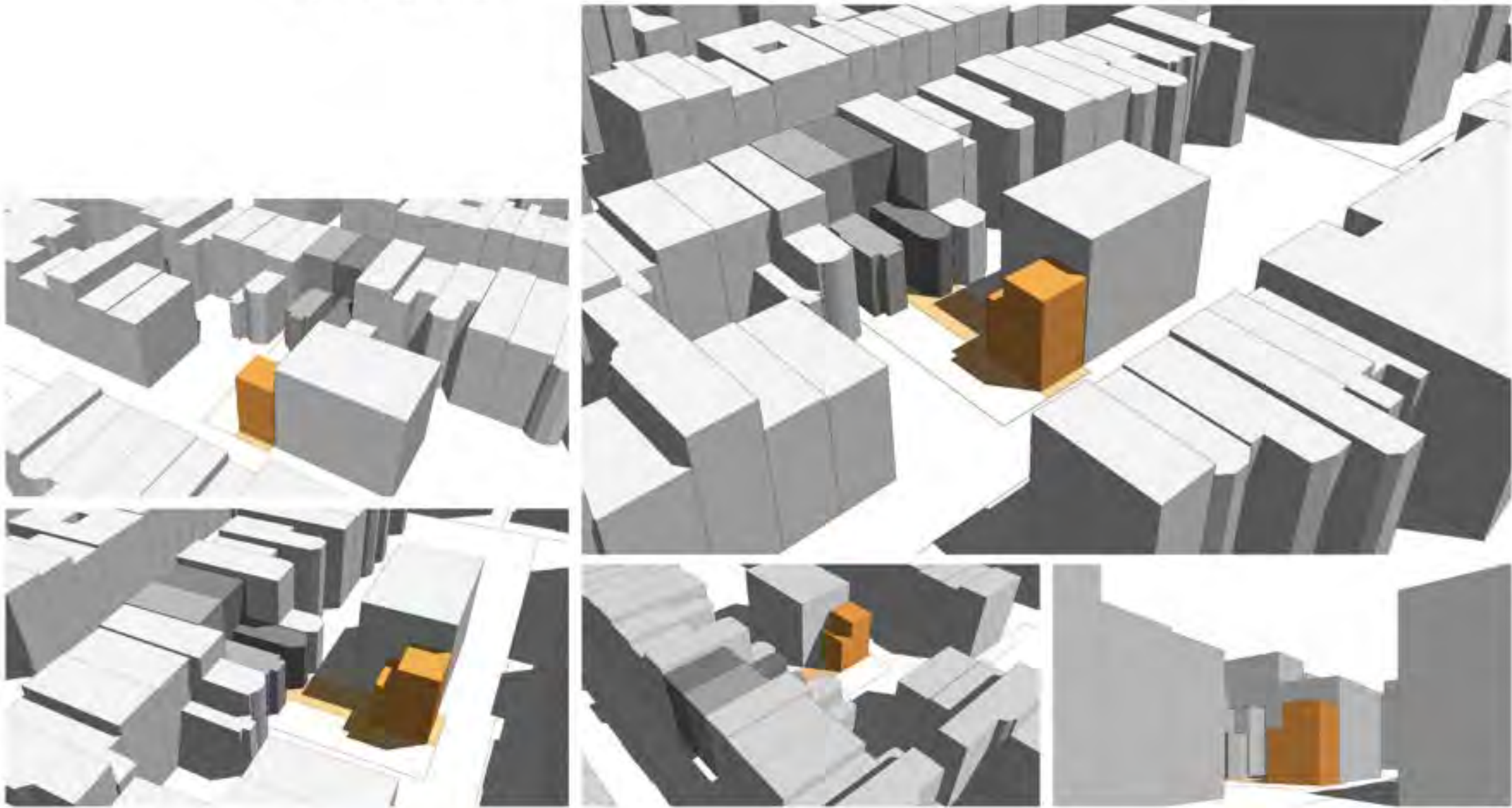


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CONCEPT OPTIONS

TANG STUDIO ARCHITECT
LLC

Option A (Lot 25+46) - A1
100% Residential



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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.