

July 16, 2024
Public Hearing

The current proposal is:

Preservation Department – Item 1, LPC-24-10800

**176 Remsen Street, aka 172-178 Remsen Street – Brooklyn Union
Gas Company Building – Individual Landmark
Borough of Brooklyn**

To testify virtually, please join Zoom

Webinar ID: 881 8589 0810

Passcode: 412825

By Phone: 646-558-8656 (NY)

877-853-5257 (Toll free) US

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176 REMSEN STREET

NYC Landmark Preservation Commission

Public Hearing Presentation

July 16th, 2024



- Overall Development Site 
- Historic Districts  Landmark Site 
- Landmarks
-   Individual Landmarks
- Brooklyn Heights Historic District
- Borough Hall Skyscraper Historic District

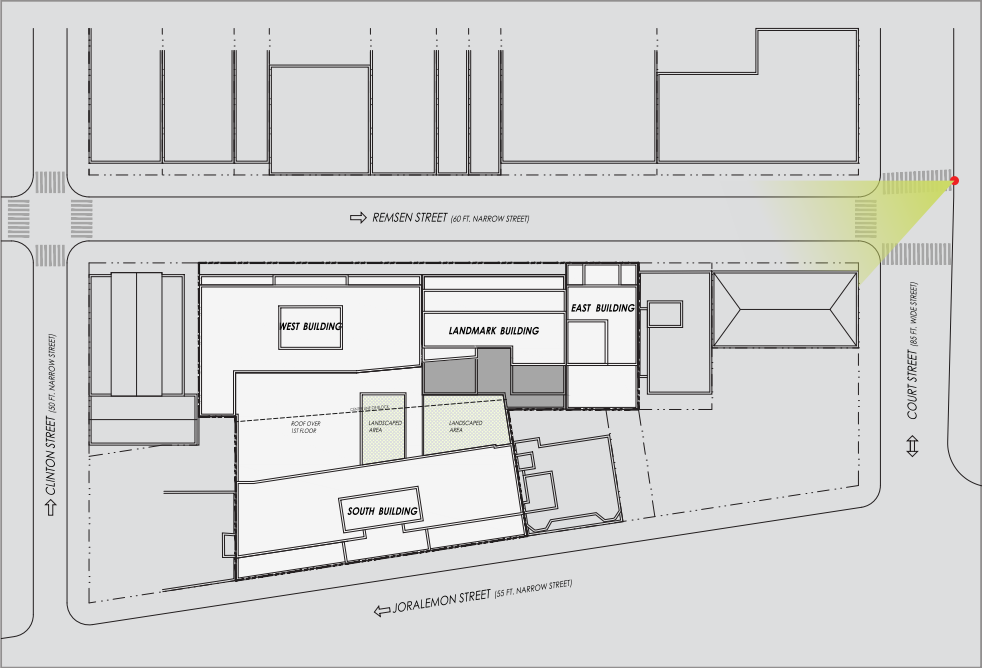


Existing Landmark Building cr. LPC's Designation Photo

Remsen St Sidewalk View NE Street Corner



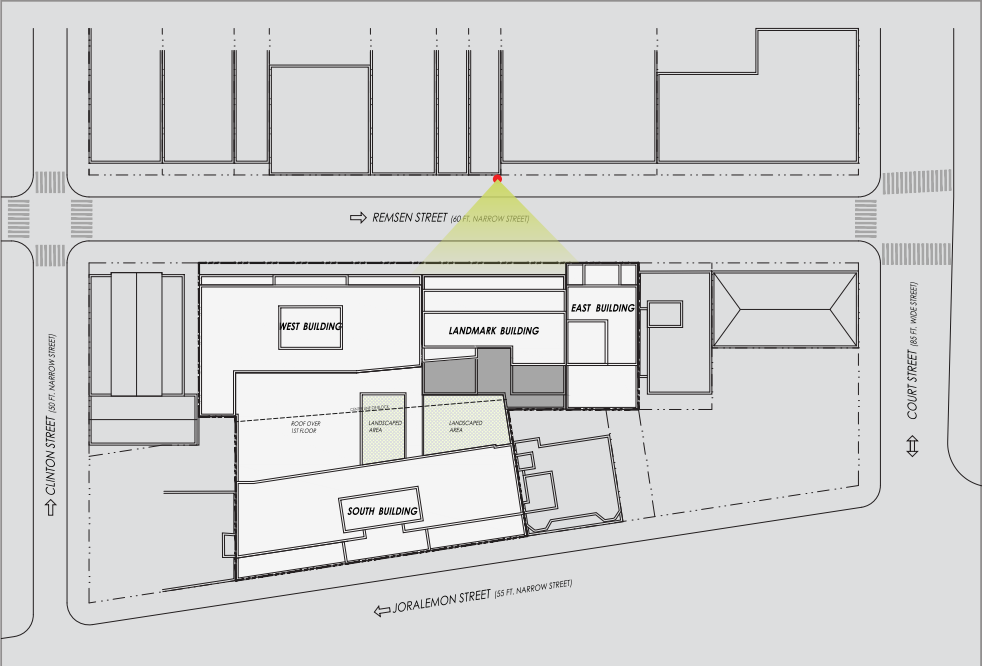
KEY MAP



Remsen St Sidewalk View_Cross Street



KEY MAP

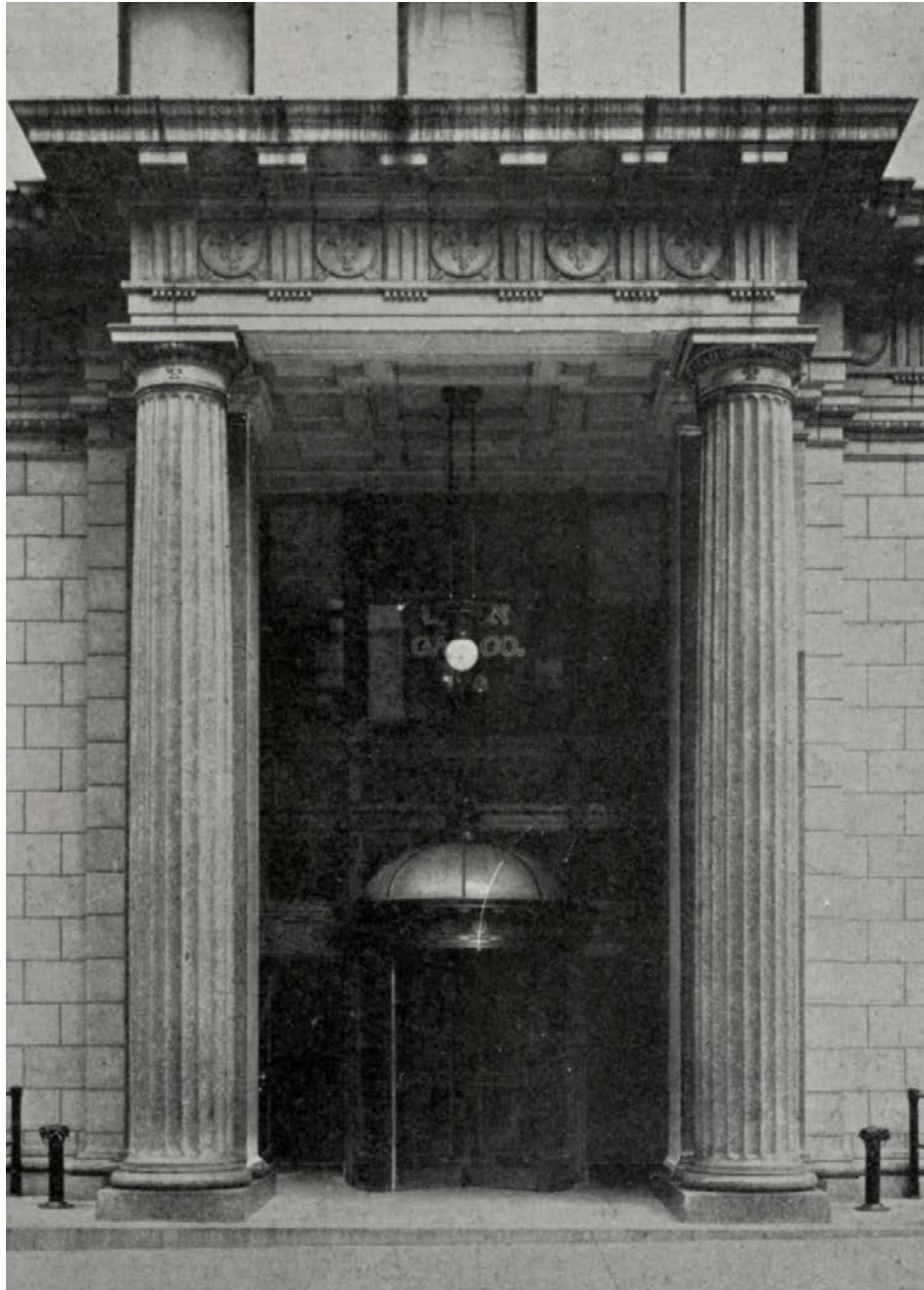




Historical Background



1914, *Architecture and Building*

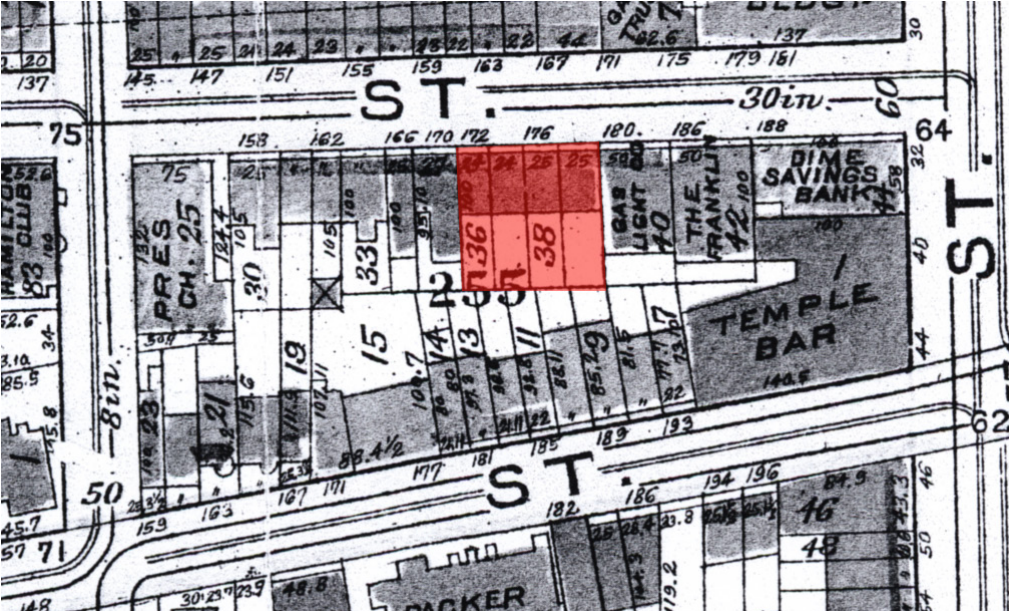


1914, *Architecture and Building*

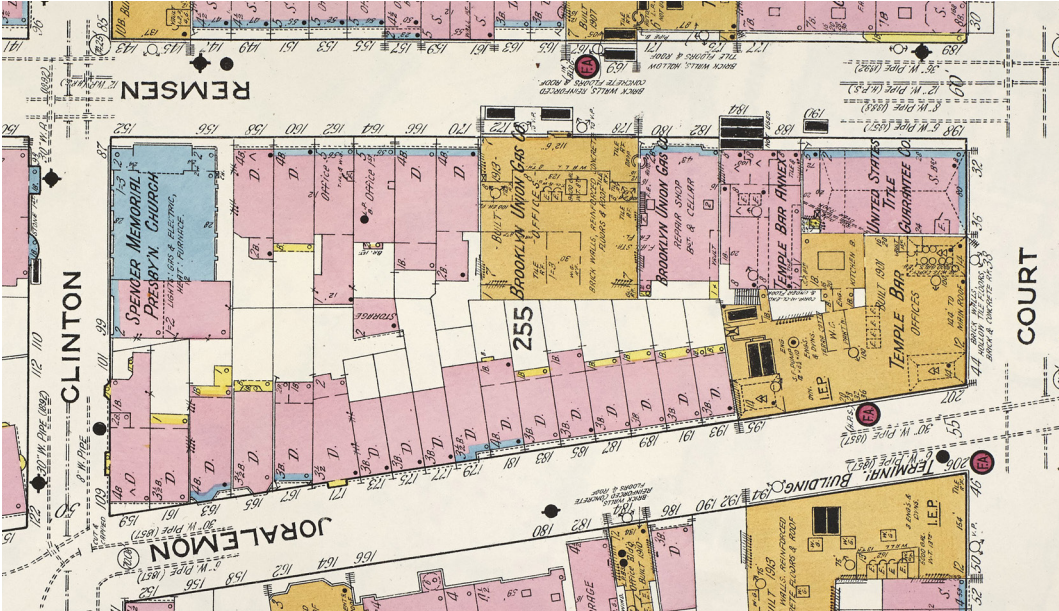


ca. 1940 Tax Photo, NYC Municipal Archives

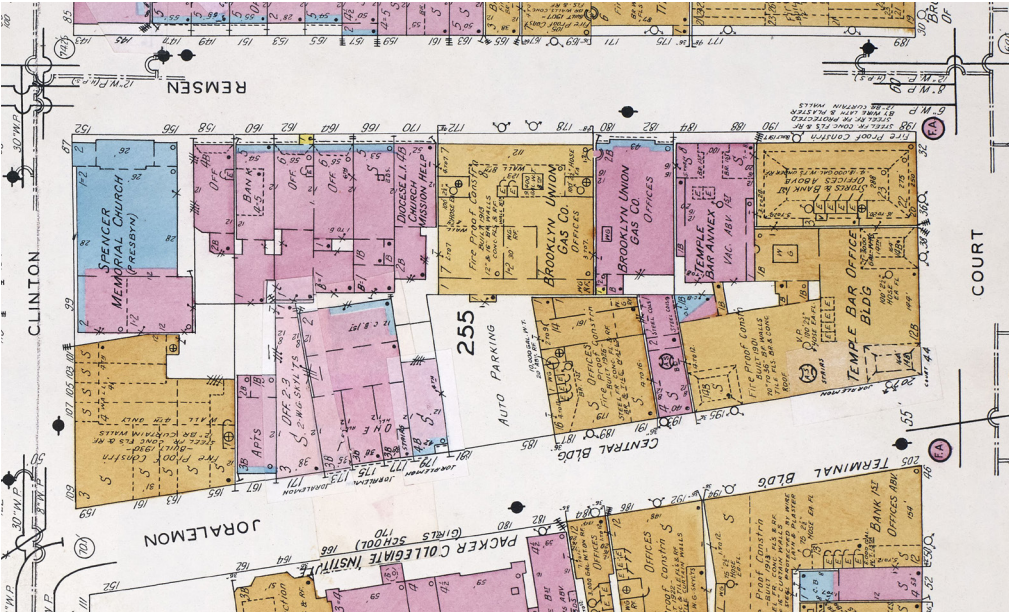
Historical Background



1908 map



1914, Sanborn



1950, Sanborn



2023 map



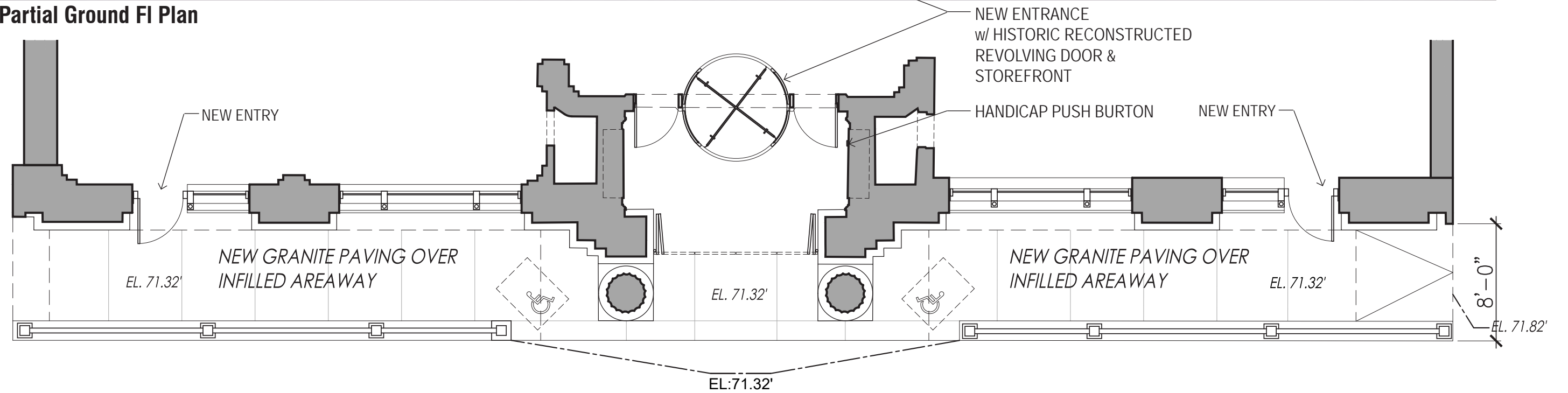
Existing Context



Landmark Ground Floor View w/ Gate



Landmark Partial Ground FI Plan





Existing Street Photo



Existing Entrance Photos



Existing Historical
Entrance Portion



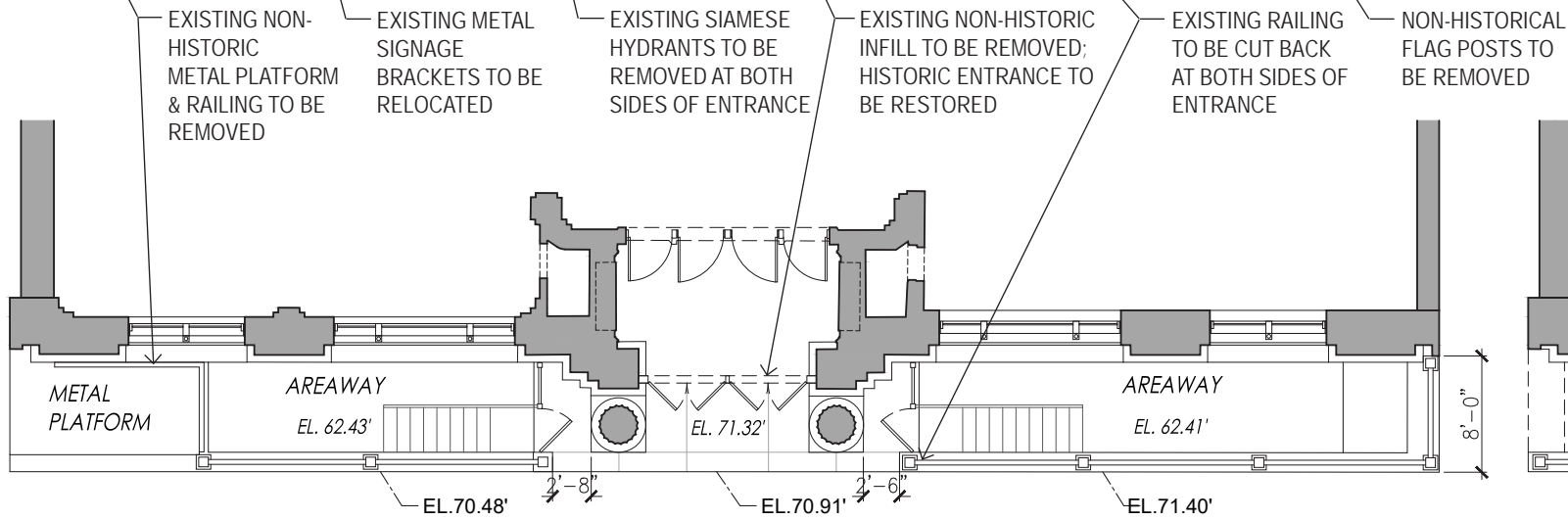
Existing
Non-Historical
Entrance addition



Historical
Revolving Door
Remnant

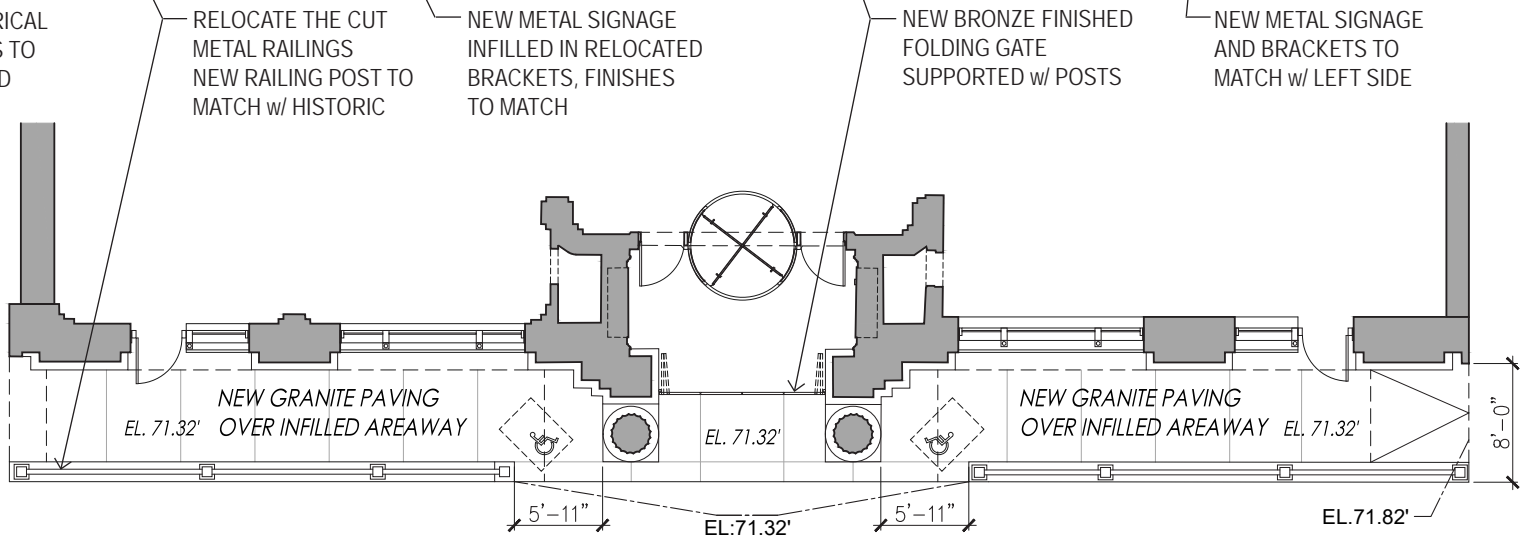


Existing Partial Elevation



Existing Partial 1st Floor Plan

Proposed Partial Elevation



Proposed Partial 1st Floor Plan



Historical Portico



Present Condition



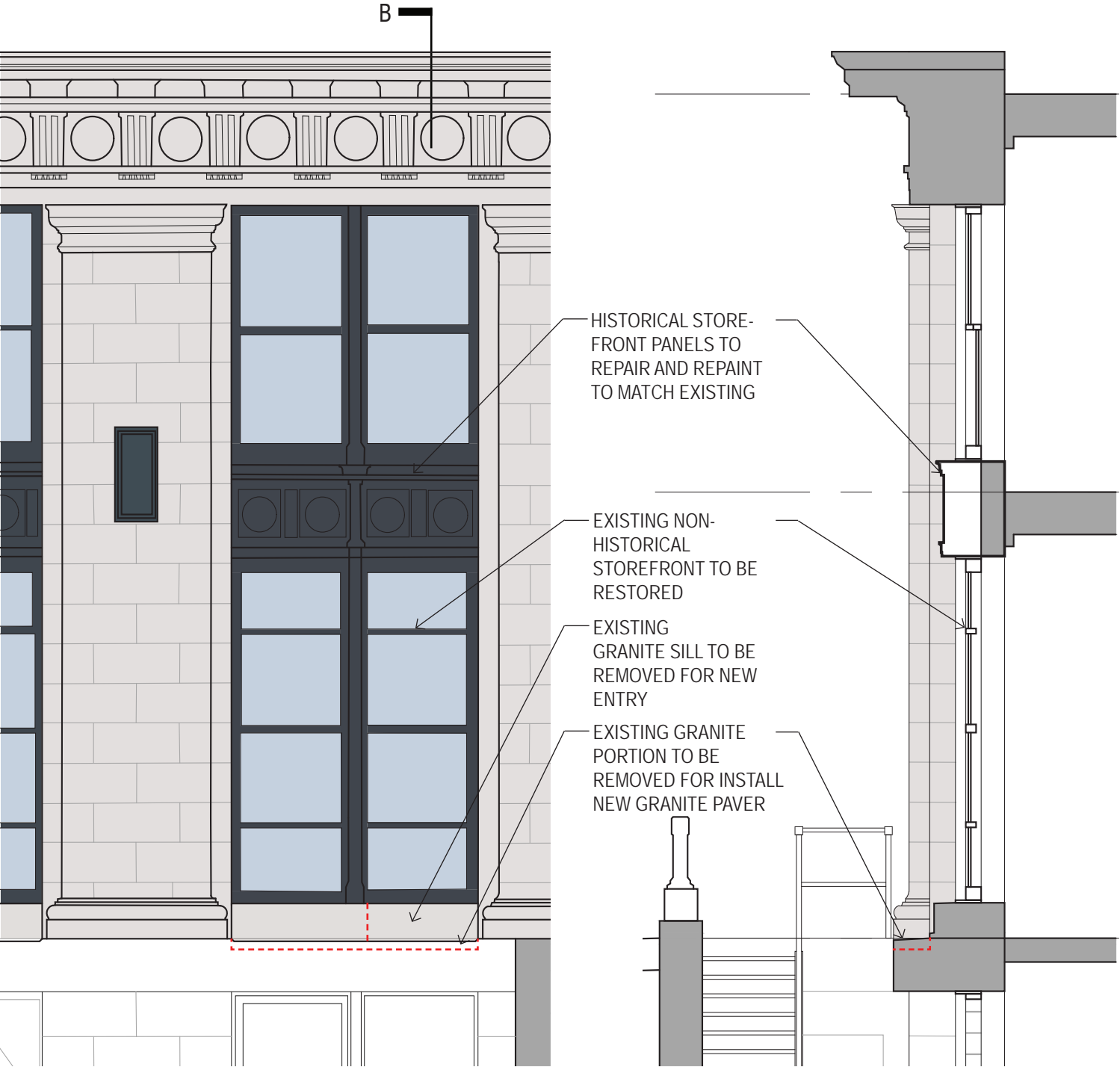
Proposed Revised Portico

Existing Areaway Photos



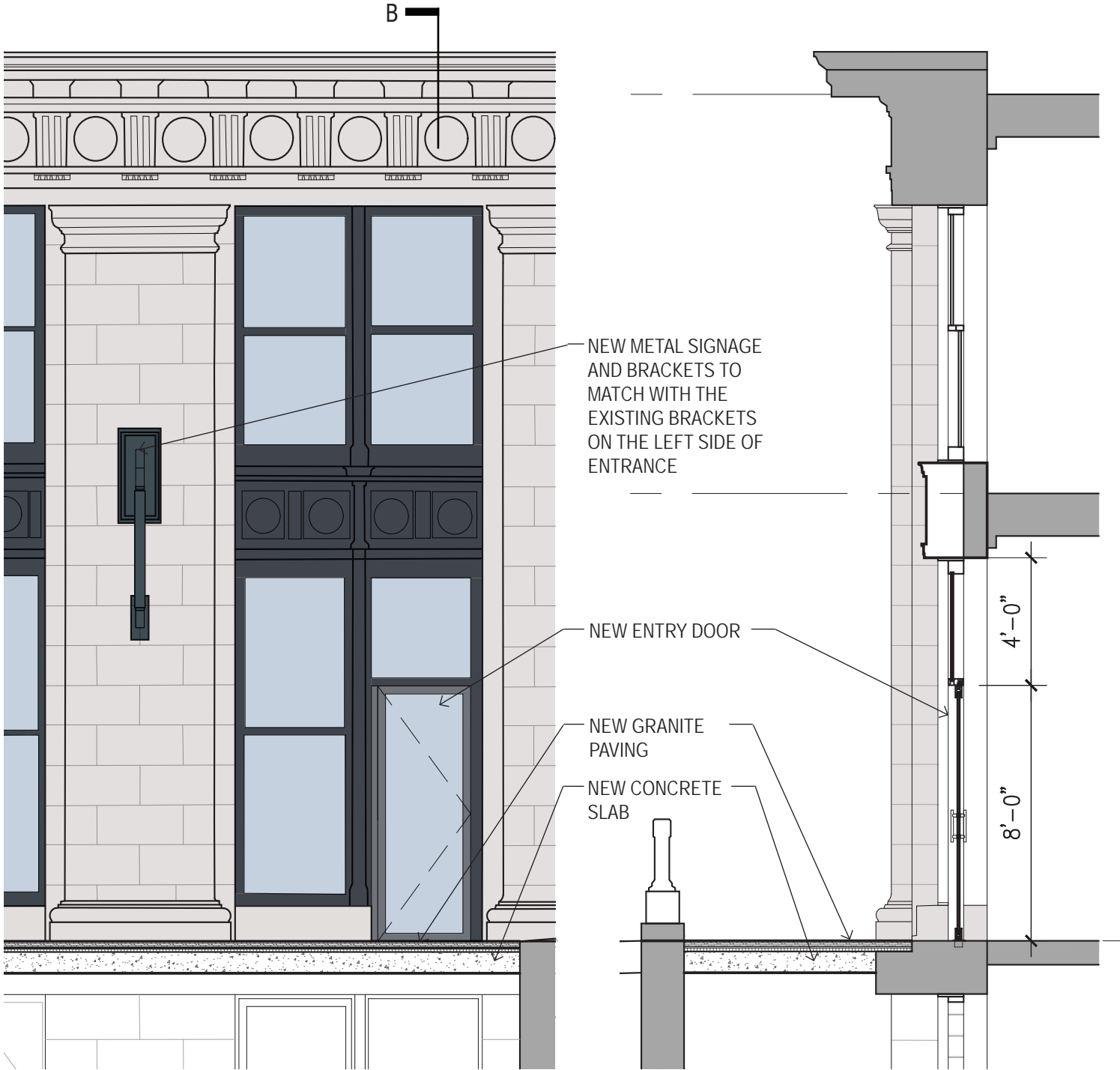


Storefront Details



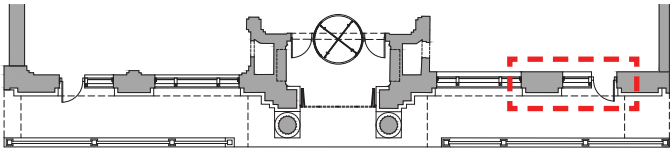
Existing | Partial Storefront Elevation

Existing | Section B-B



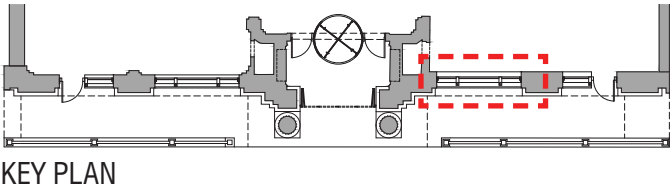
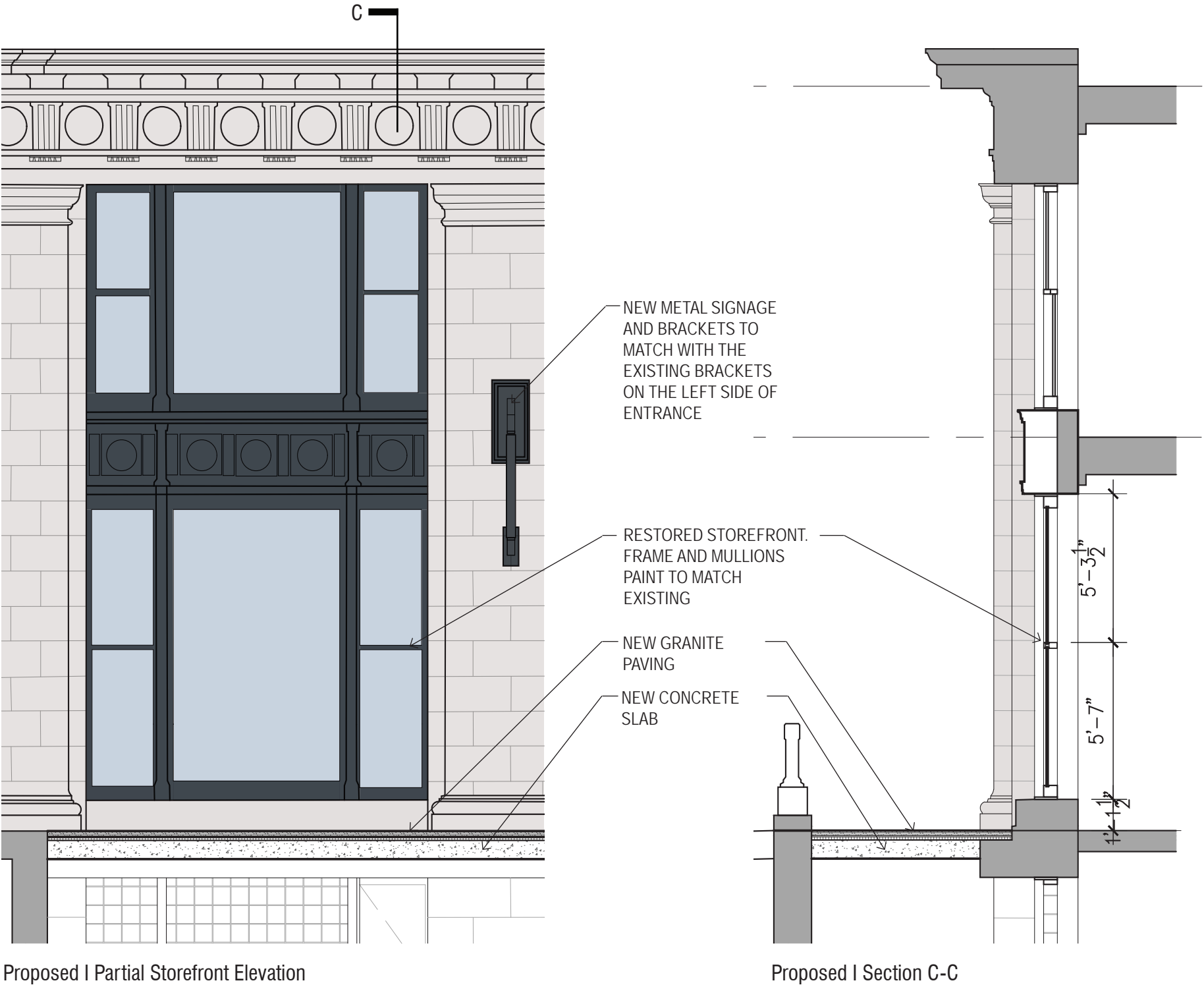
Proposed | New Entry Elevation

Proposed | Section B-B



KEY PLAN

Proposed Storefront Details



KEY PLAN

Signage Details



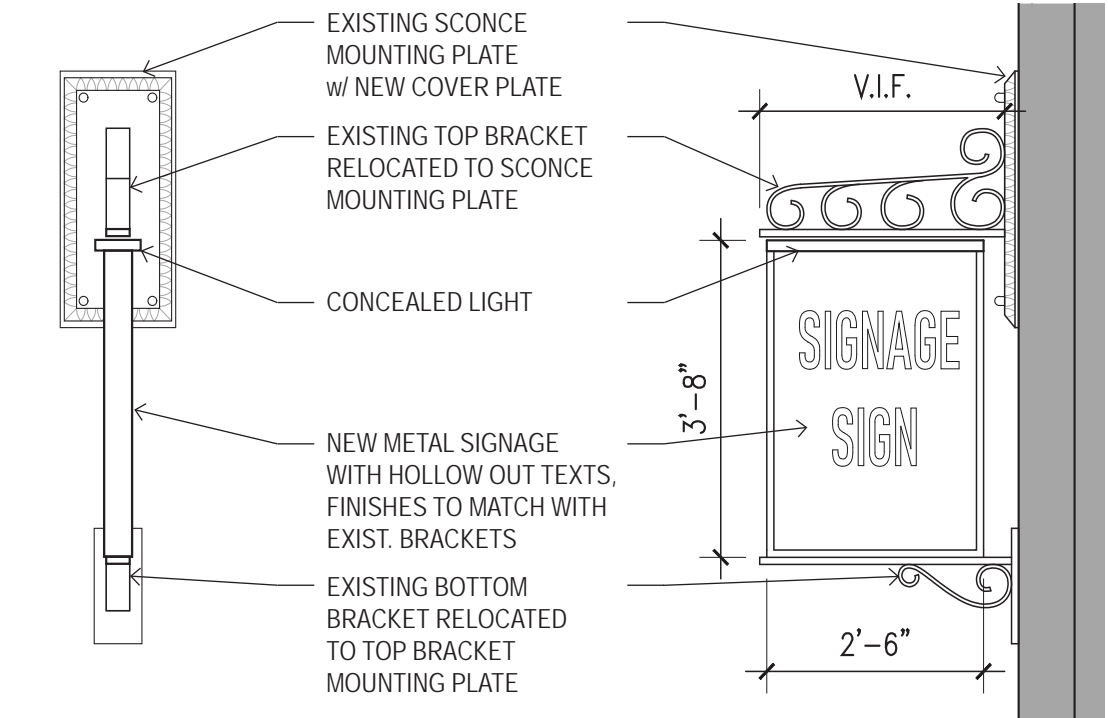
Historical Signage



Exist. Signage Brackets on Left Side of Entrance



Exist. Sconce mounting Plate on Right side of Entrance



Proposed Signage
Note: the Signage on Right side of entrance to match with the Left side signage design and location

Existing Front Elevation



Proposed Front Elevation





Building Typology



Fisk Tire Building
250 West 57th Street
1921, Carerre & Hastings, Shreve, Lamb & Blake
1923, Museum of the City of New York



Royal Insurance Building
150 William Street
1927, Starrett & Van Vleck
1928, Museum of the City of New York



Steinway Hall
109-113 West 57th Street
1924-1925, Warren & Wetmore
2001, LPC Designation Photo



Brooklyn Central Court
120 Schermerhorn Street
1929, Collins and Collins
ca. 1931, Brooklyn Public Library

Building Typology



Brooklyn Edison Building
345 Adams Street
1922-1926, McKenzie, Voorhees & Gmelin
ca. 1922, Brooklyn Public Library

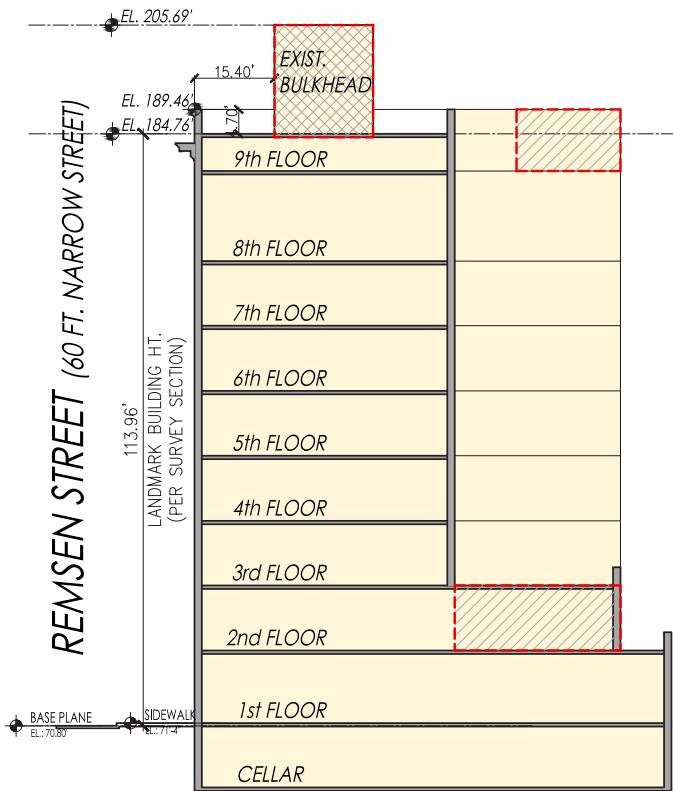
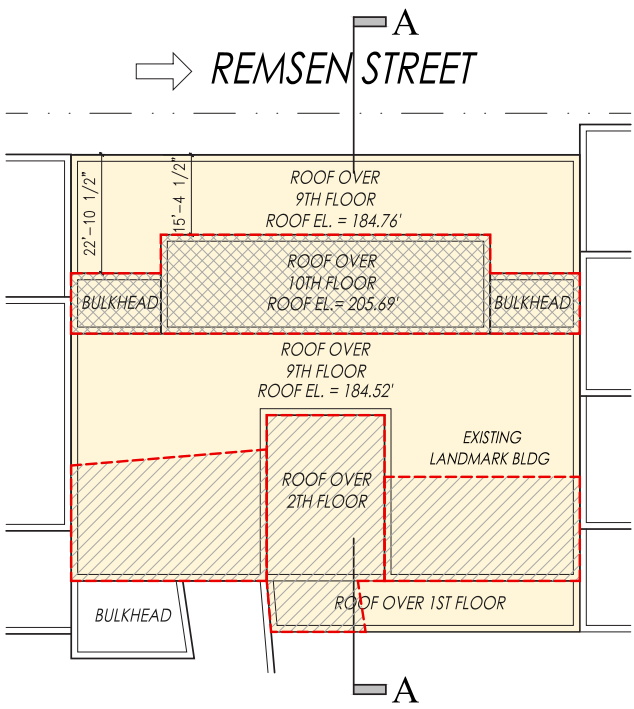


Brooklyn Edison Building
Existing condition photo



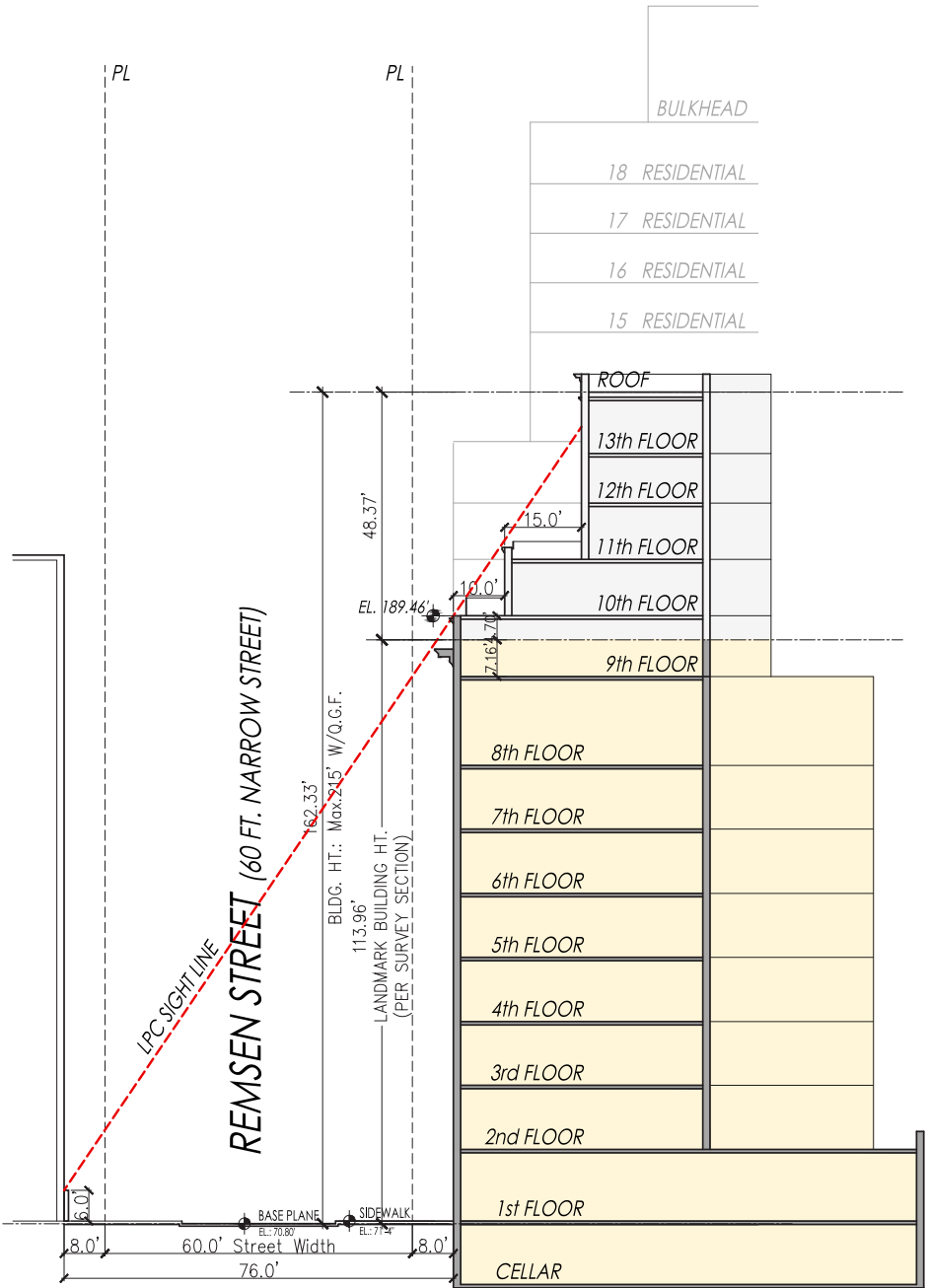
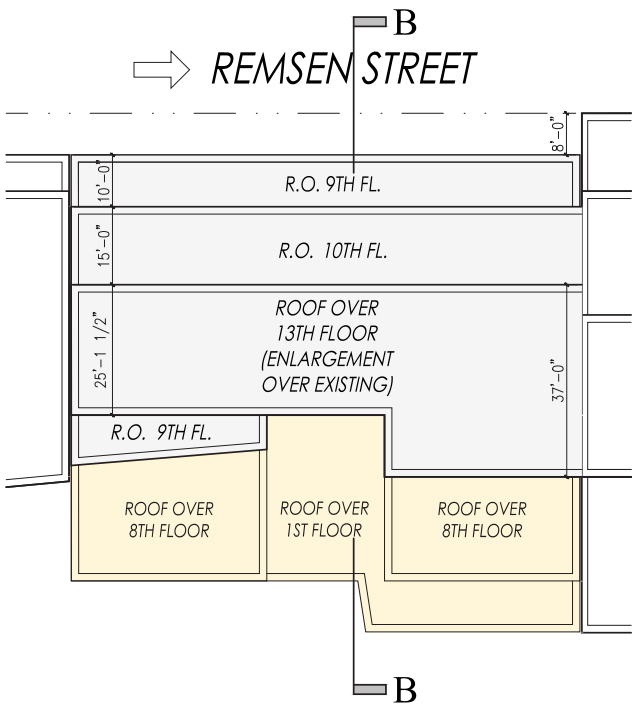
Federal Reserve Bank of New York
33 Liberty Street
1919-1924, York and Sawyer
1965, LPC Designation Photo

Existing Roof Plan



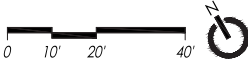
EXISTING LANDMARK
BLDG. SECTION A-A

Proposed Roof Plan

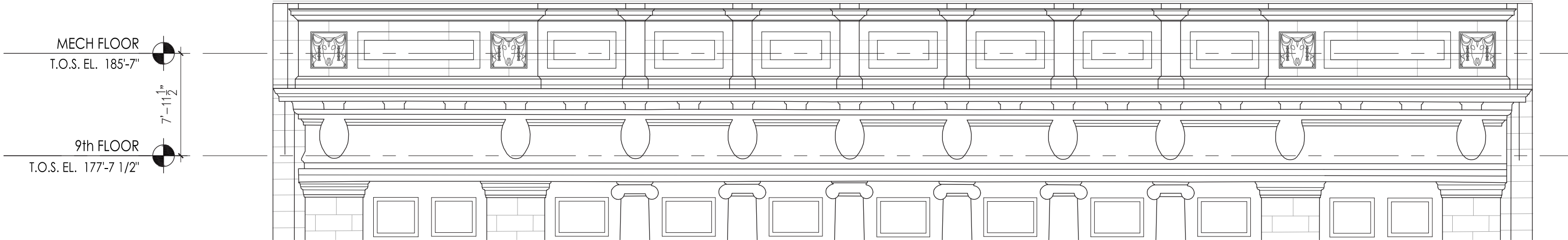


PROPOSED LANDMARK
BLDG. SECTION B-B

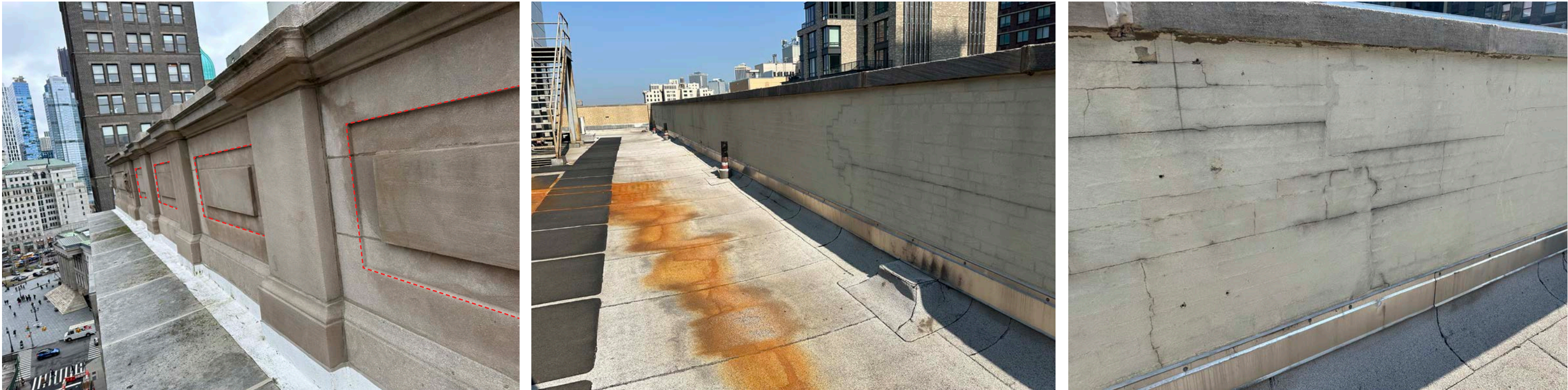
- EXISTING LANDMARK BLDG
- EXISTING LATER ROOFTOP ADDITION TO BE DEMOLISHED
- PARTIAL DEMOLITION OF REAR WING & 2ND FL
- NEW DEVELOPMENT



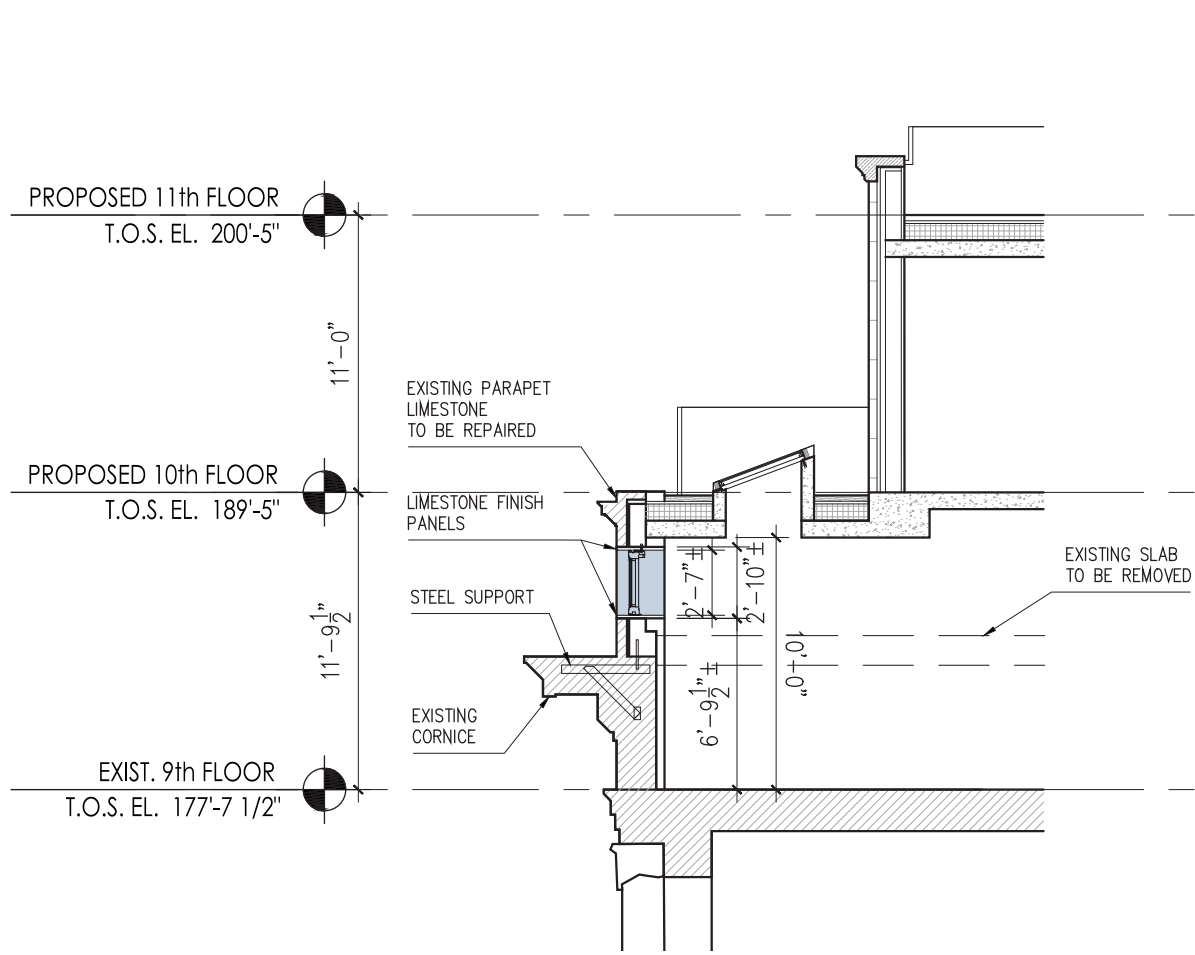
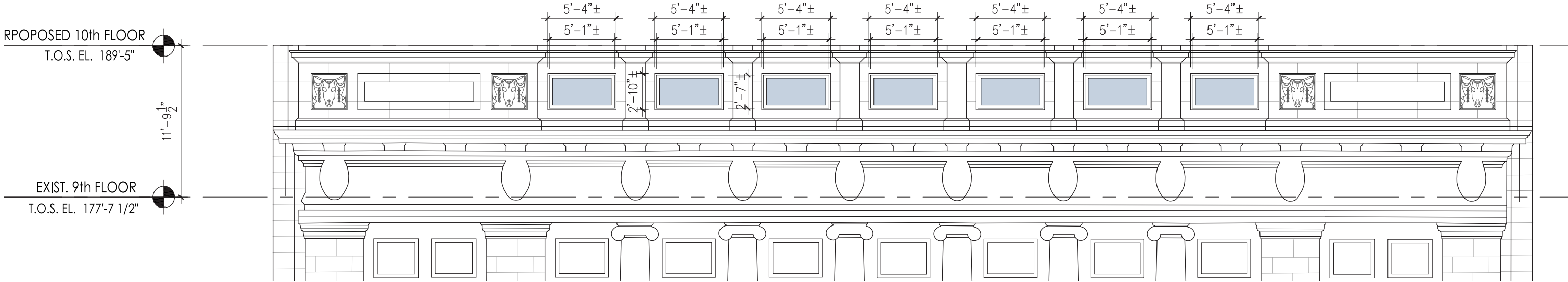
Existing Parapet Wall



Existing Parapet Wall Photos



Proposed Parapet Wall



Proposed Parapet Wall Section



Parapet Revision Precedents

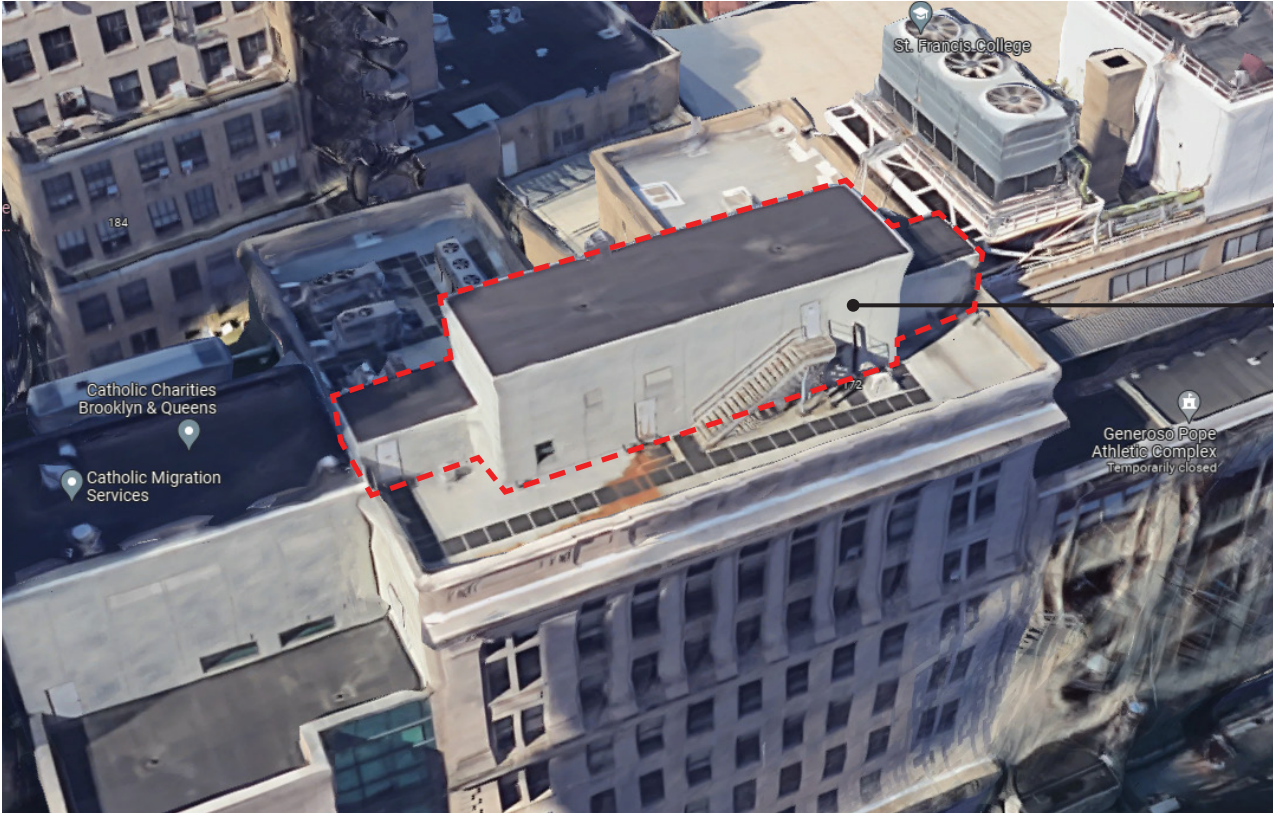


555 West End Avenue (approved 2015)

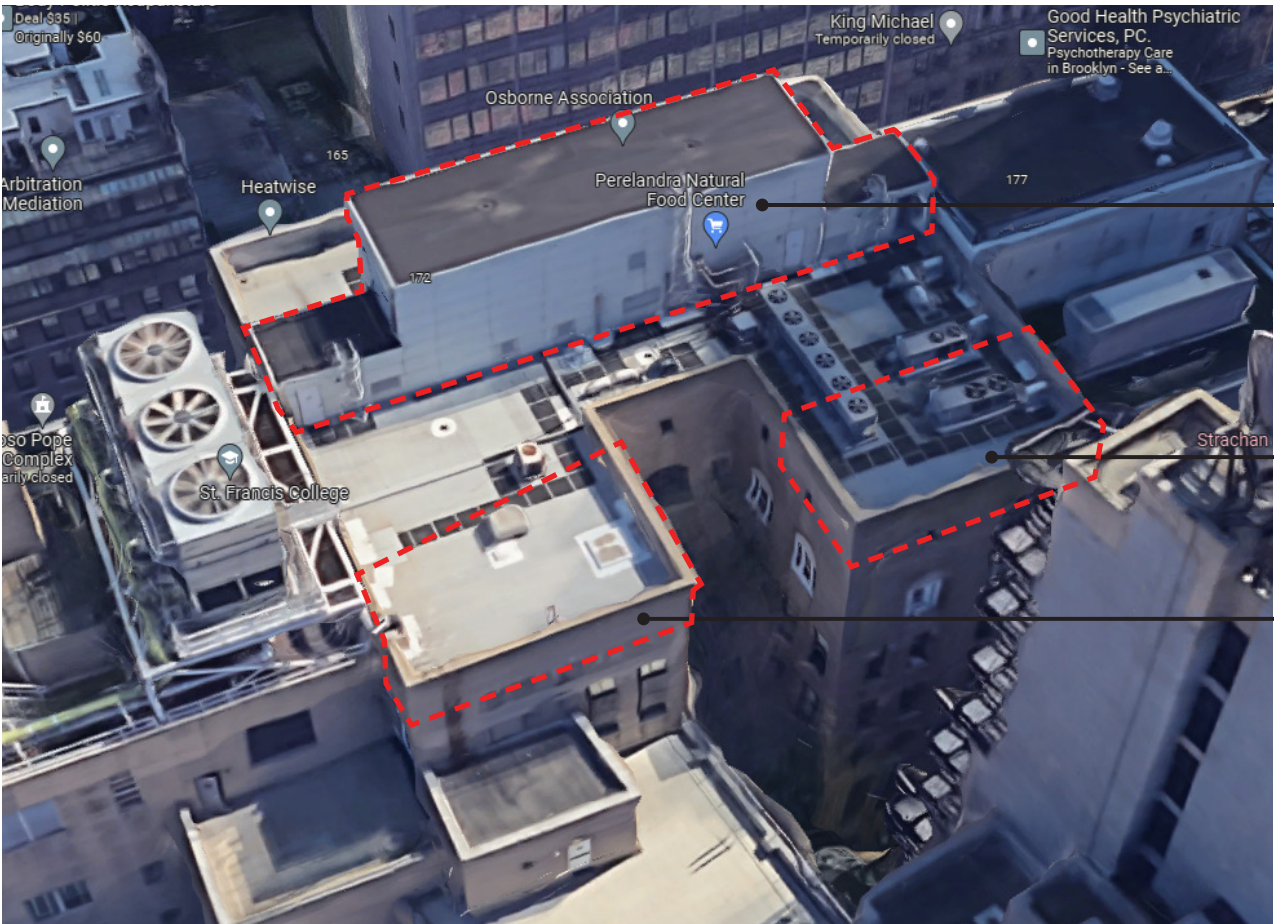
The Windermere (approved 2017)

11-15 East 26th Street (approved 2023)

Existing Aerial View



EXISTING
NON-HISTORIC
ROOFTOP ADDITIONS
TO BE DEMOLISHED



DEMOLITION OF
PARTIAL REAR WINGS
AND MECH. FLOOR

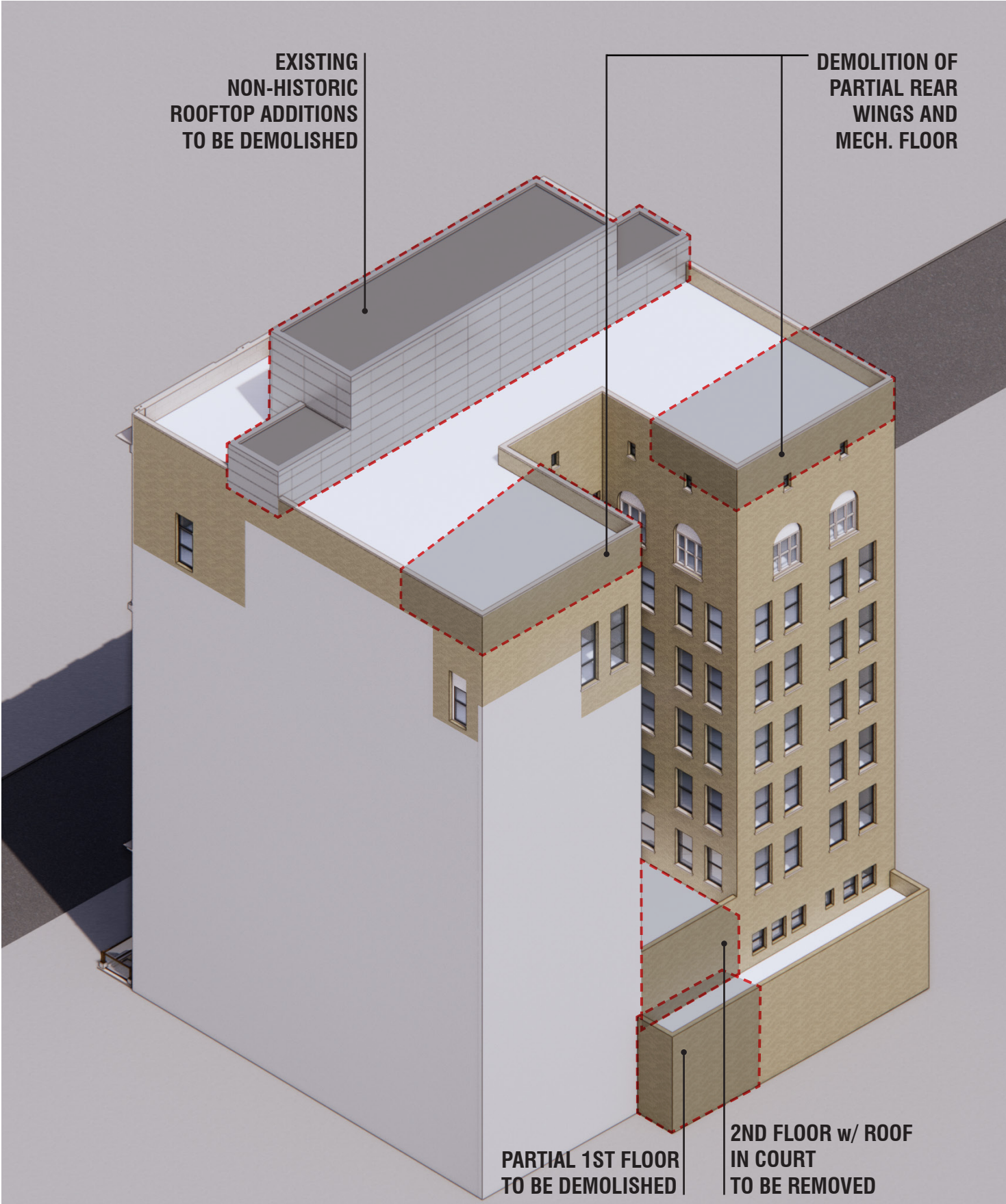
Existing Courtyard Photos



2ND FLOOR w/ ROOF
IN COURT
TO BE REMOVED



Existing Rear Axon



Proposed Rear Axon



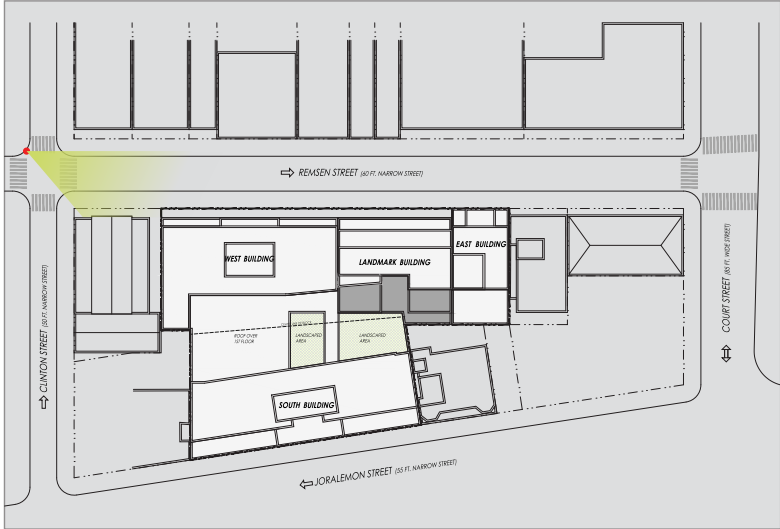


Proposed Overall Development Axon



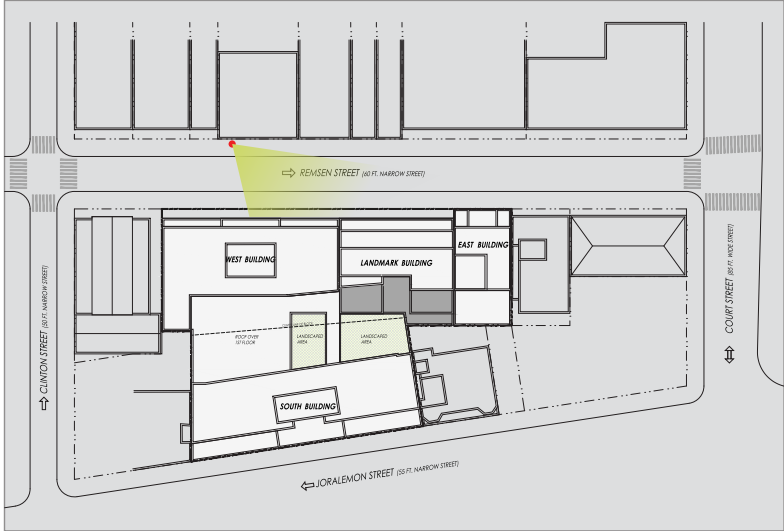
Remsen St Sidewalk View_NW Street Corner

KEY MAP



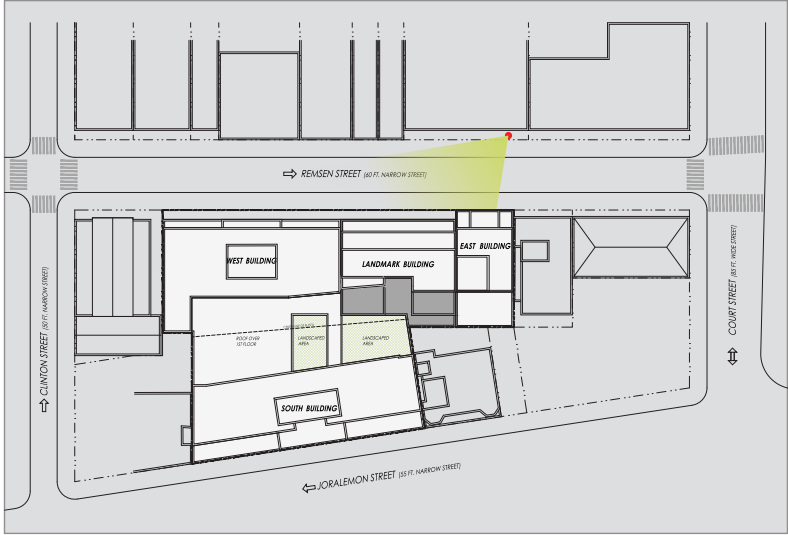
Remsen St Sidewalk View_Cross Street 1

KEY MAP



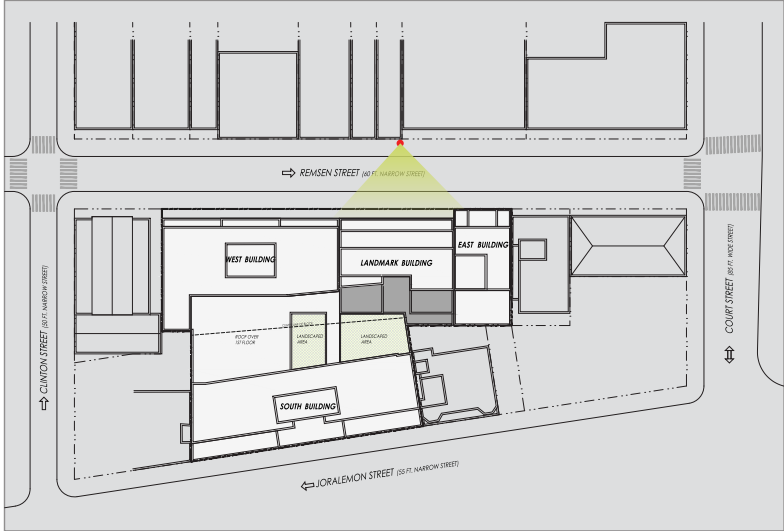
Remsen St Sidewalk View_Cross Street 2

KEY MAP



Remsen St Sidewalk View_Cross Street 3

KEY MAP



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176 REMSEN STREET APPENDIX

Landmark Addition MOCK-UP Photo_1



Landmark Addition MOCK-UP Photo_2



Landmark Addition MOCK-UP Photo_3



Landmark Addition MOCK-UP Photo_3



Landmark Addition MOCK-UP Photo_5



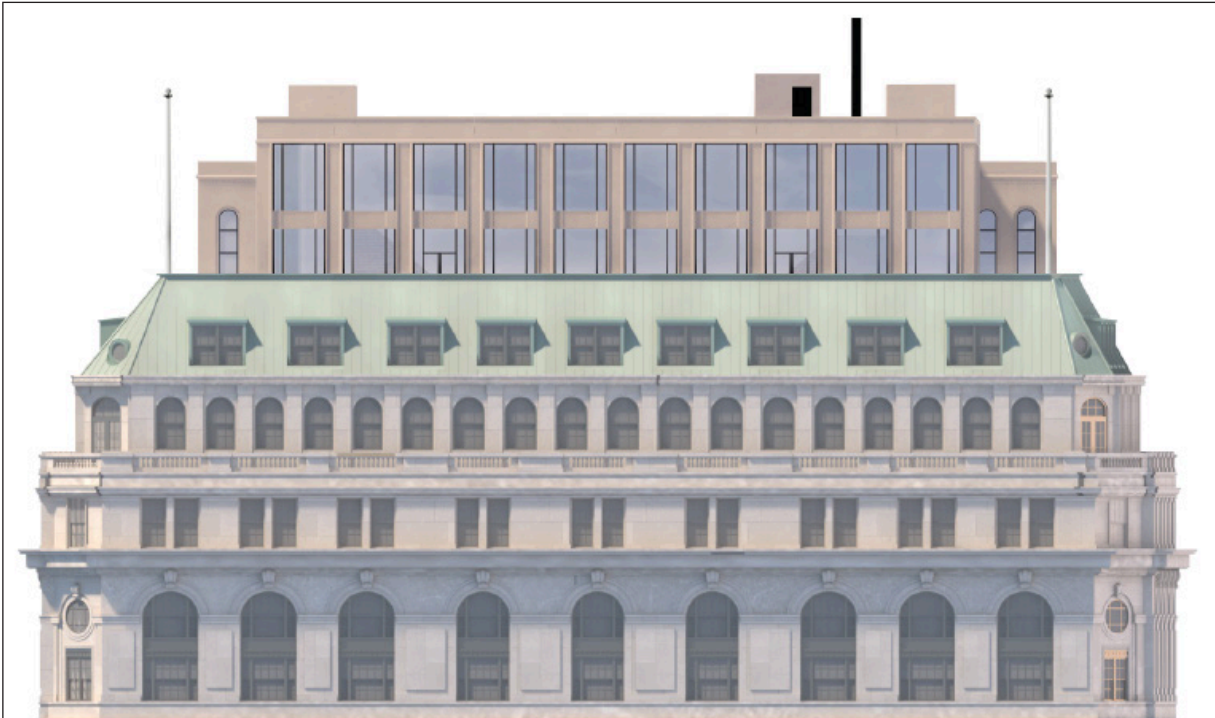
Landmark Addition MOCK-UP Photo_6



Landmark Addition MOCK-UP Photo_7



LPC Approved Precedents



One Broadway (approved 2019)



361 Broadway (approved 2012)



150 Fifth (approved 2017)



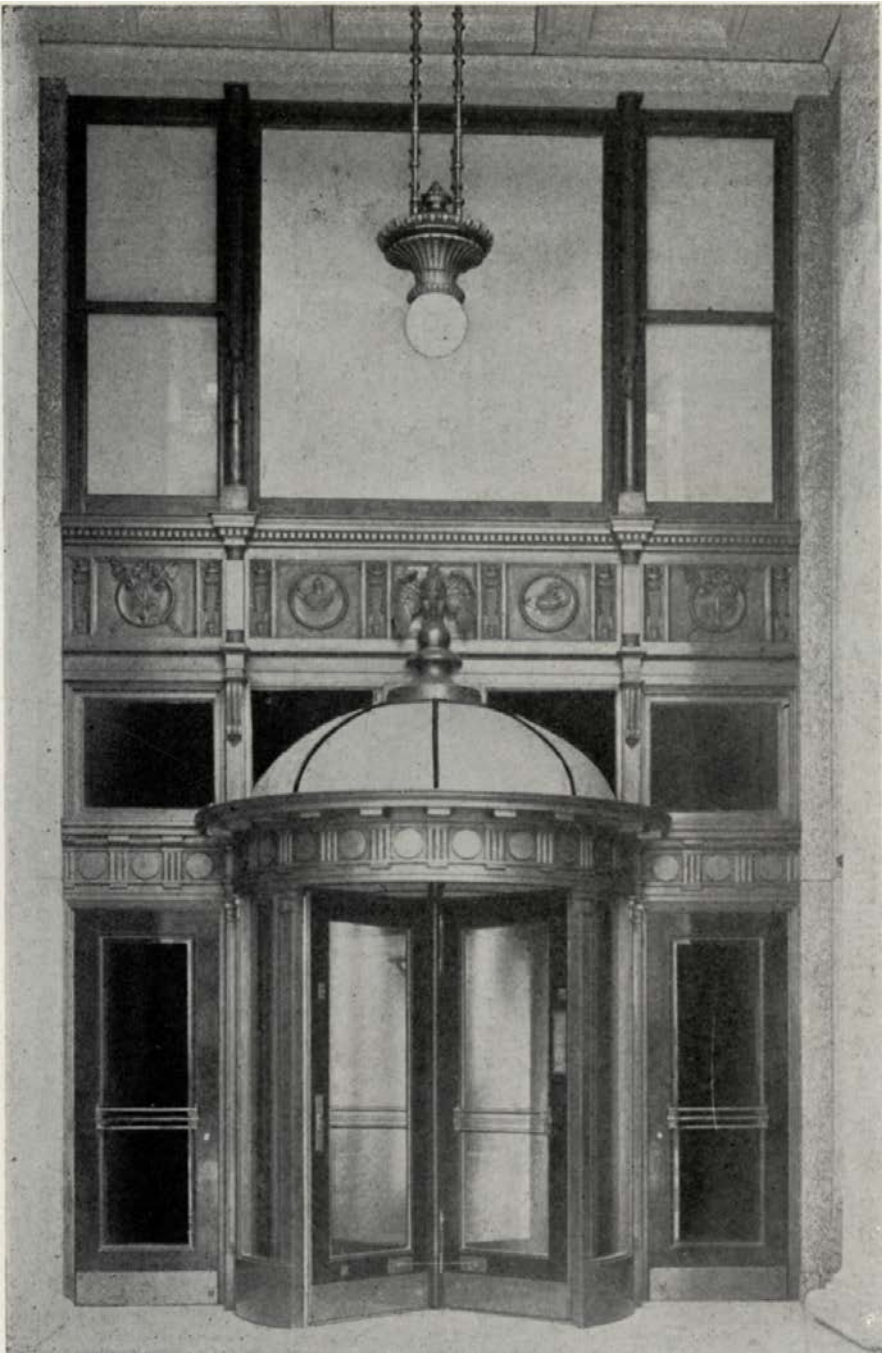
186 Remsen (approved 2019)



Historical sconces and signage
ca. 1940 Tax Photo, NYC Municipal Archives

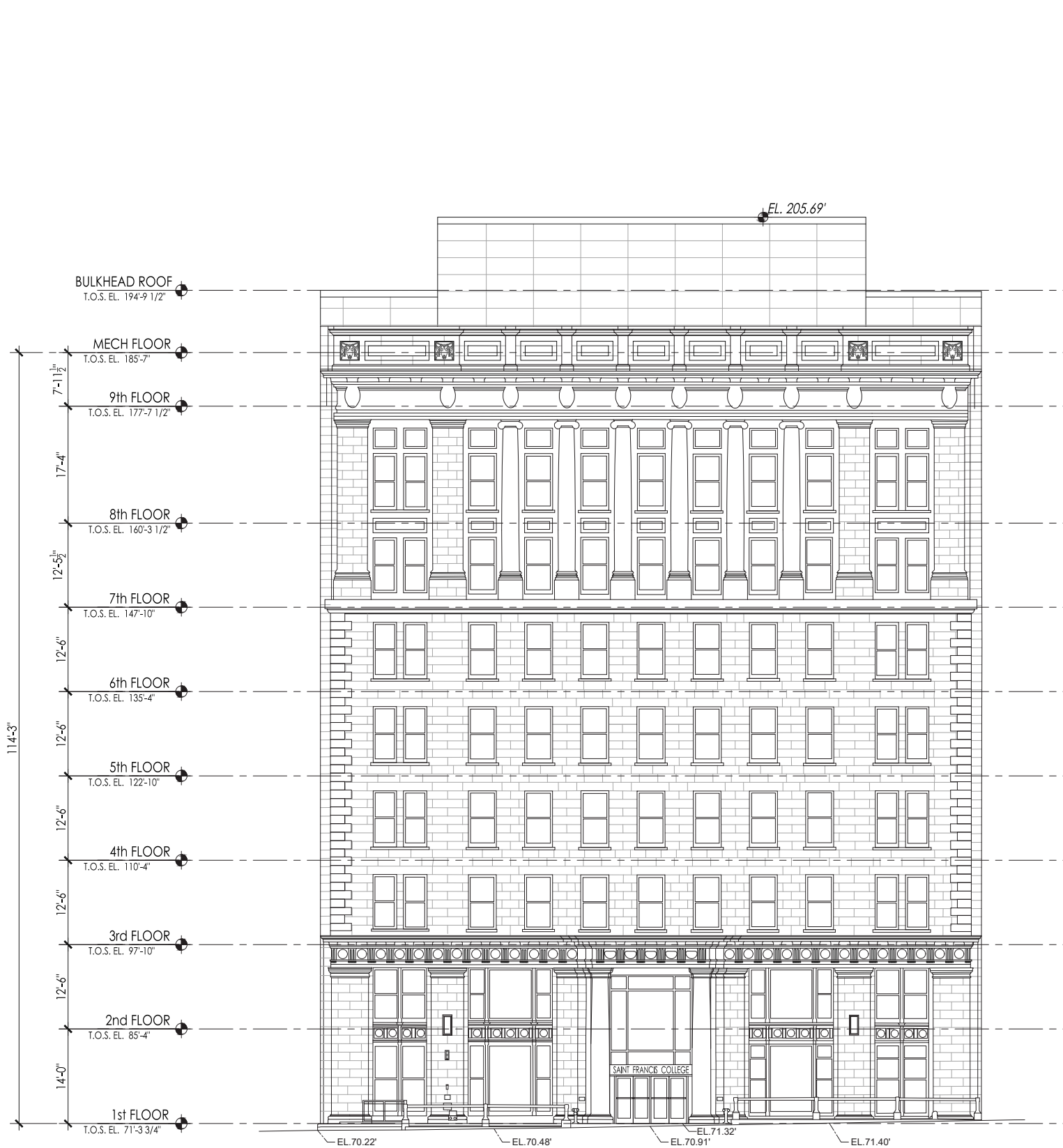


Historical Signage
ca.1930, *Burning Bright the story of local*

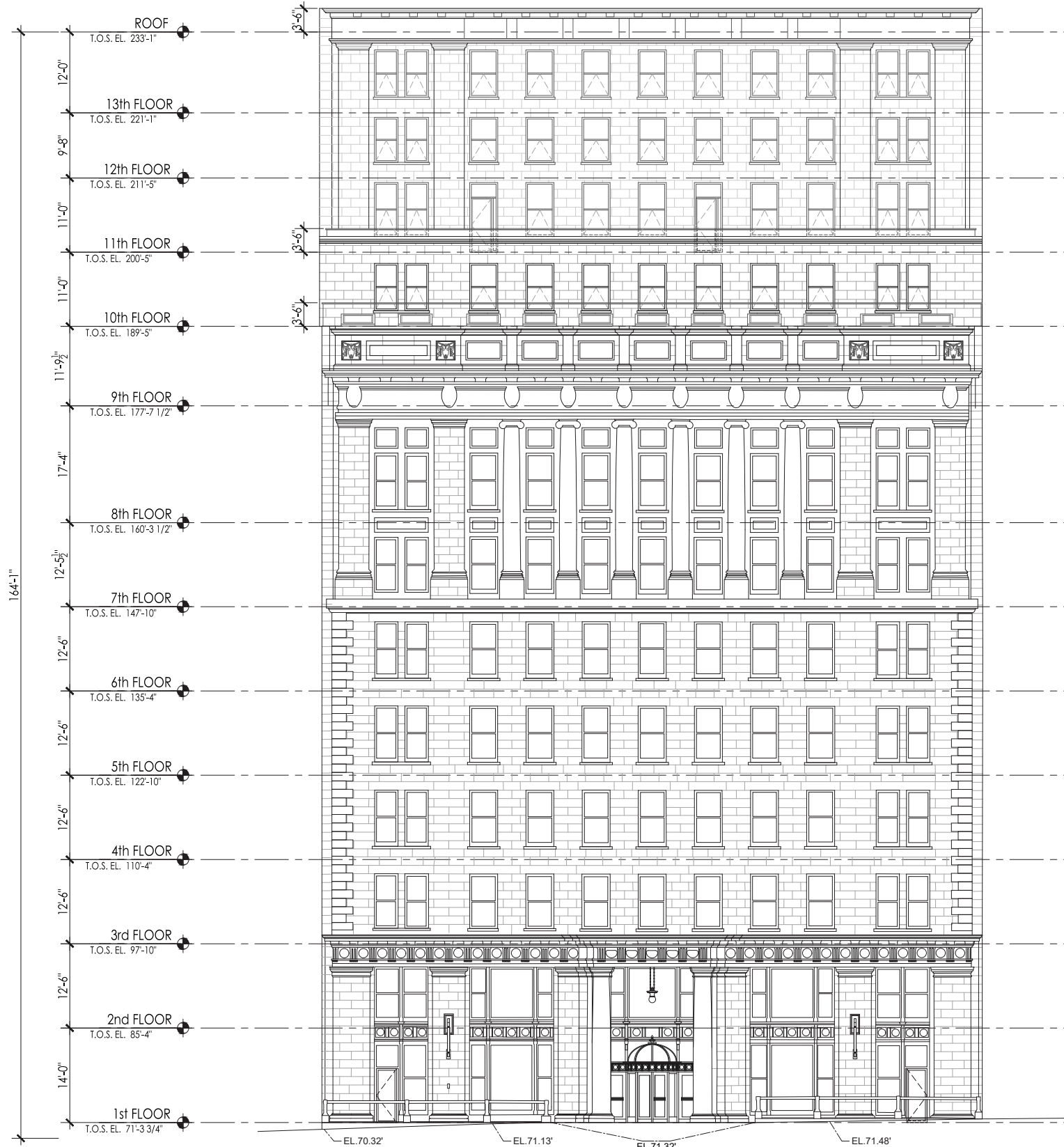


Historical Revolving Door
1914, *Architecture and Building*

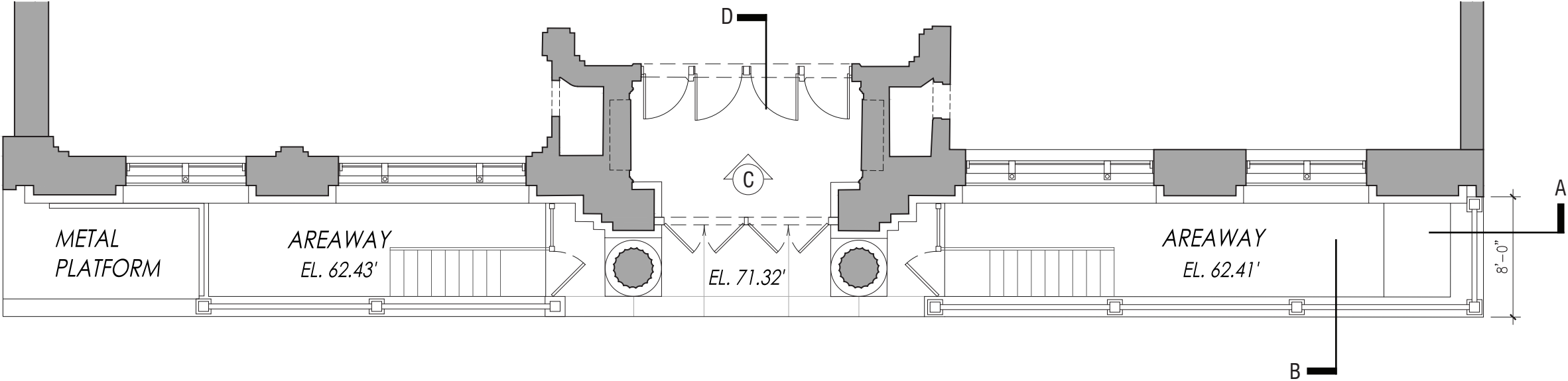
Existing Front Elevation



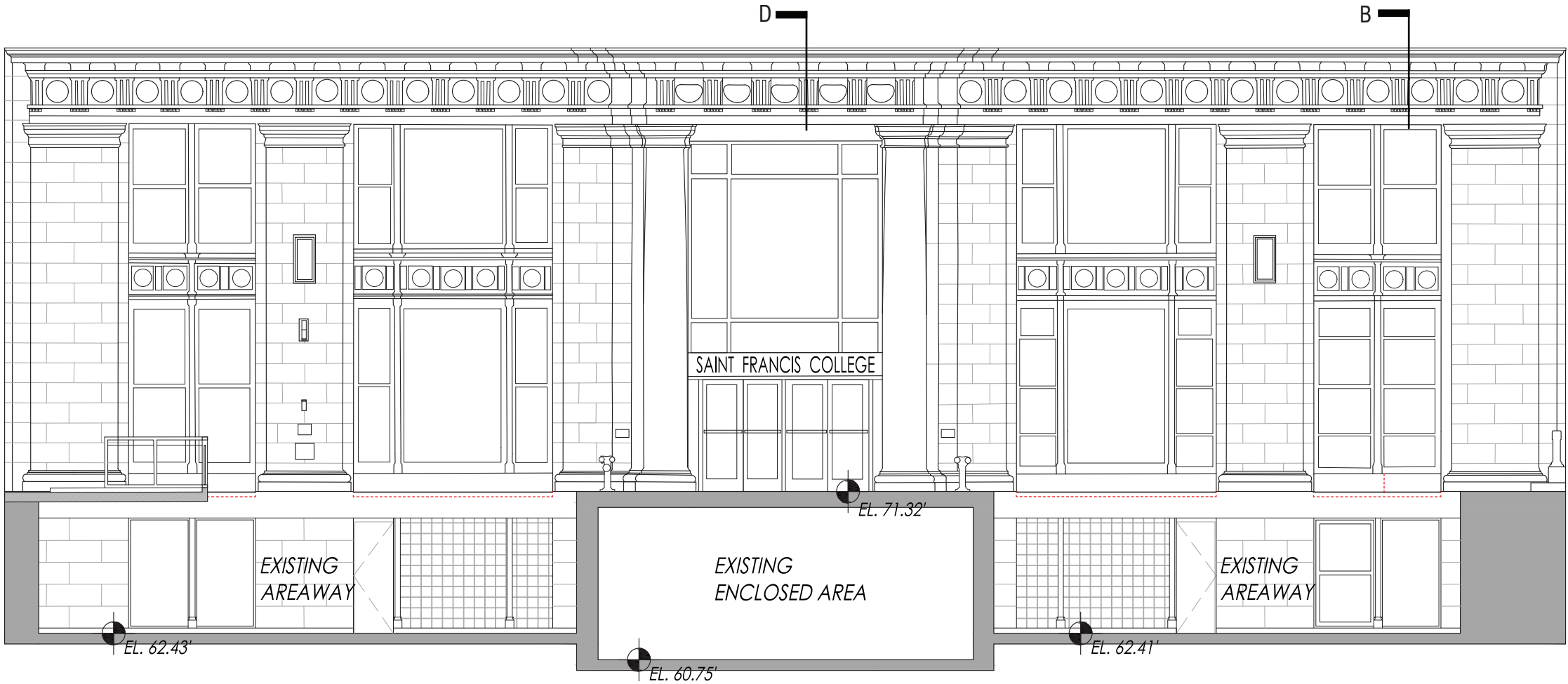
Proposed Front Elevation



Existing Landmark Partial Ground Floor Plan

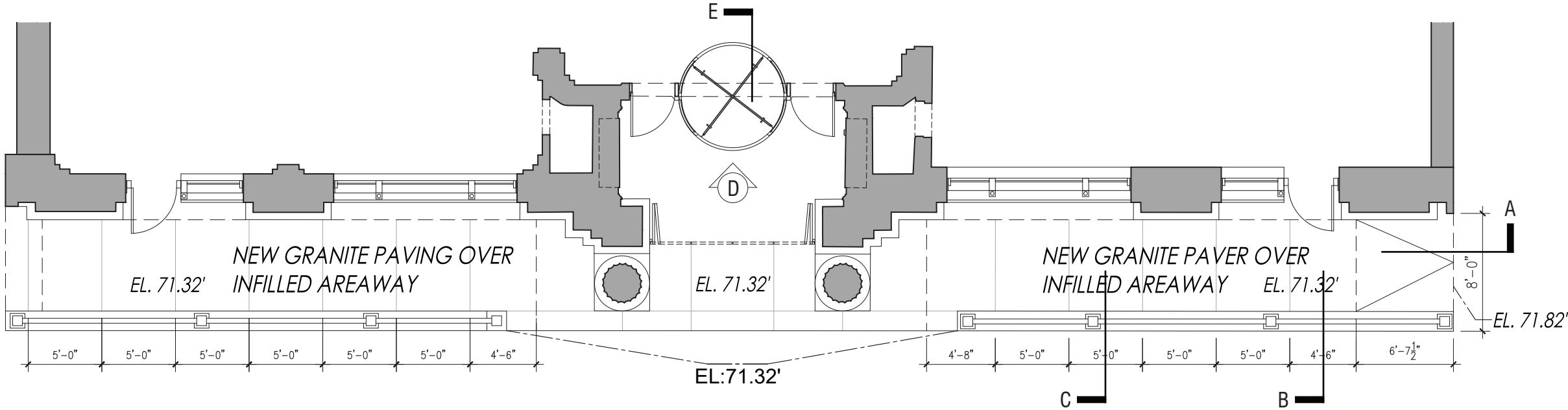


Existing Landmark Base Sections

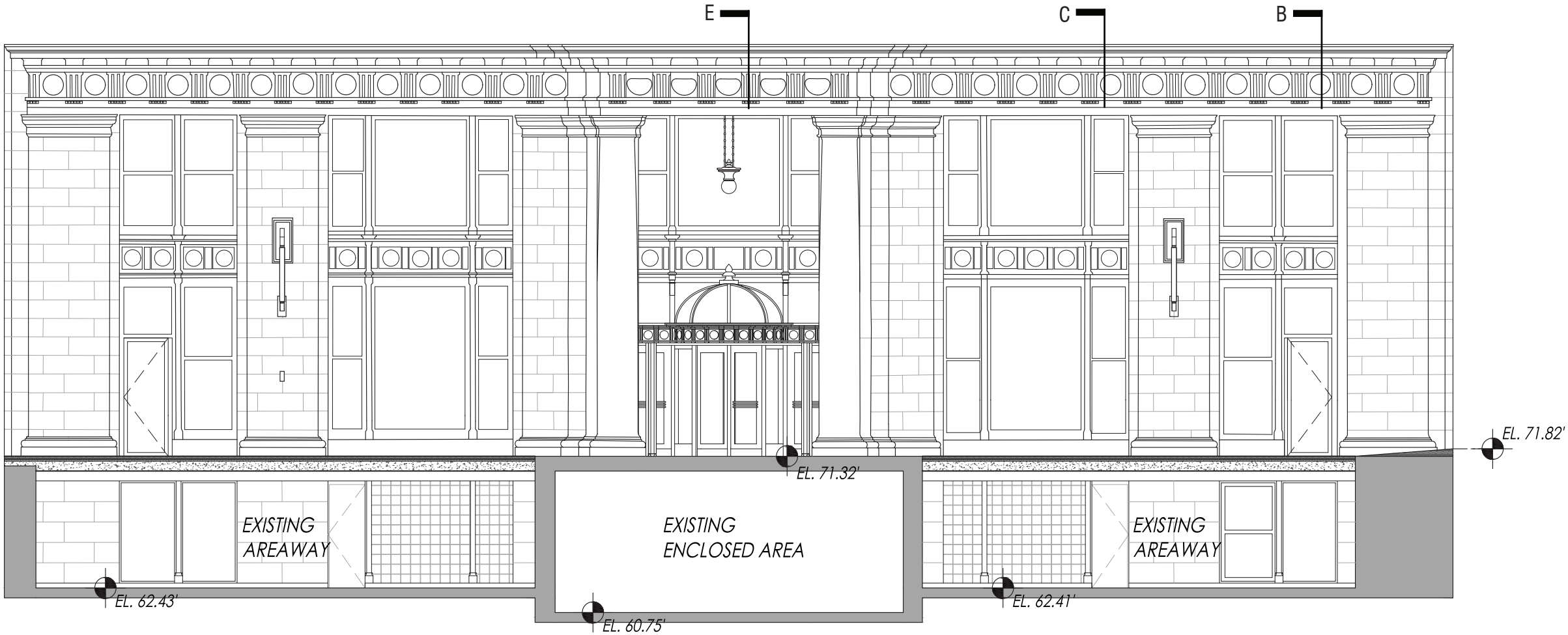


Existing I Section A-A

Proposed Landmark Partial Ground Floor Plan

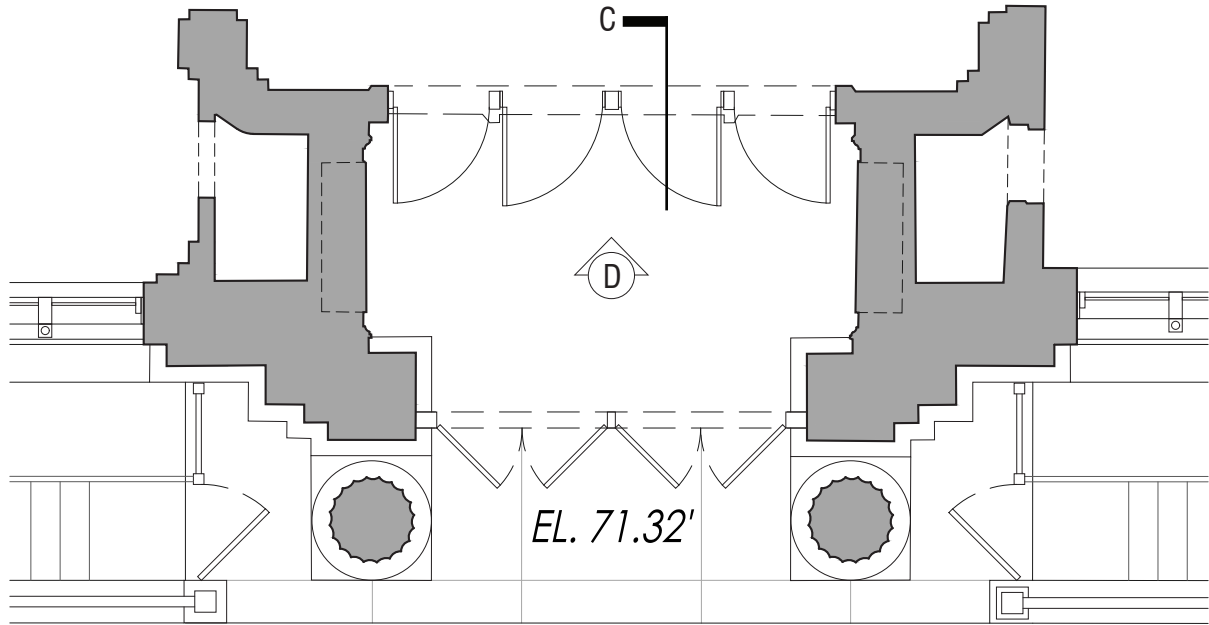


Proposed Landmark Base Sections

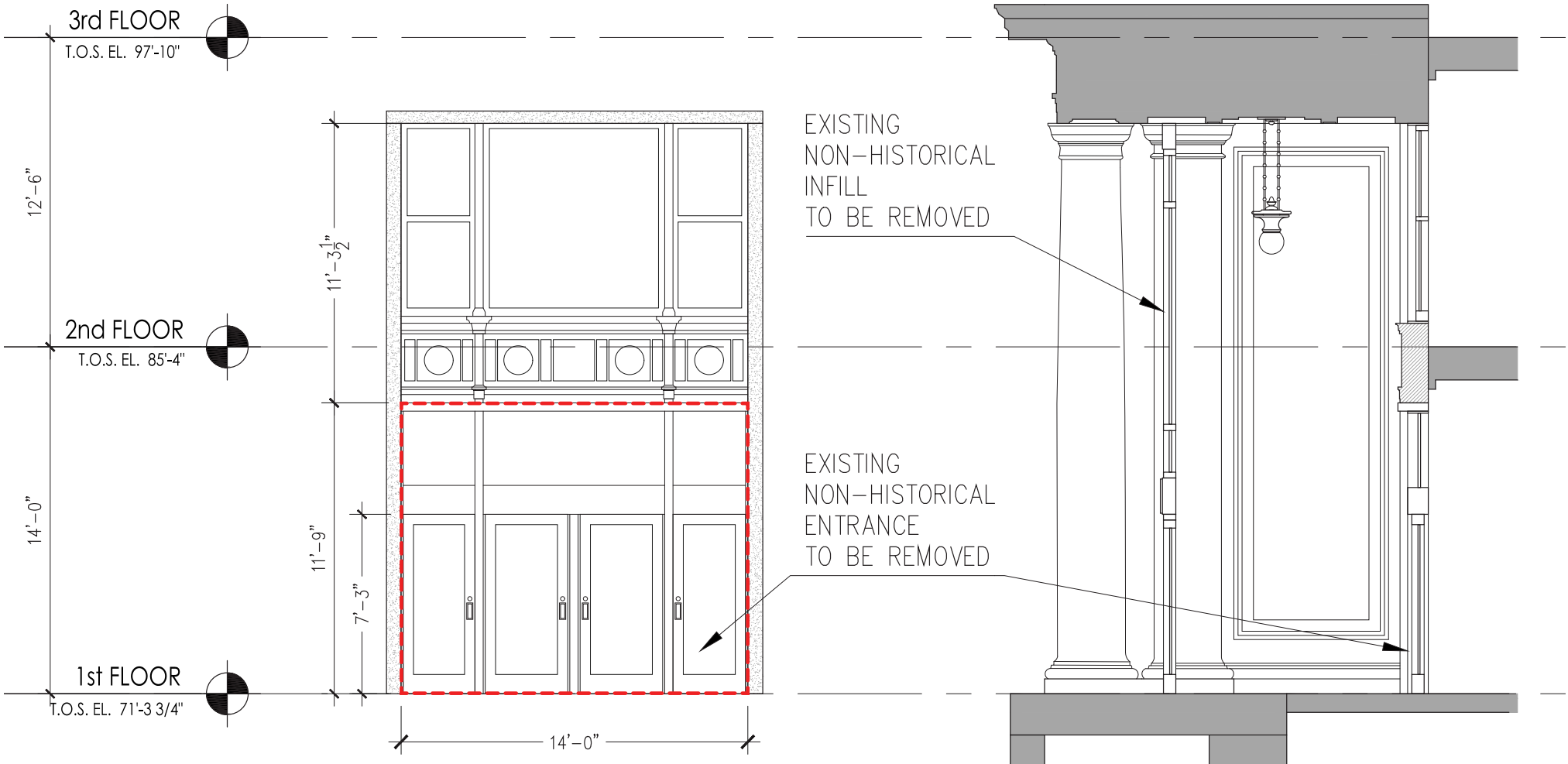


Proposed I Section A-A

Existing Landmark Portico



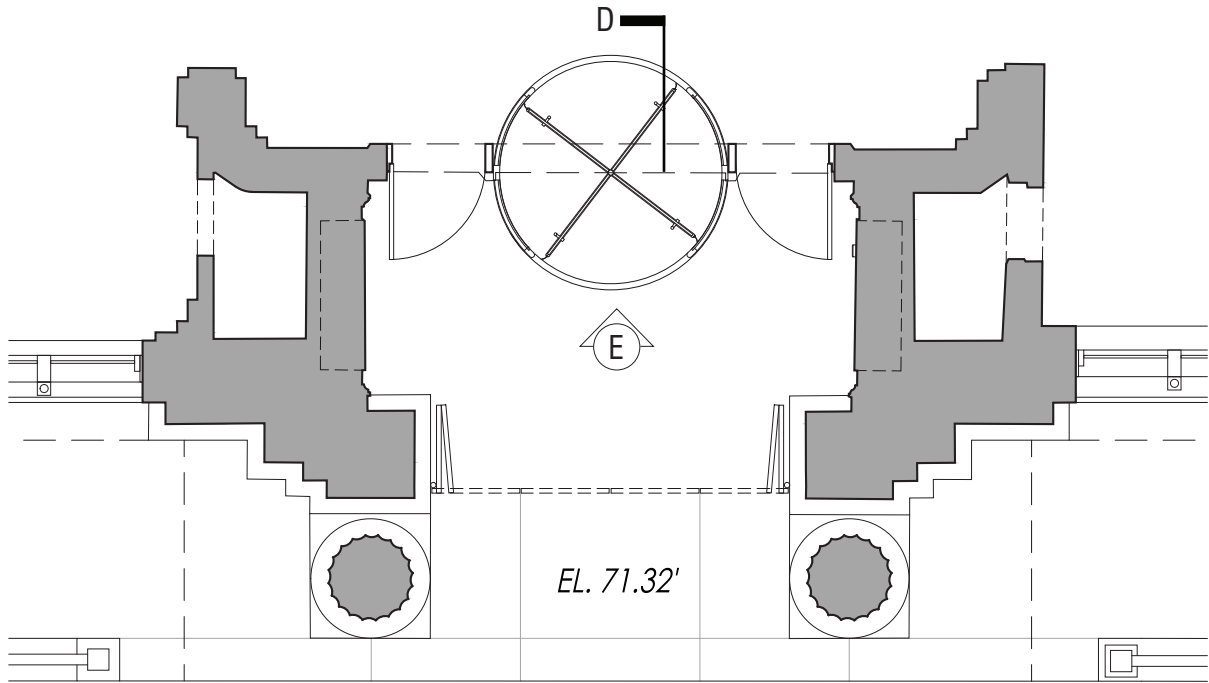
Existing Portico Plan



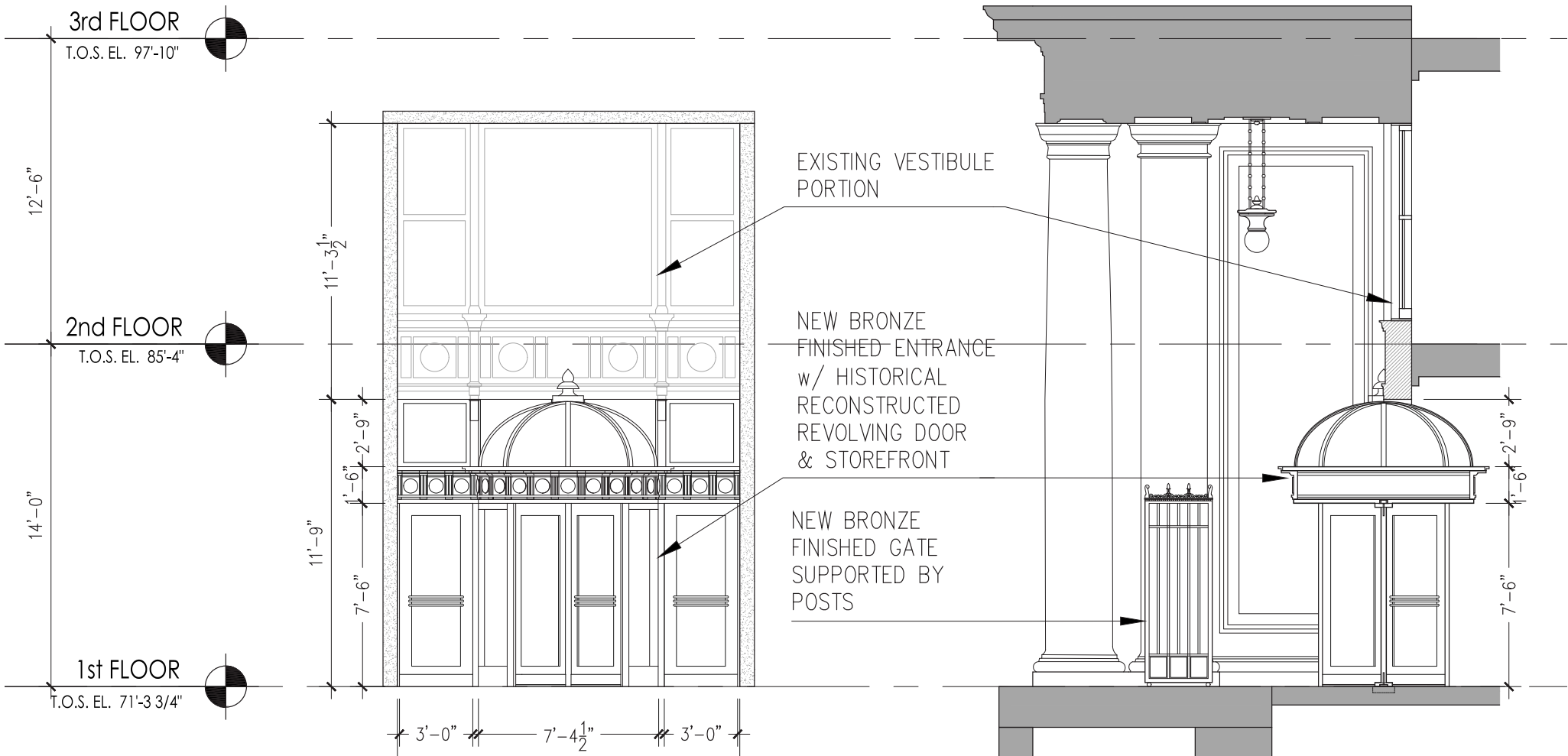
Existing I Section C-C

Existing I Section D-D

Proposed Landmark Portico

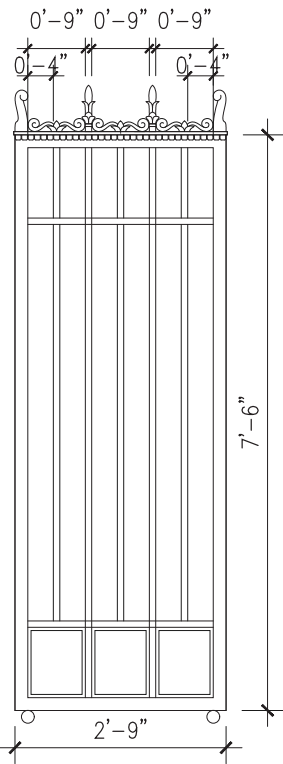


Proposed Portico Plan



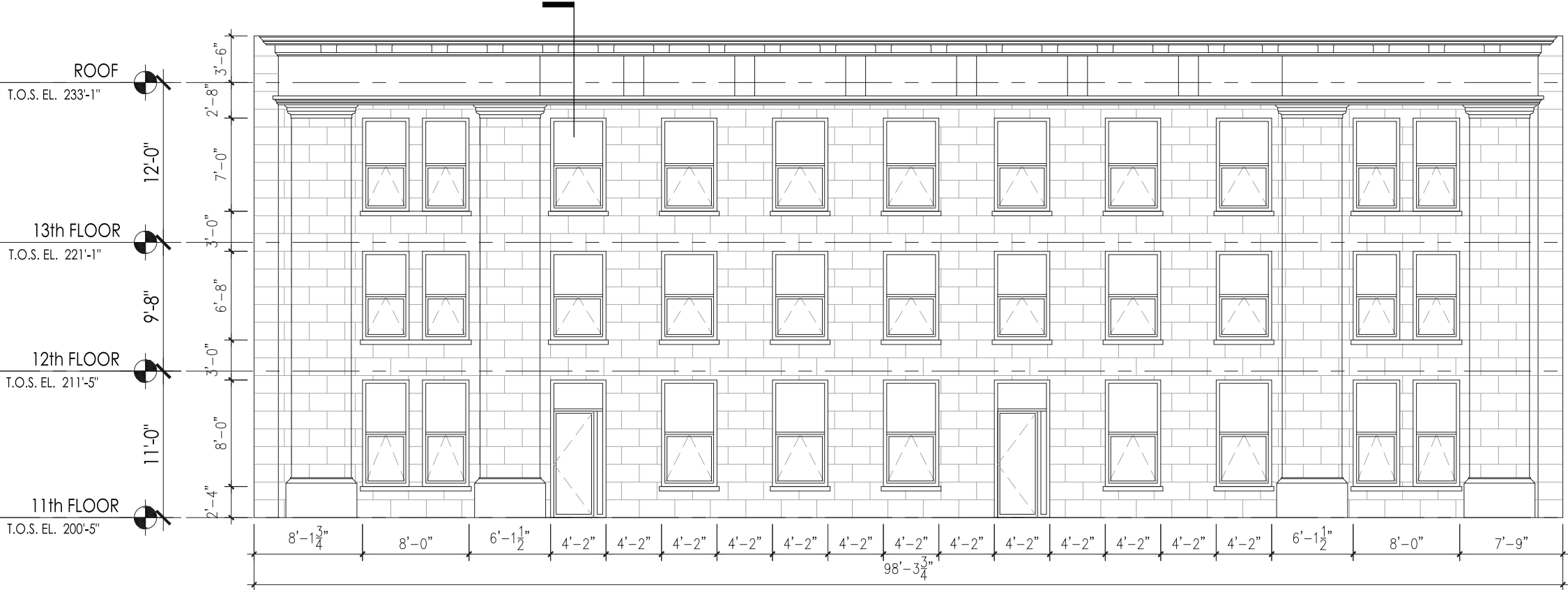
Proposed I Section D-D

Proposed I Section E-E

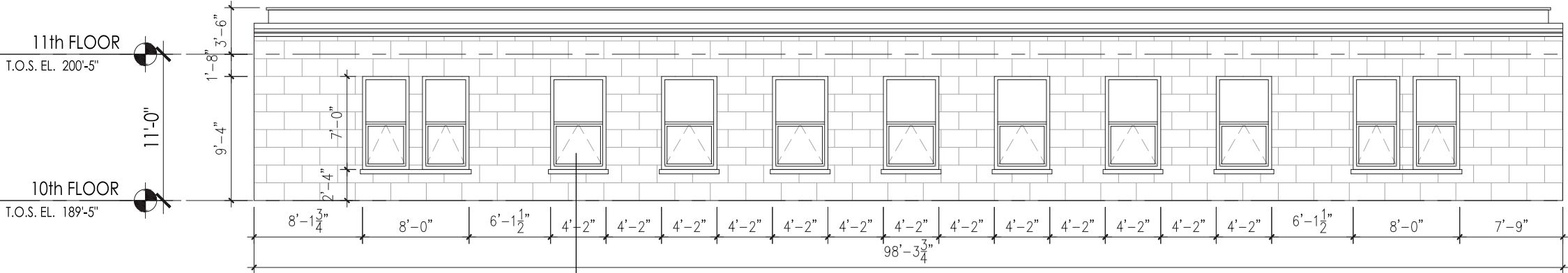


New Gate Elevation

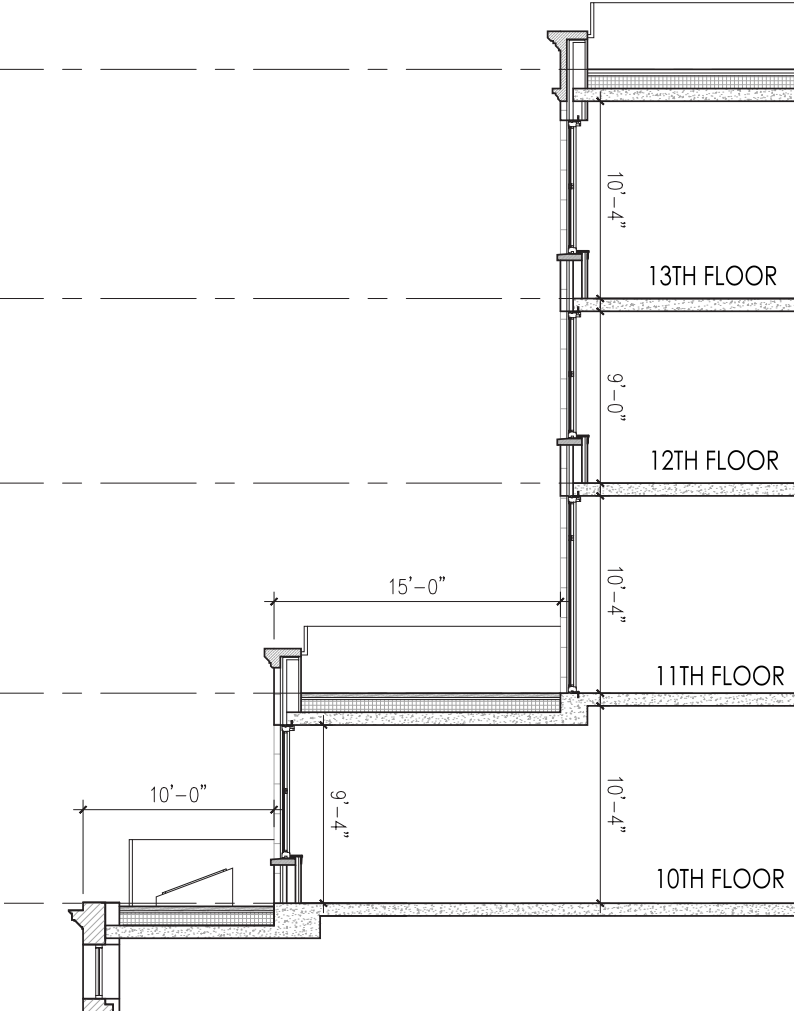
Landmark Enlargement Details



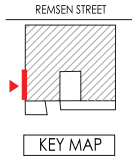
11th - 13th Floor Elevation



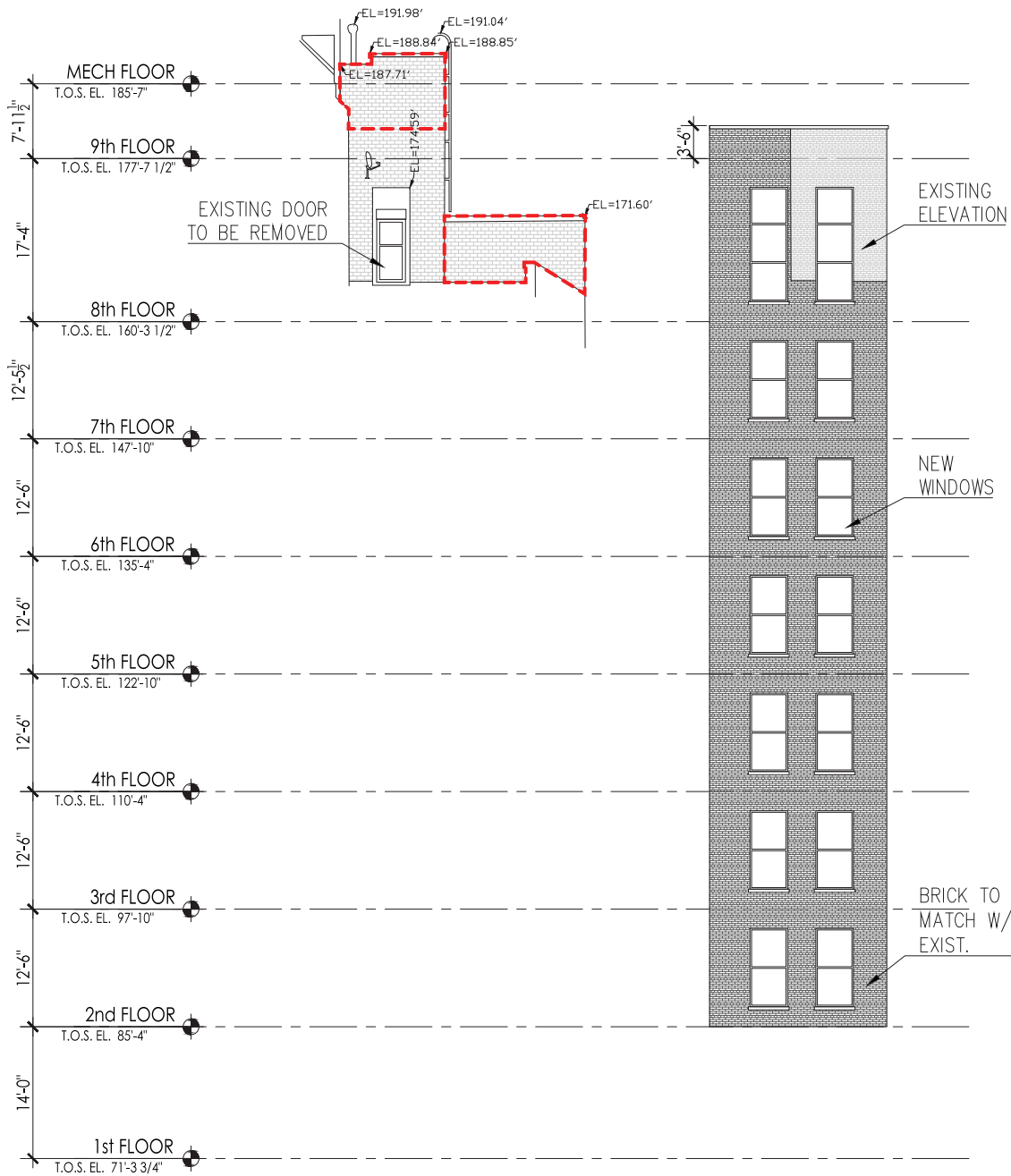
10th Floor Elevation



Landmark Enlargement
Partial Section

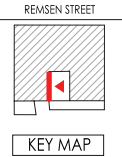


Landmark West Wing
West Elevation

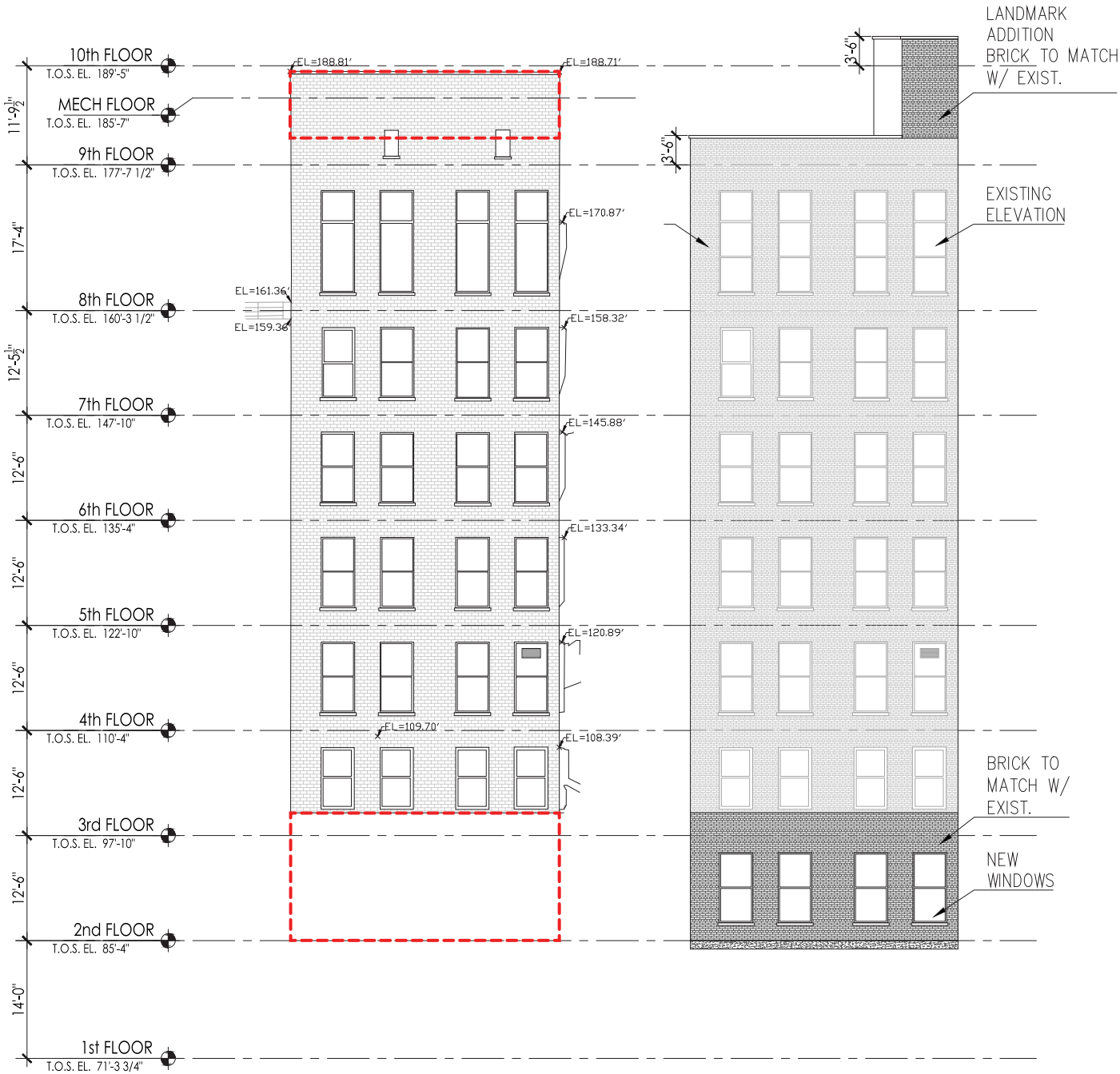


Existing Elevation

Proposed Elevation

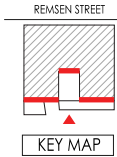


Landmark West Wing
East Elevation

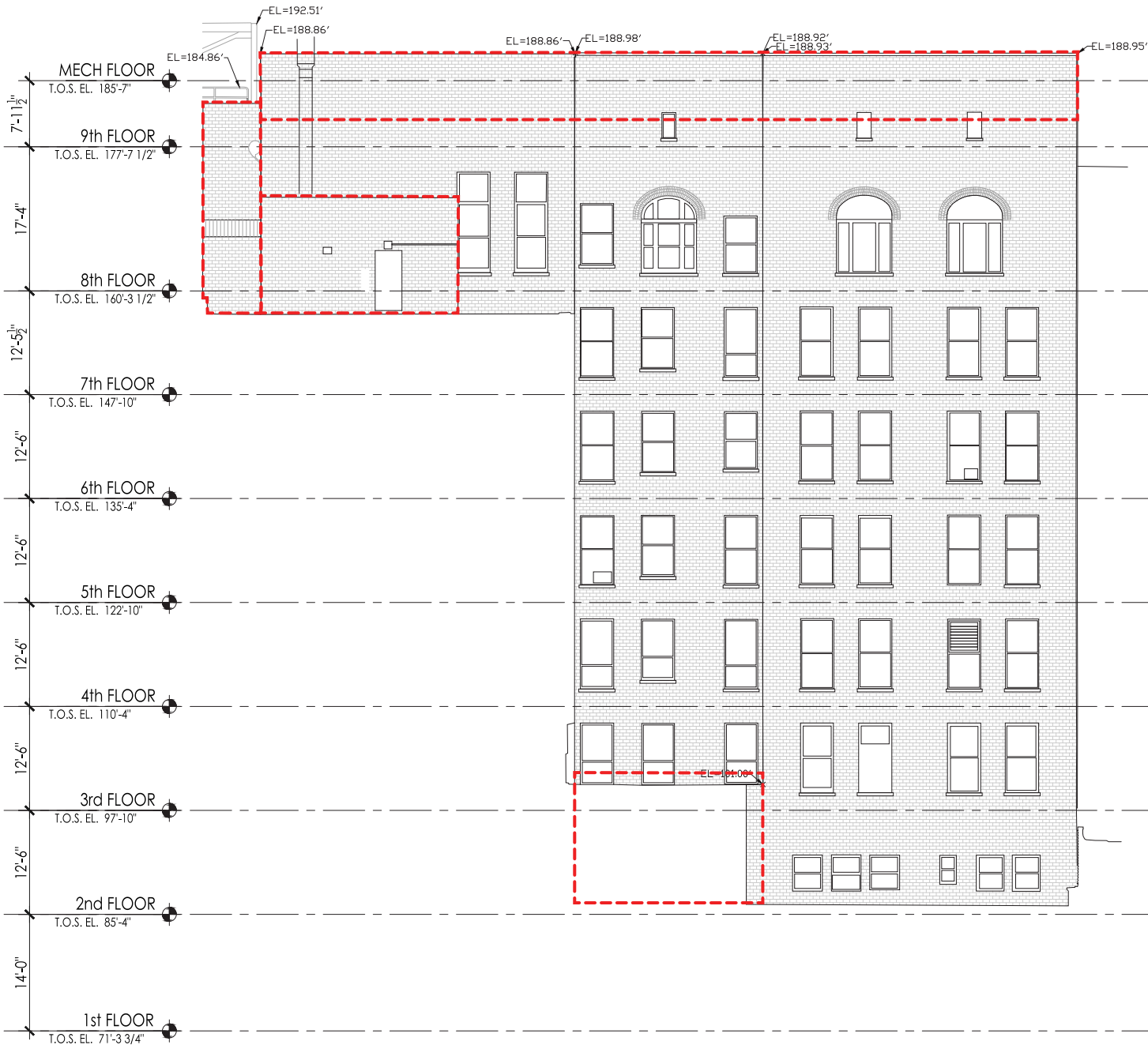


Existing Elevation

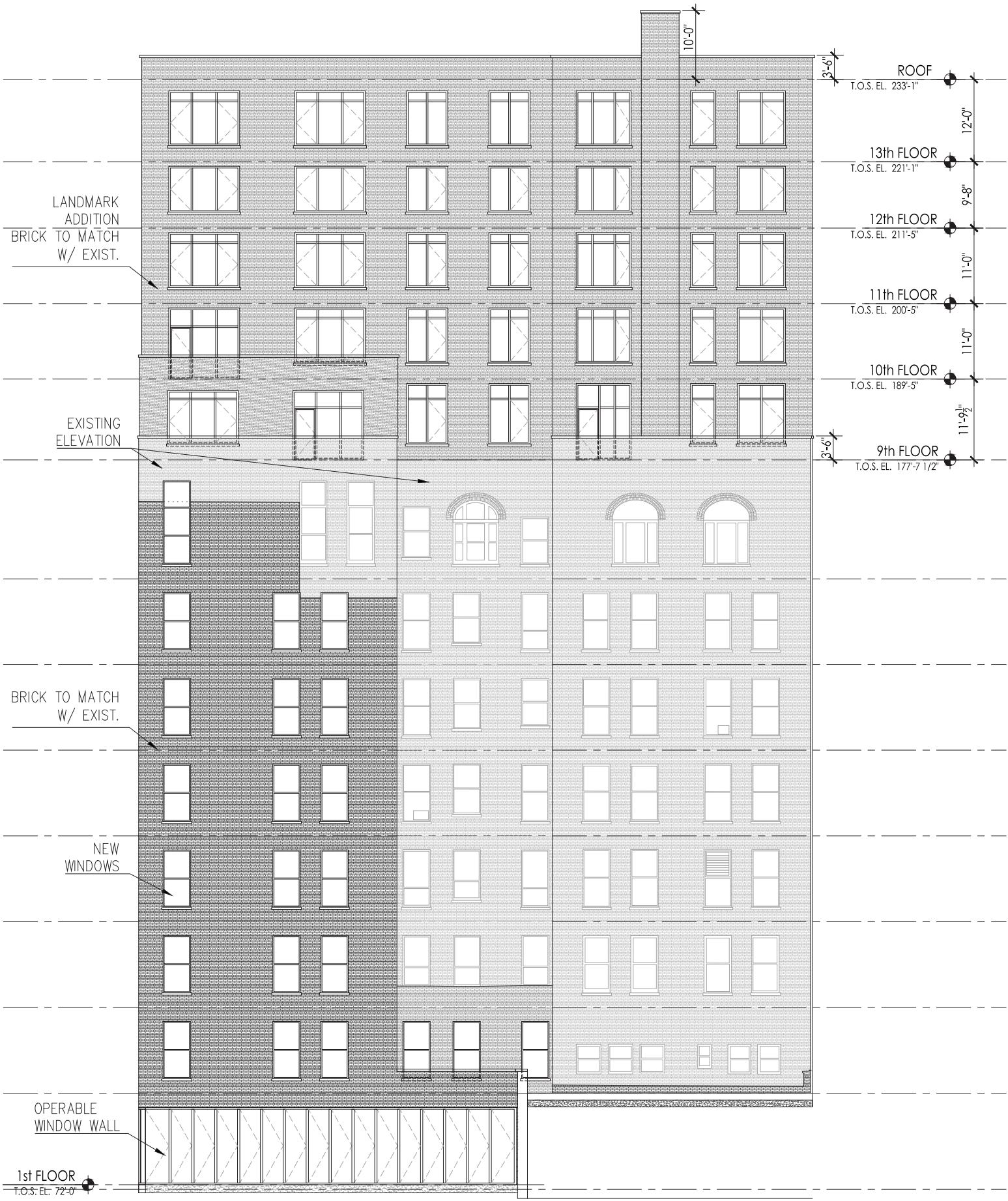
Proposed Elevation



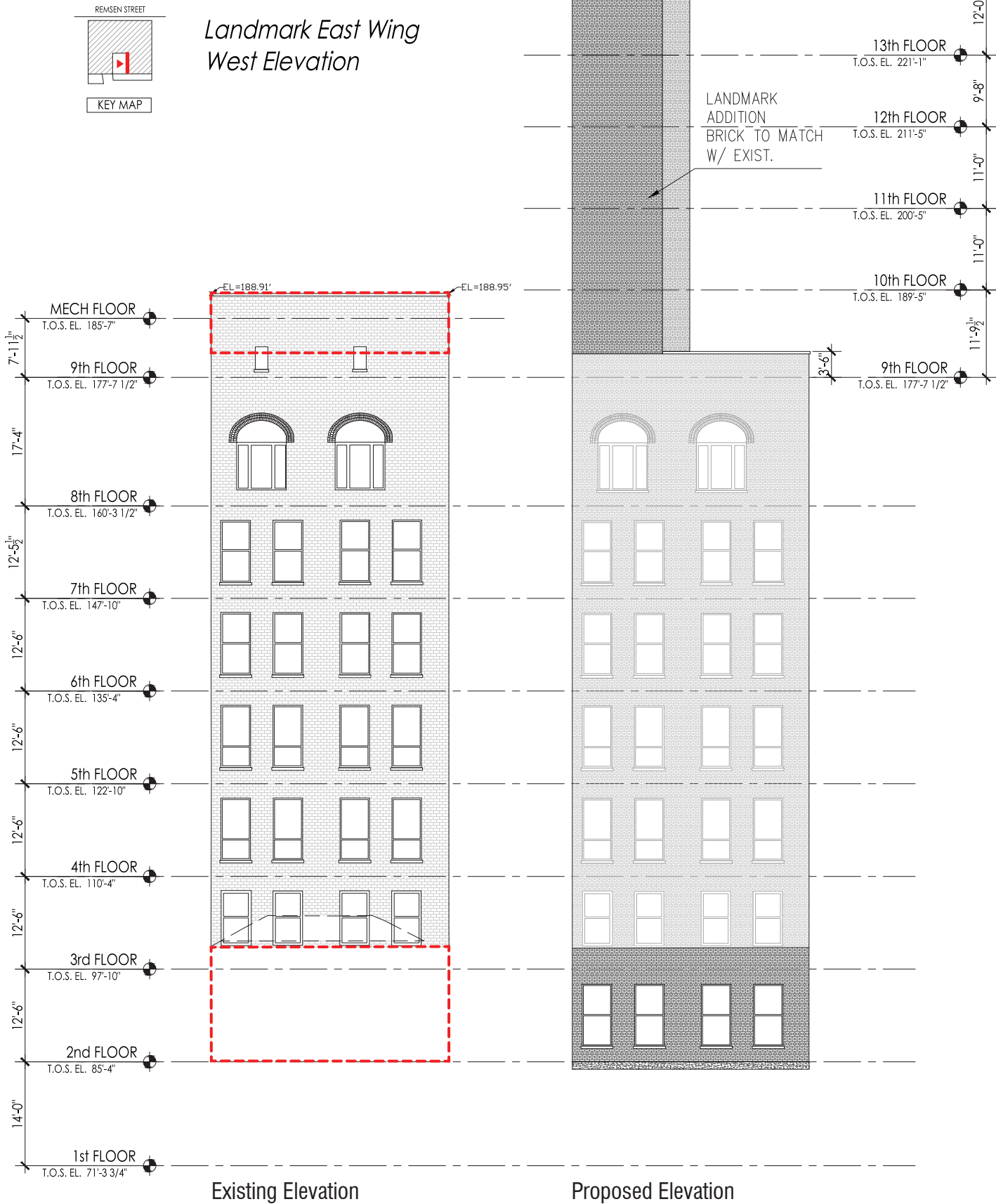
Landmark North Elevation



Existing Elevation



Proposed Elevation



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