

The current proposal is:

Preservation Department – Item 1, LPC-23-09523

**39 Sidney Place – Brooklyn Heights Historic District
Borough of Brooklyn**

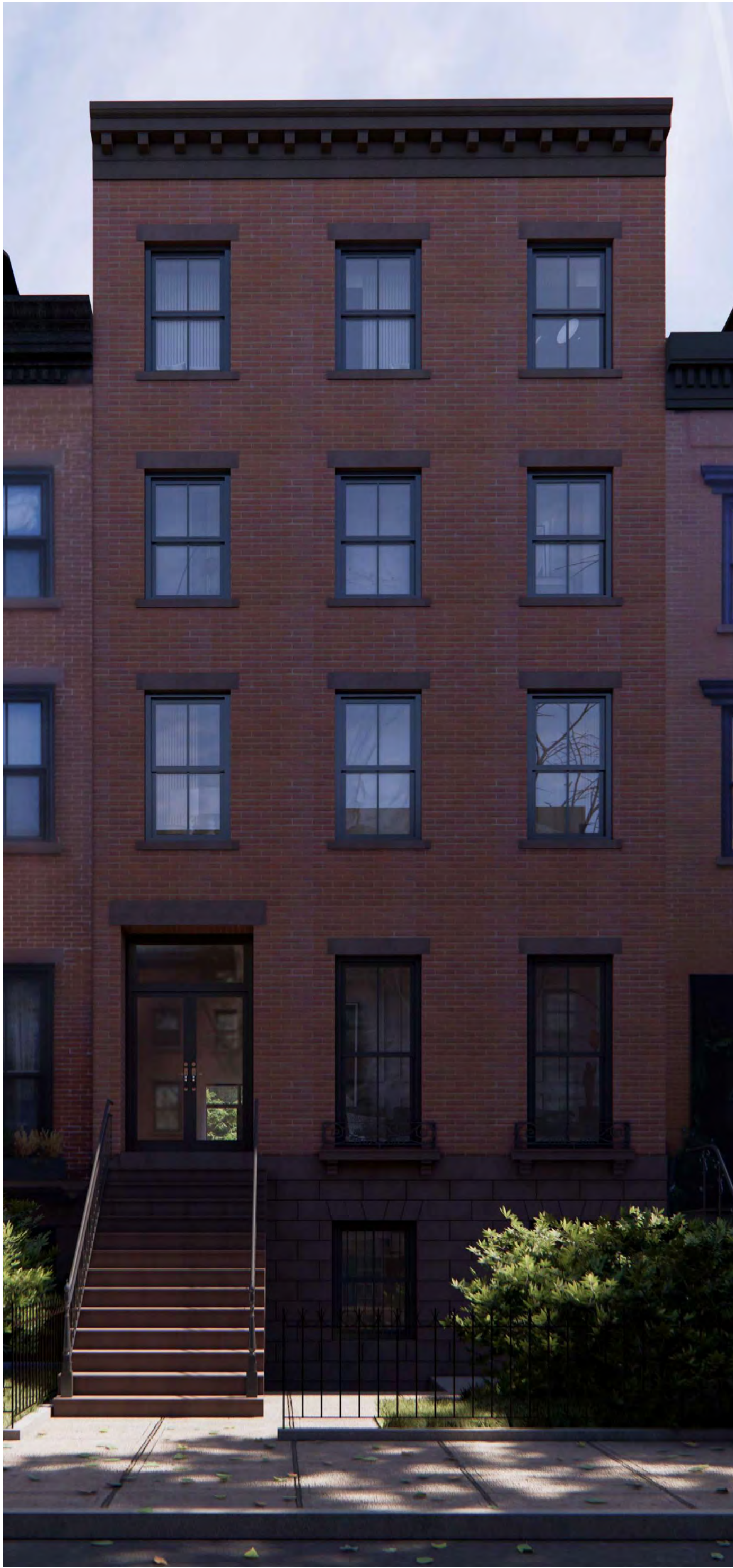
Note: this is a Public Meeting item. No public testimony will be received today as the hearing on this item is closed.

39 SIDNEY PLACE

APPLICATION TO ADD A STOOP AND ENLARGE
PARLOR FLOOR WINDOW OPENINGS



EXISTING PHOTO OF THE FRONT
ELEVATION AT 39 SIDNEY PL.



RENDER OF PREVIOUSLY PROPOSED
FRONT ELEVATION AT 39 SIDNEY PL.



NEW PROPOSED FRONT
ELEVATION AT 39 SIDNEY PL.

STRUCTURAL:

MEP:

FA:

GEN:

INFO@8MBBUILDINGCONSULTING.COM

REVISION:

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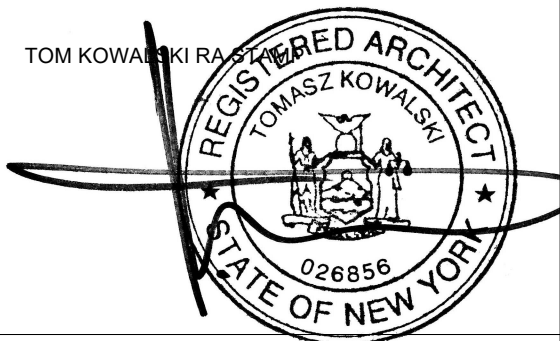
ISSUE 9/23/24 DOB main ISSUE

DOB APPROVAL

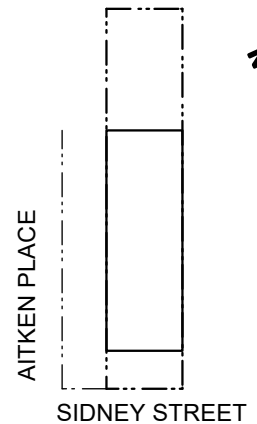
JOB #

XXXXX

TOM KOWALSKI RA



KEY MAP



39 SIDNEY PLACE
39 SIDNEY PLACE, BROOKLYN NY 11201

OWNER
139 SIDNEY LLC
140 REMSEN STREET, BROOKLYN NY 11201

LPC-000
Cover Page

02.26.2025 1 | 19

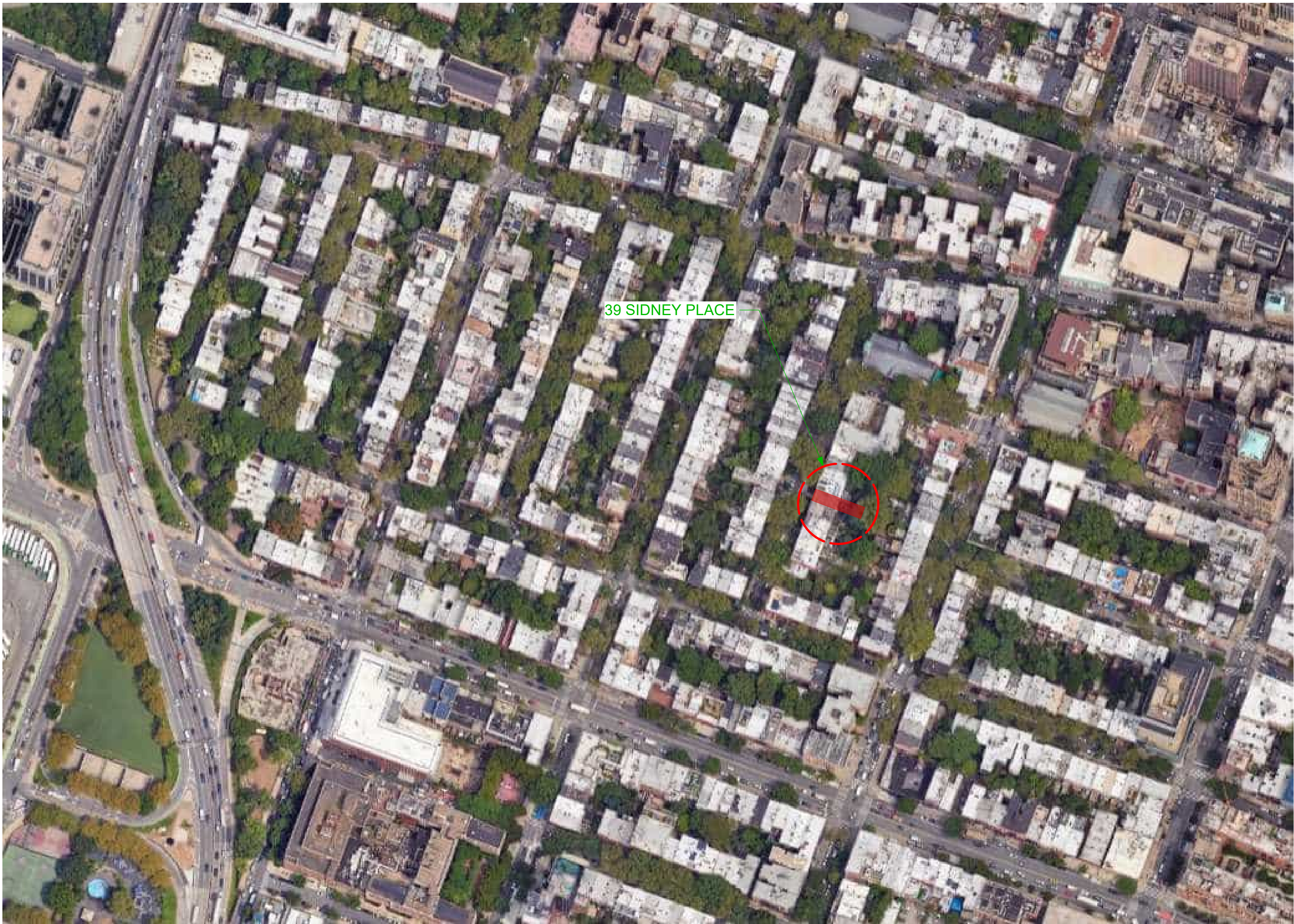


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BROOKLYN HEIGHTS HISTORIC DISTRICT - MAP



AERIAL VIEW SHOWING BROOKLYN HEIGHTS NEIGHBORHOOD - 39 SIDNEY PLACE HIGHLIGHTED IN RED

STRUCTURAL:

MEP:

FA:

GEN:

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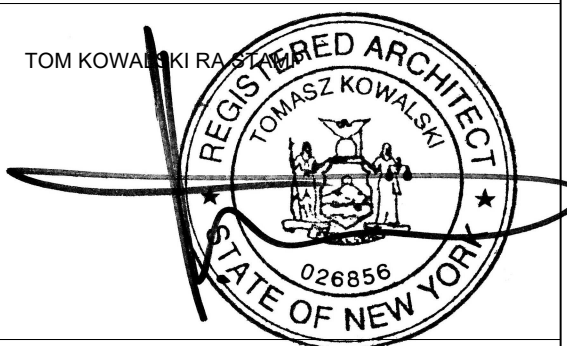
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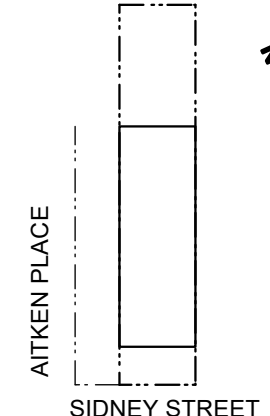
JOB #

XXXXX

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KEY MAP



39 SIDNEY PLACE
39 SIDNEY PLACE, BROOKLYN NY 11201

OWNER
139 SIDNEY LLC
140 REMSEN STREET, BROOKLYN NY 11201

LPC-700
LOCATION

02.26.2025

2 | 19



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BROOKLYN HIGHTS HISTORIC DISTRICT

SCALE: Actual Size

A

AERIAL VIEW

SCALE: Actual Size

B



PHOTO OF 39 SIDNEY PLACE - 1940s TAX PHOTO



ADJACENT PROPERTY - 37 SIDNEY PL.

39 SIDNEY PLACE

ADJACENT PROPERTY - 41 SIDNEY PL.

PHOTO OF FRONT ELEVATION
CONDITIONS HAVE NOT CHANGED SINCE
JULY 20TH 2023

STRUCTURAL:

MEP:

FA:

GEN:

INFO@8MBUILDINGCONSULTING.COM

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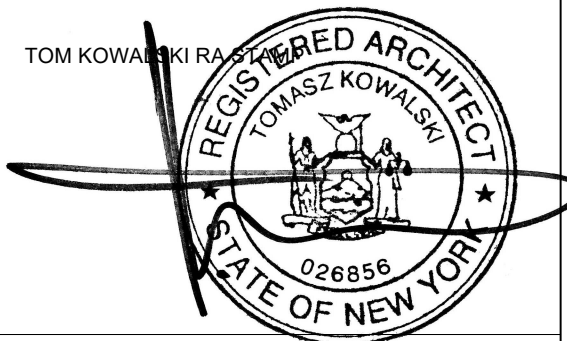
ISSUE 9/23/24 DOB main ISSUE

DOB APPROVAL

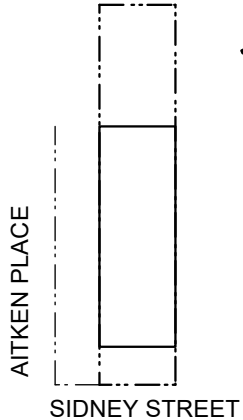
JOB #

XXXXX

TOM KOWALSKI RA



KEY MAP



39 SIDNEY PLACE
39 SIDNEY PLACE, BROOKLYN NY 11201

OWNER
139 SIDNEY LLC
140 REMSEN STREET, BROOKLYN NY 11201

LPC-701
Evolution of the front facade

02.26.2025 3 | 19



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SIDNEY PLACE - EAST VIEW



SIDNEY PLACE - WEST VIEW

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FA:

GEN:

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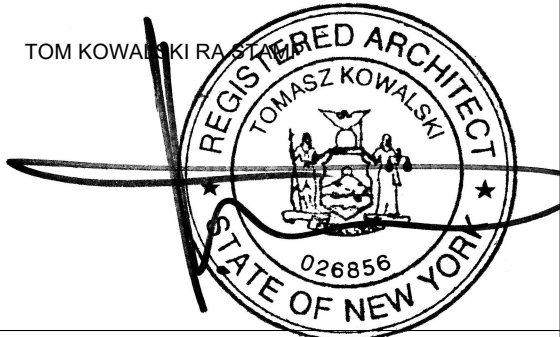
ISSUE 9/23/24 DOB main ISSUE

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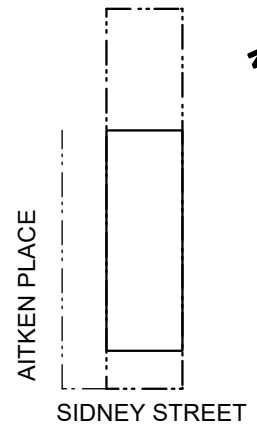
JOB #

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KEY MAP



39 SIDNEY PLACE
39 SIDNEY PLACE, BROOKLYN NY 11201

OWNER
139 SIDNEY LLC
140 REMSEN STREET, BROOKLYN NY 11201

LPC-705
SUDSCAPE - SUDNEY PLACE

02.26.2025 4 | 19



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RENDER OF PREVIOUSLY PROPOSED FRONT FACADE AT 39 SIDNEY PL. - APPROACHING



RENDER OF PREVIOUSLY PROPOSED FRONT FACADE AT 39 SIDNEY PL. - APPROACHING



RENDER OF PROPOSED FRONT FACADE AT 39 SIDNEY PL.



RENDER OF PROPOSED FRONT FACADE AT 39 SIDNEY PL. - APPROACHING

STRUCTURAL:

MEP:

FA:

GEN:

INFO@8MBUILDINGCONSULTING.COM

REVISION:

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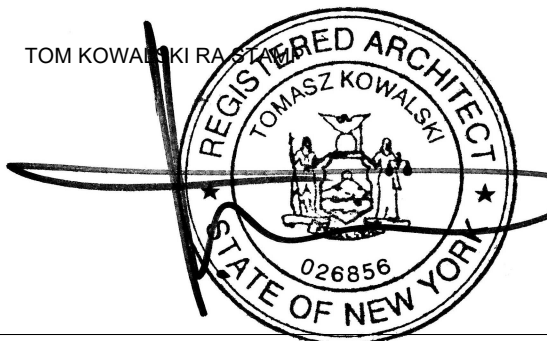
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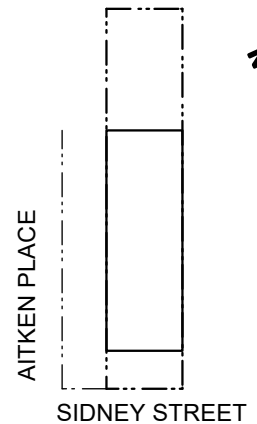
JOB #

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KEY MAP



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39 SIDNEY PLACE, BROOKLYN NY 11201

OWNER
139 SIDNEY LLC
140 REMSEN STREET, BROOKLYN NY 11201

LPC-706
Proposed - Revised

02.26.2025 5 | 19

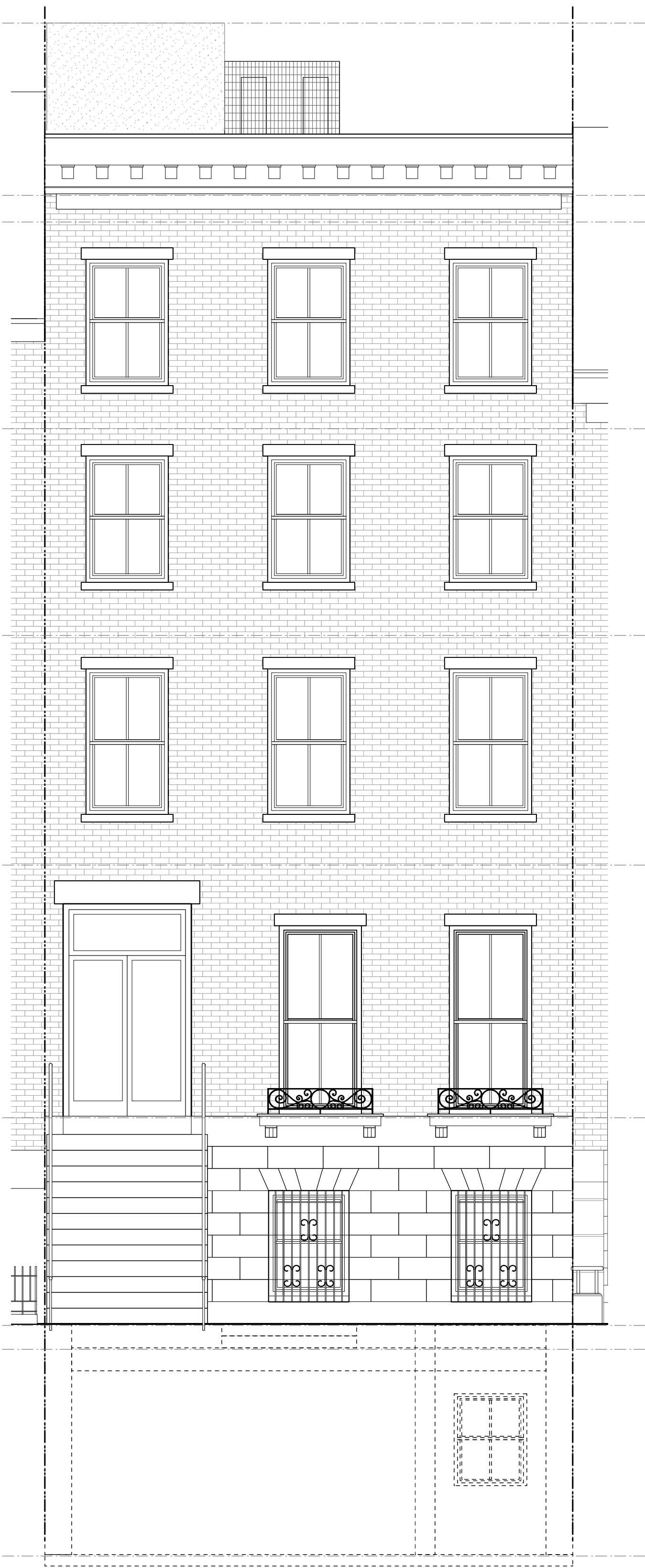


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EXISTING FRONT ELEVATION (SIDNEY PLACE) A
SCALE: 1/4" = 1'-0"



PREVIOUSLY PROPOSED FRONT ELEVATION (SIDNEY PLACE) B
SCALE: 1/4" = 1'-0"



NEW PROPOSED FRONT ELEVATION (SIDNEY PLACE) C
SCALE: 1/4" = 1'-0"

STRUCTURAL:

MEP:

FA:

GEN:

INFO@8MBBUILDINGCONSULTING.COM

REVISION:

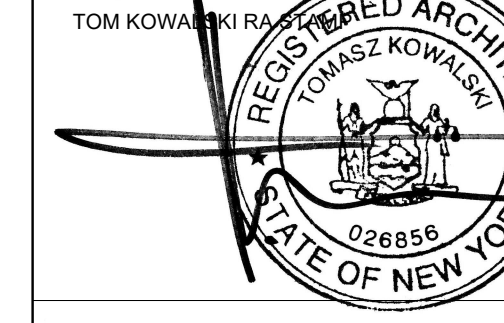
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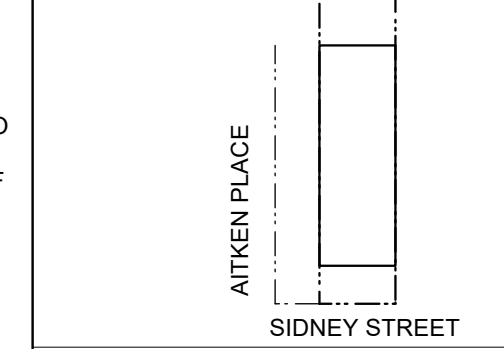
DOB APPROVAL

JOB #

XXXXX



KEY MAP



39 SIDNEY PLACE
39 SIDNEY PLACE, BROOKLYN NY 11201

OWNER:
139 SIDNEY LLC
140 REMSEN STREET, BROOKLYN NY 11201

LPC-200
FRONT ELEVATIONS

02.26.2025 6 | 19

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ADJACENT PROPERTY - 37 SIDNEY PL.

39 SIDNEY PLACE

ADJACENT PROPERTY - 41 SIDNEY PL.

NEW PROPOSED FRONT ELEVATION WITH CONTEXT (SIDNEY PLACE)

SCALE: 1/4" = 1'-0"

STRUCTURAL:

MEP:

FA:

GEN:

INFO@8MBBUILDINGCONSULTING.COM

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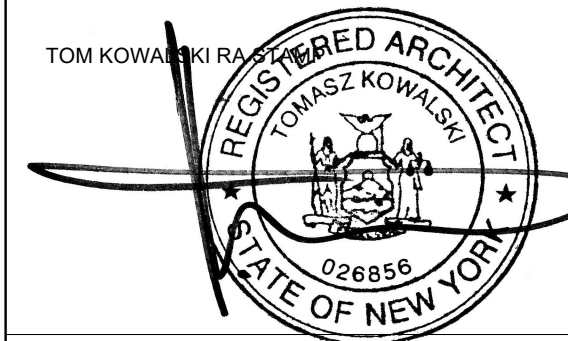
ISSUE 9/23/24 DOB main ISSUE

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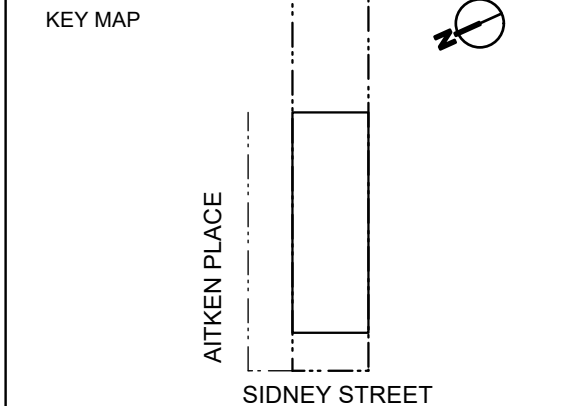
JOB #

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KEY MAP



39 SIDNEY PLACE
39 SIDNEY PLACE, BROOKLYN NY 11201

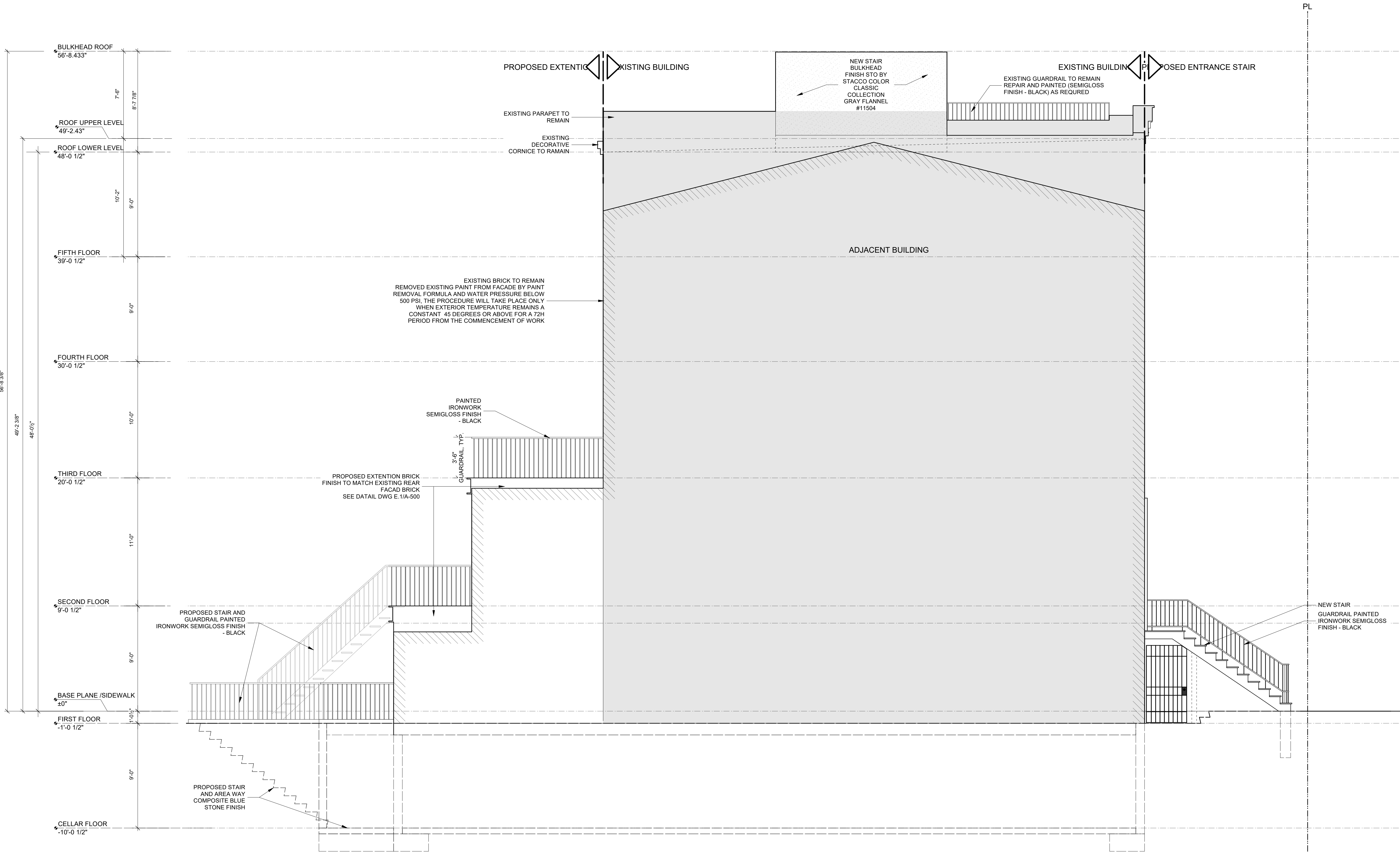
OWNER
139 SIDNEY LLC
140 REMSEN STREET, BROOKLYN NY 11201

LPC-200a
FRONT ELEVATIONS

02.26.2025 7 | 19

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NORTH ELEVATION
SCALE: 1/4" = 1'-0"

STRUCTURAL:

MEP:

FA:

GEN:

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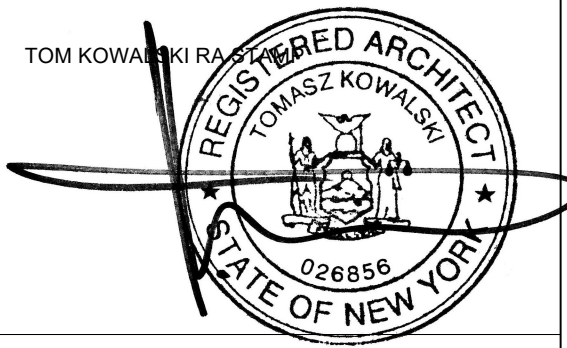
ISSUE 9/23/24 DOB main ISSUE

DOB APPROVAL

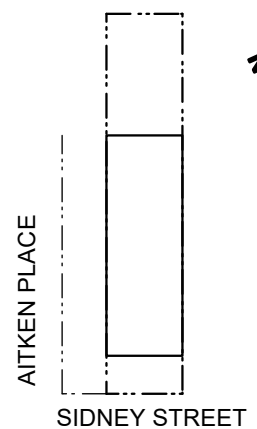
JOB #

XXXXX

TOM KOWALSKI RA



KEY MAP



39 SIDNEY PLACE
39 SIDNEY PLACE, BROOKLYN NY 11201

OWNER
139 SIDNEY LLC
140 REMSEN STREET, BROOKLYN NY 11201

LPC-202
North Elevation

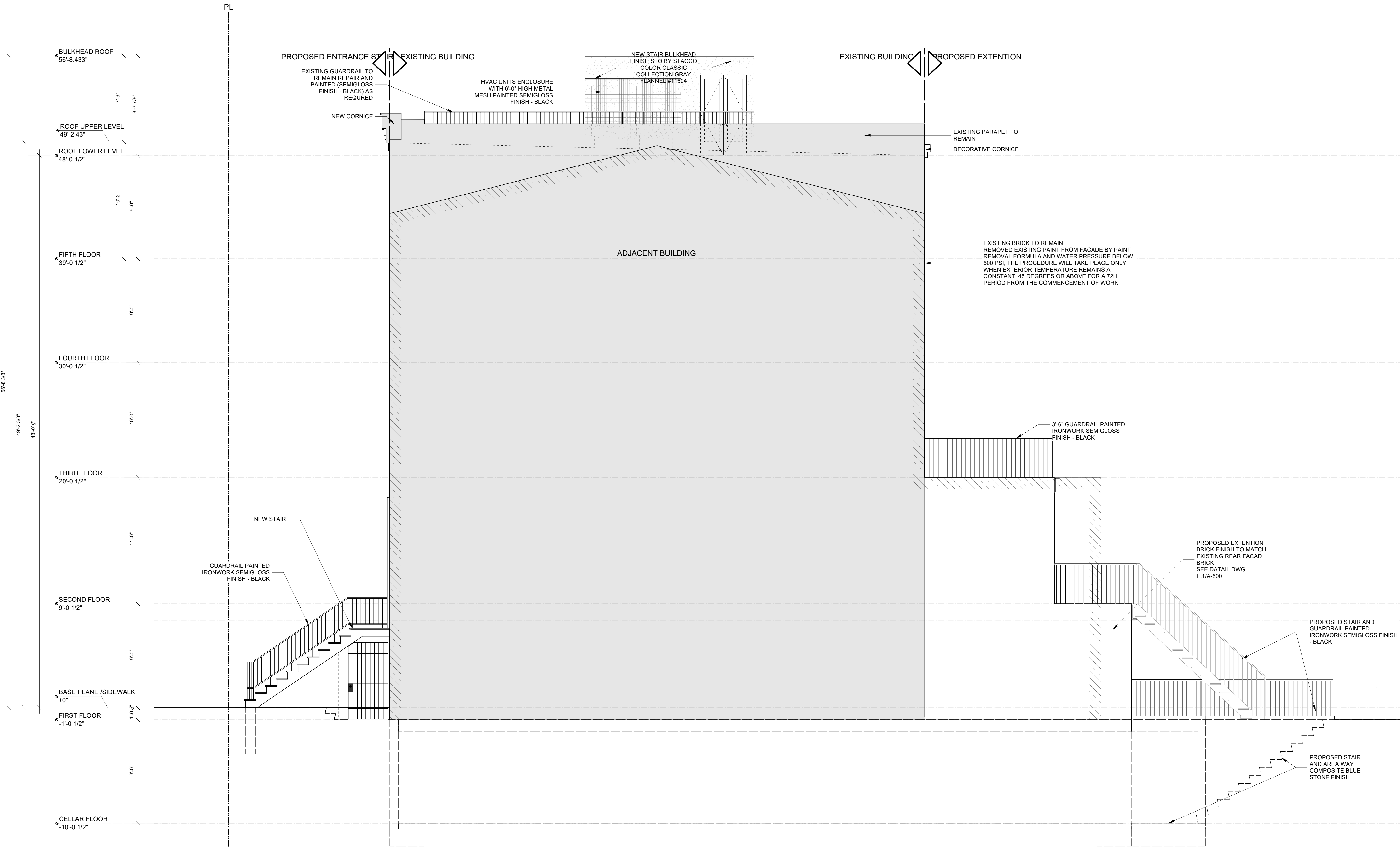
02.26.2025

8 | 19



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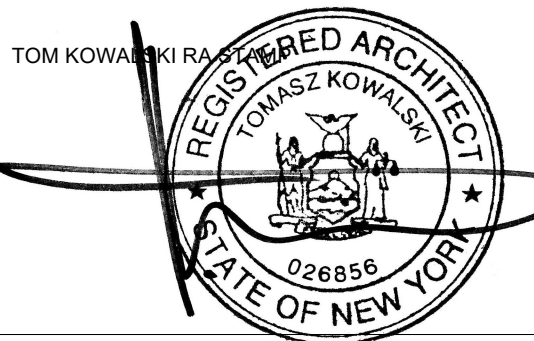
ISSUE 9/23/24 DOB main ISSUE

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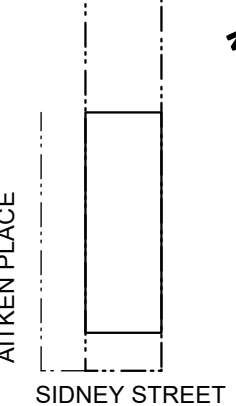
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KEY MAP



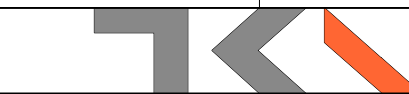
39 SIDNEY PLACE
39 SIDNEY PLACE, BROOKLYN NY 11201

OWNER
139 SIDNEY LLC
140 REMSEN STREET, BROOKLYN NY 11201

LPC-203
SUUUI Elevation

02.26.2025

9 | 19



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SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

A



PHOTO OF EXISTING ENTRY AT 39 SIDNEY PLACE



PHOTO OF STOOP AT 50 SIDNEY PLACE



PHOTO OF STOOP AT 31 SIDNEY PLACE



PHOTO OF STOOP AT 45 SIDNEY PLACE

ENTRANCES ON SIDNEY PLACE
SCALE: Actual Size

A



PROPOSAL FOR 36 SCHERMERHORN STREET - LPC APPLICATION - APPROVED IN 2017



PROPOSAL FOR 34 W12TH STREET - LPC APPLICATION NUMBER 23-01170



PROPOSAL FOR 269 W11TH STREET
LPC APPLICATION NUMBER LPC-18-4516 - APPROVED 2016

RESTORED STOOPS PREVIOUSLY APPROVED BY LPC
SCALE: Actual Size

B

STRUCTURAL:

MEP:

FA:

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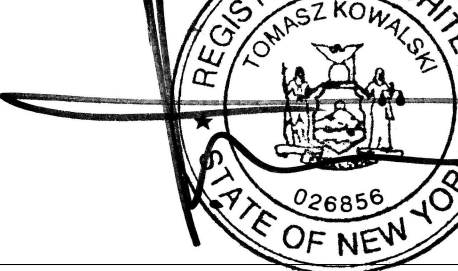
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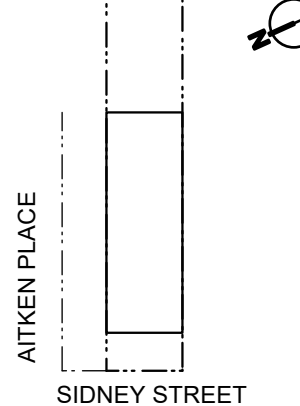
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KEY MAP

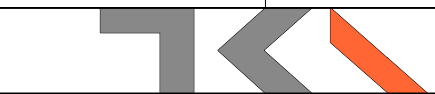


39 SIDNEY PLACE
39 SIDNEY PLACE, BROOKLYN NY 11201

OWNER
139 SIDNEY LLC
140 REMSEN STREET, BROOKLYN NY 11201

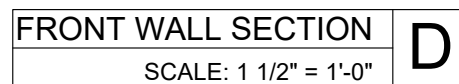
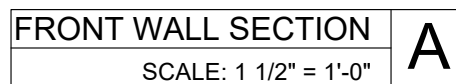
LPC-210
Stoop Restorations

02.26.2025 10 | 19

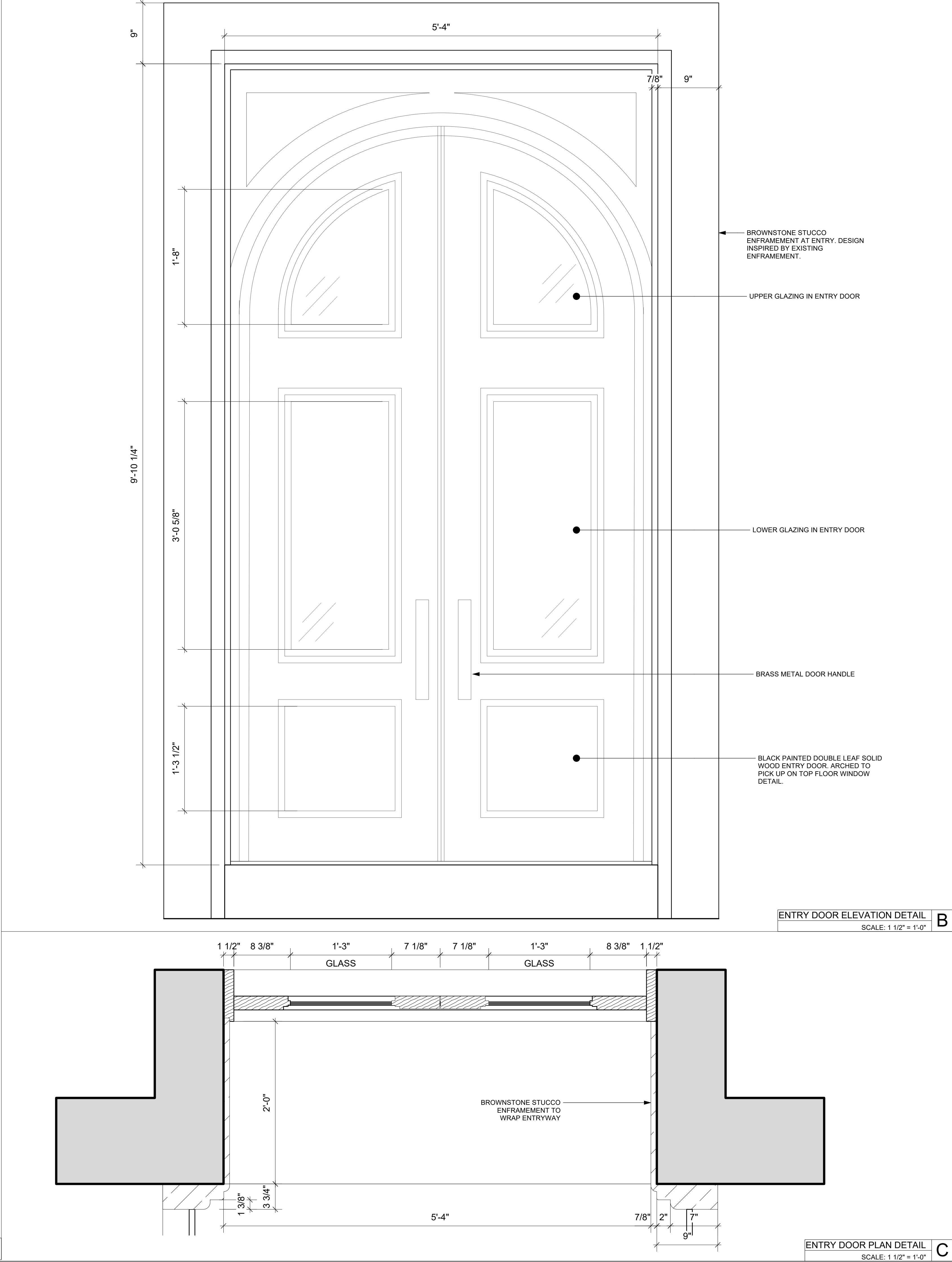
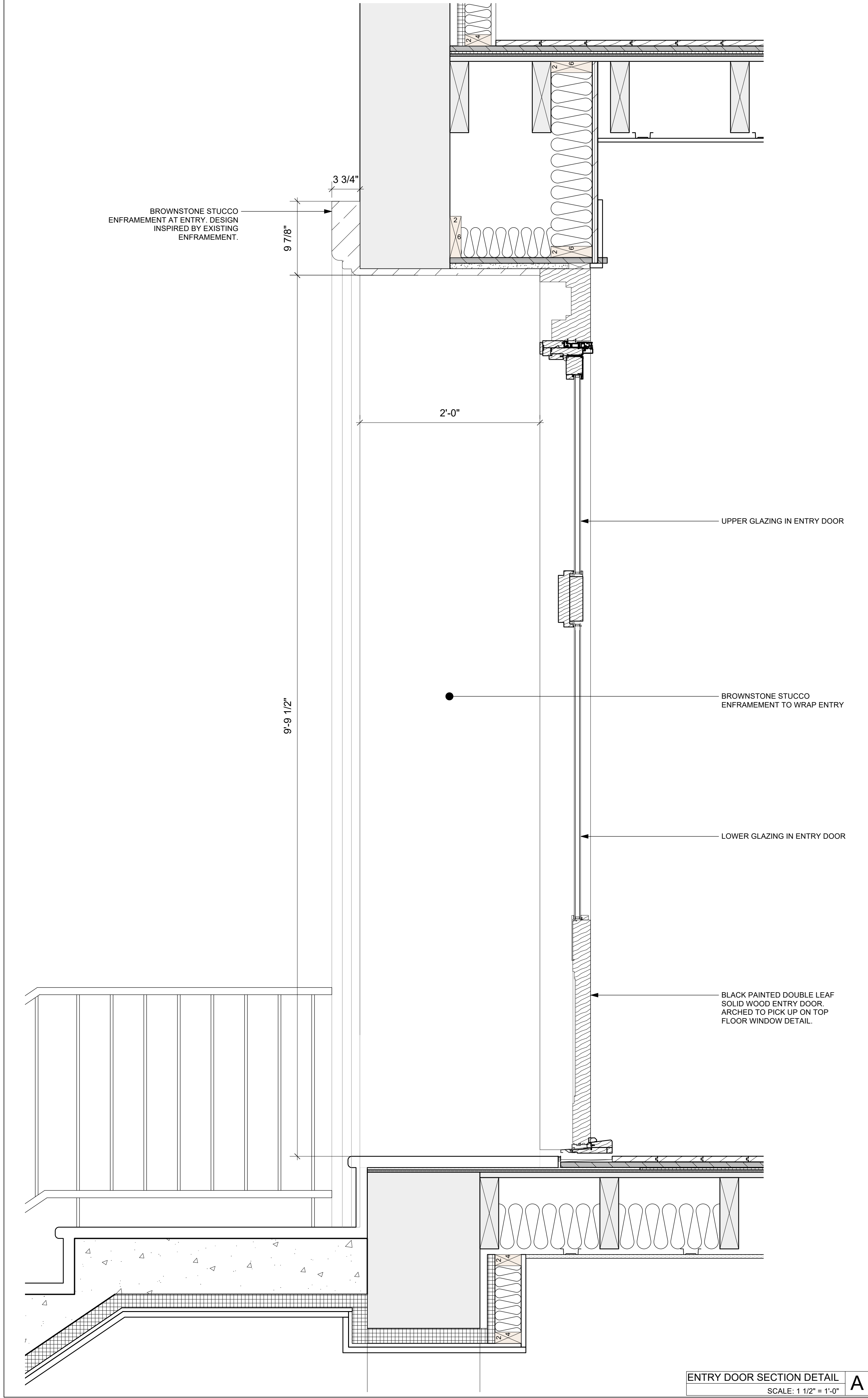


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DOB APPROVAL

JOB #
XXXXX

TOM KOWALSKI RA
REGISTERED ARCHITECT
TOMASZ KOWALEWICZ
026856
STATE OF NEW YORK

KEY MAP
AITKEN PLACE
SIDNEY STREET

39 SIDNEY PLACE
39 SIDNEY PLACE, BROOKLYN NY 11201

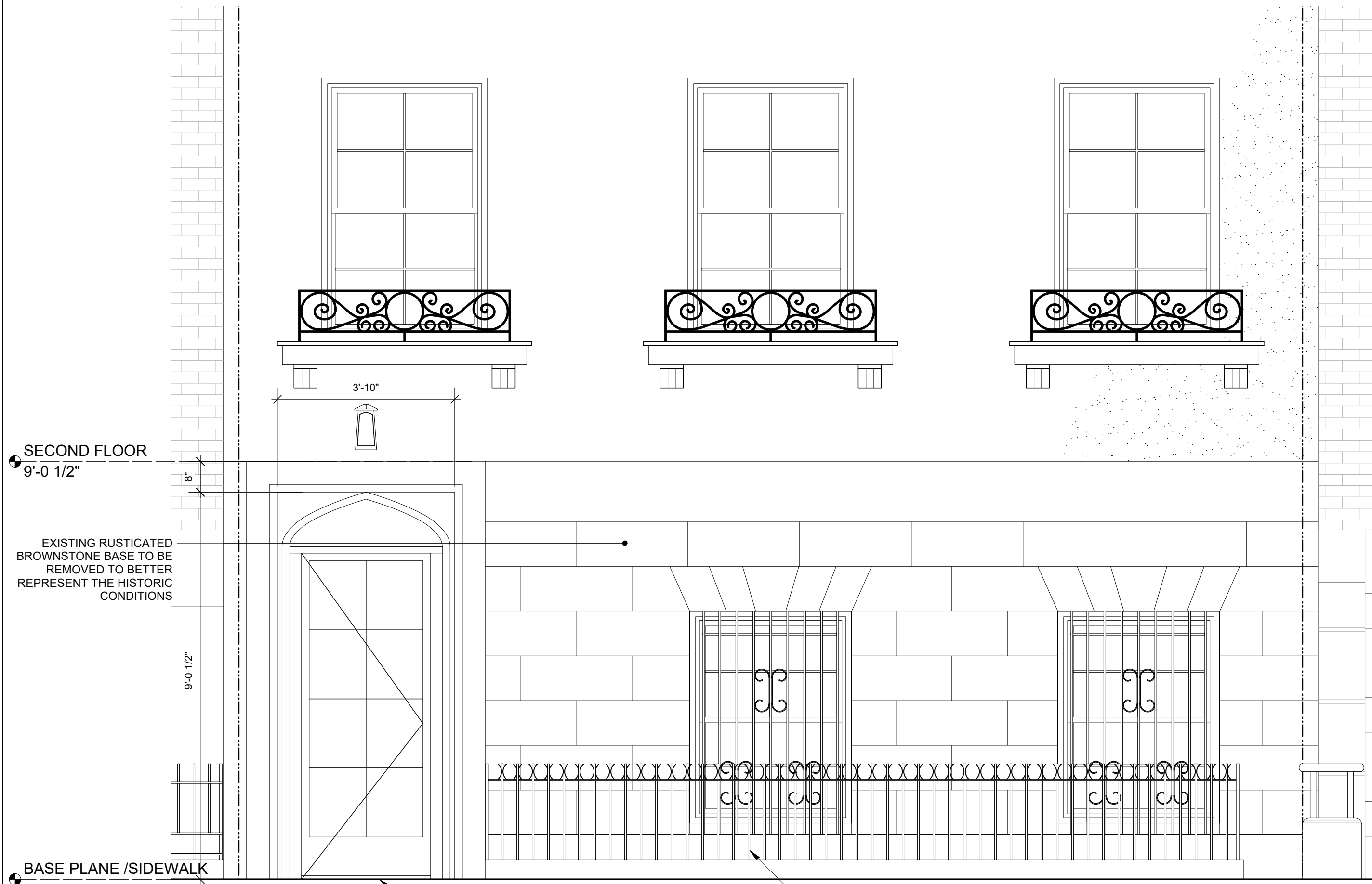
OWNER
139 SIDNEY LLC
140 REMSEN STREET, BROOKLYN NY 11201

LPC-503
Entry Door Details

02.26.2025 13 | 19

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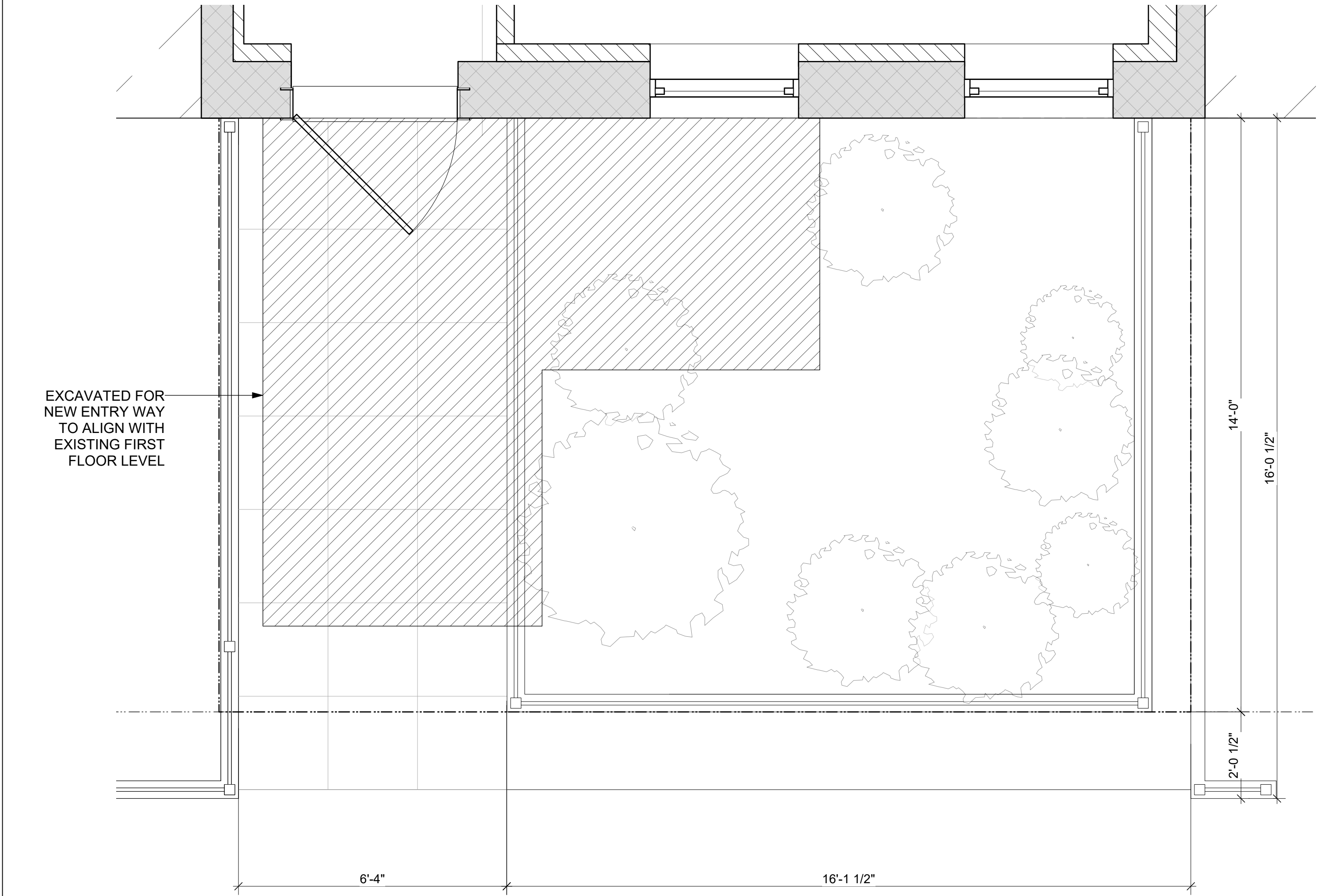
EXISTING ENTRY ELEVATION
SCALE: Actual Size

A



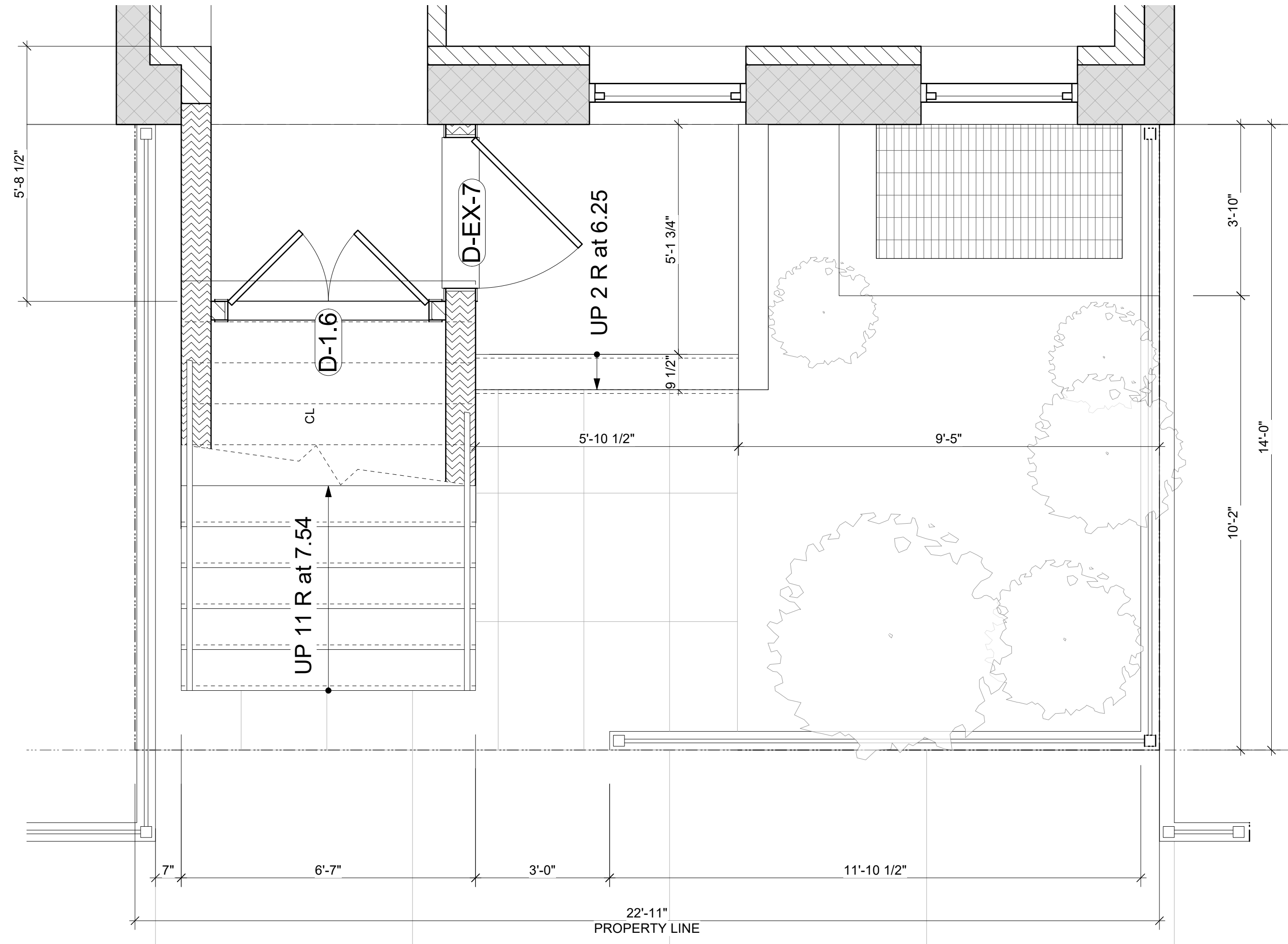
PROPOSED ENTRY ELEVATION
SCALE: Actual Size

B



EXISTING AREAWAY PLAN
SCALE: Actual Size

C



PROPOSED AREAWAY PLAN
SCALE: Actual Size

D

STRUCTURAL:

MEP:

FA:

GEN:

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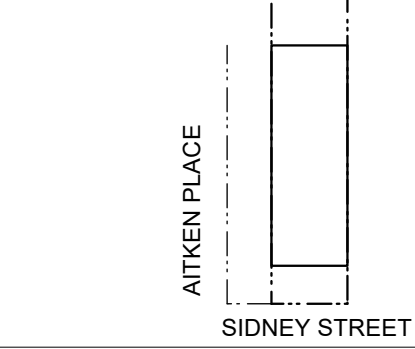
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KEY MAP



39 SIDNEY PLACE
39 SIDNEY PLACE, BROOKLYN NY 11201

OWNER
139 SIDNEY LLC
140 REMSEN STREET, BROOKLYN NY 11201

LPC-510
Areaway Plan

02.26.2025 14 | 19



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The current proposal is:

Preservation Department – Item 1, LPC-23-09523

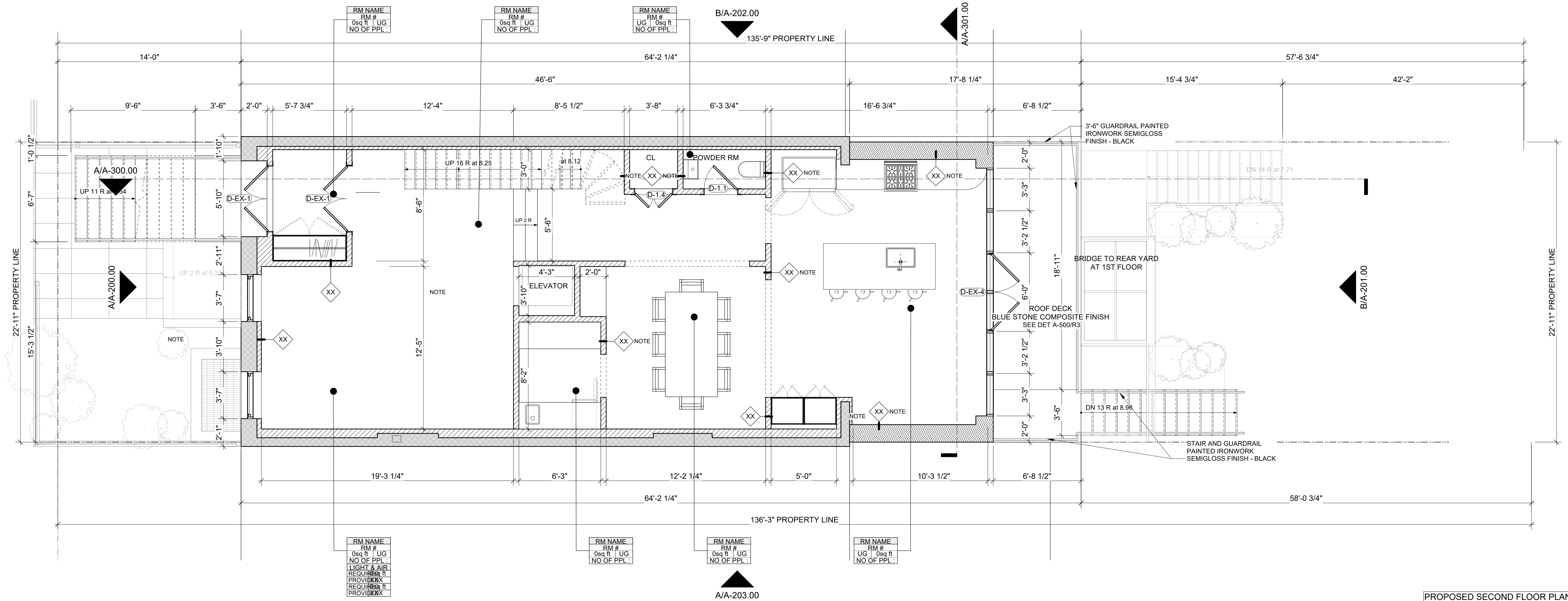
**39 Sidney Place – Brooklyn Heights Historic District
Borough of Brooklyn**

Note: this is a Public Meeting item. No public testimony will be received today as the hearing on this item is closed.

APPENDIX

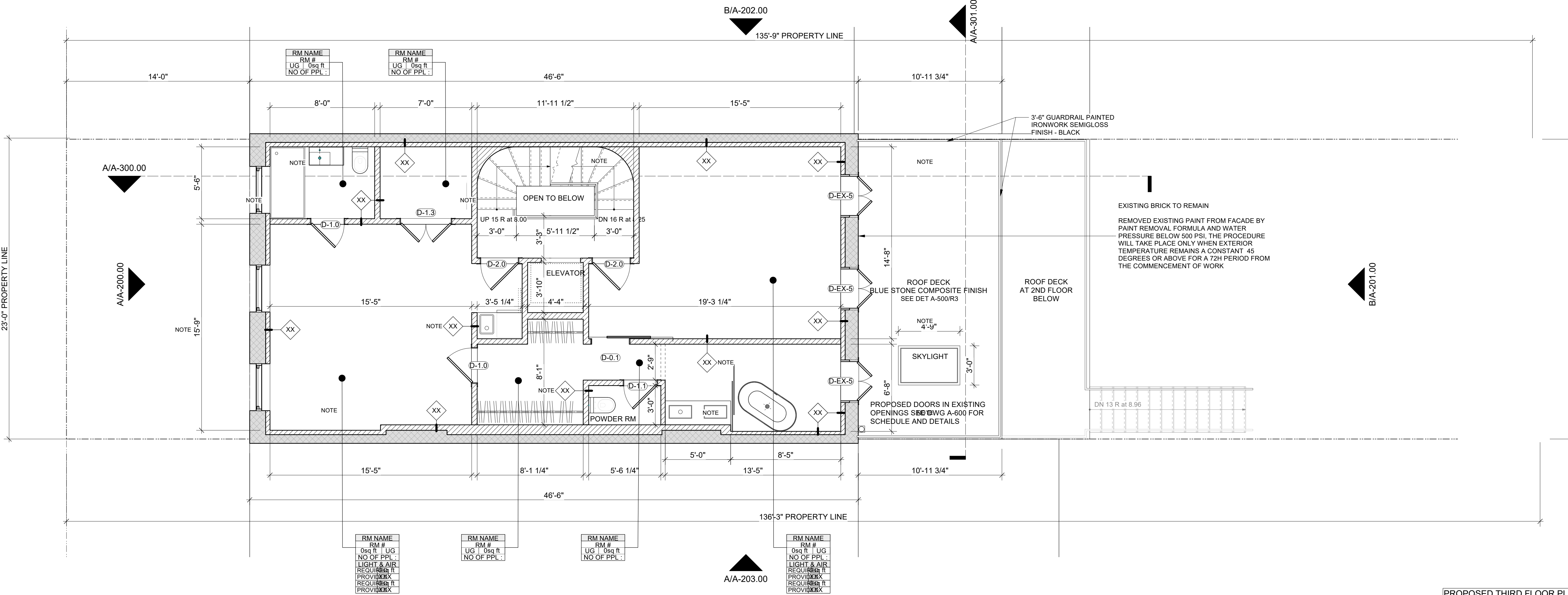


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PROPOSED SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



PROPOSED THIRD FLOOR PLAN

SCALE: 1/4" = 1'-0"

STRUCTURAL:

MEP:

FA:

GEN:

INFO@8MBUILDINGCONSULTING.COM

REVISION:

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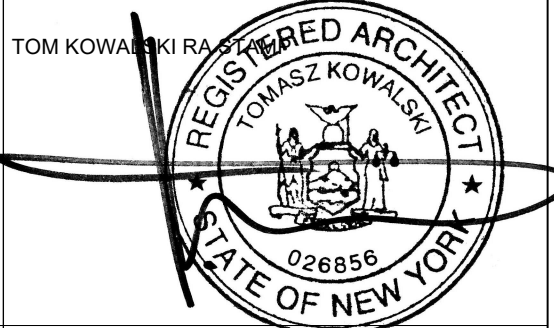
ISSUE 9/23/24 DOB main ISSUE

DOB APPROVAL

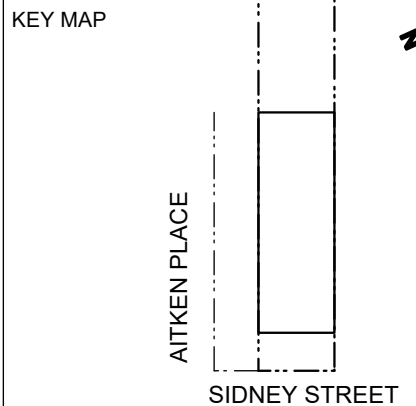
JOB #

XXXXX

TOM KOWALSKI RA



KEY MAP



39 SIDNEY PLACE
39 SIDNEY PLACE, BROOKLYN NY 11201

OWNER
139 SIDNEY LLC
140 REMSEN STREET, BROOKLYN NY 11201

A-101

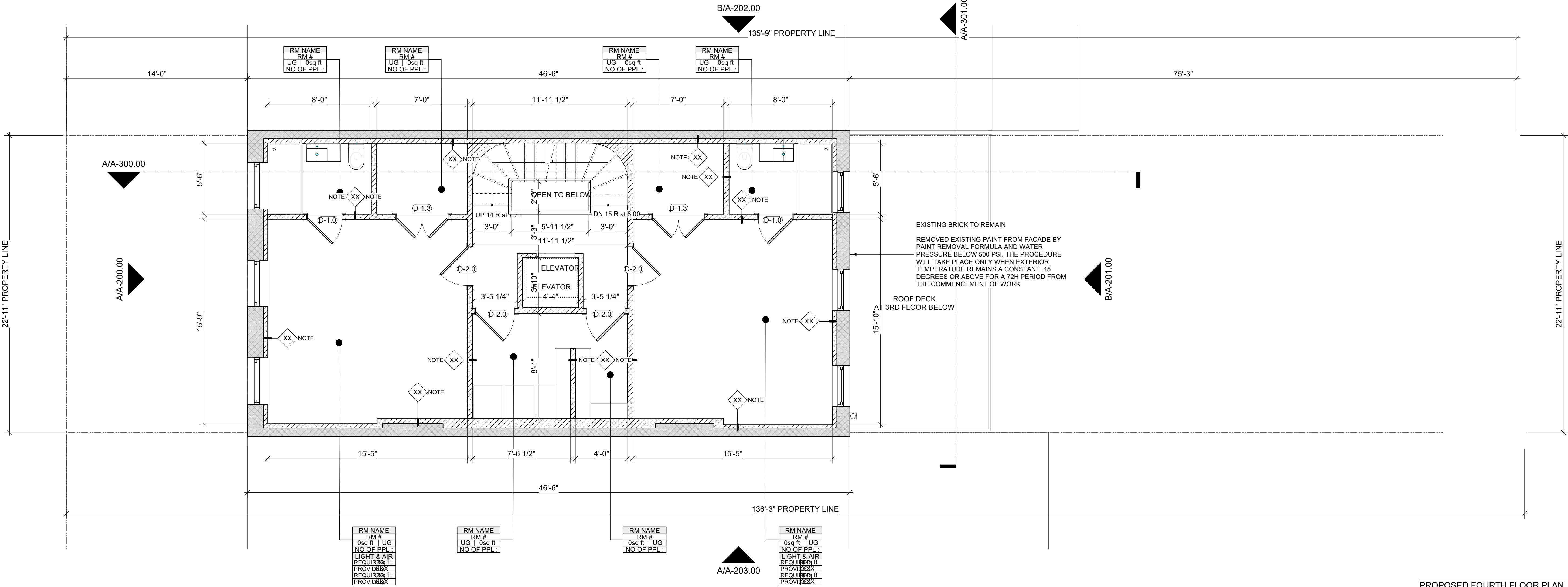
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02.26.2025

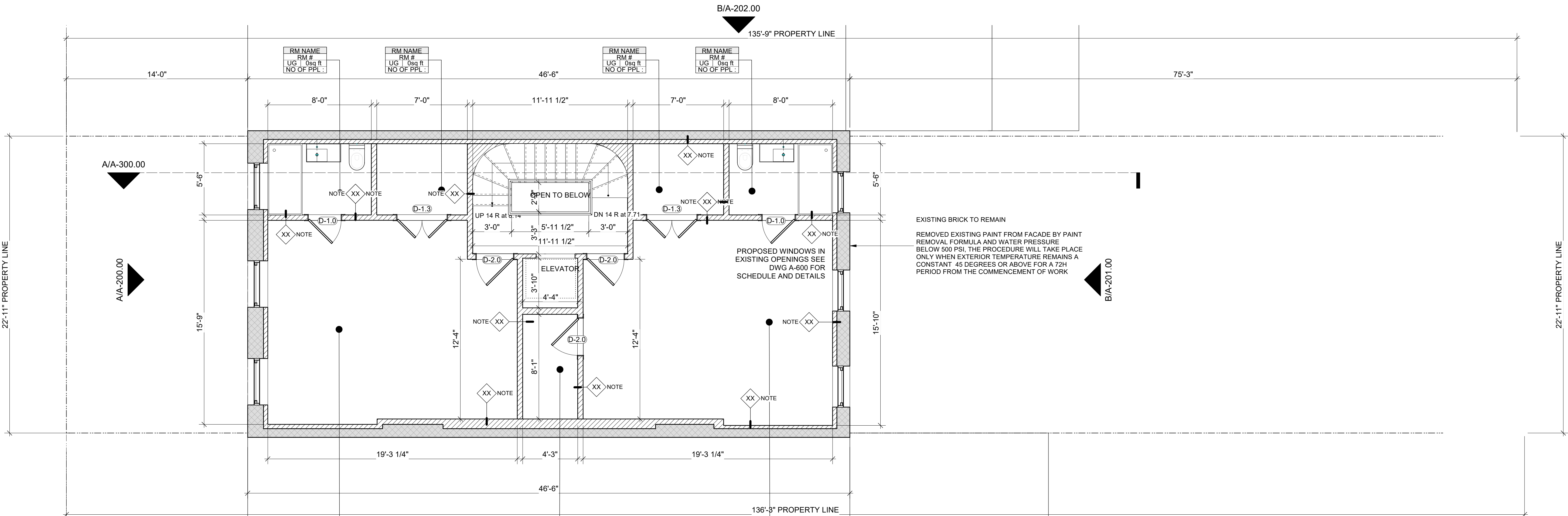
16 | 19

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PROPOSED FOURTH FLOOR PLAN
SCALE: 1/4" = 1'-0"



PROPOSED FIFTH FLOOR PLAN
SCALE: 1/4" = 1'-0"

STRUCTURAL:

MEP:

FA:

GEN:

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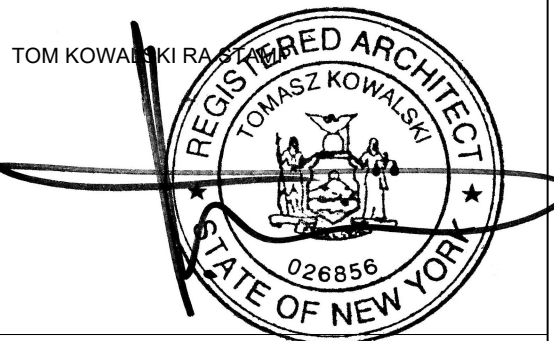
ISSUE 9/23/24 DOB main ISSUE

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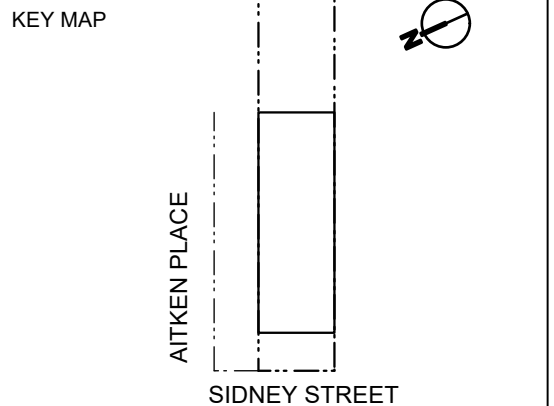
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KEY MAP

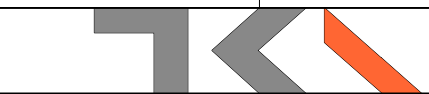


39 SIDNEY PLACE
39 SIDNEY PLACE, BROOKLYN NY 11201

OWNER
139 SIDNEY LLC
140 REMSEN STREET, BROOKLYN NY 11201

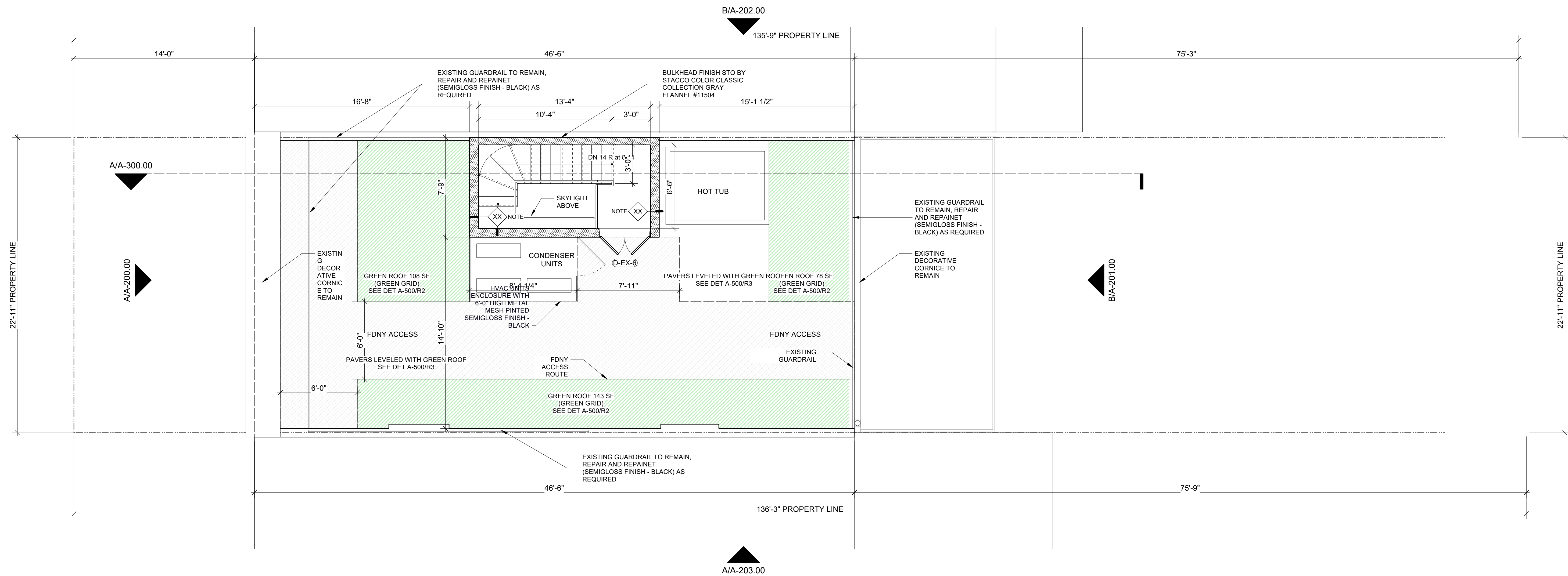
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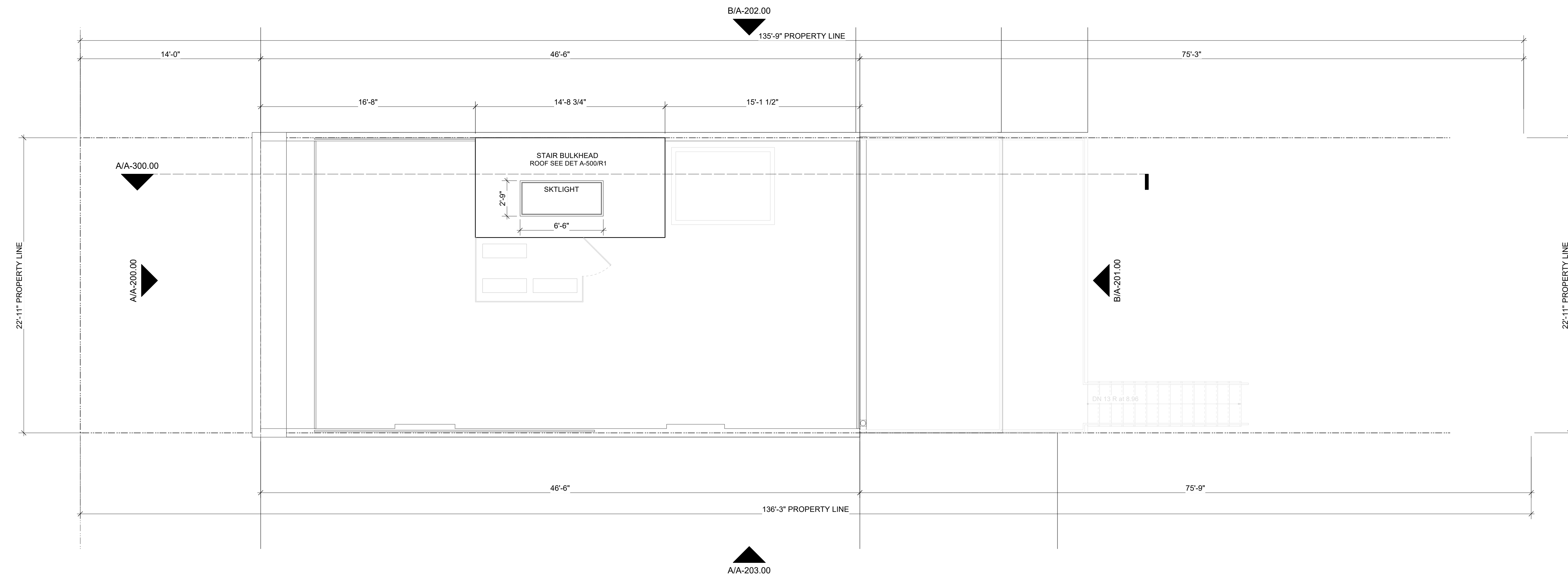
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PROPOSED ROOF PLAN

SCALE: 1/4" = 1'-0"



PROPOSED BULKHEAD ROOF PLAN

SCALE: 1/4" = 1'-0"

STRUCTURAL:

MEP:

FA:

GEN:

INFO@BMBBUILDINGCONSULTING.COM

REVISION:

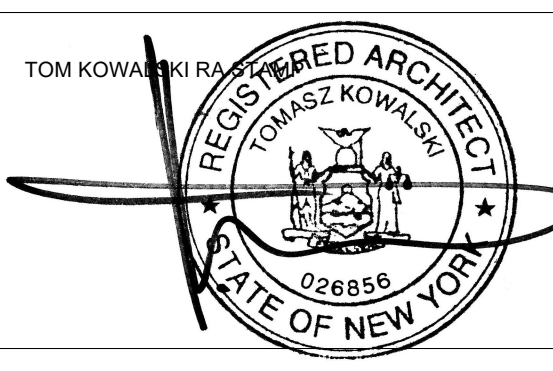
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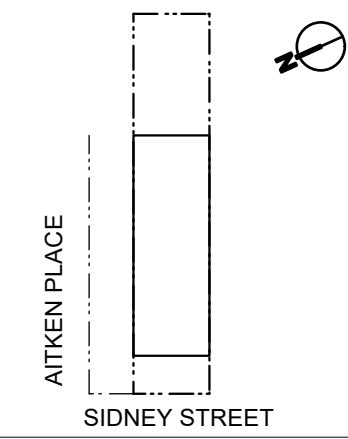
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KEY MAP

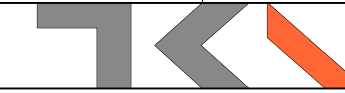


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OWNER
139 SIDNEY LLC
140 REMSEN STREET, BROOKLYN NY 11201

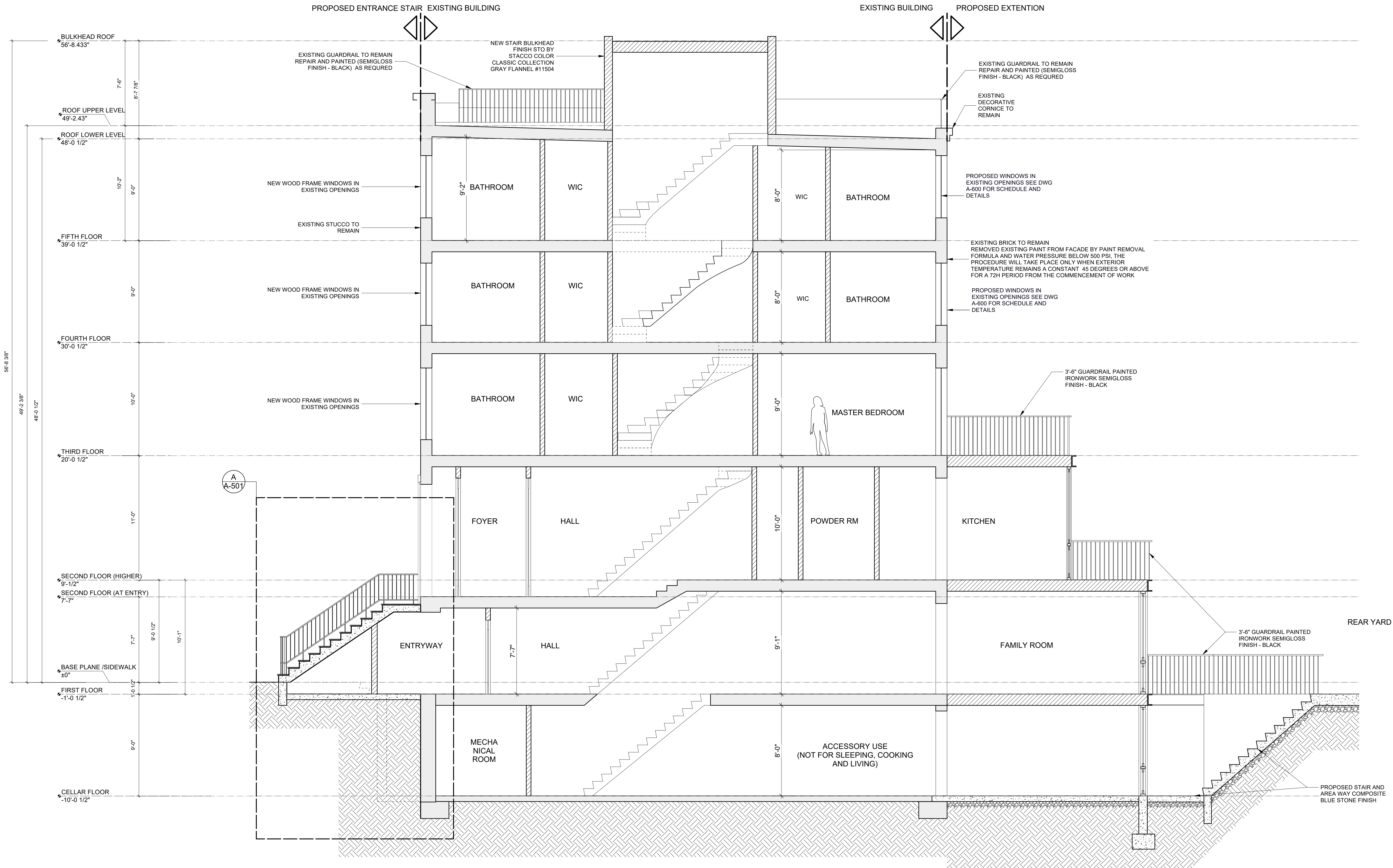
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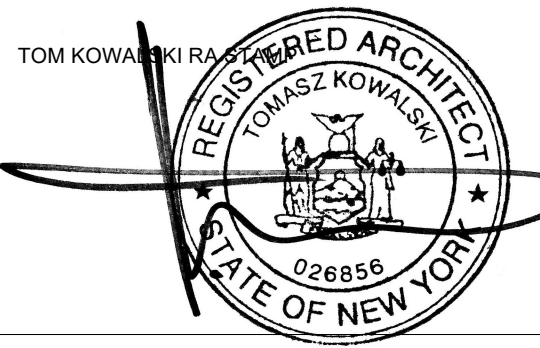
ISSUE 9/23/24 DOB main ISSUE

DOB APPROVAL

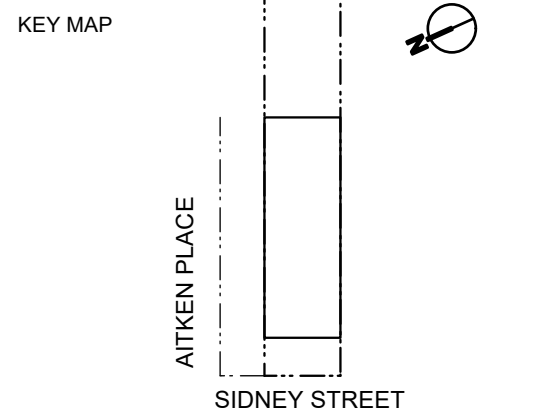
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KEY MAP



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OWNER
139 SIDNEY LLC
140 REMSEN STREET, BROOKLYN NY 11201

A-300

02.26.2025

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SECTION
SCALE: 1/4" = 1'-0"

A

The current proposal is:

Preservation Department – Item 1, LPC-23-09523

**39 Sidney Place – Brooklyn Heights Historic District
Borough of Brooklyn**

Note: this is a Public Meeting item. No public testimony will be received today as the hearing on this item is closed.