

March 25, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 1, LPC-25-06592

27 Strong Place – Cobble Hill Historic District Borough of Brooklyn

To testify virtually, please join Zoom

Webinar ID: 161 495 4752

Passcode: 610462

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (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.



COBBLE HILL HISTORIC DISTRICT, DESIGNATED 1969

27 STRONG PLACE



23

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27 Strong Pl

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Existing Front View



Proposed Front View



Existing Rear View



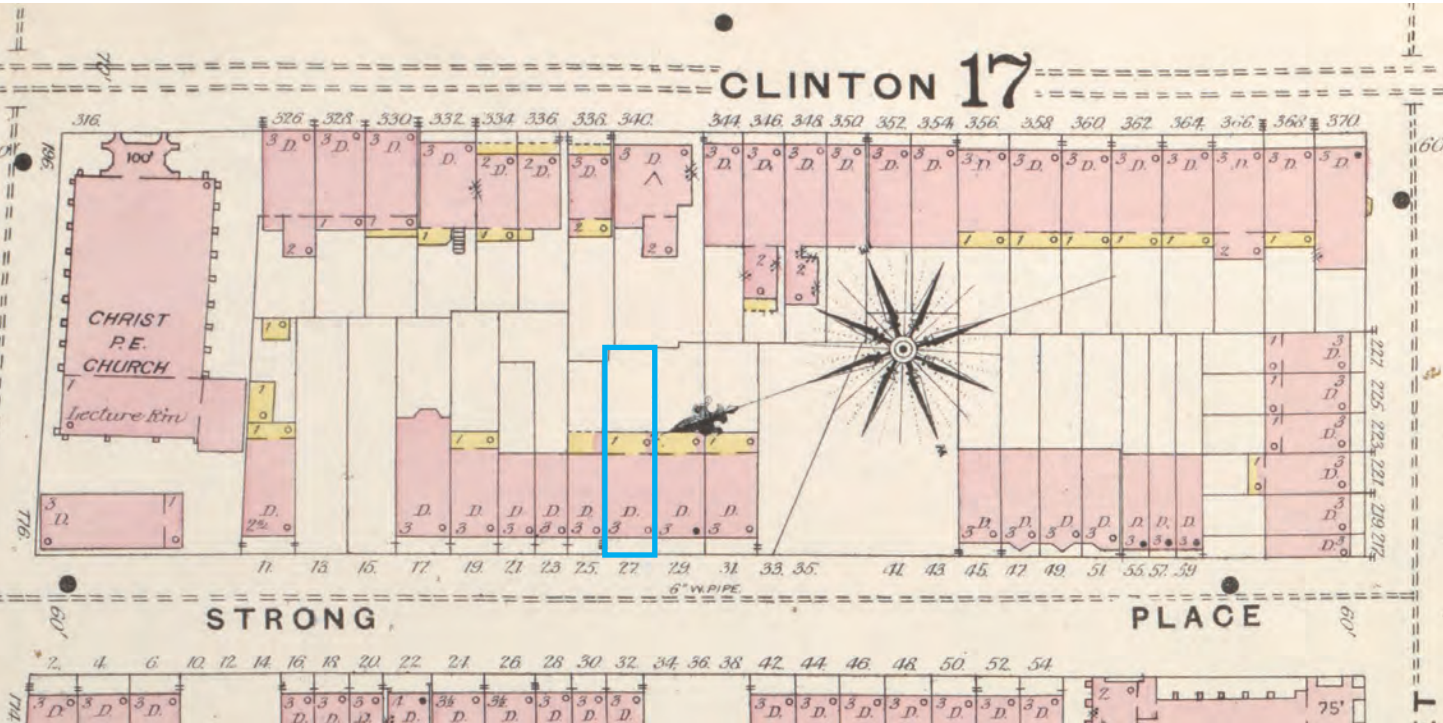
Proposed Rear View



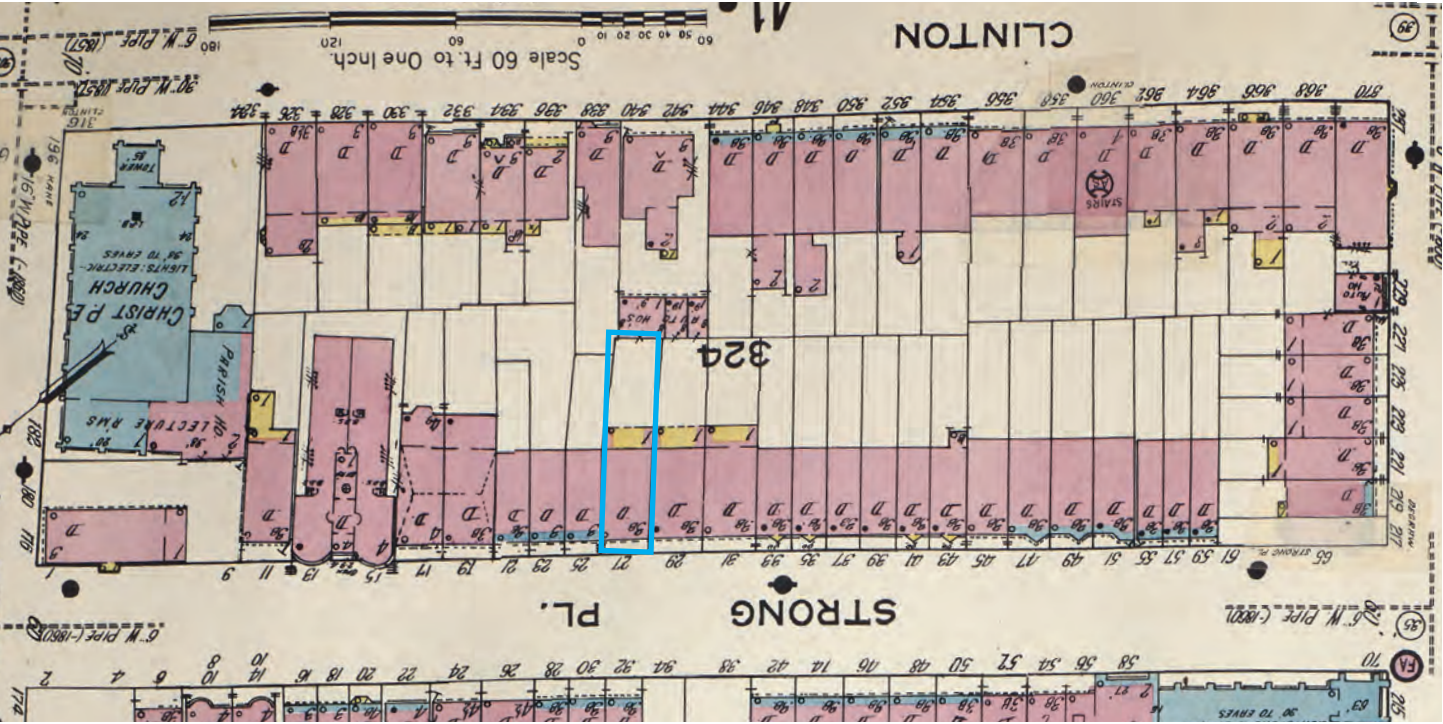
1 Plot Plan Existing
1/32" = 1'-0"



2 Plot Plan Proposed
1/32" = 1'-0"



Block map of 27 Strong Place, 1886 (Sanborn Fire Insurance Atlas)



Block map of 27 Strong Place, 1950 (Sanborn Fire Insurance Atlas)



27 Strong Place 1940 (NYCMA)



27 Strong Place Designation Photo 1969 (LPC)



27 Strong Place 1980 (NYCMA)



Front facade of 27 Strong Place, facing east



Upper stories of the front facade



Garden and parlor levels of the front facade



Roof view from Northwest



Roof view from Northeast



Roof view from Southeast



Roof view from Southwest

31

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27 Strong Pl

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Rear facade of 27 Strong Place, facing west



Third and fourth stories from the existing rear addition's roof terrace



Third and fourth stories from the existing rear addition's roof terrace



Detail of existing rear facade condition at the upper floors



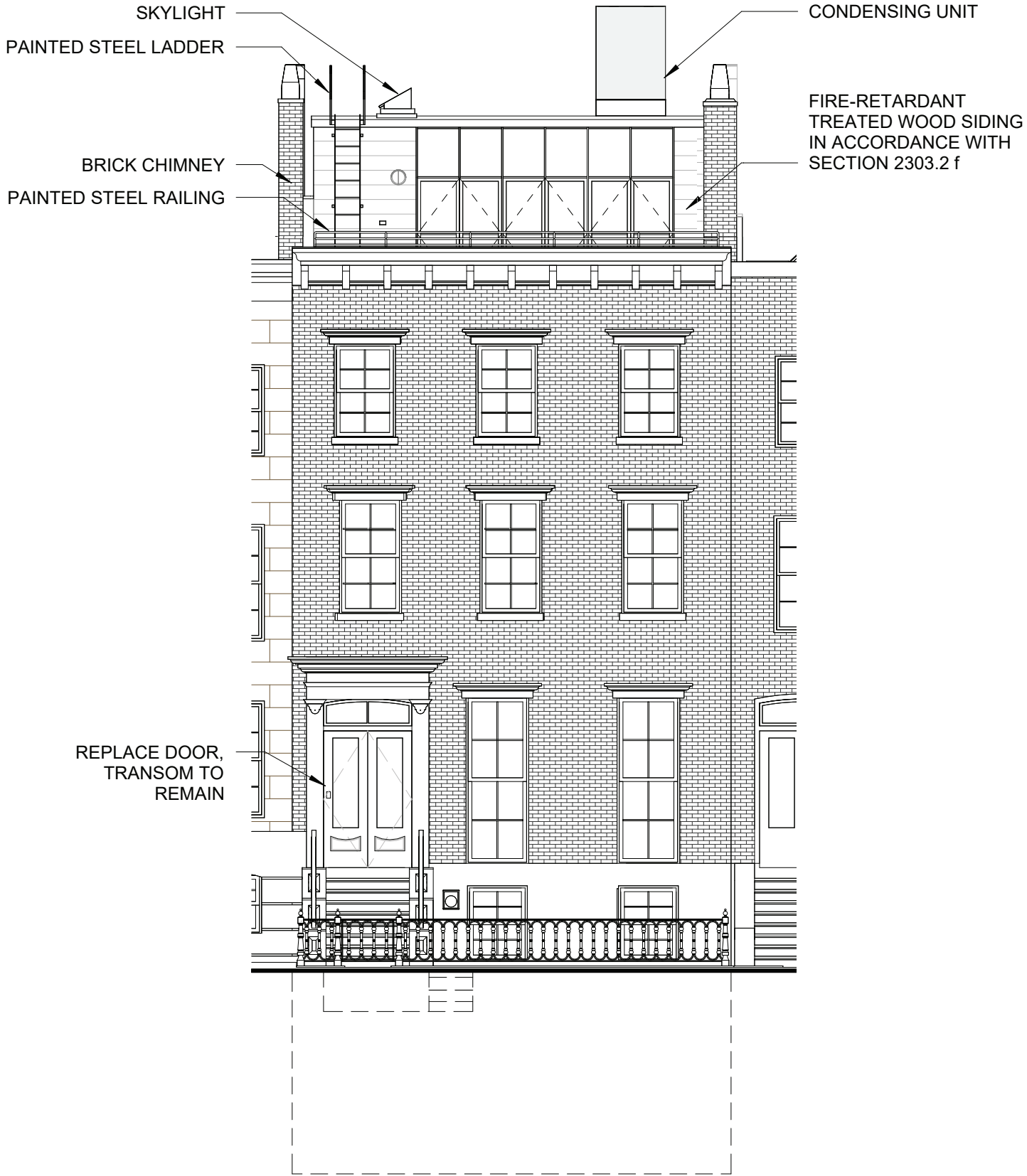
Detail of existing, non-historic rear cornice condition



Detail of existing, non-historic rear cornice condition



1 West Elevation - Existing LPC
1/8" = 1'-0"



2 West Elevation - Proposed LPC
1/8" = 1'-0"

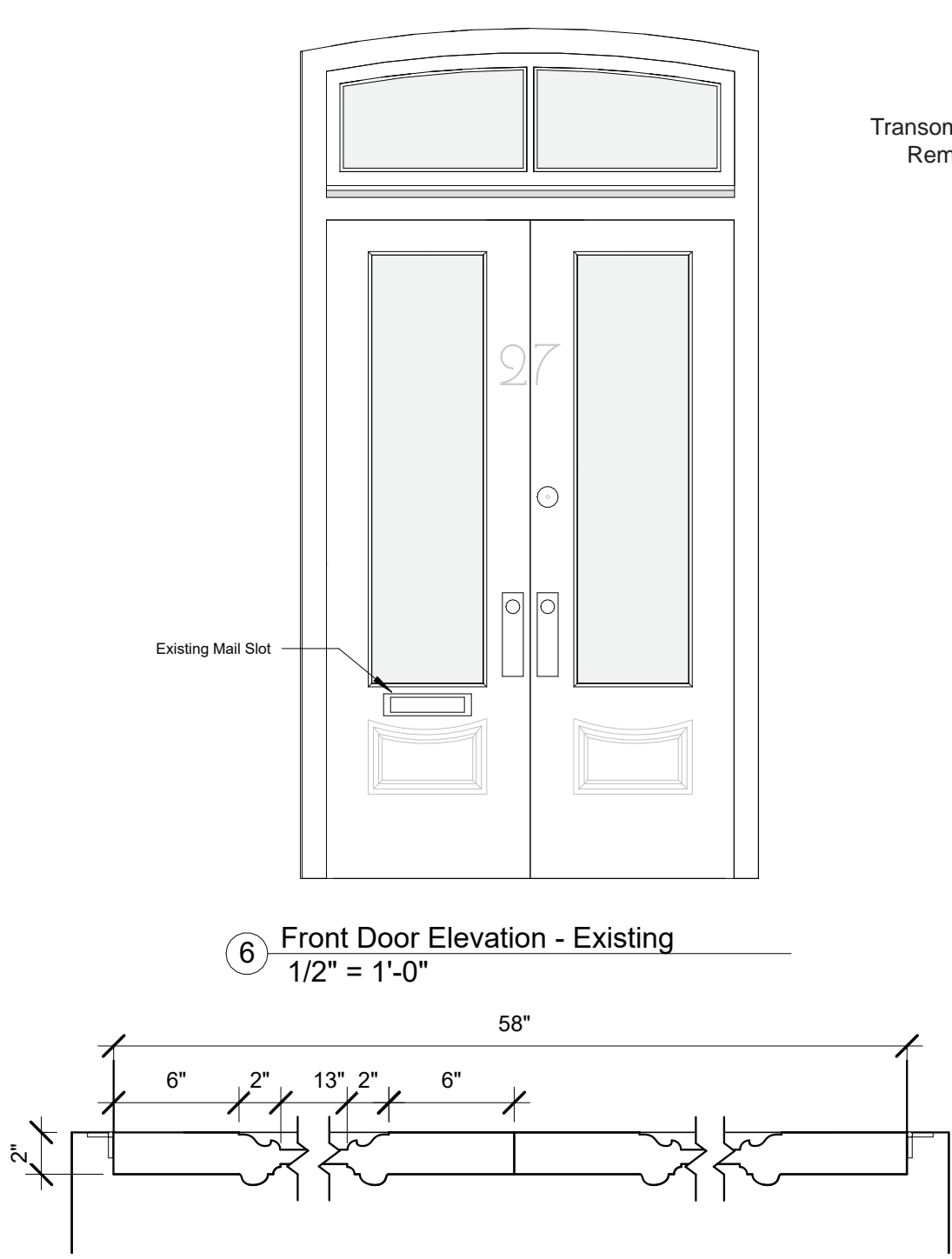
Wood door rebuilt to match existing.
Existing Transom to Remain



① Stair and Door Elevation - Existing
1/4" = 1'-0"

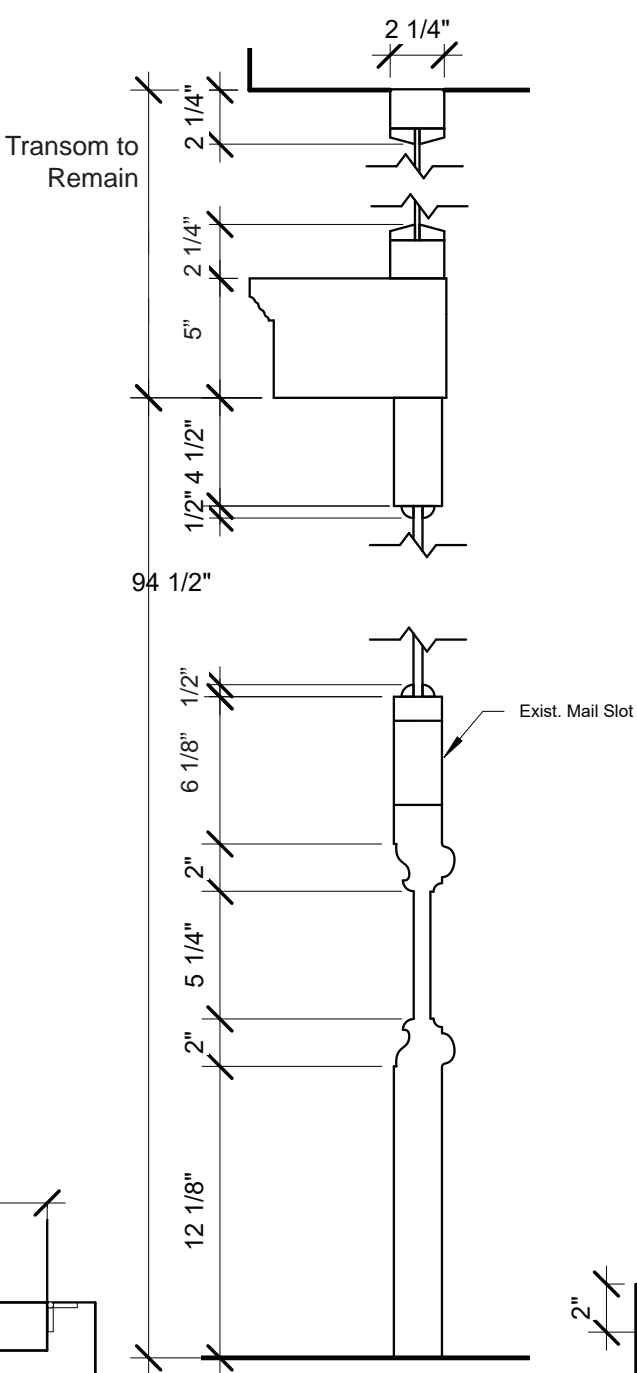


② Stair and Door Elevation - Proposed
1/4" = 1'-0"

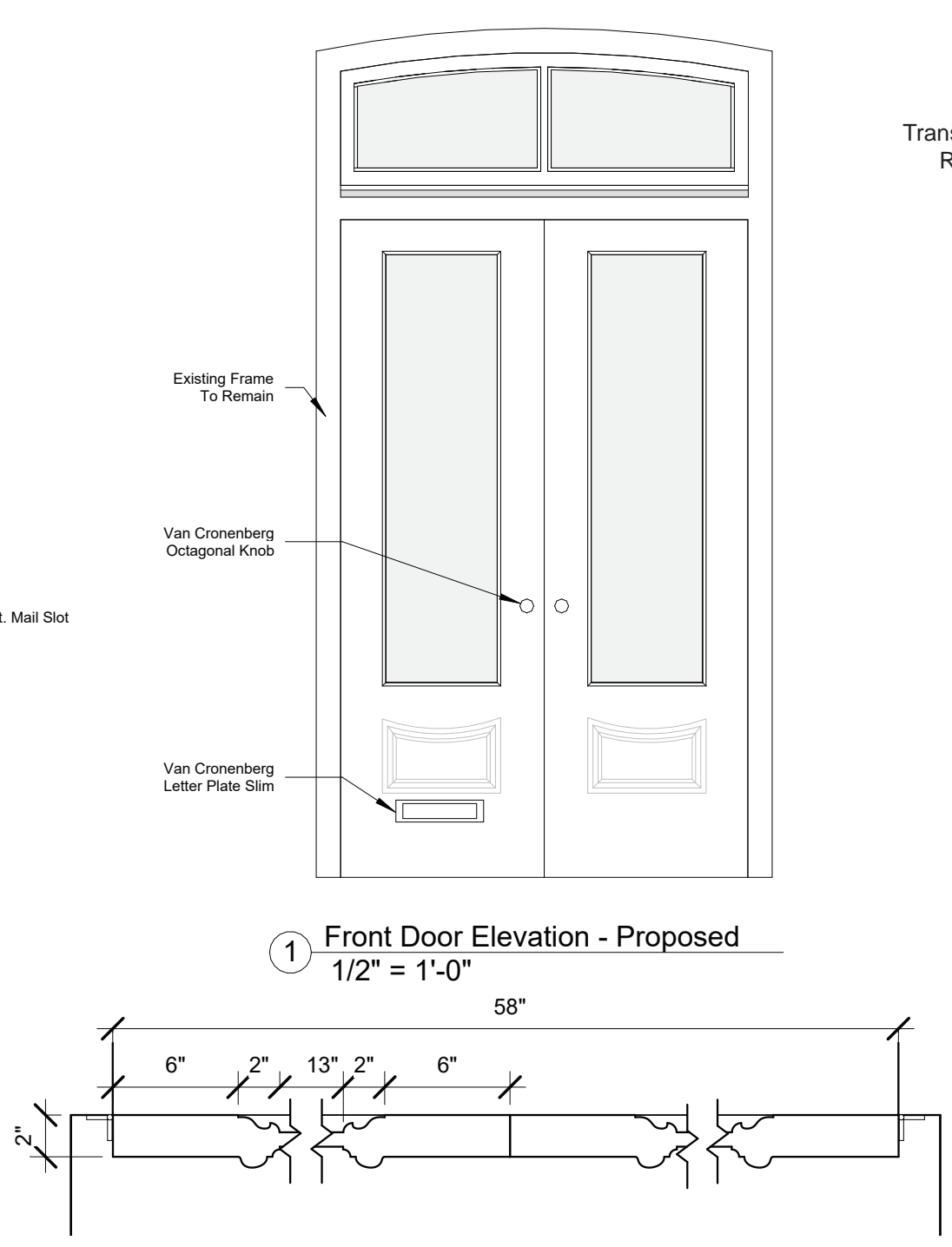


⑥ Front Door Elevation - Existing
1/2" = 1'-0"

② Front Door Plan - Existing
1 1/2" = 1'-0"

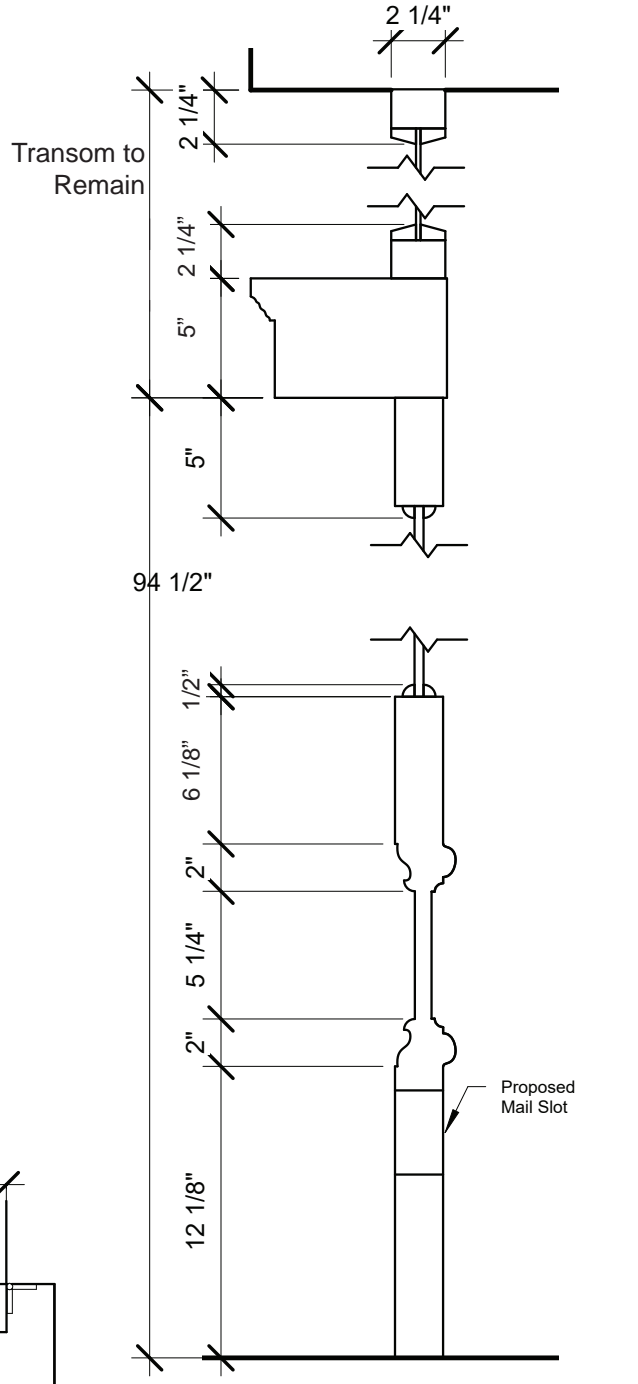


④ Front Door Section - Existing
1 1/2" = 1'-0"



① Front Door Elevation - Proposed
1/2" = 1'-0"

③ Front Door Plan - Proposed
1 1/2" = 1'-0"



⑤ Front Door Section - Proposed
1 1/2" = 1'-0"



Transom to remain



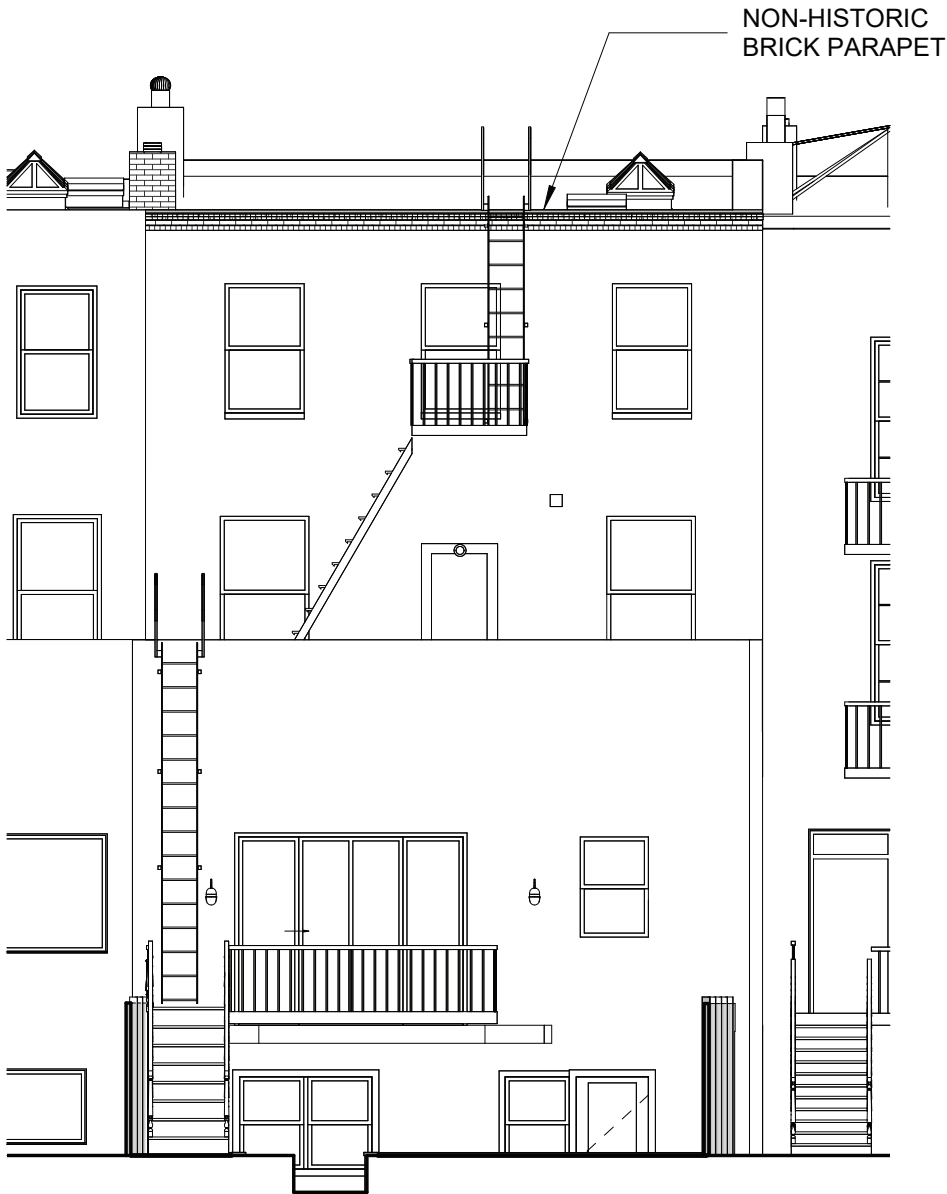
Front Door Damage



Front Door and Transom



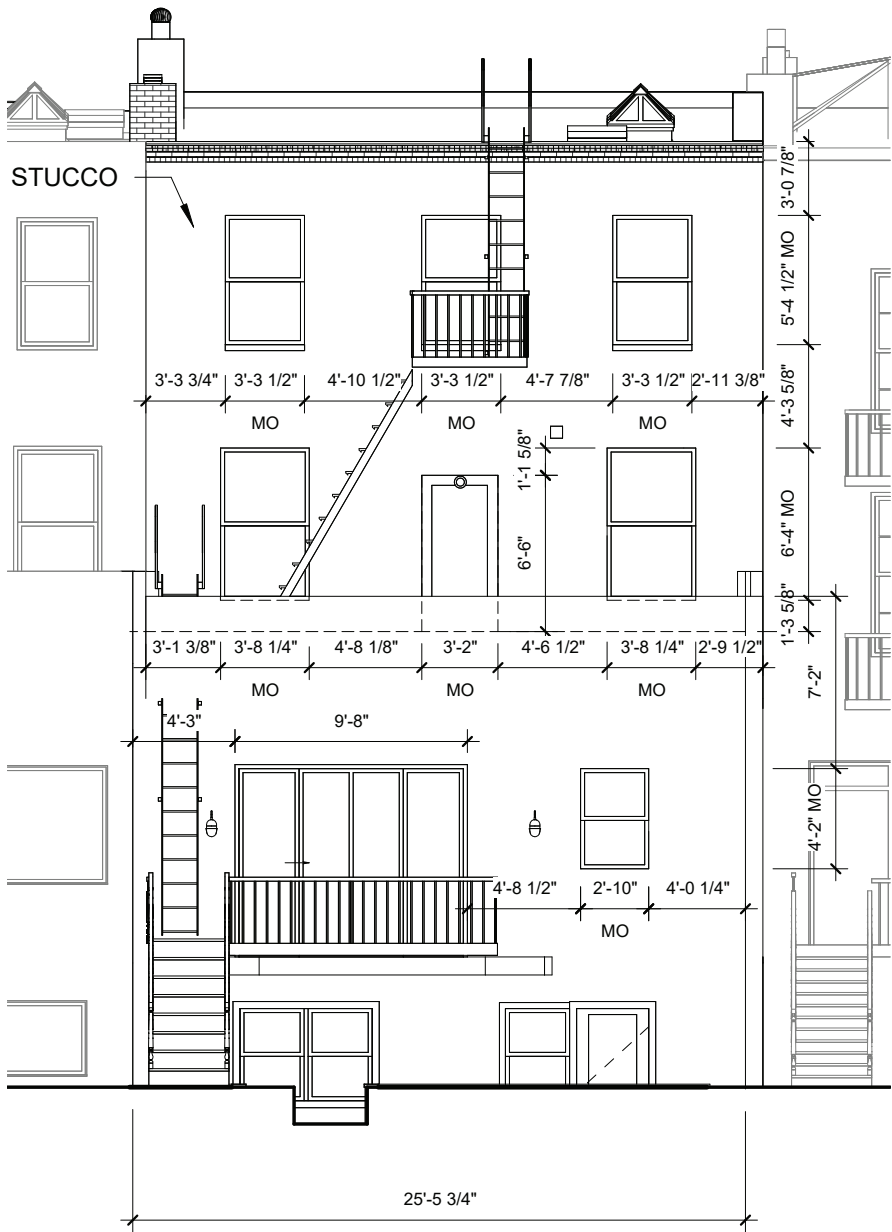
Front Door Damage



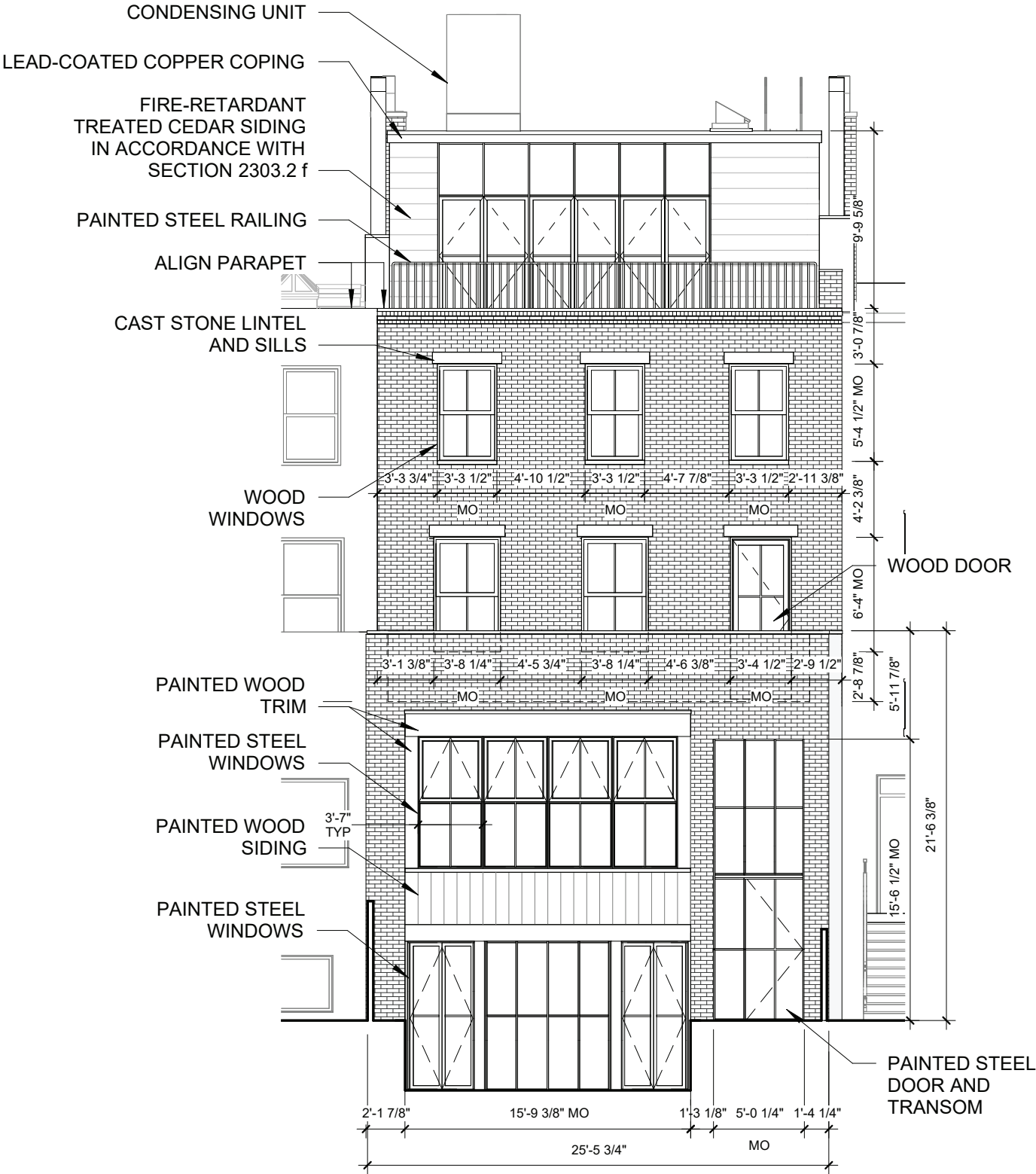
1 East Elevation - Existing LPC
1/8" = 1'-0"



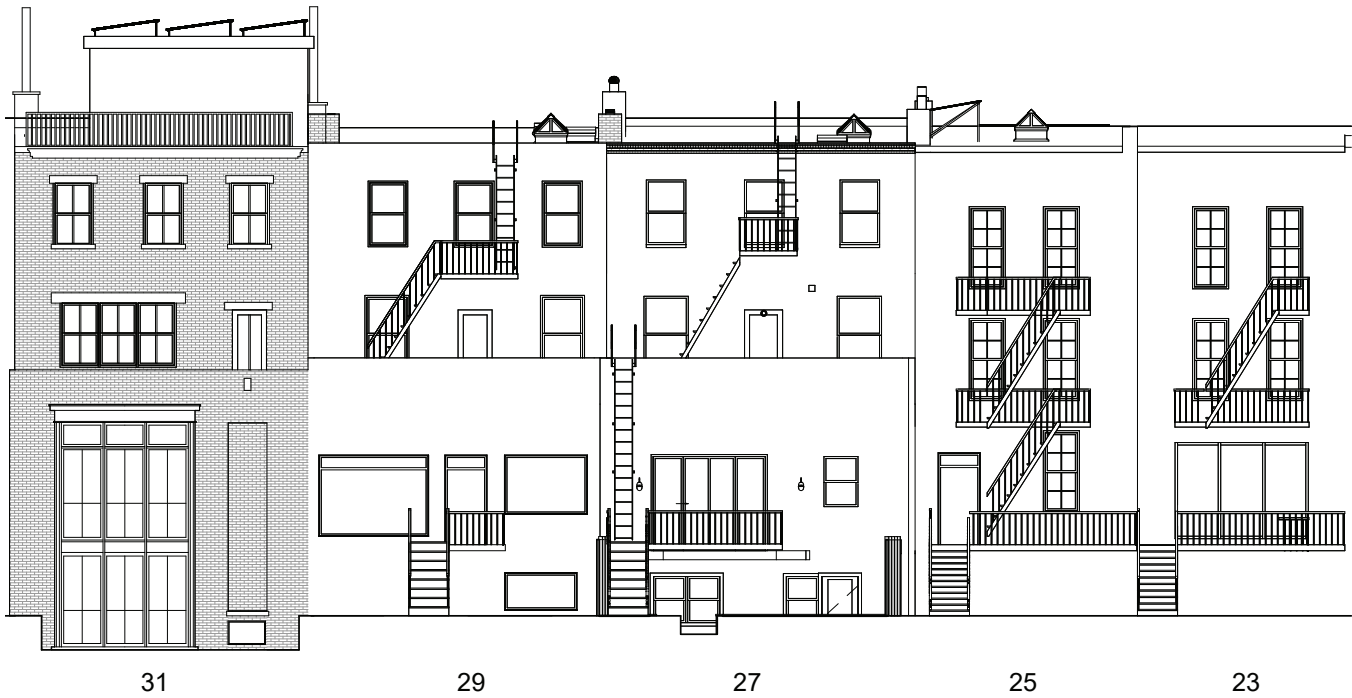
2 East Elevation - Proposed LPC
1/8" = 1'-0"



1 East Elevation - Existing Dim.
1/8" = 1'-0"



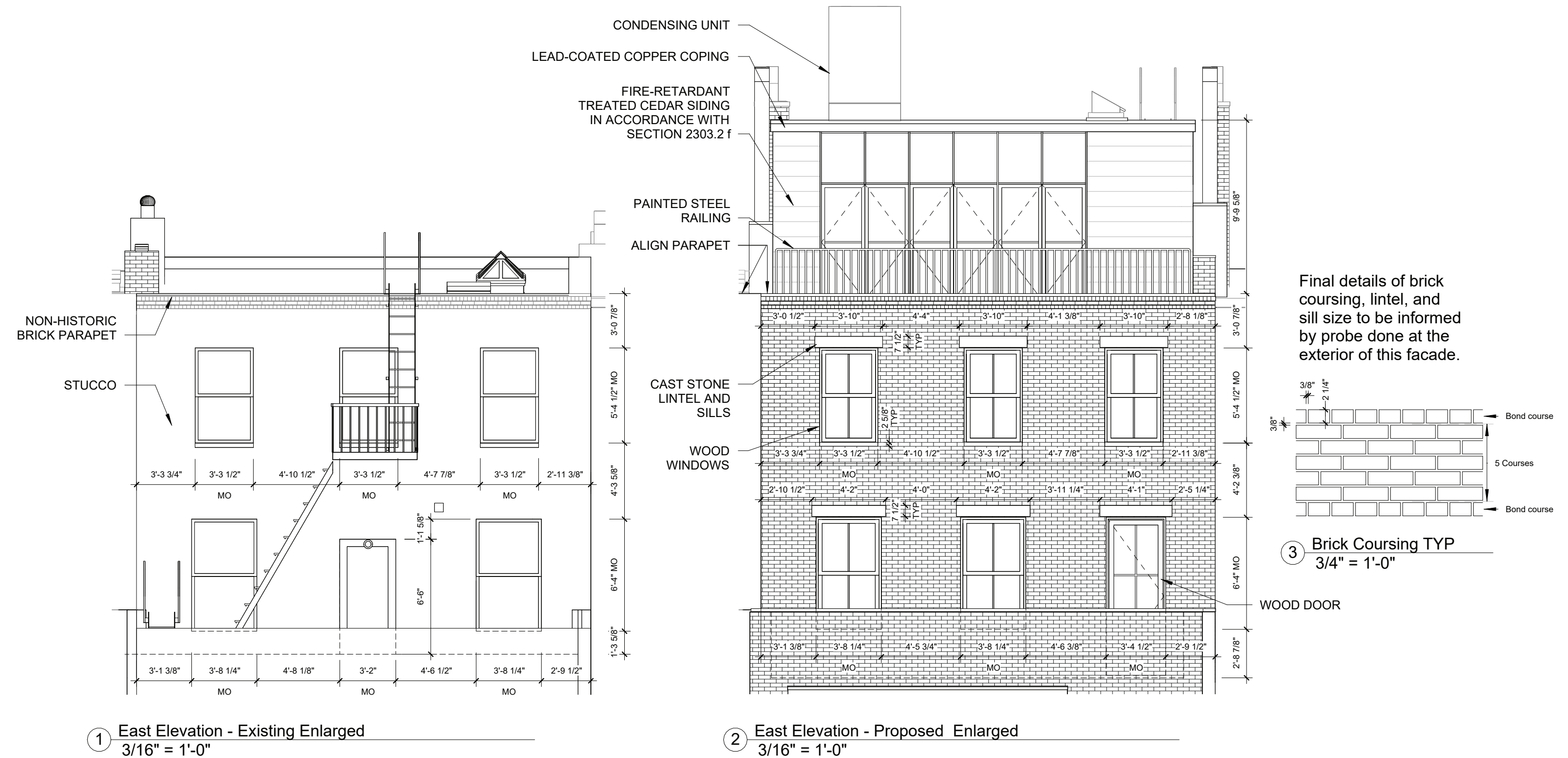
2 East Elevation - Proposed Dim.
1/8" = 1'-0"

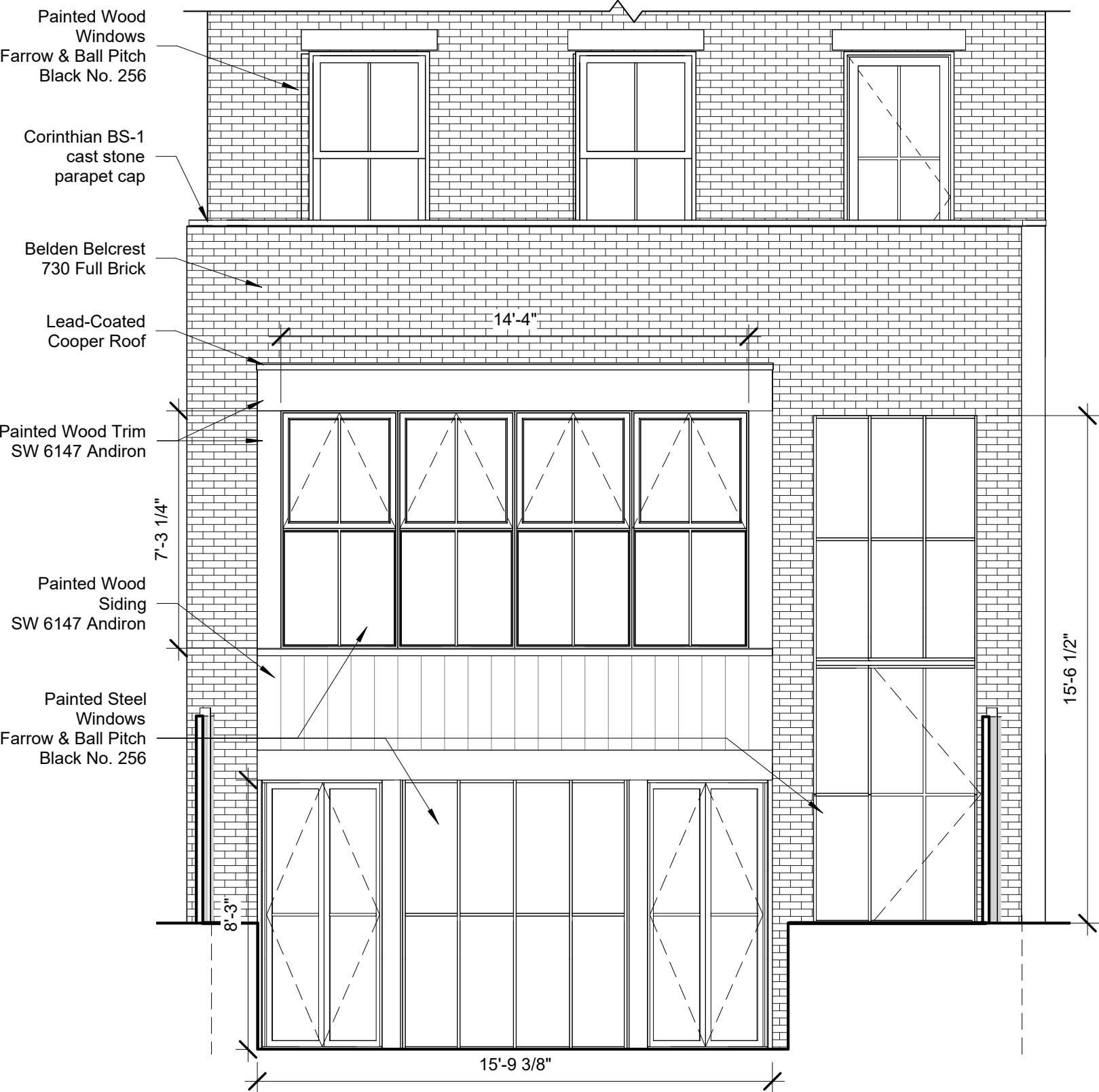


1 East Elevation Context - Existing
1/16" = 1'-0"

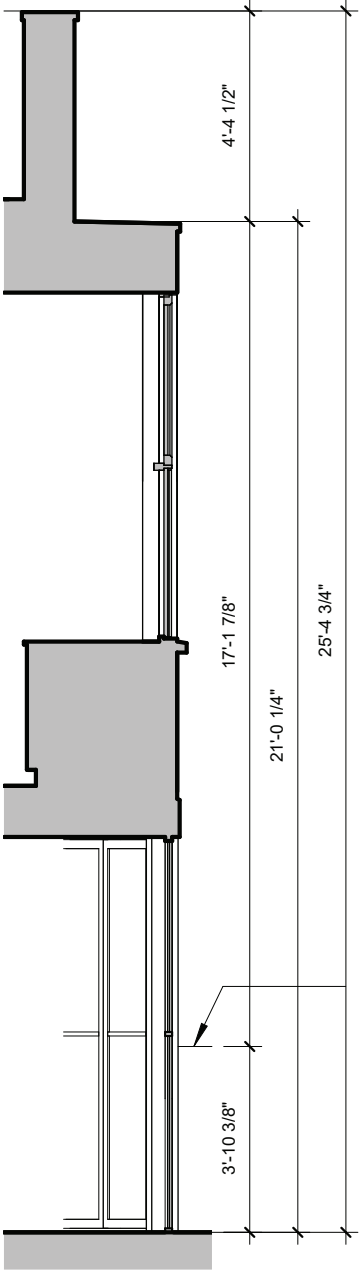


2 East Elevation Context - Proposed
1/16" = 1'-0"

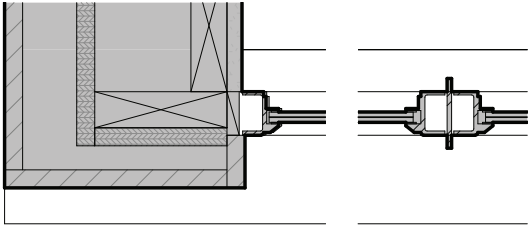




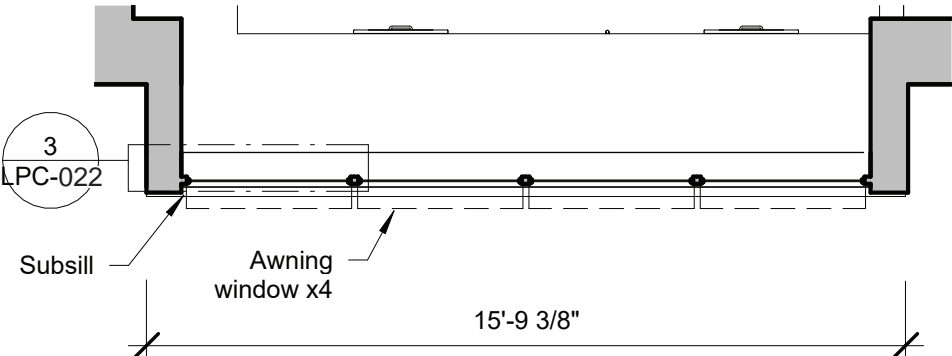
1 Rear Elevation Enlarged - Proposed LPC
1/4" = 1'-0"



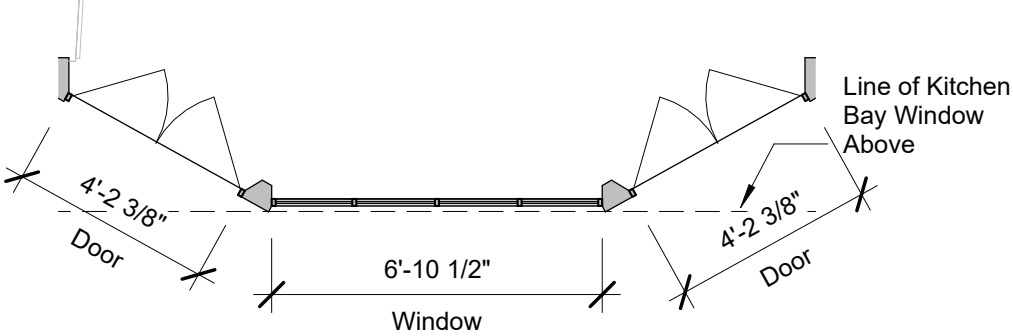
22 Section - Proposed Rear Bay Window
1/4" = 1'-0"



3 Detail Plan - Proposed Kitchen Window Jamb TYP
1 1/2" = 1'-0"

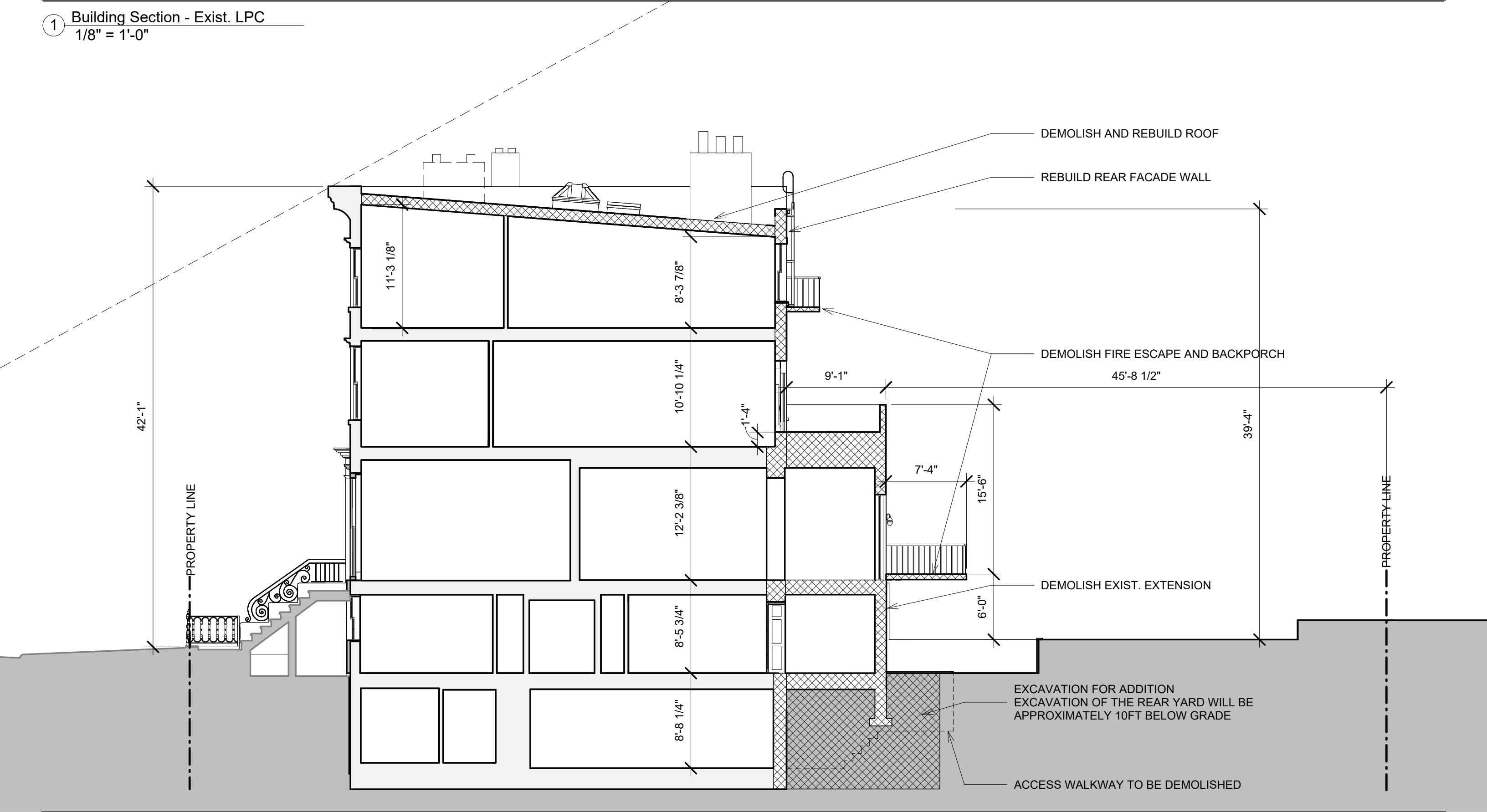


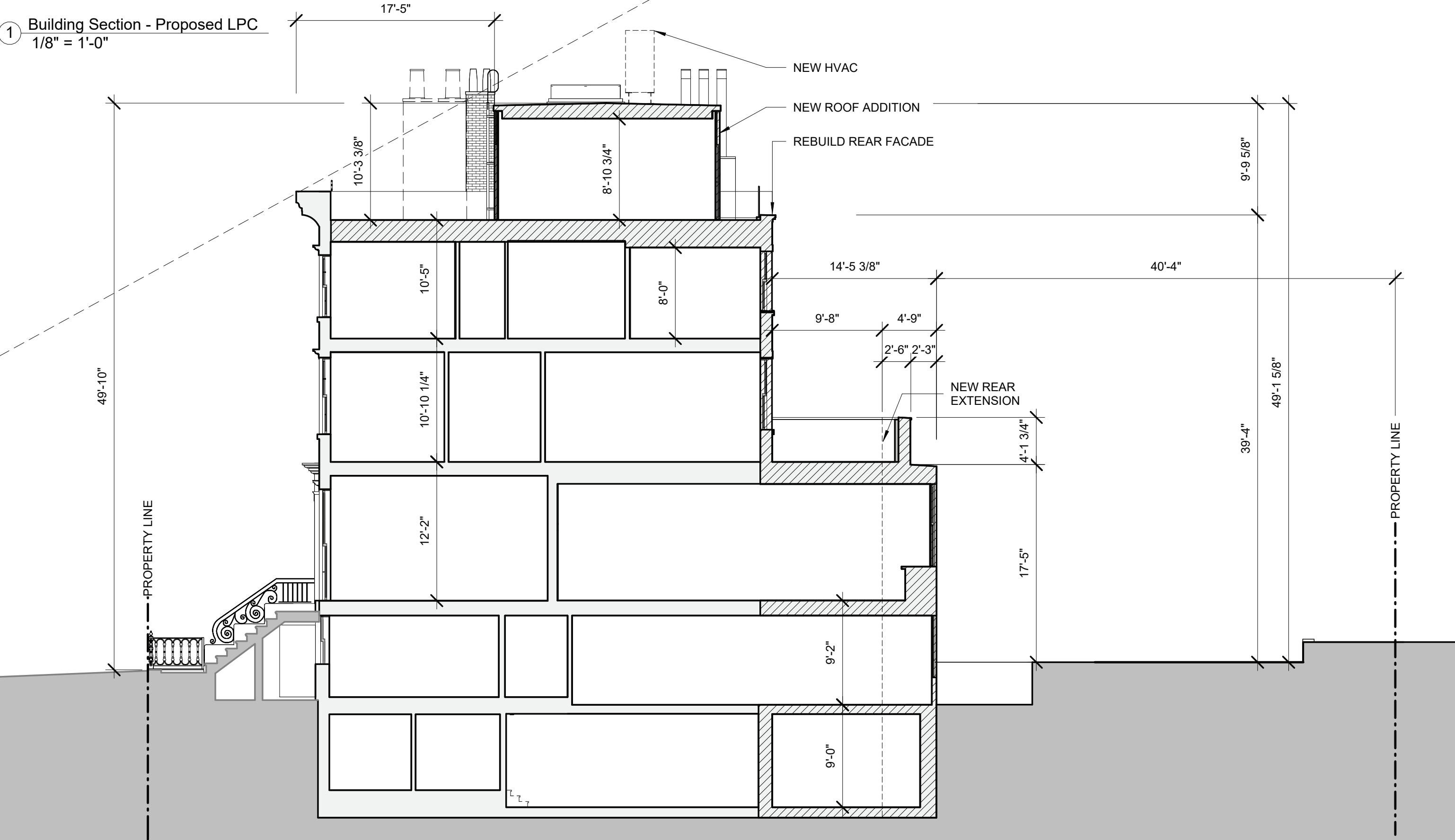
4 Detail Plan - Proposed Kitchen Bay Window
1/4" = 1'-0"



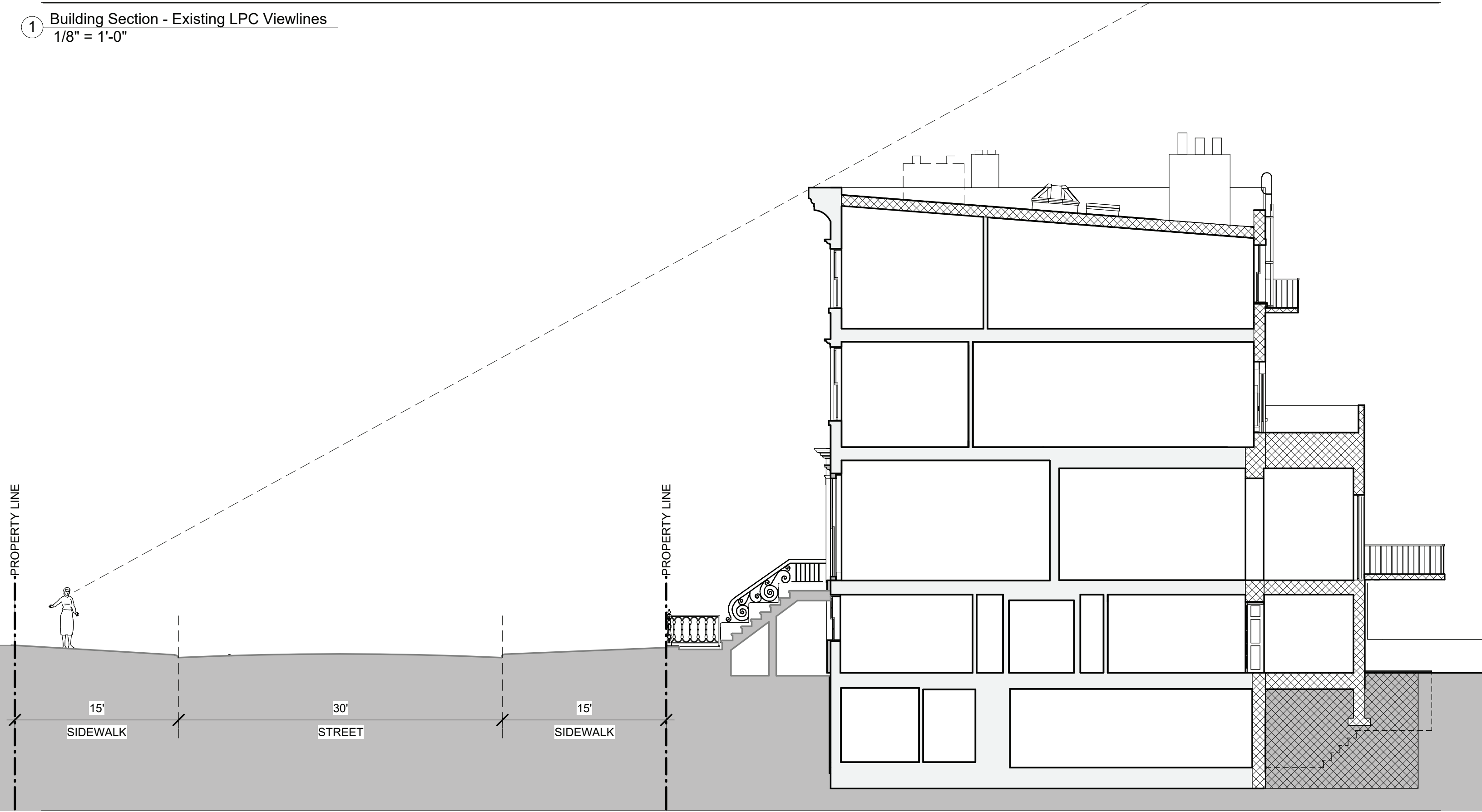
5 Detail Plan - Proposed Basement Door and Sidelites
1/4" = 1'-0"

1 Building Section - Exist. LPC
1/8" = 1'-0"

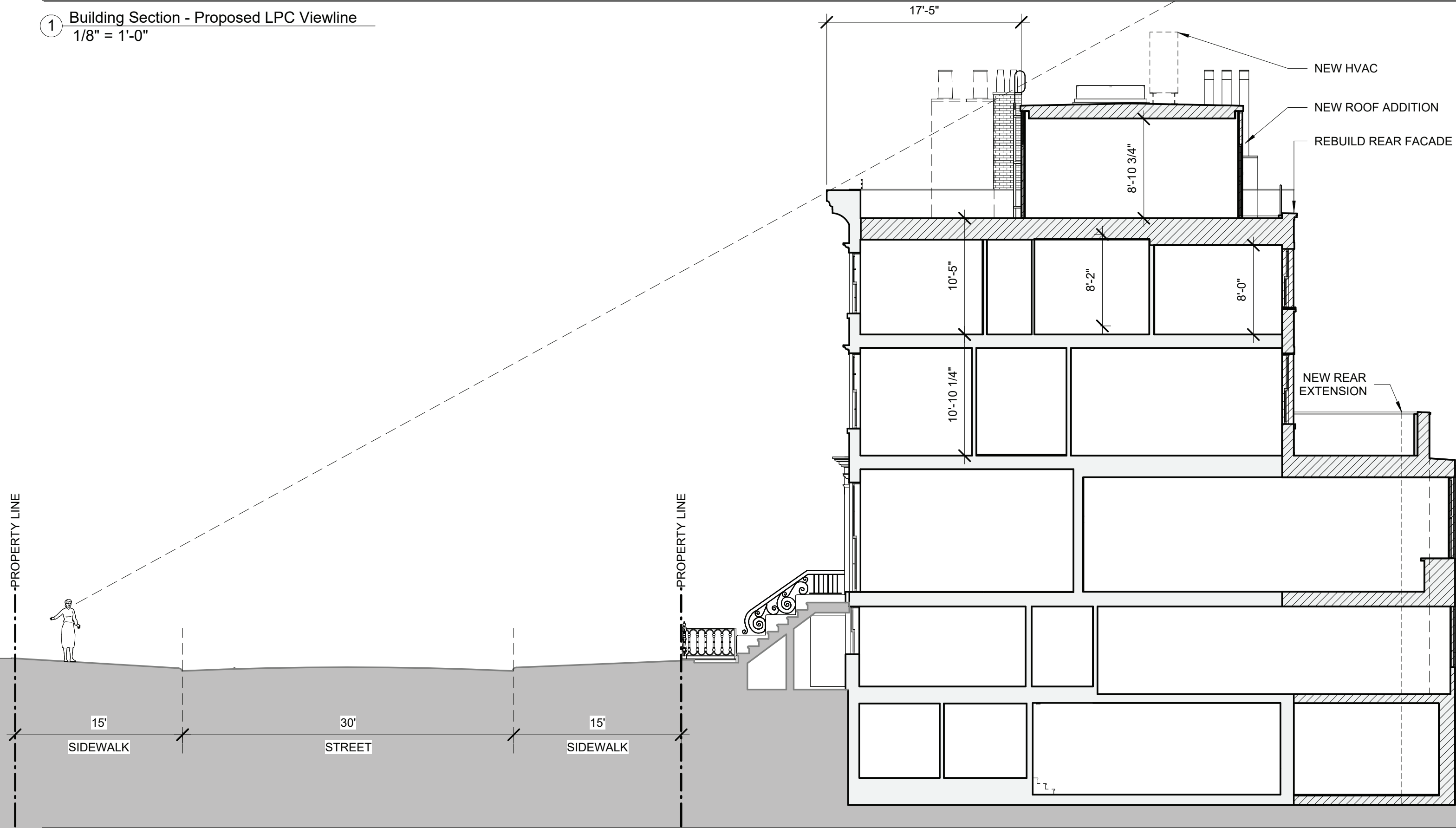


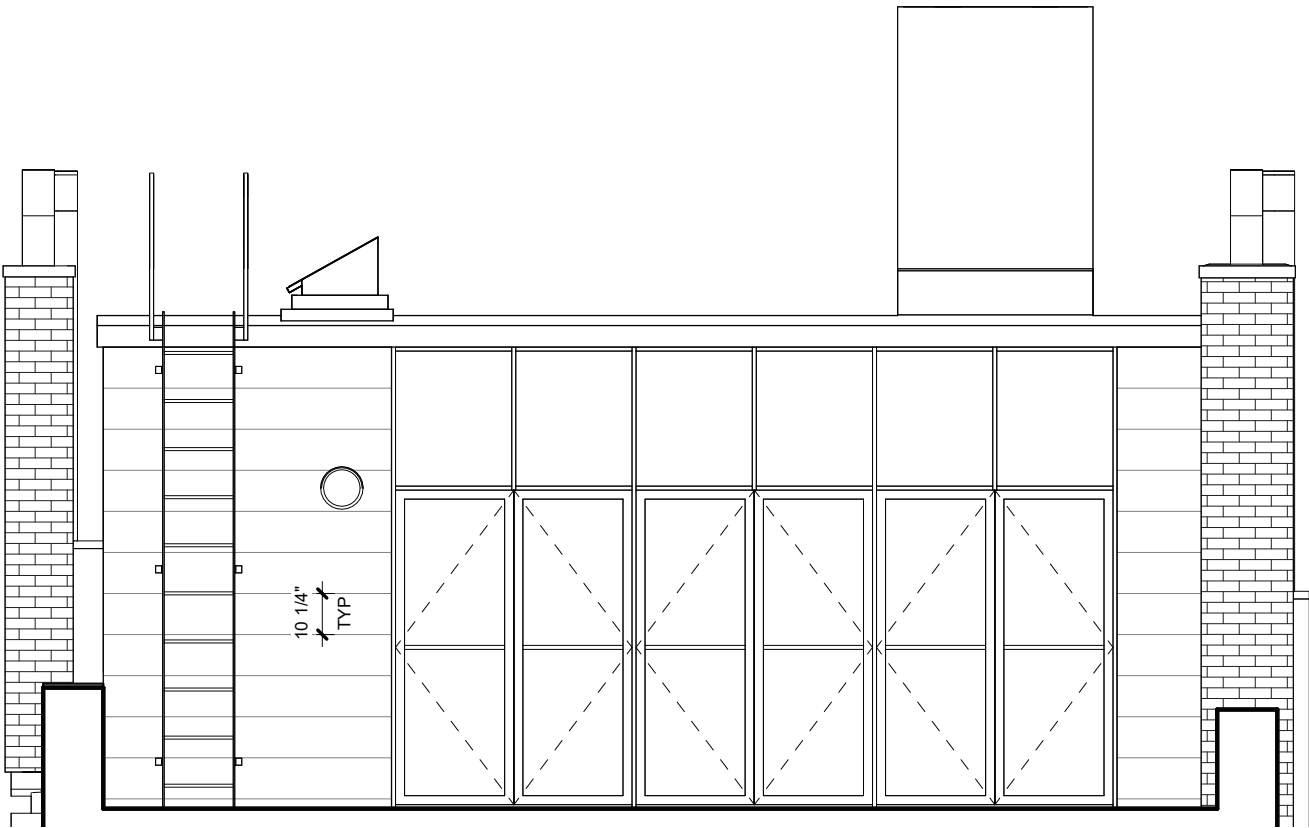


1 Building Section - Existing LPC Viewlines
1/8" = 1'-0"

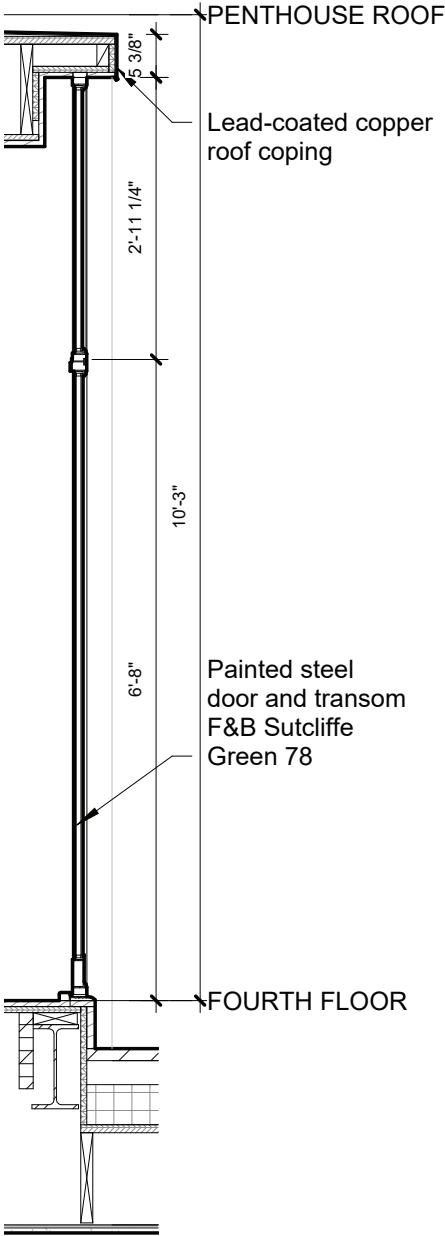


1 Building Section - Proposed LPC Viewline
1/8" = 1'-0"

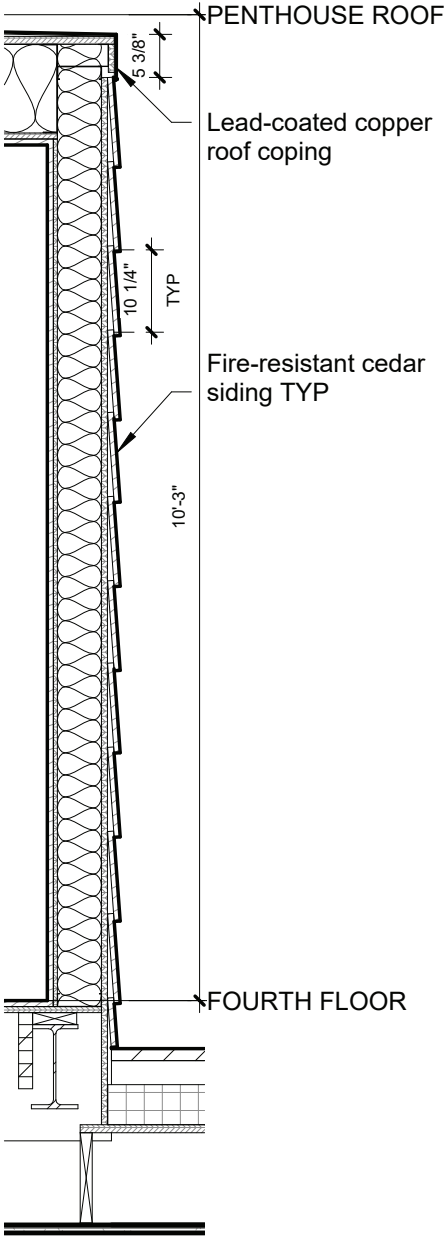




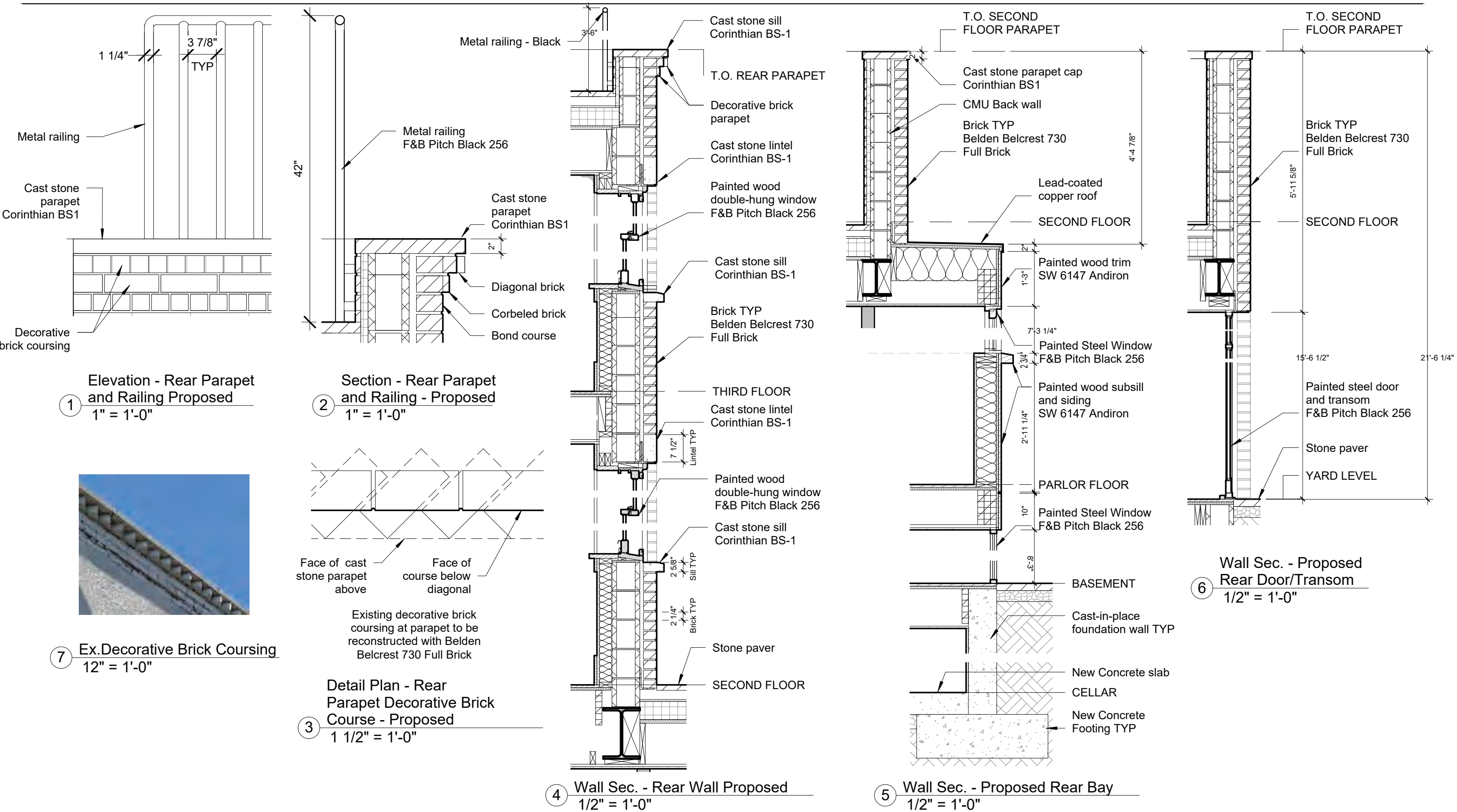
1 Penthouse Elevation - West
1/4" = 1'-0"

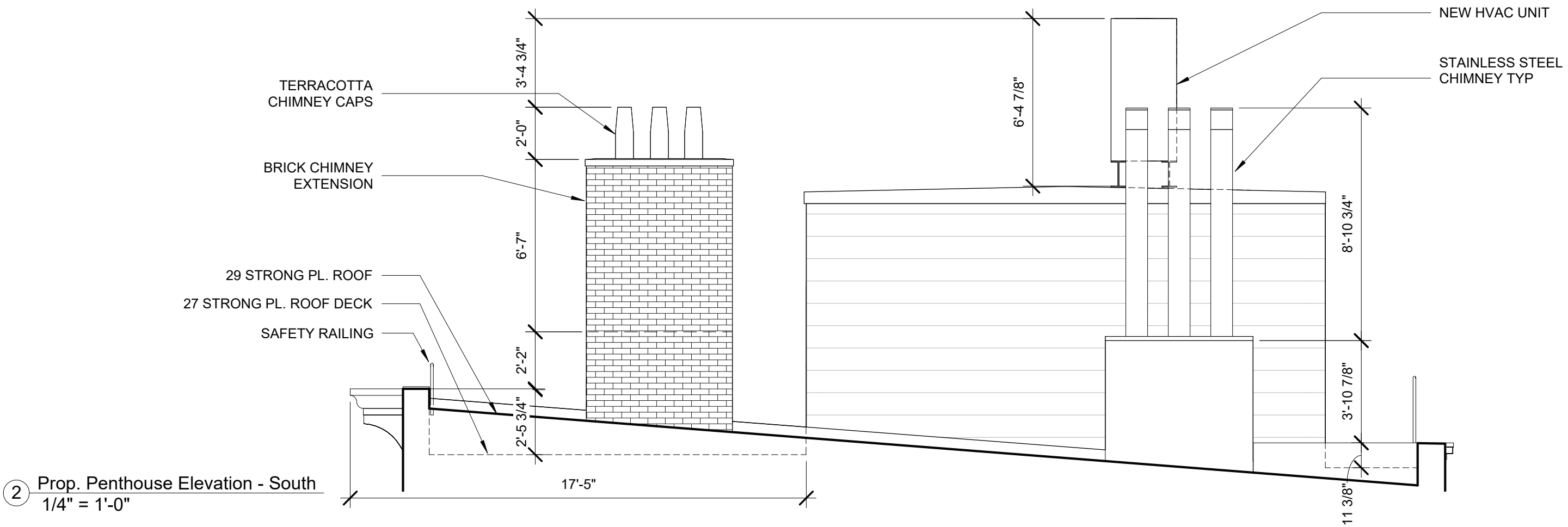
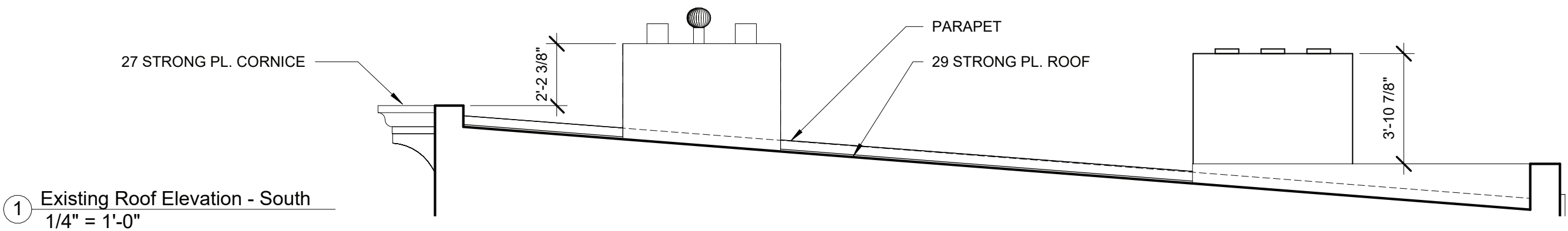


2 Wall Sec. - Penthouse
Steel Door TYP Proposed
1/2" = 1'-0"

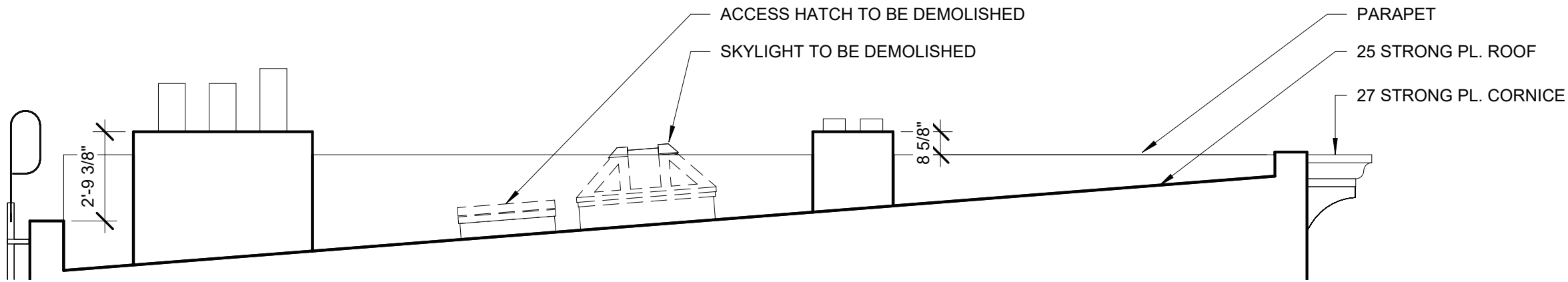


3 Wall Sec. - Penthouse
Wall TYP Proposed
1/2" = 1'-0"

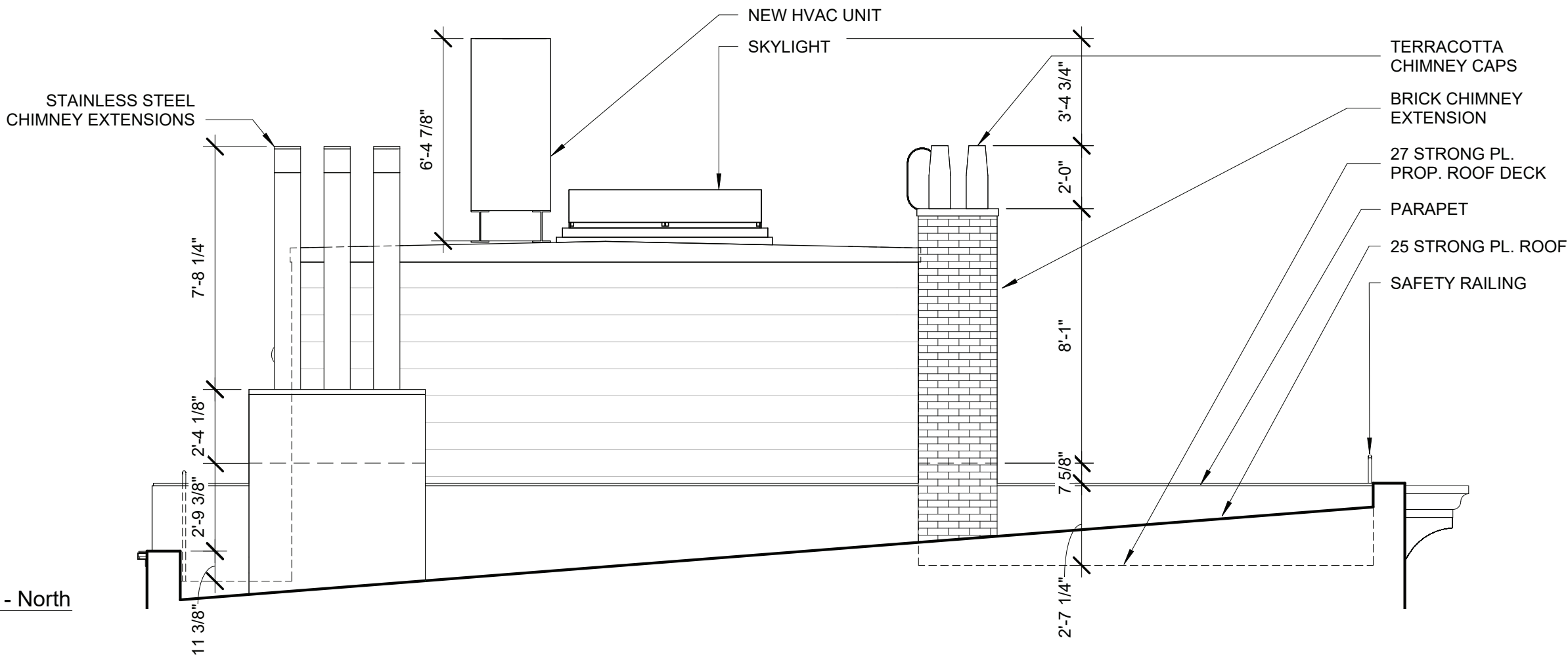


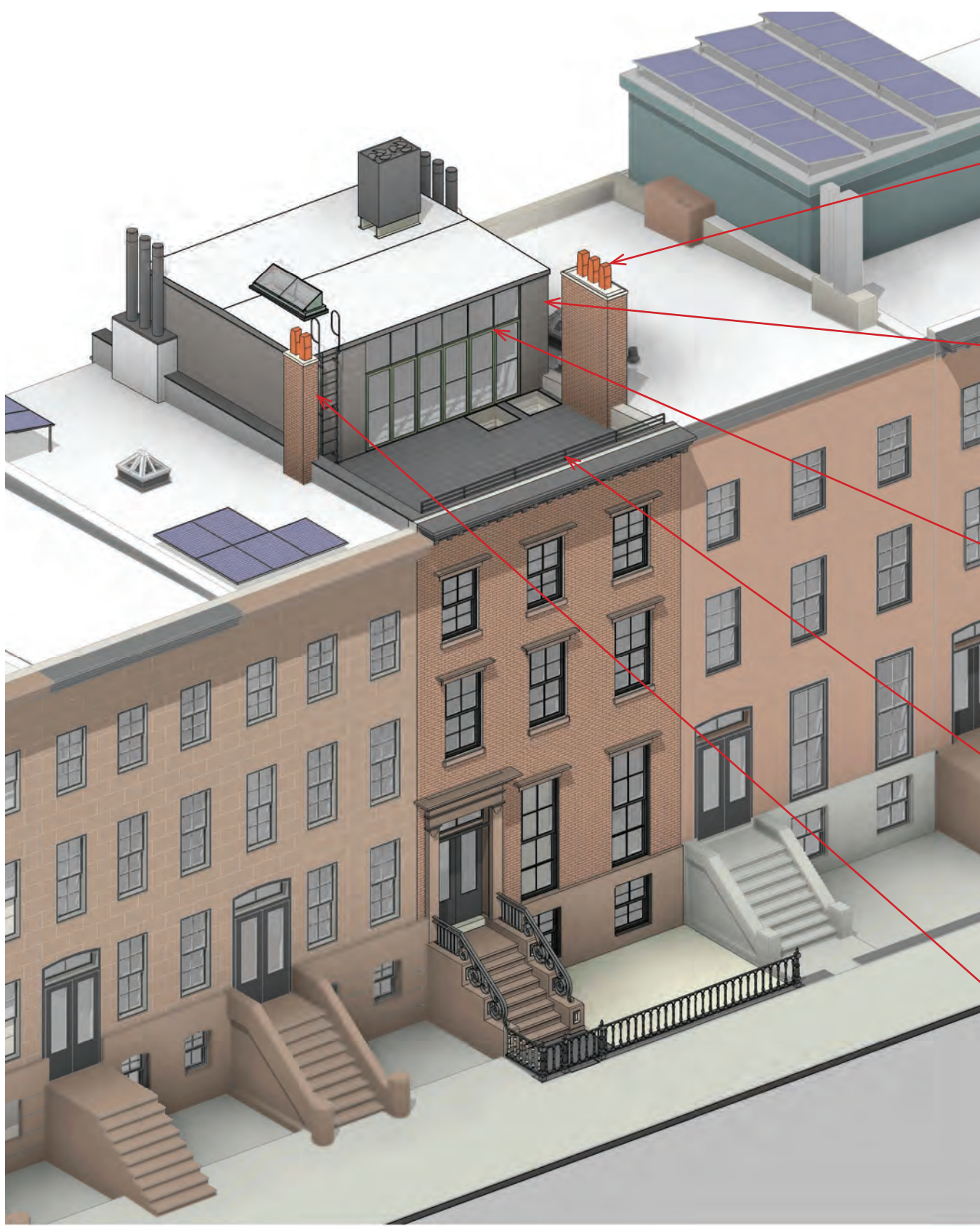


1 Existing Roof Elevation - North
1/4" = 1'-0"

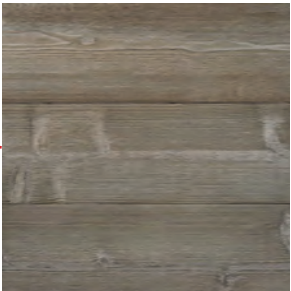


2 Proposed Penthouse Elevation - North
1/4" = 1'-0"

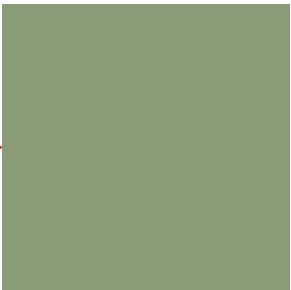




Terracotta Chimney Caps



**Proposed Siding-
Fire-retardant Treated Wood Siding
In Accordance With Section 2303.2 f**



**Proposed Penthouse Window Paint -
Farrow & Ball Sutcliffe Green No. 78**



**Painted Metal Railing and Ladder-
Farrow & Ball Pitch Black No. 256**

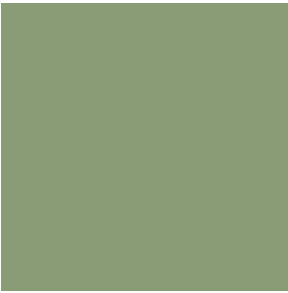


**Proposed Chimney Brick -
Belden Belcrest 730 Full Brick**

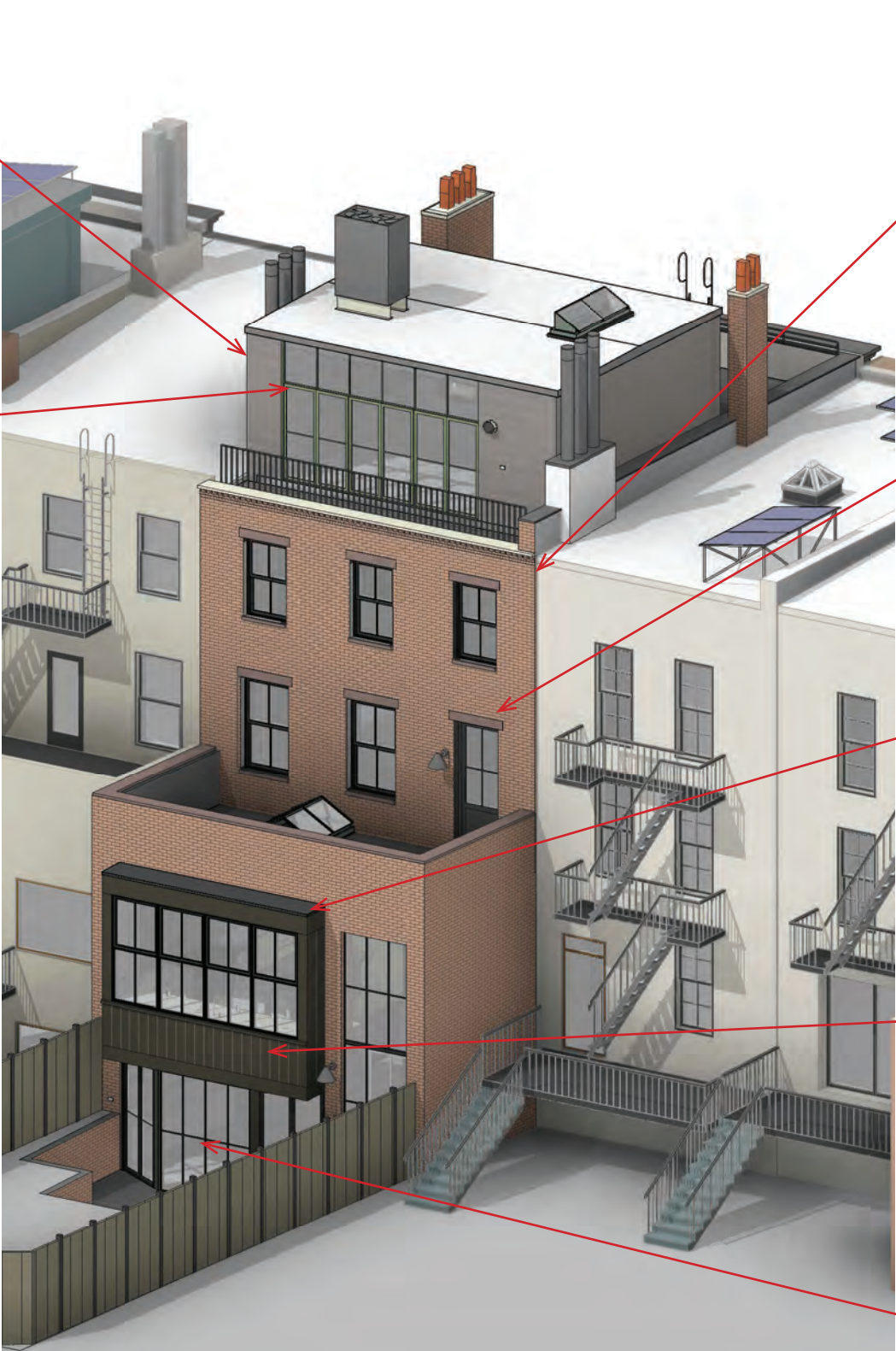
**Proposed Siding-
Fire-retardant Treated Wood Siding
In Accordance With Section 2303.2 f**



**Proposed Penthouse Window Paint -
Farrow & Ball Sutcliffe Green No. 78**



Fire-retardant Treated Wood Siding Example



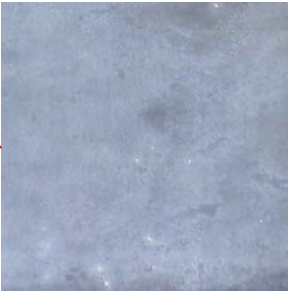
**Proposed Facade Brick -
Belden Belcrest 730 Full Brick**



**Proposed Lintels, Sill, Parapet Cap -
Corintian Cast Stone BS1**



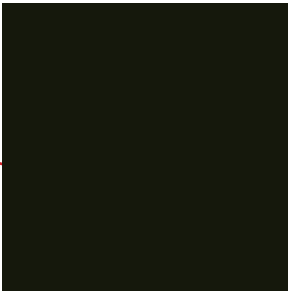
**Proposed Roof -
Lead-coated Copper**



**Proposed Kitchen Siding Paint -
SW 6147 Andiron**

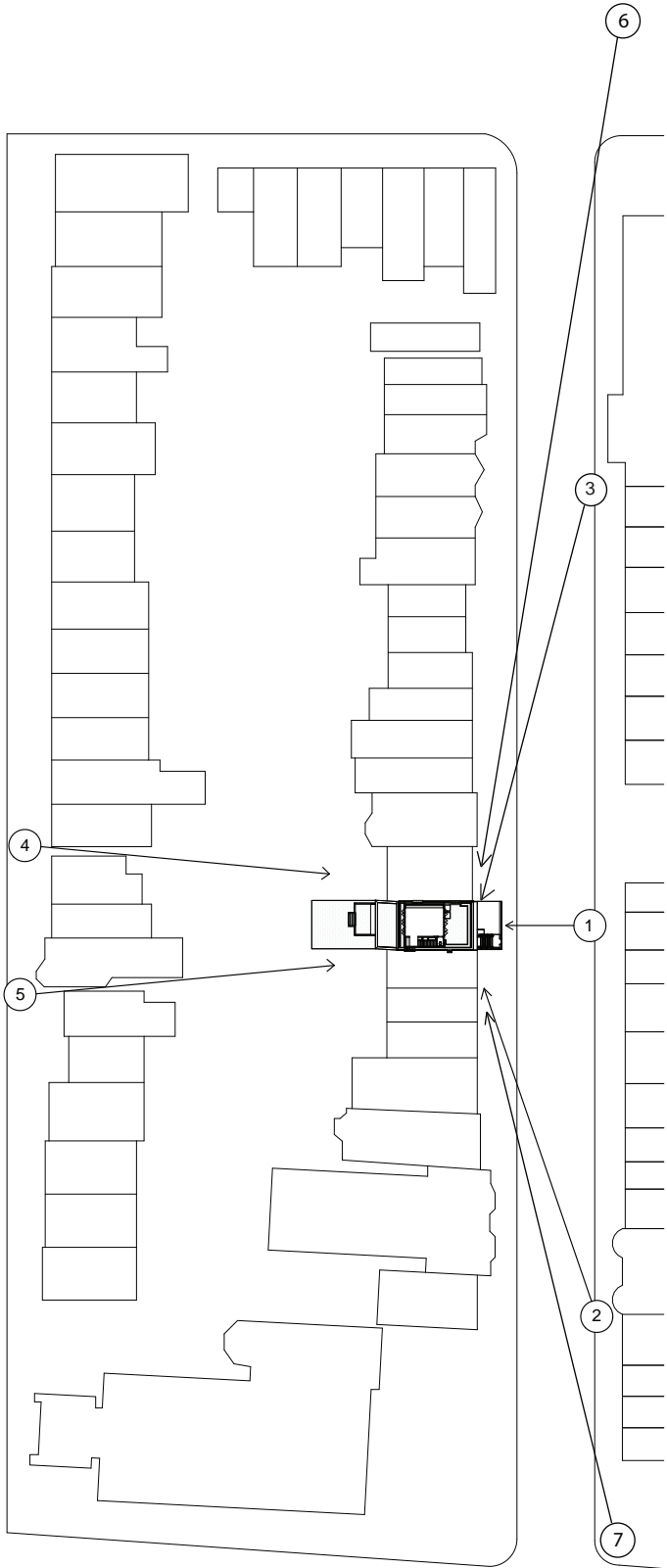


**Proposed Window Paint, front and back -
Farrow & Ball Pitch Black No. 256**





View 1 - Context



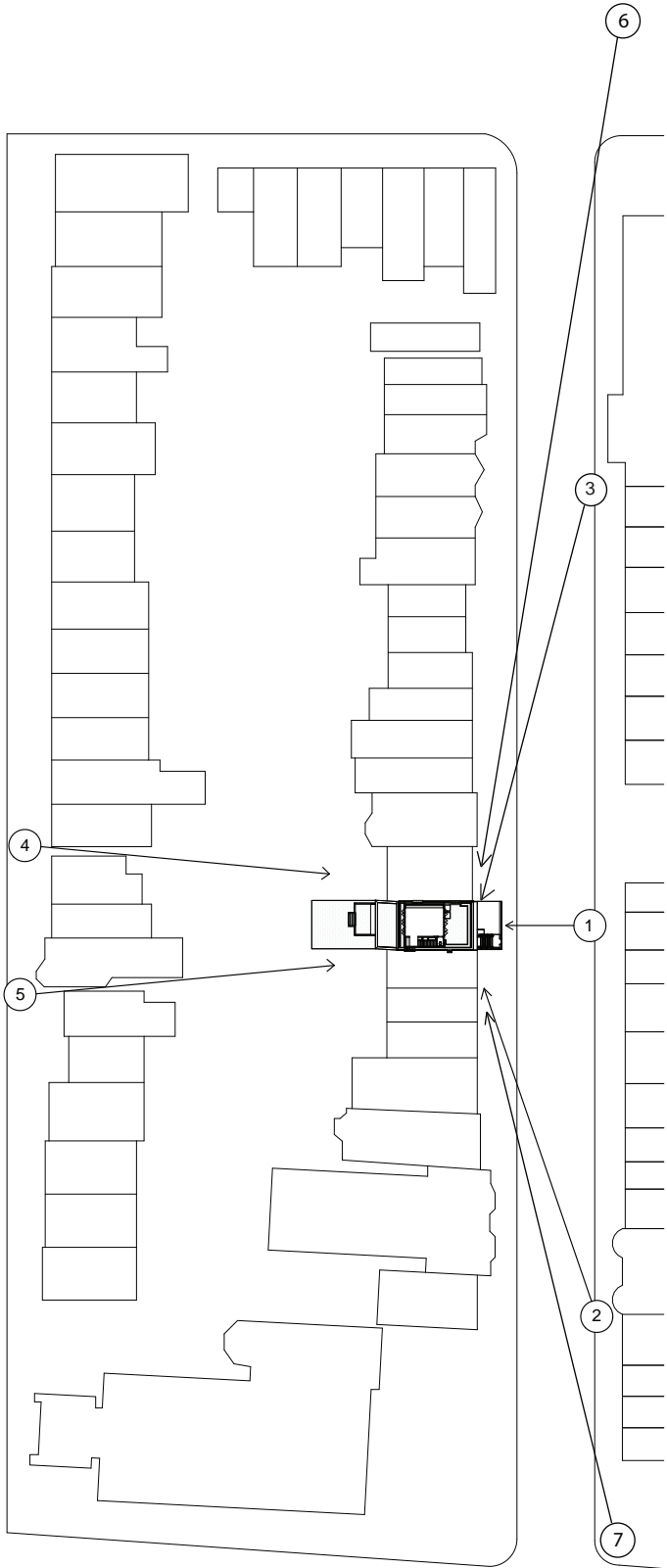
1 Site Plan View Key-
1" = 100'-0"



View 1 - Render



View 2 - Context



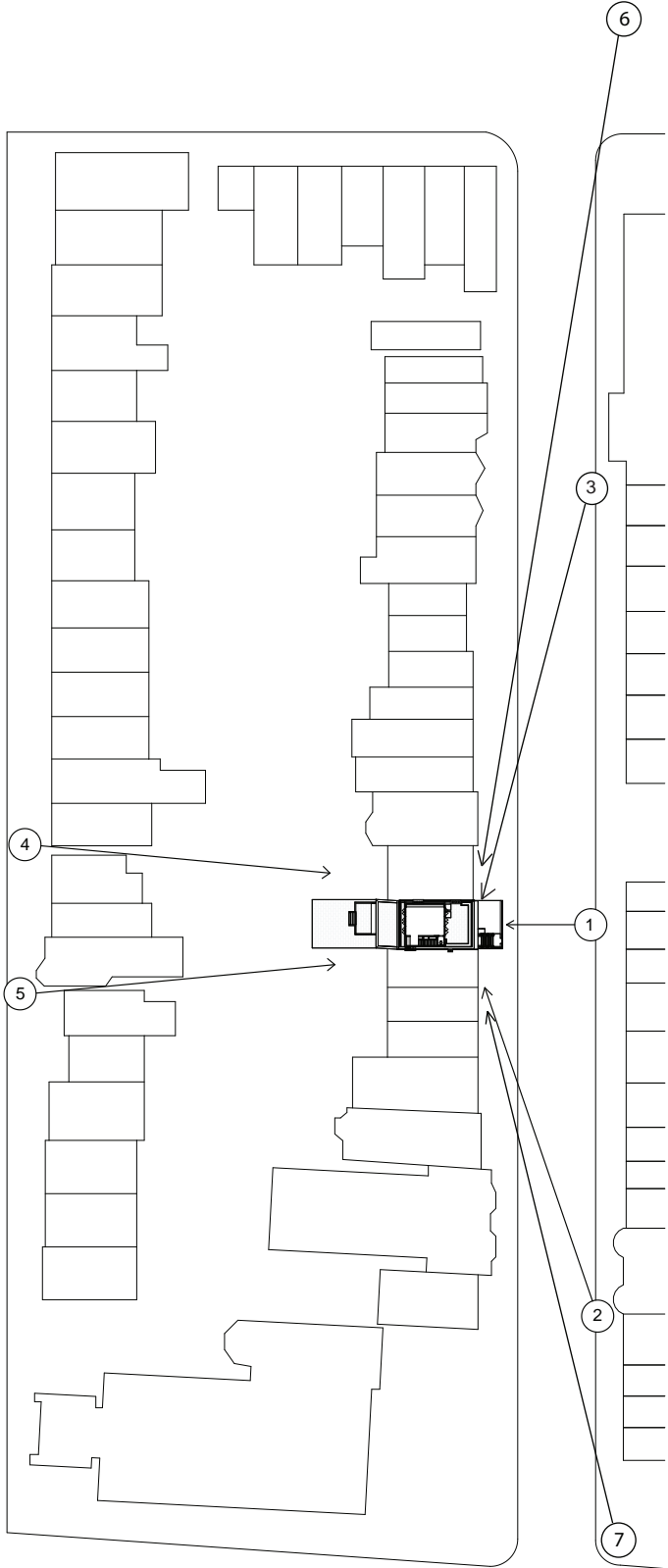
1 Site Plan View Key-
1" = 100'-0"



View 2 - Render



View 3 - Context



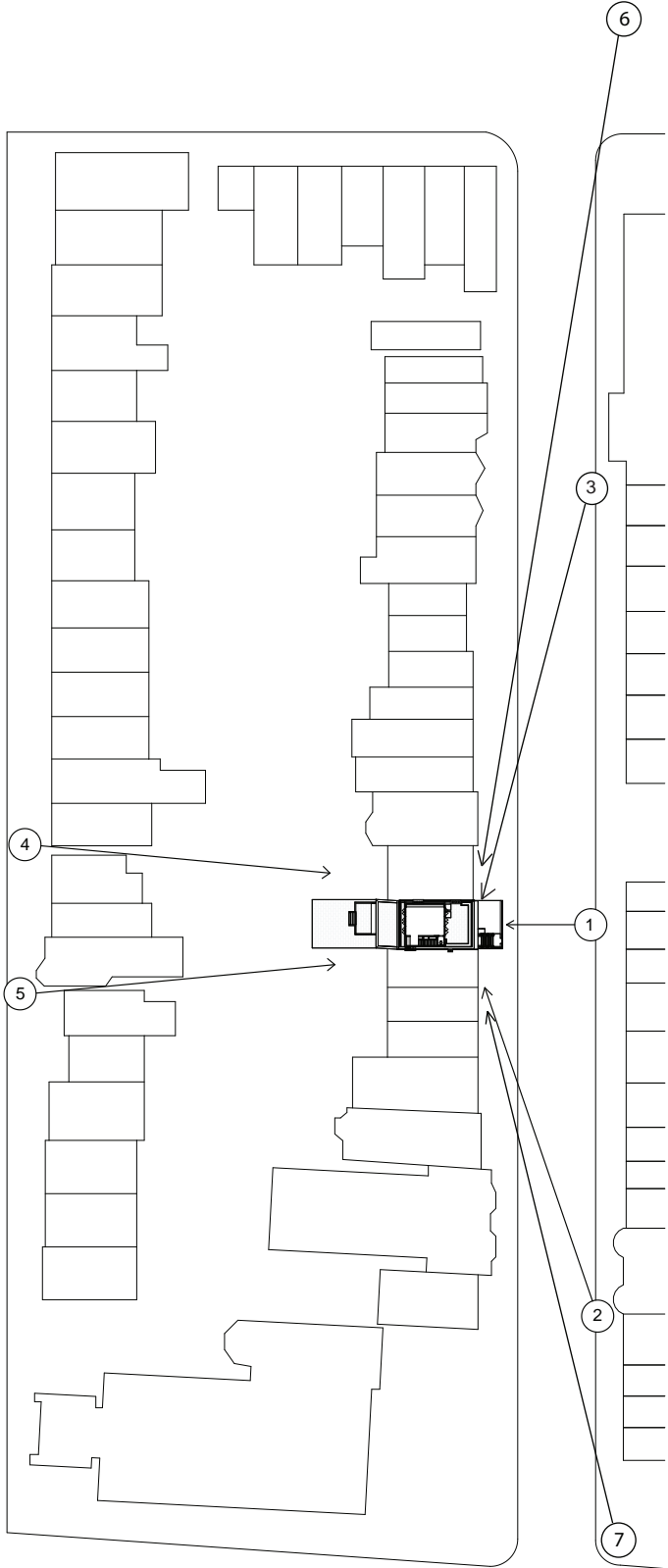
1 Site Plan View Key-
1" = 100'-0"



View 3 - Render



View 6 - Context



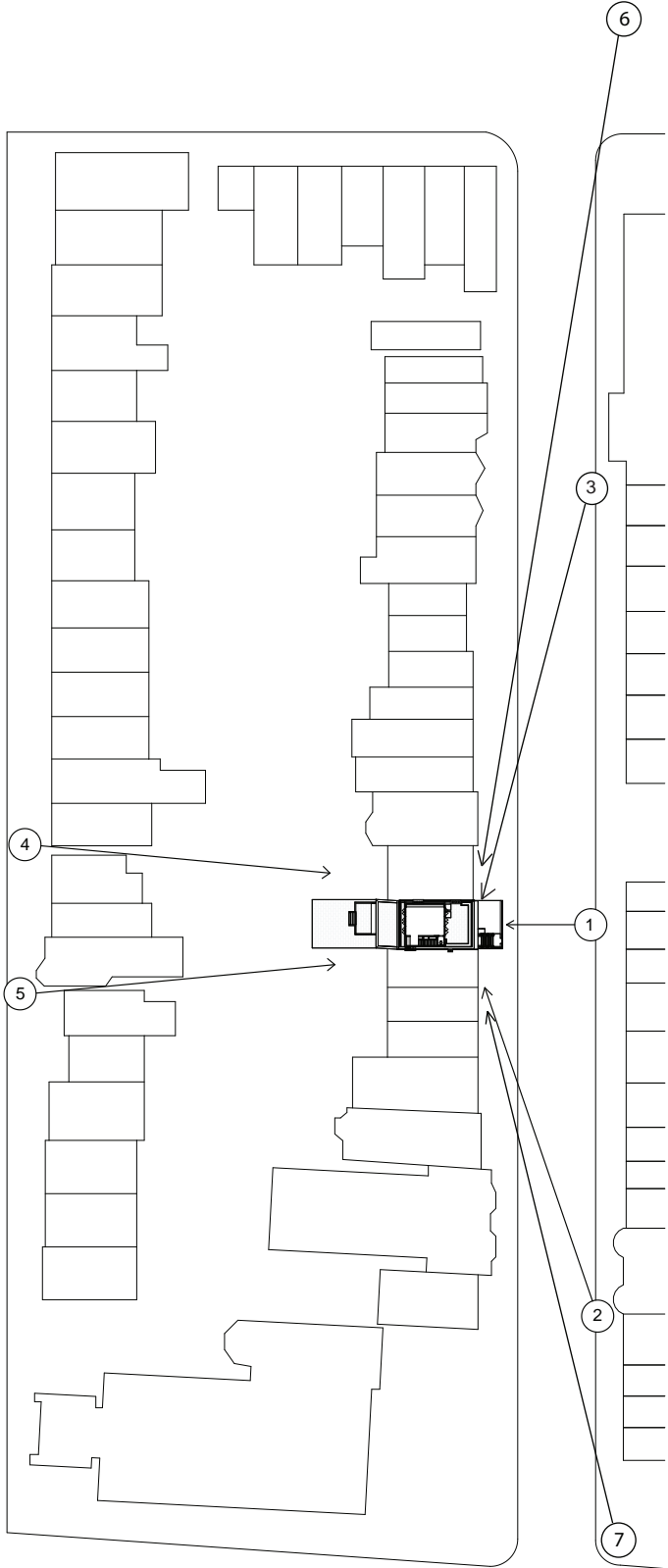
1 Site Plan View Key-
1" = 100'-0"



View 6 - Render



View 7 - Context



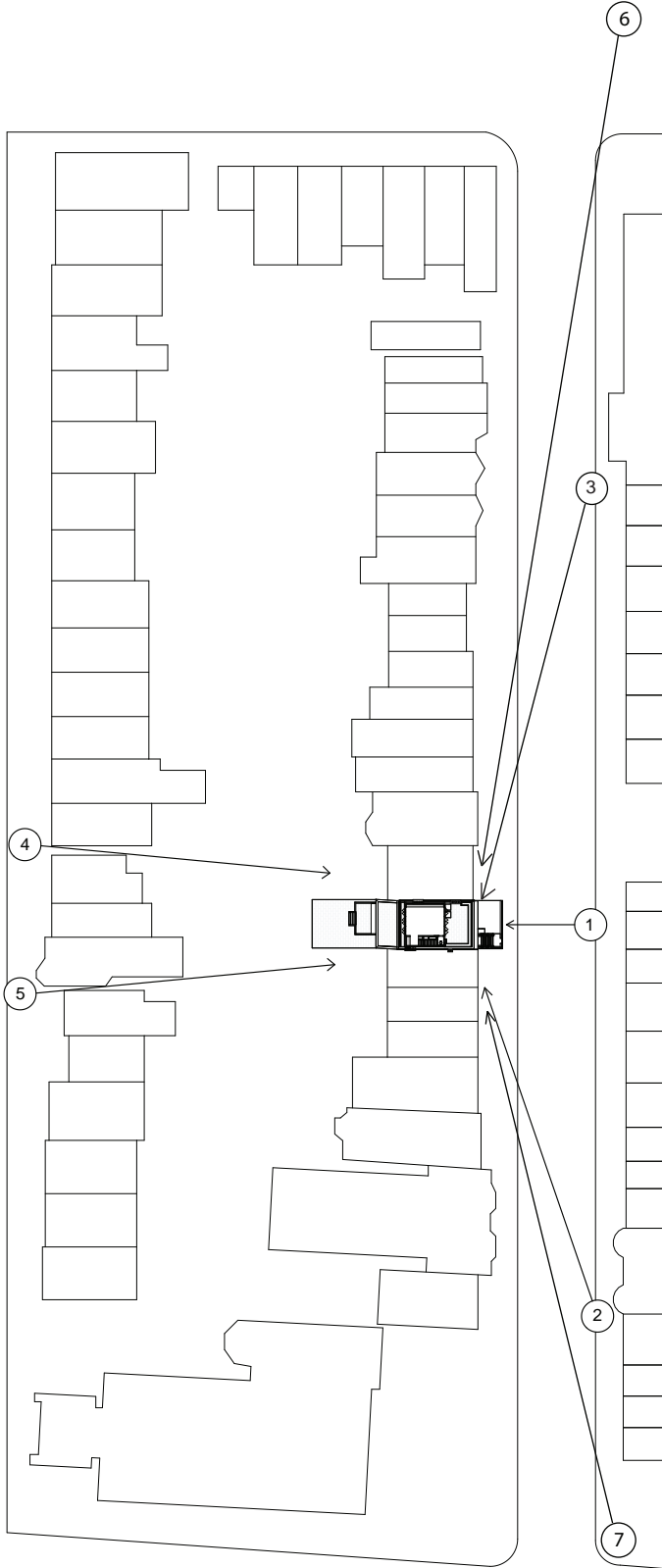
1 Site Plan View Key-
1" = 100'-0"



View 7 - Render



View 4 - View from Clinton Street



1 Site Plan View Key-
1" = 100'-0"



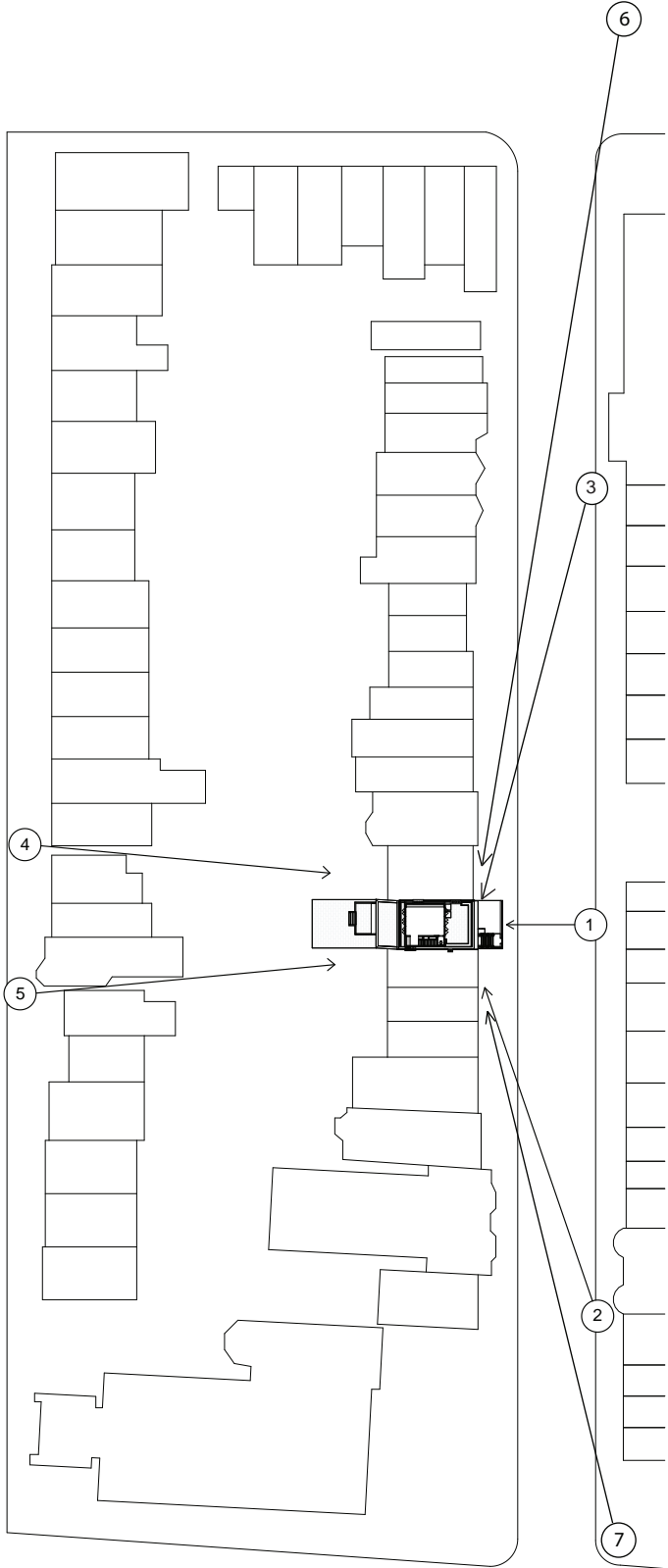
View 4 - Context



View 4 - Render



View 5 - View from Clinton Street



1 Site Plan View Key-
1" = 100'-0"



View 5 - Context



View 5 - Render



19-27 Strong Place



271-277 Clinton Street



328-332 Clinton Street



424-430 Henry Street

LPC-Approved Chimney Extensions in the Cobble Hill Historic District



31 Strong Place
Commission-approved in 2022 with an associated rooftop addition



LPC-Approved Chimney Extensions in the Cobble Hill Historic District



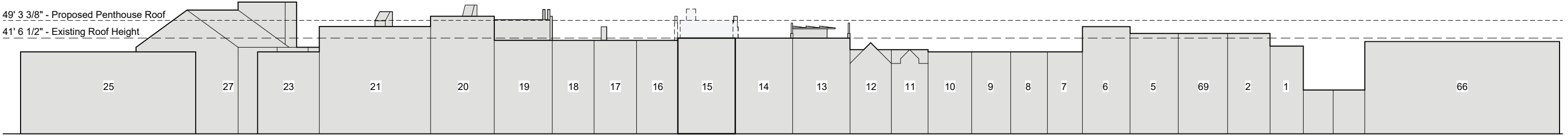
30 Tompkins Place
Commission-approved in 2023 with an associated rooftop addition



171 Baltic Street
Commission-approved in 2022 with an associated rooftop stair bulkhead and solar canopy

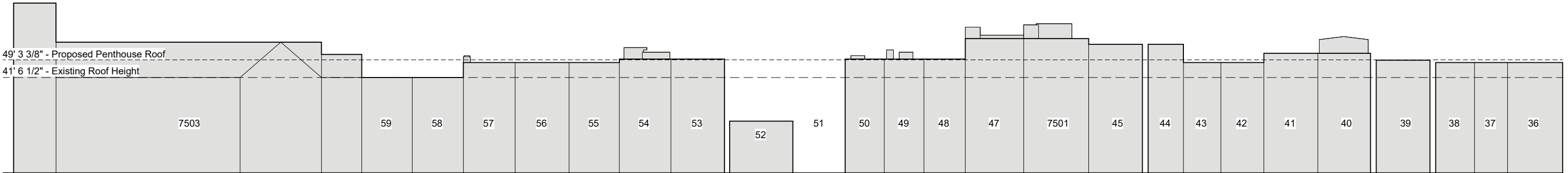






Strong Place East Side Height Diagram

27 Strong Place



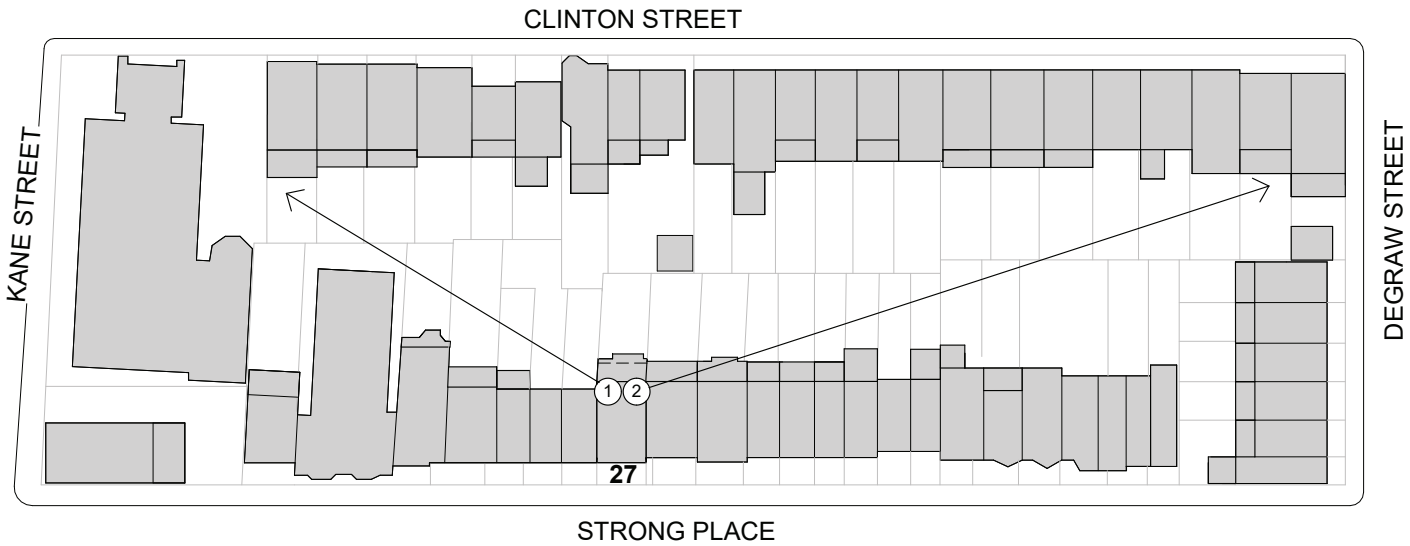
Strong Place West Side Height Diagram



View 1: Rear Yard Context Looking North



View 2: Rear Yard Context Looking South

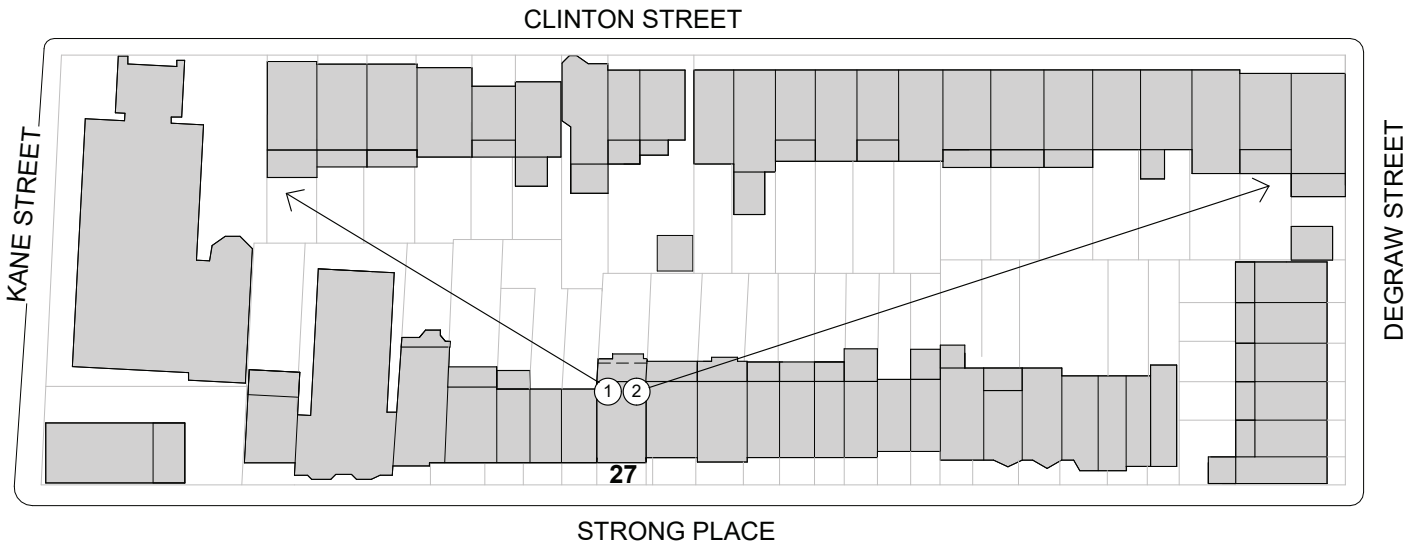


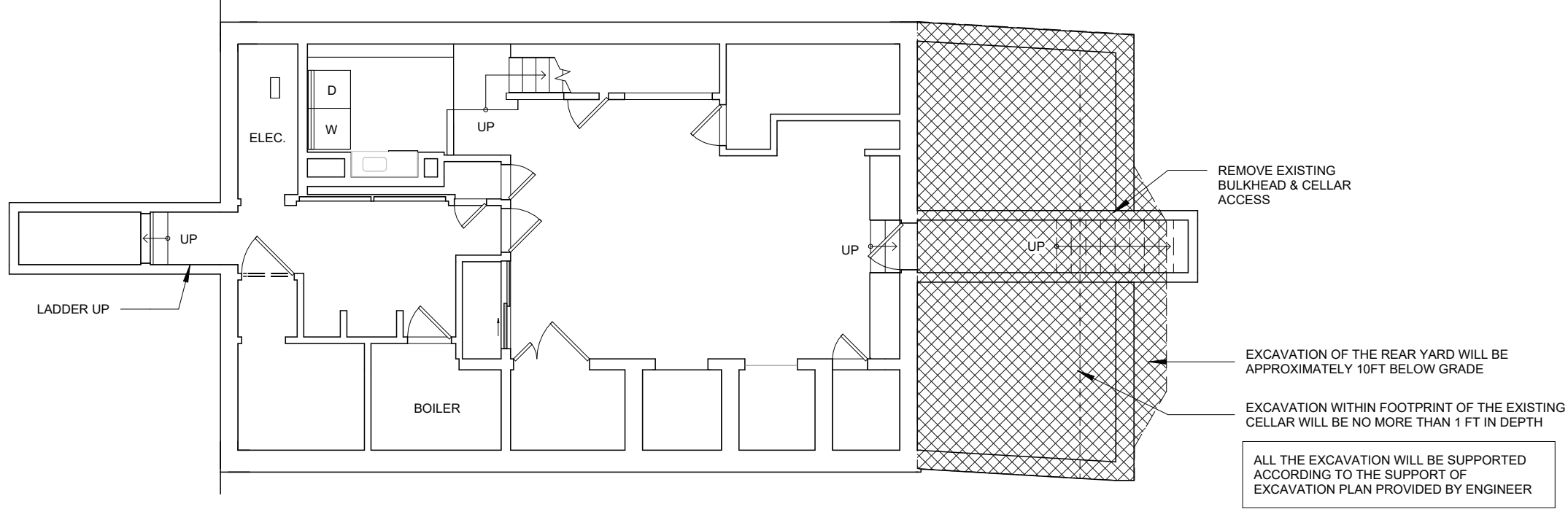


View 1: Rear Yard Context Looking North

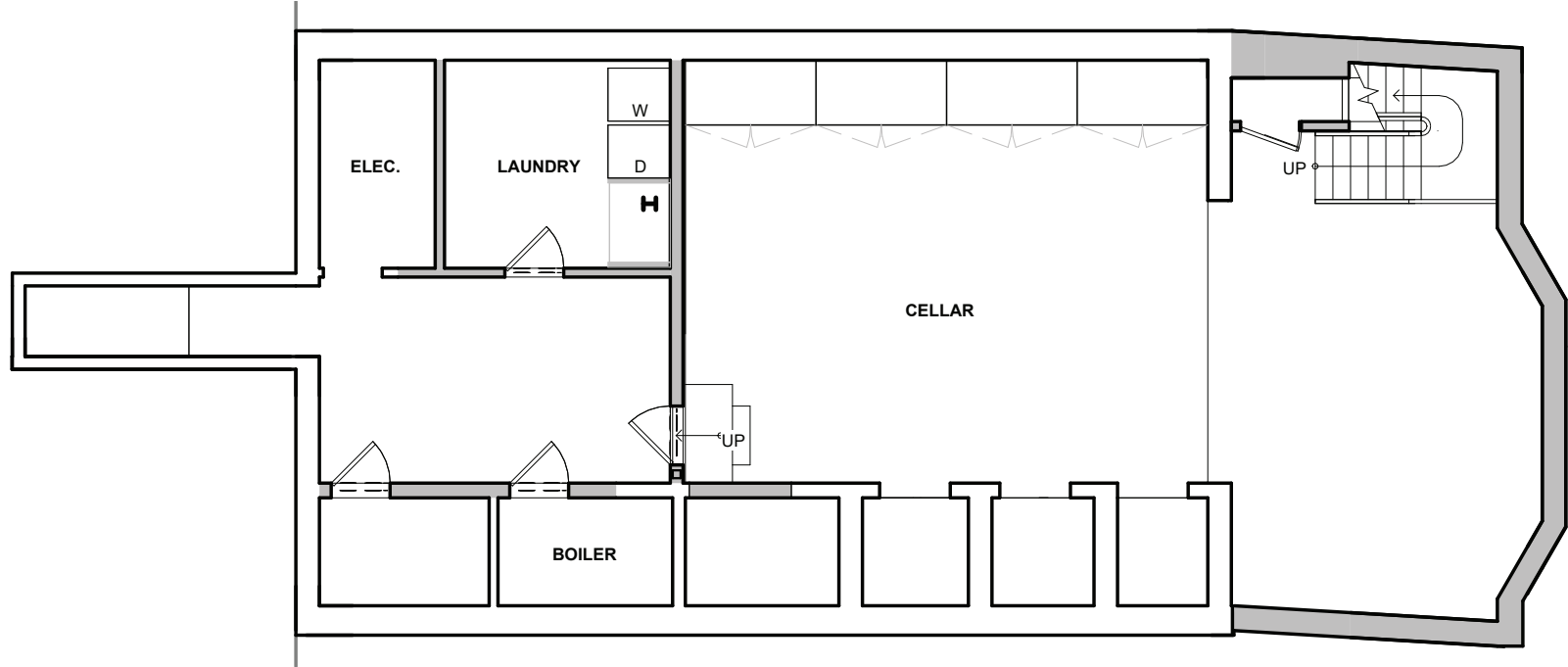


View 2: Rear Yard Context Looking South

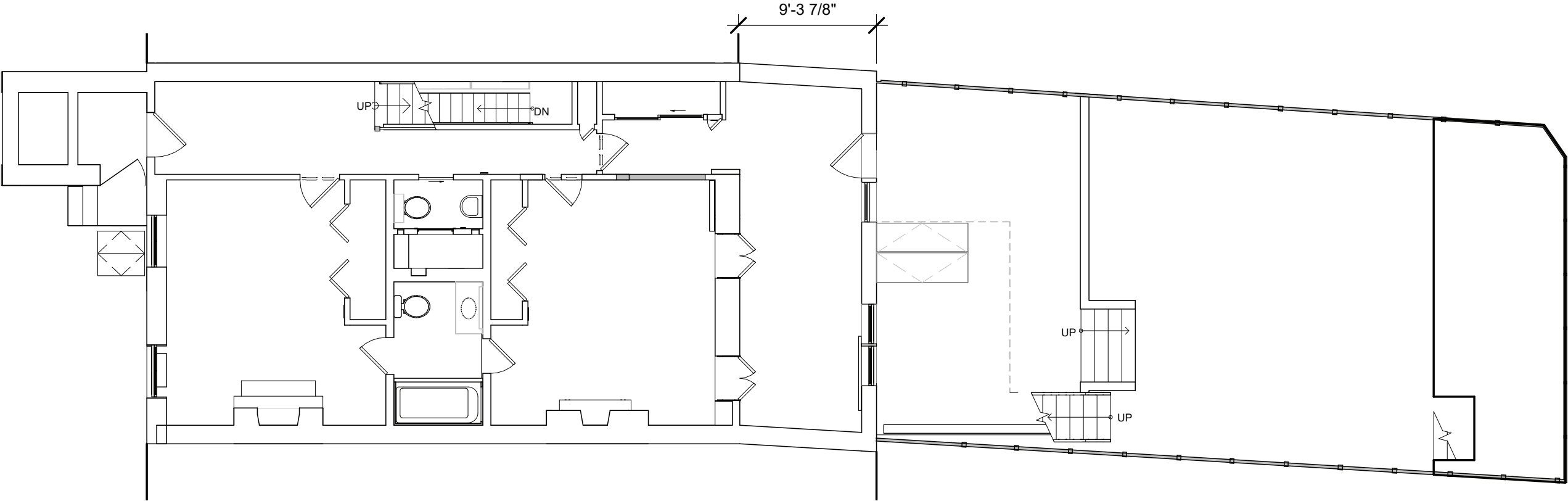




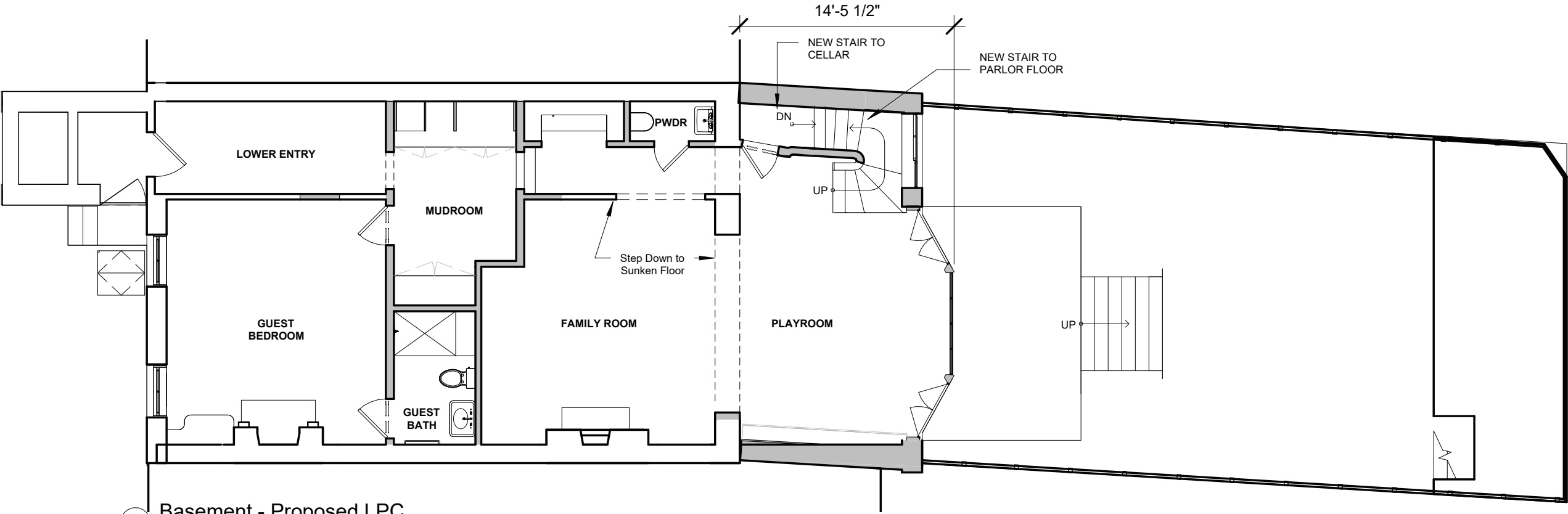
1 Cellar Existing Plan LPC
1/8" = 1'-0"



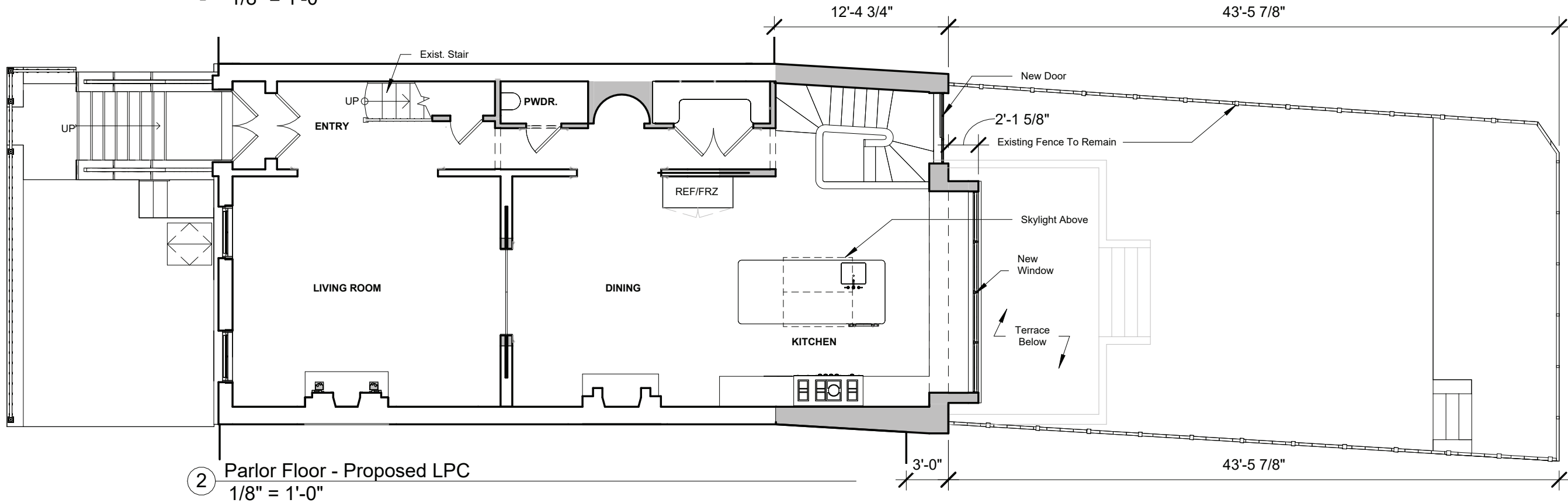
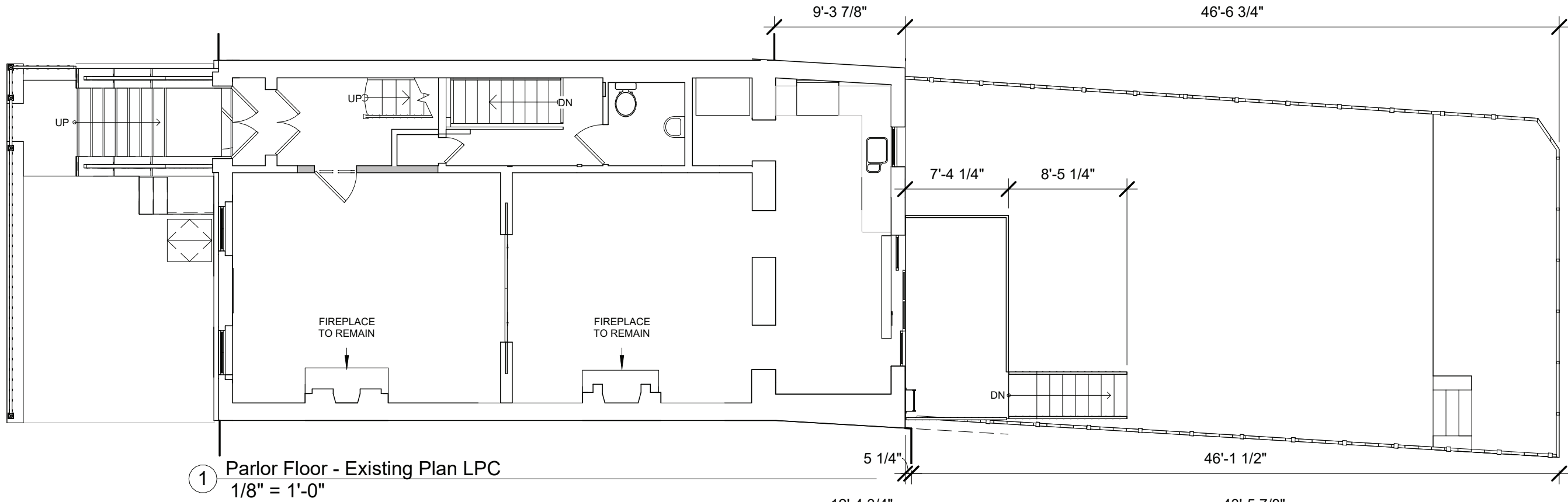
2 Cellar - Proposed LPC
1/8" = 1'-0"

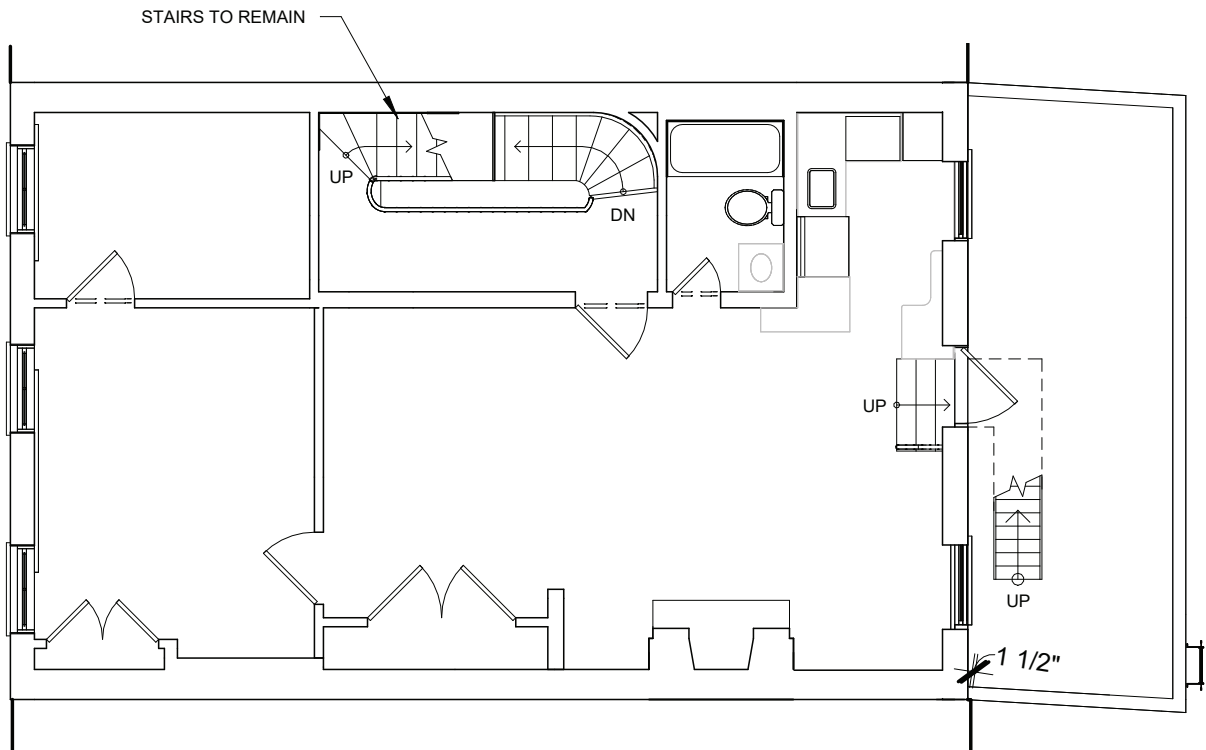


1 Basement - Existing Plan LPC
1/8" = 1'-0"

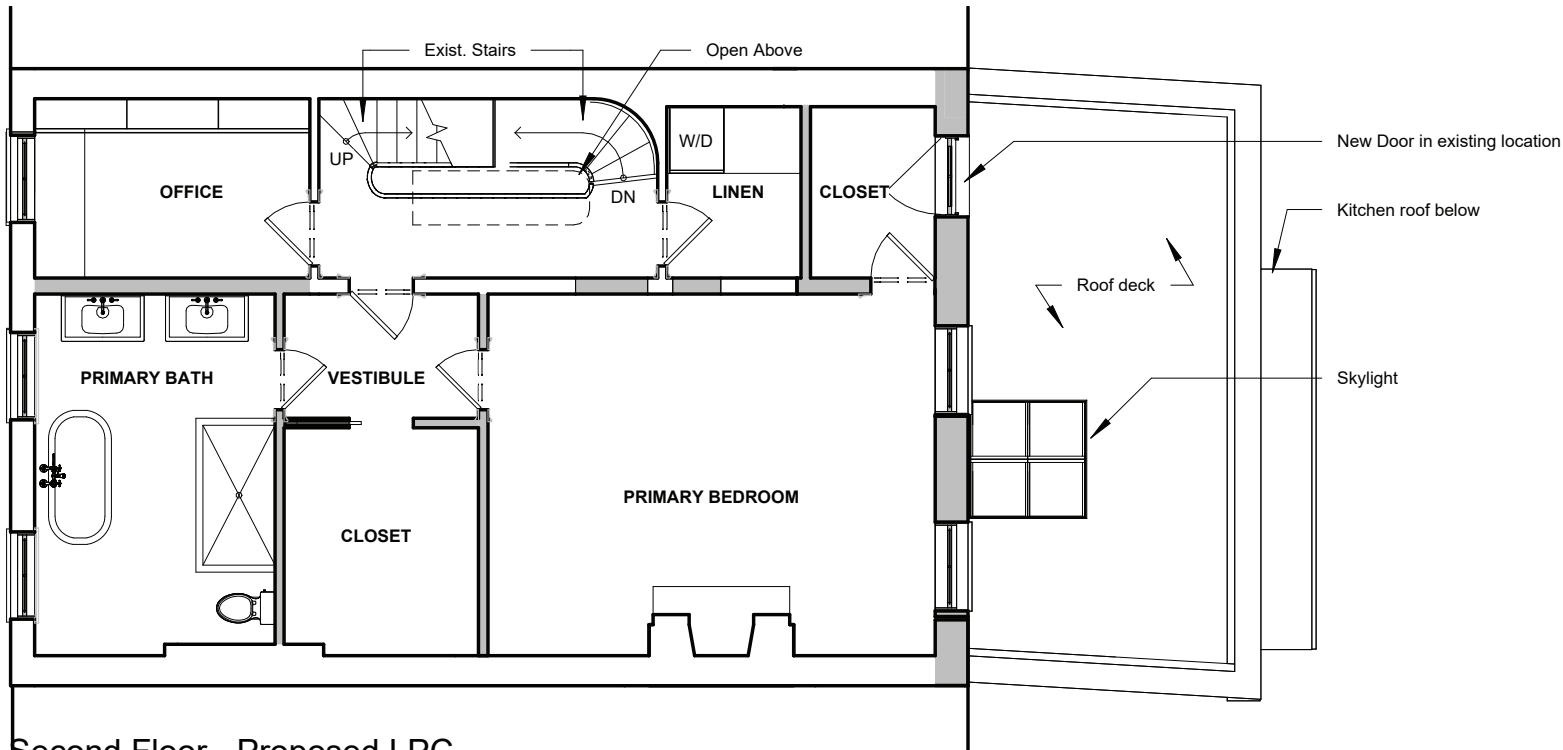


2 Basement - Proposed LPC
1/8" = 1'-0"

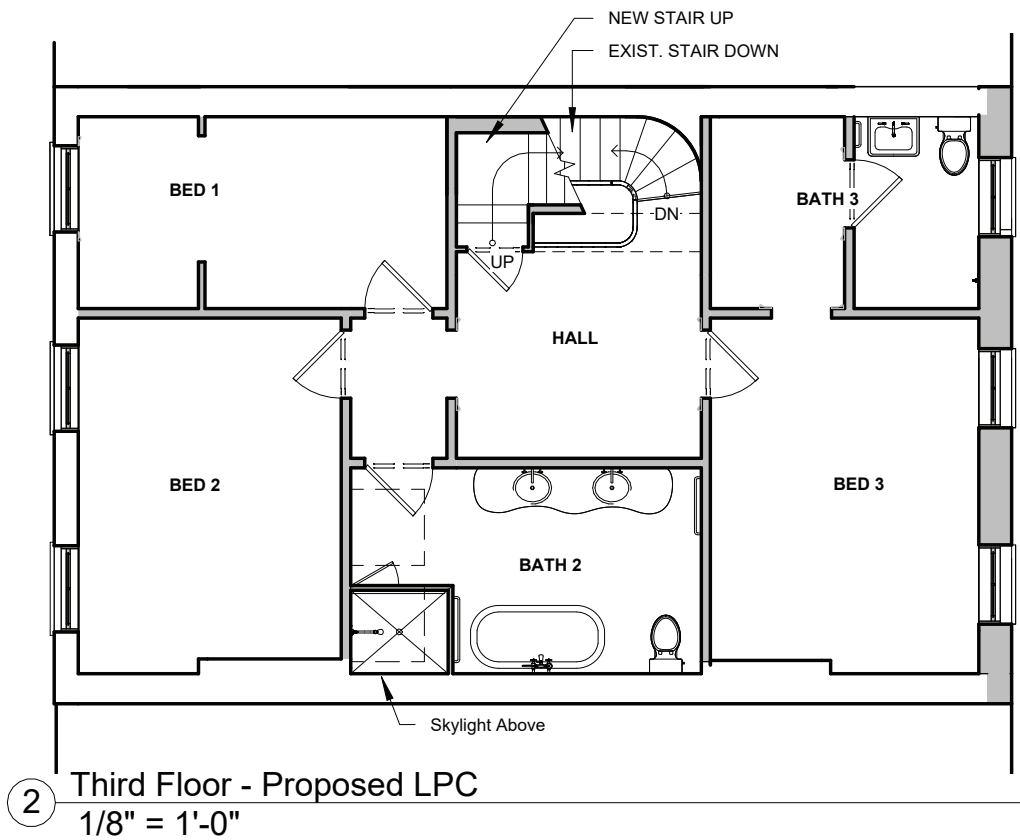
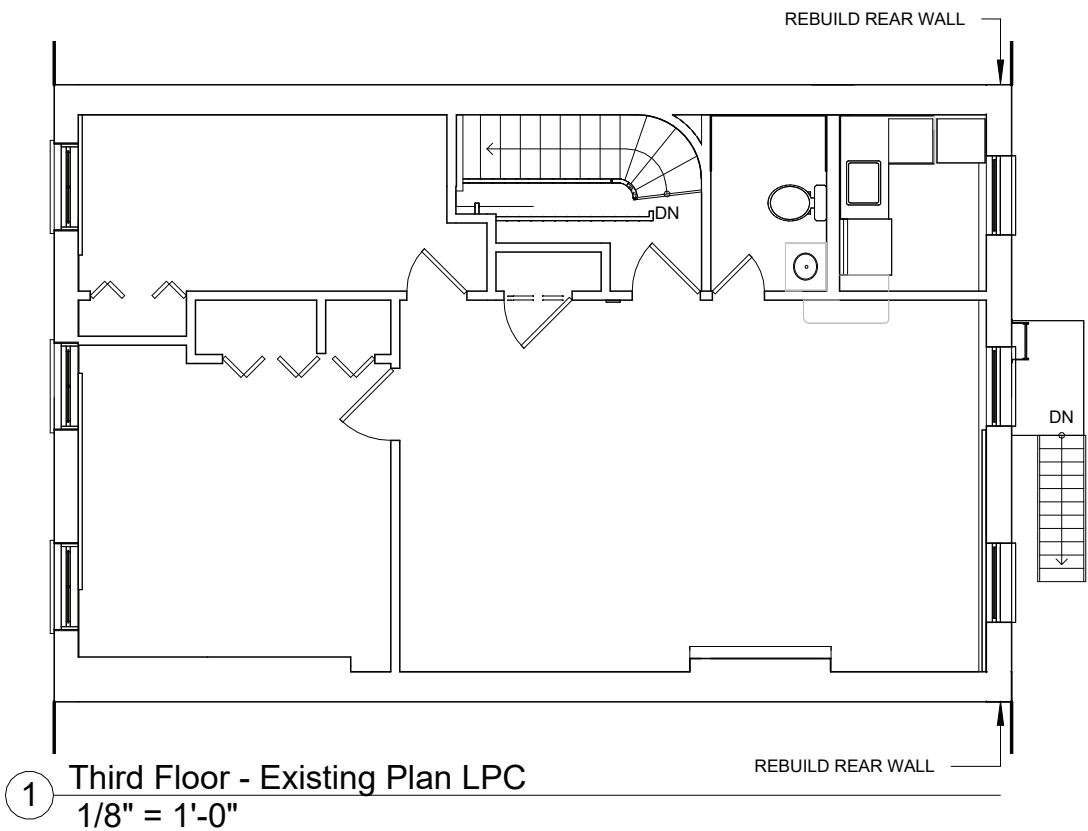


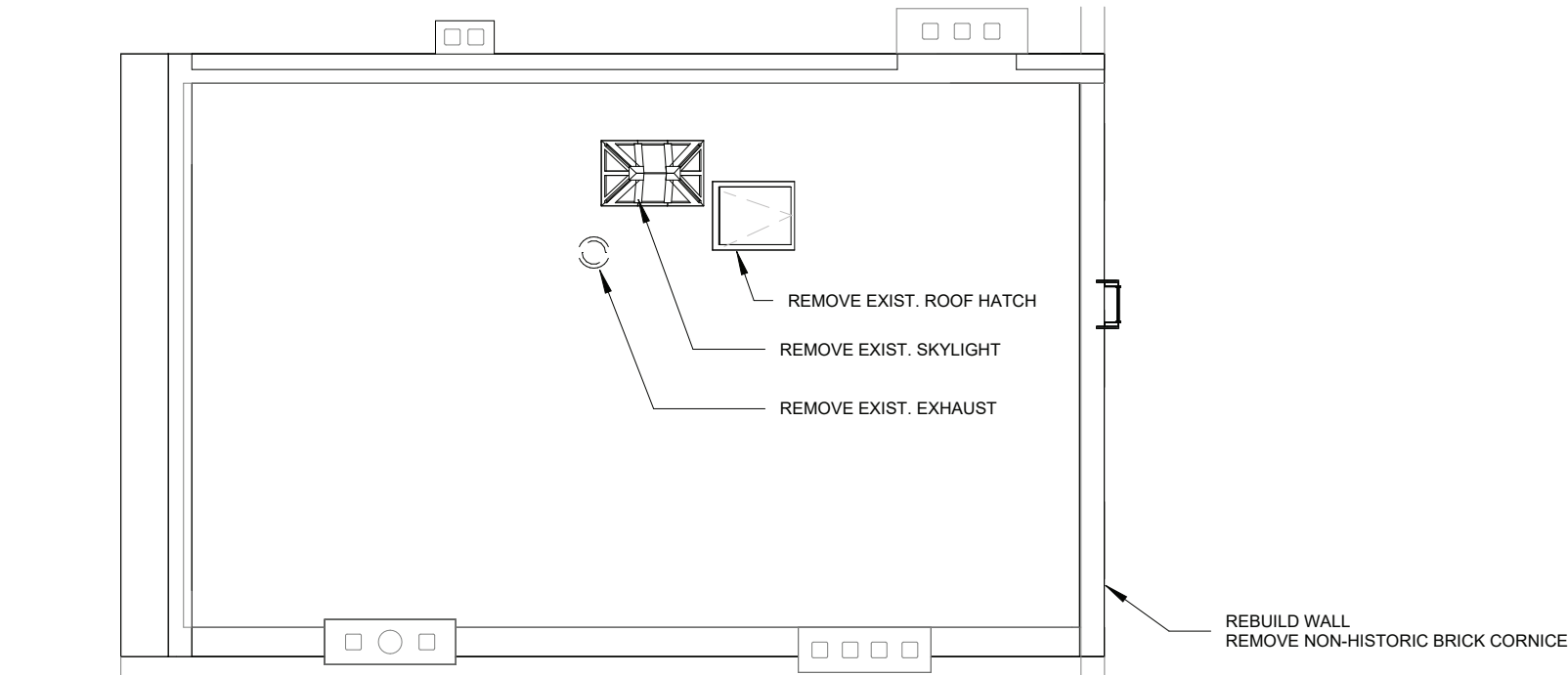


1 Second Floor - Existing Plan LPC
1/8" = 1'-0"

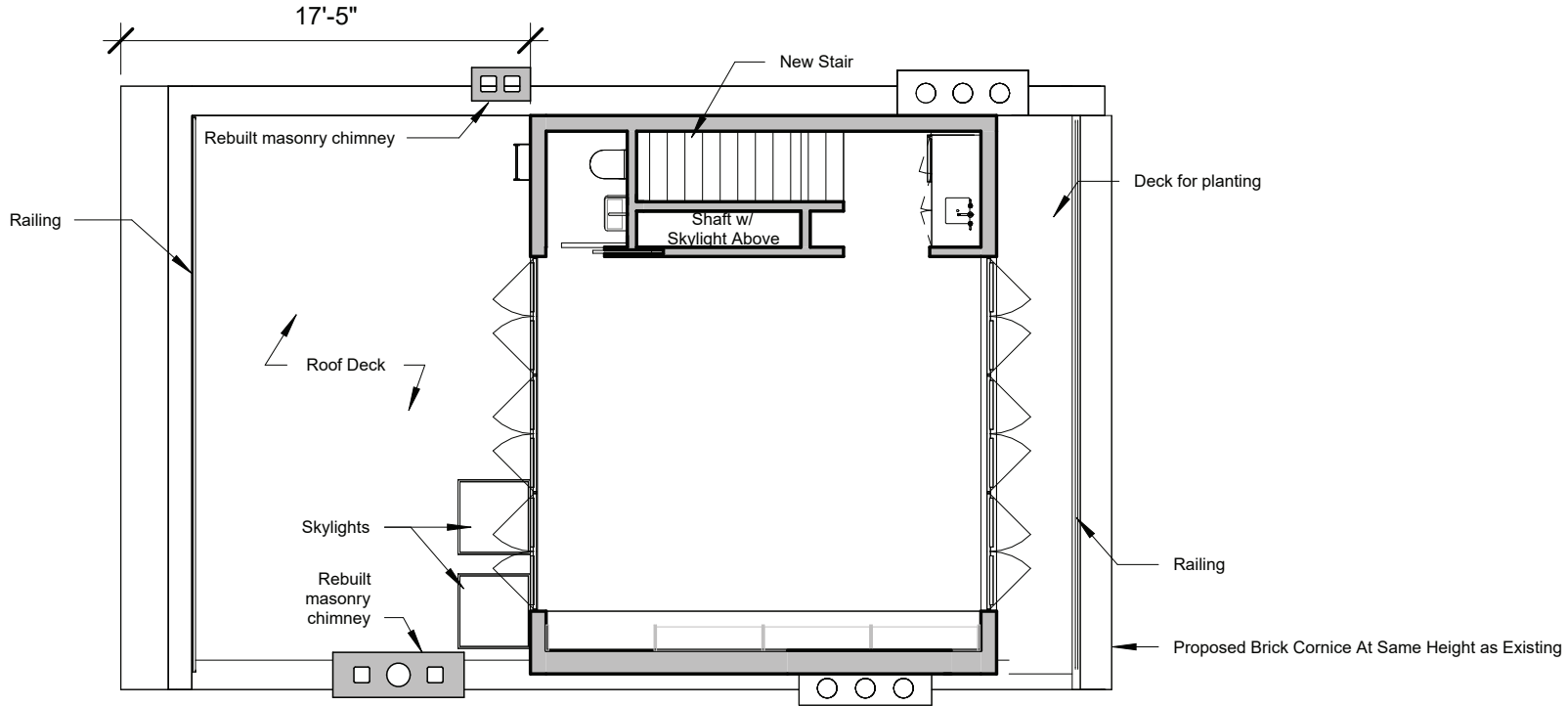


2 Second Floor - Proposed LPC
1/8" = 1'-0"

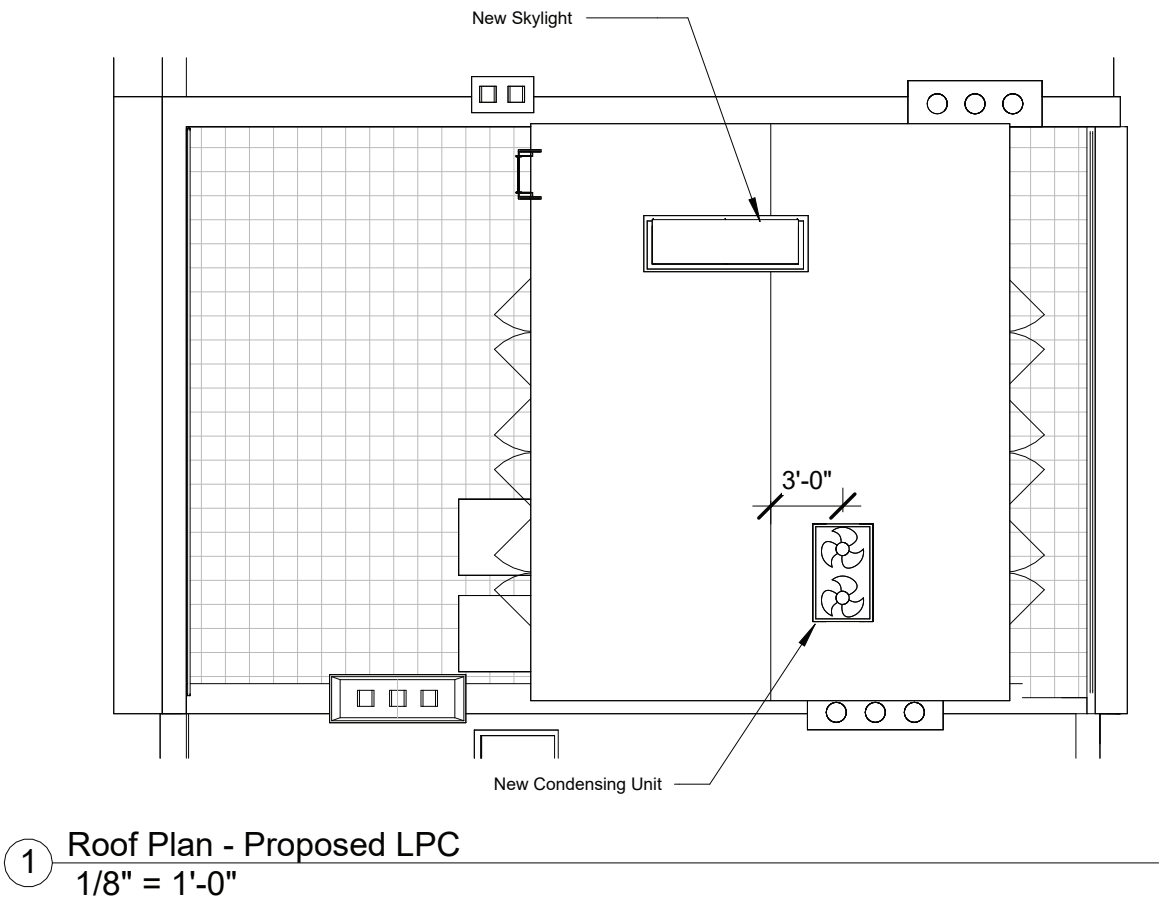


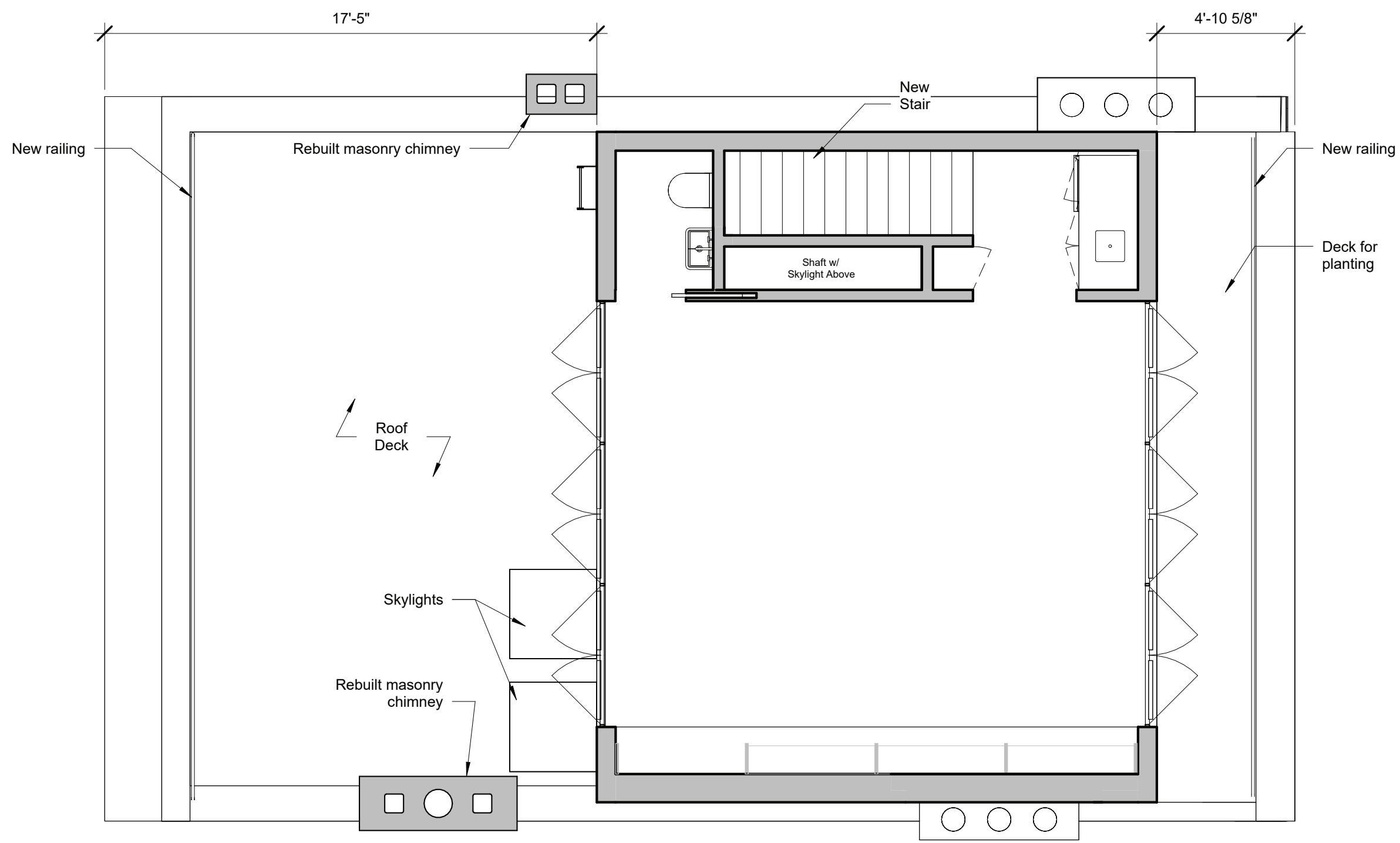


① Fourth Floor Existing Plan LPC (Existing Roof)
1/8" = 1'-0"



② Fourth Floor - Proposed - LPC
1/8" = 1'-0"





① Fourth Floor - Proposed - LPC Enlarged
1/4" = 1'-0"



March 25, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 1, LPC-25-06592

27 Strong Place – Cobble Hill Historic District Borough of Brooklyn

To testify virtually, please join Zoom

Webinar ID: 161 495 4752

Passcode: 610462

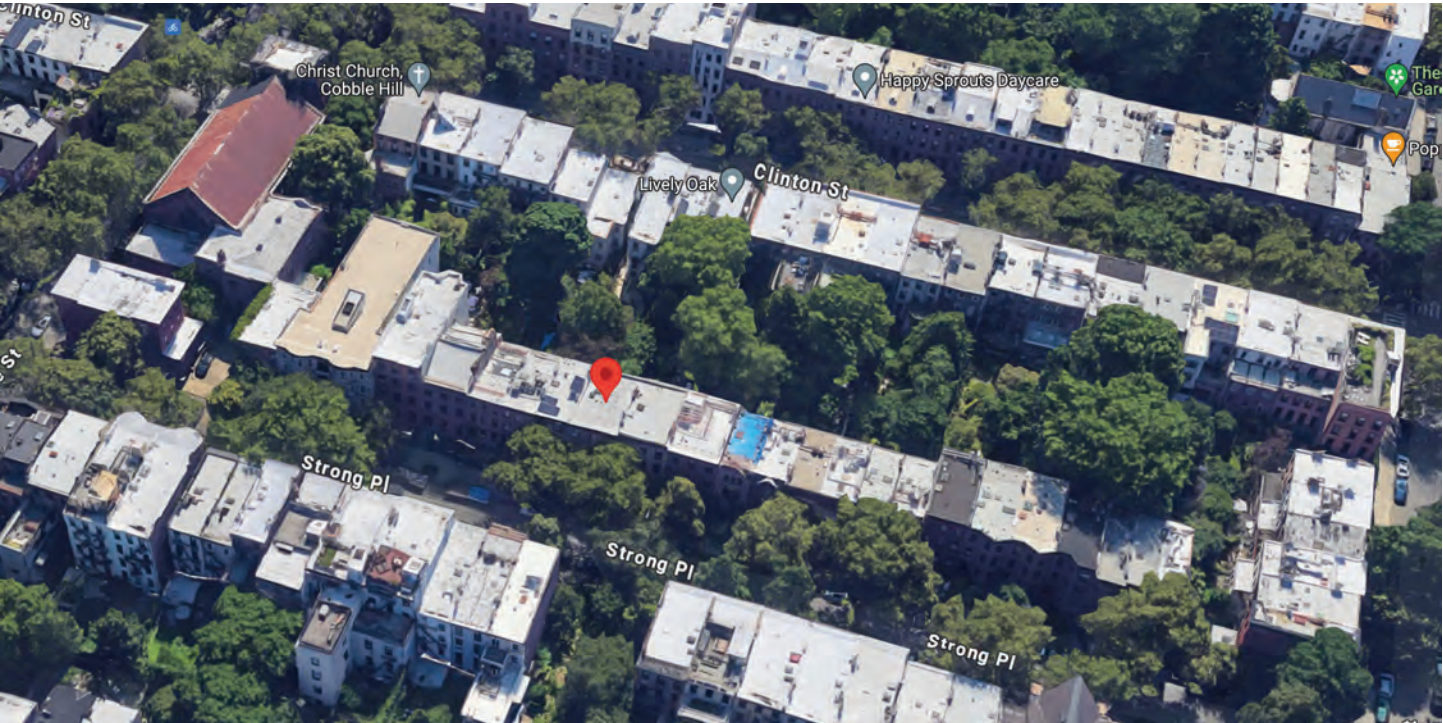
By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

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APPENDIX



27 Strong Place's block, facing east



27 Strong Place's block, facing west



NUMBER OF ROW HOUSES: 53

NUMBER OF ROW HOUSES WITH REAR-YARD ADDITIONS: 39 (39/53 - 73.58%)

NUMBER OF ROW HOUSES BY REAR-YARD ADDITION HEIGHT:

- 1 STORY: 9
- 2 STORIES: 16
- 3 STORIES: 6
- 4 STORIES: 7
- 5 STORIES: 1

NUMBER OF ROW HOUSES WITH REAR ADDITIONS OF EQUAL OR GREATER DEPTH: 25 (25/39 - 64.10%)



Mockup with Netting



Mockup with Netting



Project Name: 27 Strong Place, Brooklyn, NY
DRP File No.: 24-156

EXISTING REAR WALL ASSESMENT AND RECOMMENDATION

PROJECT INFORMATION

Project Name:	27 Strong Place, Brooklyn, NY
Project Location:	27 Strong Place, Brooklyn, NY 11231
DRP Project #:	24-156
Date Prepared:	03/05/2025
Date of Site Visit:	03/04/2025
Memo Prepared by:	Abdul Mohiby, P.E. (Dominick R. Pilla Associates) Gary Feldman, P.E. (Dominick R. Pilla Associates)

Re:

The purpose of this memorandum is to provide a narrative and recommendations regarding the existing condition of the rear brick masonry wall at 27 Strong Place, Brooklyn, NY.

The existing building consists of a typical 25ft x 105ft, 3 story brick and timber townhouse with a basement and cellar. We inspected several probes, and each probe showed significantly deteriorated mortar at the inner course of the masonry wall. The existing mortar deteriorated at some locations to the level of sand and dust. The deterioration of the existing mortar resulted in air voids between masonry bricks as shown on the attached pictures, which will further make this wall structurally deficient. There were also inadequate tiebacks found on all floors and no tiebacks were found at the roof level.

We classify the current condition of the wall to be poor and therefore it is structurally compromised. Typal repointing and repairs are most likely not feasible, instead we strongly recommend that the wall be removed down to the bottom and reconstructed. The new wall should match the existing walls as closely as possible with mortar matching existing mortar.

The new wall must be stitched into the existing property line walls and anchored back to the main structure with proper tieback strapping.



Photo # 1- Missing bricks and mortar with air pockets in each joints.

Project Name: 27 Strong Place, Brooklyn, NY
DRP File No.: 24-156

3



Photo # 2- Missing bricks, compromised mortar joints, decomposed mortar

Project Name: 27 Strong Place, Brooklyn, NY
DRP File No.: 24-156

4



Photo # 3- Brick broken and missing with mortar turning to sand and dust.

Project Name: 27 Strong Place, Brooklyn, NY
DRP File No.: 24-156

5



Photo # 4- Cracking separation between bricks, decomposed mortar

Project Name: 27 Strong Place, Brooklyn, NY
DRP File No.: 24-156

6



Photo # 5- Cracking, missing and separation between bricks, loss of mortar.

March 25, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 1, LPC-25-06592

27 Strong Place – Cobble Hill Historic District Borough of Brooklyn

To testify virtually, please join Zoom

Webinar ID: 161 495 4752

Passcode: 610462

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (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.