

June 10, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 13, LPC-25-07793

117 State Street – Brooklyn Heights Historic District Borough of Brooklyn

To testify virtually, please join Zoom

Webinar ID: 161 795 3238

Passcode: 895806

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.

A photograph of a three-story red brick townhouse. The building features black-framed windows and a small balcony with a metal railing. A 'NO PARKING' sign is visible on the street. The building is part of a row of similar structures, and a tree is visible on the right side of the frame.

RACHEL FRANKEL ARCHITECTURE

117 STATE STREET BROOKLYN	
TITLE PAGE	
SEAL & SIGNATURE:	DATE: 06.17.24 PROJ. #: 2401 DWG BY: KM CHK BY: RF DWG #: T-100.00 1 OF 19



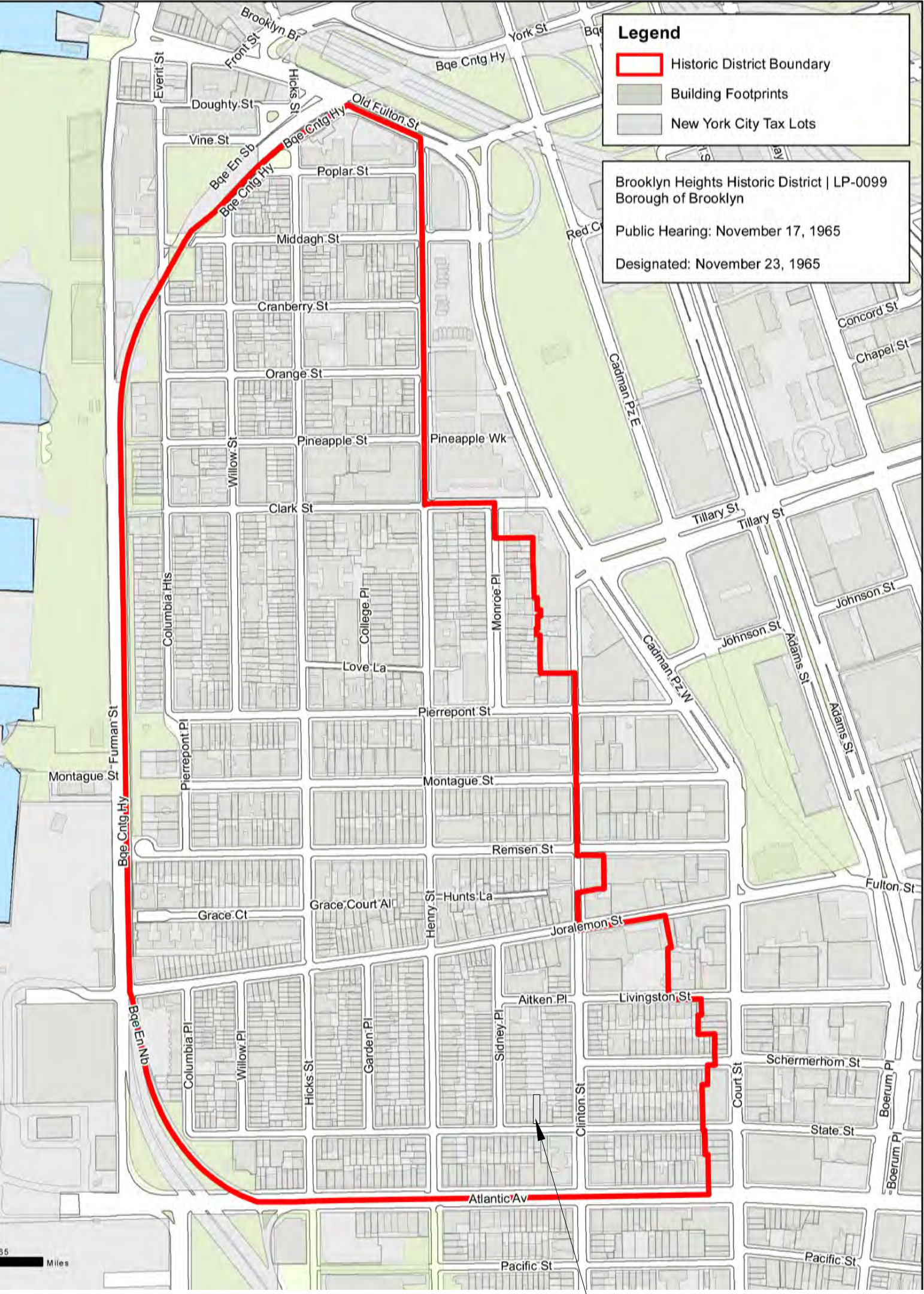
1 1940 TAX LOT PHOTO
NTS



2 2025 EXISTING FRONT FACADE
NTS



4 STATE STREET 2025
NTS



3 BROOKLYN HEIGHTS HISTORIC DISTRICT
NTS

117 STATE ST

ALTERATION

GREEK REVIVAL
ROWHOUSE

117 STATE STREET
BROOKLYN HEIGHTS HD
BROOKLYN, NY

BLOCK 267/LOT 3

RACHEL FRANKEL ARCHITECTURE

10 PARK AVENUE
NEW YORK, NY 10016
TEL 212 683 1067
FAX 212 683 6150
RF@RACHELFRANKELARCH.COM

REVISIONS		
NO.	DESCRIPTION	DATE
1.	LPC COMMENTS	04.10.2025
2.	LPC COMMENTS	04.18.2025
3.	IMAGE 4	04.29.2025

11.	LANDMARKS	06.05.2025
10.	LANDMARKS	05.29.2025
9.	LPC COMMENTS	05.24.2025
8.	LANDMARKS	05.13.2025
7.	LPC/CB	04.30.2025
6.	CB	04.18.2025
5.	LANDMARKS	04.10.2025
4.	LANDMARKS	02.16.2025
3.	CLIENT	02.13.2025
2.	CLIENT	01.22.2025
1.	CLIENT	07.12.2024

NO.	DESCRIPTION	DATE
-----	-------------	------

117 STATE STREET BROOKLYN

CONTEXT, CHRONOLOGY AND PROJECT SCOPE

SEAL & SIGNATURE:	DATE: 06.17.24
	PROJ. #: 2401
	DWG BY: KM
	CHK BY: RF
	DWG #: A-100.00
	2 OF 19



ALTERATION

GREEK REVIVAL
ROWHOUSE

117 STATE STREET
BROOKLYN HEIGHTS HD
BROOKLYN, NY

BLOCK 267/LOT 3

RACHEL FRANKEL ARCHITECTURE

10 PARK AVENUE
NEW YORK, NY 10016
TEL 212 683 1067
FAX 212 683 6150
RF@RACHELFRANKELARCH.COM



1 STATE STREET LOOKING EAST
NTS



2 117 STATE STREET
NTS

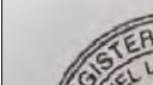


3 117 STATE STREET LOOKING WEST
NTS

REVISIONS		
NO.	DESCRIPTION	DATE
1	LPC COMMENTS	06.05.2025
7	LANDMARKS	06.05.2025
6	LANDMARKS	05.29.2025
5.	LANDMARKS	05.24.2025
4	LANDMARKS	05.13.2025
3.	LPC/CB	04.30.2025
2.	CB	04.18.2025
1.	LANDMARKS	04.10.2025
NO.	DESCRIPTION	DATE
ISSUES		

117 STATE STREET
BROOKLYN

EXISTING CONDITIONS PHOTOS:
FRONT FACADE

SEAL & SIGNATURE:	DATE: 06.17.24
	PROJ. #: 2401
	DWG BY: KM
	CHK BY: RF
	DWG #: A-101.00
	3 OF 19

ALTERATION

GREEK REVIVAL
ROWHOUSE

117 STATE STREET
BROOKLYN HEIGHTS HD
BROOKLYN, NY

BLOCK 267/LOT 3

RACHEL FRANKEL ARCHITECTURE

10 PARK AVENUE
NEW YORK, NY 10016
TEL 212 683 1067
FAX 212 683 6150
RF@RACHELFRANKELARCH.COM

REVISIONS		
NO.	DESCRIPTION	DATE
1.	DESIGN DEV	02.13.2025
2.	DESIGN DEV	02.16.2025
3.	LPC COMMENTS	04.10.2025
4.	LPC COMMENTS	05.13.2025
5.	REVISION	05.16.2025
6.	REVISION	05.24.2025

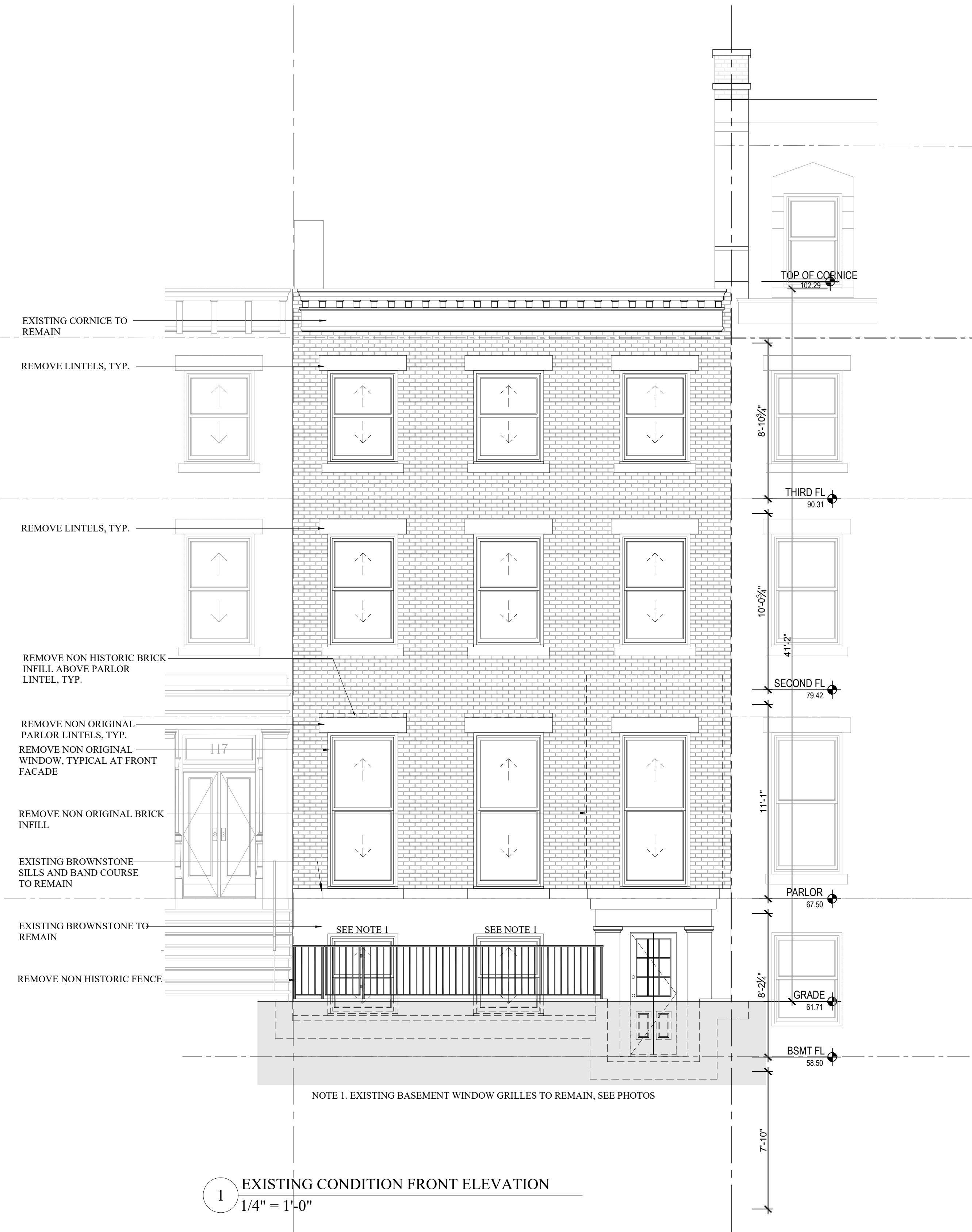
11	LANDMARKS	06.05.2025
10	LANDMARKS	05.29.2025
9.	LANDMARKS	05.24.2025
8	LANDMARKS	05.16.2025
7	LANDMARKS	05.13.2025
6.	LPC/CB	04.30.2025
5.	CB	04.18.2025
4.	LANDMARKS	04.10.2025
3.	LANDMARKS	02.16.2025
2.	CLIENT	02.13.2025
1	CLIENT	07.12.2024

NO.	DESCRIPTION	DATE
ISSUES		

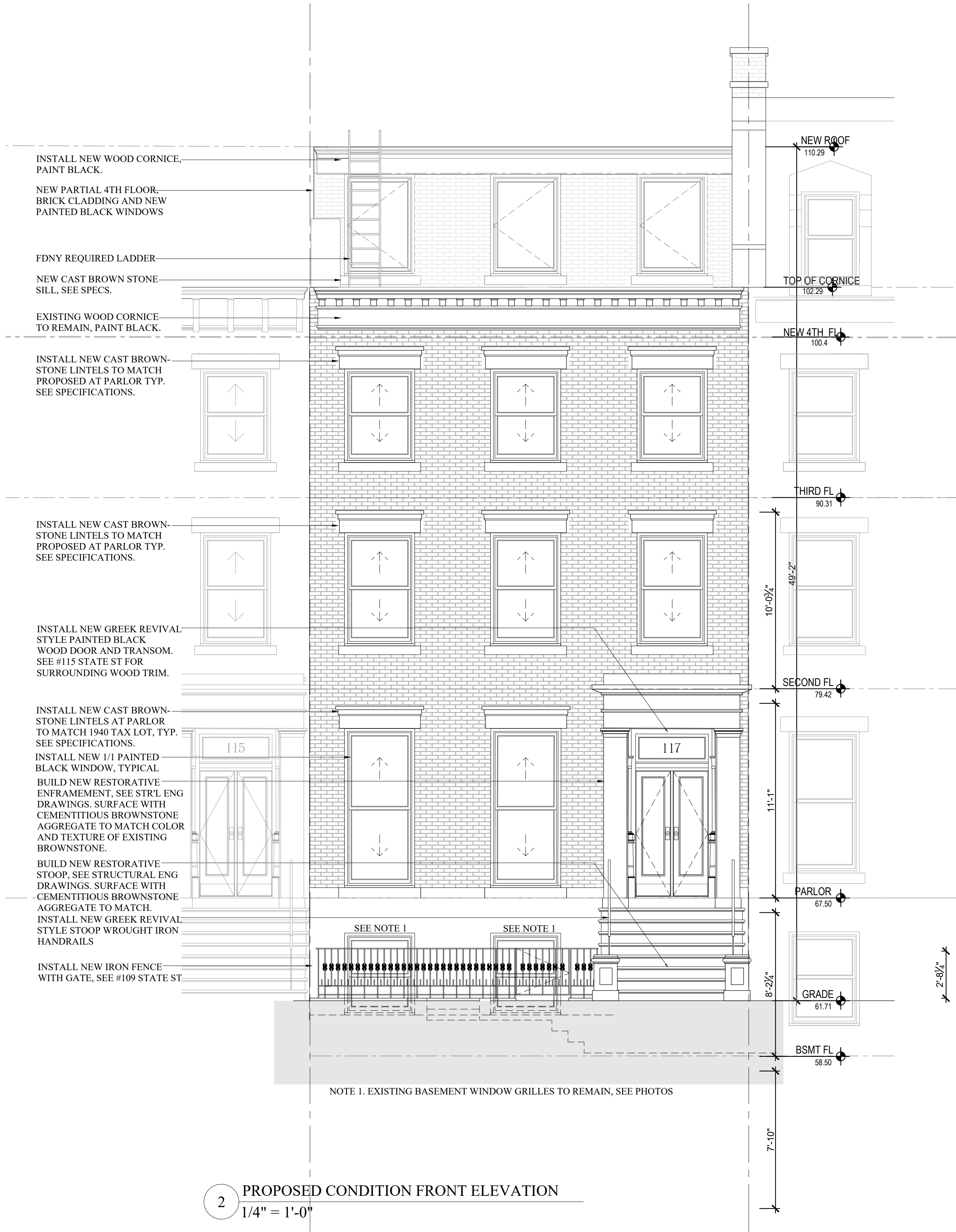
117 STATE STREET
BROOKLYN

FRONT FACADE DEMO AND
PROPOSED ELEVATIONS

SEAL & SIGNATURE:	DATE: 06.17.24
	PROJ. #: 2401
	DWG BY: KM
	CHK BY: RF
	DWG #:
	A-102.00
	4 OF 19



1 EXISTING CONDITION FRONT ELEVATION
1/4" = 1'-0"



2 PROPOSED CONDITION FRONT ELEVATION
1/4" = 1'-0"



ALTERATION

GREEK REVIVAL
ROWHOUSE

117 STATE STREET
BROOKLYN HEIGHTS HD
BROOKLYN, NY

BLOCK 267/LOT 3

RACHEL FRANKEL ARCHITECTURE

10 PARK AVENUE
NEW YORK, NY 10016
TEL 212 683 1067
FAX 212 683 6150
RF@RACHELFRANKELARCH.COM



REVISIONS		
NO.	DESCRIPTION	DATE
6	LANDMARKS	06.05.2025
5	LANDMARKS	05.29.2025
4.	LANDMARKS	05.24.2025
3	LANDMARKS	05.13.2025
2.	LPC/CB	04.30.2025
1.	LANDMARKS	04.10.2025
NO.	DESCRIPTION	DATE
ISSUES		

117 STATE STREET
BROOKLYN

1940 AND 2025 WINDOWS IN ROW

SEAL & SIGNATURE:

DATE: 06.17.24

PROJ. #: 2401

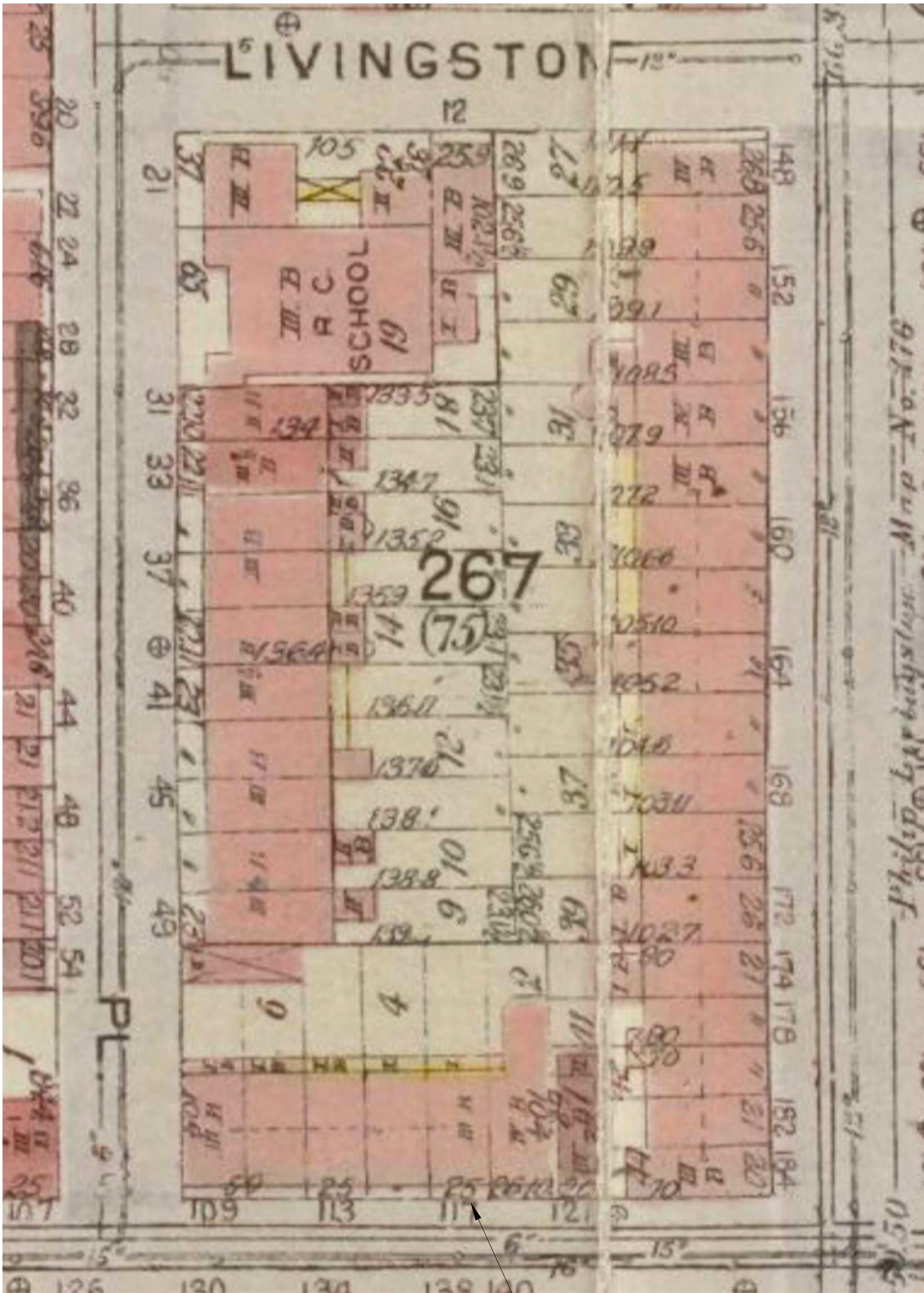
DWG BY: KM

CHK BY: RF

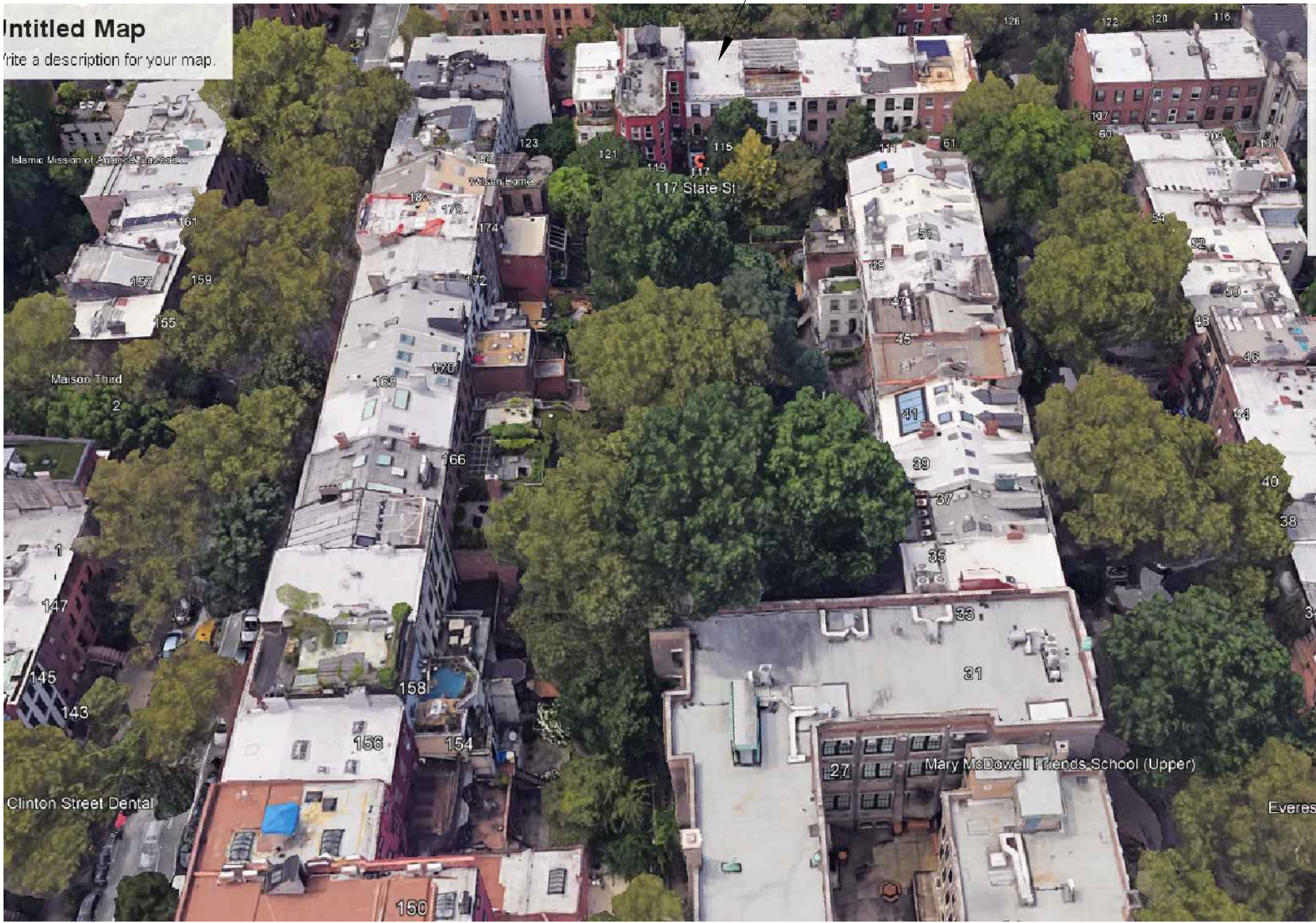
DWG #:
A 102 00

A-103.00
5 OF 10





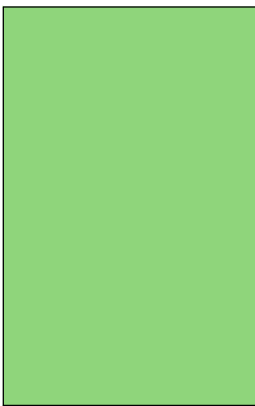
1 1916 SANBORN MAP: BROOKLYN BLOCK 267: REAR YARD EXTENSIONS
NTS



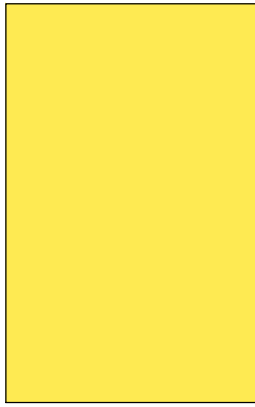
2 GOOGLE EARTH VIEW OF BLOCK 267
NTS



3 BROOKLYN BLOCK 267 WITH EXISTING ROOF TOP ADDITIONS AND REAR YARD EXTENSIONS
SCALE AS SHOWN

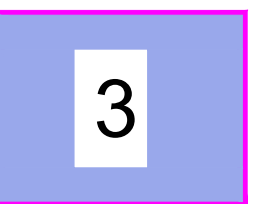
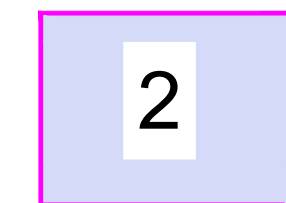
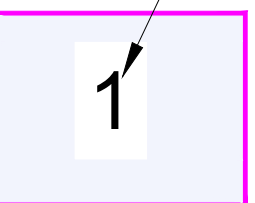


5 STORIES



4 STORIES

OF STORIES



REAR YARD
EXTENSIONS



ROOF TOP
ADDITION

SOURCES:
ARCHITECTURAL
SURVEY OF 117
STATE ST &
ADJACENT
PROPERTIES BY
LICENSED
SURVEYOR

NYC DEPT OF
FINANCE
PROPERTY TAX
MAPS

GOOGLE EARTH
IMAGERY

MAPPING TOOLS

ALTERATION

GREEK REVIVAL
ROWHOUSE

117 STATE STREET
BROOKLYN HEIGHTS HD
BROOKLYN, NY

BLOCK 267/LOT 3

RACHEL FRANKEL ARCHITECTURE

10 PARK AVENUE
NEW YORK, NY 10016
TEL 212 683 1067
FAX 212 683 6150
RF@RACHELFRANKELARCH.COM

REVISIONS

NO.	DESCRIPTION	DATE
1.	LPC COMMENTS	04.29.2025
2.	LPC COMMENTS	05.13.2025
3.	LPC COMMENTS	05.24.2025
4.	REVISION	05.29.2025
5.	LPC COMMENTS	06.05.2025

7.	LANDMARKS	06.05.2025
6.	LANDMARKS	05.29.2025
5.	LANDMARKS	05.24.2025
4.	LANDMARKS	05.13.2025
3.	LPC/CB	04.30.2025
2.	CB	04.18.2025
1.	LANDMARKS	04.10.2025

NO.	DESCRIPTION	DATE
	ISSUES	

117 STATE STREET
BROOKLYN

BROOKLYN BLOCK 267
ROOF TOP ADDITIONS AND
REAR YARD EXTENSIONS

SEAL & SIGNATURE:

DATE: 06.17.24
PROJ. #: 2401
DWG BY: KM
CHK BY: RF
DWG #:
A 104.00
6 OF 19

PROPOSED ROOF TOP ADDITION

#117

STATE STREET

ALTERATION

GREEK REVIVAL
ROWHOUSE

117 STATE STREET
BROOKLYN HEIGHTS HD
BROOKLYN, NY

BLOCK 267/LOT 3

RACHEL FRANKEL ARCHITECTURE

10 PARK AVENUE
NEW YORK, NY 10016
TEL 212 683 1067
FAX 212 683 6150
RF@RACHELFRANKELARCH.COM

5 STORIES

4 STORIES

—# OF STORIES

REAR YARD EXTENSIONS

ROOF TOP ADDITION

SOURCES:
ARCHITECTURAL
SURVEY OF 117
STATE ST &
ADJACENT
PROPERTIES BY
LICENSED
SURVEYOR

NYC DEPT OF
FINANCE
PROPERTY TAX
MAPS

GOOGLE EARTH
IMAGERY

MAPPING TOOL

REVISIONS		
NO.	DESCRIPTION	DATE
1.	LPC COMMENTS	05.24.2025
2.	LPC COMMENTS	05.29.2025
3.	LPC COMMENTS	06.05.2025

3.	LANDMARKS	06.05.2025
3.	LANDMARKS	05.29.2025
2.	LANDMARKS	05.24.2025
1.	LANDMARKS	05.13.2025
NO.	DESCRIPTION	DATE

ISSUES

117 STATE STREET
BROOKLYN

BLOCK 267, #109-#121 STATE ST
ROOF TOP ADDITIONS AND
REAR YARD EXTENSIONS

SEAL & SIGNATURE:	DATE: 06.17.24
-------------------	----------------

	PROJ. #: 2401
--	---------------

DWG BY: KM

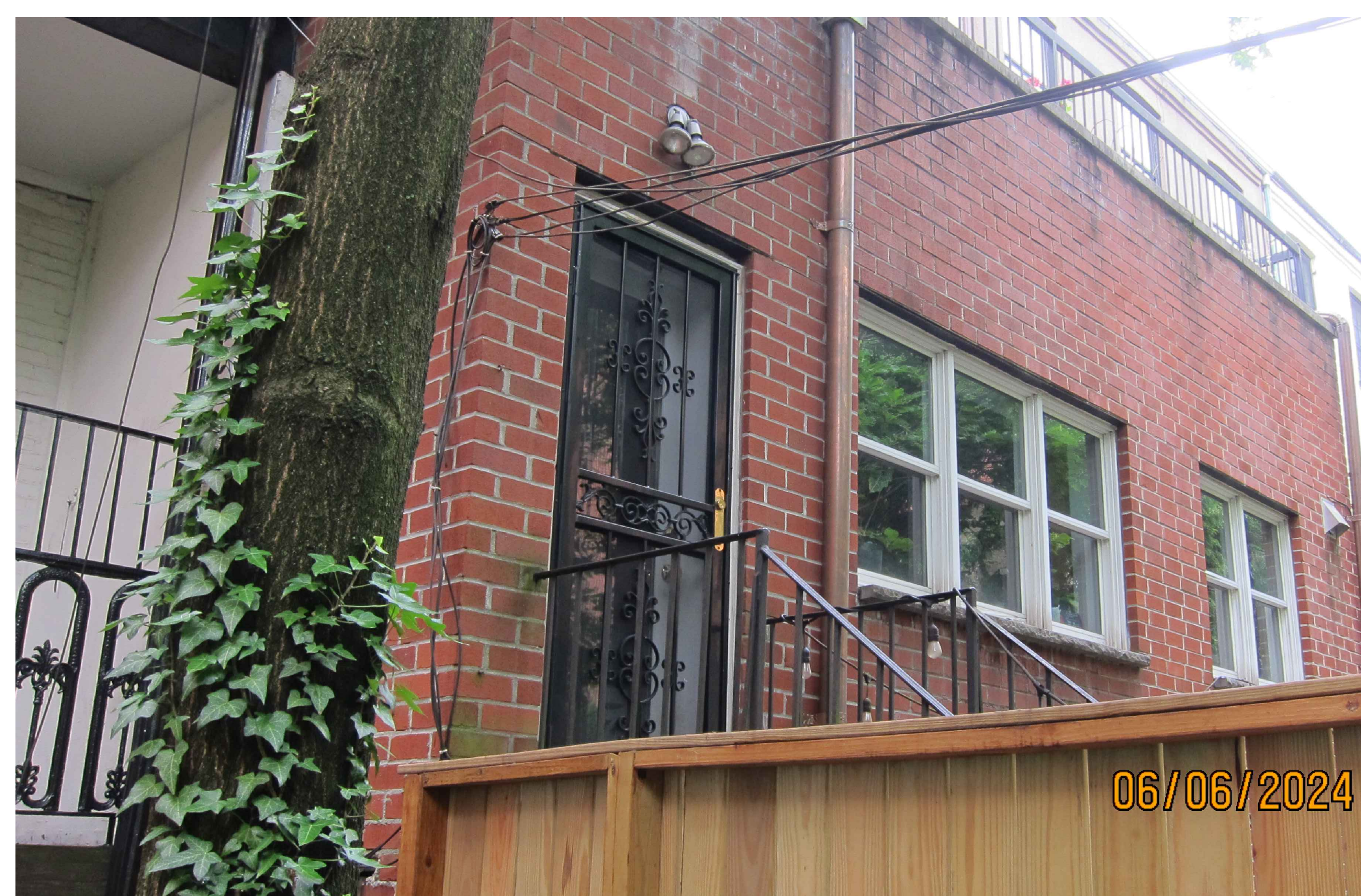
	EWG BY: RM
	CHK BY: RE



CHR DT:	RI
DWG #:	

A 105.00

7 OF 19



8 OF 19

ALTERATION

GREEK REVIVAL
ROWHOUSE

117 STATE STREET
BROOKLYN HEIGHTS HD
BROOKLYN, NY

BLOCK 267/LOT 3

RACHEL FRANKEL ARCHITECTURE

10 PARK AVENUE
NEW YORK, NY 10016
TEL 212 683 1067
FAX 212 683 6150
RF@RACHELFRANKELARCH.COM

REVISIONS		
NO.	DESCRIPTION	DATE
1.	DESIGN DEV	02.13.2025
2.	DESIGN DEV	02.16.2025
3.	LPC COMMENTS	04.10.2025
4.	REVISIONS	04.30.2025
5.	REVISIONS	05.13.2025

10.	LANDMARKS	06.05.2025
9.	LANDMARKS	05.29.2025
8.	LANDMARKS	05.24.2025
7.	LANDMARKS	05.13.2025
6.	LPC/CB	04.30.2025
5.	CB	04.18.2025
4.	LANDMARKS	04.10.2025
3.	LANDMARKS	02.16.2025
2.	CLIENT	02.13.2025
1	CLIENT	07.12.2024

NO.	DESCRIPTION	DATE
ISSUES		

117 STATE STREET
BROOKLYN

REAR FACADE DEMO & PROPOSED
ELEVATIONS

SEAL & SIGNATURE:

DATE: 06.17.24

PROJ. #: 2401

DWG BY: KM

CHK BY: RF

DWG #:

A-107.00

9 OF19



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



2 PROPOSED CONDITION REAR ELEVATION
3/8" = 1'-0"

ALTERATION

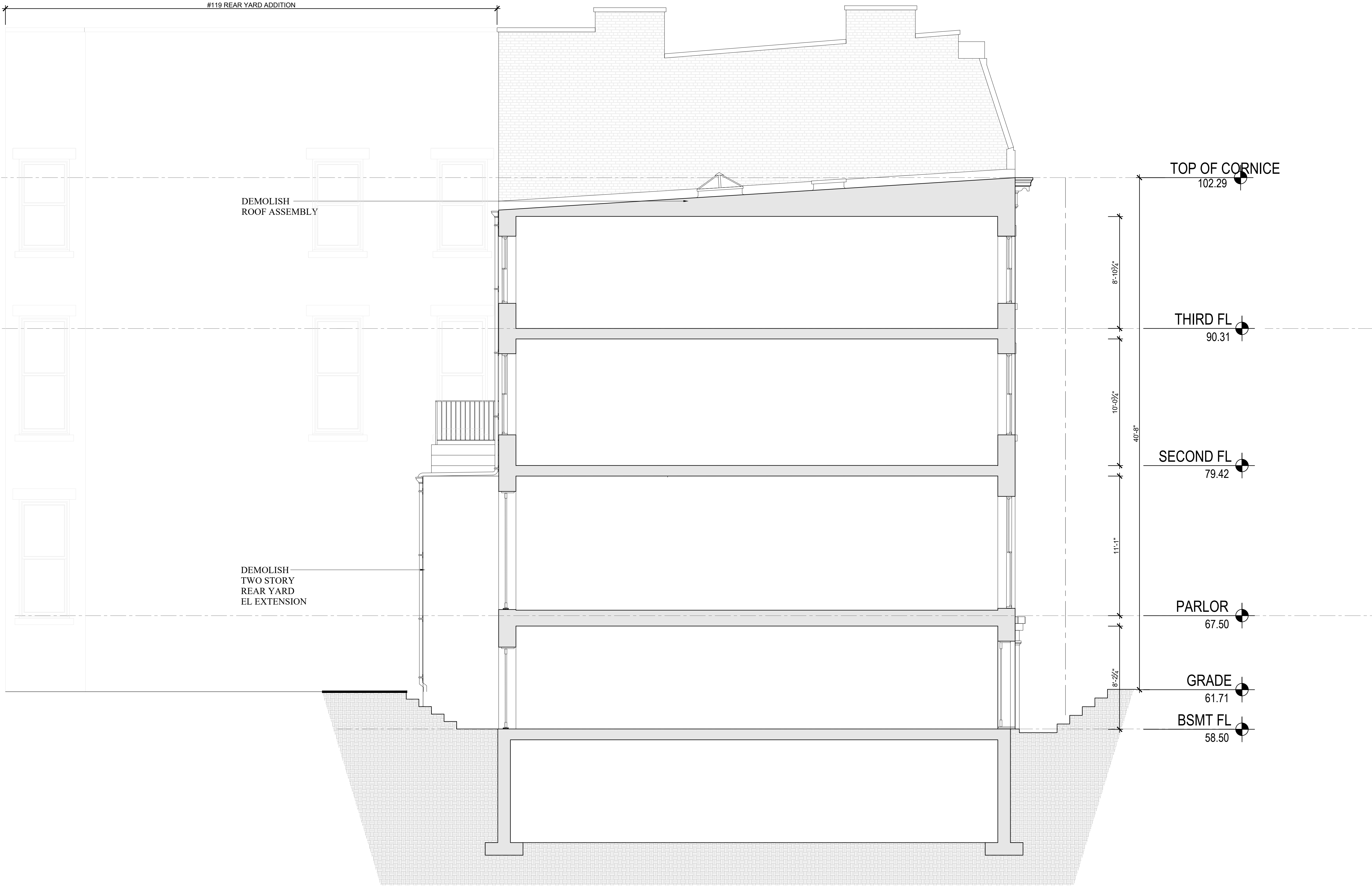
GREEK REVIVAL
ROWHOUSE

117 STATE STREET
BROOKLYN HEIGHTS HD
BROOKLYN, NY

BLOCK 267/LOT 3

RACHEL FRANKEL ARCHITECTURE

10 PARK AVENUE
NEW YORK, NY 10016
TEL 212 683 1067
FAX 212 683 6150
RF@RACHELFRANKELARCH.COM



1 EXISTING CONDITION SECTION
1/4" = 1'-0"

REVISIONS		
NO.	DESCRIPTION	DATE
1.	DESIGN DEV	02.13.2025
2.	LPC COMMENTS	04.10.2025
3.	LPC COMMENTS	05.05.2025
4.	REVISION	05.16.2025
11.	LANDMARKS	06.05.2025
10.	LANDMARKS	05.29.2025
9.	LANDMARKS	05.24.2025
8.	LANDMARKS	05.16.2025
7.	LANDMARKS	05.13.2025
6.	LPC/CB	04.30.2025
5.	CB	04.18.2025
4.	LANDMARKS	04.10.2025
3.	LANDMARKS	02.16.2025
2.	CLIENT	02.13.2025
1	CLIENT	07.12.2024
NO.	DESCRIPTION	DATE
ISSUES		

117 STATE STREET
BROOKLYN

EXISTING CONDITION
SECTION

SEAL & SIGNATURE:



RACHEL LEAH FRANKEL
REGISTERED ARCHITECT
STATE OF NEW YORK
NO. 024855

DATE: 06.17.24

PROJ. #: 2401

DWG BY: KM

CHK BY: RF

DWG #:
A-108.00

10of19

ALTERATION

GREEK REVIVAL
ROWHOUSE

117 STATE STREET
BROOKLYN HEIGHTS HD
BROOKLYN, NY

BLOCK 267/LOT 3

RACHEL FRANKEL ARCHITECTURE

10 PARK AVENUE
NEW YORK, NY 10016
TEL 212 683 1067
FAX 212 683 6150
RF@RACHELFRANKELARCH.COM

REVISIONS		
NO.	DESCRIPTION	DATE
1.	DESIGN DEV	02.13.2025
2.	DESIGN DEV	02.16.2025
3.	LPC COMMENTS	04.10.2025
4.	LPC COMMENTS	05.05.2025
5.	LPC COMMENTS	05.16.2025
6.	REVISION	05.24.2025
11.	LANDMARKS	06.05.2025
10.	LANDMARKS	05.29.2025
9.	LANDMARKS	05.24.2025
8.	LANDMARKS	05.16.2025
7.	LANDMARKS	05.13.2025
6.	LPC/CB	04.30.2025
5.	CB	04.18.2025
4.	LANDMARKS	04.10.2025
3.	LANDMARKS	02.16.2025
2.	CLIENT	02.13.2025
1.	CLIENT	07.12.2024
NO.	DESCRIPTION	DATE
ISSUES		

117 STATE STREET
BROOKLYN

PROPOSED CONDITION SECTION

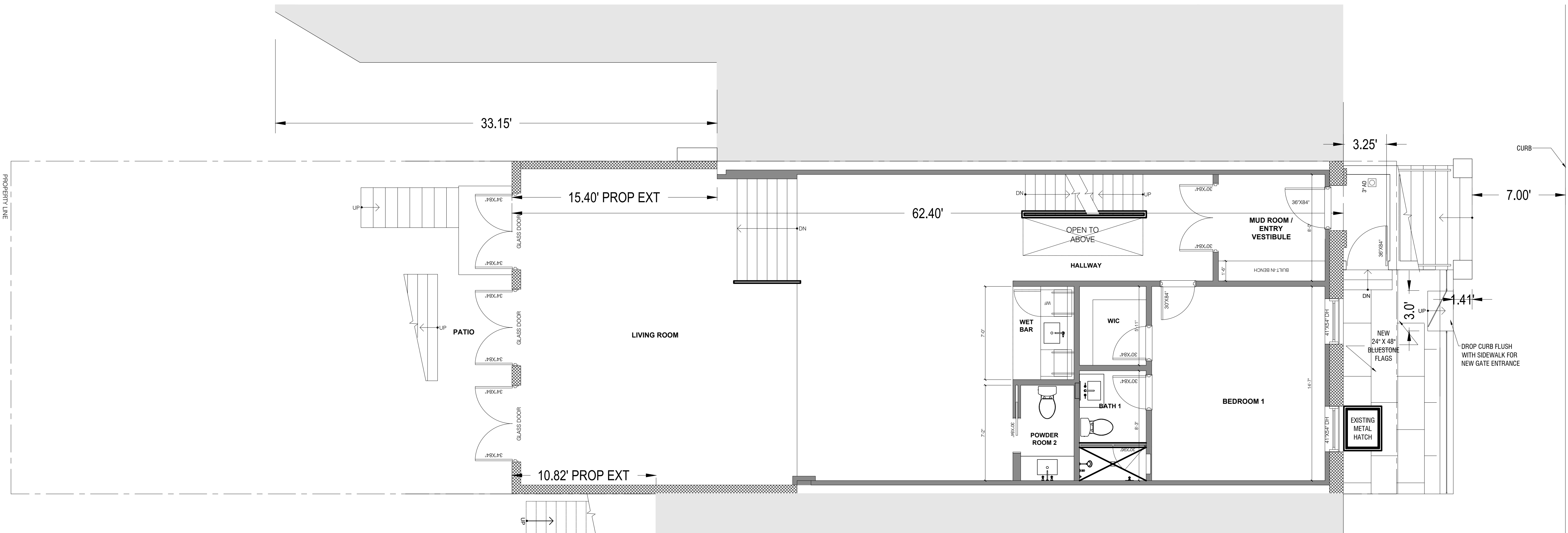
SEAL & SIGNATURE:	DATE: 06.17.24
	PROJ. #: 2401
	DWG BY: KM
	CHK BY: RF
	DWG #:
	A-109.00
	11 of 19



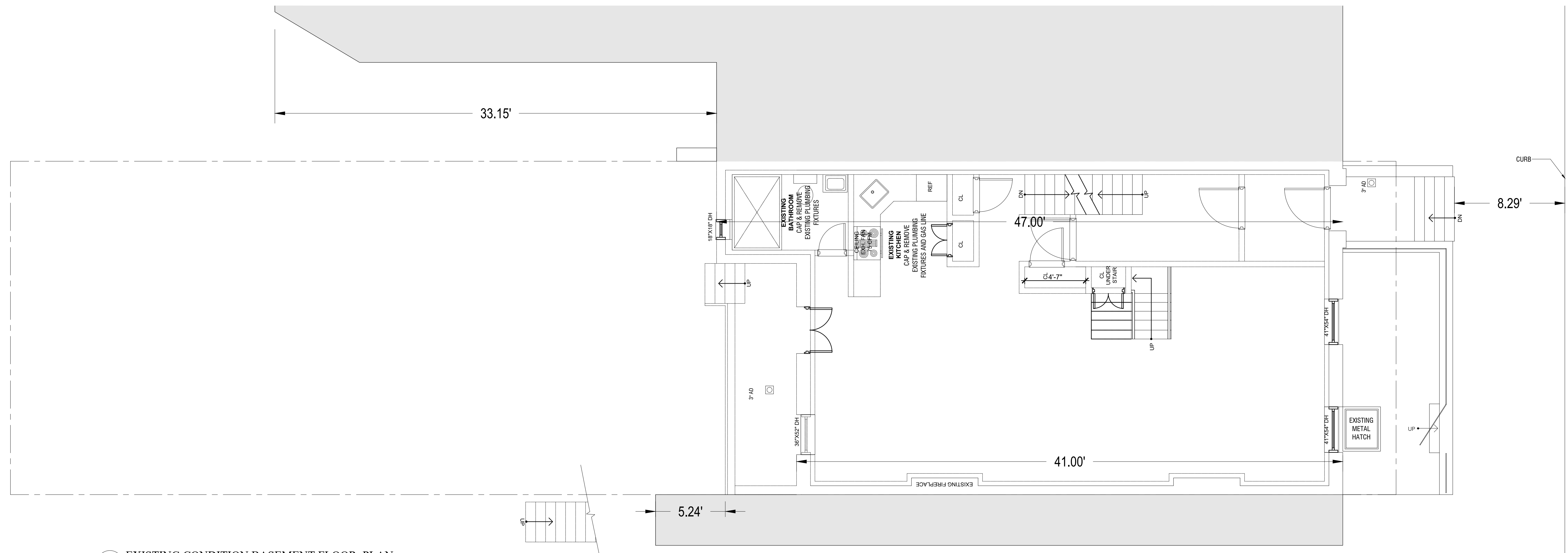
#119 REAR YARD ADDITION

NOTE: SEE FOOTING
FOUNDATION, AND
STRUCTURAL DETAILS
ON ST PLAN

NEW SLAB ON GRADE



2 PROPOSED CONDITION BASEMENT FLOOR PLAN
1/4" = 1'-0"



1 EXISTING CONDITION BASEMENT FLOOR PLAN
1/4" = 1'-0"

ALTERATION

GREEK REVIVAL
ROWHOUSE

117 STATE STREET
BROOKLYN HEIGHTS HD
BROOKLYN, NY

BLOCK 267/LOT 3

RACHEL FRANKEL ARCHITECTURE

10 PARK AVENUE
NEW YORK, NY 10016
TEL 212 683 1067
FAX 212 683 6150
RF@RACHELFRANKELARCH.COM

REVISIONS		
NO.	DESCRIPTION	DATE
1.	DESIGN DEV	02.13.2025
2.	DESIGN DEV	02.16.2025
3.	LPC COMMENTS	04.10.2025
4.	REVISION	05.13.2025
5.	REVISION	05.16.2025
6.	REVISION	05.24.2025
7.	REVISION	05.29.2025
11.	LANDMARKS	06.05.2025
10.	LANDMARKS	05.29.2025
9.	LANDMARKS	05.24.2025
8.	LANDMARKS	05.16.2025
7.	LANDMARKS	05.13.2025
6.	LPC/CB	04.30.2025
5.	CB	04.18.2025
4.	LANDMARKS	04.10.2025
3.	LANDMARKS	02.16.2025
2.	CLIENT	02.13.2025
1	CLIENT	07.12.2024
NO.	DESCRIPTION	DATE
ISSUES		

117 STATE STREET
BROOKLYN

EXISTING AND PROPOSED
BASEMENT/ REAR YARD
FLOOR PLANS

SEAL & SIGNATURE:	DATE: 06.17.24
	PROJ. #: 2401
	DWG BY: KM
	CHK BY: RF
	DWG #:
	A-110.00
	12of19



ALTERATION

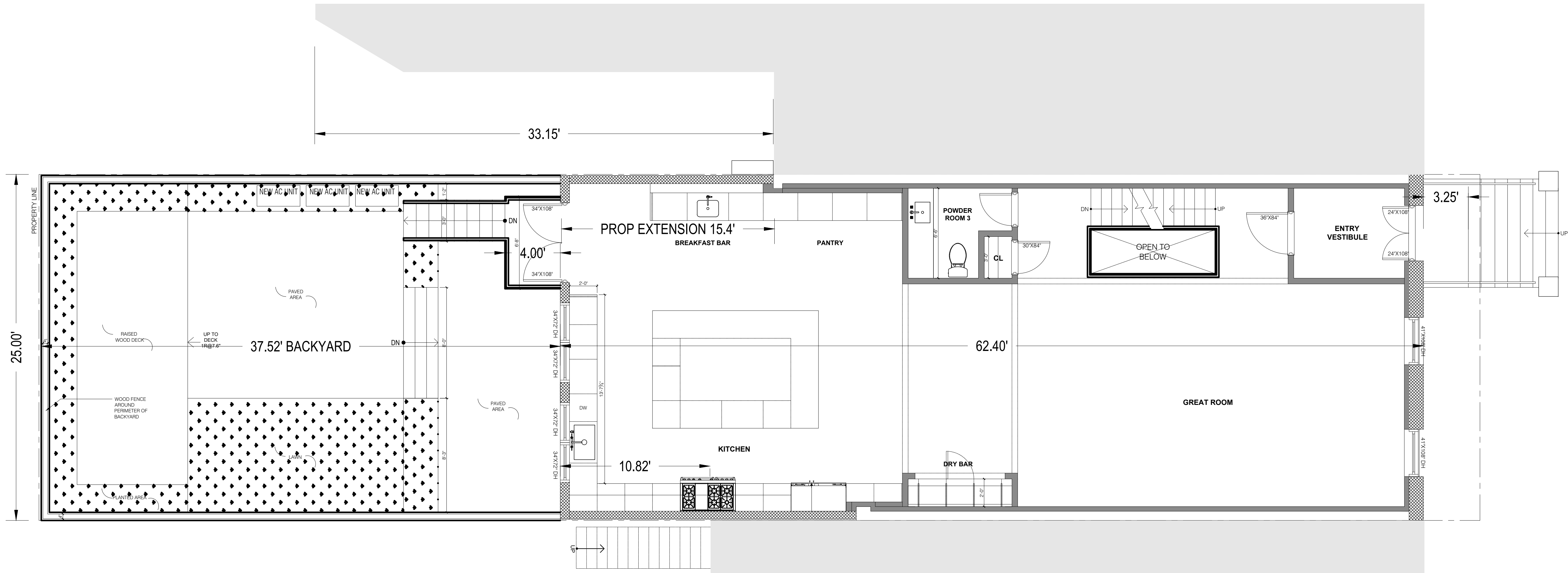
GREEK REVIVAL
ROWHOUSE

117 STATE STREET
BROOKLYN HEIGHTS HD
BROOKLYN, NY

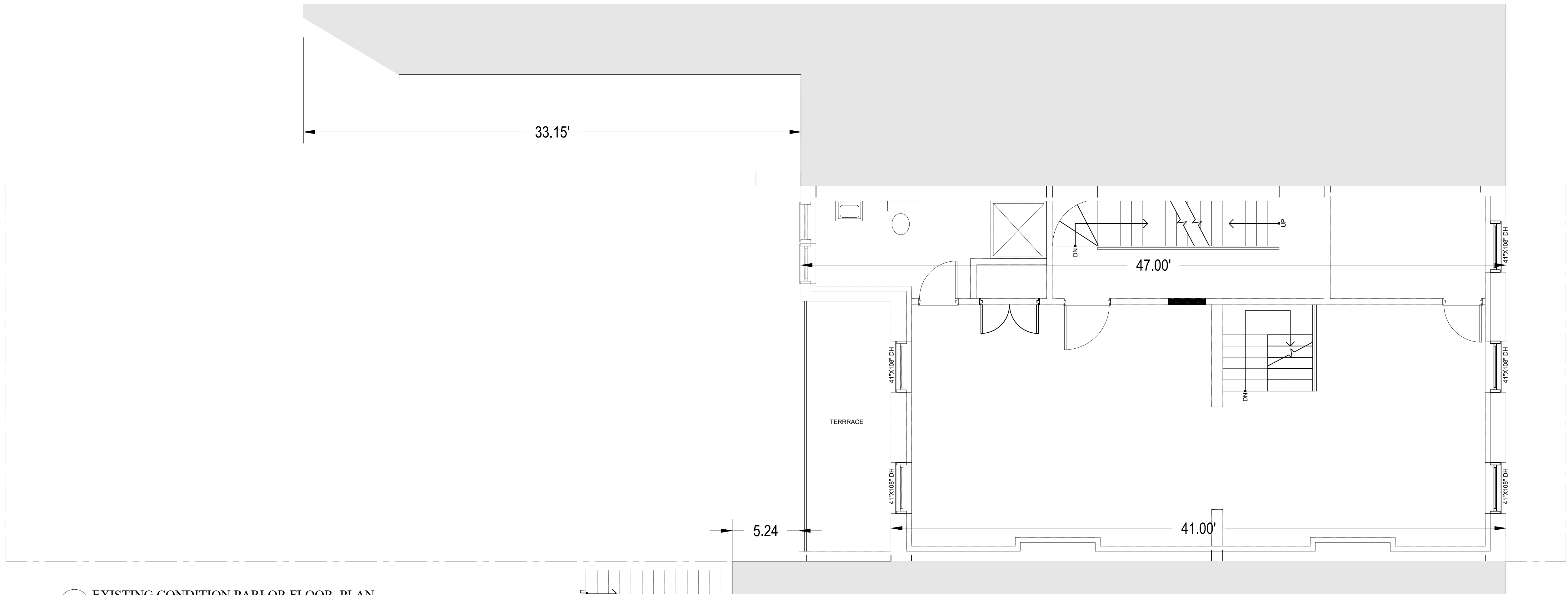
BLOCK 267/LOT 3

RACHEL FRANKEL ARCHITECTURE

10 PARK AVENUE
NEW YORK, NY 10016
TEL 212 683 1067
FAX 212 683 6150
RF@RACHELFRANKELARCH.COM



2 PROPOSED CONDITION PARLOR FLOOR PLAN
1/4" = 1'-0"



1 EXISTING CONDITION PARLOR FLOOR PLAN
1/4" = 1'-0"

REVISIONS		
NO.	DESCRIPTION	DATE
1.	DESIGN DEV	02.16.2025
2.	LPC COMMENTS	04.10.2025
3.	REVISION	05.16.2025
4.	REVISION	05.24.2025

10.	LANDMARKS	06.05.2025
9.	LANDMARKS	05.29.2025
8.	LANDMARKS	05.24.2025
7.	LANDMARKS	05.16.2025
6.	LANDMARKS	05.13.2025
5.	LPC/CB	04.30.2025
4.	CB	04.18.2025
3.	LANDMARKS	04.10.2025
2.	LANDMARKS	02.16.2025
1.	CLIENT	07.12.2024

NO.	DESCRIPTION	DATE
ISSUES		

117 STATE STREET
BROOKLYN

EXISTING AND PROPOSED
PARLOR FLOOR PLANS

SEAL & SIGNATURE:	DATE: 06.17.24
PROJ. #: 2401	DWG BY: KM
CHK BY: RF	DWG #:
A-111.00	13 OF 19



ALTERATION

GREEK REVIVAL
ROWHOUSE

117 STATE STREET
BROOKLYN HEIGHTS HD
BROOKLYN, NY

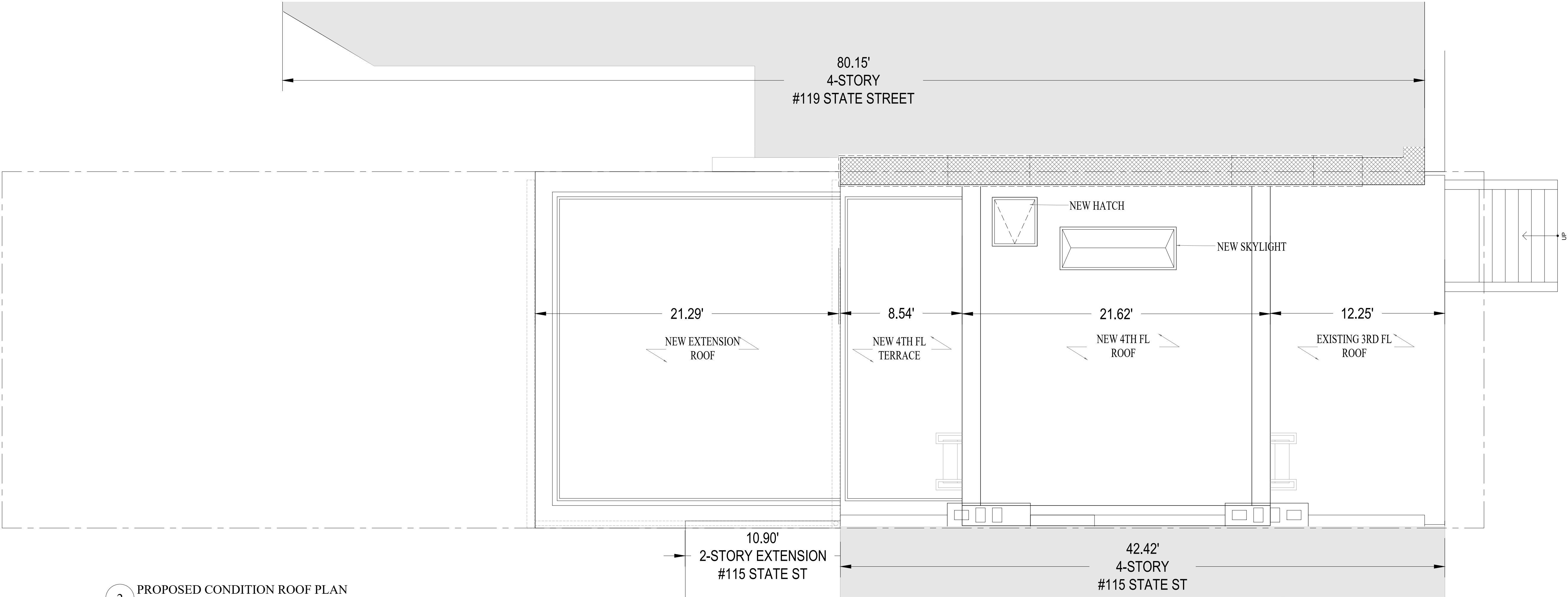
BLOCK 267/LOT 3

RACHEL FRANKEL ARCHITECTURE

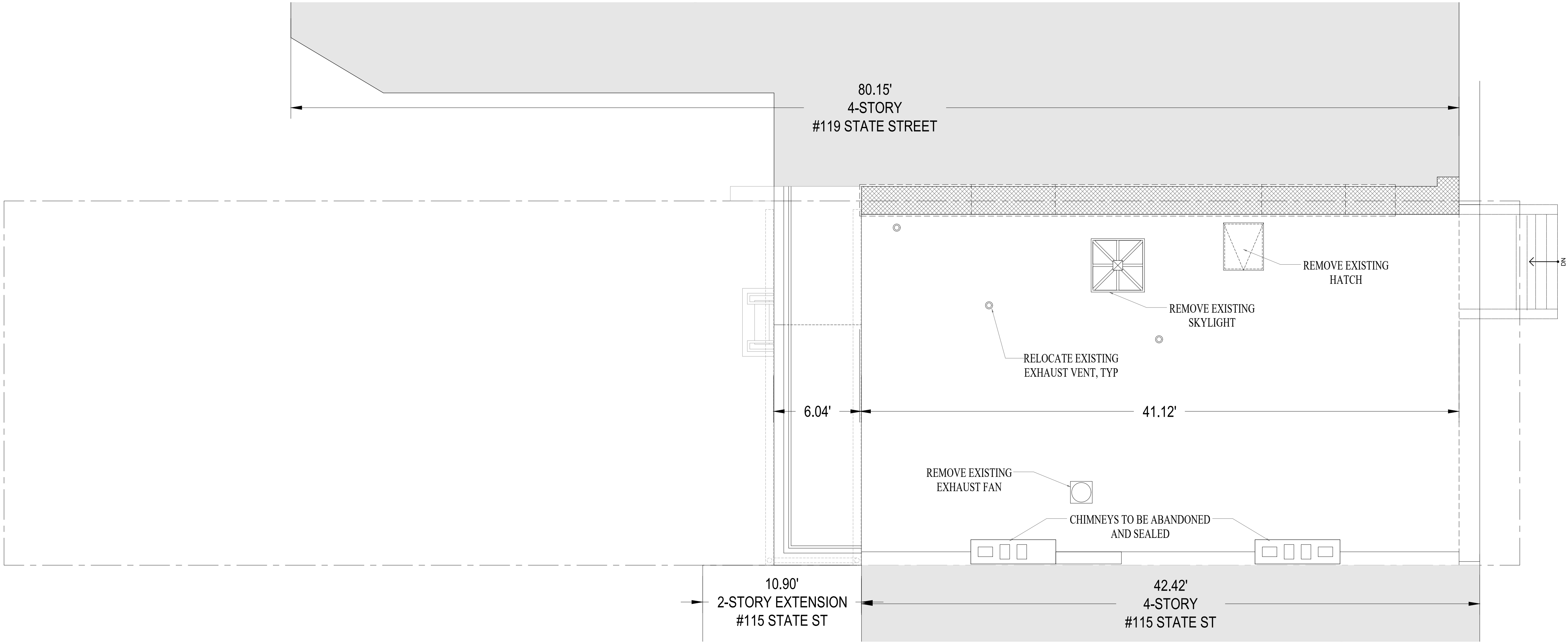
10 PARK AVENUE
NEW YORK, NY 10016
TEL 212 683 1067
FAX 212 683 6150
RF@RACHELFRANKELARCH.COM

REVISIONS		
NO.	DESCRIPTION	DATE
1.	DESIGN DEV	02.13.2025
2.	LPC COMMENTS	04.10.2025
10.	LANDMARKS	06.05.2025
9.	LANDMARKS	05.29.2025
8.	LANDMARKS	05.24.2025
7.	LANDMARKS	05.13.2025
6.	LPC/CB	04.30.2025
5.	CB	04.18.2025
4.	LANDMARKS	04.10.2025
3.	LANDMARKS	02.16.2025
2.	CLIENT	02.13.2025
1	CLIENT	07.12.2024
NO.	DESCRIPTION	DATE
ISSUES		

117 STATE STREET BROOKLYN	
EXISTING AND PROPOSED ROOF PLANS	
SEAL & SIGNATURE:	DATE: 06.17.24
	PROJ. #: 2401
	DWG BY: KM
	CHK BY: RF
	DWG #: A-112.00
14 of 19	



2 PROPOSED CONDITION ROOF PLAN
1/4" = 1'-0"



1 EXISTING CONDITION ROOF PLAN
1/4" = 1'-0"

GREEK REVIVAL
ROWHOUSE

BLOCK 267/LOT 3

10 PARK AVENUE
NEW YORK, NY 10016
TEL 212 683 1067
FAX 212 683 6150
RF@RACHELFRANKELARCH.COM

117 STATE STREET
BROOKLYN

SEAL & SIGNATURE:	D
-------------------	---

DATE: 06.17.24

PROJ. #: 2401

WG BY: KM

CHK BY: RF

WG #:	11400
-------	-------

114.00
160510



ROOF TOP ADDITION (ORANGE)

REAR YARD EXTENSION (ORANGE)



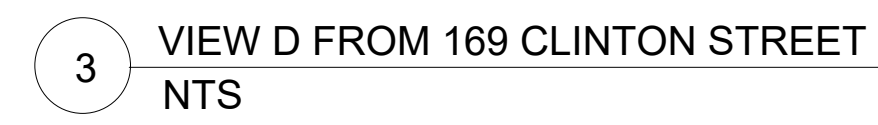
PROPOSED ROOF TOP ADDITION

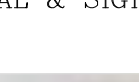
STATE STREET

2 VIEW F
NTS

3 VIEWS FROM SIDNEY PLACE
NTS

10 PARK AVENUE
NEW YORK, NY 10016
TEL 212 683 1067
FAX 212 683 6150
RF@RACHELFRANKELARCH.COM



	SEAL & SIGNATURE:	DATE: 06.17.24
		PROJ. #: 2401
		DWG BY: KM
		CHK BY: RF
		DWG #:
		A 115.00
		17 OF 19

ALTERATION

GREEK REVIVAL
ROWHOUSE

117 STATE STREET
BROOKLYN HEIGHTS HD
BROOKLYN, NY

BLOCK 267/LOT 3

RACHEL FRANKEL ARCHITECTURE

10 PARK AVENUE
NEW YORK, NY 10016
TEL 212 683 1067
FAX 212 683 6150
RF@RACHELFRANKELARCH.COM



1 PHOTO OF REAR YARD EXTENSION MOCK UP: VIEW E /SHEET A-115, FROM SIDNEY PLACE
NTS

2 PHOTOMONTAGE OF REAR YARD ADDITION FROM SIDNEY PLACE
NTS

REVISIONS		
NO.	DESCRIPTION	DATE
1.	LPC COMMENTS	05.05.2025
5.	LANDMARKS	06.05.2025
4.	LANDMARKS	05.29.2025
3.	LANDMARKS	05.24.2025
2.	LANDMARKS	05.13.2025
1.	LPC/CB	04.30.2025
NO.	DESCRIPTION	DATE
ISSUES		

117 STATE STREET
BROOKLYN

PHOTO OF MOCK UP AND
PHOTOMONTAGE RENDERING OF
REAR YARD EXTENSION VISIBILITY

SEAL & SIGNATURE: DATE: 06.17.24

PROJ. #: 2401

DWG BY: KM

CHK BY: RF

DWG #:
A 116.00

18 OF19



1 PHOTOMONTAGE OF REAR YARD ADDITION FROM SIDNEY PLACE
NTS

ALTERATION

GREEK REVIVAL
ROWHOUSE

117 STATE STREET
BROOKLYN HEIGHTS HD
BROOKLYN, NY

BLOCK 267/LOT 3

RACHEL FRANKEL ARCHITECTURE

10 PARK AVENUE
NEW YORK, NY 10016
TEL 212 683 1067
FAX 212 683 6150
RF@RACHELFRANKELARCH.COM

REVISIONS		
NO.	DESCRIPTION	DATE
1.	LPC COMMENTS	04.30.2025
2.	LPC COMMENTS	05.13.2025
6.	LANDMARKS	06.05.2025
5.	LANDMARKS	05.29.2025
4.	LANDMARKS	05.24.2025
3.	LANDMARKS	05.13.2025
2.	LPC/CB	04.30.2025
1.	LANDMARKS	04.10.2025
NO.	DESCRIPTION	DATE
ISSUES		

117 STATE STREET
BROOKLYN

LANDING PAGE

SEAL & SIGNATURE:



DATE: 06.17.24

PROJ. #: 2401

DWG BY: KM

CHK BY: RF

DWG #: A-117.00

19of19

June 10, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 13, LPC-25-07793

117 State Street – Brooklyn Heights Historic District Borough of Brooklyn

To testify virtually, please join Zoom

Webinar ID: 161 795 3238

Passcode: 895806

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

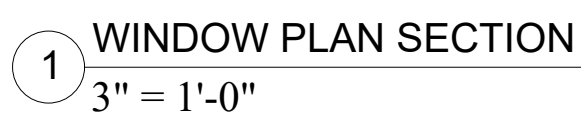
833-568-8864 (Toll-free)

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.

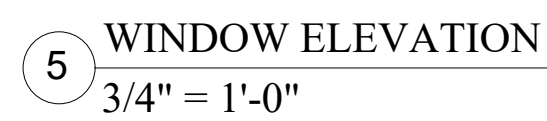
GREEK REVIVAL
ROWHOUSE

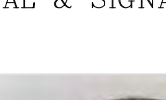
BLOCK 267/LOT 3

10 PARK AVENUE
NEW YORK, NY 10016
TEL 212 683 1067
FAX 212 683 6150
RF@RACHELFRANKELARCH.COM



4 WINDOW PLAN SECTION
3" = 1'-0"

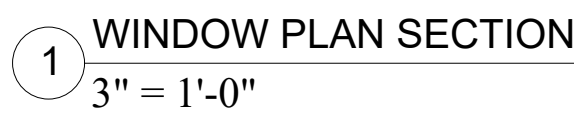


SEAL & SIGNATURE:	DATE: 06.17.24
	PROJ. #: 2401
	DWG BY: KM
	CHK BY: RF
	DWG #: A-118.00
	B of Z

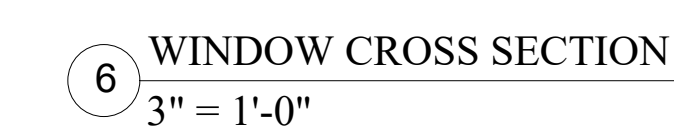
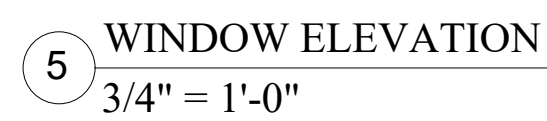
GREEK REVIVAL
ROWHOUSE

BLOCK 267/LOT 3

10 PARK AVENUE
NEW YORK, NY 10016
TEL 212 683 1067
FAX 212 683 6150
RF@RACHELFRANKELARCH.COM



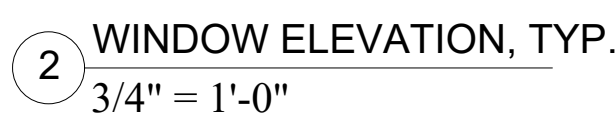
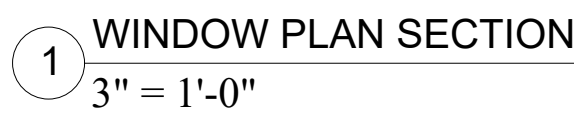
4 WINDOW PLAN SECTION
3" = 1'-0"



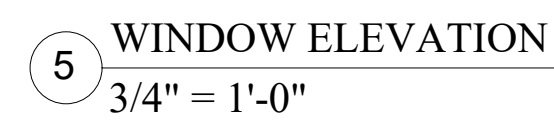
GREEK REVIVAL
ROWHOUSE

BLOCK 267/LOT 3

10 PARK AVENUE
NEW YORK, NY 10016
TEL 212 683 1067
FAX 212 683 6150
RF@RACHELFRANKELARCH.COM



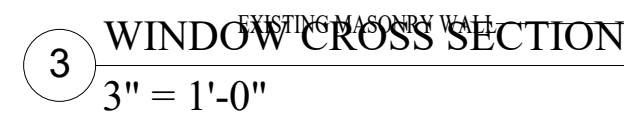
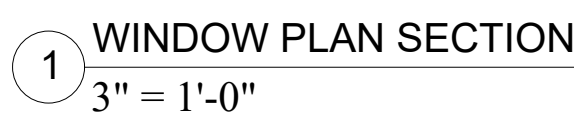
4 WINDOW PLAN SECTION
3" = 1'-0"



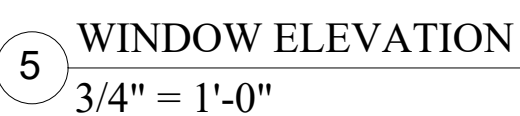
REVISIONS		
NO.	DESCRIPTION	DATE
1.	REVISION	02.13.2025
5.	LANDMARKS	06.05.2025
4.	LANDMARKS	04.10.2025
3.	LANDMARKS	02.16.2025
2.	CLIENT	02.13.2025
1	CLIENT	07.12.2024
NO.	DESCRIPTION	DATE
ISSUES		

A-120.00

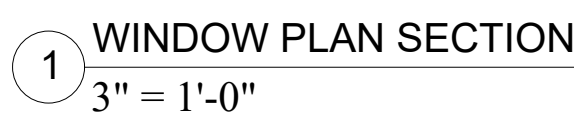




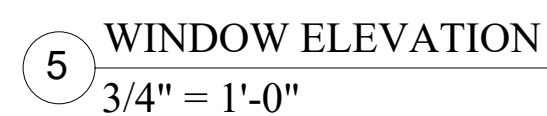
4 WINDOW PLAN SECTION
3" = 1'-0"



117 STATE STREET BROOKLYN	
SECOND FLOOR REAR FACADE WINDOWS EXISTING AND PROPOSED	
SEAL & SIGNATURE:	DATE: 06.17.24 PROJ. #: 2401 DWG BY: KM CHK BY: RF DWG #: A-121.00 E OF Z

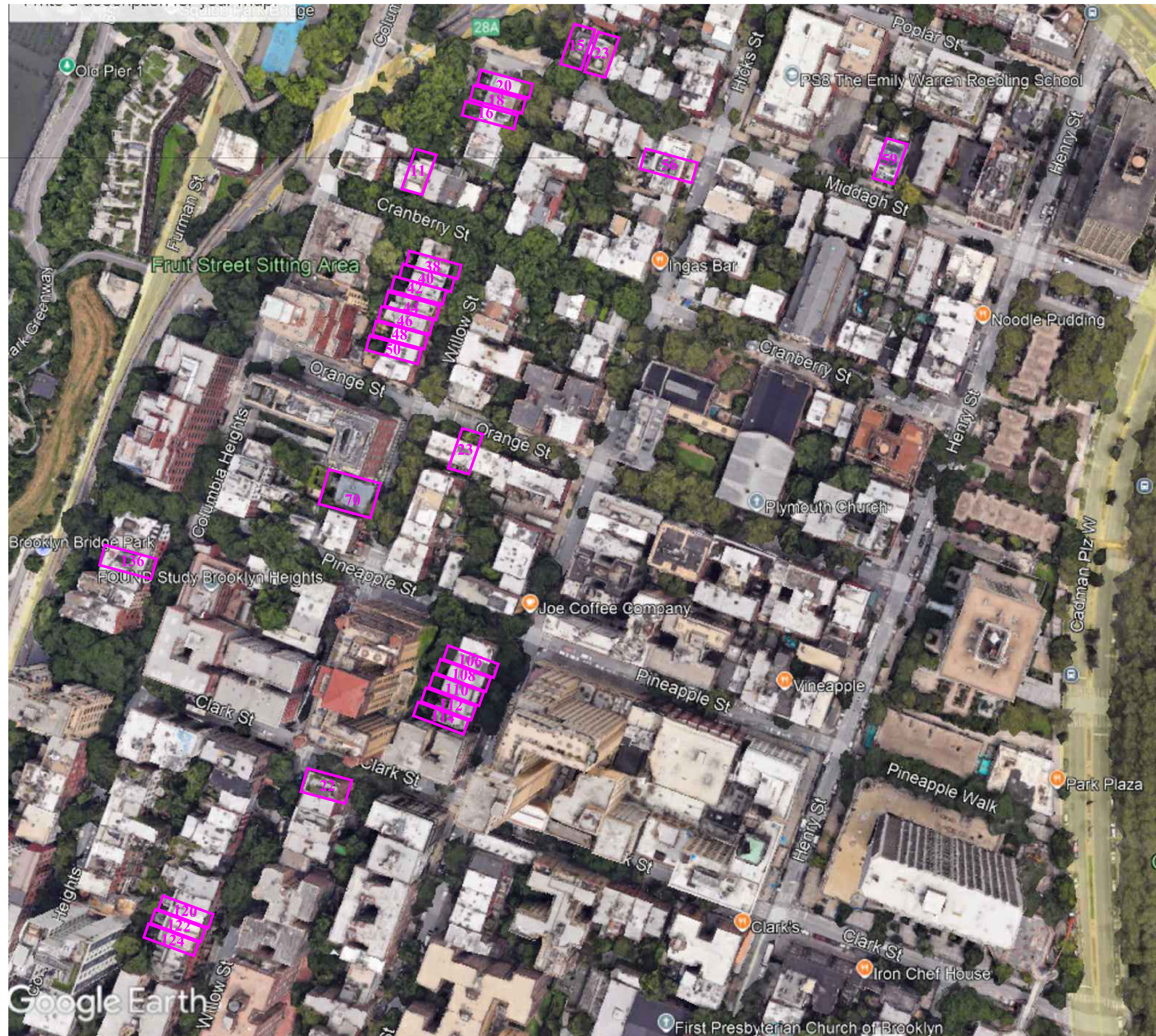


4 WINDOW PLAN SECTION
3" = 1'-0"



SEAL & SIGNATURE:	DATE: 06.17.24
	PROJ. #: 2401
	DWG BY: KM
	CHK BY: RF
	DWG #:
	A-122.00
	F OF Z

**TOTAL COUNT FOR THIS
SECTION OF THE
BROOKLYN HEIGHTS
HISTORIC DISTRICT = 27**



10 PARK AVENUE
NEW YORK, NY 10016
TEL 212 683 1067
FAX 212 683 6150
RF@RACHELFRANKELARCH.COM

REVISIONS		
NO.	DESCRIPTION	DATE
5.	LANDMARKS	06.05.2025
4.	LANDMARKS	04.10.2025
3.	LANDMARKS	02.16.2025
2.	CLIENT	02.13.2025
1	CLIENT	07.12.2024
NO.	DESCRIPTION	DATE
ISSUES		

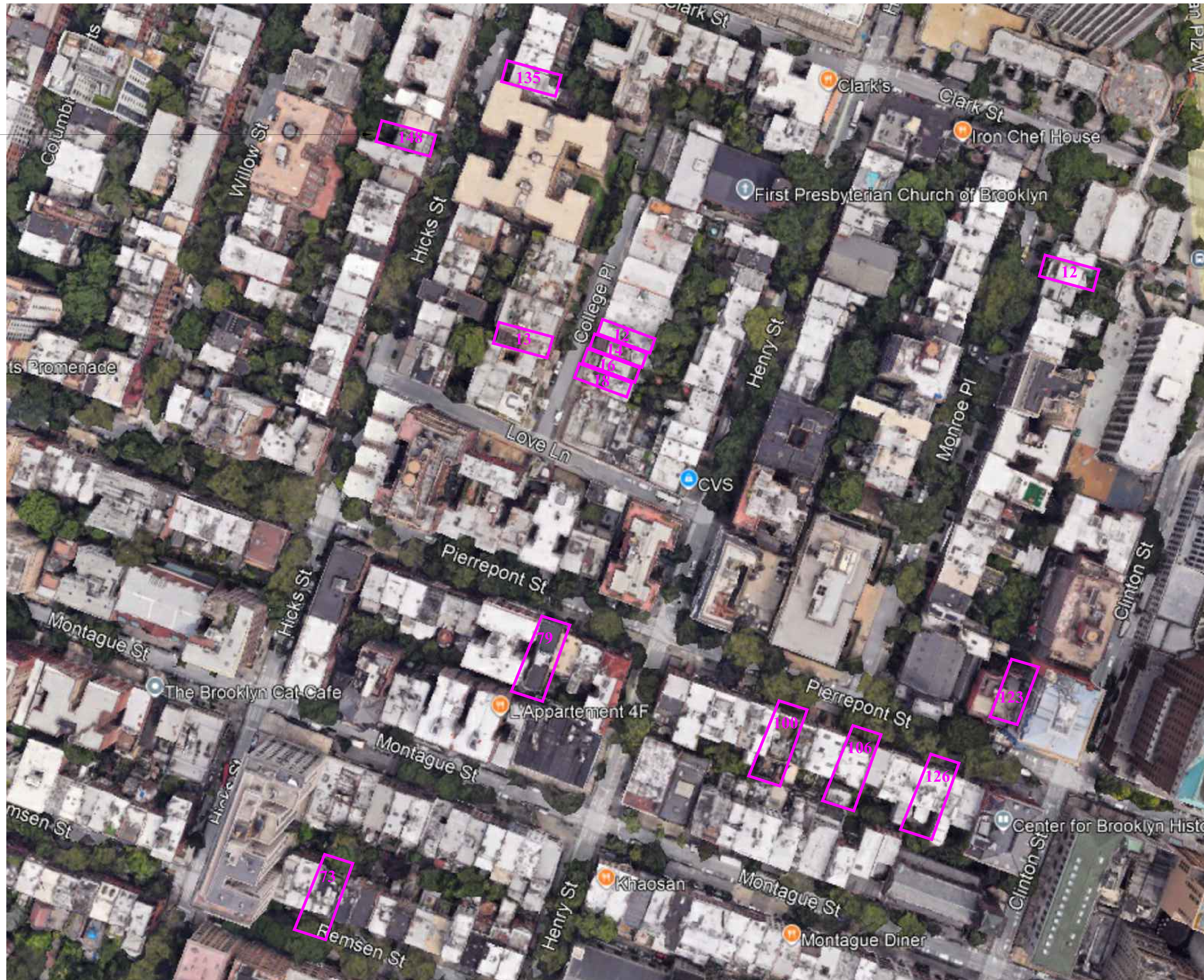
SEAL & SIGNATURE:	DATE: 06.17.24
	PROJ. #: 2401
	DWG BY: KM
	CHK BY: RF
	DWG #:
	A-123.00
	G of Z

GREEK REVIVAL
ROWHOUSE

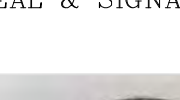
BLOCK 267/LOT 3

10 PARK AVENUE
NEW YORK, NY 10016
TEL 212 683 1067
FAX 212 683 6150
RF@RACHELFRANKELARCH.COM

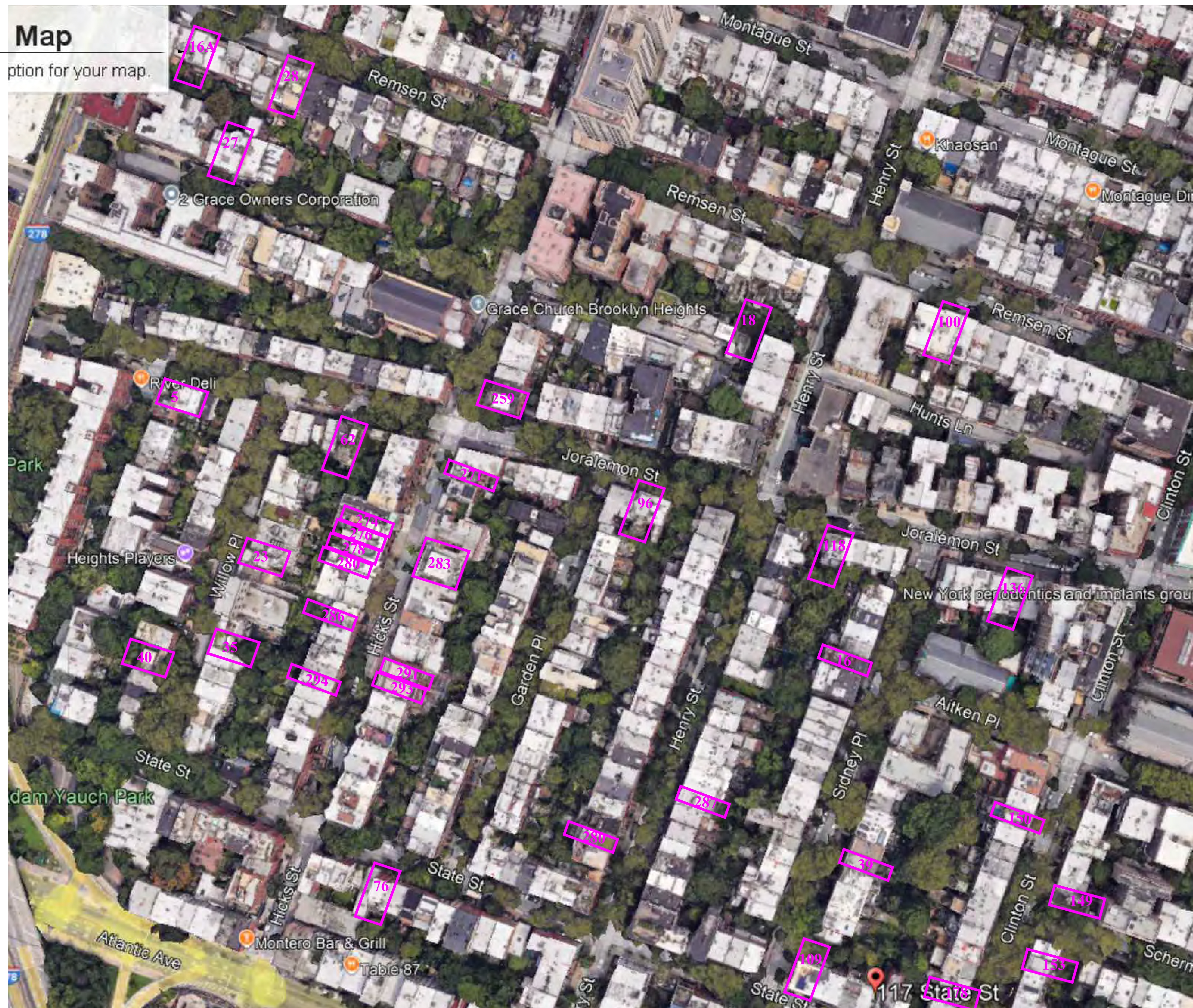
**TOTAL COUNT FOR THIS
SECTION OF THE
BROOKLYN HEIGHTS
HISTORIC DISTRICT = 14**

117 STATE STREET
BROOKLYN

PRECEDENT:
BROOKLYN HEIGHTS HD
ROOF TOP ADDITIONS

SEAL & SIGNATURE:	DATE: 06.17.24
	PROJ. #: 2401
	DWG BY: KM
	CHK BY: RF
	DWG #:
	A-124.00
	H OF Z

**TOTAL COUNT FOR THIS
SECTION OF THE
BROOKLYN HEIGHTS
HISTORIC DISTRICT = 34**



117 STATE STREET BROOKLYN	
PRECEDENT: BROOKLYN HEIGHTS HD ROOF TOP ADDITIONS	
SEAL & SIGNATURE:	DATE: 06/17/24 PROJ. #. 2401 DWG BY: KM CHK BY: RF DWG #: A-125.00 I OF Z

ALTERATION

GREEK REVIVAL
ROWHOUSE

117 STATE STREET
BROOKLYN HEIGHTS HD
BROOKLYN, NY

BLOCK 267/LOT 3

RACHEL FRANKEL ARCHITECTURE

10 PARK AVENUE
NEW YORK, NY 10016
TEL 212 683 1067
FAX 212 683 6150
RF@RACHELFRANKELARCH.COM



1 PROPOSED ROOF TOP ADDITION MOCK UP LOOKING WEST
NTS



2 PROPOSED ROOF TOP ADDITION MOCK UP LOOKING EAST
NTS

REVISIONS		
NO.	DESCRIPTION	DATE
1.	LPC COMMENTS	05.05.2025
2.	LPC COMMENTS	05.16.2025
6.	LANDMARKS	06.05.2025
5.	LANDMARKS	05.24.2025
4.	LANDMARKS	05.16.2025
3.	LANDMARKS	05.13.2025
2.	LANDMARKS	05.13.2025
1.	LANDMARKS	04.10.2025
NO.	DESCRIPTION	DATE
ISSUES		



3 PROPOSED ROOF TOP ADDITION MOCK UP LOOKING EAST
NTS



4 PROPOSED ROOF TOP ADDITION MOCK UP LOOKING NORTHEAST
NTS



ALTERATION

GREEK REVIVAL
ROWHOUSE

117 STATE STREET
BROOKLYN HEIGHTS HD
BROOKLYN, NY

BLOCK 267/LOT 3

RACHEL FRANKEL ARCHITECTURE

10 PARK AVENUE
NEW YORK, NY 10016
TEL 212 683 1067
FAX 212 683 6150
RF@RACHELFRANKELARCH.COM

REVISIONS		
NO.	DESCRIPTION	DATE
7.	LANDMARKS	06.05.2025
6.	LANDMARKS	05.29.2025
5.	LANDMARKS	05.24.2025
4	LANDMARKS	05.13.2025
3.	LPC/CB	04.30.2025
2.	CB	04.18.2025
1.	LANDMARKS	04.10.2025
NO.	DESCRIPTION	DATE
ISSUES		

117 STATE STREET
BROOKLYN

EXISTING CONDITION FRONT AREAWAY AND ENTRANCE
--

SEAL & SIGNATURE:	DATE: 06.17.24
	PROJ. #: 2401
	DWG BY: KM
	CHK BY: RF
	DWG #: A 129.00
	MPFZ



1 117 STATE STREET EXISTING FRONT ENTRANCE CONDITION
NTS



1 117 STATE STREET
NTS



2 117 STATE STREET
NTS



3 117 STATE STREET
NTS

ALTERATION

GREEK REVIVAL
ROWHOUSE

117 STATE STREET
BROOKLYN HEIGHTS HD
BROOKLYN, NY

BLOCK 267/LOT 3

RACHEL FRANKEL ARCHITECTURE

10 PARK AVENUE
NEW YORK, NY 10016
TEL 212 683 1067
FAX 212 683 6150
RF@RACHELFRANKELARCH.COM

REVISIONS		
NO.	DESCRIPTION	DATE
7.	LANDMARKS	06.05.2025
6	LANDMARKS	05.29.2025
5.	LANDMARKS	05.24.2025
4	LANDMARKS	05.13.2025
3.	LPC/CB	04.30.2025
2.	CB	04.18.2025
1.	LANDMARKS	04.10.2025
NO.	DESCRIPTION	DATE
ISSUES		

117 STATE STREET
BROOKLYN

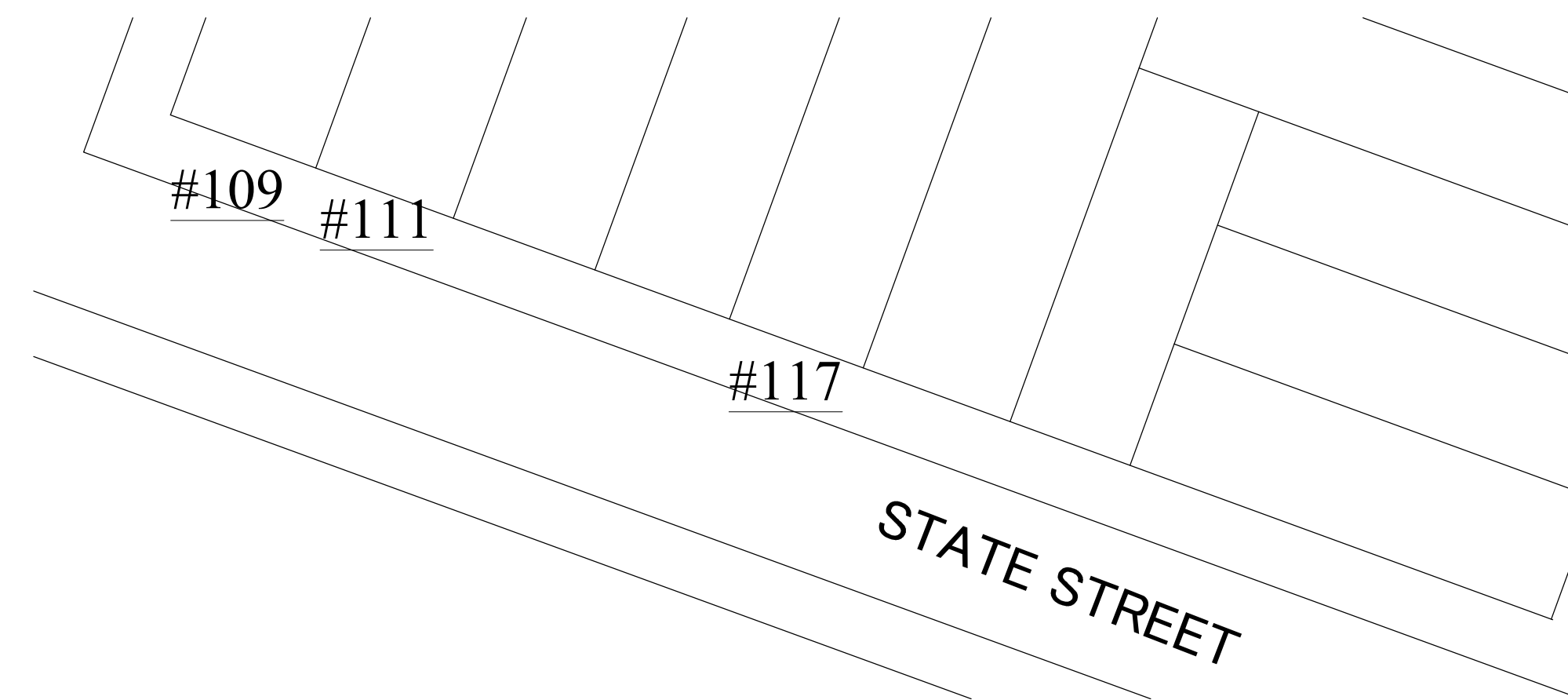
EXISTING CONDITIONS PHOTOS:
FRONT FACADE

SEAL & SIGNATURE:	DATE: 06.17.24
	PROJ. #: 2401
	DWG BY: KM
	CHK BY: RF
	DWG #:
	A-130.00
	NotZ



#109

#111



ALTERATION

GREEK REVIVAL
ROWHOUSE

117 STATE STREET
BROOKLYN HEIGHTS HD
BROOKLYN, NY

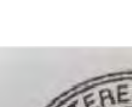
BLOCK 267/LOT 3

RACHEL FRANKEL ARCHITECTURE

10 PARK AVENUE
NEW YORK, NY 10016
TEL 212 683 1067
FAX 212 683 6150
RF@RACHELFRANKELARCH.COM

REVISIONS		
NO.	DESCRIPTION	DATE
1.	LPC COMMENTS	04.30.2025
2.	REVISION	05.13.2025
6.	LANDMARKS	06.05.2025
5	LANDMARKS	05.29.2025
4	LANDMARKS	05.24.2025
3	LANDMARKS	05.13.2025
2.	LPC/CB	04.30.2025
1.	LANDMARKS	04.10.2025
NO.	DESCRIPTION	DATE
ISSUES		

117 STATE STREET BROOKLYN	
DECORATIVE METAL WORK #109 & #111 STATE STREET	
SEAL & SIGNATURE:	DATE: 06.17.24 PROJ. #: 2401 DWG BY: KM CHK BY: RF DWG #: A-131.00 O of Z

DECORATIVE METAL WORK #109 & #111 STATE STREET	
SEAL & SIGNATURE: 	DATE: 06.17.24 PROJ. #: 2401 DWG BY: KM CHK BY: RF DWG #: A-131.00 O of Z

June 10, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 13, LPC-25-07793

117 State Street – Brooklyn Heights Historic District Borough of Brooklyn

To testify virtually, please join Zoom

Webinar ID: 161 795 3238

Passcode: 895806

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.