

June 17, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 1, LPC-25-08904

38 State Street – Brooklyn Heights Historic District Borough of Brooklyn

To testify virtually, please join Zoom

Webinar ID: 160 839 3227

Passcode: 537844

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.

38 STATE STREET RESIDENCE

38 STATE STREET, BROOKLYN, NY 11201

SITE INFO

BLOCK:	258
LOT:	131
ZONING DISTRICT:	R-6
ZONING MAP:	16C
NO. STORIES, EXISTING:	1 STORIES
NO. STORIES, PROPOSED:	5 STORIES + BASEMENT
HEIGHT, EXISTING:	15'-0" (FRONT)
HEIGHT, PROPOSED:	50'-0" (FRONT)
OCCUPANCY, EXISTING:	COMMERCIAL
OCCUPANCY, PROPOSED:	5 SINGLE-FAMILY HOMES
WORK UNDER:	2022 CODE

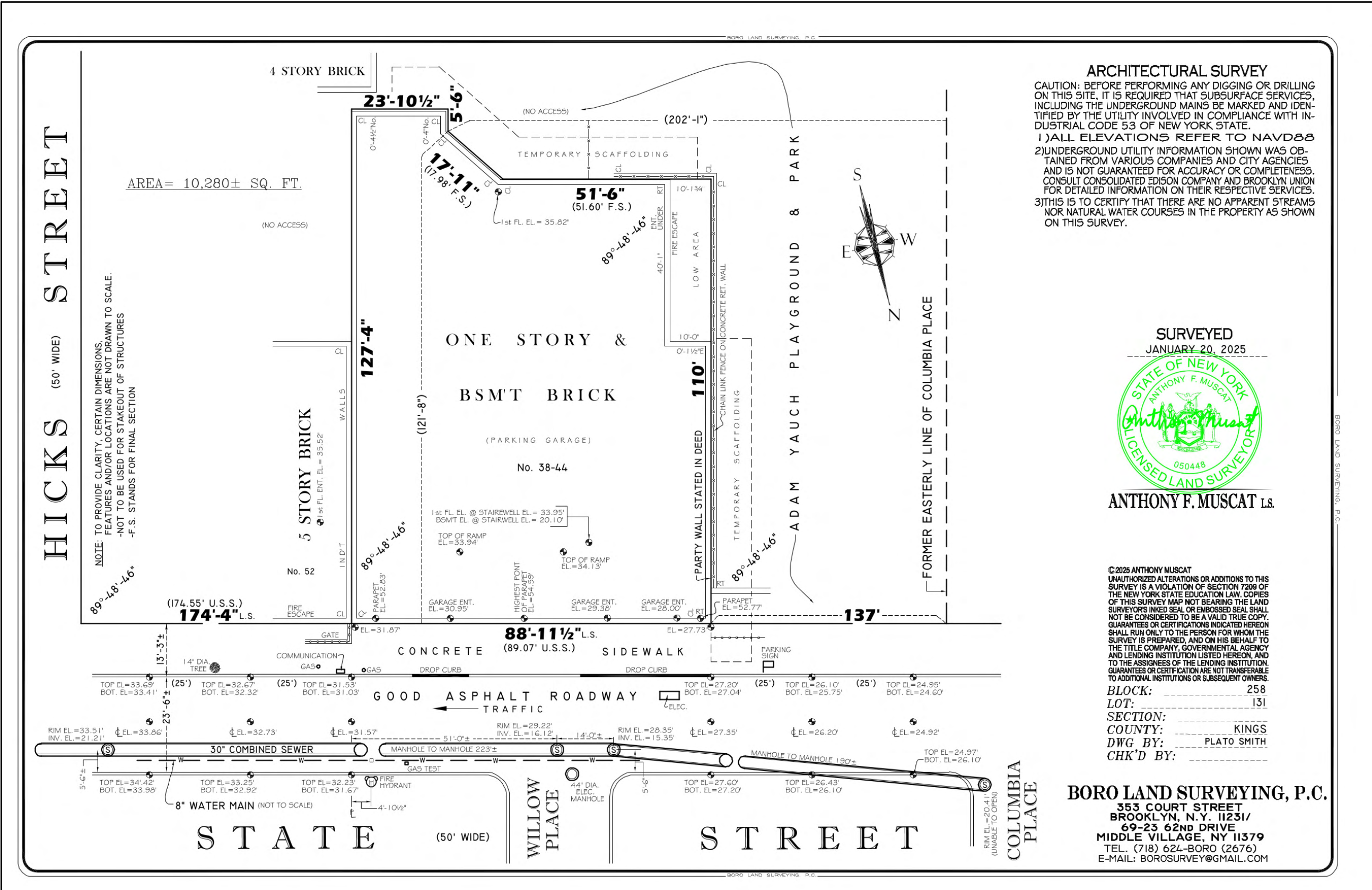


SITE



PROJECT LOCATION, BROOKLYN HEIGHTS HISTORIC DISTRICT

● = PROJECT LOCATION



PROPERTY SURVEY

FACADE PHOTOGRAPHS



38 STATE STREET, CURRENT STREET FACADE



38 STATE STREET, CA. 1940 TAX PHOTO



38 STATE STREET, CA. 1980 TAX PHOTO

THE BROOKLYN STUDIO

45 Main Street, Studio 824
Brooklyn, NY 11201
718 624 1700
brooklyn.studio

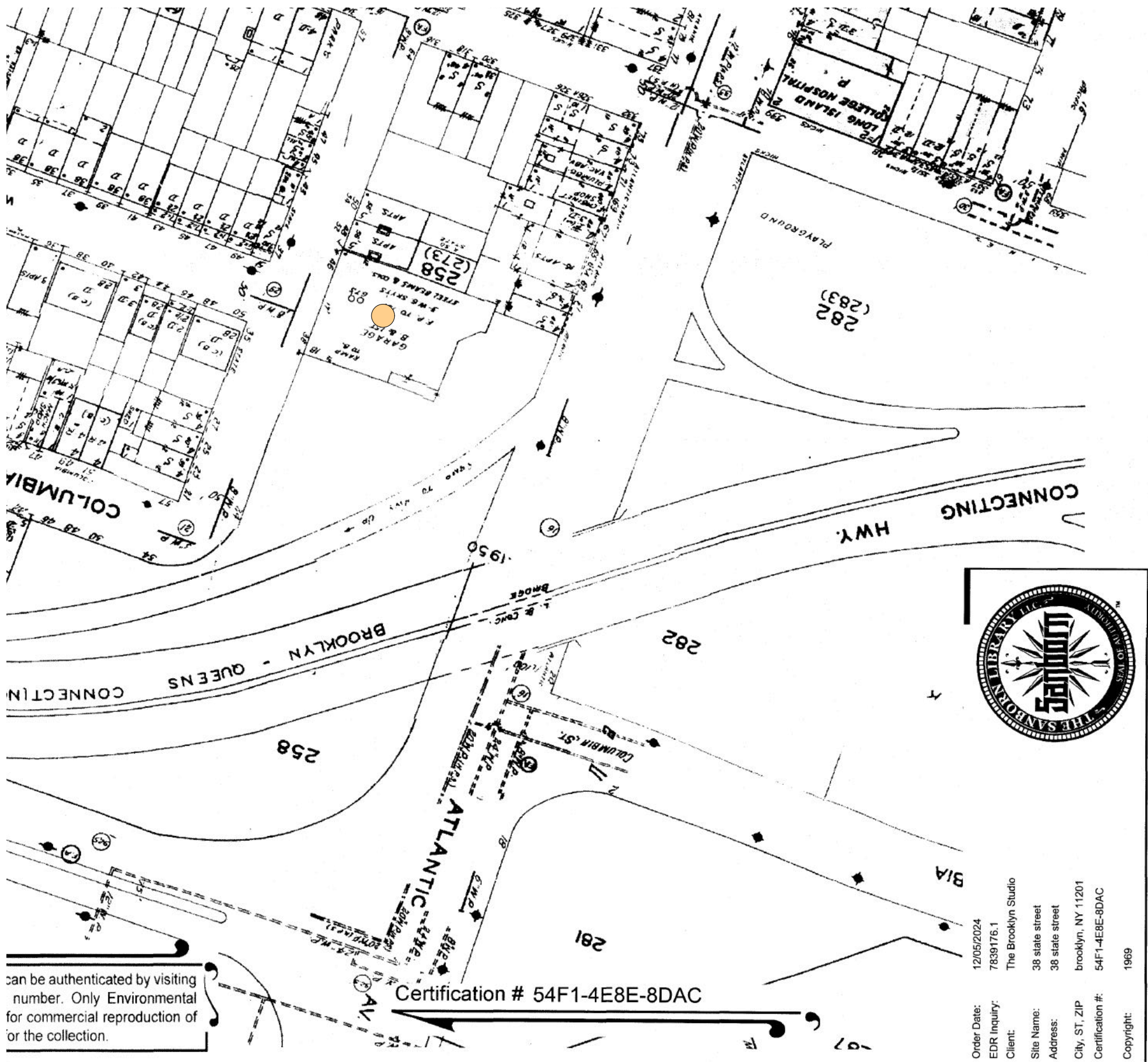
LPC 1 - PROJECT INFORMATION

38 STATE STREET RESIDENCE
38 STATE STREET
BROOKLYN, NY 11201

DATE: 06/17/25
PARTNER: BRC
PROJ MANAGER: AA
PROJ DESIGNER: -

1969 SANBORN MAP:

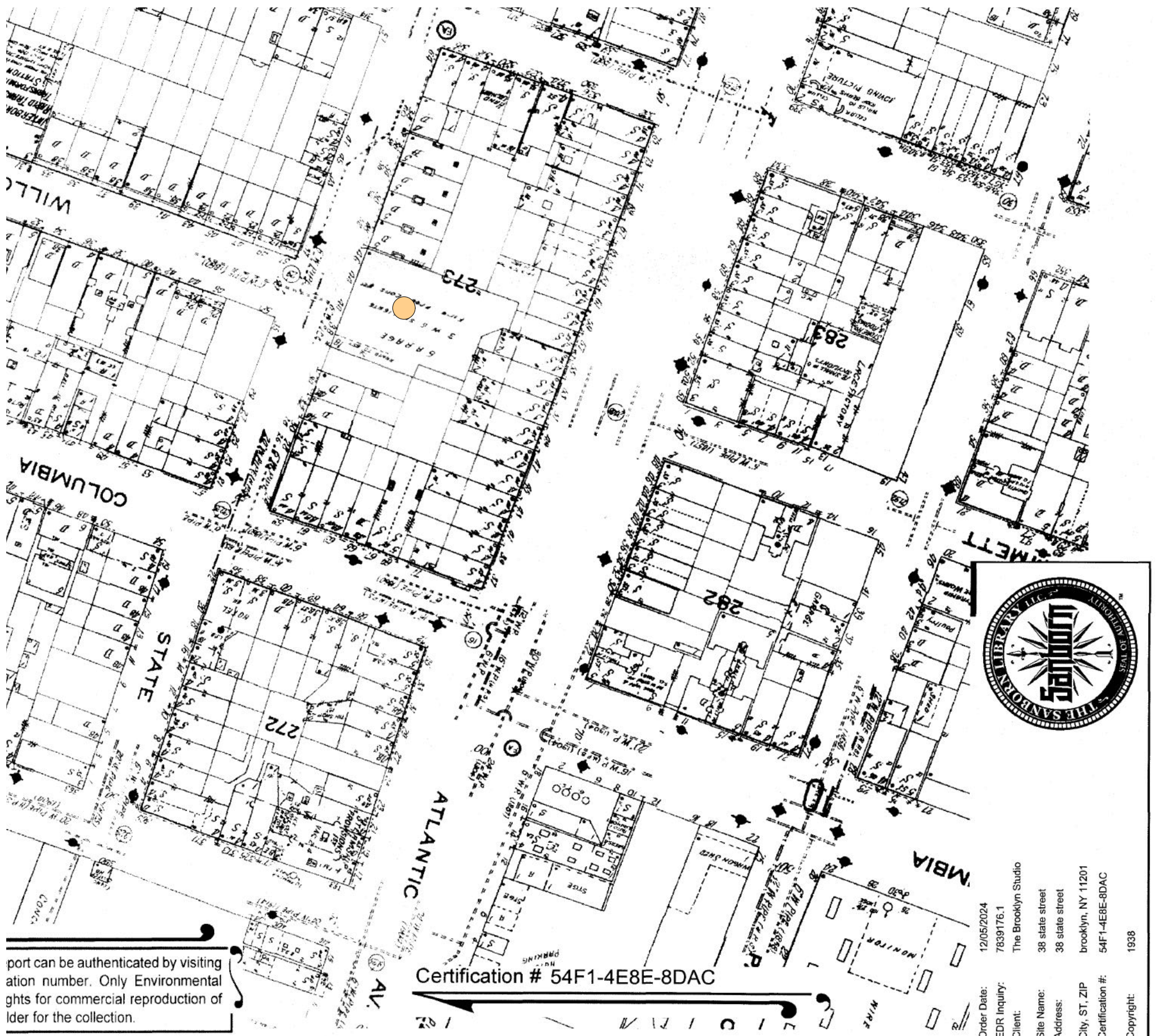
1969: THE SITE TAKES ON ITS PRESENT-DAY APPEARANCE.



● = PROJECT LOCATION

1939 SANBORN MAP:

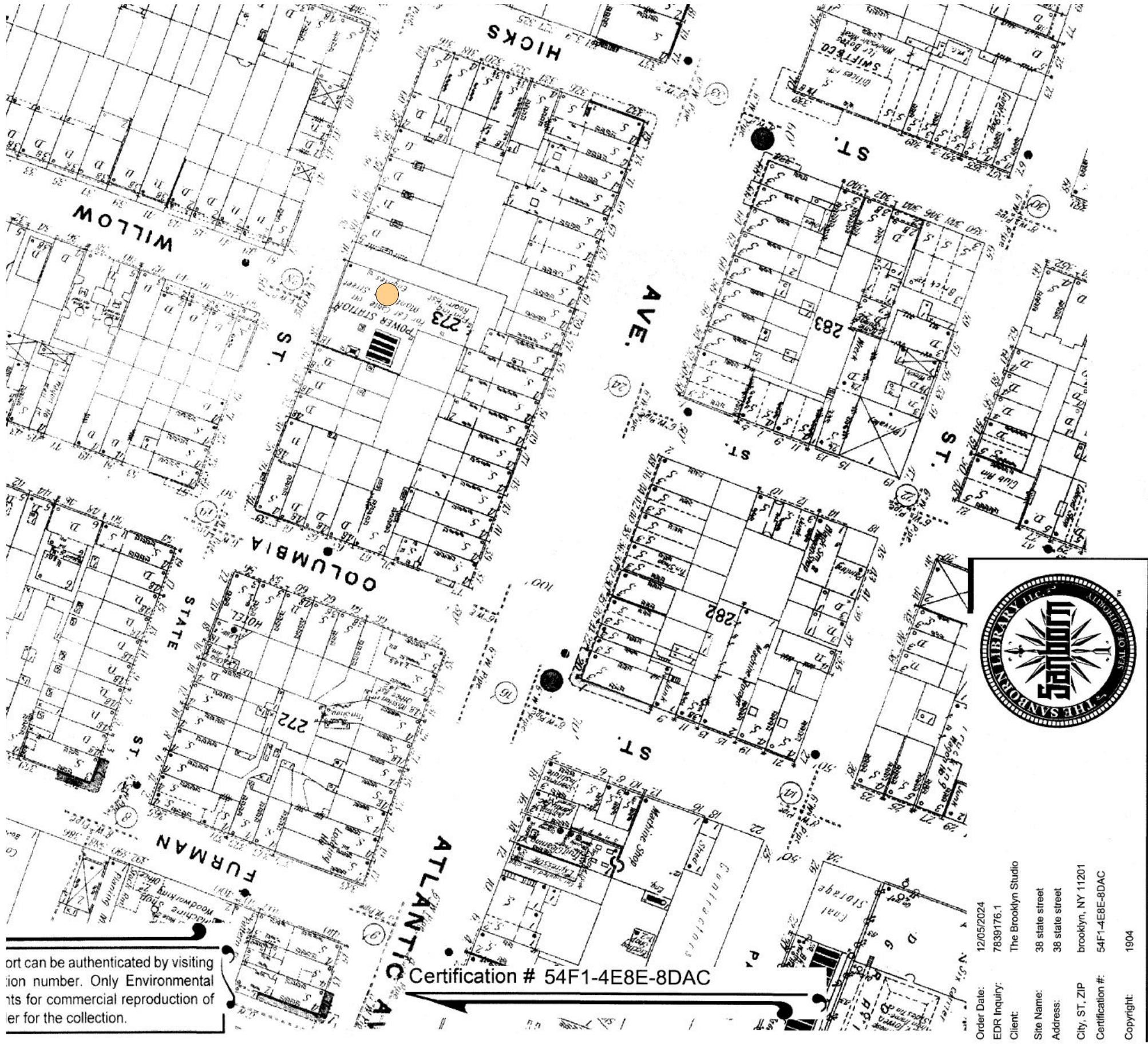
1939: THE FORMER BRT POWER STATION HAS BEEN REPURPOSED AS A GARAGE.



● = PROJECT LOCATION

1904 SANBORN MAP:

1904: THE BRT POWER STATION FIRST APPEARS ON THE MAP.



● = PROJECT LOCATION

1886 SANBORN MAP:

1886: THE SITE WAS UNDEVELOPED.



● = PROJECT LOCATION

THE BROOKLYN STUDIO

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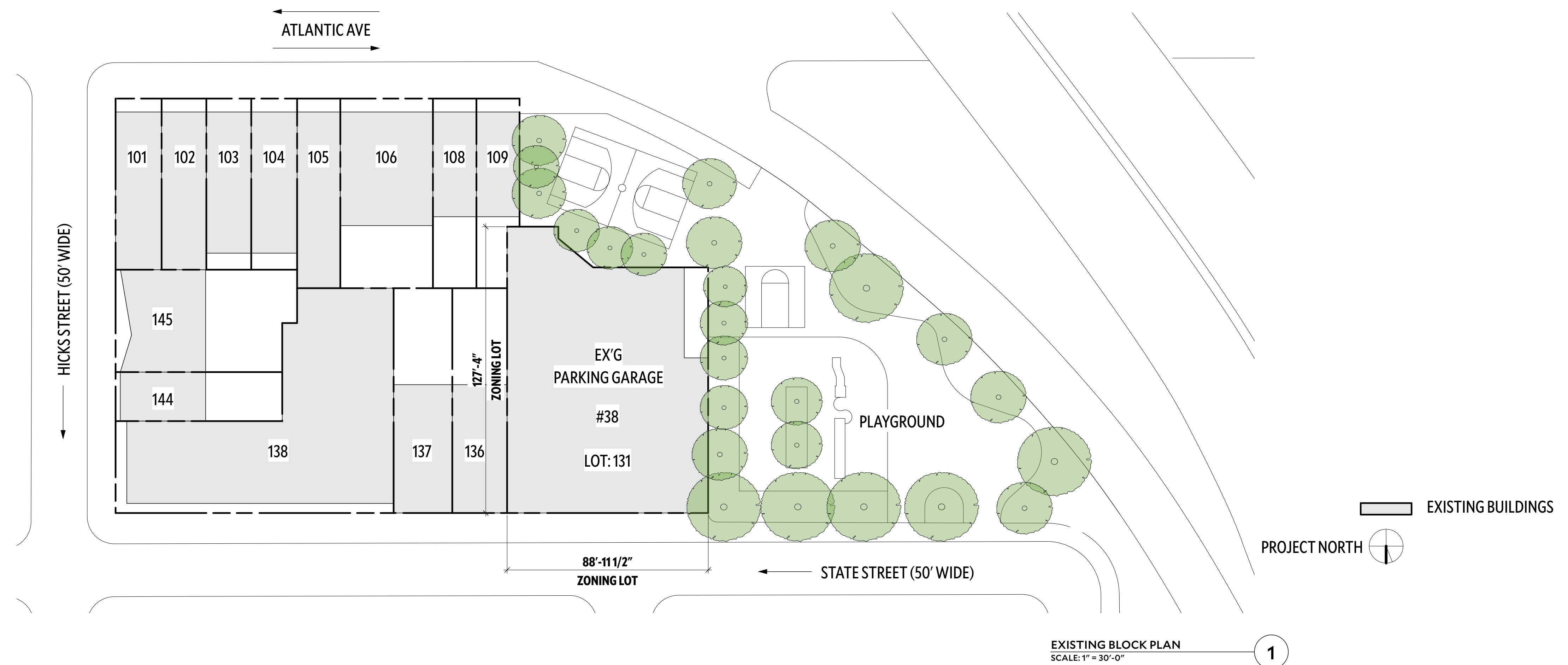
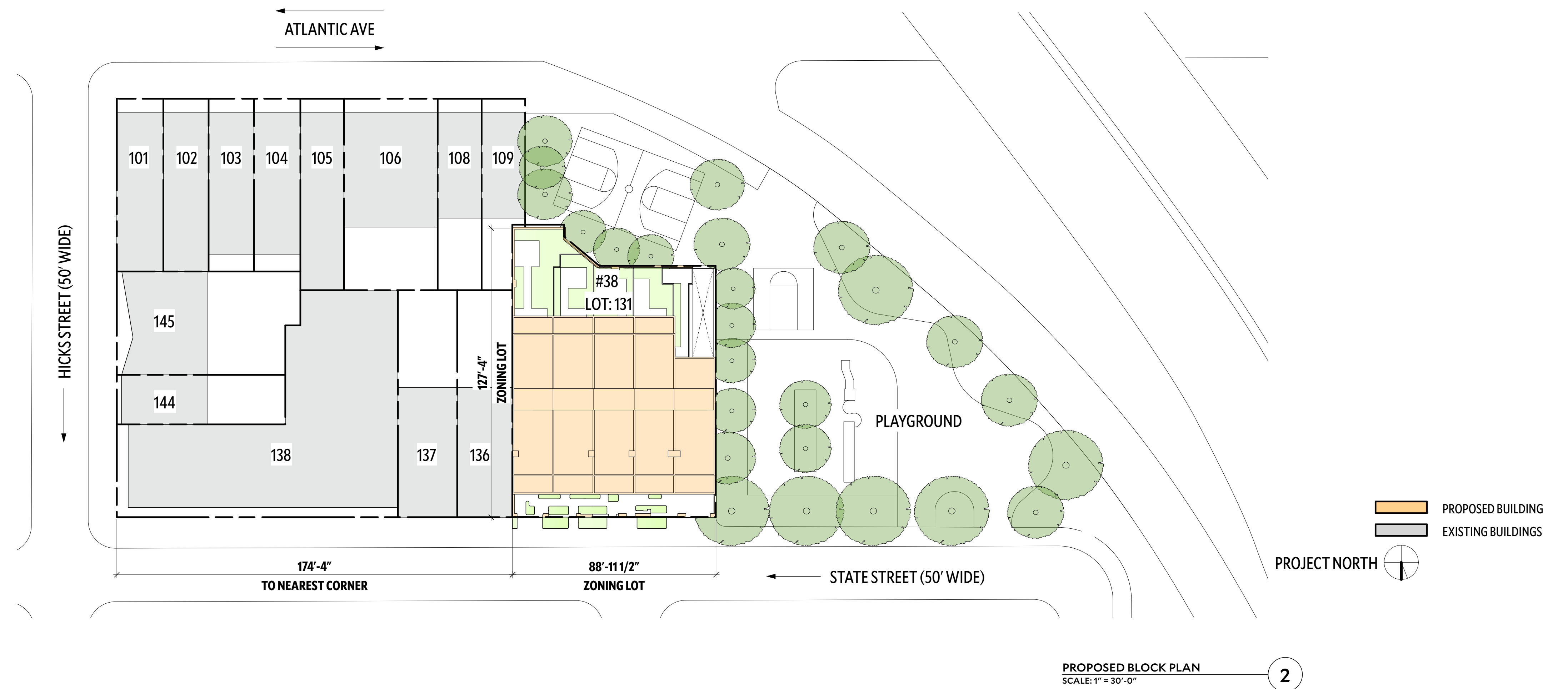
LPC 2 - SANBORN MAP

38 STATE STREET RESIDENCE
38 STATE STREET
BROOKLYN, NY 11201

DATE: 06.17.25
PARTNER: BRC
PROJ MANAGER: AA
PROJ DESIGNER: -









WILLOW PLACE



49 WILLOW PLACE
1846



48 & 46 WILLOW PLACE
1965



322/324 HICK STREET



60 STATE STREET



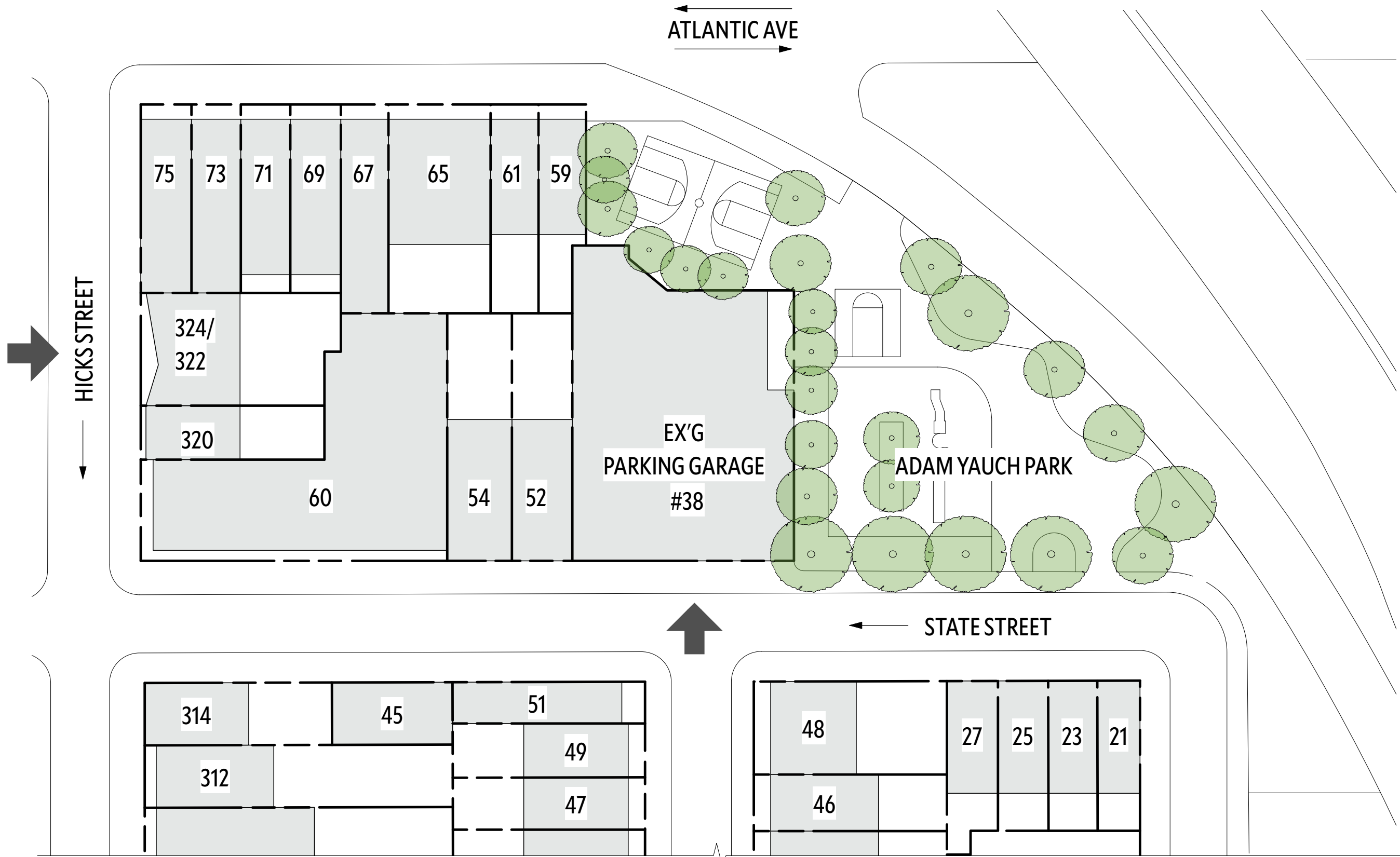
54 + 52 STATE STREET



38 STATE STREET
1939



ADAM YAUCH PARK





21-27 STATE STREET



48 WILLOW PLACE



51 WILLOW PLACE



45 STATE STREET



314 HICKS STREET





1



2



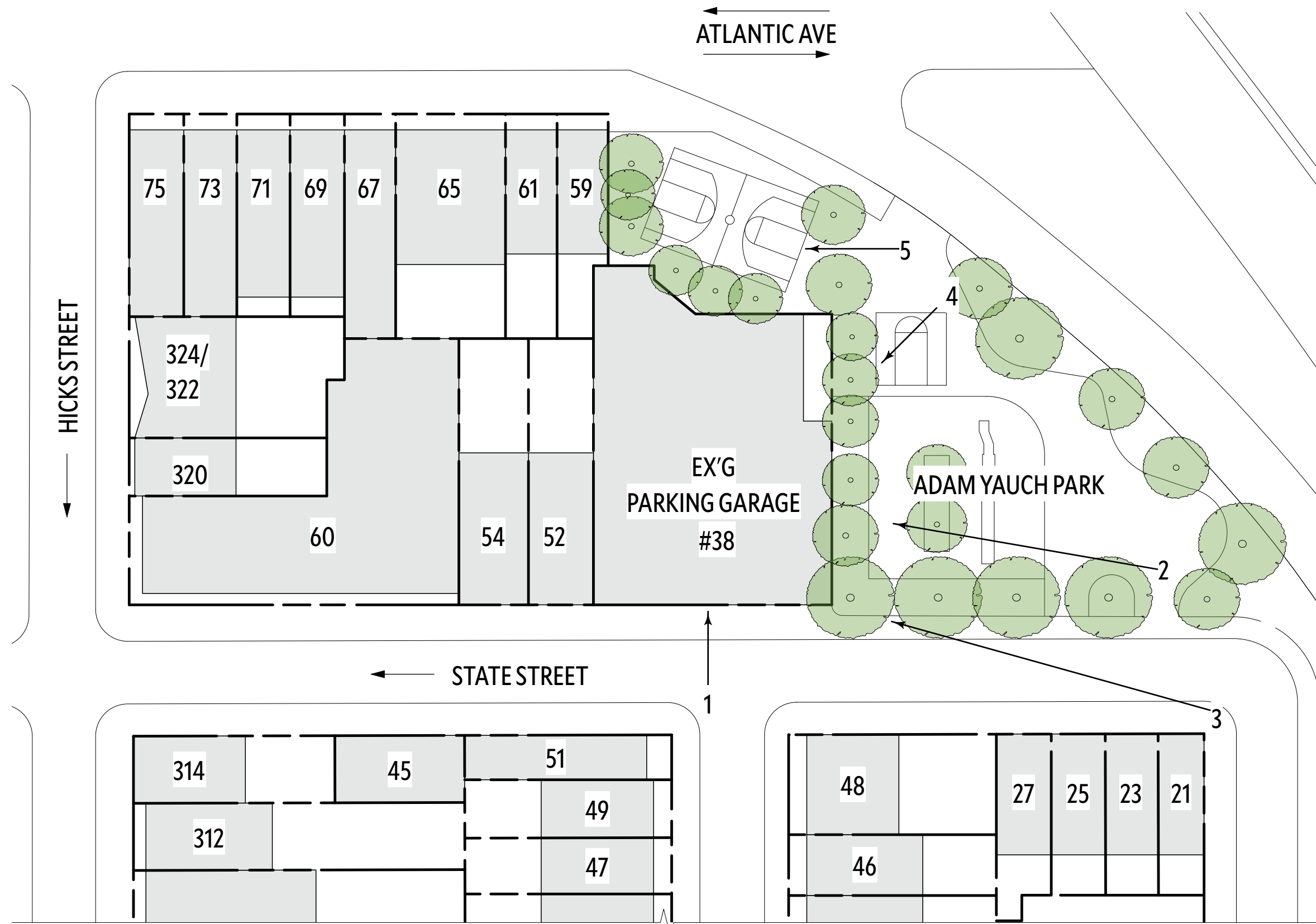
3



4



5





1



2



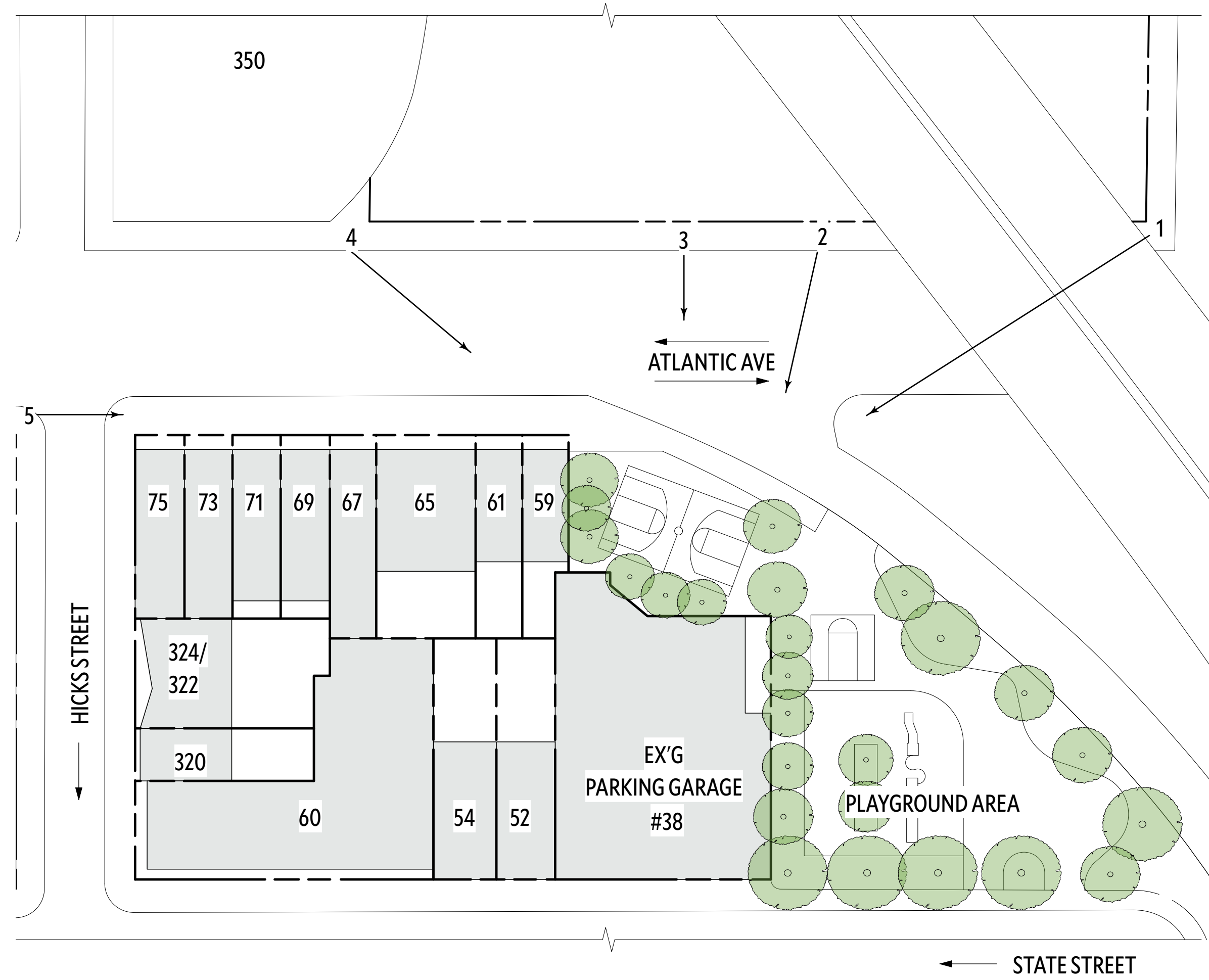
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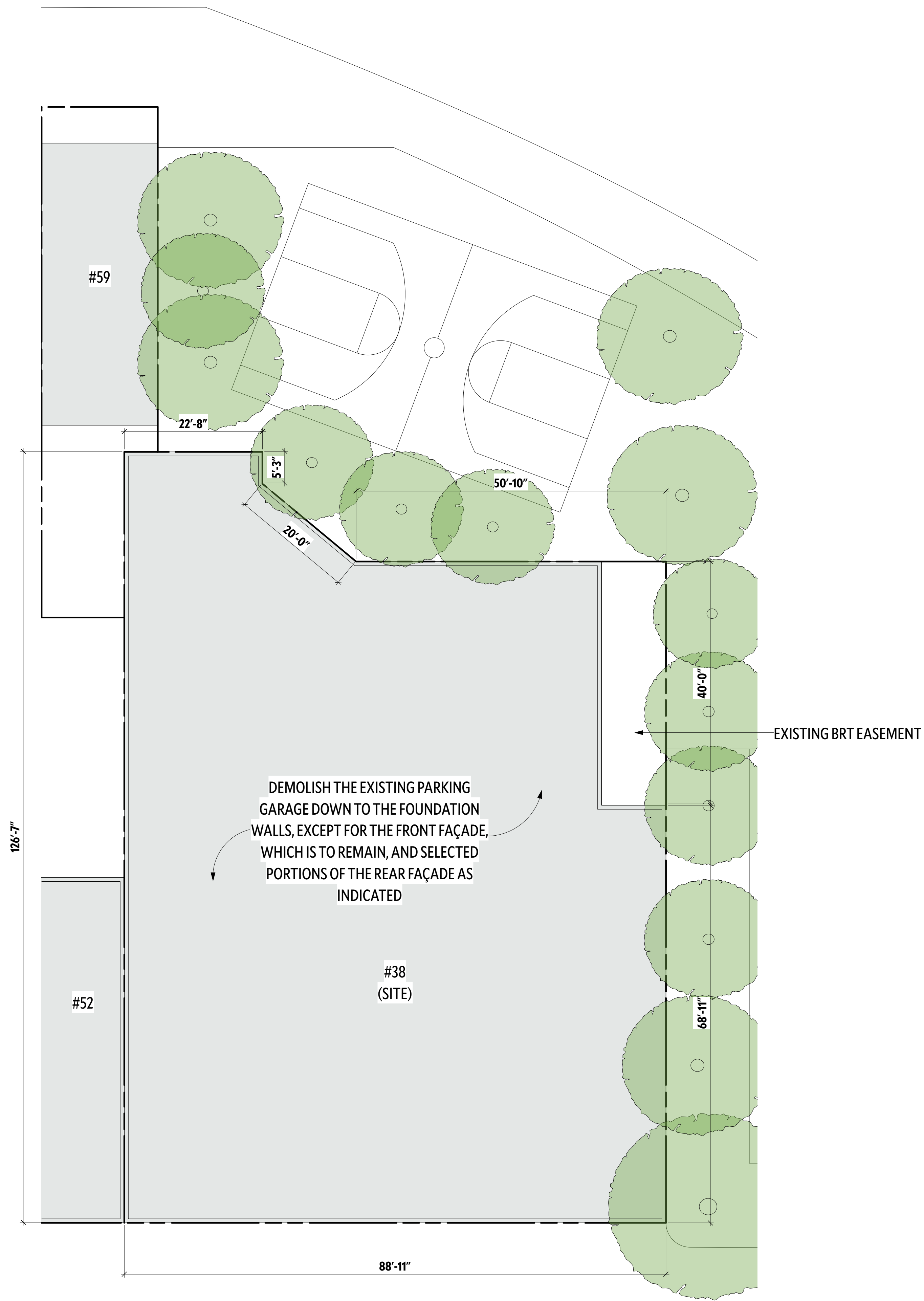


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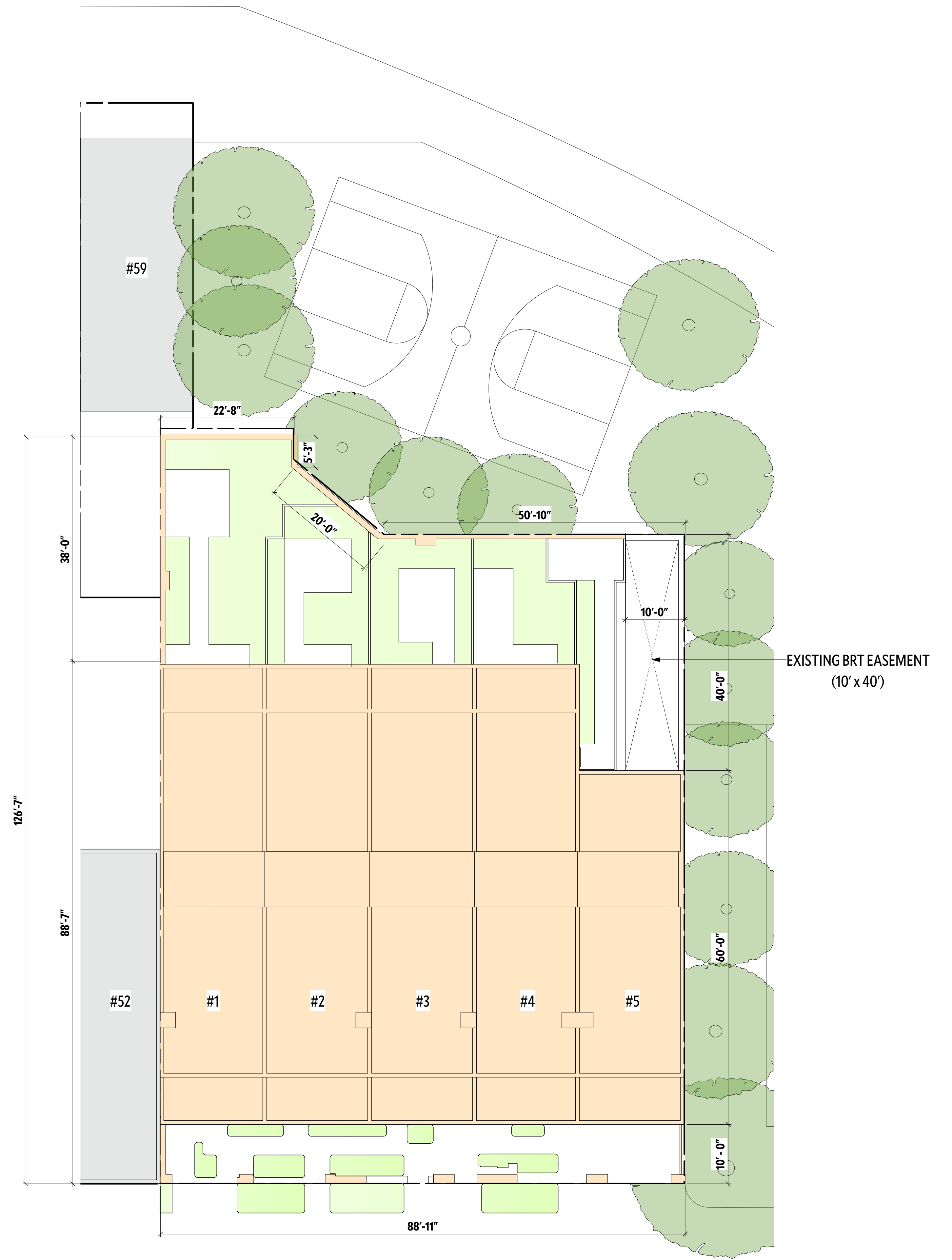




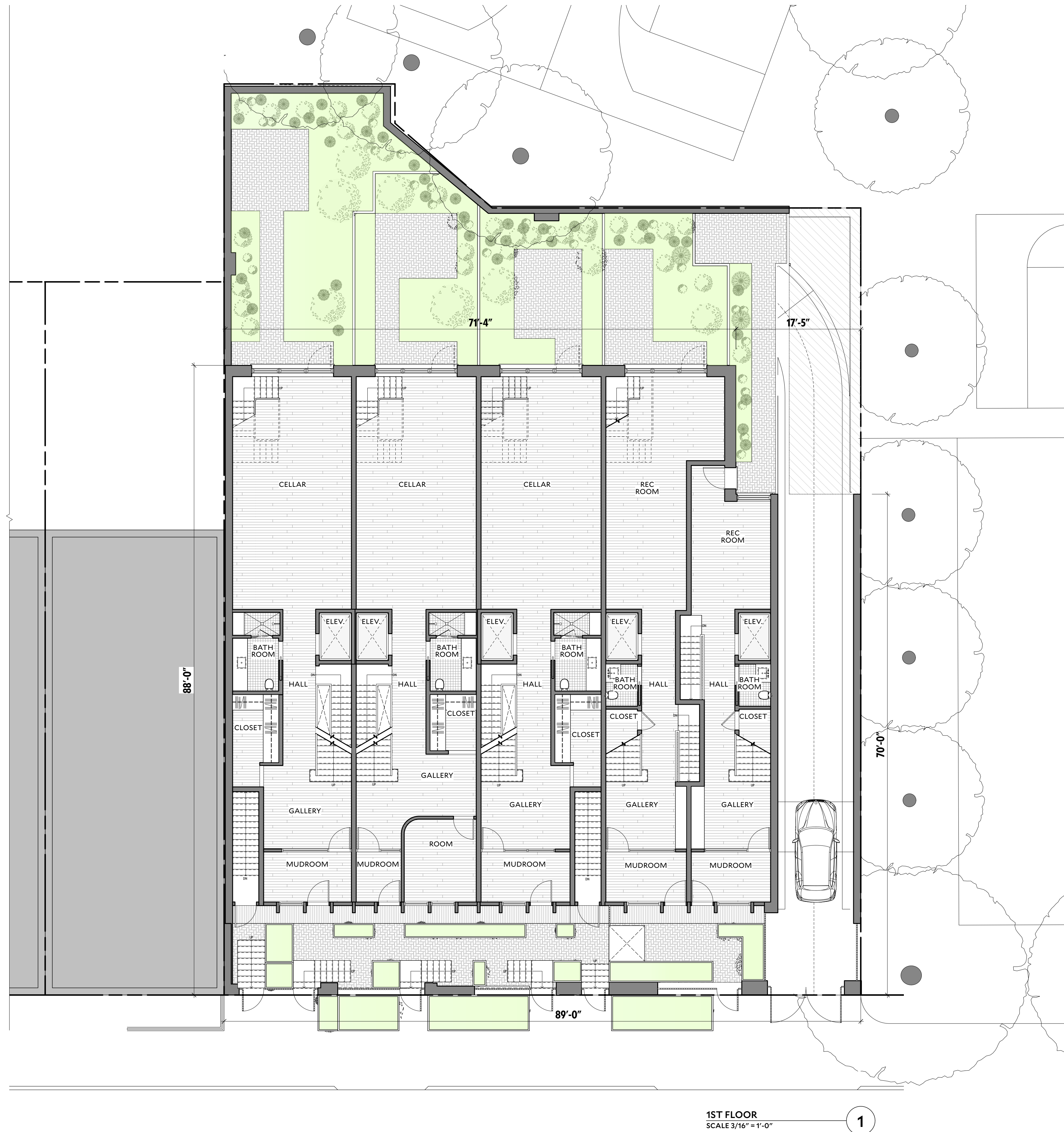
P.L.C. 2025



EXISTING



PROPOSED





EXISTING



PROPOSED

THE BROOKLYN STUDIO

45 Main Street, Studio 824
Brooklyn, NY 11201
718 624 1700
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LPC 14 - EXISTING AND PROPOSED STREET ELEVATION

38 STATE STREET RESIDENCE
38 STATE STREET
BROOKLYN, NY 11201

DATE: 06.17.25
PARTNER: BRC
PROJ MANAGER: AA
PROJ DESIGNER: -









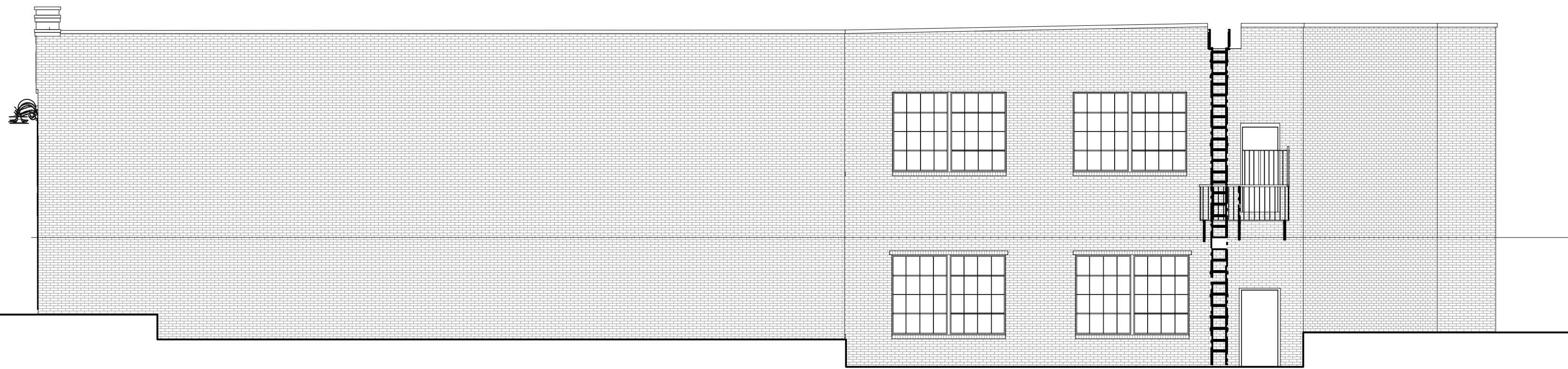








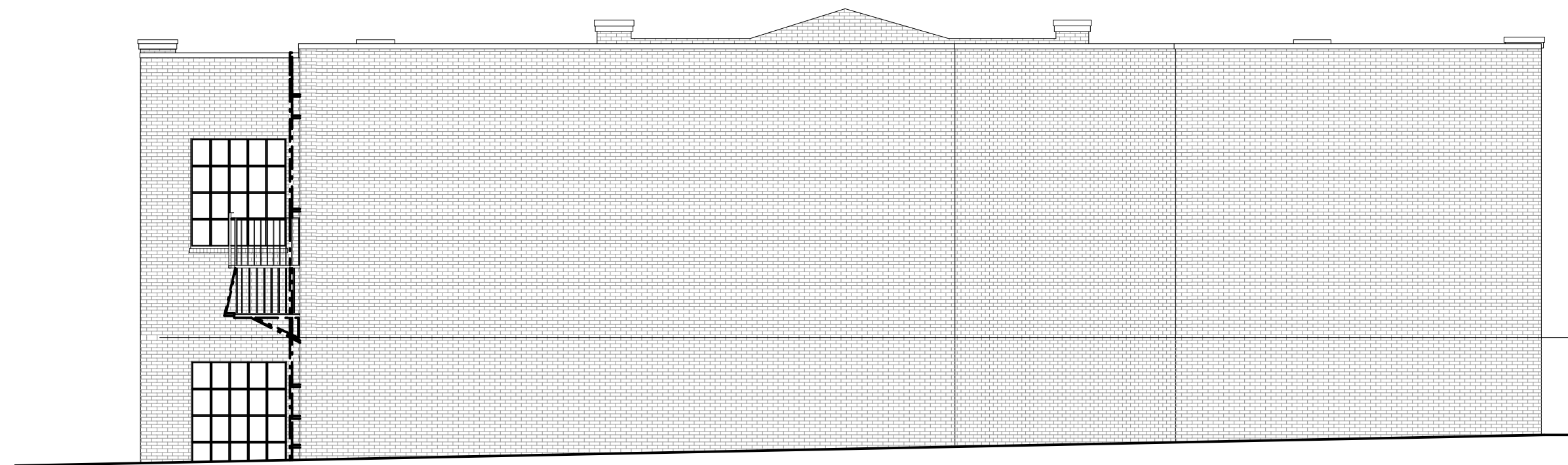




EXISTING



PROPOSED



EXISTING



PROPOSED

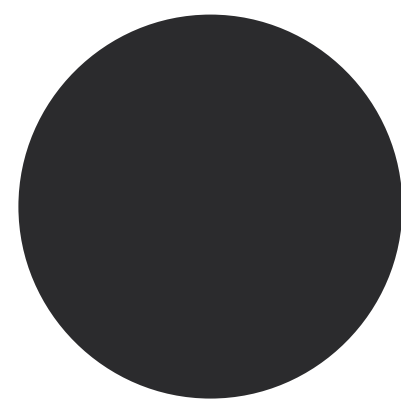
LPC 25 - EXISTING AND PROPOSED FRONT ELEVATION

THE BROOKLYN STUDIO

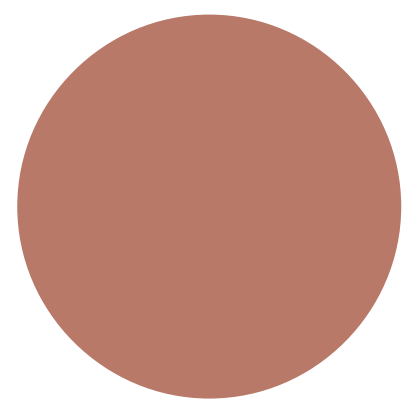
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Brooklyn, NY 11201
718 624 1700
brooklyn.studio

38 STATE STREET RESIDENCE
38 STATE STREET
BROOKLYN, NY 11201

DATE: 06.17.25
PARTNER: BRC
PROJ MANAGER: AA
PROJ DESIGNER: -



WINDOWS/DOORS,
CORNICE, RAILING,
PAINTED: BLACK



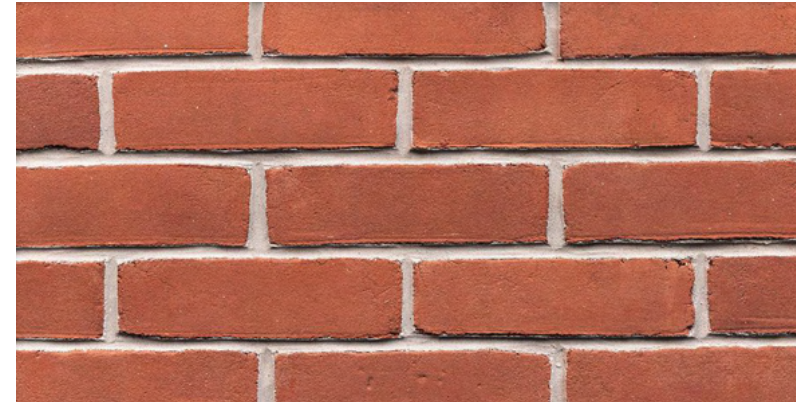
WINDOWS/DOORS,
CORNICE, RAILING,
PAINTED: SAVANNAH
CLAY RED



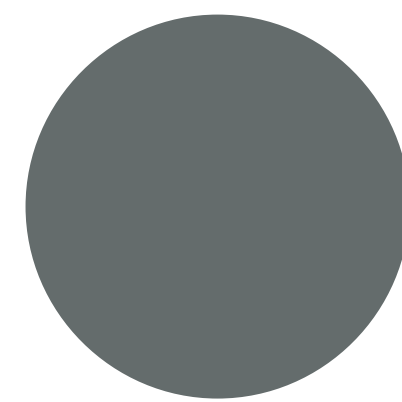
WINDOWS/DOORS,
CORNICE, RAILING,
PAINTED: CREAM



BLUESTONE
COPING, BASE, STOOP
STEPS, AND SILLS

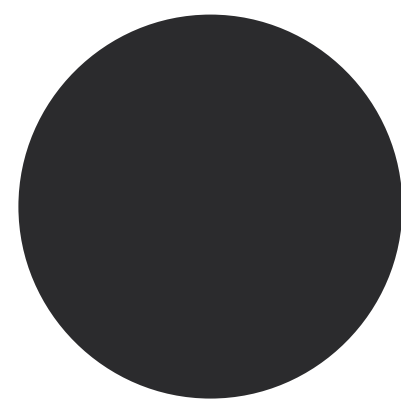


BRICK BY GLEN-GERY 56 DD
PRODUCT INFORMATION:
TYPE: FACEBRICK
COLOR: RED
STYLE: MOLDED
PLANT: MID-ATLANTIC
SERIES: CUSHWA SERIES

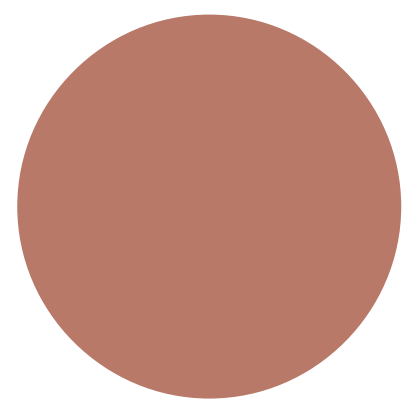


BUCKHEAD SIDING:
UNA-CLAD
ALUMINUM PANELS
COLOR: AGED ZINC





WINDOWS/DOORS,
CORNICE, RAILING,
PAINTED: BLACK



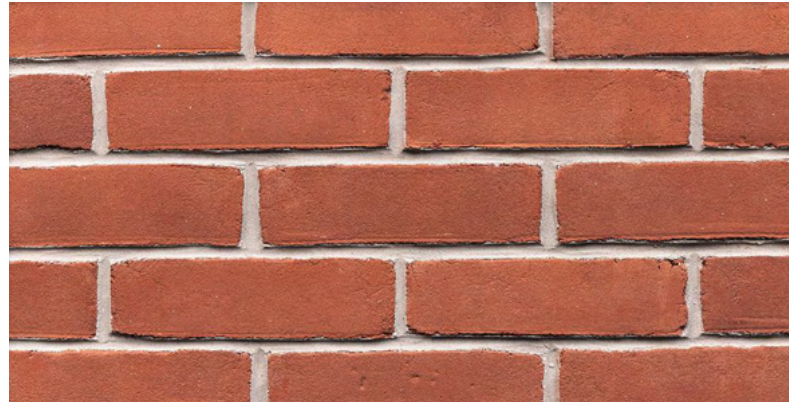
WINDOWS/DOORS,
CORNICE, RAILING,
PAINTED: SAVANNAH
CLAY RED



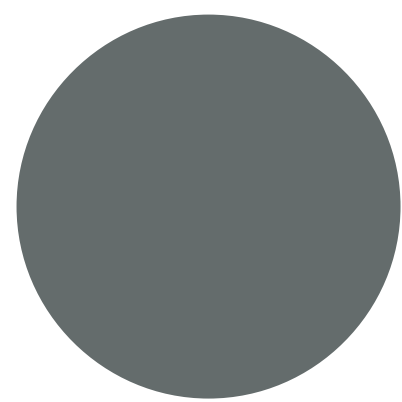
WINDOWS/DOORS,
CORNICE, RAILING,
PAINTED: CREAM



BLUESTONE
COPING, BASE, STOOP
STEPS, AND SILLS



BRICK BY GLEN-GERY 56 DD
PRODUCT INFORMATION:
TYPE: FACEBRICK
COLOR: RED
STYLE: MOLDED
PLANT: MID-ATLANTIC
SERIES: CUSHWA SERIES



BUCKHEAD SIDING:
UNA-CLAD
ALUMINUM PANELS
COLOR: AGED ZINC



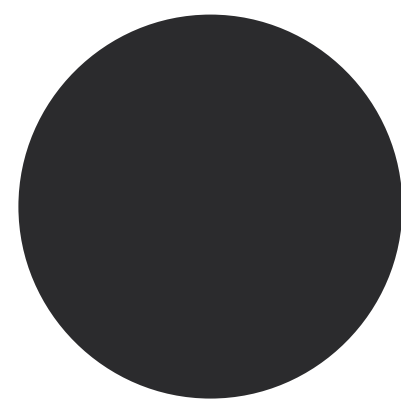
THE BROOKLYN STUDIO

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Brooklyn, NY 11201
718 624 1700
brooklyn.studio

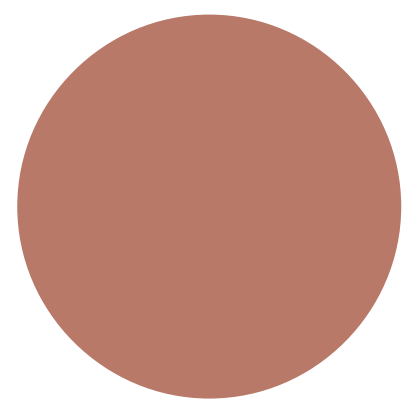
LPC-27 MATERIALS FRONT ELEVATION

38 STATE STREET RESIDENCE
38 STATE STREET
BROOKLYN, NY 11201

DATE: 06.17.25
PARTNER: BRC
PROJ MANAGER: AA
PROJ DESIGNER: -



WINDOWS/DOORS,
CORNICE, RAILING,
PAINTED: BLACK



WINDOWS/DOORS,
CORNICE, RAILING,
PAINTED: SAVANNAH
CLAY RED



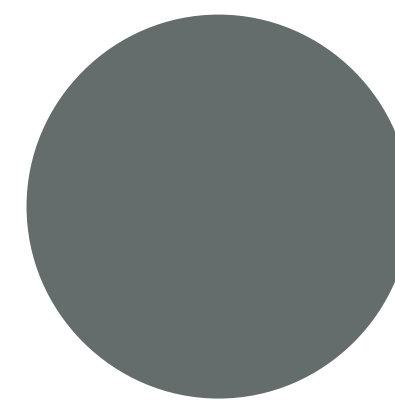
WINDOWS/DOORS,
CORNICE, RAILING,
PAINTED: CREAM



BLUESTONE
COPING, BASE, STOOP
STEPS, AND SILLS



BRICK BY GLEN-GERY 56 DD
PRODUCT INFORMATION:
TYPE: FACEBRICK
COLOR: RED
STYLE: MOLDED
PLANT: MID-ATLANTIC
SERIES: CUSHWA SERIES



BUCKHEAD SIDING:
UNA-CLAD
ALUMINUM PANELS
COLOR: AGED ZINC

BUCKHEAD SIDING:
UNA-CLAD ALUMINUM PANELS
COLOR: AGED ZINC

PAINTED IRON RAILING (BLACK)

SOLDIER COURSE

BLUESTONE CAP, TYP.
SOLDIER COURSE

RECESSED VERTICAL CONTROL JOINT

STEEL TILT & TURN
TRIPLE WINDOW;
BROMBAL (CLAY RED)

STEEL FRAME WINDOW WALL;
BROMBAL (CLAY RED)

EXISTING BUILDING FACADE

IRONWORK SCREEN (BLACK)

PLAYGROUND CHAIN LINK FENCE

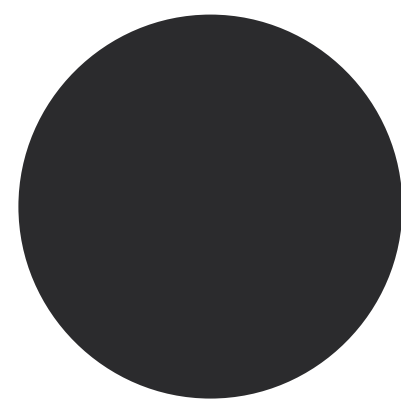
THE BROOKLYN STUDIO

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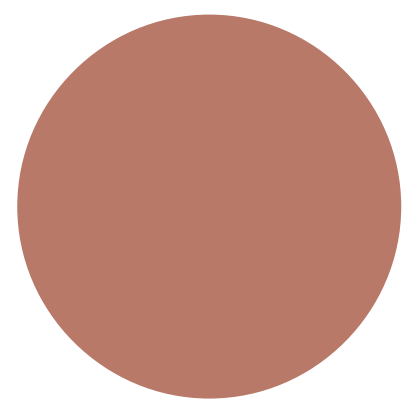
LPC-28 MATERIALS SIDE ELEVATION

38 STATE STREET RESIDENCE
38 STATE STREET
BROOKLYN, NY 11201

DATE: 06.02.25
PARTNER: BRC
PROJ MANAGER: AA
PROJ DESIGNER: -



WINDOWS/DOORS,
CORNICE, RAILING,
PAINTED: BLACK



WINDOWS/DOORS,
CORNICE, RAILING,
PAINTED: SAVANNAH
CLAY RED



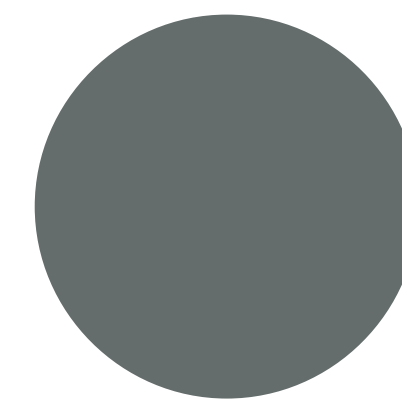
WINDOWS/DOORS,
CORNICE, RAILING,
PAINTED: CREAM



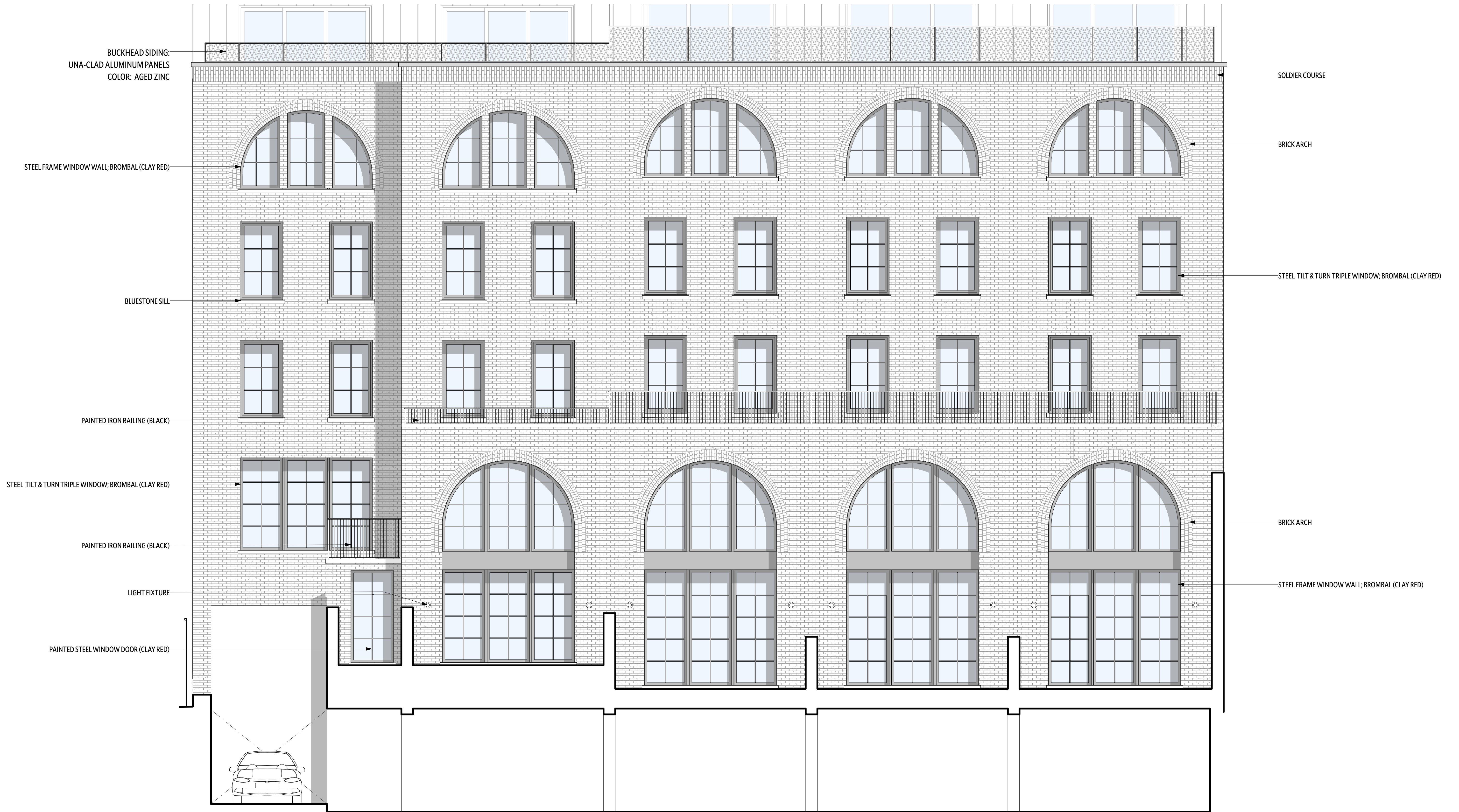
BLUESTONE
COPING, BASE, STOOP
STEPS, AND SILLS

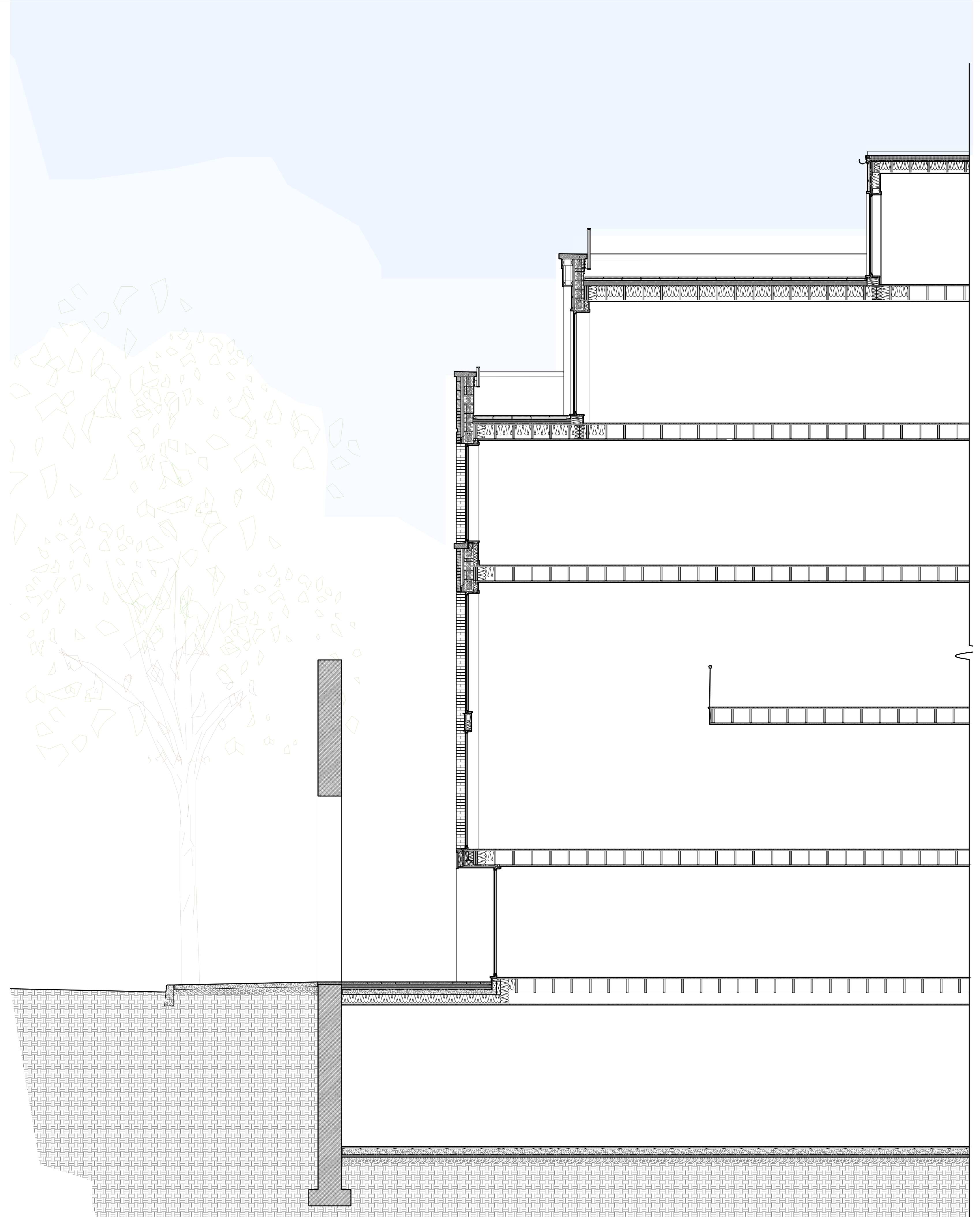


BRICK BY GLEN-GERY 56 DD
PRODUCT INFORMATION:
TYPE: FACEBRICK
COLOR: RED
STYLE: MOLDED
PLANT: MID-ATLANTIC
SERIES: CUSHWA SERIES



BUCKHEAD SIDING:
UNA-CLAD
ALUMINUM PANELS
COLOR: AGED ZINC







1



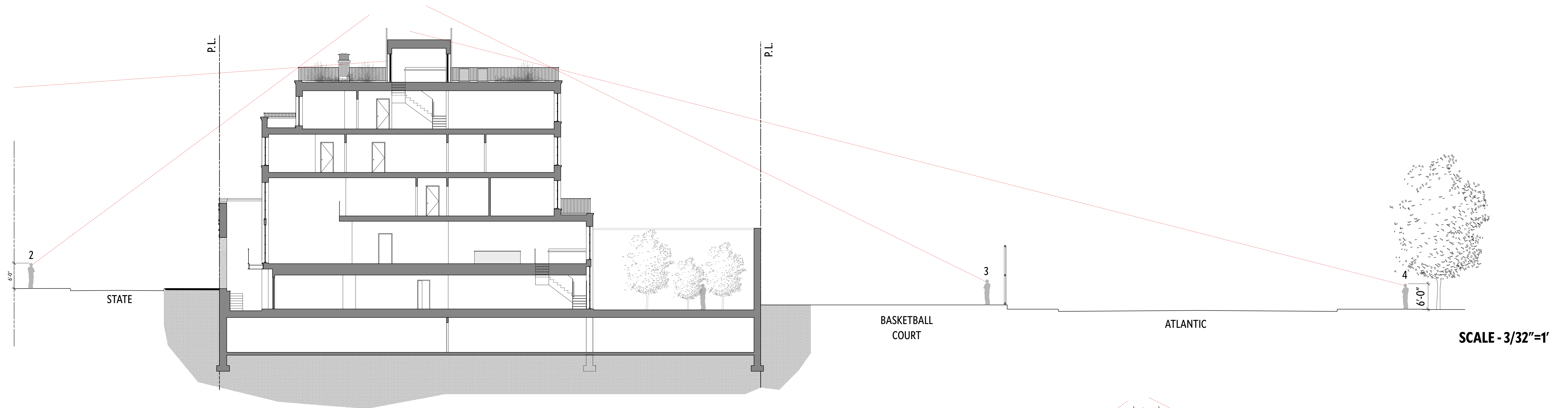
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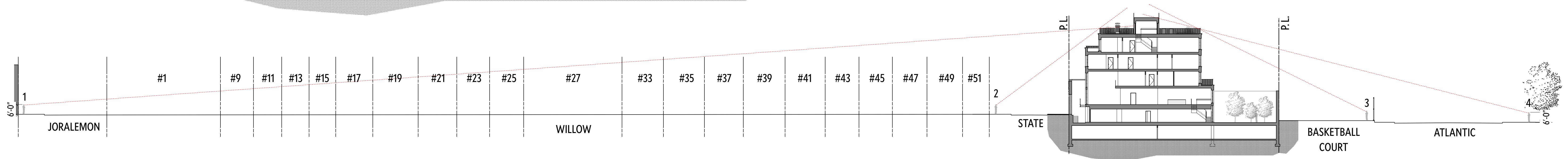
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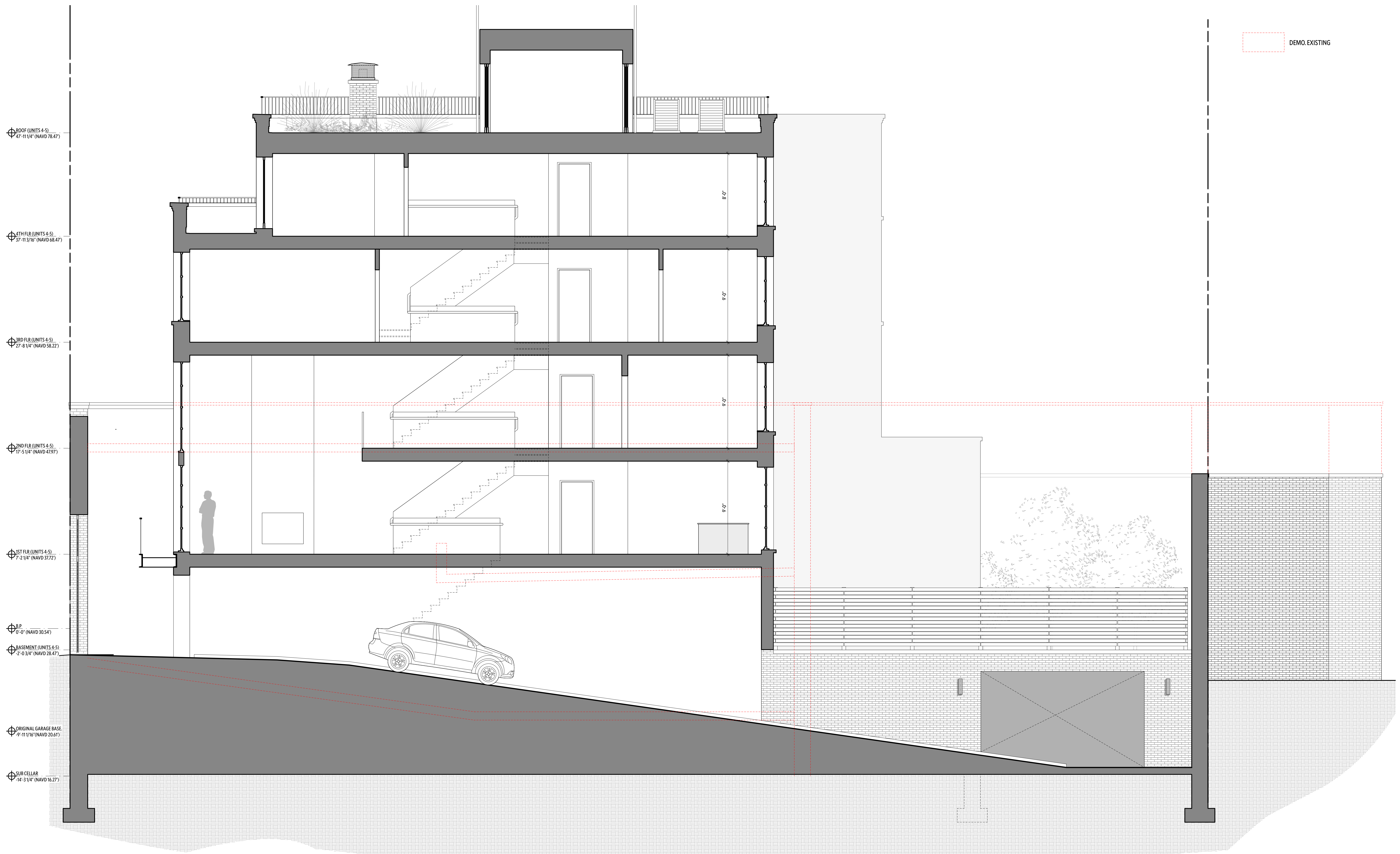
4



SCALE - 3/32"=1'



SCALE - 1:330



DEMO. EXISTING

ROOF (UNITS 4-5)
27'-11 1/4" (NAVD 78.47)

4TH FLR (UNITS 4-5)
27'-11 3/16" (NAVD 68.47)

3RD FLR (UNITS 4-5)
27'-8 1/4" (NAVD 58.22)

2ND FLR (UNITS 4-5)
17'-5 1/4" (NAVD 47.97)

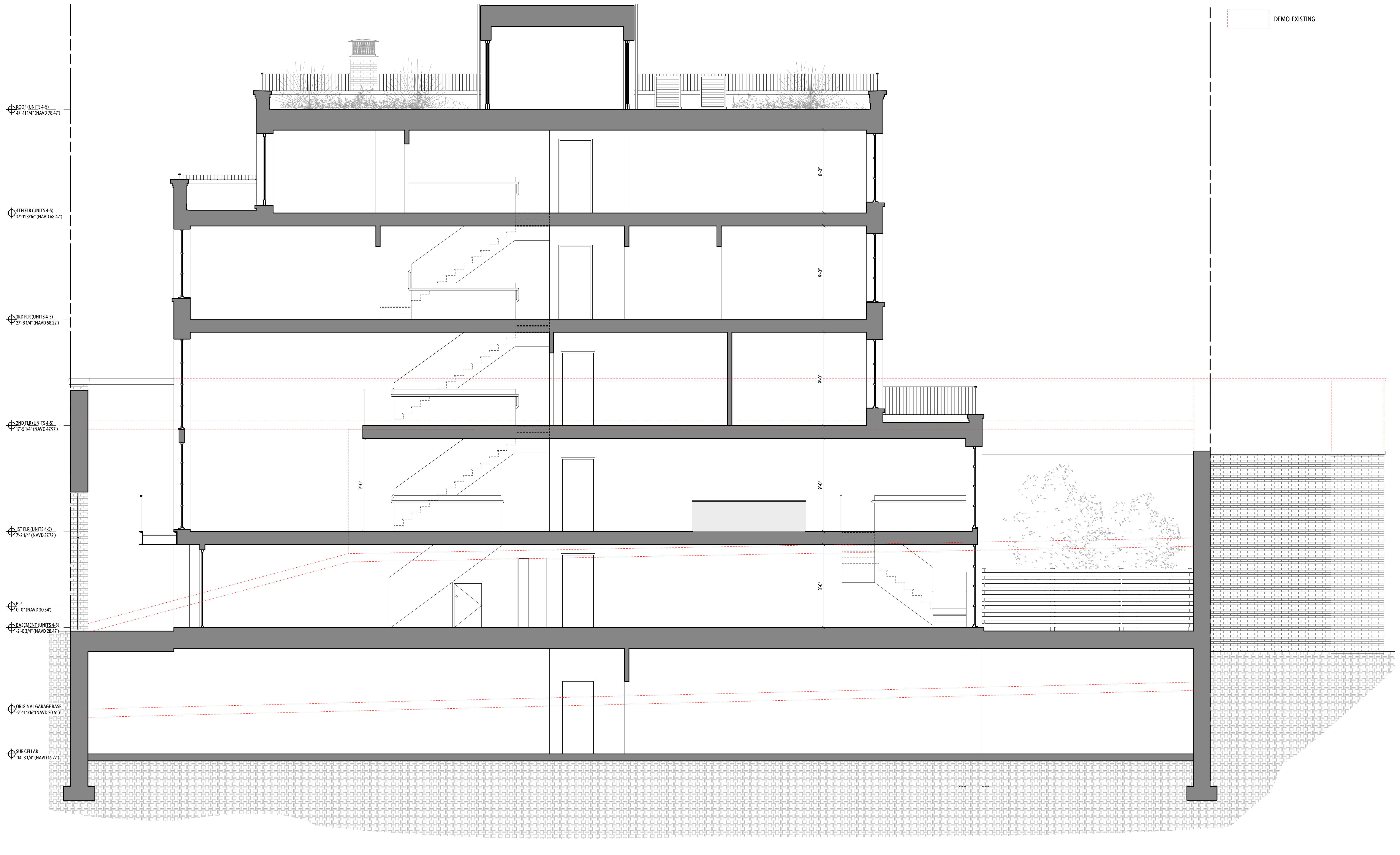
1ST FLR (UNITS 4-5)
7'-2 1/4" (NAVD 37.72)

B.P.
0'-0" (NAVD 30.54)

BASEMENT (UNITS 4-5)
2'-0 3/4" (NAVD 28.47)

ORIGINAL GARAGE BASE
9'-11 1/16" (NAVD 20.61)

SUB CELLAR
14'-3 1/4" (NAVD 16.27)



DEMO. EXISTING

⊕ ROOF (UNIT 1-3)
49'-4 1/4" (NAVD 79.90')

⊕ 4TH FLR (UNIT 1-3)
38'-3 3/4" (NAVD 68.90')

⊕ 3RD FLR (UNIT 1-3)
28'-1 1/4" (NAVD 58.65')

⊕ 2ND FLR (UNIT 1-3)
17'-10 1/4" (NAVD 48.40')

⊕ 1ST FLR (UNIT 1-3)
6'-7 1/4" (NAVD 37.15')

⊕ B.P.
0'-0" (NAVD 30.54')

⊕ CELLAR (UNIT 1-3)
4'-0 3/4" (NAVD 26.48')

⊕ ORIGINAL GARAGE BASE
-9'-11 1/16" (NAVD 20.61')

⊕ SUB CELLAR
-14'-3 1/4" (NAVD 16.28')

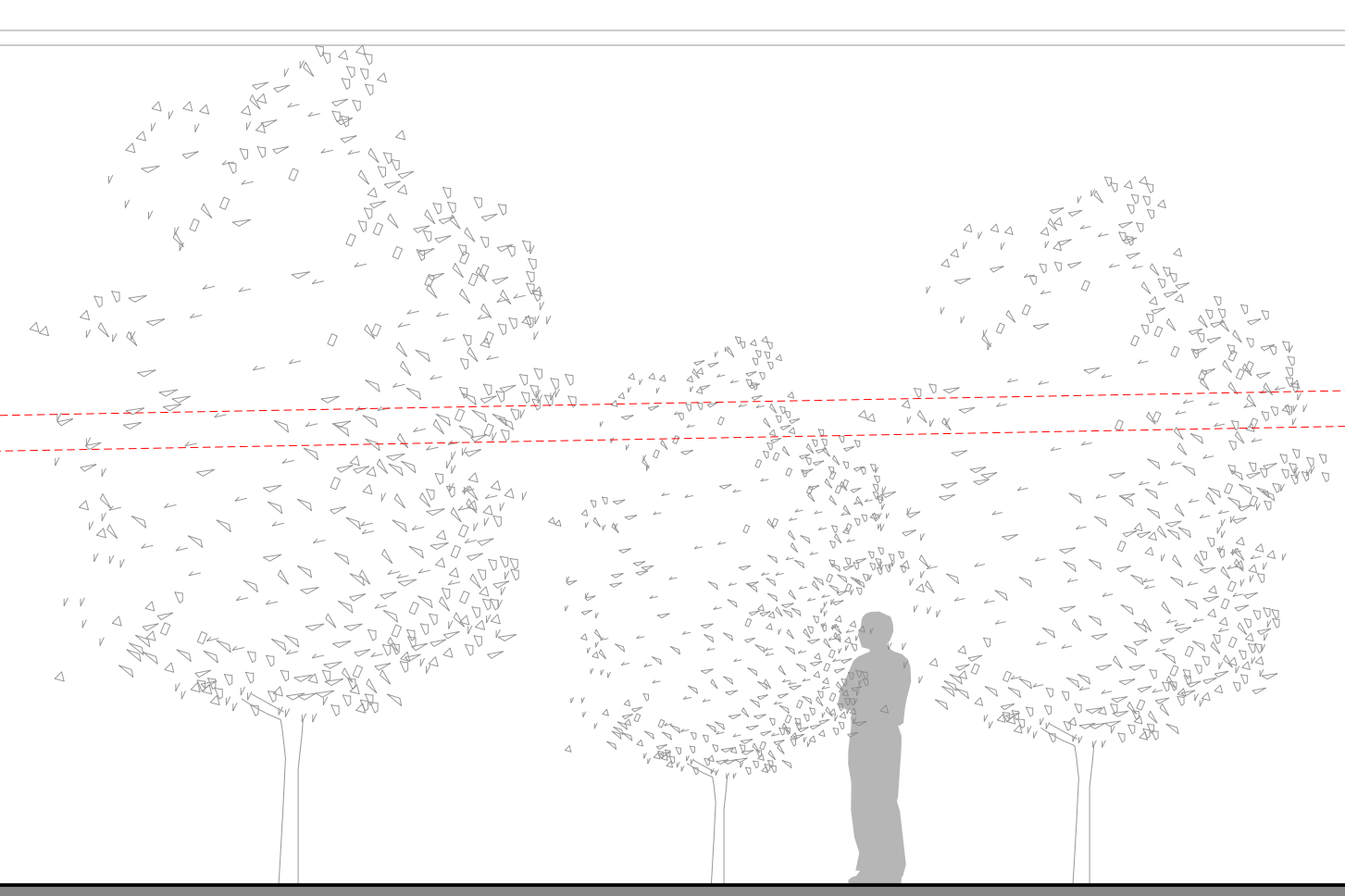
9'-0"

9'-0"

9'-0"

10'-0"

8'-0"





EXISTING



PROPOSED

THE BROOKLYN STUDIO

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LPC 35 - EXISTING AND PROPOSED STREET ELEVATION

38 STATE STREET RESIDENCE
38 STATE STREET
BROOKLYN, NY 11201

DATE: 06.17.25
PARTNER: BRC
PROJ MANAGER: AA
PROJ DESIGNER: -



THE BROOKLYN STUDIO

45 Main Street, Studio 824
Brooklyn, NY 11201
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LPC 36 - PROPOSED BUILDING AXON B.1

38 STATE STREET RESIDENCE
38 STATE STREET
BROOKLYN, NY 11201

DATE: 06.17.25
PARTNER: BRC
PROJ MANAGER: AA
PROJ DESIGNER: -



THE BROOKLYN STUDIO

45 Main Street, Studio 824
Brooklyn, NY 11201
718 624 1700
brooklyn.studio

LPC 37 - PROPOSED BUILDING FRONT VIEW

38 STATE STREET RESIDENCE
38 STATE STREET
BROOKLYN, NY 11201

DATE: 06.17.25
PARTNER: BRC
PROJ MANAGER: AA
PROJ DESIGNER: -

June 17, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 1, LPC-25-08904

**38 State Street – Brooklyn Heights Historic District
Borough of Brooklyn**

To testify virtually, please join Zoom

Webinar ID: 160 839 3227

Passcode: 537844

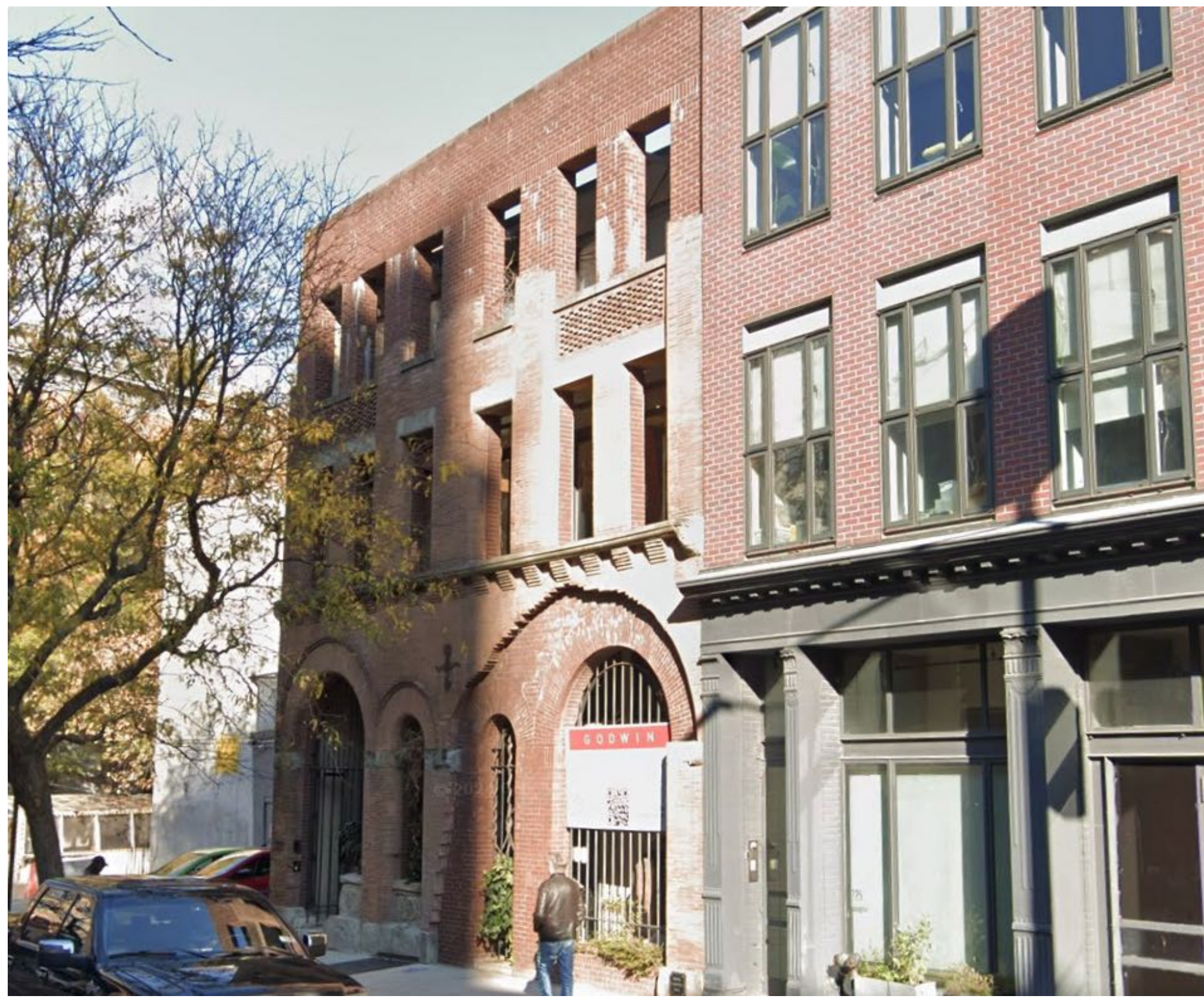
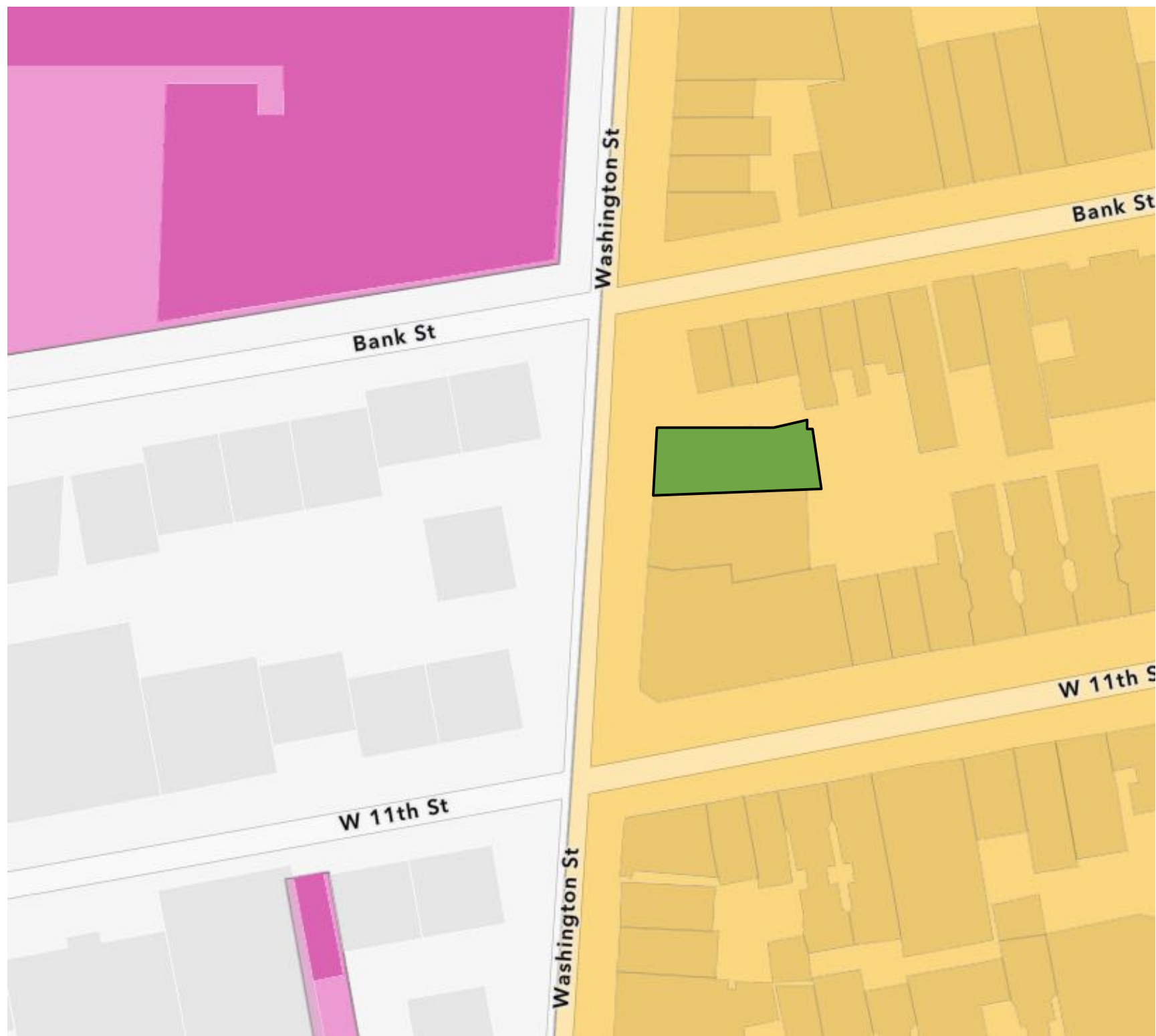
By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

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APPENDIX



THE BROOKLYN STUDIO

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Brooklyn, NY 11201
718 624 1700
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LPC 39 - 727 WASHINGTON ST. NY, NY 10024

38 STATE STREET RESIDENCE
38 STATE STREET
BROOKLYN, NY 11201

DATE: 06.17.25
PARTNER: BRC
PROJ MANAGER: AA
PROJ DESIGNER: -





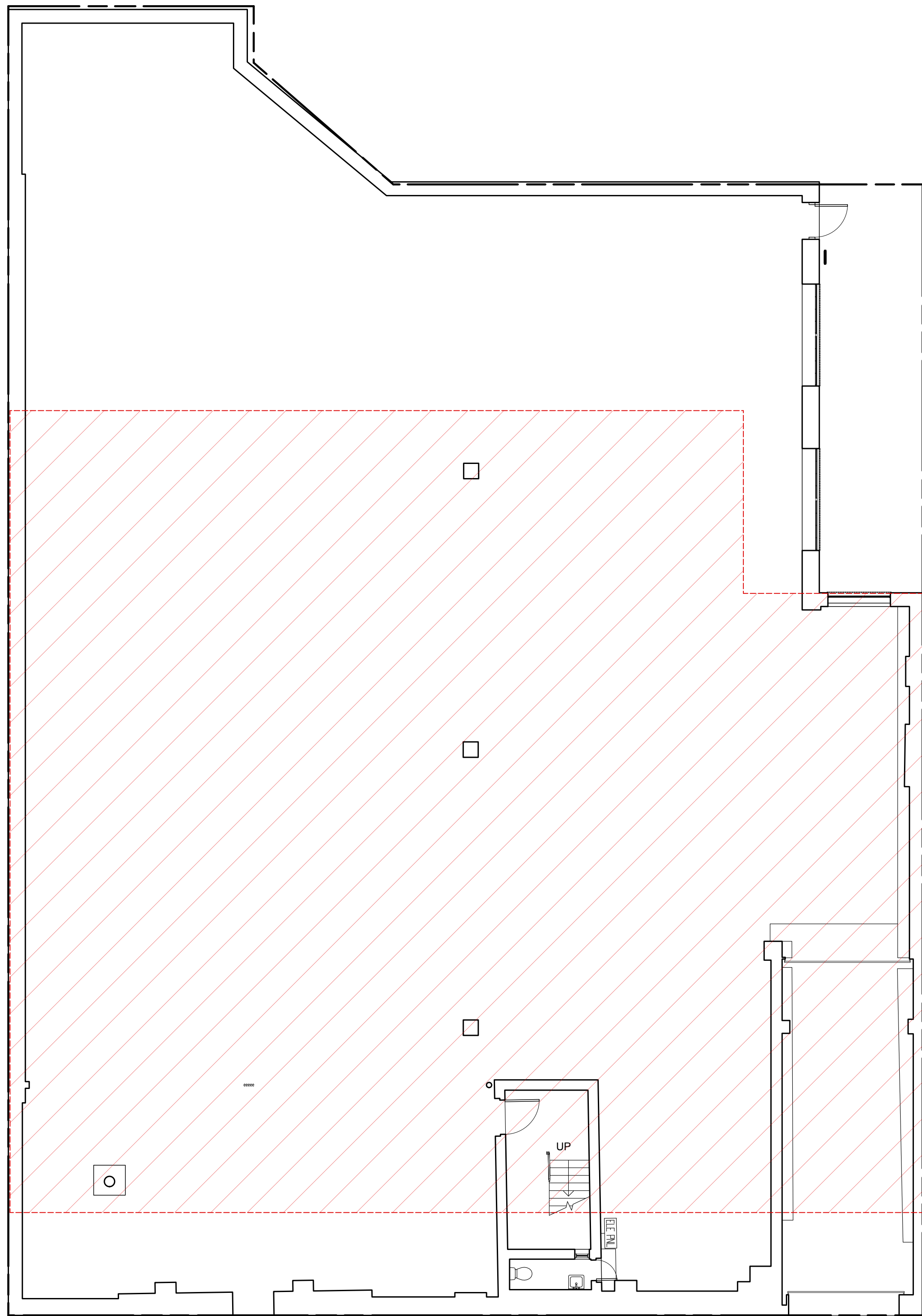
THE BROOKLYN STUDIO

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Brooklyn, NY 11201
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brooklyn.studio

LPC 41 - TIMEOUT MARKET WATER STREET | NESMITH & SONS' EMPIRE STORES

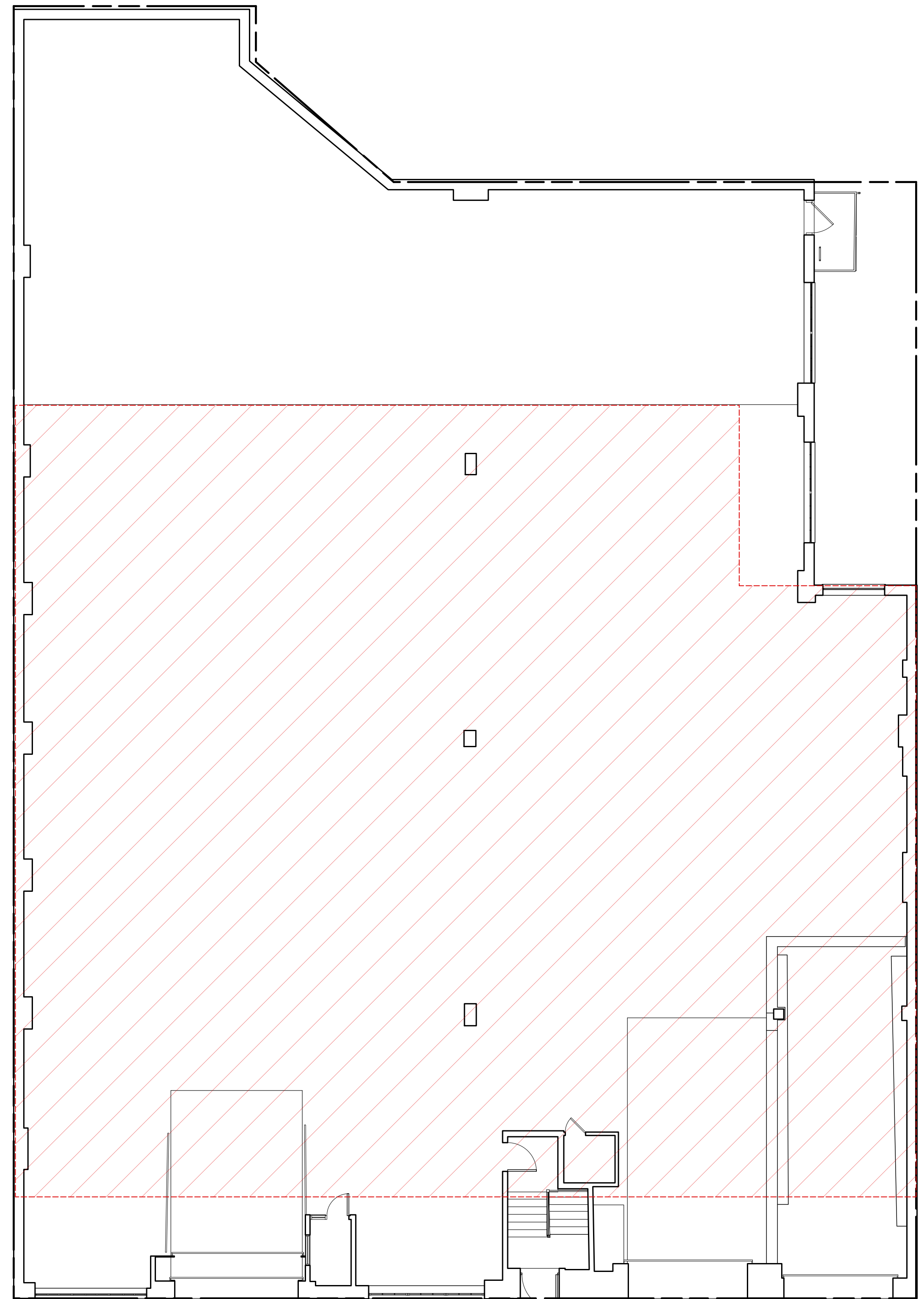
38 STATE STREET RESIDENCE
38 STATE STREET
BROOKLYN, NY 11201

DATE: 06.17.25
PARTNER: BRC
PROJ MANAGER: AA
PROJ DESIGNER: -



EXIST. GARAGE CELLAR
SCALE 1/8" = 1'-0"

1



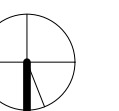
EXIST. GARAGE FIRST FLOOR
SCALE 1/8" = 1'-0"

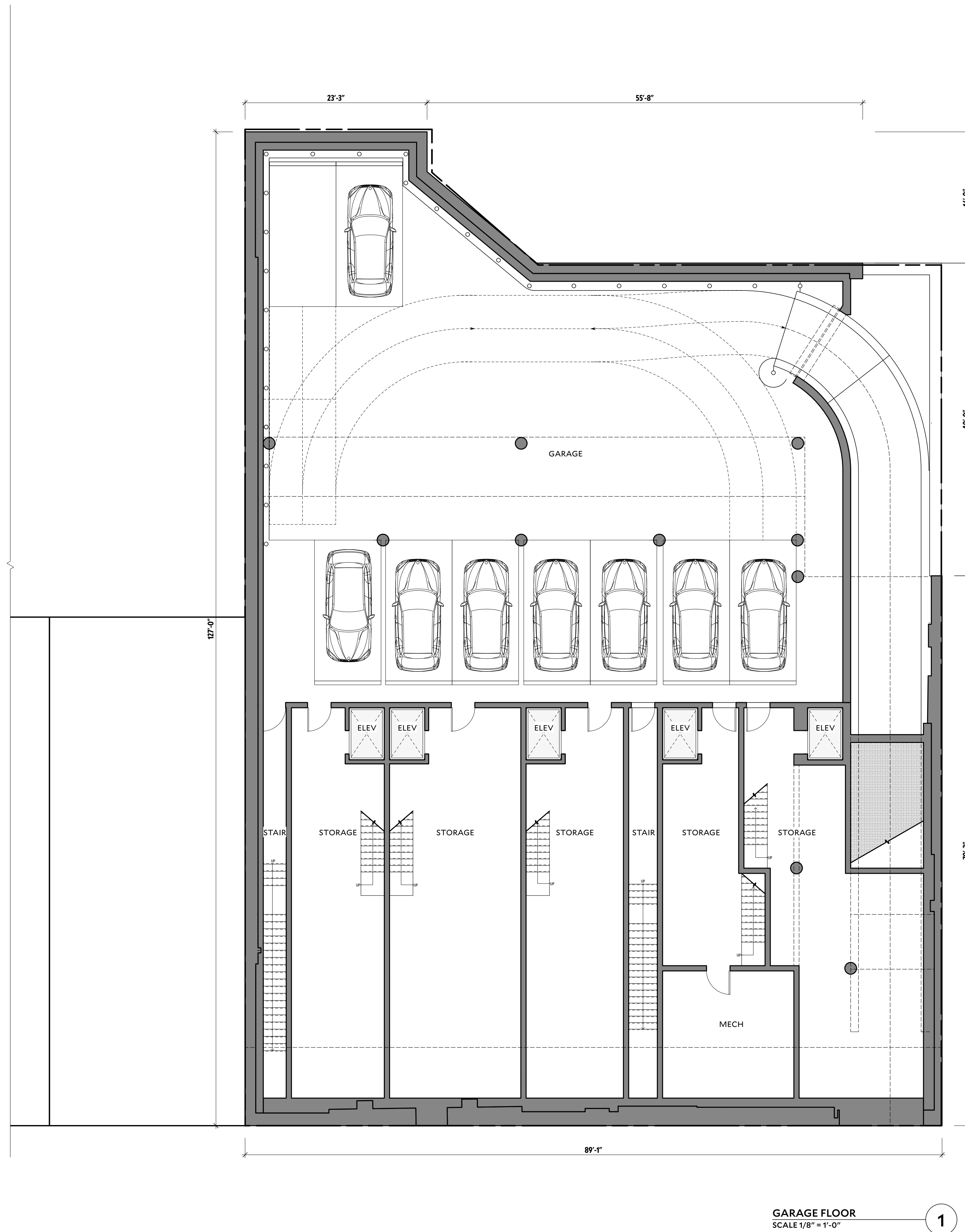
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PROPOSED BUILDING OUTLINE

PROJECT NORTH

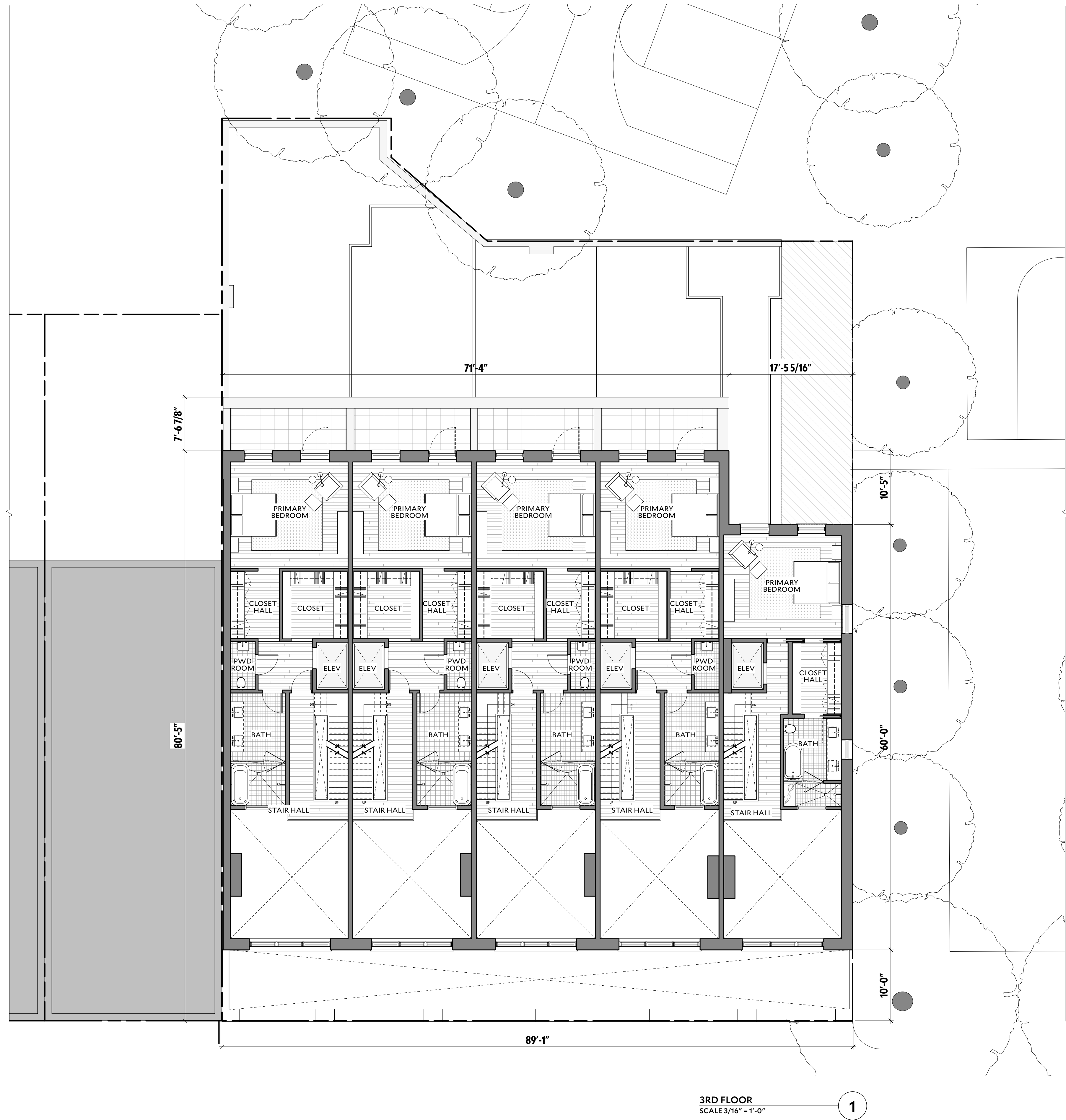


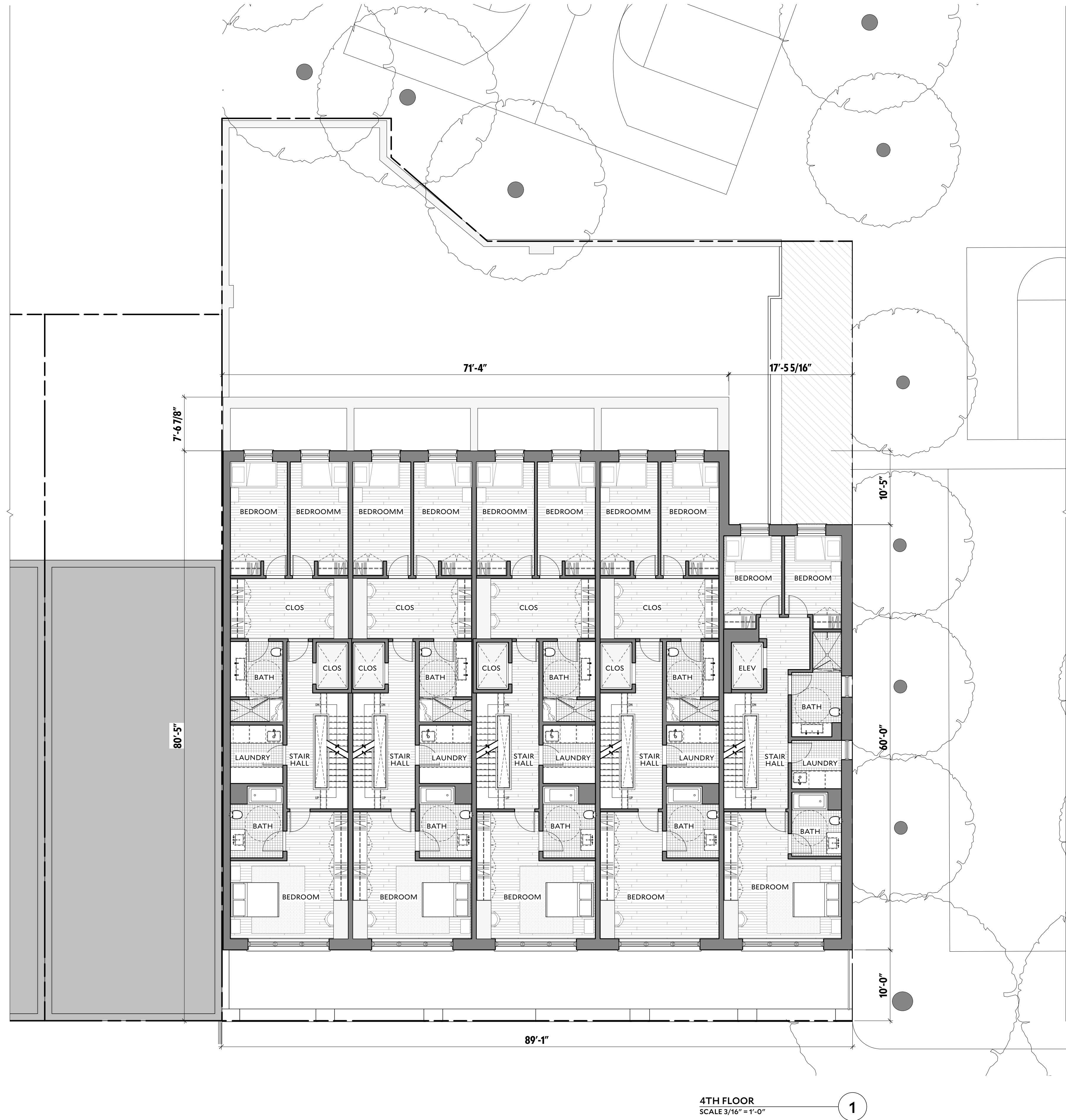


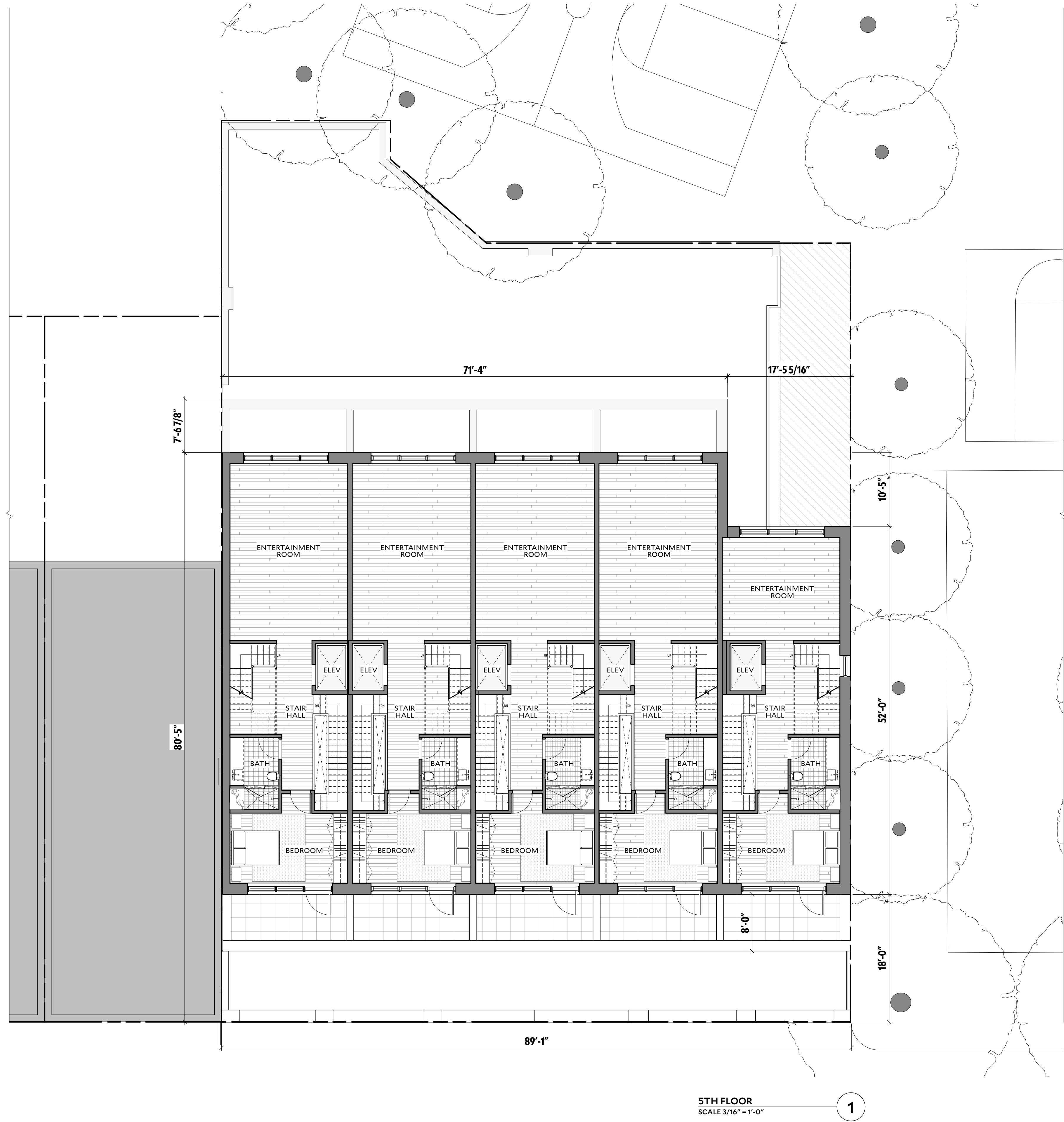
GARAGE FLOOR
SCALE 1/8" = 1'-0"

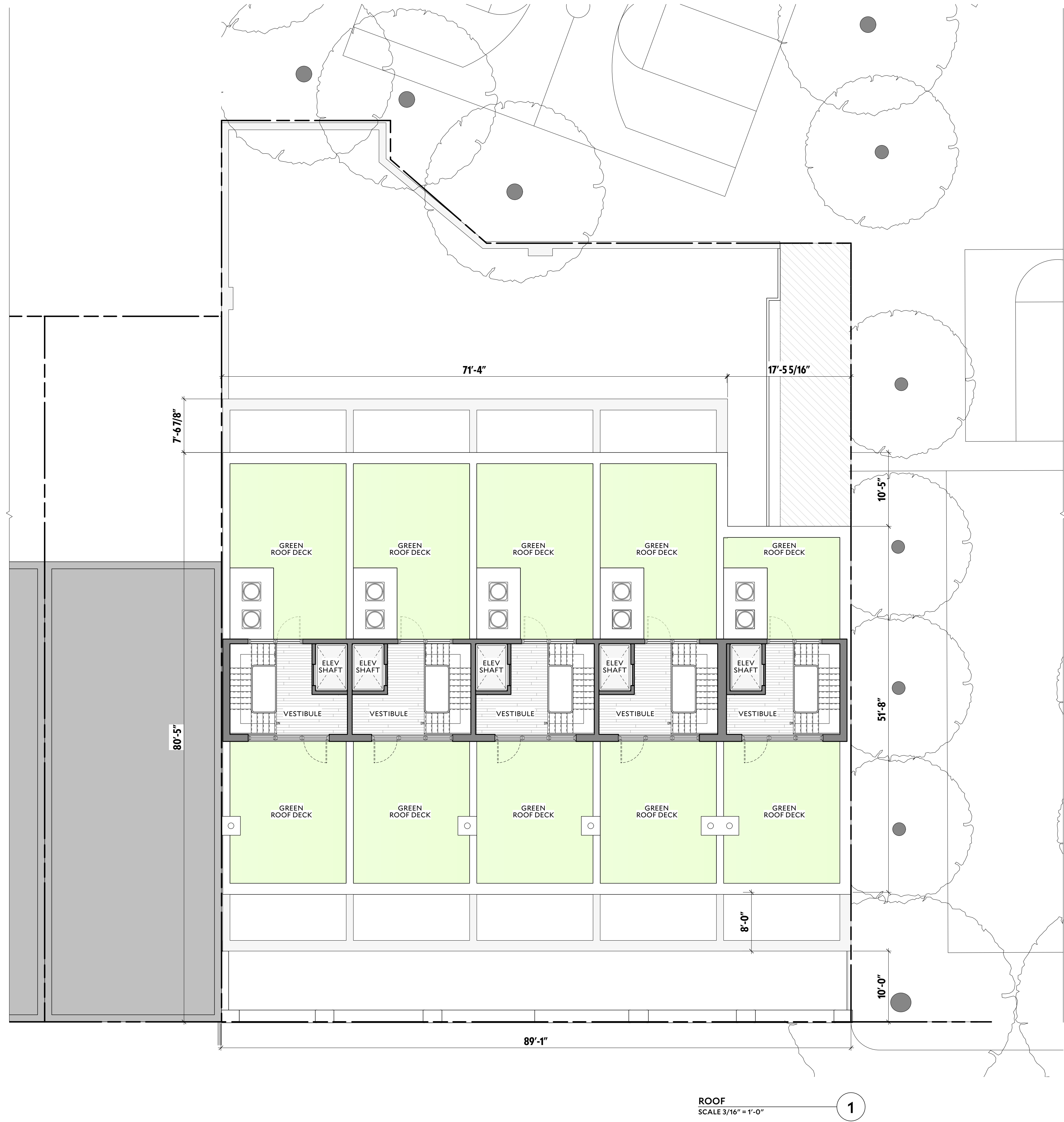
1











June 17, 2025
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38 State Street – Brooklyn Heights Historic District Borough of Brooklyn

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