

July 22, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 2, LPC-25-11563

**202 Adelphi Street – Fort Greene Historic District
Borough of Brooklyn**

To testify virtually, please join Zoom

Webinar ID: 161 533 1779

Passcode: 172008

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.

ADELPHI STREET RESIDENCE RENOVATION

202 ADELPHI STREET, BROOKLYN, NY 11205

LANDMARKS PRESERVATION COMMISSION FILING SET

22 JULY 2025

ADELPHI STREET RESIDENCE RENOVATION
202 ADELPHI STREET
BROOKLYN, NY 11205

Shakespeare Gordon Studio
168 7th Street, Suite 3A, Brooklyn, NY 11215
212.822.3200

NARRATIVE

THIS PROJECT IS A FULL RENOVATION OF THIS FOUR-STORY, FOUR-FAMILY BRICK HOUSE AT THE SOUTHWEST CORNER OF ADELPHI STREET AND WILLOUGHBY AVENUE IN FORT GREENE. ORIGINALLY BUILT AROUND 1860, ITS ORIGINAL DESIGN WAS AN ITALIANATE THREE-STORY HOUSE AND ATTIC WITH A STOOP LEADING UP TO AN OPEN FRONT PORCH FEATURING DECORATIVE CAST IRON. THE HOUSE HAD TWO-OVER-TWO WINDOWS AND A PROJECTING ORIEL WINDOW FACING WILLOUGHBY AVENUE. AT SOME POINT PRIOR TO 1938, THE SITE ALSO INCLUDED A SMALL SEPARATE GARAGE FACING WILLOUGHBY AT ITS NORTHWEST CORNER. PER THE HOUSE'S CERTIFICATE OF OCCUPANCY, THE HOUSE WAS CONVERTED TO ITS CURRENT FOUR-FAMILY USE IN 1941. AT THAT TIME THE FRONT PORCH, STOOP, CORNICE, AND ORIEL WINDOW WERE REMOVED, AND THE ATTIC WAS CONVERTED INTO A FULL FOURTH STORY. THE WINDOWS WERE ALSO CHANGED TO BE SIX-OVER-ONE STYLE, AS CAN BE SEEN IN A PHOTO FROM THE 1970'S. OUR PROPOSED PROJECT IS TO FULLY RENOVATE THE HOUSE AND BUILD SEVERAL SMALL ADDITIONS. THE HOUSE WILL BE CONVERTED TO SINGLE-FAMILY USE AND FULLY RENOVATED INSIDE AND OUT. WE PROPOSE REBUILDING THE STOOP ON ADELPHI STREET, ALONG WITH A NEW ORIEL WINDOW FACING WILLOUGHBY. IN ADDITION, WE PROPOSE AN APPROXIMATELY 7' DEEP TWO-STORY REAR ADDITION, EXPANDING THE FIRST AND BASEMENT LEVELS TO ALIGN WITH THE REAR ADDITIONS ON THE NEIGHBORING THREE HOUSES TO THE SOUTH, AND A PARTIAL-WIDTH STEEL DECK. THE EXTERIOR WILL BE RESTORED TO INCORPORATE ITALIANATE-STYLE ELEMENTS SUCH AS A NEW CORNICE, BROWNSTONE FACING ON THE GROUND FLOOR, NEW ALL-WOOD TWO-OVER-TWO WINDOWS, AND BRICK REPOINTING. ON THE SITE, WE PROPOSE A NEW TRELLIS-LIKE CARPORT IN PLACE OF THE PRIOR GARAGE, AND NEW DECORATIVE FENCES AND GATES WILL REPLACE THE EXISTING ONES WHICH ARE IN POOR CONDITION. LAST, WE PROPOSED RE-CLADDING THE EXISTING CMU WALL ALONG WILLOUGHBY WITH BROWNSTONE STUCCO.

DRAWING LIST

LPC-000 COVER SHEET: NARRATIVE, HISTORICAL PHOTOS AND EXISTING PHOTO
LPC-001 SITE ANALYSIS: PLOT PLAN, ZONING PLAN AND ZONING ANALYSIS, HISTORIC DISTRICT MAP, SANBORN MAPS, AERIAL VIEWS
LPC-002 EXISTING PHOTOS - PROJECT SITE
LPC-003 SIGHT LINE SECTIONS
LPC-004 BLOCK ANALYSIS: BLOCK PLAN AND ELEVATIONS
LPC-005 HISTORIC AND EXISTING PHOTOS
LPC-100 DEMOLITION AND PROPOSED SITE PLANS
LPC-300A EAST FACADE REFERENCE IMAGES
LPC-300B EAST ELEVATION: EXISTING AND PROPOSED, MATERIAL PALETTE
LPC-301 EXISTING ELEVATION: NORTH
LPC-302A NORTH FACADE REFERENCE IMAGES
LPC-302B ORIEL WINDOW REFERENCE IMAGES
LPC-302C PROPOSED ELEVATION: NORTH
LPC-303A WEST FACADE REFERENCE IMAGES
LPC-303B WEST ELEVATION: EXISTING AND PROPOSED
LPC-304 SIGHT LINE RENDERINGS: ADELPHI
LPC-305 SIGHT LINE RENDERINGS: WILLOUGHBY
LPC-400 EXTERIOR DETAILS: REAR EXTENSION
LPC-401 EXTERIOR DETAILS: ORIEL WINDOW
LPC-405 EXTERIOR DETAILS: FRONT DOOR
LPC-409 EXTERIOR DETAILS: CORNICE
LPC-410 EXTERIOR DETAILS: CARPORT

APPENDIX

LPC-402 EXTERIOR DETAILS: STOOP AND AREAWAY PLANS & ELEVATIONS
LPC-403 EXTERIOR DETAILS: AREAWAY ELEVATIONS
LPC-404 EXTERIOR DETAILS: STOOP SECTION
LPC-406 EXTERIOR DETAILS: EAST FACADE METAL GATES AND FENCE
LPC-407 EXTERIOR DETAILS: NORTH FACADE METAL FENCE, GATE, AND WALL
LPC-408 EXTERIOR DETAILS: EAST FACADE WINDOW LINTELS
LPC-800 EXISTING AND PROPOSED PRIMARY FACADE WINDOW ELEVATIONS AND JOB DESCRIPTION
LPC-801 EXISTING PRIMARY FACADE WINDOW PHOTOS AND ASSESSMENT
LPC-802 TYPICAL PROPOSED WINDOW DETAILS FOR PRIMARY FACADES
LPC-803 PROPOSED PRIMARY FACADE WINDOW ELEVATIONS AND GLAZING CALCULATIONS



01 EXISTING CONDITION - ADELPHI ST. FACADE
SCALE: NOT TO SCALE



03 1980s TAX PHOTO
SCALE: NOT TO SCALE

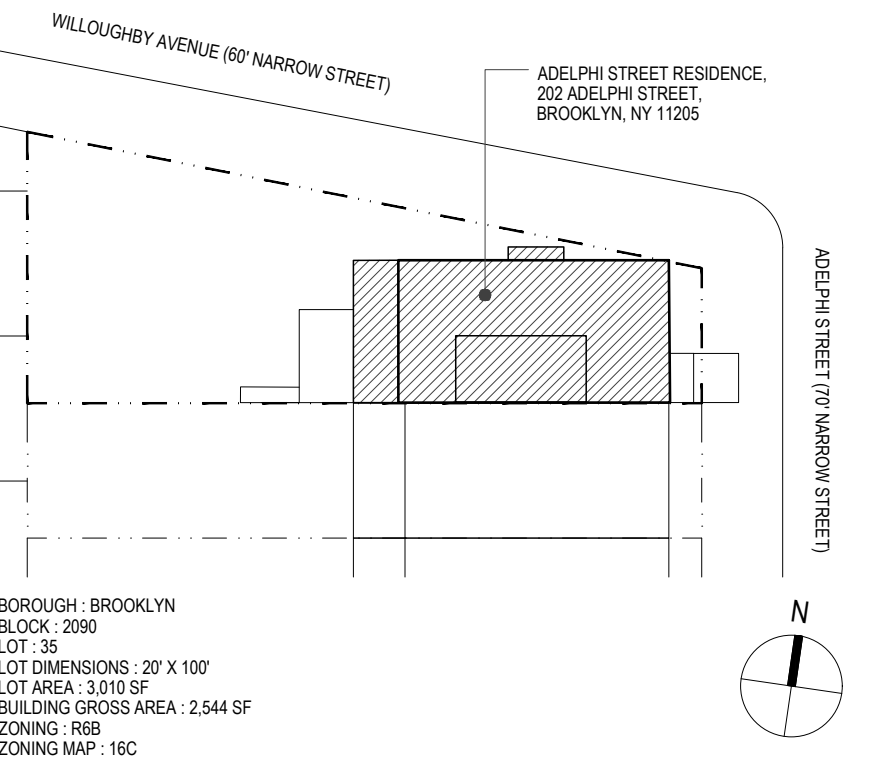


02 HISTORIC PHOTO - 1973
SCALE: NOT TO SCALE



01 1940s TAX PHOTO
SCALE: NOT TO SCALE

KEY PLAN



ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR BEFORE COMMENCING WORK

PROJECT:

ADELPHI STREET RESIDENCE RENOVATION
202 ADELPHI ST, BROOKLYN, NY 11205

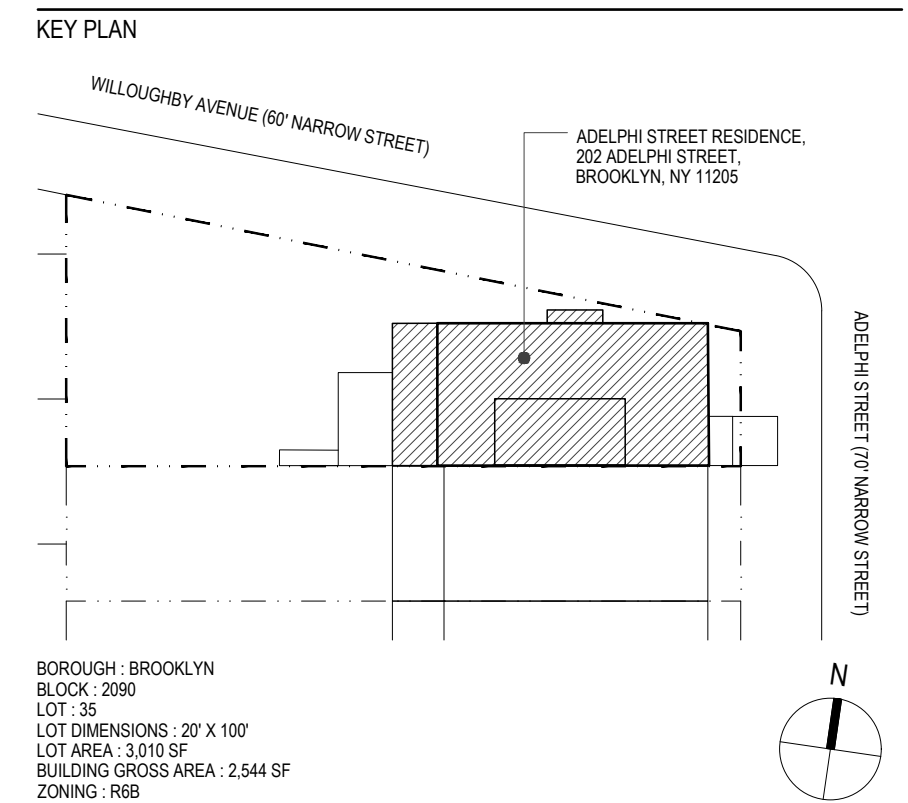
DRAWING TITLE:

COVER SHEET: NARRATIVE, HISTORICAL PHOTOS & EXISTING PHOTO

PHASE: LPC FILING	
DWG NO: LPC-000	
DATE: JULY 2025	
PROJECT No. 2408	

Shakespeare Gordon Studio
168 7th Street, Suite 3A, Brooklyn, NY 11215
212.822.3200

SCALE: NOT TO SCALE



ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR BEFORE COMMENCING WORK

[illegible]

PROJECT:

DRAWING TITLE:

SITE ANALYSIS: PLOT PLAN, ZONING PLAN AND ZONING ANALYSIS, HISTORIC DISTRICT MAP, SANBORN MAPS, AERIAL VIEWS

PHASE:
LPC FILING

DWG NO:

LPC-001

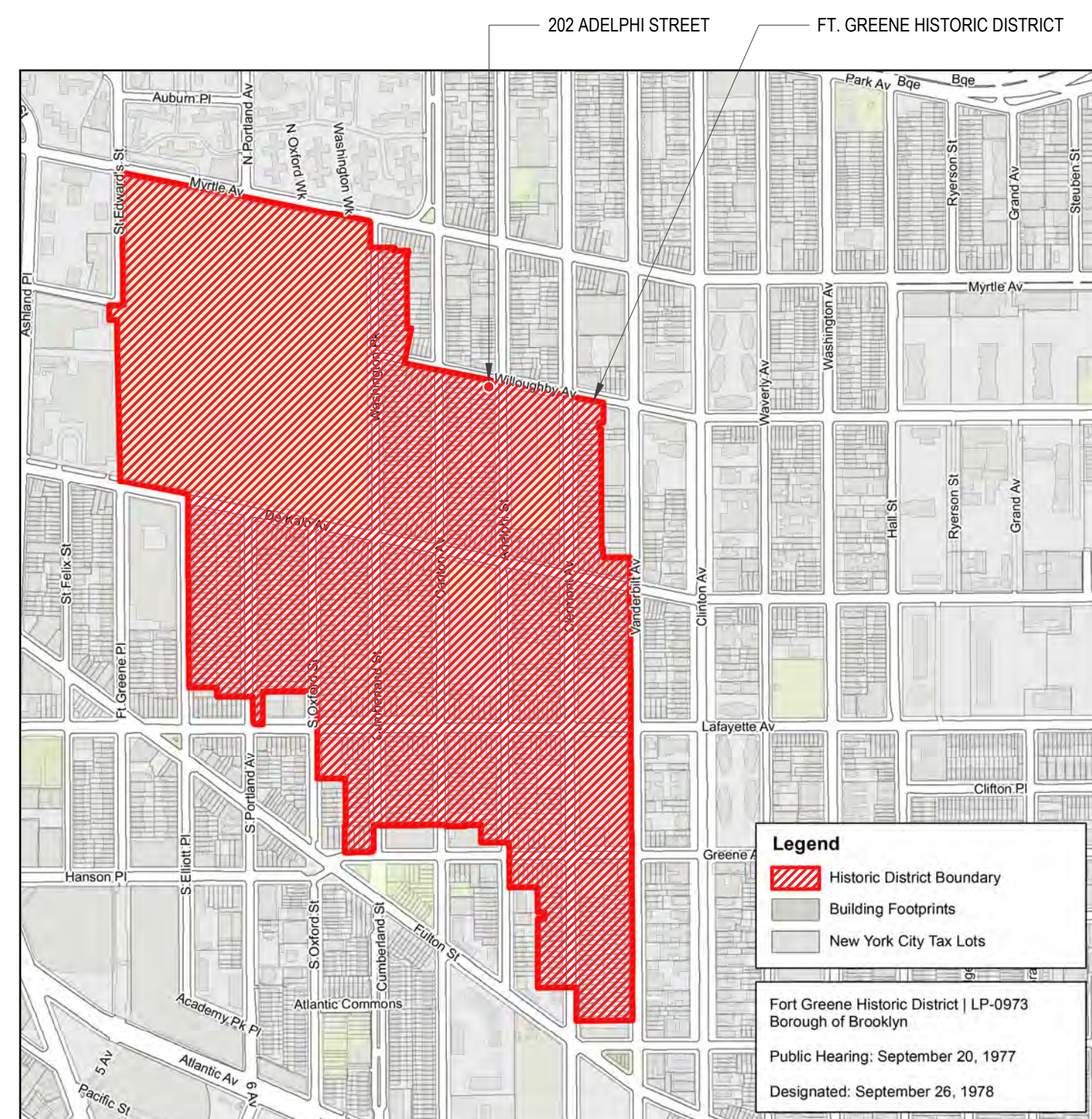
DATE: JULY 2025

PROJECT No.	2408
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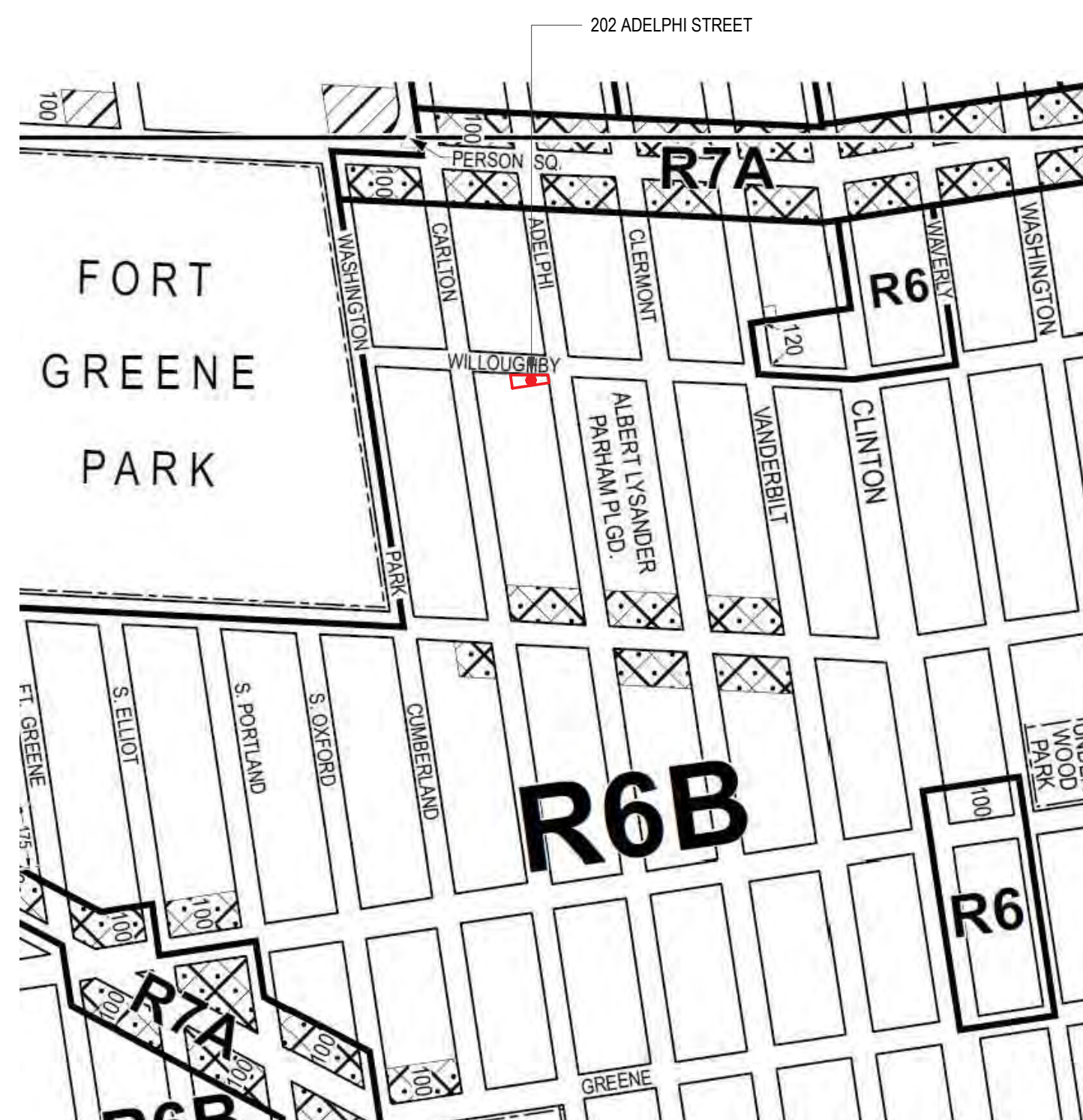
SCALE: NOT TO SCALE

SCALE: NOT TO SCALE

SCALE: 1/16" = 1'-0"

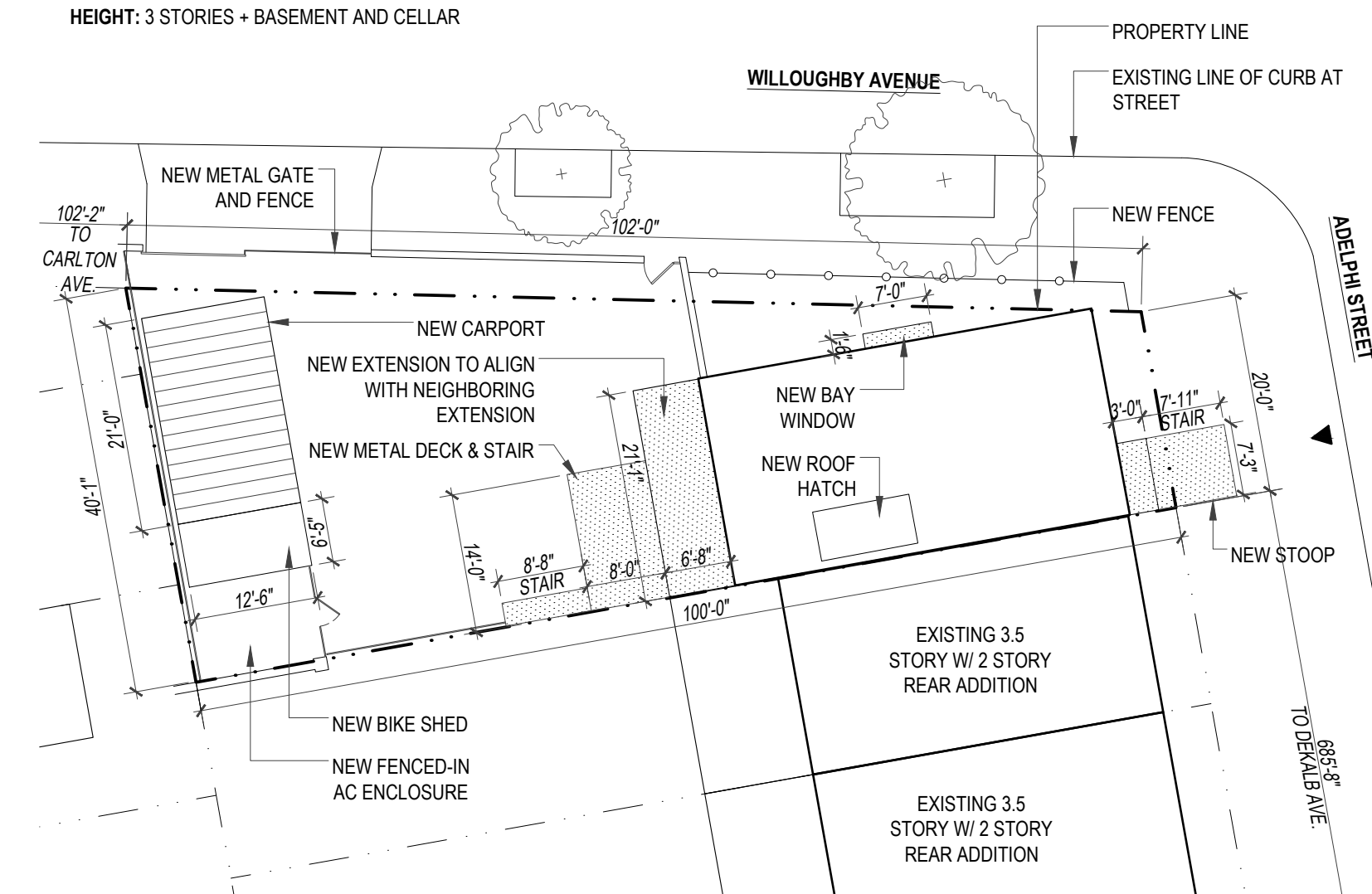


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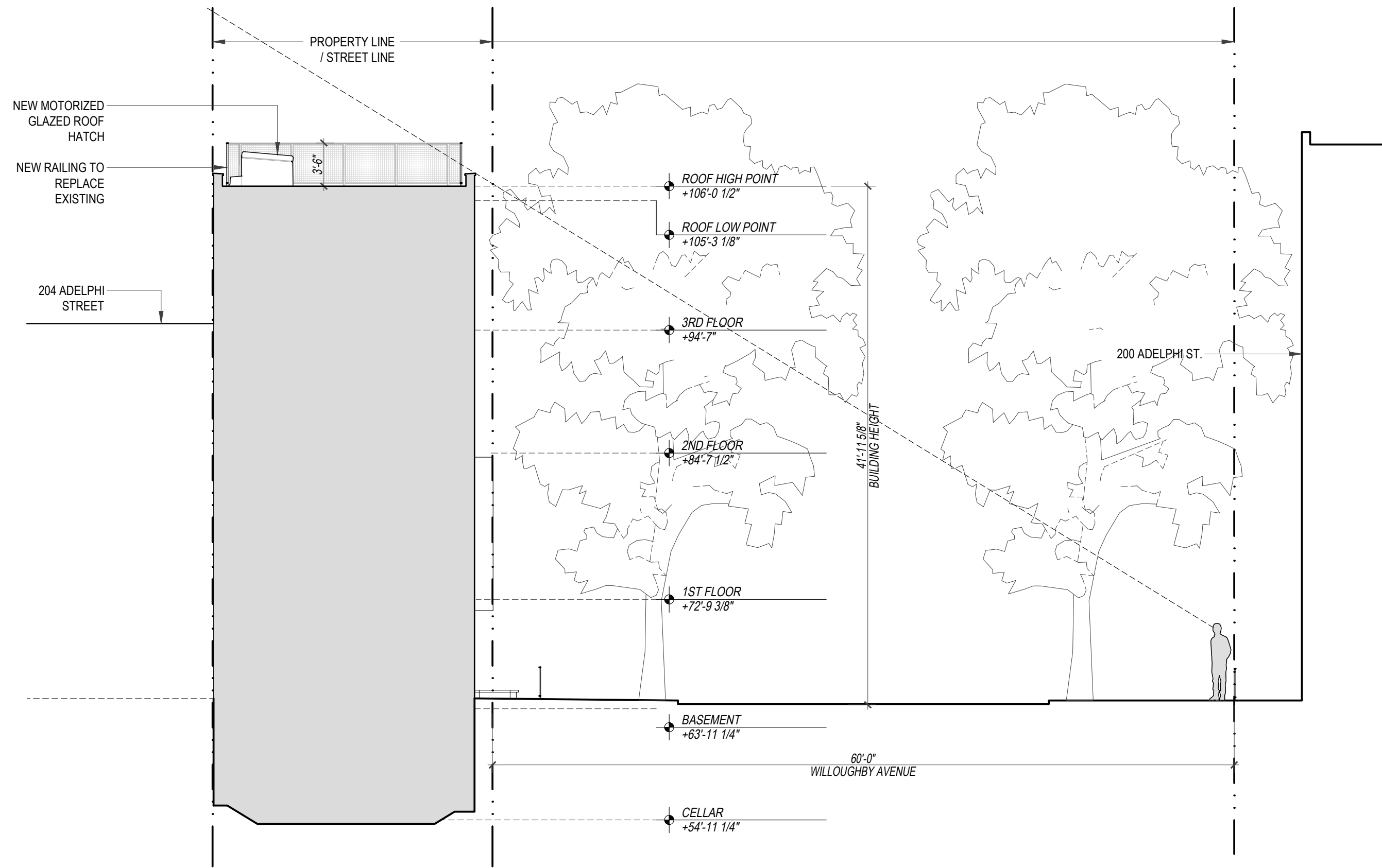


BLOCK #: 2090

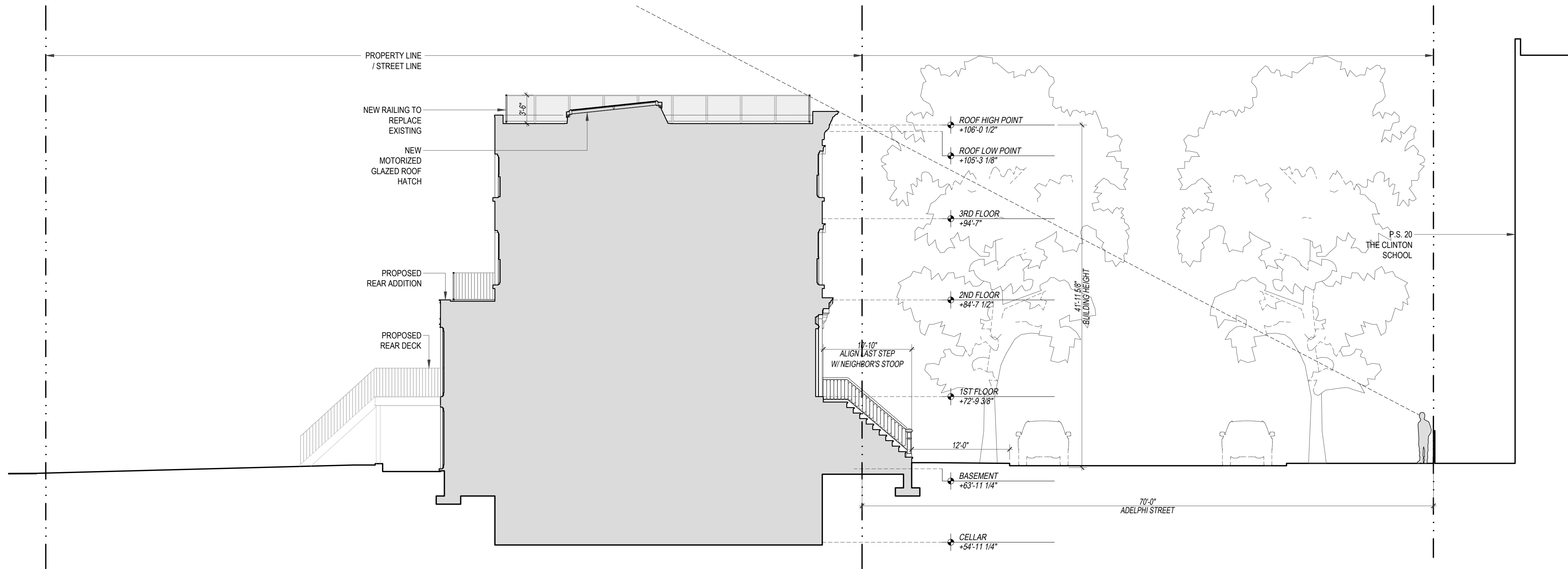
BLOCK #: 2090
LOT #: 35
ZONING DISTRICT: R6B
ZONING MAP #: 16C
HISTORIC DISTRICT: FORT GREENE HISTORIC DISTRICT
CONSTRUCTION CLASSIFICATION: CLASS 3, NON-FIREPROOF
EXISTING OCCUPANCY: RESIDENTIAL
HEIGHT: 3 STORIES + BASEMENT AND CELLAR



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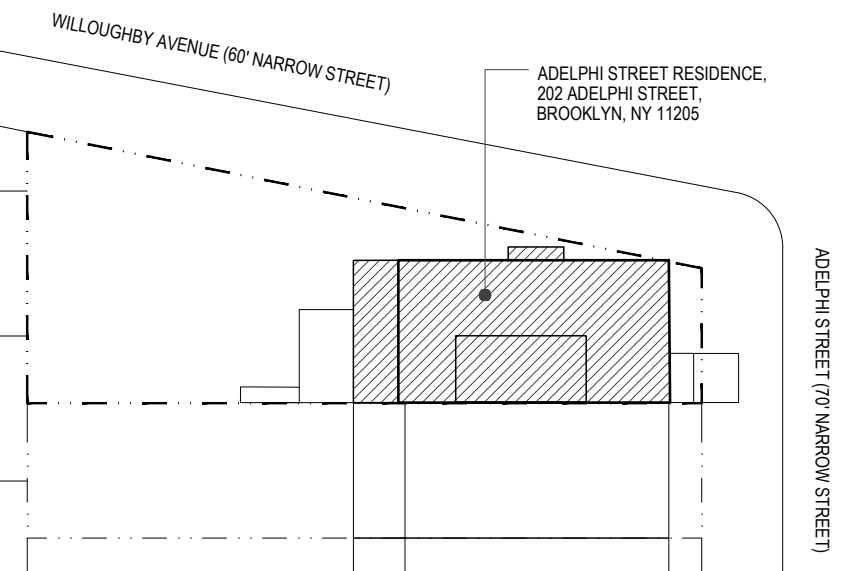


02 SIGHT LINE SECTION: WILLOUGHBY AVENUE
SCALE: 1/8" = 1'-0"



01 SIGHT LINE SECTION: ADELPHI STREET
SCALE: 1/8" = 1'-0"

KEY PLAN



BOROUGH: BROOKLYN
BLOCK: 2090
LOT: 35
LOT DIMENSIONS: 20' X 100'
LOT AREA: 3,010 SF
BUILDING GROSS AREA: 2,544 SF
ZONING: R6B
ZONING MAP: 16C

ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR BEFORE COMMENCING WORK

PROJECT:

ADELPHI STREET RESIDENCE RENOVATION
202 ADELPHI ST, BROOKLYN, NY 11205

DRAWING TITLE:

SIGHT LINE SECTIONS

	PHASE: LPC FILING
	DWG NO: LPC-003
	DATE: JULY 2025
	PROJECT No. 2408

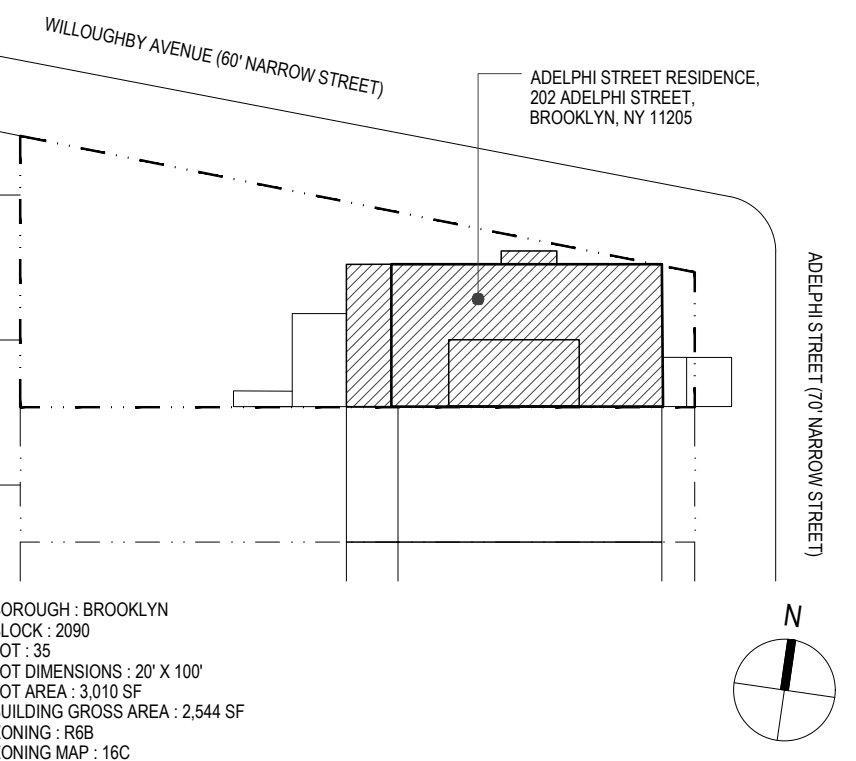
ADELPHI STREET RESIDENCE RENOVATION
202 ADELPHI STREET
BROOKLYN, NY 11205

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KEY

- 1 STORY
- 3 STORIES
- 3.5 STORIES
- 4 STORIES
- 5 STORIES
- EXISTING GARAGE
- EXISTING EXTENSION
- EXISTING BULKHEAD
- EXISTING SOLAR PANELS
- PROPOSED EXTENSION
- PROJECT SITE

KEY PLAN



ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR BEFORE COMMENCING WORK

PROJECT:
ADELPHI STREET RESIDENCE RENOVATION
202 ADELPHI ST, BROOKLYN, NY 11205

DRAWING TITLE:
BLOCK ANALYSIS: BLOCK PLAN AND ELEVATIONS

PHASE:
LPC FILING
DWG NO:
LPC-004
DATE: JULY 2025
PROJECT No. 2408



05 BLOCK ELEVATION: DEKALB AVE.
SCALE: 1/32" = 1'-0"



04 BLOCK ELEVATION: WILLOUGHBY AVE.
SCALE: 1/32" = 1'-0"

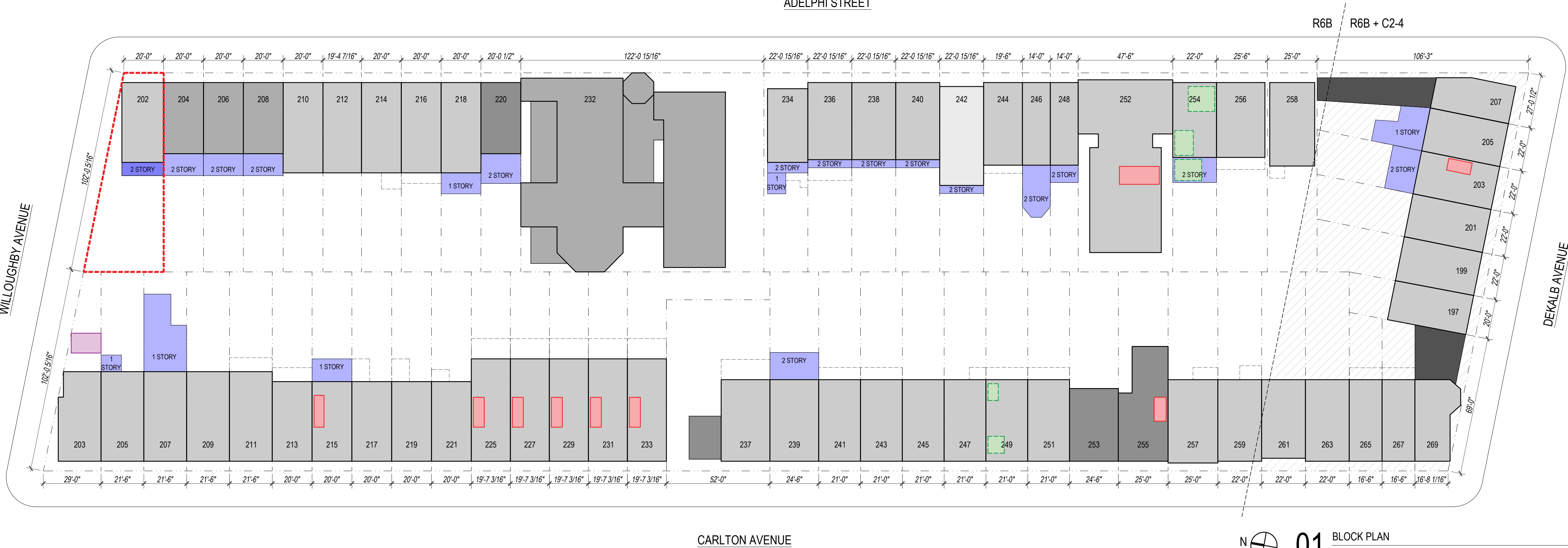


03 BLOCK ELEVATION: CARLTON AVENUE
SCALE: 1/32" = 1'-0"



02 BLOCK ELEVATION: ADELPHI STREET
SCALE: 1/32" = 1'-0"

ADELPHI STREET



CARLTON AVENUE



01 BLOCK PLAN
SCALE: 1/32" = 1'-0"



CAST IRON WINDOW LINTELS
EAST FACADE, 2ND FLOOR



CAST IRON WINDOW BARS
EAST FACADE AND EASTMOST WINDOW
ON NORTH FACADE, BASEMENT LEVEL

03 REMAINING HISTORIC FACADE ELEMENTS
SCALE: NOT TO SCALE



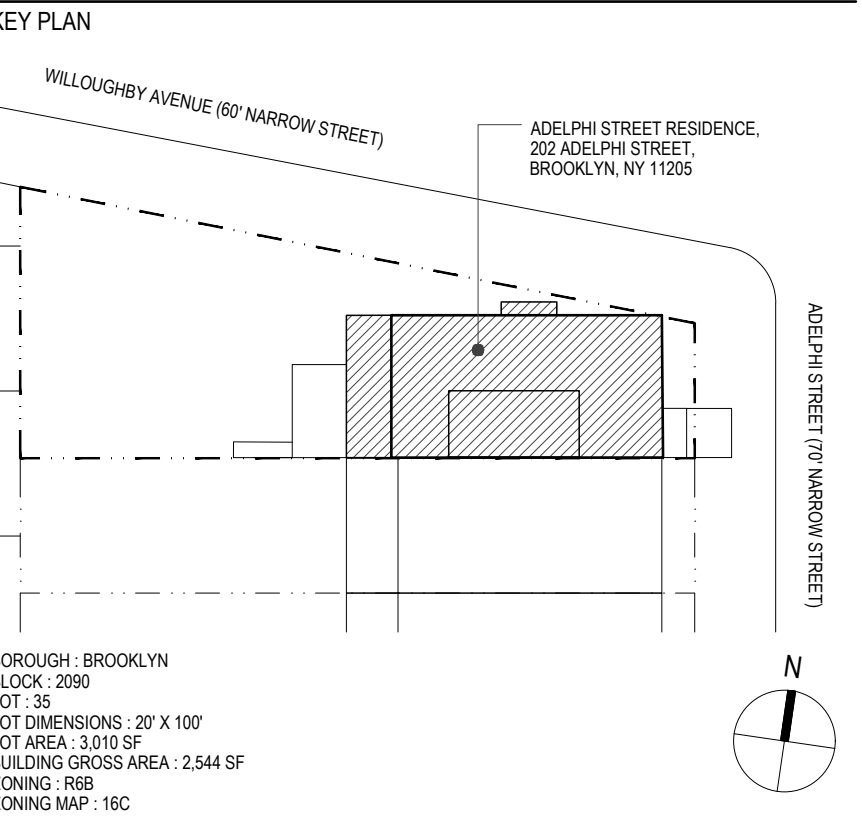
02 EAST FACADE - CURRENT
SCALE: NOT TO SCALE



01 1940s TAX PHOTO
SCALE: NOT TO SCALE

ADELPHI STREET RESIDENCE RENOVATION
202 ADELPHI STREET
BROOKLYN, NY 11205

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ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR BEFORE COMMENCING WORK

PROJECT:
ADELPHI STREET RESIDENCE RENOVATION
202 ADELPHI ST, BROOKLYN, NY 11205

DRAWING TITLE:
HISTORIC AND EXISTING PHOTOS

PHASE: LPC FILING
DWG NO: LPC-005
DATE: JULY 2025
PROJECT No. 2408

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WILLOUGHBY AVENUE (60' NARROW STREET)

ADELPHI STREET RESIDENCE,
202 ADELPHI STREET,
BROOKLYN, NY 11205

BOROUGH : BROOKLYN
BLOCK : 2090
LOT : 35
LOT DIMENSIONS : 20' X 100'
LOT AREA : 3,010 SF
BUILDING GROSS AREA : 2,544 SF
ZONING : R6B
ZONING MAP : 16C

ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR BEFORE COMMENCING WORK

[illegible]

PROJECT

ADELPHI STREET RESIDENCE RENOVATION

202 ADELPHI ST, BROOKLYN, NY 11205

DRAWING TITLE

DEMOLITION AND PROPOSED SITE PLANS

PHASE:
LPC FILING


DWG NO:

LPC-100






DATE: JULY 2025

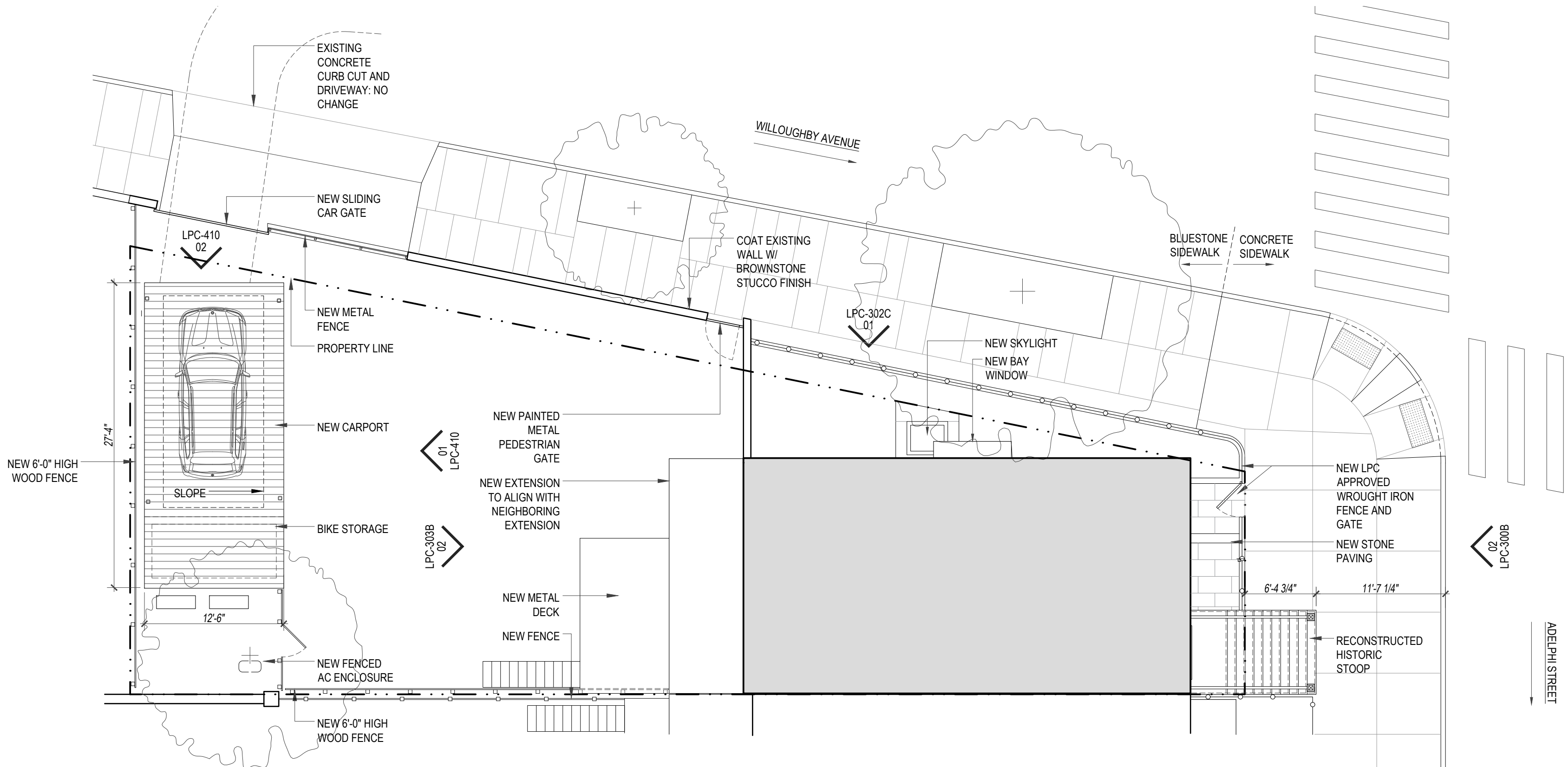
PROJECT No. 2408

CONSTRUCTION KEY

— . . — PROPERTY LINE
 INDICATES EXISTING BUILDING FOOTPRINT

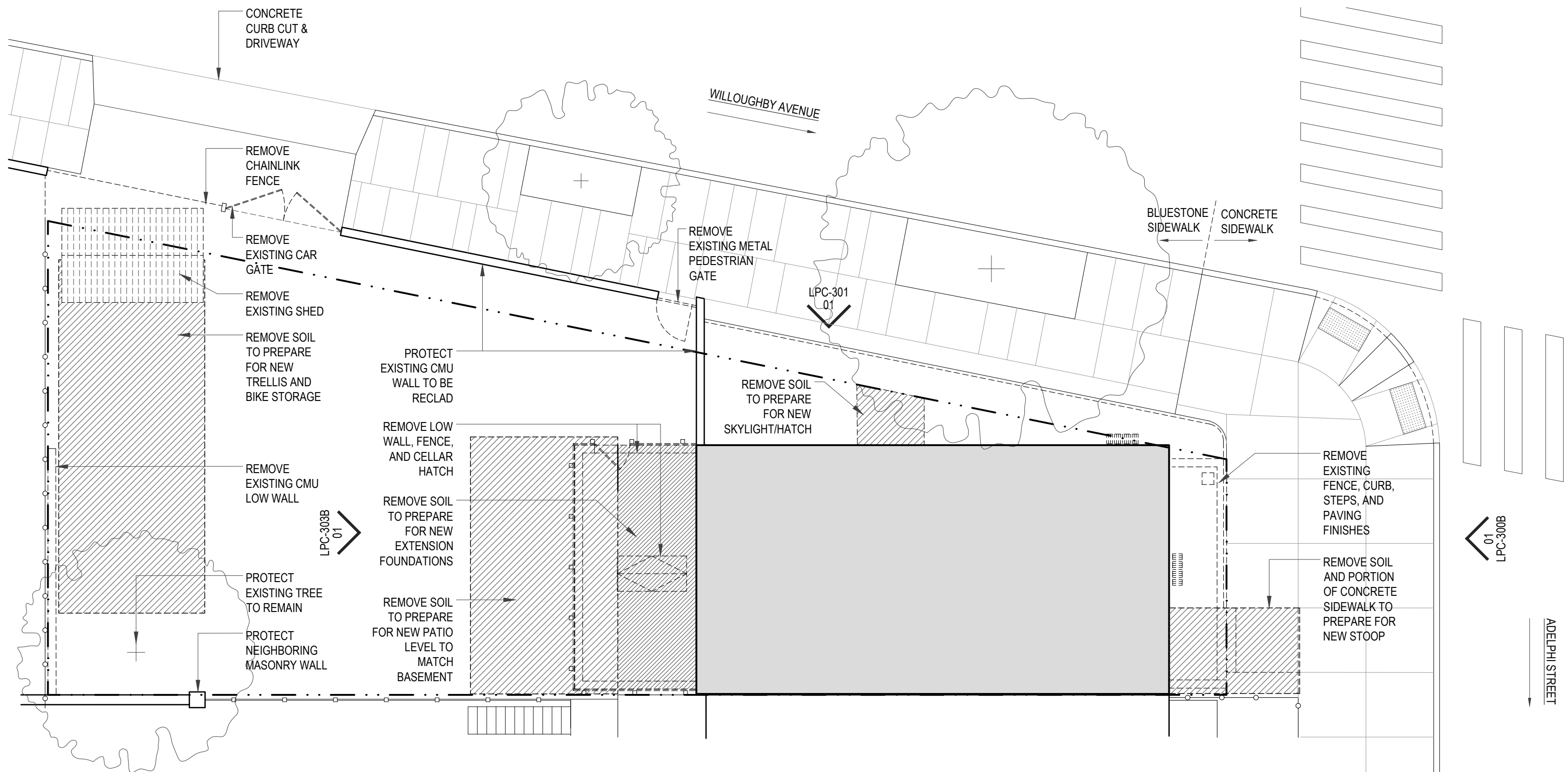
DEMOLITION KEY

	INDICATES EXISTING TO REMAIN
	INDICATES EXISTING TO BE DEMOLISHED
	PROPERTY LINE
	INDICATES PORTION OF EARTH, FLOOR, OR ROOF STRUCTURE TO BE REMOVED
	INDICATES EXISTING BUILDING FOOTPRINT



02 PROPOSED SITE PLAN

SCALE: 1/8"=1'-0"



01 DEMOLITION SITE PLAN
SCALE: 1/8"=1'-0"



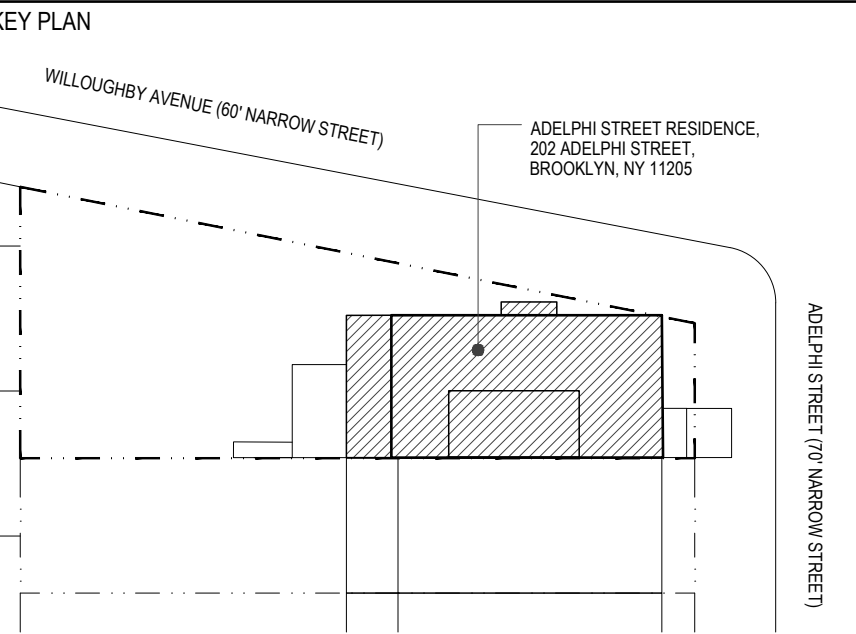
278 VANDERBILT AVE.
BRICK ITALIANATE W/ BROWNSTONE BASE, FLAT
WINDOW LINTELS, 2-OVER-2 WINDOWS



285 CUMBERLAND ST.
FRONT DOOR INSPIRATION



31 S OXFORD ST.
BRICK W/ BROWNSTONE BASE AND FLAT WINDOW
LINTELS



BOROUGH: BROOKLYN
BLOCK: 2090
LOT: 35
LOT DIMENSIONS: 20' X 100'
LOT AREA: 3,010 SF
BUILDING GROSS AREA: 2,544 SF
ZONING: R6B
ZONING MAP: 16C

ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE VERIFIED BY THE
CONTRACTOR BEFORE COMMENCING WORK

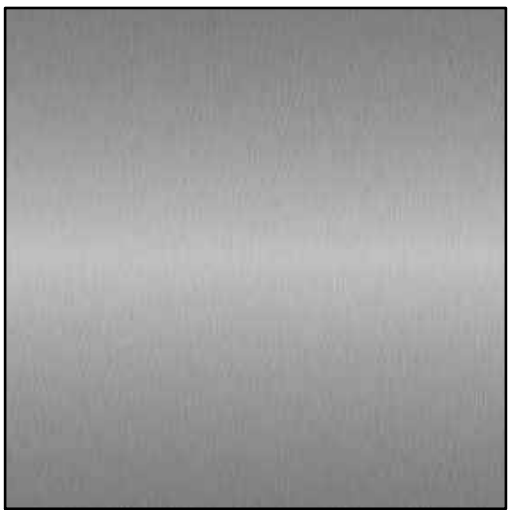
PROJECT:
ADELPHI STREET RESIDENCE RENOVATION
202 ADELPHI ST, BROOKLYN, NY 11205

DRAWING TITLE:
EAST FACADE REFERENCE IMAGES

PHASE: LPC FILING
DWG NO: LPC-300A
DATE: JULY 2025
PROJECT No. 2408



WOOD SLAT FENCE AT REAR YARD



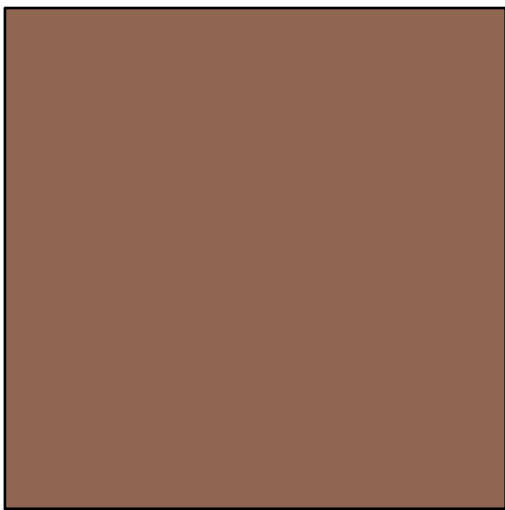
ROOF GUARDRAILS:
STAINLESS STEEL



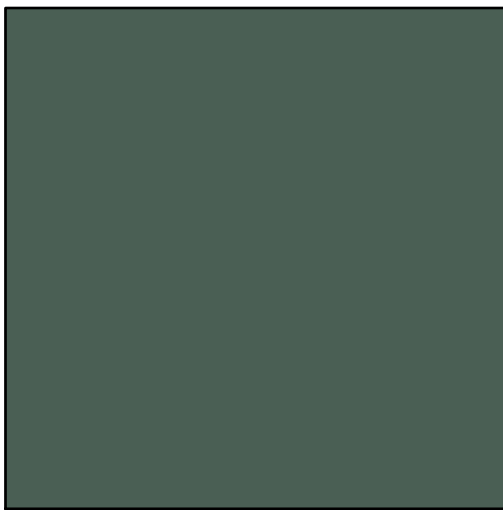
STONE COPING



ZINC CLADDING:
RHEINZINK PREPATINA GRAPHITE GREY, ZIGZAG
PROFILE



BROWNSTONE



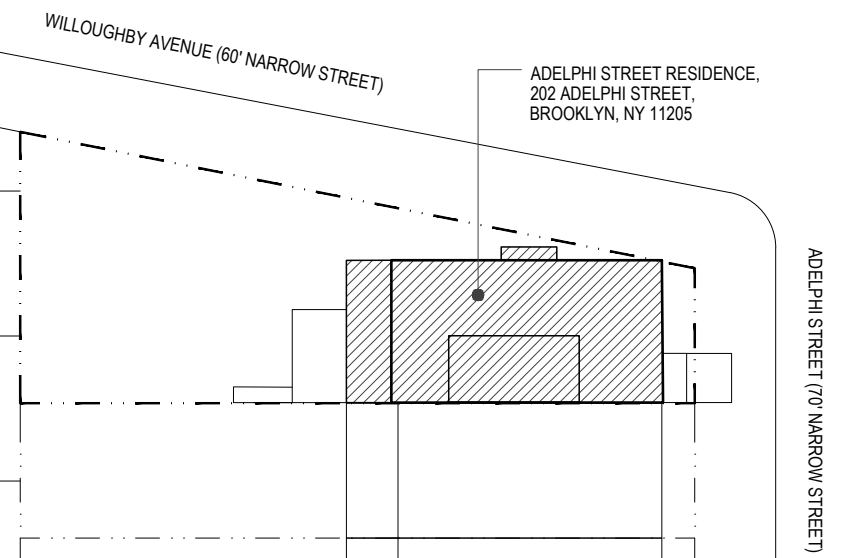
FRONT DOOR:
BENJAMIN MOORE HC-135 LAFAYETTE GREEN



CORNICE, DECK, FENCE, WINDOWS:
BENJAMIN MOORE 1582
DEEP RIVER

03 PROPOSED MATERIAL PALETTE, TYP.
SCALE: NOT TO SCALE

KEY PLAN



BOROUGH: BROOKLYN
BLOCK: 2090
LOT: 35
LOT DIMENSIONS: 20' X 100'
LOT AREA: 3,010 SF
BUILDING GROSS AREA: 2,544 SF
ZONING: R6B
ZONING MAP: 16C

ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE VERIFIED BY THE
CONTRACTOR BEFORE COMMENCING WORK

PROJECT:

ADELPHI STREET RESIDENCE RENOVATION
202 ADELPHI ST, BROOKLYN, NY 11205

DRAWING TITLE:

EAST ELEVATION: EXISTING AND PROPOSED,
MATERIAL PALETTE

PHASE:
LPC FILING

DWG NO:

LPC-300B

DATE: JULY 2025

PROJECT No. 2408



02 PROPOSED ELEVATION: EAST (ADELPHI ST)
SCALE: 1/4" = 1'-0"



204 ADELPHI STREET



01 EXISTING ELEVATION: EAST (ADELPHI ST)
SCALE: 1/4" = 1'-0"

[illegible]

PROJECT:

ADELPHI STREET RESIDENCE RENOVATION
202 ADELPHI ST, BROOKLYN, NY 11205

DRAWING TITLE:

EXISTING ELEVATION: NORTH

	PHASE:	LPC FILING
	DWG NO:	
		LPC-301
	DATE:	JULY 2025
	PROJECT No.	2408



202 ADELPHI ST. - 203 CARLTON AVE.
STREET ELEVATION ALONG WILLOUGHBY AVE.
PROPOSED CARPORT/TRELLIS AND CAR GATE RESPOND TO SIMILAR CONDITION
AT REAR NEIGHBOR.

CARPORT AND CAR GATE
AT 203 CARLTON AVE.



156 LAFAYETTE AVE.
BRICK ITALIANATE W/ BROWNSTONE BASE AT FRONT AND BRICK BASE WITH BROWNSTONE
BANDCOURSE AT SIDE; CORNICE DOES NOT TURN CORNER; FENCE INSPIRATION



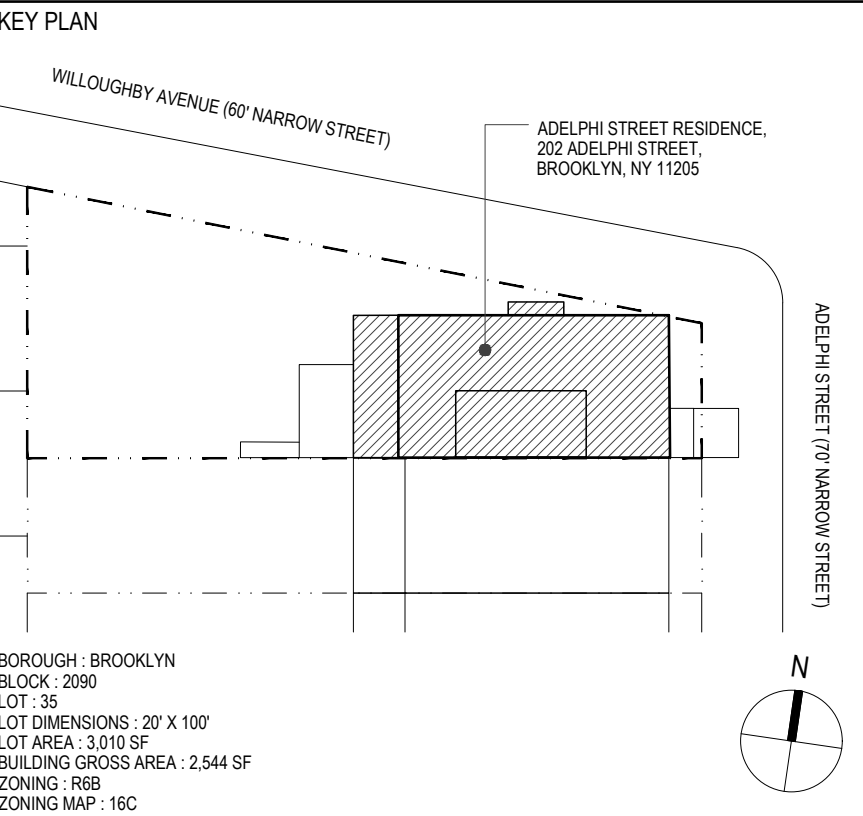
138 LAFAYETTE AVE.
BRICK ITALIANATE W/ BROWNSTONE BASE AT FRONT AND BRICK BASE WITH
BROWNSTONE BANDCOURSE AT SIDE; CORNICE DOES NOT TURN CORNER



203 CARLTON AVE. - REAR NEIGHBOR
ITALIANATE W/ BROWNSTONE BASE AT FRONT AND BRICK BASE WITH
BROWNSTONE BANDCOURSE AT SIDE; CORNICE DOES NOT TURN CORNER

ADELPHI STREET RESIDENCE RENOVATION
202 ADELPHI STREET
BROOKLYN, NY 11205

Shakespeare Gordon Studio
168 7th Street, Suite 3A, Brooklyn, NY 11215
212.822.3200



ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE VERIFIED BY THE
CONTRACTOR BEFORE COMMENCING WORK

PROJECT:
ADELPHI STREET RESIDENCE RENOVATION
202 ADELPHI ST, BROOKLYN, NY 11205

DRAWING TITLE:
NORTH FACADE REFERENCE IMAGES

PHASE: LPC FILING
DWG NO: LPC-302A
DATE: JULY 2025
PROJECT No. 2408



435 HENRY ST.
COBBLE HILL HISTORIC DISTRICT
MODERN SQUARE PROFILE METAL ORIEL WINDOW



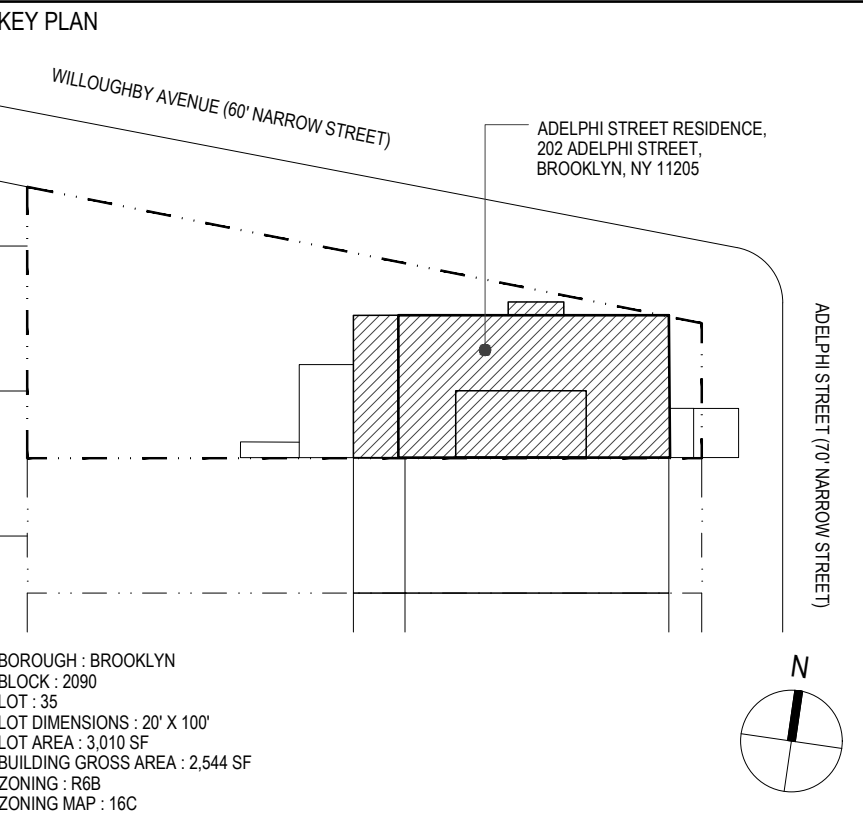
208 HALL ST.
CLINTON HILL HISTORIC DISTRICT
MODERN, MINIMAL ORIEL WINDOW



341 CARLTON AVE.
FORT GREENE HISTORIC DISTRICT
WOOD ORIEL WINDOW, SQUARE PROFILE, INTERSECTS BROWNSTONE
BASE AND BANDCOURSE

ADELPHI STREET RESIDENCE RENOVATION
202 ADELPHI STREET
BROOKLYN, NY 11205

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ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE VERIFIED BY THE
CONTRACTOR BEFORE COMMENCING WORK

PROJECT:
ADELPHI STREET RESIDENCE RENOVATION
202 ADELPHI ST, BROOKLYN, NY 11205

DRAWING TITLE:
ORIEL WINDOW REFERENCE IMAGES

PHASE: LPC FILING	
DWG NO: LPC-302B	
DATE: JULY 2025	
PROJECT No. 2408	



124 WILLOUGHBY AVE.
CLINTON HILL HISTORIC DISTRICT
WOOD ORIEL WINDOW, SQUARE PROFILE



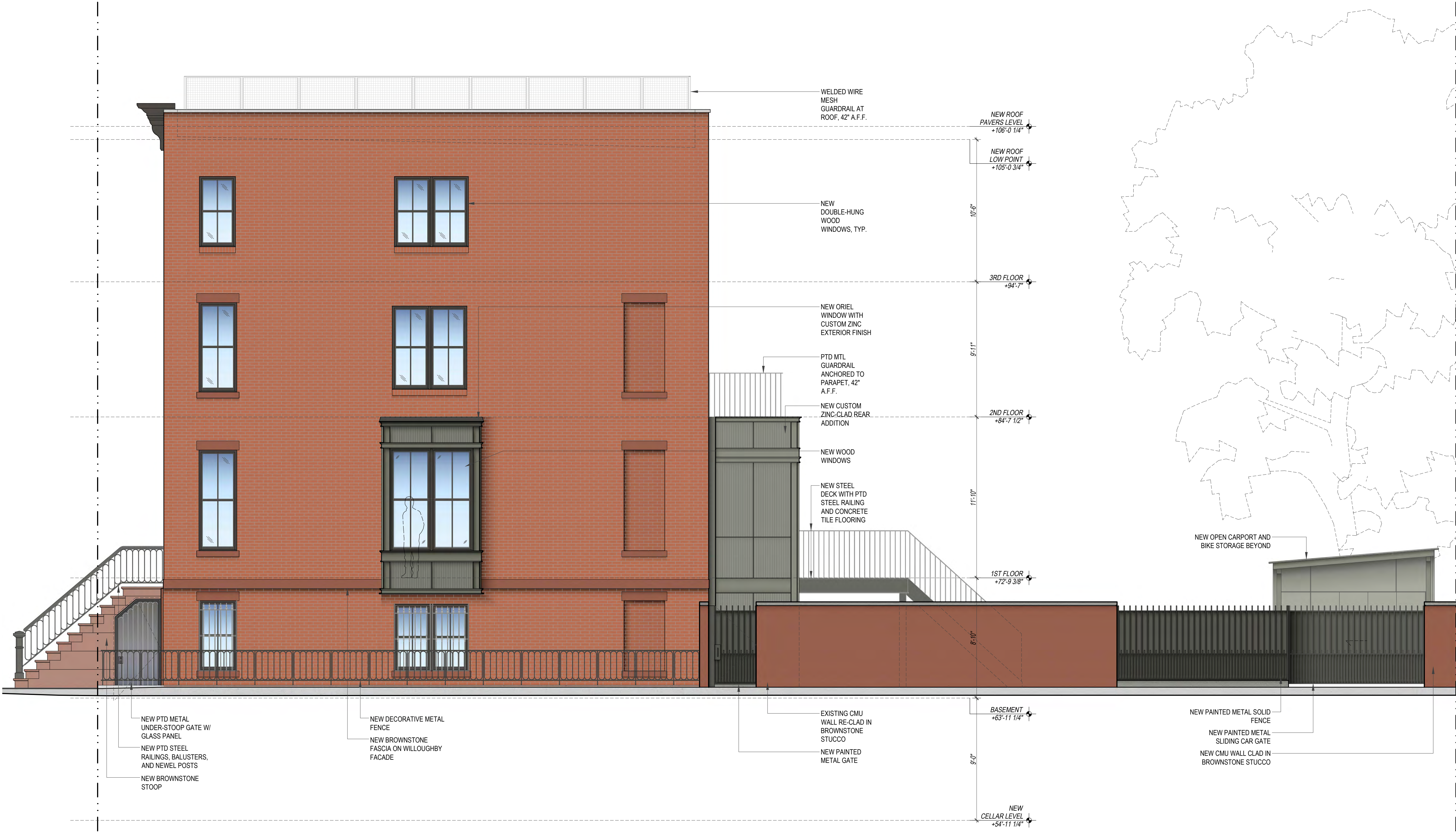
118 LAFAYETTE AVE.
FORT GREENE HISTORIC DISTRICT
WOOD ORIEL WINDOW, INTERSECTS BROWNSTONE BANDCOURSE



332 ADELPHI ST.
FORT GREENE HISTORIC DISTRICT
SQUARE PROFILE PRESSED METAL DOUBLE ORIEL WINDOWS, INTERSECTS
BROWNSTONE BASE AND BANDCOURSE



167 DEKALB AVE.
FORT GREENE HISTORIC DISTRICT
WOOD ORIEL WINDOW, INTERSECTS BROWNSTONE BASE AND BANDCOURSE



01 PROPOSED ELEVATION: NORTH (WILLOUGHBY AVE)
SCALE: 1/4" = 1'-0"

ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR BEFORE COMMENCING WORK

PROJECT:
ADELPHI STREET RESIDENCE RENOVATION
202 ADELPHI ST, BROOKLYN, NY 11205

DRAWING TITLE:
PROPOSED ELEVATION: NORTH

PHASE: LPC FILING	
DWG NO: LPC-302C	
DATE: JULY 2025	
PROJECT No. 2408	

ADELPHI STREET RESIDENCE RENOVATION
202 ADELPHI STREET
BROOKLYN, NY 11205

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204-208 ADELPHI ST.
TEA PORCHES AT NEIGHBORING REAR FACADES SEEN FROM WILLOUGHBY

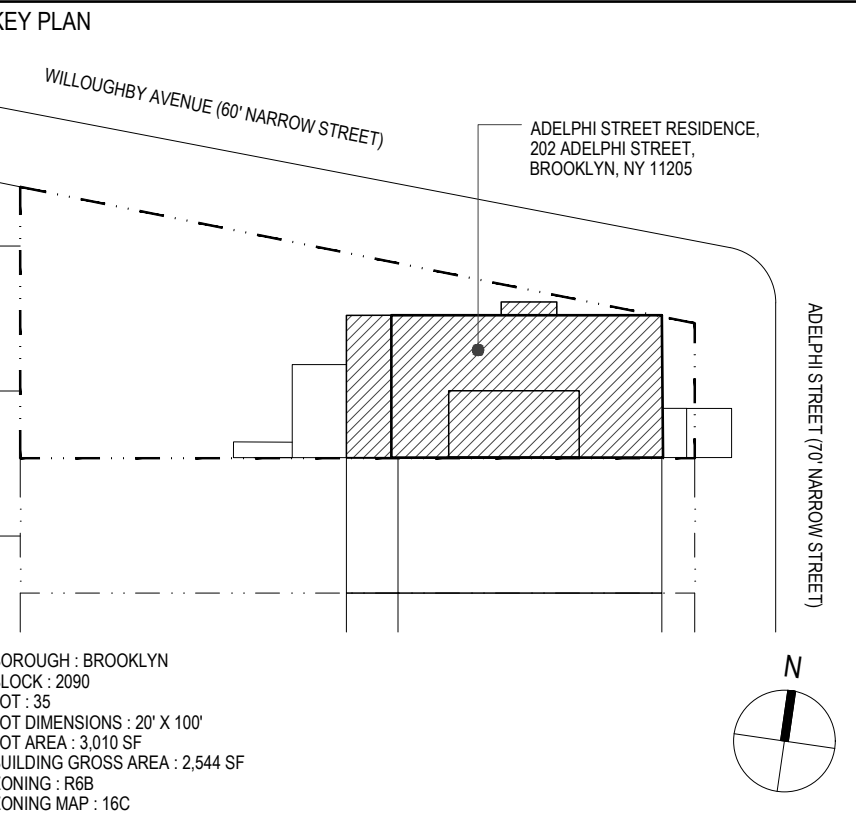


THE BROOKLYN STUDIO - BOERUM HILL TOWNHOUSE
BROOKLYN TEA PORCH INSPIRATION



WESTERDAHL - CAMBRIDGE HOUSE
MATERIAL INSPIRATION
PRECEDENT IS LOCATED IN THE UK - NOT IN ANY LOCAL HISTORIC DISTRICT

01 REFERENCE IMAGES: WEST FACADE
SCALE: NOT TO SCALE



ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR BEFORE COMMENCING WORK

PROJECT:
ADELPHI STREET RESIDENCE RENOVATION
202 ADELPHI ST, BROOKLYN, NY 11205

DRAWING TITLE:
WEST FACADE REFERENCE IMAGES

PHASE: LPC FILING
DWG NO: LPC-303A
DATE: JULY 2025
PROJECT No. 2408

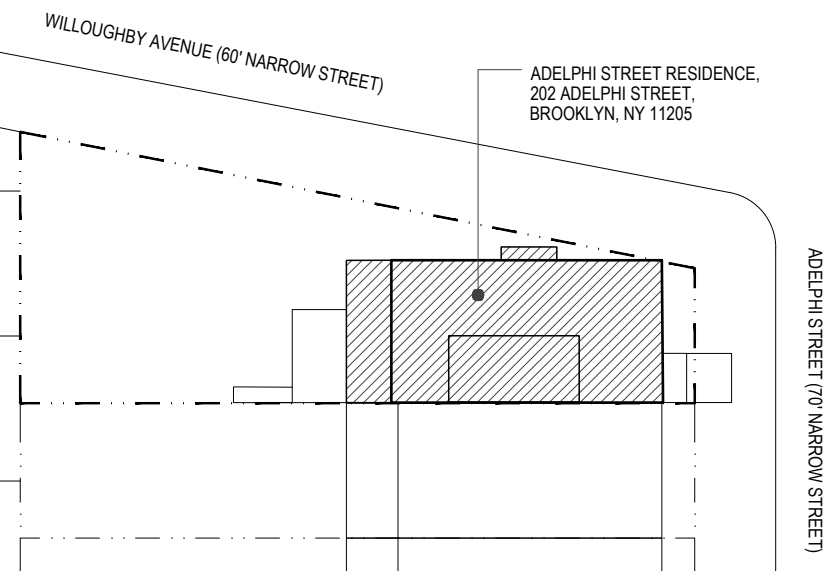


02 PROPOSED ELEVATION: WEST (REAR)
SCALE: 1/4" = 1'-0"



01 EXISTING ELEVATION: WEST (REAR)
SCALE: 1/4" = 1'-0"

KEY PLAN



BOROUGH: BROOKLYN
BLOCK: 2090
LOT: 35
LOT DIMENSIONS: 20' X 100'
LOT AREA: 3,010 SF
BUILDING GROSS AREA: 2,544 SF
ZONING: R6B
ZONING MAP: 16C

ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR BEFORE COMMENCING WORK

PROJECT:

ADELPHI STREET RESIDENCE RENOVATION
202 ADELPHI ST, BROOKLYN, NY 11205

DRAWING TITLE:

WEST ELEVATION: EXISTING AND PROPOSED

PHASE:
LPC FILING

DWG NO:

LPC-303B

DATE: JULY 2025

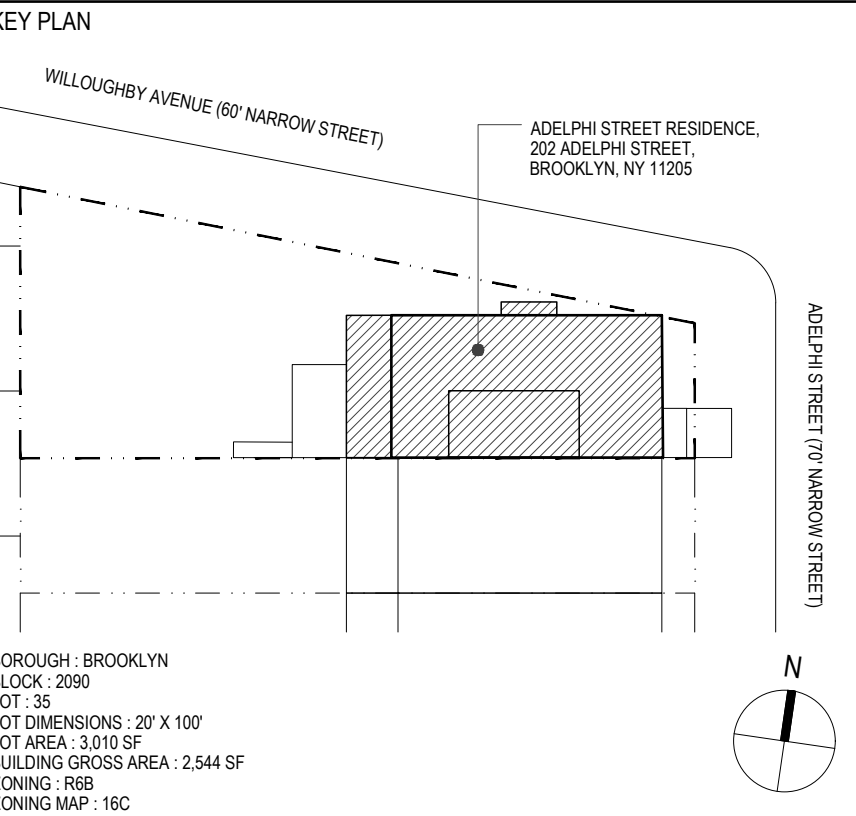
PROJECT No. 2408



02 EXISTING VIEW: ADELPHI
SCALE: NOT TO SCALE



01 SIGHT LINE RENDERING: ADELPHI
SCALE: NOT TO SCALE



ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR BEFORE COMMENCING WORK

PROJECT:
ADELPHI STREET RESIDENCE RENOVATION
202 ADELPHI ST, BROOKLYN, NY 11205

DRAWING TITLE:
SIGHT LINE RENDERINGS: ADELPHI

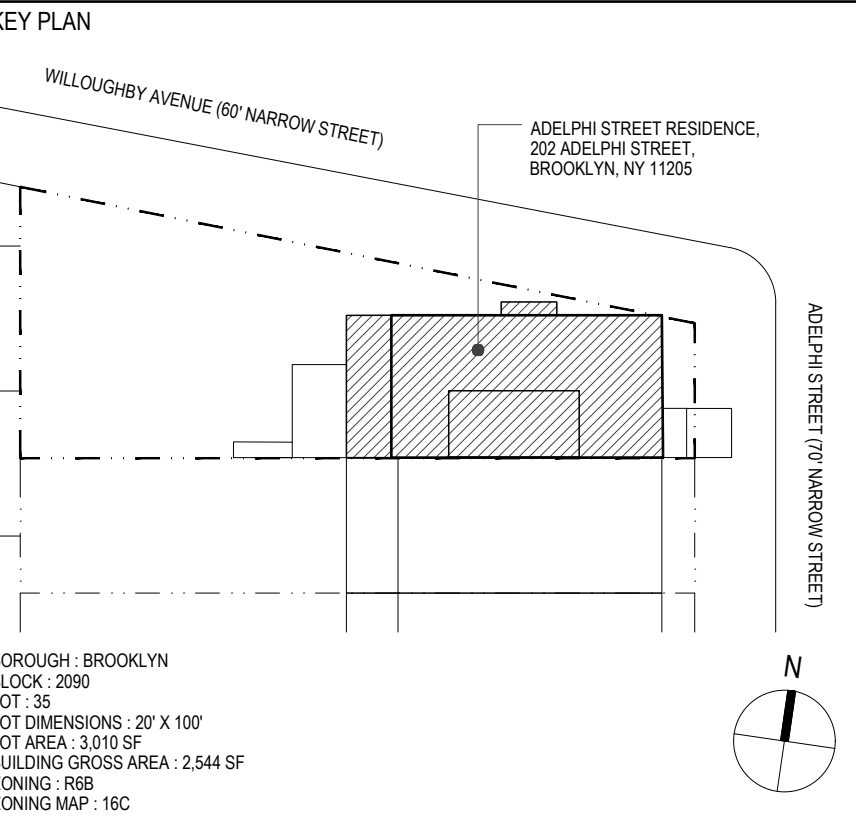
PHASE: LPC FILING
DWG NO: LPC-304
DATE: JULY 2025
PROJECT No. 2408



02 EXISTING VIEW: WILLOUGHBY
SCALE: NOT TO SCALE



01 SIGHT LINE RENDERING: WILLOUGHBY
SCALE: NOT TO SCALE

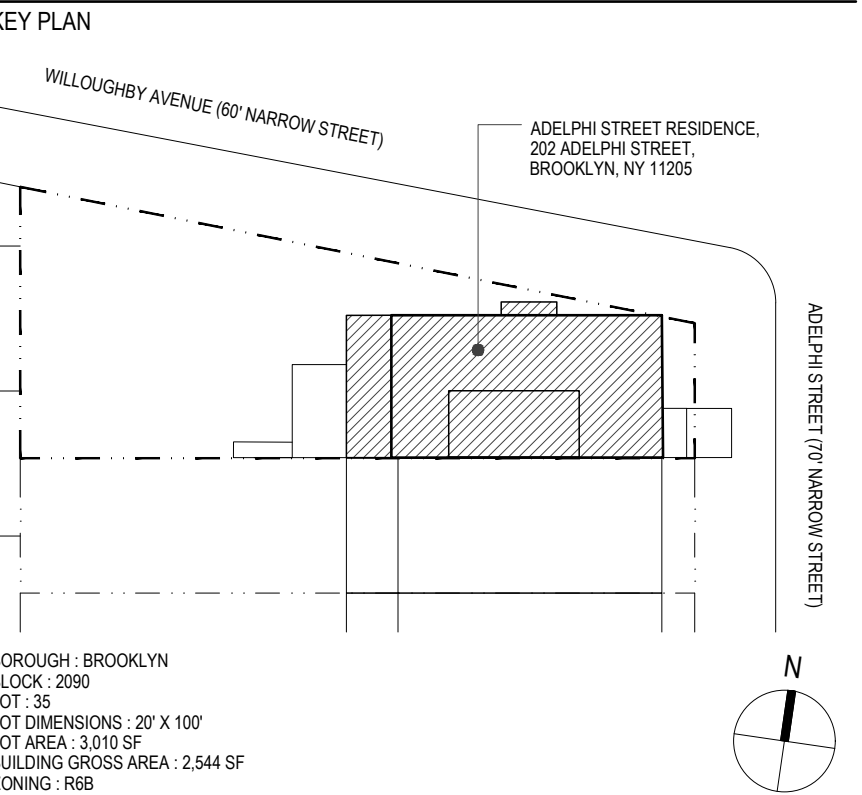


ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR BEFORE COMMENCING WORK

PROJECT:
ADELPHI STREET RESIDENCE RENOVATION
202 ADELPHI ST, BROOKLYN, NY 11205

DRAWING TITLE:
SIGHT LINE RENDERINGS: WILLOUGHBY

	PHASE: LPC FILING
	DWG NO: LPC-305
	DATE: JULY 2025
	PROJECT No. 2408



PROJECT:
ADELPHI STREET RESIDENCE RENOVATION
202 ADELPHI ST, BROOKLYN, NY 11205

DRAWING TITLE:
EXTERIOR DETAILS: REAR EXTENSION

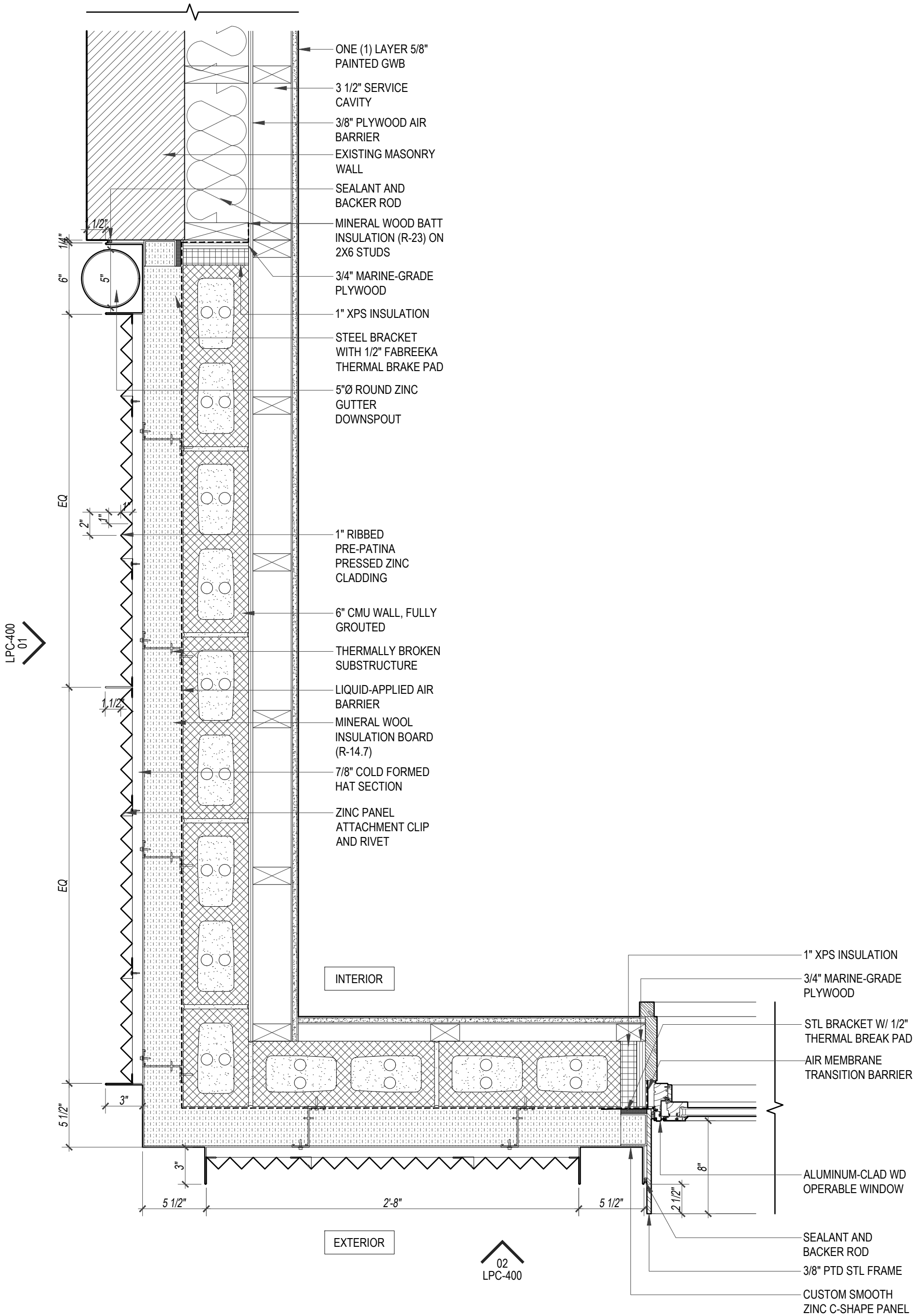
PHASE:
LPC FILING

DWG NO:

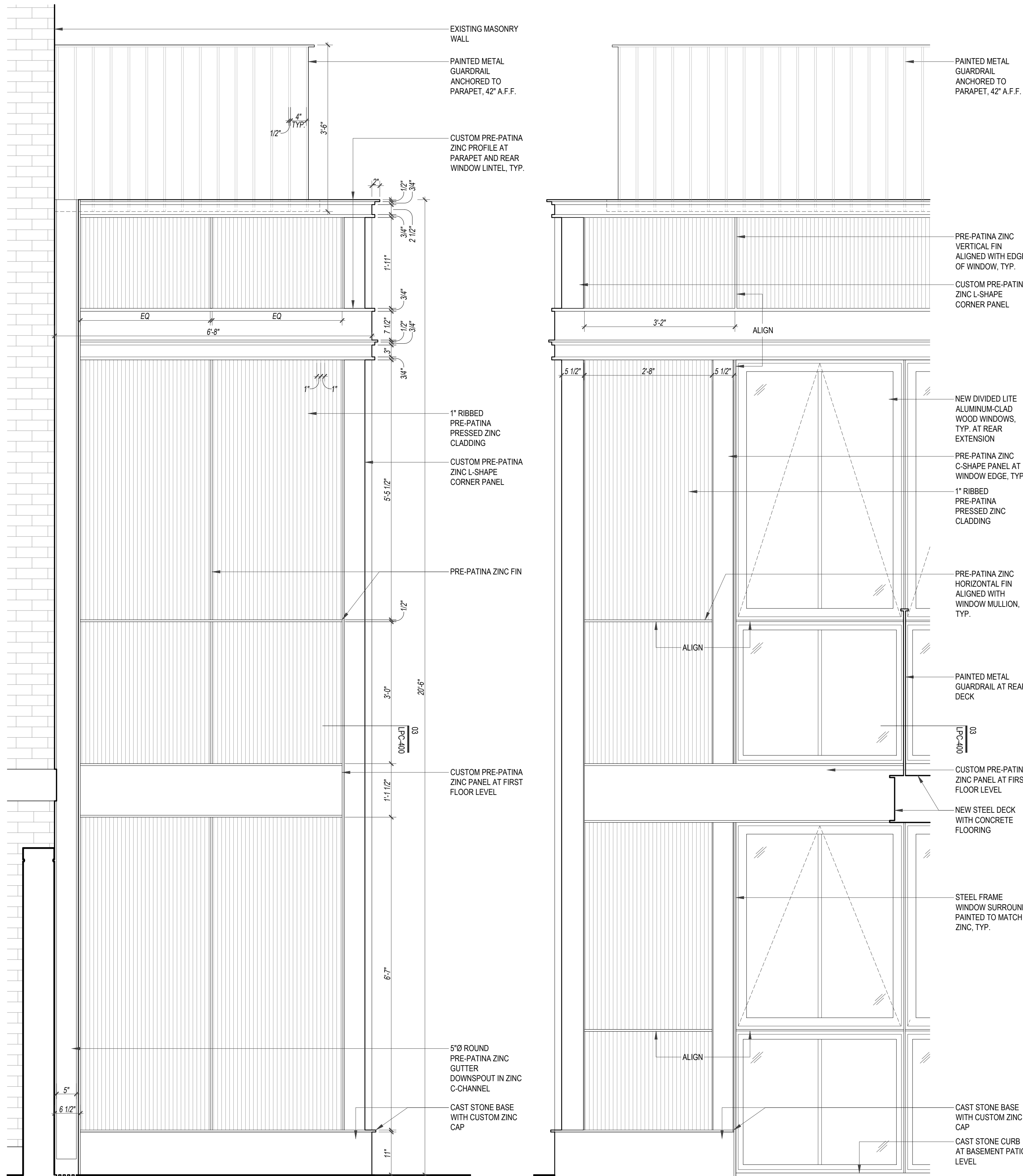
LPC-400

DATE: JULY 2025

PROJECT No. 2408



03 REAR EXTENSION PLAN
SCALE: 1 1/2" = 1'-0"

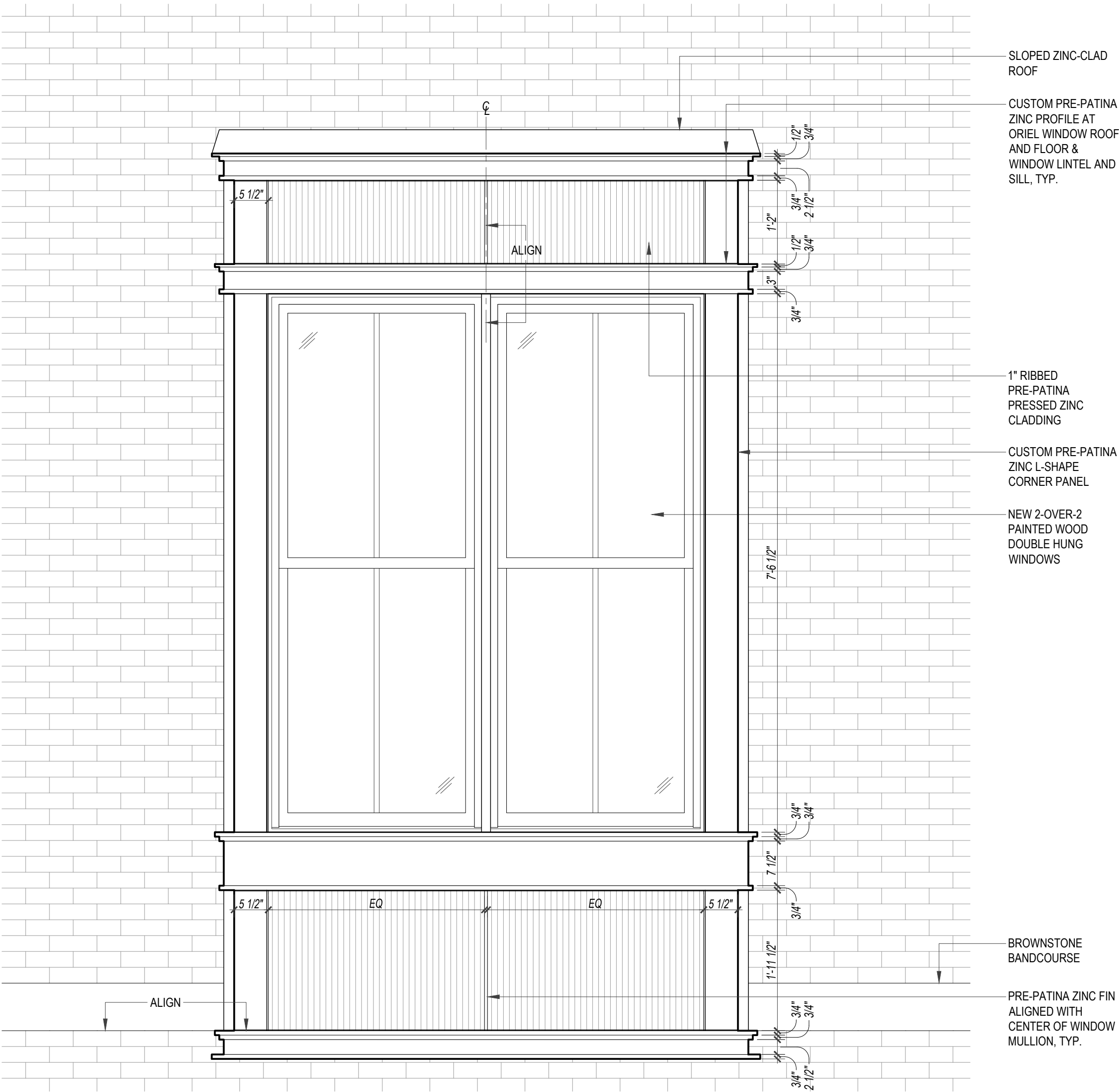


02 REAR EXTENSION NORTH ELEVATION
SCALE: 3/4" = 1'-0"

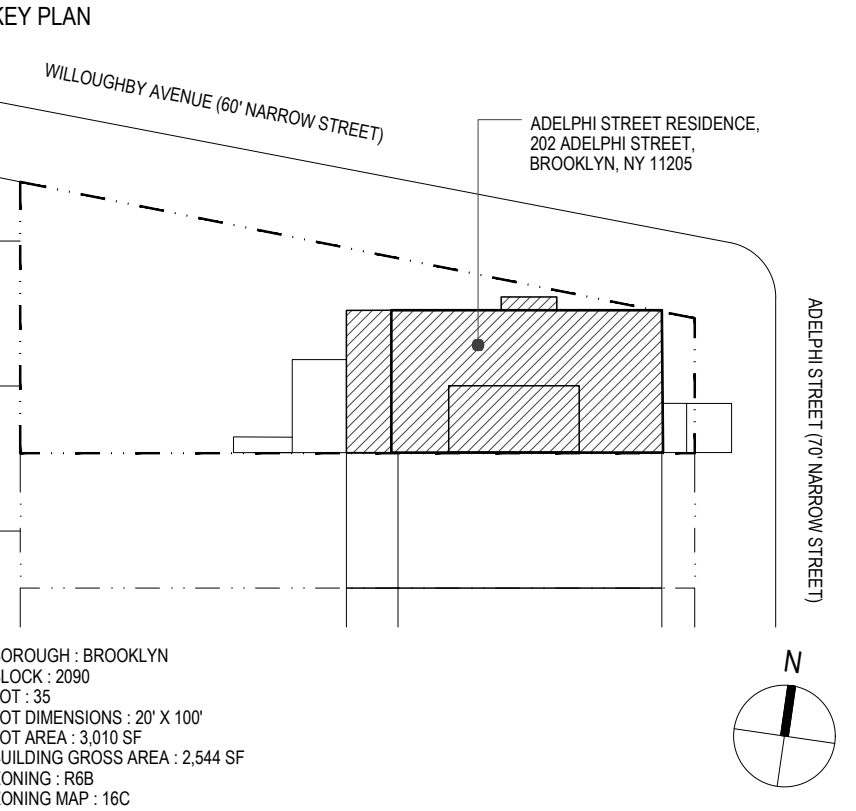
01 REAR EXTENSION TYP. PARTIAL WEST ELEVATION
SCALE: 3/4" = 1'-0"



02 ORIEL WINDOW WEST ELEVATION
SCALE: 3/4" = 1'-0"



01 ORIEL WINDOW NORTH ELEVATION
SCALE: 3/4" = 1'-0"

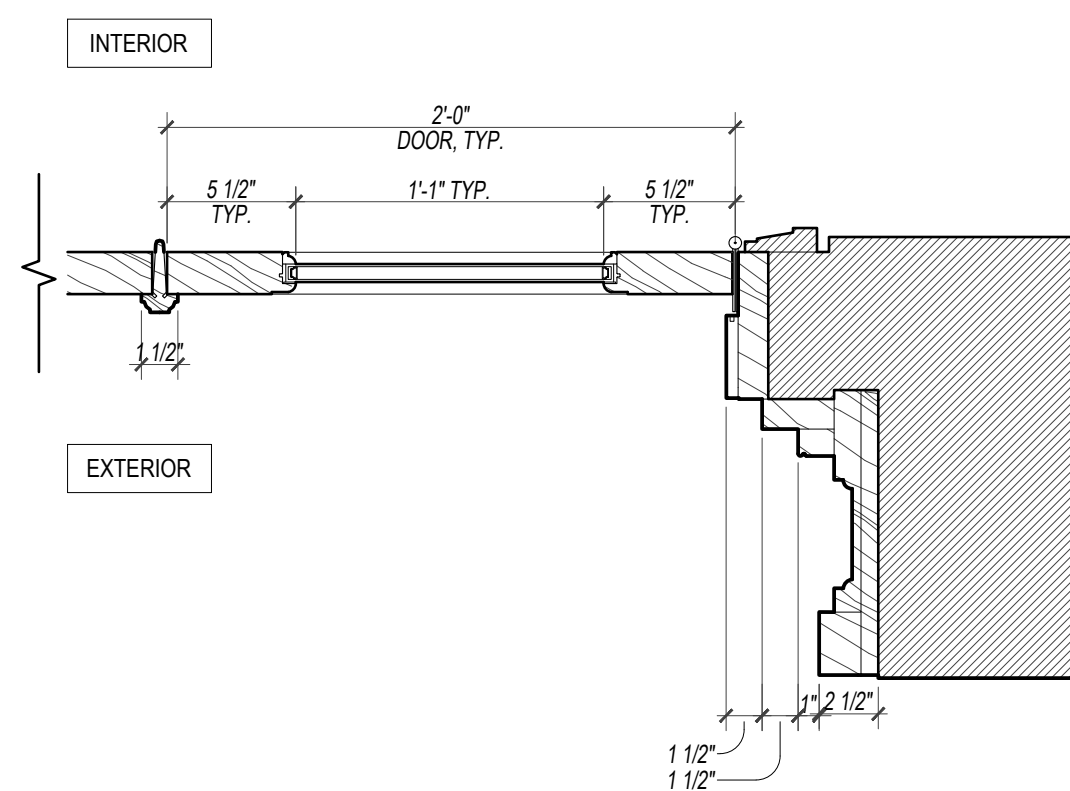


ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR BEFORE COMMENCING WORK

PROJECT:
ADELPHI STREET RESIDENCE RENOVATION
202 ADELPHI ST, BROOKLYN, NY 11205

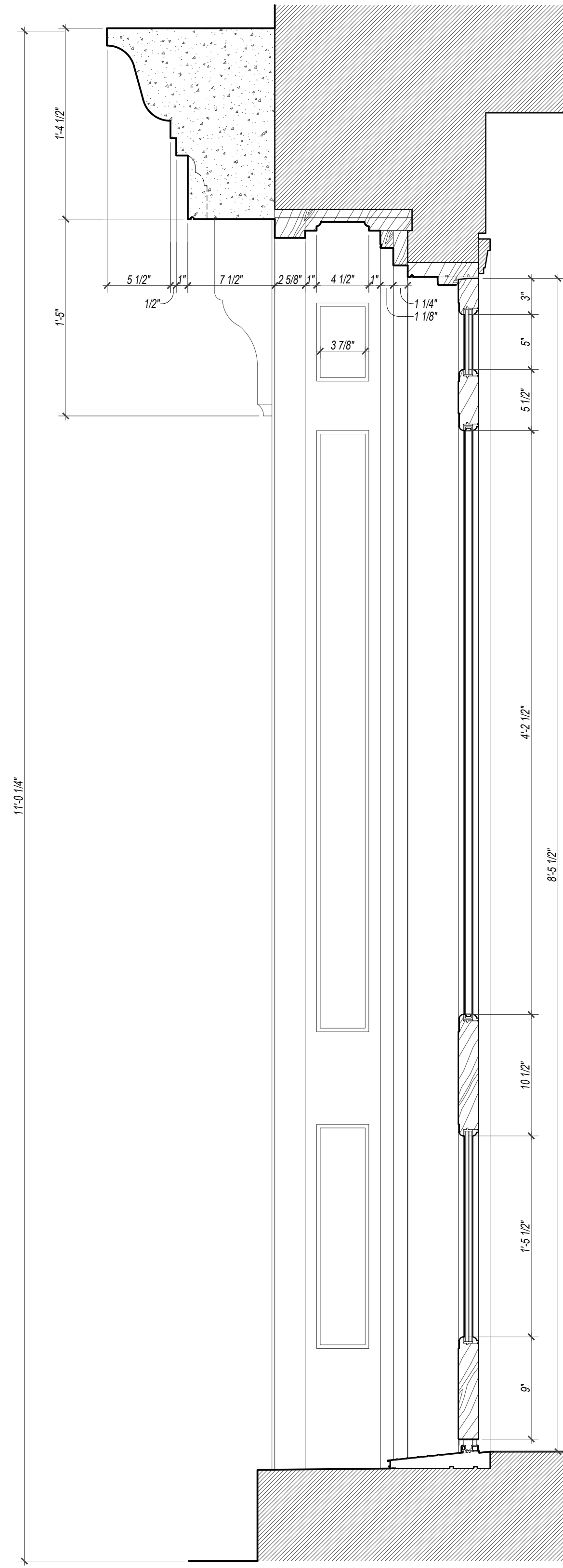
DRAWING TITLE:
EXTERIOR DETAILS: ORIEL WINDOW

PHASE: LPC FILING	
DWG NO: LPC-401	
DATE: JULY 2025	
PROJECT No. 2408	

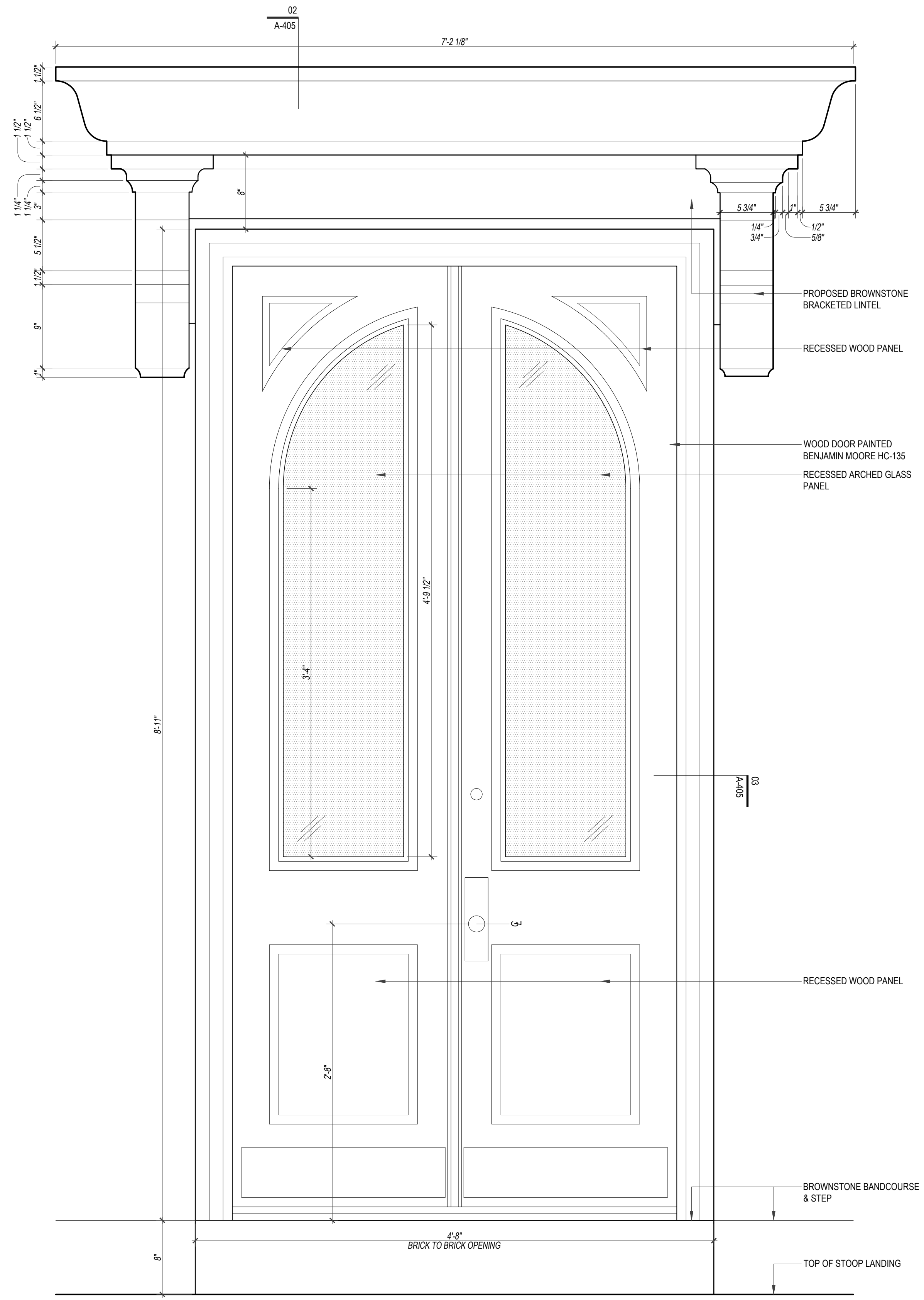


03 PROPOSED FRONT DOOR PLAN

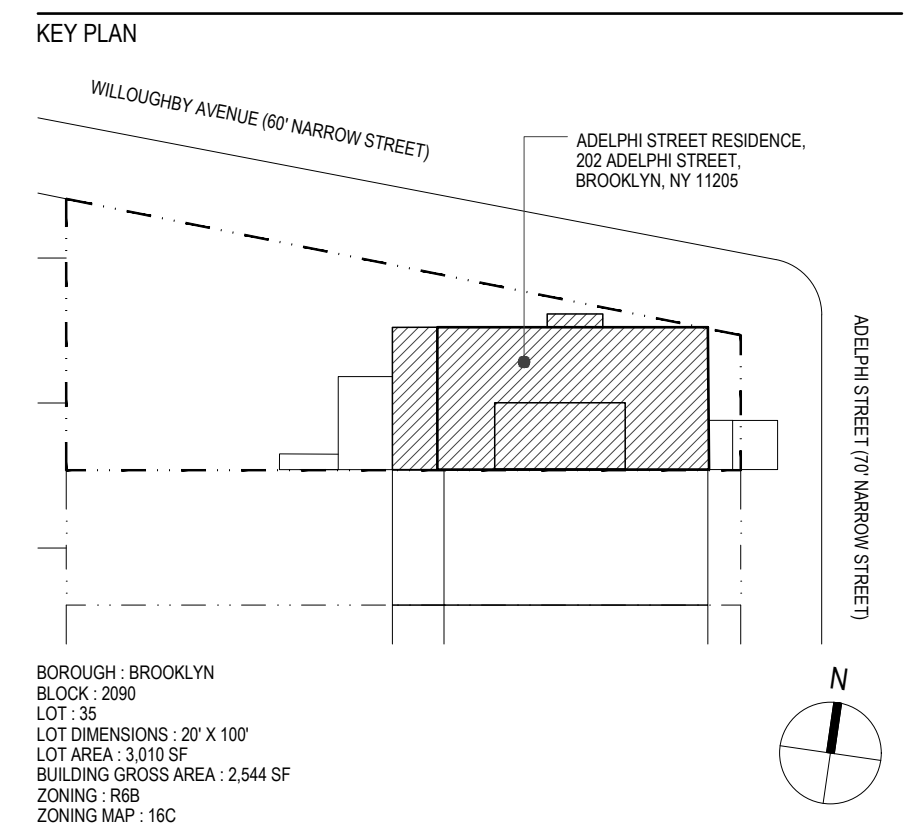
SCALE: 1 1/2" = 1'-0"



02 PROPOSED FRONT DOOR SECTION
SCALE: 1 1/2" = 1'-0"



01 PROPOSED FRONT DOOR ELEVATION
SCALE: 1 1/2" = 1'-0"



ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR BEFORE COMMENCING WORK

[illegible]

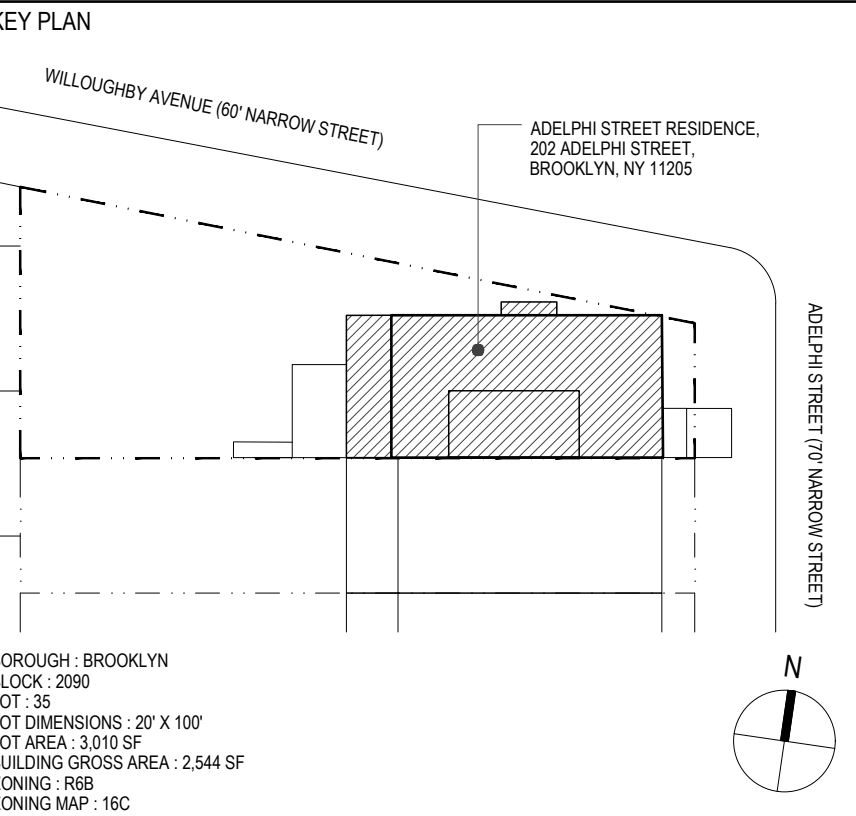
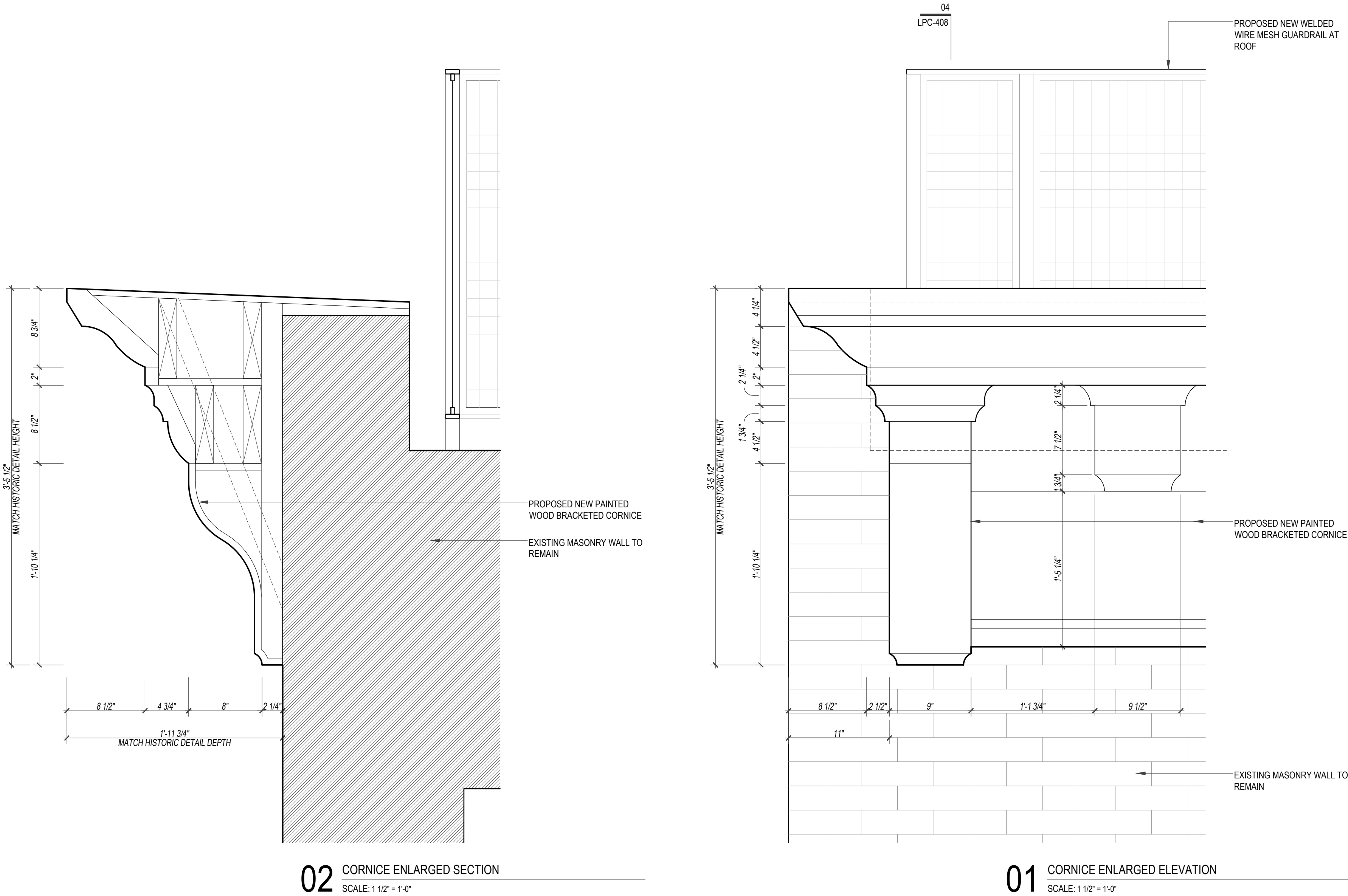
PROJECT:

ADELPHI STREET RESIDENCE RENOVATION
202 ADELPHI ST, BROOKLYN, NY 11205

DRAWING TITLE:

EXTERIOR DETAILS: FRONT DOOR

	PHASE: LPC FILING
	DWG NO: LPC-405
	DATE: JULY 2025
	PROJECT No. 2408



ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR BEFORE COMMENCING WORK

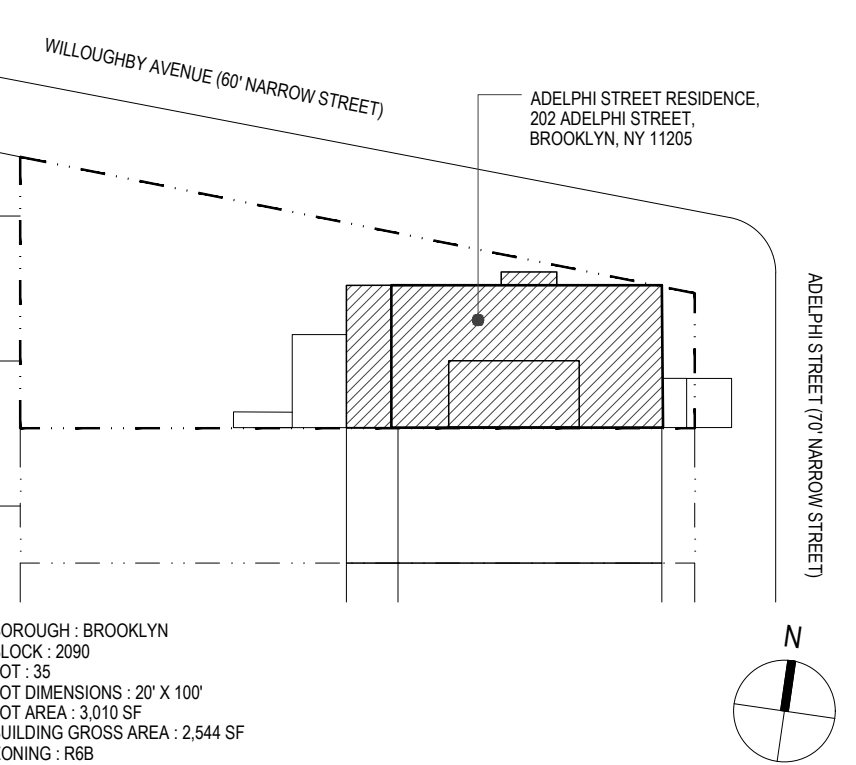
PROJECT:
ADELPHI STREET RESIDENCE RENOVATION
202 ADELPHI ST, BROOKLYN, NY 11205

DRAWING TITLE:

EXTERIOR DETAILS: CORNICE

PHASE: LPC FILING
DWG NO: LPC-409
DATE: JULY 2025
PROJECT No. 2408

KEY PLAN



BOROUGH: BROOKLYN
BLOCK: 2090
LOT: 35
LOT DIMENSIONS: 20' X 100'
LOT AREA: 3,010 SF
BUILDING GROSS AREA: 2,544 SF
ZONING: R6B
ZONING MAP: 16C

ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR BEFORE COMMENCING WORK

PROJECT:

ADELPHI STREET RESIDENCE RENOVATION
202 ADELPHI ST, BROOKLYN, NY 11205

DRAWING TITLE:

EXTERIOR DETAILS: CARPORT

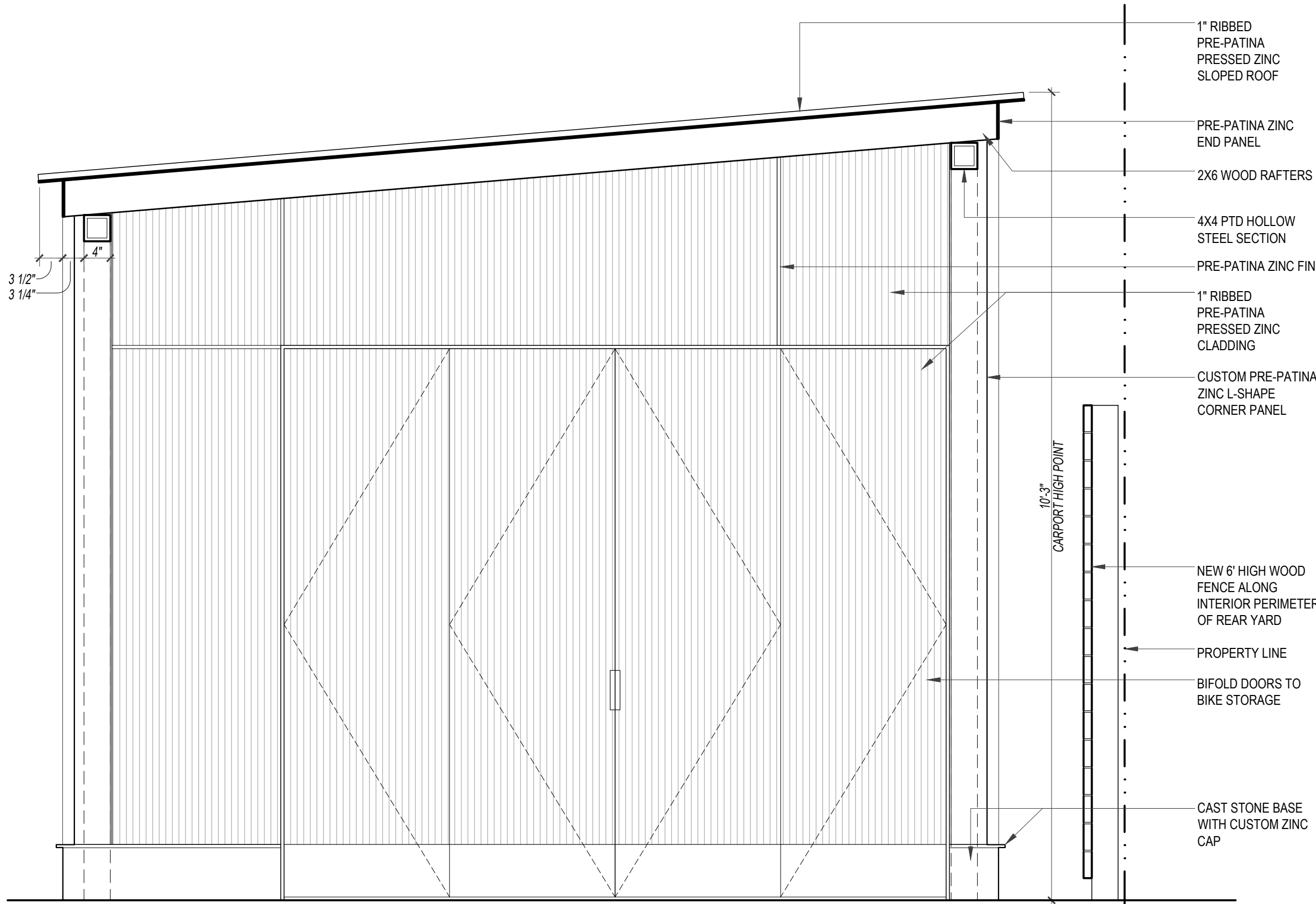
PHASE:
LPC FILING

DWG NO:

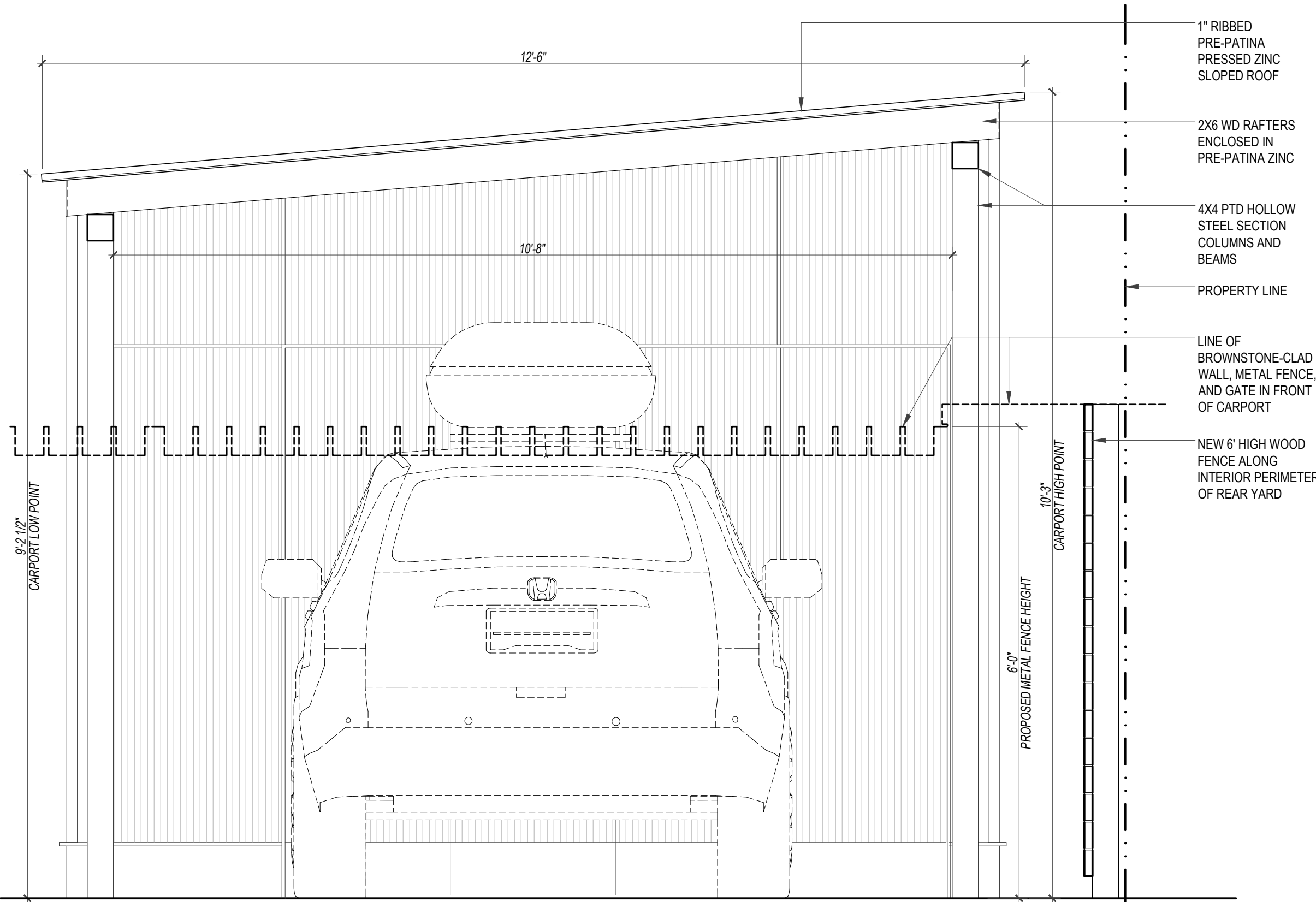
LPC-410

DATE: JULY 2025

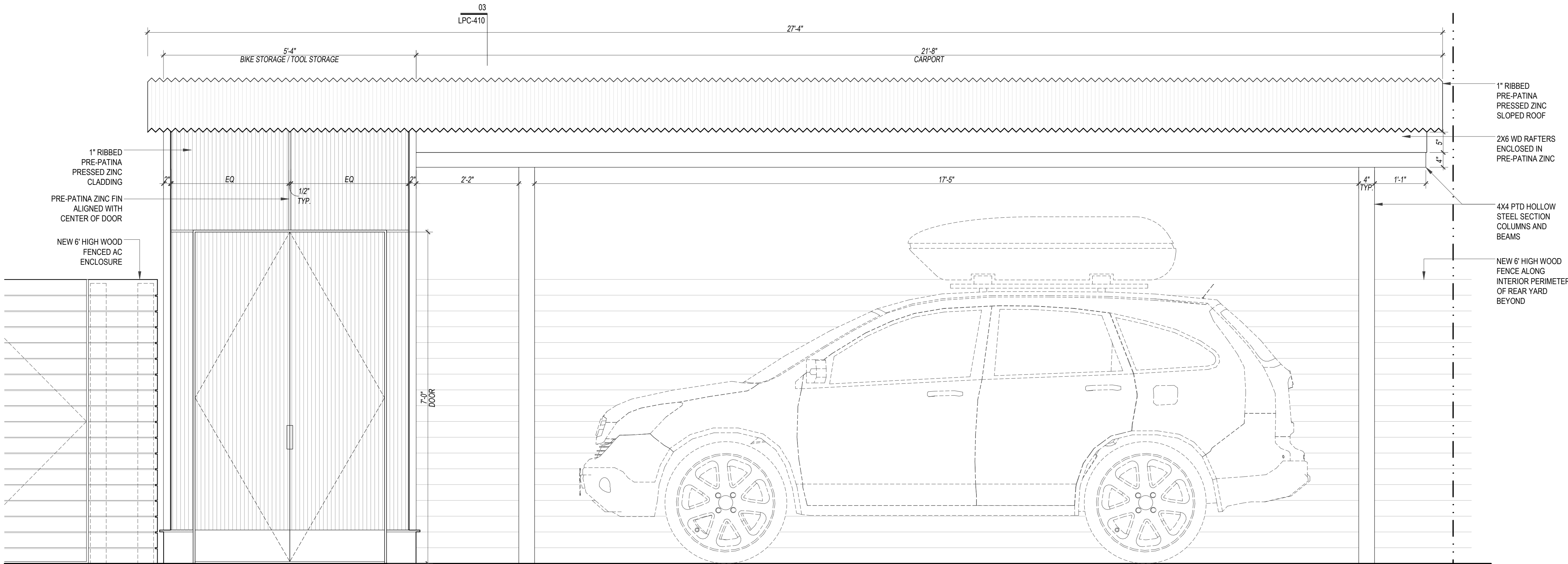
PROJECT No. 2408



03 CARPORT TRANSVERSE SECTION
SCALE: 3/4" = 1'-0"



02 PROPOSED REAR CARPORT ELEVATION: NORTH
SCALE: 3/4" = 1'-0"



01 PROPOSED REAR CARPORT ELEVATION: EAST
SCALE: 3/4" = 1'-0"

July 22, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 2, LPC-25-11563

202 Adelphi Street – Fort Greene Historic District Borough of Brooklyn

To testify virtually, please join Zoom

Webinar ID: 161 533 1779

Passcode: 172008

By Phone: 646-828-7666 (NY)

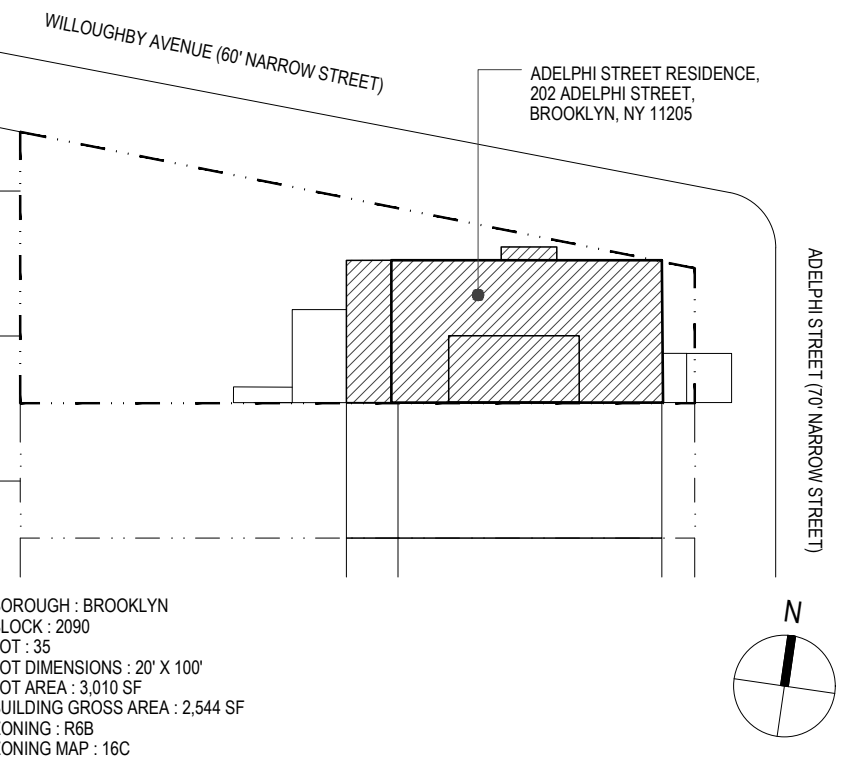
833-435-1820 (Toll-free)

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.

APPENDIX

KEY PLAN



ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR BEFORE COMMENCING WORK

PROJECT:
ADELPHI STREET RESIDENCE RENOVATION
202 ADELPHI ST, BROOKLYN, NY 11205

DRAWING TITLE:
EXTERIOR DETAILS: STOOP AND AREAWAY PLANS & ELEVATIONS

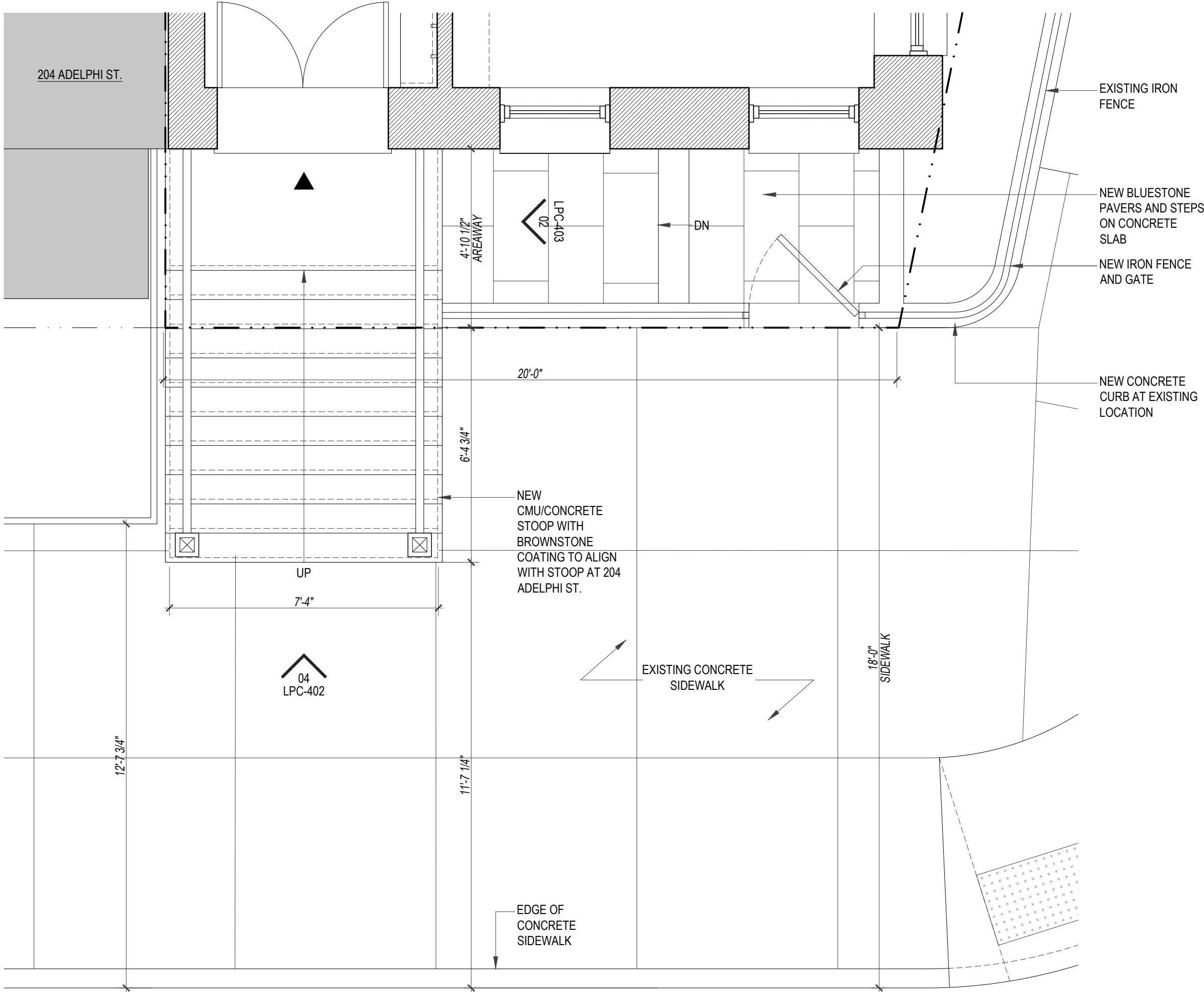
PHASE: LPC FILING
DWG NO: LPC-402
DATE: JULY 2025
PROJECT No. 2408



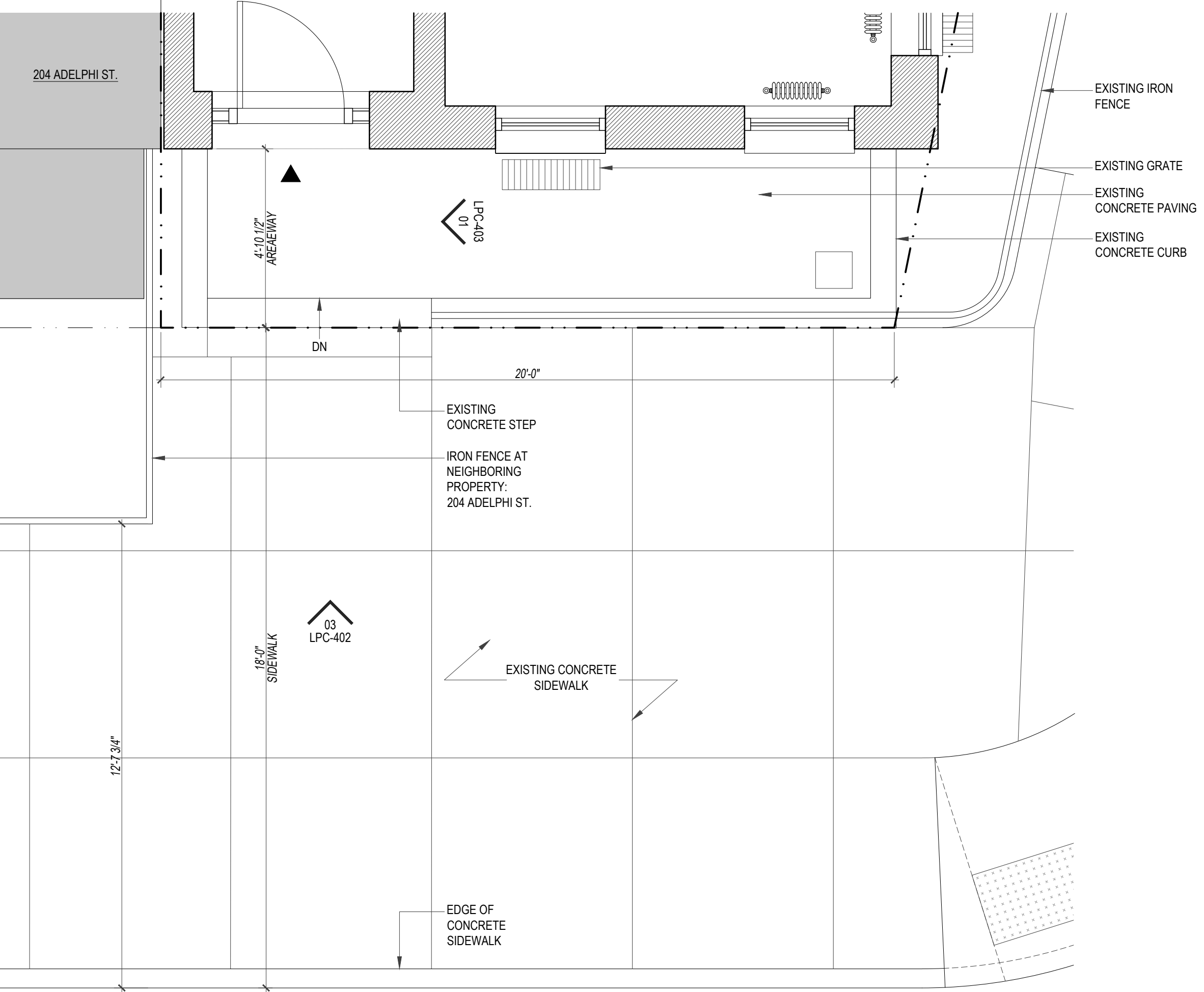
04 PROPOSED STOOP ELEVATION
SCALE: 3/8" = 1'-0"



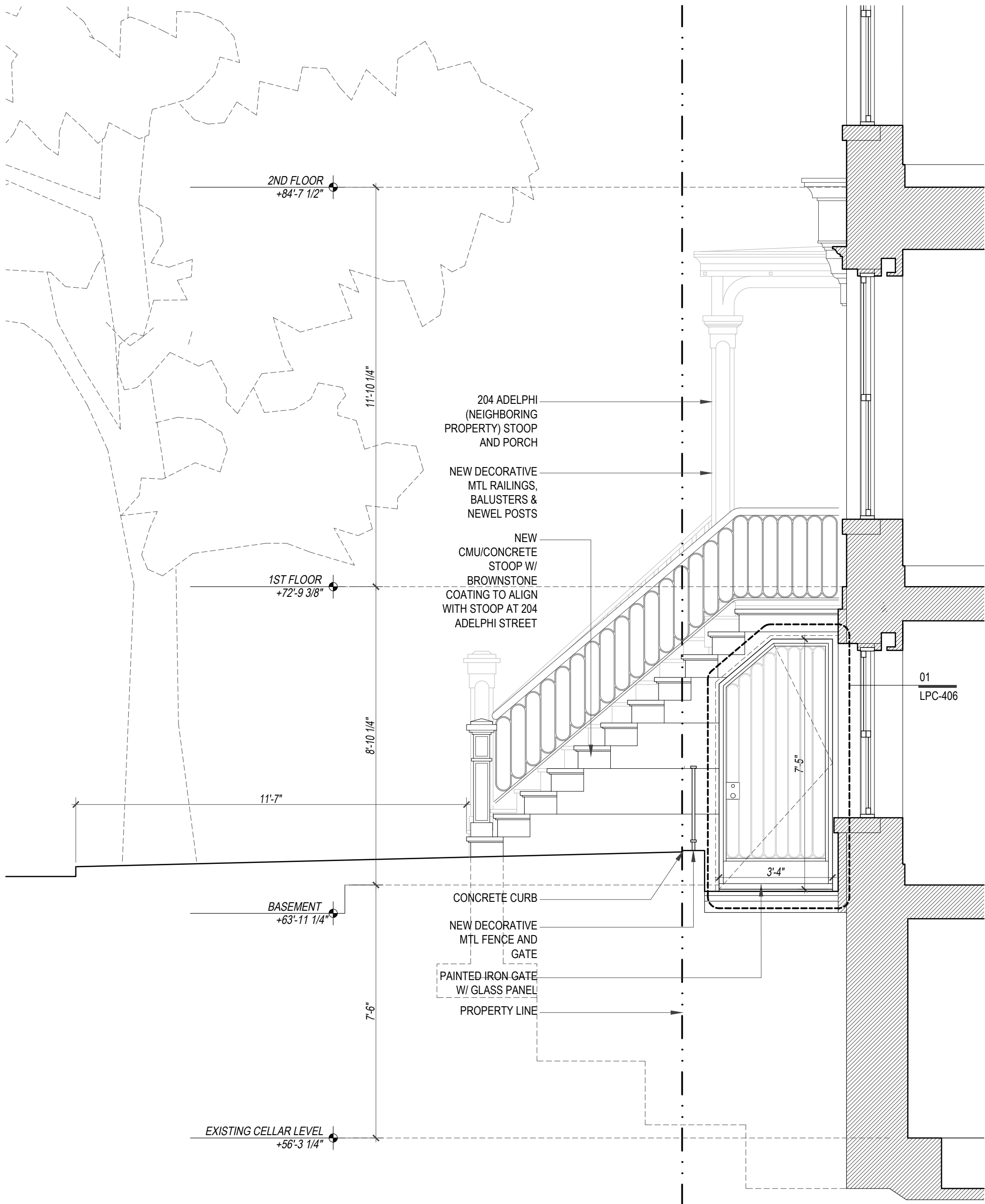
03 EXISTING AREAWAY ELEVATION
SCALE: 3/8" = 1'-0"



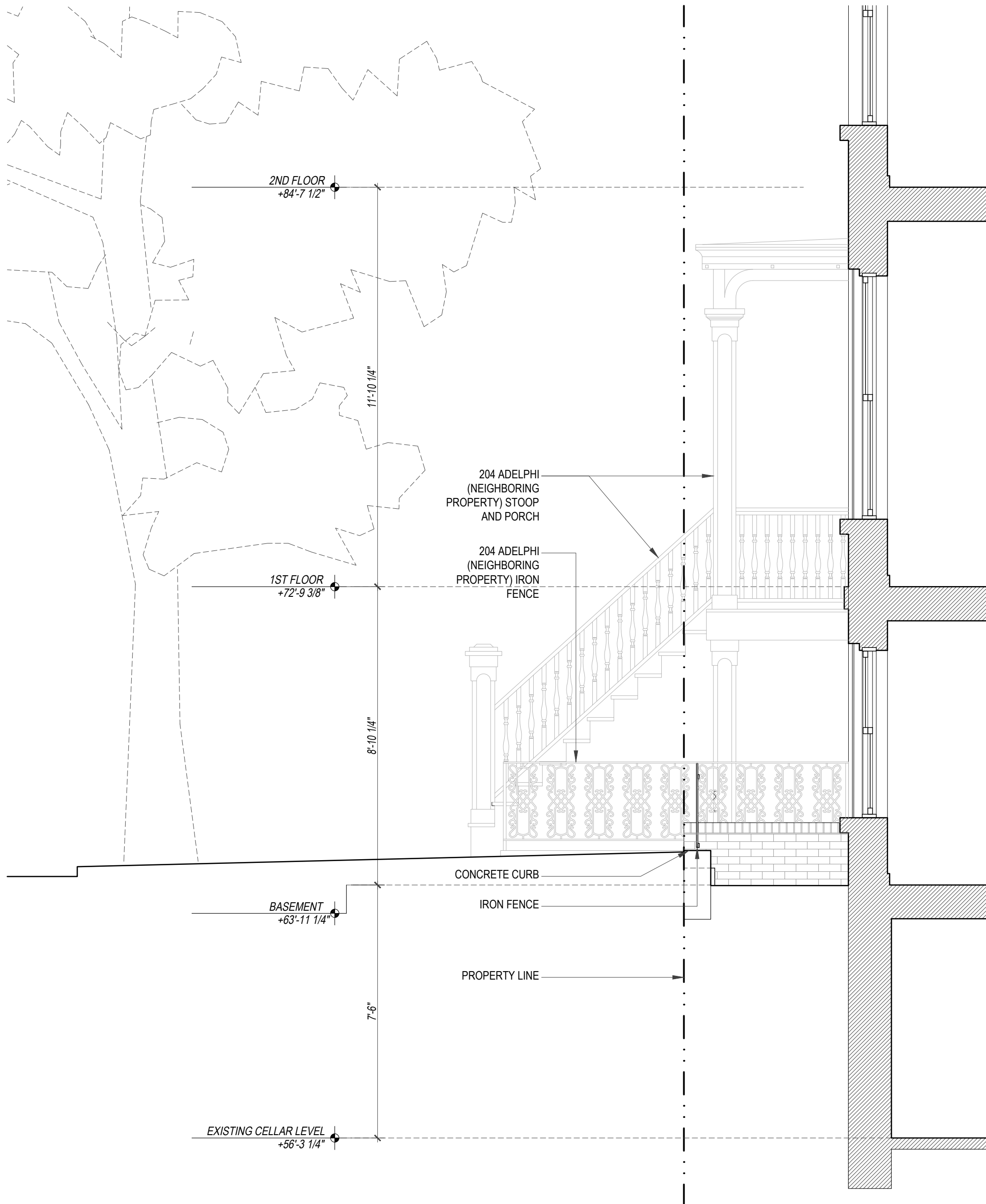
02 PROPOSED ENTRY PLAN (1ST FLOOR)
SCALE: 3/8" = 1'-0"



01 EXISTING ENTRY PLAN (BASEMENT LEVEL)
SCALE: 3/8" = 1'-0"

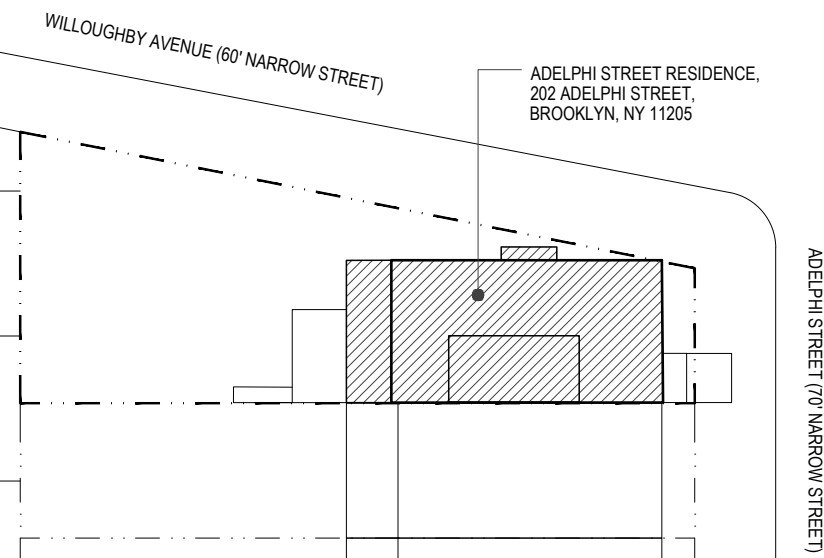


02 PROPOSED AREAWAY ELEVATION
SCALE: 3/8" = 1'-0"

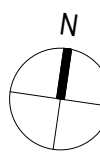


01 EXISTING AREAWAY ELEVATION
SCALE: 3/8" = 1'-0"

KEY PLAN



BOROUGH: BROOKLYN
BLOCK: 2090
LOT: 35
LOT DIMENSIONS: 20' X 100'
LOT AREA: 3,010 SF
BUILDING GROSS AREA: 2,544 SF
ZONING: R6B
ZONING MAP: 16C



ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR BEFORE COMMENCING WORK

PROJECT:

ADELPHI STREET RESIDENCE RENOVATION
202 ADELPHI ST, BROOKLYN, NY 11205

DRAWING TITLE:

EXTERIOR DETAILS: AREAWAY ELEVATIONS

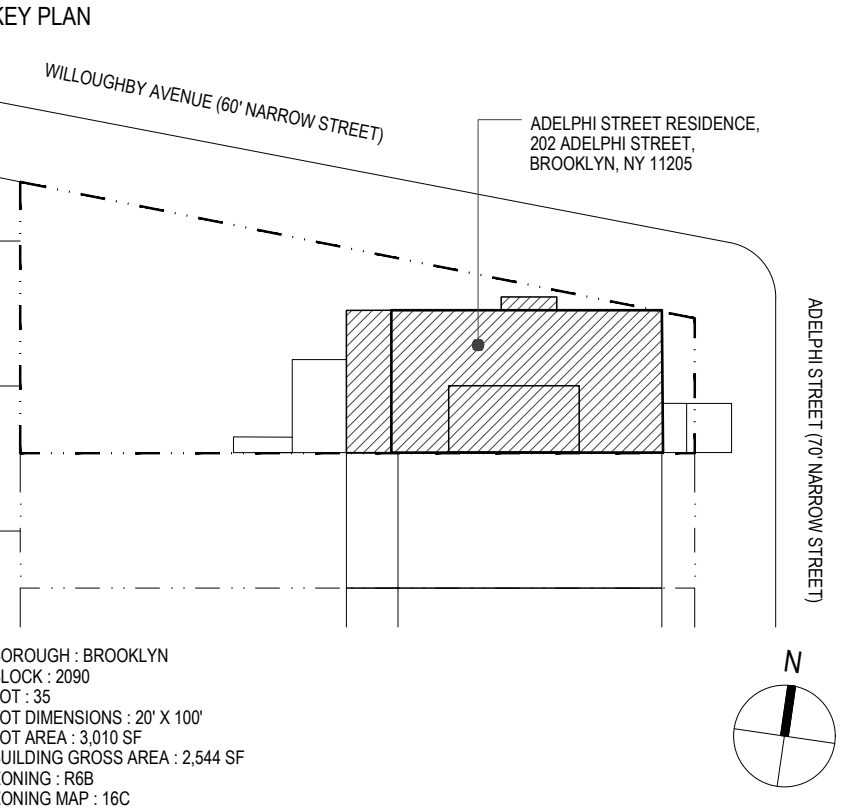
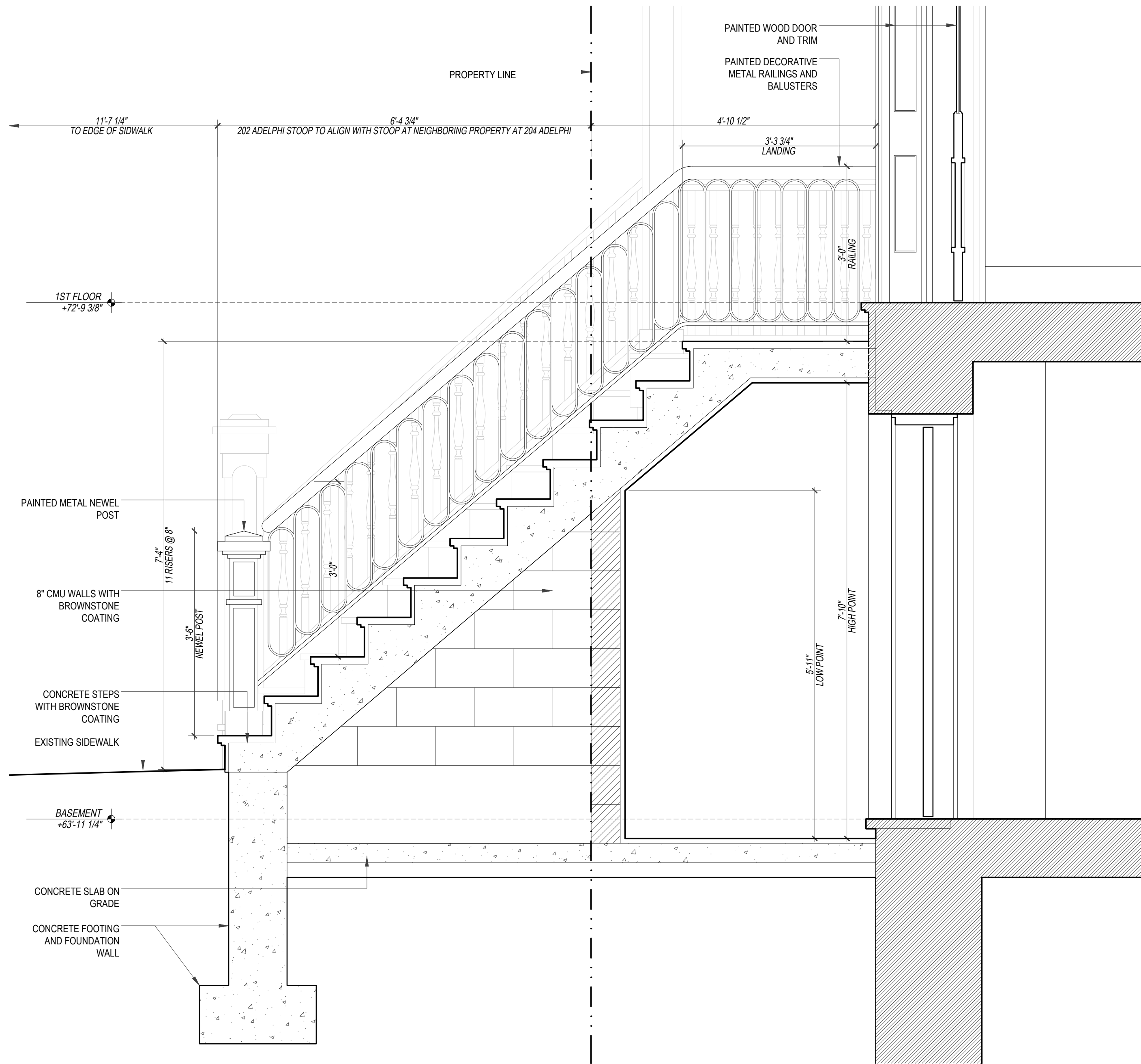
PHASE:
LPC FILING

DWG NO:

LPC-403

DATE: JULY 2025

PROJECT No. 2408



ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR BEFORE COMMENCING WORK

PROJECT:
ADELPHI STREET RESIDENCE RENOVATION
202 ADELPHI ST, BROOKLYN, NY 11205

DRAWING TITLE:
EXTERIOR DETAILS: STOOP SECTION

PHASE:	LPC FILING
DWG NO:	LPC-404
DATE:	JULY 2025
PROJECT No.	2408

Shakespeare Gordon Studio
168 7th Street, Suite 3A, Brooklyn, NY 11215
212.822.3200



WILLOUGHBY AVENUE (60' NARROW STREET)

ADELPH STREET (70' NARROW STREET)

BOROUGH: BROOKLYN
 BLOCK: 2696
 LOT: 35
 LOT DIMENSIONS: 20' X 100'
 LOT AREA: 3,010.56'
 BUILDING GROSS AREA: 2,544 SF
 ZONING: R1B
 ZONING MAP: 16C

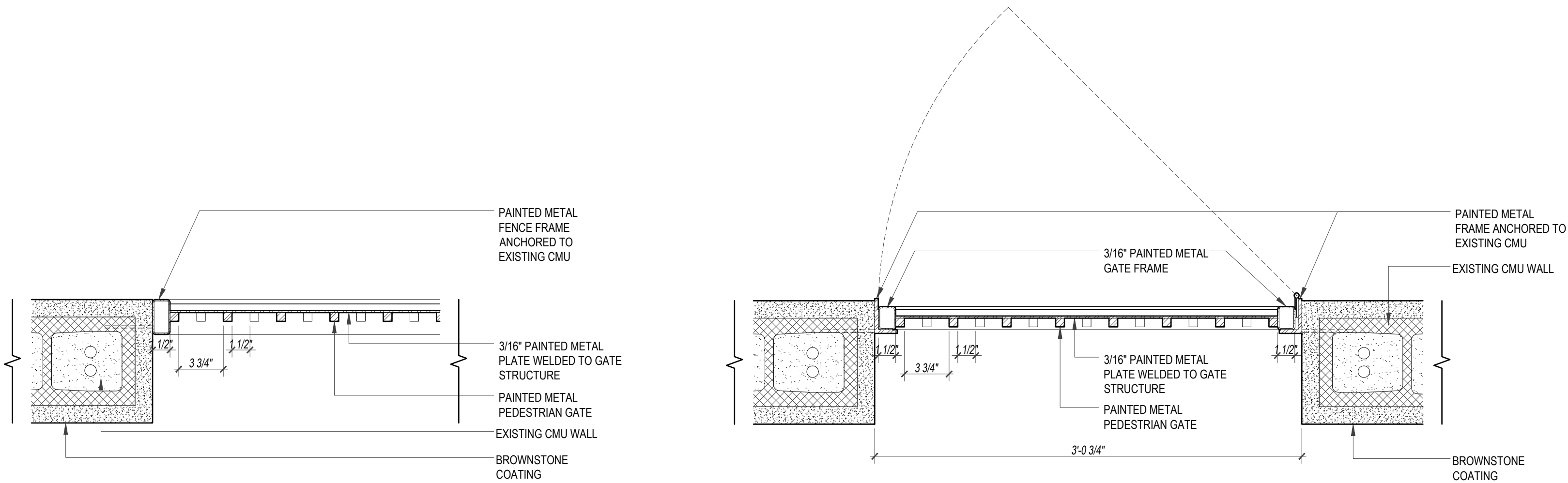
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PROJECT:

ADELPHI STREET RESIDENCE RENOVATION

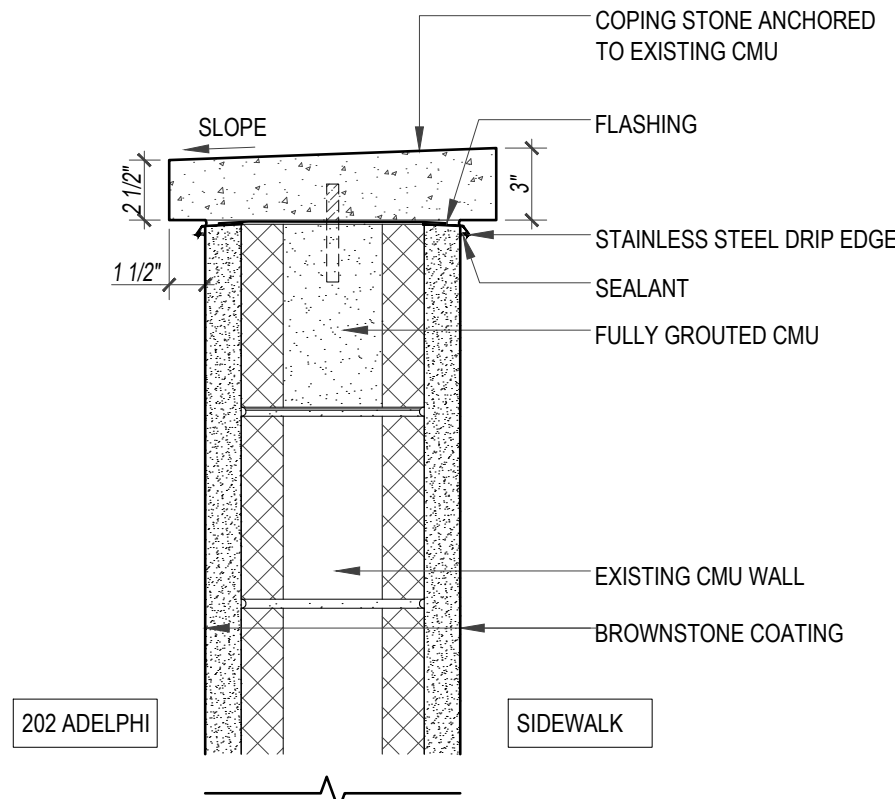
202 ADELPHI ST, BROOKLYN, NY 11205

PHASE: LPC FILING	
DWG NO: LPC-406	
DATE:	JULY 2025
PROJECT No.	2408

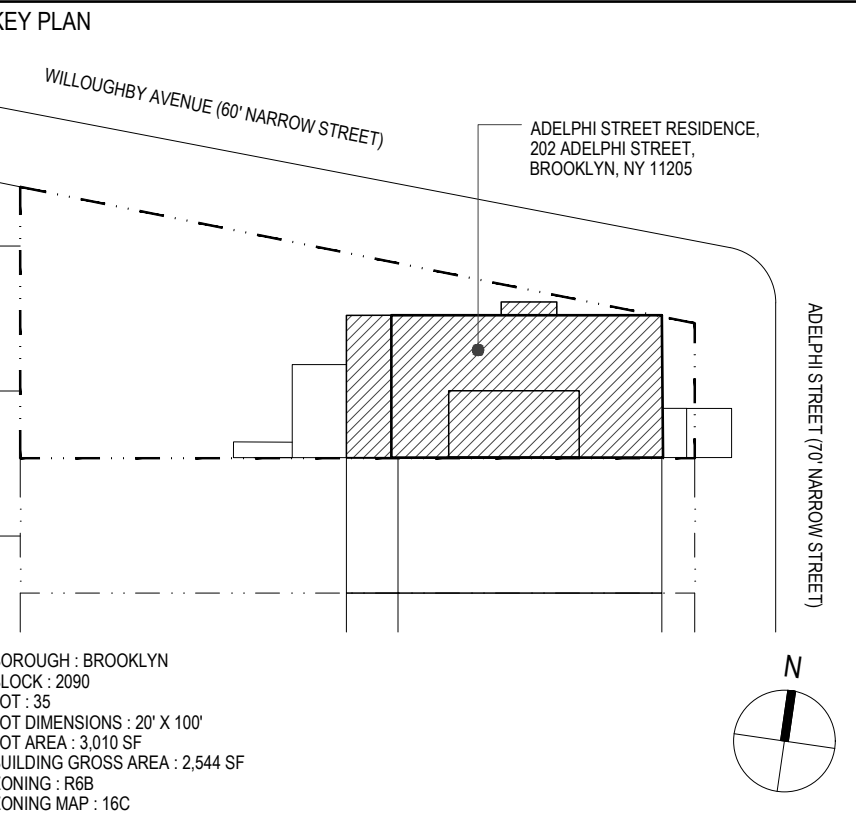


05 PROPOSED NORTH FACADE METAL FENCE PLAN
SCALE: 1 1/2" = 1'-0"

04 PROPOSED NORTH FACADE PEDESTRIAN GATE PLAN
SCALE: 1 1/2" = 1'-0"



03 NORTH STREET WALL SECTION
SCALE: 1 1/2" = 1'-0"

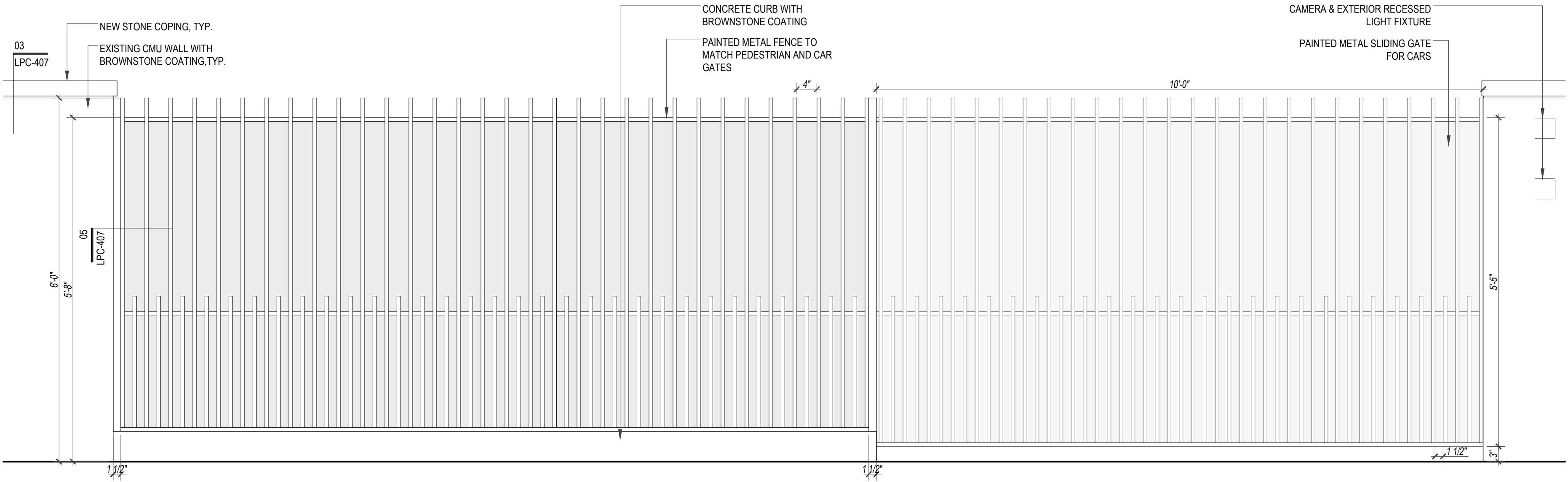


ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR BEFORE COMMENCING WORK

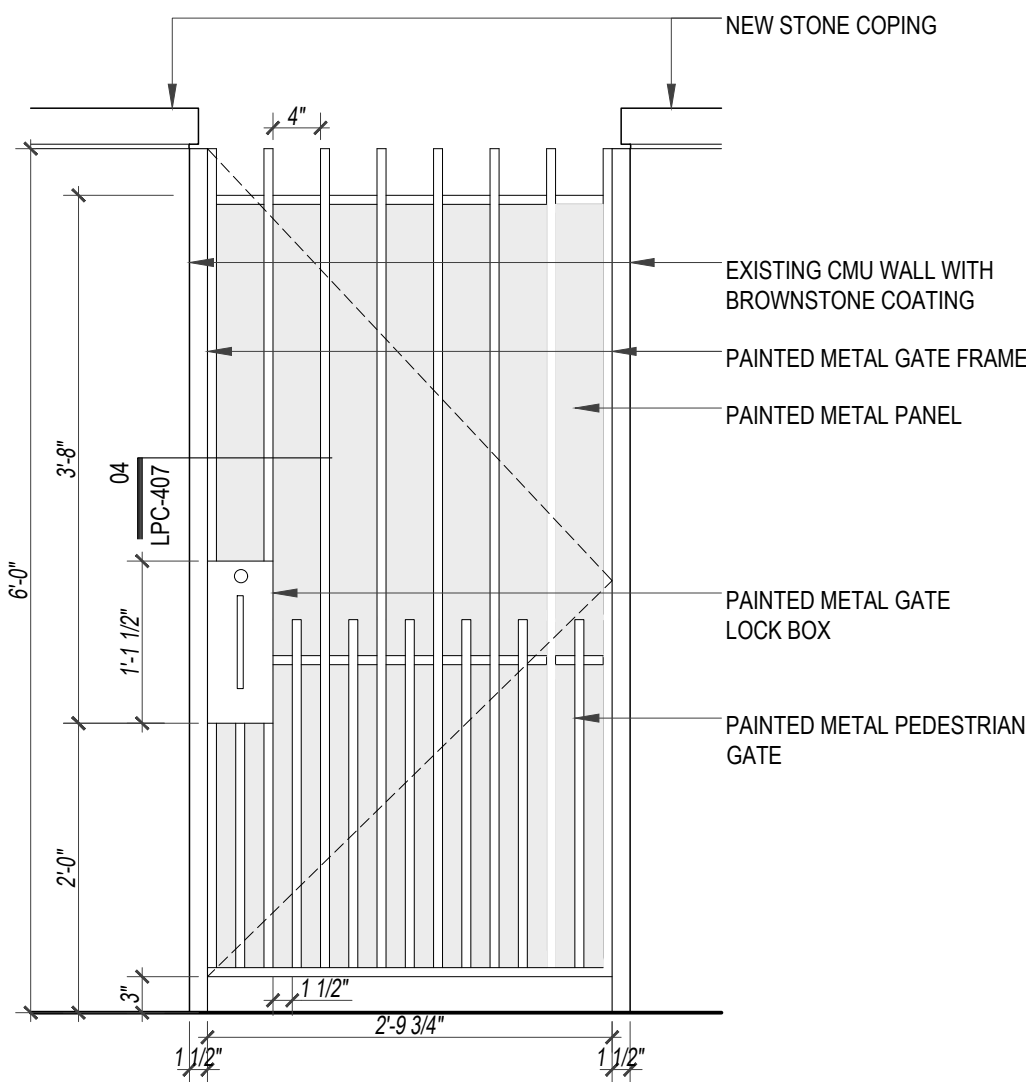
PROJECT:
ADELPHI STREET RESIDENCE RENOVATION
202 ADELPHI ST, BROOKLYN, NY 11205

DRAWING TITLE:
EXTERIOR DETAILS: NORTH FACADE METAL FENCE,
GATE, AND WALL

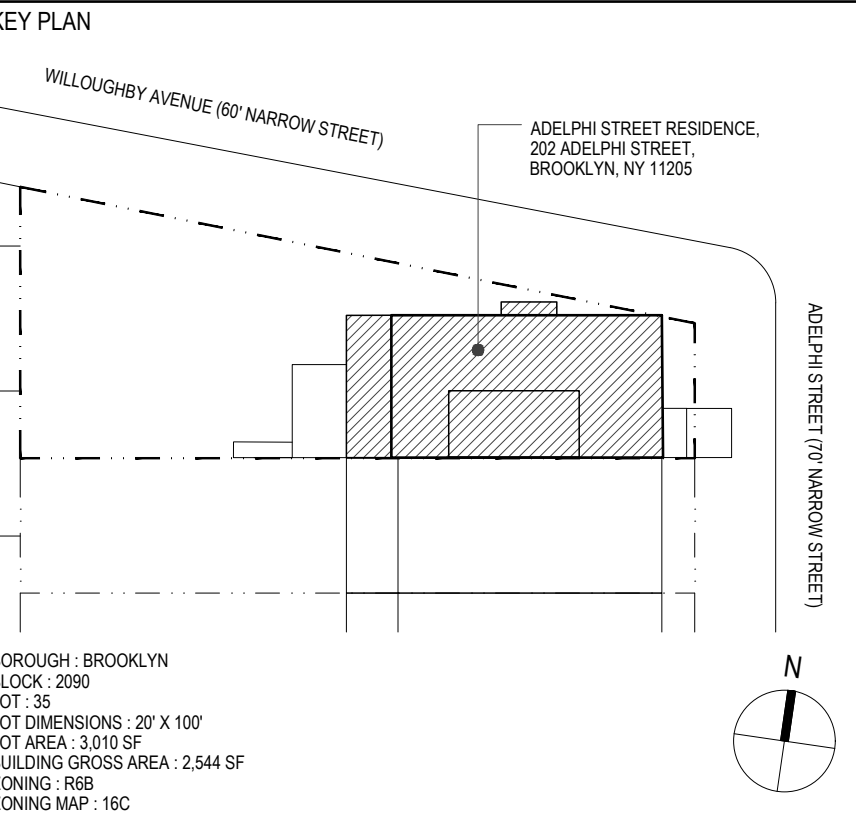
PHASE: LPC FILING	
DWG NO: LPC-407	
DATE: JULY 2025	
PROJECT No. 2408	



02 PROPOSED NORTH FACADE METAL FENCE AND CAR GATE
SCALE: 3/4" = 1'-0"



01 PROPOSED NORTH FACADE PEDESTRIAN GATE ELEVATION
SCALE: 3/4" = 1'-0"

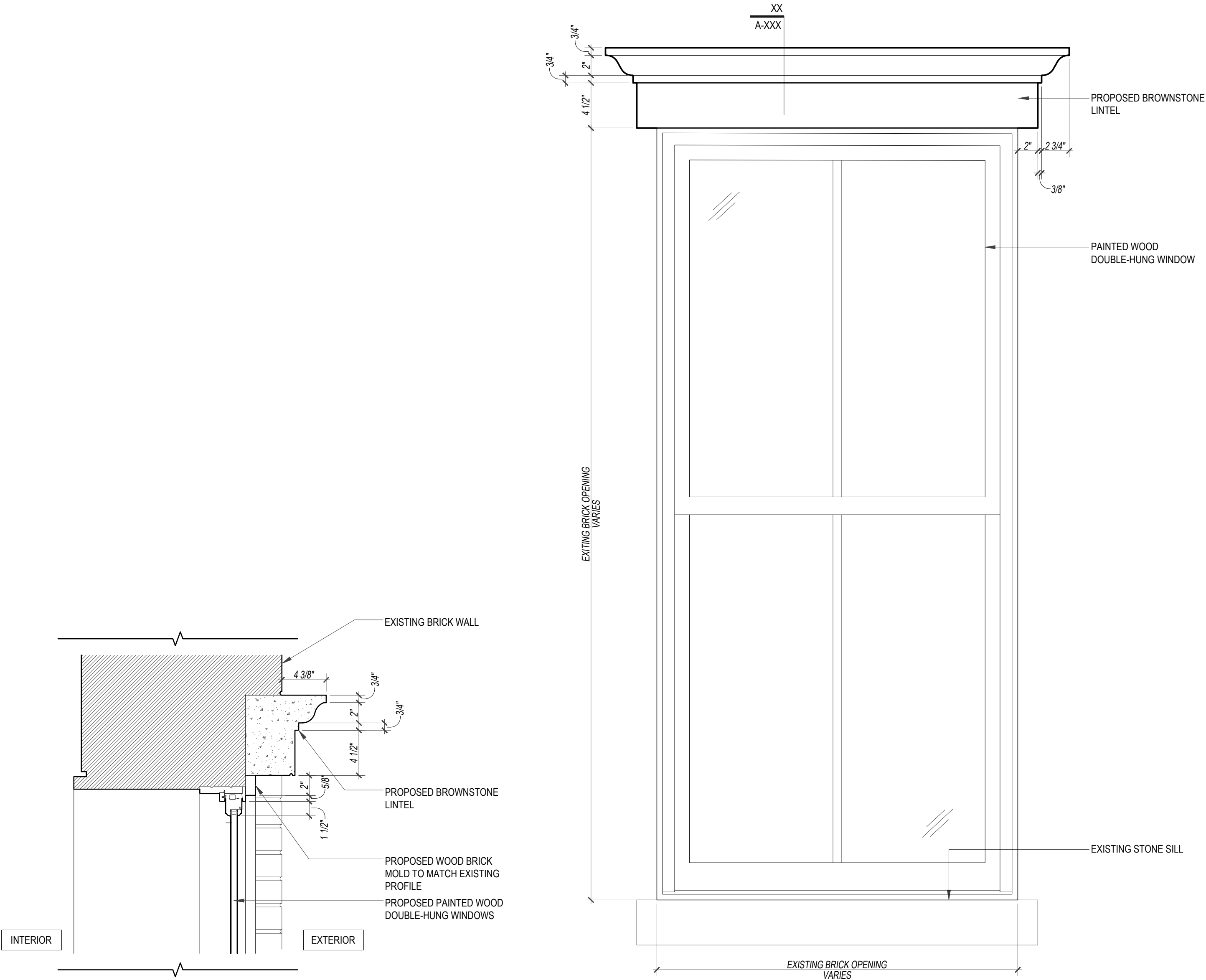


ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR BEFORE COMMENCING WORK

PROJECT:
ADELPHI STREET RESIDENCE RENOVATION
202 ADELPHI ST, BROOKLYN, NY 11205

DRAWING TITLE:
EXTERIOR DETAILS: EAST FACADE WINDOW LINTELS

PHASE: LPC FILING
DWG NO: LPC-408
DATE: JULY 2025
PROJECT No. 2408



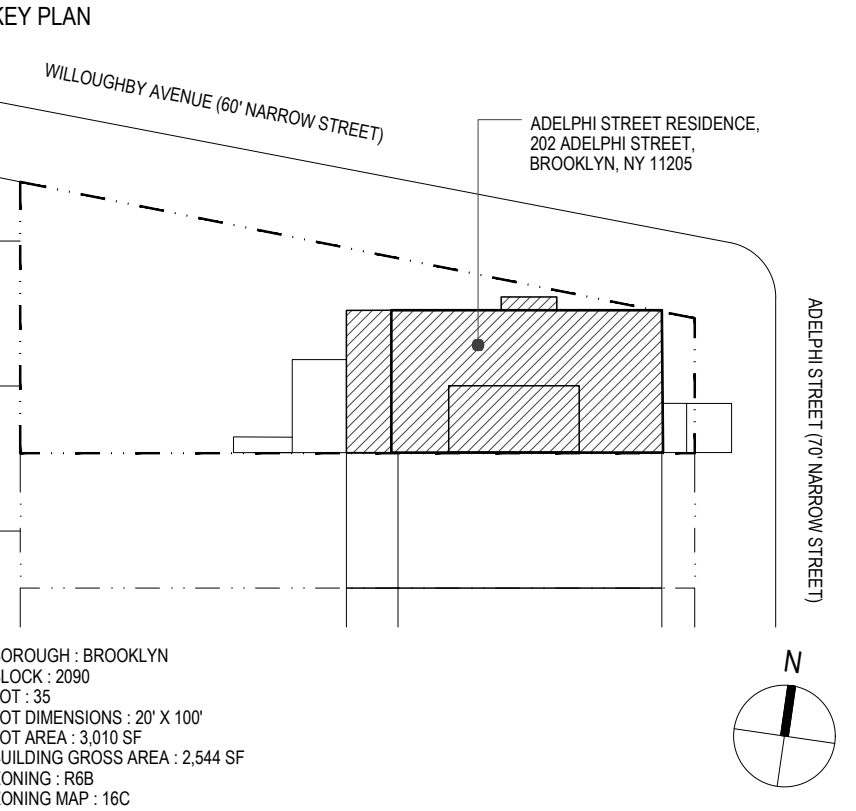
02 TYPICAL WINDOW LINTEL SECTION
SCALE: 1 1/2" = 1'-0"

01 TYPICAL WINDOW, SILL, AND LINTEL ELEVATION
SCALE: 1 1/2" = 1'-0"

EXISTING WINDOWS JOB DESCRIPTION
FOR PRIMARY FACADES:
EAST (ADELPHI ST) & NORTH (WILLOUGHBY AVE.)

SGS HAS OBSERVED THE JOB CONDITIONS AND CONCLUDED THAT ON BOTH PRIMARY FACADES, THE EXISTING BASEMENT WINDOWS ARE WOOD WINDOWS AND THE FIRST (PARLOR), SECOND, AND THIRD FLOOR WINDOWS ARE METAL. THE CURRENT 6-OVER-1 BASEMENT LEVEL WOOD WINDOWS DO NOT APPEAR TO EXIST IN THE 1940'S TAX PHOTO AND ARE FIRST DOCUMENTED IN A PHOTO FROM 1973. THEREFORE, SGS IS CONCLUDING THAT NEITHER PRIMARY FACADE HAS WINDOWS THAT ARE ORIGINAL TO THE BUILDING (SEE PHOTO 01, LPC-400 - 1940'S TAX PHOTO).

- SGS IS REQUESTING A PERMIT:
- TO INSTALL TEN (10) NEW WINDOWS INTO EXISTING MASONRY OPENINGS AT THE BASEMENT, FIRST, SECOND, AND THIRD FLOORS ON THE EAST FACADE AND SEVEN (7) NEW WINDOWS INTO EXISTING MASONRY OPENINGS AT THE BASEMENT, FIRST, SECOND, AND THIRD FLOORS ON THE NORTH FACADE.
 - PROPOSING 10 MARVIN ALL-WOOD DOUBLE-HUNG 2-OVER-2 WINDOWS ON THE EAST FACADE AND 7 MARVIN ALL-WOOD DOUBLE-HUNG 2-OVER-2 WINDOWS ON THE NORTH FACADE AT THE BASEMENT, FIRST, SECOND, AND THIRD FLOORS. BRICK-TO-BRICK INSTALLATION. 3 OF THE 7 WINDOWS ON THE NORTH FACADE WILL BE TWIN WINDOWS, TO MATCH EXISTING MASONRY OPENINGS. EXISTING 2" WOOD BRICK MOLD AT BASEMENT, FIRST, AND SECOND FLOORS AT BOTH PRIMARY FACADES TO BE REMOVED AND REPLACED IN KIND.
 - TO REMOVE THE SOUTHMOST FIRST FLOOR REPLACEMENT WINDOW AND MASONRY OPENING ON THE EAST FACADE TO INSTALL NEW FRONT DOOR IN ITS HISTORIC LOCATION.
 - TO REMOVE THE WESTMOST FIRST FLOOR REPLACEMENT WINDOW AND MASONRY OPENING ON THE NORTH FACADE TO INSTALL AN ORIEL WINDOW IN ITS HISTORIC LOCATION. NEW ORIEL WINDOW TO HAVE 1 MARVIN ALL-WOOD DOUBLE-HUNG 2-OVER-2 TWIN WINDOW ON ITS NORTH FACADE AND 2 MARVIN ALL-WOOD FIXED WINDOWS - 1 EACH ON ITS EAST AND WEST FACADES.
 - TO REMOVE IRON GATES AT FIRST FLOOR WINDOWS ON BOTH FACADES. BASEMENT LEVEL IRON GATES TO REMAIN. THE WESTMOST (TWIN WINDOW) BASEMENT LEVEL IRON GATES WILL BE REPLACED WITH ONES THAT MATCH THE OTHER HISTORIC GATES AT THAT LEVEL.
 - TO FACTORY PAINT ALL WINDOWS BENJAMIN MOORE DEEP RIVER EXTERIOR FINISH:



ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR BEFORE COMMENCING WORK

PROJECT:
ADELPHI STREET RESIDENCE RENOVATION
202 ADELPHI ST, BROOKLYN, NY 11205

DRAWING TITLE:
EXISTING AND PROPOSED PRIMARY FACADE WINDOW ELEVATIONS AND JOB DESCRIPTION

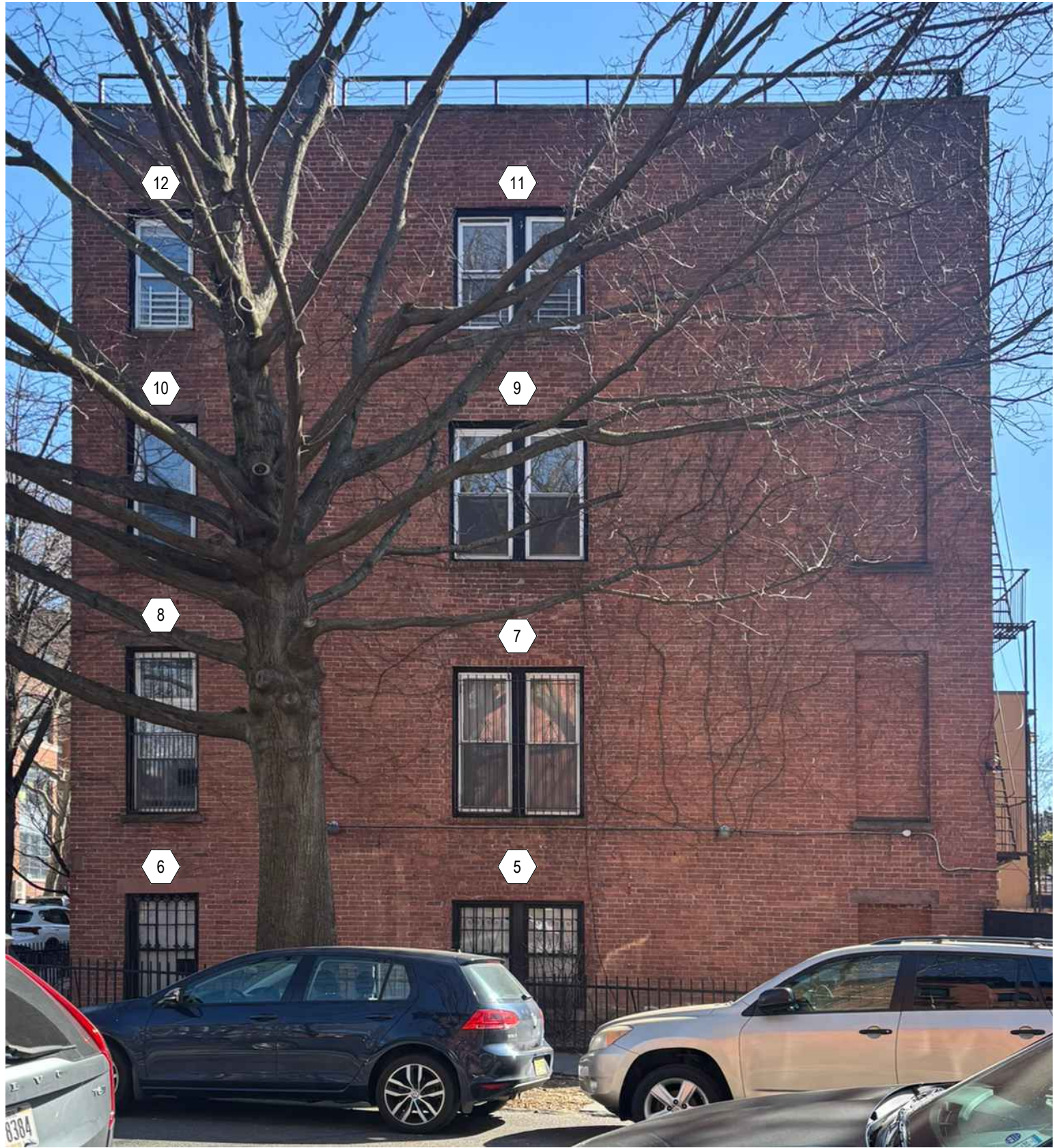
PHASE: LPC FILING
DWG NO: LPC-800
DATE: JULY 2025
PROJECT No. 2408



05 NORTH FACADE - PROPOSED WINDOWS
SCALE: 3/16" = 1'-0"



04 EAST FACADE - PROPOSED WINDOWS
SCALE: 3/16" = 1'-0"



03 NORTH FACADE - CURRENT WINDOWS
SCALE: NOT TO SCALE



02 EAST FACADE - CURRENT WINDOWS
SCALE: NOT TO SCALE



01 1940s TAX PHOTO - HISTORIC WINDOWS
SCALE: NOT TO SCALE



WINDOW 12



WINDOW 11



WINDOW 10



WINDOW 9



WINDOW 8



WINDOW 7



WINDOW 6



WINDOW 5



WINDOW 4C



WINDOW 4B



WINDOW 4A



WINDOW 3C



WINDOW 3B



WINDOW 3A



WINDOW 2C



WINDOW 2B



WINDOW 2A

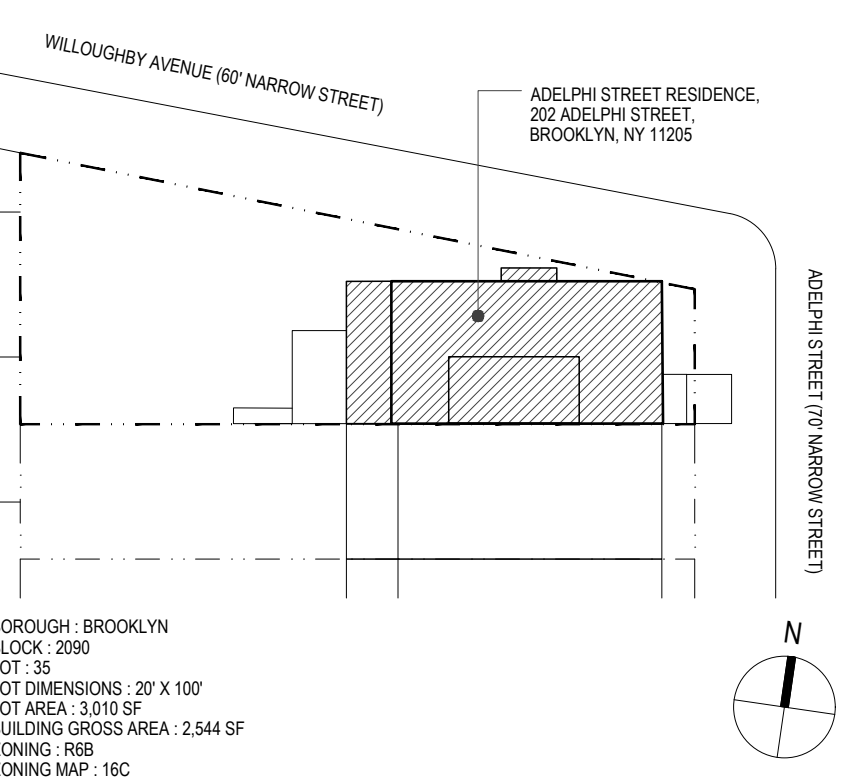


WINDOW 1B



WINDOW 1A

KEY PLAN



BOROUGH: BROOKLYN
BLOCK: 2090
LOT: 35
LOT DIMENSIONS: 20' X 100'
LOT AREA: 3,010 SF
BUILDING GROSS AREA: 2,544 SF
ZONING: R6B
ZONING MAP: 16C

ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR BEFORE COMMENCING WORK

PROJECT:

ADELPHI STREET RESIDENCE RENOVATION
202 ADELPHI ST, BROOKLYN, NY 11205

DRAWING TITLE:

EXISTING PRIMARY FACADE WINDOW PHOTOS AND
ASSESSMENT

PHASE:
LPC FILING

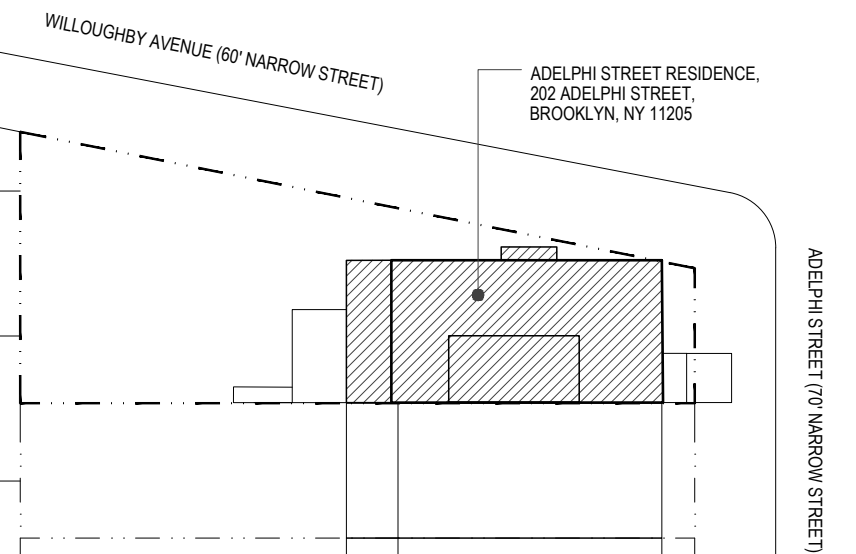
DWG NO:

LPC-801

DATE: JULY 2025

PROJECT No. 2408

KEY PLAN



BOROUGH: BROOKLYN
BLOCK: 2090
LOT: 35
LOT DIMENSIONS: 20' X 100'
LOT AREA: 3,010 SF
BUILDING GROSS AREA: 2,544 SF
ZONING: R6B
ZONING MAP: 16C

ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR BEFORE COMMENCING WORK

PROJECT:

ADELPHI STREET RESIDENCE RENOVATION
202 ADELPHI ST, BROOKLYN, NY 11205

DRAWING TITLE:

TYPICAL PROPOSED WINDOW DETAILS FOR PRIMARY FACADES

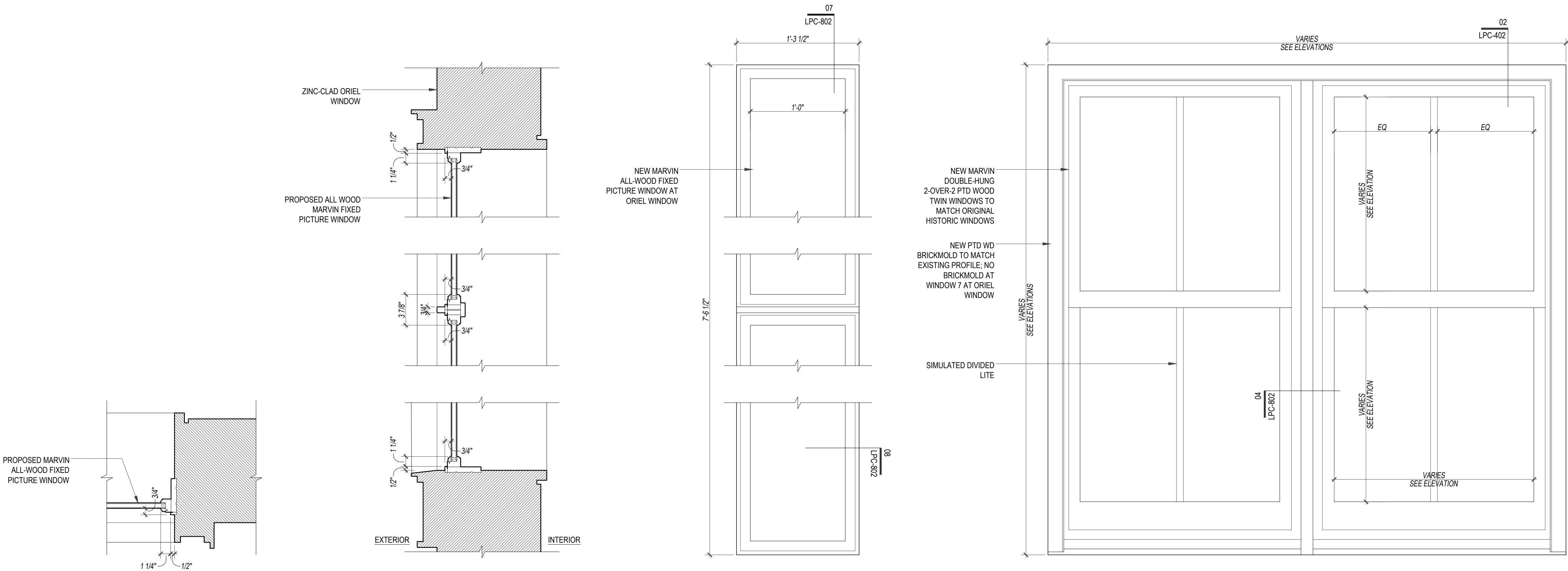
PHASE:
LPC FILING

DWG NO:

LPC-802

DATE: JULY 2025

PROJECT No. 2408

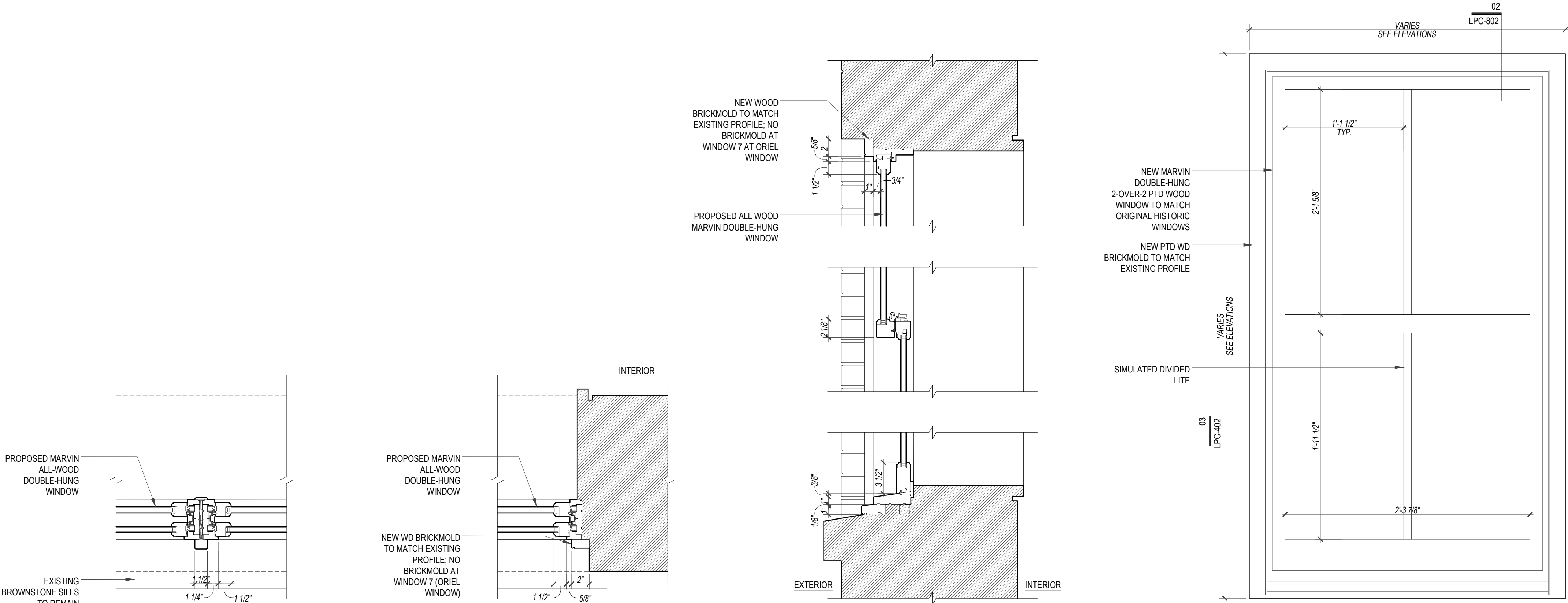


08 TYP. PROPOSED FIXED WINDOW JAMB
SCALE: 1 1/2" = 1'-0"

07 TYP. PROPOSED FIXED WINDOW SECTION
SCALE: 1 1/2" = 1'-0"

06 TYP. PROPOSED FIXED WINDOW (TYPE 8)
SCALE: 1 1/2" = 1'-0"

05 TYP. PROP. DOUBLE-HUNG TWIN WINDOW (TYPES 5, 7, 10, 12)
SCALE: 1 1/2" = 1'-0"



04 TYP. PROPOSED DOUBLE-HUNG WINDOW VERT. MULLION
SCALE: 1 1/2" = 1'-0"

03 TYP. PROPOSED DOUBLE-HUNG WINDOW JAMB
SCALE: 1 1/2" = 1'-0"

02 TYP. PROPOSED DOUBLE-HUNG WINDOW SECTION
SCALE: 1 1/2" = 1'-0"

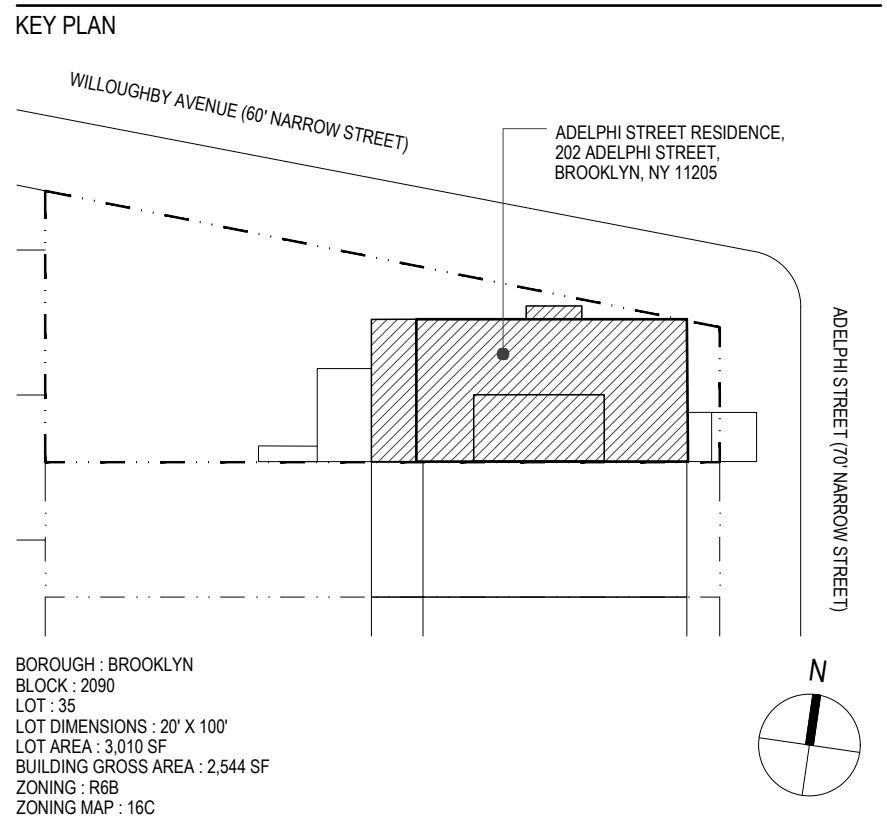
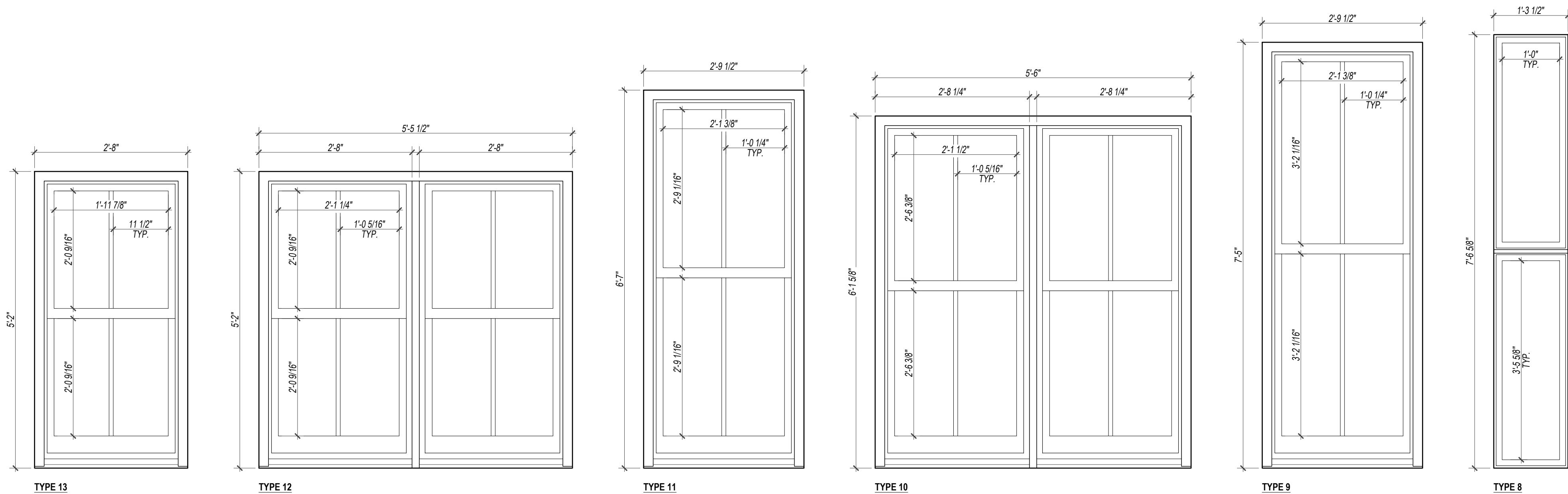
01 TYP. PROP. DOUBLE-HUNG WINDOW (TYPES 1, 2, 3, 4, 6, 9, 11, 13)
SCALE: 1 1/2" = 1'-0"

GLAZING CALCULATION					
LOCATION	WINDOW	QTY.	SASH GLASS WIDTH (IN)	SASH GLASS HEIGHT (IN)	GLASS PER SASH (IN²)
BASEMENT	1	2	27	24.56	663.12
	5	1	24.63	23.06	567.97
	6	1	24.5	24.56	601.72
FIRST FLOOR	2	2	27	38.06	1027.62
	7	1	28.25	38.88	1098.36
	8	2	12	41.63	499.56
	9	1	24.5	38.06	932.47
SECOND FLOOR	3	3	27	32.06	865.62
	10	1	24.63	30.38	748.26
	11	1	24.5	33.06	809.97
THIRD FLOOR	4	3	23	25.56	587.88
	12	1	24.63	24.56	604.91
	13	1	23	24.56	564.88

02 GLAZING CALCULATIONS

SCALE: NOT TO SCALE

SCALE: NOT TO SCALE



ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR BEFORE COMMENCING WORK

[illegible]

PROJECT:

ADELPHI STREET RESIDENCE RENOVATION

202 ADELPHI ST, BROOKLYN, NY 11205

DRAWING TITLE:

**PROPOSED PRIMARY FACADE WINDOW ELEVATIONS
AND GLAZING CALCULATIONS**

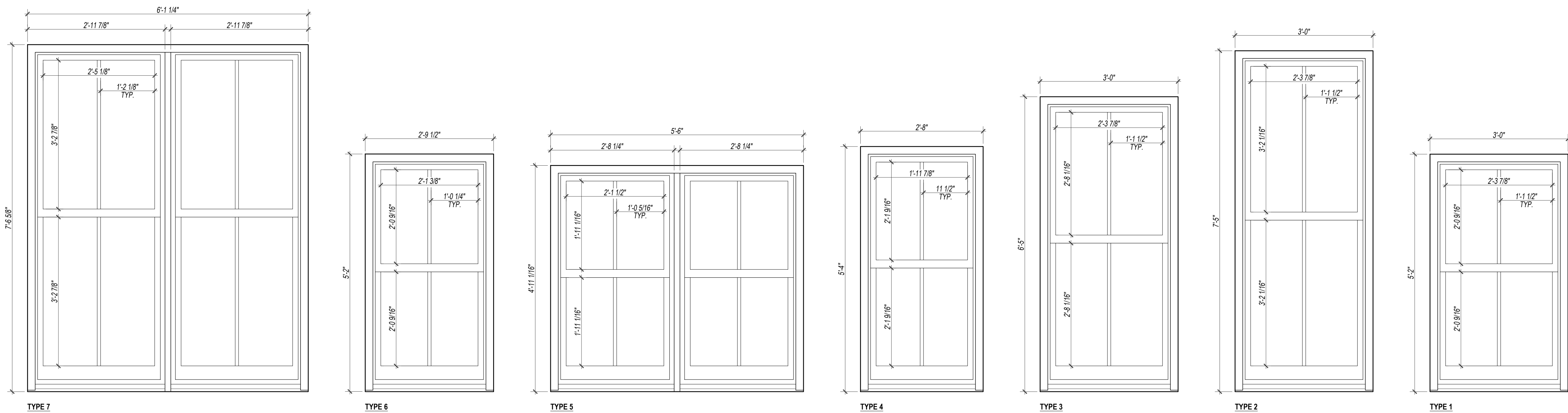
PHASE:
LPC FILING

DWG NO:

LPC-803

DATE: JULY 2025

PROJECT No. 2408



01 WINDOW ELEVATIONS

SCALE: 3/4" = 1'-0"

SCALE: 3/4" = 1'-0"

July 22, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 2, LPC-25-11563

**202 Adelphi Street – Fort Greene Historic District
Borough of Brooklyn**

To testify virtually, please join Zoom

Webinar ID: 161 533 1779

Passcode: 172008

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.