

182-188 Duffield Street



188 Duffield, LLC

Hill West Architects

Acheson Doyle Partners Architects

Block 2058, Lot 40

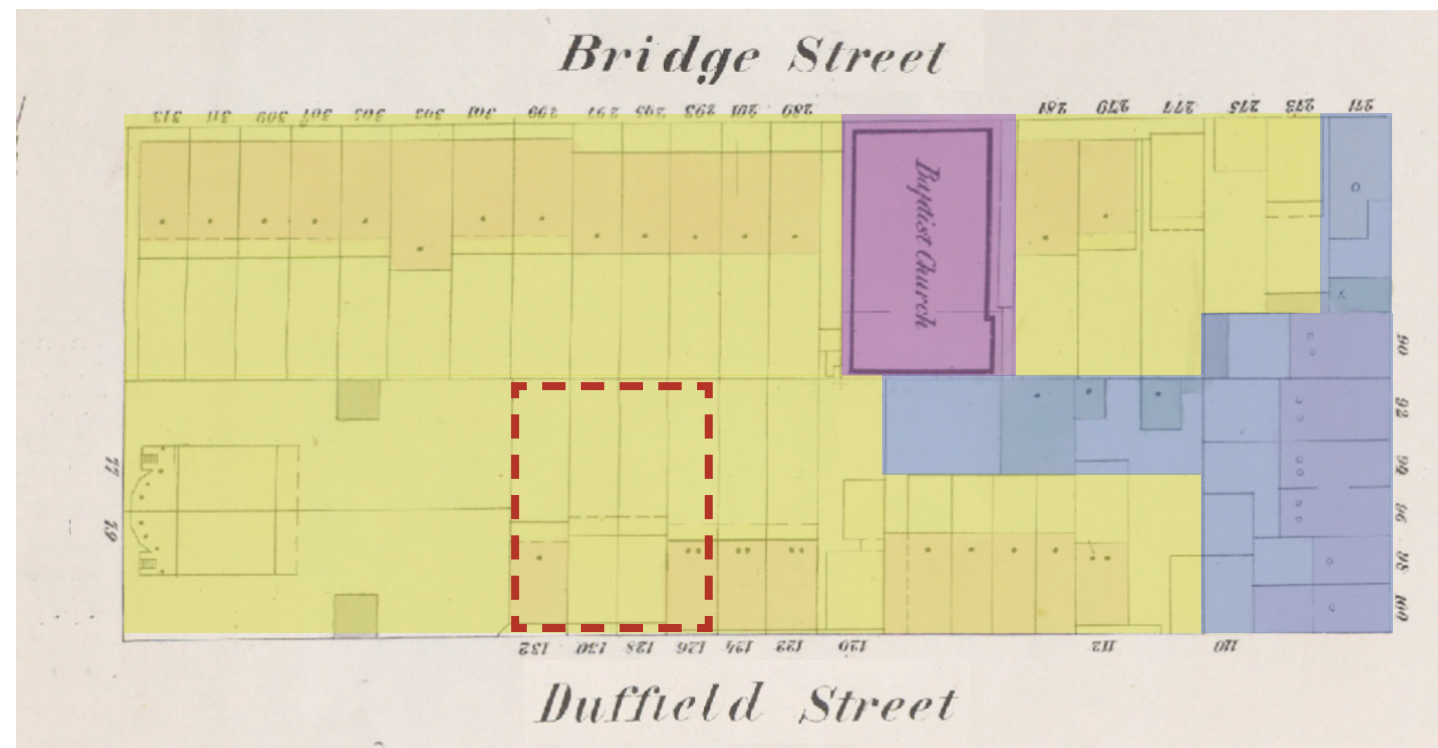
October 21st, 2025

Contents:

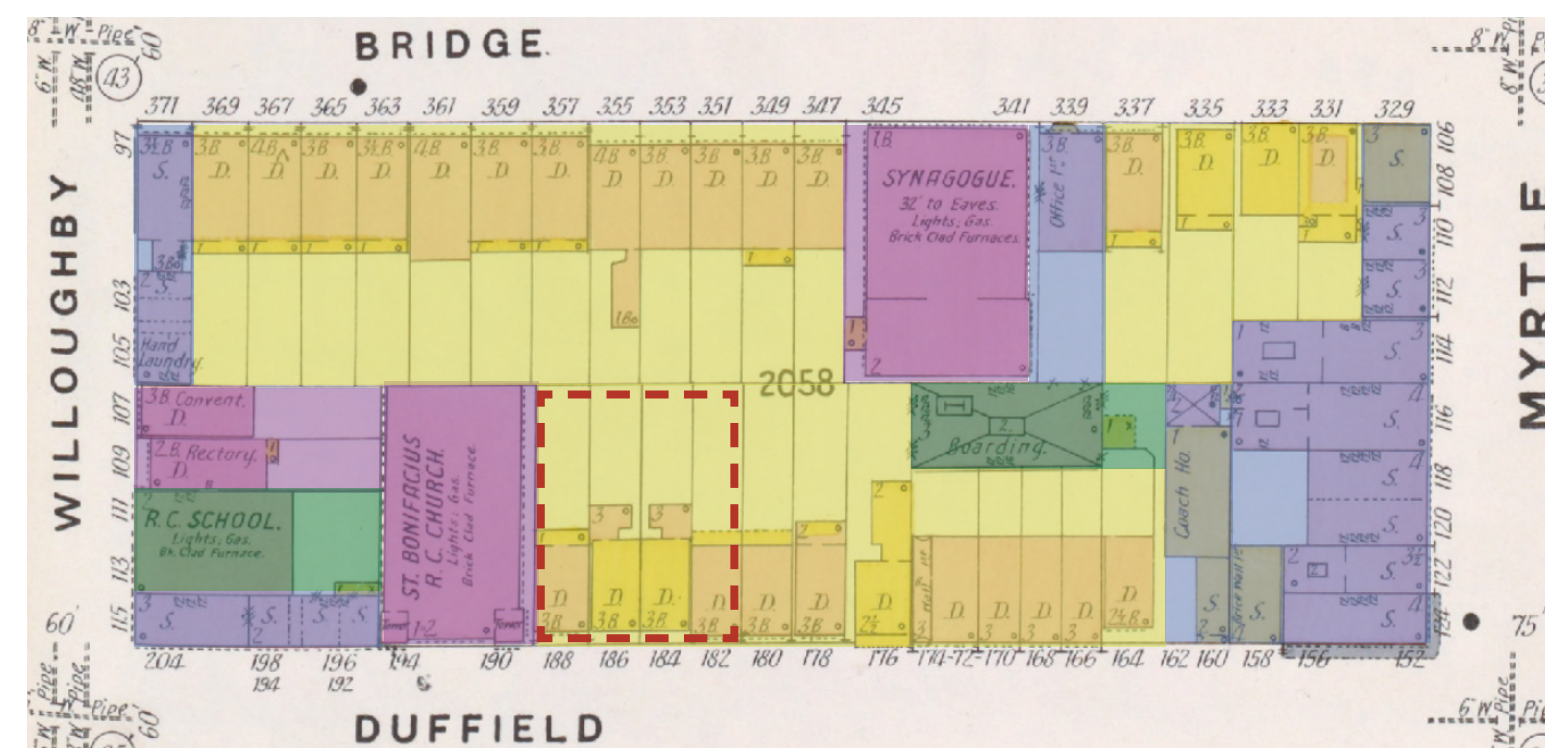
1. Site & Townhouse History
2. Townhouse Restoration & Modifications
3. Precedents
4. Proposed Building
5. Appendix

Site History:

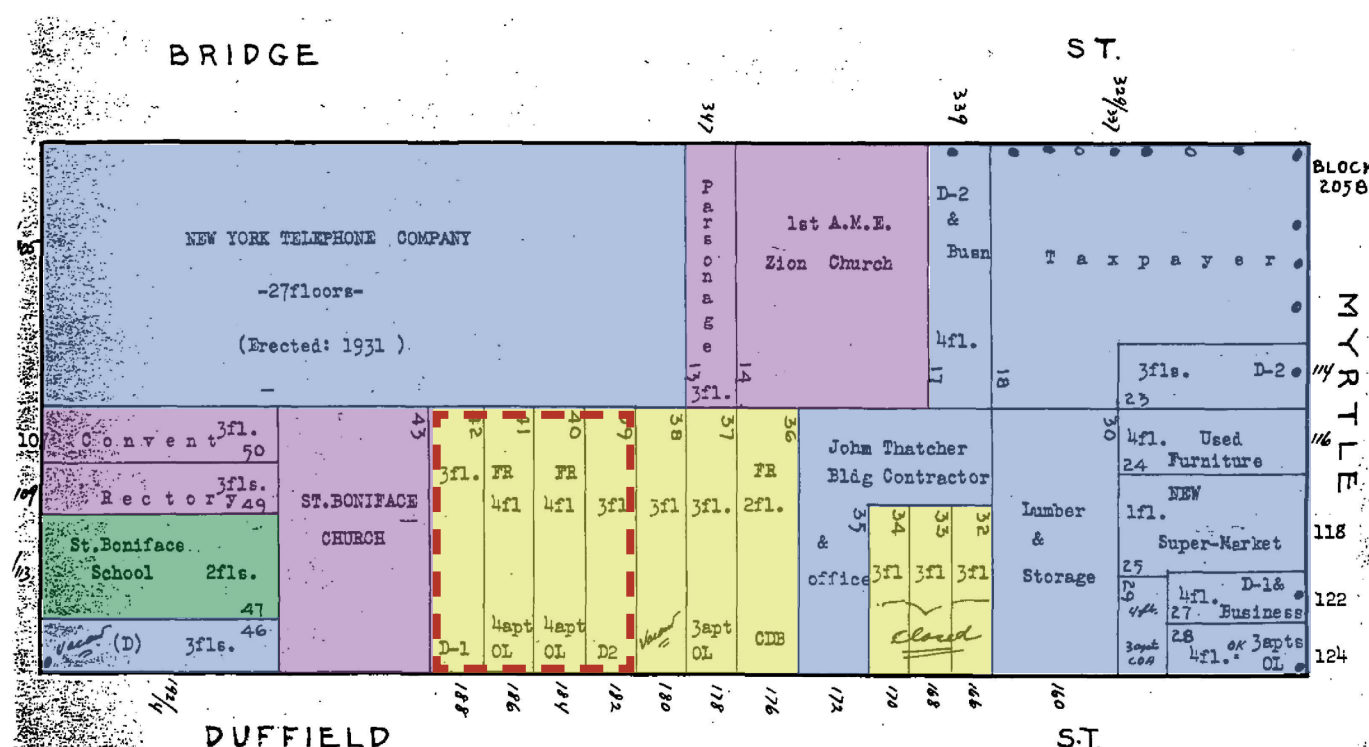




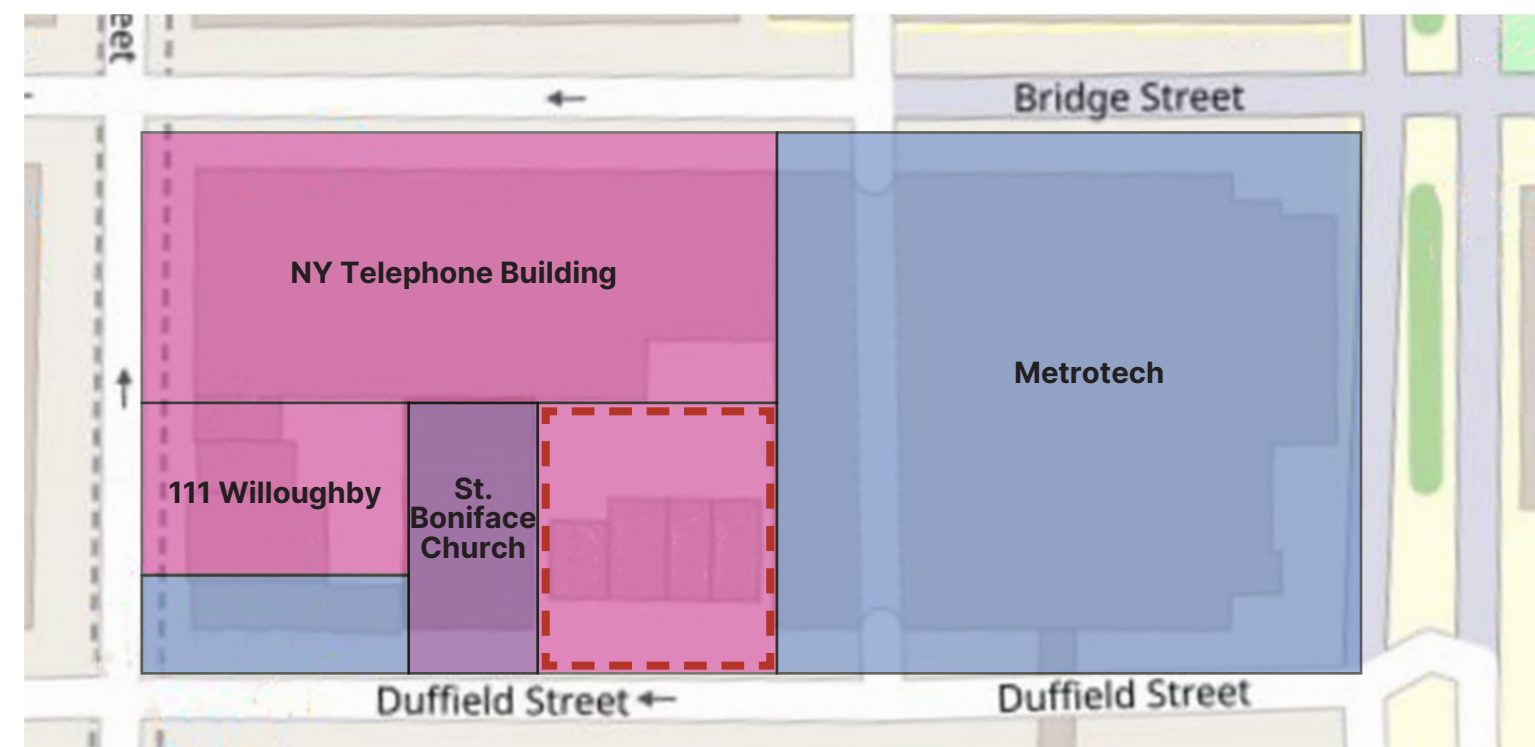
1855 Map



1904 Map

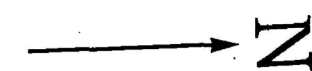


1941 Map



2025 Map

- Site
- Commercial
- Single Family Homes
- Church
- School
- Multi-Family Residential



Sanborn Maps





Duffield Street 1939-41



Duffield Street 1983-88

Townhouse History:



NYPL, 1934

Townhouses at Original Locations on Johnson Street



188 Duffield St.
(110 Johnson St.)
1940 Tax Photo



186 Duffield St.
(108 Johnson St.)
1940 Tax Photo



184 Duffield St.
(106 Johnson St.)
1940 Tax Photo



182 Duffield St.
(100 Johnson St.)
1940 Tax Photo

Townhouses at Original Locations

Making Way for Metrotech

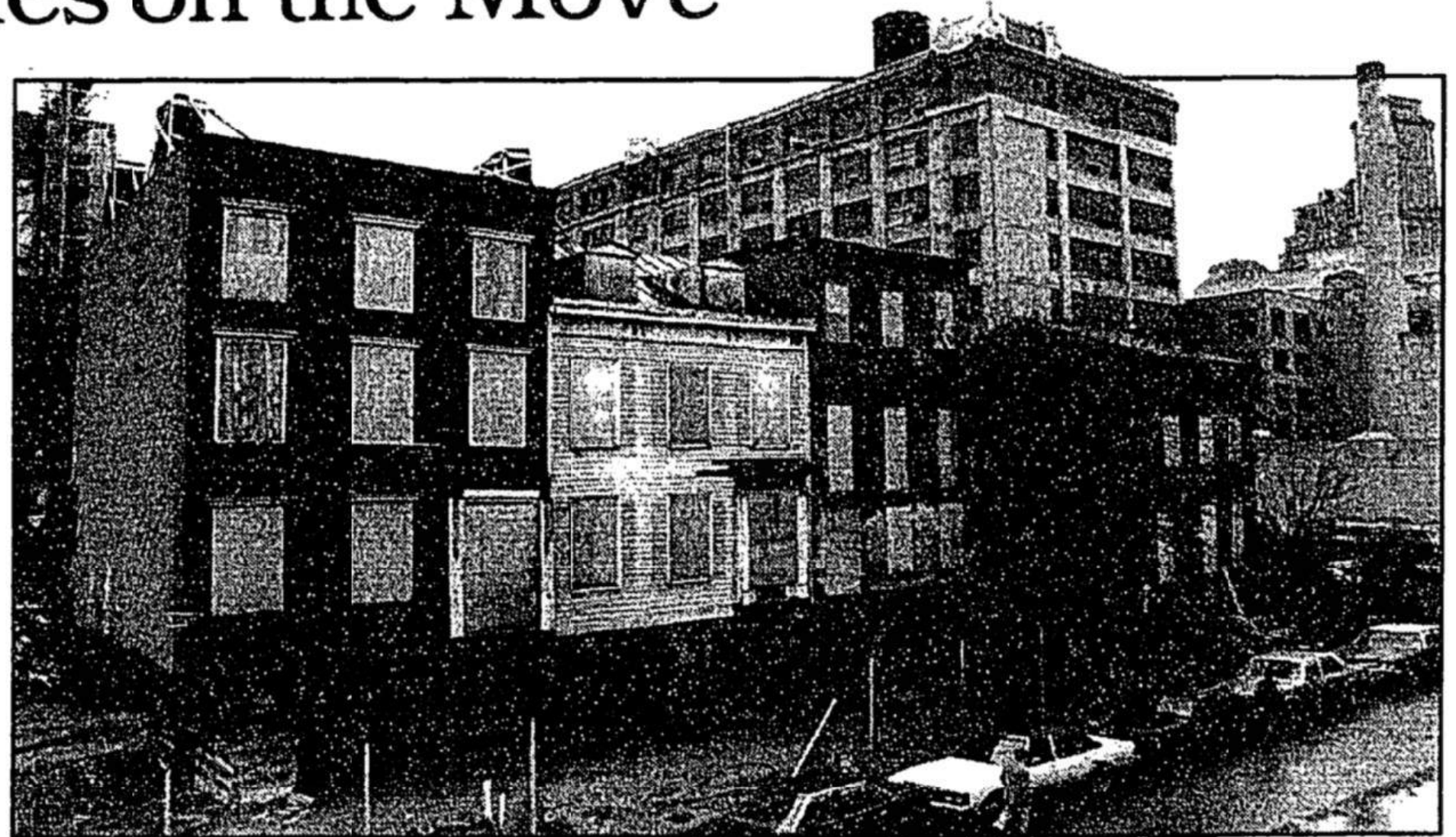
Historic Homes on the Move

Residents of downtown Brooklyn are being treated this weekend to a phenomenon both rare and dear to the hearts of serious sidewalk superintendents — the inching of three historic houses along the streets to new locations. The 150-year-old structures, which had occupied sites at 106, 108 and 110 Johnson Street, are being towed as a unit eastward on Johnson, then south onto Duffield Street and then to their final site on newly built foundations on Duffield between Myrtle Avenue and Willoughby Street.

The three-block move and the refurbishing of the structures will cost the city's Public Development Corporation about \$2 million, but this is expected to be partially offset by the sale of the properties. Details of the sales have yet to be settled.

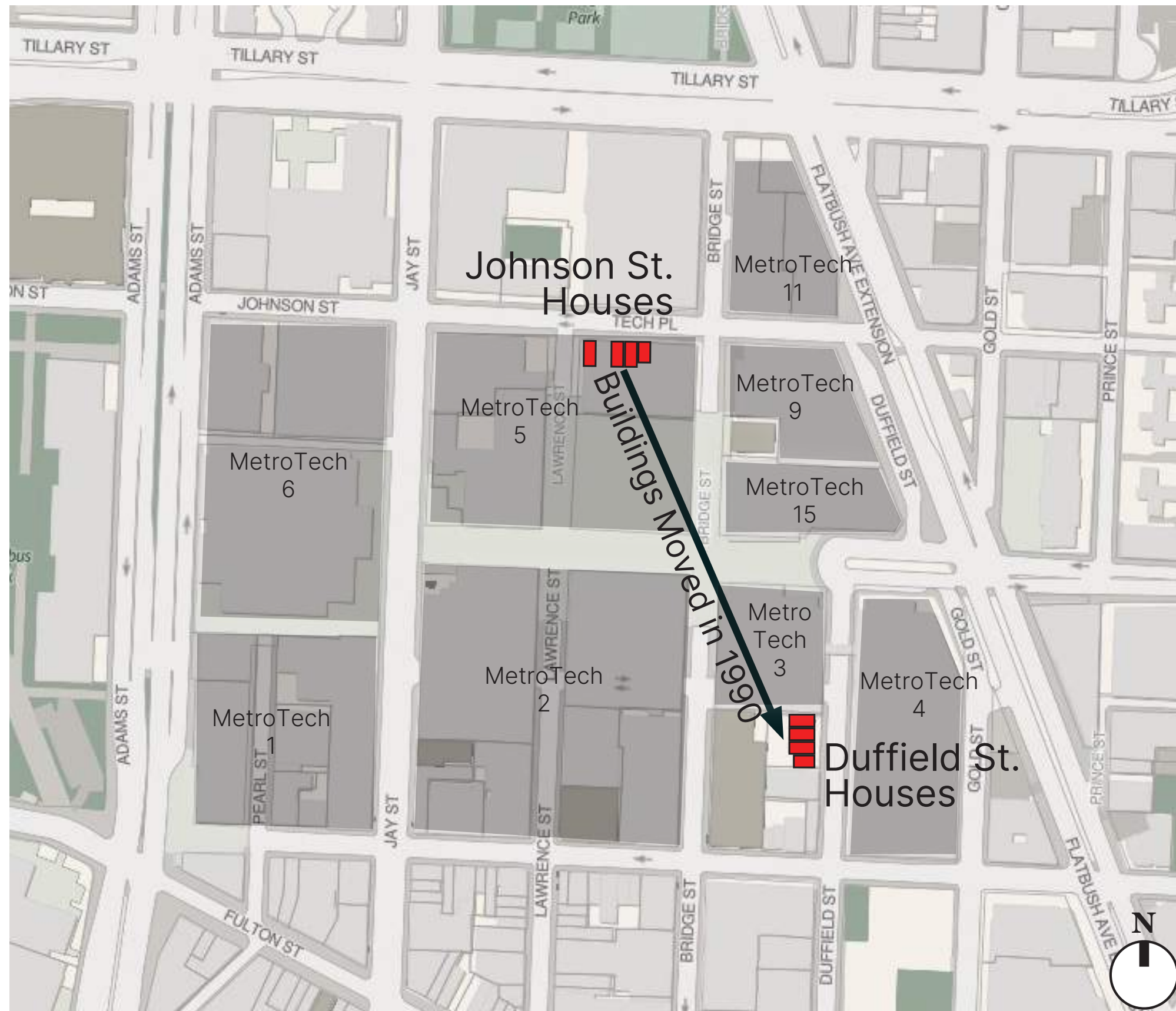
Several months have been spent preparing the structures for the move. Steel beams were placed under their ground floors, which then were jacked up 17 feet to enable them to be fitted onto a flatbed truck. The moving of these three structures, as well as a fourth house at 100 Johnson Street that is to be towed to Duffield Street later this month, resulted from the continuing development of the Metrotech complex.

Part of the original house site will be taken up by the Center for Advanced Technology Telecommunications to be erected starting this spring and part is earmarked for a small park for use by workers and neighborhood residents.



The New York Times/Jim Estrin

Block of houses from 106 to 110 Johnson Street, Brooklyn, being prepared for move.



Relocation of Townhouses



Photo from 2001 Landmarks Designation



188 Duffield St.
Built c. 1835-38
Remodeled in 1880s
Queen Anne Second Empire
details

186 Duffield St.
Built c. 1835-38
Federal and Greek Revival style

184 Duffield St.
Built in 1847
Restrained Greek Revival

182 Duffield St.
Built c. 1839-40
Greek Revival



Townhouse Restoration:



Windows & Doors

1. New divided lite windows (to match original)
2. New operable shutters (to match original)
3. Restore paneled wood doors
4. New paneled wood doors at 188 Duffield

Metal Work

5. New wrought iron fences (to match original)
6. New wrought iron railings (to match original)
7. New standing seam copper roof (to match original)

Masonry Work

8. New marble stoops (to match original)
9. Repoint brick facades
10. Selective brick replacement
11. Restore brownstone foundations and strong course

Wood Work

12. Restore wood stoop
13. Restore entry hood and portico
14. Strip and repaint cornices and window pediments
15. Repair and repaint clapboard facades.
16. New freestanding yard signs

Goal is for all work to meet staff-level rules for in-kind replacements, matching details etc.

Proposed Restoration

Divided Light Windows:



Existing



Historic (1934 NYPL Archive)

Brownstone Stoop:

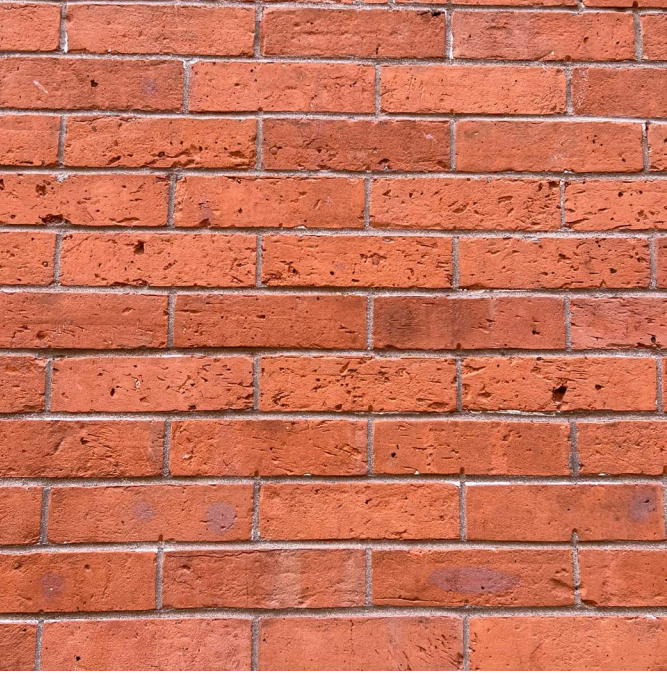


Existing



Historic (1940 Tax Photo)

Mortar Joints:



Existing



Historic (1940 Tax Photo)

Operable Shutters:



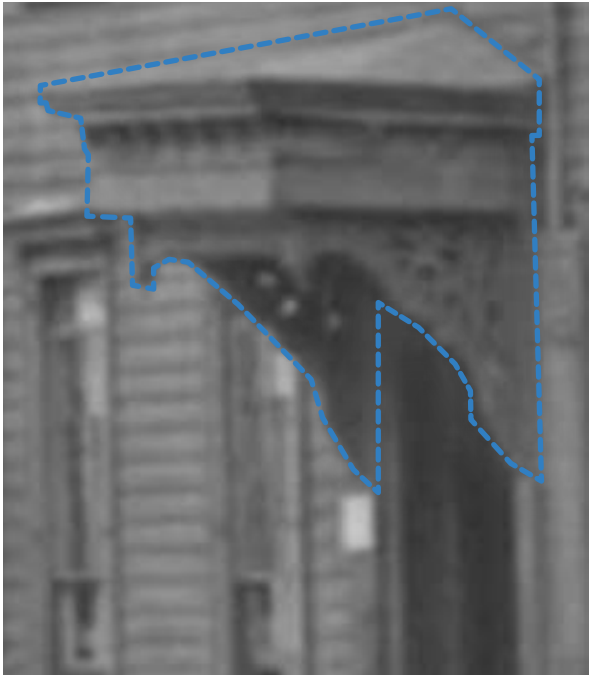
Existing



Historic (1940 Tax Photo)

Evidence of Historic Details

188 Duffield



Entry hood

Historic (1934 NYPL Archive)

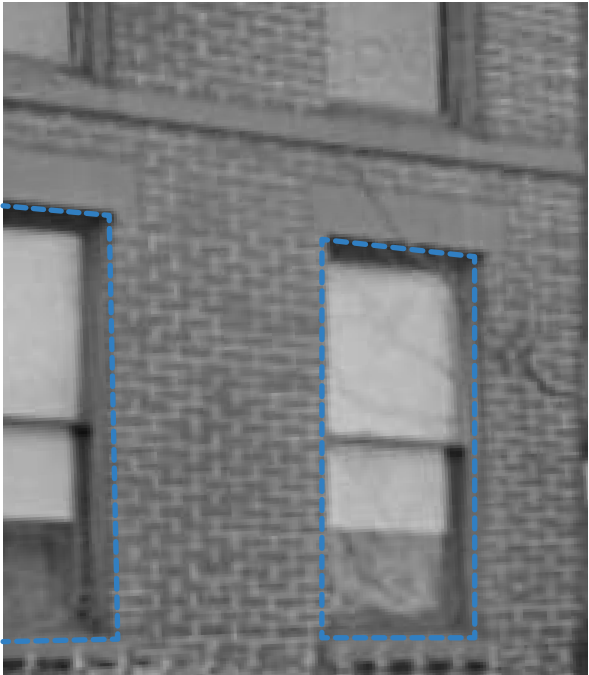
186 Duffield



Operable shutters

Historic (1940 Tax Photo)

184 Duffield



Mortar joints

Historic (1940 Tax Photo)

182 Duffield



Divided light windows

Historic (1934 NYPL Archive)



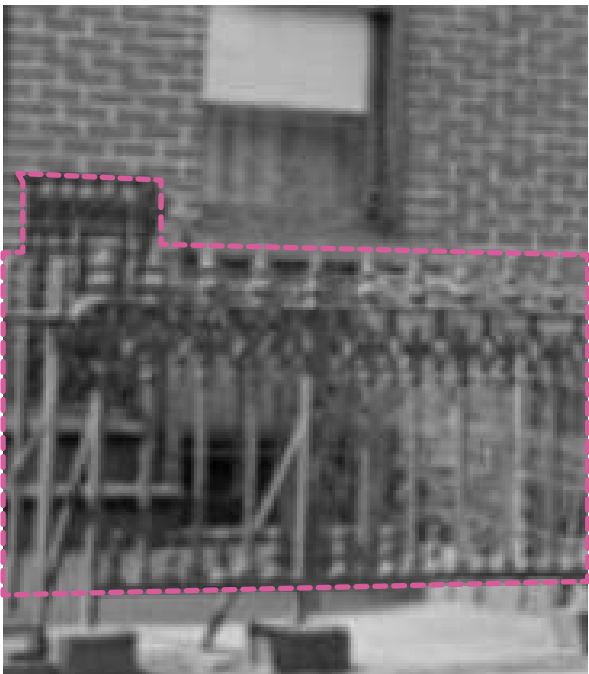
Ornamental wrought iron fence

Historic (1940 Tax Photo)



Ornamental wrought iron fence, wood stoop and entry hood

Historic (1940 Tax Photo)



Ornamental wrought iron fence and railing

Historic (1940 Tax Photo)



Ornamental wrought iron fence and railing

Historic (1940 Tax Photo)

- Windows and Doors
- Masonry Work
- Metal Work
- Wood Work

Historic Evidence for Restoration

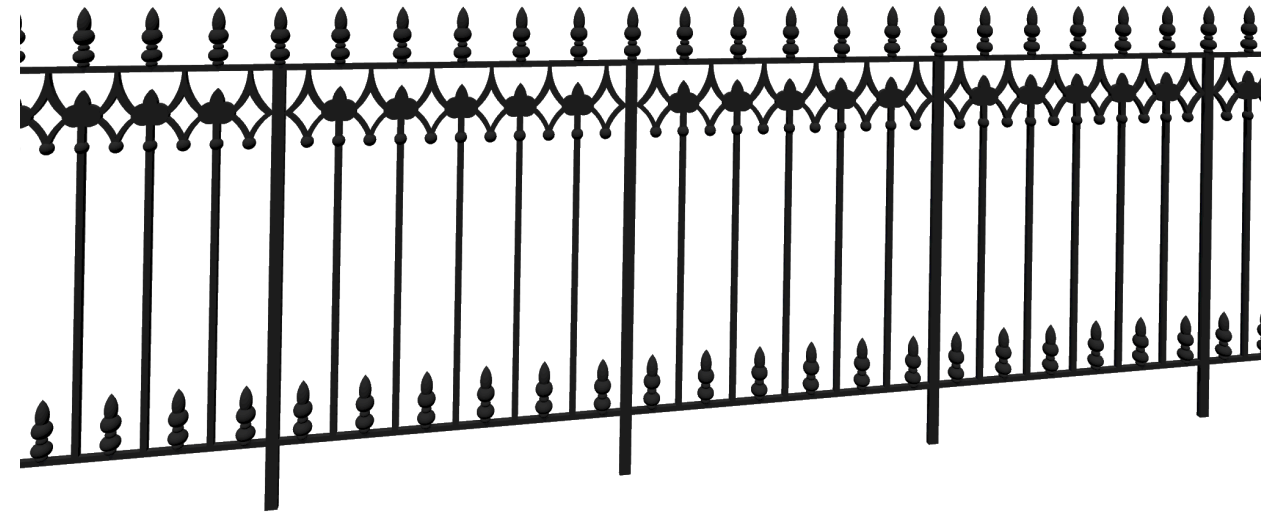


Historic Image of Wrought Iron Railing

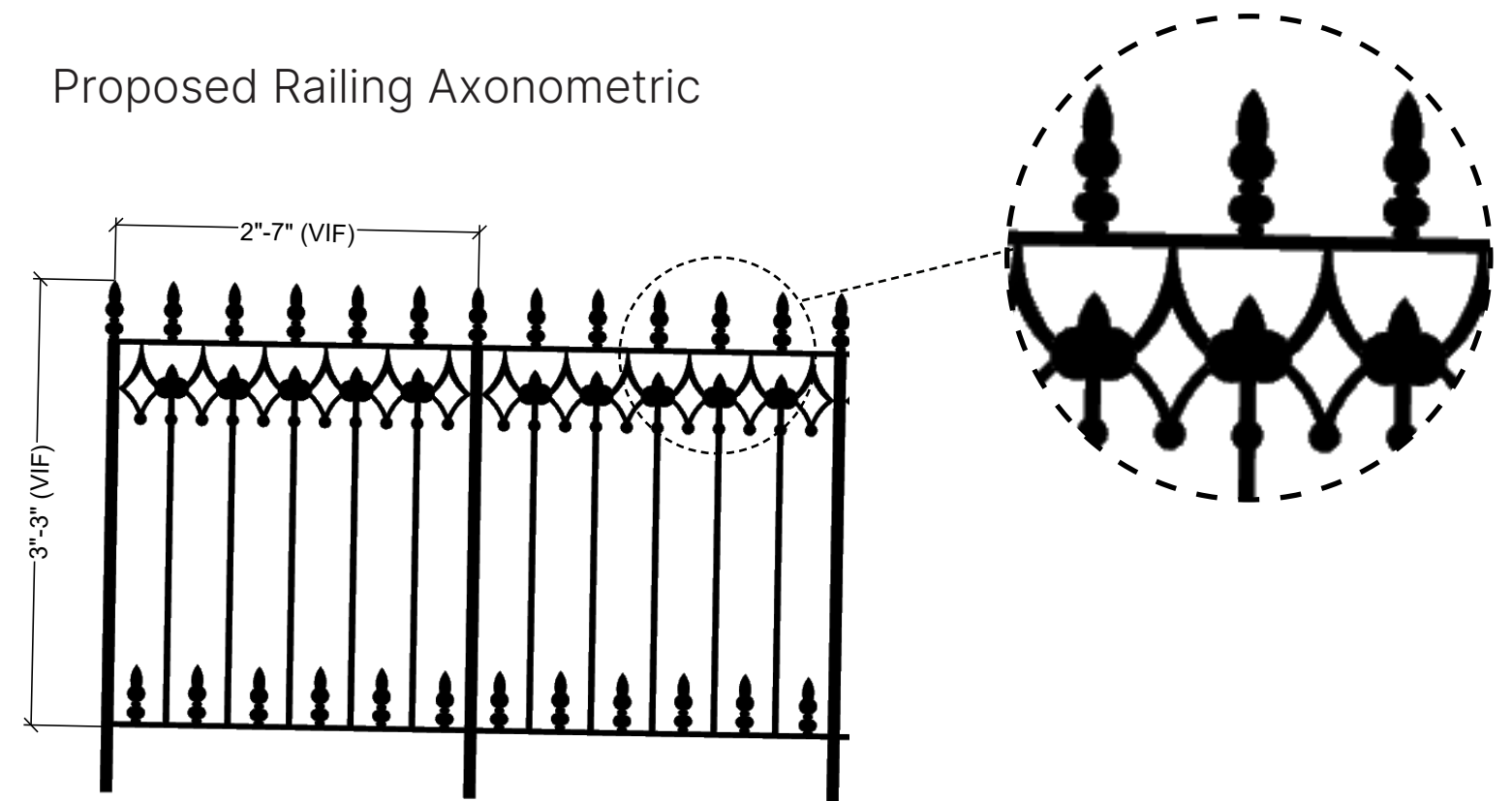


Existing Non-Historic Railing

LPC Designation Report:
No. 184 also originally incorporated some Gothic Revival details, including the trefoil pattern cast iron railings and fences (no longer extant)



Proposed Railing Axonometric



Proposed Railing Elevation

184 - Historic Railing Replacement Detail



Fireplace Surround
188 Duffield



Ceiling Detail
188 Duffield



Ceiling Molding
188 Duffield



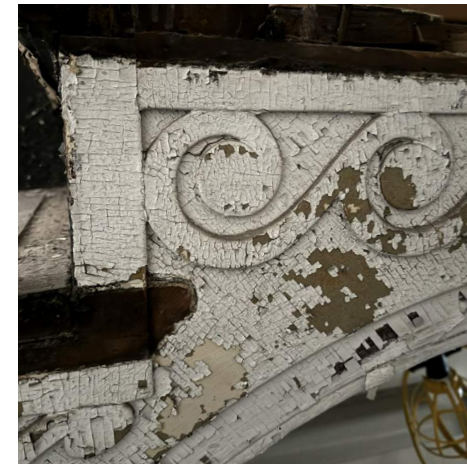
110 Johnson Tile Entry
188 Duffield



Skylight
188 Duffield



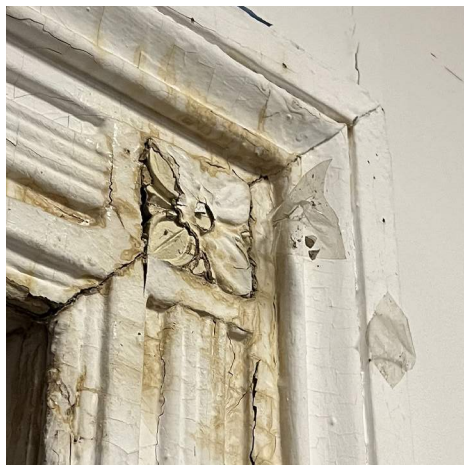
Ceiling Detail
182 Duffield



Wood Stair Detail
182 Duffield



6 over 6 Windows
182 Duffield



Door Casing
182 Duffield



Tin Ceilings
182 Duffield



Fireplace Surround
188 Duffield



Wall Finishes
188 Duffield

Remnants of original detailing

Existing Conditions



Before



After

Ongoing Restoration Efforts - 188 Duffield



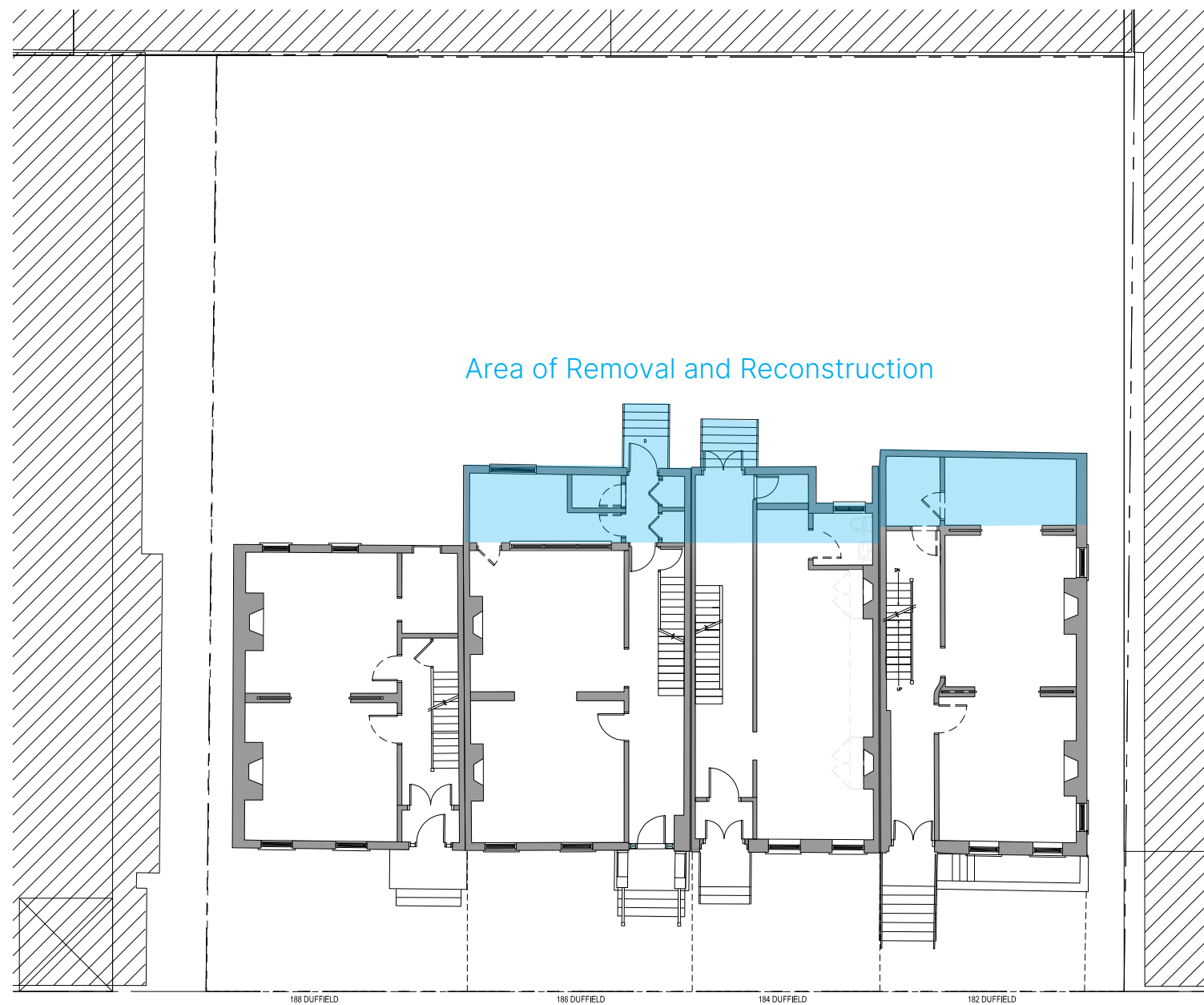
Before



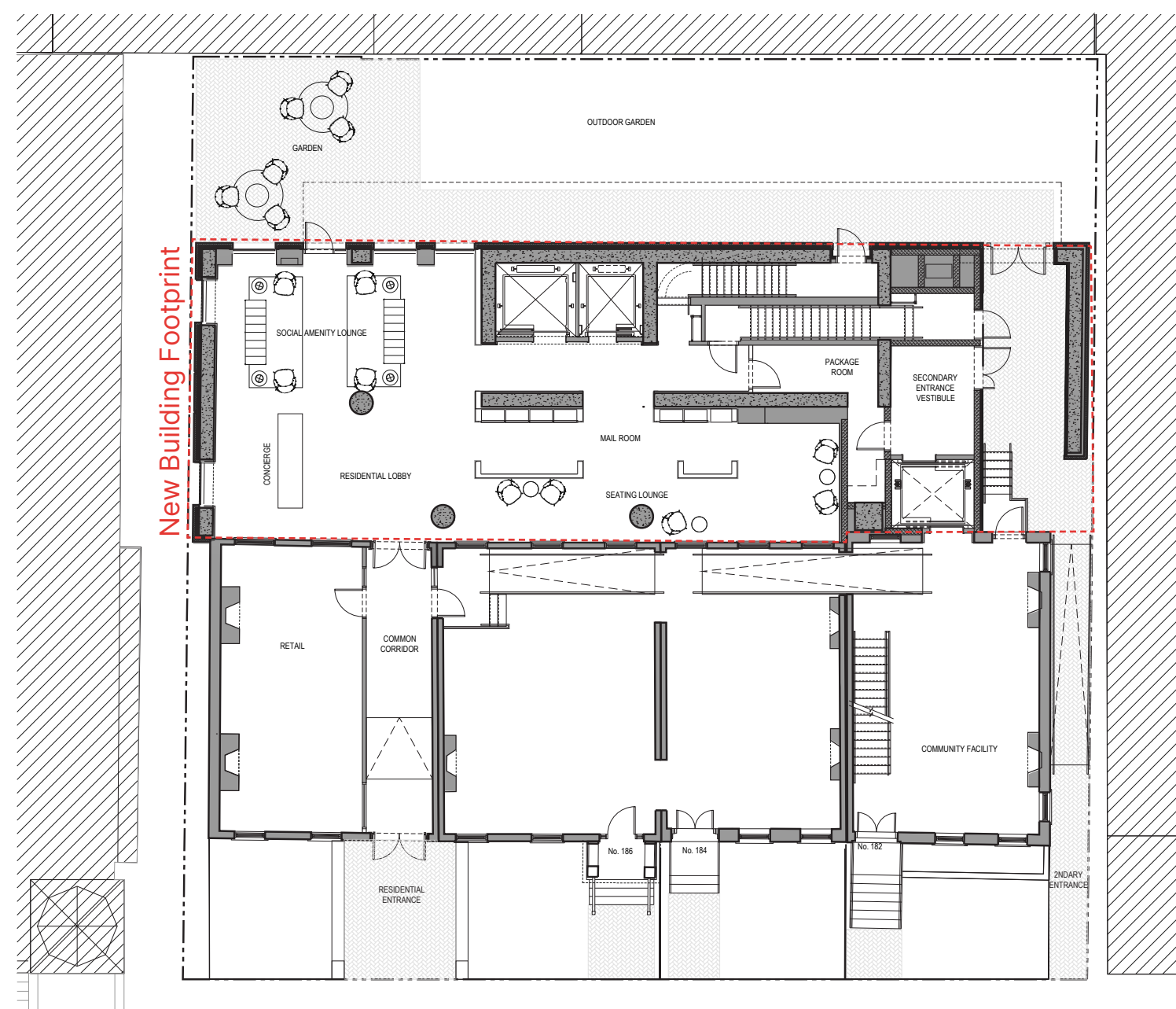
After

Ongoing Restoration Efforts - 186 Duffield

Townhouse Modifications:



Existing Ground Floor



Proposed Ground Floor

Existing and Proposed Ground Floor Plan



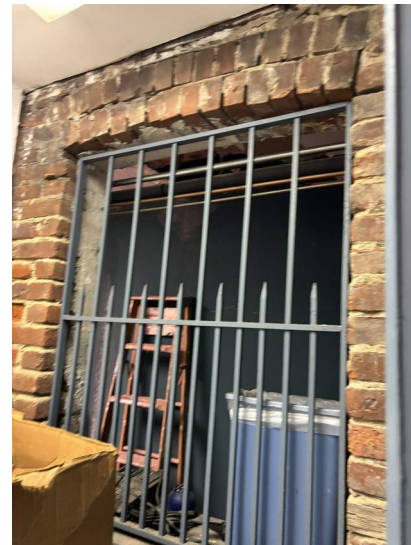
Back Facade Existing Conditions



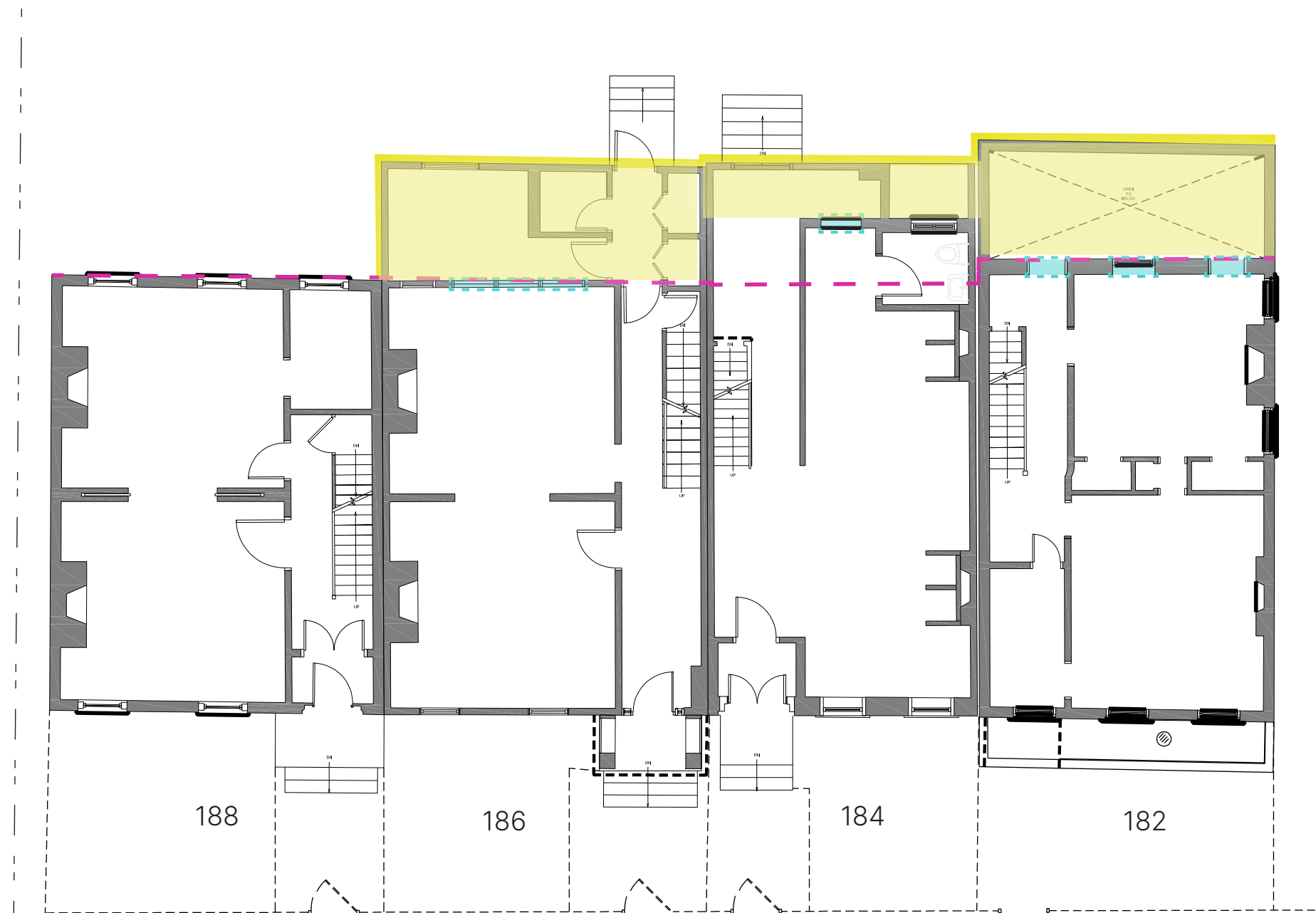
Ground Floor Window 186



Ground Floor Window 184



Window & Door Cellar 182

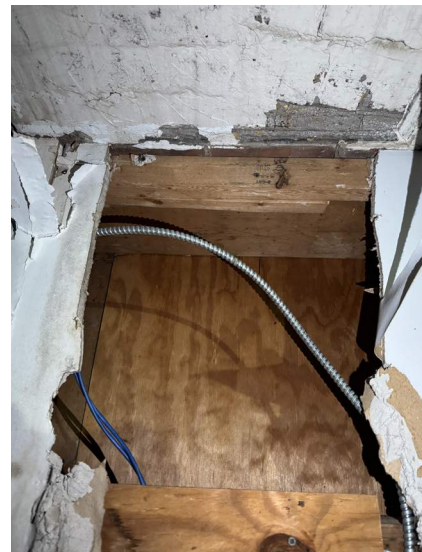


- Rear Porch Additions
- Proposed Rear Facades
- Evidence of Original Rear Openings

Evidence of Original Rear Walls



186 Duffield Probe Photo



184 Duffield Probe Photo



182 Duffield Probe Photo

182 Duffield

- Existing historic materials remain
- Framing: Rough sawn 2×10 lumber
- Sheathing: Tongue and groove decking below 5/8" plywood

184 Duffield

- No evidence of historic materials found
- Framing: Modern 2×10 lumber
- Sheathing: Modern 5/8" plywood

186 Duffield

- No evidence of historic materials found
- Framing: Modern 2×10 lumber
- Sheathing: Modern 5/8" plywood



 Probe Locations

Rear Porch Probes

Existing Conditions



Proposed Conditions



- Relocate Floor
- Remove Floor
- Rebuild Floor
- Proposed Floor

Floor Level Alignment



Existing Entry



Proposed Entry

Proposed ADA Entry



Proposed Lobby Isometric Section



Proposed Lobby Section

Back Facade Alterations:

- 1. Remove back porches
- 2. Repoint brick facades
- 3. Replace wood siding with matching fiber cement siding
- 4. Replace windows and doors



Back Facade Existing Conditions



Back Facade Proposed Conditions



Back Facade Proposed Conditions



Back Facade Proposed Conditions

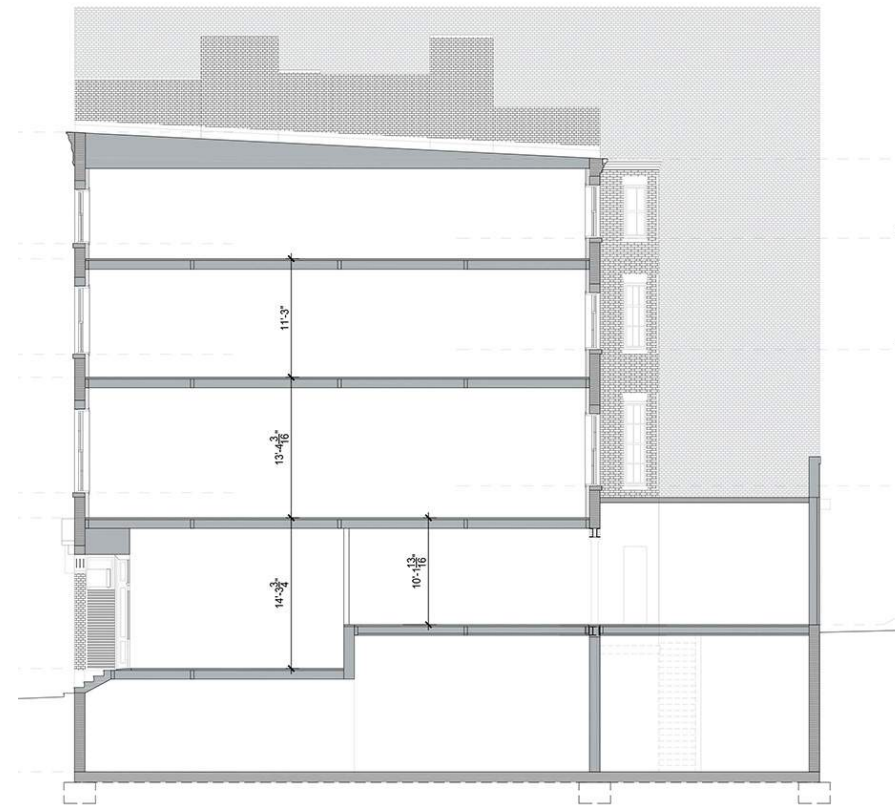


Back Facade Proposed Conditions

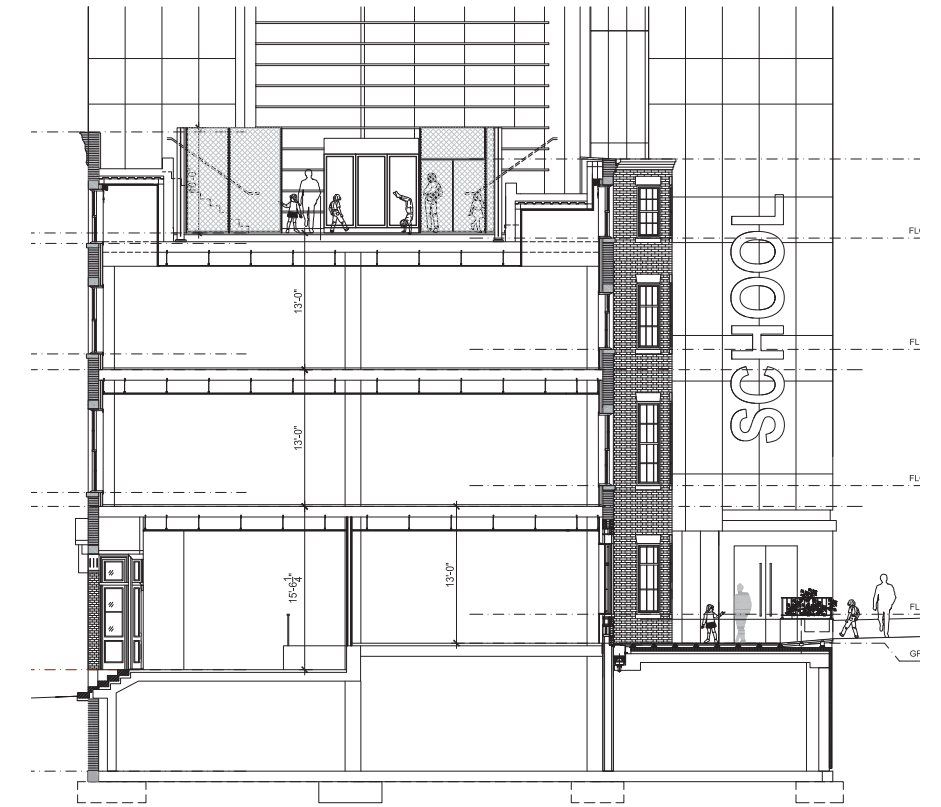
Precedents:



182-188 Duffield Street



EXISTING

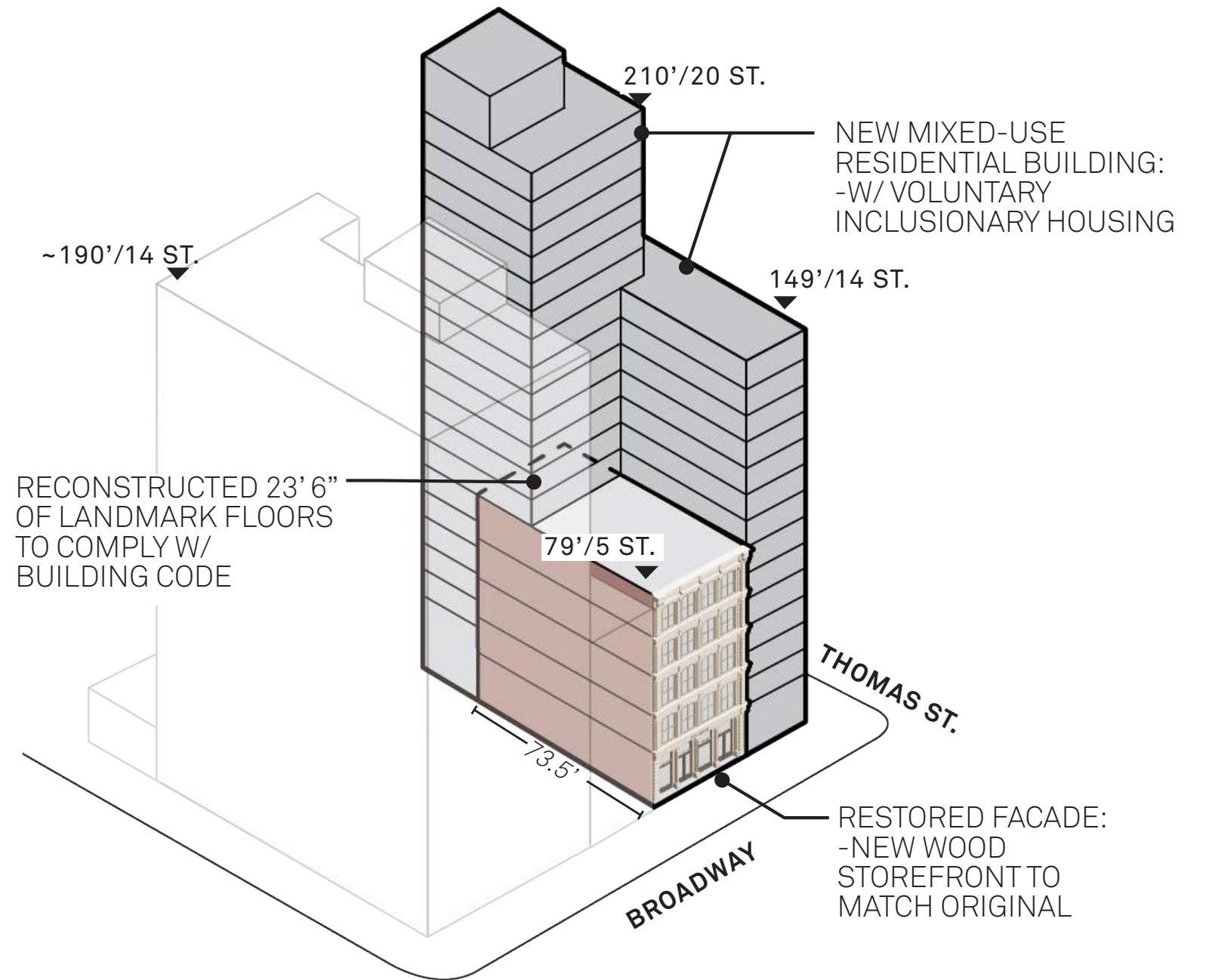


APPROVED

77 Greenwich, Manhattan
 Individual Landmark: (Dickey House, LP-2166)
 Encroachment: 10'-7"

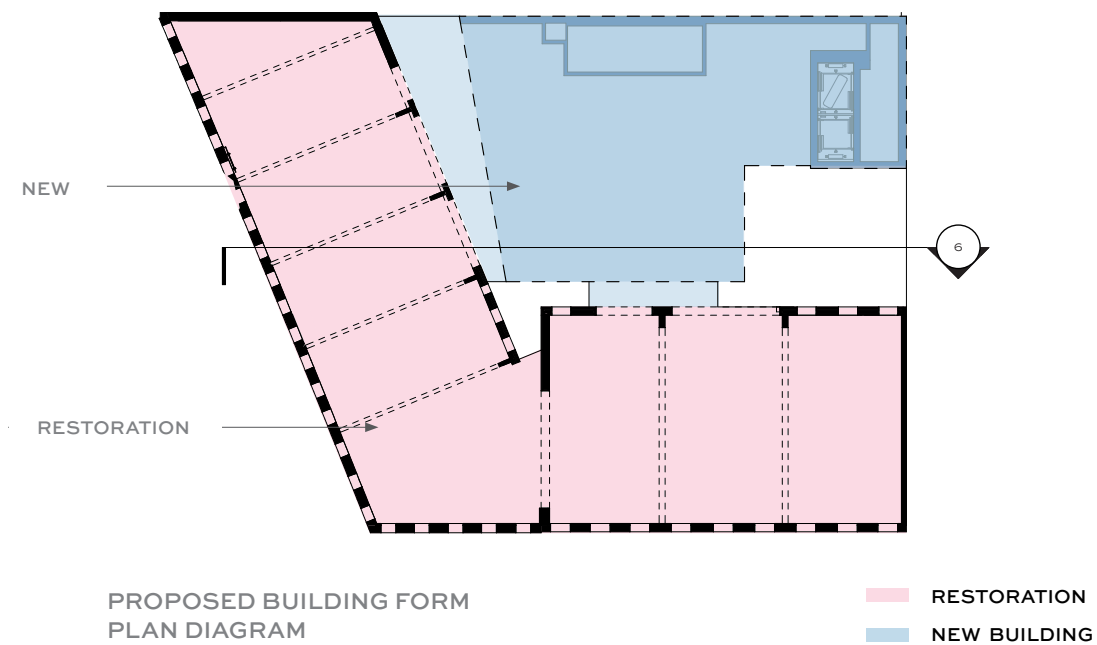
Floor Plates Relocated within Historic Facade
 Double Height Space at Front Facade (Floor 3)

LPC Approved Precedents



315-317 Broadway, Manhattan
Individual Landmark: (315 Broadway Building, LP-1756)
Encroachment: 40'-0"

Removal of Historic Rear Wall
LPC Approved Precedents



SECTION A (N-S SECTION LOOKING WEST)

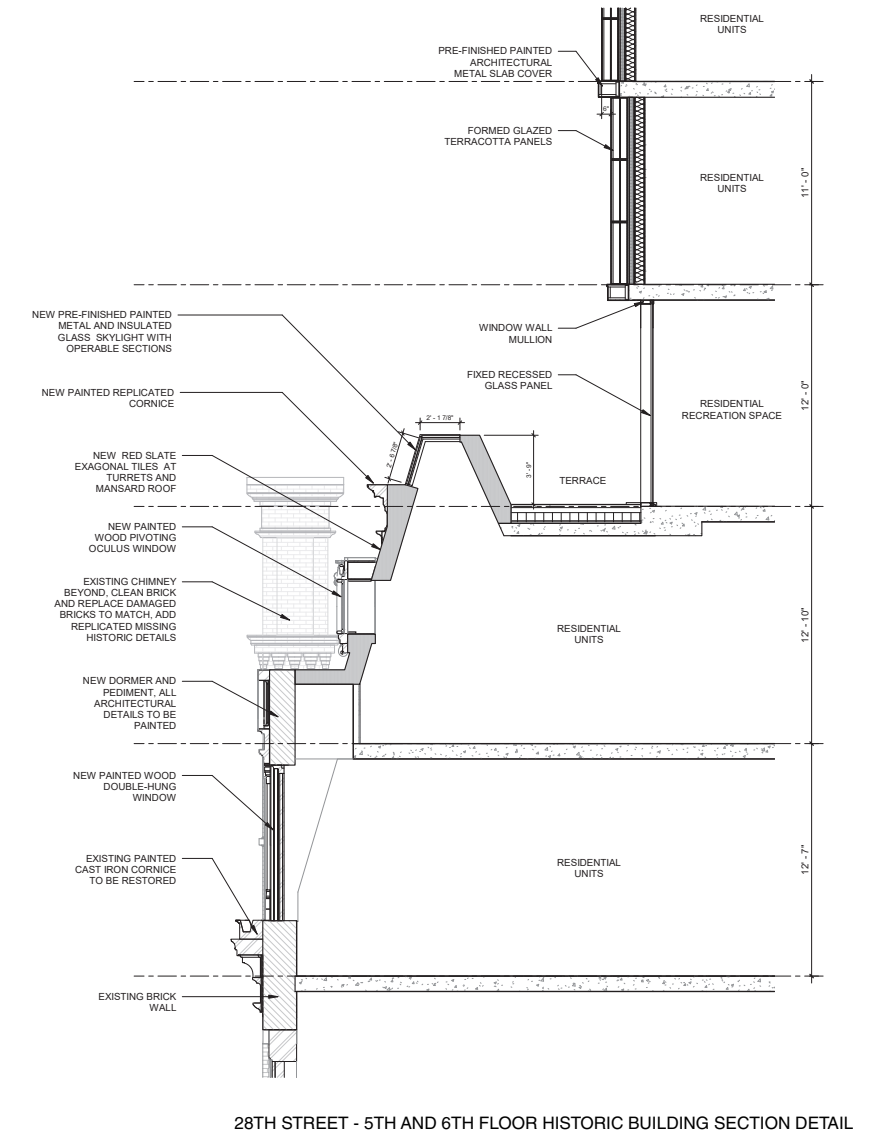
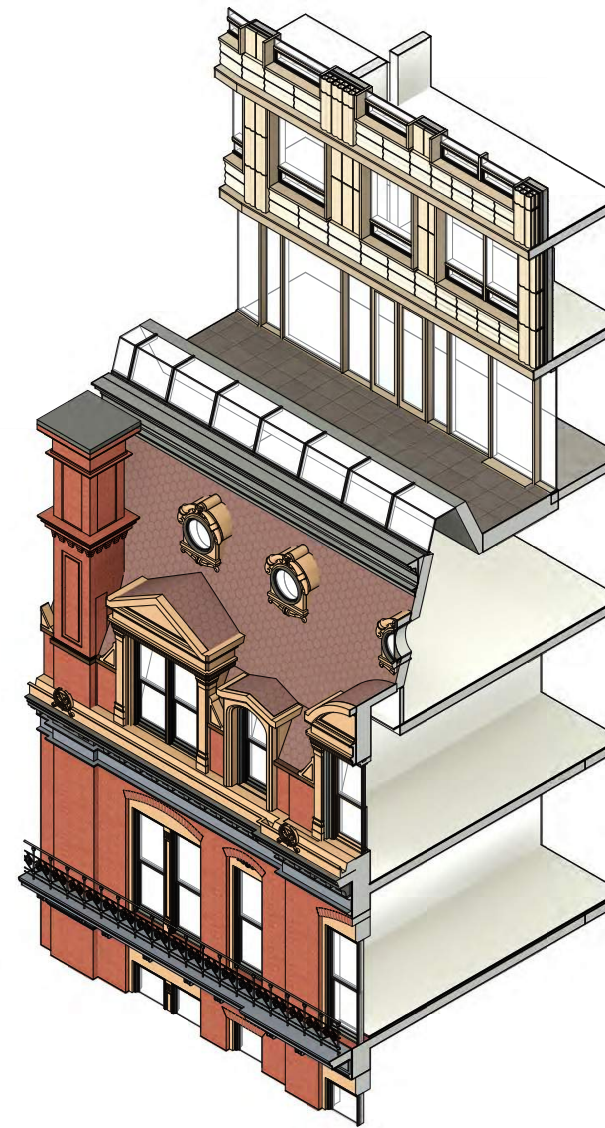
PROPOSAL - DIALOGUE - OLD AND NEW



44-54 9th Avenue & 351-355 West 14th Street, Manhattan
Gansevoort Market Historic District, LP-0088

Historic Rear Wall Meets New Building

LPC Approved Precedents



251-253 Fifth Avenue, Manhattan
 Individual Landmark: (Madison Square North Historic District, LP-2097)
 Encroachment: 6'-6"

New Building Connection at Historic Mansard Roof Line
LPC Approved Precedents



182-188 Duffield Street



712 Fifth Avenue, Manhattan
 Individual Landmarks: (Rizzoli Building, LP-1533 & Coty Building, LP-1534)
 Encroachment: N/A

New Tower Behind Historic Buildings

LPC Approved Precedents

Proposed Building:



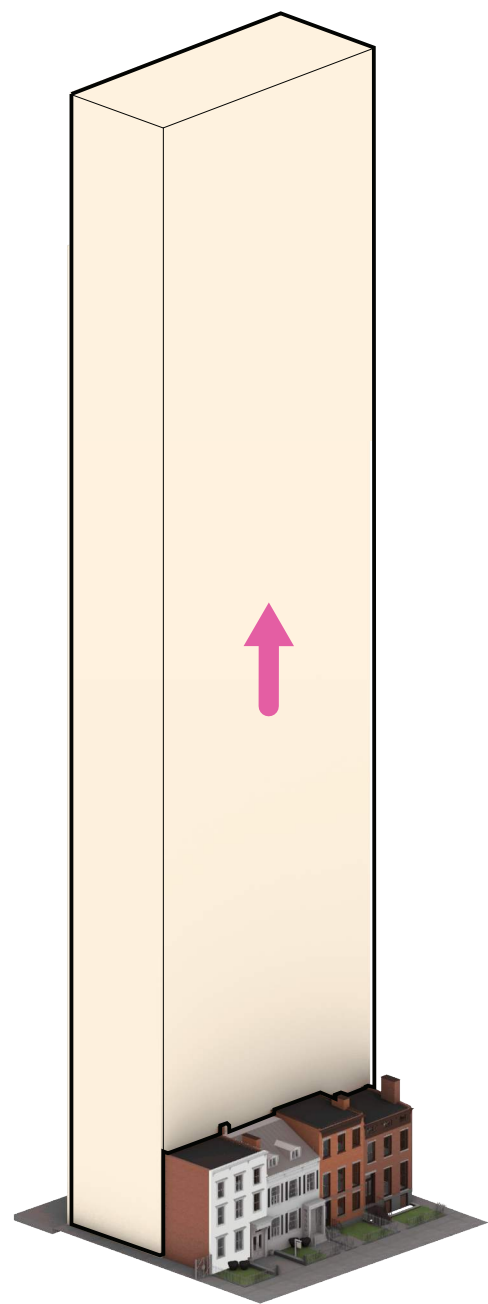
Existing Site



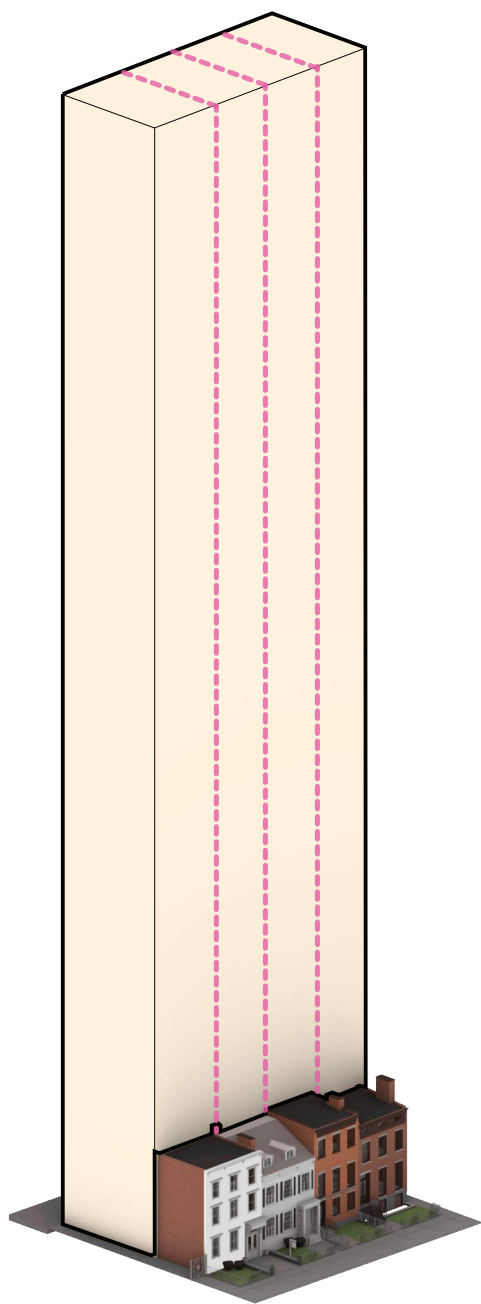
Proposed Building Massing



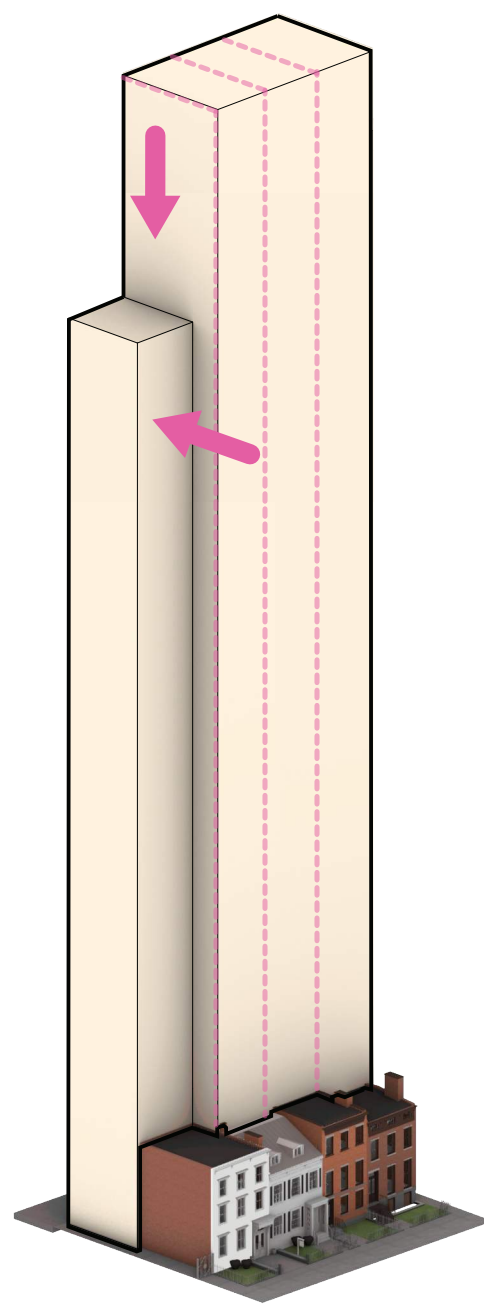
Proposed Building View: South East



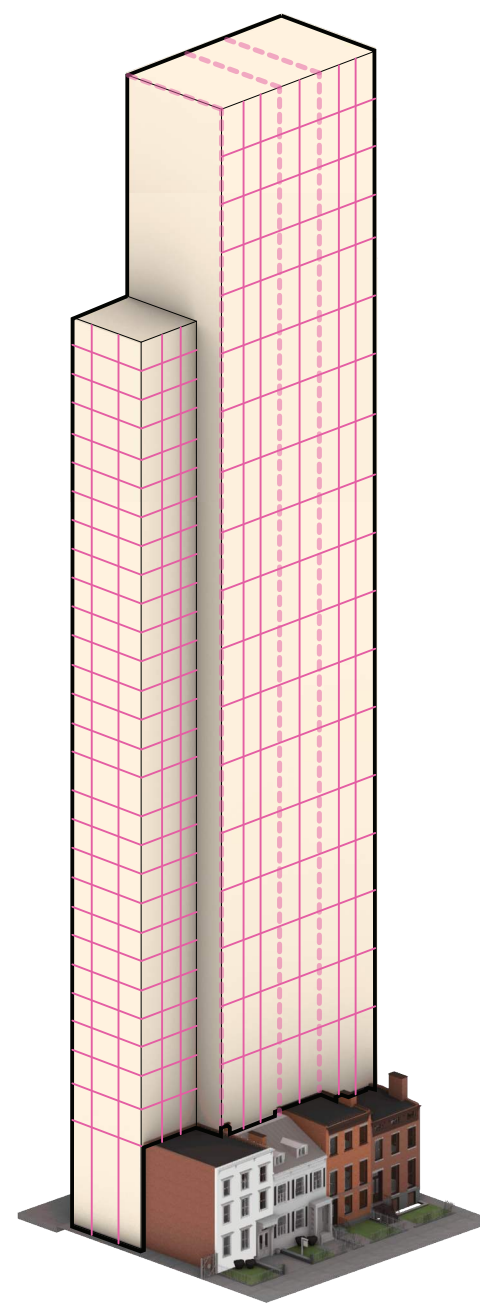
Extrude



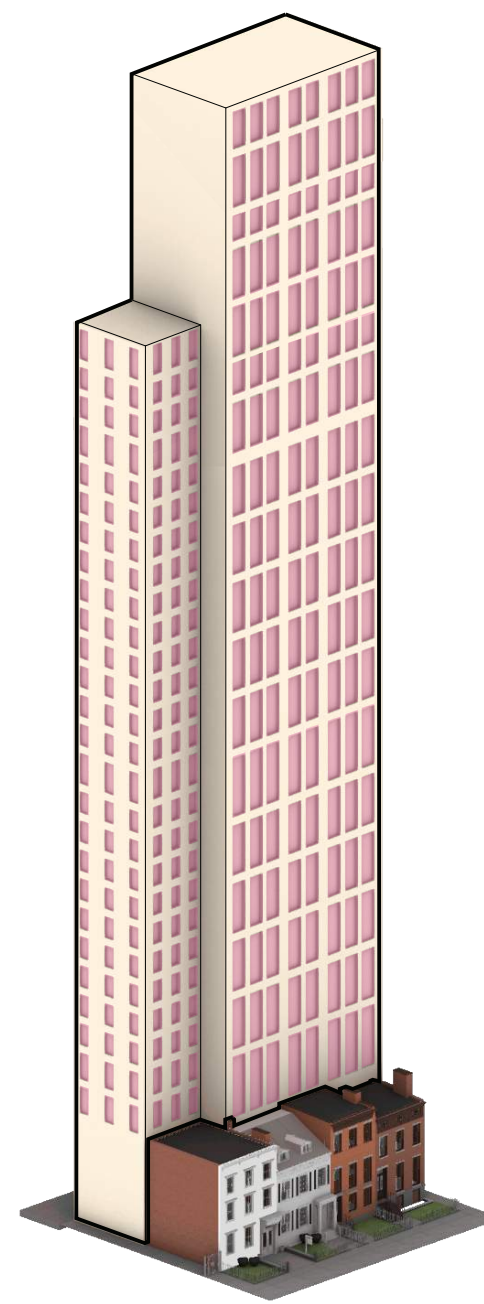
Divide



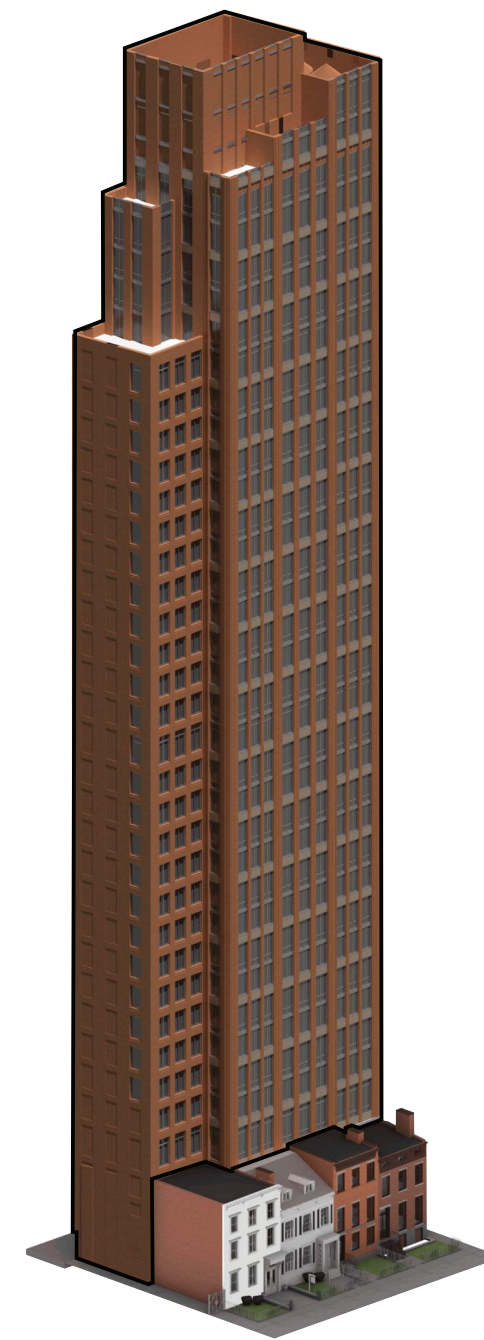
Shift



Align

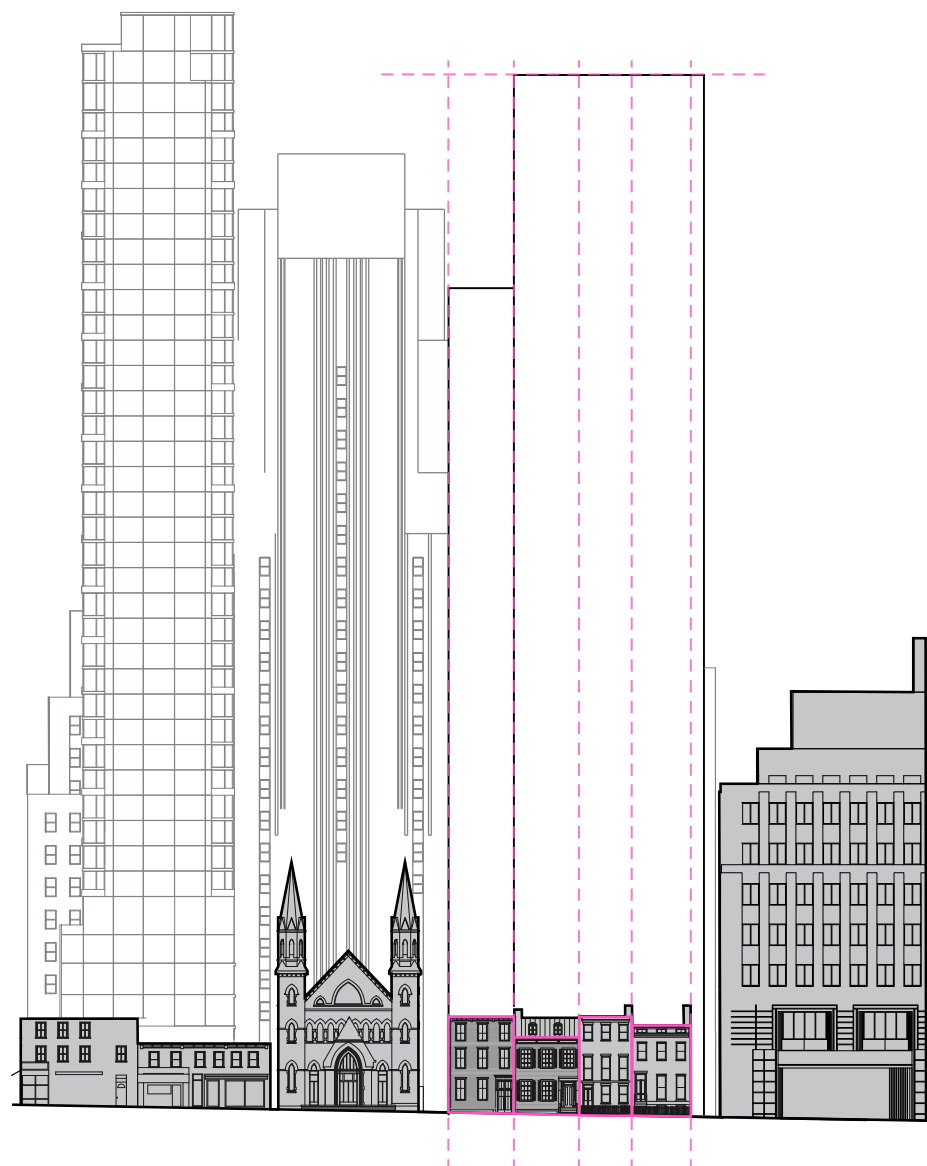


Glaze

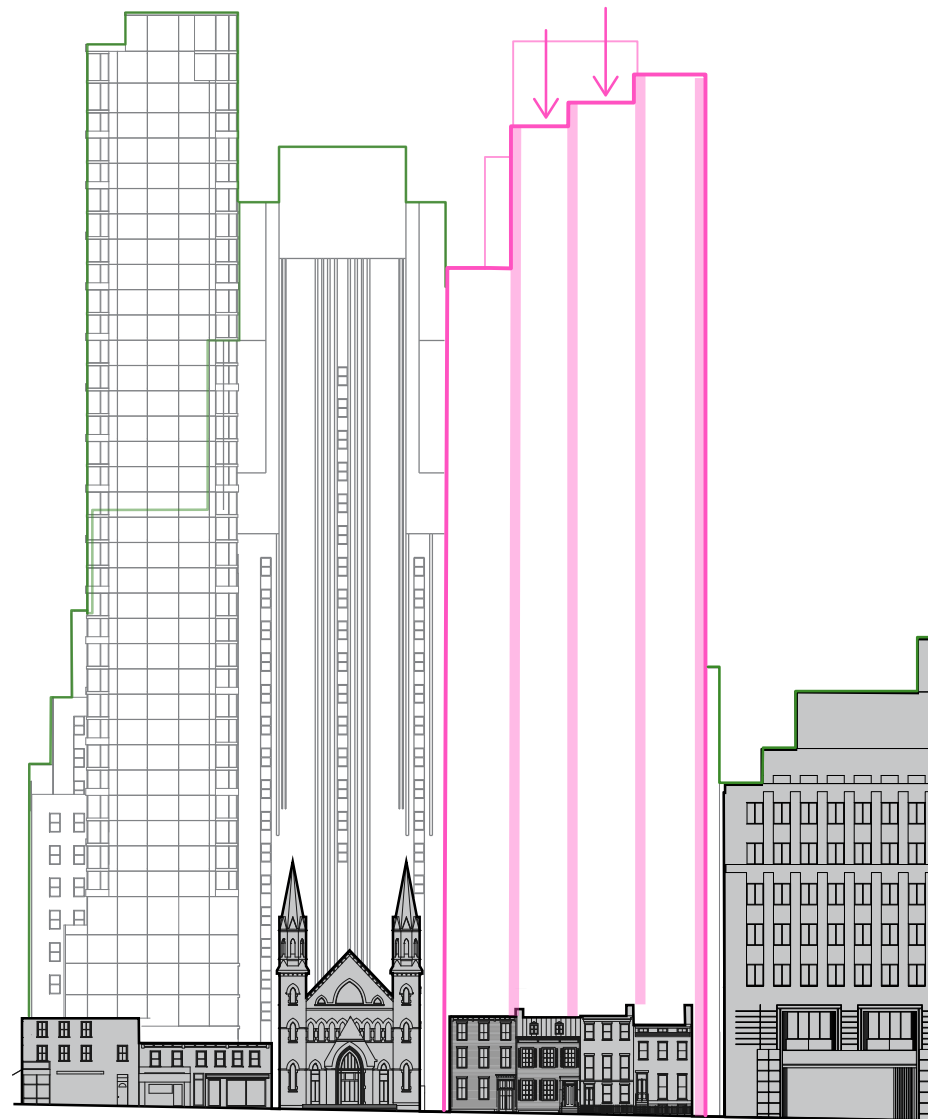


Materialize

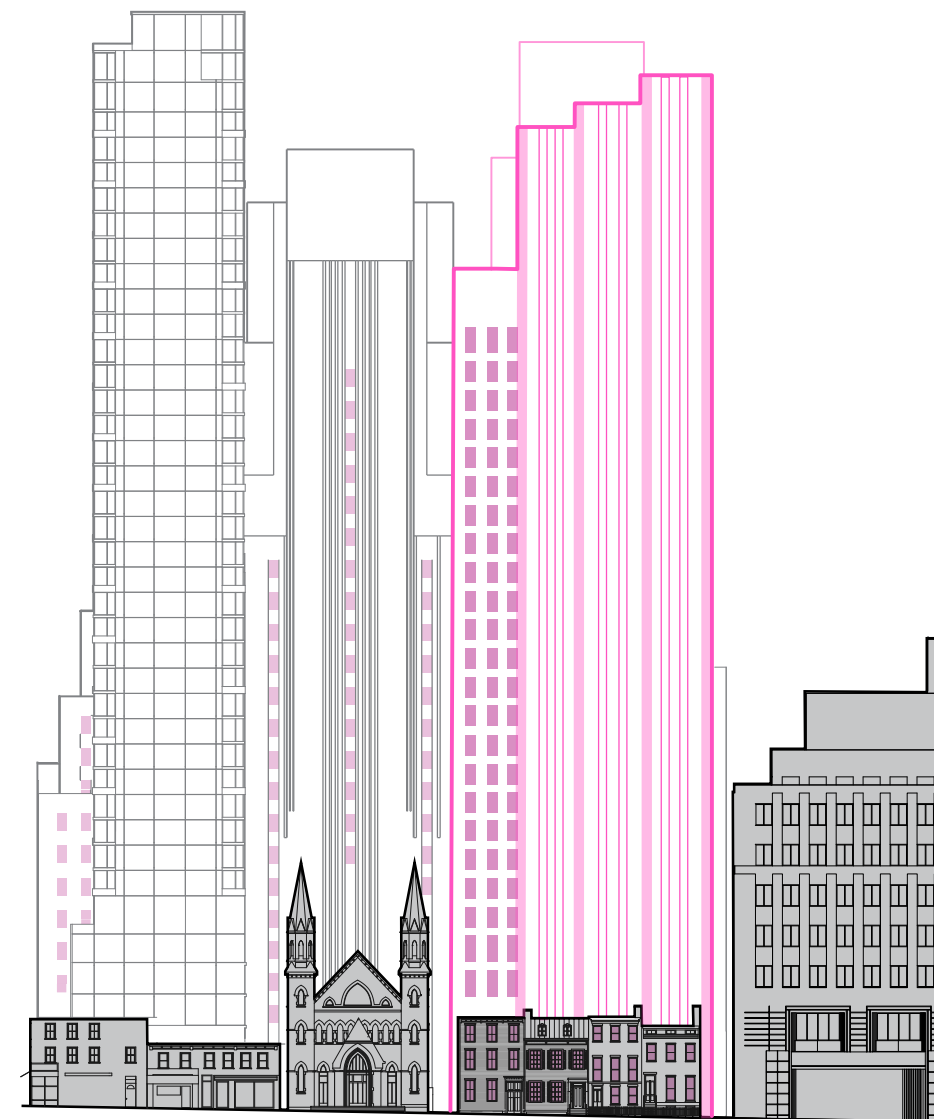
Massing Diagram



Align with Context

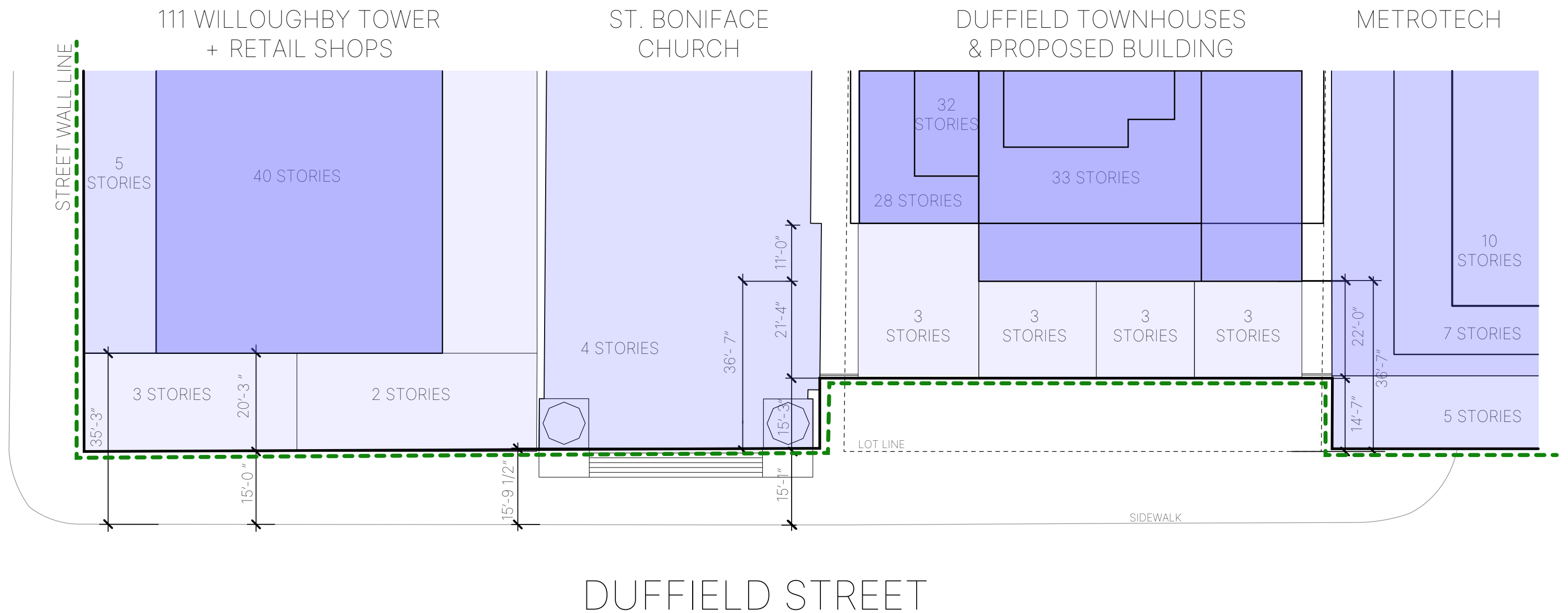


Blend Massing



Match Proportions

Facade Diagram

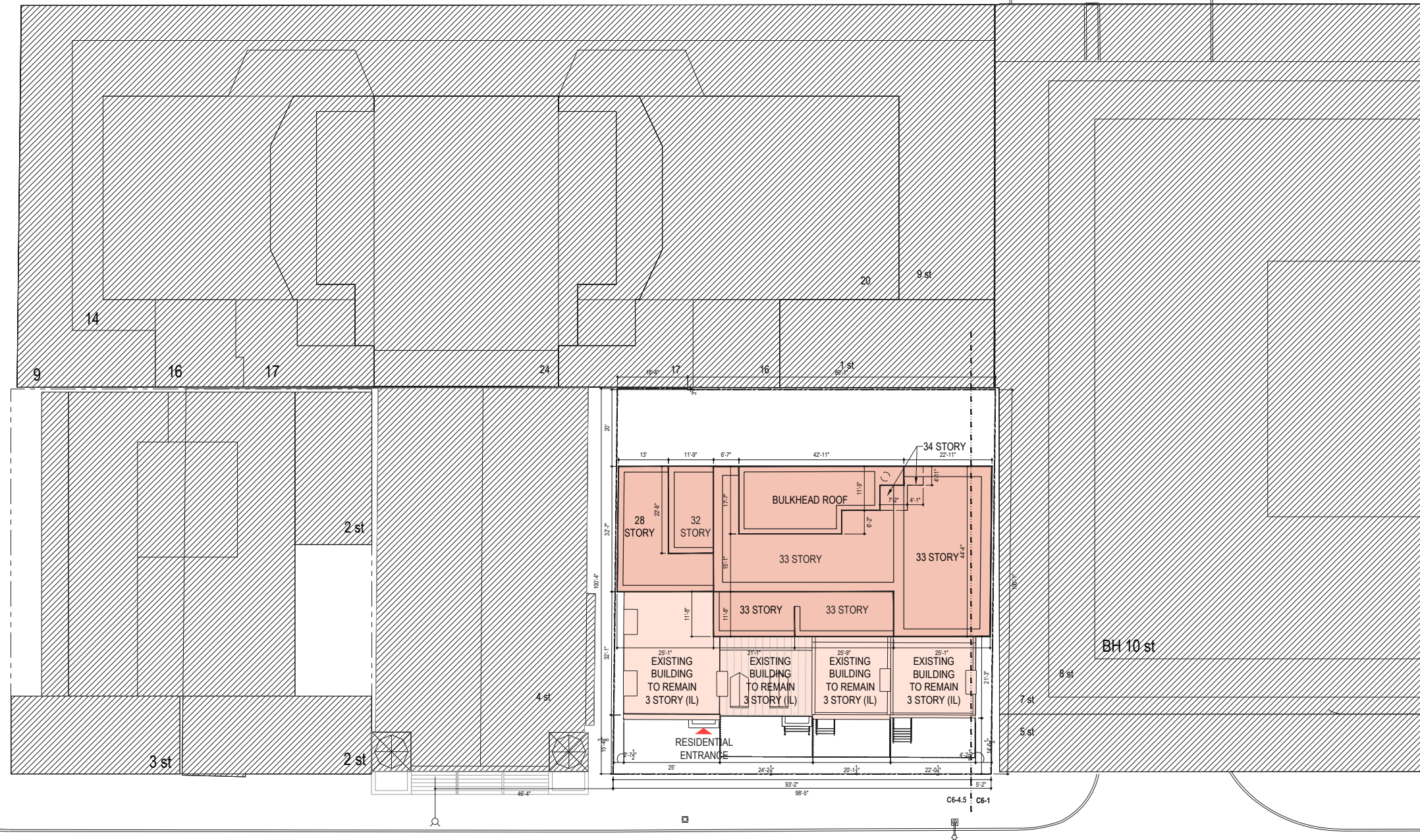


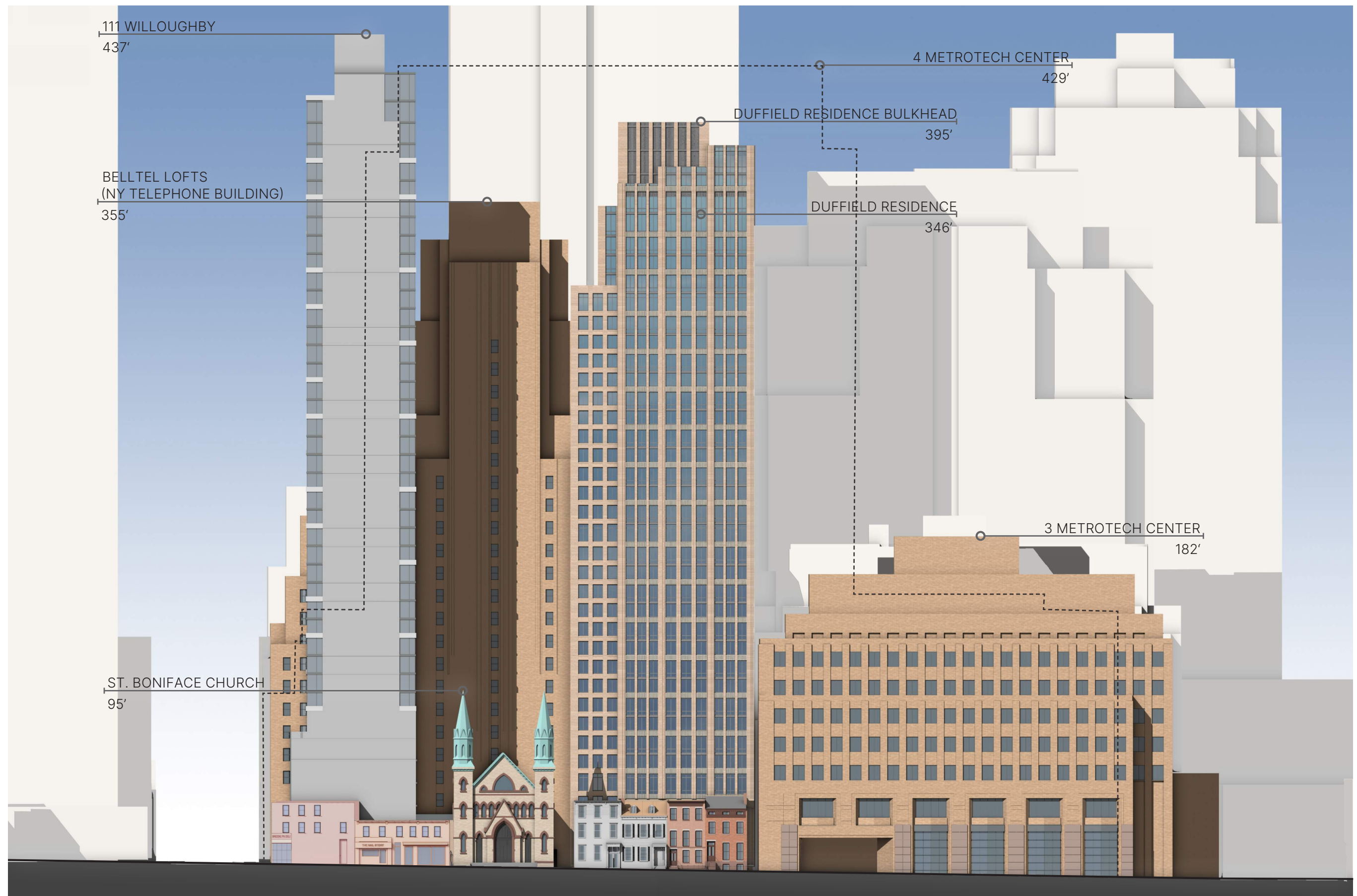
Street Wall Diagram

WILLOUGHBY ST
(60' NARROW STREET)

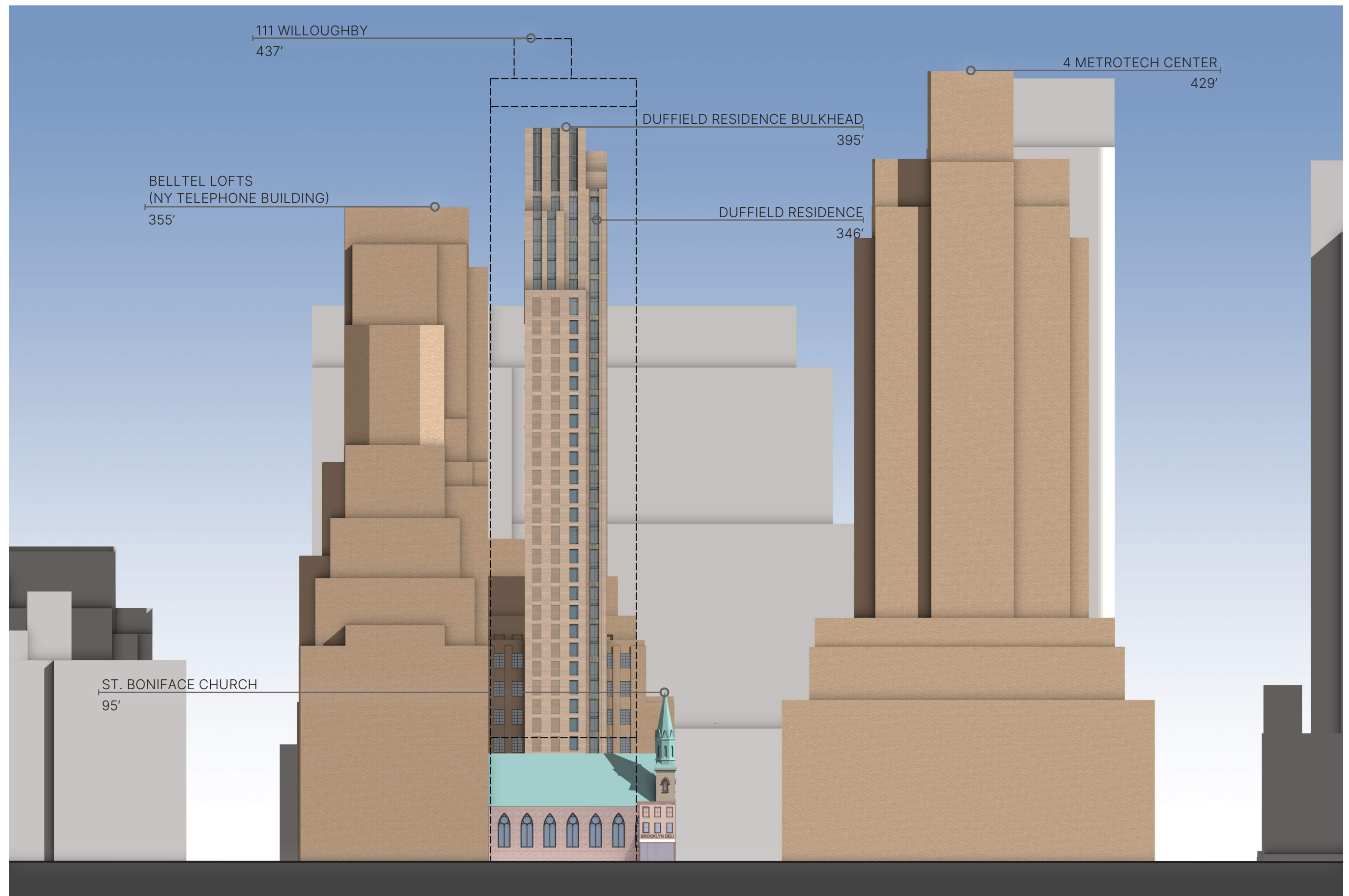
BRIDGE ST
(60' NARROW STREET)

DUFFIELD ST
(60' NARROW STREET)





Proposed Building Elevation: East

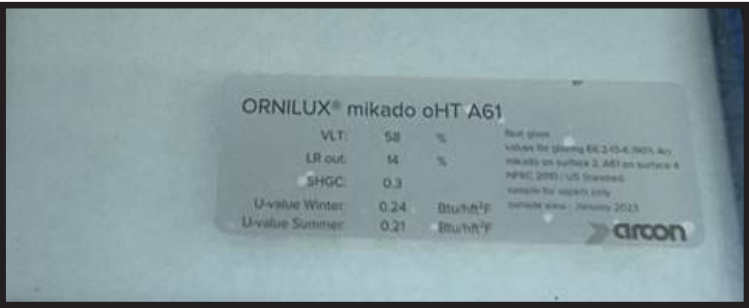


Proposed Building Elevation: South

PPG MEDIUM GRAY
MULLION AND SLAB
COVER



PPG LIGHT BRONZE
CORRUGATED HOR-
IZONTAL METAL
PANEL

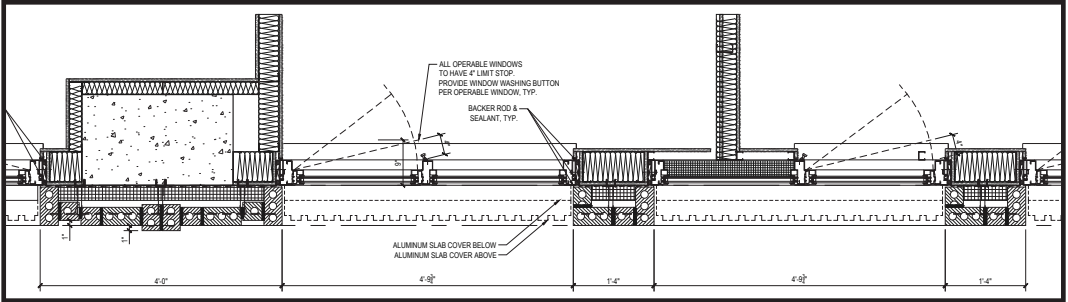


ORNILUX A61 WITH
BIRD FRIENDLY UV
COATING

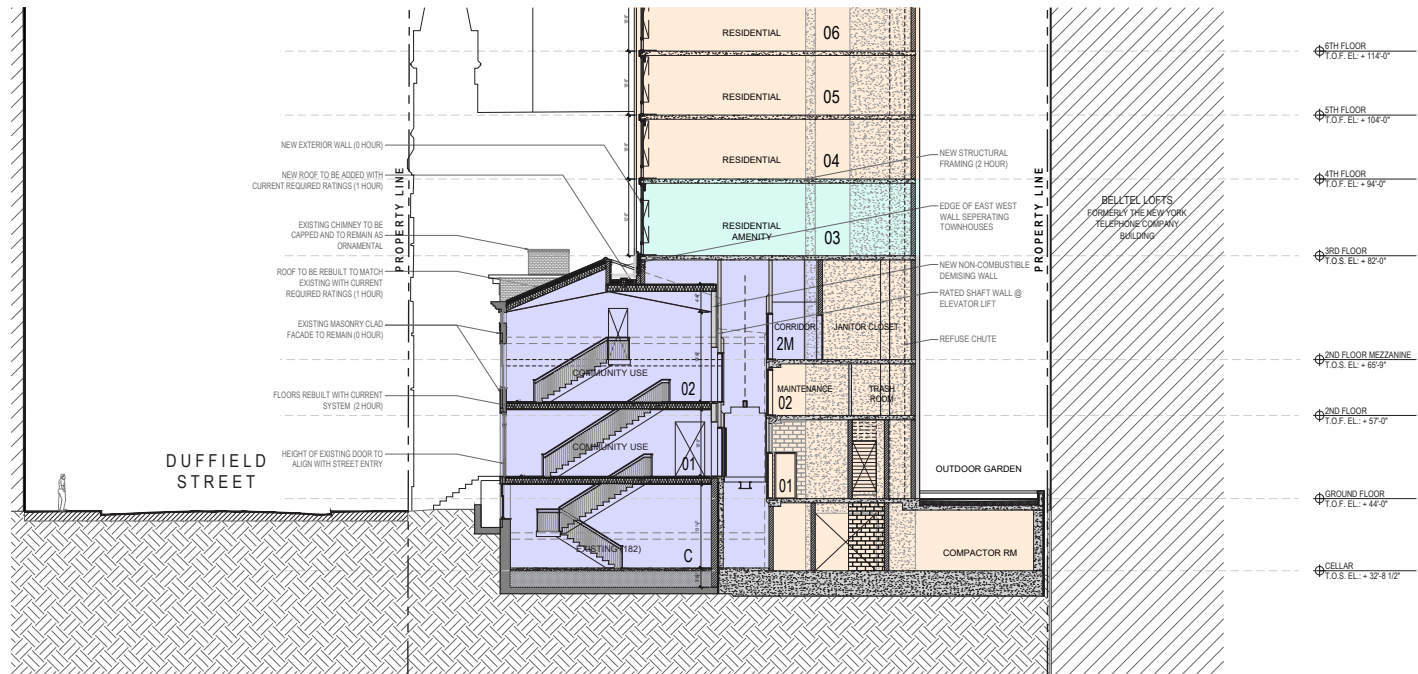


PROPOSED BRICK

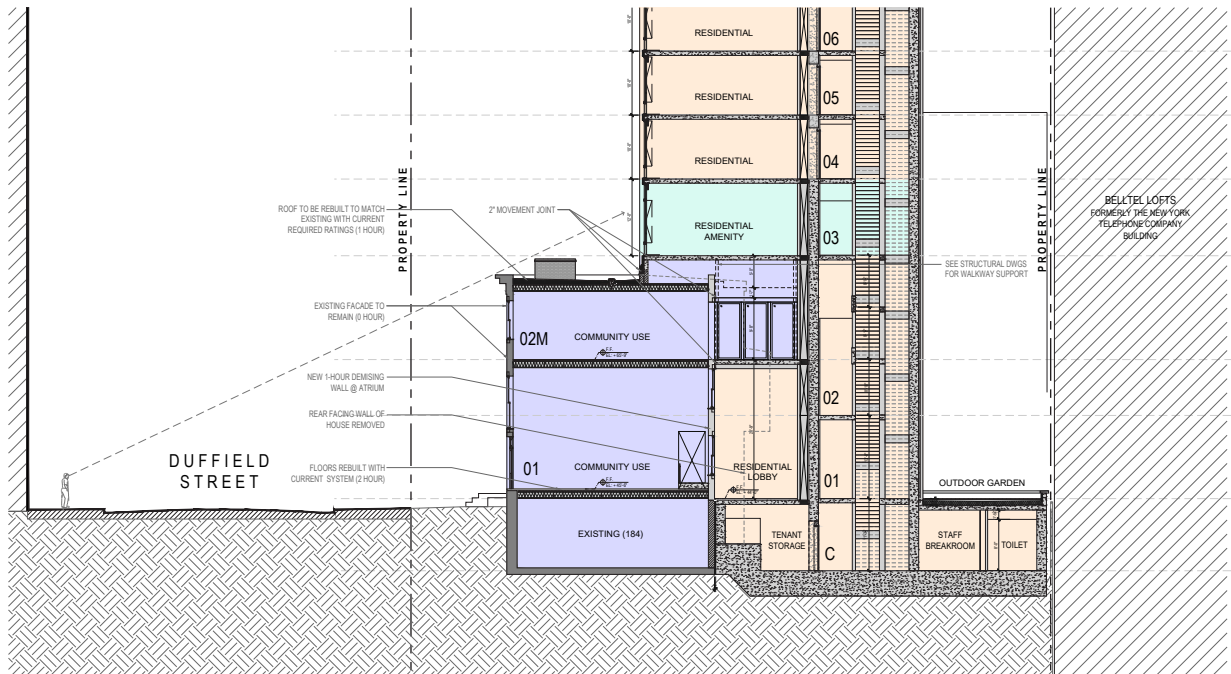
BRICK - COLUMN
DETAIL



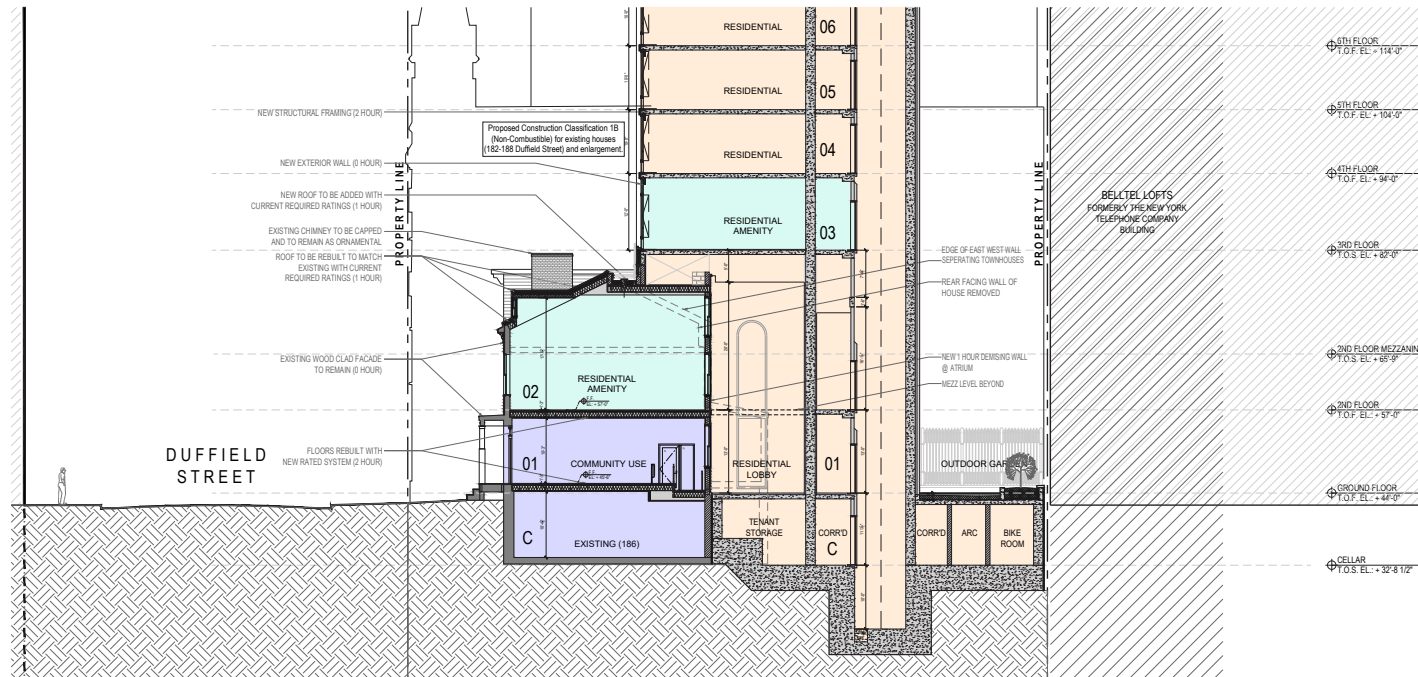
Material Samples



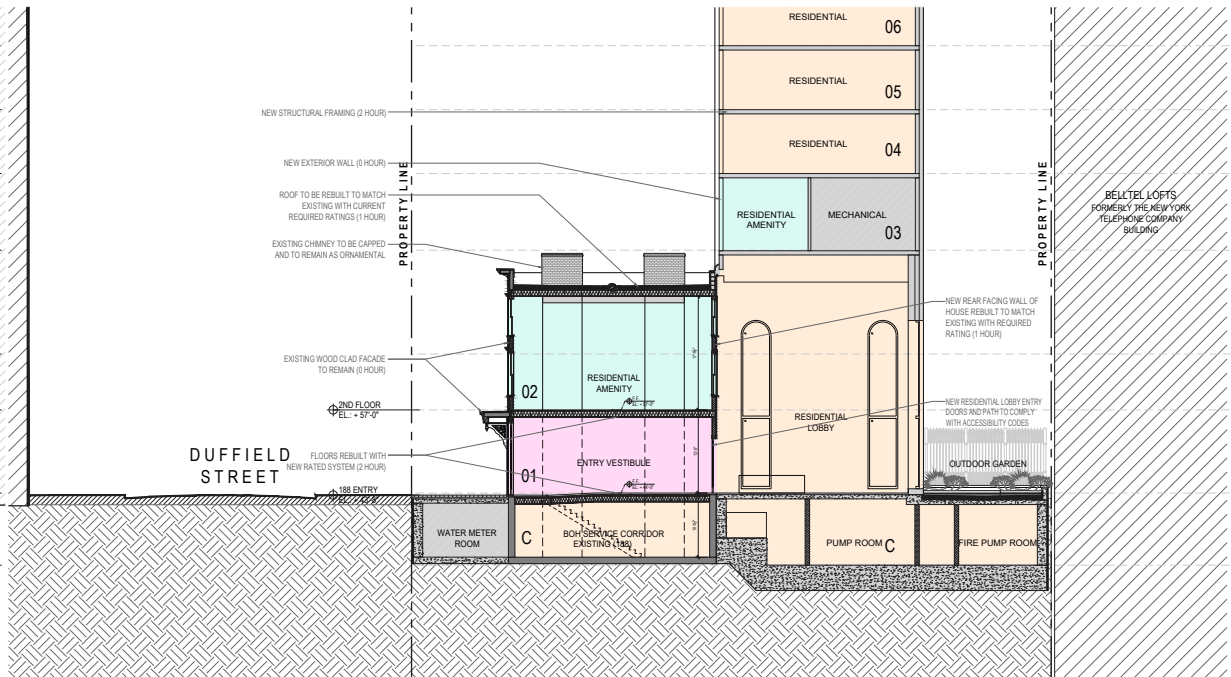
182 DUFFIELD



184 DUFFIELD



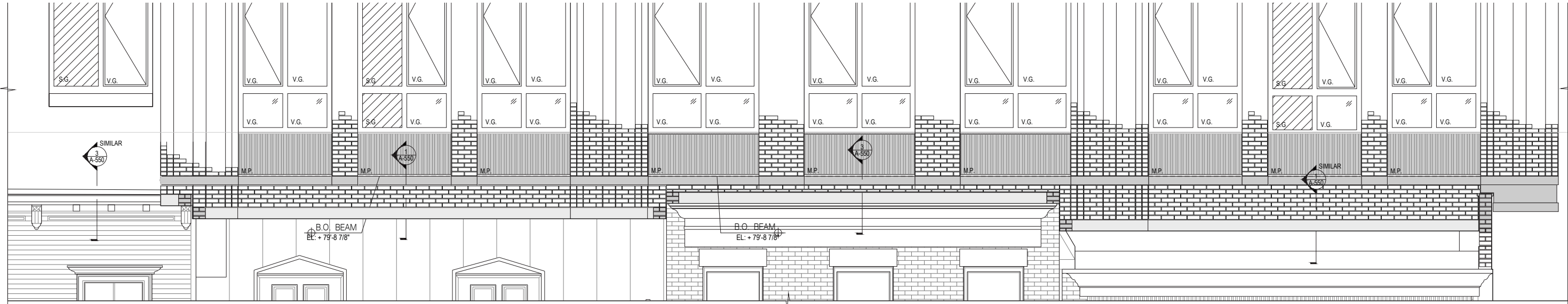
186 DUFFIELD



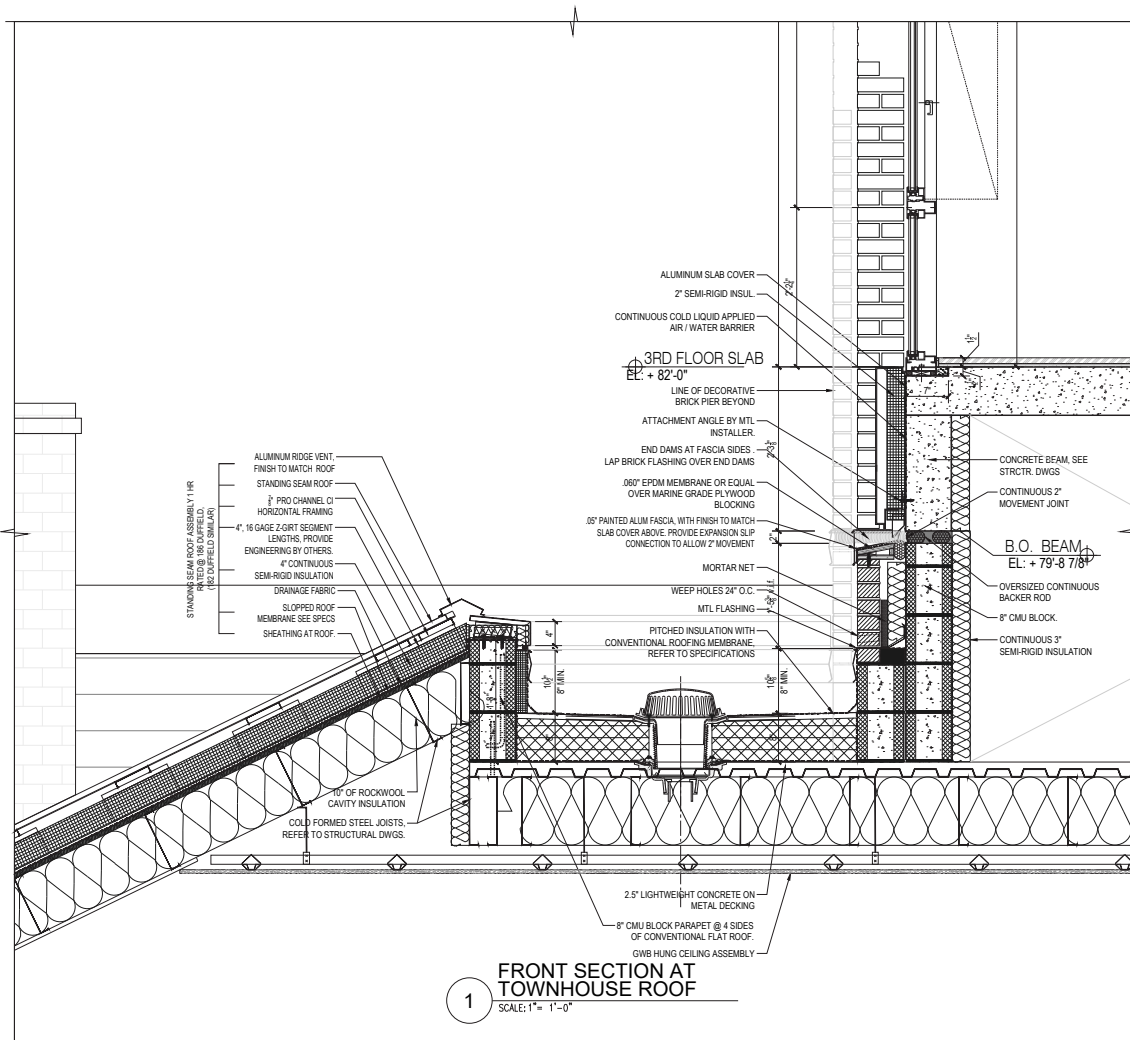
188 DUFFIELD

DRAWING LEGEND:	
	RESIDENTIAL USE
	RESIDENTIAL AMENITY USE
	COMMUNITY FACILITY
	RETAIL USE
	NEW WALL CONSTRUCTION, ALSO NEW CONST. TO MATCH EXISTING
	EXISTING WALLS TO REMAIN

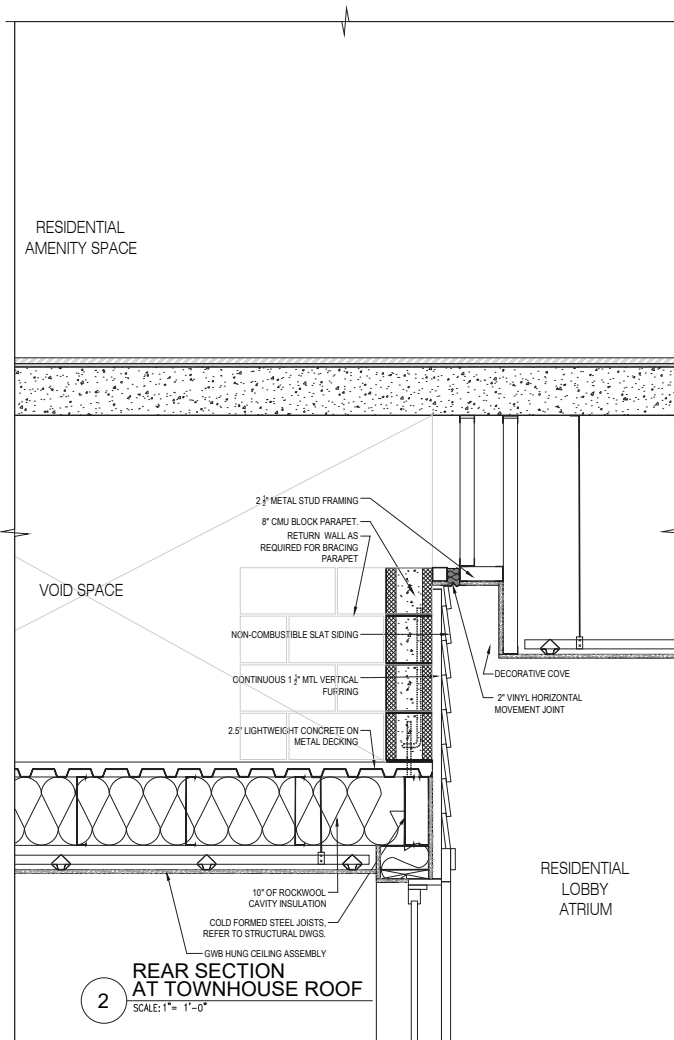
Proposed Sections



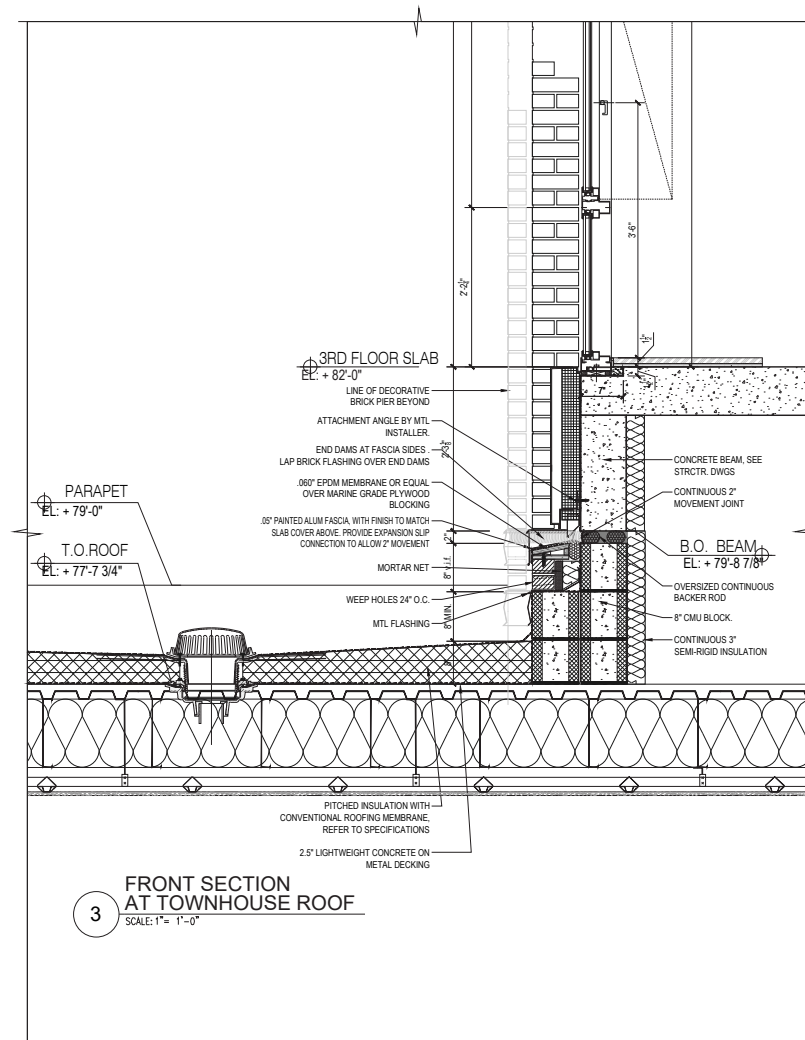
3
PARTIAL
SECTION/ELEVATION
SCALE: 1/2" = 1'-0"



1
FRONT SECTION AT
TOWNHOUSE ROOF
SCALE: 1" = 1'-0"



2
REAR SECTION
AT TOWNHOUSE ROOF
SCALE: 1" = 1'-0"

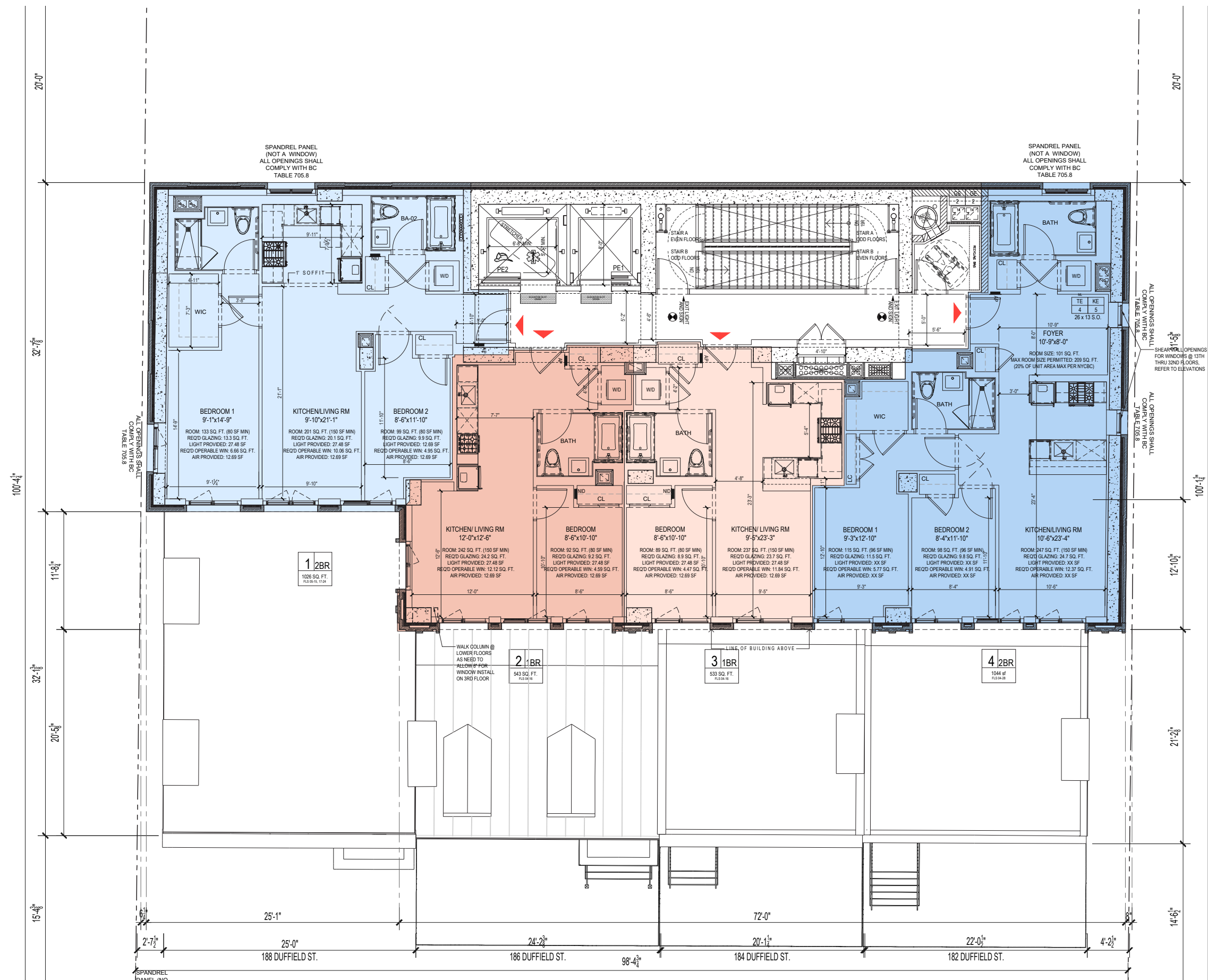


3
FRONT SECTION
AT TOWNHOUSE ROOF
SCALE: 1" = 1'-0"

Proposed Section: Townhouses and Tower Connection







Proposed Typical Residential Floor Plan

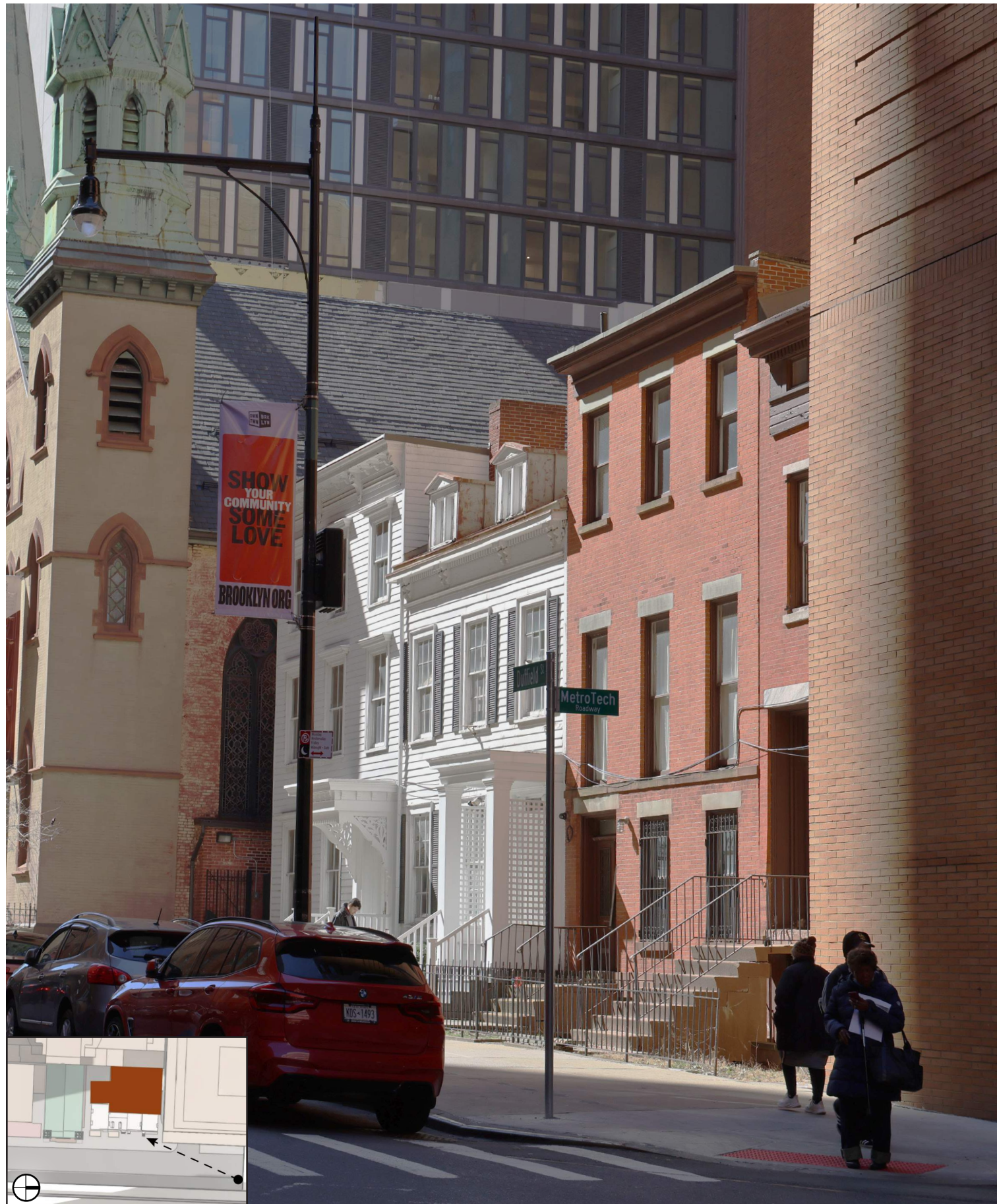
Street Views:



Existing Street View (Wide Lens)



Proposed Street View (Wide Lens)



Existing

182-188 Duffield Street



Proposed

Duffield Street: View 1



Existing

182-188 Duffield Street



Proposed

Duffield Street: View 2

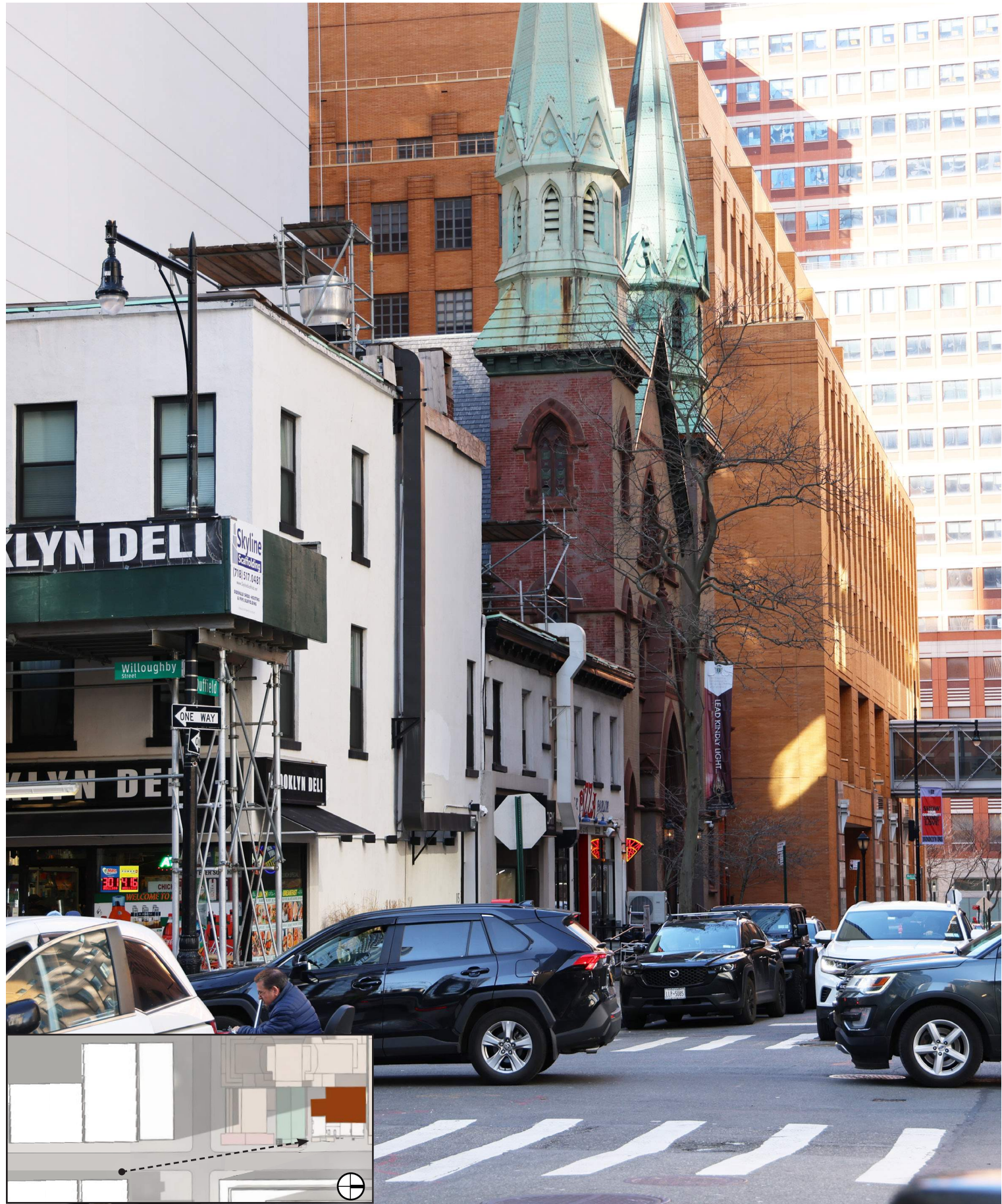


Existing



Proposed

Duffield Street: View 3



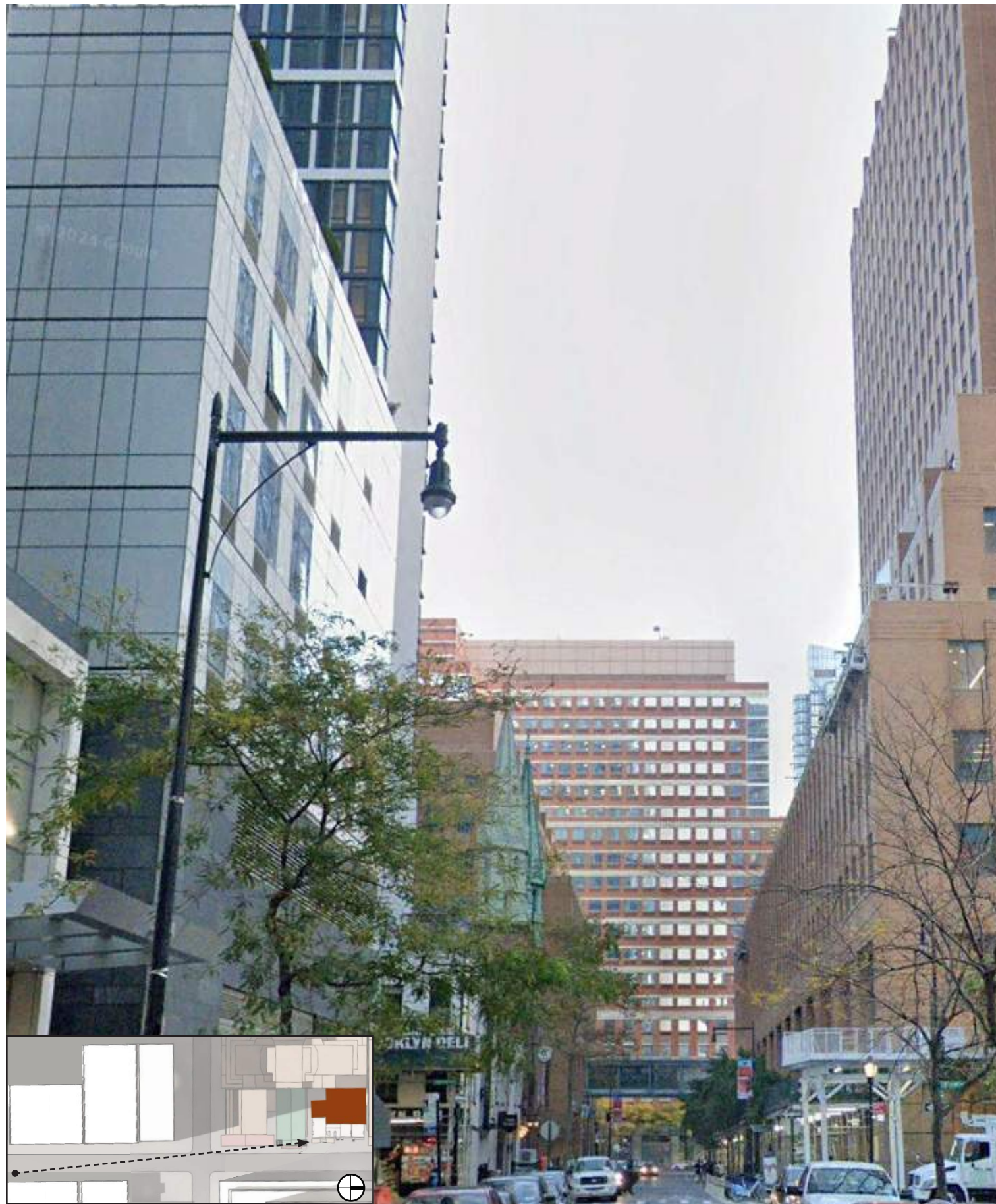
Existing

182-188 Duffield Street



Proposed

Duffield Street: View 4



Existing



Proposed

Duffield Street : View 5



Existing

182-188 Duffield Street



Proposed

Bridge Street View



Existing

182-188 Duffield Street



Proposed

Willoughby Street View



Existing

182-188 Duffield Street



Proposed

Gold Street View



Existing

182-188 Duffield Street



Proposed

Flatbush Ave View



Photo from 2001 Landmarks Designation



Proposed Street View (Wide Lens)



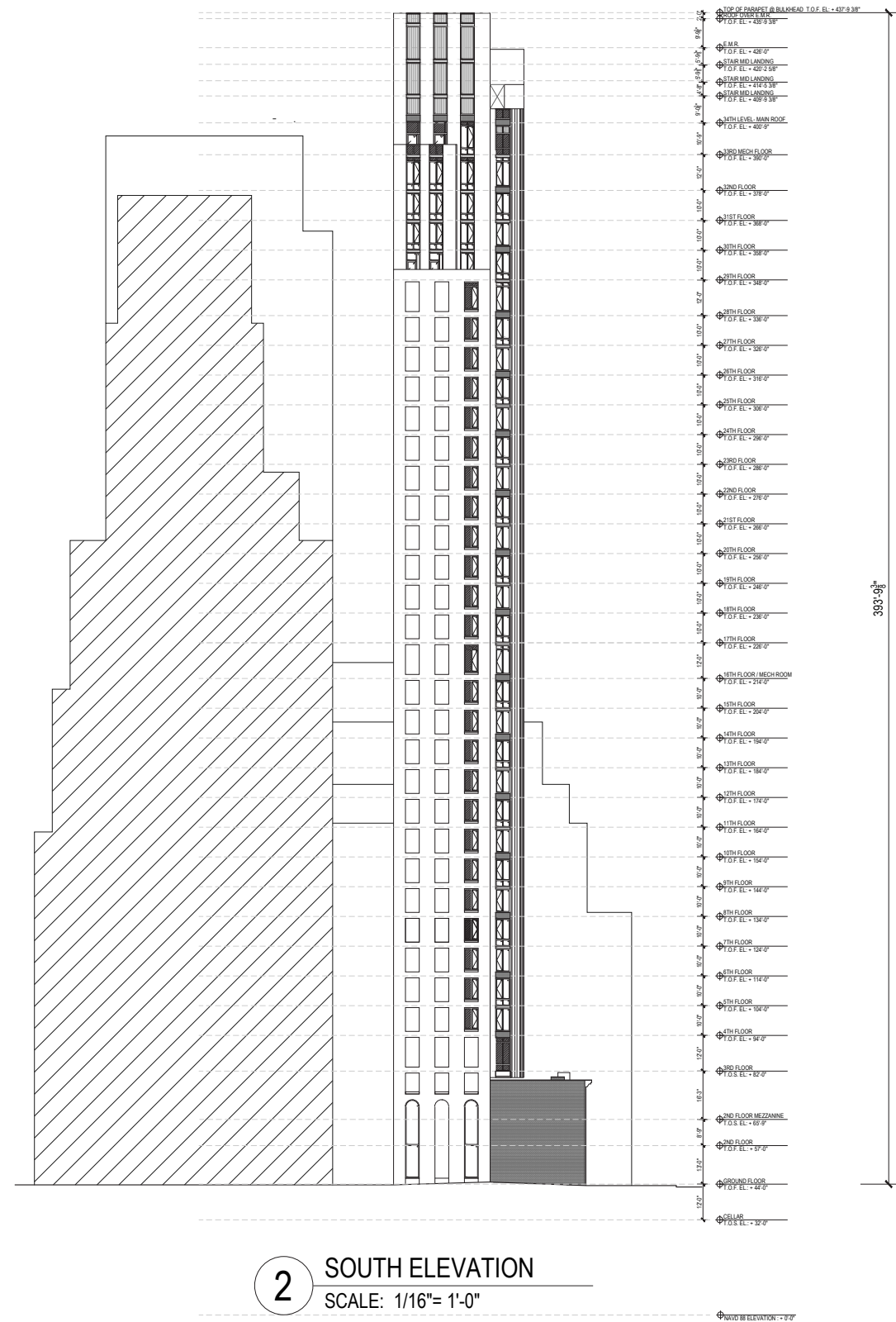
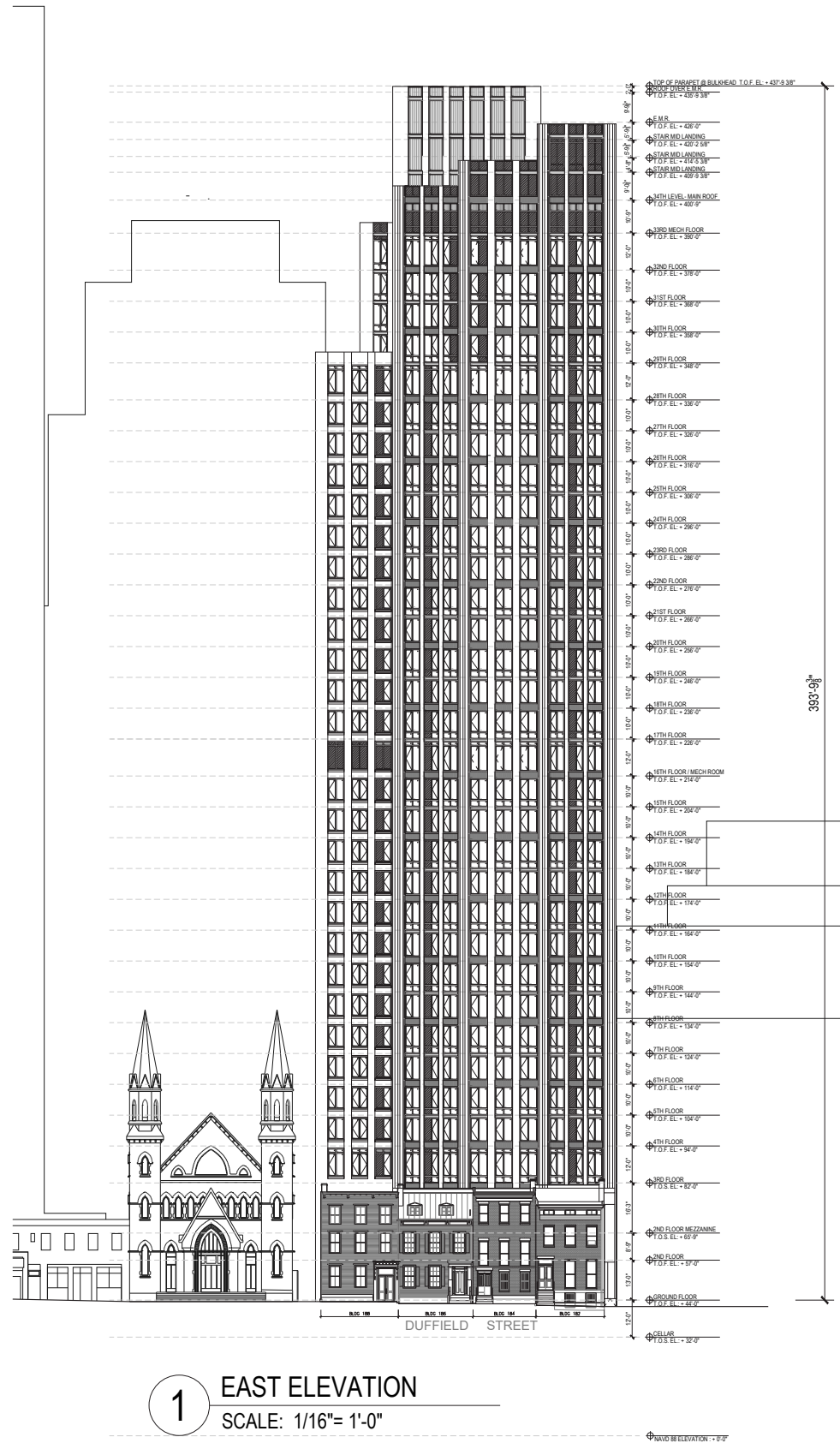
Proposed Street View at Night (Wide Lens)

Appendix:

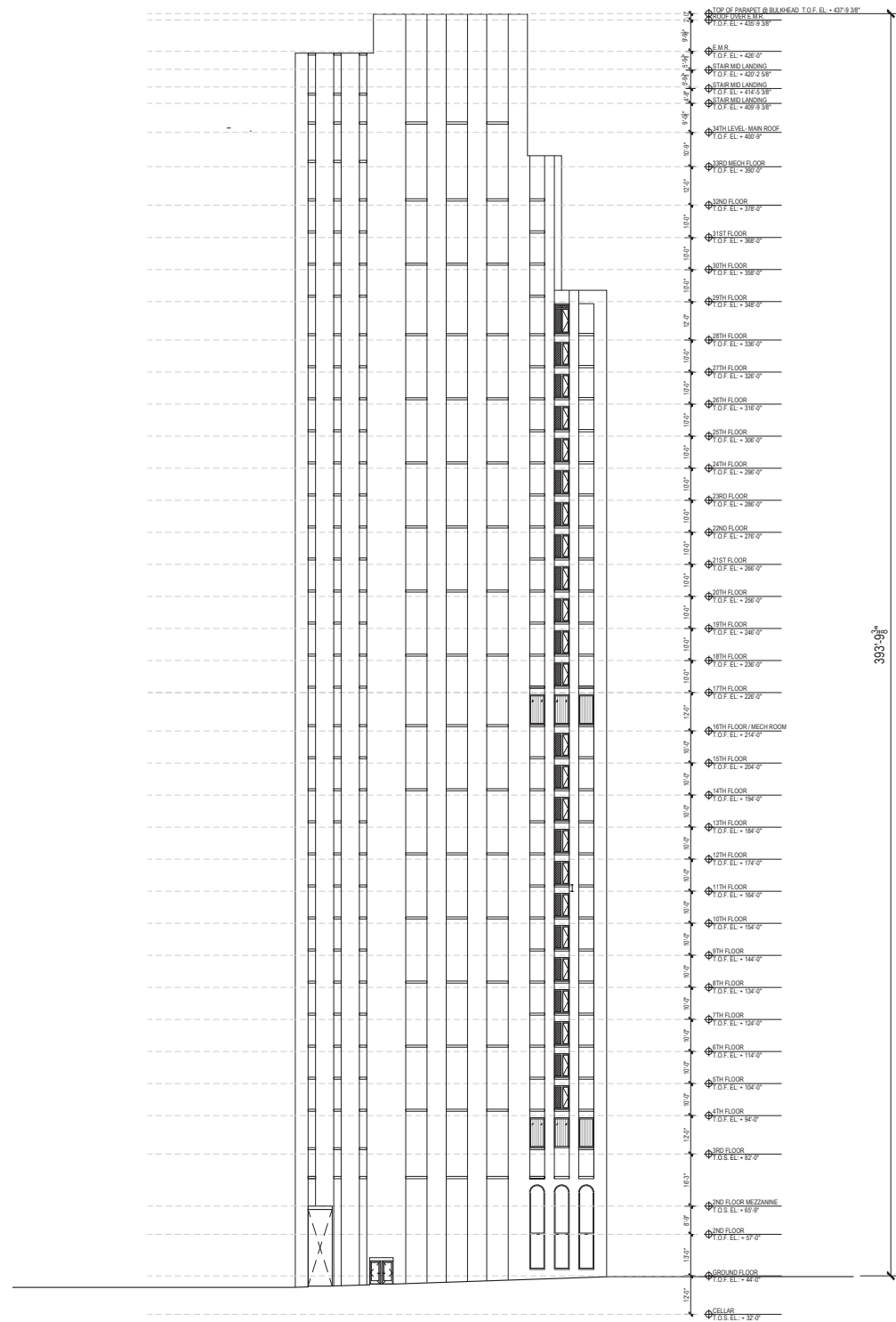
Filing Drawings

Alternate Ground Floor Plans

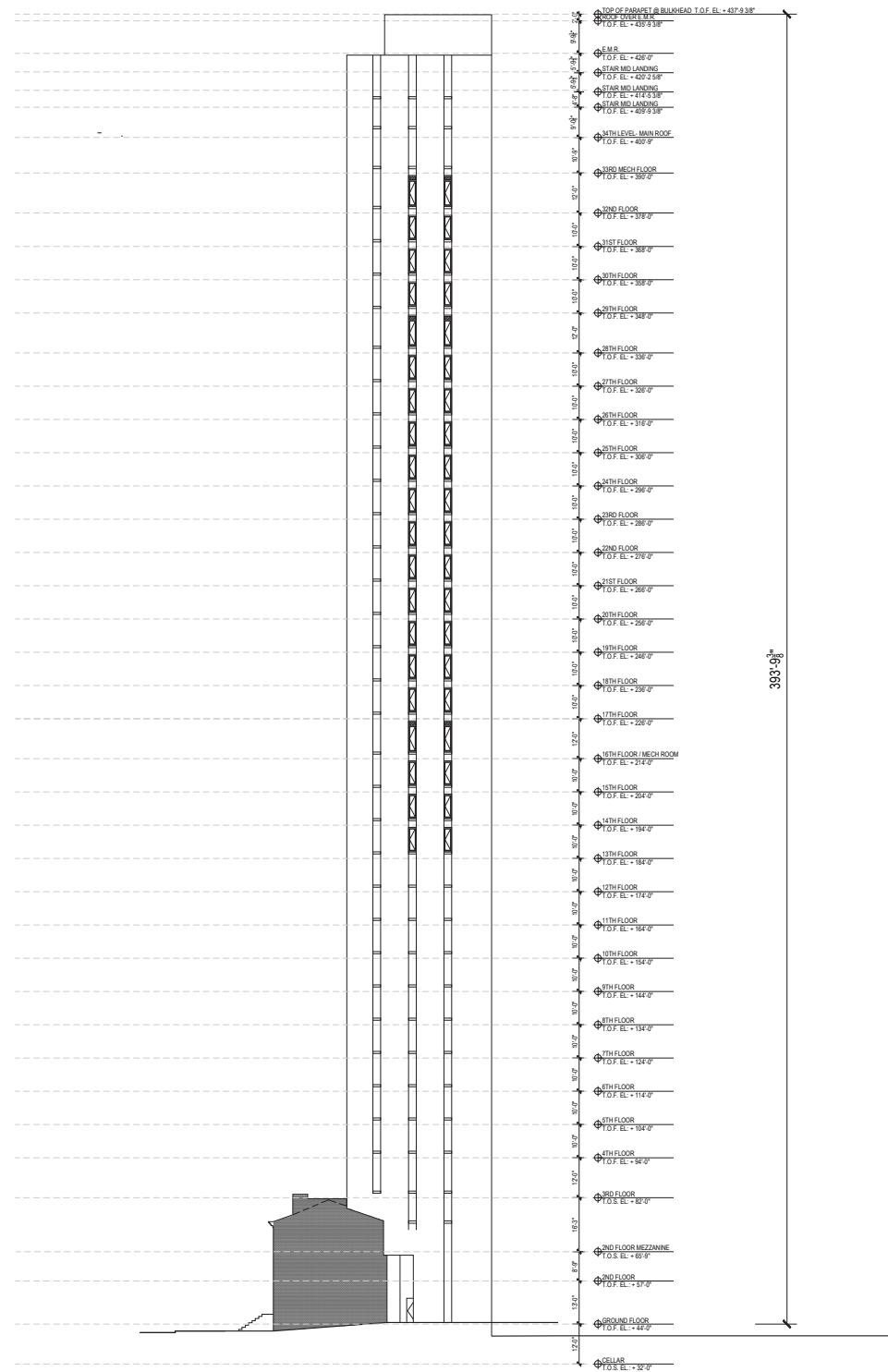
Filing Drawings:



Overall Elevations

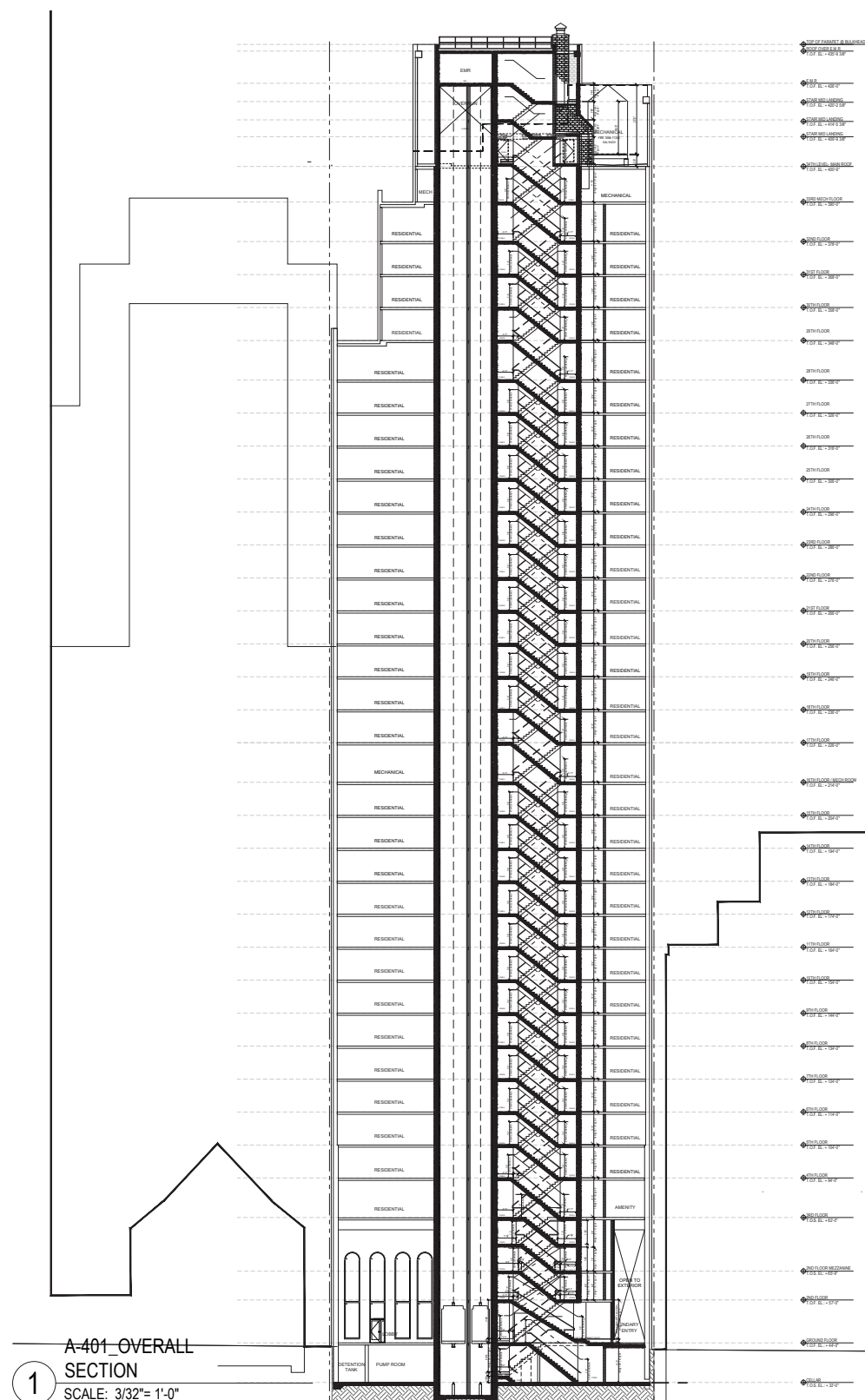
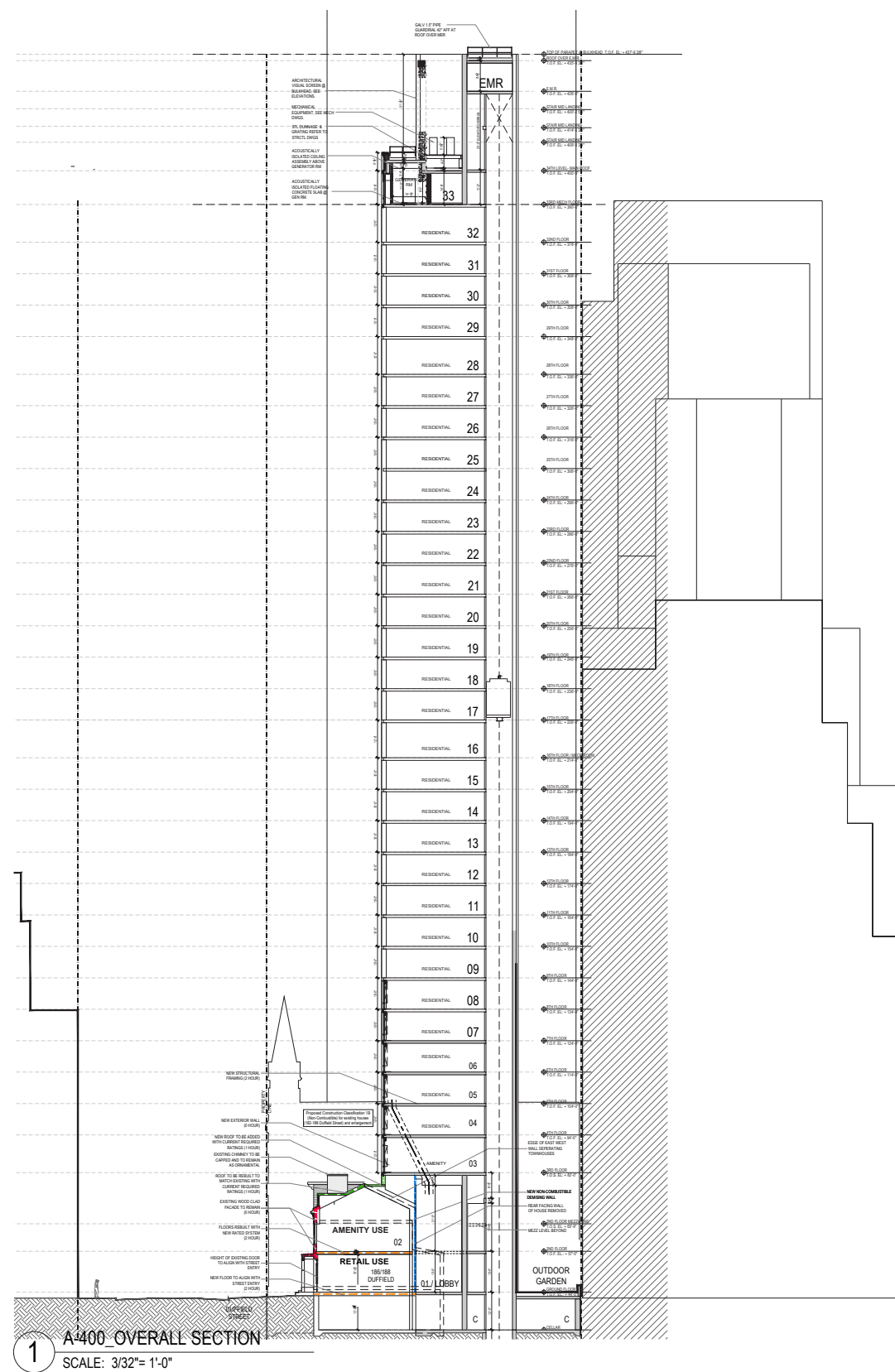


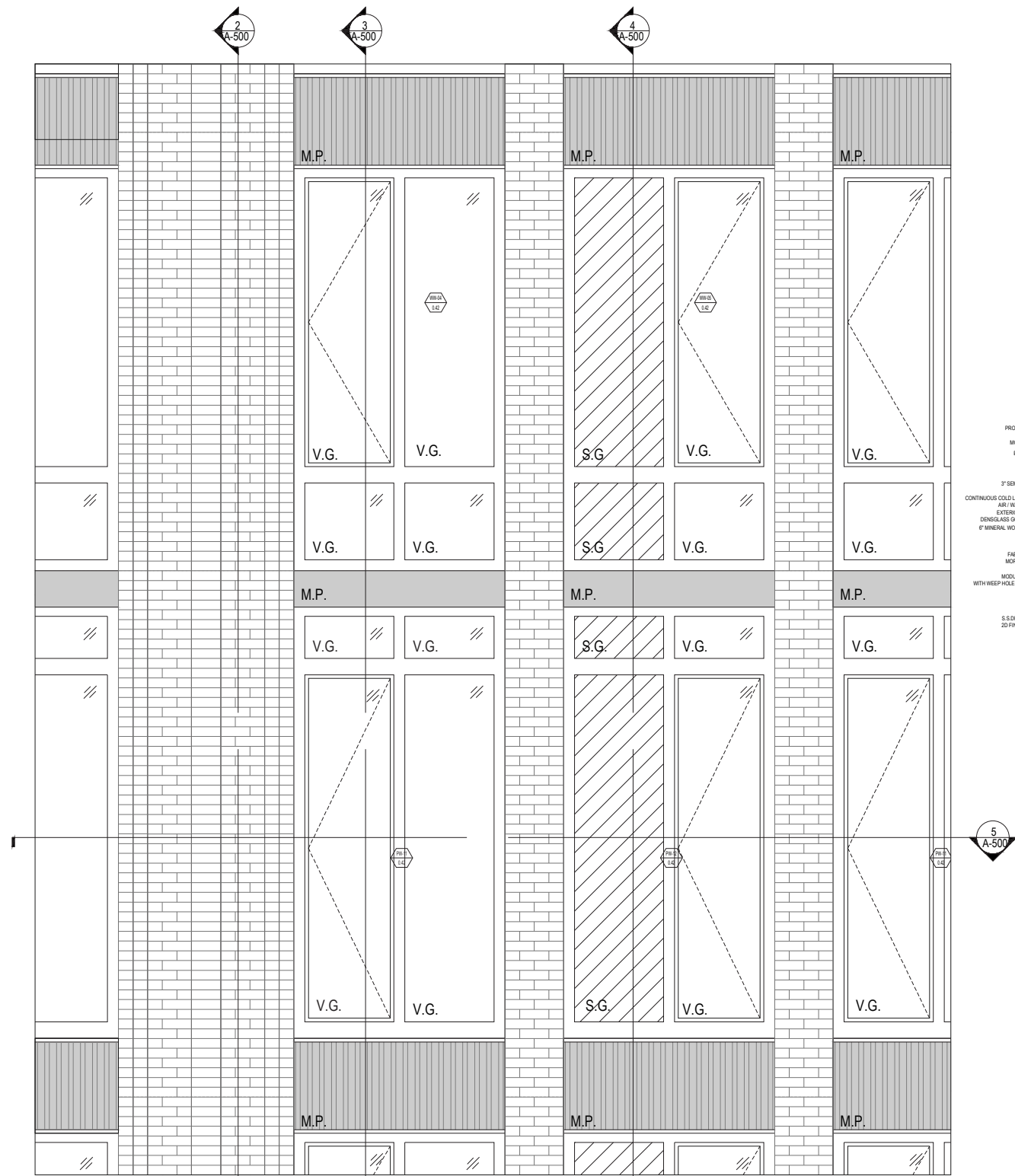
1 WEST ELEVATION
SCALE: 1/16"= 1'-0"



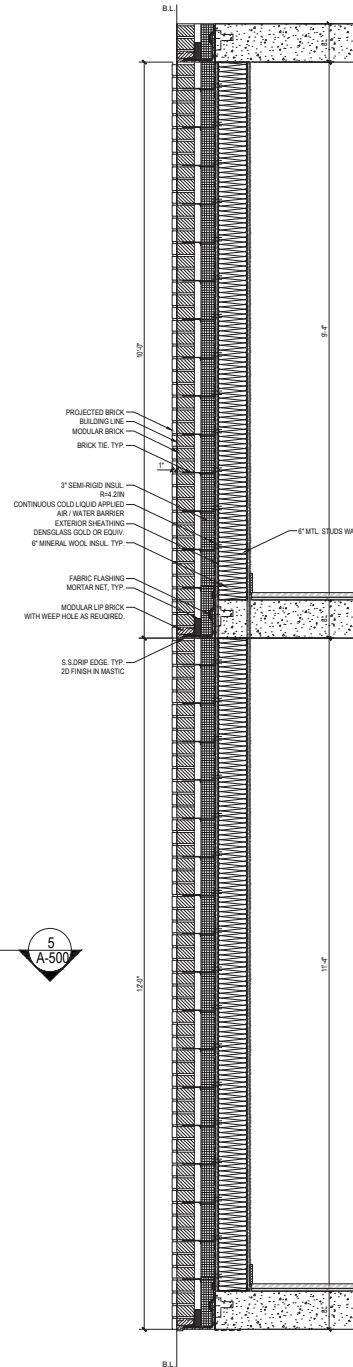
2 NORTH ELEVATION
SCALE: 1/16"= 1'-0"

Overall Elevations

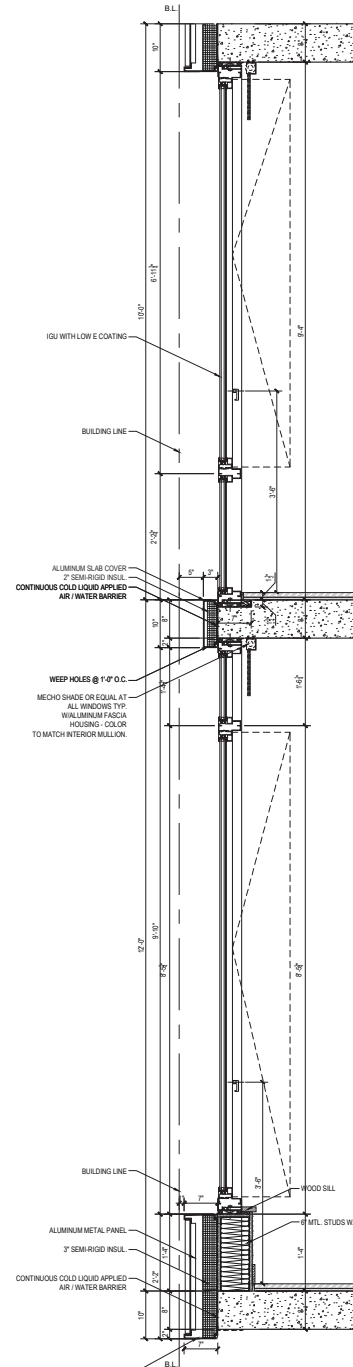




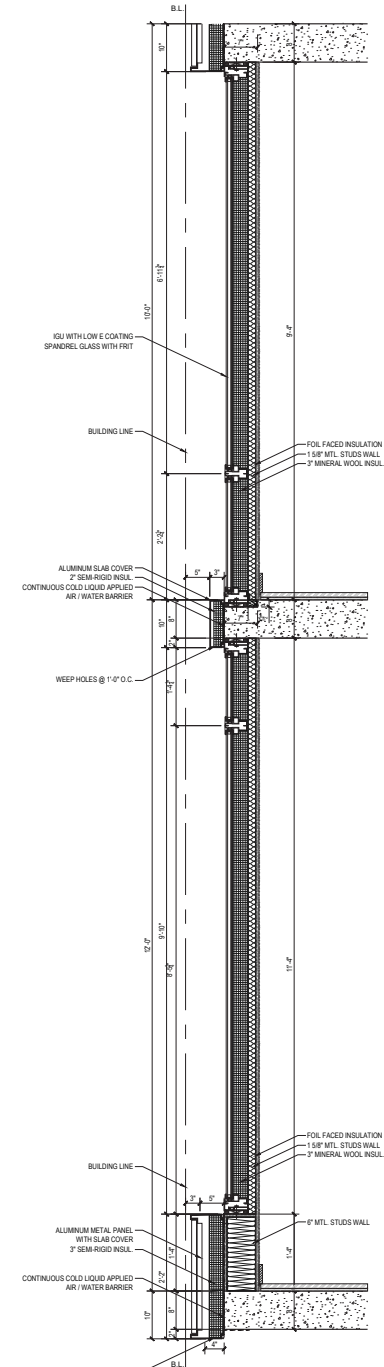
1 PARTIAL EAST ELEVATION
SCALE: 1" = 1'-0"



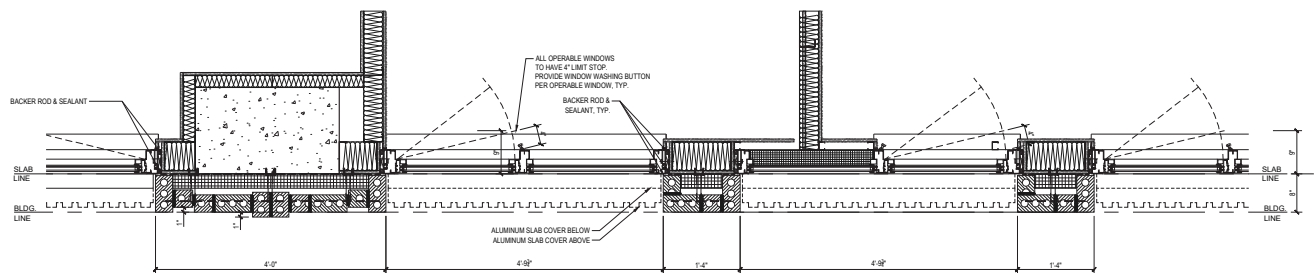
2 SECTION BRICK
SCALE: 1" = 1'-0"



3 SECTION WINDOW WALL
SCALE: 1" = 1'-0"

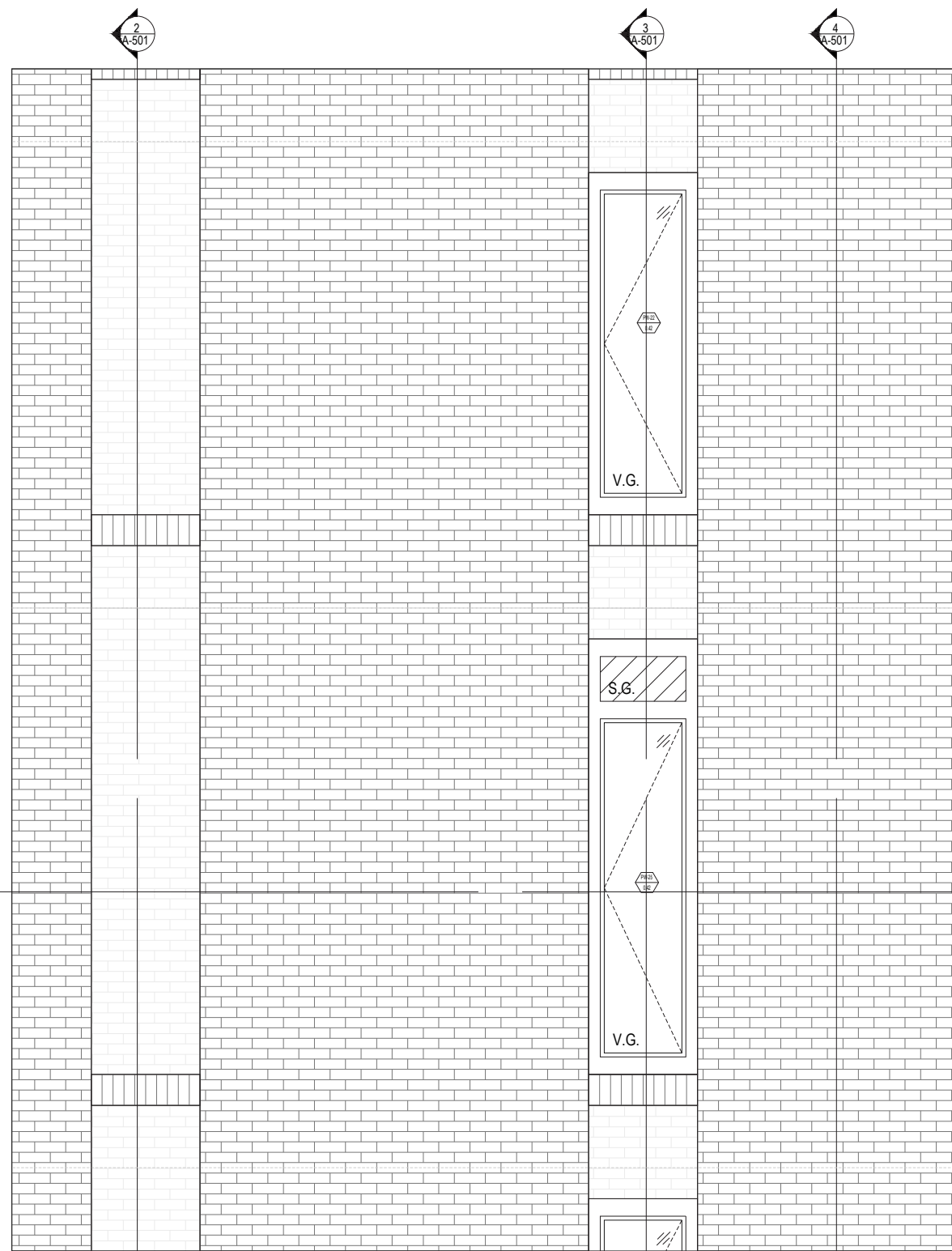


4 SECTION SPANDREL
SCALE: 1" = 1'-0"

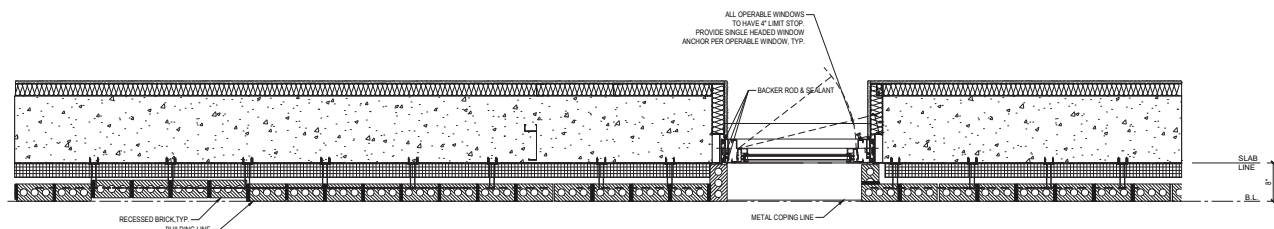


5 PLAN SECTION
SCALE: 1" = 1'-0"

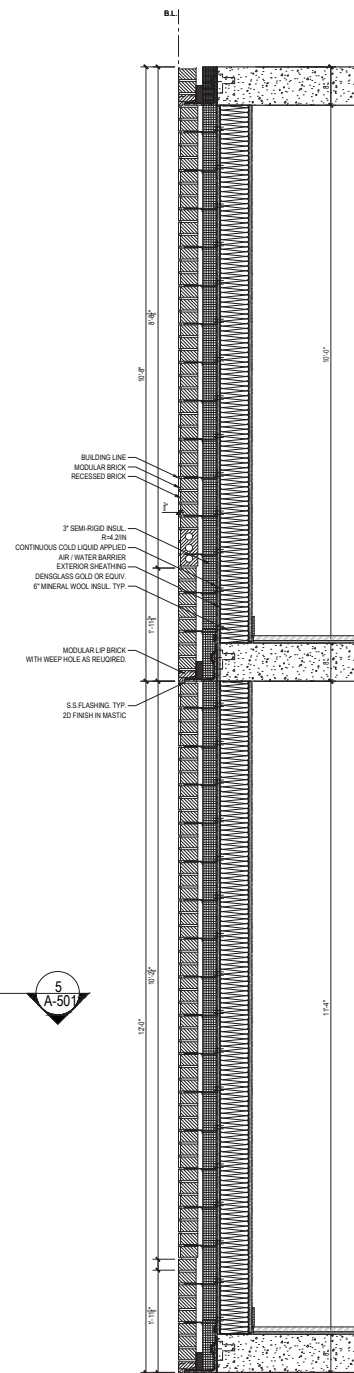
Window Wall Details



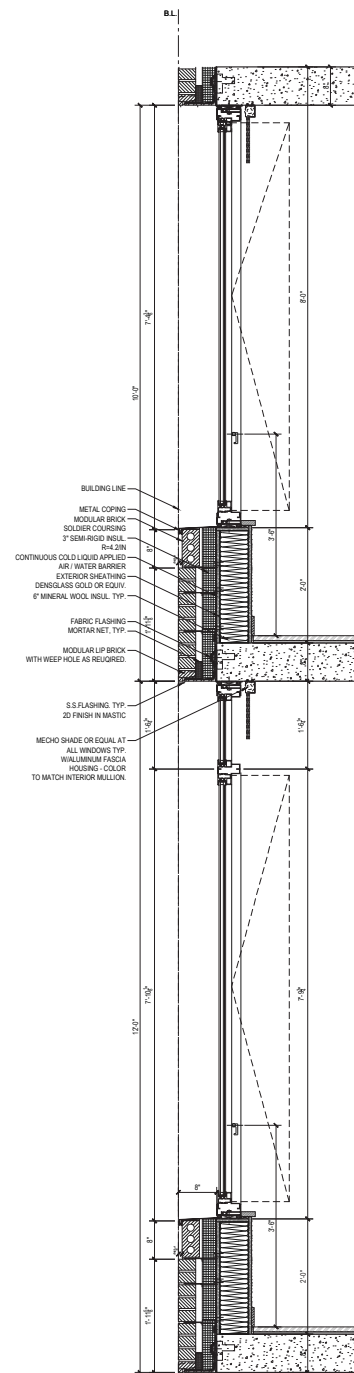
1 PARTIAL ELEVATION
SCALE: 1" = 1'-0"



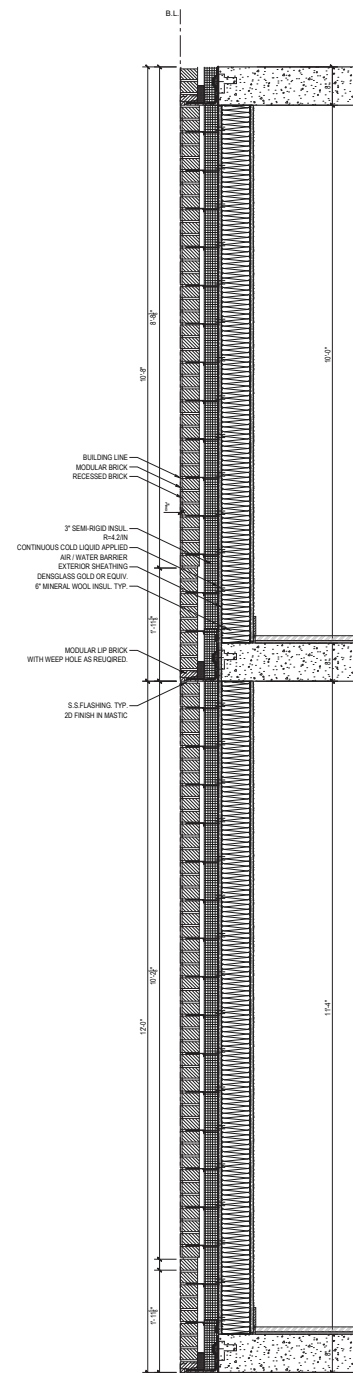
5 PLAN SECTION
SCALE: 1" = 1'-0"



2 SECTION BRICK
SCALE: 1" = 1'-0"



3 SECTION PUNCHED WINDOW
SCALE: 1" = 1'-0"

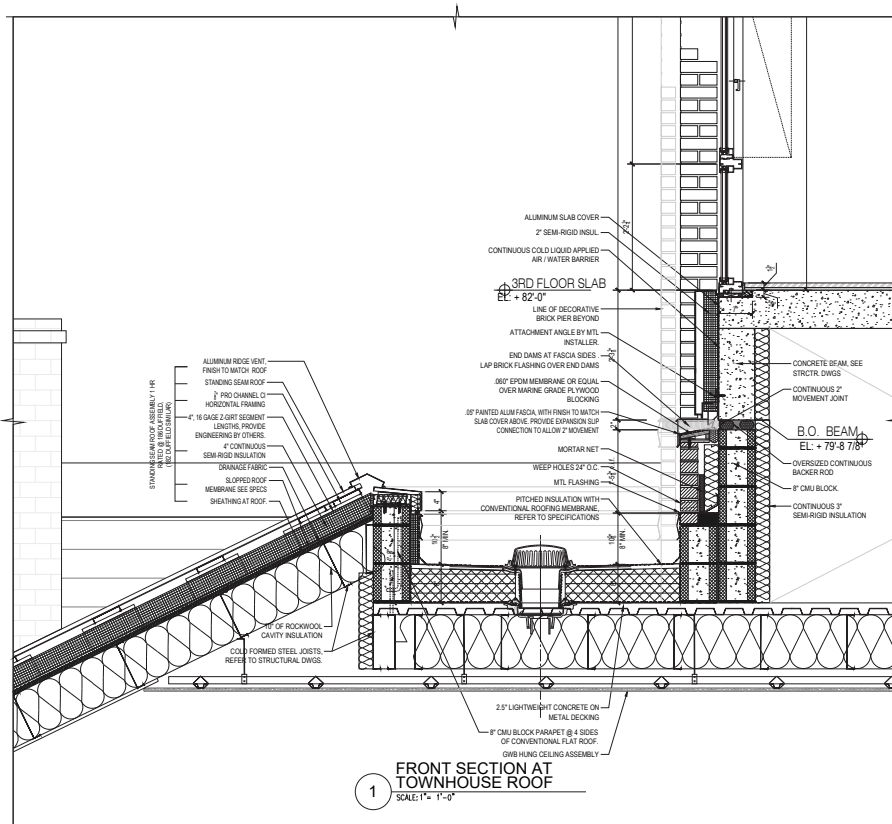


4 SECTION BRICK
SCALE: 1" = 1'-0"

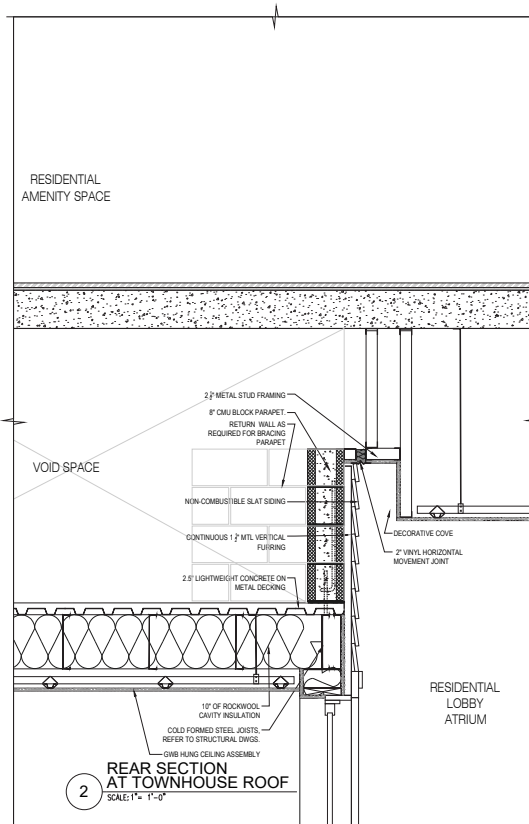
Window Wall Details



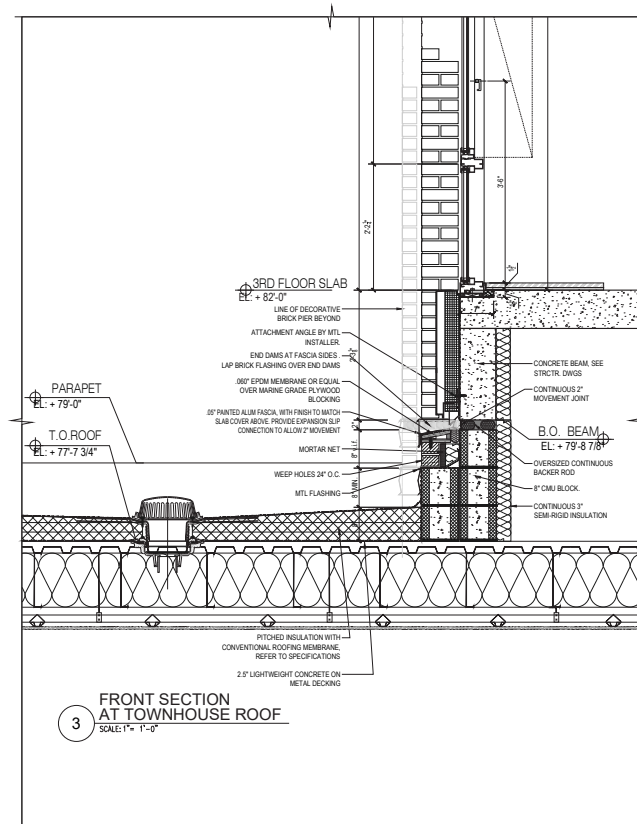
3 PARTIAL SECTION/ELEVATION
SCALE: 1/2" = 1'-0"



1 FRONT SECTION AT TOWNHOUSE ROOF
SCALE: 1\"/>

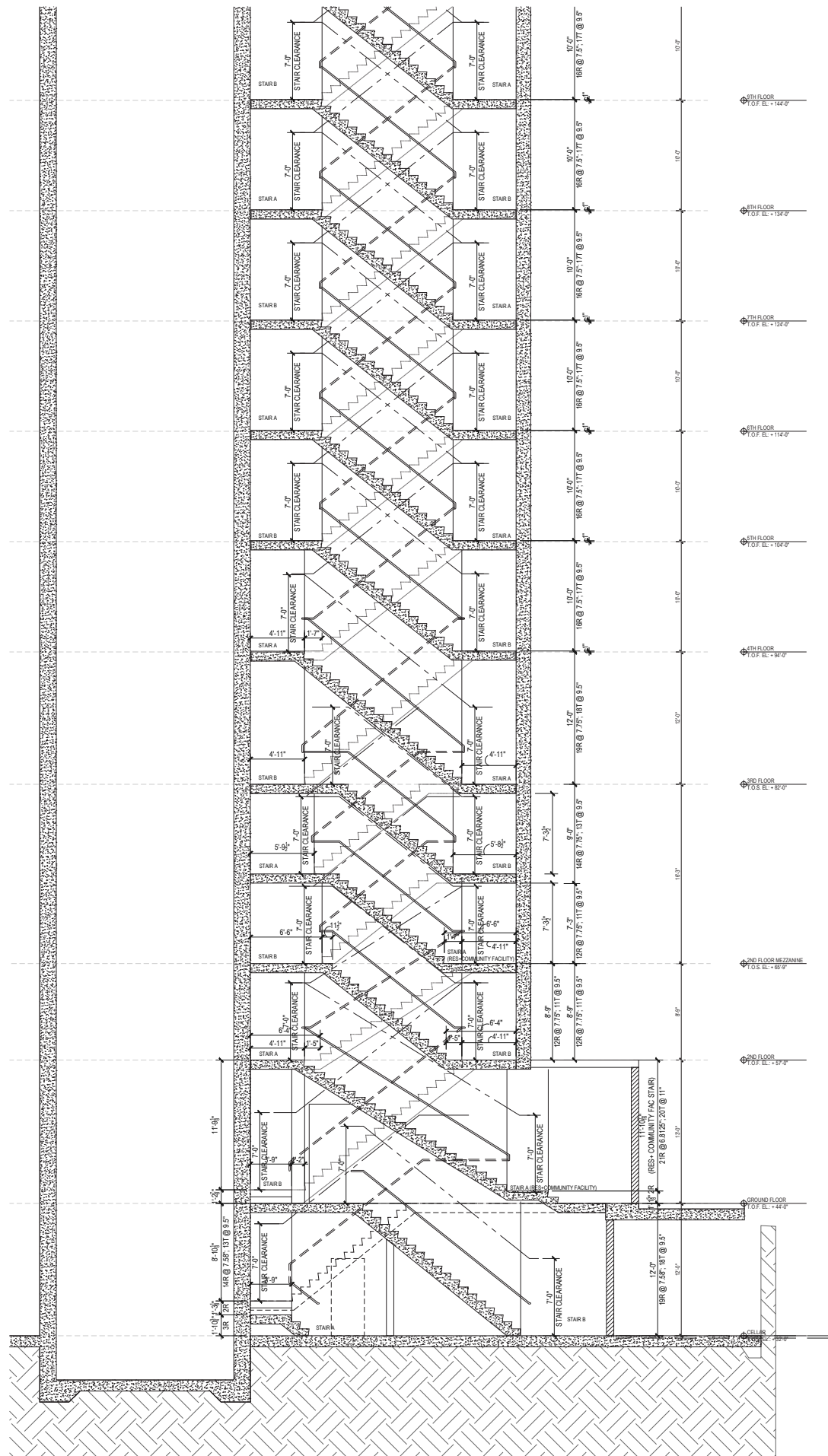


2 REAR SECTION AT TOWNHOUSE ROOF
SCALE: 1\"/>

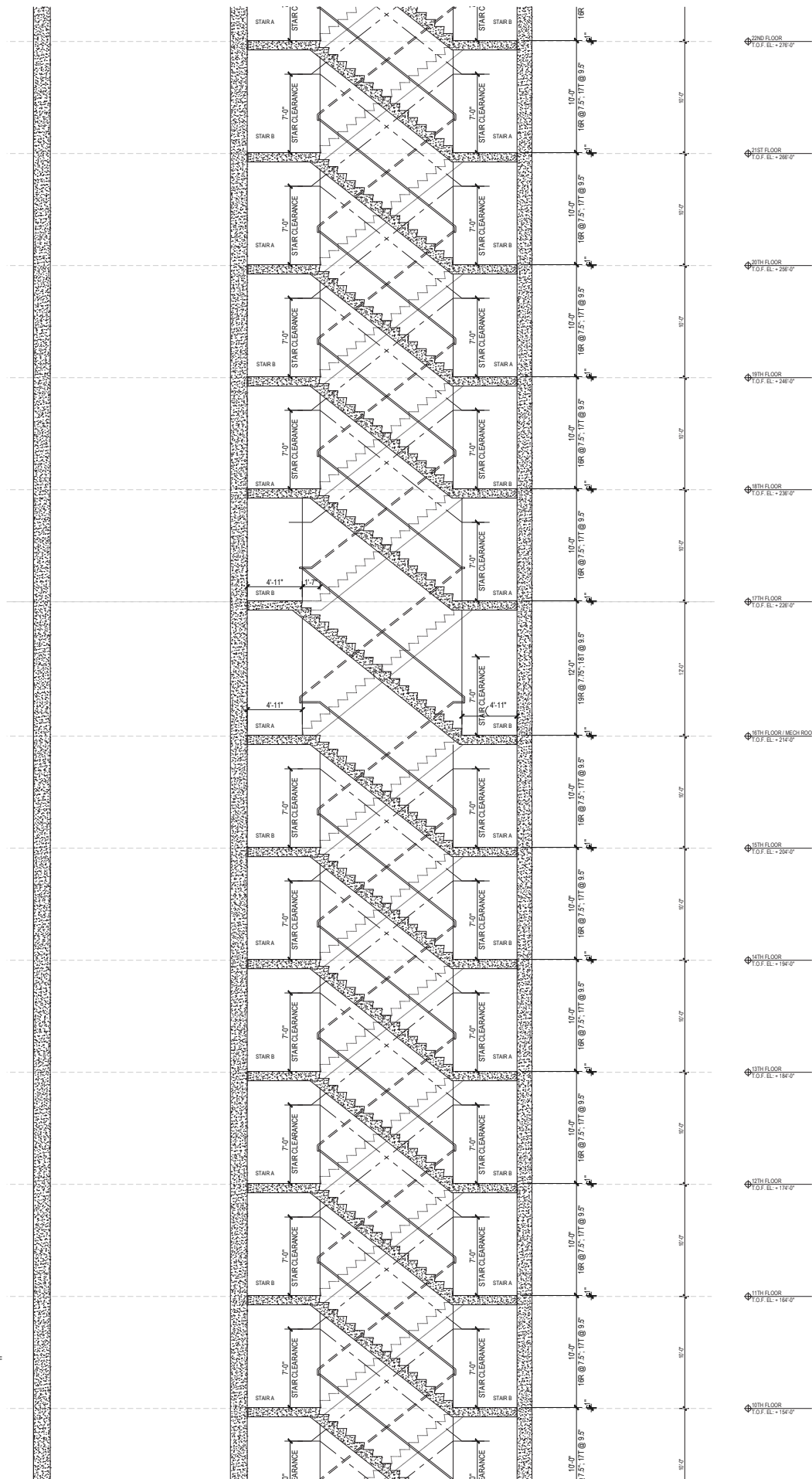


3 FRONT SECTION AT TOWNHOUSE ROOF
SCALE: 1\"/>

Townhouse Roof Details

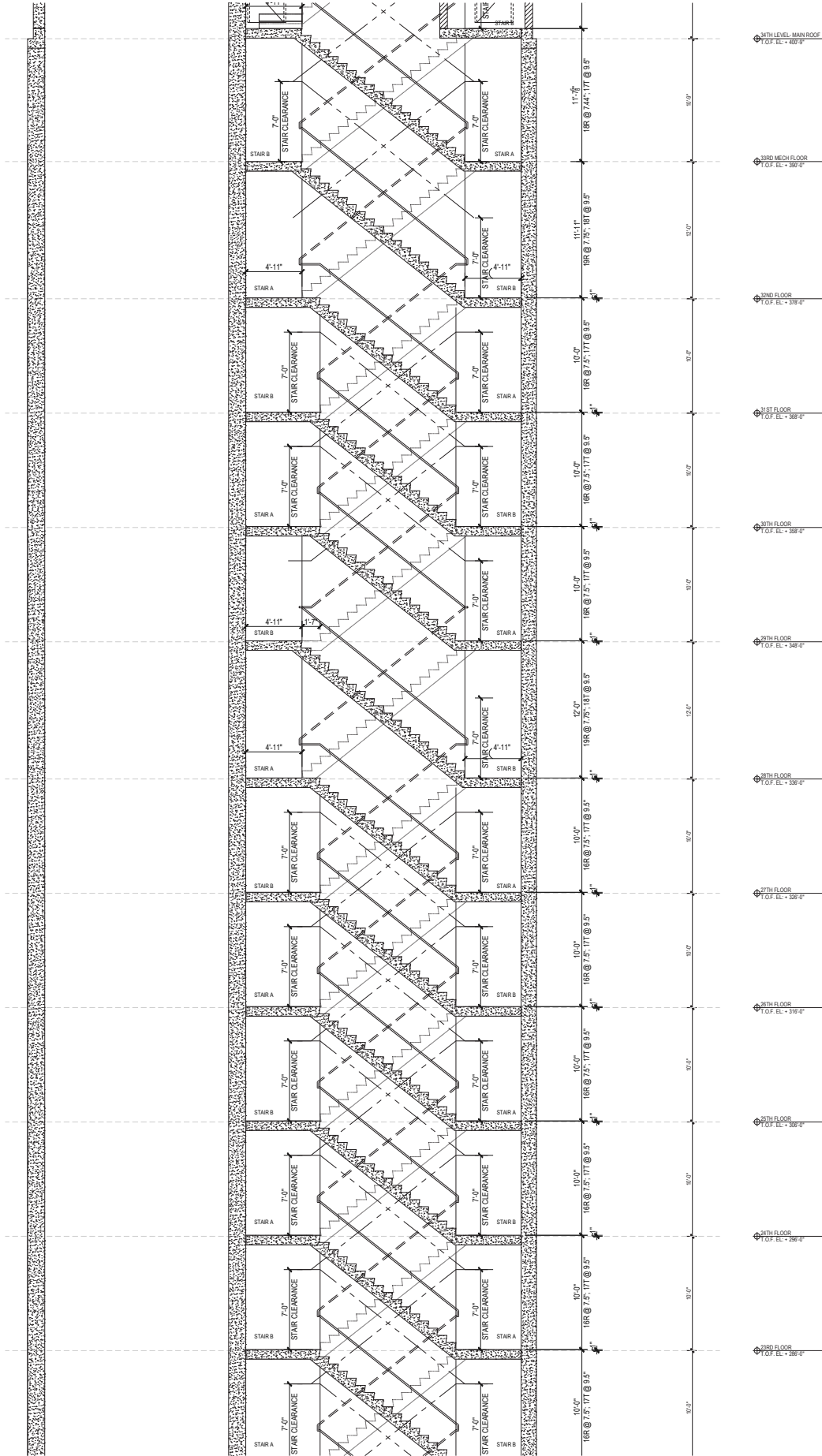


1 PARTIAL SECTION (CELLAR - 9TH FLOOR)
SCALE: 1/4"=1'-0"

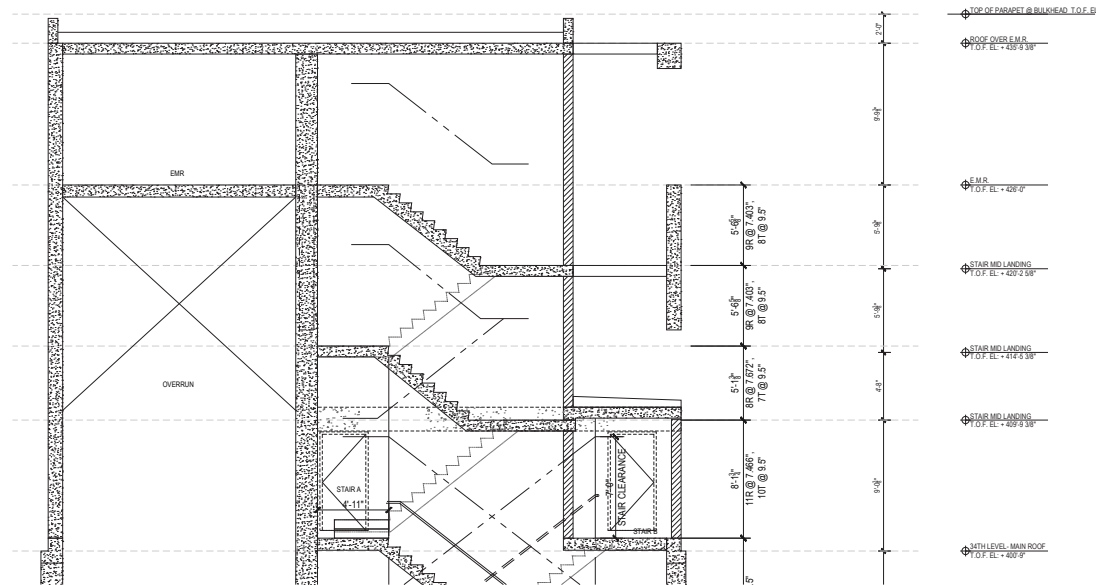


2 PARTIAL SECTION (10TH FLOOR - 21ST FLOOR)
SCALE: 1/4"=1'-0"

General Stair Sections

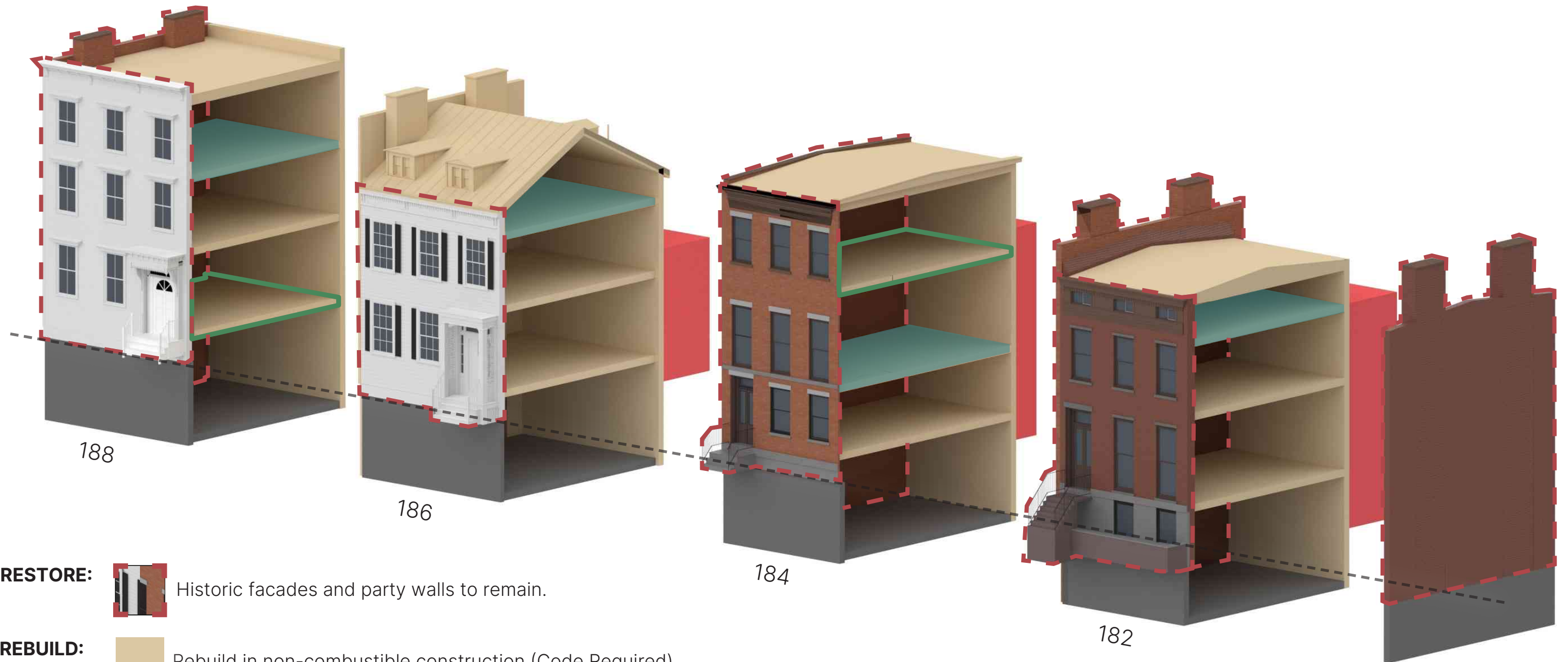


1 PARTIAL SECTION (21ST FLOOR - 33RD FLOOR)
SCALE: 1/4"=1'-0"



2 PARTIAL SECTION (MAIN ROOF - ROOF OVER EMR)
SCALE: 1/4"=1'-0"

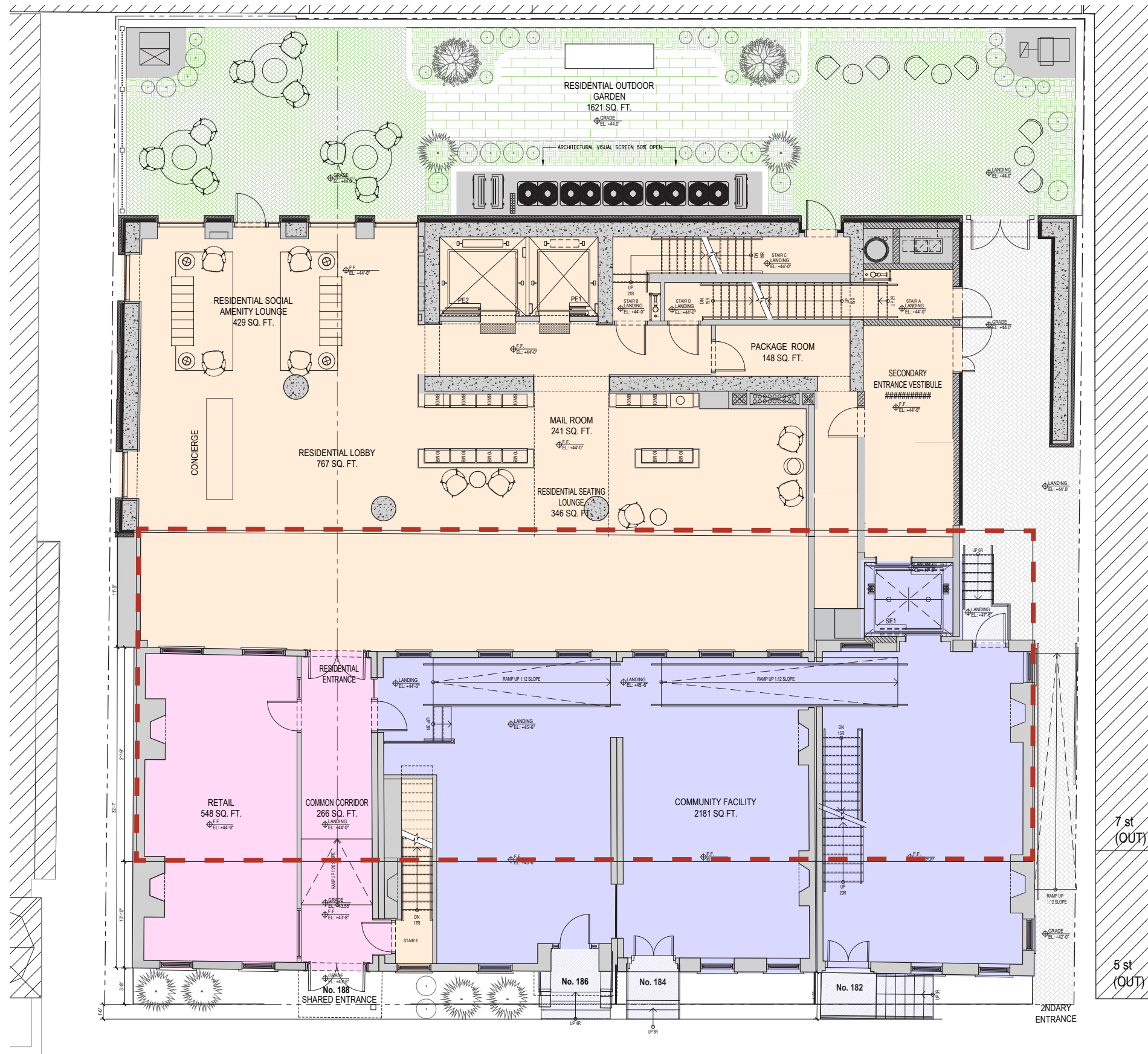
General Stair Sections



- RESTORE:**  Historic facades and party walls to remain.
- REBUILD:**  Rebuild in non-combustible construction (Code Required)
-  Rebuild & Relocate floor plate
- REMOVE:**  Removal of rear yard additions.
-  Removal of floor plate

Historic Fabric

Alternate Ground Floor Plans:



Design Constraints:

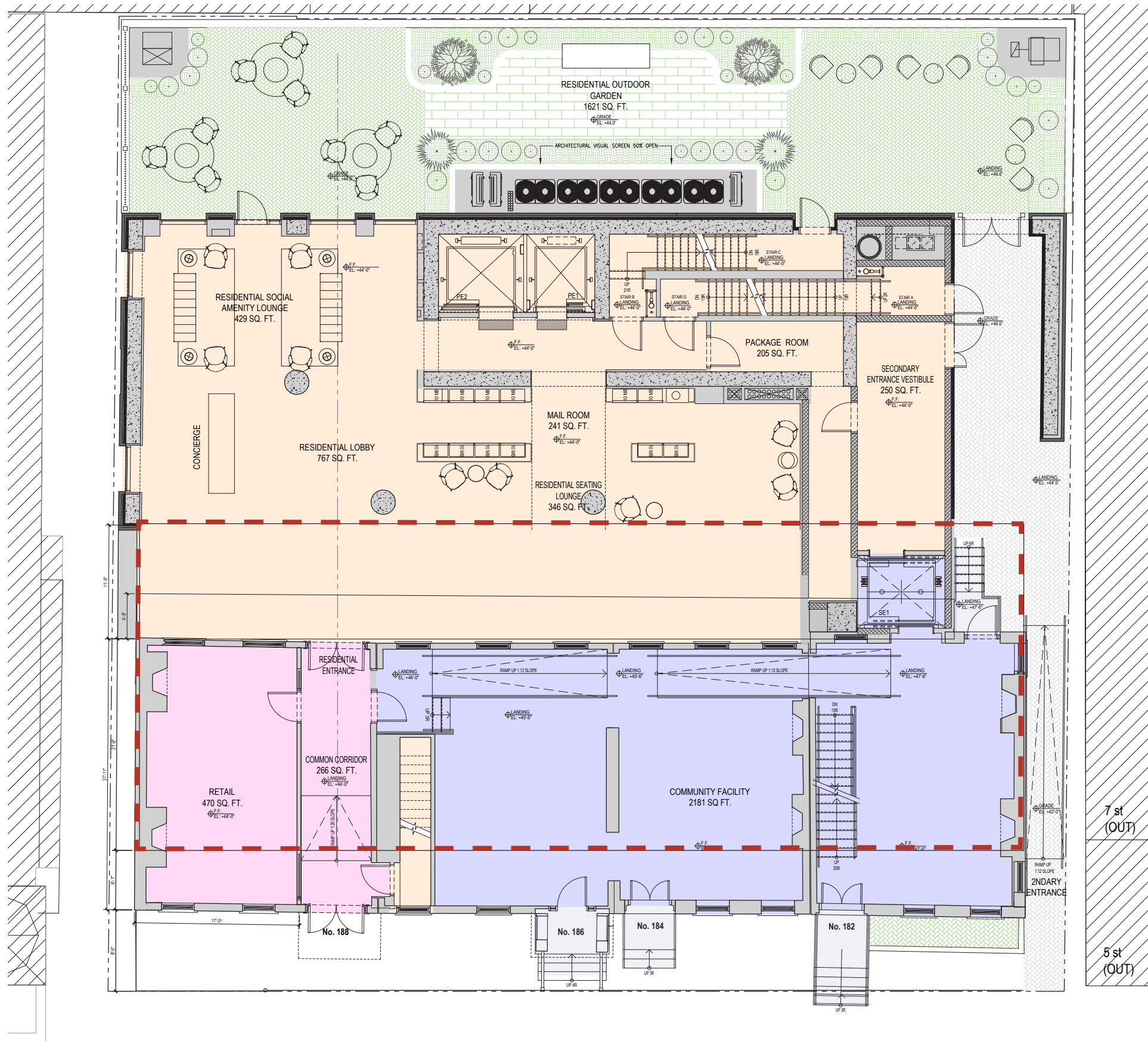
- The new development must extend 11' - 8" beyond the the current rear walls of the townhouses to be feasible
- The stoop at 182 Duffield Street is currently 5' - 6" from the lot line
- Building code allows stoops to extend a maximum of 1'6" beyond the lot line

Required Modifications:

- Move forward building 11' - 8" and modify front steps.
- 182: Narrowing of stairs and rotation (Maintains combustible materials)
- 184: Shortened by 1' - 8" (Maintains combustible materials)
- 186: Shortened by 2' - 4" (Maintains combustible materials)
- 188: Maintains existing footprint (Removal of all combustible materials)

DRAWING LEGEND:	
	RESIDENTIAL USE
	RESIDENTIAL AMENITY USE
	COMMUNITY FACILITY
	RETAIL USE
	NEW WALL CONSTRUCTION , ALSO NEW CONST. TO MATCH EXISTING
	EXISTING WALLS TO REMAIN
	Original Town-house Location

Proposed Ground Floor Plan: Alternate Option 1



Proposed Ground Floor Plan: Alternate Option 2