

October 28, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 2, LPC-26-02845

**158 Remsen Street (aka 158-182 Remsen Street) – Brooklyn
Union Gas Company Building – Individual Landmark
Borough of Brooklyn**

To testify virtually, please join Zoom

Webinar ID: 160 820 8080

Passcode: 652292

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

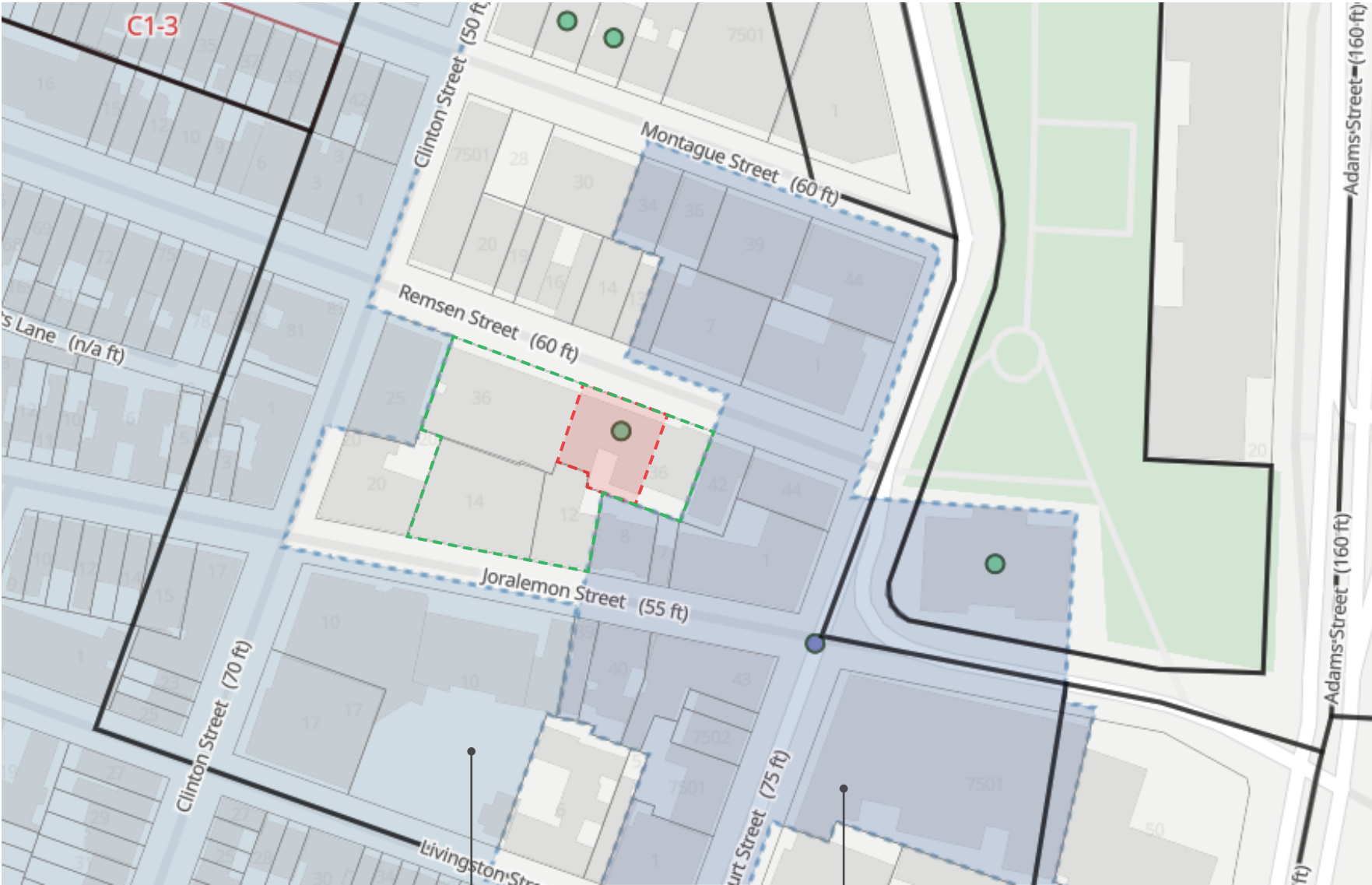
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176 REMSEN STREET

NYC Landmarks Preservation Commission

Window Replacement Presentation

October 23rd, 2025



- Overall Development Site
- Historic Districts
- Landmarks
- Individual Landmarks
- Brooklyn Heights Historic District
- Borough Hall Skyscraper Historic District

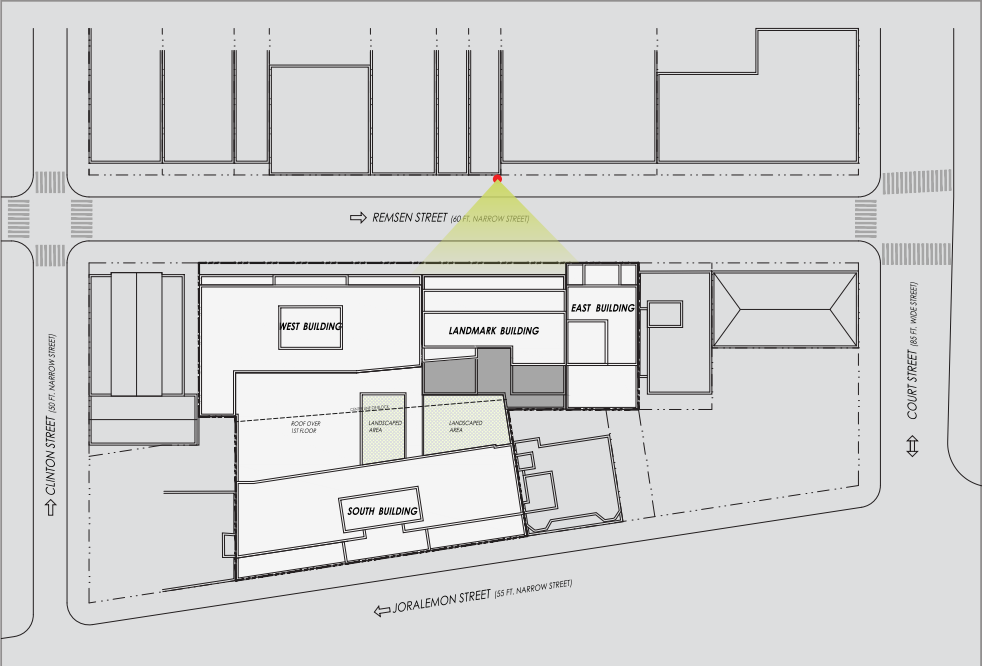


Existing Landmark Building cr. LPC's Designation Photo

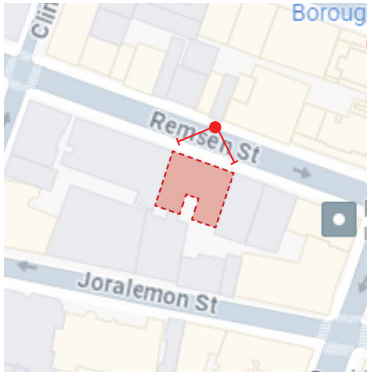
Remsen St Sidewalk View_Cross Street



KEY MAP

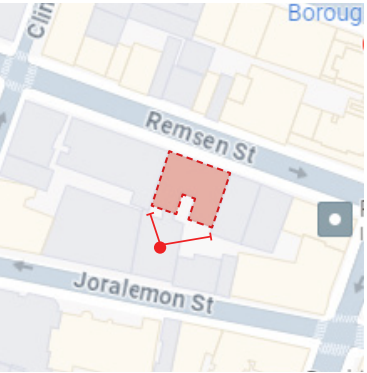


Existing Front Facade Photo



KEY MAP

Existing Rear Facade Photo



KEY MAP

Historical Background



1914, *Architecture and Building*



ca. 1940 Tax Photo, NYC Municipal Archives

Existing Front Facade Window



Air Infiltration Testing
(Building Envelope Testing LLC, ASTM E783 Field Test, 7/25/25)



Two Typical Windows Tested



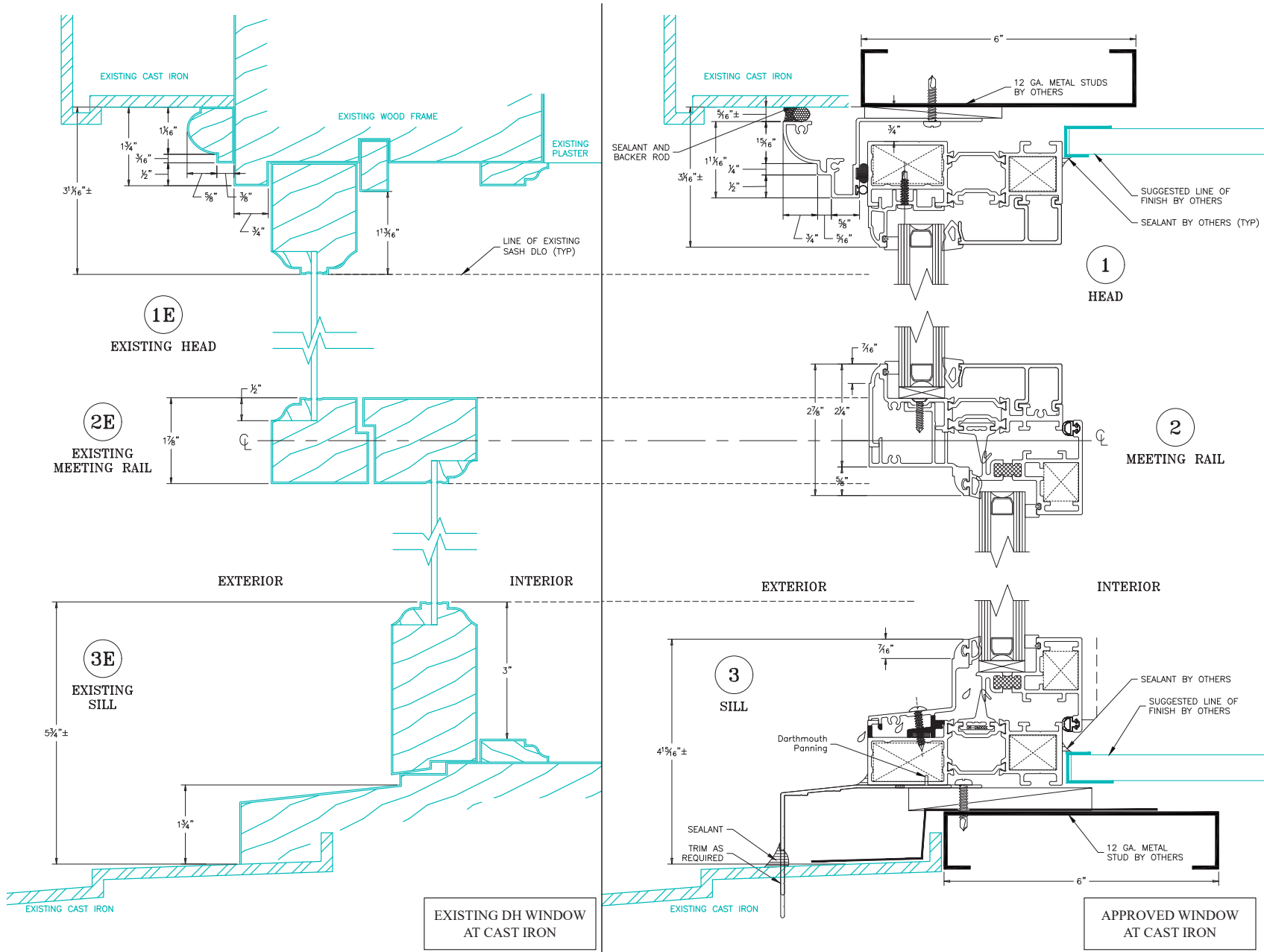
- Both windows failed to meet minimum requirements for residential construction:
- First window: air leakage reading was 93.68 CFM (acceptable reference for a new window of this size is 14.28 CFM)
 - Second window: air leakage was so significant that the chamber could not meet minimum required pressure to perform the test.

LPC Approval Precedent

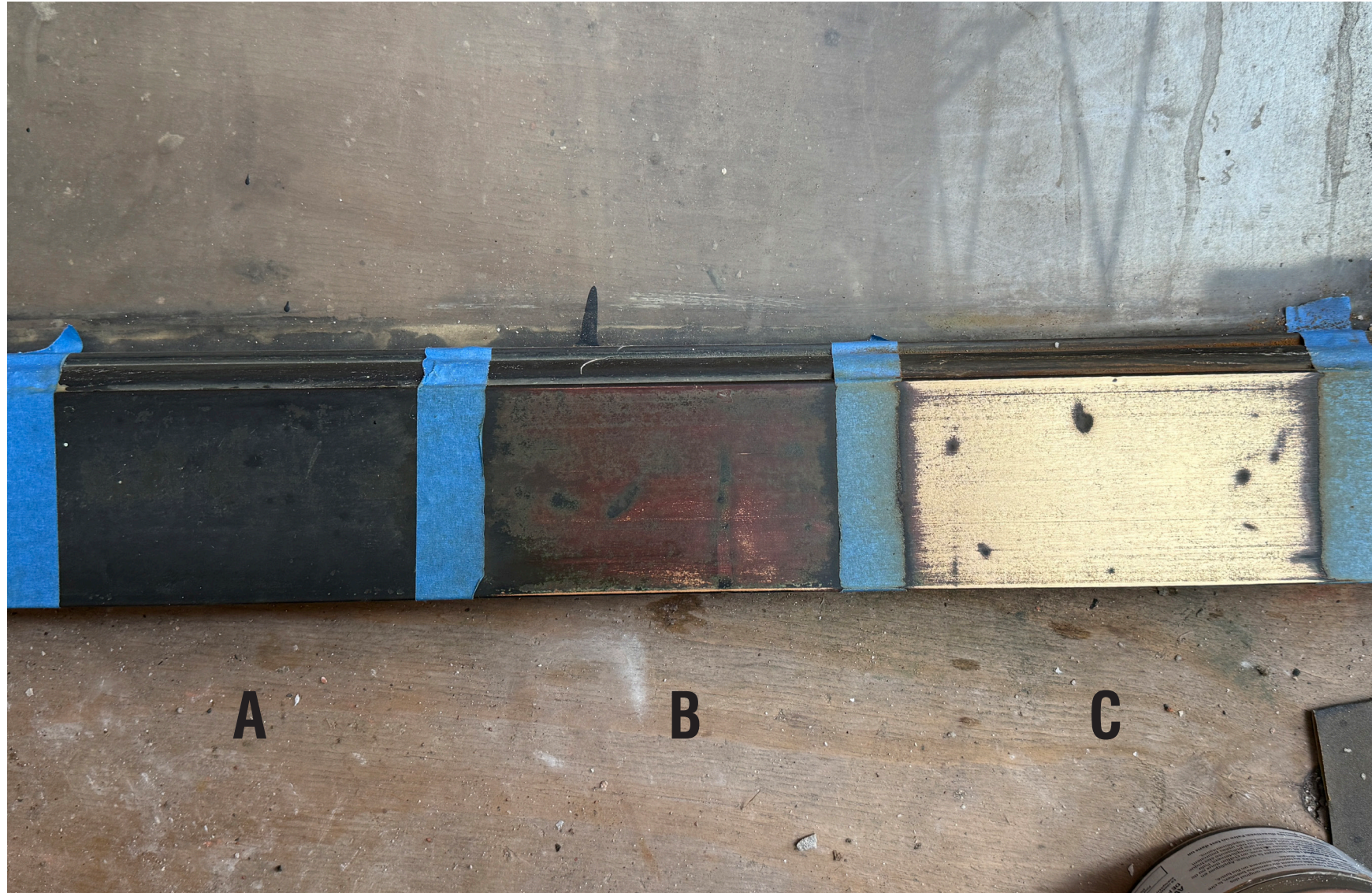
95 Madison Avenue (approved 2024)



ORIGINAL WINDOWS



Finish Analysis



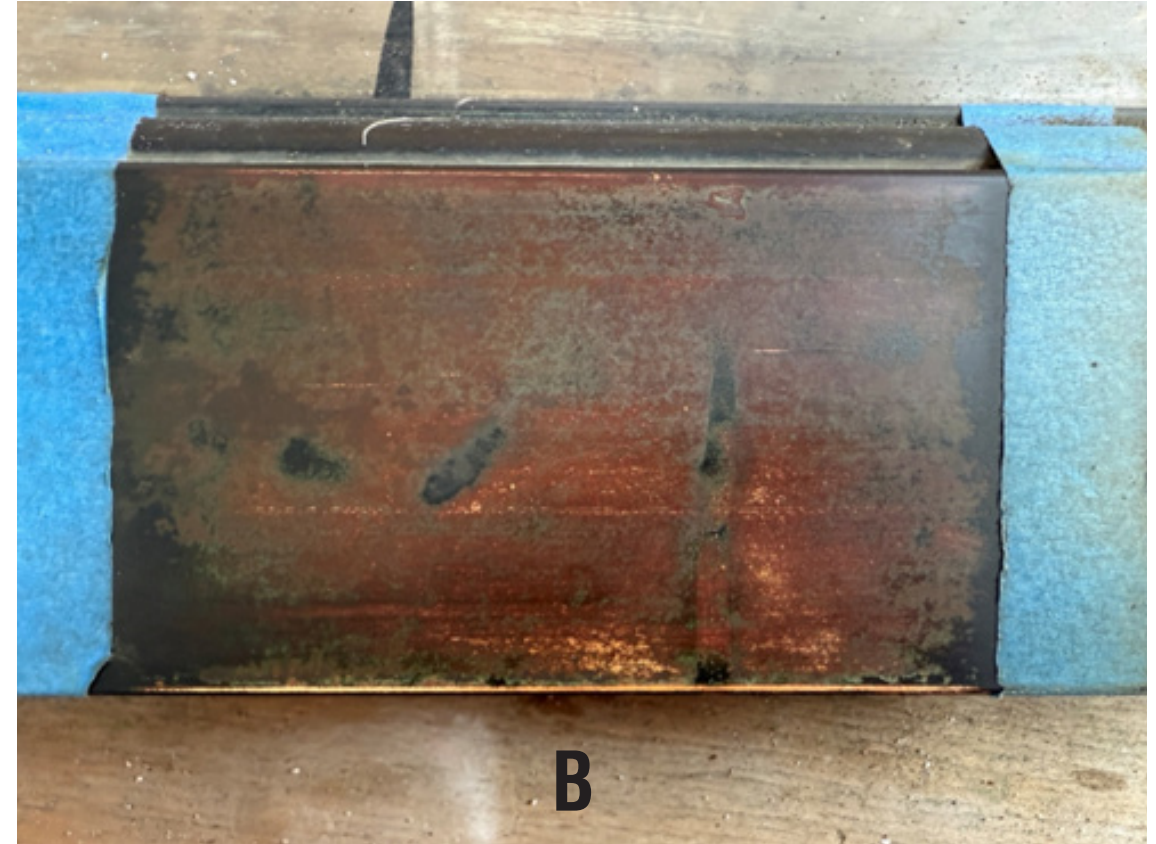
A: Aged natural patina with soiling - Existing

B: Original brownish red patina with clear wax.

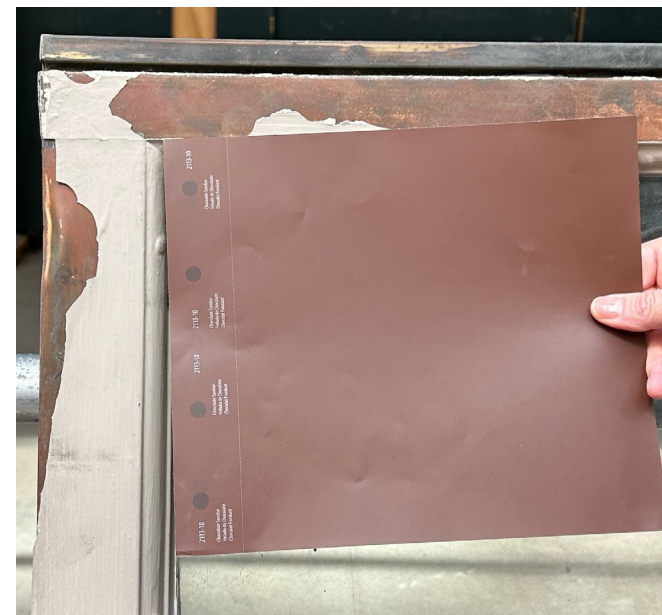
Exposure done by wet sanding through aged patina and applying a clear wax to saturate historic patina for color matching. (Original finish was a brownish red patina with a clear wax layer per the finish analysis performed by JBC)

C: Bare brass metal exposed.

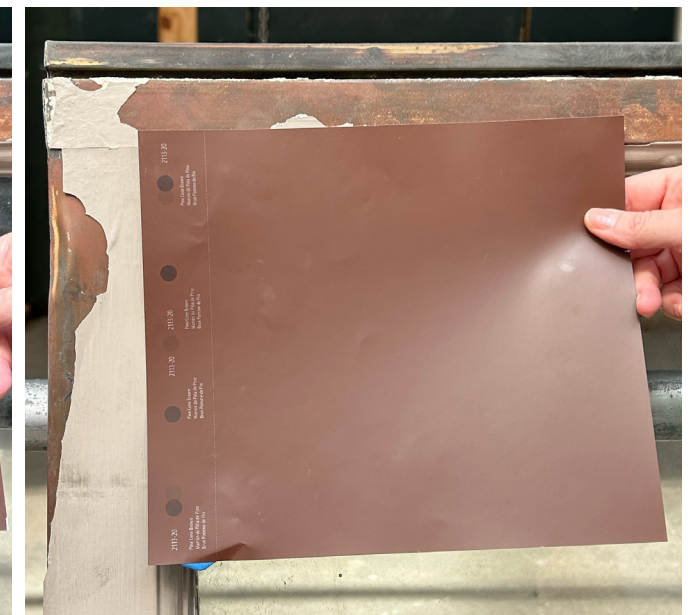
Exposure done by cleaning substrate and wet sanding through existing, aged and historic patinas.



Detail photo of exposure of original brownish red patina with clear wax

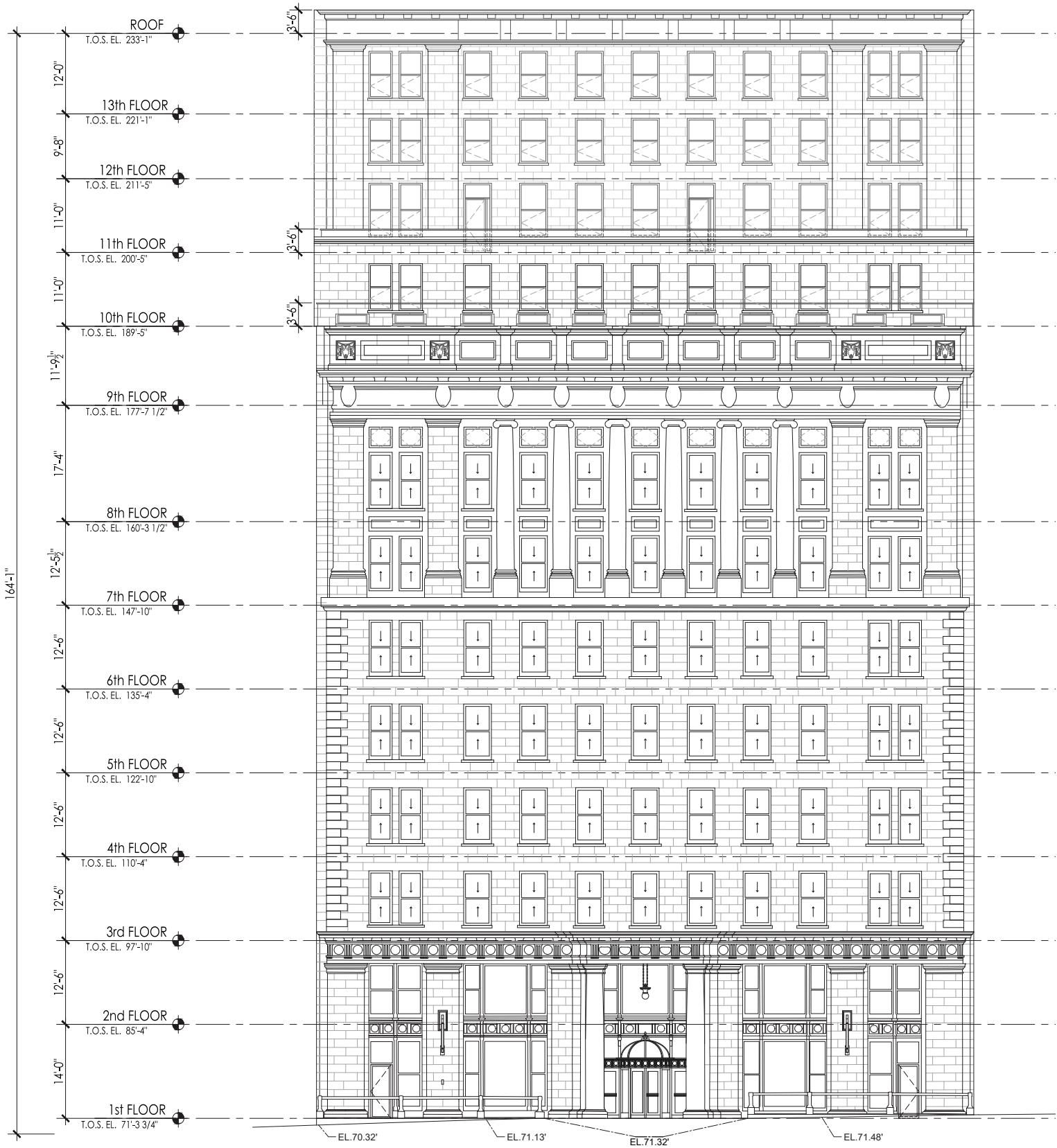


Proposed color match - Option 1
Benjamin Moore -
2113-10 Chocolate Sundae

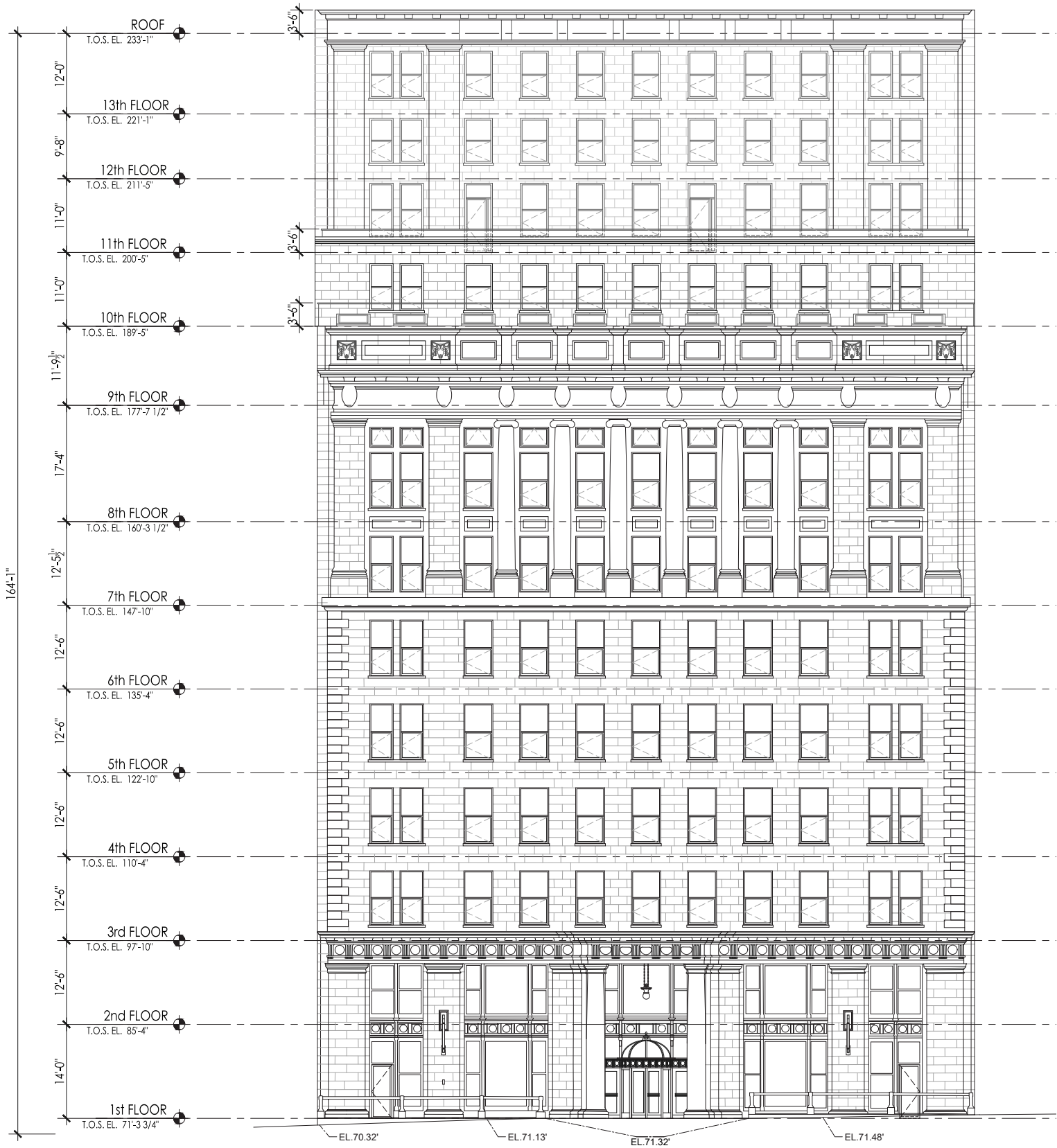


Proposed color match - Option 2
Benjamin Moore -
2113-20 Pine Cone Brown

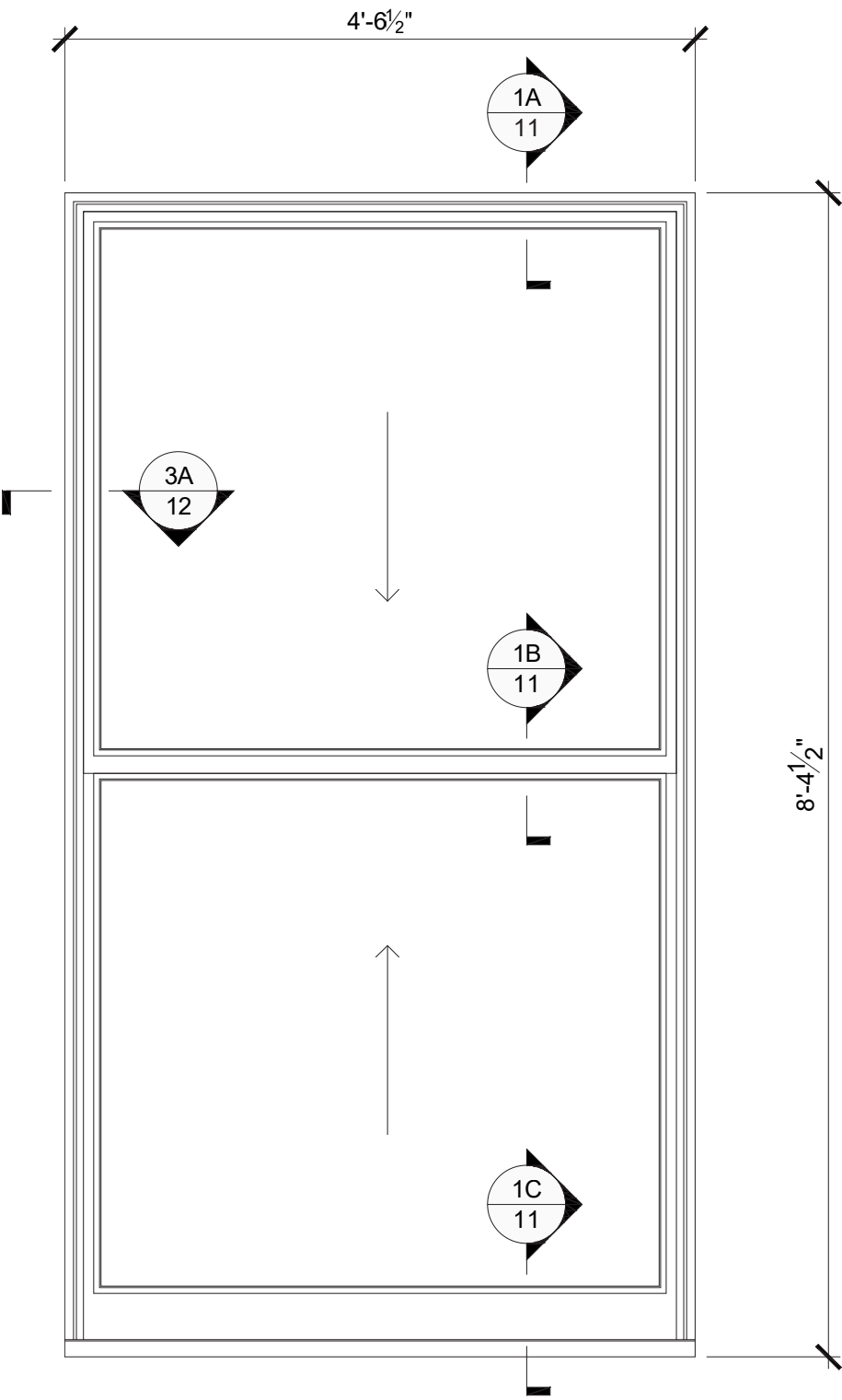
LPC Approved Front Elevation



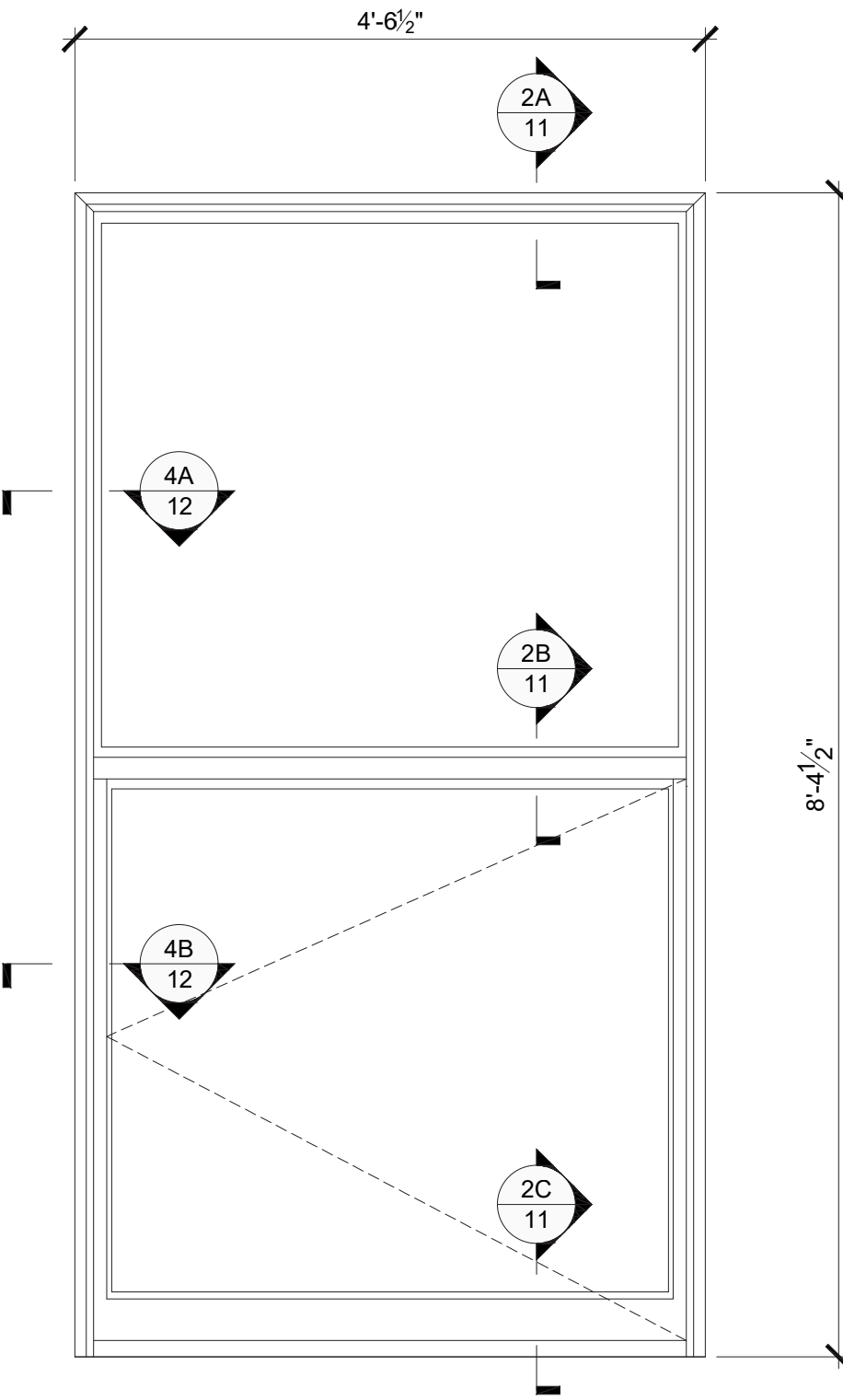
Window Replacement Front Elevation



Front Facade Window Elevation

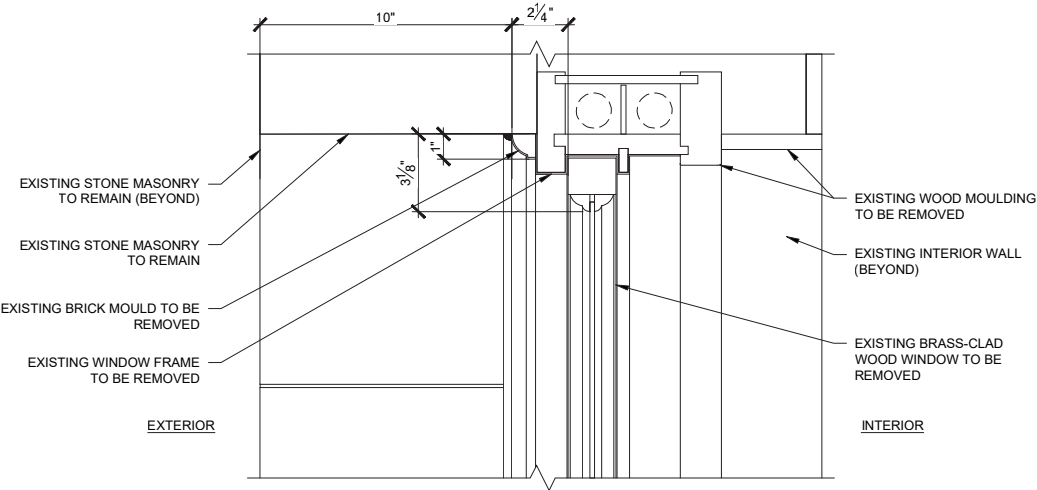


1 EXISTING FRONT WINDOW ELEVATION

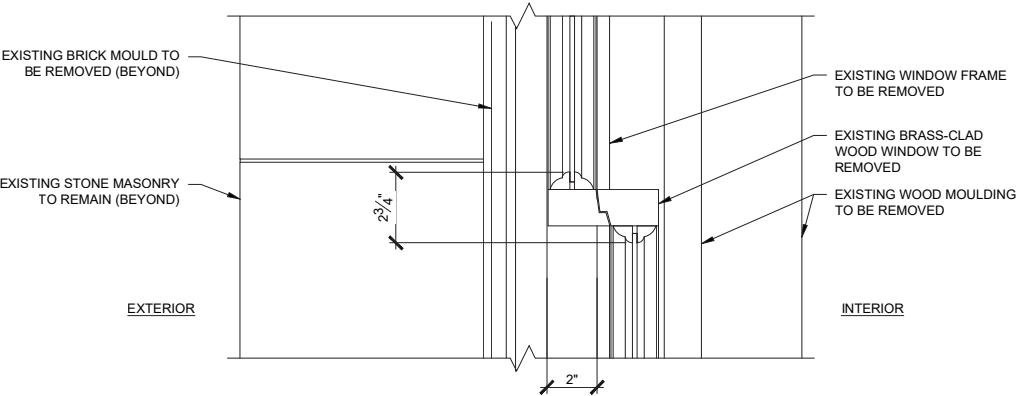


2 PROPOSED FRONT WINDOW ELEVATION

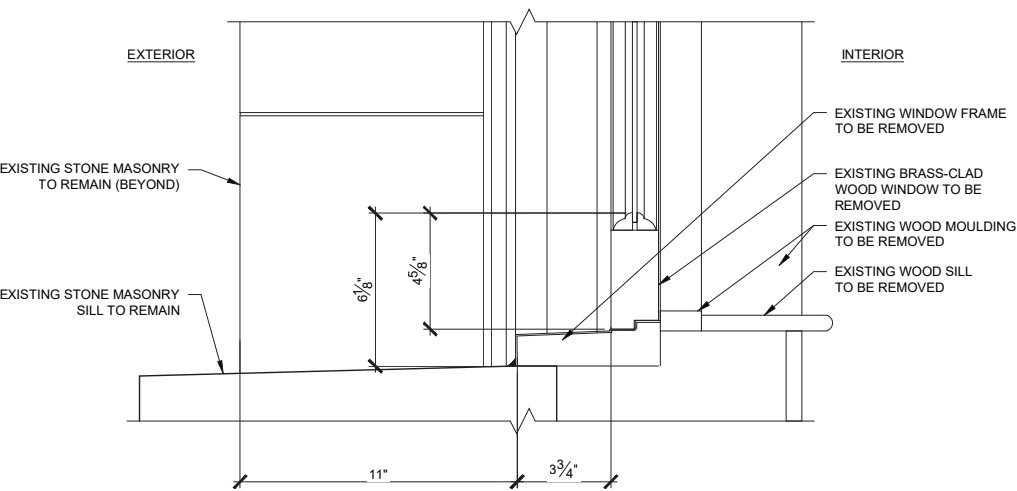
Existing Front Facade Window Details



1A EXISTING WINDOW HEAD

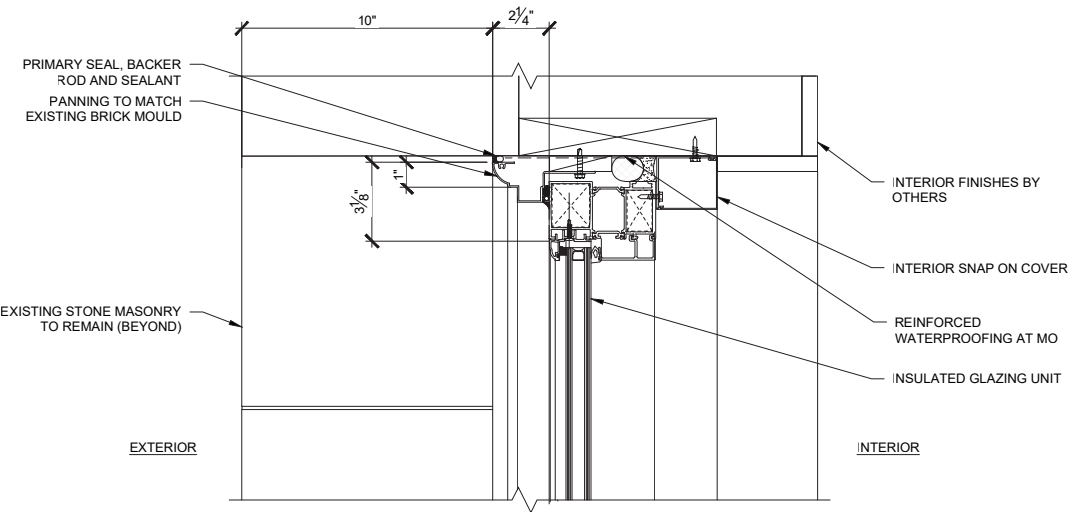


1B EXISTING MEETING RAIL

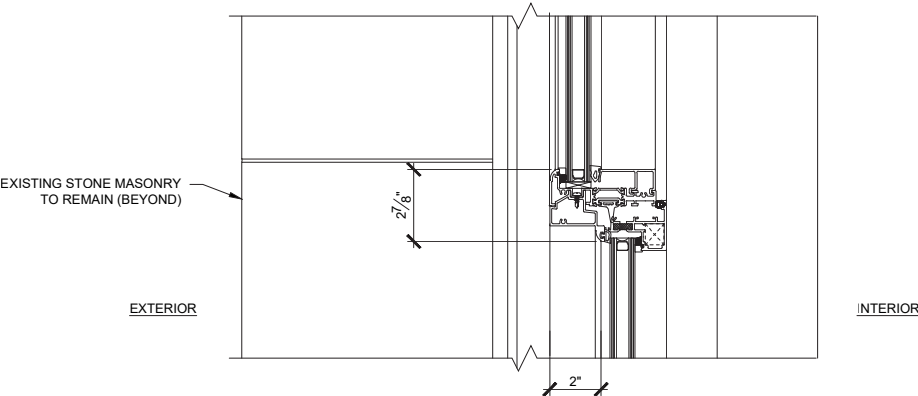


1C EXISTING WINDOW SILL

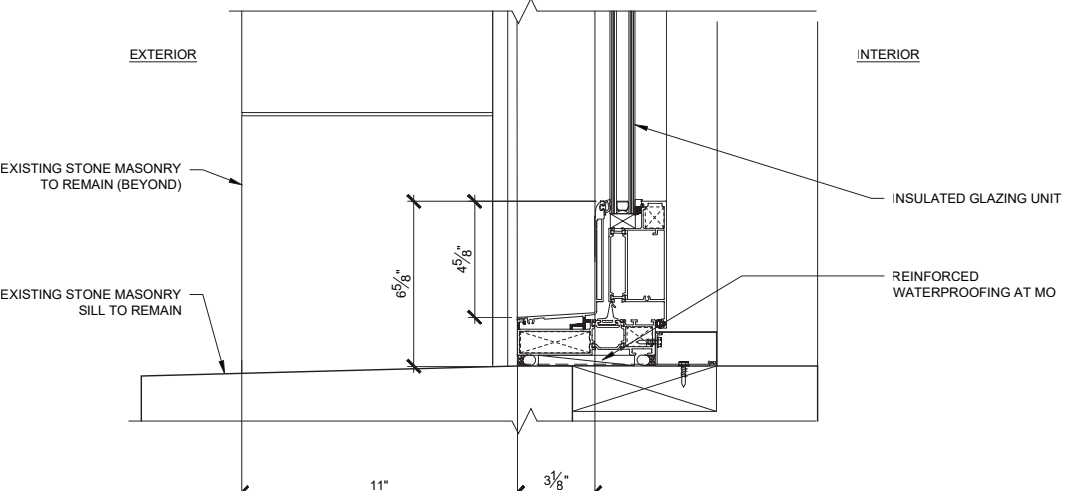
Proposed Front Facade Window Details



2A PROPOSED FIXED WINDOW HEAD

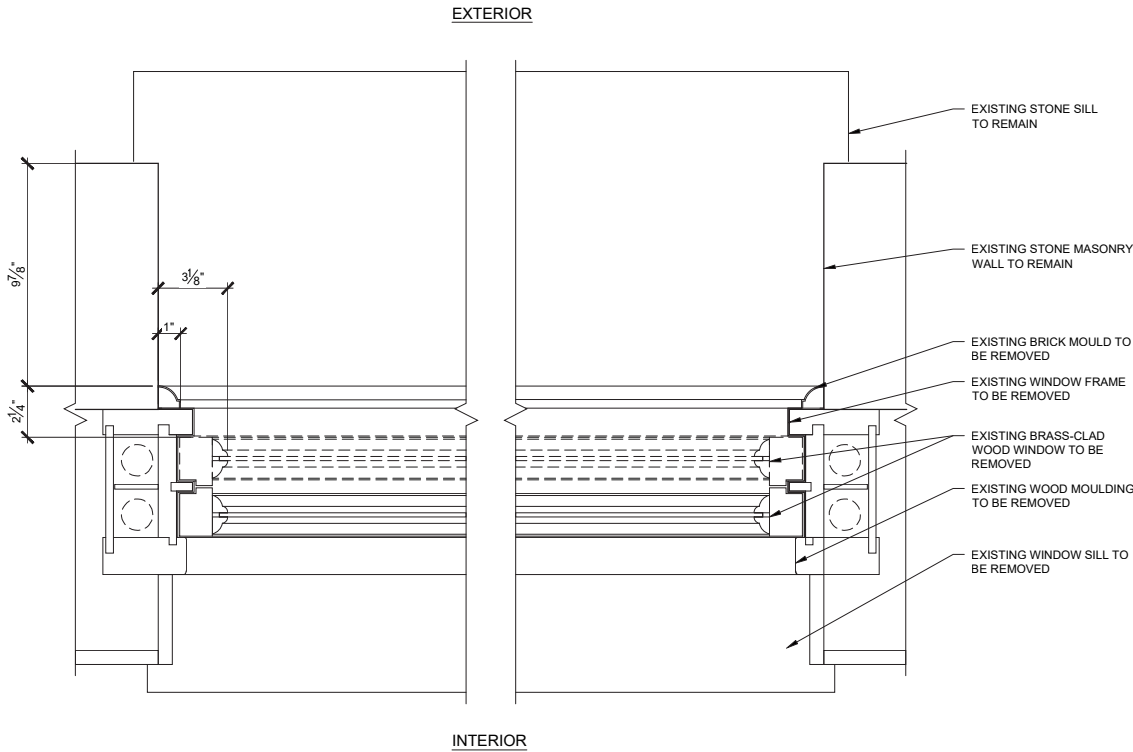


2B PROPOSED MEETING RAIL



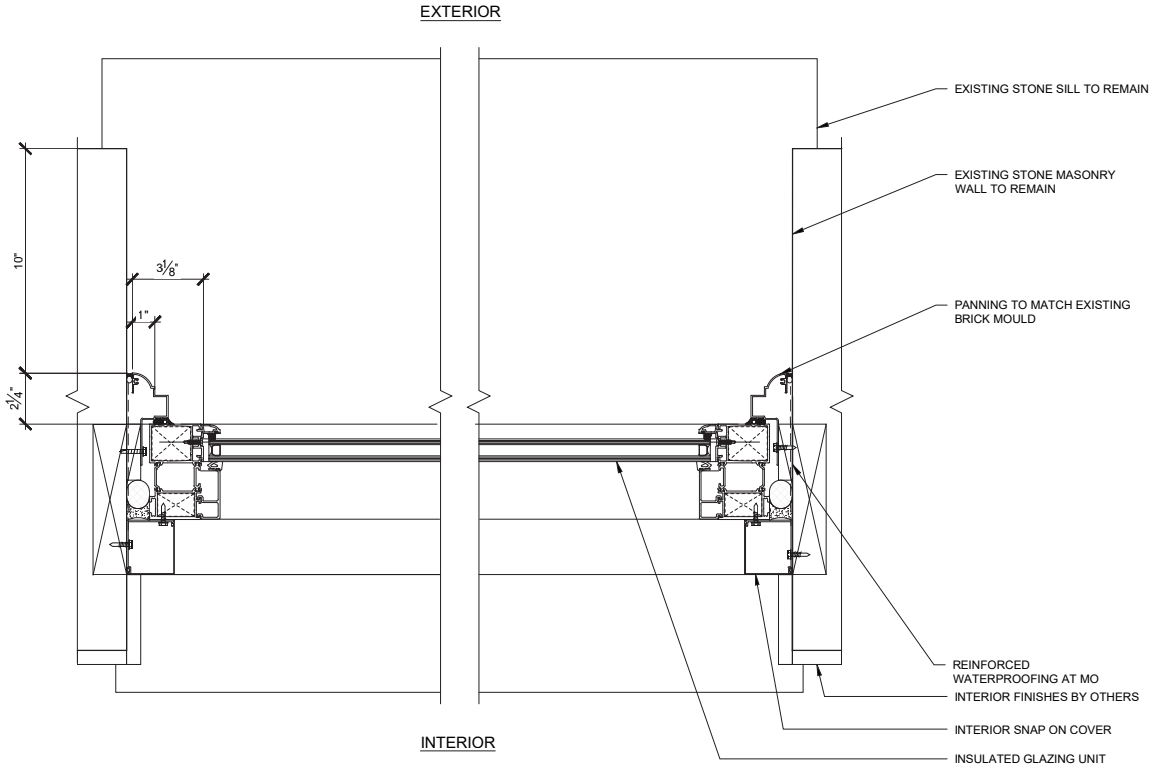
2C PROPOSED WINDOW SILL

Existing Front Facade Window Details

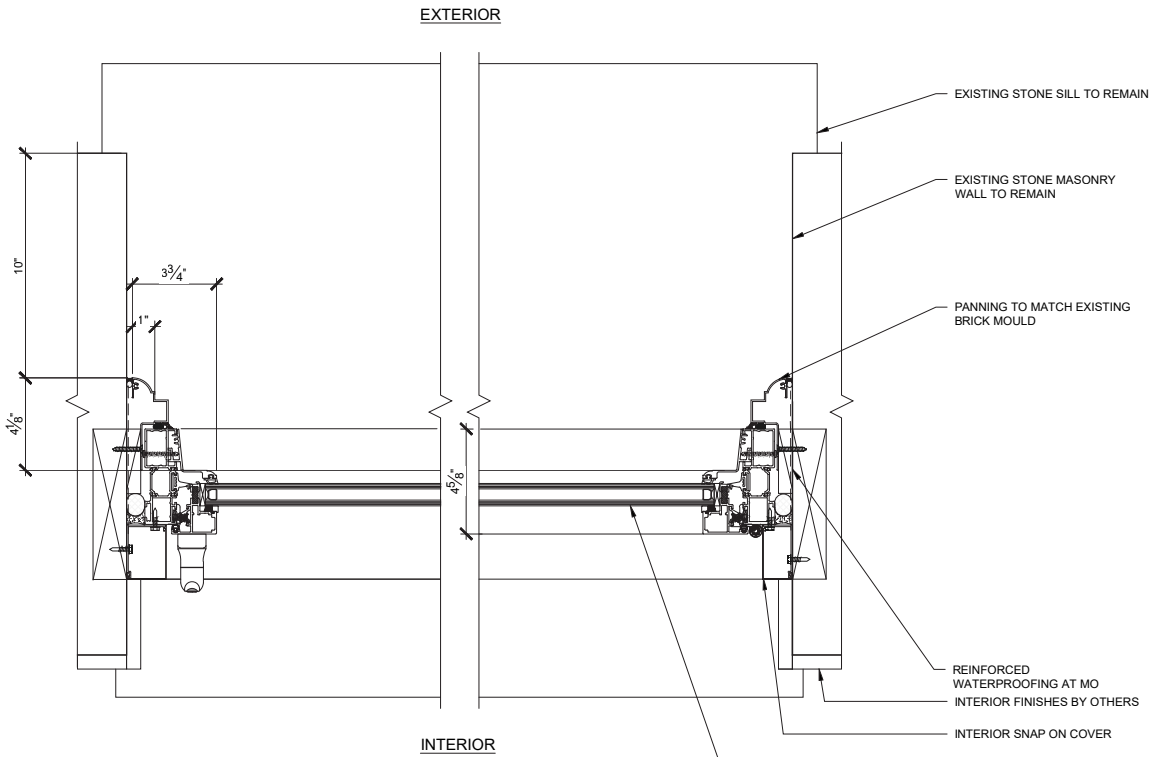


3A EXISTING WINDOW JAMB

Proposed Front Facade Window Details

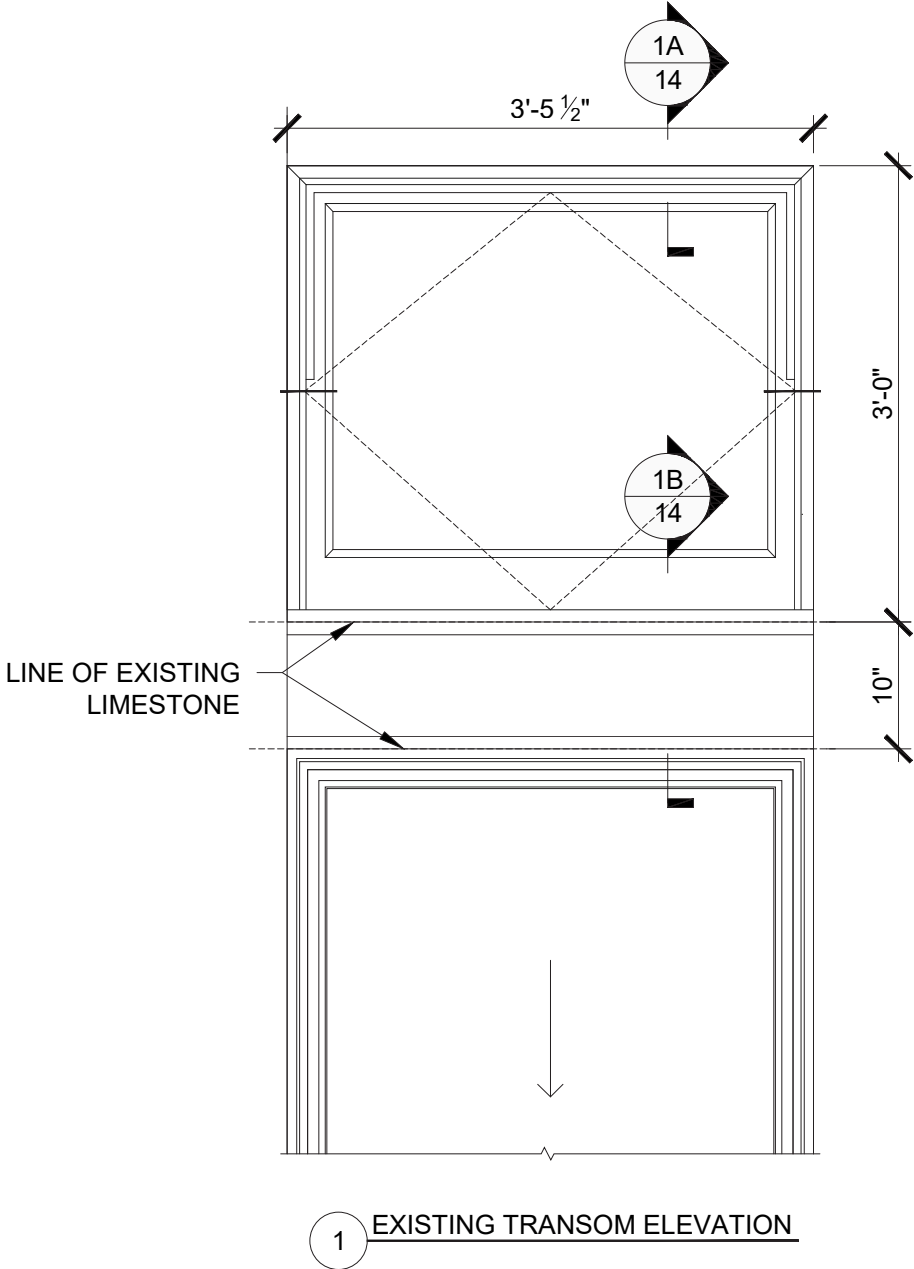


4A PROPOSED FIXED WINDOW JAMB

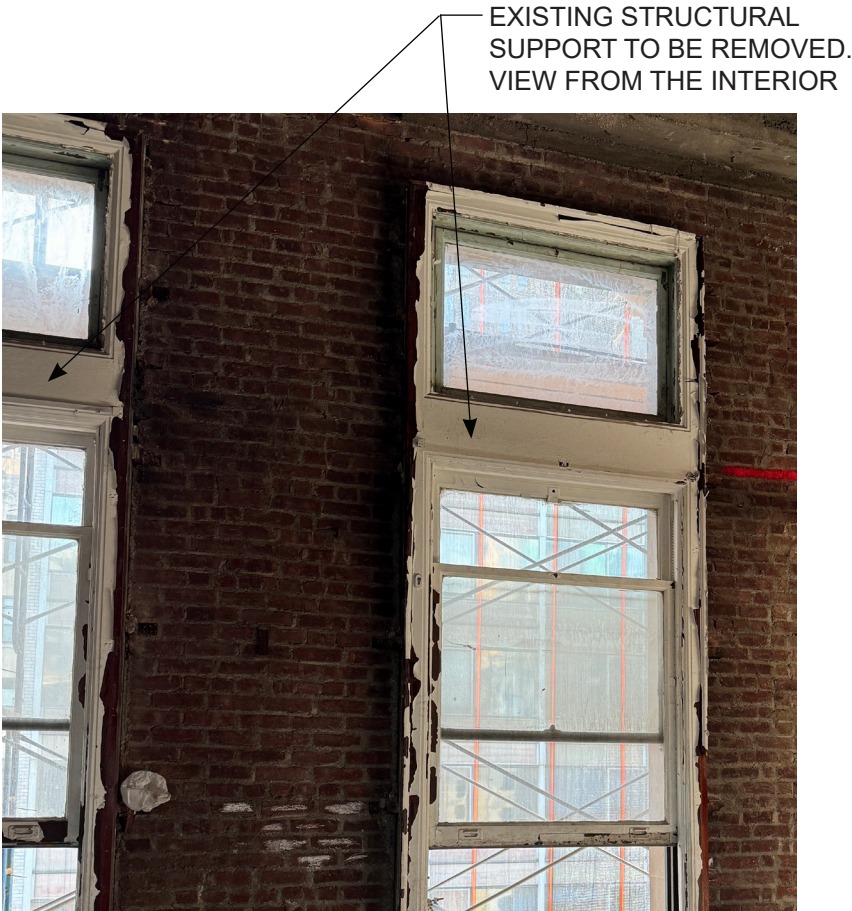
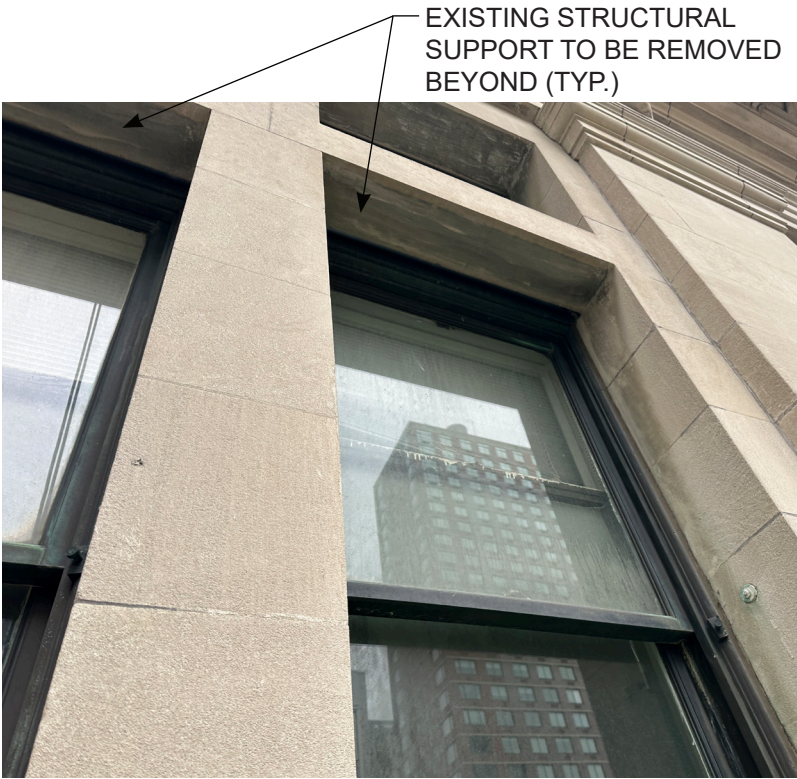


4B PROPOSED CASEMENT WINDOW JAMB

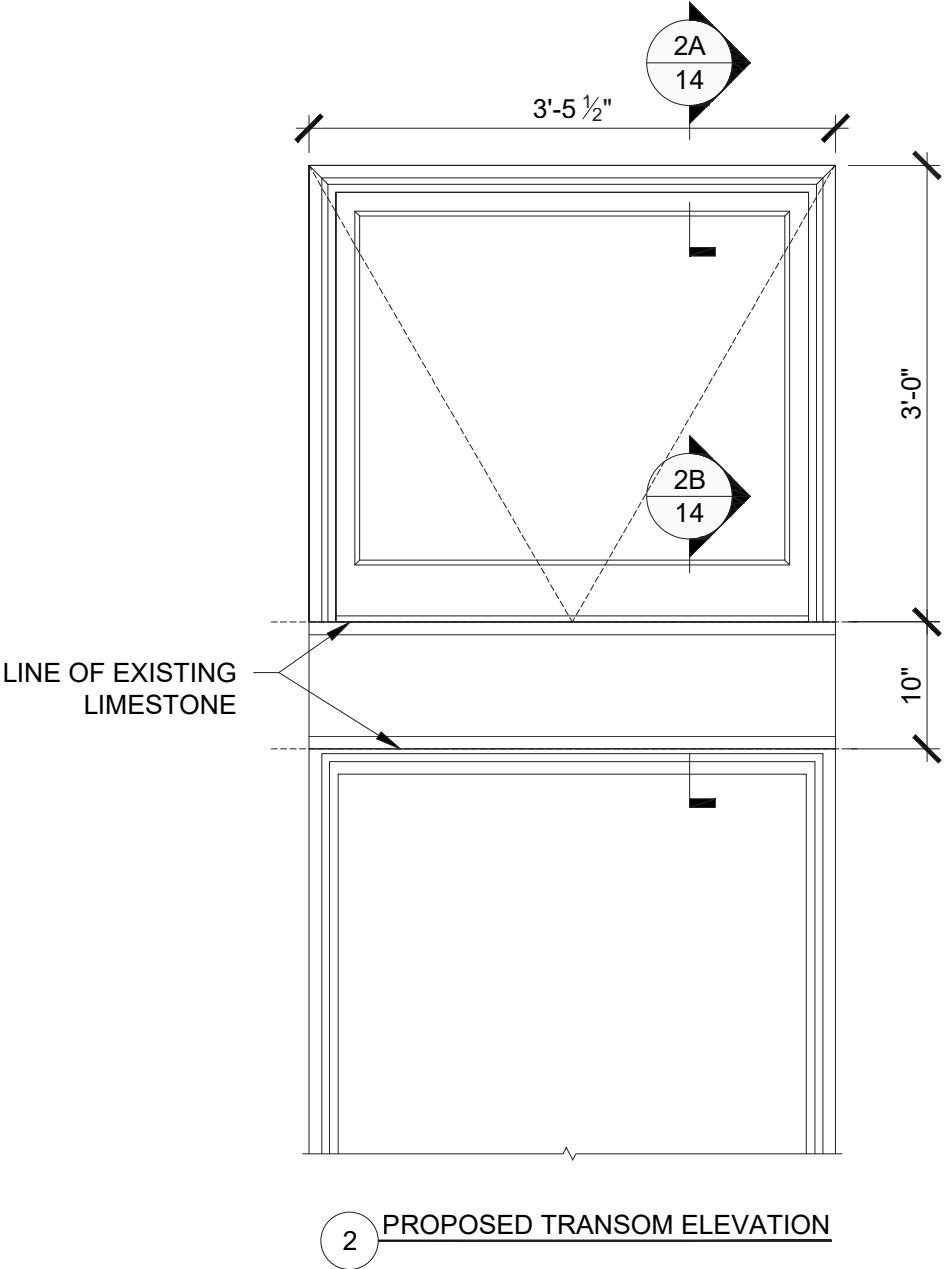
Front Facade Transom Window Elevation



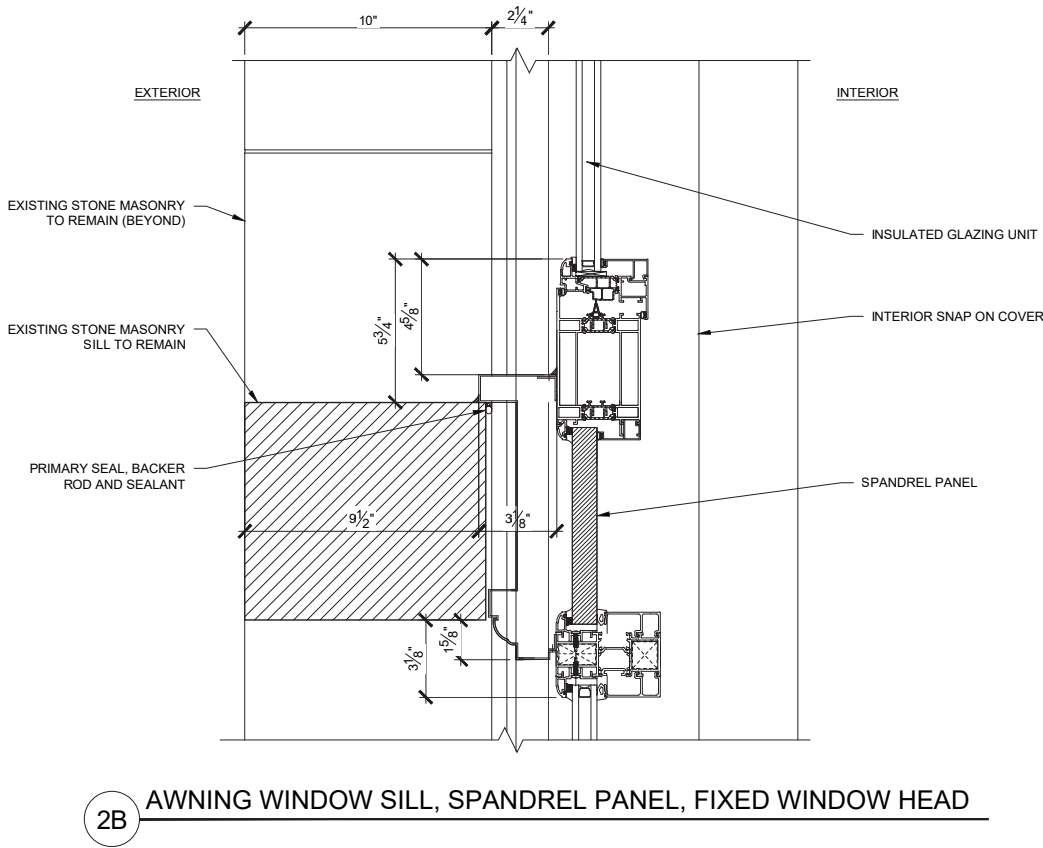
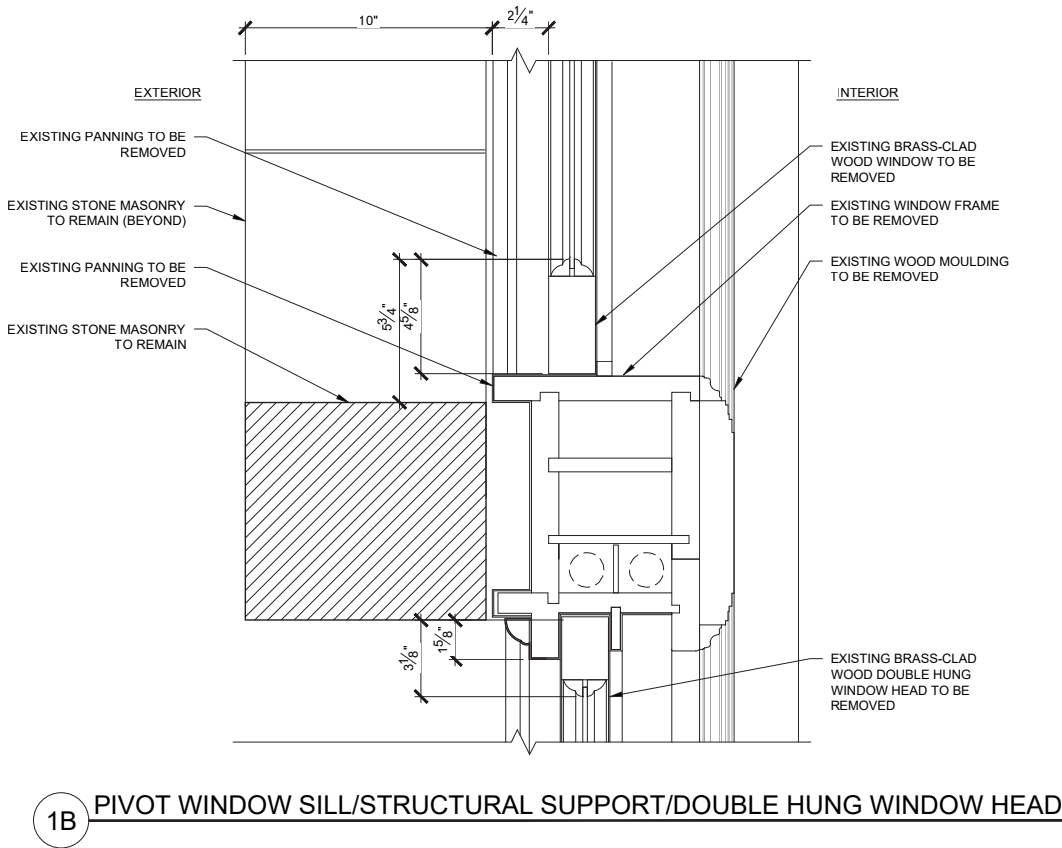
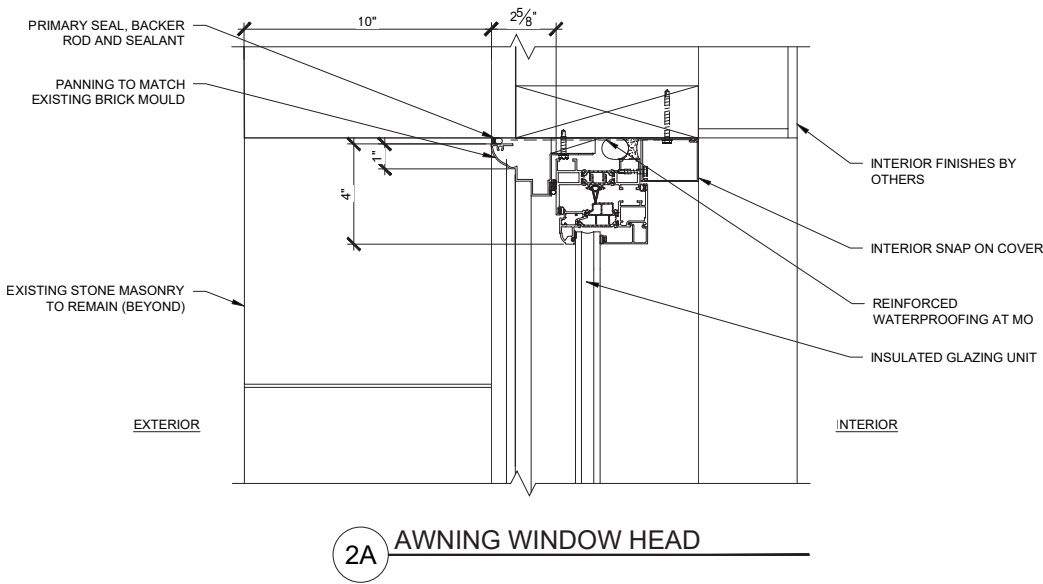
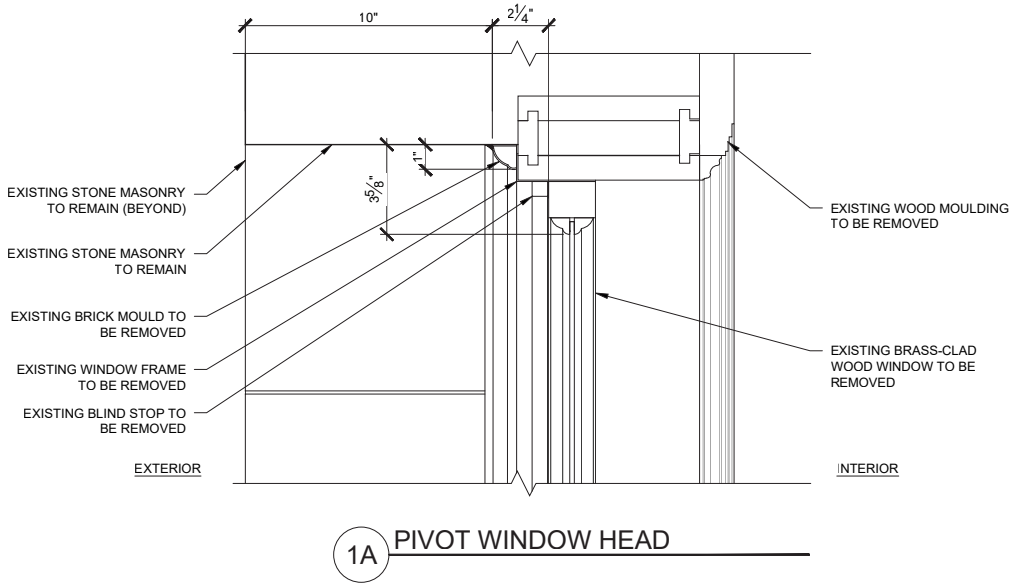
EXISTING PHOTO



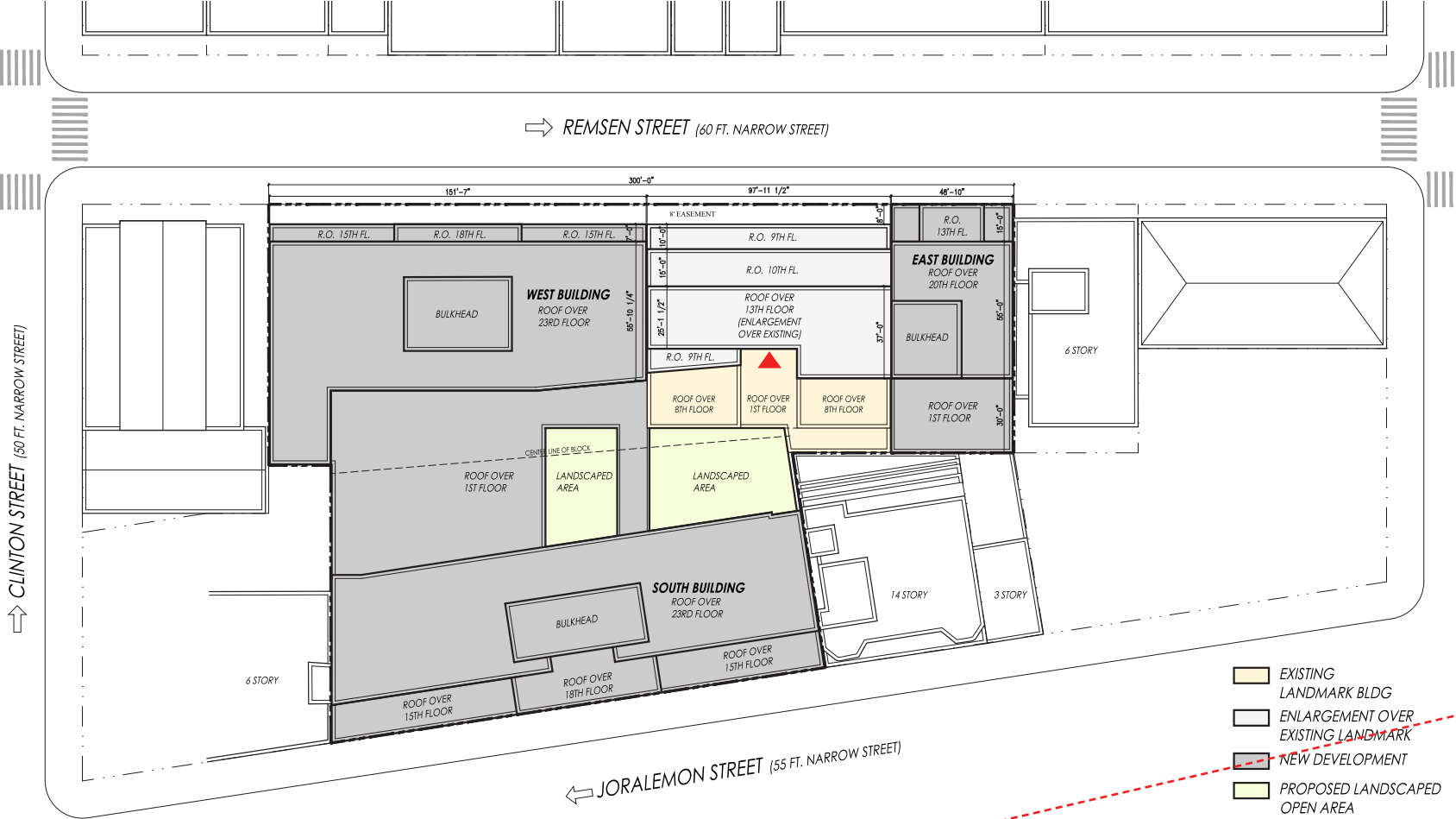
EXISTING PHOTOS



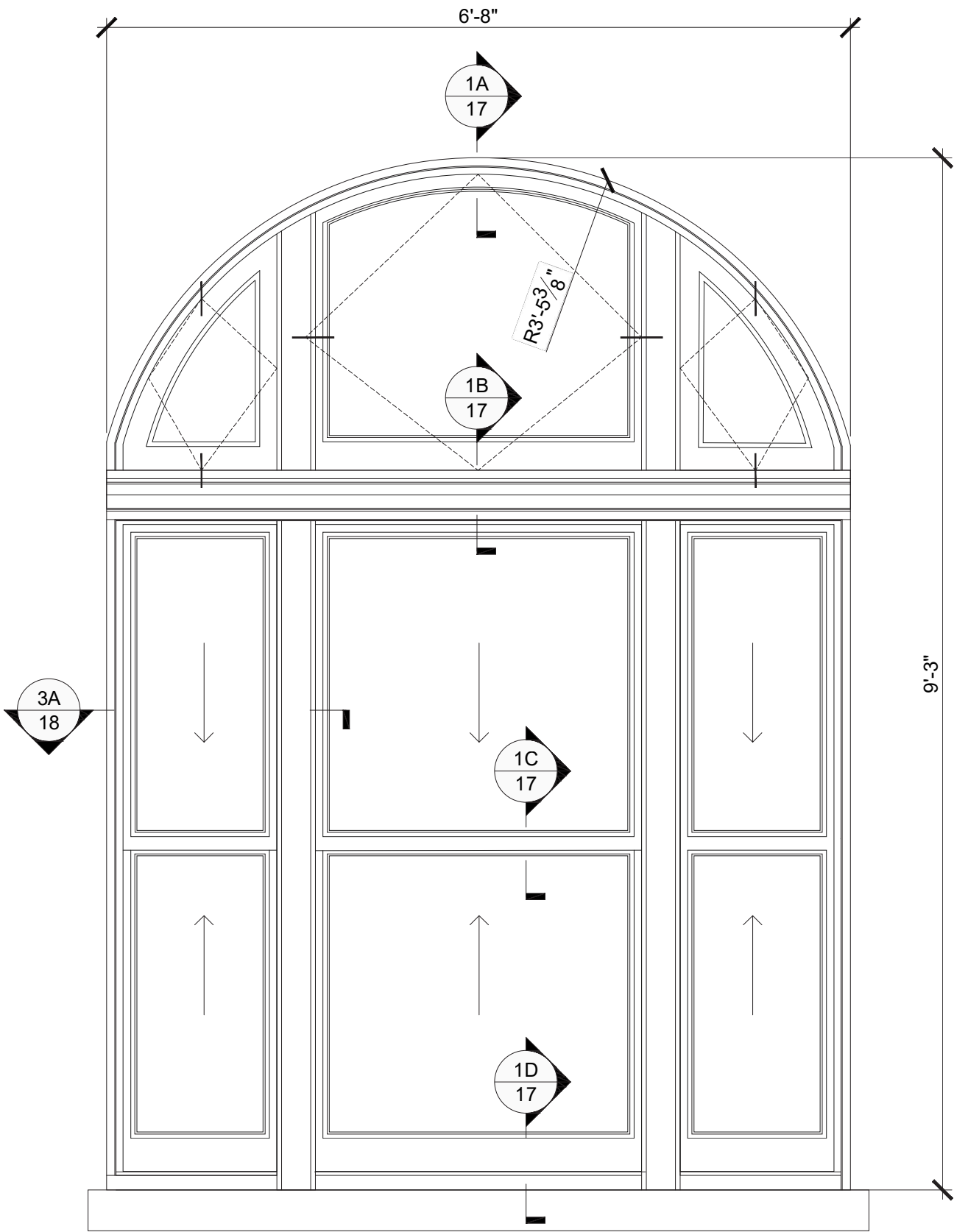
Front Facade Transom Window Details



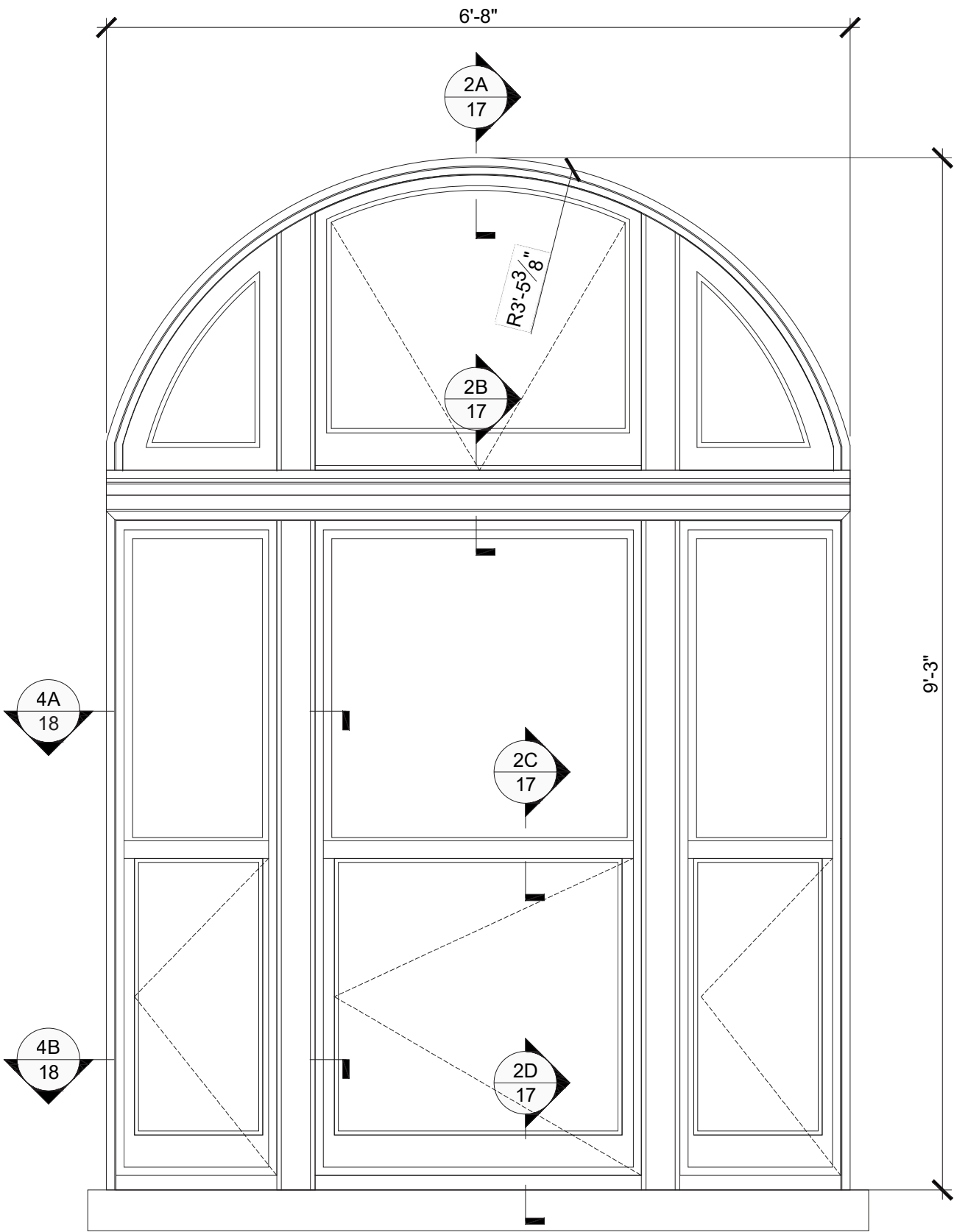
Existing Arched Window Location



Rear Arched Window Elevation

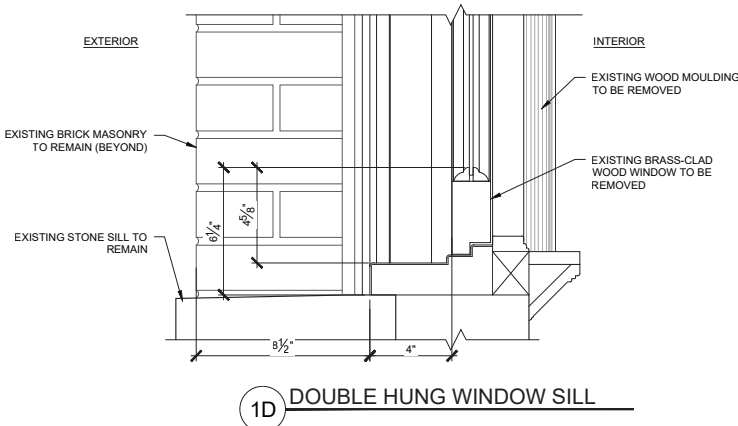
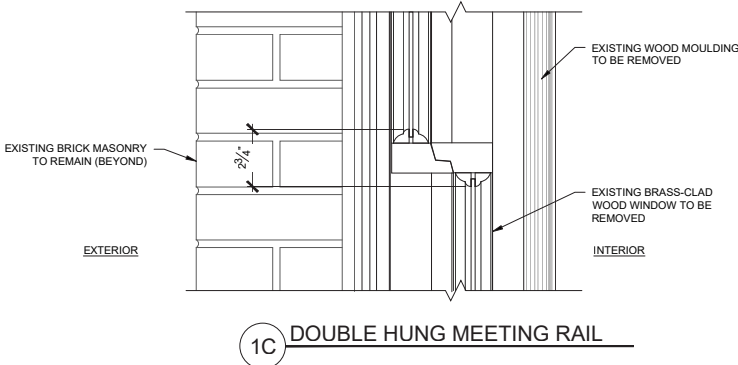
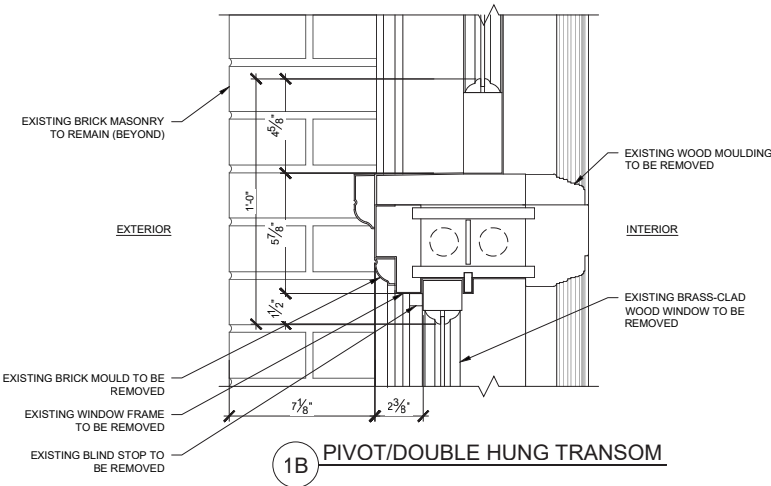
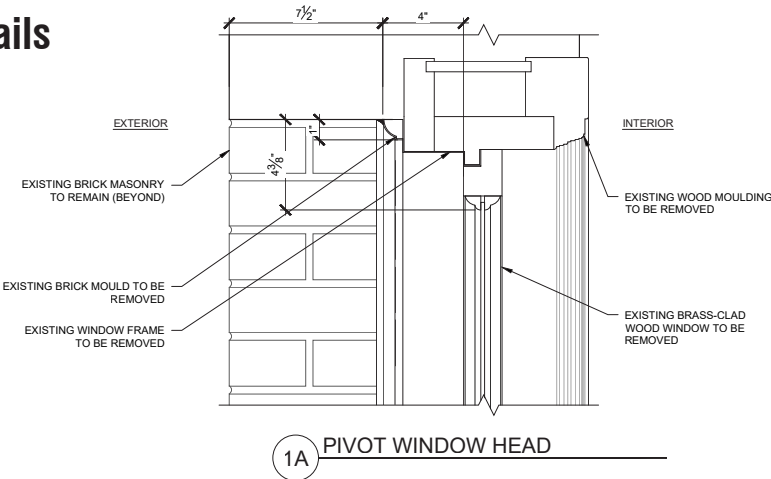


A EXISTING ARCHED WINDOW ELEVATION

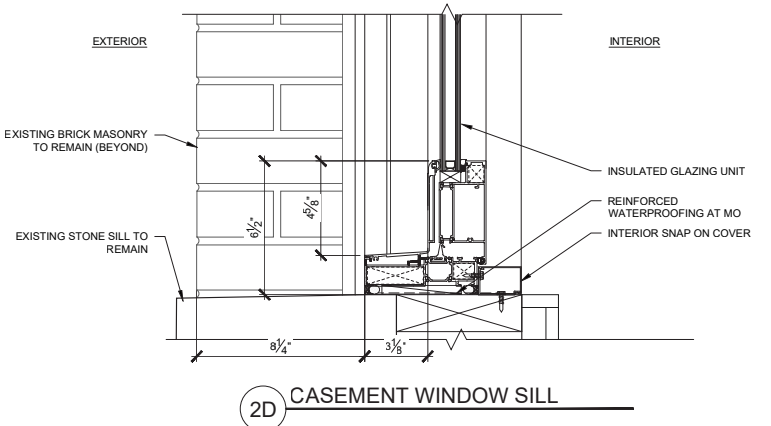
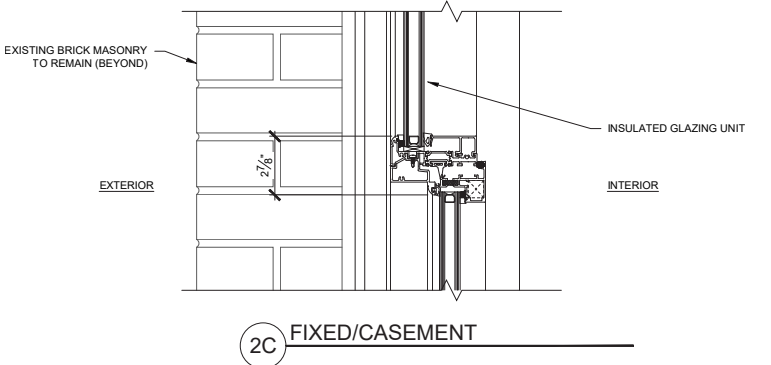
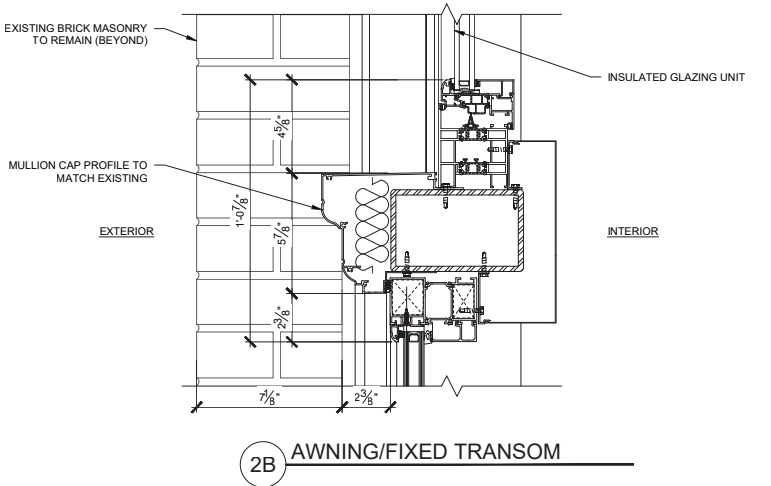
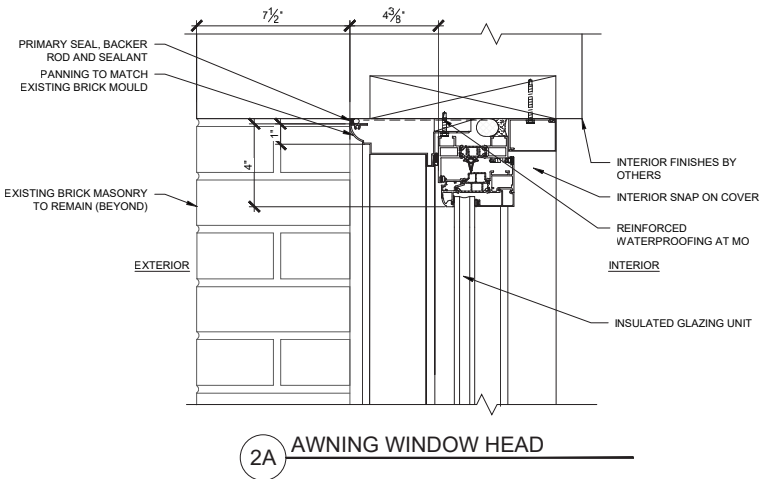


B PROPOSED ARCHED WINDOW ELEVATION

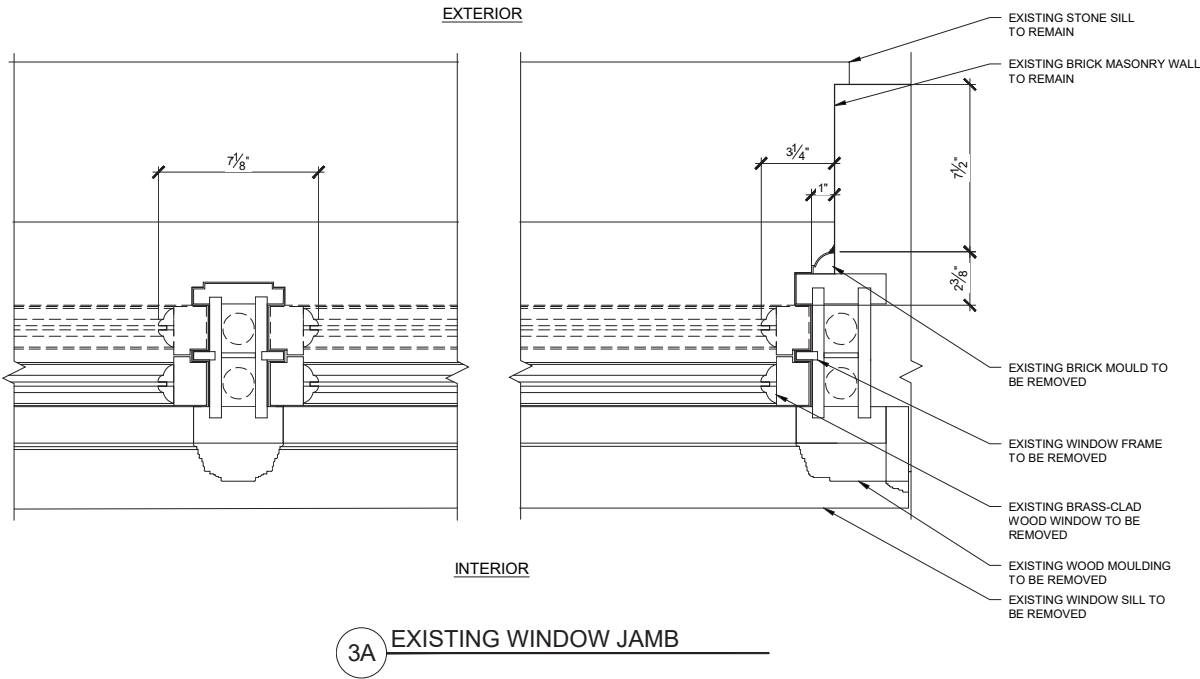
Existing Arched Window Details



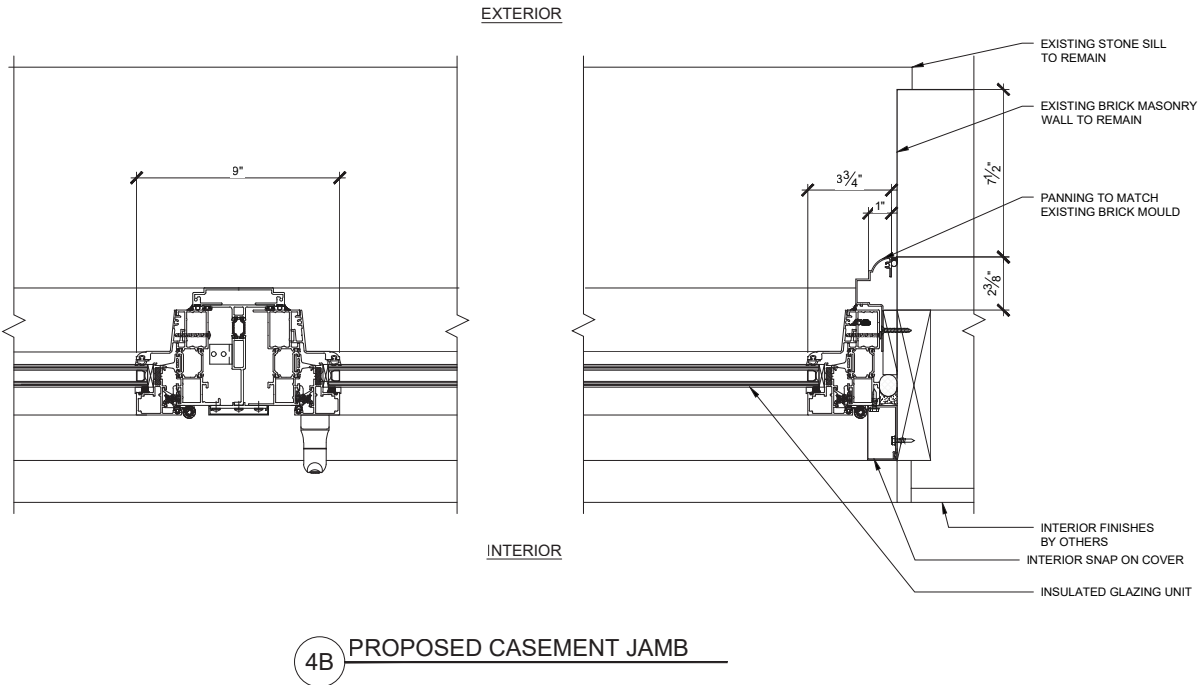
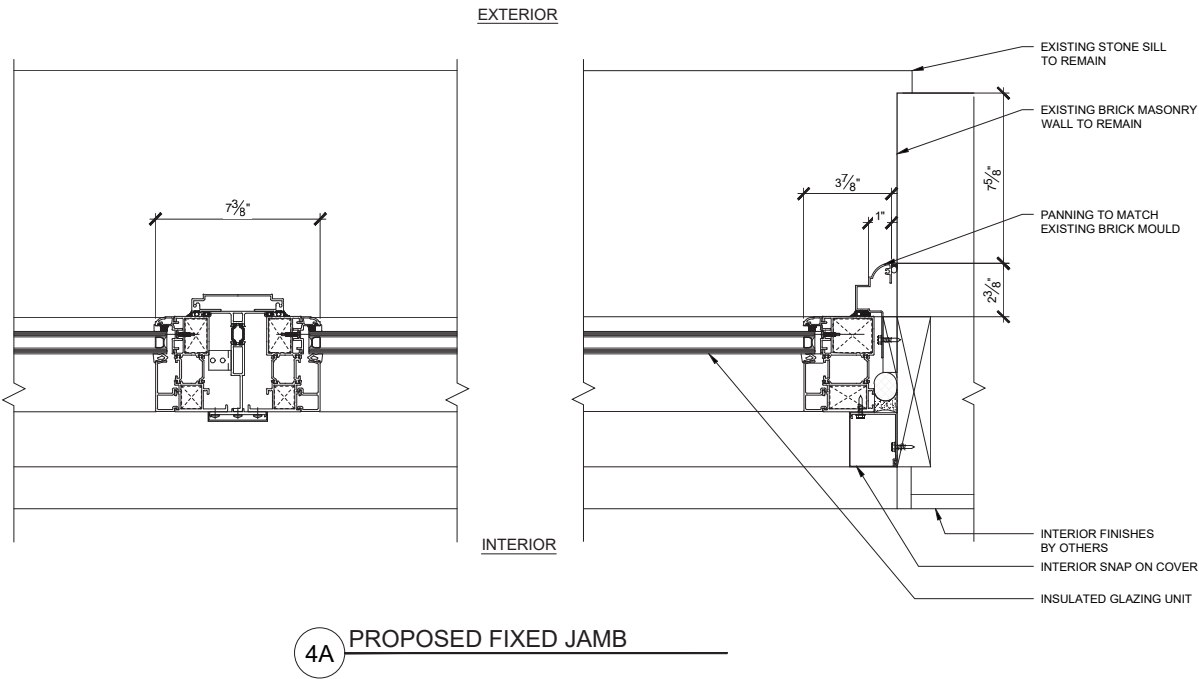
Proposed Arched Window Details



Existing Arched Window Details



Proposed Arched Window Details

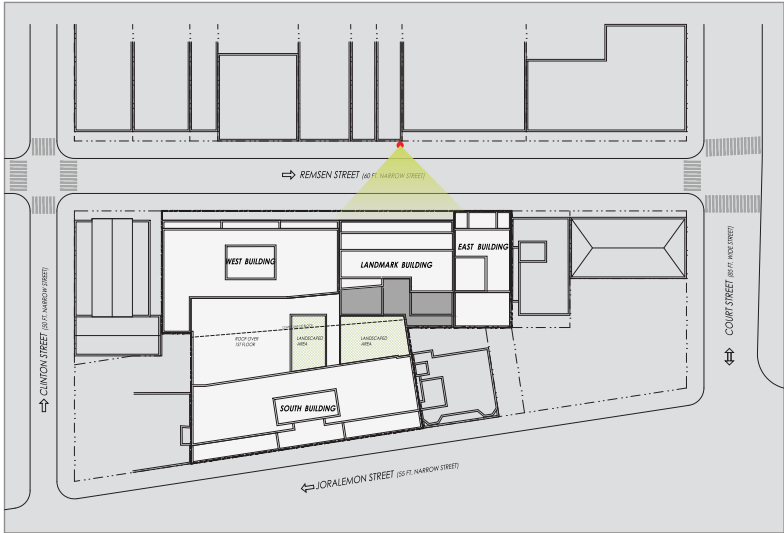




Remsen St Sidewalk View_Cross Street



KEY MAP



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