

November 25, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 7, LPC-26-03163

26 Verandah Place – Cobble Hill Historic District

Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 161 161 2069

Passcode: 557080

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

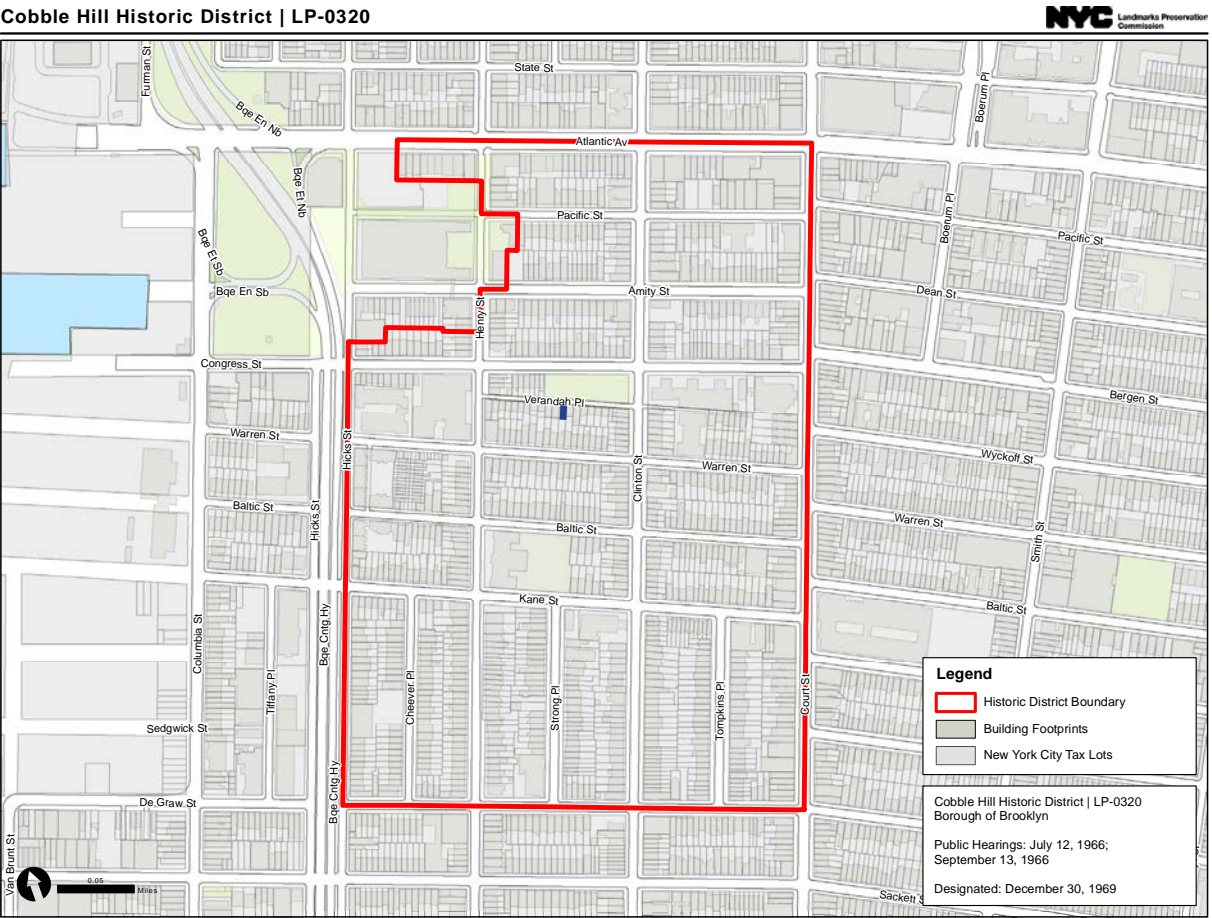
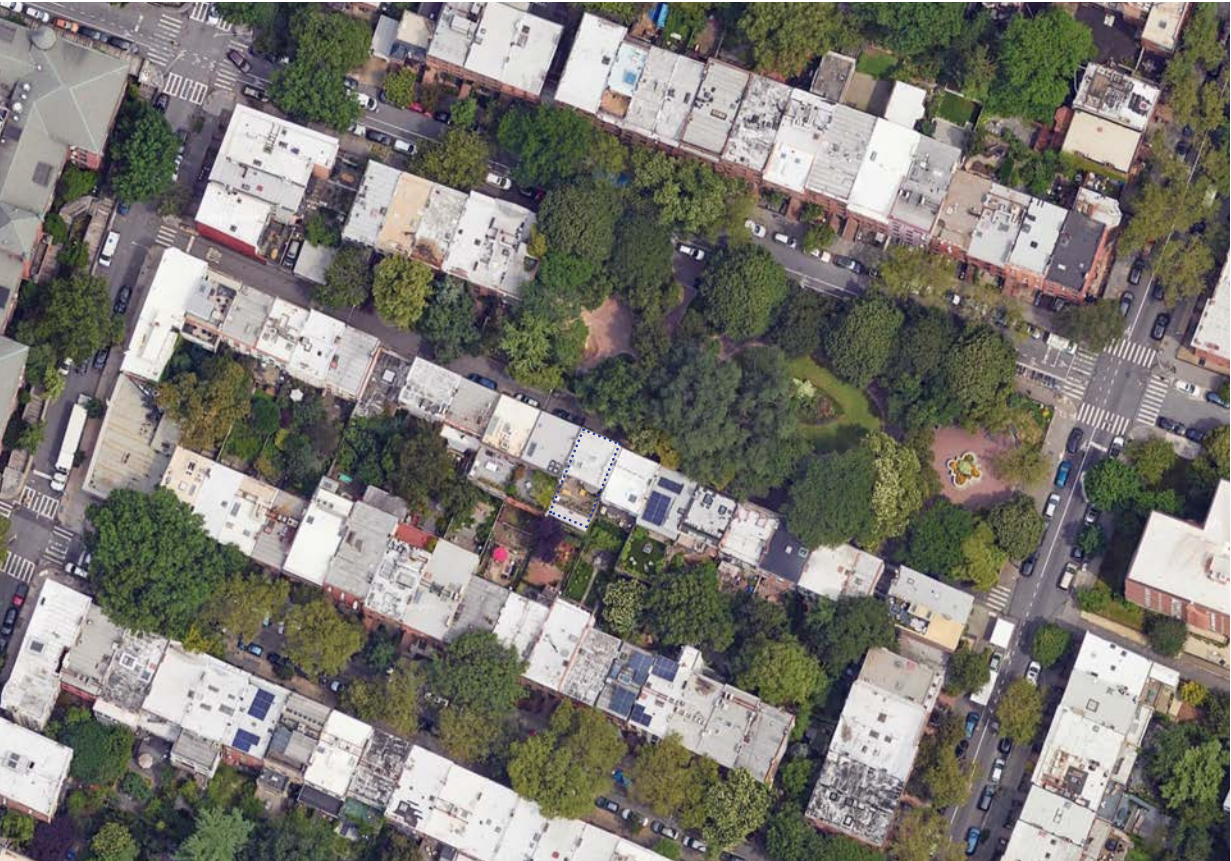
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26 VERANDAH PLACE RESIDENCE

26 VERANDAH PLACE
BROOKLYN, NY 11201

COMMUNITY BOARD 6
BLOCK 301, LOT 16





1940'S TAX PHOTO



DESIGNATION PHOTO

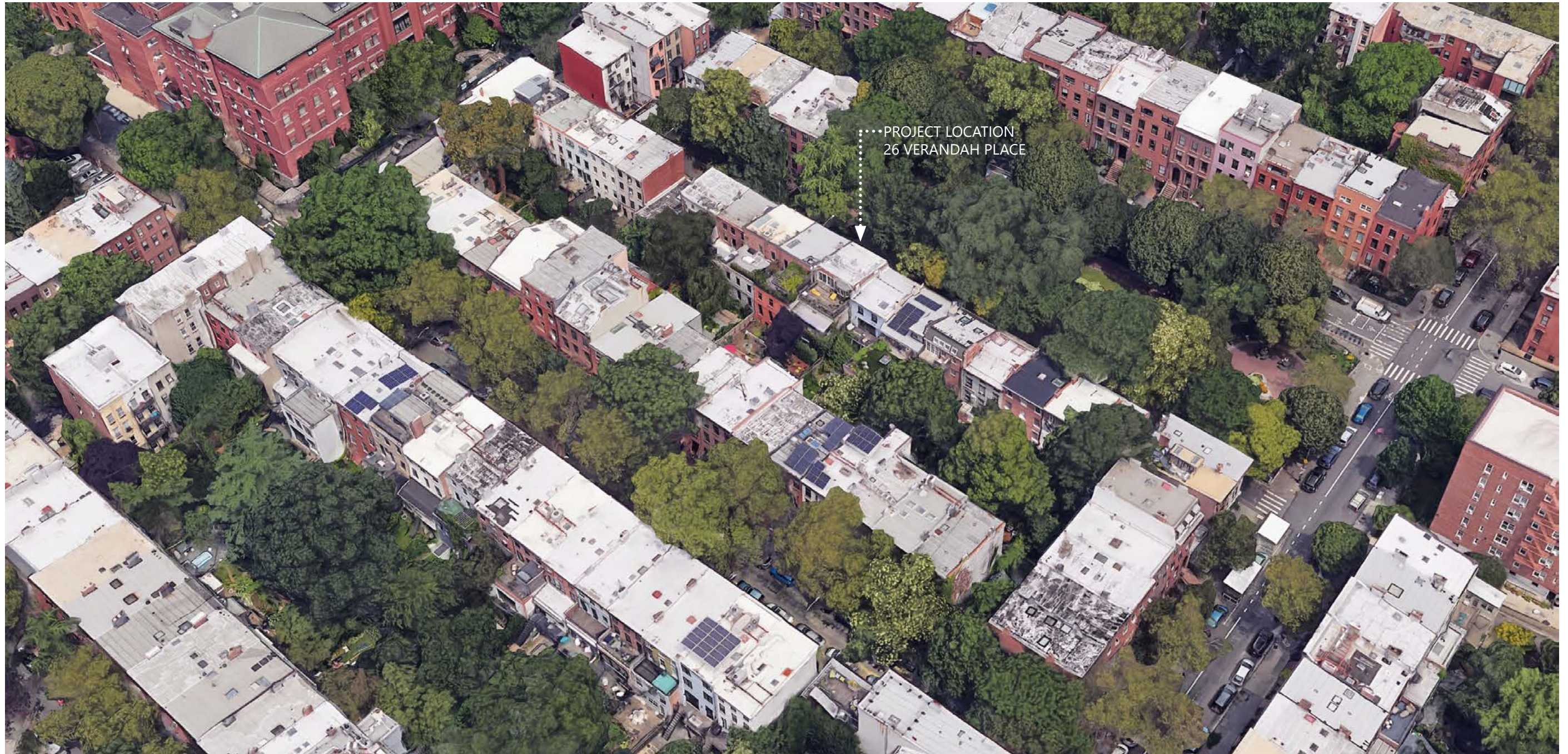


1980'S TAX PHOTO

**In 1978 a third level was added to the two story structure.



AERIAL SATELLITE IMAGE OF CONTEXT



BIRDSEYE SATELLITE IMAGE OF CONTEXT FROM THE SOUTHEAST



32 Verandah Place

30 Verandah Place

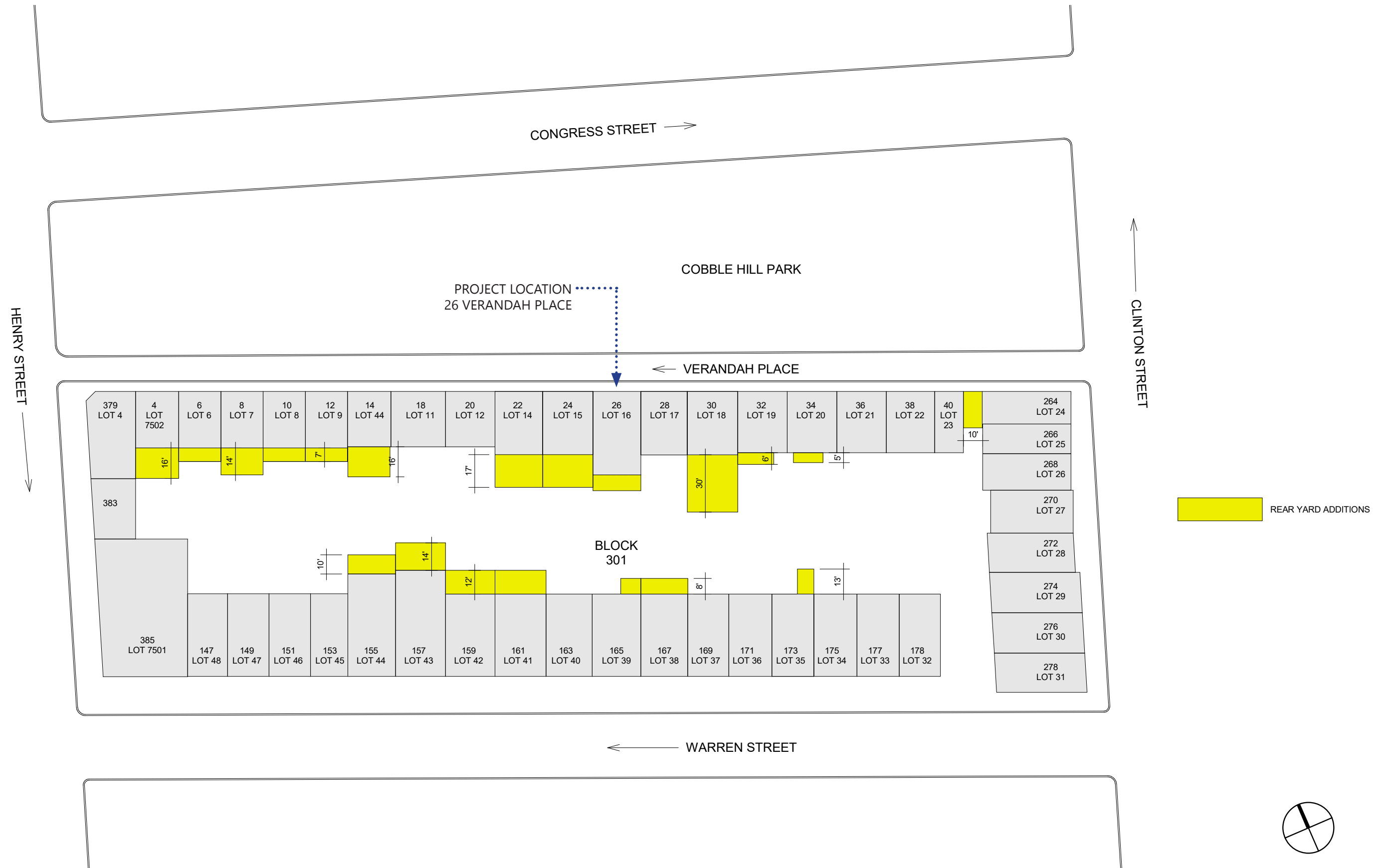
28 Verandah Place

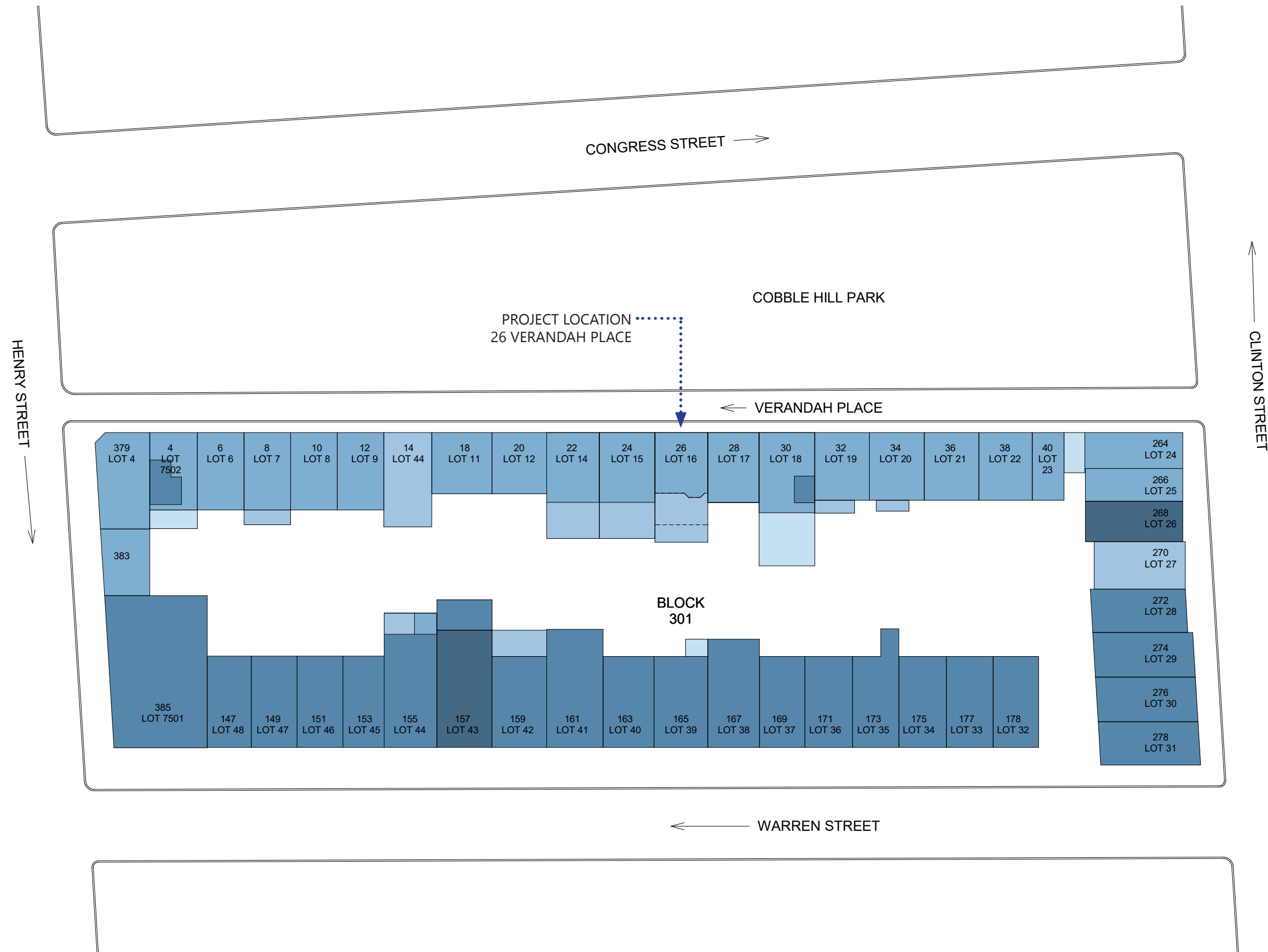
26 Verandah Place

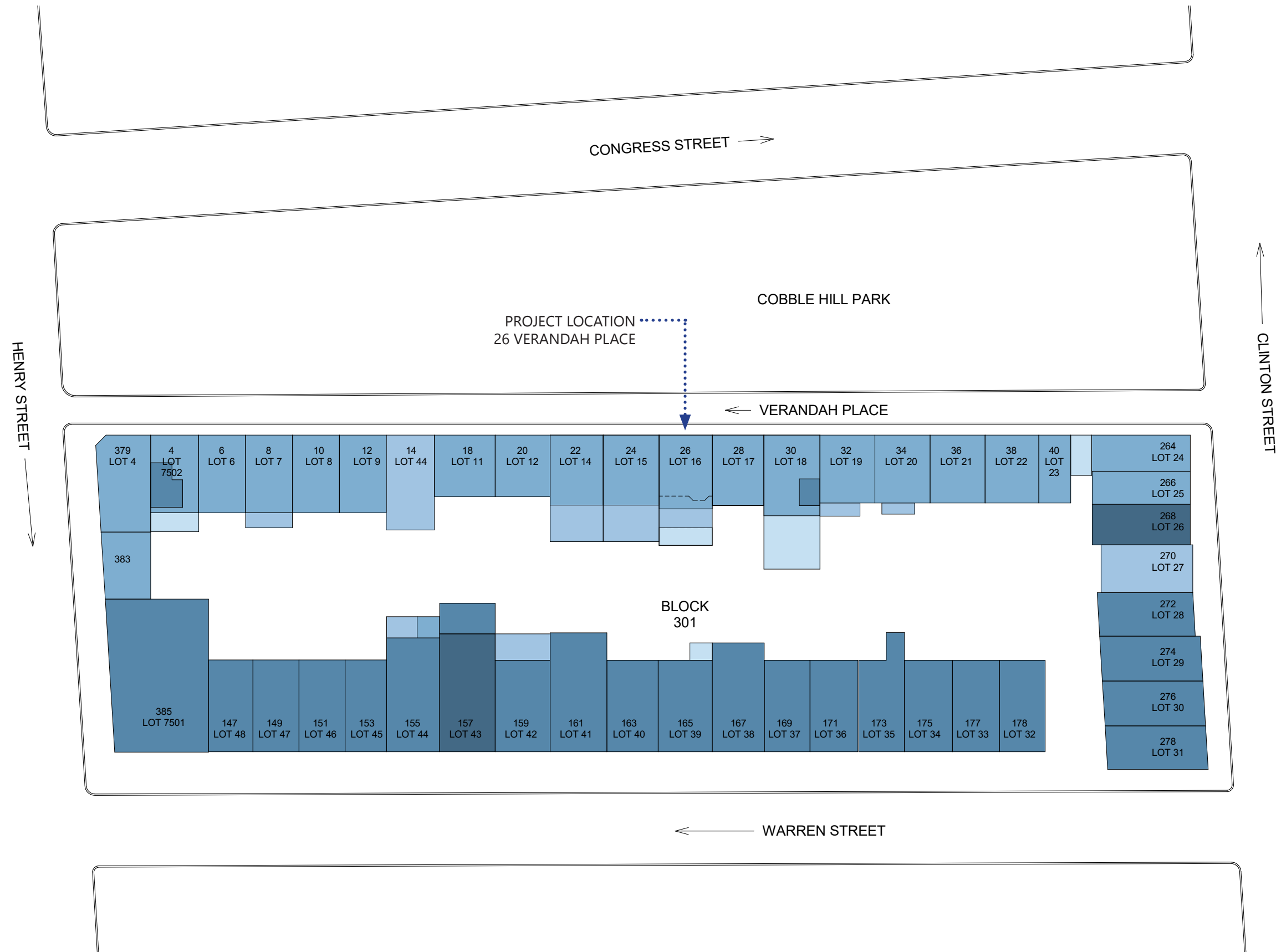
24 Verandah Place

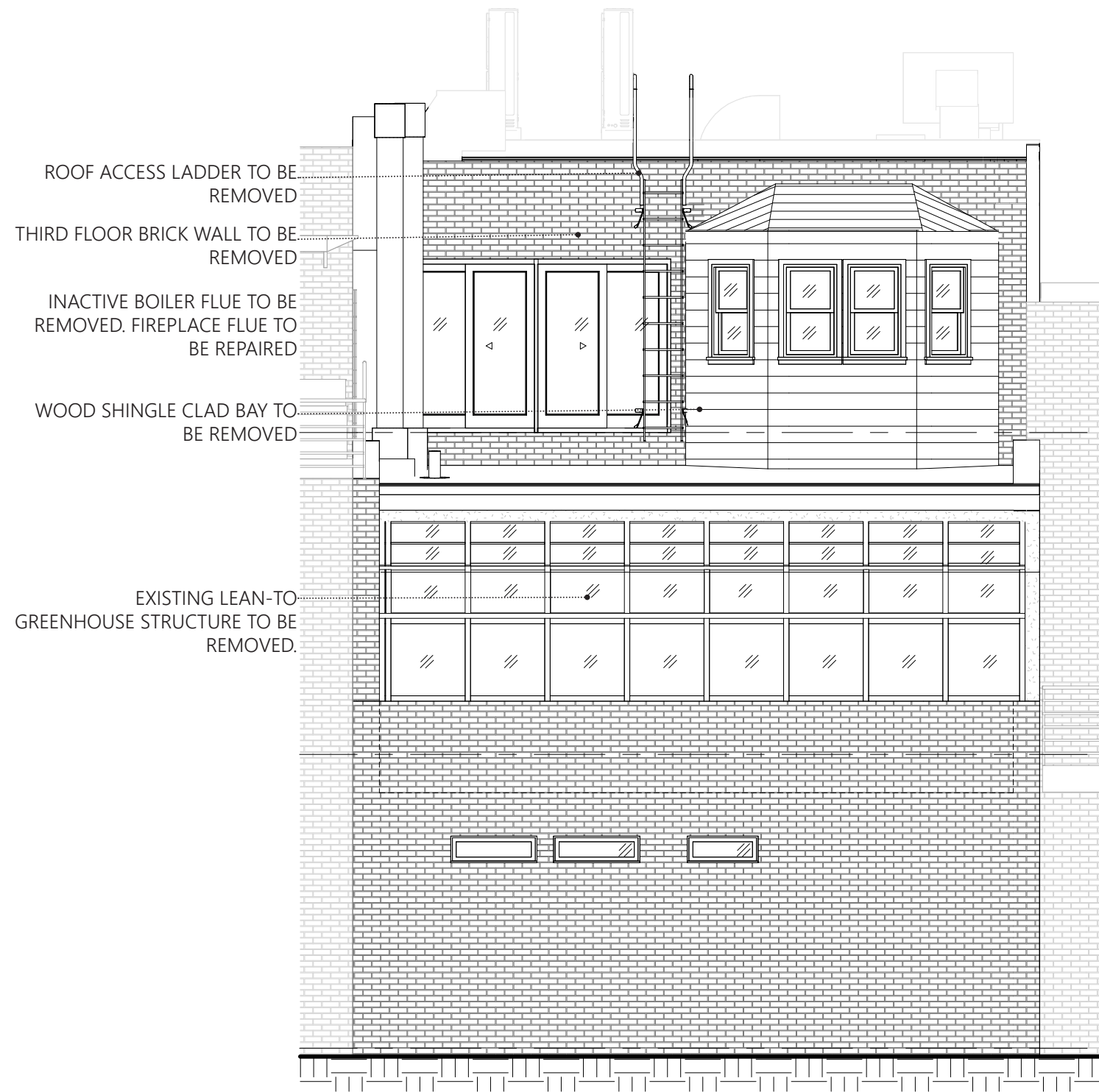
22 Verandah Place

20 Verandah Place



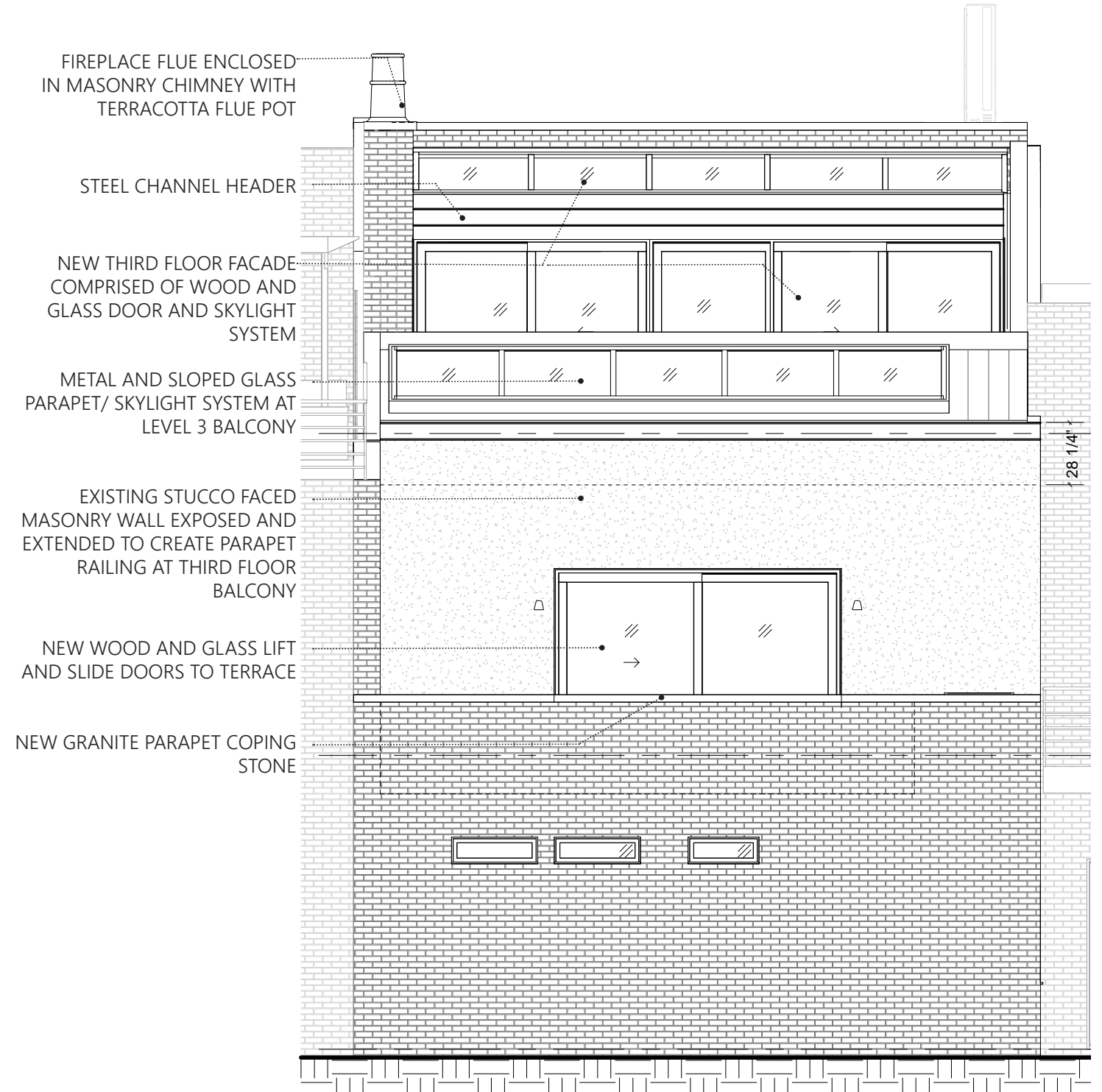






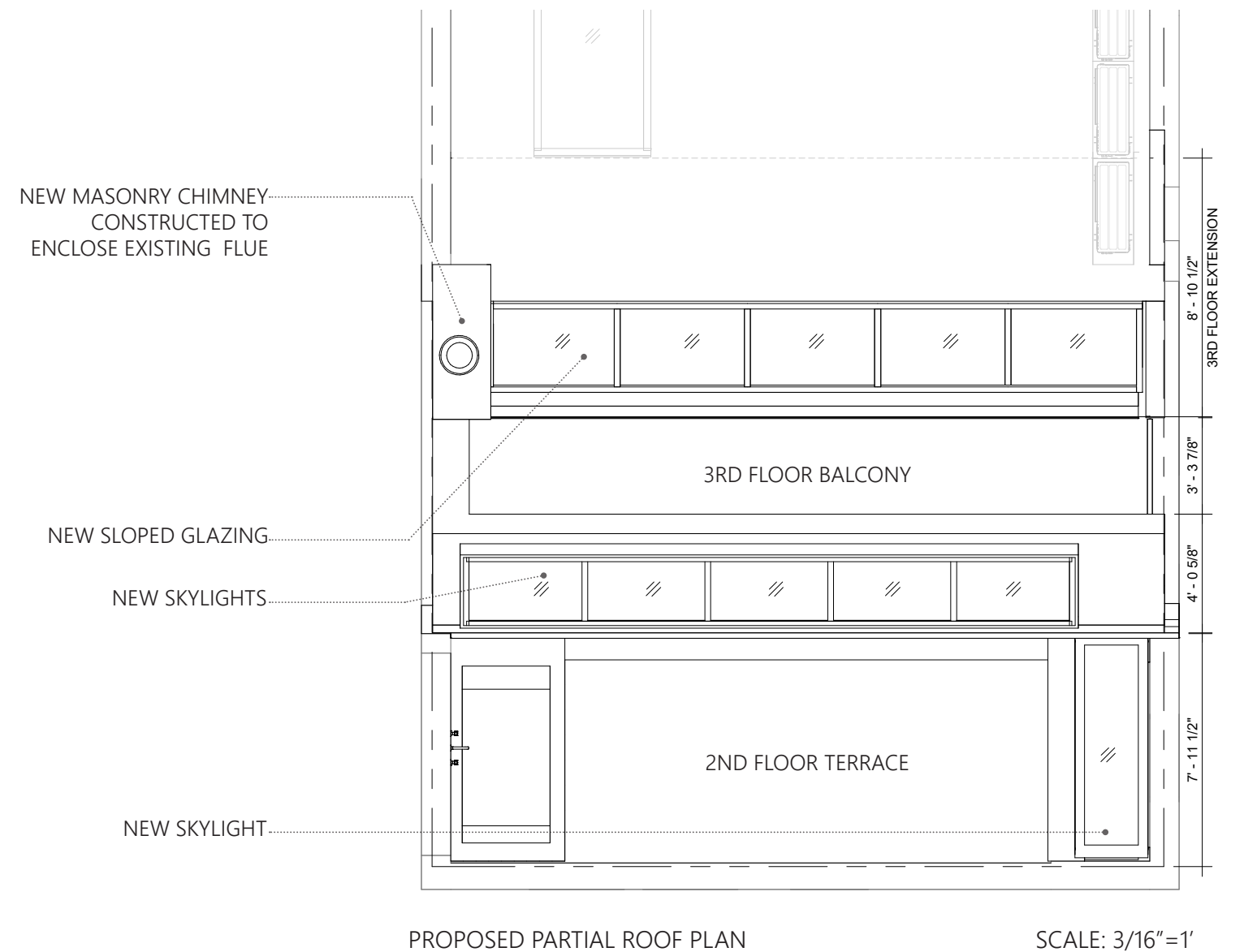
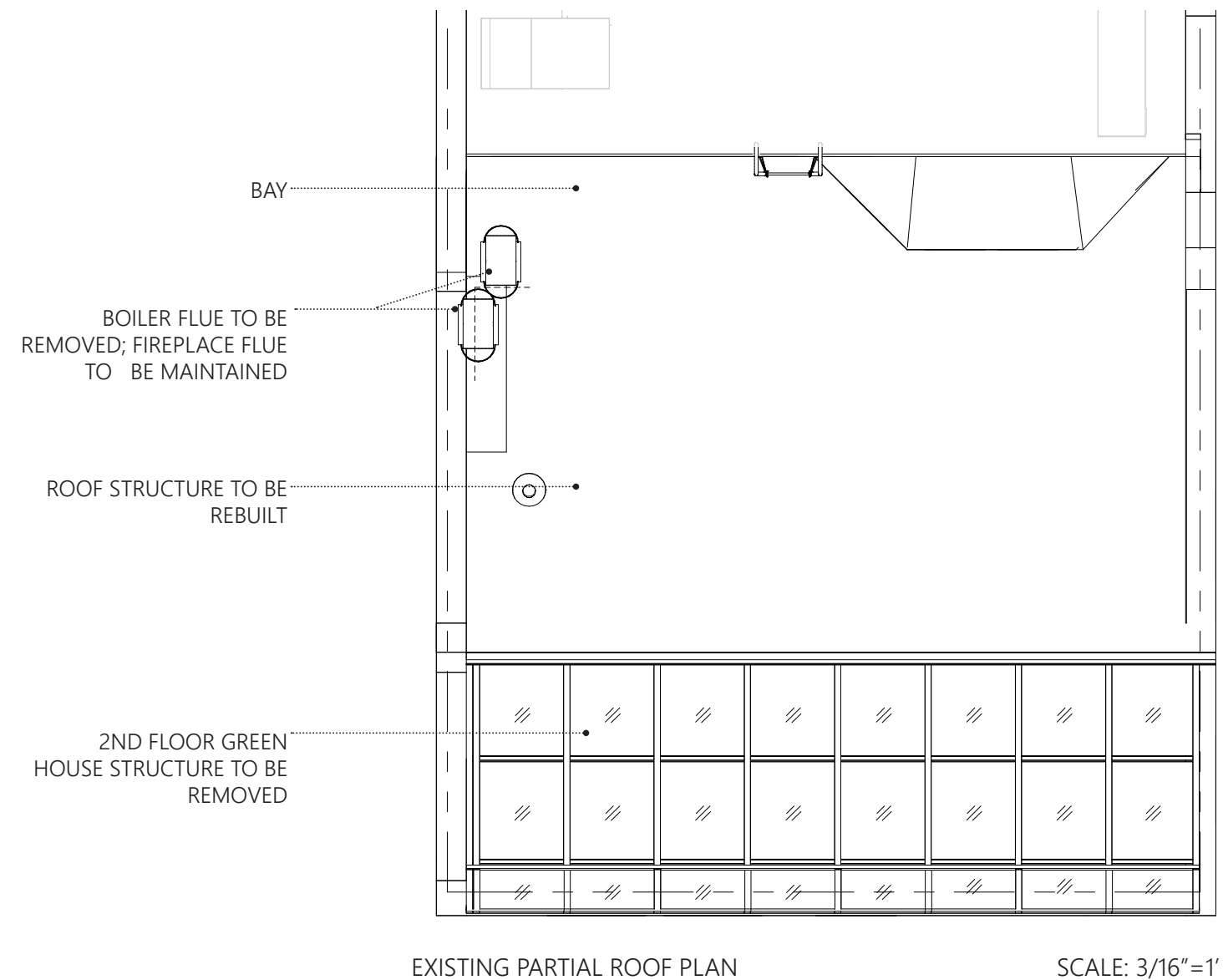
EXISTING SOUTH ELEVATION

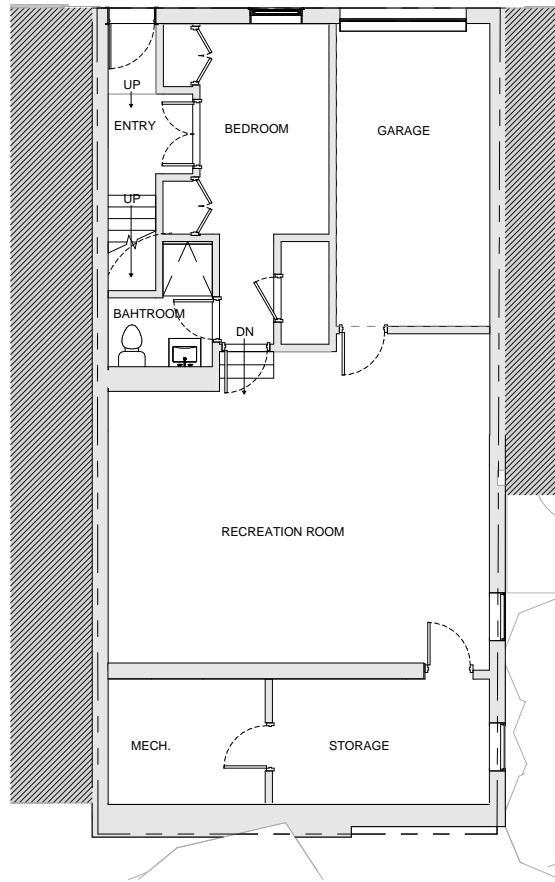
SCALE: 3/16"=1'



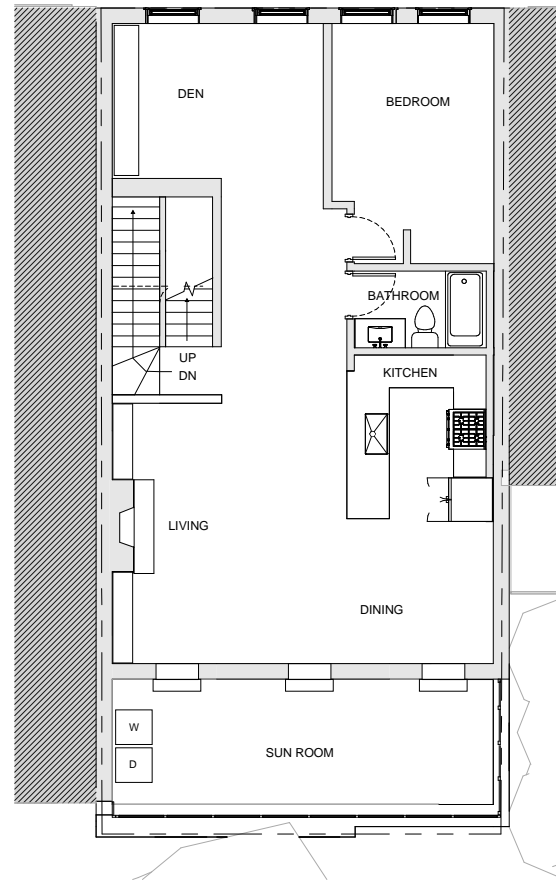
PROPOSED SOUTH ELEVATION

SCALE: 3/16"=1'

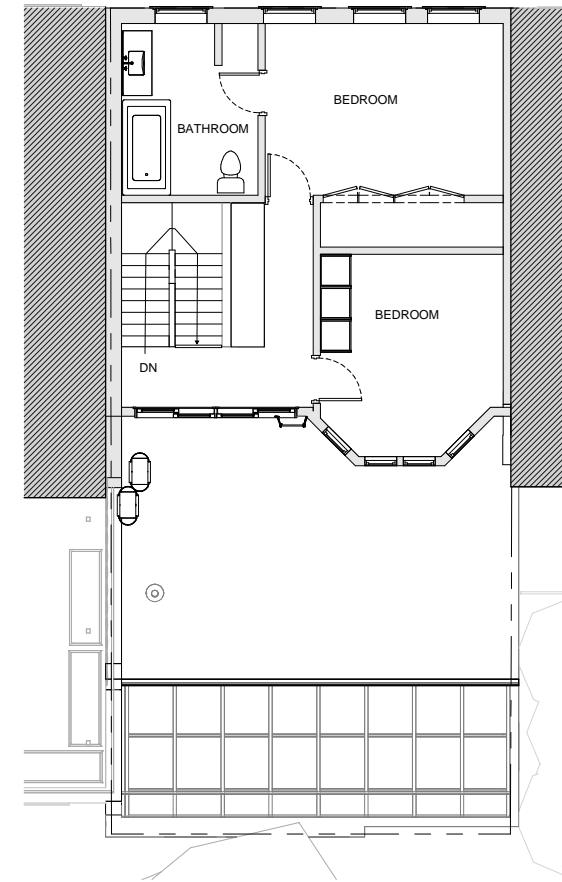




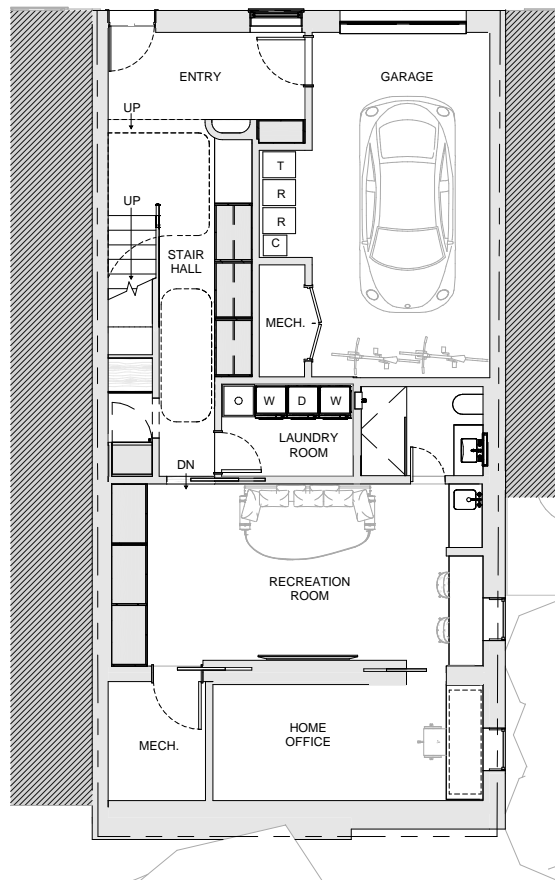
EXISTING - GROUND FLOOR PLAN



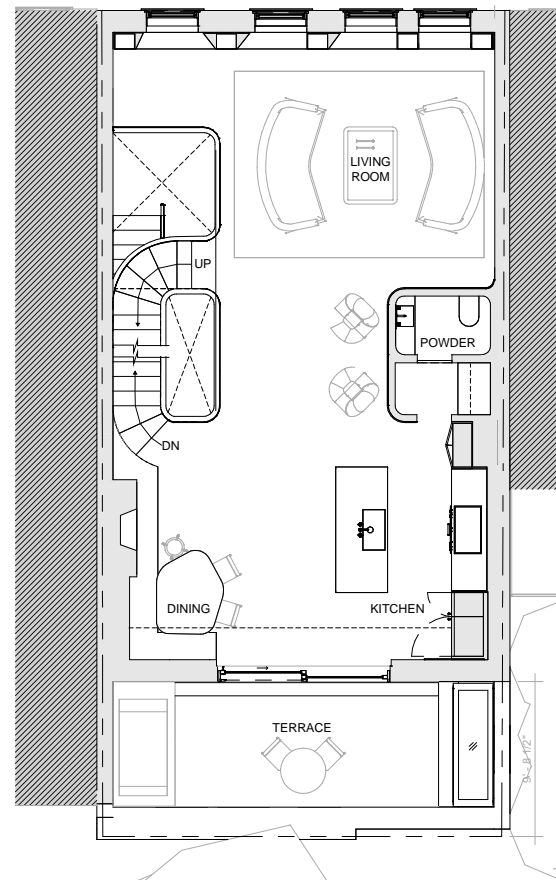
EXISTING - SECOND FLOOR PLAN



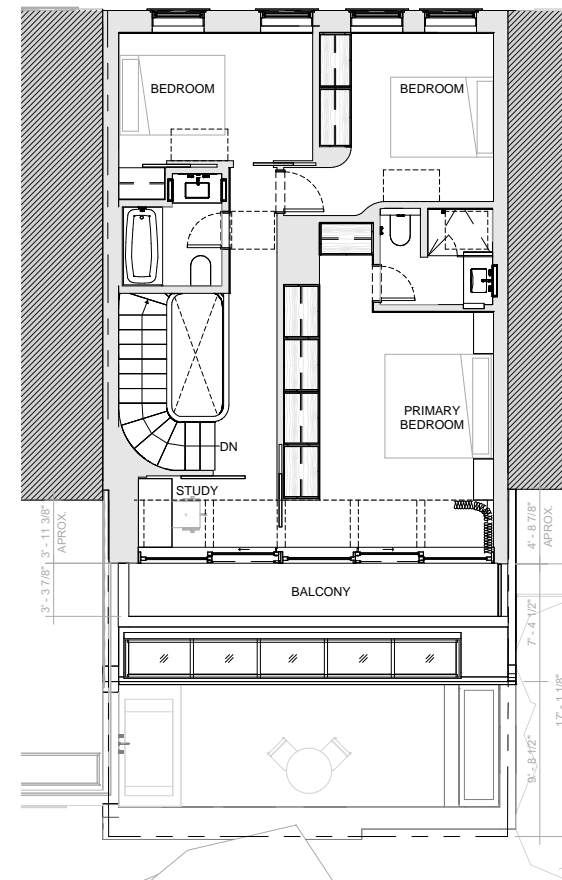
EXISTING - THIRD FLOOR PLAN



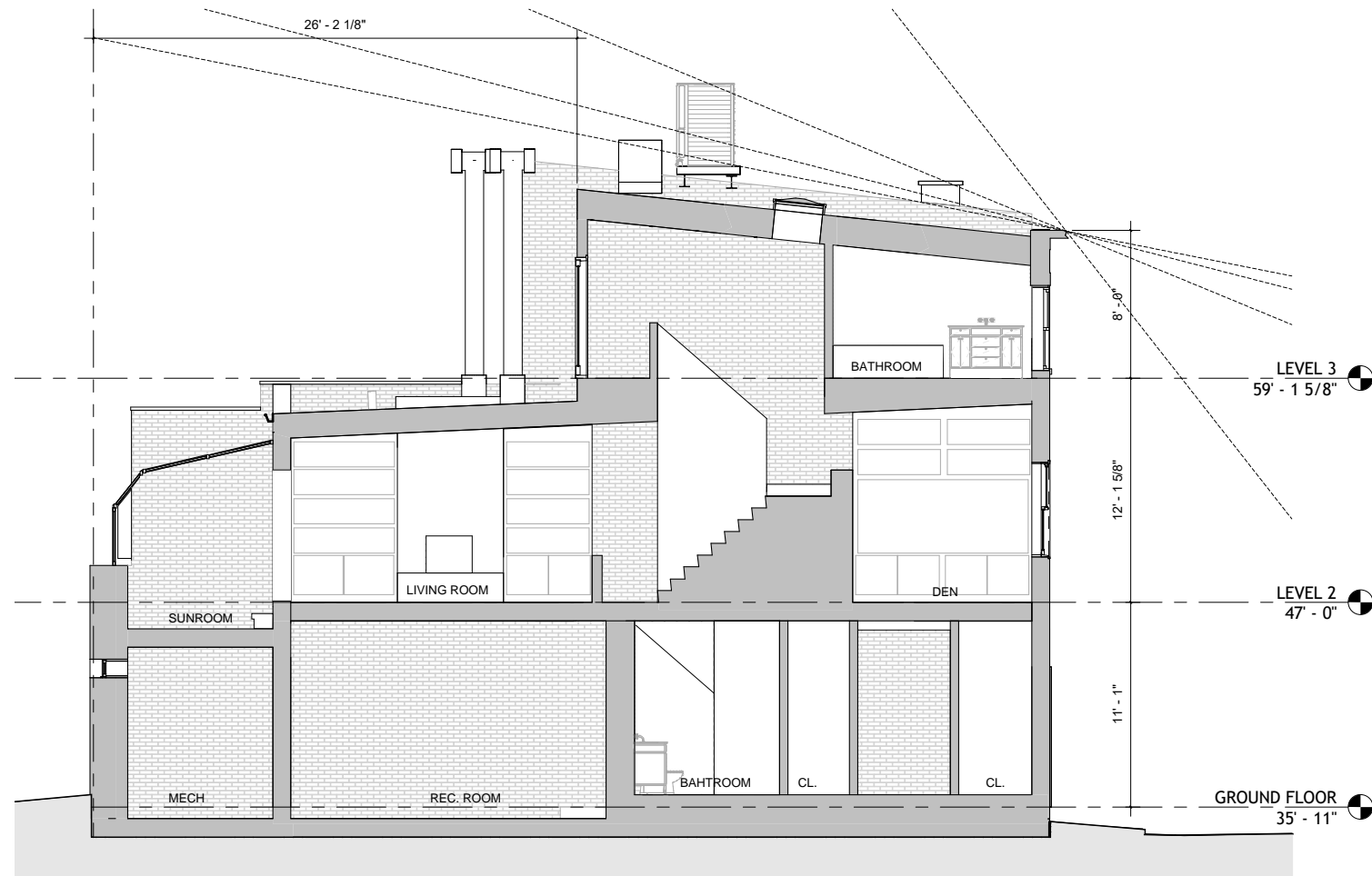
PROPOSED - GROUND FLOOR PLAN



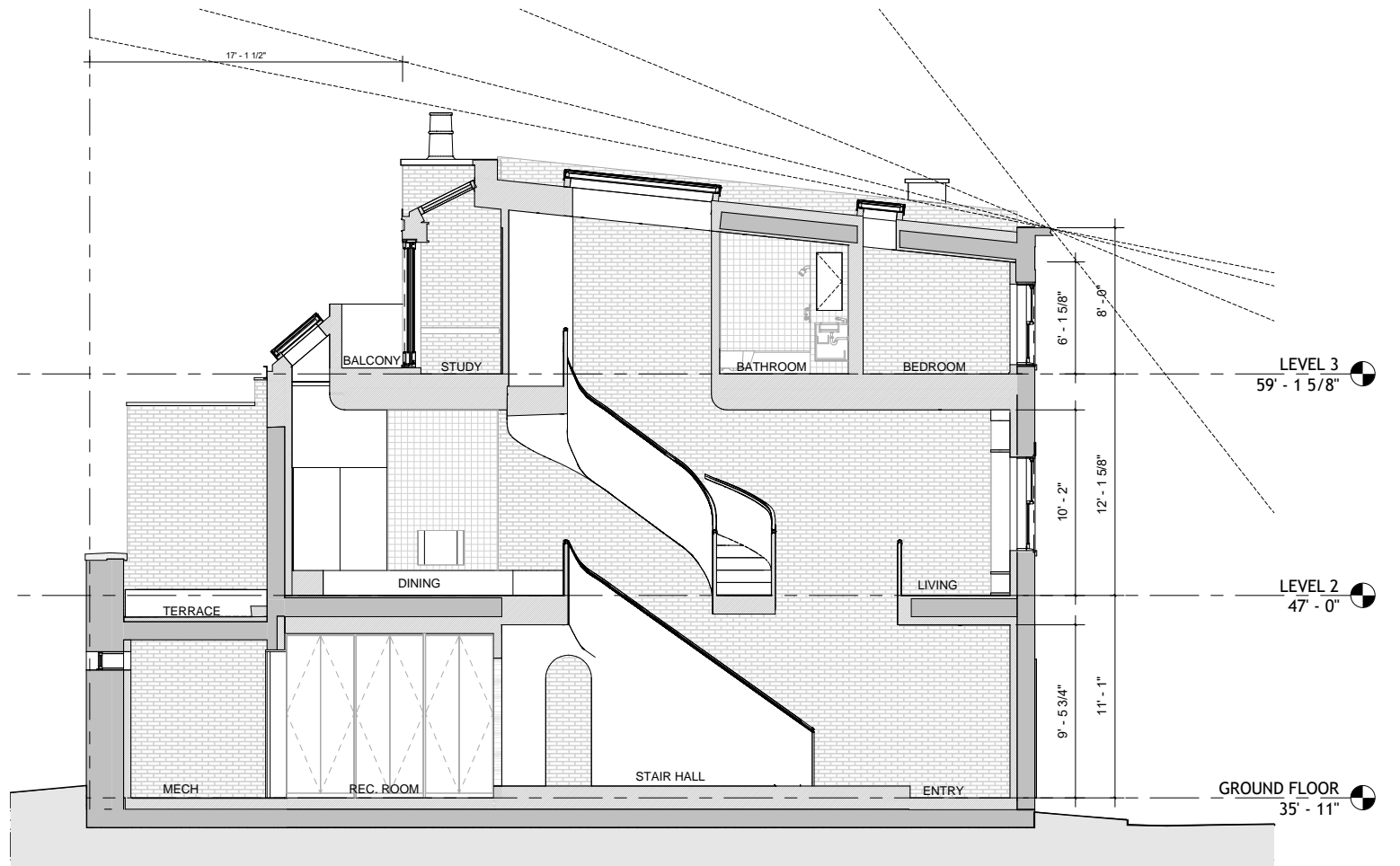
PROPOSED - SECOND FLOOR PLAN



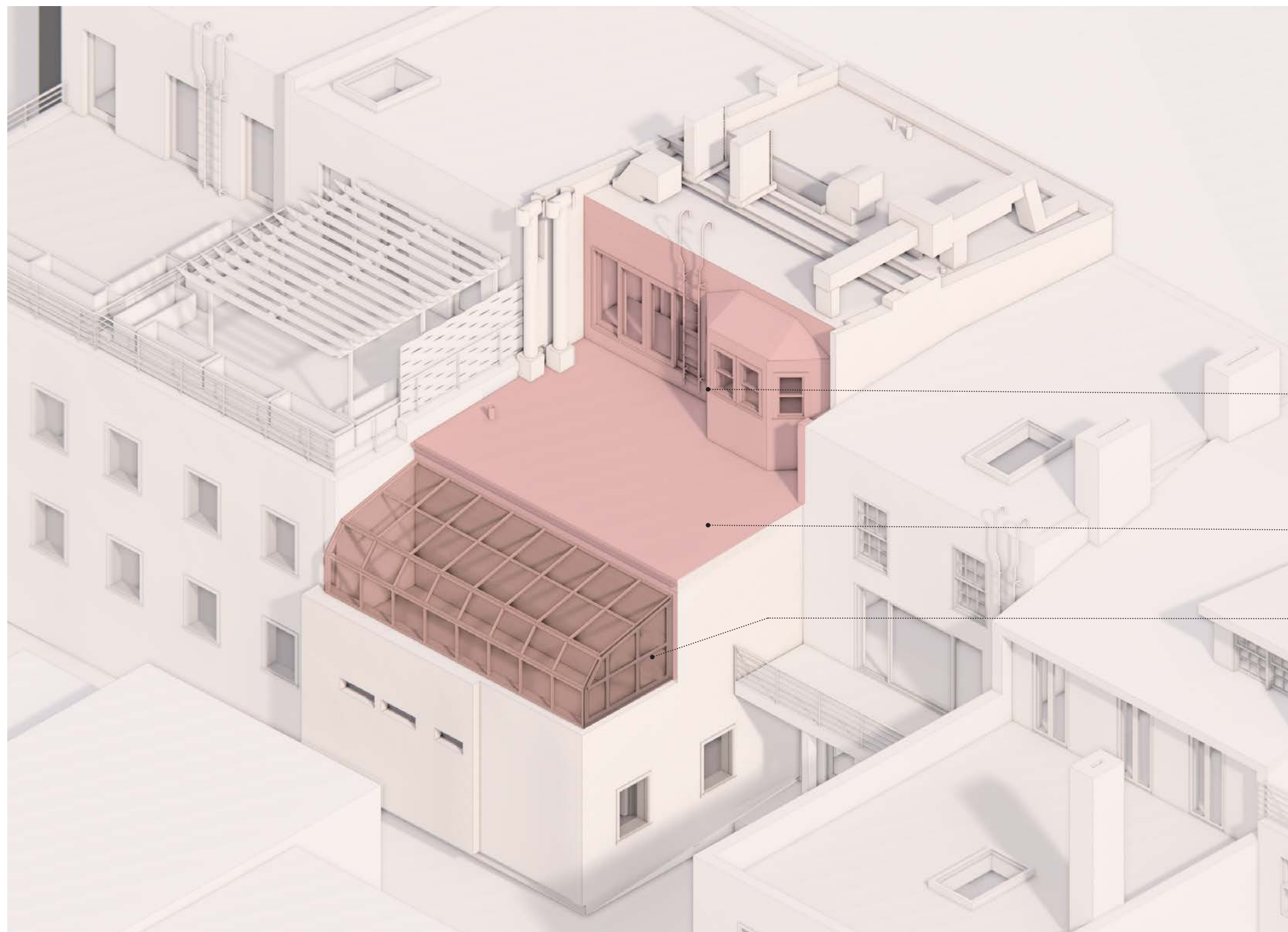
PROPOSED - THIRD FLOOR PLAN



EXISTING - BUILDING SECTION



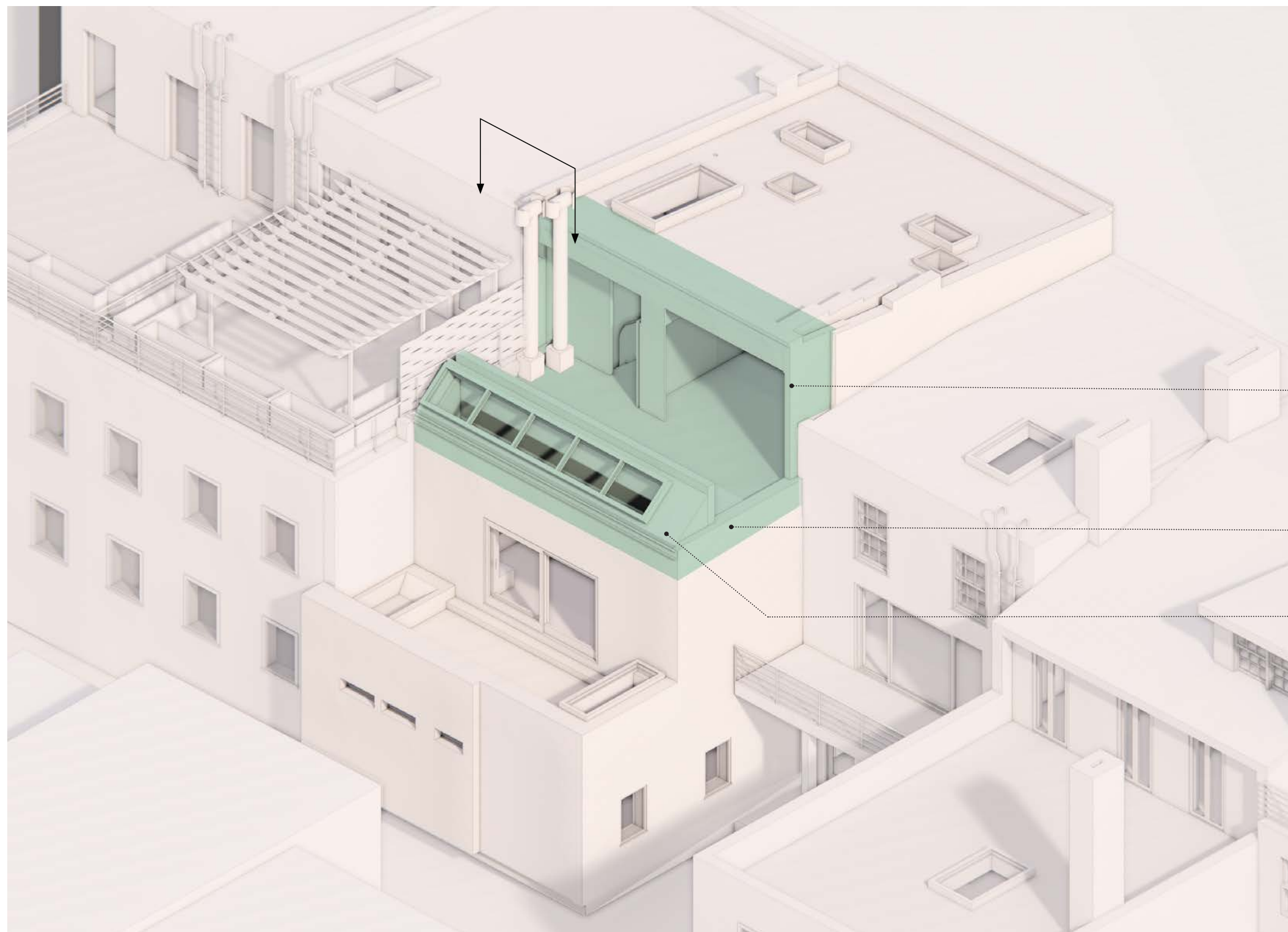
PROPOSED - BUILDING SECTION



3RD FLOOR REAR FLOOR
FACADE REMOVED

UNDER-STRUCTURED ROOF
REMOVED

NON-ORIGINAL LEAN-TO
GREENHOUSE STRUCTURE
REMOVED



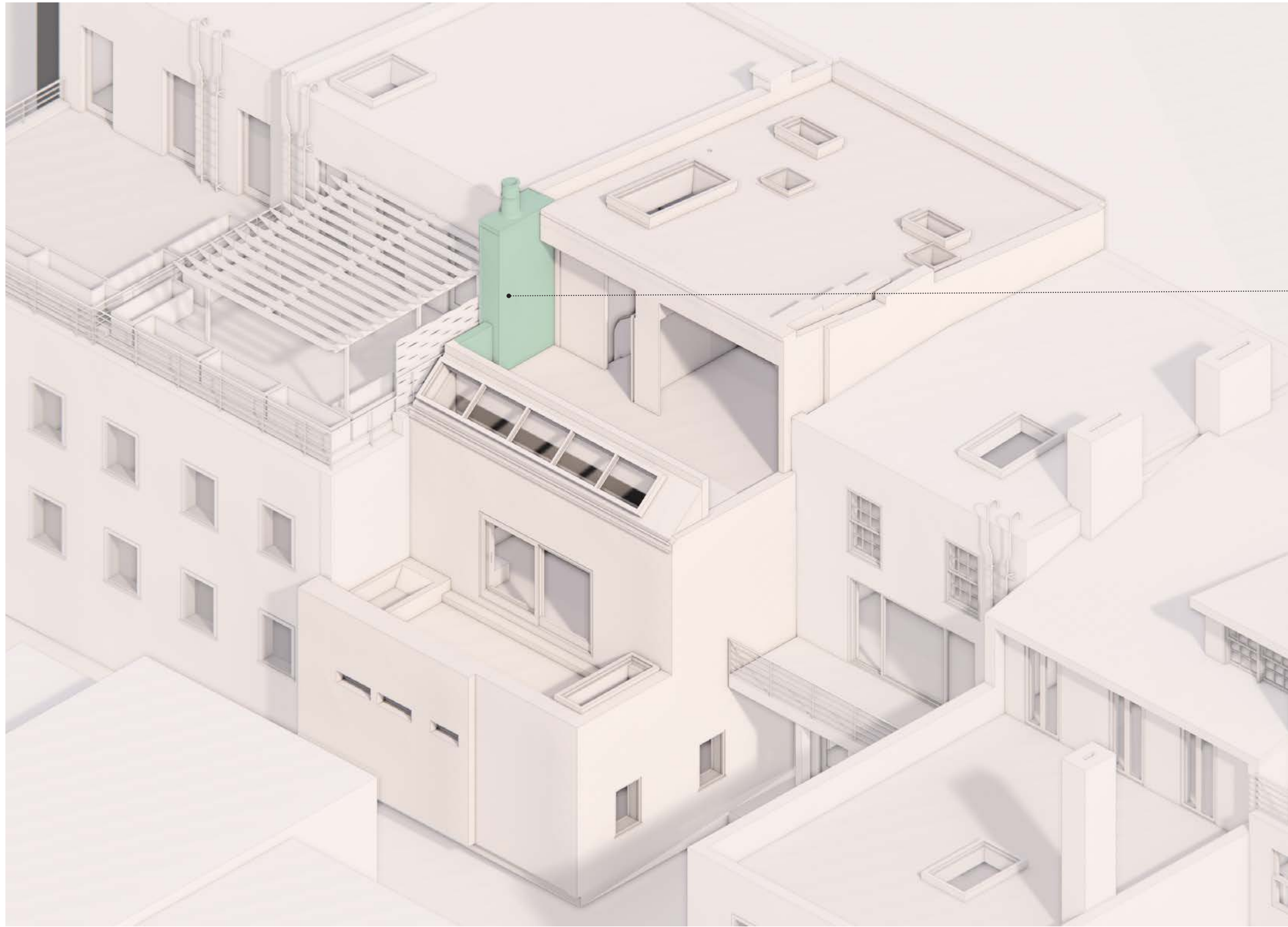
LEVEL 3 MASONRY VOLUME EXTENDED SOUTH TO
ALIGN TO 24 VERANDAH PL. 3RD FLOOR VOLUME

ROOF STRUCTURE/ BUILDUP RECONSTRUCTED

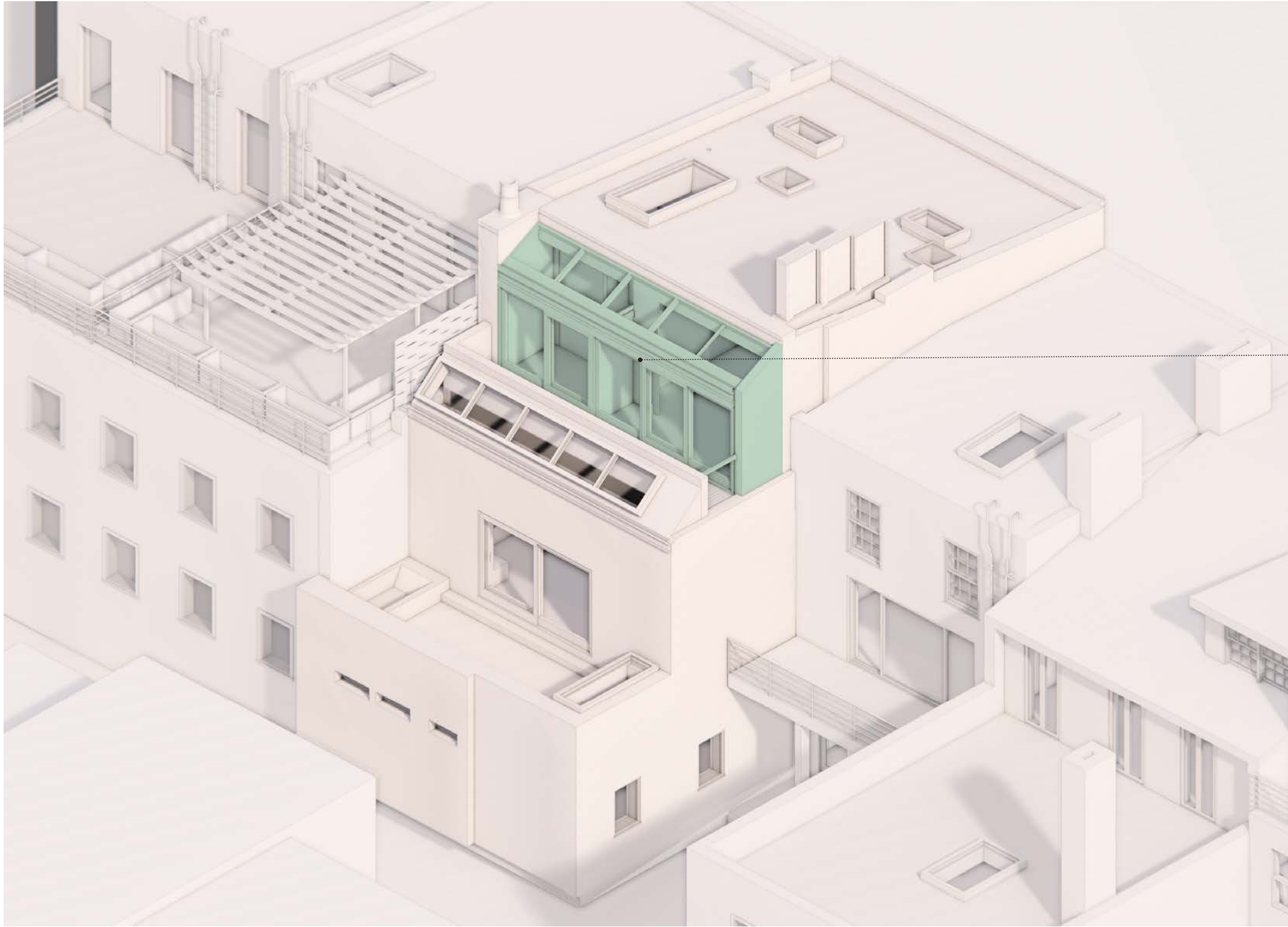
SOUTH WALL EXTENDED TO LEVEL 3 STRUCTURAL
DATUM

PARAPET WALL BROUGHT UP TO 42" GUARDRAIL
HEIGHT FOR BALCONY

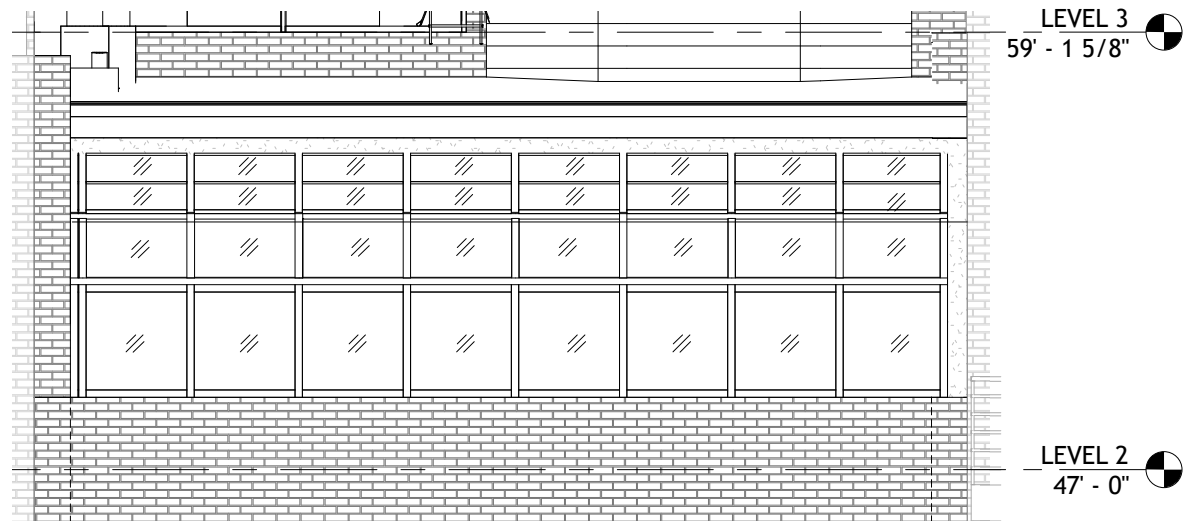
MASSING SLOPED TO LIMIT REDUCE 2ND FLOOR
VOLUME AND MAXIMIZE DAYLIGHT



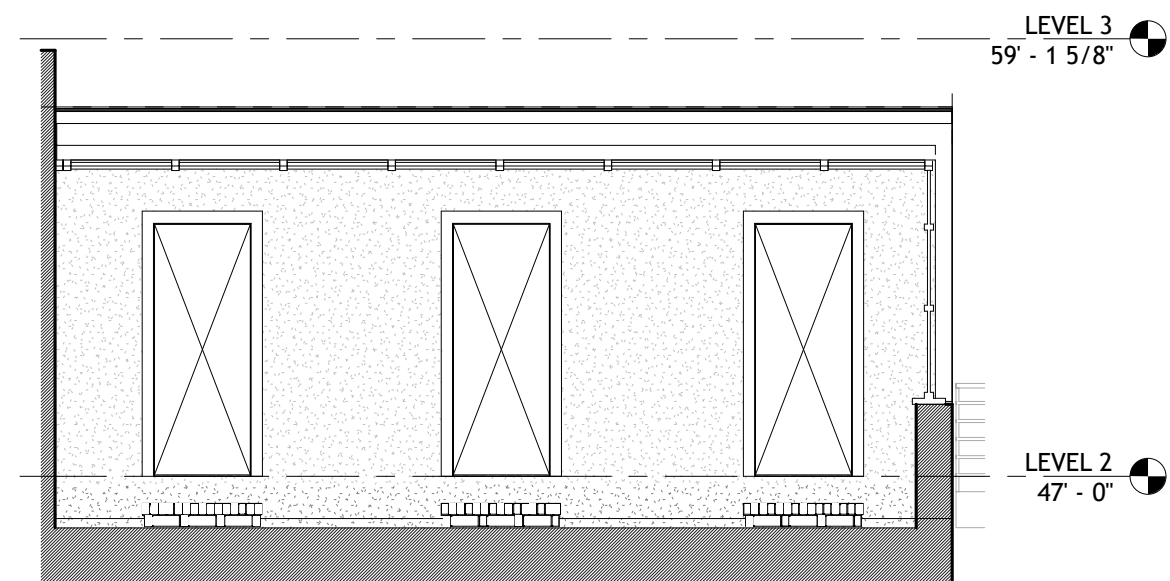
MASONRY STRUCTURE BUILT TO ENCLOSE WOOD
BURNING FIREPLACE FLUE



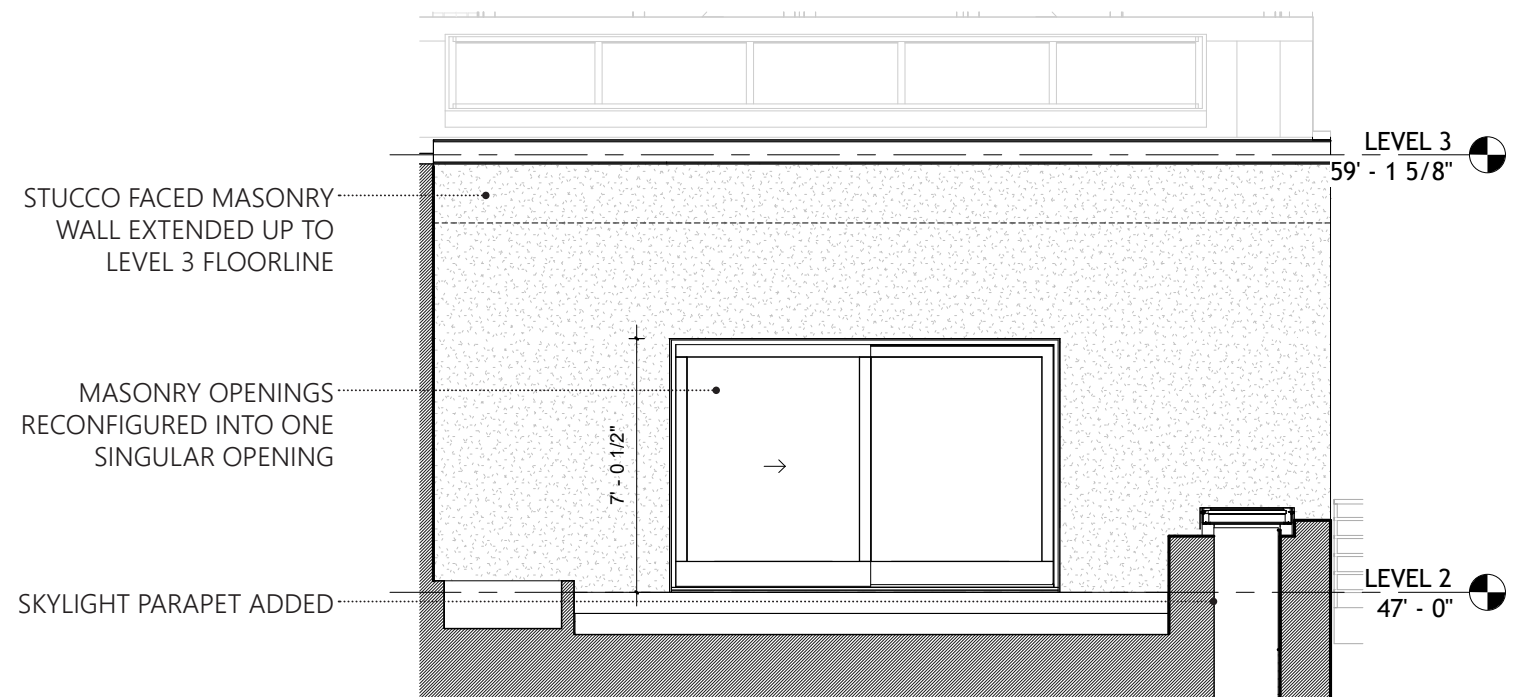
WOOD AND GLASS FACADE FENESTRATION.
MASSING SLOPED TO REDUCE SCALE AND MAXIMIZE
DAYLIGHT



EXISTING SOUTH - LEVEL 2 ELEVATION



EXISTING SOUTH - LEVEL 2 ELEVATION
(CURRENTLY INTERIOR ENCLOSED WITHING GREENHOUSE STRUCTURE)



PROPOSED SOUTH - LEVEL 2 ELEVATION



CURRENT CONDITION OF ORIGINAL SOUTHERN MASONRY WALL AT SECOND FLOOR;
CURRENTLY ENCLOSED BY GREENHOUSE ENCLOSURE



CURRENT CONDITION OF ORIGINAL SOUTHERN MASONRY WALL AT SECOND FLOOR;
CURRENTLY ENCLOSED BY GREENHOUSE ENCLOSURE

28 VERANDAH
LEVEL 2 OF PROPERTY ADJACENT TO THE EAST
HAS LARGE GLASS SLIDING DOORS AKIN TO
THE PROPOSED FACADE FOR LEVEL 2 OF 26
VERANDAH





VIEW LOOKING EAST FROM THIRD LEVEL ROOF



VIEW LOOKING EAST FROM TOP ROOF



VIEW LOOKING WEST FROM THIRD LEVEL ON ROOF



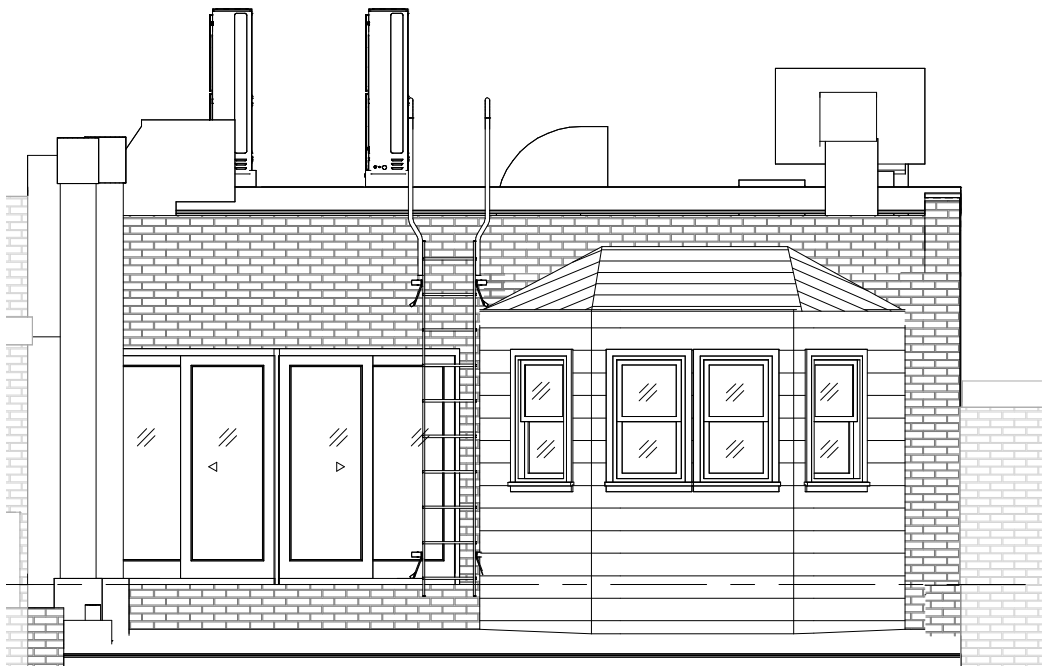
CONDITION AT WESTERN PROPERTY LINE



VIEW FROM EXISTING ROOF LOOKING SOUTH TOWARDS REAR OF WARREN STREET

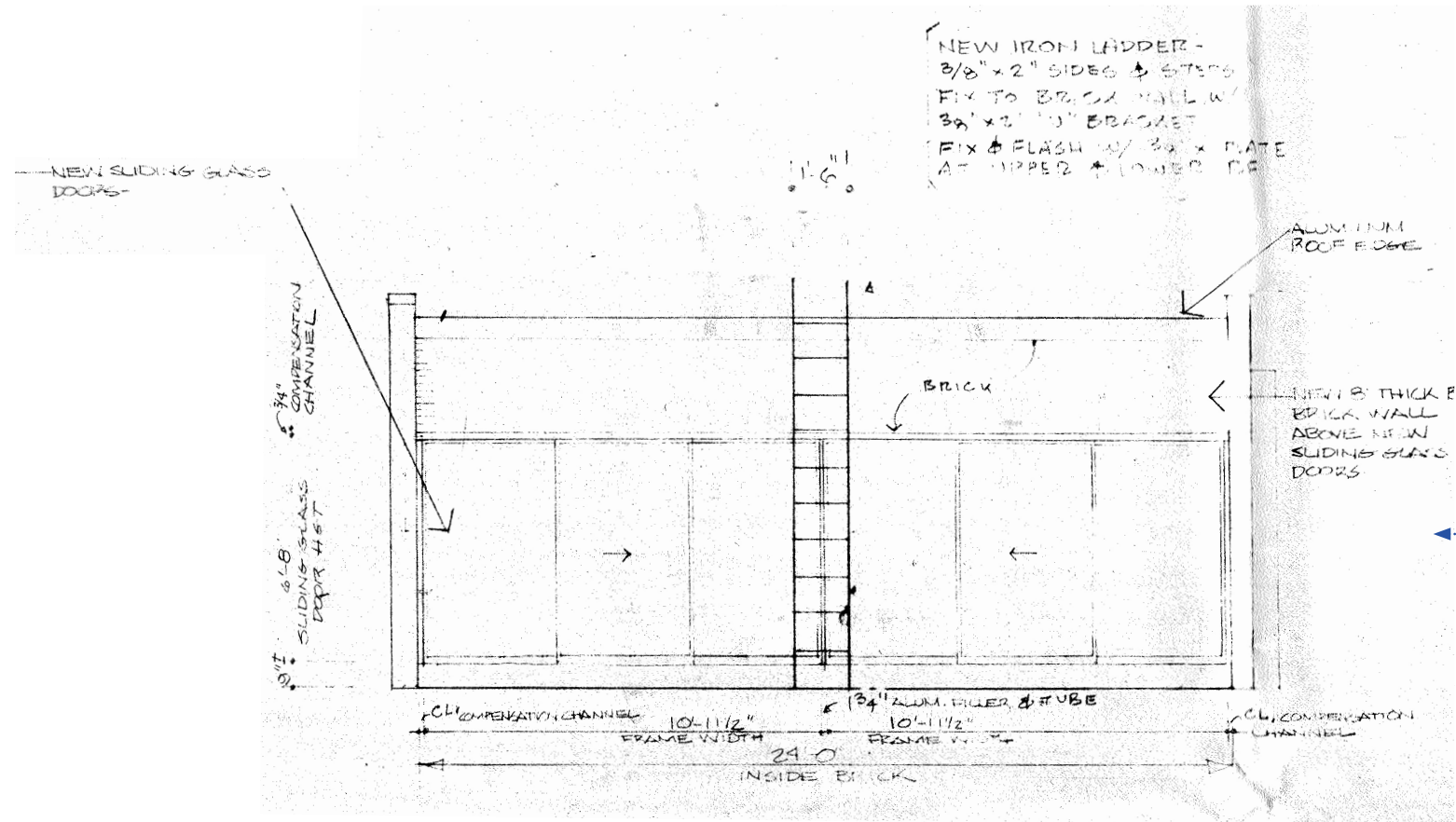


PHOTO OF EXISTING SOUTH FACADE AT LEVEL 3



CURRENT SOUTH ELEVATION OF LEVEL 3

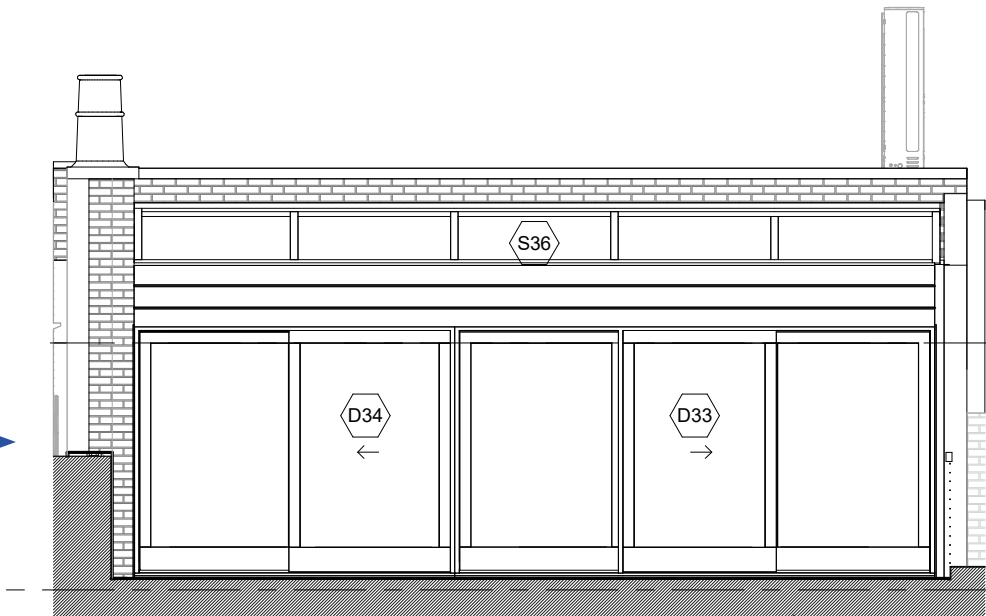
SCALE: 3/16"=1'



1978 SOUTH ELEVATION OF LEVEL 3

SCALE: 3/16"=1'

PROPOSED FACADE
ARRANGEMENT OF SLIDING
GLASS DOORS MIMICS THE
1978 DRAWINGS.



PROPOSED SOUTH ELEVATION OF LEVEL 3

SCALE: 3/16"=1'

PARAPET STEP AT WESTERN
PARTY WALL; BORDERING 24
VERANDAH PL.

EXISTING ROOF SURFACE

EXISTING GLASS GREENHOUSE
ENCLOSURE ROOF

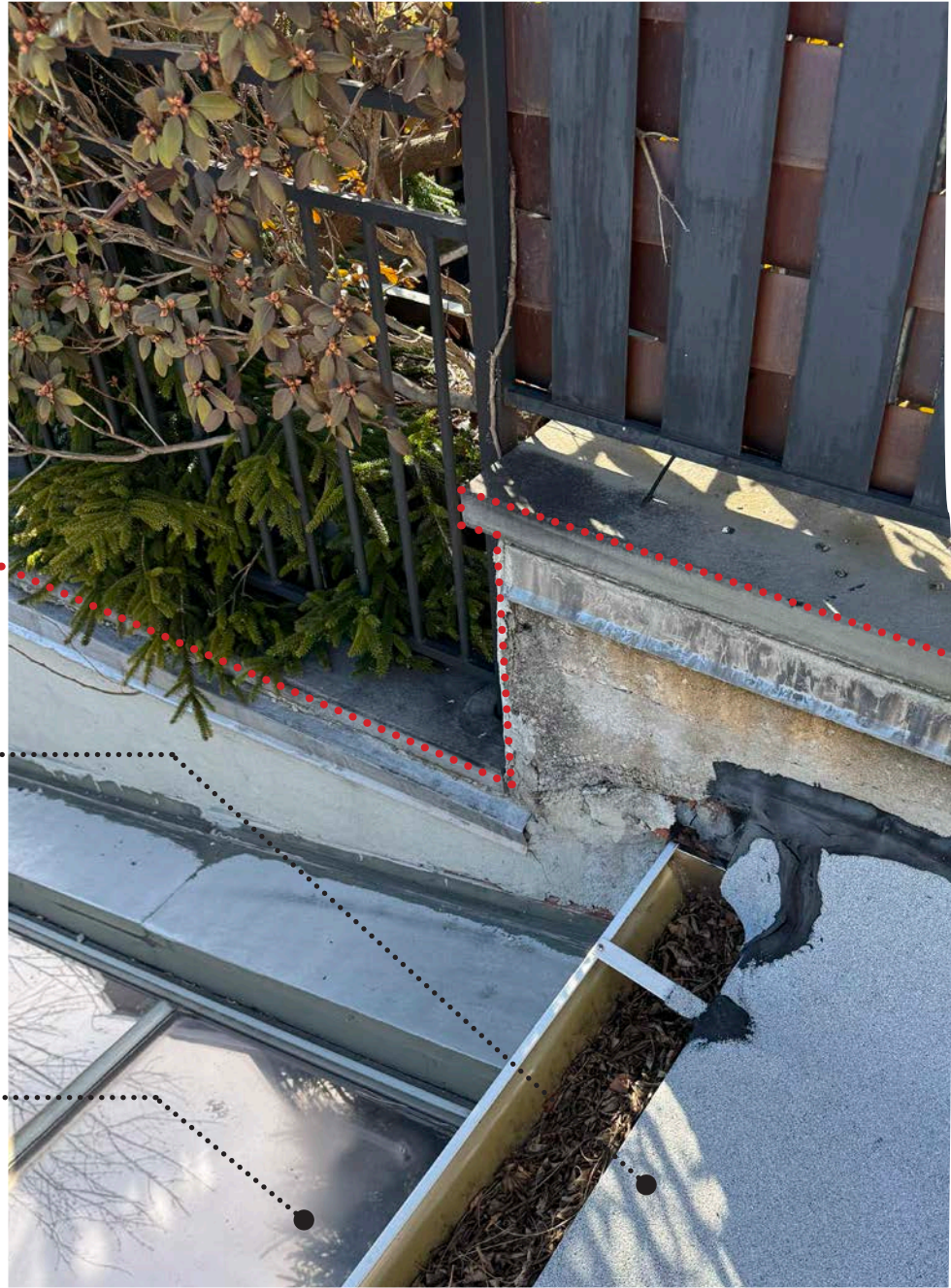
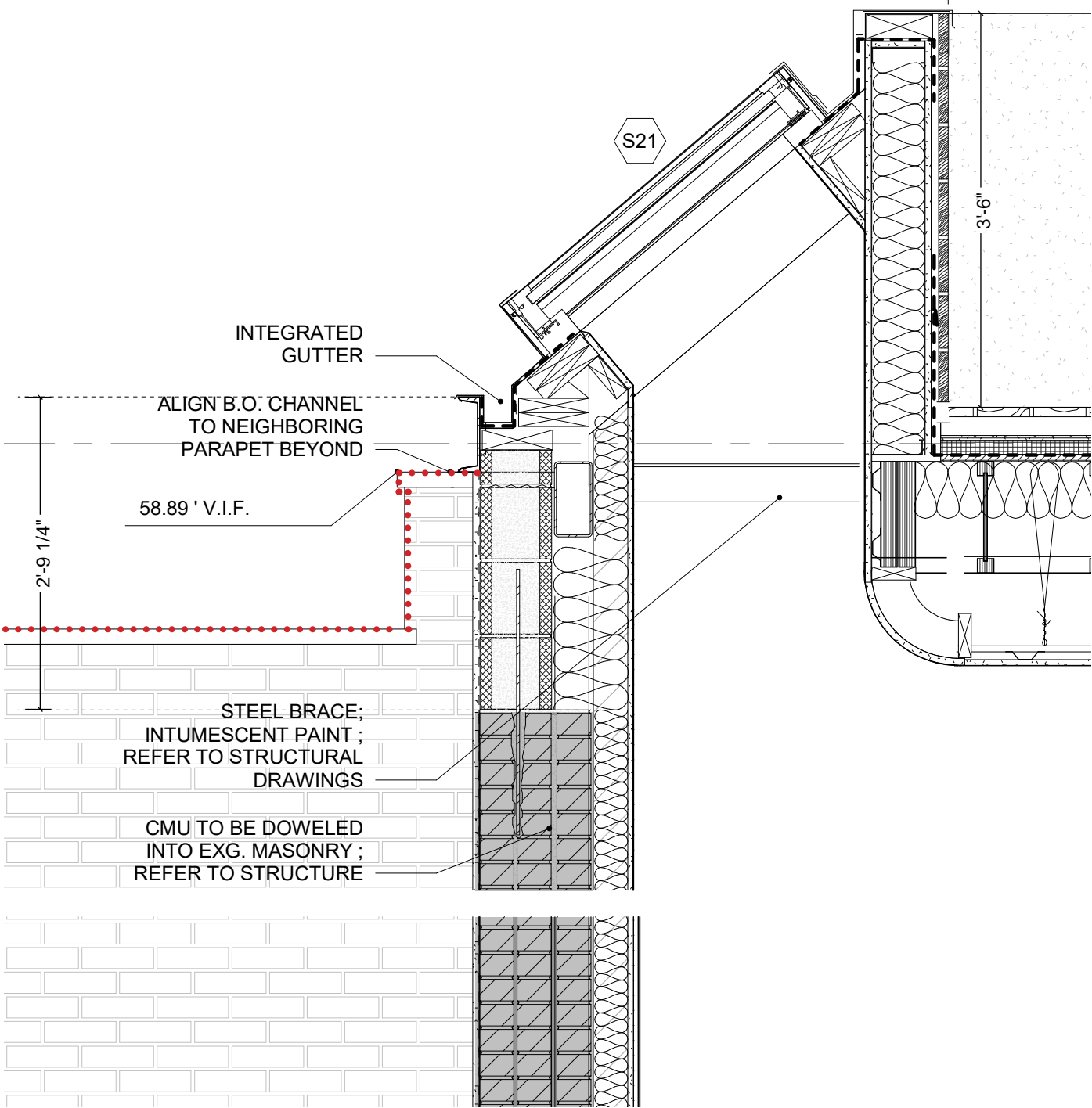
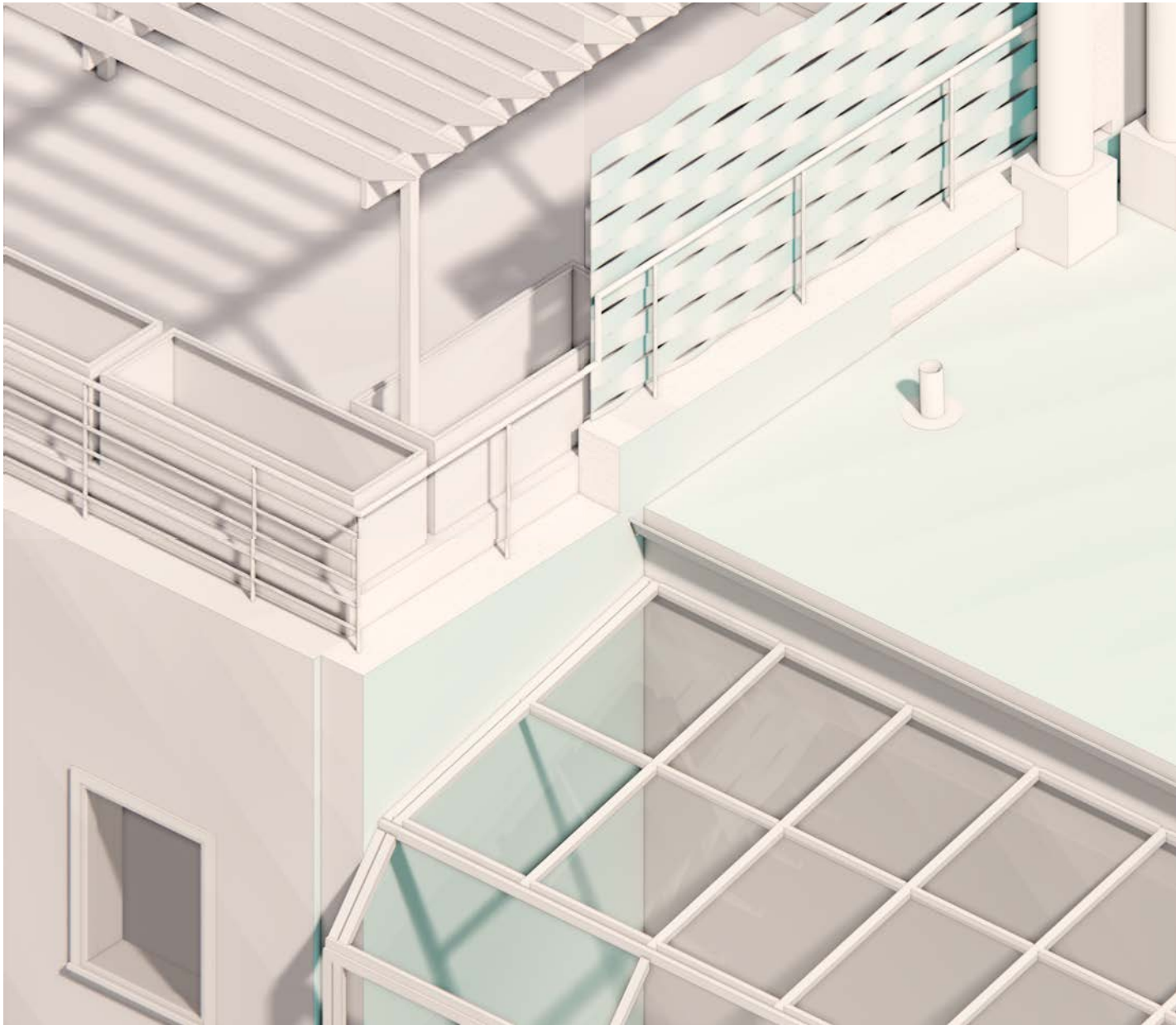


PHOTO OF EXISTING WESTERN STEPPED PARAPET BETWEEN 26 AND 24 VERANDAH



PROPOSED SECTION DETAIL THROUGH EXTENDED SOUTH MASONRY WALL, SKYLIGHT AND BALCONY PARAPET; SHOWING DATUM ALIGNMENT TO STEPPED PARAPET AT WEST



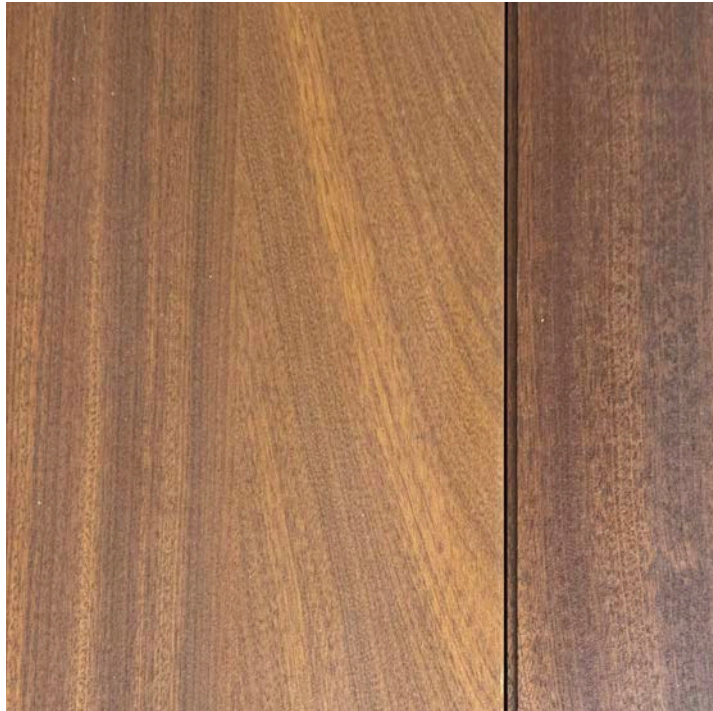
ENLARGED REAR AXONOMETRIC: EXISTING ADJACENT PARTY WALL CONDITION



ENLARGED REAR AXONOMETRIC: PROPOSED ADJACENT PARTY WALL CONDITION



STUCCO FACED MASONRY
WARM OFF WHITE



LIFT AND SLIDE DOOR FRAMES
MAHOGANY WOOD



STEEL CHANNELS AND ROOF TRIMS
BLACKENED STEEL



MASONRY CHIMNEY / THIRD FLOOR HEADER
RED BRICK



COPING STONE
JET MIST HONED GRANITE

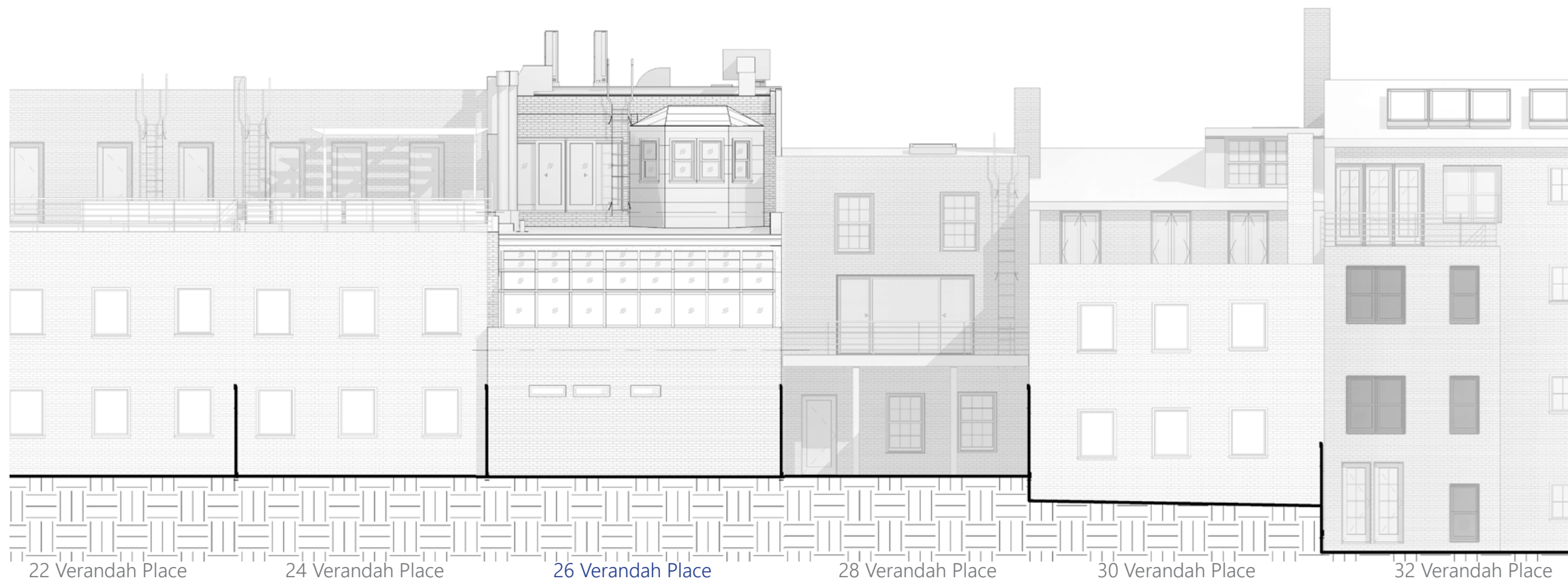




329 VANDERBILT AVENUE
CLINTON HILL HISTORIC DISTRICT
LPC-19-33357



405 VANDERBILT AVENUE
CLINTON HILL HISTORIC DISTRICT
LPC-21-00282



EXISTING CONTEXTUAL REAR ELEVATION



PROPOSED CONTEXTUAL REAR ELEVATION



EXISTING REAR AXONOMETRIC DIAGRAM



PROPOSED REAR AXONOMETRIC DIAGRAM

** Note: Rear facade work is not visible from a public thoroughfare

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APPENDIX



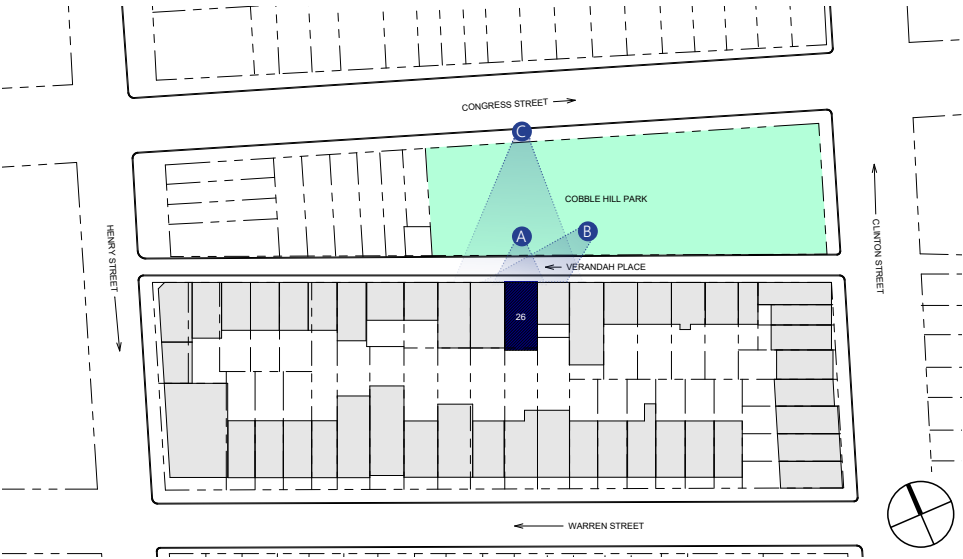
A: FROM SOUTH ENTRANCE OF COBBLE HILL PARK

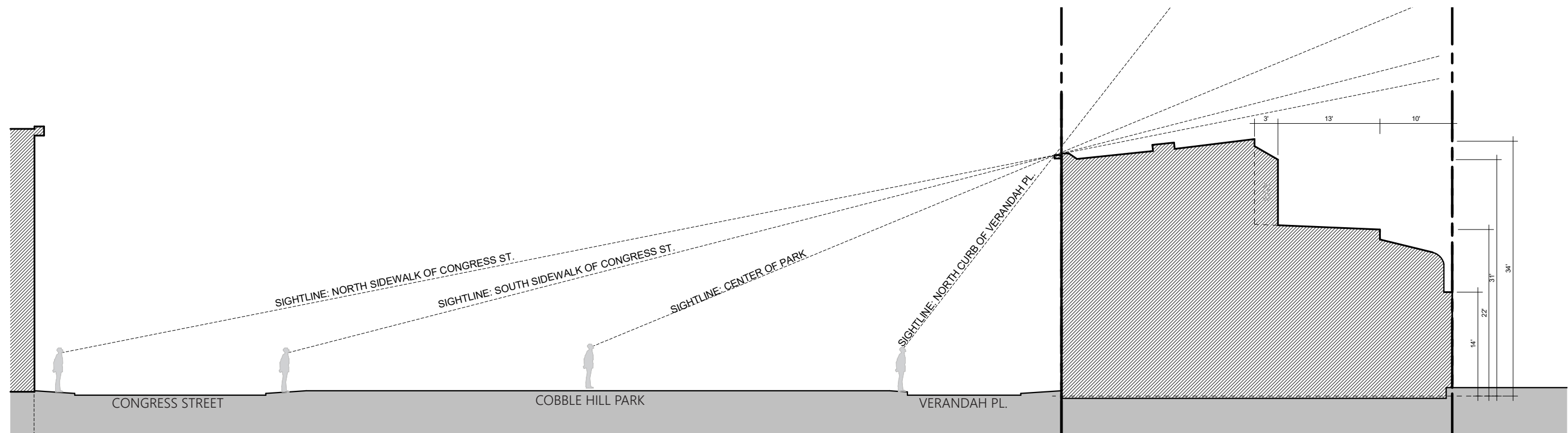


B: FROM COBBLE HILL PARK

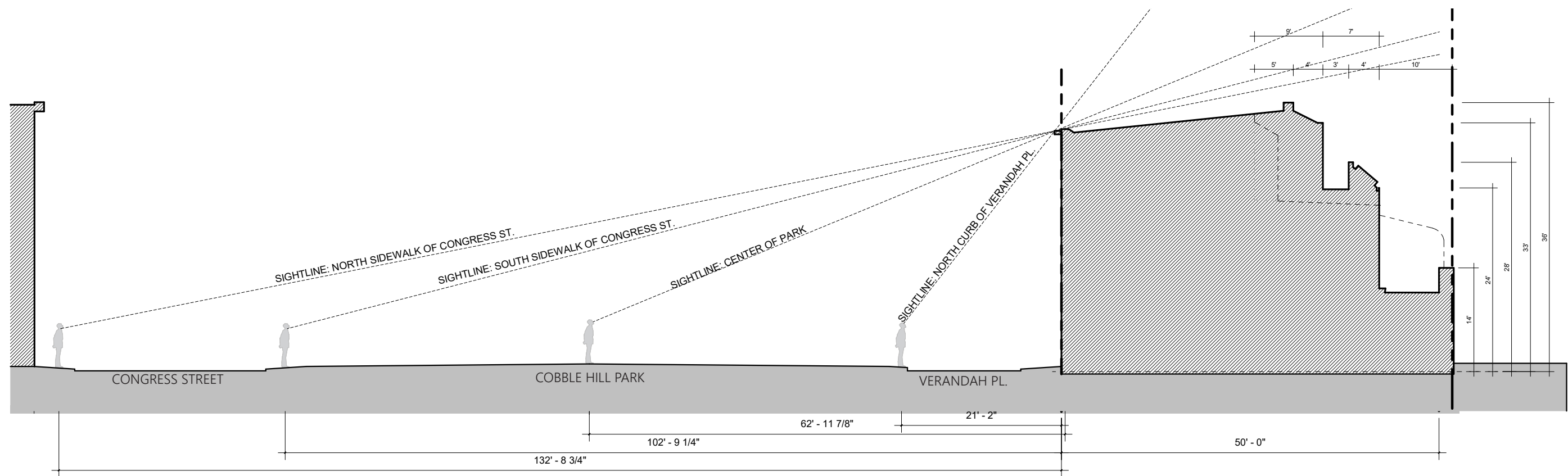


C: FROM COBBLE HILL PARK NORTH ENTRANCE - SPRING

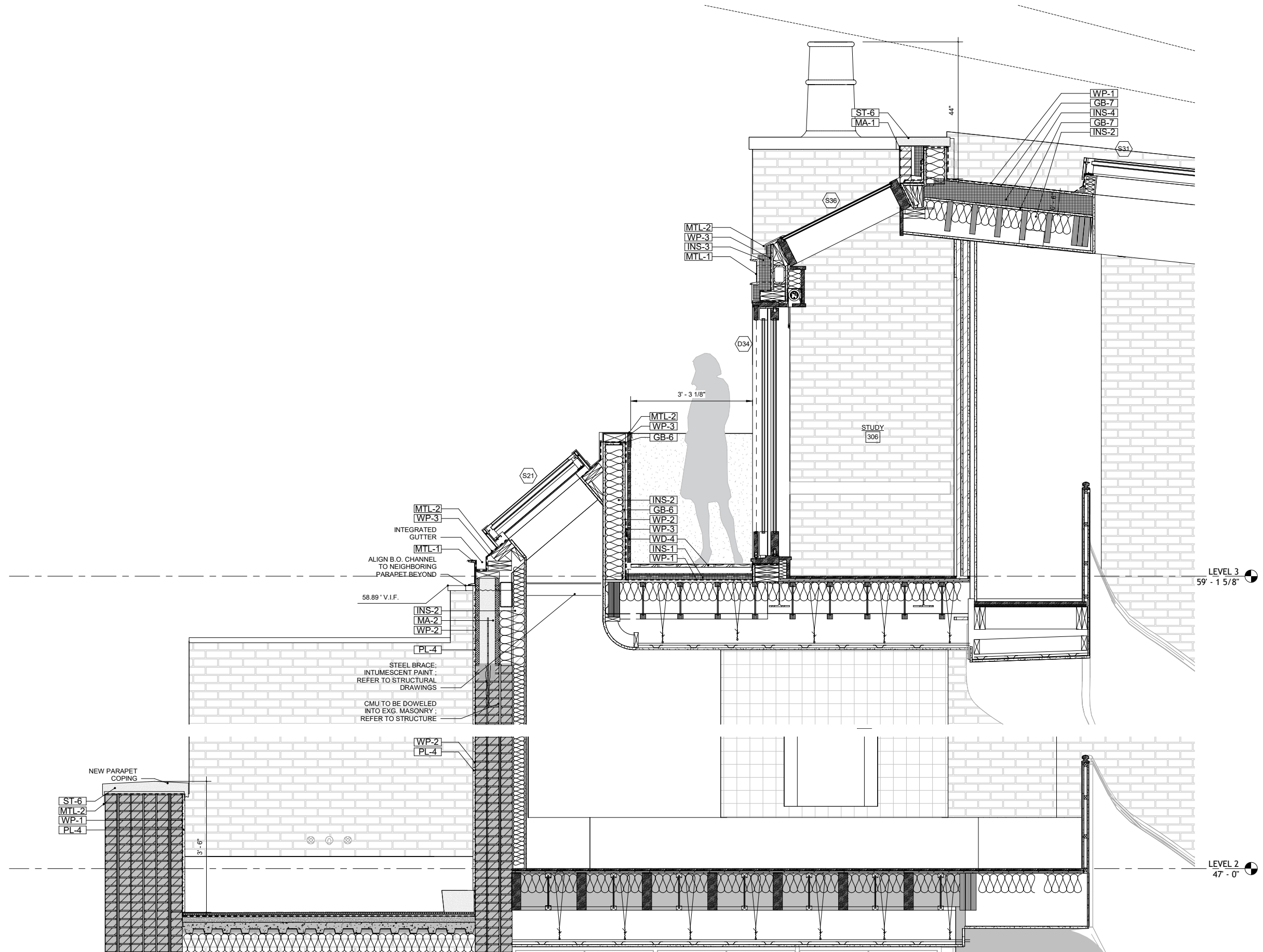




SIGHTLINE ANALYSIS : EXISTING



SIGHTLINE ANALYSIS : PROPOSED



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