

January 6, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 2, LPC-26-04038

**362 Clinton Street – Cobble Hill Historic District
Borough of Brooklyn**

To testify virtually, please join Zoom

Webinar ID: 160 160 2251

Passcode: 968680

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

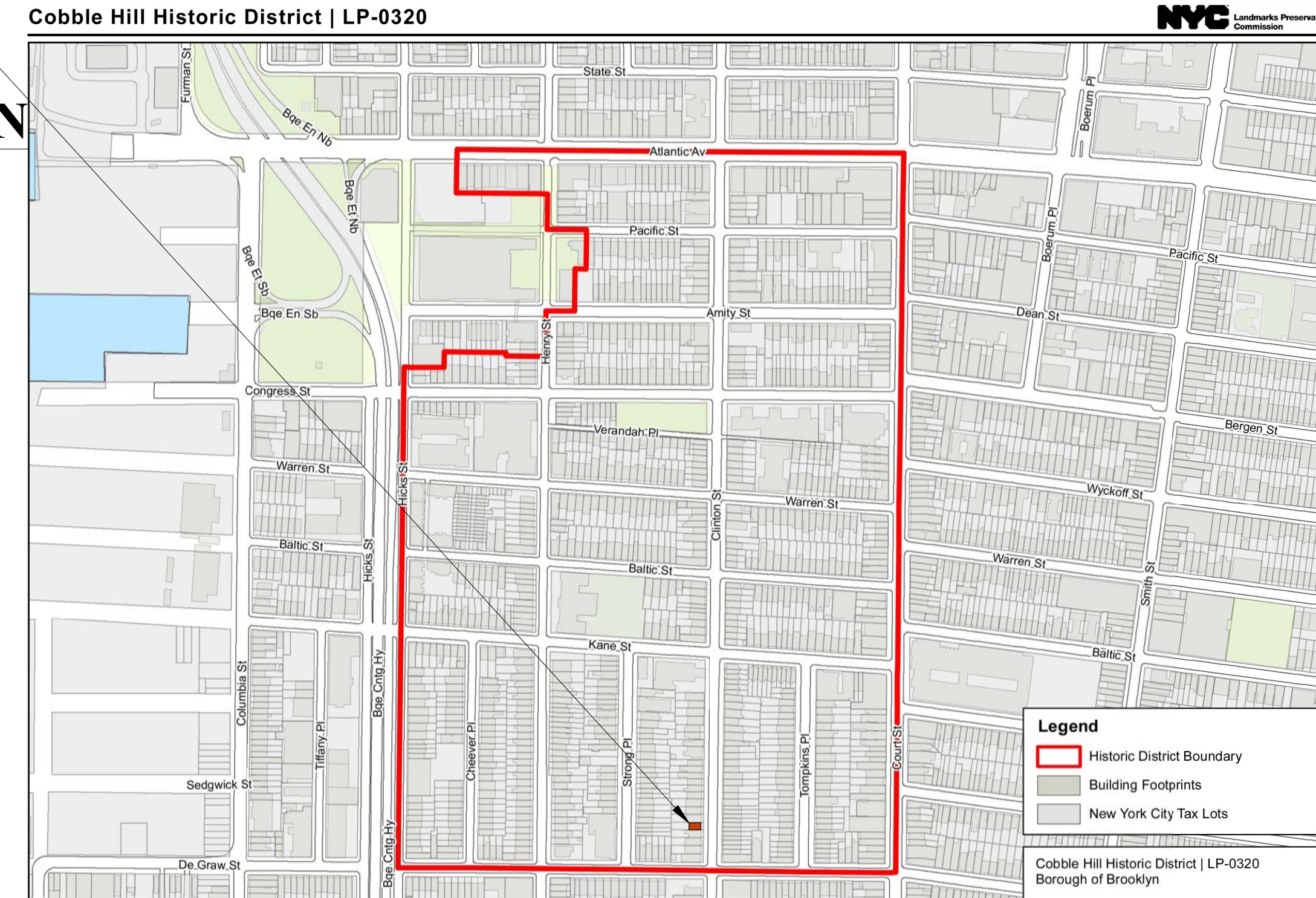
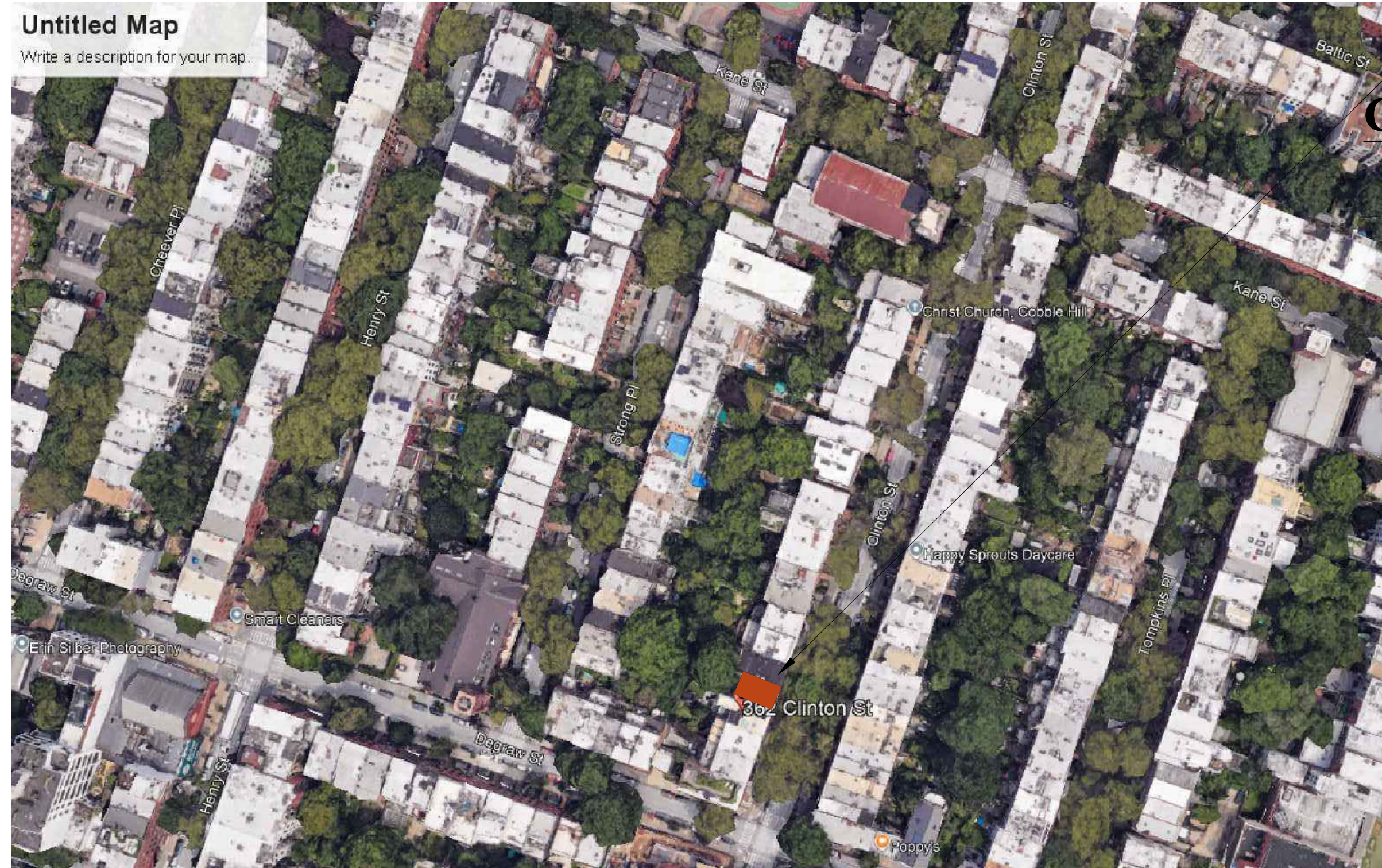
Note: If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.

LPC PUBLIC HEARING JANUARY 6, 2026



10 PARK AVENUE
NEW YORK, NY 10016
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RF@RACHELFRANKELARCH.COM

362 CLINTON STREET BROOKLYN	
TITLE SHEET	
SEAL & SIGNATURE:	DATE: 06.03.25 PROJ. #: 2506 DWG BY: KM CHK BY: RF DWG #: T-100.00 1 OF 27



ALTERATION

ITALIANATE
ROWHOUSE

362 CLINTON STREET
COBBLE HILL HD
BROOKLYN, NY

BLOCK 324/LOT 55

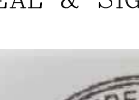
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362 CLINTON STREET
BROOKLYN

CONTEXT AND CHRONOLOGY

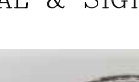
SEAL & SIGNATURE:	DATE: 06.03.25
	PROJ. #: 2506
	DWG BY: KM
	CHK BY: RF
	DWG #:
	T-101.00
	2 OF 27

SCOPE OF WORK
AT FRONT FACADE
AS APPROVED PER
PERMIT FOR MINOR WORK
PMW-25-12778

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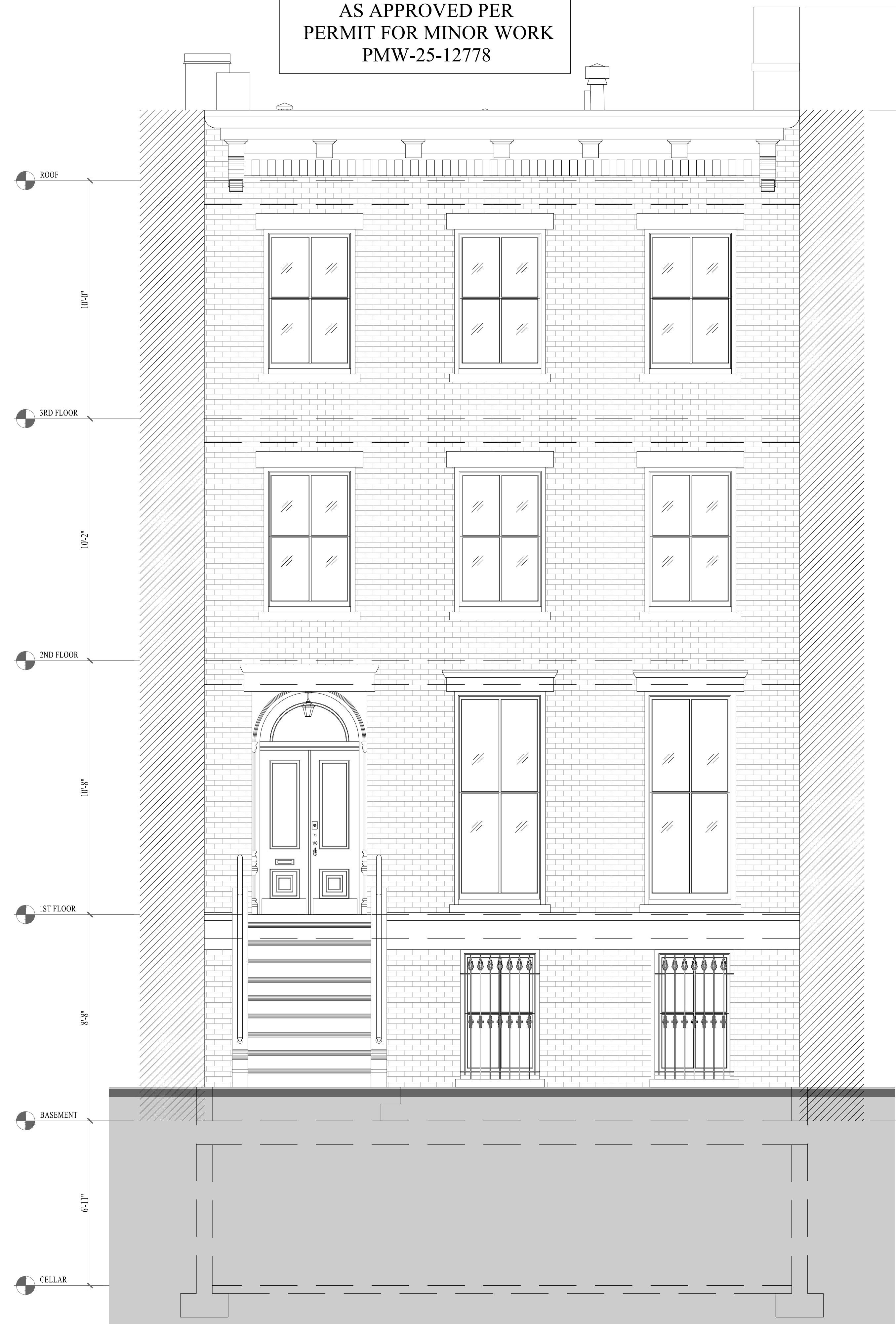
REVISIONS		
NO.	DESCRIPTION	DATE
5.	LPC	12.22.2025
4.	LPC	12.05.2025
3.	CB6	11.19.2025
2.	LANDMARKS	11.17.2025
1.	LANDMARKS	10.14.2025
NO.	DESCRIPTION	DATE
ISSUES		

FRONT FACADE: NO WORK

SEAL & SIGNATURE:	DATE: 06.03.25
	PROJ. #: 2506
	DWG BY: KM
	CHK BY: RF
	DWG #:
	A-103.00
	3 OF 27



1	EXISTING CONDITION FRONT ELEVATION
	3/8" = 1'-0"



2 APPROVED CONDITION FRONT ELEVATION
3/8" = 1'-0"

#B01279882-I1

360 CLINTON ST

364 CLINTON ST

DISMANTLE FIRE ESCAPE

DEMOLISH ENTIRE REAR FACADE. SEE STRUCTURAL DRAWINGS FOR DEMO SEQUENCE.

ROOF

3RD FLOOR

2ND FLOOR

1ST FLOOR

BASEMENT

CELLAR

10'-0"

10'-2"

10'-8"

8'-9"

46'-0"

1 EXISTING CONDITION REAR ELEVATION

3/8" = 1'-0"

360 CLINTON ST

364 CLINTON ST

ROOF

3RD FLOOR

2ND FLOOR

1ST FLOOR

BASEMENT

CELLAR

10'-0"

10'-2"

10'-8"

8'-8"

6'-11"

4'-10"

4'-0"

7'-4 3/4"

3'-6"

6'-1 1/8"

3'-1 1/8"

3'-6"

7'-1"

2

PROPOSED CONDITION REAR ELEVATION

3/8" = 1'-0"

#B01279882

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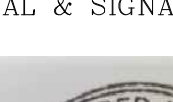
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	DWG #: A 106.00
	6 OF 27



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362 CLINTON STREET
COBBLE HILL HD
BROOKLYN, NY

BLOCK 324/LOT 55

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362 CLINTON STREET
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PROPOSED SECTIONS	
SEAL & SIGNATURE:	DATE: 06.03.2017 PROJ. #: 250 DWG BY: KJ CHK BY: RF DWG #: A 107.00 7 OF 27



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	DWG #: A-108.00
	8 OF 27

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ALTERATION

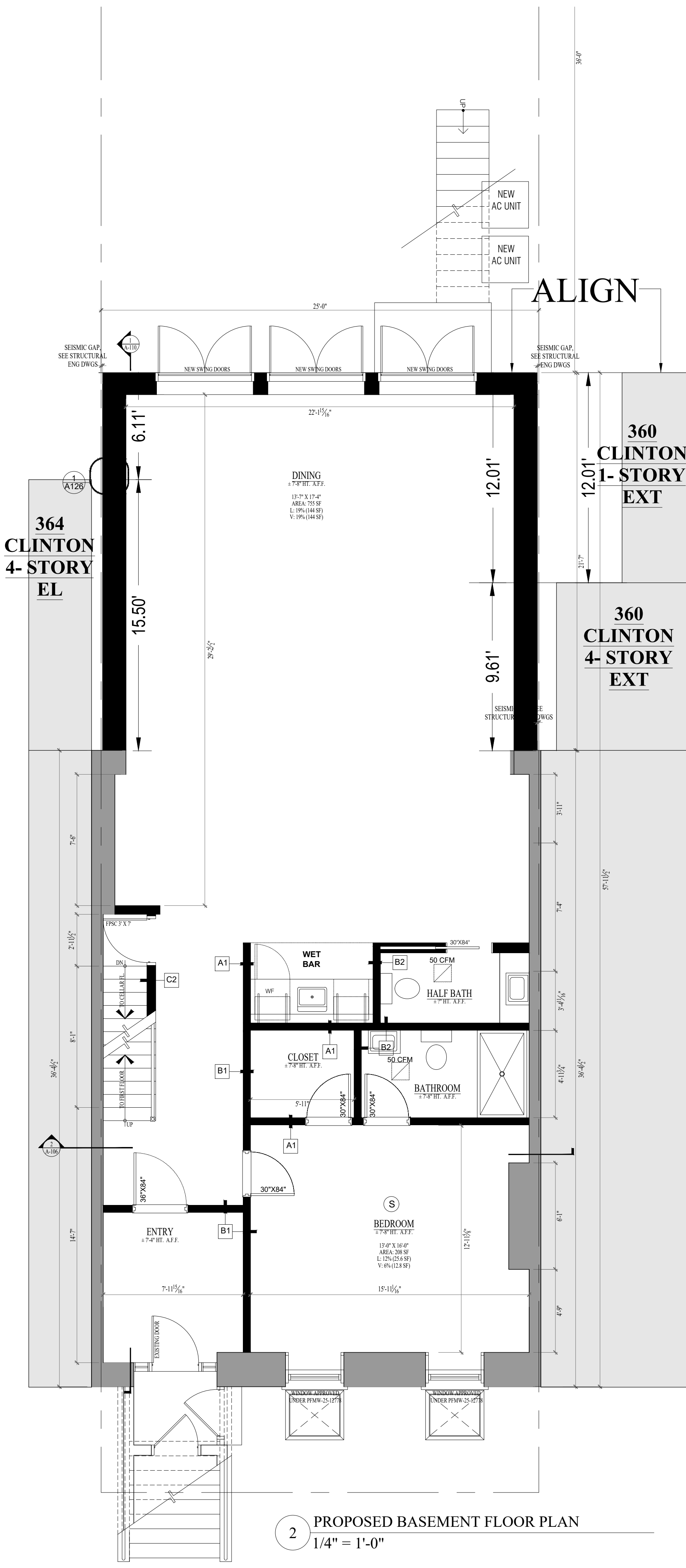
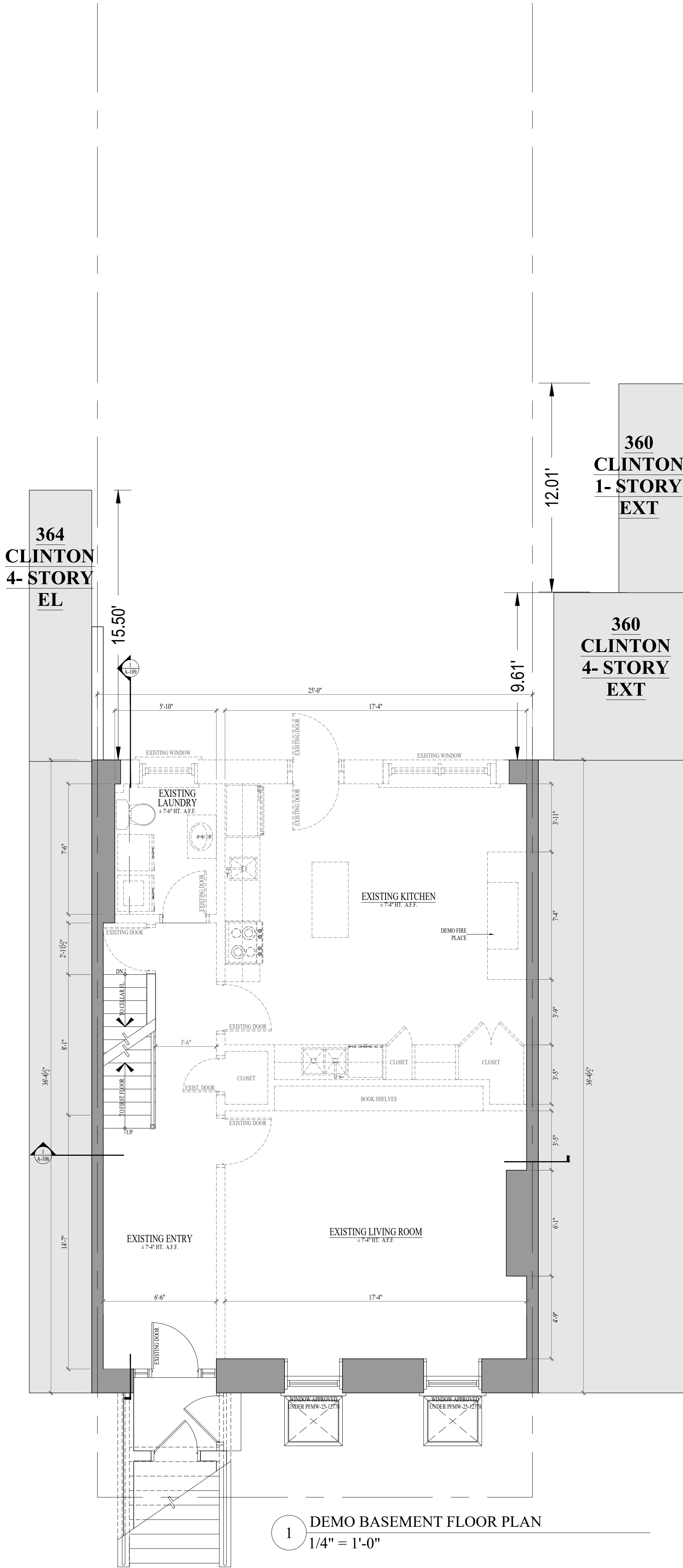
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REVISIONS		
NO.	DESCRIPTION	DATE
1.	REVISION	10.28.2025
2.	MCL & 3'	11.17.2025
3.	CB6 COMMENTS	11.21.2025
4.	GRAPHICS	12.05.2025

7.	LPC	12.22.2025
6.	LPC	12.05.2025
5.	LPC/CB6	11.21.2025
4.	CB6	11.19.2025
3.	LANDMARKS	11.17.2025
2.	CLIENT	10.28.2025
1.	LANDMARKS	10.14.2025

NO.	DESCRIPTION	DATE
ISSUES		

362 CLINTON STREET
BROOKLYN

EXISTING AND PROPOSED
BASEMENT FLOOR PLANS

SEAL & SIGNATURE:	DATE: 06.03.25
PROJ. #: 2506	DWG BY: KM
CHK BY: RF	DWG #:
A-109.00	9 OF 27

ALTERATION

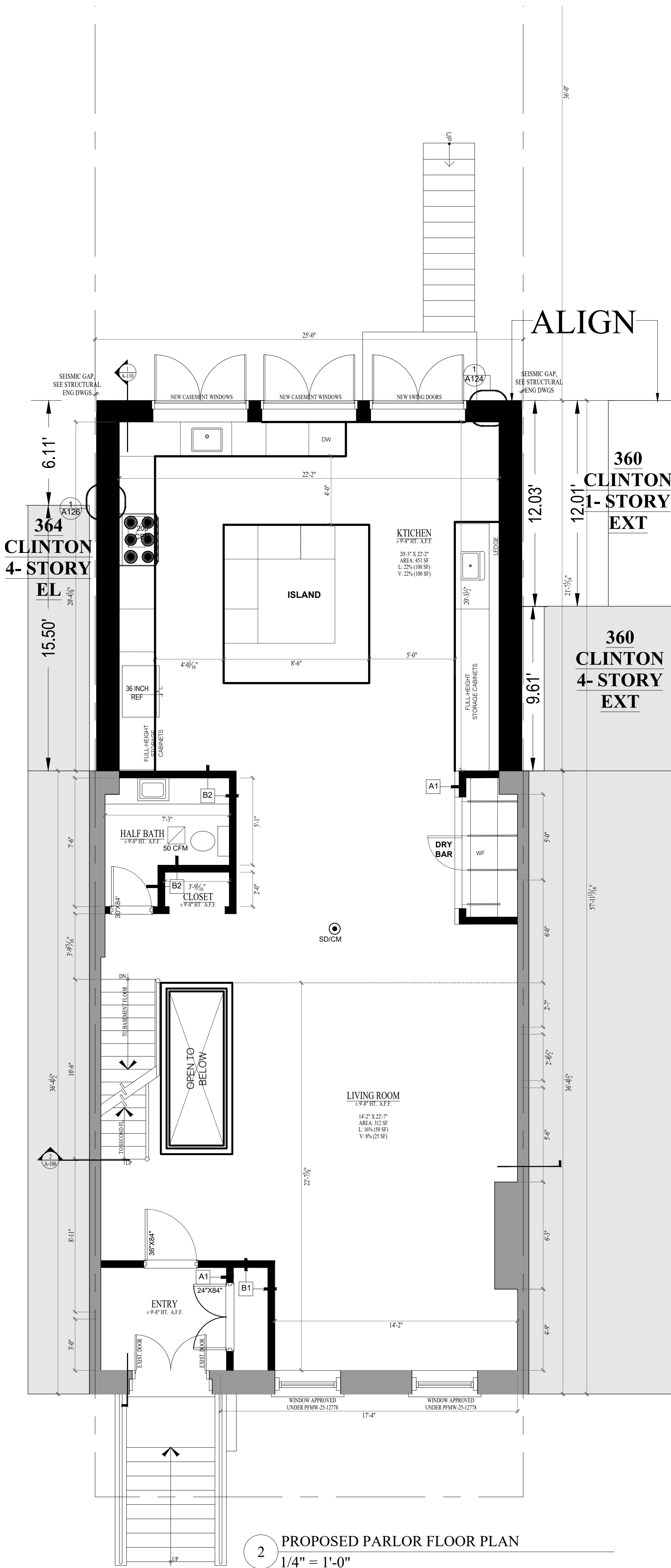
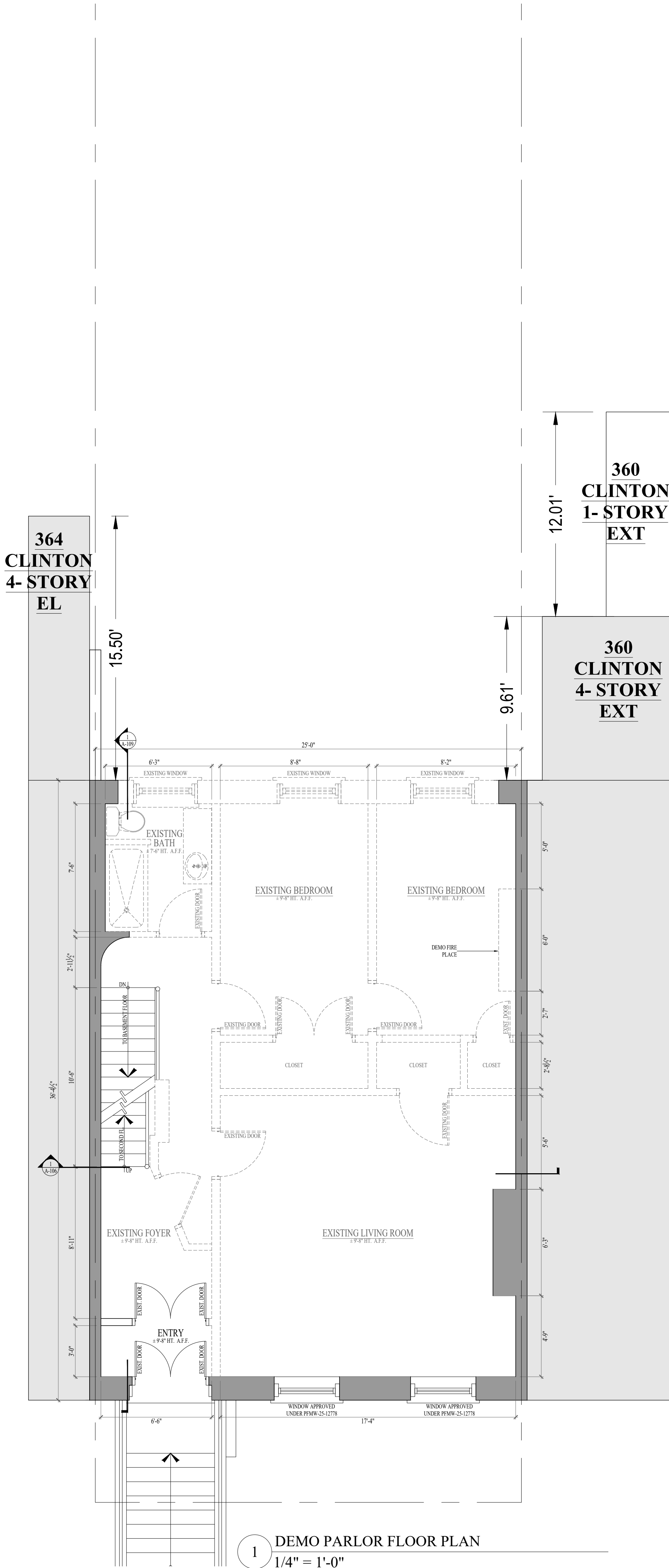
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362 CLINTON STREET
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BLOCK 324/LOT 55

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3.	LANDMARKS	11.17.2025
2.	CLIENT	10.28.2025
1.	LANDMARKS	10.14.2025

NO.	DESCRIPTION	DATE
ISSUES		

362 CLINTON STREET
BROOKLYN

EXISTING AND PROPOSED PARLOR
FLOOR PLANS

SEAL & SIGNATURE:	DATE: 06.03.25
PROJ. #: 2506	
DWG BY: KM	
CHK BY: RF	
DWG #:	
A-110.00	
10 OF 27	

ALTERATION

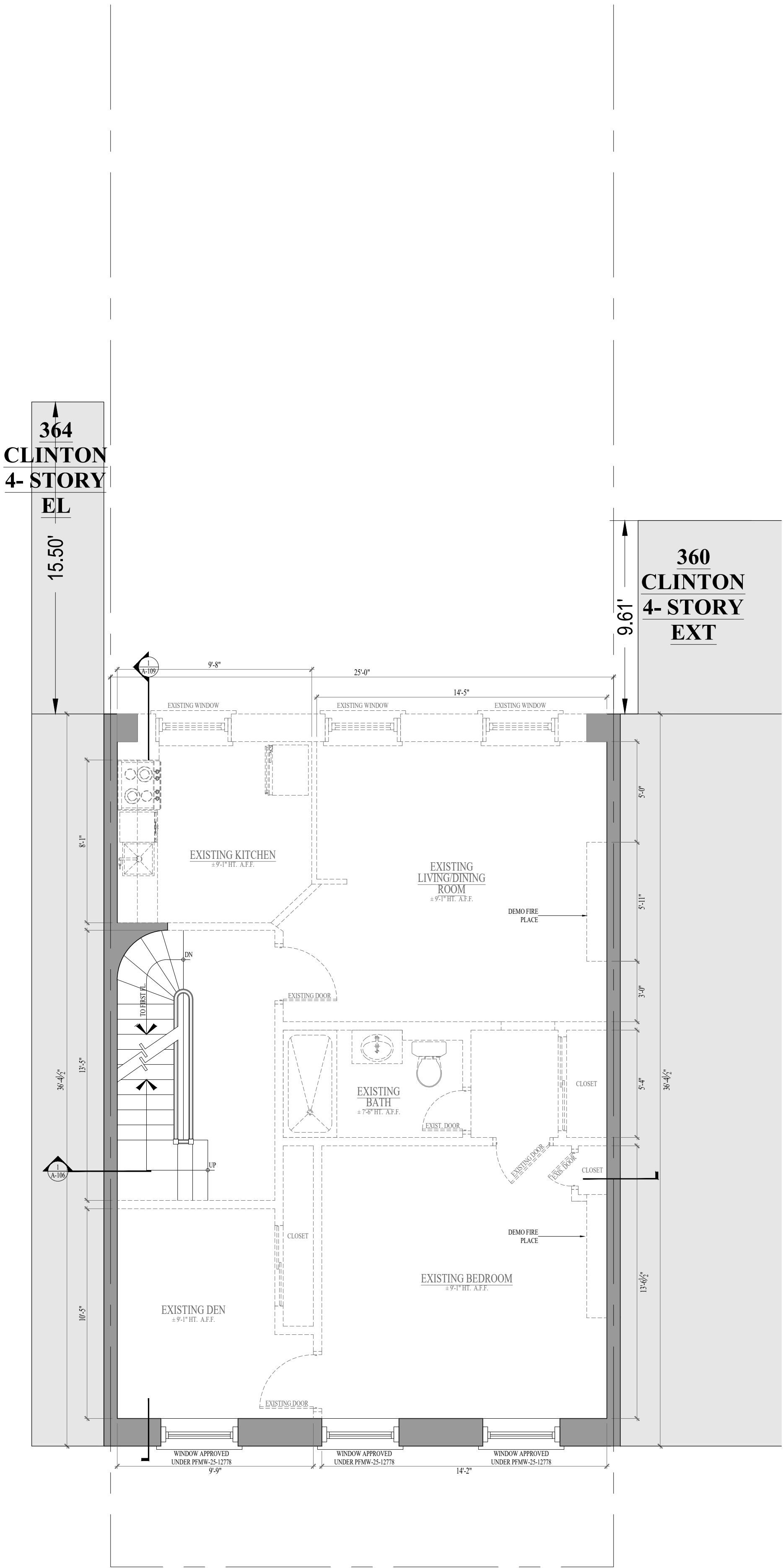
ITALIANATE
ROWHOUSE

362 CLINTON STREET
COBBLE HILL HD
BROOKLYN, NY

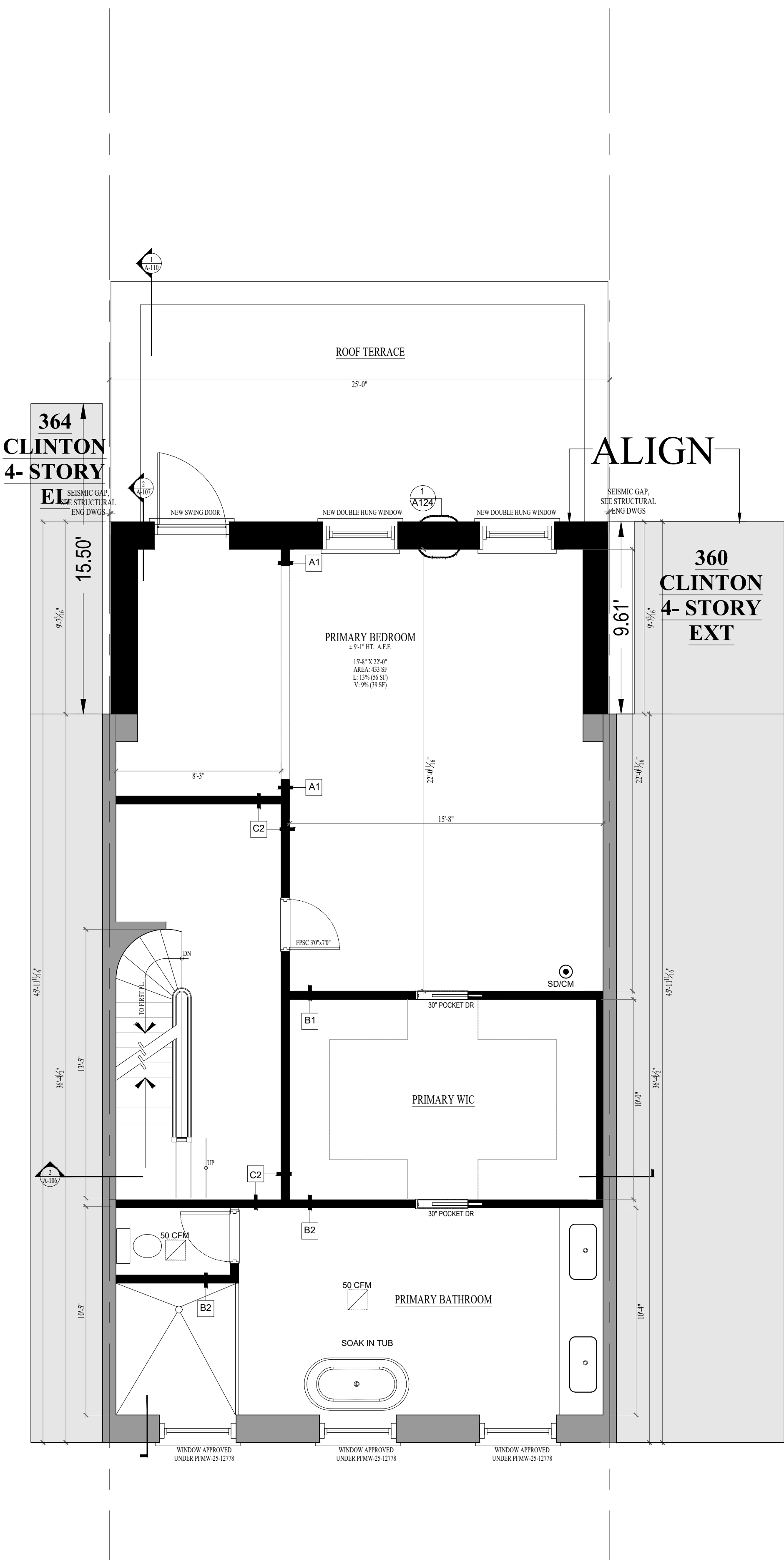
BLOCK 324/LOT 55

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1 DEMO SECOND FLOOR PLAN
1/4" = 1'-0"



2 PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"

#B01279882-I1

REVISIONS		
NO.	DESCRIPTION	DATE
1.	REVISION	10.28.2025
2.	MCL & 3'	11.17.2025
3.	CB6 COMMENTS	11.21.2025
4.	GRAPHICS	12.05.2025

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5.	LPC/CB6	11.21.2025
4.	CB6	11.19.2025
3.	LANDMARKS	11.17.2025
2.	CLIENT	10.28.2025
1.	LANDMARKS	10.14.2025
NO.	DESCRIPTION	DATE
ISSUES		

362 CLINTON STREET
BROOKLYN

EXISTING AND PROPOSED SECOND
FLOOR PLANS

SEAL & SIGNATURE:	DATE: 06.03.25
PROJ. #: 2506	DWG BY: KM
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A-111.00	11 OF 27

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	PROJ. #: 2506
	DWG BY: KM
	CHK BY: RF
	DWG #:
	A-112.00
12 OF 27	

1 DEMO THIRD FLOOR PLAN
1/4" = 1'-0"

2 PROPOSED THIRD FLOOR PLAN
1/4" = 1'-0"

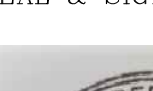
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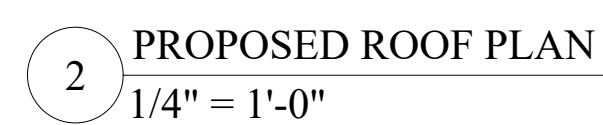
ITALIANATE
ROWHOUSE

BLOCK 324/LOT 55

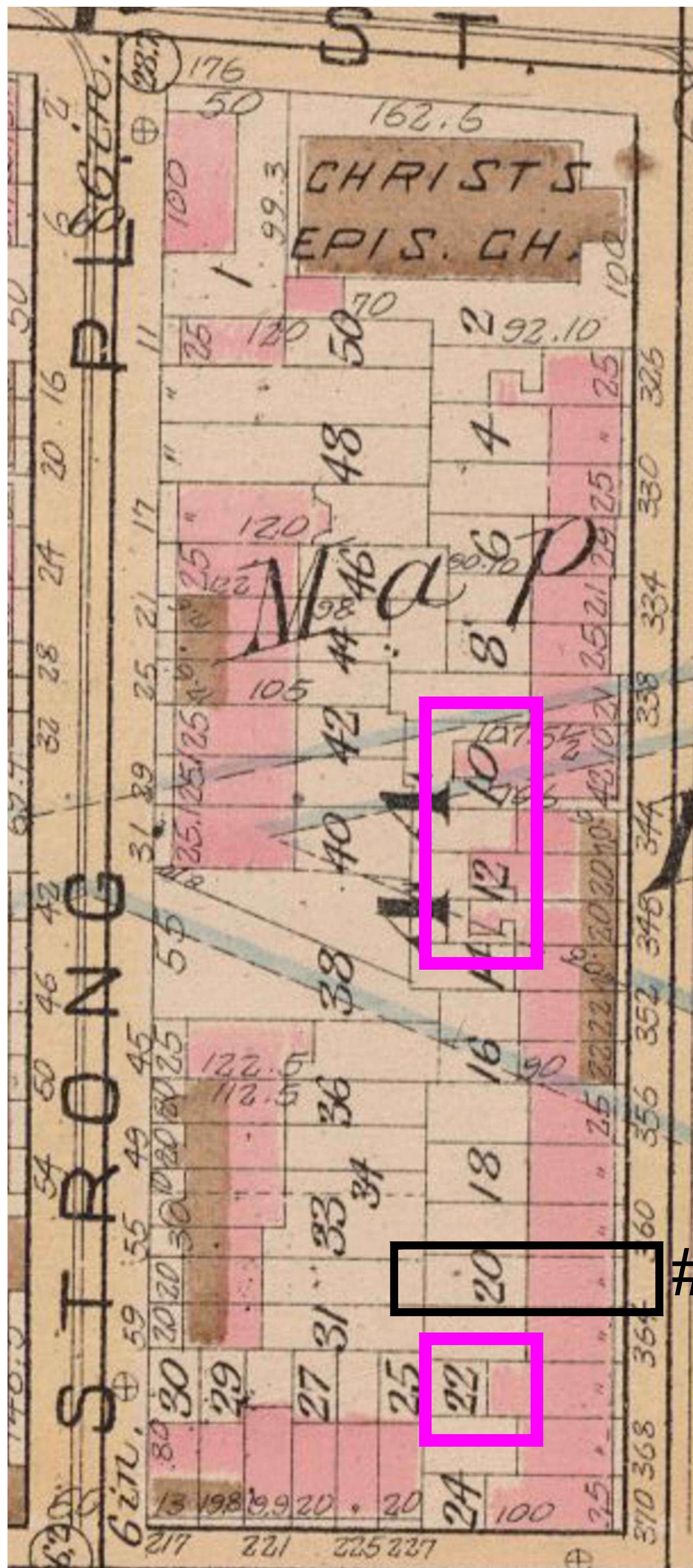
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362 CLINTON STREET
BROOKLYN

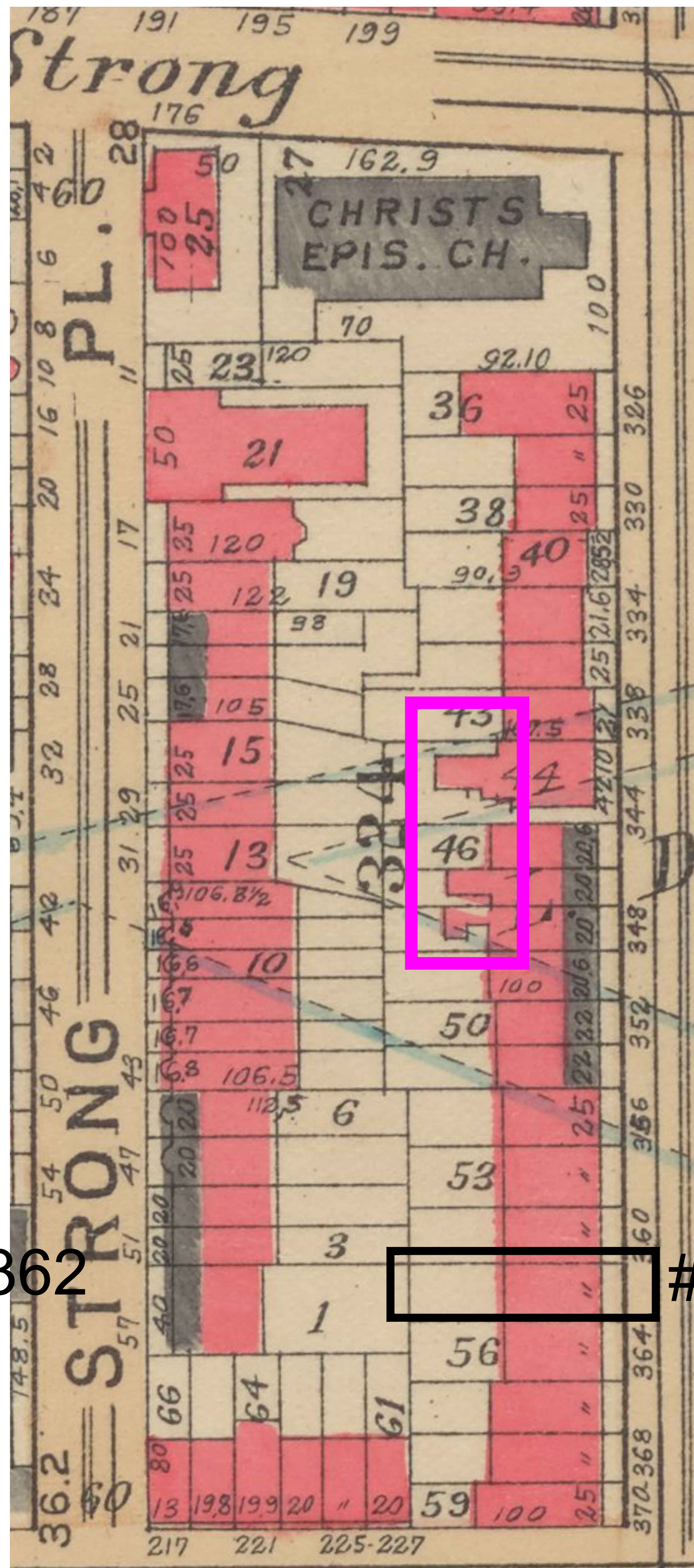
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		PROJ. #: 2506
		DWG BY: KM
		CHK BY: RF
		DWG #:
		A-113.00
		13 OF 27



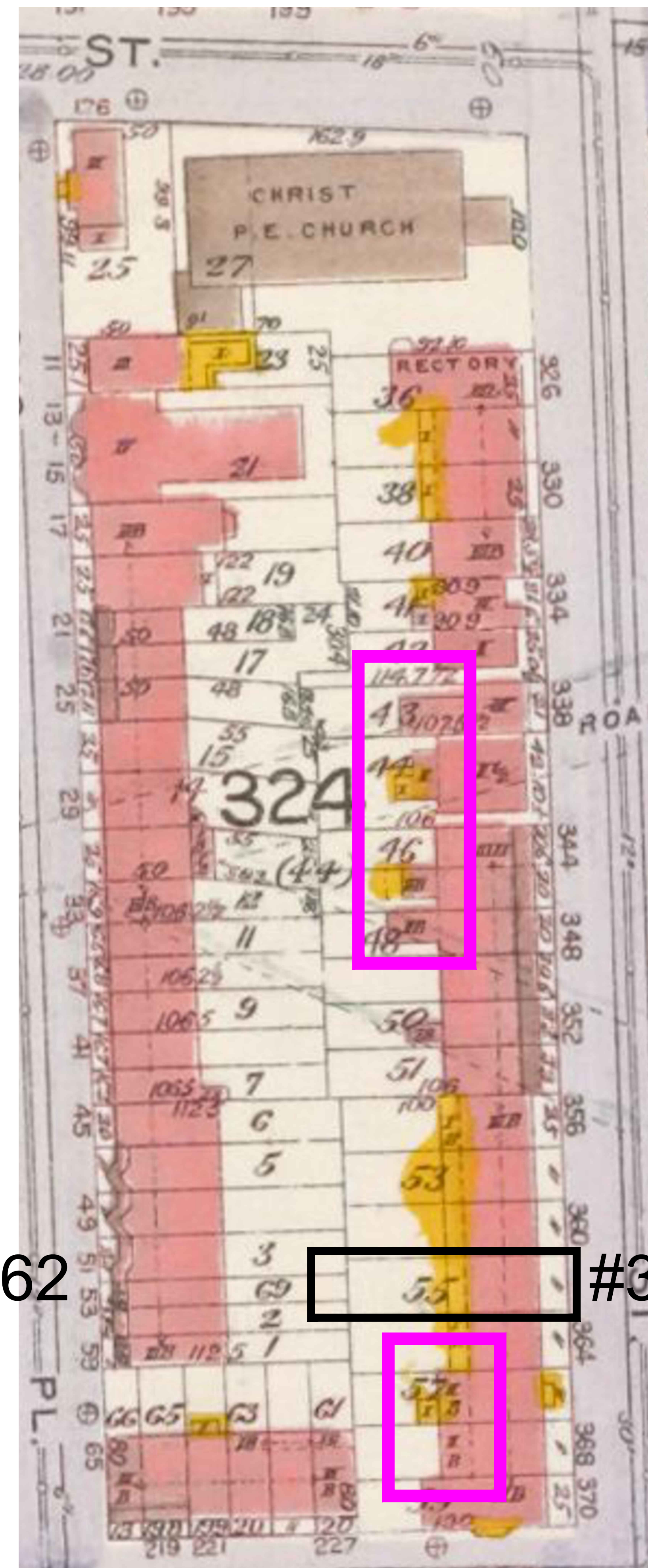
#B01279882-I1



1 1886 FIRE INSURANCE MAP
NTS



2 1905 FIRE INSURANCE MAP
NTS



3 1916 FIRE INSURANCE MAP
NTS

ALTERATION

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362 CLINTON STREET
COBBLE HILL HD
BROOKLYN, NY

BLOCK 324/LOT 55

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362 CLINTON STREET
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FIRE INSURANCE MAPS
1886, 1905, & 1916

SEAL & SIGNATURE:

DATE: 06.03.25

PROJ. #: 2506

DWG BY: KM

CHK BY: RF

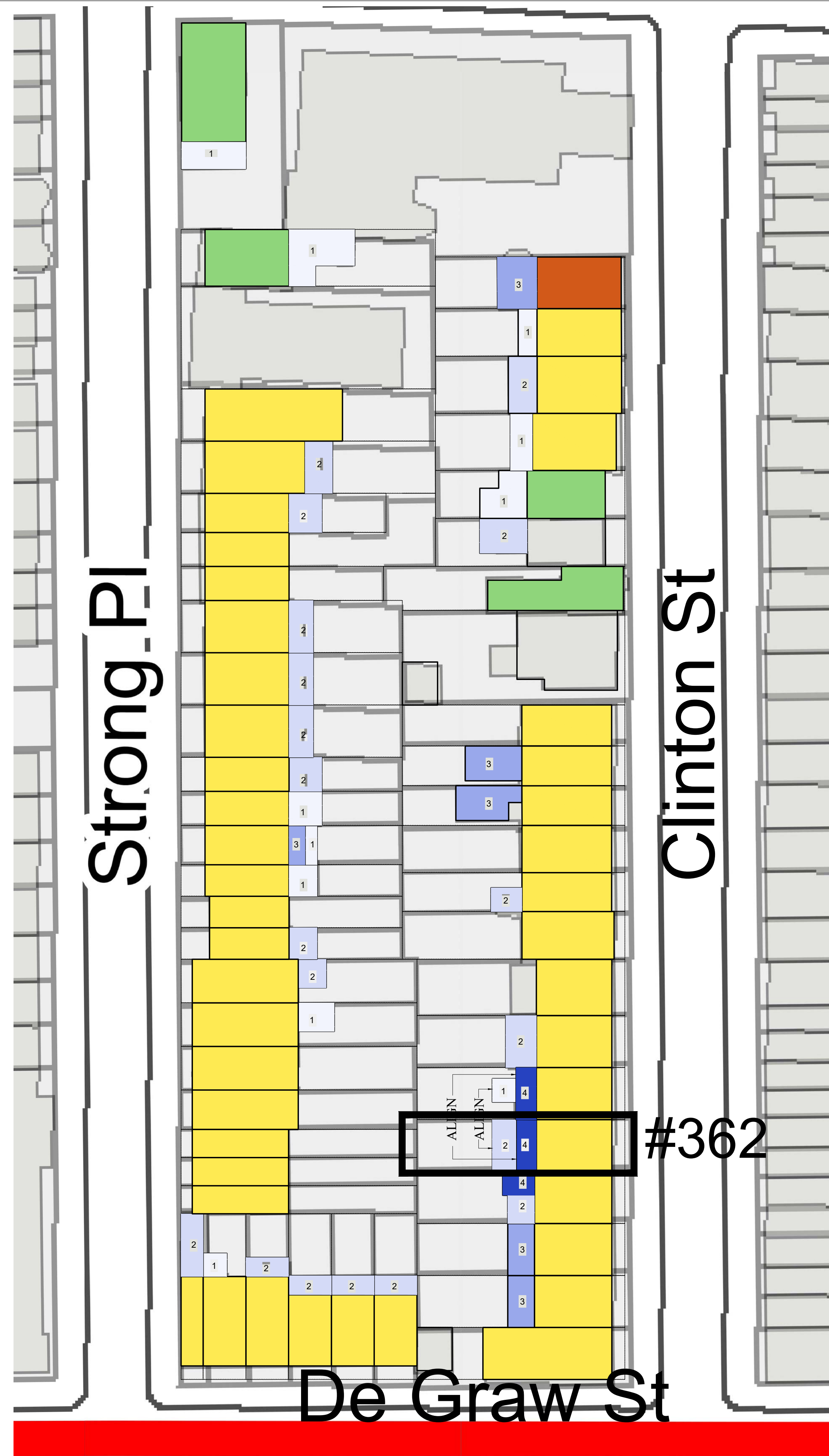
DWG #:

A-114.00



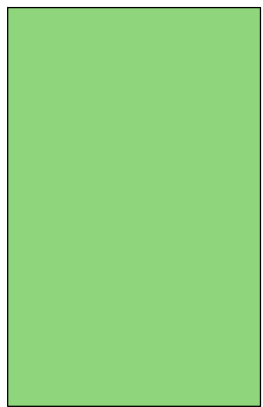
#B01279882-I1

THERE EXIST 49 BUILDINGS OF A TYPE SIMILAR TO
362 STREET. THIS INCLUDES 362.

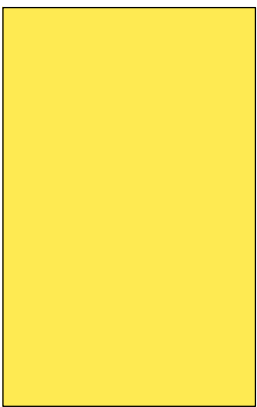


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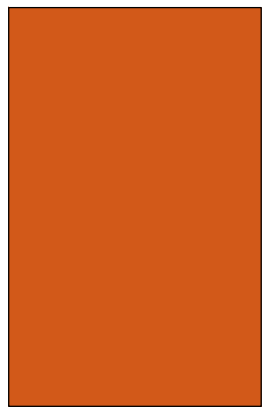
362 CLINTON STREET BROOKLYN	
BLOCK PLAN ANALYSIS I	
SEAL & SIGNATURE:	DATE: 06.03.25 PROJ. #: 2506 DWG BY: KM CHK BY: RF DWG #: A-115.00 15 OF 27



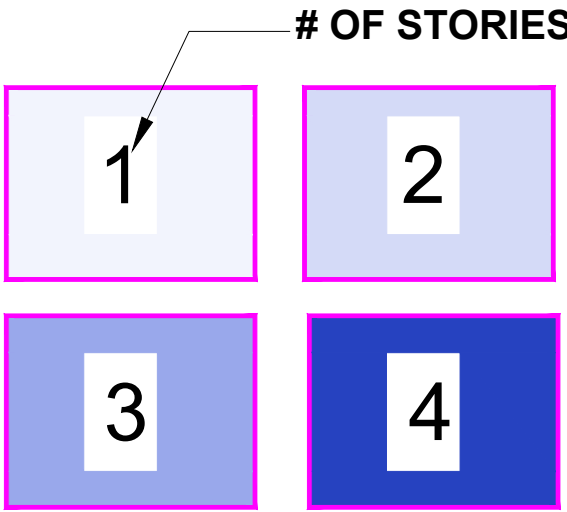
3 STORIES



4 STORIES



5 STORIES



REAR YARD
EXTENSIONS

SOURCES:
ARCHITECTURALSURVEY OF 362 CLINTON ST &
ADJACENT PROPERTIES BY LICENSED SURVEYOR

NYC DEPT OF FINANCE PROPERTY TAX MAPS

GOOGLE EARTH IMAGERY

DRONE PHOTOGRAPHY

MAPPING TOOLS

ALTERATION

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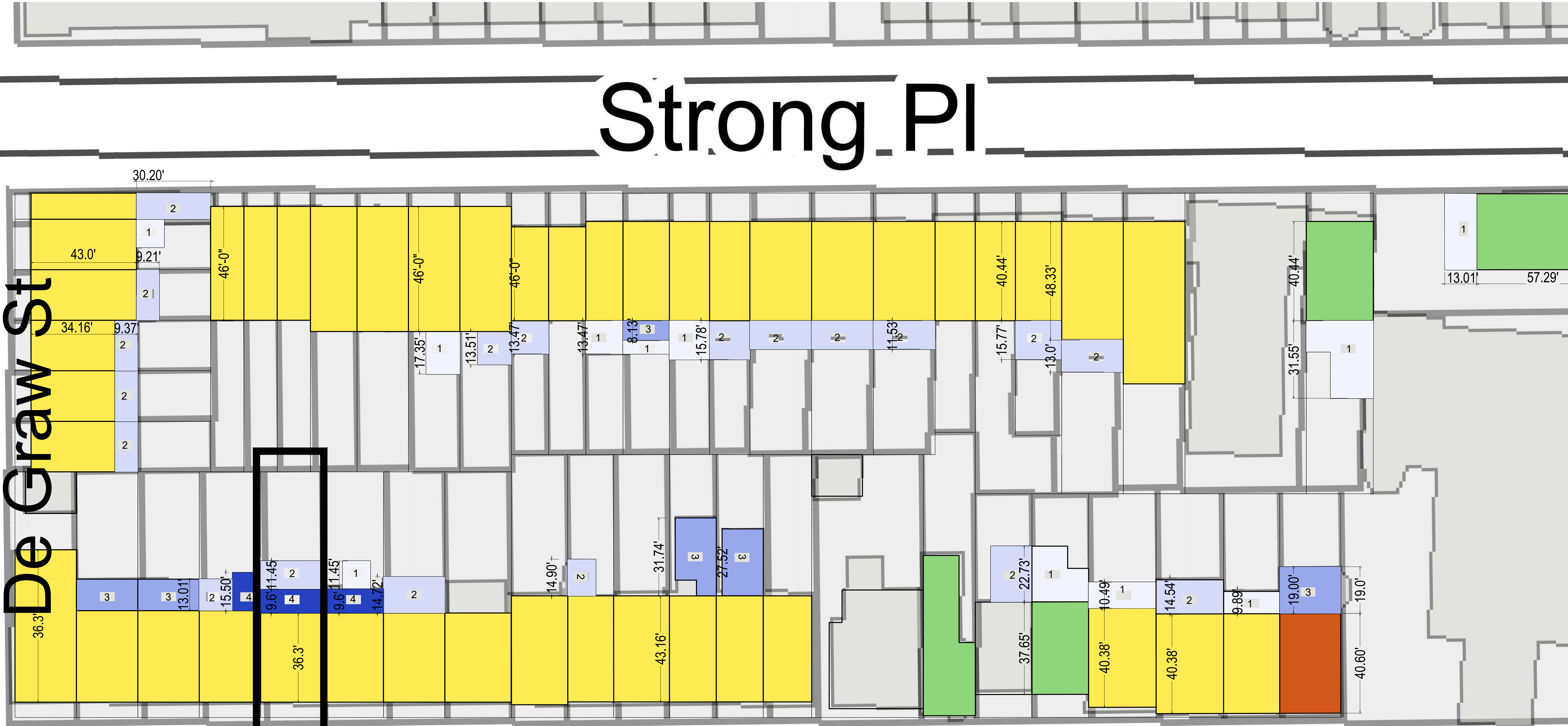
362 CLINTON STREET
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BLOCK 324/LOT 55

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Strong Pl



De Graw St

#362

Clinton St

REVISIONS		
NO.	DESCRIPTION	DATE
1.	REVISION	10.28.2025
2.	MCL & 3'	11.17.2025
6.	LPC	12.22.2025
5.	LPC	12.05.2025
4.	CB6	11.19.2025
3.	LANDMARKS	11.17.2025
2.	CLIENT	10.28.2025
1.	LANDMARKS	10.14.2025
NO.	DESCRIPTION	DATE
ISSUES		

362 CLINTON STREET
BROOKLYN

BLOCK PLAN ANALYSIS 2

SEAL & SIGNATURE: DATE: 06.03.25

PROJ. #: 2506

DWG BY: KM

CHK BY: RF

DWG #:
A-116.00

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#360 CLINTON ST

#364 CLINTON ST

#360 CLINTON ST

1 VIEW A MOCK-UP FROM DEGRAW STREET
NTS

Clinton St

De Graw St

#362

A

BLOCK 324 PLAN

3 BLOCK 324 PLAN
1/32" = 1'-0"



2 ZOOMED IN VIEW A OF MOCK UP FROM DEGRAW STREET
NTS

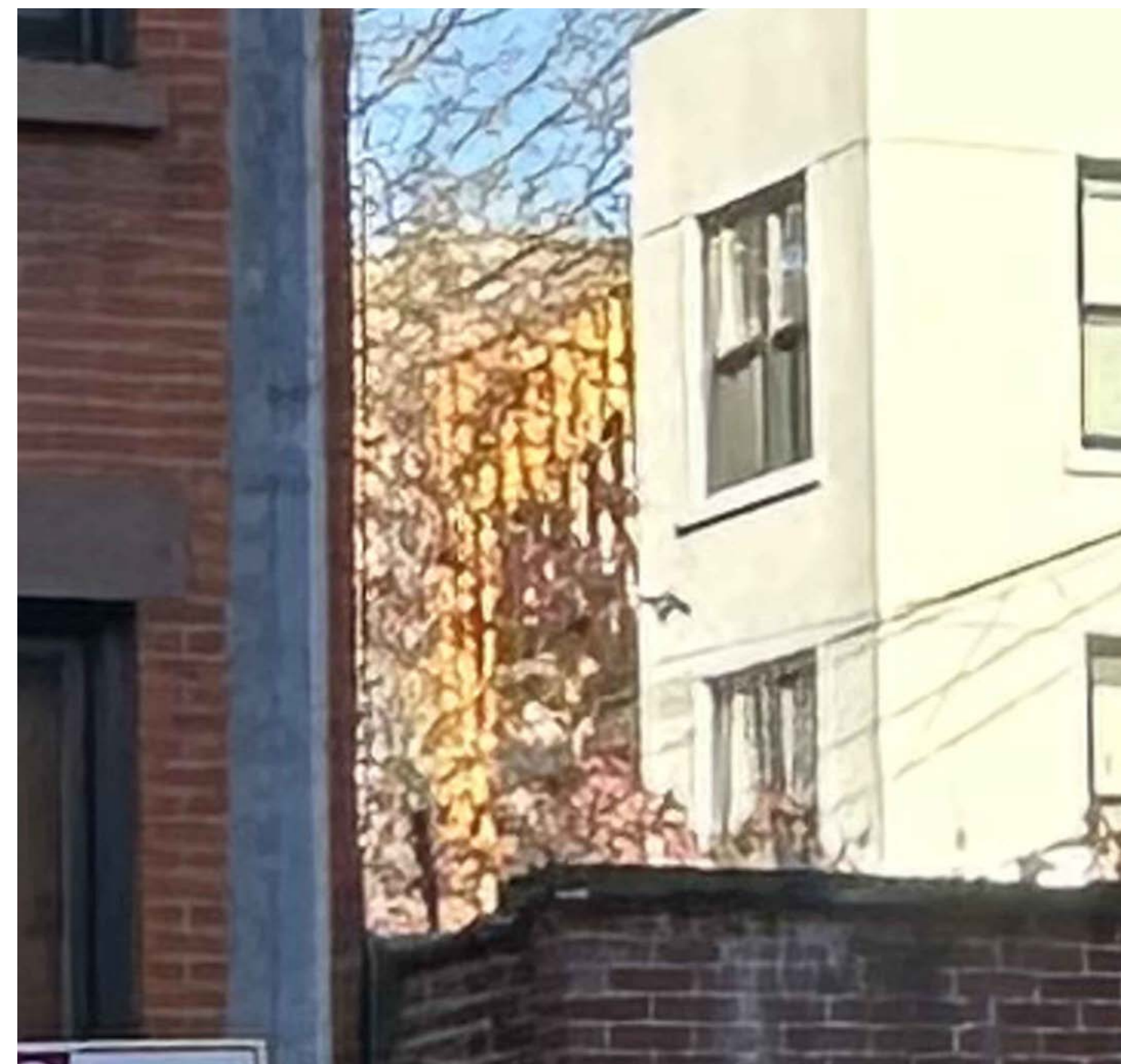
1 VIEW A MOCK-UP FROM DEGRAW STREET
NTS

The map shows a grid of streets with Clinton St running vertically and De Graw St running horizontally. A red arrow points to the intersection. The lot numbers are as follows:

Street	Block	Lot Number
Clinton St	324	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12
	323	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12
	322	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12
	321	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12
	320	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12
	319	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12
	318	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12
	317	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12
	316	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12
	315	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12
	314	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12
	313	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12
De Graw St	324	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12
	323	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12
	322	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12
	321	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12
	320	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12
	319	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12
	318	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12
	317	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12
	316	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12
	315	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12
	314	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12
	313	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12

The property #362 is located at the intersection of Clinton St and De Graw St, specifically on the east side of Clinton St and the north side of De Graw St.

3 BLOCK 324 PLAN
1/32" = 1'-0"



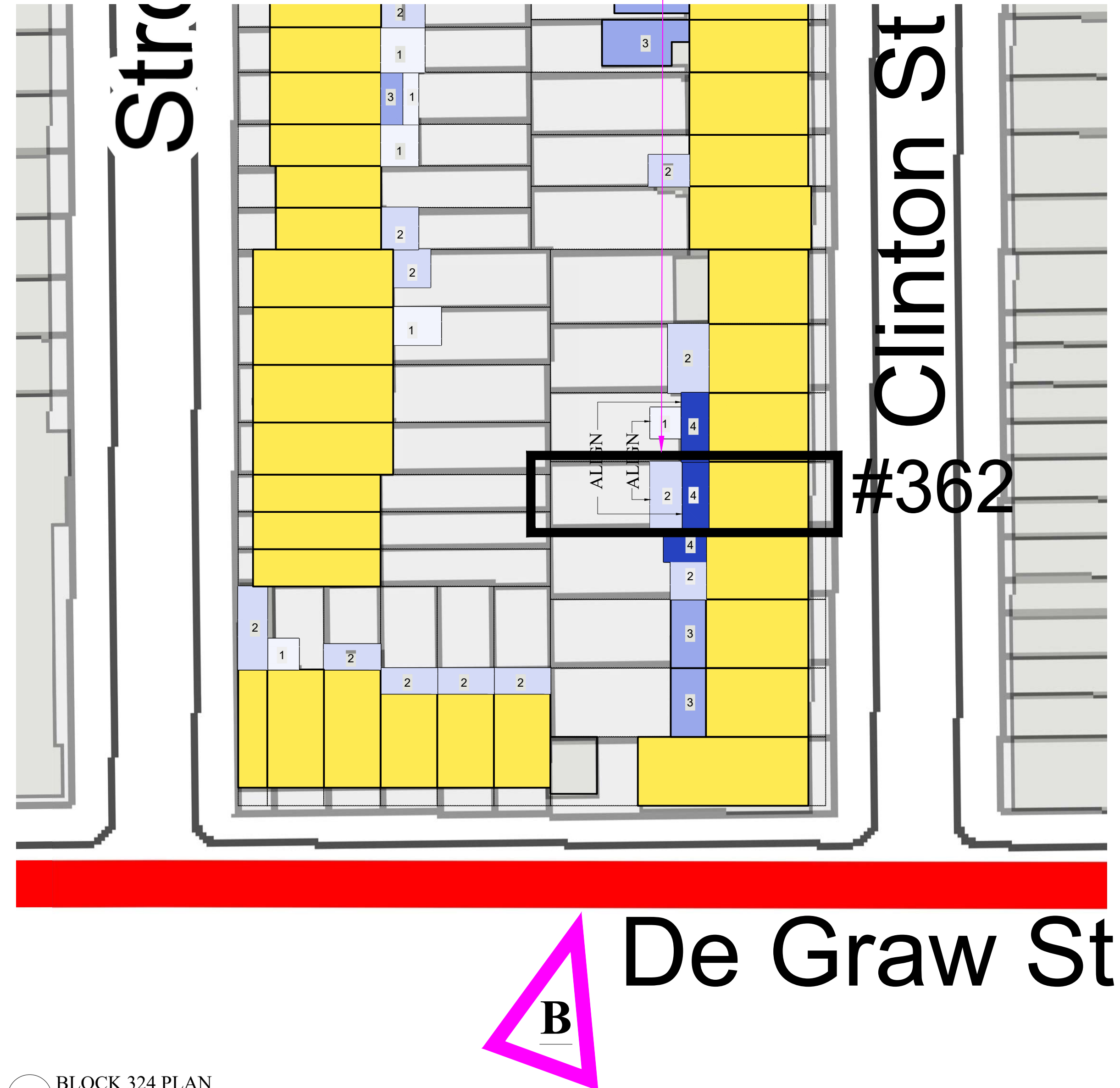
2 ZOOMED IN VIEW A OF MOCK UP FROM DEGRAW STREET
NTS

11/13/2

11/13/2



PROPOSED 2-STORY REAR YARD EXTENSION



De Graw St

20 OF 27

4-STORY REAR YARD
EXTENSION MOCK-UP



1 VIEW A OF MOCK UP FROM DEGRAW STREET
NTS



2 ZOOMED IN VIEW A OF MOCK UP FROM DEGRAW STREET
NTS

4-STORY REAR YARD
EXTENSION PHOTOMONTAGE



3 VIEW A PHOTOMONTAGE
NTS



4 ZOOMED IN VIEW A OF PHOTOMONTAGE FROM DEGRAW STREET
NTS

ALTERATION

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362 CLINTON STREET
COBBLE HILL HD
BROOKLYN, NY

BLOCK 324/LOT 55

RACHEL FRANKEL ARCHITECTURE

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NO.	DESCRIPTION	DATE
ISSUES		

362 CLINTON STREET
BROOKLYN

VIEW A WITH FOLIAGE:
MOCKUP + PHOTOMONTAGE

SEAL & SIGNATURE: 

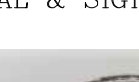
DATE: 06.03.25
PROJ. #: 2506
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CHK BY: RF
DWG #:
A-123.00
23 OF 27

A street scene in Astoria, Oregon. In the foreground, a white van with "ASTORIA P&H" and a logo is parked. Next to it is a black car with a "KFT-1952" license plate. A large tree trunk is on the left. In the background, there are brick buildings and a white building. A vertical pink line is drawn through the image.

2 ZOOMED IN VIEW A OF MOCK UP FROM DEGRAW STREET
NTS

A photograph of a city street scene. In the foreground, the side of a white van is visible, featuring a logo with a faucet and wrench icon and the text "VICTORIA P&H". The background shows a row of brick buildings. A prominent white building is visible, along with a brick building that has a balcony. A street sign is visible on the left. A vertical purple line is drawn across the image, likely for alignment purposes.

4 ZOOMED IN VIEW A OF PHOTOMONTAGE FROM DEGRAW STREET
NTS

SEAL & SIGNATURE:	DATE: 06.03.25
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	CHK BY: RF
	DWG #:
	A-124.00
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A photograph of a residential street scene. On the left is a red brick building with a black door and a small window. In the center is a brick wall with a large black garage door. To the right is a taller red brick building with many windows. A red pickup truck is parked on the right. A large tree with orange and yellow autumn leaves is in the background. A purple vertical line is drawn through the image.

A photograph of a residential building with a brick chimney and a white exterior, partially obscured by trees with autumn foliage. A vertical purple line is drawn over the image.



ORANGE 4-STORY MOCK-UP
YELLOW GUARD RAIL MOCK-UP
AT 2-STORY EXTENSION

ORANGE 2-STORY MOCK-UP



11/13/2025 16:43

1 VIEW C FROM REAR YARD
NTS

4-STORY EXTENSION
GUARD RAIL AT 2-STORY EXTENSION
2-STORY EXTENSION

METAL STAIR, BLACK



2 VIEW C PHOTOMONTAGE
NTS

CAST STONE SILL
METAL CORNICE
METAL RAIL,
BLACK
METAL CAPPED
CURB, BLACK
WOOD DOORS,
WINDOWS AND
TRIM

ALTERATION

ITALIANATE
ROWHOUSE

362 CLINTON STREET
COBBLE HILL HD
BROOKLYN, NY

BLOCK 324/LOT 55

RACHEL FRANKEL ARCHITECTURE

10 PARK AVENUE
NEW YORK, NY 10016
TEL 212 683 1067
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REVISIONS		
NO.	DESCRIPTION	DATE
1.	MCL	10.20.2025
2.	3' & STAIR	11.17.2025
6.	LPC	12.22.2025
5.	LPC	12.05.2025
4.	CB6	11.19.2025
3.	LANDMARKS	11.17.2025
2.	LANDMARKS	10.20.2025
1.	LANDMARKS	10.14.2025
NO.	DESCRIPTION	DATE
ISSUES		

362 CLINTON STREET
BROOKLYN

VIEW C:
MOCKUP + PHOTORENDERING

SEAL & SIGNATURE:	DATE: 06.03.25
	PROJ. #: 2506
	DWG BY: KM
	CHK BY: RF
	DWG #: A-127.00
	27 OF 27

January 6, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 2, LPC-26-04038

**362 Clinton Street – Cobble Hill Historic District
Borough of Brooklyn**

To testify virtually, please join Zoom

Webinar ID: 160 160 2251

Passcode: 968680

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.

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1 ROOF EDGE DETAIL AT TERRACE, REAR FACADE, WALL TYPE 1
3"= 1'-0"

2 ROOF EDGE DETAIL AT 3RD FL REAR FACADE, WALL TYPE 1
3"= 1'-0"

WALL TYPE 1 AND 2		
METAL ASSEMBLY	R-VALUE	REFERENCE SOURCE
3" THK R-12.6 MINERAL WOOL INSULATION - ROXUL CAVITY ROOF OR APPROVED EQUAL	12.6	PRESCRIPTIVE OPTION 1: R-VALUE METHOD TABLE C420.1.3 GROUP R WALLS ABOVE GRADE
3.5" THK R-14 MINERAL WOOL INSULATION - ROXUL COMFORTBATT OR APPROVED EQUAL	14.0	PRESCRIPTIVE OPTION 1: R-VALUE METHOD TABLE C420.1.3 GROUP R WALLS ABOVE GRADE

SEE STRUCTURAL ENGINEERING
DRAWINGS FOR ALL STRUCTURAL
MEMBERS, ASSEMBLIES AND
CONNECTIONS

[illegible]

362 CLINTON STREET
BROOKLYN

ROOF DETAILS
WALL TYPE 1

SEAL & SIGNATURE:	DATE: 06.03.25
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PROJ. #: 2506

DWG BY: KM

CHK BY: RF

DWG #:
 APPENDIX 2

AFFA-3
0.055



#B01279882-I1

SEE STRUCTURAL ENGINEERING
DRAWINGS FOR ALL STRUCTURAL
MEMBERS, ASSEMBLIES AND
CONNECTIONS

ALTERATION

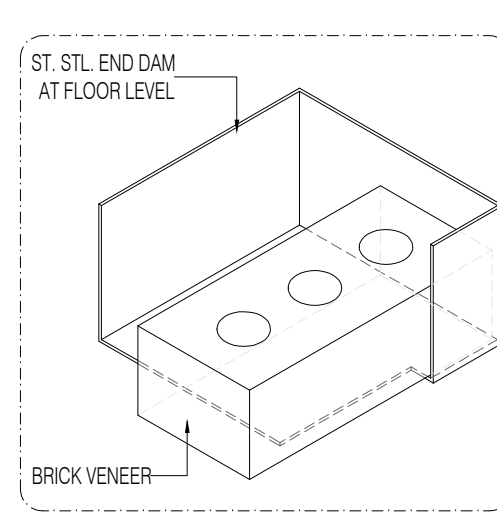
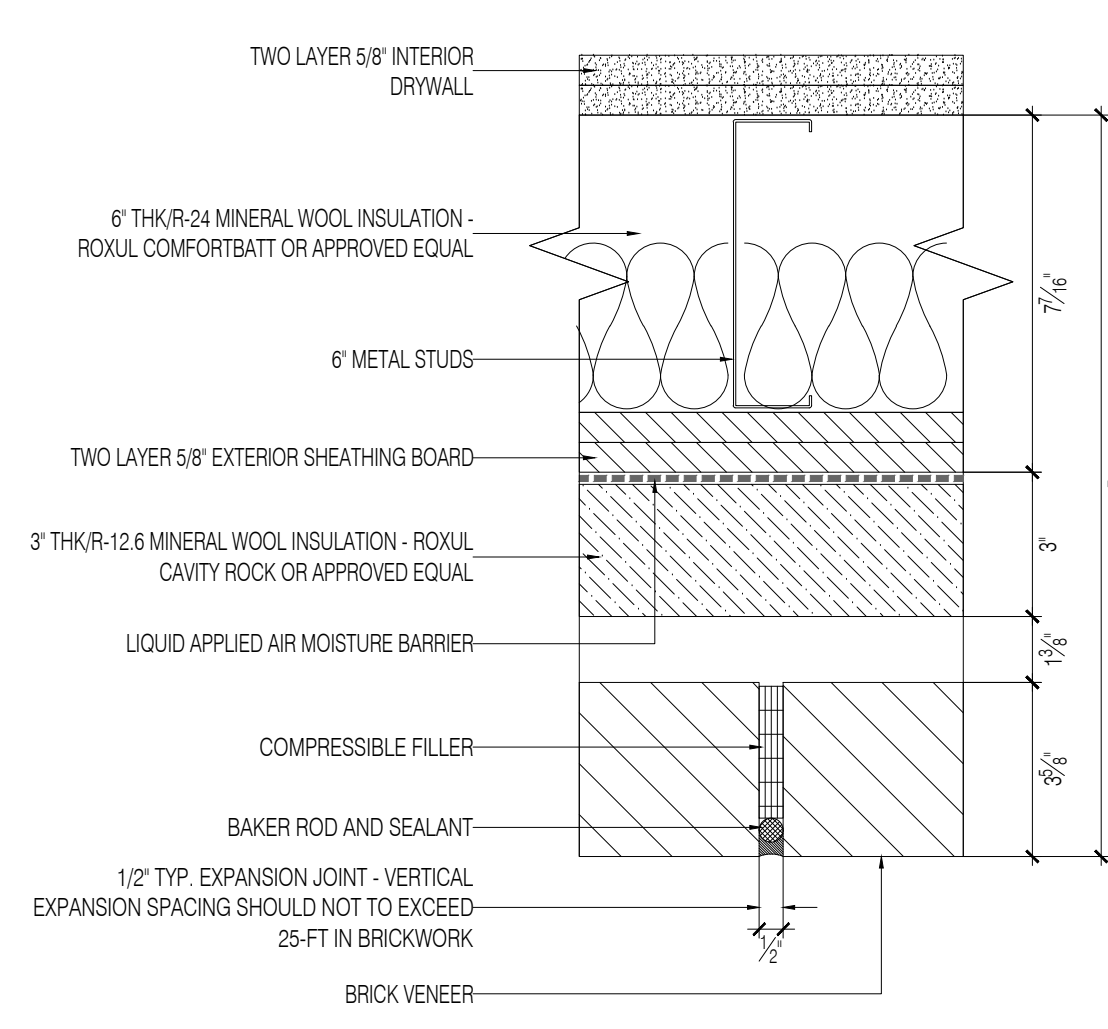
ITALIANATE
ROWHOUSE

362 CLINTON STREET
COBBLE HILL HD
BROOKLYN, NY

BLOCK 324/LOT 55

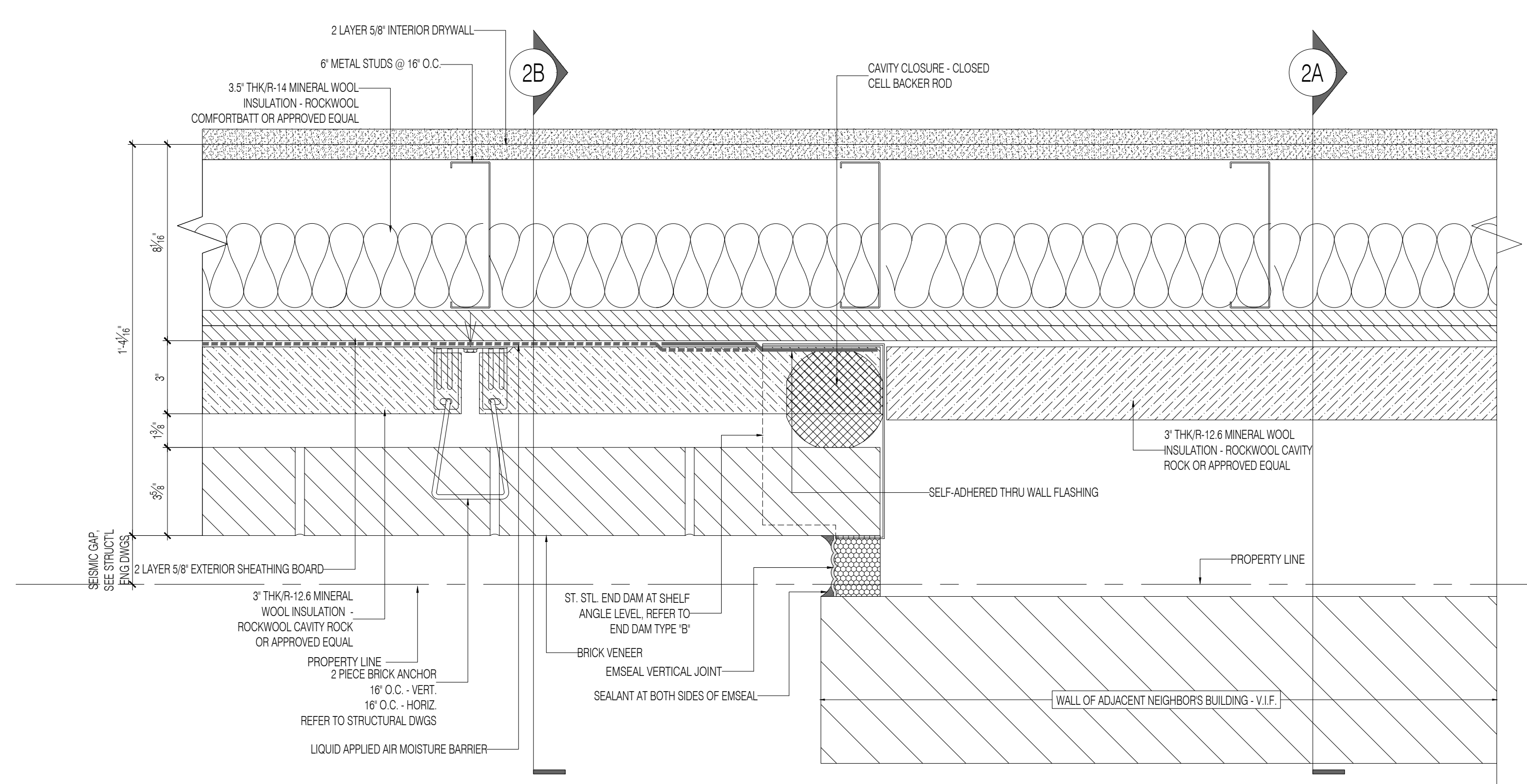
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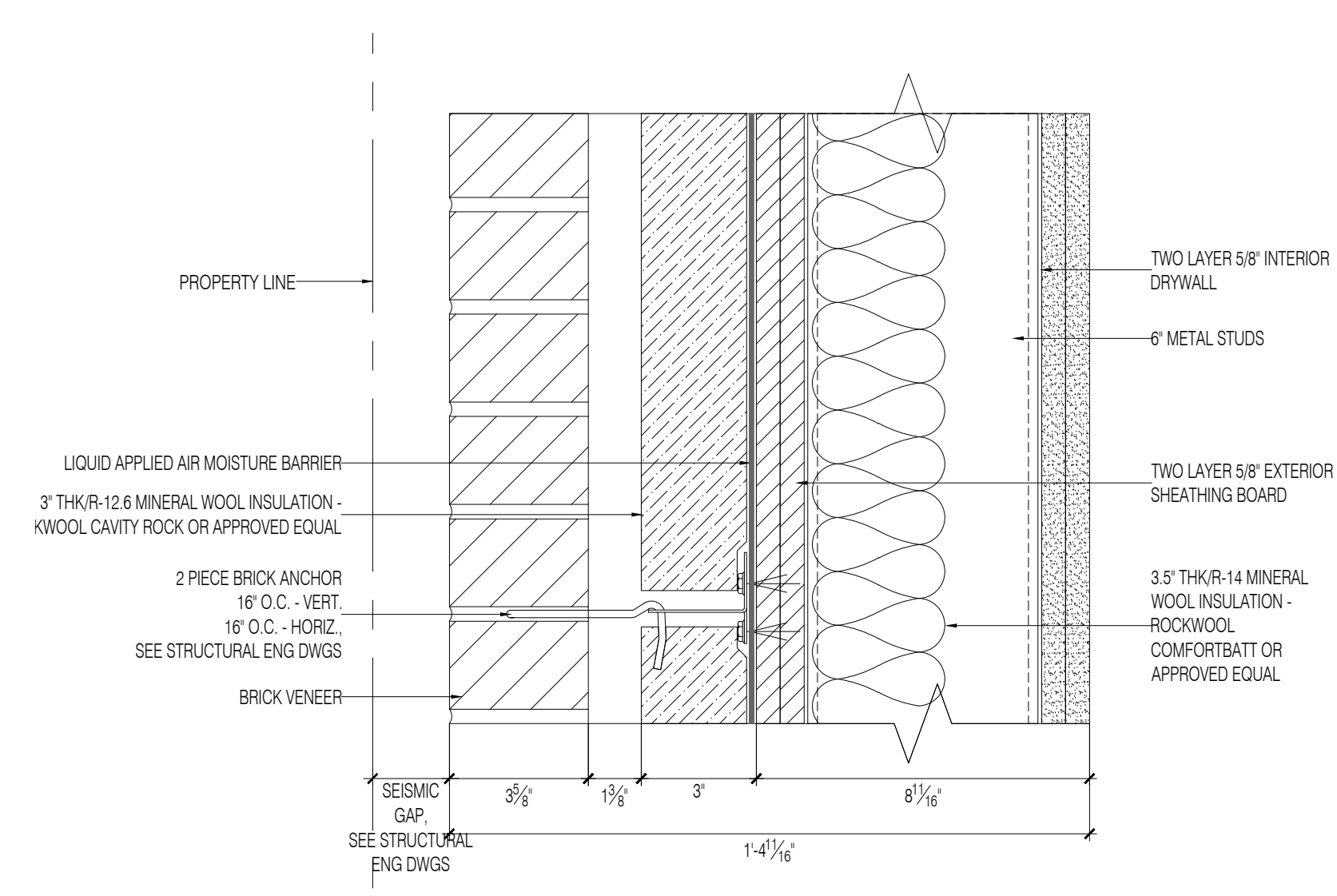
5 END DAM DETAIL
3"= 1'-0"

4 TYPICAL BRICK VENEER EXPANSION JOINT DETAIL AT 2 HOUR FRR LOT LINE WALL TYPE 2B
3"= 1'-0"

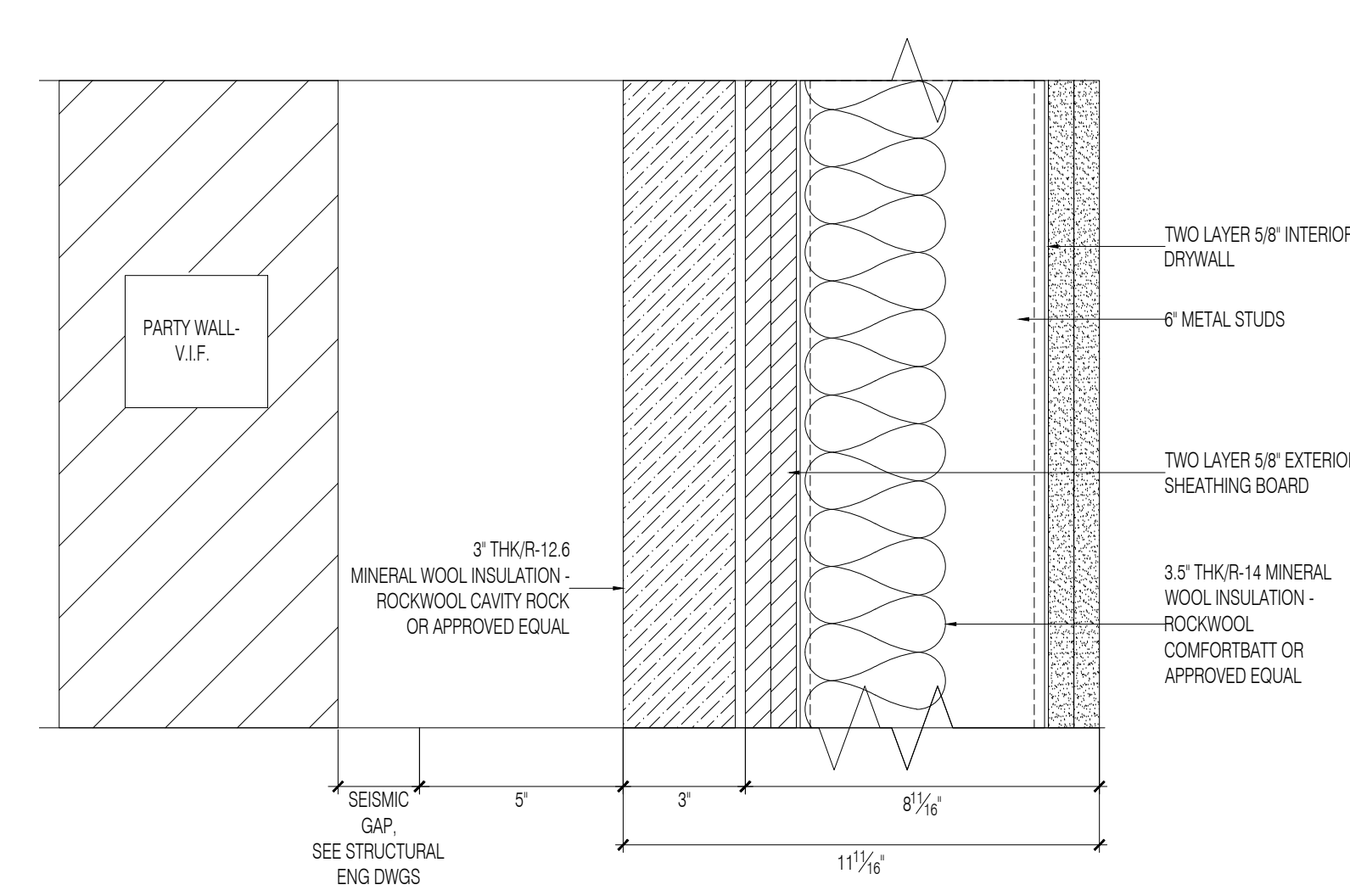


1 DETAIL AT 2 HOUR FRR LOT LINE FACADE, WALL TYPE 2A & 2B
3"= 1'-0"

WALL TYPE 1 AND 2		
METAL ASSEMBLY	R-VALUE	REFERENCE SOURCE
3" THK R-12.6 MINERAL WOOL INSULATION - ROUCL CAVITY ROCK OR APPROVED EQUAL	12.6	PRESCRIPTIVE OPTION 1: R-VALUE METHOD TABLE C420.1.3 GROUP R WALLS ABOVE GRADE
3.5" THK R-14 MINERAL WOOL INSULATION - ROUCL COMFORTBATT OR APPROVED EQUAL	14.0	PRESCRIPTIVE OPTION 1: R-VALUE METHOD TABLE C420.1.3 GROUP R WALLS ABOVE GRADE



3 DETAIL AT 2 HOUR FRR LOT LINE FACADE, WALL TYPE 2B
3"= 1'-0"



2 DETAIL AT 2 HOUR FRR LOT LINE FACADE, WALL TYPE 2A

#B01279882-I1

[illegible]

362 CLINTON STREET
BROOKLYN

LOT LINE DETAILS
WALL TYPE 2

SEAL & SIGNATURE:	DATE: 06.03.25
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DATE: 08/08/20
PROJ. #: 2506

DWG BY: KM

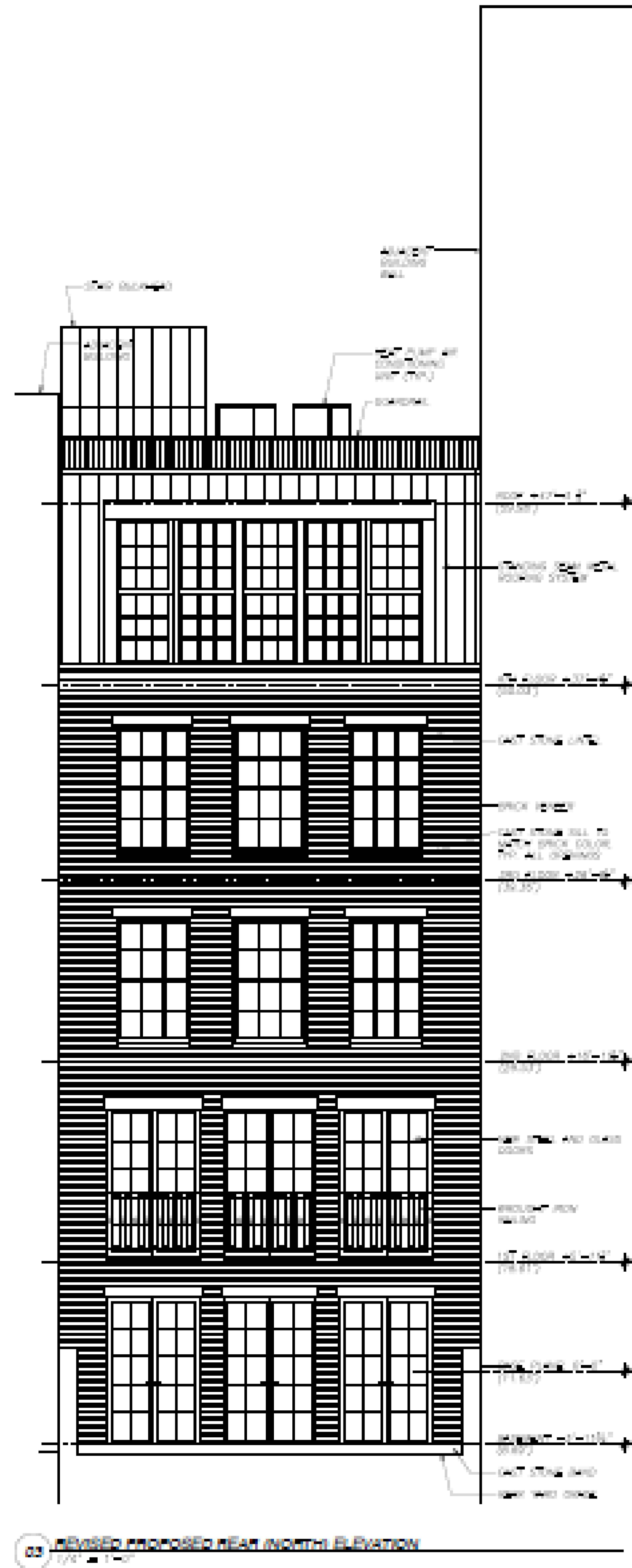
CHK BY: RF

DWG #:
APPX-4

APPX-4
4 OF 7

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	DWG BY: KM
	CHK BY: RF
	DWG #: APPX-5
	5 OF 7



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	CHK BY: RF
	DWG #: APPX-6
	6 OF 7



January 6, 2026
Public Hearing

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