

March 24, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 5, LPC-26-02391

70 Downing Street – Clinton Hill Historic District Borough of Brooklyn

To testify virtually, please join Zoom

Webinar ID: 161 754 2576

Passcode: 011326

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

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**LPC - 26 - 02391
70 DOWNING ST
BROOKLYN, NY 11231**

**ISSUE NO.5
03/17/26**

SCOPE OF WORK:

General:

- Interior renovation of an existing two family home, rooftop equipment and two story, 634sf rear yard addition.
- No change to use, egress, or occupancy.
- No work proposed for the front facade under this application. See associated docket number LPC-25-07911, approval 3/14/25.

Roof:

- Rooftop insulation, membrane, mechanical equipment and plumbing vents
- Replace existing skylight and hatch. Two new skylights
- Rooftop equipment not visible from the public right of way.

Rear Yard:

- New Two story 634sf rear yard addition and stair
- New 4 foot brick fence to replace existing wood fence at property line
- Rear Yard not visible from the public right of way.

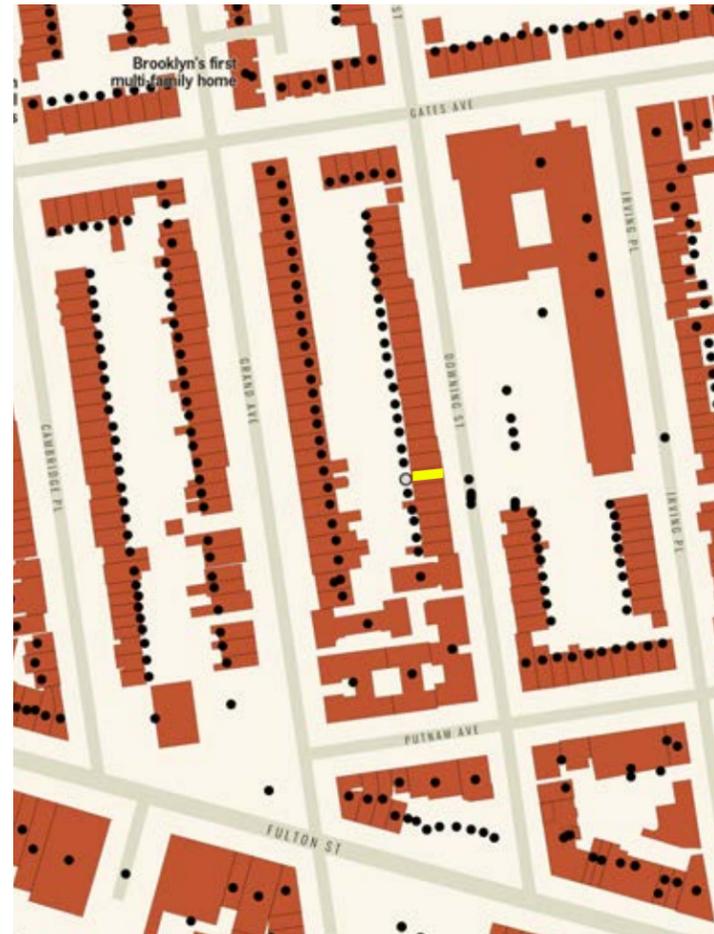
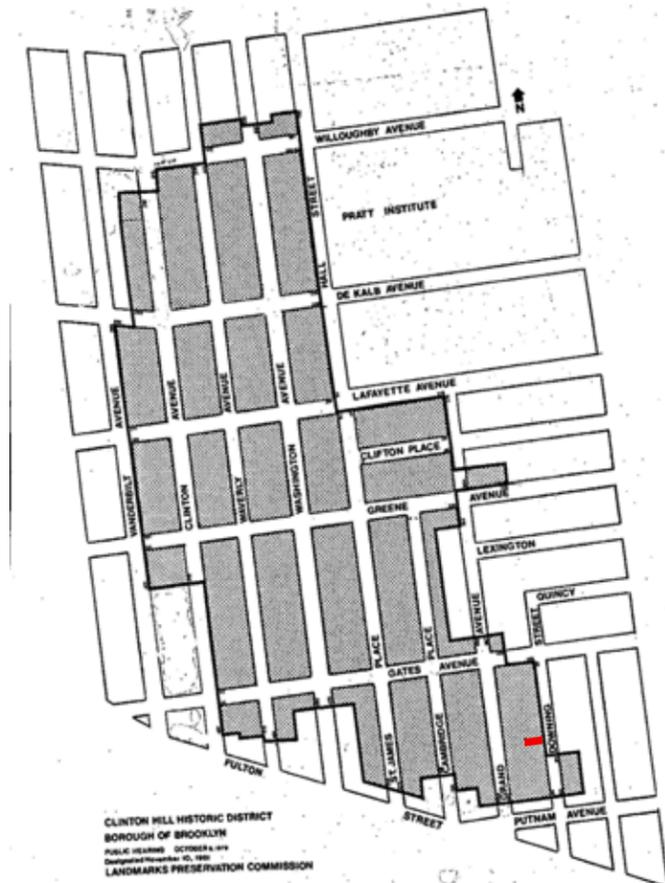
Rear Facade:

- Replace existing windows with high performance windows in existing openings, unless otherwise noted.
- Repair existing wood cornice
- Repoint bricks as required
- Rear Facade not visible from the public right of way.

LPC HEARING: 2026.03.24

ELLIOT QUINN MEIER ARCHITECTURE, PLLC
145 JACKSON ST #3B
BROOKLYN, NY 11211

CLINTON HILL HISTORIC DISTRICT



Nos. 66-72 This row of four three-story and basement Italianate brownstone houses was built by Babcock & Sturges c.1871. The entrance enframements have segmental-arch reveals above round-arched openings, flat lintels, and simple console brackets. Of particular note are the full-length parlor floor windows with bracketed table sills (removed on No. 70) and slab lintels. The rusticated basement level is articulated by segmental-arched windows with iron window guards. Each wooden roof cornice has a paneled frieze, foliate brackets, and modillions. Alterations include the loss of all of the original stoop and street ironwork, loss of the doorway lintel on No. 70, and new doors at Nos. 68 and 72.

In the 1870s Oscar F. Shaw, a Manhattan lawyer, lived at No. 66, next to Eugene Beni, a carpet dealer, at No. 68. Nos. 70 and 72 were the residences in that decade of Joseph Calxton, engraver, and Bernard Wallington, a clothier.



LOT 61 = 70 DOWNING
(1940'S)

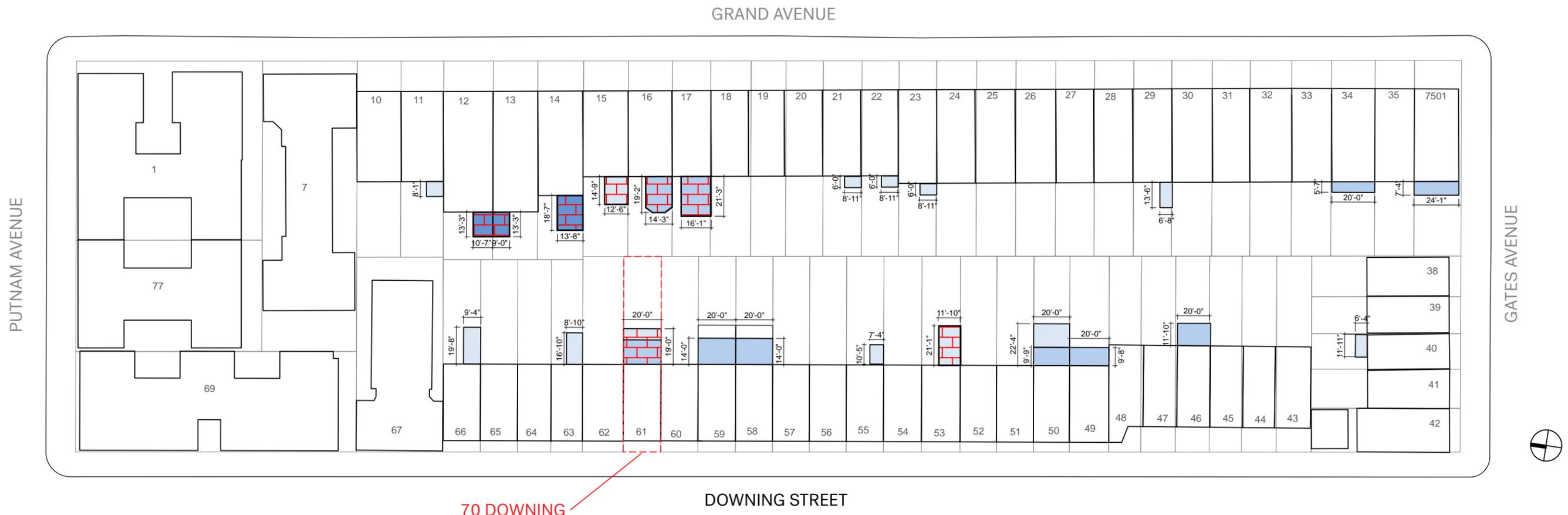


LOT 61 = 70 DOWNING
(1980'S)



LOT 61 -70 DOWNING
(DECEMBER 2024)

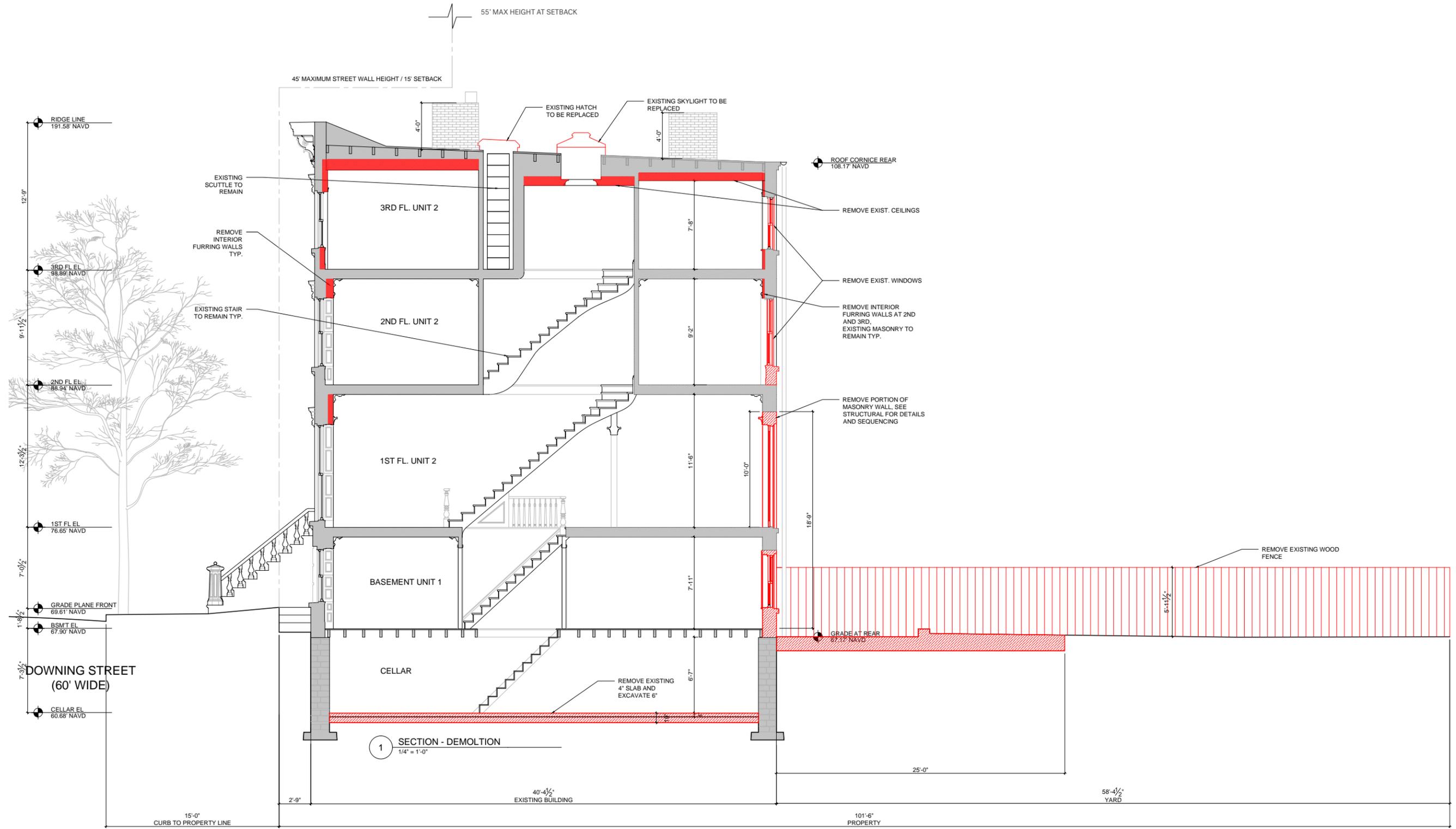
NO WORK PROPOSED TO FRONT FACADE UNDER THIS APPLICATION

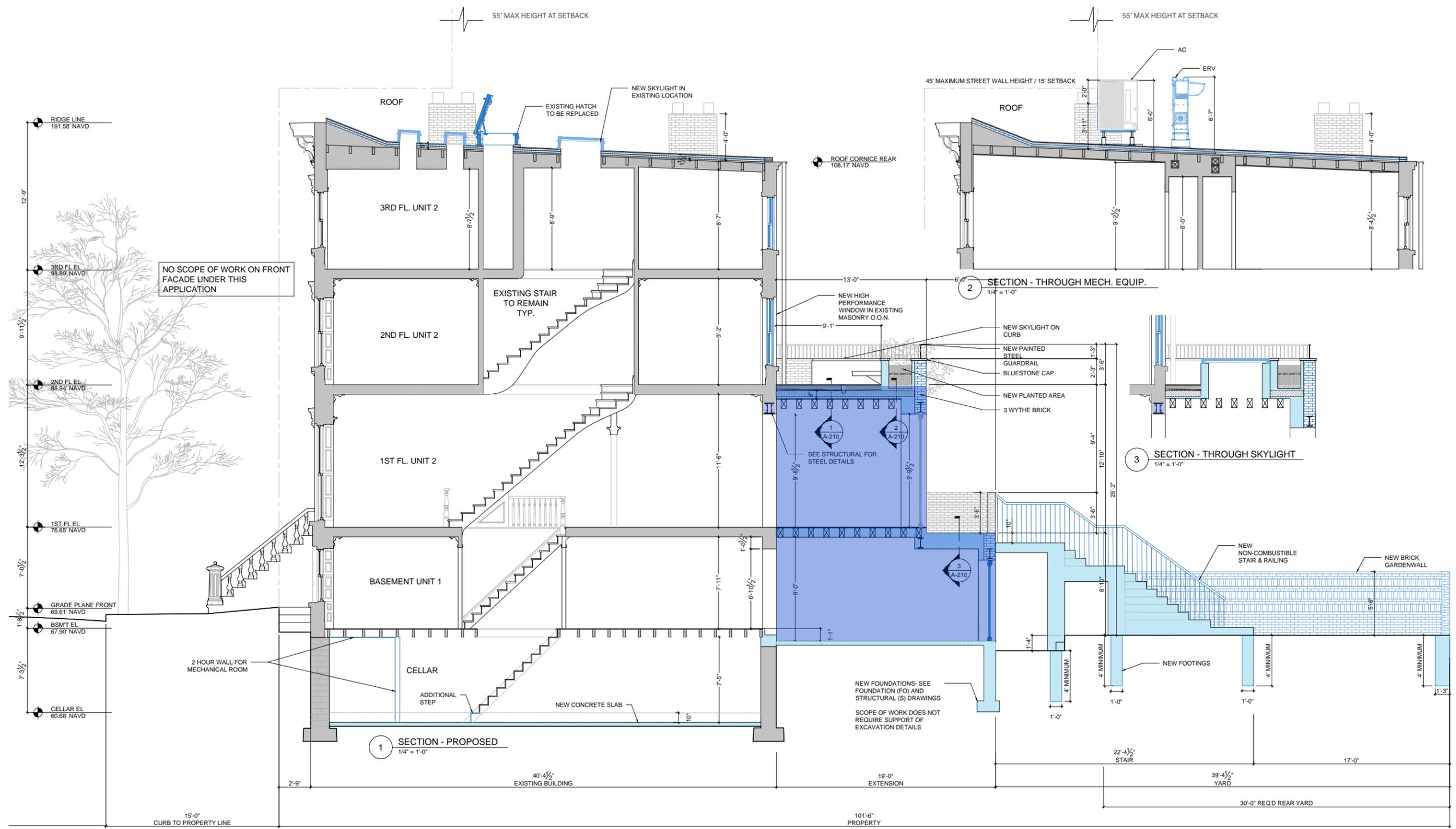


- 1 STORY EXTENSION
- 2 STORY EXTENSION
- 3 STORY EXTENSION
- BRICK EXTENSION

23/56 = **41%** of townhouses have **extensions** within the block

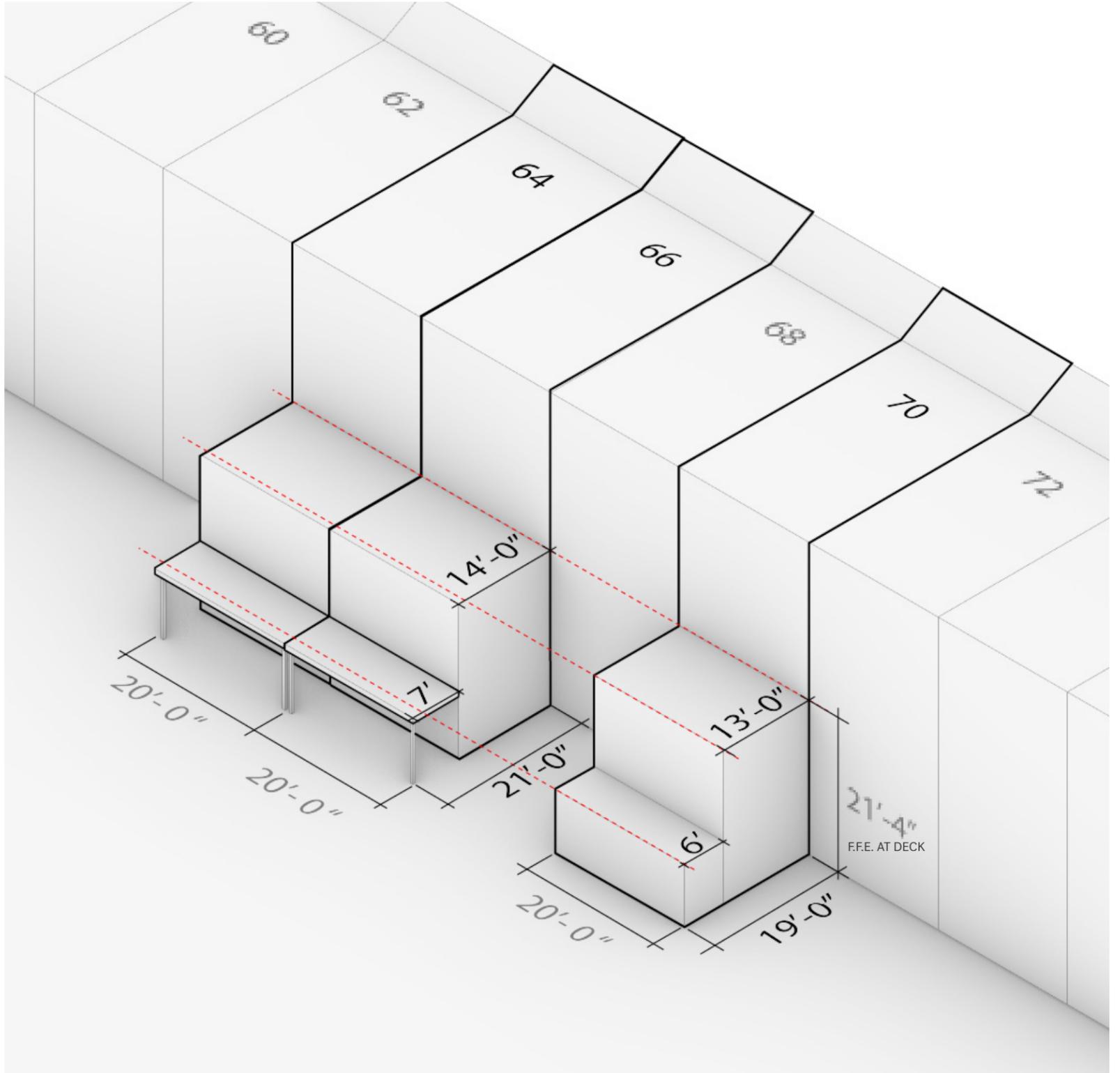
7/23 = **30%** are **brick** extensions



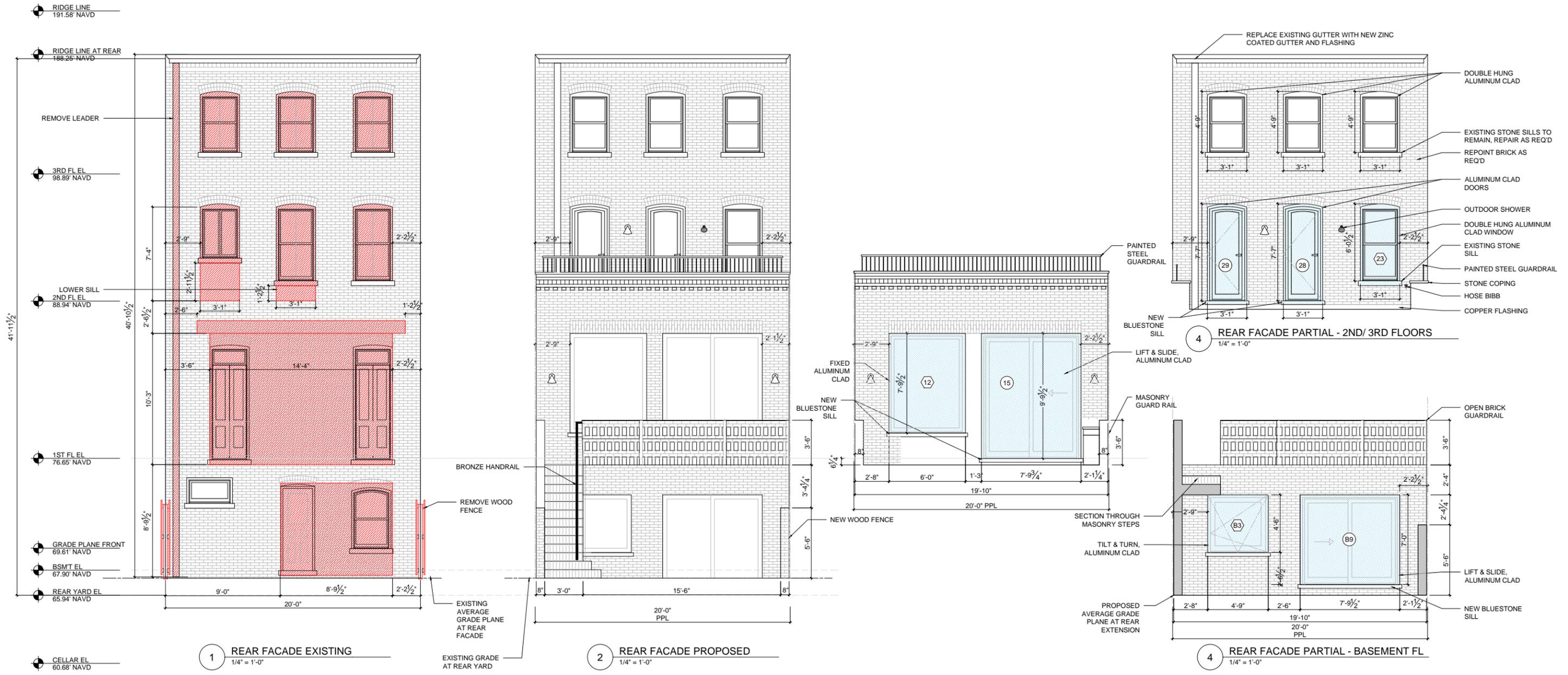




64 and 66 Downing Rear Extensions



NO VISIBILITY OF REAR FACADE FROM PUBLIC RIGHT OF WAY





Existing Rear Elevation
FEB 2026



Existing Brick Levels 2+3 to remain
No Change proposed U.O.N.



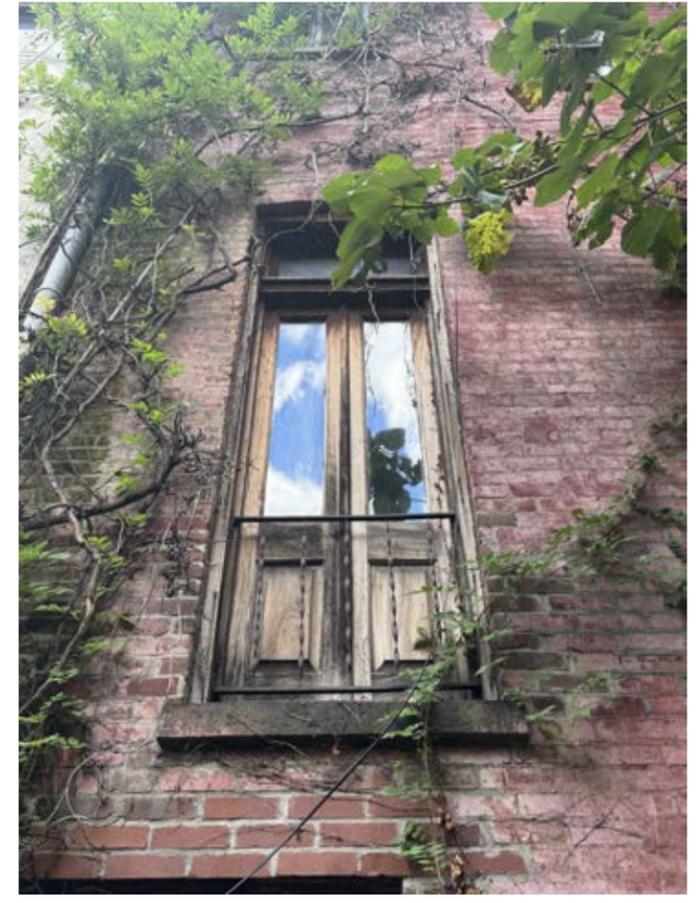
Existing Rear Elevation
SEPT 2025

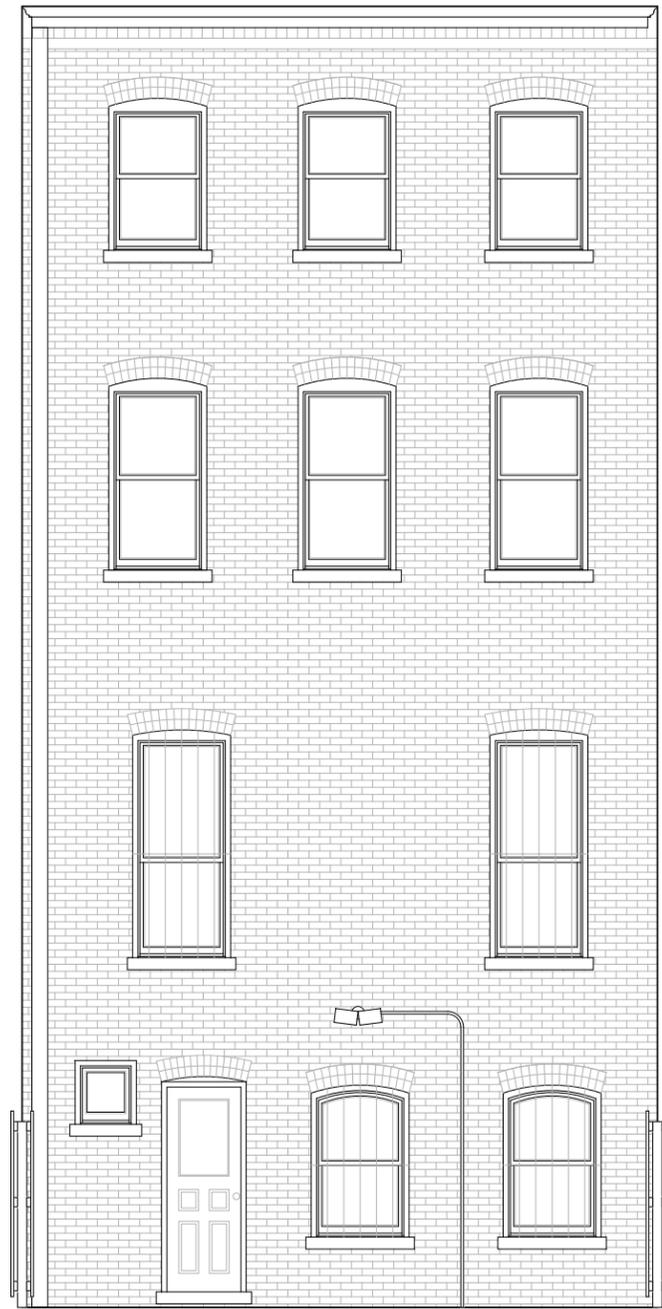


Existing Rear Elevation
as of October 2025

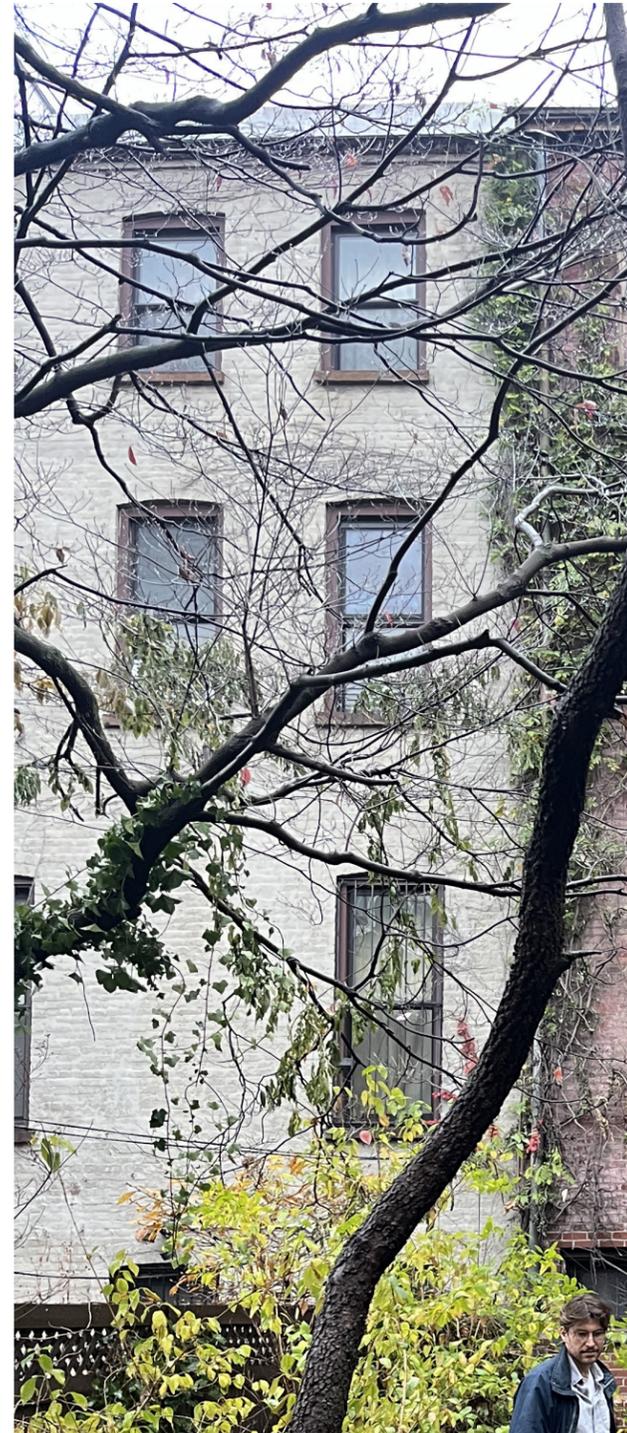


Stained glass window, **existing to remain in place**

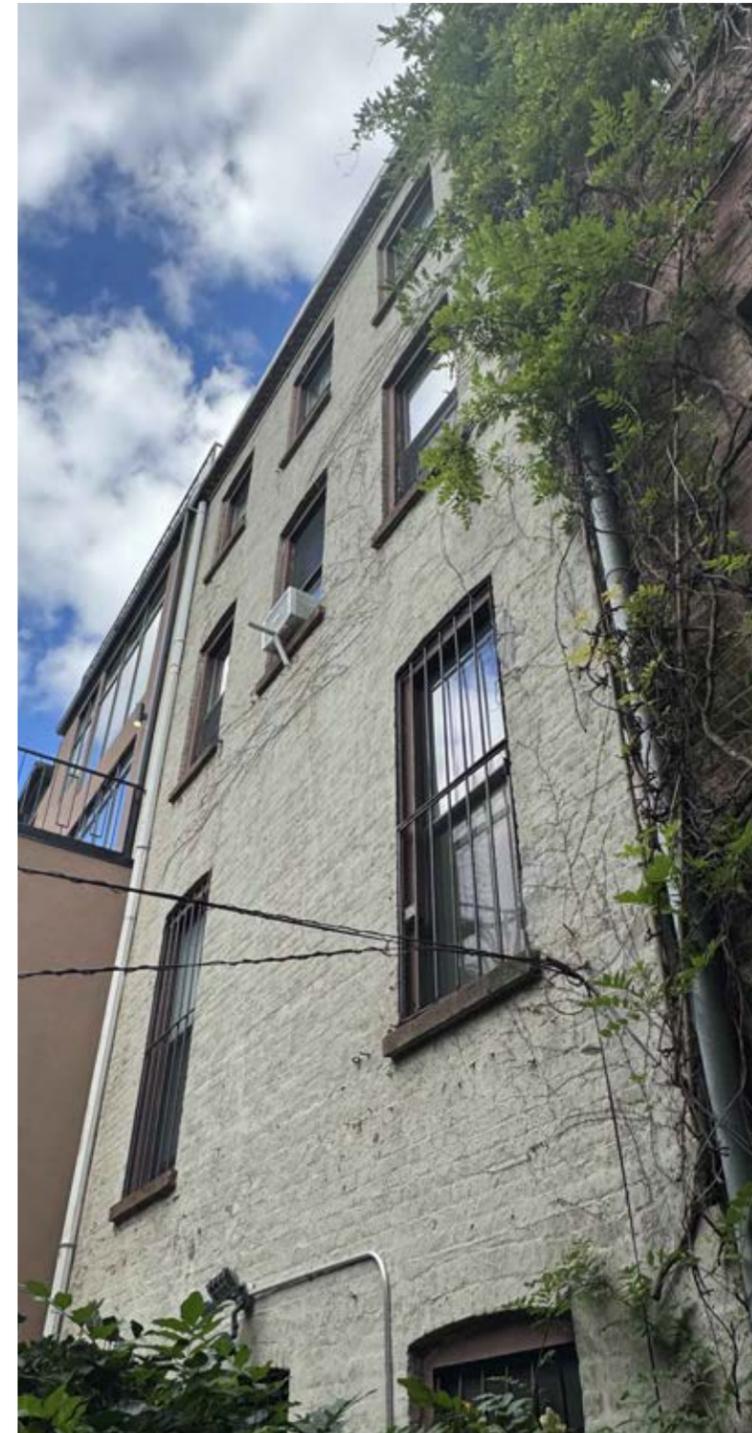


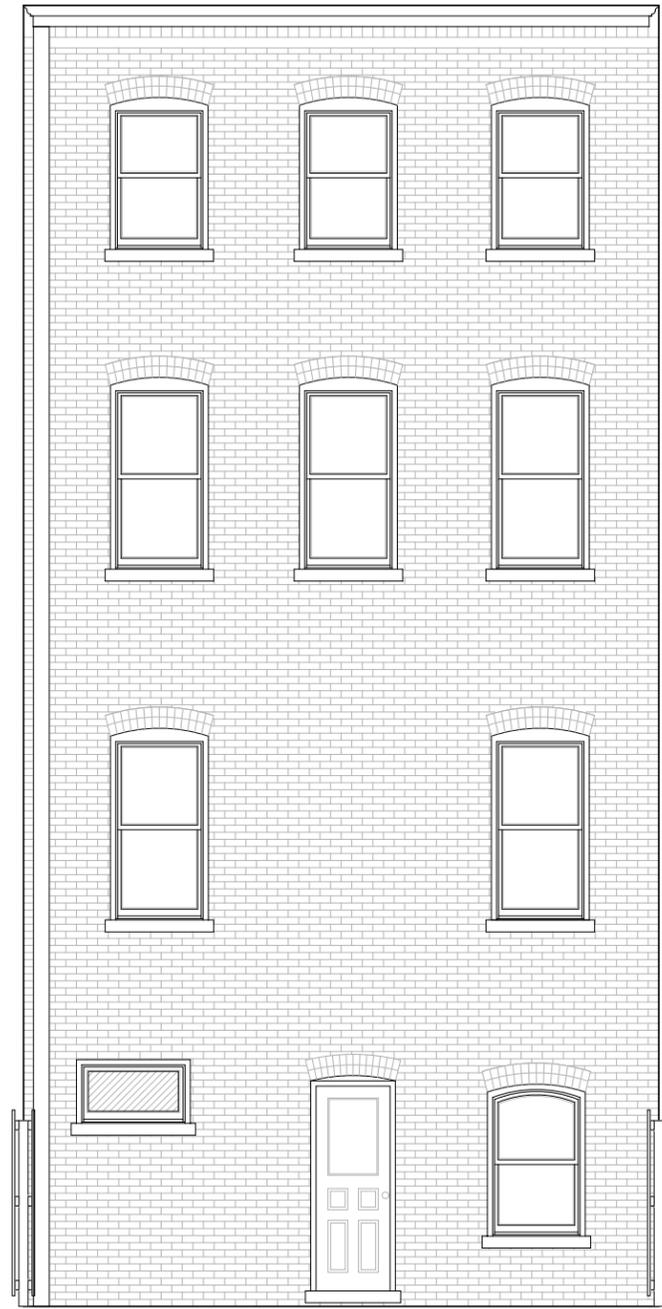


1 68 DOWNING
1/4" = 1'-0"



68 Downing REAR

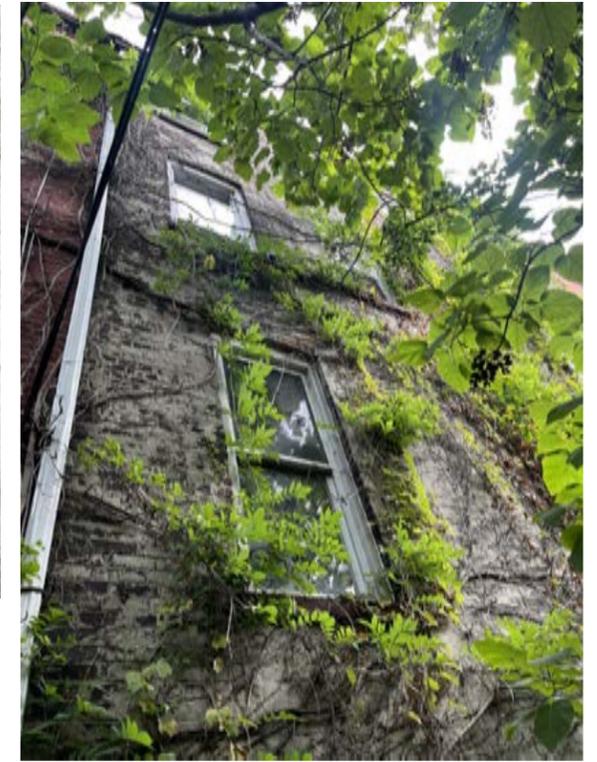


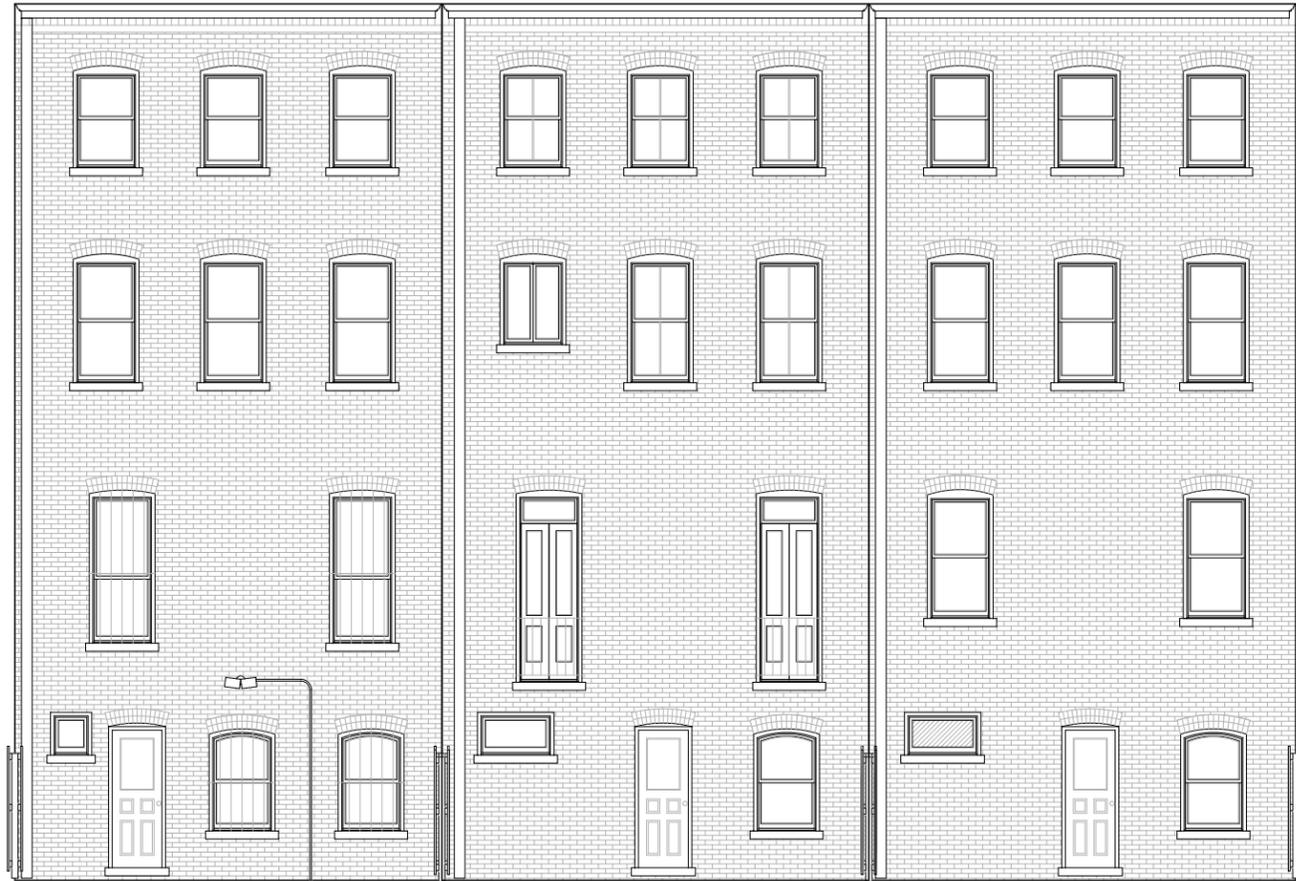


1 72 DOWNING
1/4" = 1'-0"



72 Downing REAR





1 68 DOWNING
1/4" = 1'-0"

2 70 DOWNING EXISTING
1/4" = 1'-0"

3 72 DOWNING
1/4" = 1'-0"

EXISTING

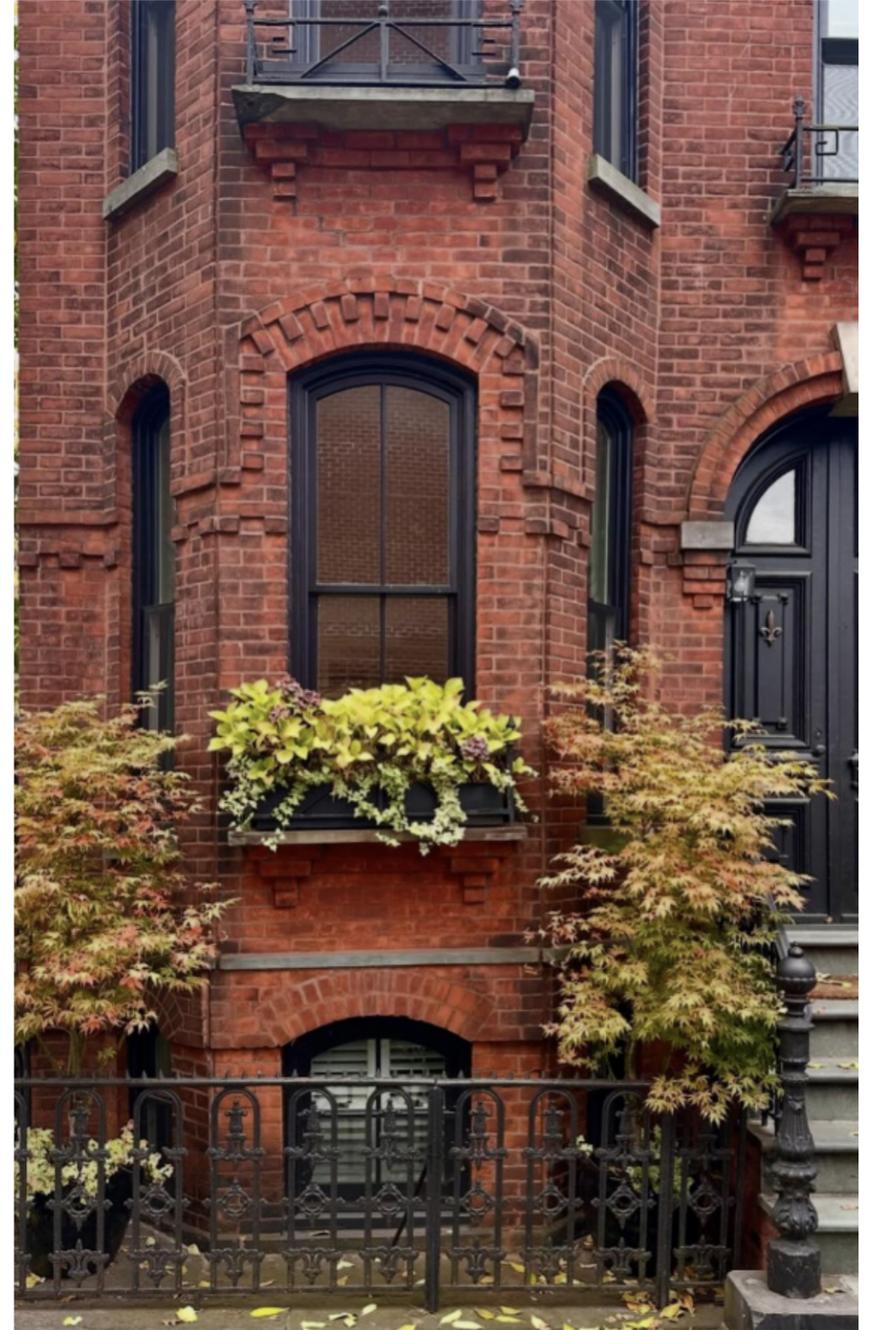
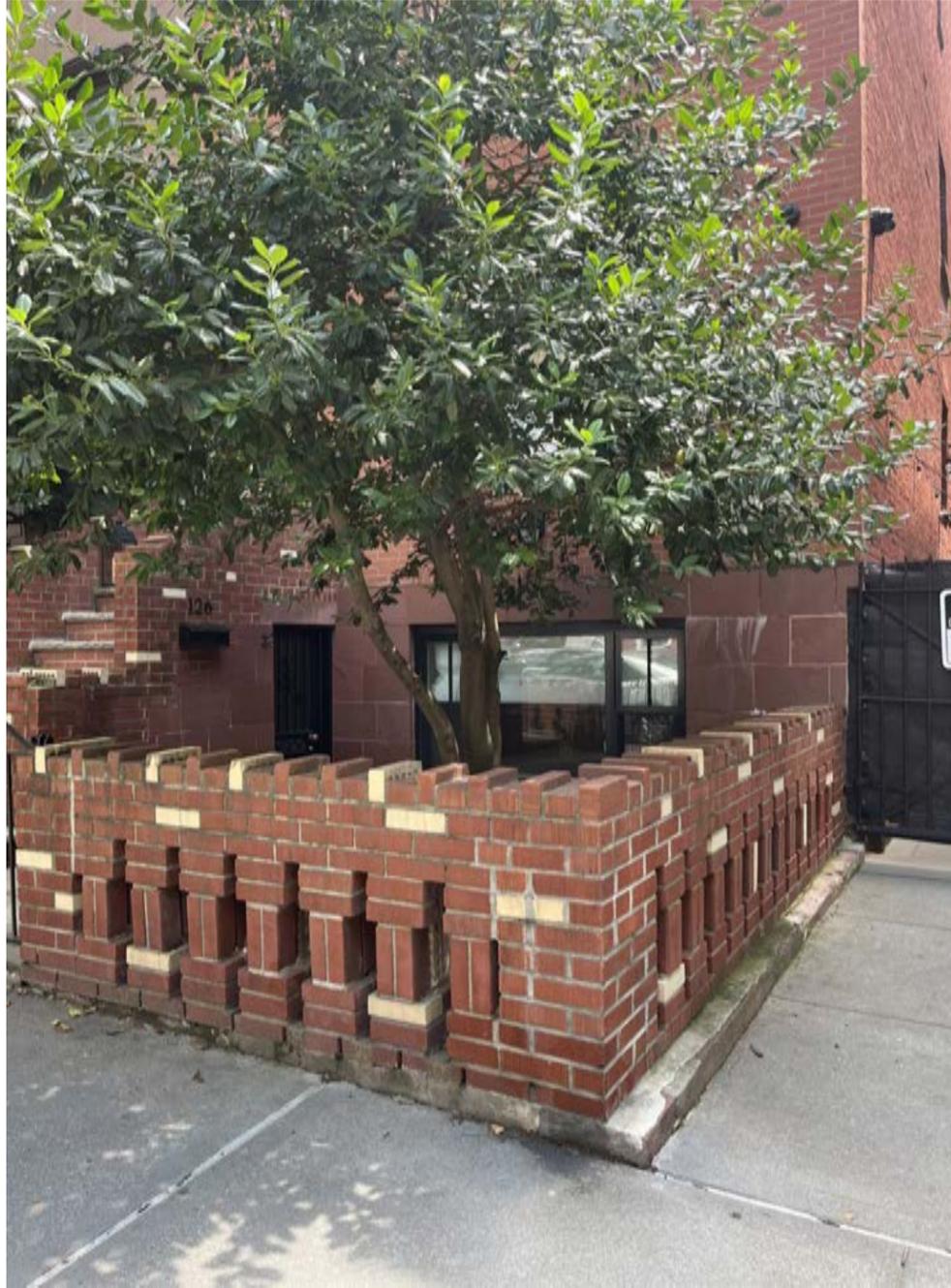


1 68 DOWNING
1/4" = 1'-0"

2 70 DOWNING PROPOSED
1/4" = 1'-0"

3 72 DOWNING
1/4" = 1'-0"

PROPOSED



70 DOWNING

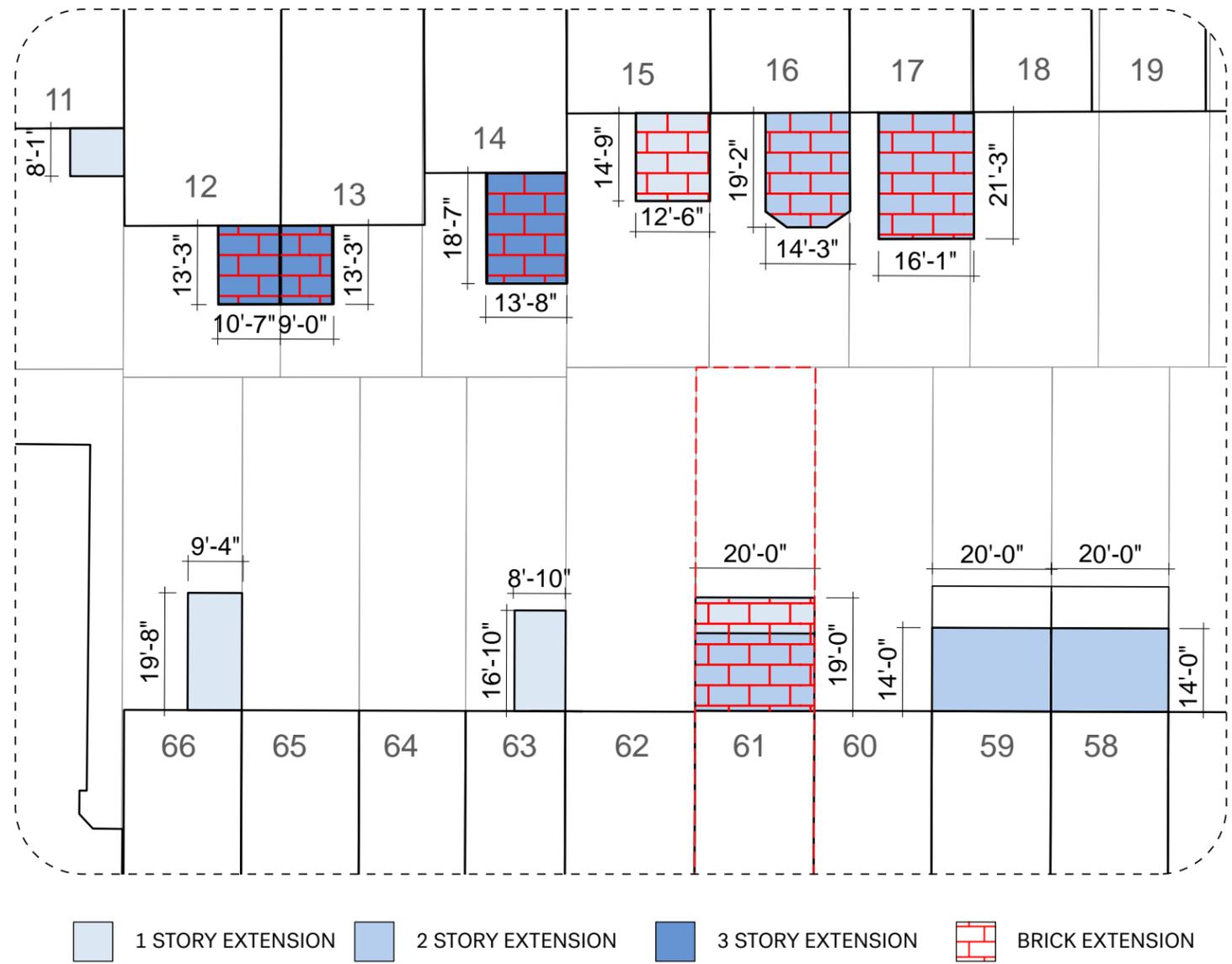
HISTORIC MASONRY IN BROOKLYN

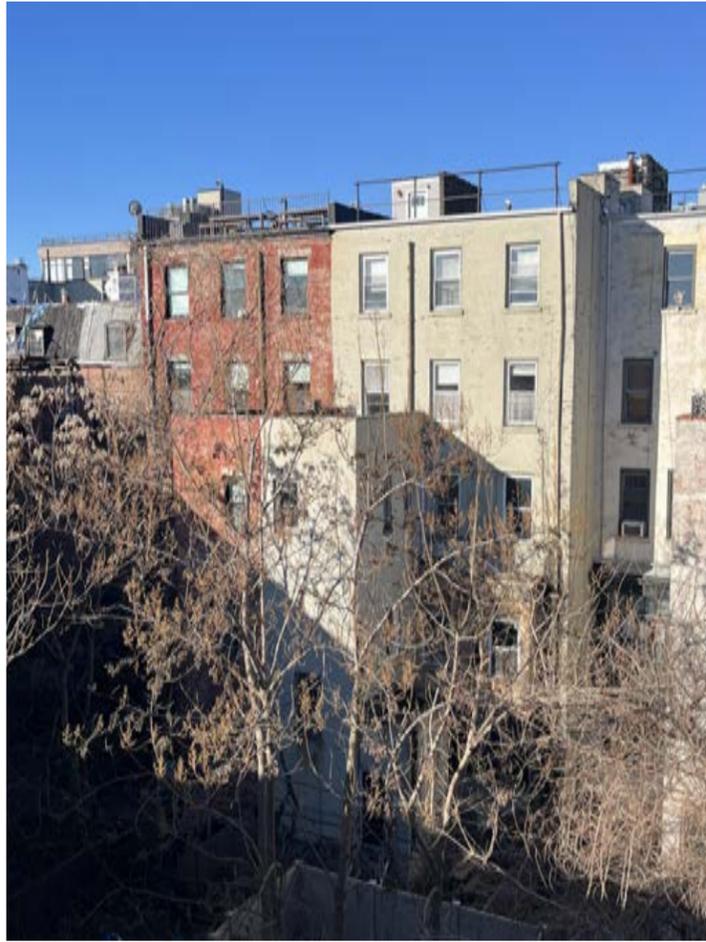
2026.03.24

ELLIOT QUINN MEIER



LOT 14 - 409 GRAND AVE
3 STORY LIMEWASH BRICK EXTENSION





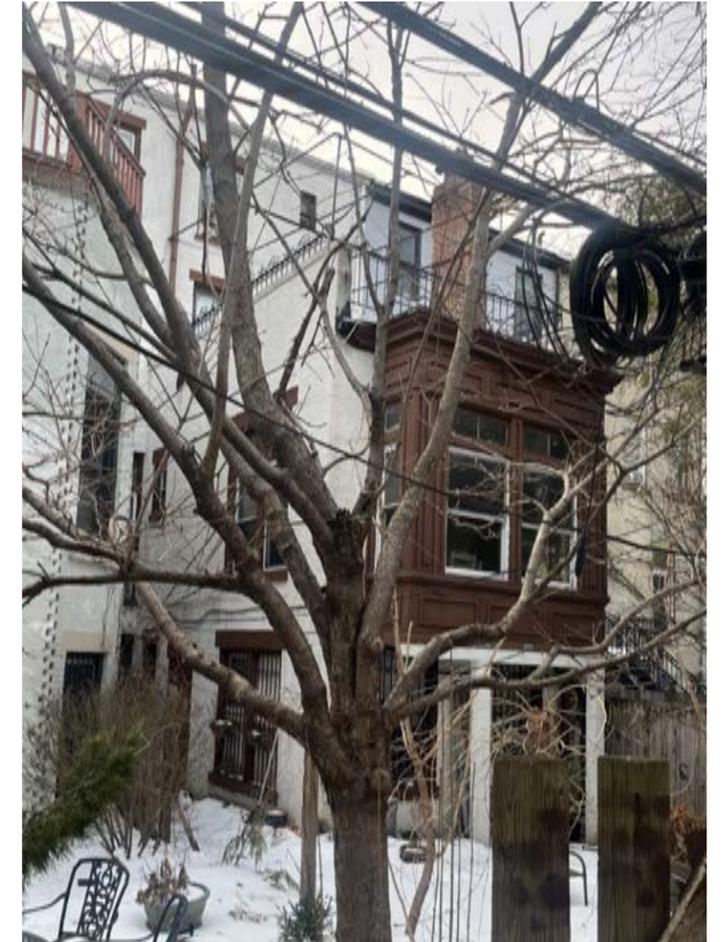
LOT 12 & 13 - 411 GRAND AVE
3 STORY BRICK EXTENSION



LOT 15 - 407 GRAND AVE
1 STORY BRICK EXTENSION



LOT 15 - 405 GRAND AVE
2 STORY PAINTED BRICK EXTENSION



LOT 17 - 403 GRAND AVE
2 STORY PAINTED BRICK EXTENSION

NO VISIBILITY OF REAR FACADE FROM PUBLIC RIGHT OF WAY



70 DOWNING REAR - Trees digitally hidden for visibility



70 DOWNING REAR - With existing trees

NO VISIBILITY OF REAR FACADE FROM PUBLIC RIGHT OF WAY

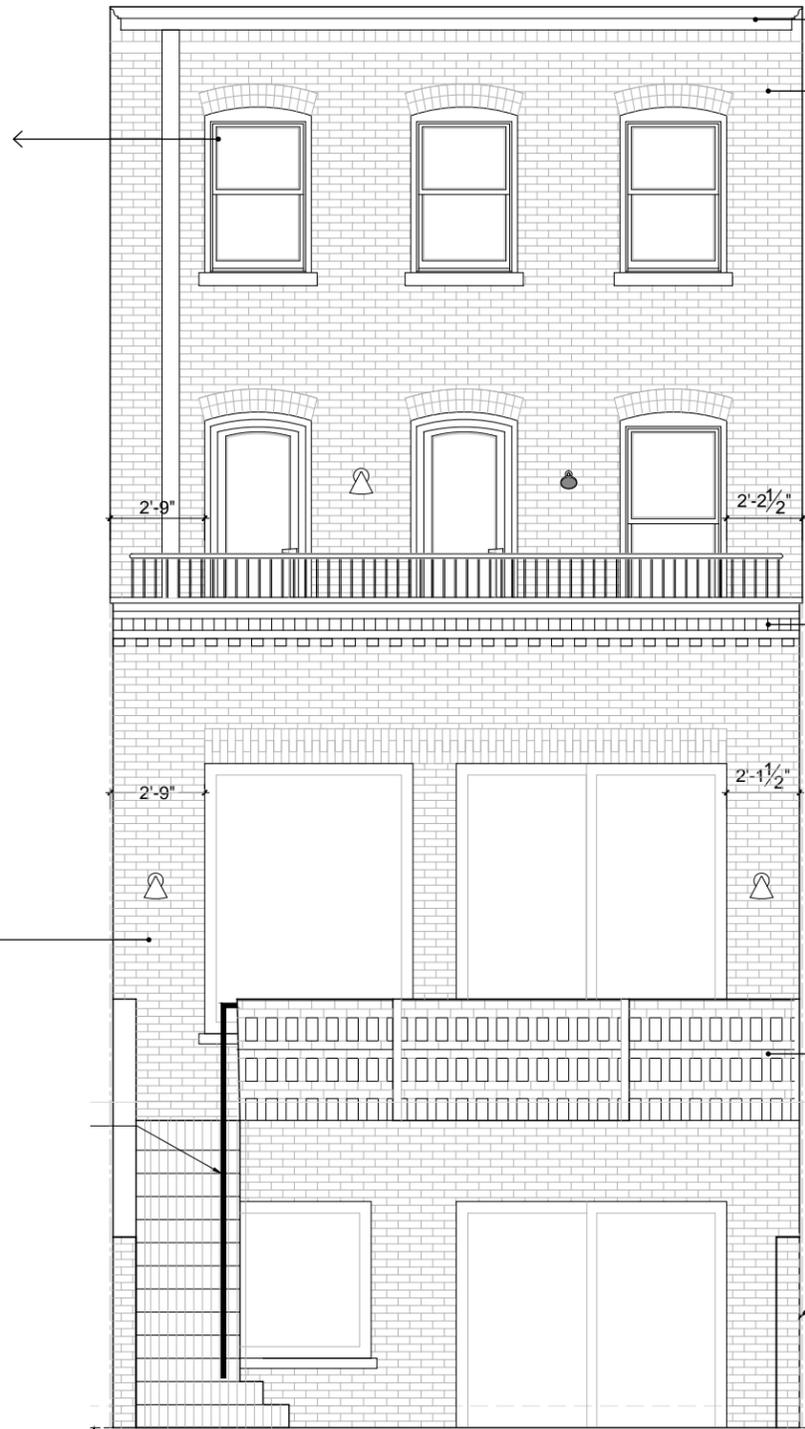




RAL 8014



Glen-Gery "Danish" Brick



PROPOSED REAR FACADE



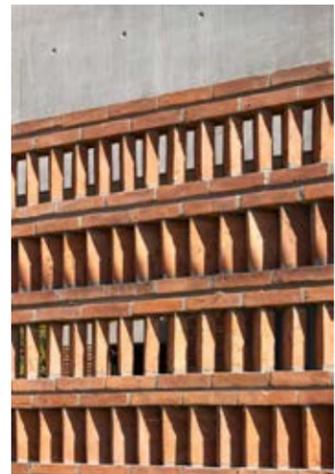
Existing brick to be limewashed



Existing cornice



Brick cornice to relate to existing



Perforated brick railing & garden wall

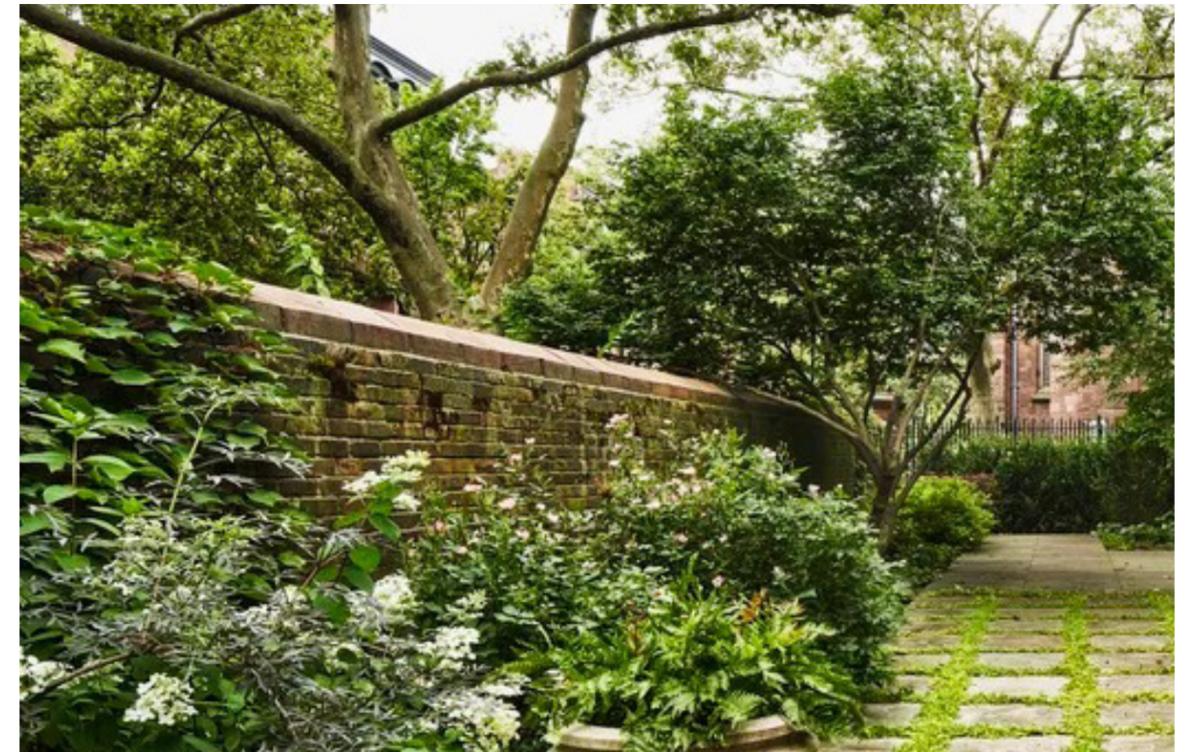




KIM HOYT- BROOKLYN HEIGHTS



Brick wall to age and soften



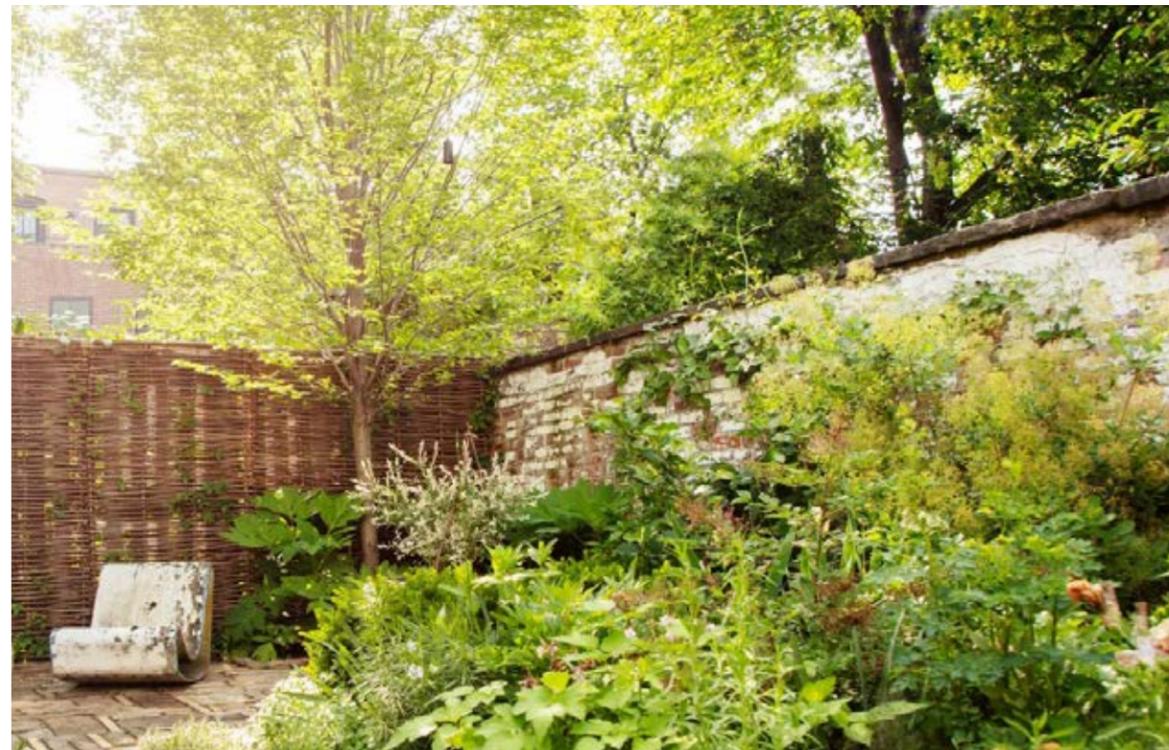
KIM HOYT- BROOKLYN HEIGHTS



BIRCH & BASIL - BROOKLYN HEIGHTS



MICHAEL VAN VALKENBURGH - BROOKLYN HEIGHTS



ELIZABETH ROBERTS ARCHITECTS - FORT GREENE



ELIZABETH ROBERTS ARCHITECTS- BROOKLYN HEIGHTS

NO VISIBILITY OF REAR FACADE FROM PUBLIC RIGHT OF WAY



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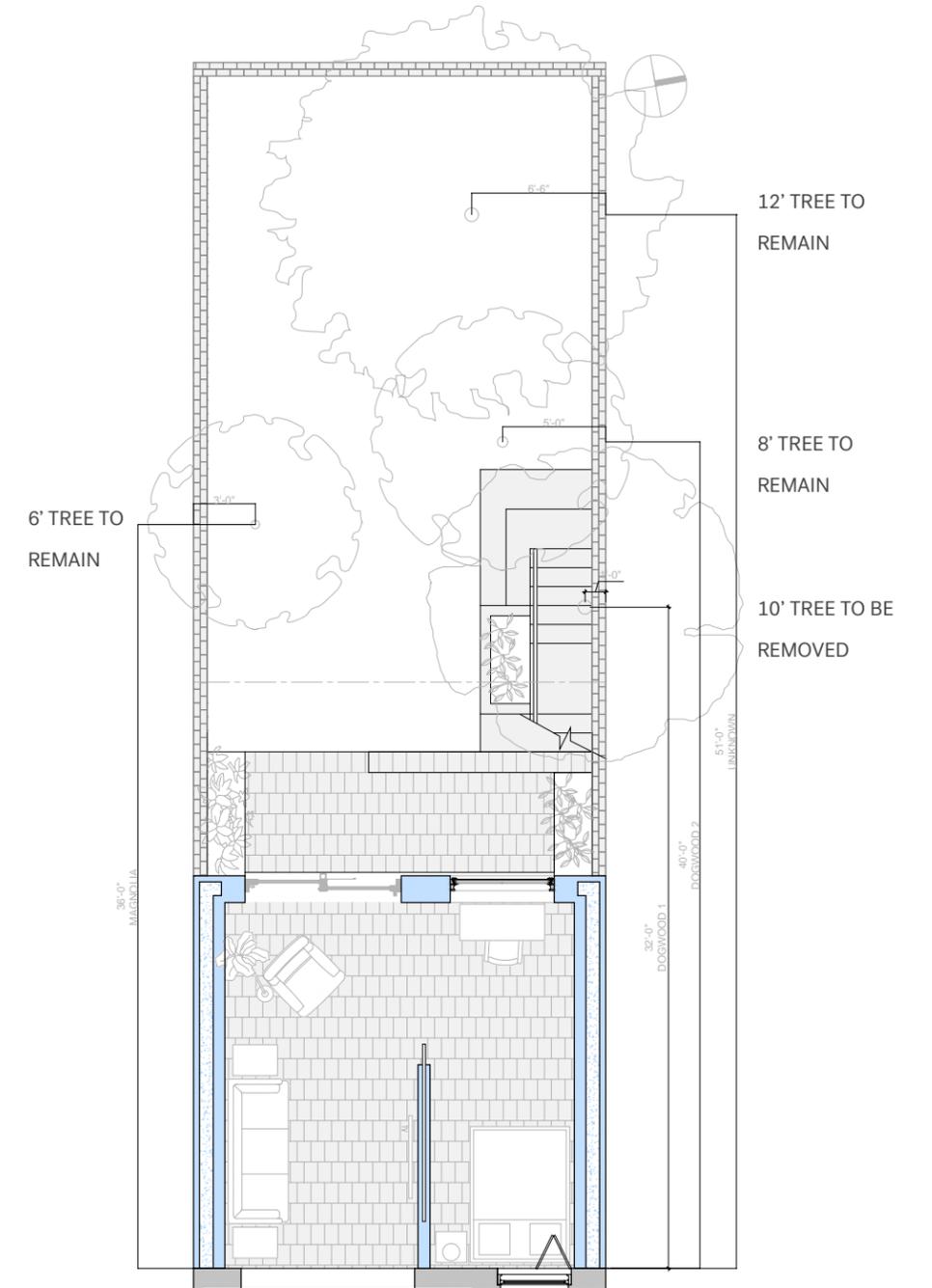
APPENDIX



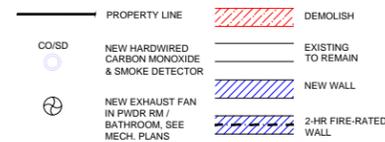
70 DOWNING REAR YARD - NOV 2024



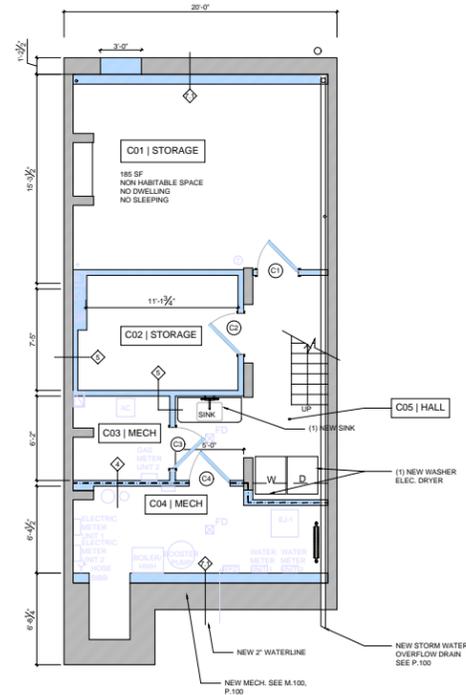
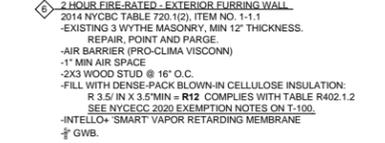
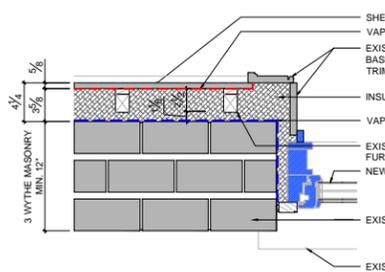
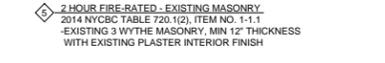
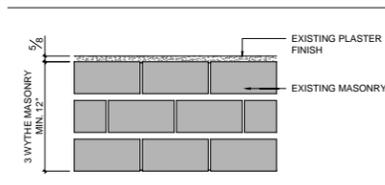
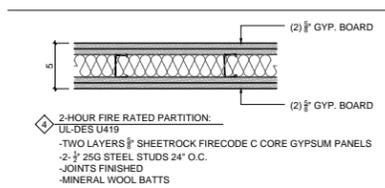
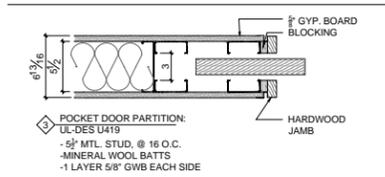
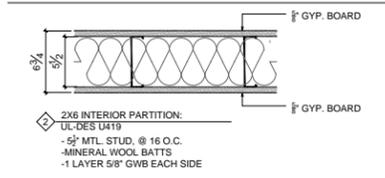
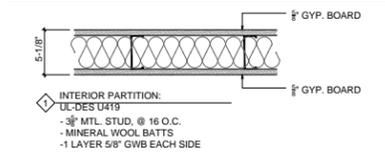
70 DOWNING REAR YARD - FEB 2026



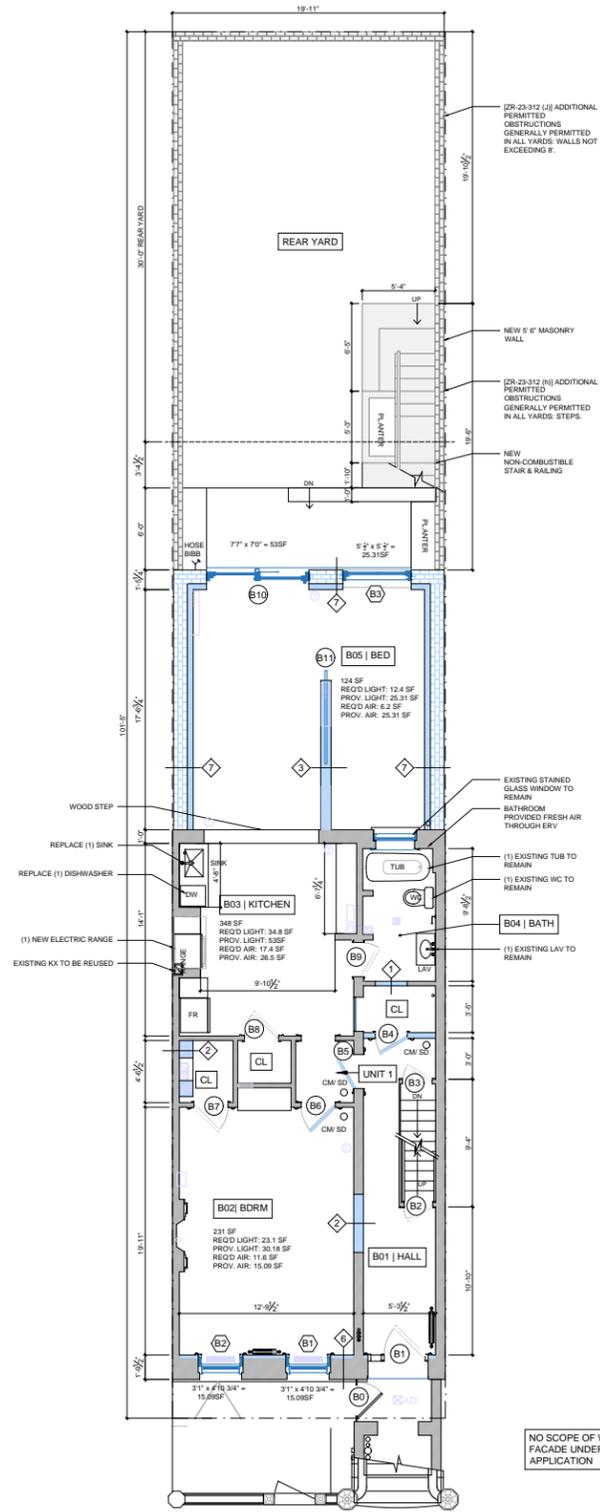
LEGEND



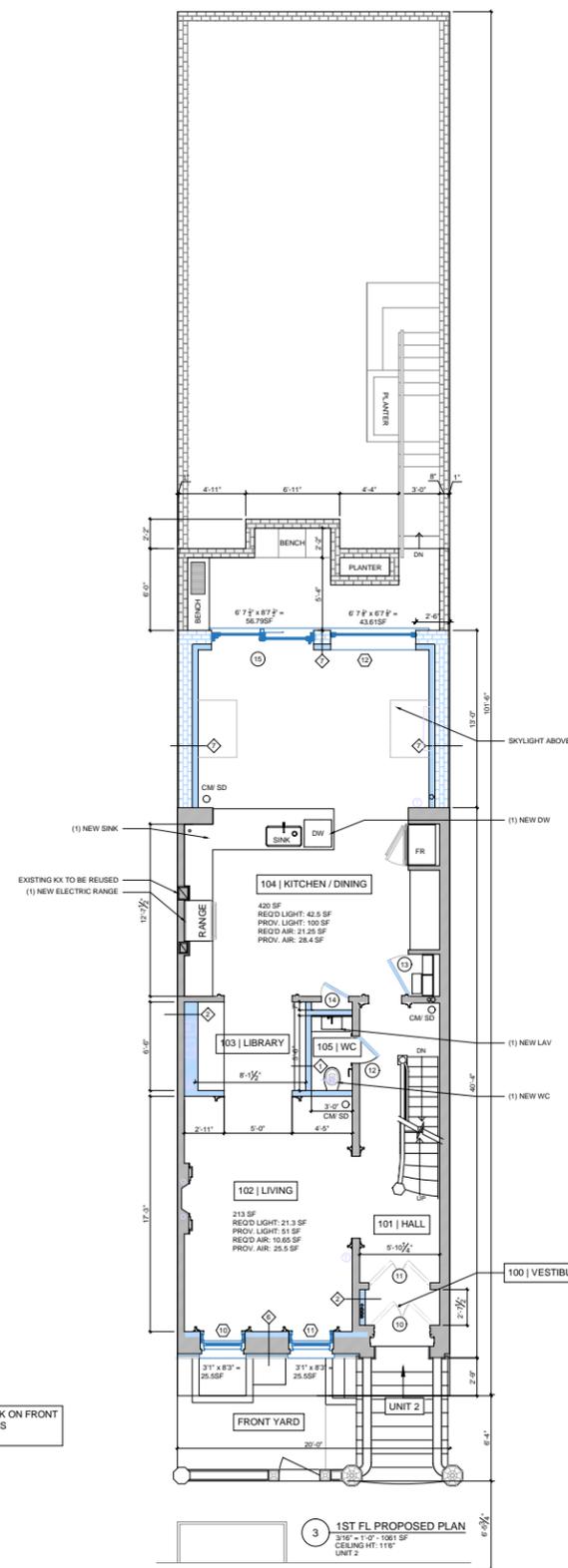
WALL AND CEILING TYPES



1 CELLAR PROPOSED PLAN
3'0" x 1'0" = 1/8" SF
CEILING HT: 8'7"



2 BASEMENT PROPOSED PLAN
3'0" x 1'0" = 1/8" SF
CEILING HT: 7'11"
UNIT 1



3 1ST FL PROPOSED PLAN
3'0" x 1'0" = 1/8" SF
CEILING HT: 11'0"
UNIT 2

PROJECT

WEISBERG & CUTTING

70 DOWNING STREET
BROOKLYN, NY 11238

ARCHITECT

ELLIOT QUINN MEIER
ARCHITECTURE, PLLC
145 JACKSON #3B
BROOKLYN, NY 11211

MECHANICAL ENGINEER

DOWNTOWN ENGINEERING, PE
350 W 42ND STREET, SUITE 15E
NEW YORK, NY 10036

STRUCTURAL ENGINEER

AGENCIE
177 GREENE AVENUE #2
BROOKLYN, NY 11238

ZONING INFORMATION

BOROUGH: BROOKLYN
TAX BLOCK: 1982
TAX LOT: 61
BIN#: 3056856

ISSUE DATE DESCRIPTION

1 02/23/26 DoB

DOB NOW JOB # B01360537-11

SIGN/ SEAL

TITLE

PROPOSED PLANS:
CELLAR, BASEMENT &
1ST

DRAWING NO.

A-100.00

PROJECT

WEISBERG & CUTTING

70 DOWNING STREET
BROOKLYN, NY 11238

ARCHITECT

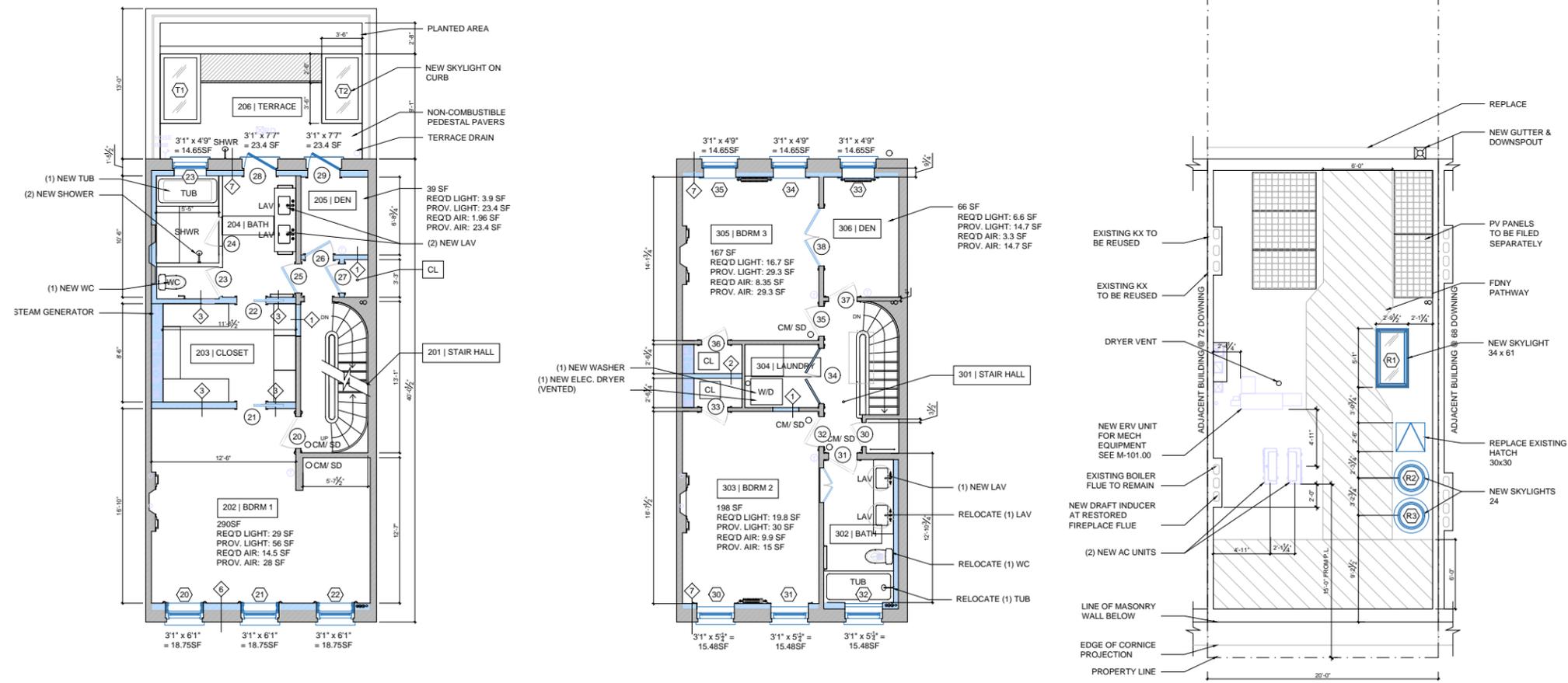
ELLIOT QUINN MEIER
ARCHITECTURE, PLLC
145 JACKSON #3B
BROOKLYN, NY 11211

MECHANICAL ENGINEER

DOWNTOWN ENGINEERING, PE
350 W 42ND STREET, SUITE 15E
NEW YORK, NY 10036

STRUCTURAL ENGINEER

AGENCIE
177 GREENE AVENUE #2
BROOKLYN, NY 11238



ZONING INFORMATION

BOROUGH: BROOKLYN
TAX BLOCK: 1982
TAX LOT: 61
BIN# 3056856

ISSUE	DATE	DESCRIPTION
1	02/23/26	DoB

DOB NOW JOB # B01360537-11

SIGN/ SEAL

TITLE

PROPOSED PLANS:
2ND, 3RD & ROOF

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