

April 14, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 1, LPC-26-08000

17 Montgomery Place – Park Slope Historic District Borough of Brooklyn

To testify virtually, please join Zoom

Webinar ID: 161 638 1277

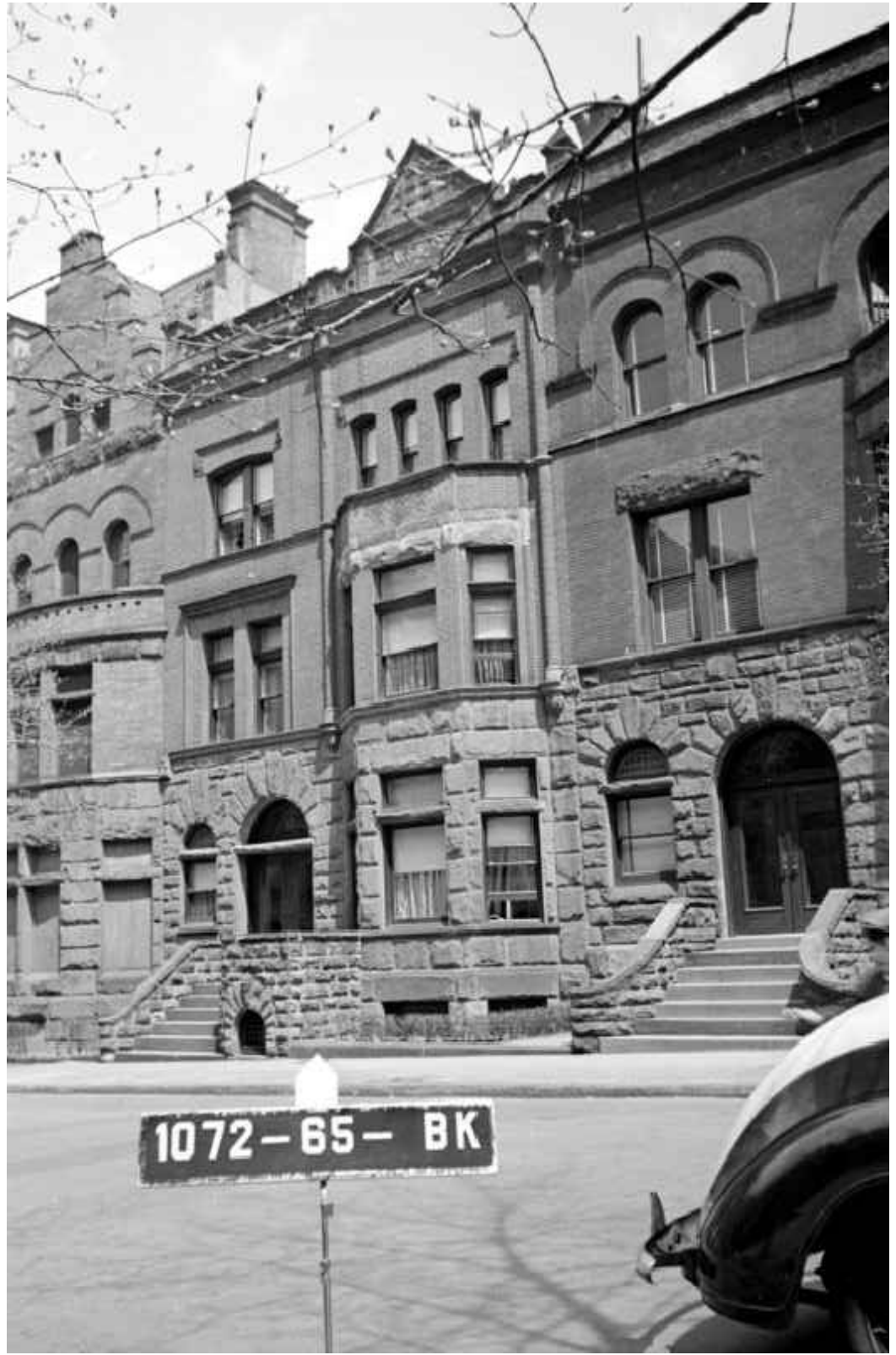
Passcode: 426602

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.



1940 IMAGE OF FRONT FACADE



EXISTING FRONT FACADE

Front Facade 1940's Tax ID Photograph & Existing Facade

17 MONTGOMERY PL. , BROOKLYN, NY 11215



- AREA OF WORK:
- REPLACEMENT OF FIRST FLOOR PATIO DOOR
 - MODIFICATION TO BASEMENT DOOR OPENING.
 - FILL-IN EXIST. WINDOW OPENINGS

EXISTING REAR FACADE VIEW

- AREA OF WORK:
- BASEMENT & FIRST FLOORS, BAY WINDOW ENLARGEMENT.



PROPOSED REAR FACADE- 3-D RENDERING

Rear Facade: Existing Photo & Proposed Rendering

17 MONTGOMERY PL. , BROOKLYN, NY 11215

17 MONTGOMERY PLACE
REAR FACADE



VIEW 1

17 MONTGOMERY PLACE
REAR FACADE



VIEW 2

19 MONTGOMERY PLACE
PENTHOUSE FLOOR

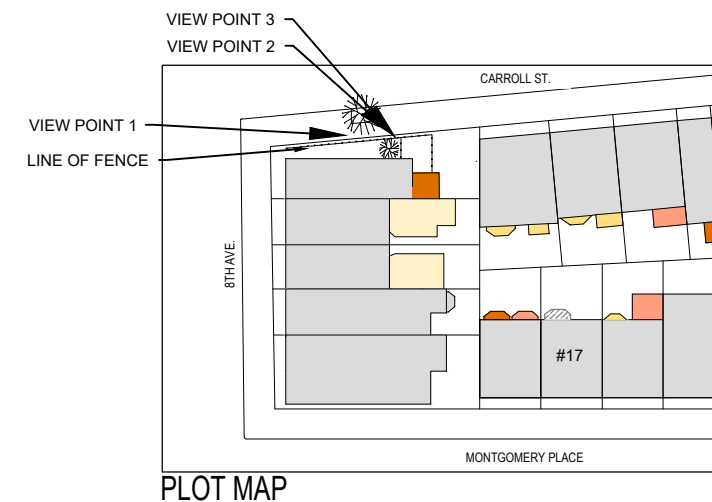
17 MONTGOMERY PLACE
REAR FACADE



VIEW 3 - ZOOM-IN

NOTES:

- MINIMAL VISIBILITY OF 17 MONTGOTMERY PL. REAR FACADE DURING WINTER MONTHS ONLY, FROM CARROLL ST. GAP
- THE MINIMAL VISIBILITY IS THROUGH AN IRON FENCE (LOCATED AT BLDG. 122 8TH AVE. SIDE YARD)



Photos from Gap at Carroll St.- taken on 1.16.26 (Winter)

17 MONTGOMERY PL. , BROOKLYN, NY 11215



VIEW 1



VIEW 2



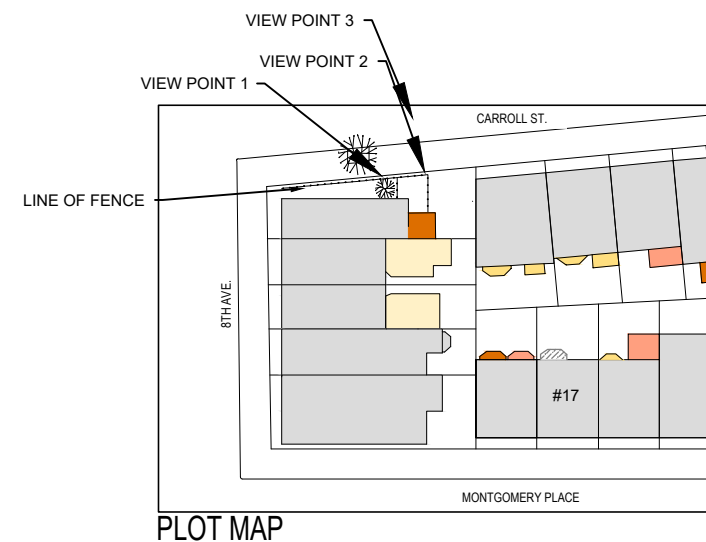
VIEW 3

NOTES:

- NOT VISIBLE DURING SPRING. ENTIRELY CONCEALED BY TREES .

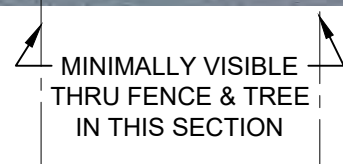
Photos from Gap at Carroll St.- taken on 4.22.25 (Spring)

17 MONTGOMERY PL. , BROOKLYN, NY 11215





VIEW 1, CARROLL ST.



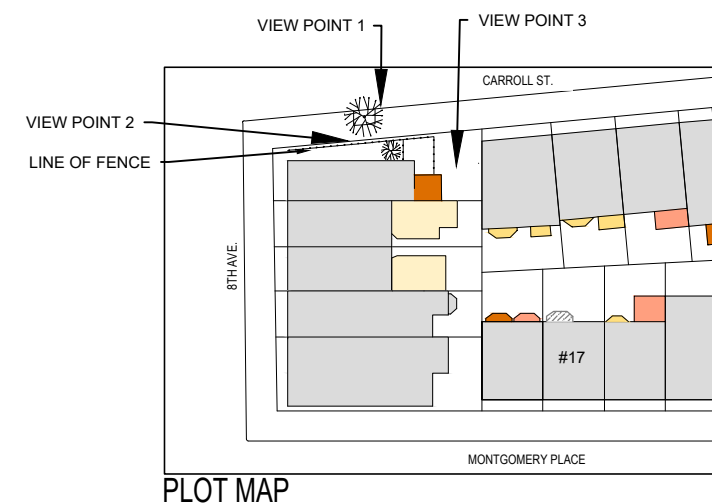
VIEW 2, CARROLL ST.,
(APPROACHING THE GAP)



VIEW 3, CARROLL ST.,
(DIRECTLY IN FRONT THE GAP)

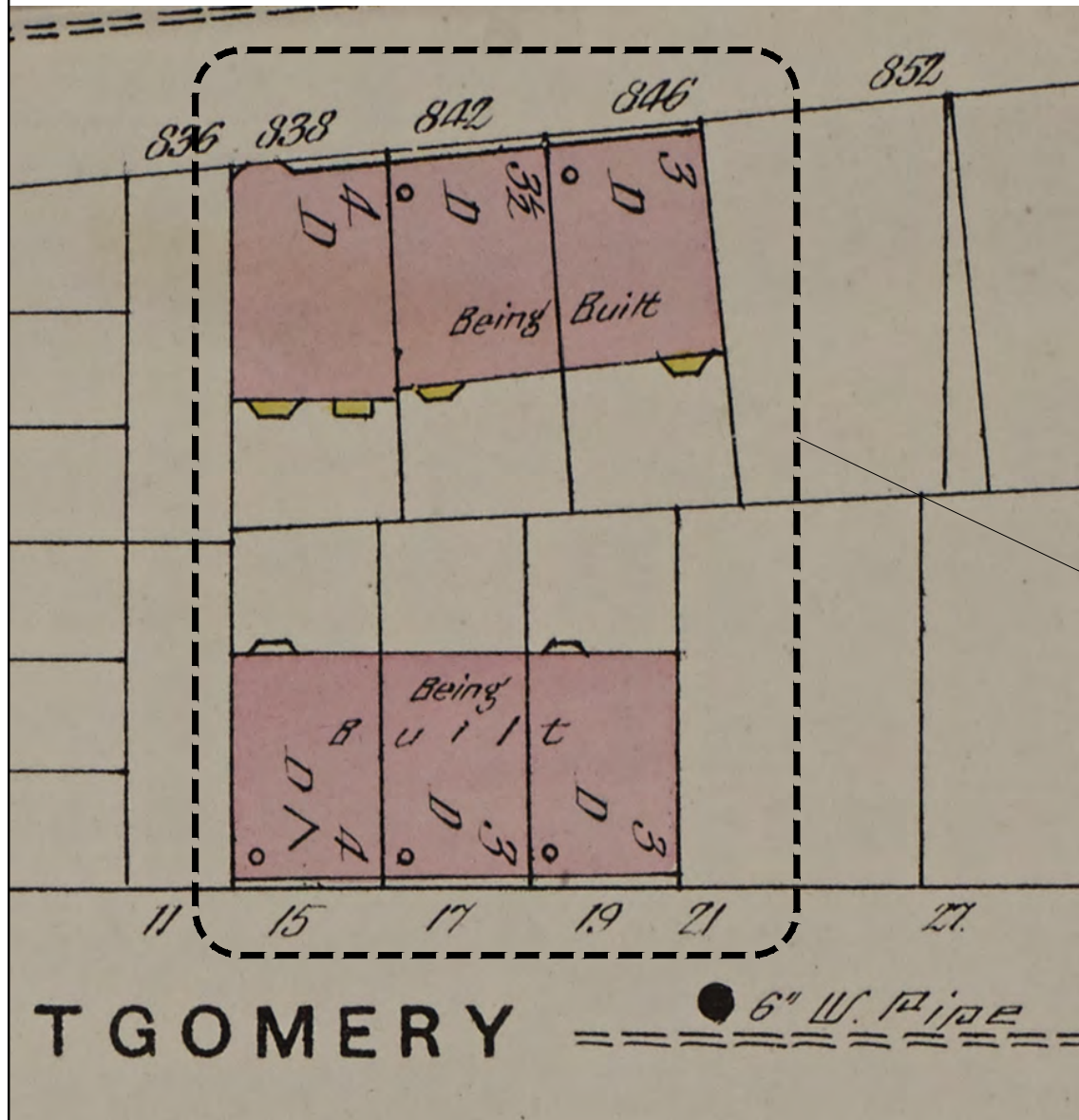
NOTES:

- MINIMAL VISIBILITY OF 17 MONTGOTMERY PL. REAR FACADE DURING WINTER MONTHS ONLY, FROM CARROLL ST. GAP
- THE MINIMAL VISIBILITY IS THROUGH AN IRON FENCE (LOCATED AT BLDG. 122 8TH AVE. SIDE YARD)

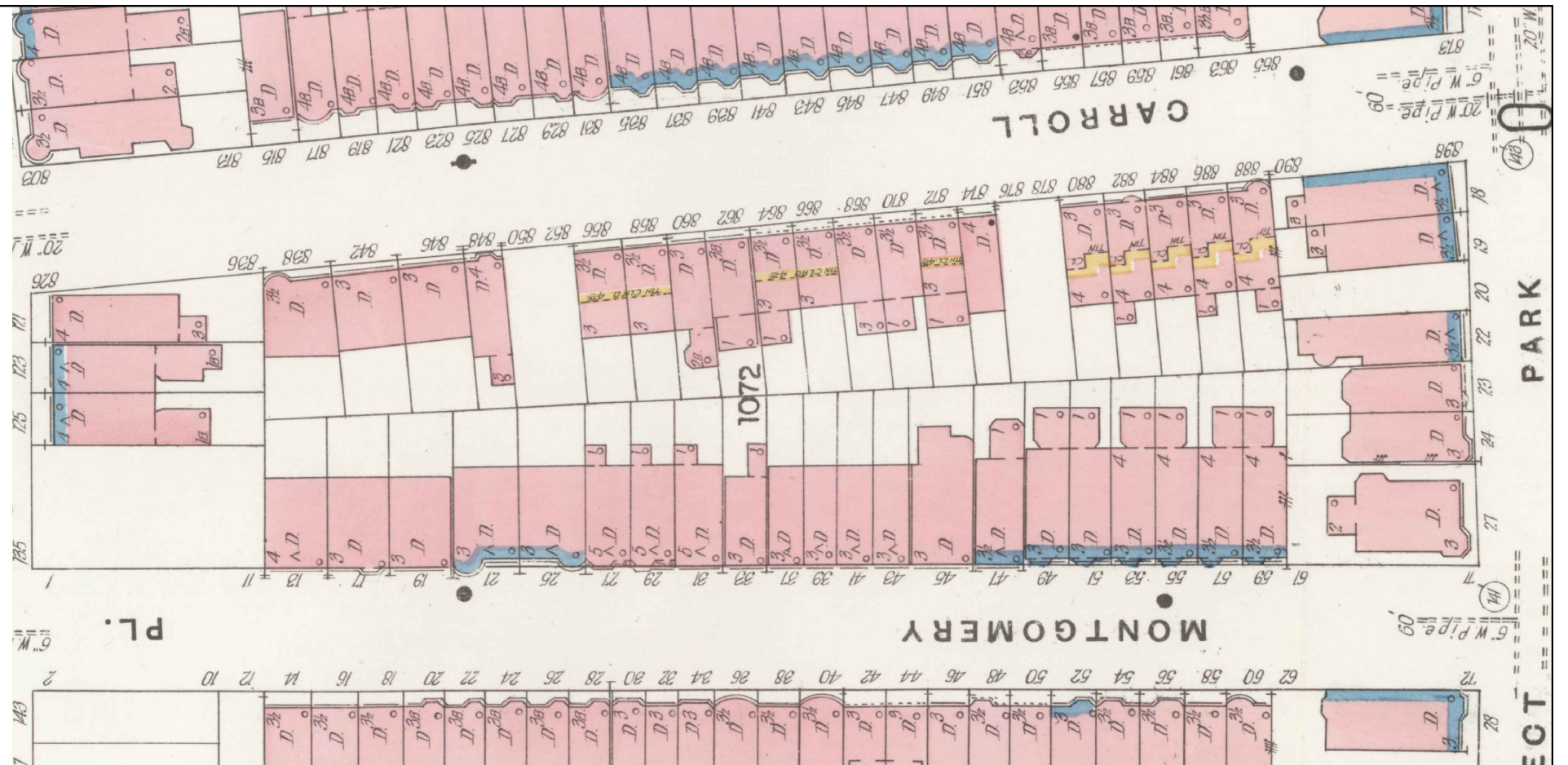


Additional Contextual Photos from Carroll St.- taken on 1.16.26 (Winter)

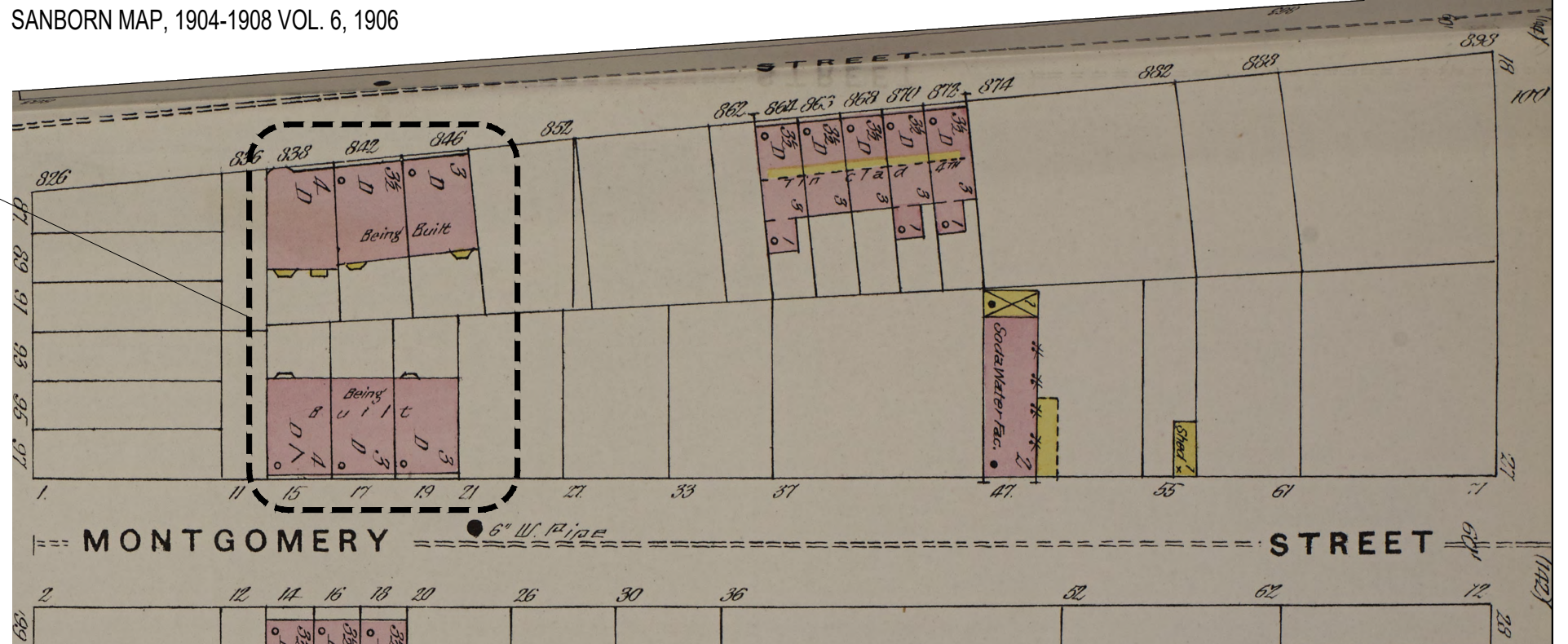
17 MONTGOMERY PL. , BROOKLYN, NY 11215



SANBORN MAP, 1886-1888 VOL. 6, 1888, ZOOM-IN VIEW



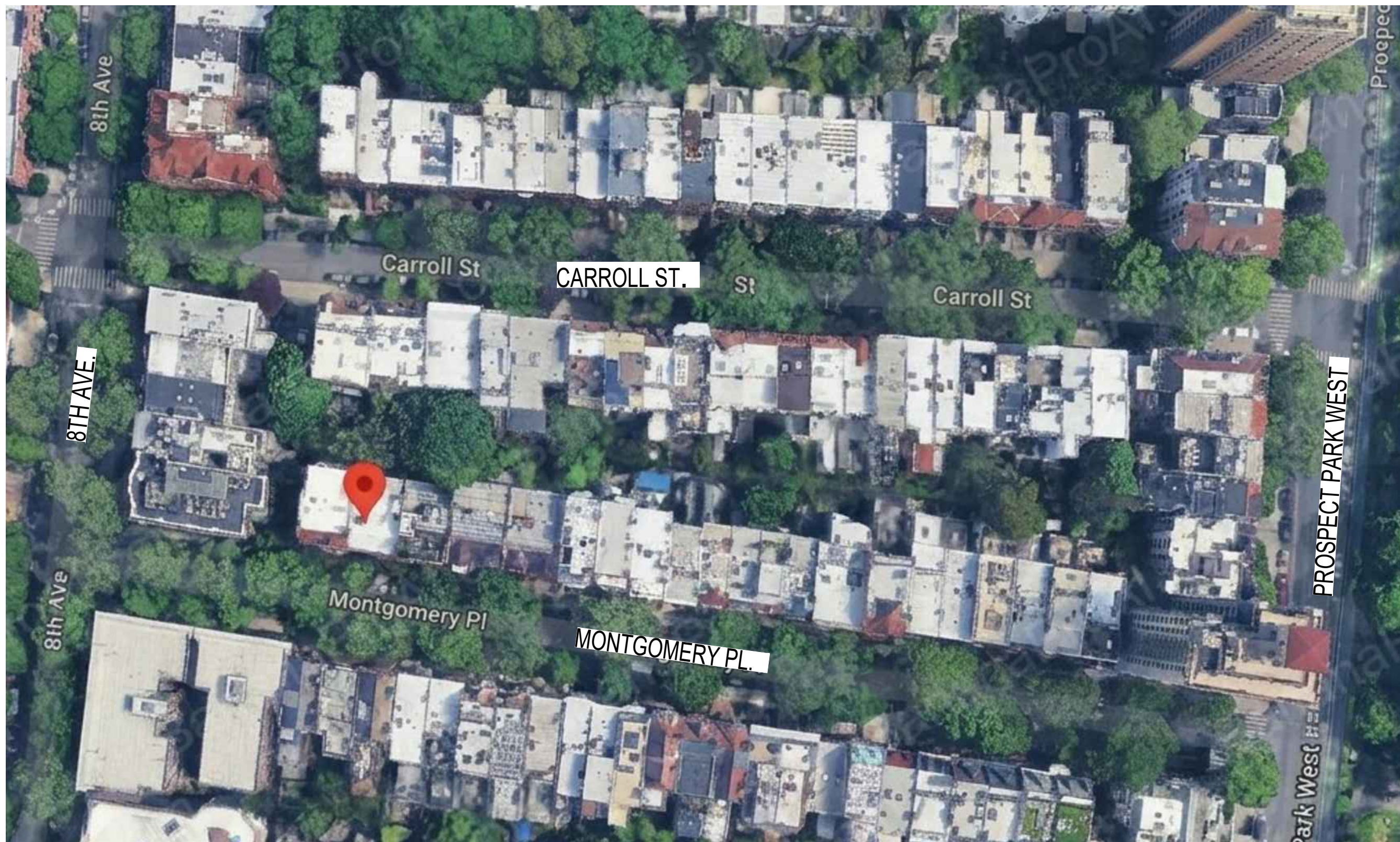
SANBORN MAP, 1904-1908 VOL. 6, 1906



SANBORN MAP, 1886-1888 VOL. 6, 1888

Sanborn Maps

17 MONTGOMERY PL., BROOKLYN, NY 11215



Aerial Location Plan

17 MONTGOMERY PL. , BROOKLYN, NY 11215



LEGEND:

- 1-STORY ADDITION- (BASEMENT FLOOR))
- 1-STORY ADDITION- (ON FIRST FLOOR)
- 1-STORY ADDITION- (ON SECOND FLOOR)
- 2-STORY ADDITION- (BASEMENT+ FIRST FLOOR)
- 3-STORY ADDITION- (BASEMENT+FIRST +SECOND)
- ROW HOUSE

BLOCK PLAN SUMMARY:

TOTAL # OF ROW HOUSES: 53

TOTAL # OF ROW HOUSES WITH REAR ADDITION: 35 (66%)

TOTAL # OF REAR ADDITION THAT 2-STORY+ IN HEIGHT: 28 (52%)

Block Plan

17 MONTGOMERY PL. , BROOKLYN, NY 11215

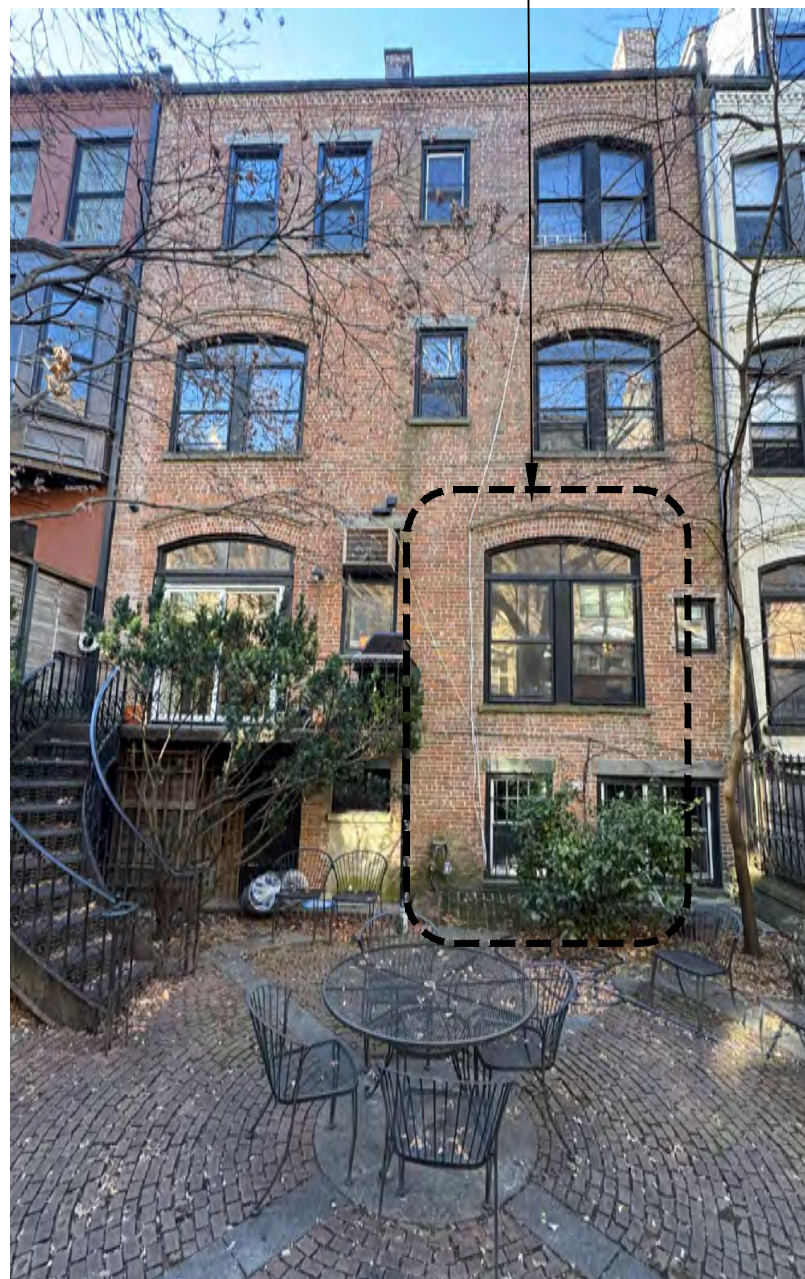
EXIST. 2-STORY ADDITION

EXIST. BAY WINDOW



19 MONTGOMERY PL.- REAR FACADE

AREA OF PROPOSED 2-STORY BAY WINDOW ENLARGEMENT

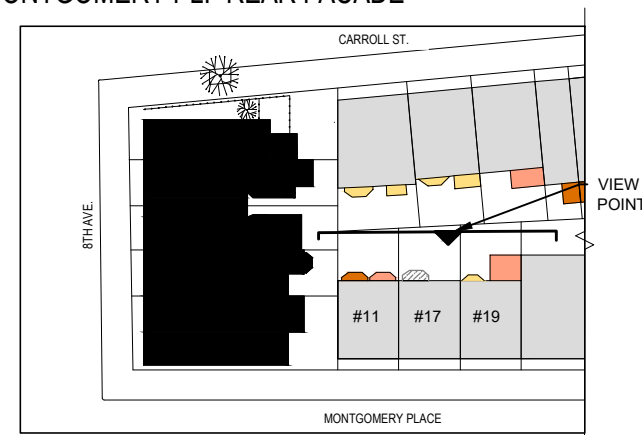


17 MONTGOMERY PL.- REAR FACADE

EXIST. BAY WINDOWS (3-STORY & 2-STORY)



11 MONTGOMERY PL.- REAR FACADE



PLOT MAP

Photos of Adjacent Building Rear Facades (# 11, 17, 19 Montgomery Pl.)

17 MONTGOMERY PL. , BROOKLYN, NY 11215

EXIST. ONE-STORY
(FIRST FLOOR)
BAY/ ORIEL
WINDOWS ADDITIONS

EXIST. ONE-STORY
(FIRST FLOOR)
BAY/ ORIEL
WINDOWS ADDITIONS

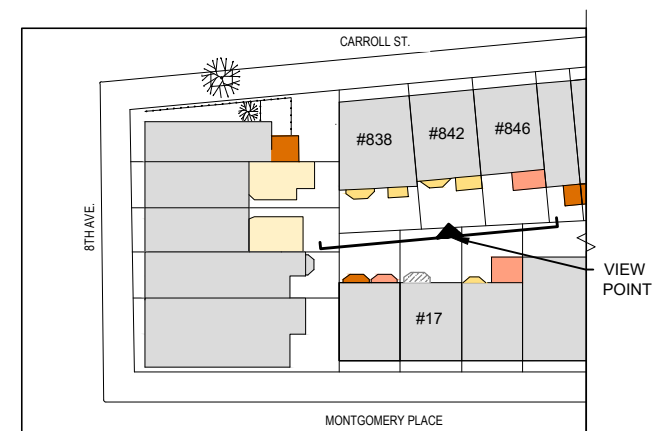
EXIST. 2 -STORY ADDITION
(BASMENT+FIRST FLOORS)



838 CARROLL ST.- REAR FACADE

842 CARROLL ST.- REAR FACADE

846 CARROLL ST.- REAR FACADE



Photos of Opposite Buildings Rear Facades (#838, 842, 846 Carroll St.)

17 MONTGOMERY PL. , BROOKLYN, NY 11215



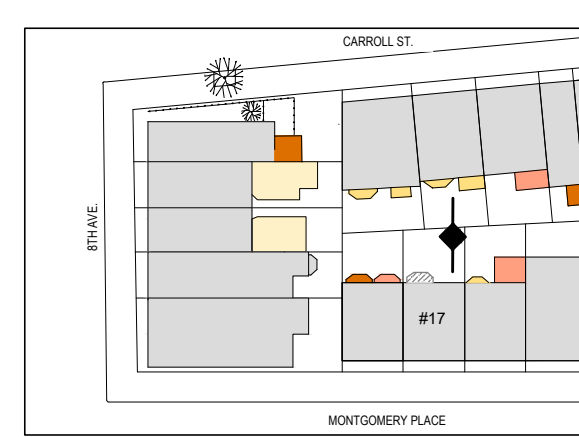
8TH AVE.- REAR FACADES



LOOKING TOWARDS PROSPECT PARK WEST

Photos of East & West Rear Facades

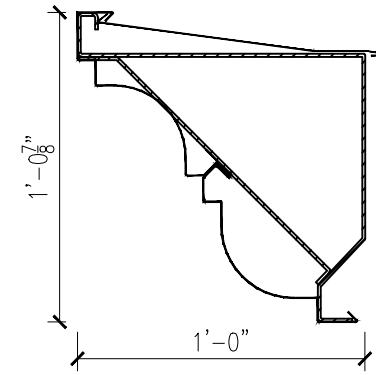
17 MONTGOMERY PL. , BROOKLYN, NY 11215



PLOT MAP

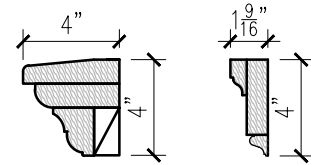


PROPOSED REAR FACADE- 3-D RENDERING



CORNICE:

- SHEET METAL
- PAINTED BLACK.



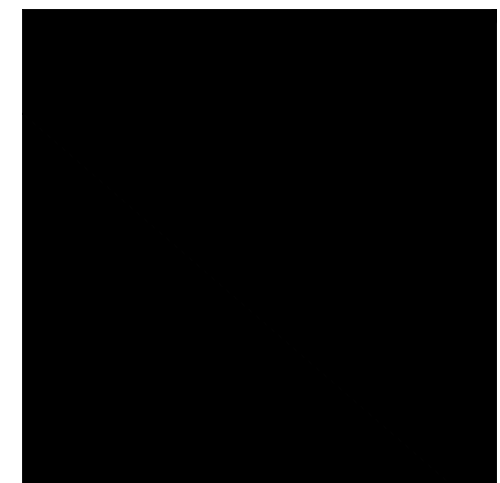
MOLDINGS , WINDOW FRAMES:

- WOOD (MAHOGANY)
- PAINTED BLACK.



EXTERIOR CLADDING:

- FIBER CEMENT SMOOTH PANELS
- PAINTED BLACK.



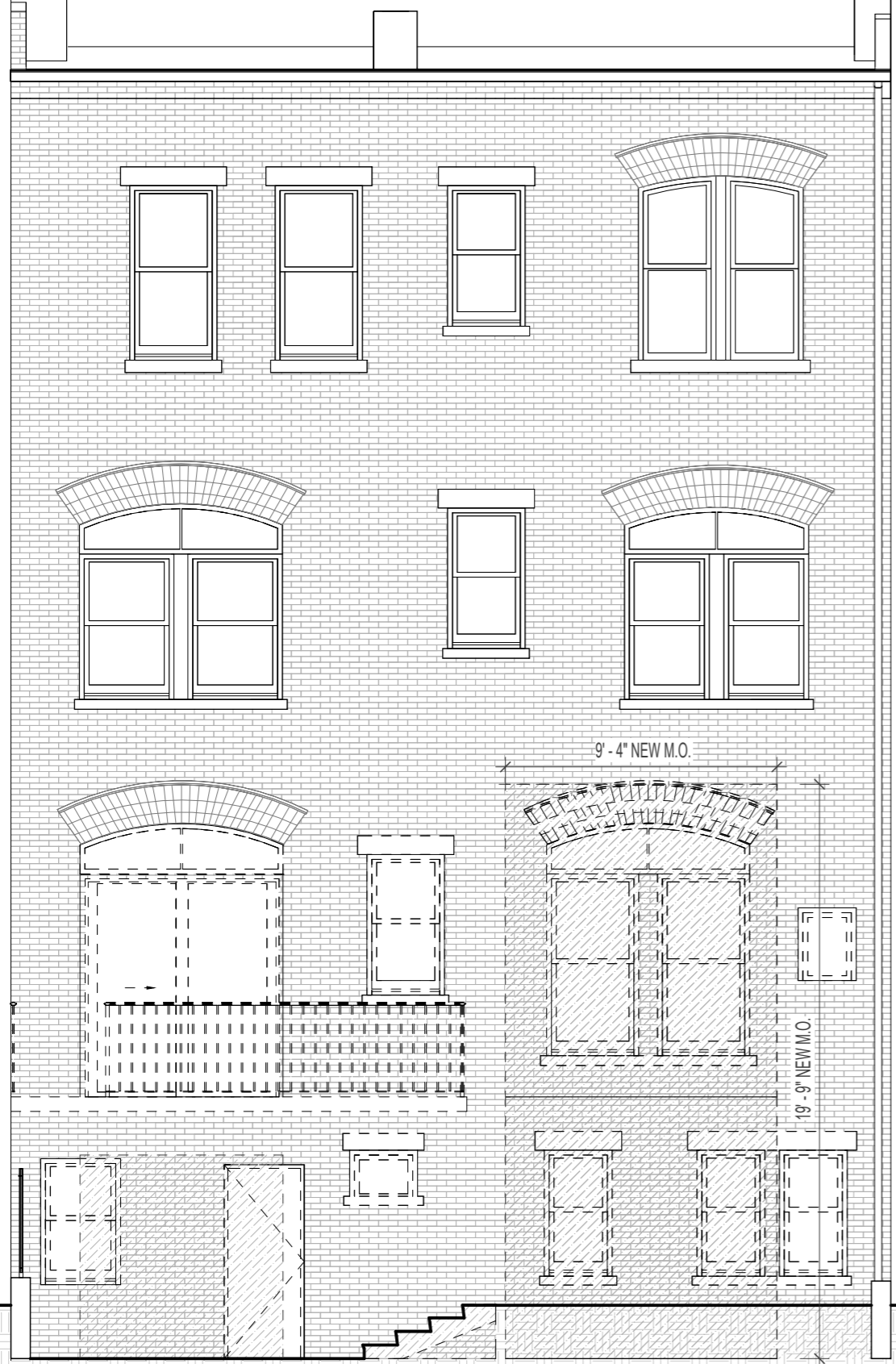
EXTERIOR CLADDING, CORNICE, MOLDINGS, WINDOW FRAMES:

- PAINTED BLACK.

Proposed Addition Materials

17 MONTGOMERY PL. , BROOKLYN, NY 11215

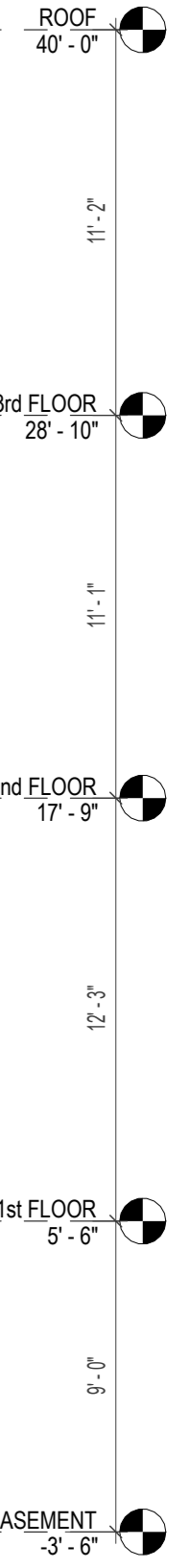
* ALL OTHER WORK OTHER THAN BAY ADDITION IS SHOWN FOR REFERENCE ONLY AND WILL BE REVIEWED BY LPC STAFF.



1 DEMOLITION REAR FACADE
3/16" = 1'-0"

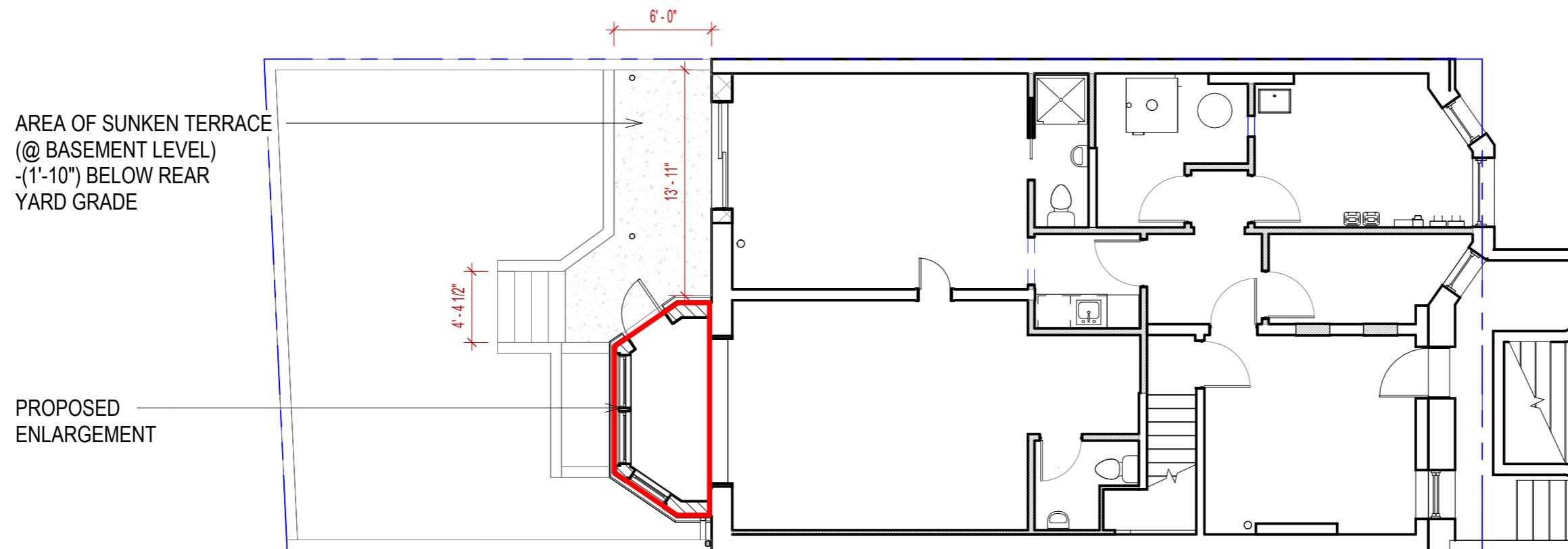


2 PROPOSED REAR FACADE
3/16" = 1'-0"

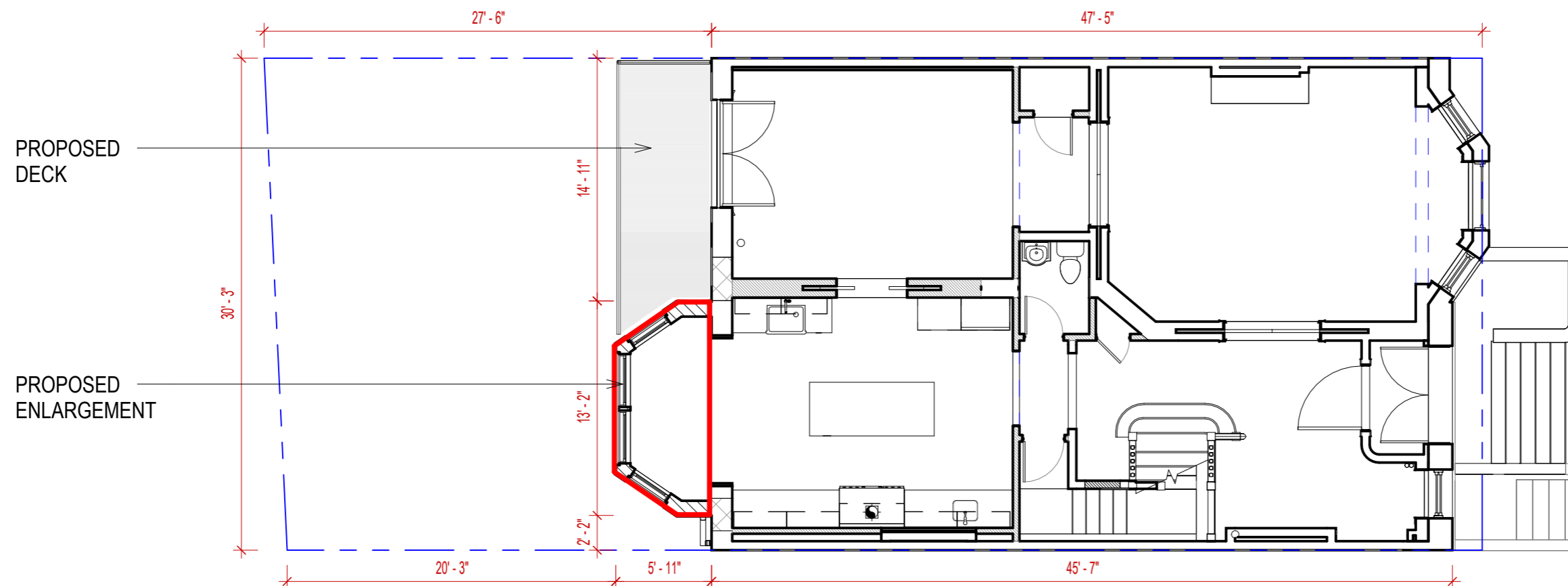


NEW ADDITION

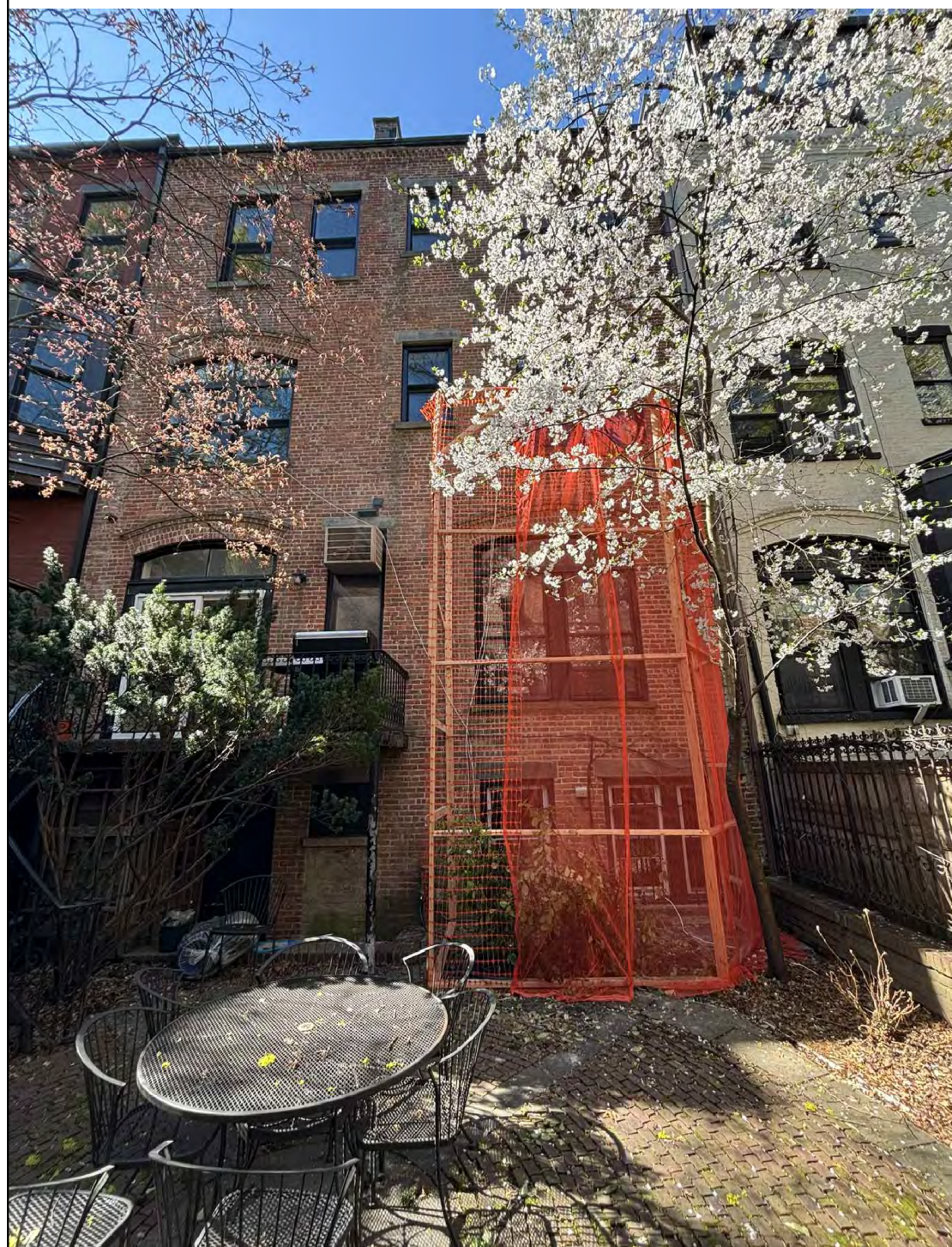
NEW STEEL DECK & RAILING
NEW SLIDING DOOR



1 PROPOSED BASEMENT FLOOR PLAN
1/8" = 1'-0"



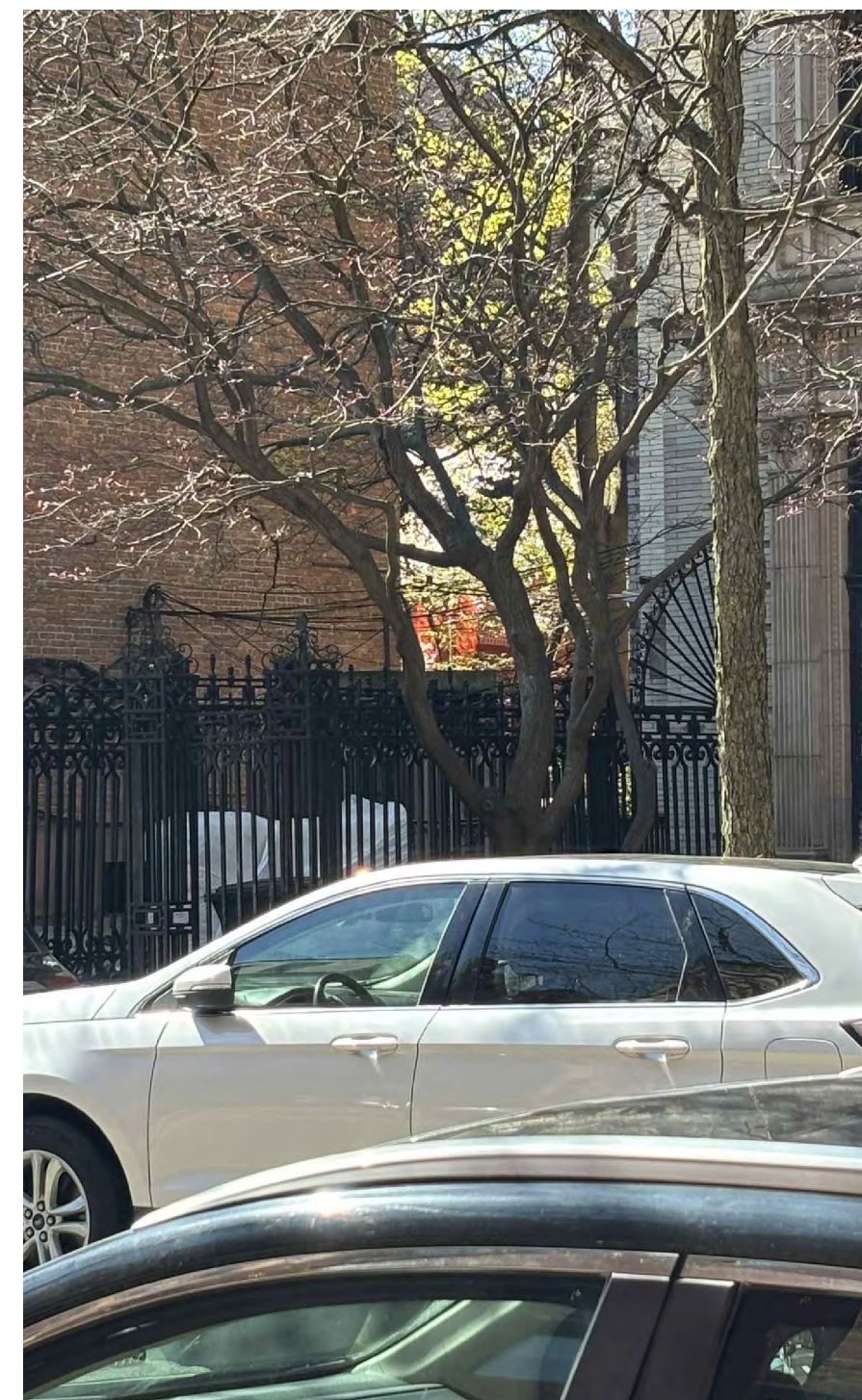
2 PROPOSED 1st FLOOR PLAN
1/8" = 1'-0"



MOCK-UP INSTALLED



CARROLL ST.- NORTH SIDE VIEW 1



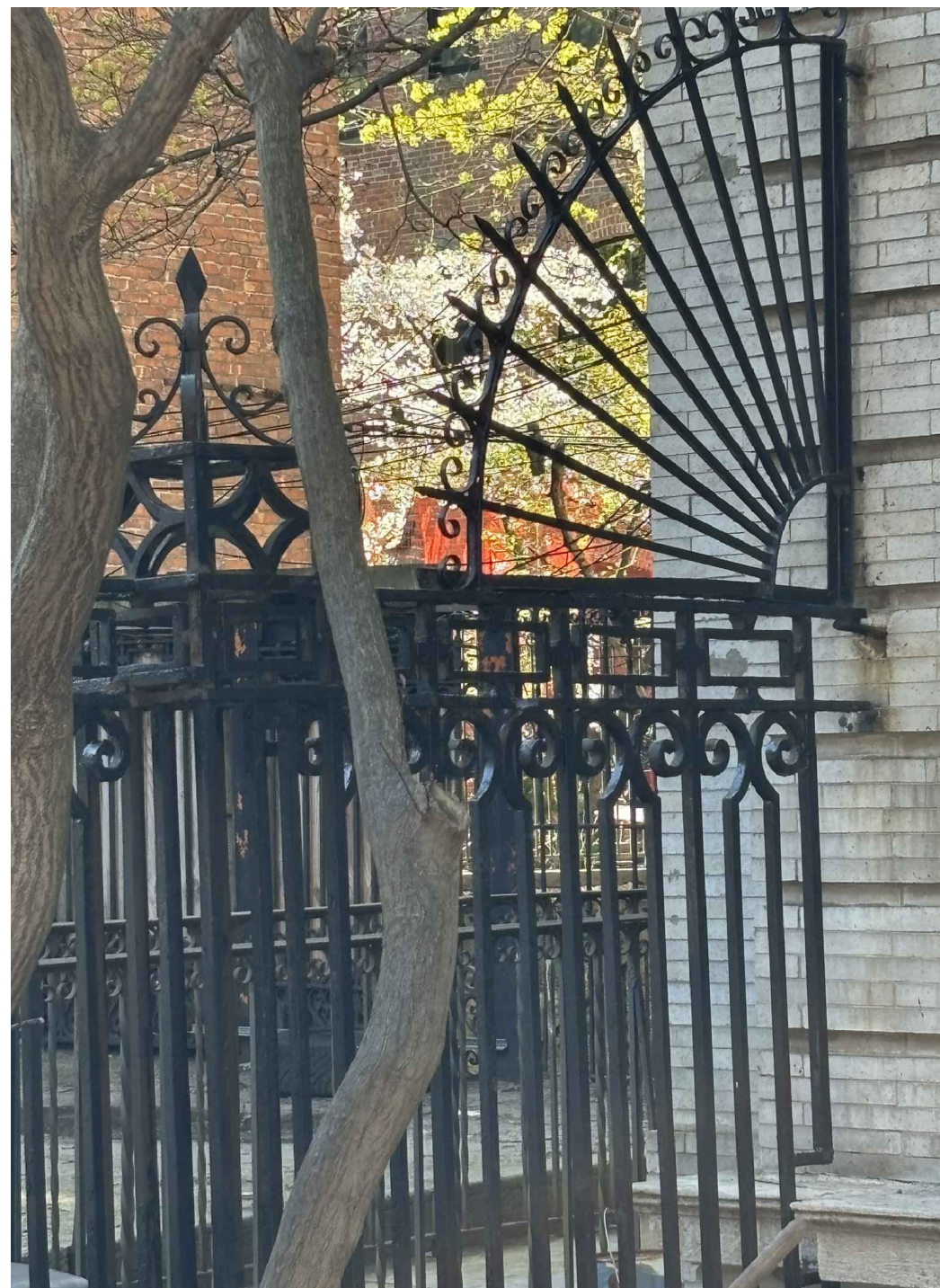
CARROLL ST.- NORTH SIDE VIEW 2

Mock-up Photos from Gap at Carroll St.- North Side, & Front View

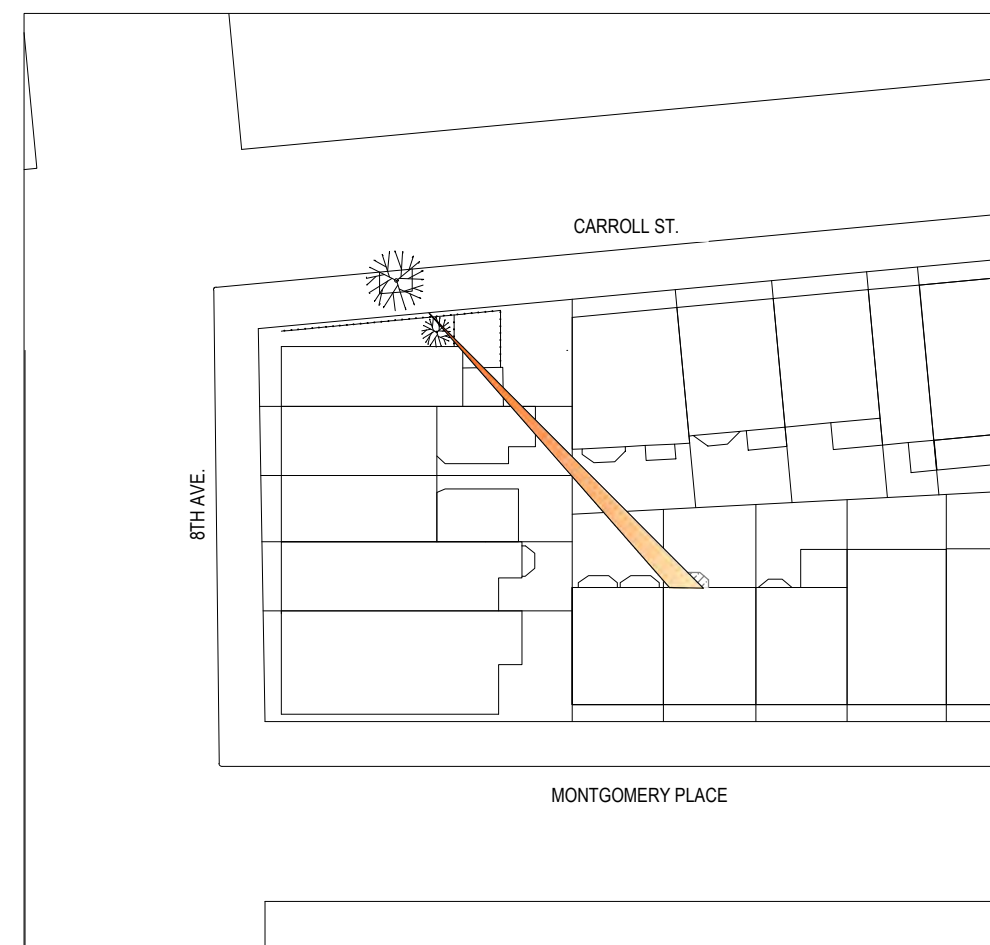
17 MONTGOMERY PL. , BROOKLYN, NY 11215



CARROLL ST.- SOUTH SIDE VIEW 1



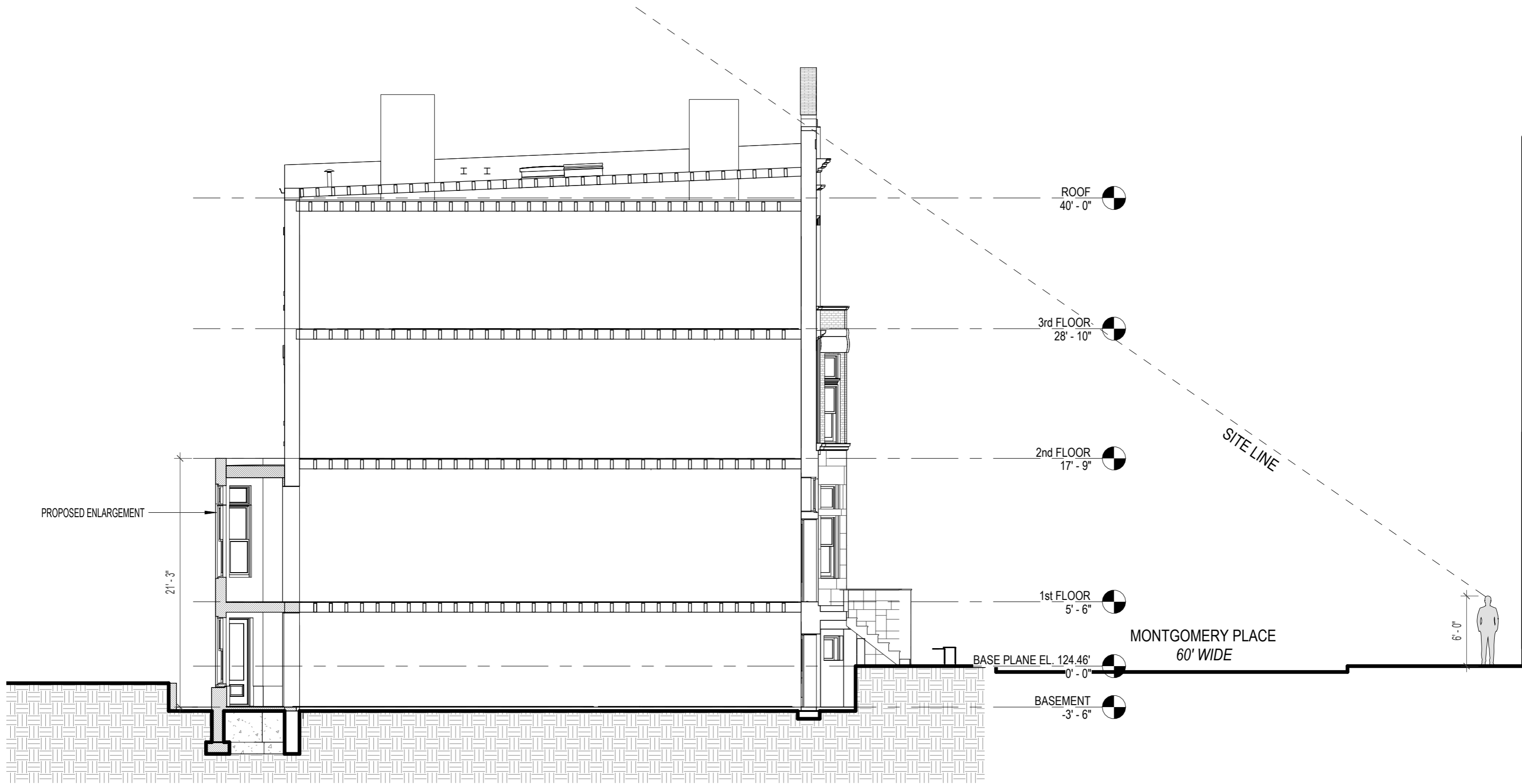
CARROLL ST.- SOUTH SIDE VIEW 1



SITE PLAN W/CONE OF VISION

Mock-up Photos from Gap at Carroll St.- South Side

17 MONTGOMERY PL. , BROOKLYN, NY 11215

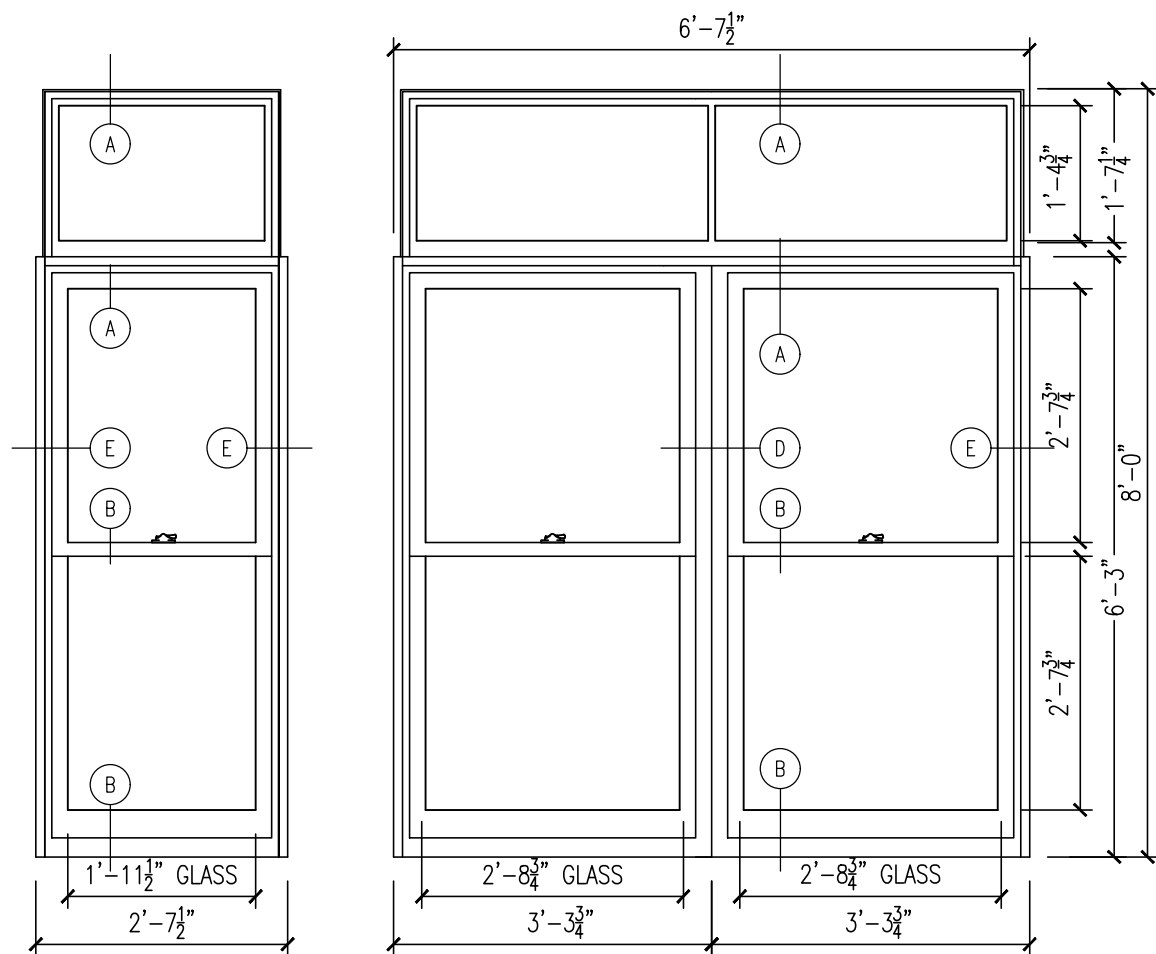


1 PROPOSED BUILDING SECTION
1/8" = 1'-0"

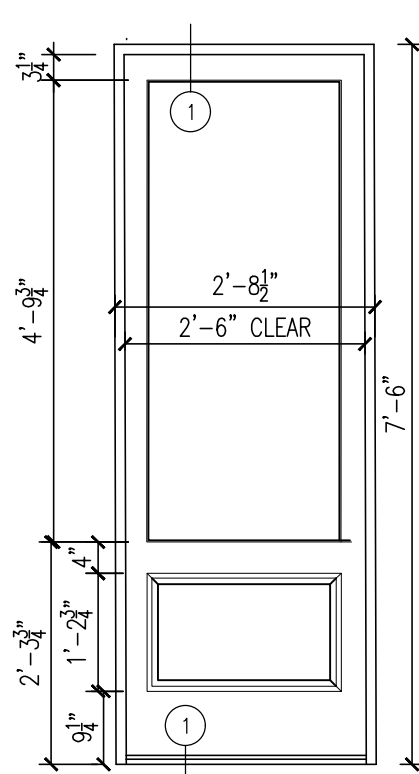
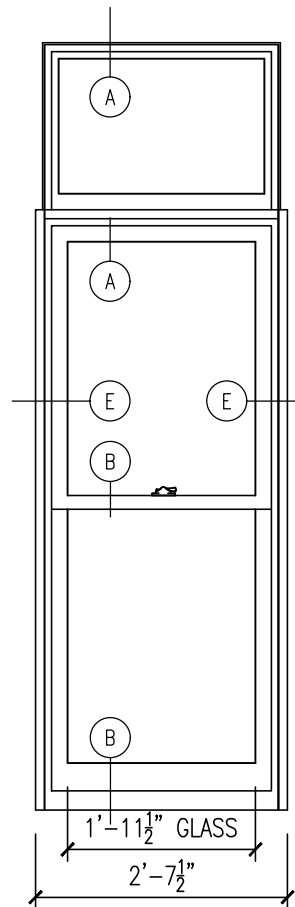


AI assisted rendering of Proposed Bay Addition

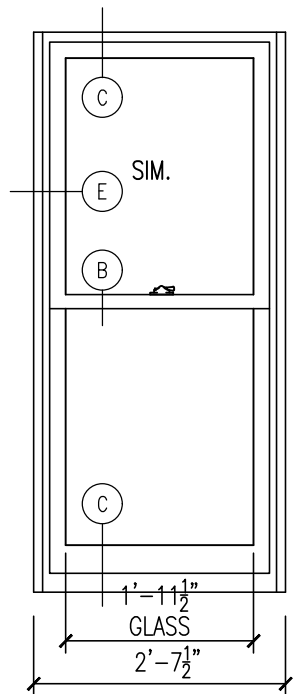
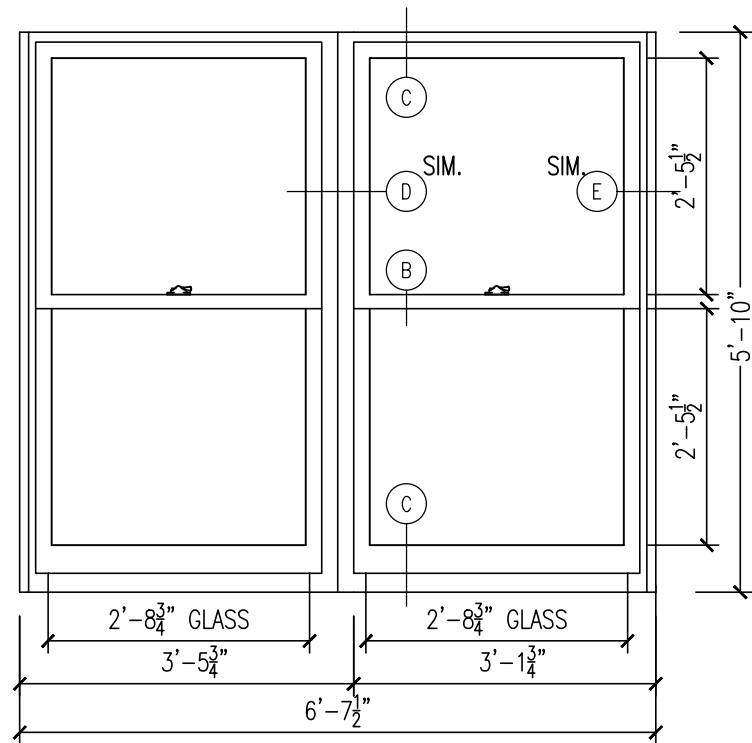
17 MONTGOMERY PL. , BROOKLYN, NY 11215



1st FLOOR WINDOW ELEVATIONS (IN NEW BAY)
1/2" = 1'-0"

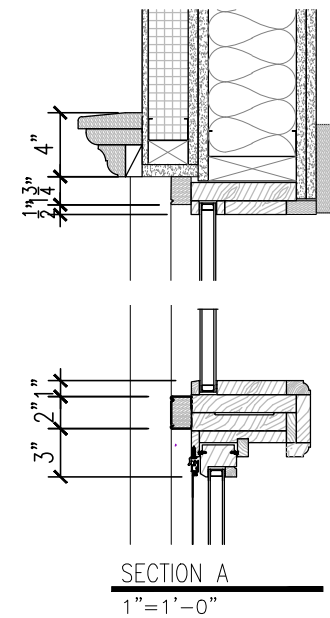


BASEMENT FLOOR WINDOW & DOOR ELEVATIONS (IN NEW BAY)
1/2" = 1'-0"

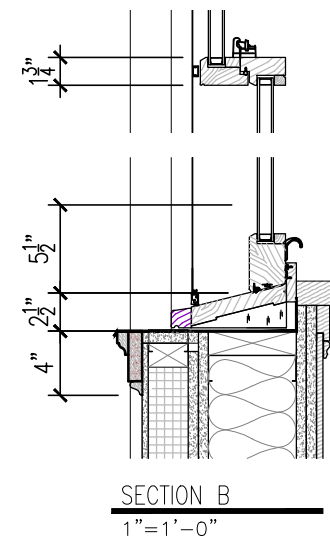


NOTES:

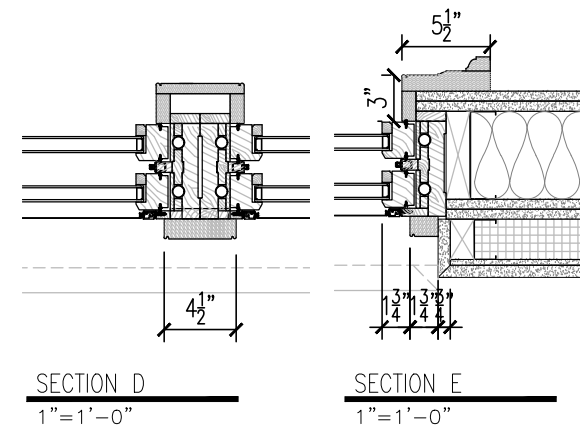
- 1st FLOOR WINDOWS ARE DOUBLE HUNG W/FIXED TRANSOM ABOVE.
- BASEMENT LEVEL WINDOWS ARE DOUBLE HUNG.
- ALL THE MOLDINGS AND TRIMS ARE EXCATLY THE SAME ON BOTH LEVELS.



SECTION A
1" = 1'-0"

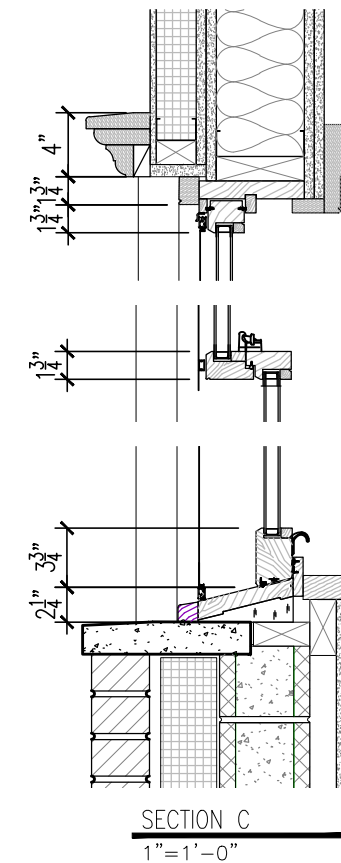


SECTION B
1" = 1'-0"

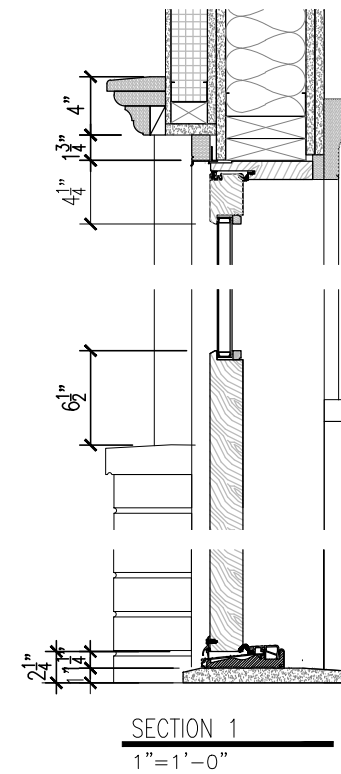


SECTION D
1" = 1'-0"

SECTION E
1" = 1'-0"



SECTION C
1" = 1'-0"



SECTION 1
1" = 1'-0"

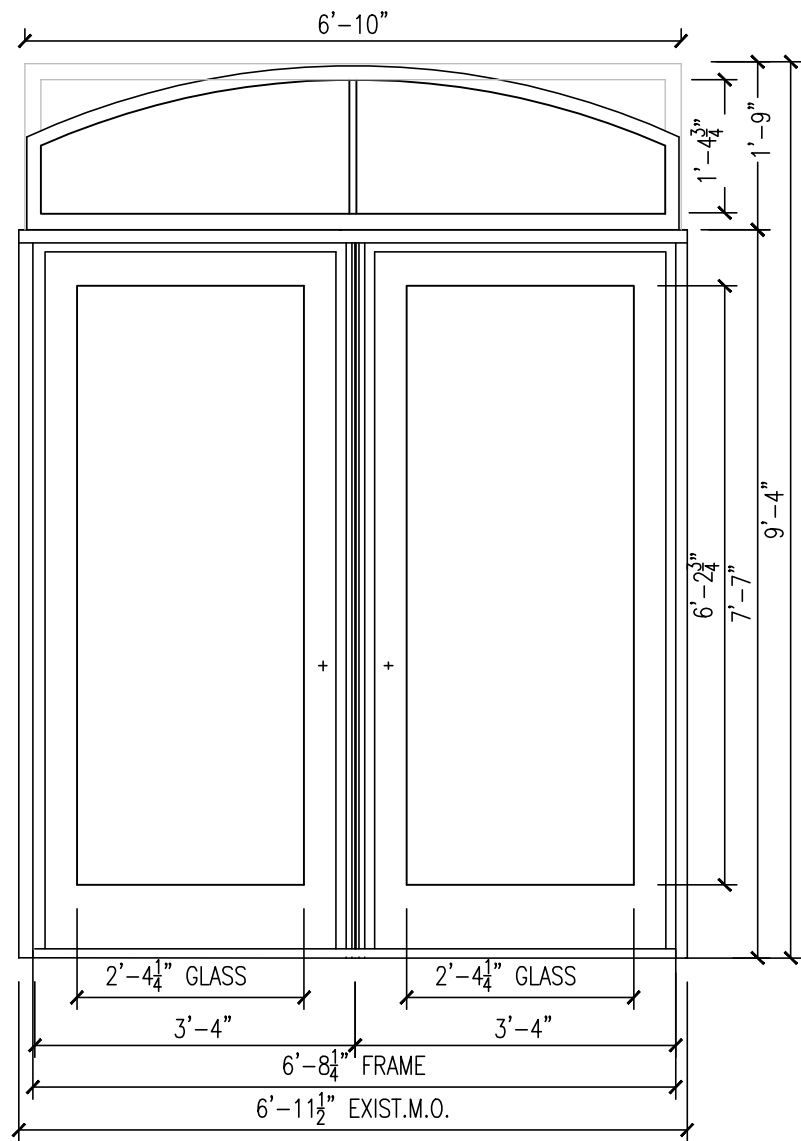
LPC_NEW ADDITION WINDOWS & DOOR DETAILS

17 Montgomery Pl, Brooklyn, NY 11215
Date: 2.9.26

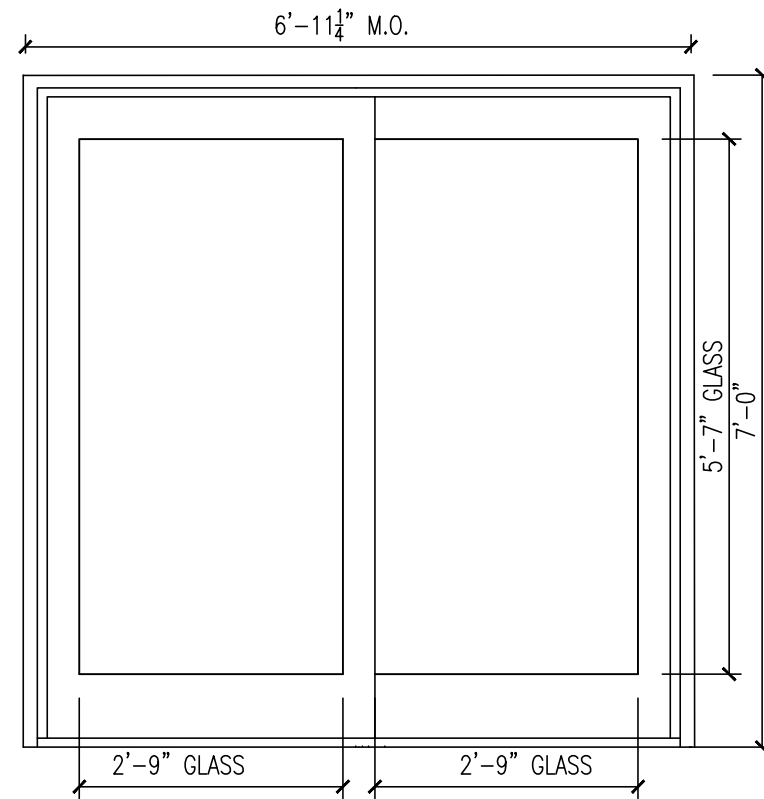
SoudryArchitect

A

Scale AS NOTED



1st FLOOR IN-SWING DOORS ELEVATION (IN BRICK WALL)
 1/2"=1'-0"



BASMENT FLOOR SLIDING DOOR ELEVATIONS (IN BRICK WALL)
 1/2"=1'-0"

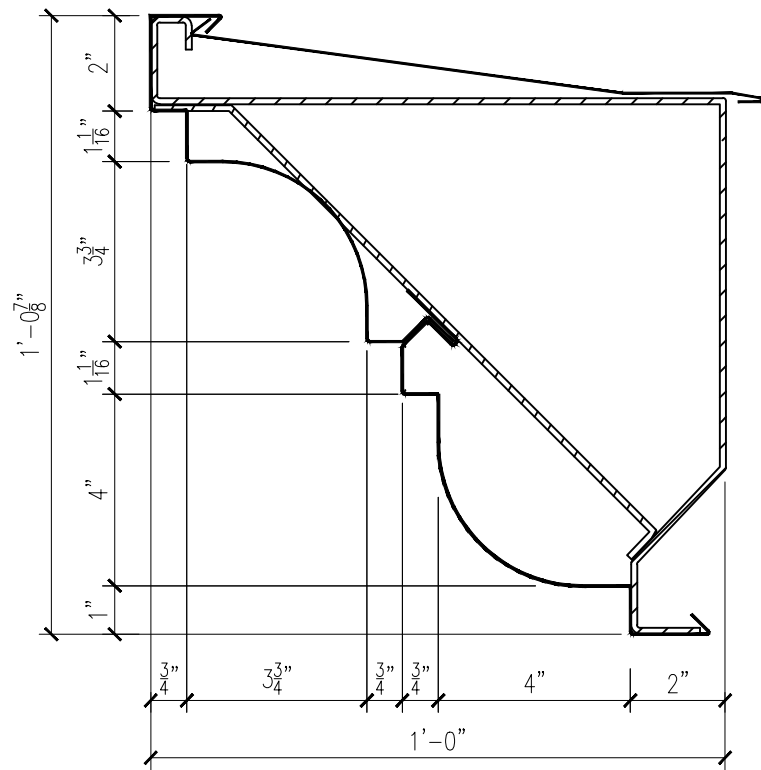
LPC REPLACEMENT & NEW DOORS IN BRICK FACADE

17 Montgomery Pl, Brooklyn, NY 11215
 Date: 2.9.26

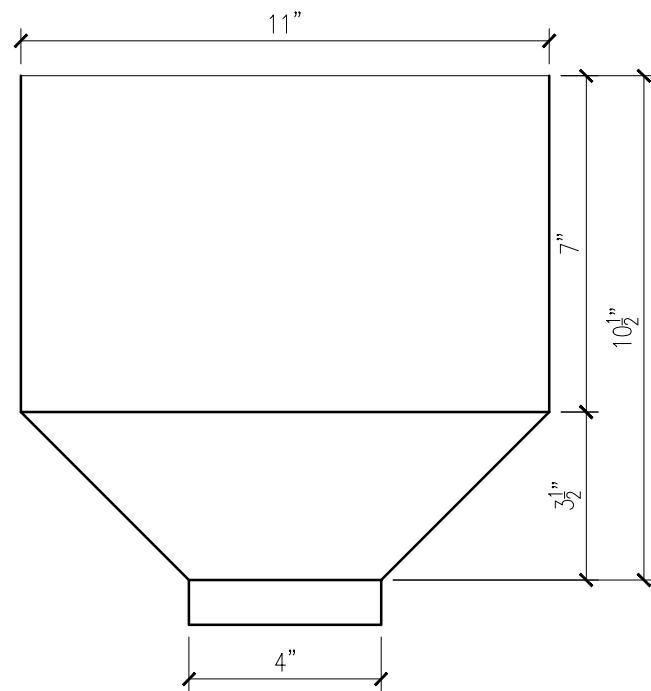
Soudry Architect

B

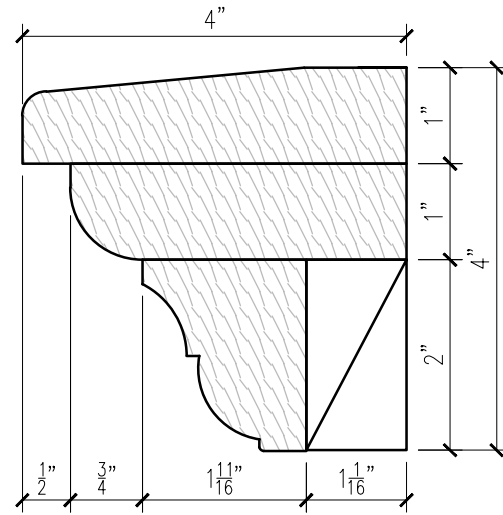
Scale AS NOTED



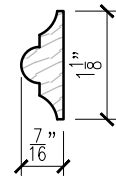
M1 METAL CORNICE
3"=1'-0"



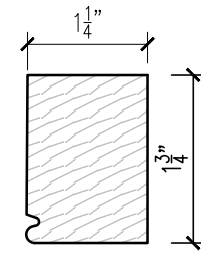
O METAL CONDUCTOR HEAD
3"=1'-0"



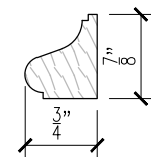
M2 WINDOW HEADER
6"=1'-0"



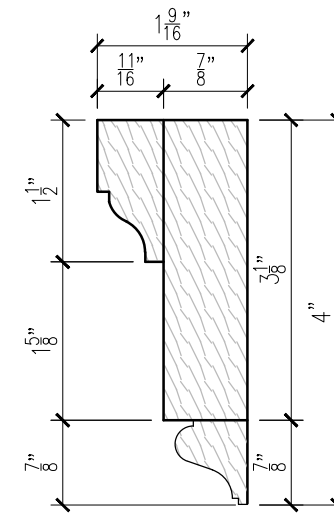
M5 PANEL MOLDING A
6"=1'-0"



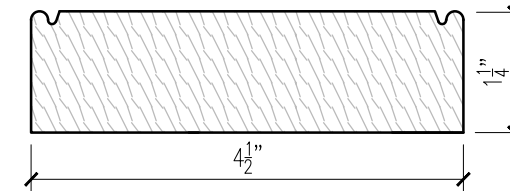
M3 BRICK MOLD
6"=1'-0"



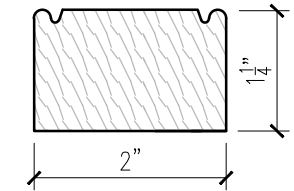
M6 PANEL MOLDING B
6"=1'-0"



M4 WINDOW SILL
6"=1'-0"



M7 VERTICAL MULL COVER
6"=1'-0"



M8 HORIZONTAL MULL COVER
6"=1'-0"

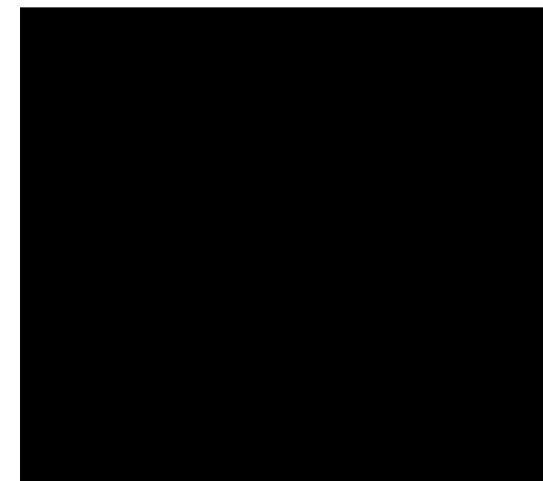
EXTERIOR CLADDING:

- FIBER CEMENT SMOOTH PANELS
- PAINTED BLACK:



EXTERIOR MOLDING NOTES:

- MOLDINGS M2-M8 WILL BE MADE OUT OF MAHOGANY WOOD.
- PAINTED BLACK:



LPC_NEW ADDITION LARGE SCALE DETAILS

17 Montgomery Pl, Brooklyn, NY 11215
Date: 2.9.26

Soudry Architect

C

Scale AS NOTED

April 14, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 1, LPC-26-08000

17 Montgomery Place – Park Slope Historic District Borough of Brooklyn

To testify virtually, please join Zoom

Webinar ID: 161 638 1277

Passcode: 426602

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

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