

May 19, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 3, LPC-25-11236

555 Carlton Avenue – Prospect Heights Historic District Borough of Brooklyn

To testify virtually, please join Zoom

Webinar ID: 165 215 8714

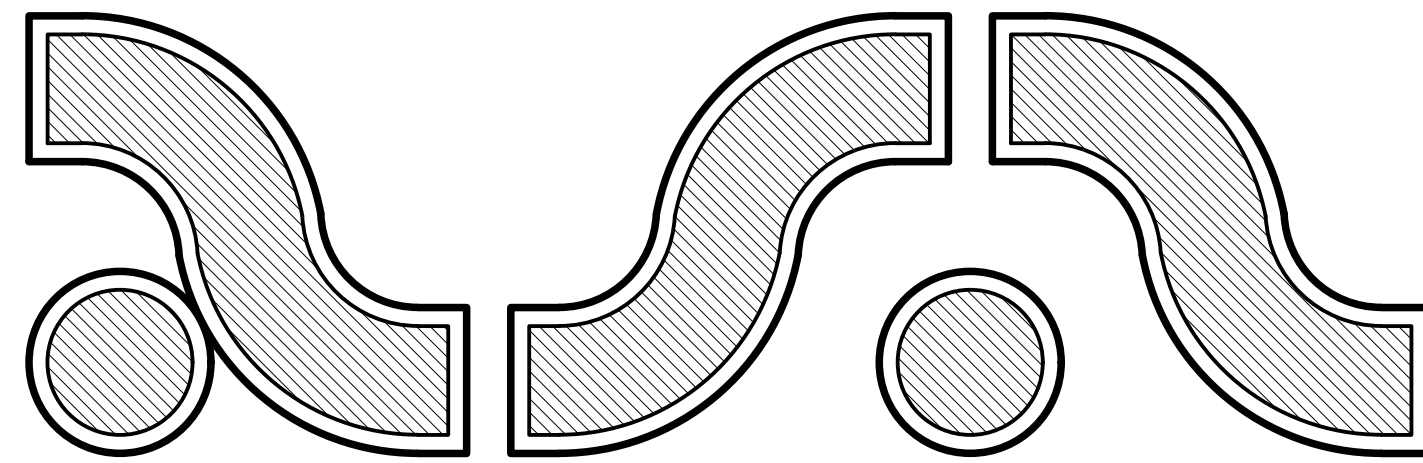
Passcode: 958652

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

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ARNOLD S. MONTAG ARCHITECT
AM/PM DESIGN & CONSULTING, P.C.

**EXISTING TWO FAMILY DWELLING
PREVIOUSLY APPROVED ON 10/08/2024
(FILED BY ANOTHER APPLICANT)**

SCOPE OF WORK:

**PROPOSED LEGALIZATION OF AS BUILT CONDITIONS :
(AMENDMENT TO PREVIOUS APPROVAL)**

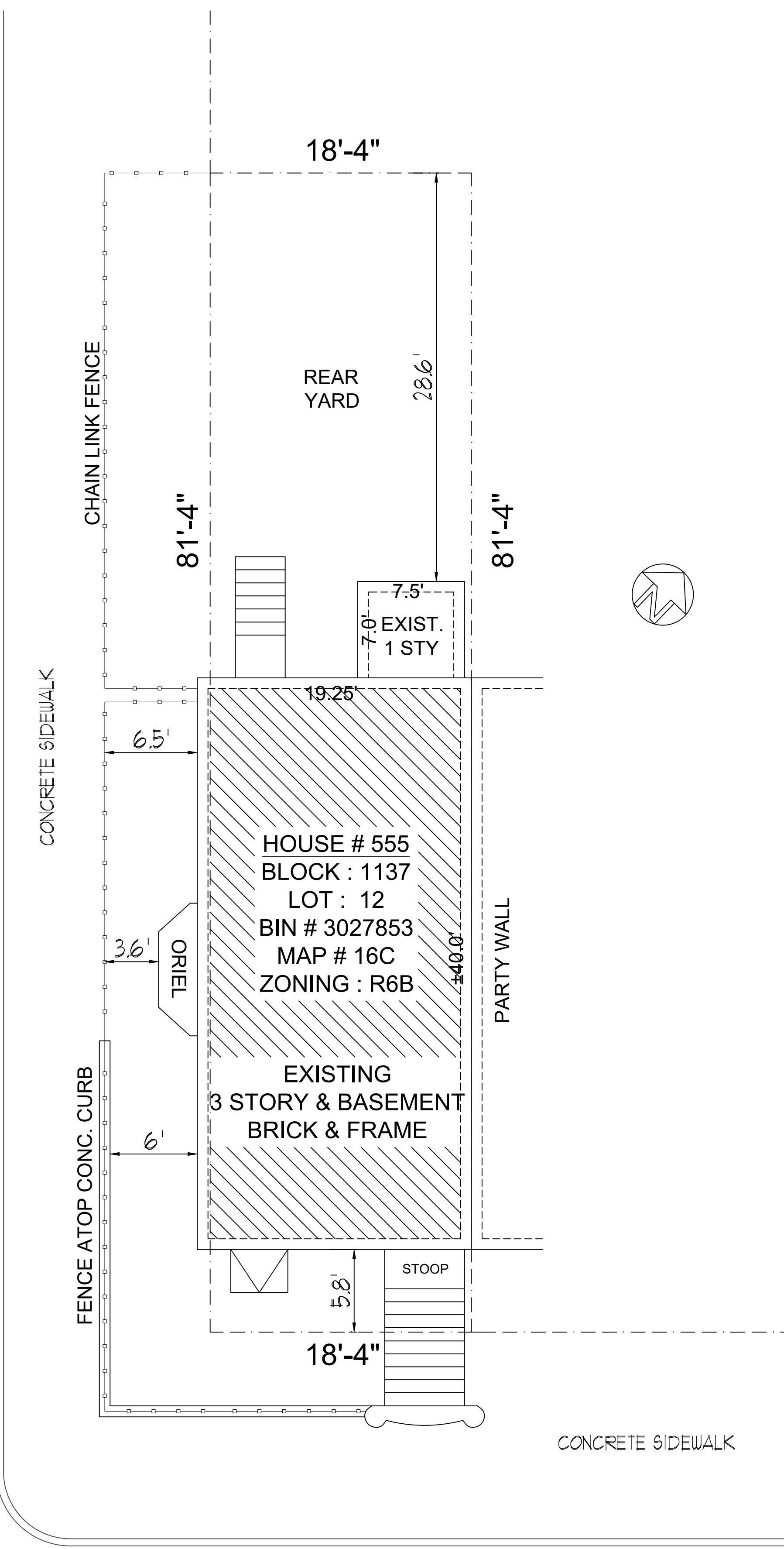
1. WINDOW REPLACEMENT
2. HVAC UNITS (VISIBILITY)
3. STOOP HANDRAIL AT MAIN ENTRANCE
4. AND SIDE FENCE

**555 CARLTON AVENUE
BROOKLYN, NY 11238**

LCP - 25-11236

LOCATION

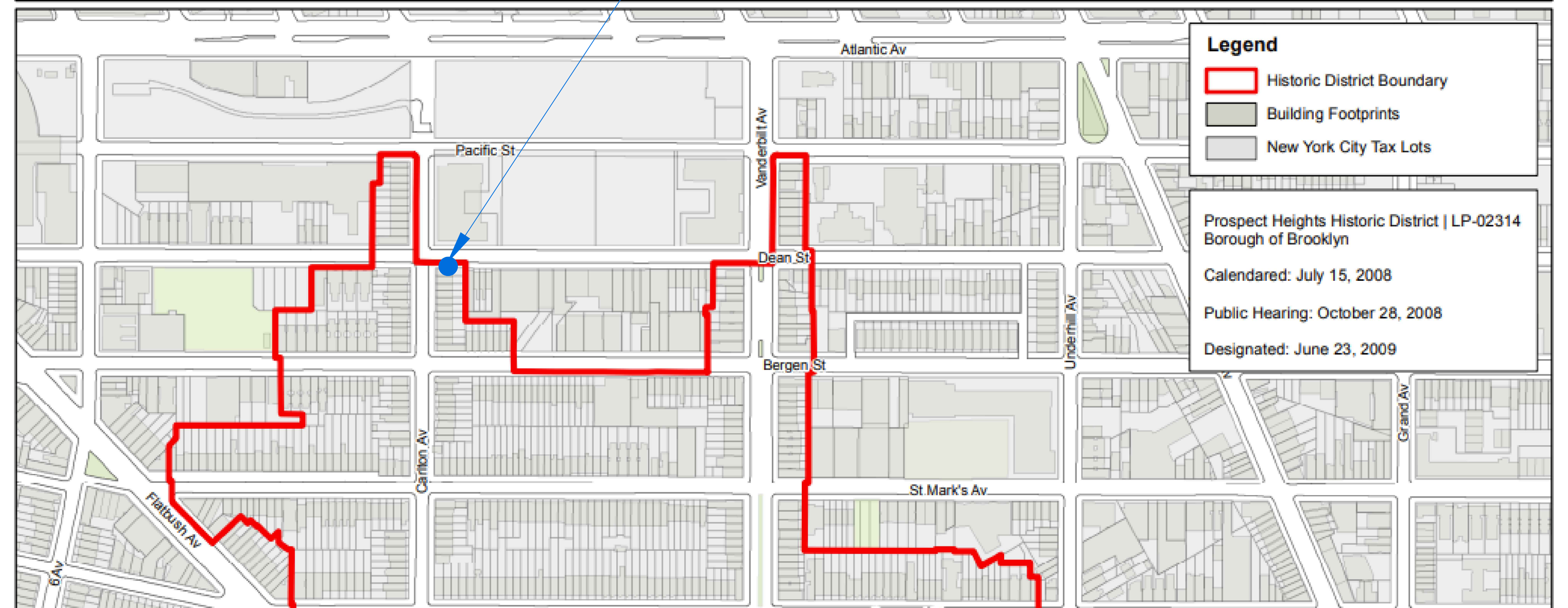
DEAN STREET
(70' WIDE)



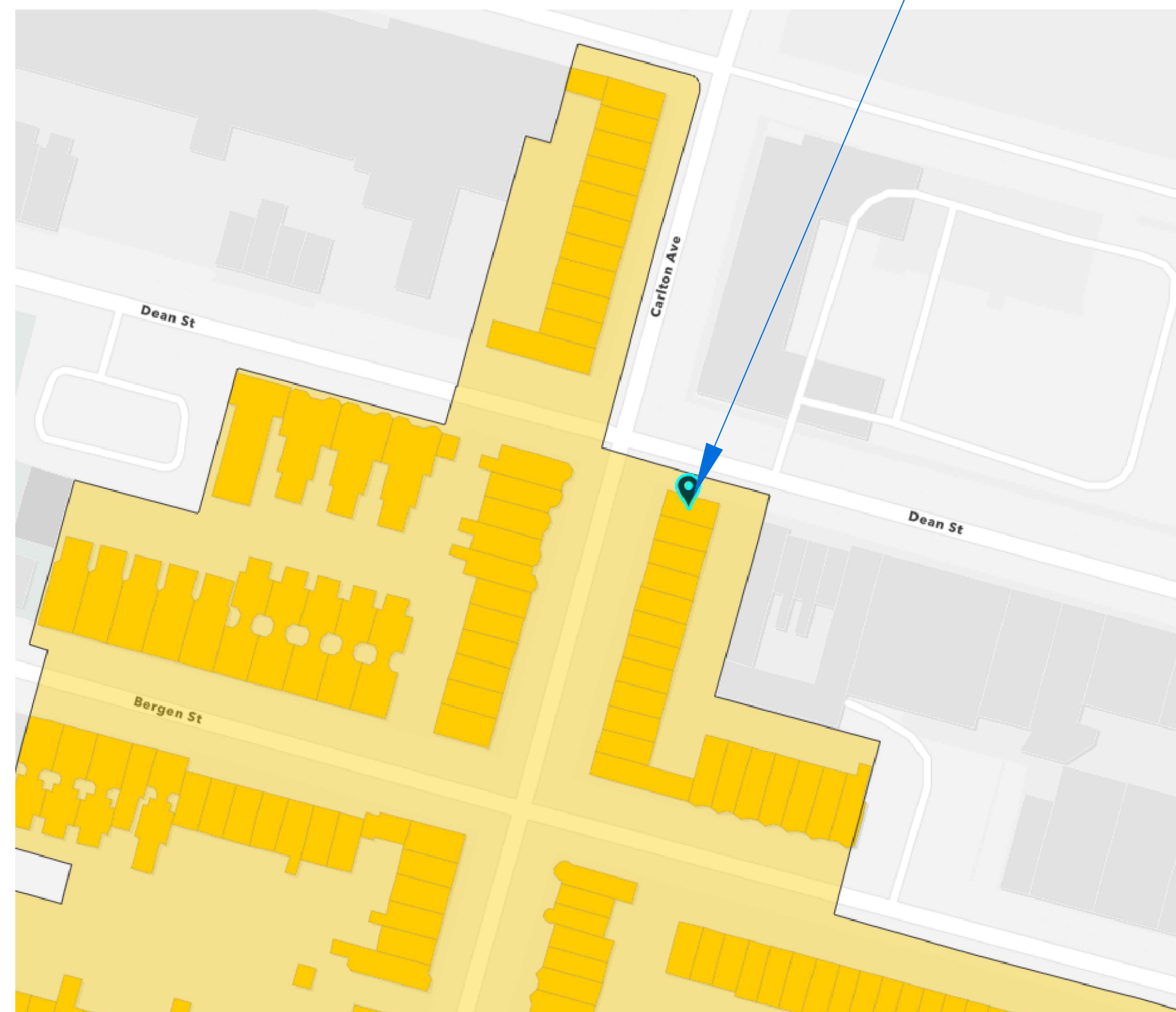
CARLTON AVENUE
(70' WIDE)

Prospect Heights Historic District | LP-02314

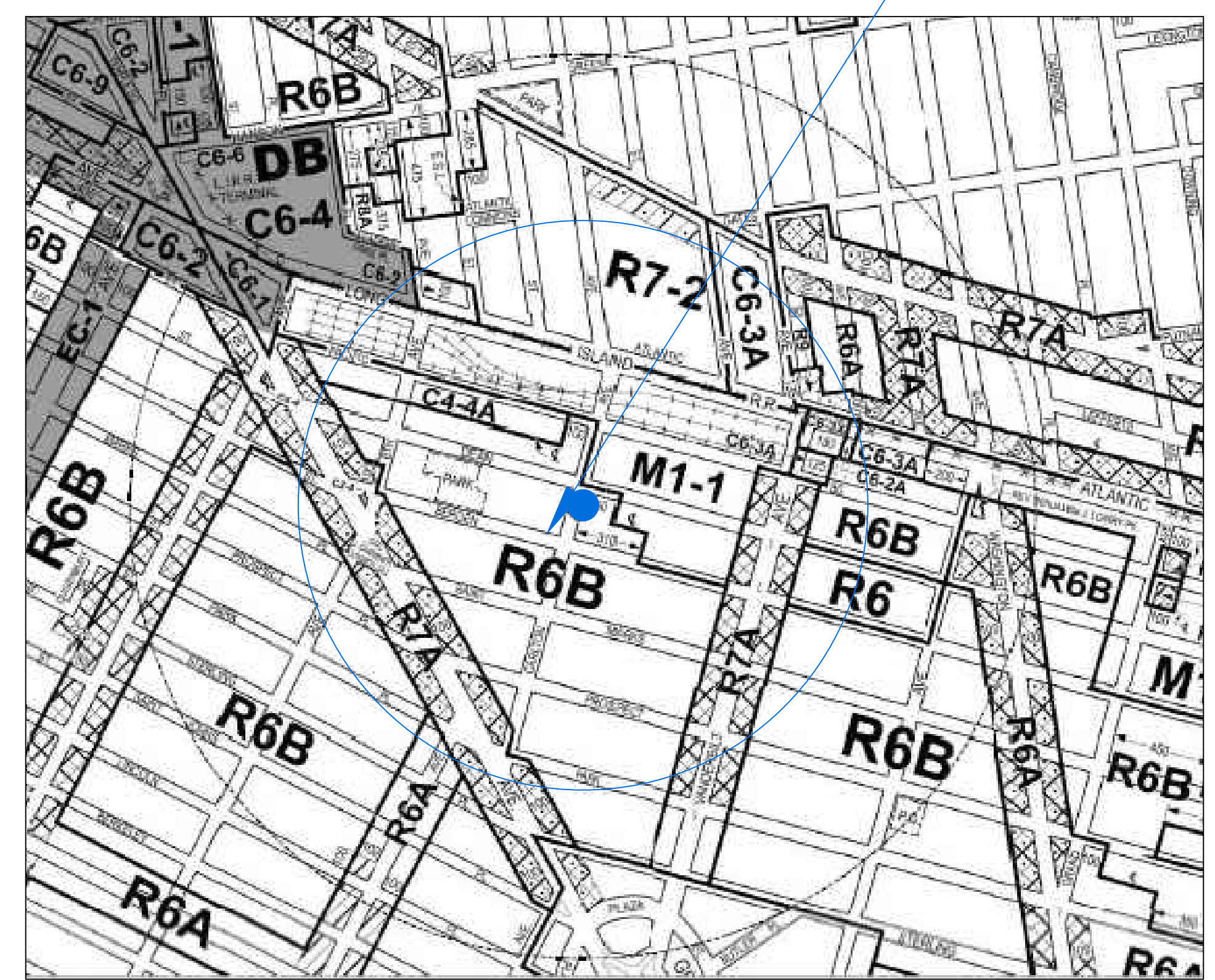
NYC Landmarks Preservation Commission



SITE



SITE



HISTORIC 1940S TAX PHOTO

SCALE: N.T.S.



**PRE-EXISTING PHOTO OF FRONT VIEW
(CARLTON AVE.)**

SCALE: N.T.S.

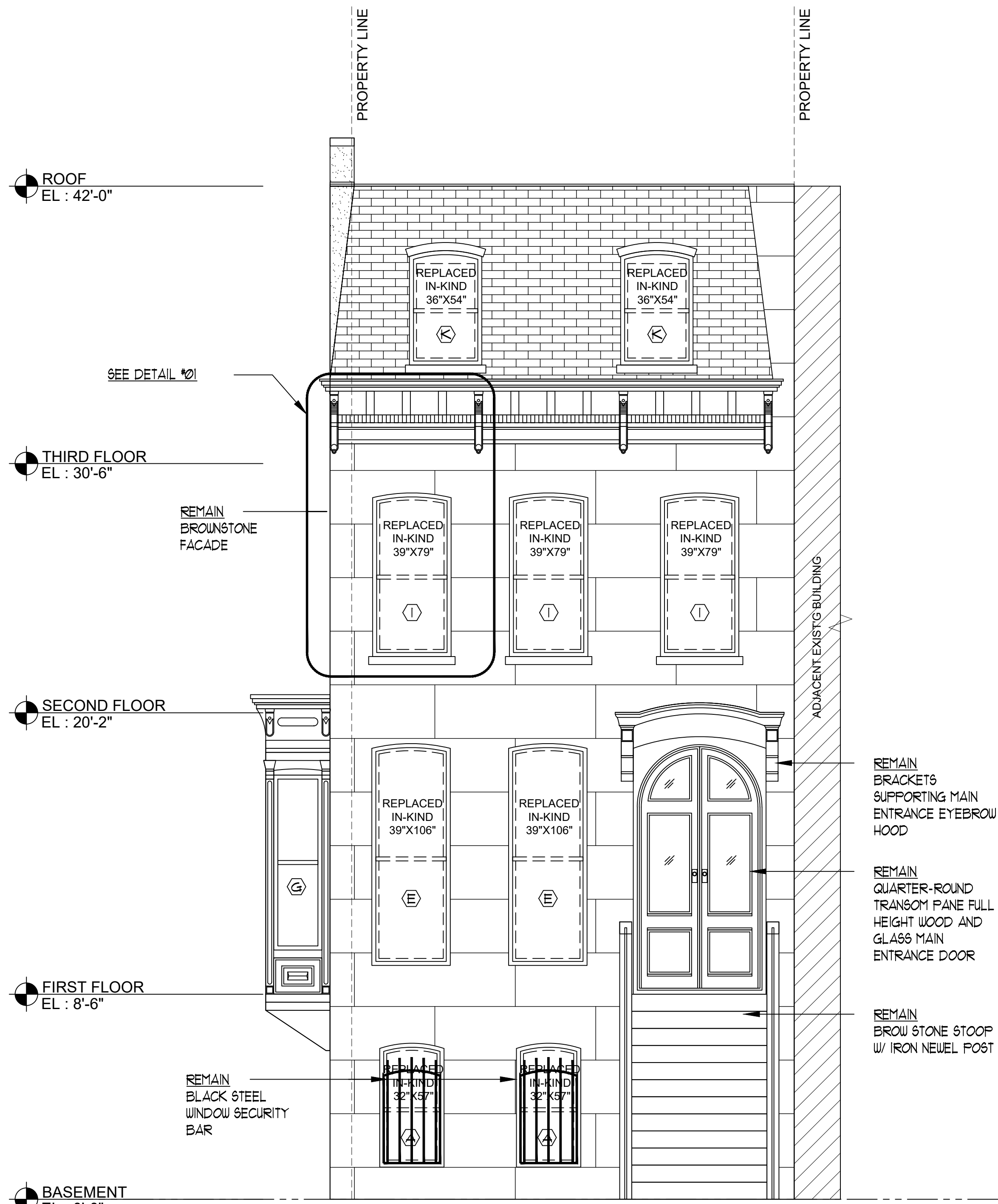


**AS- BUILT (NO ARCH WINDOWS)
PHOTO OF FRONT VIEW (CARLTON AVE.)**

SCALE: N.T.S.



PRE-EXISTING

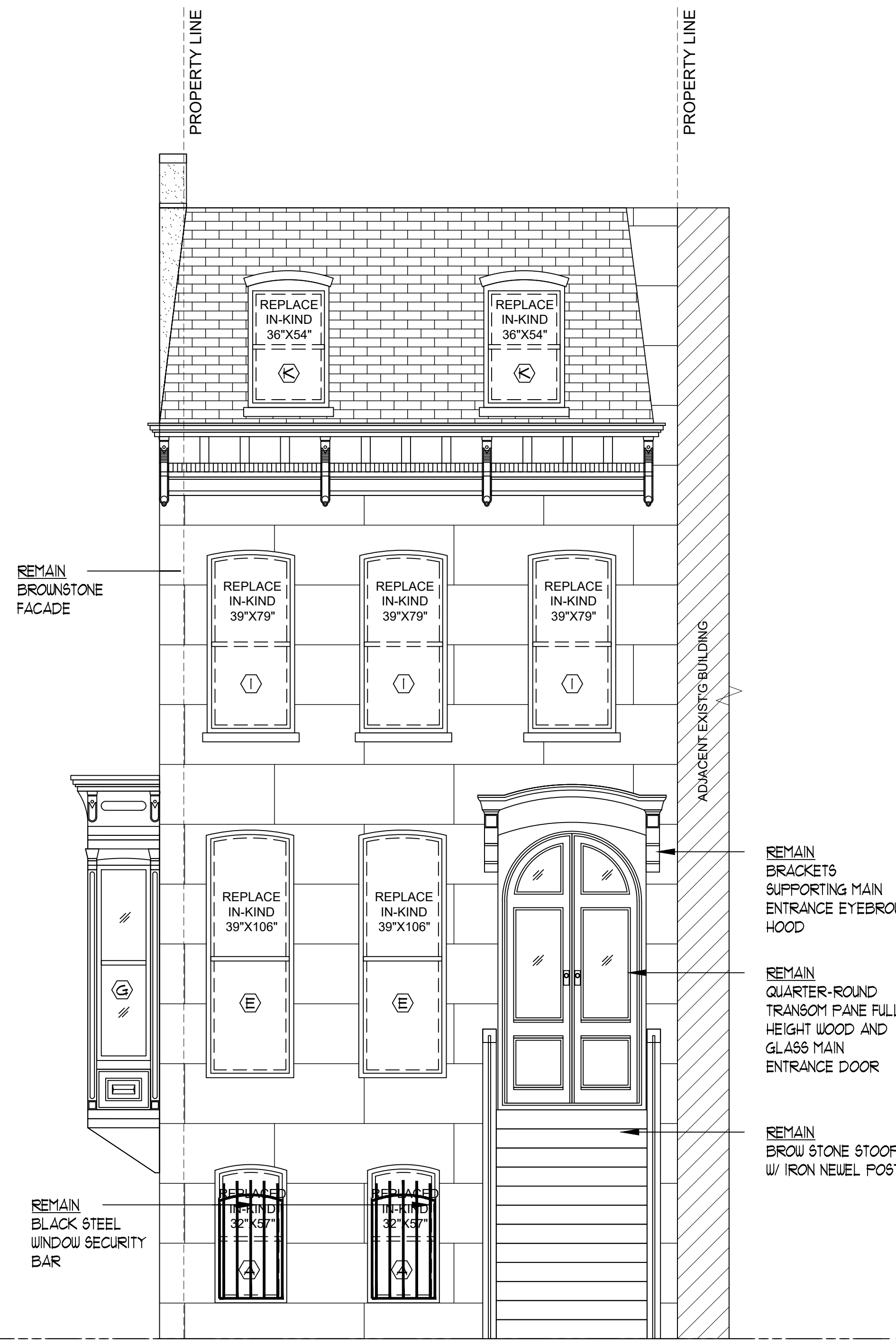


PRE - EXISTING PRIMARY FACADE (WEST-CARLTON AVE)

SCALE: 1/4" = 1'-0"

PREVIOUSLY APPROVED

WINDOWS: REPLACE IN KIND

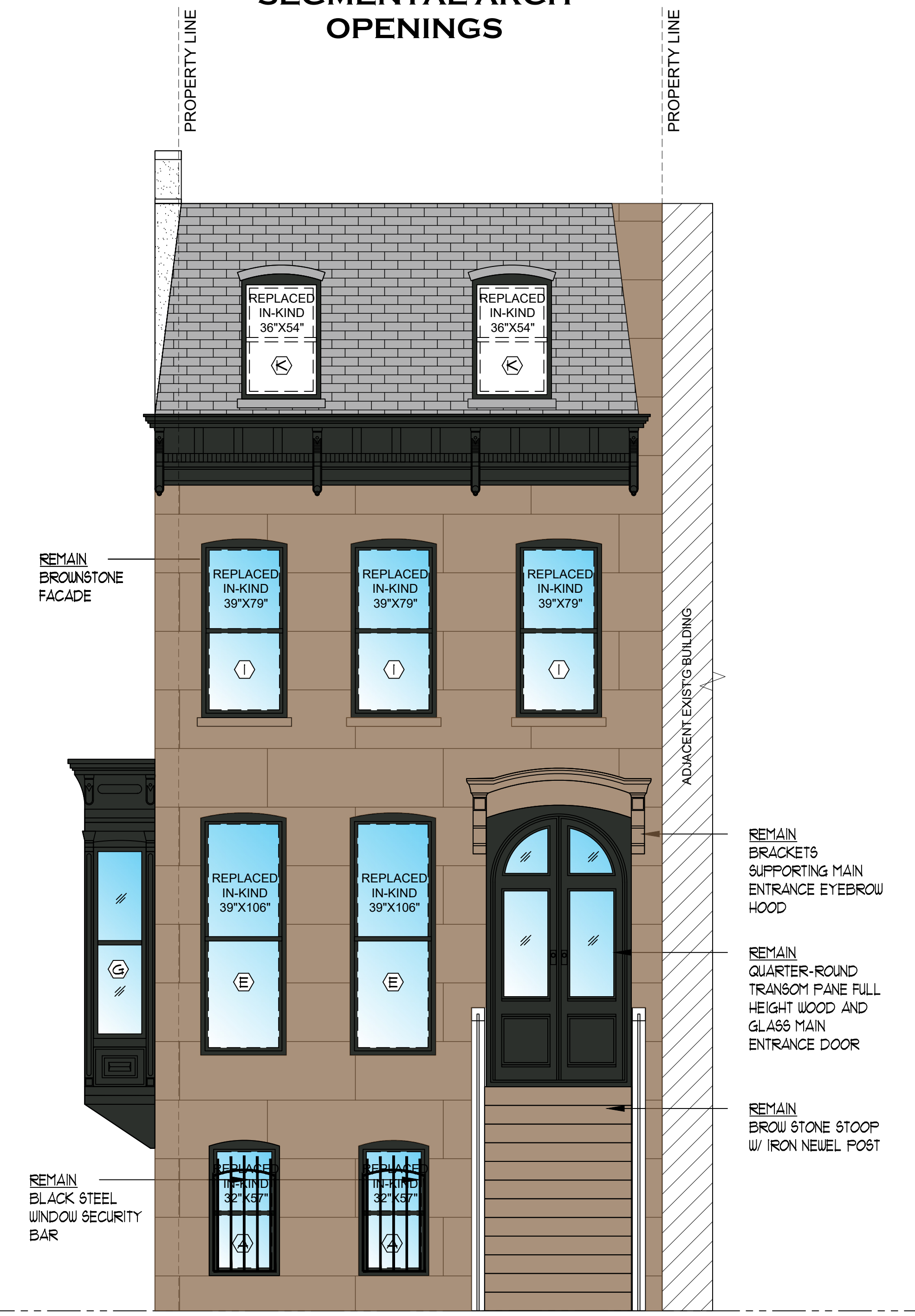


PREVIOUSLY APPROVED PRIMARY FACADE (WEST-CARLTON AVE)

SCALE: 1/4" = 1'-0"

AS - BUILT

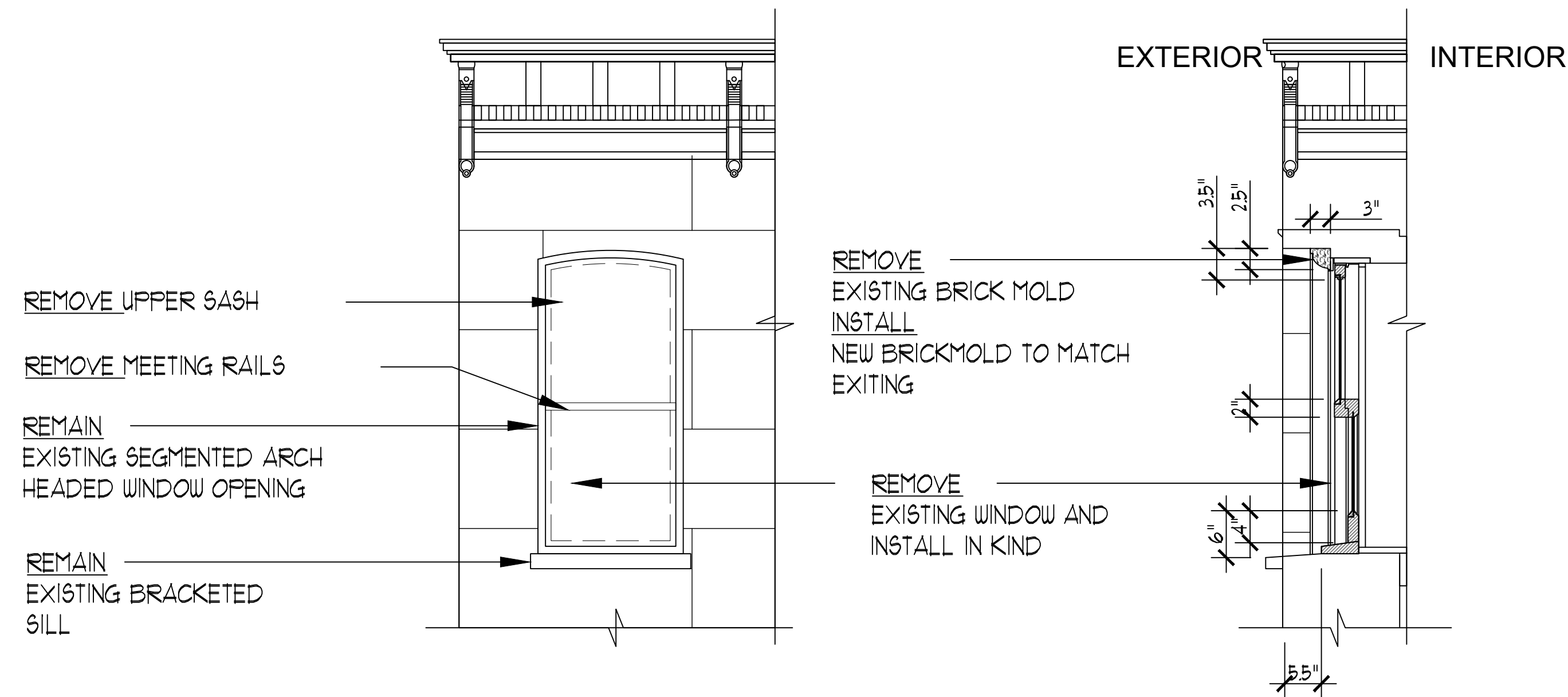
RECTANGULAR WINDOWS WITHIN EXISTING SEGMENTAL ARCH OPENINGS



AS-BUILT - NON ARCH WINDOWS PRIMARY FACADE (WEST-CARLTON AVE)

SCALE: 1/4" = 1'-0"

PREVIOUSLY APPROVED

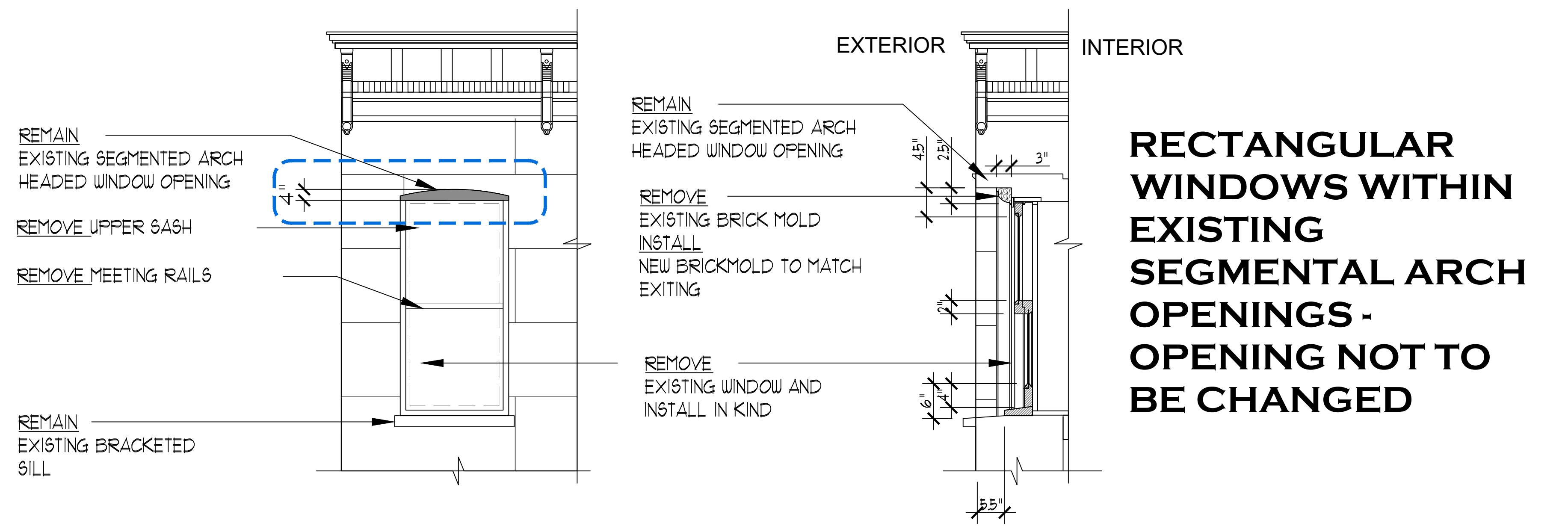


01 PREVIOUSLY APPROVED WINDOW PARTIAL DETAIL
SCALE: NTS

HISTORICAL PHOTO WITH ARCH WINDOW



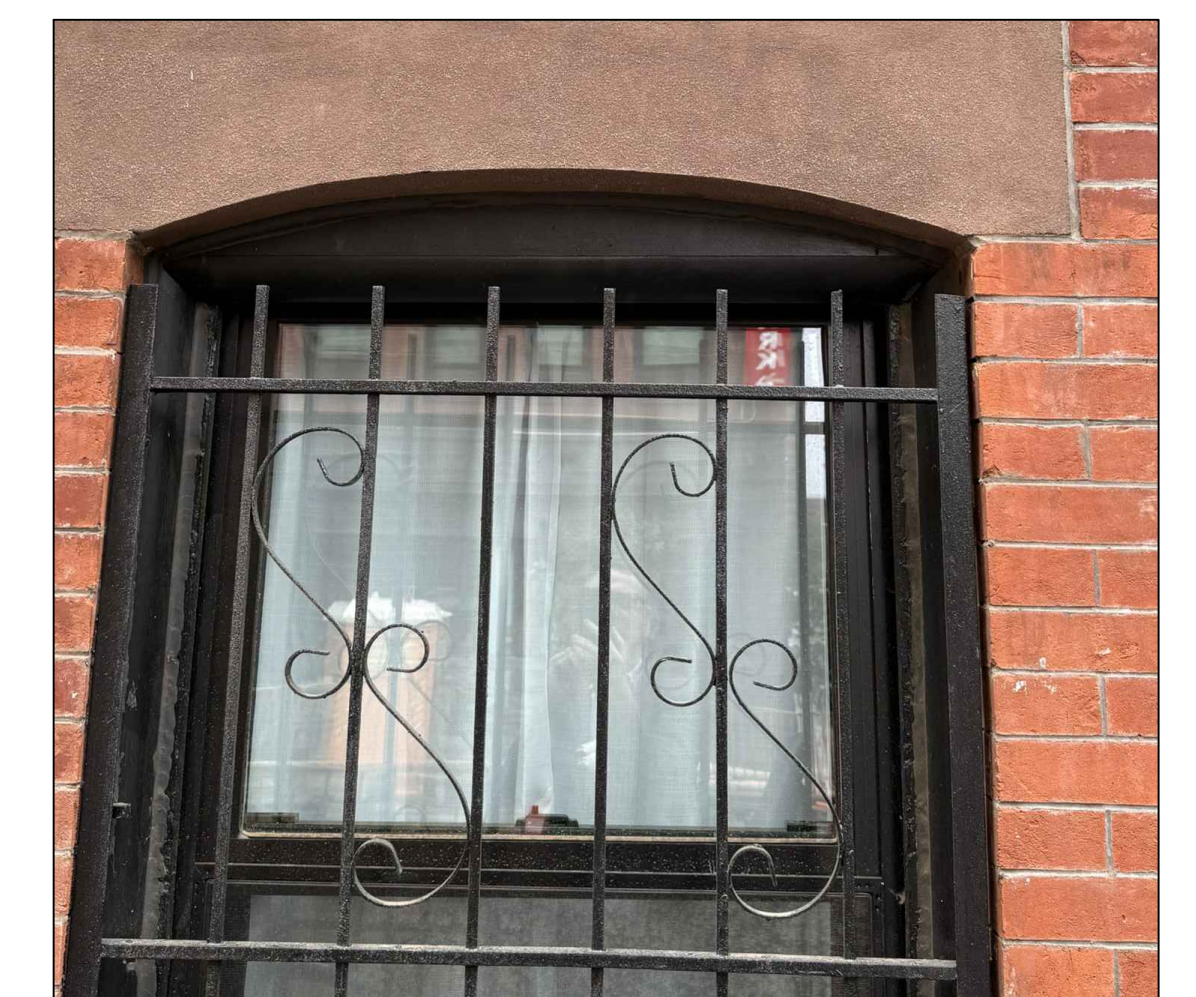
AS - BUILT



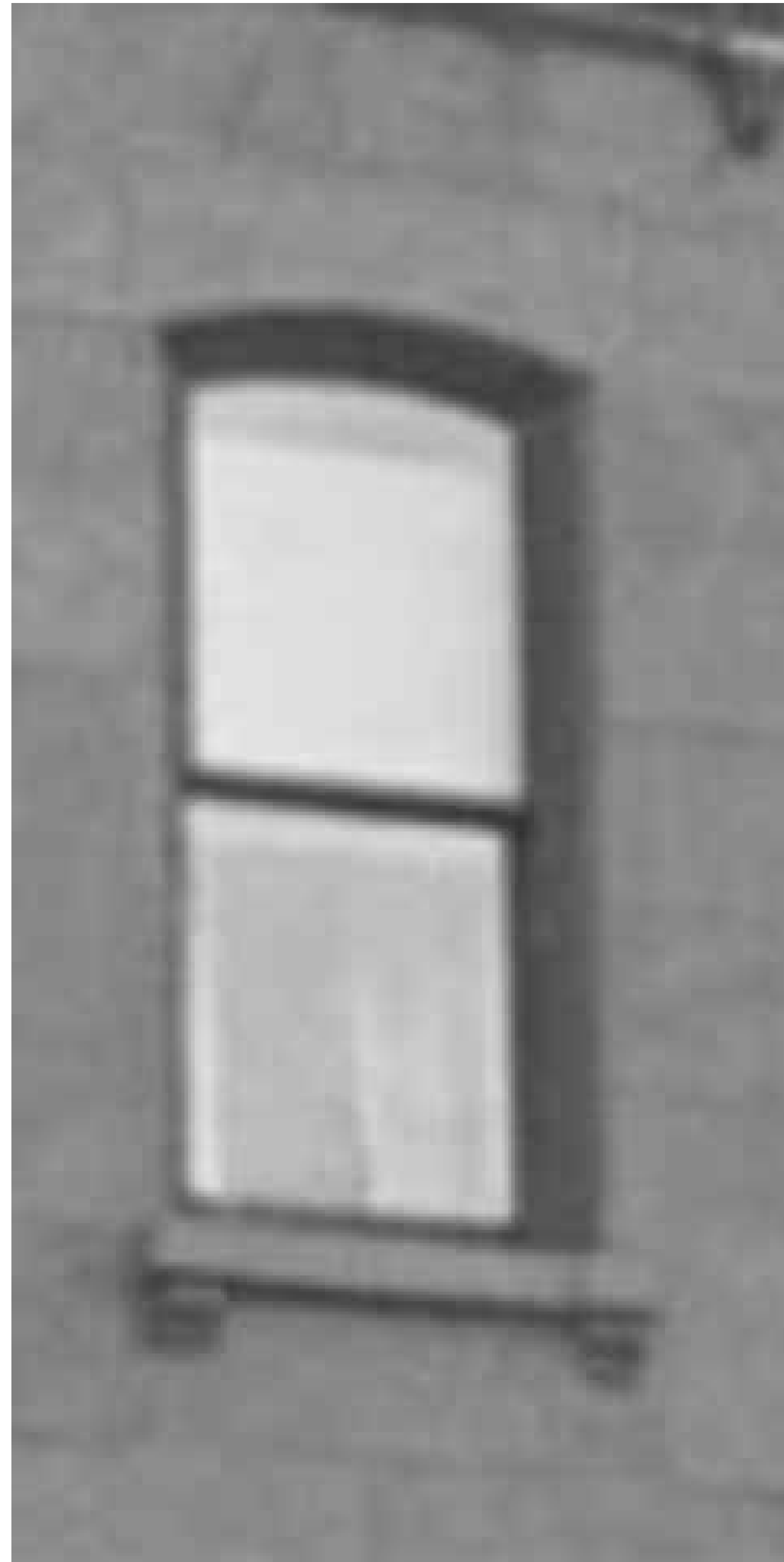
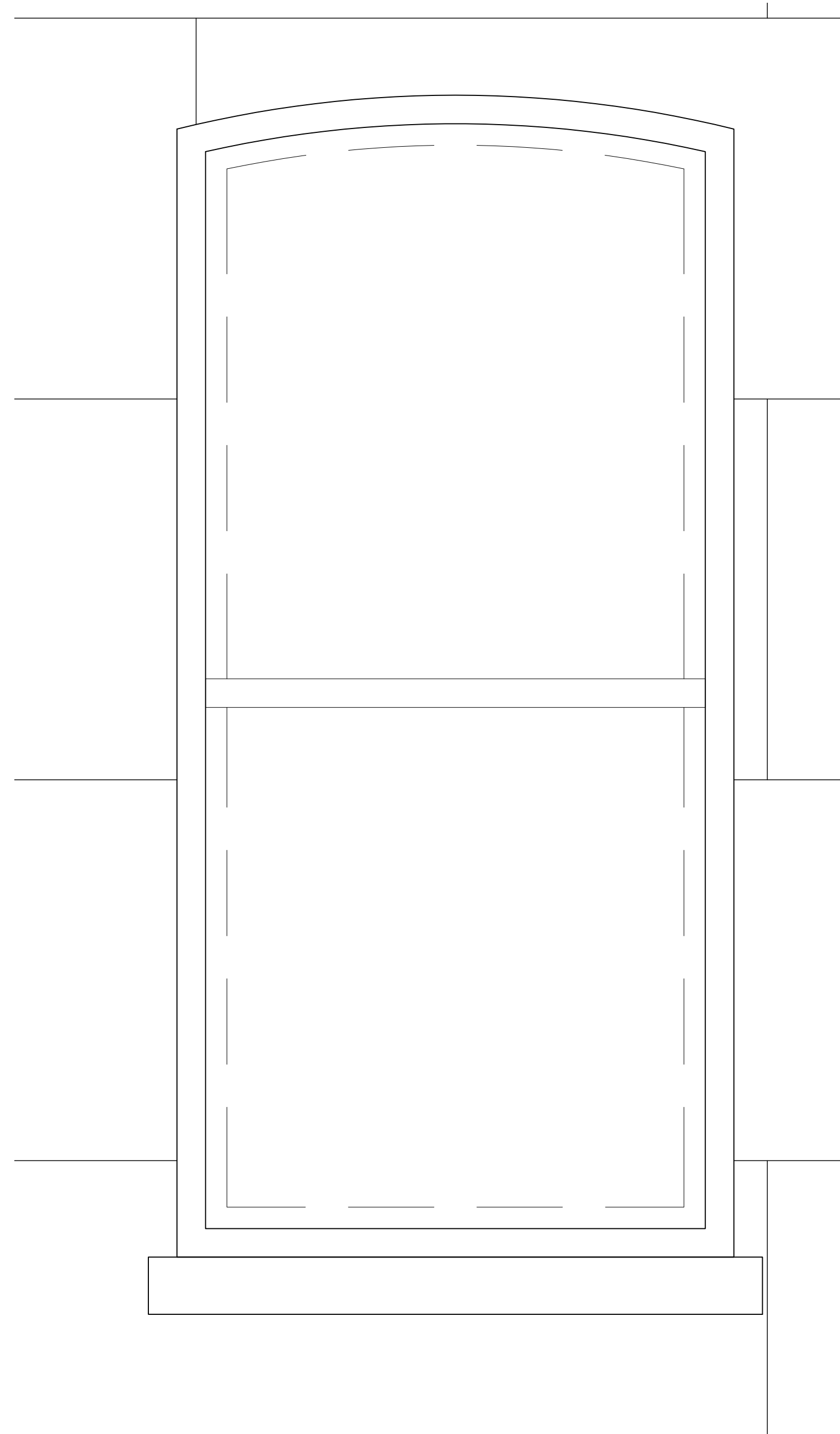
01 AS BUILT RECTANGULAR WINDOW PARTIAL DETAIL
SCALE: NTS

- NOTES:
- EXISTING PAIR OF SEGMENTAL ARCH HEADED WINDOW OPENING WILL NOT BE CHANGED
 - MONDA WINDOW SYSTEMS, M6000 SERIES THERMAL BREAK ALUMINUM DOUBLE HUNG
- HISTORIC PROFILE: SECOND EMPIRE STYLE

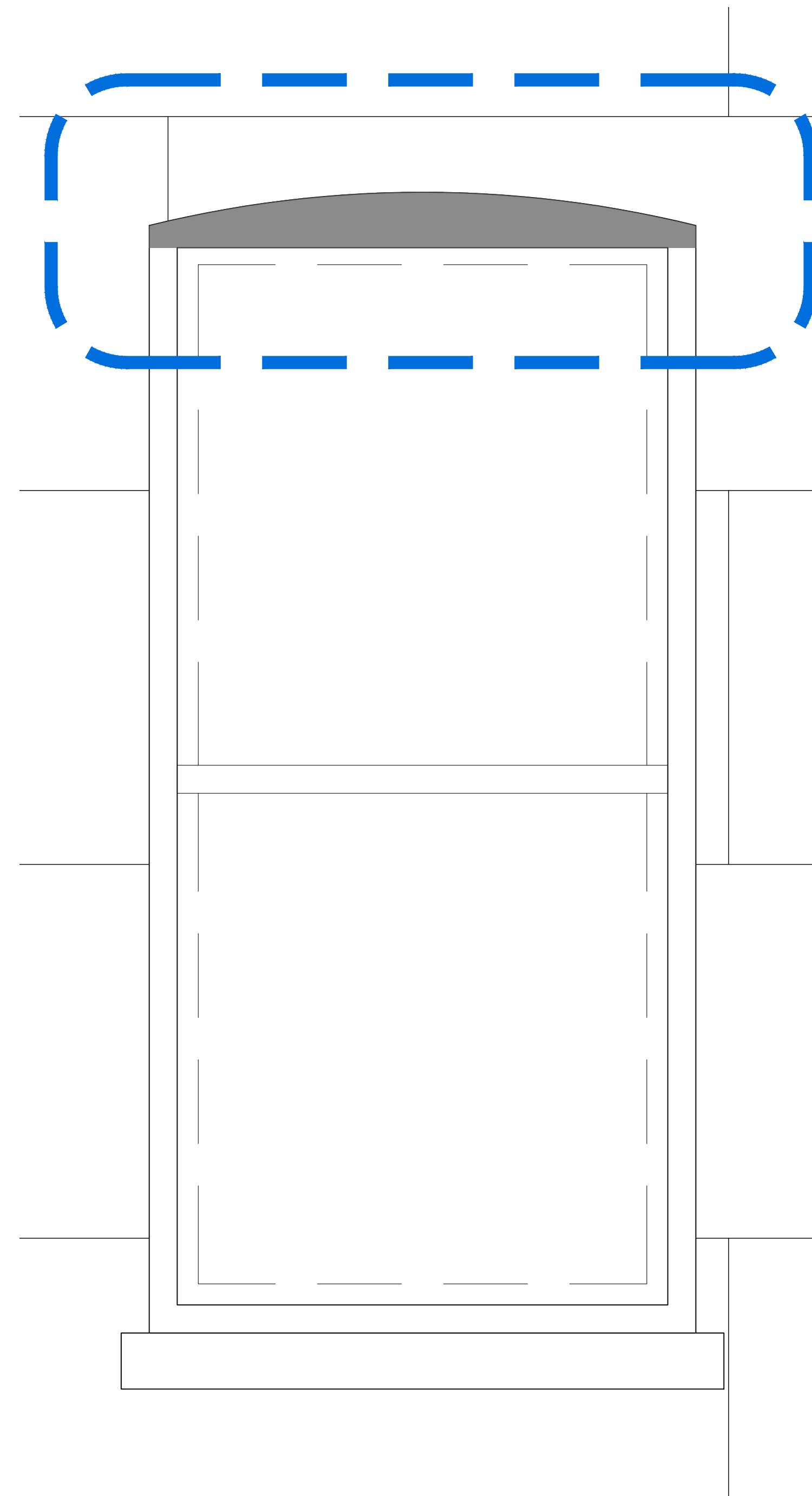
AS BUILT THIS CONDITION MAINTAINS ARCH PROFILE AND PRIMARY MASONRY FEATURES



PREVIOUSLY APPROVED CLOSED-UP



AS - BUILT CLOSED-UP



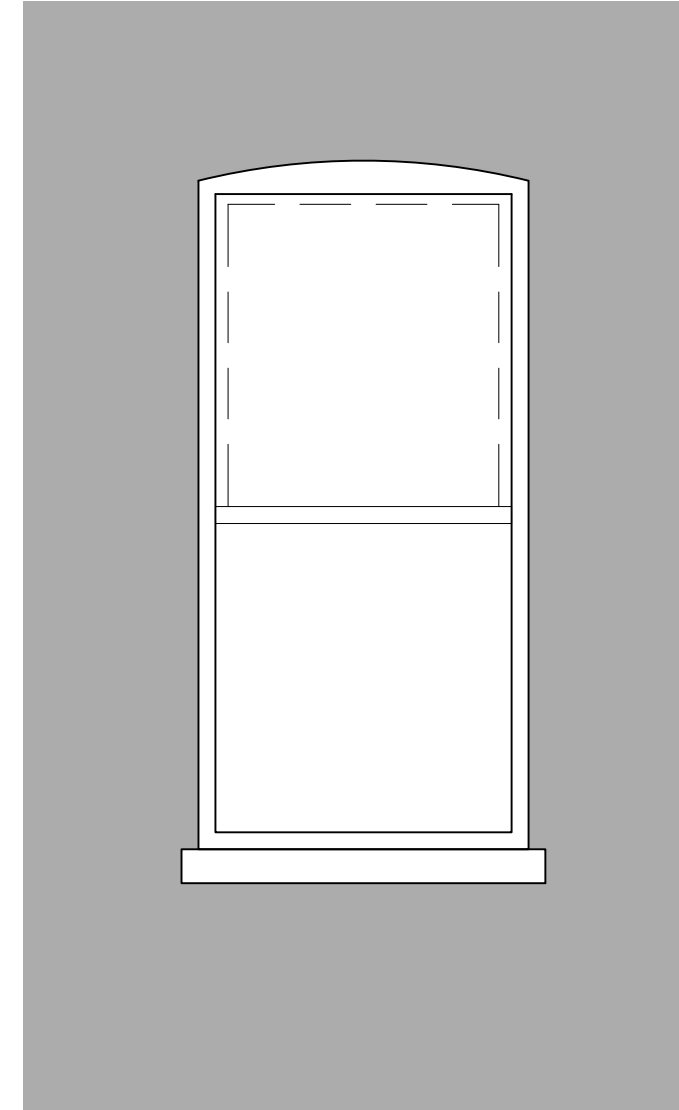
**RECTANGULAR WINDOWS
WITHIN EXISTING
SEGMENTAL ARCH
OPENINGS
MAINTAINS ARCH PROFILE
AND EXISTING OPENING**



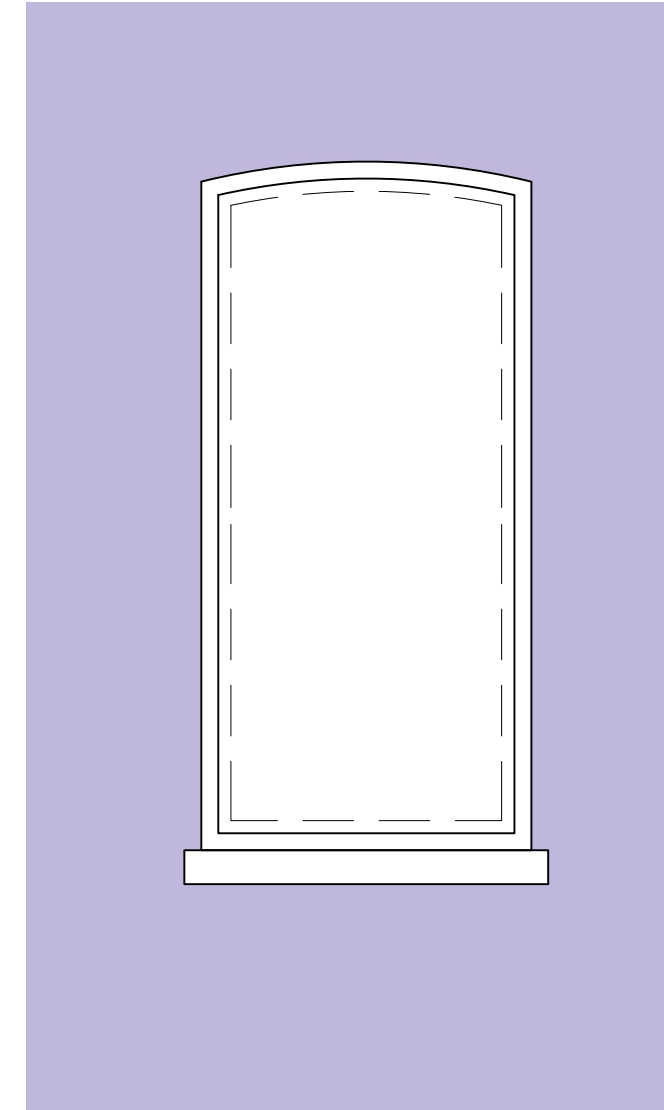
WINDOWS TYPE DIAGRAM ON CARLTON AVENUE

**AS BUILT
RECTANGULAR
WINDOWS WITHIN
ARCH OPENING**

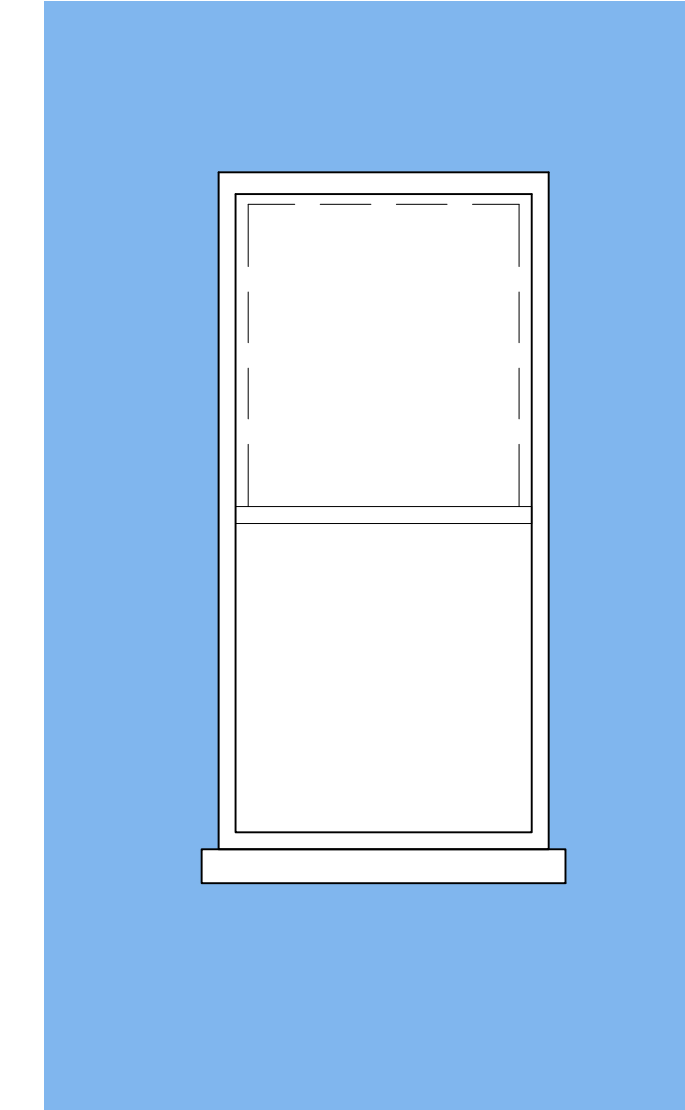
**CONSISTENT WITH
THIS BLOCK**



**ARCH
WINDOWS**



**FLAT HEAD
OPENINGS**



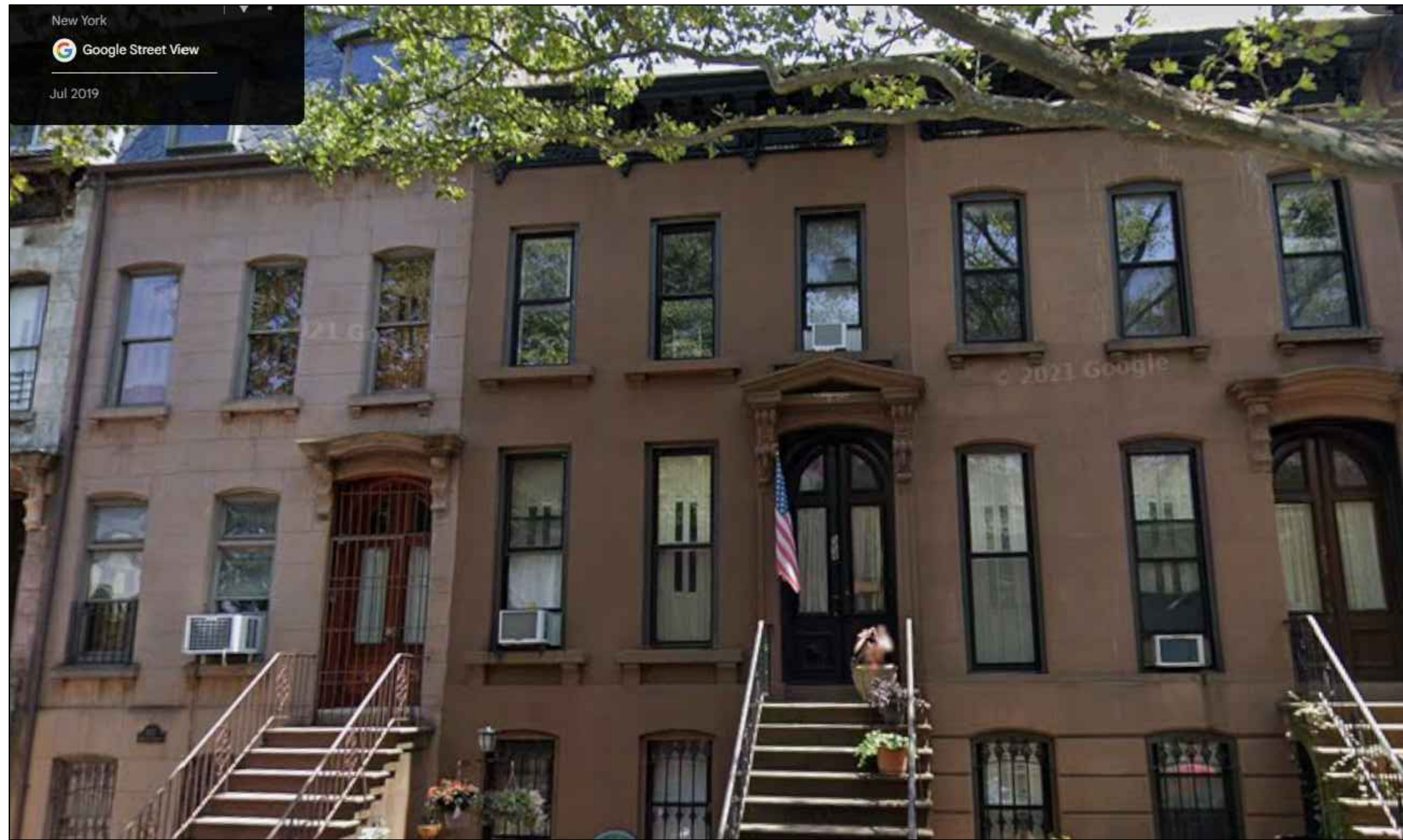
8 BUILDINGS OUT OF 12 WITH RECTANGULAR WINDOW WITH IN ARCH OPENING (9 BLDG INCLUDING OUR SITE)

1 BUILDING OUT OF 12 WITH ARCH WINDOWS WITH ARCH OPENING

2 BUILDINGS OUT OF 12 WITH STRAIGHT WINDOWS- NO ARCH OPENING



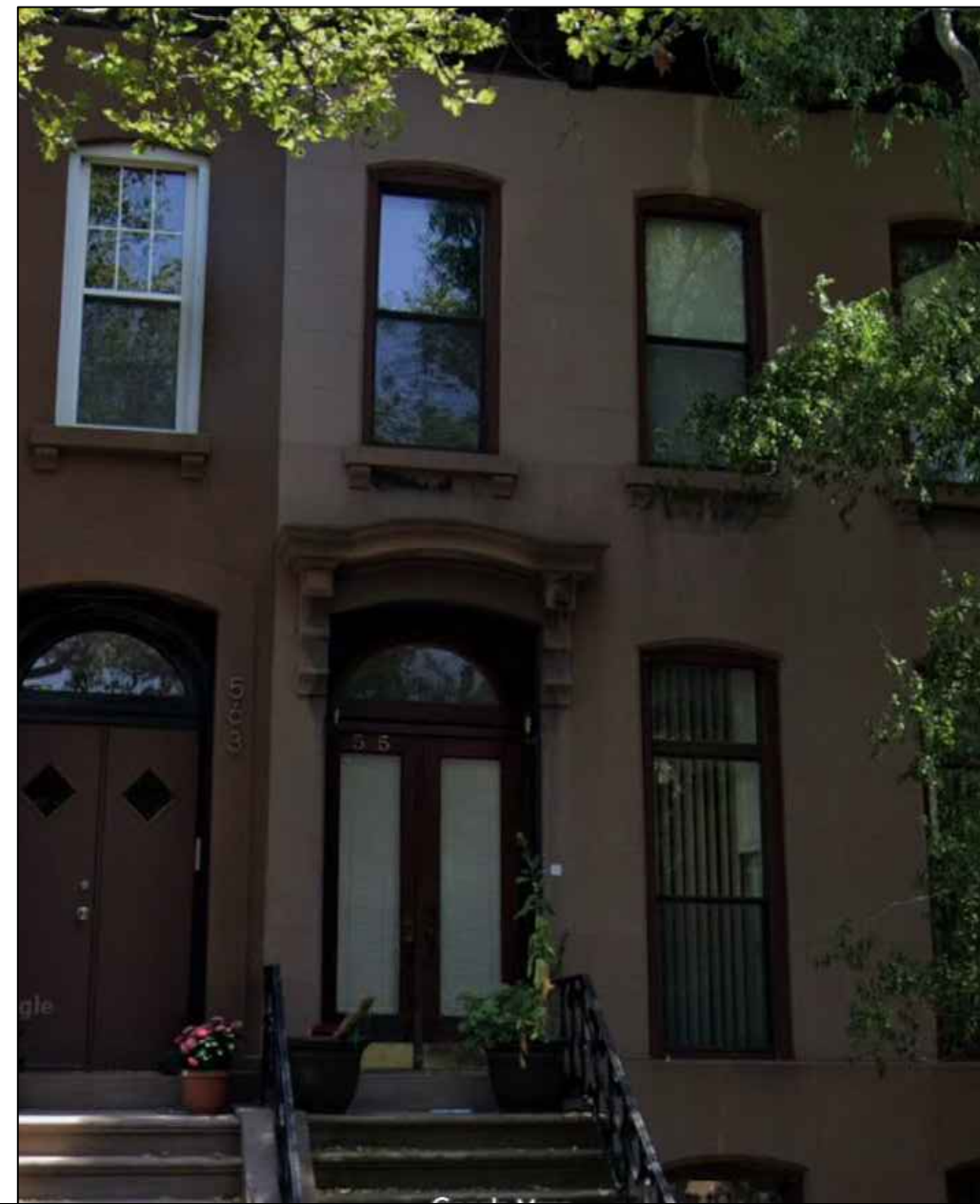
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BLDG. # 557
RECTANGULAR
WINDOWS
WITHIN ARCH
OPENING



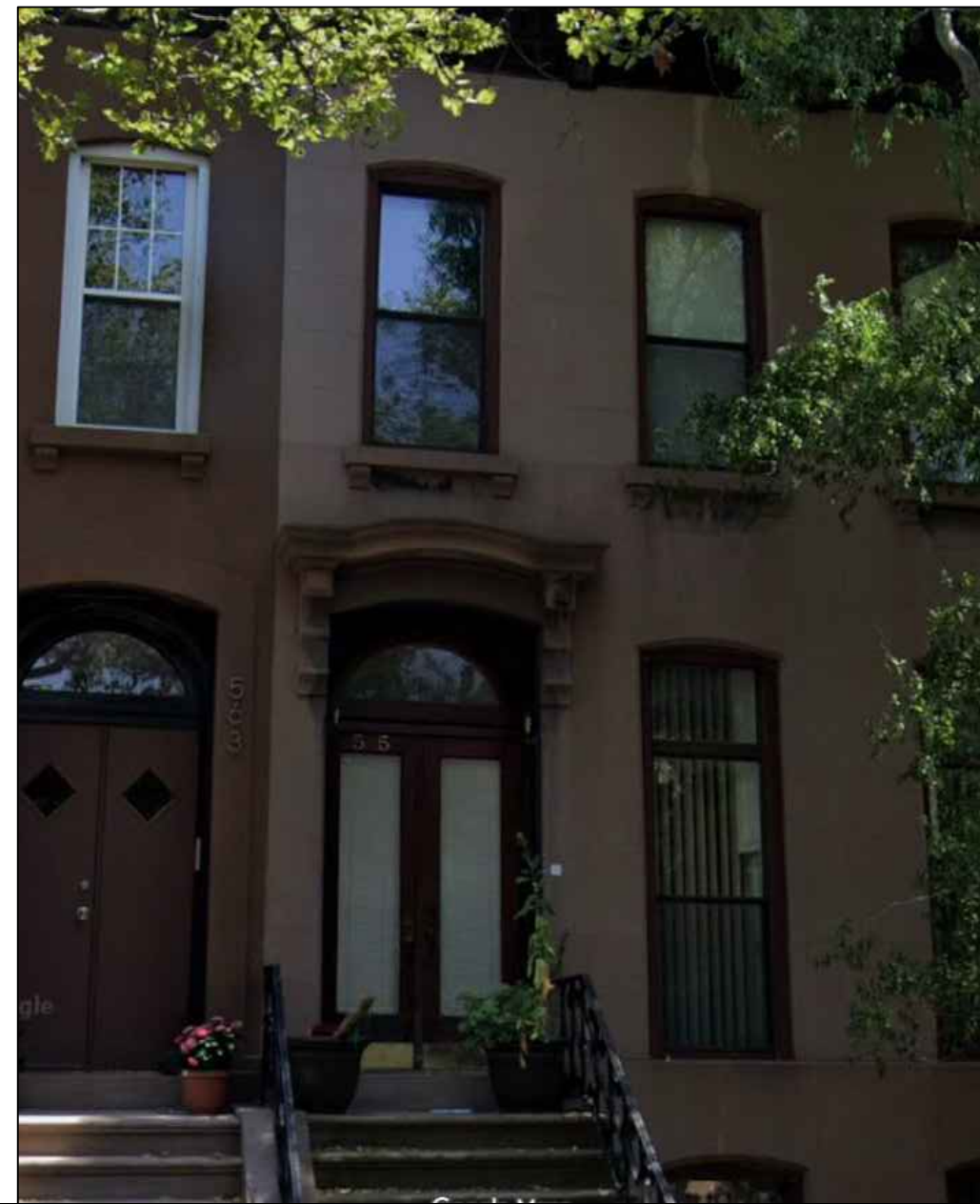
BLDG. # 559
RECTANGULAR
WINDOWS



BLDG. # 561
RECTANGULAR
WINDOWS
WITHIN ARCH
OPENING



BLDG. # 563
RECTANGULAR
WINDOWS
WITHIN ARCH
OPENING



BLDG. # 565
RECTANGULAR
WINDOWS
WITHIN ARCH
OPENING
ORNAMENTAL
RAILING



BLDG. # 567
RECTANGULAR
WINDOWS
WITHIN ARCH
OPENING

ONLY 1 BUILDING OUT
OF 12 WITH SEGMENTAL
WINDOW WITH IN ARCH
OPENING

ONLY 1 BUILDING
OUT OF 12 WITH
SEGMENTAL
WINDOW WITH IN
ARCH OPENING



BLDG. # 567
RECTANGULAR
WINDOWS
WITHIN ARCH
OPENING

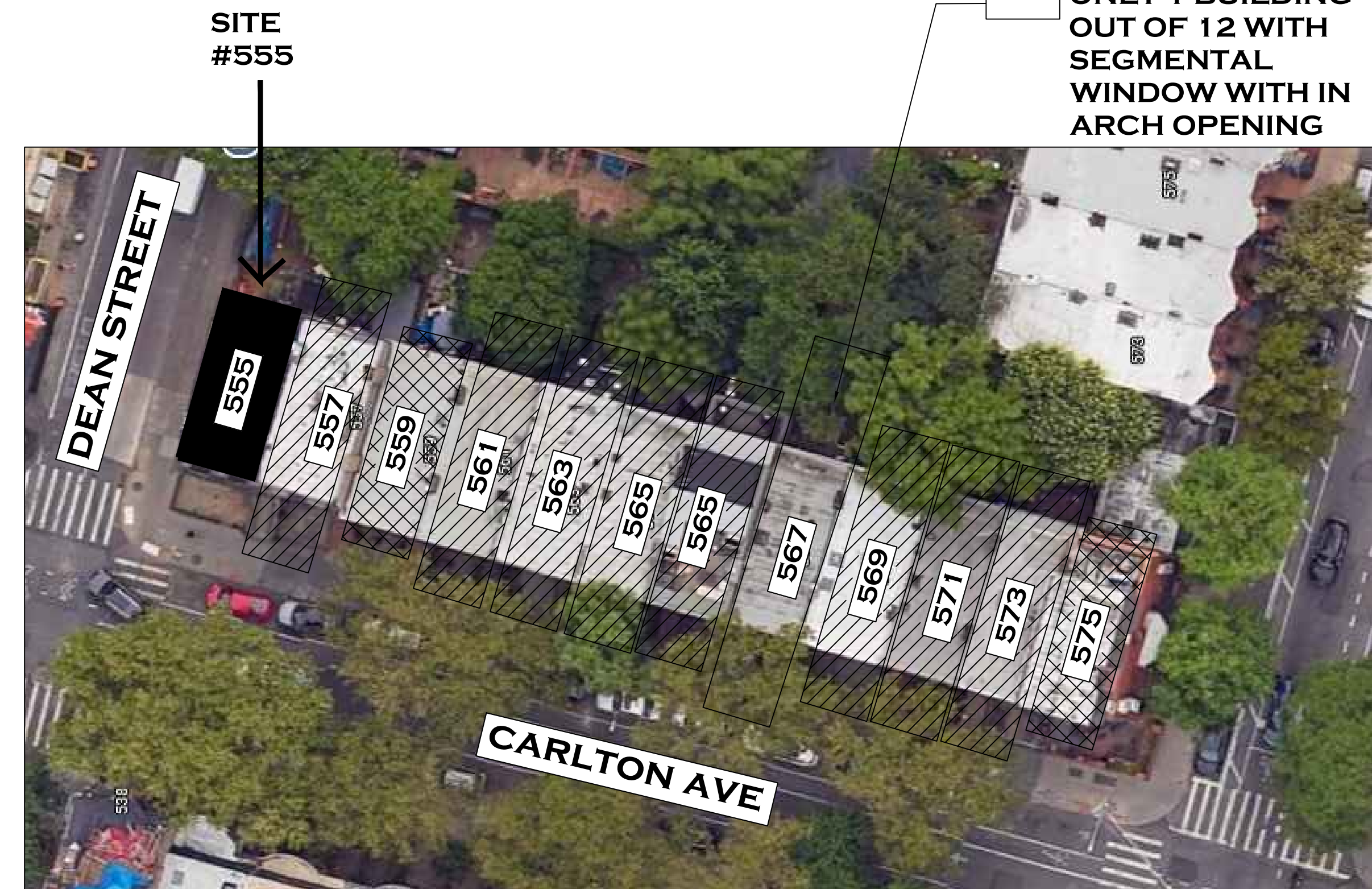
**BLDG. # 567
SEGMENTAL
WINDOW
WITHIN ARCH
OPENING

BLDG. # 569
RECTANGULAR
WINDOWS
WITHIN ARCH
OPENING

BLDG. # 571
RECTANGULAR
WINDOWS
WITHIN ARCH
OPENING

BLDG. # 573
RECTANGULAR
WINDOWS
WITHIN ARCH
OPENING

BLDG. # 575
STRAIGHT
WINDOWS



PREVAILING CONDITION ON THIS BLOCK
RECTANGULAR WINDOWS WITHIN
SEGMENTAL ARCH OPENING

8 BUILDINGS OUT OF
12 WITH
RECTANGULAR
WINDOW WITH IN
ARCH OPENING

2 BUILDINGS OUT OF
12 WITH STRAIGHT
WINDOWS- NO ARCH
OPENING

RECTANGULAR WINDOW STUDY ON ENTIRE BLOCK WITHIN THE SEGMENTAL - ARCH OPENING

SCALE: N.T.S.

5/19/2026 1:25:15 PM

PRE-EXISTING PHOTO
FACADE A DEAN STREET - NORTH



AS - BUILT
FACADE A DEAN STREET - NORTH



PRE-EXISTING
REAR ELEVATION - SECONDARY FACADE



VIEW FROM DEAN STREET

AS - BUILT
REAR ELEVATION - SECONDARY FACADE

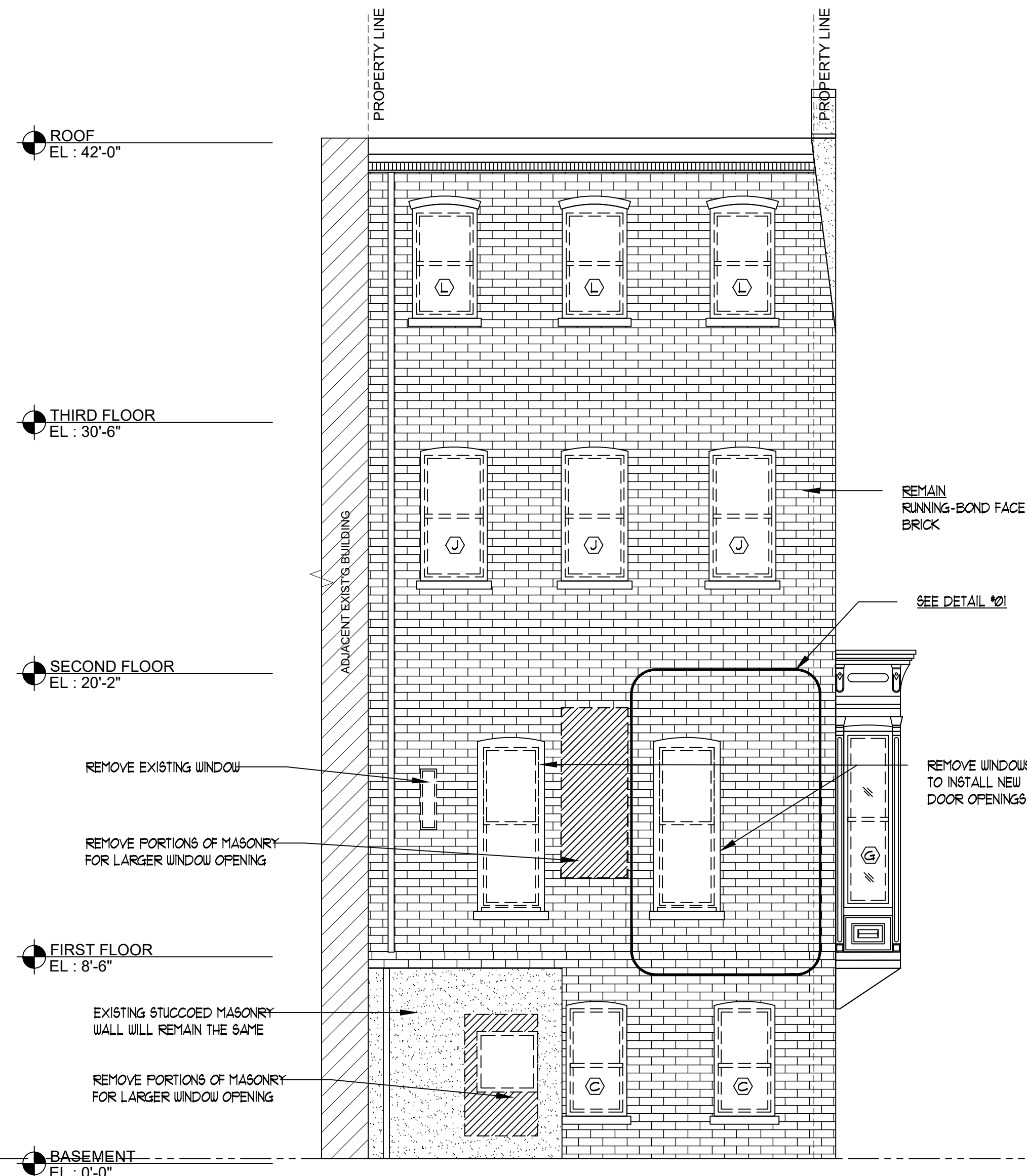


VIEW FROM DEAN STREET

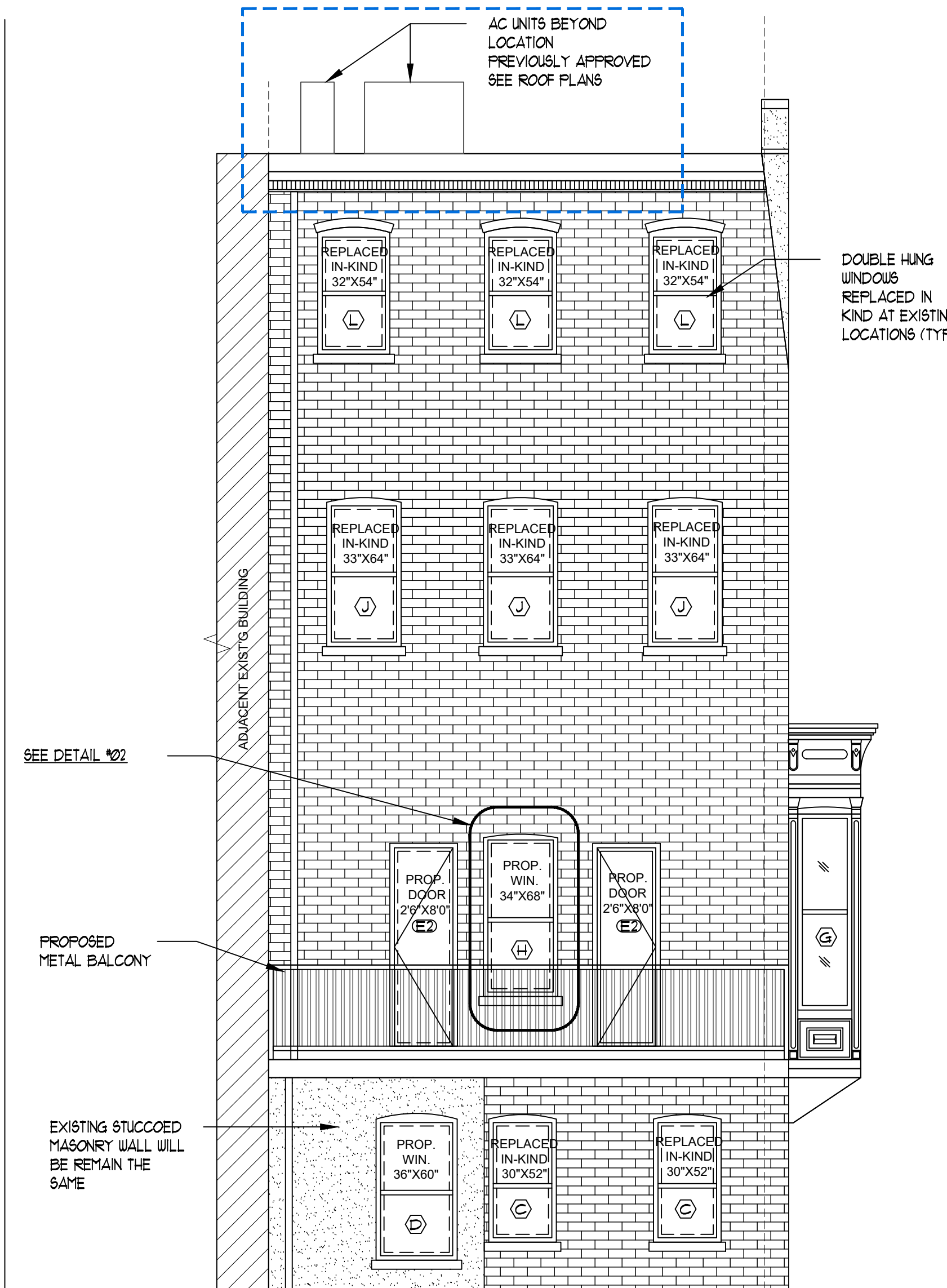
PRE-EXISTING

PREVIOUSLY APPROVED

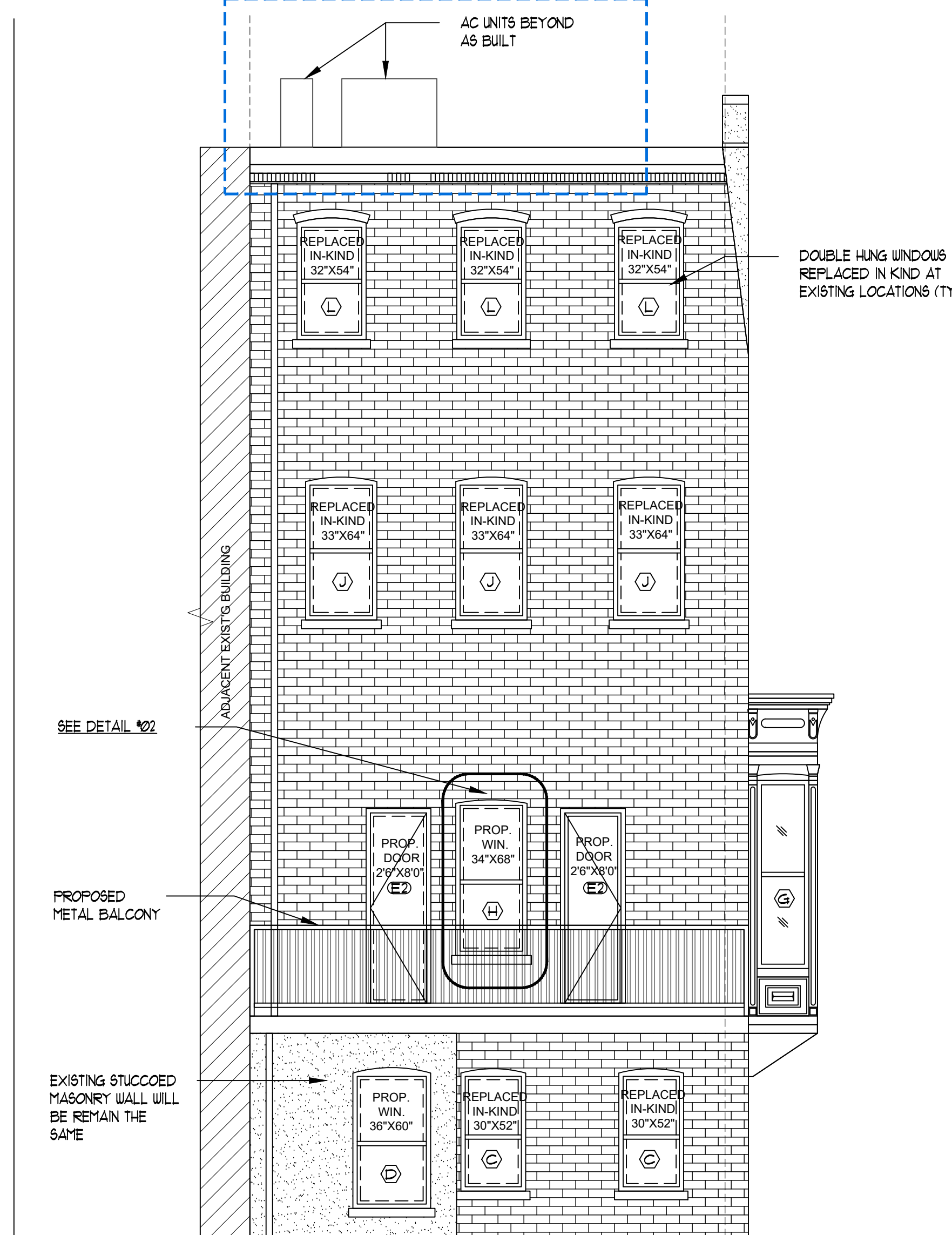
AS - BUILT



EXISTING SECONDARY FACADE
SCALE: 1/4" = 1'-0"



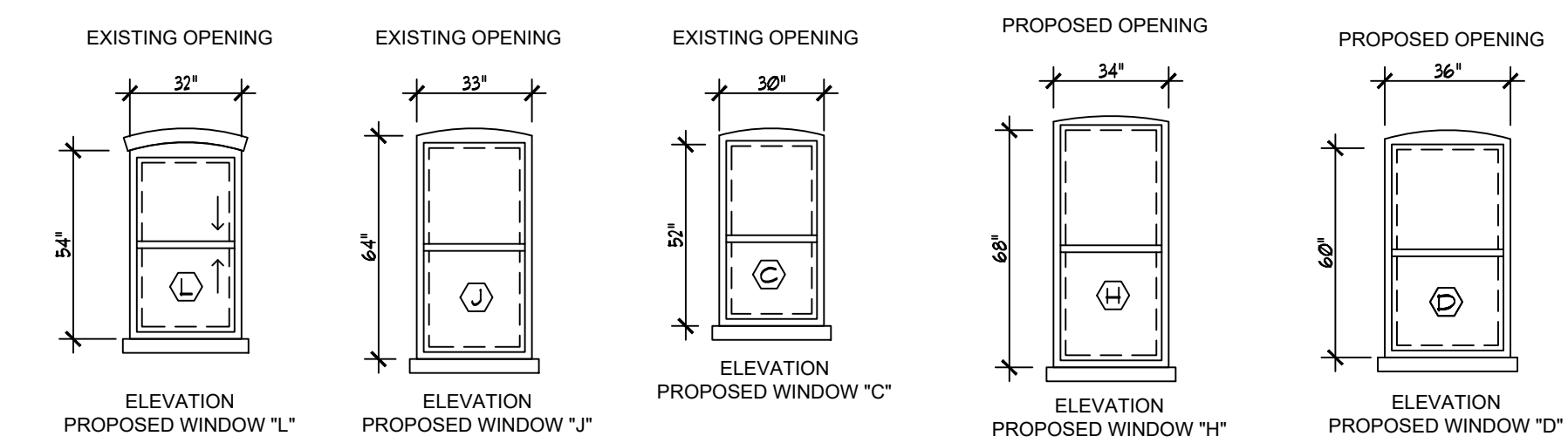
PREVIOUSLY APPROVED SECONDARY FACADE
SCALE: 1/4" = 1'-0"



AS BUILT SECONDARY FACADE
SCALE: 1/4" = 1'-0"

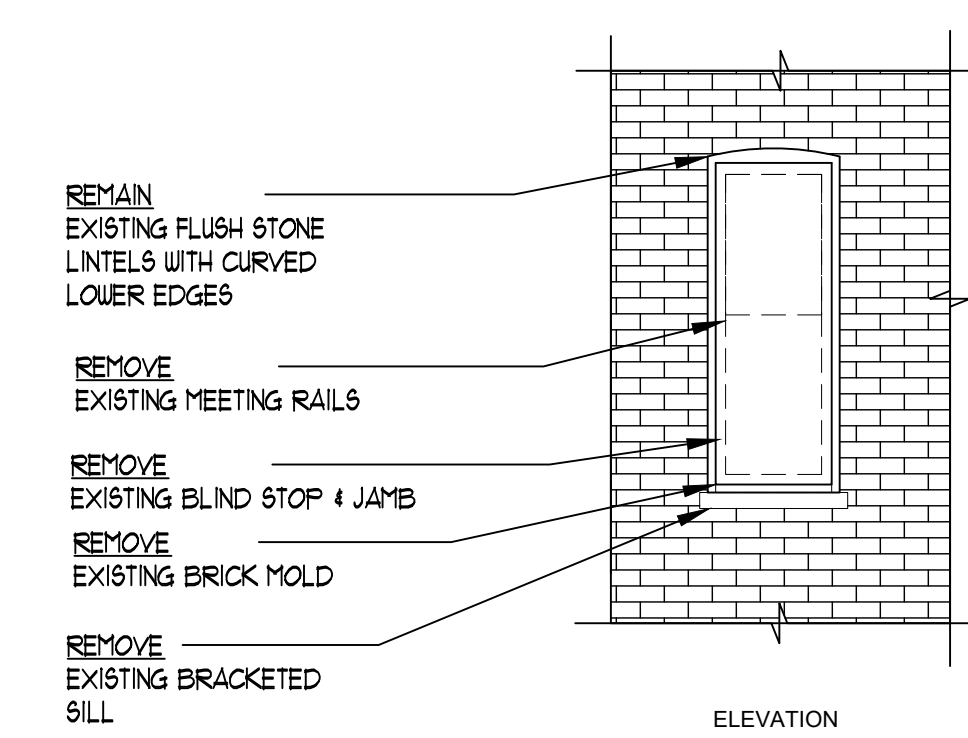


- PAINTING**
- CLEANING AND REMOVAL OF ALL DETERIORATED EXISTING PAINTING & COATING (APPROX. 100%) (METHODS AND PRODUCTS SHOULD BE THE GENTLEST POSSIBLE TO AVOID CAUSING DAMAGE)
 - *Always start with the mildest possible form of cleaning (such as mild soap, water, and a soft bristle brush) before proposing a stronger method.
 - PRESSURE WASHER SHOULD NOT BE USED ON WOOD OR OTHER FRAGILE SURFACES (WATER PRESSURE CANNOT EXCEED 500PSI ON MASONRY OR 300 PSI ON CAST IRON)
 - * To clean and remove paint or coatings, begin with the lowest possible water pressure and hold the nozzle at a safe distance. As needed, increase to the maximum allowable pressure.
- WINDOWS**
- REMOVE ALL EXISTING DOUBLE-HUNG WINDOW AND REPLACE IN KIND.
 - REMOVE ALL EXISTING BRICKMOLDS AND INSTALL NEW TO MATCH EXISTING

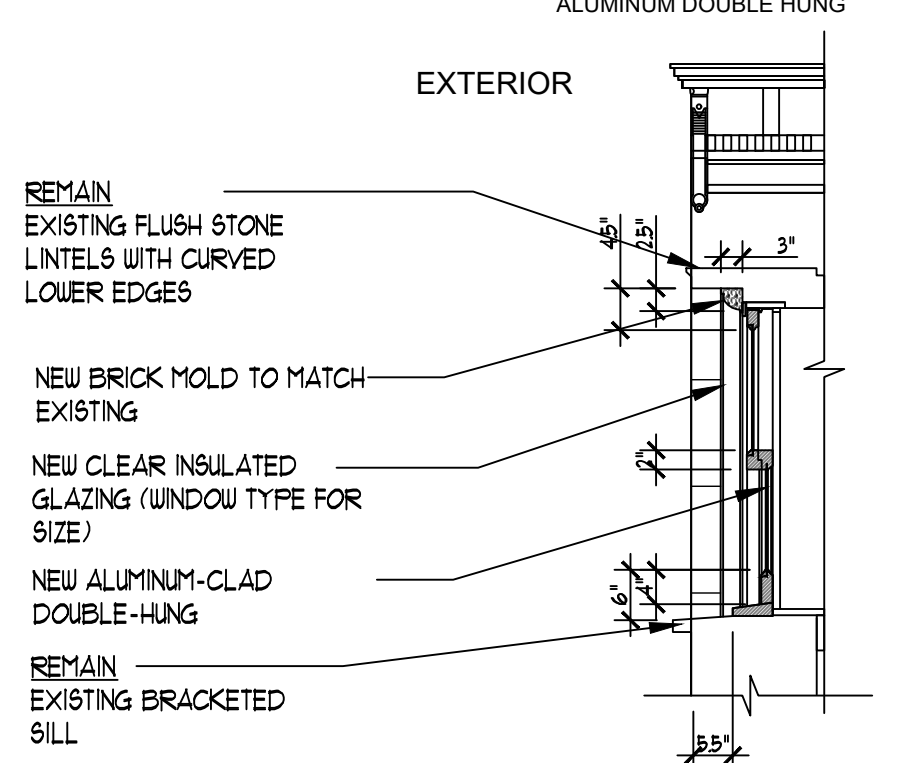
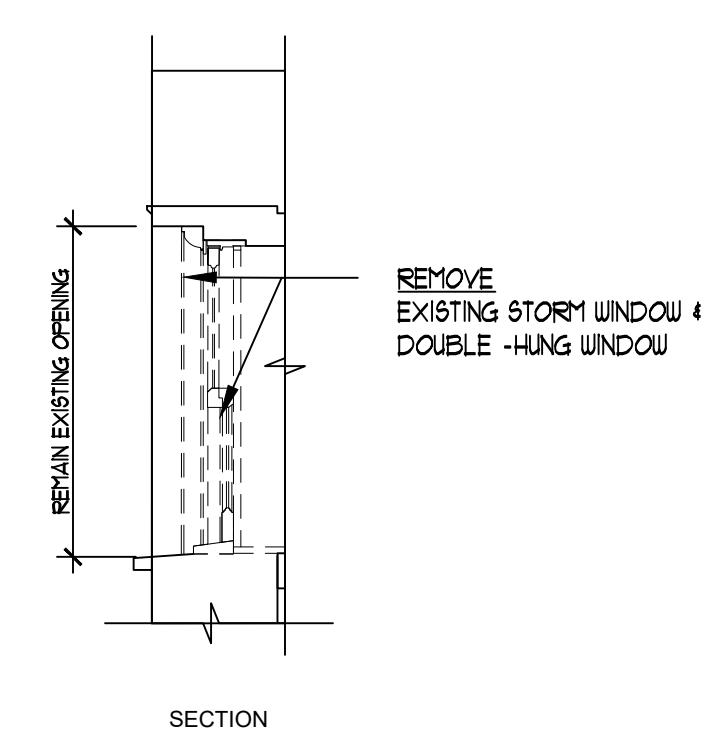


PREVIOUSLY APPROVED AND AS BUILT WINDOW TYPE
SCALE: 1/4" = 1'-0"

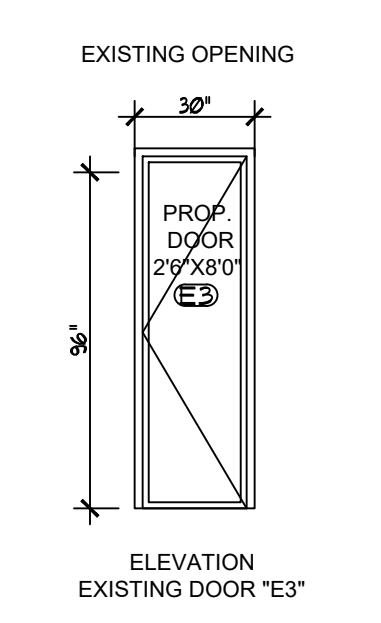
- NOTES:**
- MONDA WINDOW SYSTEMS, M6000 SERIES THERMAL BREAK ALUMINUM DOUBLE HUNG



REMOVAL OF WINDOW PARTIAL DETAIL
SCALE: 1/4" = 1'-0"

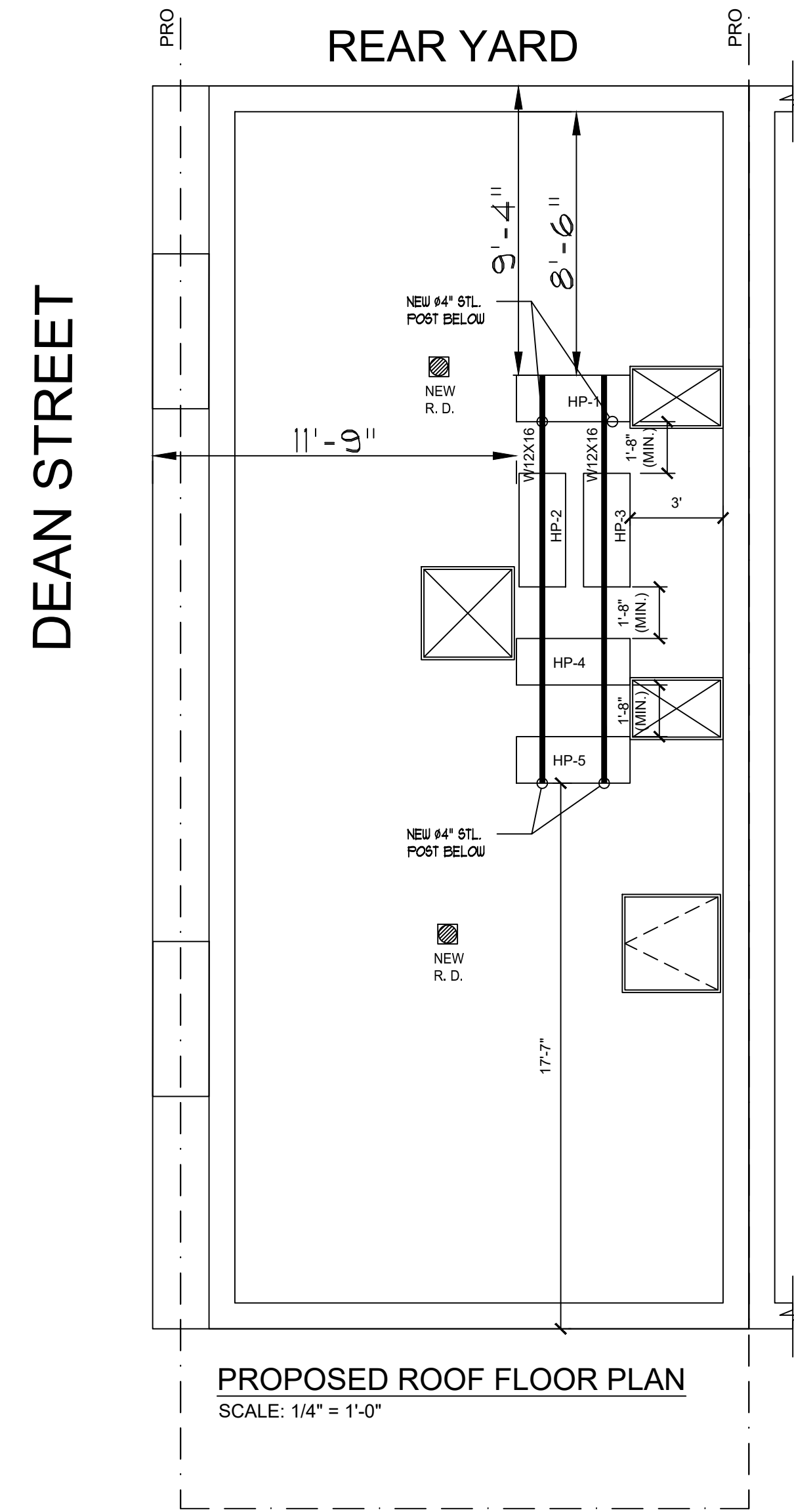


PREVIOUSLY APPROVED D AND AS BUILT WINDOW SECTION
SCALE: N.T.S.

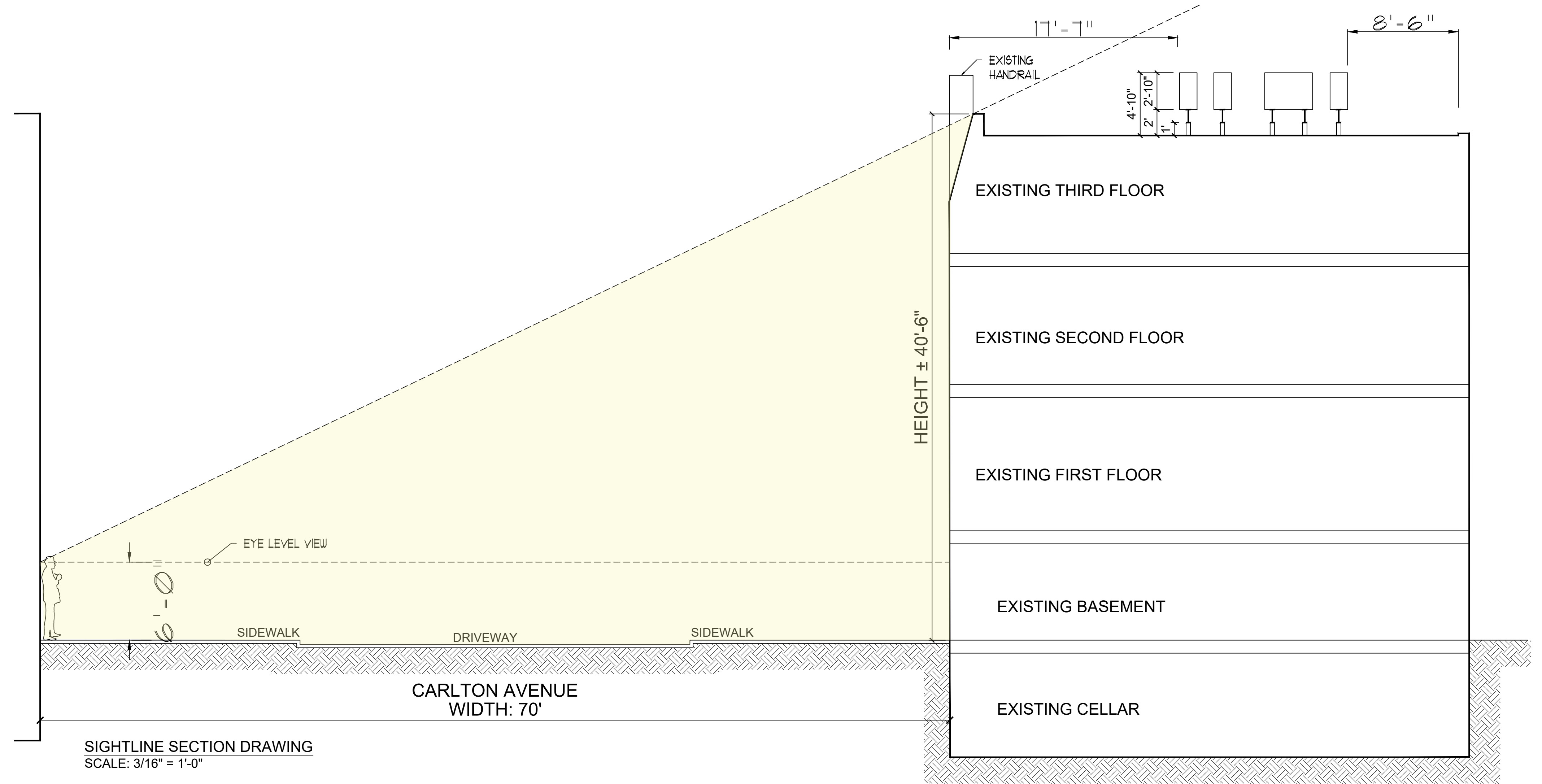


PREVIOUSLY APPROVED AND AS BUILT DOOR TYPE
SCALE: 1/4" = 1'-0"

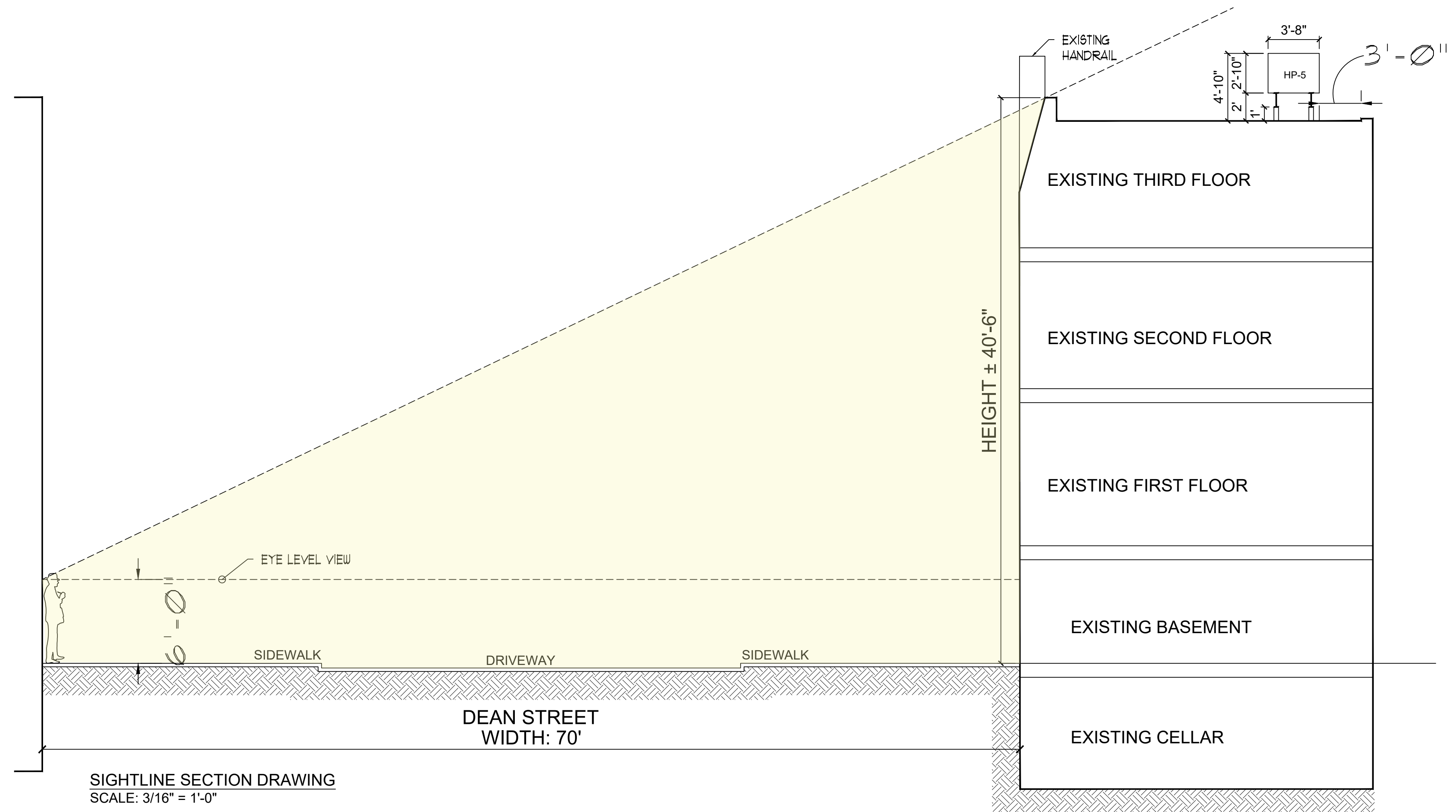
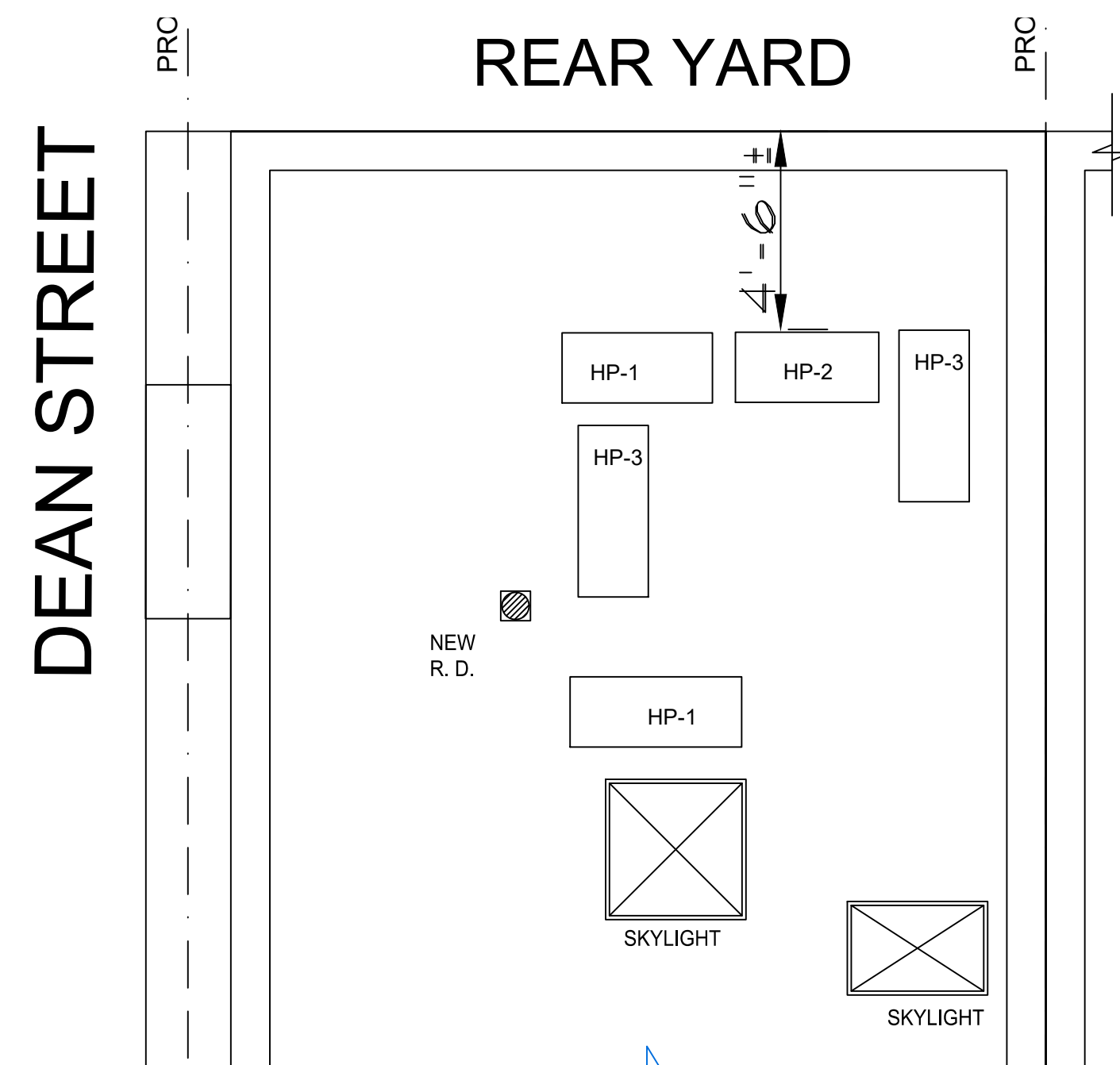
PREVIOUSLY APPROVED HVAC - VISIBILITY DIAGRAMS



DEAN STREET



AS BUILT



5/18/2026 1:25:41 PM

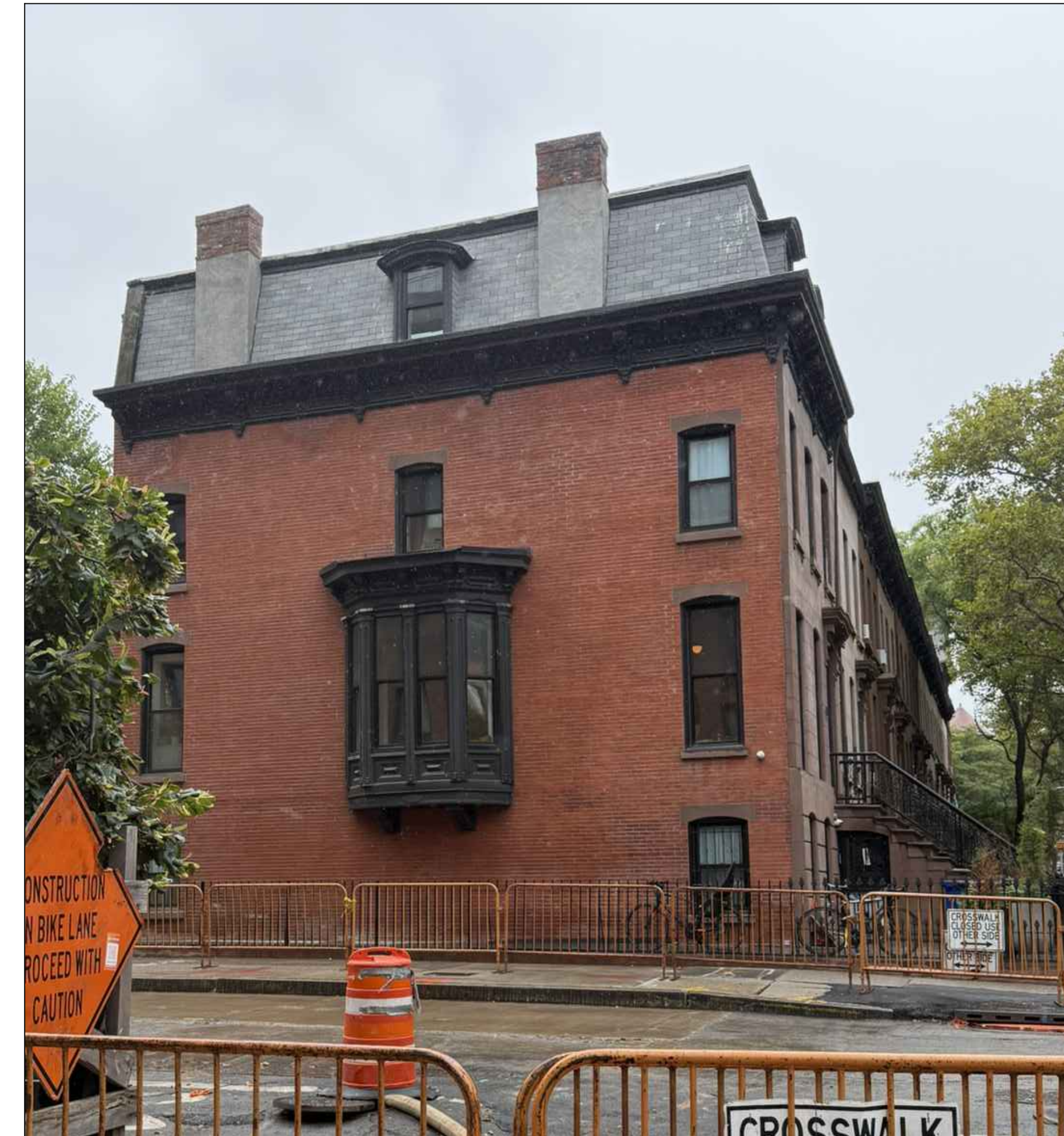
AS - BUILT - HVAC VISIBILITY



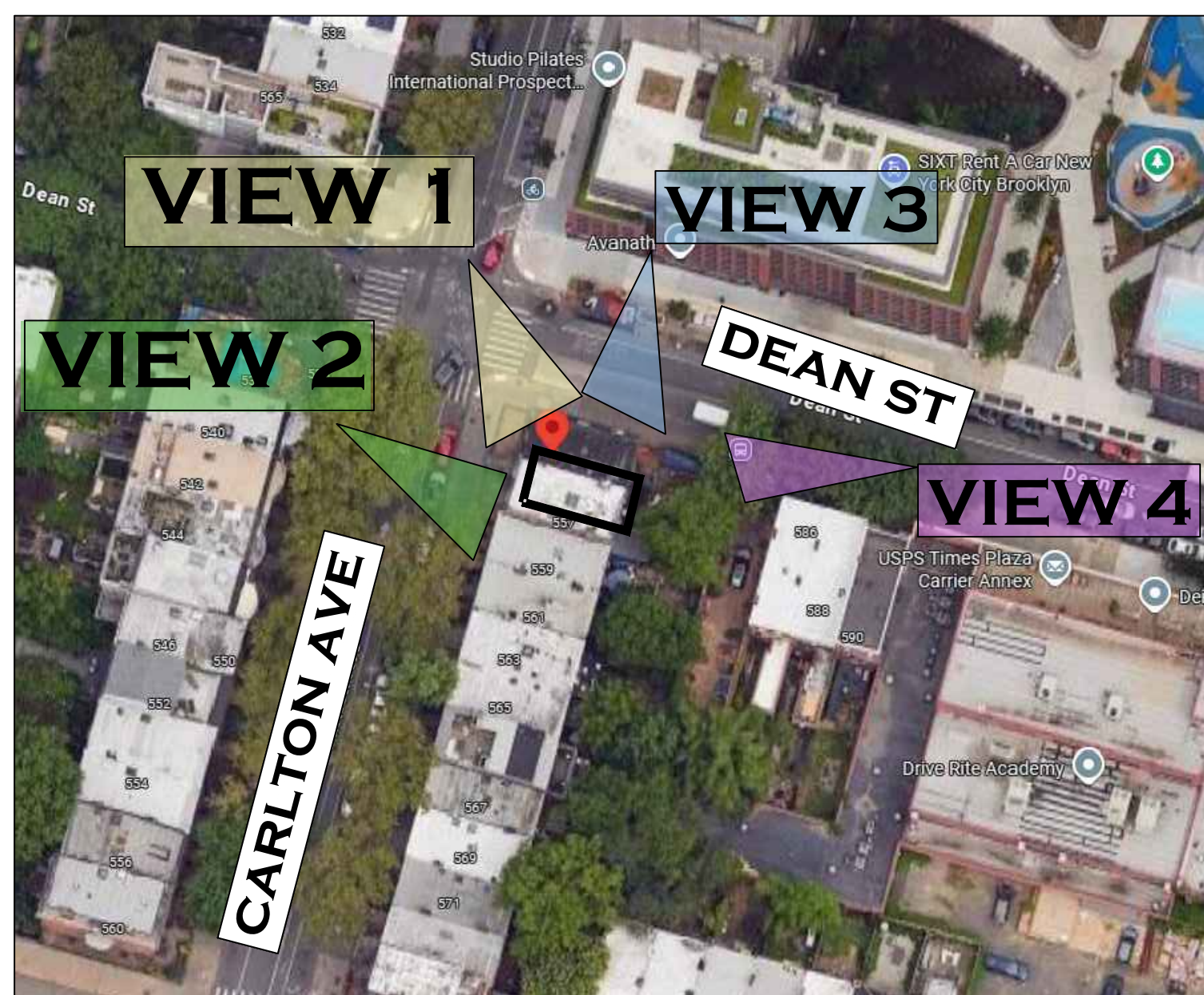
VIEW 1
AS BUILT CONDITION WITH AC UNITS ON ROOF
SCALE: N.T.S.



VIEW 2
AS BUILT CONDITION WITH AC UNITS ON ROOF
SCALE: N.T.S.



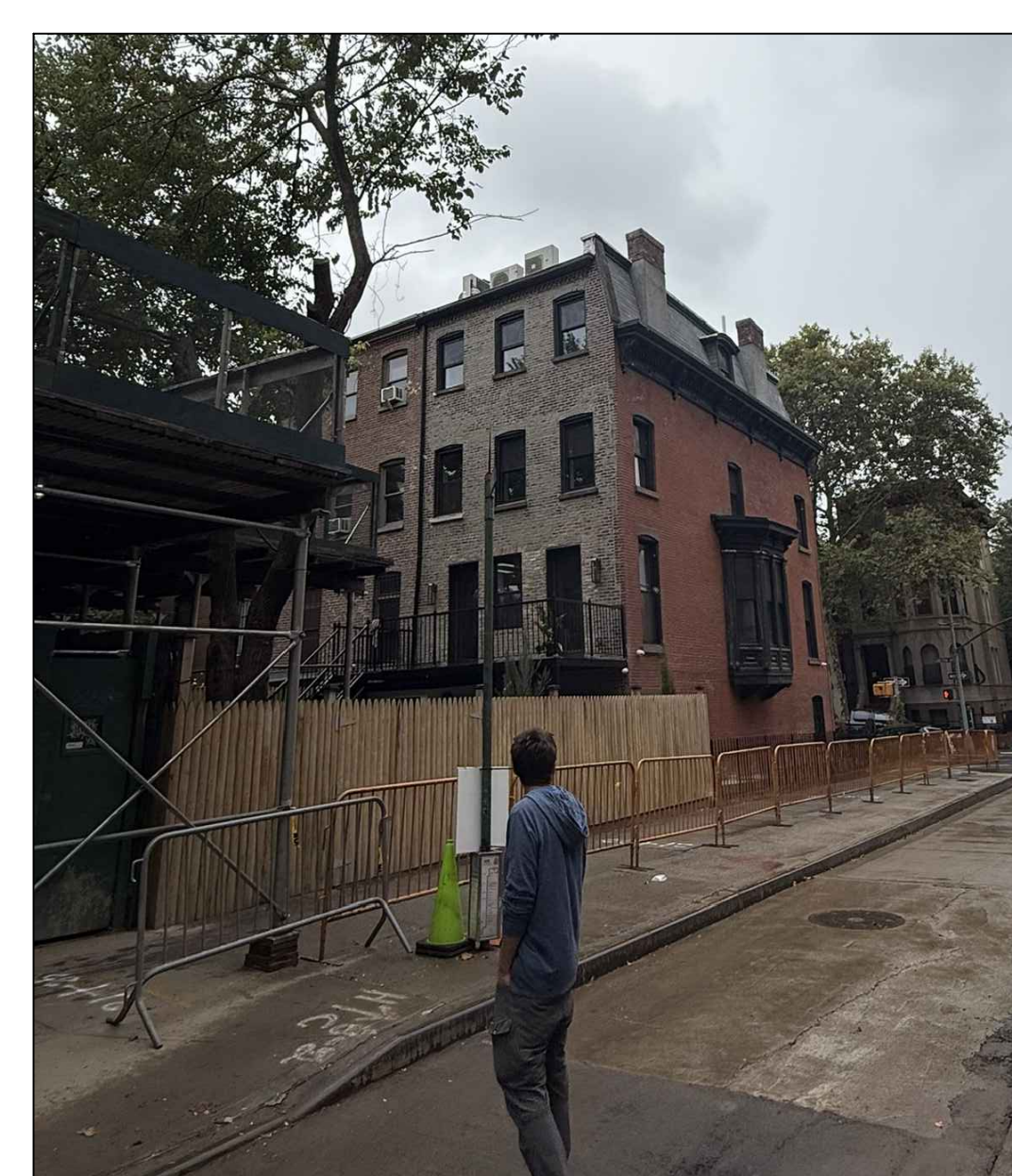
VIEW 3
AS BUILT CONDITION WITH AC UNITS ON ROOF
SCALE: N.T.S.



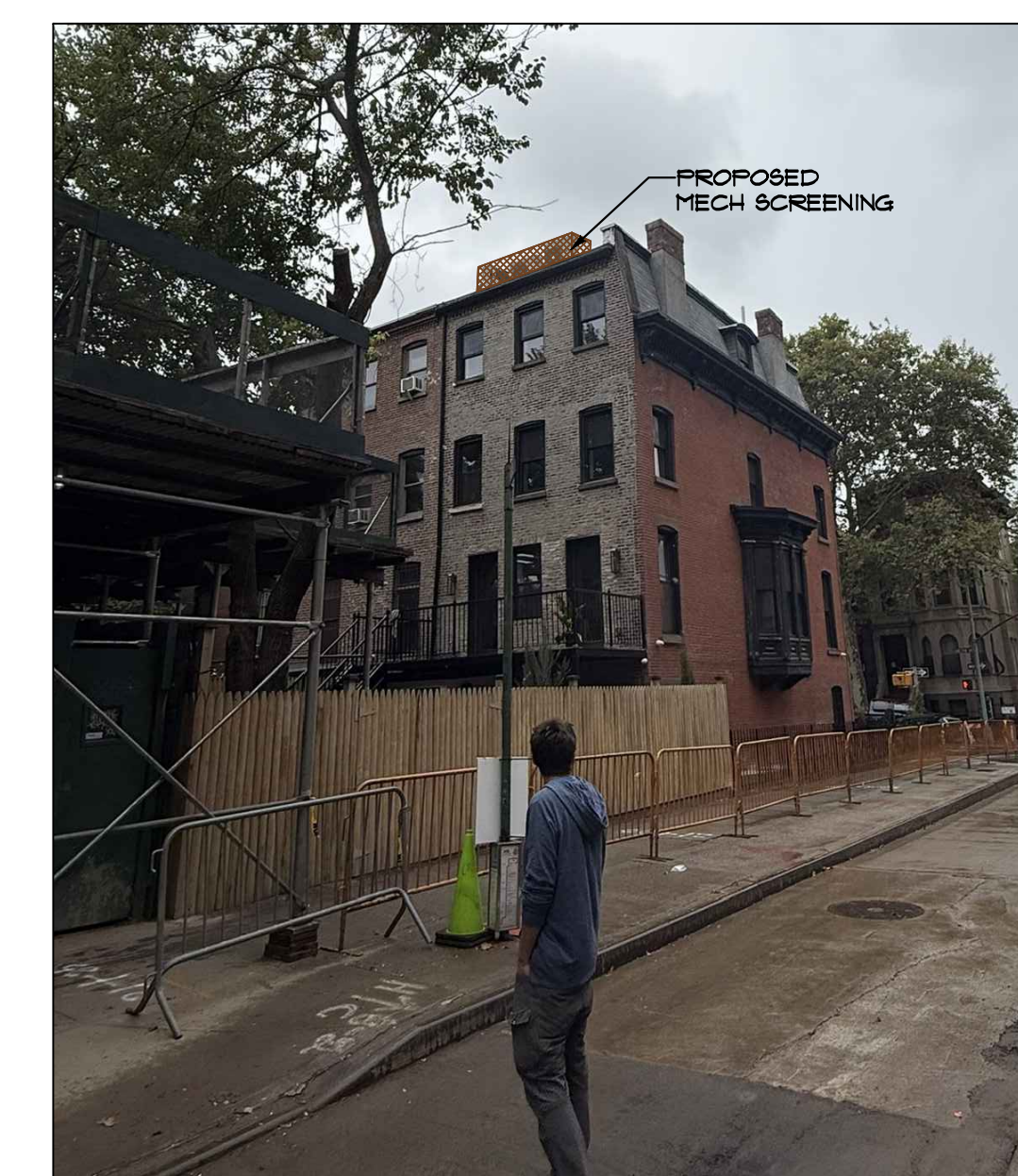
KEY MAP
VISIBILITY ANALYSIS OF AC CONDENSERS UNITS
ON PRIMARY AND SECONDARY FACADA (CARLTON DEAN STREET)
SCALE: N.T.S.



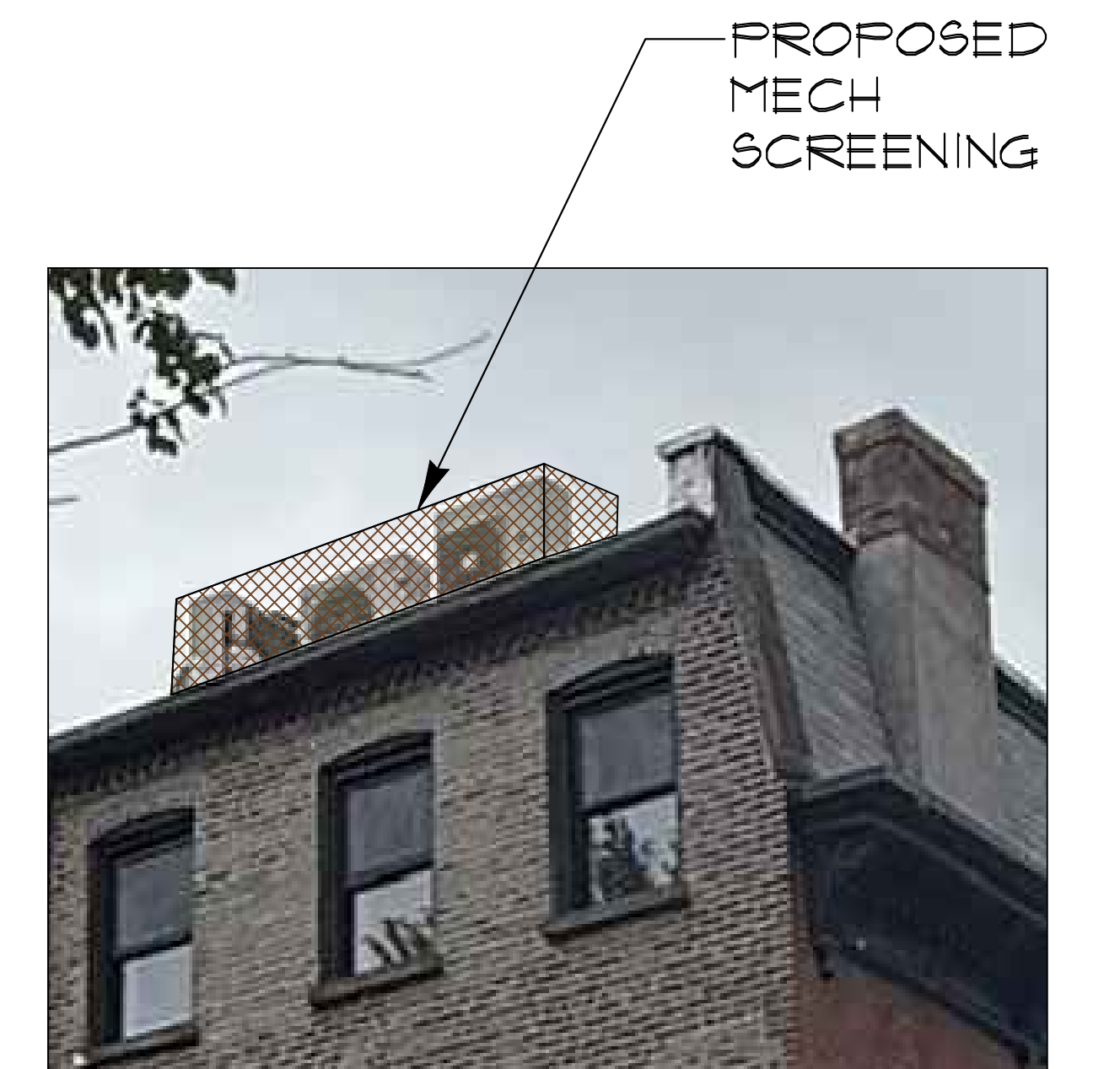
****VIEW 4**
AS BUILT CONDITION WITH AC UNITS
ON ROOF REAR VIEW - EASEMENT
SCALE: N.T.S.



****VIEW 4**
**(MINIMALLY VISIBLE
FROM THE PUBLIC
RIGHT OF WAY)**



****VIEW 4**
PROPOSED MECH SCREENING
SCALE: N.T.S.



****VIEW 4 - CLOSE UP**

GUARDRAIL / HANDRAIL AT MAIN ENTRY

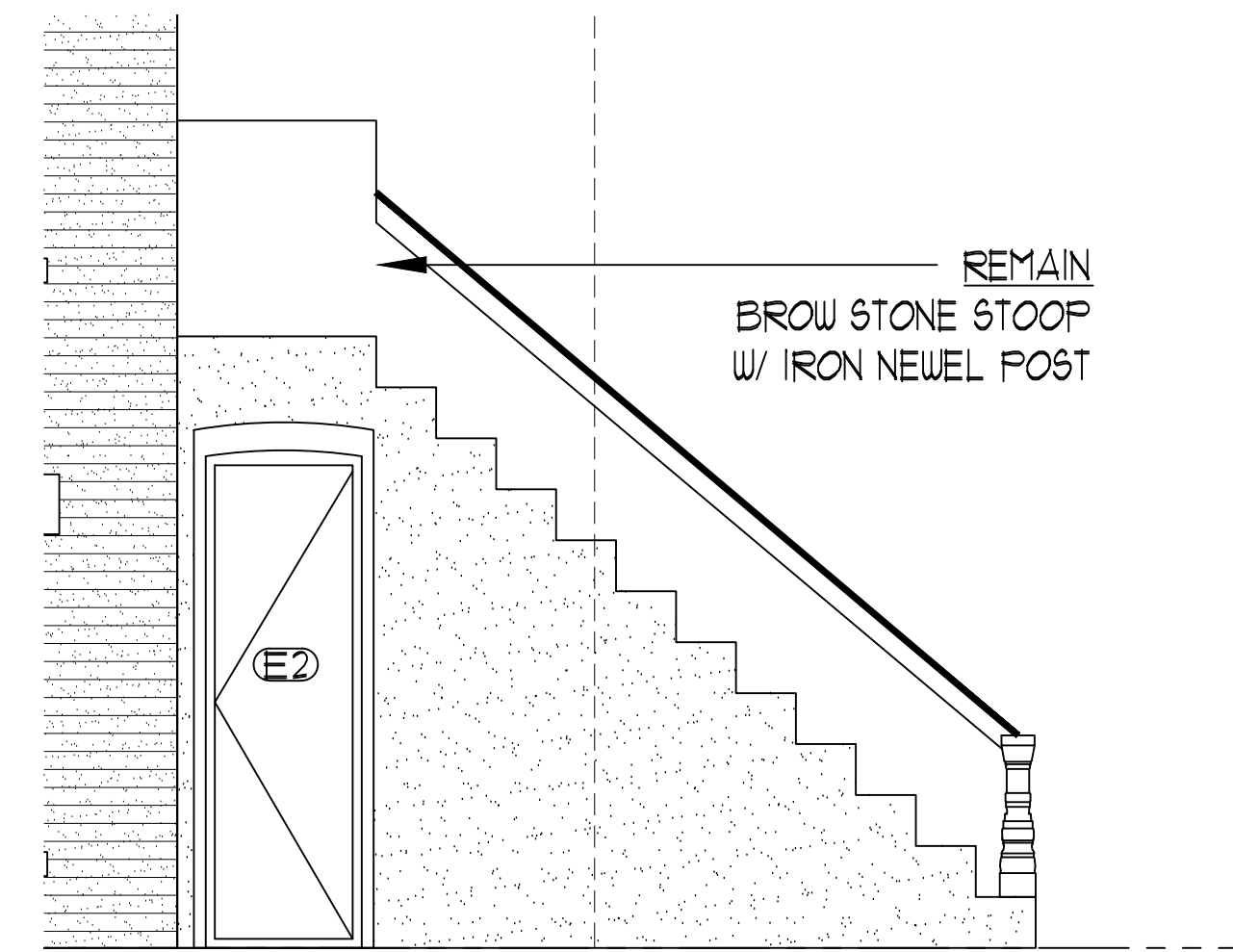
HISTORIC 1940s



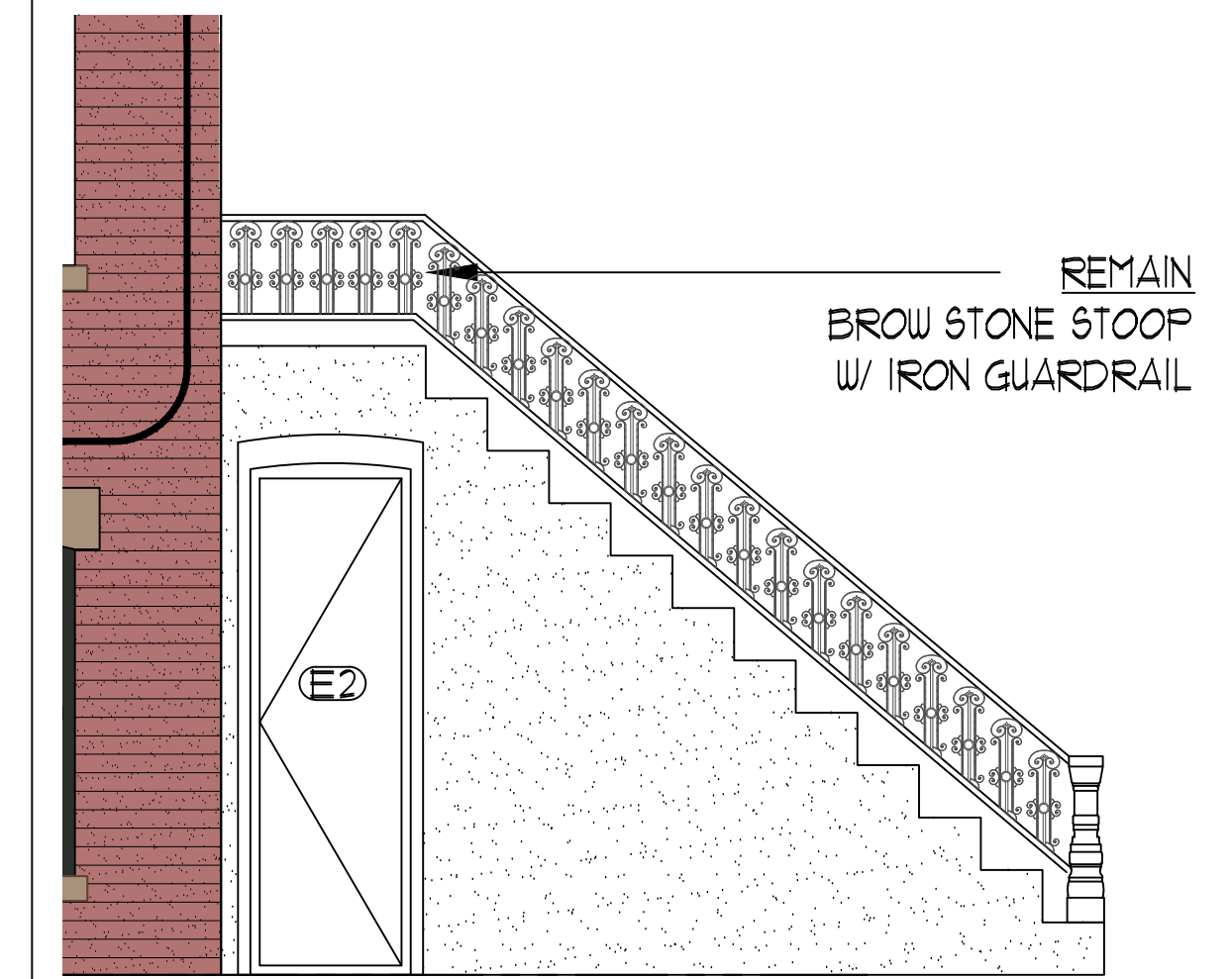
PRE-EXISTING



PREVIOUSLY APPROVED



AS - BUILT

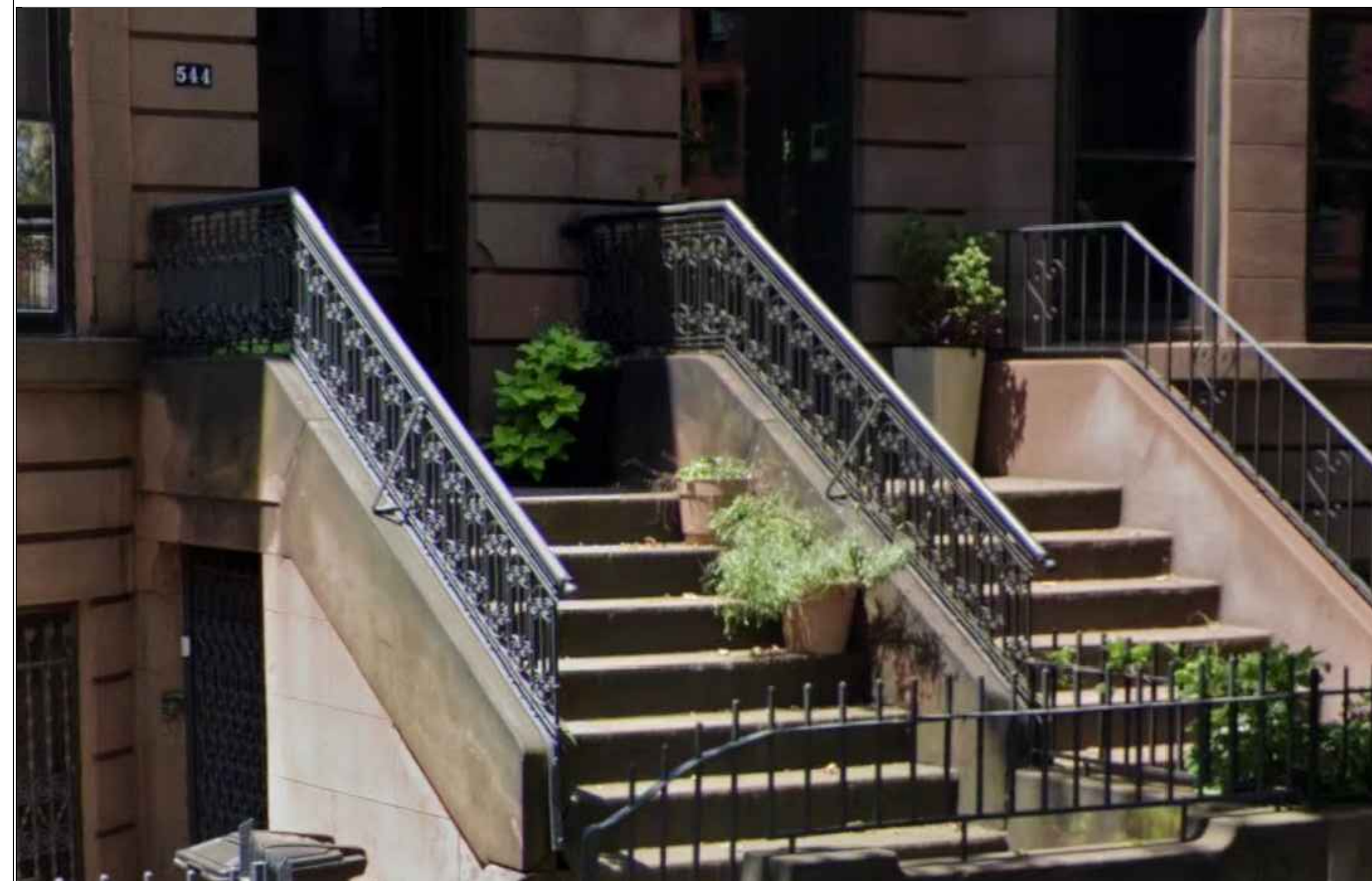


AS - BUILT

DESIGN AND MATERIAL ARE CONSISTENT WITH TYPICAL IRONWORK CONDITIONS FOUND ON THE BLOCK

NEIGHBORHOOD HANDRAIL - IRON / METAL

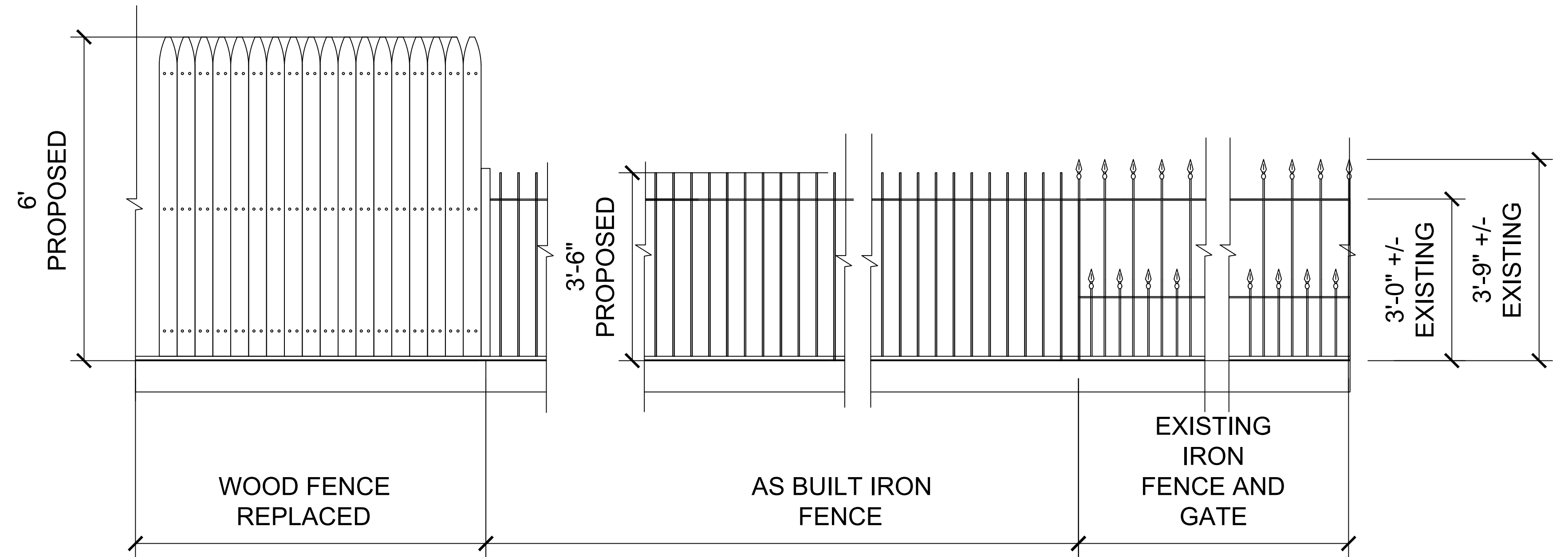
544 CARLTON



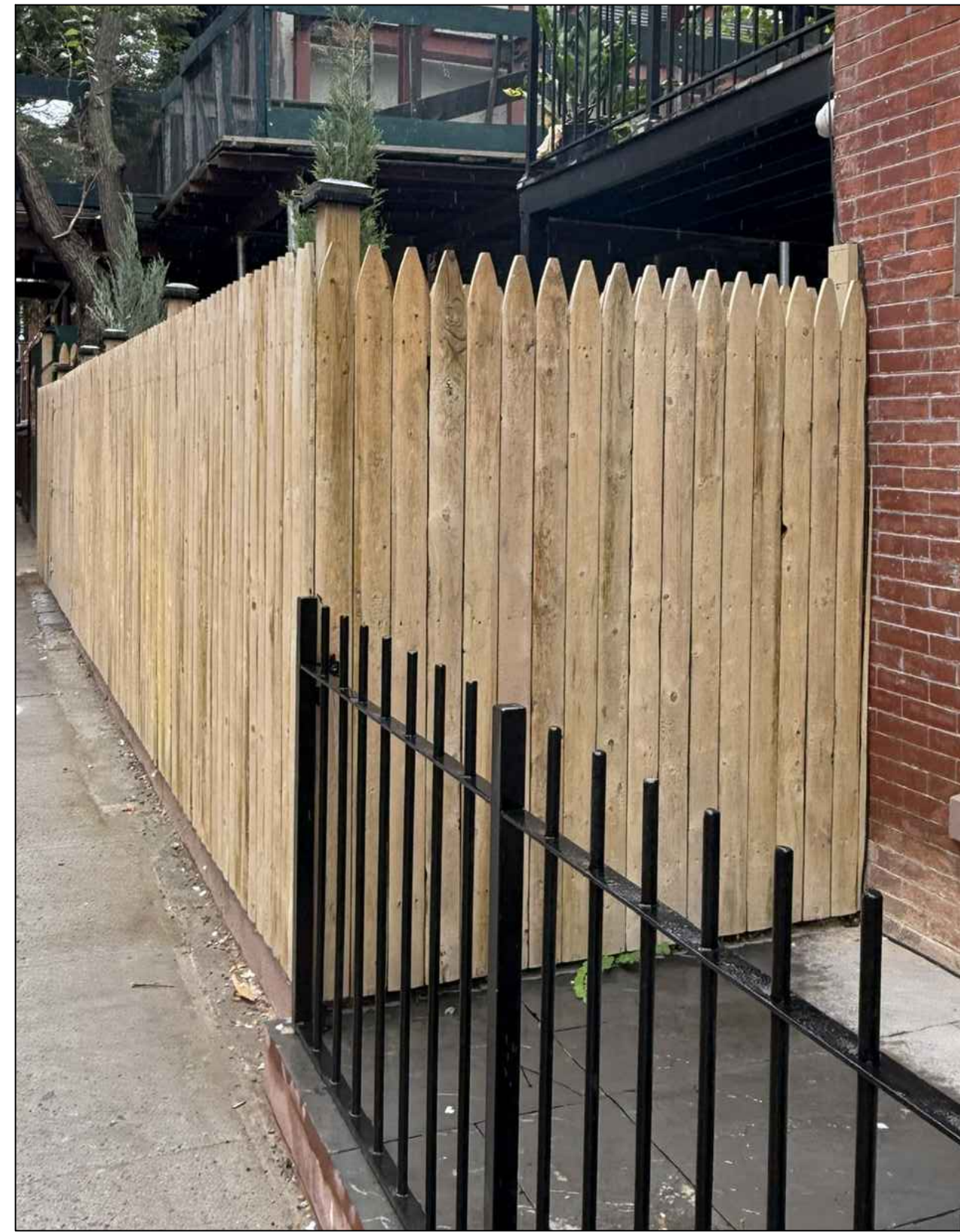
PRE-EXISTING CONDITIONS



AS-BUILT FENCE AND GATE



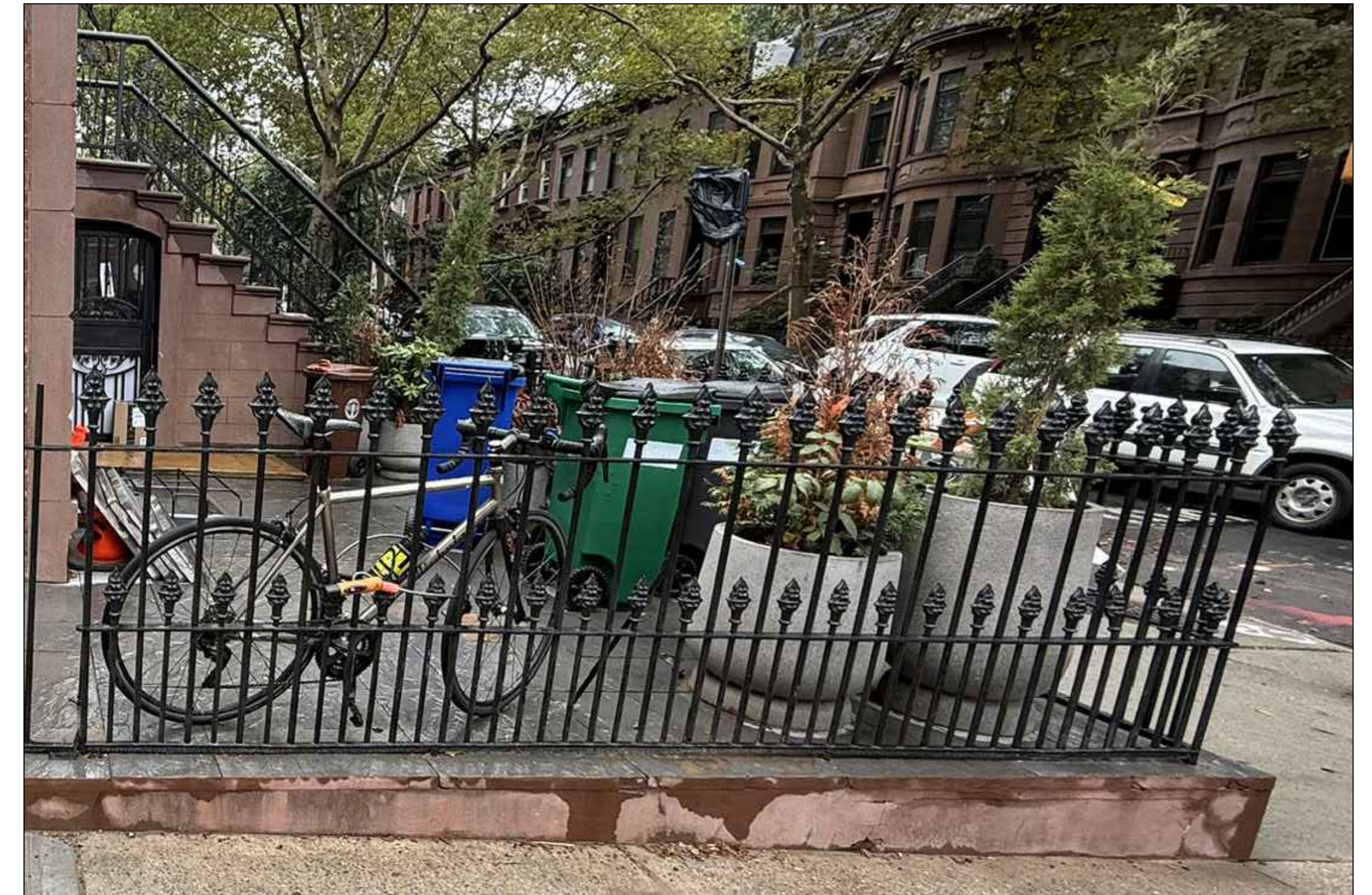
AS BUILT WOOD AND IRON FENCE
SCALE: N.T.S.



AS BUILT WOOD FENCE
SCALE: N.T.S.

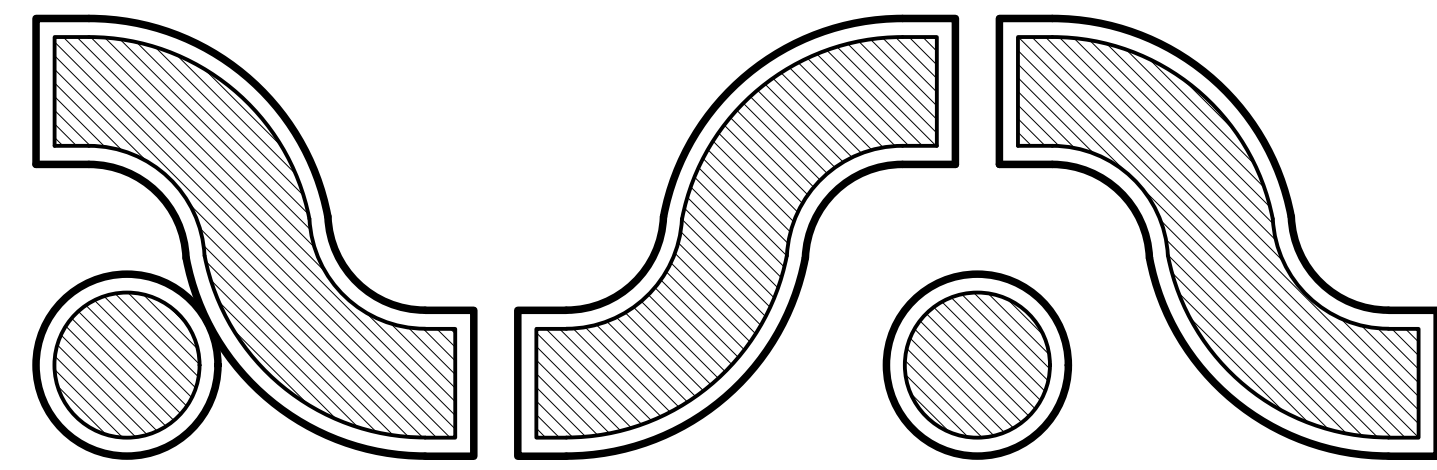


AS BUILT IRON FENCE
SCALE: N.T.S.



EXISTING IRON FENCE
SCALE: N.T.S.

5/19/2026 1:26:17 PM



ARNOLD S. MONTAG ARCHITECT
AM/PM DESIGN & CONSULTING, P.C.

THANK YOU

May 19, 2026
Public Hearing

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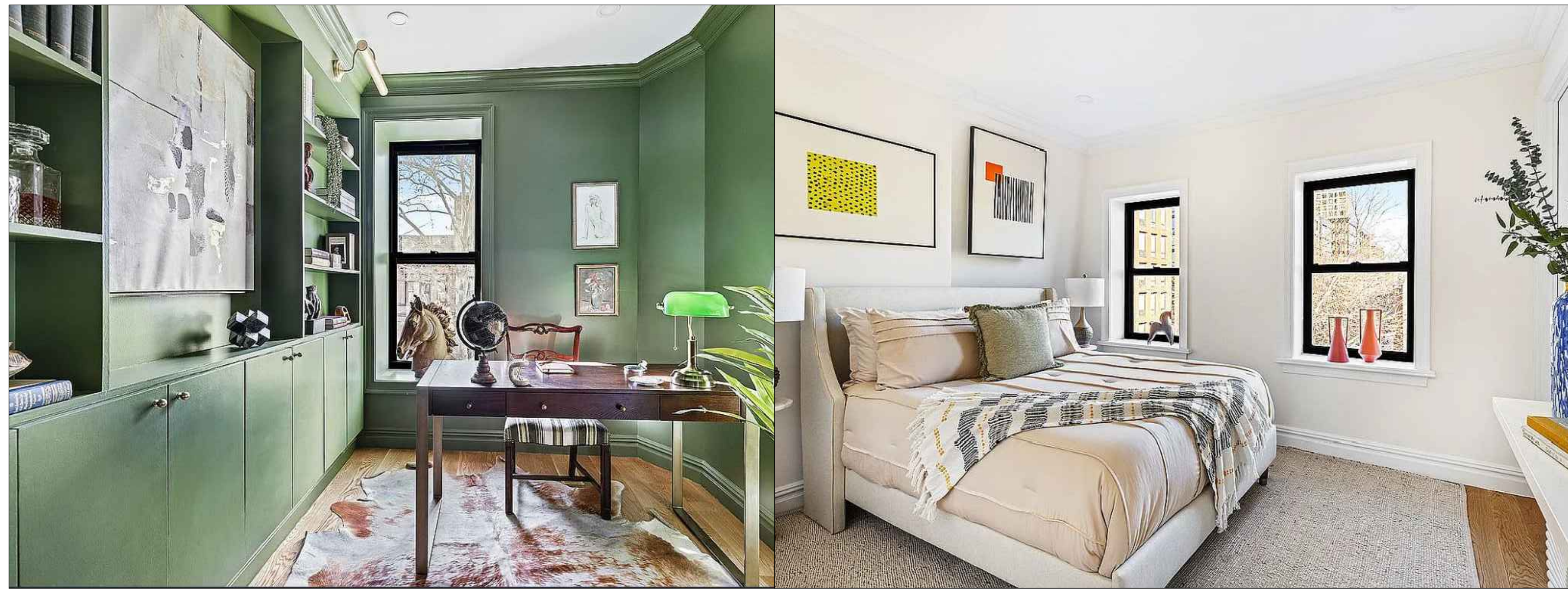
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APPENDIX 1
AS-BUILT - INTERIOR (WOOD CASING AROUND WINDOWS)



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