

June 2, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 5, LPC-26-06750

**224 and 226-228 Hall Street – Clinton Hill Historic District
Borough of Brooklyn**

To testify virtually, please join Zoom

Webinar ID: 165 104 6126

Passcode: 717488

By Phone: 646-828-7666 (NY)

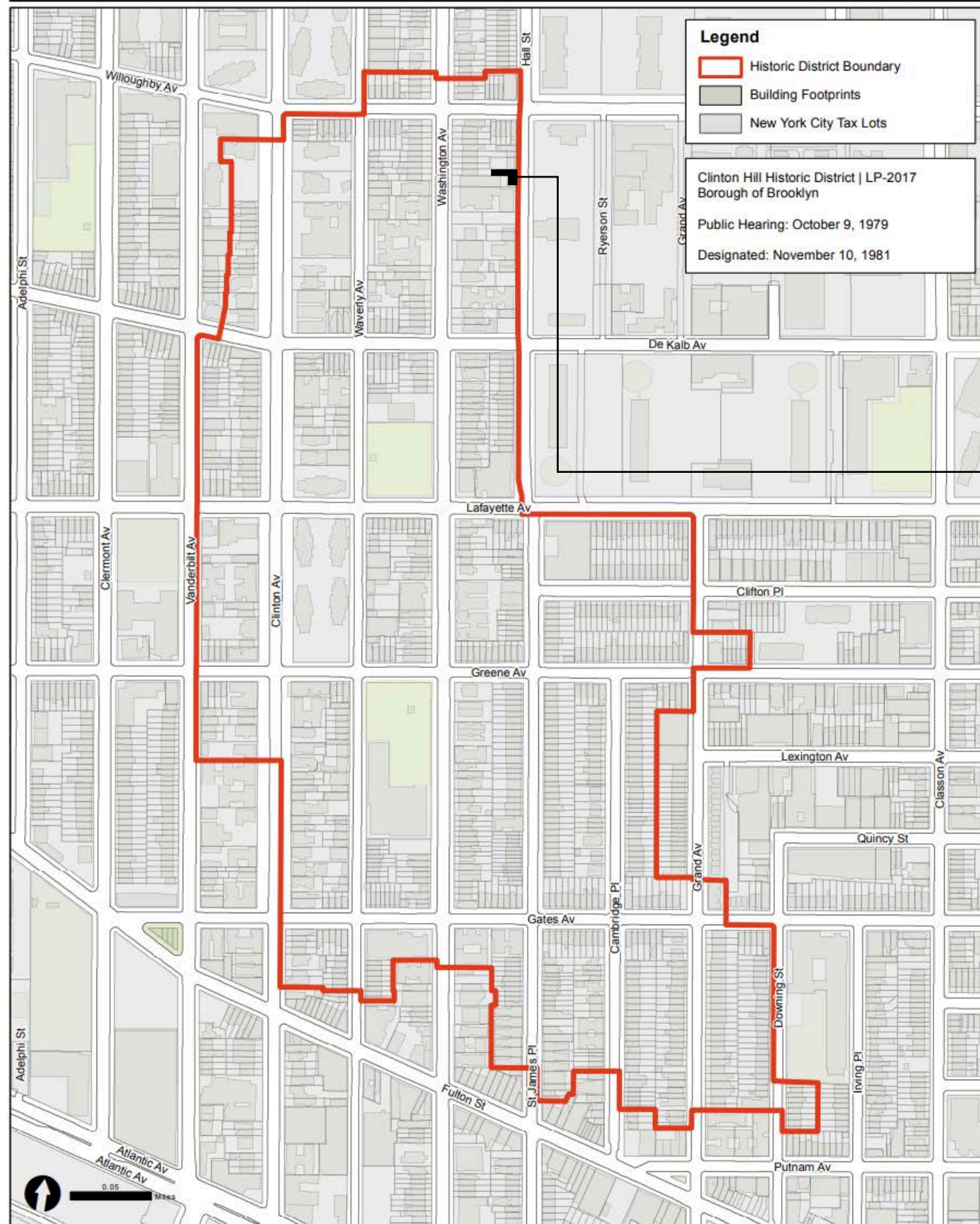
833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

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224 Hall Street, Brooklyn, NY 11205:
Carriage House Restoration and Addition



224 Hall Street

Graphic Source: Map PLUTO, Edition 18v1, Author: New York City Landmarks Preservation Commission, LCR Date: 1.28.2019



1940s Tax Photo

Historic Tax Photos



1980s Tax Photo



Existing



Proposed

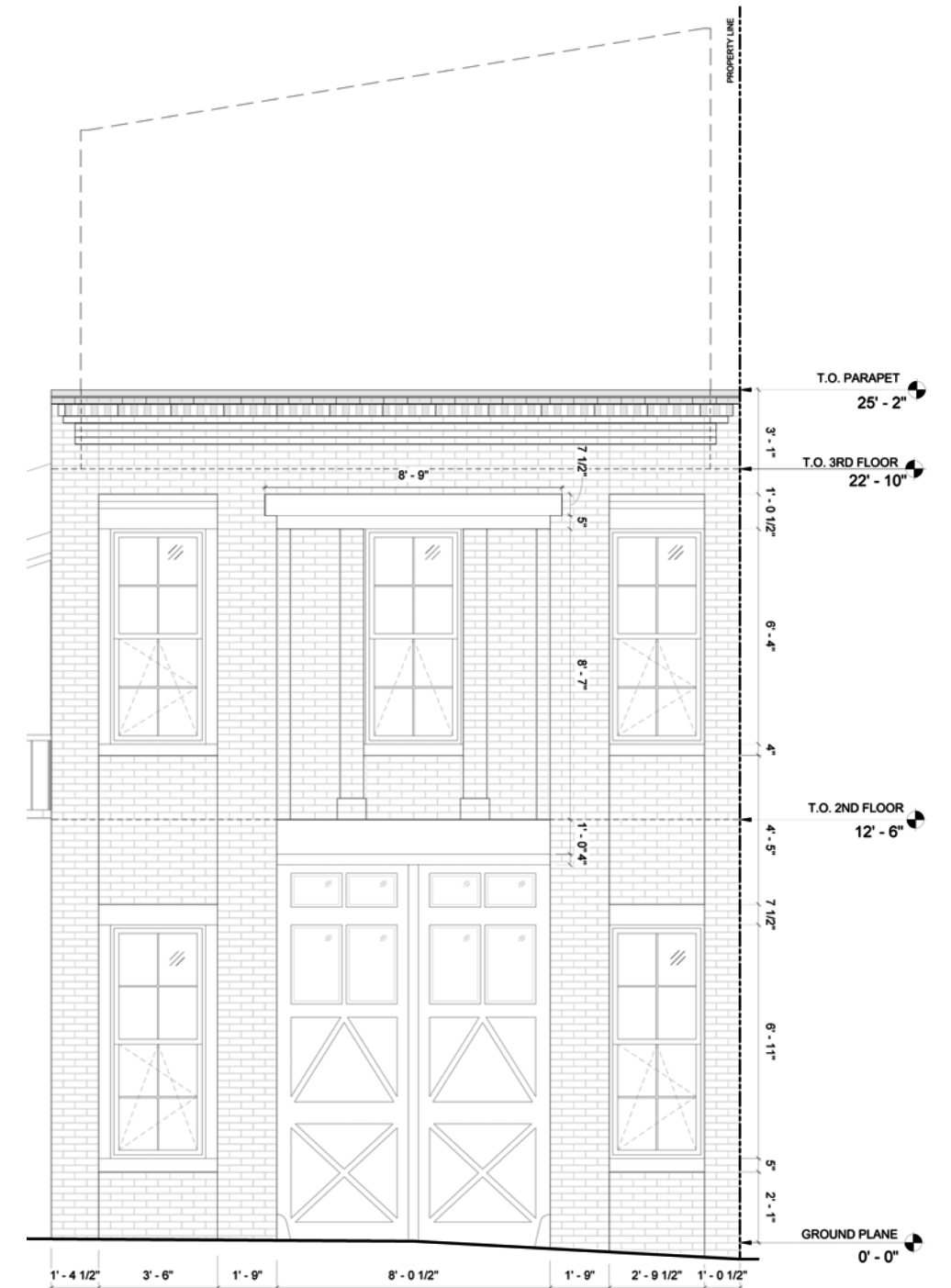
Front Facade



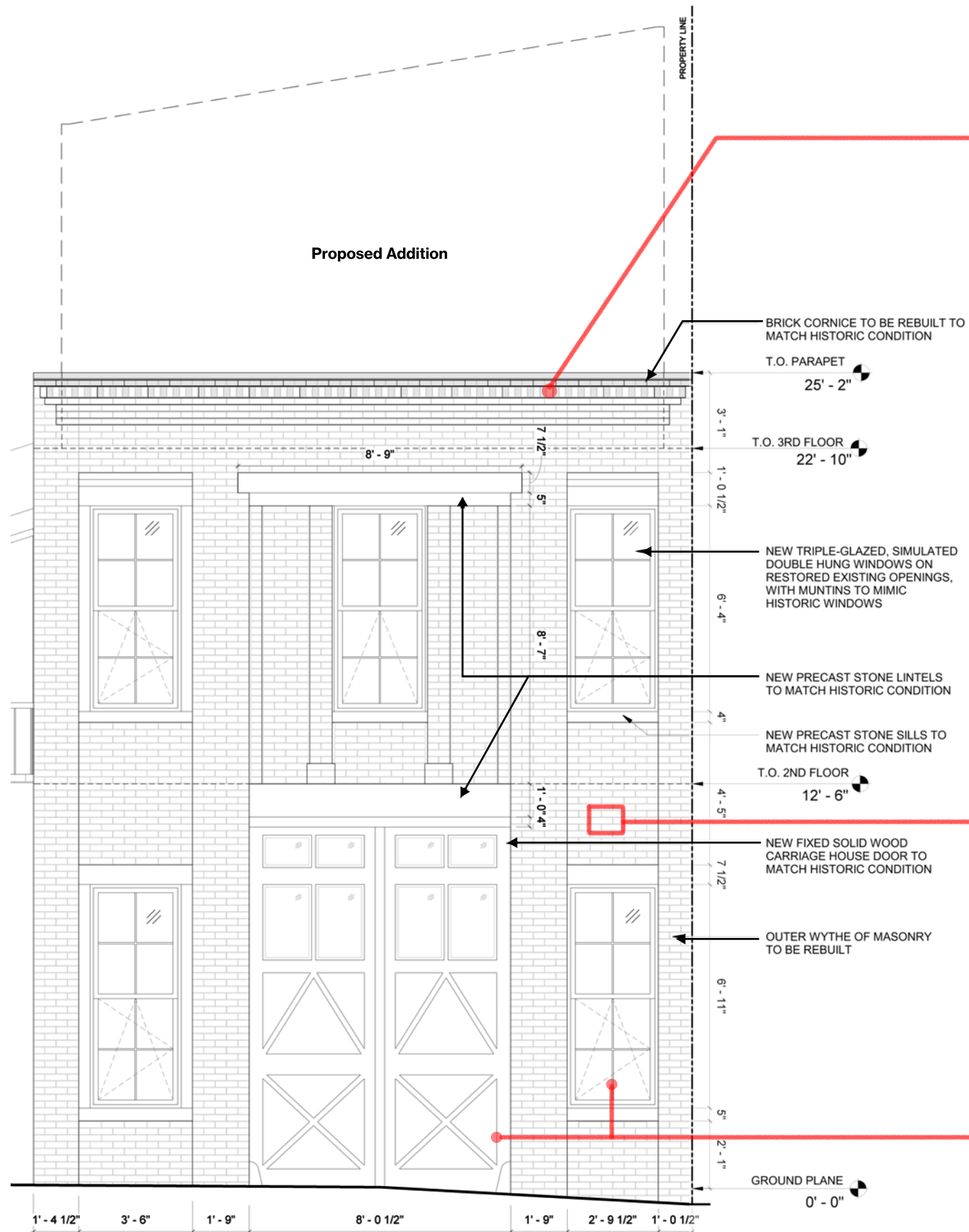
Historic Facade - 1940s Tax Photo



Existing Condition



Proposed Restoration



Brick cornice to match historic conditions



*neighboring house cornice for reference



Brick probes showed that the removal of the cemented stone facade will damage the existing bricks face.

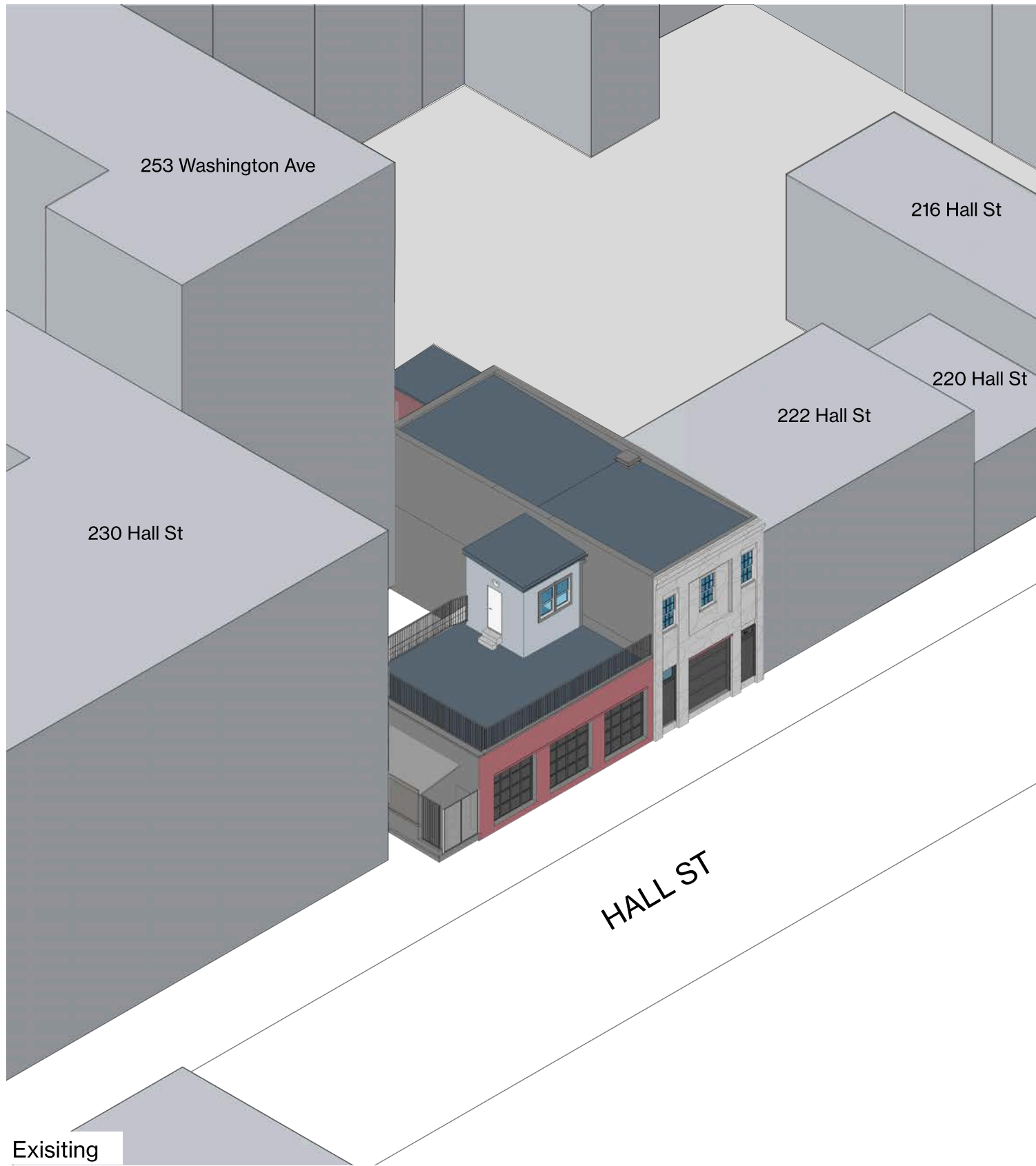
Outer wythe will require reconstruction to match historic conditions.



Proposed fixed solid wood door will match historic condition



Proposed ZOLA American Heritage simulated double hung allows to comply with performance requirements while restoring historical look

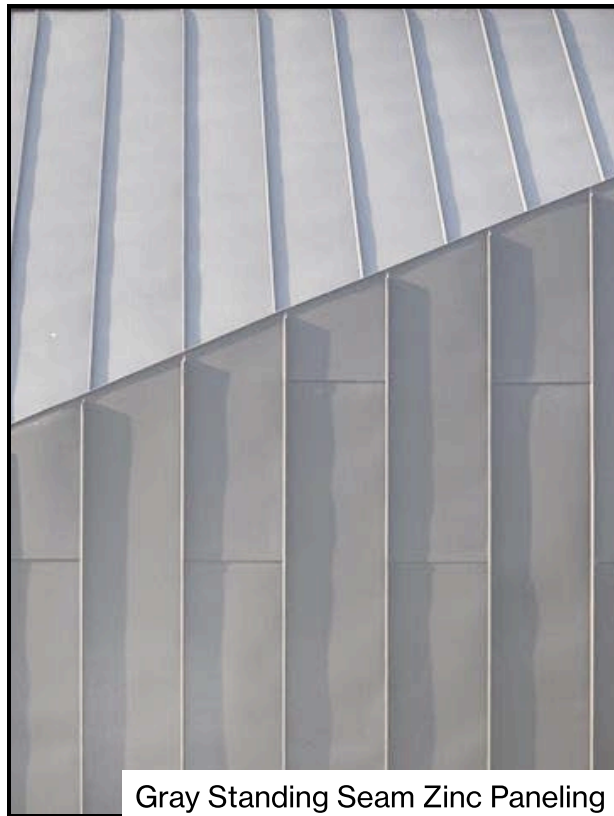


Aerial View





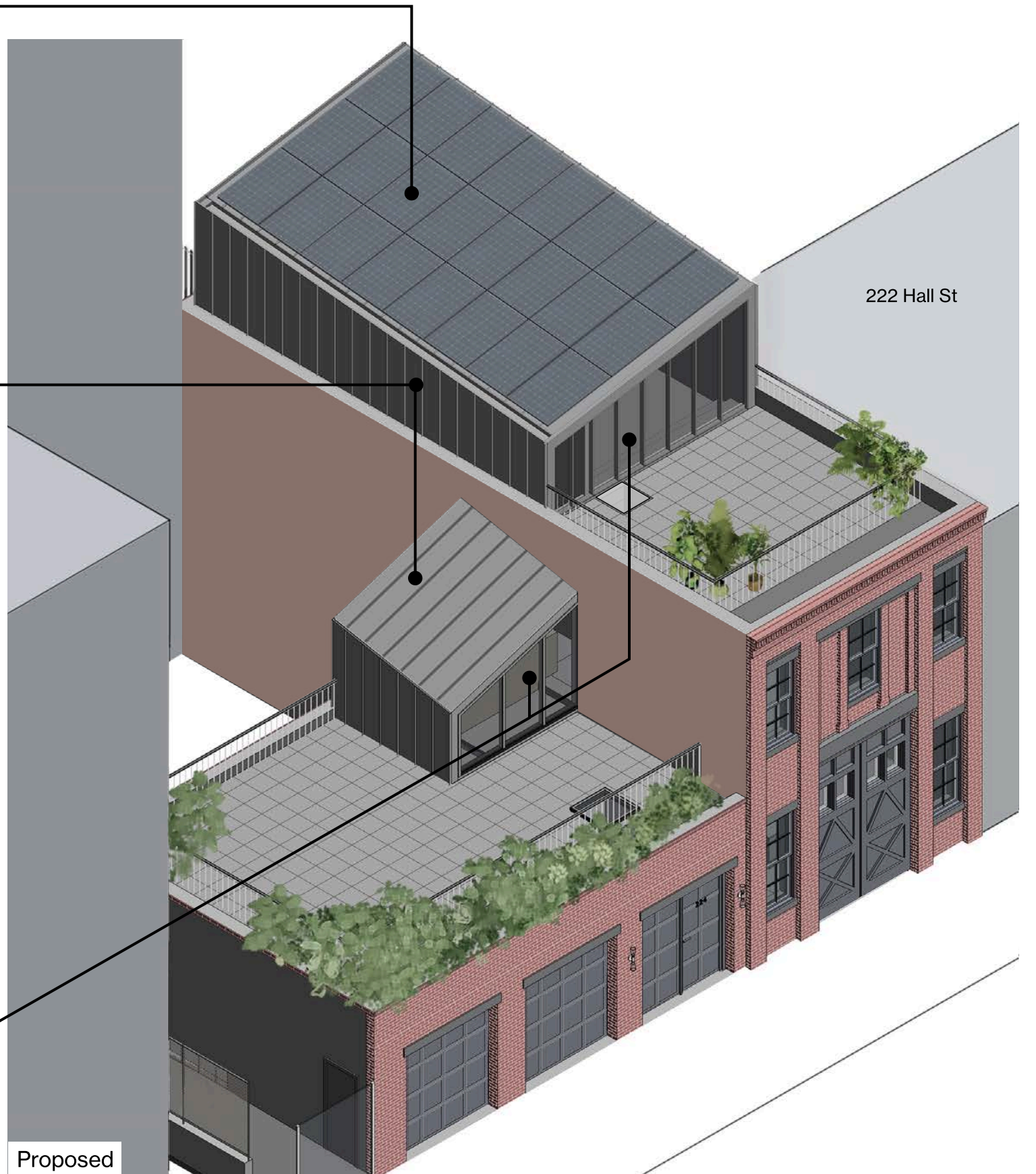
Solar Panel Mounted on Standing Seam Panels



Gray Standing Seam Zinc Paneling

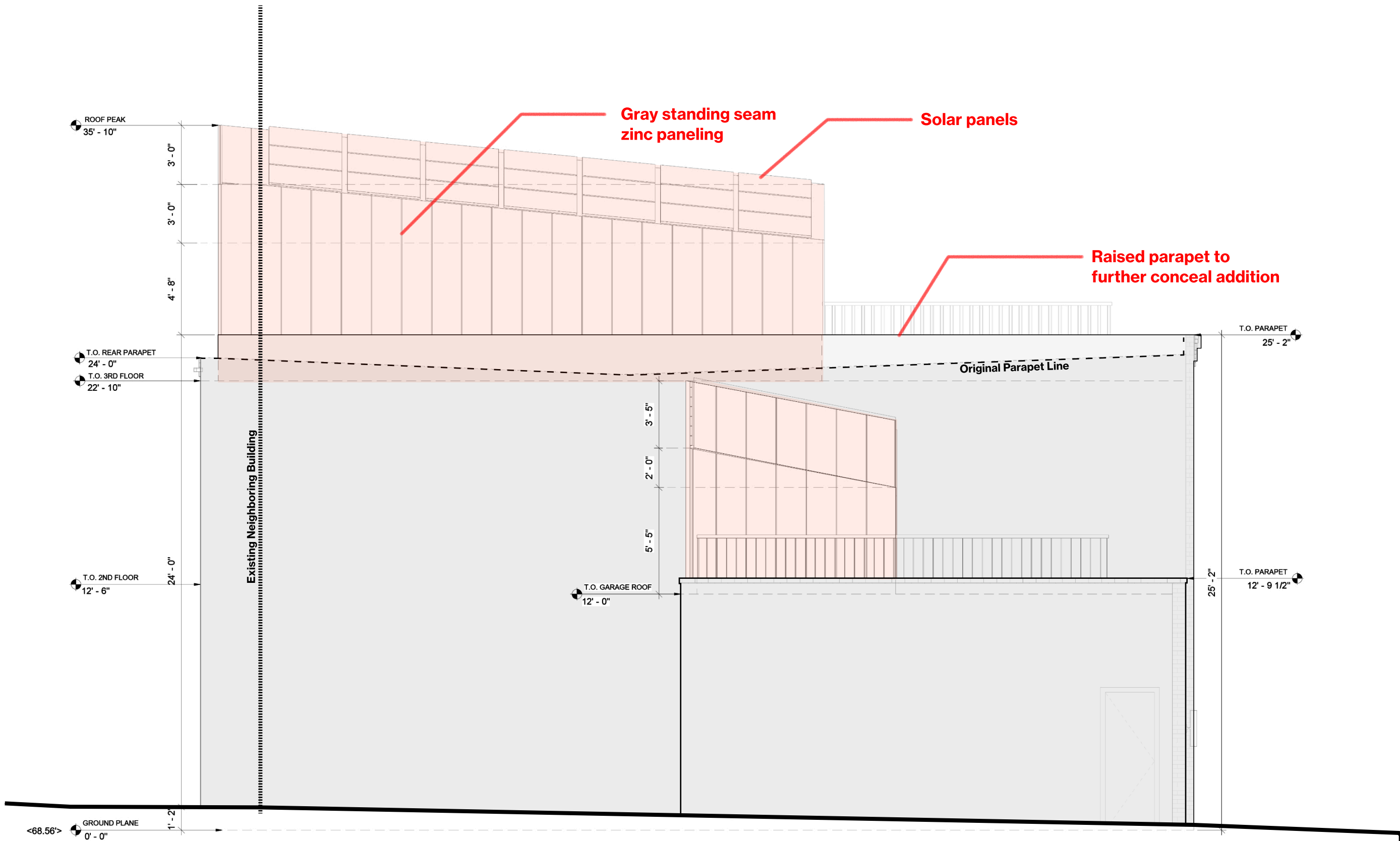


Gray Mullions & Frames to Match Zinc Paneling



222 Hall St

Proposed



Proposed South Side Elevation

Non-historic two floor extension to be removed to allow for more natural light in the interior spaces

Non-historic extension to be removed and replaced by stairway bulkhead

T.O. REAR PARAPET
24' - 0"

11' - 1"

T.O. 2ND FLOOR
12' - 11 1/2"

10' - 8"

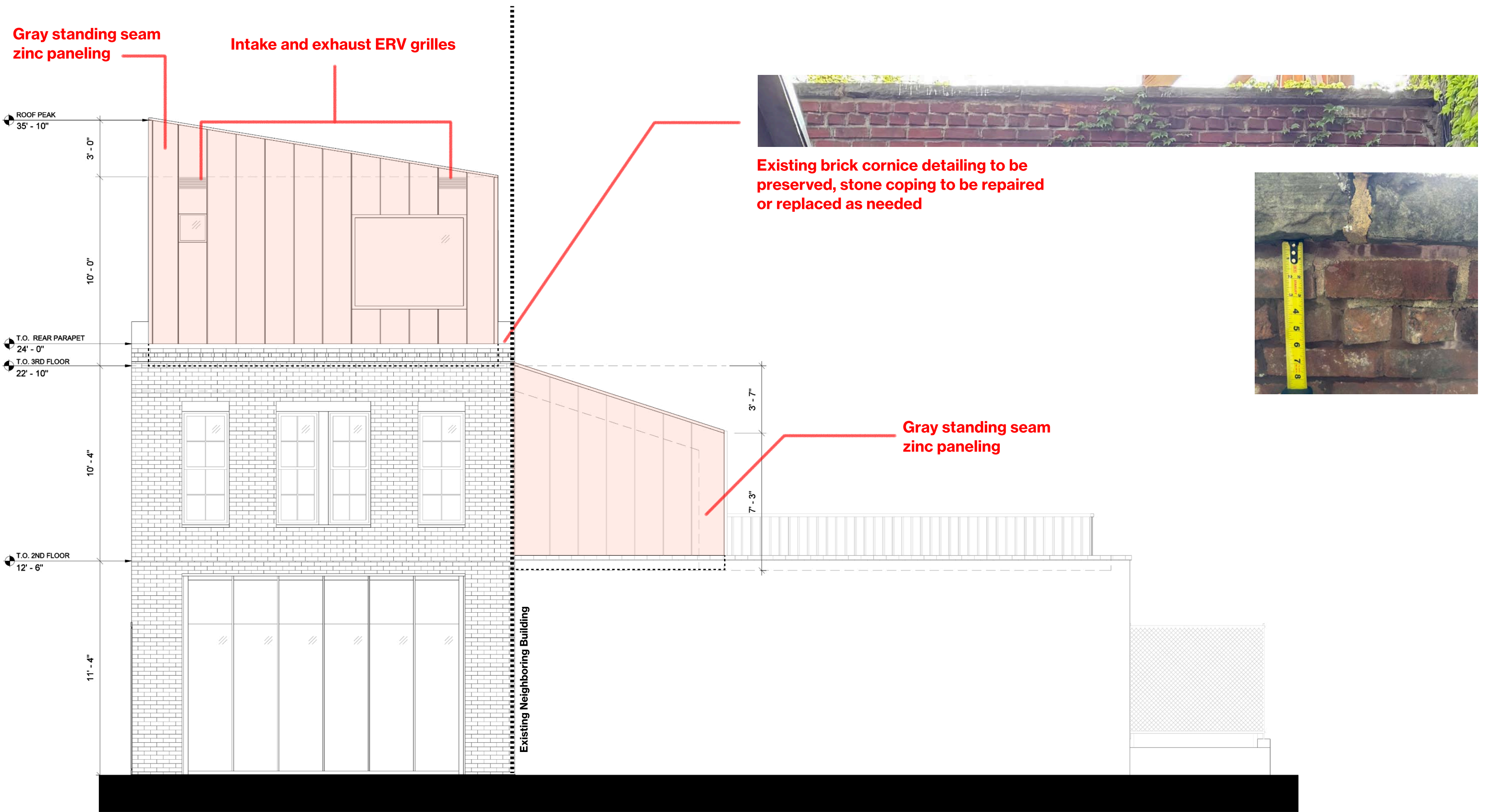
Existing Neighboring Building



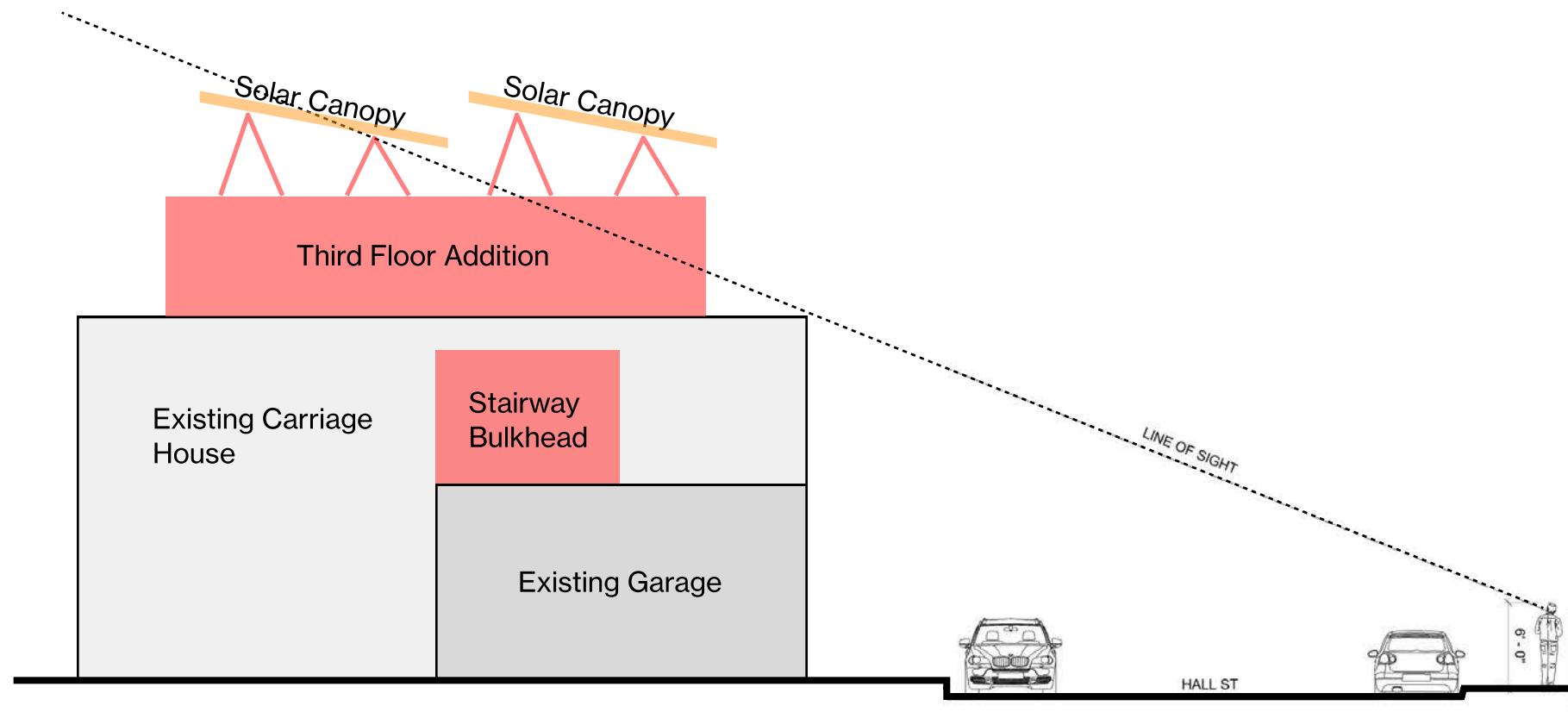
Existing Rear Elevation

Existing Rear Elevation

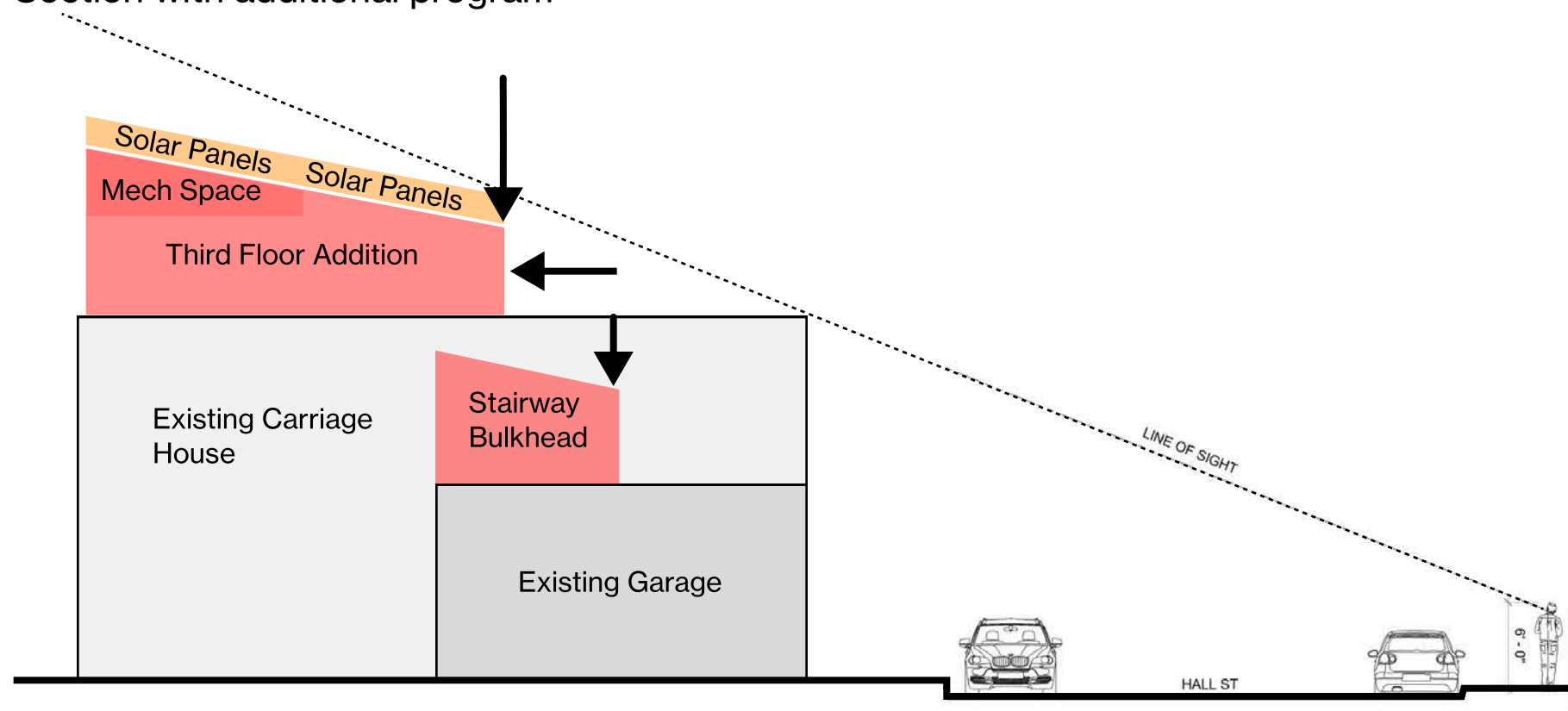
Proposed Program and Addition



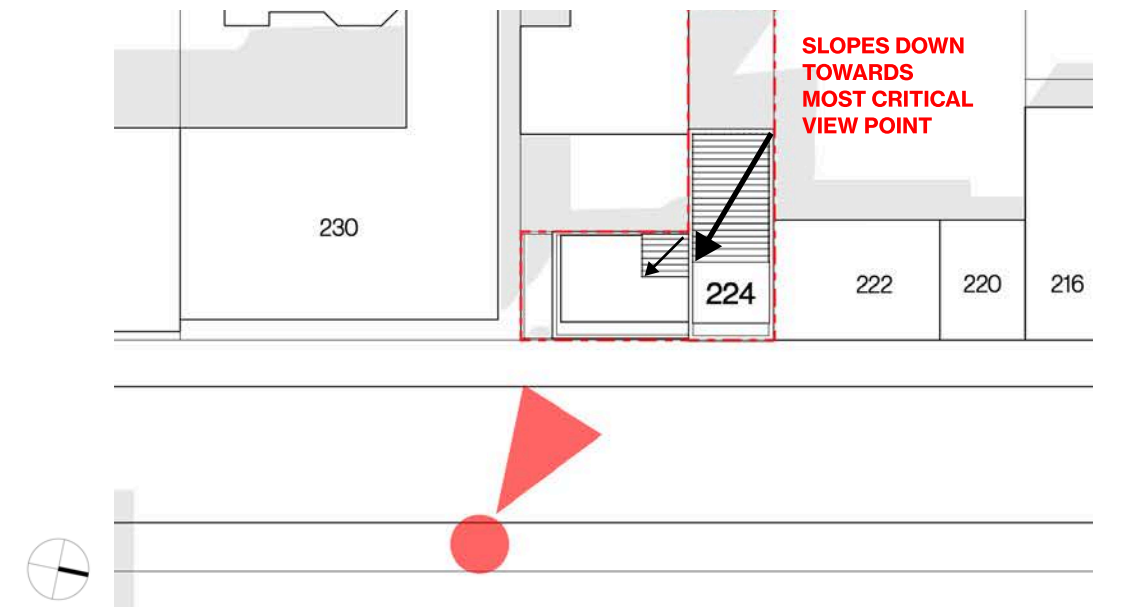
Proposed Rear Elevation



Section with additional program



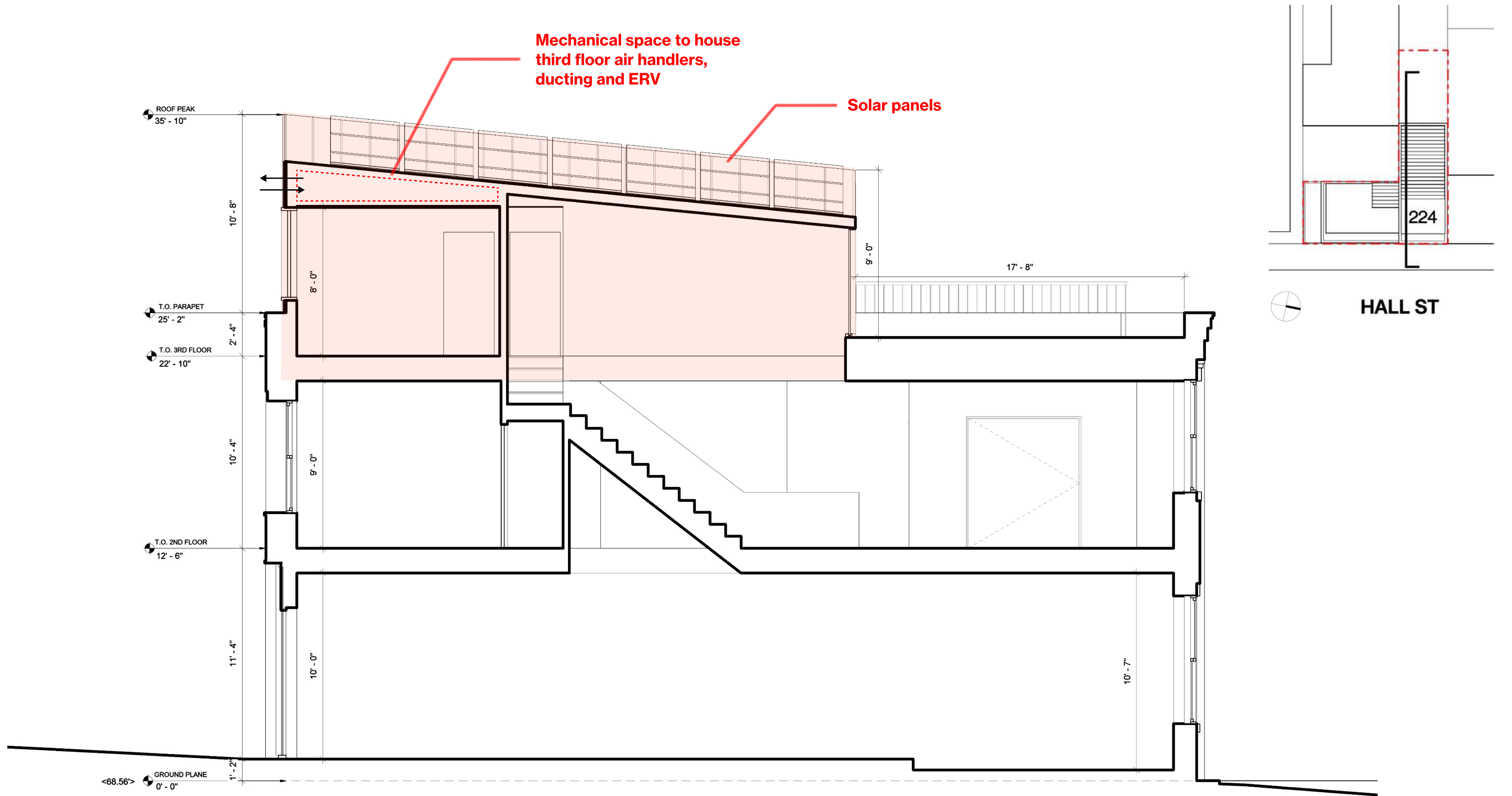
Lowering southeast corner minimizes visibility from critical south public ROW views and allows for seamless integration of solar panels, and mechanical systems.



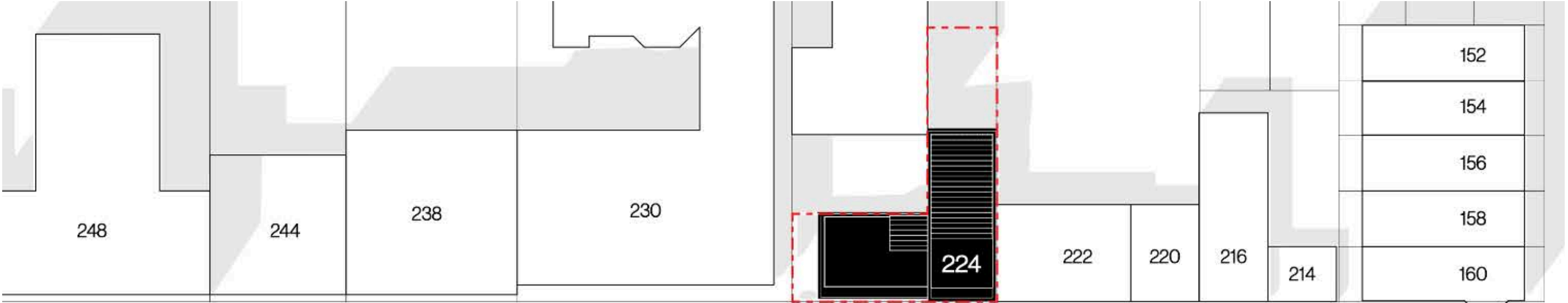
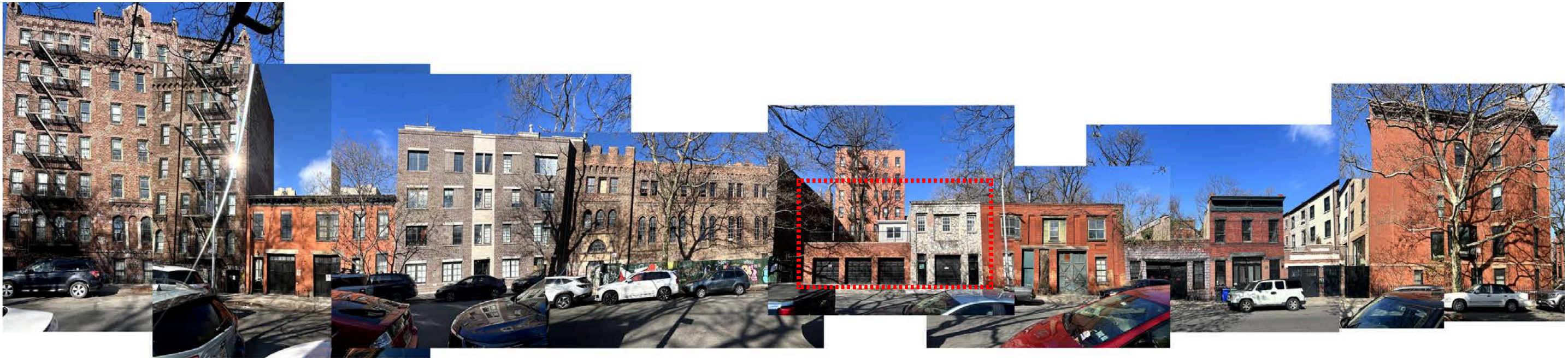
Massing of extension volumes with flat roofs



Massing of extension volumes with sloped roofs and raised parapet to minimize visibility



Proposed Section

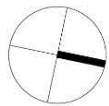


◀ Dekalb Ave

HALL ST

Willoughby Ave ▶

▼ Pratt Institute





◀ Dekalb Ave

Hall Street

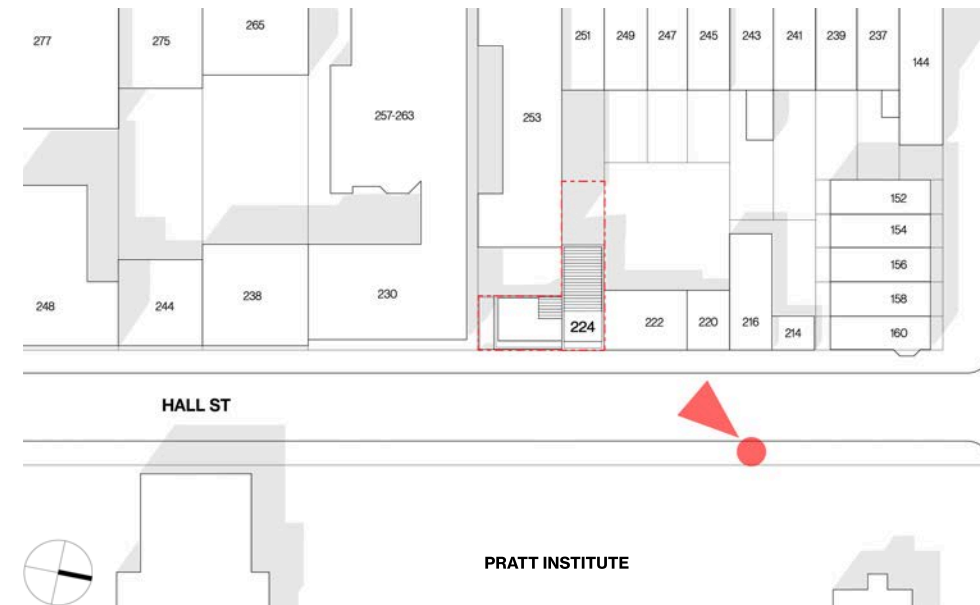
Willoughby Ave ▶

Streetscape - Proposed Aerial View

224 Hall Street, Brooklyn, NY 11205 | reBuild



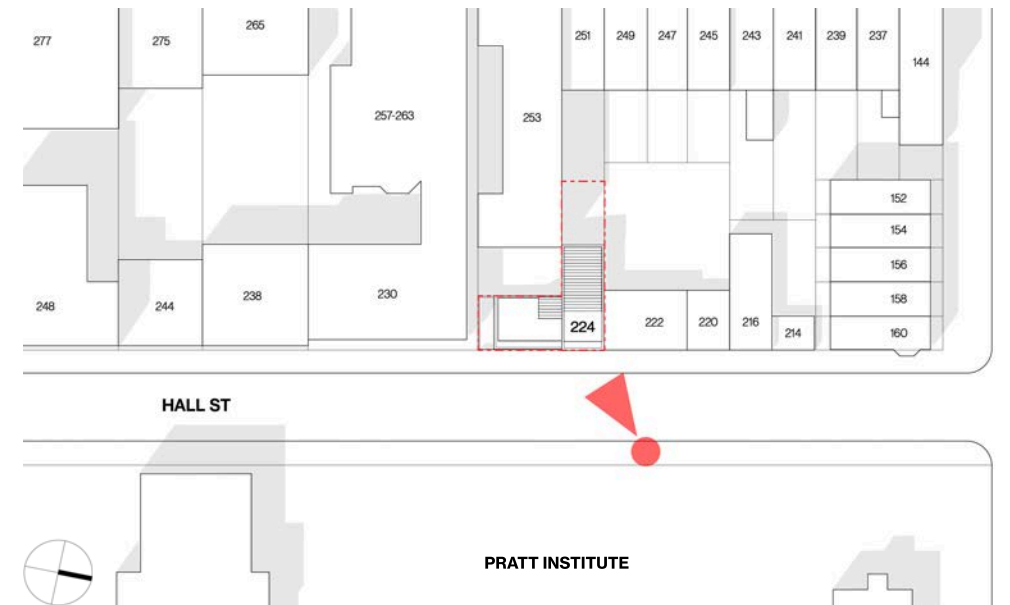
Existing



Proposed

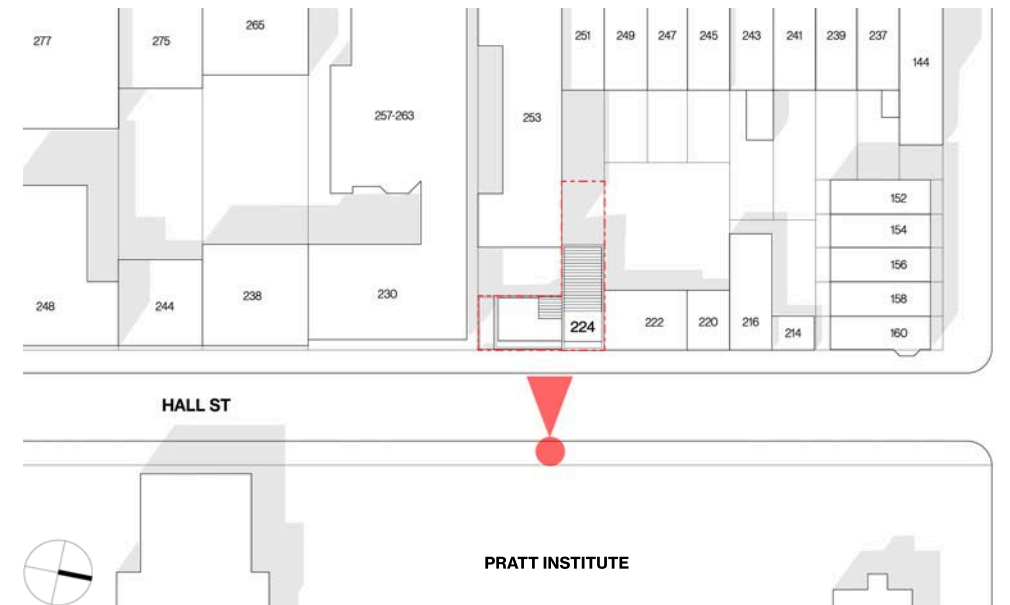


Mockup





Existing



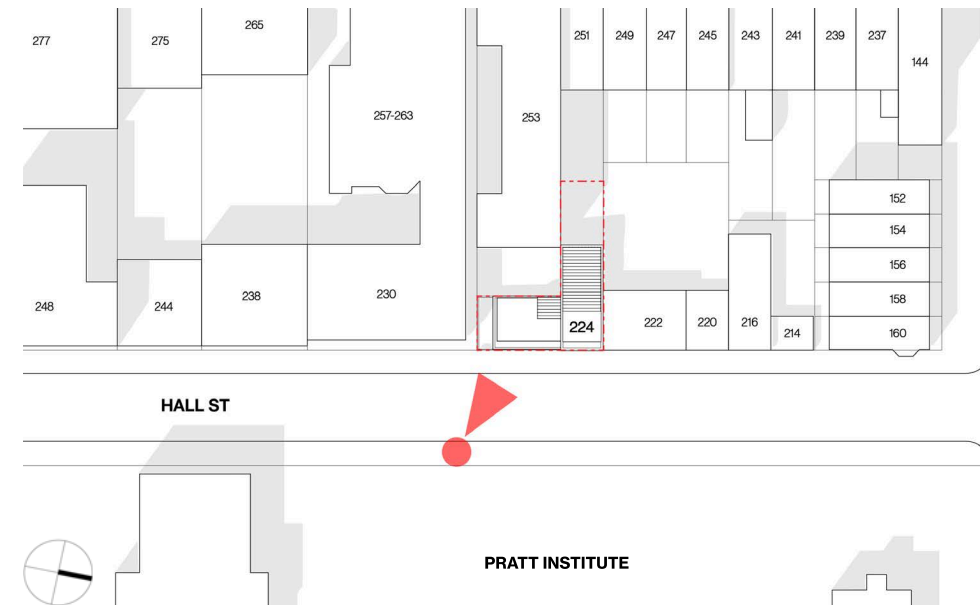
Proposed



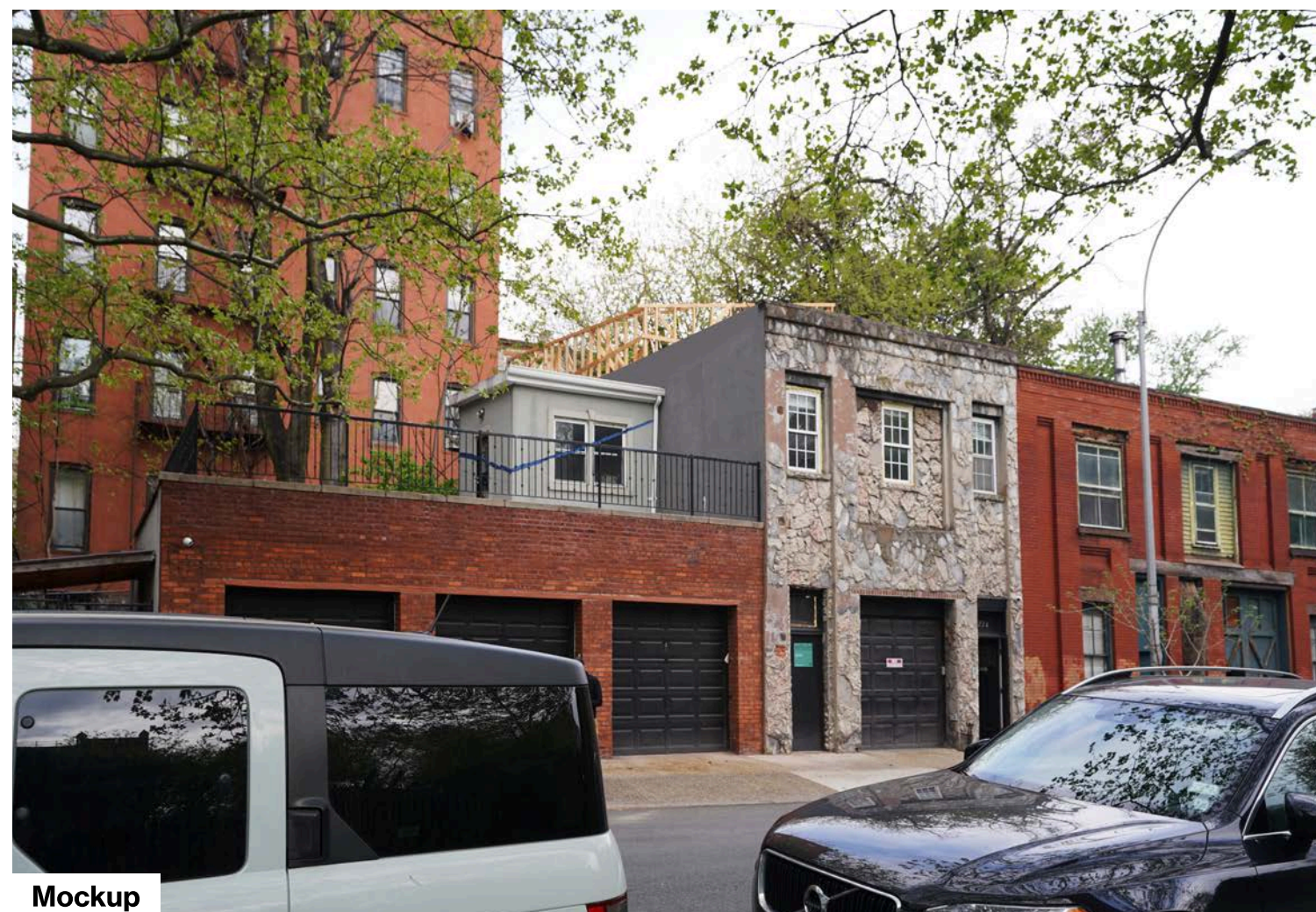
Mockup



Existing



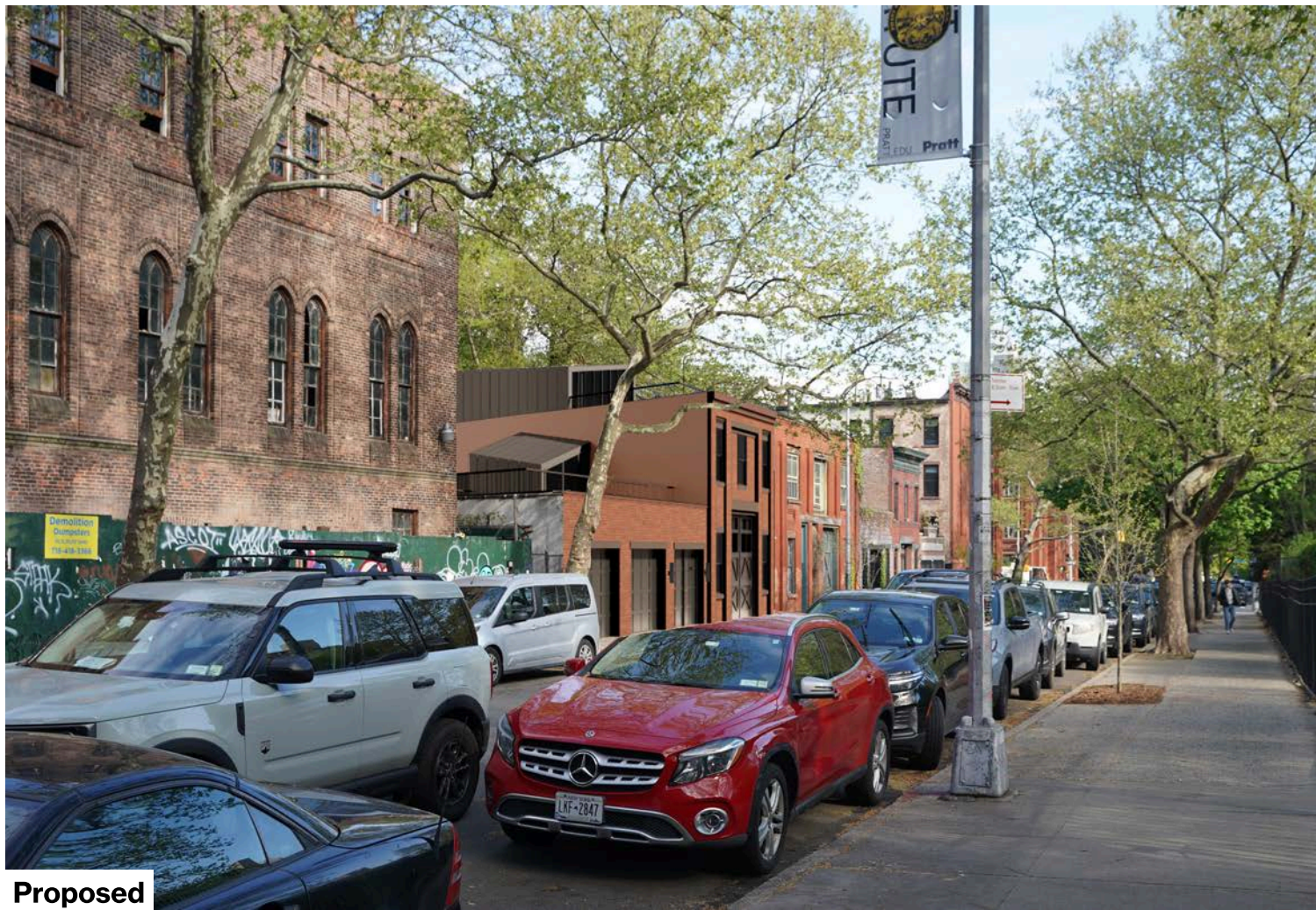
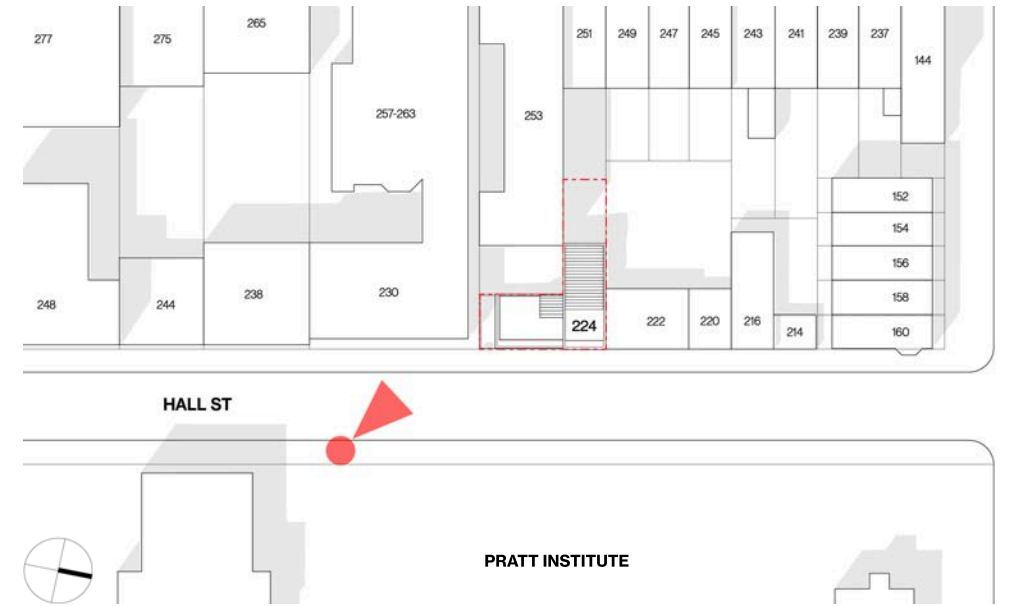
Proposed



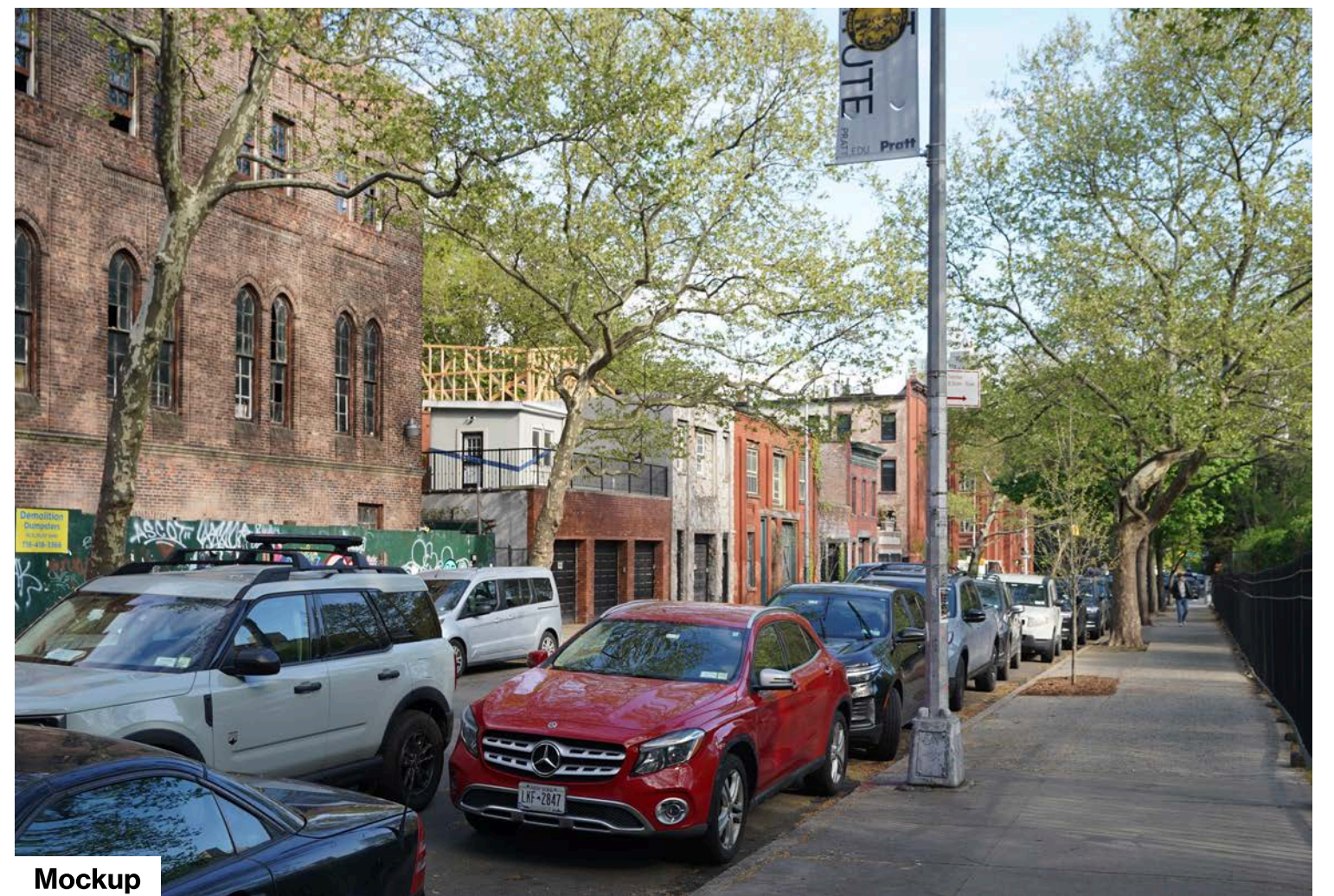
Mockup



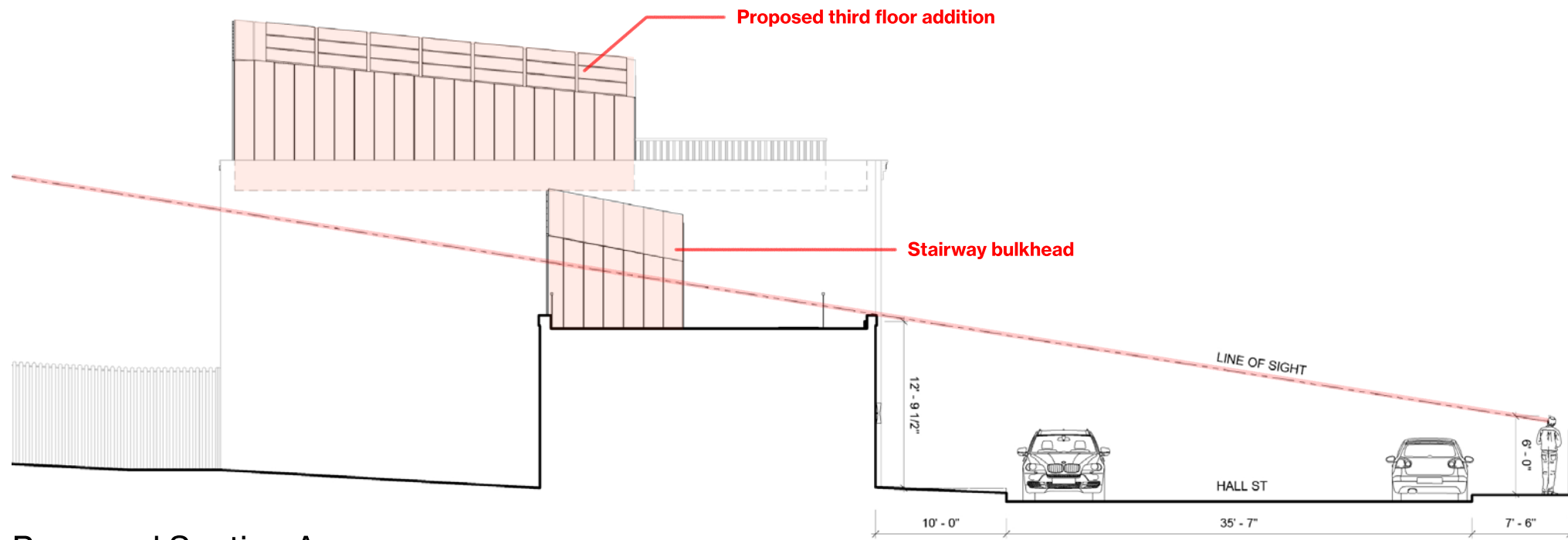
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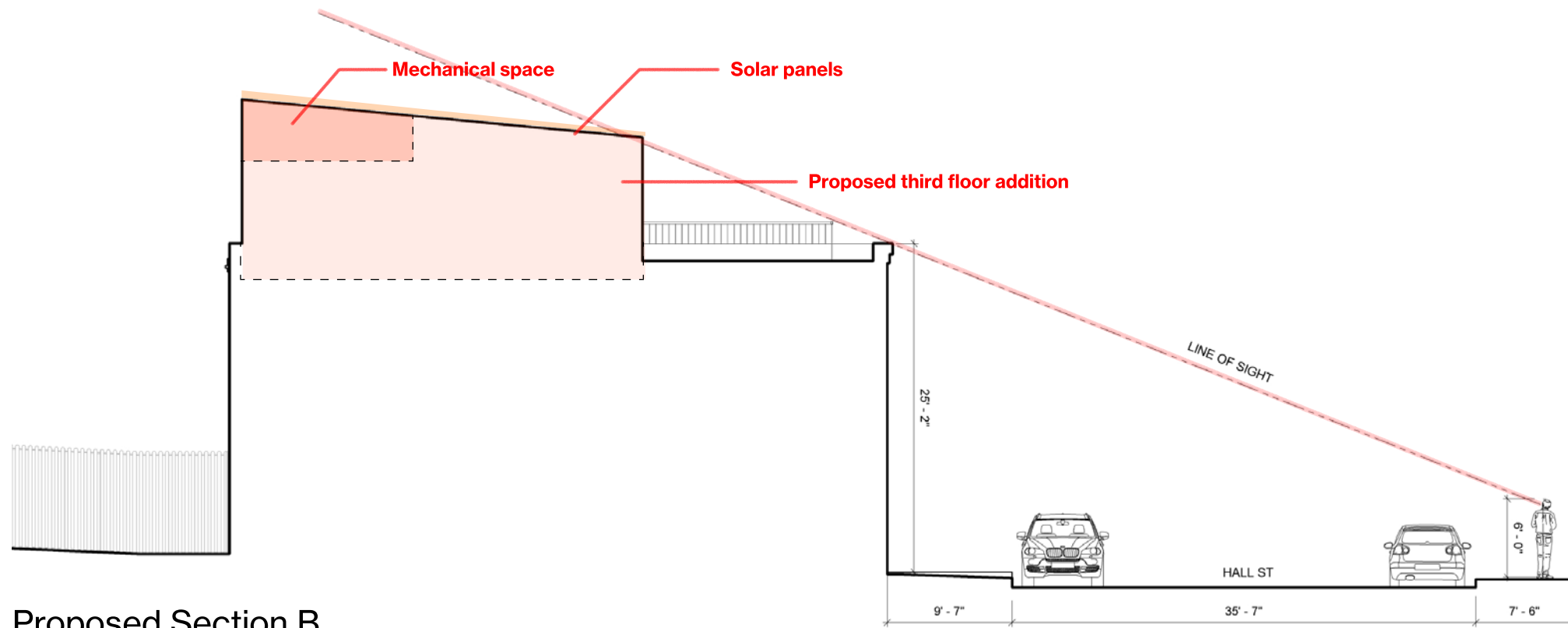
Proposed



Mockup

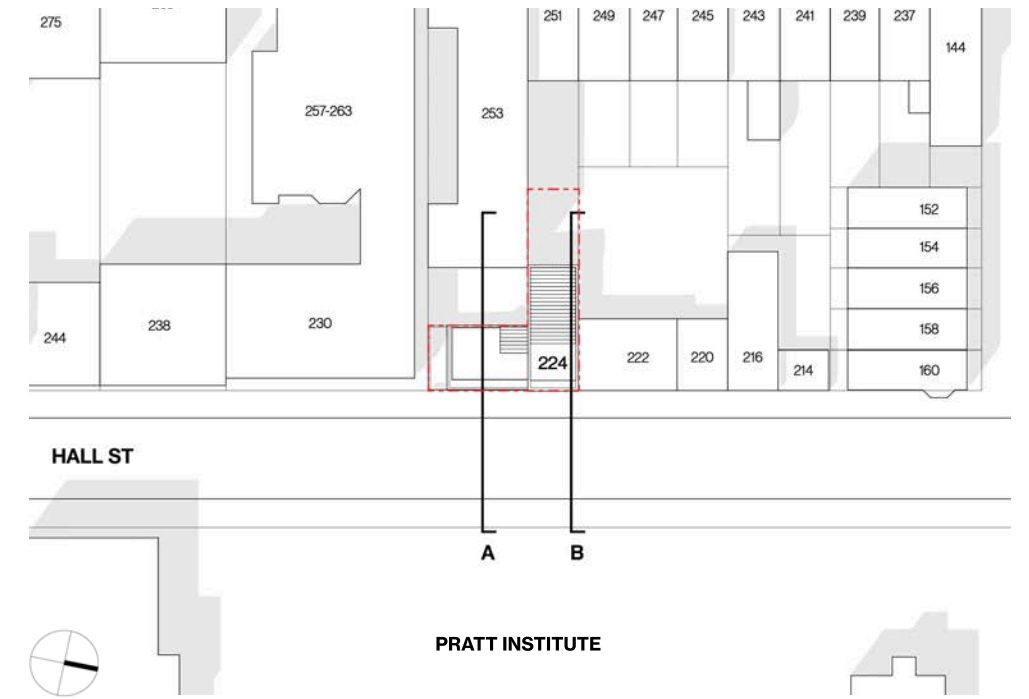


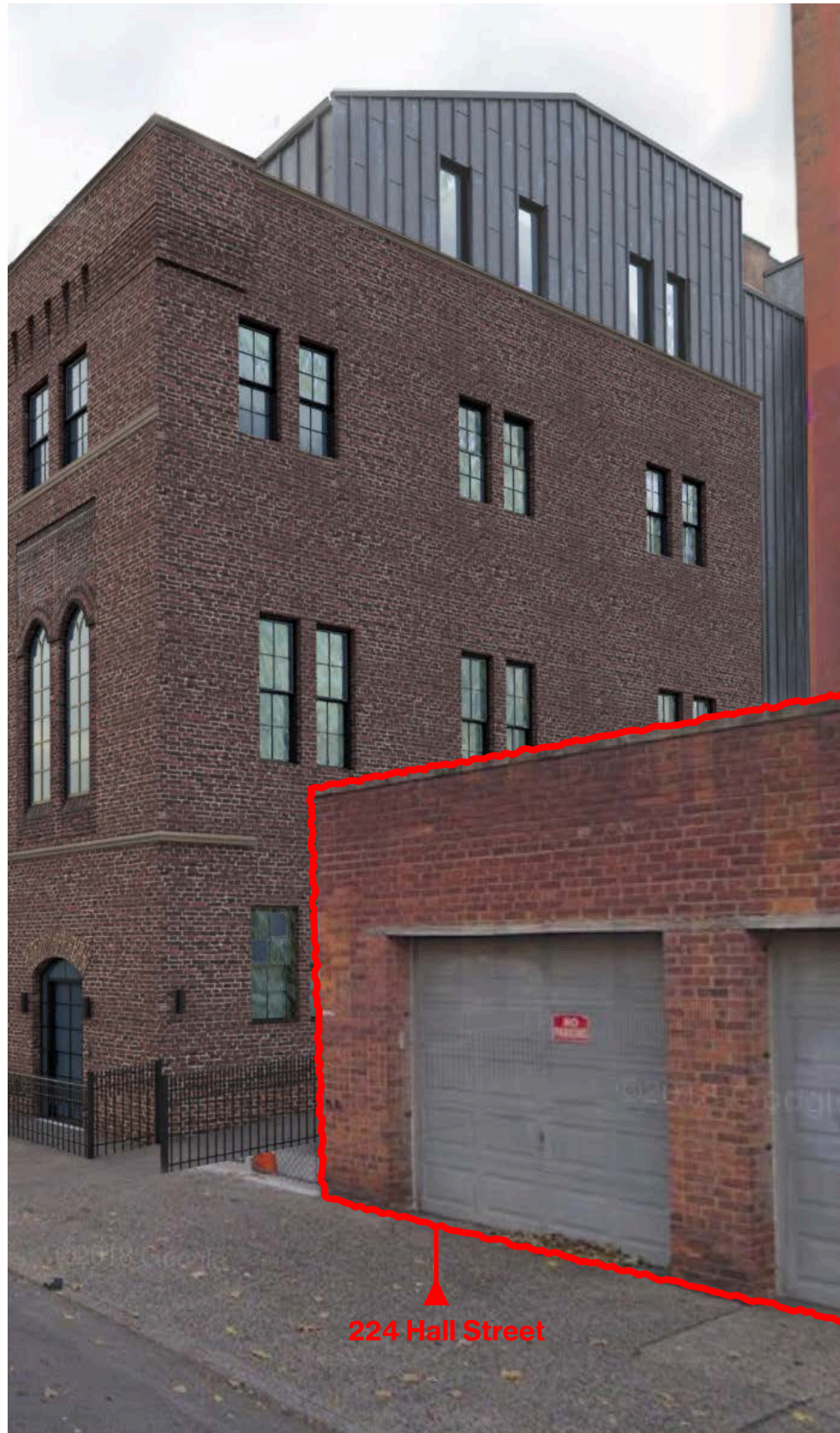
Proposed Section A



Proposed Section B

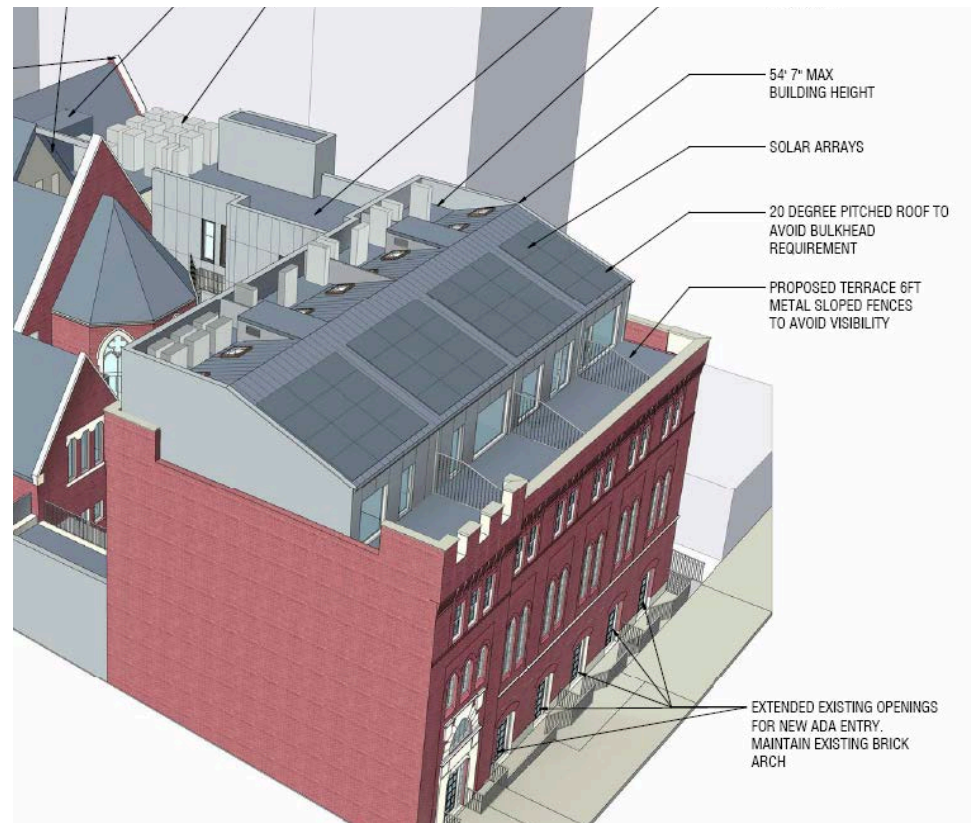
Sightline Sections





**330 Hall Street
Zinc paneled penthouse addition**

224 Hall Street



257 Washington Ave (330 Hall Street) :
Residential conversion of church and adjacent school house with penthouse addition

Status: Under Review

Docket No: LPC-26-08996



**405 Vanderbilt Ave
Rooftop Addition**



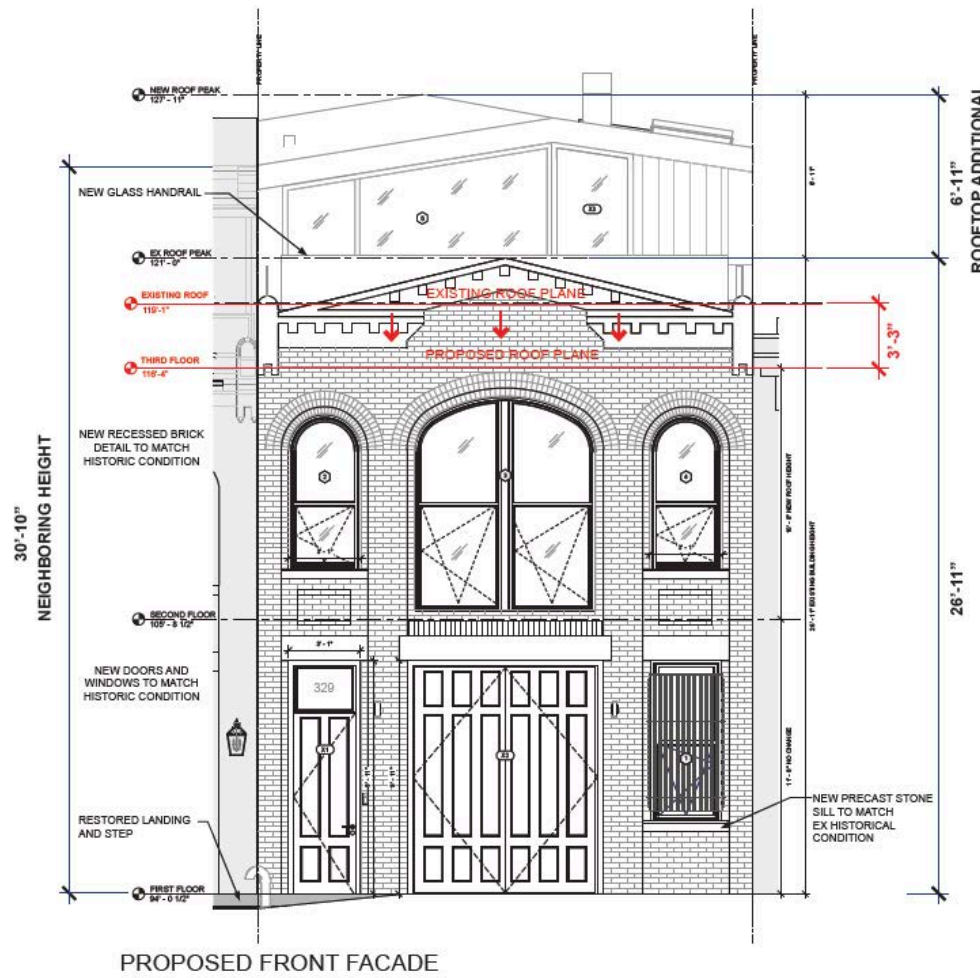
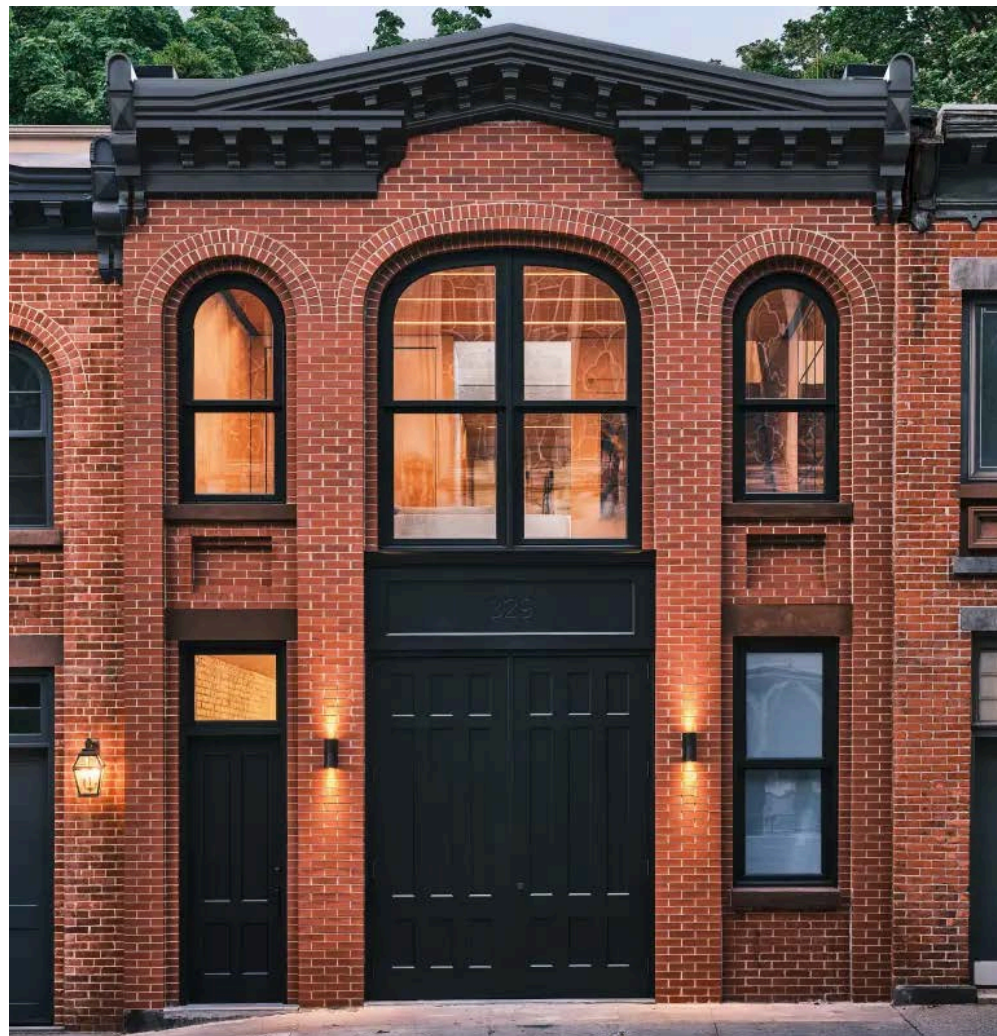
405 Vanderbilt Avenue:
Carriage house with rooftop addition

Status: Approved

Docket No: LPC-21-00282



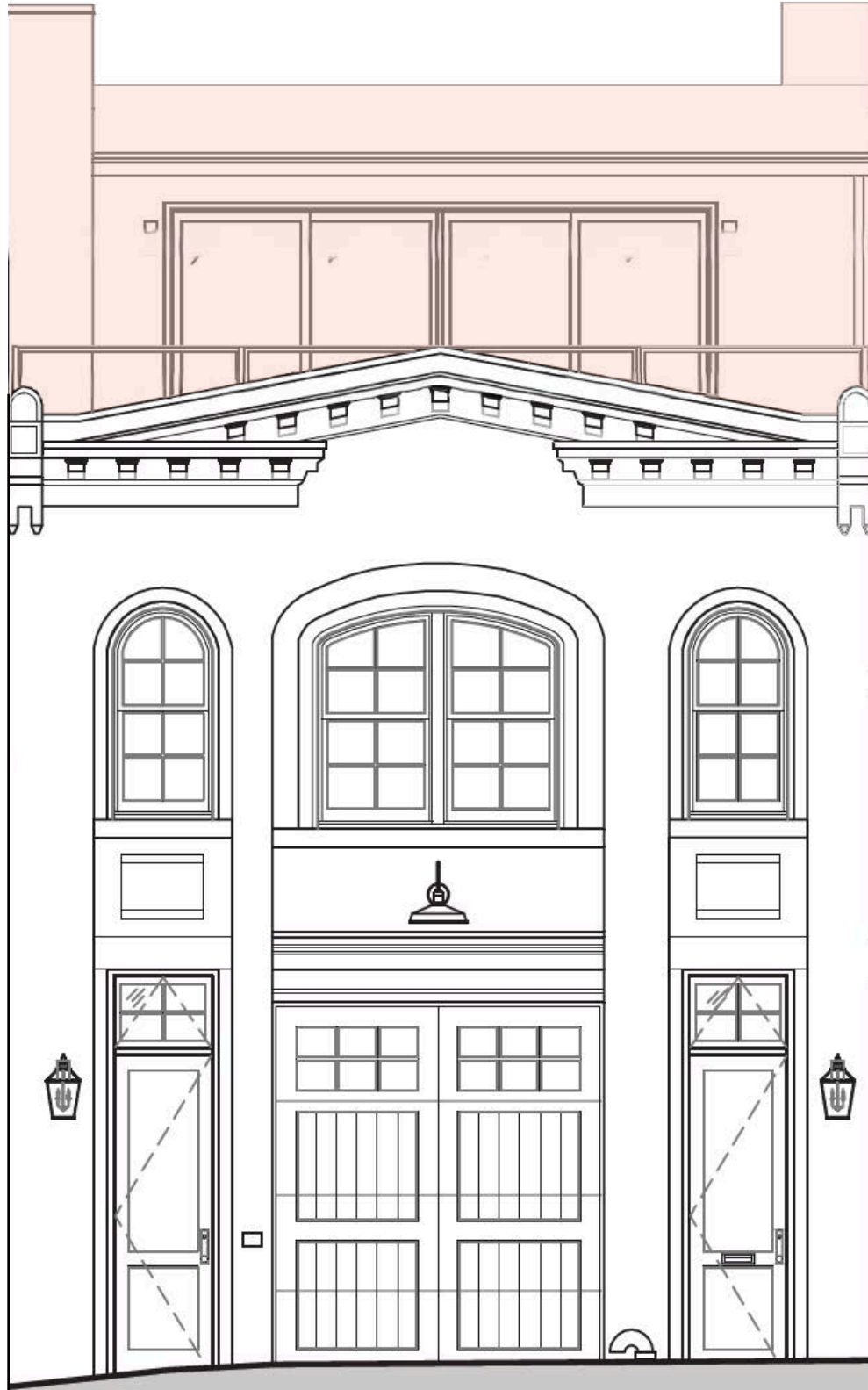
329 Vanderbilt Ave
Rooftop Addition



329 Vanderbilt Avenue:
Carriage house with rooftop addition

Status: Approved / Built

Docket No: LPC-20-05424



**327 & 329 Vanderbilt Ave
Rooftop Addition**



**327 Vanderbilt Ave
Rooftop Addition**

327 Vanderbilt Avenue:
Carriage house with rooftop addition

Status: Approved / Built

Docket No: LPC-18-2046



**436 Waverly Ave
Metal Bulkhead**

436 - 440 Waverly Avenue (447-449 Clinton Av) :
Carriage house with backyard extension and black-painted metal bulkhead

Status: Approved / Built

Docket No: LPC-07-4152



228 Washington Ave:
Backyard extension visible from the street

Status: Approved / Built

Docket No: 140304



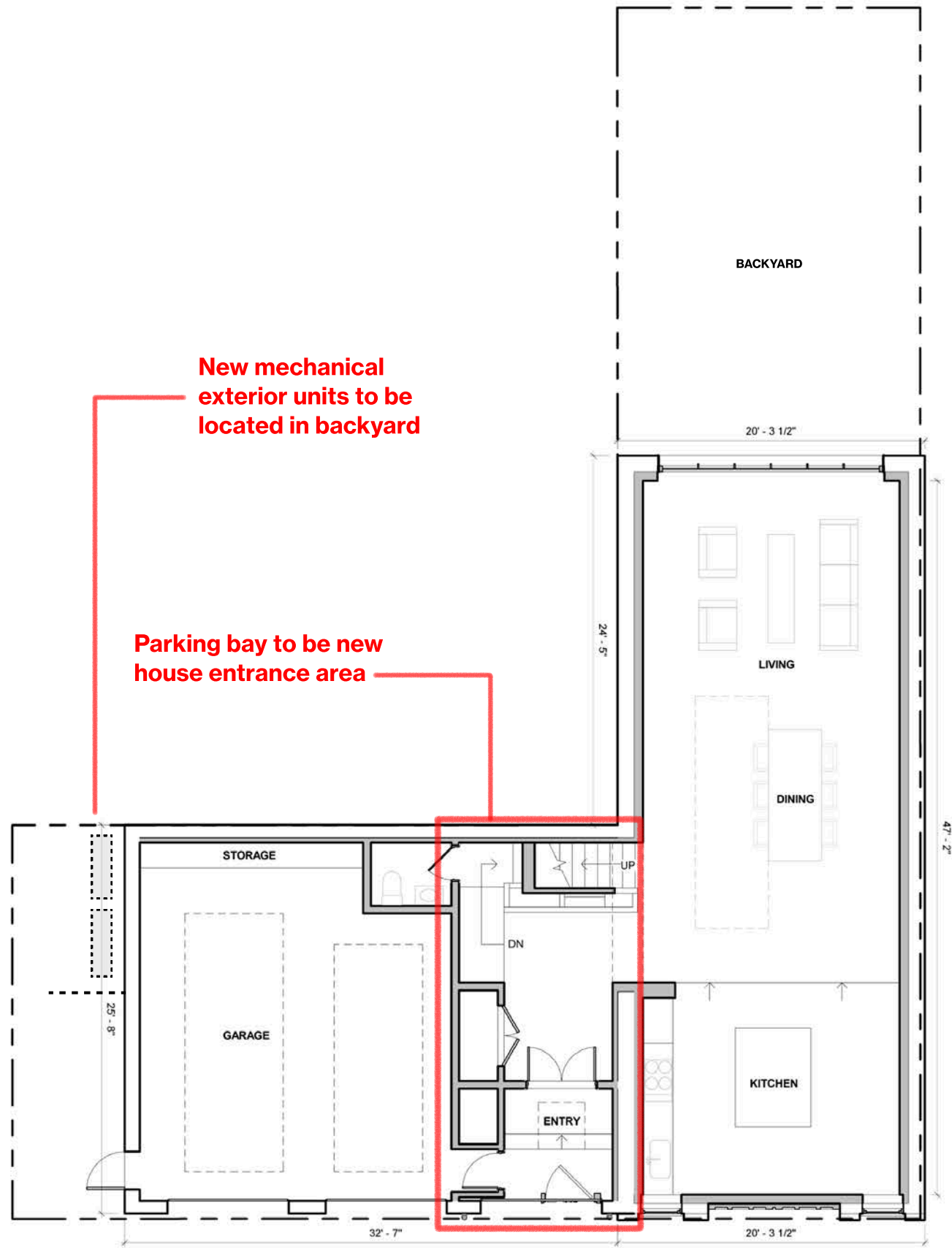
◀ Dekalb Ave

Hall Street

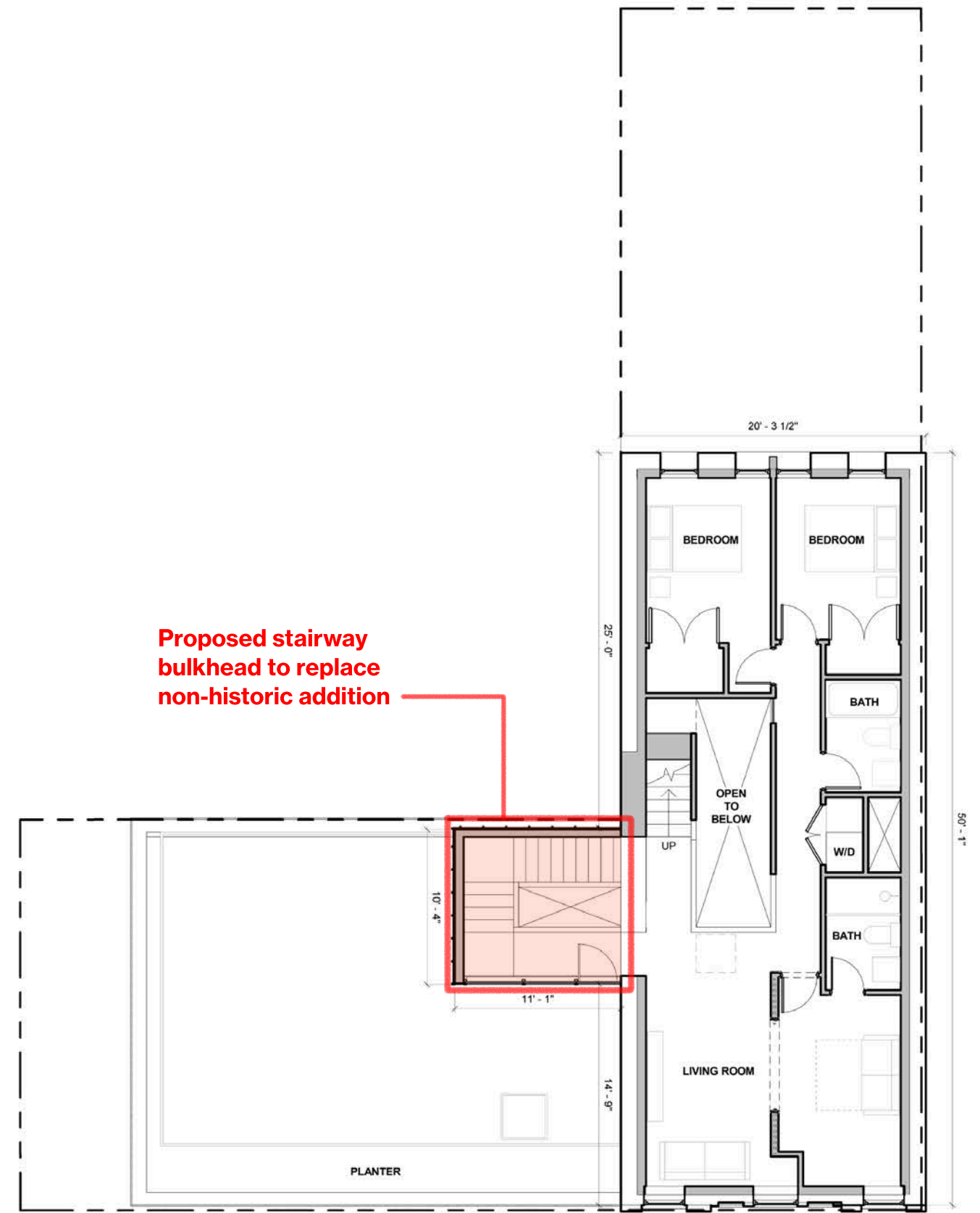
Willoughby Ave ▶

Streetscape - Proposed Aerial View

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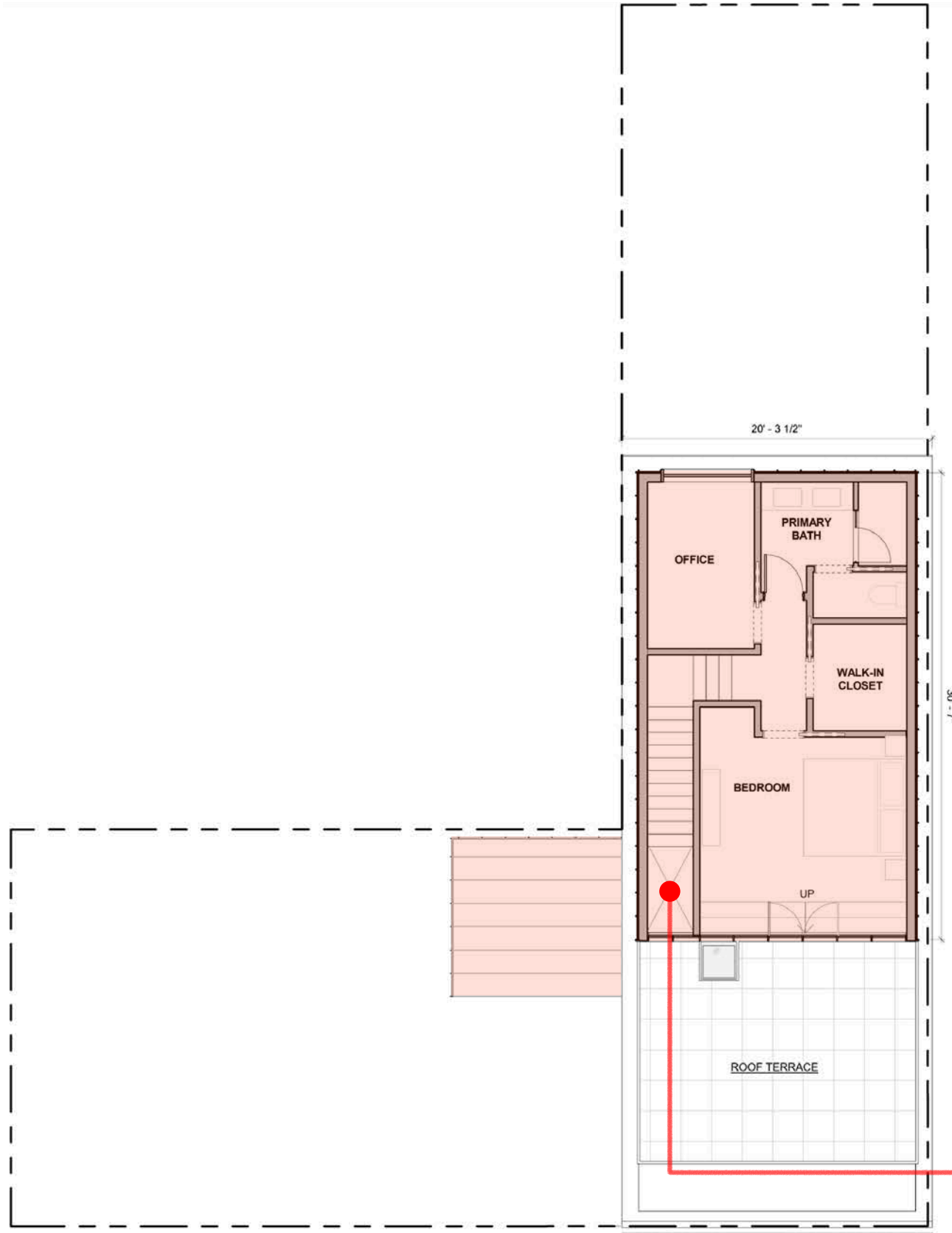


First Floor Plan

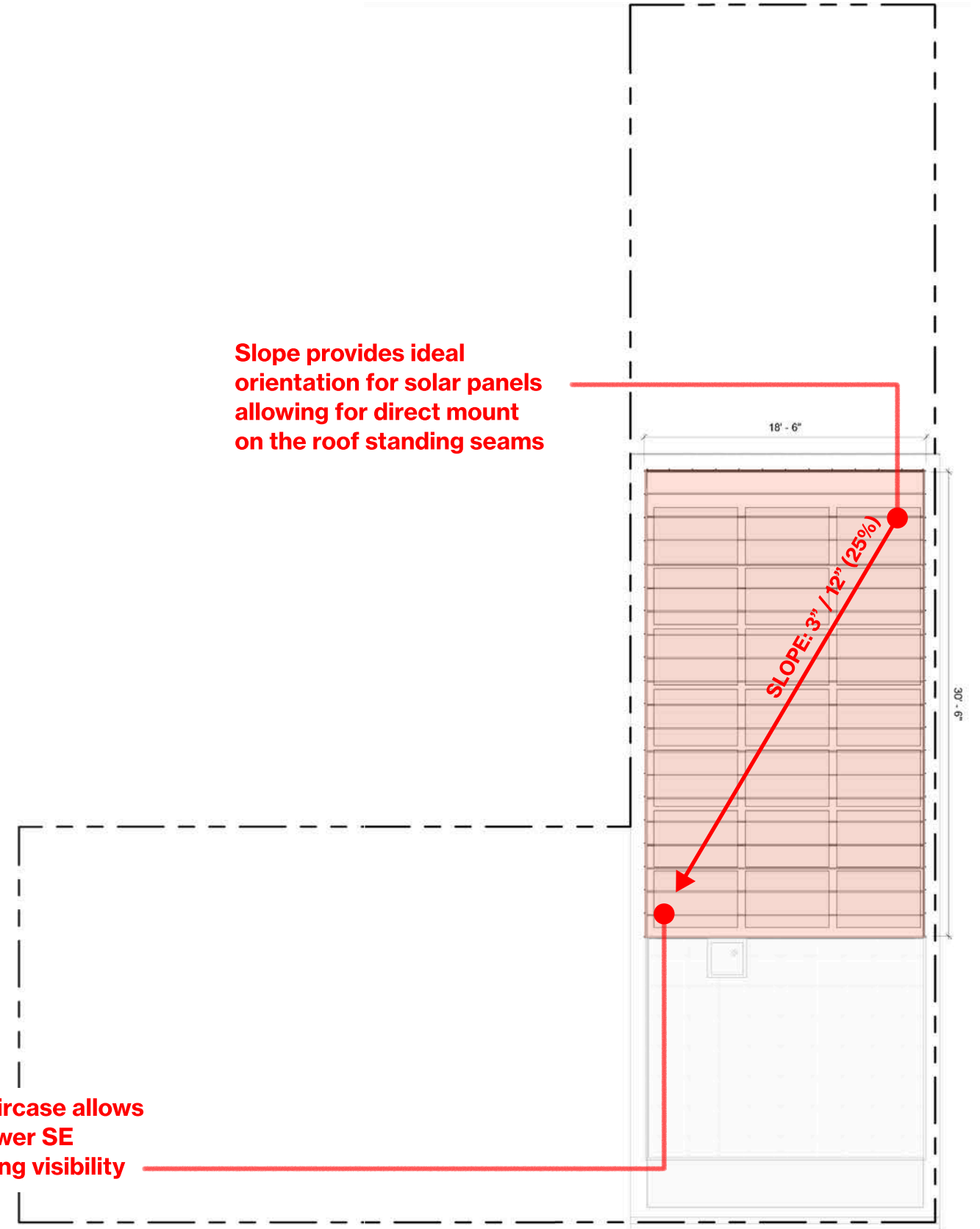


Second Floor Plan

Proposed Program and Addition



Third Floor Plan



Roof Plan

Slope provides ideal orientation for solar panels allowing for direct mount on the roof standing seams

Open to below over staircase allows enough clearance to lower SE corner of roof, minimizing visibility

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