

The current proposal is:

Preservation Department – Item 1, LPC-25-04617

**188 Duffield Street (aka 182-188 Duffield Street) – Duffield Street
Houses – Individual Landmark
Borough of Brooklyn**

Note: this is a Public Meeting item. No public testimony will be received today as the hearing on this item is closed.

182-188 Duffield Street



188 Duffield, LLC

Hill West Architects

Acheson Doyle Partners Architects

LPC Public Meeting

Block 2058, Lot 40

June 9, 2026

- 1. Summary of Revisions**
- 2. Design Narrative**
- 3. Building Design**
- 4. Appendix**



October 24th Proposal

Typical Floor Plate
Gross Floor Area 3,951.9 sf



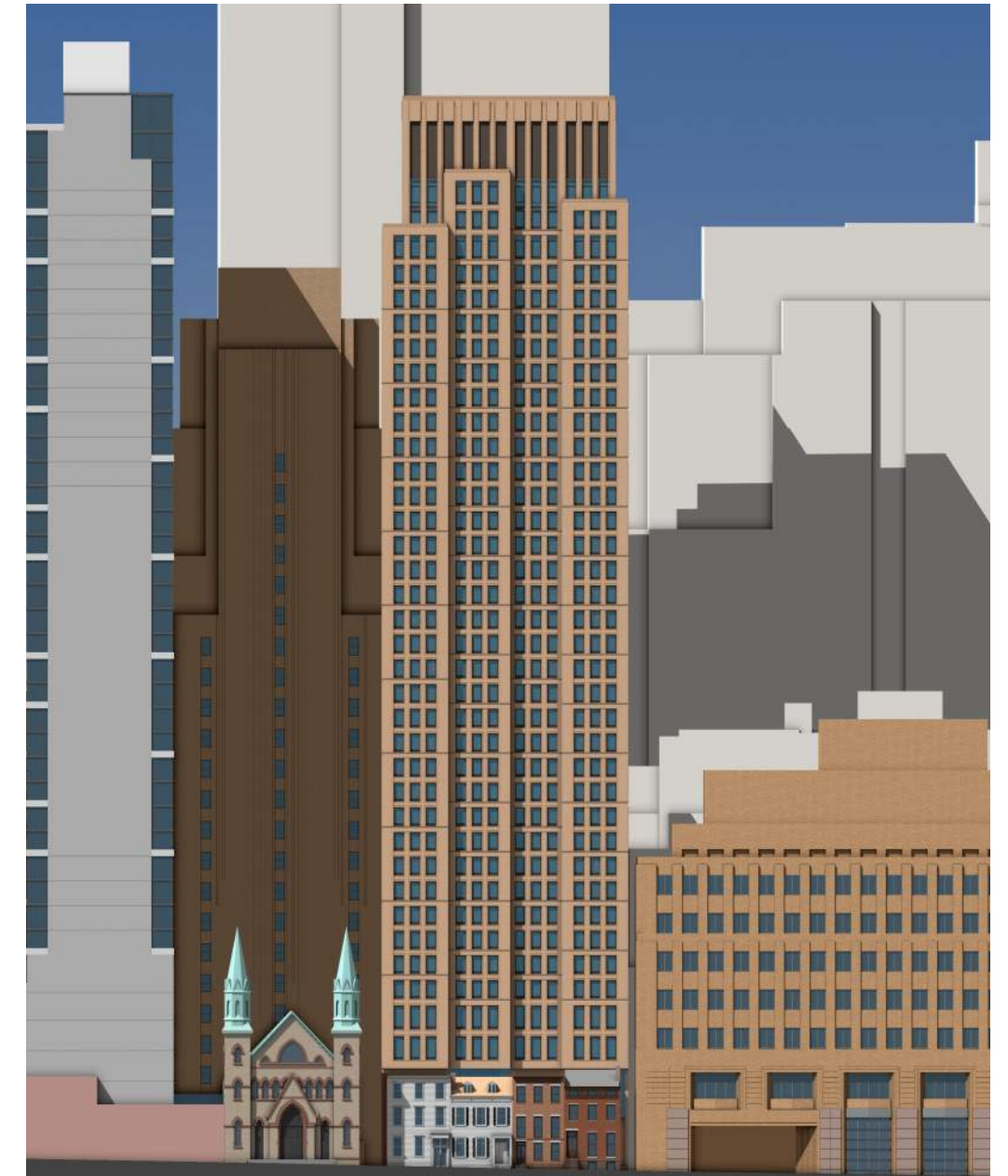
February 3rd Proposal

Typical Floor Plate
Gross Floor Area 3,002.0 sf



March 17th Proposal

Typical Floor Plate
Gross Floor Area 3,002.0 sf



Current Proposal

Typical Floor Plate
Gross Floor Area 3,104.5 sf

What We Heard:

- Design has not changed enough
- Tower lacks an identity and design intent
- Tower and townhouse connection unclear
- Outdoor areas need to be justified
- Height reduction is not significant enough

Summary of Changes:

- Tower concept anchors the townhouses to their current context
- Massing is broken down by the townhouse proportions
- Refined connection details
- Courtyard scale and usability enhanced
- Tower height reduced by 30'
- 10 FAR Building

Design Narrative



188 Duffield St.
 Built c. 1835-38
 Remodeled in 1880s
 Queen Anne Second Empire details



186 Duffield St.
 Built c. 1835-38
 Federal and Greek Revival style



184 Duffield St.
 Built in 1847
 Restrained Greek Revival



182 Duffield St.
 Built c. 1839-40
 Greek Revival

Townhouses at Original Site



188 Duffield St.
Built c. 1835-38
Remodeled in 1880s
Queen Anne Second Empire details

186 Duffield St.
Built c. 1835-38
Federal and Greek Revival style

184 Duffield St.
Built in 1847
Restrained Greek Revival

182 Duffield St.
Built c. 1839-40
Greek Revival

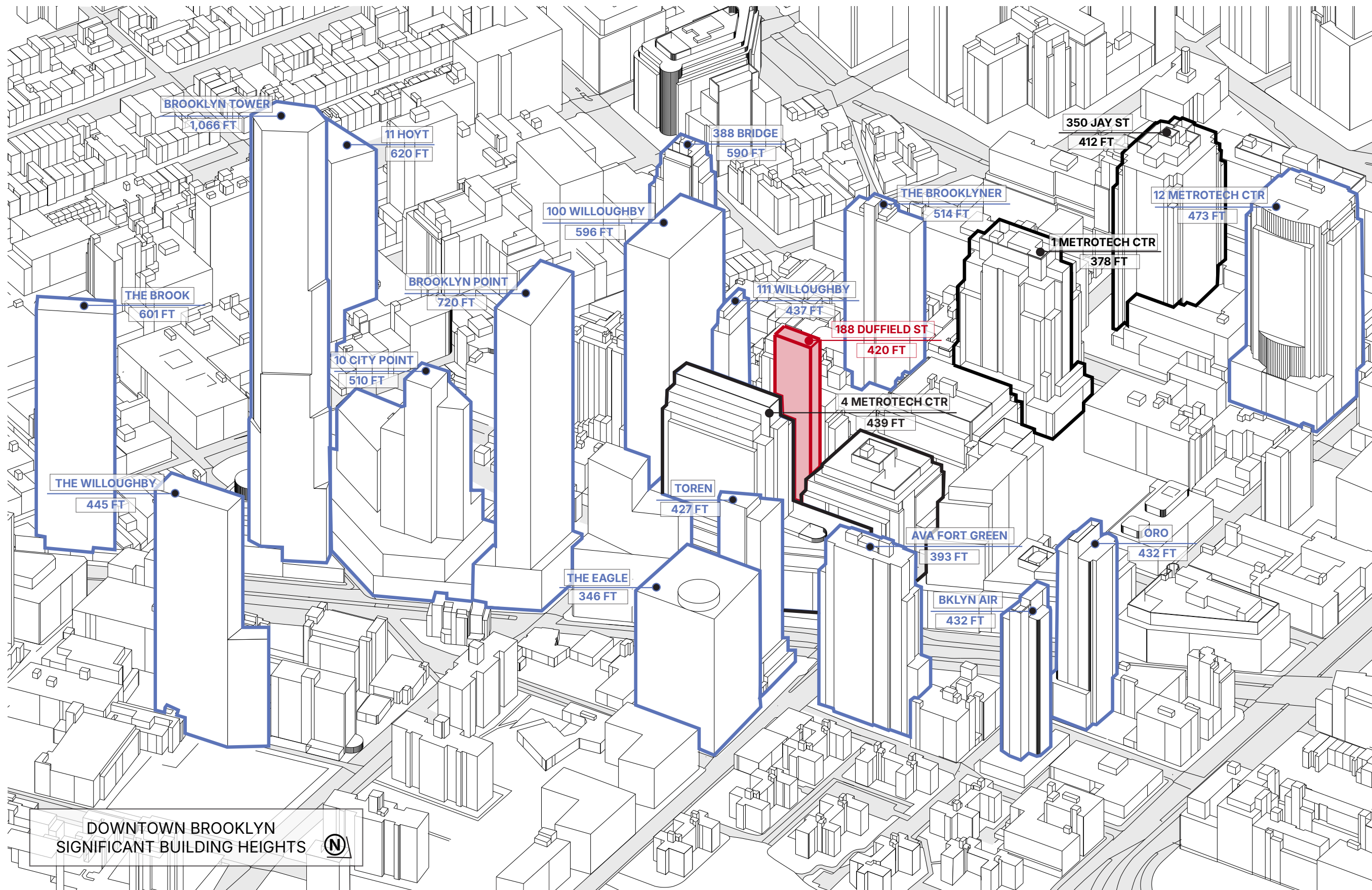


KEY

■ Built in or before 1990

■ Built after 1990

84% of buildings over 300 feet built **after 1990**



DOWNTOWN BROOKLYN
SIGNIFICANT BUILDING HEIGHTS (N)

Current Context

Precedents

77 GREENWICH ST

Individual Landmark: Dickey House
LP-2166



315 - 317 BROADWAY

Individual Landmark: 315 Broadway Building
LP-1756



712 5TH AVE

Individual Landmark: Rizzoli Building, LP-1533
Coty Building, LP-1534



ST. AUGUSTINE'S CHAPEL

Individual Landmark: St Augustine's Chapel
LP-23-03684



251 - 253 5TH AVE

Historic District: Madison Square North
LP-2097



44-54 9TH AVE

Historic District: Gansevoort Market
LP-0088

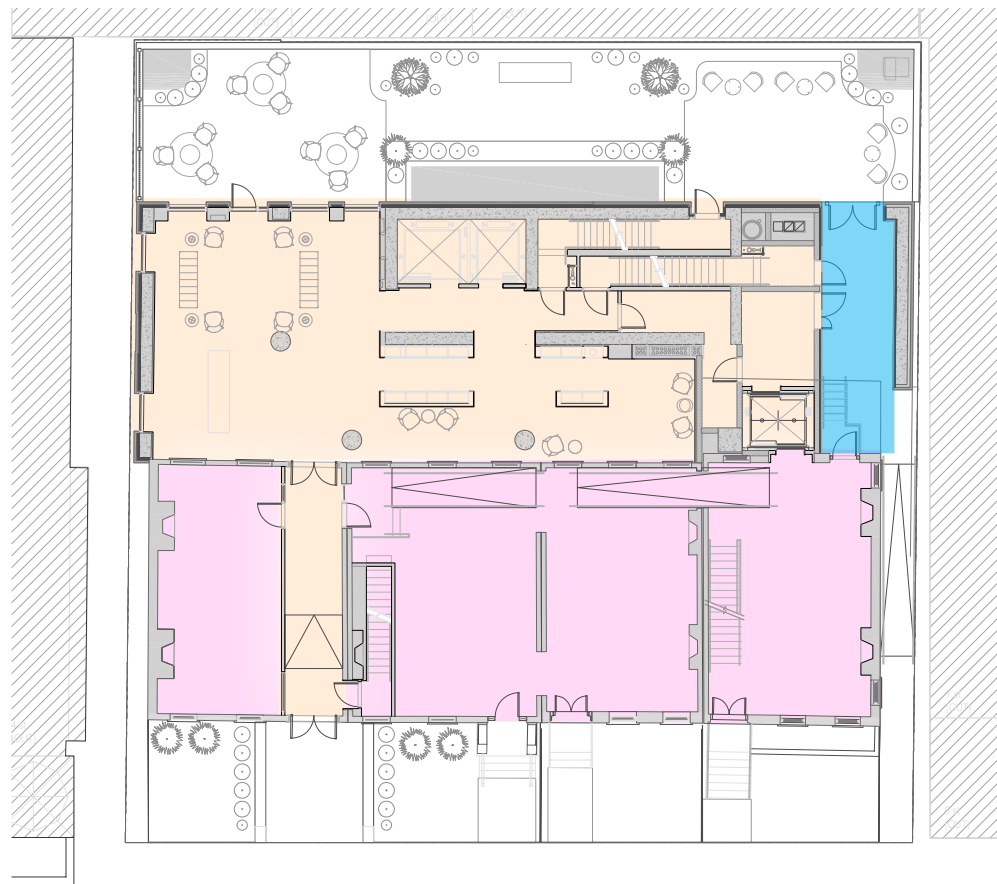
Building Design

1. Base
2. Shaft
3. Crown

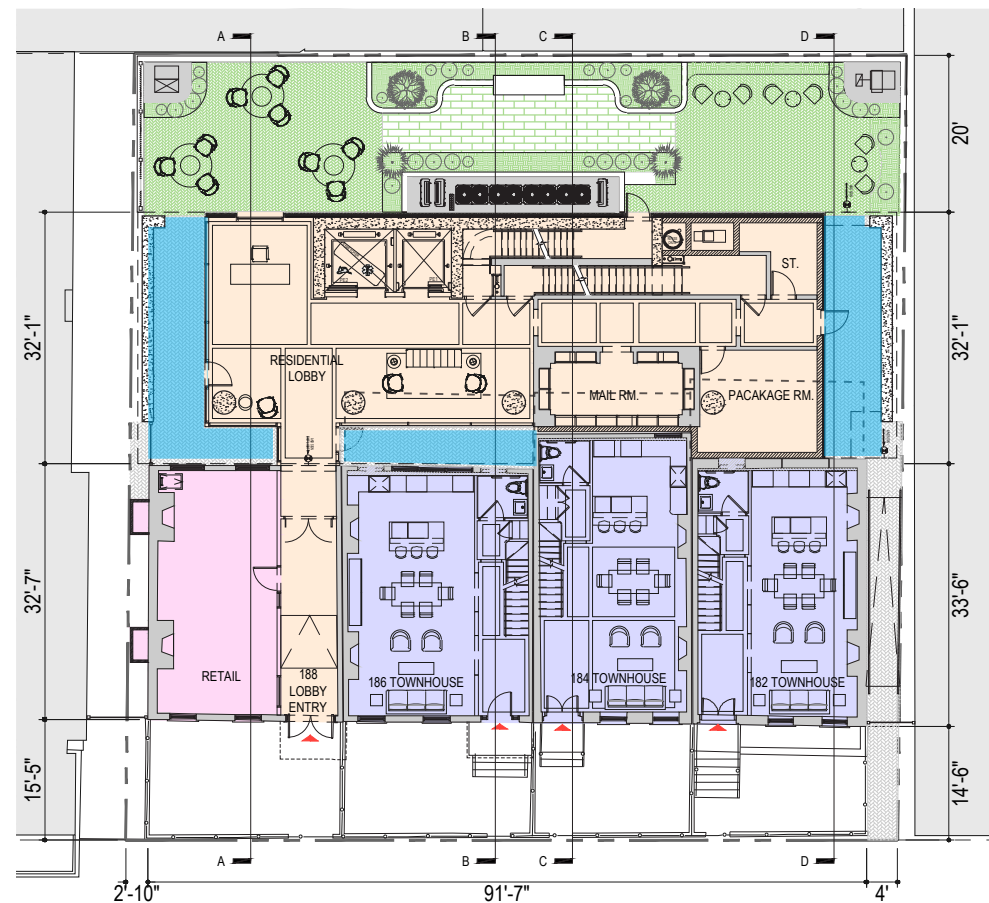
COLOR LEGEND

- TOWER RESIDENTIAL USE
- RESIDENTIAL USE
- RETAIL USE
- COURTYARD

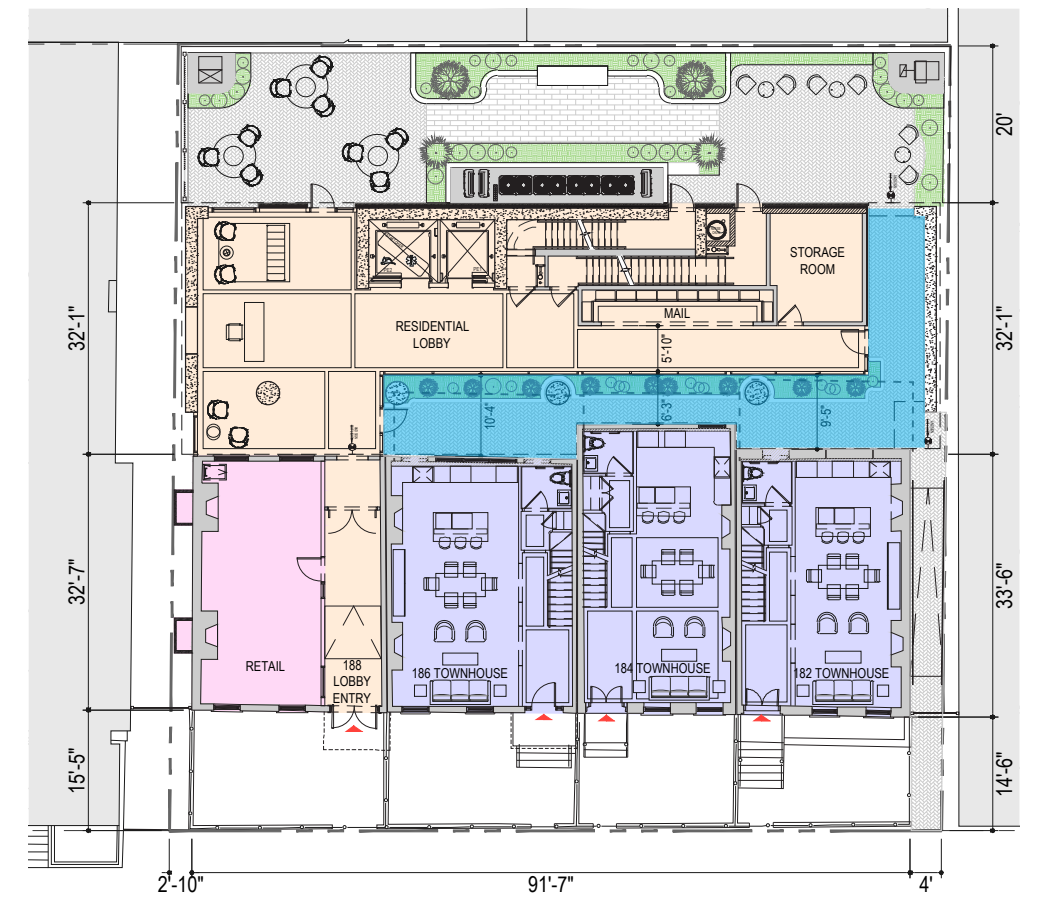
October 24th Proposal



March 17th Proposal



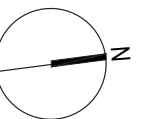
Current Proposal



Courtyard	0'-0"	0'-0"	0'-0"	0'-0"
Depth	188	186	184	182

+5'-0"	+5'-0"	0'-0"	0'-0"
188	186	184	182

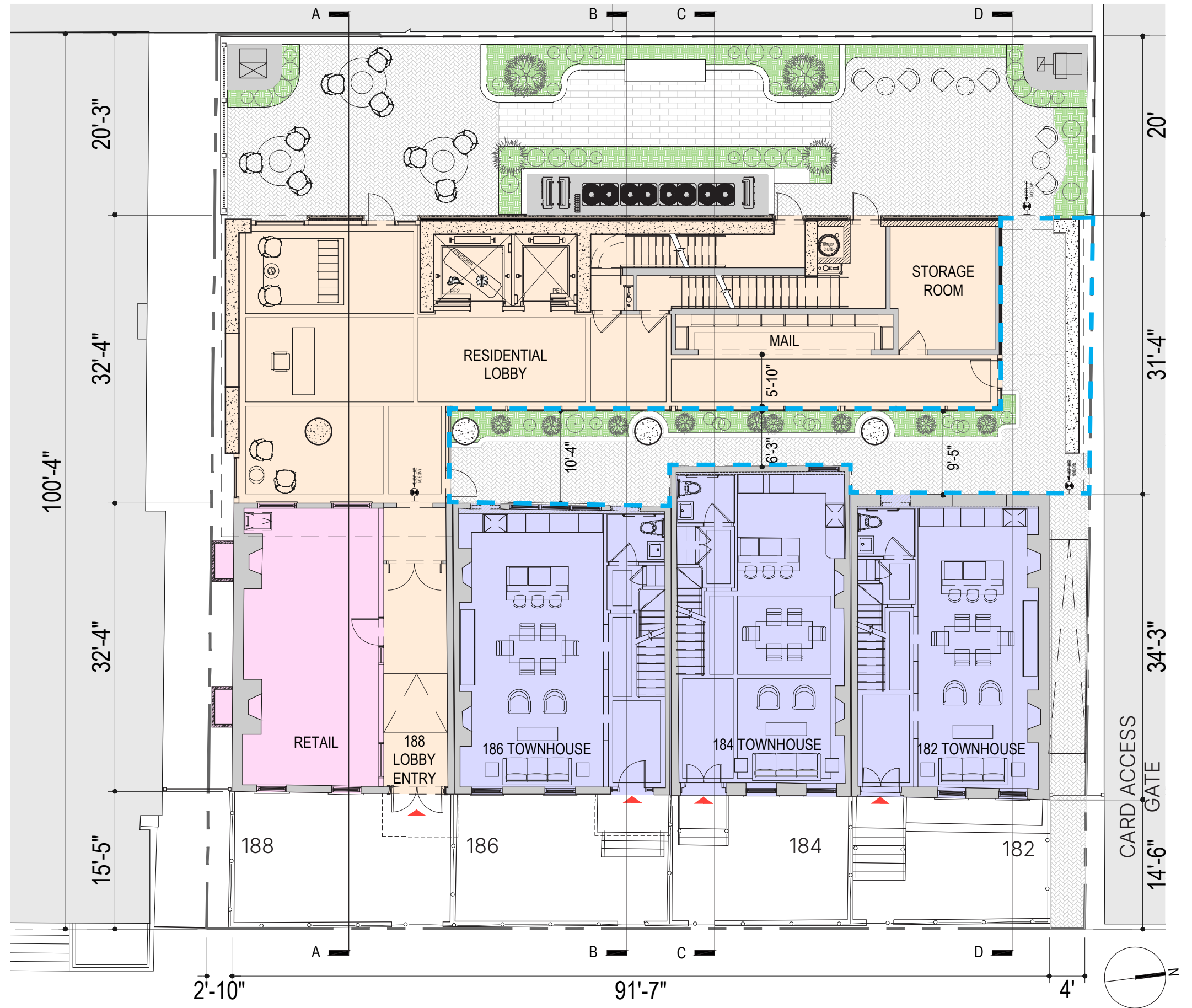
0'-0"	+10'-4"	+6'-3"	+9'-5"
188	186	184	182



Base Plan Comparison

COLOR LEGEND

- TOWER RESIDENTIAL USE
- RESIDENTIAL USE
- RETAIL USE
- SHARED COURTYARD



Base Plan



February 3rd Proposal



March 17th Proposal



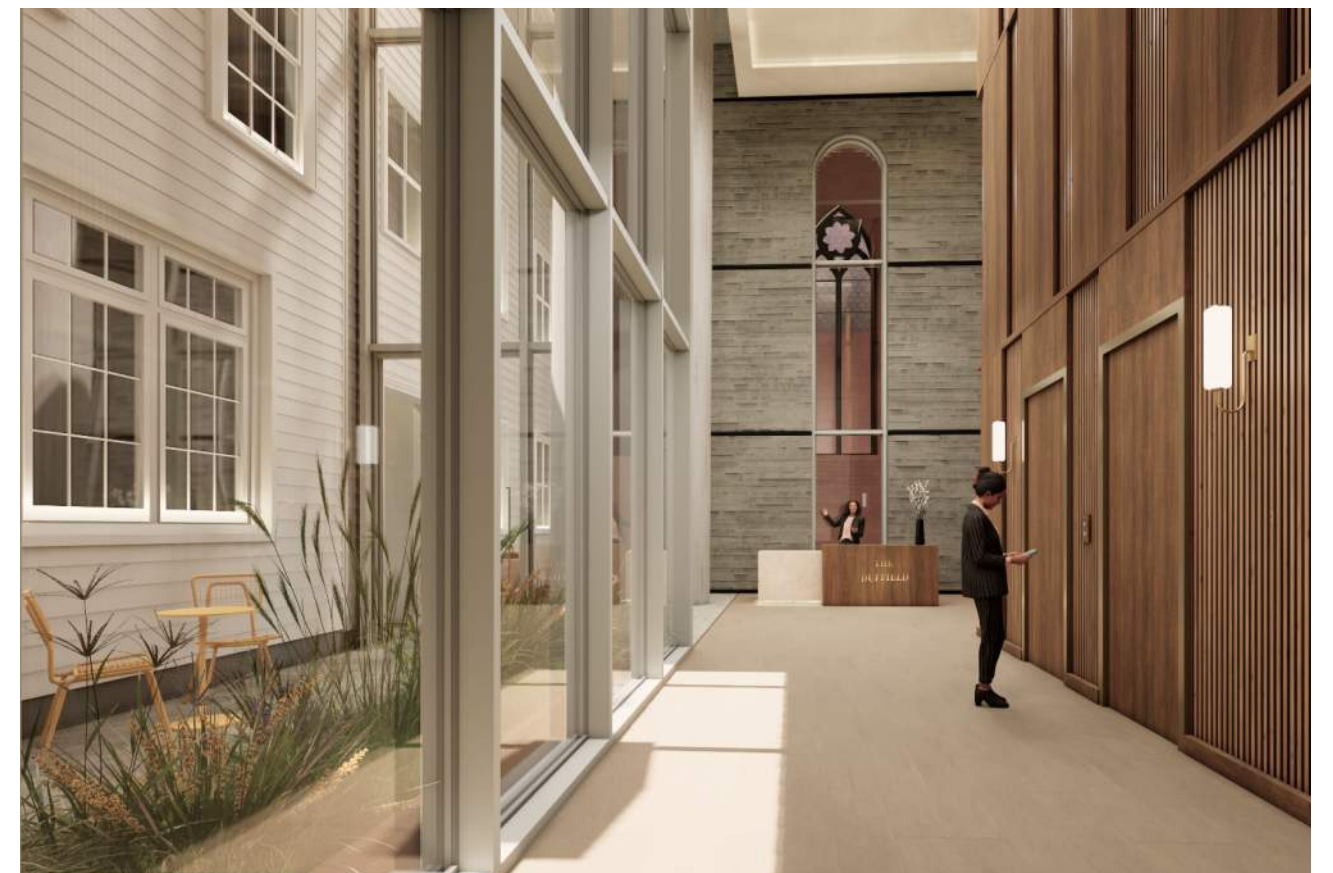
Current Proposal

Rear Townhouse Elevation



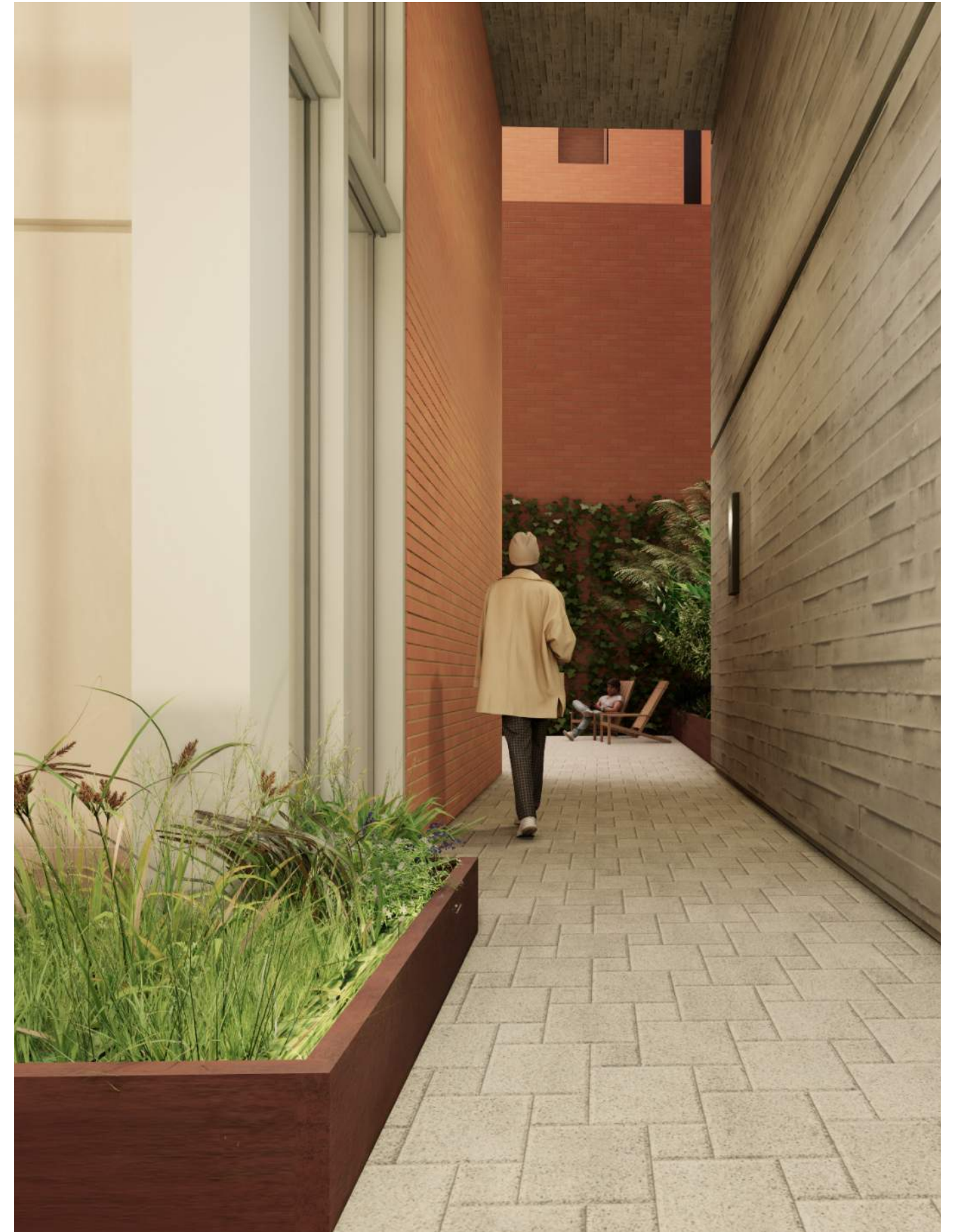
Townhouses removed for clarity











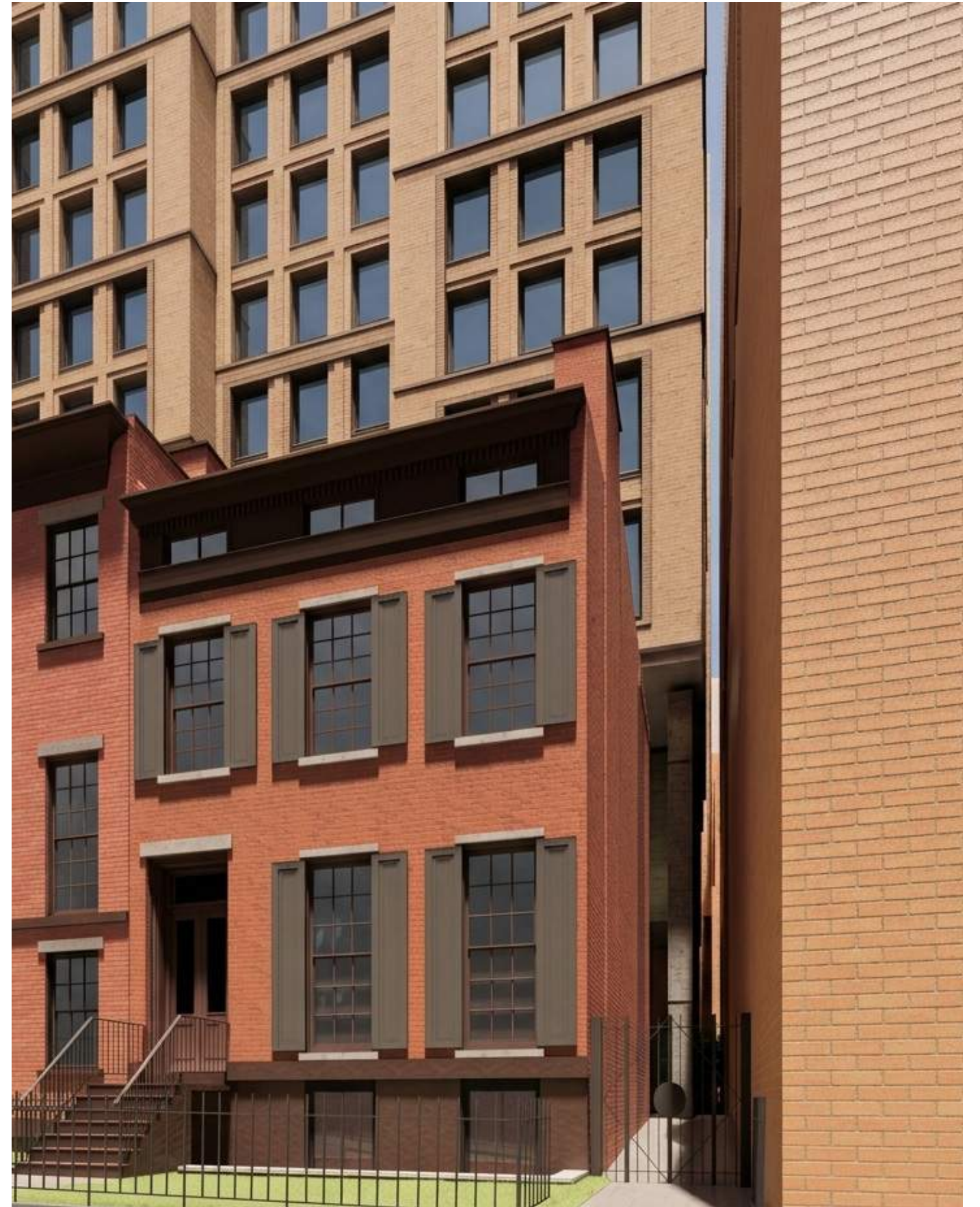








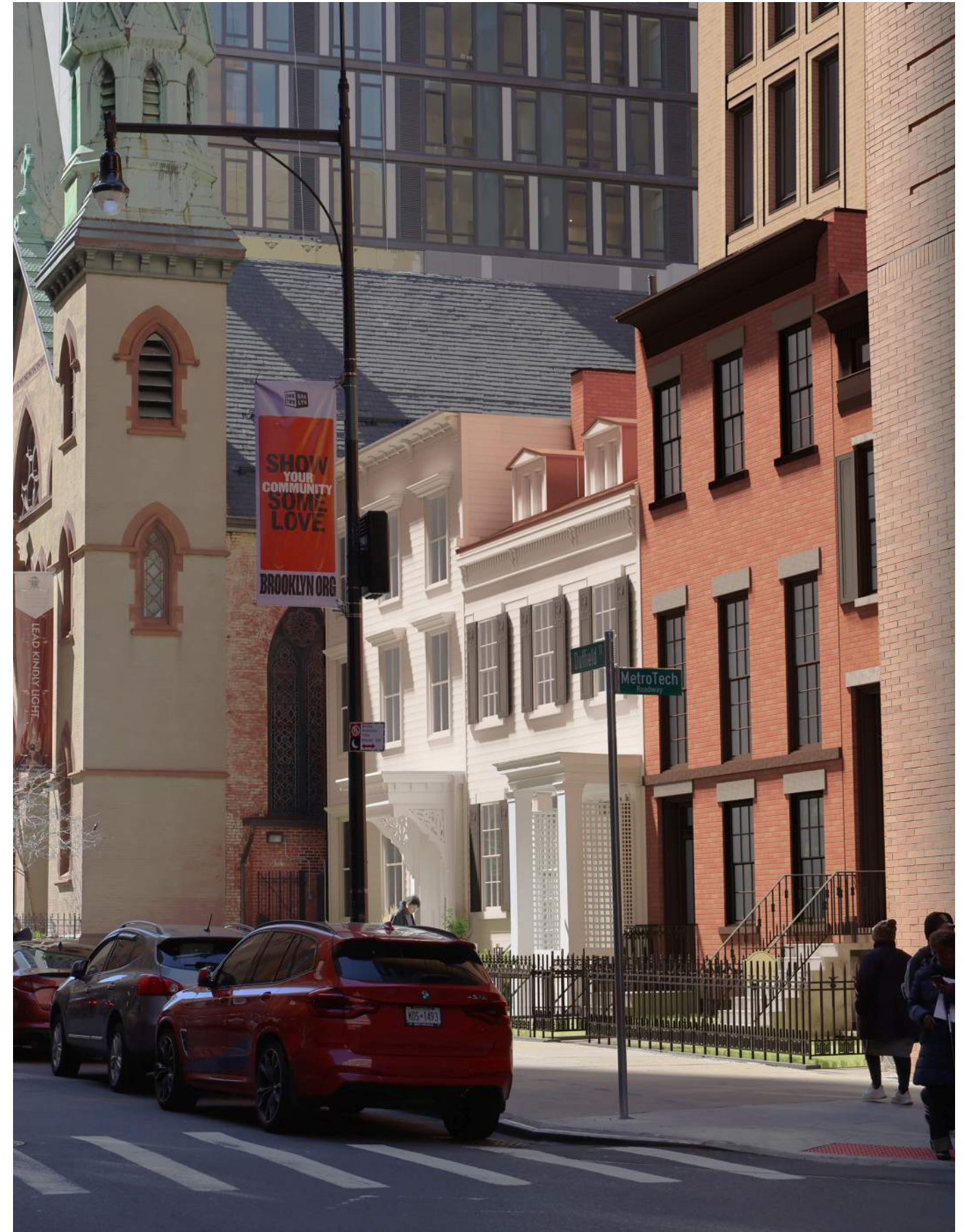
188



182

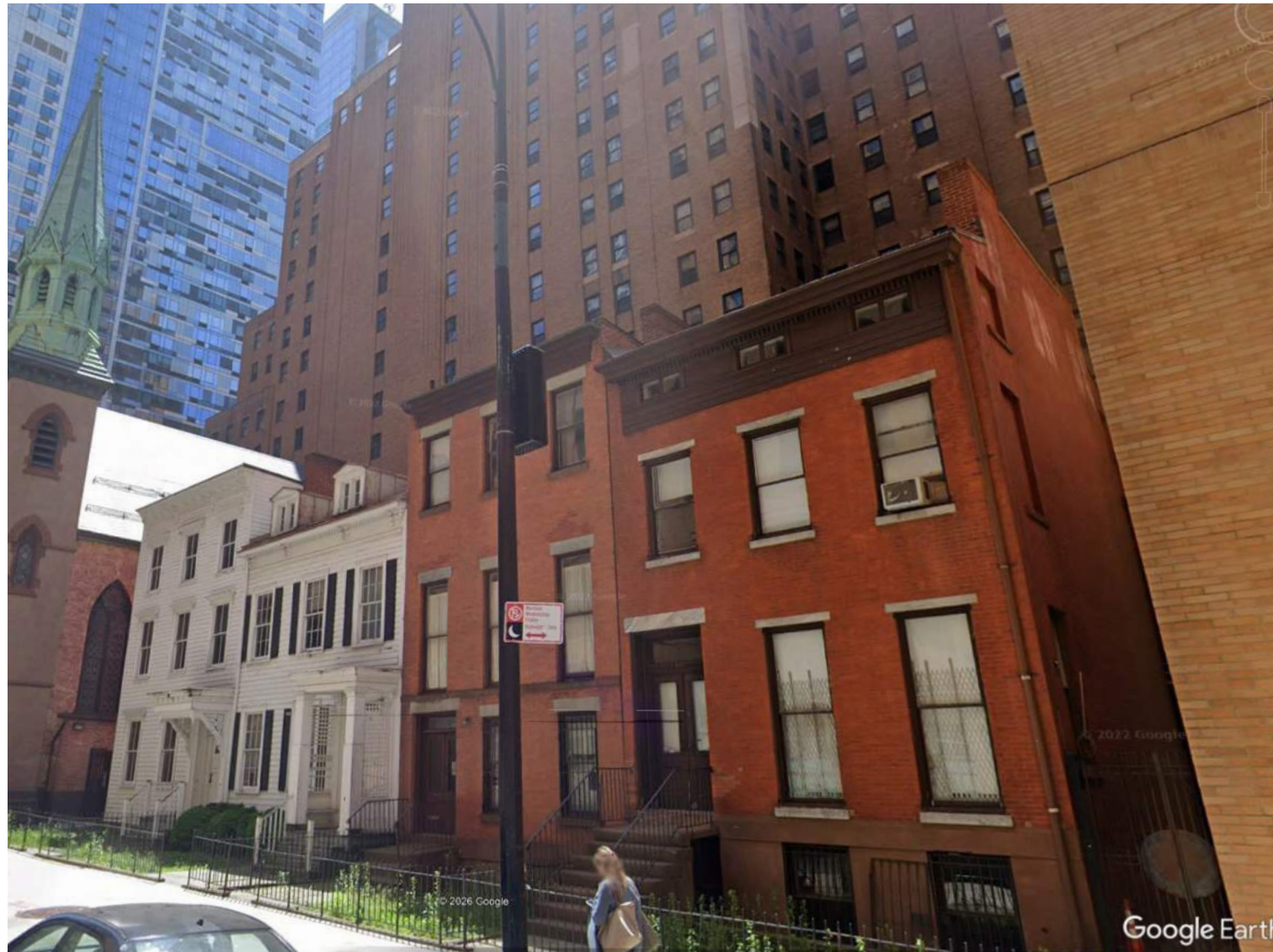


Existing



Proposed

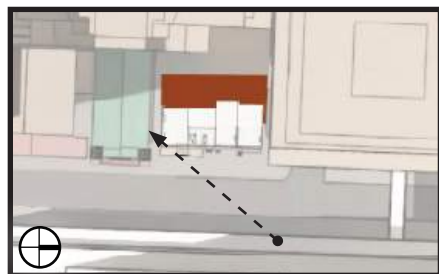
Duffield Street: South

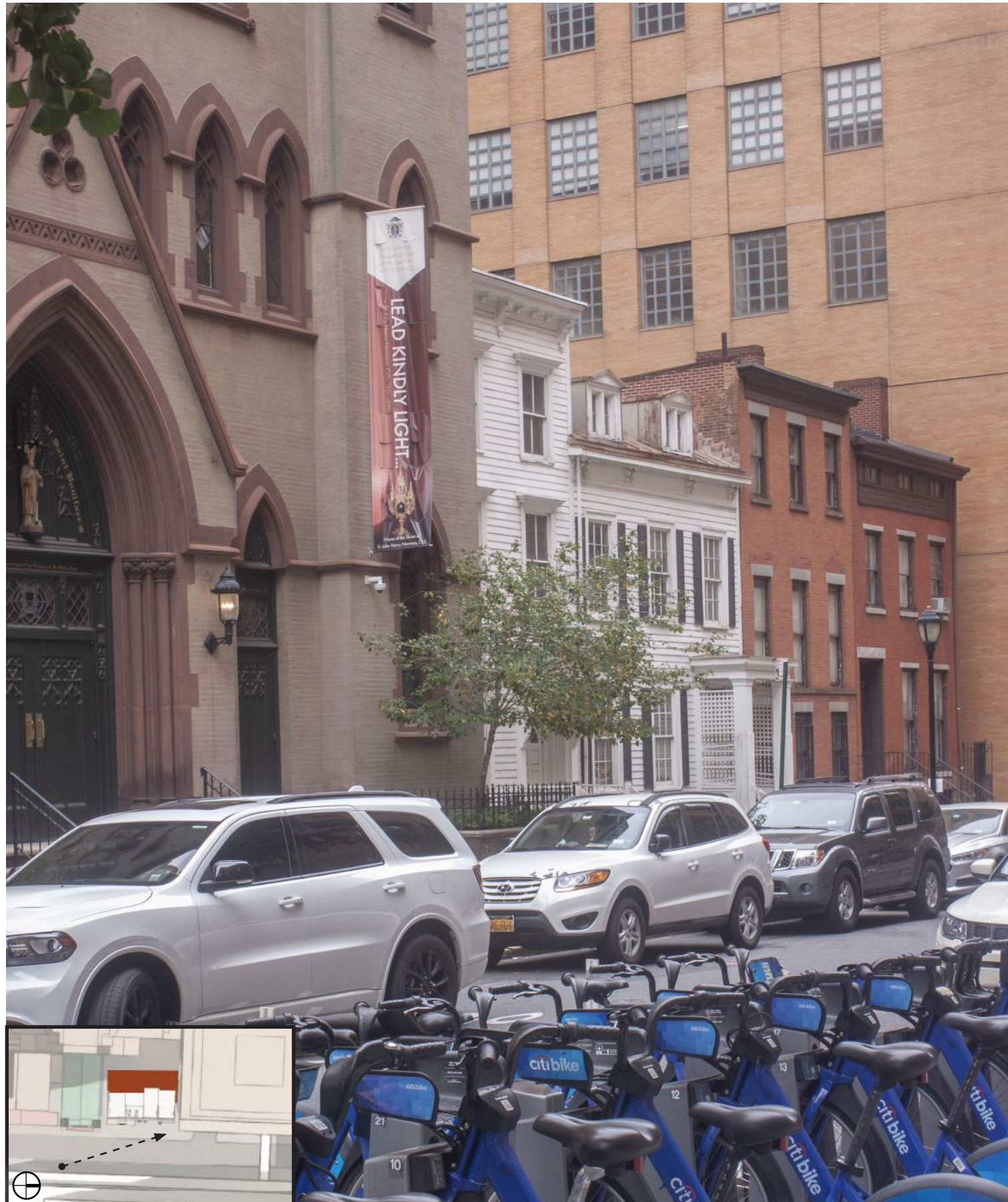


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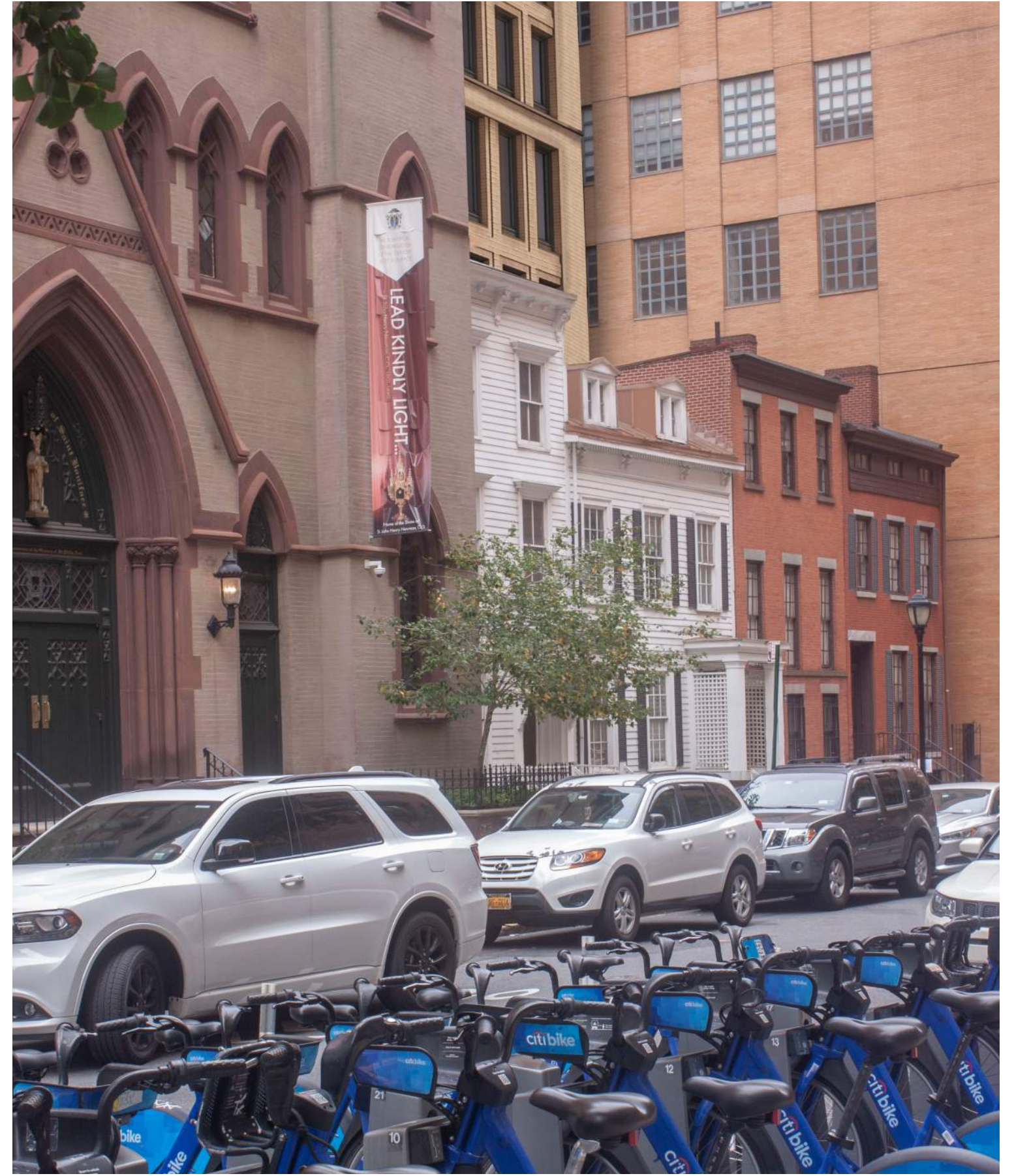


Proposed





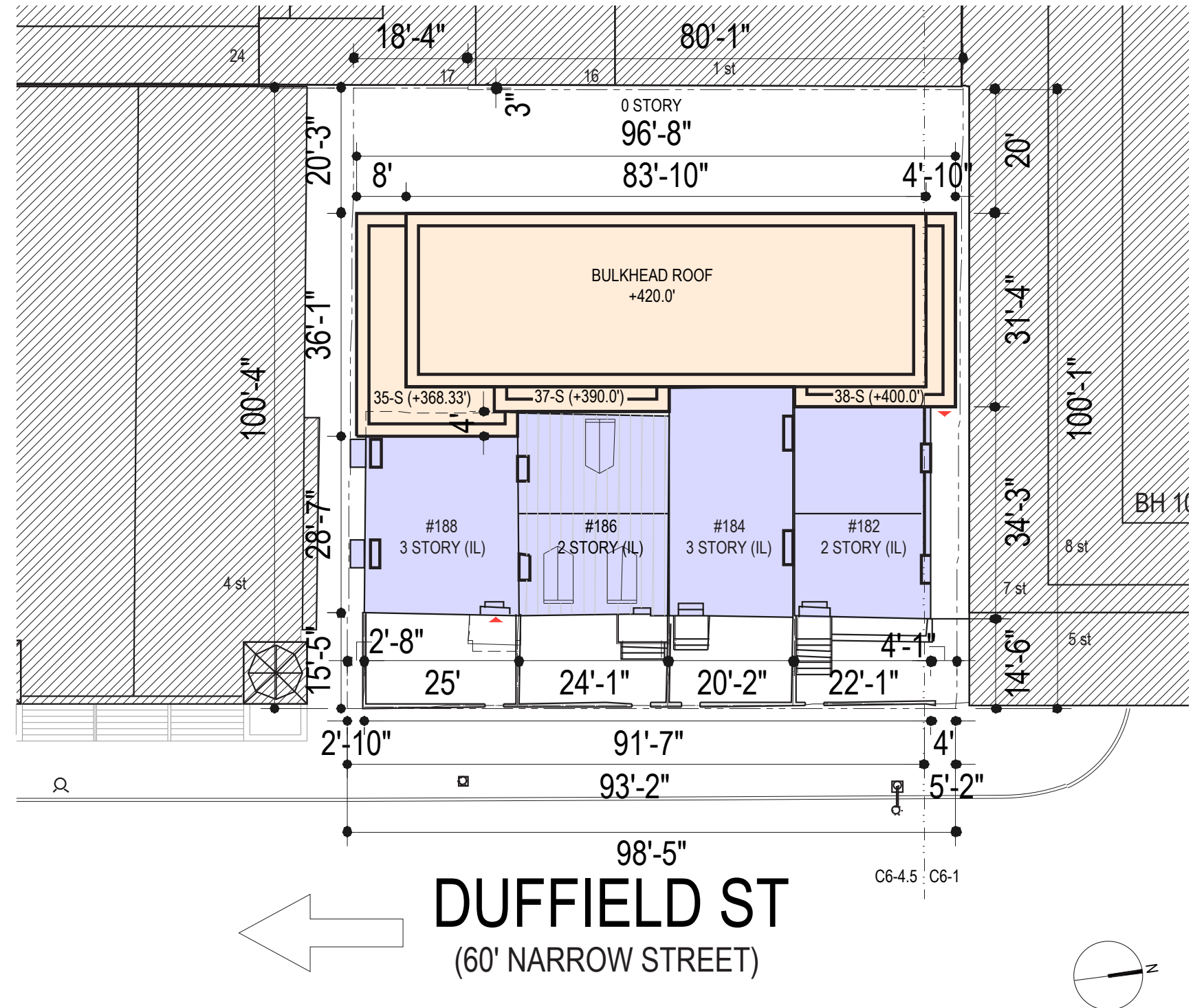
Existing



Proposed

Duffield Street: North

Shaft



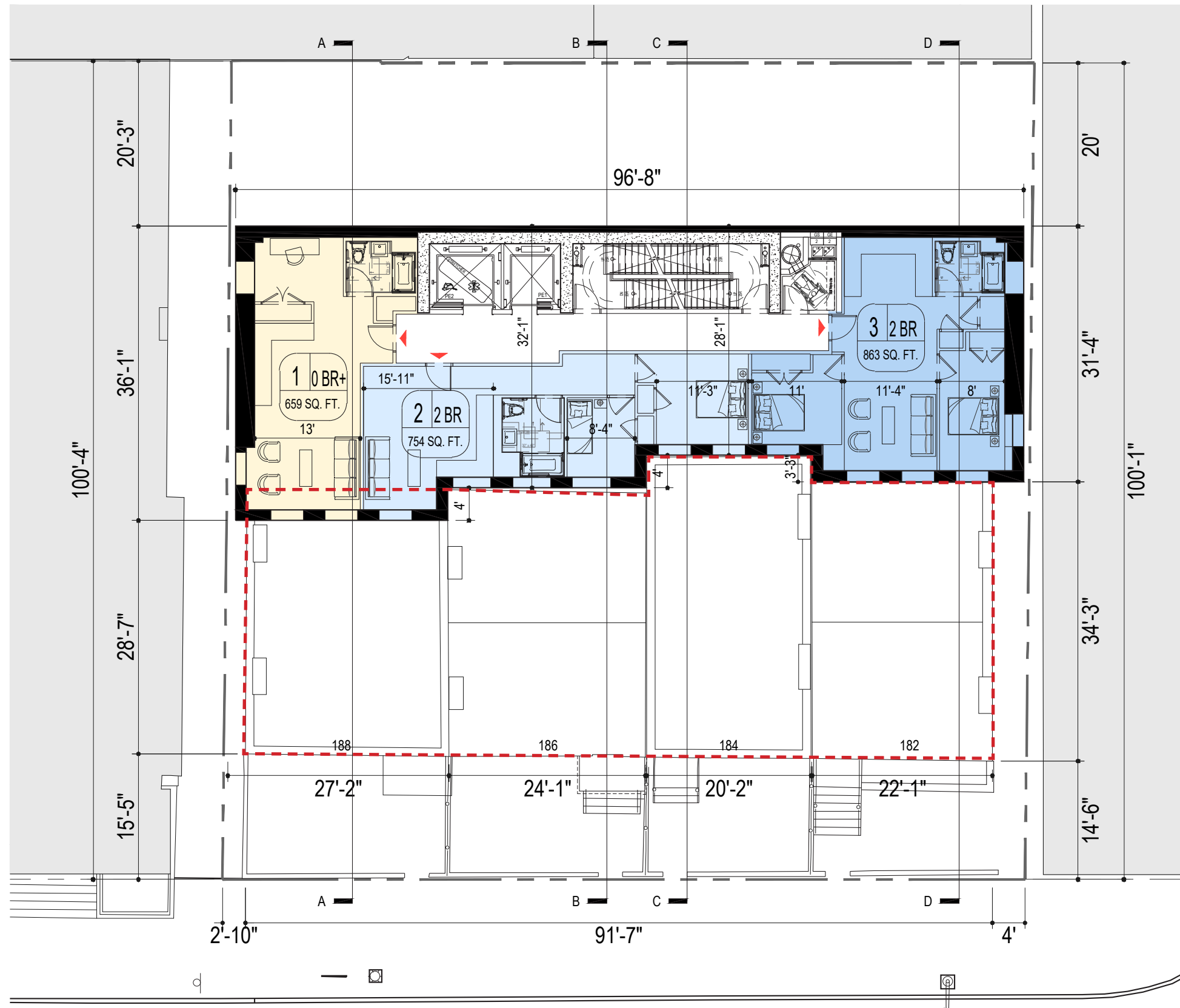


February 3, 2026 Proposal
4 Metrotech Center hidden for clarity

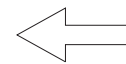


Current Proposal

Tower Comparison

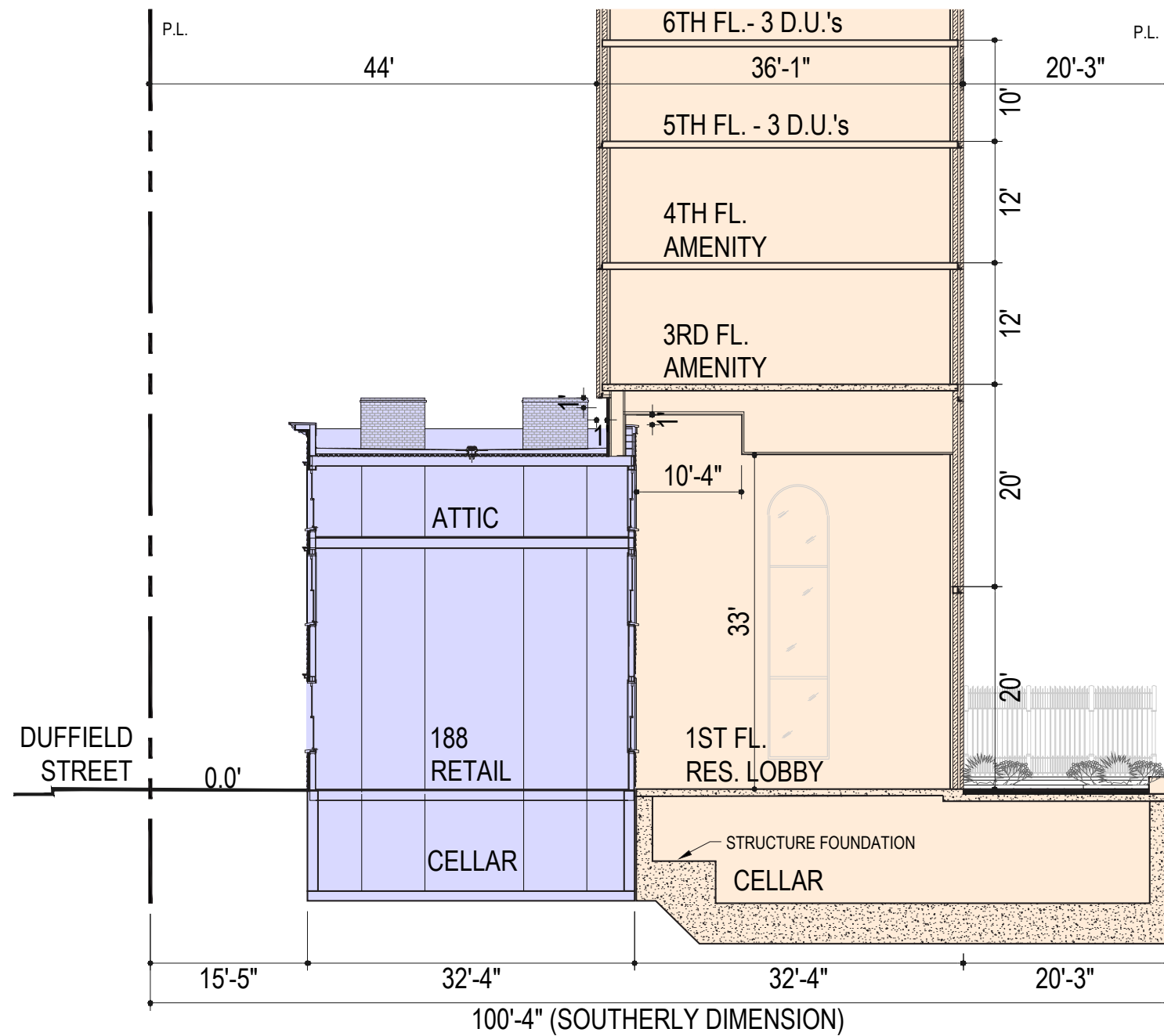


DUFFIELD STREET
(60' NARROW STREET)

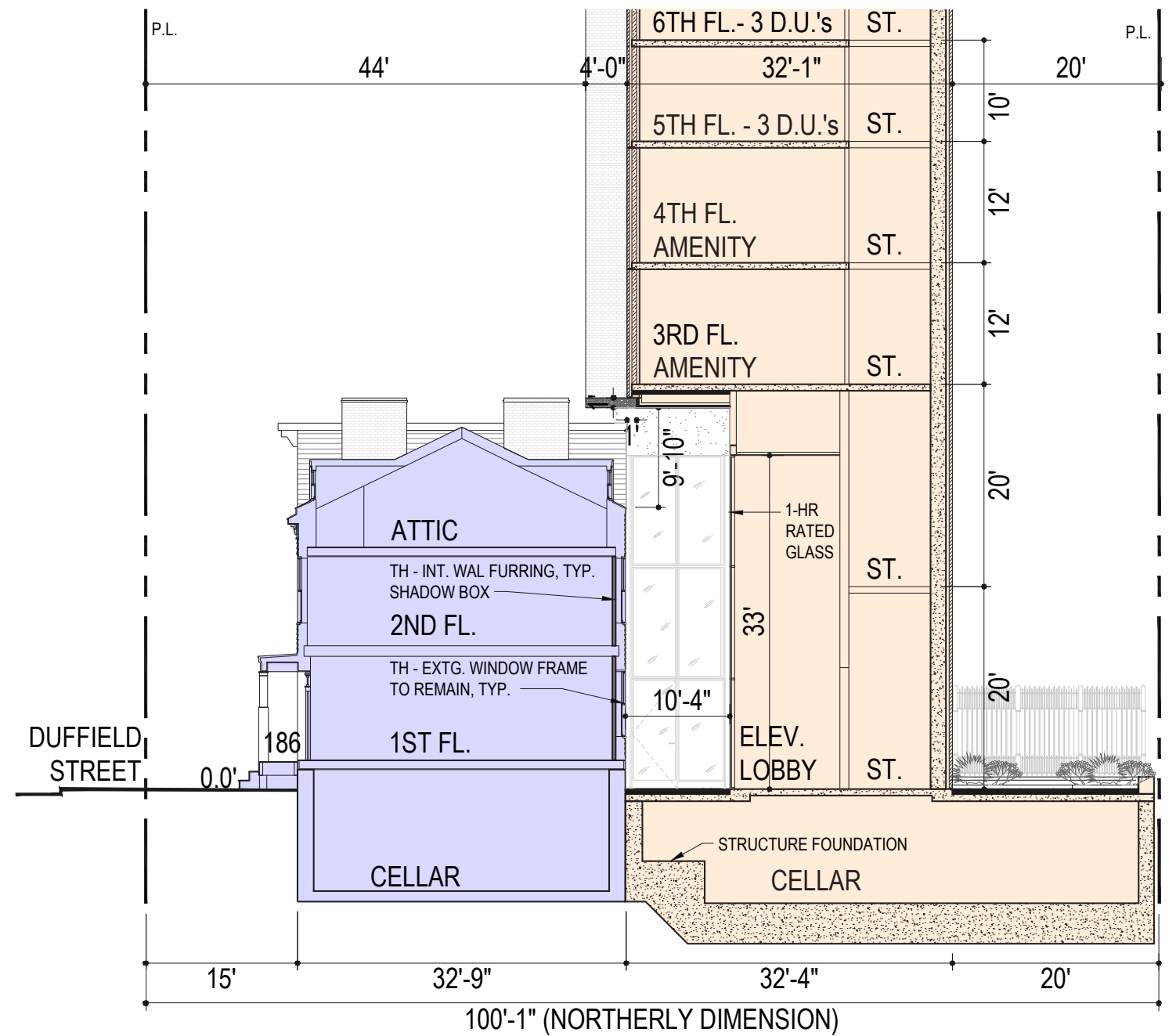


--- Townhouse Border

Typical Tower Plan



188

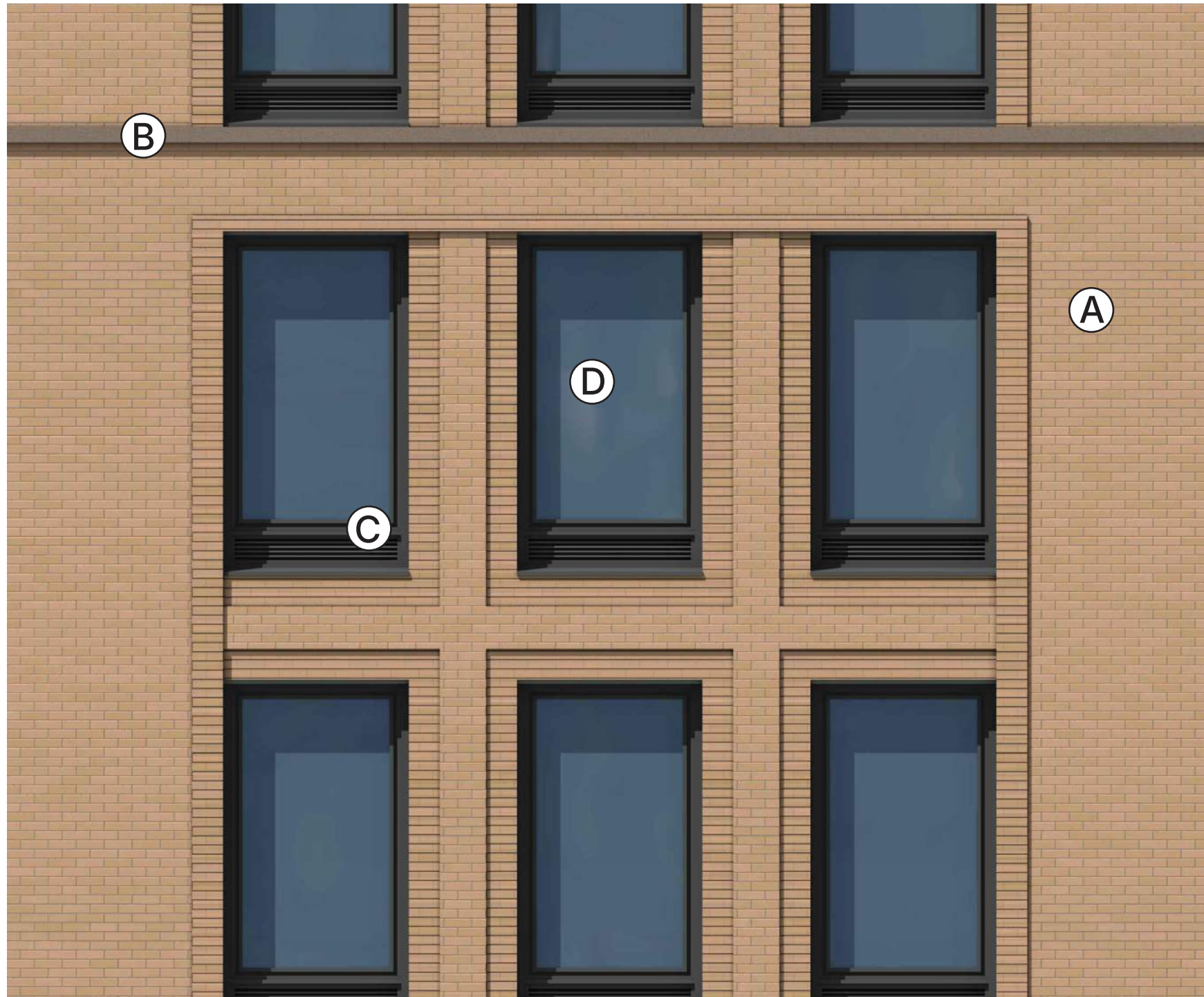


186

Schematic Townhouse Sections



Wide Angle View



Manufacturer: Endicott
Desert Ironspot Smooth Light

Mortar: Lehigh BDN509

(A) Running bond



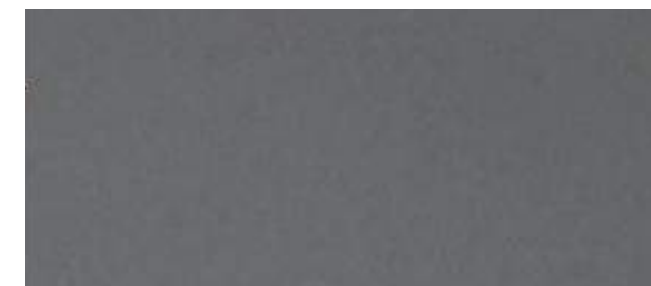
Manufacturer: Masterpiece Precast

(B) Brownstone



Manufacturer: PPGM

(C) Grey Mullion



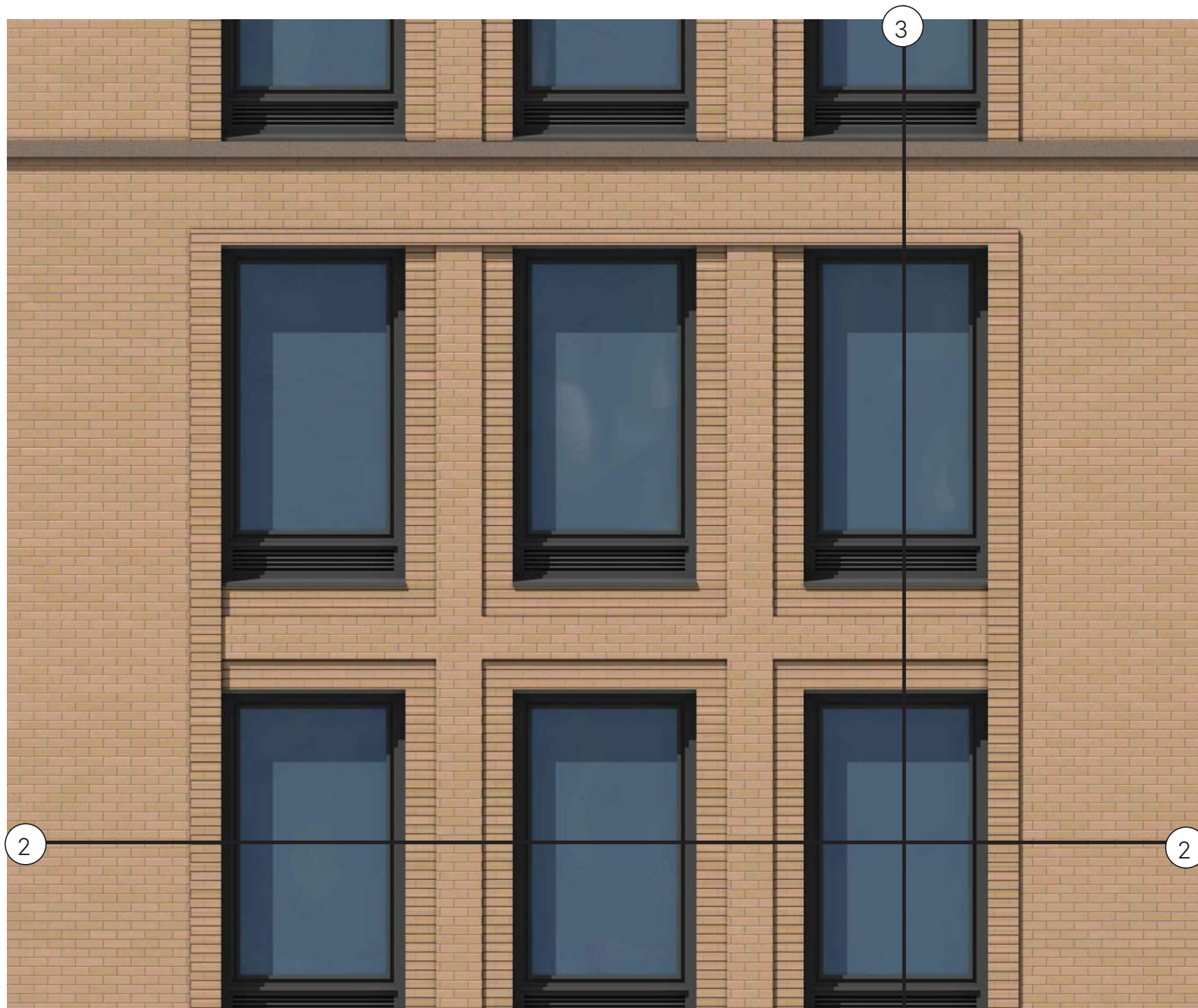
Manufacturer: ORNILUX

(D) A61 Glazing
with bird friendly UV coating
where required by code

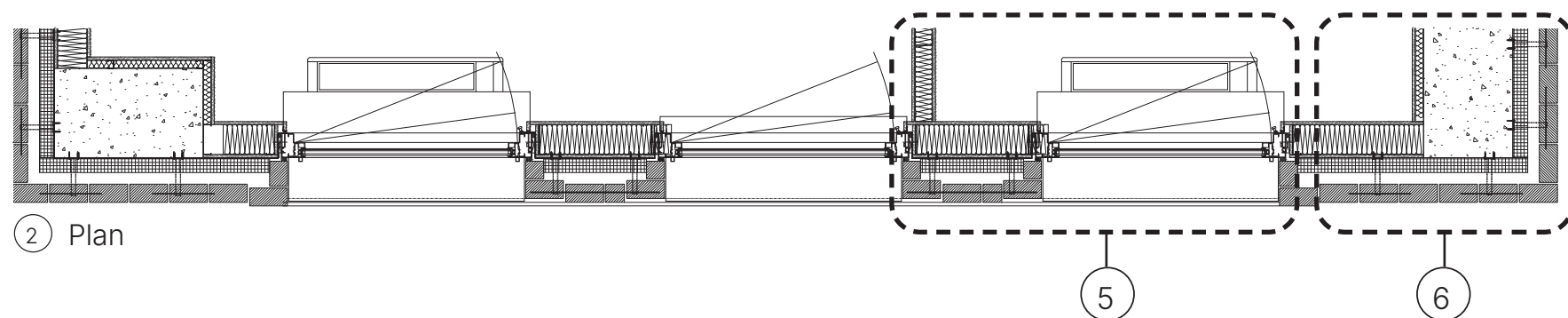


Base Shear Wall
Board Form Concrete

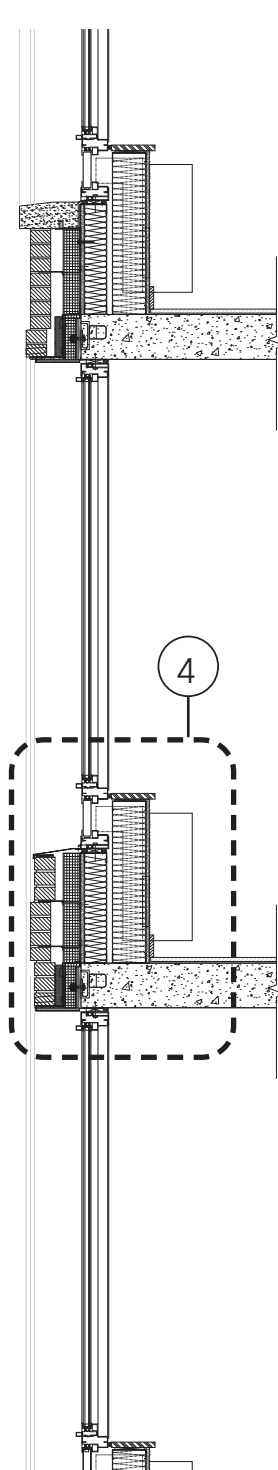




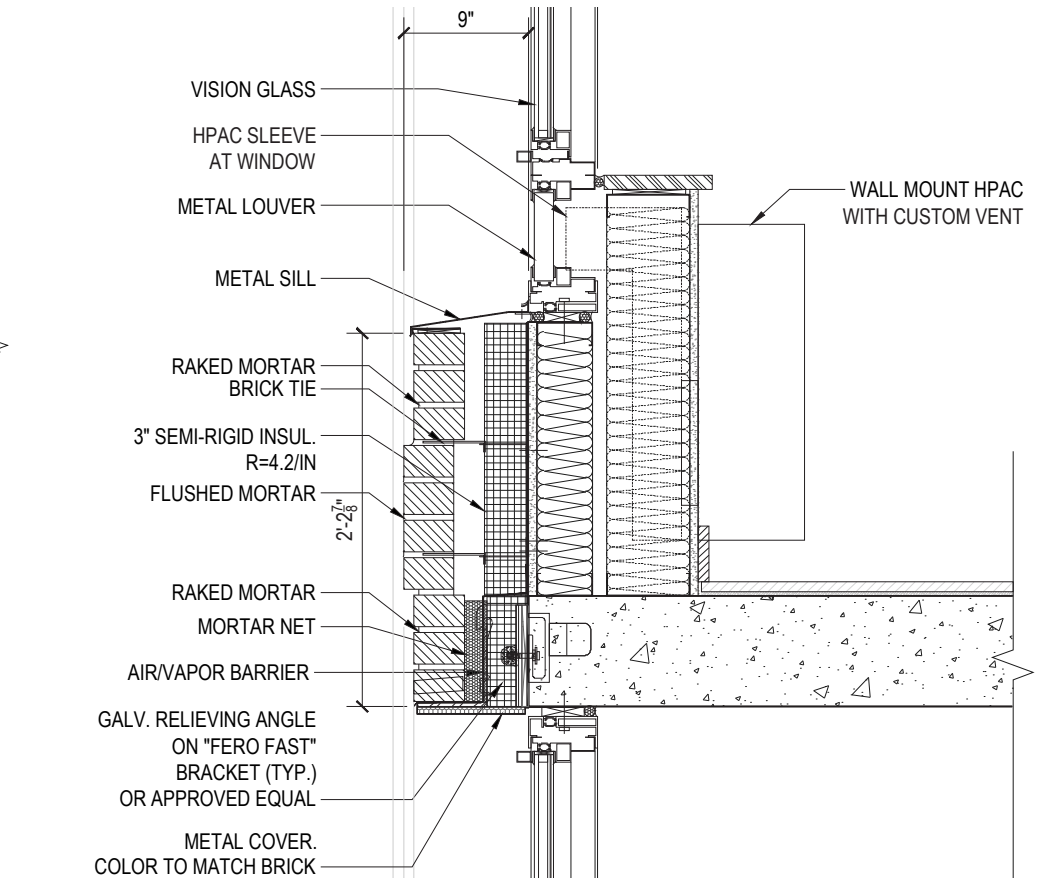
① Elevation



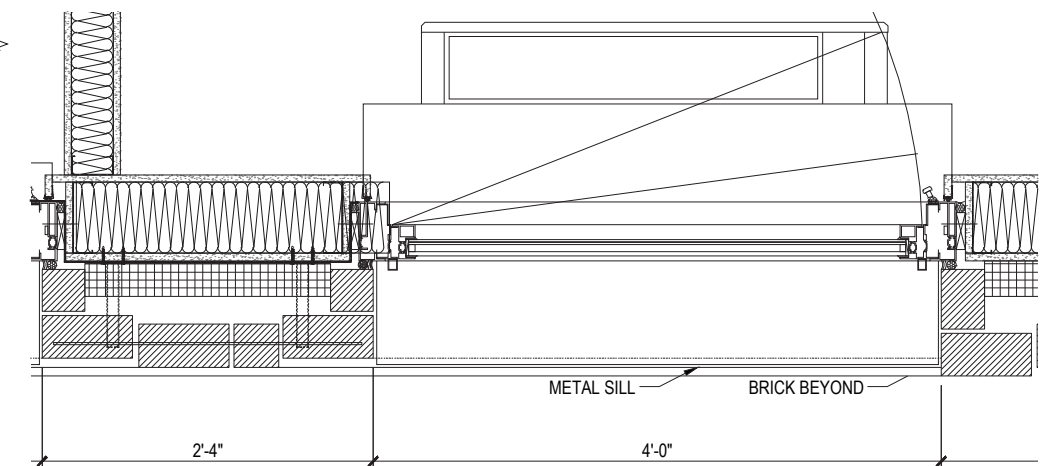
② Plan



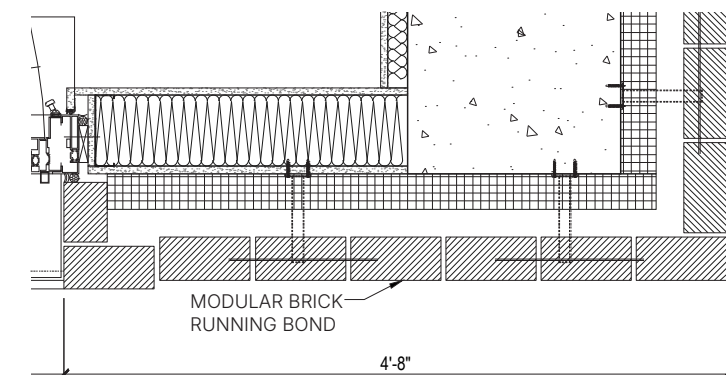
③ Section



④ Section Detail



⑤ Window Plan Detail



⑥ Corner Plan Detail

Shaft Details

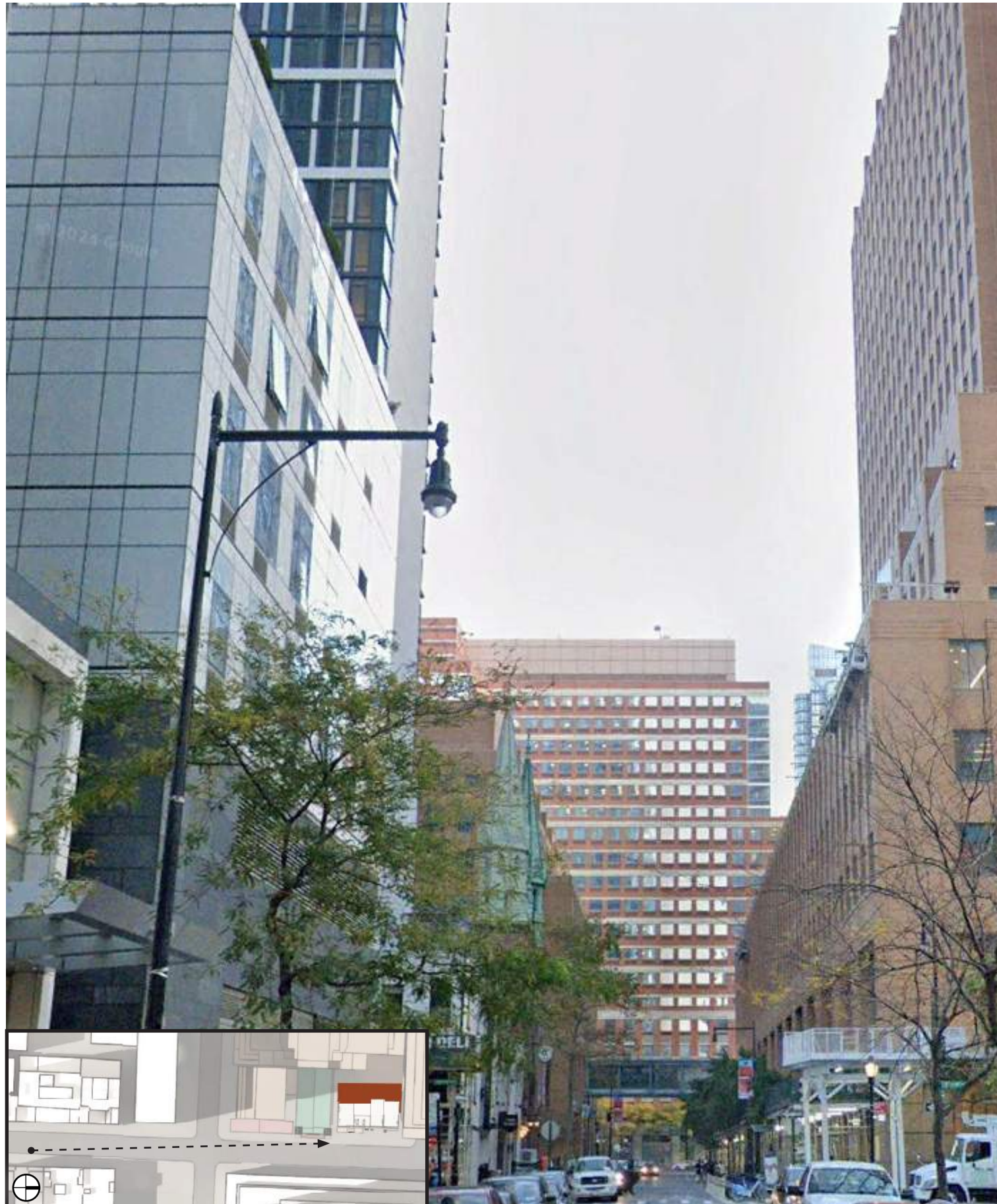


Existing

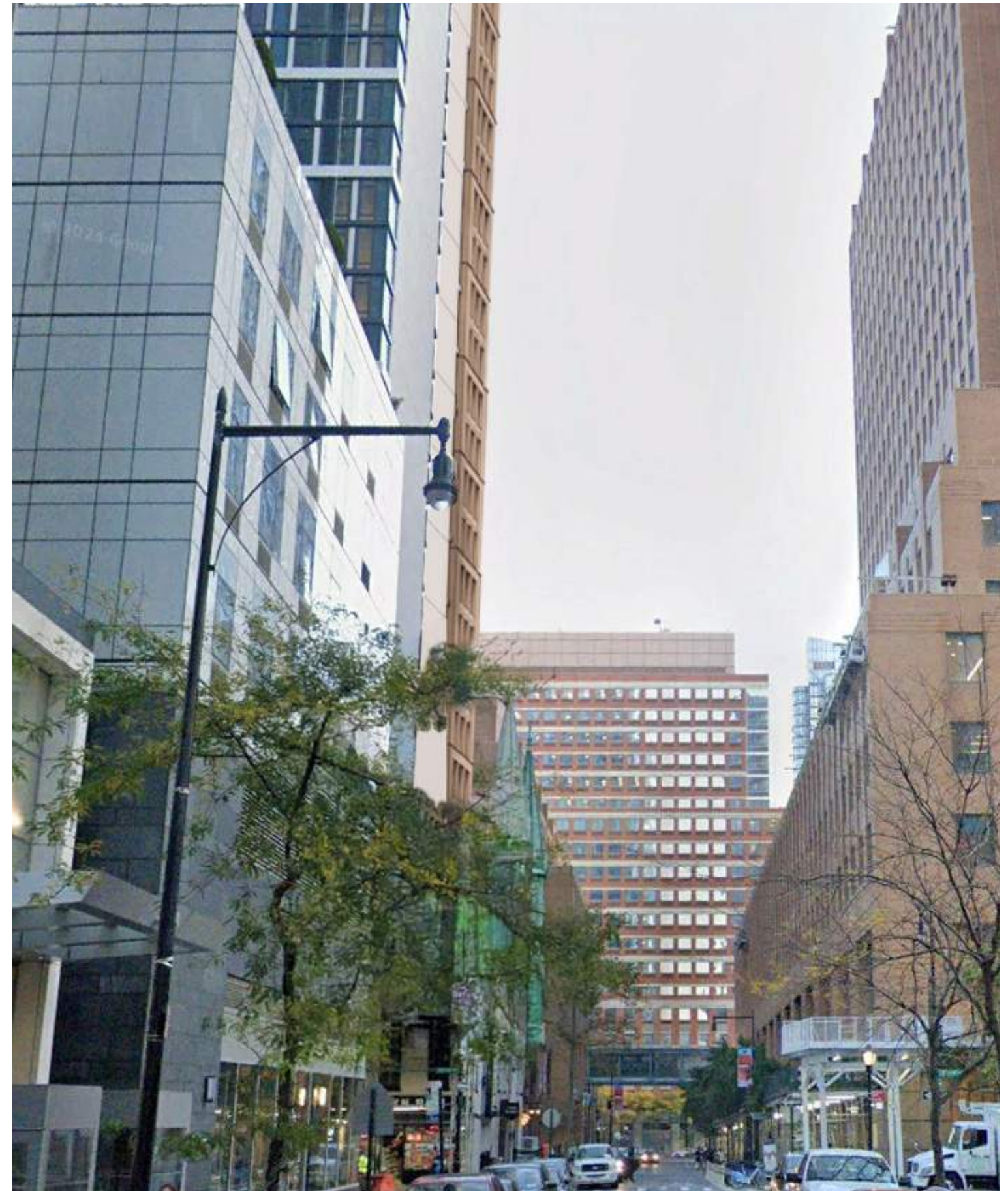


Proposed

Gold Street



Existing



Proposed

Duffield Street North

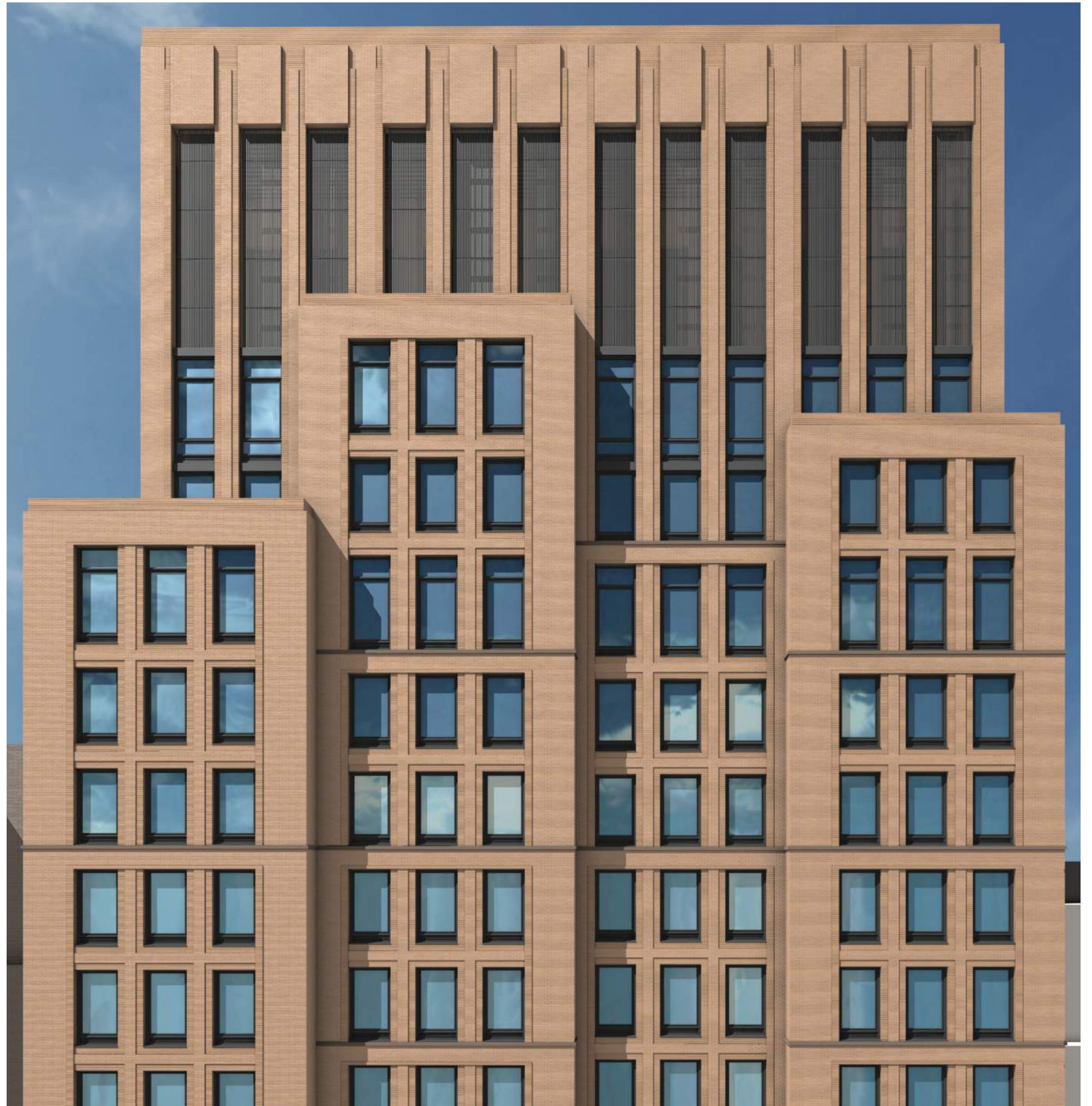


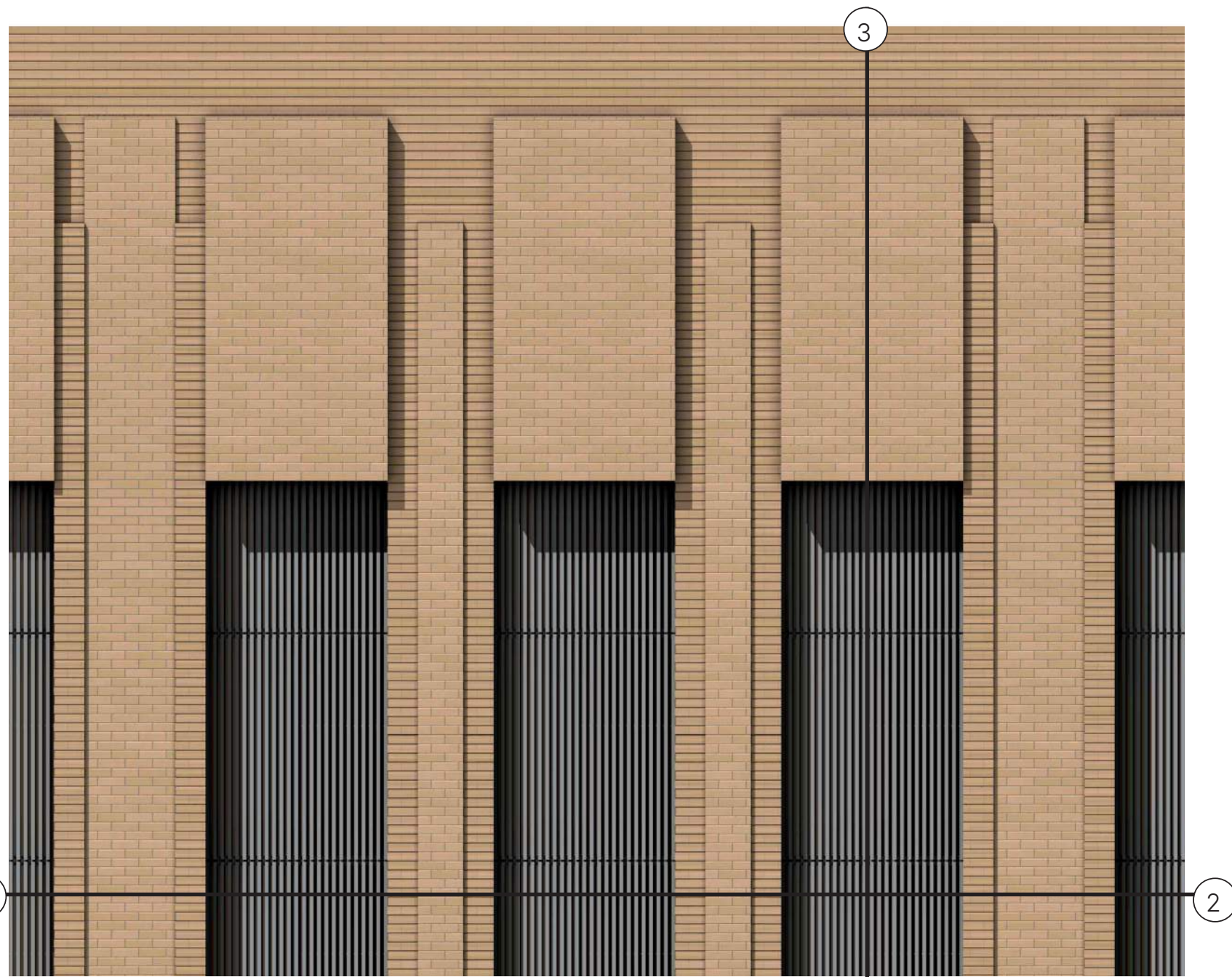
Existing



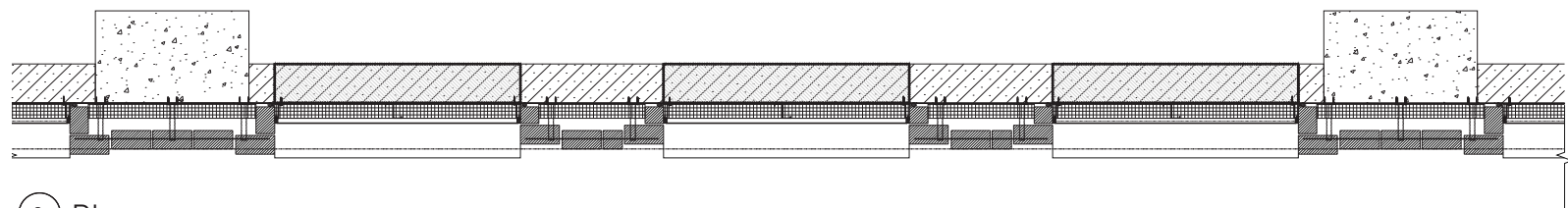
Proposed

Crown

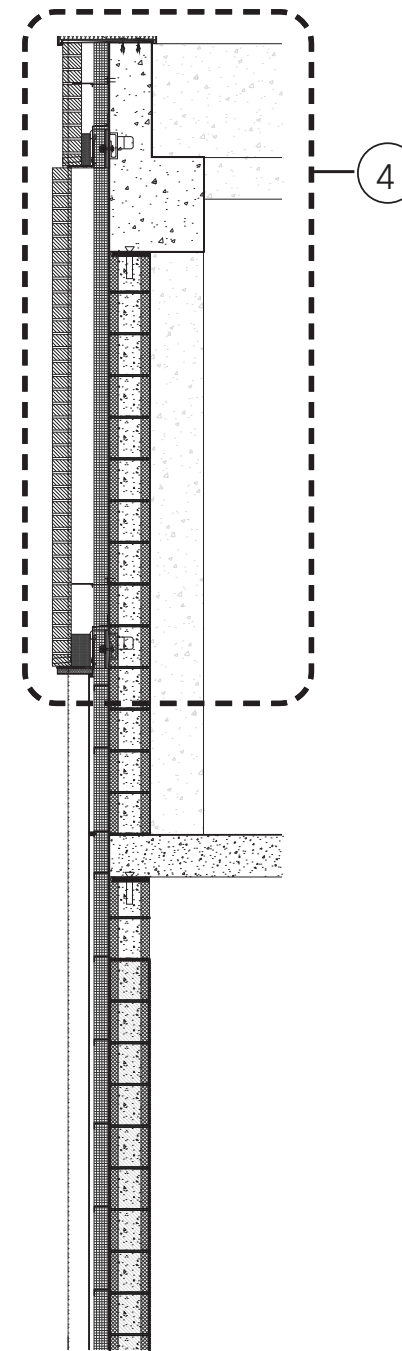




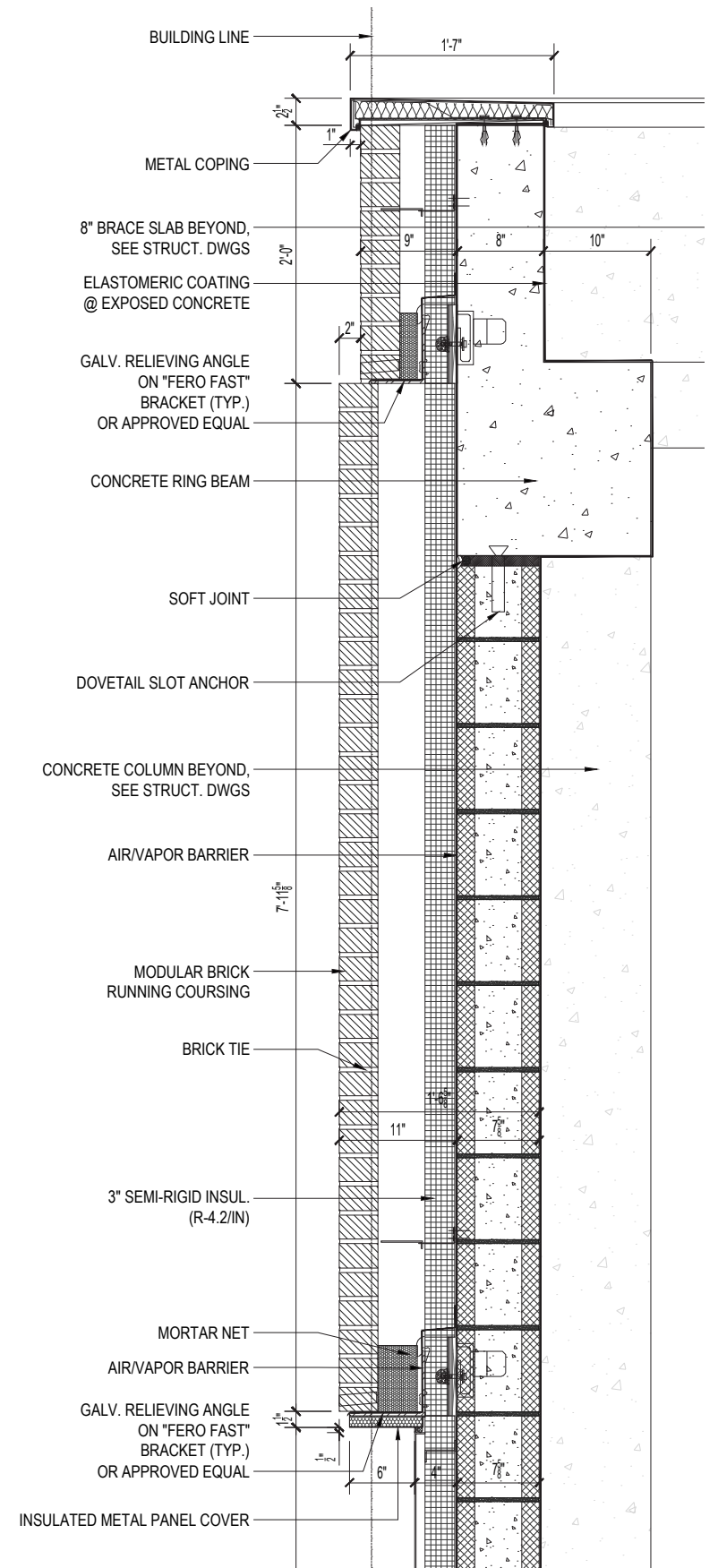
① Elevation



② Plan



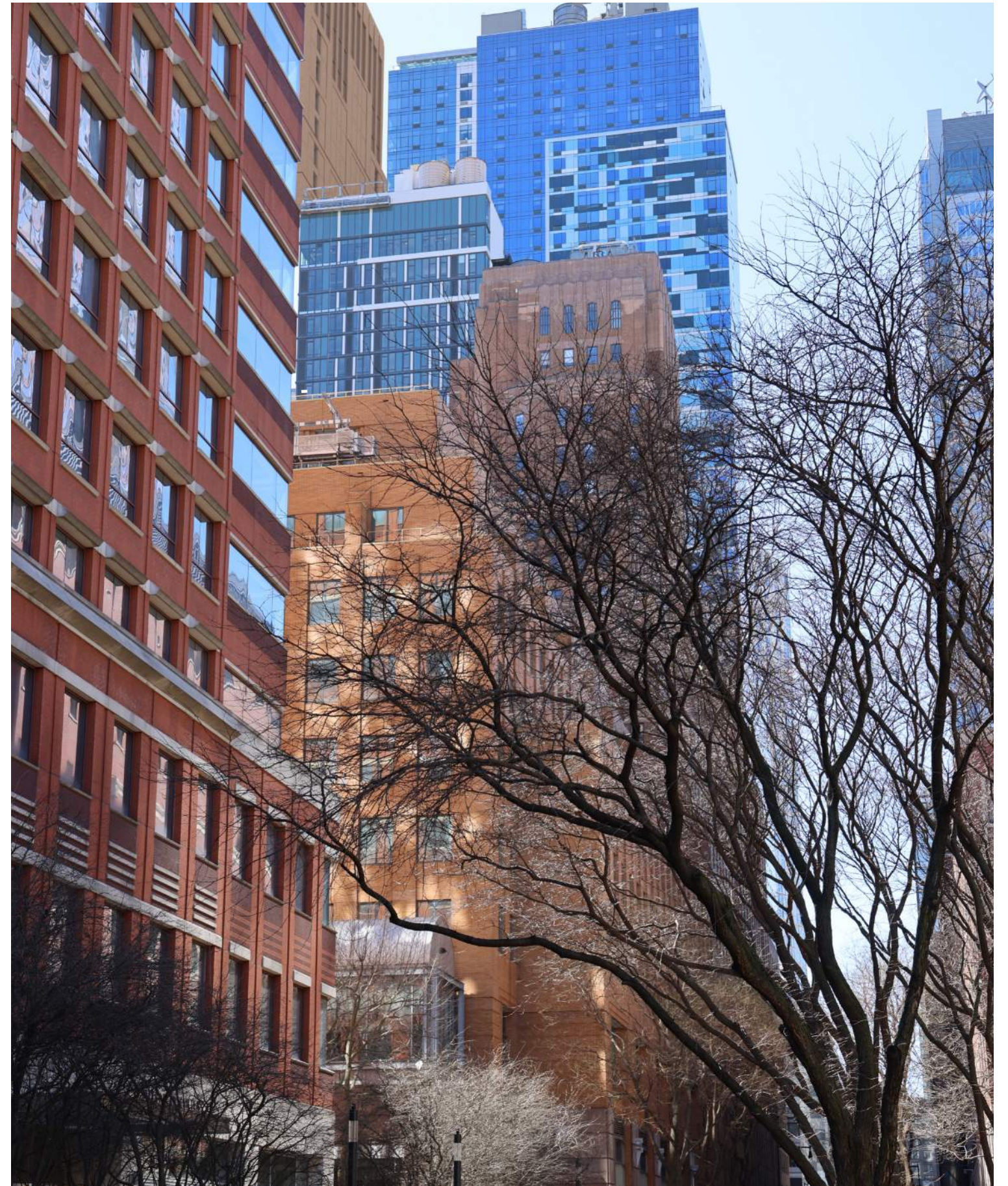
③ Section



④ Section Detail



Existing



Proposed



Existing



Proposed

Willoughby Street

182-188 Duffield Street 44



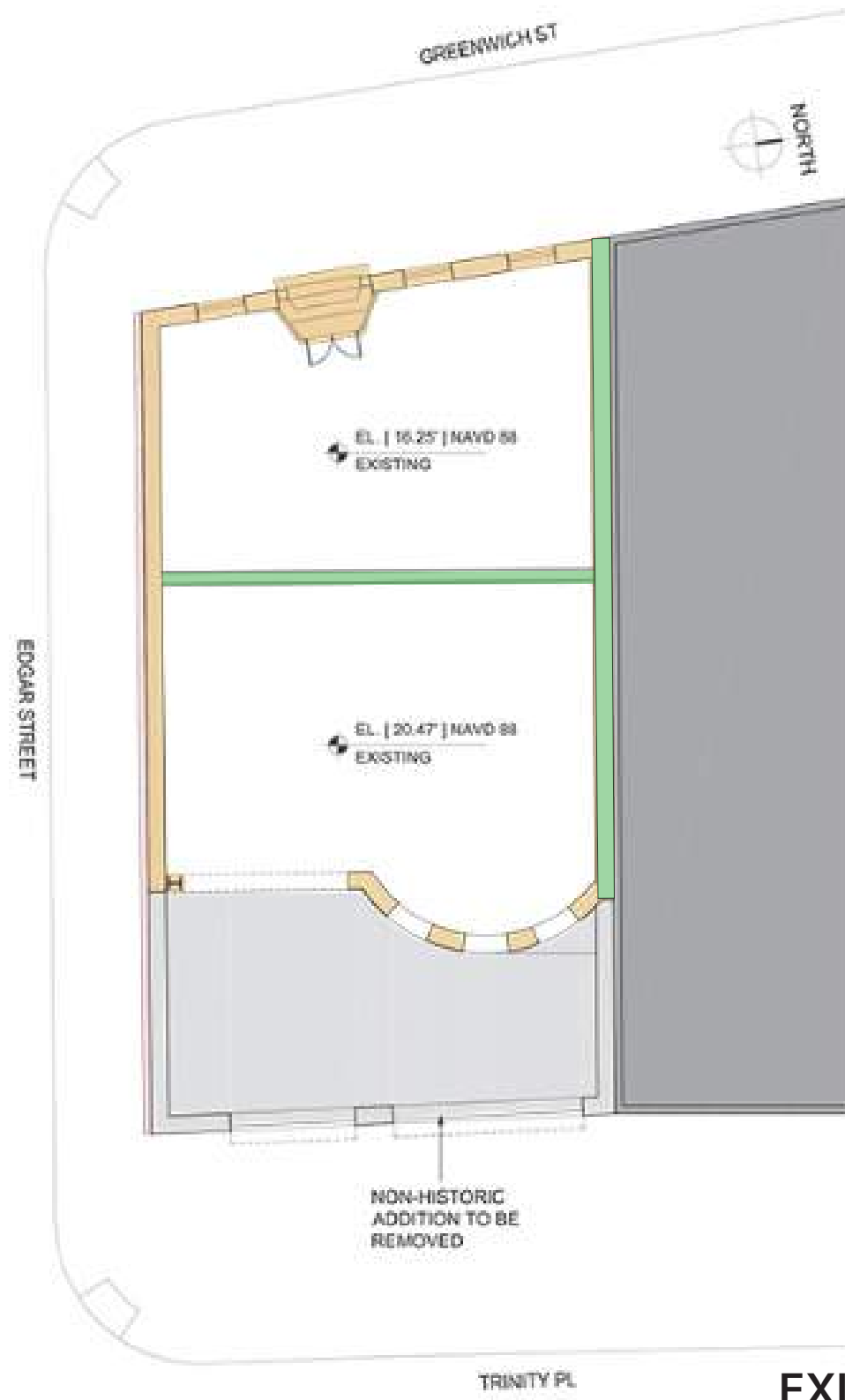
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Preservation Department – Item 1, LPC-25-04617

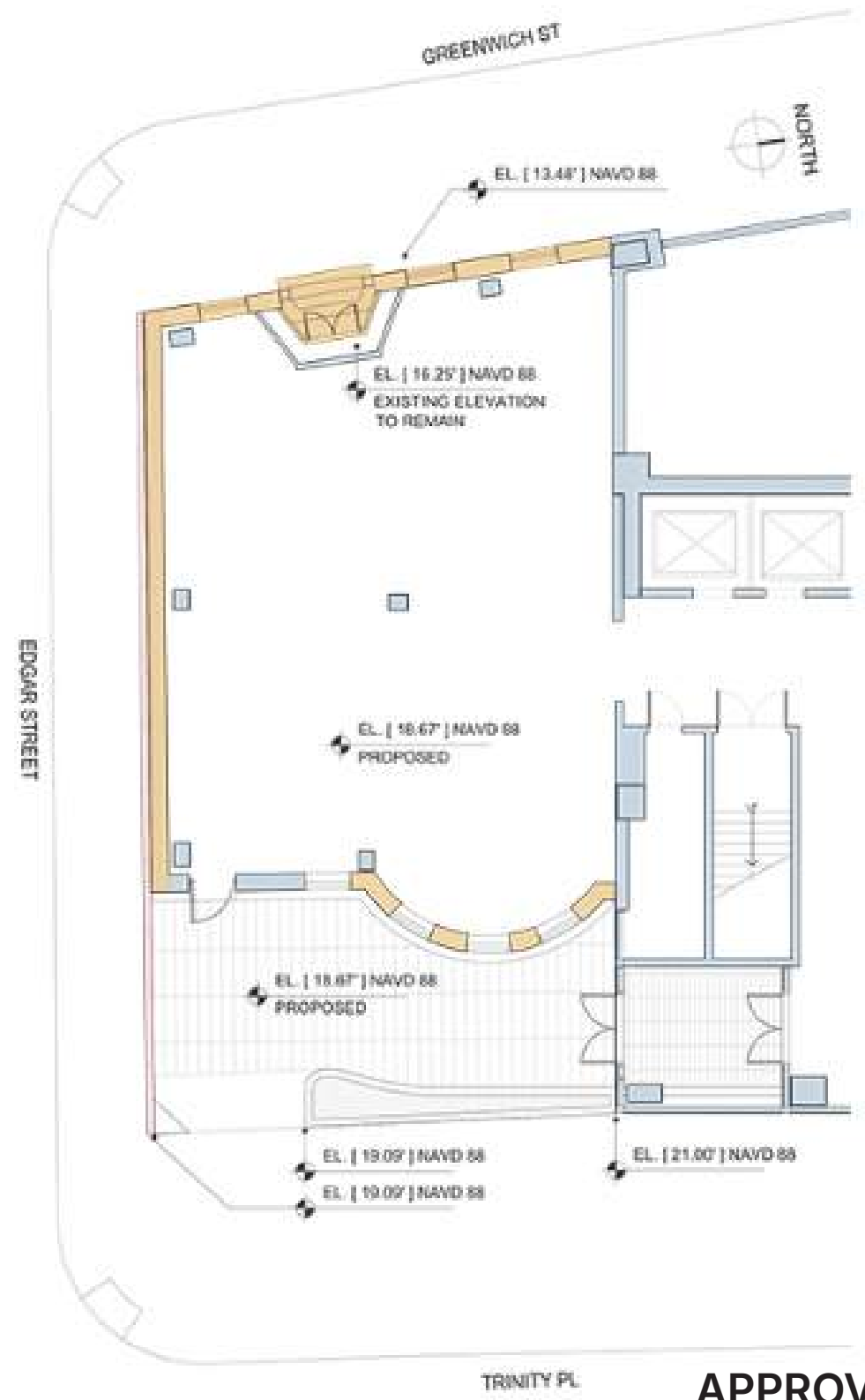
**188 Duffield Street (aka 182-188 Duffield Street) – Duffield Street
Houses – Individual Landmark
Borough of Brooklyn**

Note: this is a Public Meeting item. No public testimony will be received today as the hearing on this item is closed.

Appendix



EXISTING



APPROVED

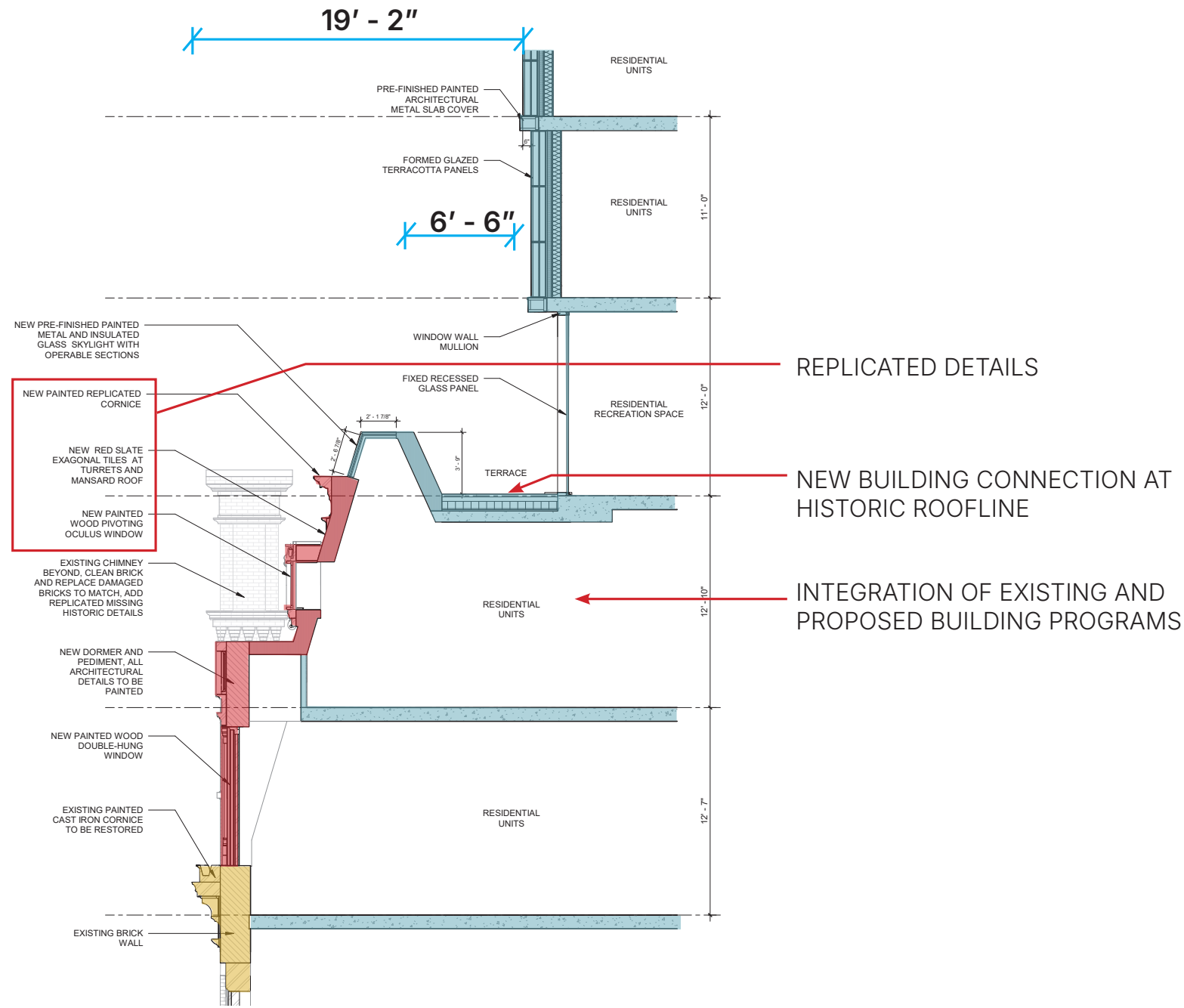
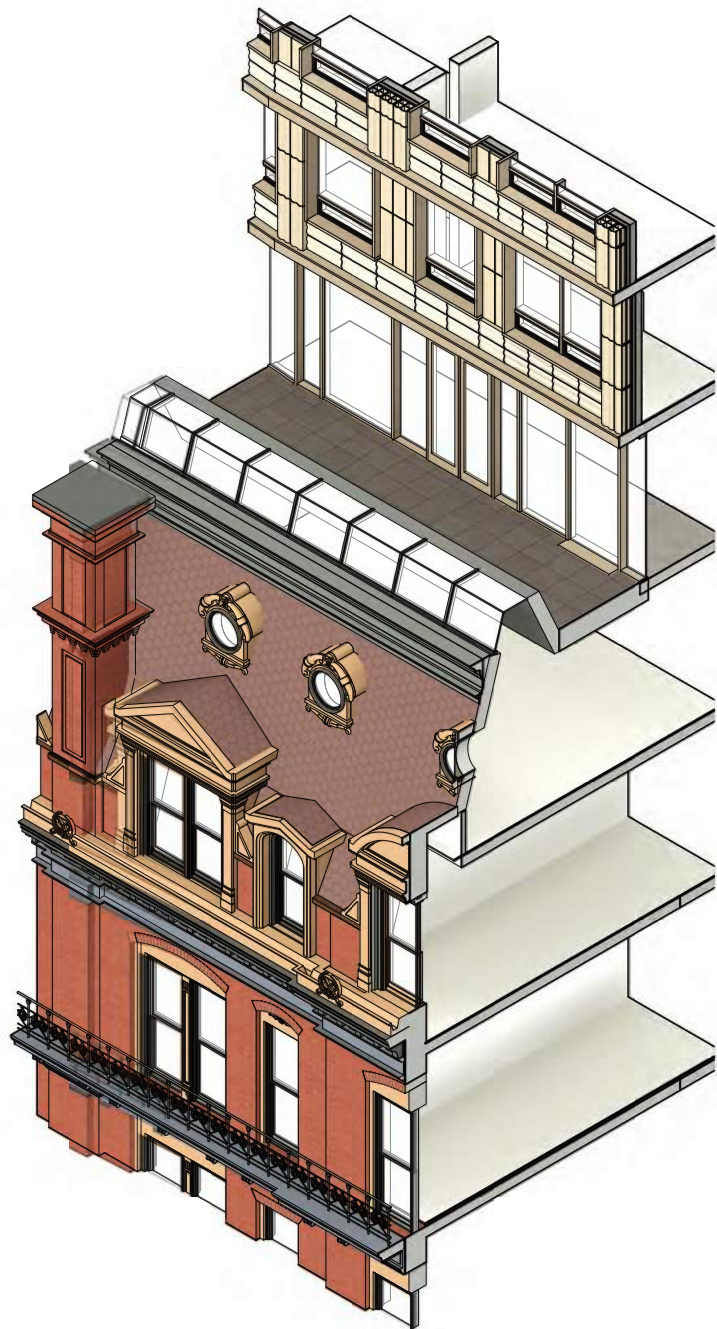
APPROPRIATE MODIFICATIONS:

- REBUILD PARTY WALL WITH NEW OPENINGS
- REMOVE INTERIOR STRUCTURE
- REMOVE NON-HISTORIC ADDITION

KEY	
	NEW CONSTRUCTION
	REPLACE IN-KIND
	EXISTING TO REMAIN
	DEMOLITION

77 Greenwich, Manhattan
Individual Landmark: (Dickey House, LP-2166)

LPC Approved Precedents



28TH STREET - 5TH AND 6TH FLOOR HISTORIC BUILDING SECTION DETAIL

APPROPRIATE MODIFICATIONS:

- REBUILD INTERIOR FLOORS IN NON-COMBUSTIBLE CONSTRUCTION
- SET BACK ROOF ADDITION: 19' - 2" FROM PROPERTY LINE

KEY

	NEW CONSTRUCTION
	REPLACE IN-KIND
	EXISTING TO REMAIN
	DEMOLITION

REPLICATED DETAILS

NEW BUILDING CONNECTION AT HISTORIC ROOFLINE

INTEGRATION OF EXISTING AND PROPOSED BUILDING PROGRAMS

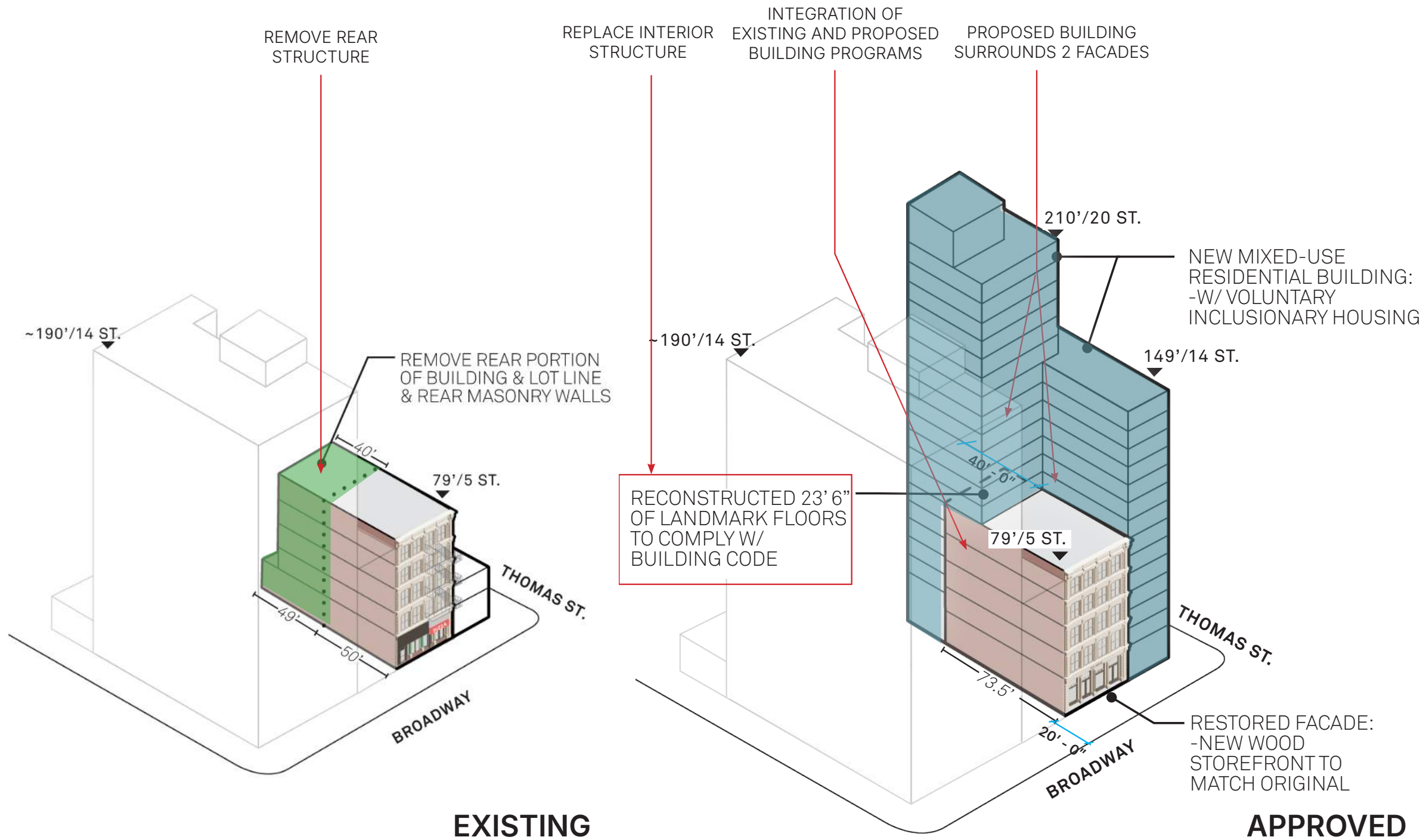
188 DUFFIELD TOWER SET BACK:
48' - 0" FROM PROPERTY LINE

251-253 Fifth Avenue, Manhattan
Madison Square North Historic District, LP-2097

LPC Approved Precedents

APPROPRIATE MODIFICATIONS:

- REMOVE REAR STRUCTURE
- REBUILD INTERIOR FLOORS IN NON-COMBUSTIBLE CONSTRUCTION

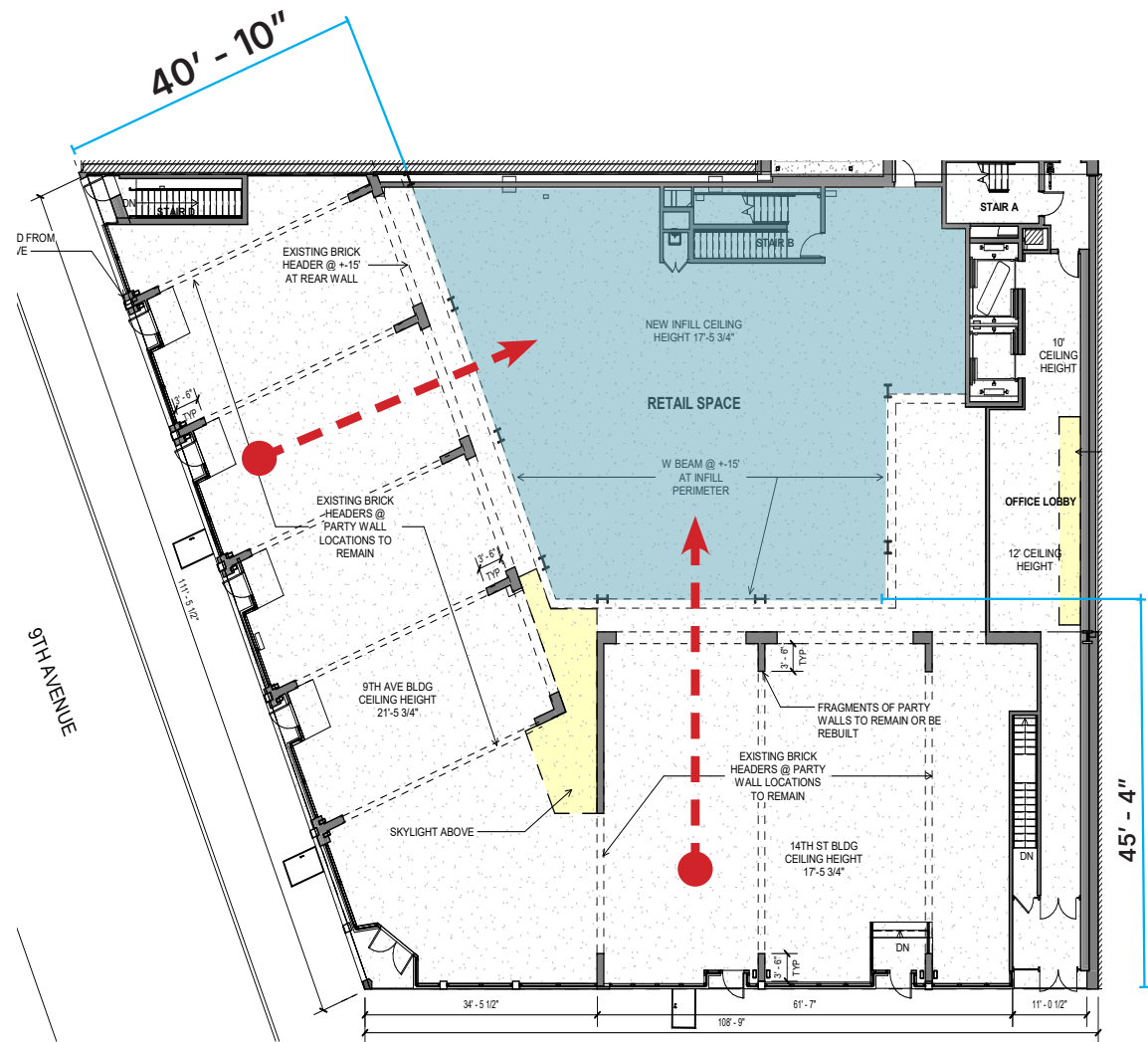


315-317 Broadway, Manhattan
 Individual Landmark: (315 Broadway Building, LP-1756)

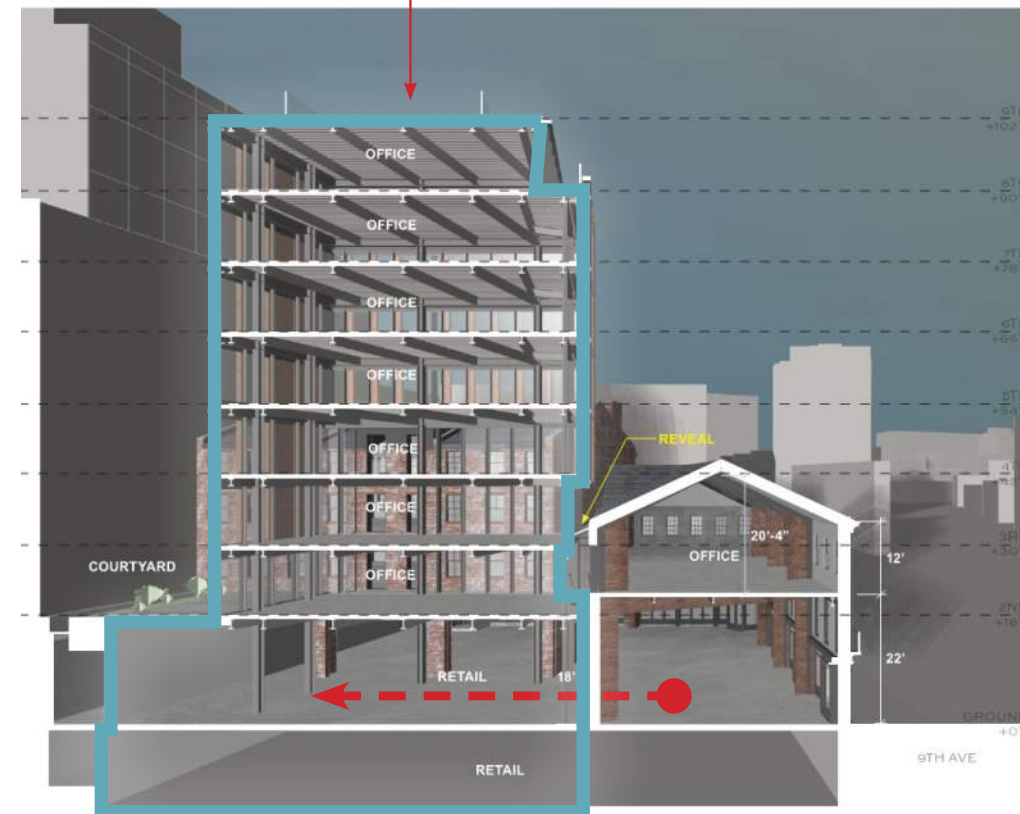
LPC Approved Precedents

APPROPRIATE MODIFICATIONS:

- CONNECTION BETWEEN HISTORIC BUILDING AND NEW CONSTRUCTION
- SET BACK ADDITION: 40' - 10" FROM PROPERTY LINE



Contemporary building as a backdrop behind an existing building to match context



KEY

NEW CONSTRUCTION

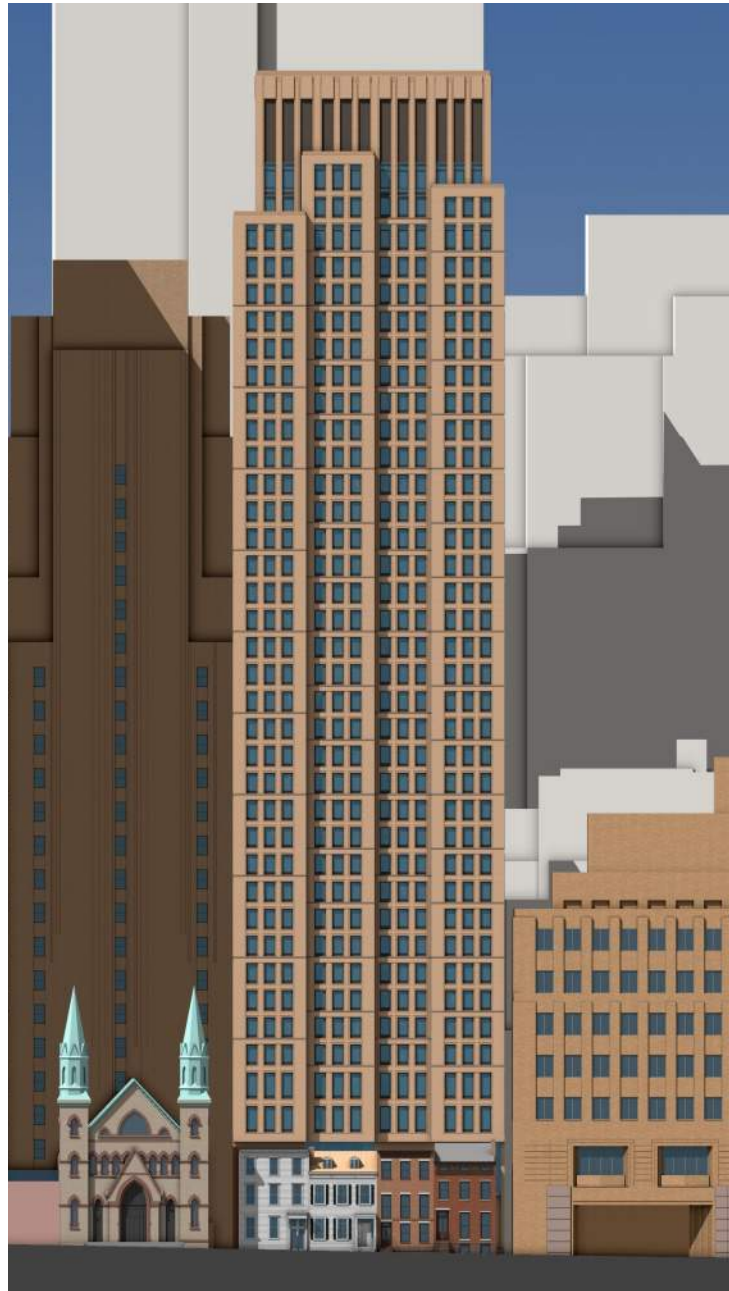
188 DUFFIELD TOWER SET BACK:
48' - 0" FROM PROPERTY LINE

44-54 9th Avenue & 351-355 West 14th Street, Manhattan
Gansevoort Market Historic District, LP-0088

LPC Approved Precedents

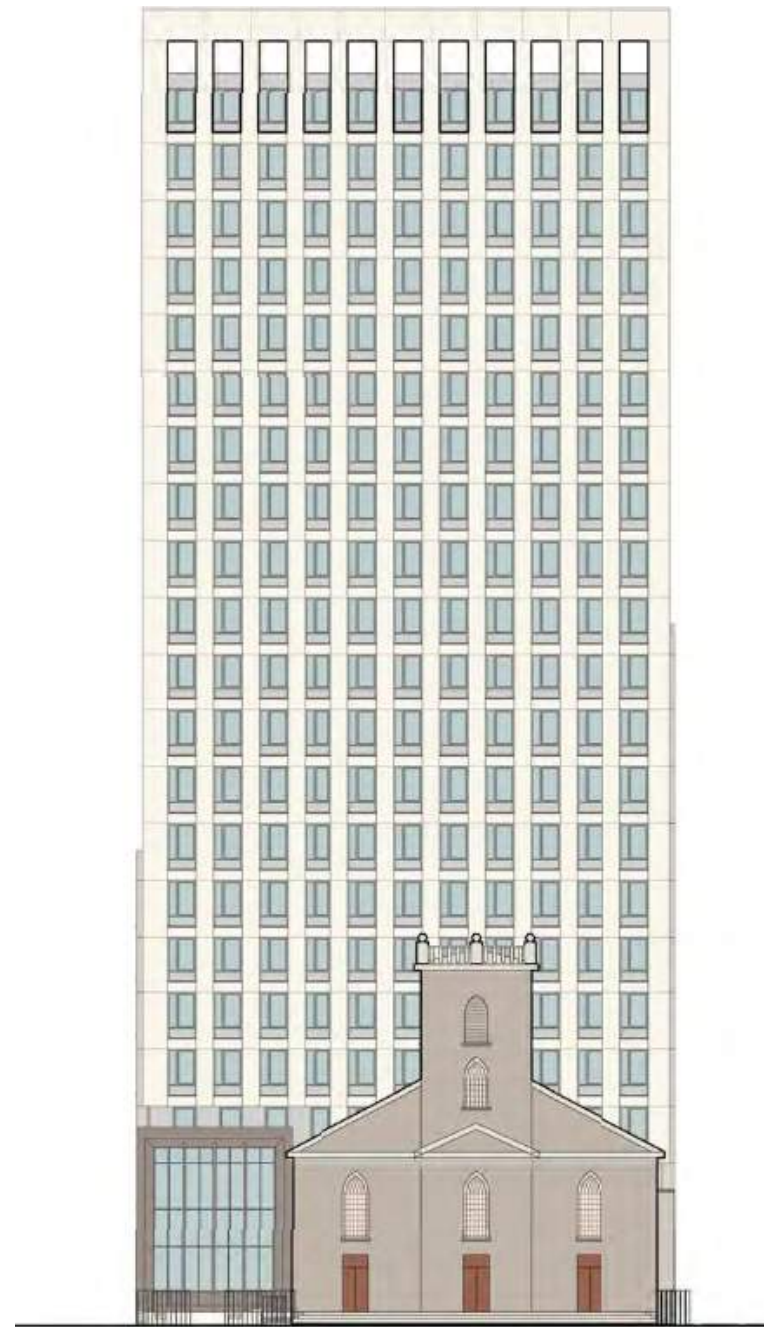
APPROPRIATE MODIFICATIONS:

- TALL BUILDING AS BACKDROP TO LANDMARKED BUILDING



182-188 DUFFIELD ST

Individual Landmark:
188 Duffield, LP-25-04617



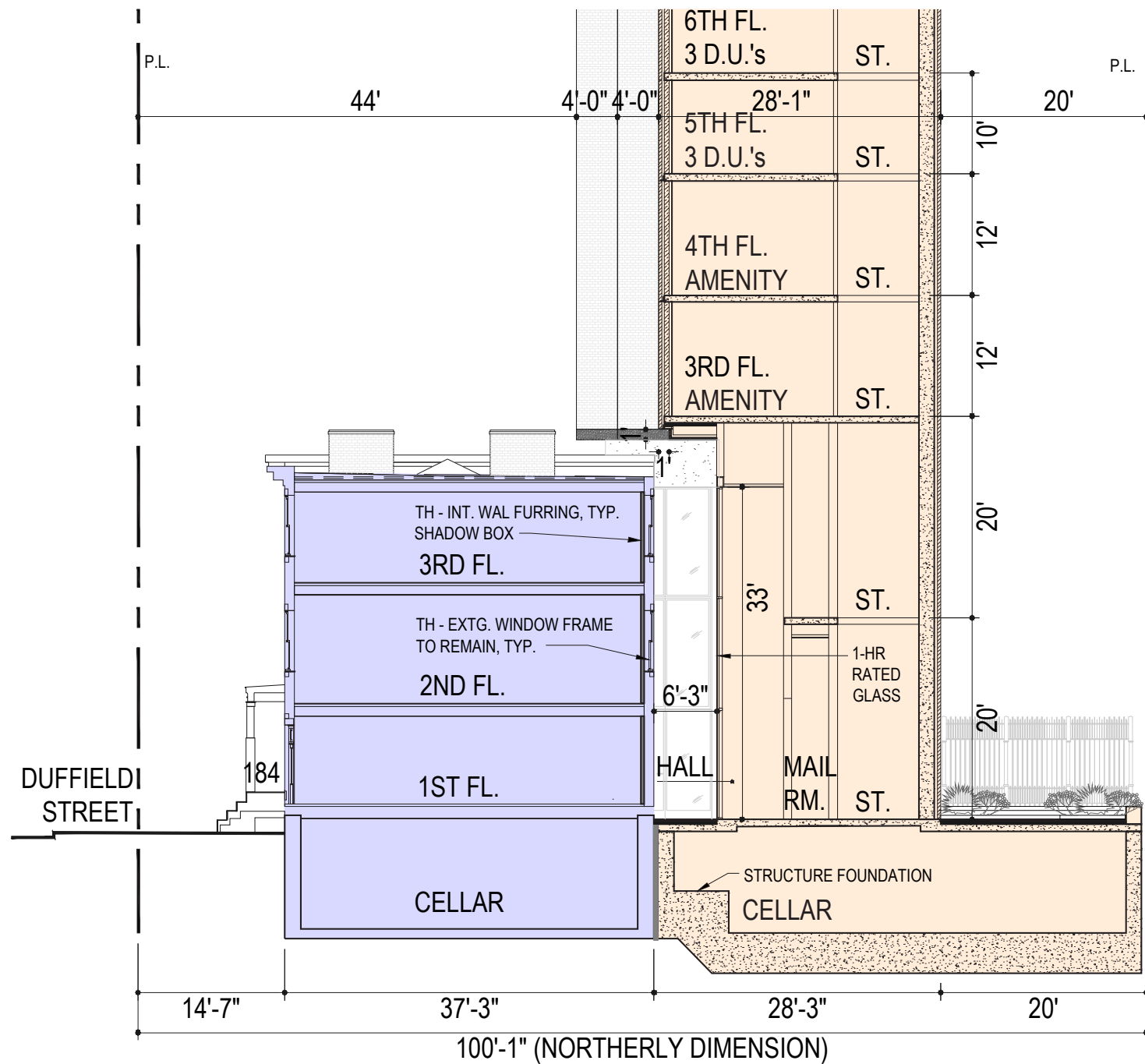
ST. AUGUSTINE'S CHAPEL

Individual Landmark:
St Augustine's Chapel, LP-23-03684

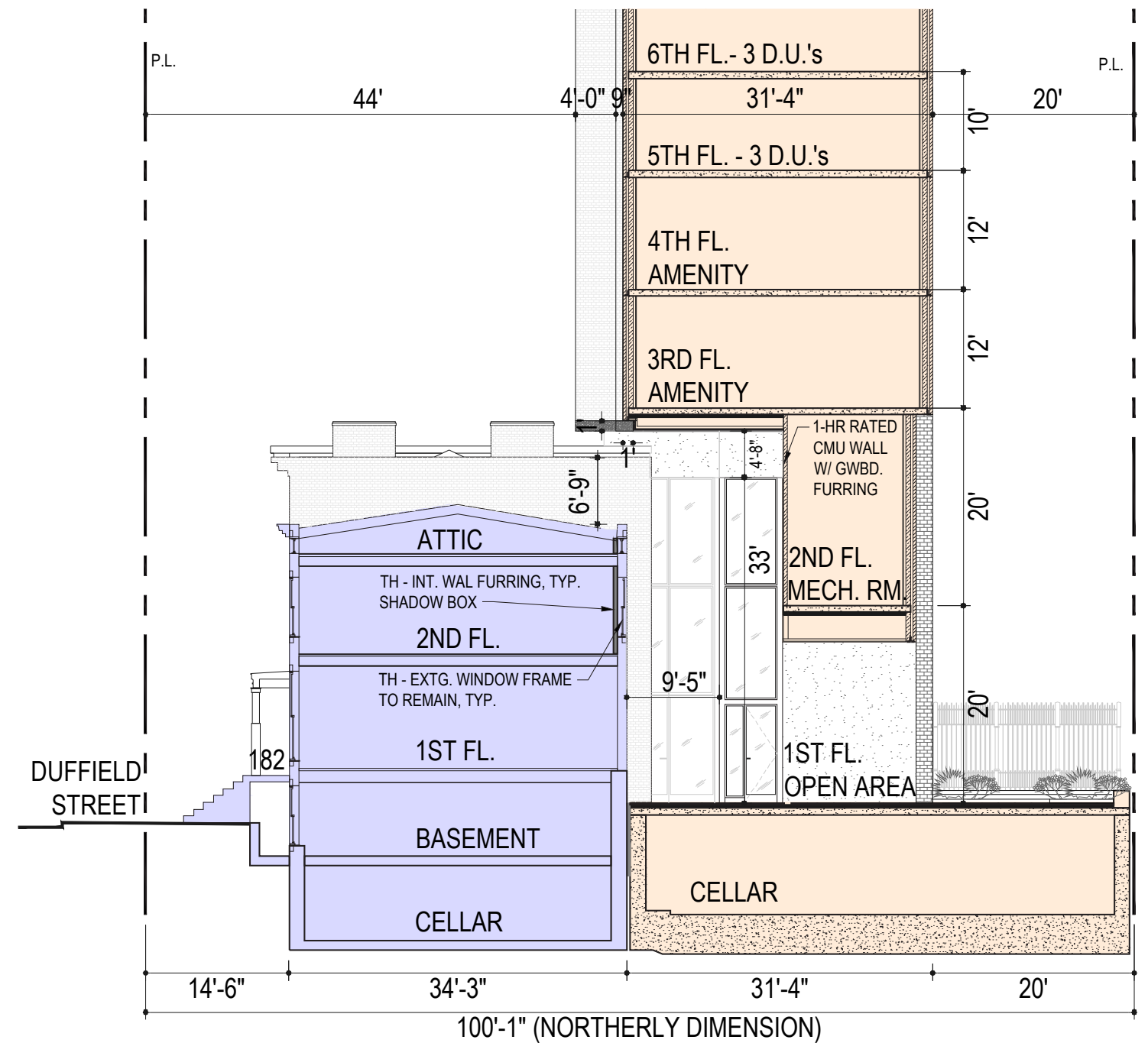


712 5TH AVE

Individual Landmark:
Rizzoli Building, LP-1533 & Coty Building, LP-1534



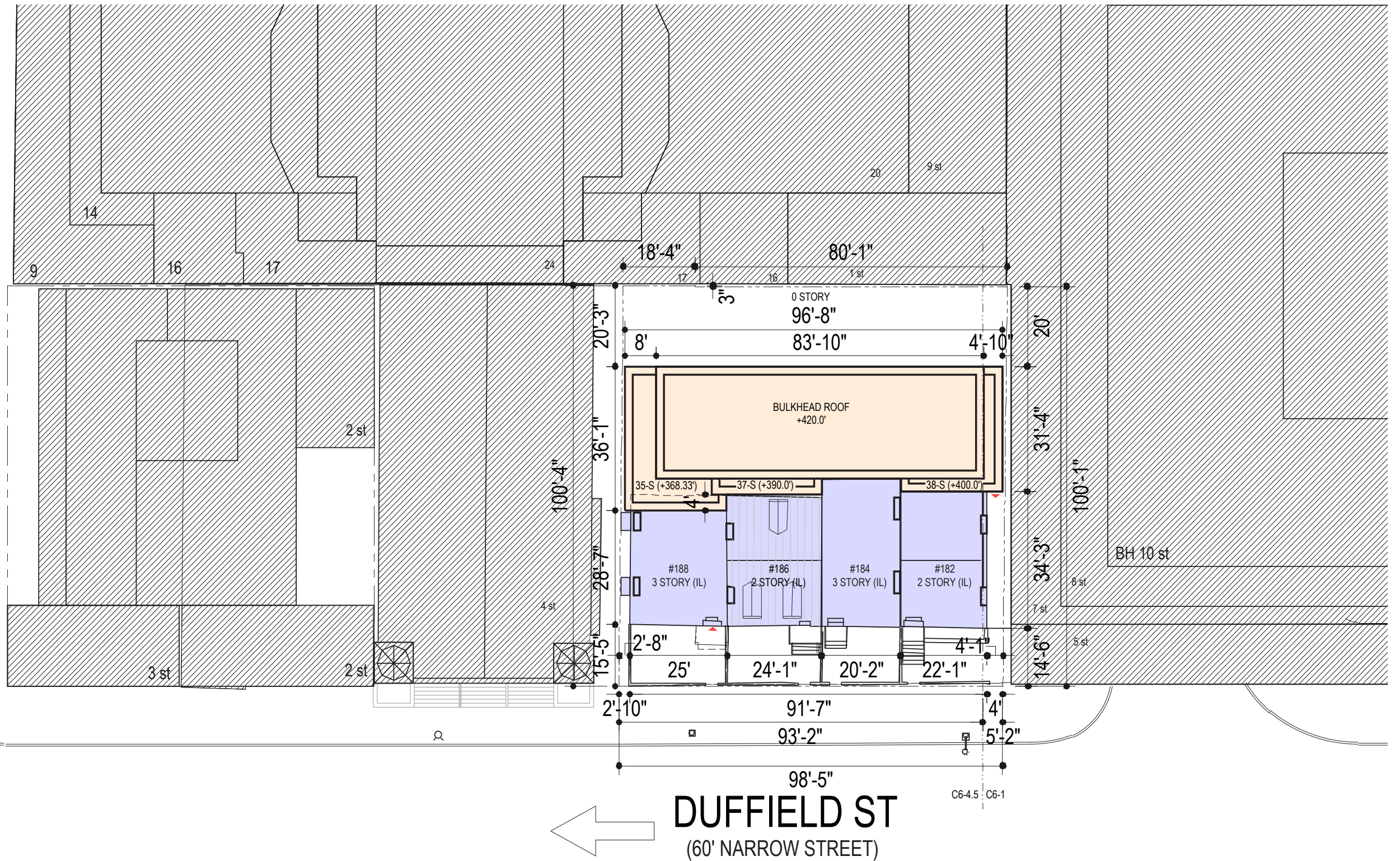
184

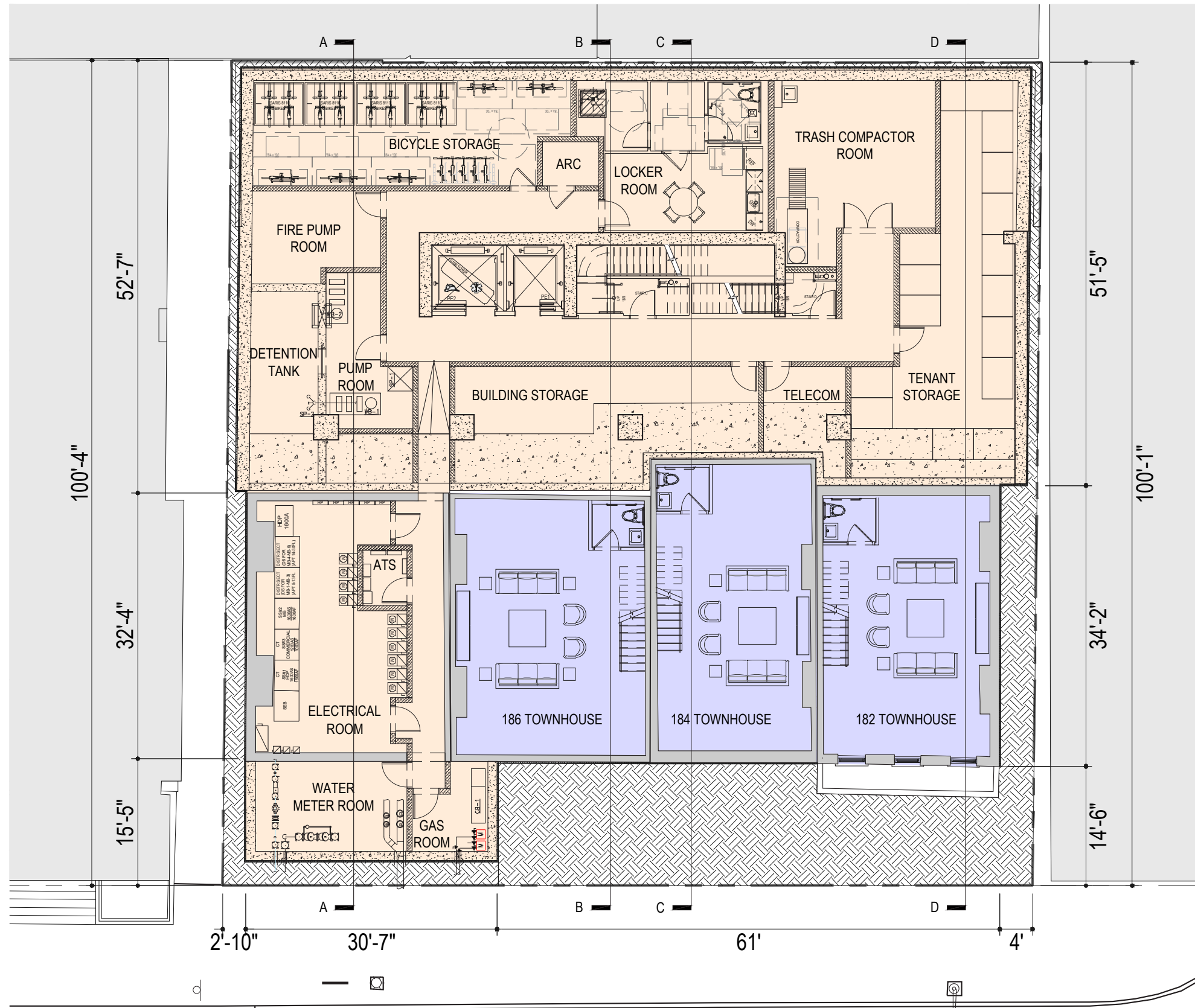


182

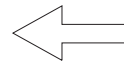
Schematic Townhouse Sections

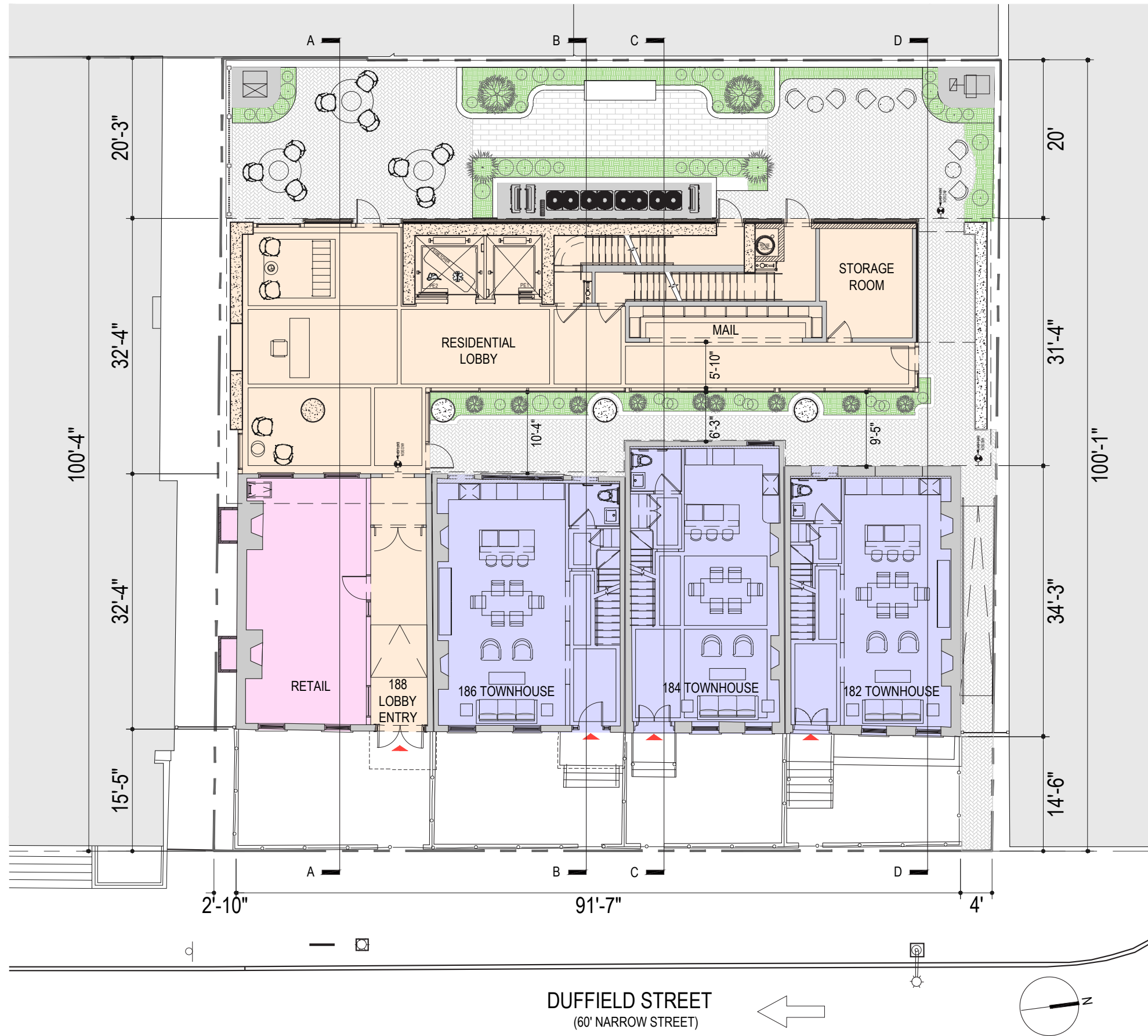
↑
WILLOUGHBY ST
 (60' NARROW STREET)

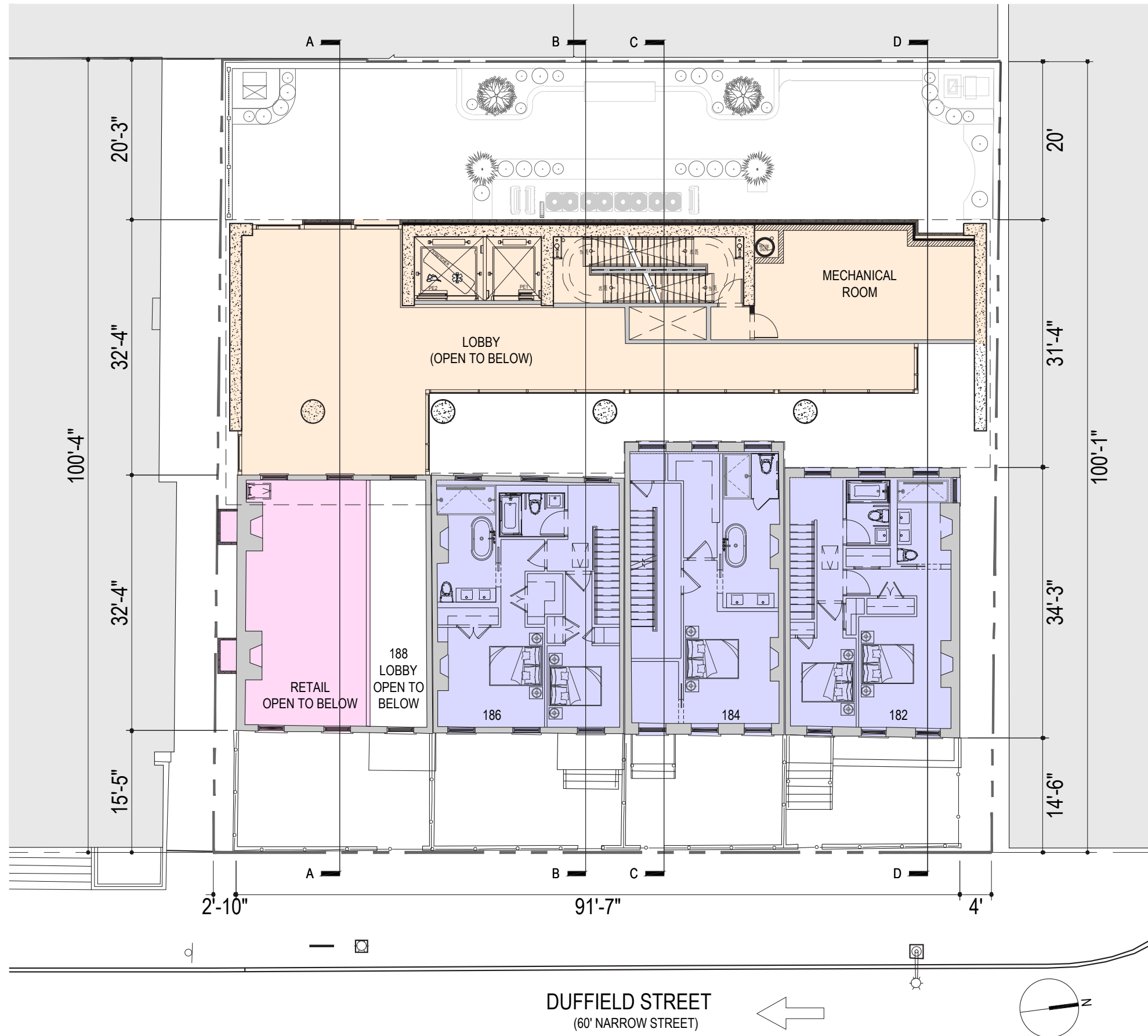


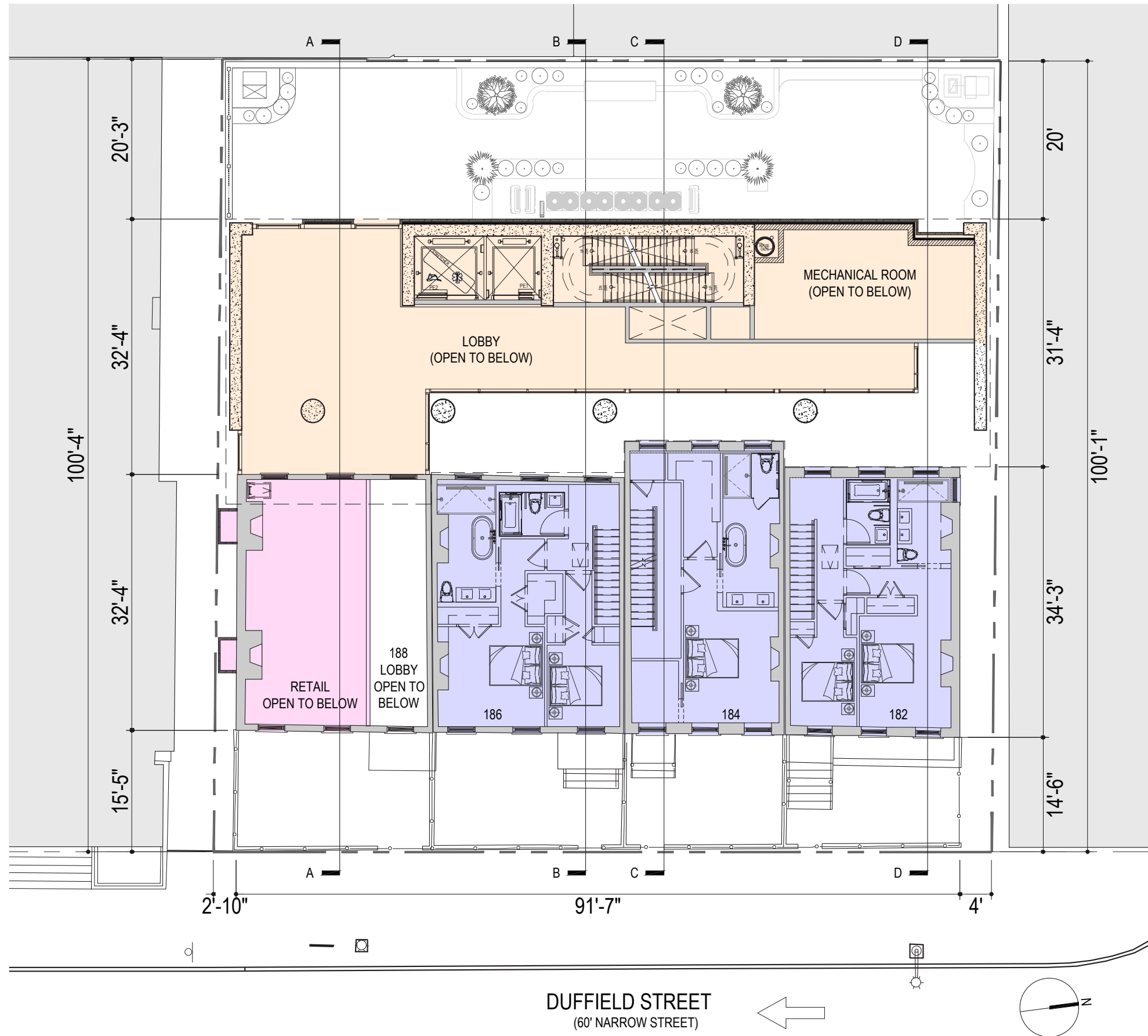


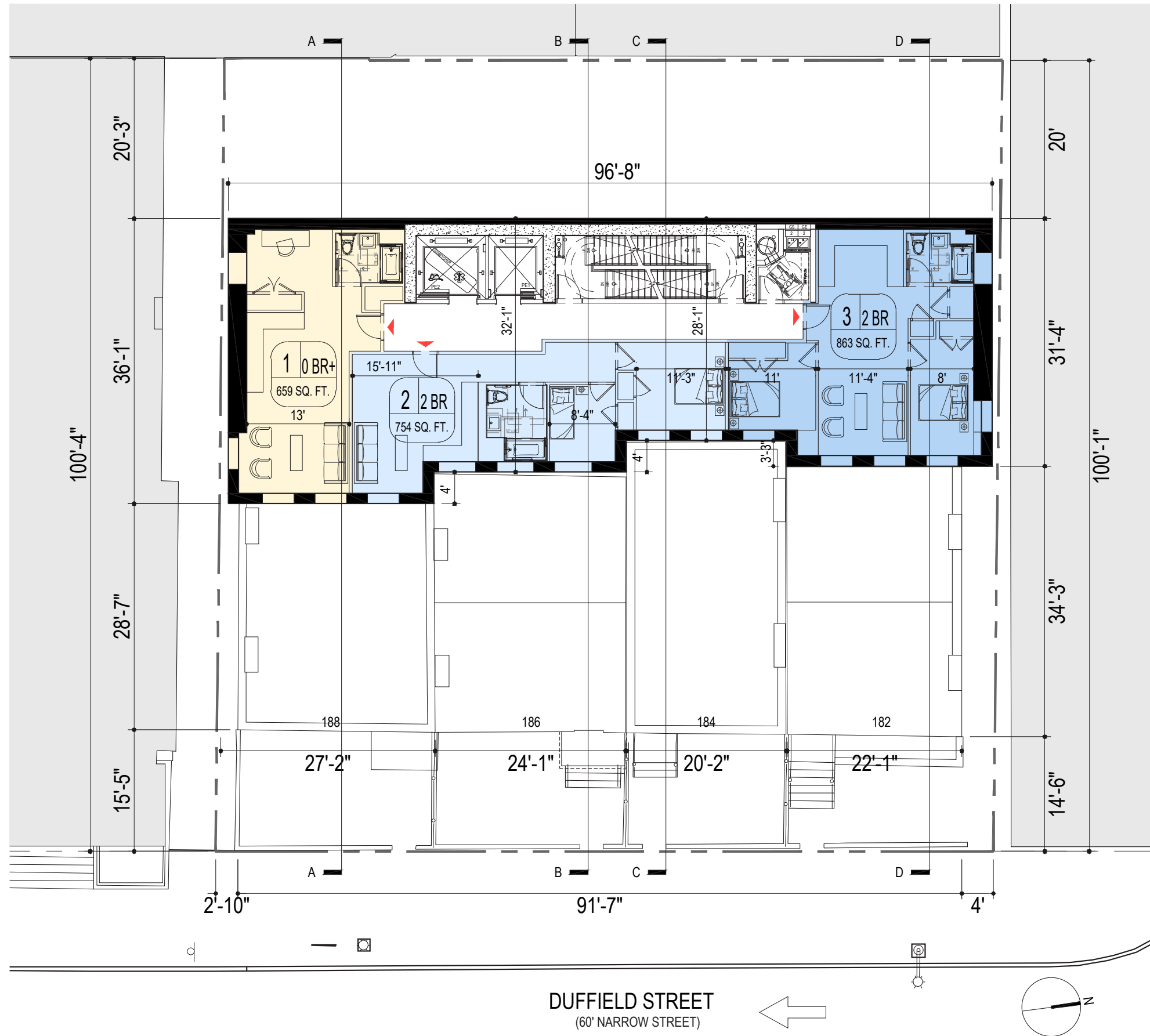
DUFFIELD STREET
(60' NARROW STREET)





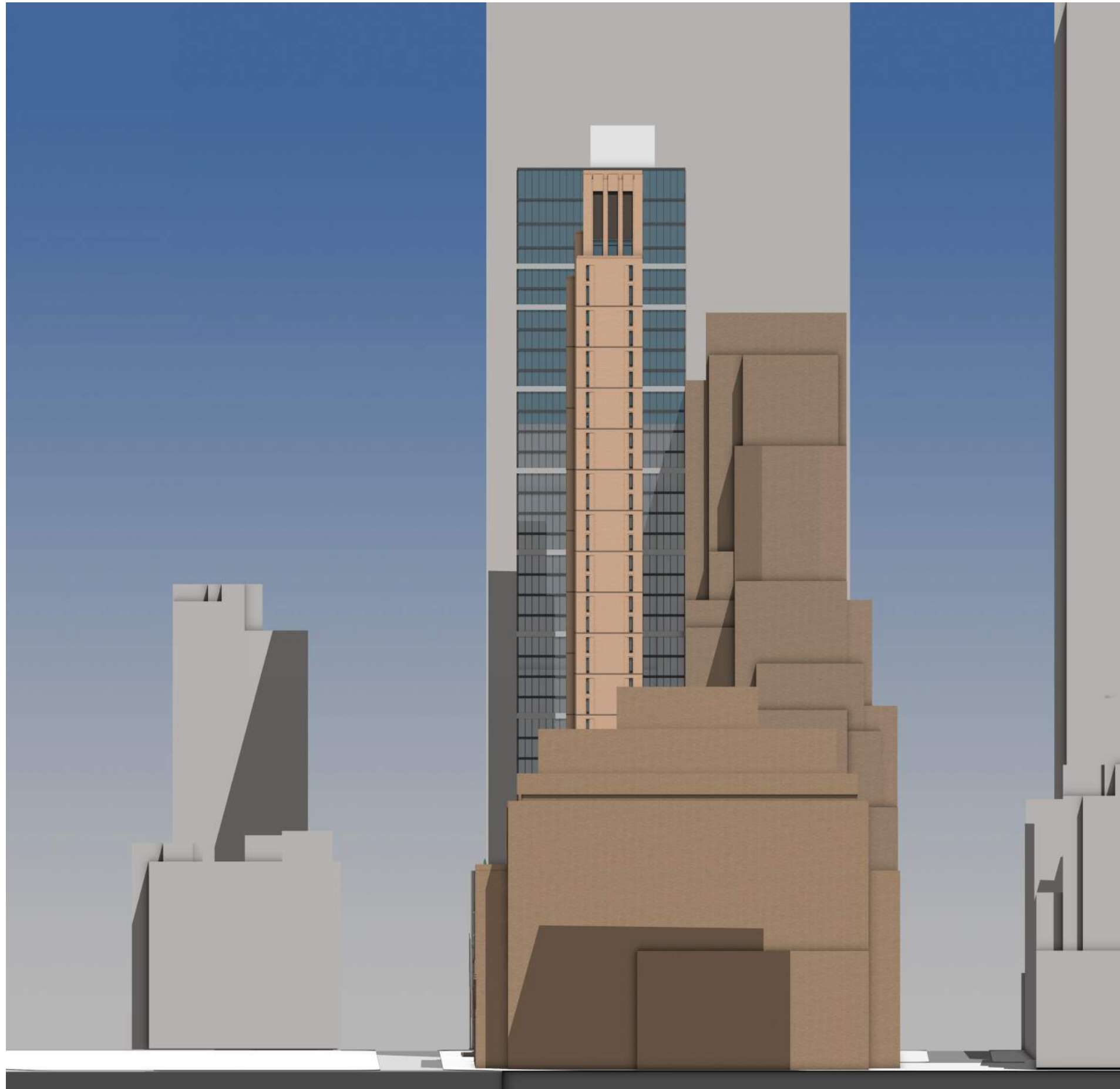


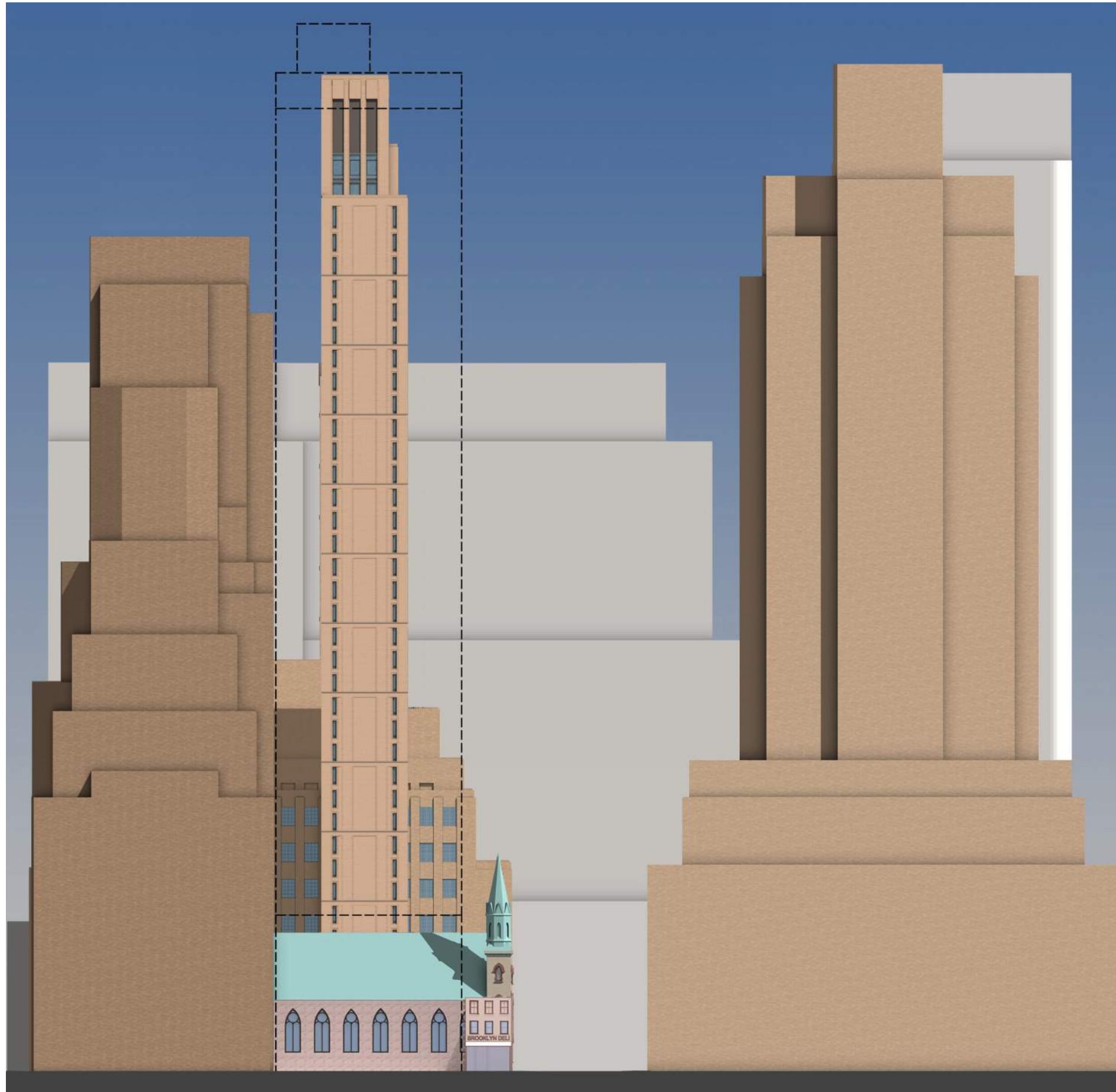


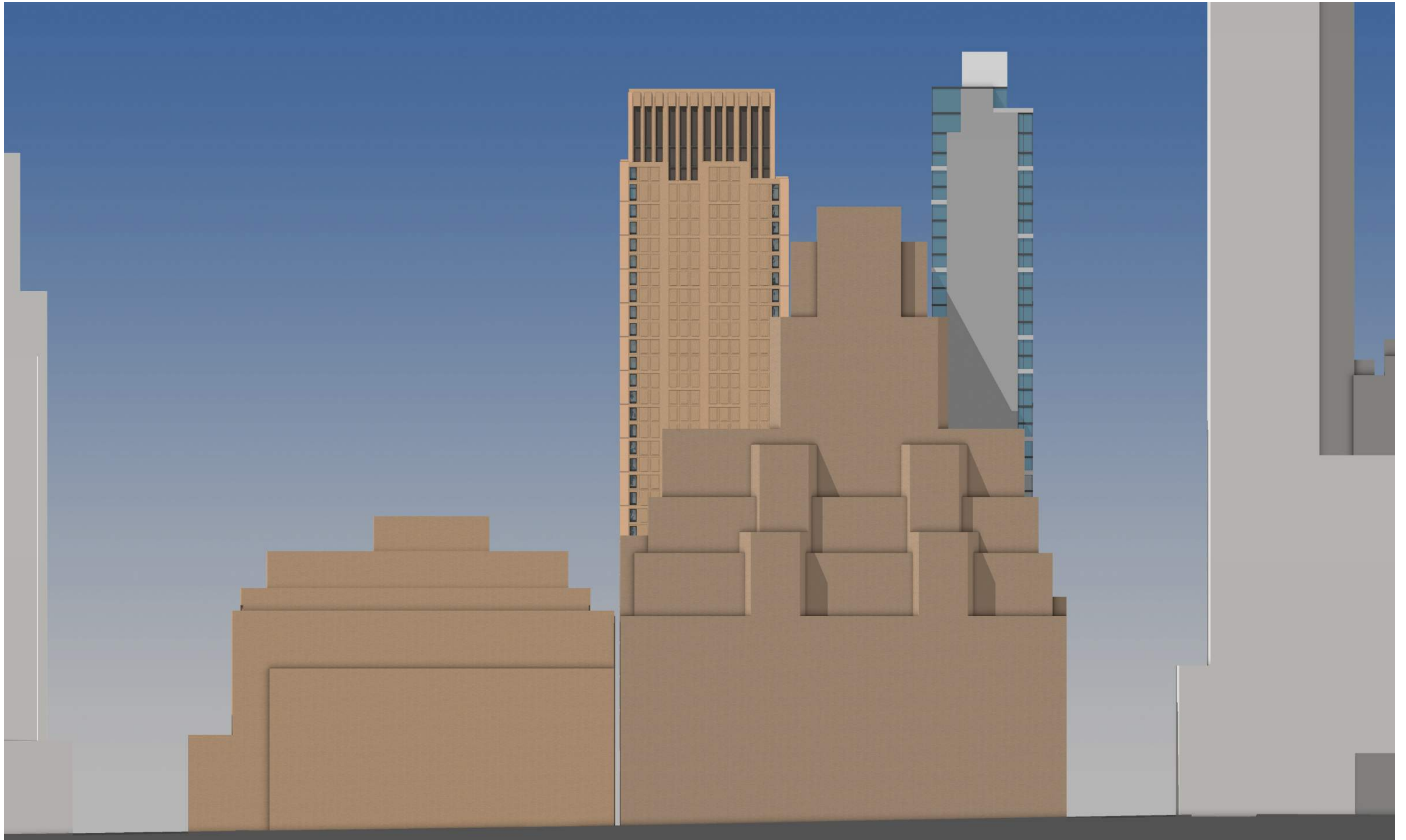




East Elevation

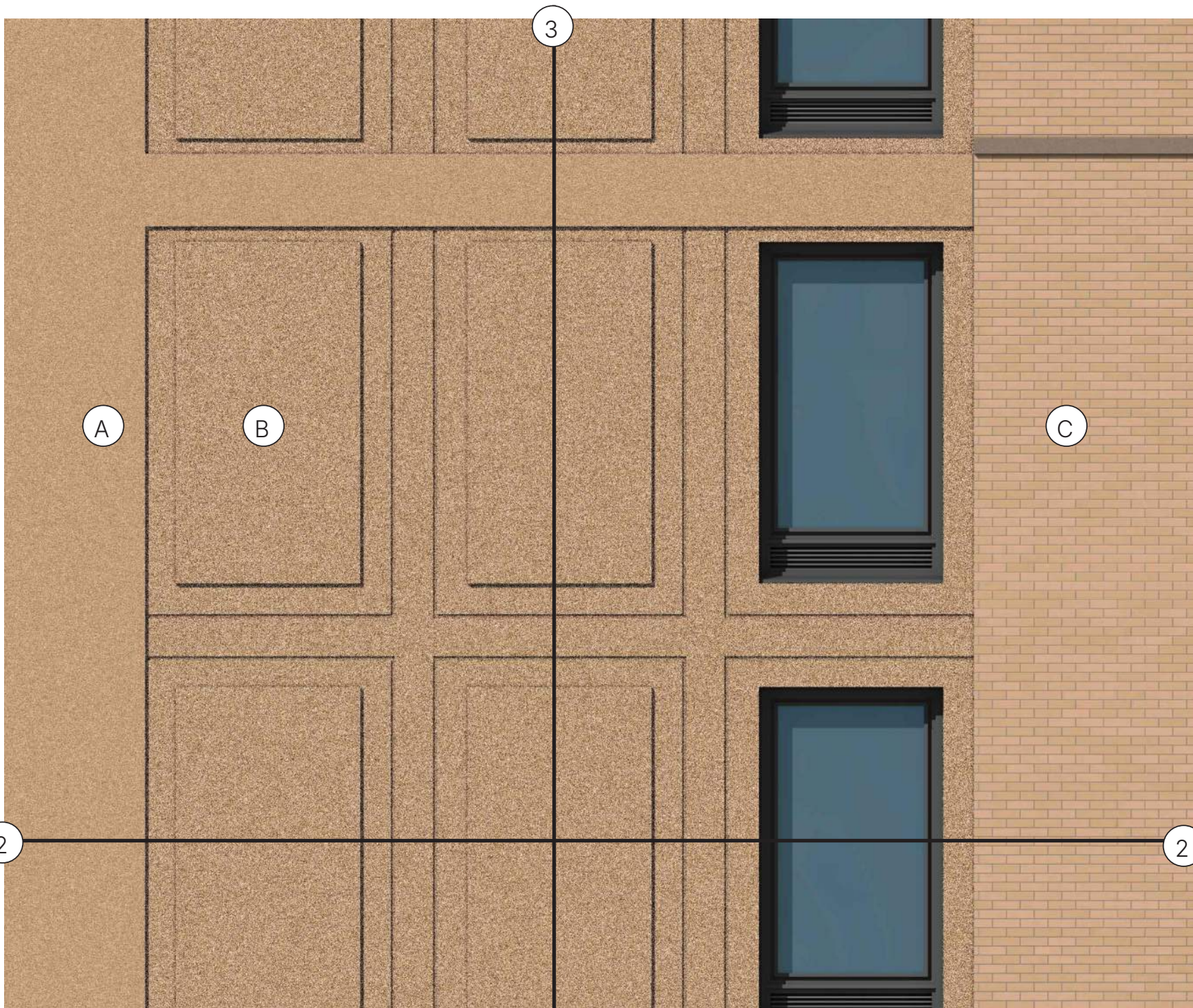




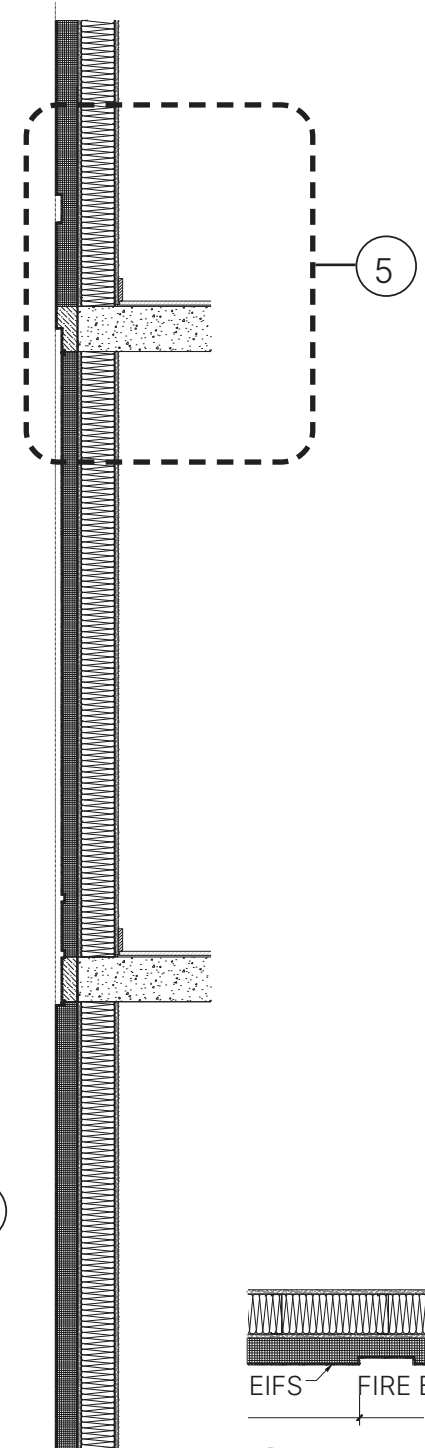




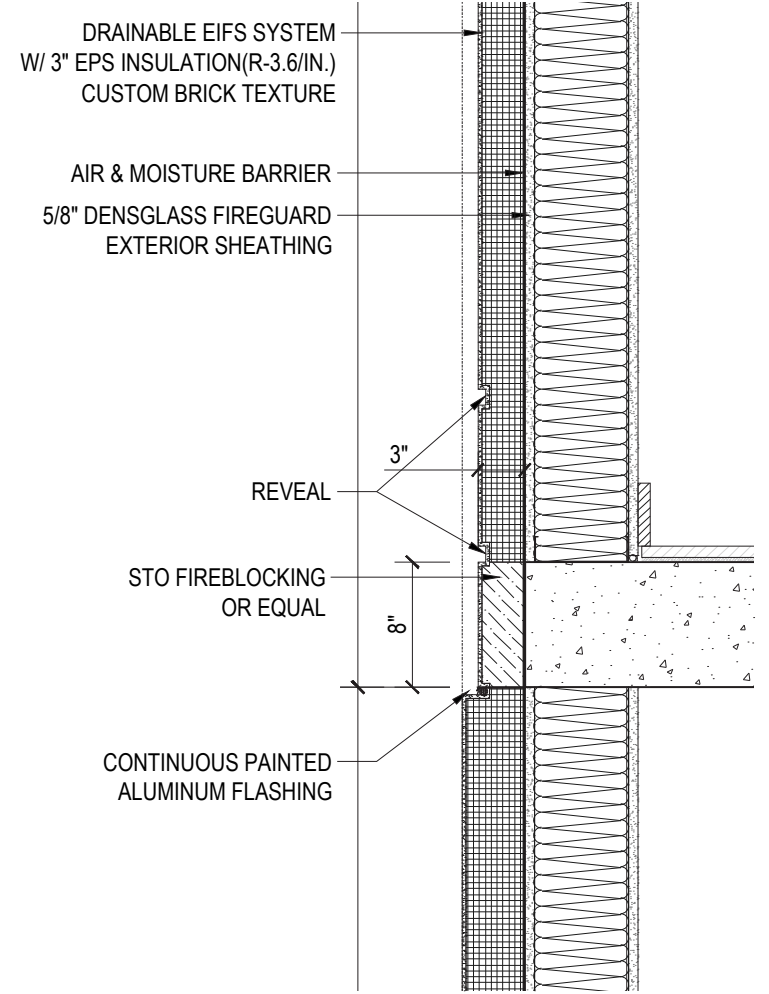
Rear Facade Rendering



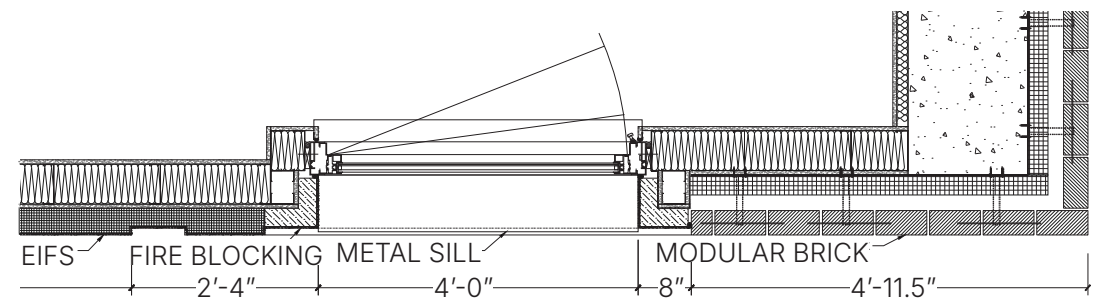
① Elevation



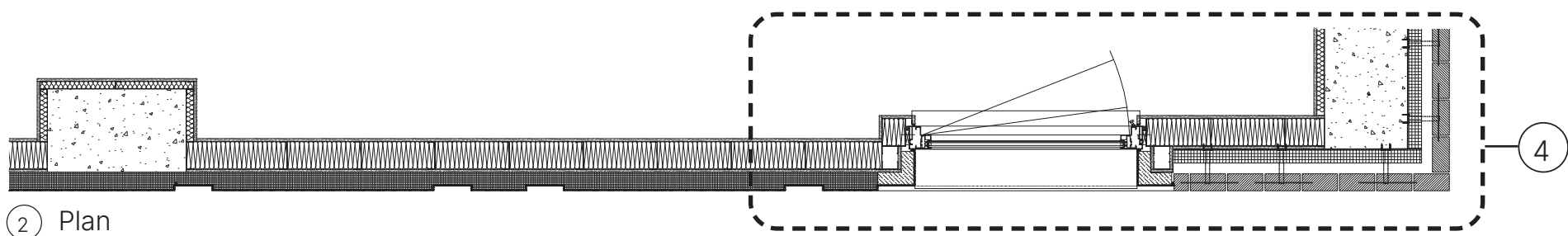
③ Section



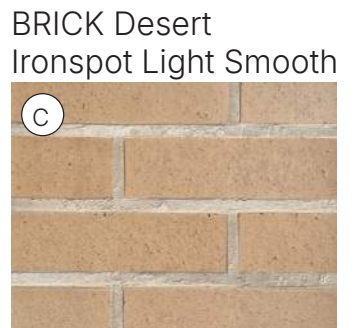
⑤ Section Detail



④ Plan Detail



② Plan



Rear Facade Details

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