

June 23 2026
Public Hearing

The current proposal is:

Preservation Department – Item 11, LPC-26-11219

98 Montague Street – Brooklyn Heights Historic District Borough of Brooklyn

To testify virtually, please join Zoom

Webinar ID: 165 458 2708

Passcode: 937299

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.

98 Montague St Bossert Hotel Conversion NYC Landmarks Preservation Commission

June 17th, 2026



Brooklyn Heights Historic District Map



Historic Photographs



1908 rendering (Real Estate Record and Guide)



Hotel Bossert in 1910 (Museum of the City of New York)

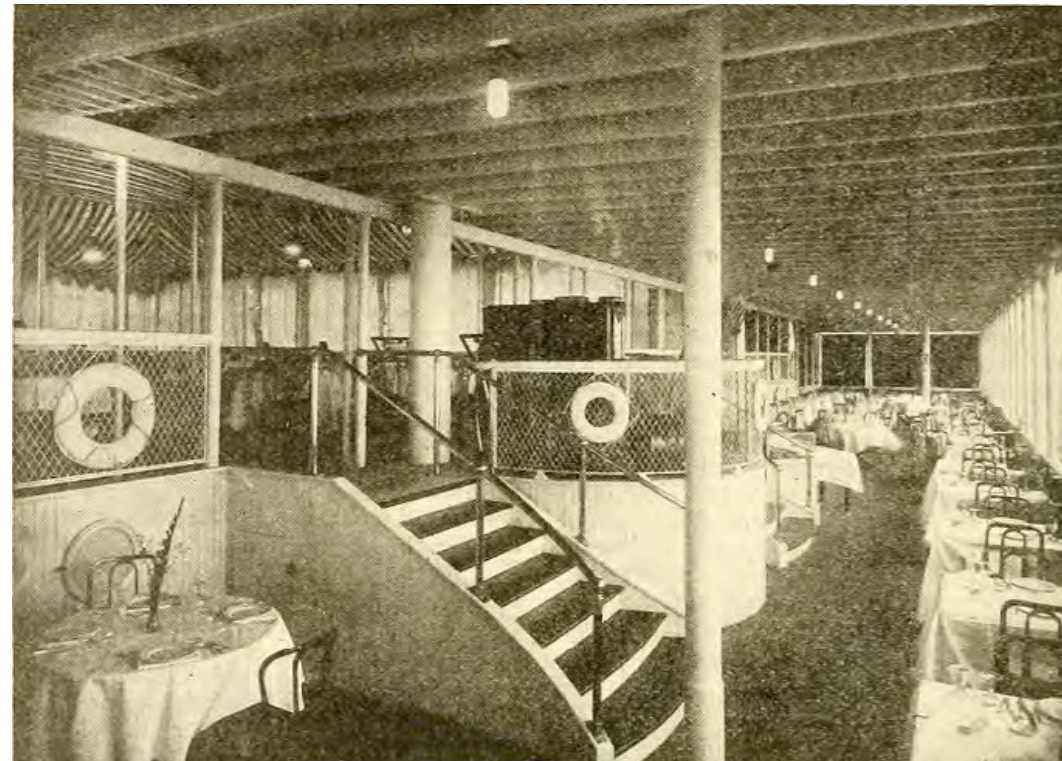
Historic Photographs



View from Montague and Hicks Street in 1919, following 1913 expansion and 1916 "Marine Roof" addition (New-York Historical Society)



View from Grace Court, 1922 (New-York Historical Society)



Marine Roof interior, 1916 (Real Estate Record and Guide)

Historic Photographs



View from west on Montague Street, 1975 (Center for Brooklyn History)



1940 tax photo view from Hicks Street south of Remsen Street (Municipal Archives)

Historic Photographs



1940 tax photo view from Montague Street (Municipal Archives)



1940 view from Remsen and Henry Streets (New-York Historical Society)

Existing Conditions



View to Hicks Street Facade from Montague Street



View to Hicks st and Remsen st Facade from Grace Ct

Existing Conditions



View to rear facade from east on Remsen Street



View to rear facade from east on Montague Street

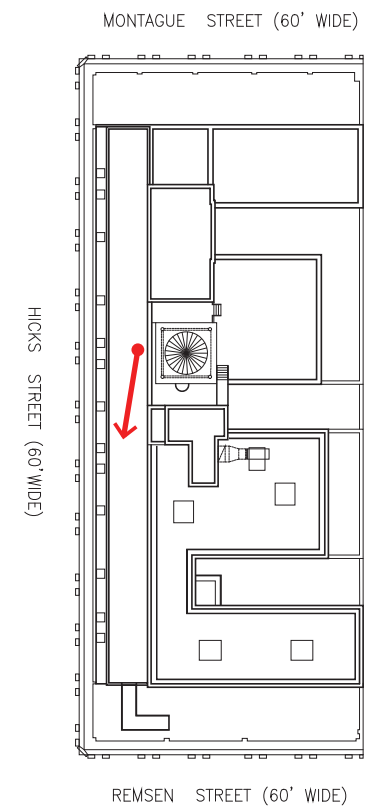
Existing Conditions: Remsen St



Existing Conditions: Roofs



Views to south at 14th floor addition terrace



Key Plan

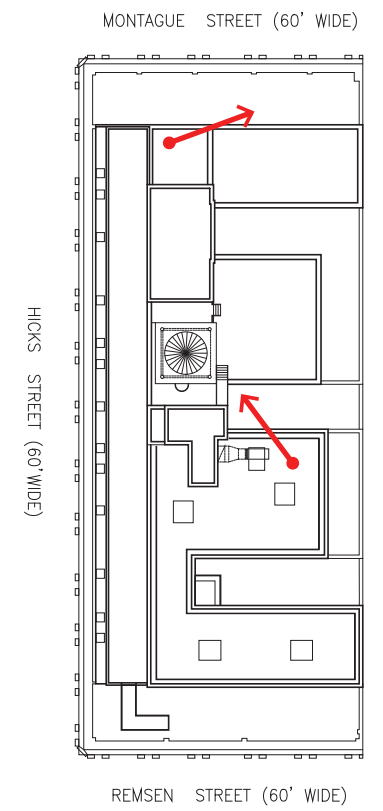
Existing Conditions: Roofs



View to east from 14th floor addition terrace



View to north from roof

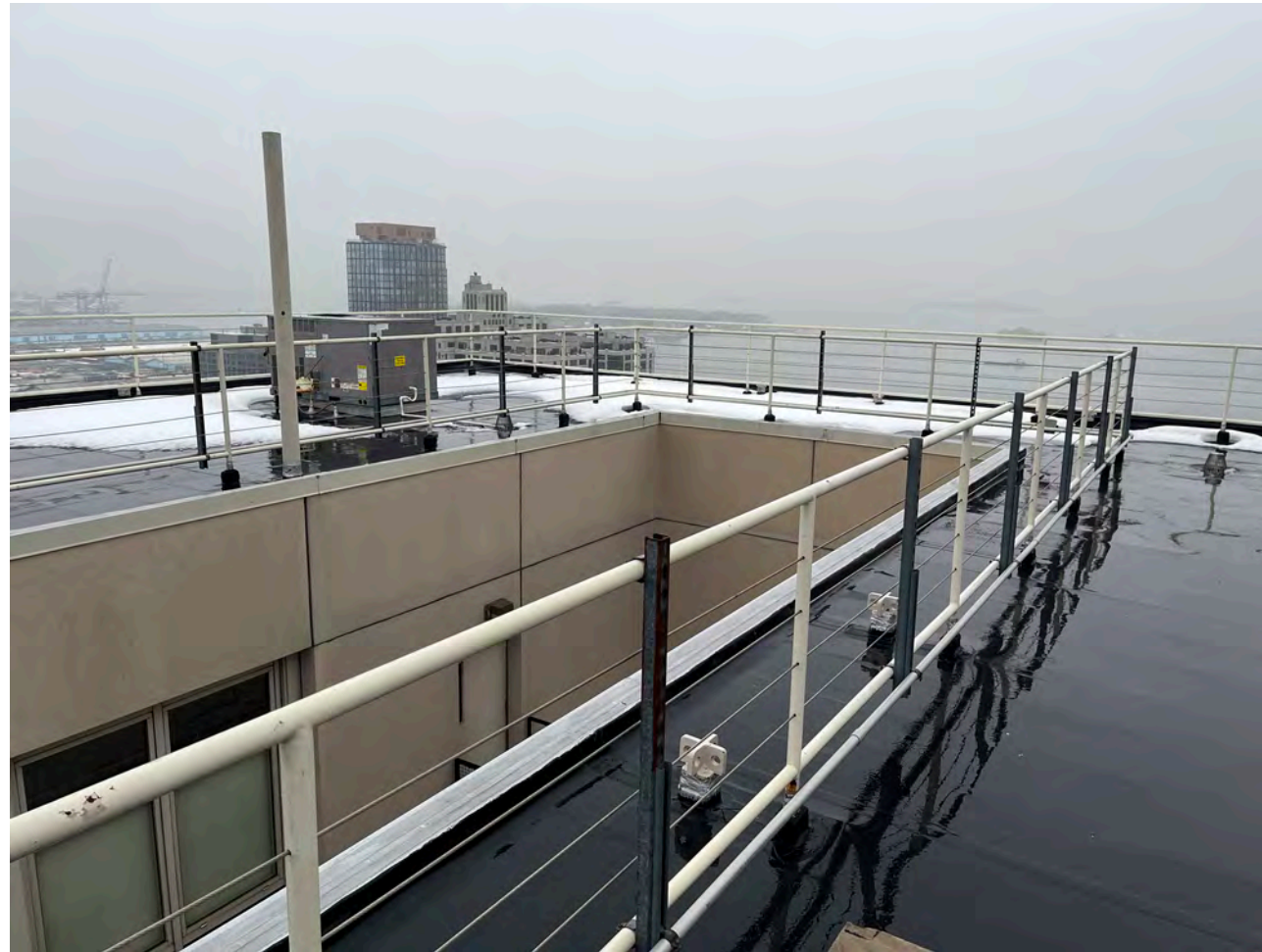


Key Plan

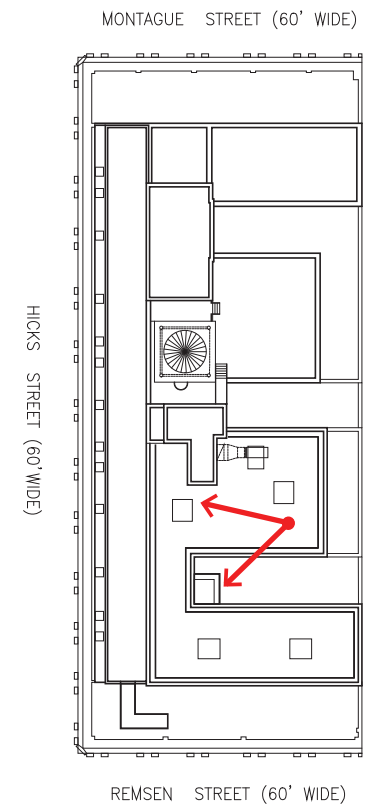
Existing Conditions: Roofs



View to west at roof



View to southwest at roof



Key Plan

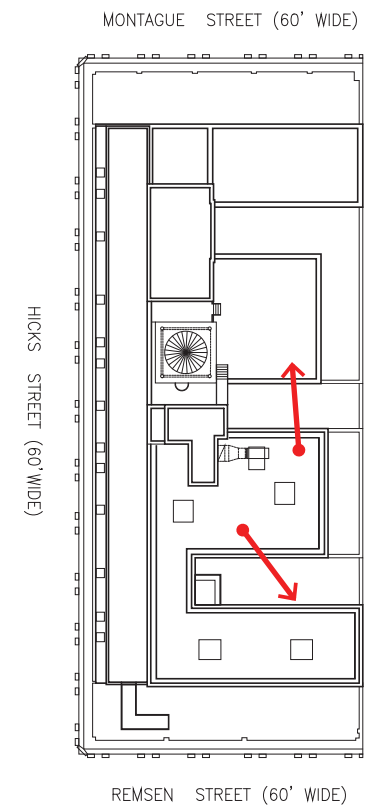
Existing Conditions: Roof



View to southeast from roof



View to north from roof



Key Plan

Existing SW Axon



Proposed SW Axon



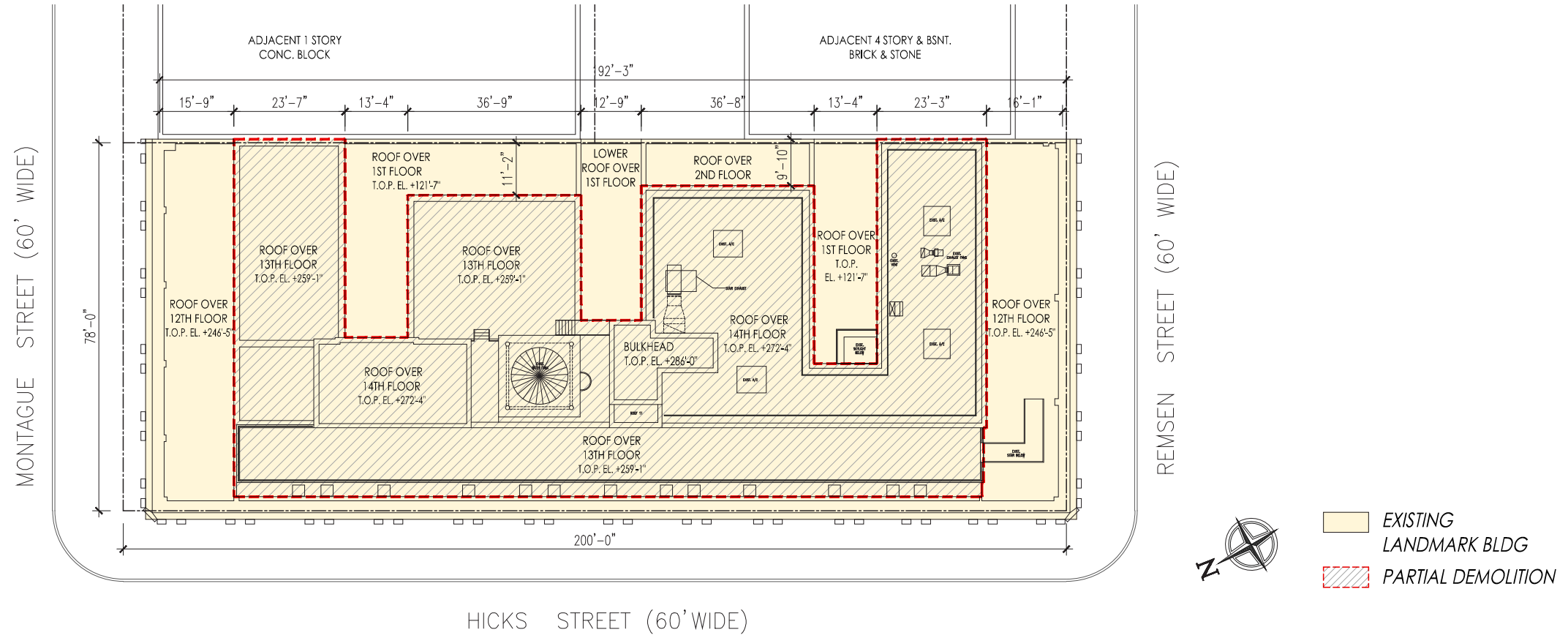
Existing NE Axon



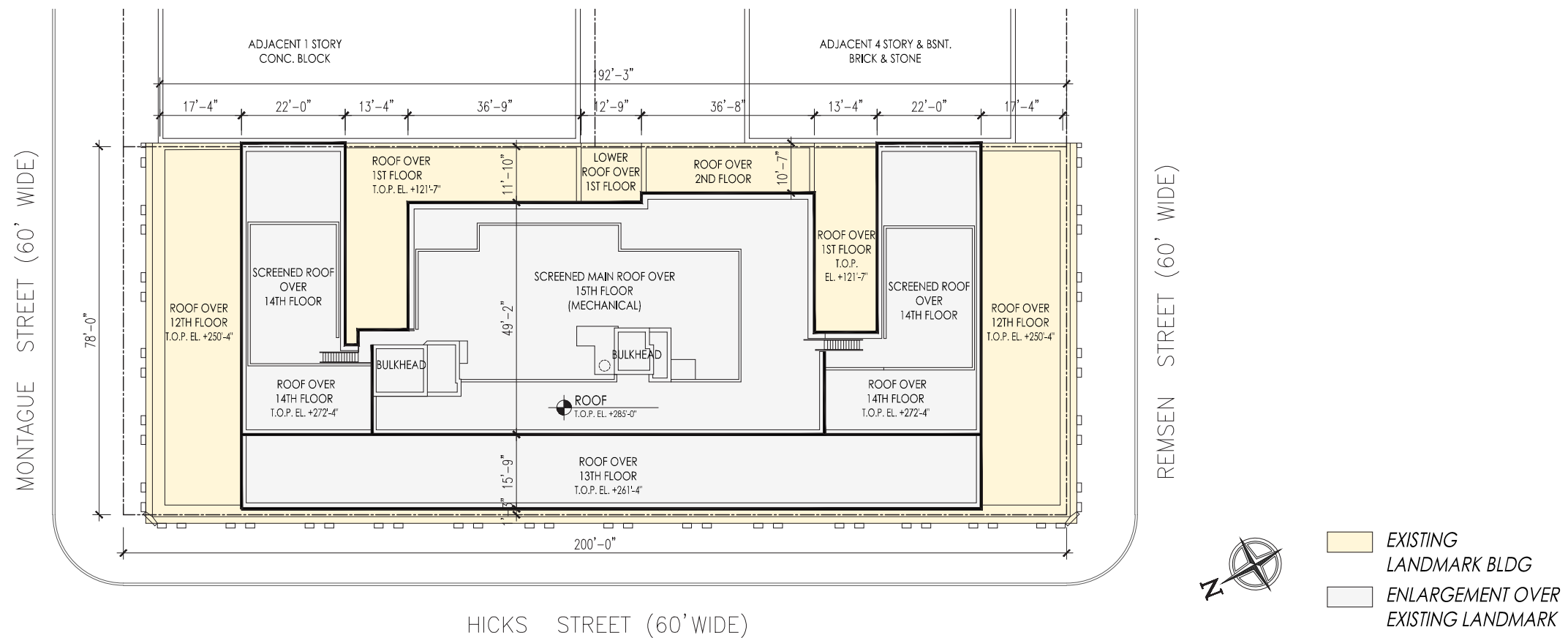
Proposed NE Axon



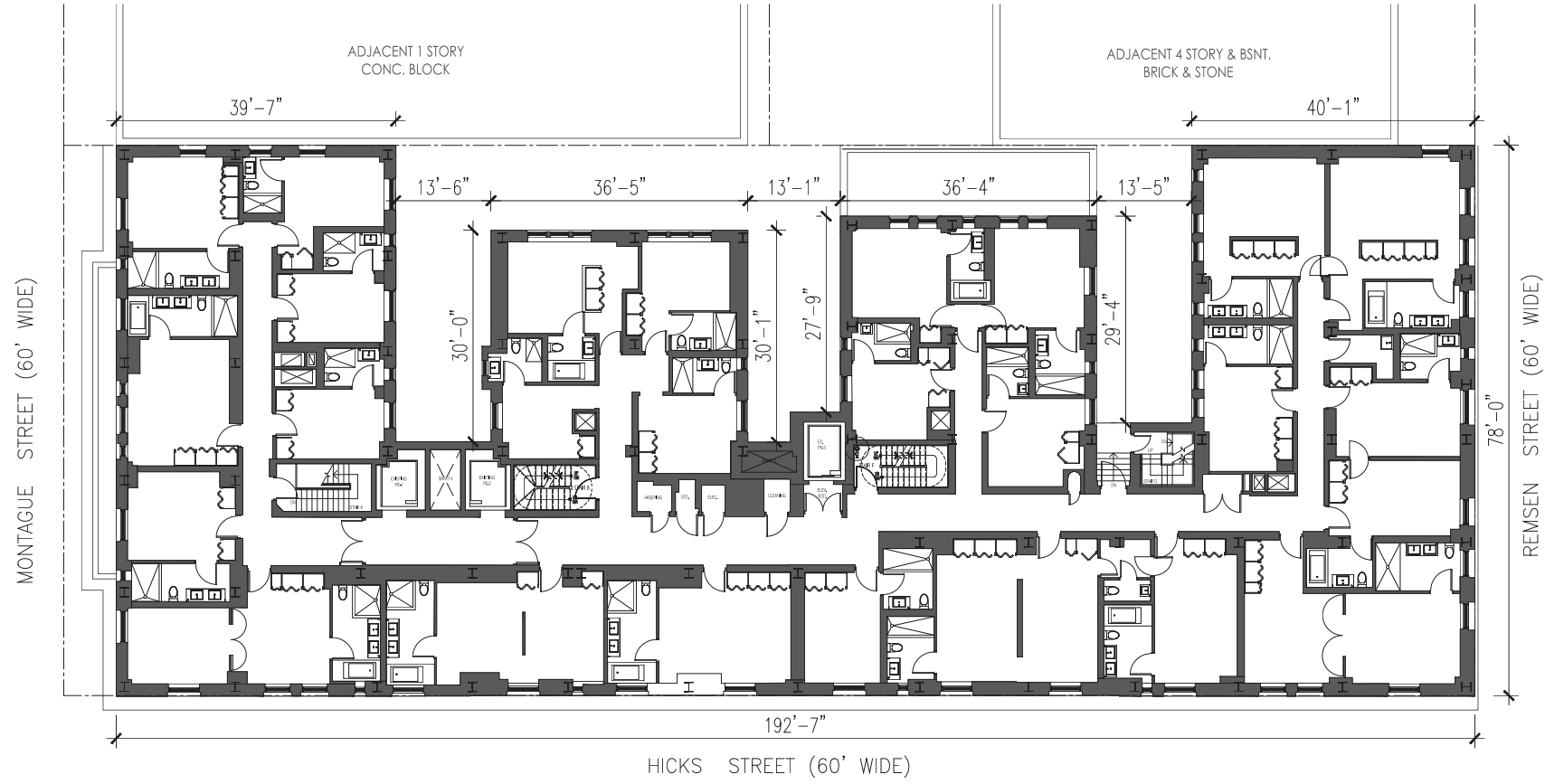
Existing Roof Plan



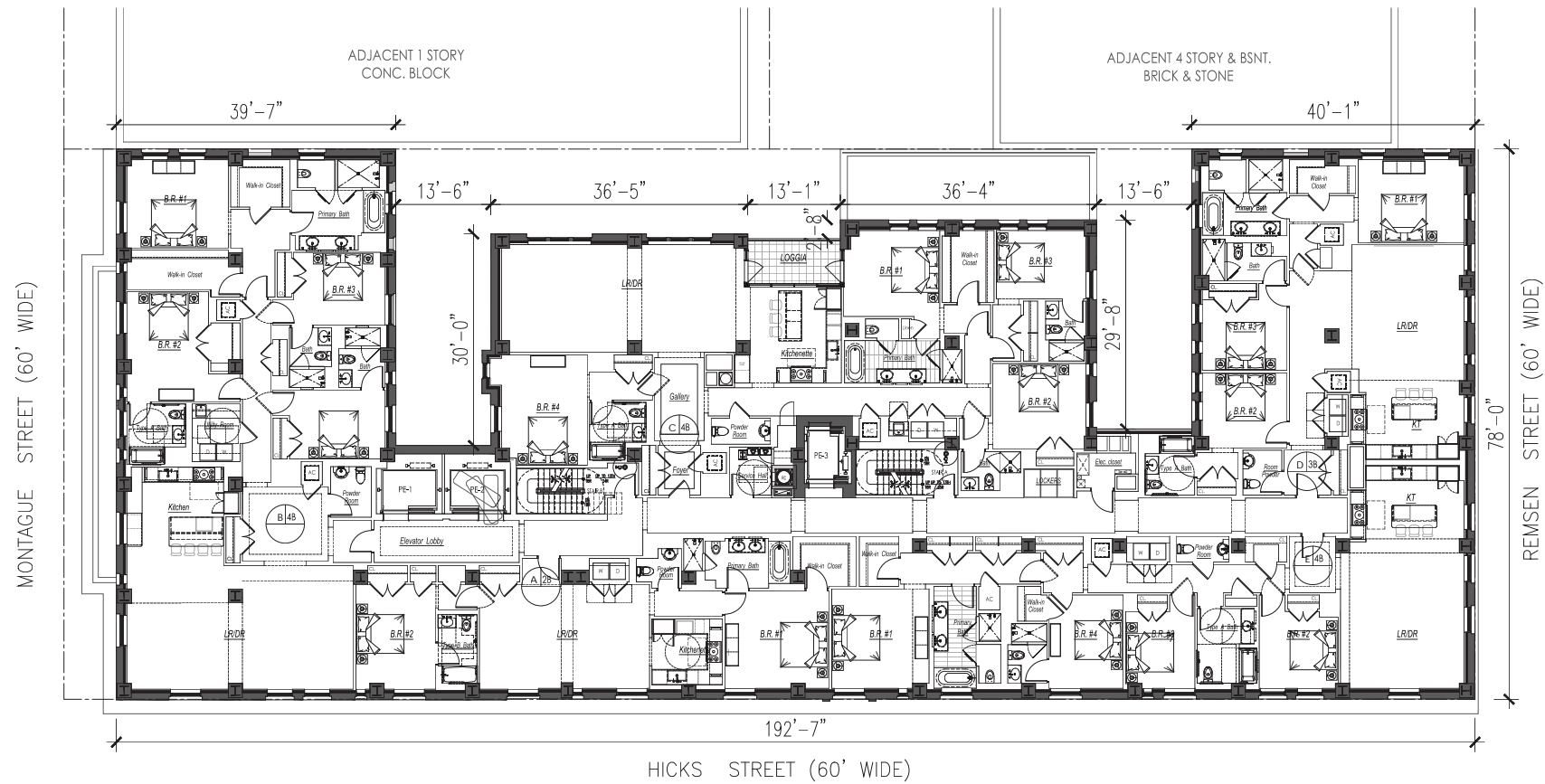
Proposed Roof Plan



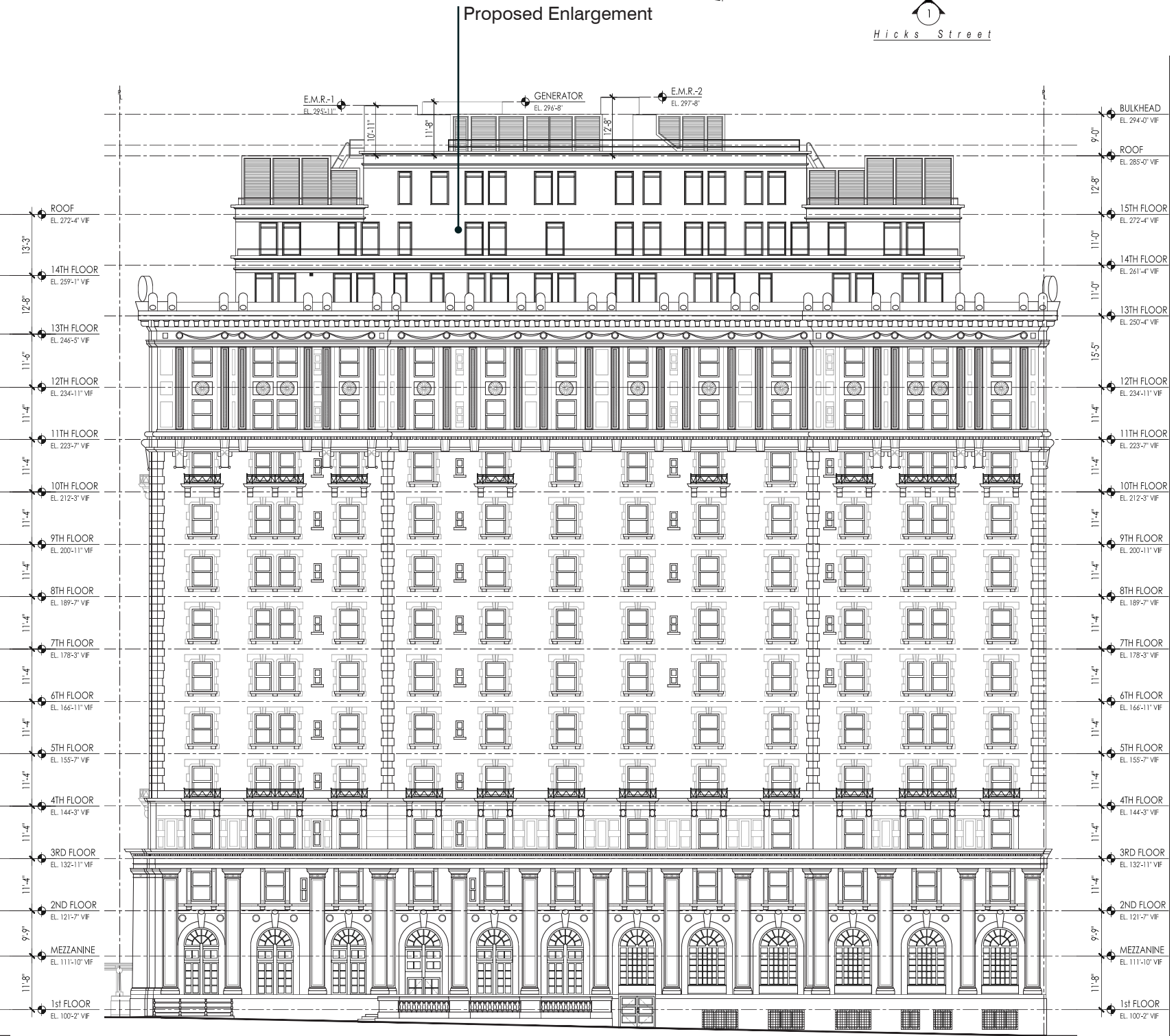
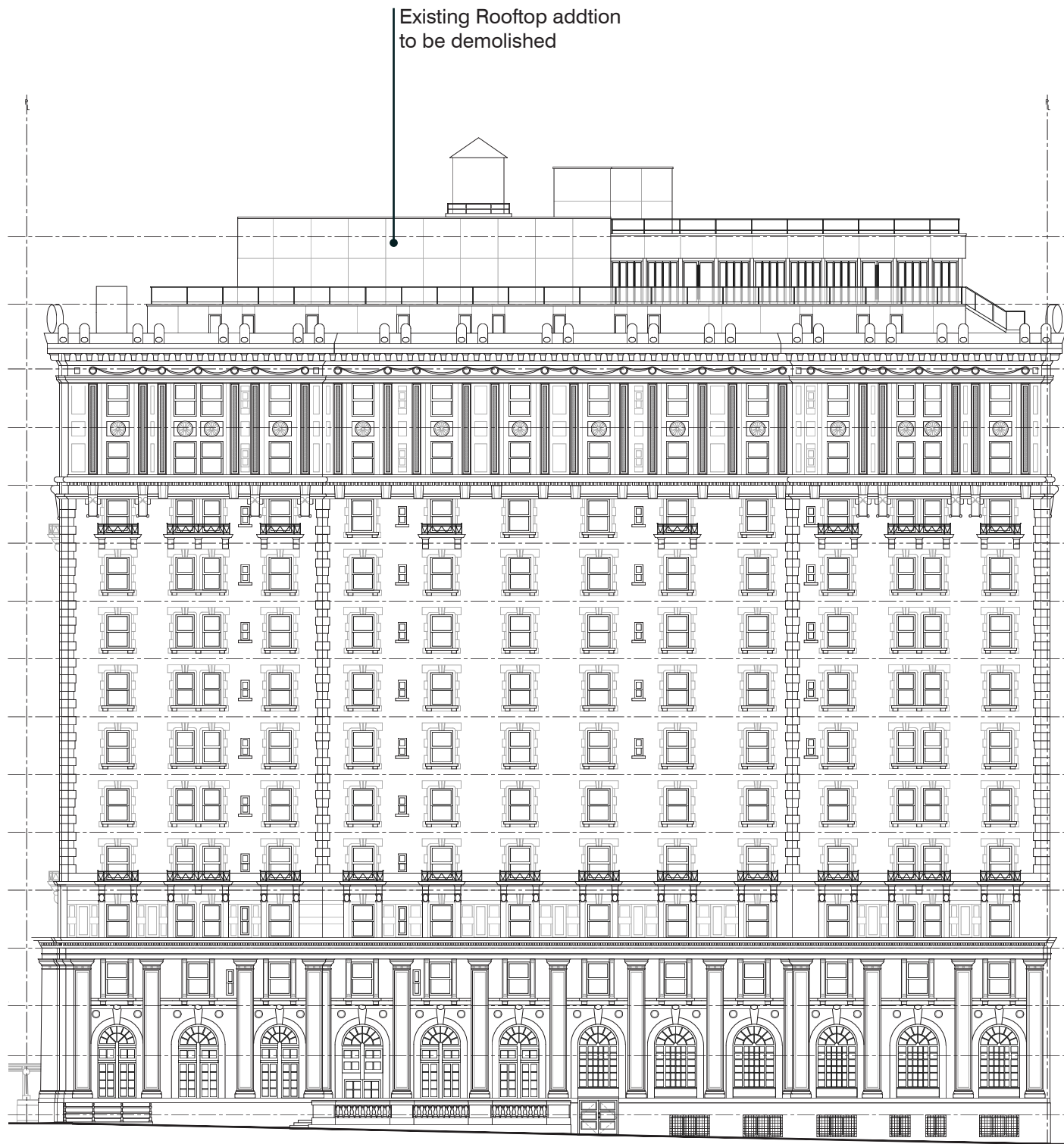
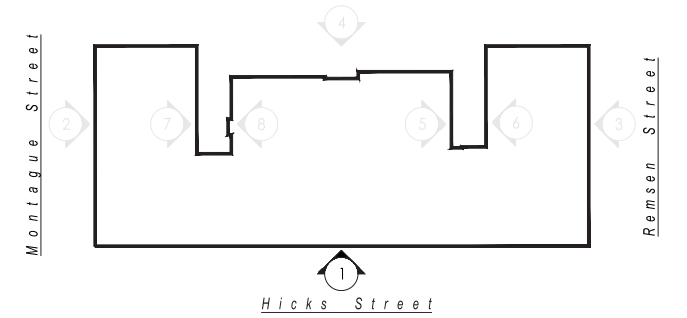
Existing Typical Floor Plan



Proposed Typical Floor Plan



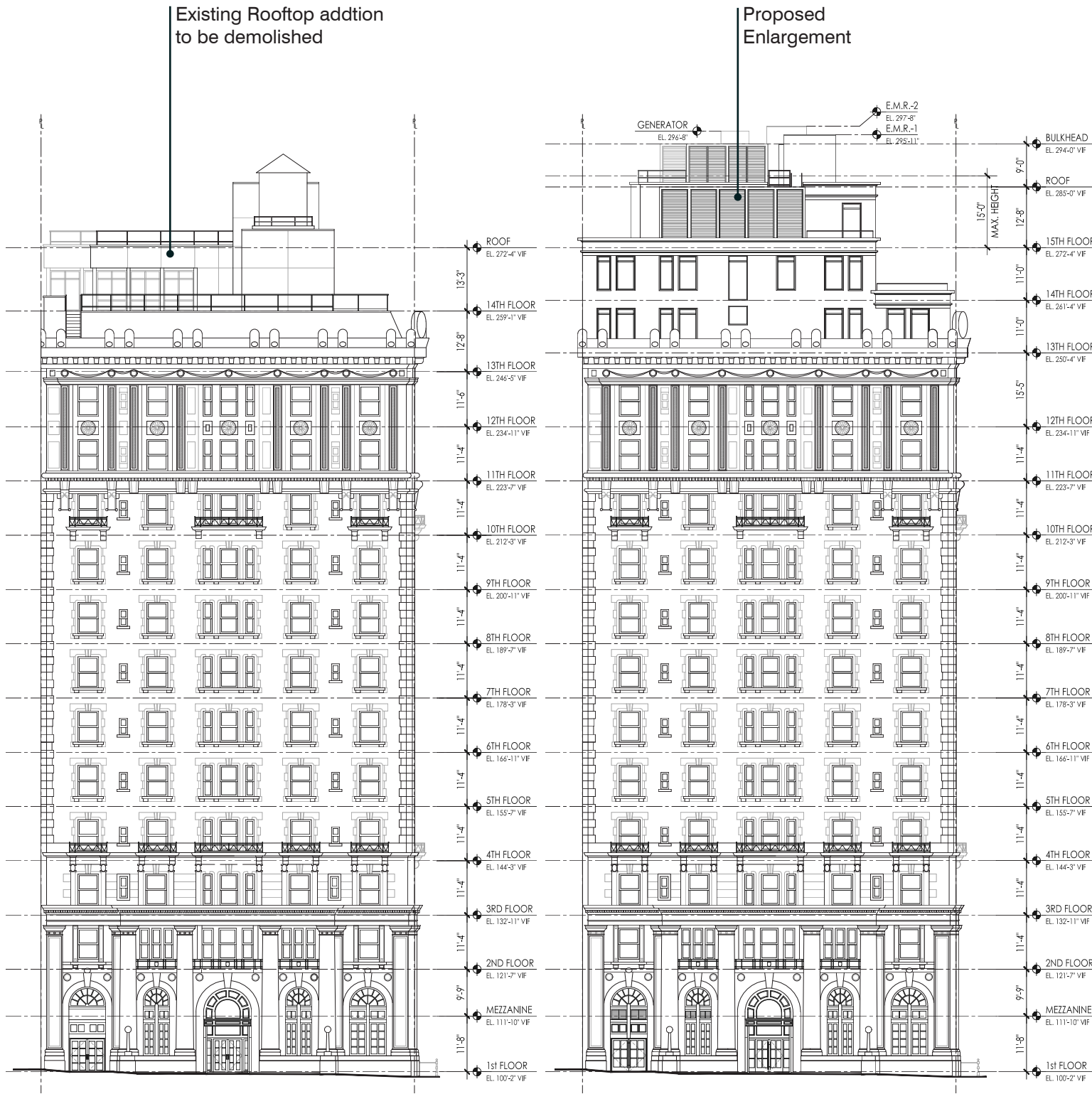
① Hicks St Elevation



Existing Elevation

Proposed Elevation

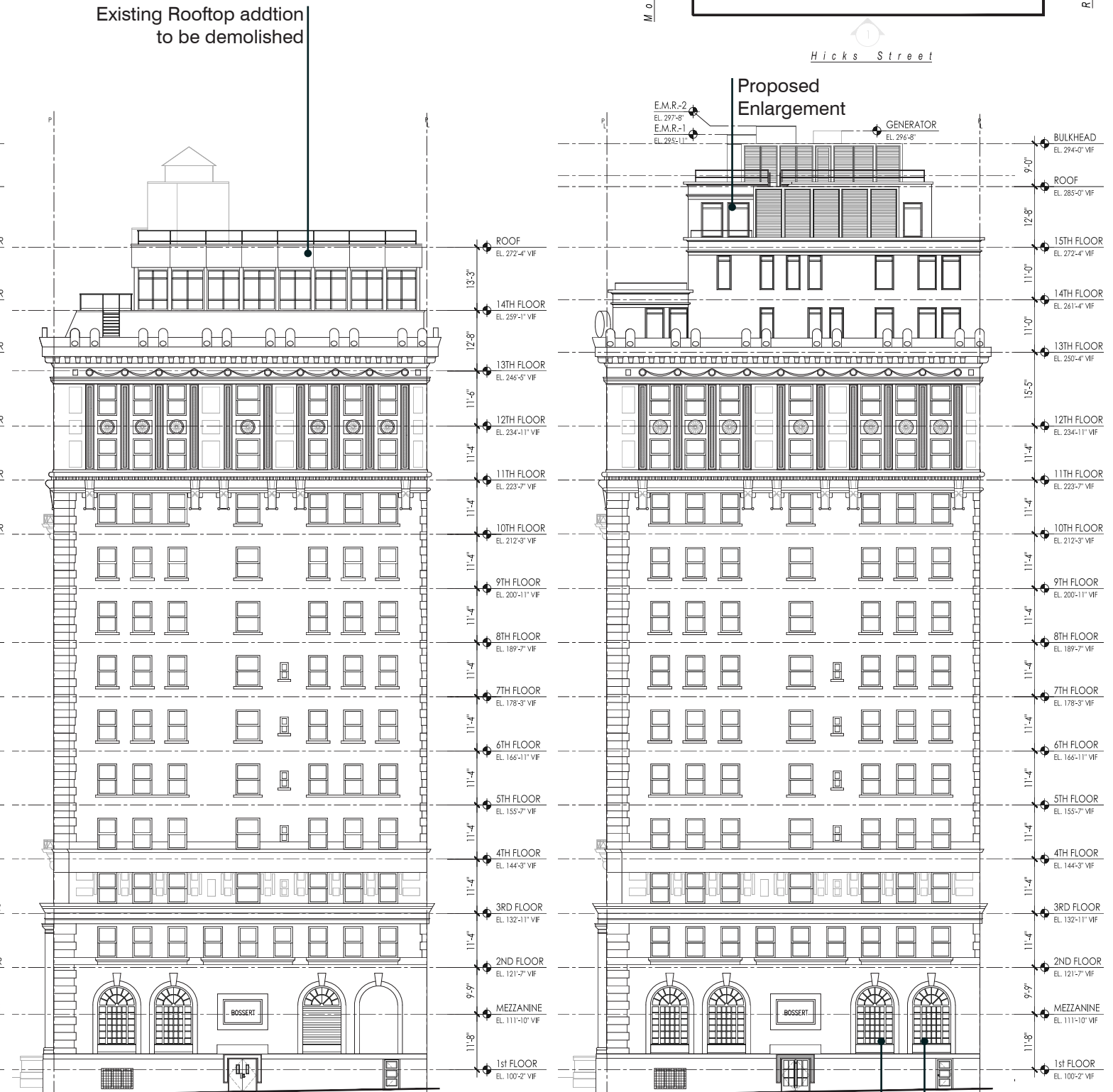
2 Montague St Elevation



Existing Elevation

Proposed Elevation

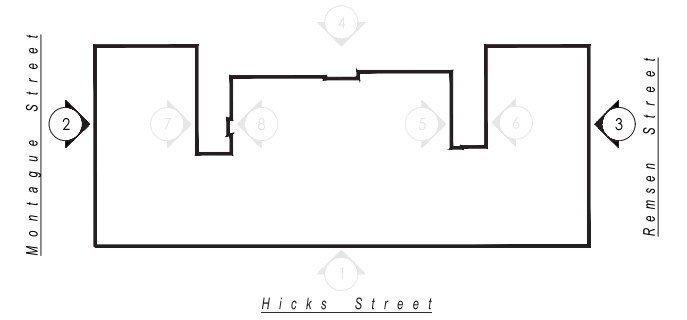
3 Remsen St Elevation



Existing Elevation

Proposed Elevation

New Windows



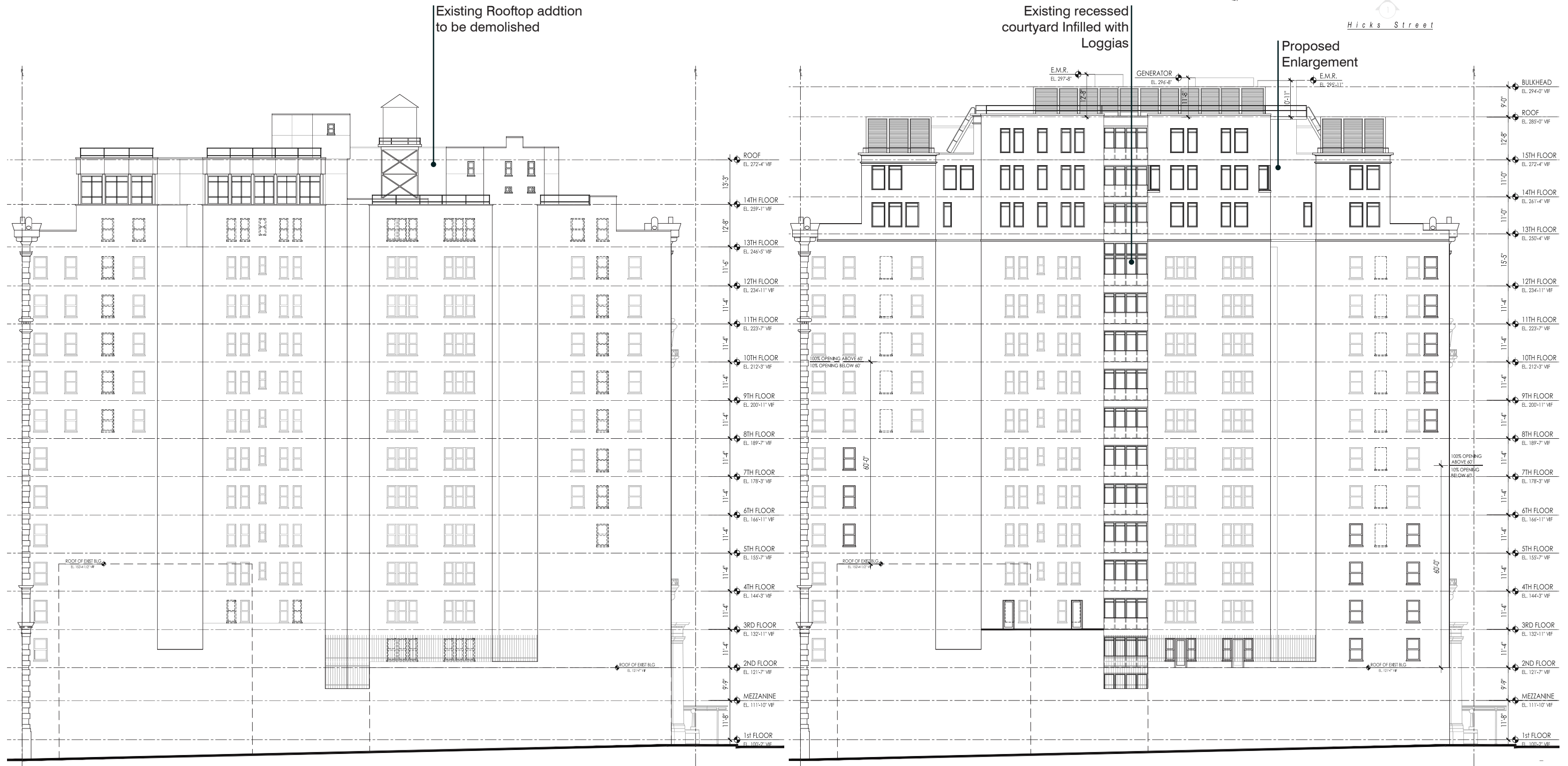
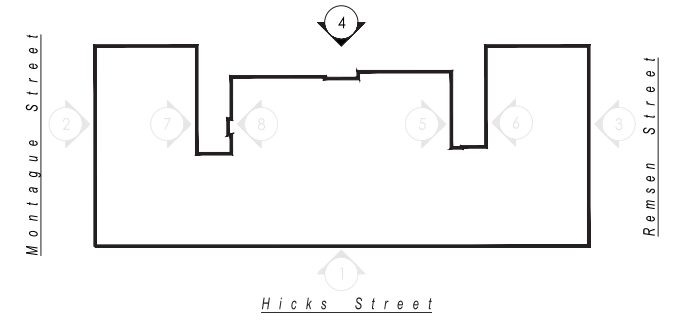
Existing Remsen Street Ground FL Elevation



Proposed Remsen Street Ground FL Elevation



④ East Elevation

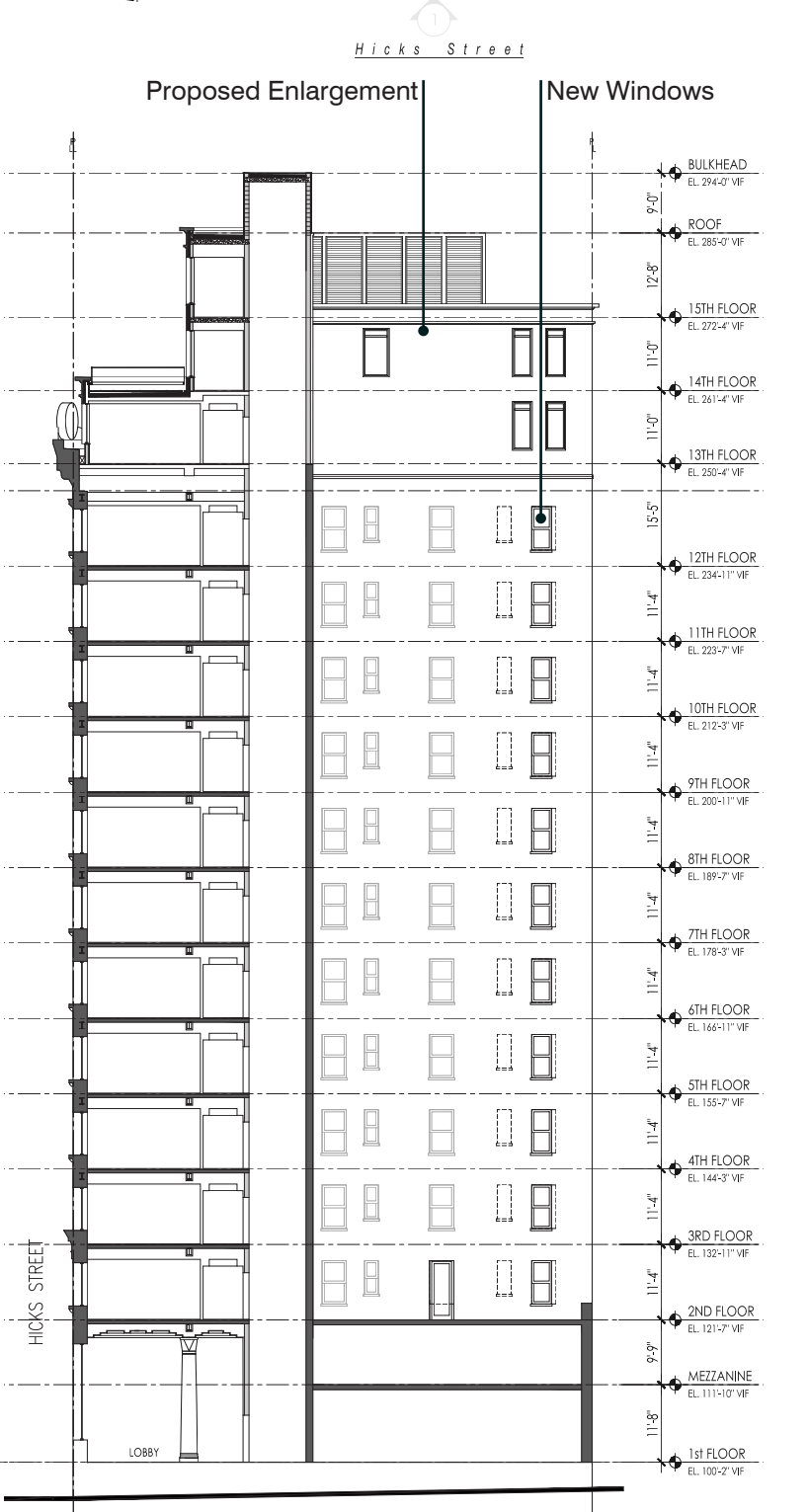
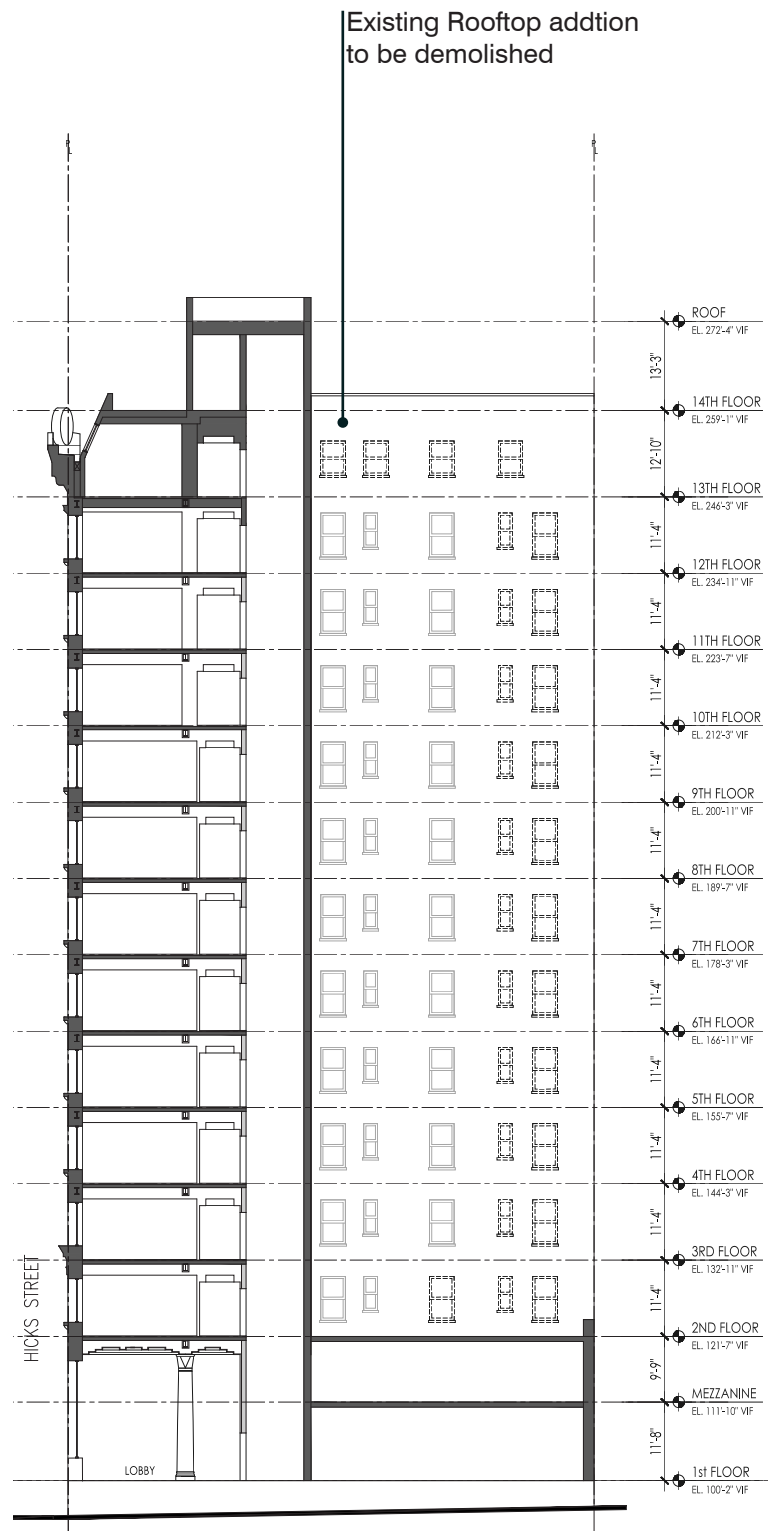
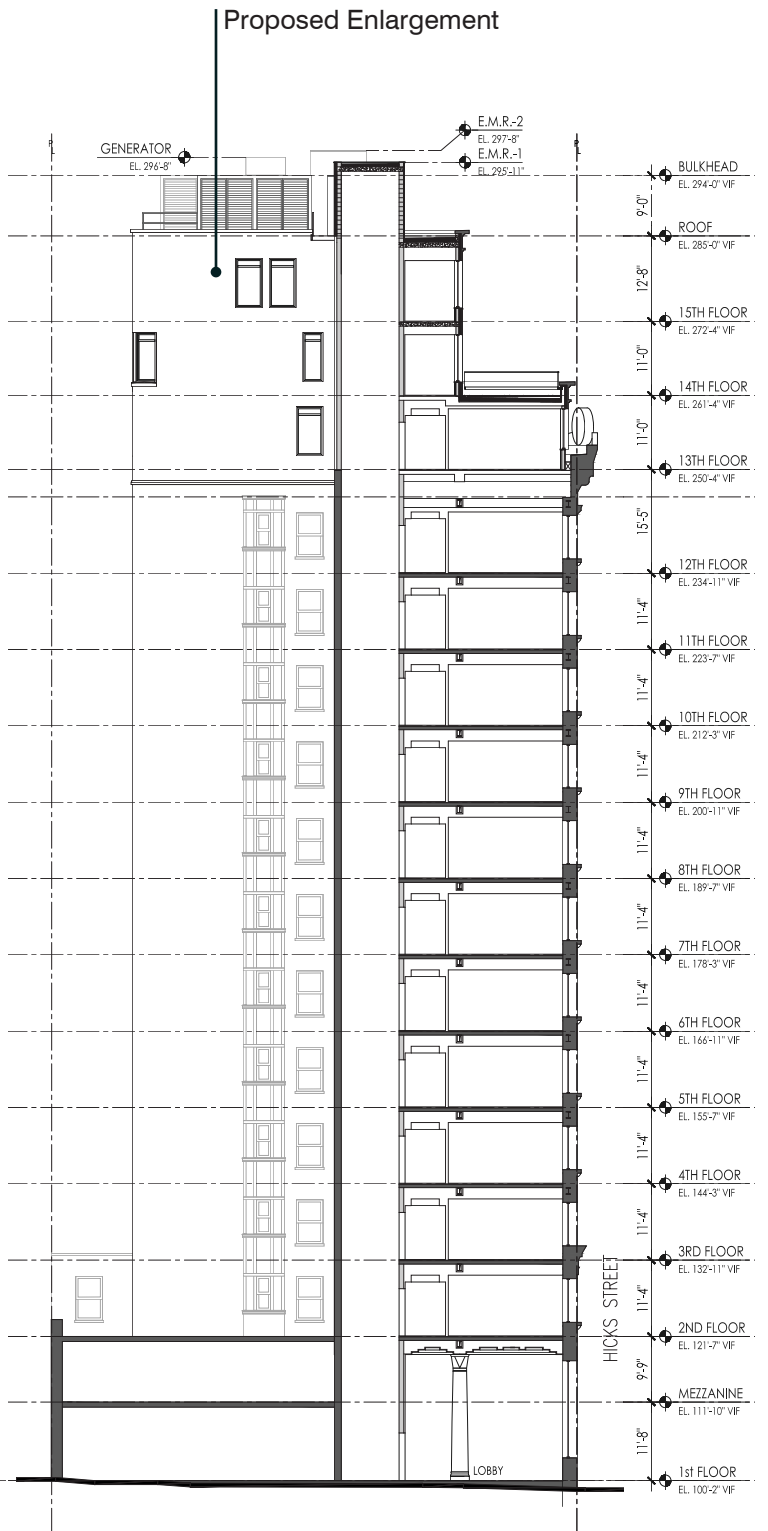
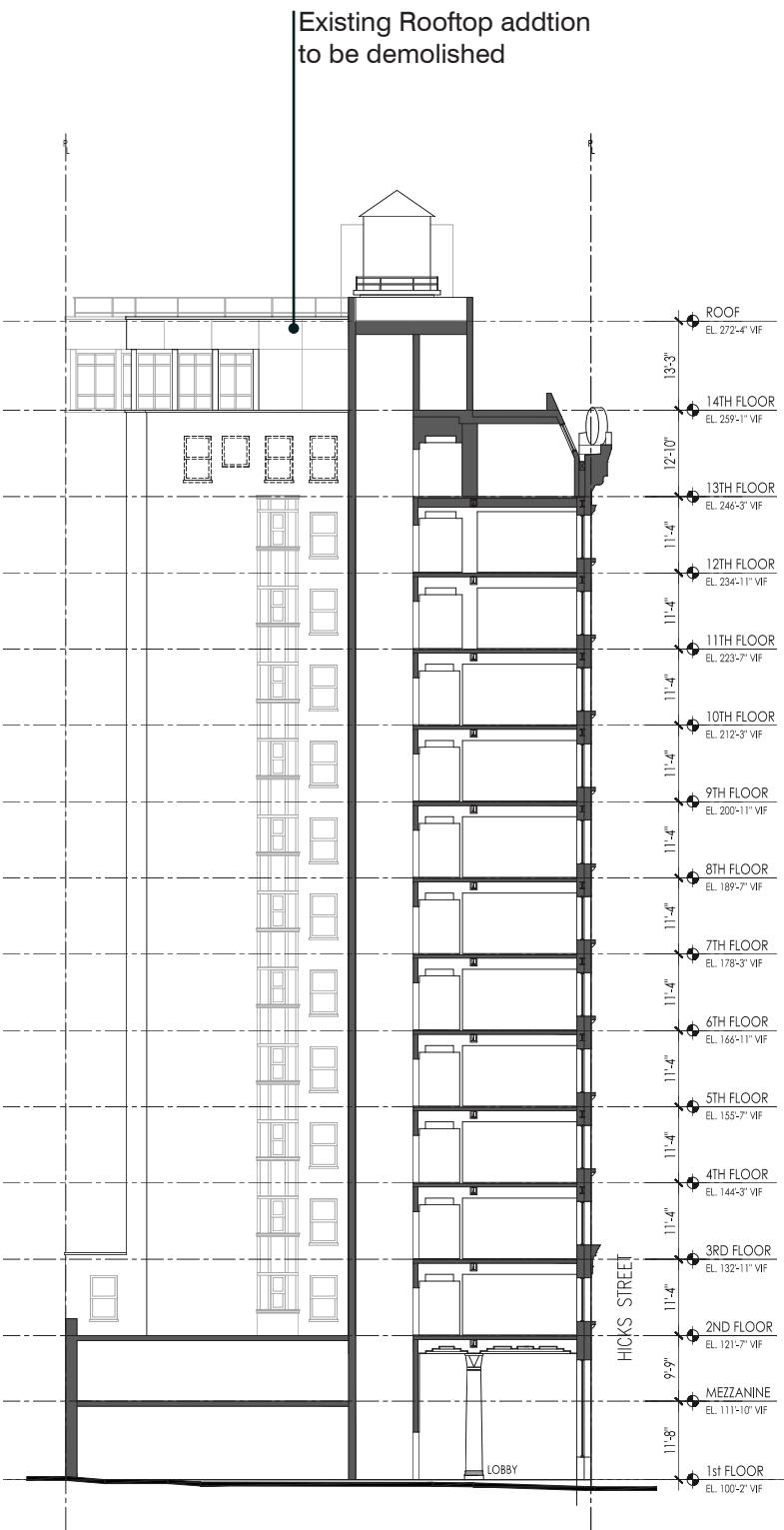
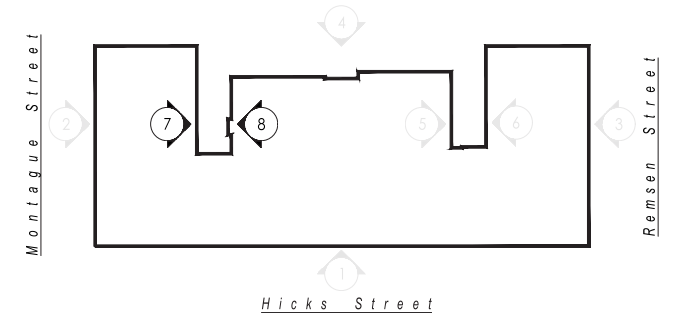


Existing Elevation

Proposed Elevation

⑦ North Courtyard Elevation

⑧ North Courtyard Elevation



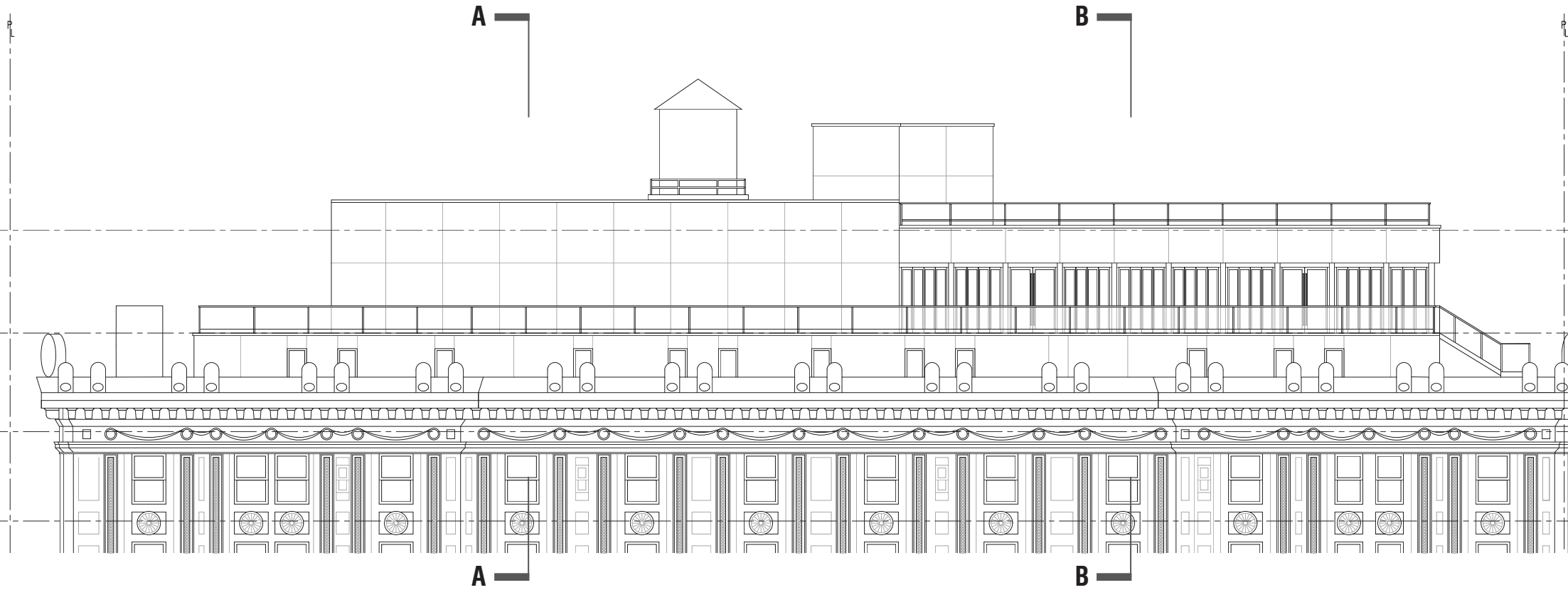
Existing Elevation

Proposed Elevation

Existing Elevation

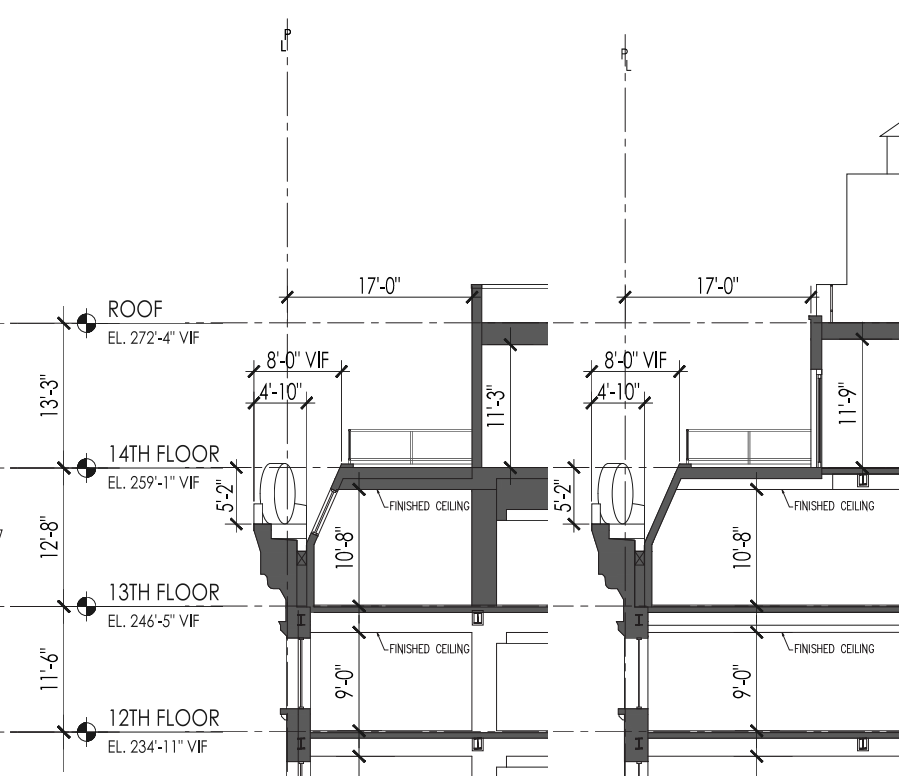
Proposed Elevation

Existing Roof Enlargment Elevation

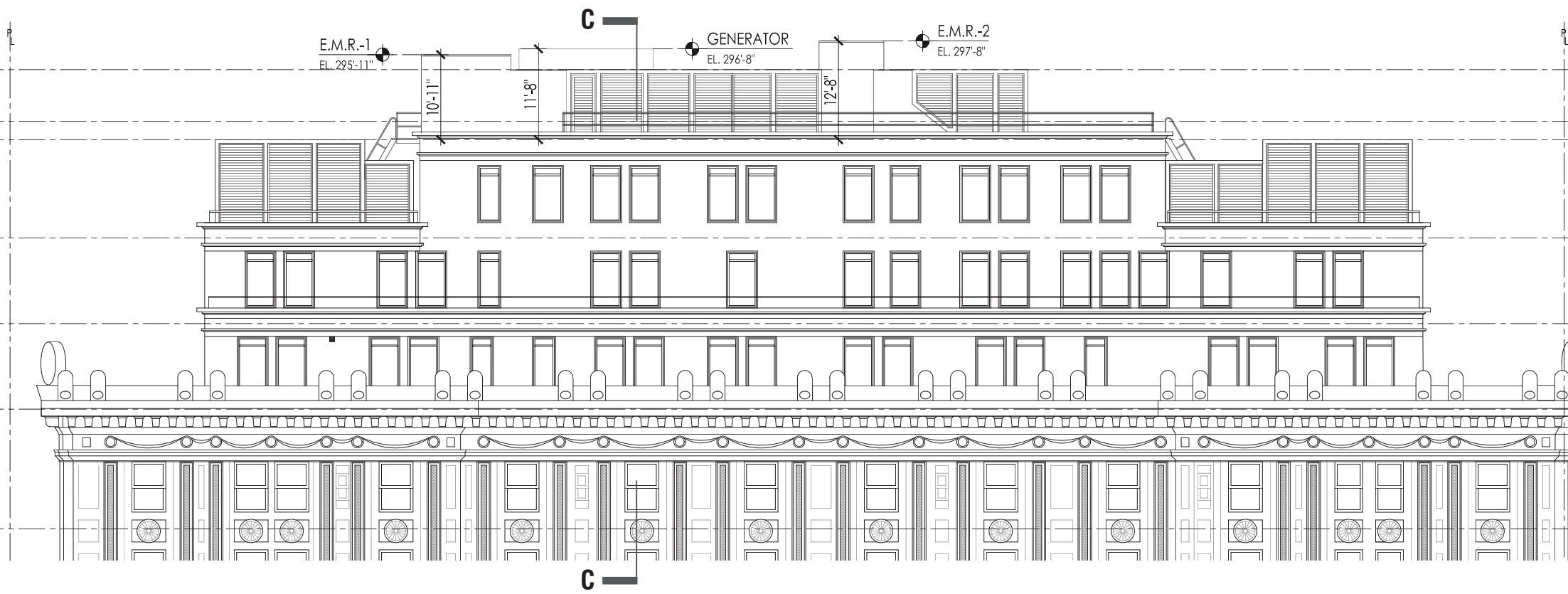


Section A-A

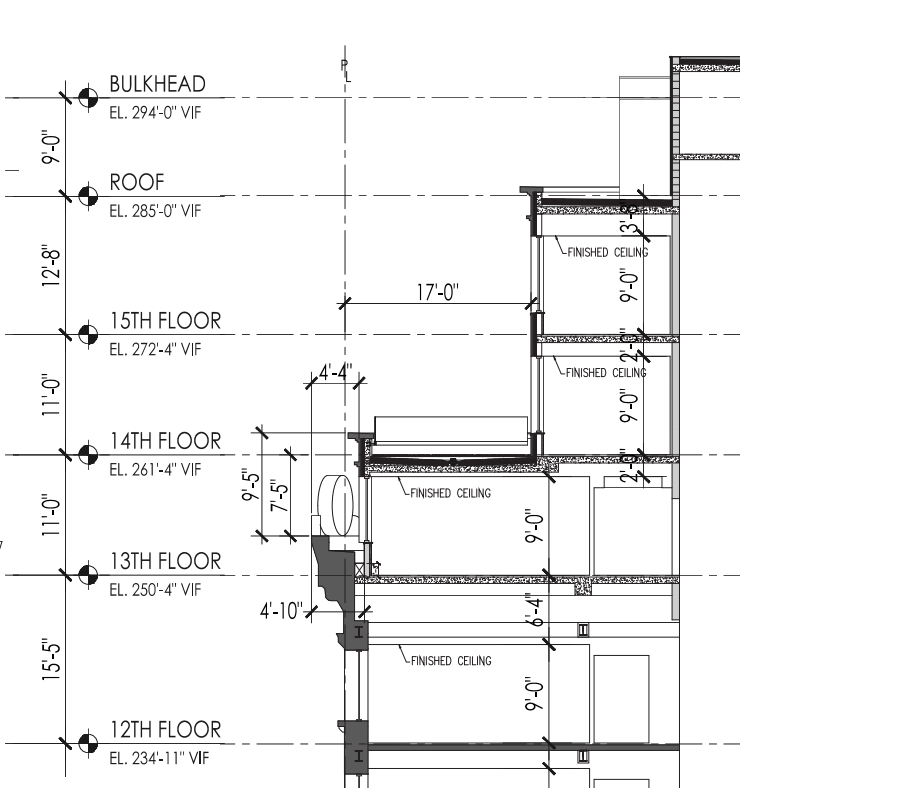
Section B-B



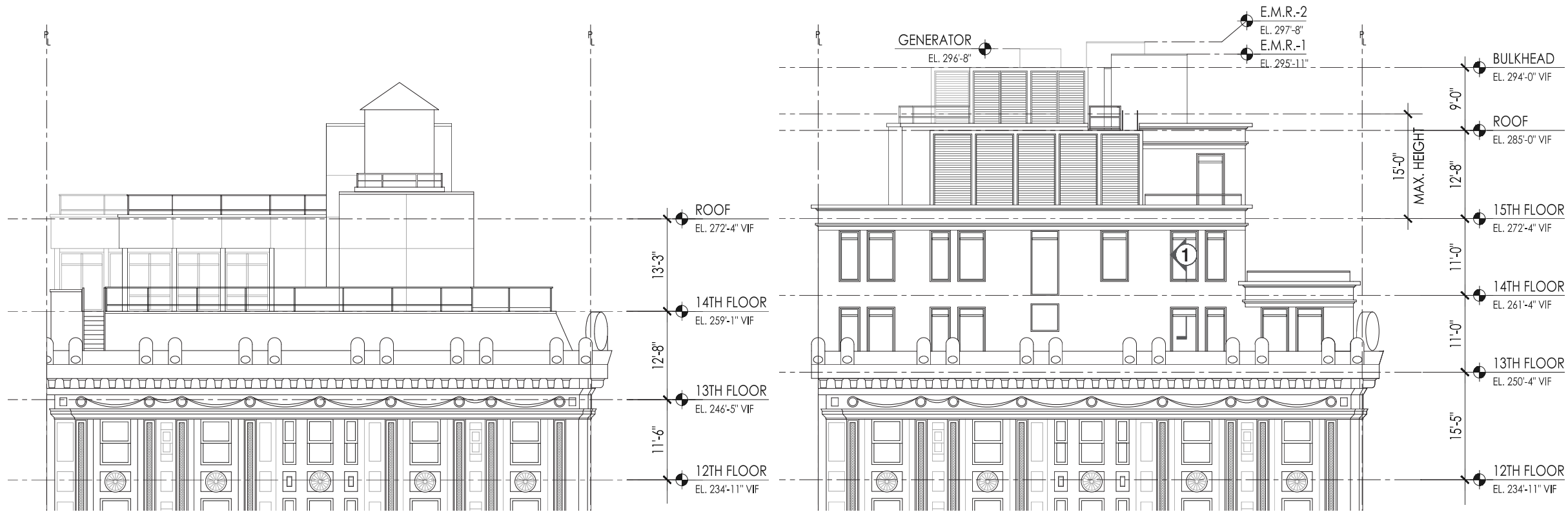
Proposed Roof Enlargment Elevation



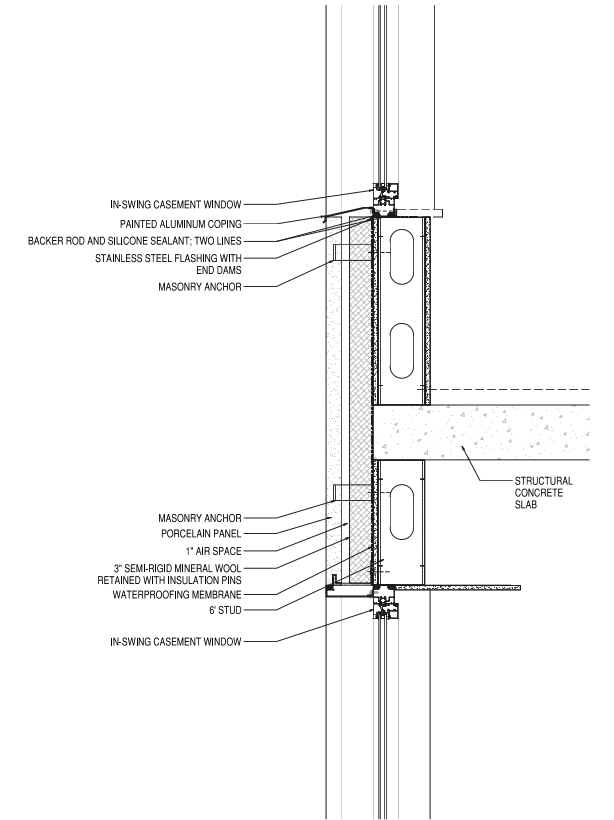
Section C-C



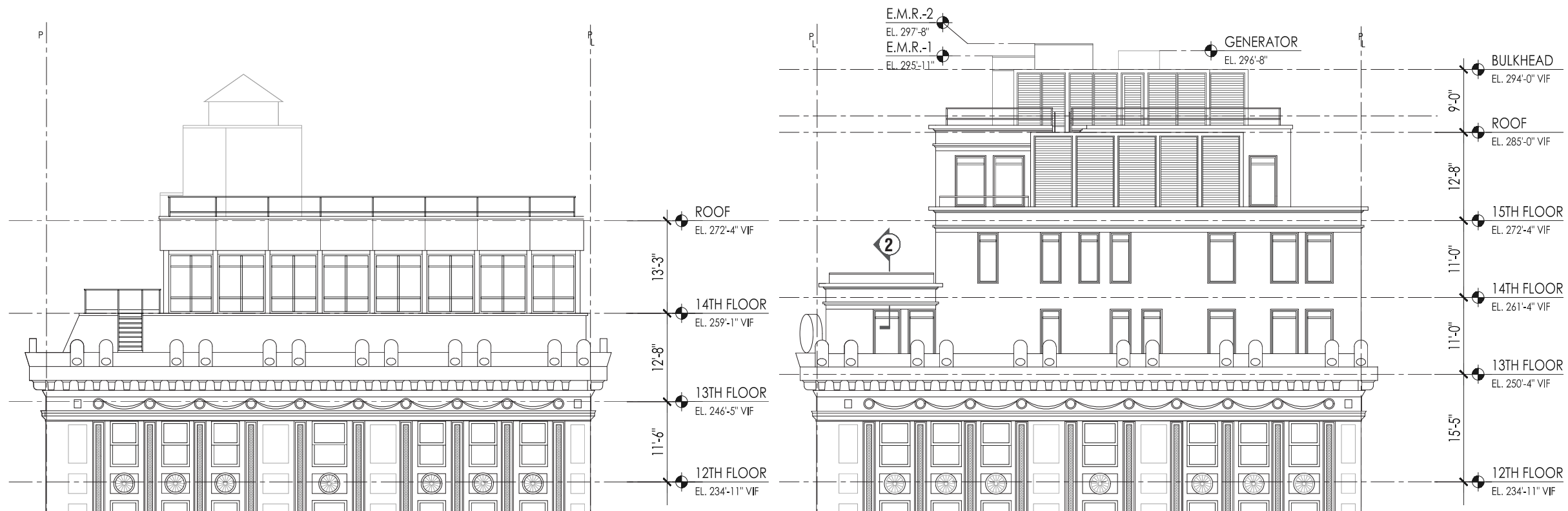
Existing Roof Enlargment Elevation



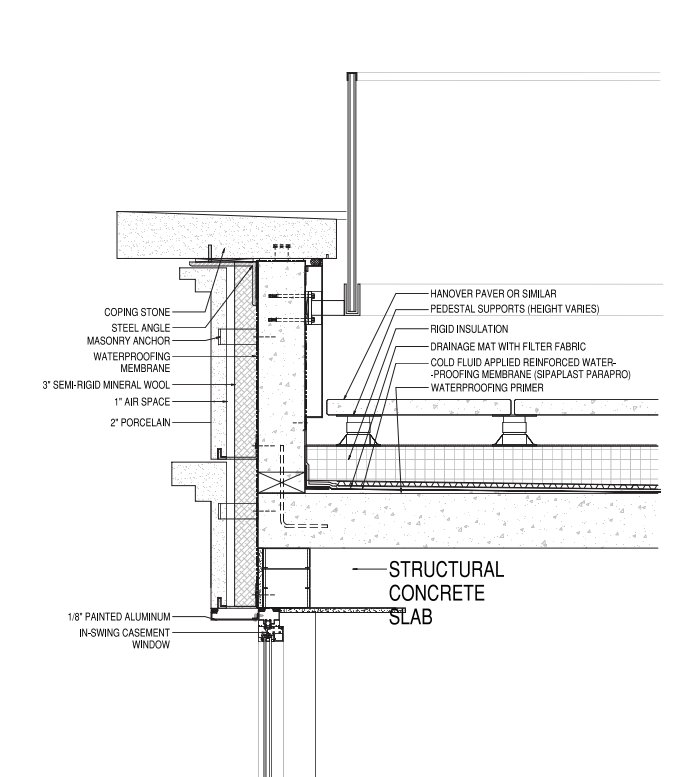
Window Detailed Section 1



Proposed Roof Enlargment Elevation



Parapet Detailed Section 2



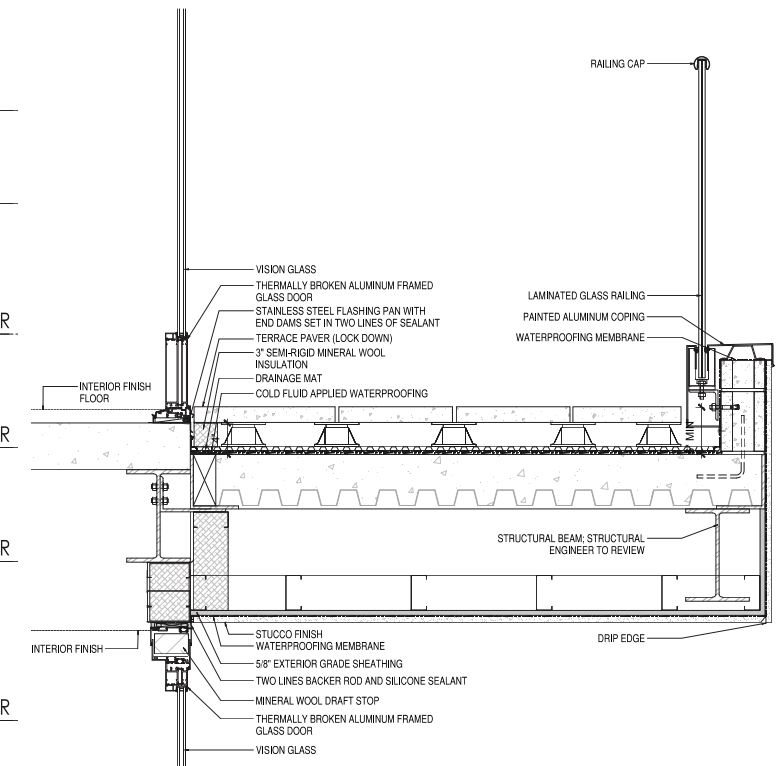
Existing Roof Enlargment Elevation



Proposed Roof Enlargment Elevation



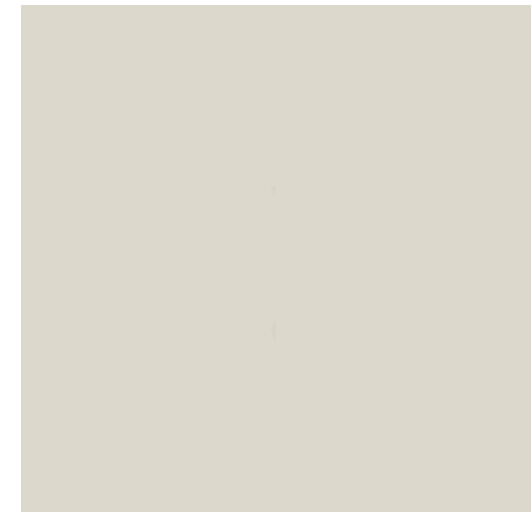
Detailed Glass Railing Section 3



Materials

Location:
Window Frames, Glass guardrails,
Mechanical screens

Material:
PPG Duranar Sunstorm
- Washington White UC70129BC



Location:
Roof addition Exterior Walls, Cornices.
Material:
PORCELANOSA - Adda Bone 24"x 48"



Grout Color:
Texrite - 004 White



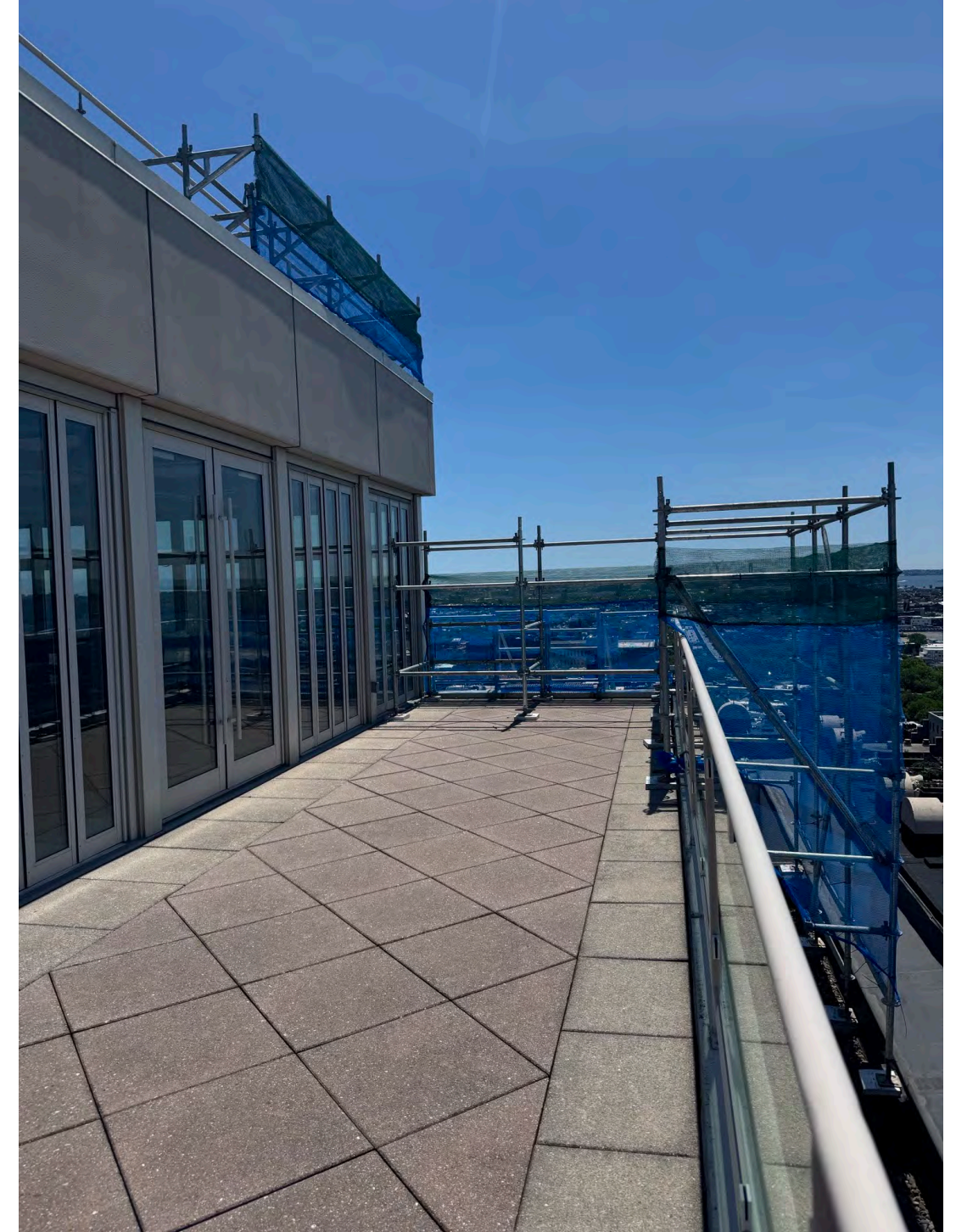
001 Everest White



Roof Addition Mockup Photos



Roof View



13th Floor View

Roof Addition Mockup Photos



Montague St Looking East

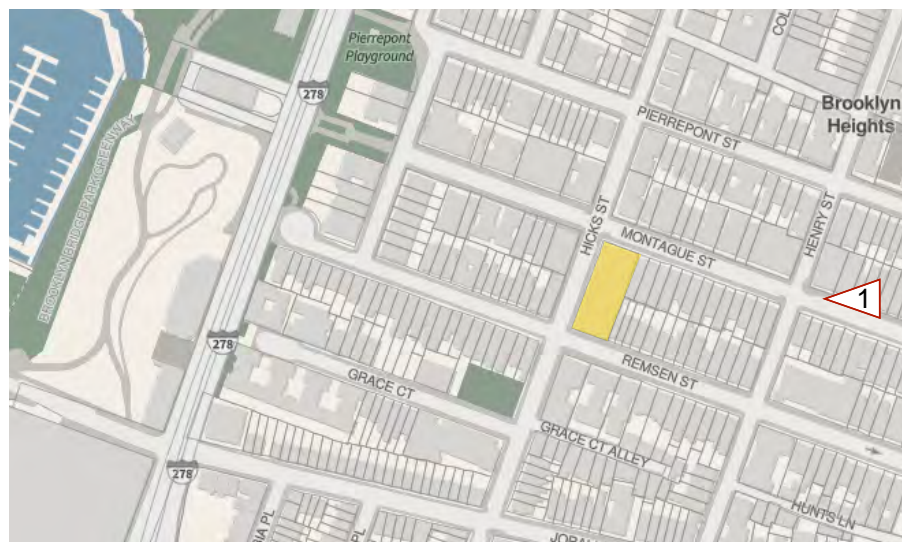
Visibility Study_Street View 1



Existing View



Proposed View



Key Map

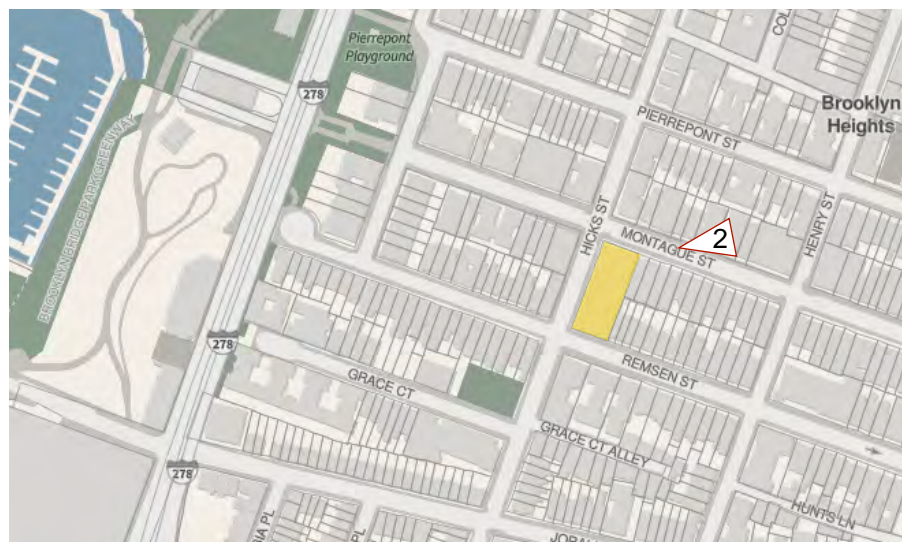
Visibility Study_Street View 2



Existing View



Proposed View



Key Map

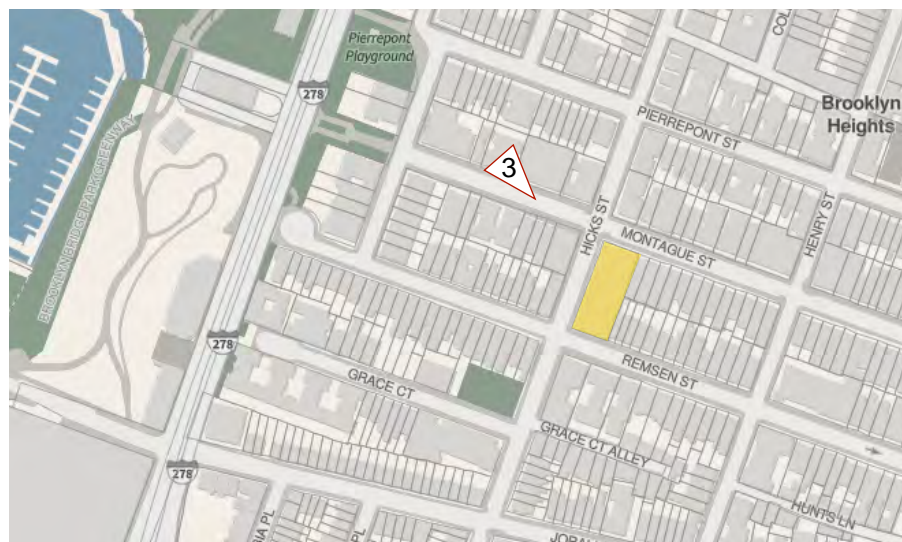
Visibility Study_Street View 3



Existing View



Proposed View



Key Map

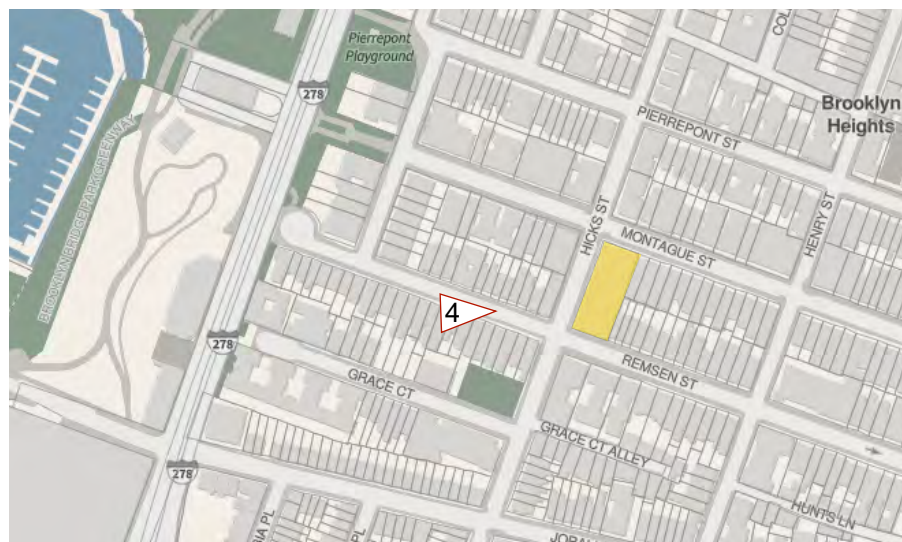
Visibility Study_Street View 4



Existing View

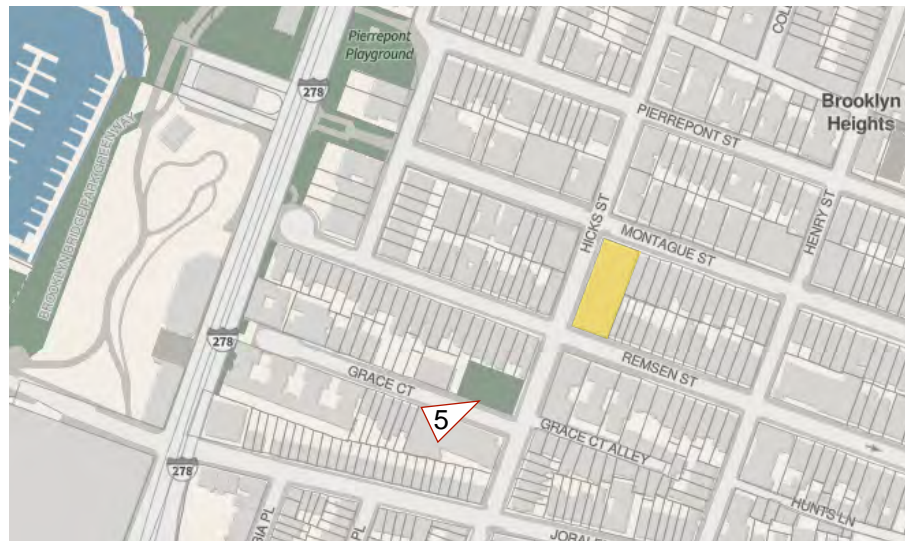


Proposed View



Key Map

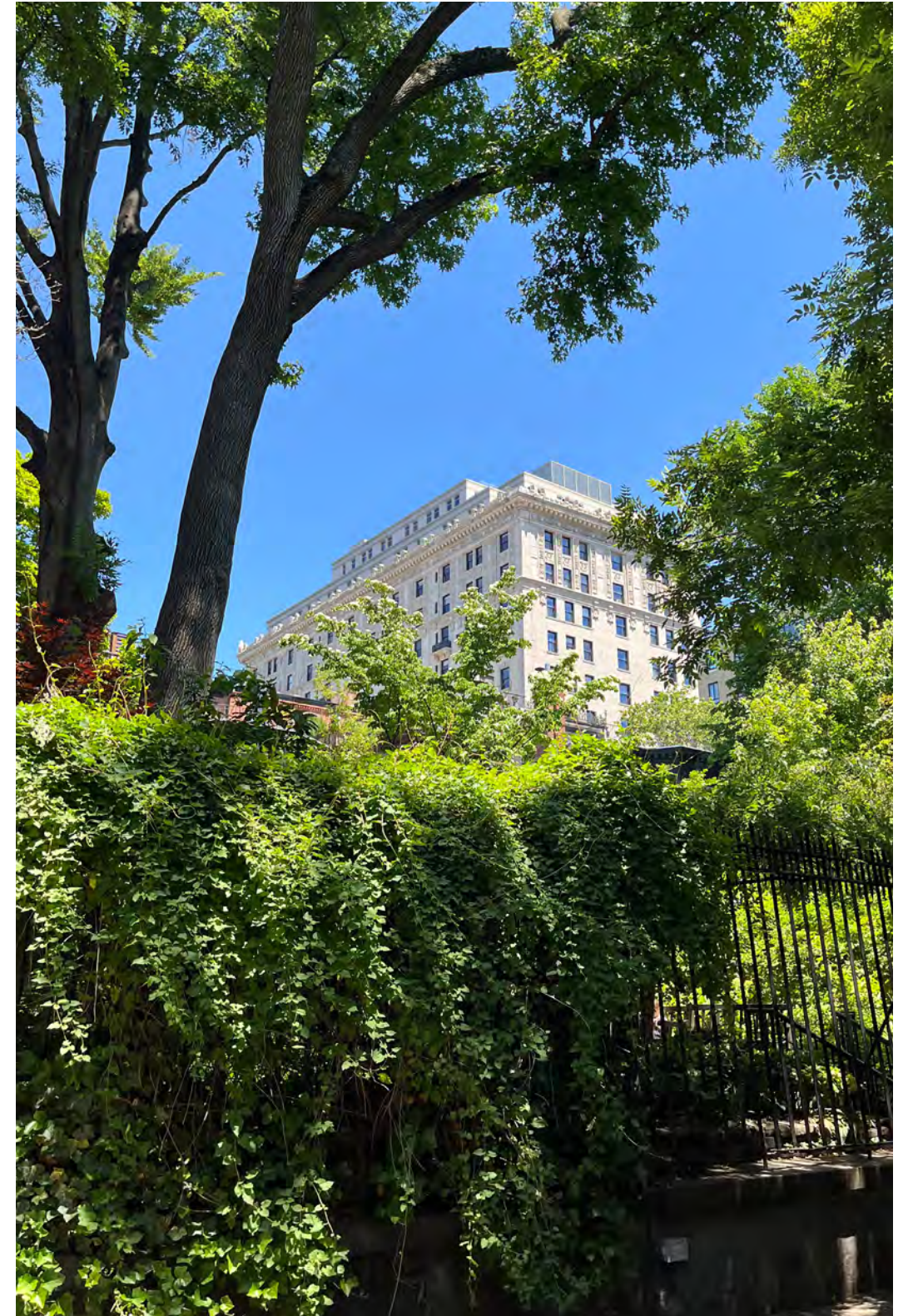
Visibility Study_Street View 5



Key Map



Existing View



Proposed View

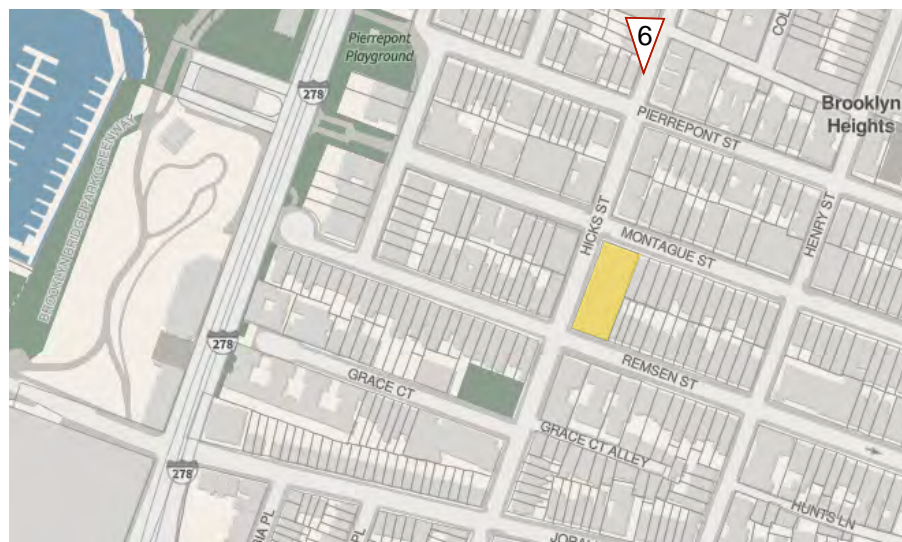
Visibility Study_Street View 6



Existing View

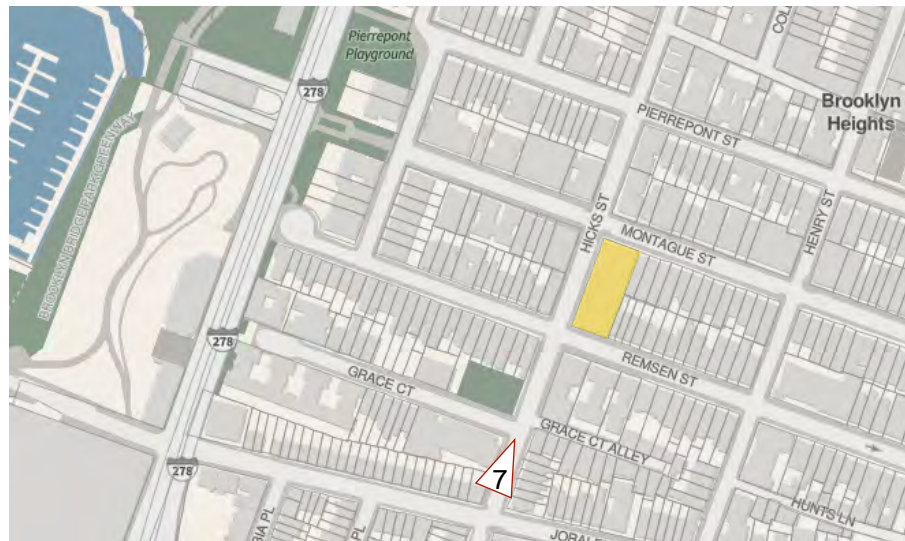


Proposed View



Key Map

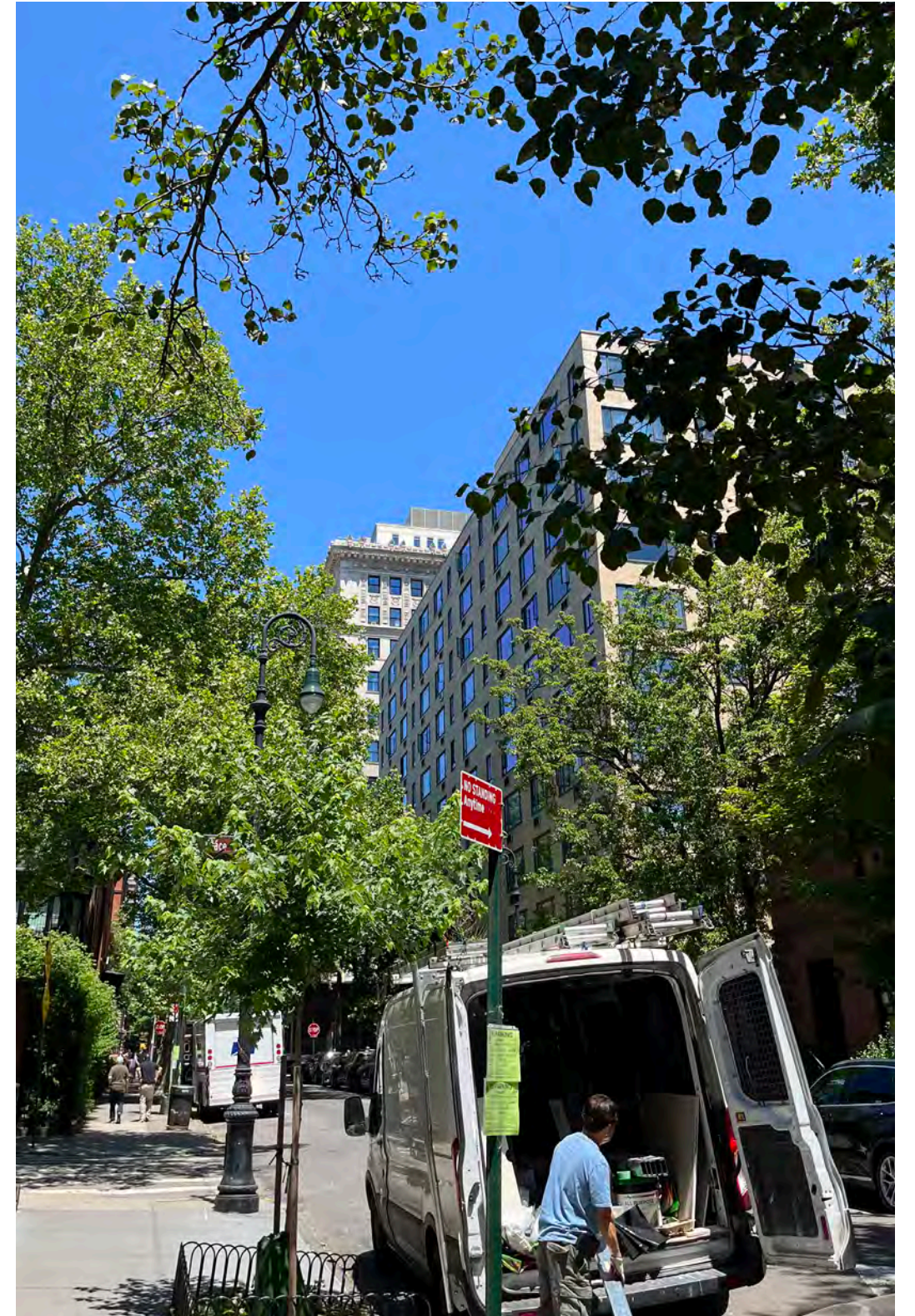
Visibility Study_Street View 7



Key Map

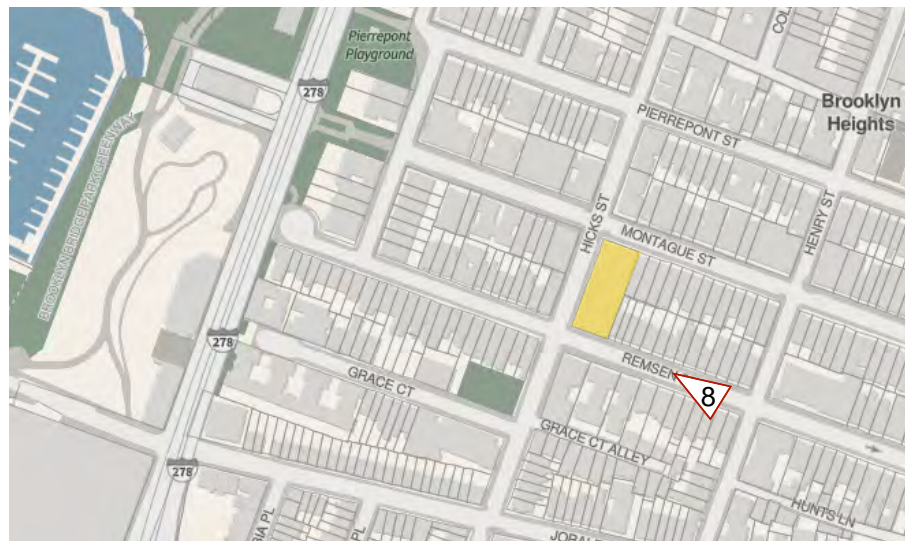


Existing View



Proposed View

Visibility Study_Street View 8



Key Map



Existing View



Proposed View

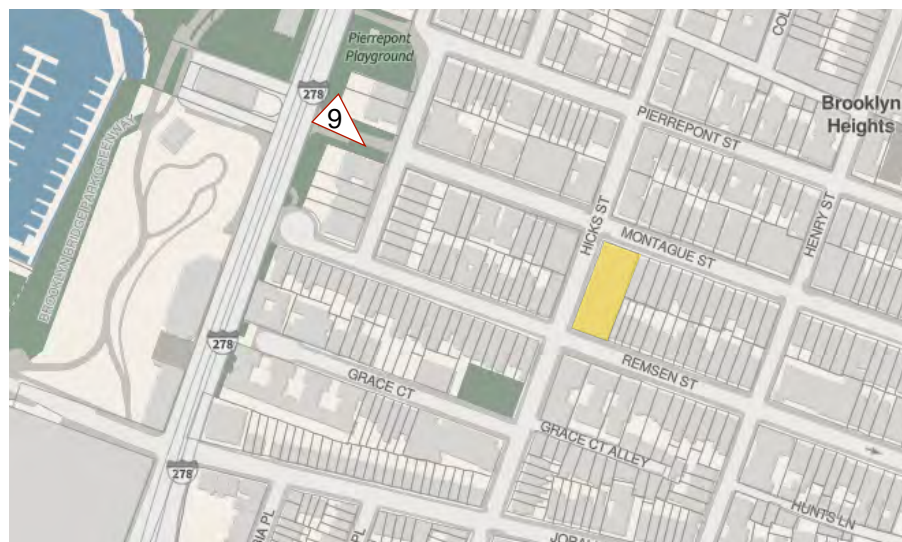
Visibility Study_Street View 9



Existing View

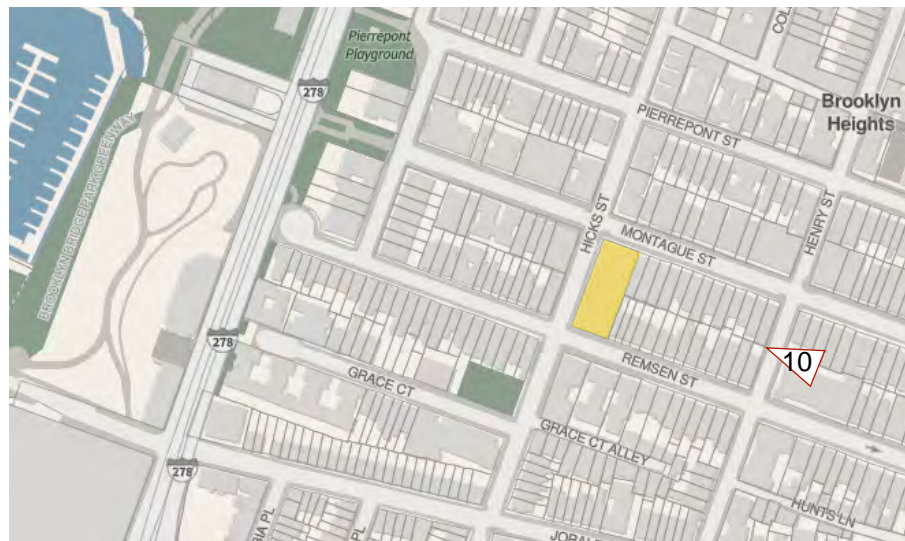


Proposed View



Key Map

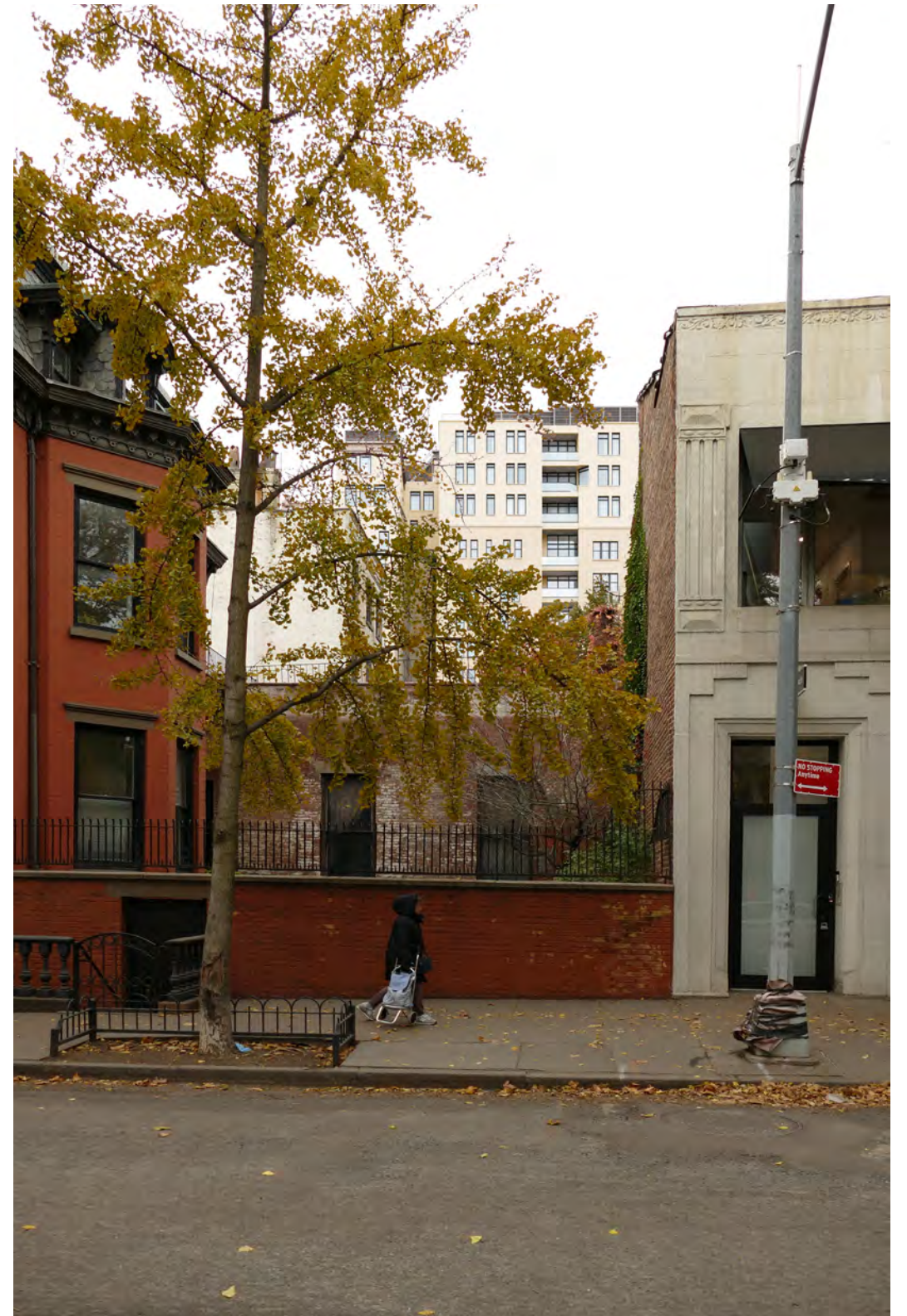
Visibility Study_Street View 10



Key Map



Existing View



Proposed View

Visibility Study_Street View 11

Existing View



Proposed View



Key Map

Visibility Study_Street View 12

Existing View



Proposed View



Key Map

Existing SW Axon



Proposed SW Axon



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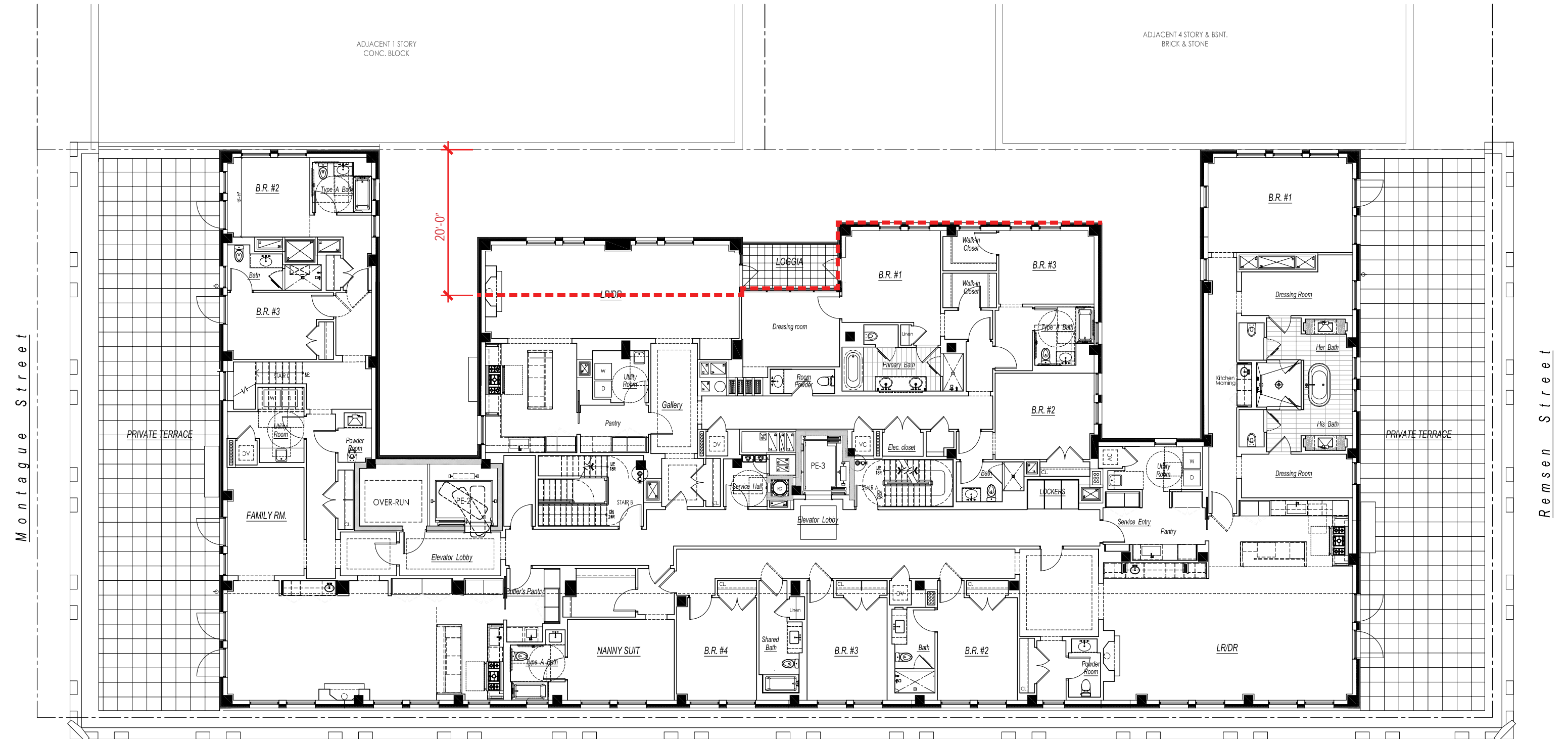
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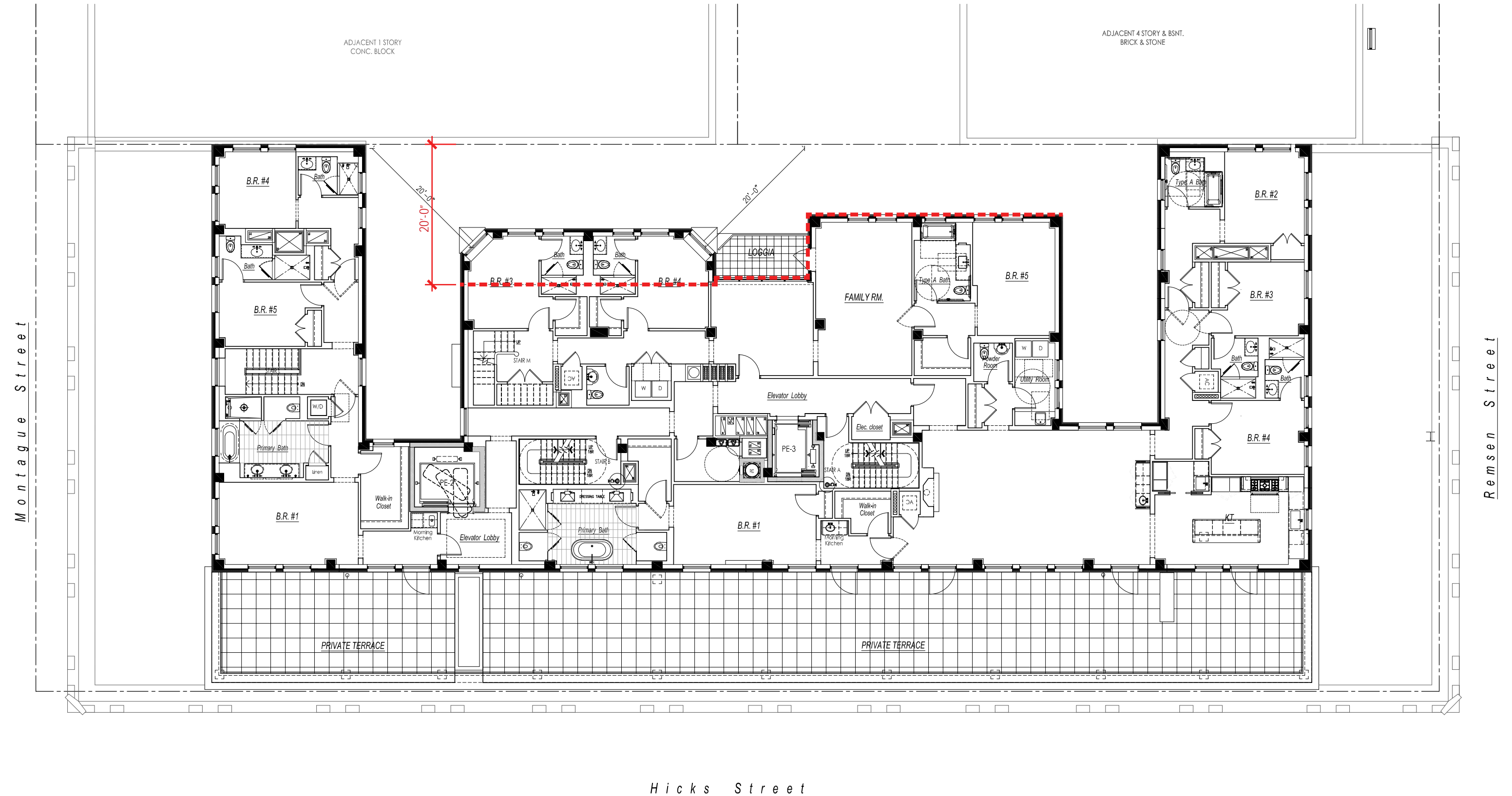
98 Montague St - Bossert Hotel Conversion APPENDIX

Proposed 13th Floor Plan

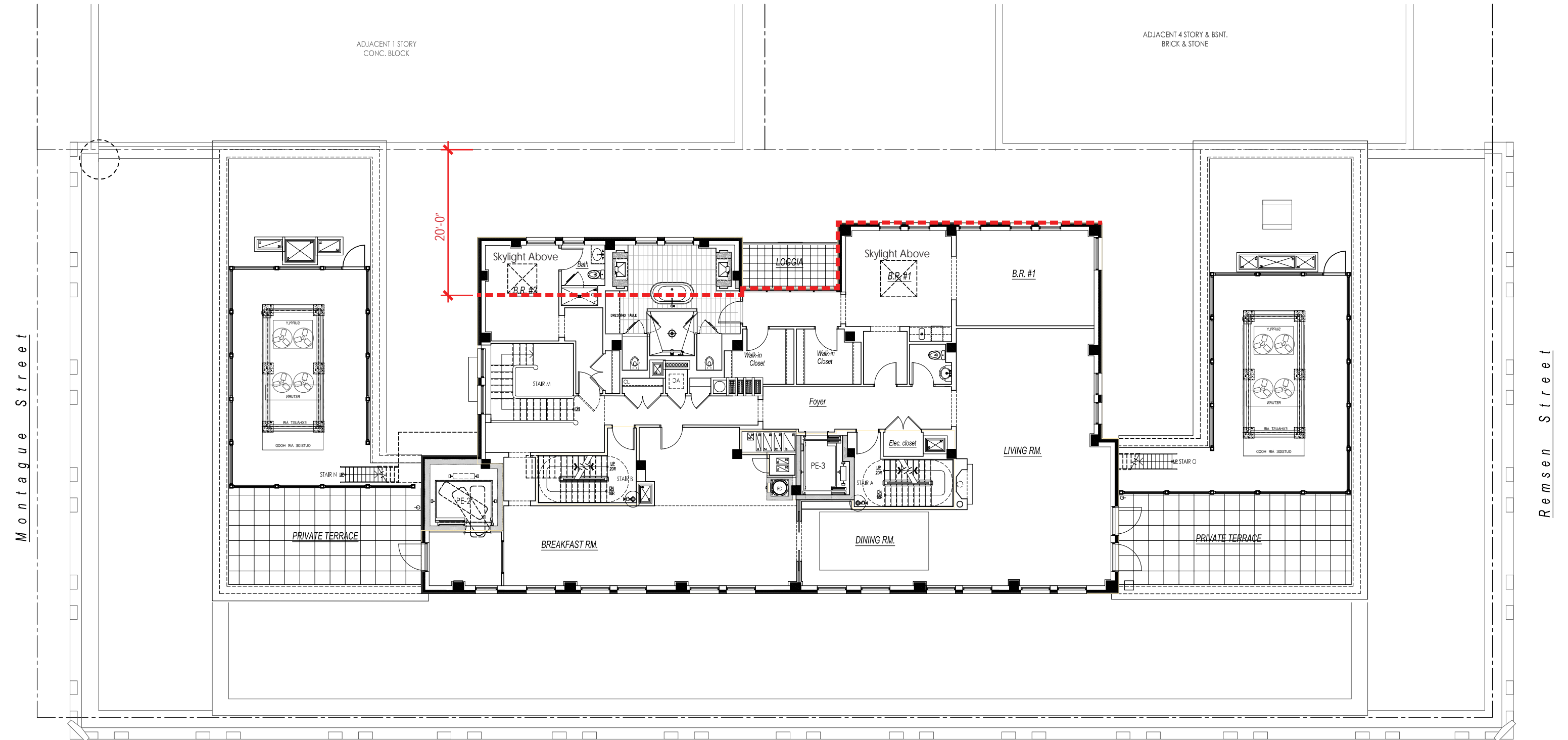


Hicks Street

Proposed 14th Floor Plan

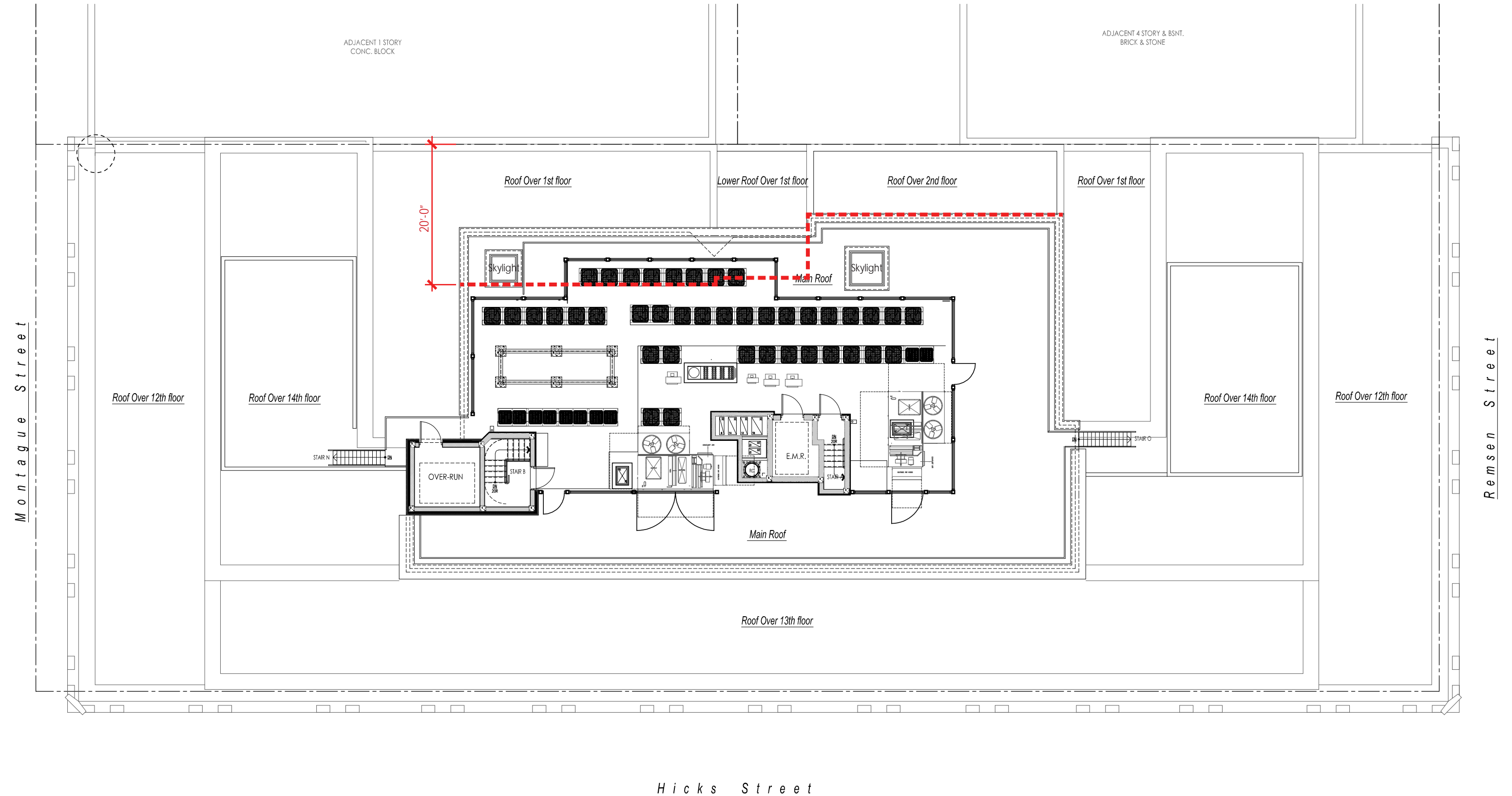


Proposed 15th Floor Plan

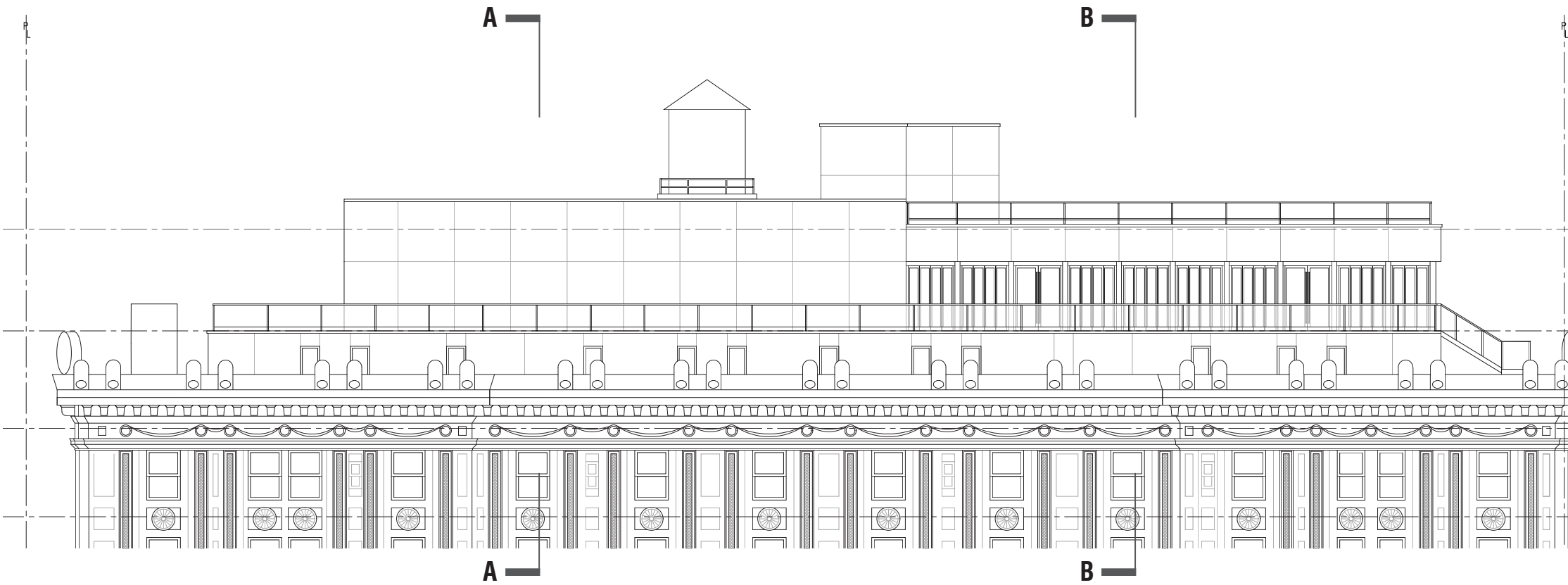


Hicks Street

Proposed Roof Plan

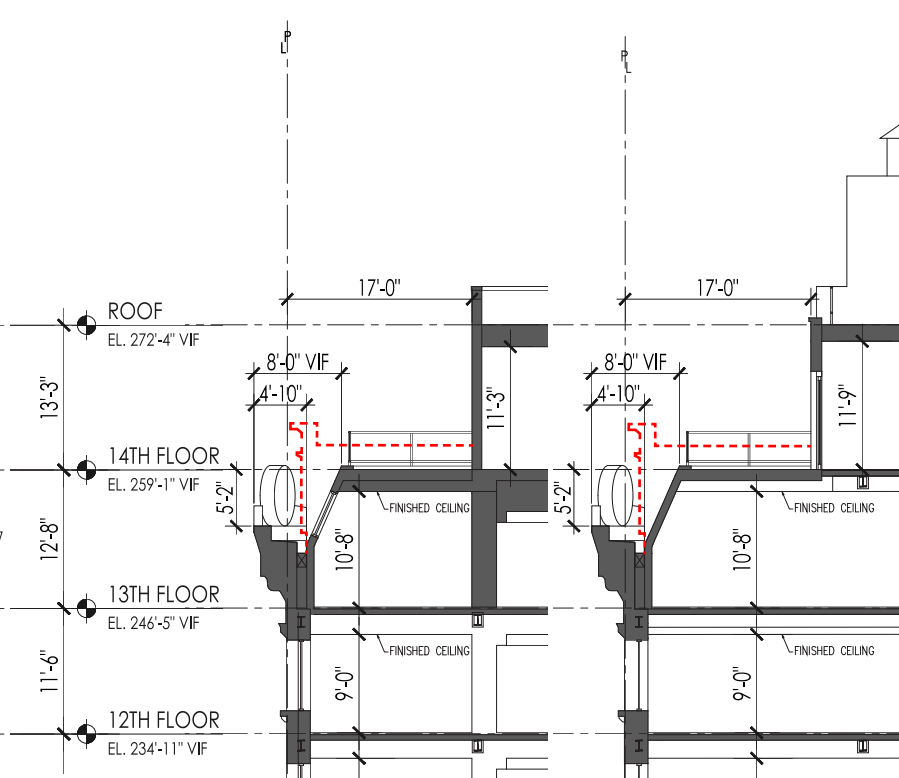


Existing Roof Enlargment Elevation

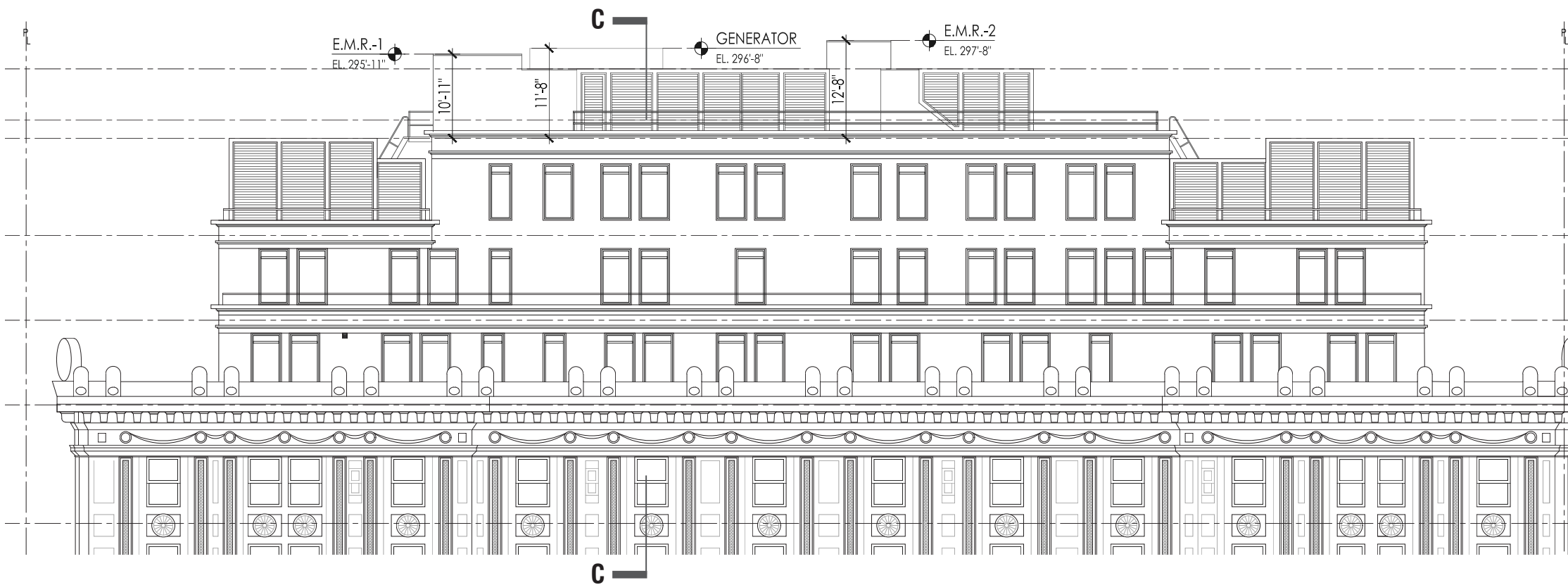


Section A-A

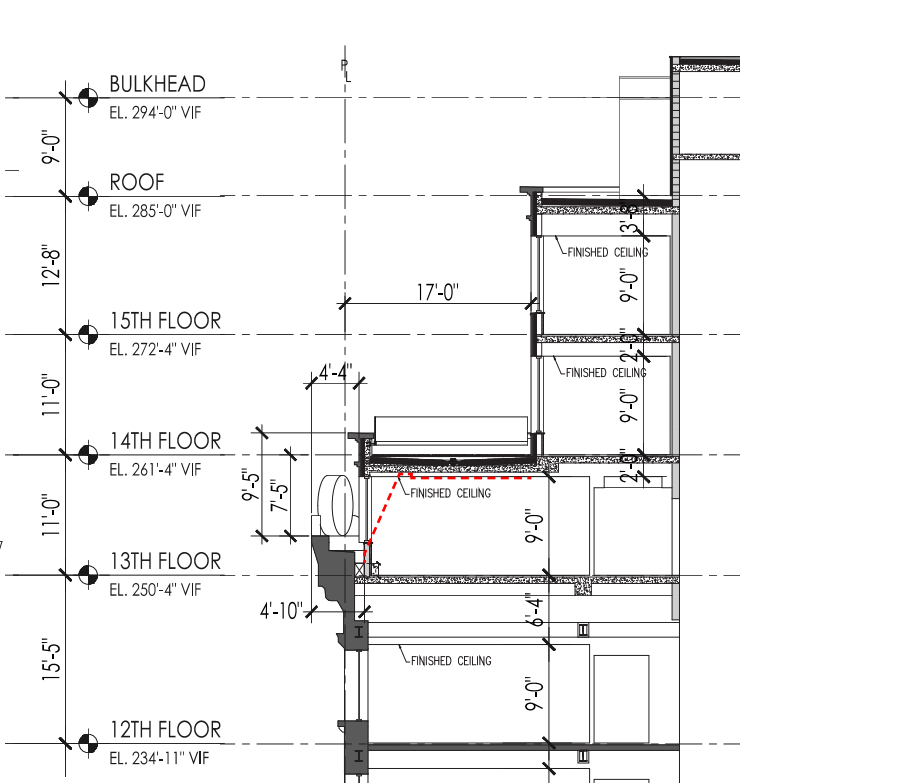
Section B-B



Proposed Roof Enlargment Elevation



Section C-C



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