Landmarks Preservation Commission

July 21, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 2, LPC-26-02580

113 Congress Street – Cobble Hill Historic District

Borough of Brooklyn

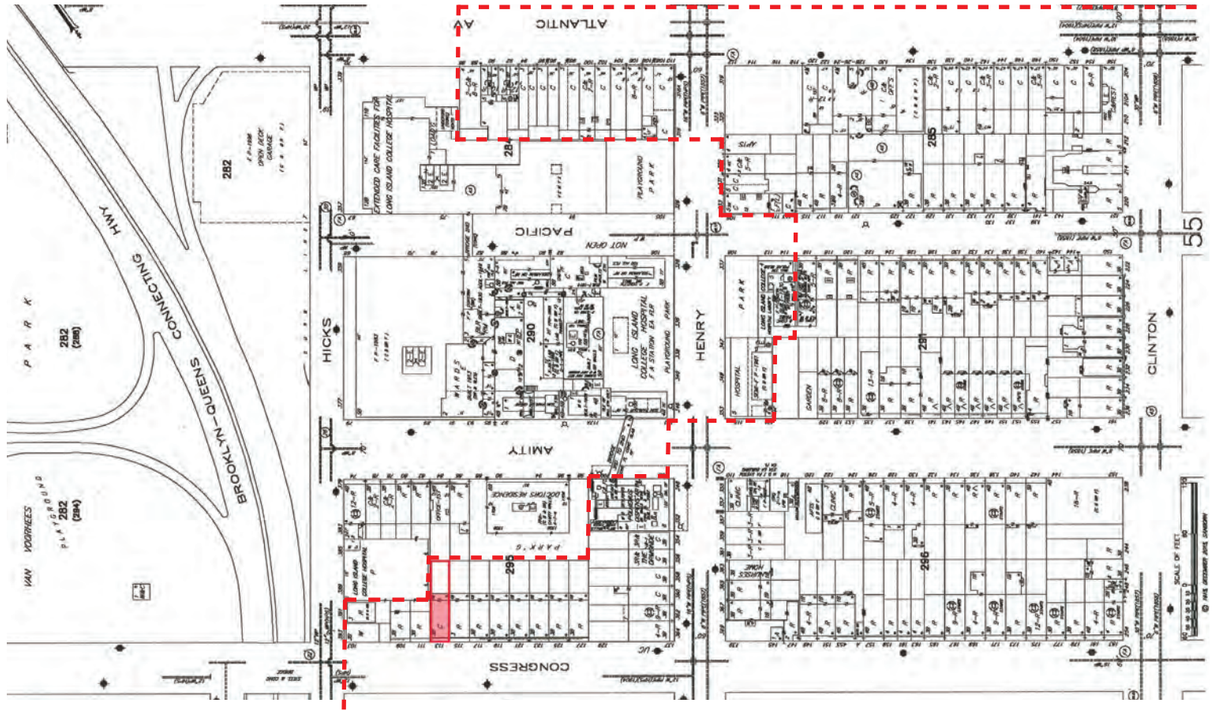
To testify virtually, please join Zoom

Webinar ID: 165 203 3961
Passcode: 648880
646-828-7666 US (New York)
833 435 1820 US Toll-free
833 568 8864 US Toll-free

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113 CONGRESS STREET
BROOKLYN, NY 11201

NYC LANDMARKS
PRESERVATION COMMISSION
PUBLIC HEARING
JULY 21, 2026



SANBORN MAP, 2016



113 CONGRESS STREET (DEVELOPED BY THOMAS WHEELER, 1862)

PROJECT TIMELINE

FEBRUARY 2017 - CB6 PRESENTATION

JULY 2017 - LPC PUBLIC HEARING & APPROVAL

APRIL 2018 - CERTIFICATE OF APPROPRIATENESS ISSUED

AUGUST 2018 - CONSTRUCTION BEGINS

MARCH 2020 - COVID; ALL CONSTRUCTION PAUSED

APRIL-MAY 2022 - NEW OWNERSHIP & NEW DESIGN/CONSTRUCTION TEAM ESTABLISHED

JULY 2023 - CERTIFICATE OF APPROPRIATENESS PERMIT EXTENSION ISSUED

JANUARY 2025 - CERTIFICATE OF APPROPRIATENESS EXPIRED

HISTORIC CONTEXT



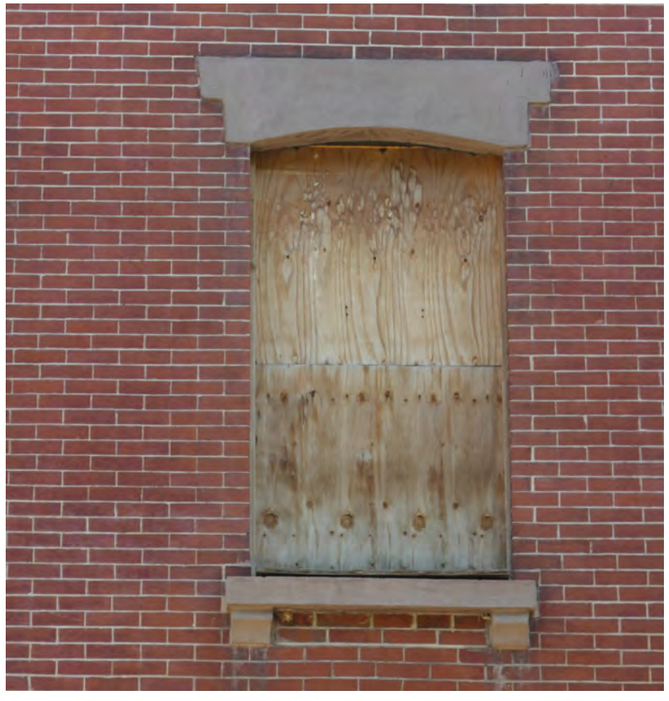
1940S TAX PHOTO OF 113 CONGRESS STREET. SOURCE: NYC MUNICIPAL ARCHIVES

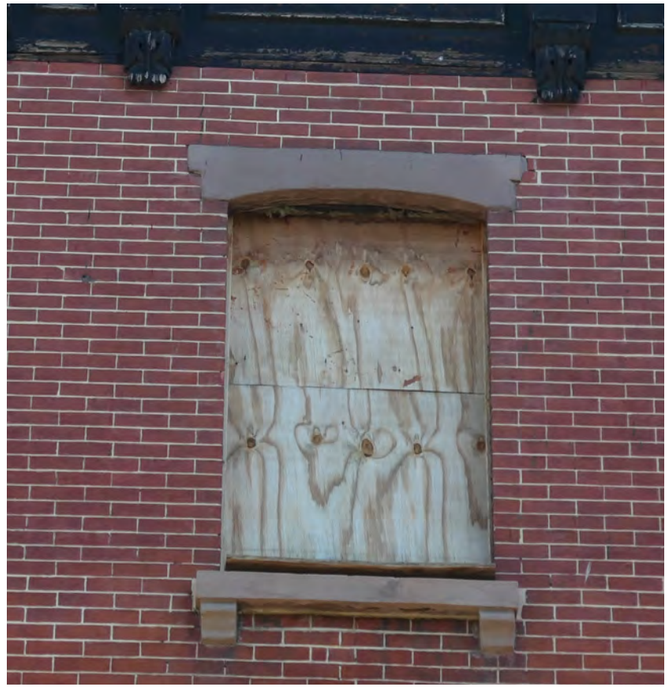


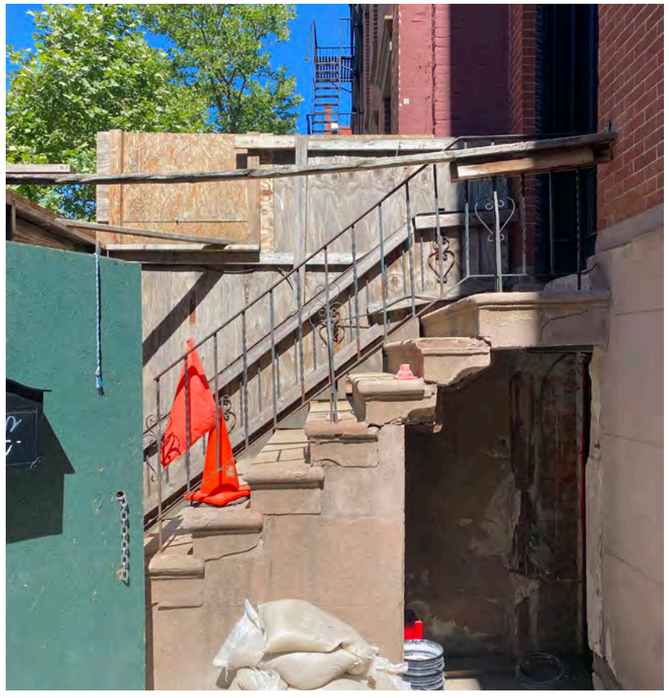
PHOTO OF 113 CONGRESS STREET, CA. 1959. SOURCE: BROOKLYN HISTORICAL SOCIETY

EXISTING CONDITIONS - FRONT ELEVATION











VIEWS LOOKING NORTH AT 113 CONGRESS STREET

EXISTING CONDITIONS - REAR YARD ADDITION



LOOKING SOUTH AT 113 CONGRESS STREET



LOOKING SOUTH EAST AT 113 CONGRESS STREET

EXISTING CONDITIONS - ROOFTOP ADDITION



EAST SIDE OF ADDITION, LOOKING WEST



SOUTH (FRONT) SIDE OF ADDITION, LOOKING NORTH

EXISTING CONDITIONS - REAR ELEVATION AND ROOFTOP

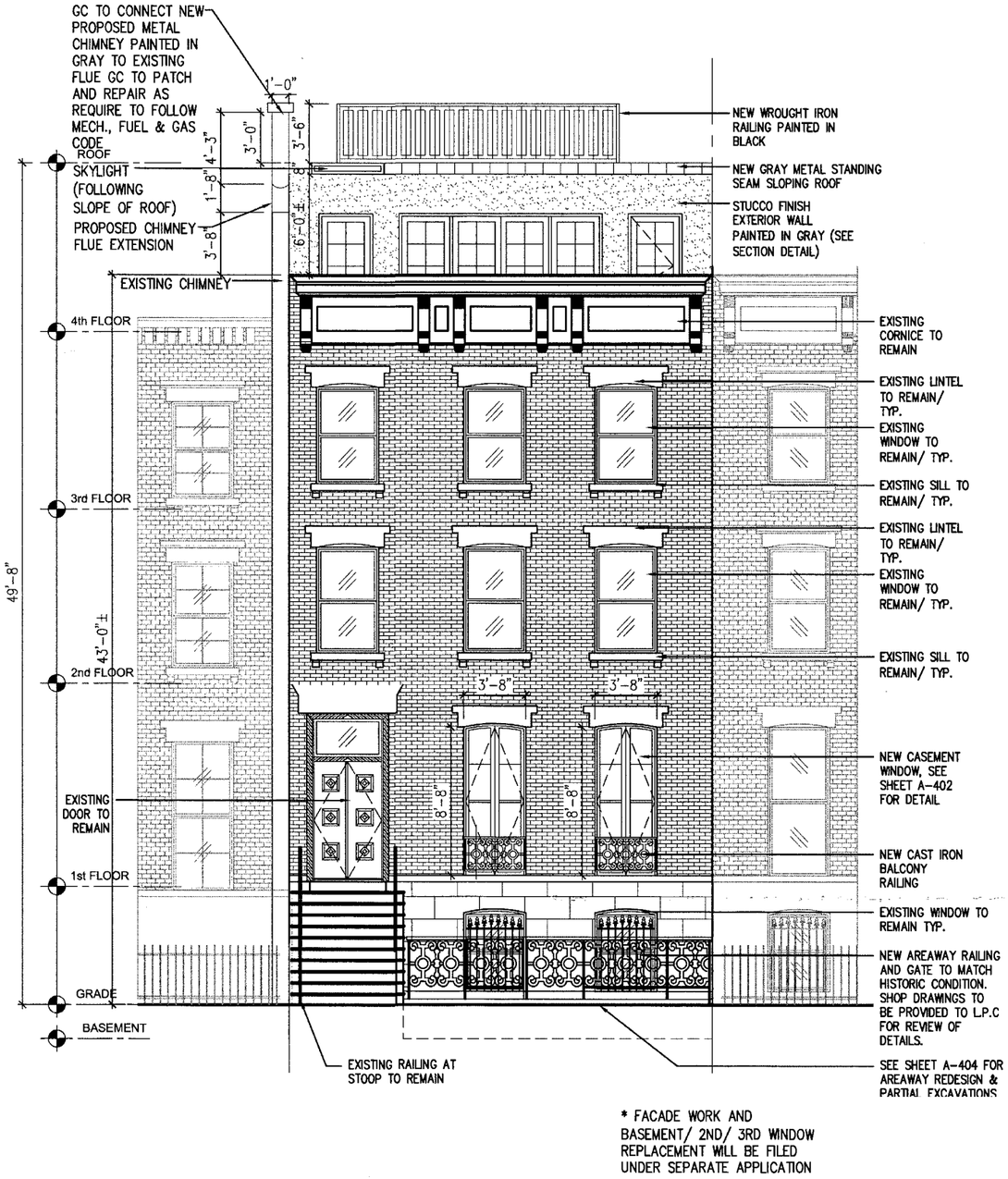


SOUTH



NORTH (REAR) SIDE OF ADDITION, LOOKING SOUTHWEST

LPC-APPROVED SCOPE OF WORK - FRONT ELEVATION

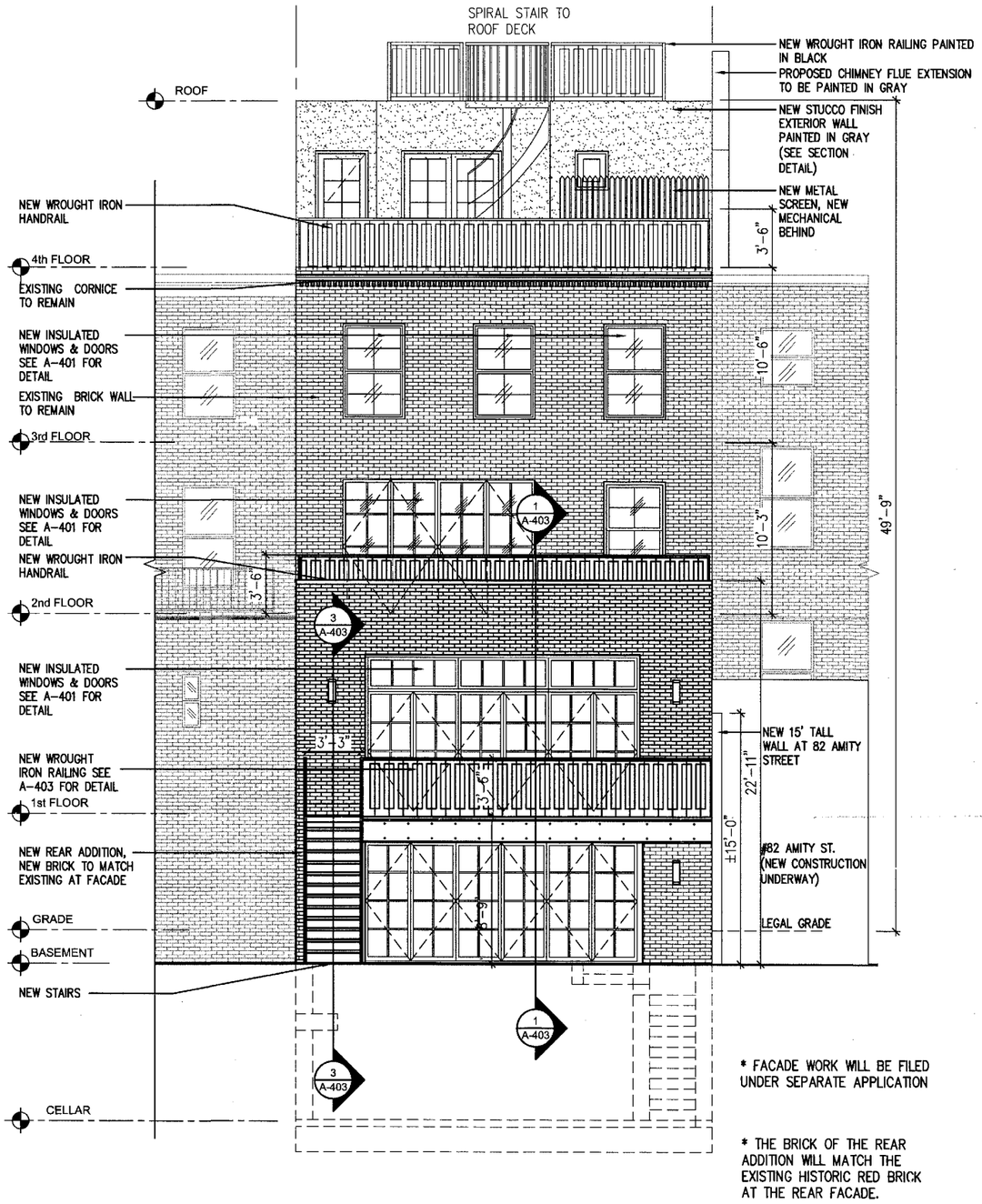


* FACADE WORK AND BASEMENT/ 2ND/ 3RD WINDOW REPLACEMENT WILL BE FILED UNDER SEPARATE APPLICATION

LIST OF APPROVED SCOPE

- **Front areaway redesign and new railing to match historic condition**
- **Installation of French doors and Juliet balconies at parlor floor**
- **Construction of one-story rooftop addition with rooftop railing**

LPC-APPROVED SCOPE OF WORK - REAR ELEVATION



LIST OF APPROVED SCOPE

- **Construction of new two-story rear addition**
- **Window enlargement at second floor**
- **Window replacement at second and third floors**
- **Construction of one-story rooftop addition with rooftop railings**

PROPOSED DESIGN UPDATES

AT ROOFTOP ADDITION:

- UPDATE TO CLADDING AND RAILING MATERIALS
- MODIFICATION TO SLOPE OF ROOF

AT REAR ADDITION:

- MODIFICATION OF BASEMENT LEVEL EXTENSION INTO REAR YARD
- UPDATE TO SECOND FLOOR PARAPET MATERIAL

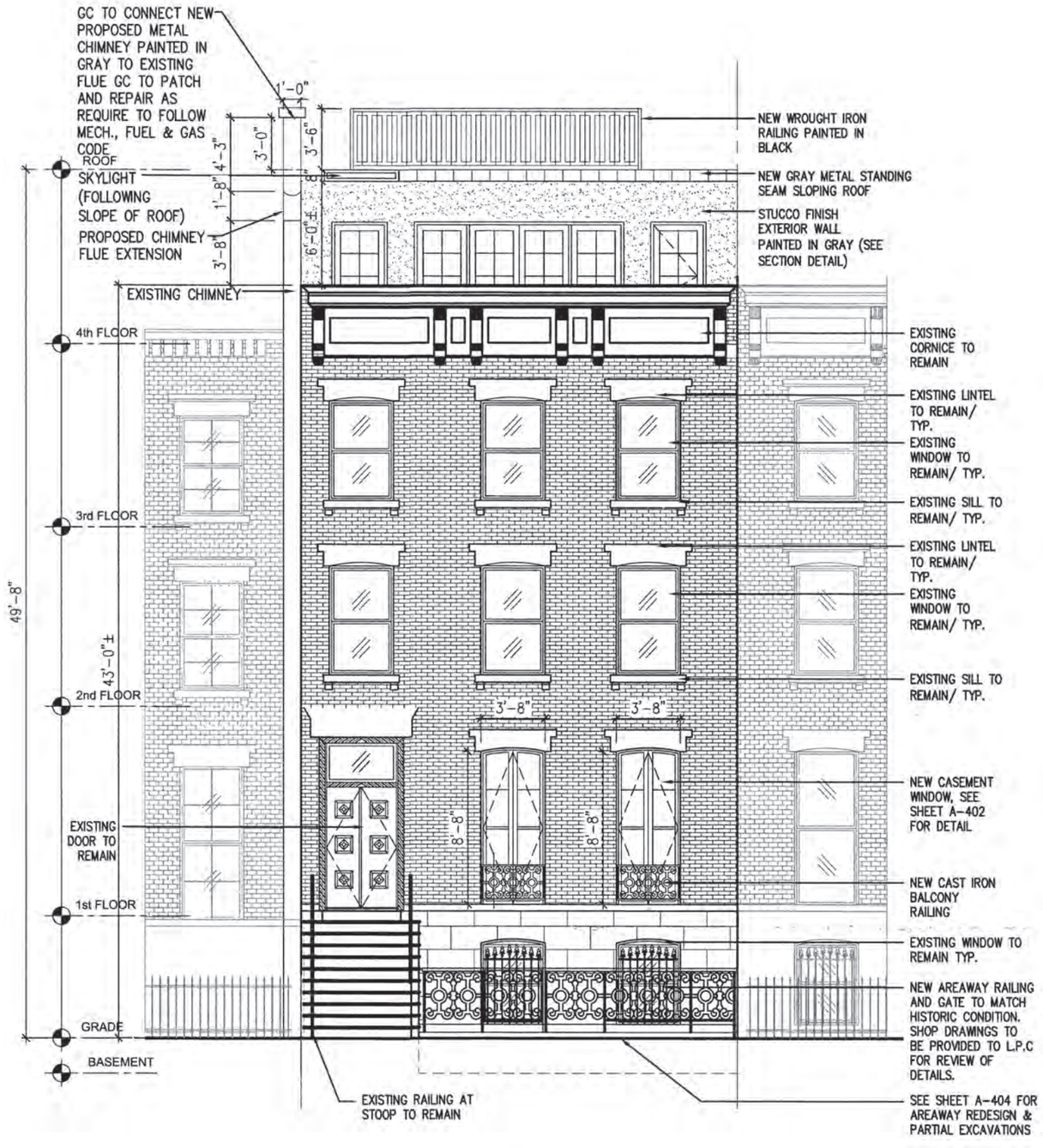
AT REAR ROOF:

- UPDATE TO MEP UNIT AND SCREENING

FRONT ELEVATION

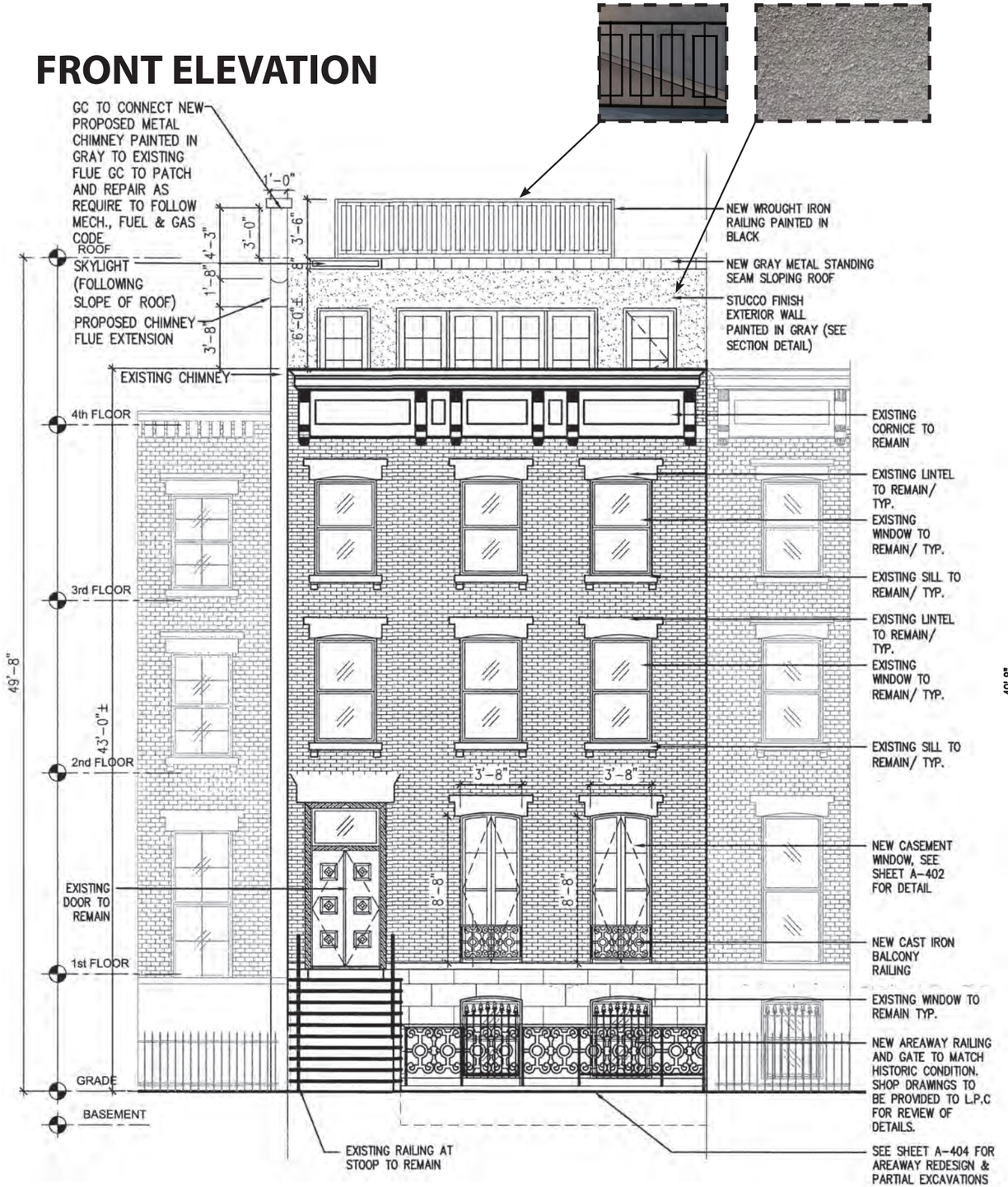


PRE-WORK FRONT ELEVATION

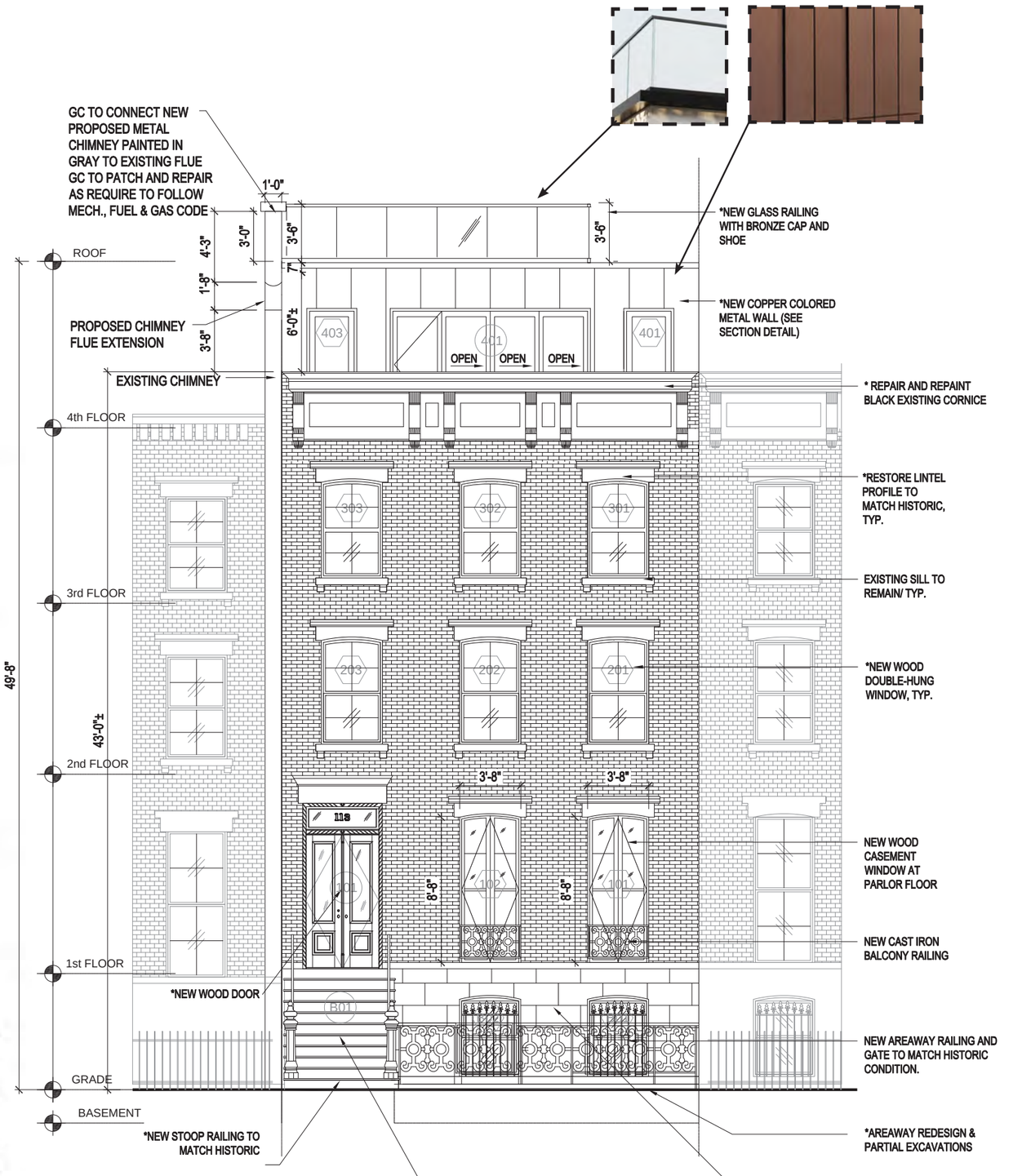


APPROVED FRONT ELEVATION

FRONT ELEVATION

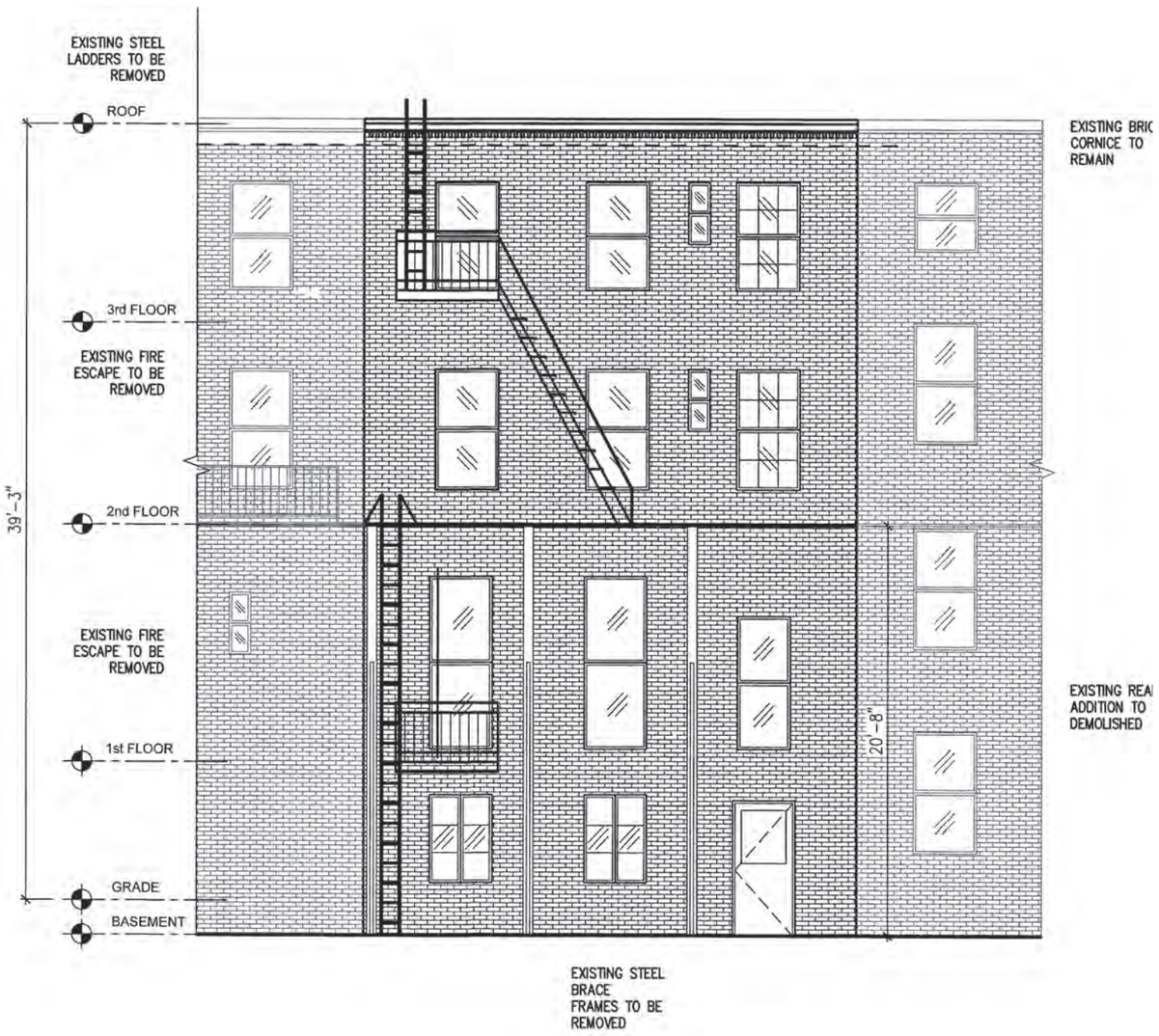


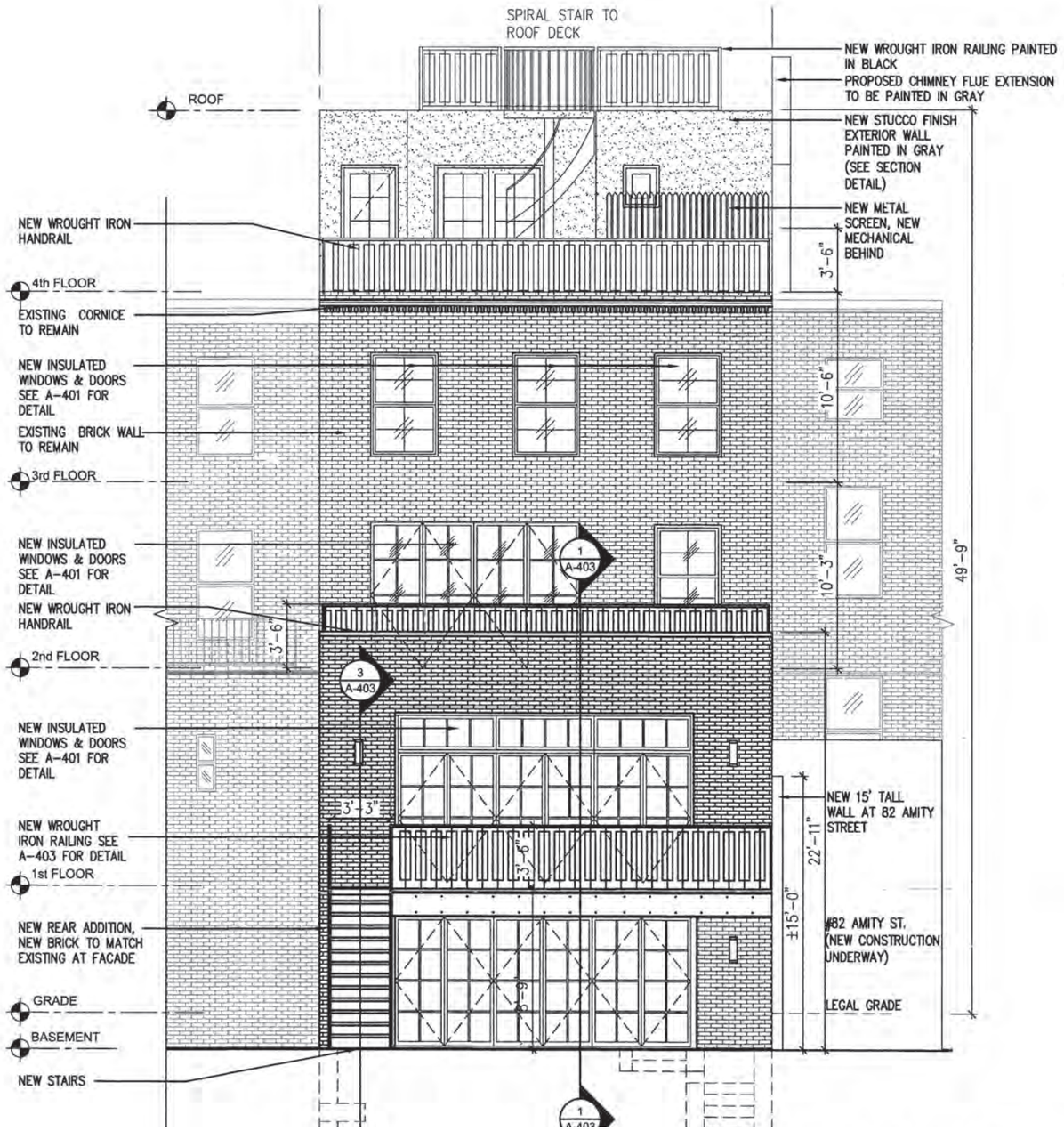
APPROVED FRONT ELEVATION



PROPOSED FRONT ELEVATION

REAR ELEVATION

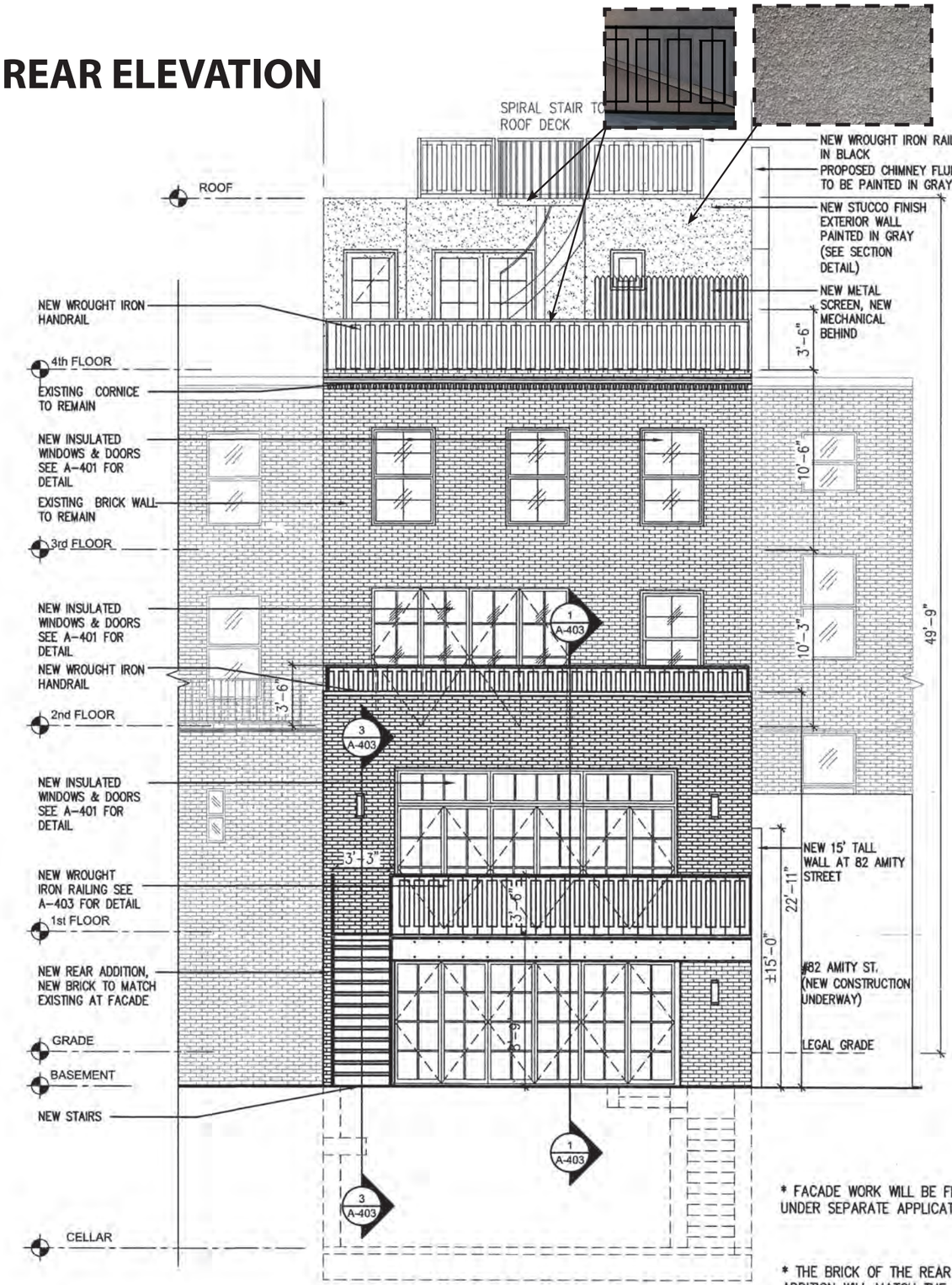




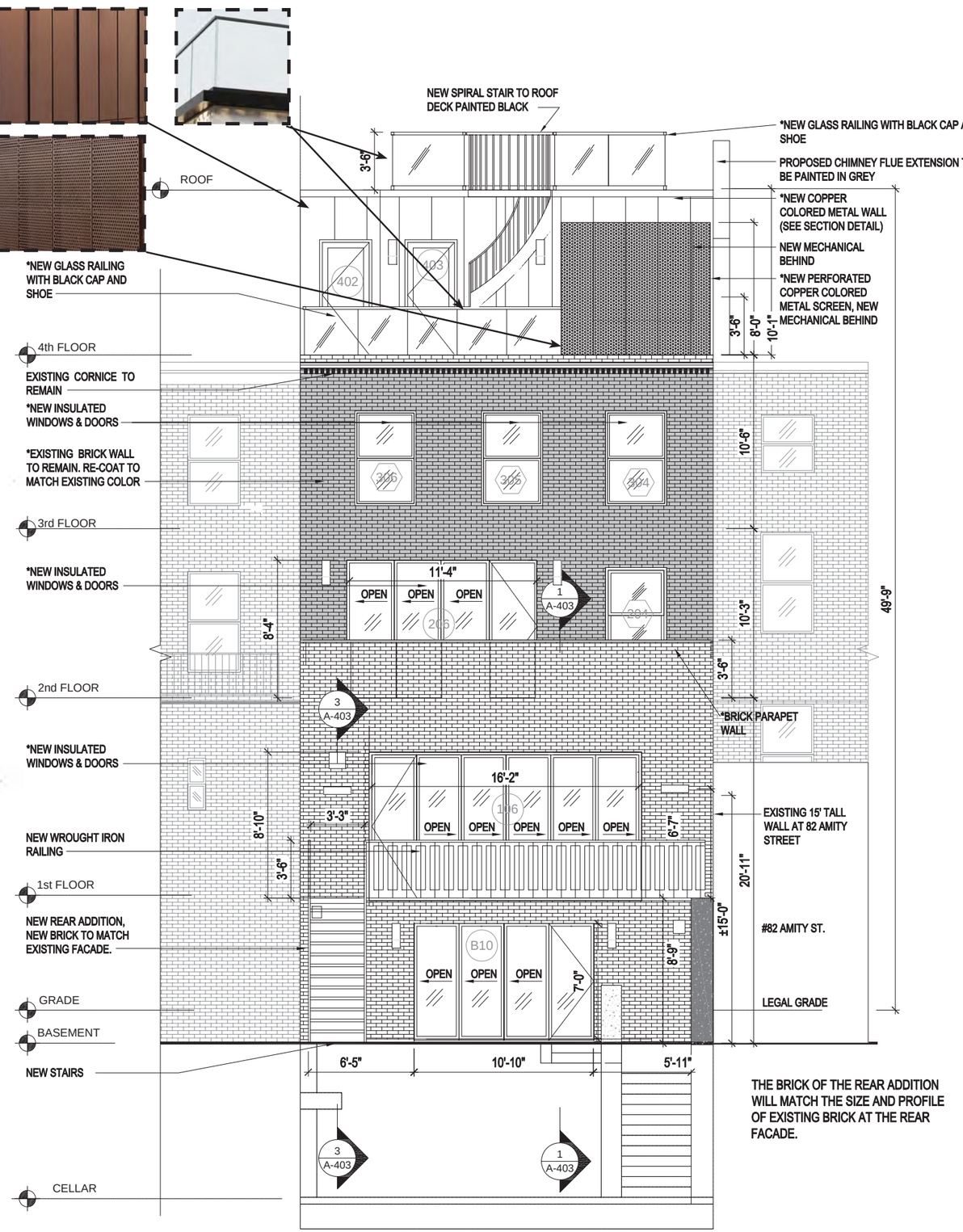
PRE-WORK REAR ELEVATION

APPROVED REAR ELEVATION

REAR ELEVATION

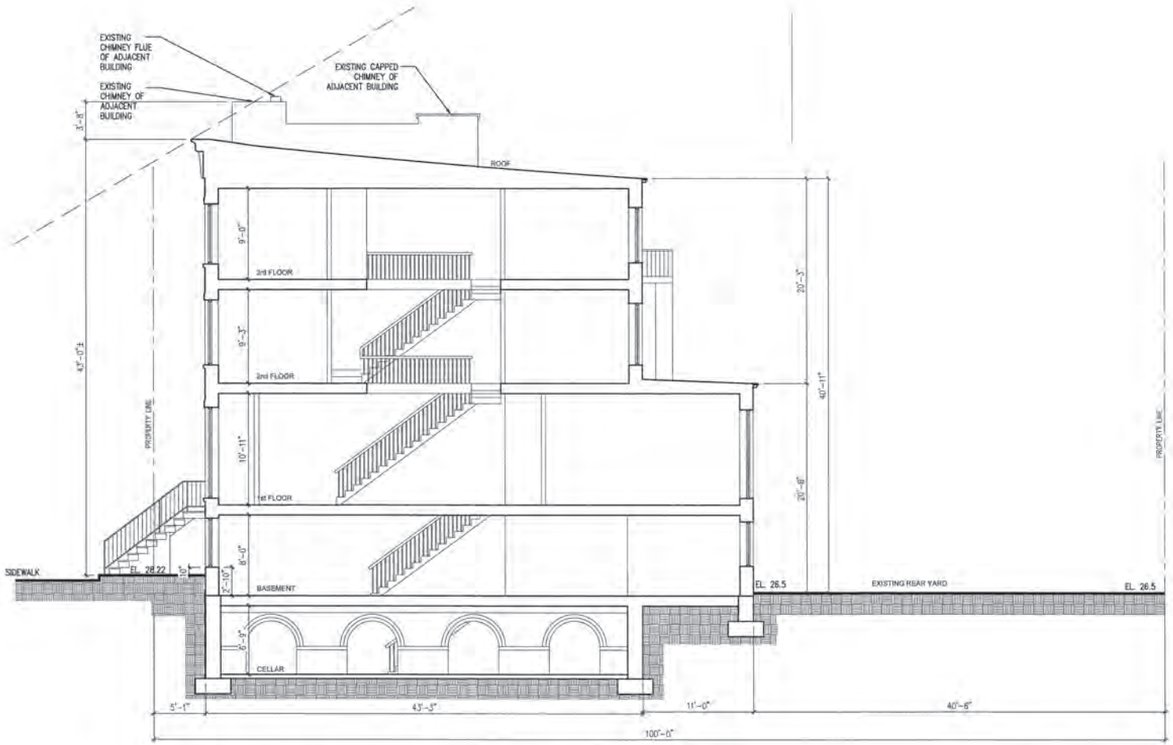


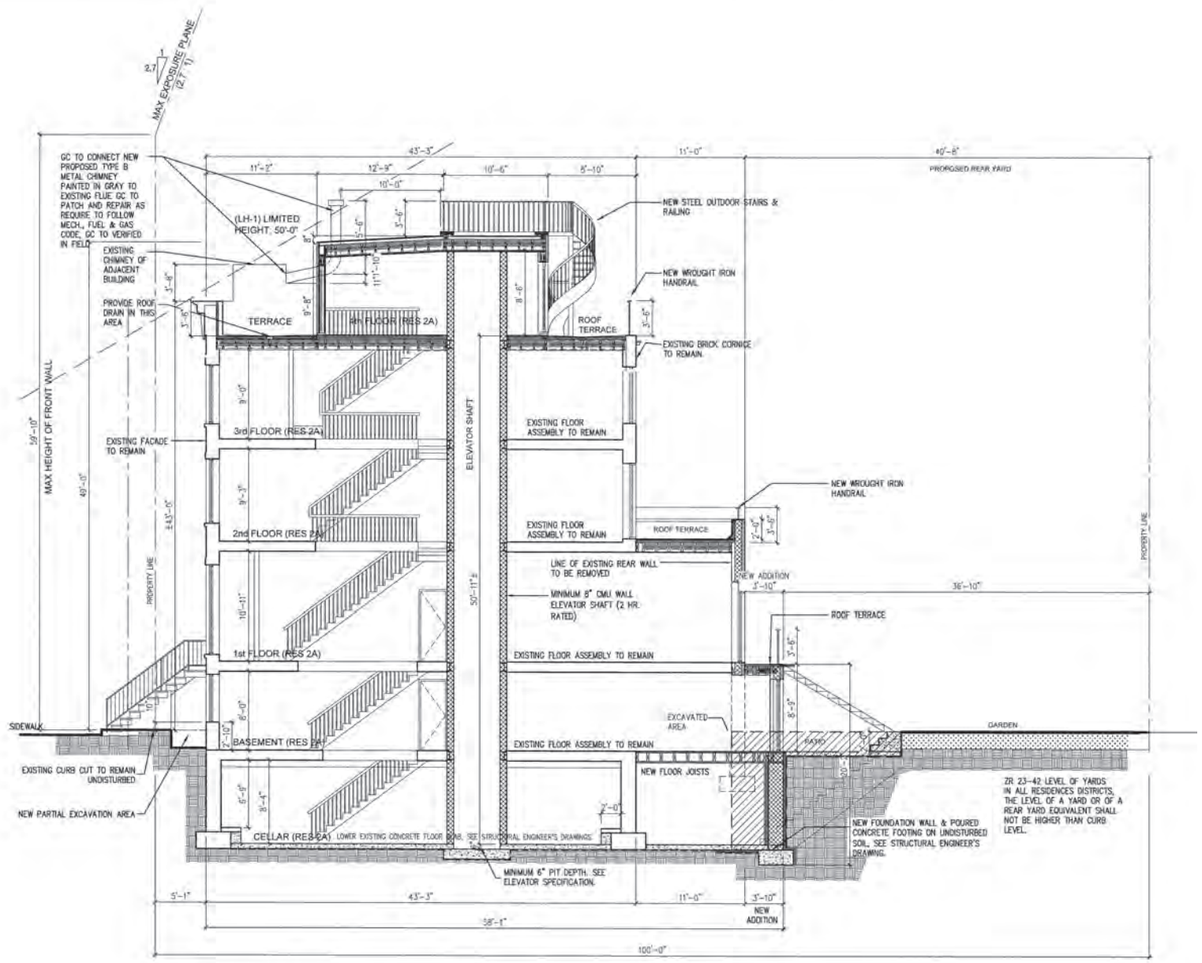
APPROVED REAR ELEVATION



PROPOSED REAR ELEVATION

BUILDING SECTIONS

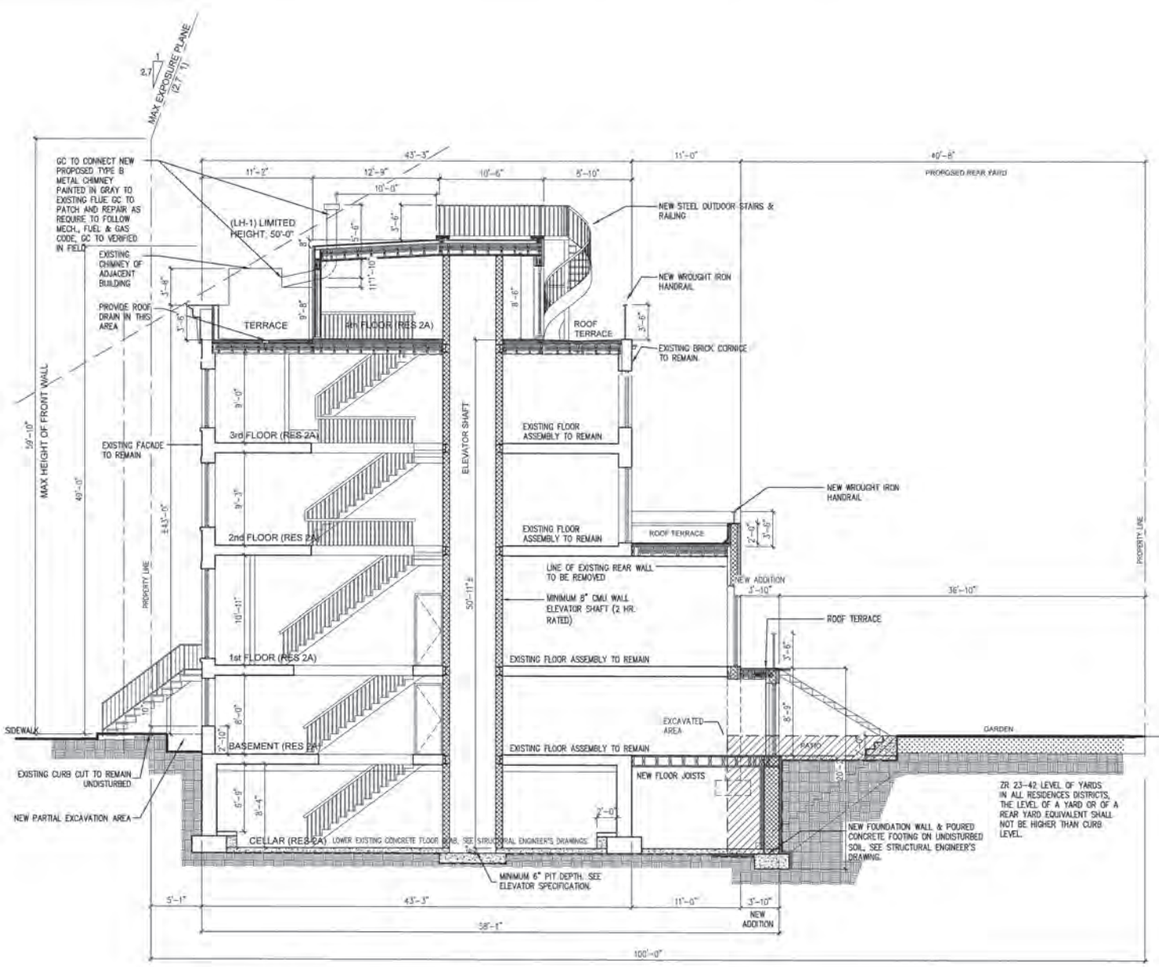


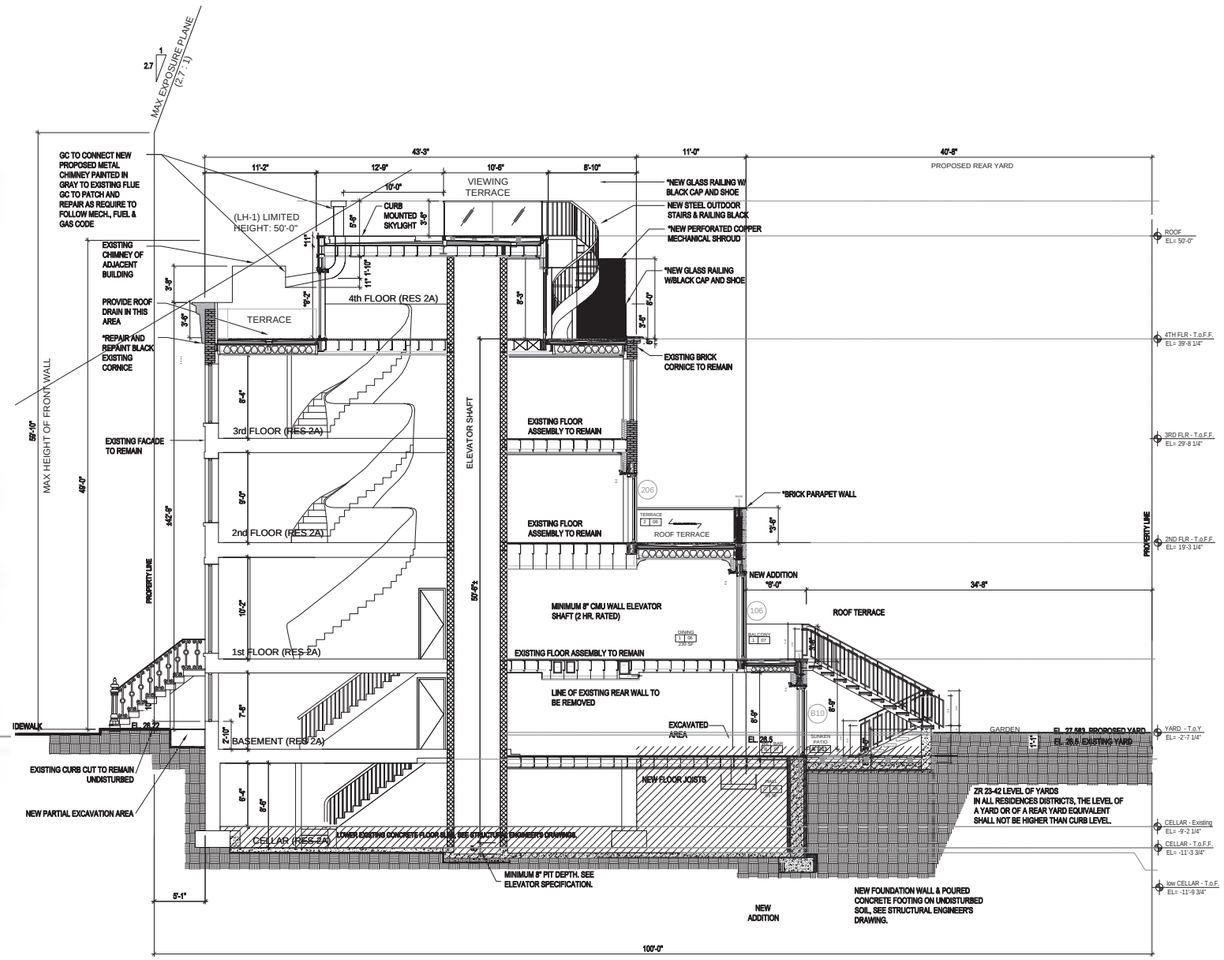


PRE-WORK SECTION

APPROVED SECTION

BUILDING SECTIONS





APPROVED SECTION

PROPOSED SECTION

ROOFTOP ADDITION - PROPOSED EXTERIOR FINISH + GLASS SHOE AND RAIL



EXAMPLE OF PANEL PATTERN



MOCK UP ON SITE - ANODIZED ALUMINUM PANEL,
COPPER FINISH COLOR, MANUFACUTRED BY DRI DESIGN



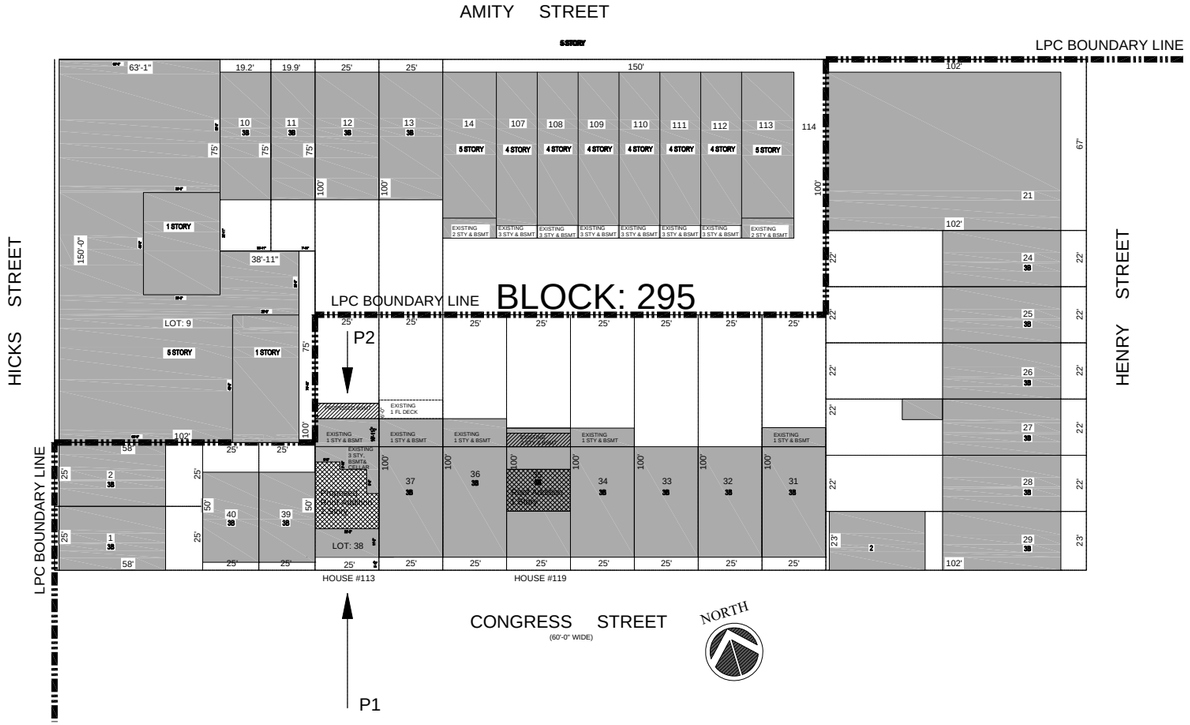
CRL GR19DU DARK BRONZE 1.9" EXTRUDED ALUMINUM CAP RAIL FOR
1/2" OR 5/8" GLASS - 240"



CRL 9BL SERIES MILL 120" SQUARE BASE SHOE DRILLED FOR 5/8" GLASS
FINISH/COLOR : MILL W/ BLACK CLADDING TAPE

REAR ADJACENT ADDTIONS AND SITE PLAN









EXISTING REAR ADDITIONS AND YARDS ADJACENT TO 113 CONGRESS STREET.
113 IS AT LEFT IN TOP PHOTO AND AT RIGHT IN BOTTOM PHOTO

EXISTING SITE PLAN (TOP) AND EXISTING REAR ADDITIONS
AND YARDS ADJACENT TO 113 CONGRESS STREET (BOTTOM)

ROOFTOP ADDITION - CONTEXT

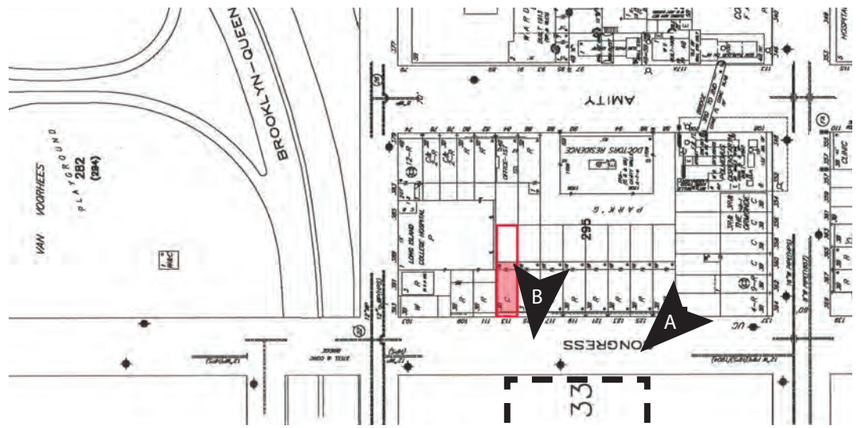


ROOFTOP ADDITIONS AT 120-126 CONGRESS STREET.
VIEW B





VIEW A



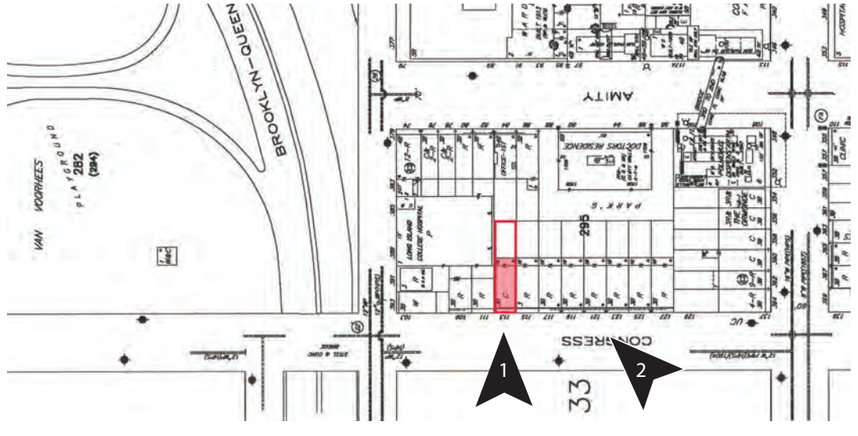
ROOFTOP ADDITION - VISIBILITY STUDY



VIEW 1



VIEW 2



ROOFTOP ADDITION - VISIBILITY STUDY



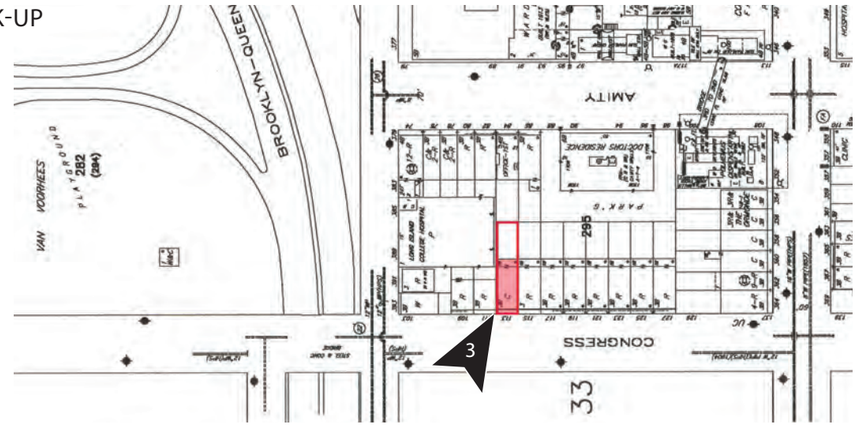
APPROVED RENDERED VIEW (2017)



POST-APPROVAL MOCK-UP WITH FLUE ADDED (2017)



VIEW 3 EXISTING WITH MOCK-UP



ROOFTOP ADDITION - VISIBILITY STUDY



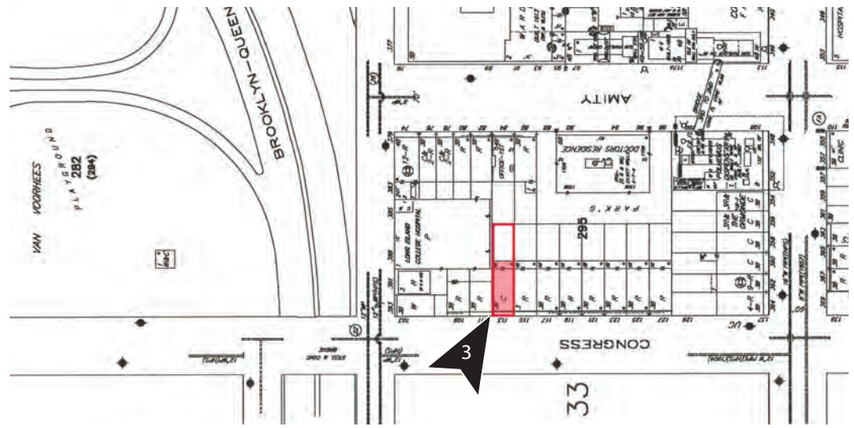
APPROVED RENDERED VIEW (2017)



POST-APPROVAL MOCK-UP WITH FLUE ADDED (2017)



VIEW 3 RENDERED VIEW



ROOFTOP ADDITION - VISIBILITY STUDY



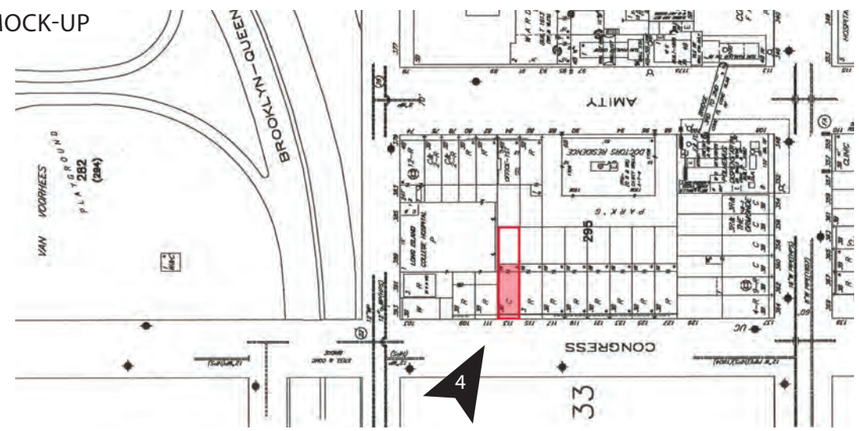
APPROVED RENDERED VIEW (2017)



VIEW 4 EXISTING WITH MOCK-UP



POST-APPROVAL MOCK-UP WITH FLUE ADDED (2017)



ROOFTOP ADDITION - VISIBILITY STUDY



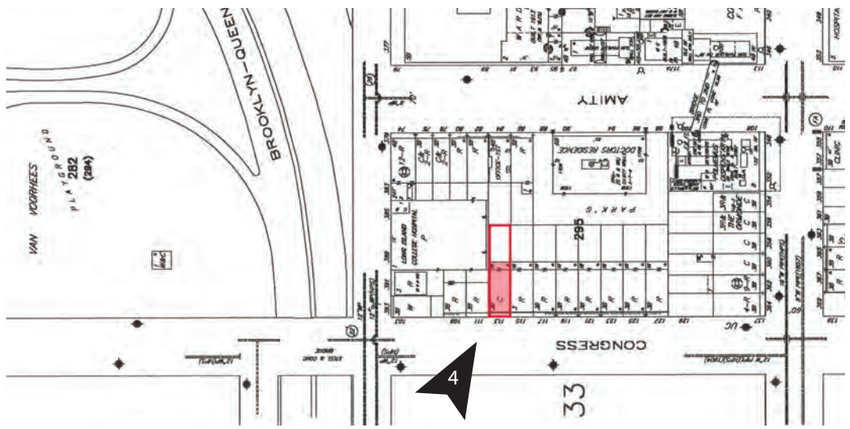
APPROVED RENDERED VIEW (2017)



POST-APPROVAL MOCK-UP WITH FLUE ADDED (2017)



VIEW 4 RENDERED VIEW



ROOFTOP ADDITION - VISIBILITY STUDY



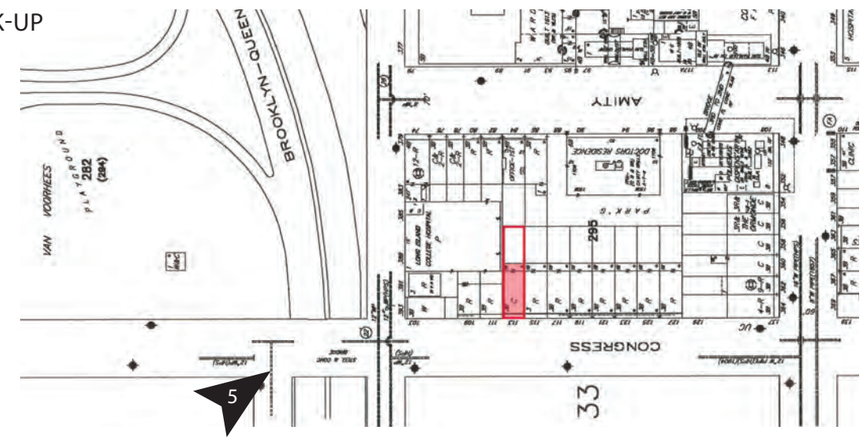
APPROVED RENDERED VIEW (2017)



VIEW 5 EXISTING WITH MOCK-UP



POST-APPROVAL MOCK-UP WITH FLUE ADDED (2017)



ROOFTOP ADDITION - VISIBILITY STUDY



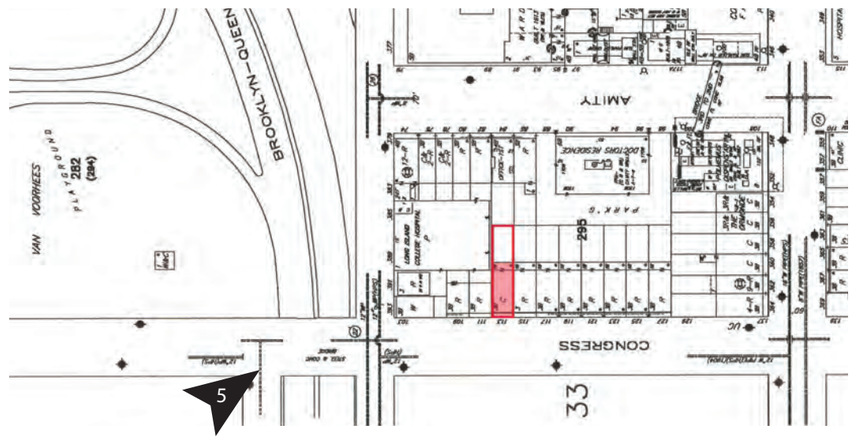
APPROVED RENDERED VIEW (2017)



VIEW 5 RENDERED VIEW



POST-APPROVAL MOCK-UP WITH FLUE ADDED (2017)



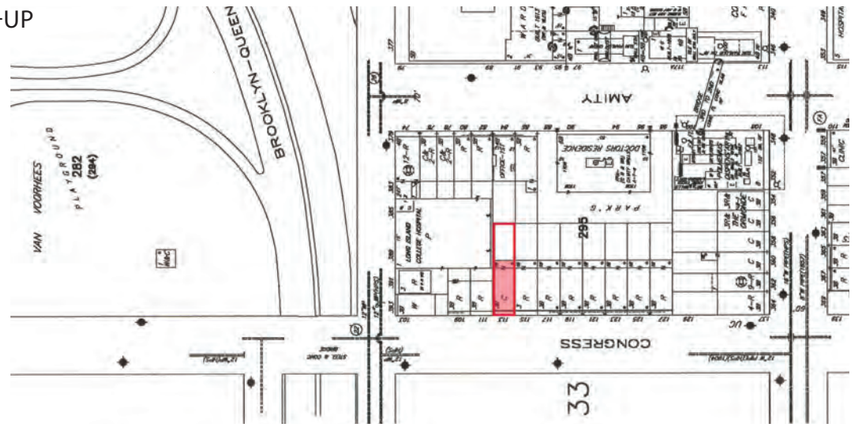
ROOFTOP ADDITION - VISIBILITY STUDY



APPROVED RENDERED VIEW (2017)



VIEW 6 EXISTING WITH MOCK-UP



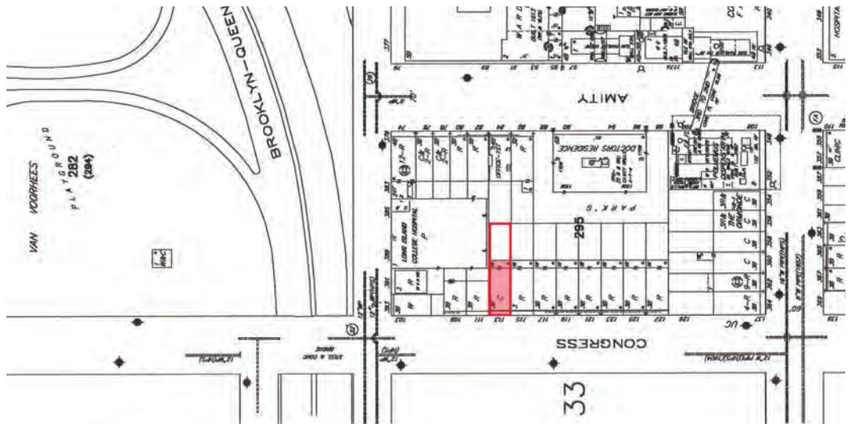
ROOFTOP ADDITION - VISIBILITY STUDY



APPROVED RENDERED VIEW (2017)



VIEW 6 RENDERED VIEW



6

Landmarks Preservation Commission

July 21, 2026
Public Hearing

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Borough of Brooklyn

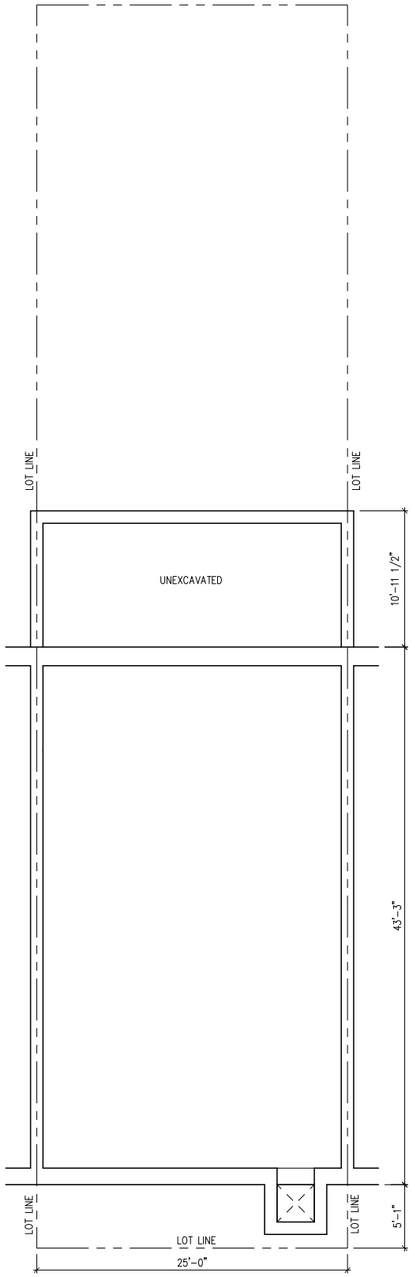
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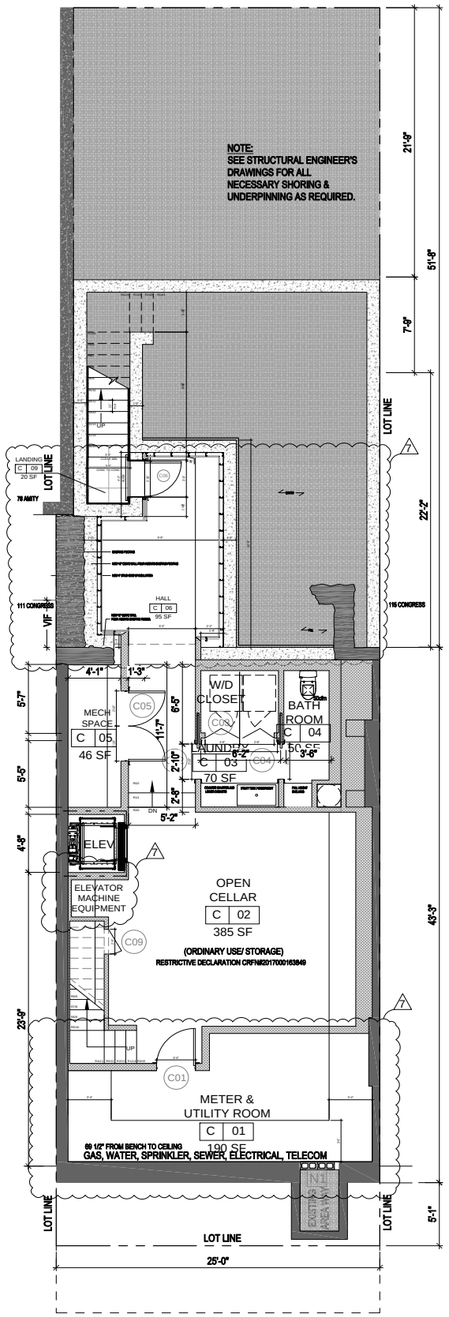
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APPENDIX

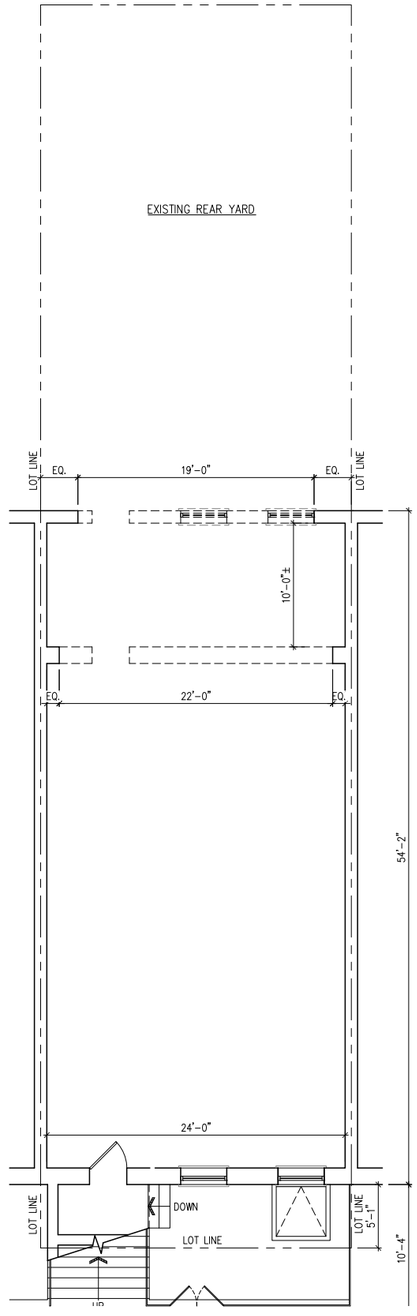
FLOOR PLANS



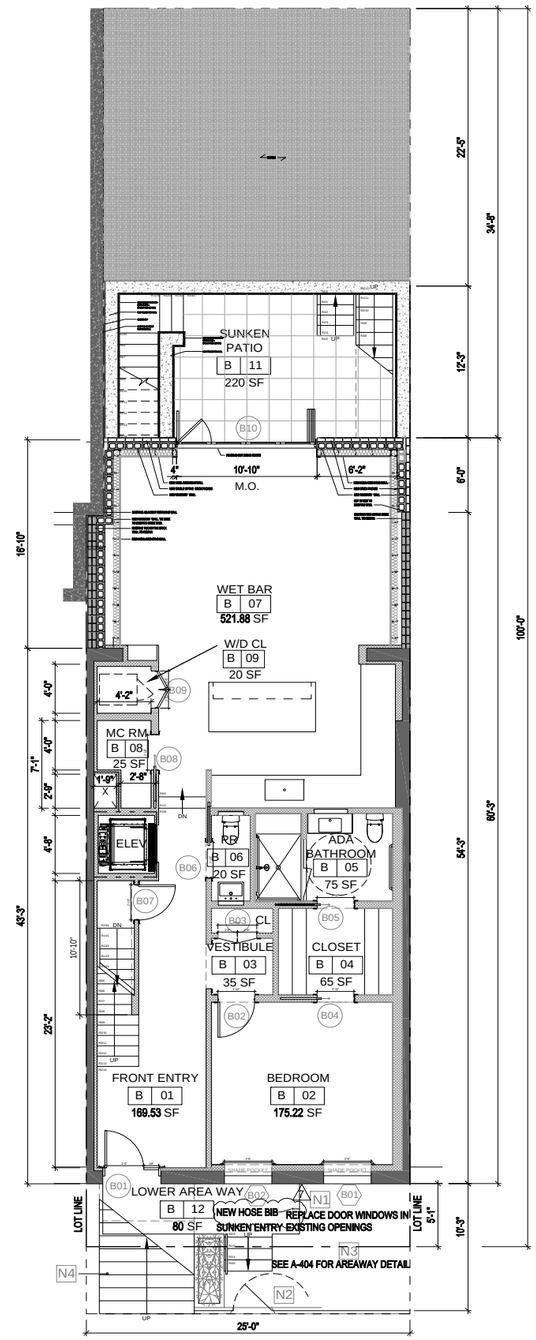
PRE-WORK CELLAR PLAN



PROPOSED CELLAR PLAN

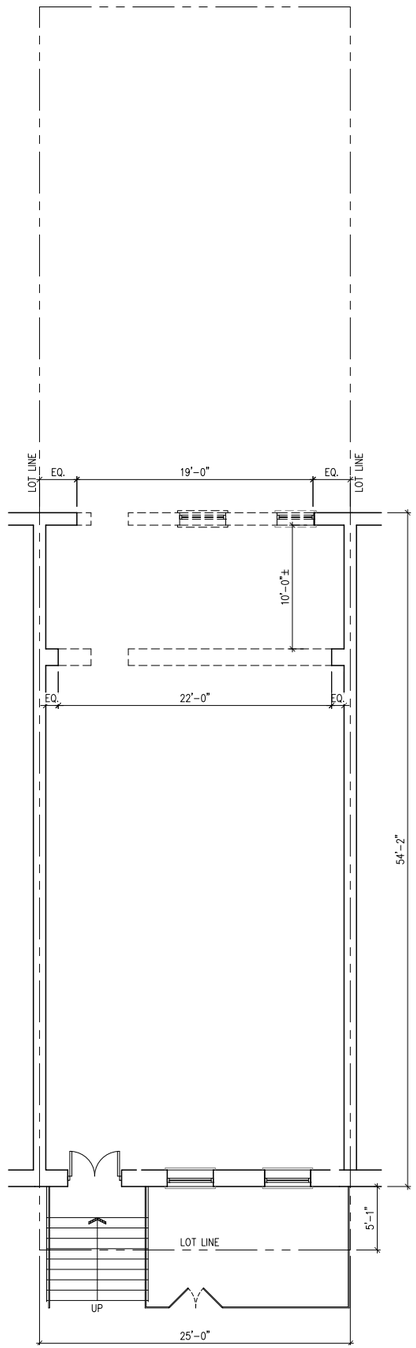


PRE-WORK BASEMENT PLAN

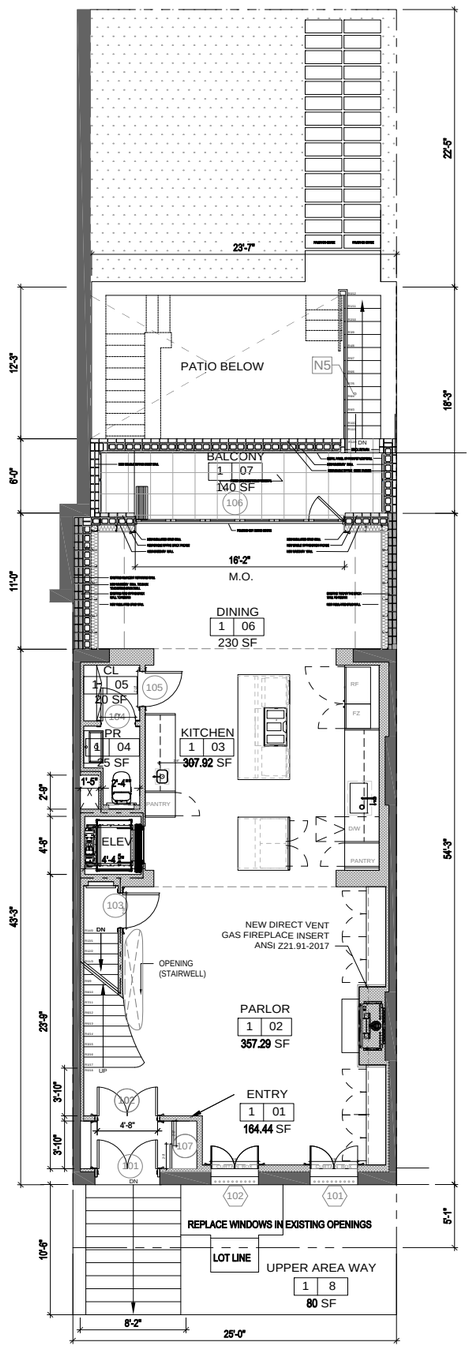


PROPOSED BASEMENT PLAN

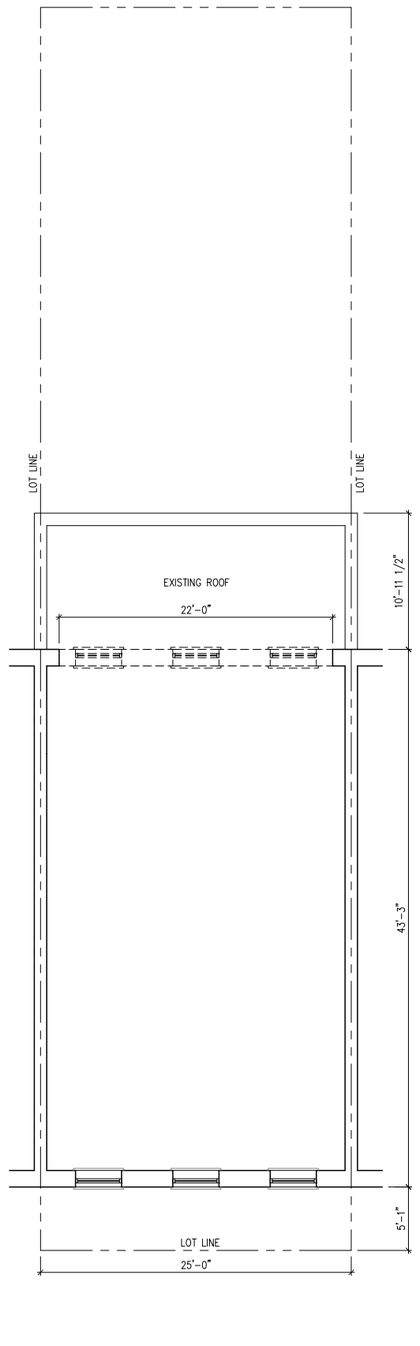
FLOOR PLANS



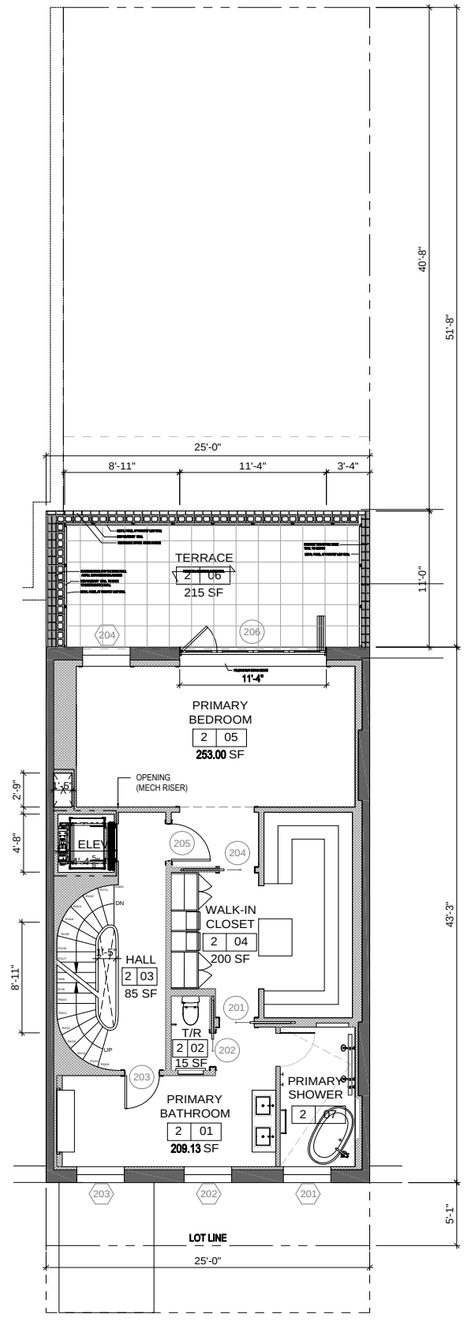
PRE-WORK FIRST FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

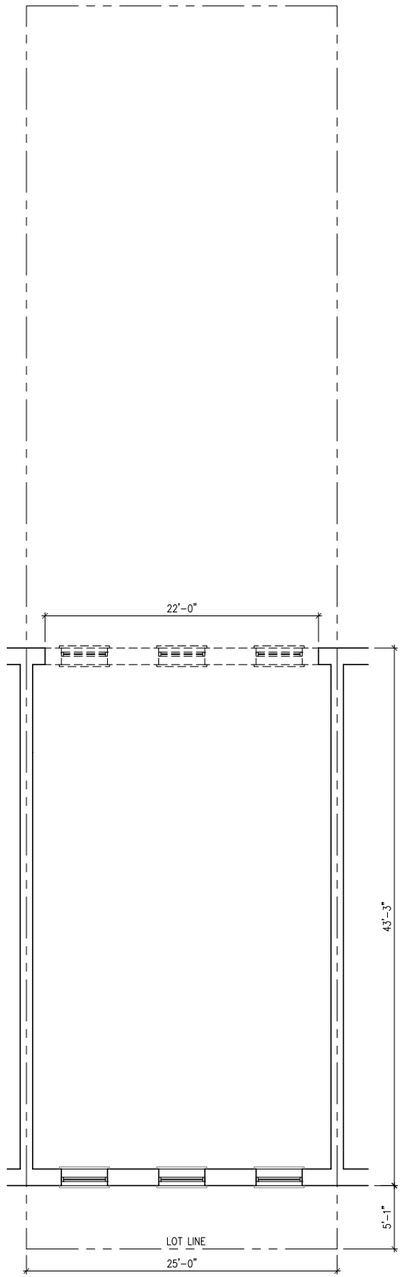


PRE-WORK SECOND FLOOR PLAN

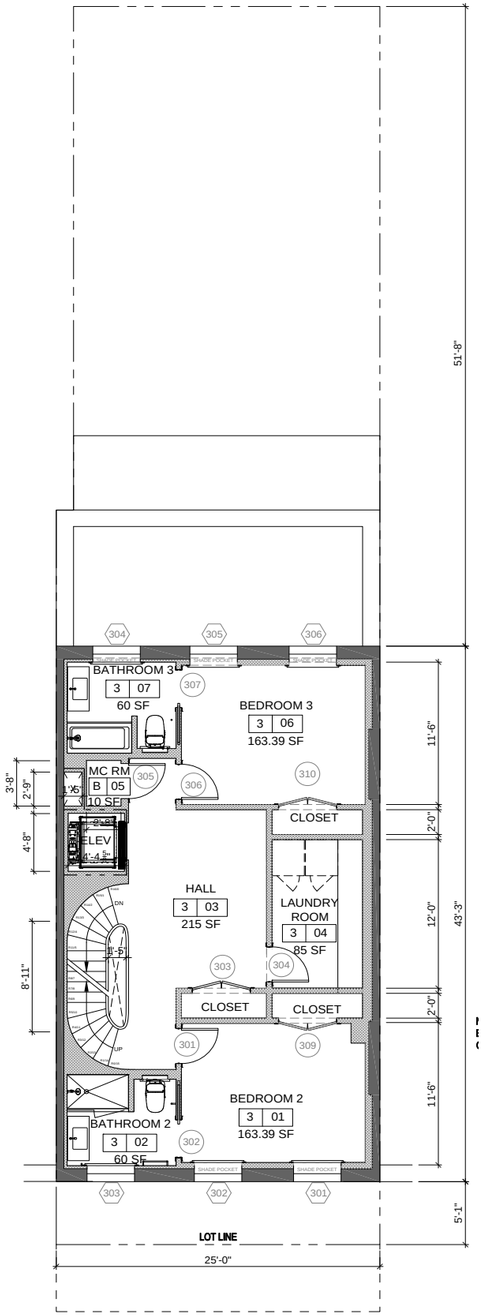


PROPOSED SECOND FLOOR PLAN

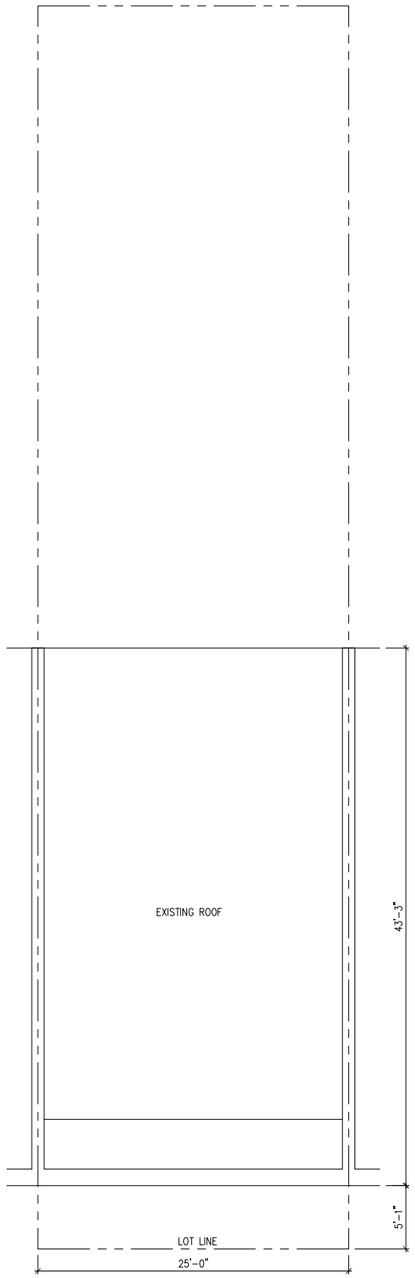
FLOOR PLANS



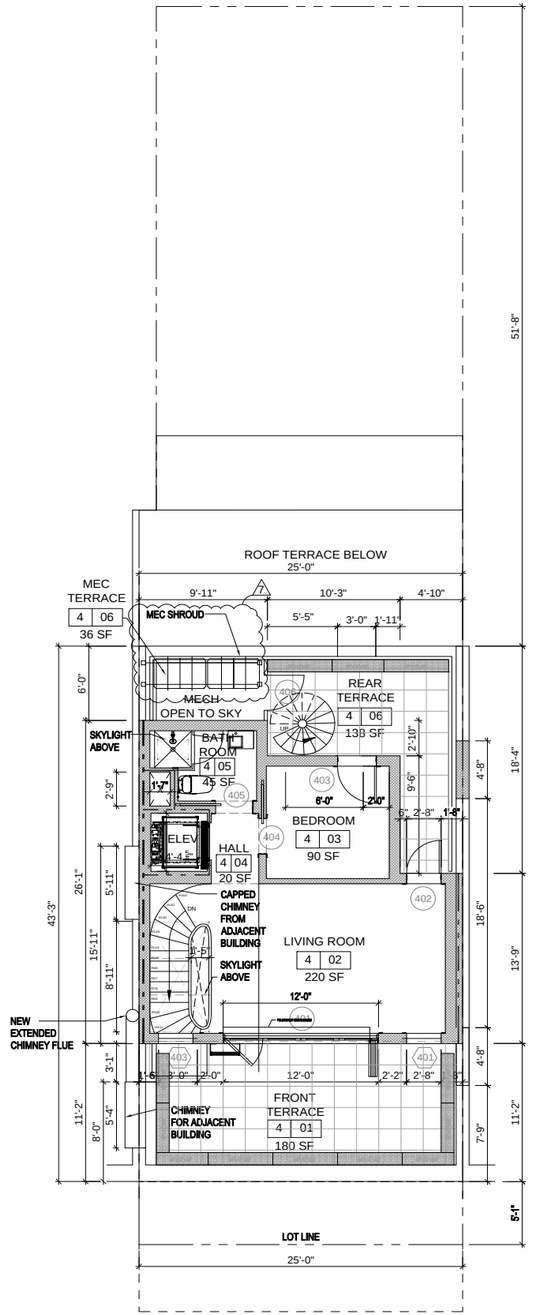
PRE-WORK THIRD FLOOR PLAN



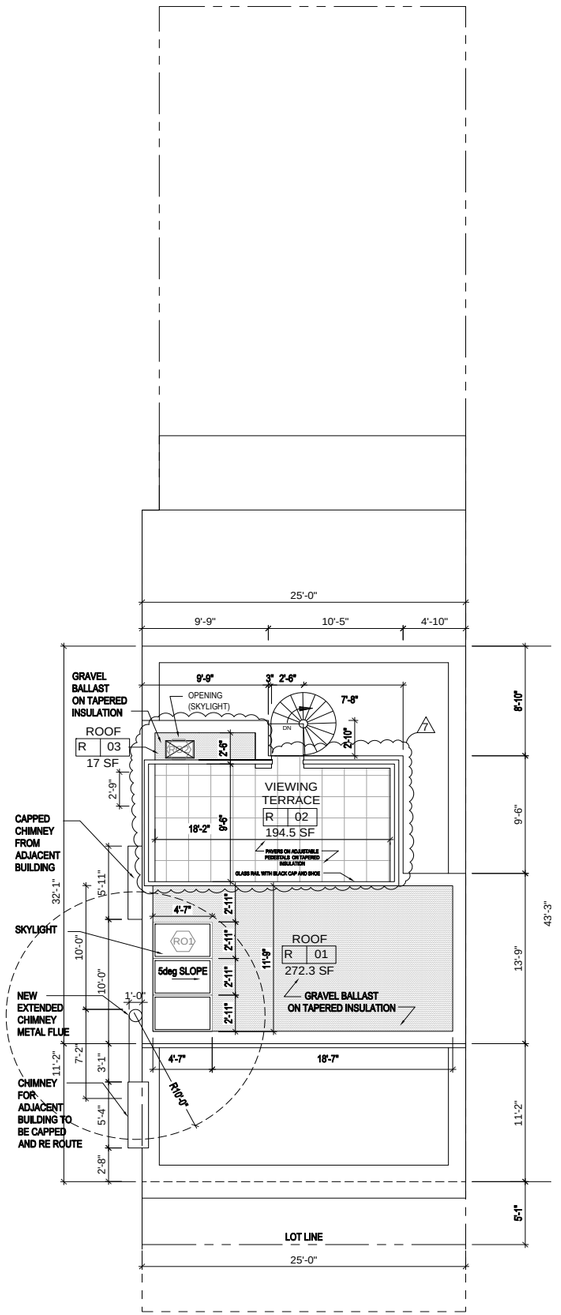
PROPOSED THIRD FLOOR PLAN



PRE-WORK ROOF PLAN

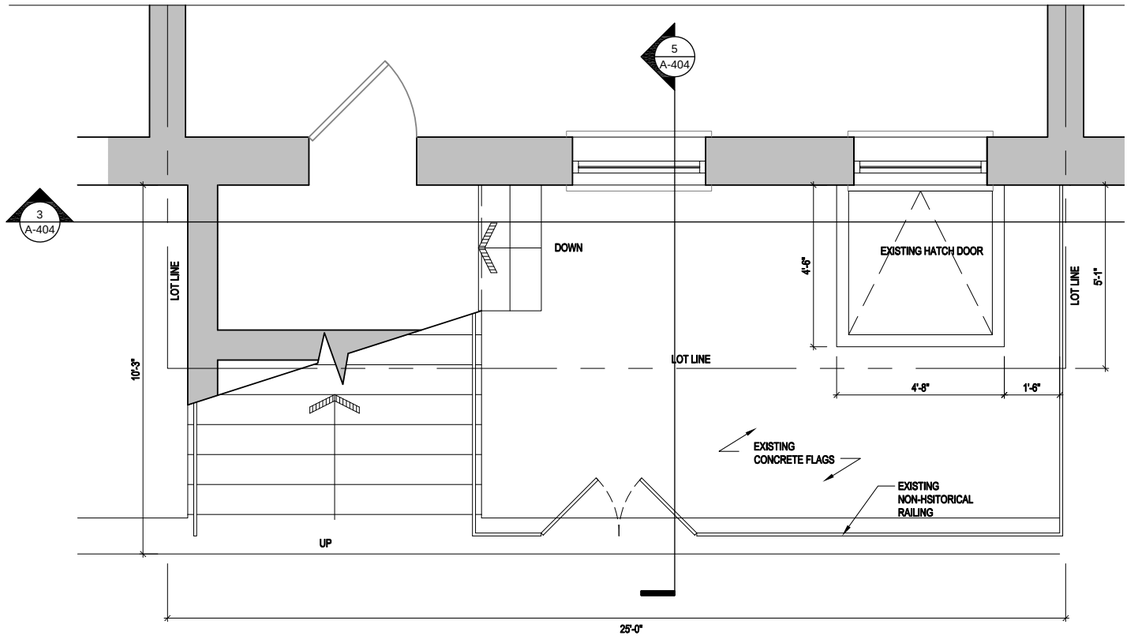


PROPOSED FOURTH FLOOR PLAN

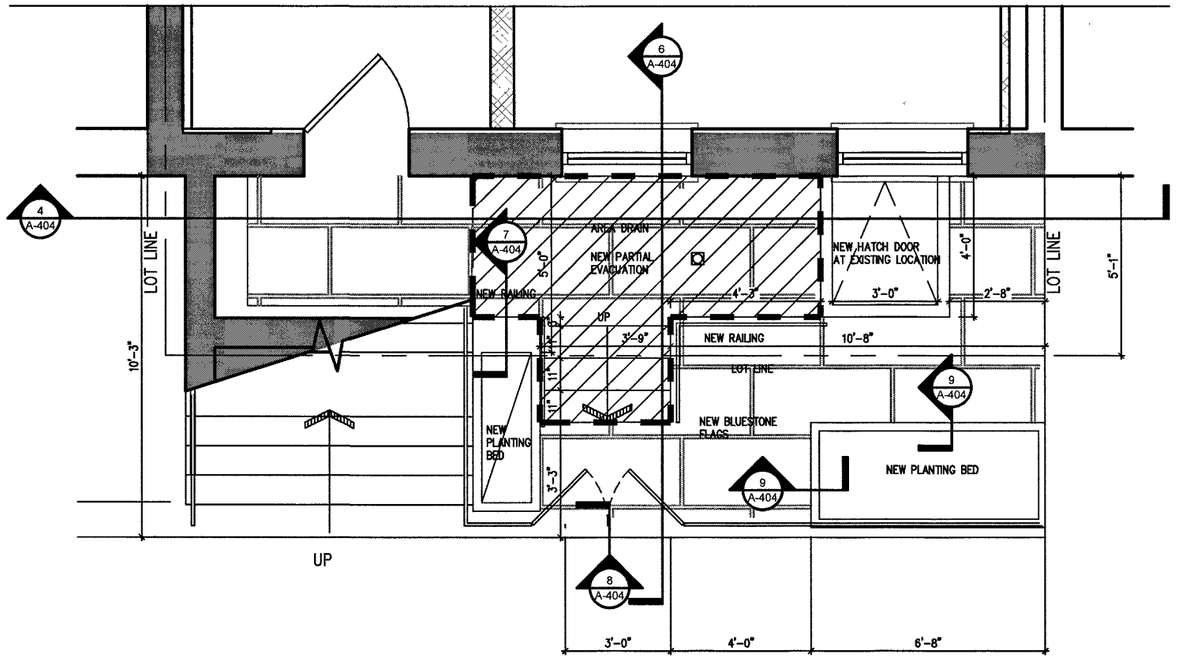


PROPOSED ROOF PLAN

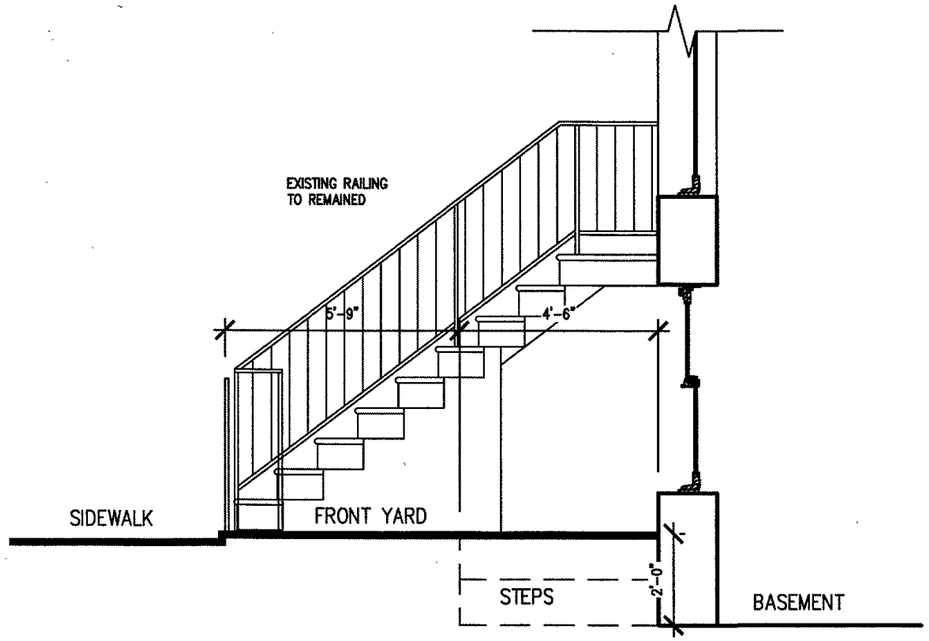
FRONT AREAWAY - PLAN



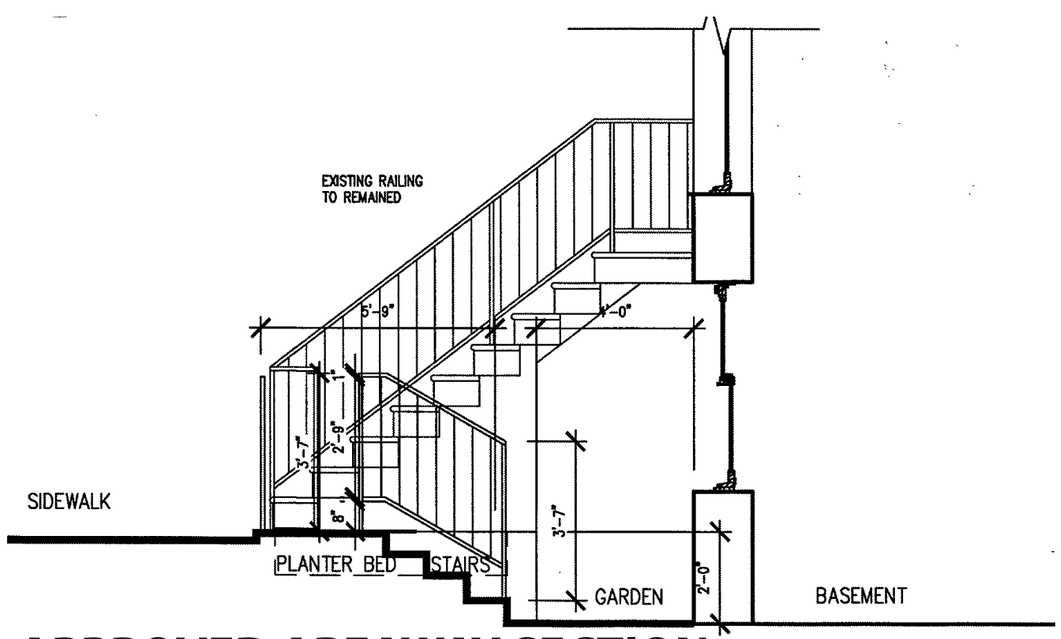
PRE-WORK AREAWAY PLAN



APPROVED AREAWAY PLAN

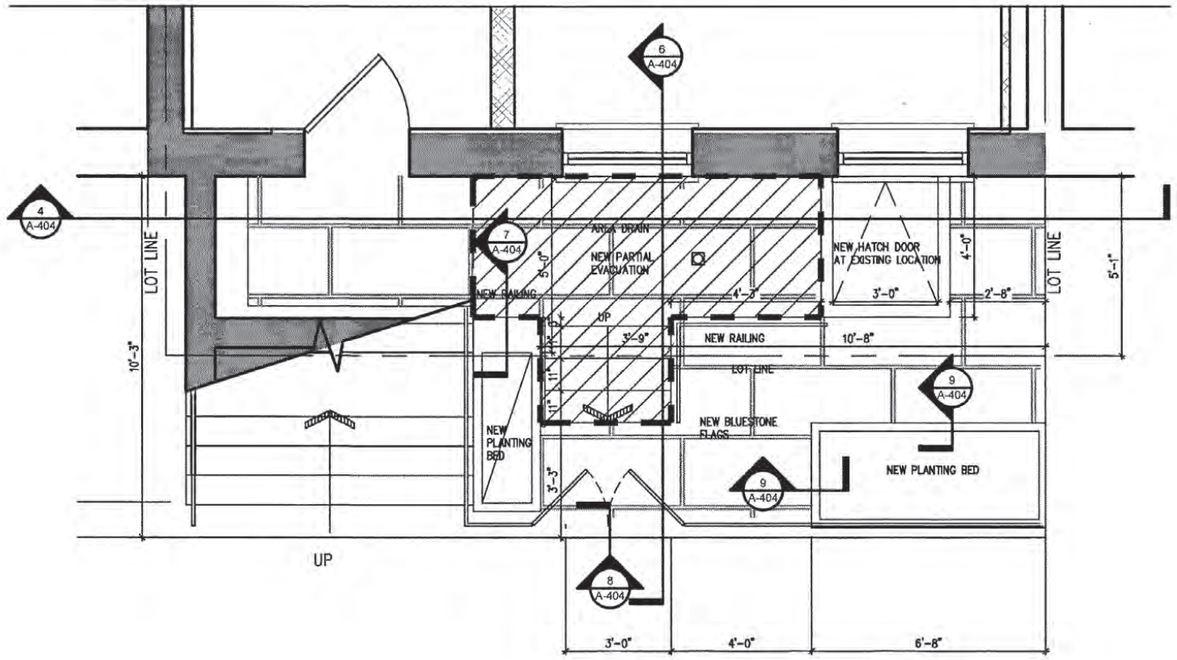


PRE-WORK AREAWAY SECTION

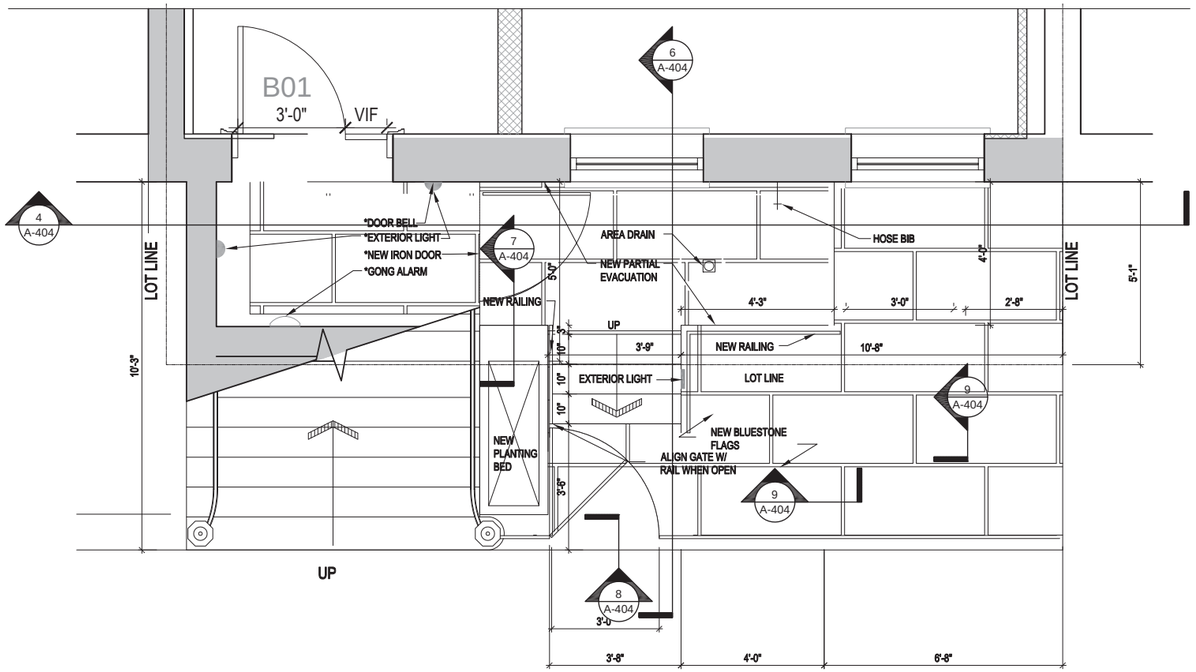


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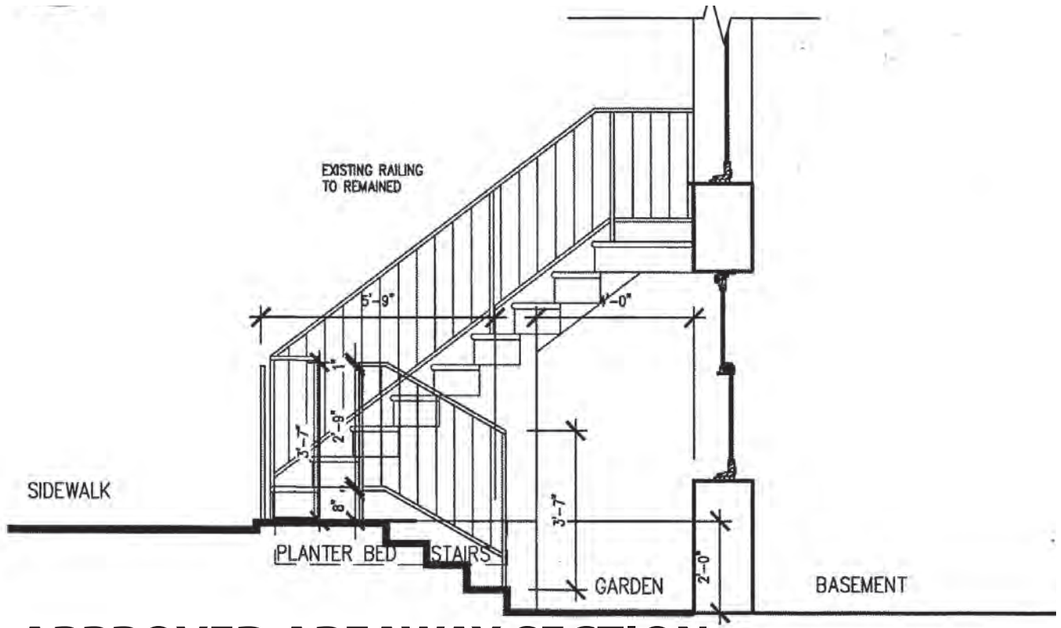
FRONT AREAWAY - PLAN



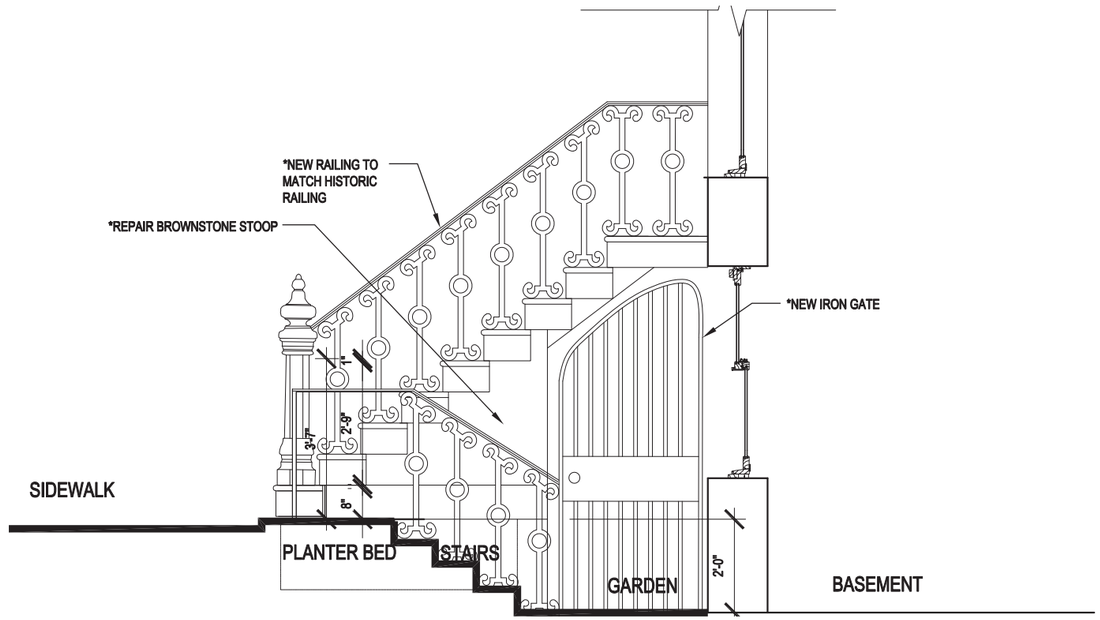
APPROVED AREAWAY PLAN



PROPOSED AREAWAY PLAN

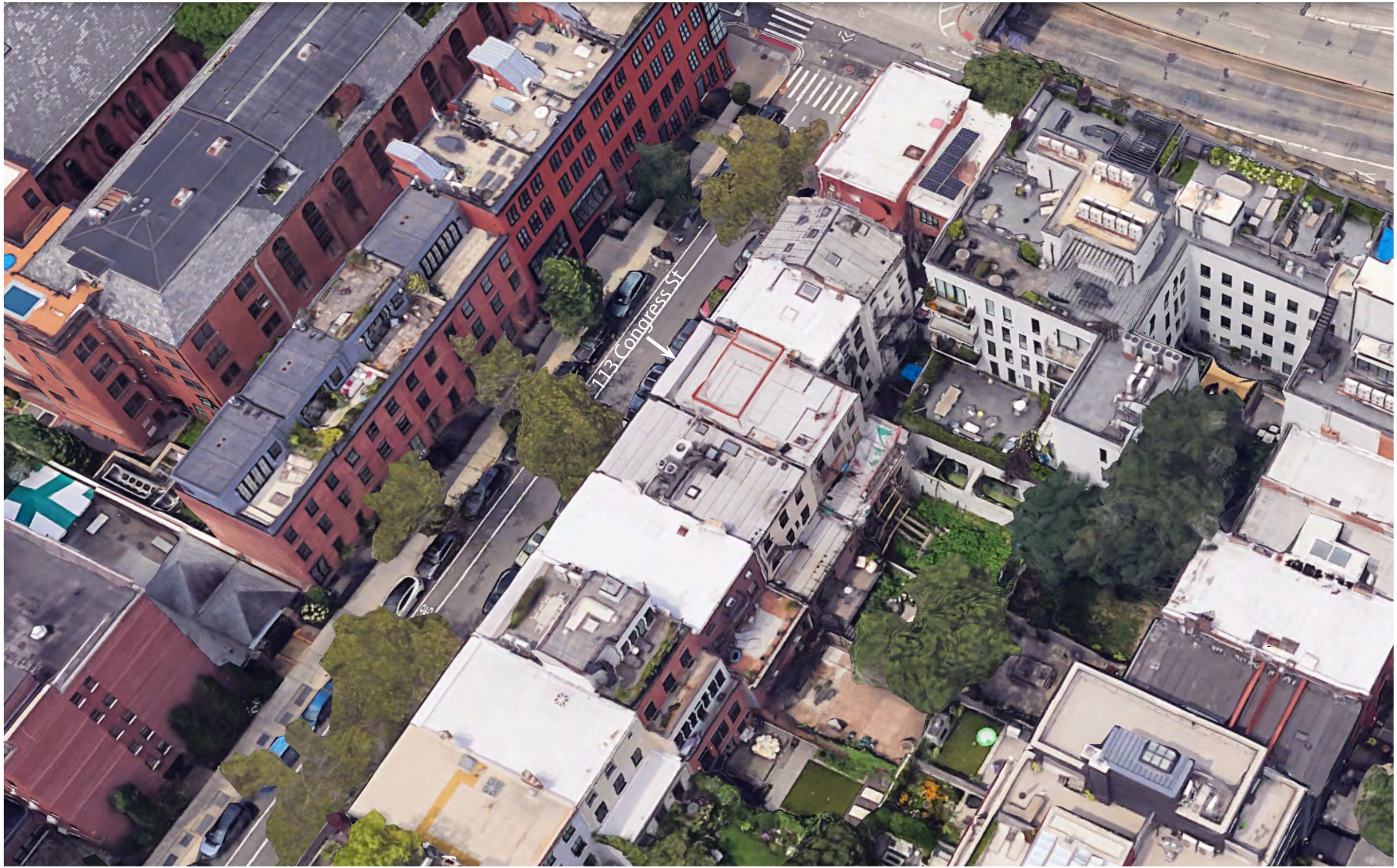


APPROVED AREAWAY SECTION



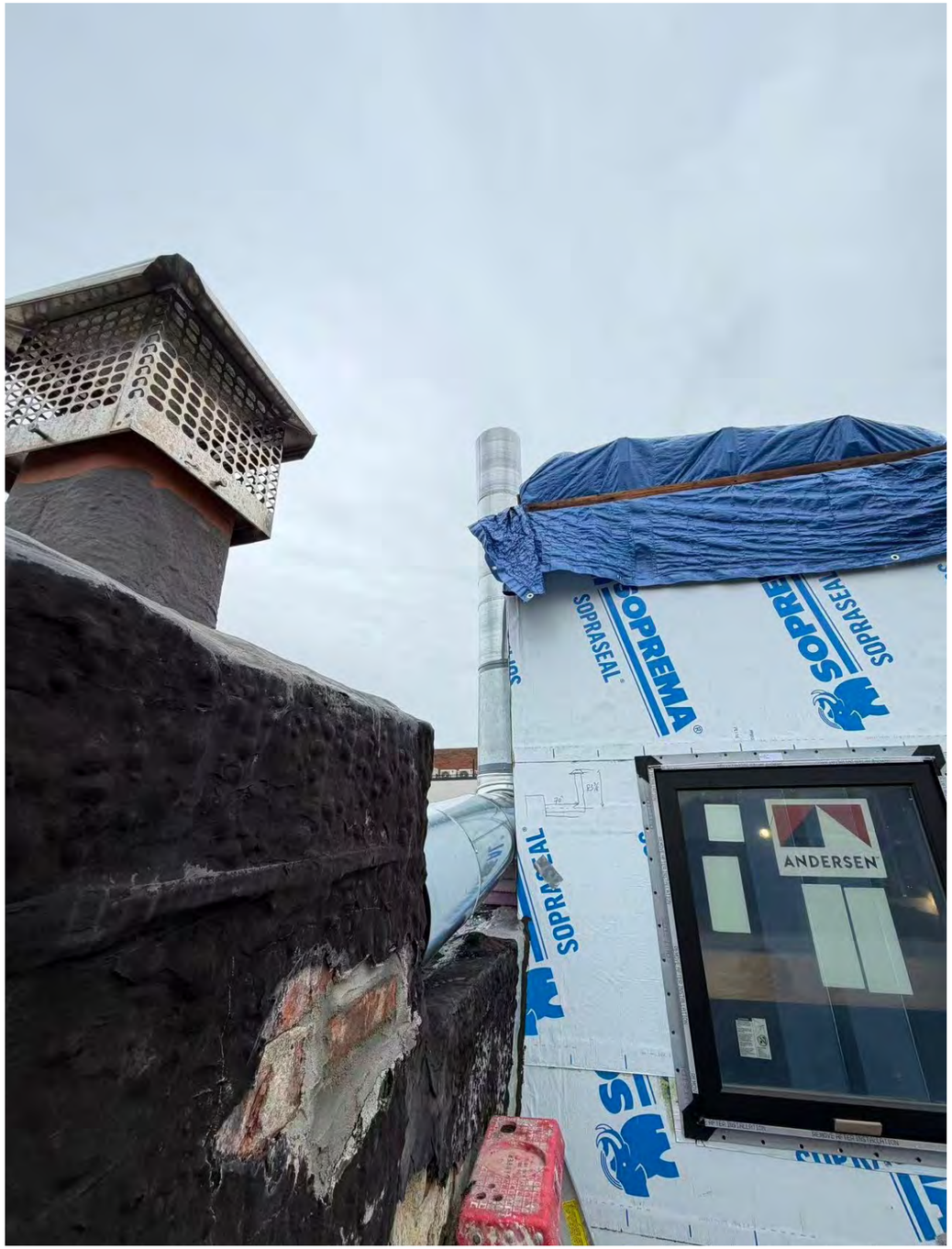
PROPOSED AREAWAY SECTION


113 Congress St


113 Congress St

ROOFTOP ADDITION RAILING AND FLUE MOCK-UP





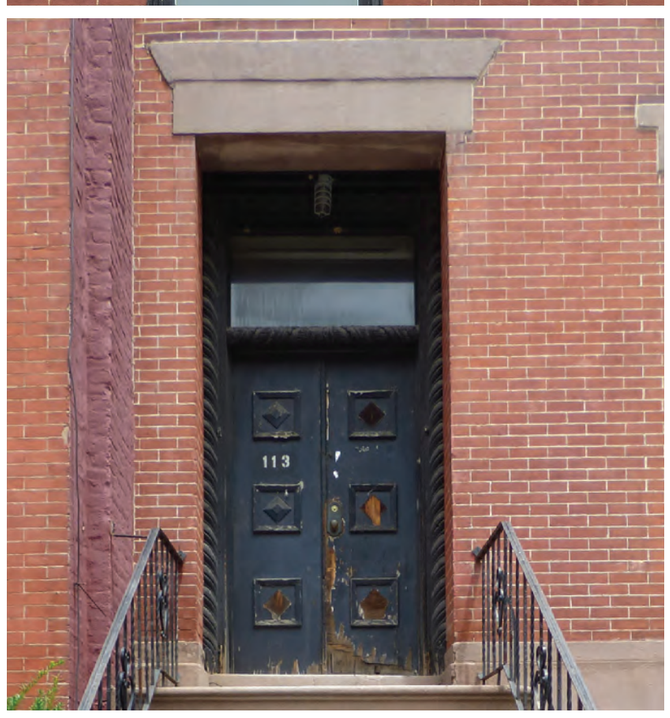
FRONT ELEVAION - PRE-WORK CONDITIONS PHOTO, C.2017











VIEWS LOOKING NORTH AT 113 CONGRESS STREET

FRONT AREAWAY - PRE-WORK CONDITIONS PHOTO, C.2017





EXISTING AREAWAY AT 113 CONGRESS STREET

REAR ELEVATION - PRE-WORK CONDITIONS PHOTO, C.2017







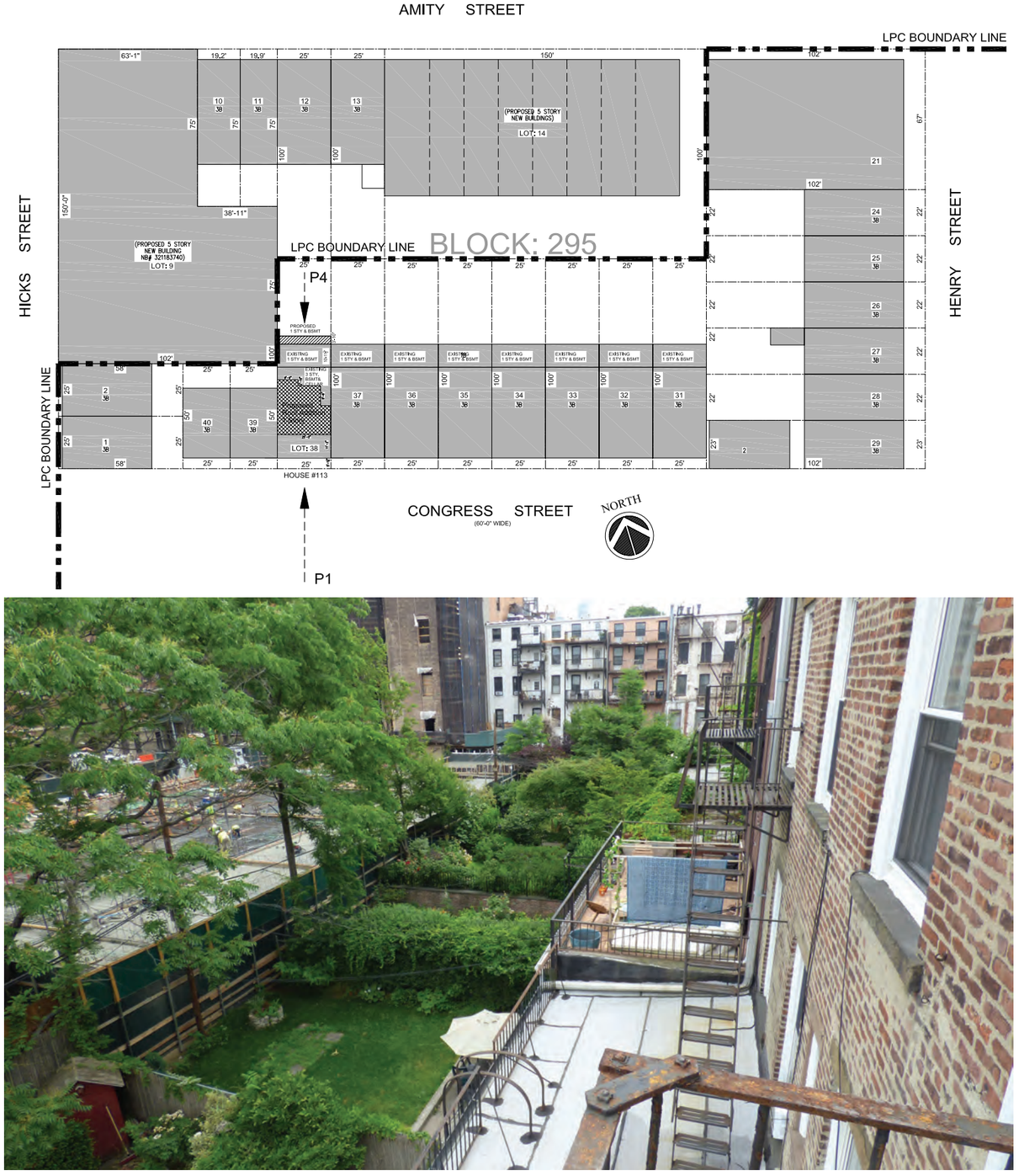
VIEWS LOOKING SOUTH AT 113 CONGRESS STREET

REAR ADJACENT ADDTIONS AND SITE PLAN - PRE-WORK CONDITION C. 2017





EXISTING REAR ADDITIONS AND YARDS ADJACENT TO 113 CONGRESS STREET.
113 IS AT LEFT IN TOP PHOTO AND AT RIGHT IN BOTTOM PHOTO



EXISTING SITE PLAN (TOP) AND EXISTING REAR ADDITIONS
AND YARDS ADJACENT TO 113 CONGRESS STREET (BOTTOM)

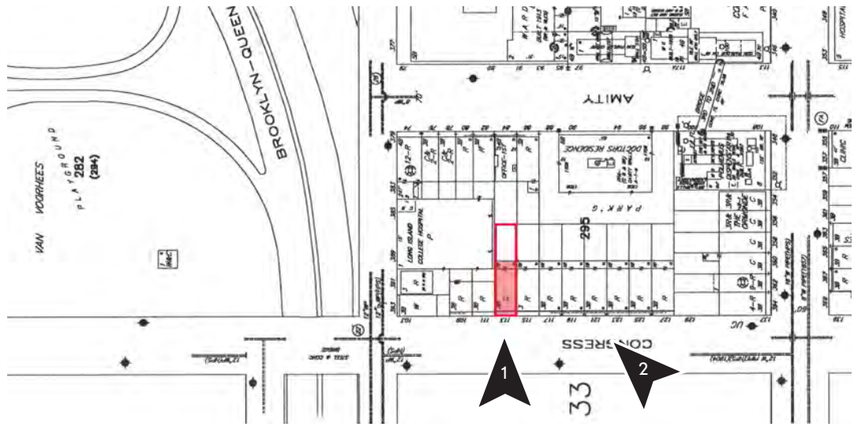
ROOFTOP ADDITION
VISIBILITY STUDY C. 2017



View 1



View 2



ROOFTOP ADDITION
VISIBILITY STUDY C. 2017



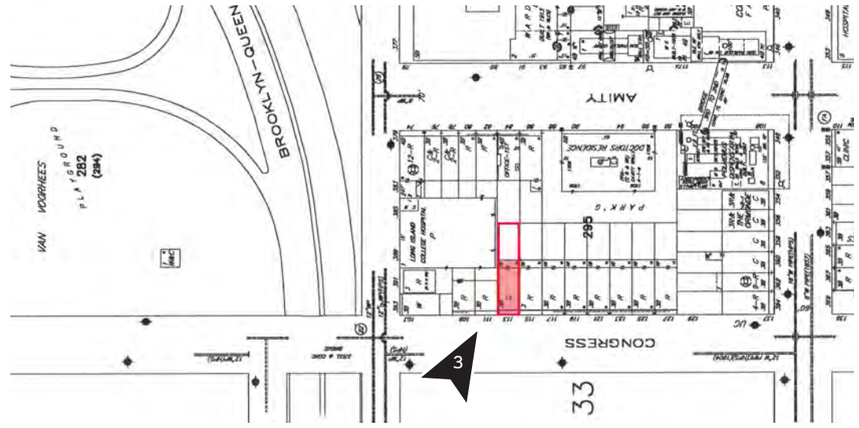
View 3 - Mock-Up



View 3 - Rendered View



View 3 - Mock-Up Zoom



ROOFTOP ADDITION
VISIBILITY STUDY C. 2017



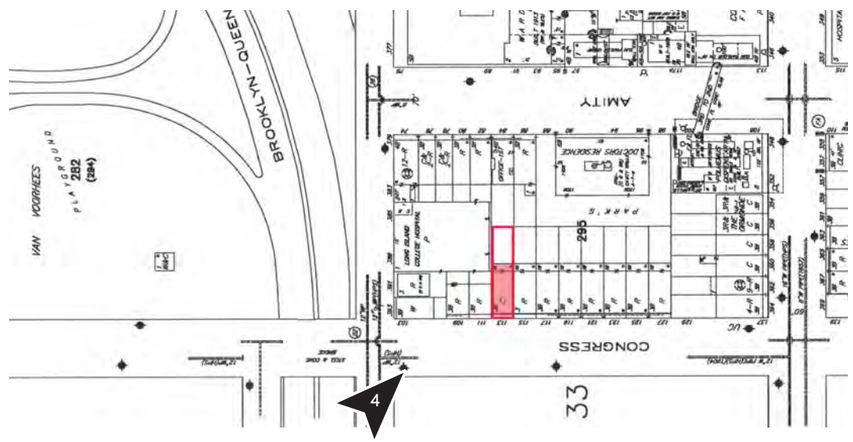
View 4 - Mock-Up



View 4 - Rendered View



View 4 - Mock-Up Zoom



ROOFTOP ADDITION
VISIBILITY STUDY C. 2017



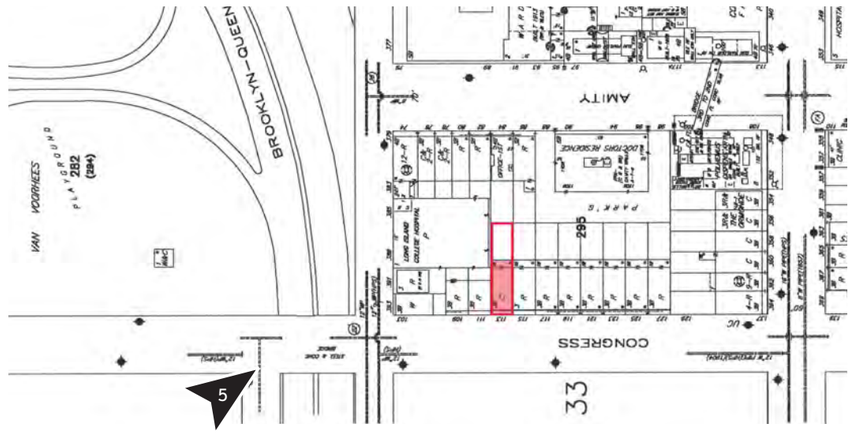
View 5 - Mock-Up



View 5 - Rendered View



View 5 - Mock-Up Zoom





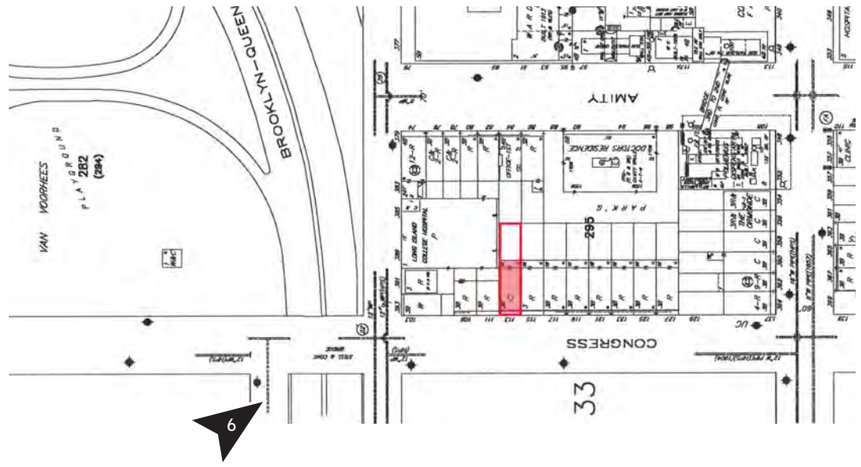
View 6 - Mock-Up



View 6 - Rendered View



View 6 - Mock-Up Zoom



Landmarks Preservation Commission

July 21, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 2, LPC-26-02580

113 Congress Street – Cobble Hill Historic District

Borough of Brooklyn

To testify virtually, please join Zoom

Webinar ID: 165 203 3961
Passcode: 648880
646-828-7666 US (New York)
833 435 1820 US Toll-free
833 568 8864 US 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.