Landmarks Preservation Commission

August 4, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 1, LPC-26-09534

309 President Street – Carroll Gardens Historic District

Borough of Brooklyn

To testify virtually, please join Zoom

Webinar ID: 165 570 0707
Passcode: 905348
By Phone: 646-828-7666 US (New York)
833 435 1820 US Toll-free
833 568 8864 US Toll-free

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LANDMARKS PRESERVATION COMMISSION

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917.765.9140 | info@studiophh.com

309 President Street
Brooklyn, NY 11231

309 PRESIDENT ST

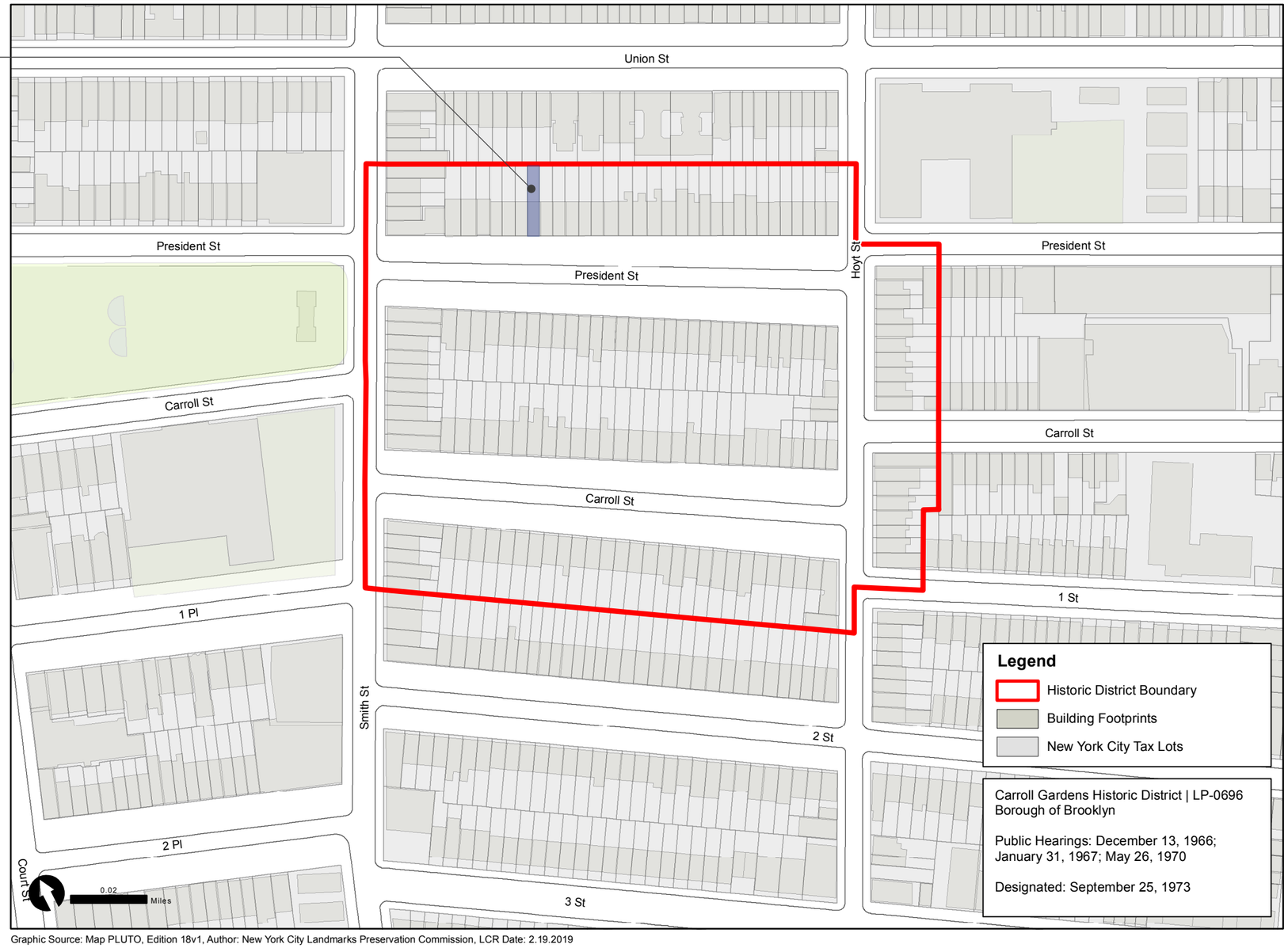
- Block: 436
- Lot: 66
- Built: 1876
- 4 Stories + Cellar
- Carroll Gardens Historic District
- Zoning District: R6B



EXISTING FRONT FACADE

Carroll Gardens Historic District | LP-0696

NYC Landmarks Preservation Commission



Graphic Source: Map PLUTO, Edition 18v1, Author: New York City Landmarks Preservation Commission, LCR Date: 2.19.2019

SITE PLAN

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SITE CONTEXT



EXISTING FRONT FACADE

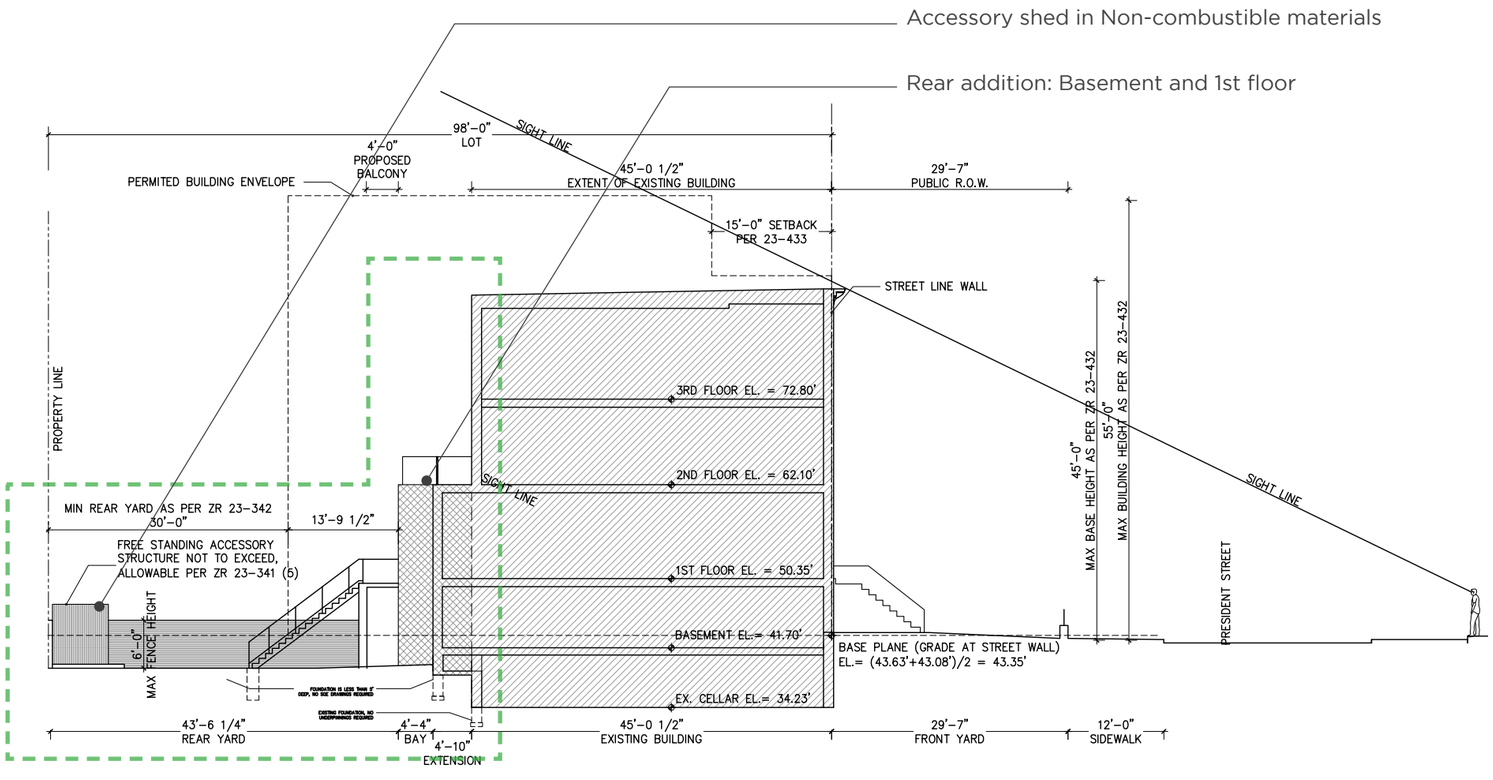


1940s PHOTO

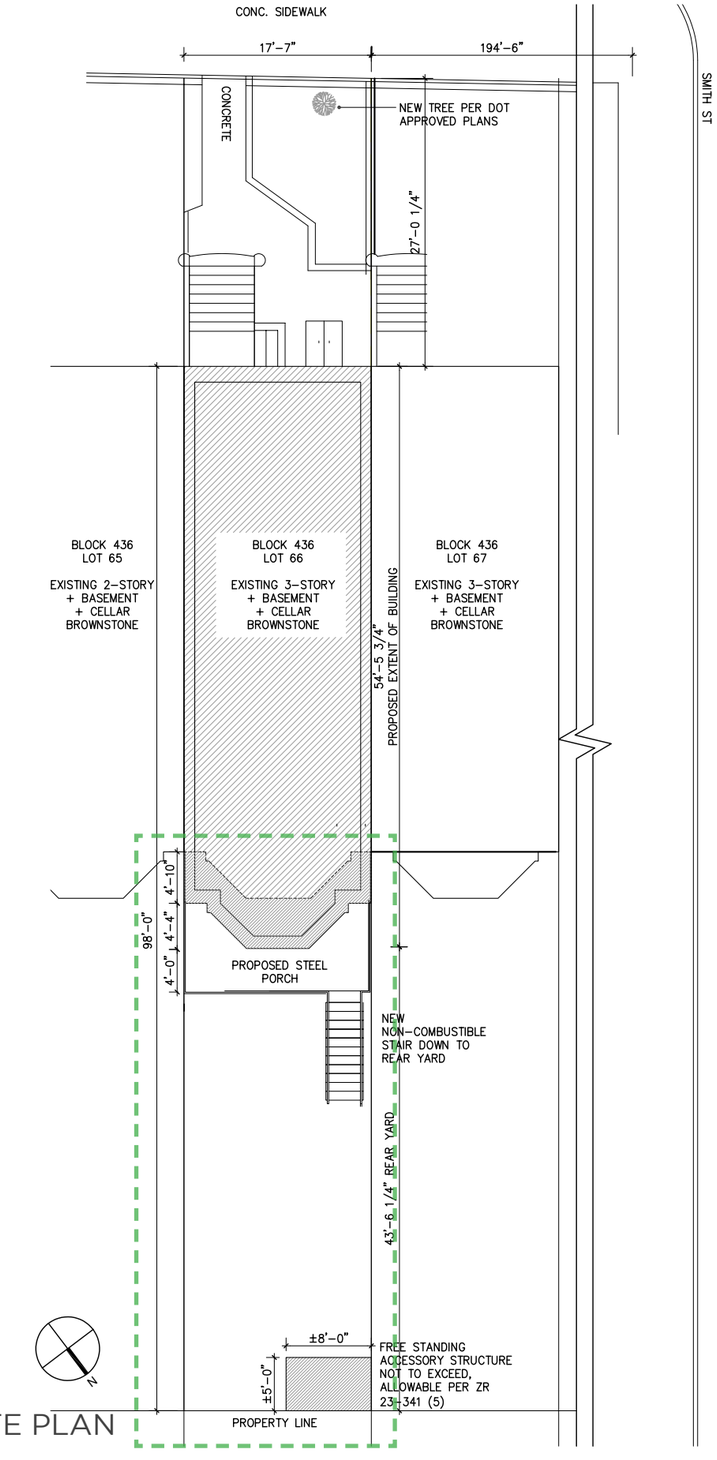


1973 PHOTO

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SITE SECTION



SITE PLAN

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ZONING DIAGRAMS

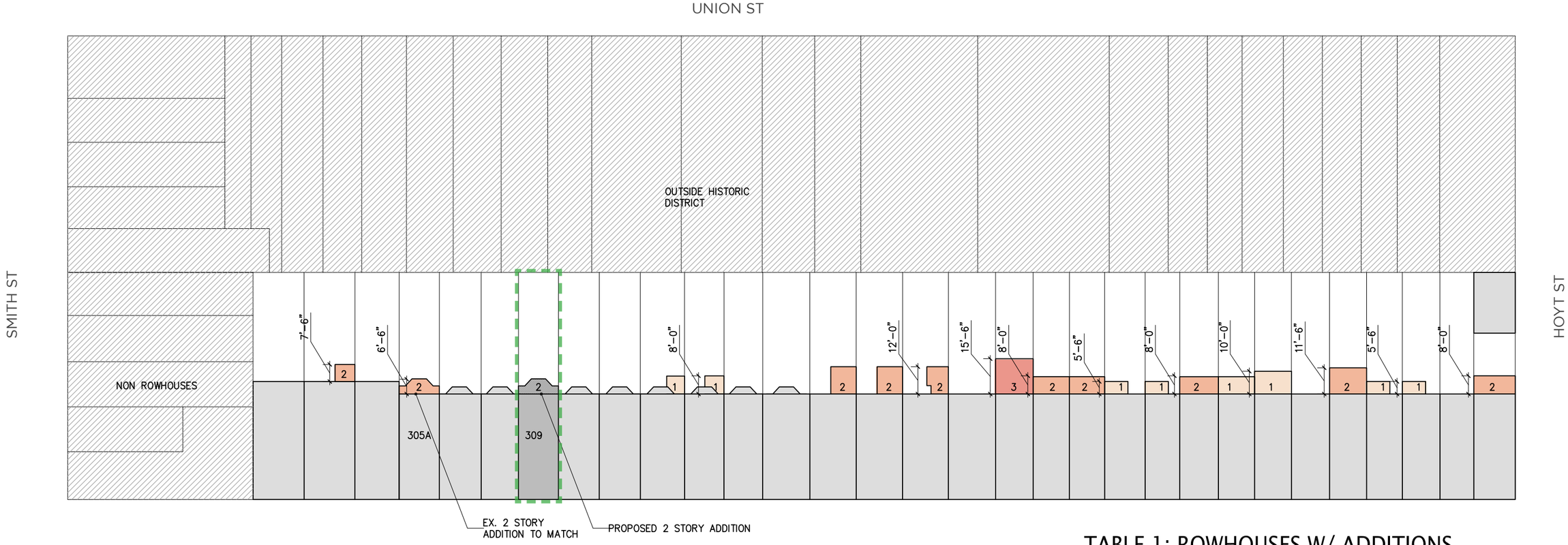


TABLE 1: ROWHOUSES W/ ADDITIONS

DESCRIPTION	QUANITITY
TOTAL ROWHOUSES	31
ROWHOUSES W/ ADDITIONS	19
ROWHOUSES W/O ADDITIONS	12

**More than 50% of rowhouses in this block have additions*

TABLE 2: PREDOMINANT ADDITION HEIGHTS

DESCRIPTION	QUANTITY
1-STORY ADDITION	8
2-STORY ADDITION	10
3-STORY ADDITION	1

**Additions on this block are predominantly 2 story.*

TABLE 3: PREDOMINANT ADDITION DEPTHS

DESCRIPTION	QUANTITY
0-8'	13
>8'	6

**Additions on this block are predominantly 0' TO 8' DEEP.*

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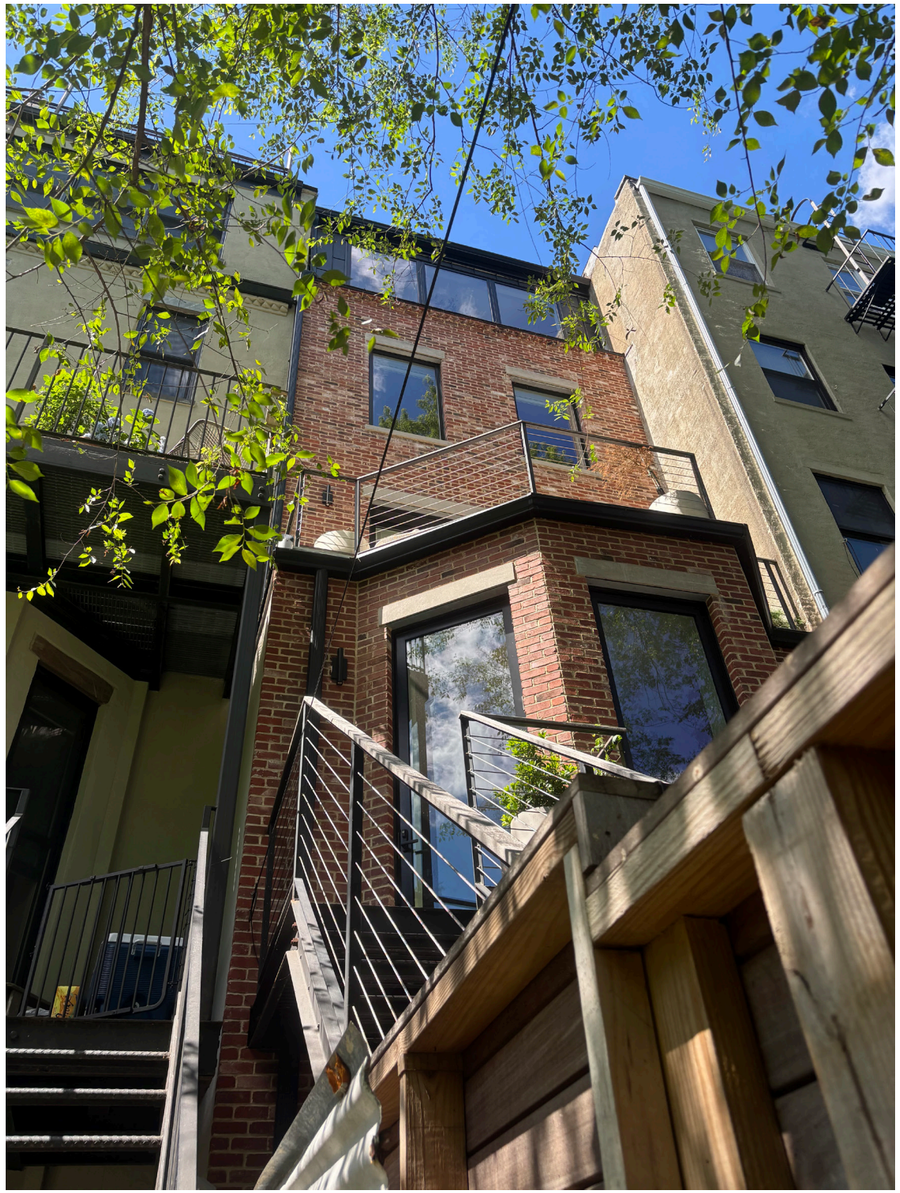
BLOCK PLAN



VIEW EAST FROM 309 PRESIDENT ST



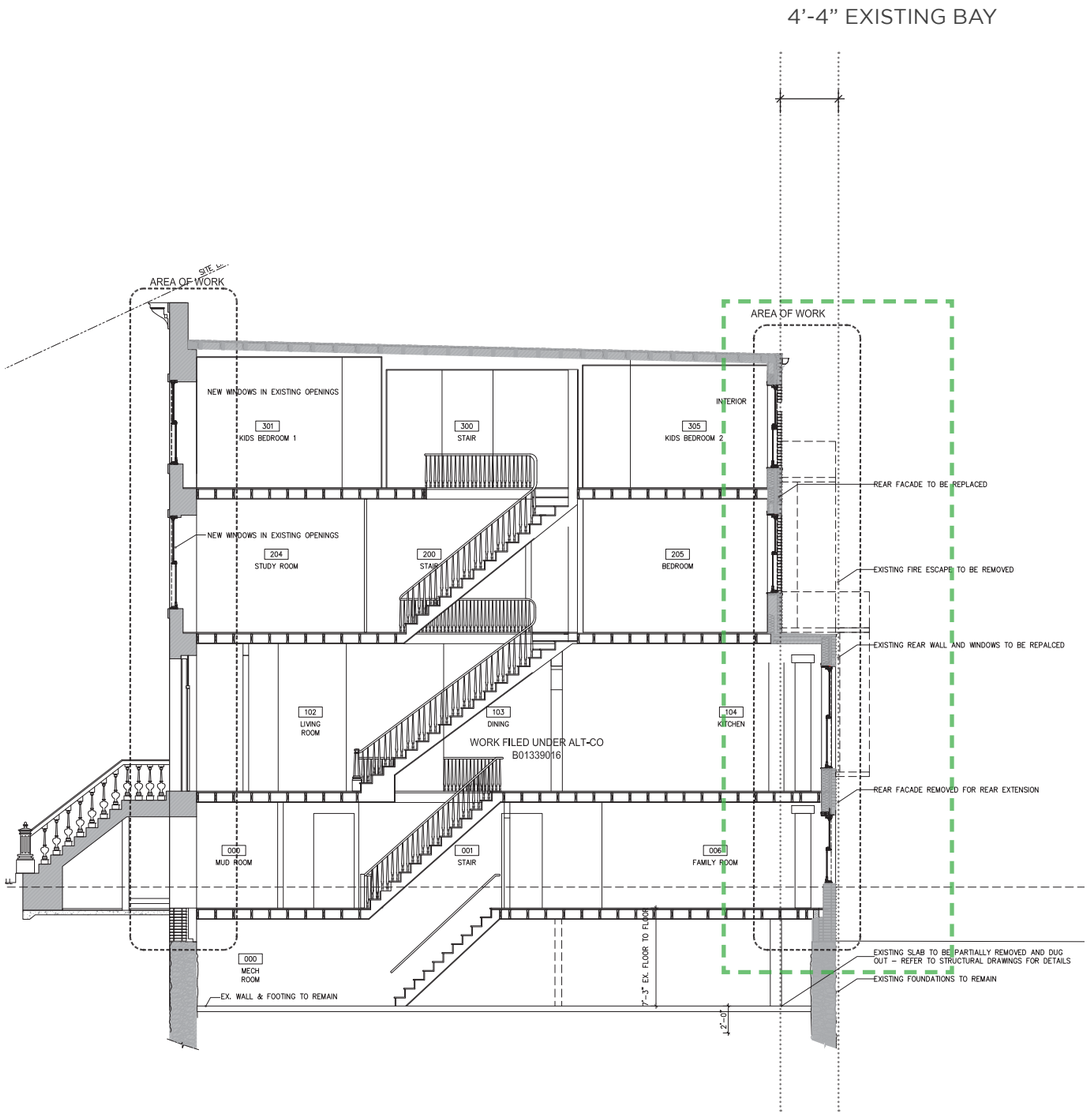
VIEW EAST FROM 305A PRESIDENT ST



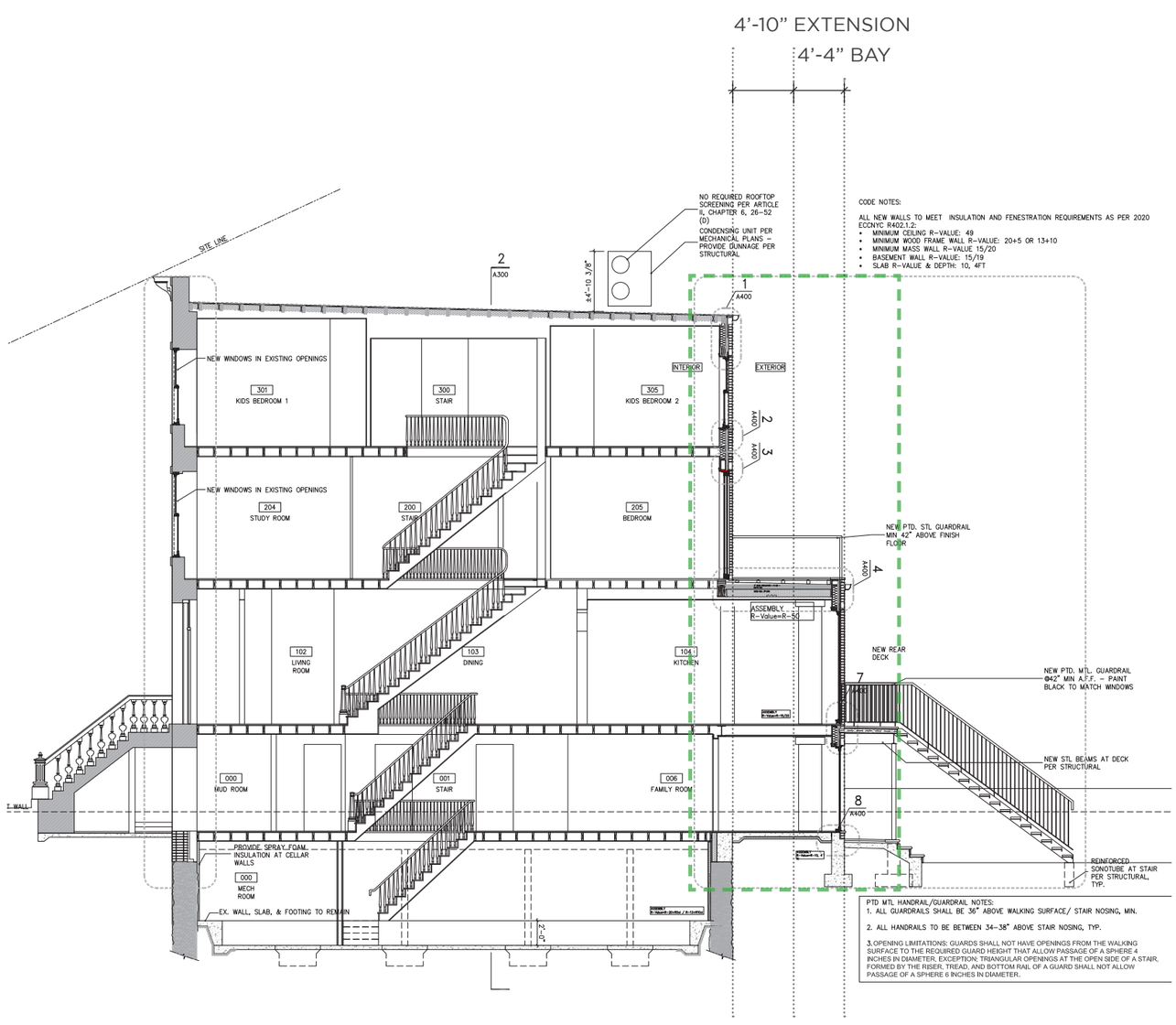
VIEW WEST FROM 305A PRESIDENT ST

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EXISTING - DEMOLITION SECTION

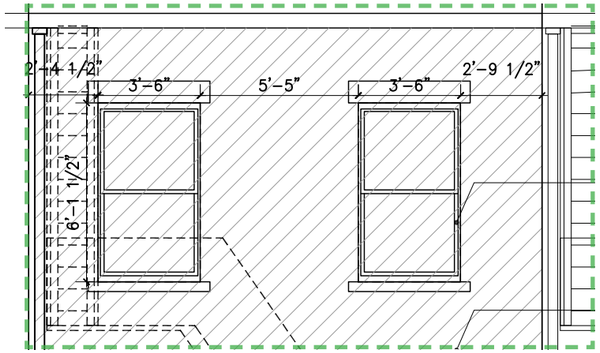


PROPOSED SECTION

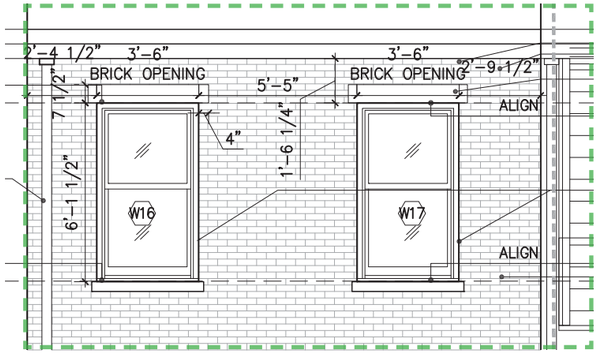
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SECTIONS



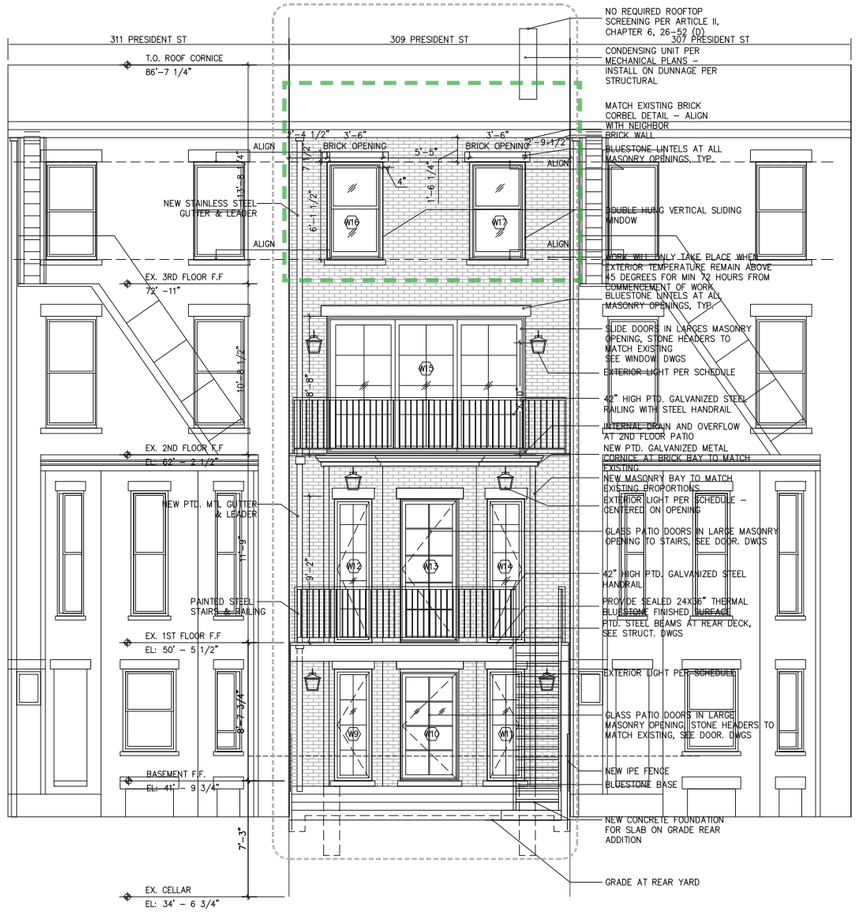
EXISTING - 3RD FLOOR WINDOWS



PROPOSED - 3RD FLOOR WINDOWS



EXISTING - DEMOLITION ELEVATION



PROPOSED ELEVATION



EXISTING REAR FACADE IMAGE

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REAR ELEVATIONS

3rd Floor:

Strip and save existing bluestone lintels & sills

2nd Floor:

Strip and save existing bluestone lintels

1st Floor:

Existing lintels and sills too small for new openings

Basement Floor:

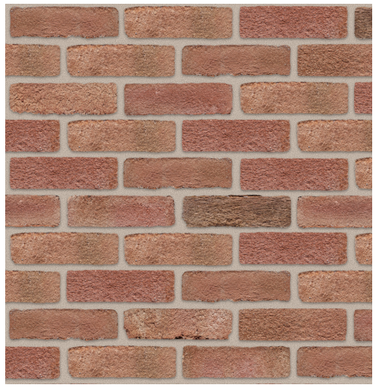
Strip and save existing bluestone lintels & sills



EXISTING REAR FACADE IMAGE

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PROPOSED BRICK:
Glen Gery Covington



EXISTING BRICK: Test to strip paint

PROPOSED BRICK OPENINGS AND WINDOWS
IN SAME LOCATION AS EXISTING FACADE



PROPOSED REAR FACADE COLLAGE

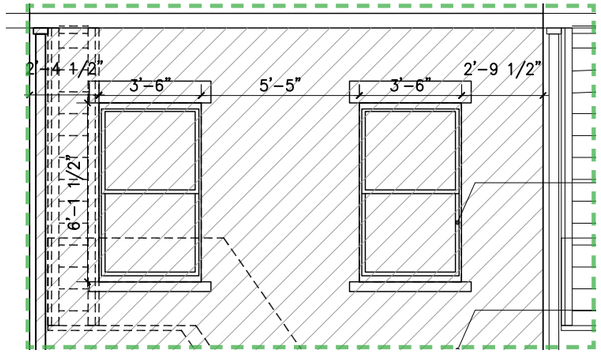


EXISTING REAR FACADE IMAGE

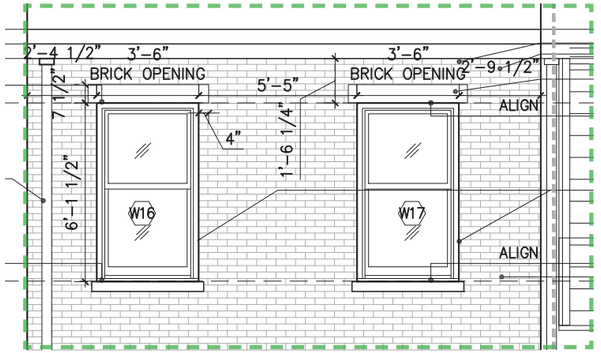
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REAR ELEVATIONS



EXISTING - 3RD FLOOR WINDOWS



PROPOSED - 3RD FLOOR WINDOWS





EXISTING 3RD FLOOR WINDOW:
BRICK OPENING WIDTH: 42” (3’-6”)



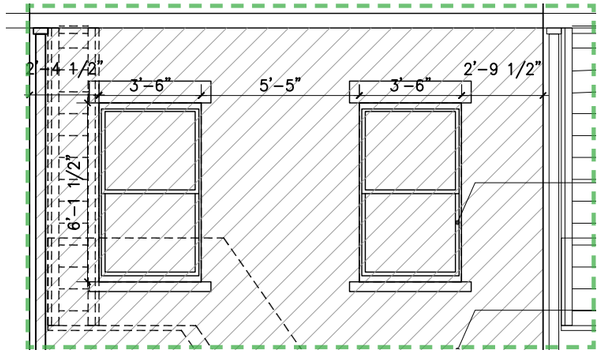
EXISTING 3RD FLOOR WINDOW:
BRICK OPENING HEIGHT: 73-1/2” (6’-1 1/2”)



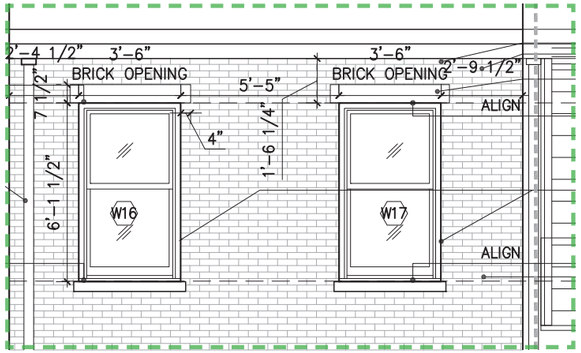
EXISTING 3RD FLOOR WINDOW:
DISTANCE BETWEEN WINDOWS: 65” (5’-5”)

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EXISTING - 3RD FLOOR WINDOWS



PROPOSED - 3RD FLOOR WINDOWS





EXISTING 3RD FLOOR WINDOW:
LINTEL HEIGHT: 7-1/2”



EXISTING 3RD FLOOR WINDOW:
T.O. WINDOW TO B.O. GUTTER: 18-1/4”



EXISTING 3RD FLOOR WINDOW:
LINTEL EXTENSION: 4”

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Vertical Extension - Not included in scope of 309 President

New windows throughout

Full rear facade replacement - new brickwork

Rear Extension work done 2022

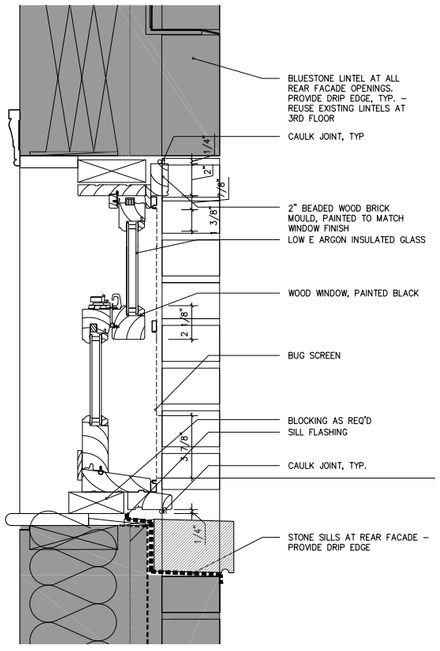
305 PRESIDENT REAR FACADE

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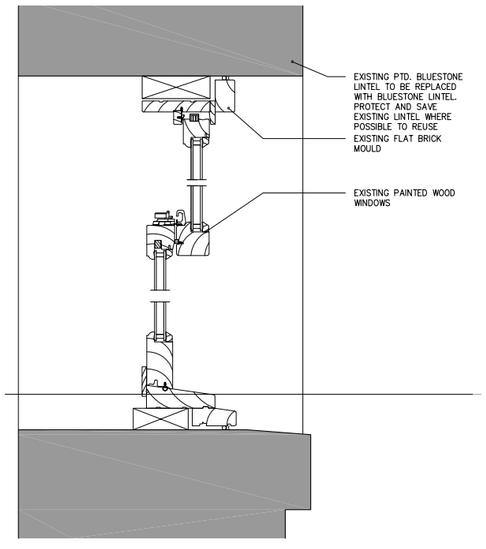
309 President Street
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PROPOSED WINDOWS:
Marvin Ultimate - Wood Double Hung - ptd. black



PROPOSED WINDOW DETAIL



EXISTING WINDOW DETAIL

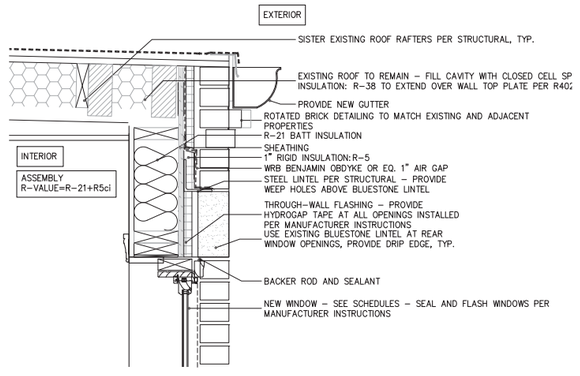


PROPOSED REAR FACADE COLLAGE



TYPICAL CORNICE DETAIL TO MATCH





CORNICE DETAIL

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REAR FACADE DETAILS

TimberTech PVC CLADDING BY AZEK

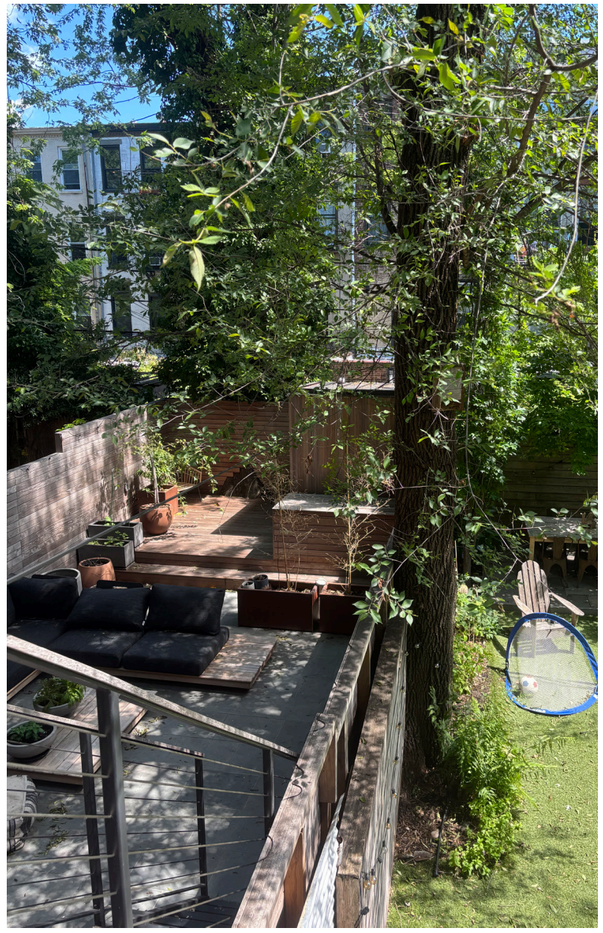


Weathered Teak

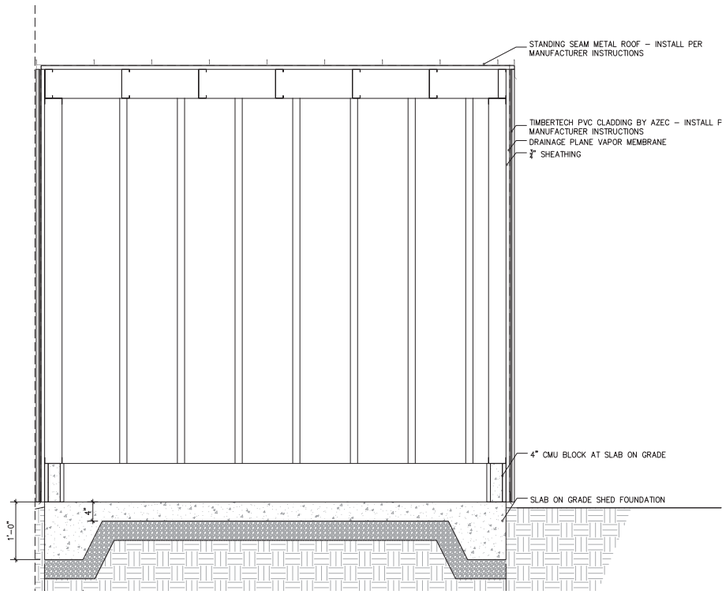
SHED SIDING

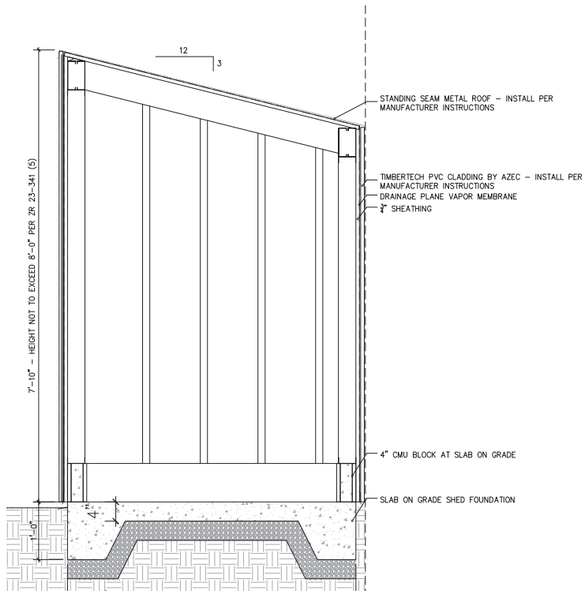


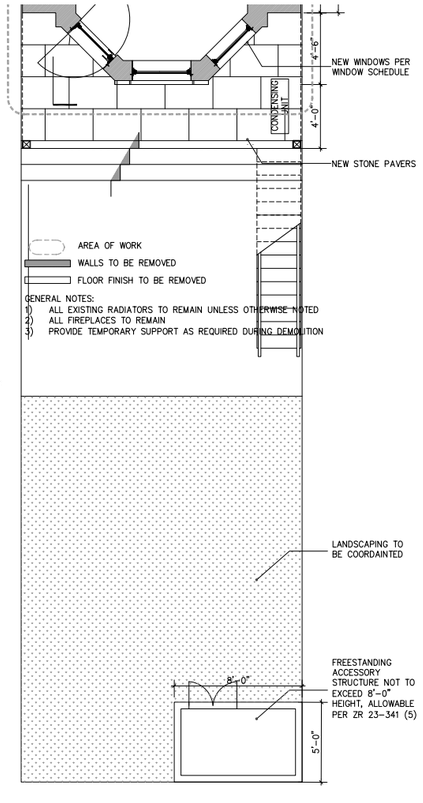
SHED METAL ROOF



305 PRESIDENT REAR YARD







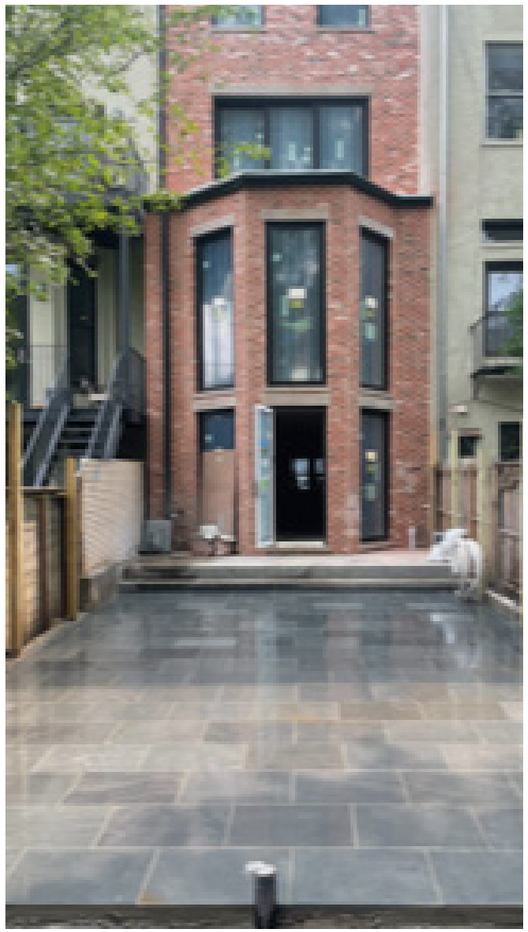
REAR YARD PLAN

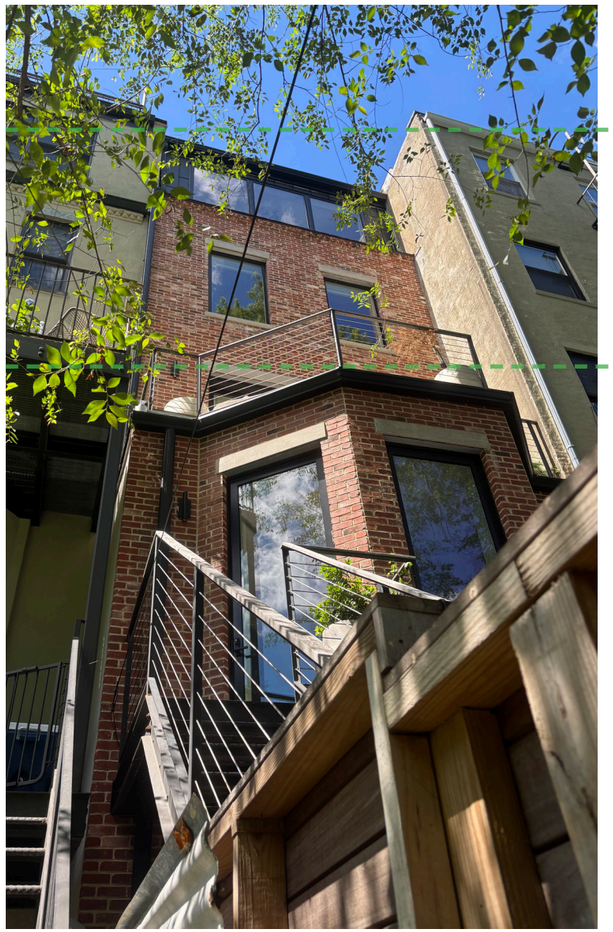
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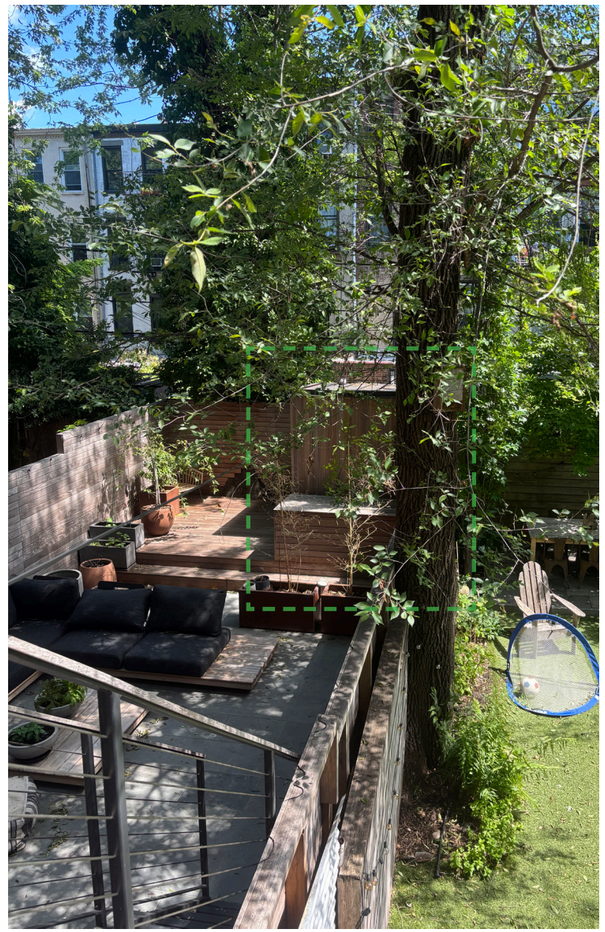
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REAR SHED









Landmarks Preservation Commission

August 4, 2026
Public Hearing

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309 President Street – Carroll Gardens Historic District

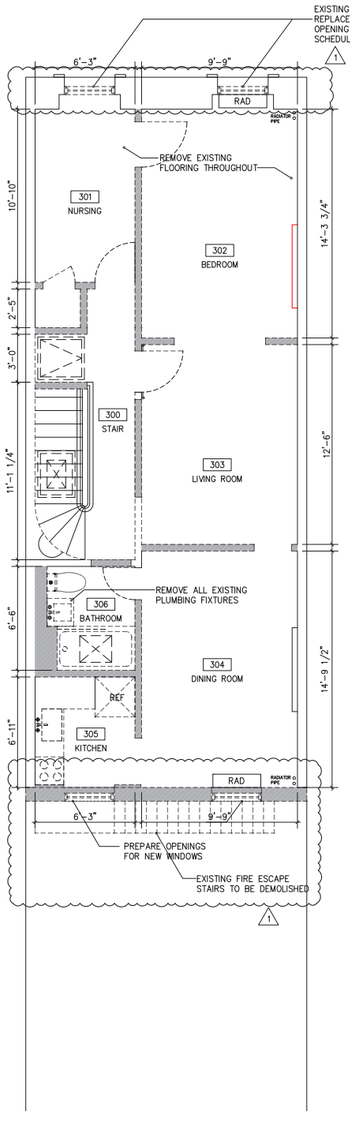
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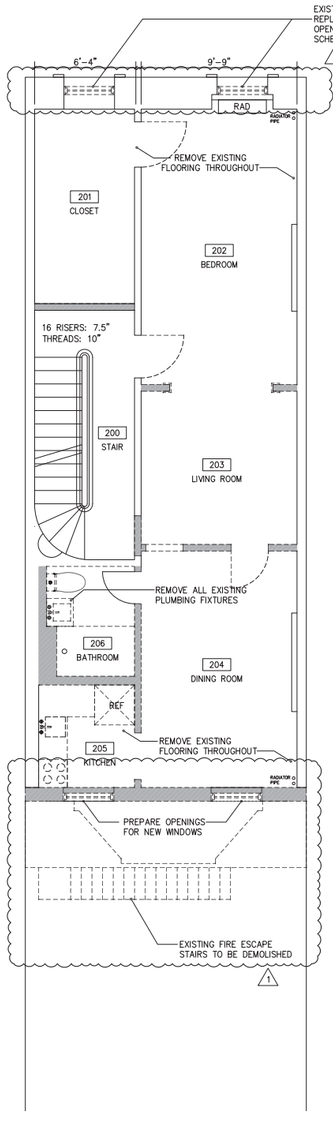
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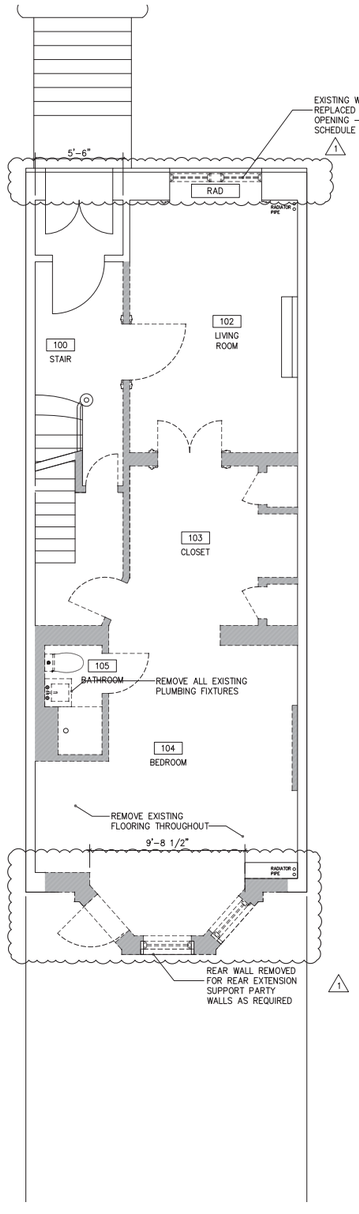
APPENDIX



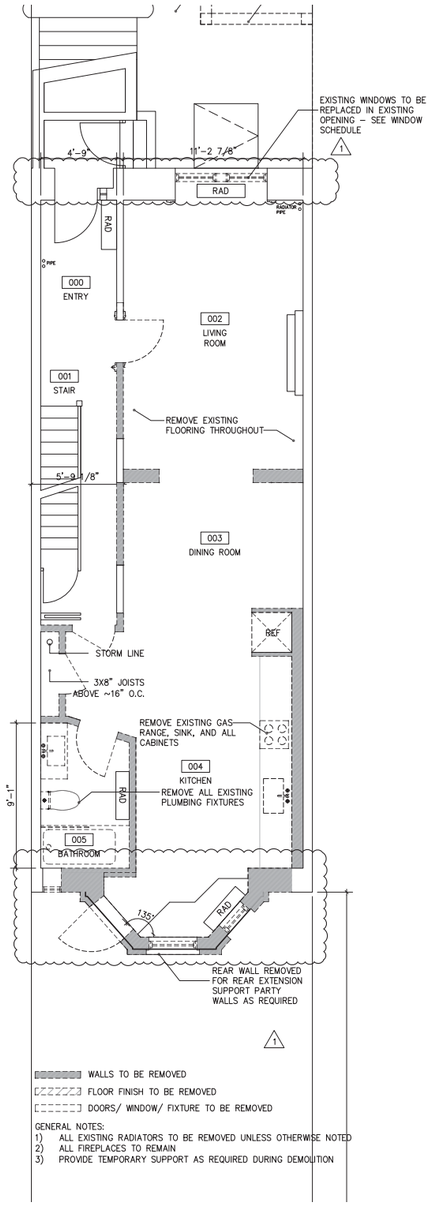
THIRD FLOOR



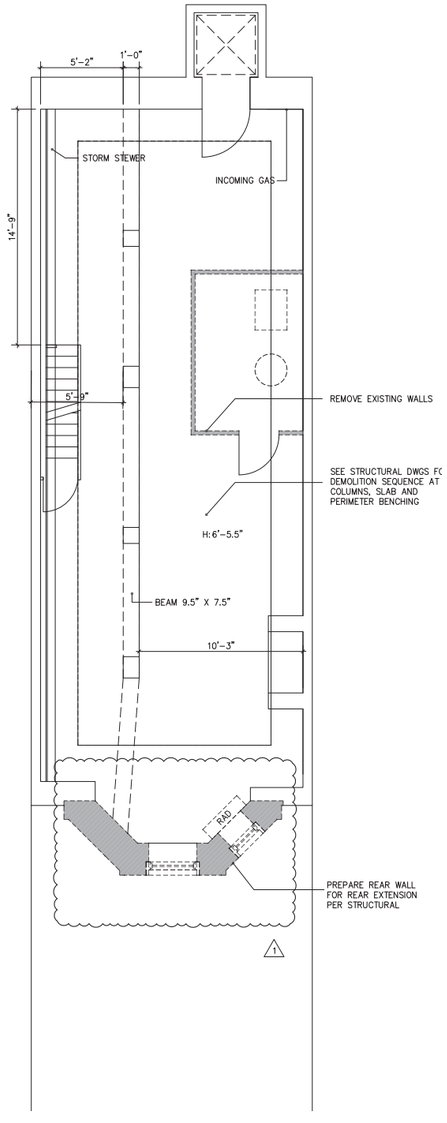
SECOND FLOOR



FIRST FLOOR



BASEMENT FLOOR

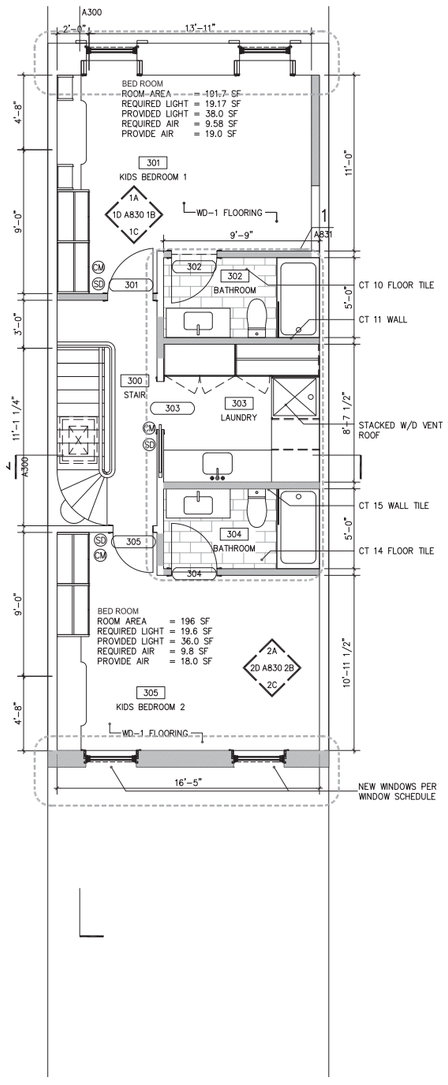


CELLAR FLOOR

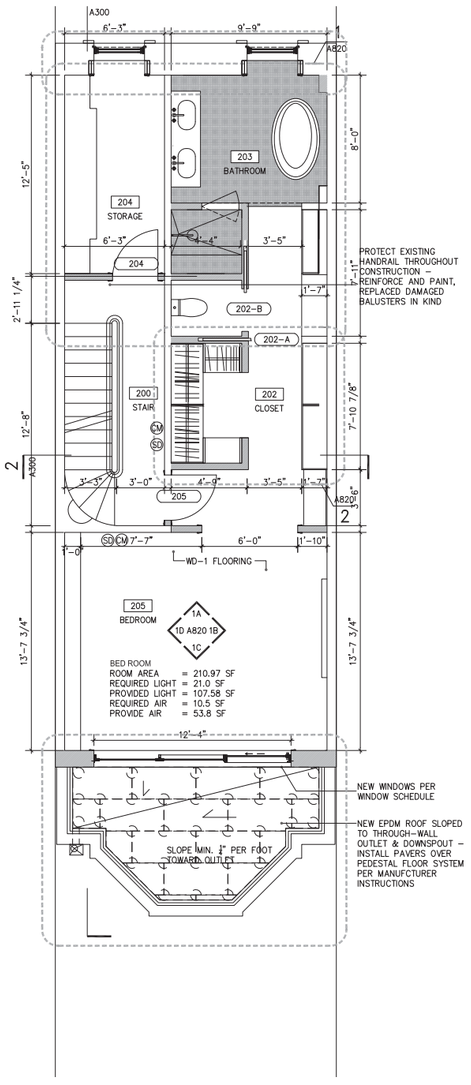
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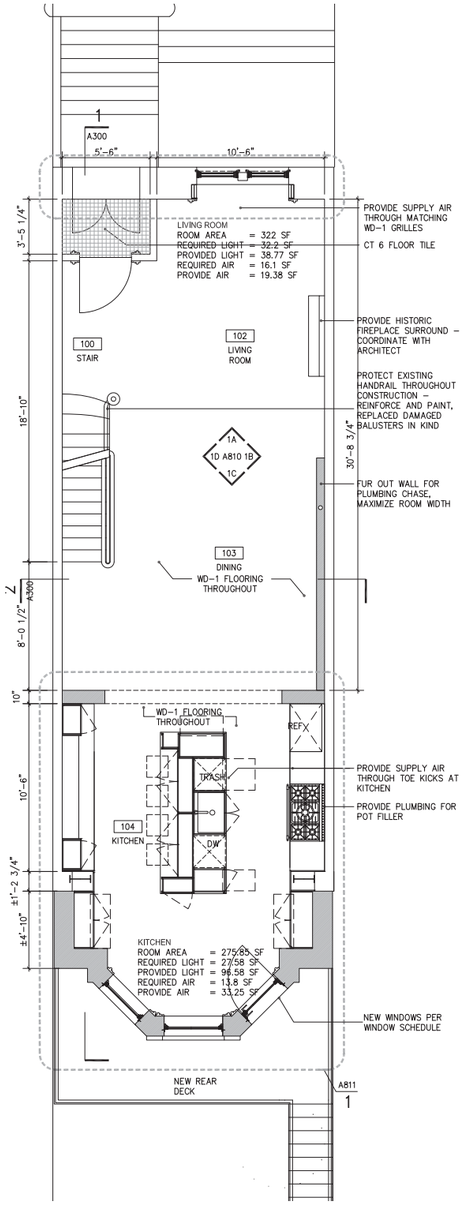
DEMOLITION PLANS



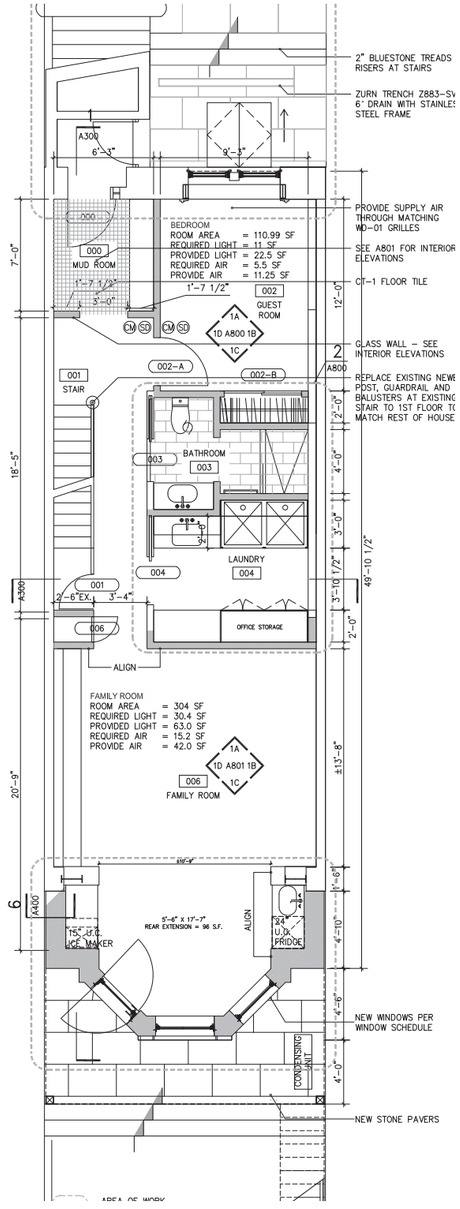
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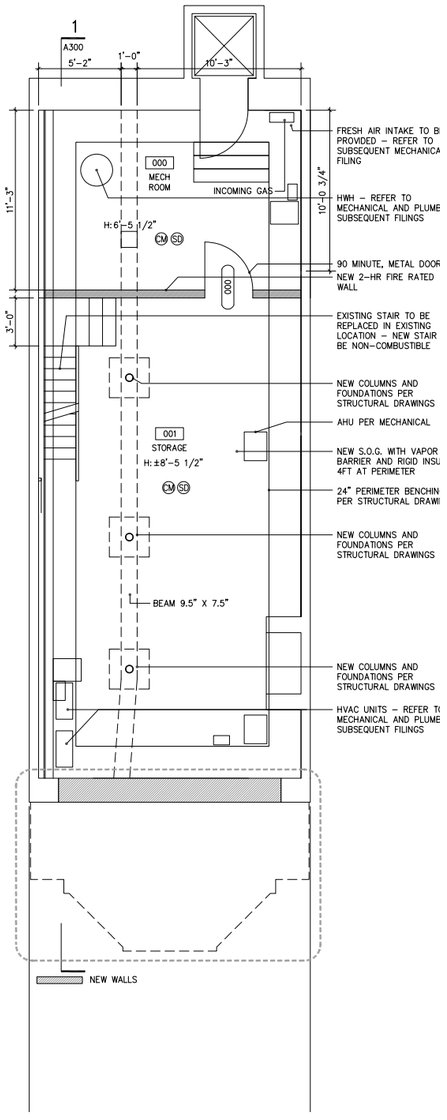
SECOND FLOOR



FIRST FLOOR



BASEMENT FLOOR



CELLAR FLOOR

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PROPOSED PLANS



THANK YOU

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