

The current proposal is:

Preservation Department – Item 1, LPC-26-11219

**98 Montague Street – Brooklyn Heights Historic District
Borough of Brooklyn**

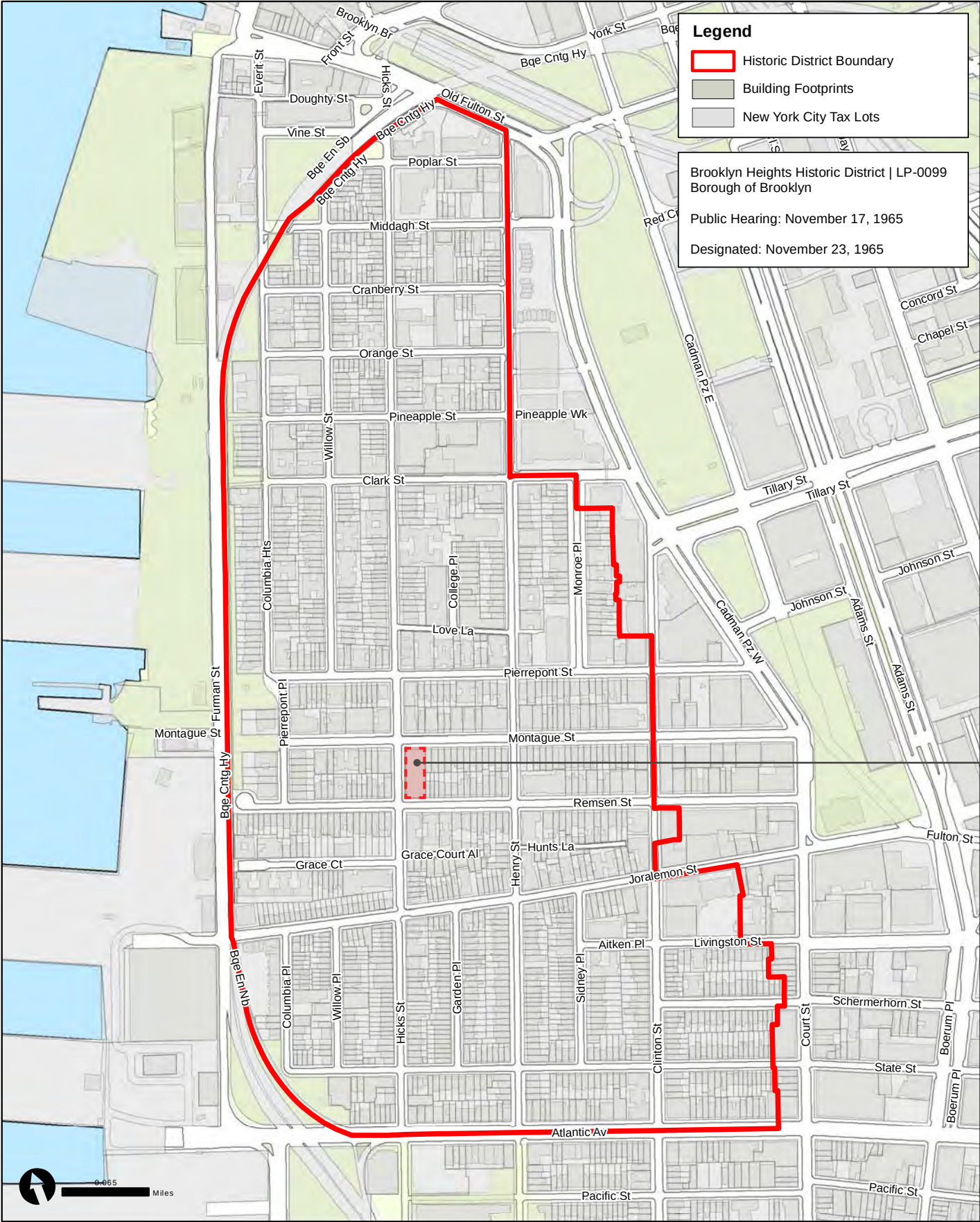
Note: this is a Public Meeting item. No public testimony will be received today as the hearing on this item is closed.

98 Montague St Bossert Hotel Conversion NYC Landmarks Preservation Commission

August 28th, 2026



Brooklyn Heights Historic District Map



Project Site





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



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

View to Hicks Street Facade from Montague St

Existing



Previously Proposed



Currently Proposed



View to Hicks St and Remsen St Facade from Grace Ct



Existing



Previously Proposed



Currenrtly Proposed

Previous Proposed SW Axon



New Proposed SW Axon



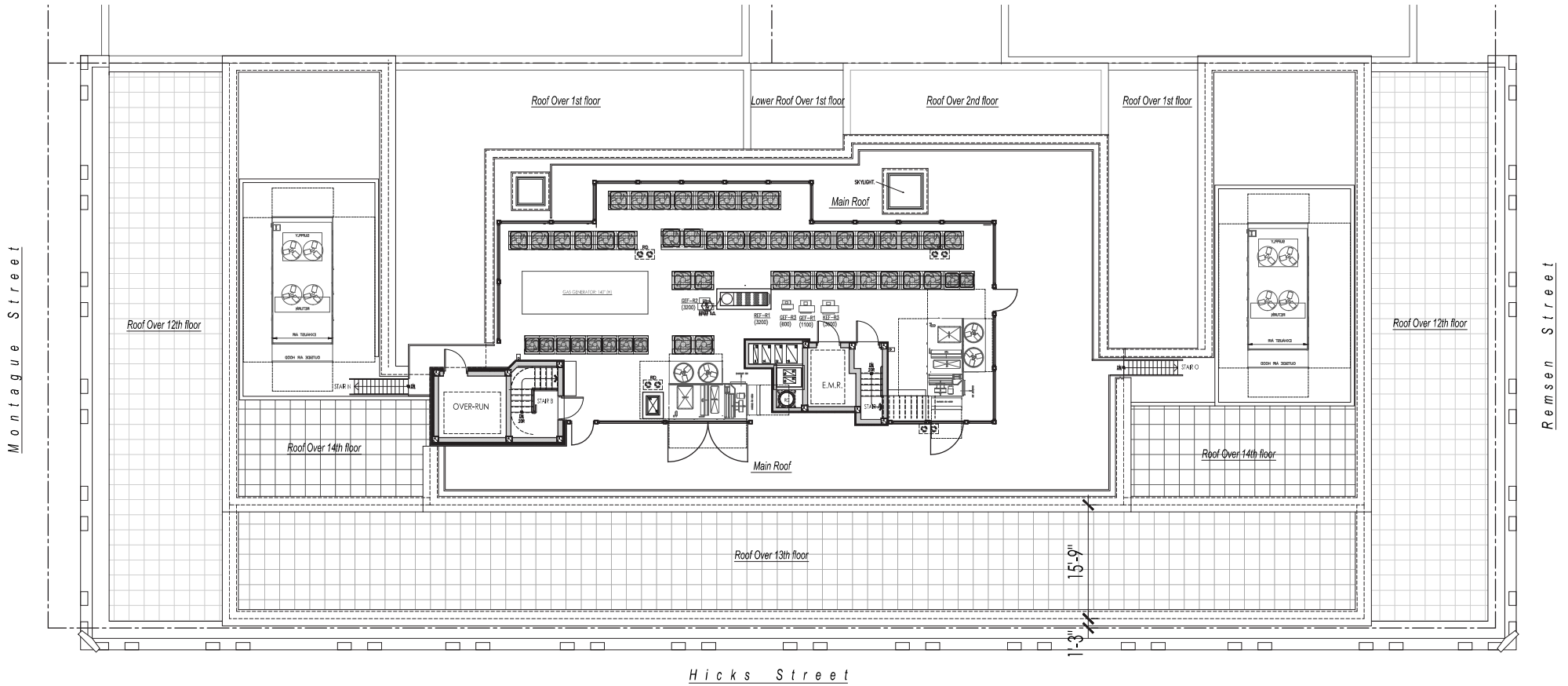
Previous Proposed NE Axon



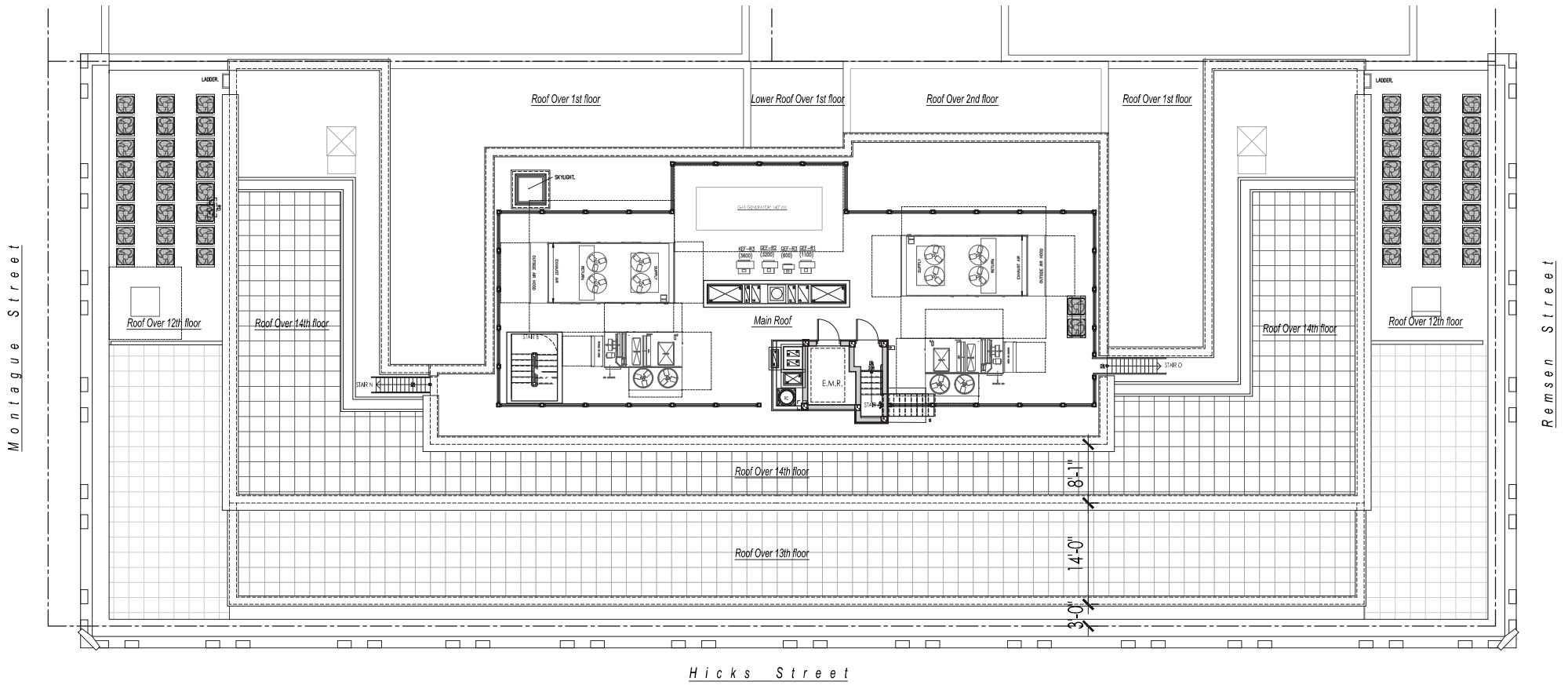
New Proposed NE Axon



Previous Proposed Roof Plan

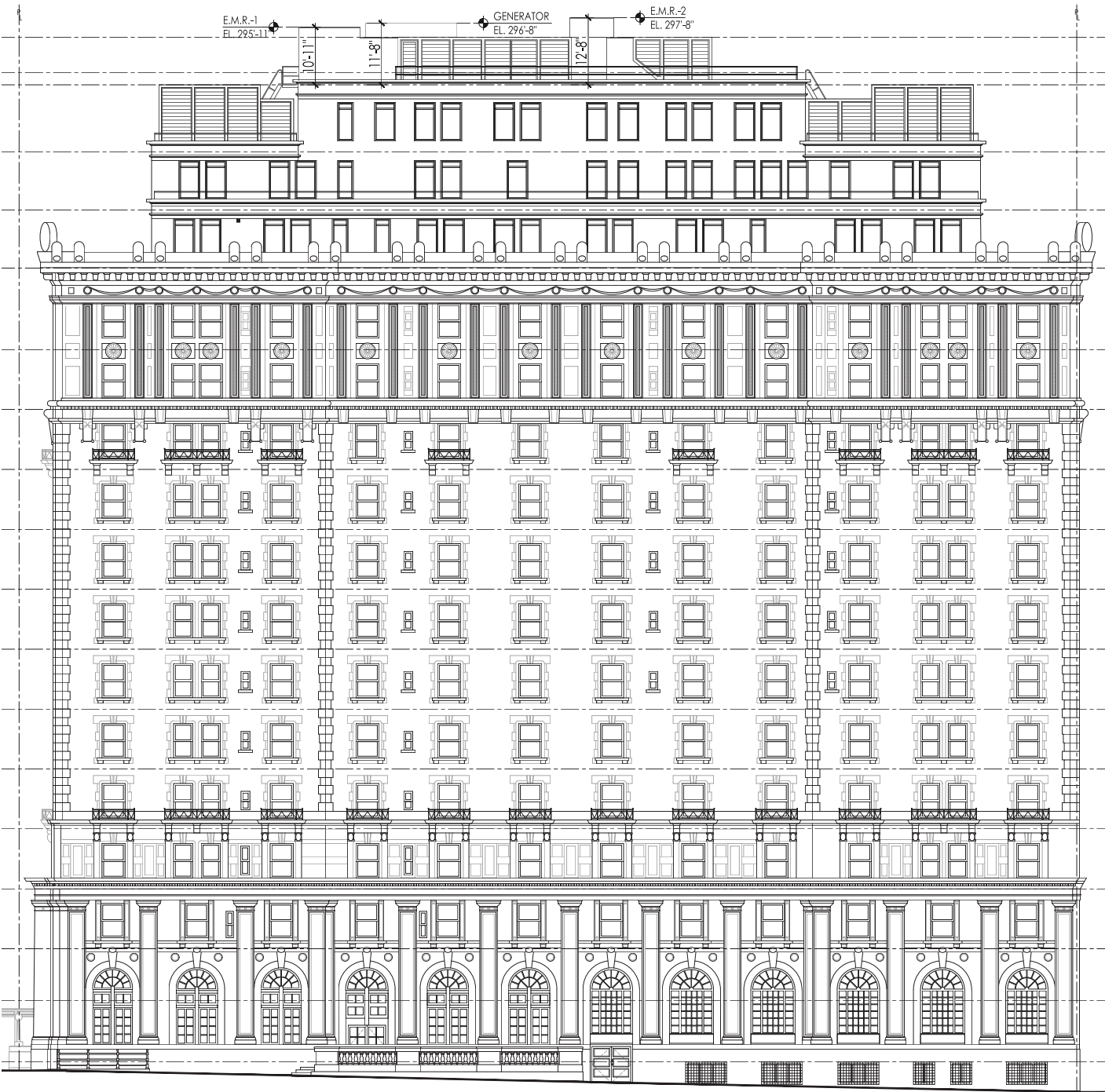
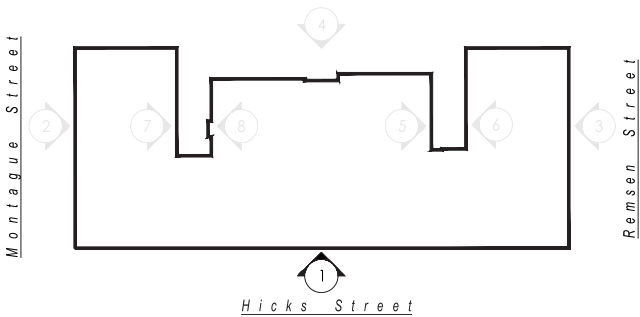


New proposed Roof Plan

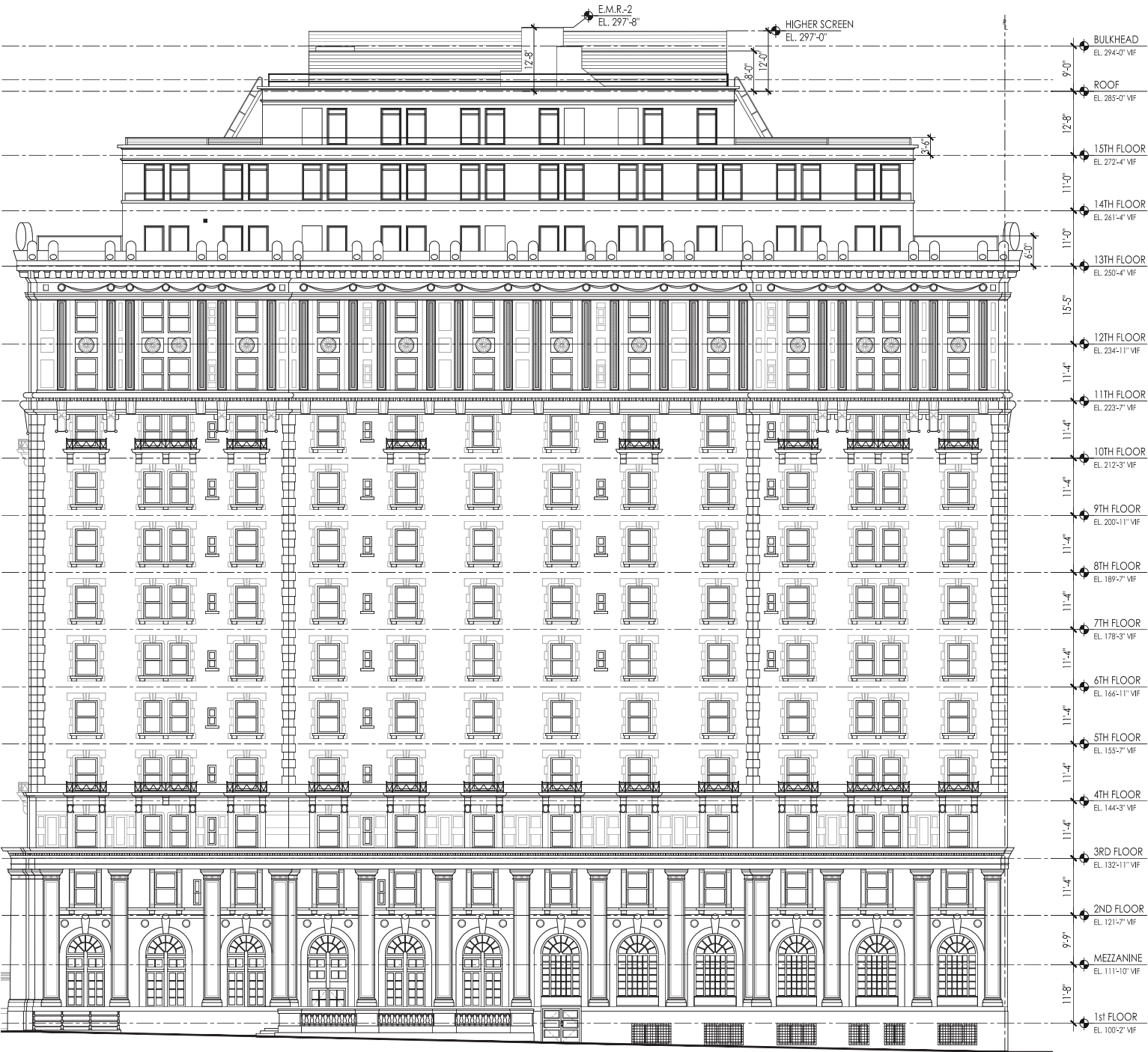


① Hicks St Elevation

98 Montague - Bossert Hotel Conversion



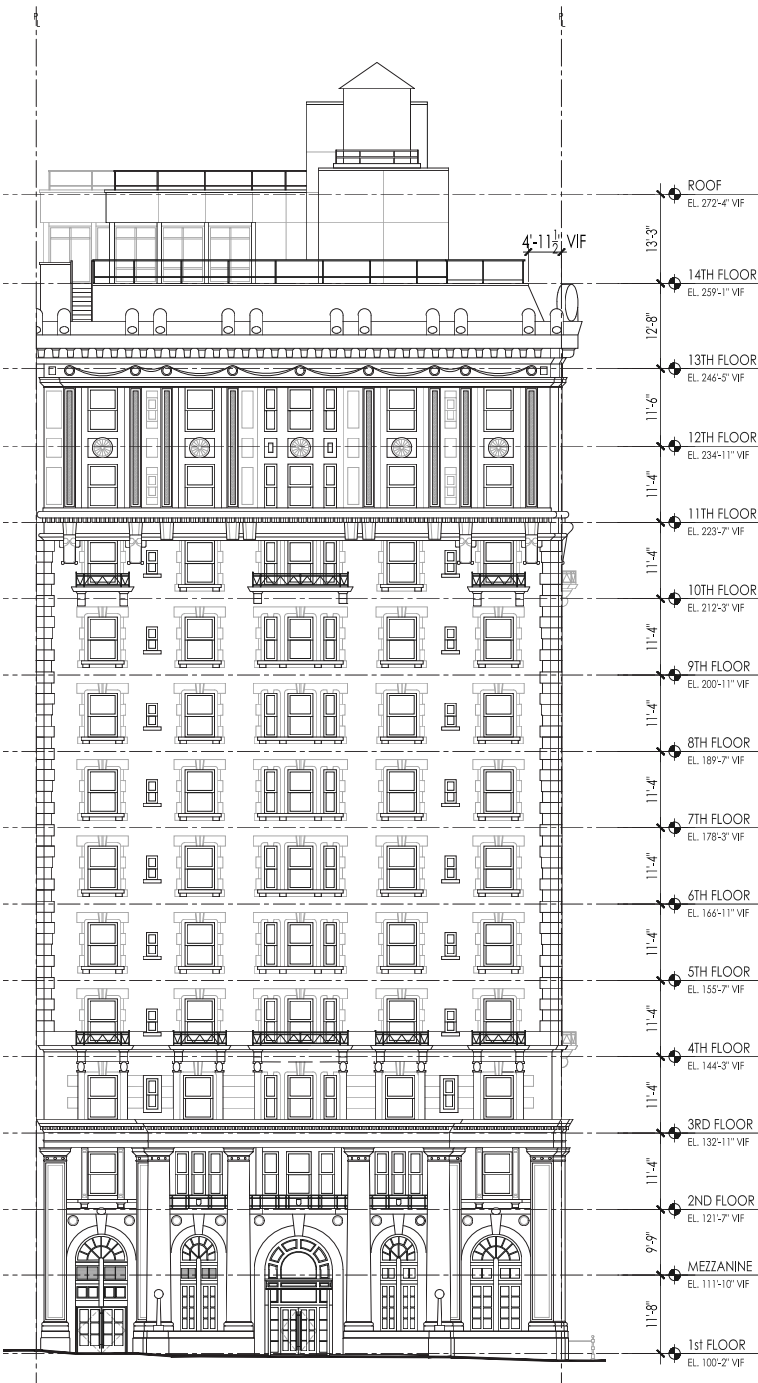
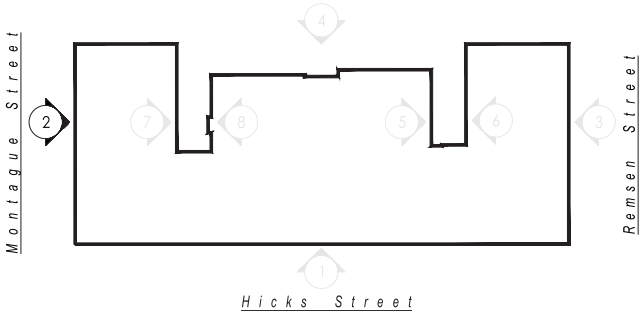
Previous Proposed Elevation



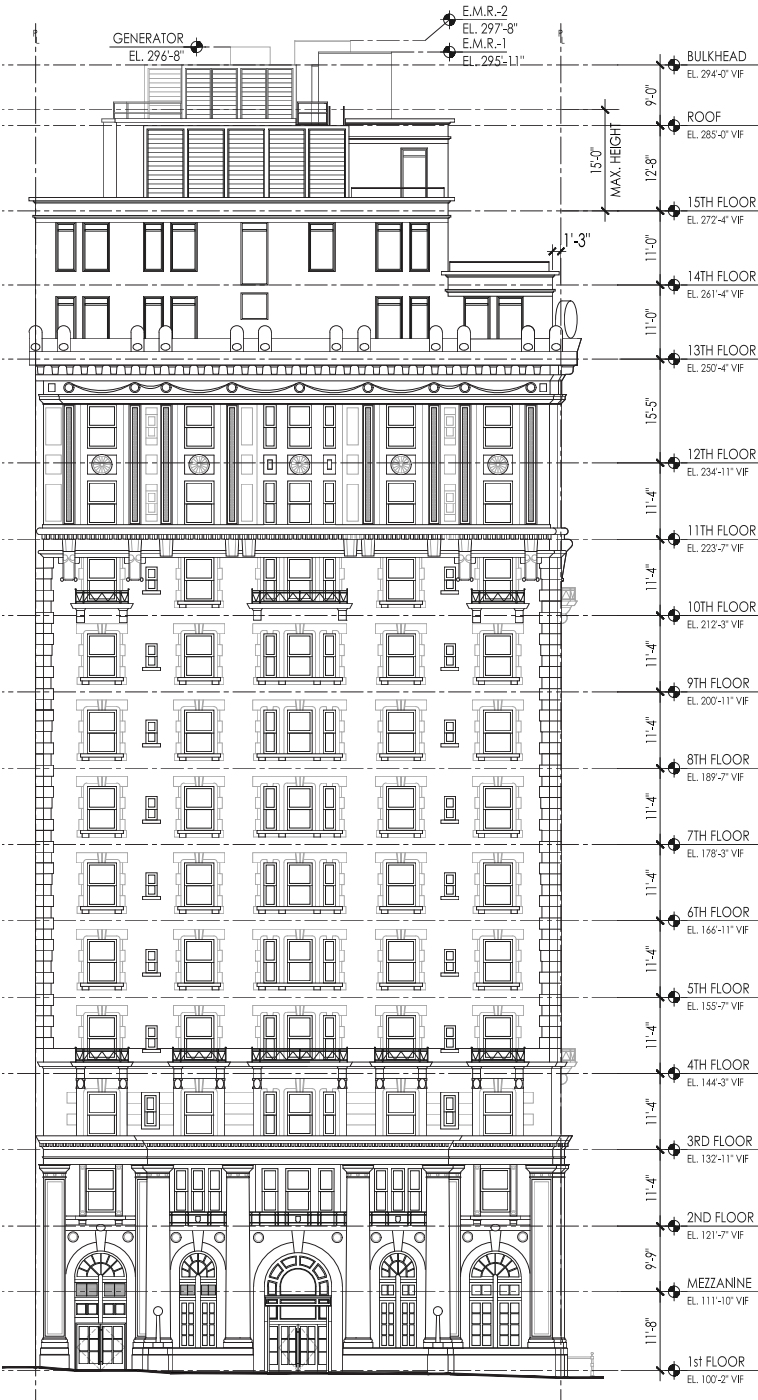
New Proposed Elevation

2 Montague St Elevation

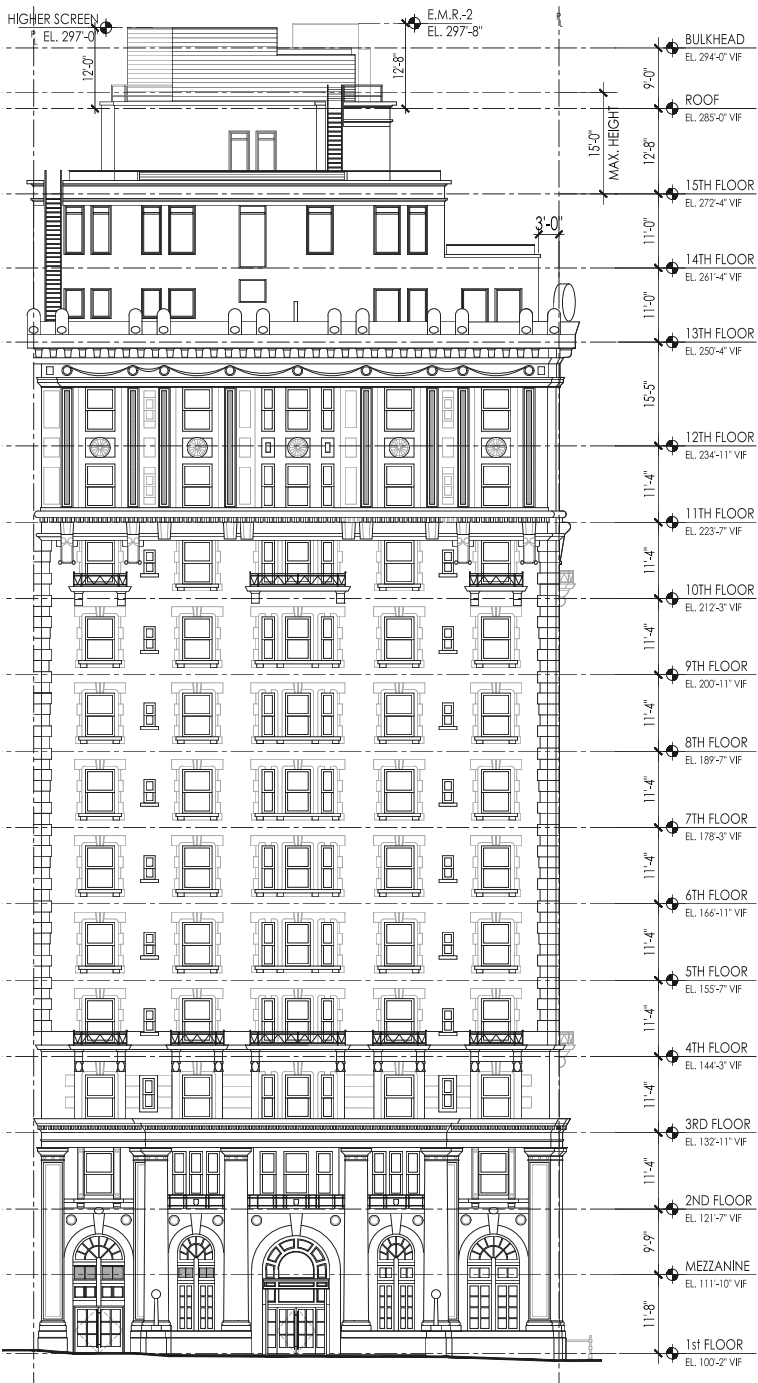
98 Montague - Bossert Hotel Conversion



Existing Elevation



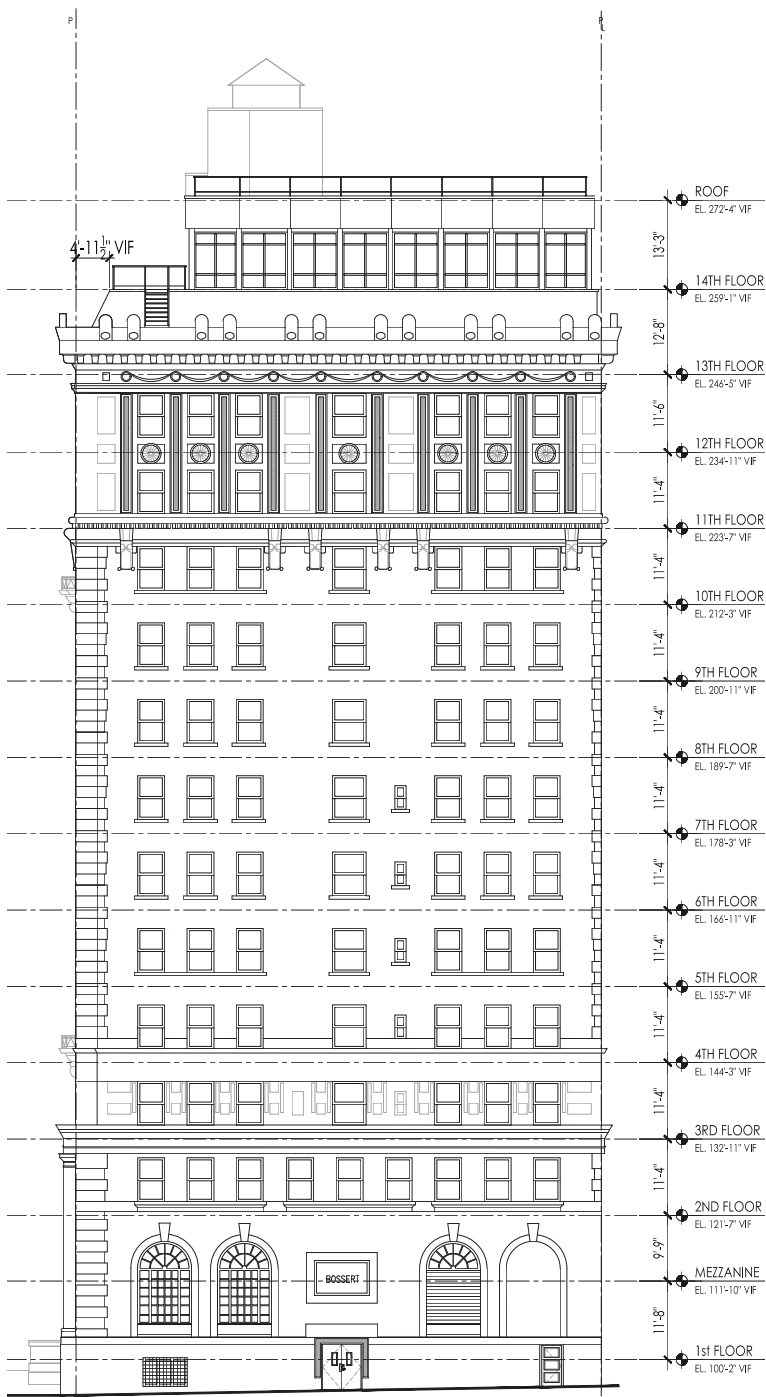
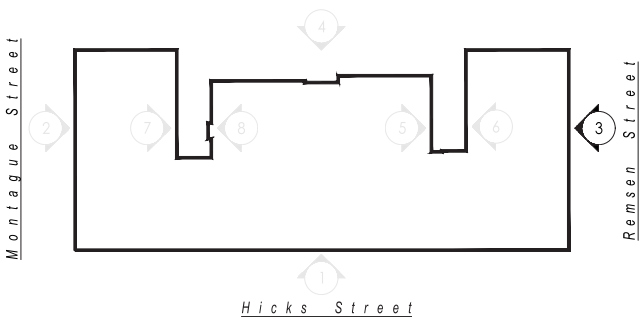
Previous Proposed Elevation



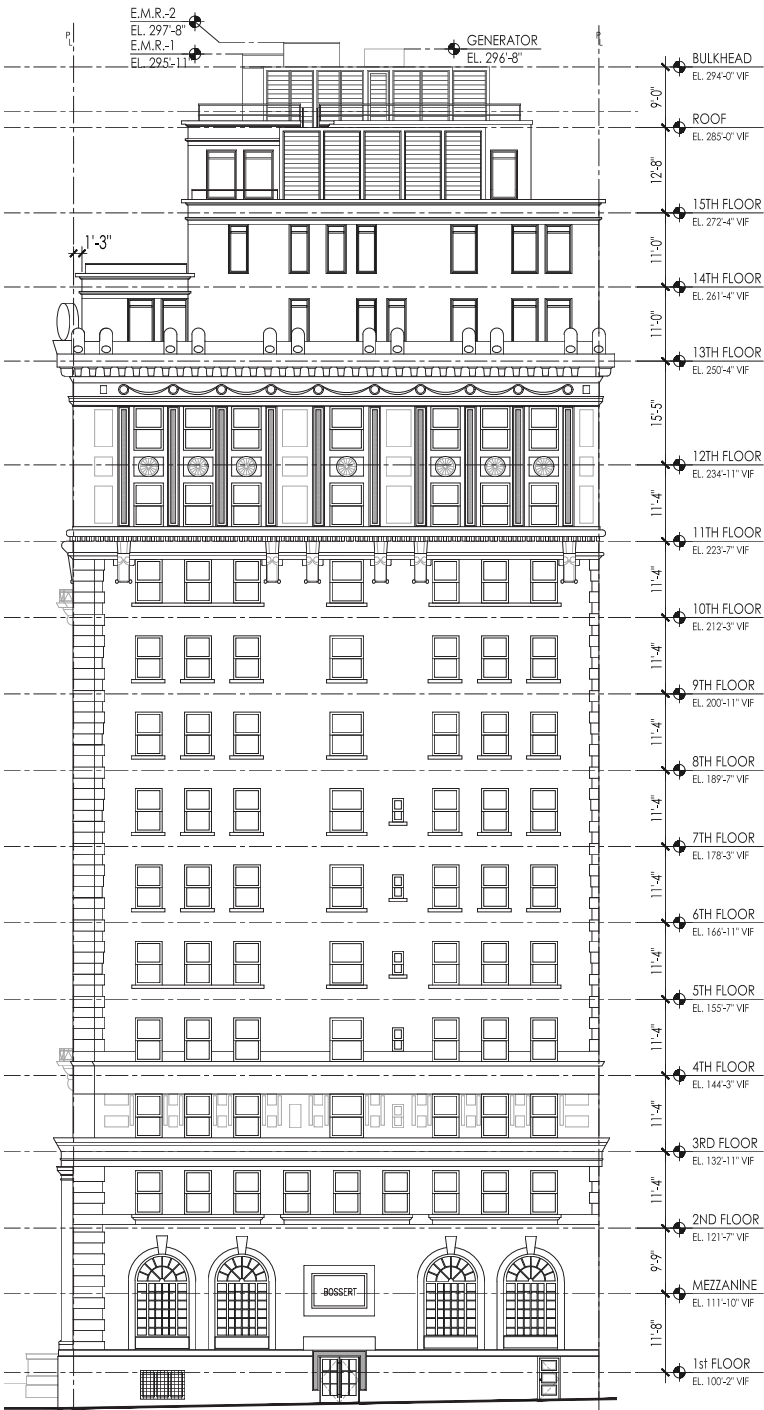
New Proposed Elevation

3 Remsen St Elevation

98 Montague - Bossert Hotel Conversion



Existing Elevation

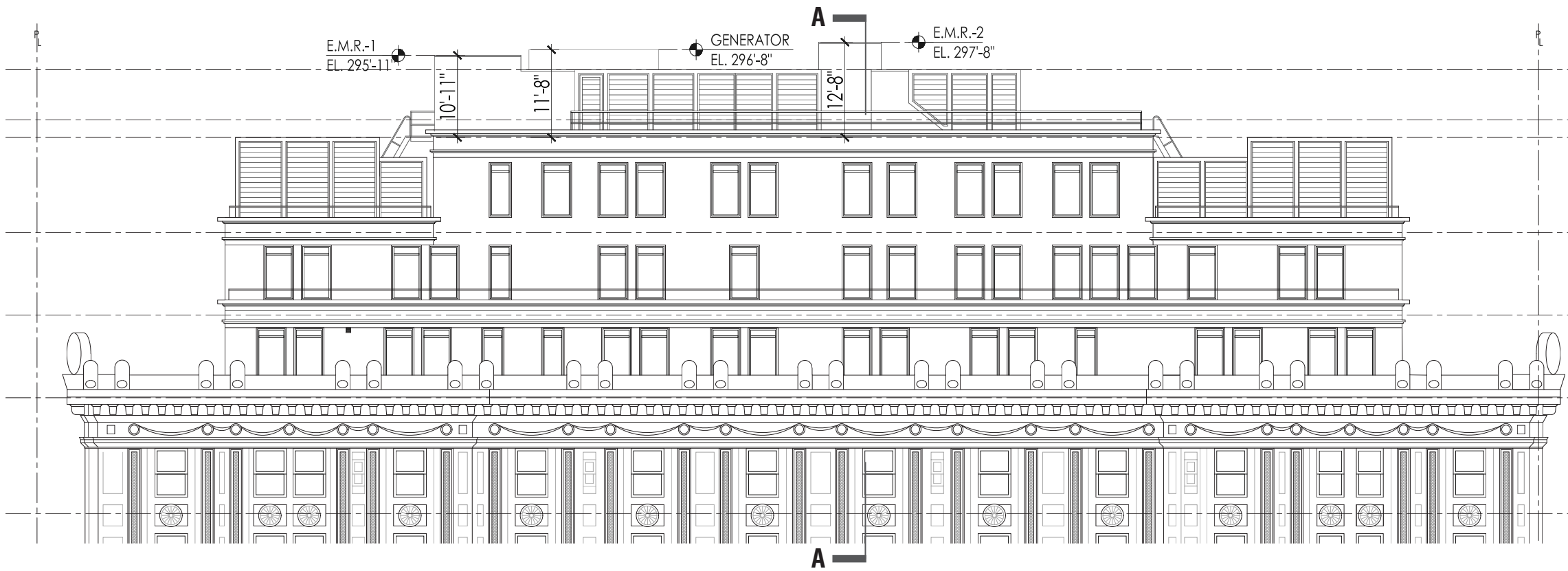


Previous Proposed Elevation

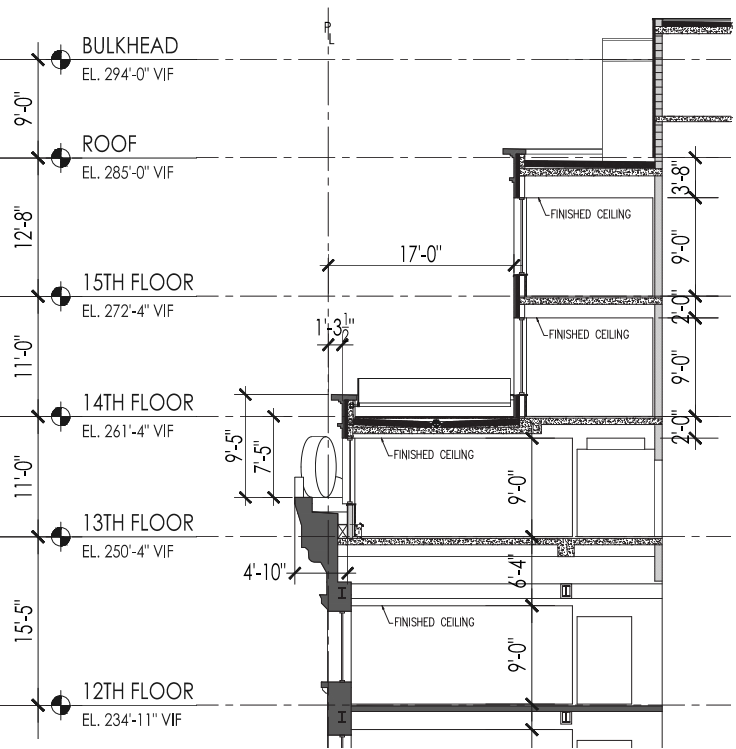


New Proposed Elevation

Previous Proposed Roof Enlargment Elevation



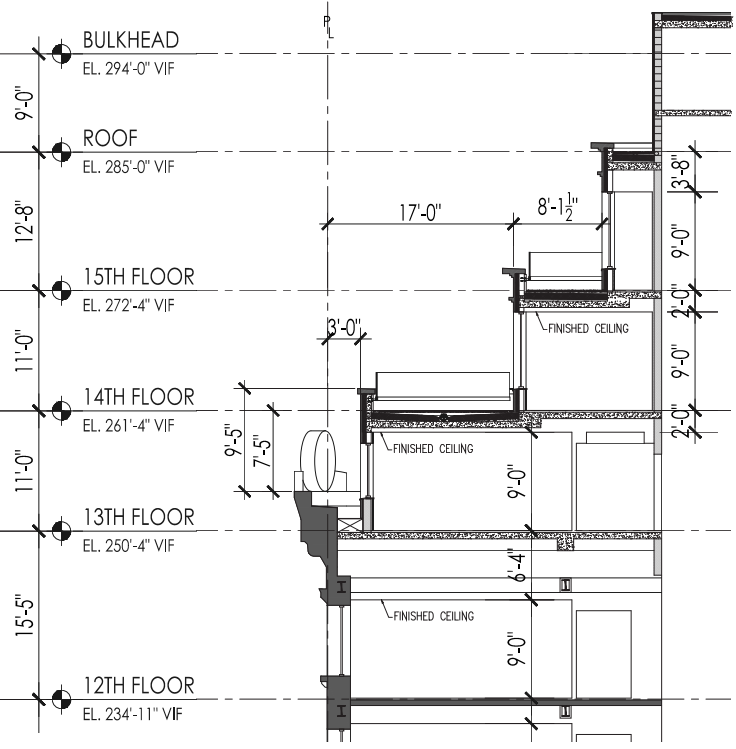
Section A-A



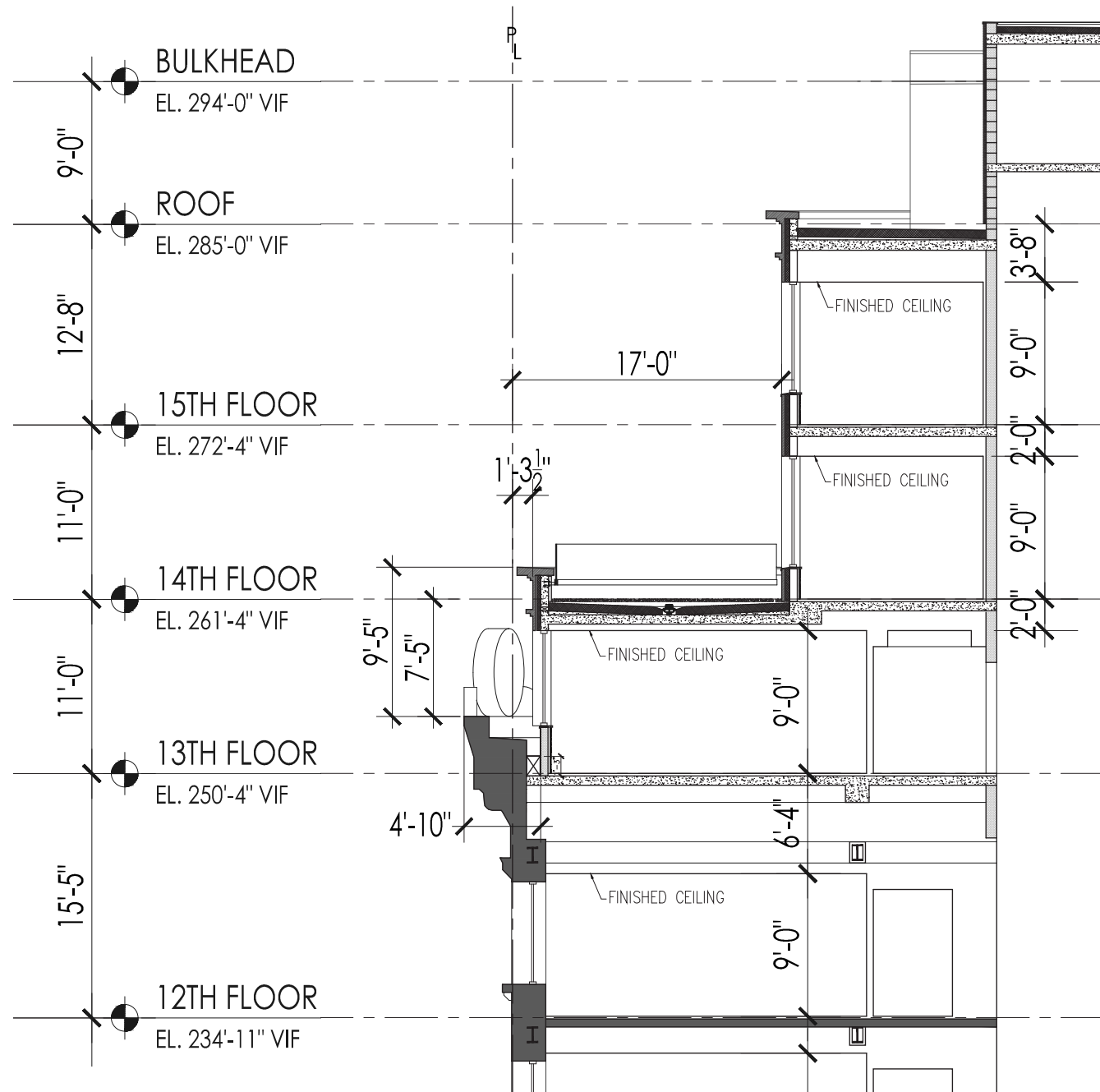
New Proposed Roof Enlargment Elevation



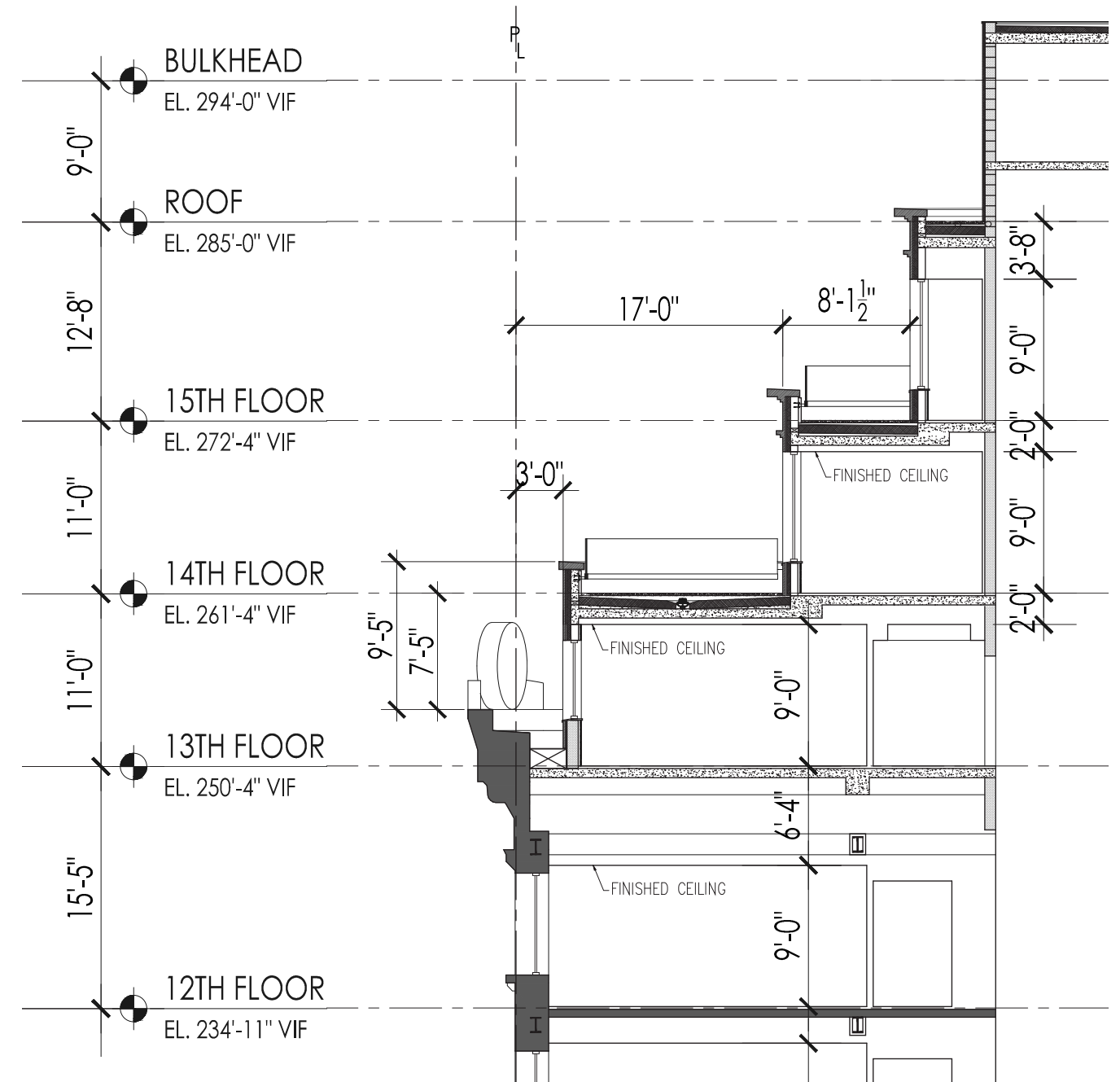
Section B-B



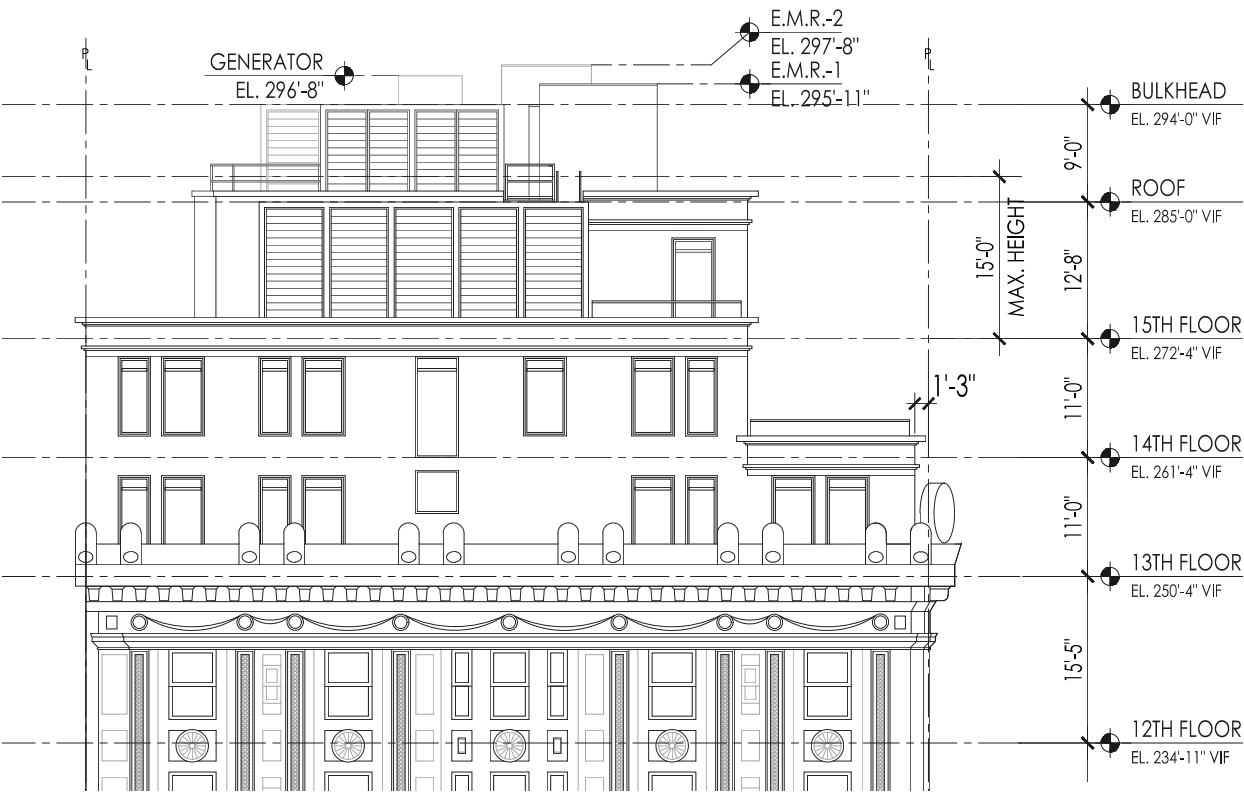
Previous Proposed Enlarged Section A-A



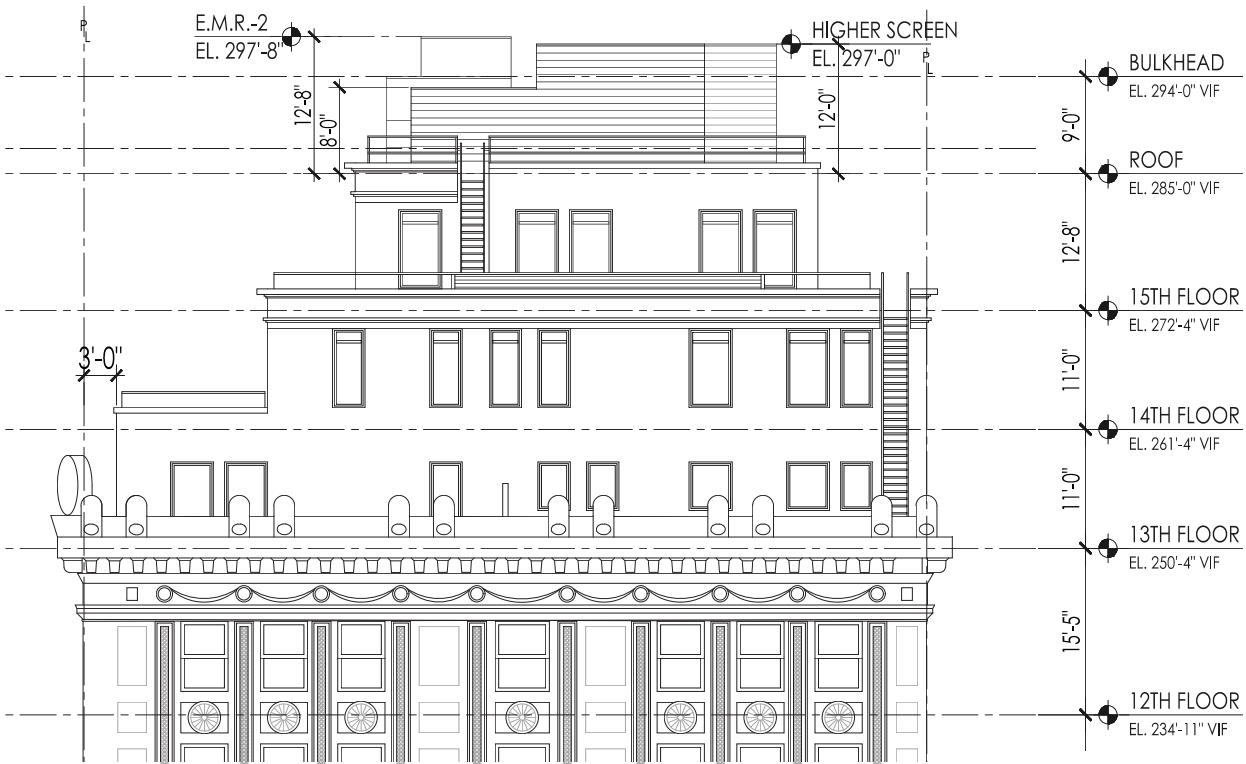
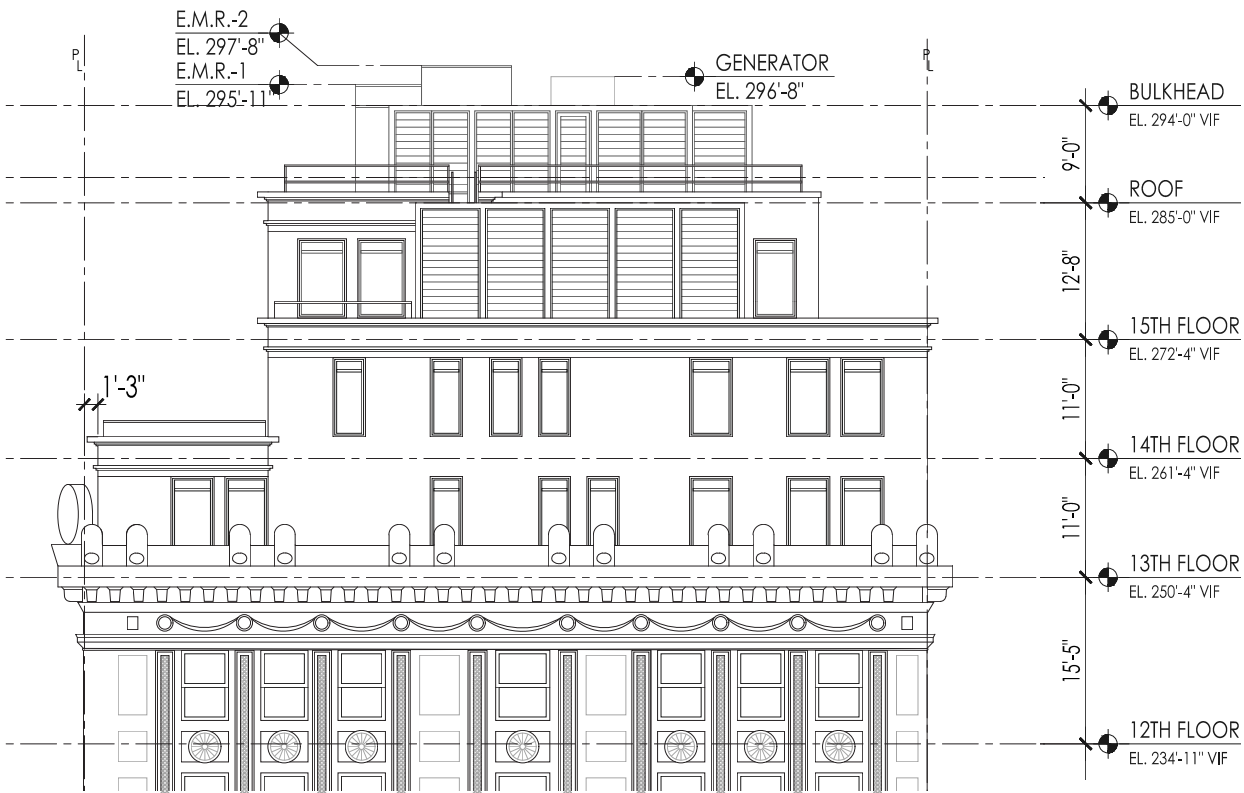
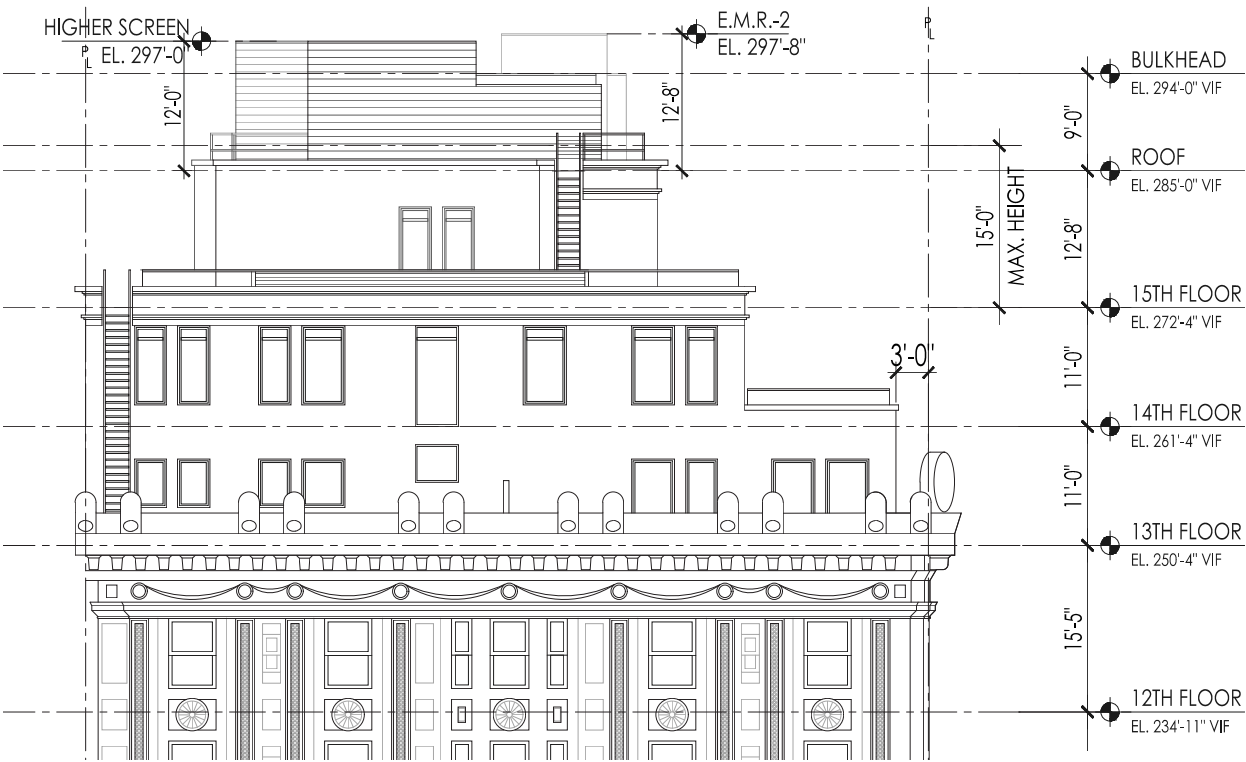
New Proposed Enlarged Section B-B



Previous Proposed Roof Enlargment Elevation



New Proposed Roof Enlargment Elevation



Materials

Location:
Window Frames, Glass guardrails,
Mechanical screens

Material:
PPG Duranar Solid Colors
- Plymouth Rock UC127887



Location:
Roof addition Exterior Walls, Cornices.
Material:
PORCELANOSA - Boston Topo 24”x 48”



Grout Color:
Texrite - 713 Houston Gray



713 Houston Gray

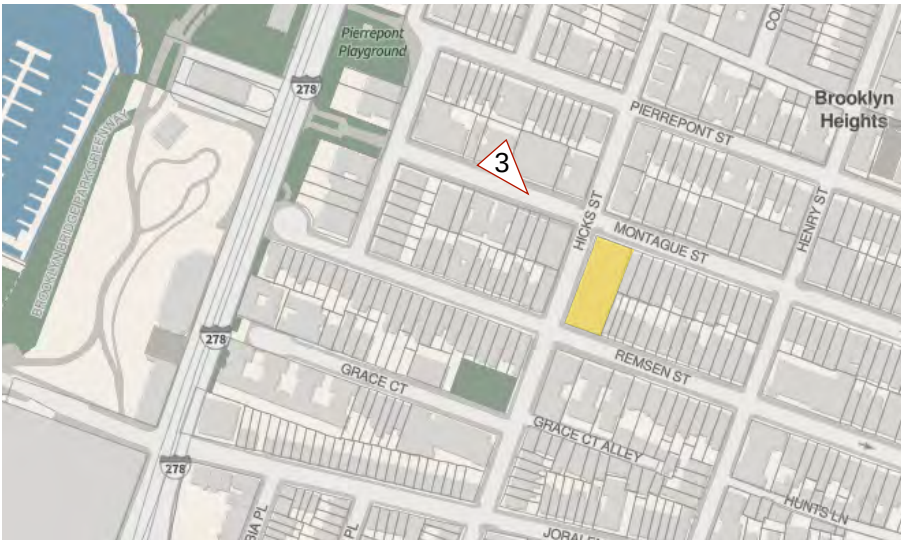
Visibility Study_Street View 3



Previous Proposed



New Proposed



Key Map

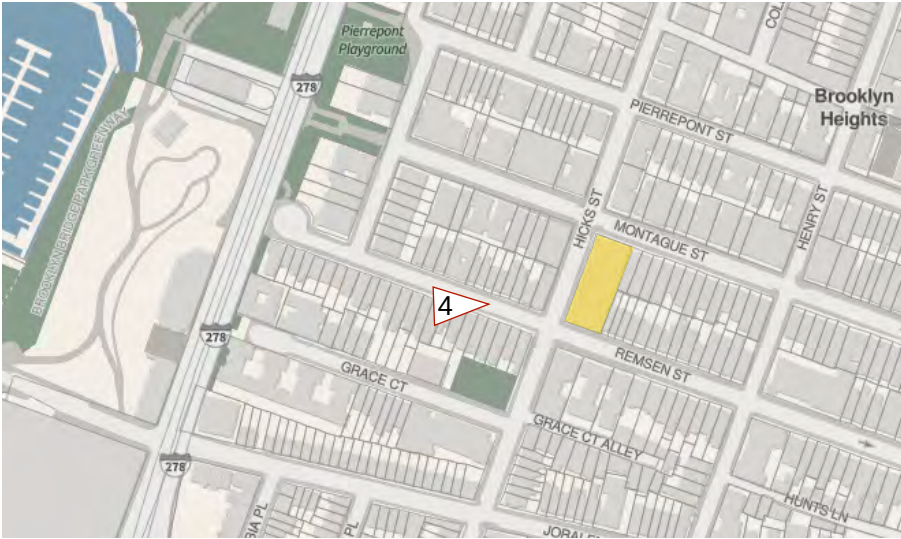
Visibility Study_Street View 4



Previous Proposed

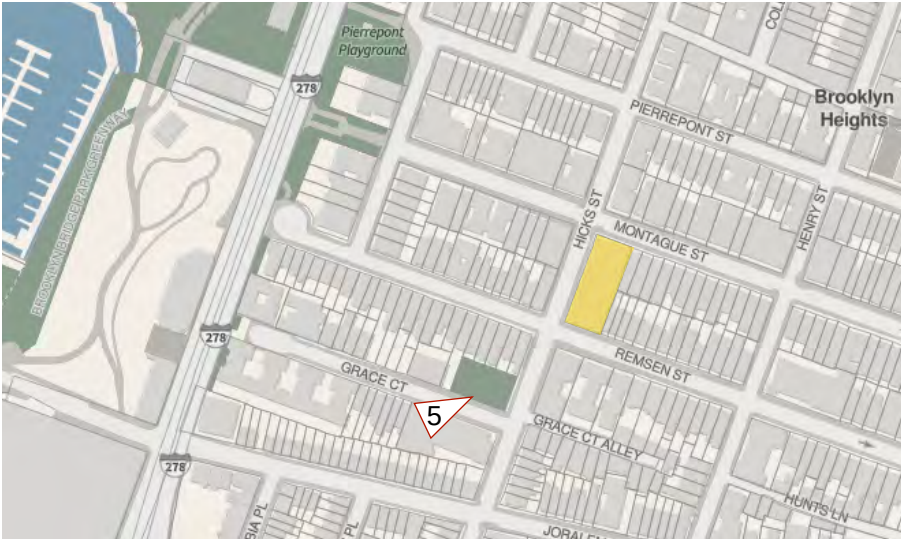


New Proposed



Key Map

Visibility Study_Street View 5



Key Map



Previous Proposed



New Proposed

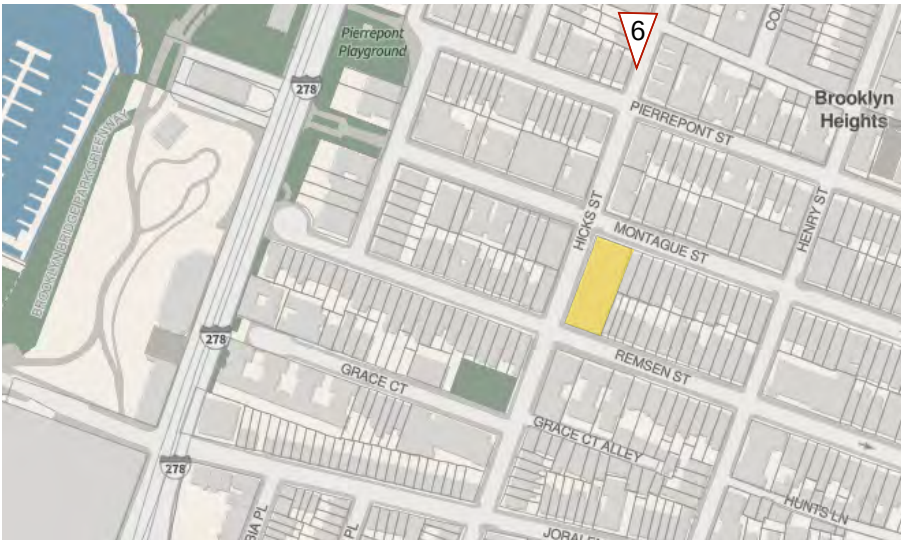
Visibility Study_Street View 6



Previous Proposed

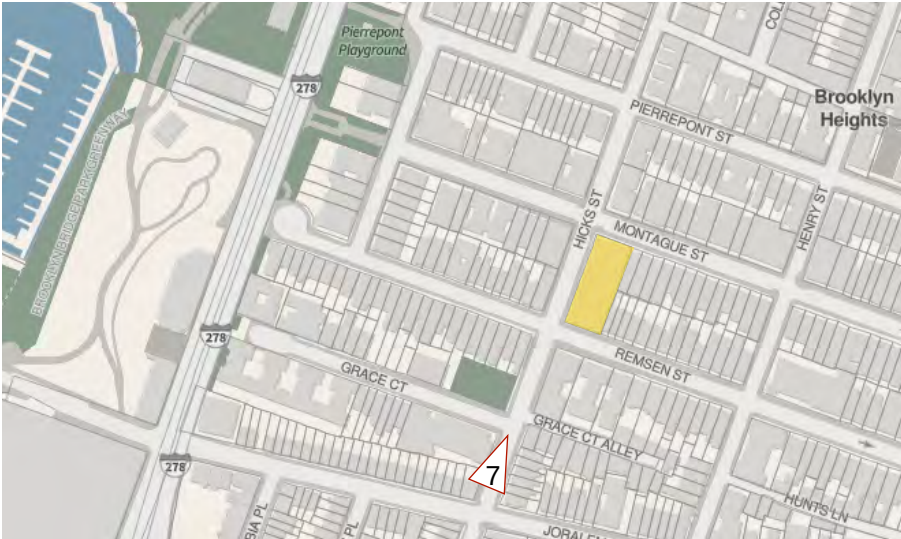


New Proposed



Key Map

Visibility Study_Street View 7



Key Map



Previous Proposed



New Proposed

Visibility Study_Street View 1



Previous Proposed



New Proposed



Key Map

Visibility Study_Street View 2



Previous Proposed

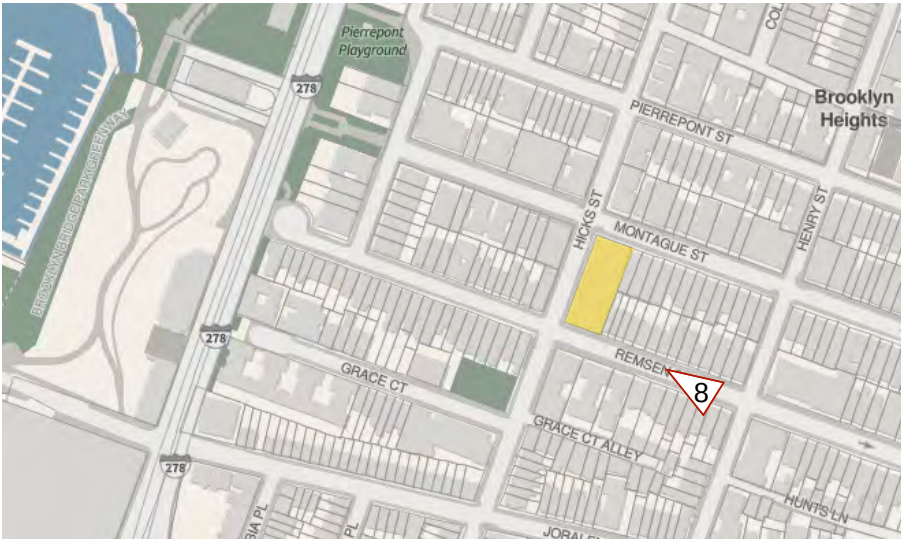


New Proposed



Key Map

Visibility Study_Street View 8



Key Map



Previous Proposed



New Proposed

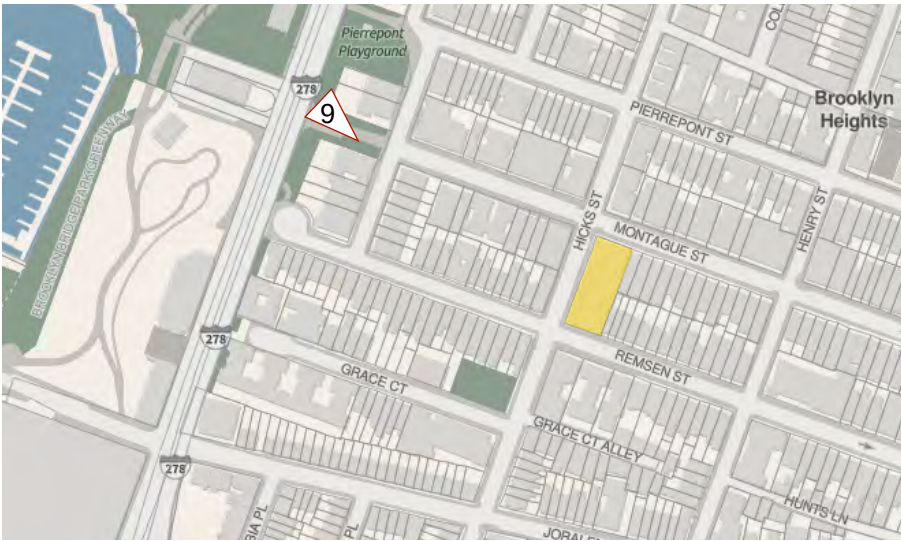
Visibility Study_Street View 9



Previous Proposed



New Proposed



Key Map

Visibility Study_Street View 10



Key Map



Previous Proposed



New Proposed

Visibility Study_Street View 11_from Brooklyn Bridge Park Pier 5

Existing



Previous Proposed



New Proposed



Key Map

Visibility Study_Street View 12

Previous Proposed



New Proposed



Key Map

View to Hicks Street Facade from Montague St

Changes from the initial Hearing:

- 13th and 15th floors further set back
- Fenestration on all floors regularized and symmetrical, centered on the historic facade organization
- 13th floor cornice simplified; color of addition cladding darkened to enhance contrast with historic facade material
- Visible mechanical equipment at 14th floor relocated to reduce visibility and eliminate need for screening
- Stair and elevator bulkheads at 15th floor roof reduced in size and reconfigured to reduce visibility; mechanical screen height reduced
- Rear balconies changed to dark metal finish with metal picket rails to emphasize reading of light court
- Addition rear finish to match facade below, creating continuity with existing building



Existing



The current proposal is:

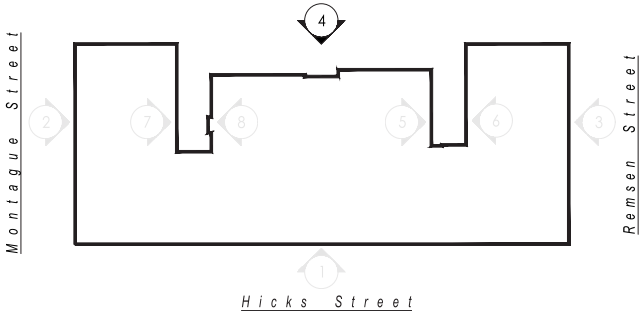
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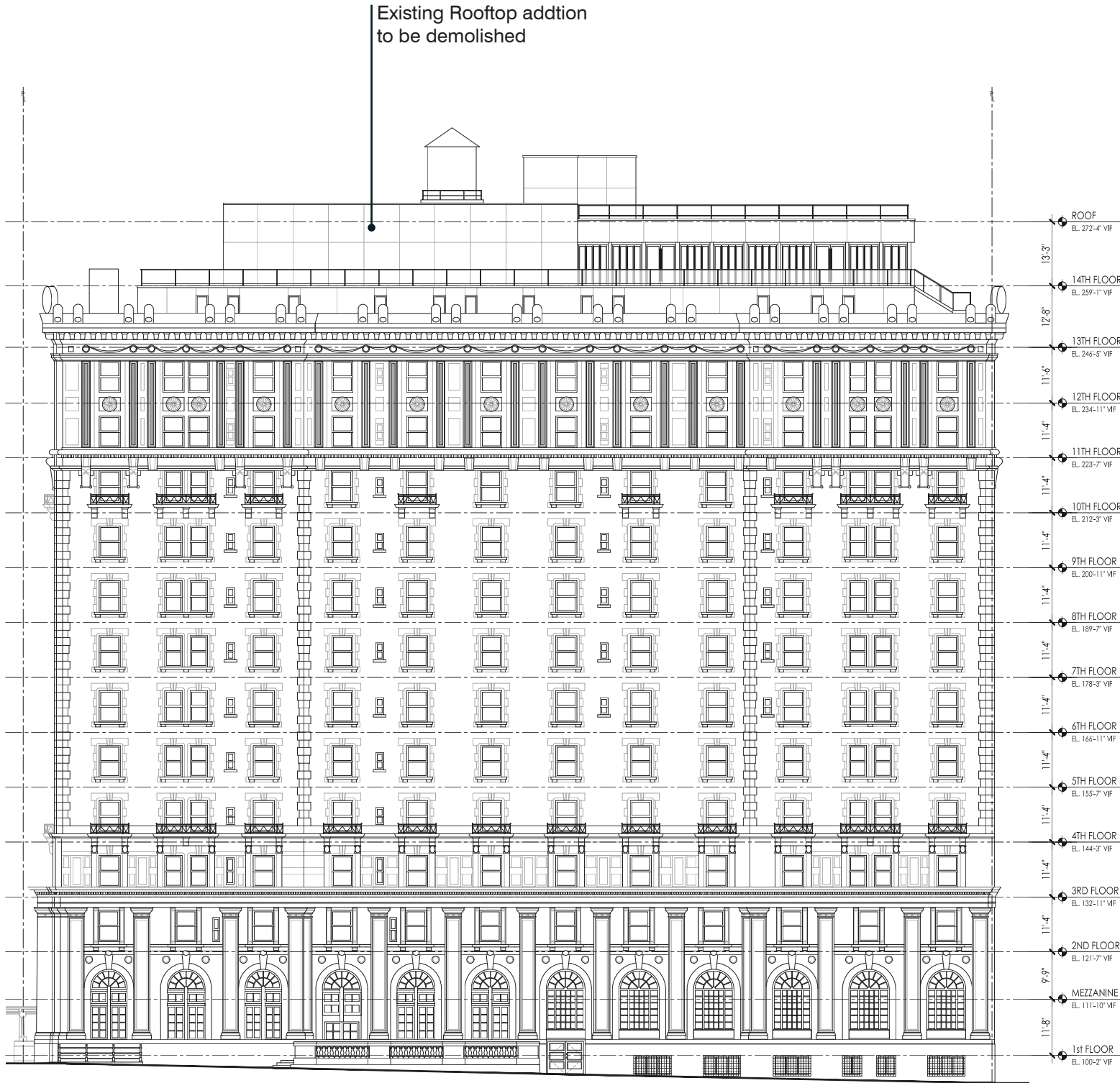
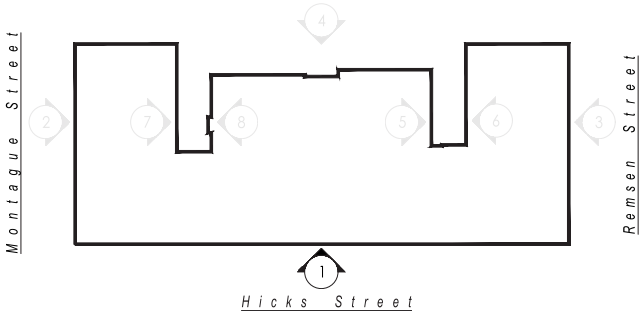
98 Montague St - Bossert Hotel Conversion APPENDIX

④ Comparative East Elevation

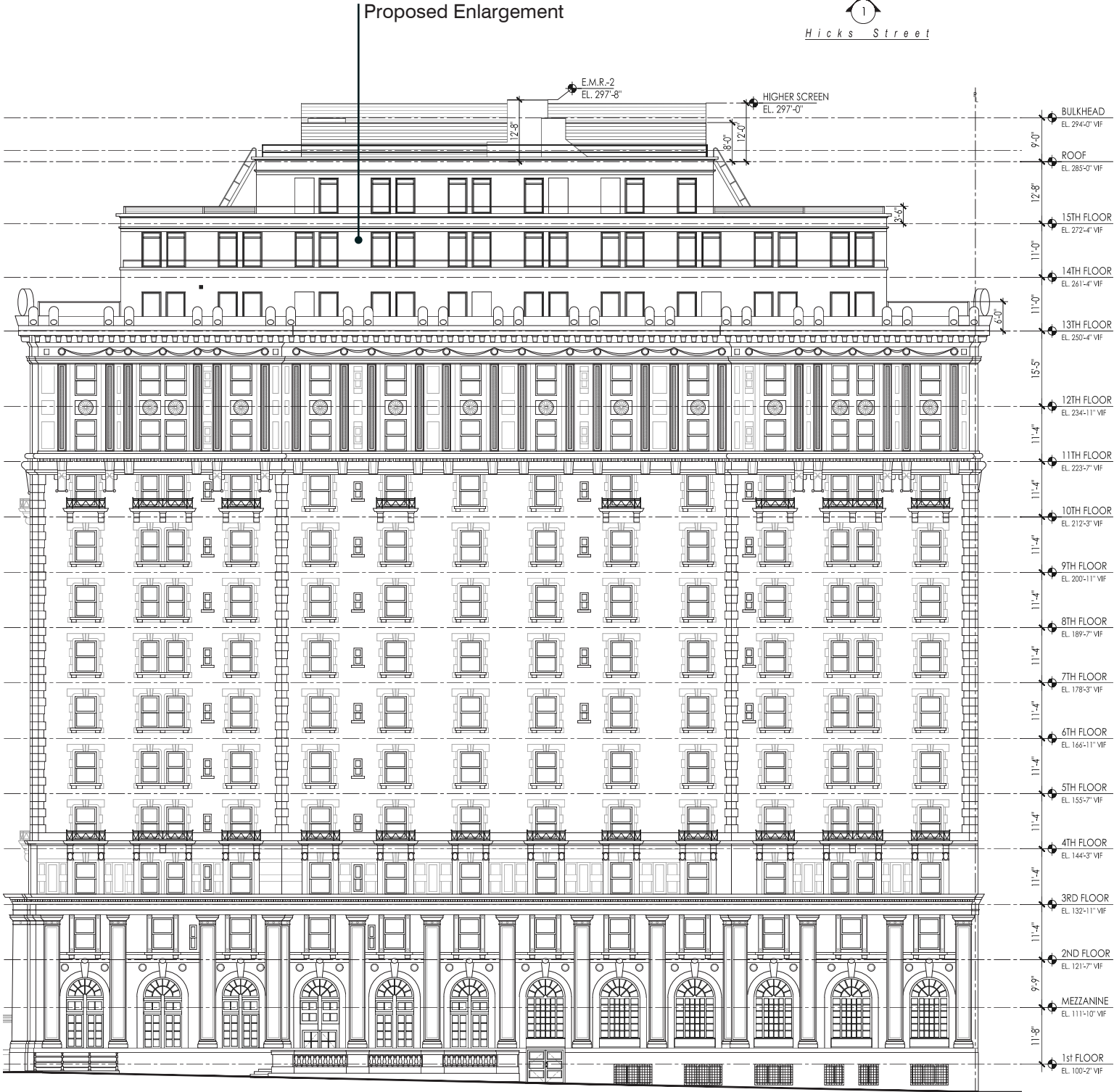


① Hicks St Elevation

98 Montague - Bossert Hotel Conversion

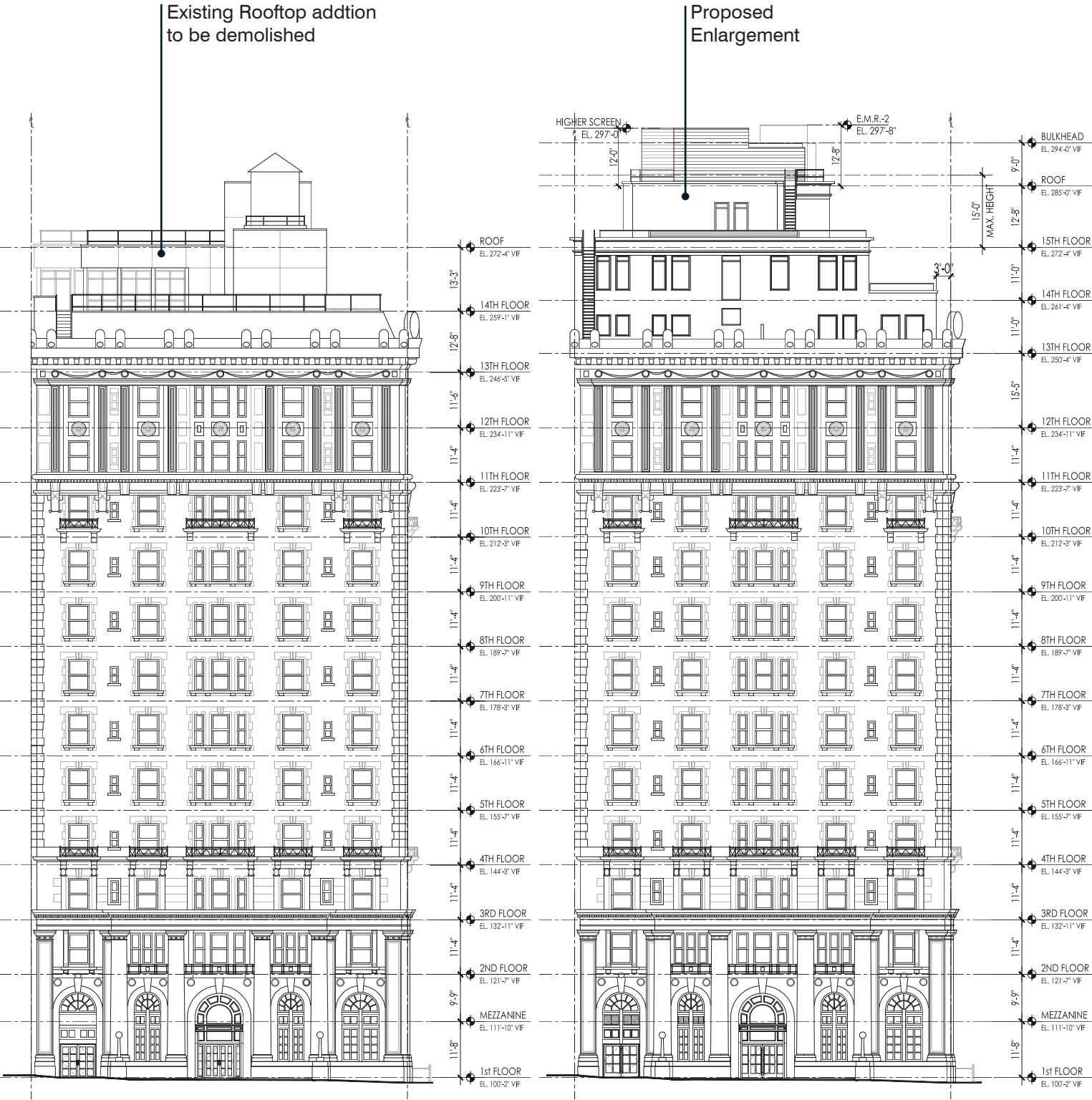


Existing Elevation



New Proposed Elevation

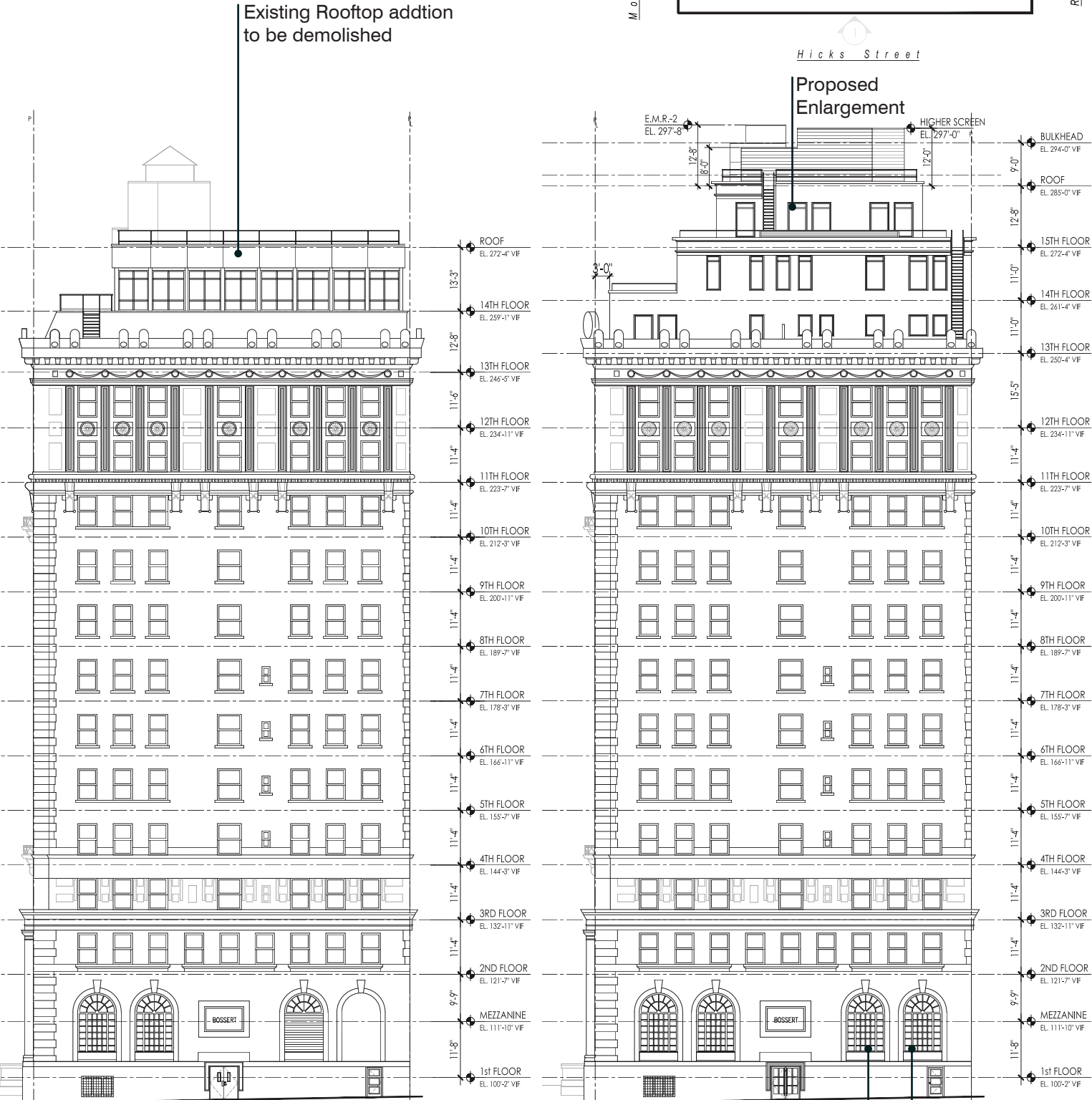
2 Montague St Elevation



Existing Elevation

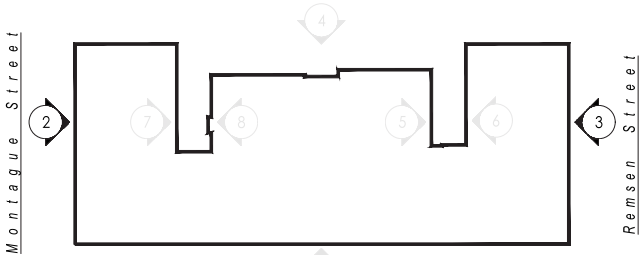
Proposed Elevation

3 Remsen St Elevation



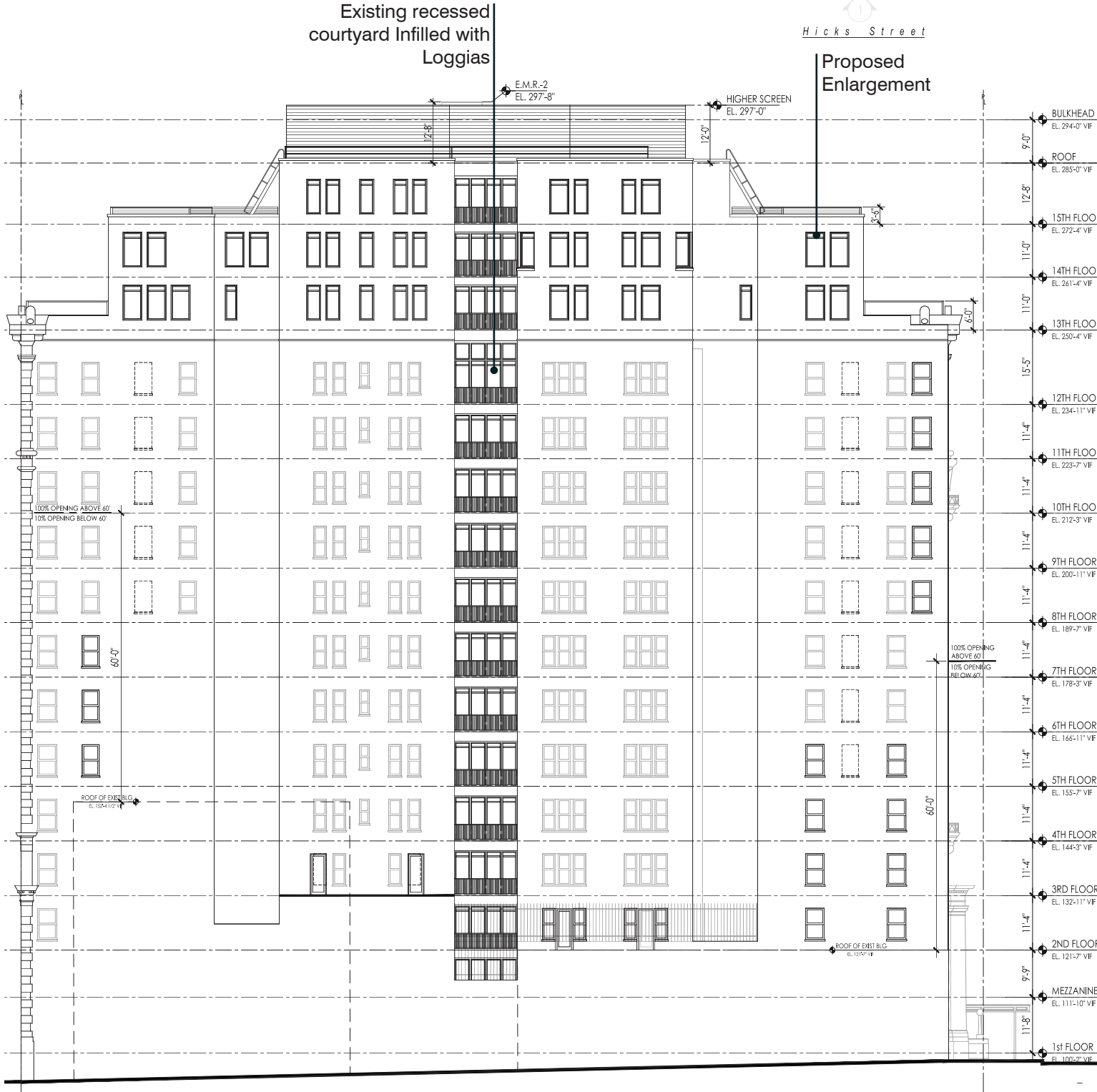
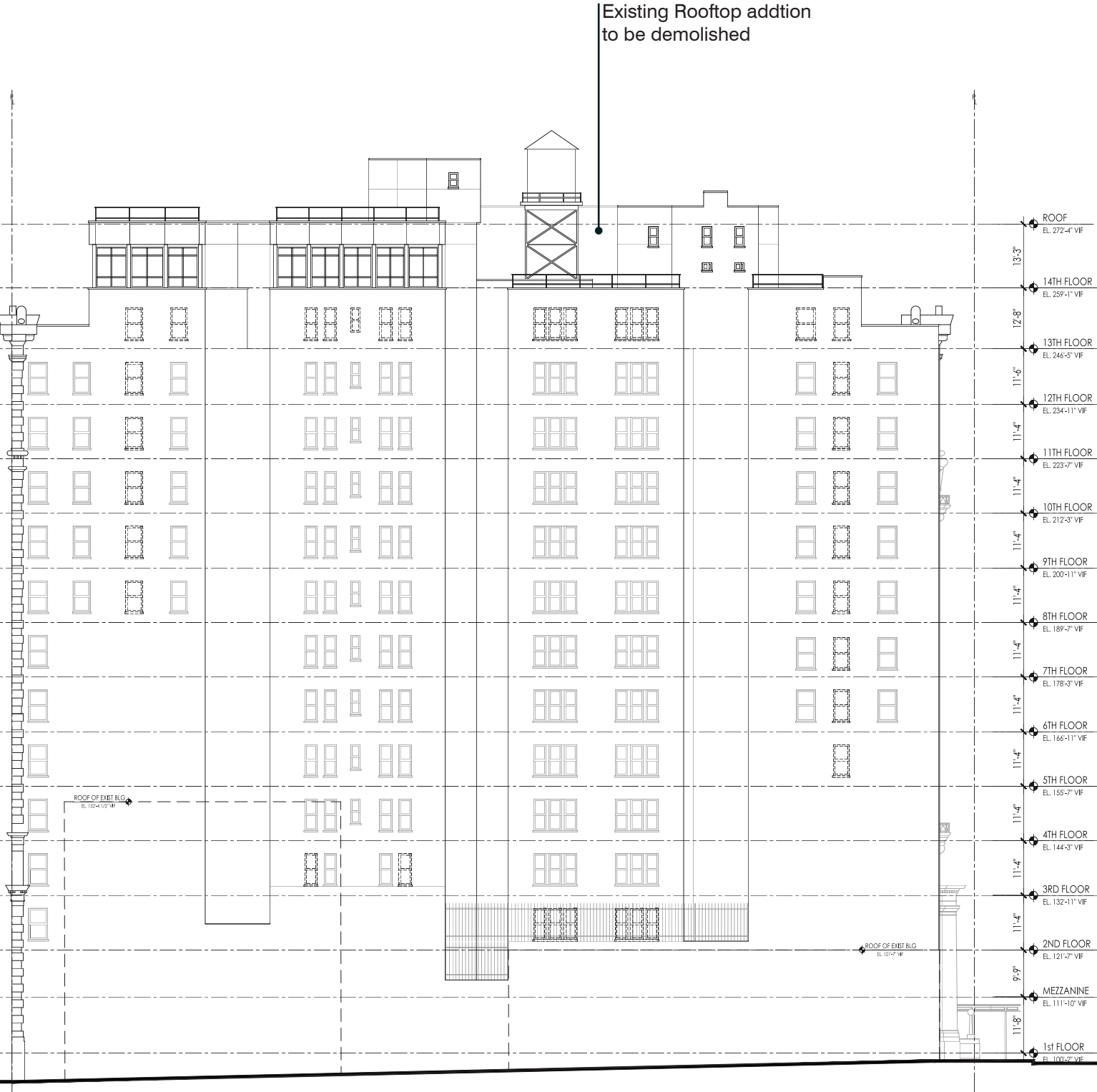
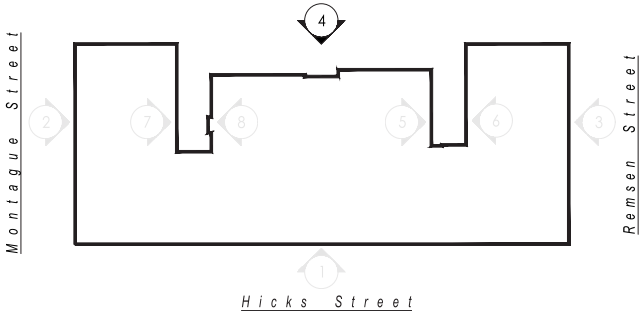
Existing Elevation

Proposed Elevation



④ East Elevation

98 Montague - Bossert Hotel Conversion



Existing Elevation

New Proposed Elevation

Proposed 15th Floor Plan



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