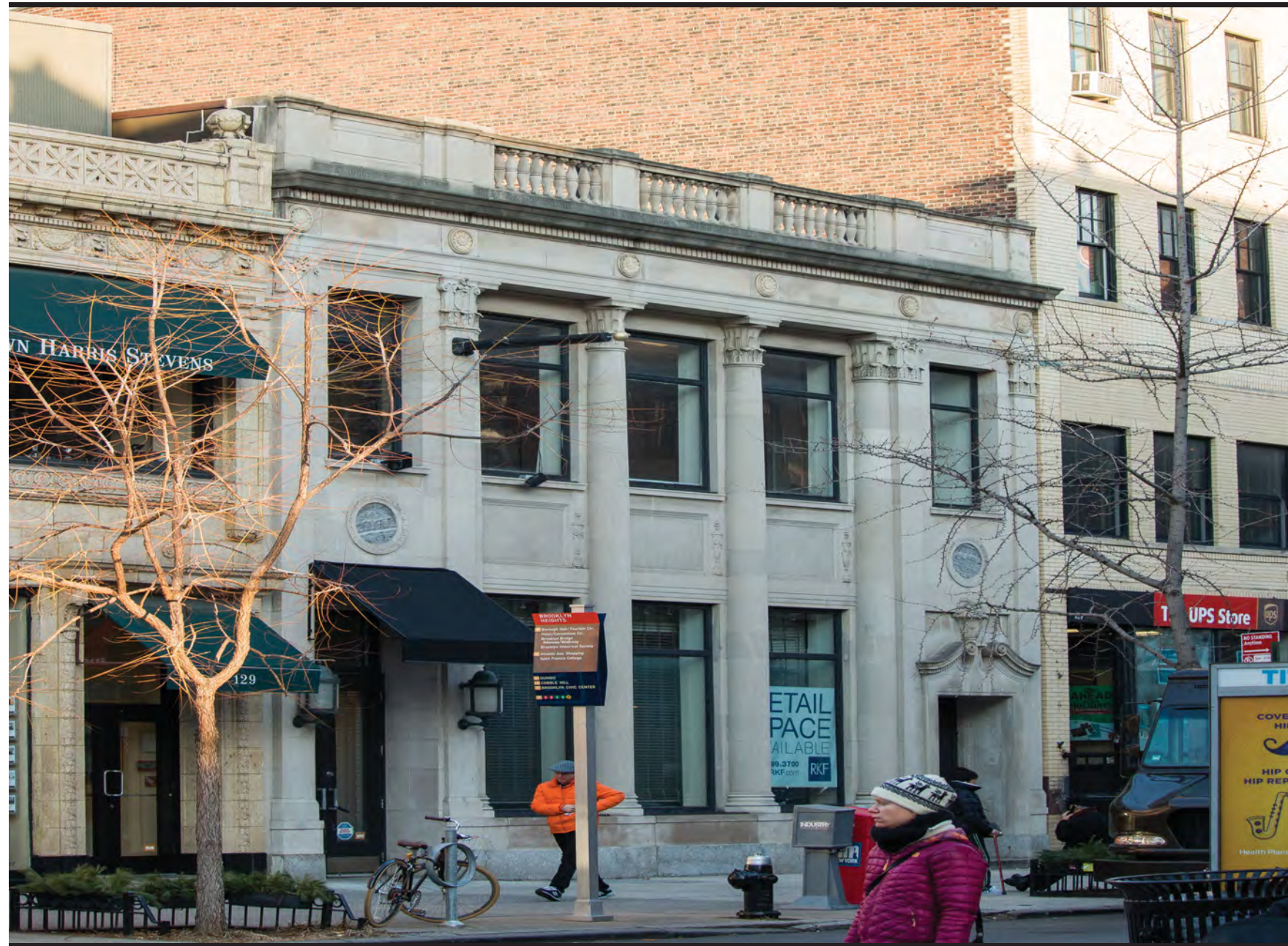




135 MONTAGUE STREET  
ROOFTOP ADDITION





Brooklyn Heights Historical District Map



Project Site



131 Montague St.(Rushmore House) in relation to 135 Montague st.



135 Montague st (1935)



135 Montague st (1959)



135 Montague st (2017)



HISTORICAL NEWS

### Office Building for Old Montague St. Playground



On the plot of ground at 135 Montague st., for many years used by the Hunter family of Pierrepont st., as a playground, Pendleton & Pendleton, insurance brokers, will build their new office building from plans drawn by Clinton & Russell, Wells, Holton and George, architects.

### OFFICE BUILDING PLANNED FOR OLD HEIGHTS LANDMARK

Pendleton & Pendleton, Insurance Firm, to Erect New Home on Hunter Plot in Montague Street.

A notable addition to the buildings in the downtown financial district devoted to the insurance business, will be the handsome new home of Pendleton & Pendleton, to be erected at 133 and 135 Montague st., on the site of a prominent landmark of the Heights section. The plot to be improved was held for many years by the Hunter family as a playground at the rear of the Pierrepont residence.

Pendleton & Pendleton purchased this property about three years ago for their own use. Ground was broken for a two-story office building, the first floor to be used by the Pendleton & Pendleton for their insurance business, and the second floor in under lease to Charles Paston as an insurance office.

This is the last vacant piece of property on Montague st., between Court and Henry sts., available for business purposes, and illustrates the gradual tendency to the west of the insurance business, circulating the residential feature, which for many years was a condition of this block.

Pendleton & Pendleton built their present office building at 131-133 Montague st. in 1967, on what was known as the Barnes estate. This property was retained by the Barnes family for similar purposes of light and air and playground, as an outlet to the Barnes family residence on Pierrepont st. The architects are Wells, Holton & George and Clinton & Russell, Manhattan, and the general contractors are the Case Construction Company of this town. The building, which is expected to be ready for occupancy on or about June 1, 1964, will be of limestone front of an attractive appearance, and quite in contrast with the surrounding brown stone front buildings.

### NEW TELEPHONE BUILDING

Construction forces of the New York Telephone Company will soon commence excavation work for a four-story extension to the Company's central office building on Rockaway Boulevard and Beach 81st st., Bayside Harbor, L. I. Foundations for the extension will be laid to support an ultimate seven-story building which will have a frontage of 50 feet on Rockaway Boulevard and about 145 feet on Beach 81st st. This is the second addition the telephone company has made to this building within four years.

### PREDICTS BIG YEAR IN REALTY MARKET AND HIGHER VALUES

George S. Horton Says Real Estate Firms Are Preparing for Greatest Activity in Years

By GEORGE S. HORTON, President of Bulkeley & Horton Co., Inc.

The outstanding features of the present real estate market, which are an active demand for various sized steady inquiry for homes of every description and price, give promise of the most prosperous year the real estate business has experienced in over a decade.

The large real estate firms in Brooklyn and Manhattan foresee this condition in the fall of 1953 and have made preparations to meet the activity with adequate facilities. From present indications this prophecy has been realized. The majority of the brokers who have made such preparations find that they have closed more transactions during January, February and March of 1954 in comparison with the same months in 1953. One of the latest statistics the company's statistics show that its business increased 22 percent in January and February over the same period of last year. This surely is a factor to be taken into consideration.

135 Montague St. NEWS on THE BROOKLYN DAILY EAGLE

HISTORICAL PICTURES



131 MONTAGUE STREET 135 MONTAGUE STREET



COLLAGE IMAGE OF THE CORNER OF HENRY ST & MONTAGUE STREET

The Brooklyn Daily Eagle ( Brooklyn, Ny)



03 December 1949, Saturday



131 MONTAGUE STREET



131 MONTAGUE STREET



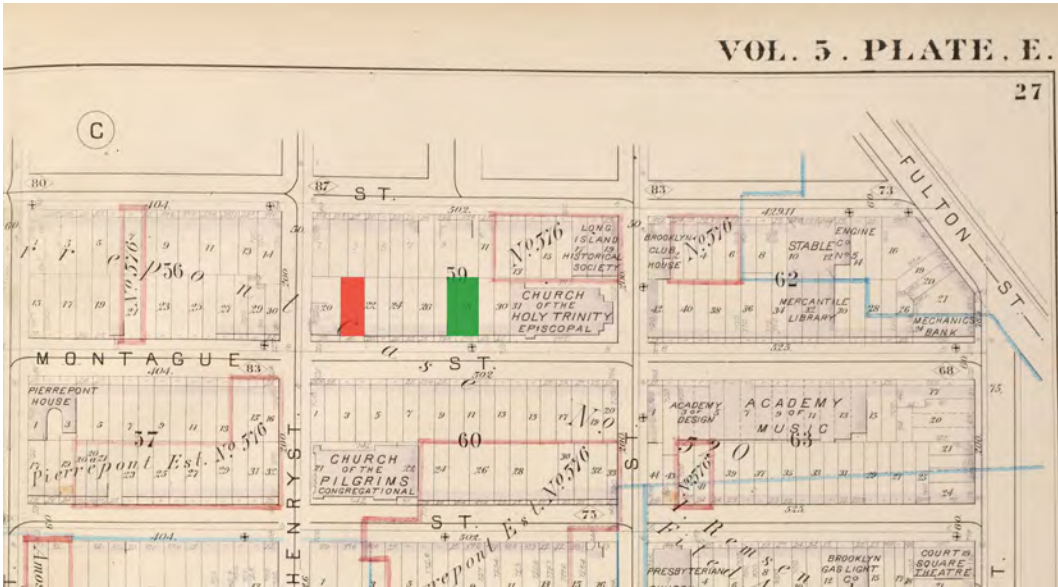
125 MONTAGUE STREET



131 MONTAGUE STREET



MONTAGUE STREET



Map Showing the last two lots on Montague Street



HENRY STREET



MONTAGUE STREET



|                                                  |                                                  |
|--------------------------------------------------|--------------------------------------------------|
| <span style="color: green;">■</span> GREEN SPACE | <span style="color: orange;">■</span> 4 STORIES  |
| <span style="color: yellow;">■</span> BASEMENT   | <span style="color: brown;">■</span> 5 STORIES   |
| <span style="color: gold;">■</span> 2 STORIES    | <span style="color: grey;">■</span> BHS BUILDING |
| <span style="color: tan;">■</span> 3 STORIES     | <span style="color: darkgrey;">■</span> CHURCH   |

135 MONTAGUE STREET

BLOCK PLAN





MAP



SOUTH ELEVATION

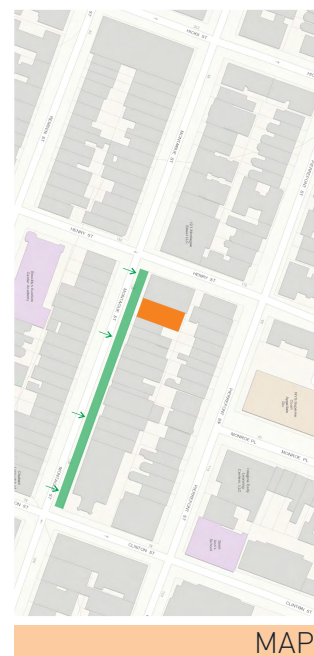
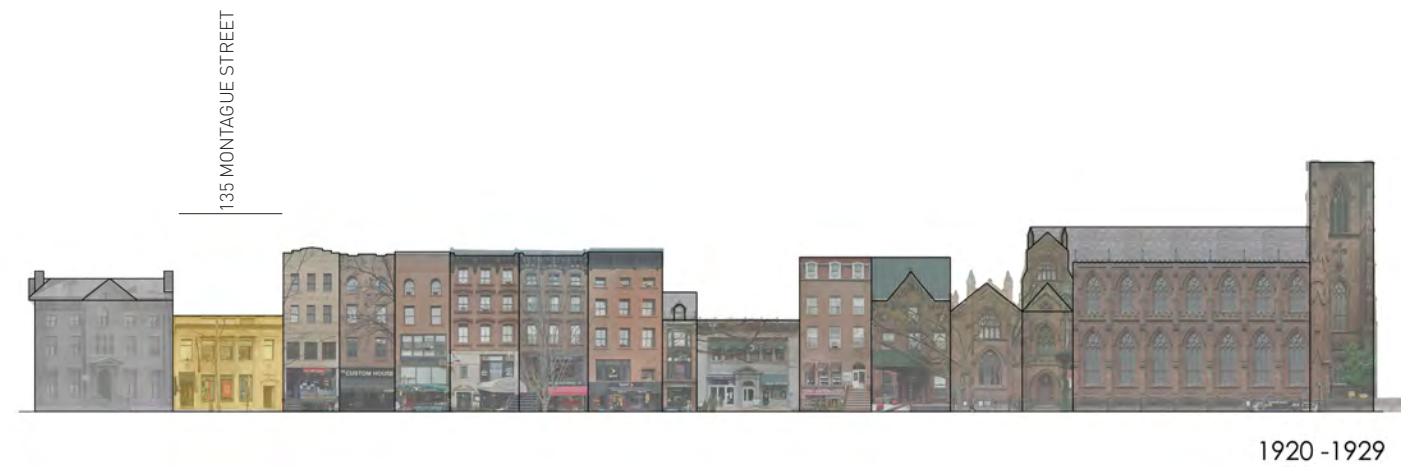


MAP



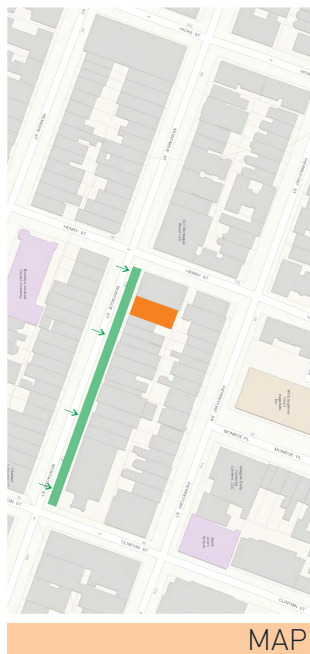
NORTH ELEVATION





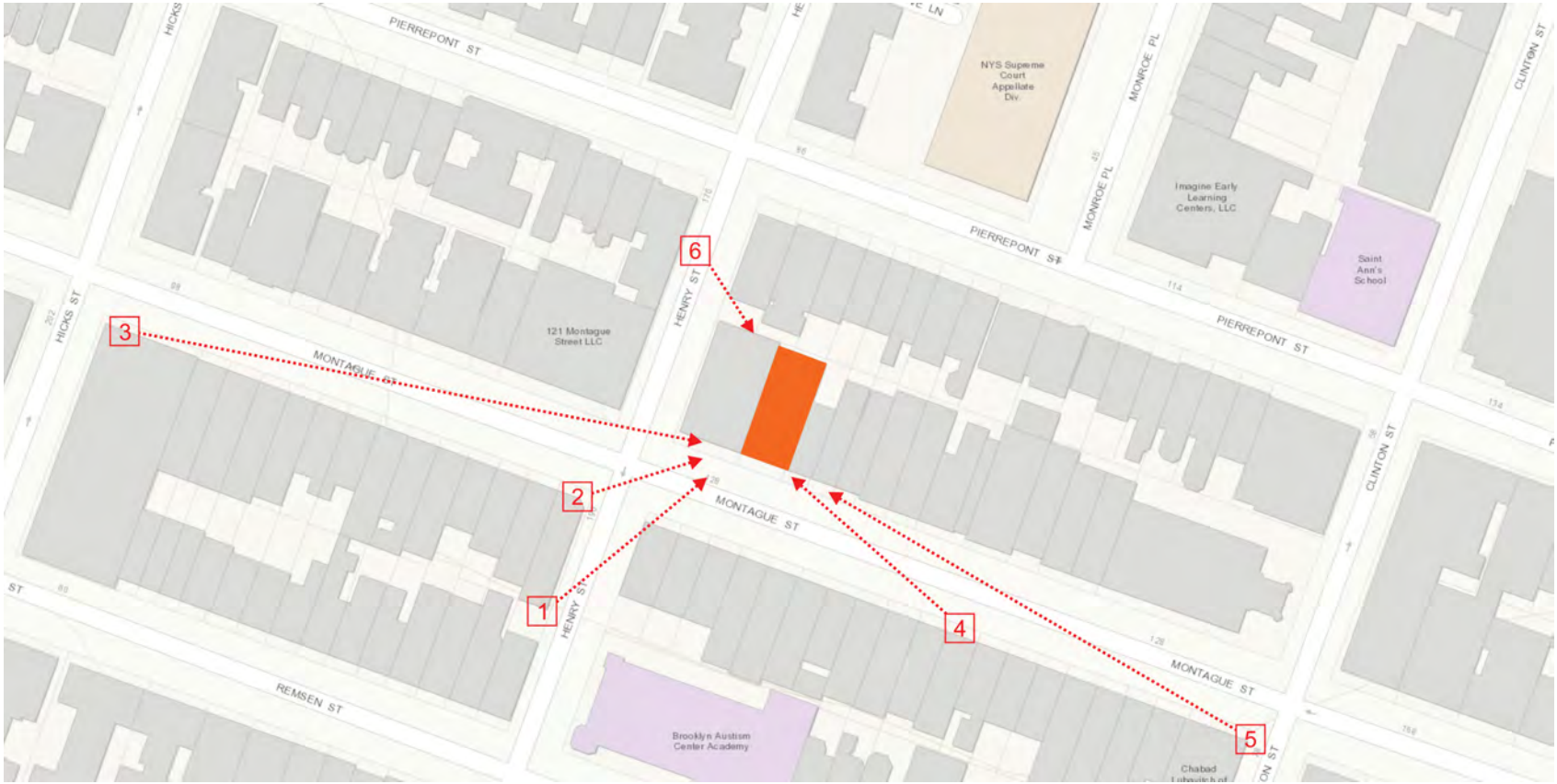




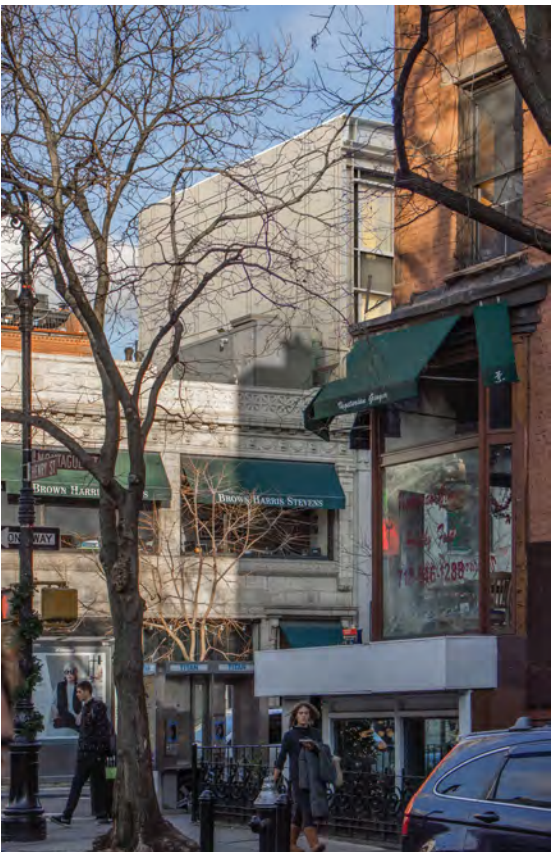


PROPOSED





VISIBILITY MAP



VIEW 1



VIEW 3



VIEW 2



VIEW 4

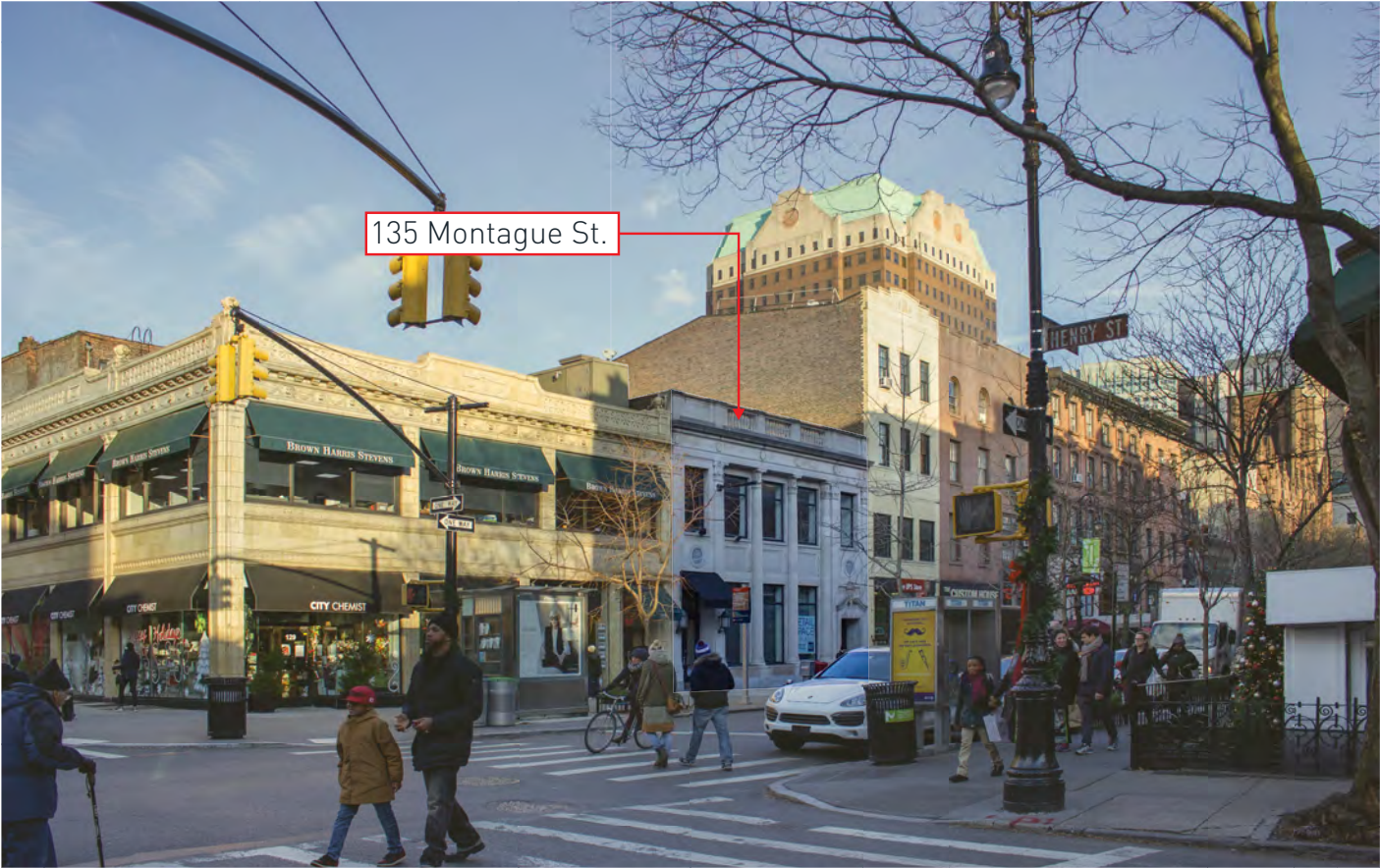


VIEW 5



VIEW 6

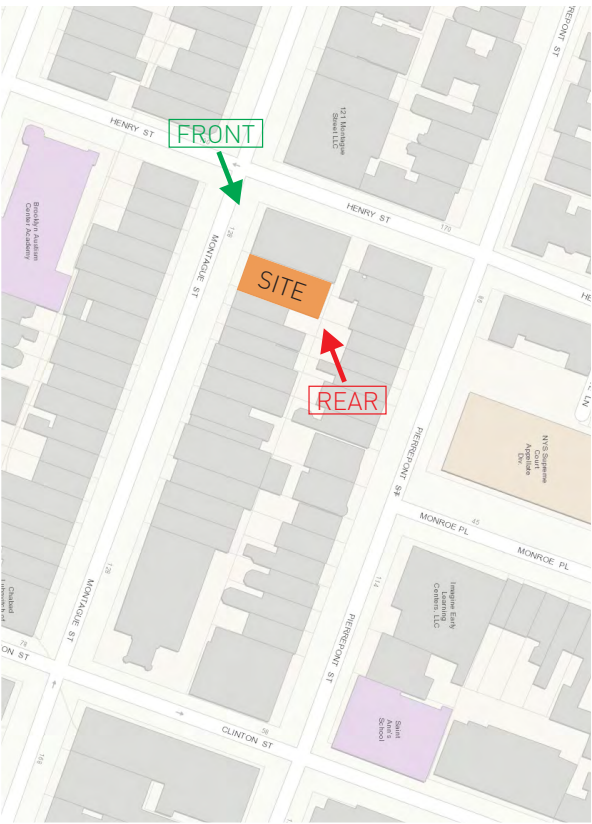




FRONT VIEW



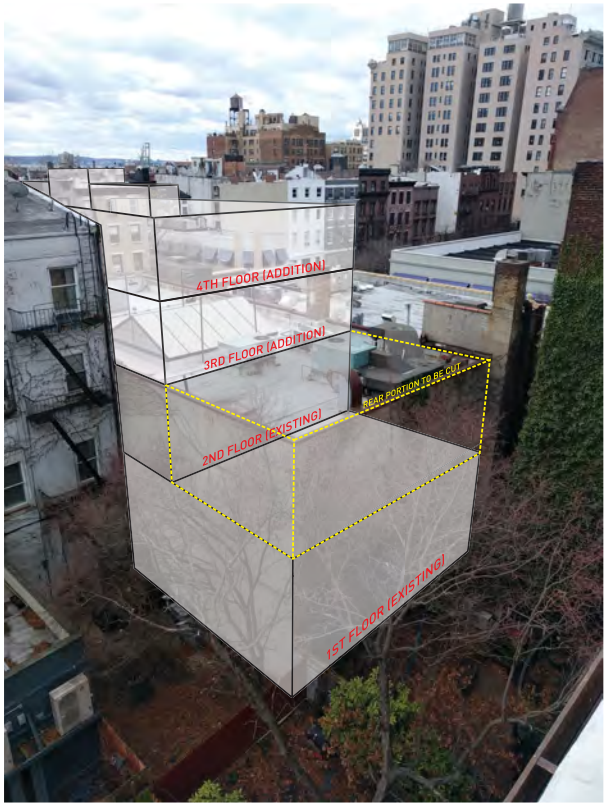
FRONT BULK DIAGRAM



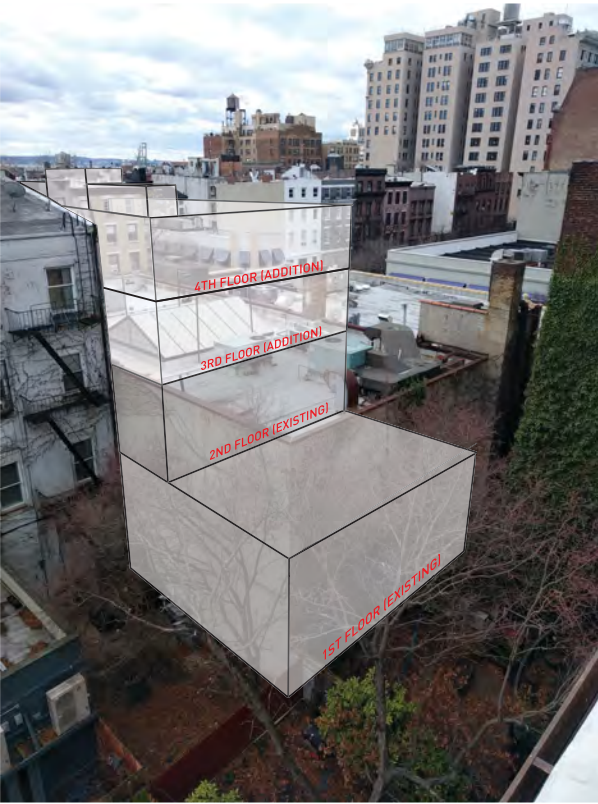
MAP



REAR YARD VIEW



BUILDING BULK DIAGRAM

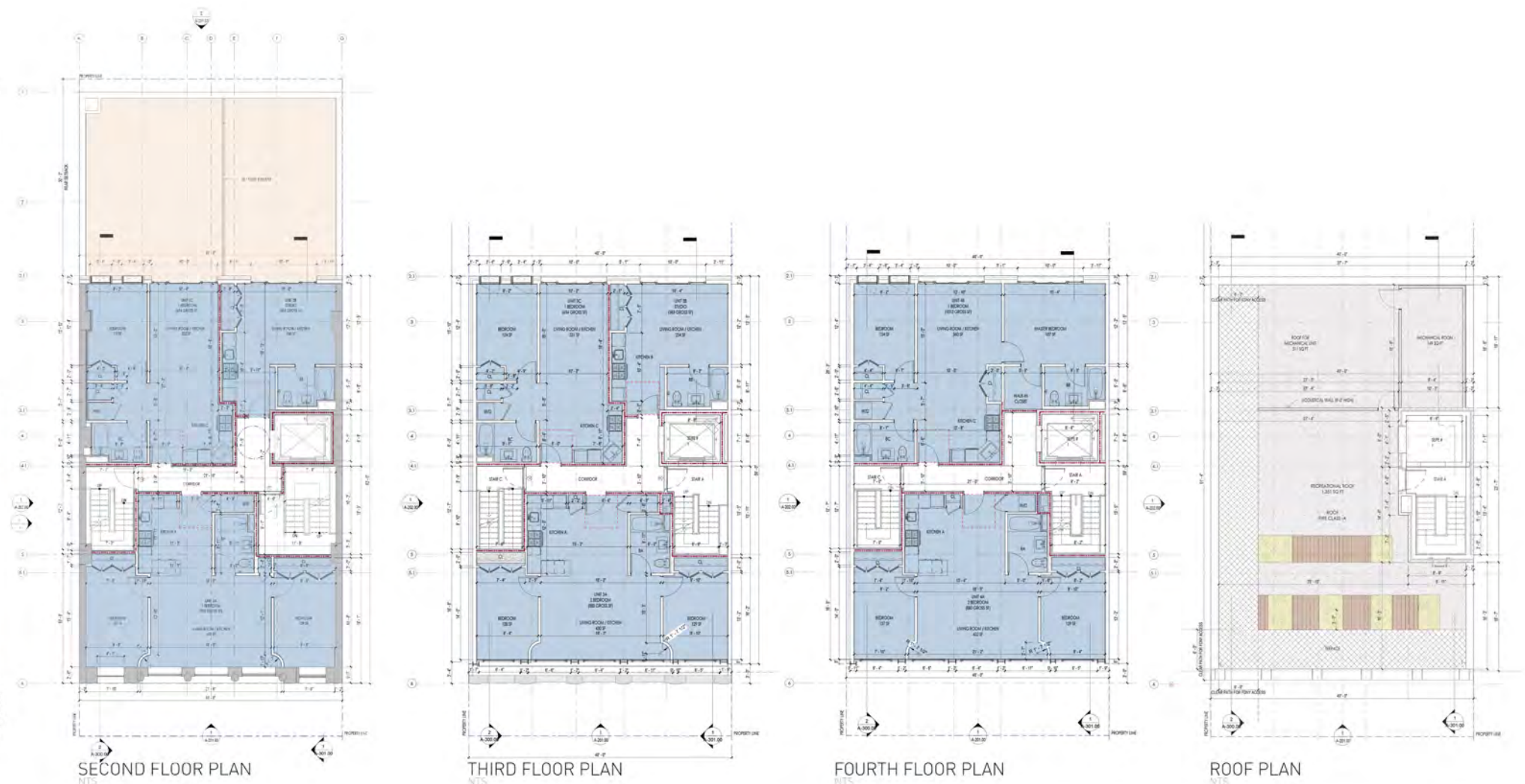


FINAL BUILDING BULK DIAGRAM



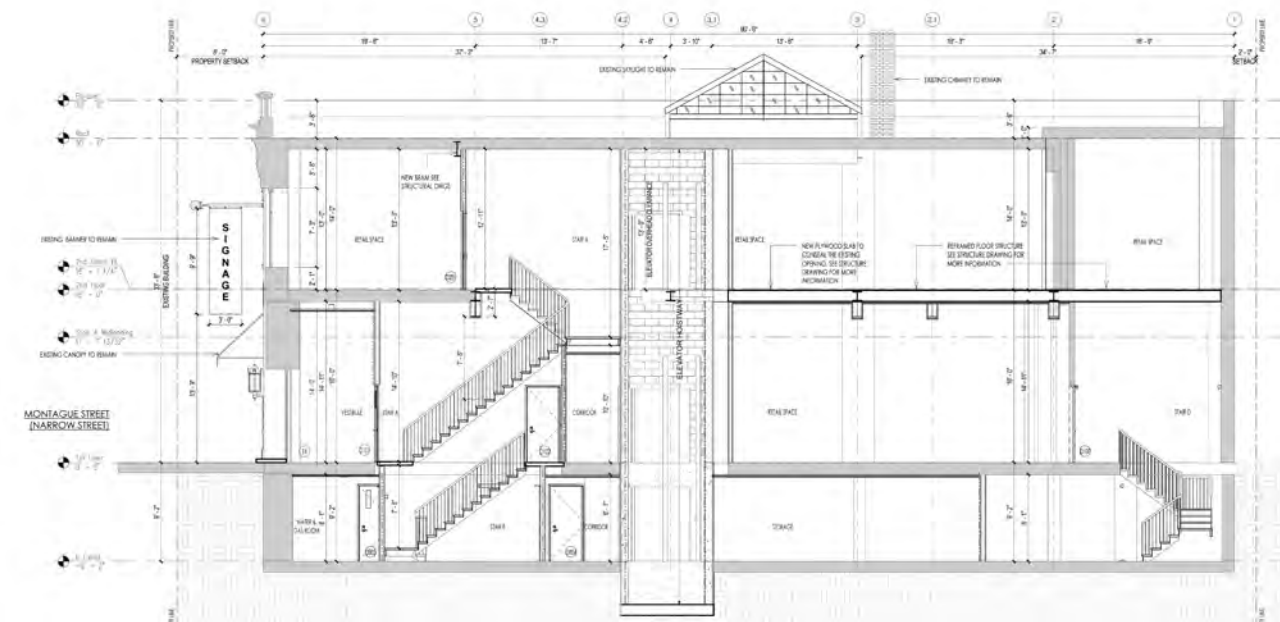


EXISTING FLOOR PLANS

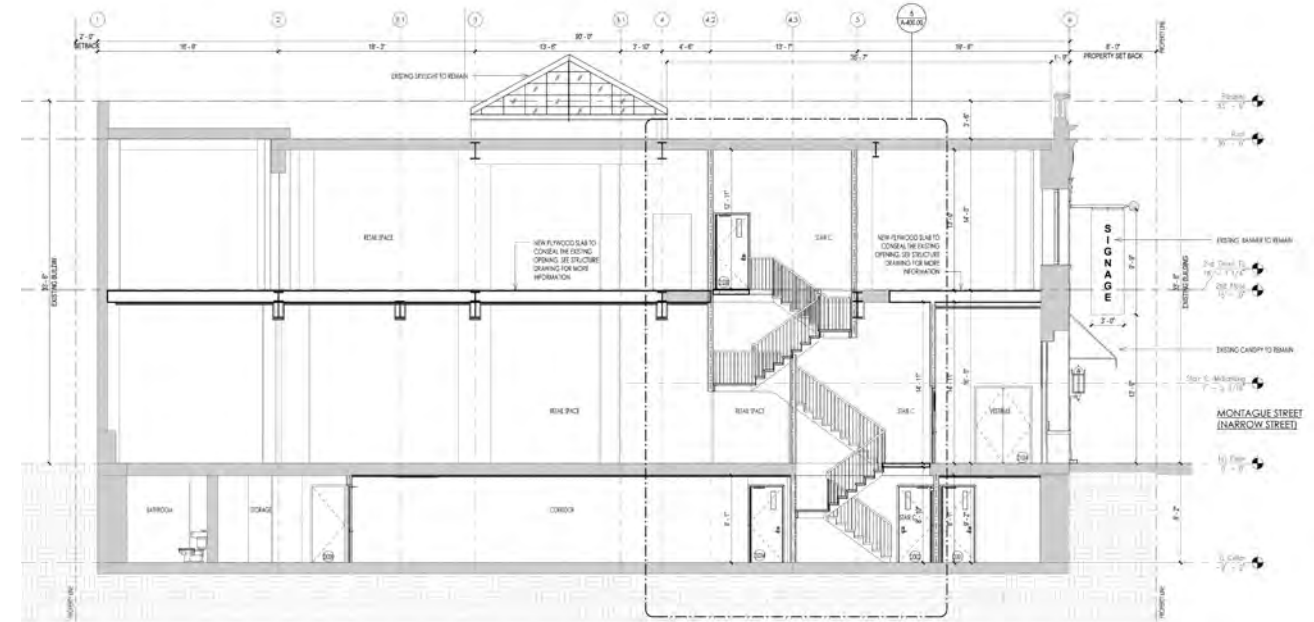


PROPOSED FLOOR PLANS

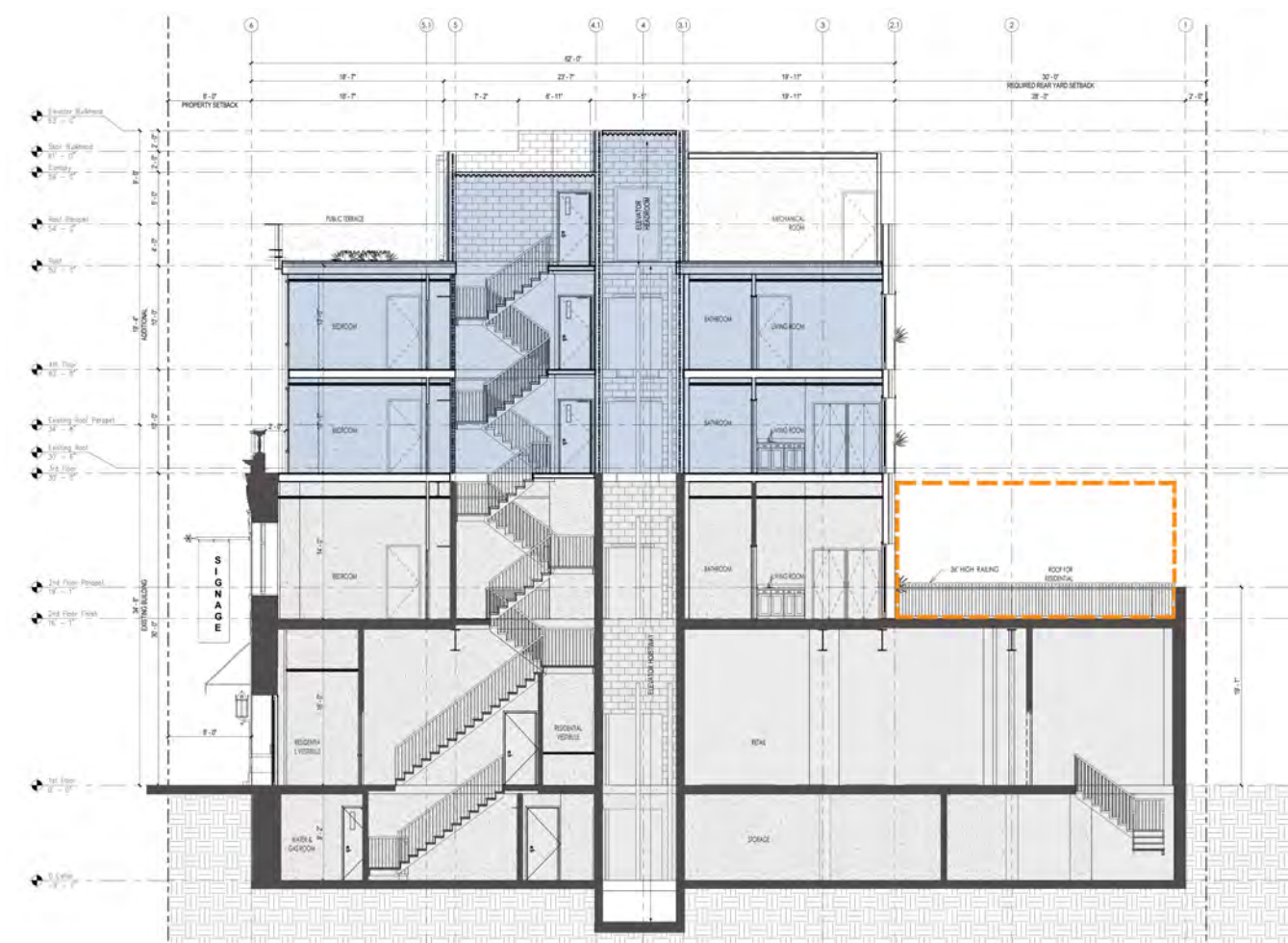




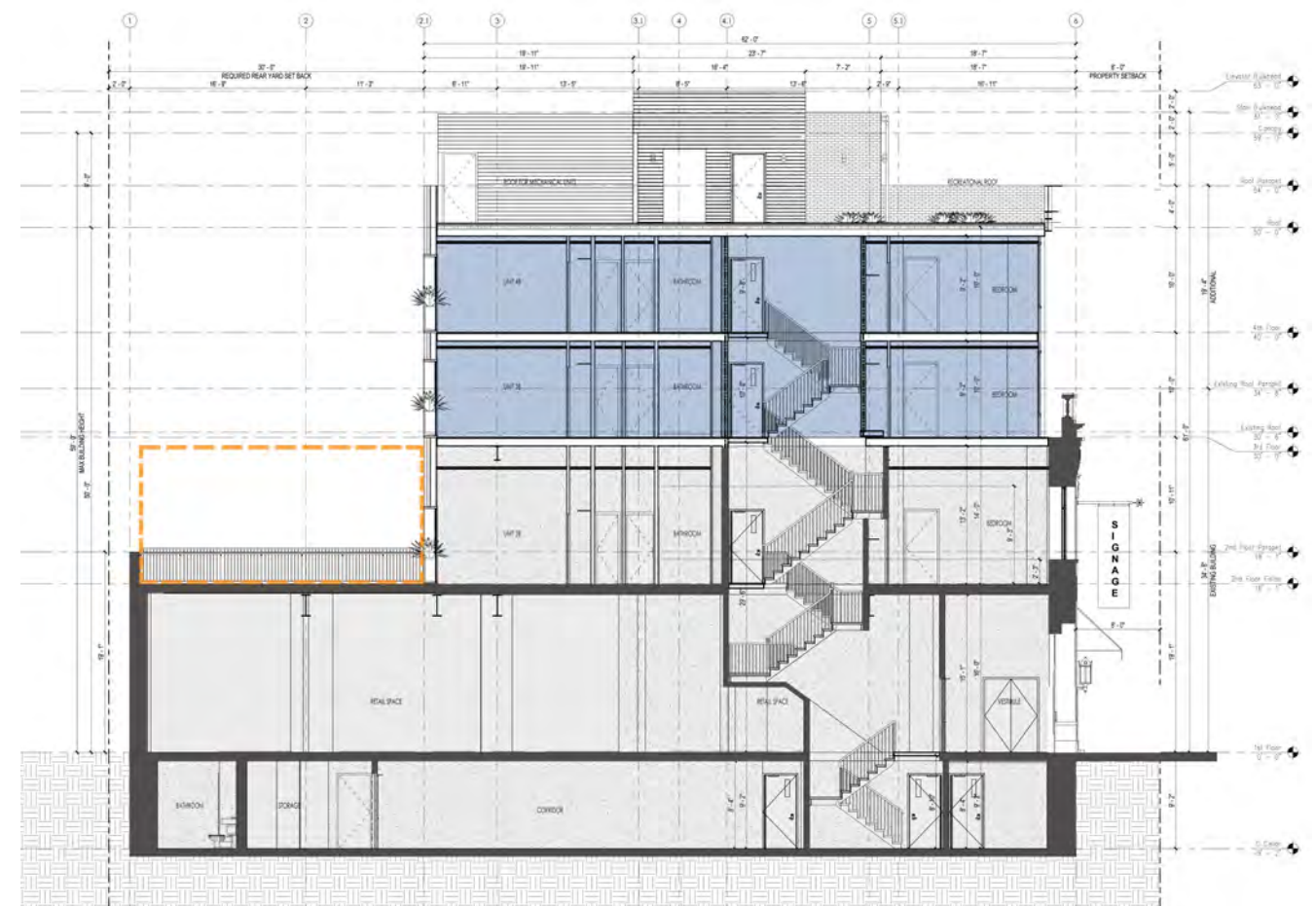
EXISTING SECTION 1-A.300.00



EXISTING SECTION 2-A.300.00



PROPOSED SECTION 1-A.300.00

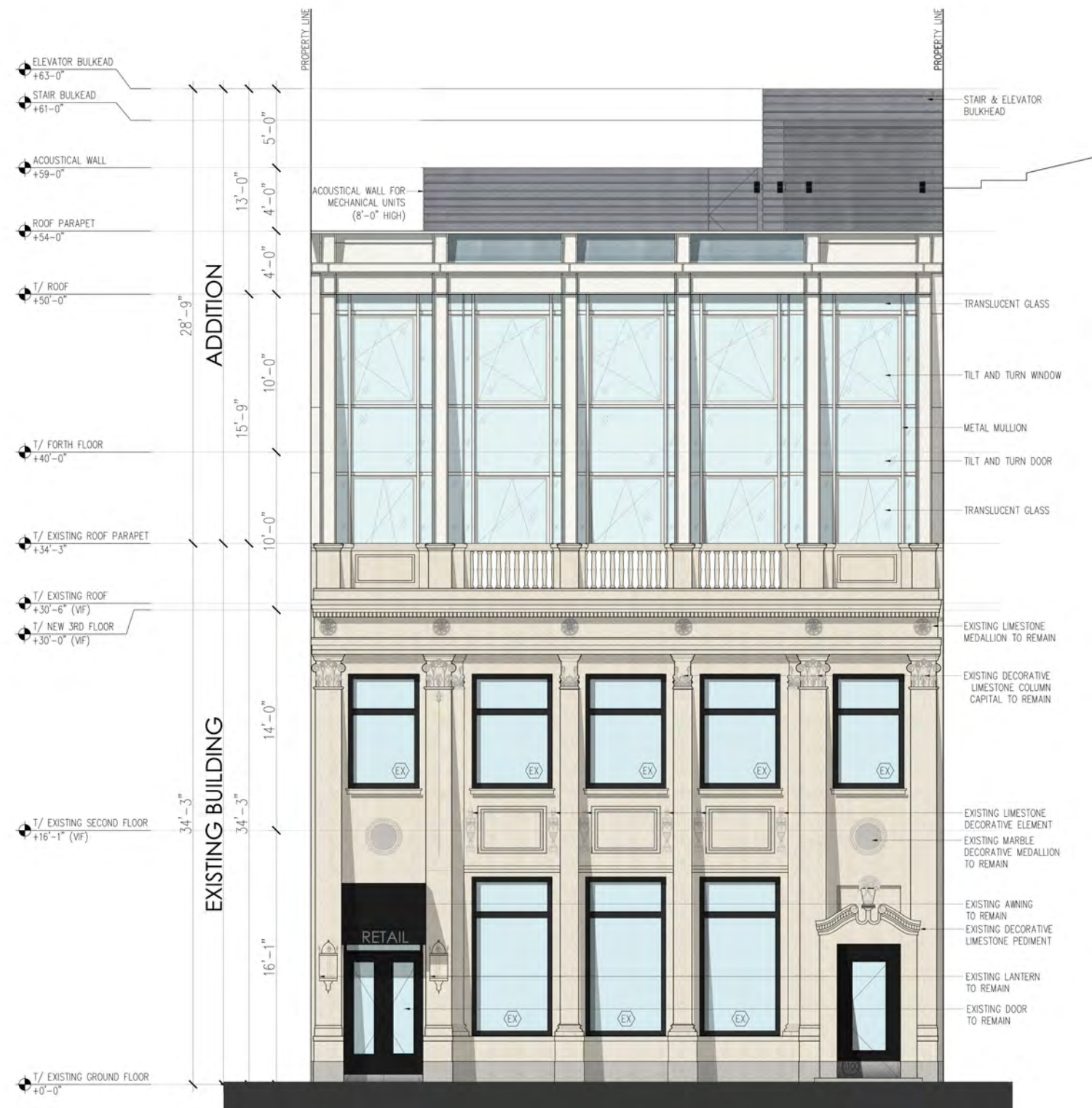


PROPOSED SECTION 2-A.300.00



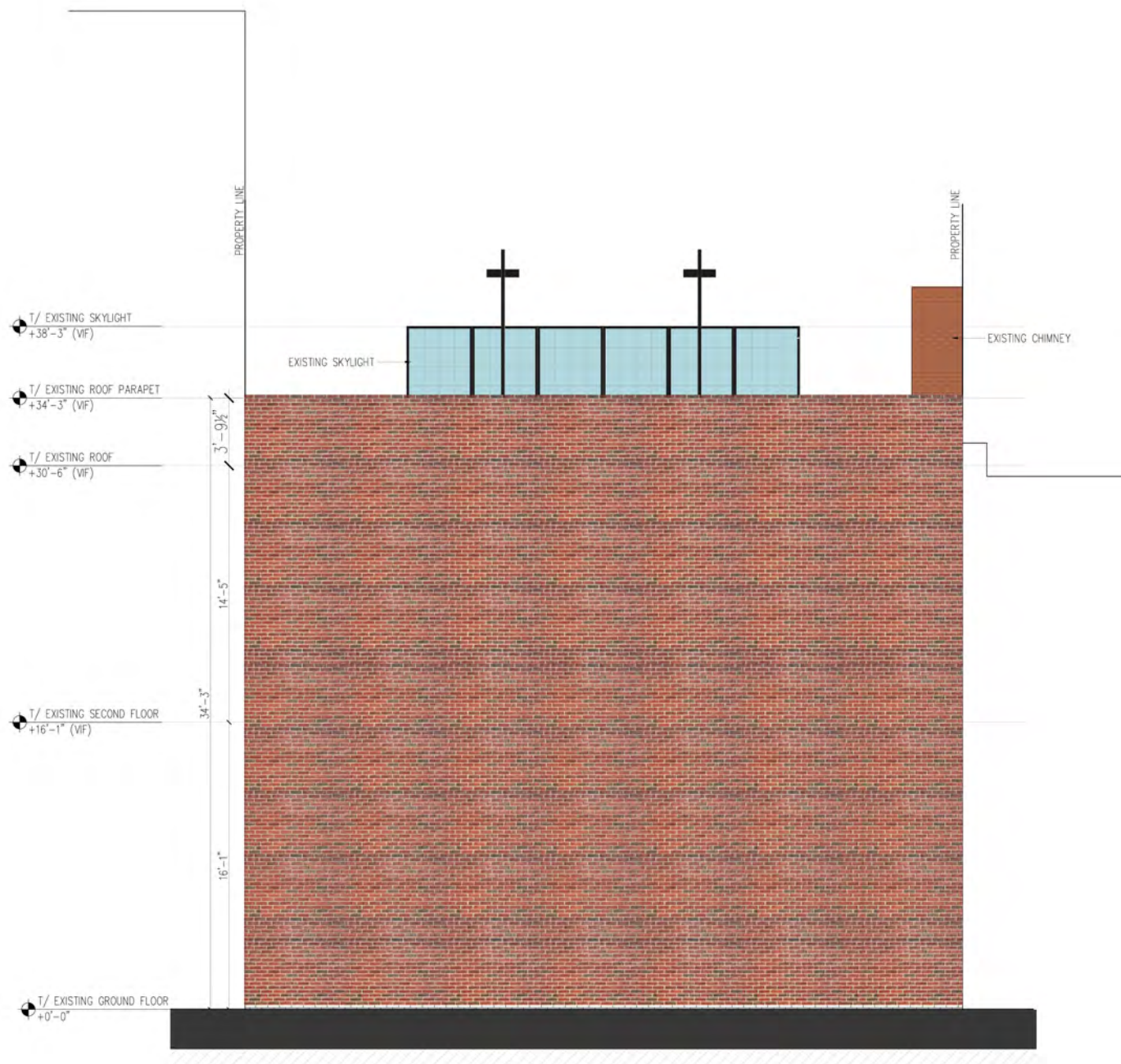


EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION





EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION









ELEVATION VIEW ON MONTAGUE ST





PERSPECTIVE VIEW FROM THE CORNER OF HENRY ST & MONTAGUE ST





PERSPECTIVE





AREAL VIEW





REAR YARD VIEW





FRONT FACADE

REAR FACADE







