

February 3, 2026
Public Meeting

The current proposal is:

Preservation Department – Item 1, LPC-25-04617

**188 Duffield Street (aka 182-188 Duffield Street) – Individual
Landmark – 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.

182-188 Duffield Street



188 Duffield, LLC

Hill West Architects

Acheson Doyle Partners Architects

Block 2058, Lot 40

February 3rd, 2026

Contents:

1. Design Revisions
2. Townhouse Modifications
3. Precedents
4. Proposed Building
5. Appendix

Design Revisions

- Preserve more of the existing townhouses
- Reduce the number of interventions at the existing townhouses
- Tower is looming over the townhouses
- Tower is too prominent at the street front



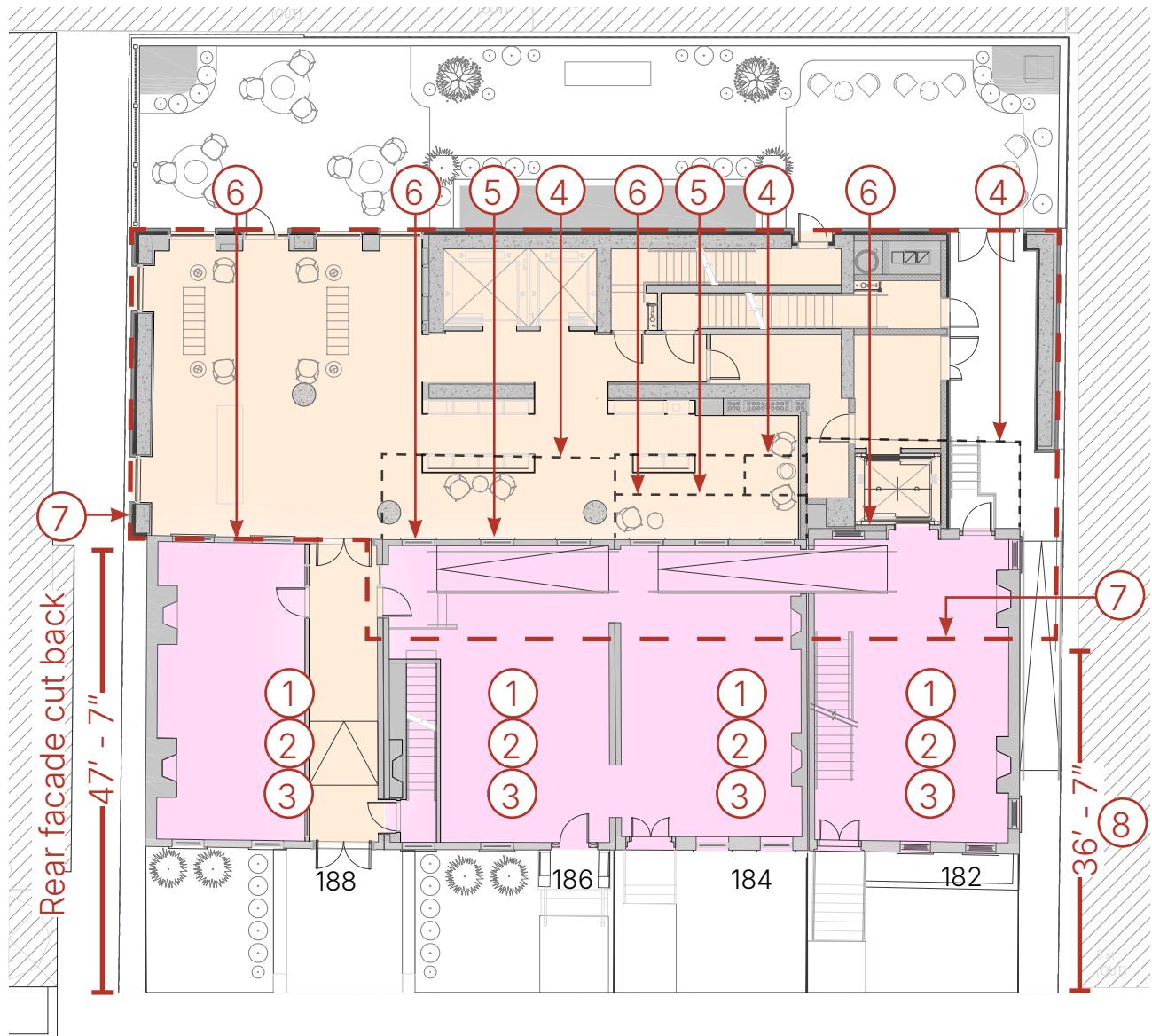
Summary of Comments from Public Hearing



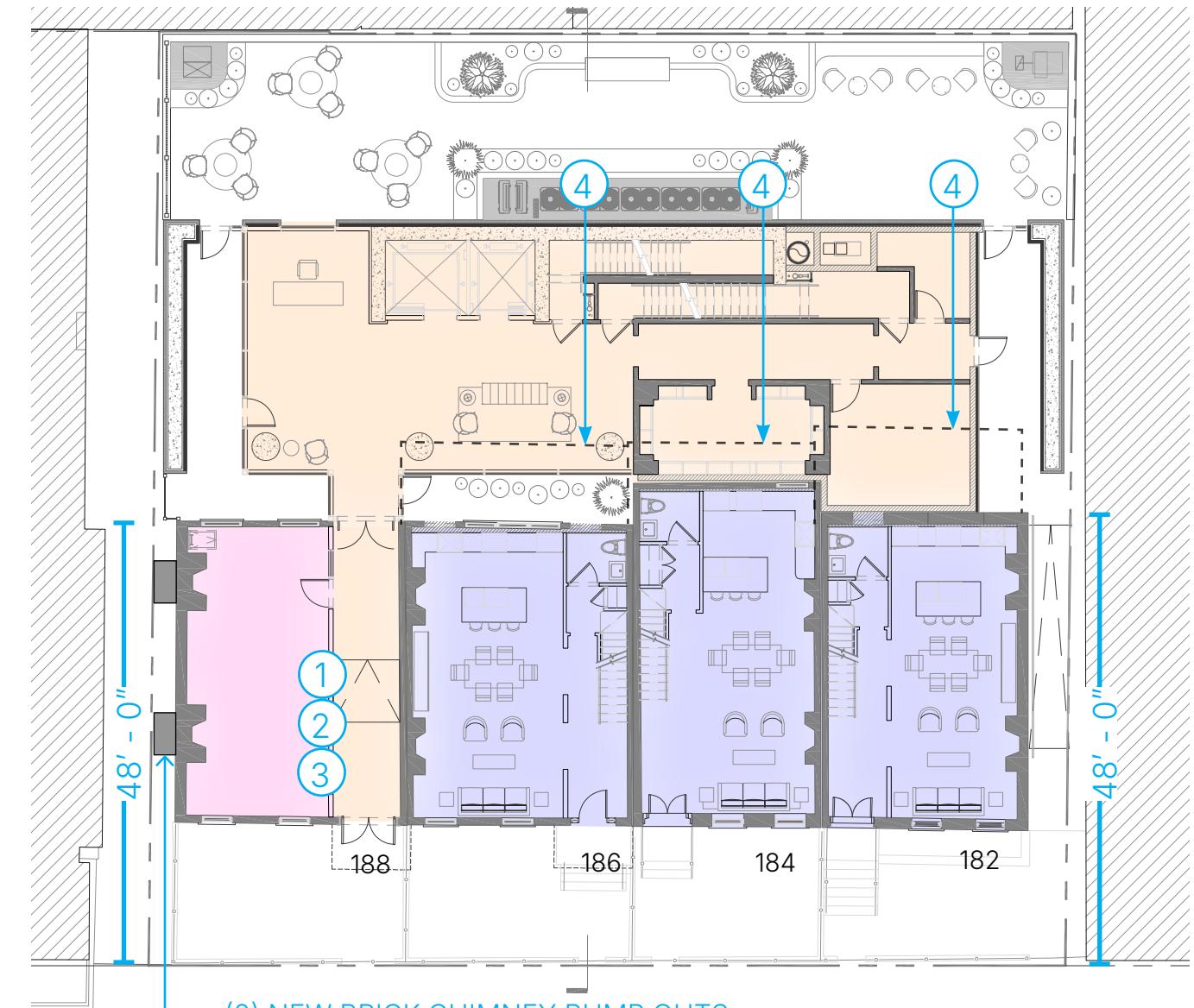
Previously Proposed



Revised Proposal



Previously Proposed Ground Floor Plan

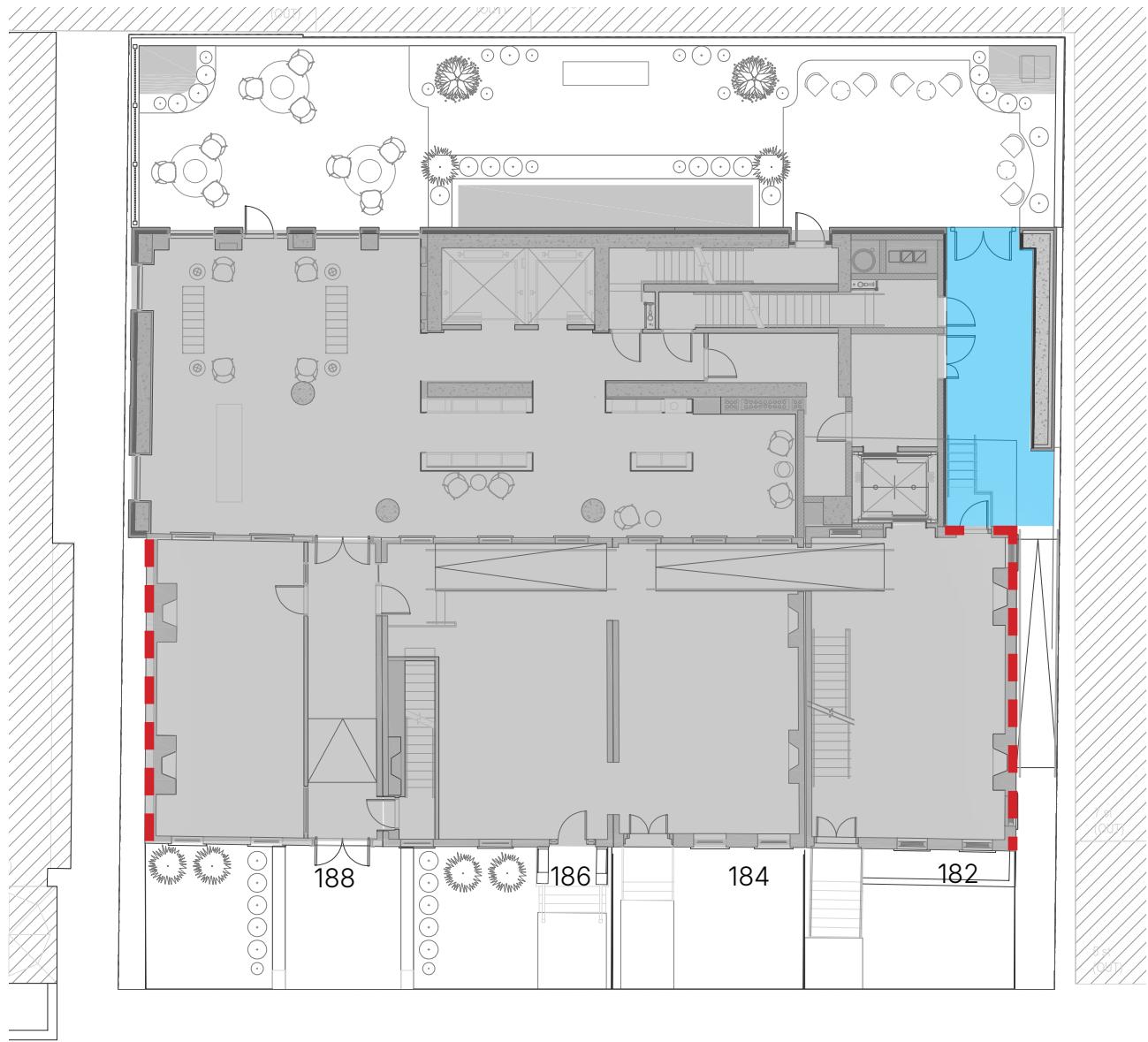


Revised Ground Floor Plan

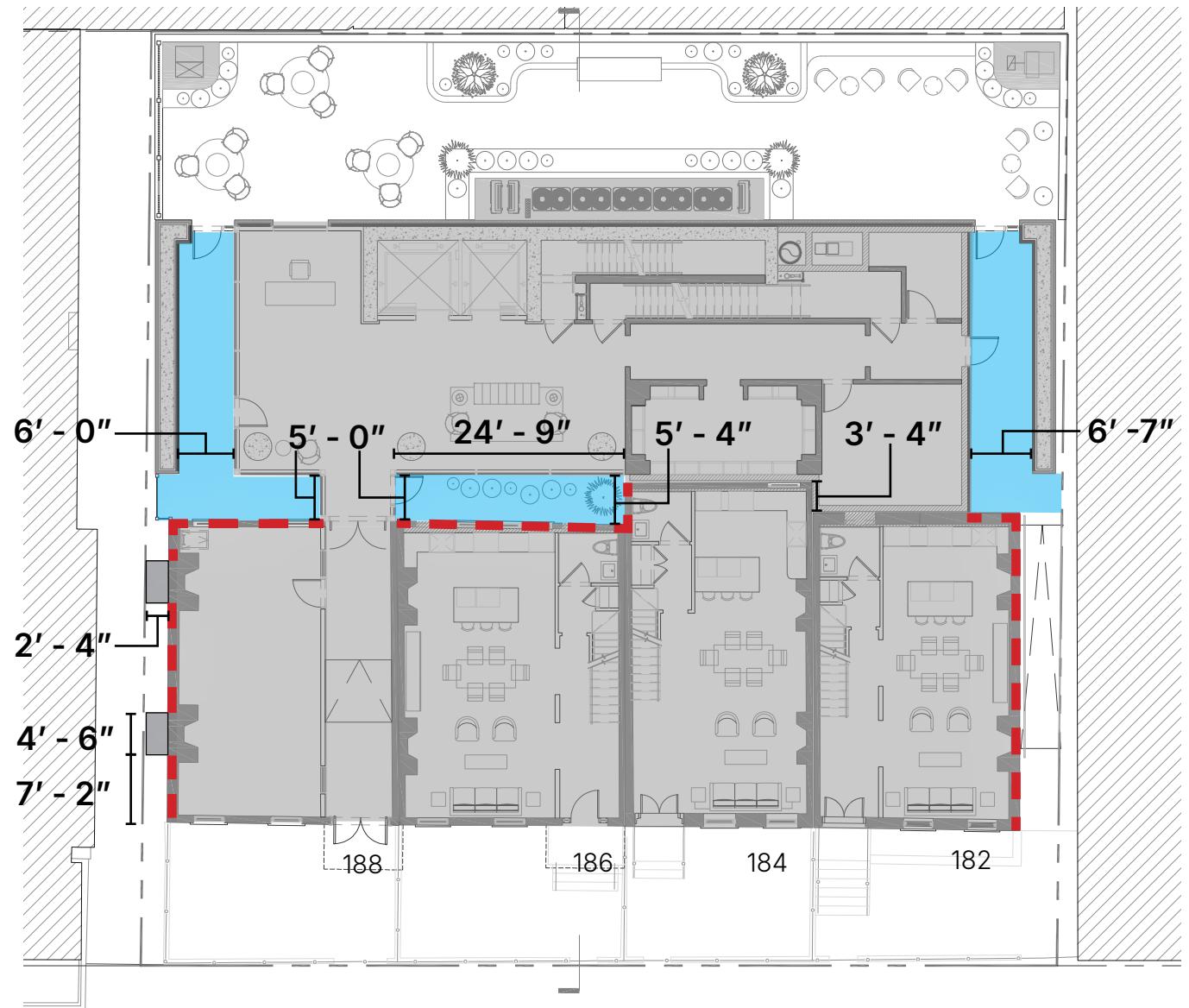
182-188	Intervention/Comment
1	Reconstructed interiors
2	Adjusted floor levels
3	Change in use
4	Rear porch removed
5	Secondary facades not visible
6	Rear facade demolished
7	Tower is looming over the townhouses
8	Tower is too prominent at the street front

COLOR LEGEND
 TOWER RESIDENTIAL USE
 RESIDENTIAL USE
 RETAIL USE

Ground Floor Revisions



Previously Proposed Ground Floor Plan

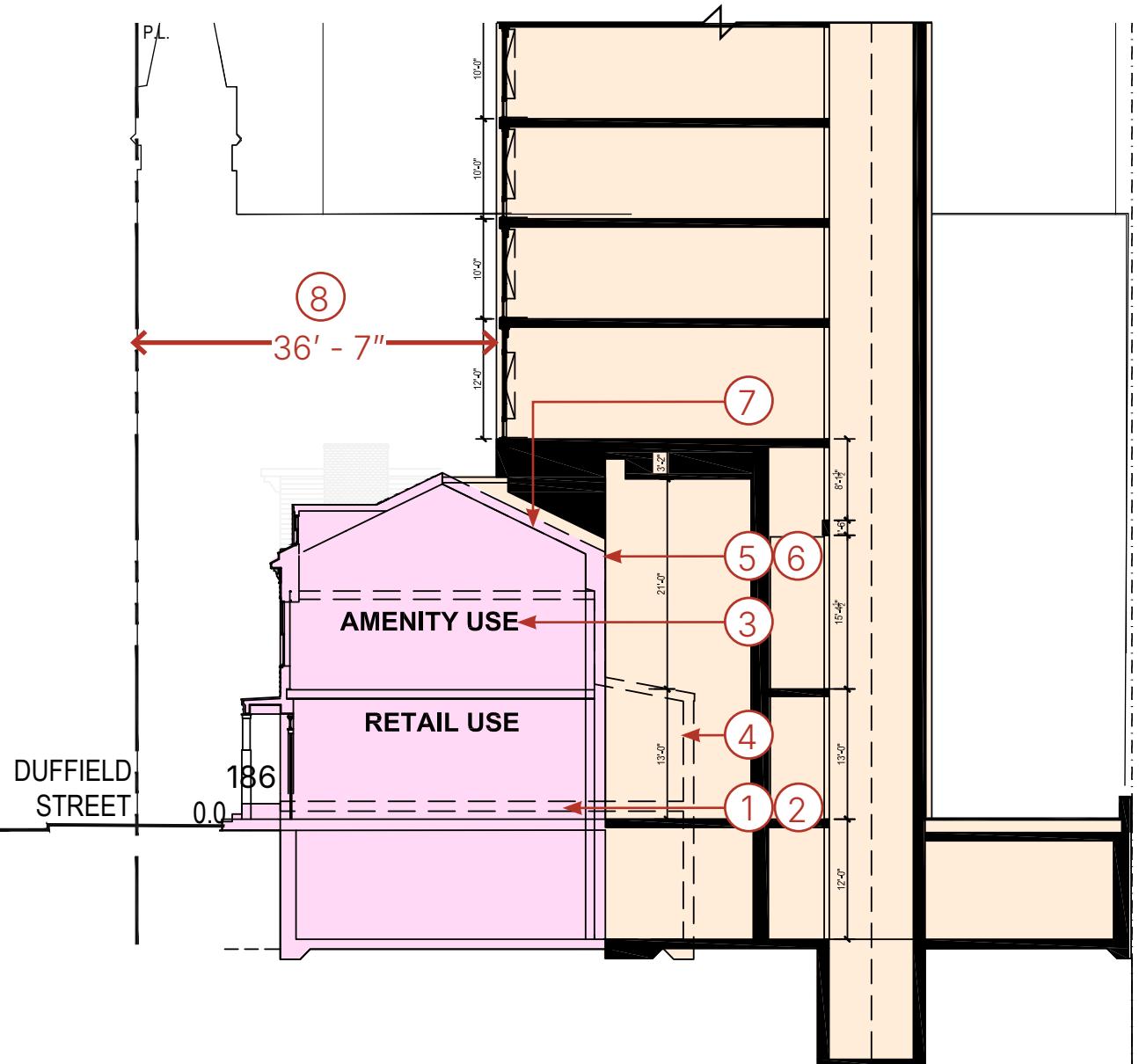


Revised Ground Floor Plan

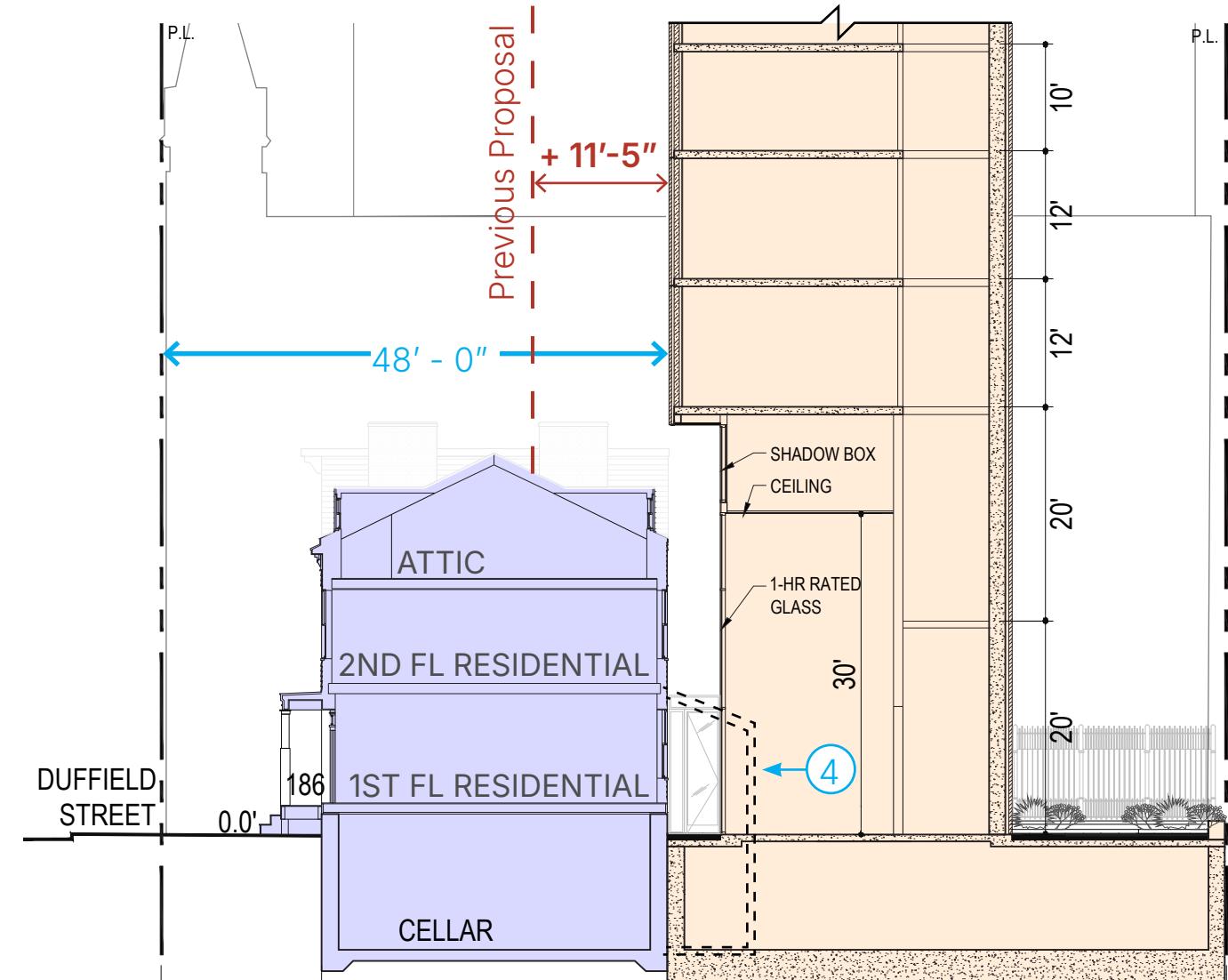


COLOR LEGEND
 BUILT AREA
 OPEN AREA
 EXPOSED SECONDARY FACADE

Ground Floor Revisions



Previously Proposed Building Section



Revised Building Section

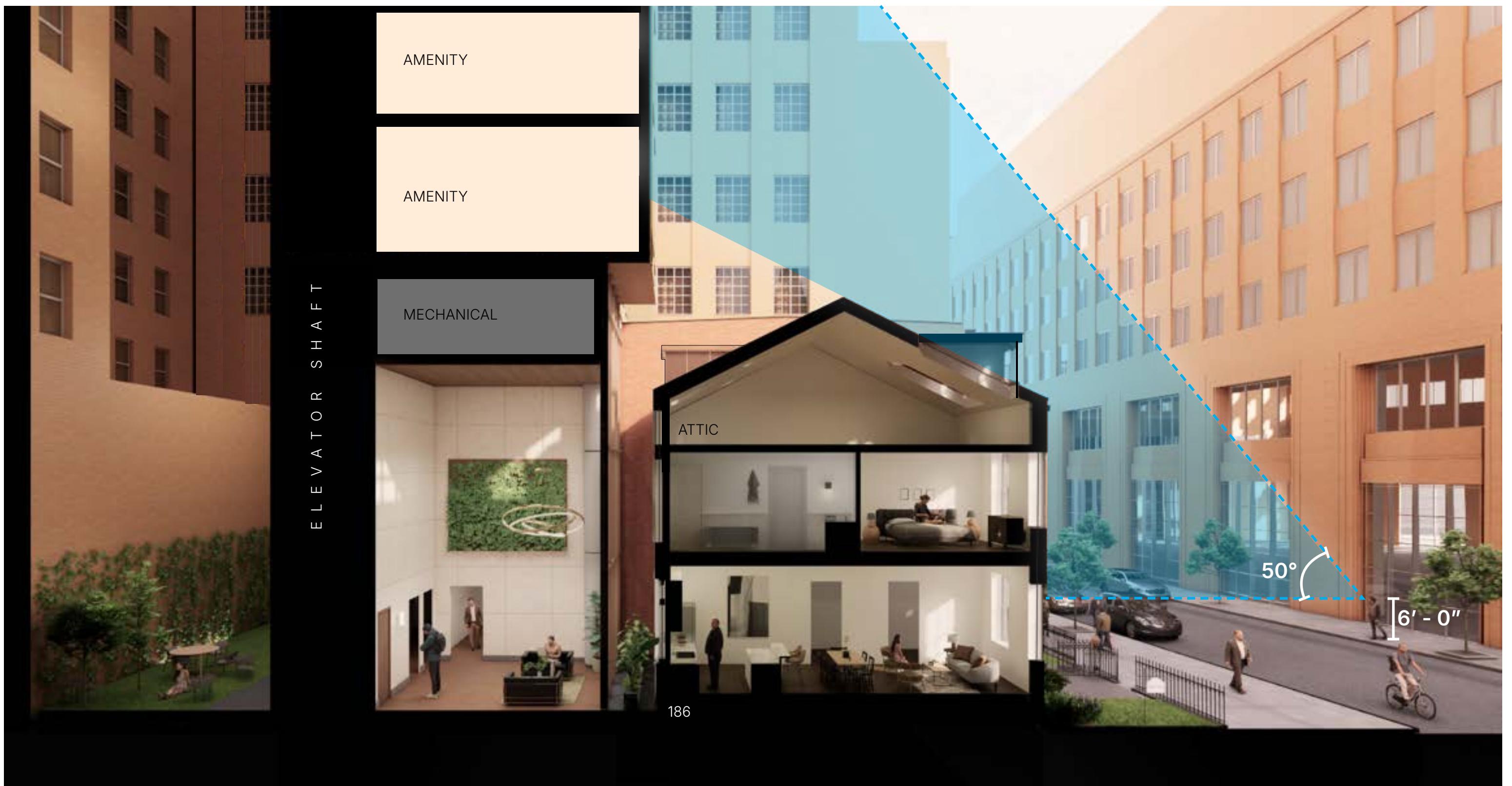
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COLOR LEGEND

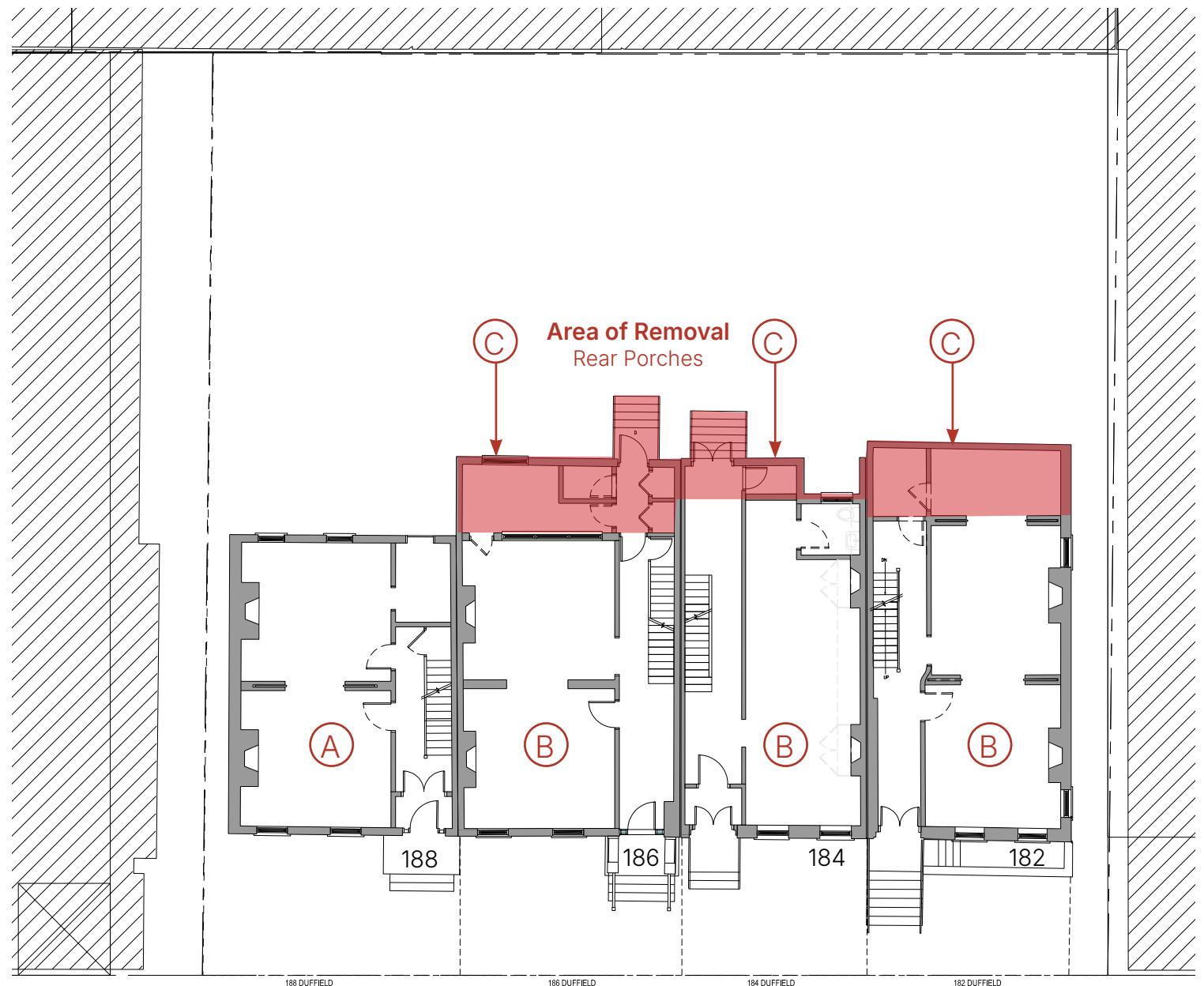
- TOWER RESIDENTIAL USE (Orange)
- RESIDENTIAL USE (Purple)
- RETAIL USE (Pink)

186 Section Revisions



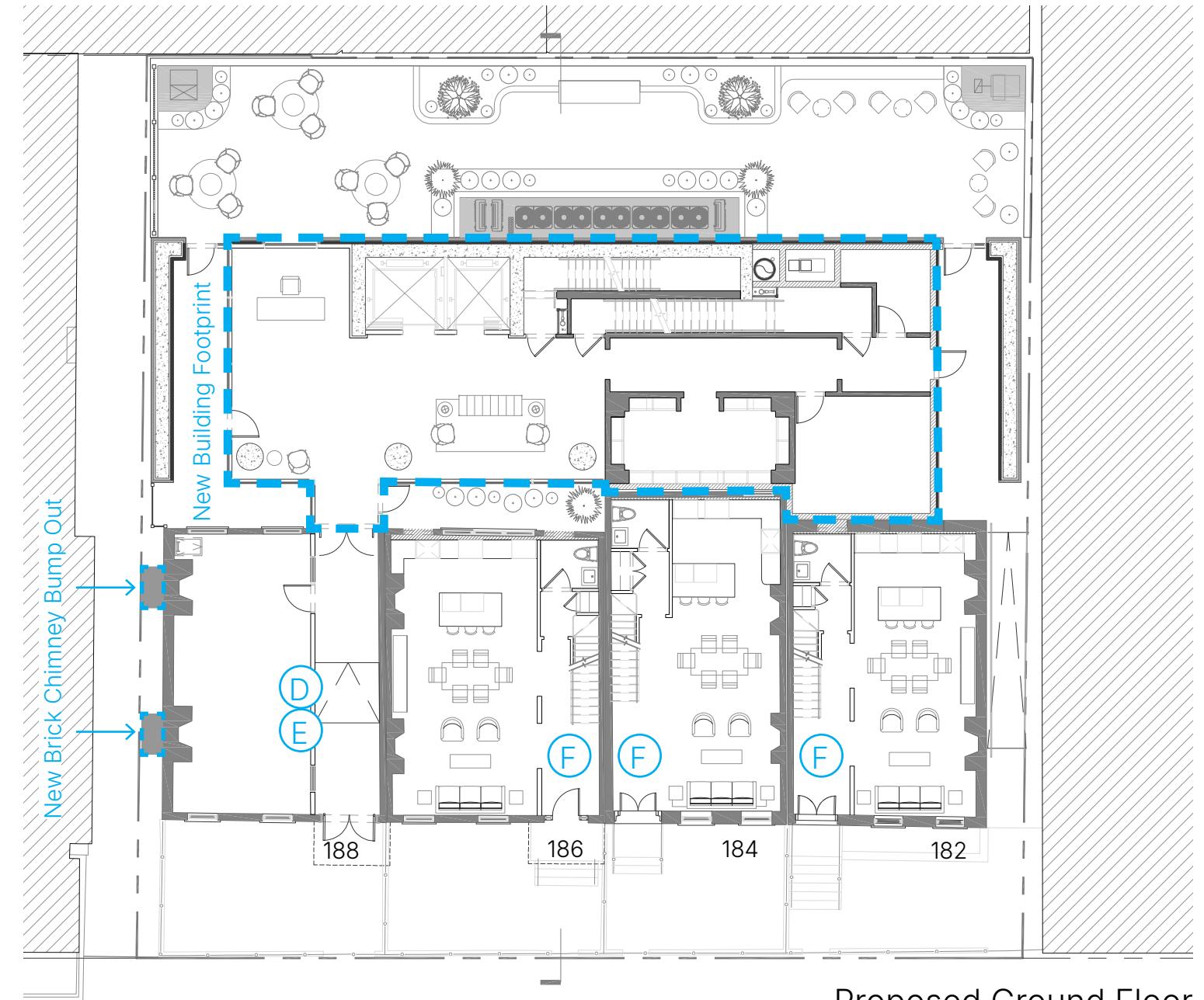


Townhouse Modifications



Existing Ground Floor

A	Demolish interior
B	Selective demo for renovation
C	Remove porches



Proposed Ground Floor

D	Reconstruct with non-combustible materials
E	New entrance and retail
F	Renovate for residential use





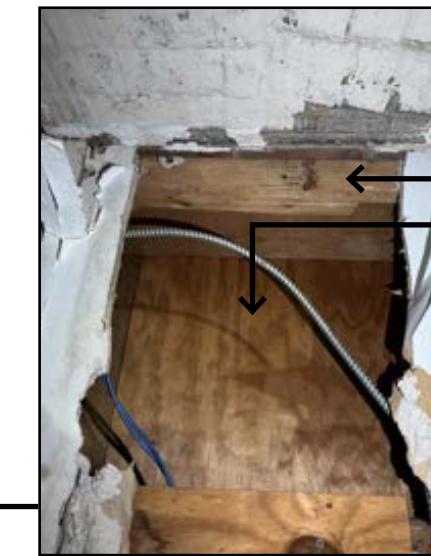
Rear Facade Existing Conditions



186 Duffield

- No evidence of historic materials found
- Framing: Modern 2x10 lumber
- Sheathing: Modern 5/8" plywood

186 Duffield Probe Photo
cut at floor



184 Duffield

- No evidence of historic materials found
- Framing: Modern 2x10 lumber
- Sheathing: Modern 5/8" plywood

184 Duffield Probe Photo
cut at ceiling



182 Duffield

- Existing historic materials remain
- Framing: Rough sawn 2x10 lumber
- Sheathing: Tongue and groove decking below 5/8" plywood

182 Duffield Probe Photo
cut at floor

— Historic Rear Facade Location
■ Probe Locations

Existing Condition



Proposed Condition



- Restore Existing Floor to Remain
- Relocate Floor
- Rebuild Floor in Place
- Remove Floor
- Proposed Floor



Existing Entry



Proposed Entry

Proposed Accessible Entry



Proposed 188 Duffield & Lobby



Proposed Rear Facade Elevation



Proposed Lobby
19



Proposed Lobby
20

Precedents

77 GREENWICH ST

Individual Landmark: Dickey House
LP-2166



315 - 317 BROADWAY

Individual Landmark: 315 Broadway Building
LP-1756



712 5TH AVE

Individual Landmark: Rizzoli Building, LP-1533
& Coty Building, LP-1534



ST. AUGUSTINE'S CHAPEL

Individual Landmark: St Augustine's Chapel
LP-23-03684



251 - 253 5TH AVE

Individual Landmark: Madison Square North
Historic District, LP-2097



44-54 9TH AVE

Historic District: Gansevoort Market
LP-0088

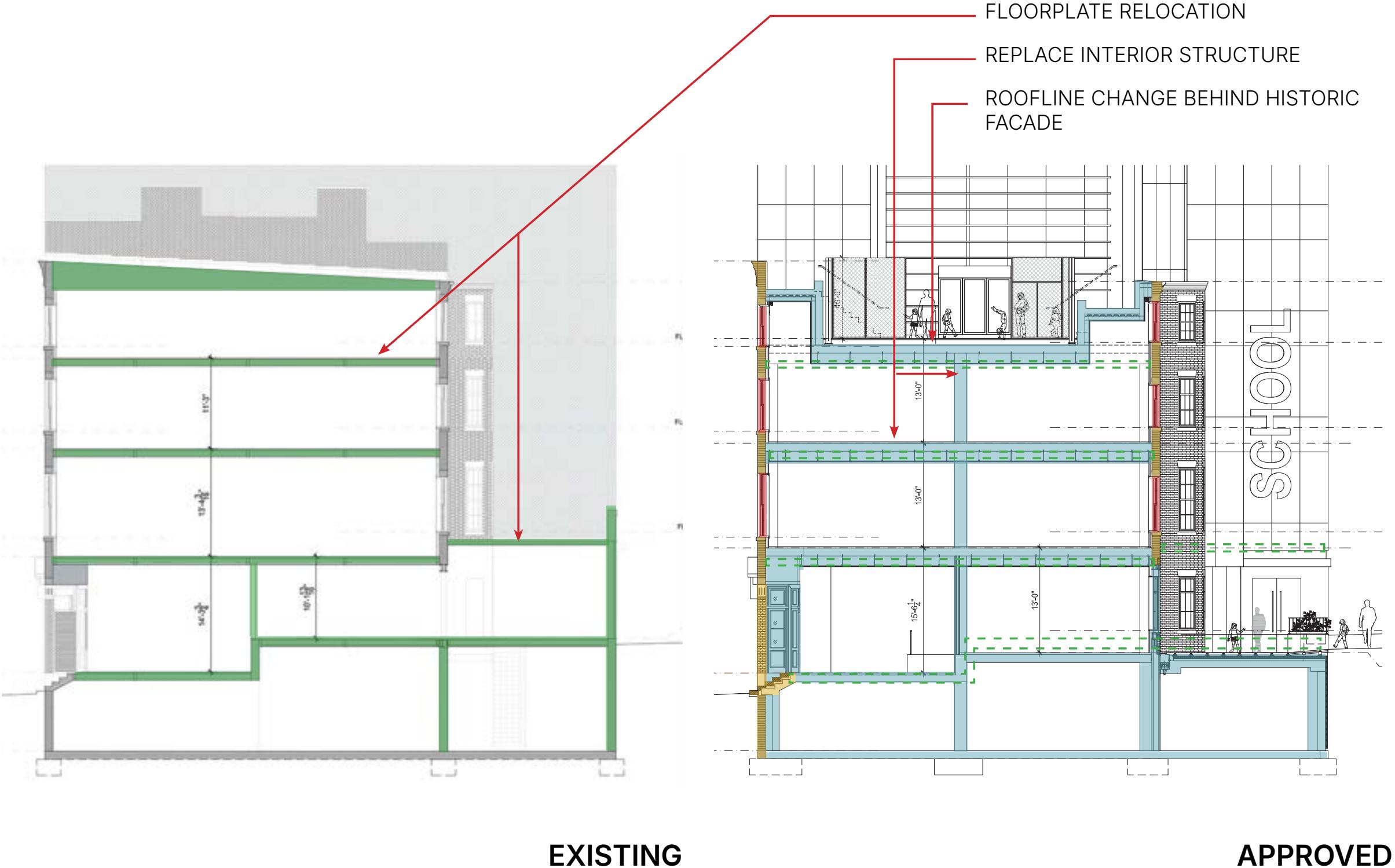
LPC Approved Precedents

APPROPRIATE MODIFICATIONS:

- REBUILD INTERIOR FLOORS IN NON-COMBUSTIBLE CONSTRUCTION
- REMOVE INTERIOR STRUCTURE
- SET BACK ROOF ADDITION

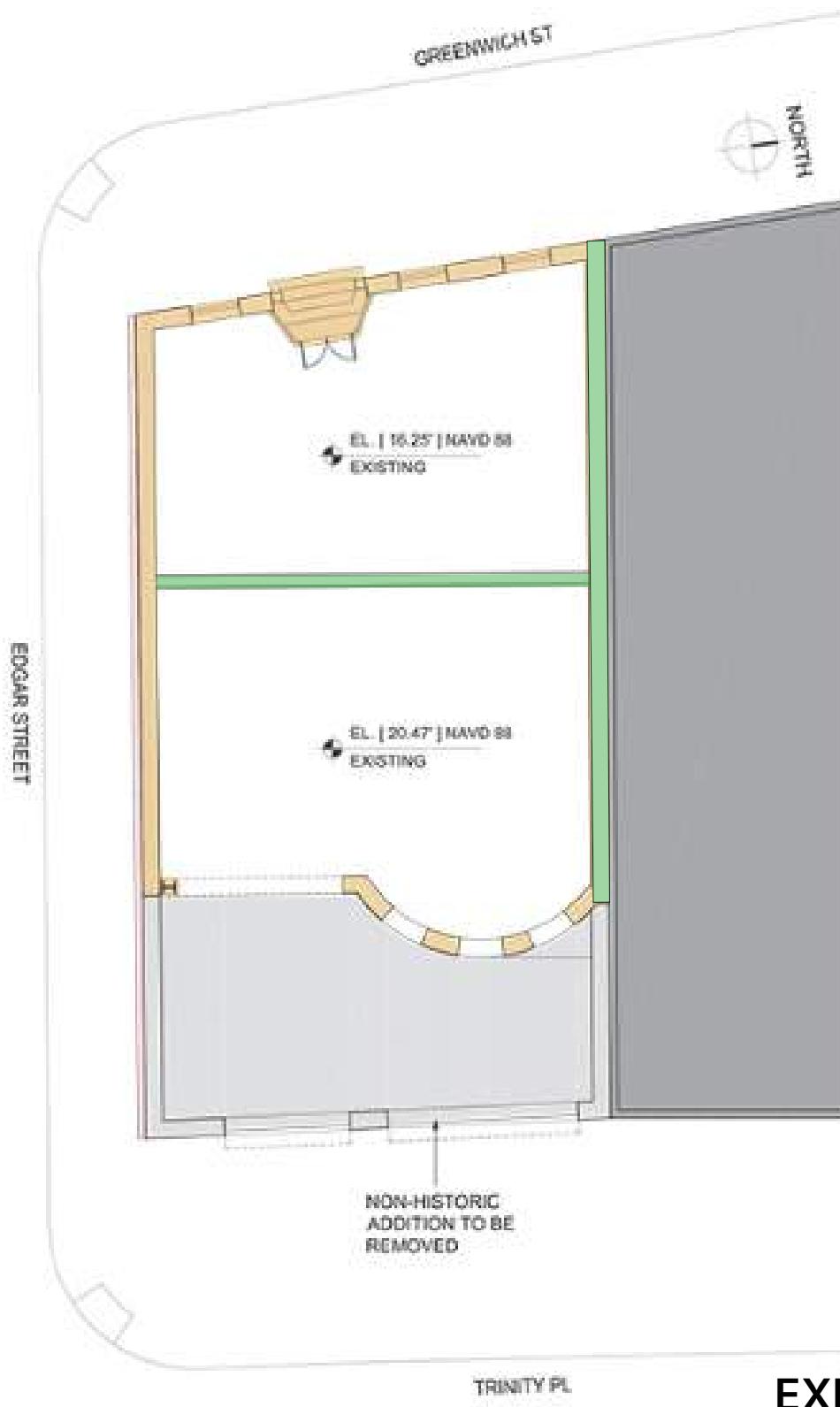
KEY

- NEW CONSTRUCTION
- REPLACE IN-KIND
- EXISTING TO REMAIN
- DEMOLITION

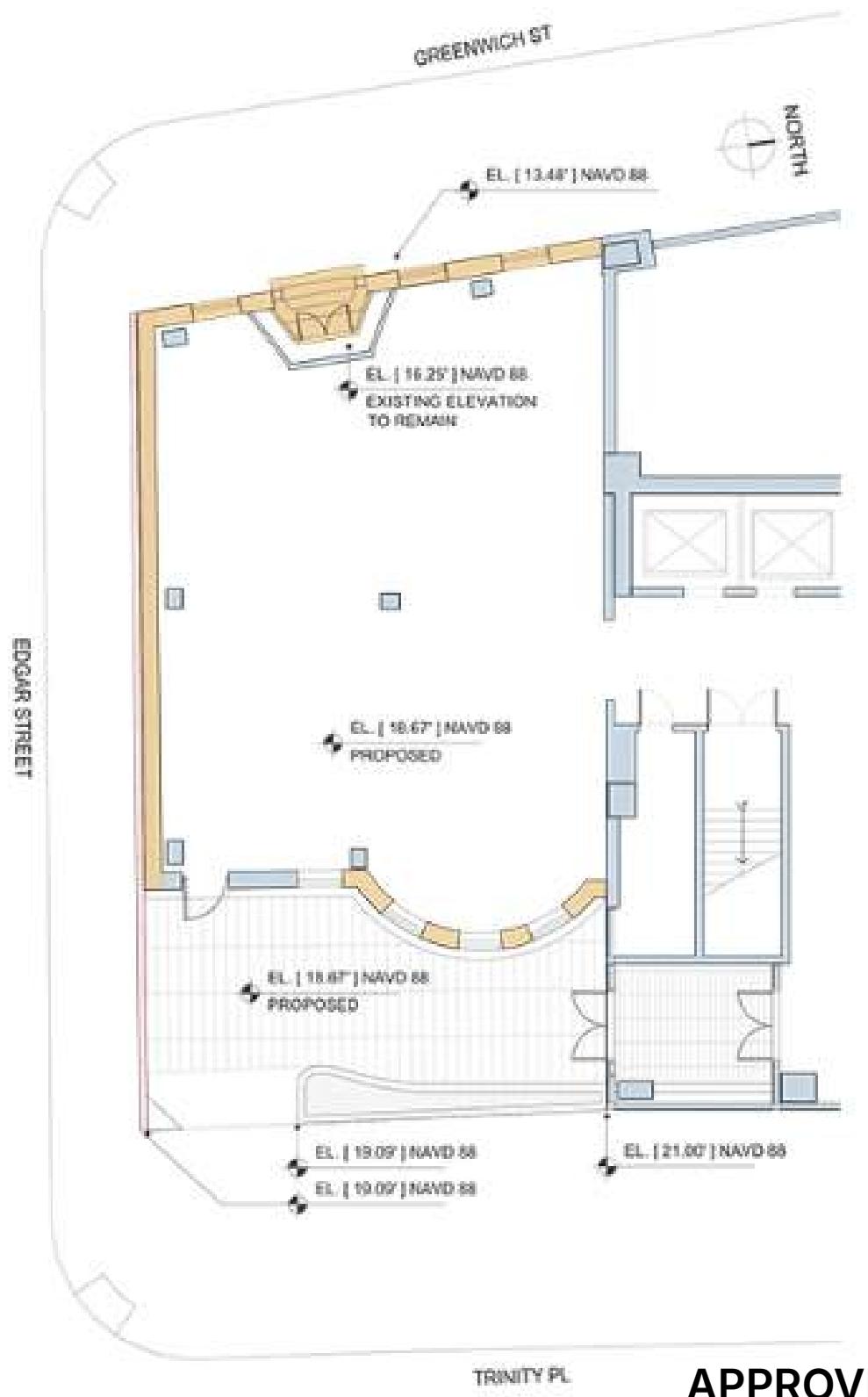


77 Greenwich, Manhattan
Individual Landmark: (Dickey House, LP-2166)

LPC Approved Precedents



EXISTING



APPROVED

APPROPRIATE MODIFICATIONS:

- REBUILD PARTY WALL WITH NEW OPENINGS
- REMOVE INTERIOR STRUCTURE
- REMOVE NON-HISTORIC ADDITION

KEY

- NEW CONSTRUCTION
- REPLACE IN-KIND
- EXISTING TO REMAIN
- DEMOLITION

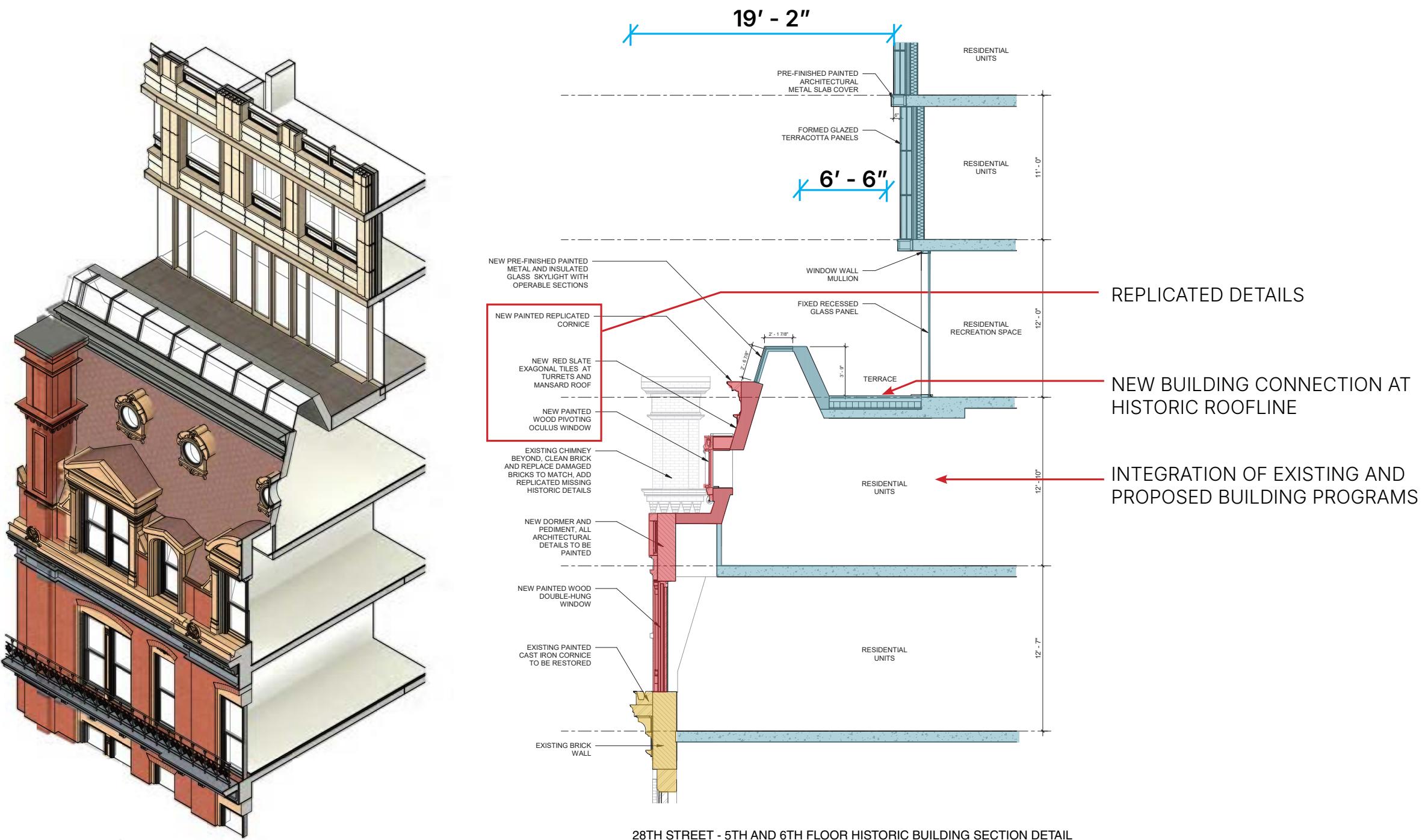
77 Greenwich, Manhattan
Individual Landmark: (Dickey House, LP-2166)

LPC Approved Precedents

APPROPRIATE MODIFICATIONS:

- REBUILD INTERIOR FLOORS IN NON-COMBUSTIBLE CONSTRUCTION
- SET BACK ROOF ADDITION: 19' - 2" FROM PROPERTY LINE

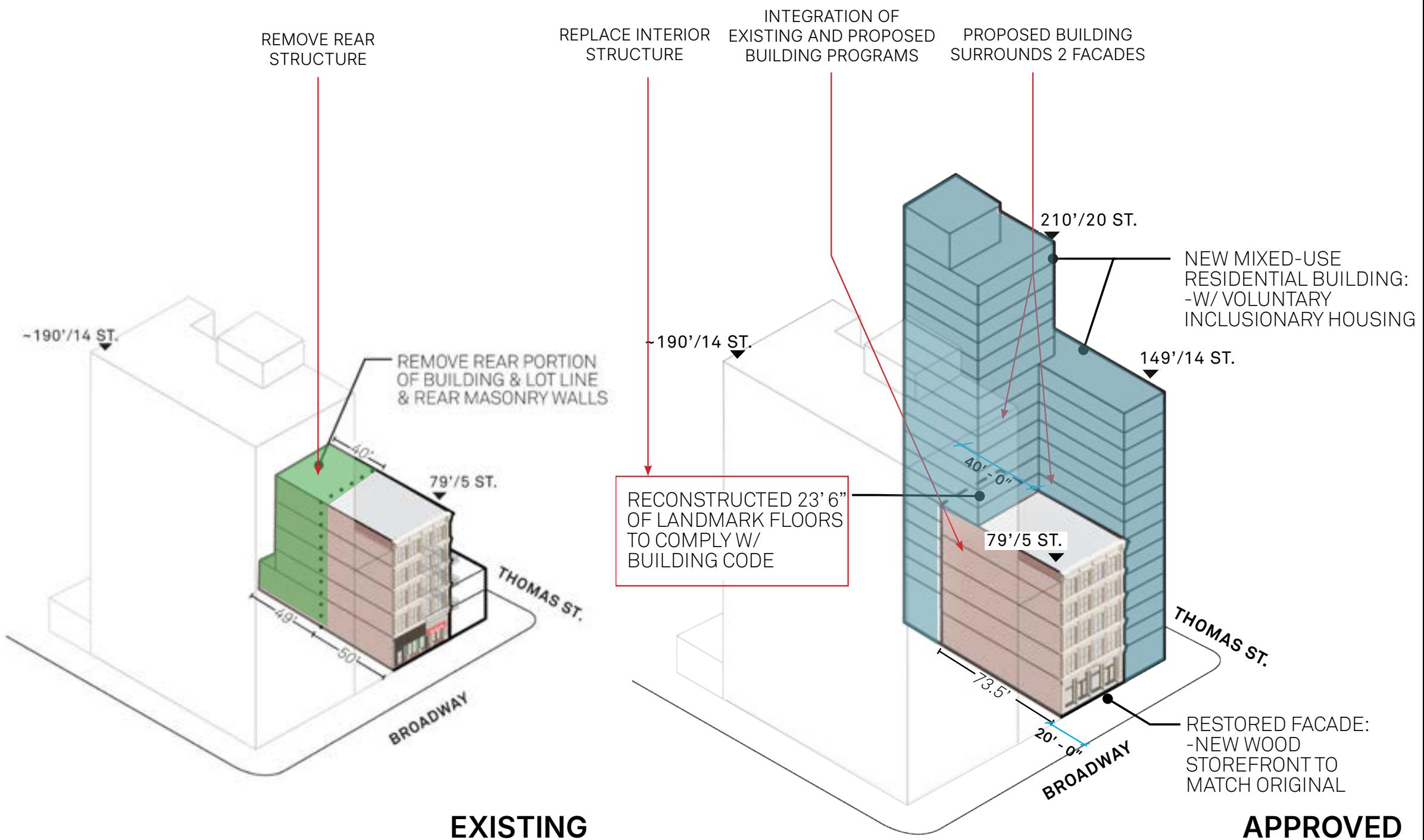
KEY



188 DUFFIELD TOWER SET BACK: 48' - 0" FROM PROPERTY LINE

251-253 Fifth Avenue, Manhattan
Individual Landmark: (Madison Square North Historic District, LP-2097)

LPC Approved Precedents



APPROPRIATE MODIFICATIONS:

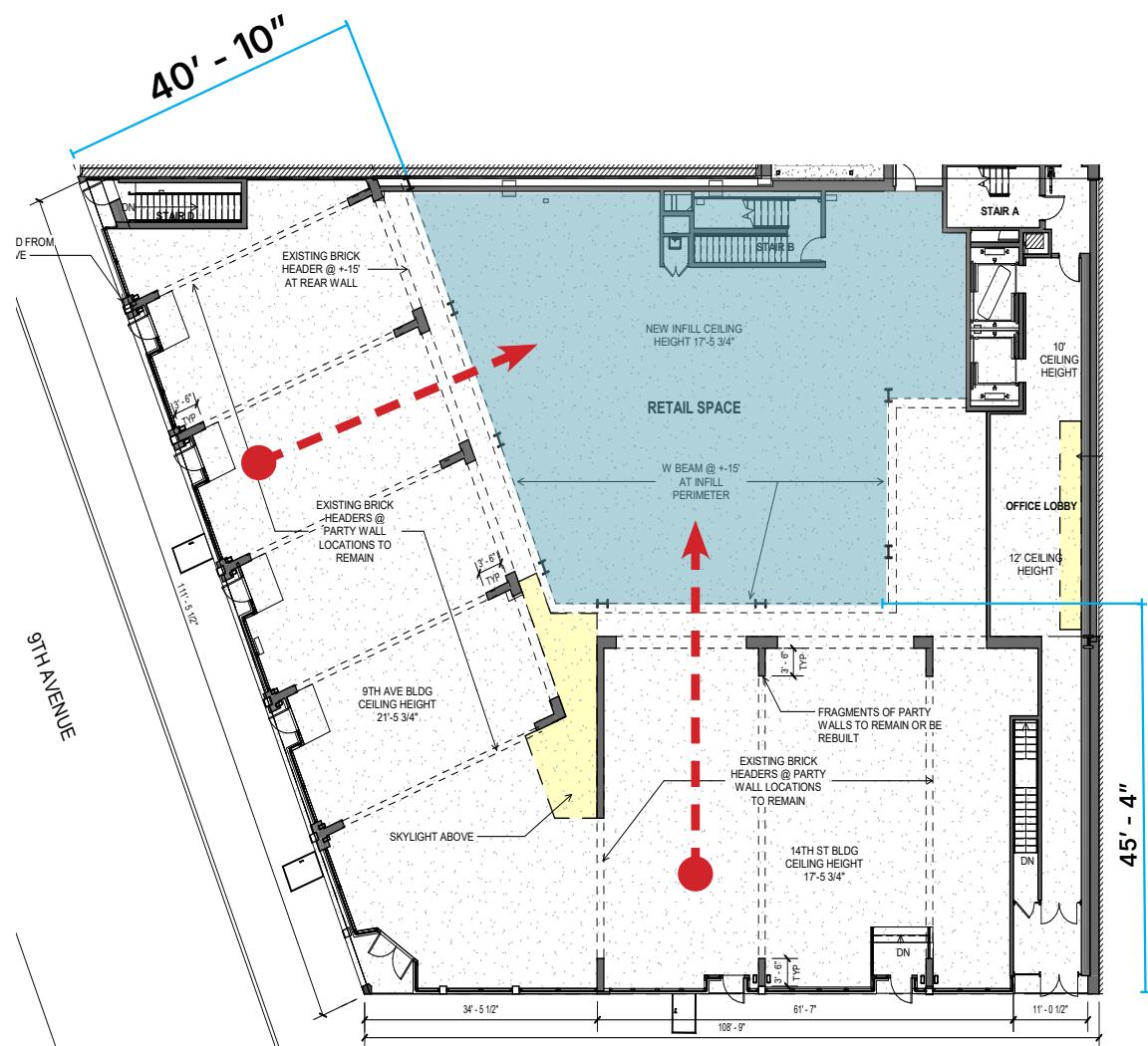
- REMOVE REAR STRUCTURE
- REBUILD INTERIOR FLOORS IN NON-COMBUSTIBLE CONSTRUCTION

315-317 Broadway, Manhattan
Individual Landmark: (315 Broadway Building, LP-1756)

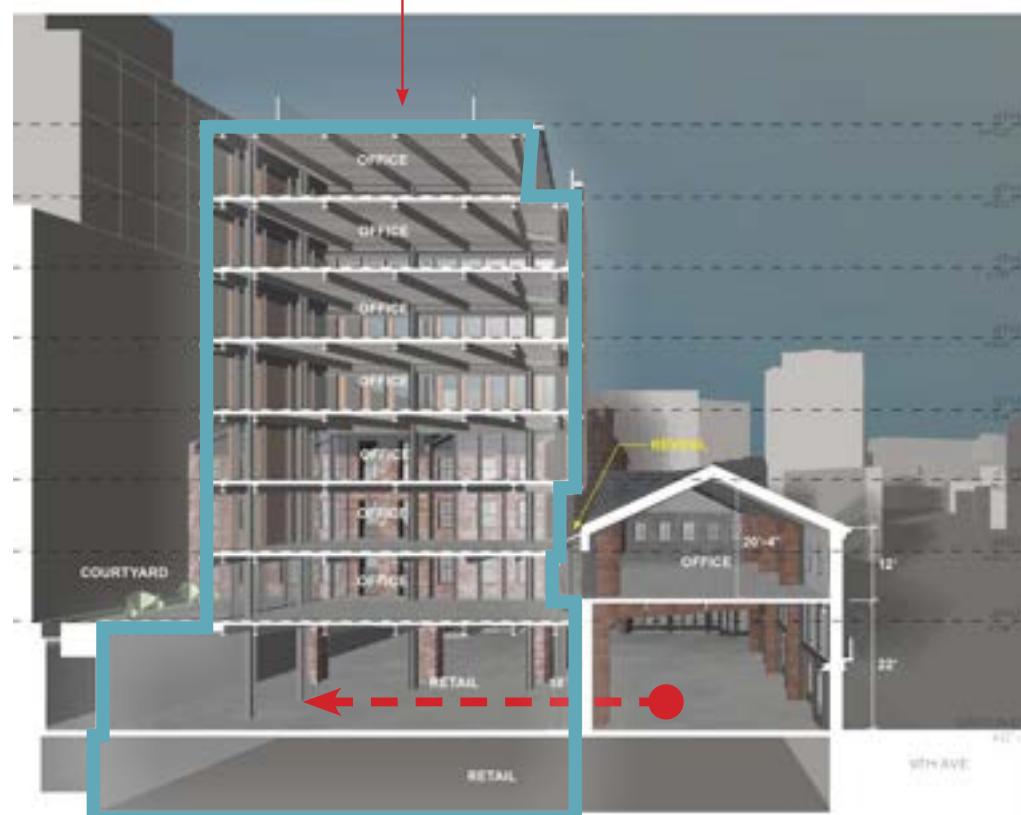
LPC Approved Precedents

APPROPRIATE MODIFICATIONS:

- CONNECTION BETWEEN HISTORIC BUILDING AND NEW CONSTRUCTION
- SET BACK ADDITION: 40' - 10" FROM PROPERTY LINE



Contemporary building as a backdrop behind an existing building to match context



188 DUFFIELD TOWER SET BACK:
48' - 0" FROM PROPERTY LINE

44-54 9th Avenue & 351-355 West 14th Street, Manhattan
Gansevoort Market Historic District, LP-0088

LPC Approved Precedents

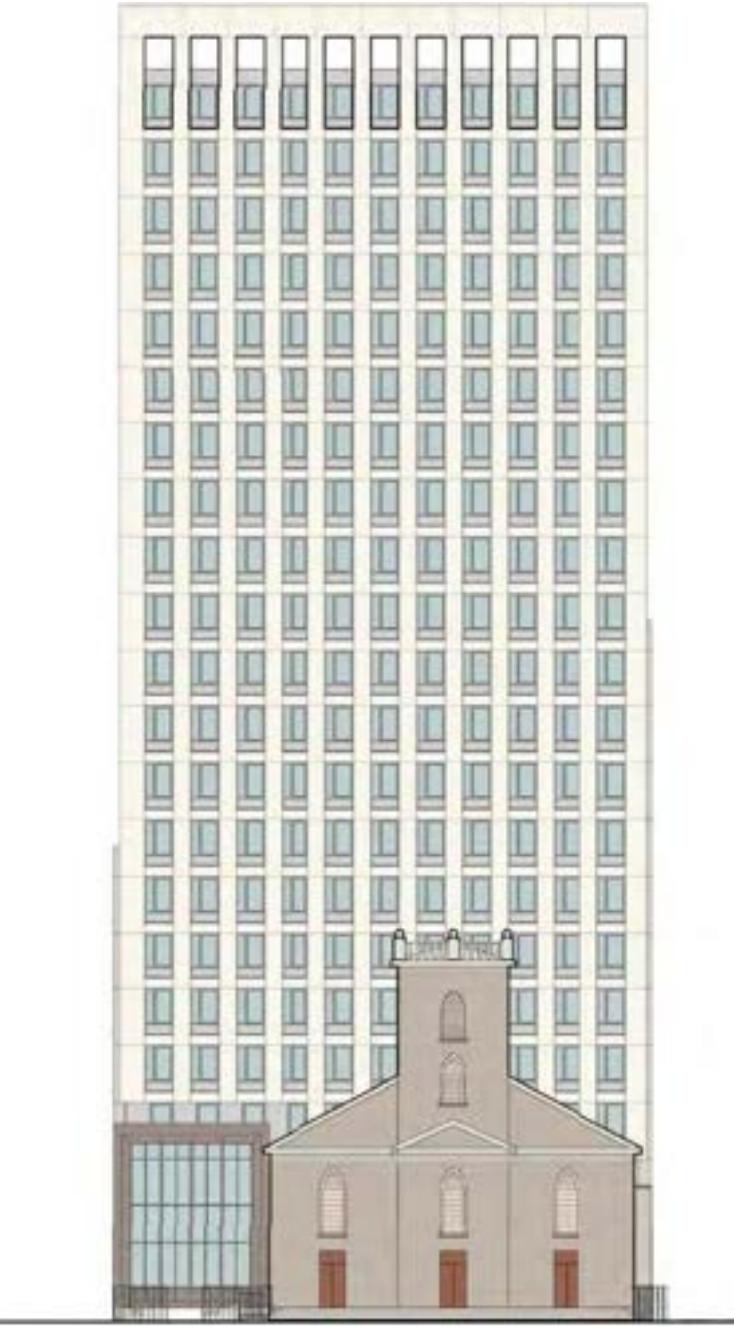
APPROPRIATE MODIFICATIONS:

- TALL BUILDING AS BACKDROP
TO LANDMARKED BUILDING



182-188 DUFFIELD ST

Individual Landmark:
188 Duffield, LP-25-04617



ST. AUGUSTINE'S CHAPEL

Individual Landmark:
St Augustine's Chapel, LP-23-03684



712 5TH AVE

Individual Landmark:
Rizzoli Building, LP-1533 & Coty Building, LP-1534

LPC Approved Precedents

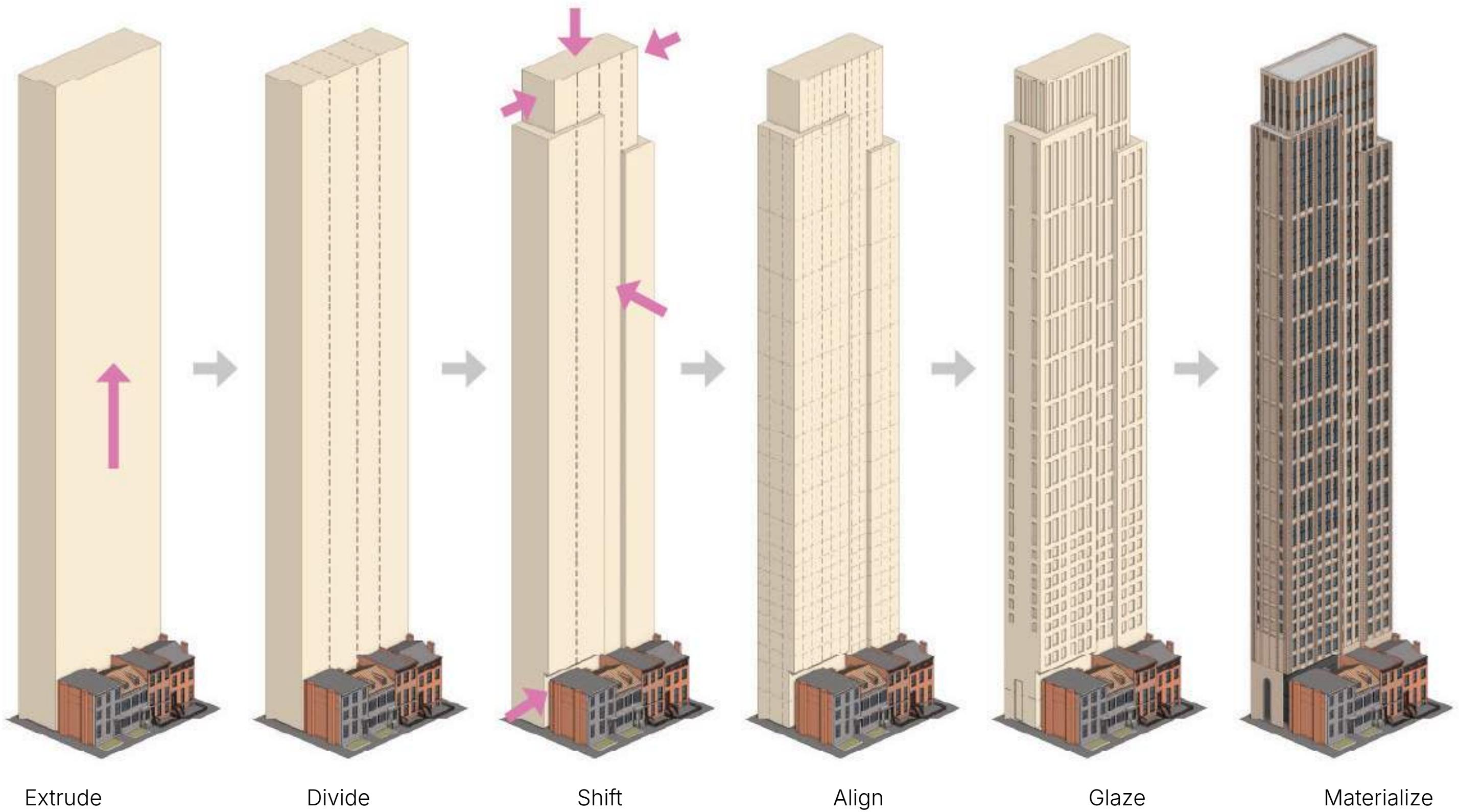
Proposed Building

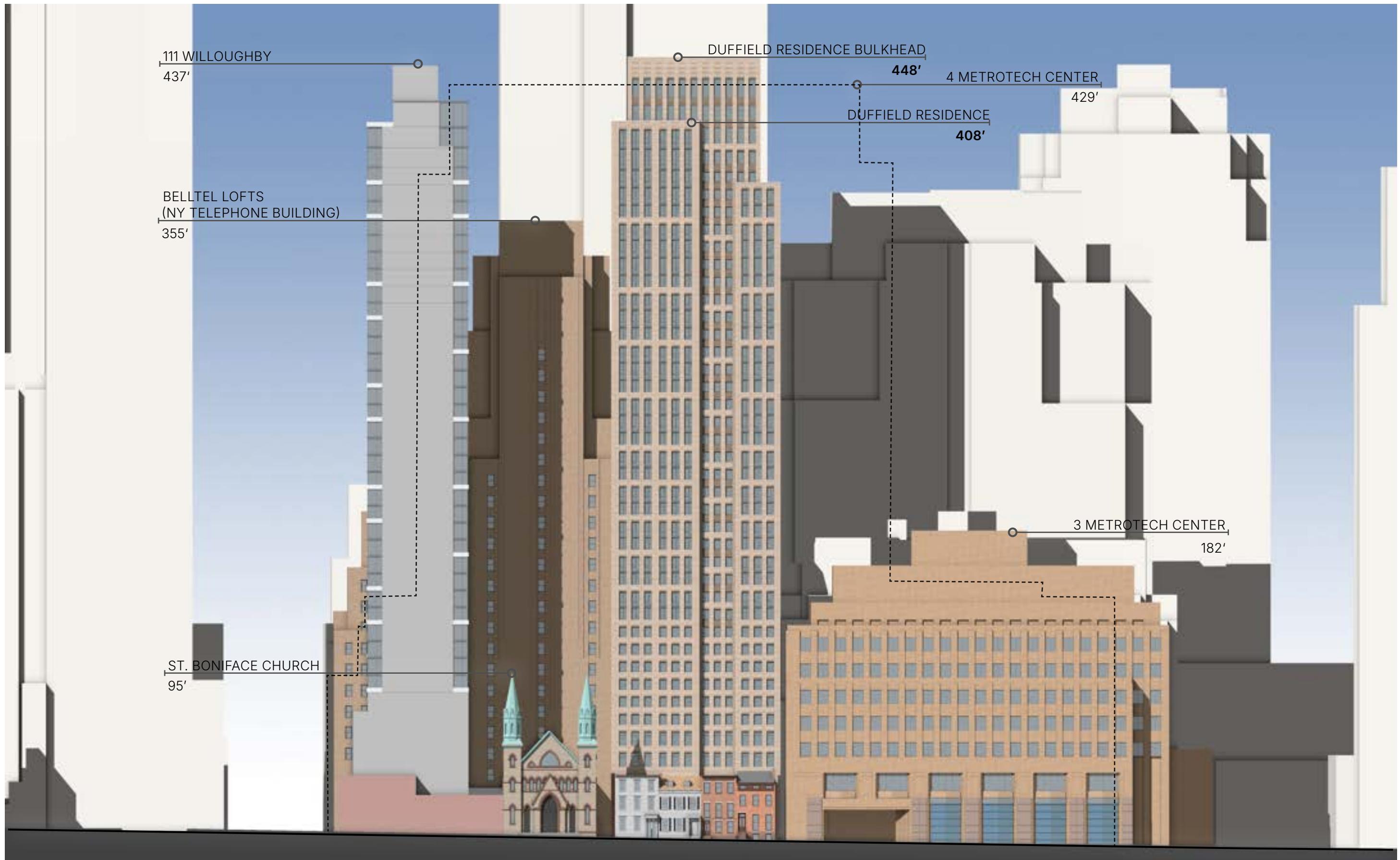


Previous Proposal

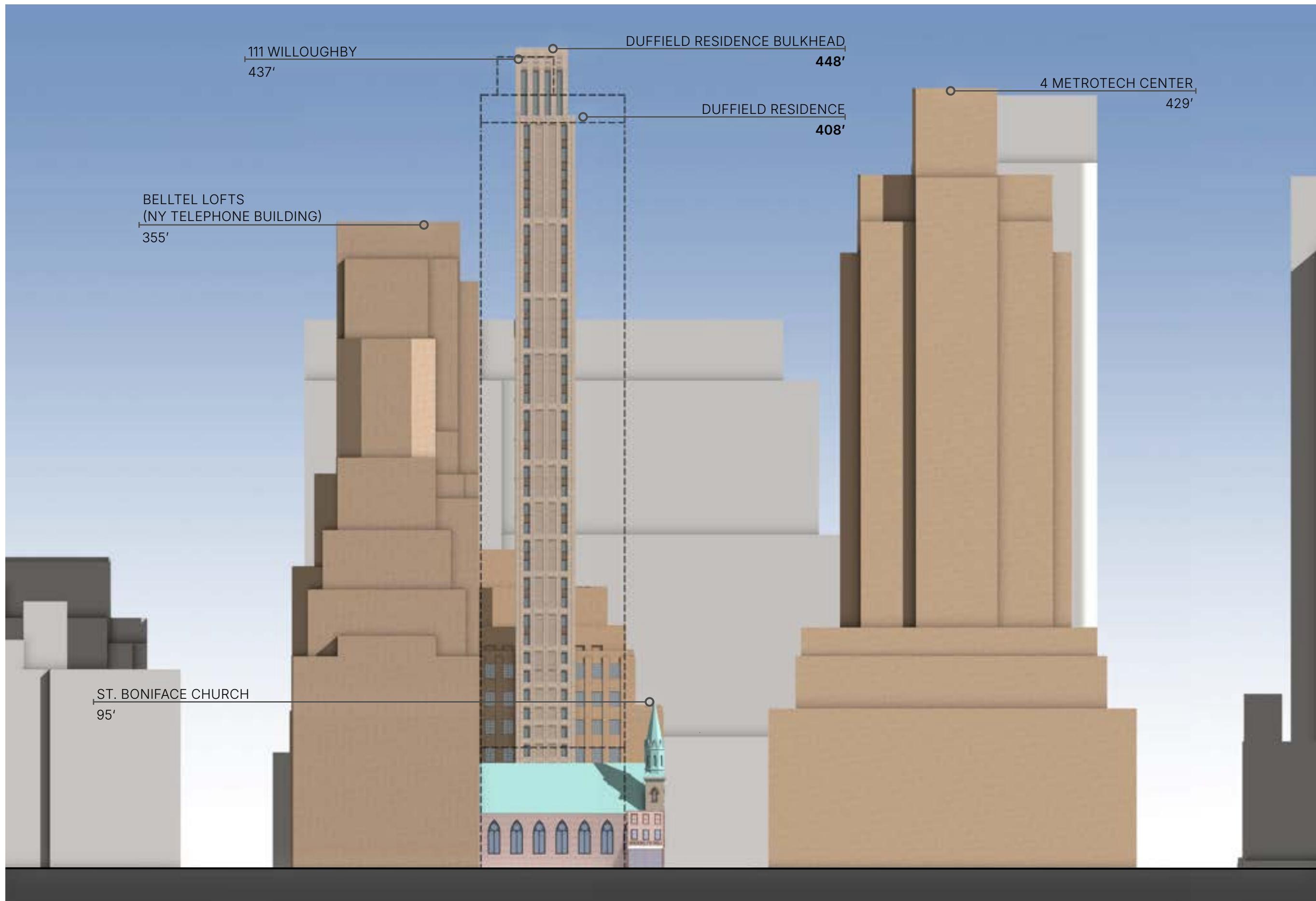


Revised Proposal



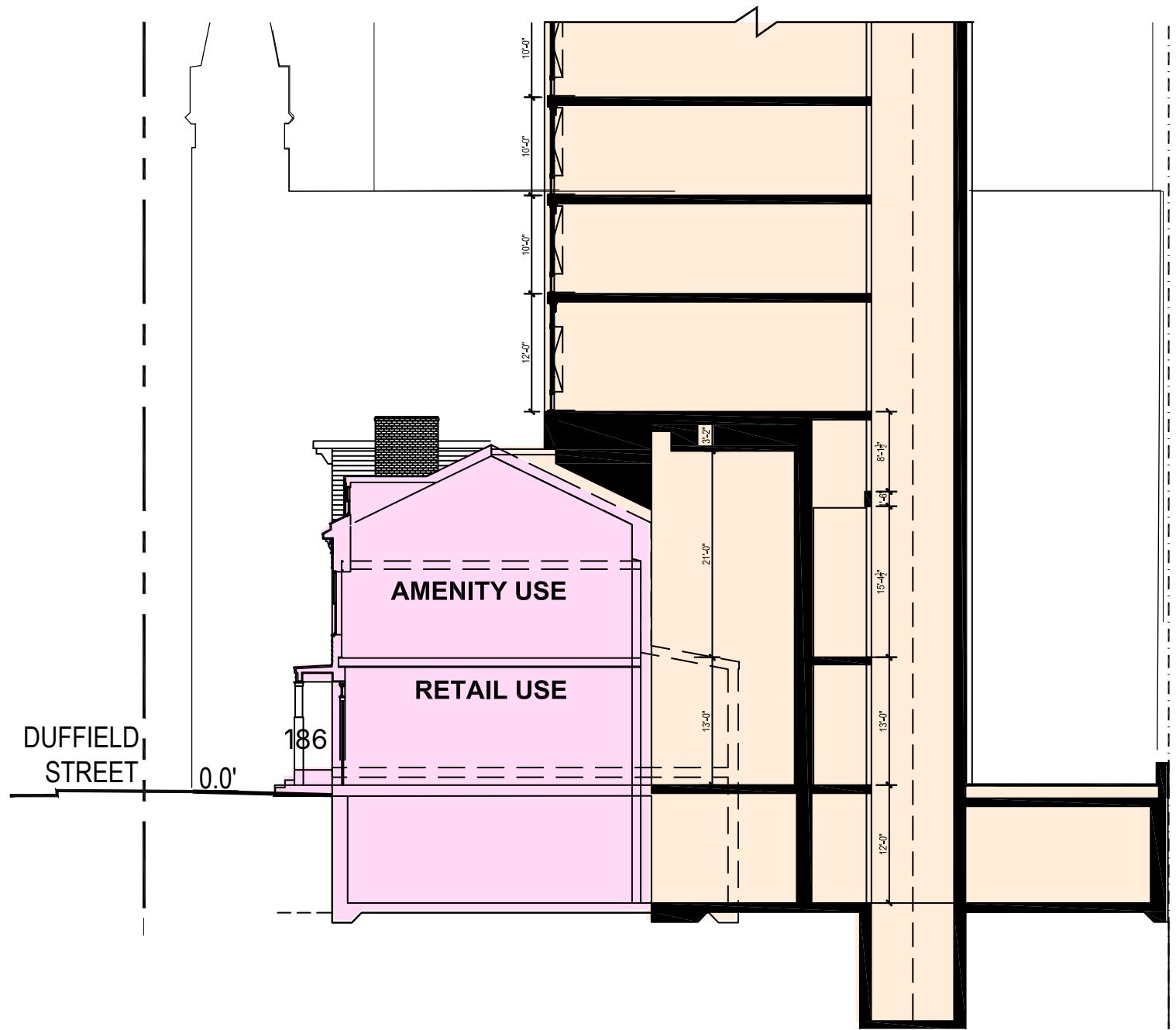


*APPROXIMATE HEIGHTS FROM STREET LEVEL

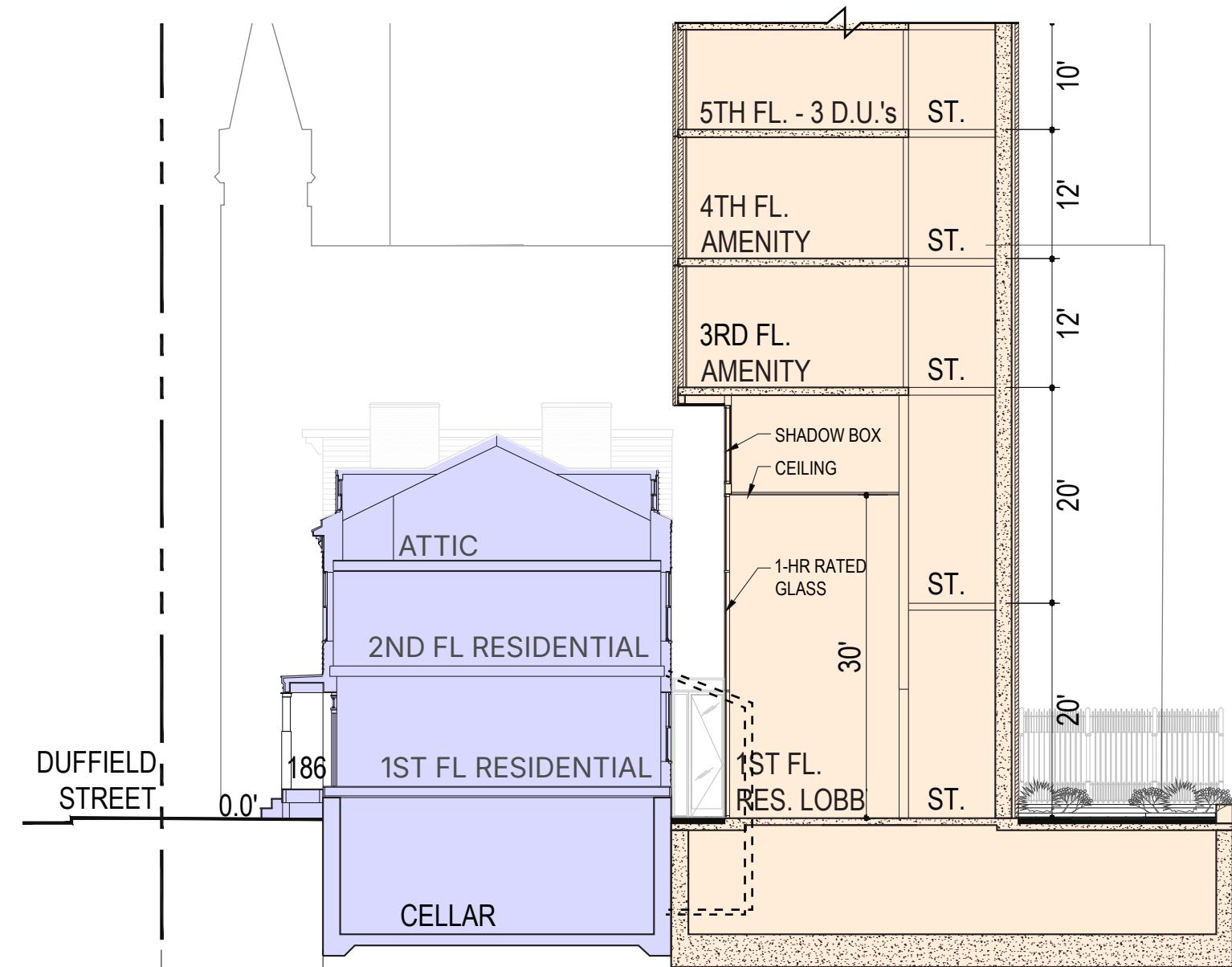




South East Building View



Previously Proposed Section

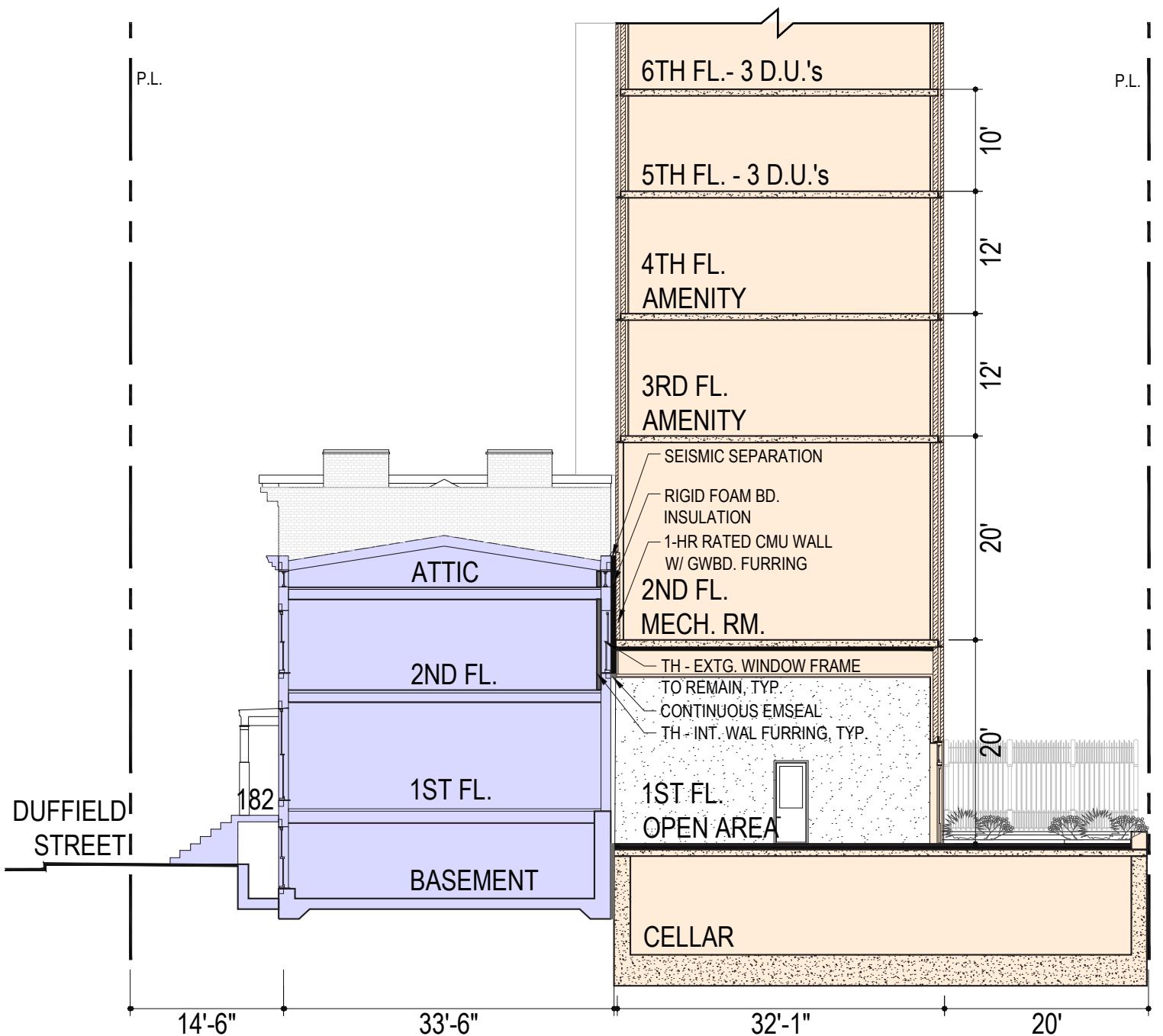
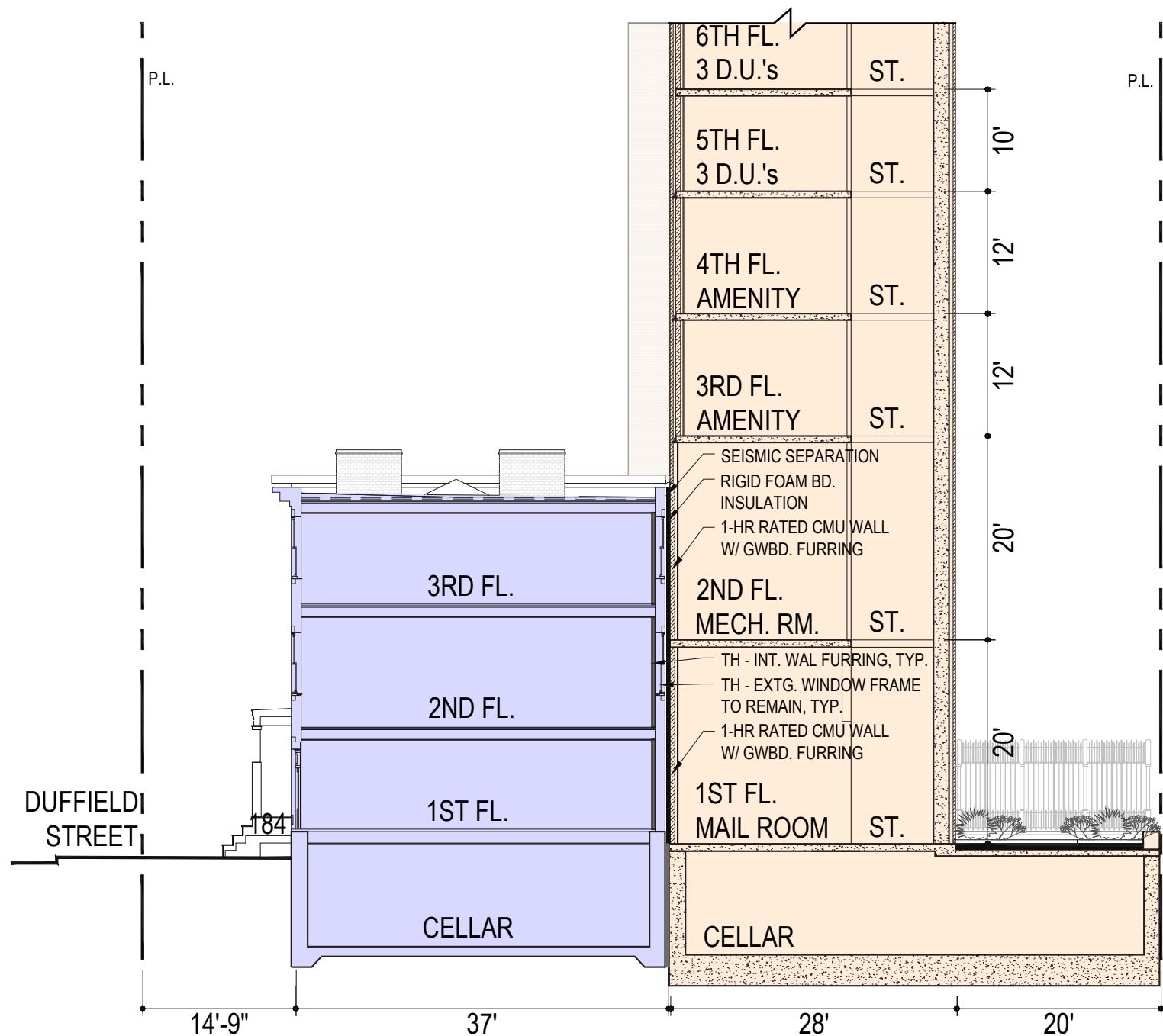


Revised Section

COLOR LEGEND

- TOWER RESIDENTIAL USE
- RESIDENTIAL USE
- RETAIL USE

Section at 186 Duffield



COLOR LEGEND

- TOWER RESIDENTIAL USE (Orange)
- RESIDENTIAL USE (Purple)
- RETAIL USE (Pink)

Tower Connection Diagram

BRIDGE ST (60 'NARROW STREET)

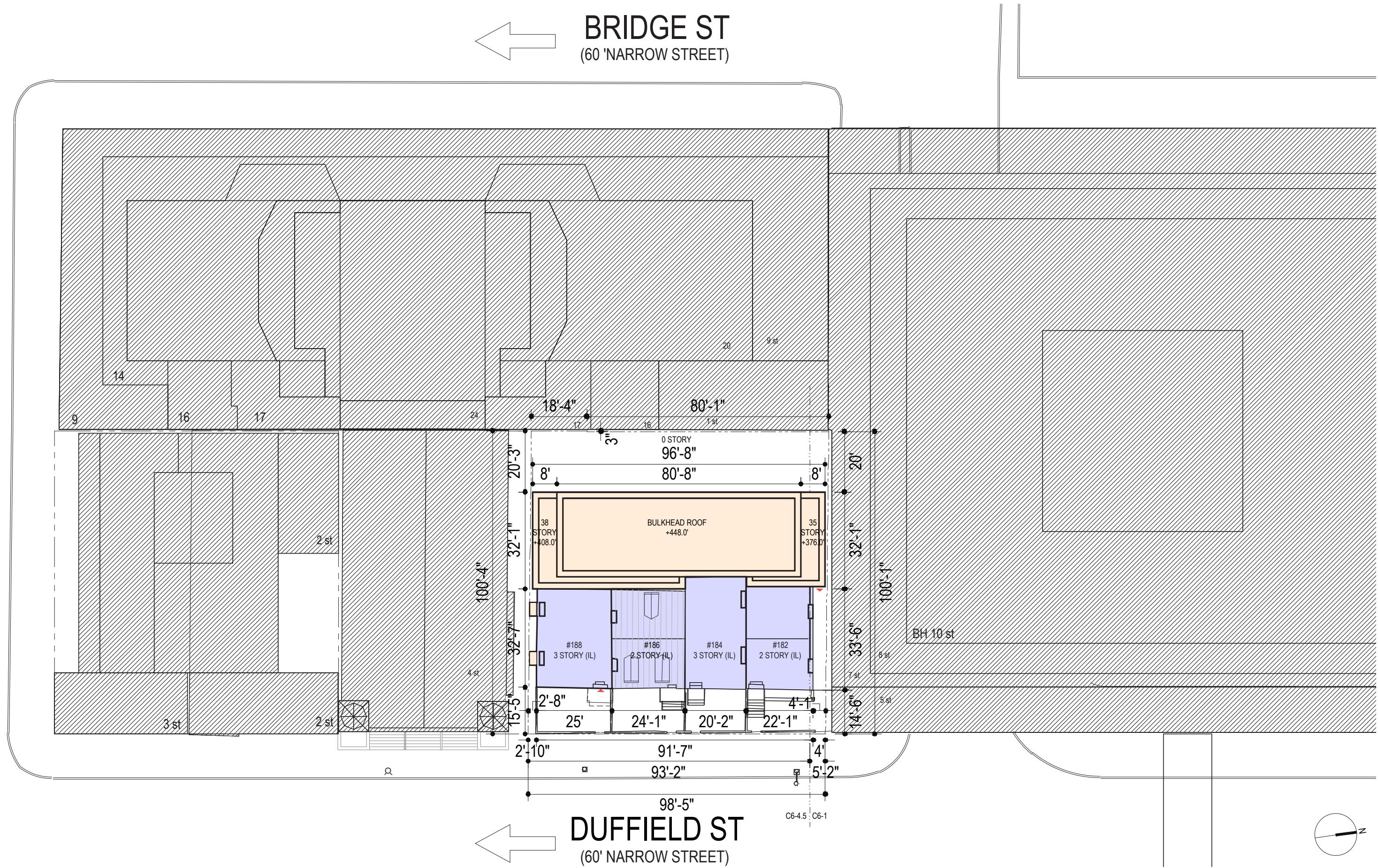
WILLOUGHBY ST

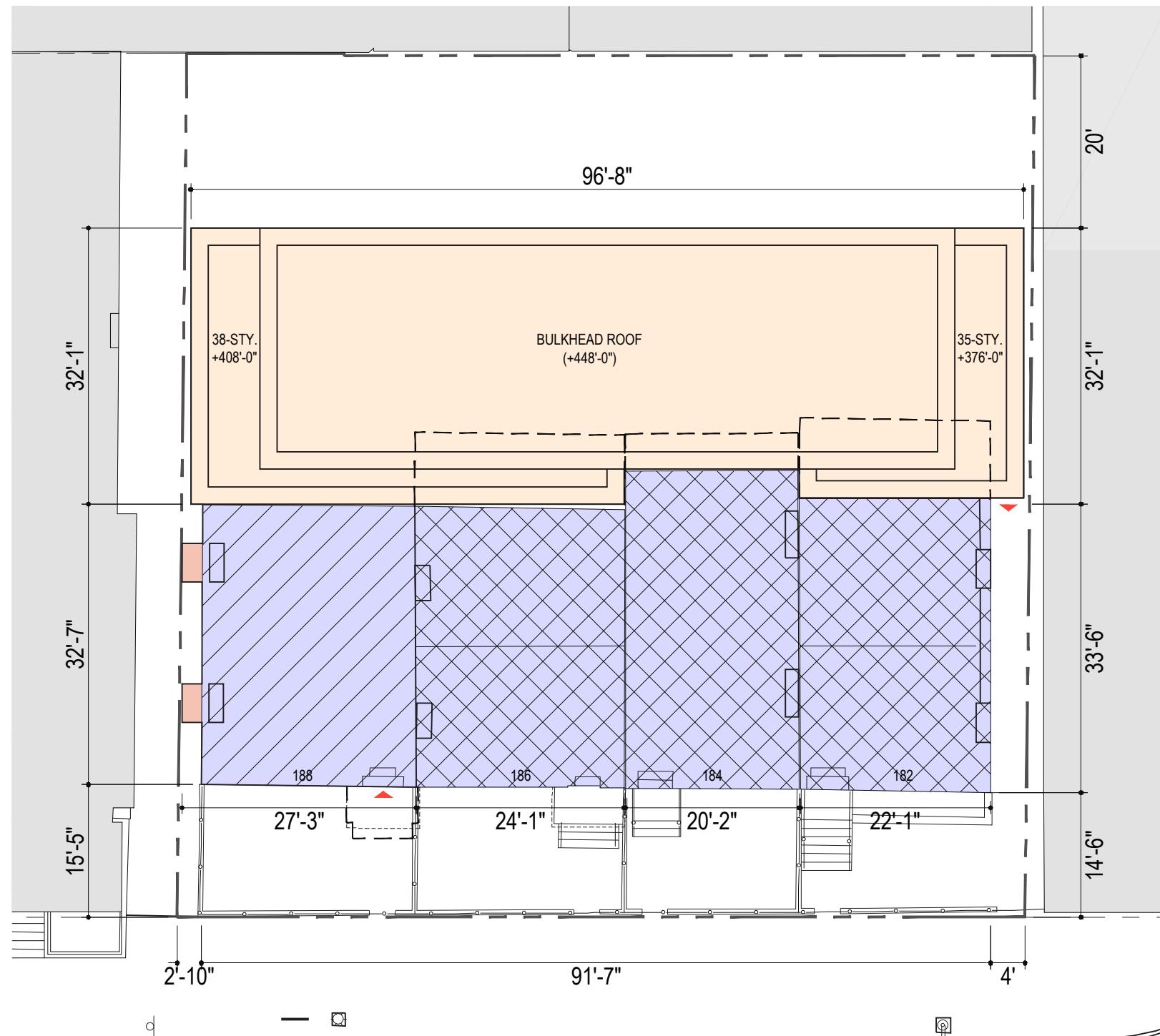
(60' NARROW STREET)

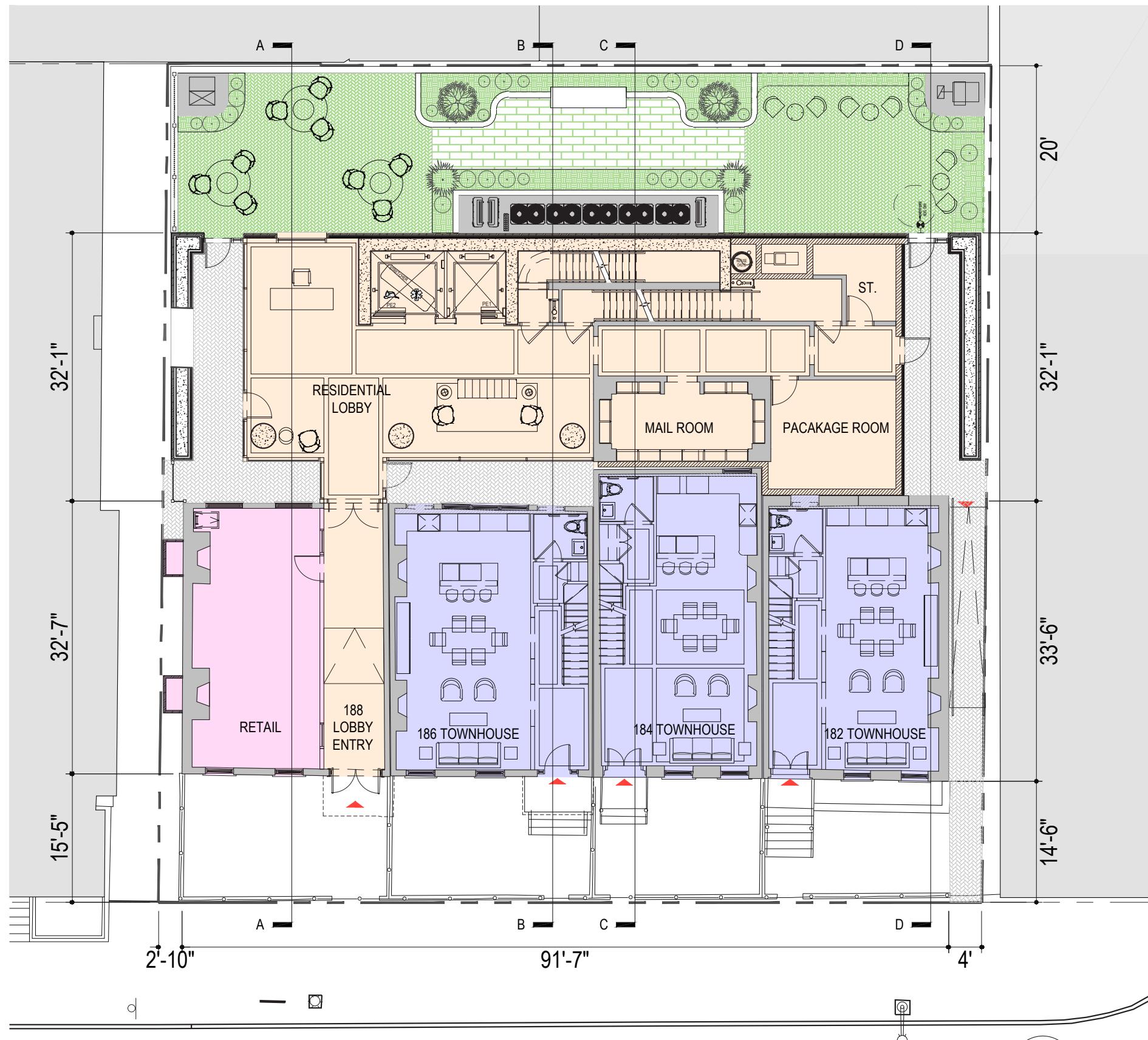
DUFFIELD ST (60' NARROW STREET)

LPC Public Meeting 182-188 Duffield Street

Site Plan

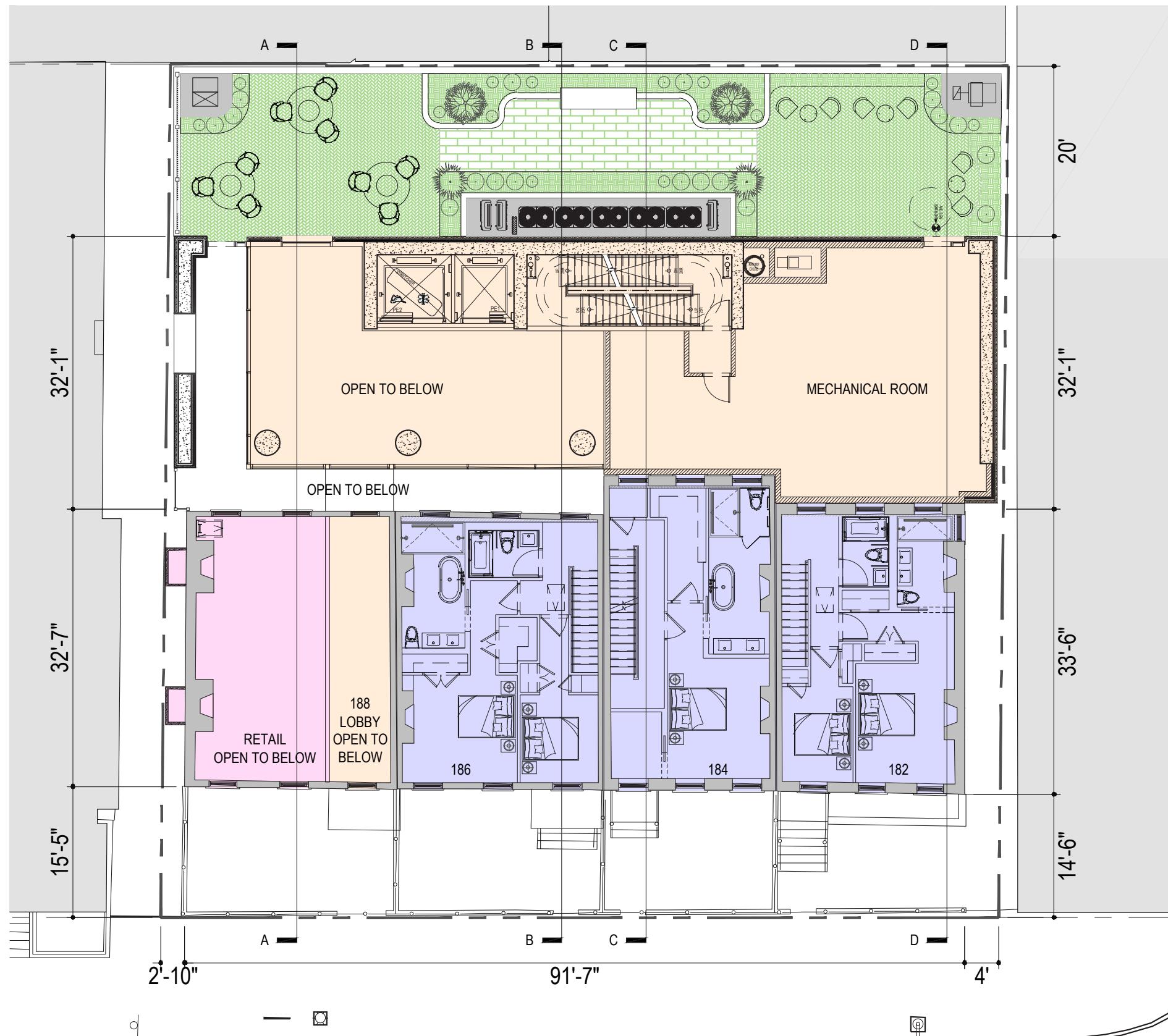




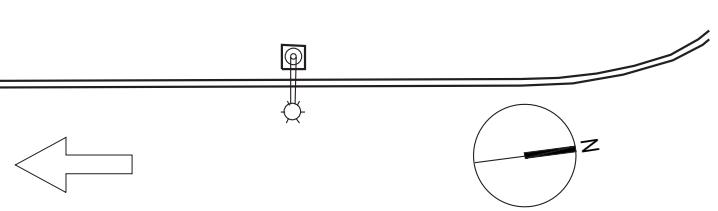


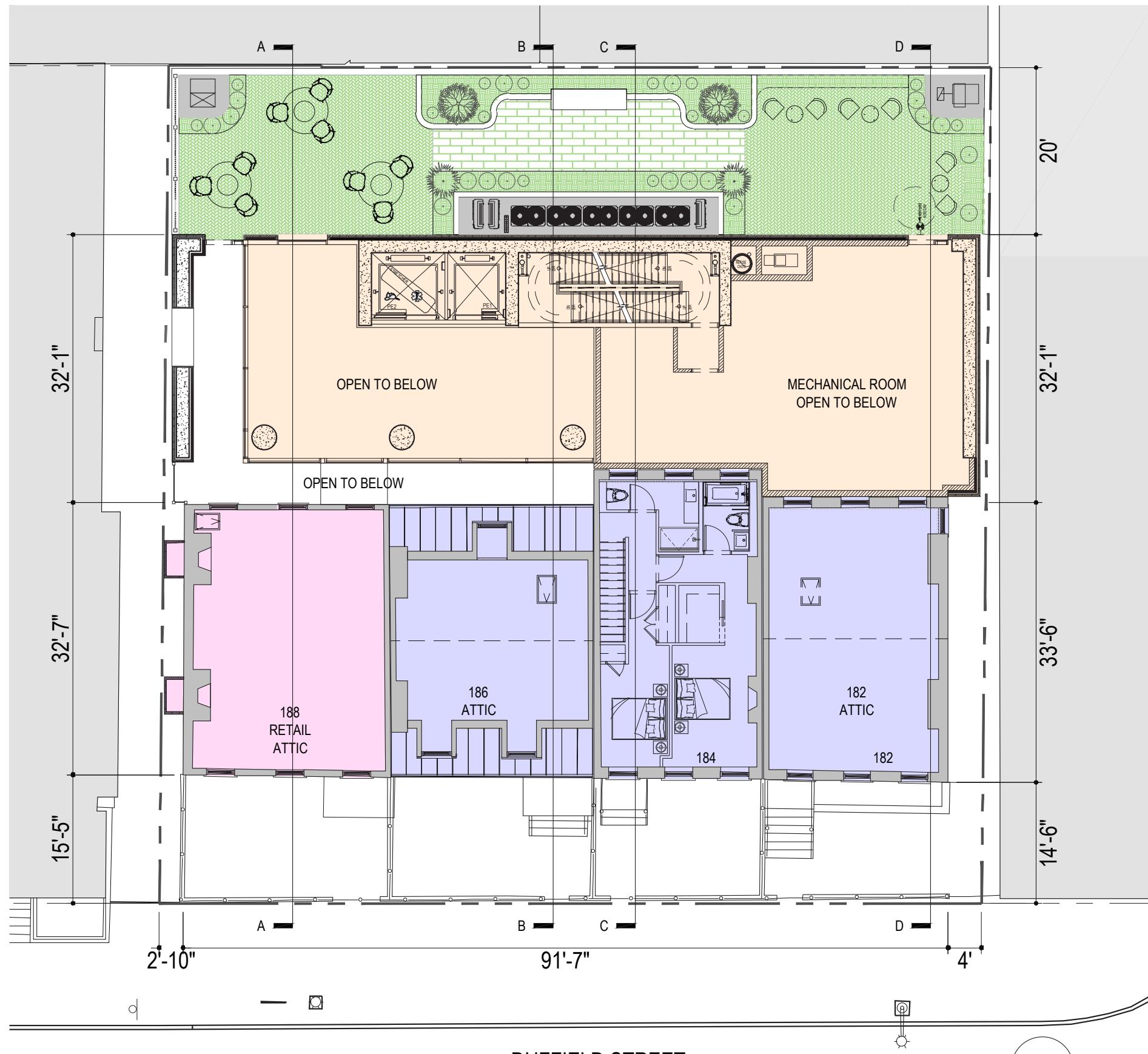
COLOR LEGEND

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- RESIDENTIAL USE (Purple)
- RETAIL USE (Pink)

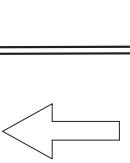


DUFFIELD STREET
(60' NARROW STREET)





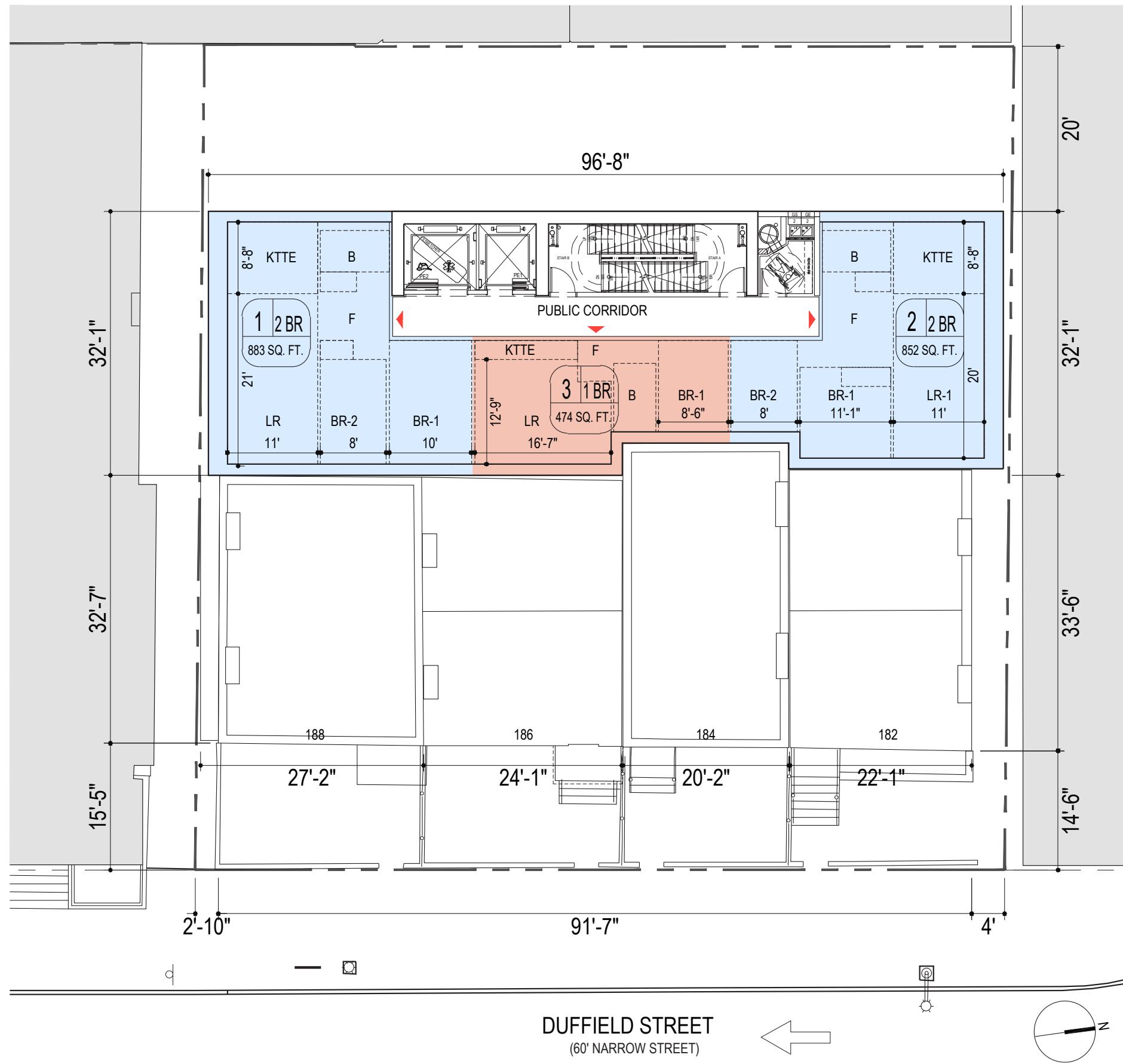
DUFFIELD STREET
(60' NARROW STREET)



COLOR LEGEND

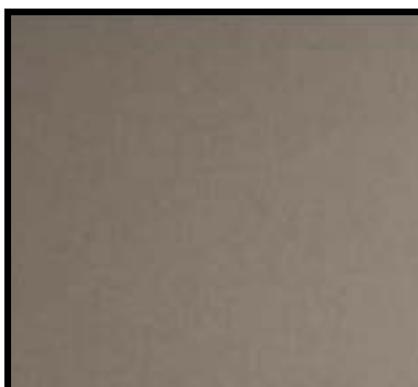
- TOWER RESIDENTIAL USE
- RESIDENTIAL USE
- RETAIL USE

Proposed Third Floor Plan

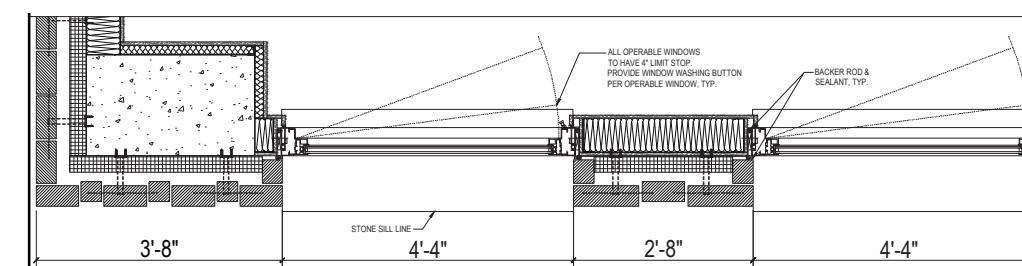
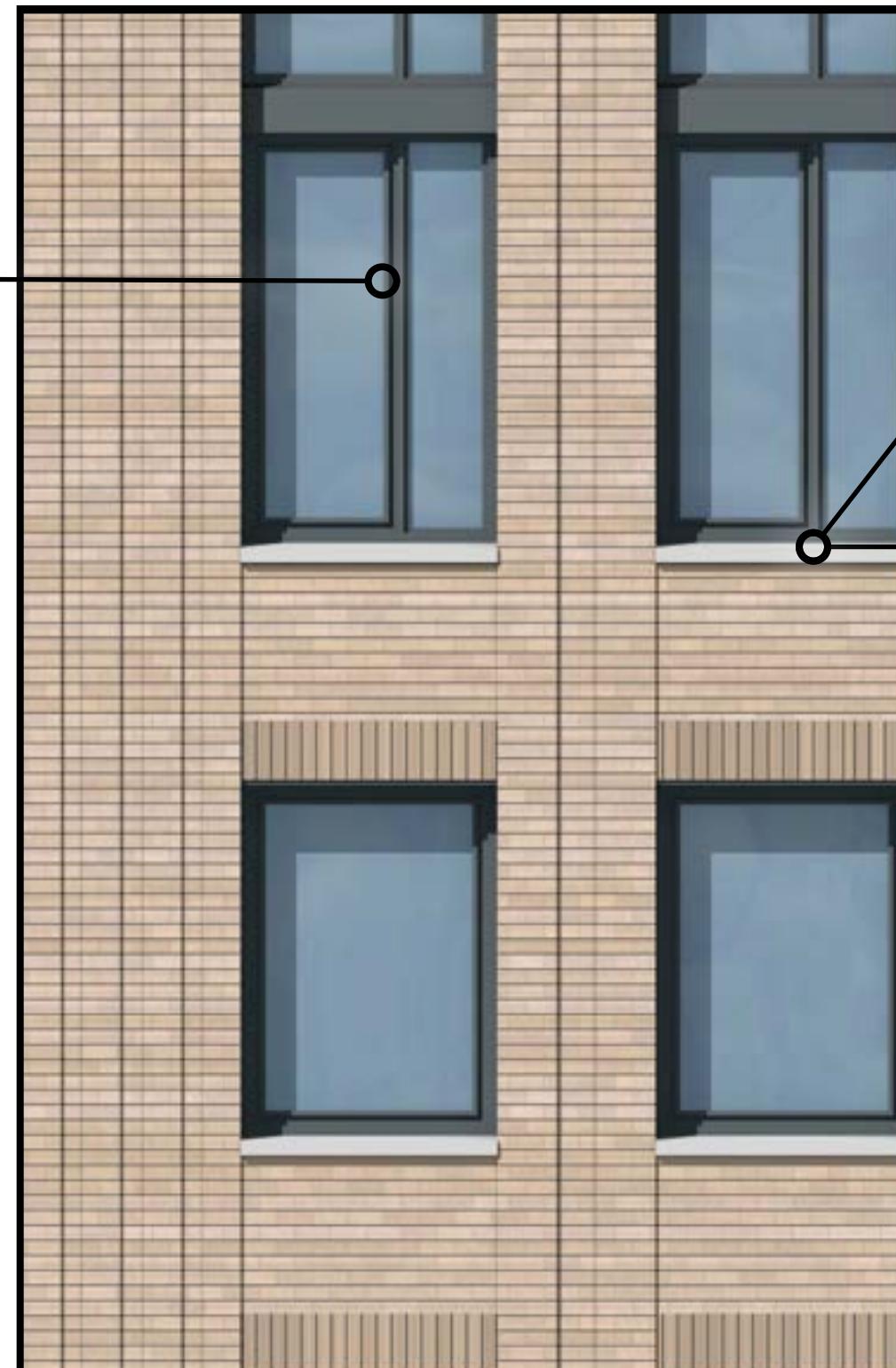




PPG MEDIUM GRAY
MULLION AND SLAB COVER



PPG LIGHT BRONZE
CORRUGATED HORIZONTAL
METAL PANEL
(LOCATED AT 184 RECESSED
SECTION)



BRICK - COLUMN DETAIL



ORNILUX A61 WITH BIRD FRIENDLY UV COATING



PROPOSED BRICK
40% DESERT IRONSPOT LIGHT SMOOTH
60% GOLDEN BUFF SMOOTH

PROPOSED MORTAR
LEHIGH BDN 682

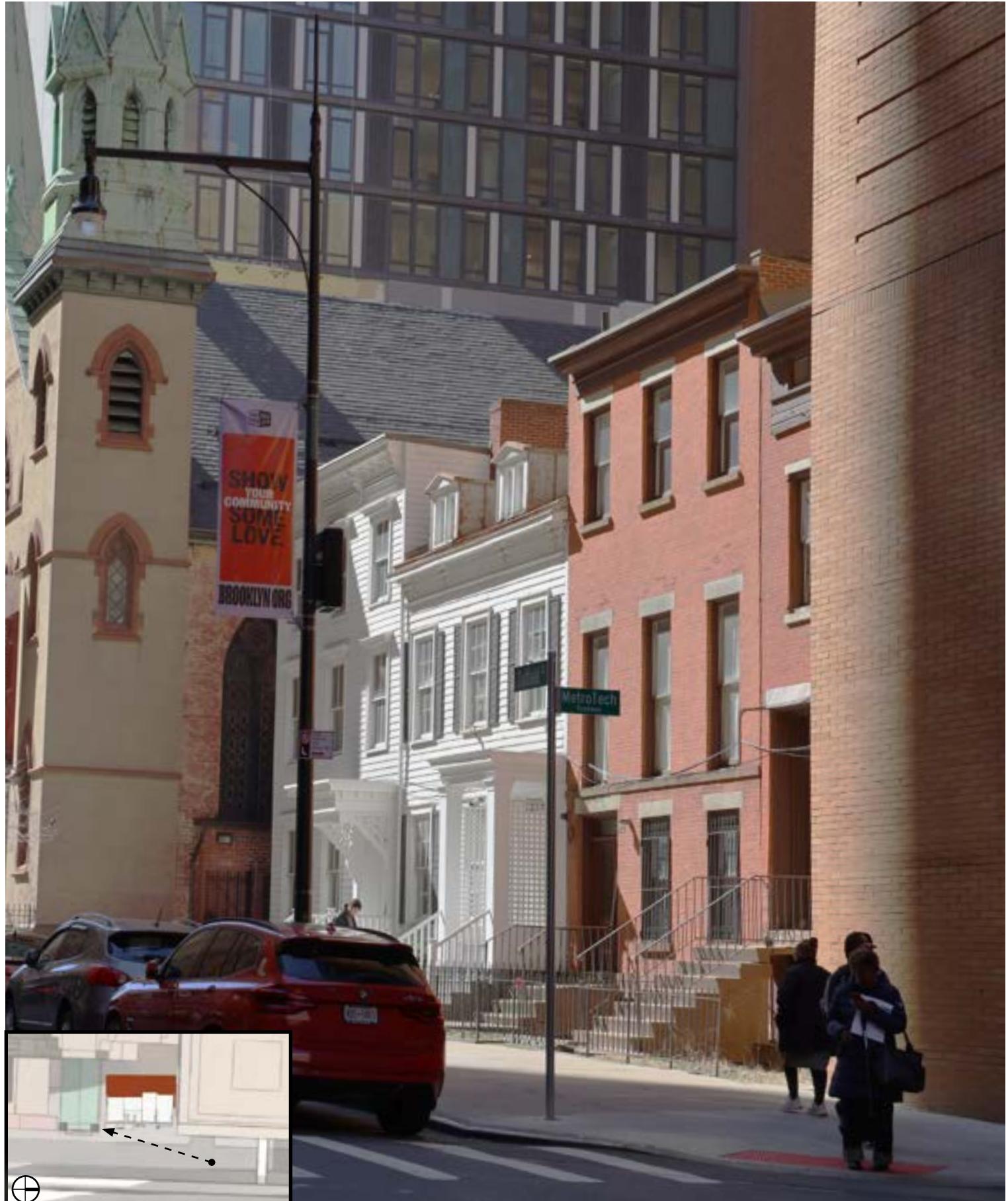
Street Views



Existing Street View (Wide Lens)



Proposed Street View (Wide Lens)



Existing
LPC Public Meeting
182-188 Duffield Street



Proposed

Duffield Street: South

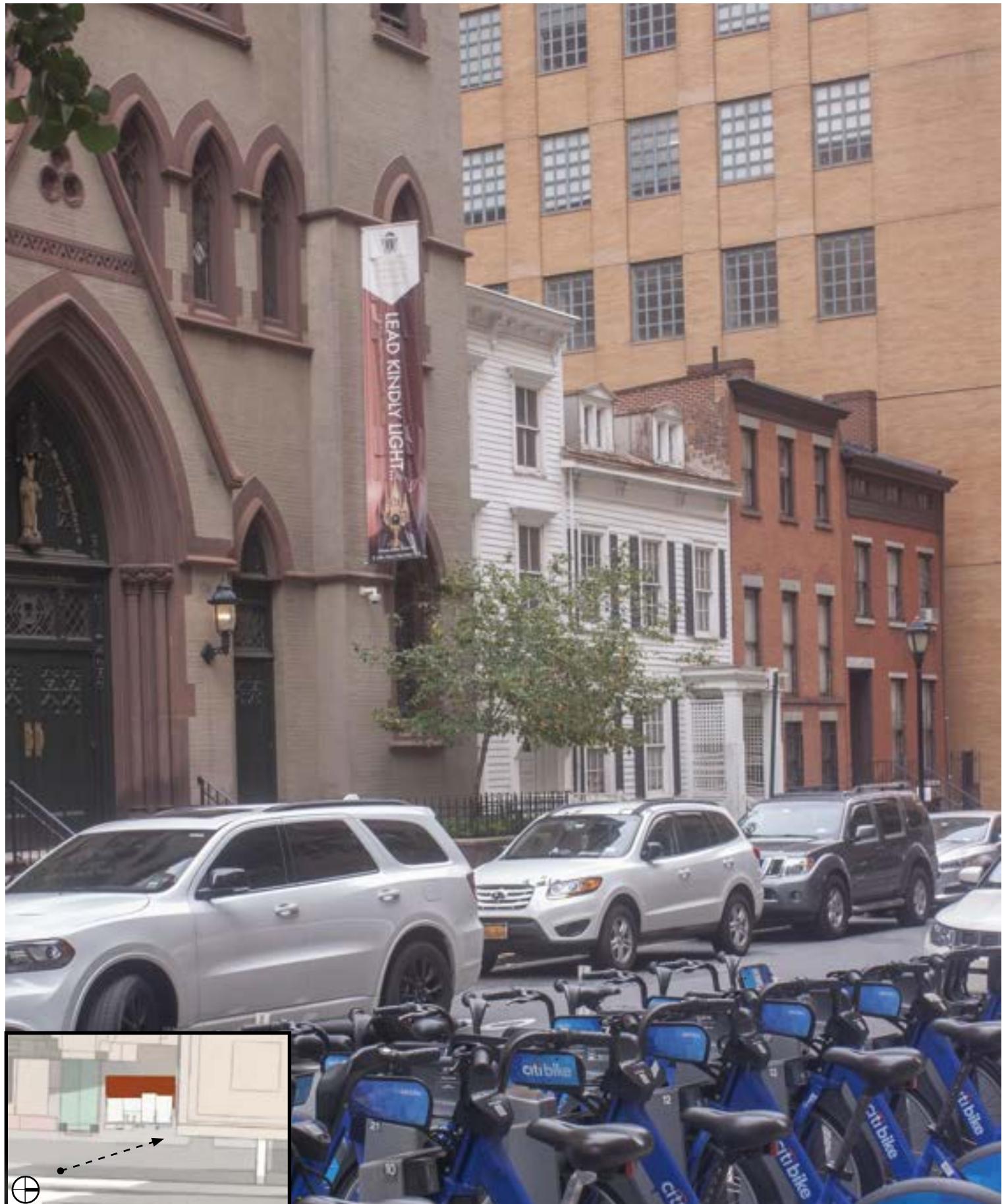


Existing
LPC Public Meeting
182-188 Duffield Street

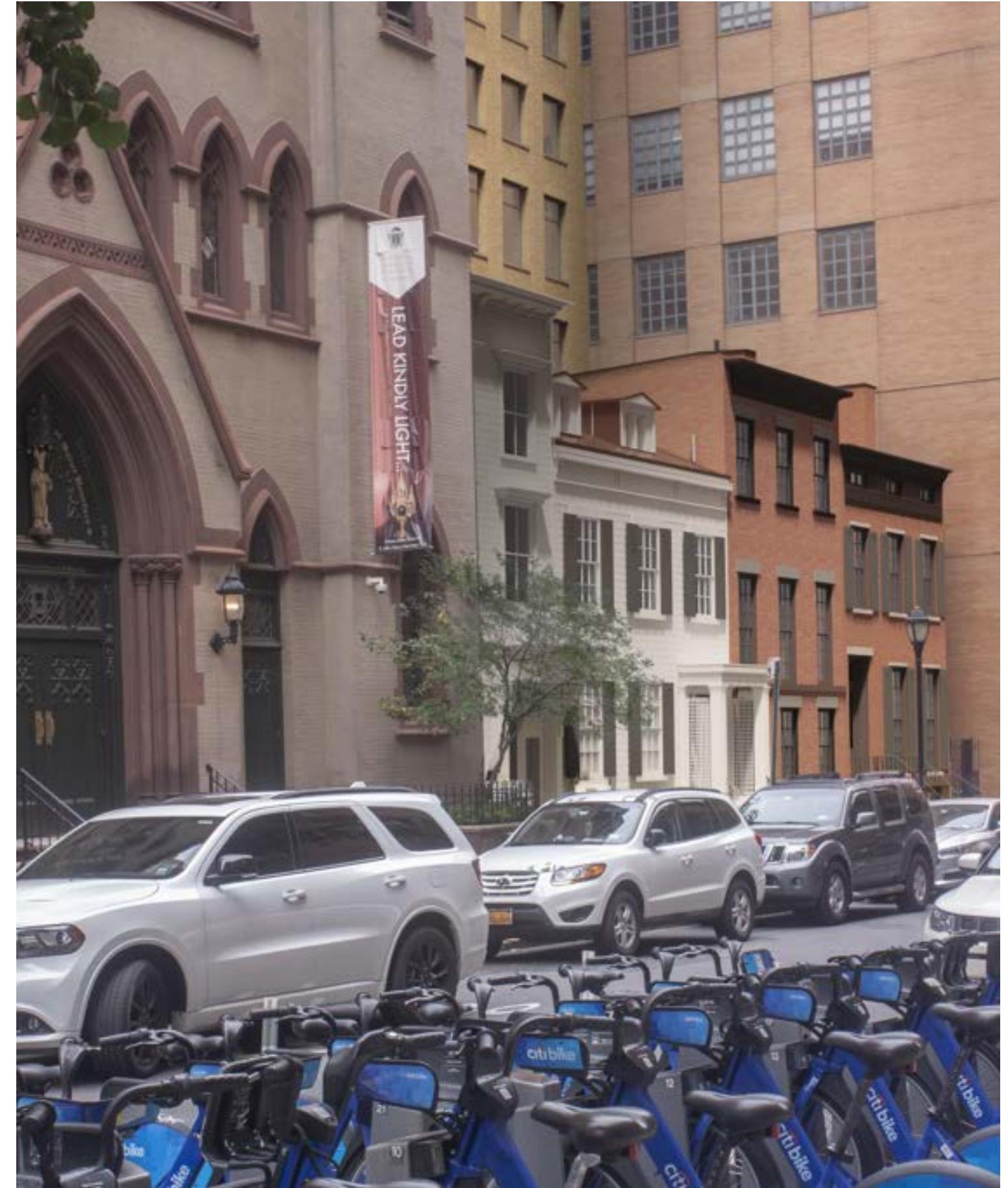


Proposed

Duffield Street: 182 Lot Line

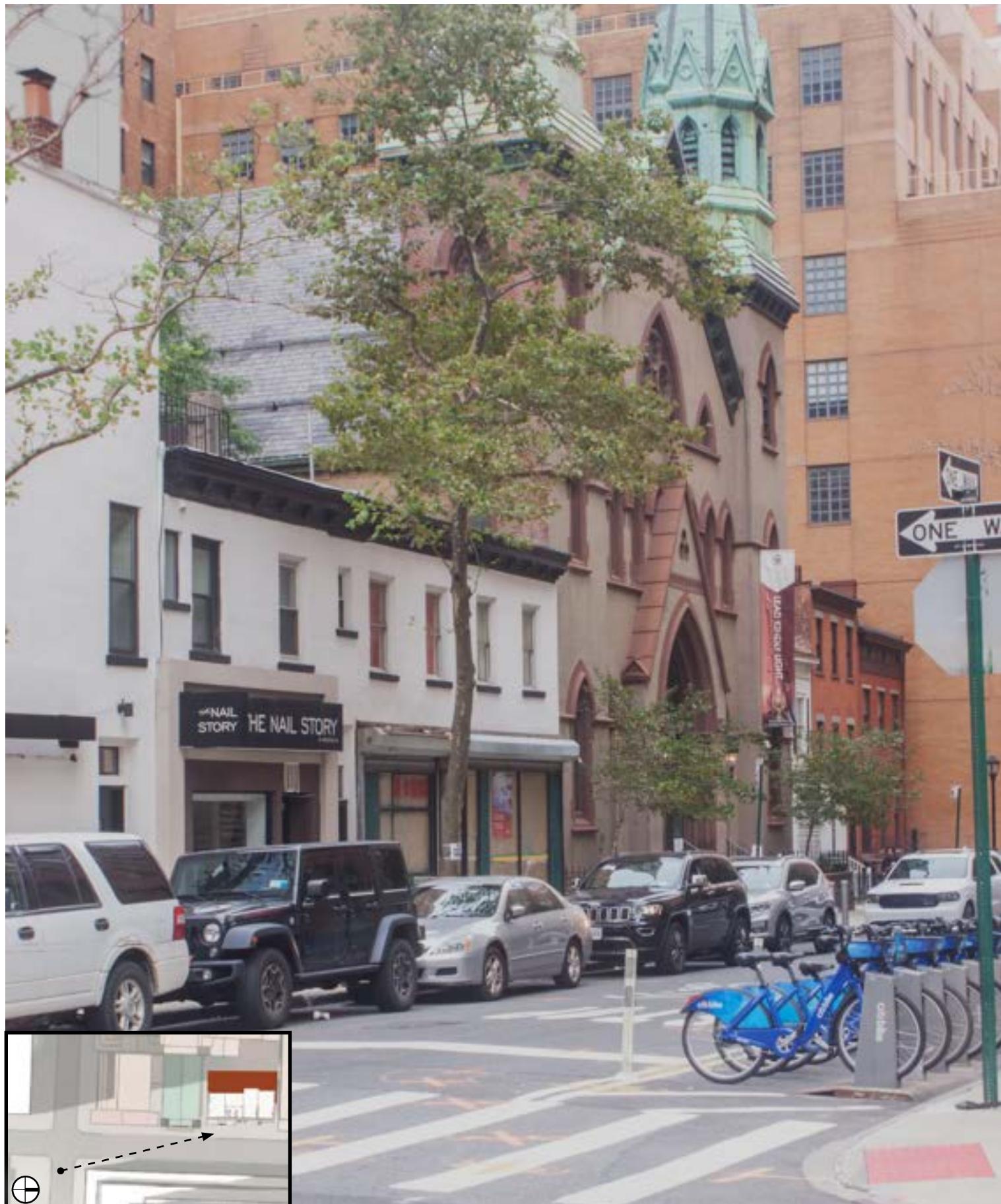


Existing
LPC Public Meeting
182-188 Duffield Street



Proposed

Duffield Street: North 1

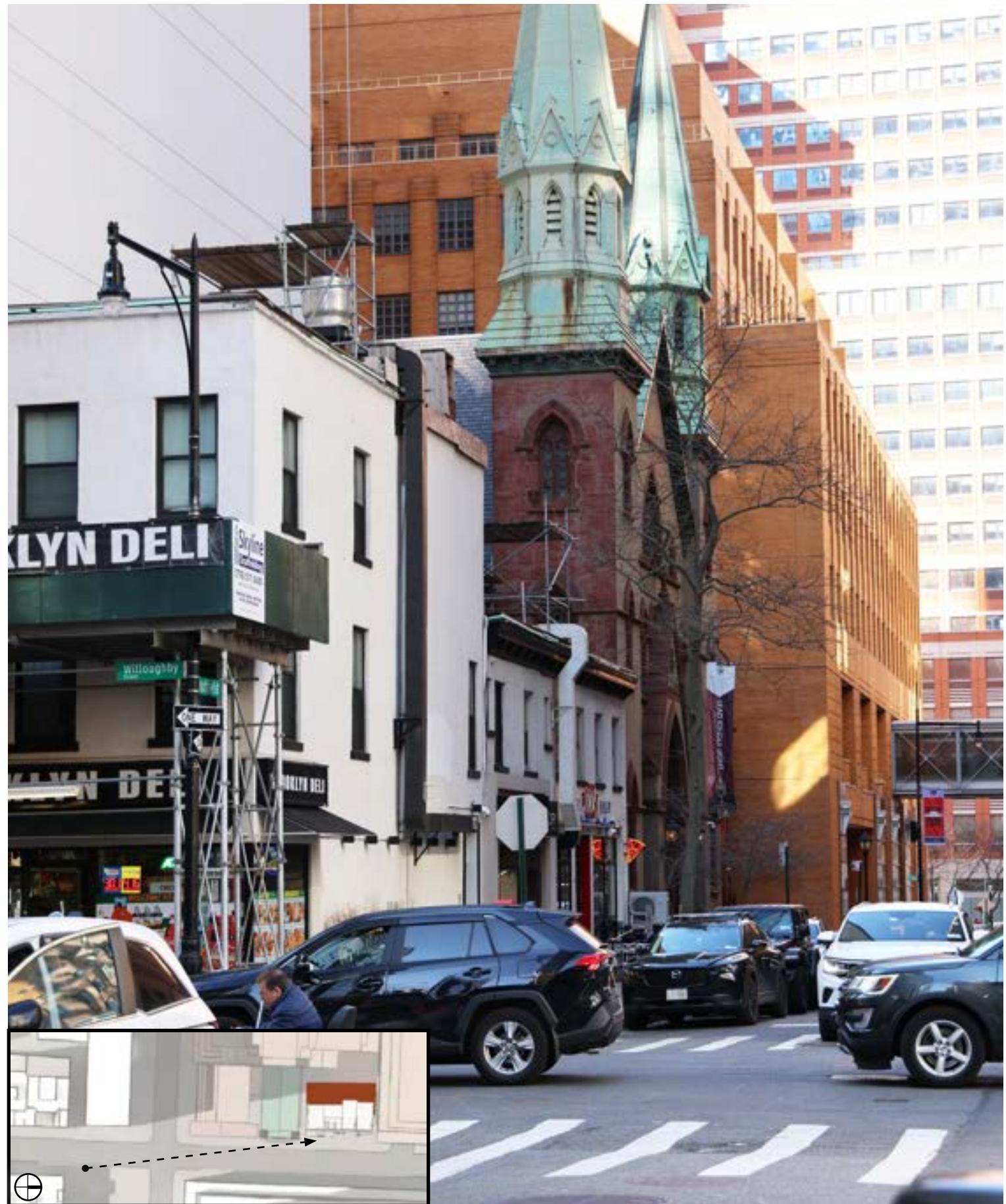


Existing
LPC Public Meeting
182-188 Duffield Street



Proposed

Duffield Street: North 2

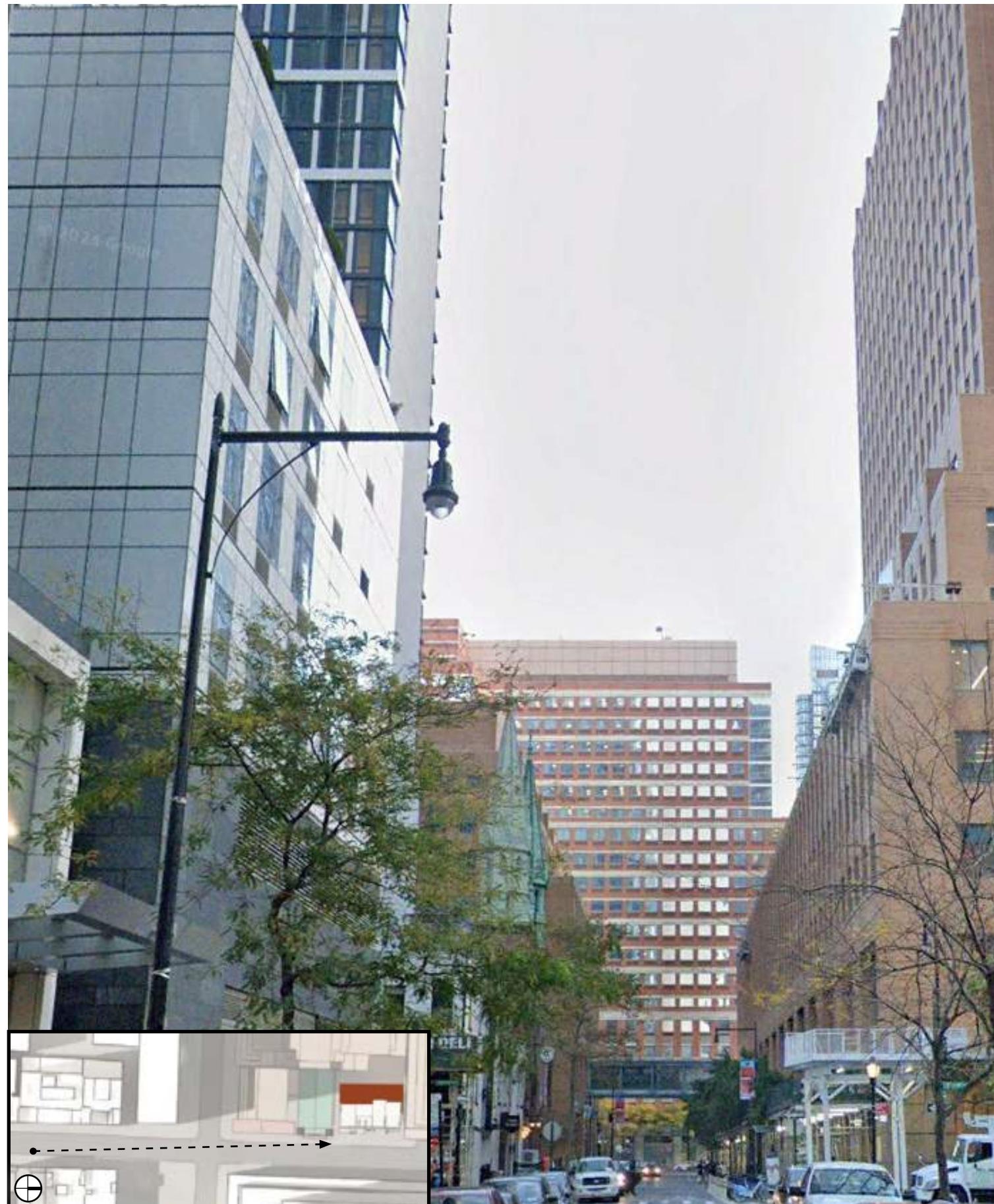


Existing
LPC Public Meeting
182-188 Duffield Street

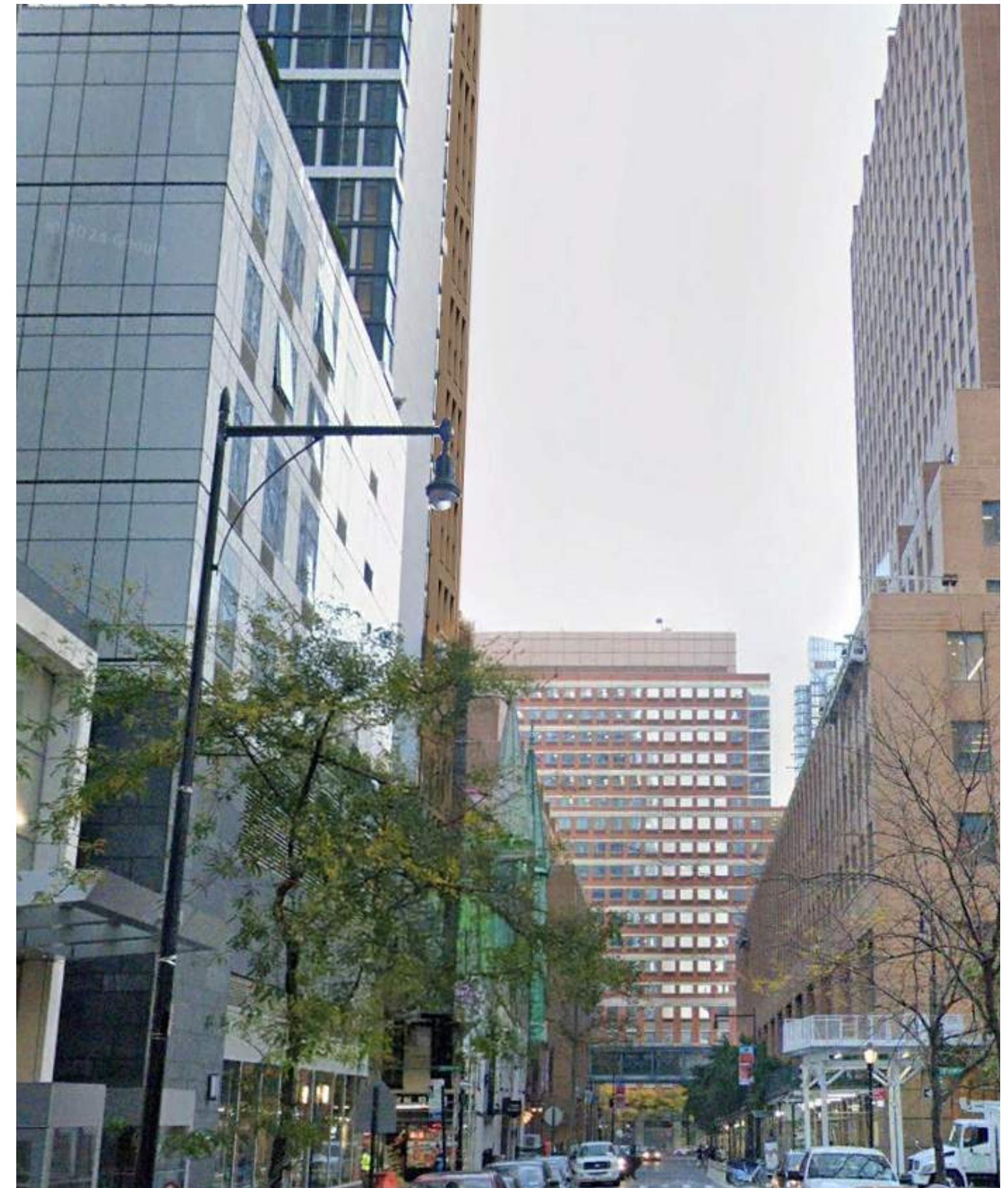


Proposed

Duffield Street: North 3



Existing
LPC Public Meeting
182-188 Duffield Street

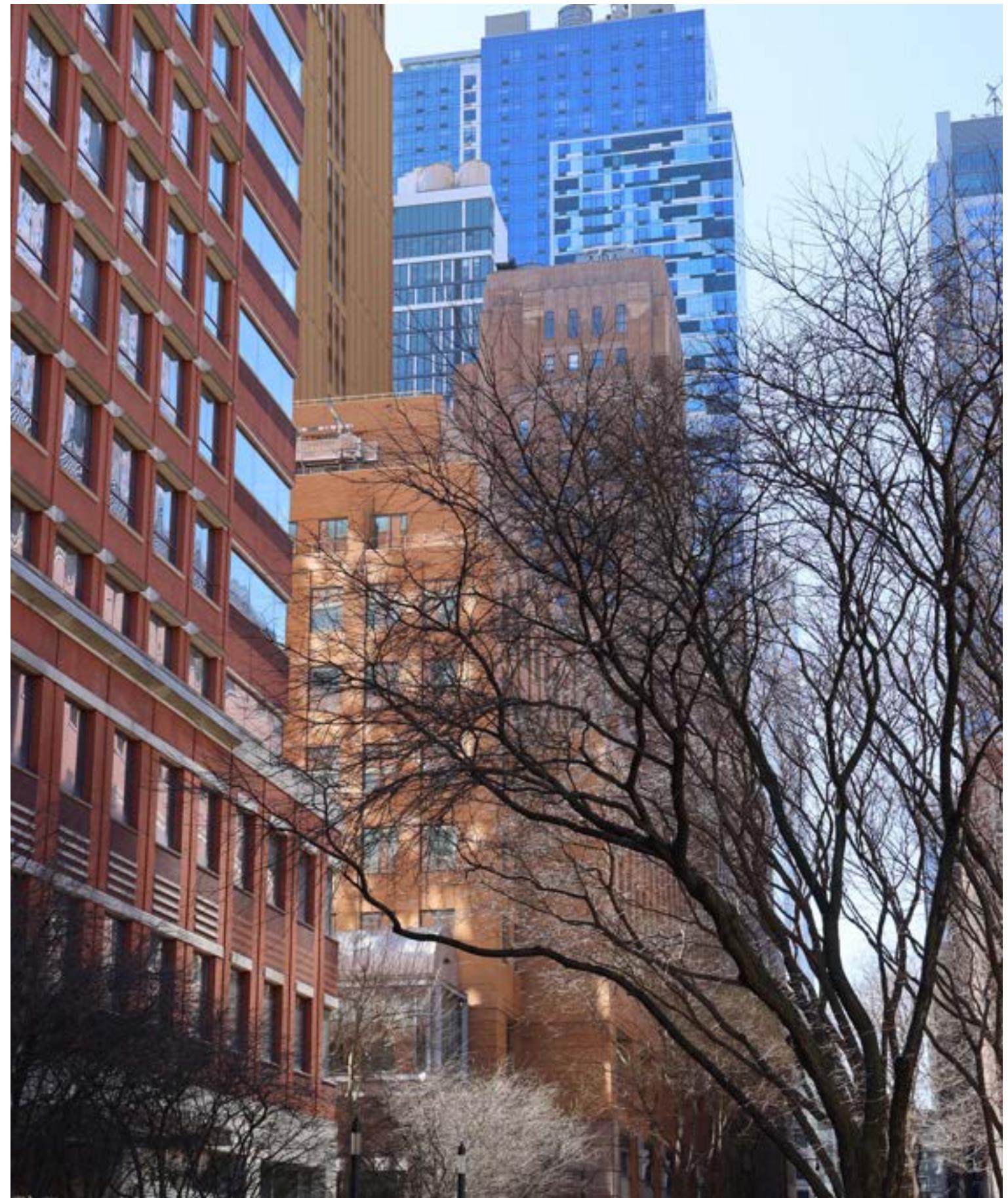


Proposed

Duffield Street : North 4



Existing
LPC Public Meeting
182-188 Duffield Street



Proposed



Existing
LPC Public Meeting
182-188 Duffield Street



Proposed

Willoughby Street



Existing
LPC Public Meeting
182-188 Duffield Street



Proposed



Existing
LPC Public Meeting
182-188 Duffield Street



Proposed

Flatbush Ave
56



Photo from 2001 Landmarks Designation



Proposed Street View (Wide Lens)



Proposed Street View at Night (Wide Lens)

February 3, 2026
Public Meeting

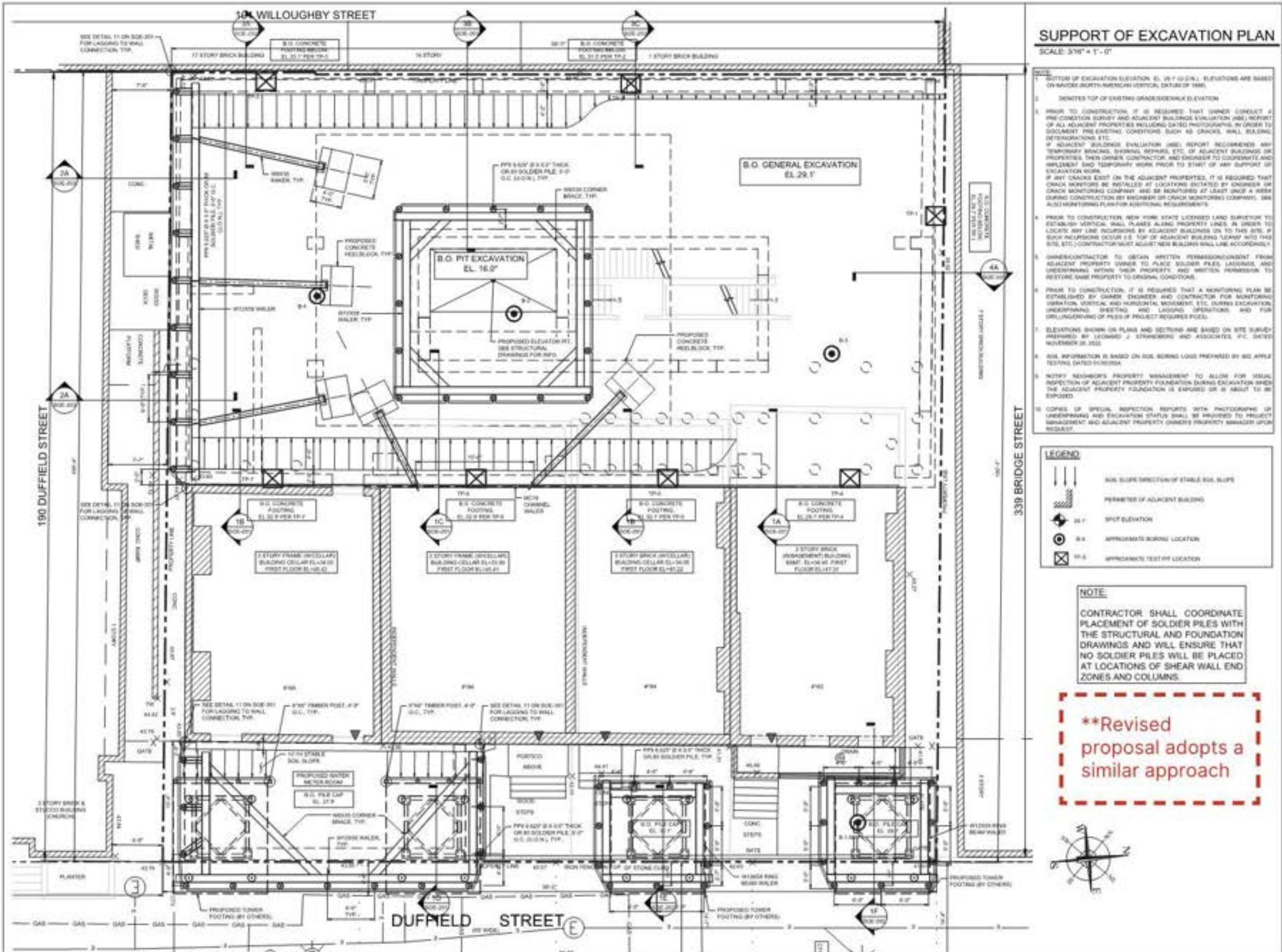
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Landmark – Borough of Brooklyn**

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Appendix



SUPPORT OF EXCAVATION PLAN

SCALE: 1"=6'-0" 1'-0"

NOTE: BOTTOM OF EXCAVATION ELEVATION EL. 28.7' G.F.S.L. ELEVATIONS ARE BASED ON NAVD88(NORTH AMERICAN VERTICAL DATUM OF 1988).

1. DENOTES TOP OF EXISTING GRADE/DEEPAKA ELEVATION.

2. PRIOR TO CONSTRUCTION, IF AS REQUIRED THAT OWNER CONDUCT A PRE-CONDITION SURVEY AND ADJACENT BUILDINGS EVALUATION (AND) REPORT OF ALL ADJACENT PROPERTIES INCLUDING DATED PHOTOGRAPHS, IN ORDER TO DOCUMENT PRE-EXISTING CONDITIONS, SUCH AS CRACKS, WALL SWINGING, IF ADJACENT BUILDINGS EVALUATION (AND) REPORT REQUIREMENTS AND TEMPORARY BRACINGS, DRAWDOWNS, REPAIRS, ETC. OF ADJACENT BUILDINGS OR PROPERTIES, THEN OWNER, CONTRACTOR, AND ENGINEER TO COORDINATE AND IMPLEMENT TEMPORARY BRACINGS AND MONITORING WORK PRIOR TO START OF ANY SUPPORT OR EXCAVATION WORK.

3. ANY CRACK EXIST ON THE ADJACENT PROPERTIES, IT IS REQUIRED THAT CRACK MONITORING BE INSTALLED AT LOCATIONS DETERMINED BY OWNER OR CRACK MONITORING COMPANY AND BE MONITORED AT LEAST ONCE A WEEK DURING CONSTRUCTION BY OWNER OR CRACK MONITORING COMPANY. ALSO MONITORING PLAN FOR ADDITIONAL REQUIREMENTS.

4. PRIOR TO CONSTRUCTION, NEW YORK STATE LICENSED LAND SURVEYOR TO ESTABLISH VERTICALLY IN PLANE ALIGNED PROPERTY LINES, IN ORDER TO LOCATE ANY LINE INCORPORATED BY ADJACENT BUILDINGS ON TO THIS SITE. IF SUCH INCORPORATIONS OCCUR (I.E. TOP OF ADJACENT BUILDING "LEAP" INTO THIS SITE, ETC.) CONTRACTOR MUST ADJUST NEW BUILDERS WALL LINE ACCORDINGLY.

5. OWNER/CONTRACTOR TO OBTAIN WRITTEN PERMISSION/CONSENT FROM ADJACENT PROPERTY OWNERS TO PLACE SHEAR PILES, LADDERS, AND DERRICKS WITHIN THEIR PROPERTY AND WRITTEN PERMISSION TO RESTORE SAME PROPERTY TO ORIGINAL CONDITIONS.

6. PRIOR TO CONSTRUCTION, IT IS REQUIRED THAT A MONITORING PLAN BE ESTABLISHED BY OWNER, ENGINEER AND CONTRACTOR FOR MONITORING VIBRATION, VERTICAL AND HORIZONTAL MOVEMENT, ETC. DURING EXCAVATION, UNDERPINNING, SETTING, AND LADING OPERATIONS, AND FOR (DE)ALLORING (OR) PEEL-OFF PROJECT (REQUIRES FEES).

7. ELEVATIONS SHOWN ON PLANS AND SECTION ARE BASED ON SITE SURVEY PREPARED BY LEONARD J. STRONBERG AND ASSOCIATES, INC. DATED NOVEMBER 28, 2022.

8. SOIL INFORMATION IS BASED ON SOIL BORING LOGS PREPARED BY BIG APPLE TESTING DATED 05/02/2024.

9. NOTIFY NEIGHBORS PROPERTY MANAGEMENT TO ALLOW FOR VISUAL INSPECTION OF ADJACENT PROPERTY FOUNDATION DURING EXCAVATION WHEN THE ADJACENT PROPERTY FOUNDATION IS EXPOSED OR IS ABOUT TO BE EXPOSED.

10. COPIES OF SPECIAL INSPECTION REPORTS, WITH PHOTOGRAPHIC UP-UNDERPINNING AND EXCAVATION STATUS, SHALL BE PROVIDED TO PROJECT MANAGEMENT AND ADJACENT PROPERTY OWNERS PROPERTY MANAGER UPON REQUEST.

LEGEND

- > MAIN SLOPE DIRECTION OF STABLE SOIL SLOPES
- PERIMETER OF ADJACENT BUILDING
- SPOT ELEVATION
- APPROXIMATE BORING LOCATION
- APPROXIMATE TEST PIT LOCATION

NOTE

CONTRACTOR SHALL COORDINATE PLACEMENT OF SOLDIER PILES WITH THE STRUCTURAL AND FOUNDATION DRAWINGS AND WILL ENSURE THAT NO SOLDIER PILES WILL BE PLACED AT LOCATIONS OF SHEAR WALL END ZONES AND COLUMNS.

**Revised proposal adopts a similar approach



CONSULTING STRUCTURAL, GEOTECHNICAL, CIVIL, & ENVIRONMENTAL ENGINEERS
40-12 28TH STREET
LONG ISLAND CITY, NY 11101
T: (718) 708-7186 | Email: info@set-ny.com

ALL RIGHTS RESERVED
ALL DRAWINGS SPECIFICATIONS AND COPIES THEREOF
FURNISHED BY SET-PC ARE AND WILL REMAIN THE
PROPERTY. THEY ARE NOT TO BE USED ON THIS OR ANY
OTHER PROJECT UNLESS WRITTEN PERMISSION IS GIVEN
OWNER.

DOB NEW BUILD JOB #:
B00991826-S8

NOTE:
STRUCTURAL ENGINEERING TECHNOLOGIES, PC HAS
NOT BEEN RETAINED TO PERFORM CONTINUAL
INSPECTIONS OF ANY KIND FOR THIS PROJECT.
THE DESIGN PROFESSIONAL SHALL BE RELEASED FROM
ANY AND ALL LIABILITY IN THE COMMENCEMENT OF ANY
WORK PERFORMED WITHIN THESE DOCUMENTS PRIOR TO
OBTAINING ALL REQUIRED PERMITS FROM THE
RESPECTIVE JURISDICTIONAL AGENCIES

4 10-03-2025 LANDMARK SUBMISSION
3 09-02-2025 MTA SUBMISSION
2 04-24-2025 SDE REVISED
1 04-09-2025 FOR FILING
NO. DATE: DESCRIPTION

REVISIONS:

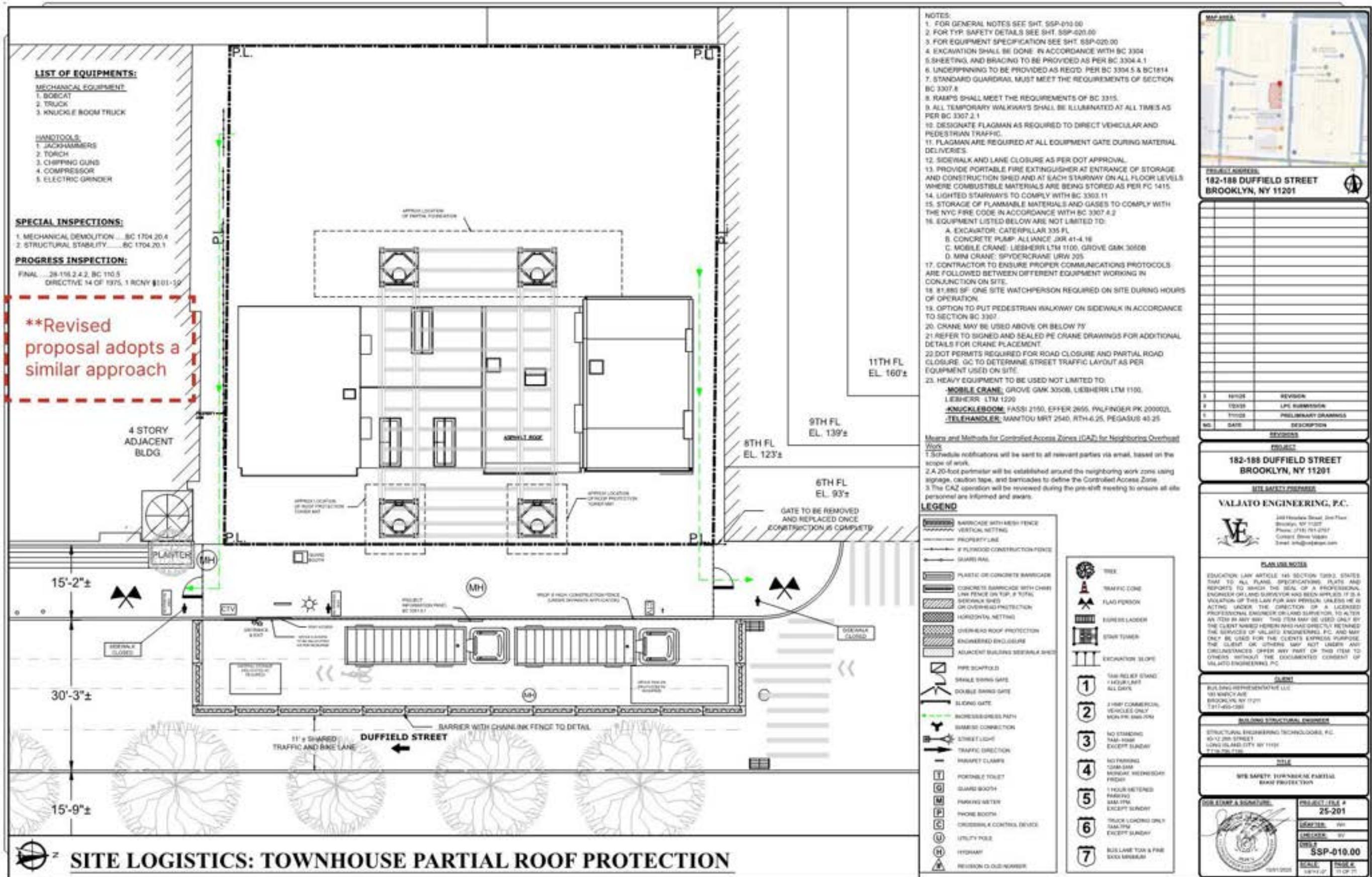
PROJECT:
182 DUFFIELD STREET,
BROOKLYN, NY 11201

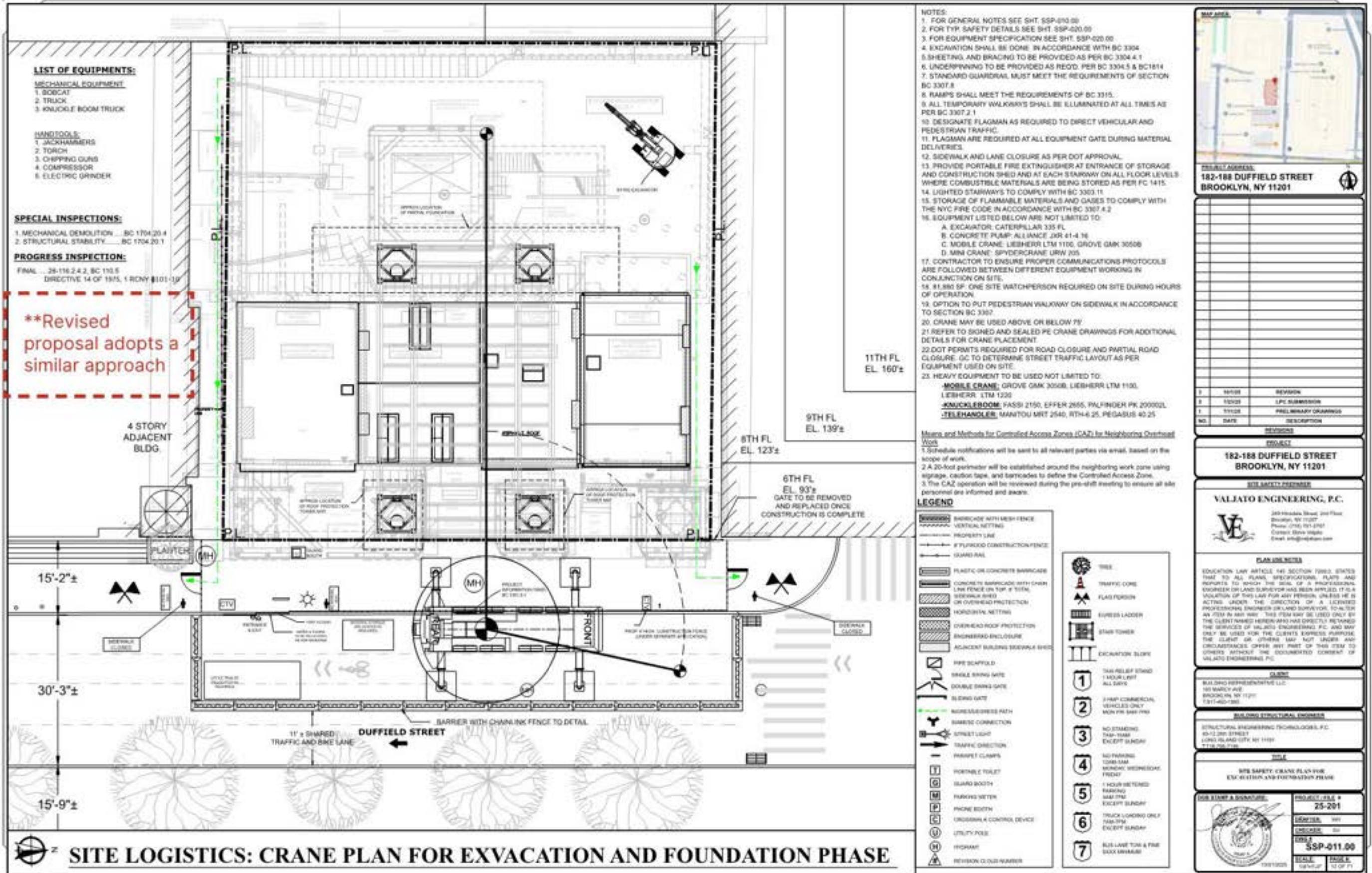
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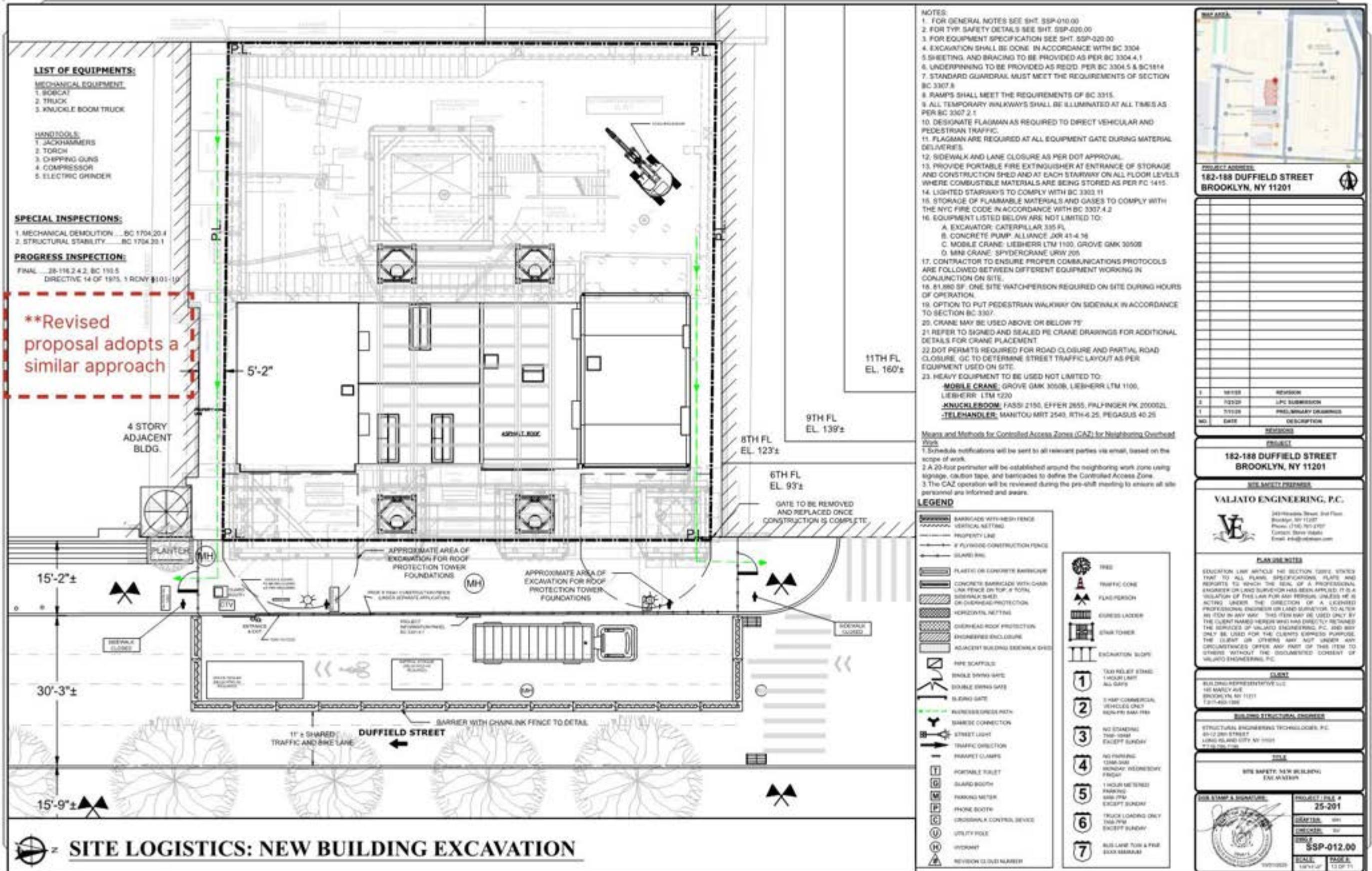
SUPPORT OF EXCAVATION PLAN

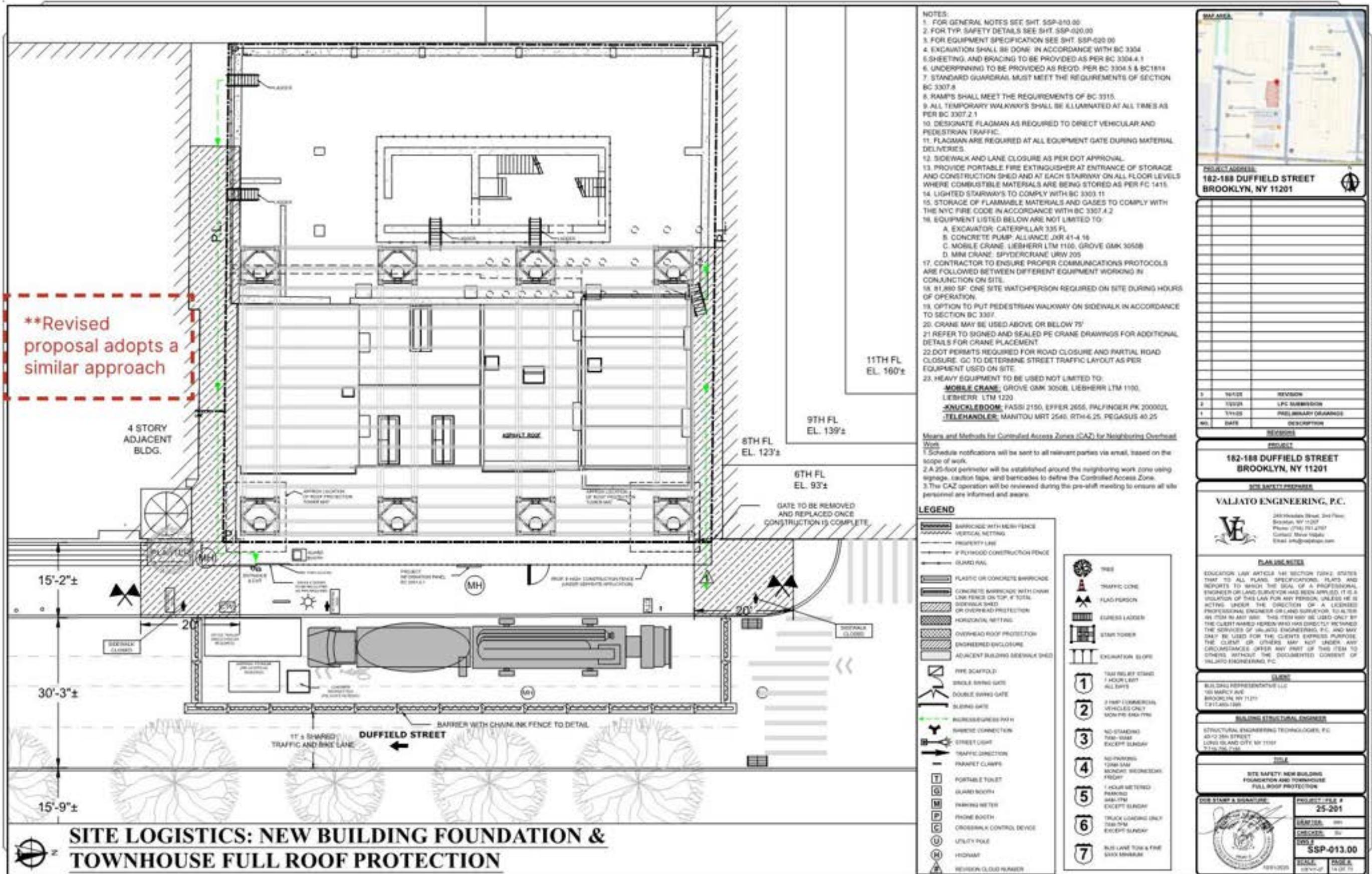
SEAL & SIGNATURE
DATE: 03-27-2025
SCALE: AS NOTED
DRAWING BY: A.M.C.
CHECKED BY: M.M.
DWG NO: SOE-101.00
SHEET NO: 07 OF 14
BSCAN STICKER

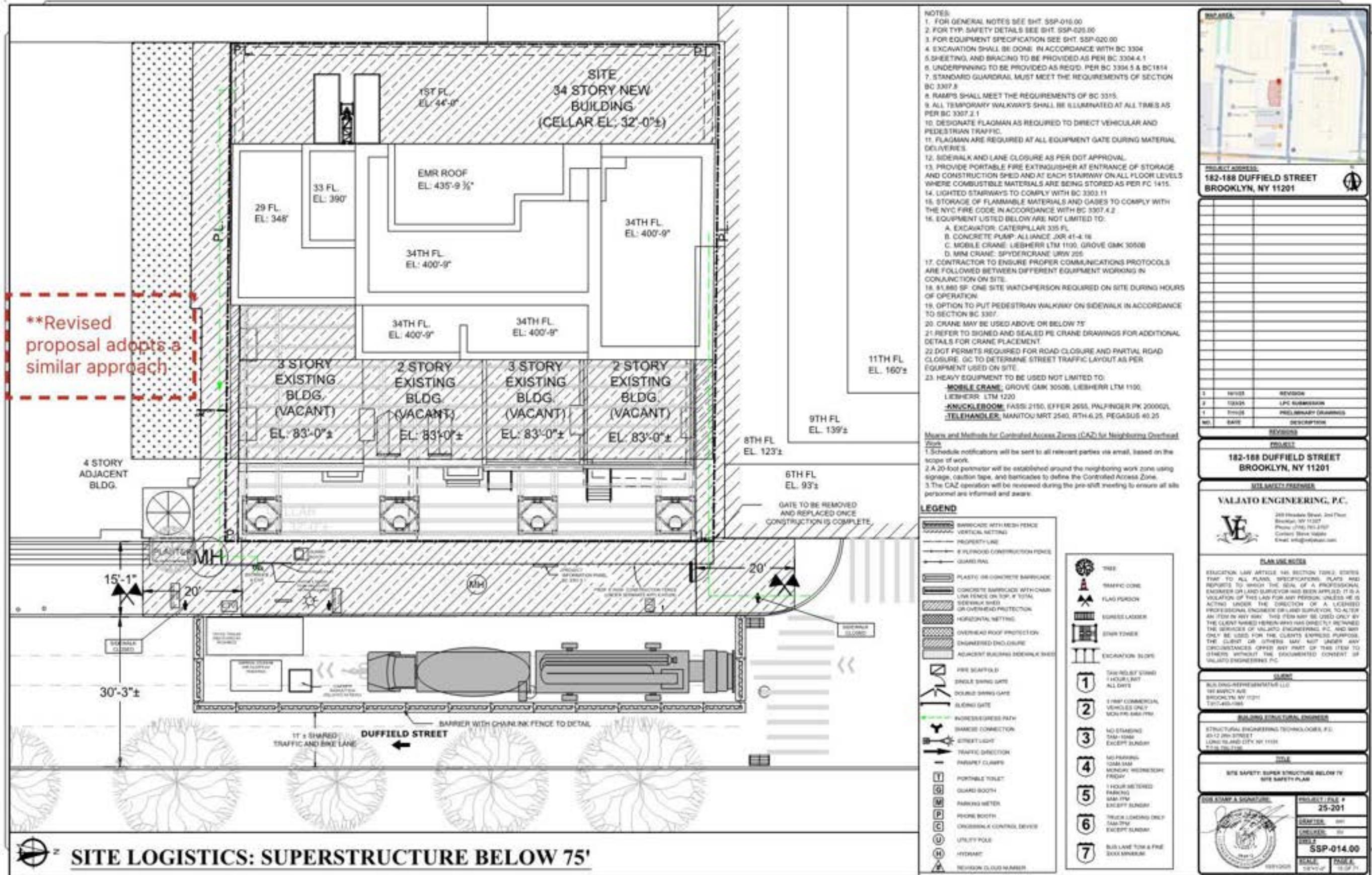
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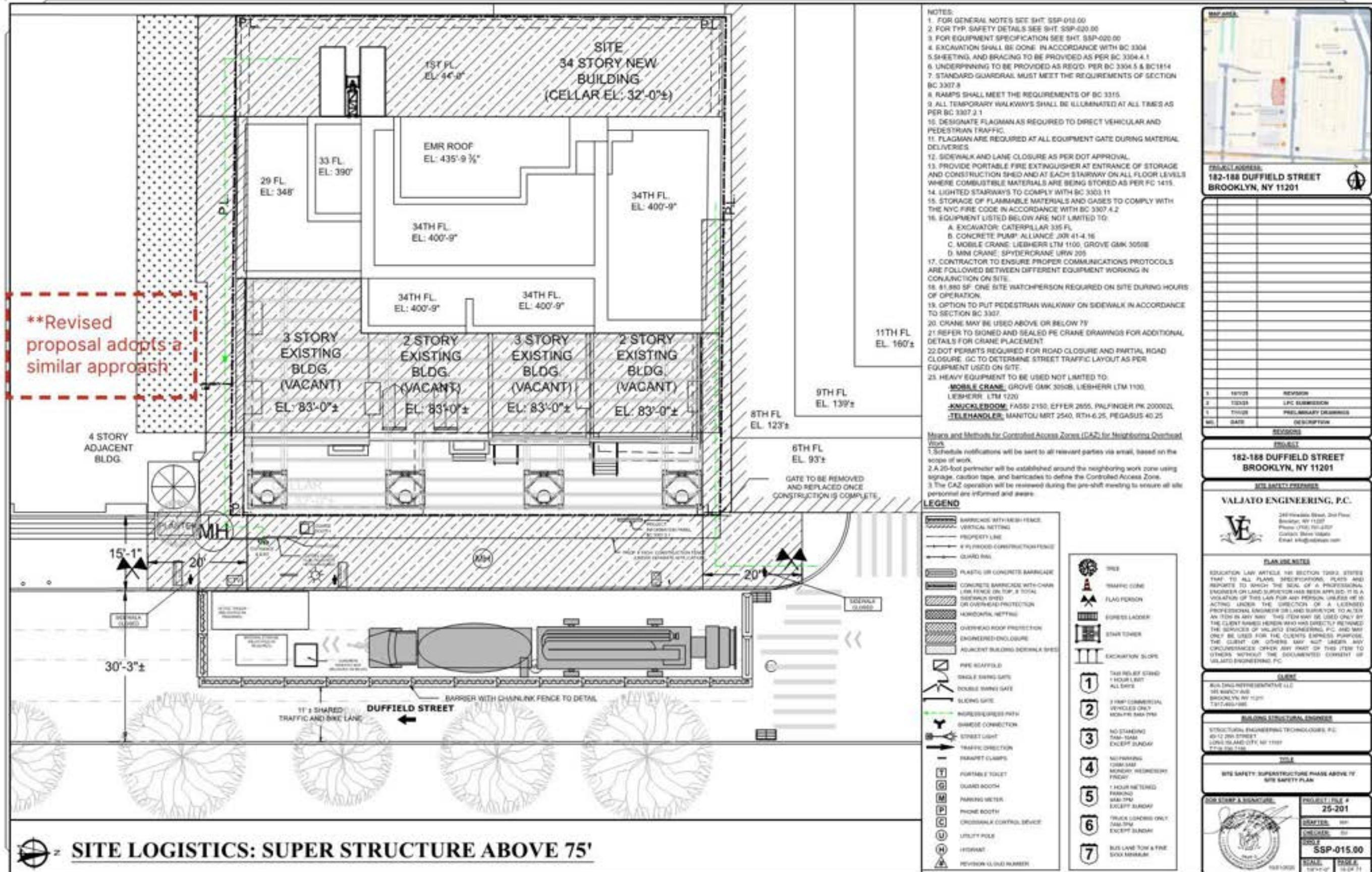












February 3, 2026
Public Meeting

The current proposal is:

Preservation Department – Item 1, LPC-25-04617

**188 Duffield Street (aka 182-188 Duffield Street) – Individual
Landmark – 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.