

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

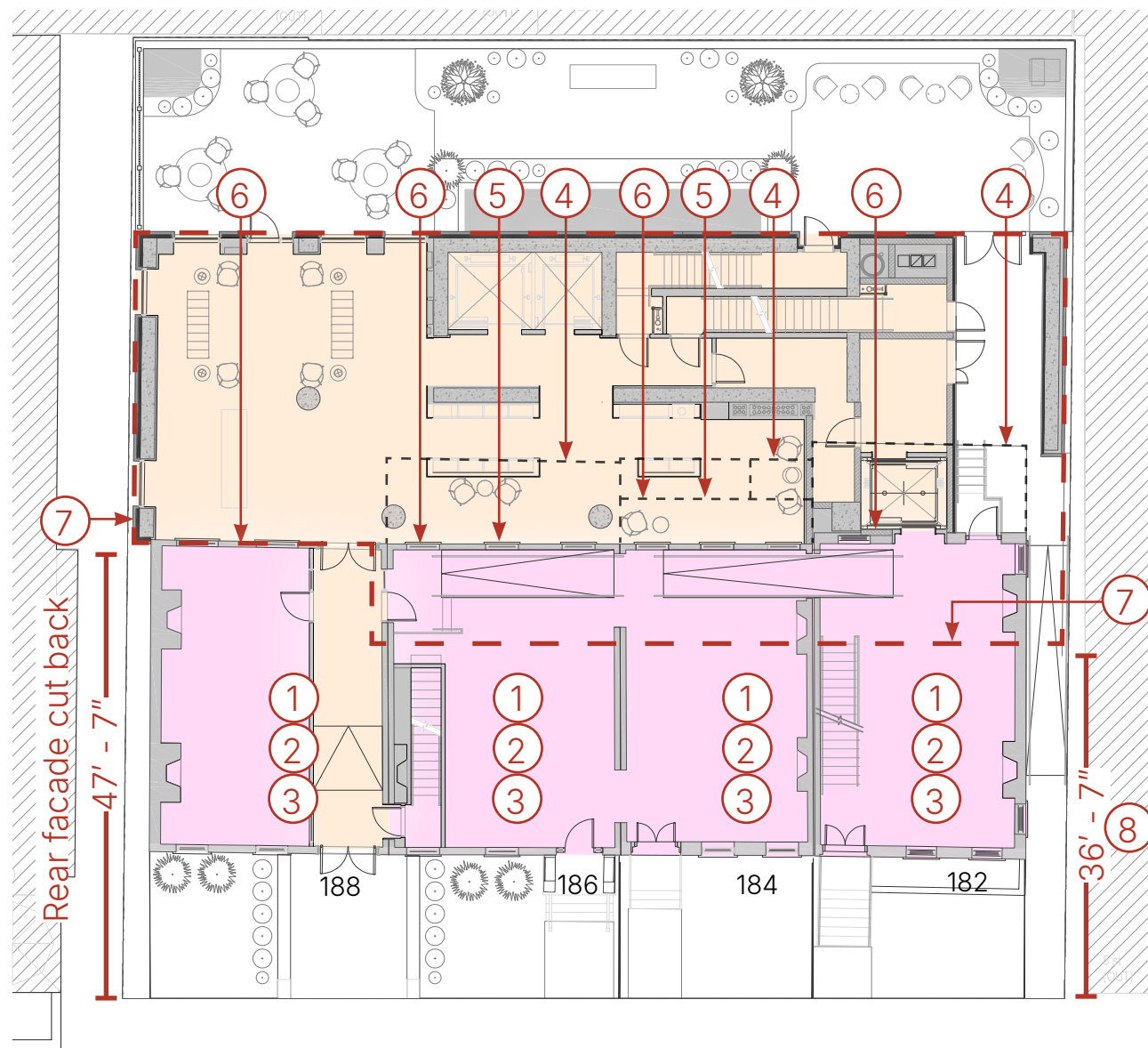




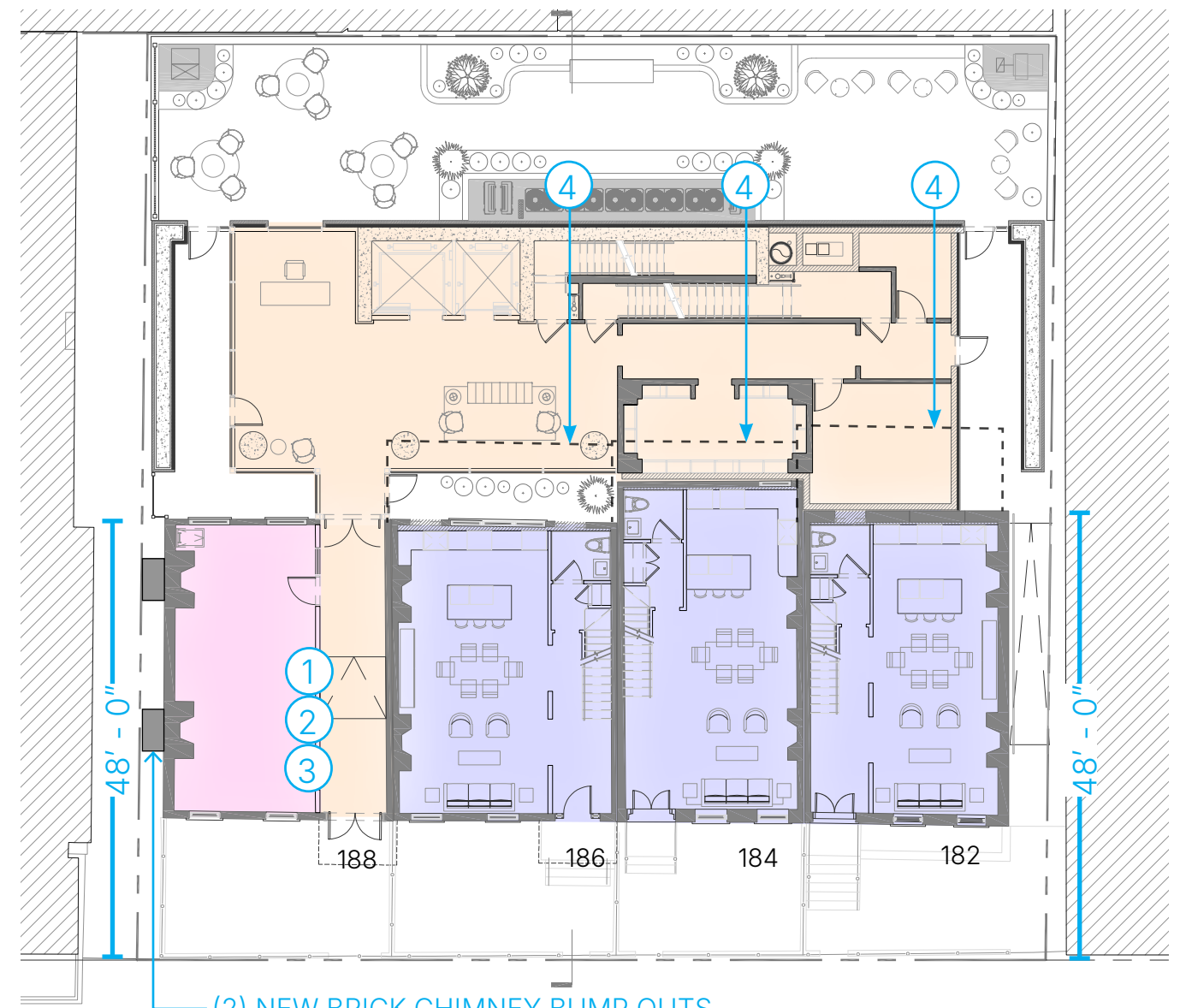
Previously Proposed



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

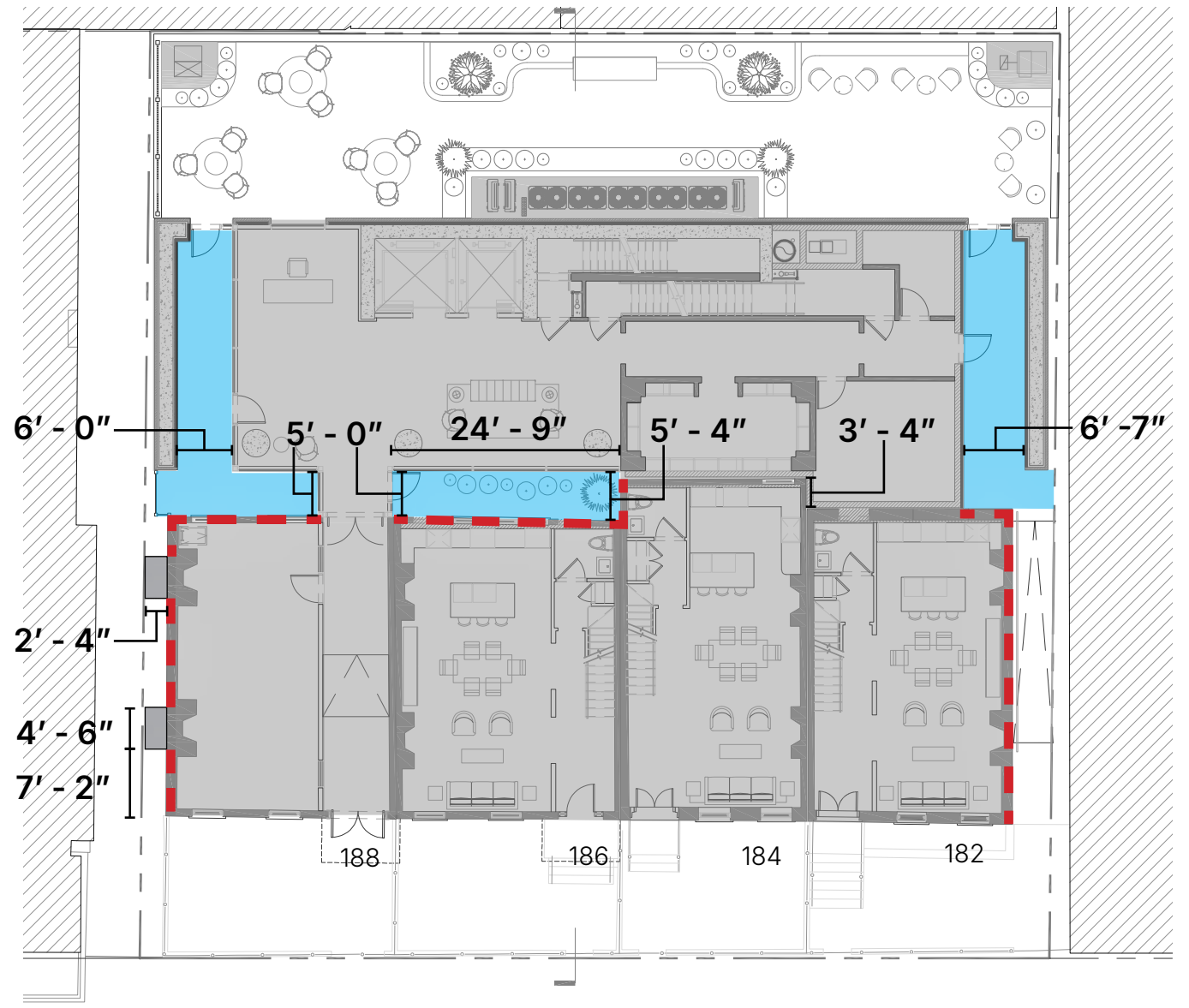
COLOR LEGEND

- TOWER RESIDENTIAL USE
- RESIDENTIAL USE
- RETAIL USE

Ground Floor Revisions



Previously Proposed Ground Floor Plan



Revised Ground Floor Plan

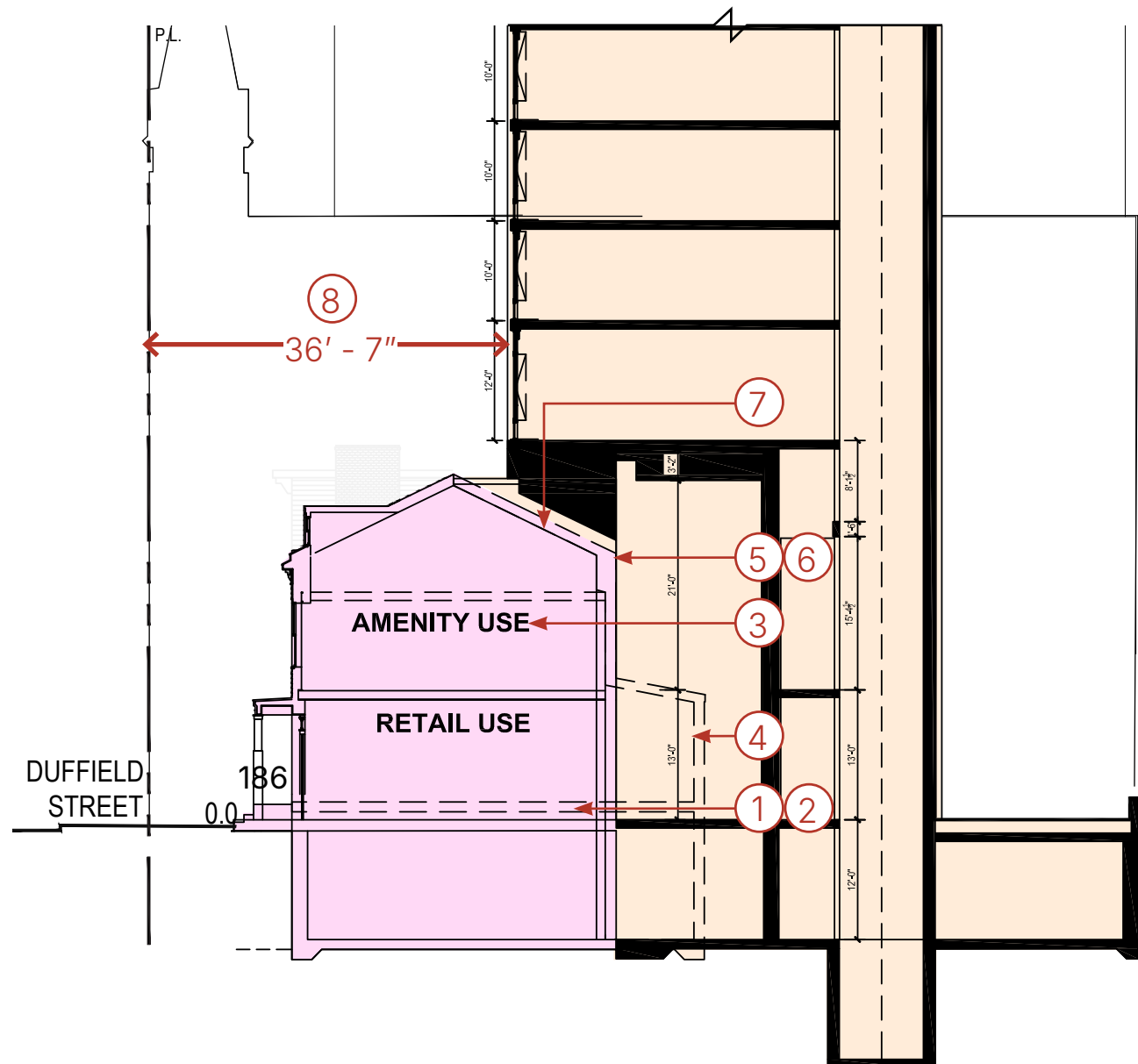
COLOR LEGEND

— BUILT AREA

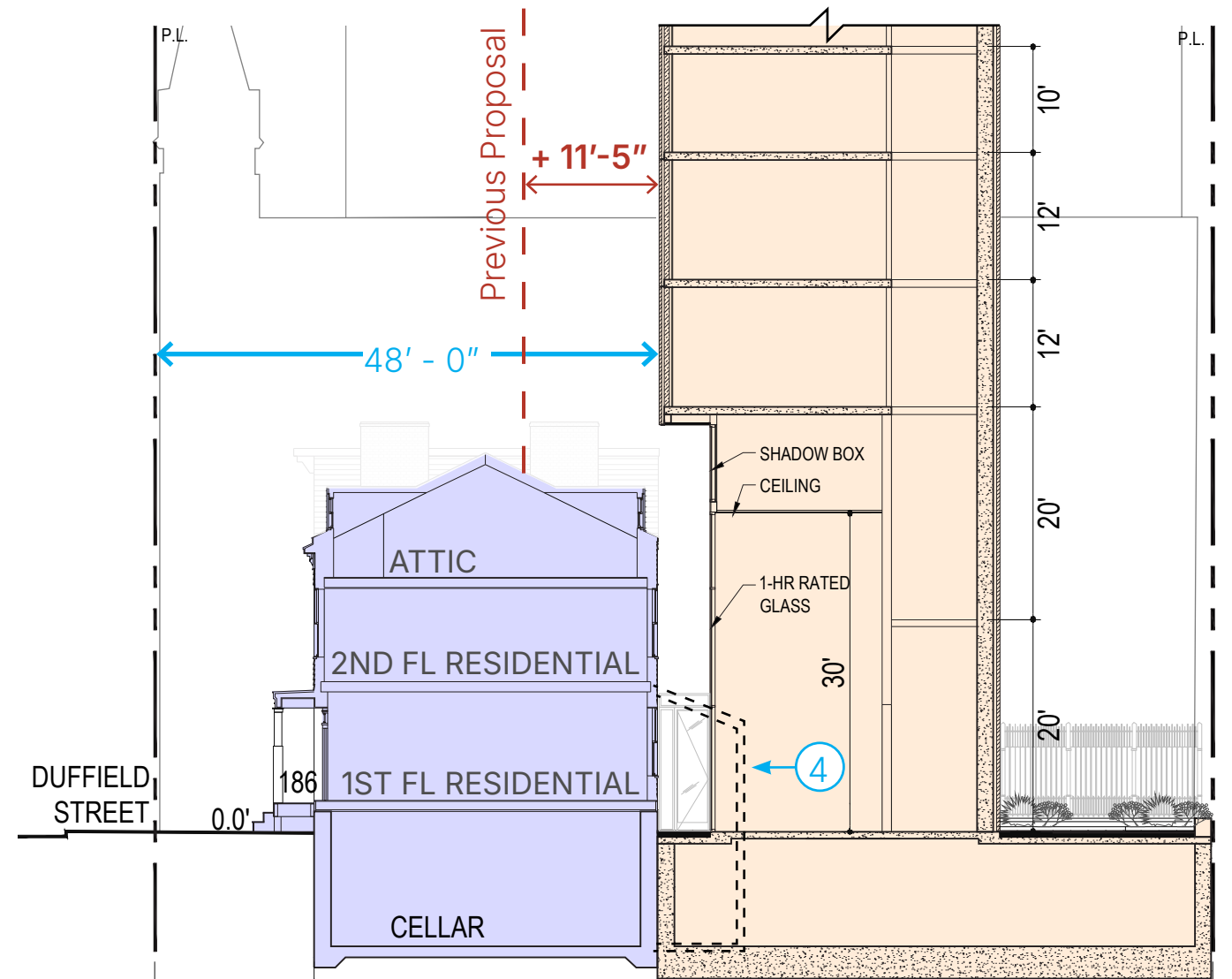
— OPEN AREA

--- EXPOSED SECONDARY FACADE

Ground Floor Revisions



Previously Proposed Building Section



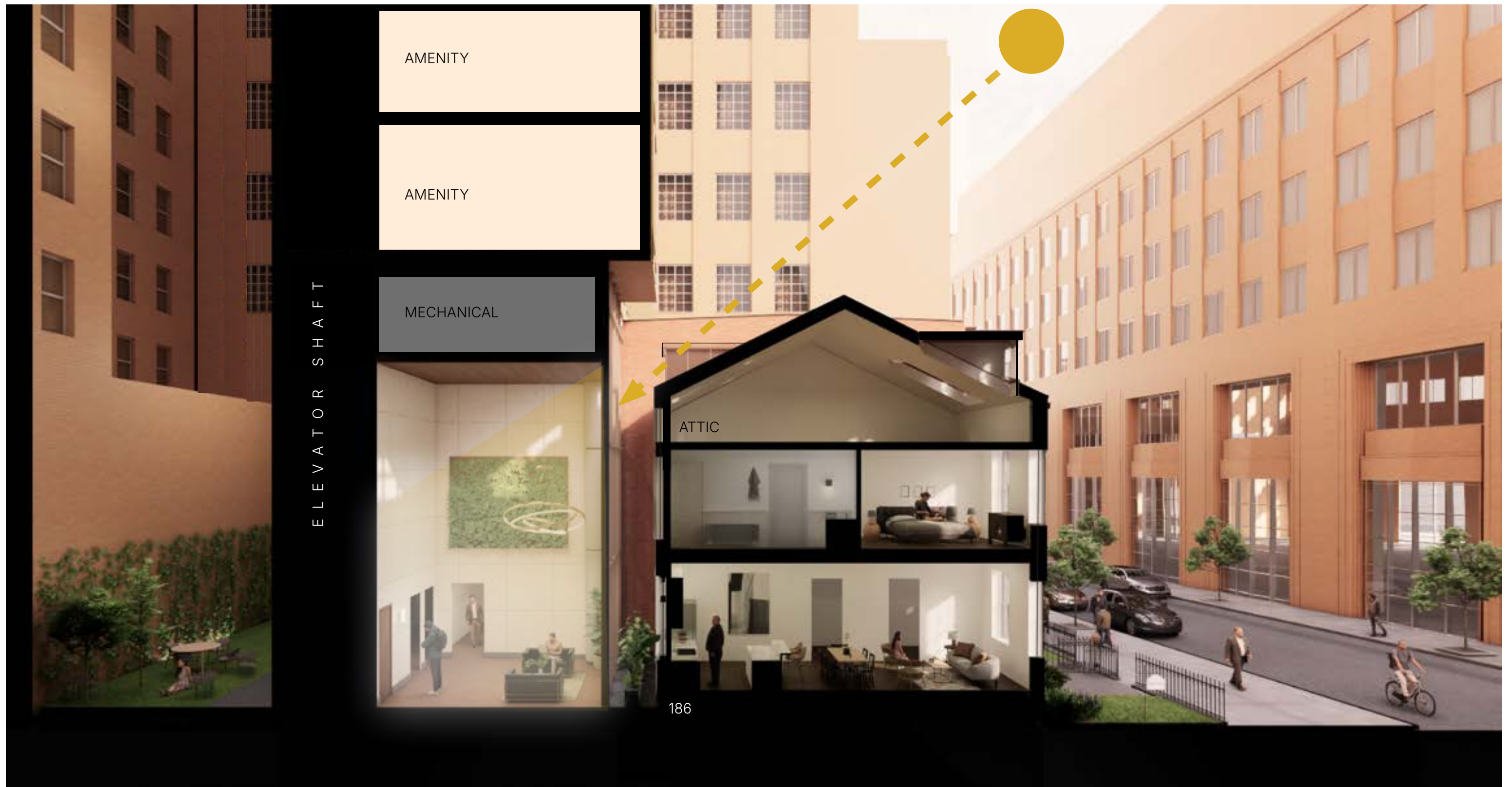
Revised Building Section

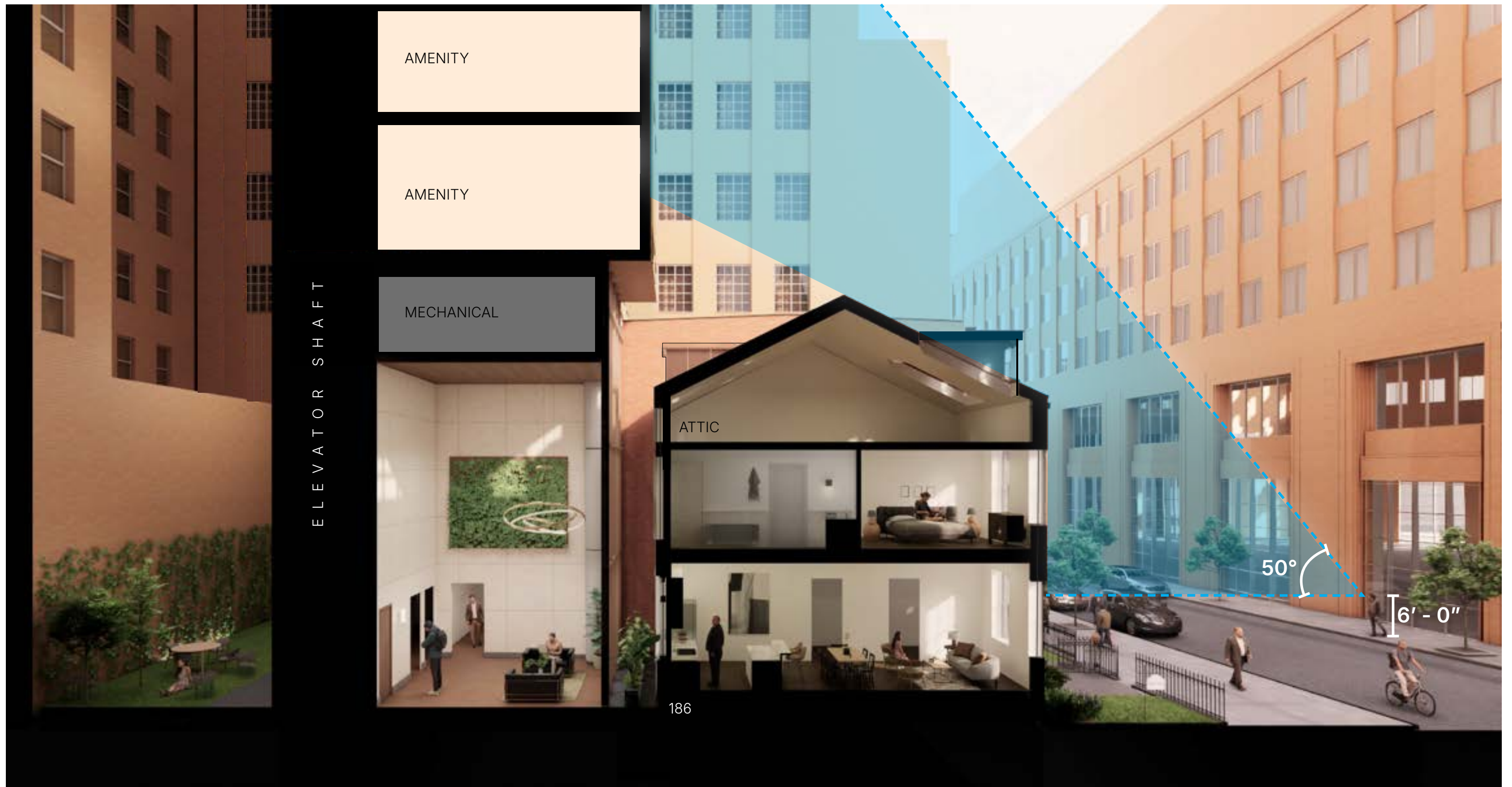
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COLOR LEGEND

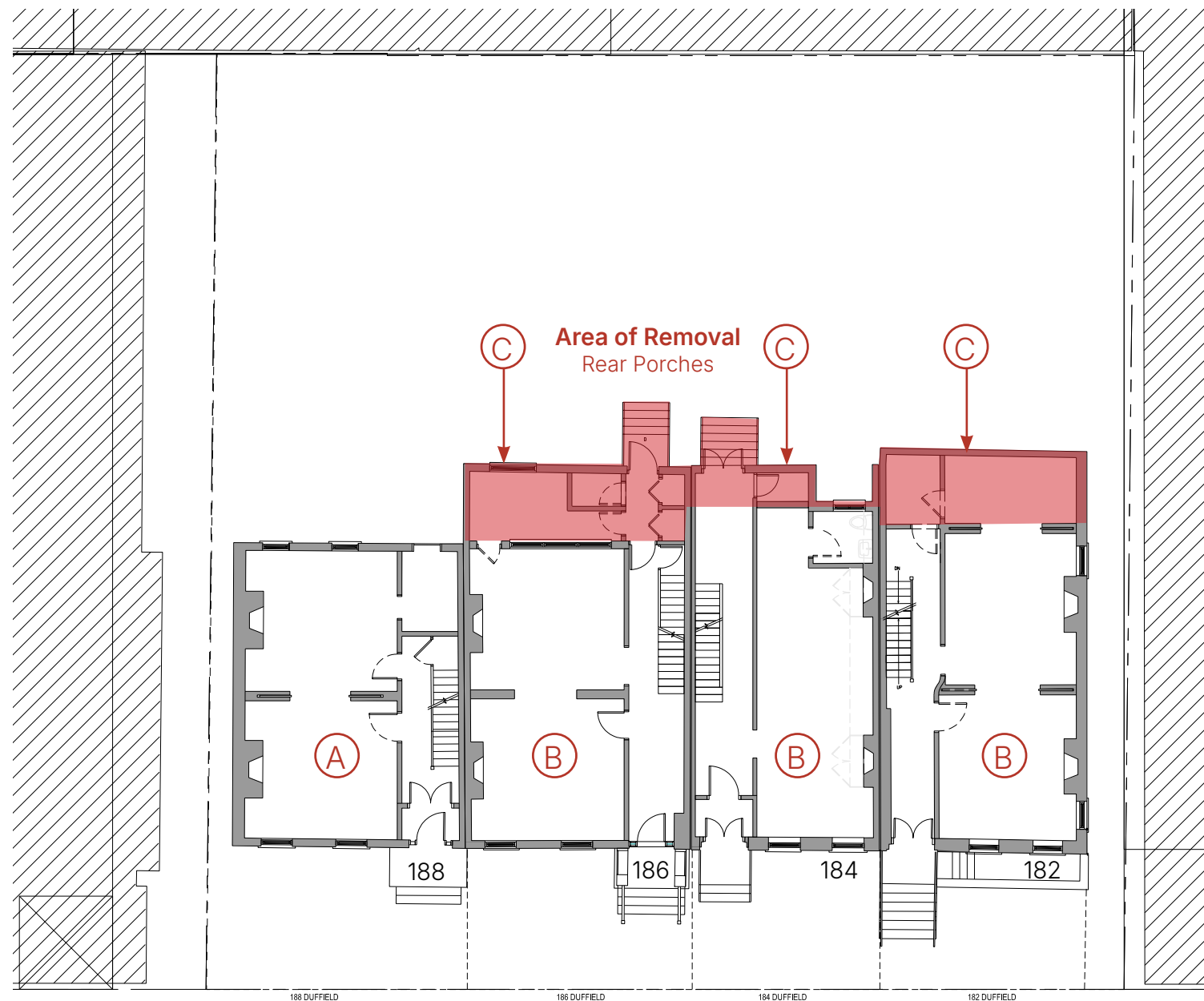
- TOWER RESIDENTIAL USE
- RESIDENTIAL USE
- RETAIL USE

186 Section Revisions



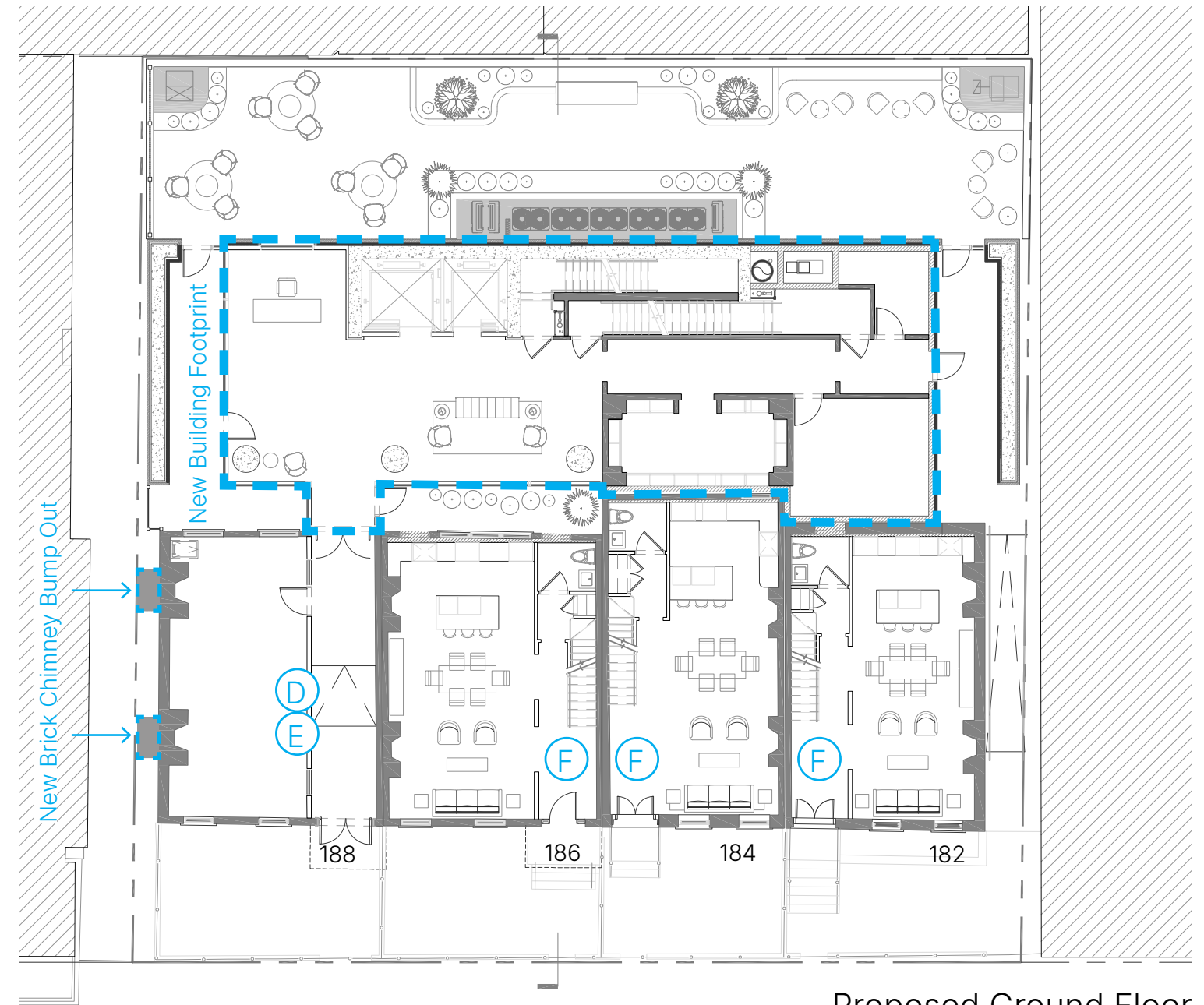


Townhouse Modifications



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





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

Rear Porch Probes

Existing Condition



Proposed Condition



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

Proposed Floor Level Scope



Existing Entry



Proposed Entry

Proposed Accessible Entry









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

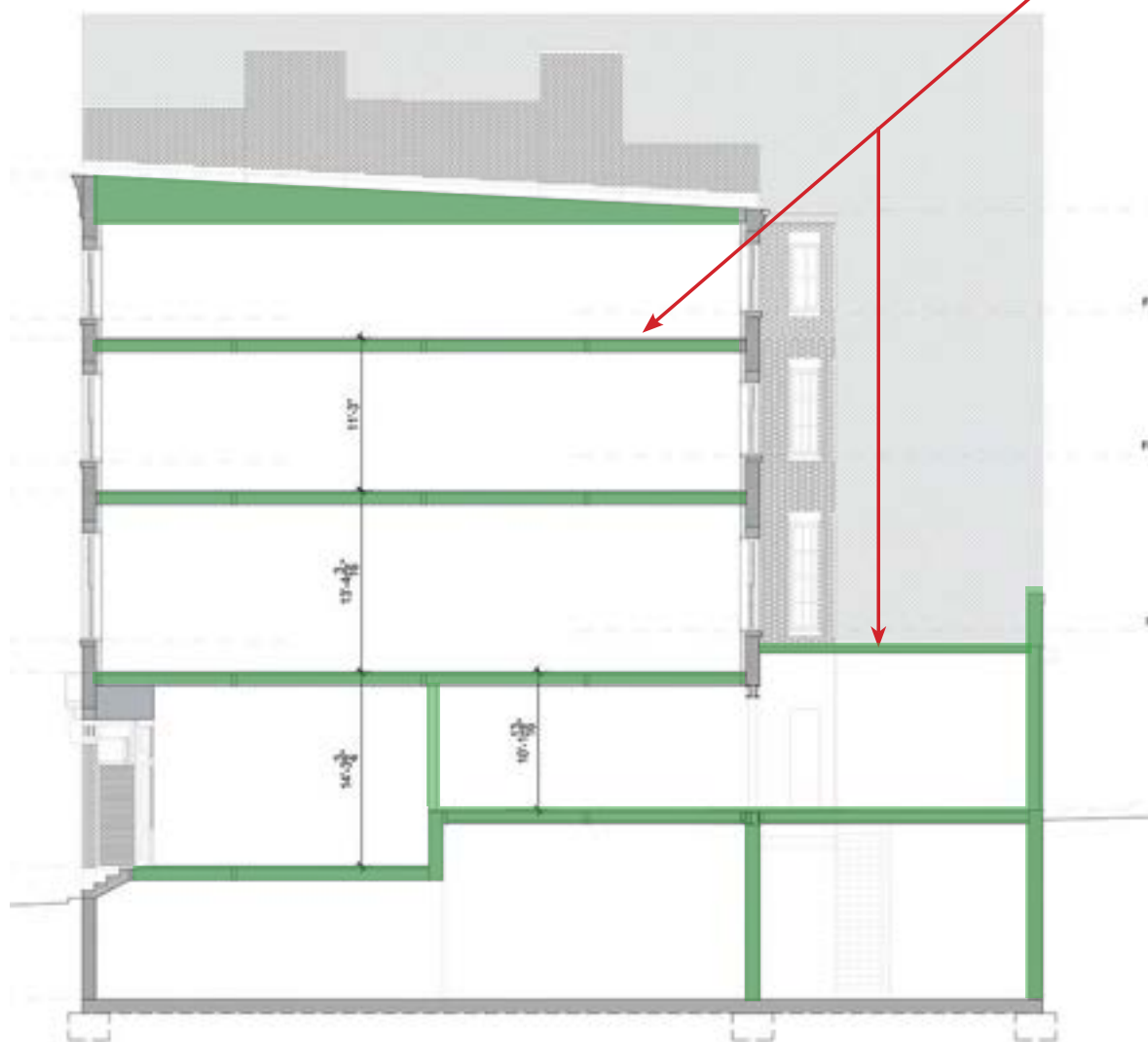
Individual Landmark: Madison Square North
Historic District, LP-2097



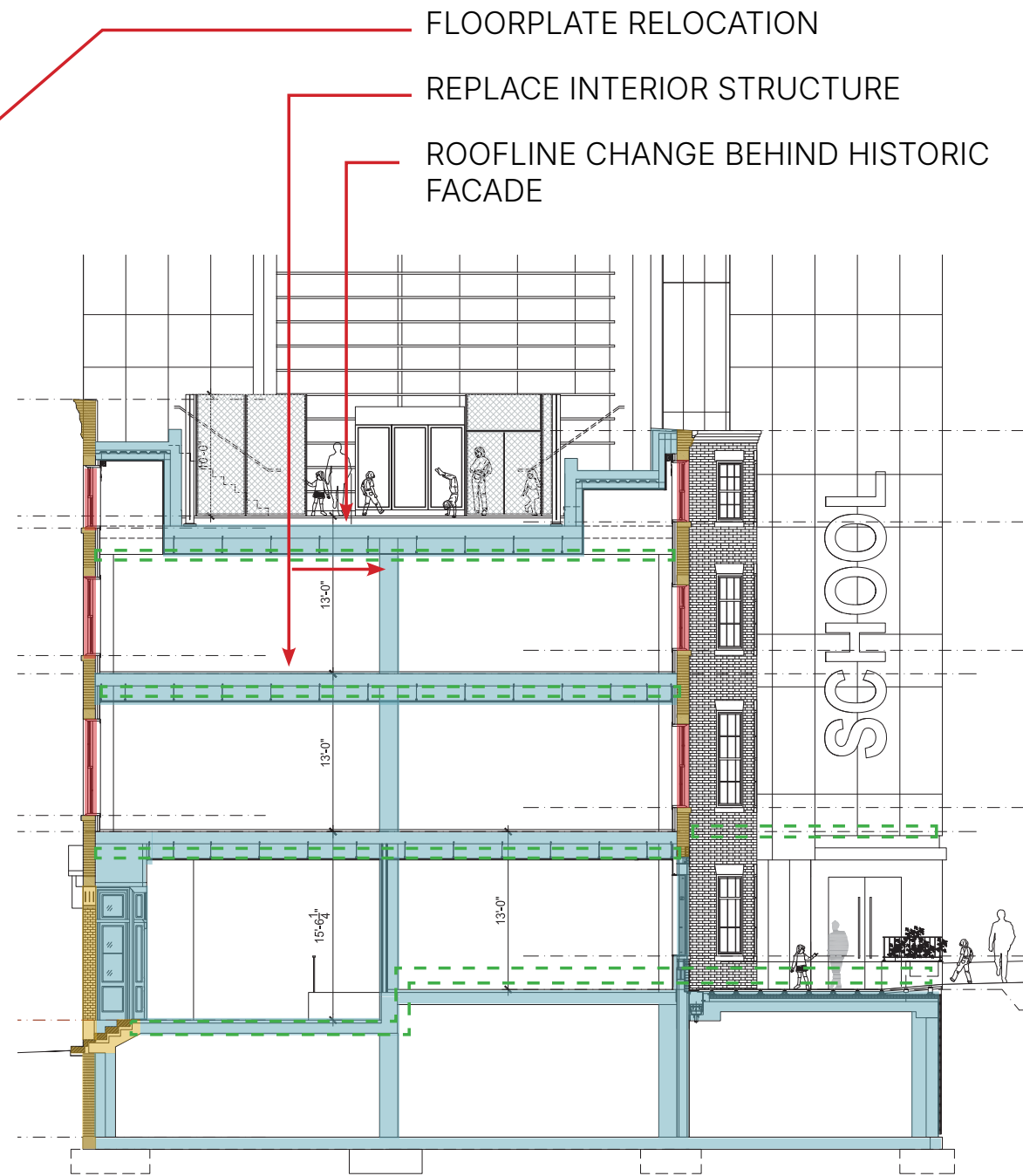
44-54 9TH AVE

Historic District: Gansevoort Market
LP-0088

LPC Approved Precedents



EXISTING



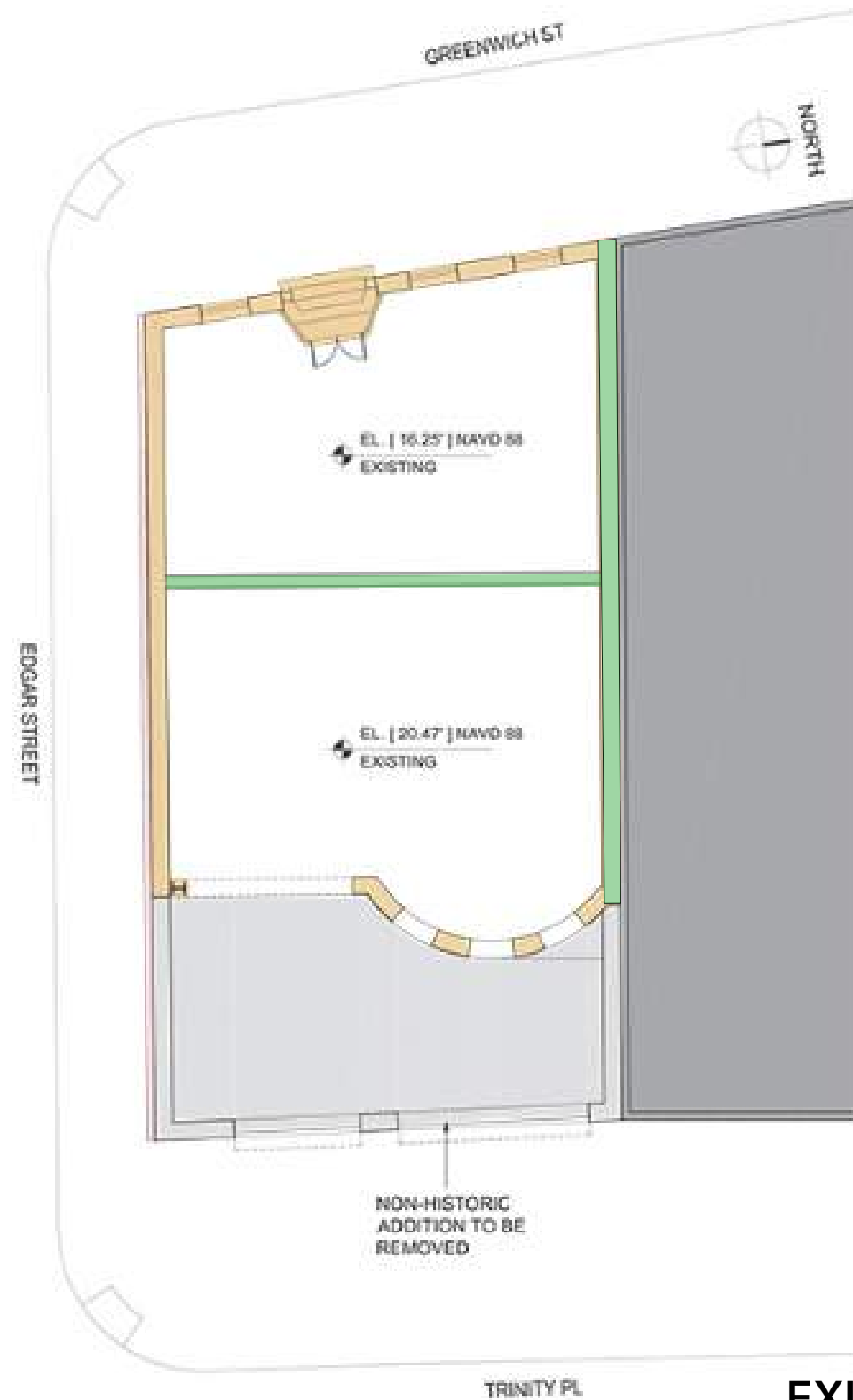
APPROVED

APPROPRIATE MODIFICATIONS:

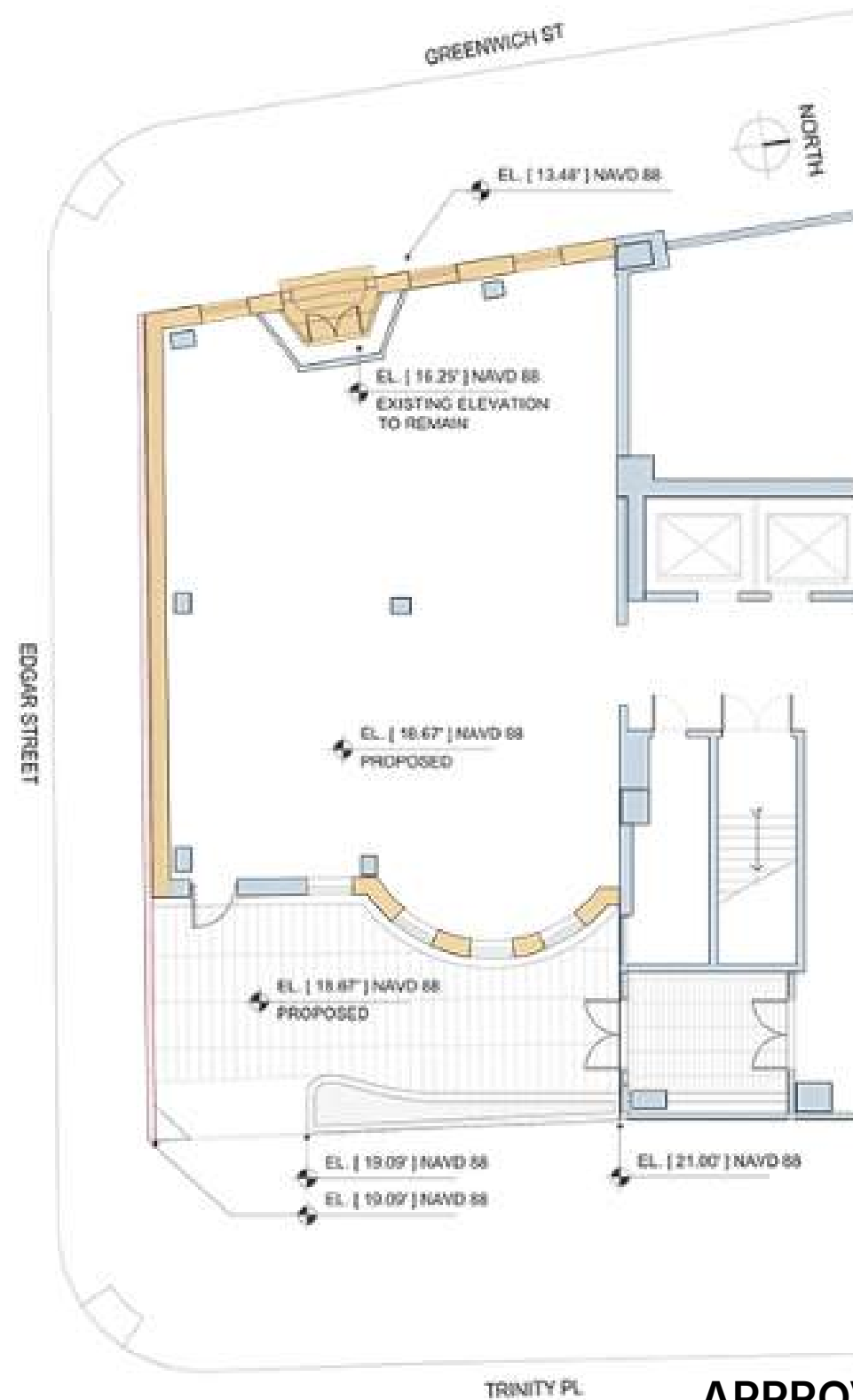
- REBUILD INTERIOR FLOORS IN NON-COMBUSTIBLE CONSTRUCTION
- REMOVE INTERIOR STRUCTURE
- SET BACK ROOF ADDITION

KEY

	NEW CONSTRUCTION
	REPLACE IN-KIND
	EXISTING TO REMAIN
	DEMOLITION



EXISTING



APPROVED

APPROPRIATE MODIFICATIONS:

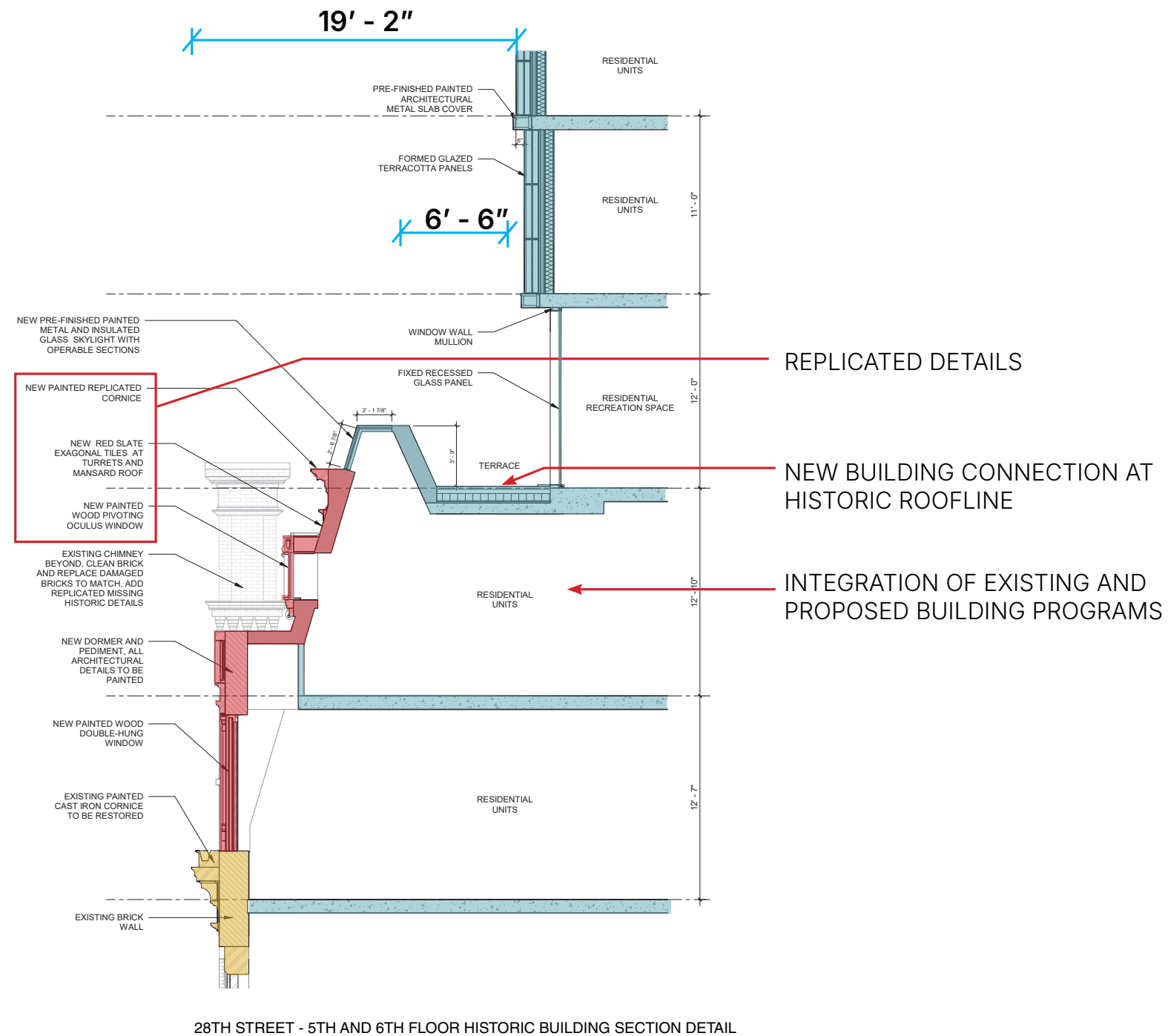
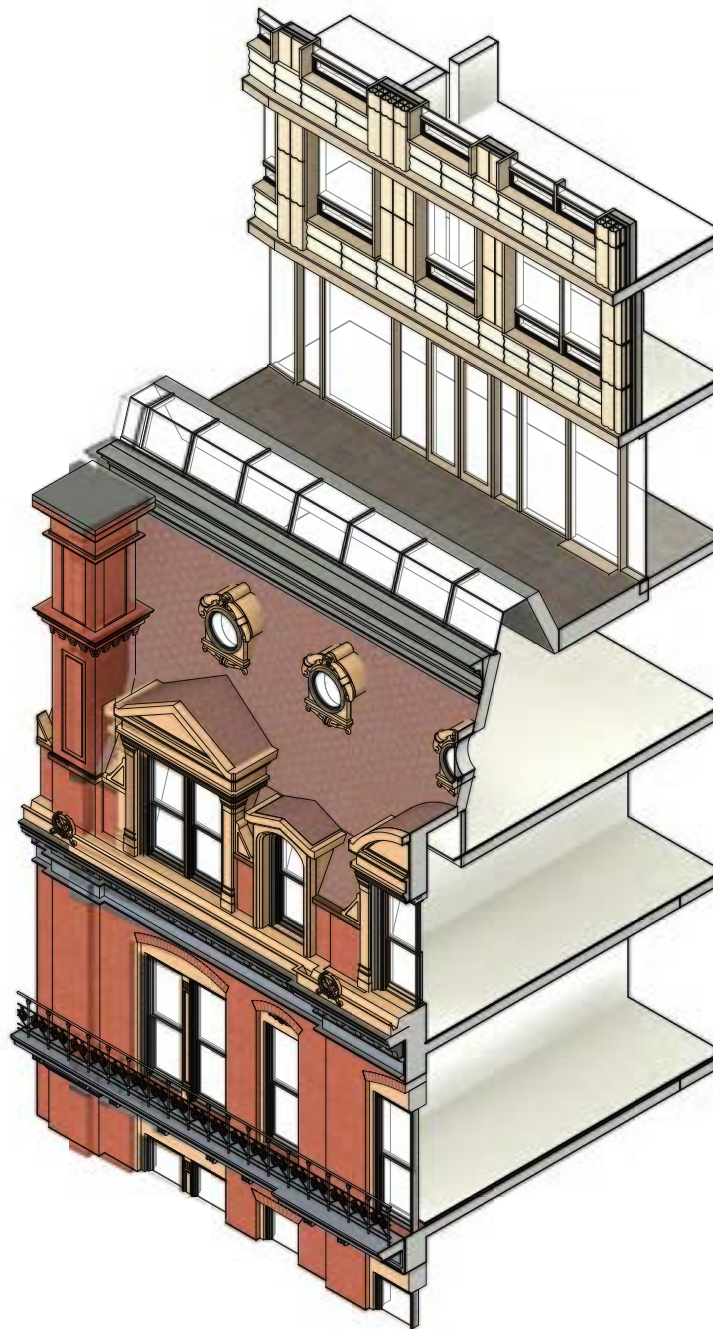
- REBUILD PARTY WALL WITH NEW OPENINGS
- REMOVE INTERIOR STRUCTURE
- REMOVE NON-HISTORIC ADDITION

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

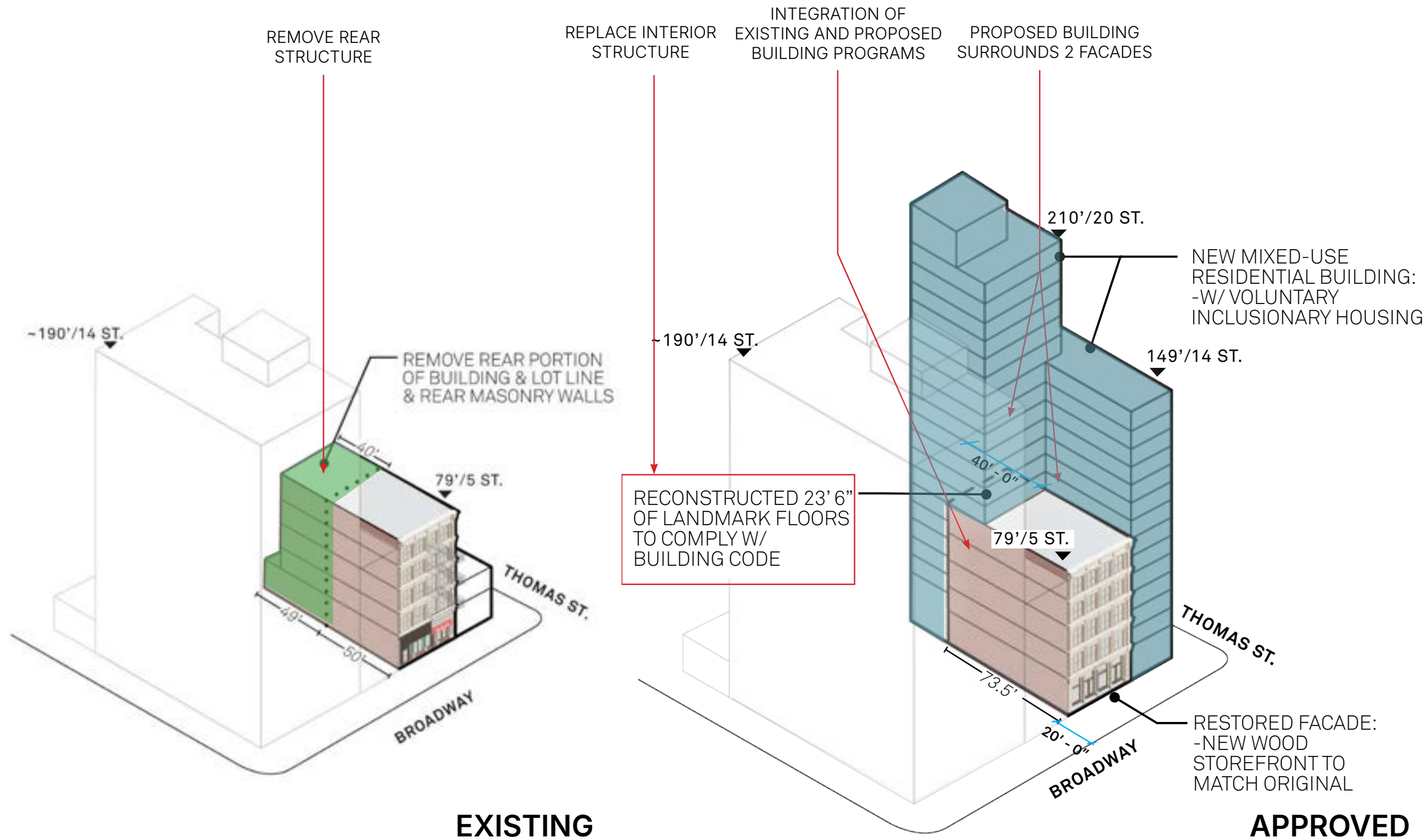
KEY

	NEW CONSTRUCTION
	REPLACE IN-KIND
	EXISTING TO REMAIN
	DEMOLITION

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

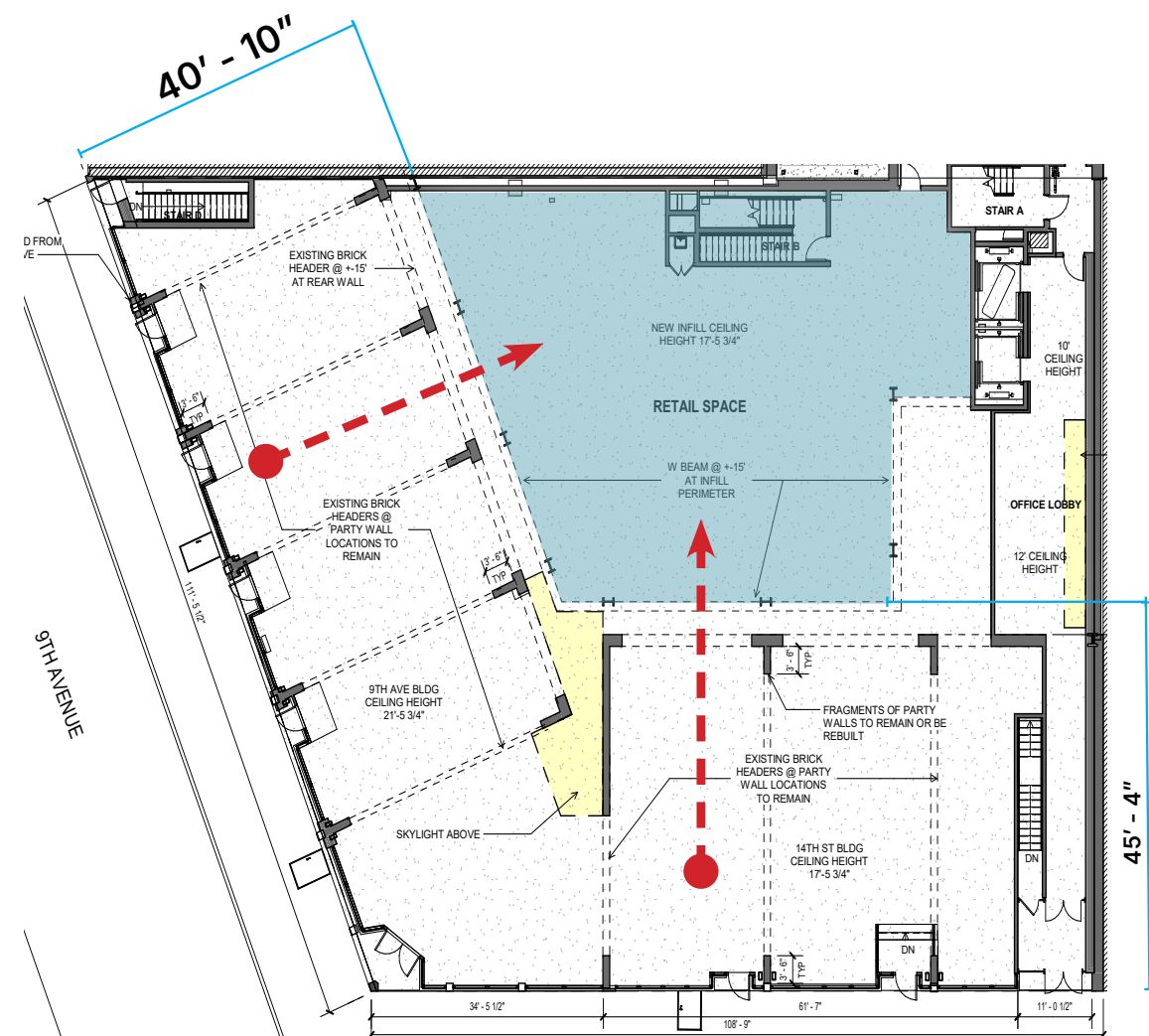


APPROPRIATE MODIFICATIONS:

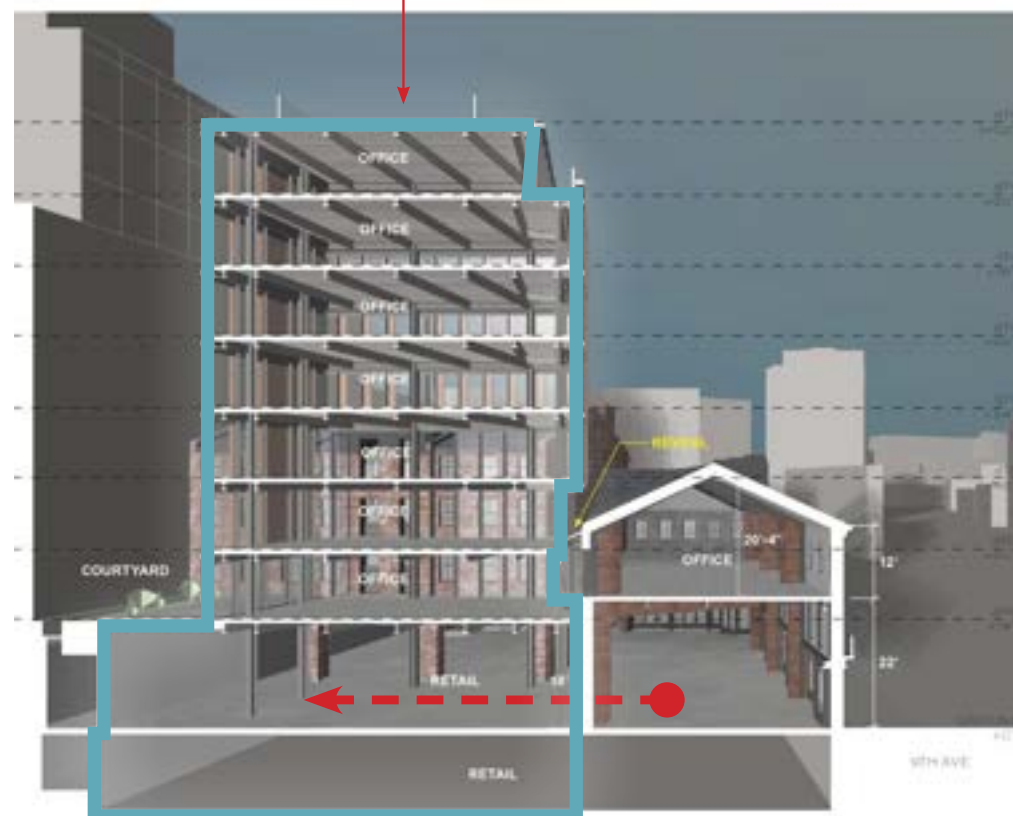
- REMOVE REAR STRUCTURE
- REBUILD INTERIOR FLOORS IN NON-COMBUSTIBLE CONSTRUCTION

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

LPC Approved Precedents



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



APPROPRIATE MODIFICATIONS:

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

KEY



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

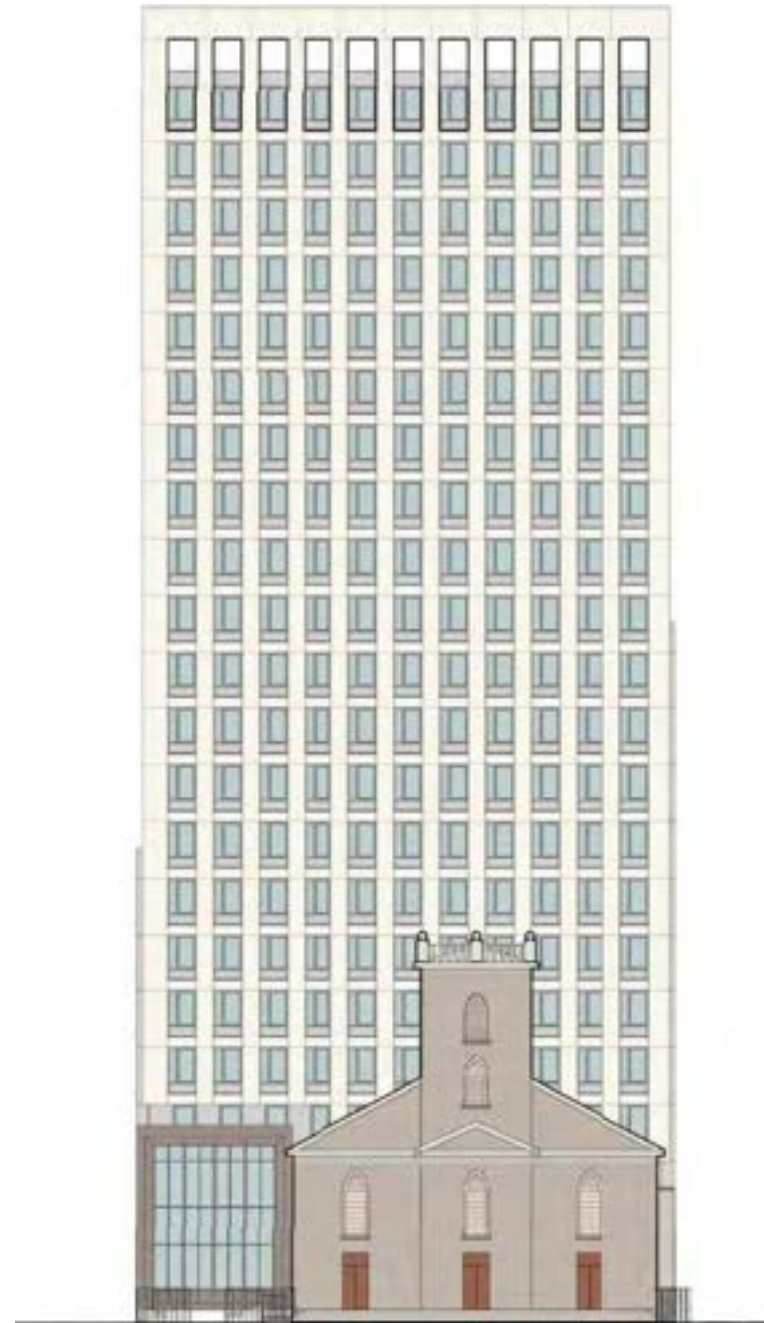
APPROPRIATE MODIFICATIONS:

- 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

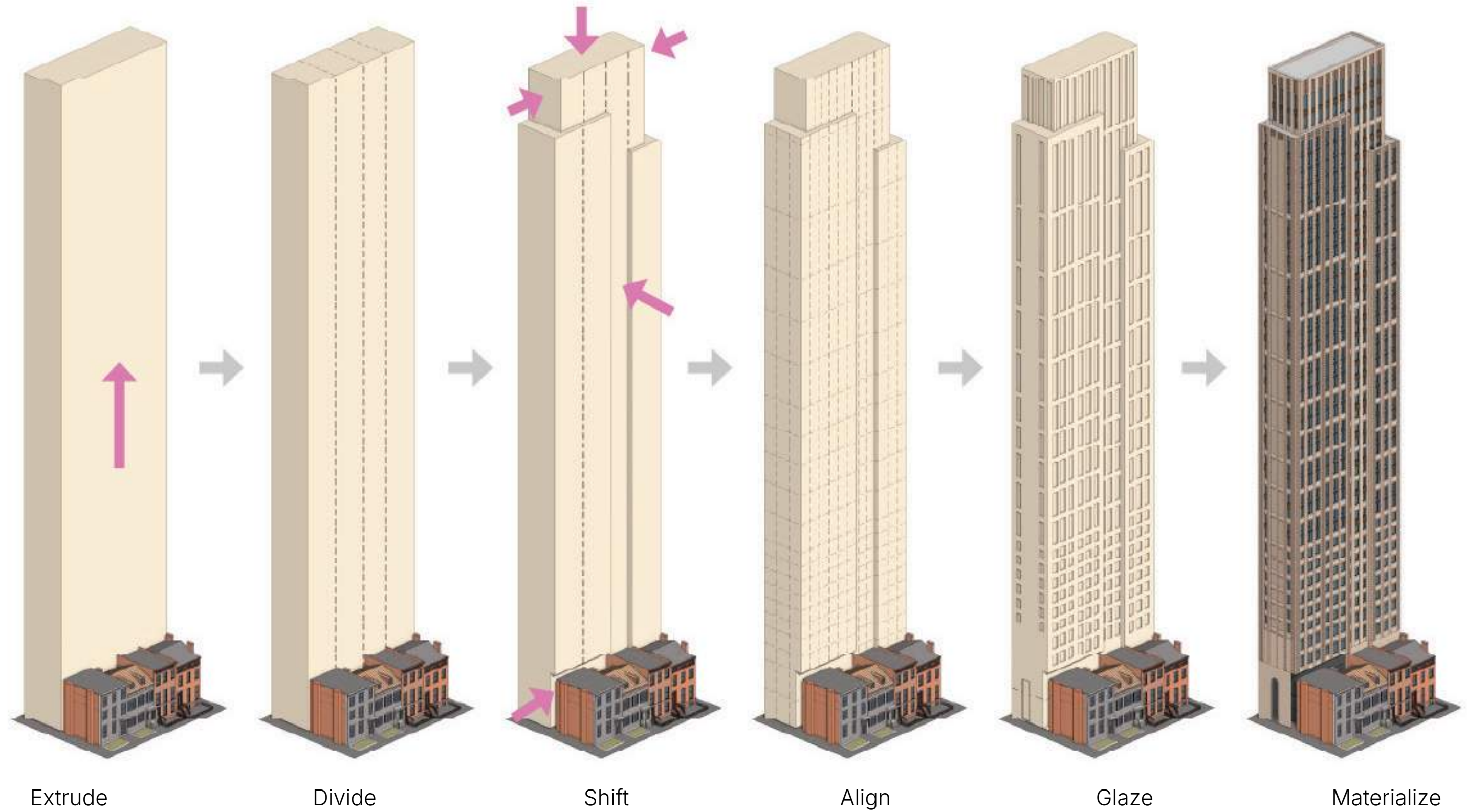
Proposed Building

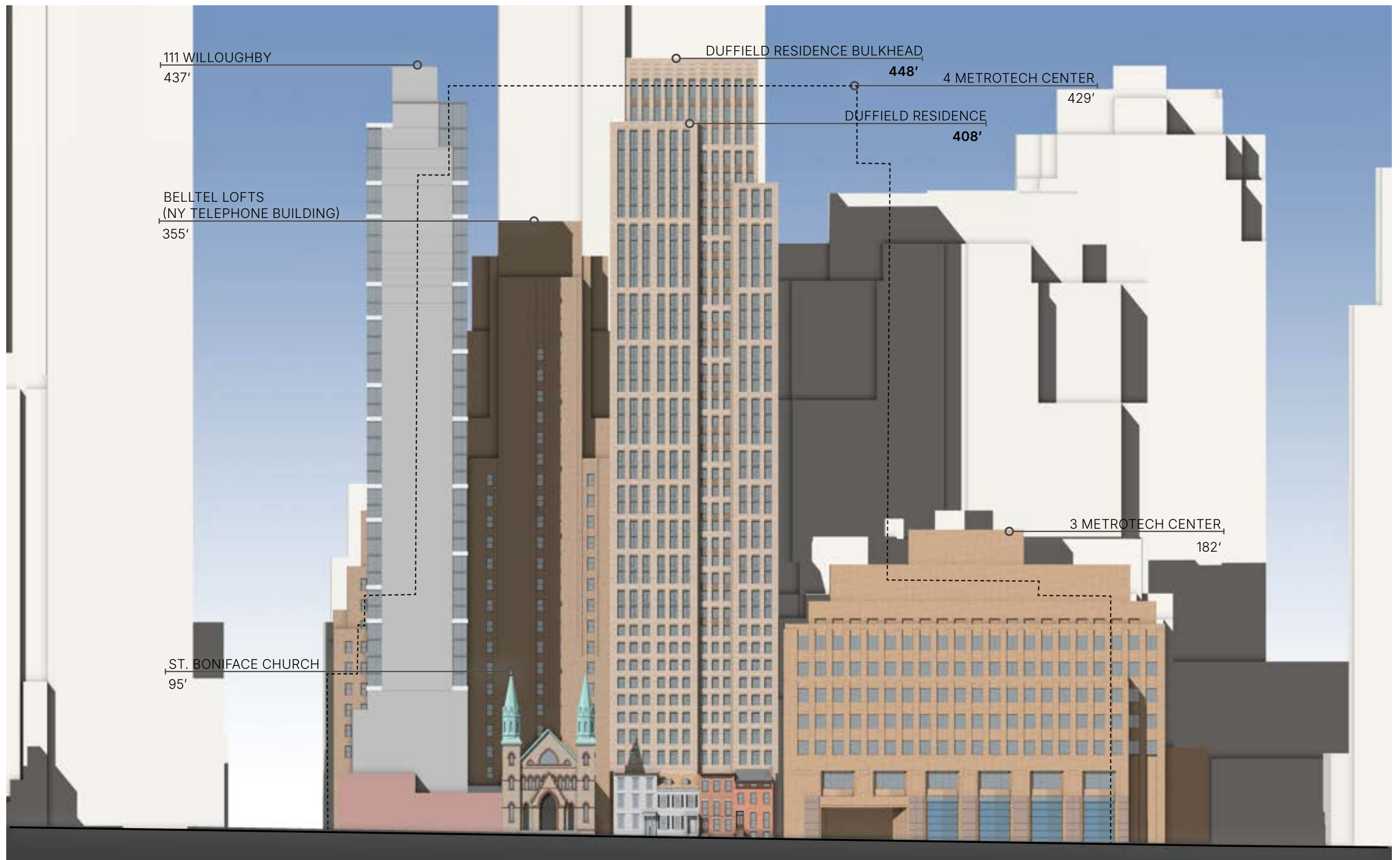


Previous Proposal

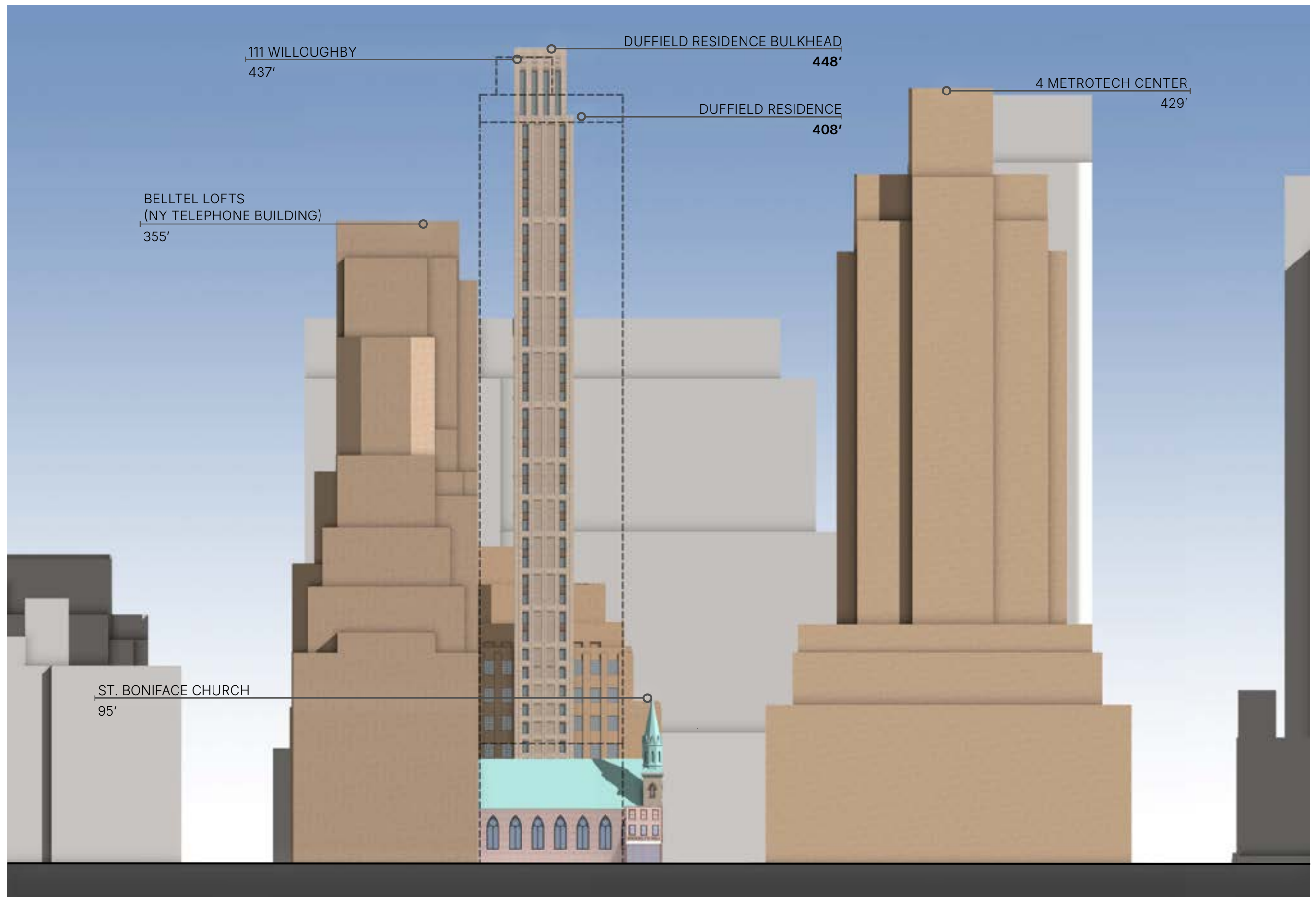


Revised Proposal

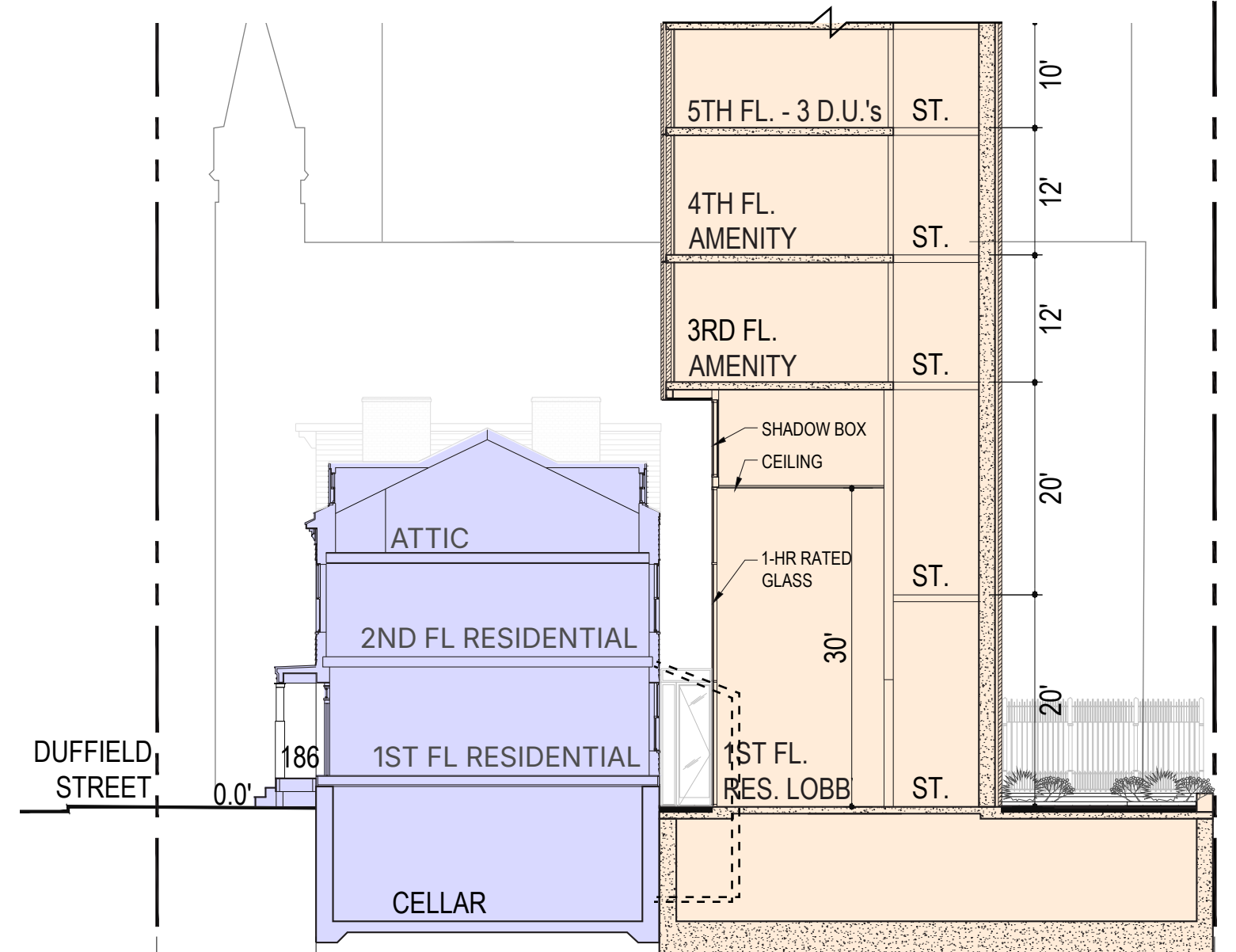
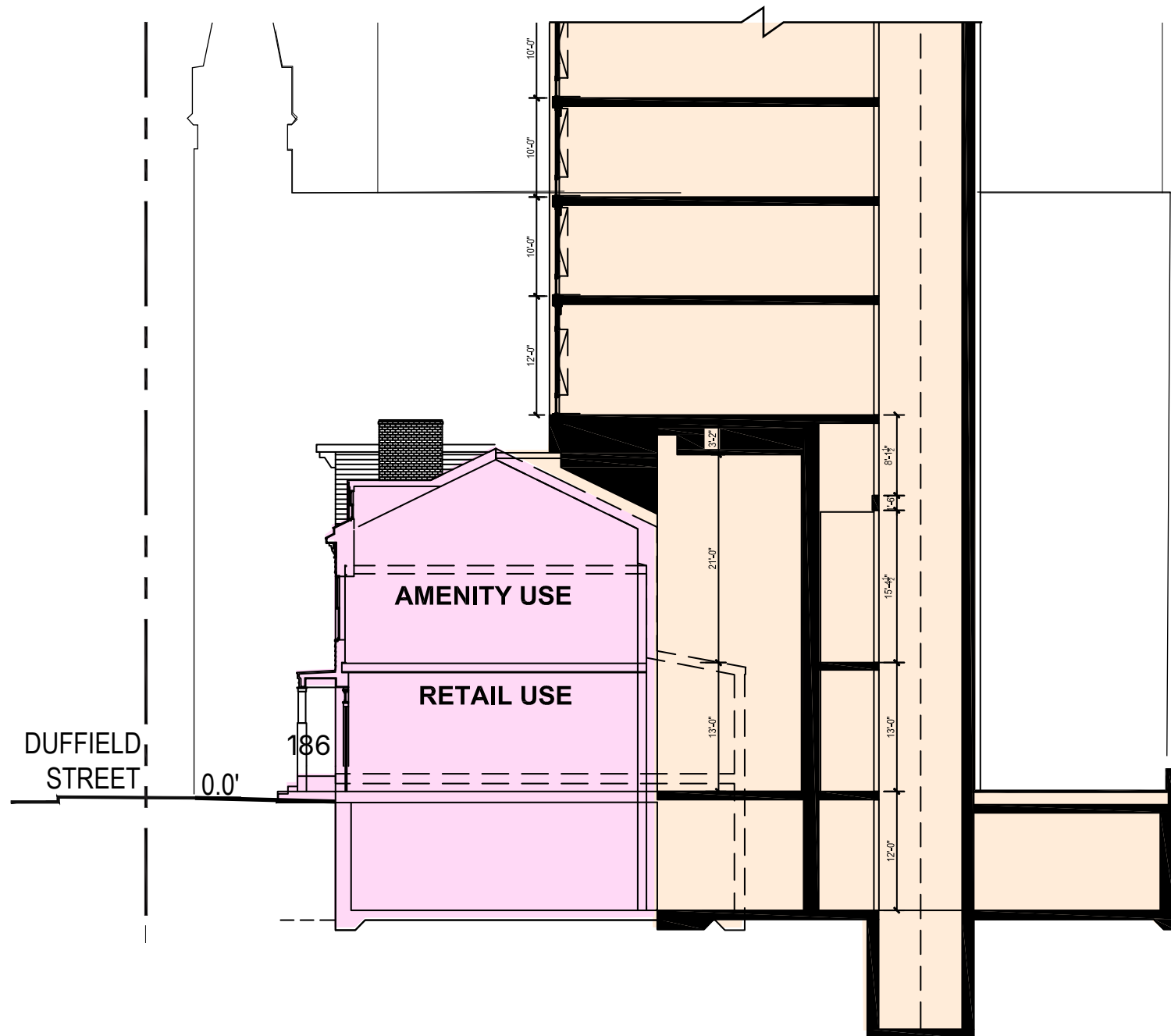





*APPROXIMATE HEIGHTS FROM STREET LEVEL









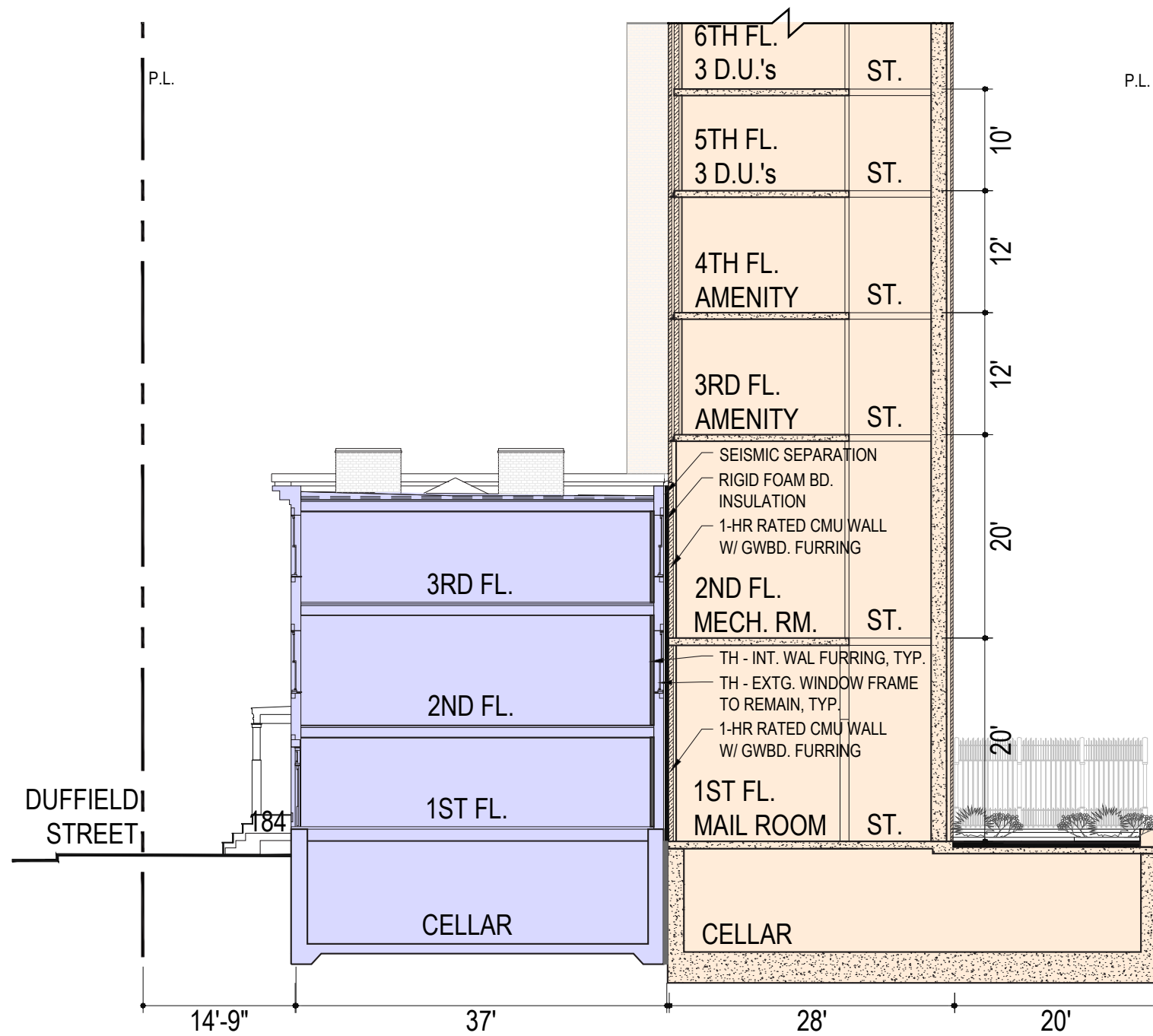
COLOR LEGEND

 TOWER RESIDENTIAL USE

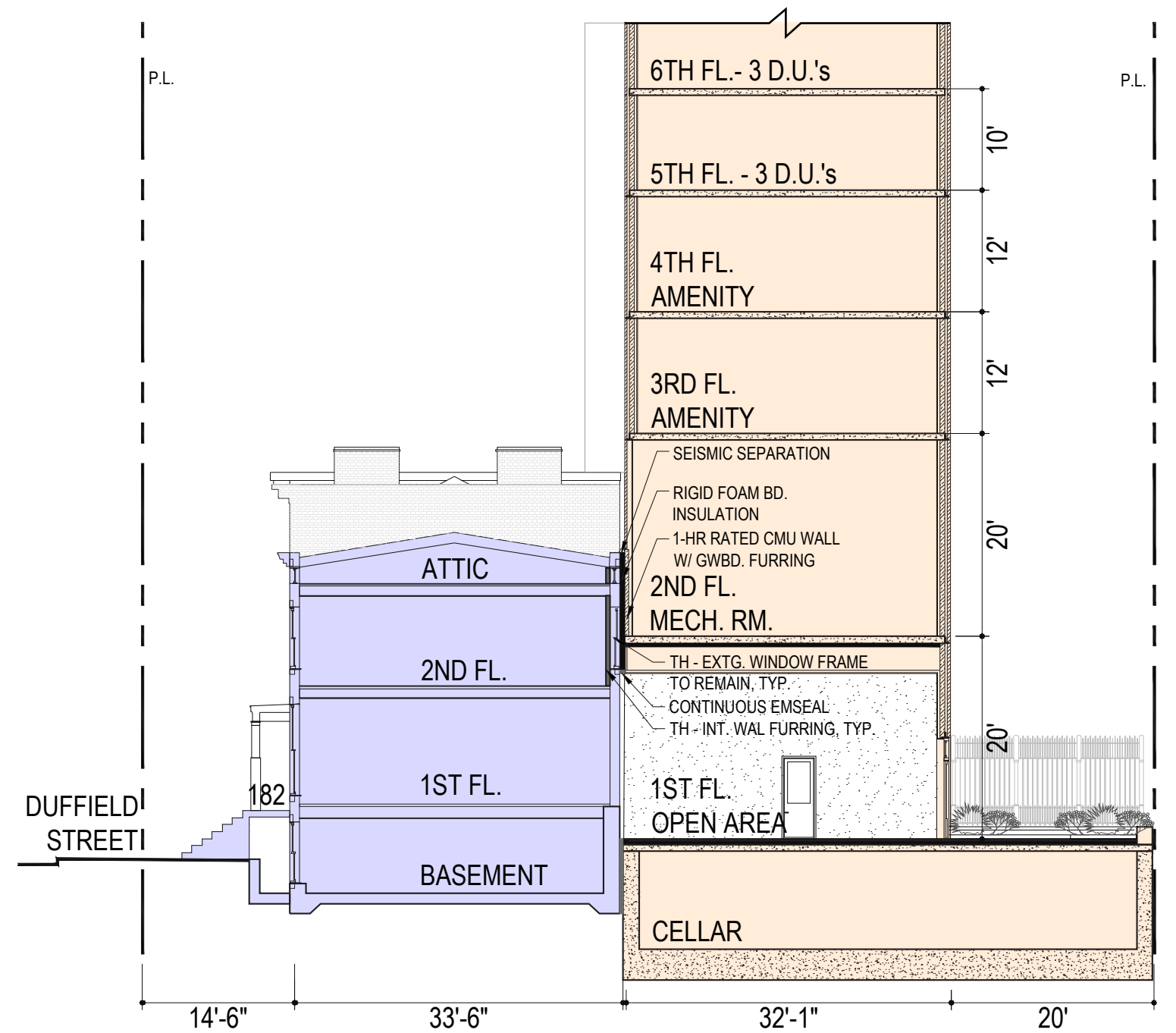
 RESIDENTIAL USE

 RETAIL USE

Section at 186 Duffield



Section at 184 Duffield



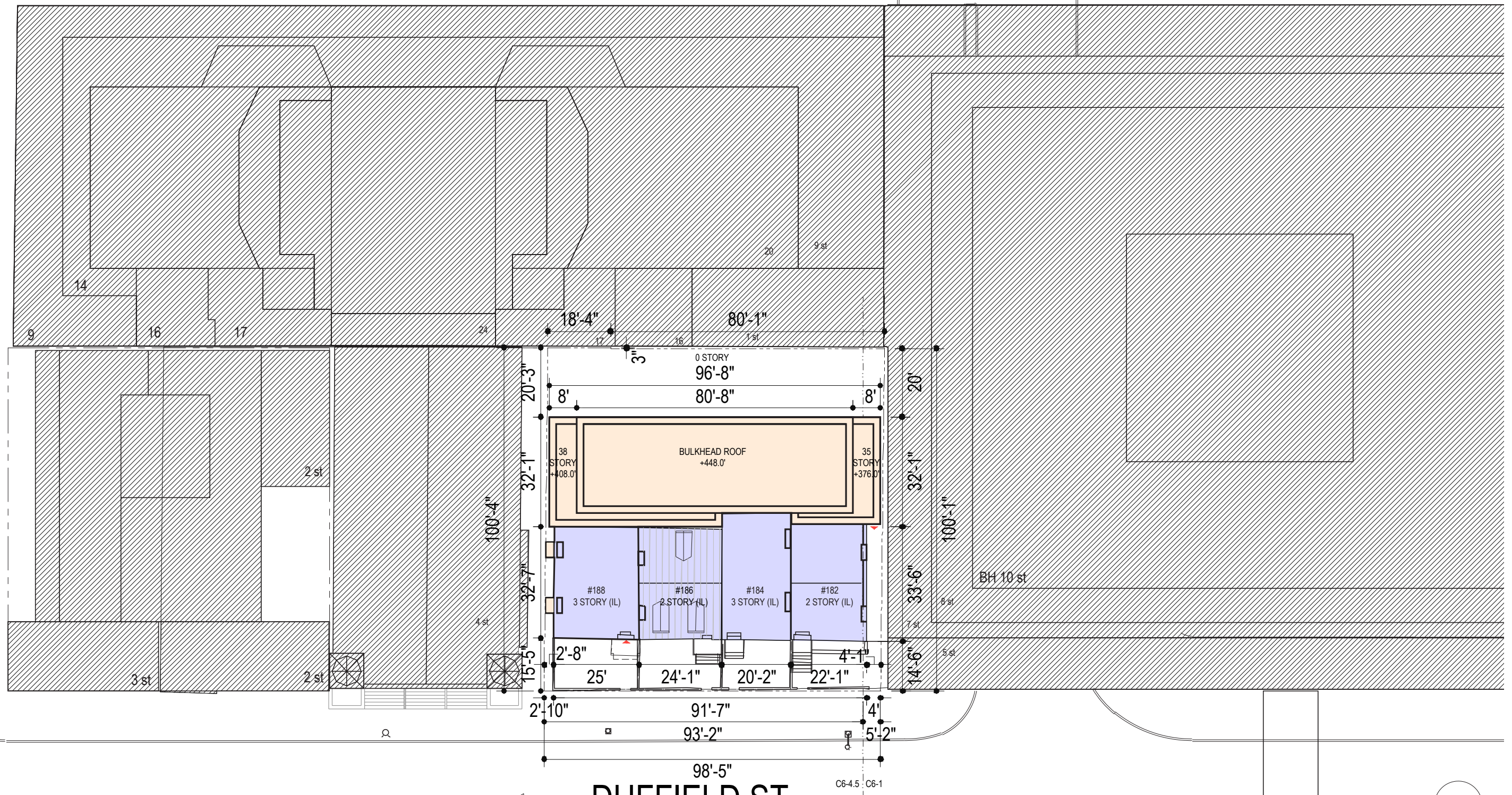
Section at 182 Duffield

- COLOR LEGEND**
- TOWER RESIDENTIAL USE
 - RESIDENTIAL USE
 - RETAIL USE

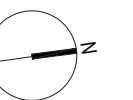
Tower Connection Diagram

BRIDGE ST
(60' NARROW STREET)

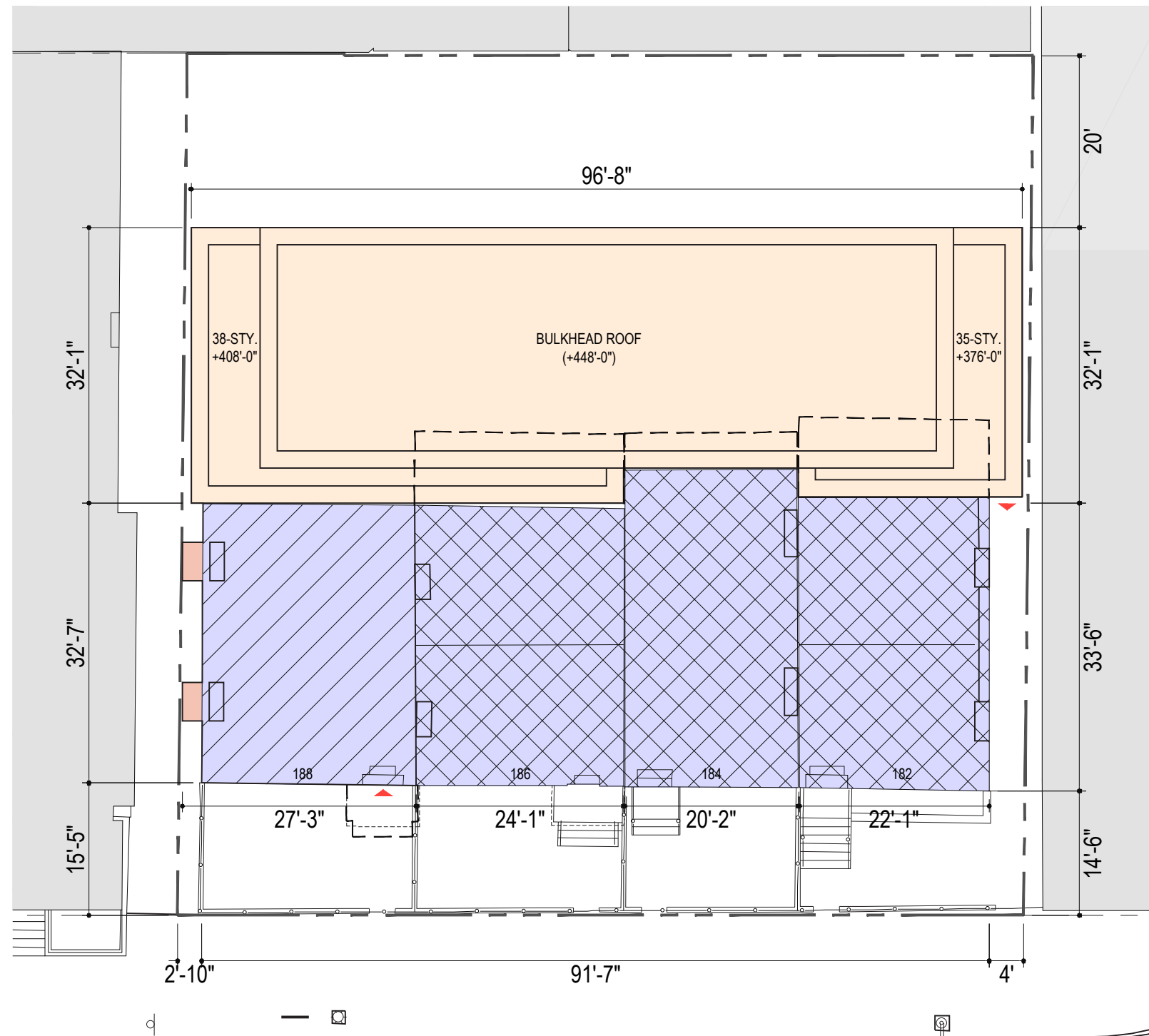
WILLOUGHBY ST
(60' NARROW STREET)







DUFFIELD ST
(60' NARROW STREET)

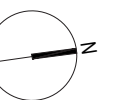


Site Plan

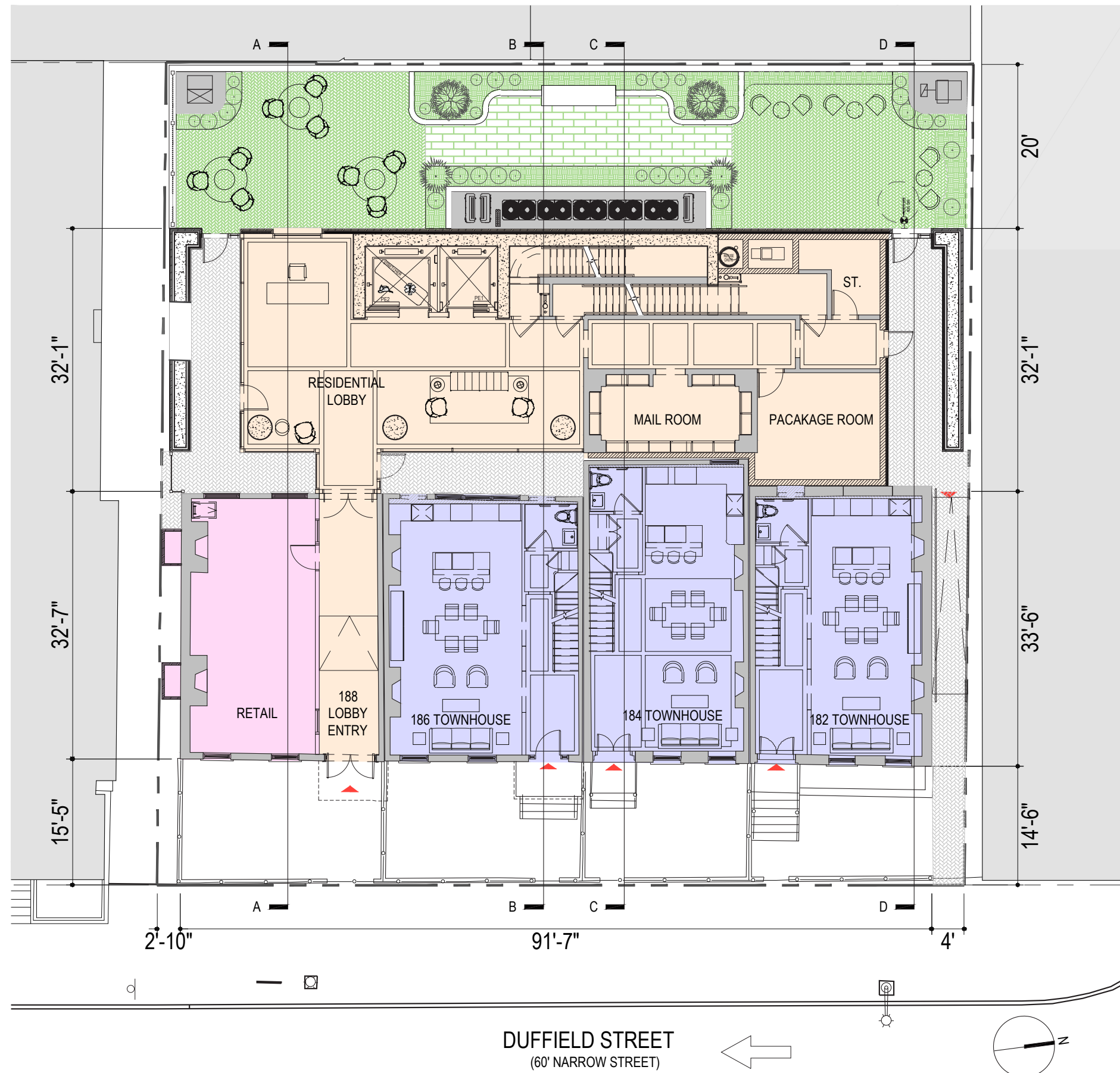


BUILDING PERIMETER:	339.33'
STREET FRONTAGE REQ'D :	27.15' (8.0%)
PROPOSED STREET FRONTAGE:	27.25' (8.0%)
PROPOSED ADJOINING STRUCTURE:	
LINE OF 182-186 DUFFIELD REAR PORCHES & 188 DUFFIELD FRONT STOOP TO BE REMOVED:	
182-186 DUFFIELD (EXISTING COMBUSTIBLE TH TO REMAIN). PROPOSED TO BE SPRINKLERED:	
188 DUFFIELD PROPOSED TO BE RECONSTRUCTED TO NON-COMBUSTIBLE STRUCT. & TO BE PART OF NB:	

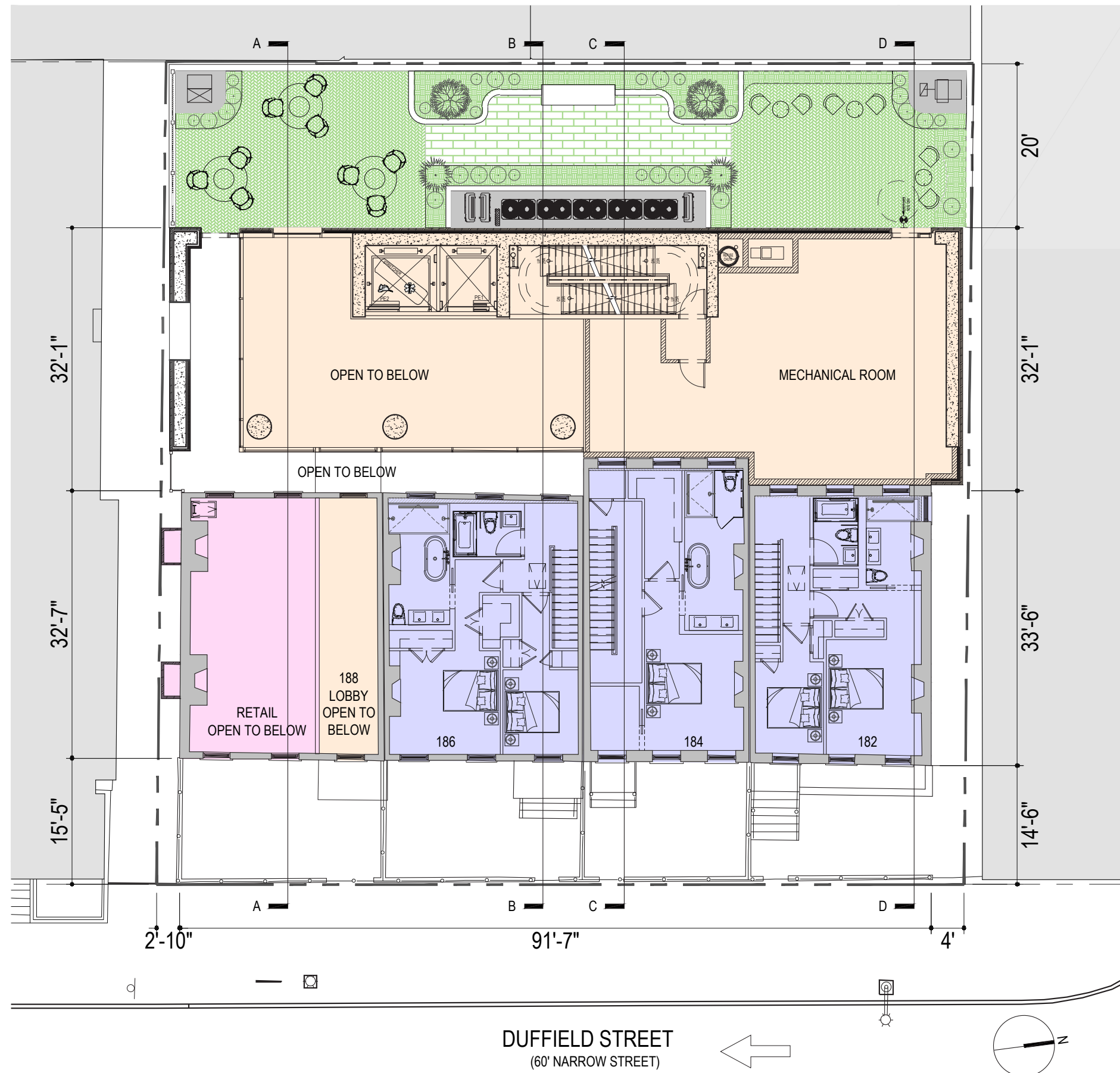
DUFFIELD STREET
(60' NARROW STREET)



Site Diagram



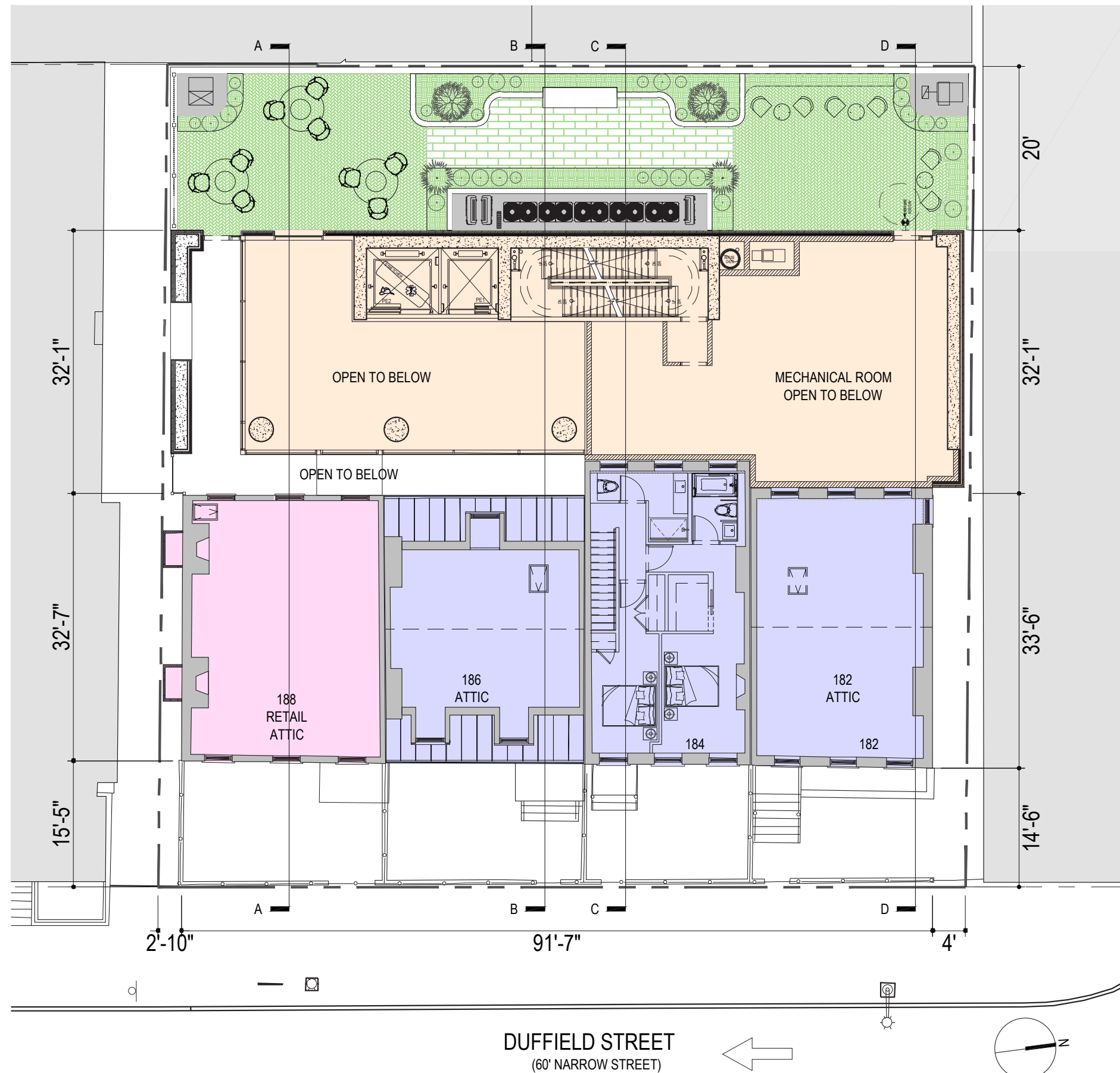
Proposed Ground Floor Plan



COLOR LEGEND

- TOWER RESIDENTIAL USE
- RESIDENTIAL USE
- RETAIL USE

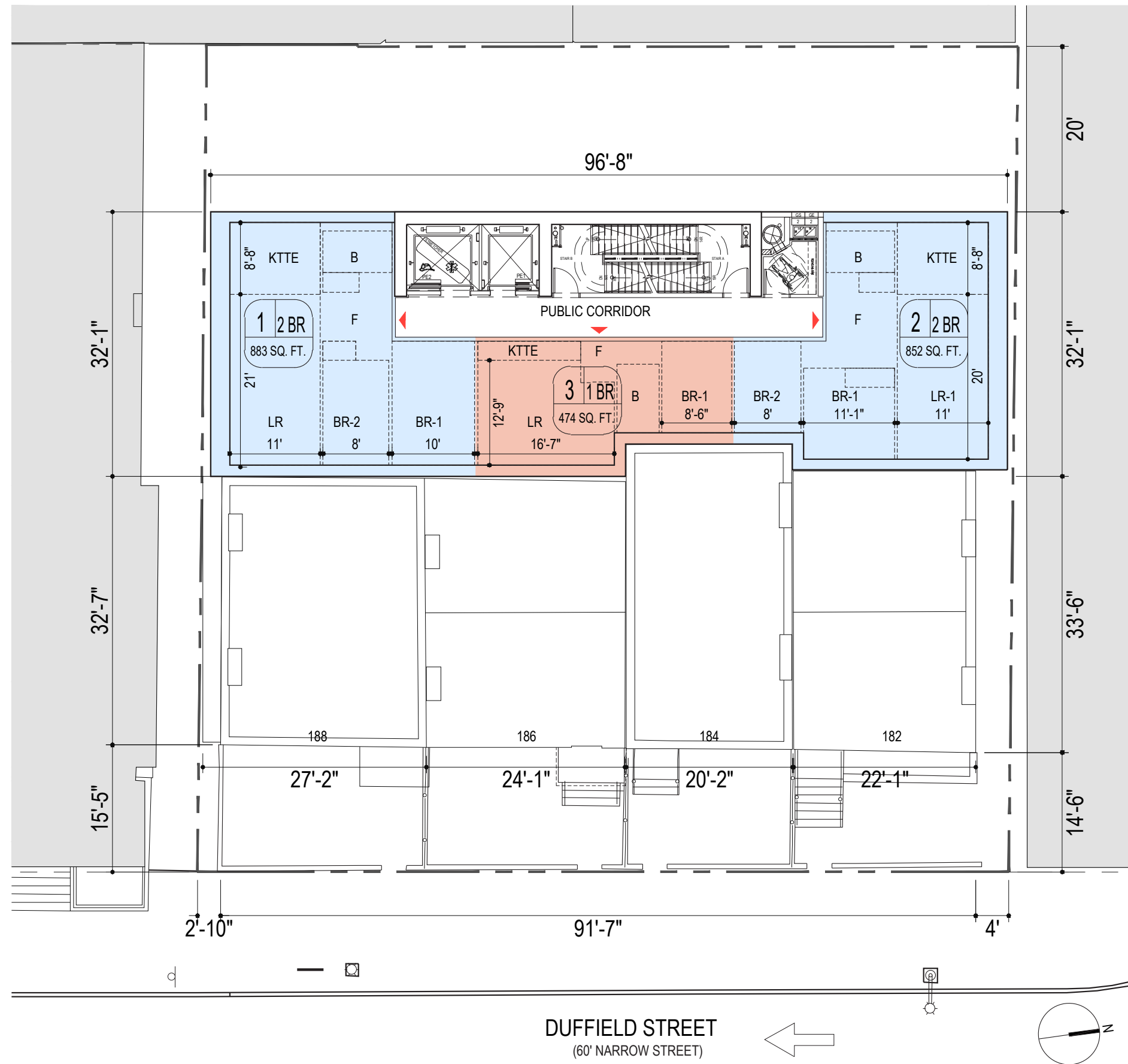
Proposed Second Floor Plan

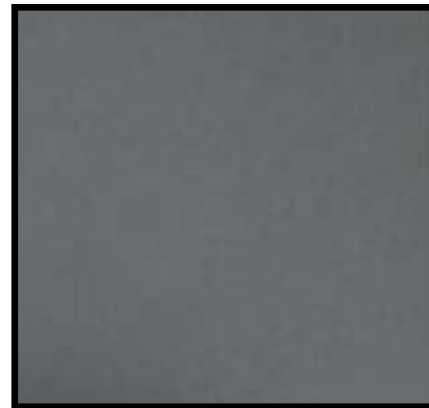


COLOR LEGEND

- TOWER RESIDENTIAL USE
- RESIDENTIAL USE
- RETAIL USE

Proposed Third Floor Plan

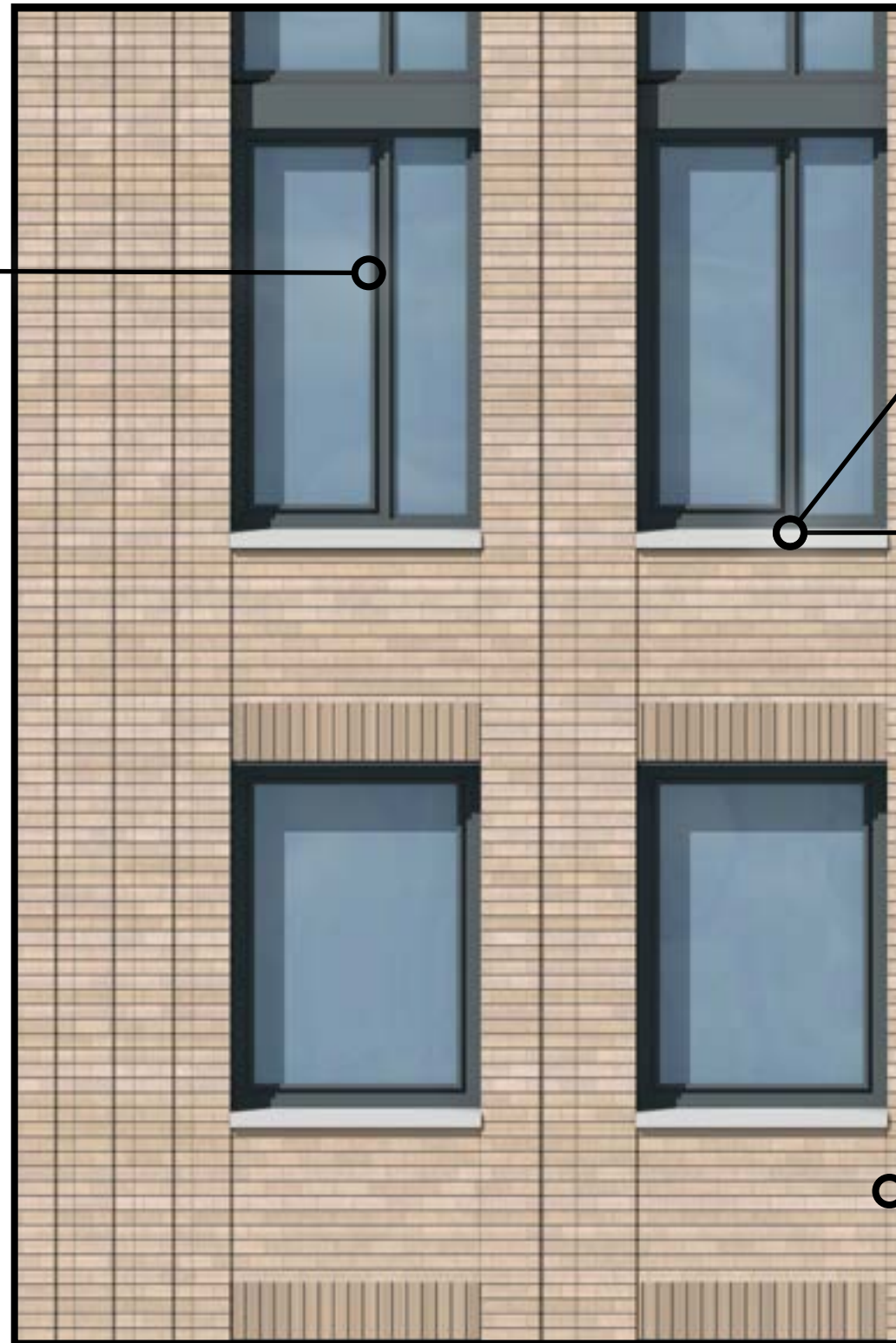




PPG MEDIUM GRAY
MULLION AND SLAB COVER



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

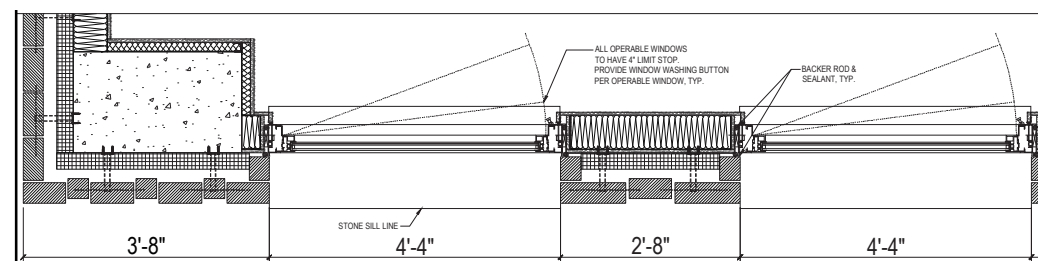


ORNILUX A61 WITH BIRD FRIENDLY UV COATING



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

PROPOSED MORTAR
LEHIGH BDN 682

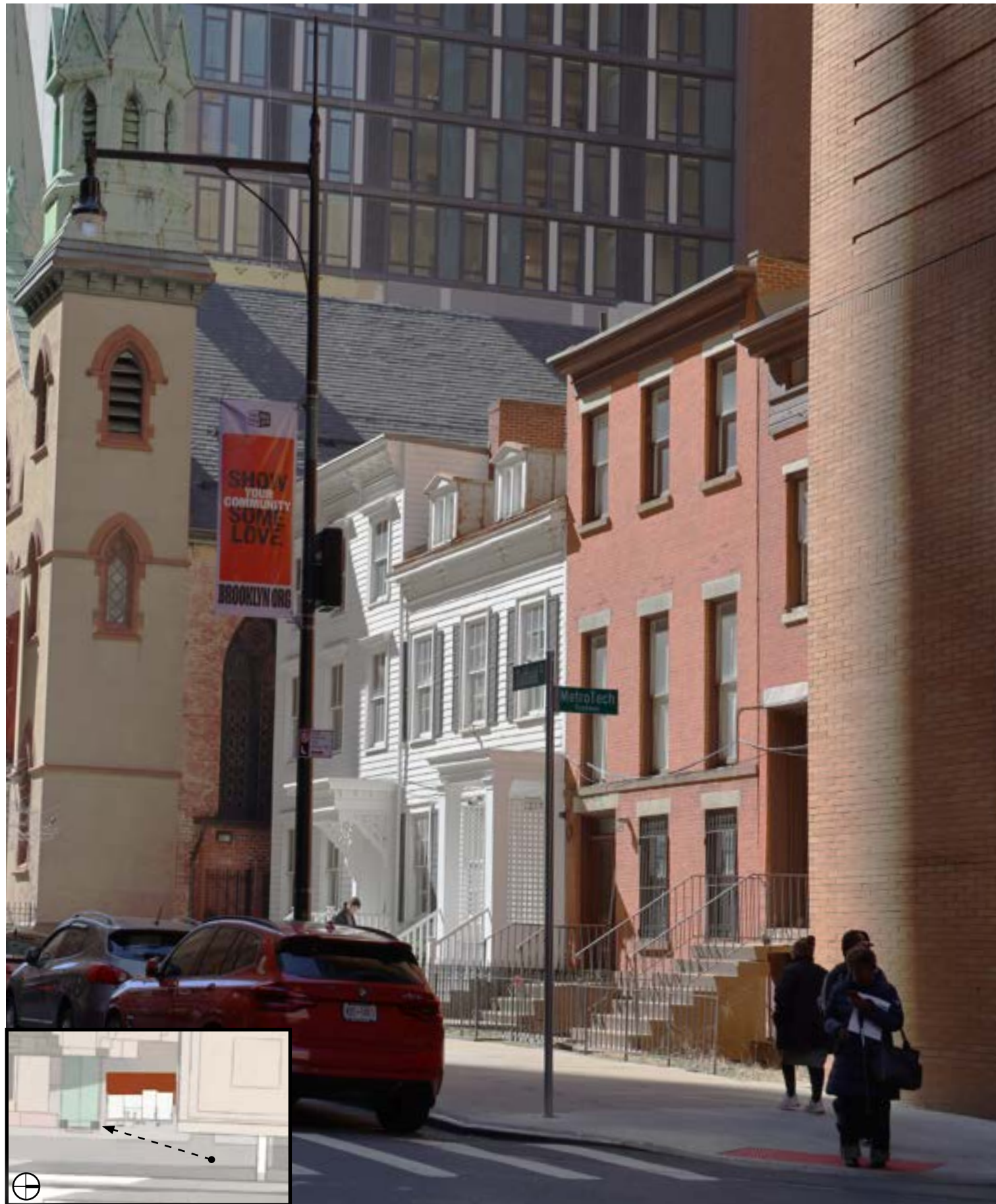


BRICK - COLUMN DETAIL

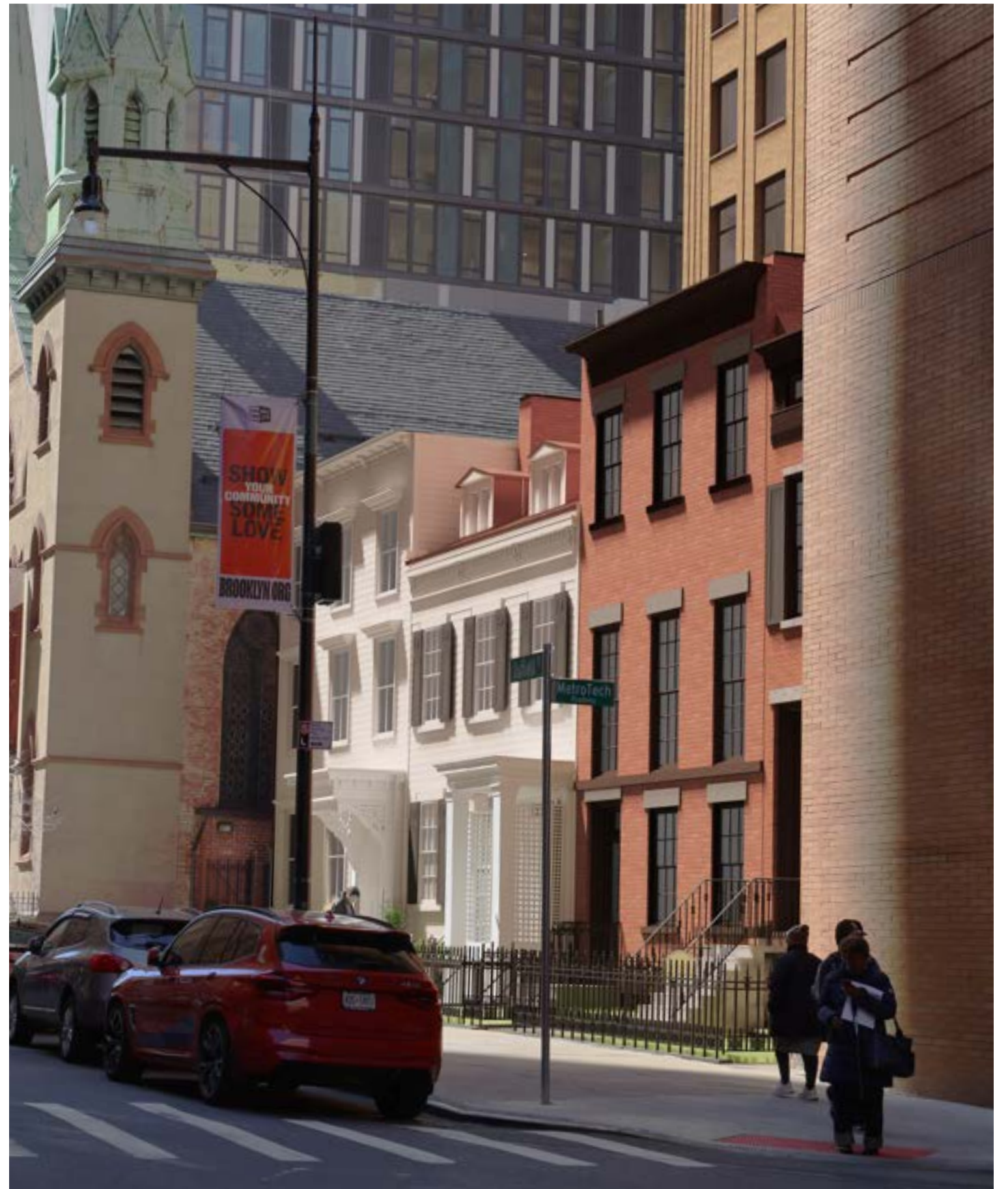
Street Views







Existing
LPC Public Meeting
182-188 Duffield Street



Proposed

Duffield Street: South



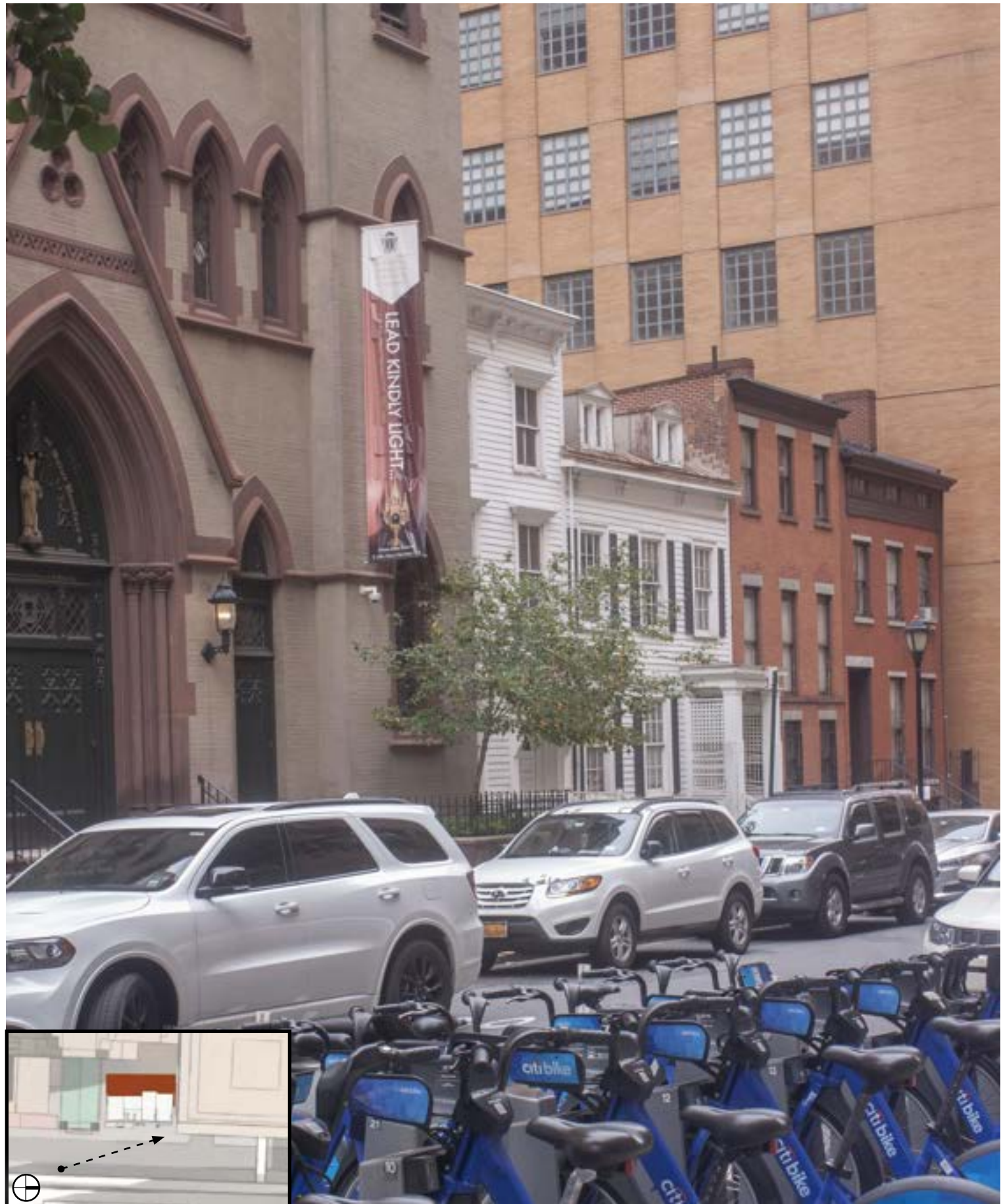
Existing

LPC Public Meeting
182-188 Duffield Street



Proposed

Duffield Street: 182 Lot Line

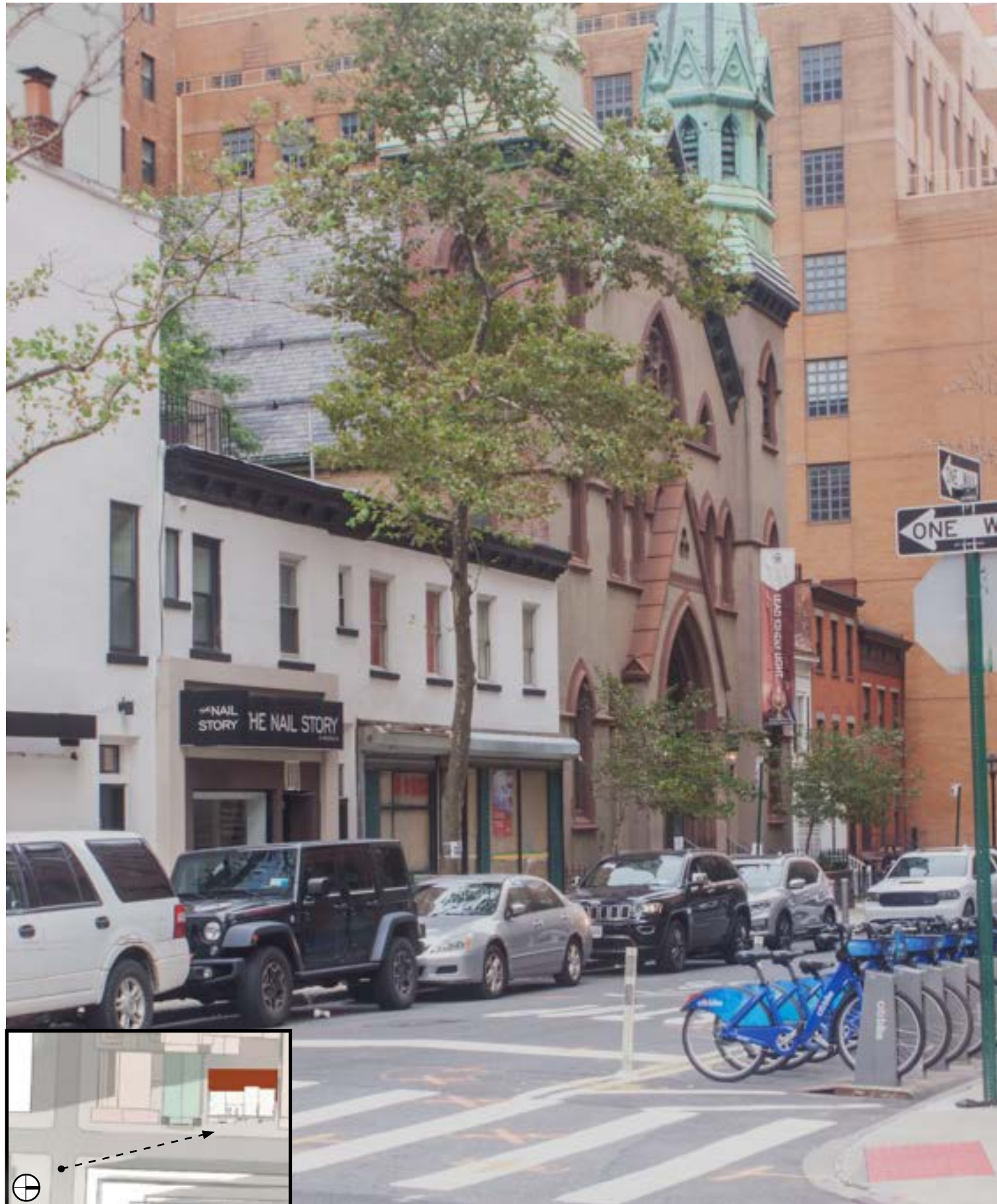


Existing
LPC Public Meeting
182-188 Duffield Street



Proposed

Duffield Street: North 1

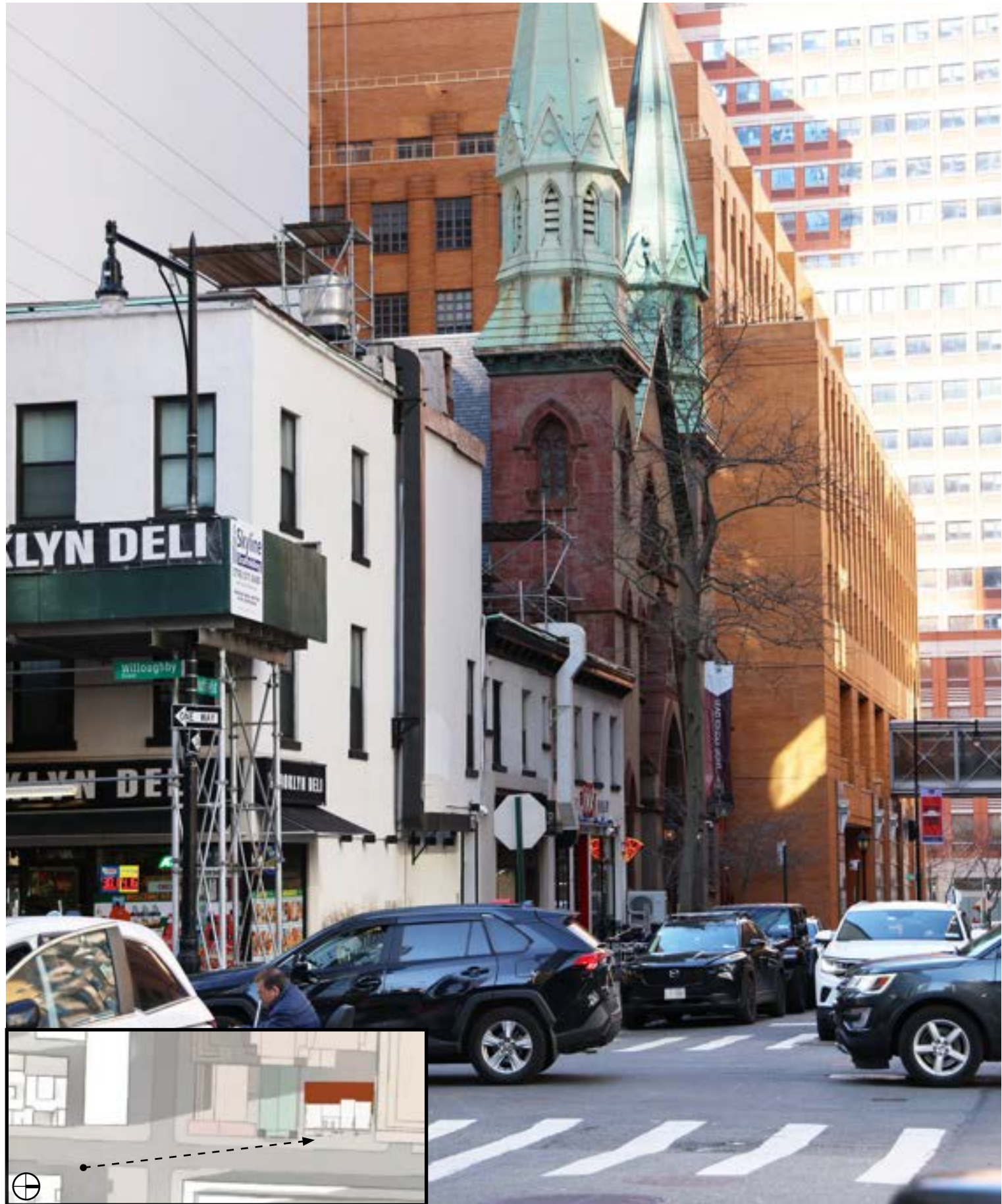


Existing
LPC Public Meeting
182-188 Duffield Street



Proposed

Duffield Street: North 2

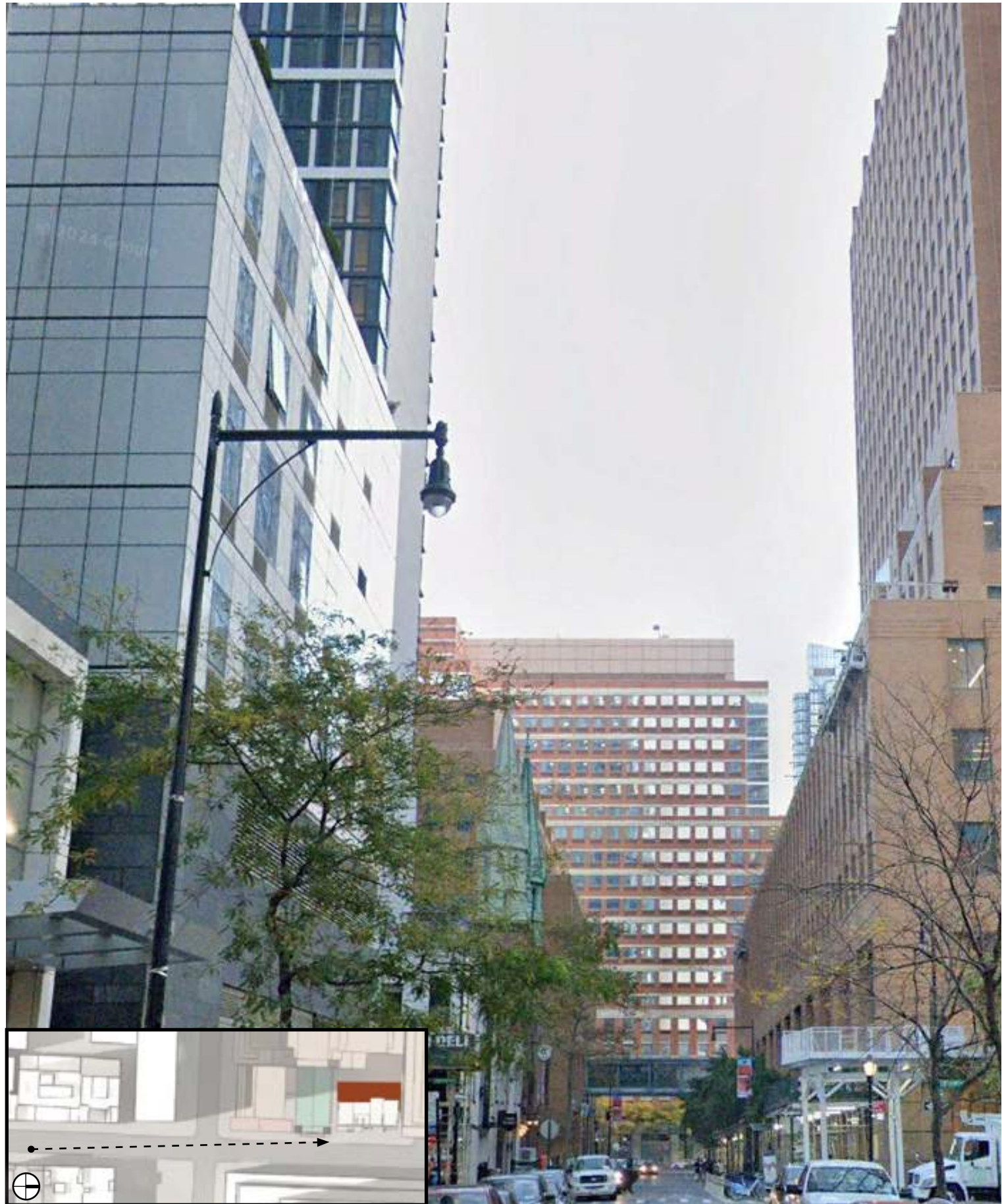


Existing
LPC Public Meeting
182-188 Duffield Street

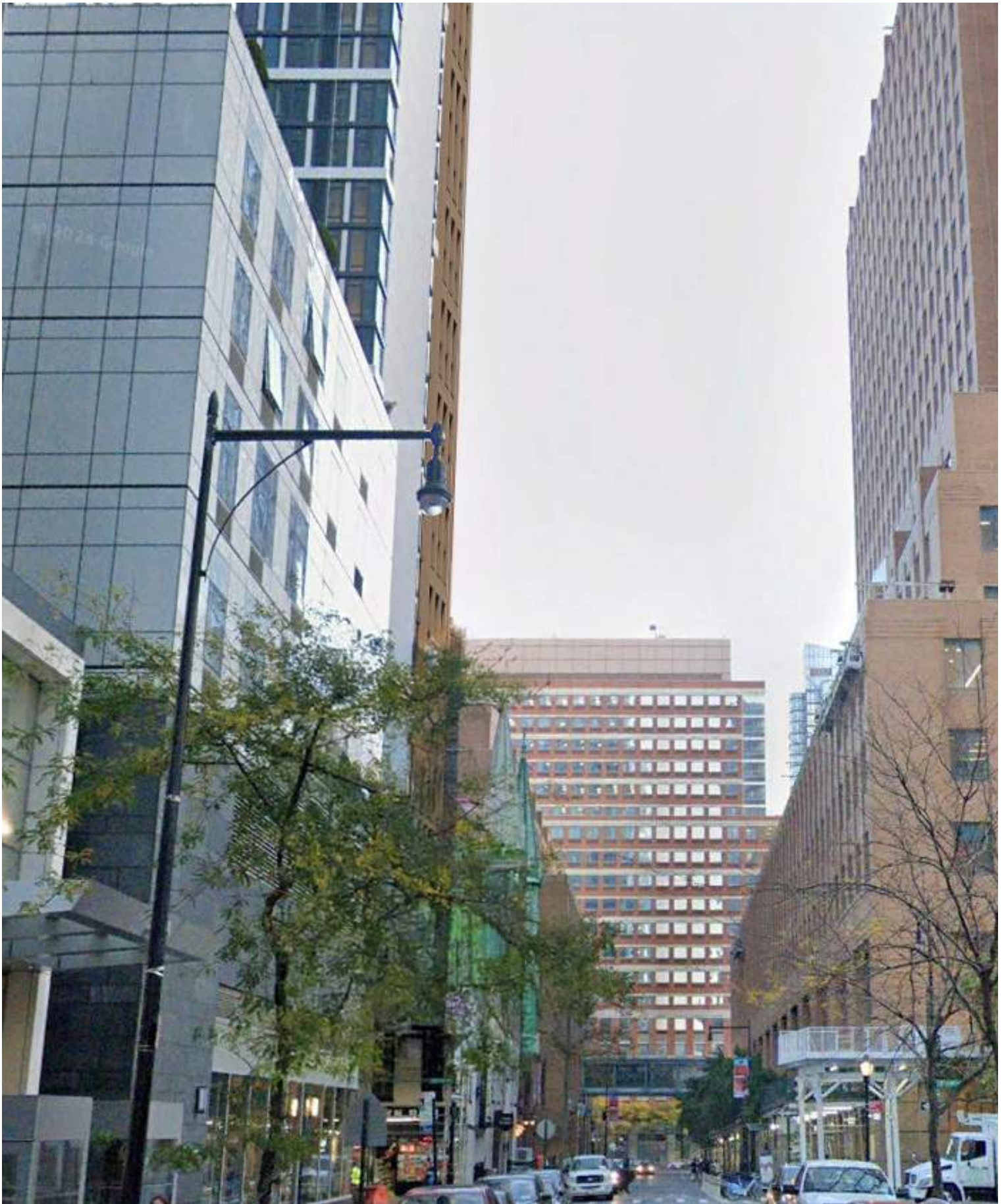


Proposed

Duffield Street: North 3



Existing
 LPC Public Meeting
 182-188 Duffield Street

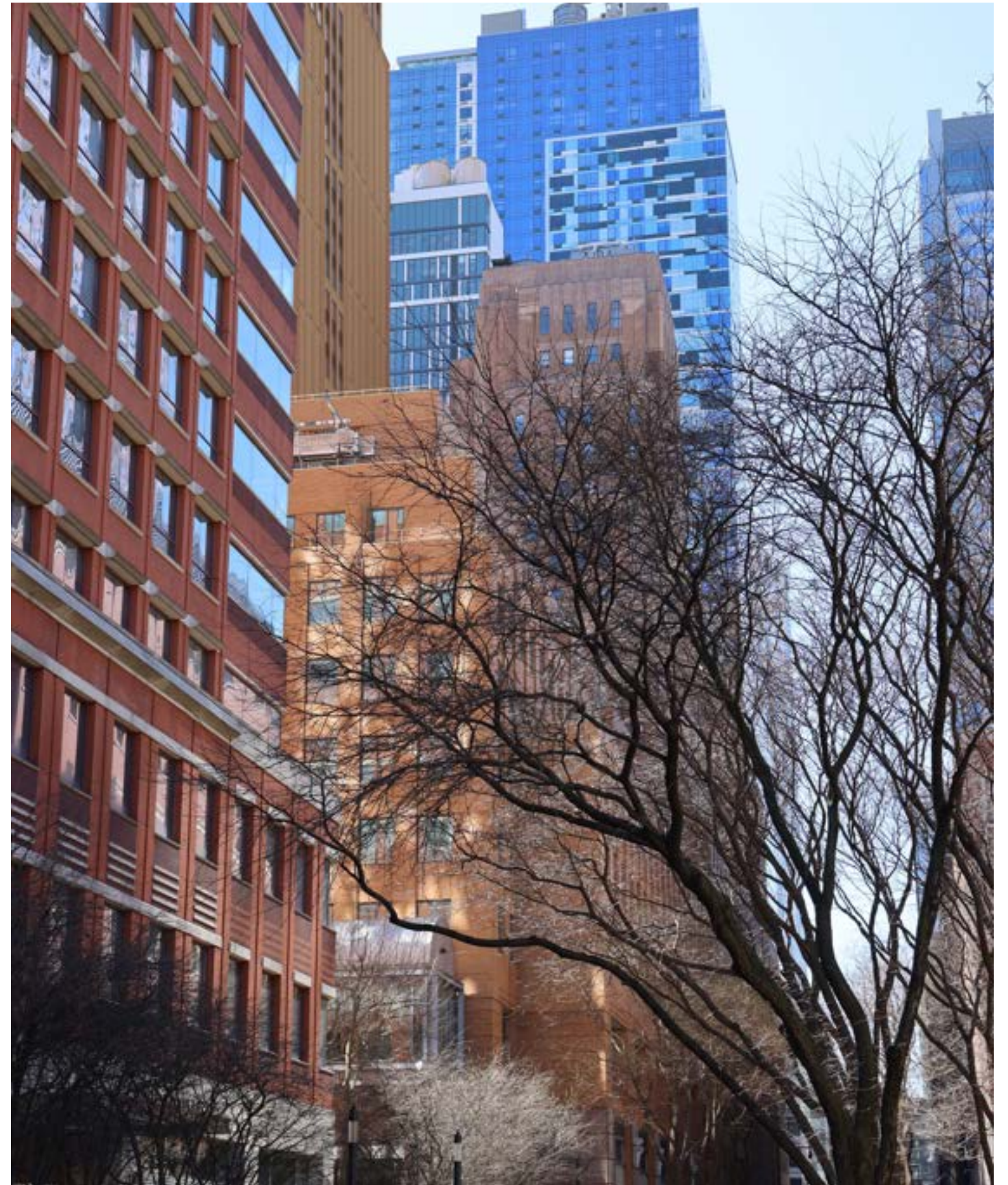


Proposed

Duffield Street : North 4



Existing
 LPC Public Meeting
 182-188 Duffield Street



Proposed

Bridge Street



Existing

LPC Public Meeting
182-188 Duffield Street



Proposed

Willoughby Street



Existing

LPC Public Meeting
182-188 Duffield Street



Proposed

Gold Street



Existing
LPC Public Meeting
182-188 Duffield Street



Proposed

Flatbush Ave







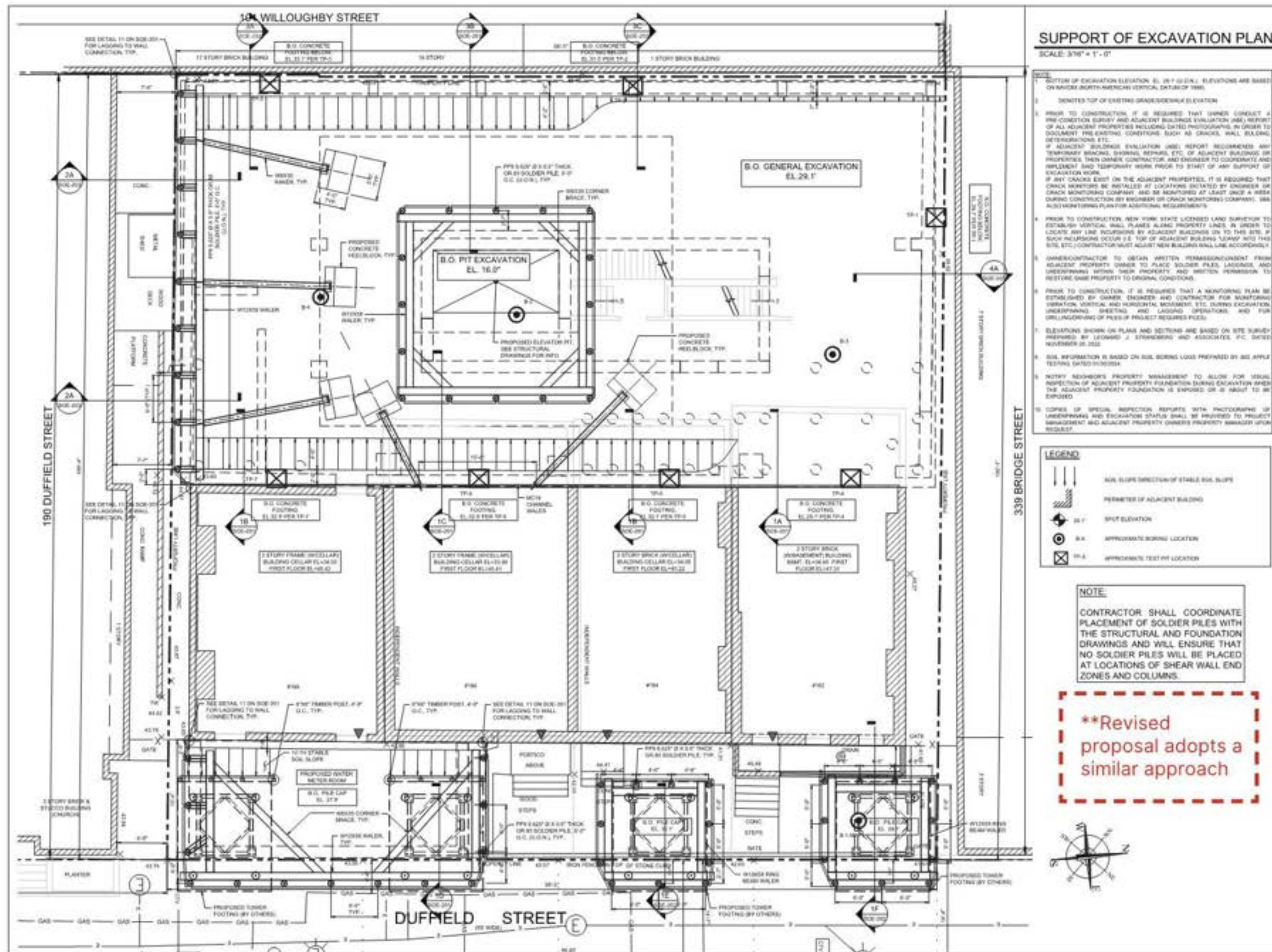
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**188 Duffield Street (aka 182-188 Duffield Street) – Individual
Landmark – Borough of Brooklyn**

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Appendix



STRUCTURAL ENGINEERING TECHNOLOGIES, P.C.

CONSULTING STRUCTURAL, GEOTECHNICAL, CIVIL, & ENVIRONMENTAL ENGINEERS

40-12 26TH STREET
LONG ISLAND CITY, NY 11101
T: (718) 706-7136 Email: info@set-ny.com

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OWNER:

DOB NOW BUILD JOB #:
B00991826-S8

REVISIONS:

NO.	DATE	DESCRIPTION
4	10-03-2025	LANDMARK SUBMISSION
3	09-02-2025	MSA SUBMISSION
2	04-24-2024	SOE REVISED
1	04-09-2023	FOR FILING

PROJECT:
**182 DUFFIELD STREET,
BROOKLYN, NY 11201**

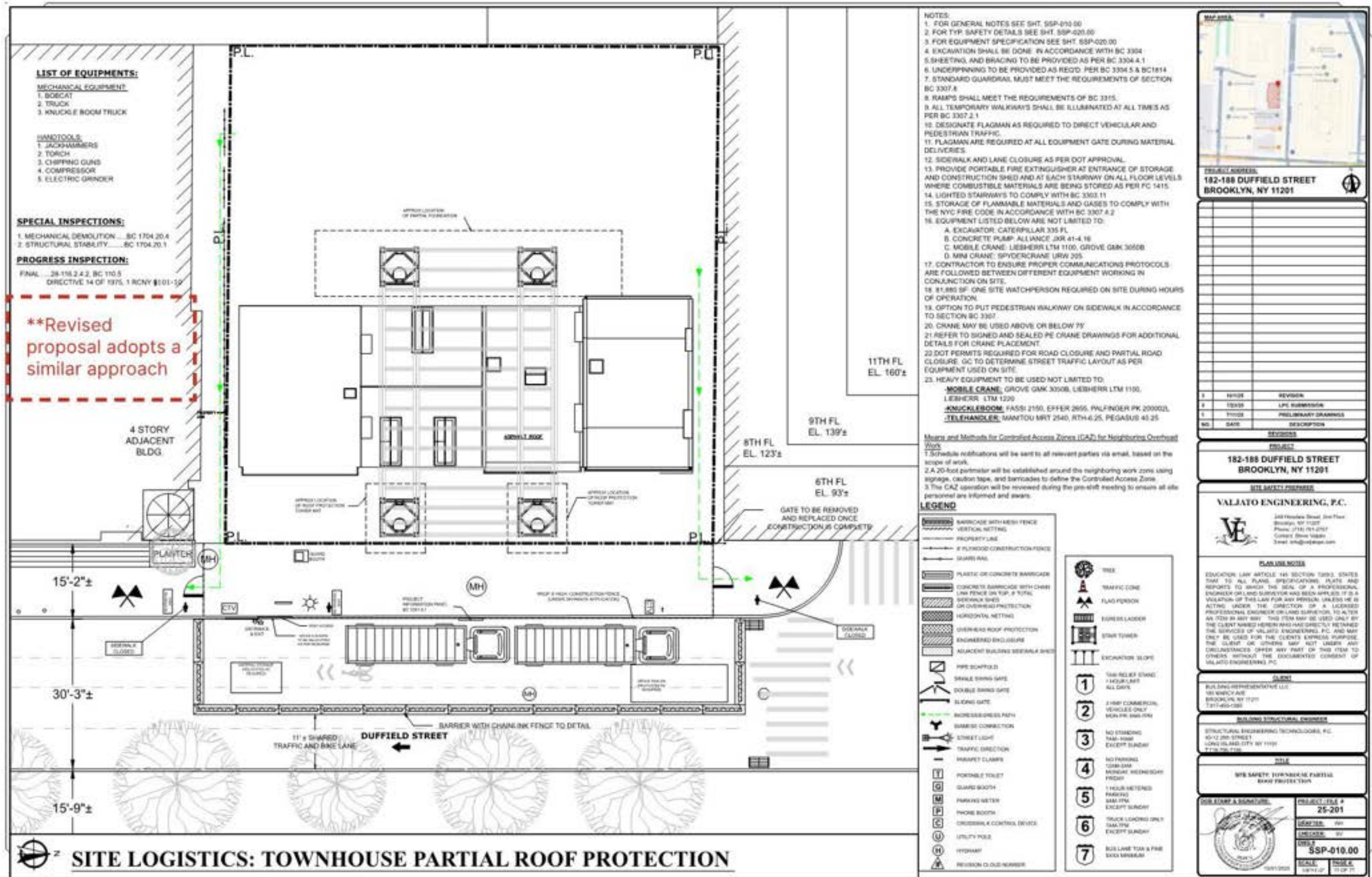
DRAWING TITLE:
**SUPPORT OF EXCAVATION
PLAN**

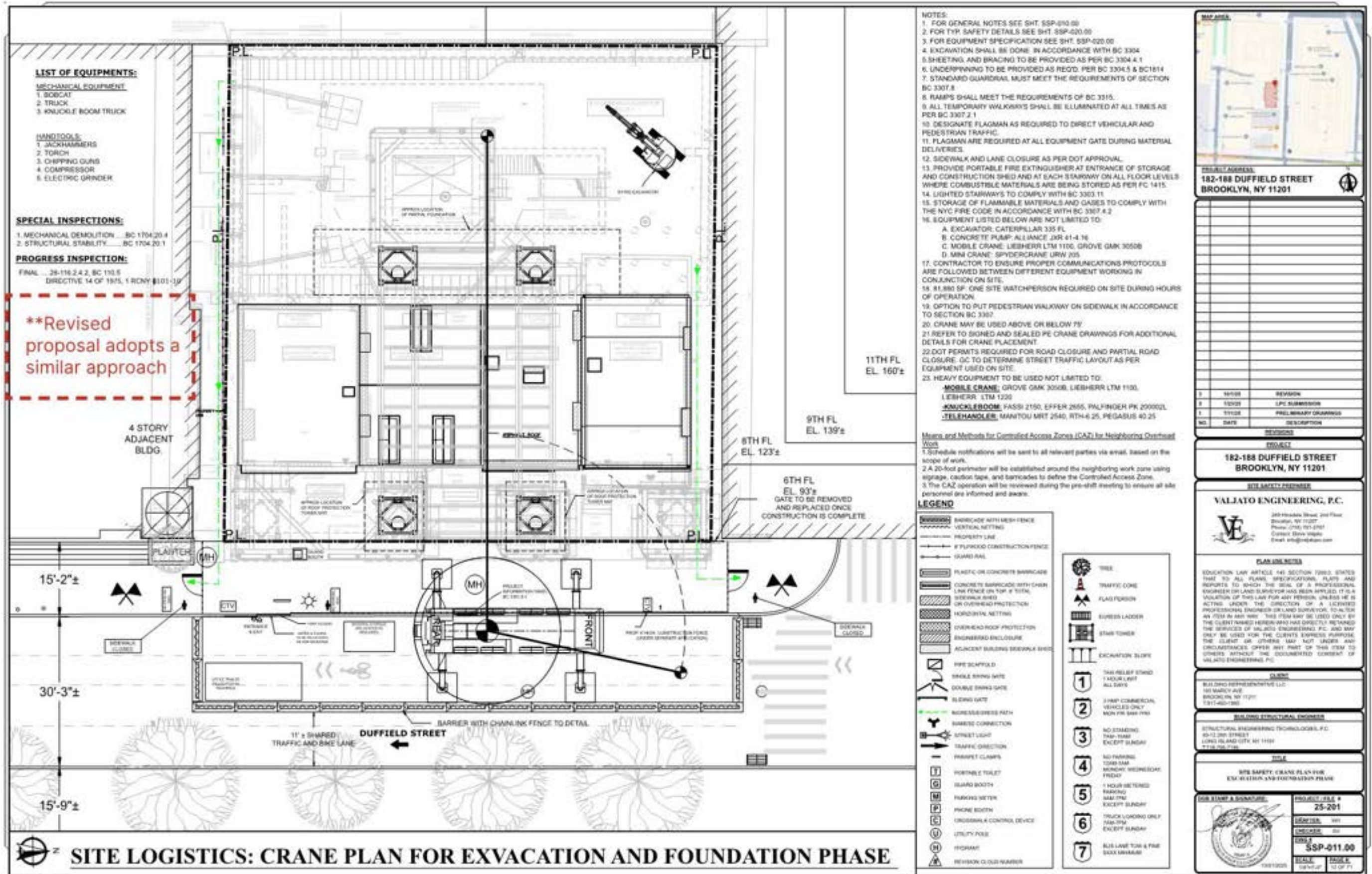
SEAL & SIGNATURE

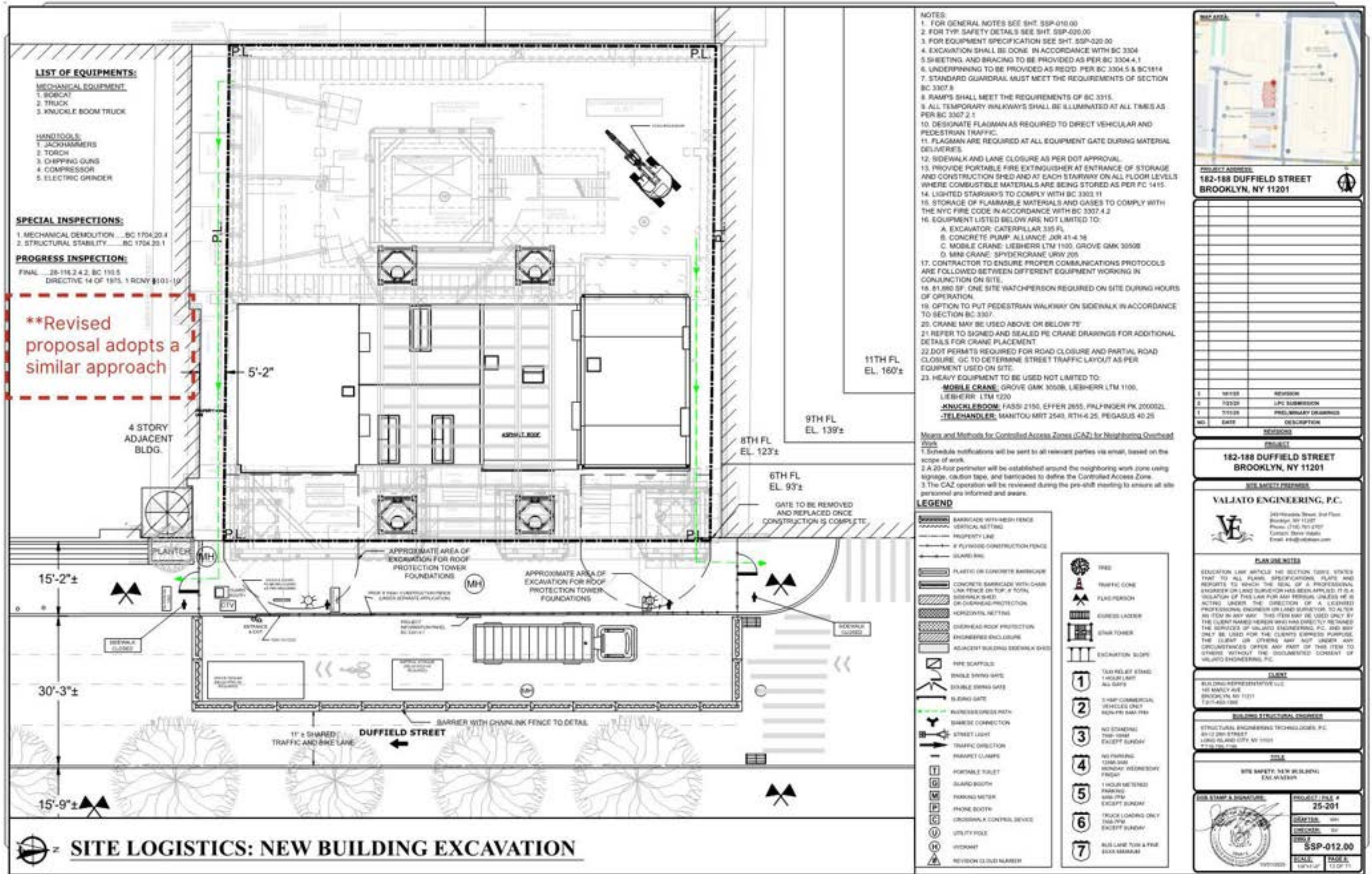
DATE: 03-27-2025
SCALE: AS NOTED
DRAWING BY: A.M.C.
CHECKED BY: M.M.
CWD NO:
SOE-101.00

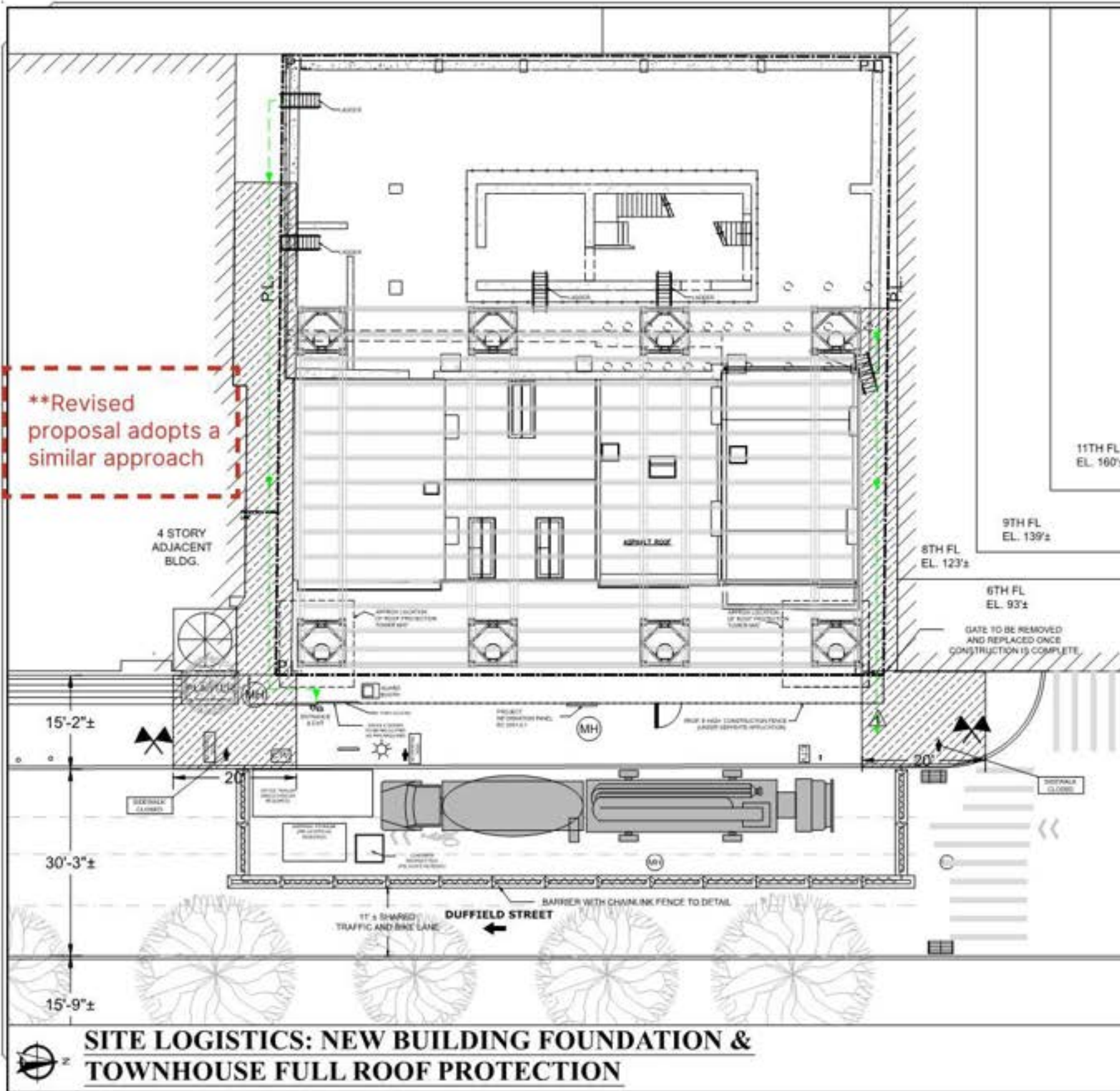
SHEET NO. 07 OF 14

DOB APPROVAL STAMP









SITE LOGISTICS: NEW BUILDING FOUNDATION & TOWNHOUSE FULL ROOF PROTECTION

- NOTES:
1. FOR GENERAL NOTES SEE SHT. SSP-010.00
 2. FOR TYP. SAFETY DETAILS SEE SHT. SSP-020.00
 3. FOR EQUIPMENT SPECIFICATION SEE SHT. SSP-025.00
 4. EXCAVATION SHALL BE DONE IN ACCORDANCE WITH BC 3304
 5. SHEETING AND BRACING TO BE PROVIDED AS PER BC 3304.4.1
 6. UNDERPINNING TO BE PROVIDED AS REQ'D. PER BC 3304.5 & BC1814
 7. STANDARD GUARDRAIL MUST MEET THE REQUIREMENTS OF SECTION BC 3307.8
 8. RAMP'S SHALL MEET THE REQUIREMENTS OF BC 3315
 9. ALL TEMPORARY WALKWAYS SHALL BE ILLUMINATED AT ALL TIMES AS PER BC 3307.2.1
 10. DESIGNATE FLAGMAN AS REQUIRED TO DIRECT VEHICULAR AND PEDESTRIAN TRAFFIC.
 11. FLAGMAN ARE REQUIRED AT ALL EQUIPMENT GATE DURING MATERIAL DELIVERIES.
 12. SIDEWALK AND LANE CLOSURE AS PER DOT APPROVAL.
 13. PROVIDE PORTABLE FIRE EXTINGUISHER AT ENTRANCE OF STORAGE AND CONSTRUCTION SHED AND AT EACH STAIRWAY ON ALL FLOOR LEVELS WHERE COMBUSTIBLE MATERIALS ARE BEING STORED AS PER FC 1415
 14. LIGHTED STAIRWAYS TO COMPLY WITH BC 3303.11
 15. STORAGE OF FLAMMABLE MATERIALS AND GASES TO COMPLY WITH THE NYC FIRE CODE IN ACCORDANCE WITH BC 3307.4.2
 16. EQUIPMENT LISTED BELOW ARE NOT LIMITED TO:
 - A. EXCAVATOR: CATERPILLAR 335 FL
 - B. CONCRETE PUMP: ALLIANCE JXR 41-4 18
 - C. MOBILE CRANE: LIEBHERR LTM 1100, GROVE GMK 3050B
 - D. MIN CRANE: SPYDERCRANE URW 205
 17. CONTRACTOR TO ENSURE PROPER COMMUNICATIONS PROTOCOLS ARE FOLLOWED BETWEEN DIFFERENT EQUIPMENT WORKING IN CONJUNCTION ON SITE.
 18. 81,880 SF ONE SITE WATCHPERSON REQUIRED ON SITE DURING HOURS OF OPERATION.
 19. OPTION TO PUT PEDESTRIAN WALKWAY ON SIDEWALK IN ACCORDANCE TO SECTION BC 3307.
 20. CRANE MAY BE USED ABOVE OR BELOW 75'
 21. REFER TO SIGNED AND SEALED PE CRANE DRAWINGS FOR ADDITIONAL DETAILS FOR CRANE PLACEMENT
 22. DOT PERMITS REQUIRED FOR ROAD CLOSURE AND PARTIAL ROAD CLOSURE. GC TO DETERMINE STREET TRAFFIC LAYOUT AS PER EQUIPMENT USED ON SITE.
 23. HEAVY EQUIPMENT TO BE USED NOT LIMITED TO:
 - MOBILE CRANE: GROVE GMK 3050B, LIEBHERR LTM 1100, LIEBHERR LTM 1220
 - KNUCKLEBOOM: FASSI 2150, EFFER 2655, FALFINGER PK 20000L
 - TELEHANDLER: MANITOU MRT 2540, RTH-4.25, PEGASUS 40.25

Means and Methods for Controlled Access Zones (CAZ) for Neighboring Overhead Work

1. Schedule notifications will be sent to all relevant parties via email, based on the scope of work.
2. A 25-foot perimeter will be established around the neighboring work zone using signage, caution tape, and barricades to define the Controlled Access Zone.
3. The CAZ operation will be reviewed during the pre-shift meeting to ensure all site personnel are informed and aware.

LEGEND

	BARRICADE WITH MESH FENCE		TREE
	VERTICAL NETTING		TRAFFIC CONE
	PROPERTY LINE		FLAG PERSON
	8' PLYWOOD CONSTRUCTION FENCE		EXPRESS LADDER
	GUARD RAIL		STAR TOWER
	PLASTIC OR CONCRETE BARRICADE		EXCAVATION SLOPE
	CONCRETE BARRICADE WITH CHAIN LINK FENCE ON TOP, 8' TOTAL		1 HOUR METER
	SIDEWALK SHED OR OVERHEAD PROTECTION		2 HOUR METER
	HORIZONTAL NETTING		3 HOUR METER
	OVERHEAD ROOF PROTECTION		4 HOUR METER
	ENGINEERED ENCLOSURE		5 HOUR METER
	ADJACENT BUILDING SIDEWALK SHED		6 HOUR METER
	FIRE SCAFFOLD		7 HOUR METER
	SINGLE SWING GATE		8 HOUR METER
	DOUBLE SWING GATE		9 HOUR METER
	SLIDING GATE		10 HOUR METER
	BARRICADE WITH CHAINLINK FENCE		11 HOUR METER
	BARRICADE CONNECTION		12 HOUR METER
	STREET LIGHT		13 HOUR METER
	TRAFFIC DIRECTION		14 HOUR METER
	PARADE CLUMPS		15 HOUR METER
	PORTABLE TOILET		16 HOUR METER
	GUARD BOOTH		17 HOUR METER
	PARKING METER		18 HOUR METER
	PHONE BOOTH		19 HOUR METER
	OVERHEAD CONTROL DEVICE		20 HOUR METER
	UTILITY POLE		21 HOUR METER
	HYDRANT		22 HOUR METER
	WEATHER CLOUD MARKER		23 HOUR METER

PROJECT ADDRESS:
182-188 DUFFIELD STREET
BROOKLYN, NY 11201

NO.	DATE	REVISION	DESCRIPTION
1	10/1/20	REVISION	
2	10/1/20	LPC SUBMISSION	
3	10/1/20	PRELIMINARY DRAWINGS	
4	10/1/20	DESCRIPTION	

PROJECT
182-188 DUFFIELD STREET
BROOKLYN, NY 11201

SITE SAFETY PREPARED BY
VALIATO ENGINEERING, P.C.

VALIATO ENGINEERING, P.C.
240 Hudson Street, 2nd Floor
Brooklyn, NY 11201
Phone: (718) 791-2787
Contact: Maria Valiato
Email: info@valiato.com

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CLIENT
BUILDING REPRESENTATIVE LLC
100 MARCY AVE
BROOKLYN, NY 11211
CITYLAND100

BUILDING STRUCTURAL ENGINEER
STRUCTURAL ENGINEERING TECHNOLOGIES, P.C.
45-10 24th STREET
LONG ISLAND CITY, NY 11106
718-756-0366

TITLE
SITE SAFETY: NEW BUILDING FOUNDATION AND TOWNHOUSE FULL ROOF PROTECTION

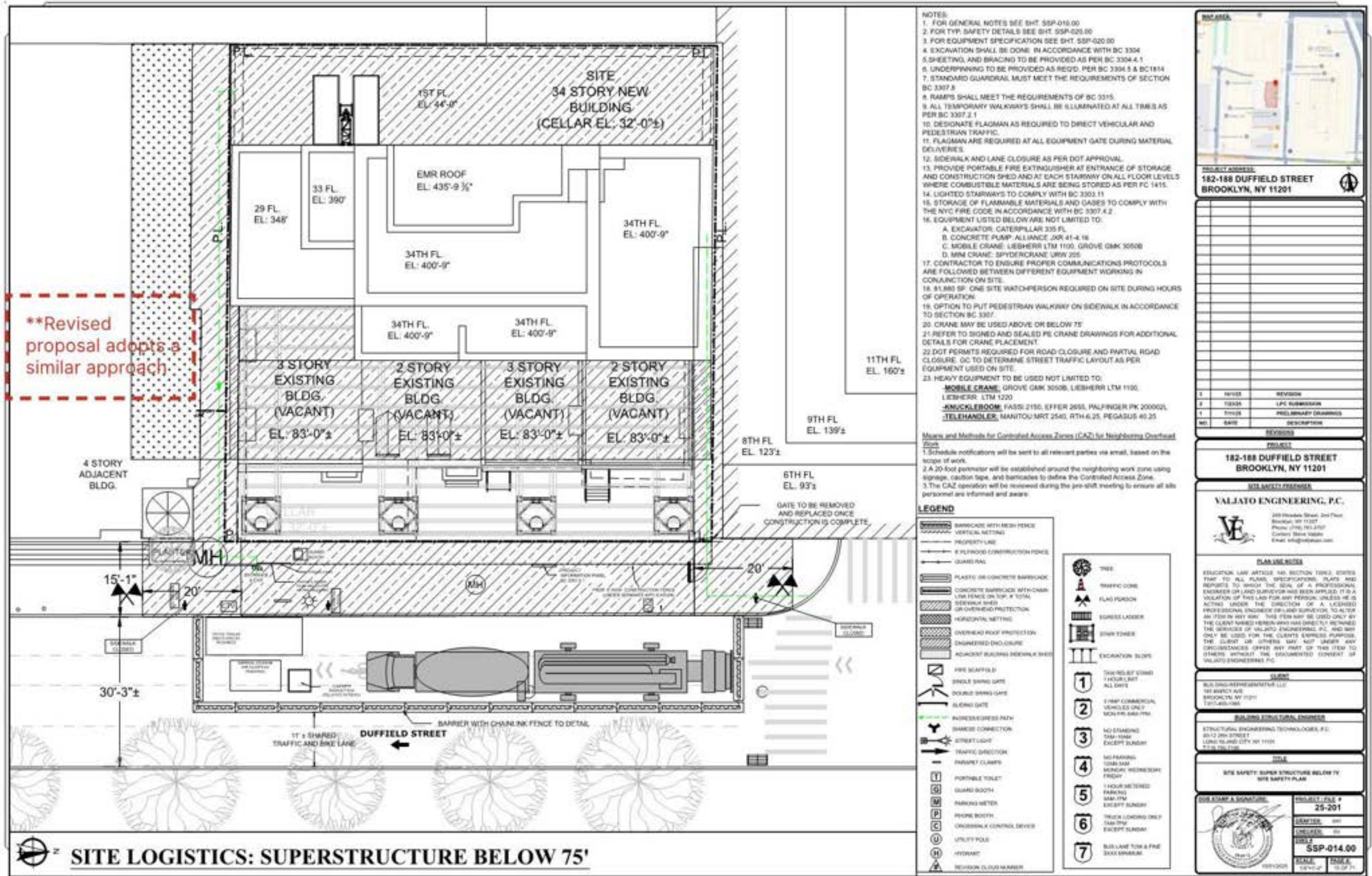
OUR STAMP & SIGNATURE

PROJECT FILE #
25-201

DESIGNED BY
CHECKED BY

SCALE
SSP-013.00

DATE
10/1/20





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.