

December 17, 2024
Public Hearing

The current proposal is:

Preservation Department – Items 9 & 10, LPC-25-04842 & LPC-25-04843

**221-223 Waverly Avenue – Clinton Hill Historic District
Borough of Brooklyn**

To testify virtually, please join Zoom

Webinar ID: 160 463 8881

Passcode: 345239

By Phone: 646-558-8656 (NY)

877-853-5257 (Toll free) US

888-475-4499 (Toll free)

Note: If you want to testify virtually on an item, join the Zoom webinar at the agenda’s “Be Here by” time (about an hour in advance). When the Chair indicates it’s time to testify, “raise your hand” via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.

221-223 WAVERLY AVENUE

LANDMARKS PRESENTATION:

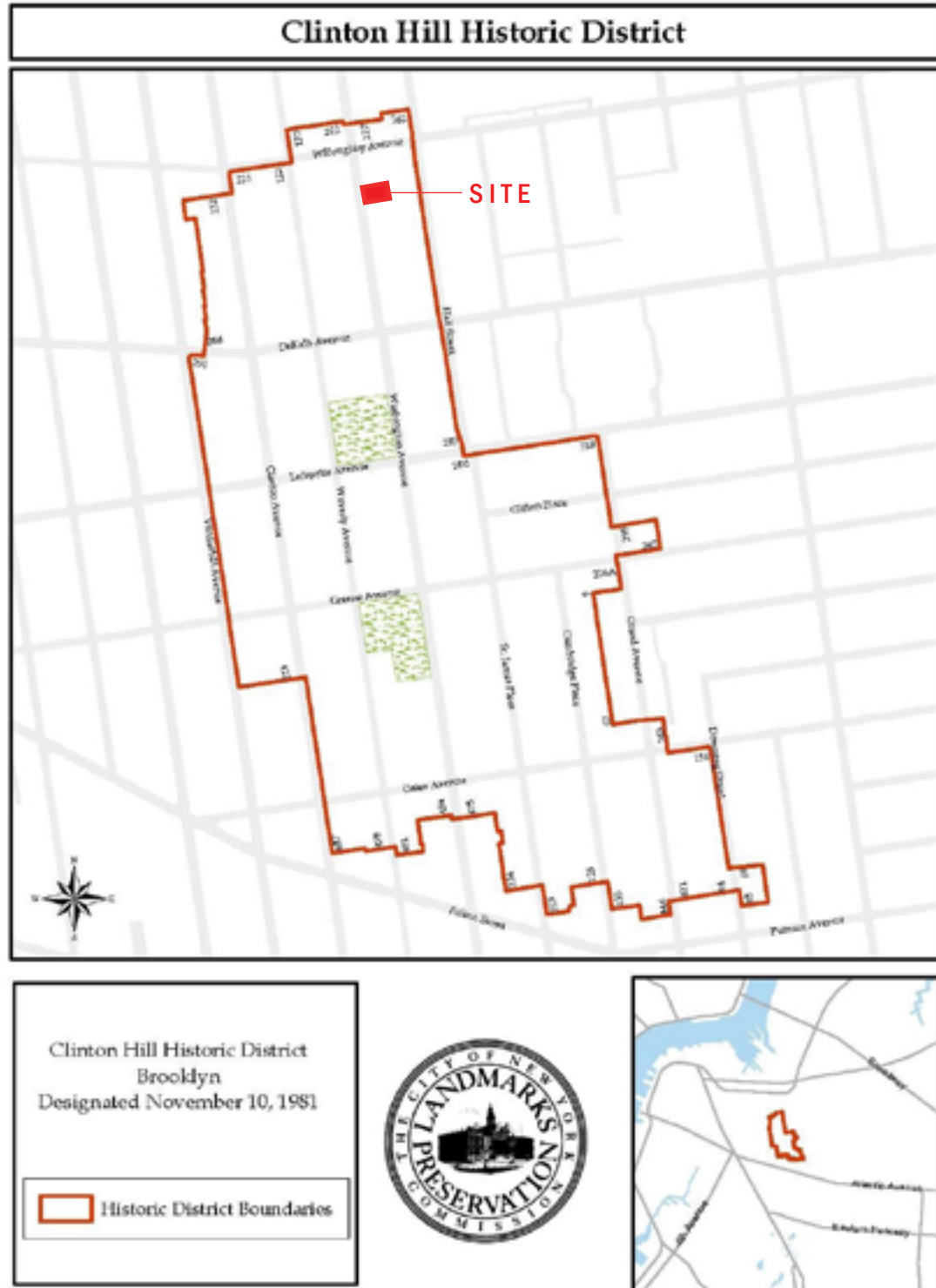
02	CLINTON HILL HISTORIC DISTRICT SITE CONTEXT
03	221-223 WAVERLY AVENUE CLINTON HILL HISTORIC DISTRICT
04	221-223 WAVERLY AVENUE HISTORIC PHOTOS
05	WAVERLY AVENUE EXISTING SITE ELEVATION COLLAGE
06	221 & 223 WAVERLY - CURRENT SITE CONDITIONS
07	PROPOSED ZONING ENVELOPE DIAGRAMS
08	PROPOSED BLOCK PLAN AND HEIGHTS
09	SITE PLAN
10	SITE MASSING
11	SITE MASSING
12	SITE "FABRIC" INSPIRATION IN CLINTON HILL HISTORIC DISTRICT
13	MASSING AND MATERIAL PALETTE
14	PROPOSED WEST ELEVATION
15	PROPOSED EAST ELEVATION
16	PROPOSED NORTH ELEVATION
17	PROPOSED SOUTH ELEVATION
18	PROPOSED SECTION
19	PROPOSED STREET ELEVATION ALONG WAVERLY AVENUE
20	RENDERED VIEWS IN SITE CONTEXT
21	RENDERED VIEWS IN SITE CONTEXT
22	RENDERED VIEWS IN SITE CONTEXT
23	RENDERED VIEWS IN SITE CONTEXT
24	ADDITIONAL RENDERED VIEWS
25	PROPOSED DETAILS
26	PROPOSED DETAILS
27	PROPOSED DETAILS
28	SITE PRECEDENTS WITHIN LANDMARKED CONTEXT
29	PROPOSED FLOOR PLANS
30	PROPOSED FLOOR PLANS
31	PROPOSED FLOOR PLANS



PRESENTED BY:

STUDIO SC ARCHITECTURE
37 GREENPOINT AVENUE
BROOKLYN NY 11222

ADDRESS: 221-223 WAVERLY AVENUE, BROOKLYN NY 11205
LANDMARK TYPE: CLINTON HILL HISTORIC DISTRICT
DESIGNATION DATE: NOVEMBER 10, 1981
BOROUGH: BROOKLYN



CLINTON HILL LPC MAP



1908 CLINTON HILL ATLAS MAP

LANDMARKS DESIGNATION REPORT:1981:

ARCHITECTURAL DESIGNATION:

CLINTON HILL IS A RARITY AMONG NEW YORK CITY'S NEIGHBORHOODS; IT IS ONE OF THE FEW AREAS WHERE THE PERIOD OF CONSTRUCTION OF THE SURVIVING RESIDENTIAL ARCHITECTURE BUILT FOR AFFLUENT FAMILIES LASTED ALMOST A CENTURY. SUCH A CONTINUUM OF ARCHITECTURAL DEVELOPMENT IS UNUSUAL IN NEW YORK BECAUSE THE CITY'S NEIGHBORHOODS IN THE NINETEENTH CENTURY, AS WELL AS TODAY, HAVE TENDED TO BE IN A CONSTANT STATE OF FLUX AS THEY GAINED AND LOST POPULARITY. ONLY BROOKLYN HEIGHTS AND CLINTON HILL, AND TO A LESSER EXTENT MURRAY HILL, REMAINED FASHIONABLE FOR LONG PERIODS OF TIME, PENNITTING DEVELOPMENT AND REDEVELOPMENT BY PEOPLE OF MEANS. THE SURVIVAL OF FINE BUILDINGS FROM MANY ERAS IN CLINTON HILL LENDS THE AREA THE CHARACTER OF AN ARCHITECTURAL MUSEUM WHERE THE HISTORY OF AMERICAN ARCHITECTURE CAN BE TRACED FROM THE 1840S TO THE 1920S.

IN ADDITION, CLINTON HILL IS ATYPICAL BECAUSE OF THE VARIETY OF BUILDING TYPES WITHIN THE AREA. MOST OF BROOKLYN'S NINETEENTH-CENTURY RESIDENTIAL NEIGHBORHOODS WERE COSNTRUCTED ALMOST ENTIRELY OF ROWHOUSES. CLINTON HILL CONTAINS SOME OF THE BEST PRESERVED ROWHOUSES IN NEW YORK CITY, BUT IS GIVEN ADDITIONAL INTEREST BY THE PRESENCE OF EXCEPTIONAL MANSIONS, GRAND INSITUTIONAL BUILDINGS, CARRIAGE HOUSES, AND APARTMENT HOUSES. ALL OF THESE COMBINE TO GIVE THIS SECTION OF BROOKLYN THE ATMOSPHERE OF A PROSPEROUS VICTORIAN CITY.



HISTORIC BUILDING TYPOLOGIES



229 CLINTON AVENUE - MANSION



239 WAVERLY AVENUE - CARRIAGE HOUSE



240 WASHINGTON AVENUE - ROWHOUSE



363 GRAND AVENUE - APARTMENT BUILDING



200 WILLOUGHBY AVENUE - INSTITUTION

LANDMARKS DESIGNATION REPORT:1981:

WAVERLY AVENUE:

WAVERLY AVENUE, ORIGINALLY NAMED HAMILTON STREET, WAS PRIMARILY DEVELOPED AS A SERVICE STREET FOR THE MANSIONS ON CLINTON AND WASHINGTON AVENUES. MANY OF THE NINETEENTH - CENTURY CARRIAGE HOUSES ORIGINAL- LY BUILT ON THE STREET SURVIVED, AS DO SOME MODEST ITALIANATE, FRENCH SECOND EMPIRE, AND NEO-GREC STYLE ROWHOUSES.

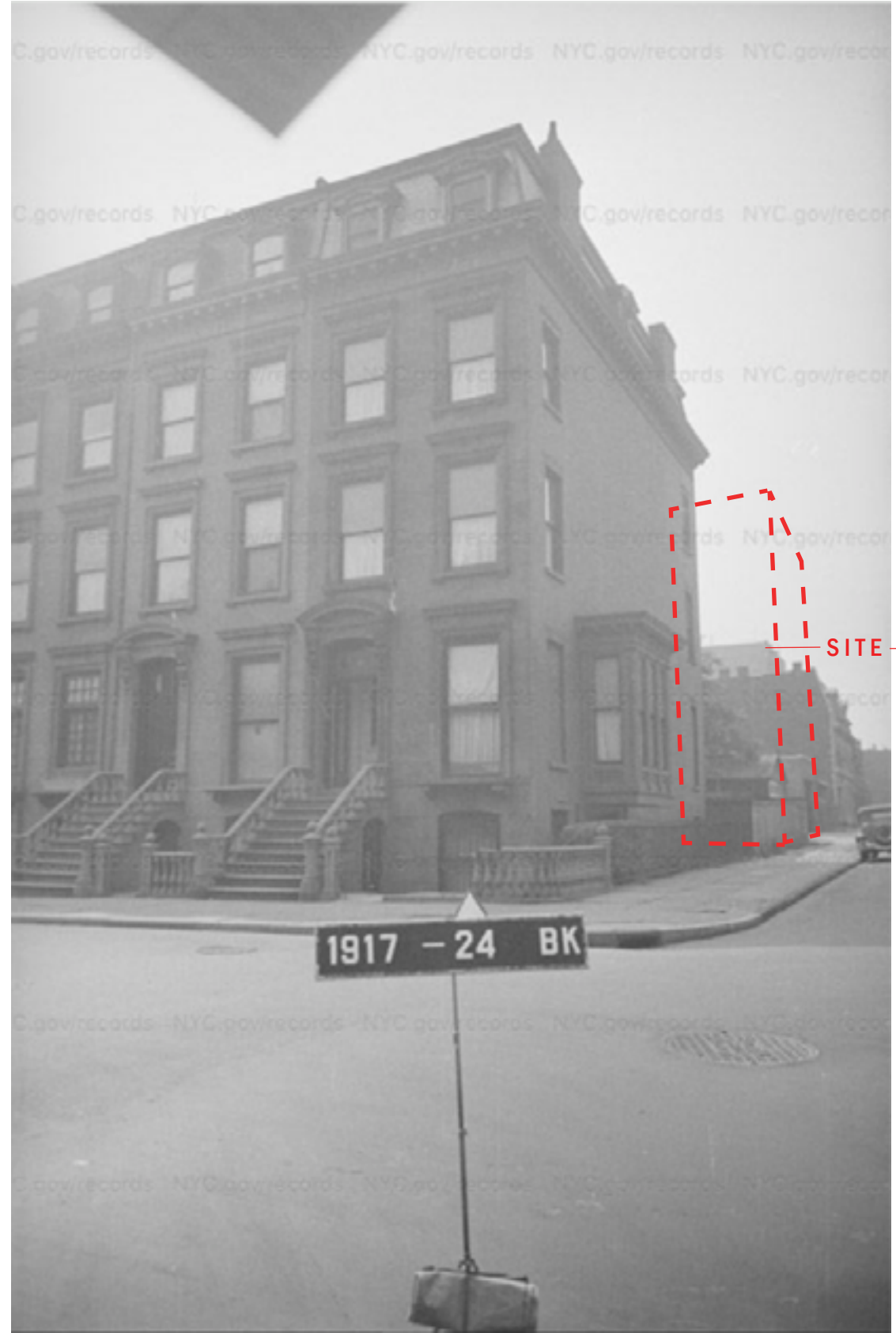
WAVERLY AVENUE BETWEEN WILLOUGHBY AVENUE AND DEKALB AVENUE:

ALL OF THE BUILDINGS ON THIS STREET WERE DESIGNED FOR VEHICLE USE. SOME ARE RATHER BANAL, BUT A FEW ARE QUITE IMPRESSIVE, PARTICULARLY THE MAGIFI- CENT PAIR OF BAUX-ARTS STYLE CARRIAGE HOUSES AT NOS. 237 AND 239.

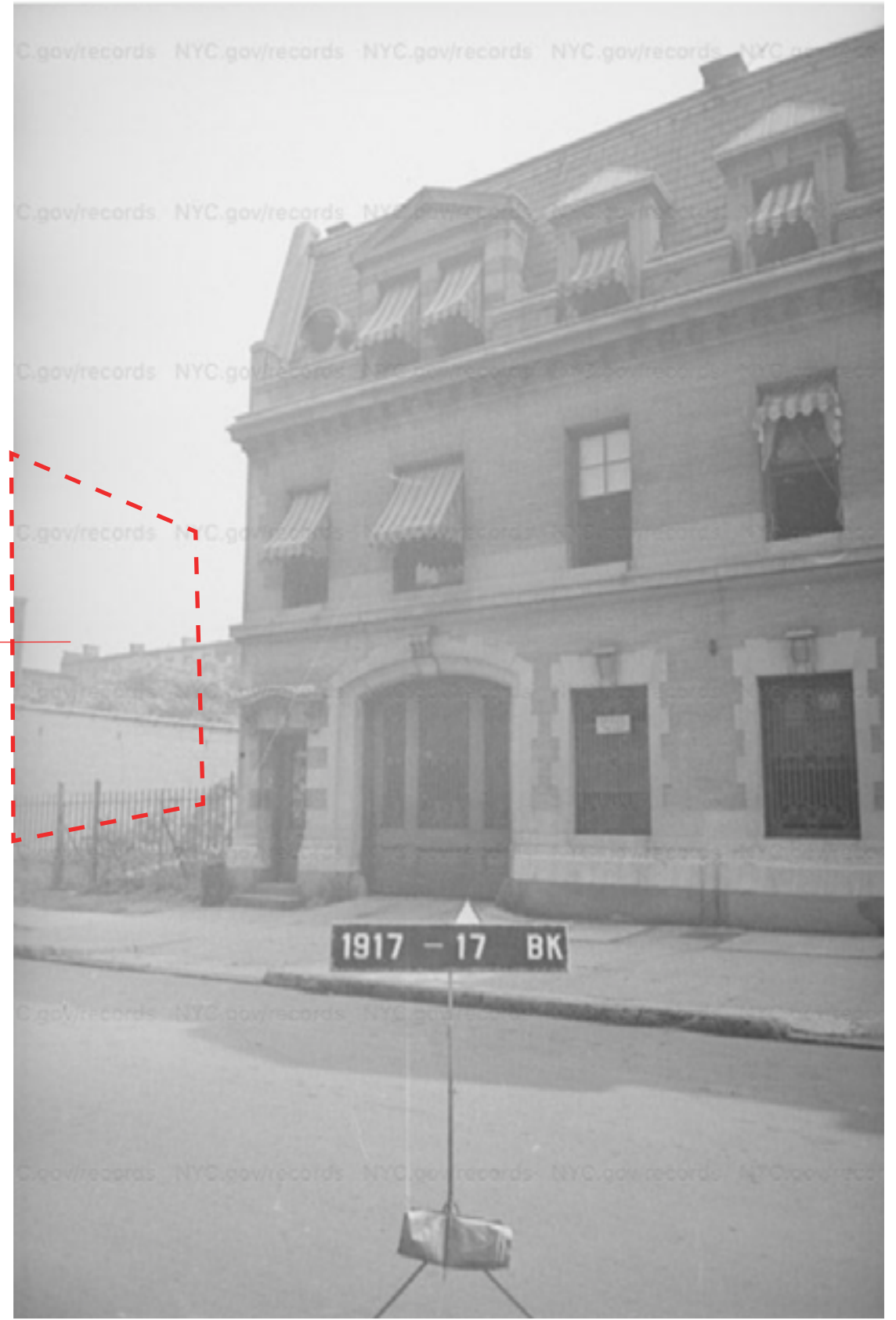
EAST SIDE:

NO.221 IS A WOODEN TWO-CAR GARAGE OF NO ARCHITECTURAL INTEREST.

NO. 223 IS A TWO-CAR GARAGE THAT HAS BEEN COVERED WITH TIN. IT IS OF NO ARCHITECTURAL INTEREST.



1940 TAX PHOTO (WILLOUGHBY AVENUE)



1940 TAX PHOTO (WAVERLY AVENUE)



PHOTOS TAKEN ON 06.25.2024



211 WAVERLY AVENUE REAR YARD GATE



221 & 223 WAVERLY AVE FENCE CONDITION



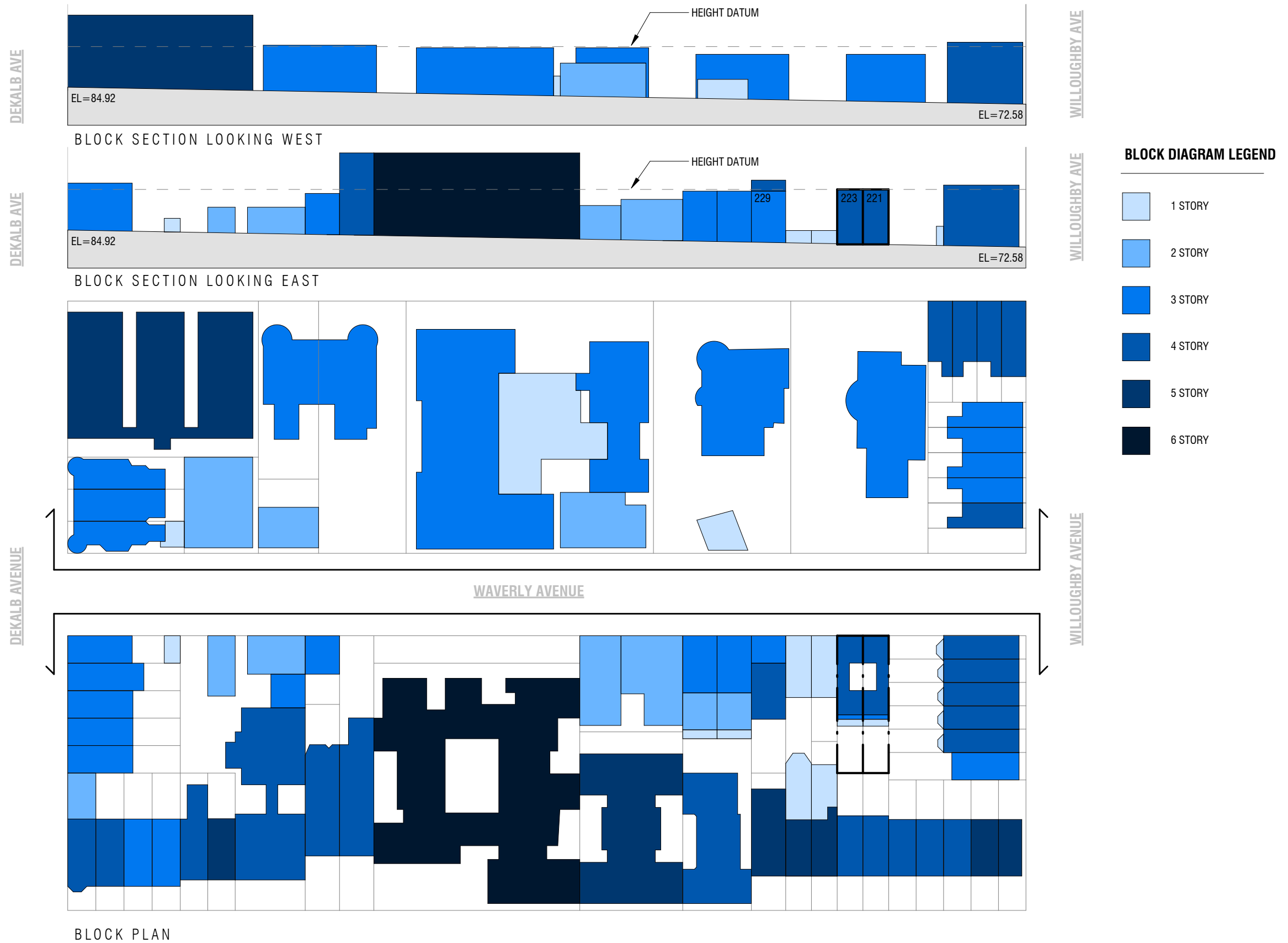
223 WAVERLY AVE FENCE CONDITION & 225 WAVERLY AVENUE GARAGE CONDITION



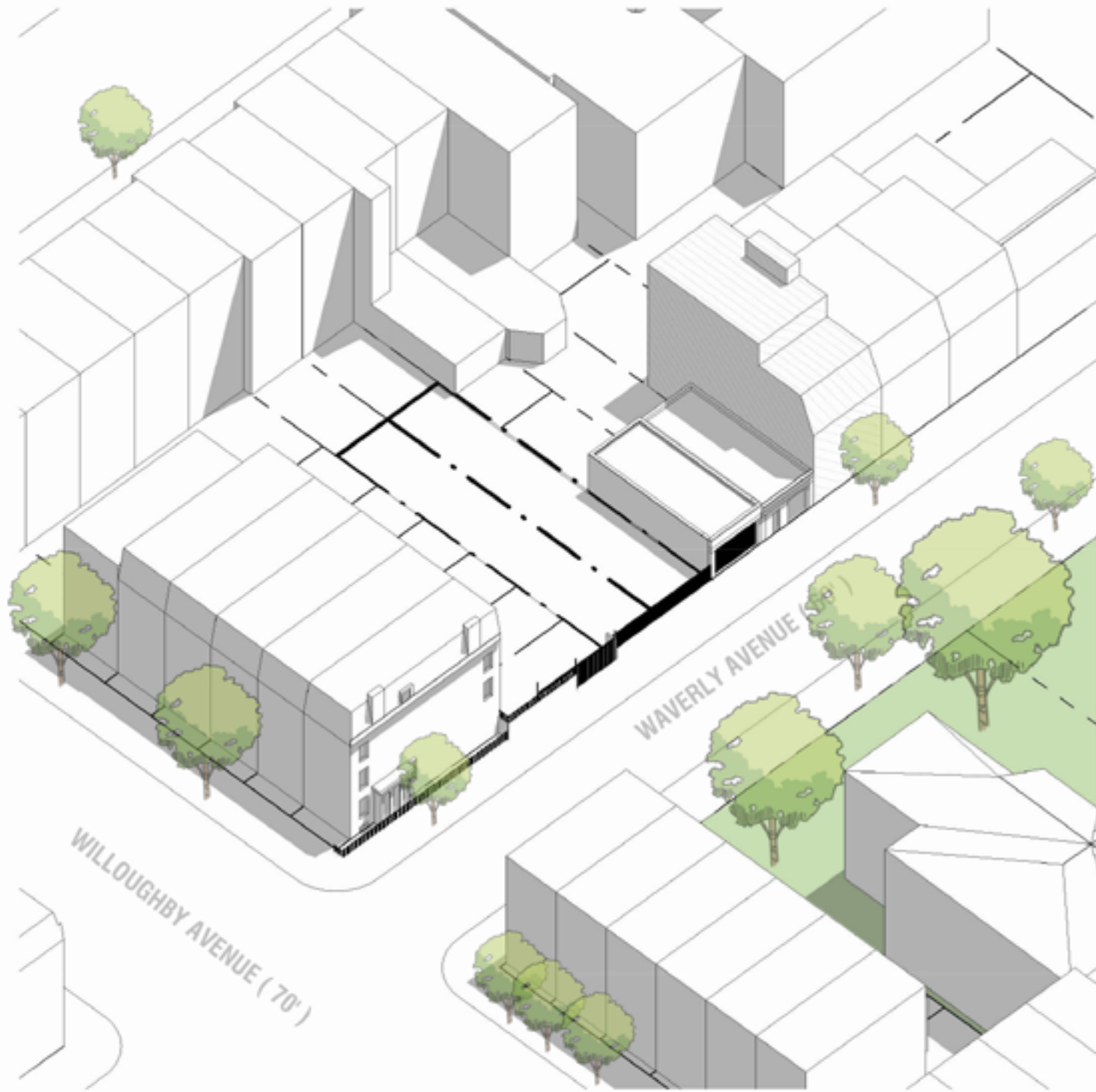
211 WAVERLY AVENUE SIDE WALL & 221 WAVERLY AVE FENCE CONDITION



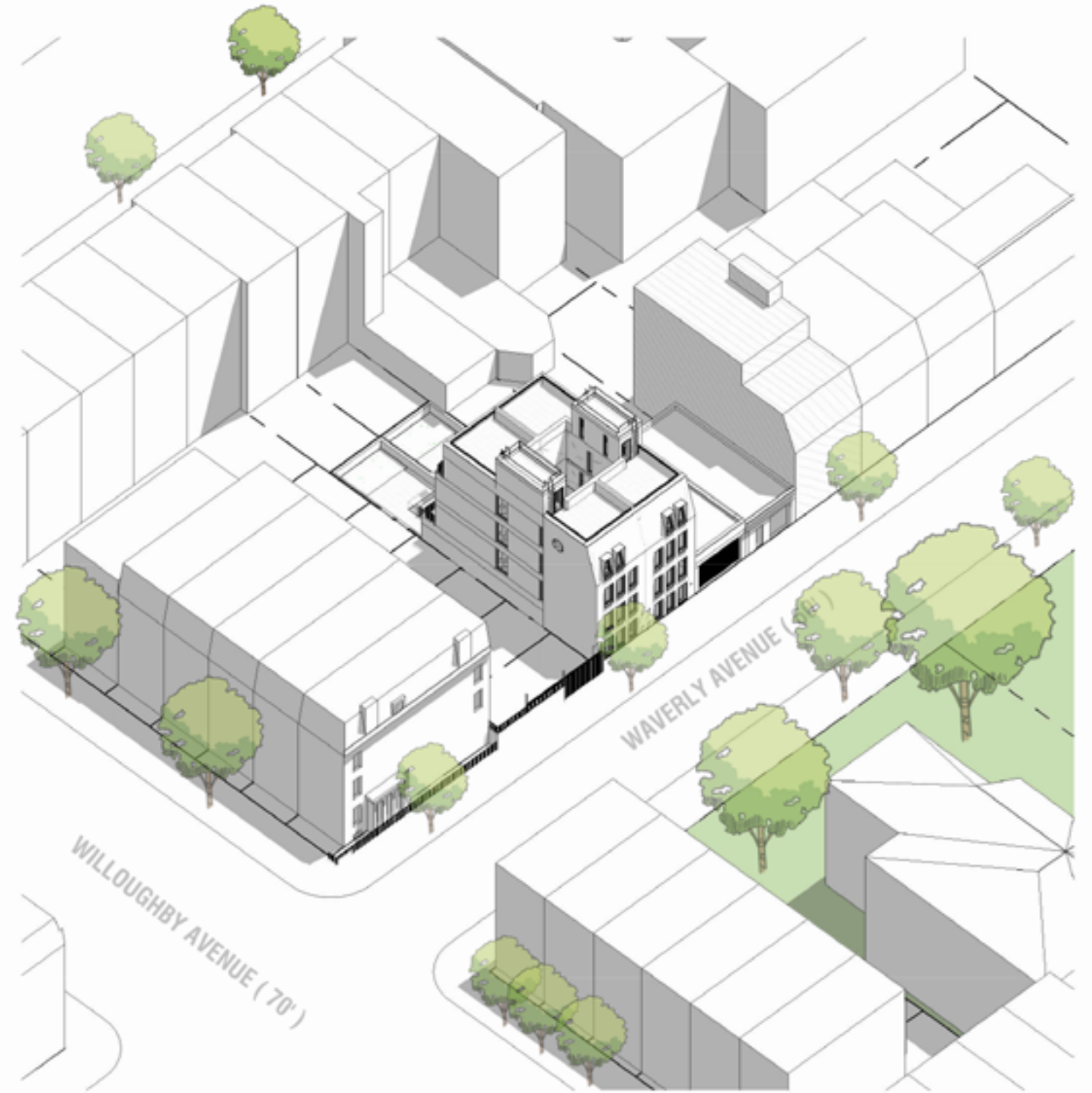
211 WAVERLY AVENUE SIDE WALL & 221 WAVERLY AVE FENCE CONDITION



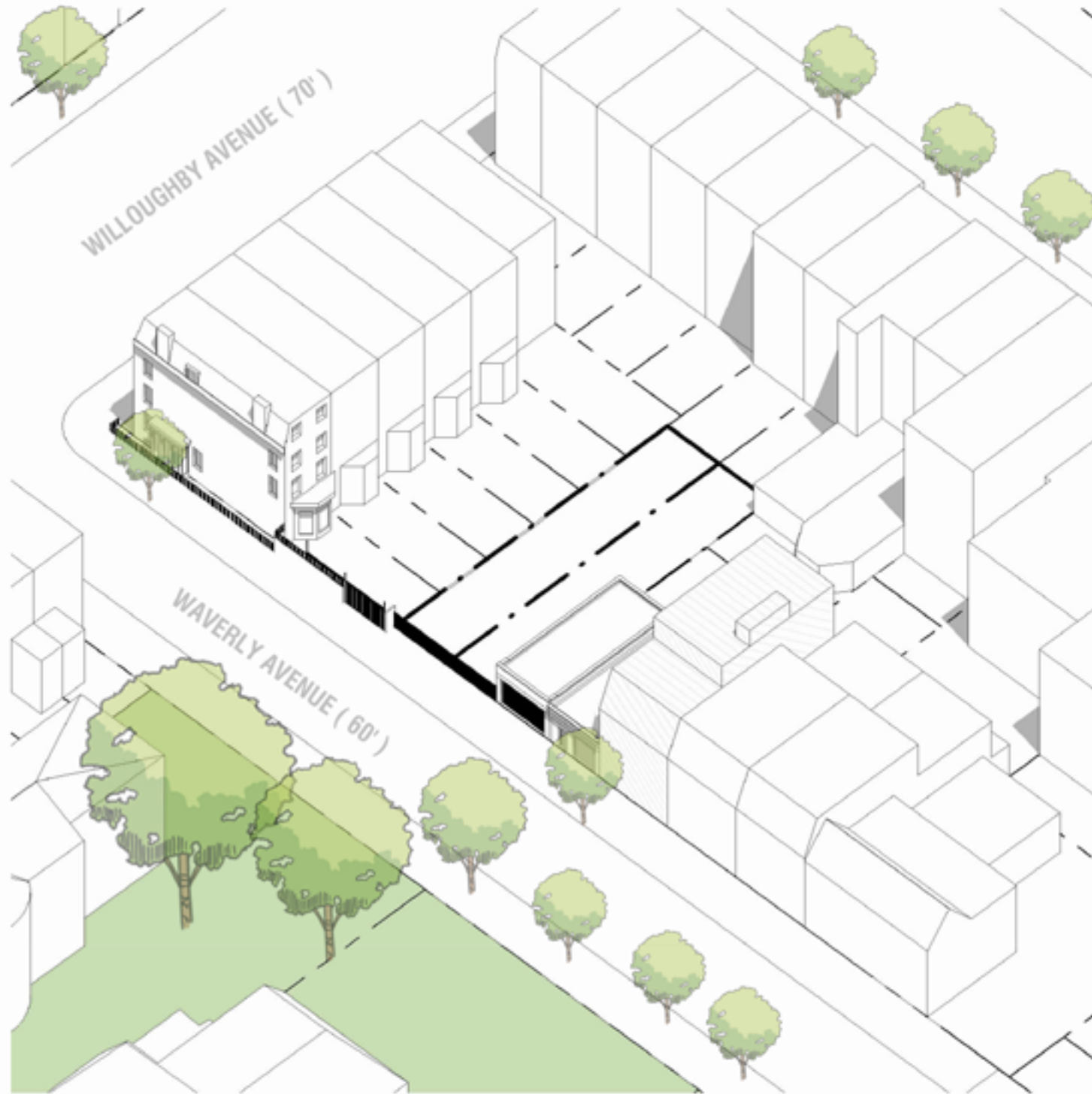




EXISTING



PROPOSED



EXISTING



PROPOSED



SLATE TILE SHINGLED ROOFING (289 DEKALB AVE)



EXTRUDED WINDOWS WITH COPPER COPING (237 WAVERLY AVE)



BRICK ORNAMENTATION (226 WAVERLY AVE)



BRICK ORNAMENTATION (185 WAVERLY AVE)



SLANTED ROOF WITH SLATE SHINGLED SIDING (221 WAVERLY AVE)



FACADE COLORATION (252 WAVERLY AVENUE)

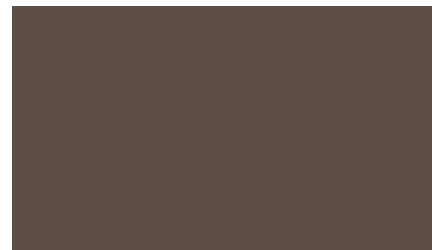
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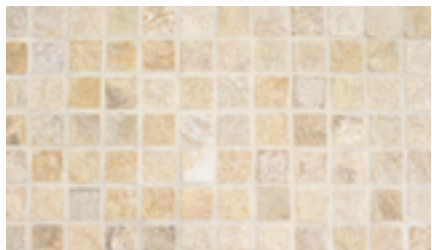
SK SK1N TERRA PG
TERRACOTTA CLADDING



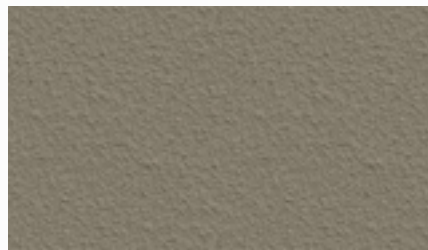
BR GLEN GERY POTENZA RAW
BRICK VENEER



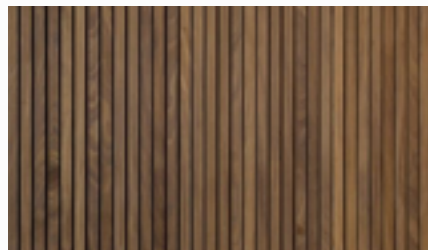
MT TERRA BROWN RAL 8028
ALUMINUM PANELS, RAILING
WINDOW COLOR, COPING



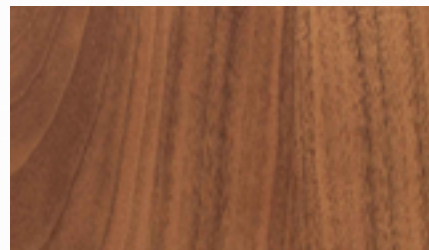
CB ECOOUTDOOR COBBSTONE
PAVER FLOOR @ ROOF,
REAR YARD



ST 31430 BROWN, LIMESTONE
STUCCO FACADE
COURTYARD

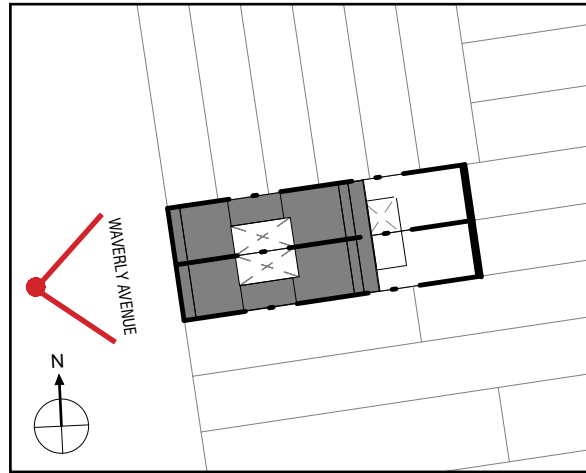


FC IPE WOOD FENCING
AND SCREENING @ ROOF,
REAR YARD



WD WALNUT WOOD DOOR
AT ENTRANCE





KEY PLAN

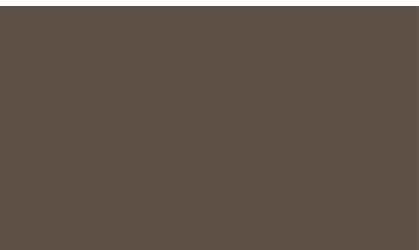
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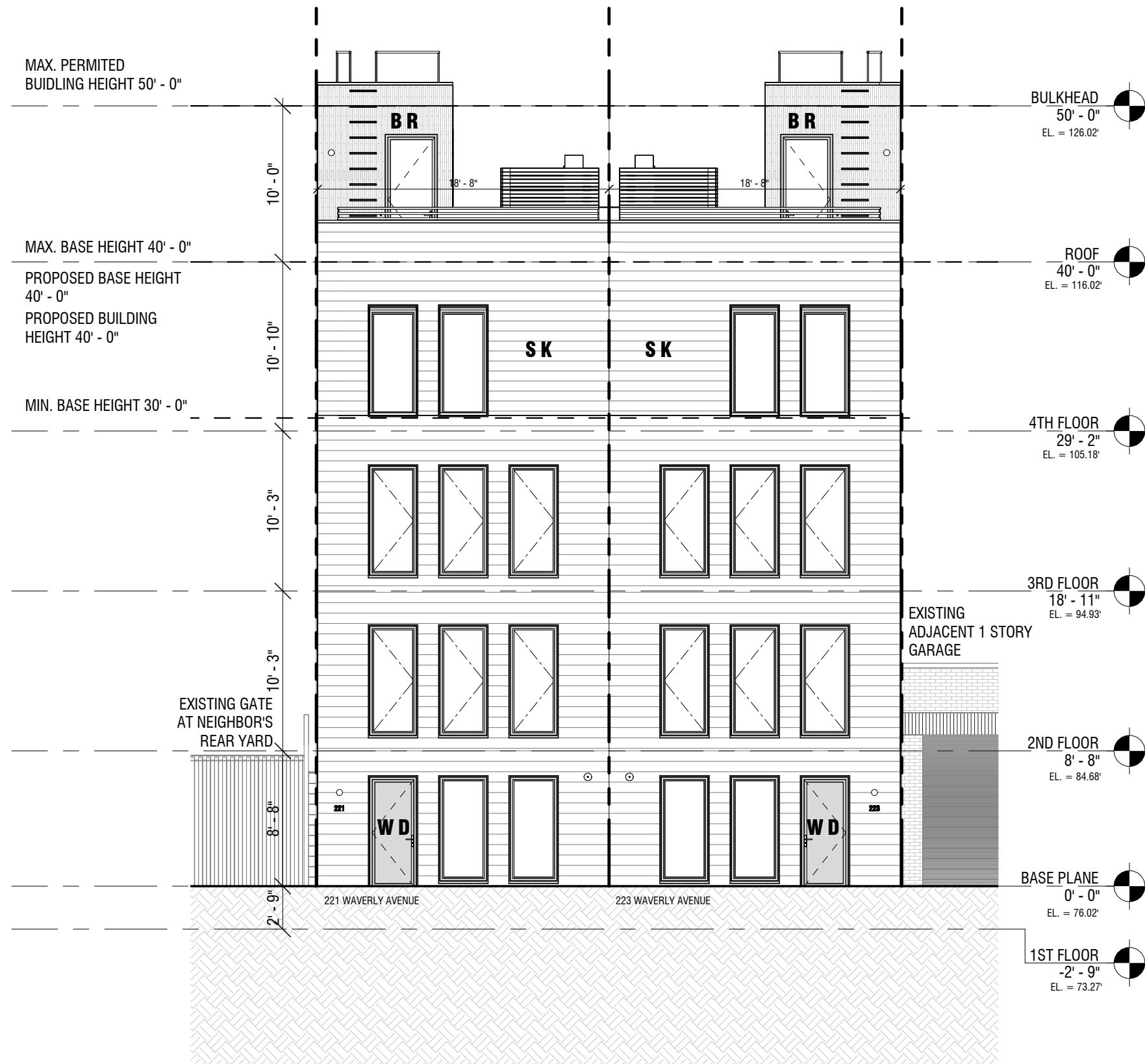
SK SK1N TERRA PG
TERRACOTTA CLADDING



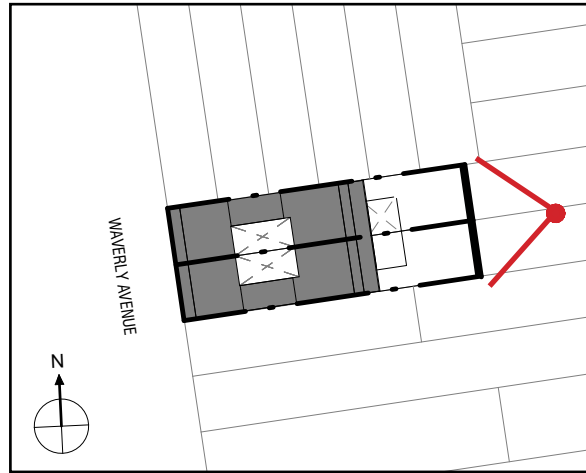
BR GLEN GERY POTENZA RAW
BRICK VENEER



TERRA BROWN RAL 8028
MT ALUMINUM PANELS
WINDOW COLOR



PROPOSED WEST ELEVATION



KEY PLAN

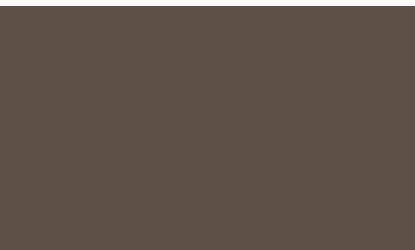
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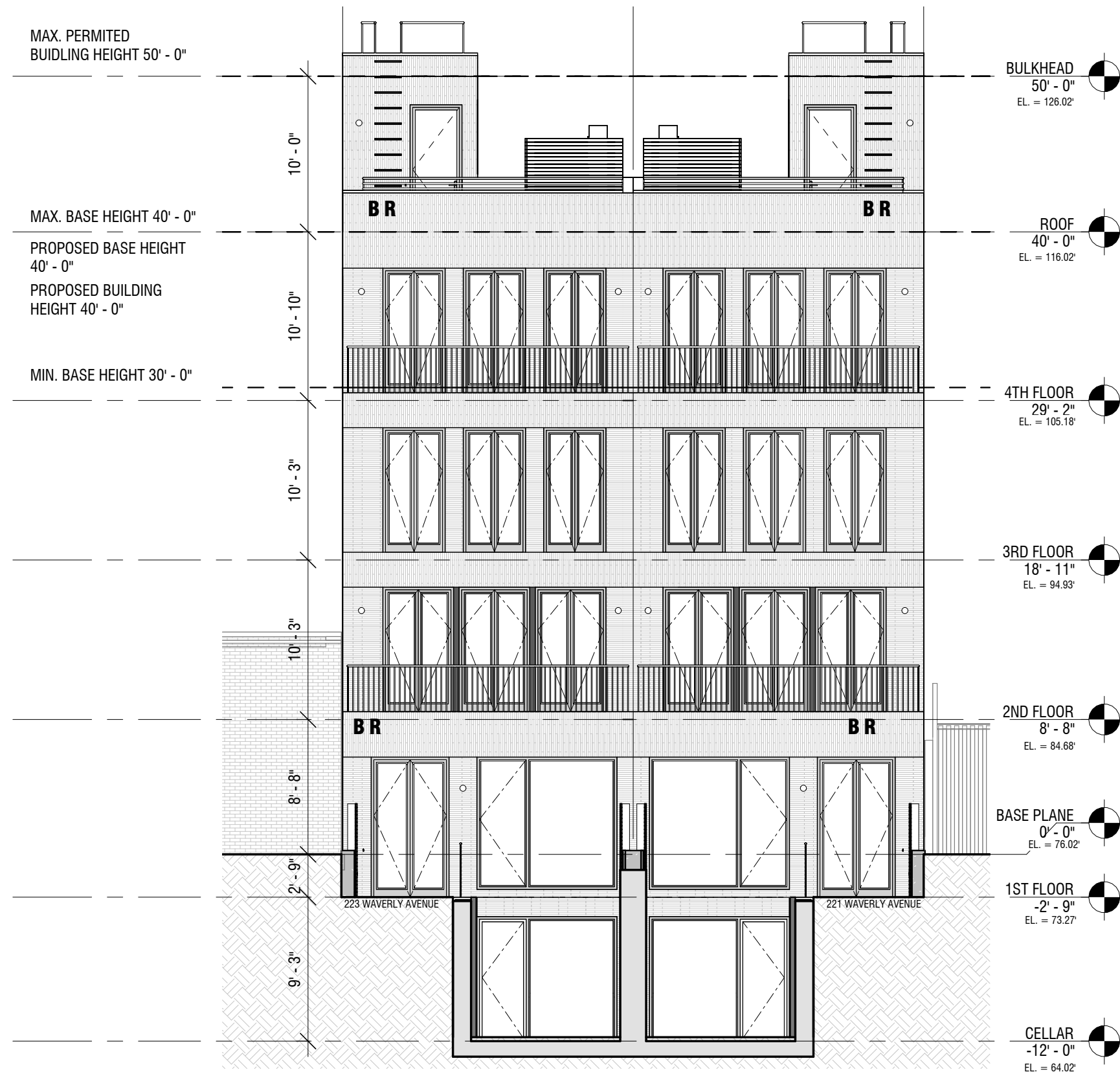
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TERRACOTTA CLADDING



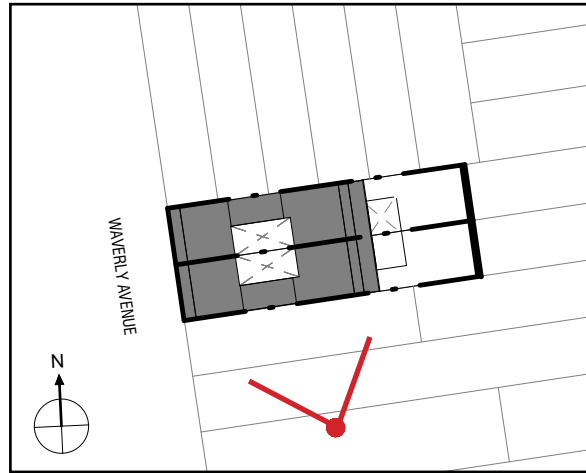
BR GLEN GERY POTENZA RAW
BRICK VENEER



MT TERRA BROWN RAL 8028
ALUMINUM PANELS
WINDOW COLOR



PROPOSED EAST ELEVATION



KEY PLAN

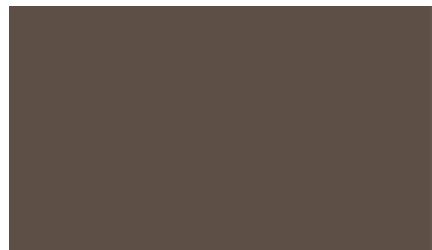
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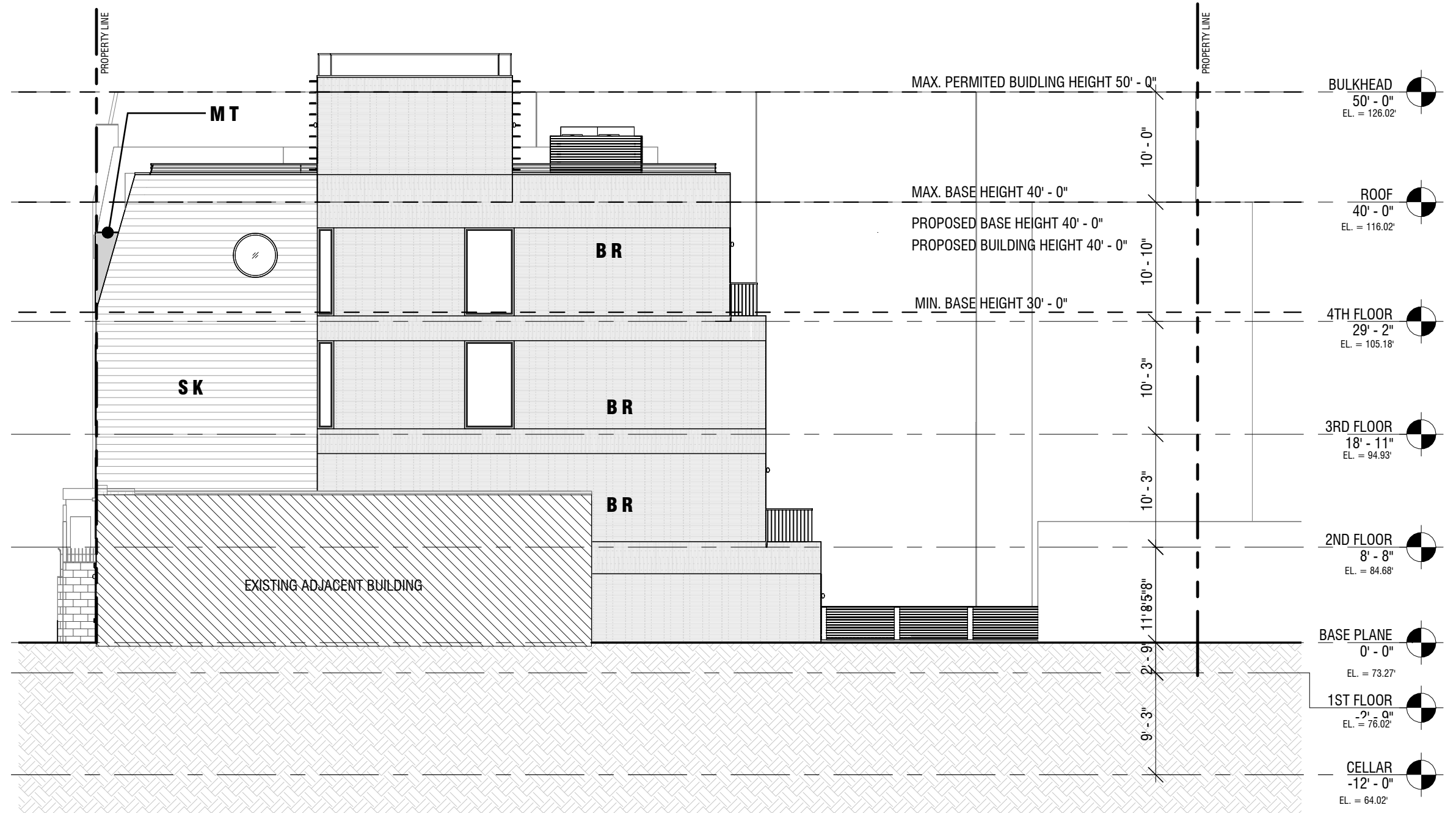
SK1N TERRA PG
TERRACOTTA CLADDING



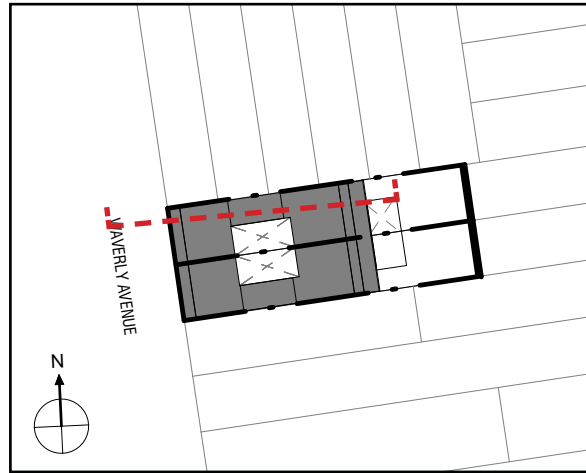
BR GLEN GERY POTENZA RAW
BRICK VENEER



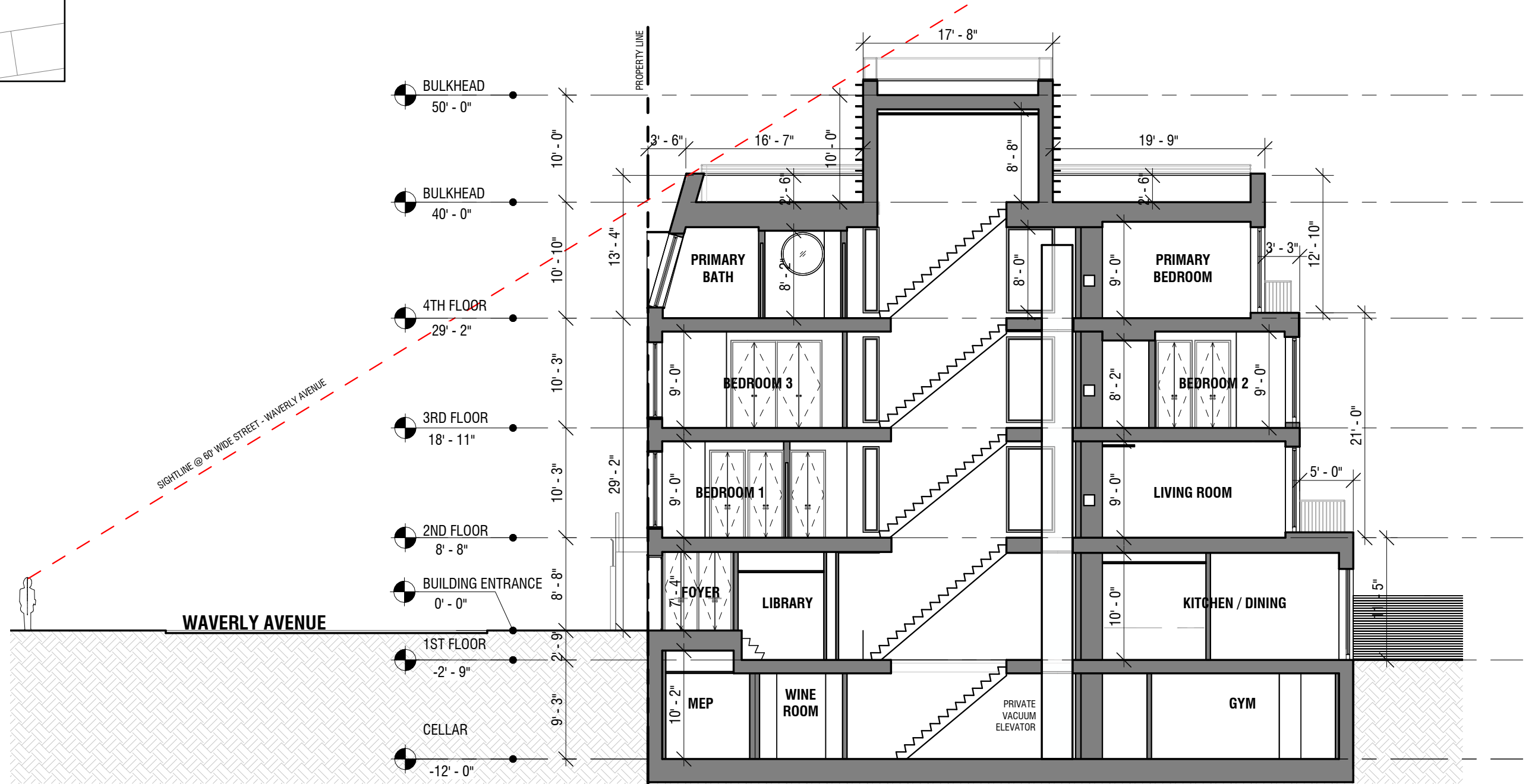
TERRA BROWN RAL 8028
MT ALUMINUM PANELS
WINDOW COLOR



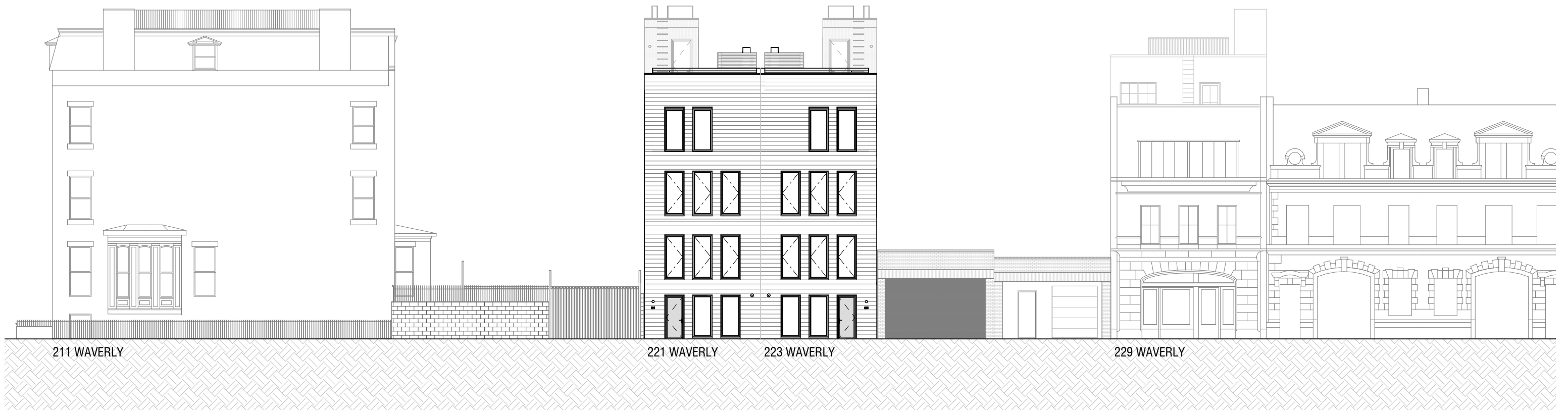
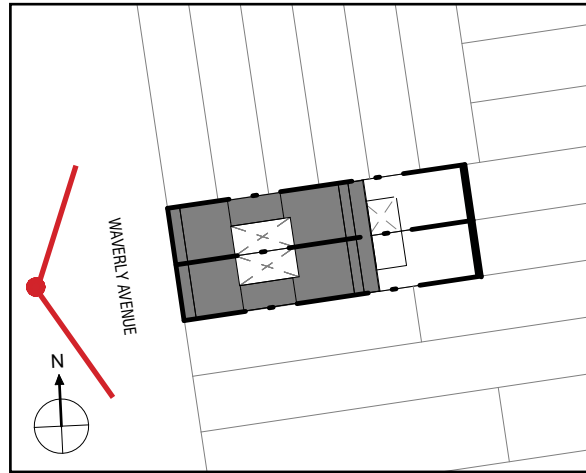
PROPOSED SOUTH ELEVATION



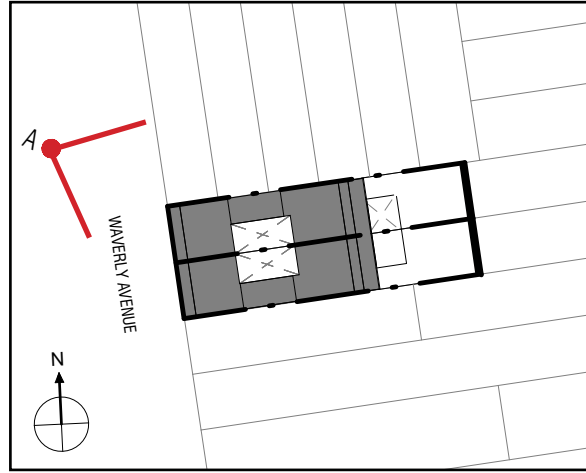
KEY PLAN



PROPOSED SECTION - LONG



ELEVATION ALONG WAVERLY AVENUE



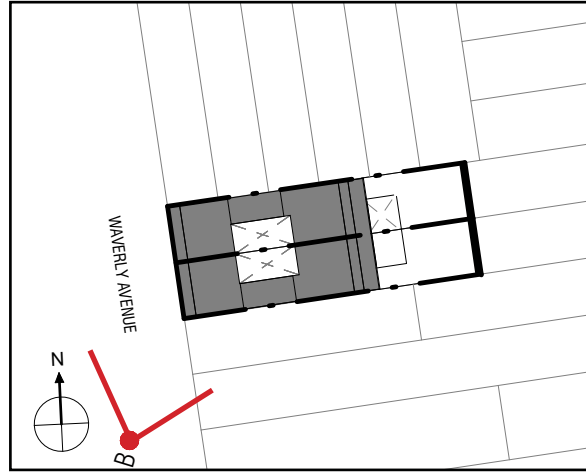
KEY PLAN



EXISTING VIEW A LOOKING SOUTHEAST



VIEW A LOOKING SOUTHEAST



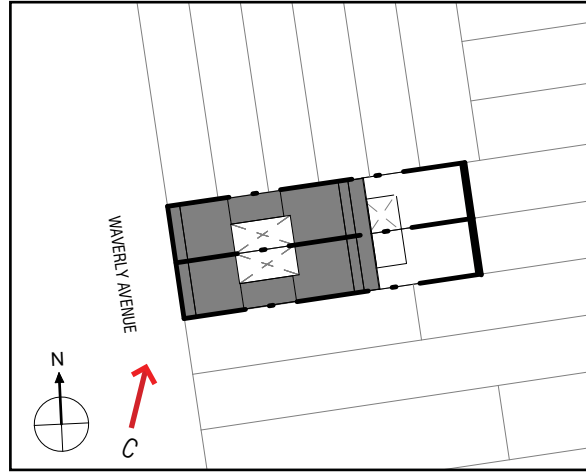
KEY PLAN



EXISTING VIEW B LOOKING NORTHEAST



VIEW B LOOKING NORTHEAST



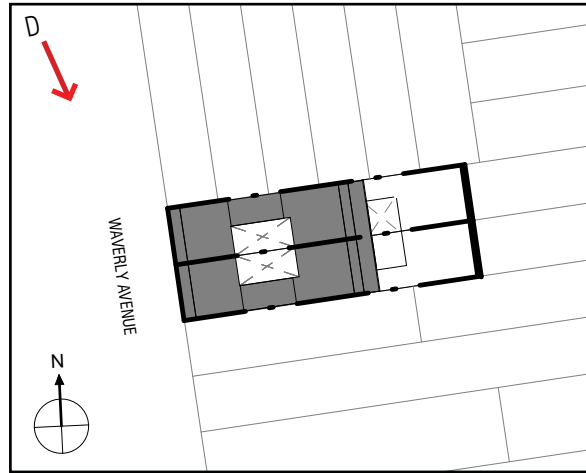
KEY PLAN



EXISTING VIEW C LOOKING NORTHEAST



VIEW C LOOKING NORTHEAST



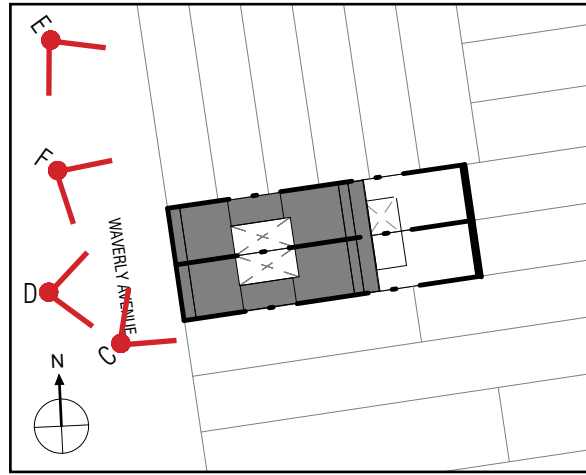
KEY PLAN



EXISTING VIEW D LOOKING SOUTHEAST



VIEW D LOOKING SOUTHEAST



KEY PLAN



VIEW C



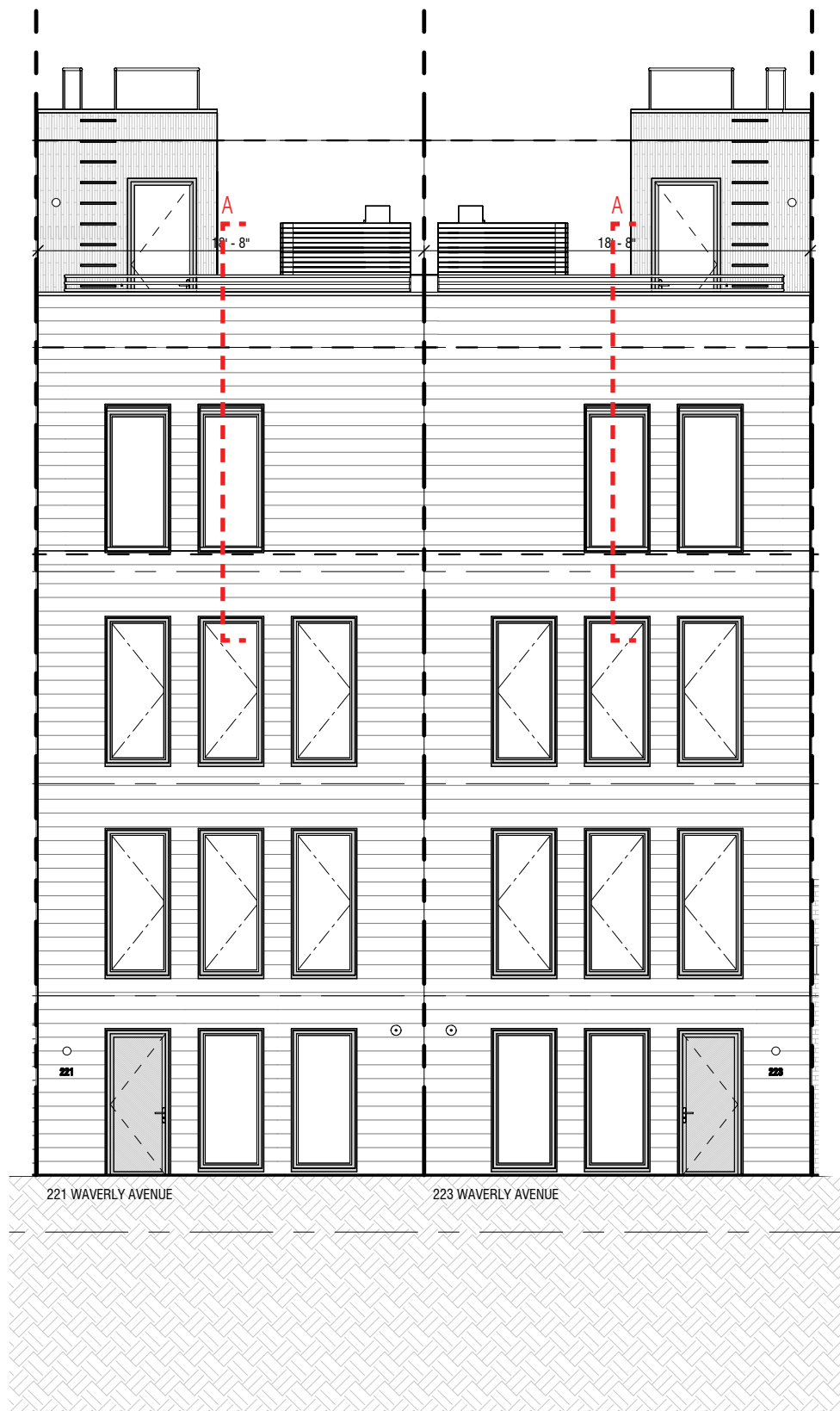
VIEW D



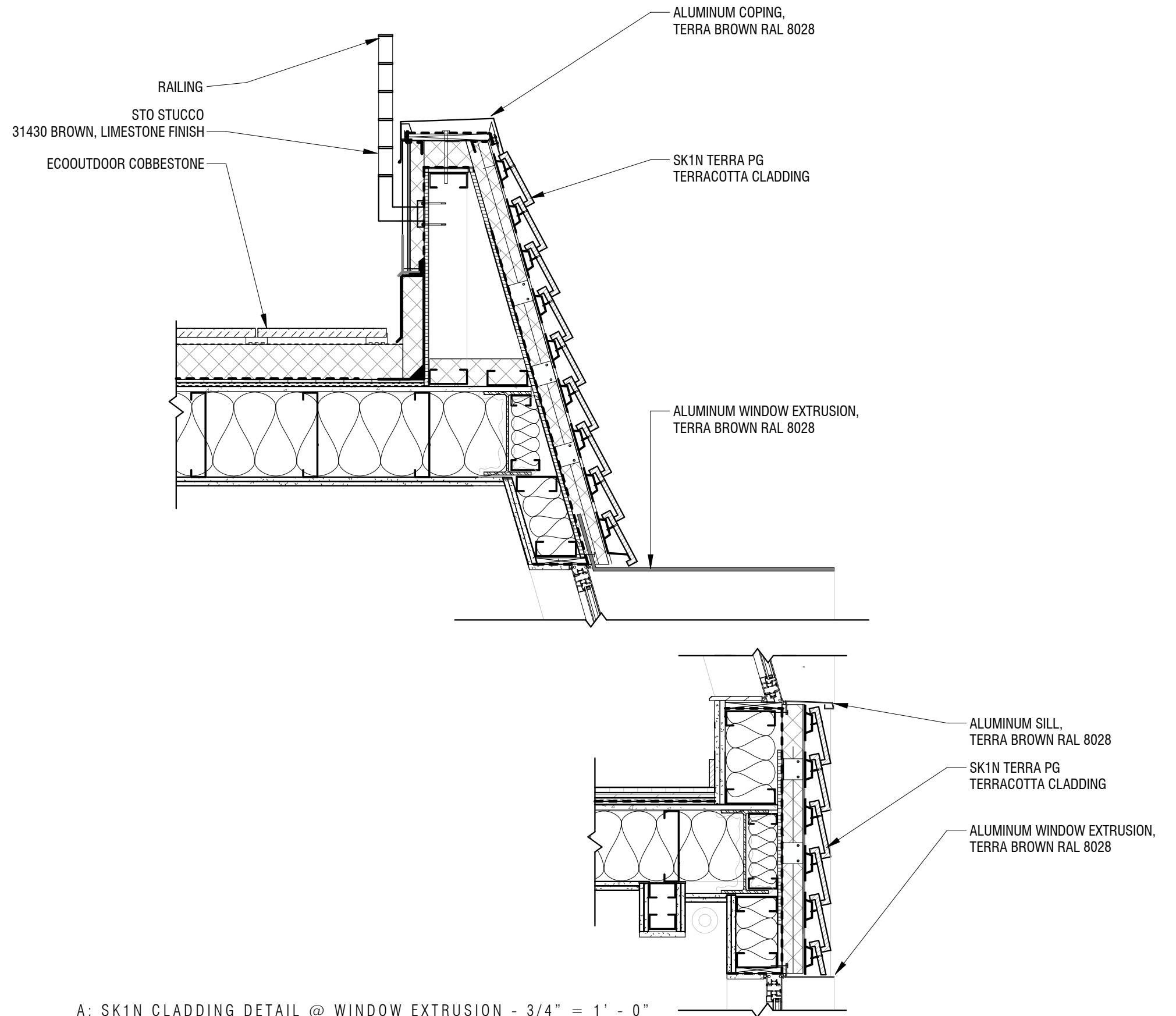
VIEW E



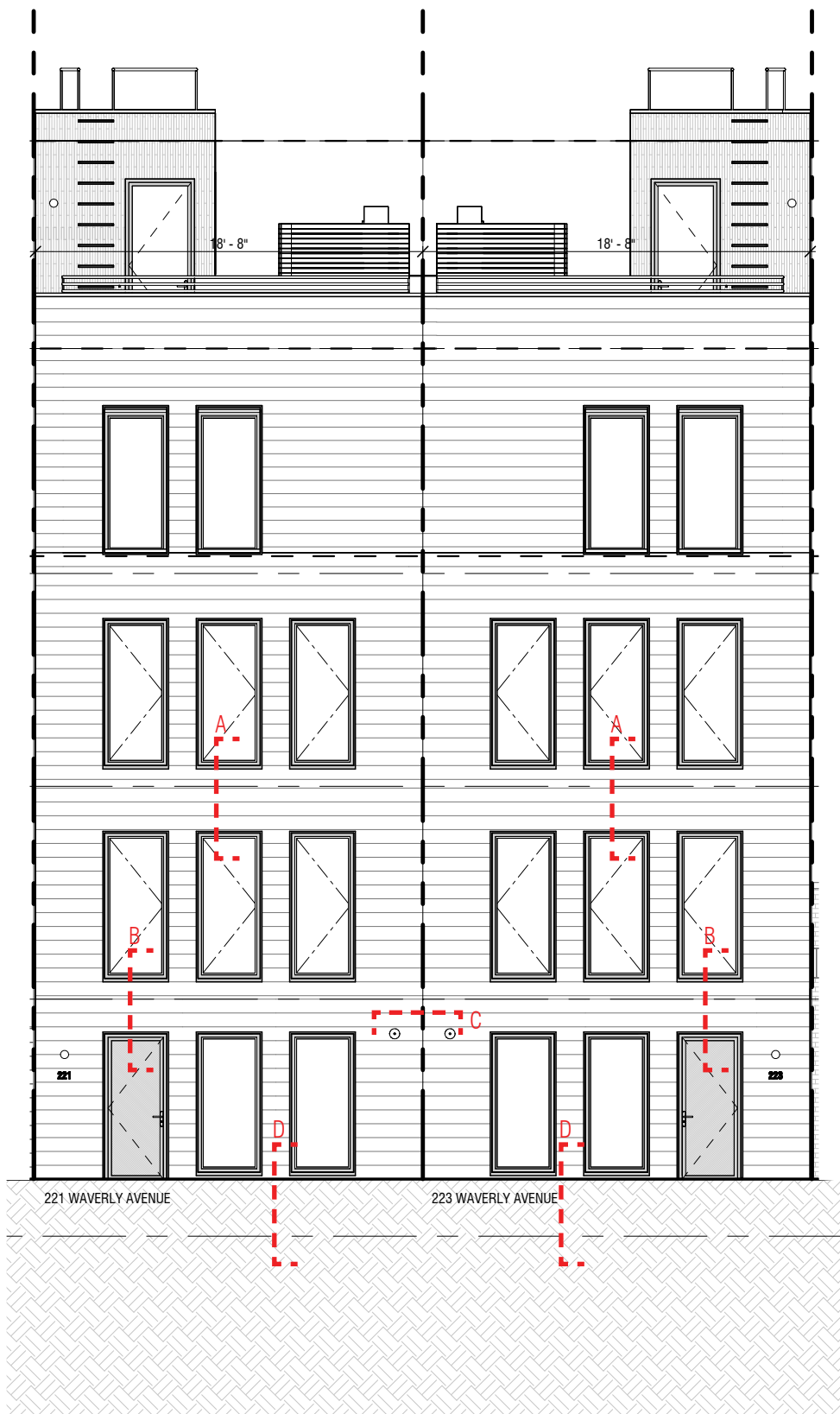
VIEW F



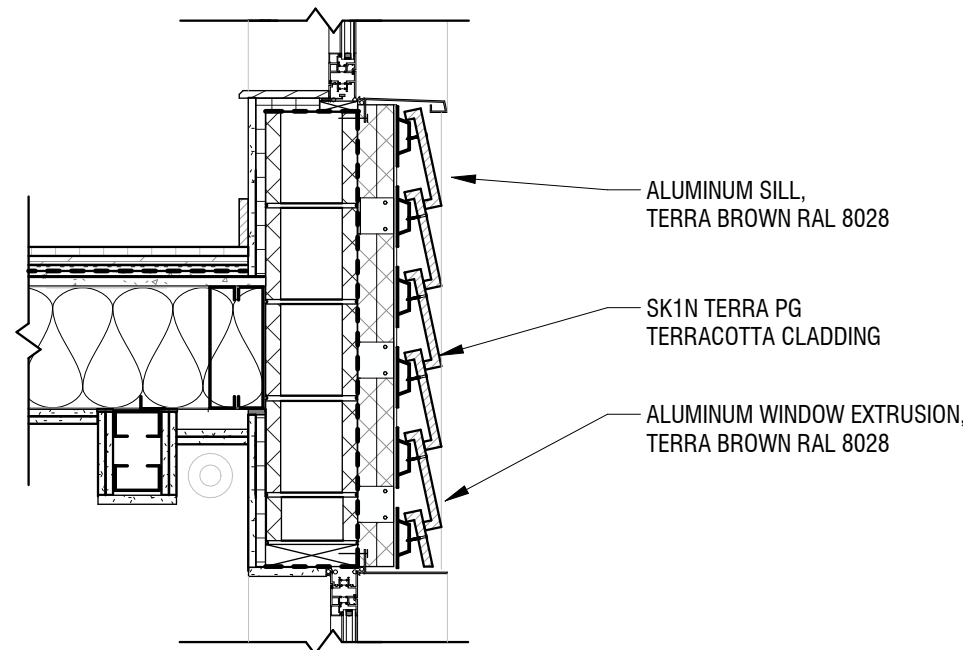
PROPOSED WEST ELEVATION



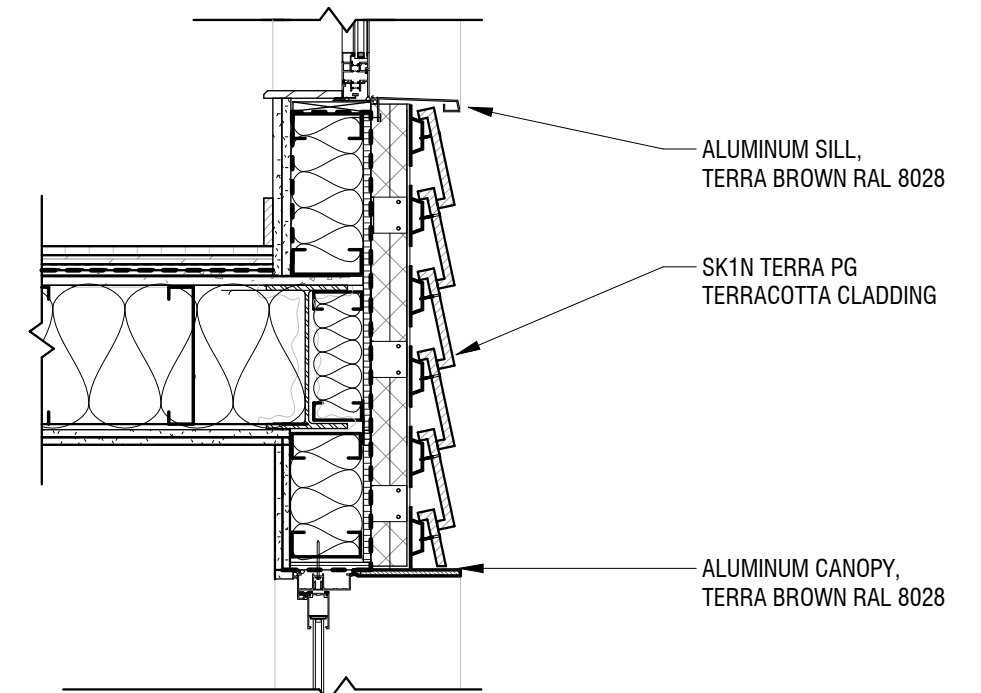
A: SK1N CLADDING DETAIL @ WINDOW EXTRUSION - 3/4" = 1' - 0"



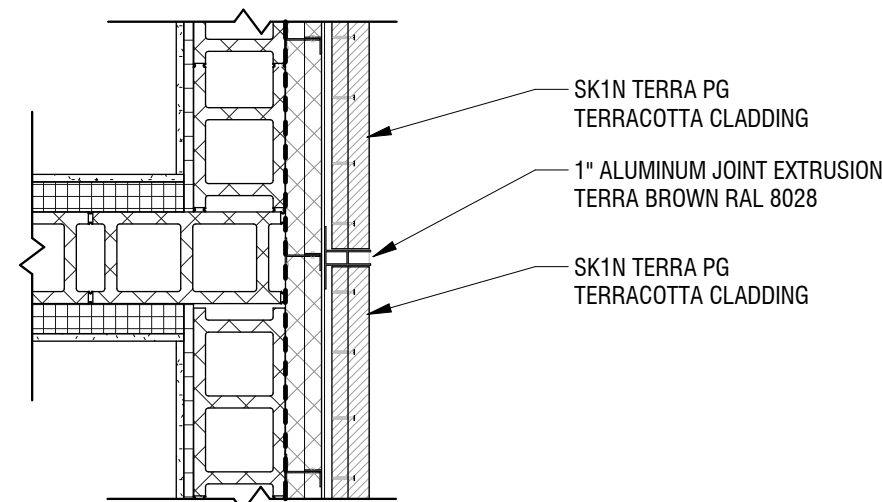
PROPOSED WEST ELEVATION



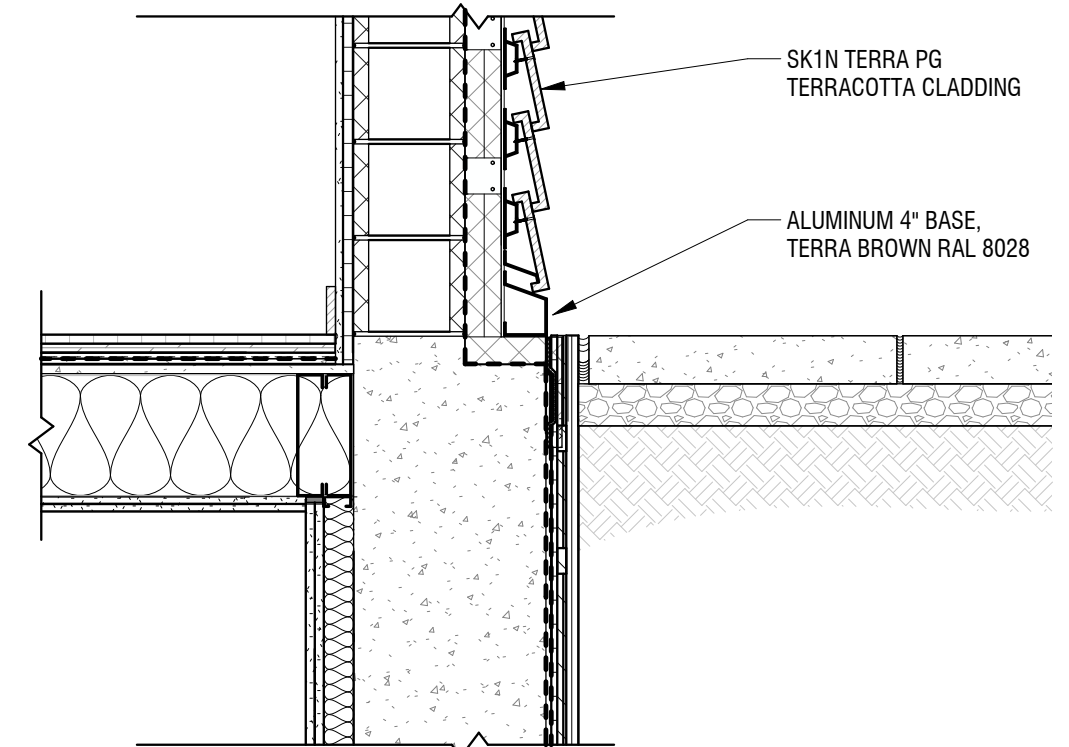
A: TYP. SK1N CLADDING DETAIL @ WINDOW - 3/4" = 1' - 0"



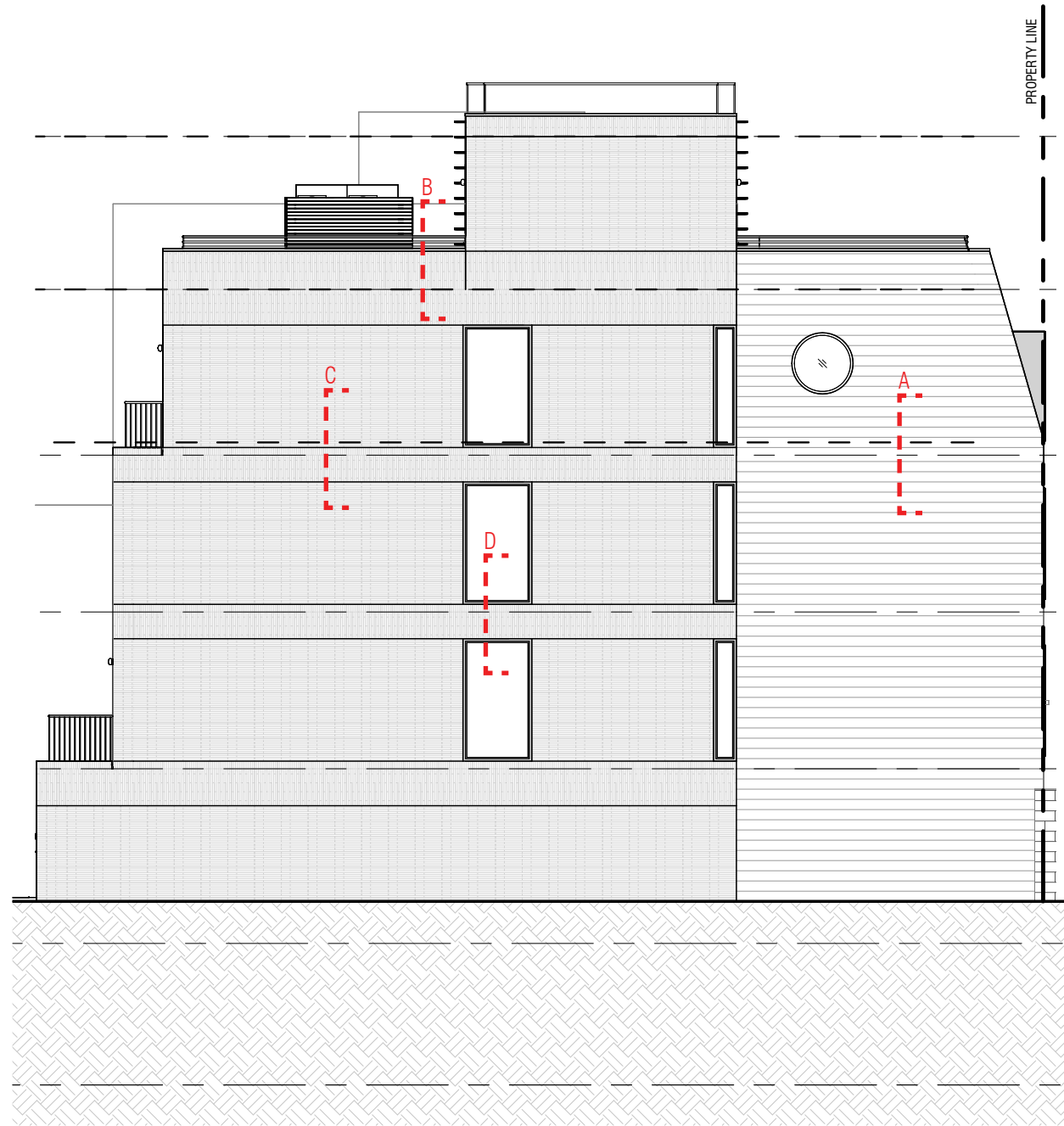
B: SK1N CLADDING DETAIL @ CANOPY - 3/4" = 1' - 0"



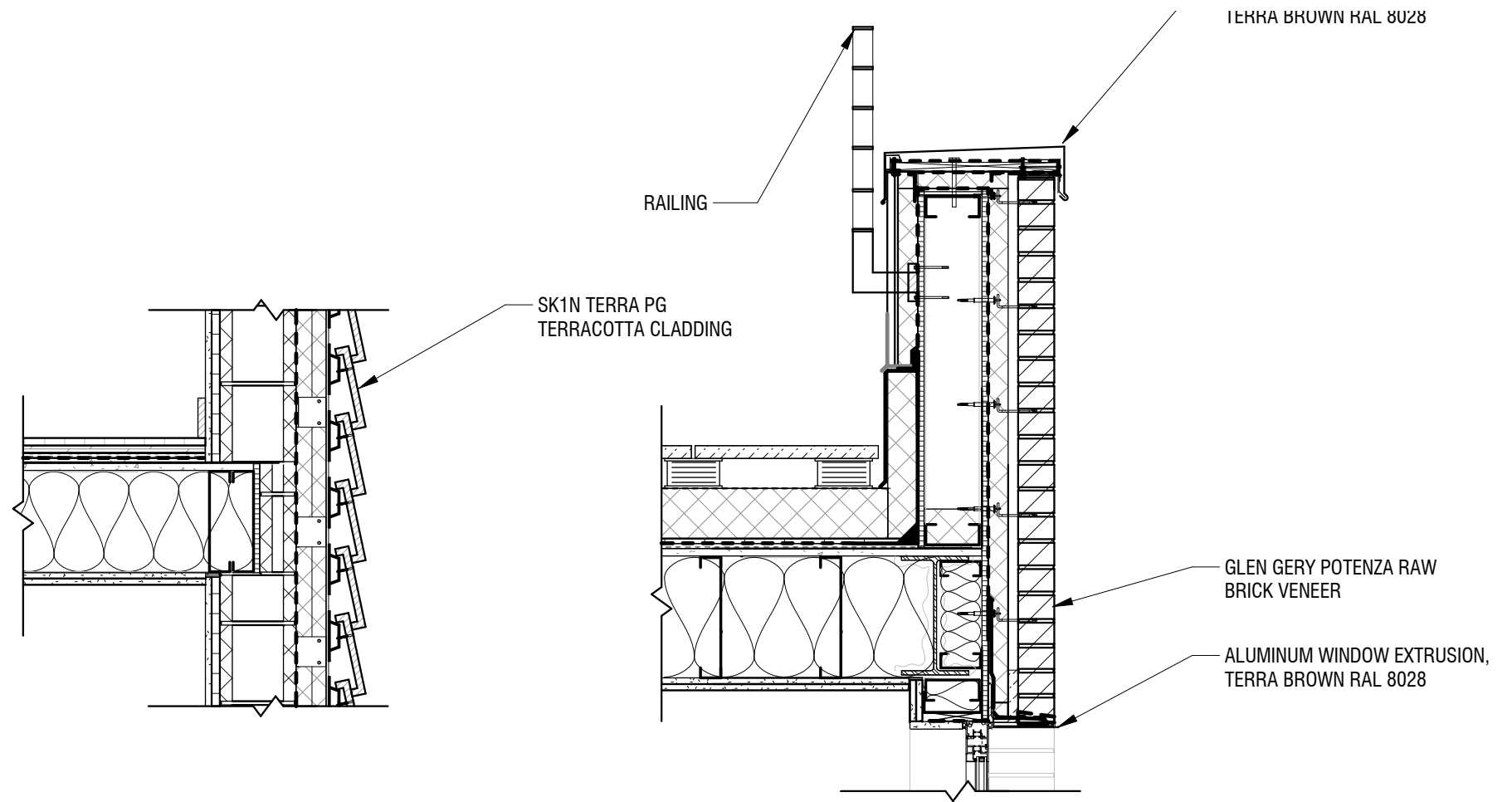
C: SK1N CLADDING DETAIL @ FACADE JOINT- 3/4" = 1' - 0"



D: SK1N CLADDING DETAIL @ CANOPY - 3/4" = 1' - 0"

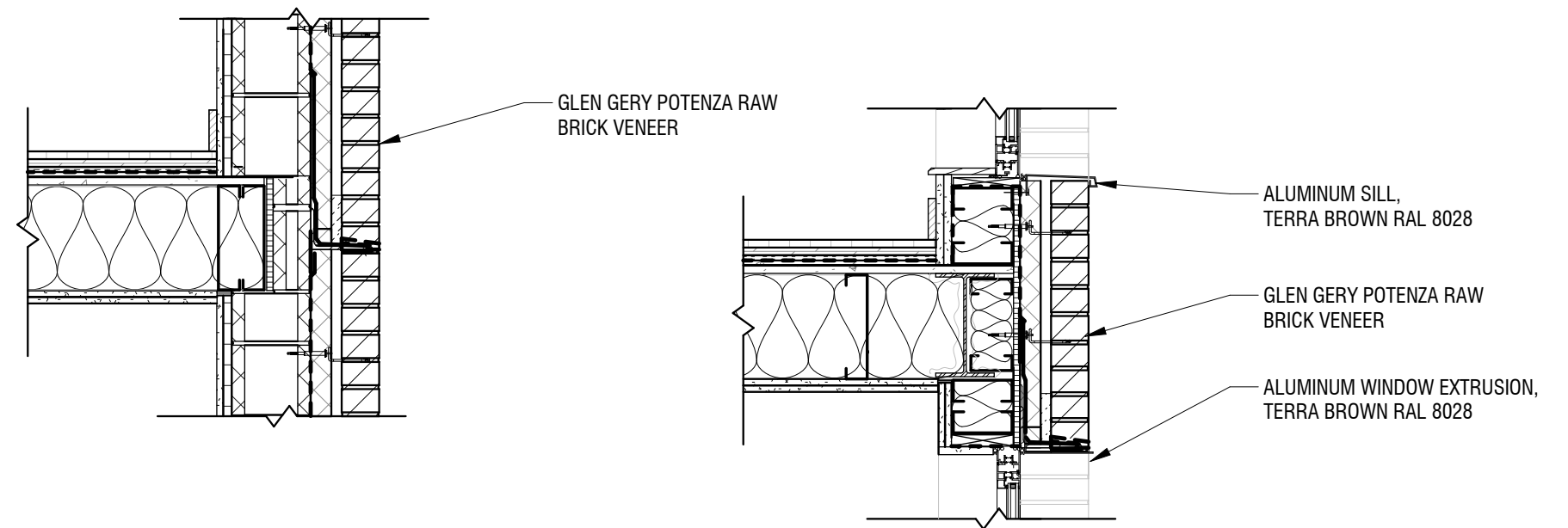


PROPOSED NORTH ELEVATION



A: TYP. SK1N CLADDING DETAIL - 3/4" = 1' - 0"

B: TYP. BRICK PARAPET DETAIL - 3/4" = 1' - 0"



C: TYP. BRICK DETAIL - 3/4" = 1' - 0"

D: TYP. BRICK DETAIL @ WINDOW - 3/4" = 1' - 0"



228 WASHINGTON AVENUE (APPROVED AND COMPLETED CLINTON HILL LANDMARKS)



176 WASHINGTON PARK (APPROVED & UNDER CONSTRUCTION FORT GREENE LANDMARKS)



39 SOUTH ELLIOT PLACE (APPROVED & UNDER CONSTRUCTION FORT GREENE LANDMARKS)



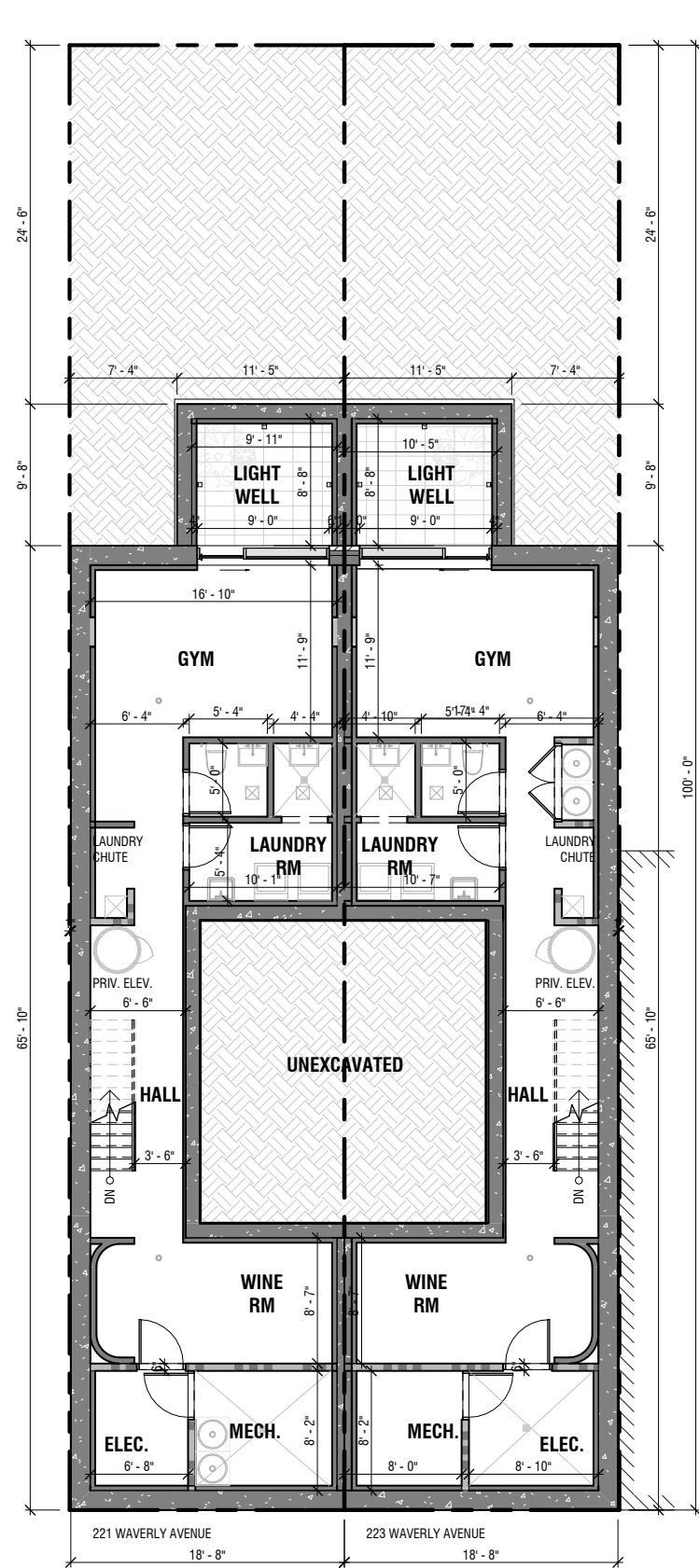
282 LAFAYETTE AVENUE (APPROVED AND COMPLETED CLINTON HILL LANDMARKS)



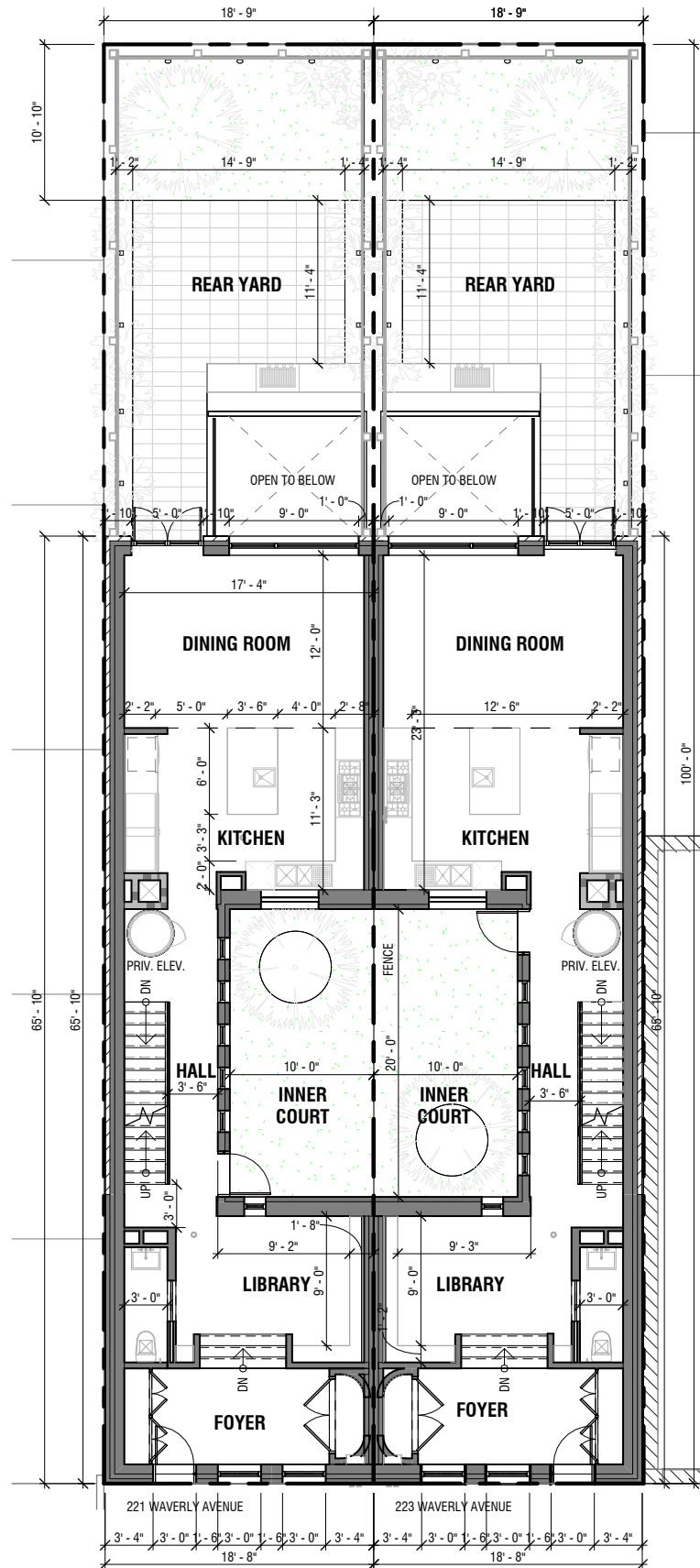
476 WASHINGTON AVENUE (APPROVED AND COMPLETED CLINTON HILL LANDMARKS)



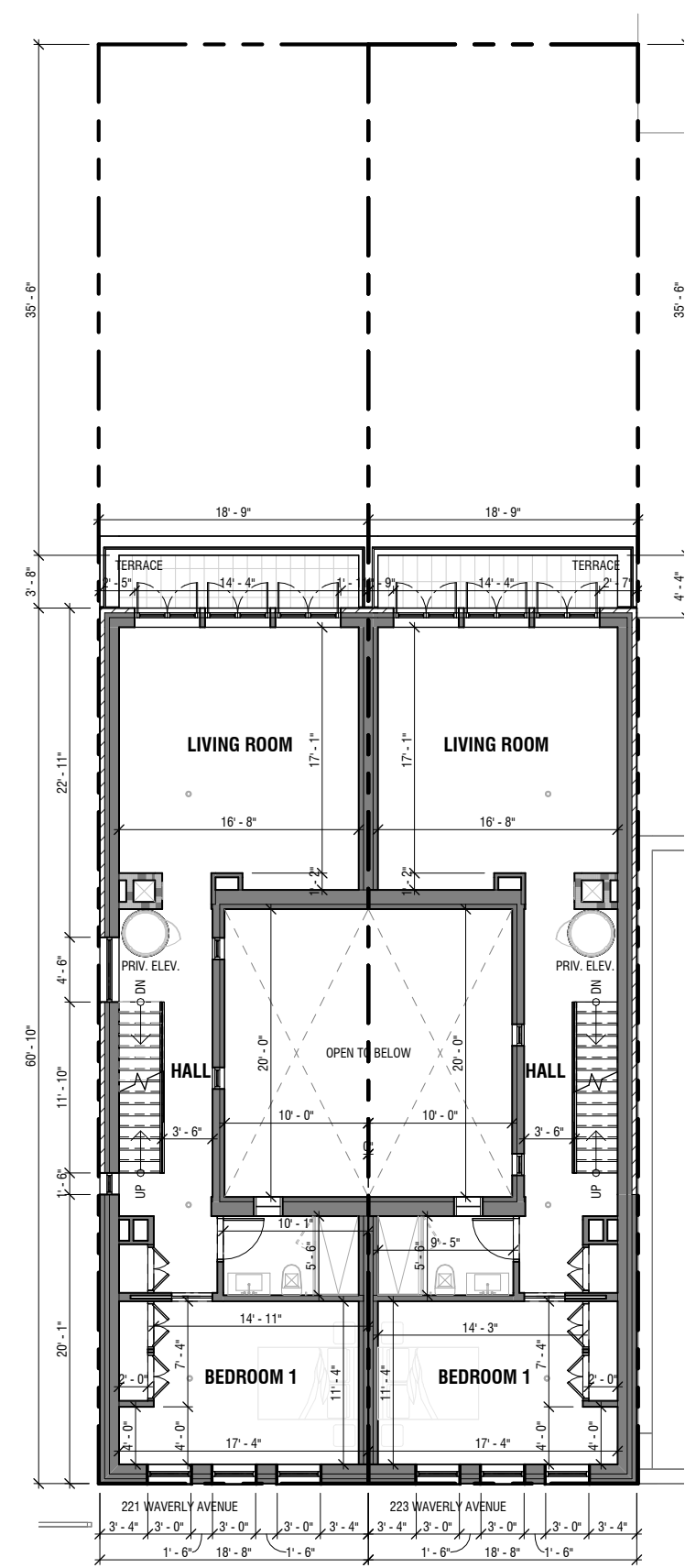
311 VANDERBILT AVENUE (APPROVED CLINTON HILL LANDMARKS)



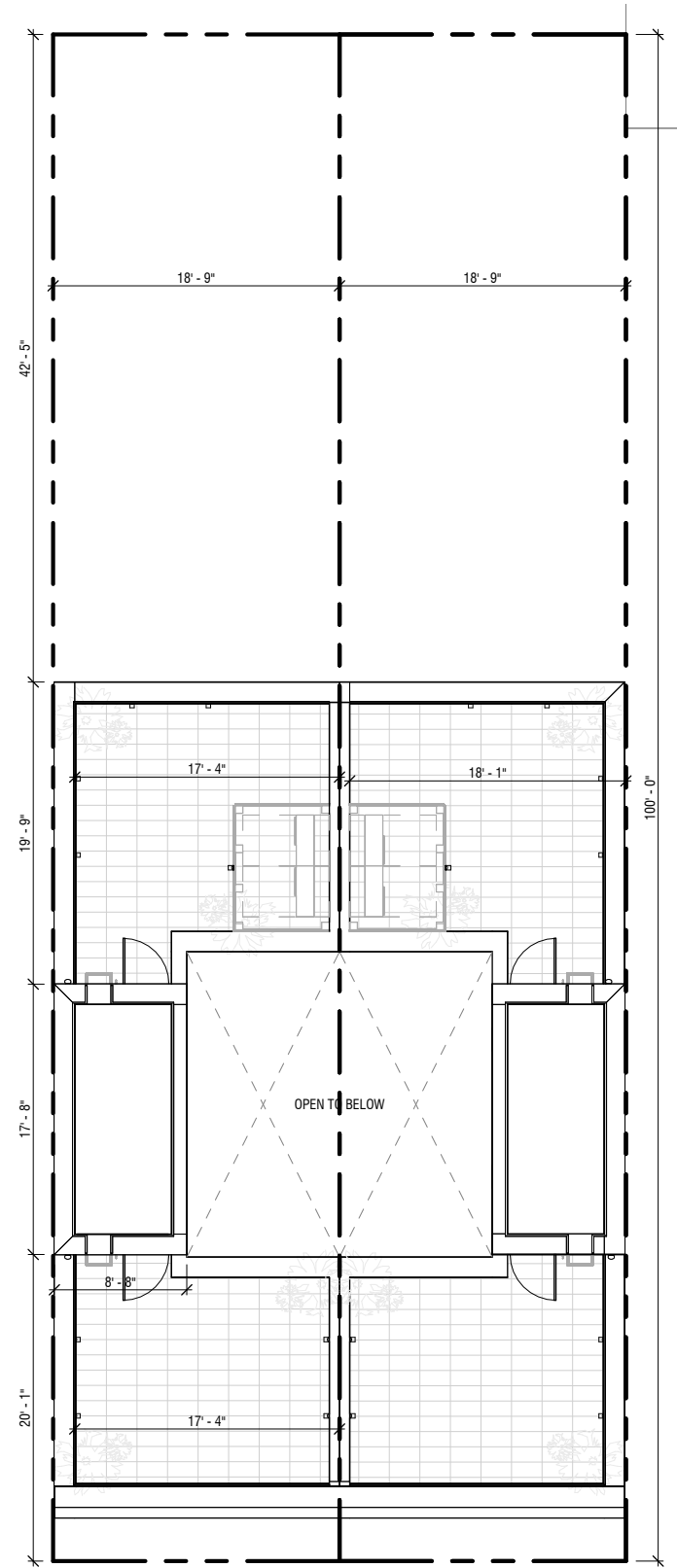
PROPOSED CELLAR



PROPOSED 1ST FLOOR



PROPOSED 2ND FLOOR



PROPOSED BULKHEAD

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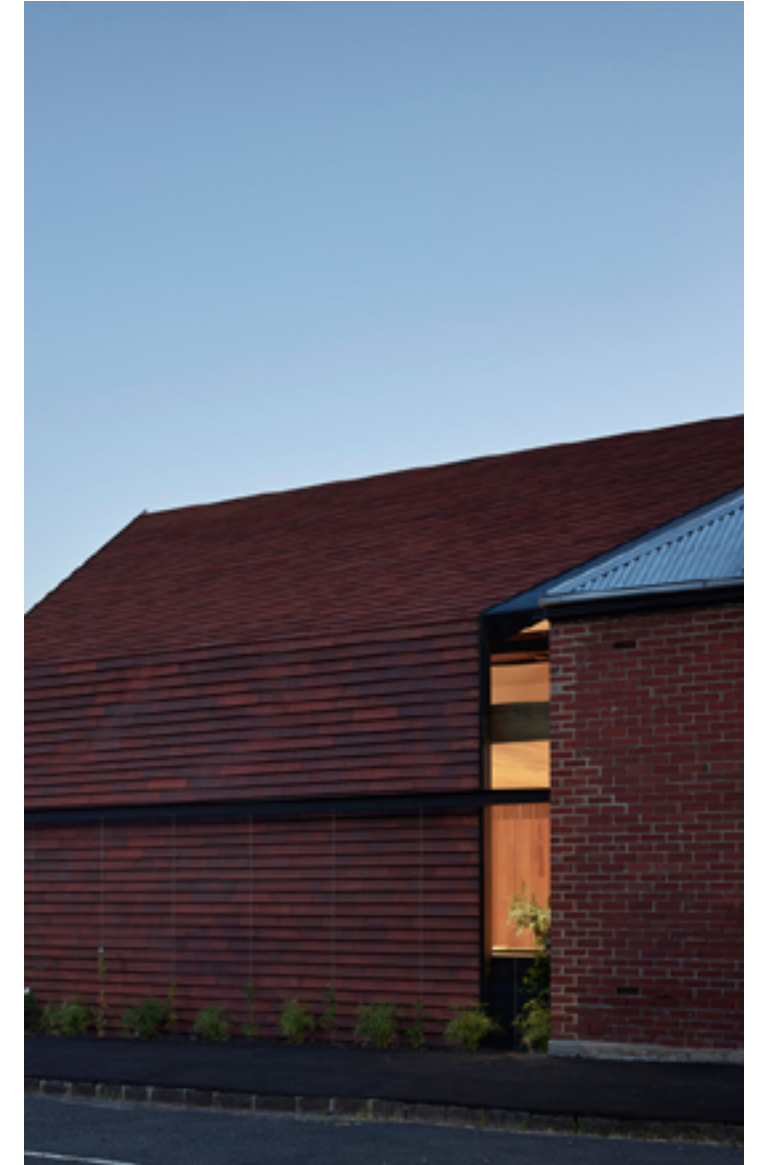
888-475-4499 (Toll free)

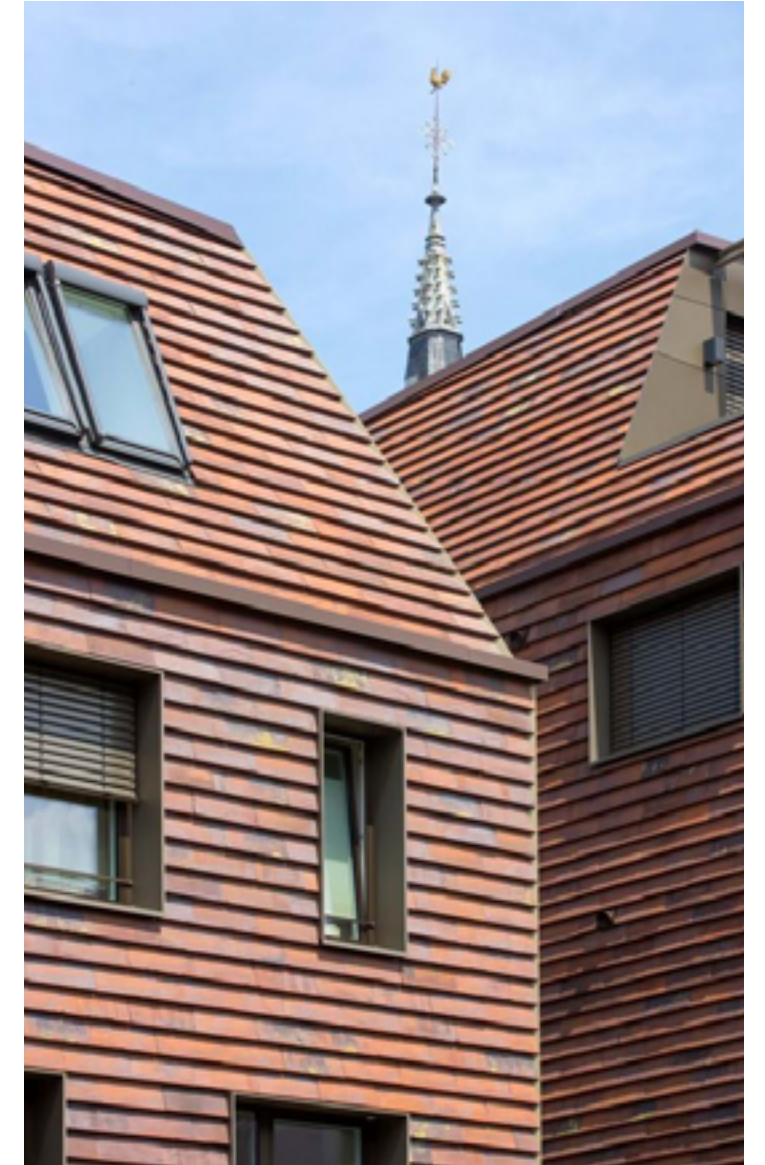
Note: If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.

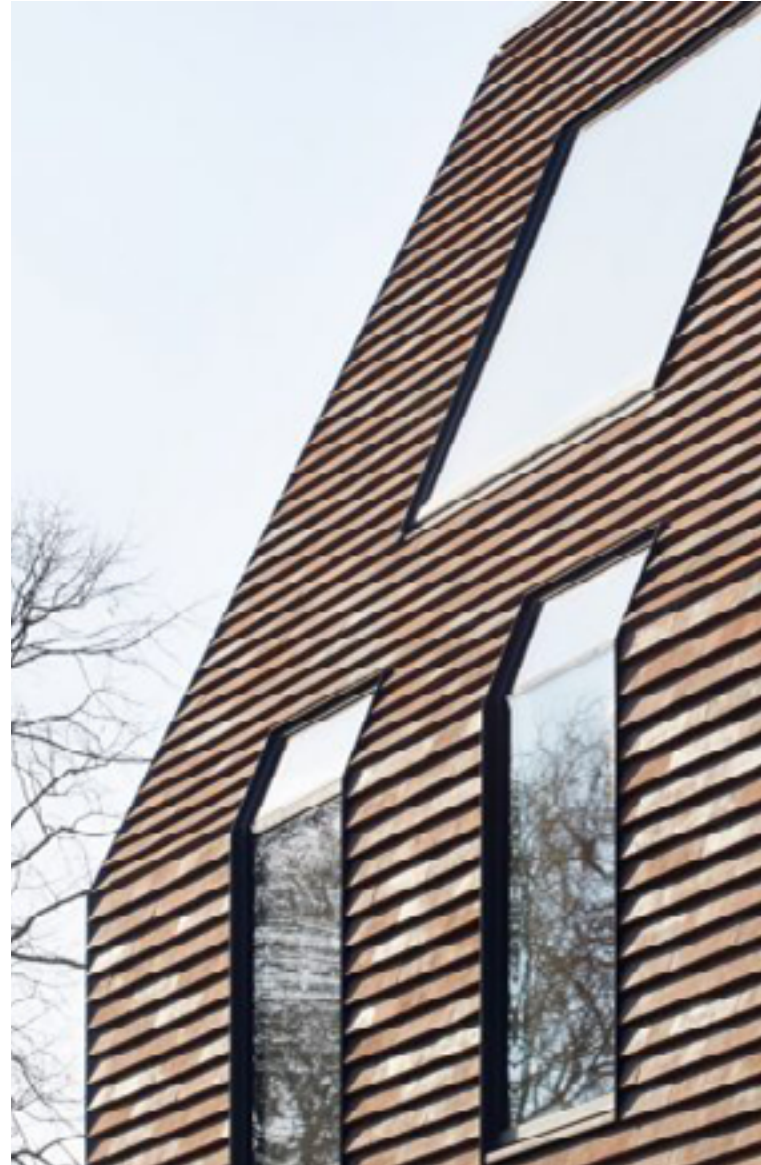
221-223 WAVERLY AVENUE

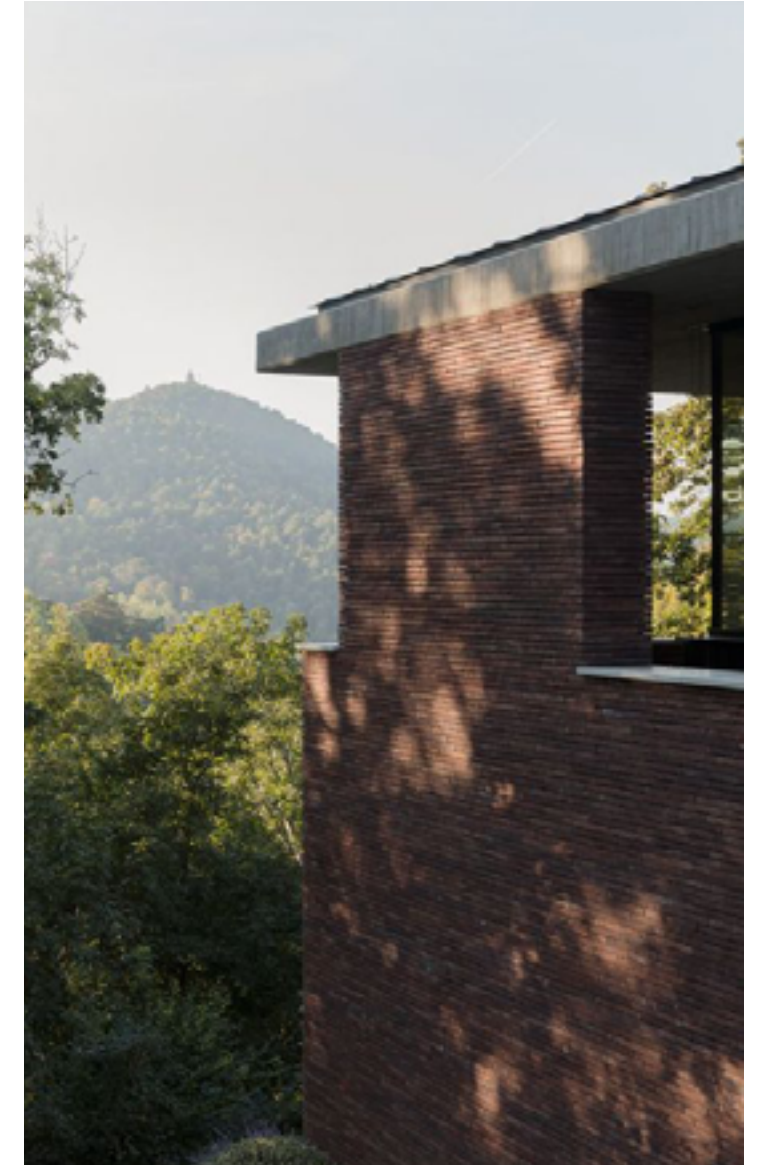
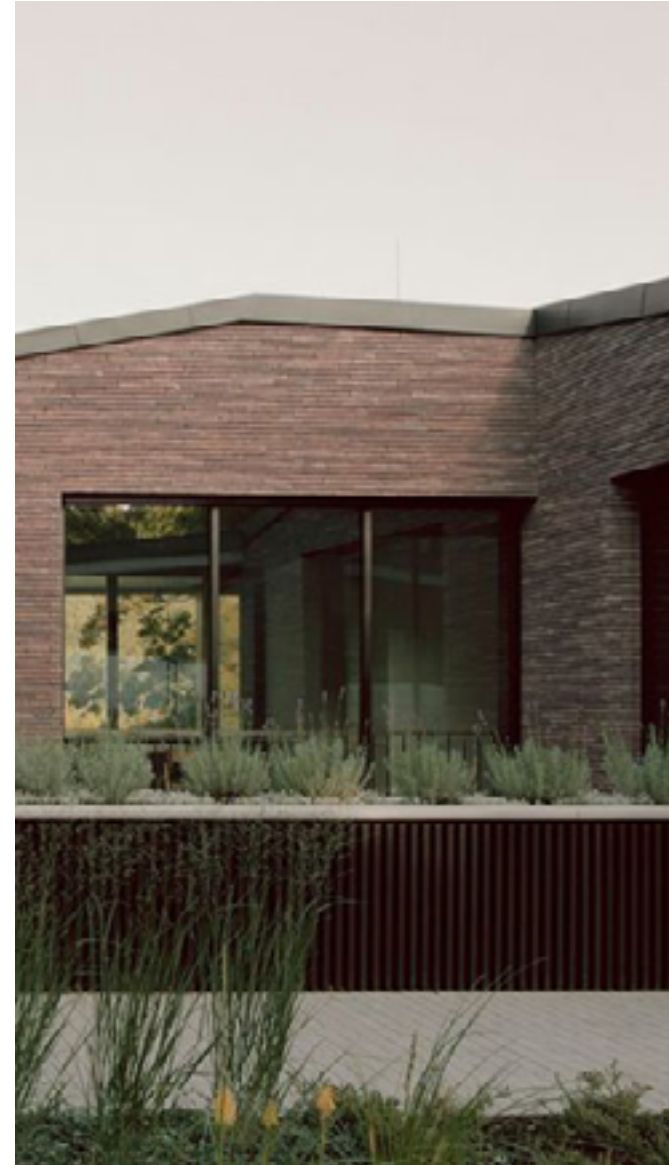
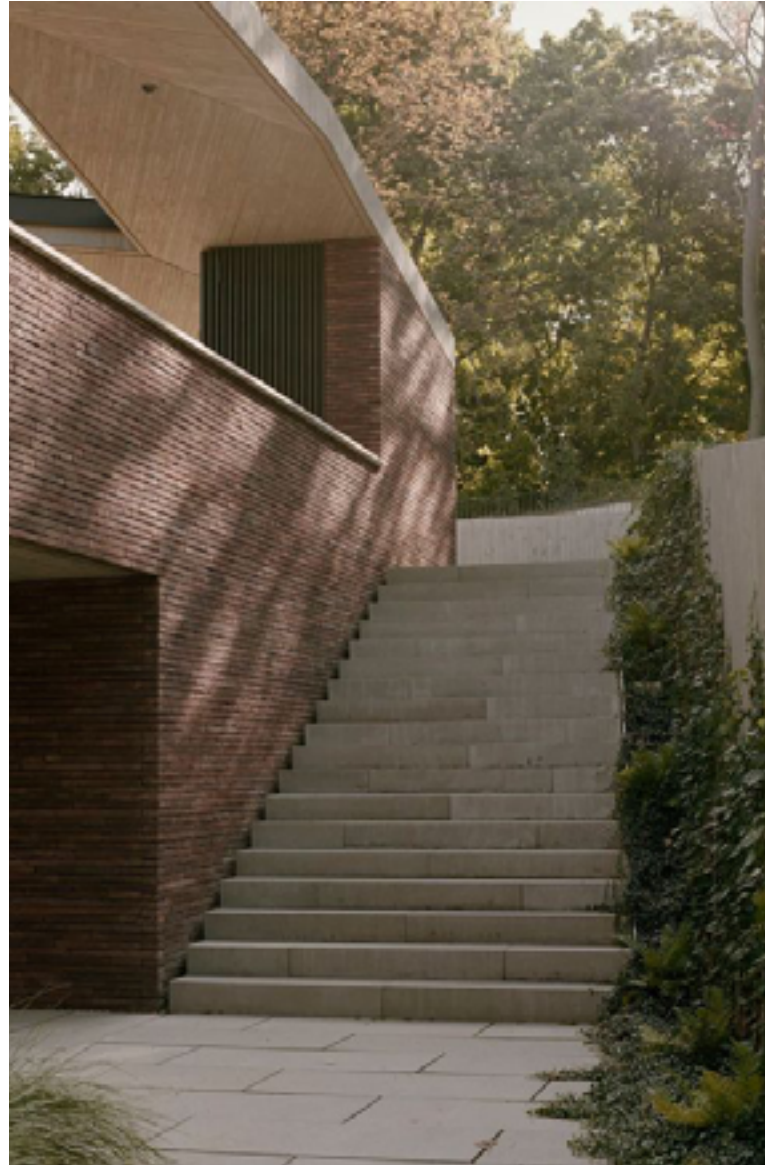
APPENDIX A:

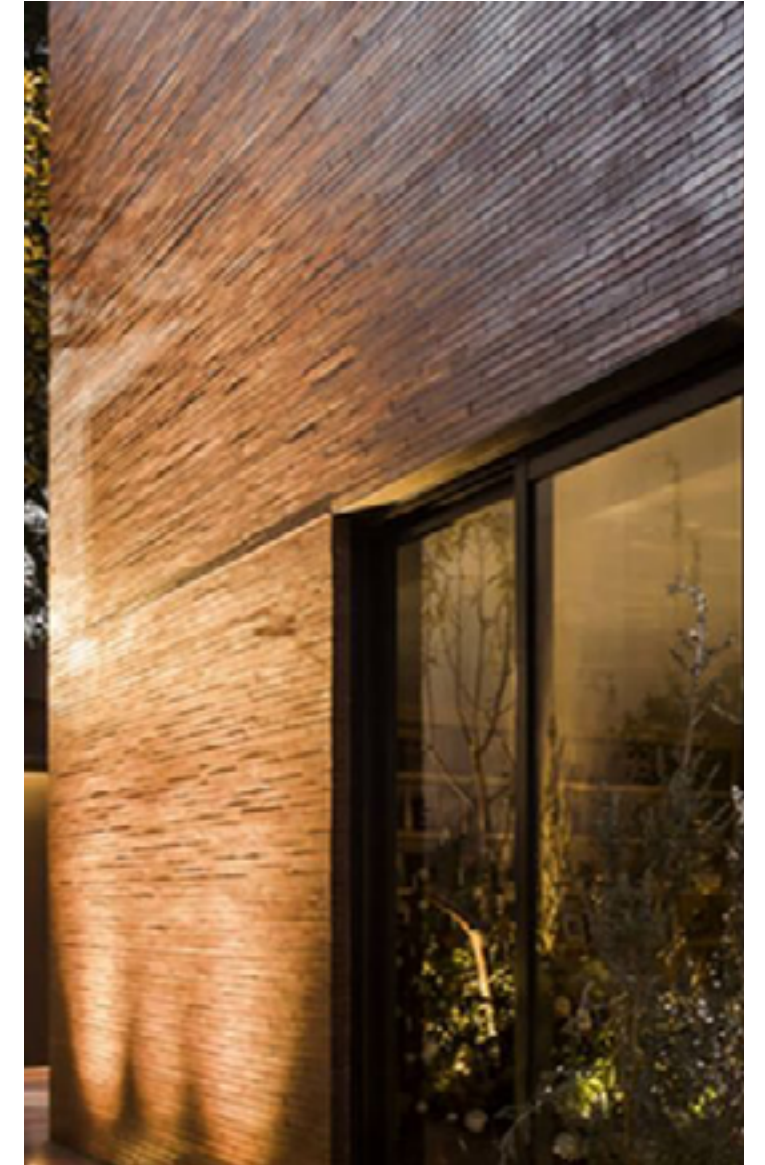
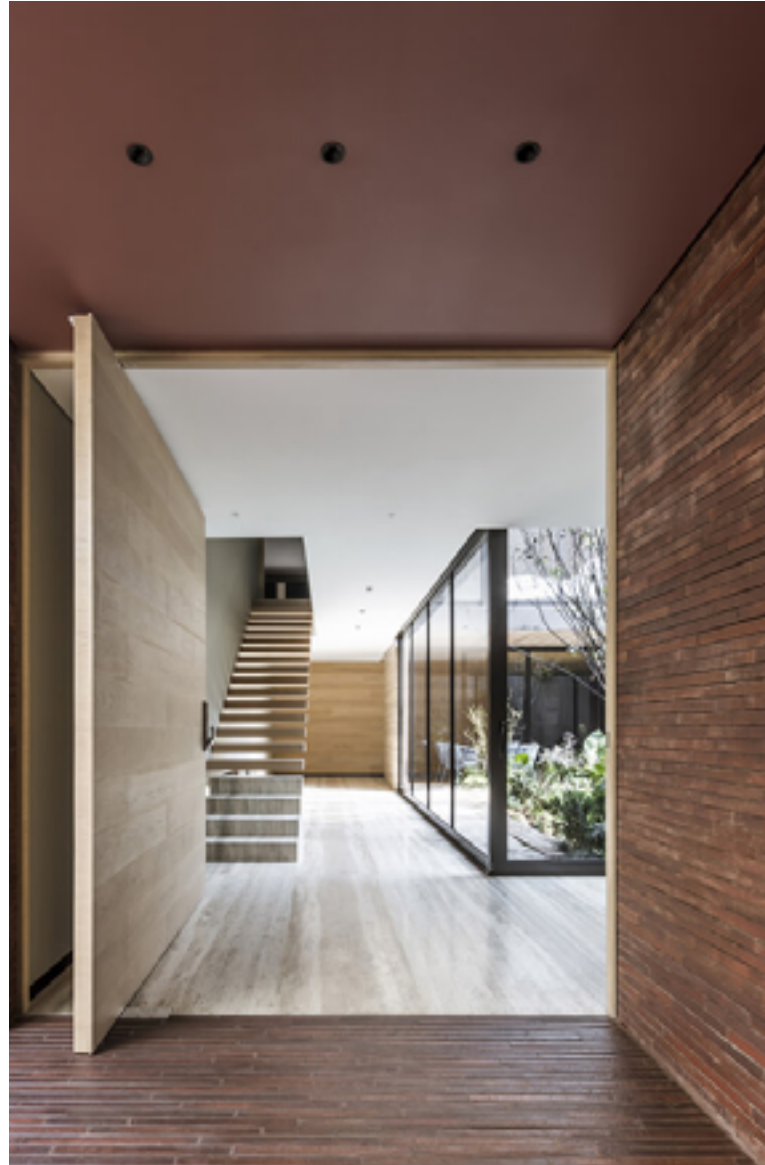
- 33 SK1N PROJECT INSPIRATIONS - NORTHSIDE HOUSE
- 34 SK1N PROJECT INSPIRATIONS - TEGULA VILLEN
- 35 SK1N PROJECT INSPIRATIONS - PECKHAM APARTMENT
- 36 BRICK VENEER PROJECT INSPIRATIONS - A15 VILLA
- 37 BRICK VENEER PROJECT INSPIRATIONS - FRÍA HOME











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