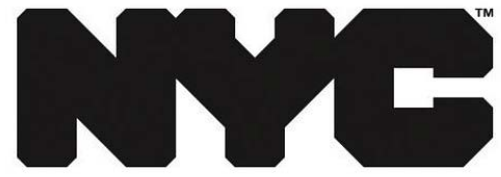


The current proposal is:

Preservation Department – Item 6, LPC-24-06787

260-264 Waverly Avenue – Clinton Hill 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.



Landmarks Preservation Commission

Location

264 Waverly Ave
Brooklyn, NY 11205

Public Hearing Dec 10, 2024,

Public Meeting April 29, 2025

Renovation Scope

New windows at primary and secondary facades
Replace existing primary facade windows and doors
Roof deck in the rear side
Excavated basement level

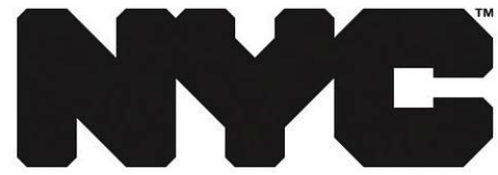
Submission prepared by

Palette Architecture

57 W 16th ST 4th Floor
New York, NY 10011

PALETTE





**Landmarks Preservation
Commission**

Changes in response to Commissioners' Comments at the Dec 10, 2024 Public Hearing:

1. Primary Façade: Wood Cornice to be removed and new dentilled brick cornice recreated to match rear façade design.
2. Restudied the solid-to-void ratio at primary facade to retain more masonry.
3. Primary façade central 2nd floor window enlargements reduced in size to maintain varied fenestration pattern.
4. Primary façade entrance no longer separated from windows.
5. Reduction of windows at the visible north façade.
6. Restudied solid-to-void ratio at rear façade to reduce the size of glazing especially at the 2nd floor.
7. Width of masonry piers increased with regular 2nd floor punched openings.
8. Balcony eliminated.
9. Additional rear façade study photos of carriage/garages on the street.

PALETTE

Existing & Proposed

Primary facade (East)

- 1. Wood Cornice to be removed and new dentilled brick cornice recreated to match rear façade design.
- 2. Restudied the solid-to-void ratio to retain more masonry
- 3. Central 2nd floor window enlargements reduced in size to maintain varied fenestration pattern.
- 4. Entrance no longer separated from windows.
- 5. Lintel height raised to 10’ throughout first floor to match garage.



PREVIOUSLY PROPOSED PRIMARY FACADE

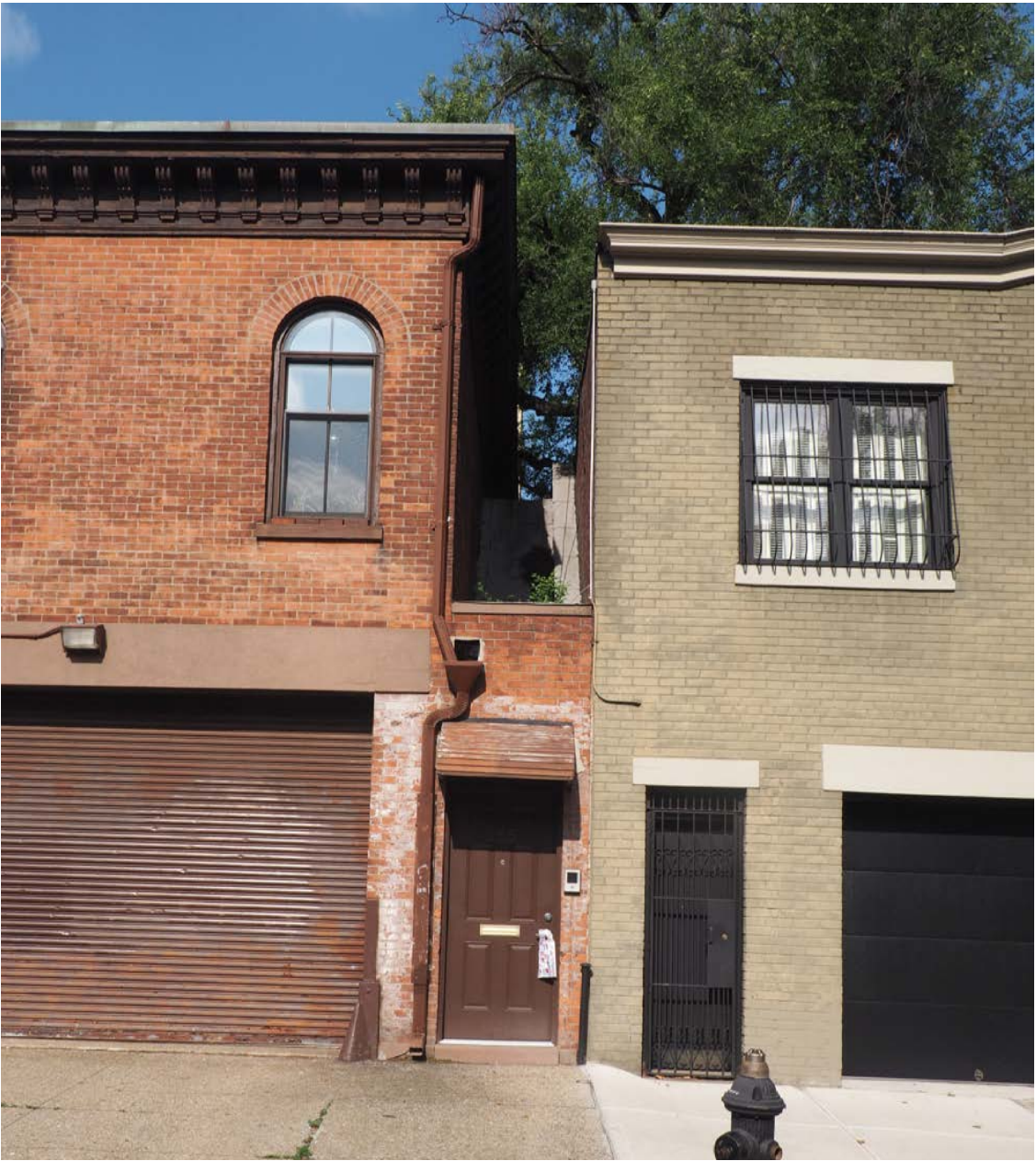


EXISTING PRIMARY FACADE



PROPOSED PRIMARY FACADE

Existing Condition Primary Façade Lintel Levels



Proposed

Primary facade(East)



Proposed

Primary facade(East)

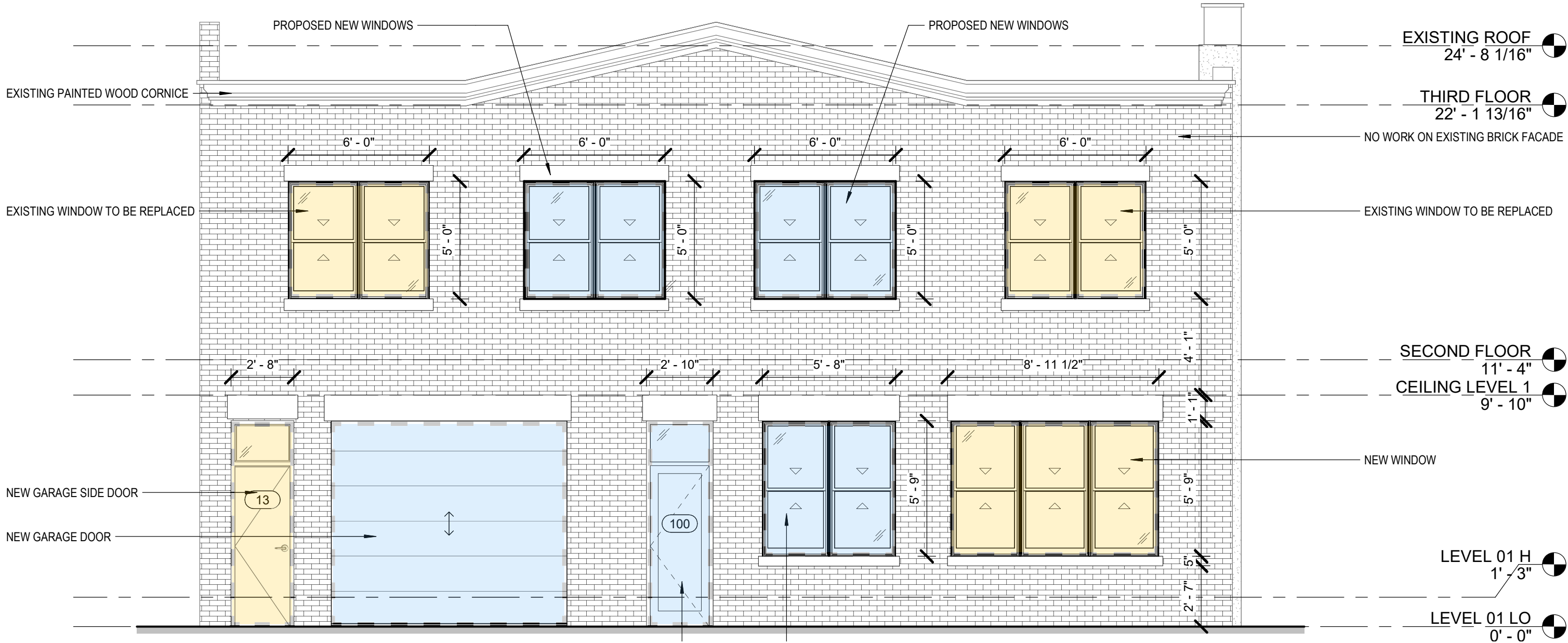
 Existing Openings



Previously Proposed

Primary facade (East)

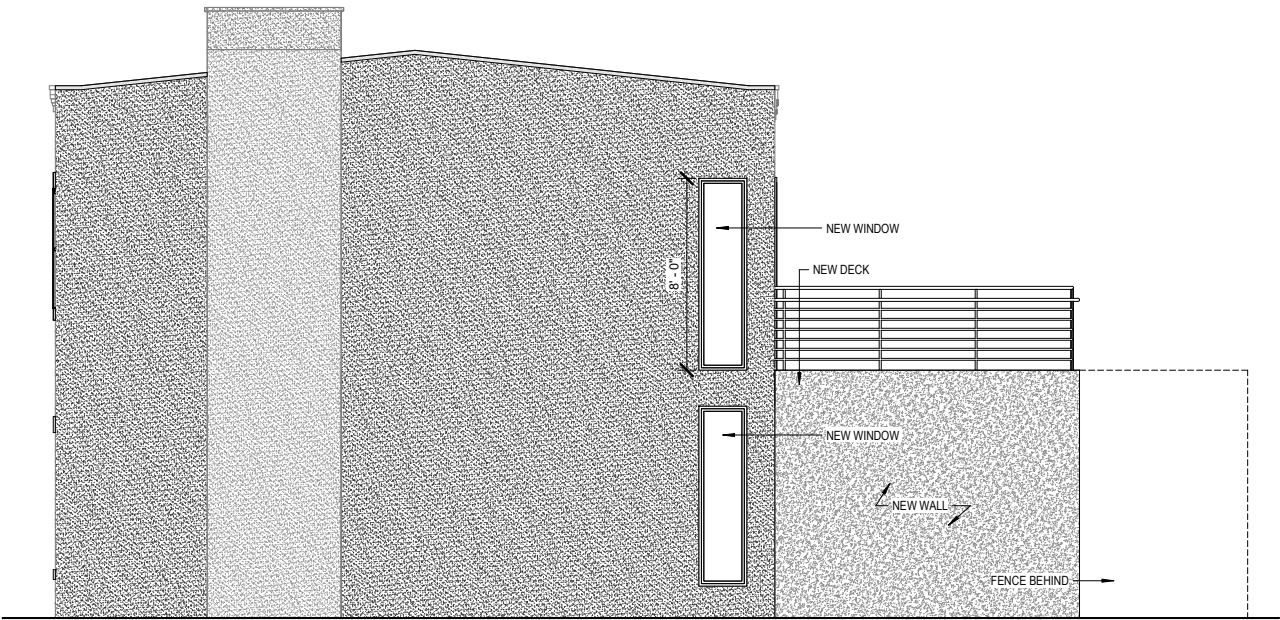
- Replacement
- New
- Demolition



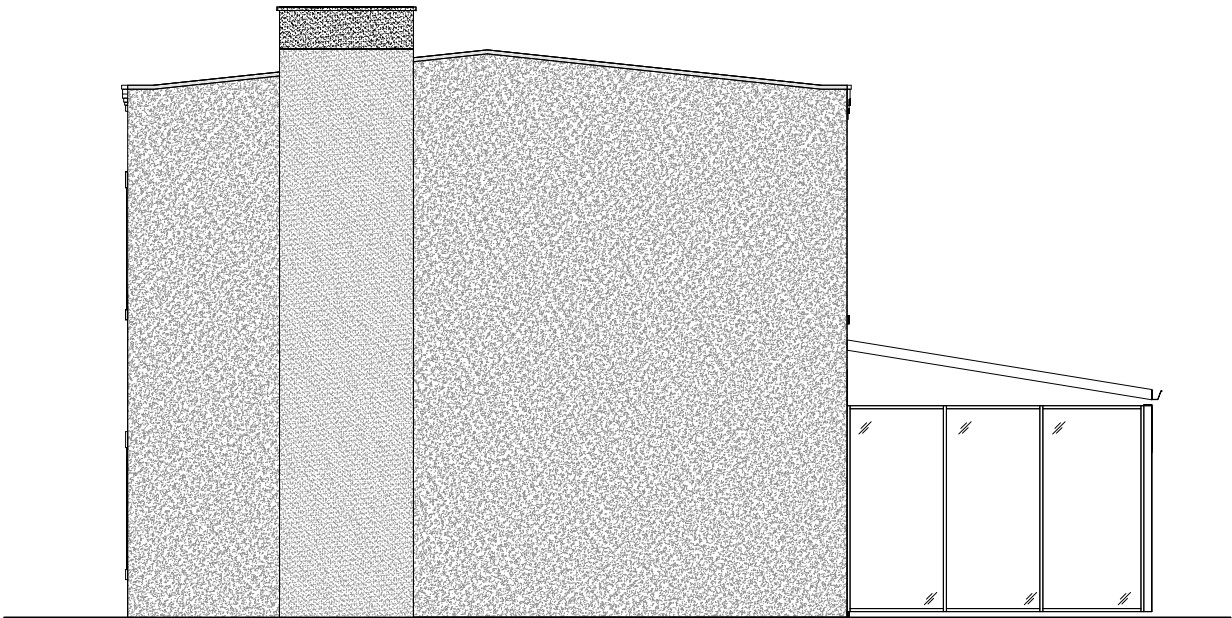
Existing & Proposed

North facade

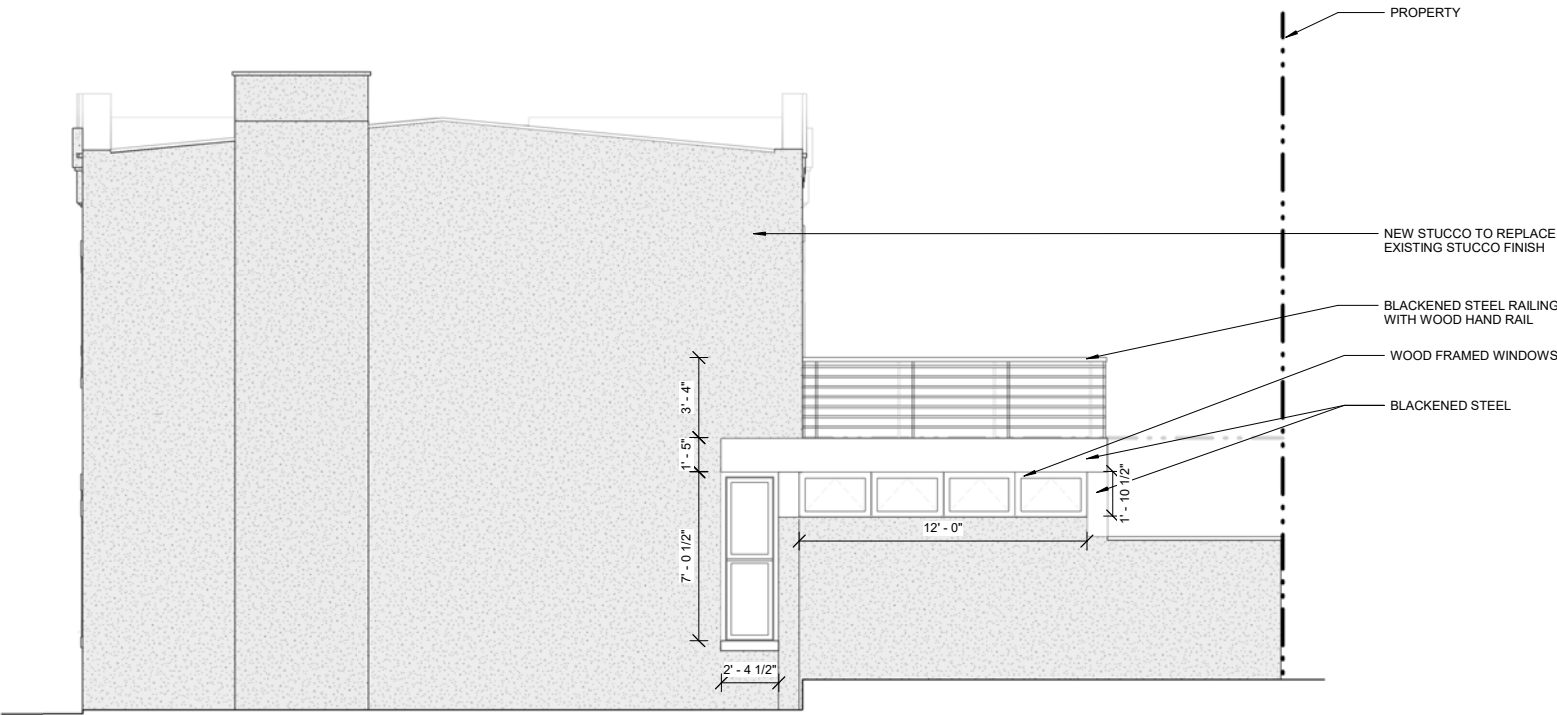
- 1. Double hung window has been added to the side wall.
- 2. 2nd floor window eliminated.
- 3. Clerestory added to addition.



PREVIOUSLY PROPOSED NORTH FACADE



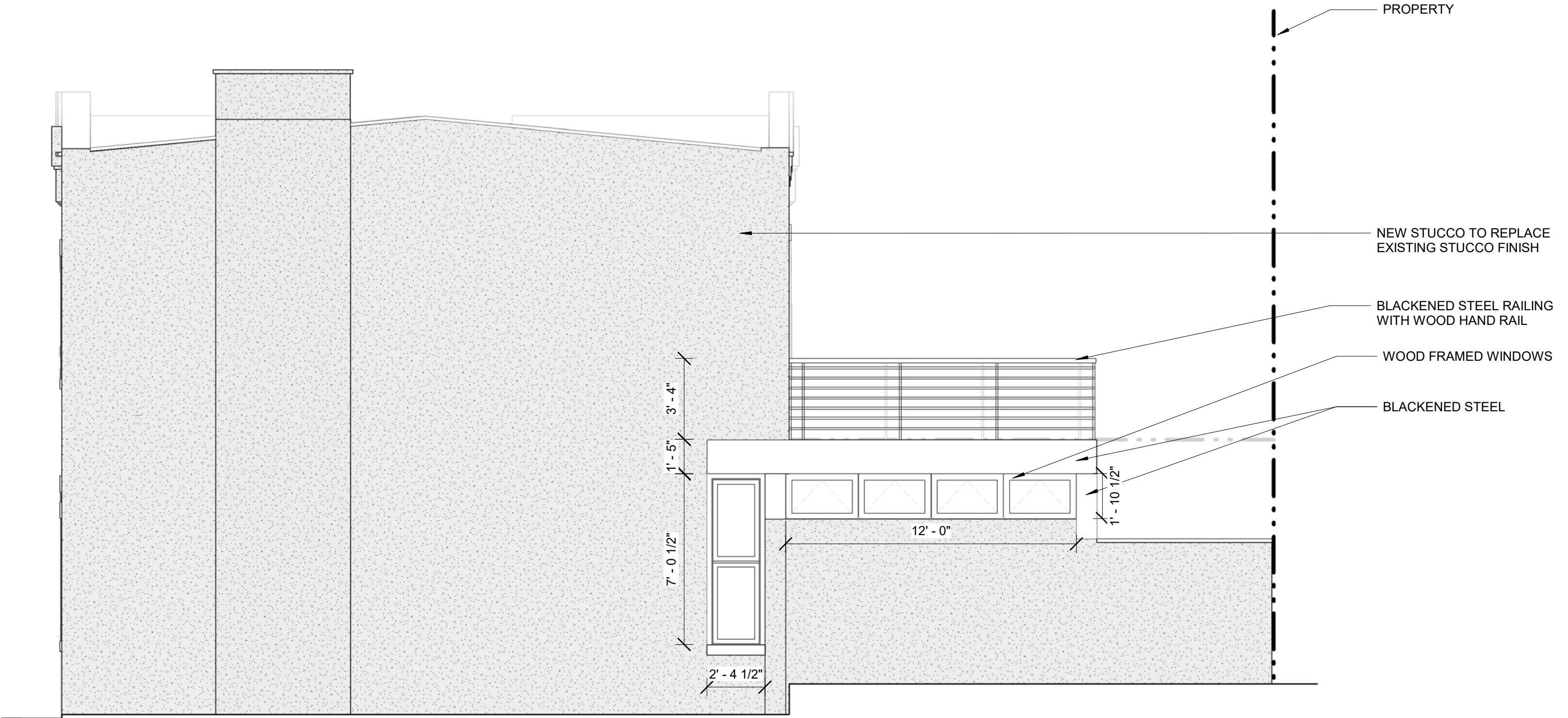
EXISTING NORTH FACADE



PROPOSED NORTH FACADE

Proposed

North Facade



Existing & Proposed

Street views of lot line windows



EXISTING STREET VIEW



PROPOSED STREET VIEW

Existing Photos

North facade



Rear facade(West)

-
- Architectural elevation drawing of the rear of a house, showing proposed changes. The drawing includes dimensions for various elements and labels for new features.
- Dimensions:**
- Top horizontal dimensions: 1' - 6", 11' - 5", 3' - 5", 9' - 1 1/2", 10' - 11", 1' - 6"
 - Vertical dimensions: 4' - 0", 8' - 0 1/2", 4' - 7", 7' - 7"
 - Bottom horizontal dimension: 9' - 1 1/2"
- Labels and Features:**
- EXISTING PAINTED WOOD CORNICE
 - NEW SLIDING PATIO DOOR
 - NEW BALCONY
 - REPLACE EXISTING SLIDING DOOR WITH NEW
 - NEW GARDEN STAIR
 - NEW WINDOWS
 - NEW SLIDING PATIO DOOR
 - NEW BALCONY
 - NEW FIXED WINDOW

Architectural elevation drawing of the rear exterior of a two-story house. The drawing shows a brick facade with a gabled roof. Key features include a balcony on the second floor with a blackened steel railing and wood handrail, supported by blackened steel columns. The ground floor features large windows and a central door. Dimensions are provided for various elements: horizontal measurements (3'-2 1/2", 10'-2", 2'-11 1/2", 2'-9 1/2", 5'-7", 15'-6 1/2", 8'-10 1/2", 3'-1") and vertical measurements (8'-2 1/2", 4'-11", 8", 4'-10 1/2", 5", 7'-3", 8'-7", 8'-0 1/2").

Callouts identify:

- BLACKENED STEEL RAILING WITH WOOD HANDRAIL
- BLACKENED STEEL
- NEW WOOD FRAMED WINDOWS
- BLACKENED STEEL COLUMN
- NEW BRICK KNEE WALL
- NEW CAST STONE LINTELS TO MATCH EXISTING LINTELS IN SIZE AND MATERIAL
- EXPOSED BRICK FACADE
- NEW WOOD WINDOWS TO MATCH EXISTING WINDOWS IN OPERATION AND STYLE TYP.

PALETTE

Rear facade



Private pathway from neighbors

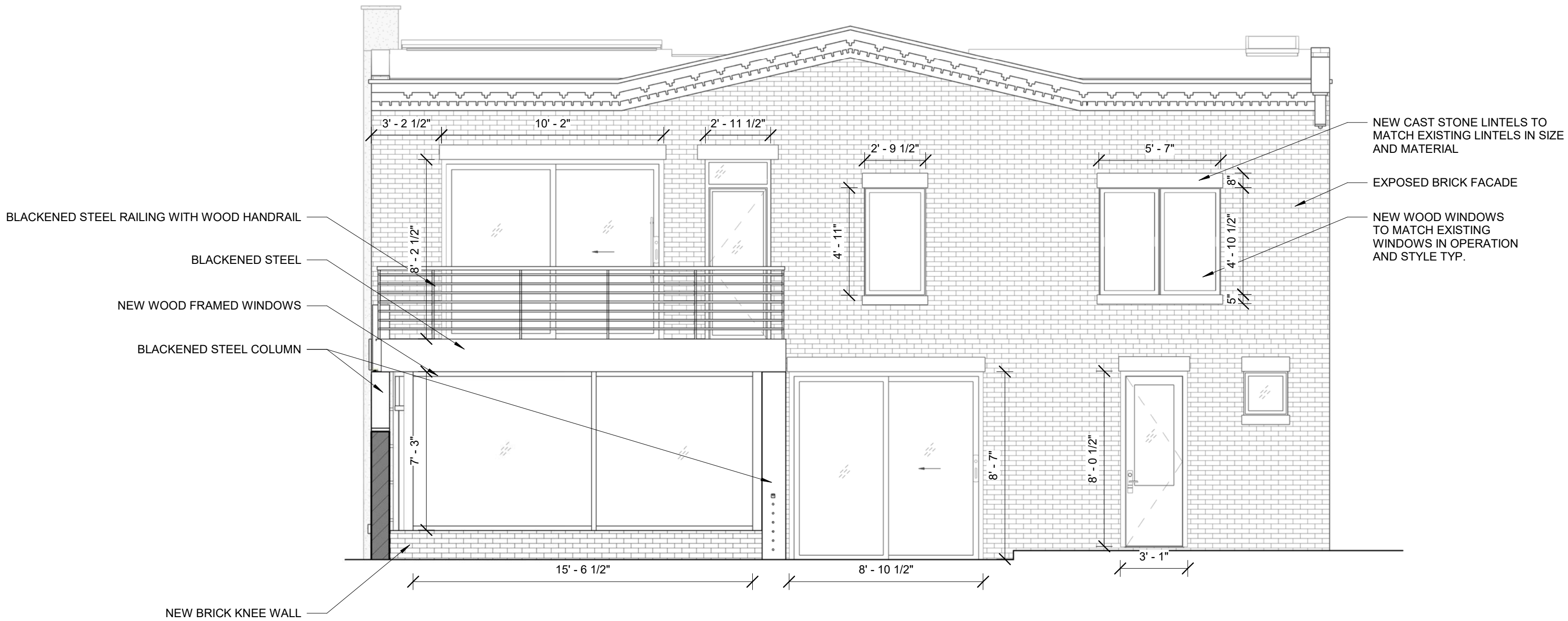


Photo from neighbors lot



Proposed

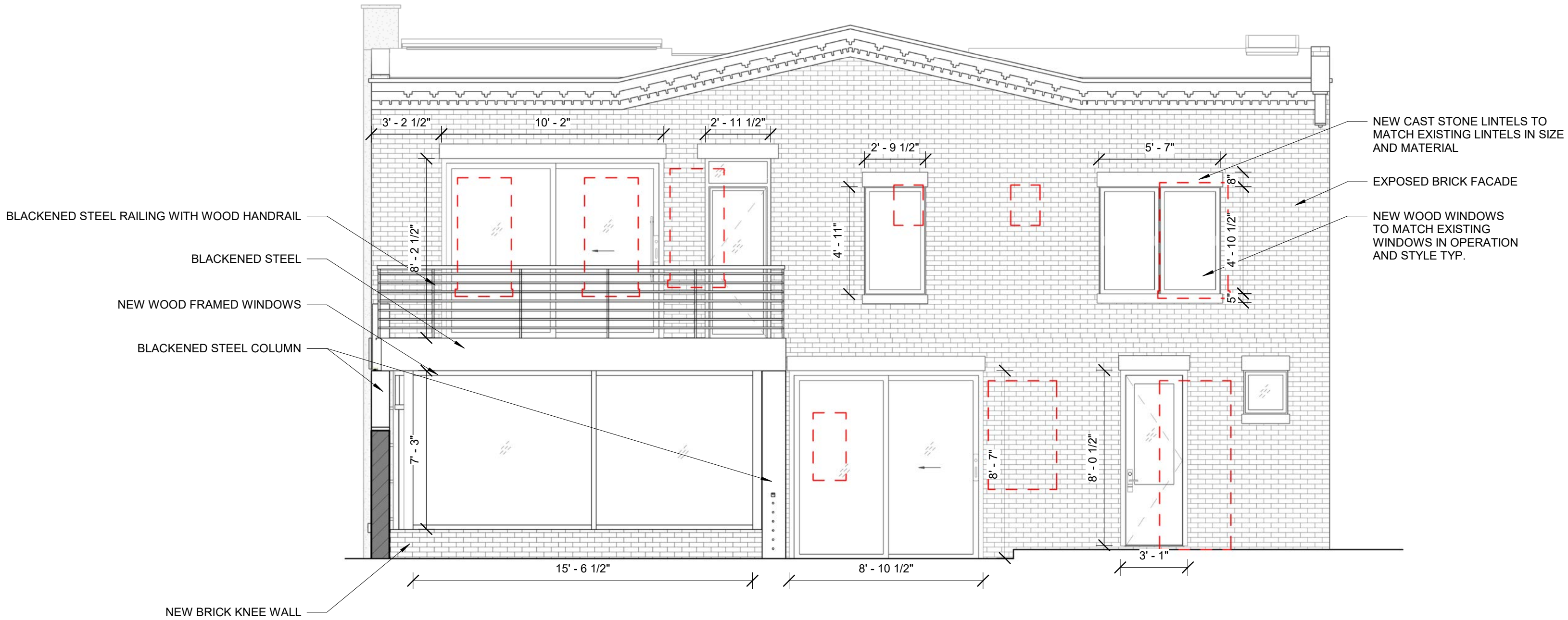
Rear facade



Proposed


Rear facade

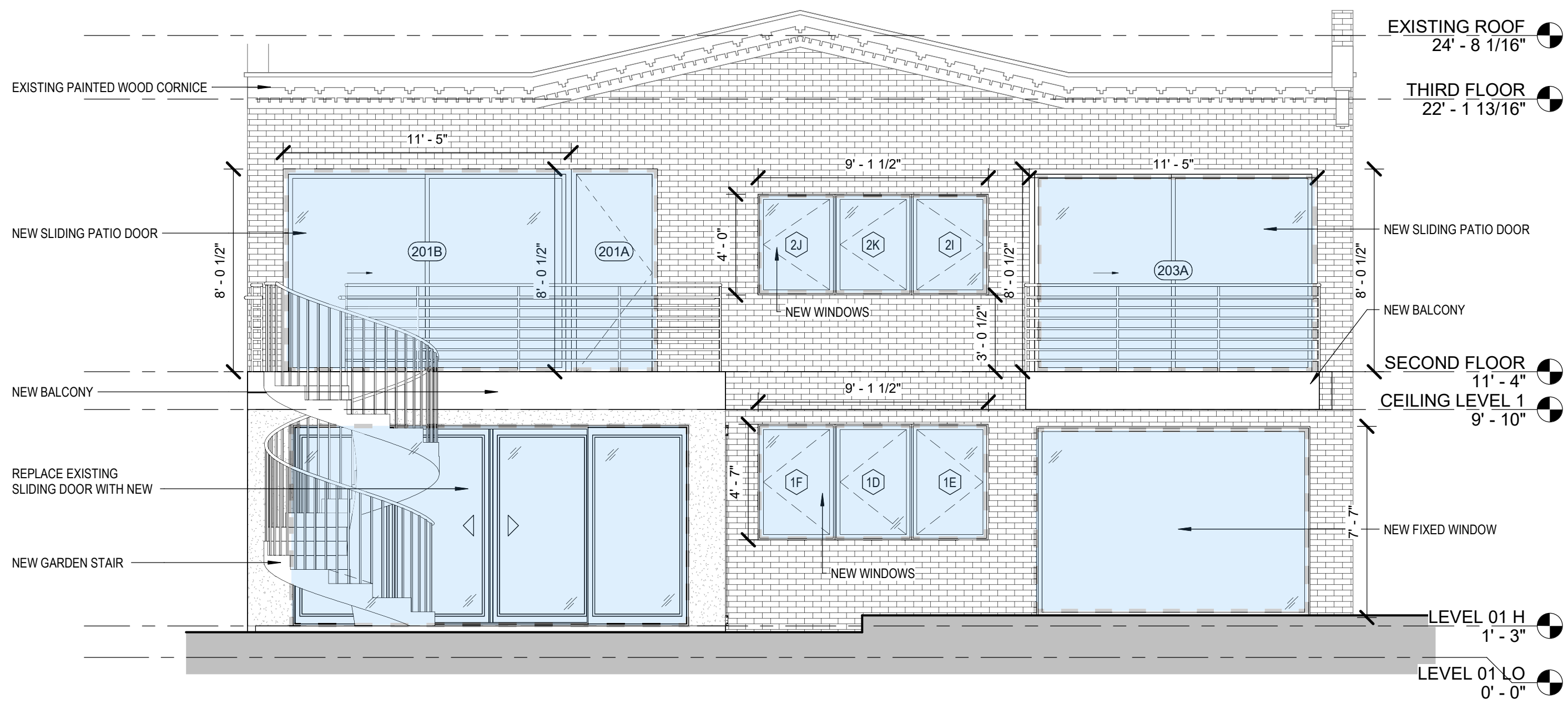
 Existing Openings

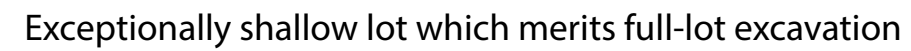


Previously Proposed

Rear facade

-  Replacement
-  New
-  Demolition





60%

$$43.83 \text{ ft} \times 50.00 \text{ ft} = 2,191.5 \text{ sf}$$
$$2,191.5 \text{ sf} \times 60\% = 1,314.9 \text{ sf}$$

Unaltered


2.00

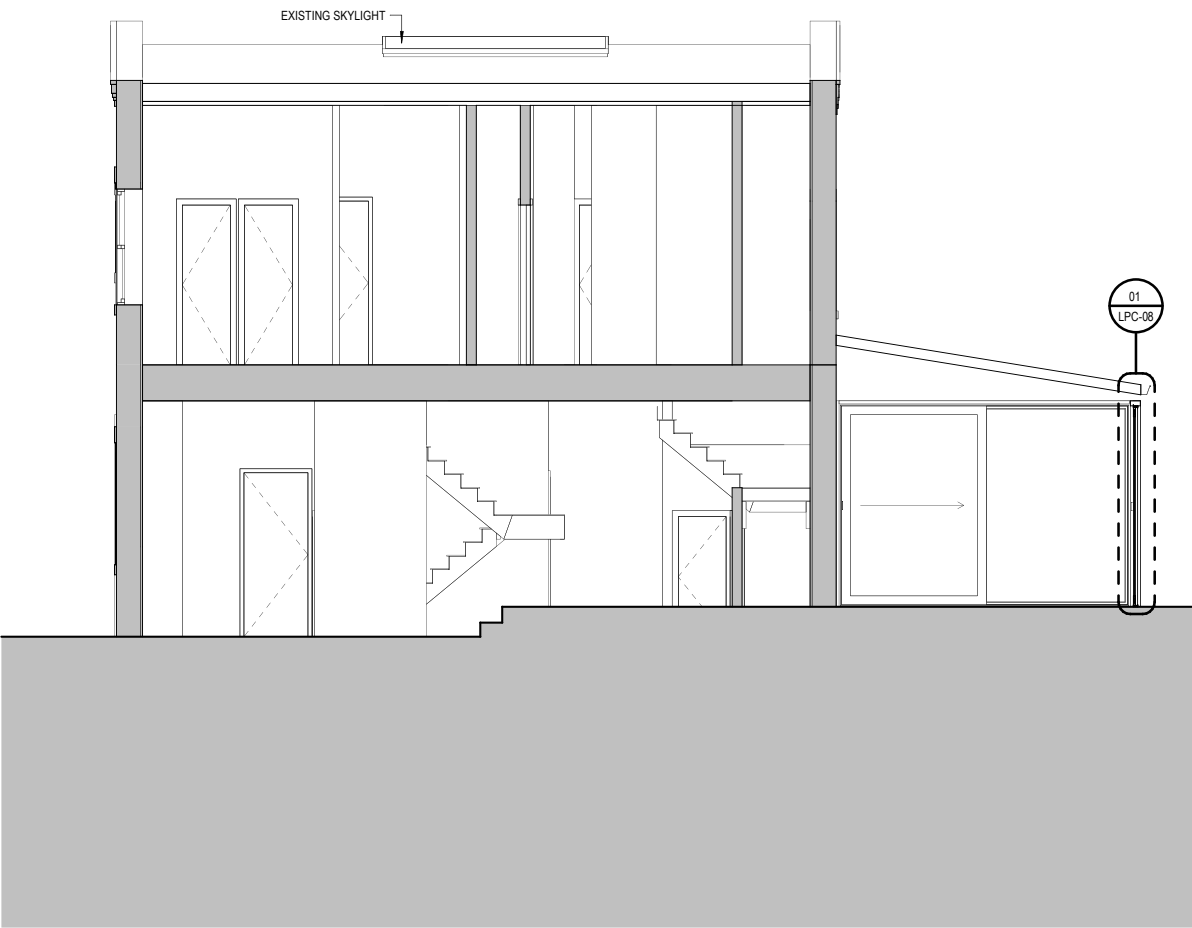
$$2,191.5 \text{ sf} \times 2.00 = 4,383 \text{ sf}$$

Unaltered

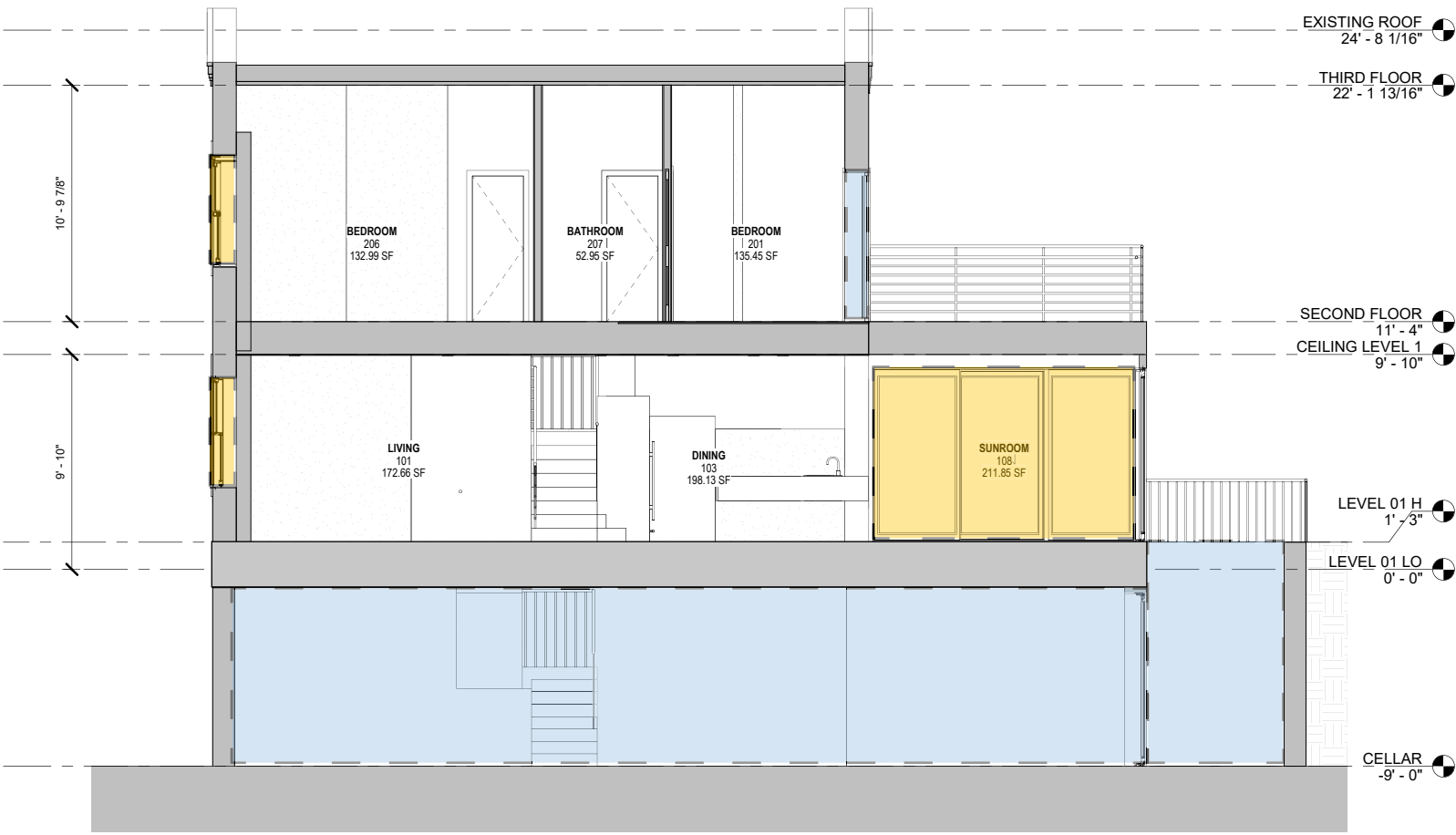
Existing & Proposed

Building sections

-  Replacement
-  New
-  Demolition



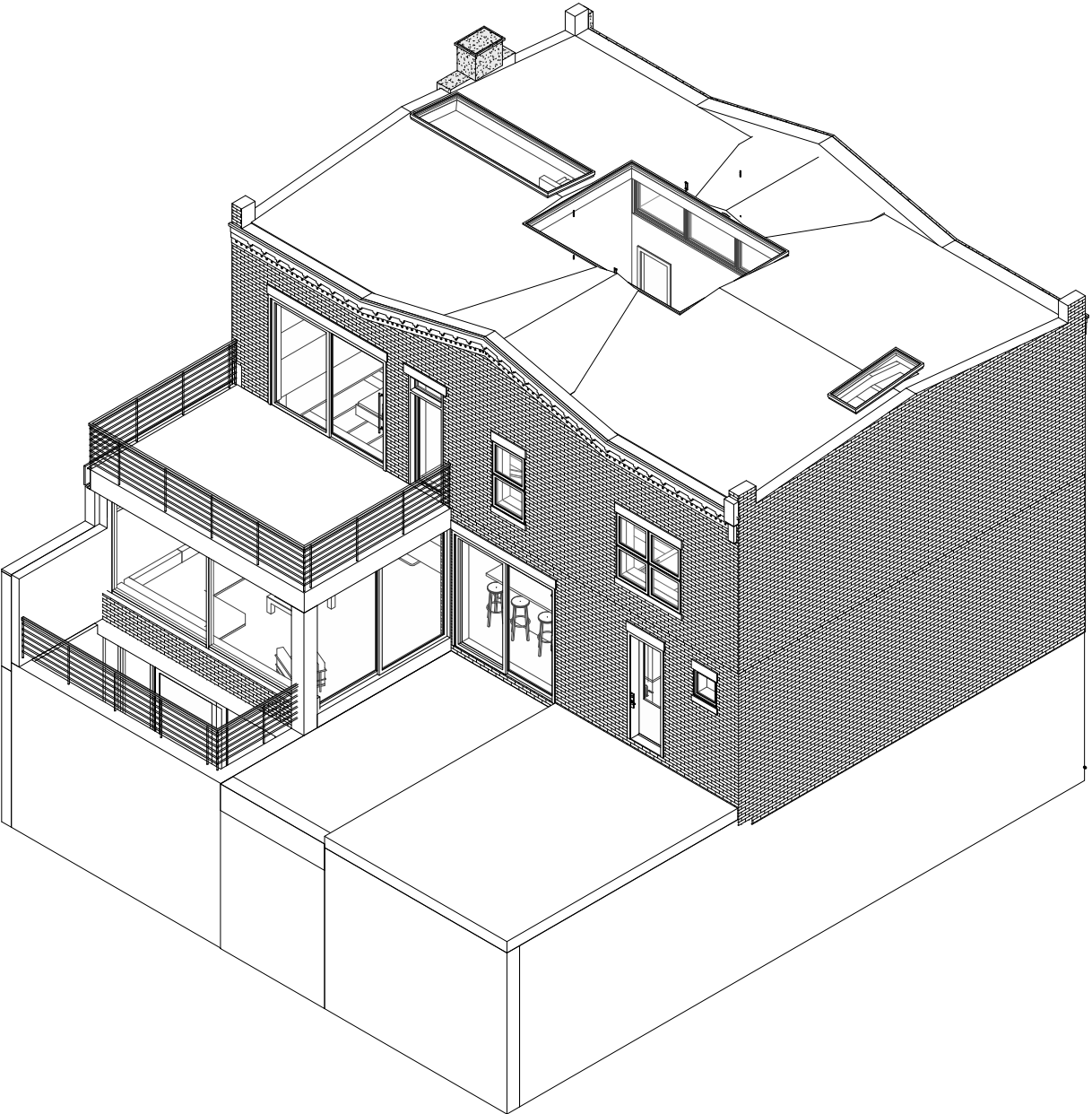
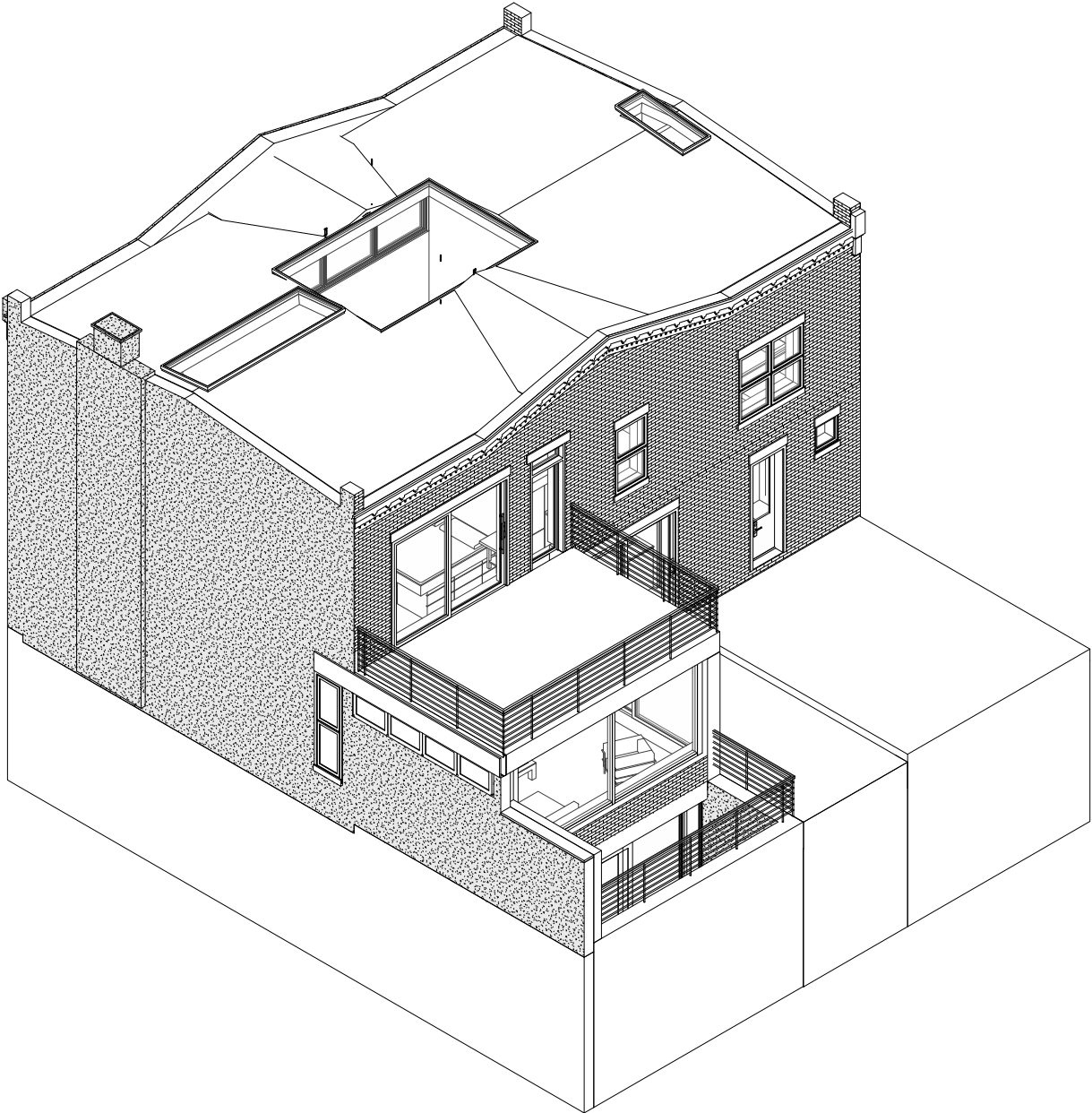
EXISTING BUILDING SECTION



PROPOSED BUILDING SECTION

Proposed

Rear facade axon view



The current proposal is:

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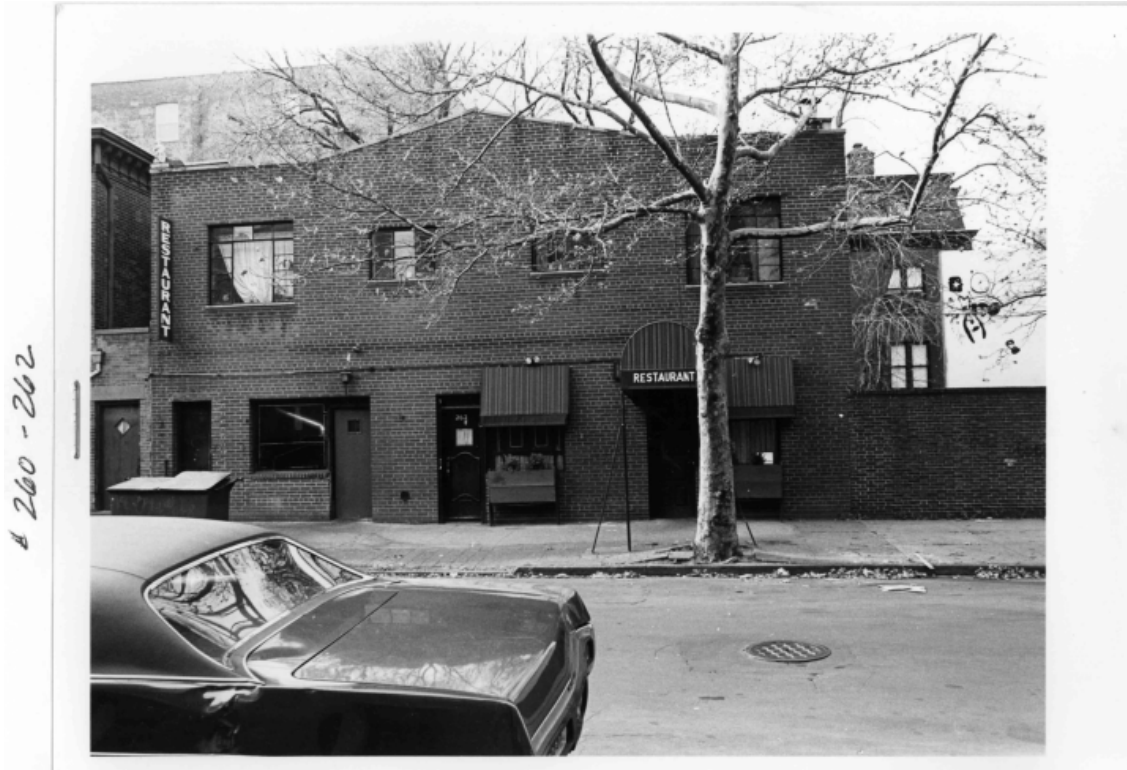
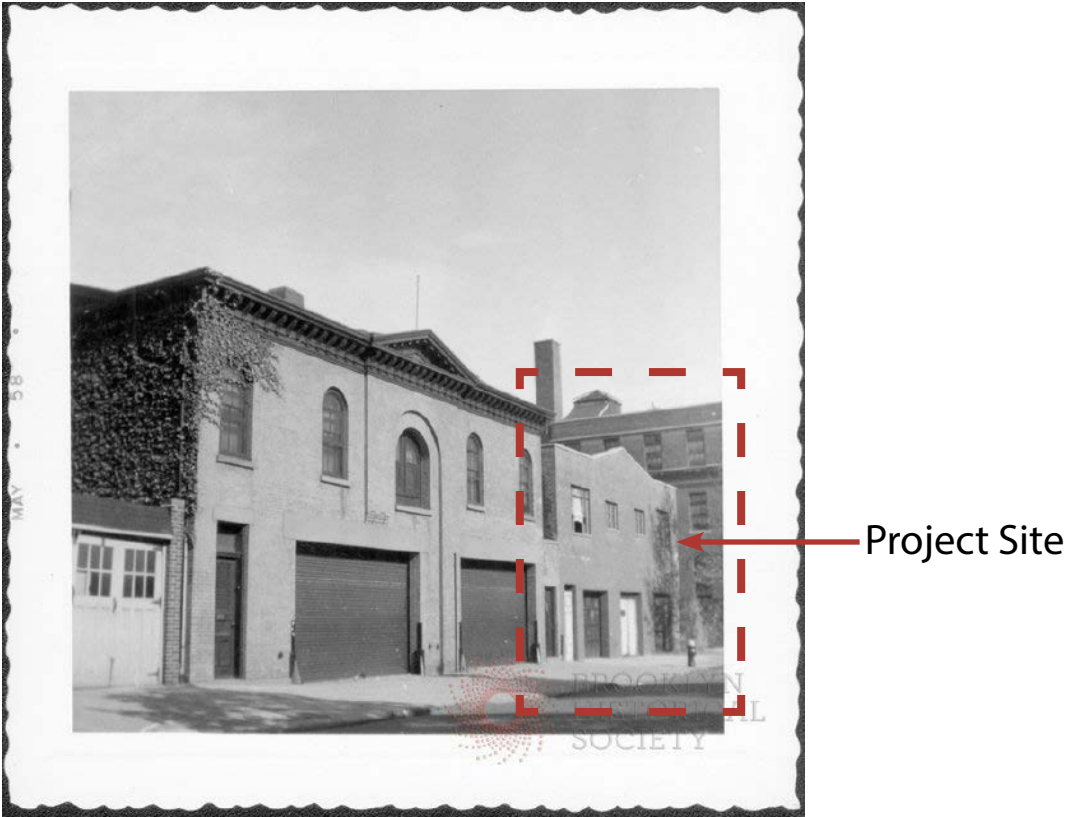
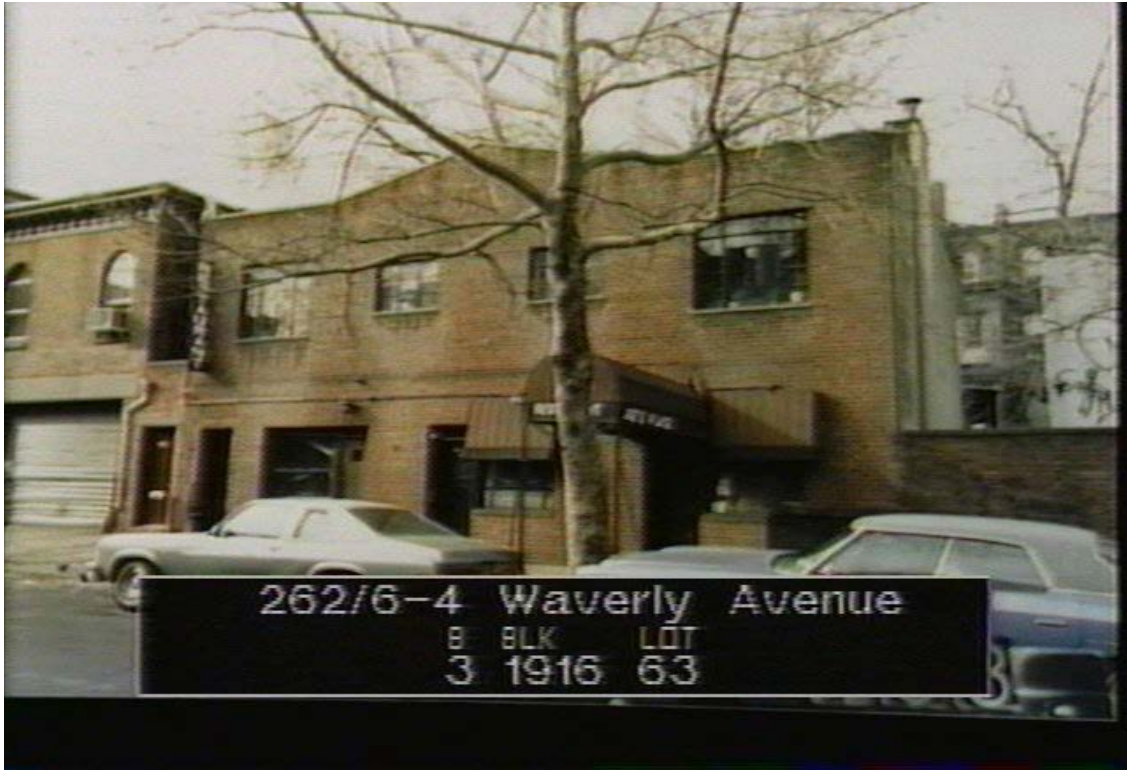
260-264 Waverly Avenue – Clinton Hill Historic District
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Appendix

Appendix

Primary facade



Appendix

Primary facade

Cornice added

Window profiles changed

Lintels added

Garage door added



Appendix

Location information



Block:	1916
Lot:	63
Zoning Map:	16c
Construction Class:	Two-story masonry
Proposed Use:	Single-family
Primary Zoning:	R6B
Commercial Overlay:	None
Special Purpose District:	N/A
Landmarked:	Yes

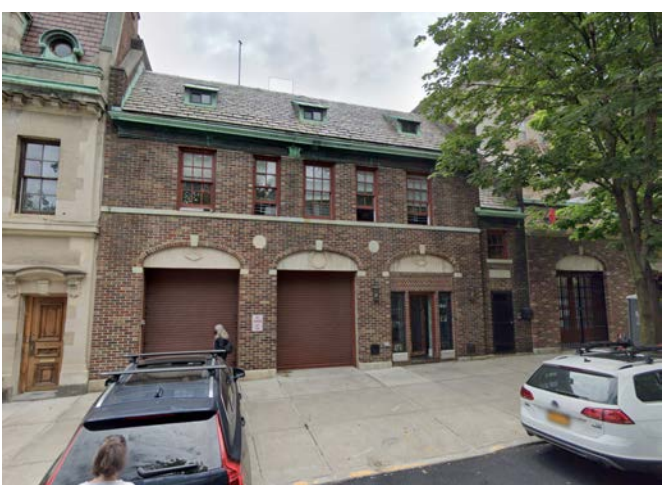
Appendix

Location information



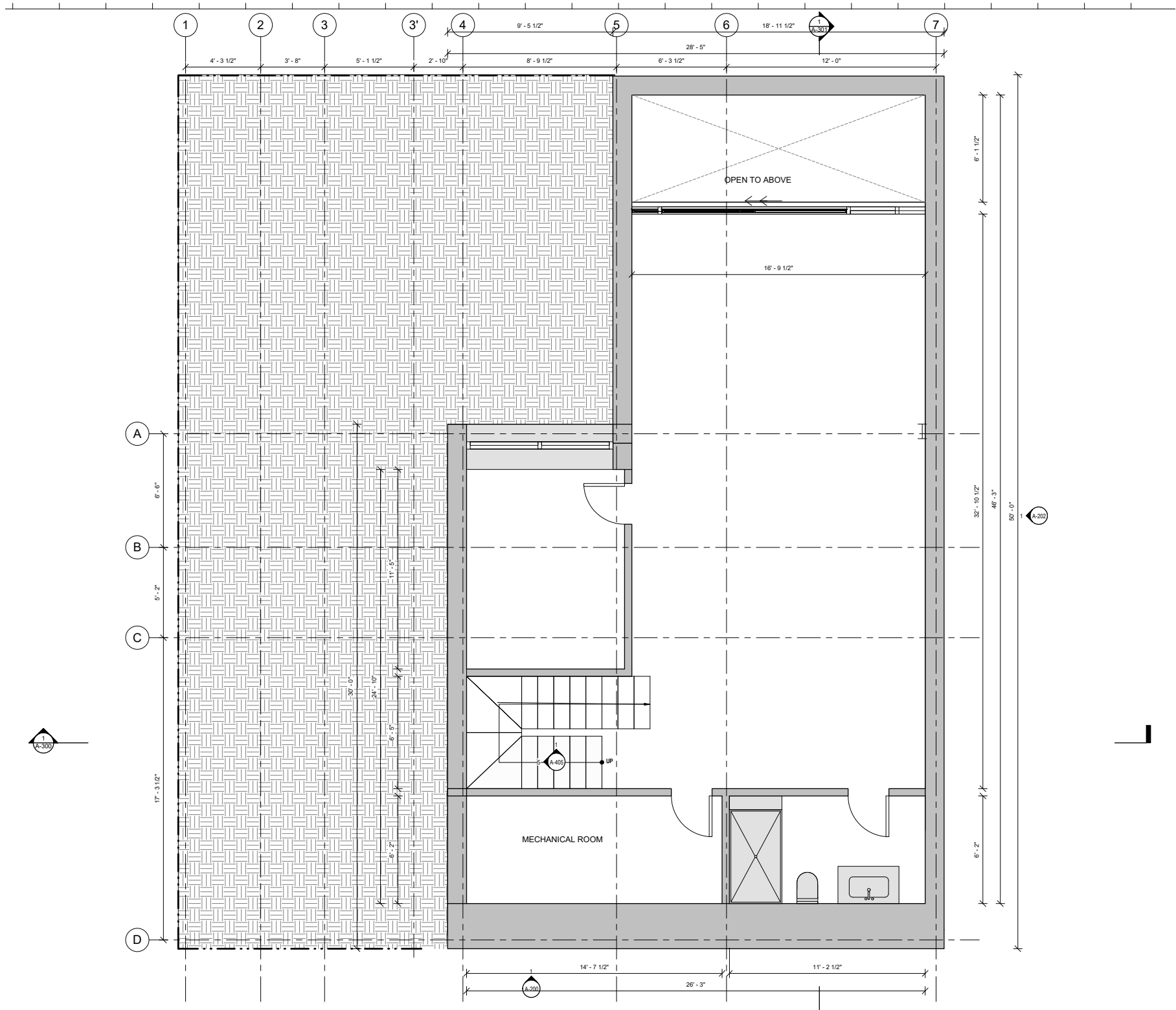
Appendix

Carriage houses on the block



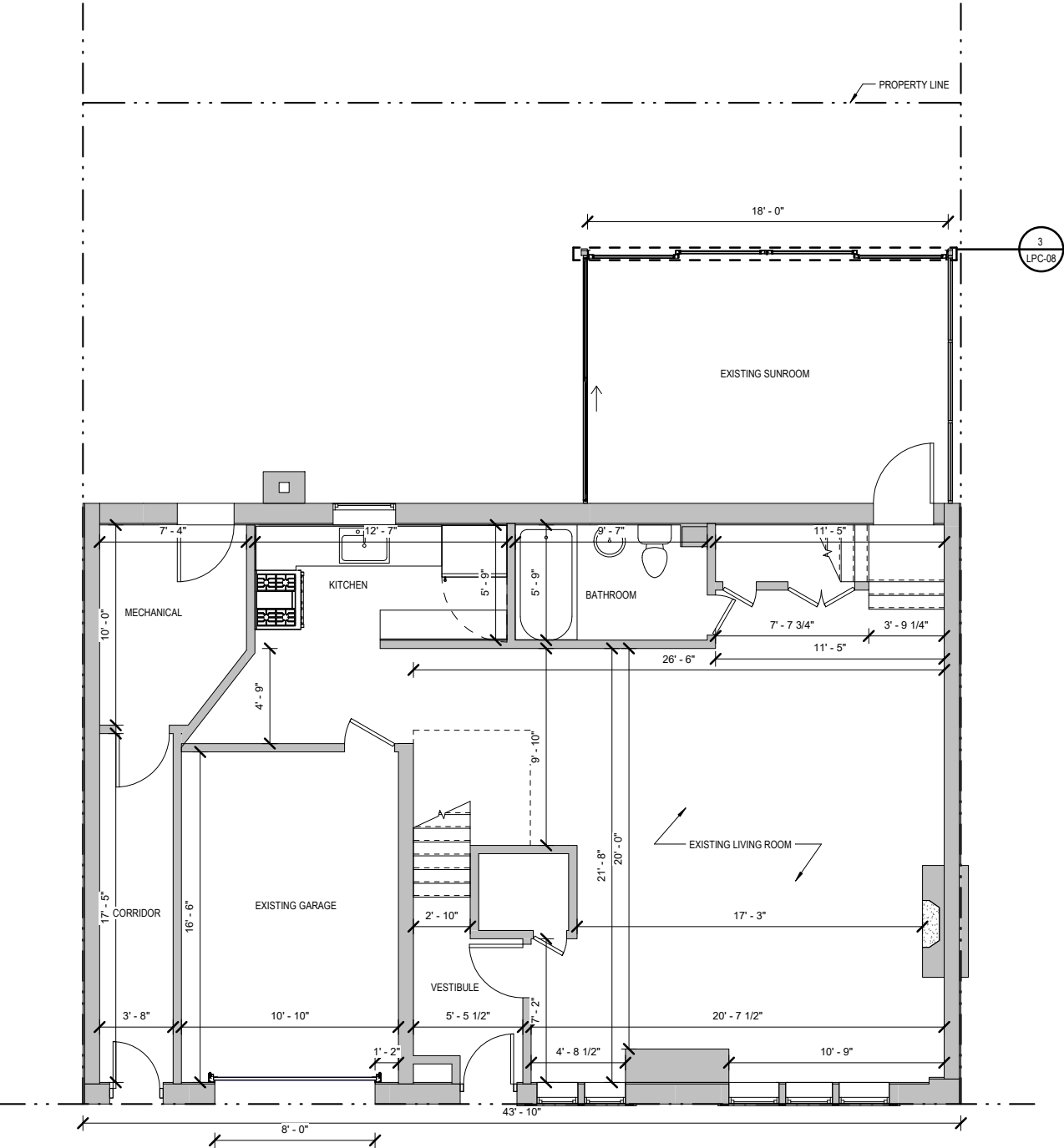
Appendix

Floor plans - Cellar

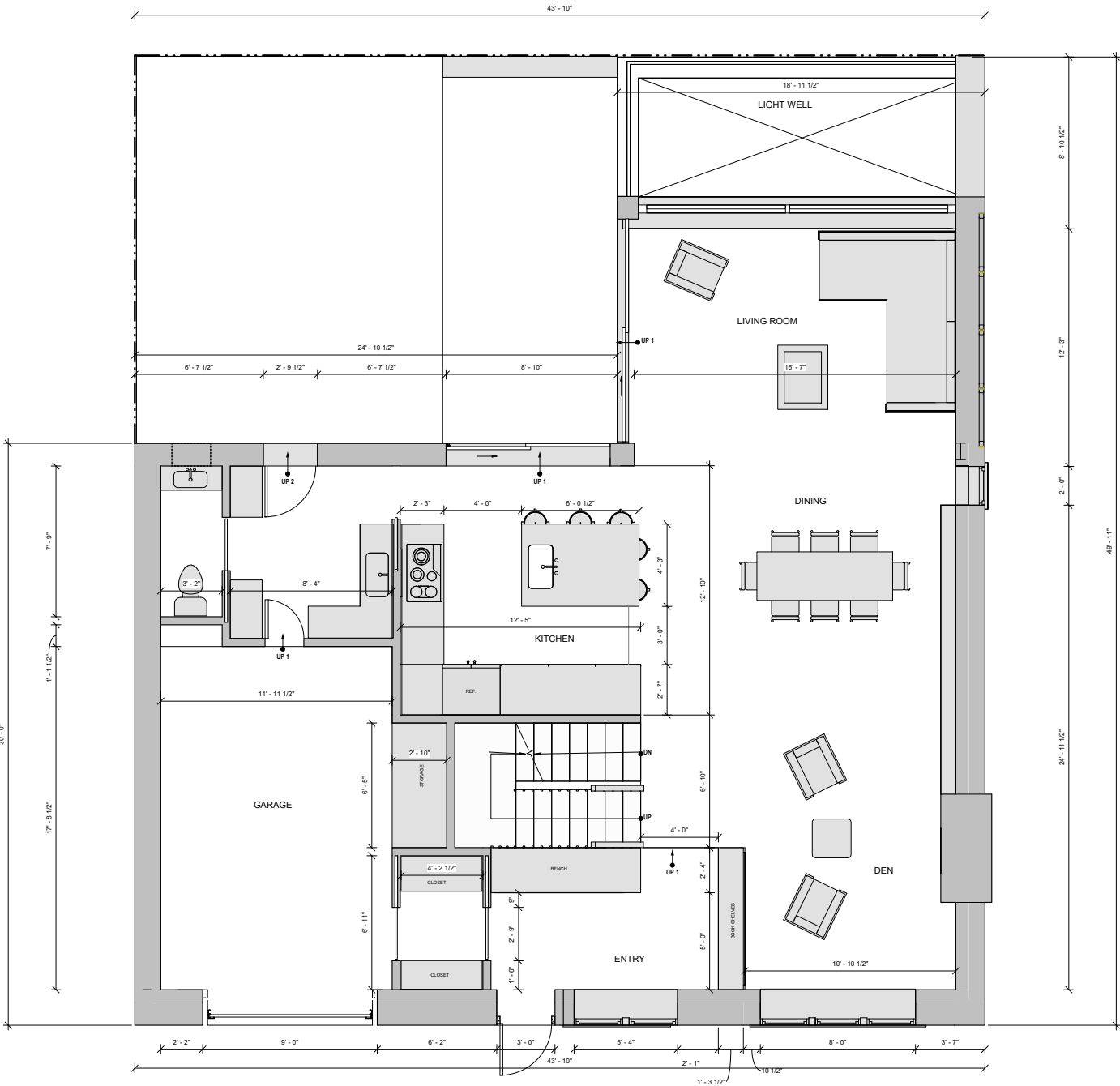


Appendix

Floor plans - First floor



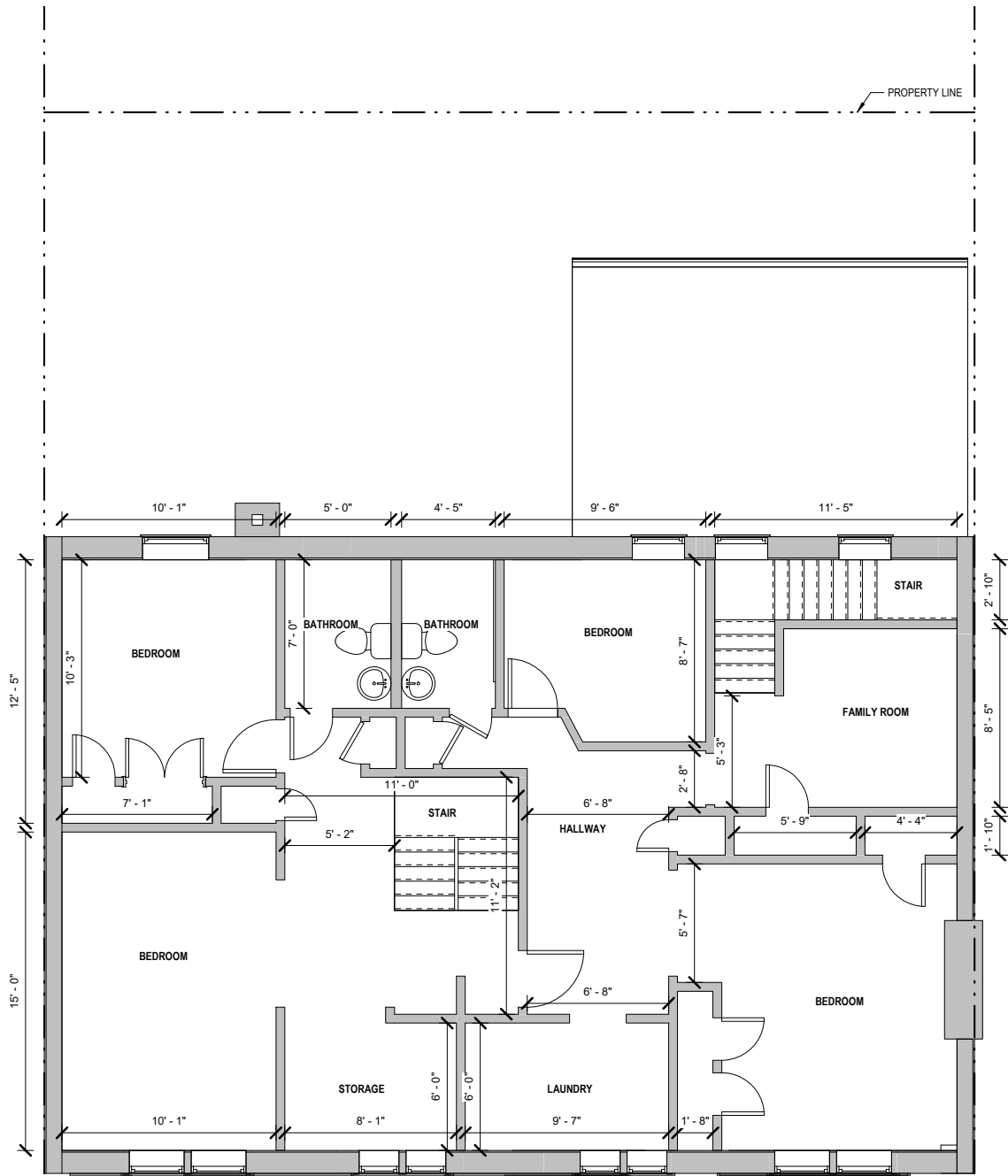
EXISTING FIRST FLOOR PLAN



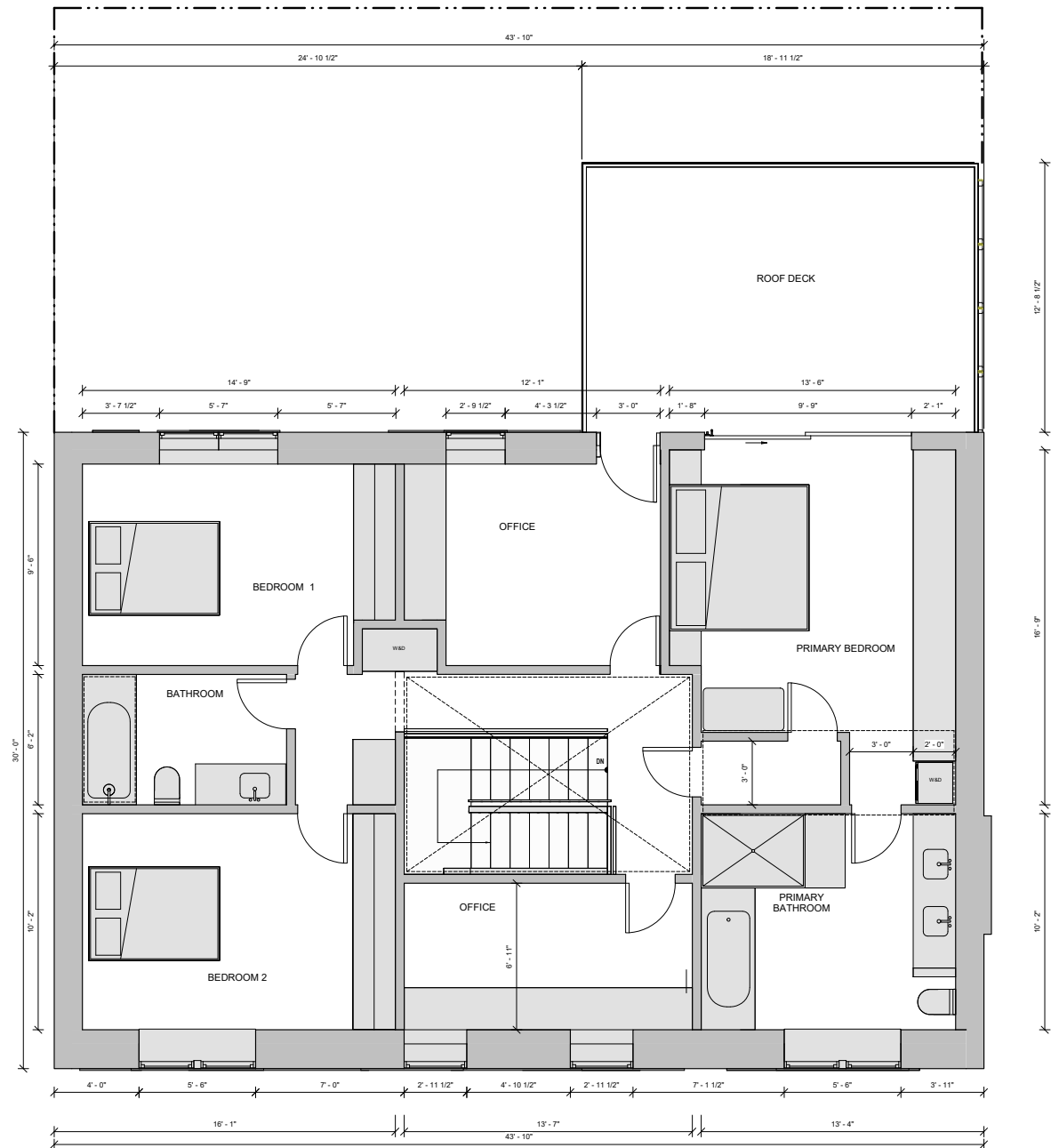
PROPOSED FIRST FLOOR PLAN

Appendix

Floor plans - Second floor



EXISTING SECOND FLOOR PLAN



PROPOSED SECOND FLOOR PLAN

Appendix

Primary facade



Front facade close up showing painted brick



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