

September 9, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 4, LPC-25-12671

426 Clermont Avenue – Fort Greene Historic District
Borough of Brooklyn

To testify virtually, please join Zoom

Webinar ID: 161 548 5062

Passcode: 888453

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (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.



SCOPE OF WORK

REAR EXTENSION & REAR FACADE MODIFICATION

ADDRESS
426 CLERMONT AVE
BROOKLYN NY 11238

TITLE
LANDMARK PRESERVATION COMMISSION PRESENTATION
DOCKET LPC 25-12671

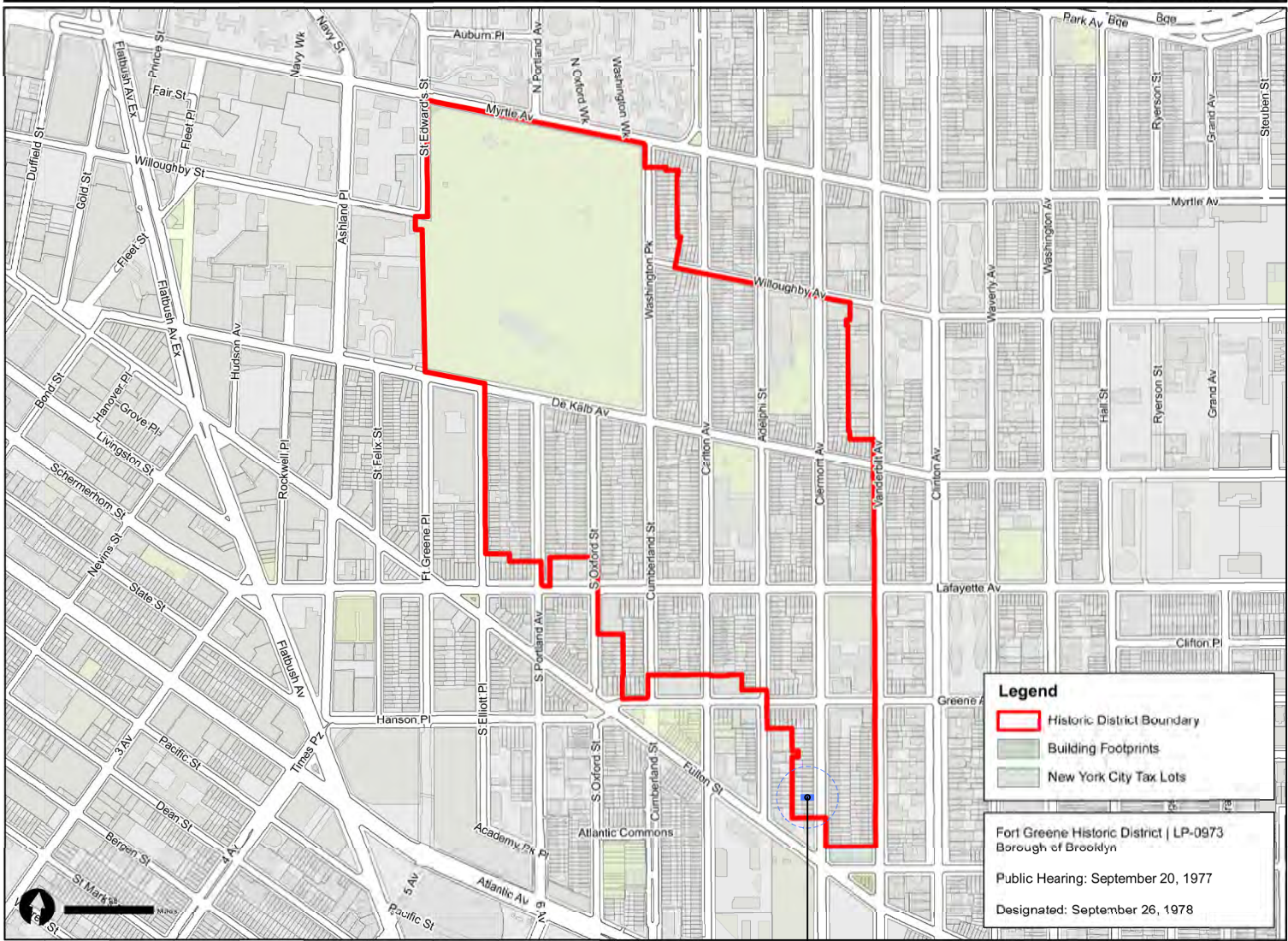
DATE
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HISTORIC 1940 TAX PHOTO ^{NTS} 02

Fort Greene Historic District | LP-0973

NYC Landmarks Preservation Commission



Graphic Source: Map PLUTO, Edition 18v1, Author: New York City Landmarks Preservation Commission, LCR Date: 1.29.2019

PROJECT LOCATION
FORT GREENE HISTORIC DISTRICT
426 CLERMONT AVENUE
BLOCK 1958 LOT 45
EXISTING 3-STORY + BASEMENT AND CELLAR
MULTI-FAMILY HOME

FORT GREENE HISTORIC DISTRICT MAP ^{NTS} 01



PROJECT LOCATION
FORT GREENE HISTORIC DISTRICT
426 CLERMONT AVENUE
BLOCK 1958 LOT 45
EXISTING 3-STORY + BASEMENT AND CELLAR
MULTI-FAMILY HOME

AERIAL VIEW OF BLOCK ^{NTS} 01

LEGEND

BUILDING

1 STORY ADDITION

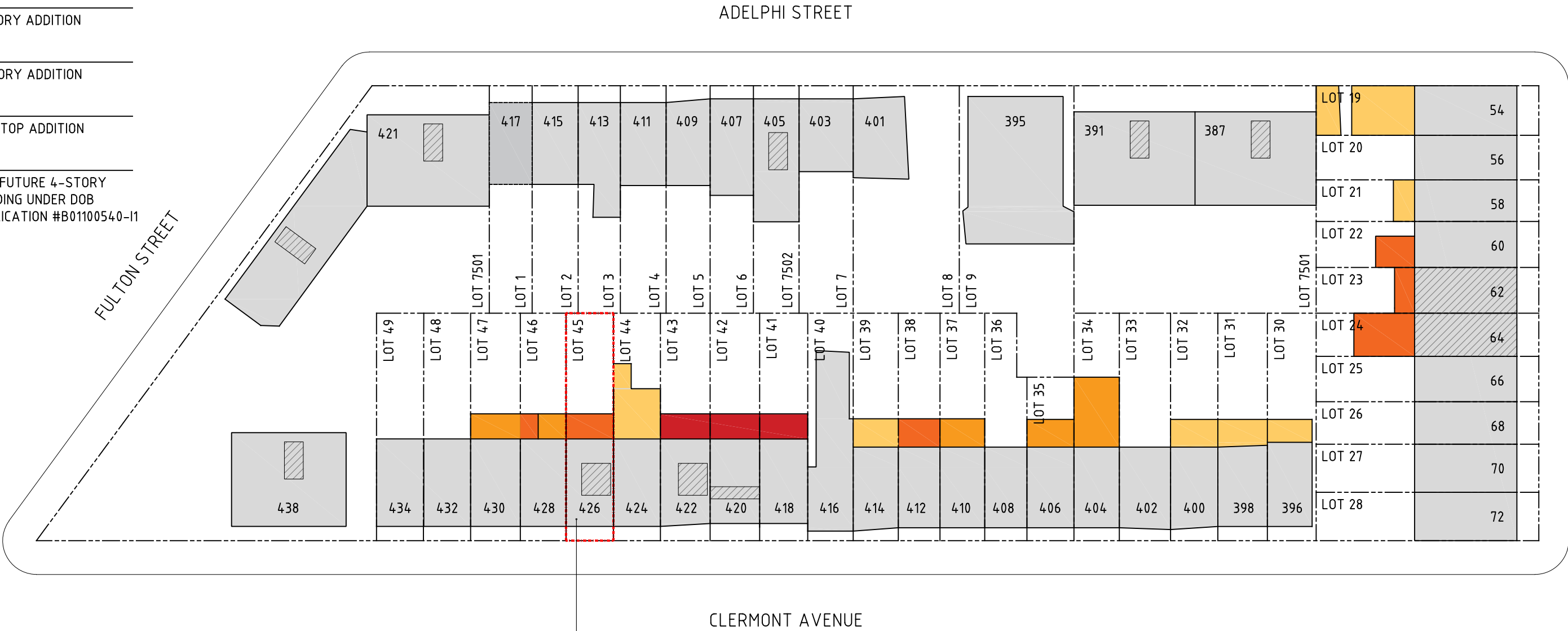
2 STORY ADDITION

3 STORY ADDITION

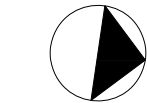
4 STORY ADDITION

ROOFTOP ADDITION

NEW FUTURE 4-STORY
BUILDING UNDER DOB
APPLICATION #B01100540-11



PROJECT LOCATION
426 CLERMONT AVENUE
BLOCK 1958
LOT 45
LOT AREA 2,225 SF





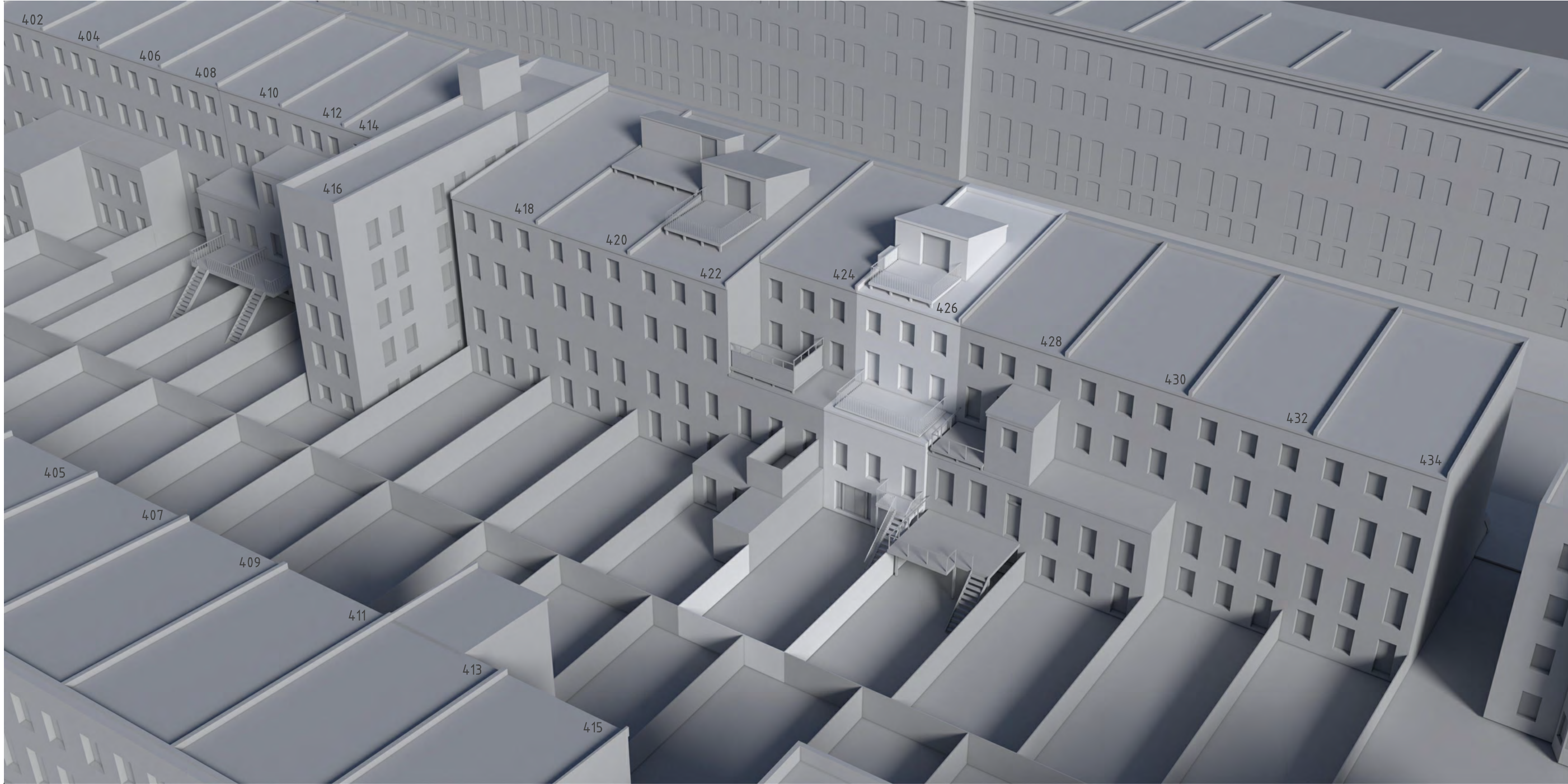
VIEW OF NEIGHBORS FROM REAR YARD
(LOOKING NORTH) ^{NTS} 03



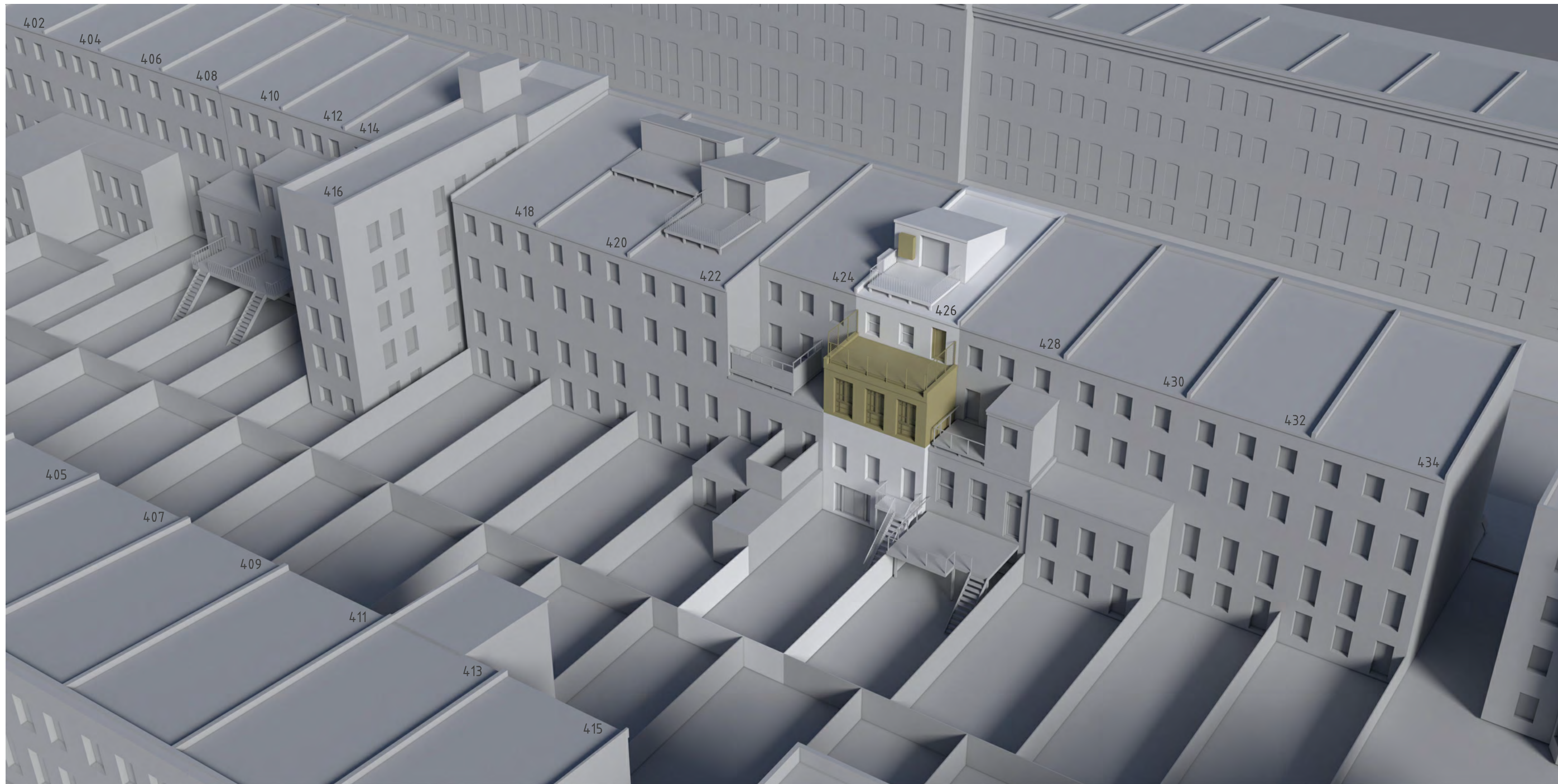
VIEW OF REAR FACADE ^{NTS} 02



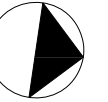
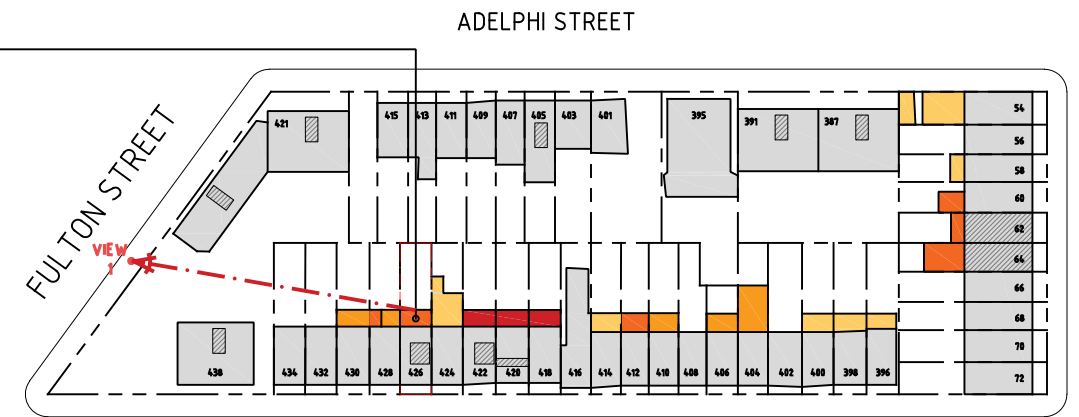
VIEW OF NEIGHBORS FROM REAR YARD
(LOOKING SOUTH) ^{NTS} 01



EXISTING AXONOMETRIC VIEW, REAR FACADE^{NTS} 01



PROPOSED SINGLE STORY
ADDITION OVER EXISTING TWO
STORY REAR EXTENSION

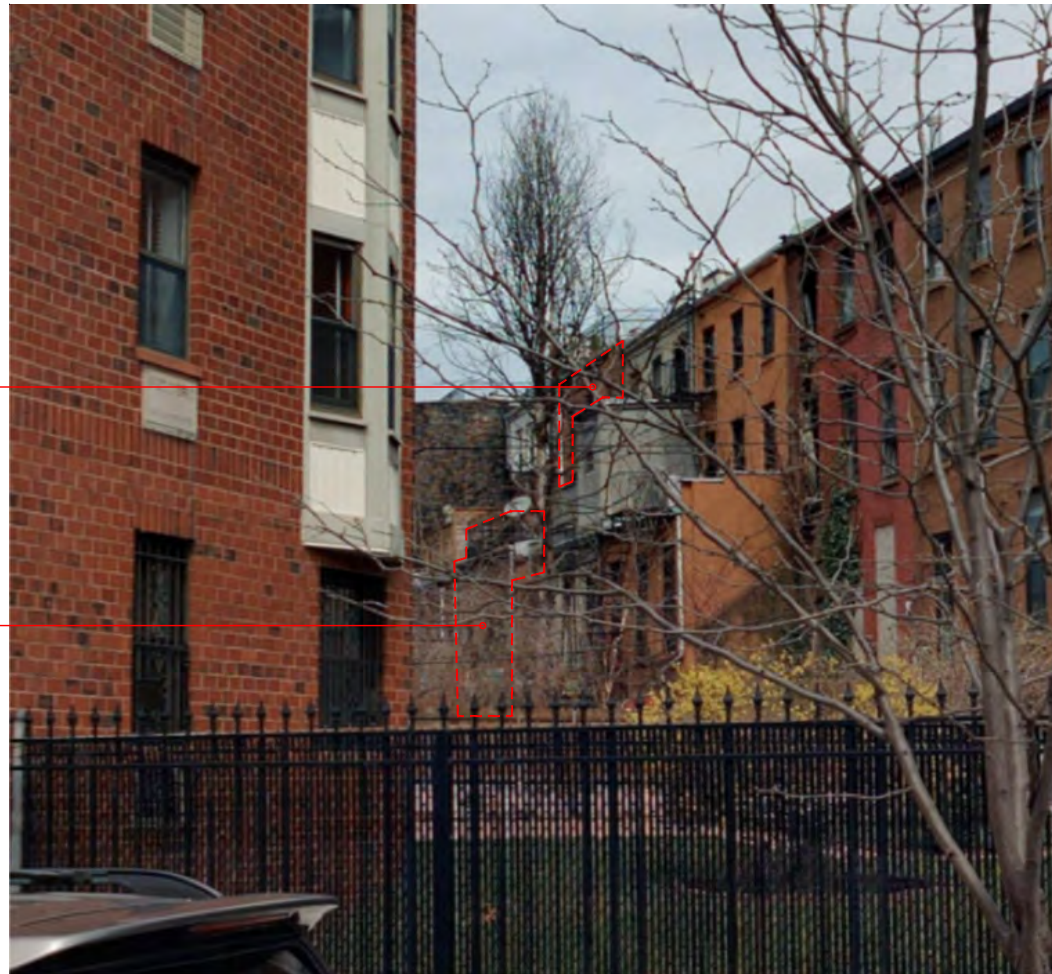


CLERMONT AVENUE

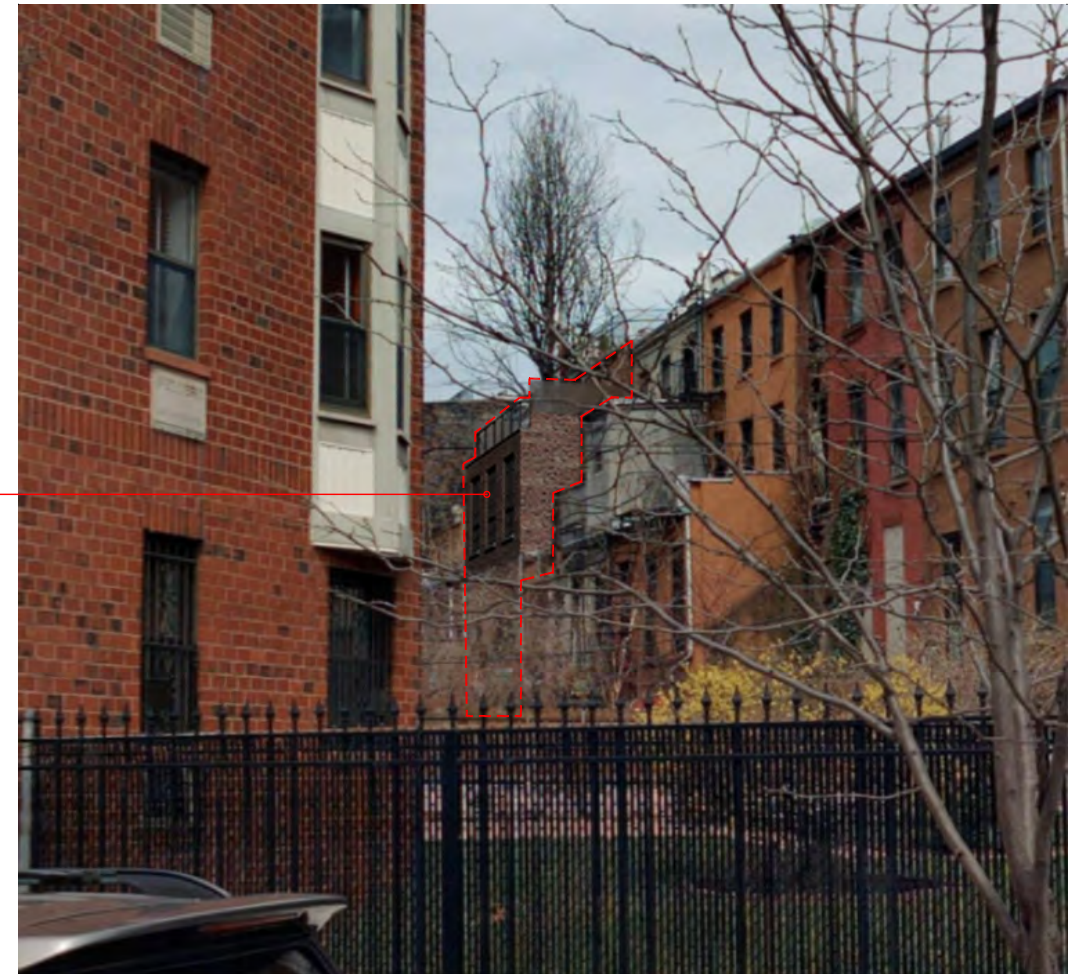
KEY PLAN OF PHOTOGRAPH LOCATION ^{NTS} 03

VISIBLE EXISTING
REAR FACADE

VISIBLE EXISTING
REAR FACADE



VISIBLE PROPOSED
REAR FACADE



EXISTING VIEW THRU OPEN LOT FROM FULTON ST. ^{NTS} 02
(VIEW 1)

ADDRESS
426 CLERMONT AVE
BROOKLYN NY 11238

TITLE
EXISTING REAR FACADE CONDITIONS

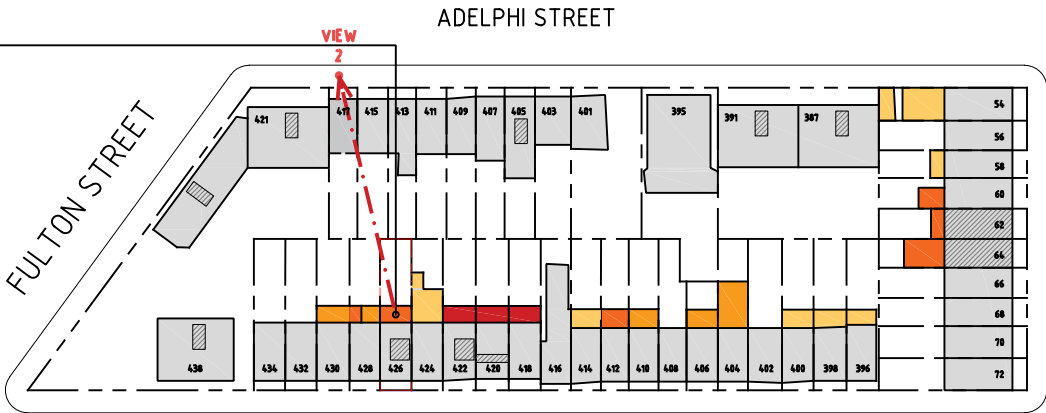
PROPOSED VIEW THRU OPEN LOT ON FULTON ST. ^{NTS} 01
(VIEW 1)

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NEW FUTURE 4-STORY SINGLE FAMILY
BUILDING APPROVED UNDER DOB
APPLICATION # B01100540-11

PROPOSED SINGLE STORY
ADDITION OVER EXISTING TWO
STORY REAR EXTENSION



KEY PLAN OF PHOTOGRAPH LOCATION ^{NTS} 03



VISIBLE EXISTING
REAR FACADE

VISIBLE PROPOSED
REAR FACADE

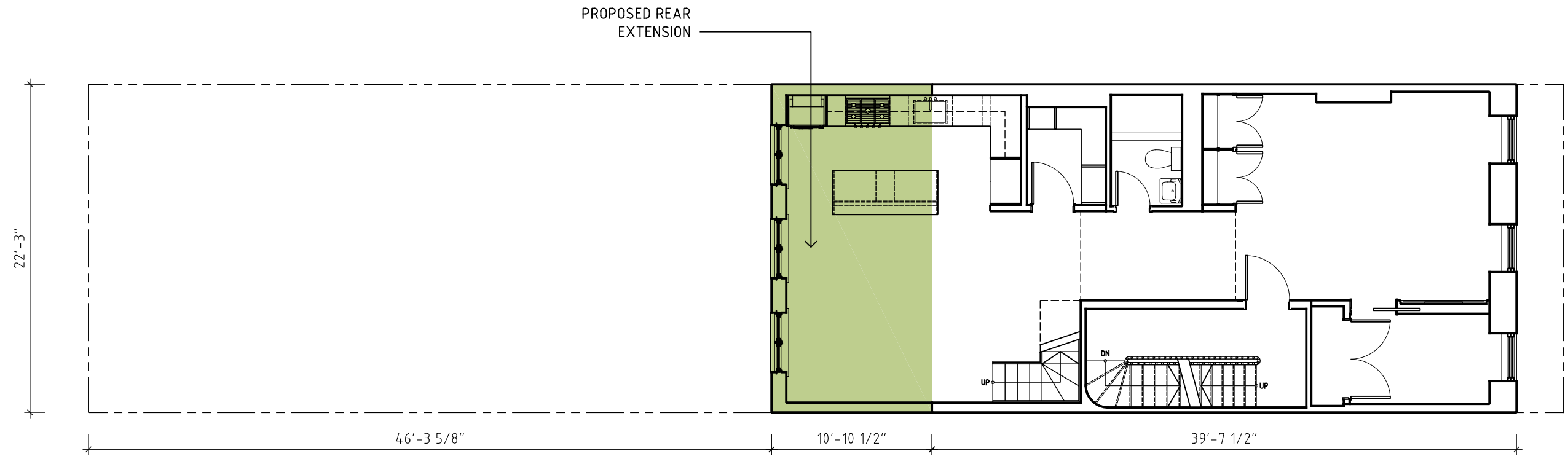


EXISTING VIEW THRU OPEN LOT FROM ADELPHI ST. ^{NTS} 02
(VIEW 2)

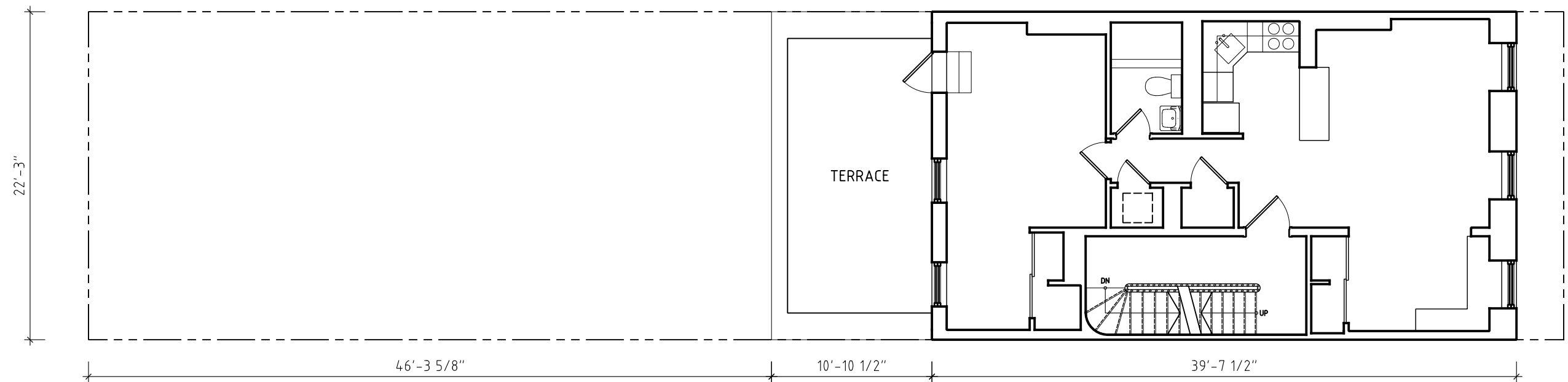
ADDRESS
426 CLERMONT AVE
BROOKLYN NY 11238

TITLE
EXISTING REAR FACADE CONDITIONS

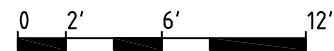
PROPOSED VIEW THRU OPEN LOT FROM ADELPHI ST. ^{NTS} 01
(VIEW 2)



1/8"=1'-0" (1:96)
PROPOSED 2ND FLOOR PLAN 02



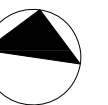
1/8"=1'-0" (1:96)
EXISTING 2ND FLOOR PLAN 01



TIMMOTHY
CHIANG
ARCHITECTS

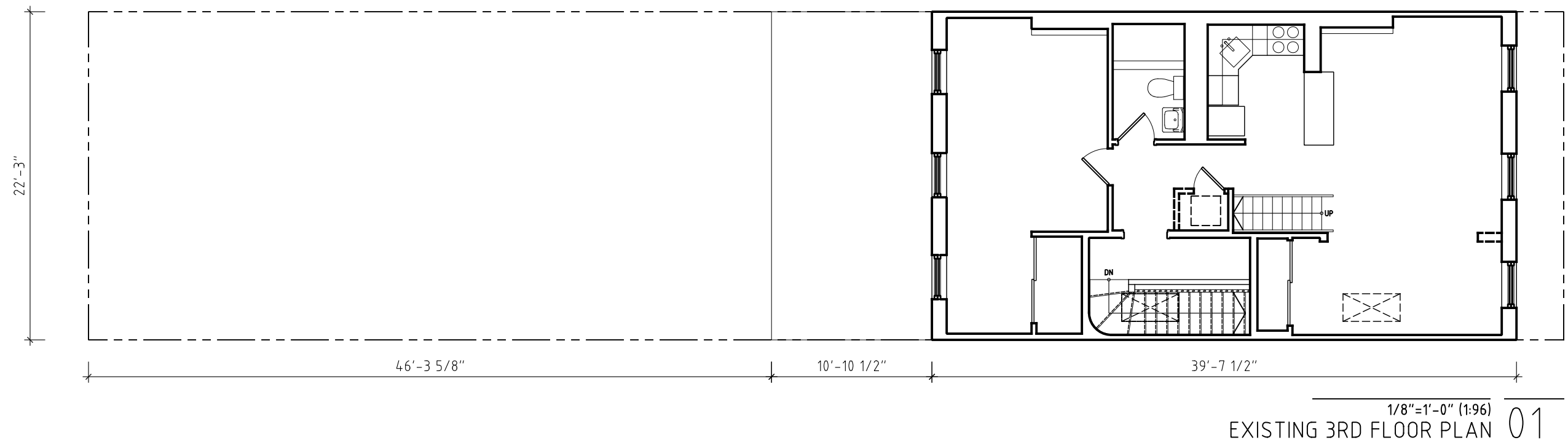
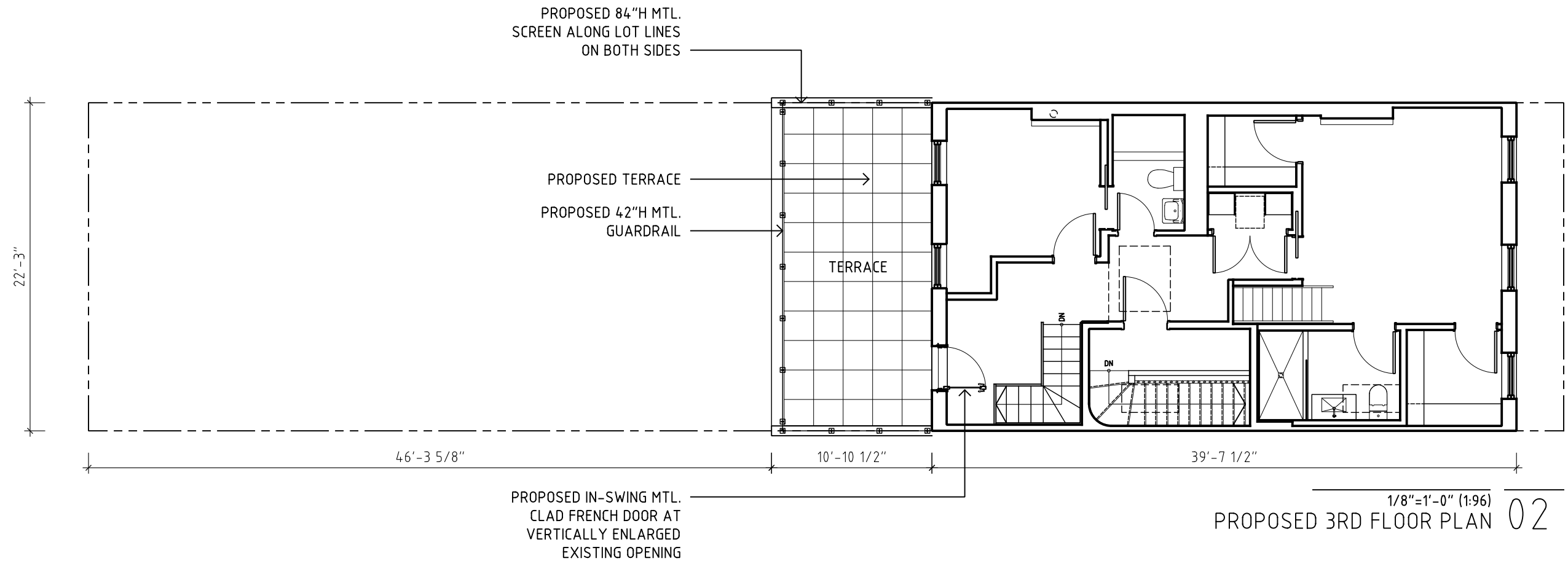
ADDRESS
426 CLERMONT AVE
BROOKLYN NY 11238

TITLE
EXISTING & PROPOSED 2ND FLOOR PLANS



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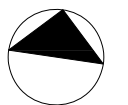


0 2' 6' 12'

TINMOUTH
CHIANG
ARCHITECTS

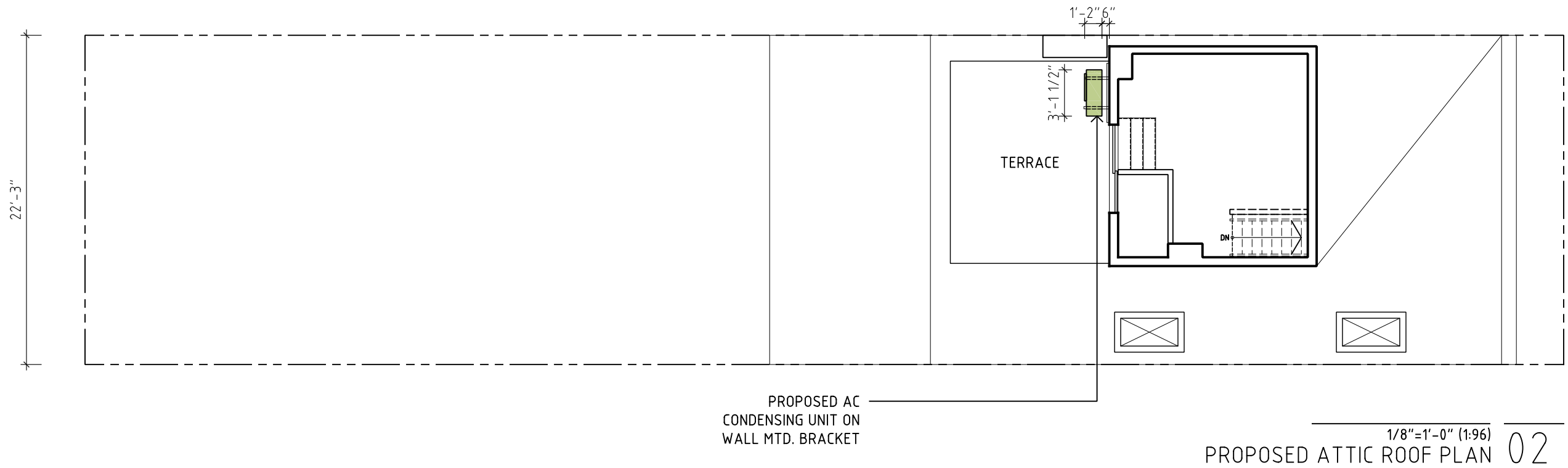
ADDRESS
426 CLERMONT AVE
BROOKLYN NY 11238

TITLE
EXISTING & PROPOSED 3RD FLOOR PLANS



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0 2' 6' 12'

TINMOUTH
CHIANG
ARCHITECTS

ADDRESS
426 CLERMONT AVE
BROOKLYN NY 11238

TITLE
EXISTING & PROPOSED ATTIC ROOF PLANS

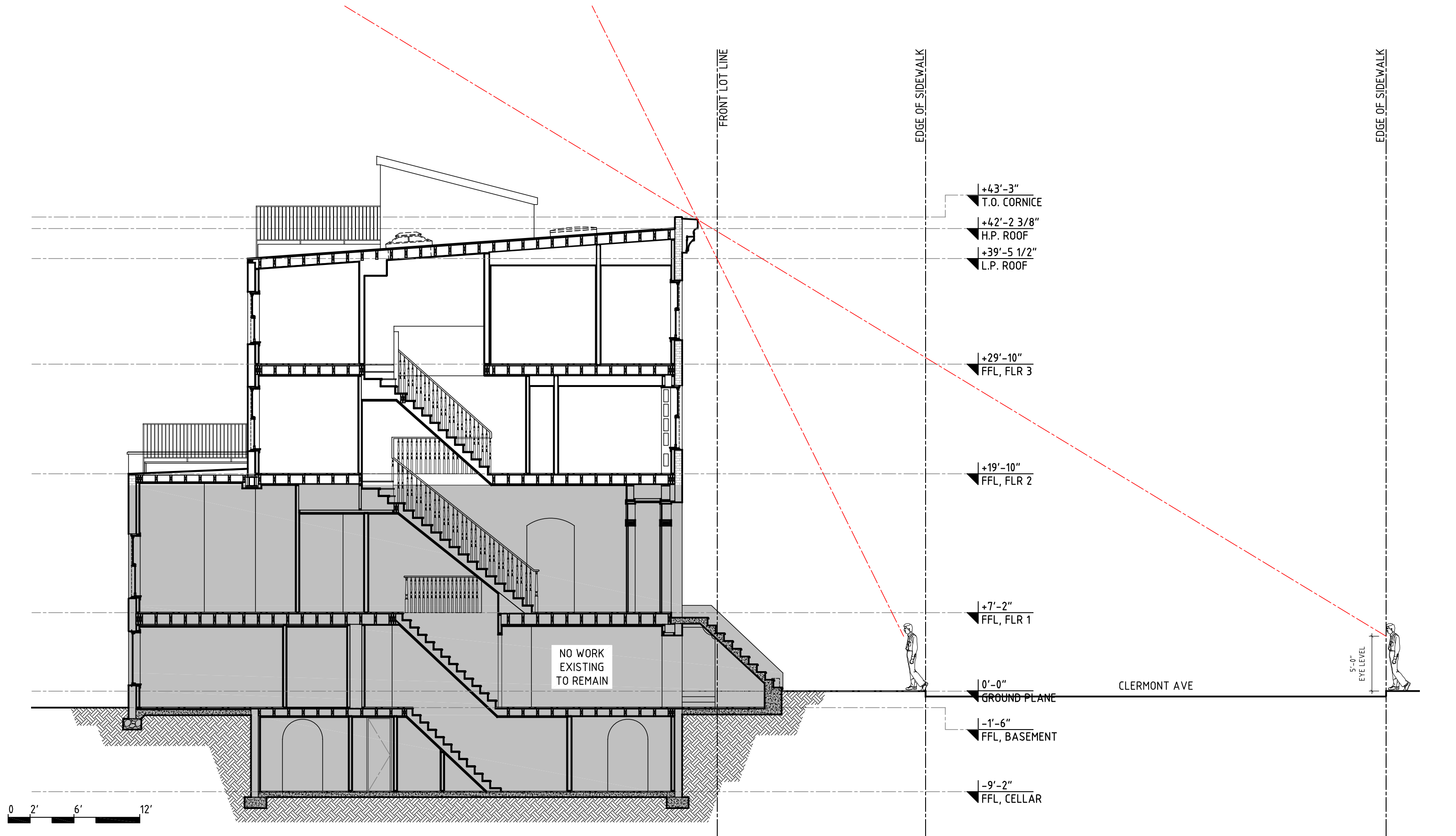
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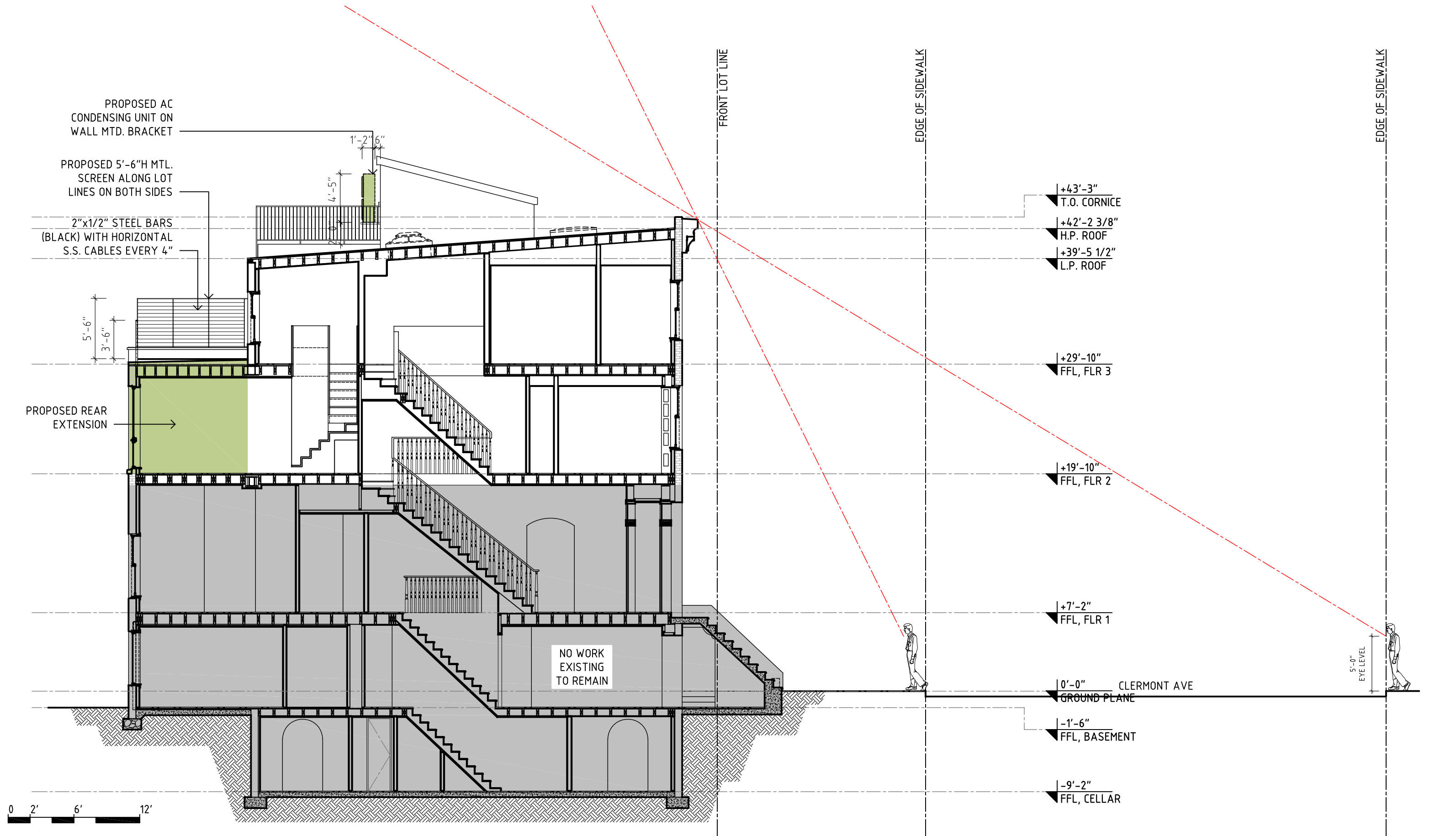
EXISTING ATTIC ROOF PLAN 01

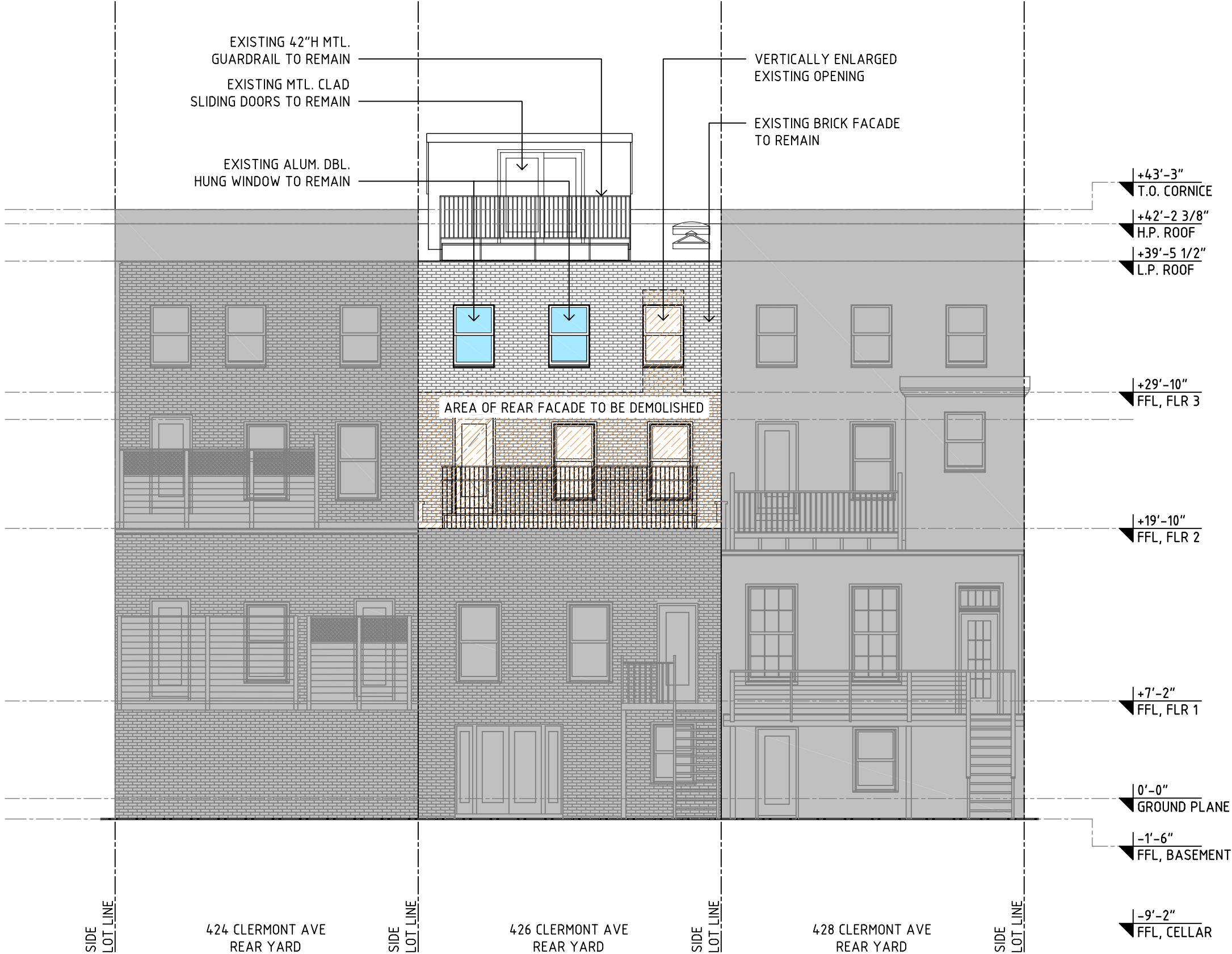


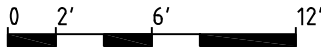
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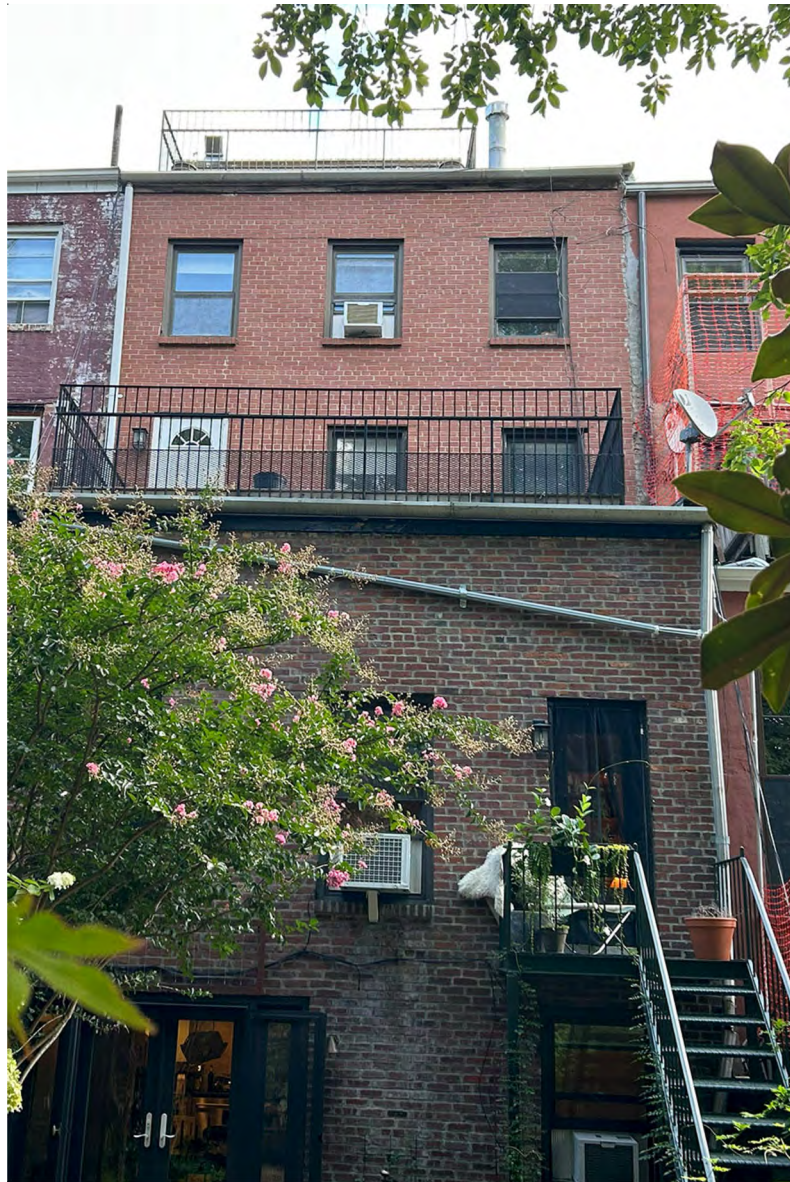






EXISTING REAR FACADE ^{NTS} 02

PROPOSED REAR FACADE RENDERING ^{NTS} 01



VIEW REAR ADDITION FROM BACK FENCE ^{NTS} 03

EXISTING REAR OF ROOF ADDITION ^{NTS} 02 EXT'G ROOF ADDITION W/ PROPOSED AC UNIT ^{NTS} 01

ADDRESS
426 CLERMONT AVE
BROOKLYN NY 11238

TITLE
EXISTING ROOF ADDITION WITH PROPOSED AC UNIT

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428 CLERMONT AVE REAR WINDOWS
7'-6" HIGH



416 CLERMONT AVE REAR WINDOWS
7'-6" HIGH



412 CLERMONT AVE REAR WINDOWS



70 GREEN ST REAR WINDOWS
7'-4" HIGH



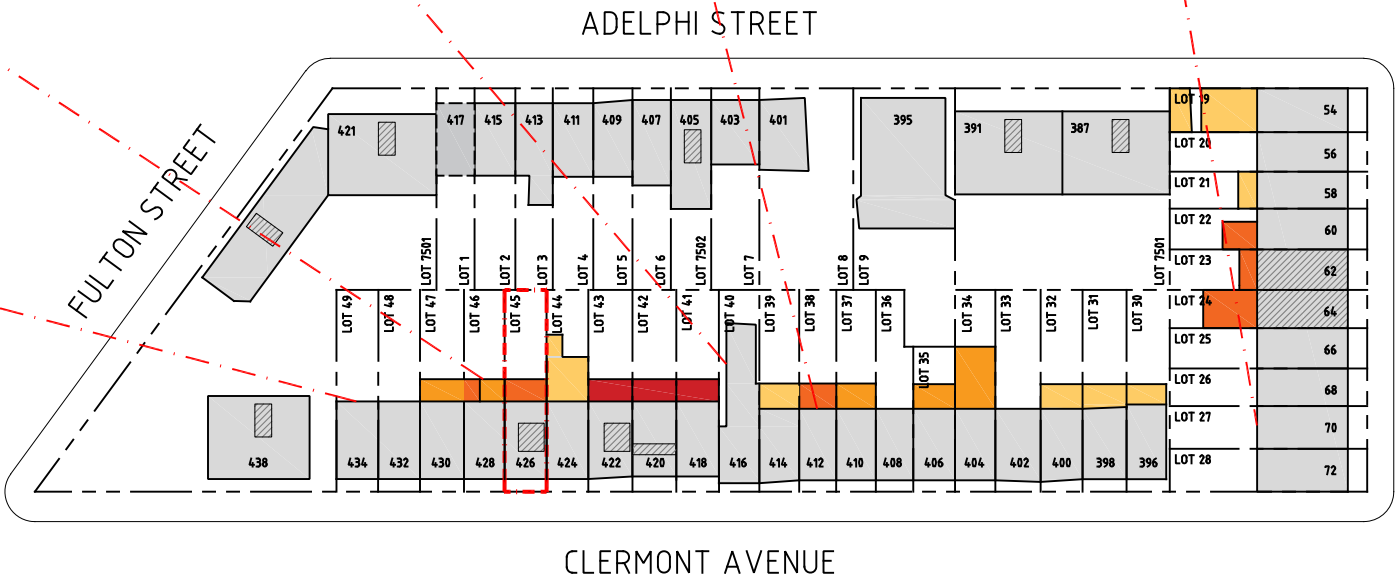
434 CLERMONT AVE REAR WINDOWS
9'-1" HIGH



ADDRESS
426 CLERMONT AVE
BROOKLYN NY 11238

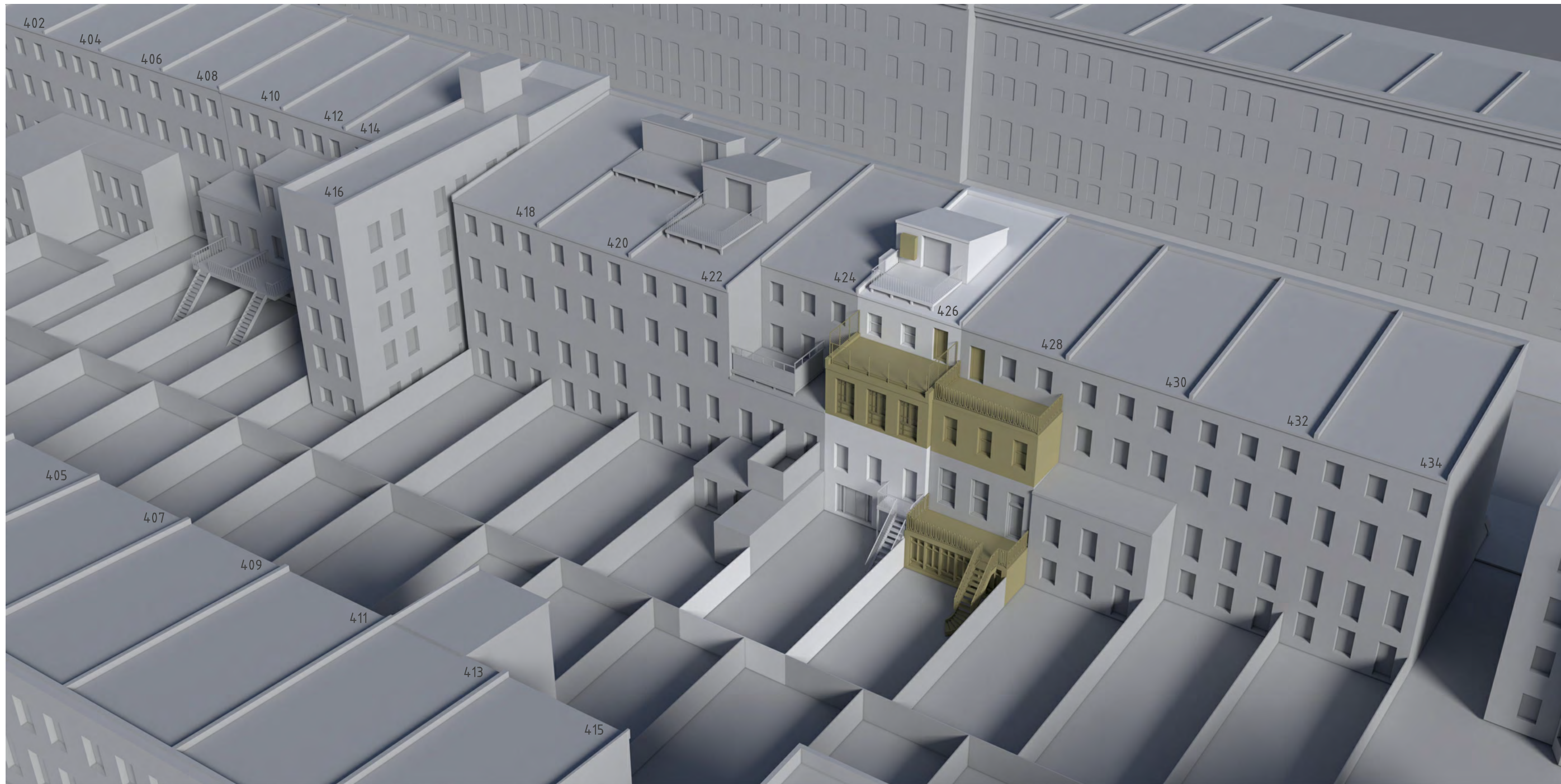
TITLE

PRECEDENT FOR LARGER REAR WINDOWS ON BLOCK



GREENE AVE





PROPOSED AXONIMETRIC VIEW, REAR FACADE ^{NTS} 01

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