

September 9, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 5, LPC-25-11387

**428 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.

428 CLERMONT AVENUE, BROOKLYN. NY
FORT GREENE HISTORIC DISTRICT

DOCKET: LPC-25-11387

SCOPE OF WORK:
ENLARGE BASEMENT FLOOR AT REAR,
ENLARGE EXISTING SECOND FLOOR REAR ADDITION

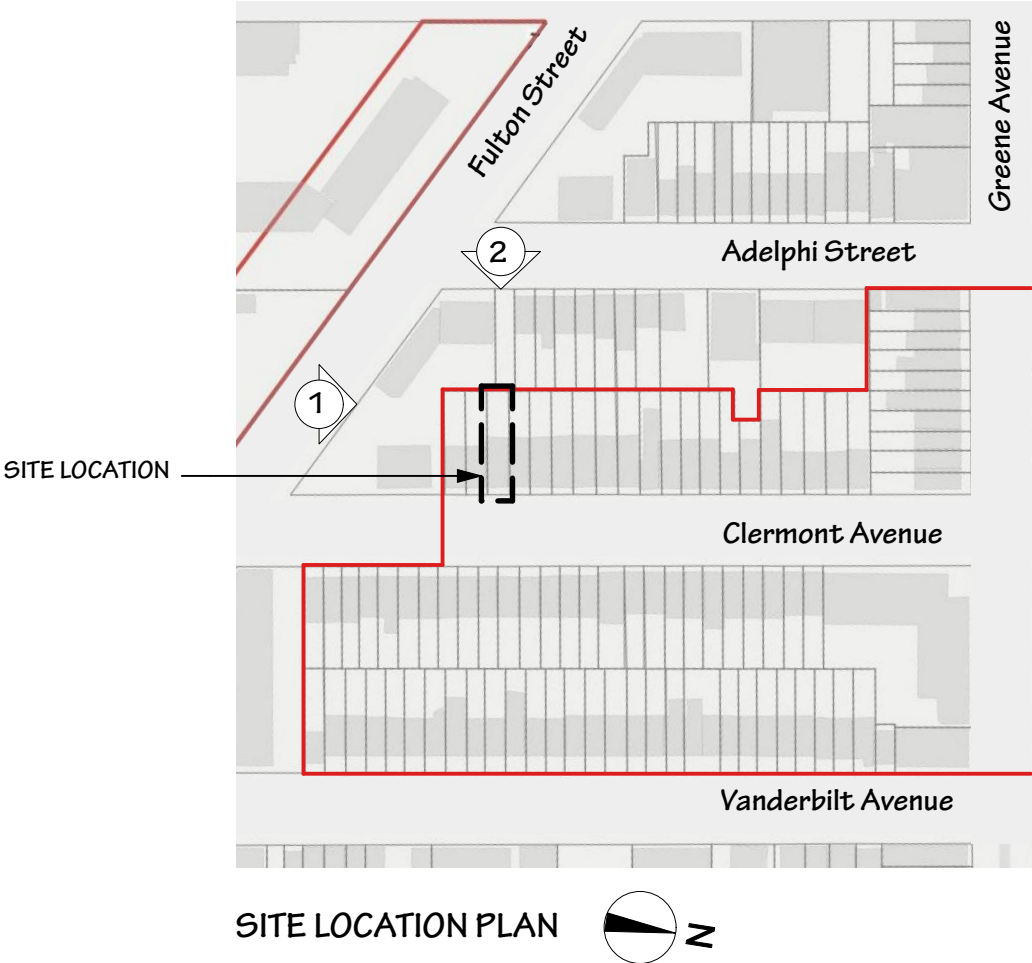
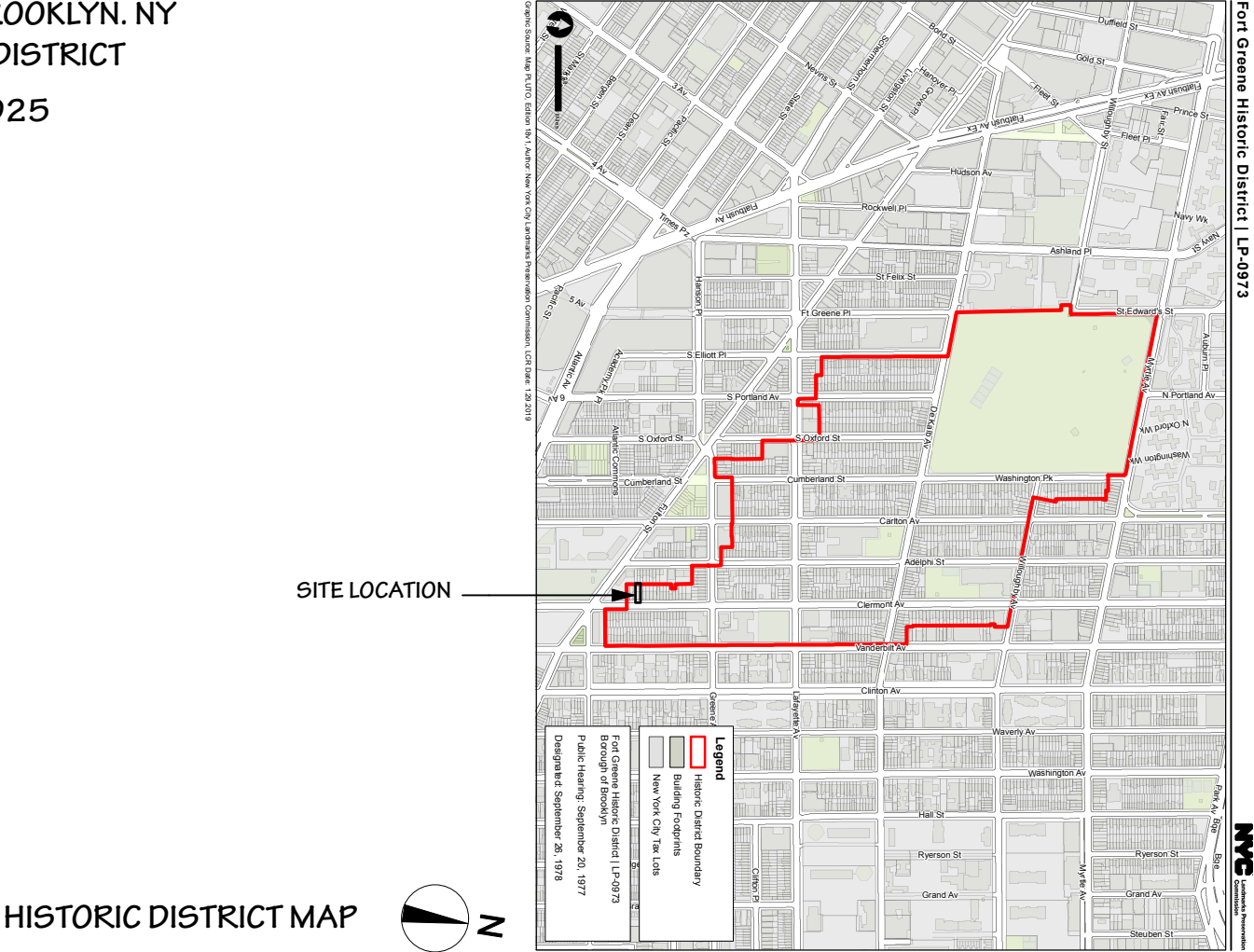
JAMES H. BAER - ARCHITECT

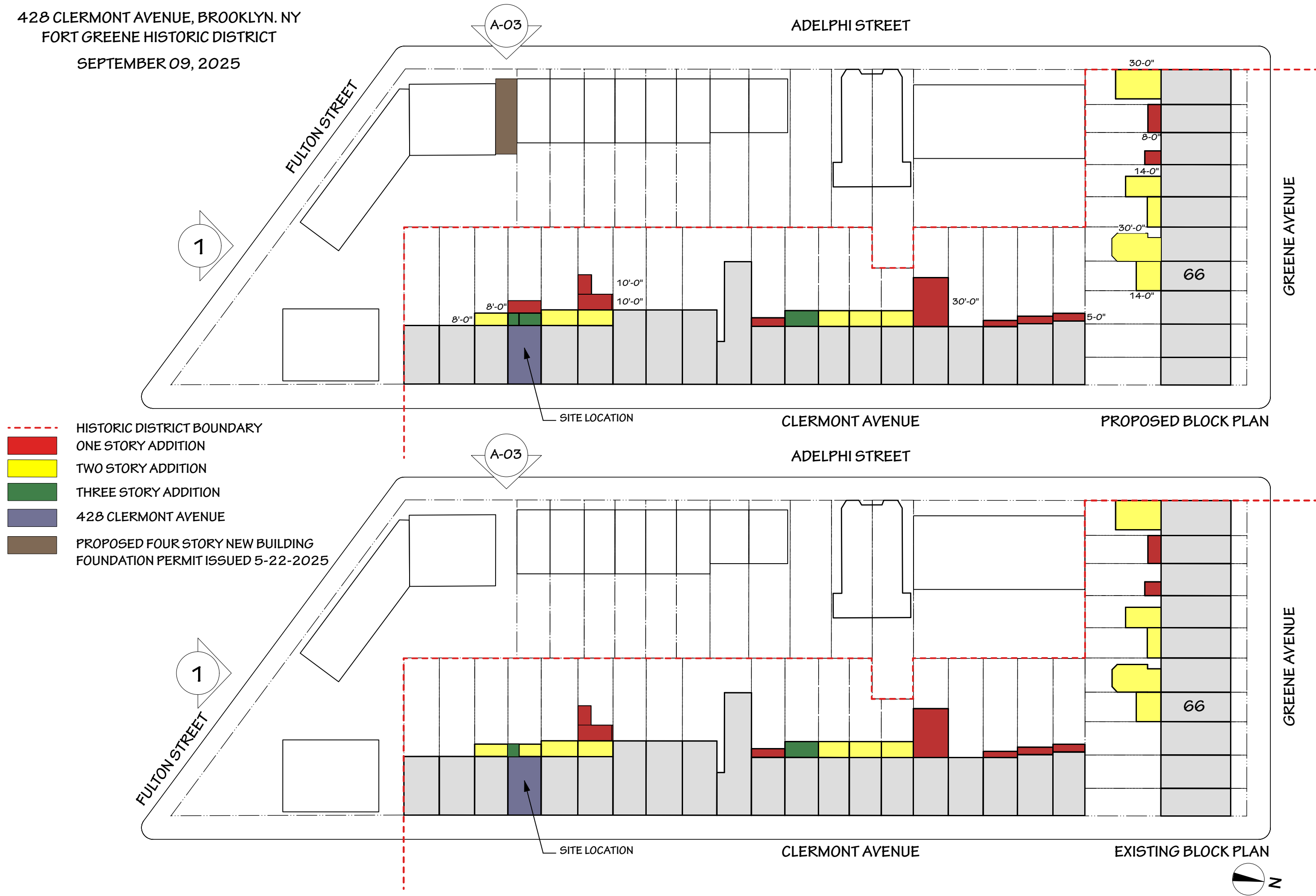
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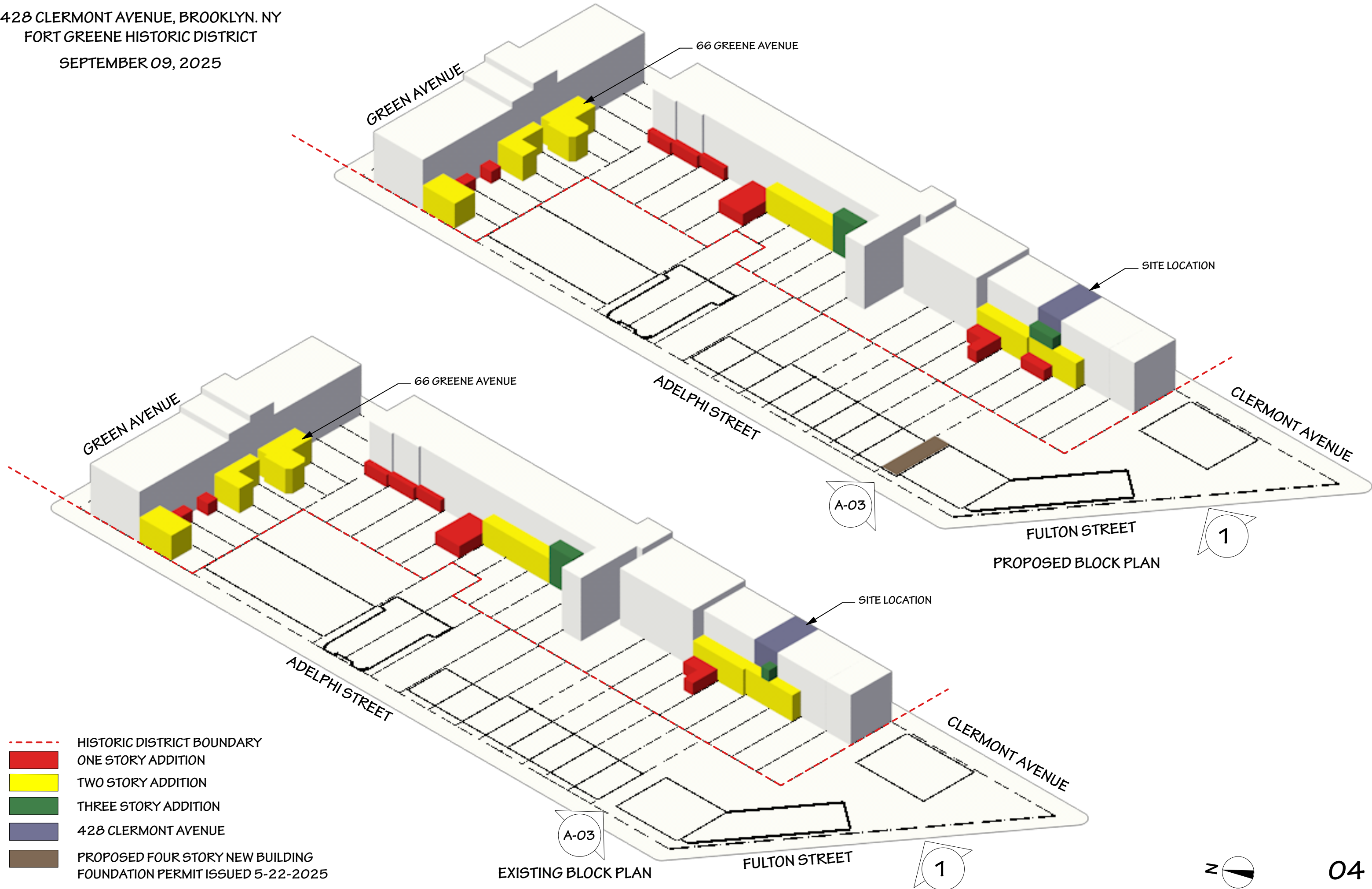
SEPTEMBER 09, 2025



428 CLERMONT AVENUE, BROOKLYN. NY
FORT GREENE HISTORIC DISTRICT
SEPTEMBER 09, 2025











EXISTING REAR FACADE PHOTOS



428 CLERMONT AVENUE

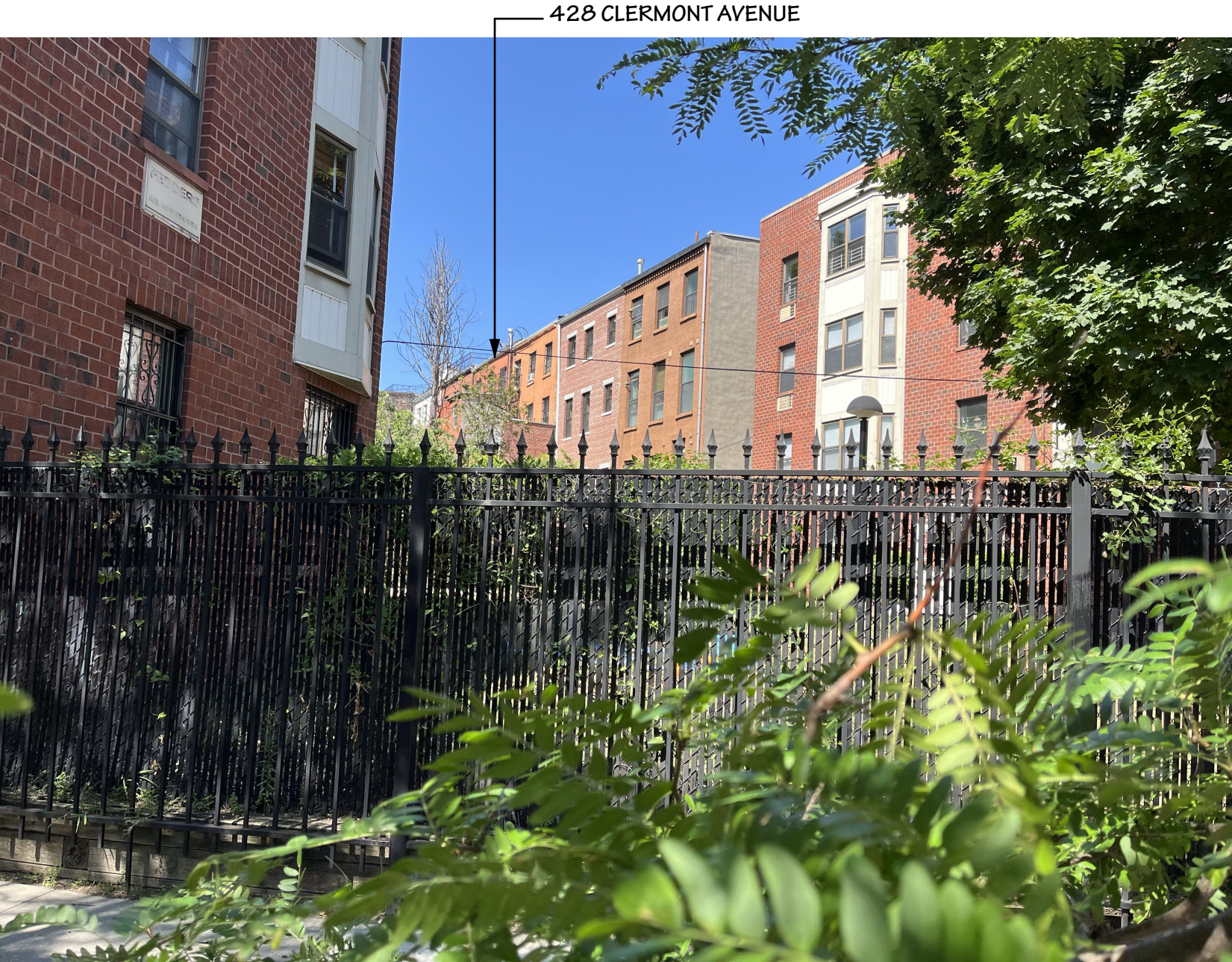


SEPTEMBER 09, 2025



VIEW OVER IRON FENCE AT FULTON STREET - WITH PROPOSED EXTENSION
PHOTO ZOOMED AND ELEVATED - TAKEN WINTER 2025

1



VIEW FROM FULTON STREET - WITH MOCK-UP
PHOTO TAKEN 08-08-2025

1

428 CLERMONT AVENUE



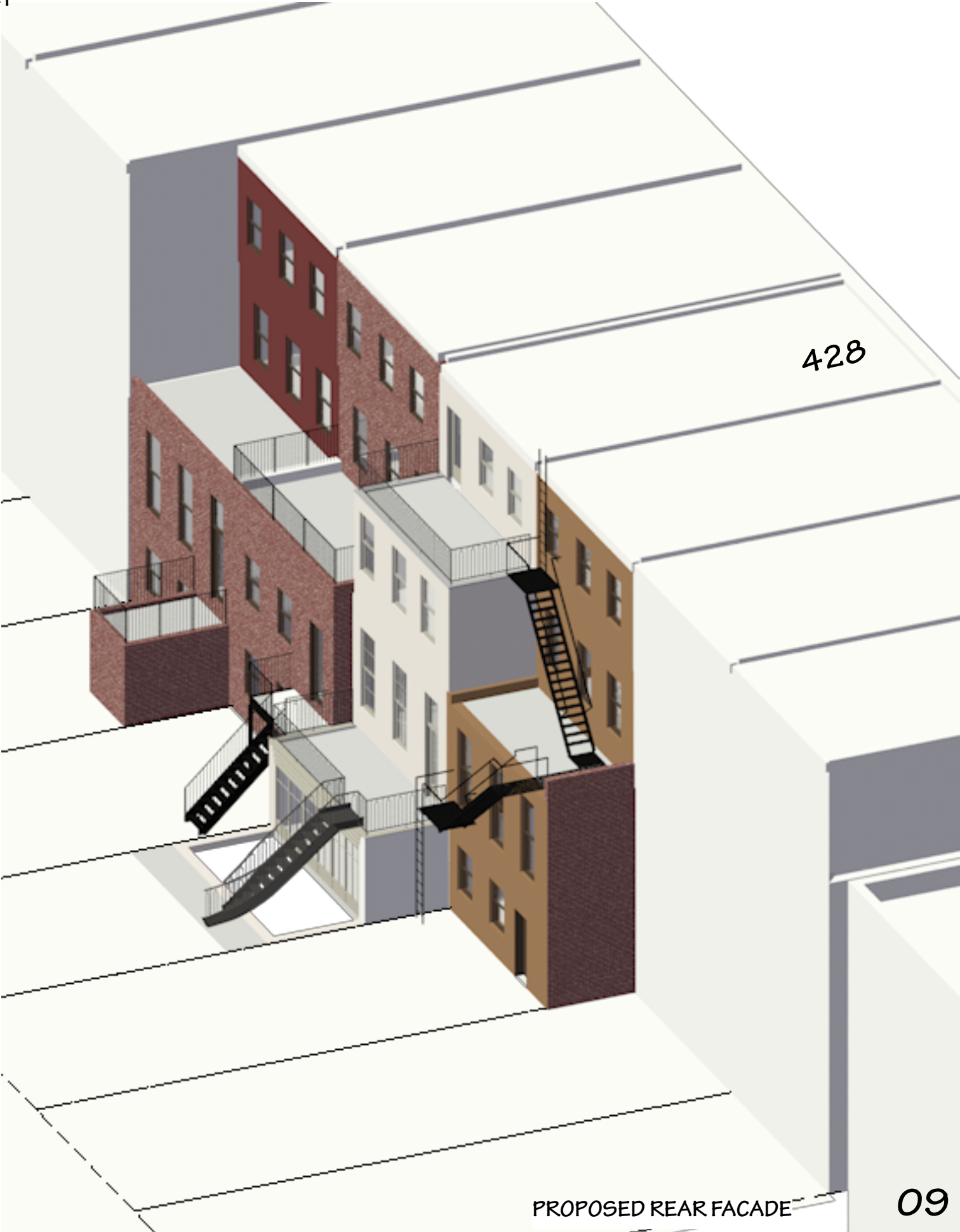
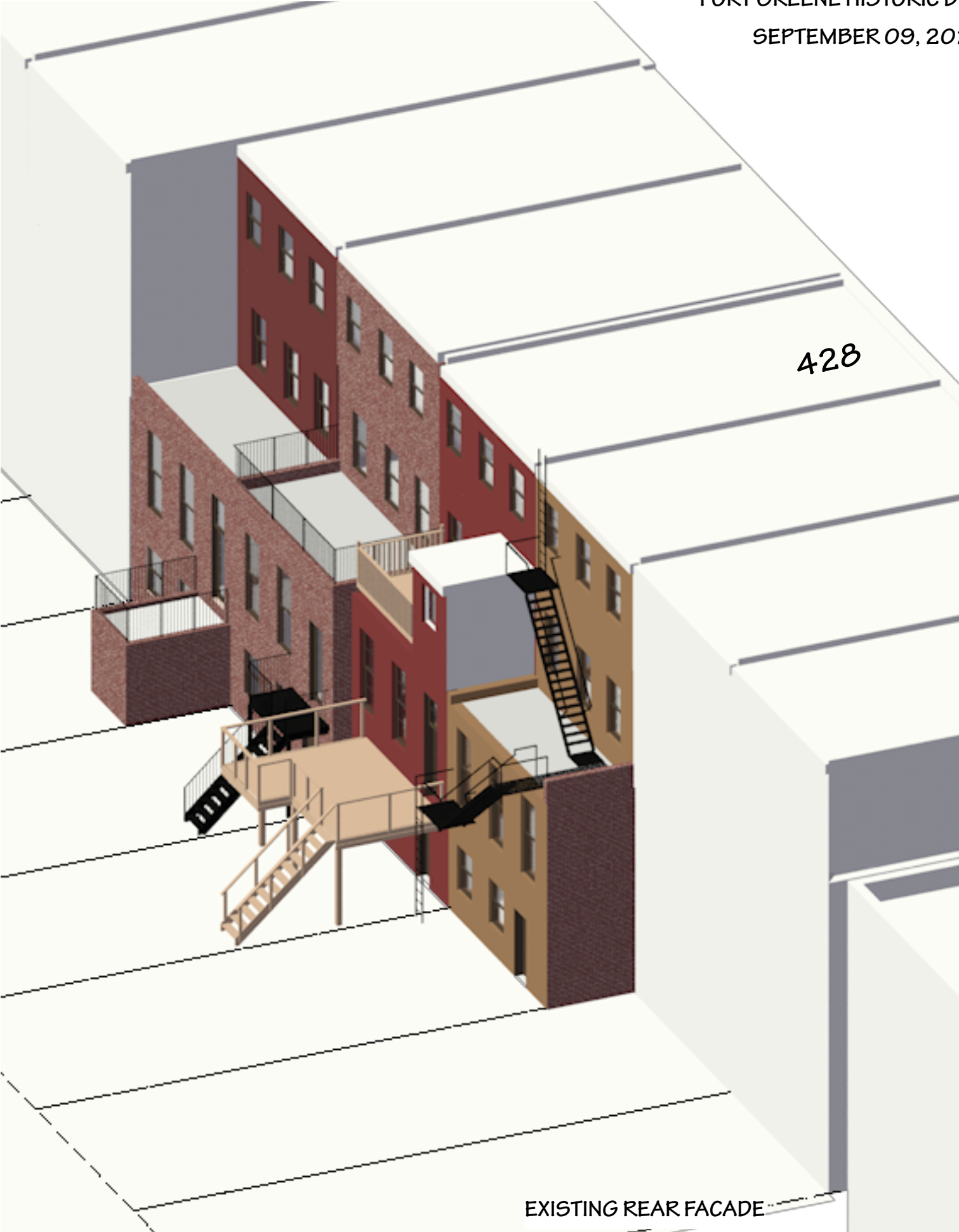
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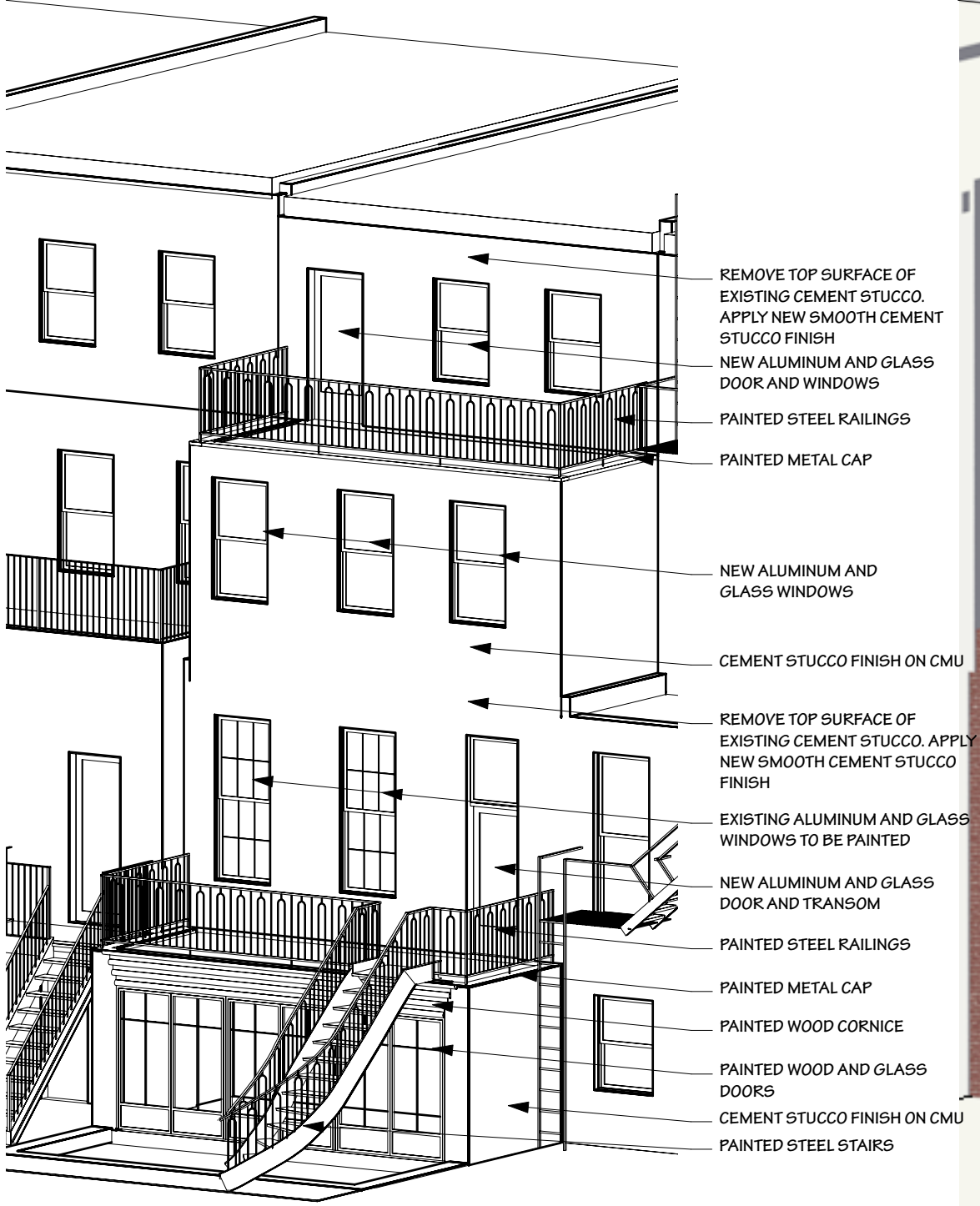


428 CLERMONT AVENUE



REAR FACADE PHOTOS WITH MOCK-UP

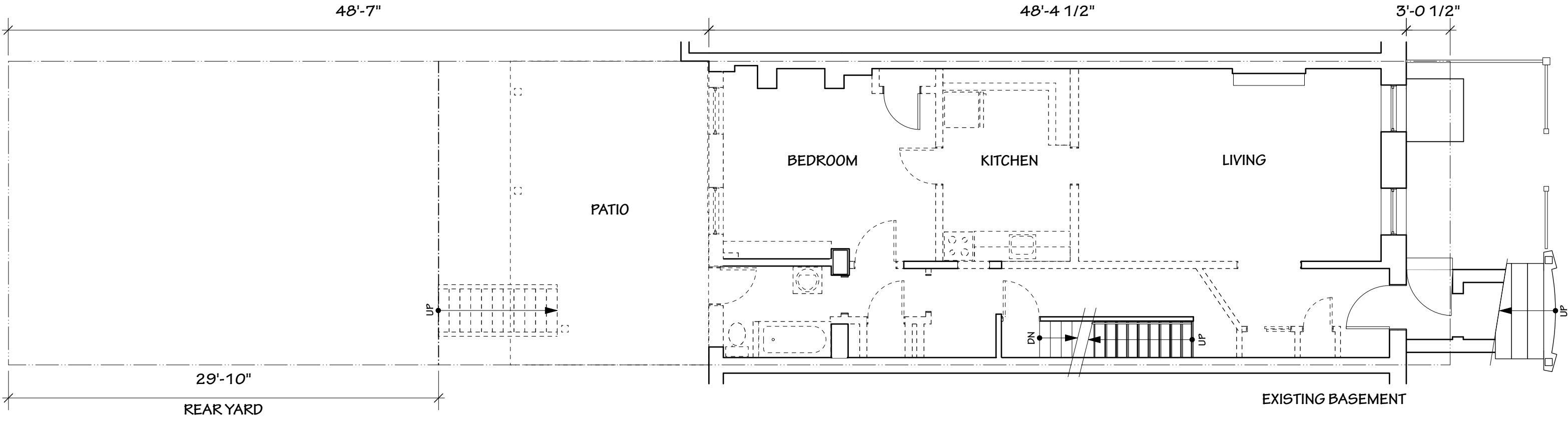
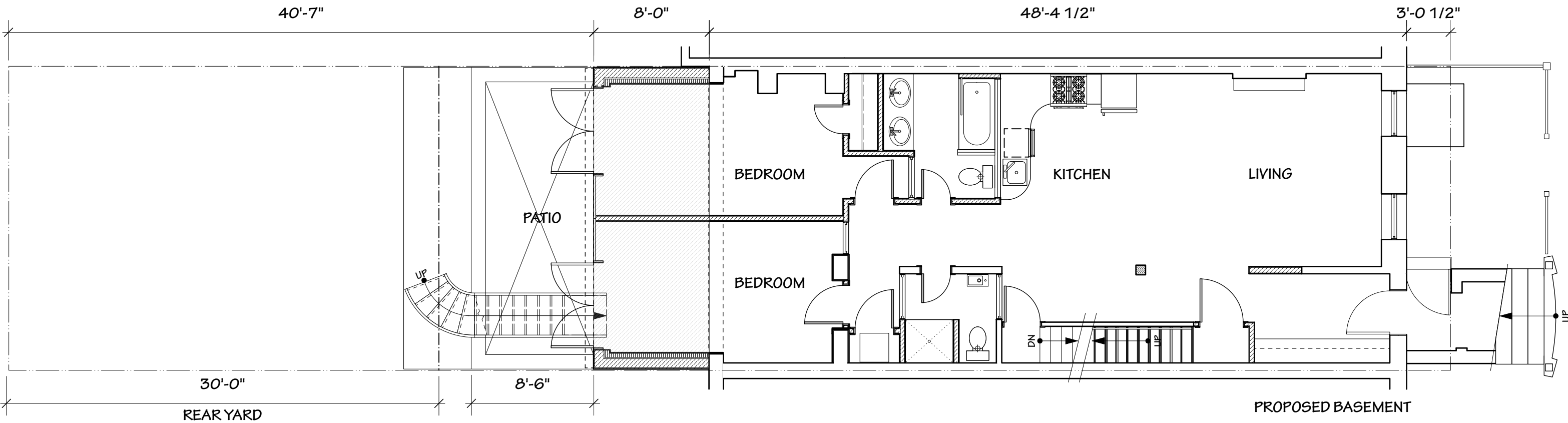


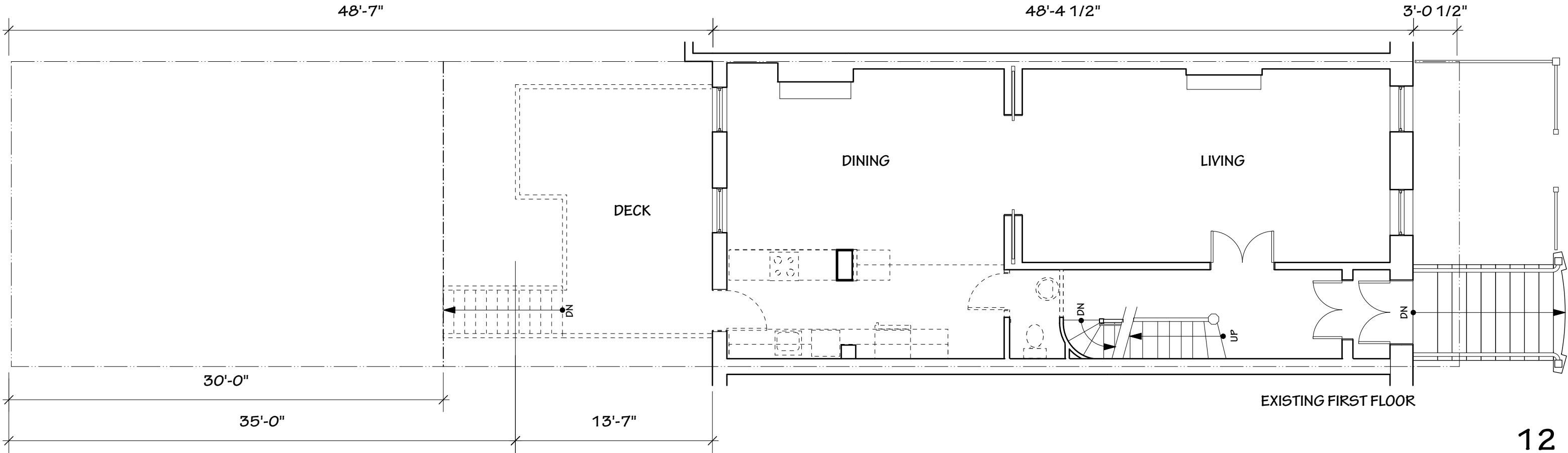
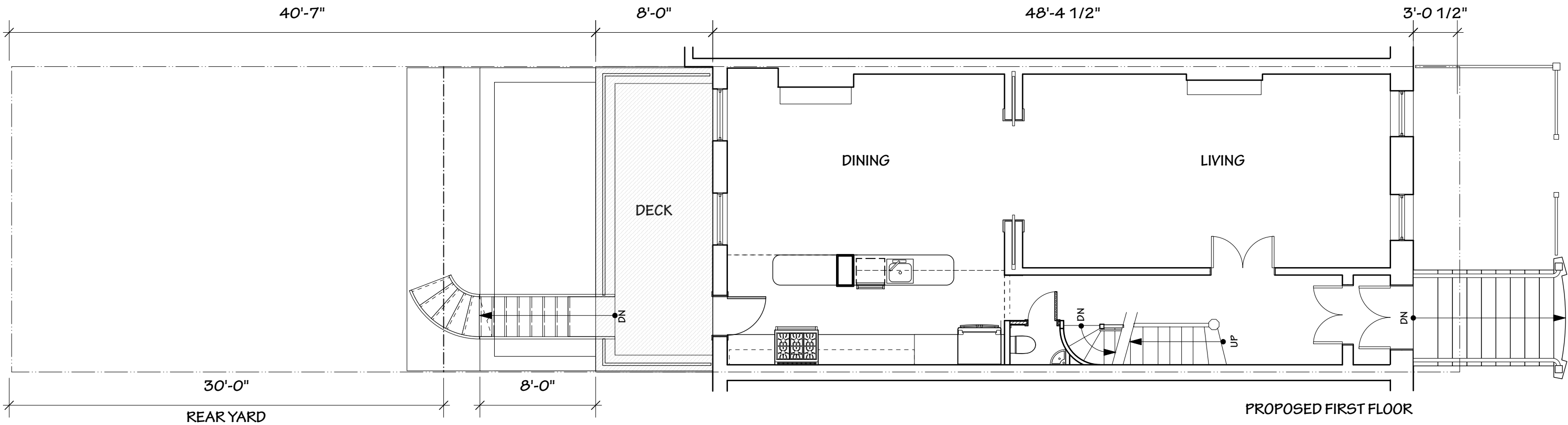


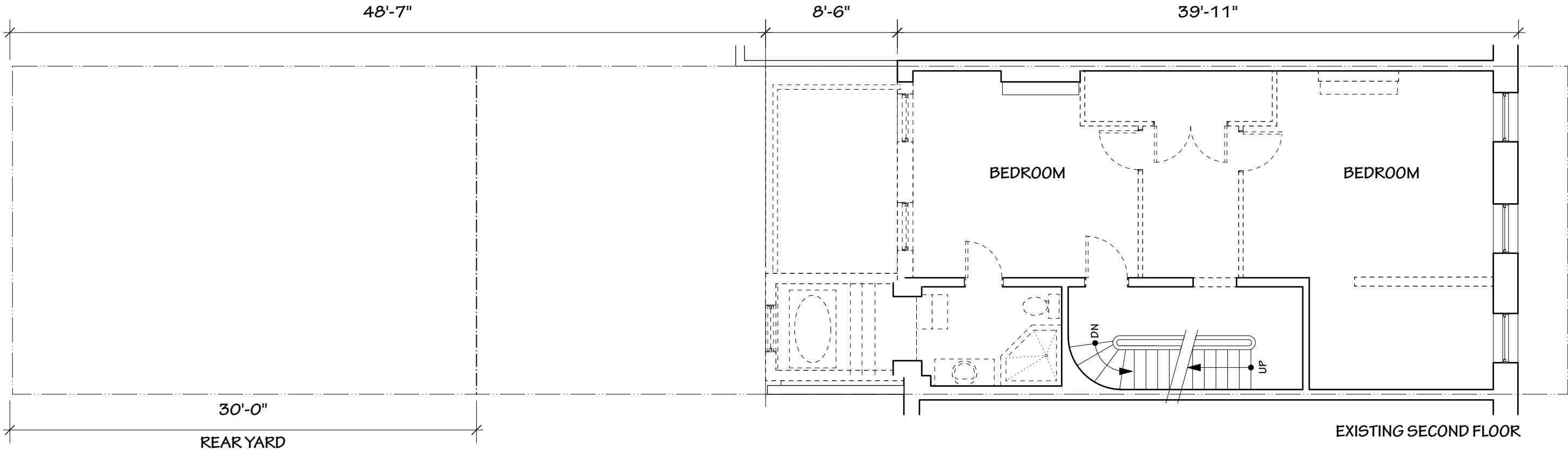
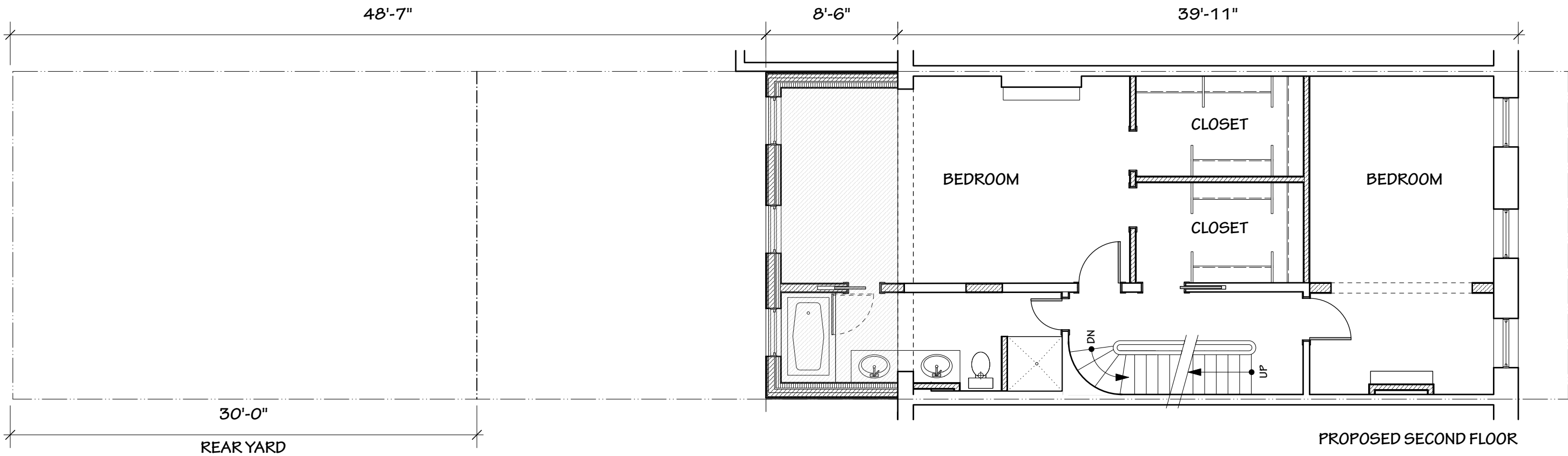
PROPOSED REAR FACADE

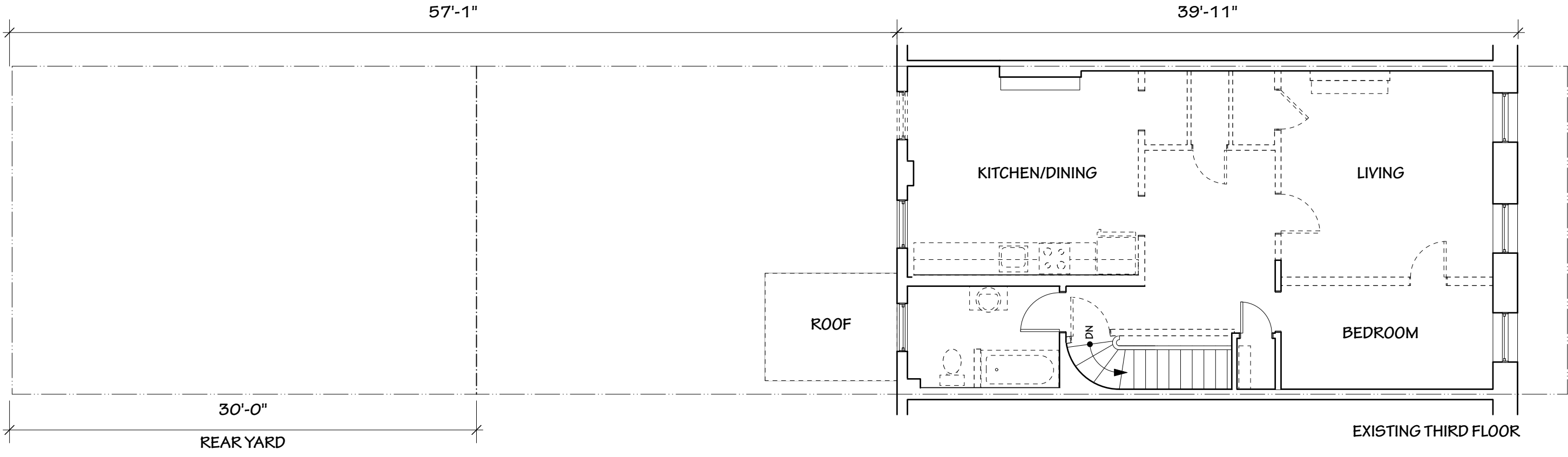
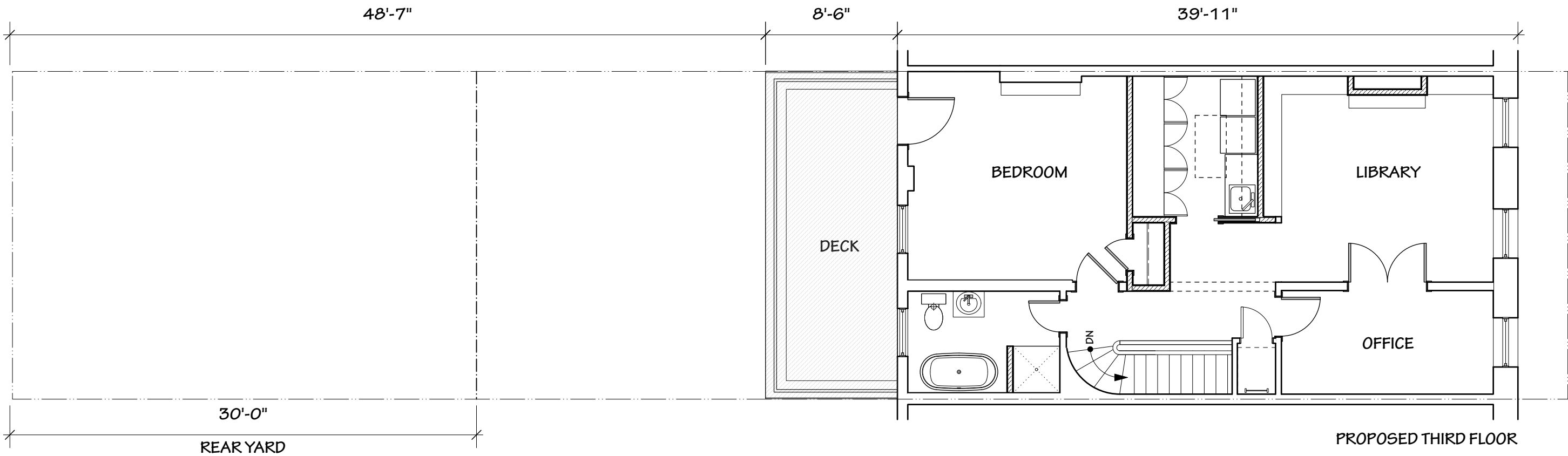


PROPOSED REAR FACADE





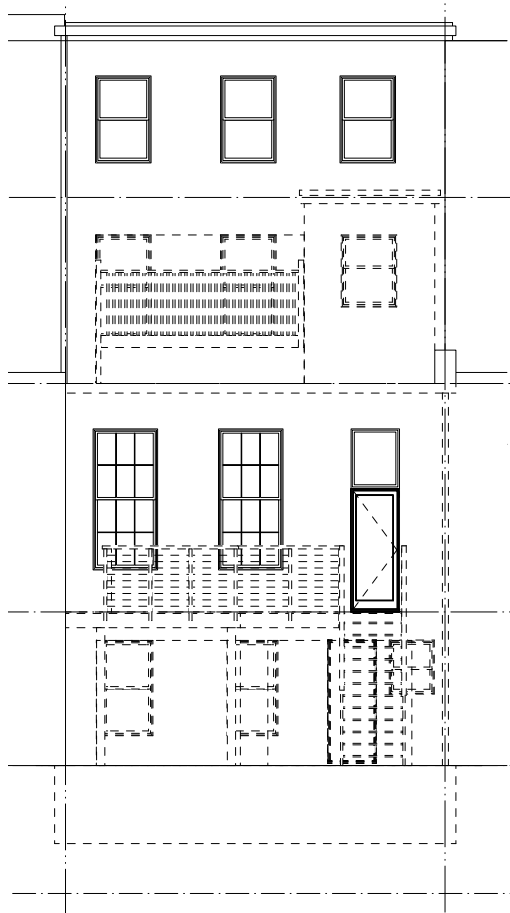




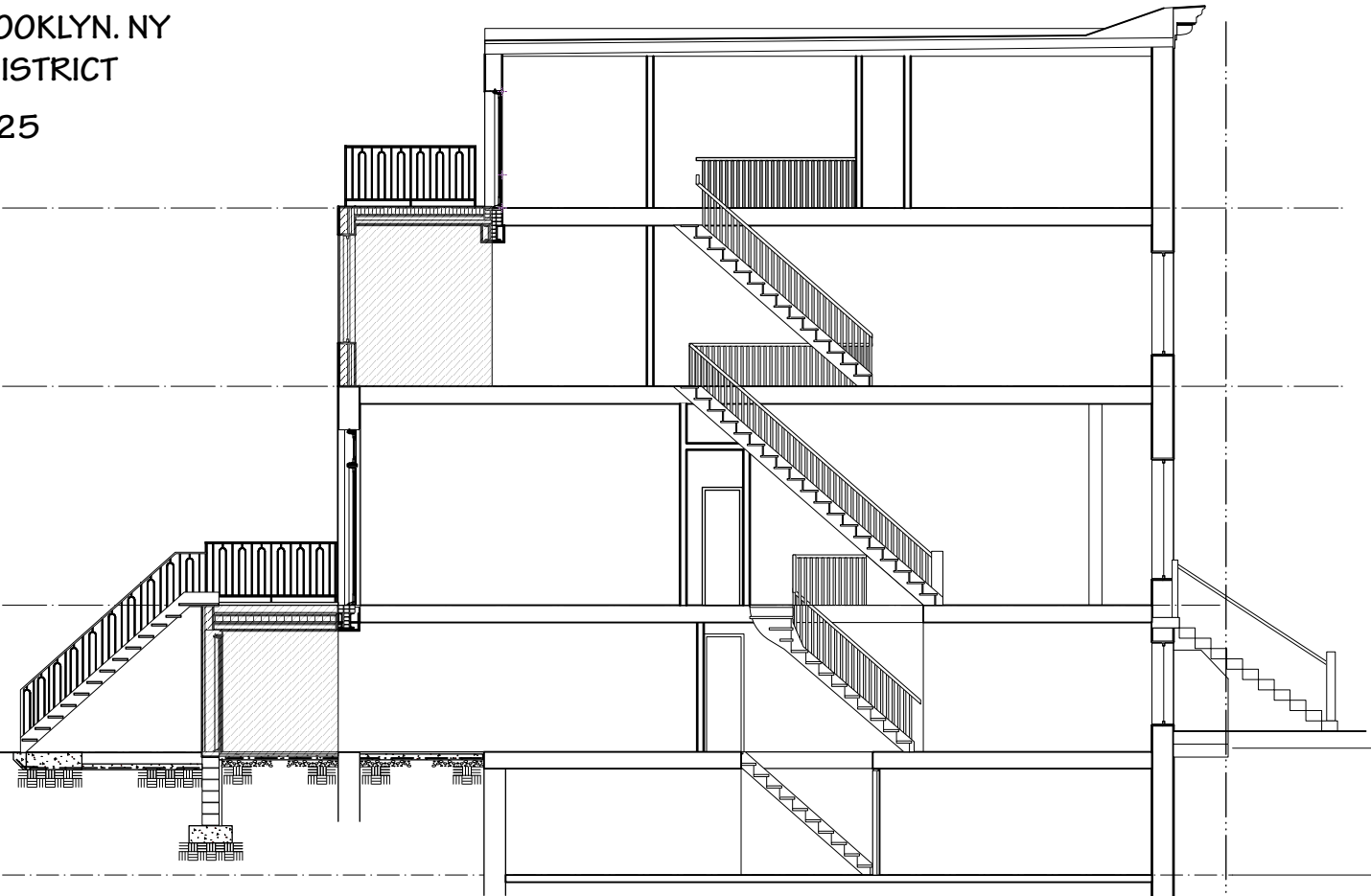
428 CLERMONT AVENUE, BROOKLYN. NY
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SEPTEMBER 09, 2025



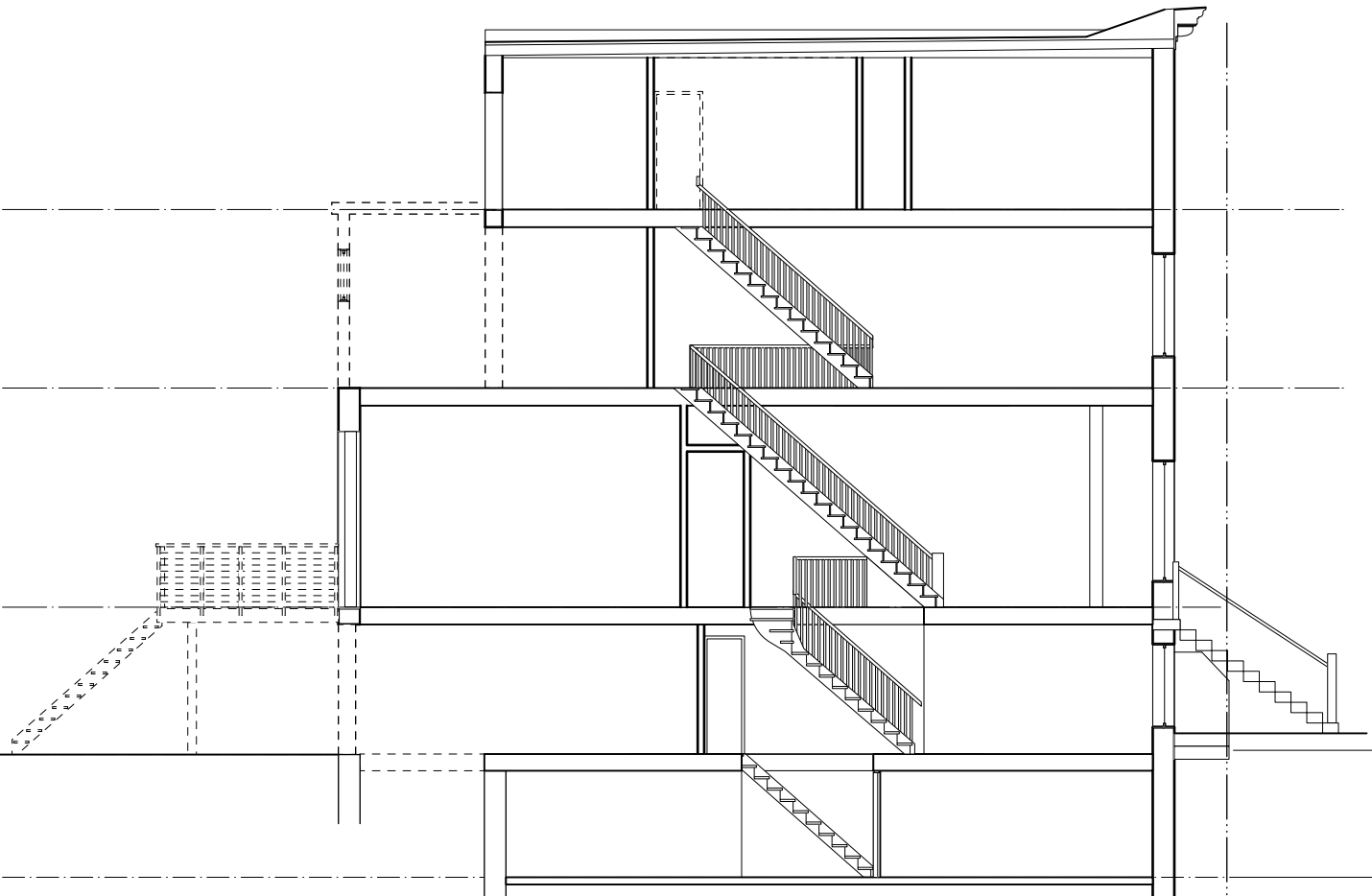
PROPOSED REAR ELEVATION



EXISTING REAR ELEVATION



PROPOSED BUILDING SECTION



EXISTING BUILDING SECTION

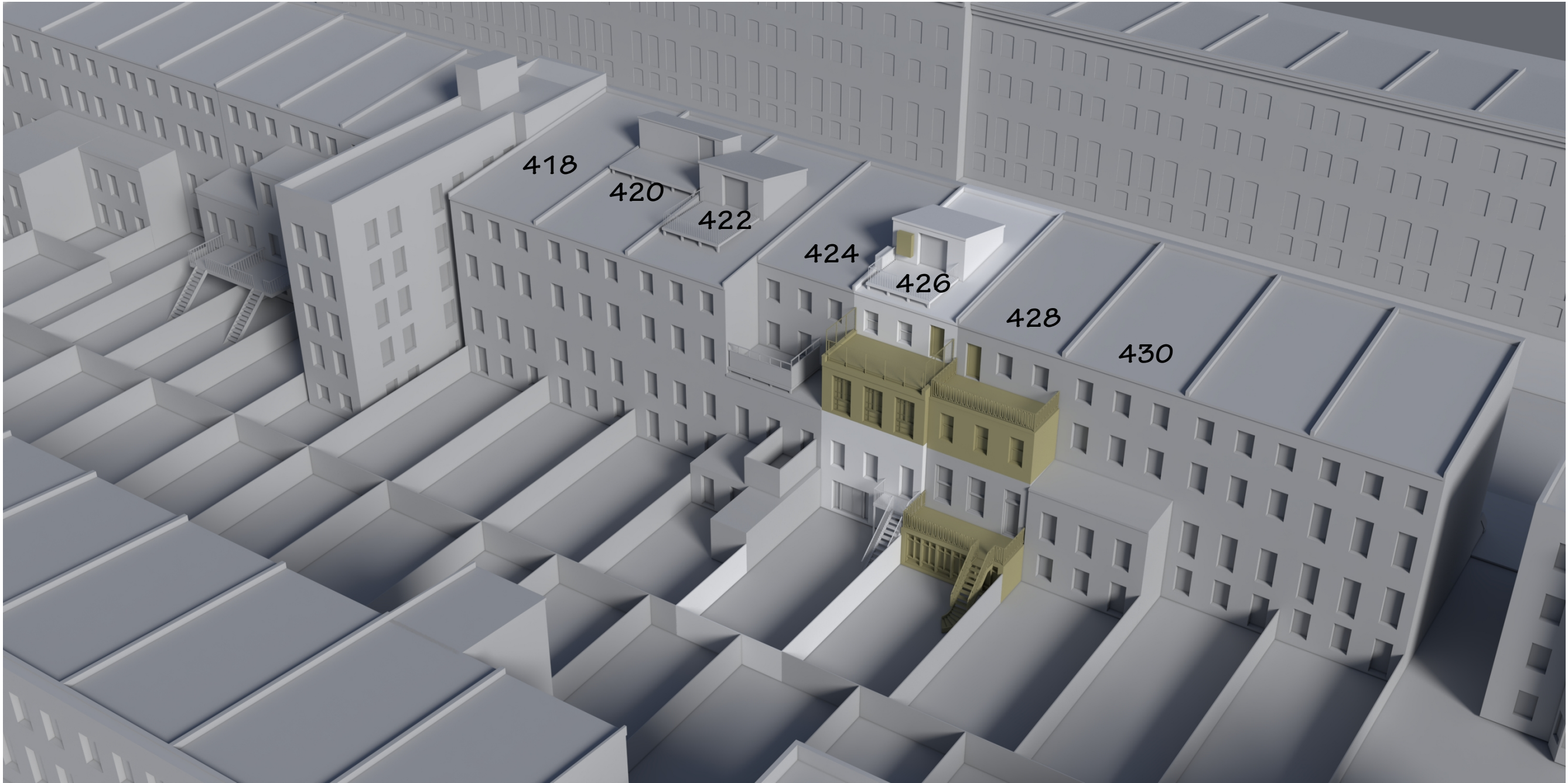


EXISTING REAR FACADE



PROPOSED REAR FACADE

APPENDIX



3-D RENDERING OF 426 AND 428 CLERMONT AVENUE - PROPOSED REAR YARD ADDITIONS
PROVIDED COURTESY OF TINMOUTH CHANG ARCHITECTS

APPENDIX

66 GREENE AVENUE 68 GREENE AVENUE



Proposed Rear View From 66 Greene Rear Yard
66 GREENE AVENUE - LPC APPROVED ADDITION ON THE SAME BLOCK
HISTORIC DISTRICT EXAMPLE



428 CLERMONT AVENUE - EXISTING FIRST FLOOR REAR KITCHEN & DINING
EXISTING CONDITION DOCUMENTATION

428 CLERMONT AVENUE, BROOKLYN. NY
FORT GREENE HISTORIC DISTRICT
SEPTEMBER 09, 2025



VIEW FROM ADELPHI STREET - WITH PROPOSED EXTENSION
PHOTO TAKEN WINTER 2025

APPENDIX



VIEW FROM ADELPHI STREET - THROUGH CONSTRUCTION FENCE - WITH PROPOSED MOCK-UP
PHOTO TAKEN 08-08-2025

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