

September 16, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 3, LPC-25-12756

341 Waverly Avenue – Clinton Hill Historic District
Borough of Brooklyn

To testify virtually, please join Zoom

Webinar ID: 161 307 6826

Passcode: 203639

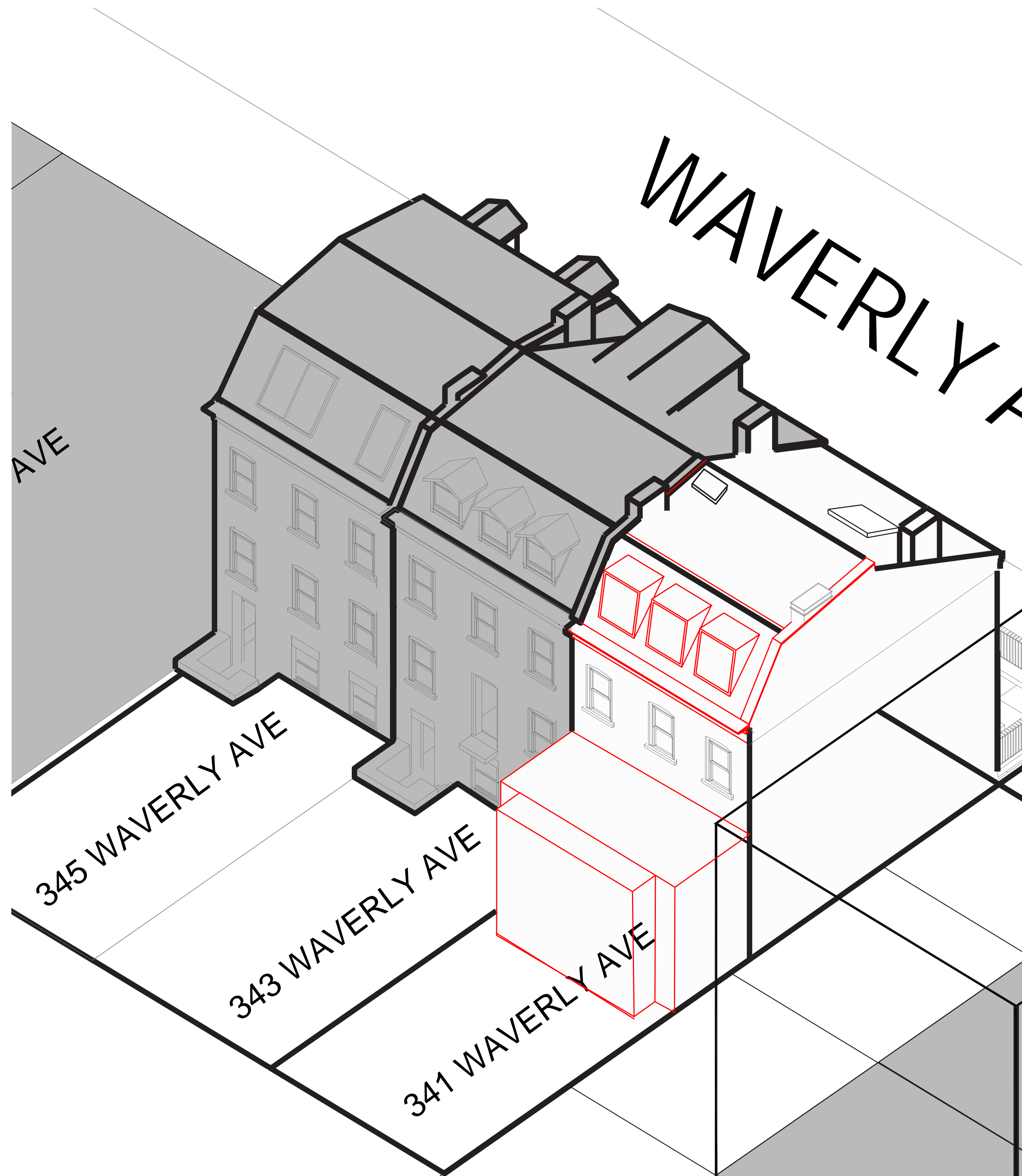
By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

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READ

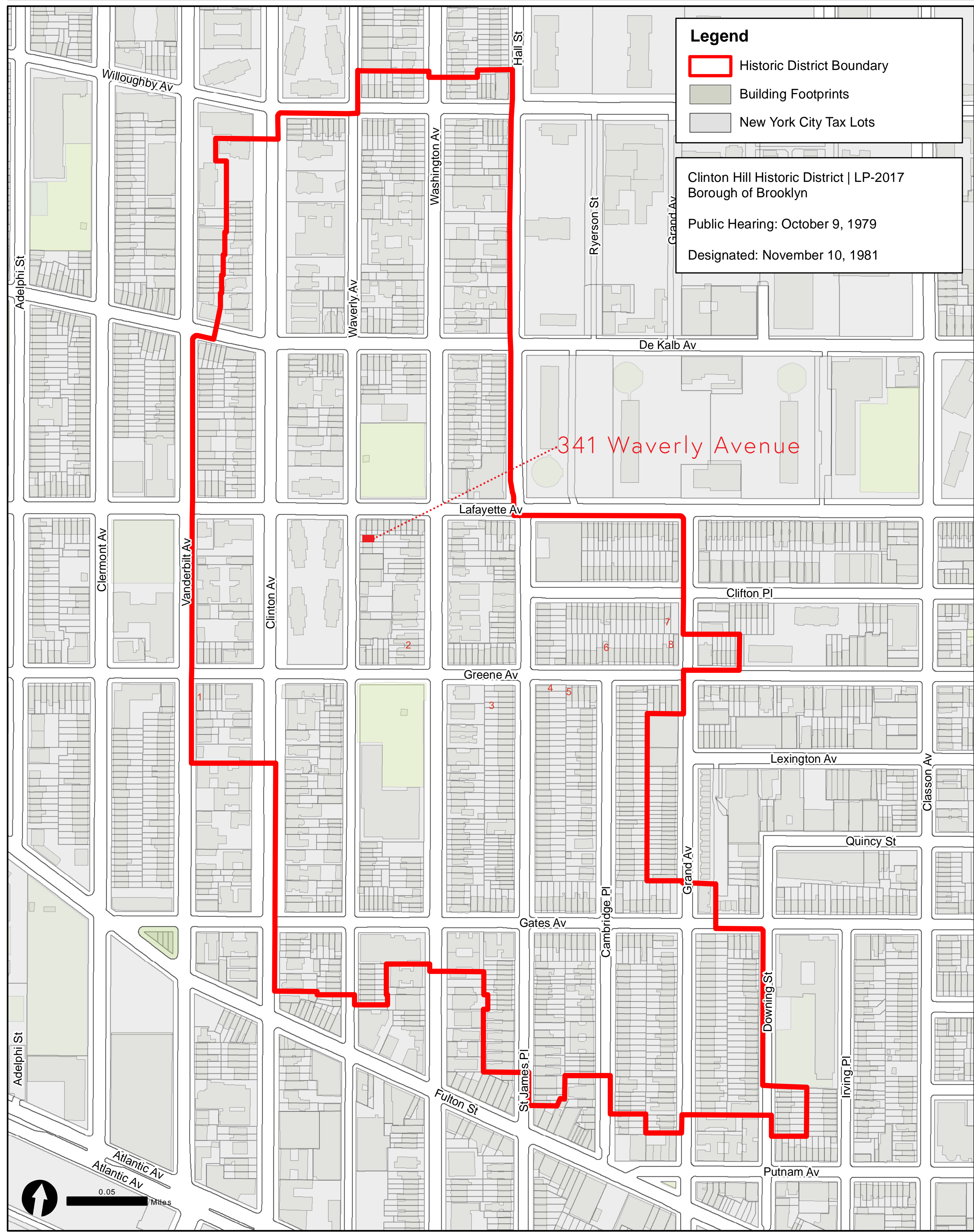


Rear Addition & Mansard Roof Addition

341 Waverly Avenue, Brooklyn, NY 11238

LPC Presentation

Clinton Hill Historic District | LP-2017



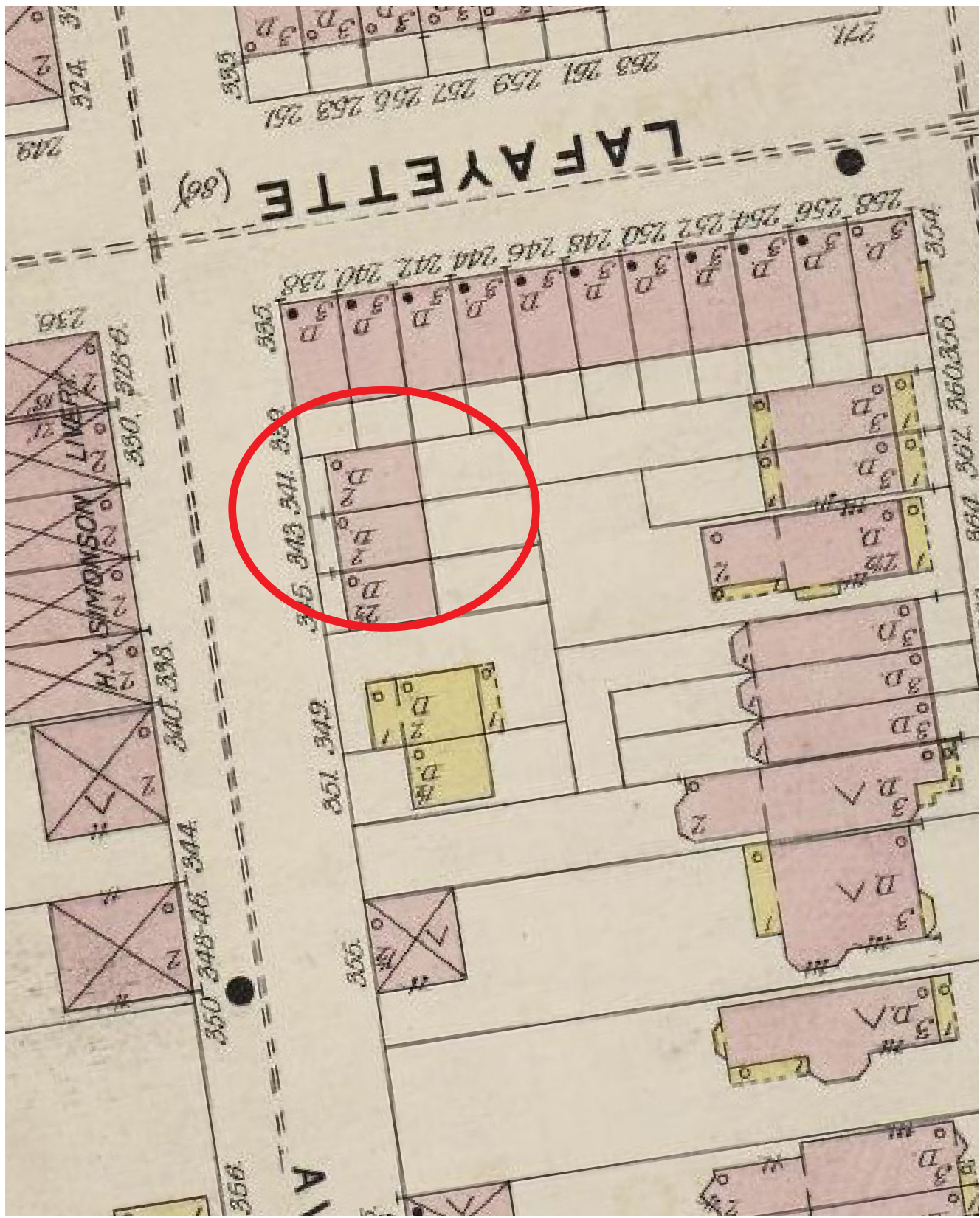
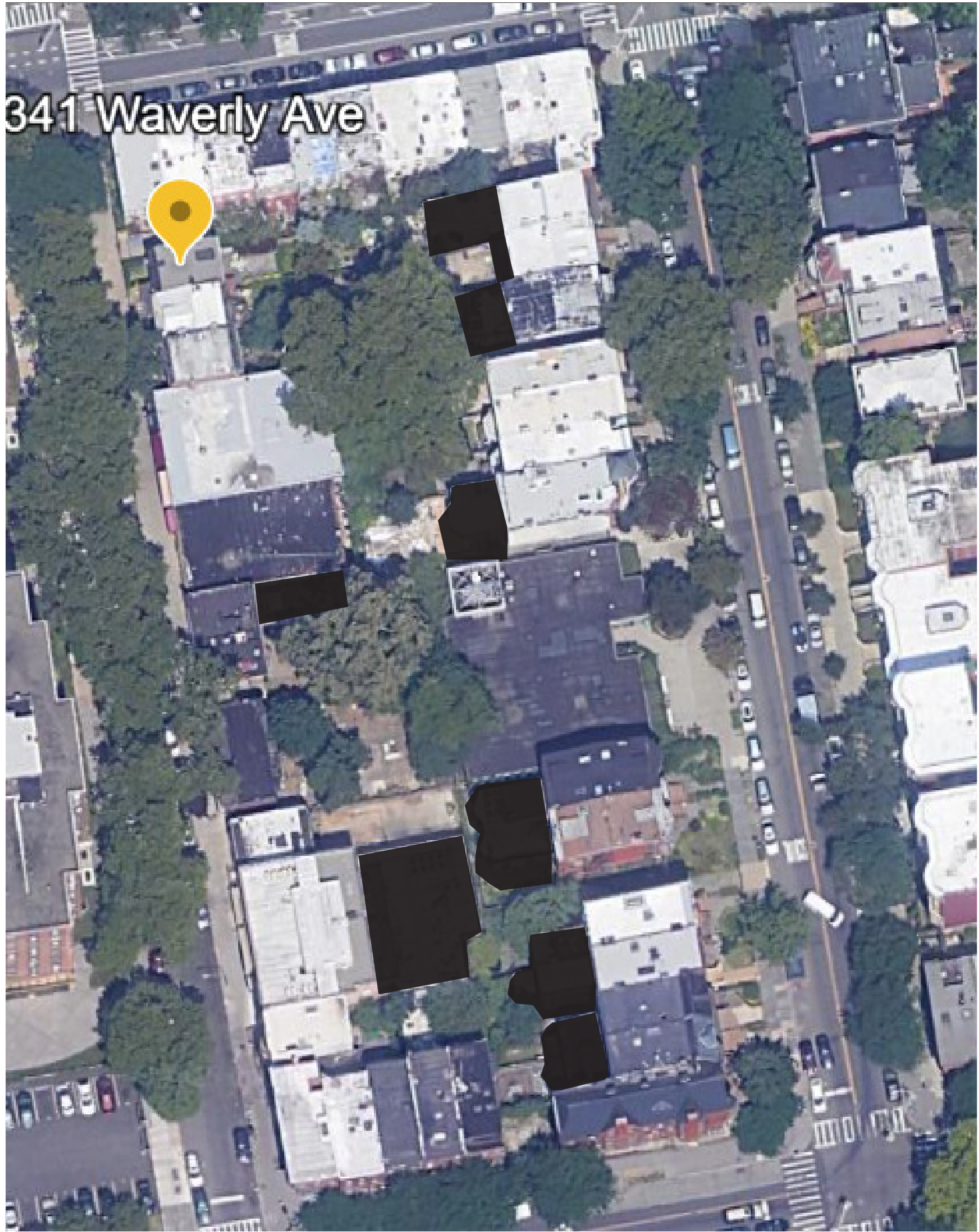
EXISTING SITE PLAN

ONING: R6B
5 LOT: 16
1,500 SF



Graphic Source: Map PLUTO, Edition 18v1, Author: New York City Landmarks Preservation Commission, LCR Date: 1.28.2019

341 WAVERLY AVENUE, 11238
Brooklyn (Borough 3) | Block 1945 | Lot 16 | Zoning district: R6B

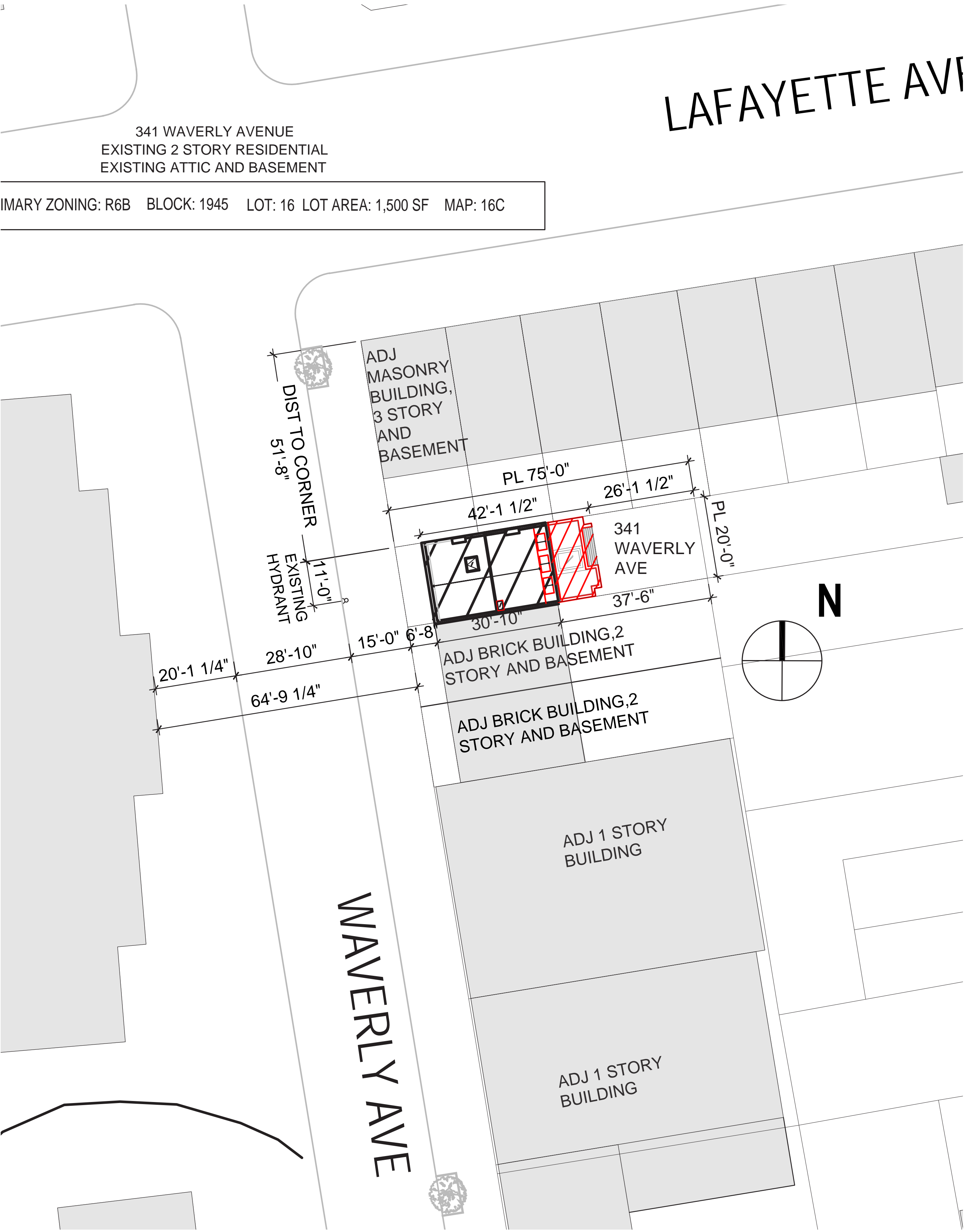
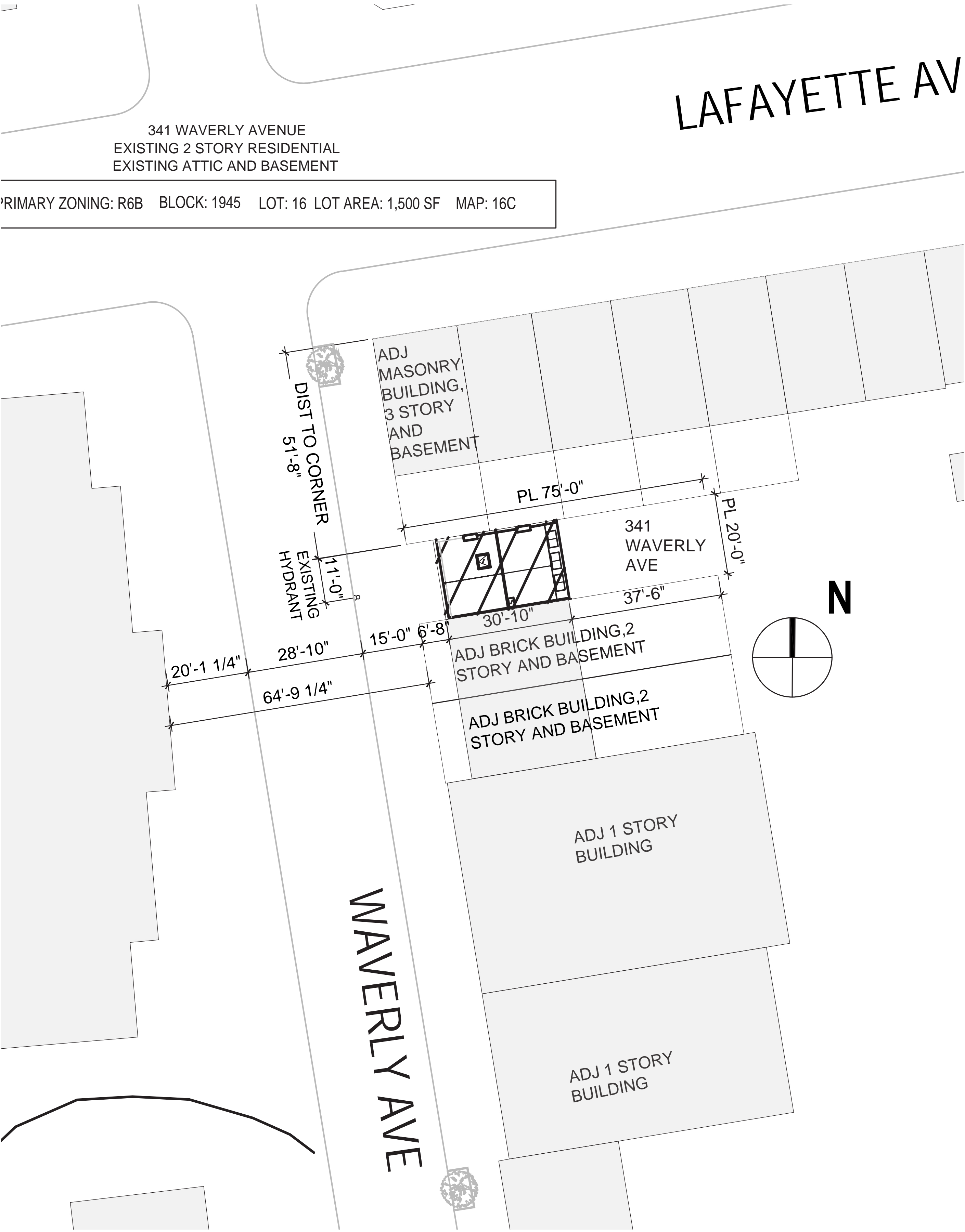


SANBORN MAP 1887 - GROUP OF THREE STANDALONE HOUSES

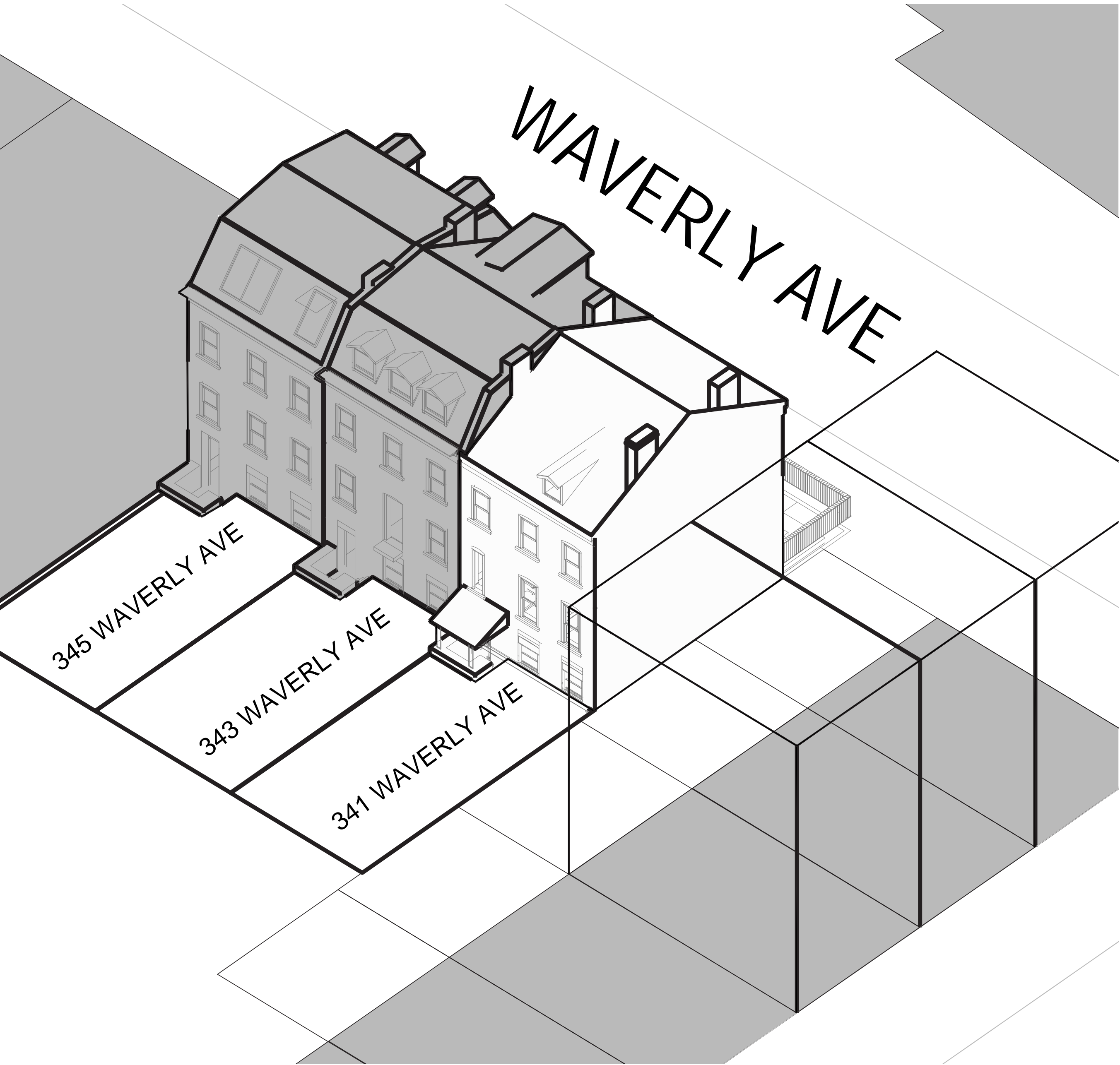


EXISTING SITE PLAN

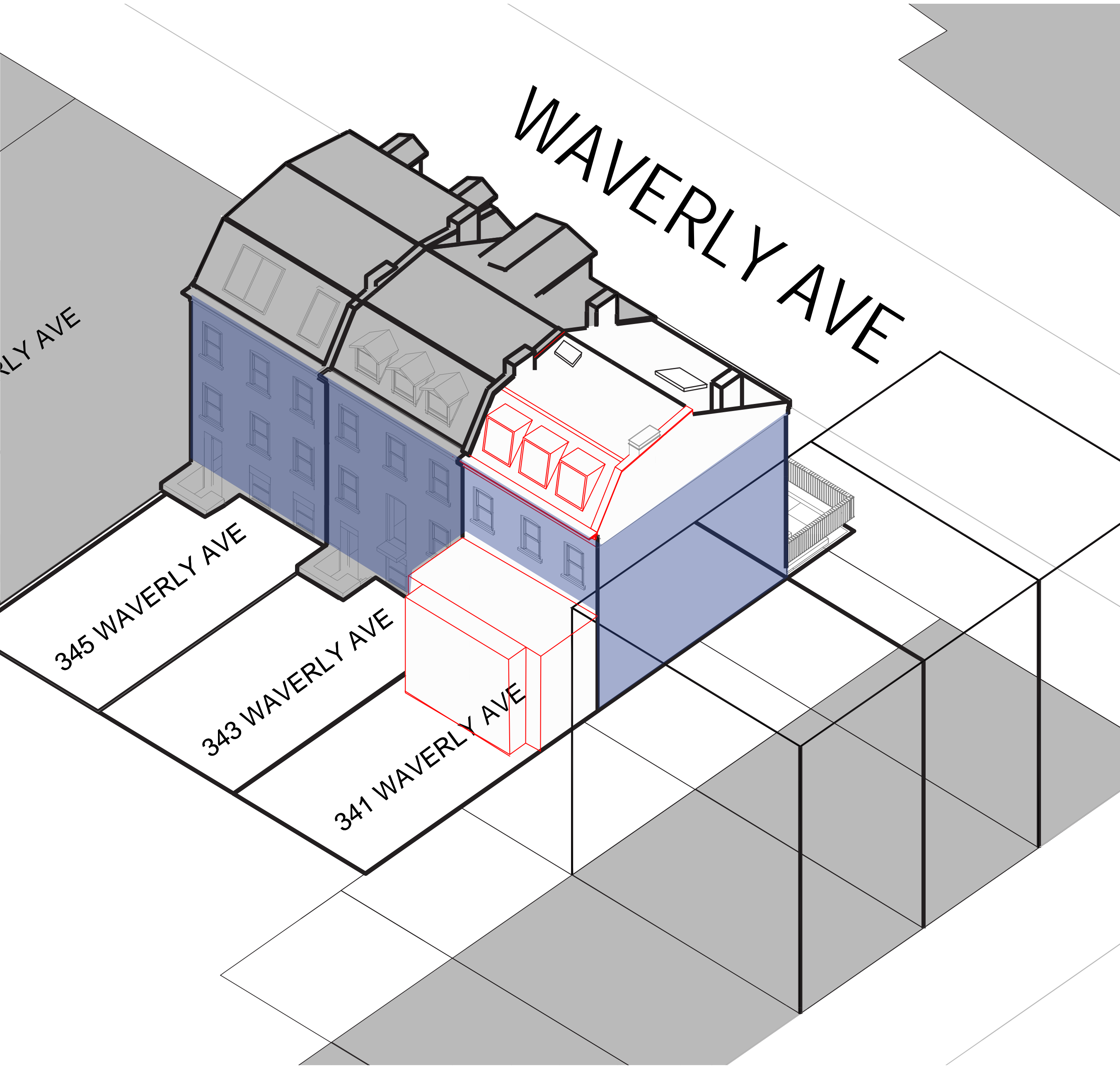
PROPOSED SITE PLAN



EXISTING AXONOMETRIC VIEW



PROPOSED AXONOMETRIC VIEW



GROUP OF 3 TOWNHOUSES



341 Waverly Avenue

343 Waverly Avenue

345 Waverly Avenue



238 Lafayette Avenue



349 Waverly Avenue

GROUP OF 3 TOWNHOUSES - SIMILAR BUT DIRFFERENT

GROUP OF 3 TOWNHOUSES



STRONG VARIETY AT ROOF
LEVEL REMAINS

CORNICES HAVE BEEN
REMOVED

DORMER AT 343 WAVERLY
HAS BEEN MODIFIED

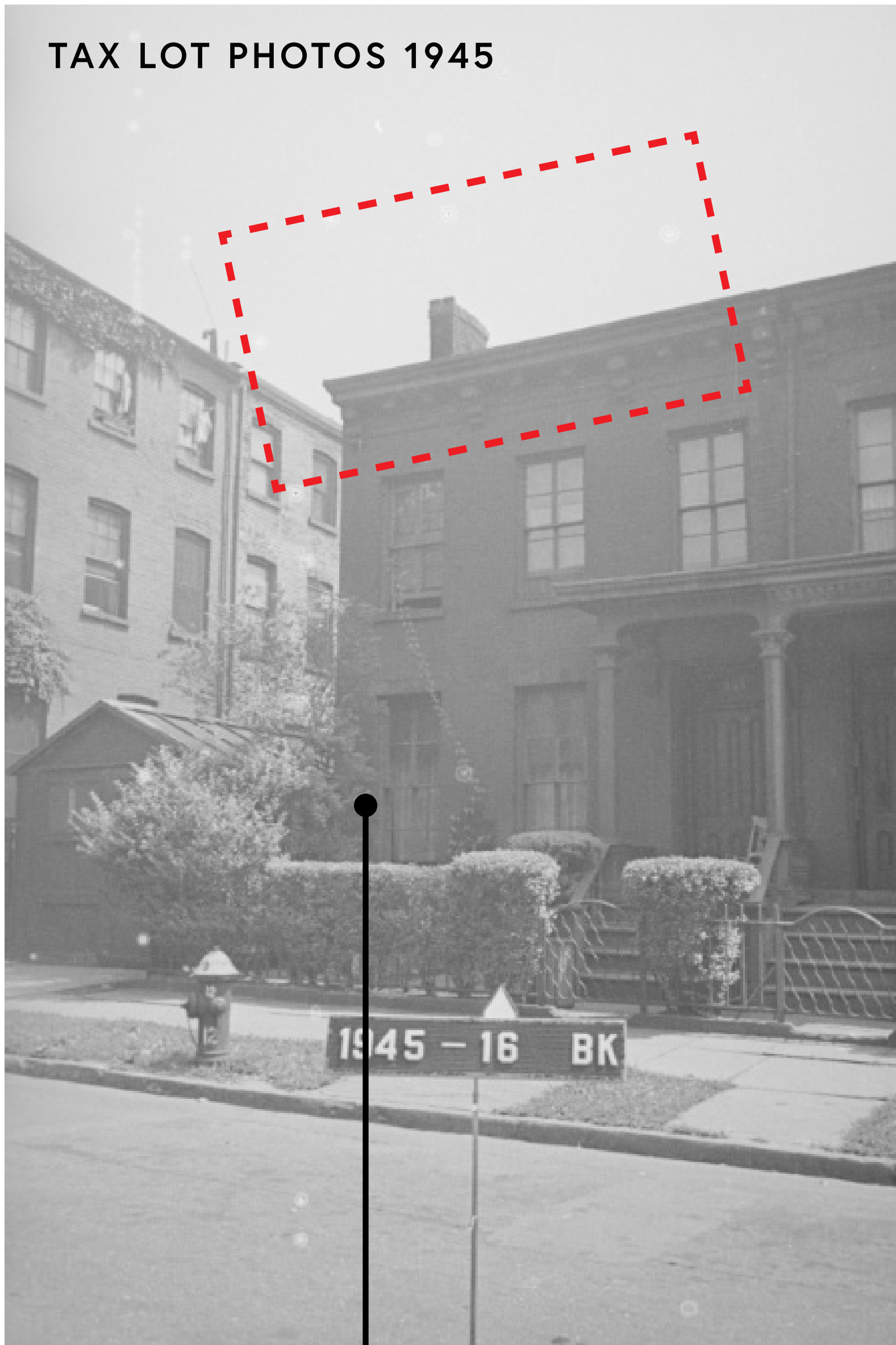
BUILDING BASE REMAINS
SIMILAR & COHESIVE

341 WAVERLY
GABLE ROOF

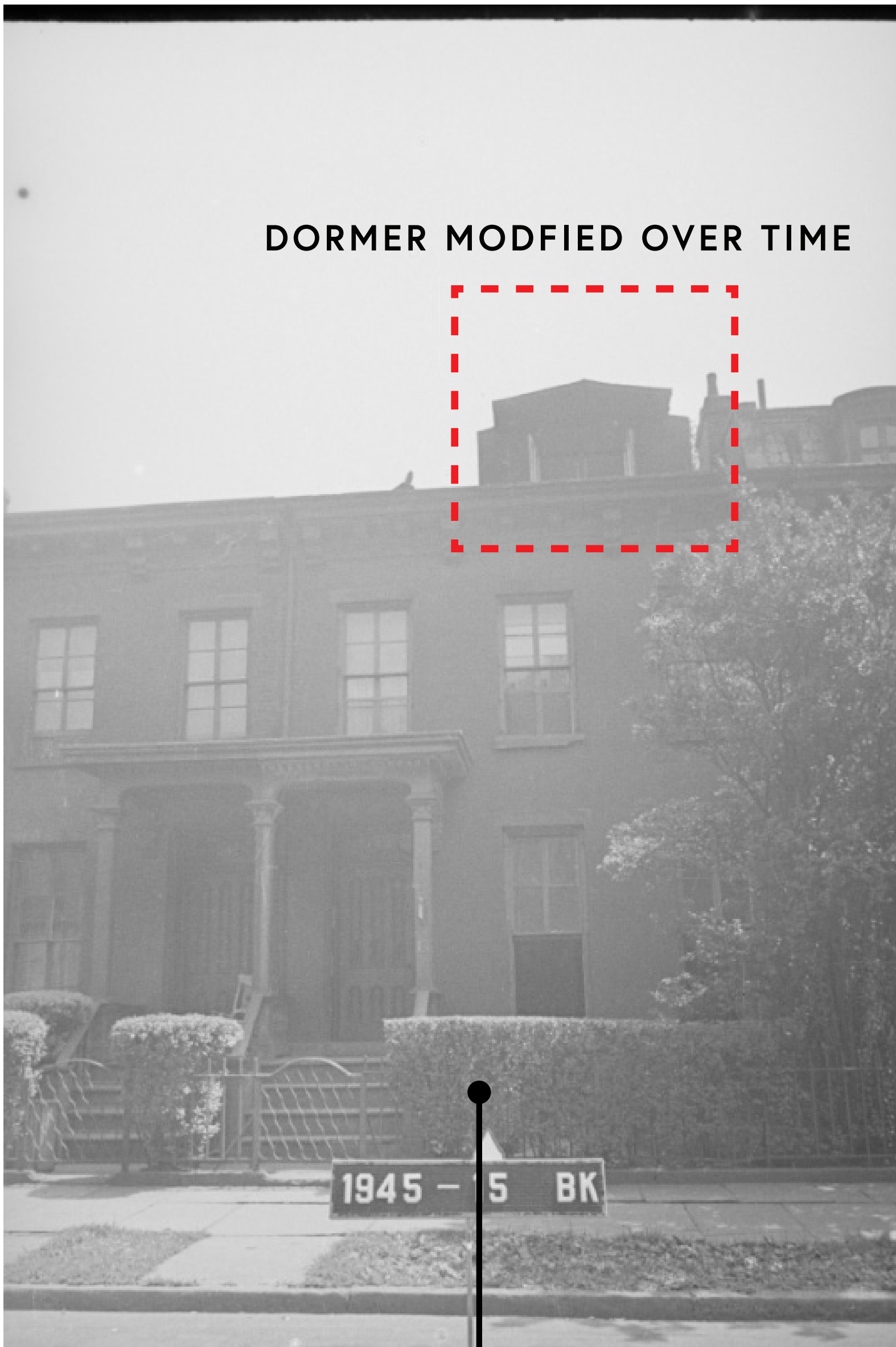
343 WAVERLY
GABLE ROOF WITH
DORMER

345 WAVERLY
MANSARD ROOF
WITH 2 DORMERS

DIFFERENCES PRESENT IN 1945



341 WAVERLY
GABLE ROOF



343 WAVERLY
GABLE ROOF WITH
DORMER



345 WAVERLY
MANSARD ROOF
WITH 2 DORMERS



345 WAVERLY
REAR MANSARD
ROOF PRESENT



Front Facade



Side Facade



Rear Facade

GROUP OF 3 TOWNHOUSES



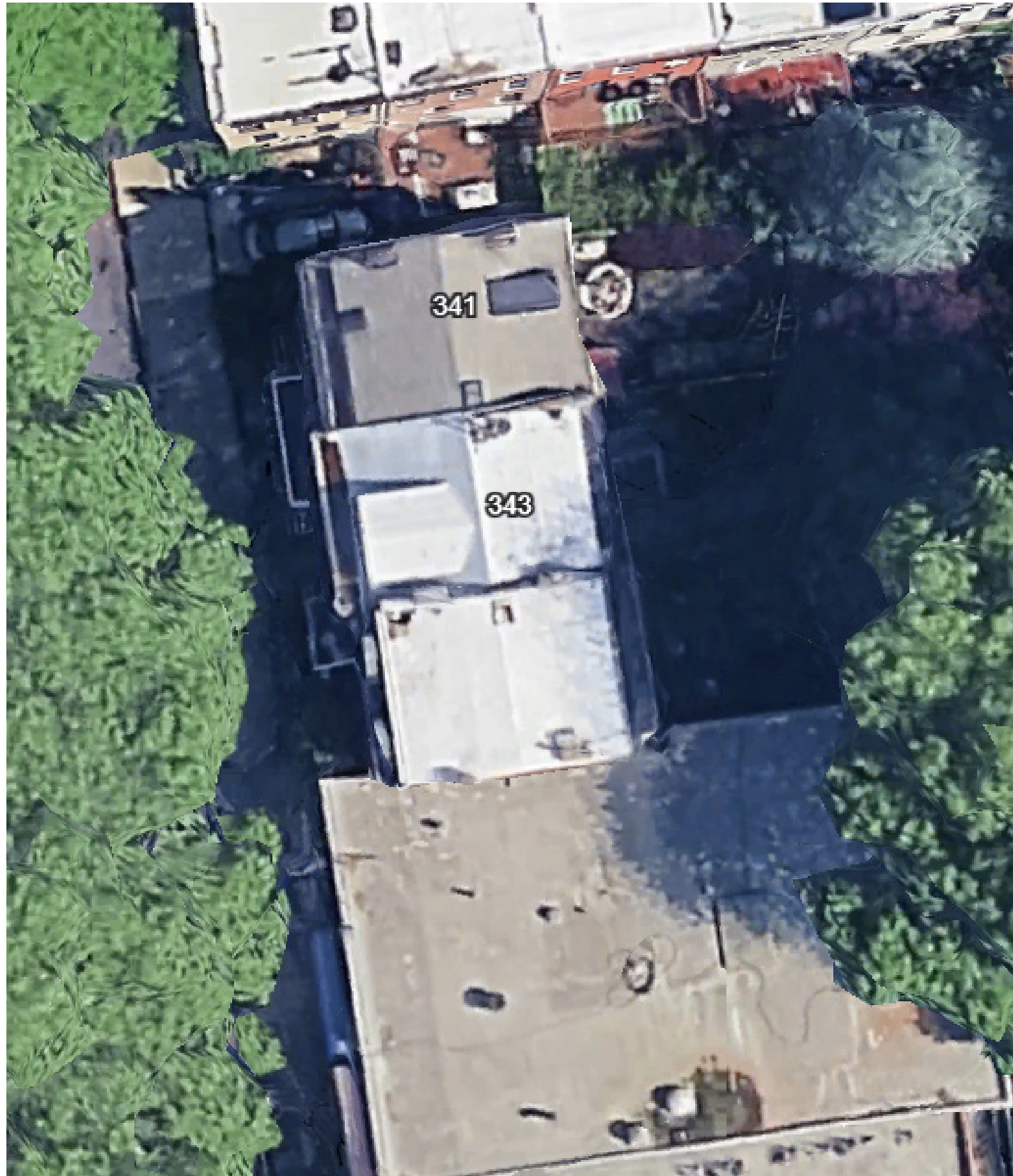
345 WAVERLY
MANSARD ROOF
WITH 2 SKYLIGHTS
REPLACED WINDOWS
ON BUILDING BASE

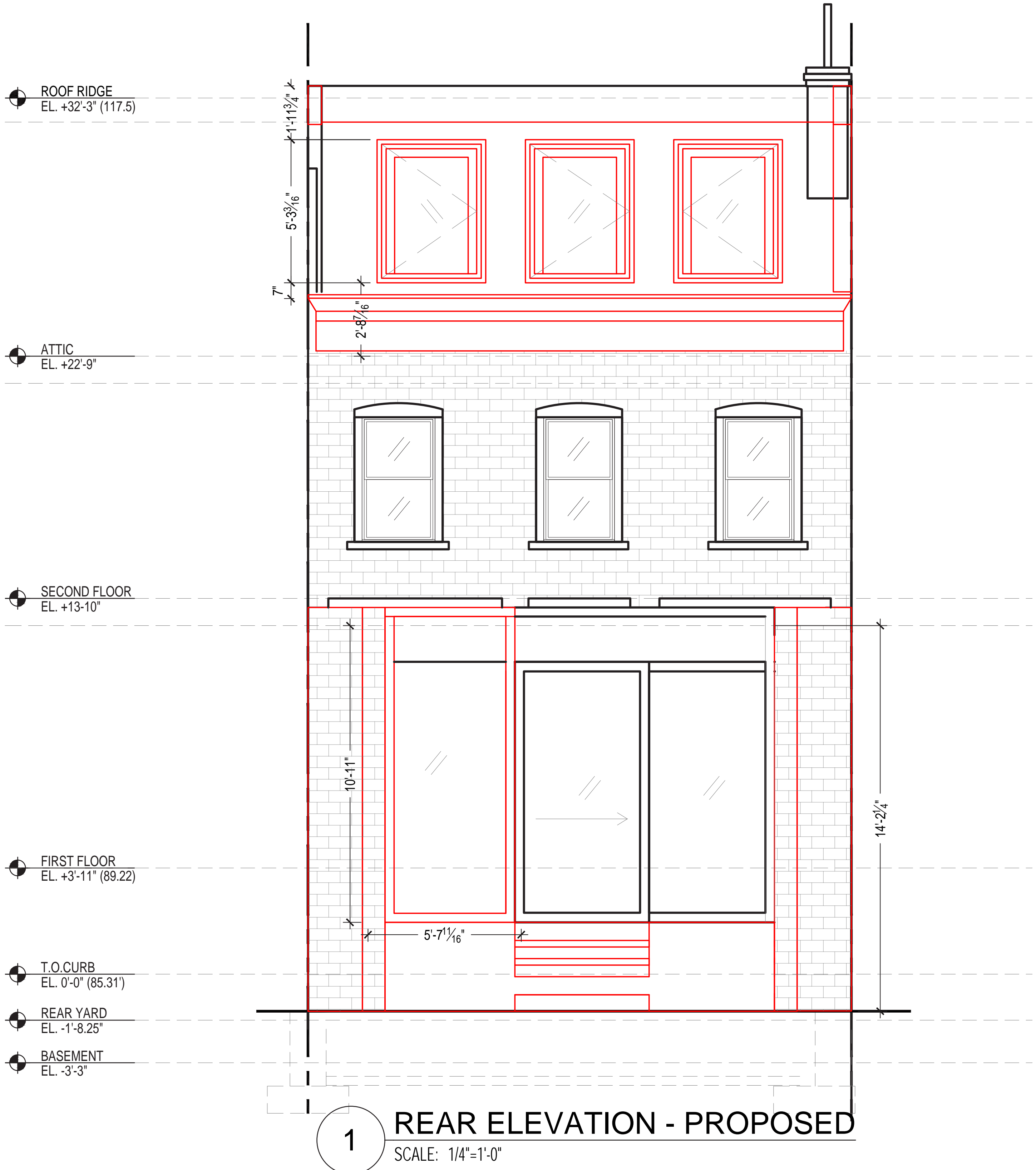
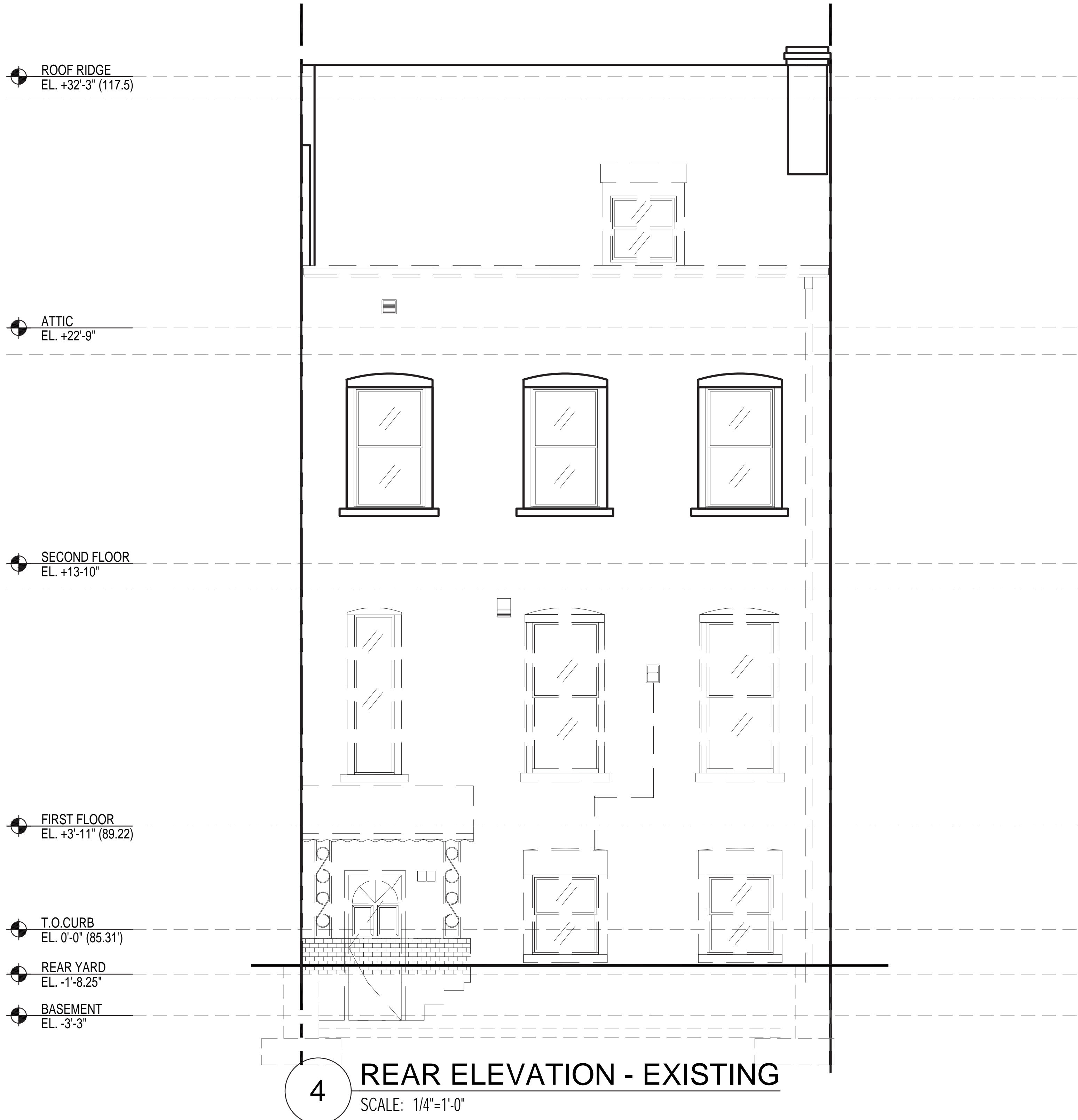


341 WAVERLY
GABLE ROOF
STUCCO & PAINTED REAR FACADE
REPLACED WINDOWS

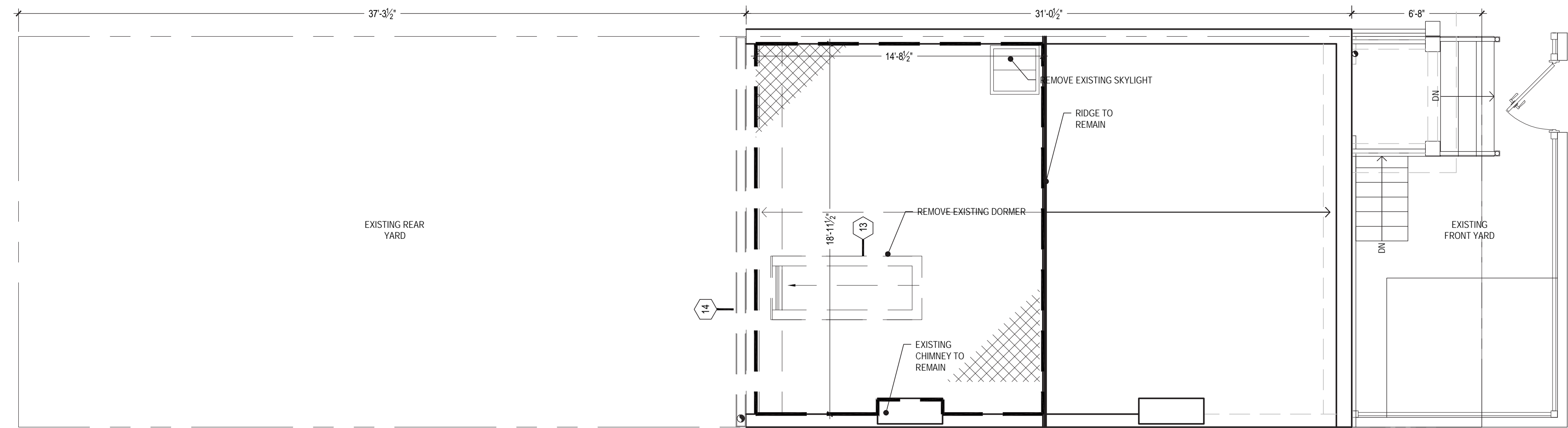
STRONG VARIETY AT ROOF
LEVEL ALSO PRESENT AT
REAR FACADE

BUILDING BASE SLIGHT
VARIATIONS

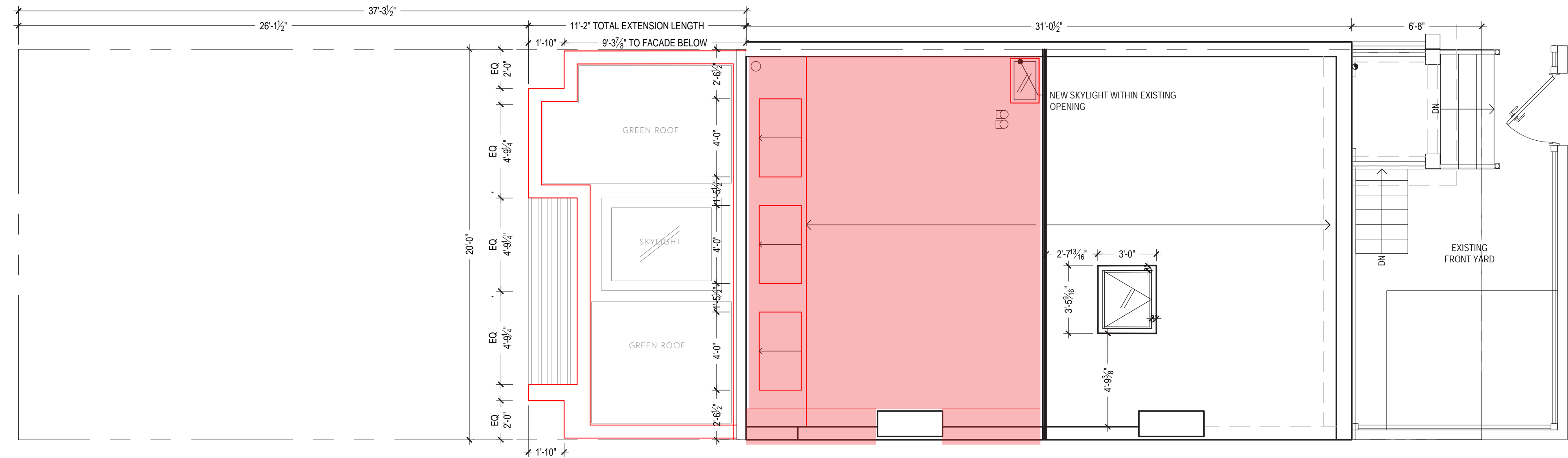




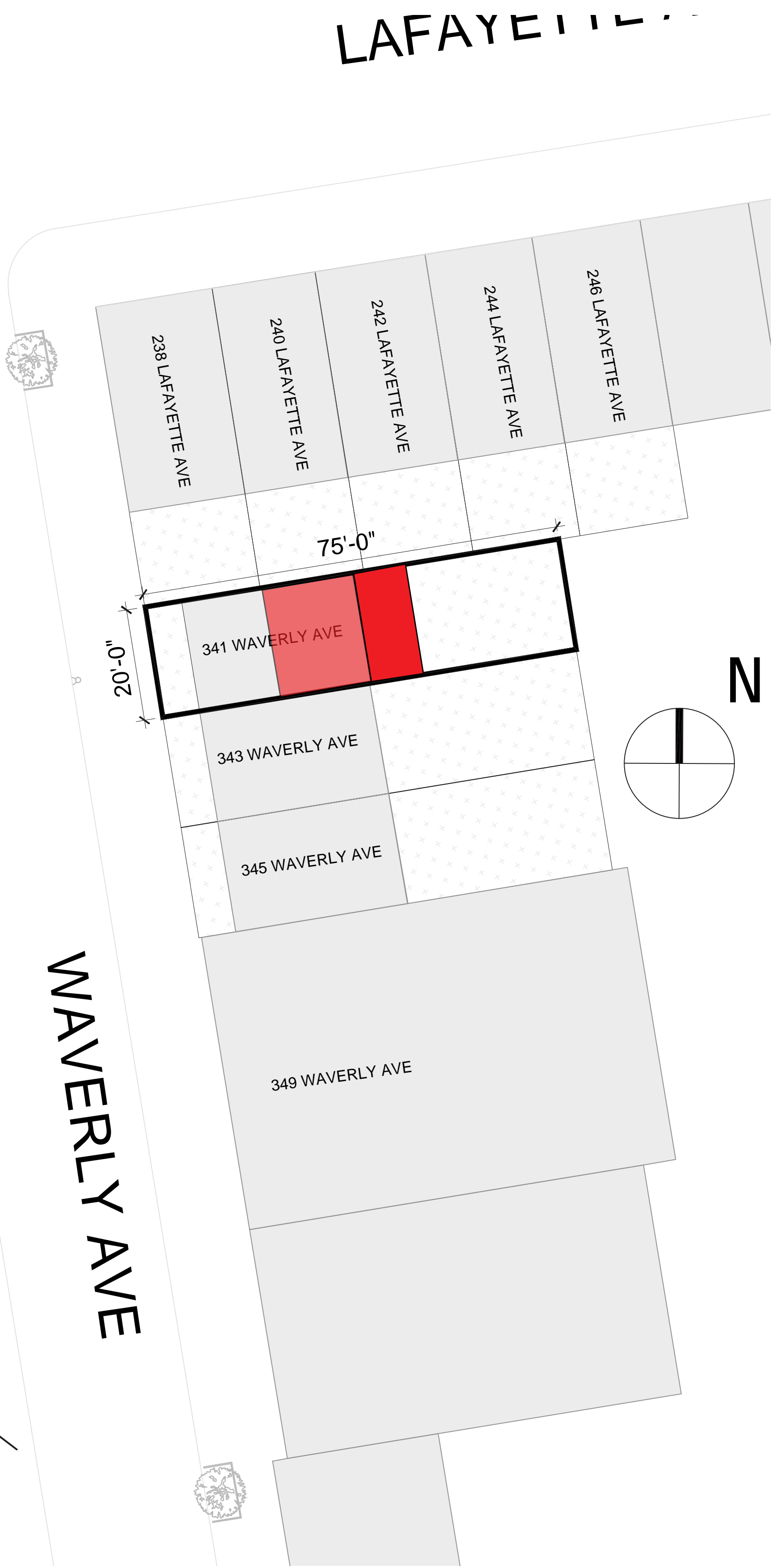
- 1) 200SF REAR YARD EXTENSION
- 2) REAR ROOF MODIFICATION INTO MANSARD ROOF



2 ROOF PLAN - EXISTING
SCALE: 1/4"=1'-0"

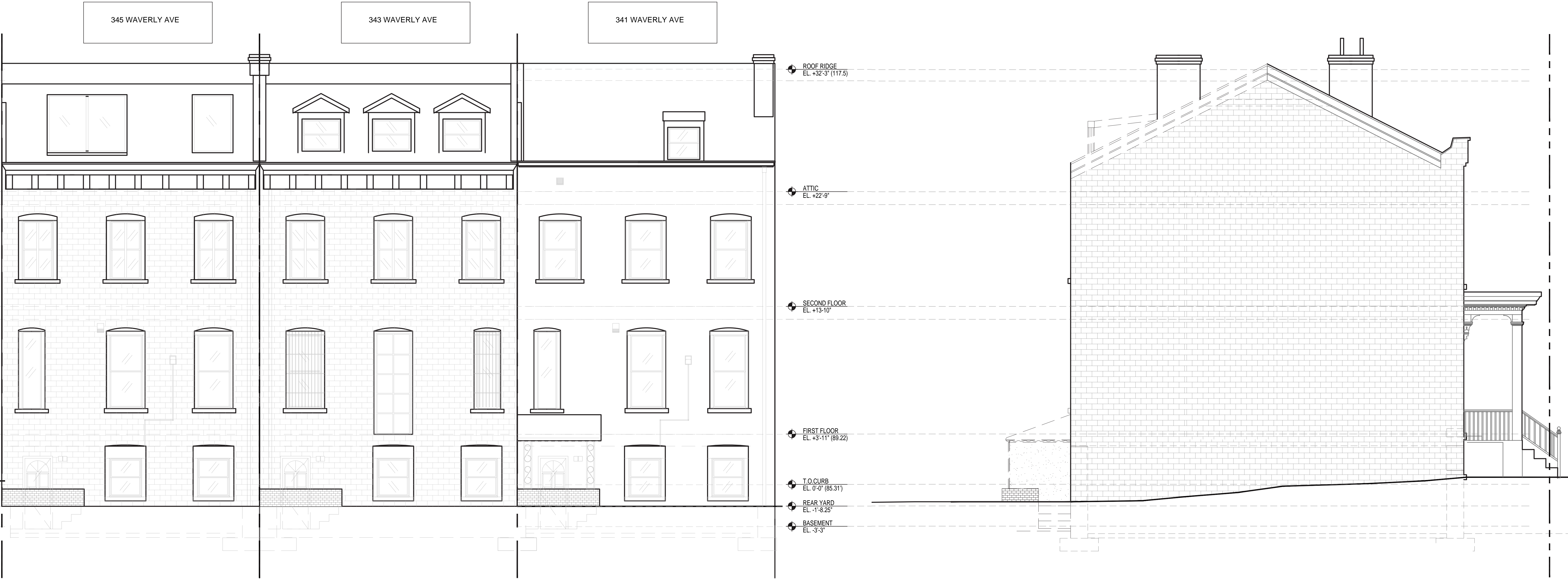


1 ROOF PLAN - PROPOSED
SCALE: 1/4"=1'-0"

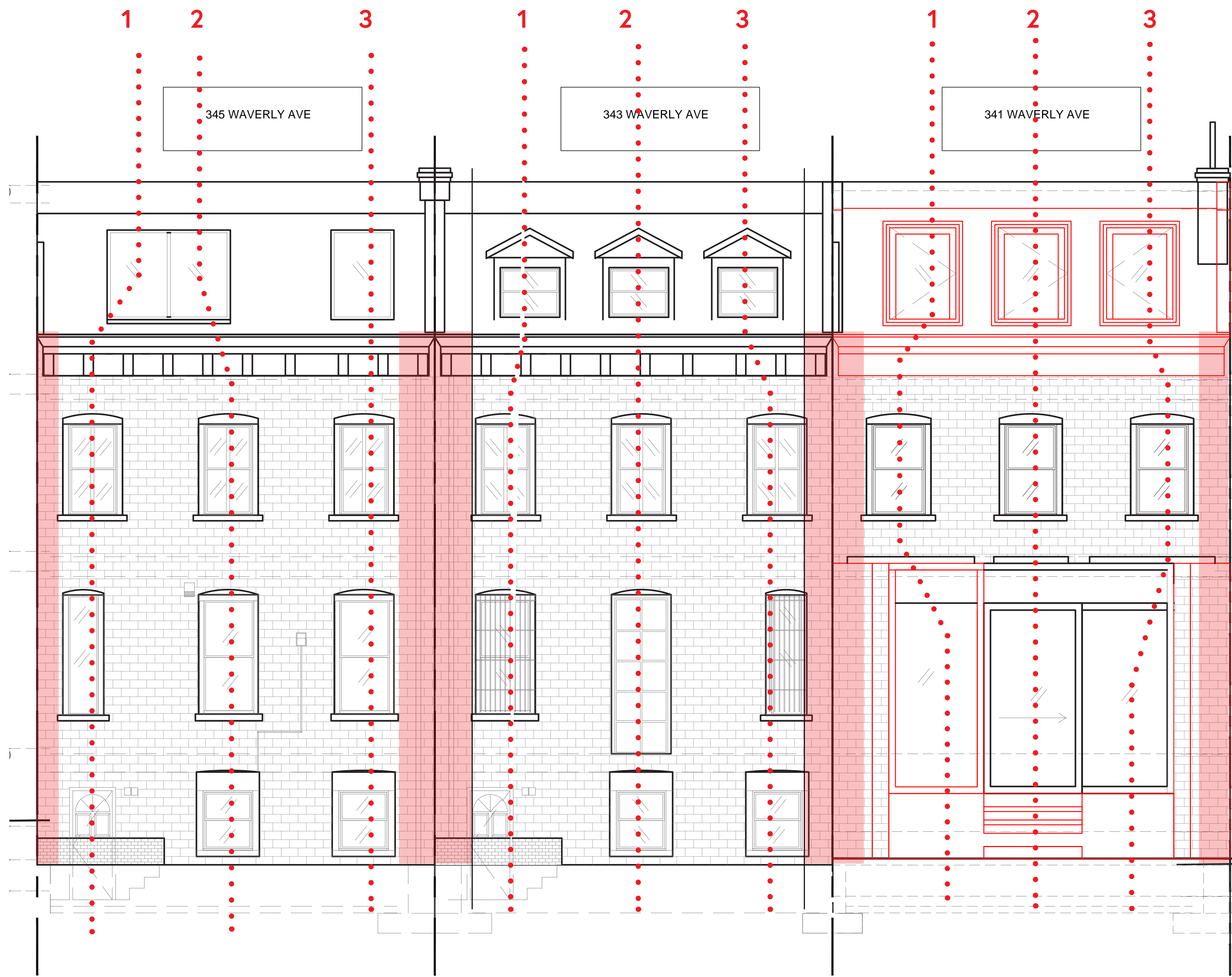


EXISTING REAR FACADE
WITH ADJACENT BUILDINGS

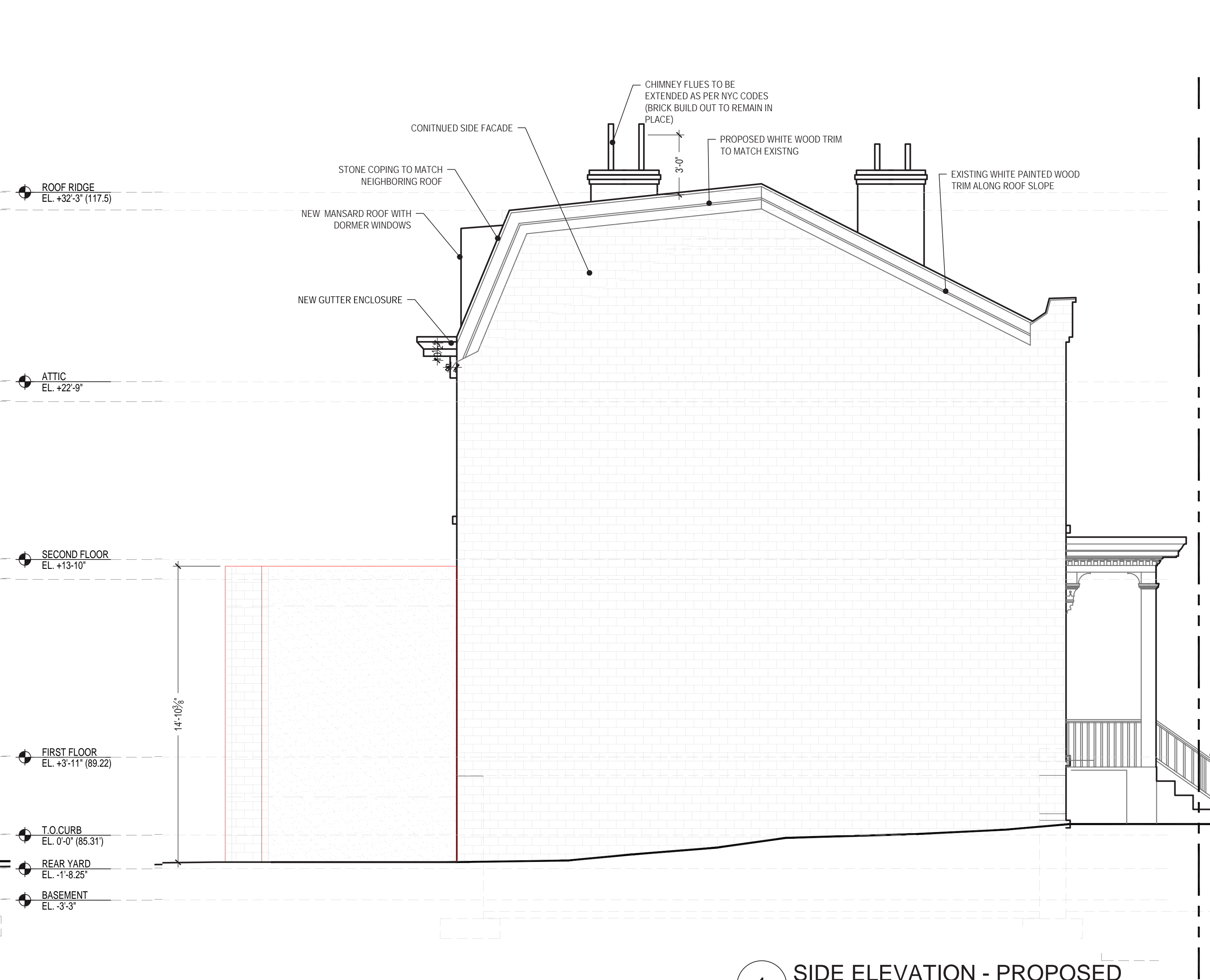
EXISTING SIDE FACADE
341 WAVERLY AVE



PROPOSED REAR FACADE
WITH ADJACENT BUILDINGS



SIDE FACADE
341 WAVERLY AVE



1 SIDE ELEVATION - PROPOSED
SCALE: 1/4"=1'-0"

1 - Addition Not Visible



3 - Addition Not Visible



4b - Zoomed in View



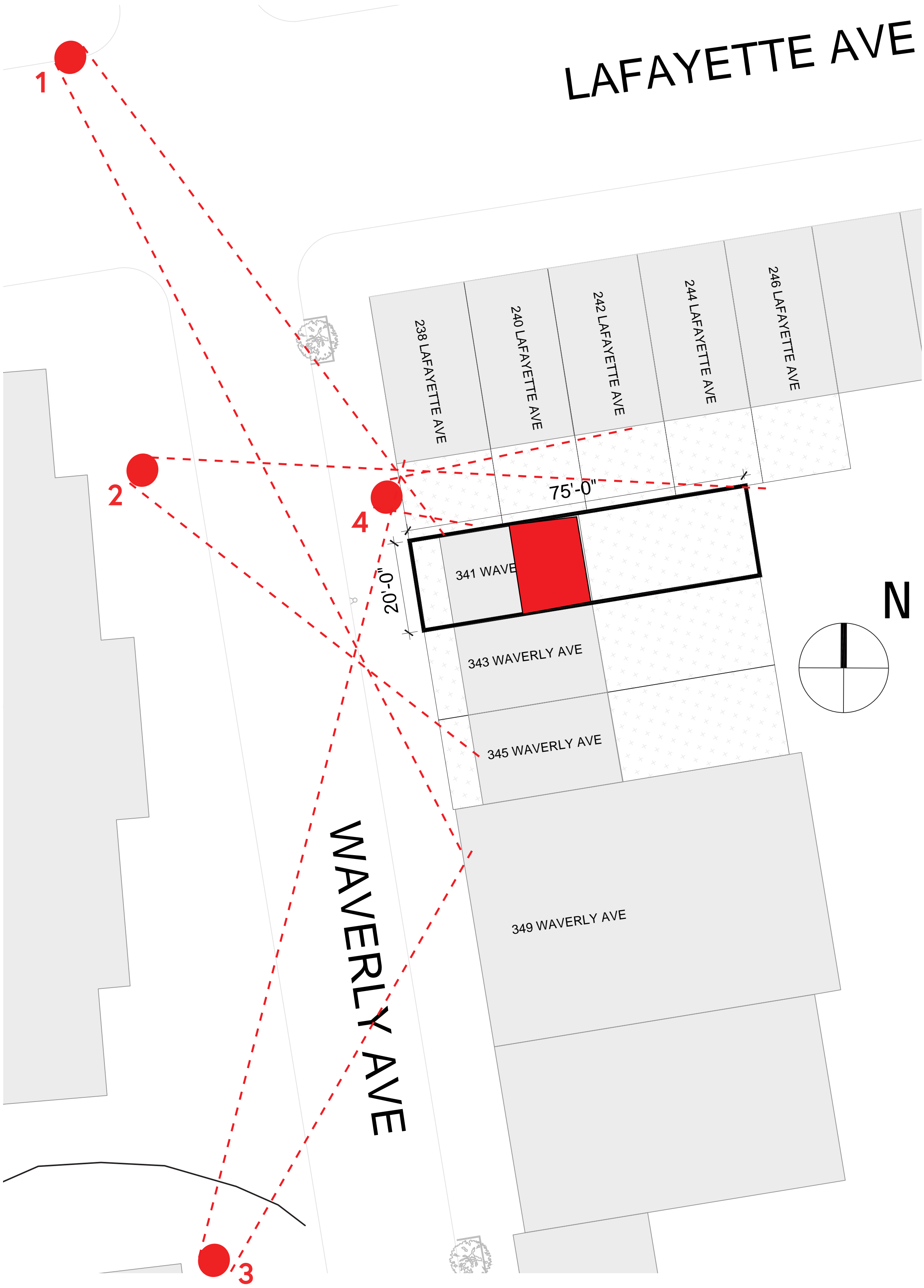
2



4a

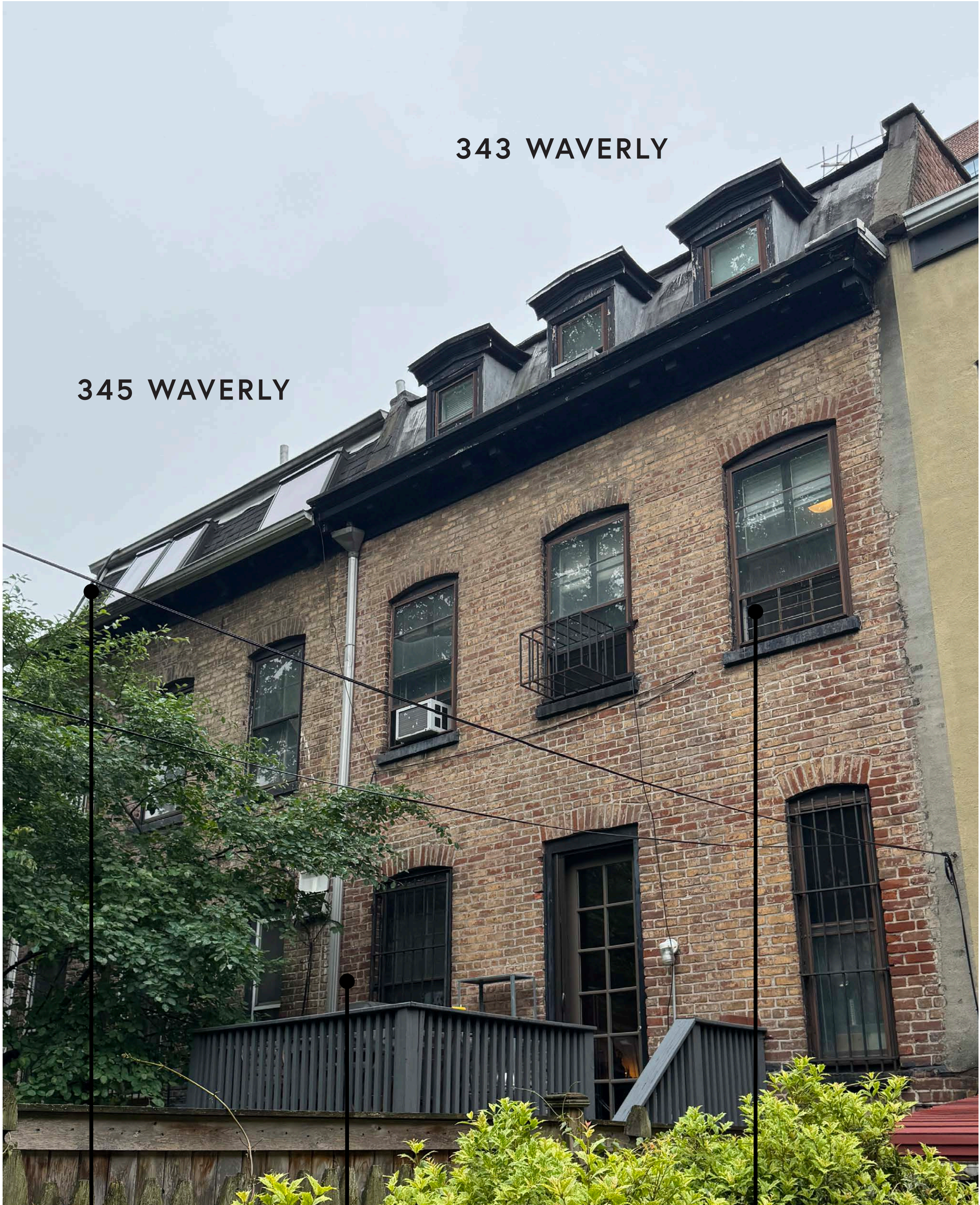


4c - Zoomed in View



Site Plan
Scale: 1/16" = 1'-0"

EXISTING MATERIALS



343 WAVERLY

345 WAVERLY

ANTHRAZITE
SHINGLES

EXPOSED BRICK

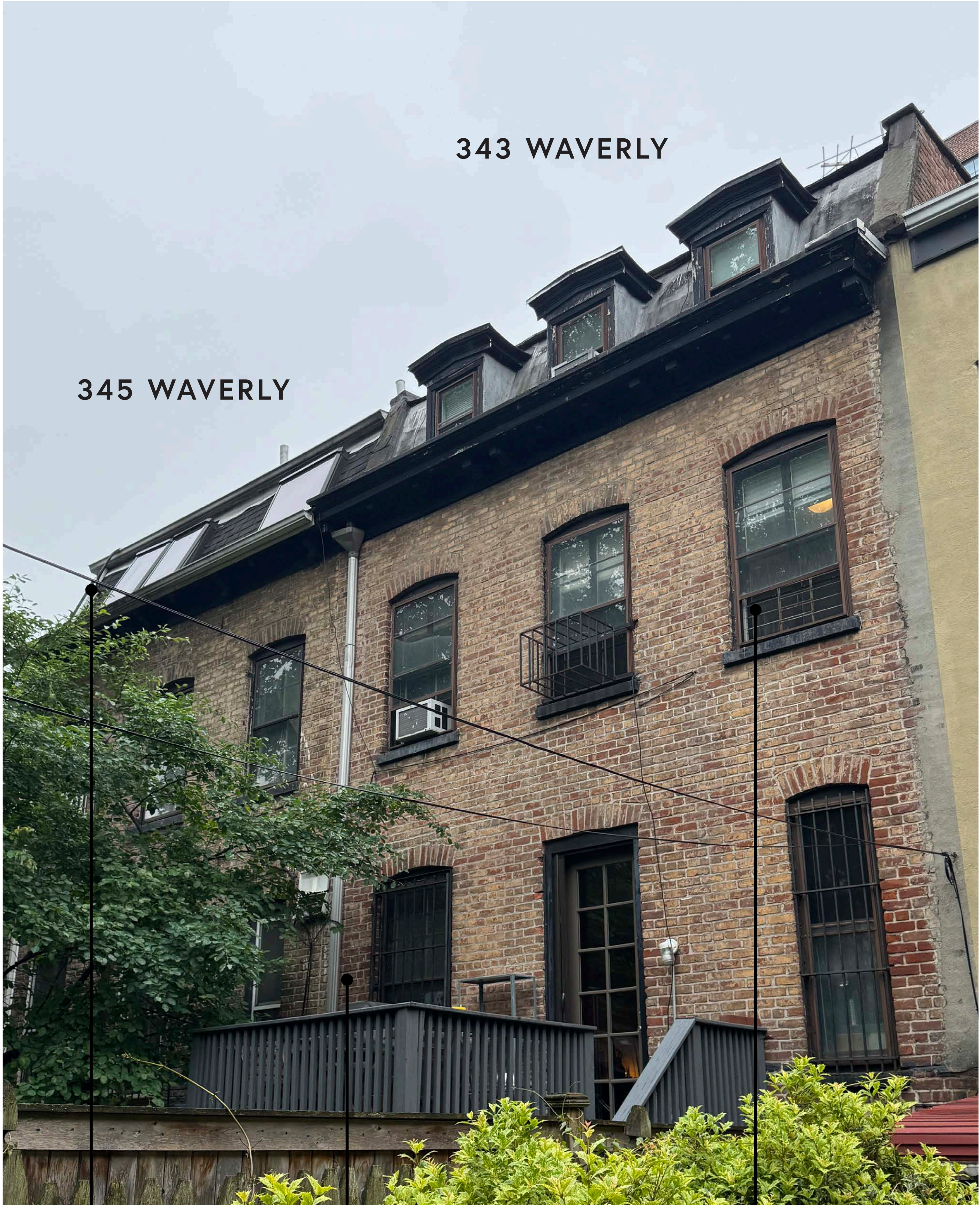
BRONZE/DARK BROWN WIN-
DOW FRAMES



341 WAVERLY

STUCCO COVERED BRICK
BRONZE ALU WINDOWS

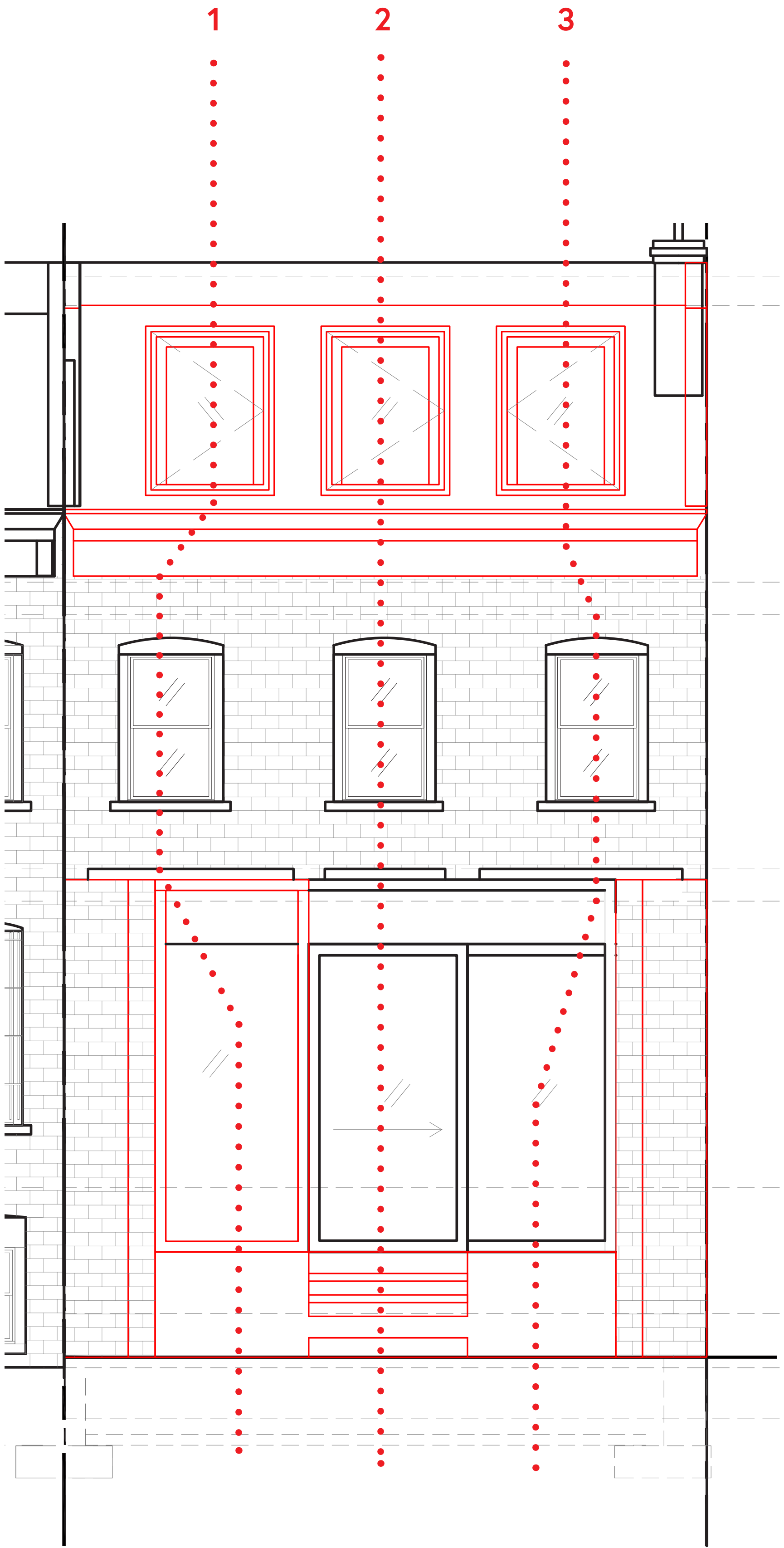
PROPOSEDD MATERIALS



ANTHRAZITE SHINGLES

EXPOSED BRICK

BRONZE/DARK BROWN WINDOW FRAMES



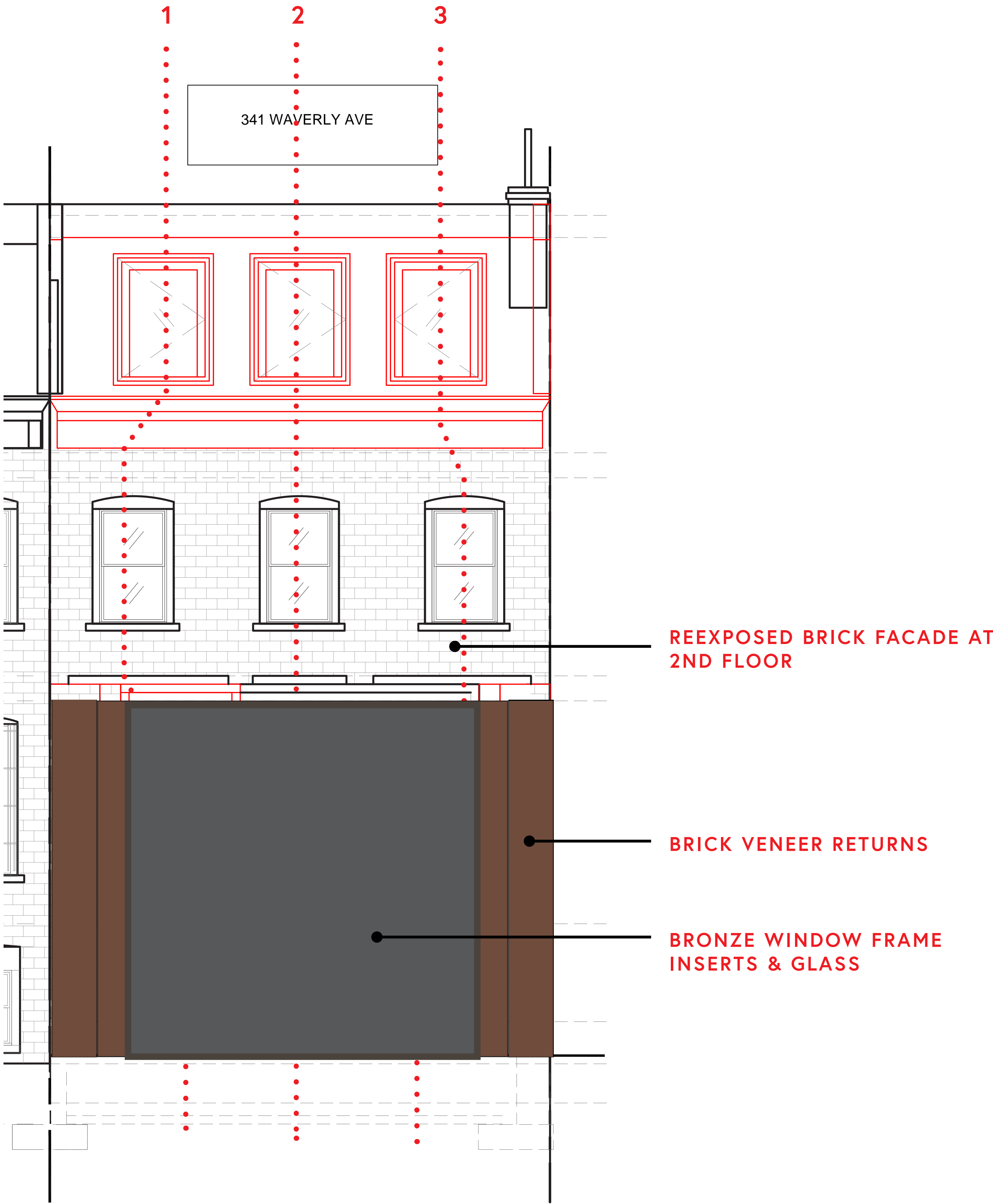
PROPOSEDD MATERIALS



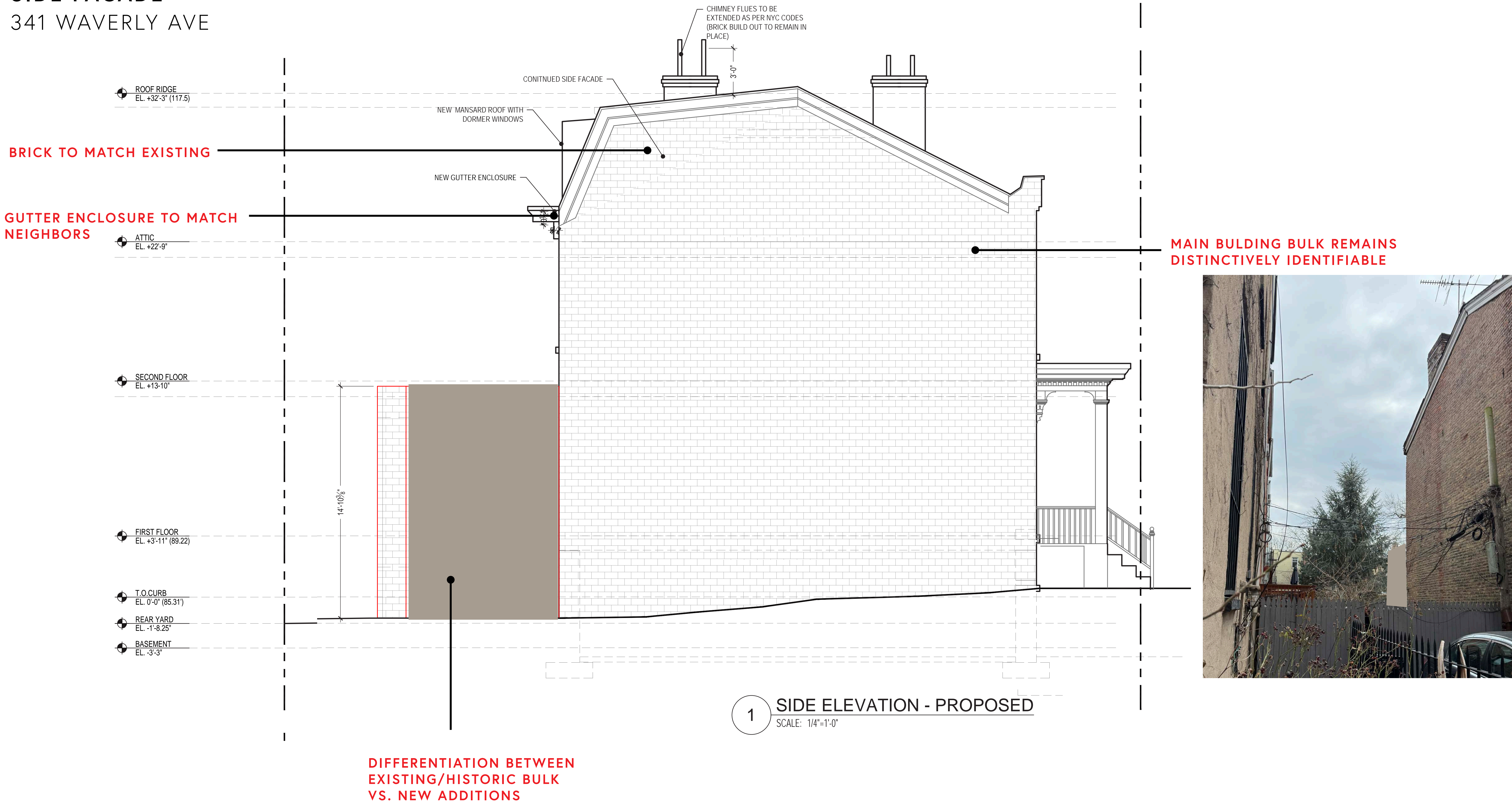
ANTHRAZITE
SHINGLES

EXPOSED BRICK

BRONZE/DARK BROWN WIN-
DOW FRAMES

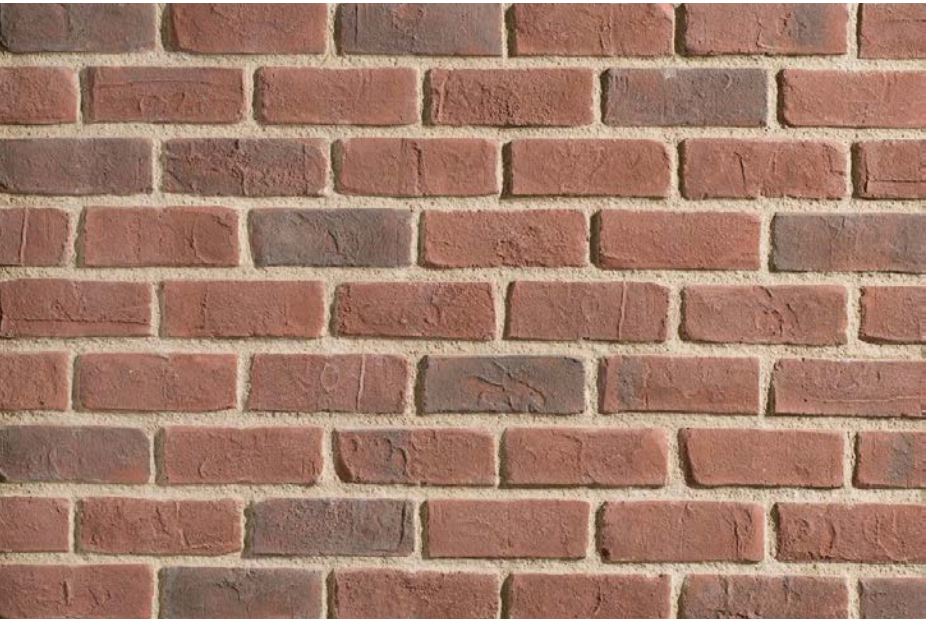


SIDE FACADE
341 WAVERLY AVE





ALU-CLAD WINDOWS
DARK BROWN AND GREY FINISH TO
MATCH NEIGHBOR WINDOW TRIM
RAL 8019 - GREY BROWN
LRV: 6.88



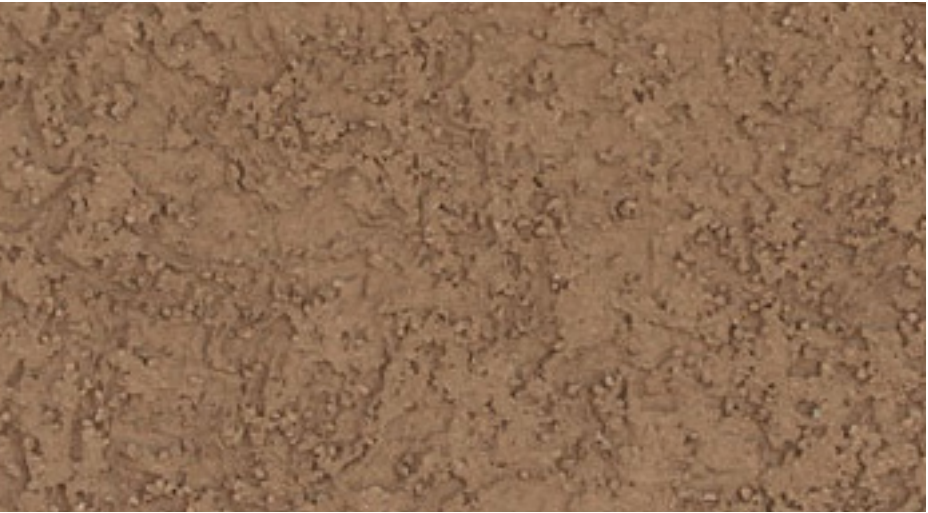
BRICK -
OLEWATERBURY
TYPE 1 STANDARD SIZE BY WATSON-
TOWN BRICK COMPANY
FINAL SELECTION TO BE
DETERMINED IN THE FIELD AFTER ALL
STUCCO HAS BEEN
REMOVED. NEW BRICK TO MATCH EX-
ISTING BRICK



DARK GREY SLATE ROOF (MATCHING
NEIGHBORS) AT MANSARD ROOF



CONCRETE
EXPOSED CONCRETE AT EXTENSION IN-
SERT BASE



STUCCO
TRADITIONAL 3-COAT
STUCCO AT REAR ADDITION SIDE
WALLS

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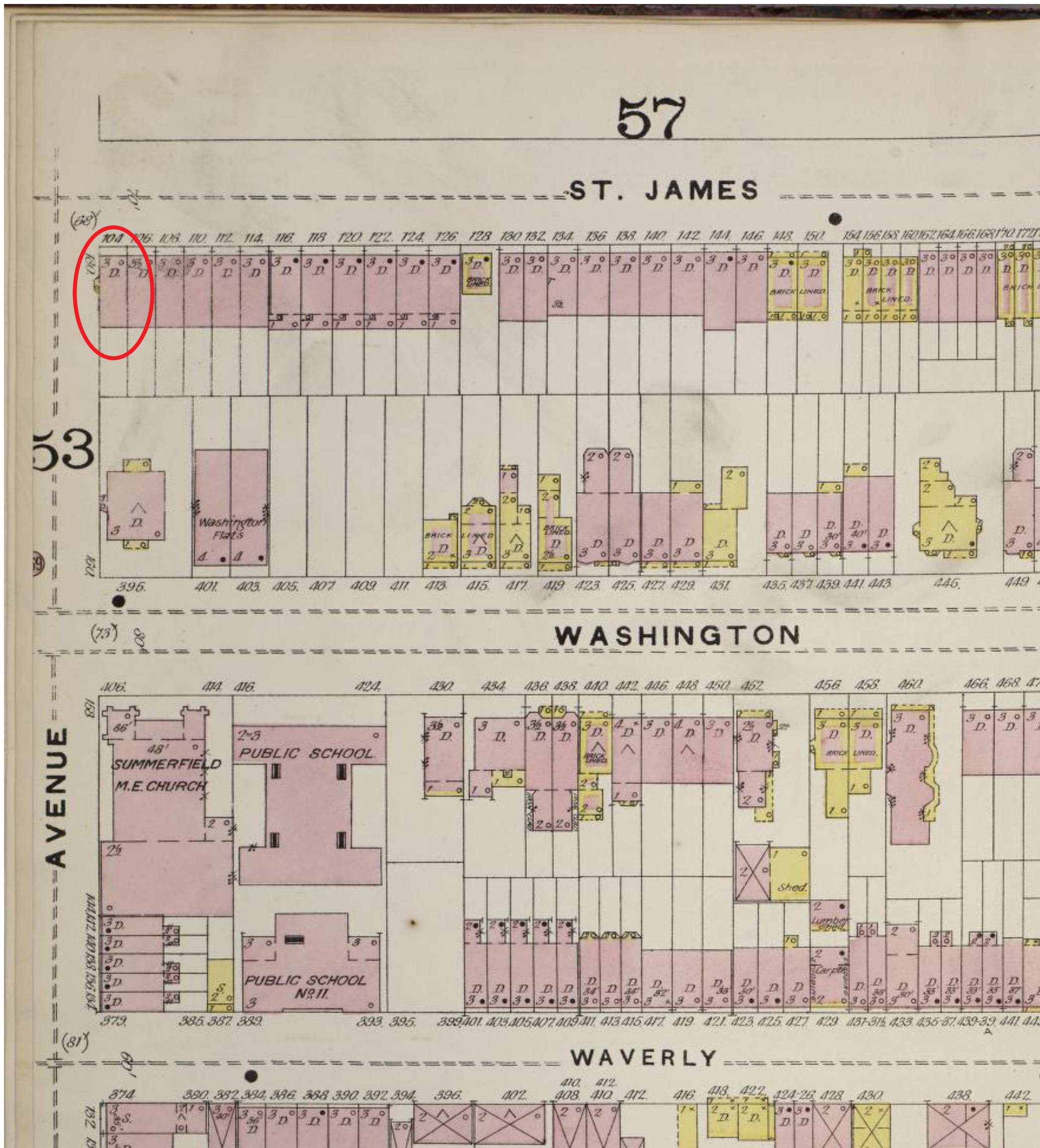
READ

APPENDIX

104 ST JAMES PLACE - CORNER LOT WITH VISIBLE SIDE FACADE & REAR YARD



STREET VIEW - corner lot



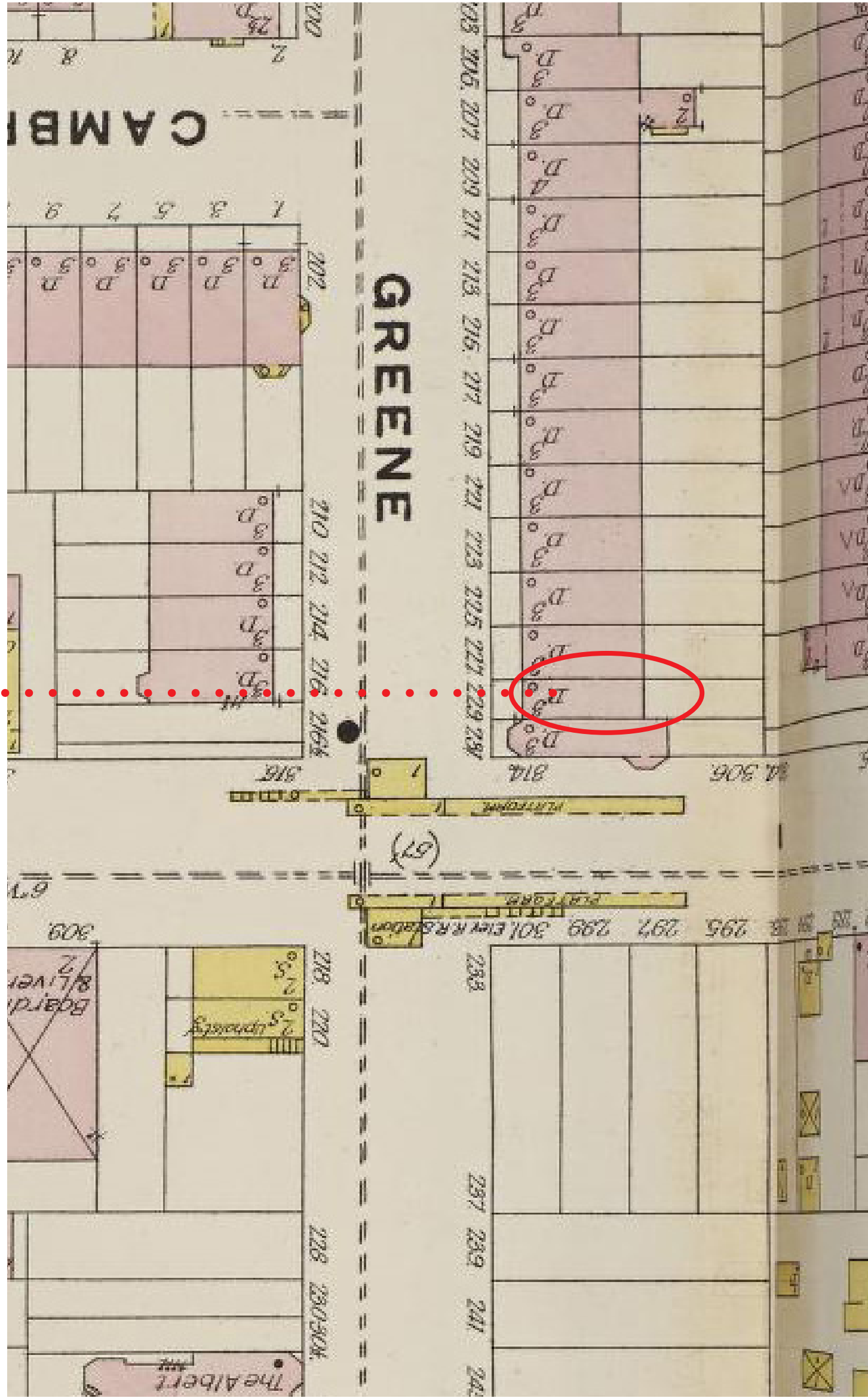
SANBORN MAP 1887



229 GREENE AVENUE



VIEW OF REAR FACADE

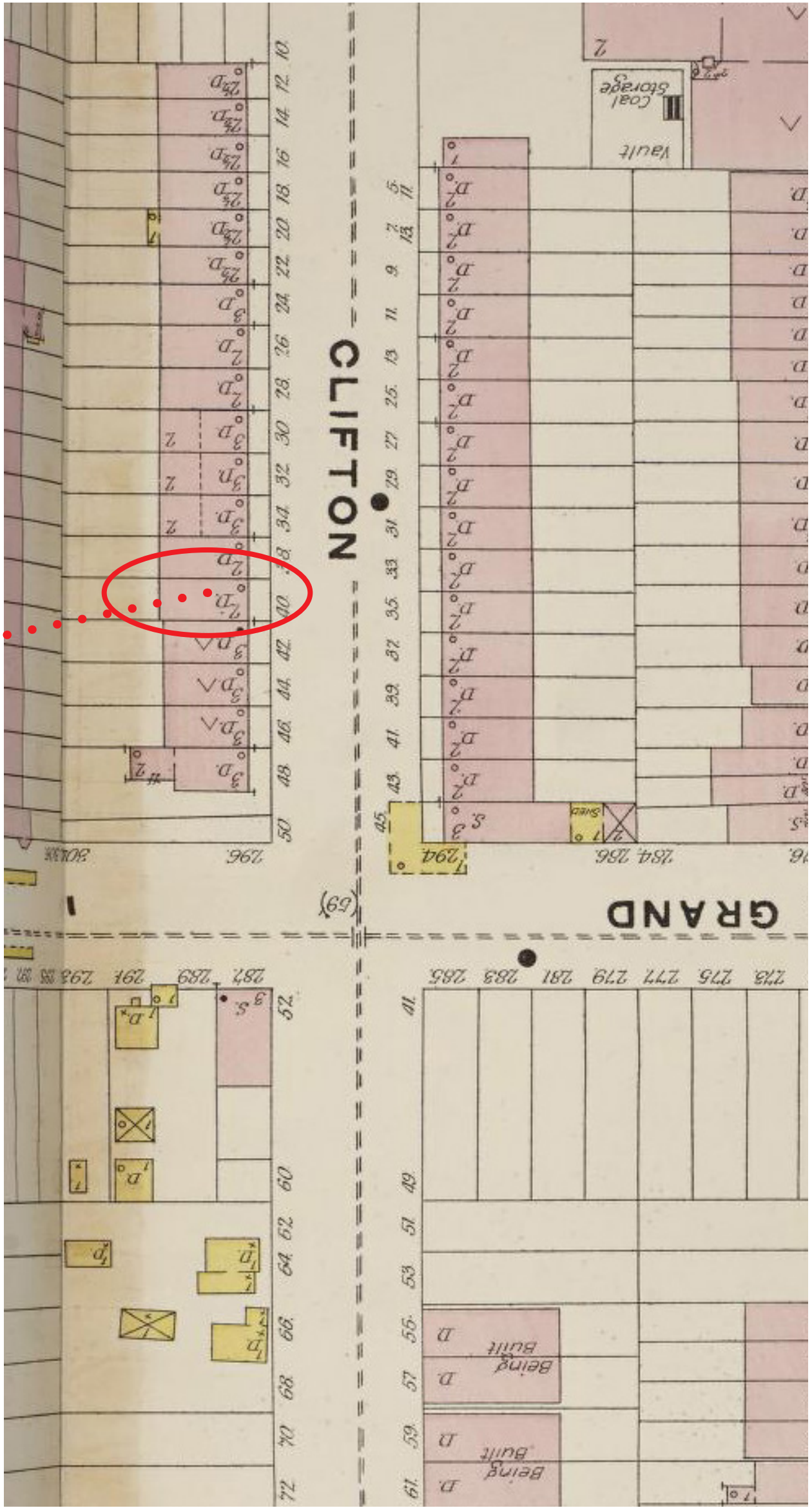


SANBORN MAP 1887

40 CLIFTON PL



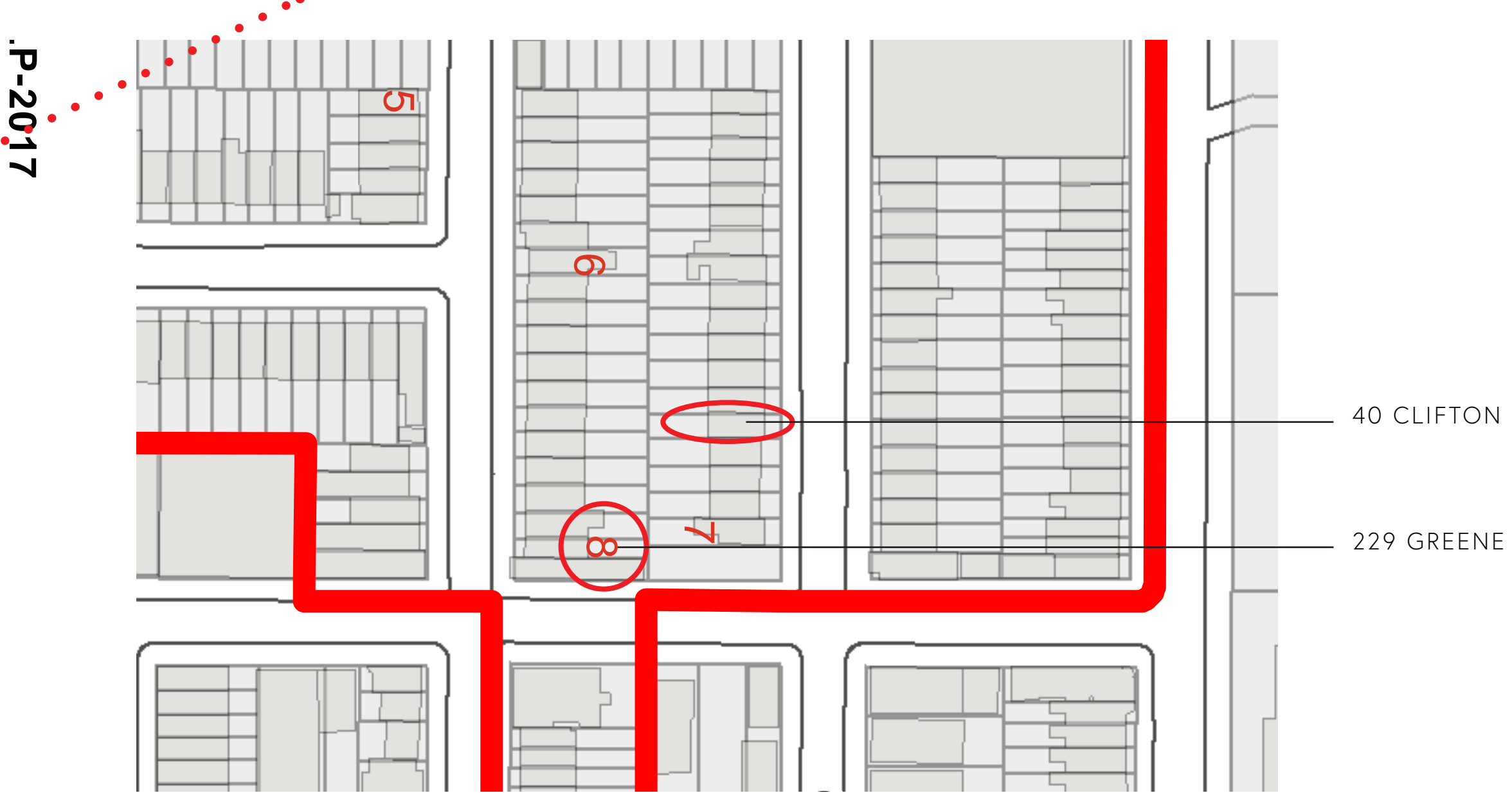
VIEW OF REAR FACADE



SANBORN MAP 1887



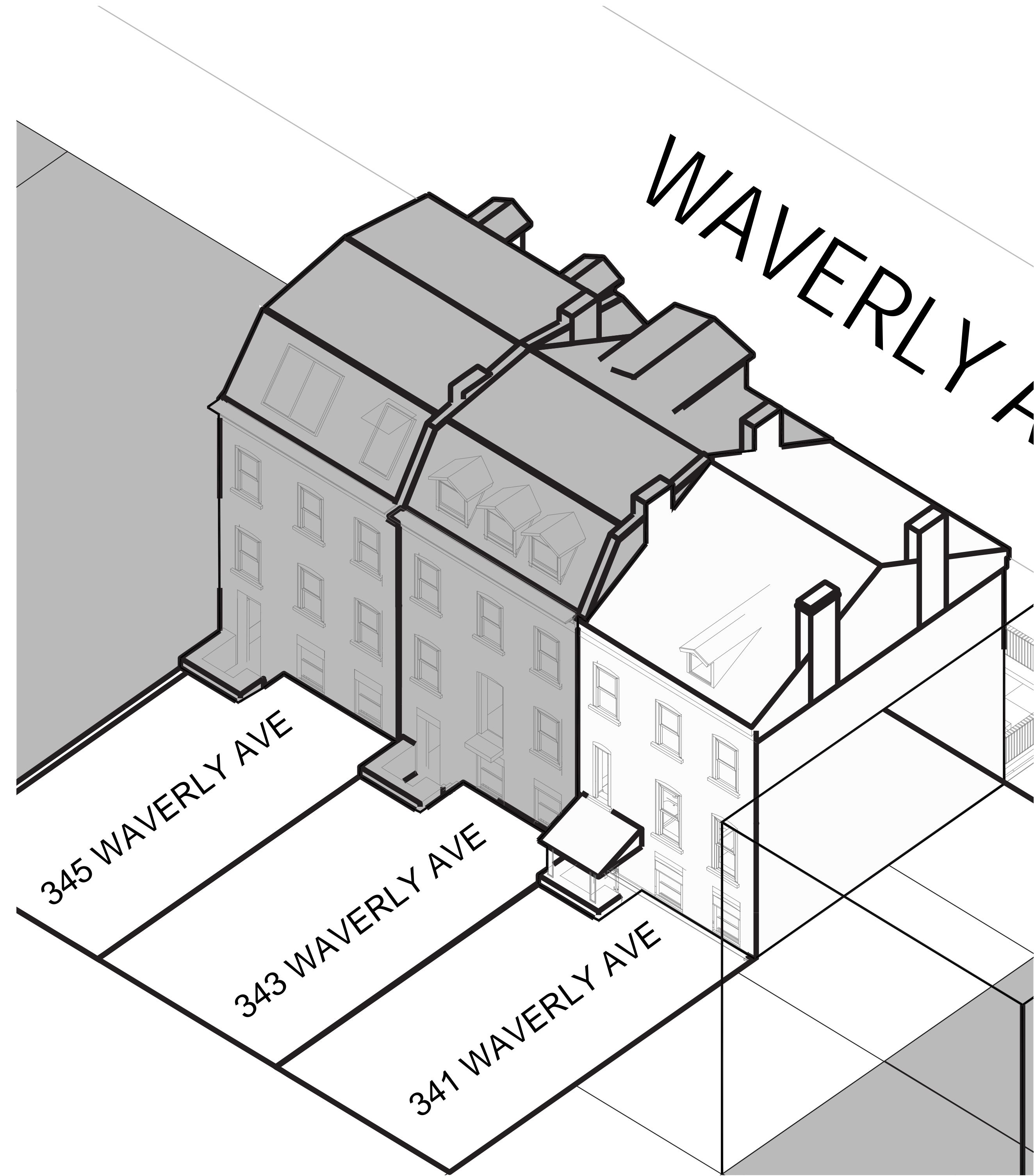
ZOOMED OUT LOCATION IWTHIN CLINTON HILL HISTORIC DISTRICT



CLOSE UP LOCATION

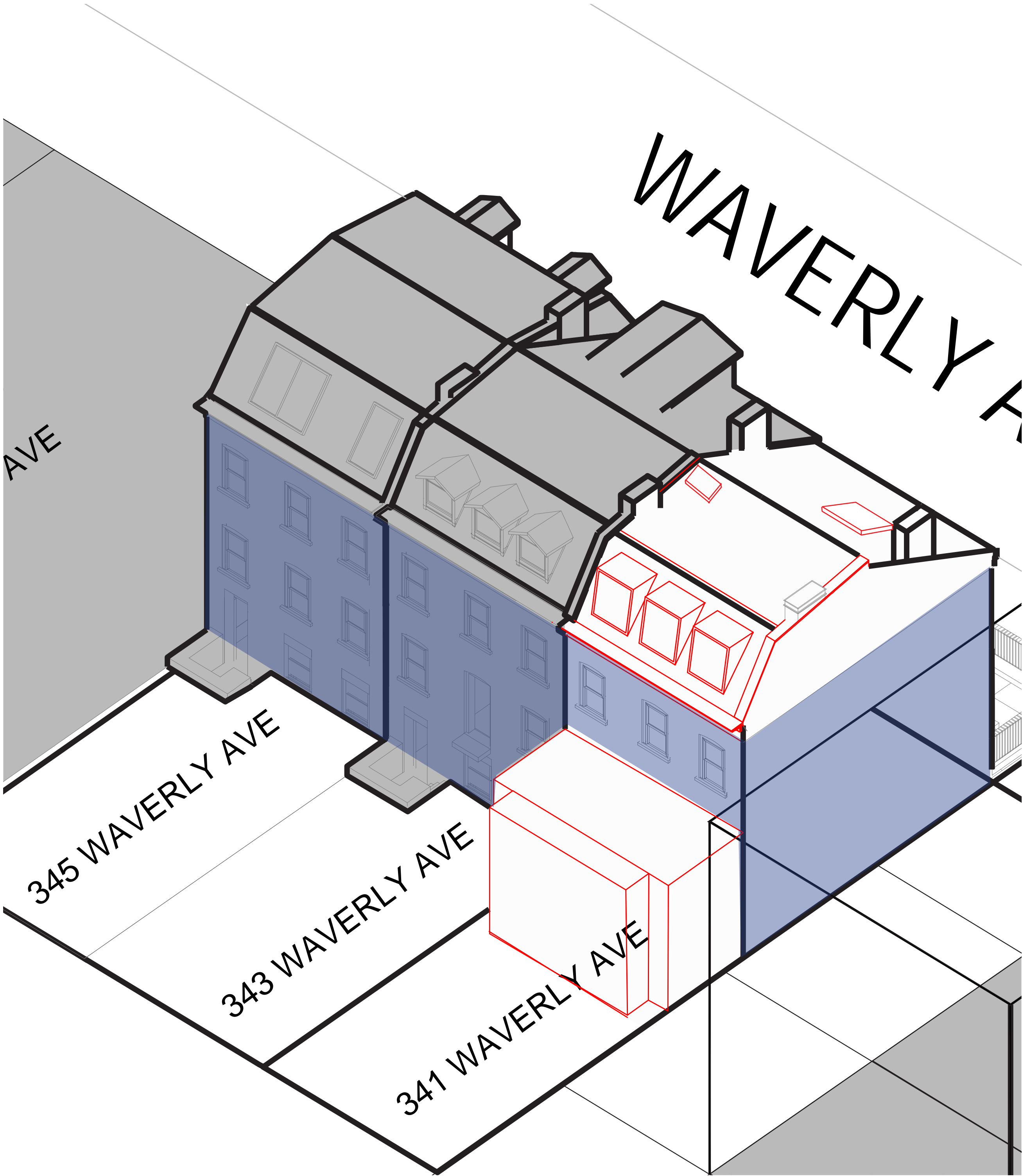


EXISTING AXONOMETRIC VIEW



FACADES & BUILDING BULK
THE EXISTING BUILDINGS HAVE A COHESIVE & HISTORIC BASE
WHILE THE ROOFS SHOW STRONG VARIATIONS

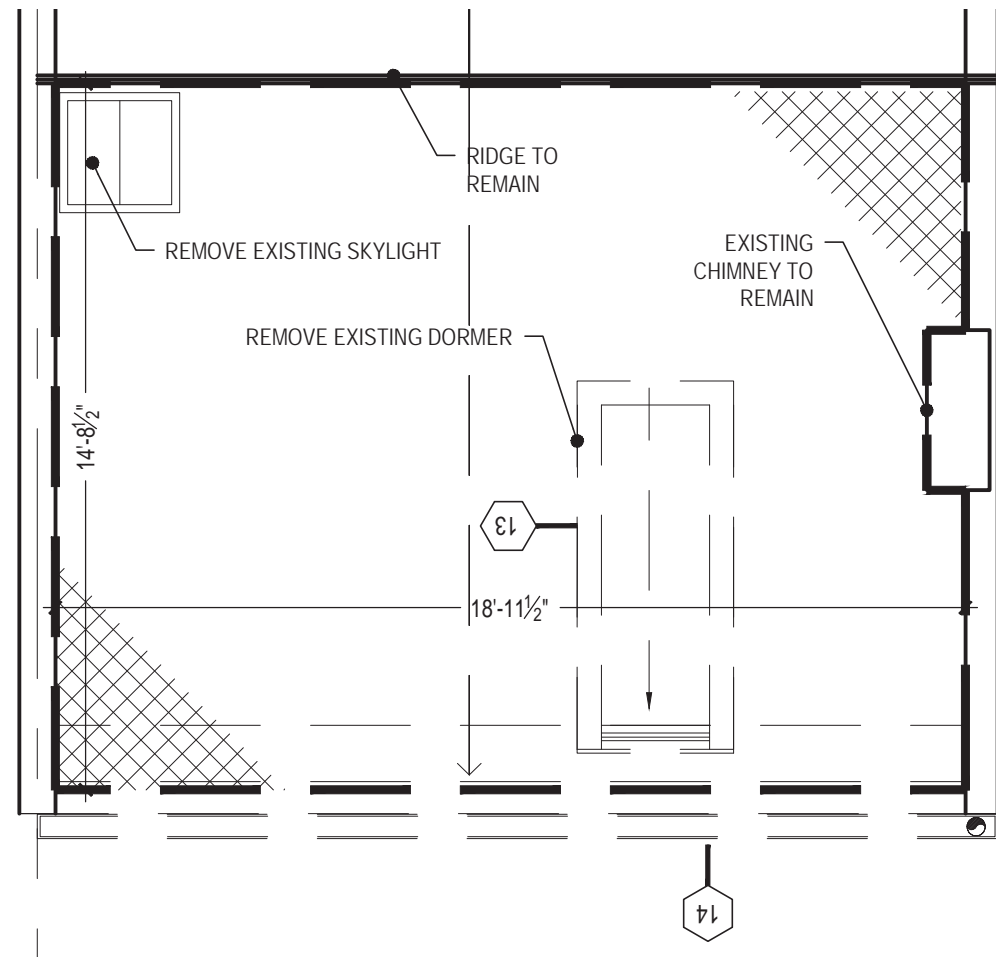
PROPOSED AXONOMETRIC VIEW



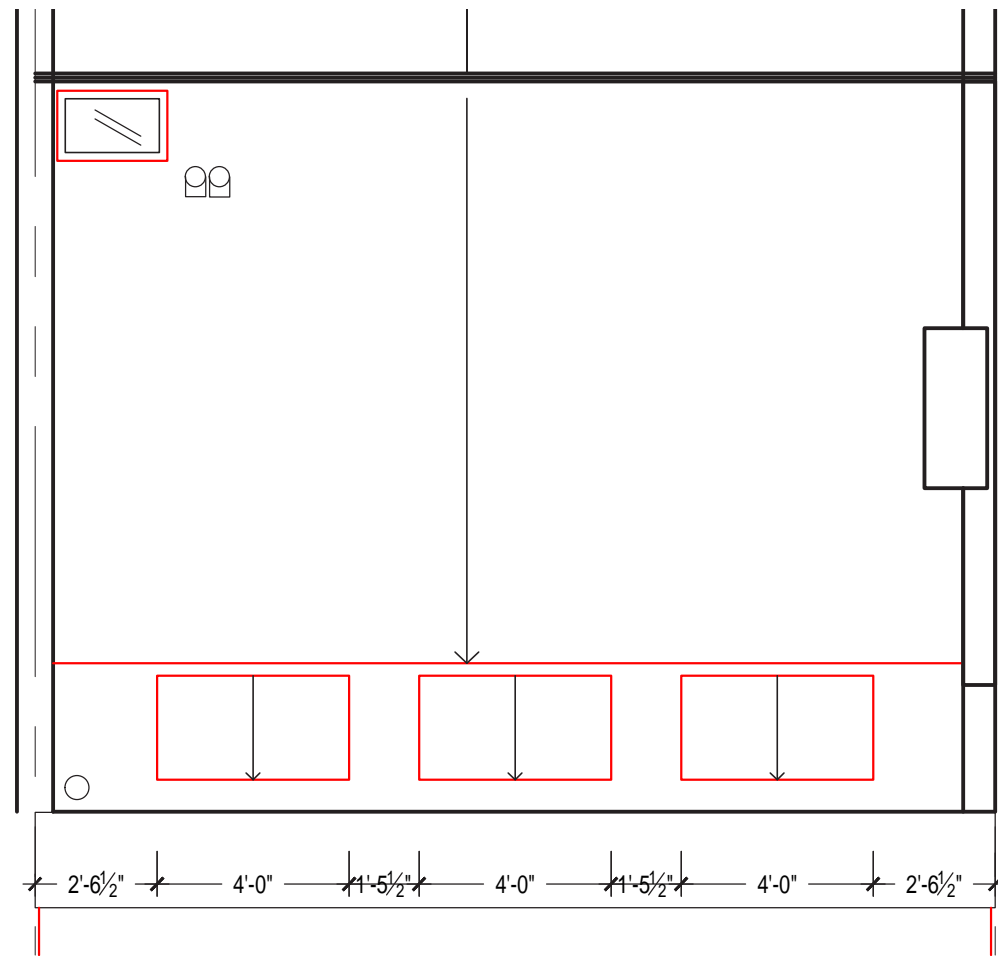
PROPOSED FRONT FACADES



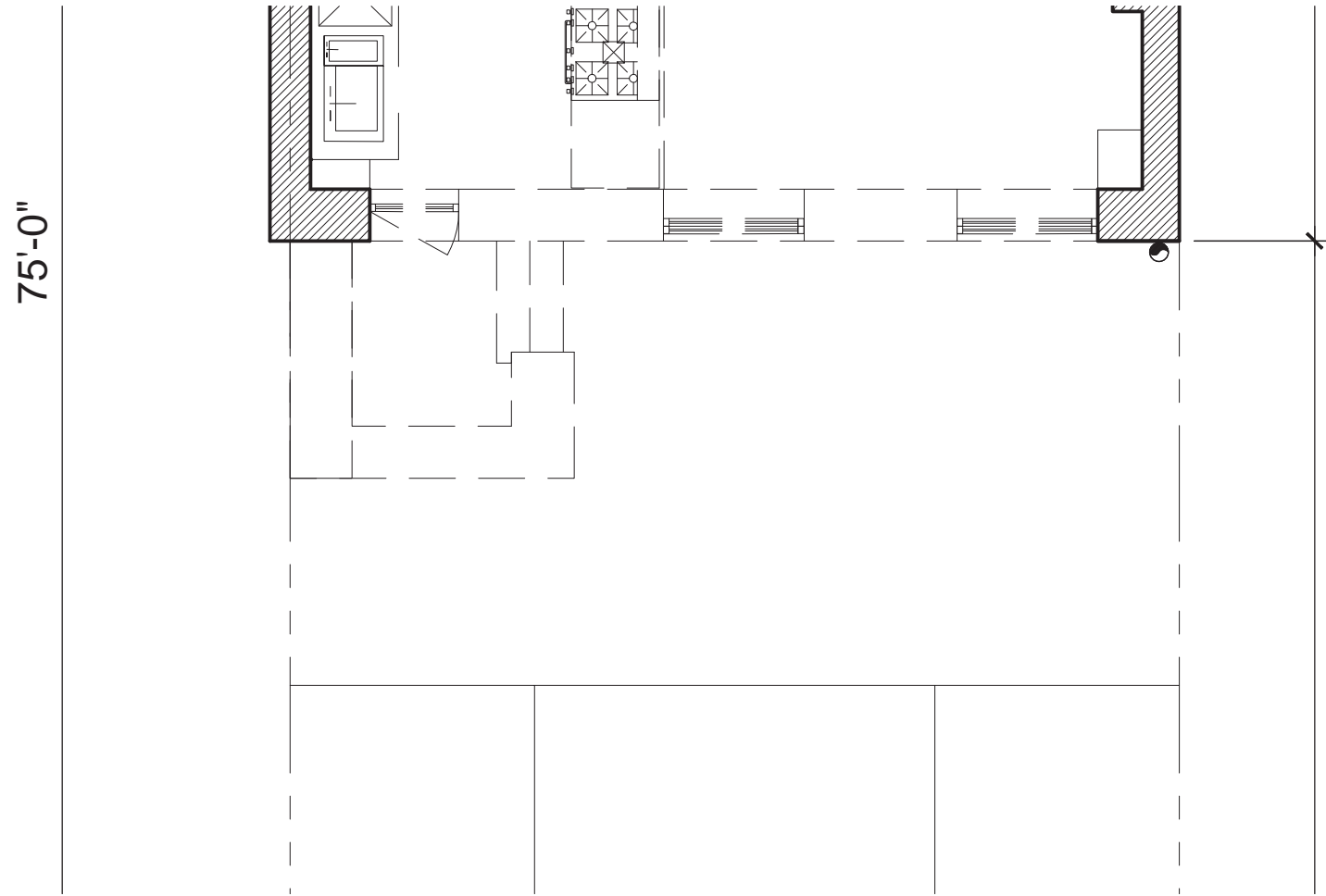
PROPOSED REAR FACADES



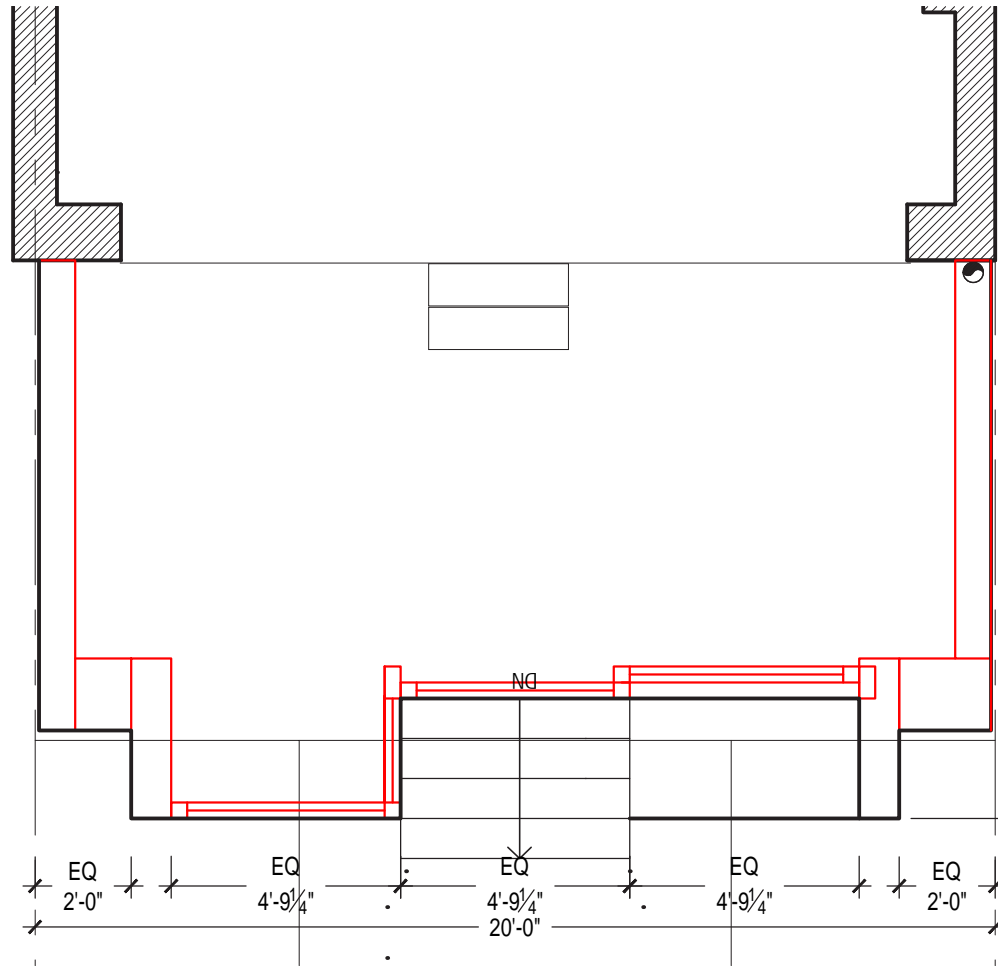
6 ROOF - EXISTING
SCALE: 1/4"=1'-0"



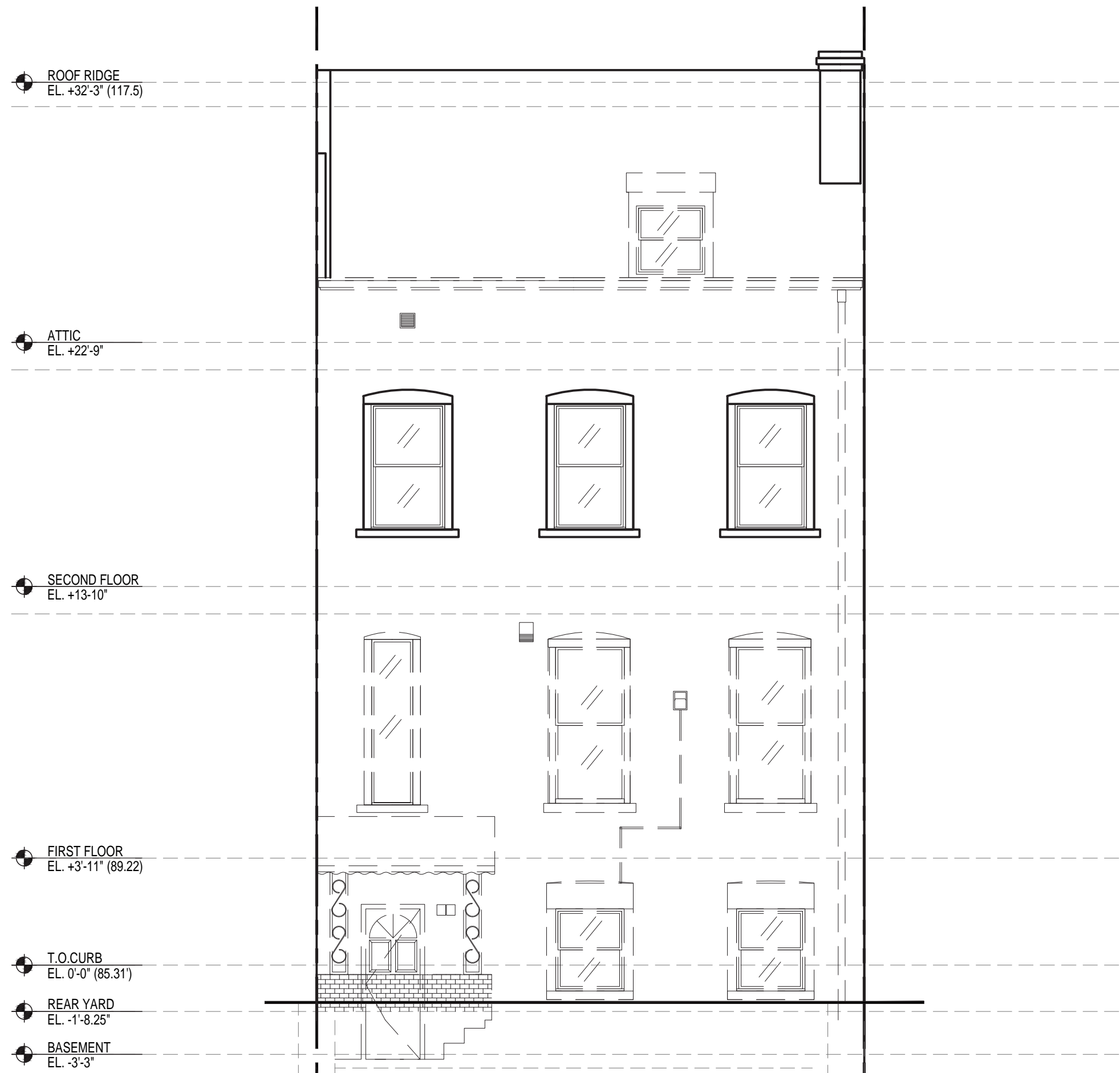
3 ROOF - PROPOSED
SCALE: 1/4"=1'-0"



5 FIRST FLOOR - EXISTING
SCALE: 1/4"=1'-0"



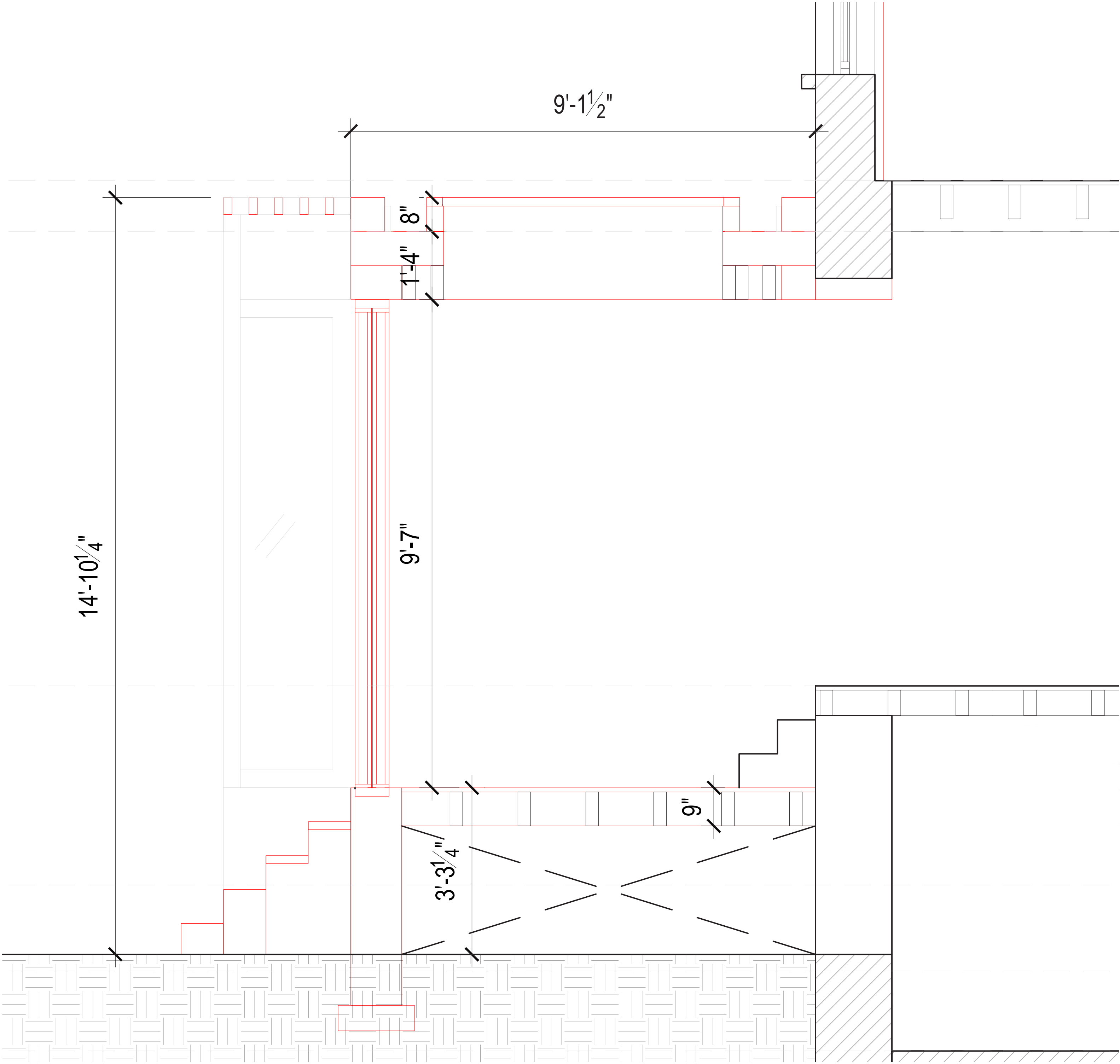
2 FIRST FLOOR - PROPOSED
SCALE: 1/4"=1'-0"



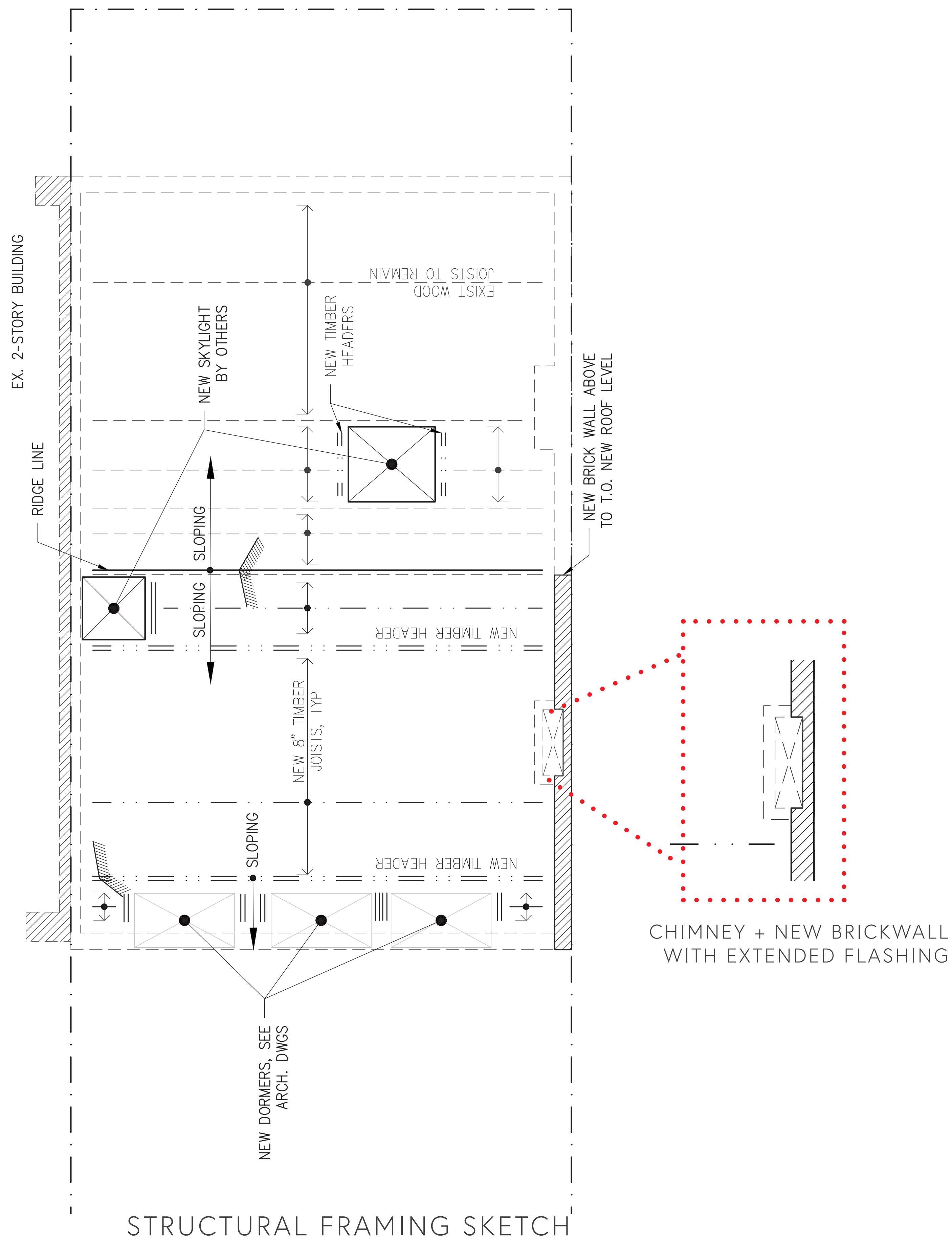
4 REAR ELEVATION - EXISTING
SCALE: 1/4"=1'-0"



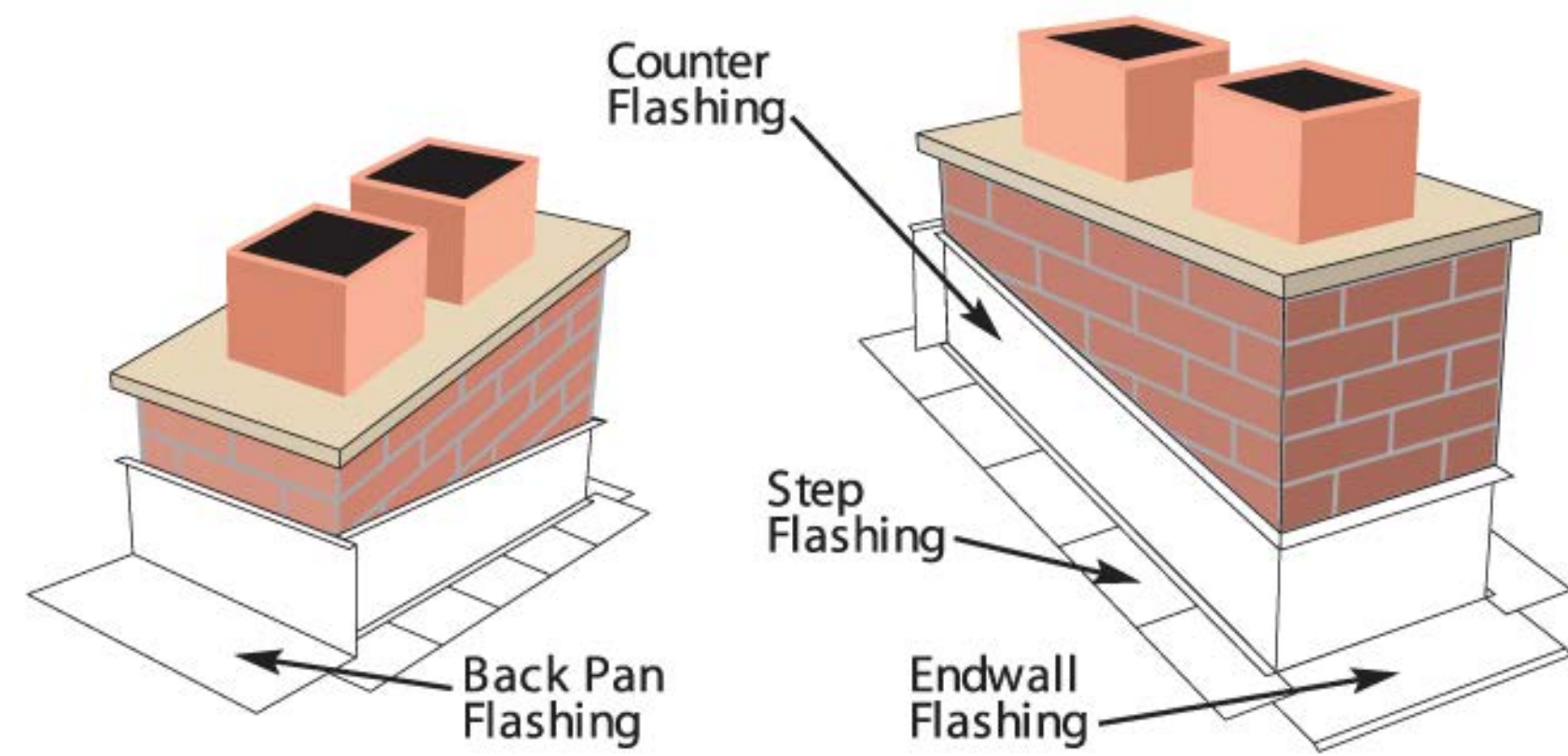
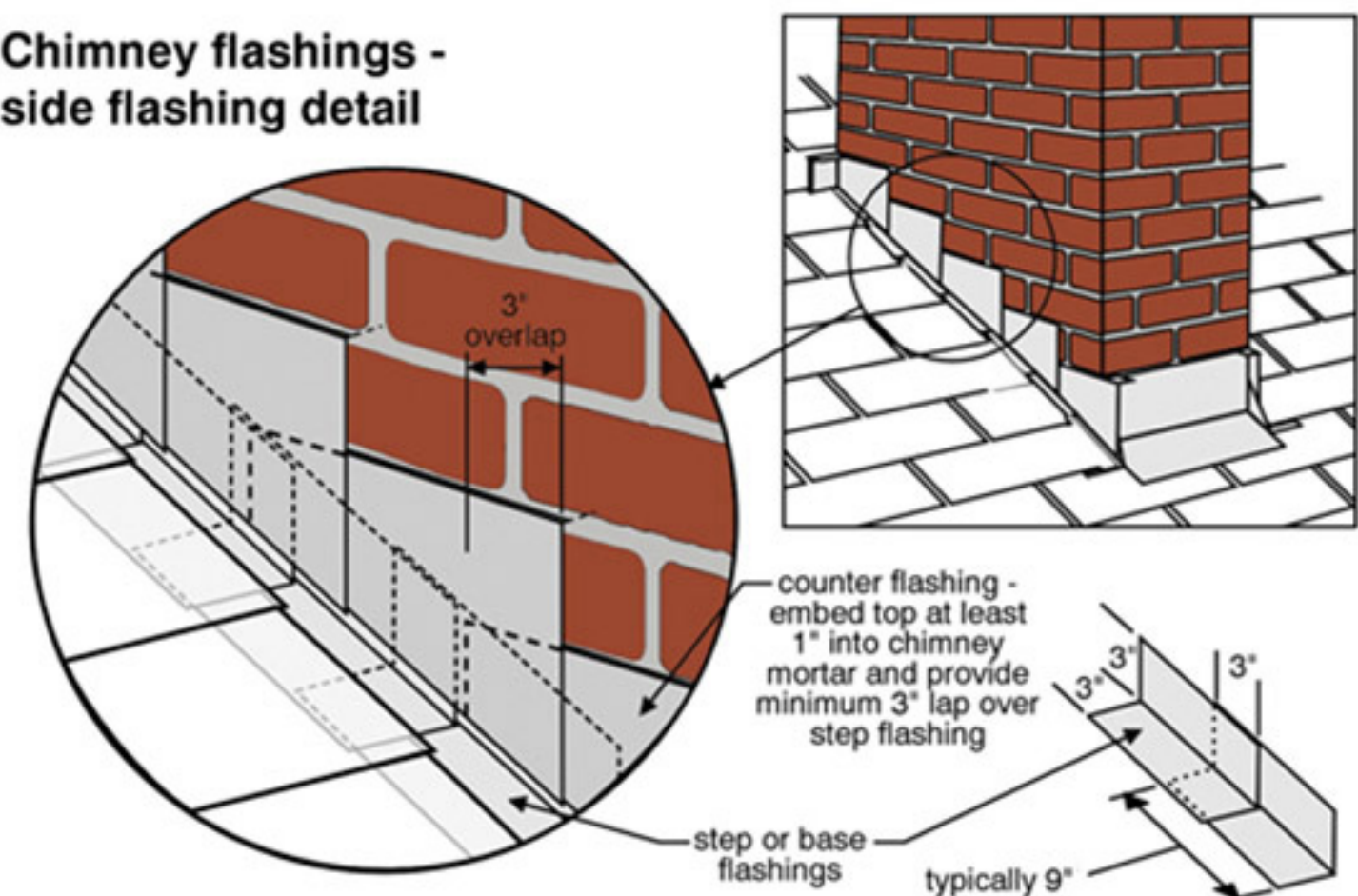
1 REAR ELEVATION - PROPOSED
SCALE: 1/4"=1'-0"



1 SIDE SECTION - PROPOSED
SCALE: 3/4"=1'-0"



Chimney flashings - side flashing detail



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