

December 9, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 1, LPC-26-01578

330 Clermont Avenue – Fort Greene Historic District
Borough of Brooklyn

To testify virtually, please join Zoom

Webinar ID: 161 442 4555

Passcode: 610004

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

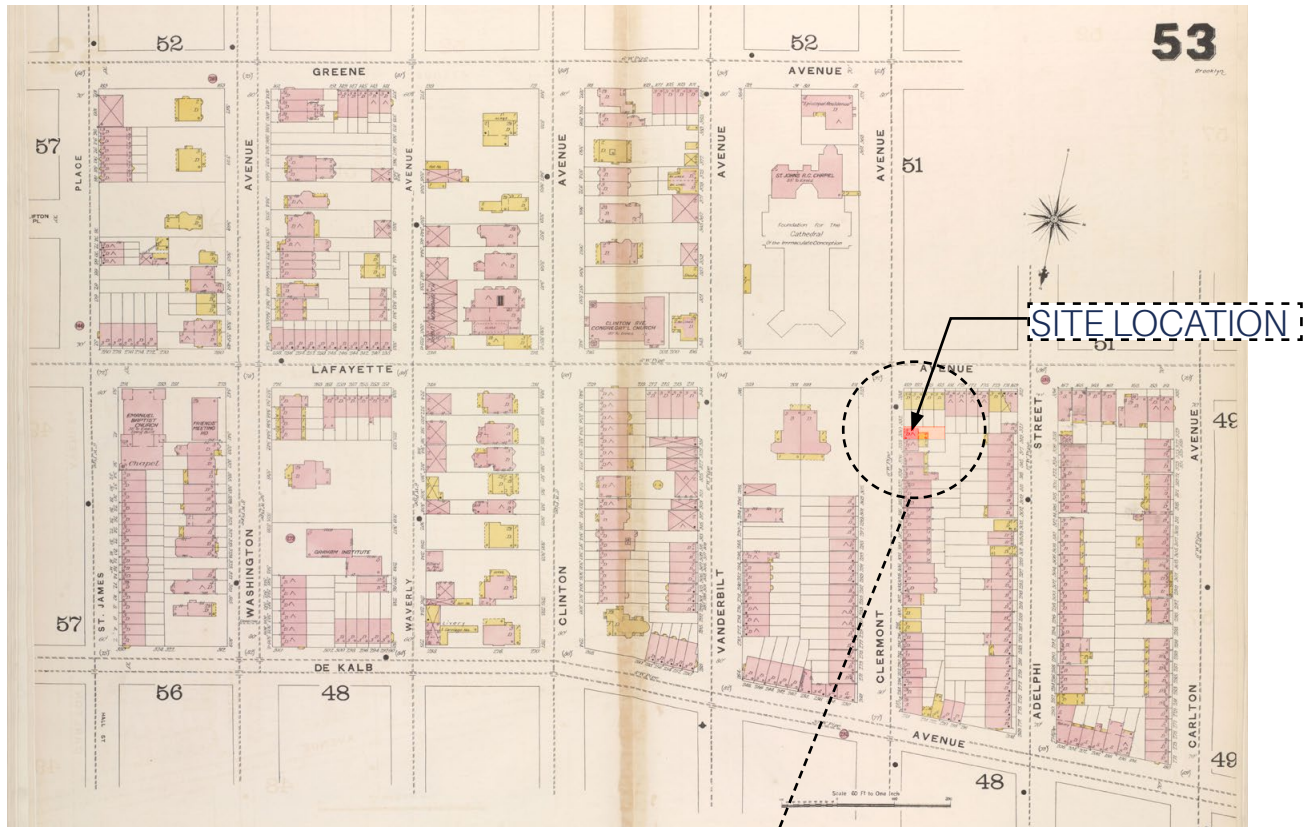
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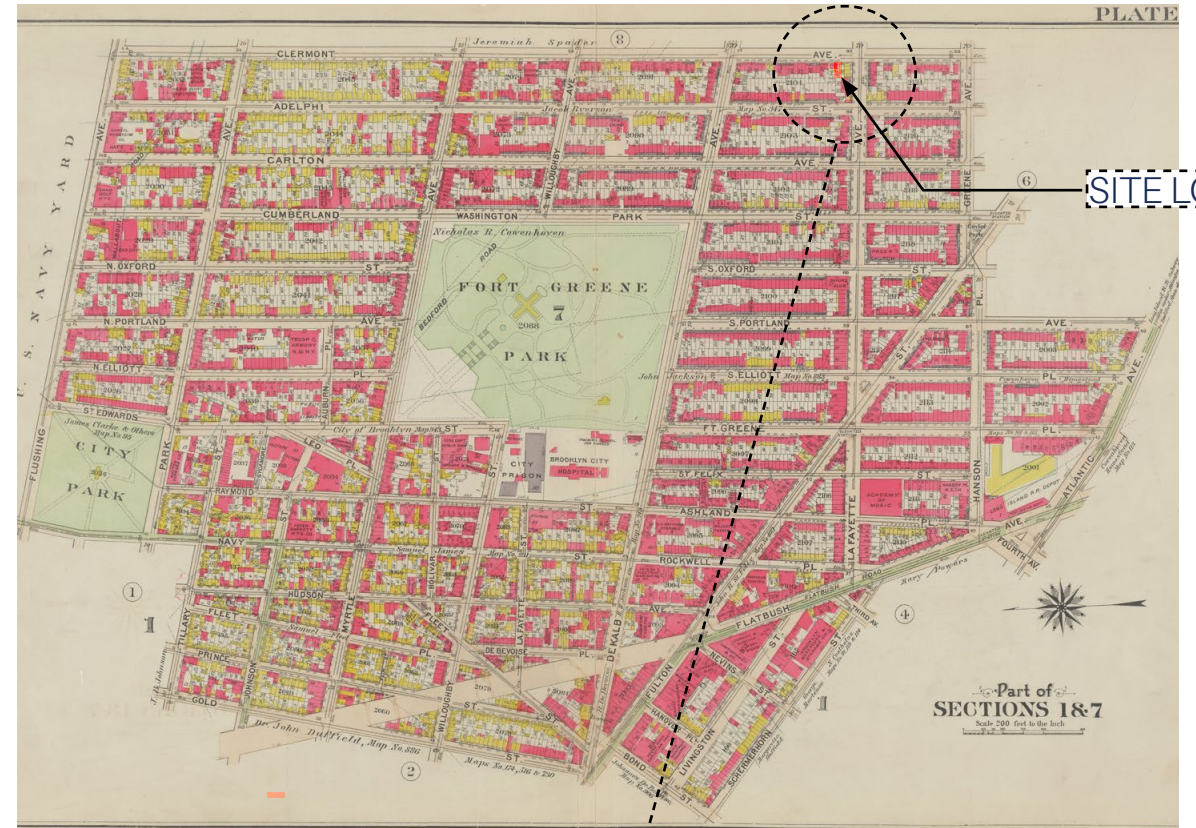
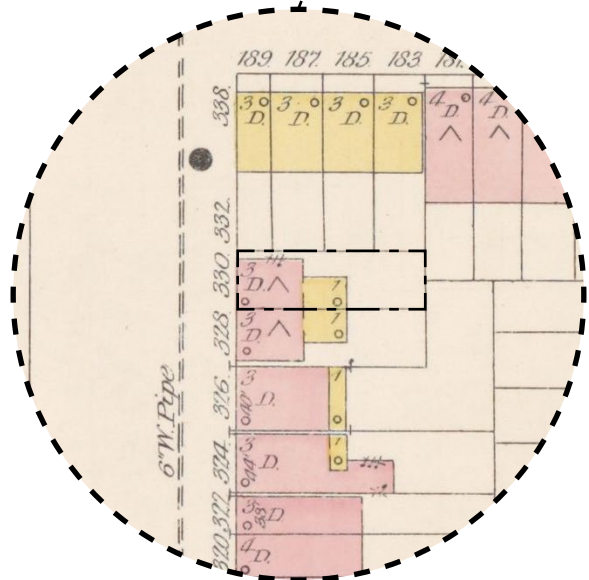
**330 Clermont Ave
Brooklyn, NY 11205**



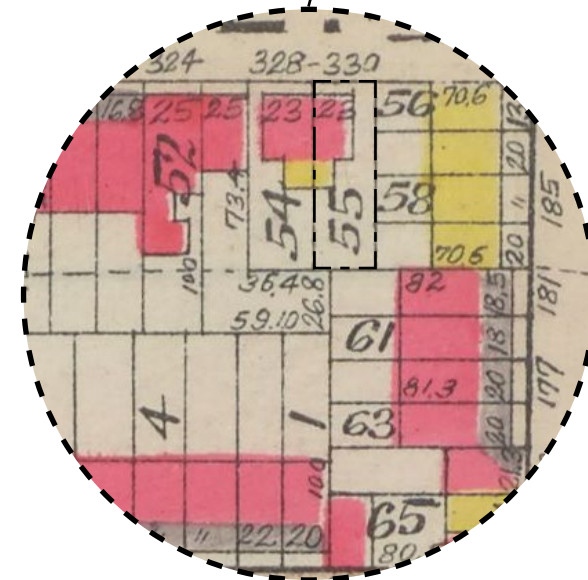
NYC Landmarks Preservation Commission- Submission
December 9, 2025



Sanborn Map 1884 - 1936



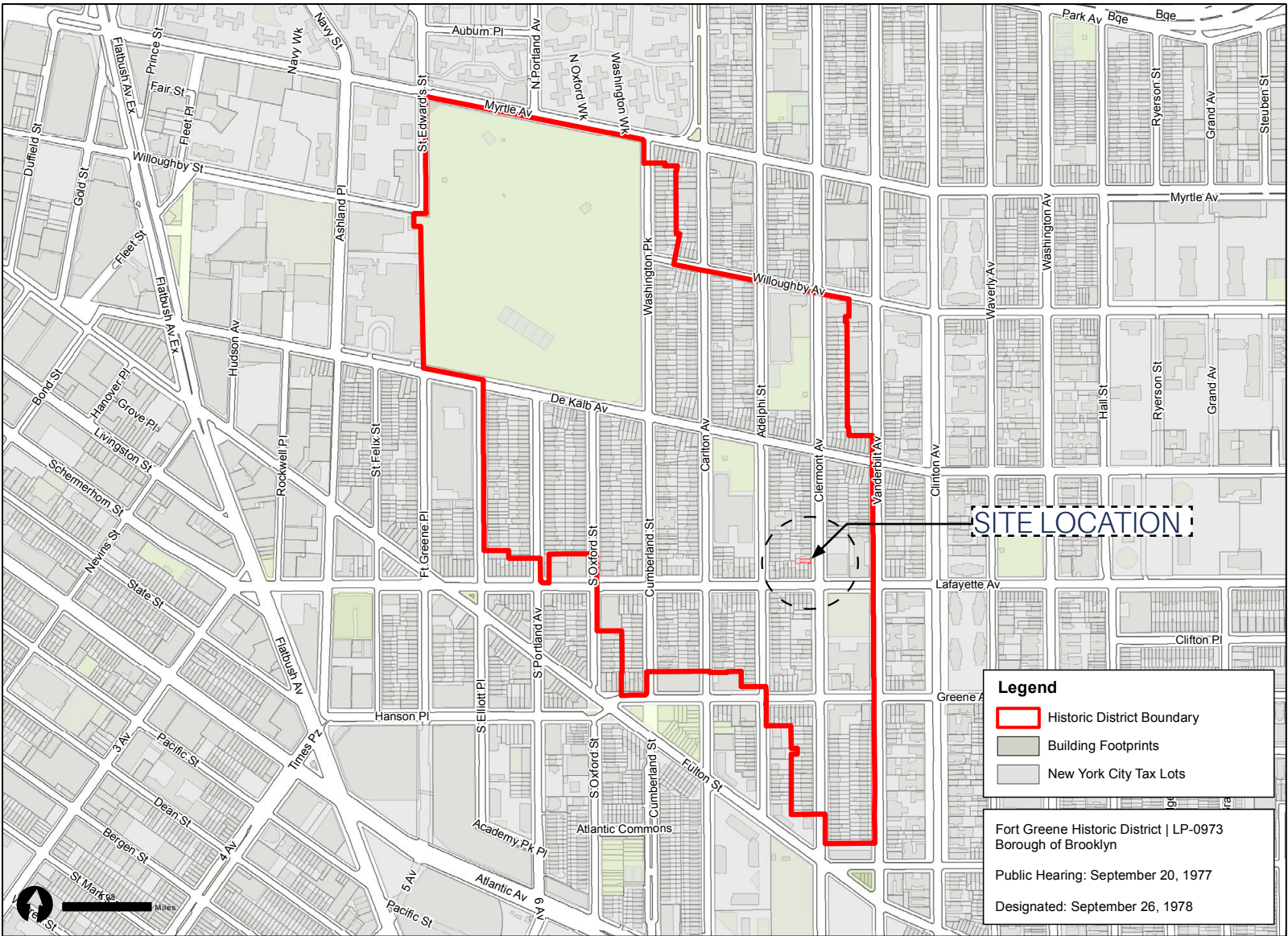
Bromley Map 1908



SANBORN MAP AND BROMLEY MAP

Fort Greene Historic District | LP-0973

NYC Landmarks Preservation Commission



Fort Greene Historic District Map



FORT GREENE HISTORIC DISTRICT MAP & SITE PLAN

EXISTING FRONT FACADE (NO WORK)

330 Clermont Ave



Current Front Facade

EXISTING REAR AND SIDE FACADES & REAR YARD



Existing Rear Facade



Existing Rear Addition



Existing Rear Yard



Existing Side Facade & Alley



Existing Side Facade & Alley



Existing Rear Yard

EXISTING FACADES



VIEW 1: #324+ #326+ #328+ #330



VIEW 2: #328+ #330



VIEW 3: #189+ #187

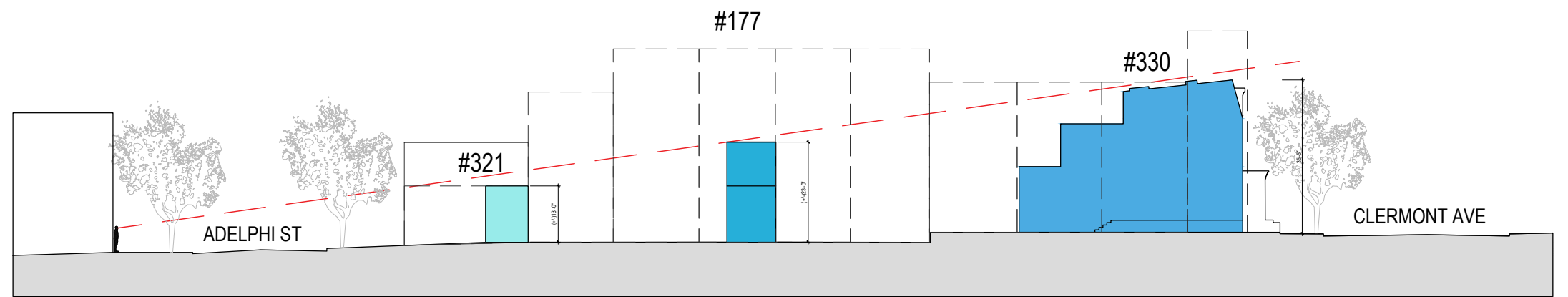
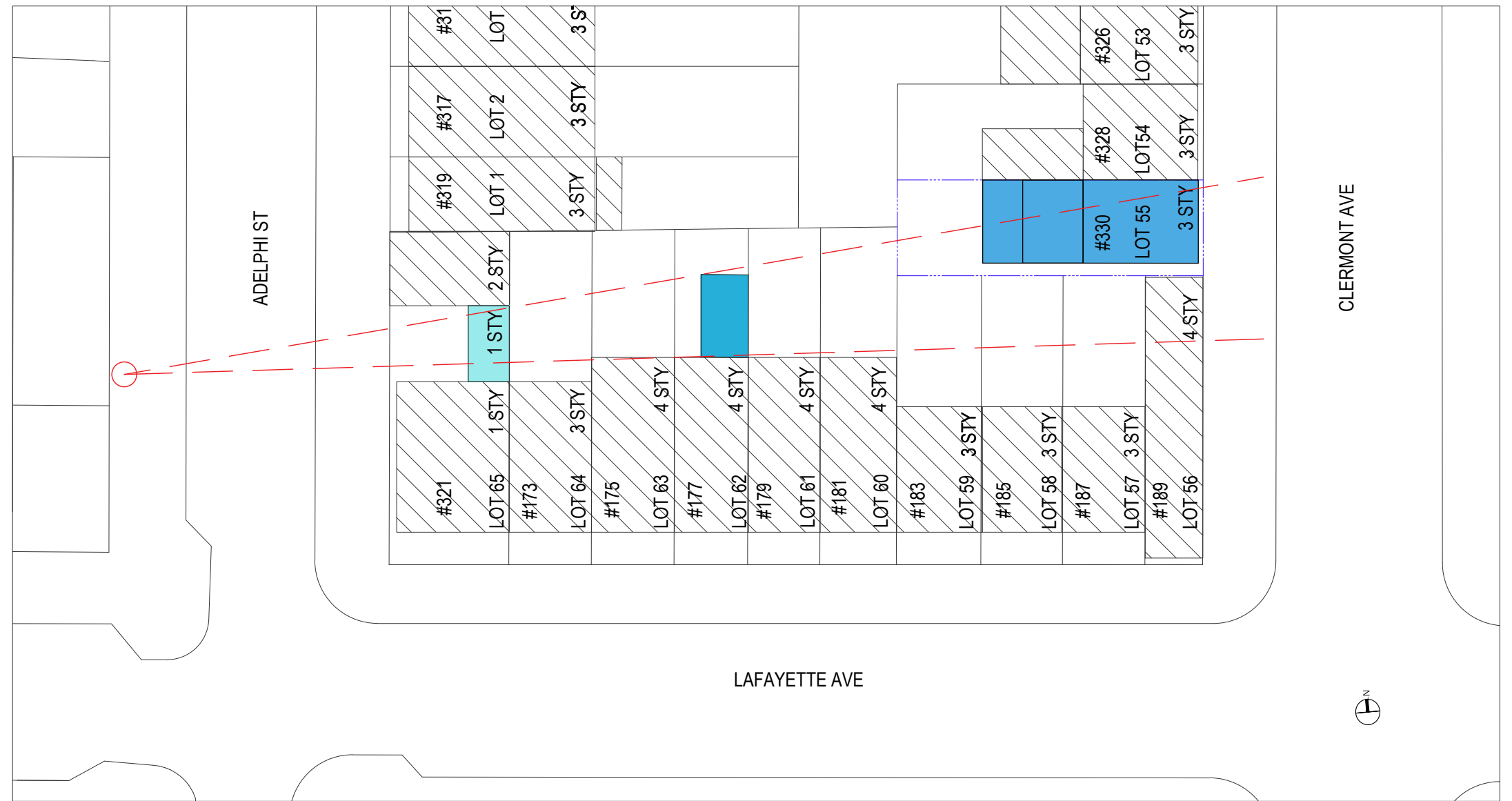


VIEW 4: #189 + #187+ #185 + #183



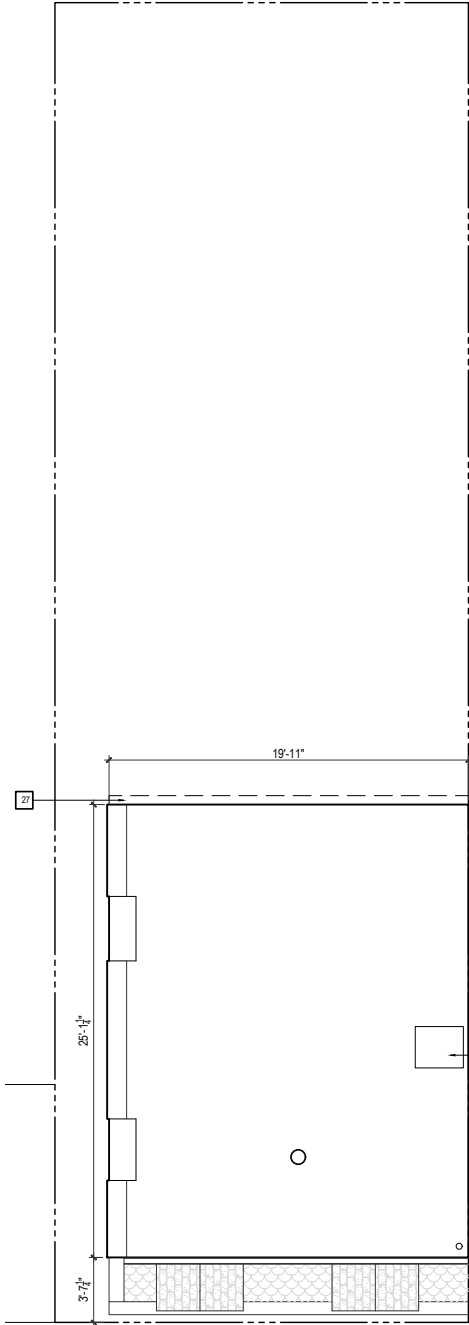
VIEW 5: #181+ #179+ #177+ #175

EXISTING BUILDINGS REAR FACADES & REAR YARDS



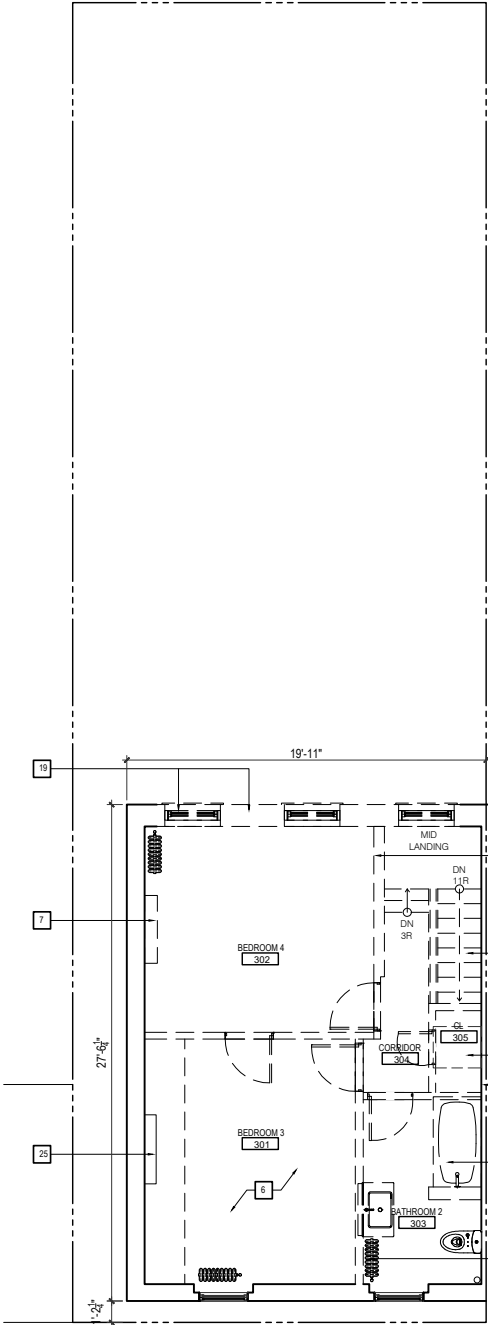
ADELPHI STREET VIEW DIAGRAM

GRAPHIC LEGEND		DEMOLITION NOTES									
	EXISTING WALL OR ITEM TO BE DEMOLISHED	1	EXISTING BUILDING CONSTRUCTION TO BE REMOVED	4A	EXISTING ELECTRICAL METER TO REMAIN AND PROTECTED DURING CONSTRUCTION	7	EXISTING PLUMBING SHAFT WALLS TO BE REMOVED	11	EXISTING CONCRETE PAVED PATH TO BE REMOVED AND REPLACED WITH NEW.	16	REMOVE ALL RADIATOR HEATER AND IT S PIPING, TYP. ON ALL FLOORS
	EXISTING WALL TO REMAIN, NIC	2	EXISTING HOT WATER HEATER TO BE REMOVED AND REPLACE WITH NEW, SEE PROPOSED PLAN.	4B	EXISTING ELECTRICAL HOUSE PANEL TO BE REPLACED WITH NEW	8	EXISTING CHAIN LINK FENCE TO BE REMOVED AND REPLACED WITH NEW	12	EXISTING TREE TO REMAIN	17	EXISTING BATHROOM AND ITS PLUMBING FIXTURES TO BE CAP/REMOVED. REMOVED ITS RAISED FLOORING IF ANY
	EXISTING DOOR TO REMAIN	3	EXISTING GAS WATER BOILER TO BE REMOVED AND REPLACED WITH NEW SYSTEM, SEE PROPOSED PLAN	5	EXISTING INTERIOR STAIR AND ITS HANDRAIL TO BE REMOVED AND REPLACED WITH NEW	9	EXISTING STONE PAVER TO BE REMOVED	13	EXISTING FLOOR DRAIN TO BE RELOCATED	18	DEMOLISH AND REMOVE EXISTING SLAB ON GRADE. EXCAVATE GRADE. SEE PROPOSED SECTION AND STRUCTURAL DWGS FOR NEW SLAB ON GRADE ELEVATION.
	EXISTING DOOR TO BE REMOVED	4	EXISTING GAS METER TO REMAIN AND PROTECTED DURING CONSTRUCTION	6	EXISTING FLOORING AND FLOOR JOISTS TO BE REPAIRED AND REPLACED WITH NEW IF NECESSARY. V.I.F	10	EXISTING GRASS	14	EXISTING CMU FOUNDATION WALL TO REMOVED AND REPLACED WITH NEW. SEE PROPOSED STRUCTURAL PLANS	19	PORTION OF EXISTING EXTERIOR BRICK WALL AND WINDOWS TO DEMOLISHED AND REMOVED
N.I.C	NOT IN CONTRACT							15	EXISTING NON-LOAD BEARING INTERIOR PARTITION/DOOR TO BE REMOVED AND DISPOSED.	20	EXISTING KITCHEN, KITCHEN CABINETS AND ITS PLUMBING FIXTURES TO BE REMOVED/CAPPED.
										21	EXISTING EXTERIOR STUCCO WALL AND WINDOWS TO DEMOLISHED AND REMOVED
										22	EXISTING PARTY BRICK WALL TO BE REMAINED
										23	EXISTING STEEL TUBE COLUMNS TO BE REMOVED, TYP.
										24	EXISTING SEWER CONNECTION TO BE RELOCATED, SEE PROPOSED PLUMBING PLAN.
										25	EXISTING FIREPLACE TO REMAIN
										26	EXISTING WOODEN STEPS TO BE REMOVED
										27	EXISTING REAR GUTTER TO BE REMOVED AND REPLACED WITH NEW
										28	EXISTING WASHER AND WASHER TO BE RELOCATED. SEE PROPOSED PLANS.
										29	EXISTING UTILITY SINK TO BE REMOVED. ITS PLUMBING FIXTURES TO BE REMOVED/CAPPED.
										30	EXISTING ROOF HATCH TO REMAIN
										31	EXISTING WOODEN FENCE TO REMAIN

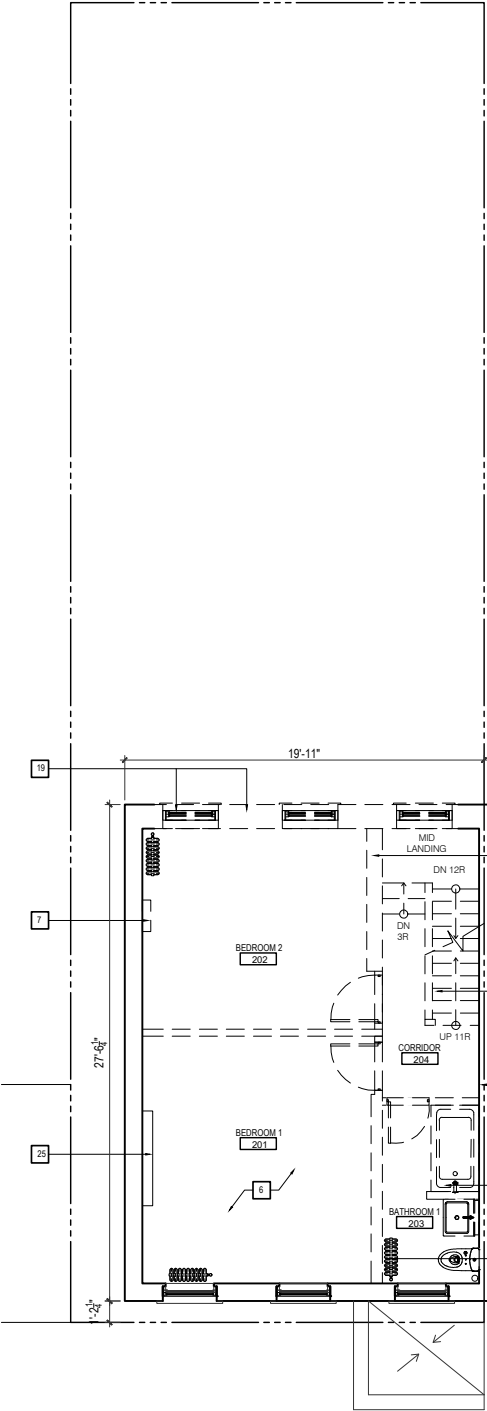


SCALE: 3/16" = 1'-0"

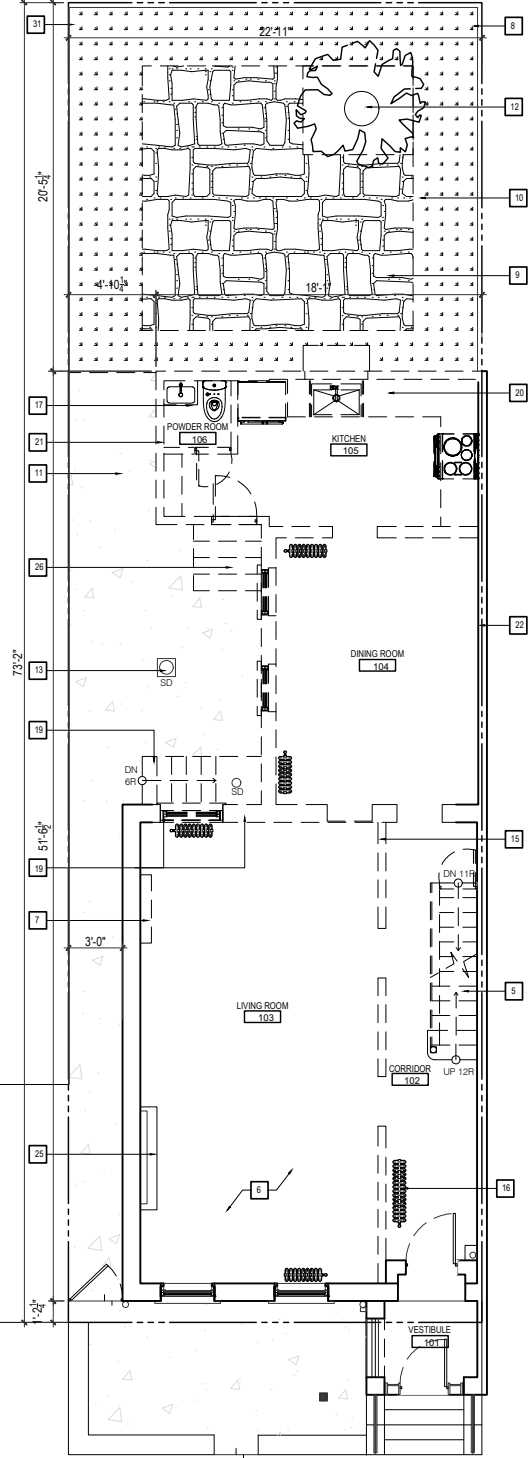
Existing Roof Plan



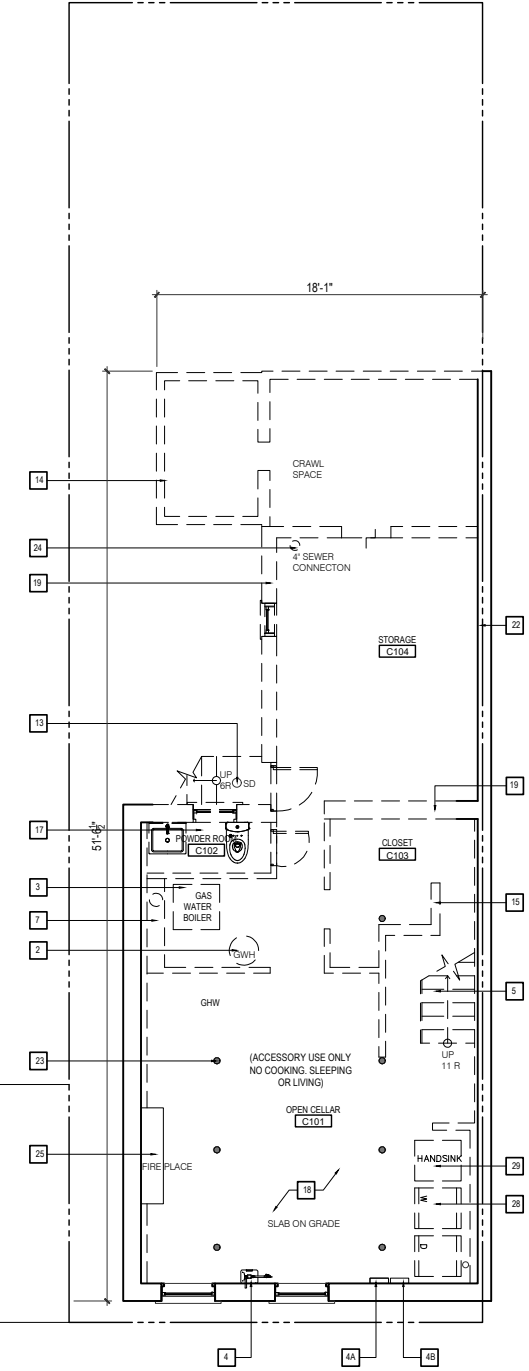
Existing 3rd Floor Plan



Existing 2nd Floor Plan



Existing 1st Floor Plan

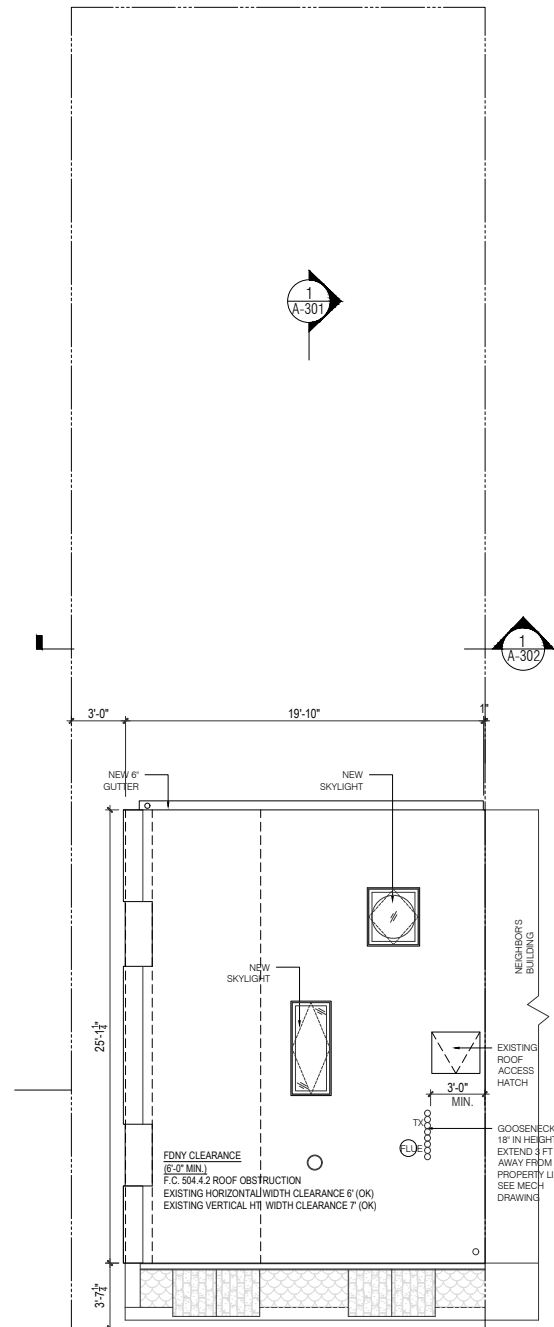


Existing Cellar Floor Plan

EXISTING FLOOR PLANS

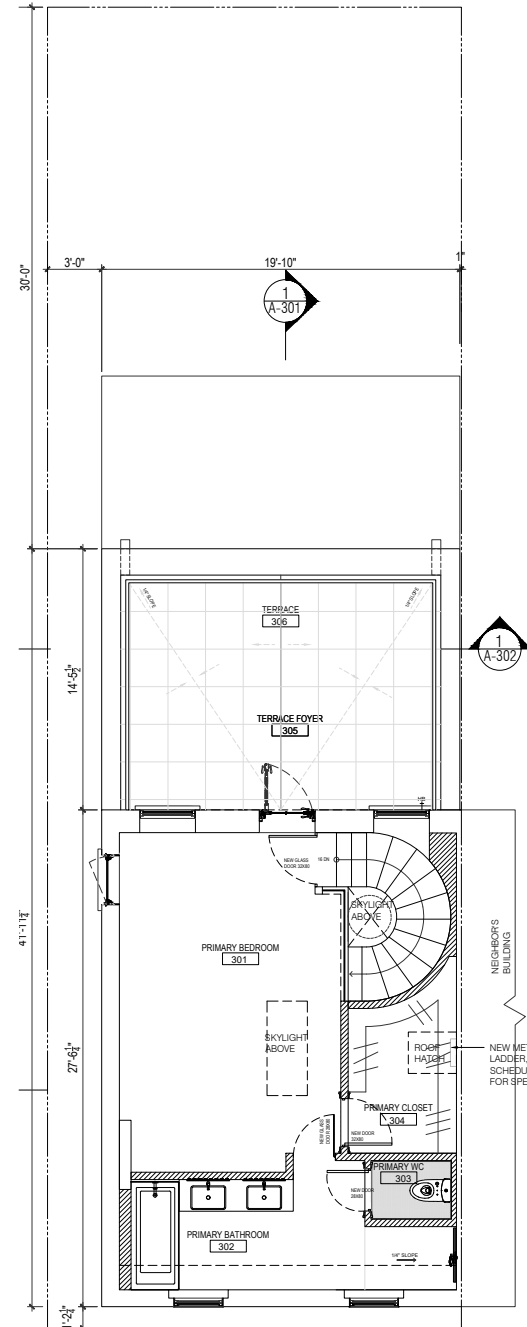
GRAPHIC LEGEND	
	EXISTING WALL TO REMAIN, VIF
	NEW WALL
	NEW WALL - 1 HOUR RATED
	NEW DOOR
	EXISTING DOOR TO BE REMOVED
	ENTRY

OWI
KIAF
330

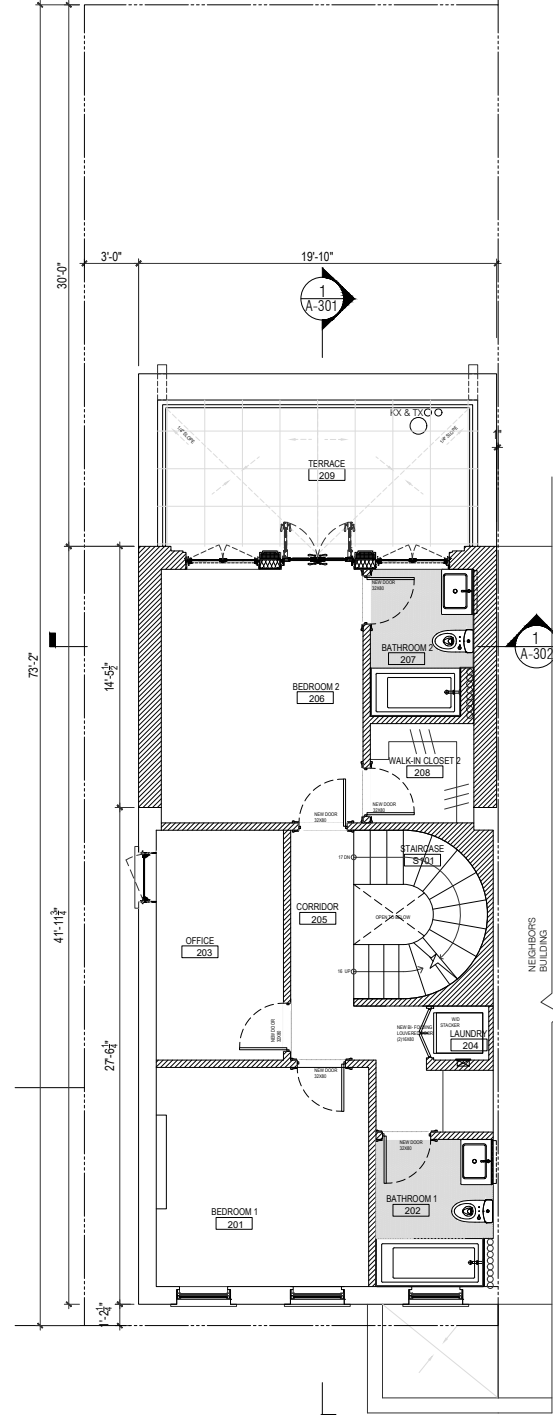


SCALE: 3/16" = 1'-0"

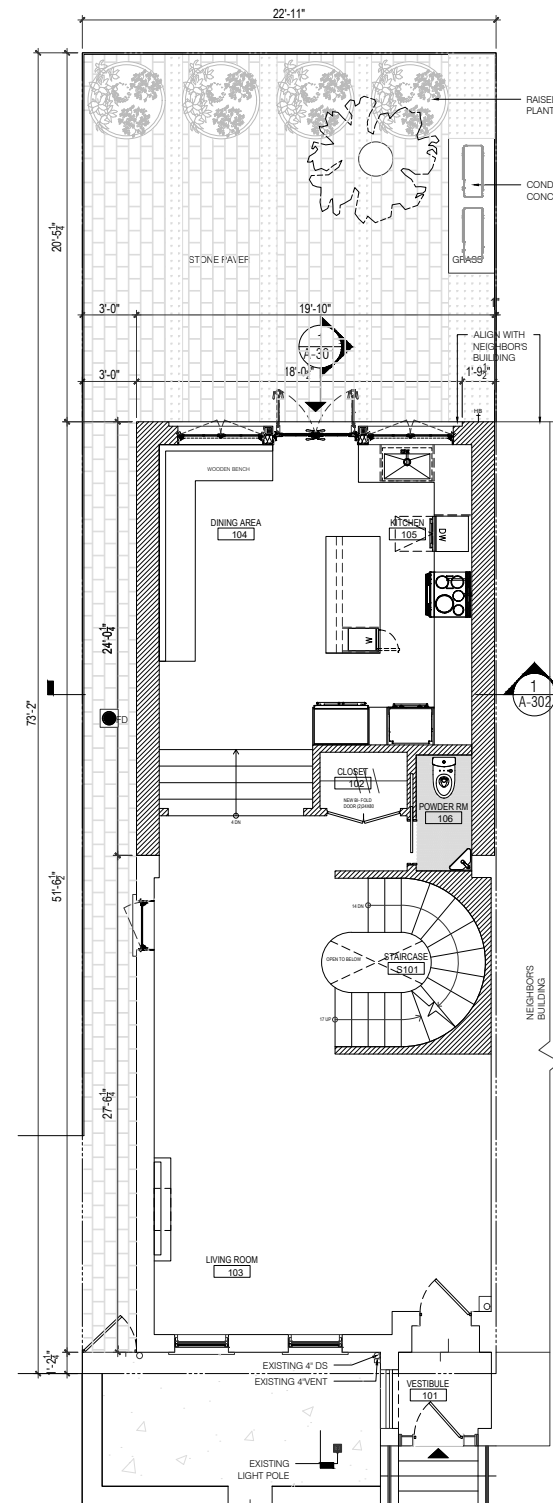
Proposed Roof Plan



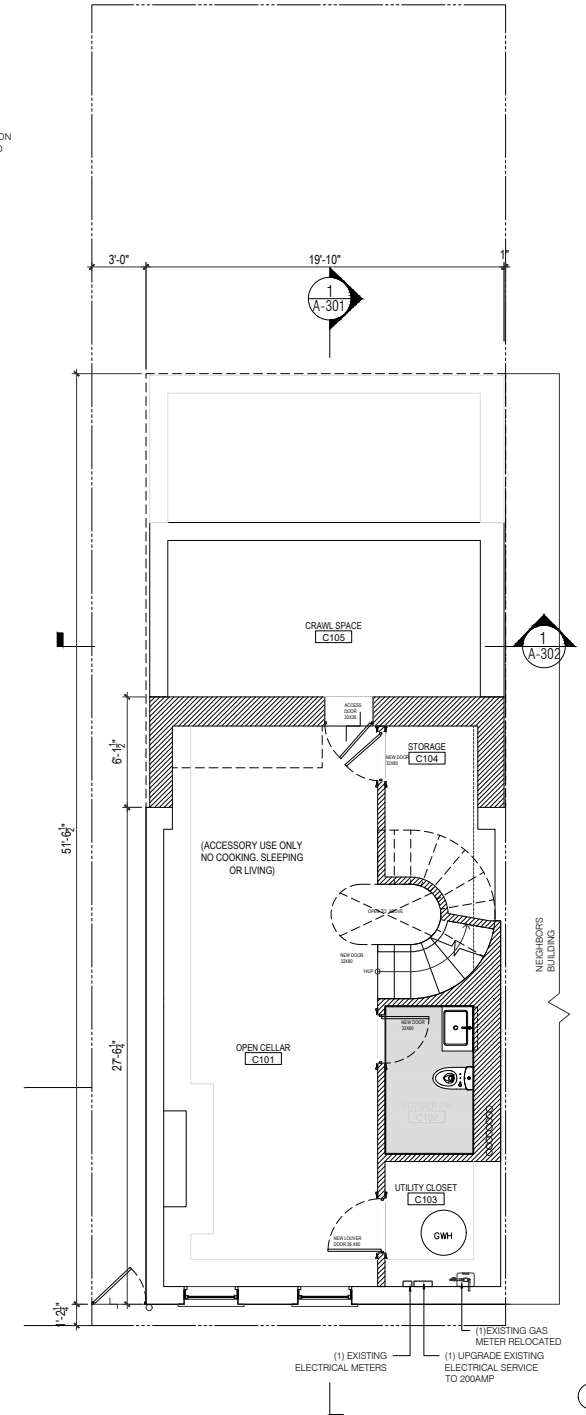
Proposed 3rd Floor Plan



Proposed 2nd Floor Plan

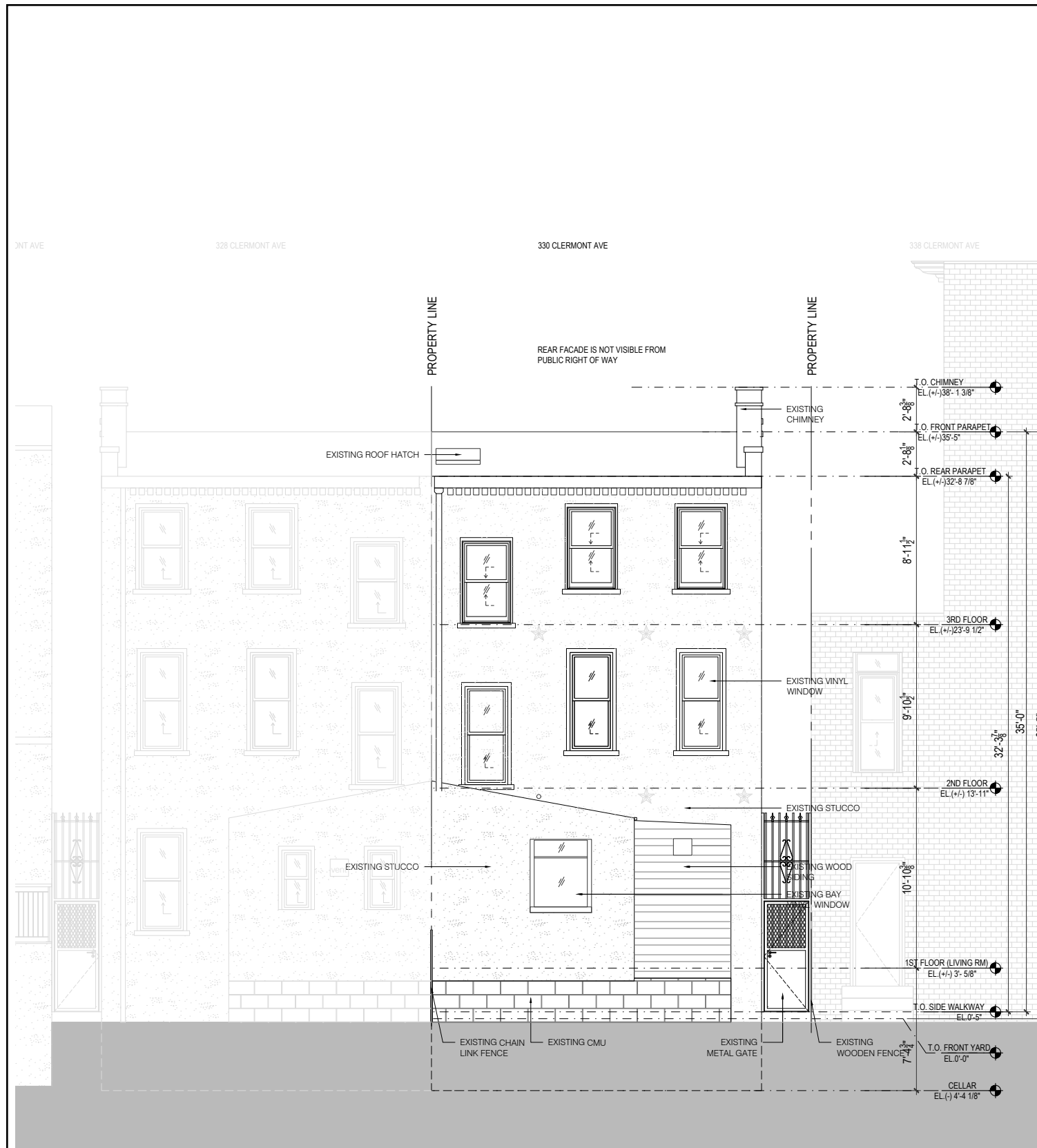


Proposed 1st Floor Plan



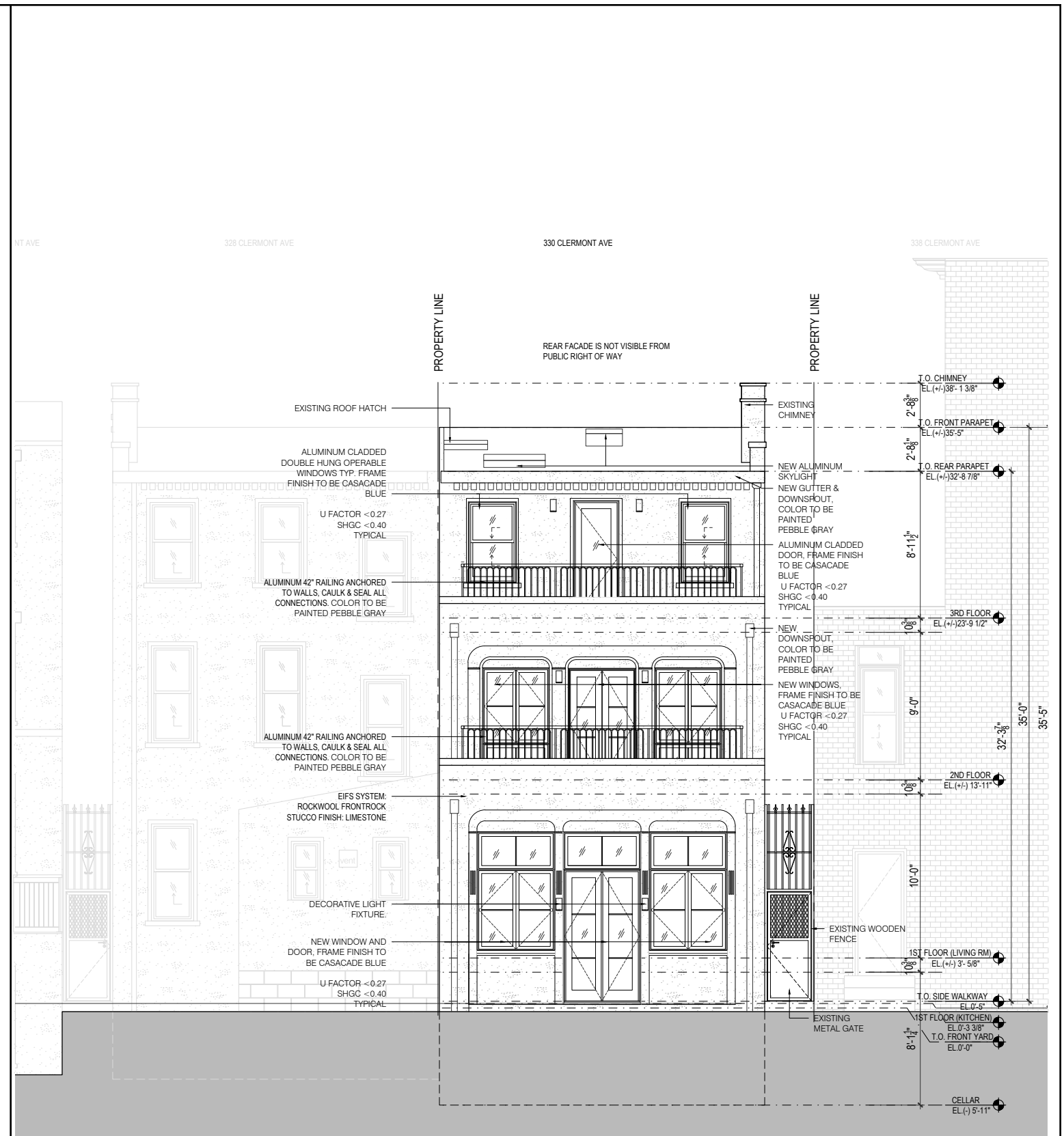
Proposed Cellar Floor Plan

PROPOSED FLOOR PLANS



Existing Rear Building Elevation (non-visible)

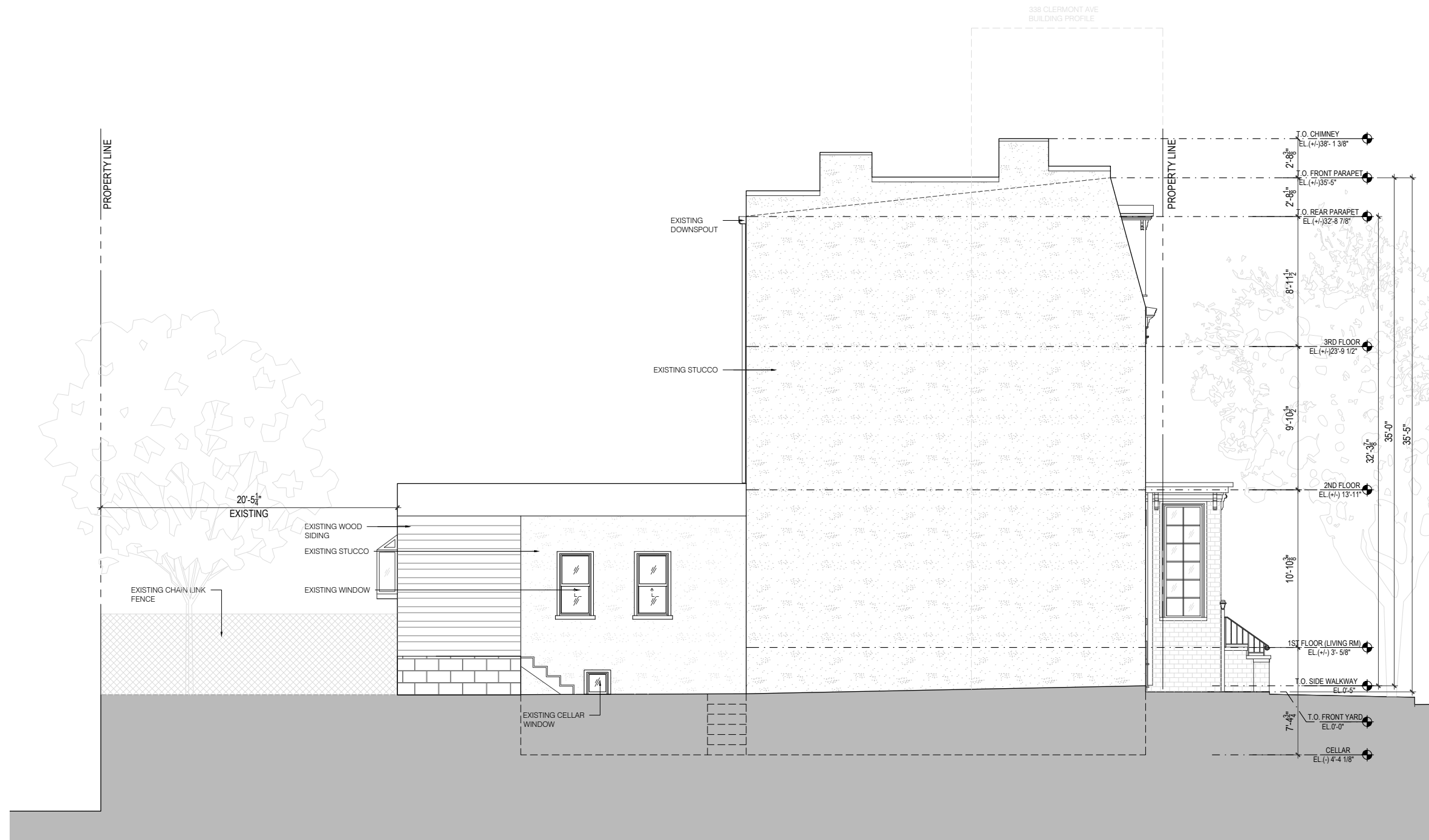
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Proposed Rear Building Elevation (non-visible)

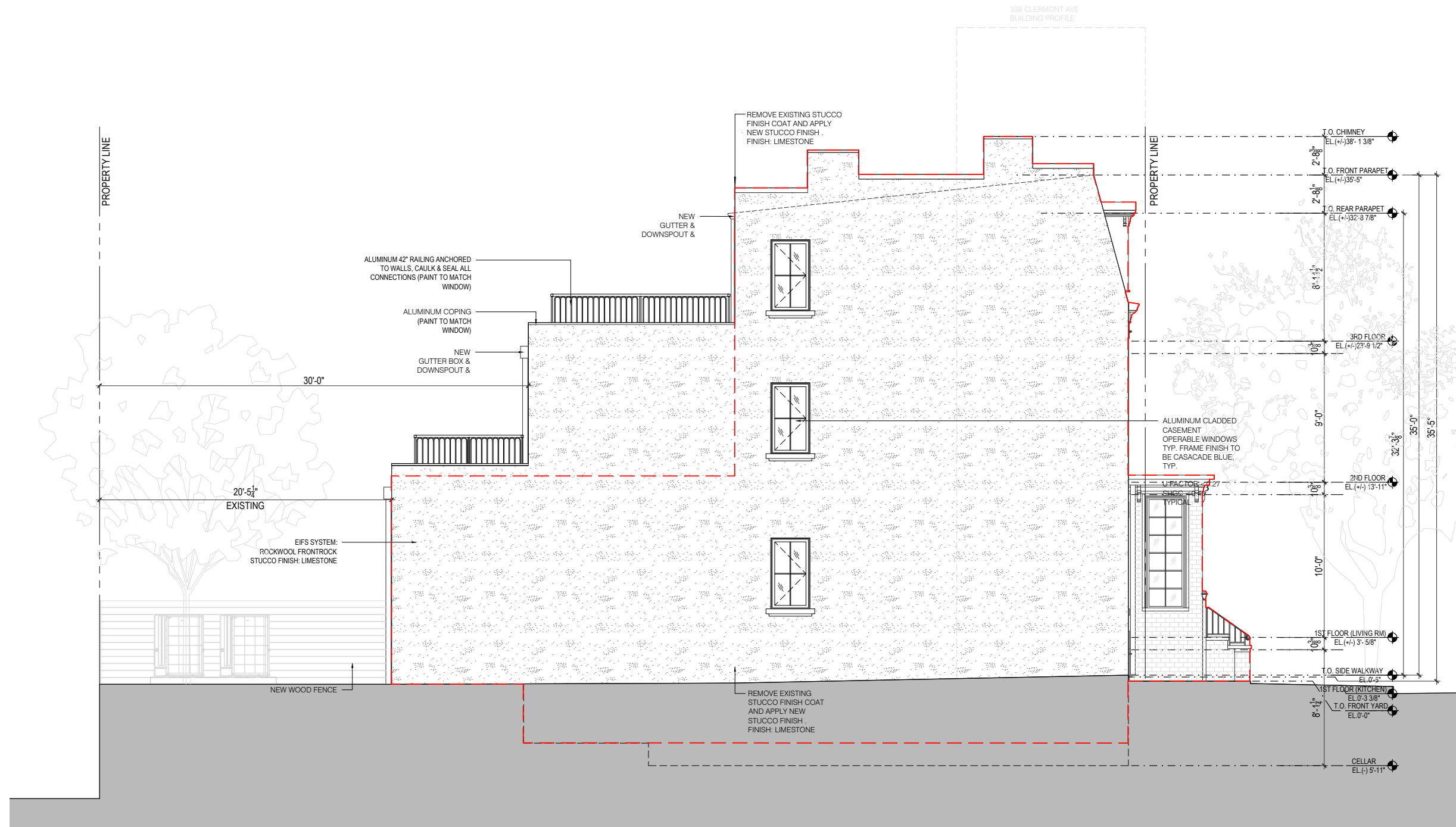
SCALE: 1/8" = 1'-0"

BUILDING REAR ELEVATIONS-WEST



SCALE: 1/8" = 1'-0"

EXISTING SIDE BUILDING ELEVATION - SOUTH



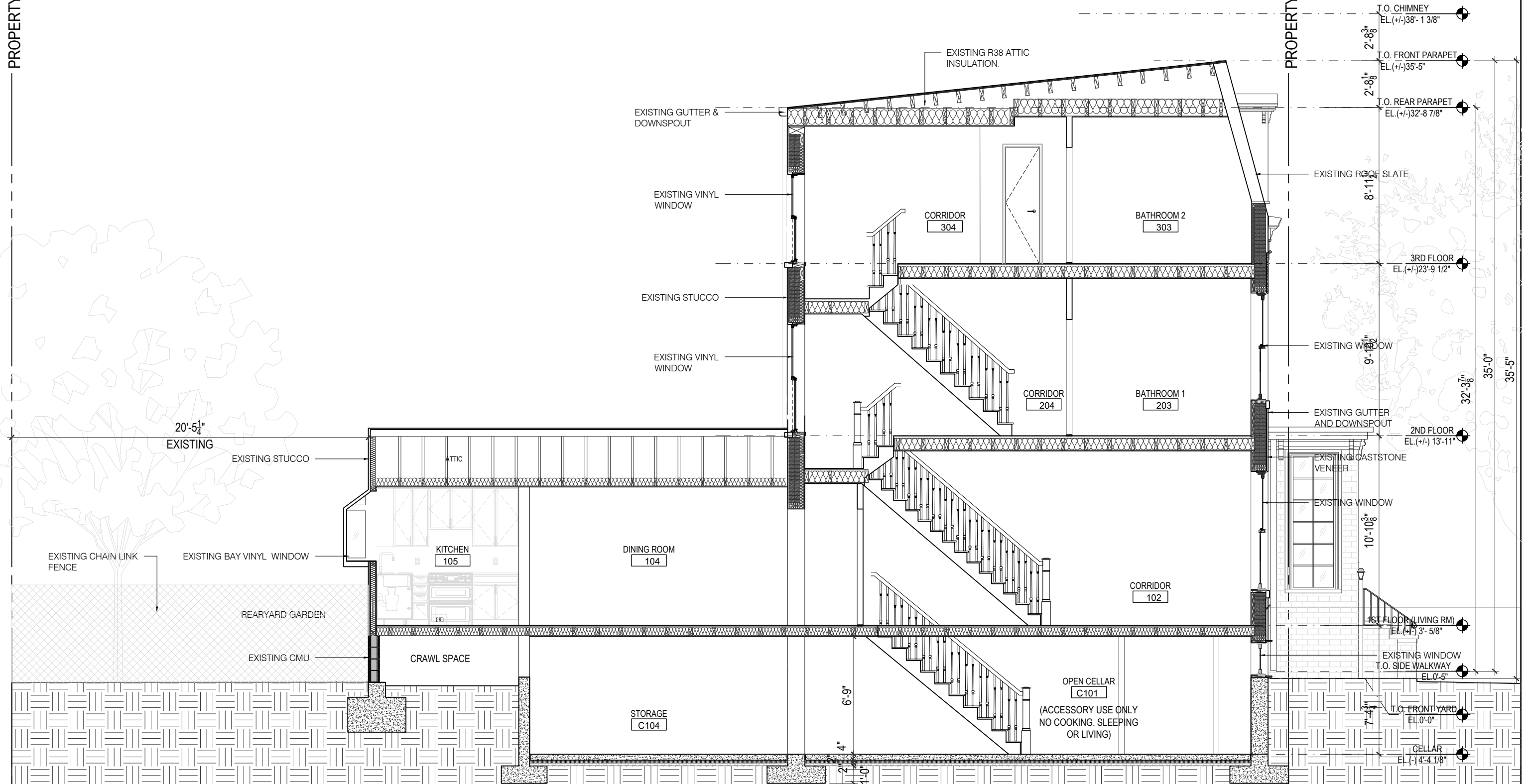
SCALE: 1/8" = 1'-0"

Existing Building
Profile

PROPOSED SIDE BUILDING ELEVATION - SOUTH

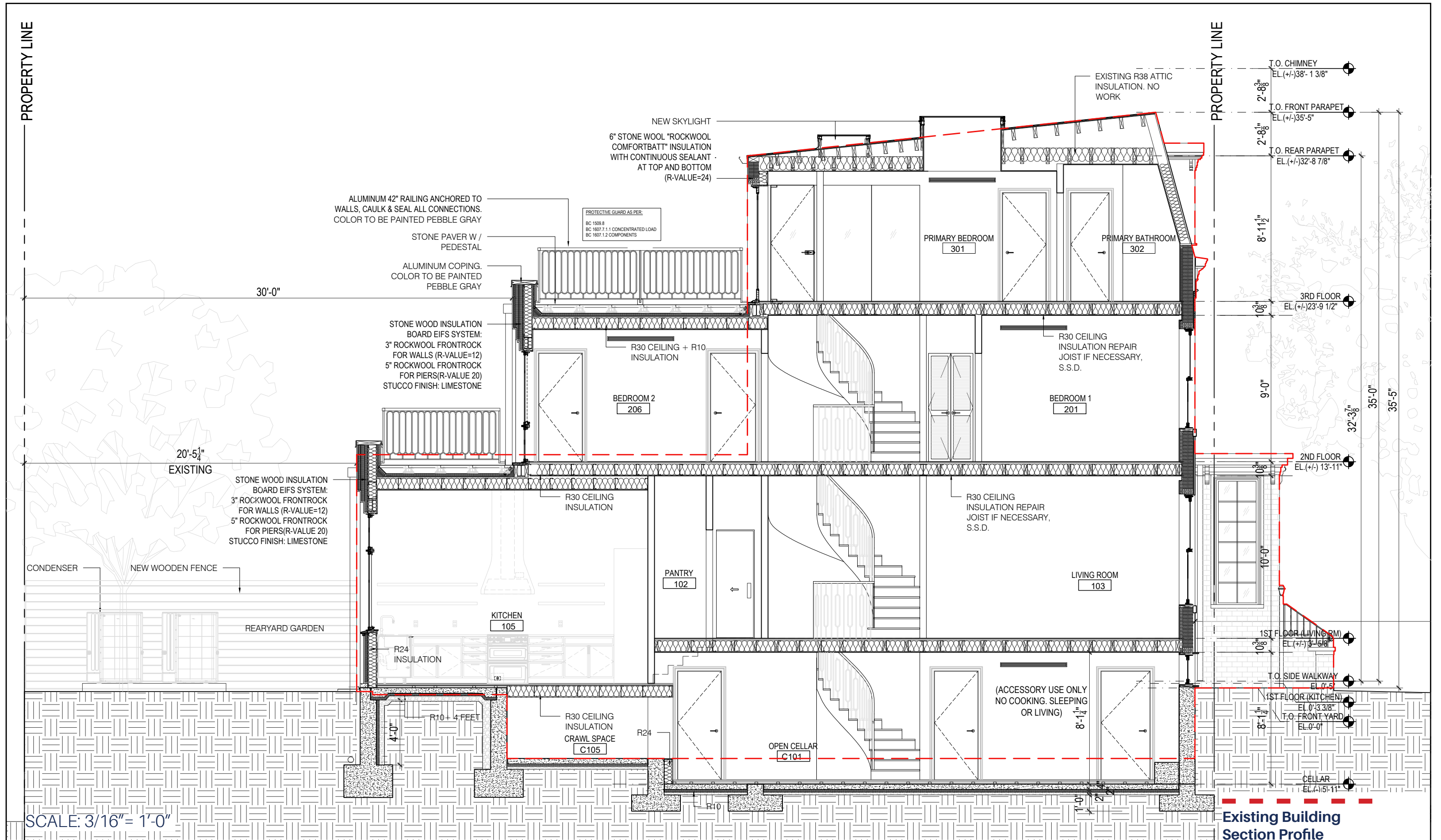
PROPERTY LINE

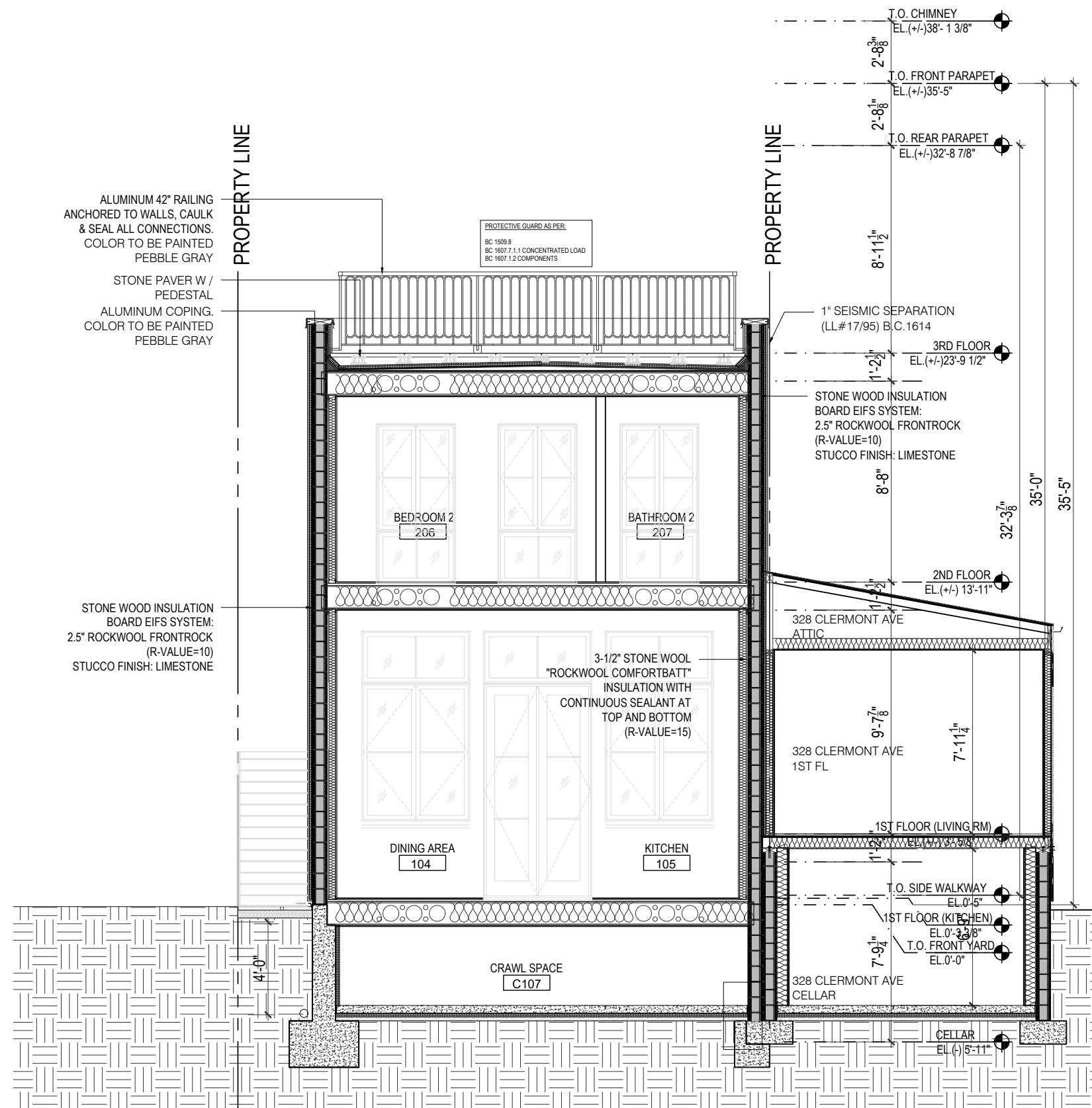
PROPERTY LINE



SCALE: 3/16" = 1'-0"

EXISTING SECTION





SCALE: 3/16" = 1'-0"



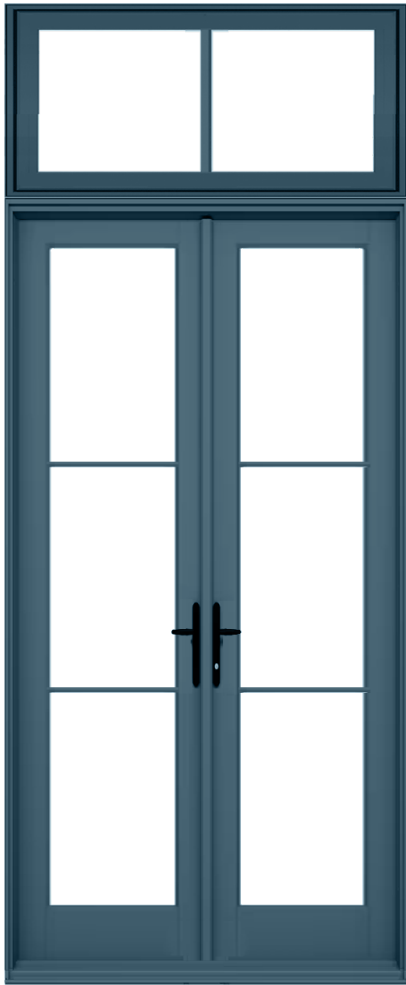
PROPOSED REAR FACADE RENDERING

1ST FL REAR DOOR DETAILS (NON VISIBLE)

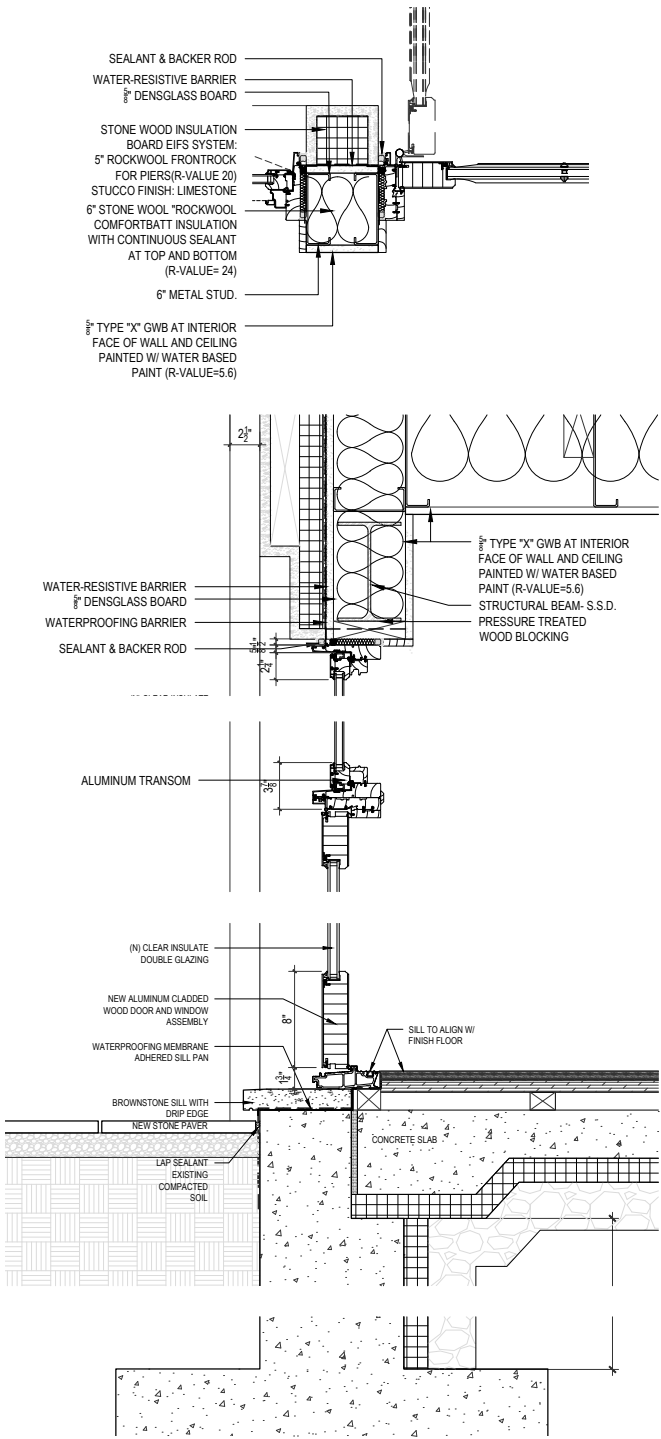
Marvin Aluminum Cladded Wood
French Door
Exterior Color: Cascade Blue

ALL GLAZING TO COMPLY WITH NYC ECC 2020

U-Factor: 0.27
Solar Heat Gain Coefficient: 0.29
Visible Light Transmittance: 0.5
Tempered Glass Low E
Argon Gas Filled



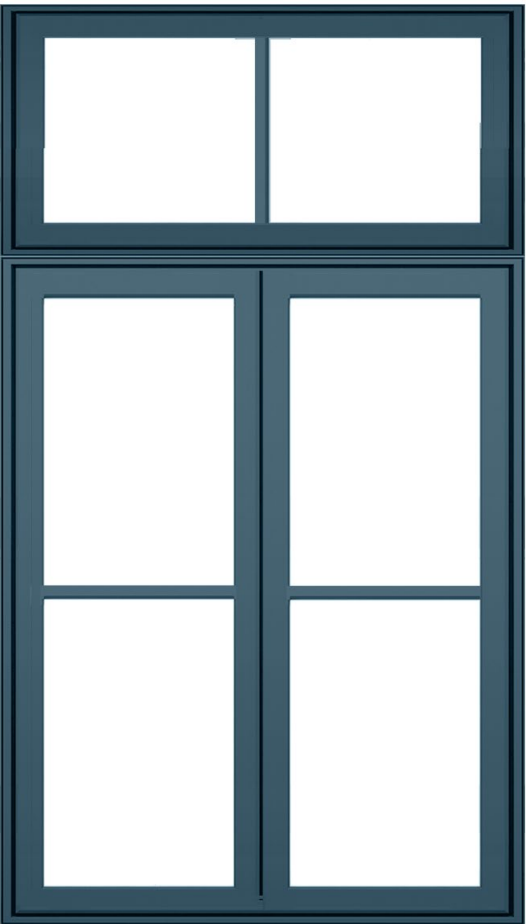
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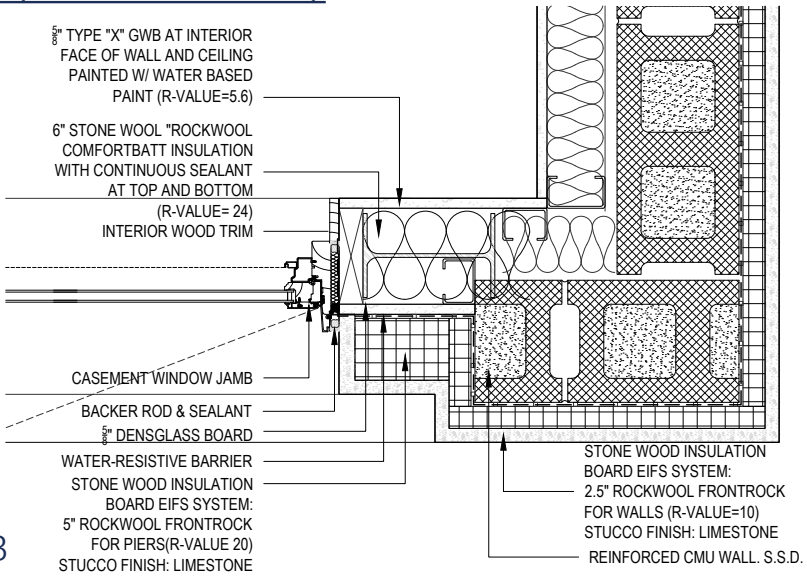
SCALE: 3/4" = 1'-0"

1ST FL REAR WINDOW DETAILS (NON VISIBLE)

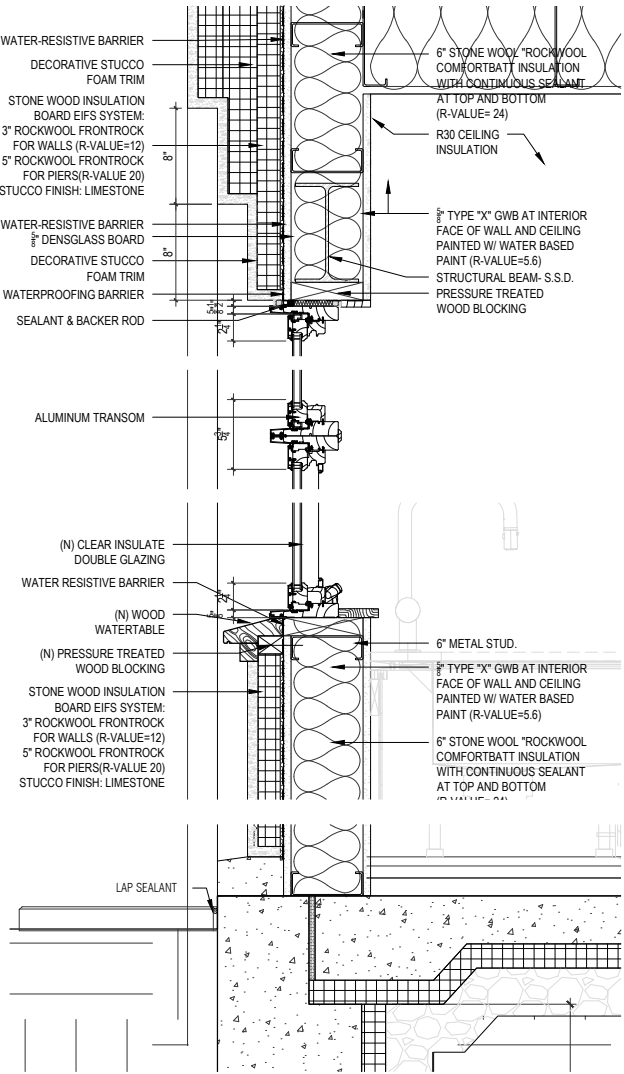
Marvin Aluminum Cladded Wood
French Push Out Window
Exterior Color: Cascade Blue



SCALE: N.T.S.



JAMB



HEAD

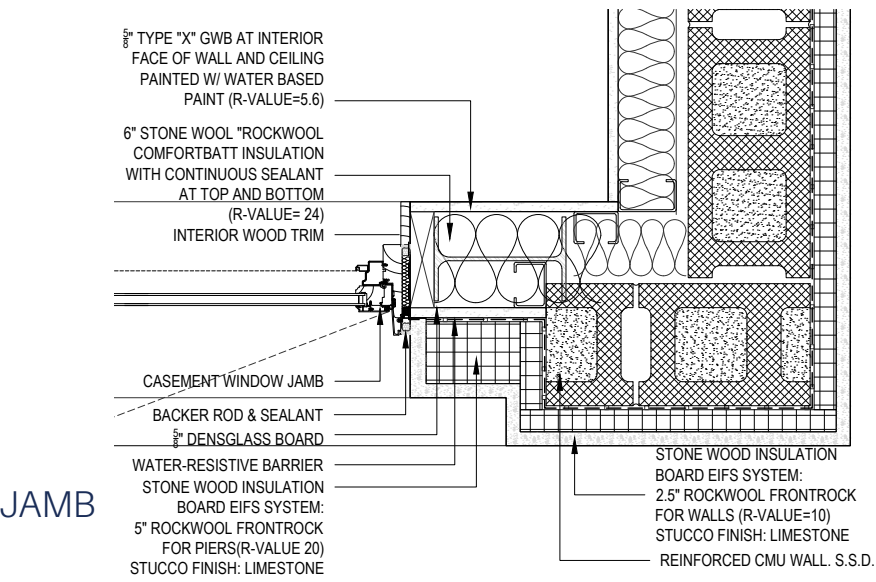
SILL

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

PROPOSED 1ST FL REAR FACADE WINDOW DETAILS

2ND FL REAR WINDOW DETAILS (NON VISIBLE)

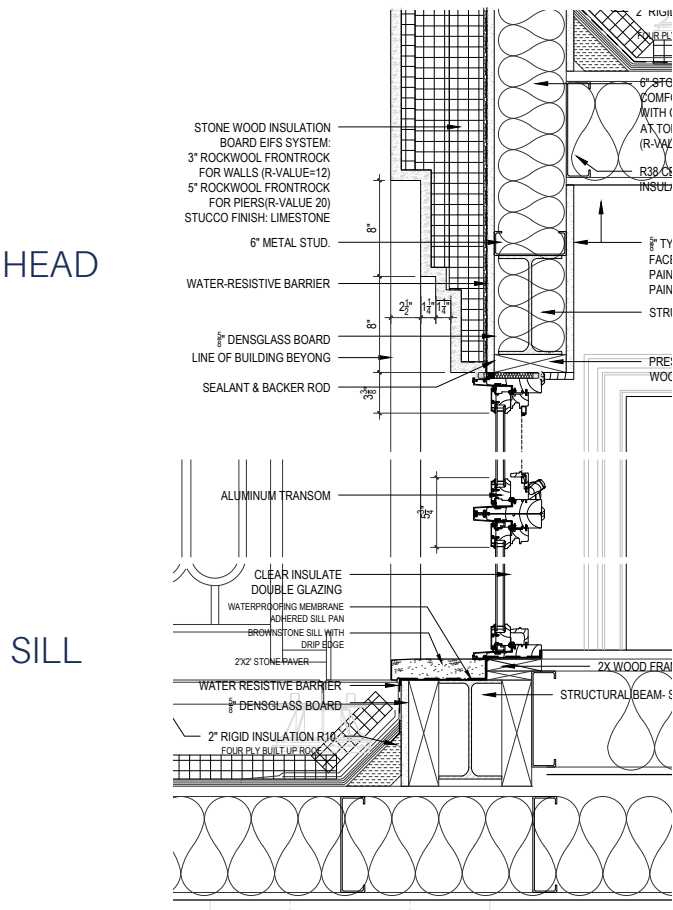
Marvin Aluminum Cladded Wood
French Push Out Window
Exterior Color: Cascade Blue



JAMB



SCALE: N.T.S.



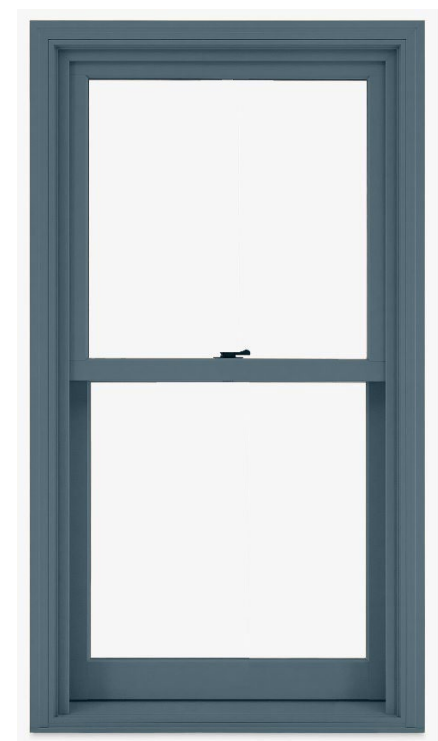
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SILL

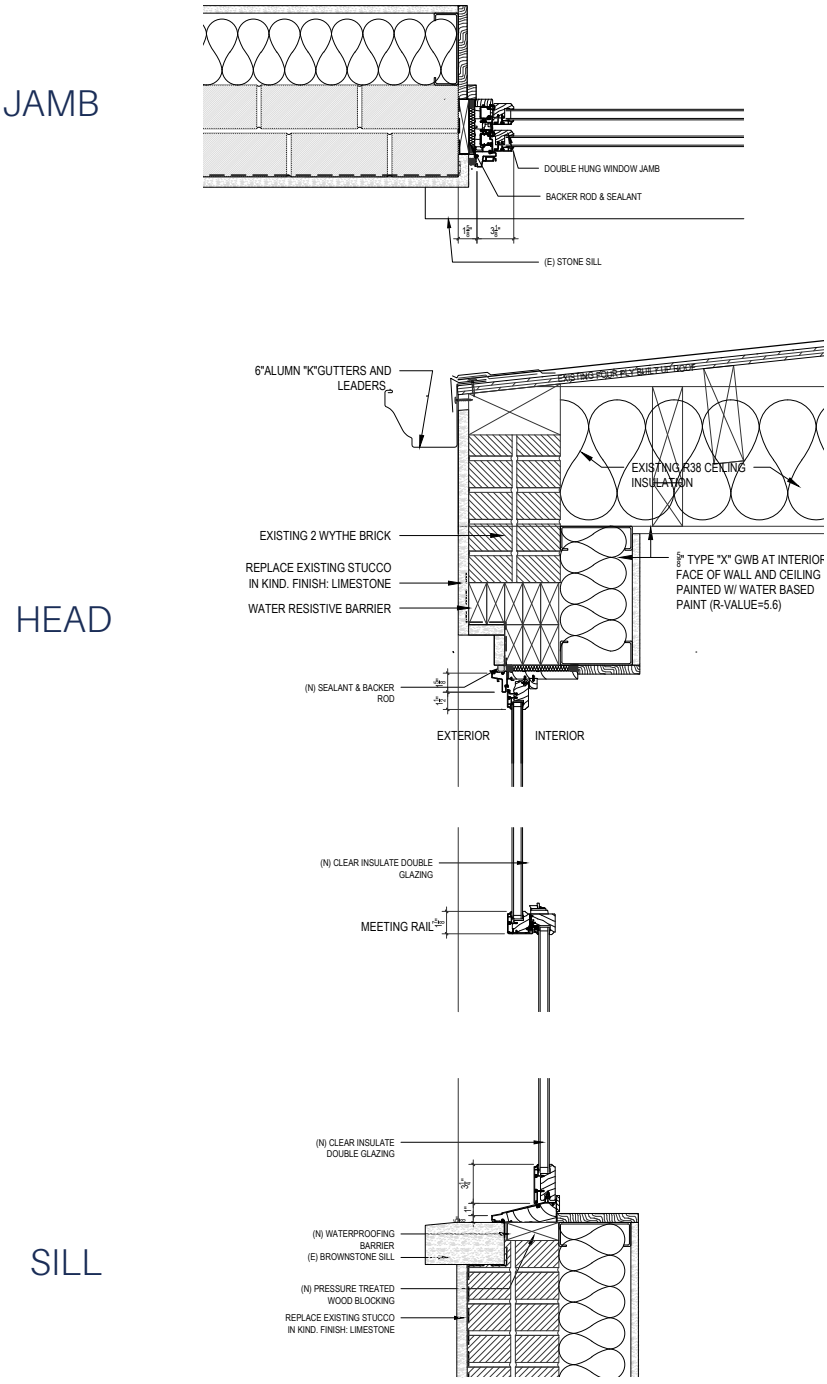
SCALE: 3/4"= 1'-0"

3RD FLOOR REAR WINDOWS DETAILS

Marvin Aluminum Cladded Wood
Double Hung Window
Exterior Color: Cascade Blue



SCALE: N.T.S.



JAMB

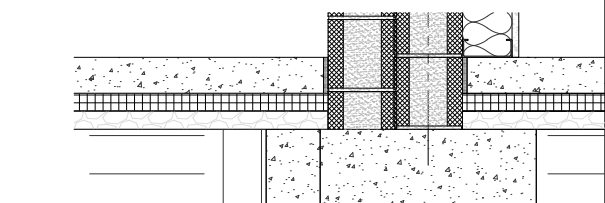
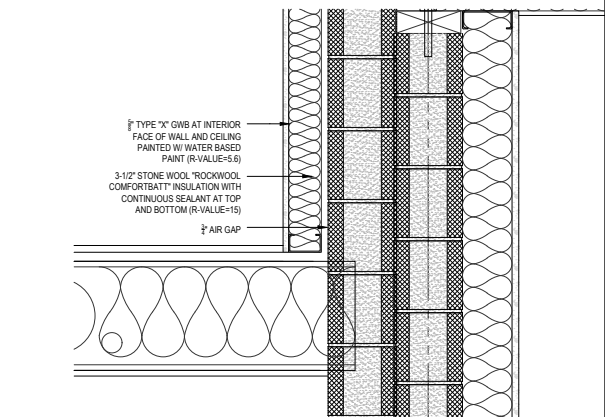
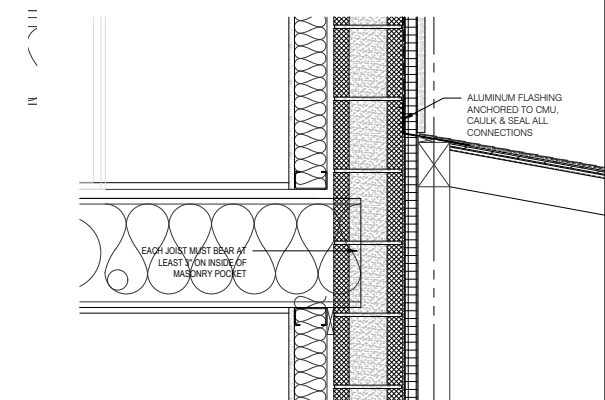
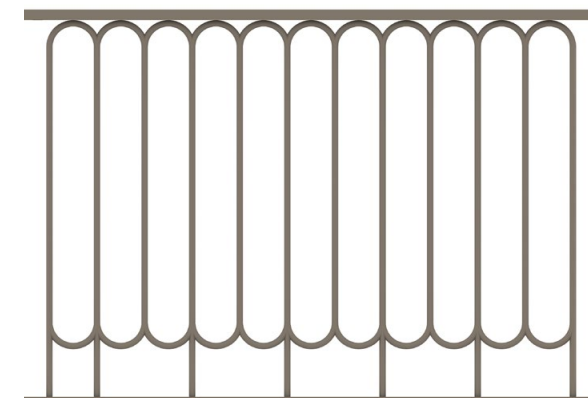
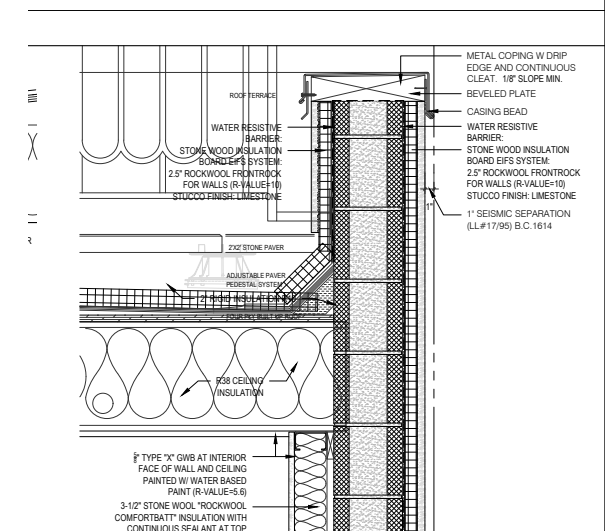
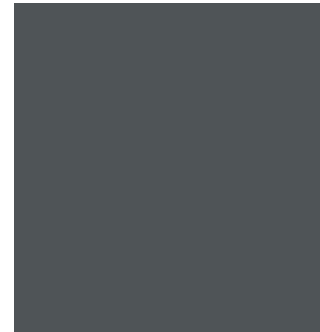
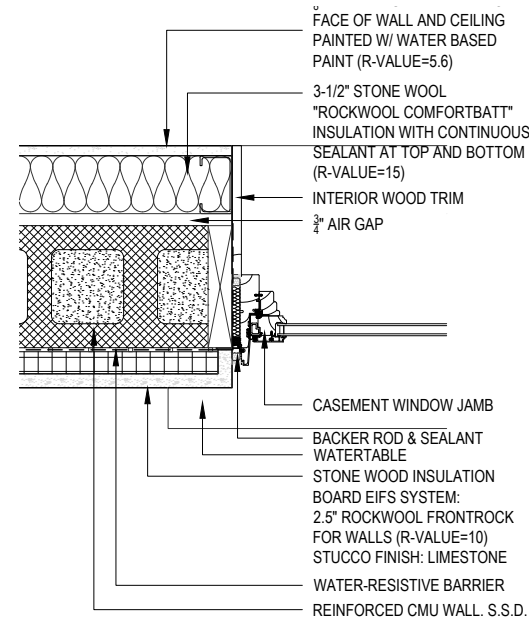
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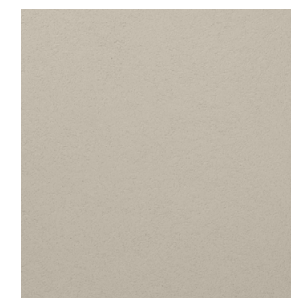
SCALE: 3/4"= 1'-0"

PROPOSED REAR & FACADE AND WINDOWS DETAILS

Marvin Aluminum Cladded Wood
Casement Push out Window
Exterior Color: Cascade Blue

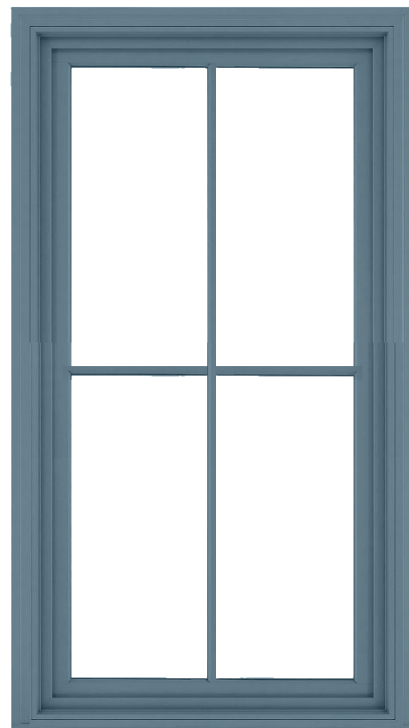


Facade Metal Finish: Pebble Gray
- Gutter / Downspout
- Coping

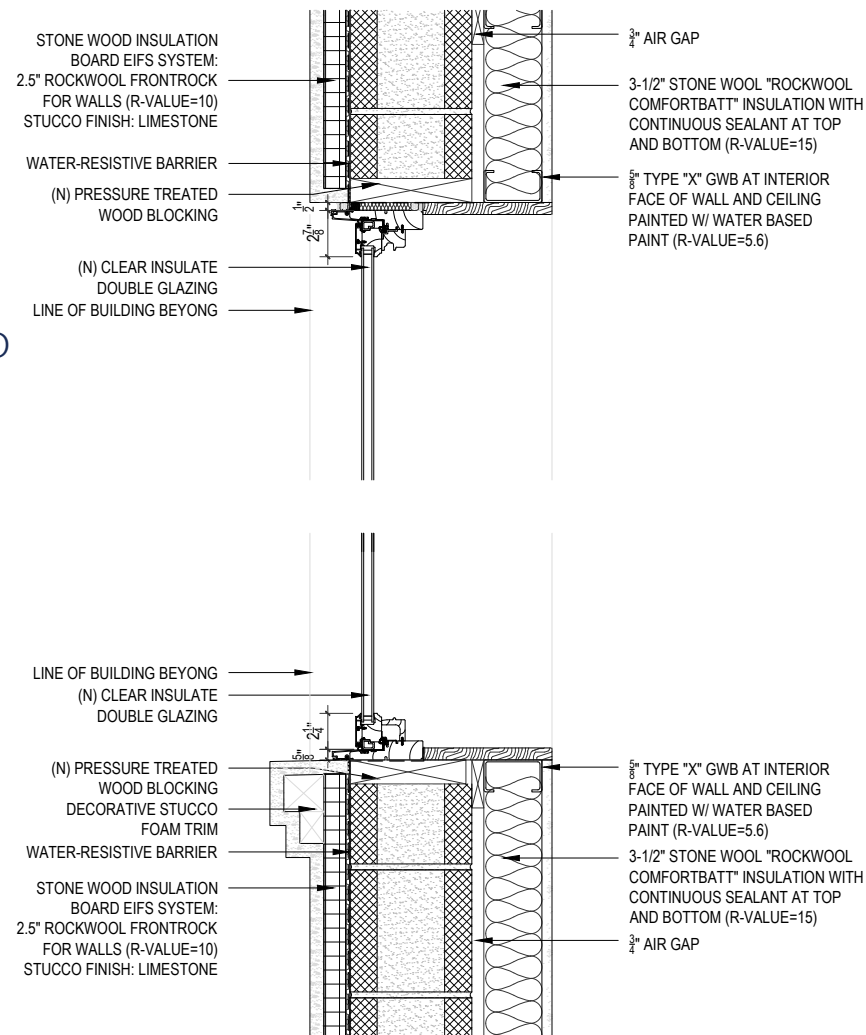


Facade Stucco
Finish: Lime-
stone

SCALE: $\frac{3}{4}'' = 1'-0''$



SCALE: N.T.S.



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

PROPOSED SIDE WINDOWS

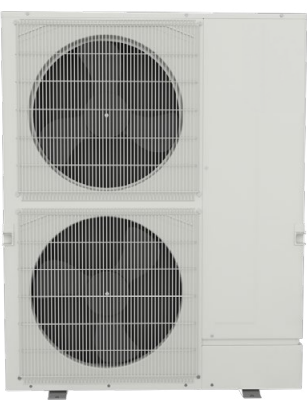
MATERIAL & COLOR



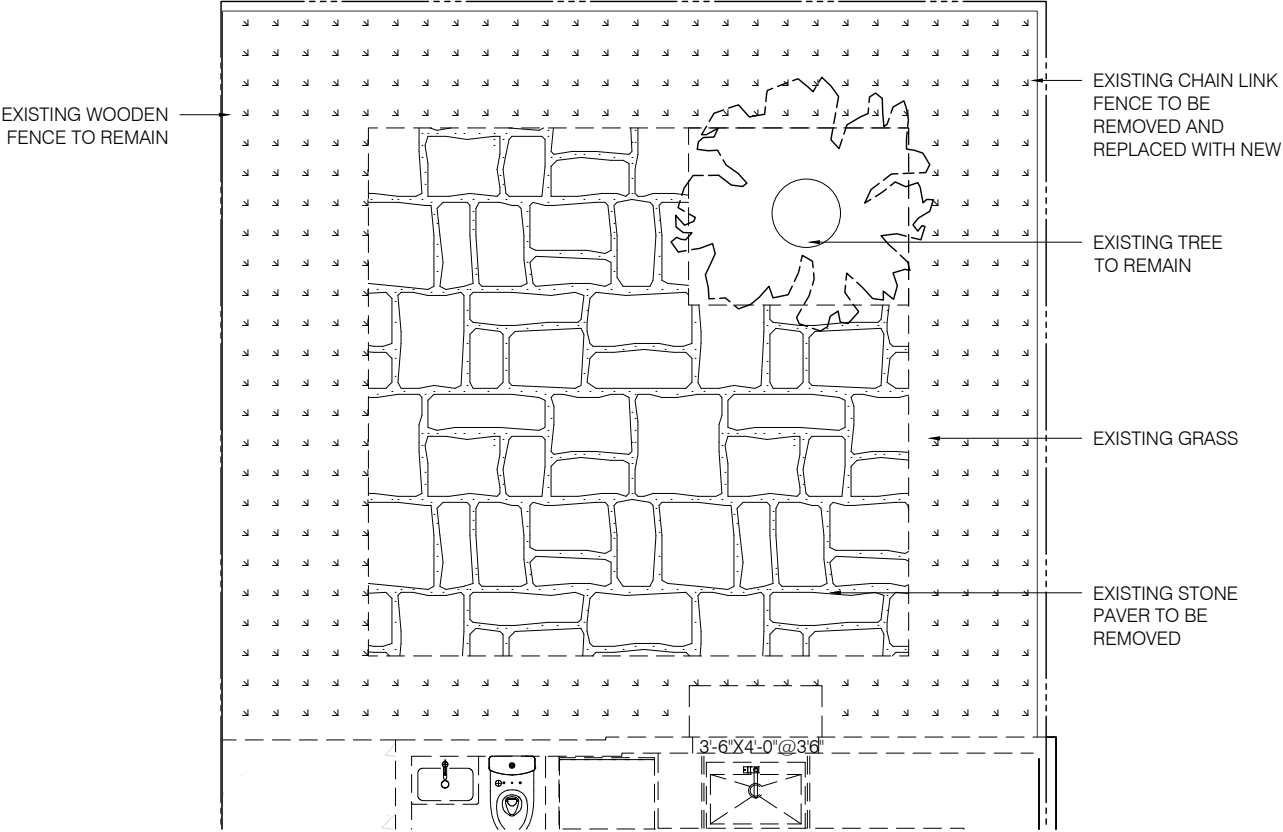
Cedar Wood Fence



Stone Paver

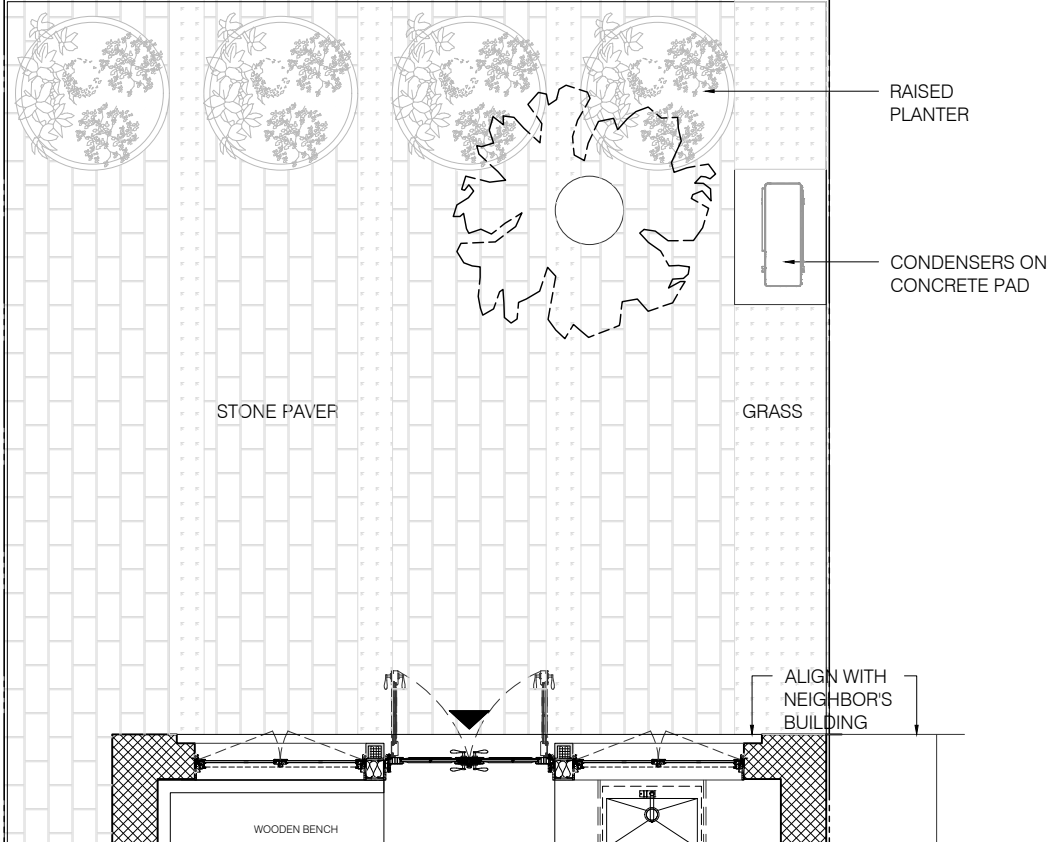


Condenser



SCALE: 1/4" = 1'-0"

EXISTING REAR YARD



SCALE: 1/4" = 1'-0"

PROPOSED REAR YARD

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