

March 10, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 1, LPC-26-07003

364 Clermont Avenue – Fort Greene Historic District Borough of Brooklyn

To testify virtually, please join Zoom

Webinar ID: 161 573 7568

Passcode: 484910

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

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364 Clermont Avenue, Brooklyn, NY 11238

Fort Greene Historic District

Scope of work:

**Enlarge Second Floor Rear Addition
Rear Façade Modification**

SK ARCHITECTURAL DESIGN GROUP

375 Sylvan Ave. Suite 30
Englewood Cliffs, NJ 07632

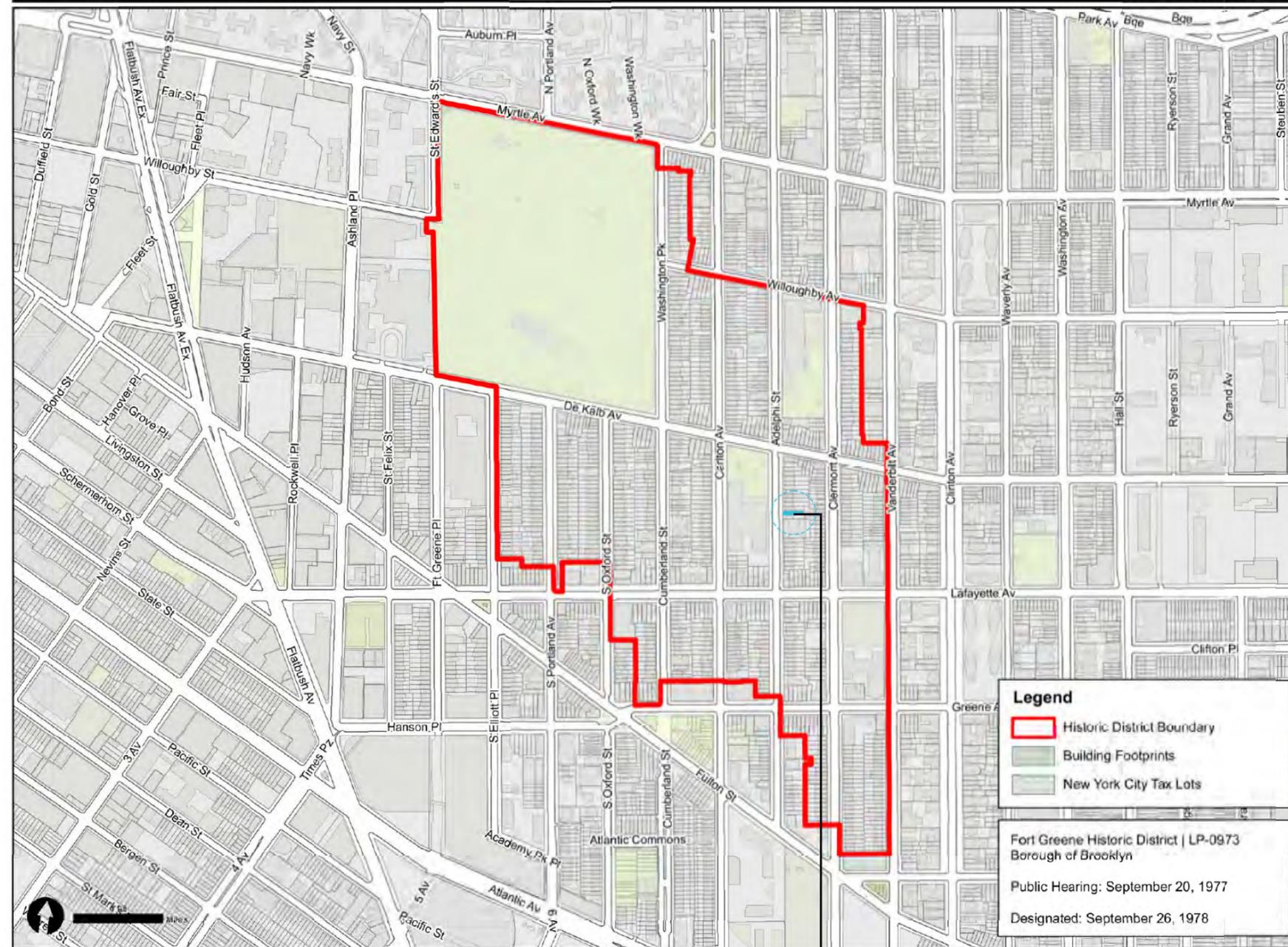
OLBOS STUDIO

30 1st Place. Apt. 3
Brooklyn, NY 11231

February 26, 2026



Fort Greene Historic District

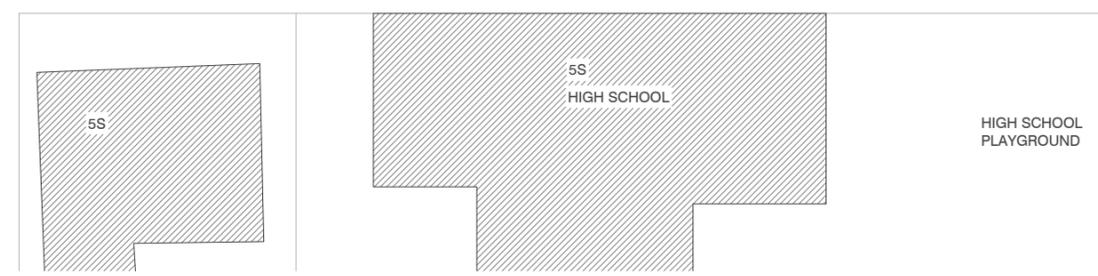
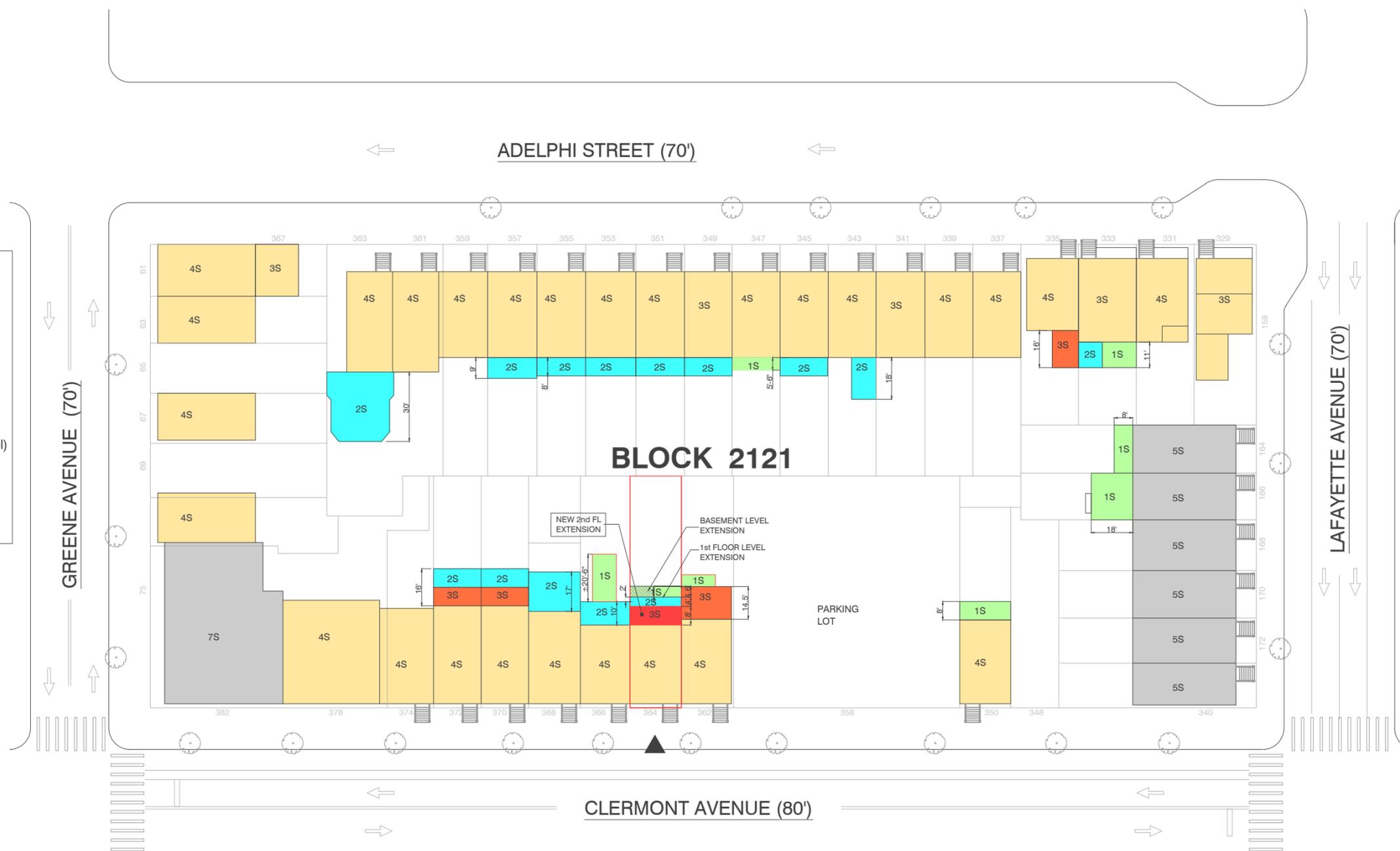


Graphic Source: Map PLUTO, Edition 18v1, Author: New York City Landmarks Preservation Commission, LOR Date: 1.29.2018

364 Clermont Avenue
SITE LOCATION

NTS
Fort Greene Historic District MAP 01

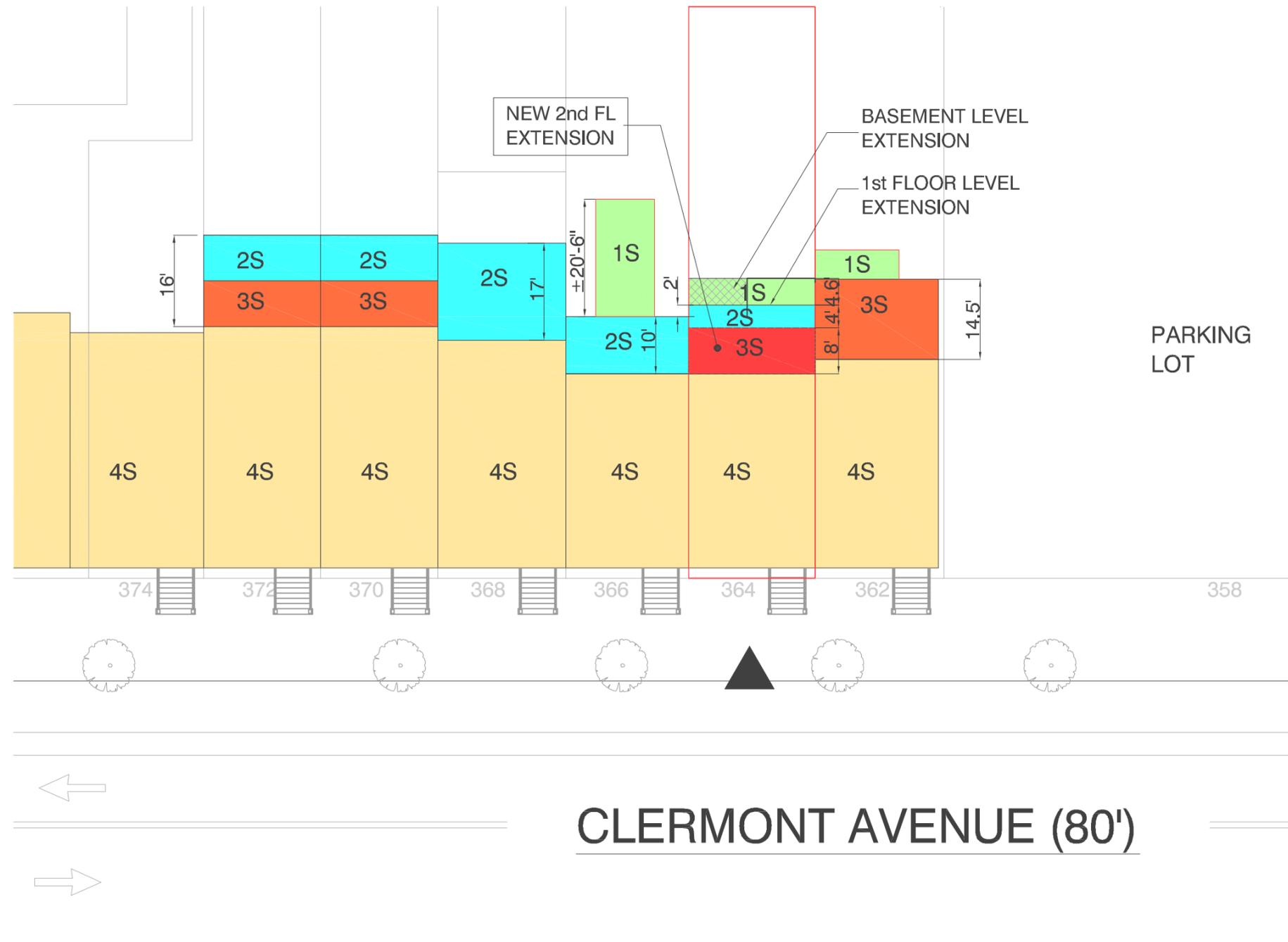
- More Than Four Floors
- Four Floors
- Three Floors
- Two Floors (B+1st Floor)
- One Floor (Basement Level)
- Stoop
- Street Tree



BLOCK 2121 STATISTIC
42 LOTS ON BLOCK
38 BUILDINGS ON BLOCK
ALL 21 EXTENSIONS INTO BLOCK PERIMETER (55%)
16 EXTENSIONS ABOVE GRADE LEVEL (42%) (EXCLUDING BASEMENT EXTENSION)
10 EXTENSIONS >=16' DEPTH (26%)
11 EXTENSIONS <=16' DEPTH (29%)



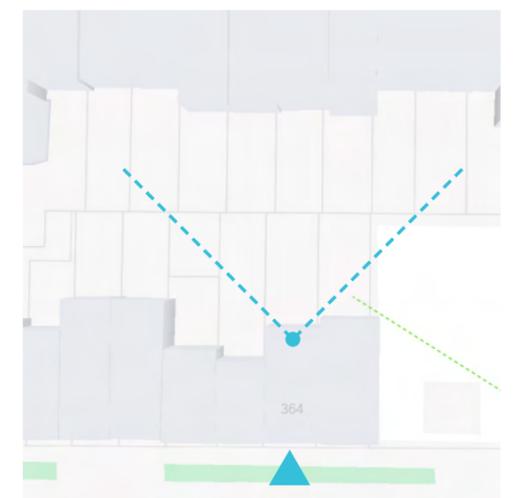
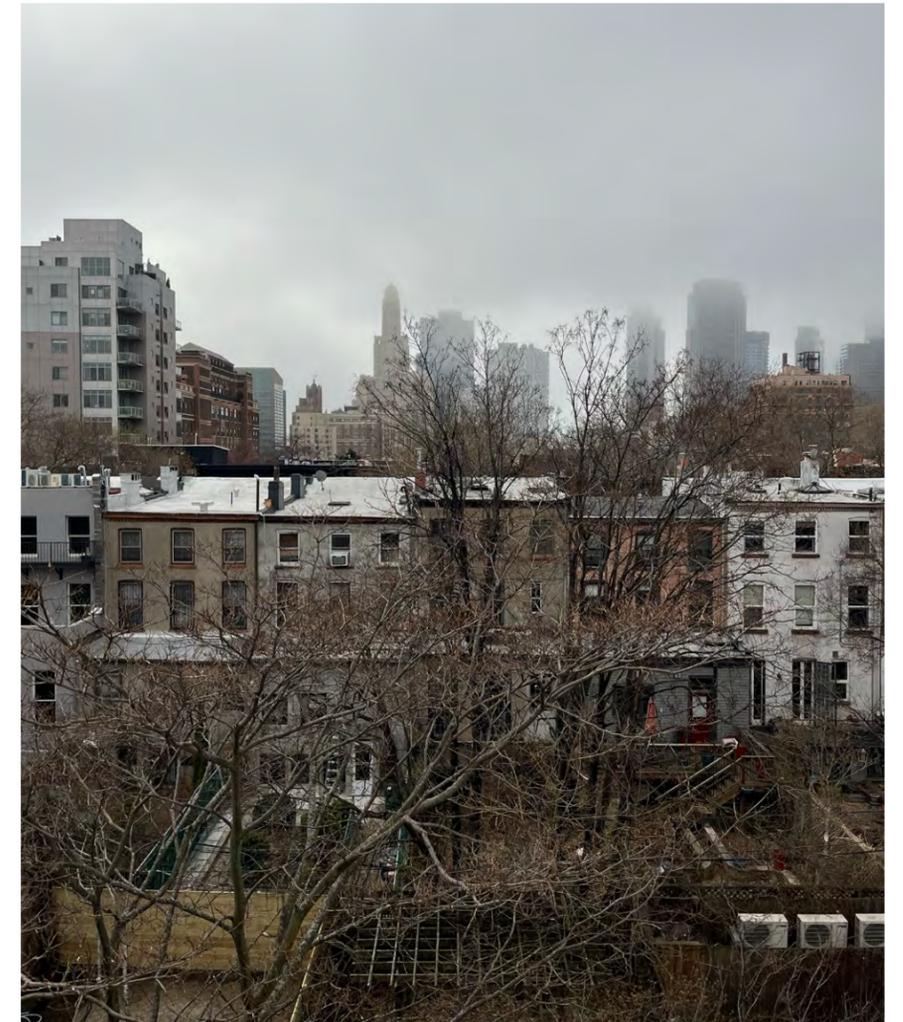
Block Diagram



Block Diagram - Close-up of Project Site



Block Aerial View



Existing Panorama View, Adelphi Street Rear Façades

Front View



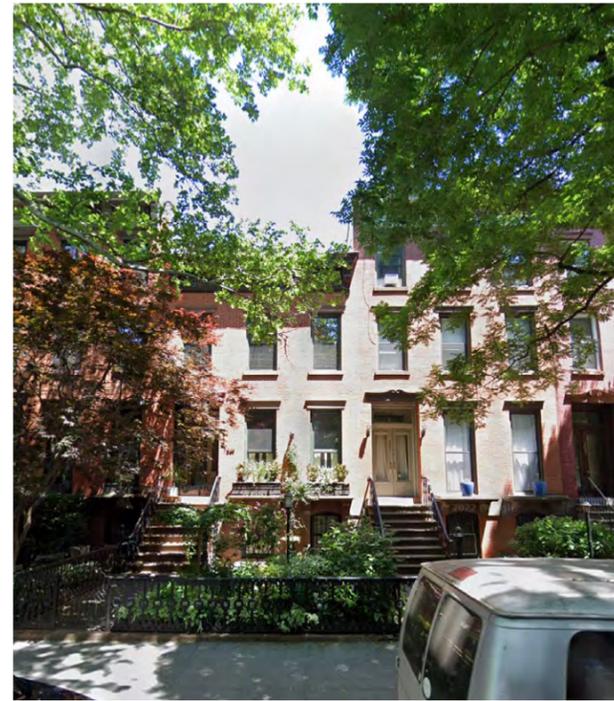
A

View from Lafayette Avenue:
Lot not visible



B

View from Adelphi Street:
Lot not visible



C

View from Greene Avenue:
Lot not visible

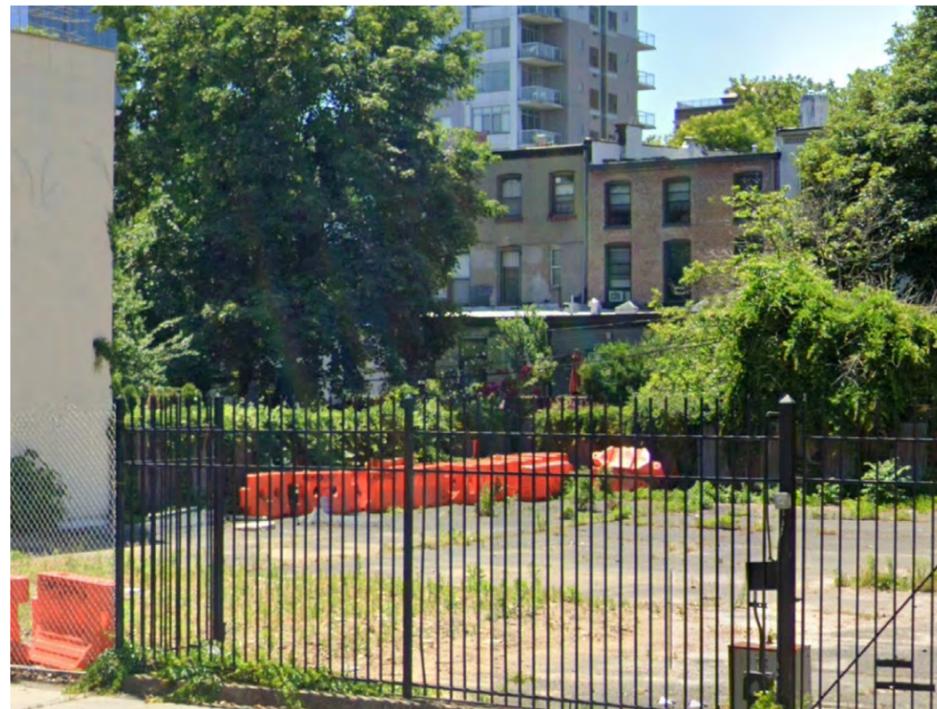


D

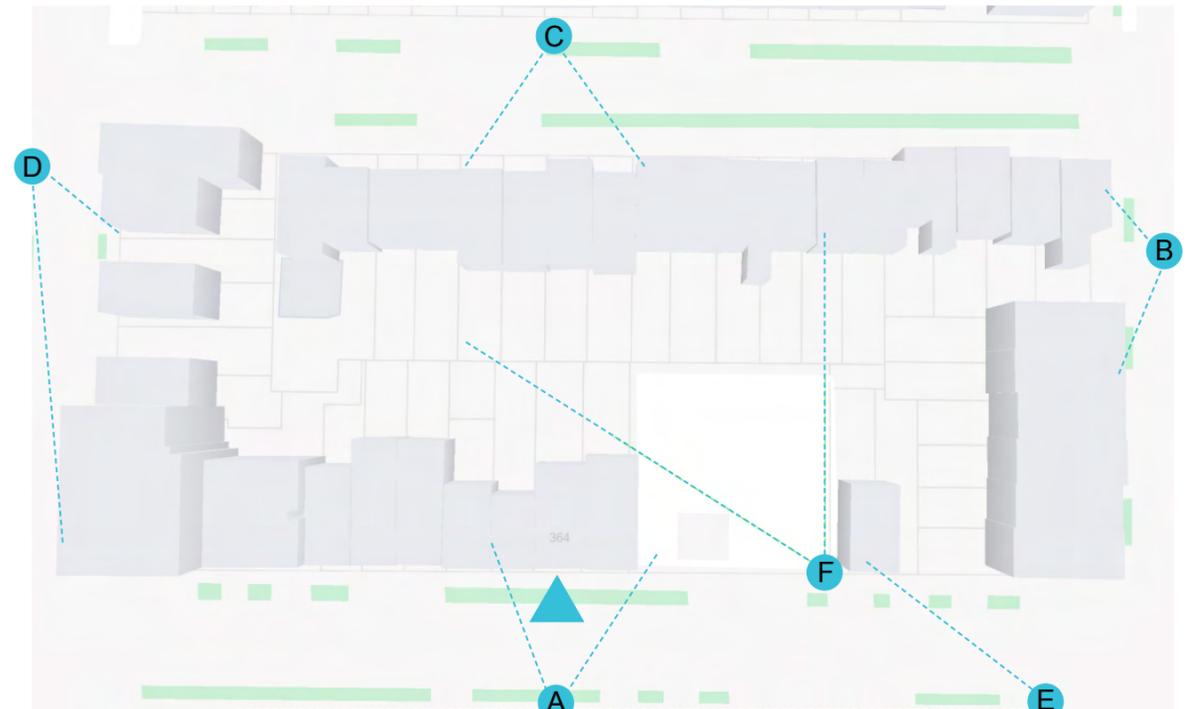
Side View from Clermont Avenue:
Lot not visible



E



F



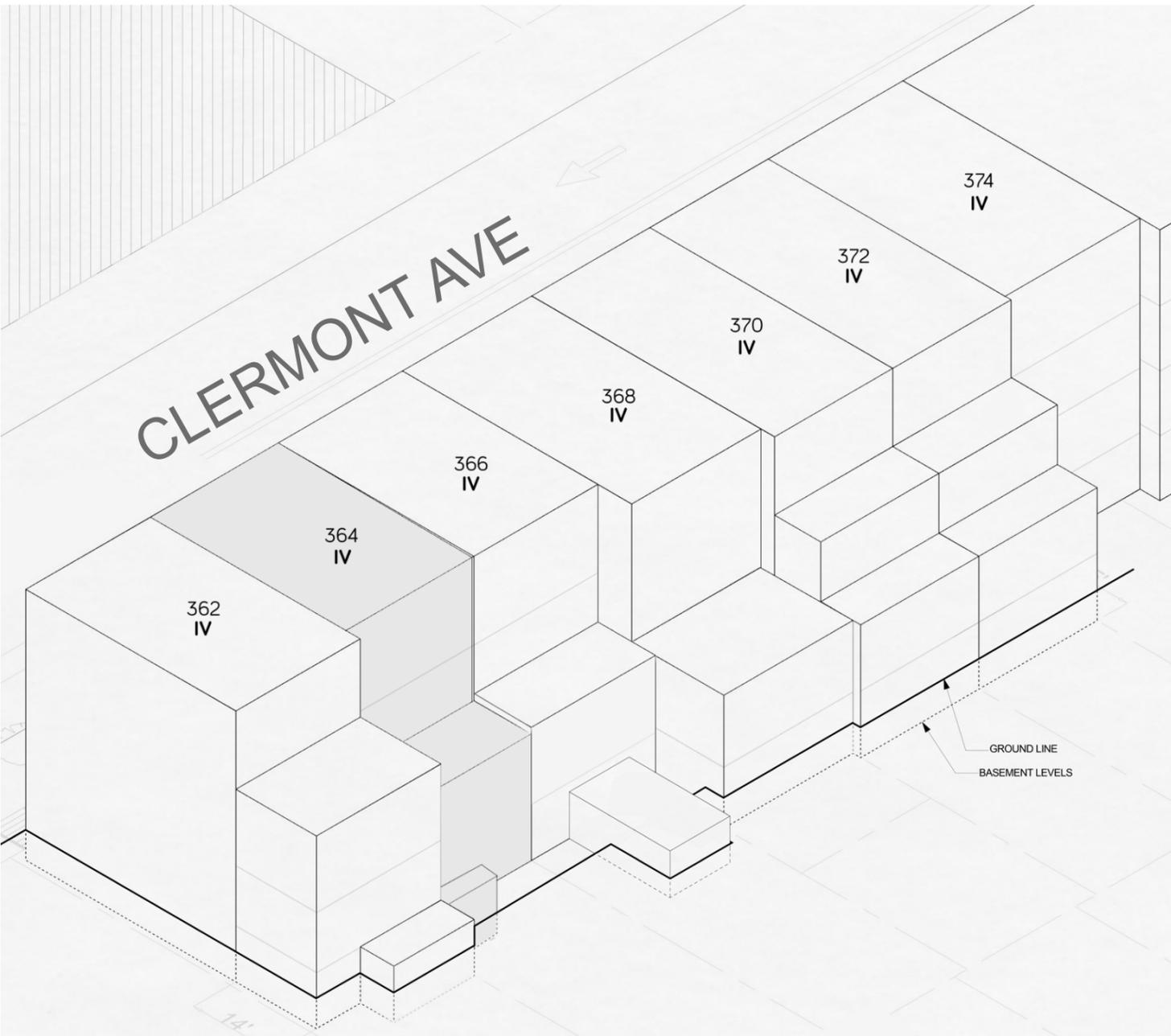
Zero Site Visibility from Block's Perimeter



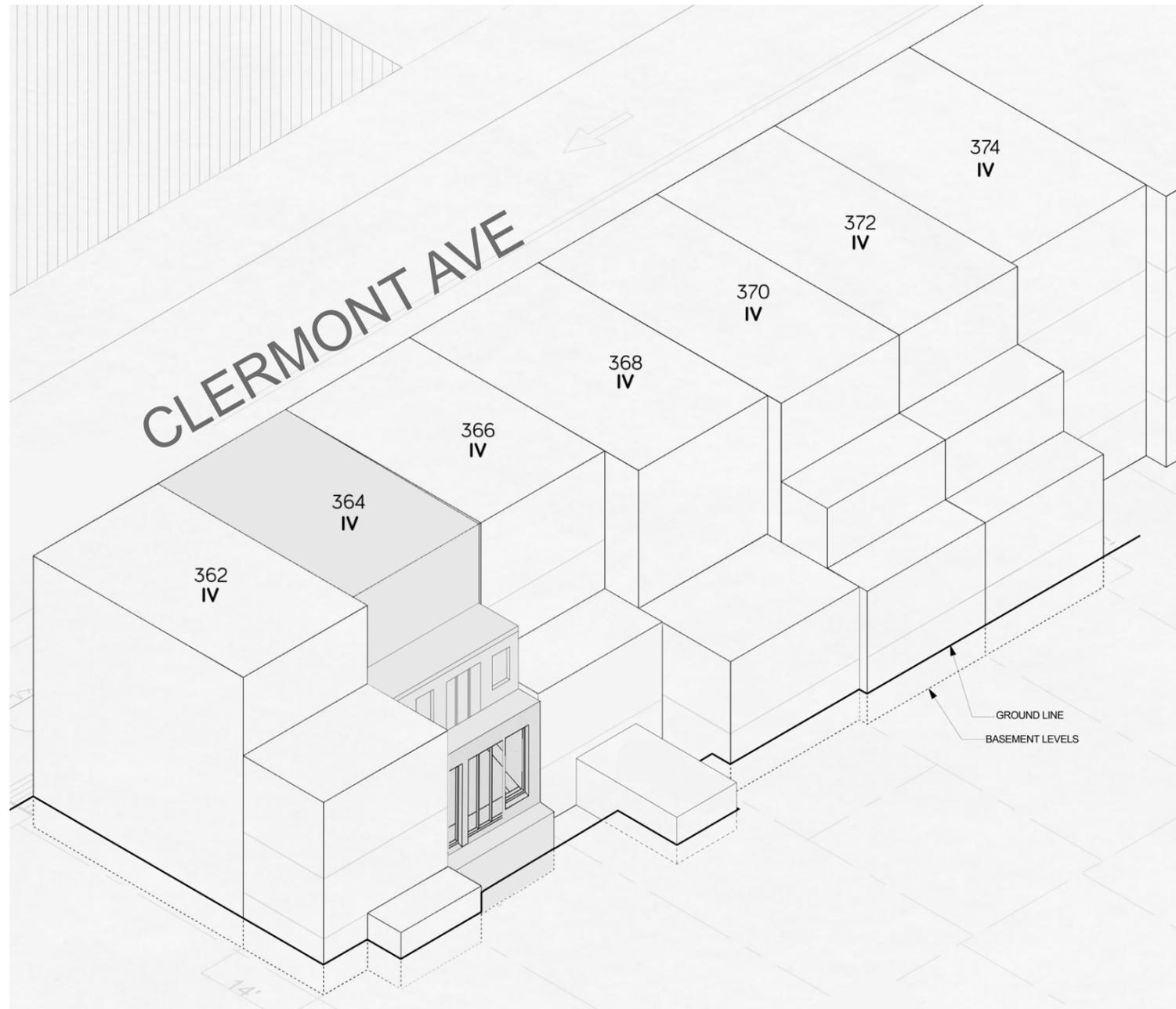
Existing Rear Façade



Existing Rear Façade and Adjacent Buildings



Existing Volumes



Proposed Extension at Second Floor (+8')

Volume Comparison at Rear Façade



Existing Rear Elevation



Proposed Rear Elevation

Elevation Comparison at Rear Façade



Existing Rear Elevation

Scale 3/16"=1'-0"

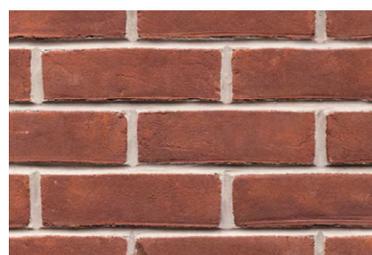


Proposed Rear Elevation

Scale 3/16"=1'-0"

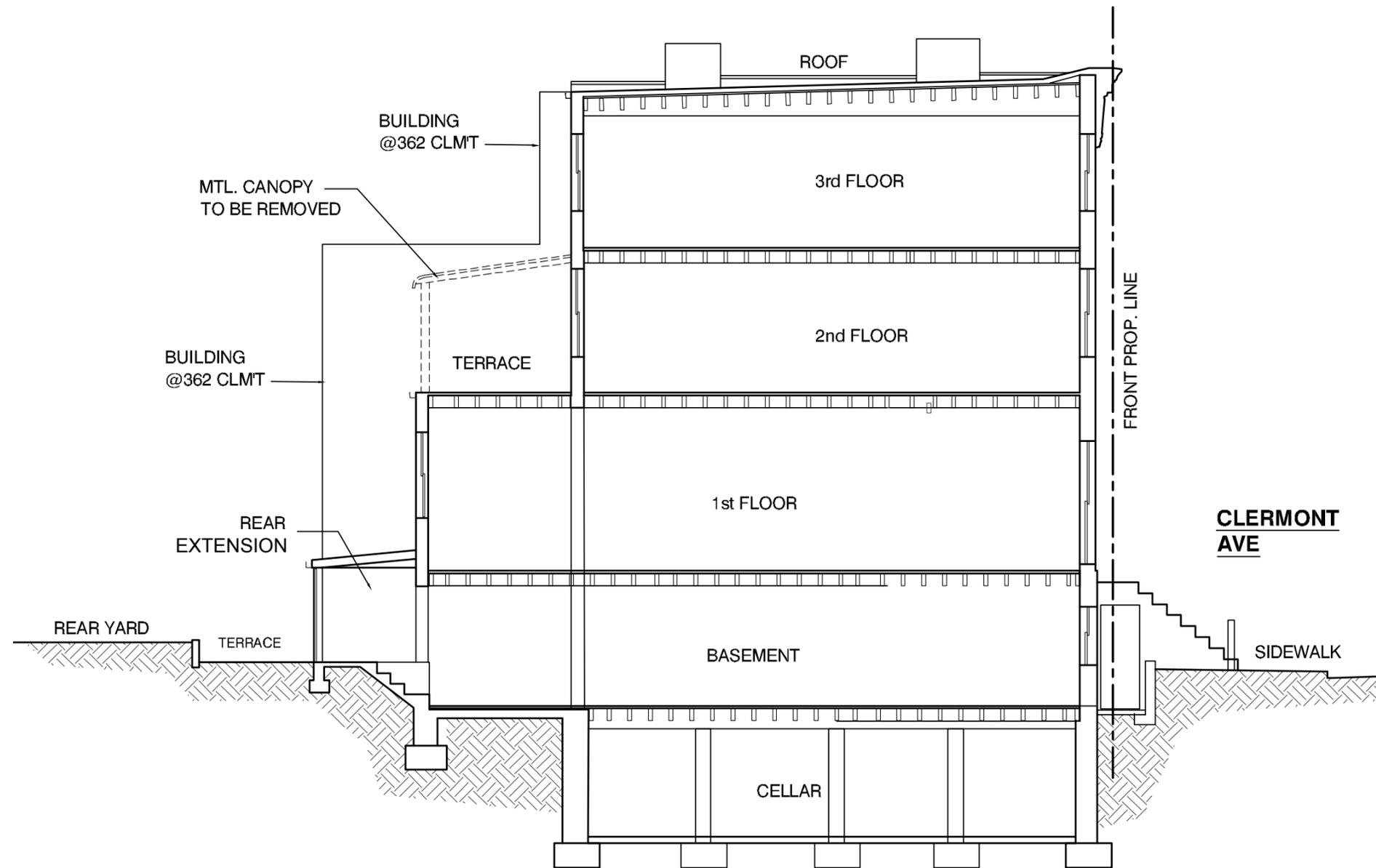


Stucco to match brick color

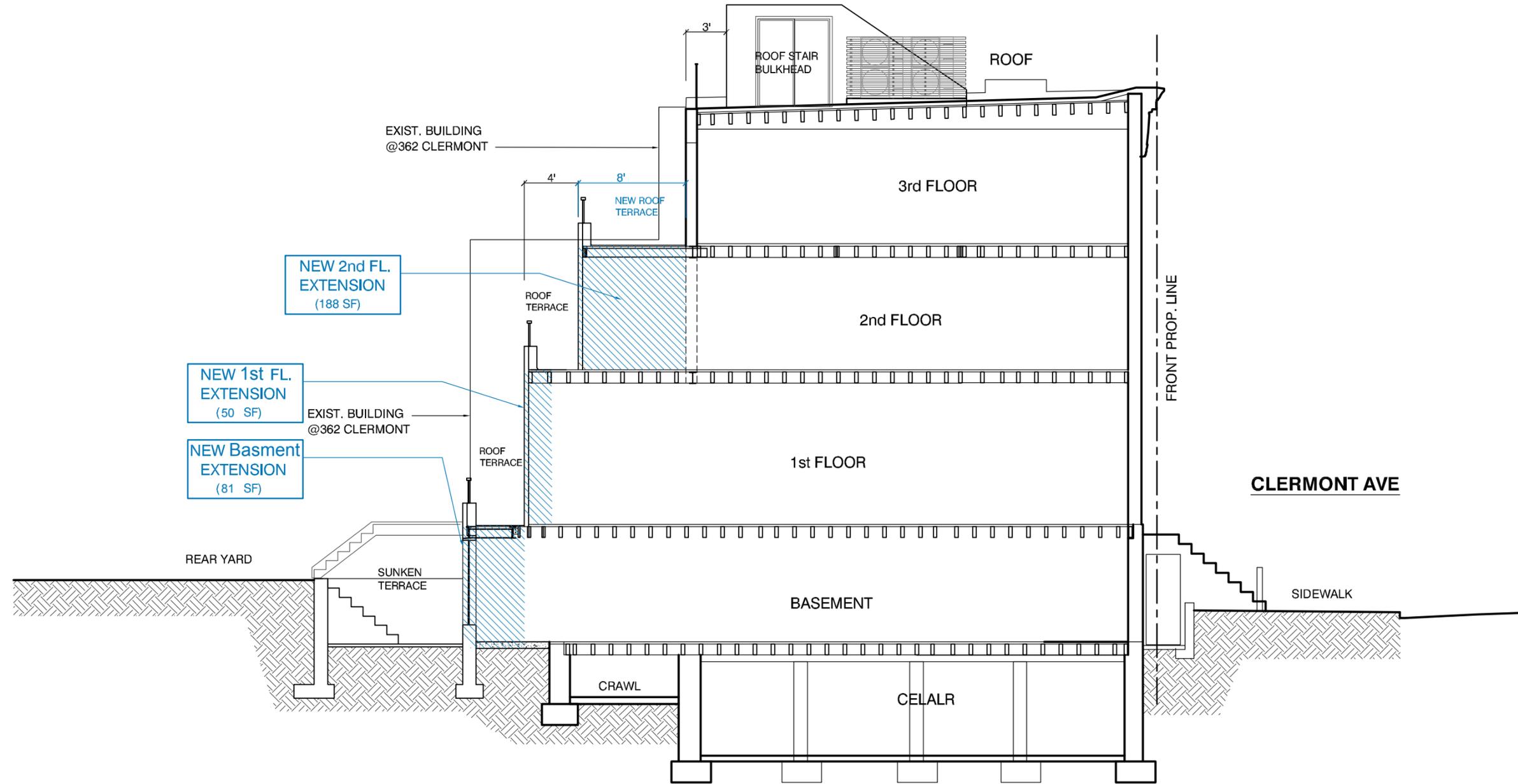


Glen Gery Brick 52-DD
RED FACEBRICK
CUSHWA SERIES - SAND FINISH

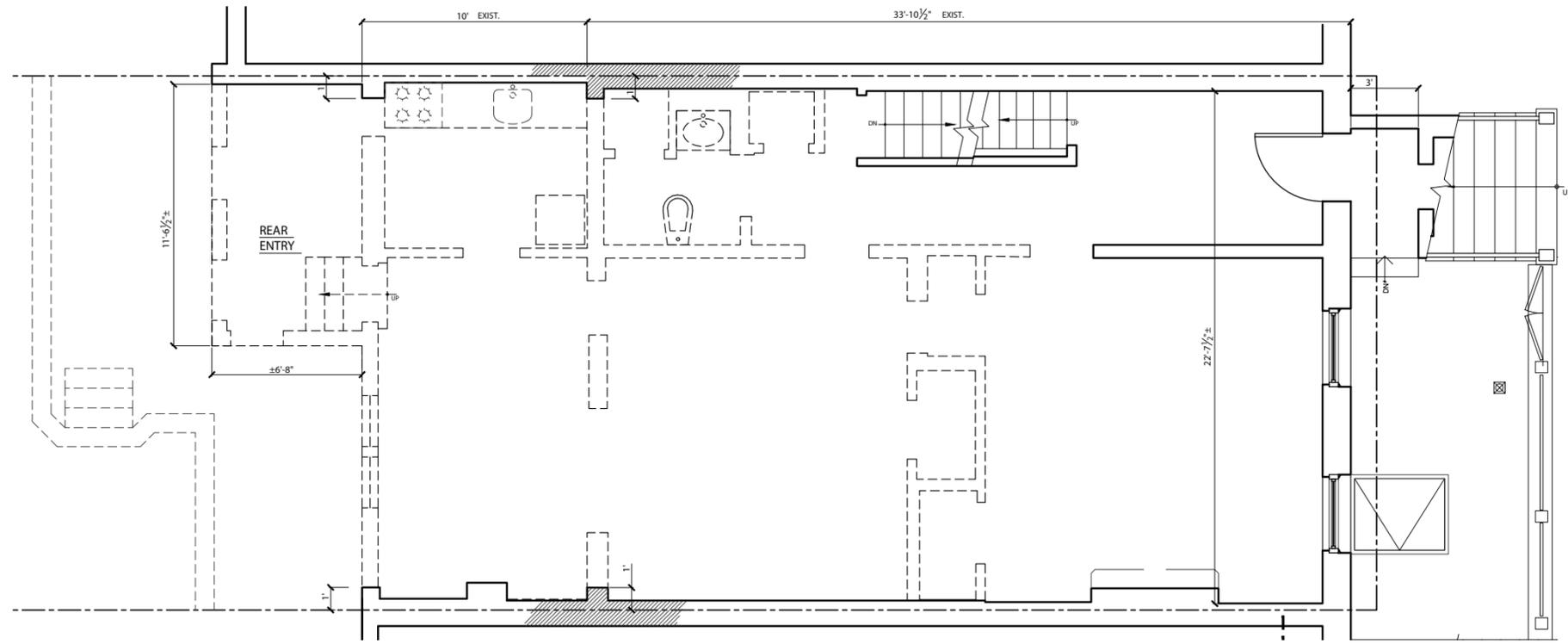
Proposed Rear Façade - Context and Materials



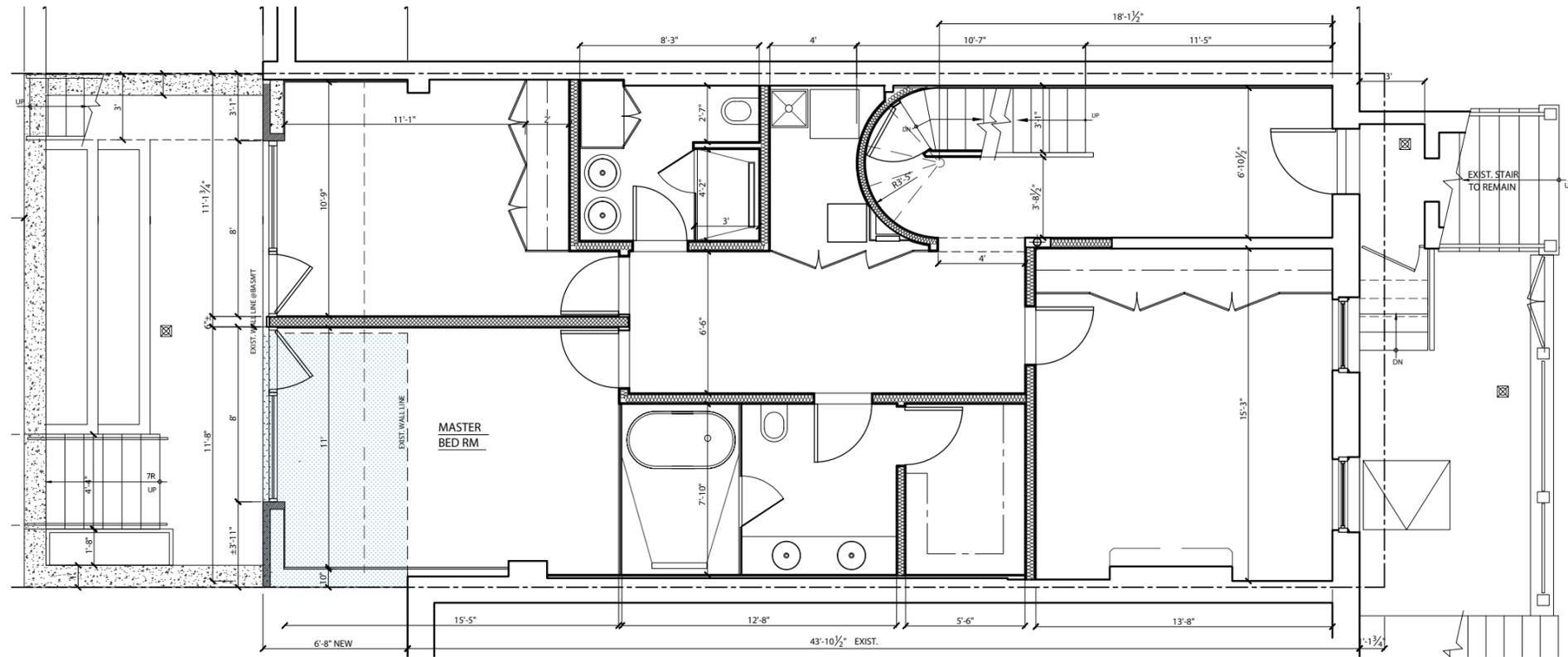
Existing Building Section



Proposed Building Section

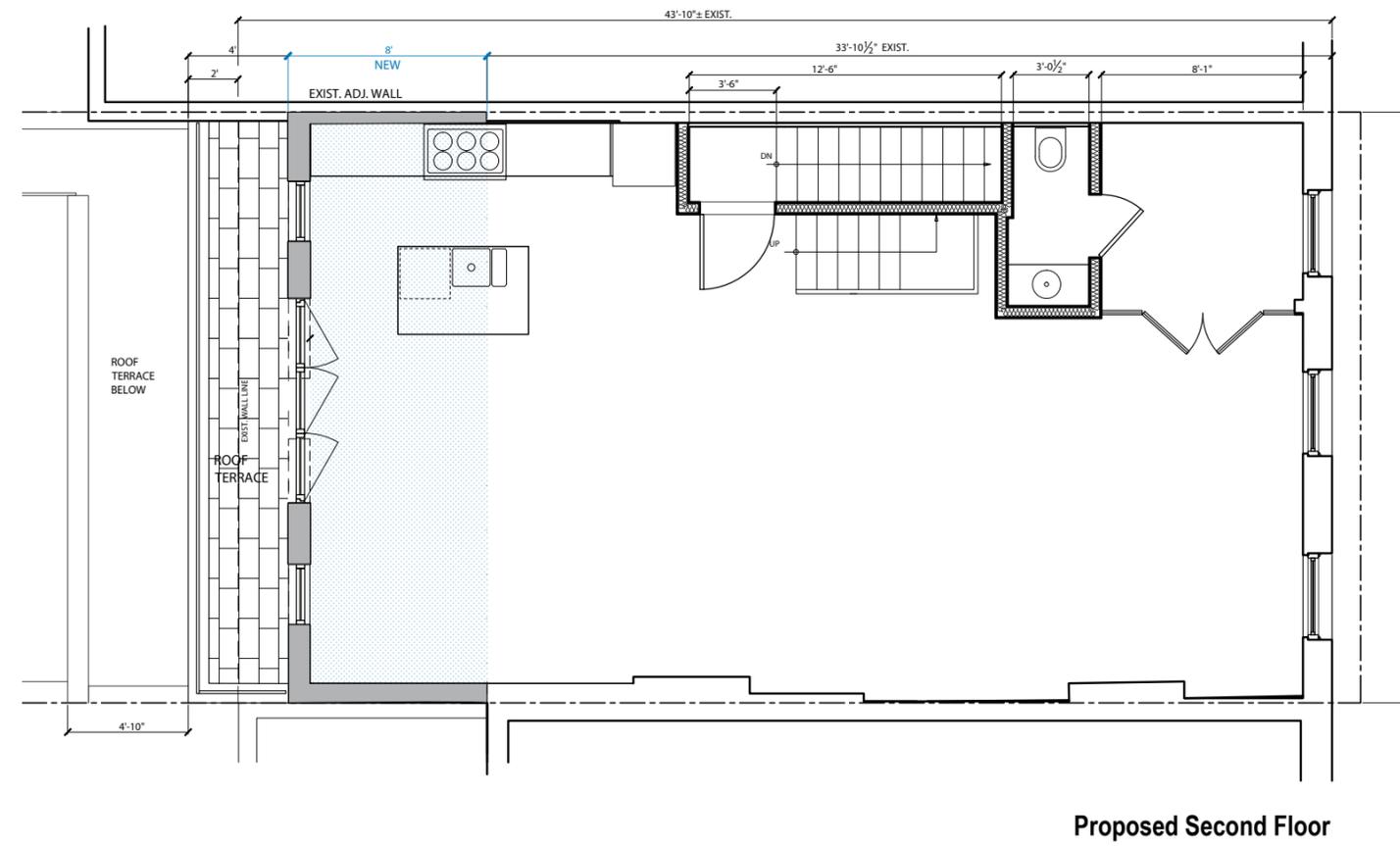
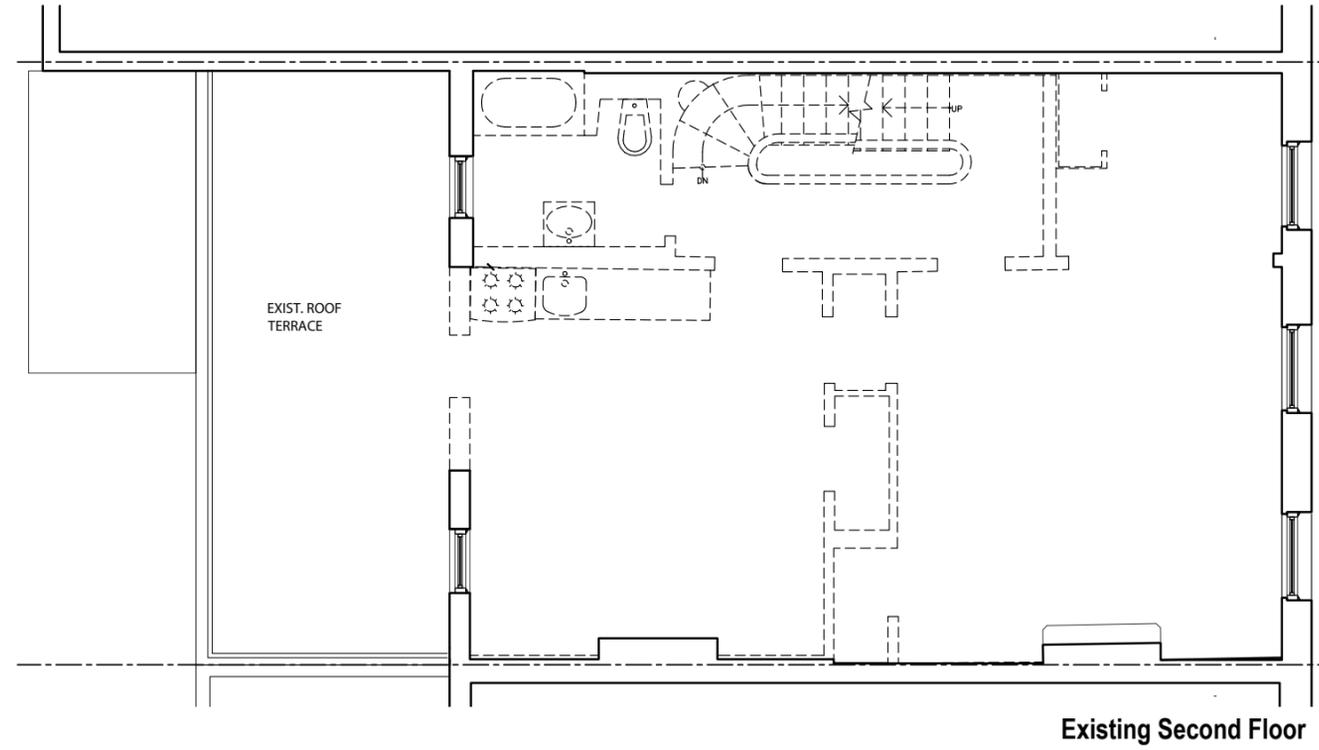


Existing Basement Floor

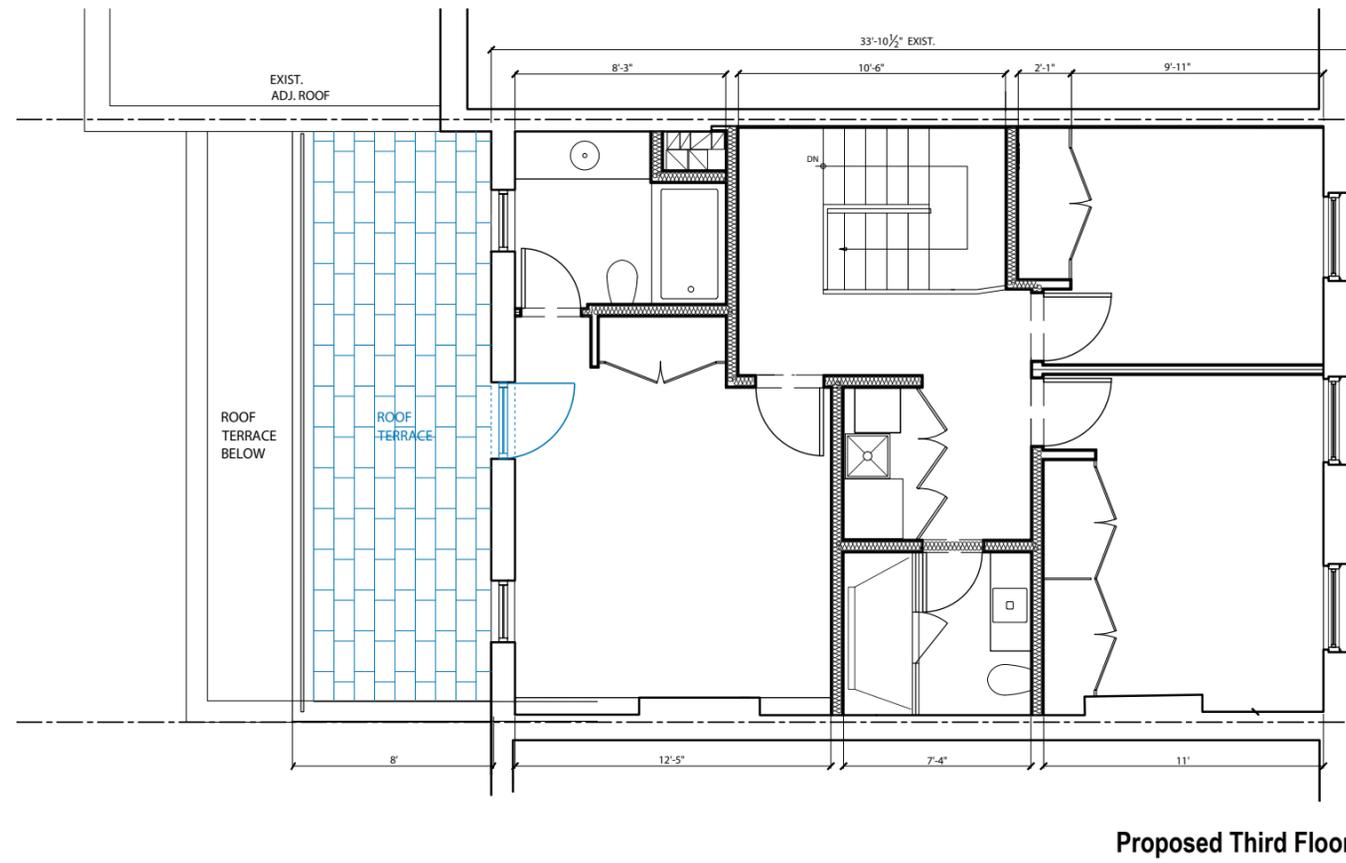
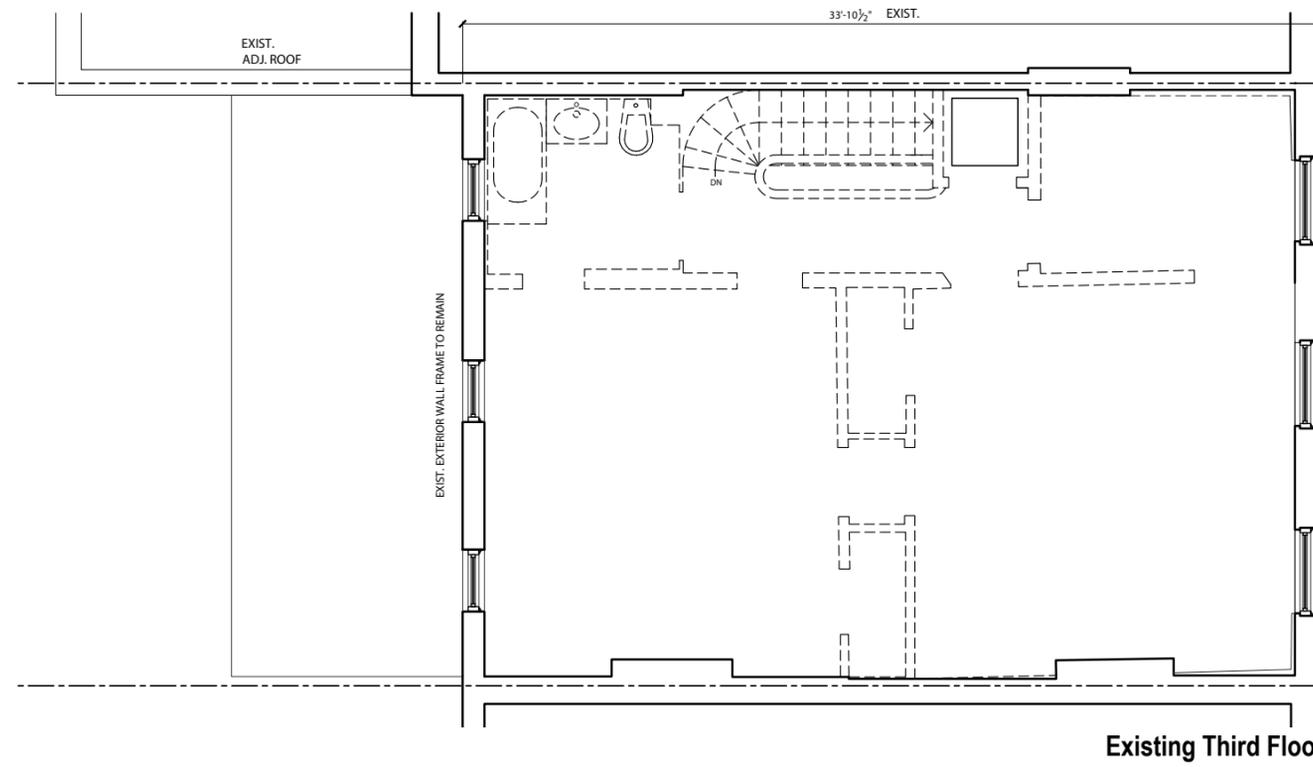


Proposed Basement Floor

Existing and Proposed Basement Floor Plans

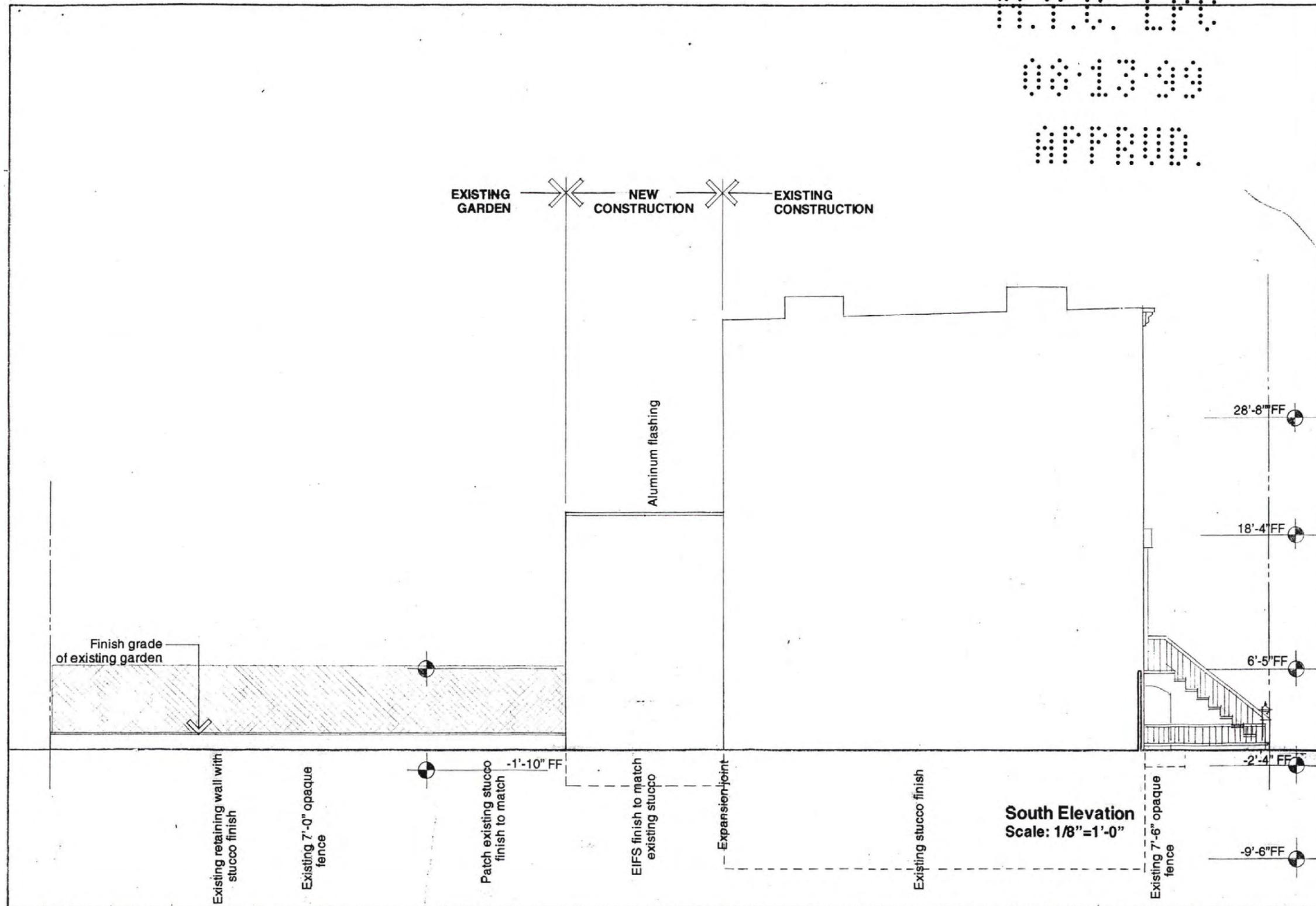


Existing and Proposed 2nd Floor Plans



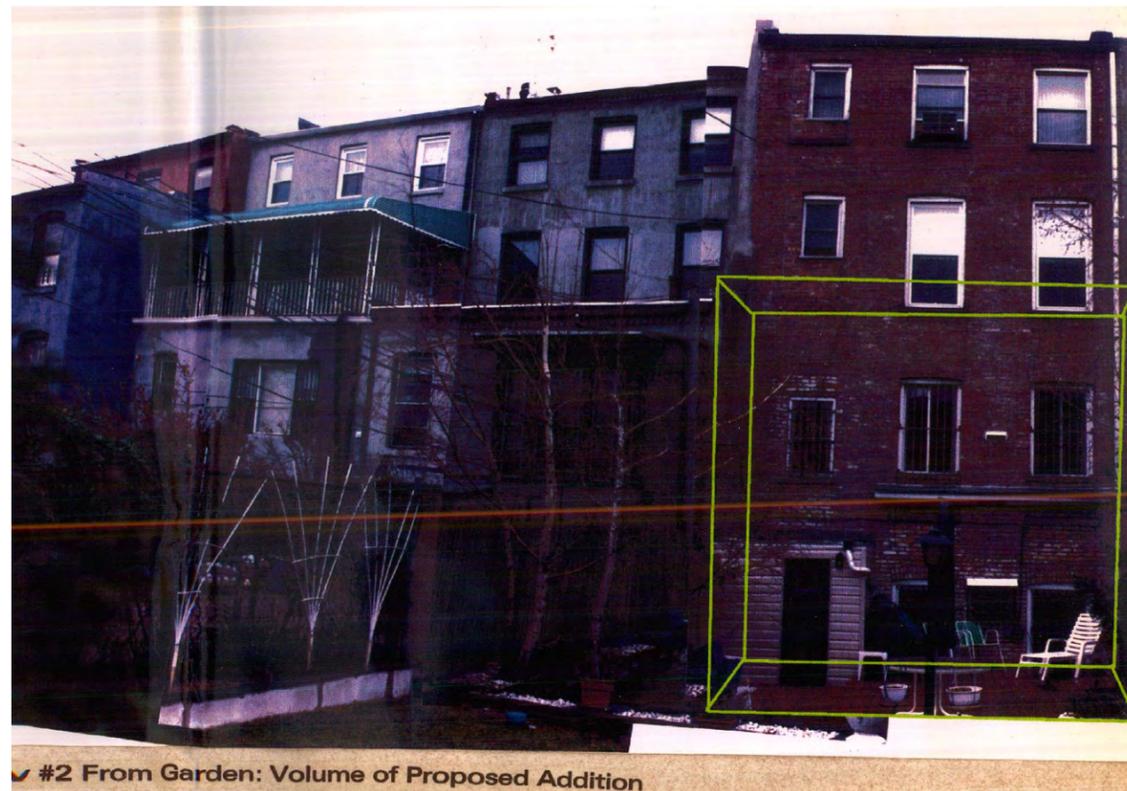
Existing and Proposed 3rd Floor Plans

PLC LP
08.13.09
APPD.



Precedent Project Approved in the same block

368 Clermont Avenue



Precedent Project Approved in the same block



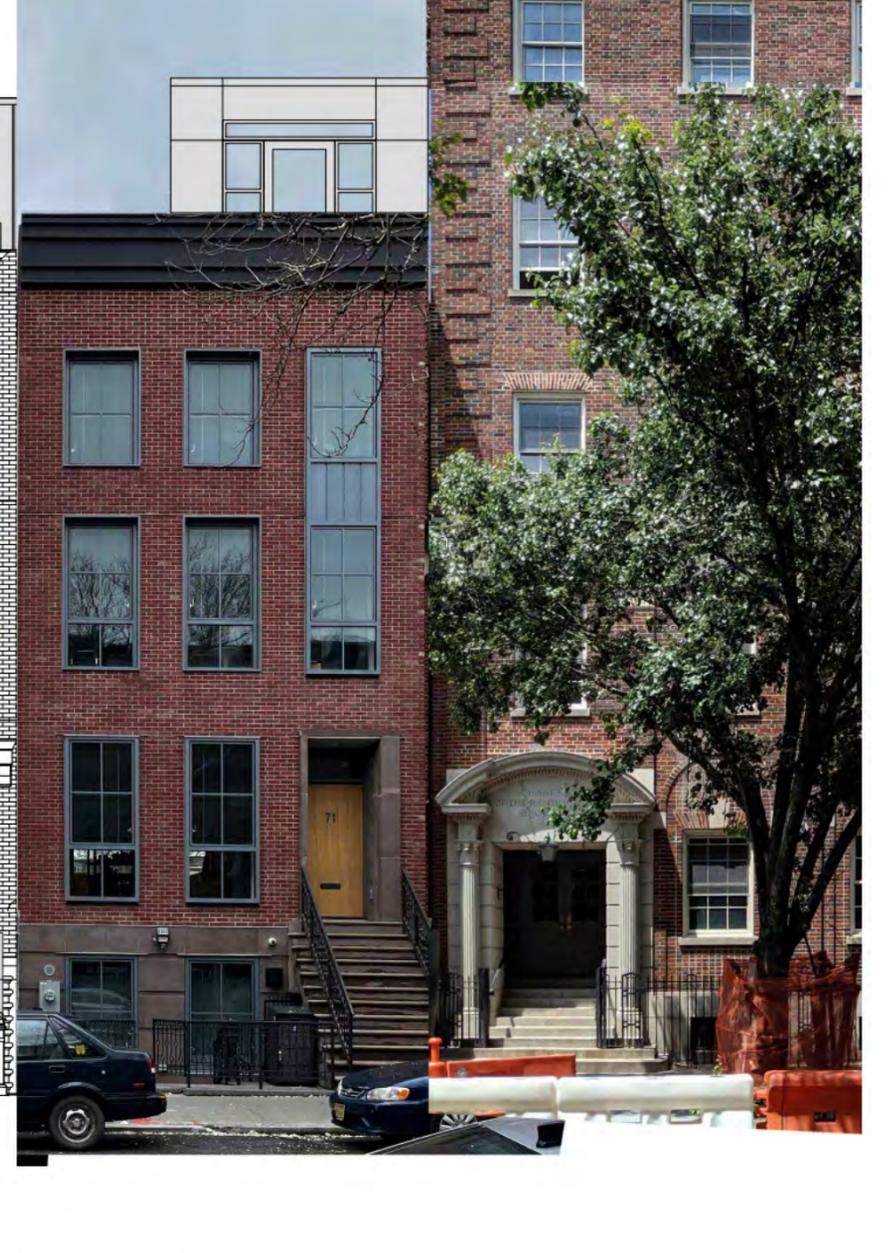
368 Clermont Avenue



Larger Project Approved in the same block



69 Green Avenue



69 Greene Avenue



BRICK DENTIL CORNERS
TO MATCH 366 CLERMONT AVENUTE

STUCCO TO MATCH BRICK COLOR
TONE

RED FACEBRICK
CUSHWA SERIES - SAND FINISH

GLEN GERY
52-DD

Proposed Rear Façade - Finishes

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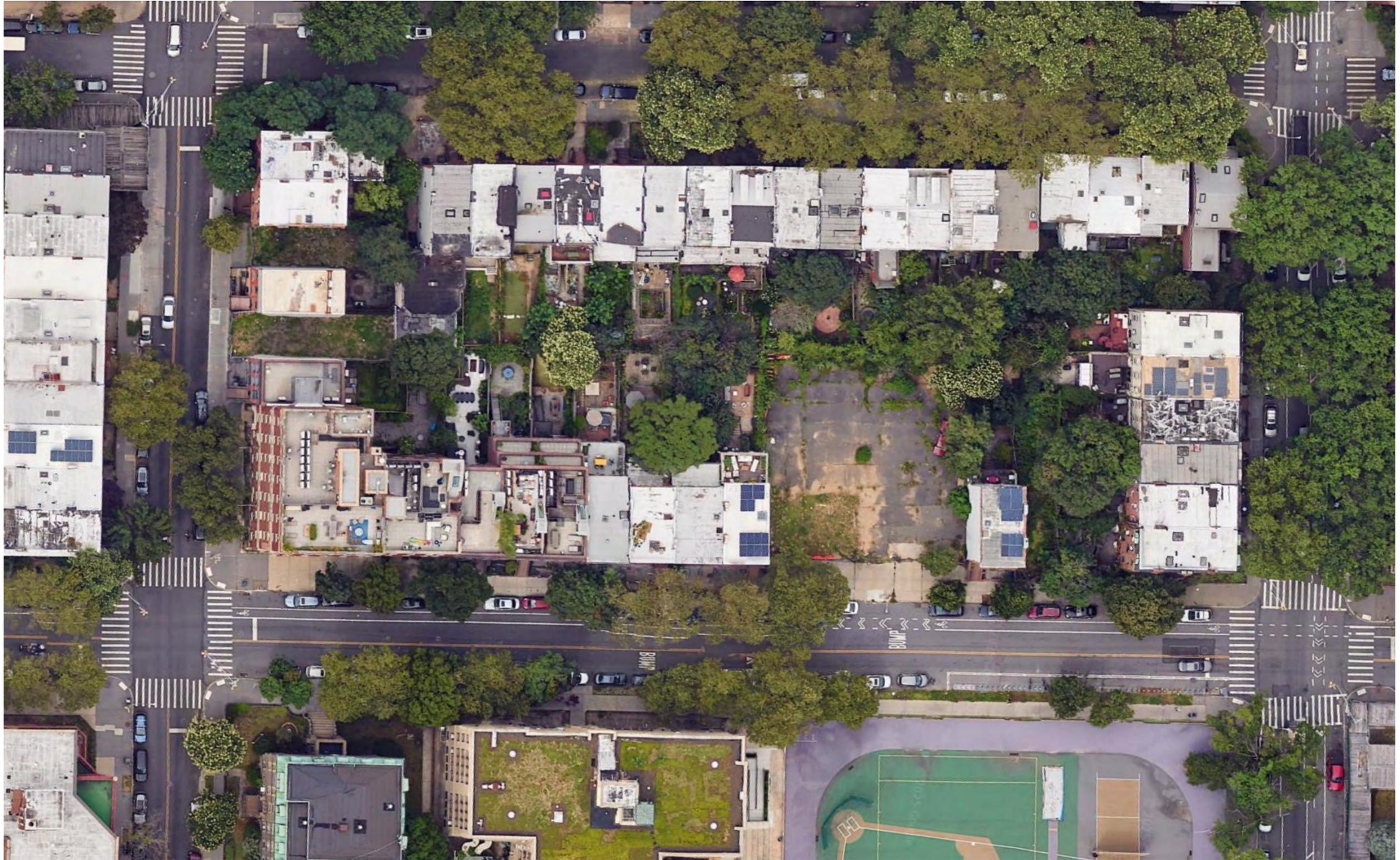
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APPENDIX



Block Aerial View on April 30, 2022



Block Aerial View on July 24, 2023

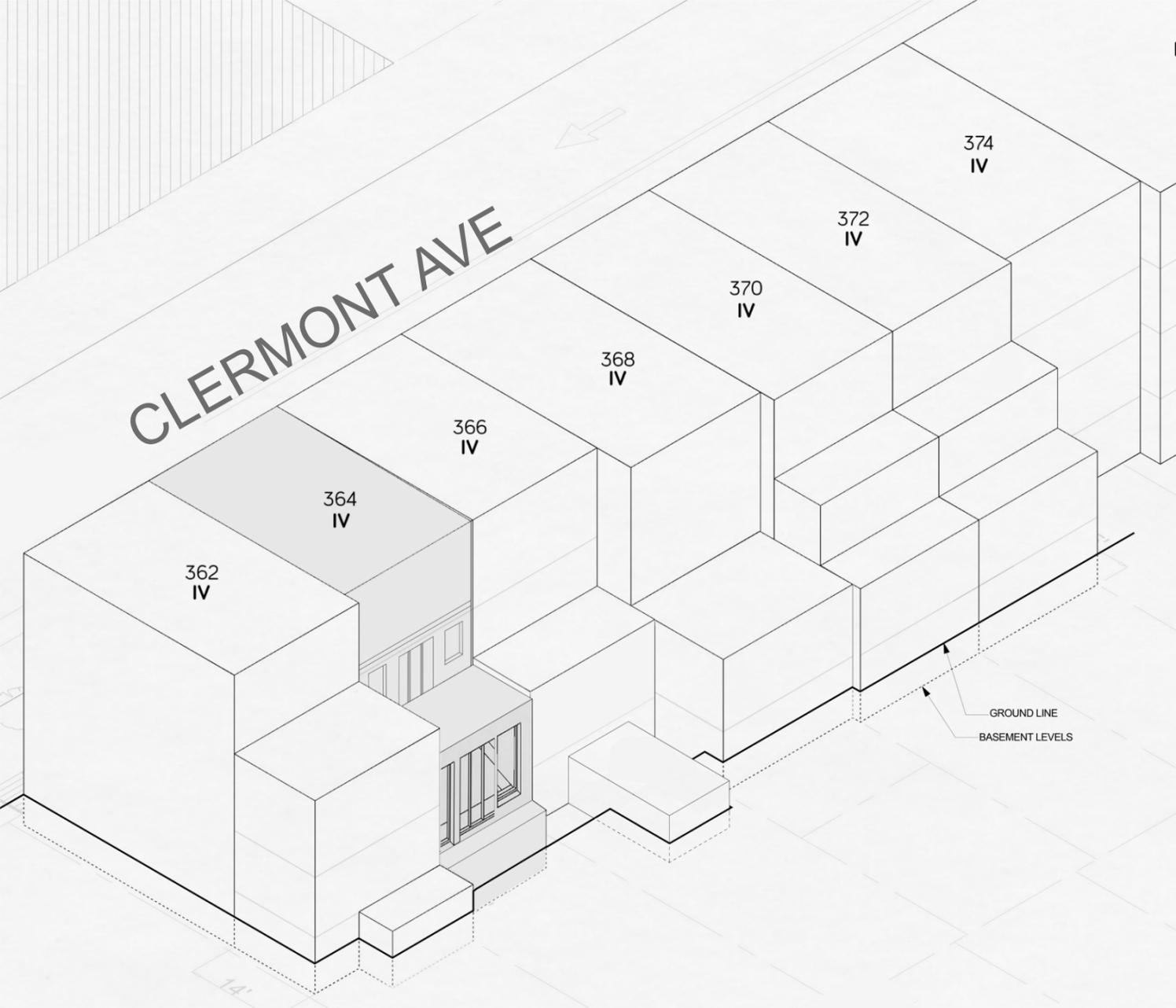


3D Aerial View of adjacent lots 2025

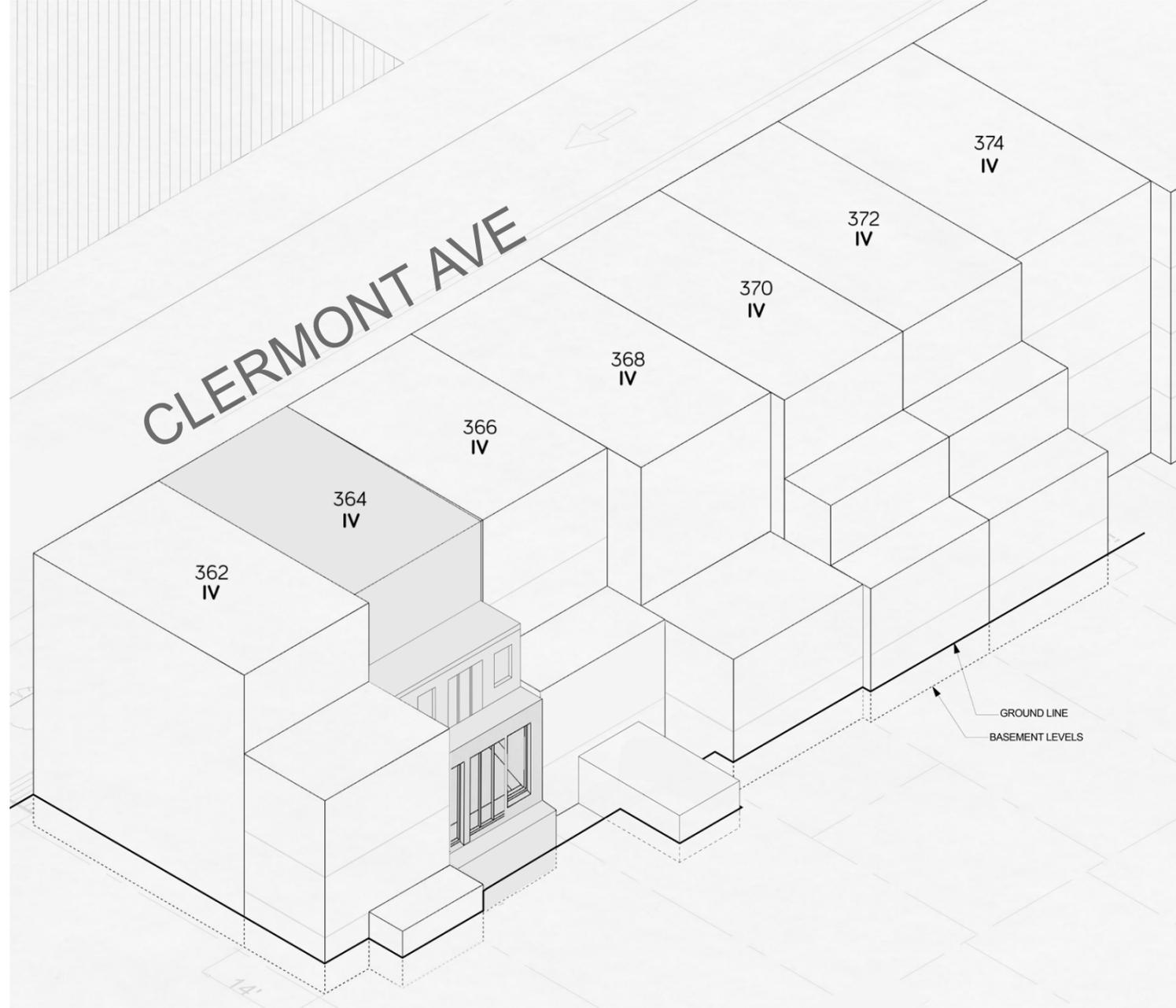
Address	Lot size	Property sqft	Ratio
350 Clermont Ave	1848	3600	1.95
362 Clermont Ave	2142	4004	1.87
364 Clermont Ave	2358	3800	1.61
366 Clermont Ave	2100	3192	1.52
368 Clermont Ave	2100	3108	1.48
370 Clermont Ave	2108	4184	1.98
372 Clermont Ave	2050	3850	1.88
374 Clermont Ave	2142	3850	1.80

considering the proposed extension
at the Second Floor

Comparison of built ratio with neighbouring lots



Approved Extension at Basement (+6'-7") and First Floor (+2')



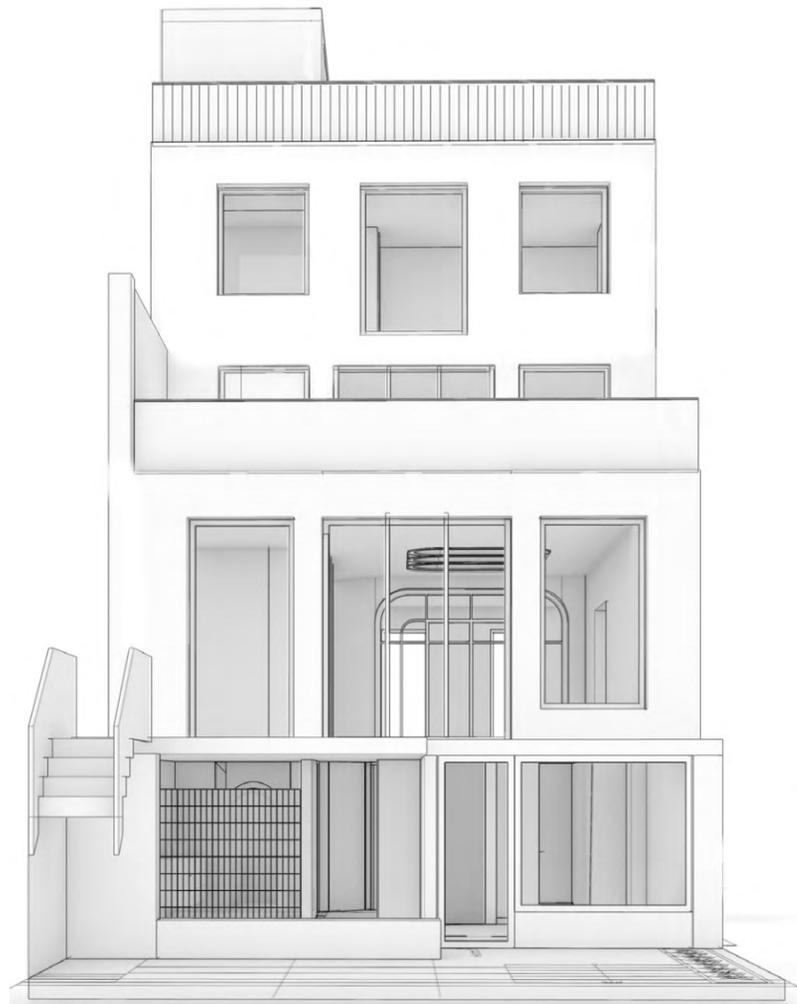
Proposed Extension at Second Floor (+8')

Comparison with Approved Rear Volumes

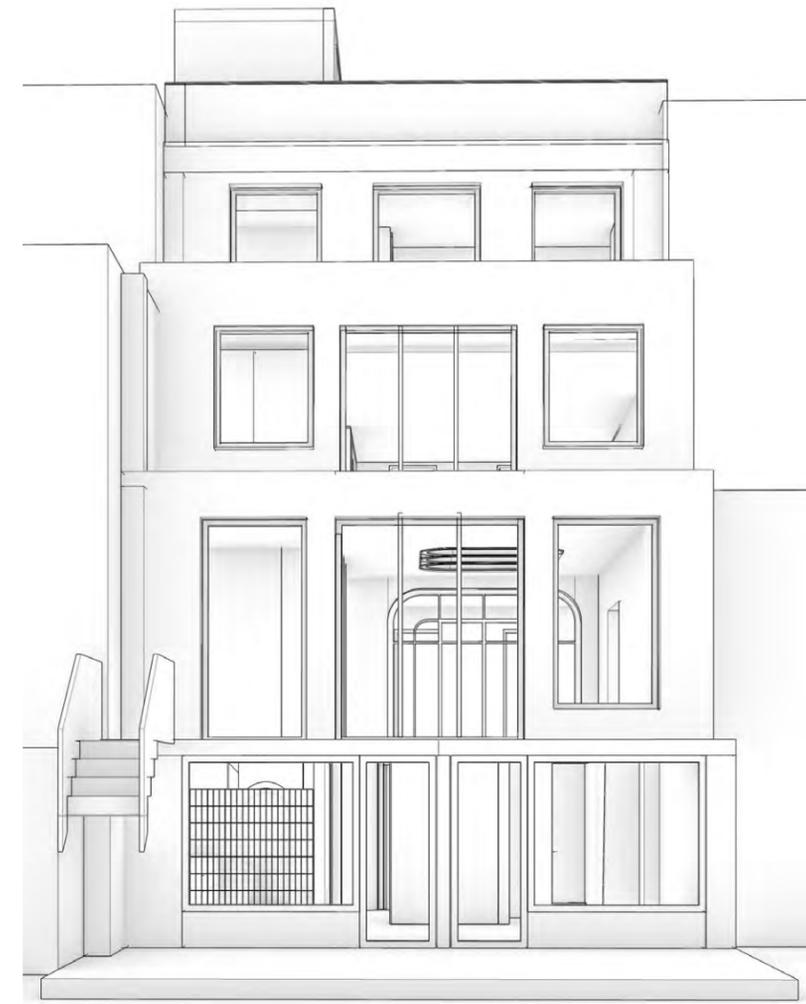


Approved Rear Elevation

Scale 3/16"=1'-0"



Approved Rear Façade

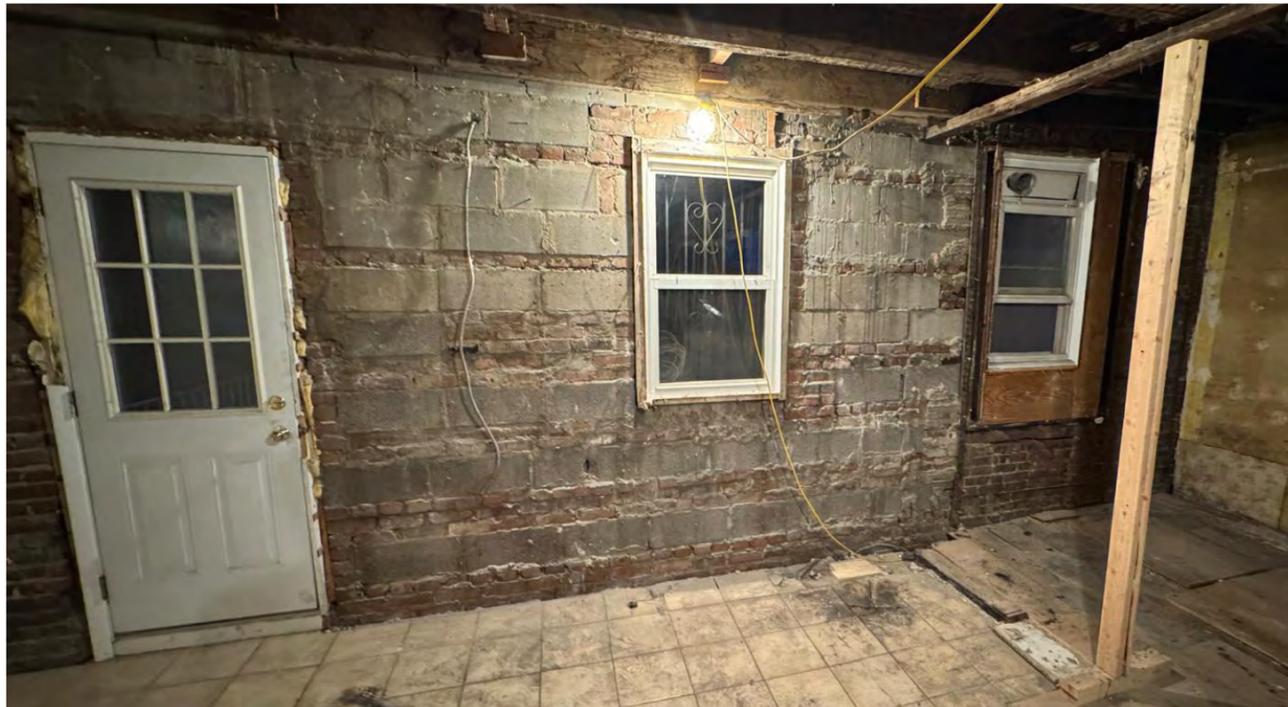


Proposed Rear Façade

Renderings: Design Iterations



Rear existing openings at Third Floor



Rear existing openings at Second Floor



Site Photos: Rear Windows

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