

May 12, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 3, LPC-26-08073

480 Willoughby Avenue – Willoughby-Hart Historic District Borough of Brooklyn

To testify virtually, please join Zoom

Webinar ID: 165 564 9542

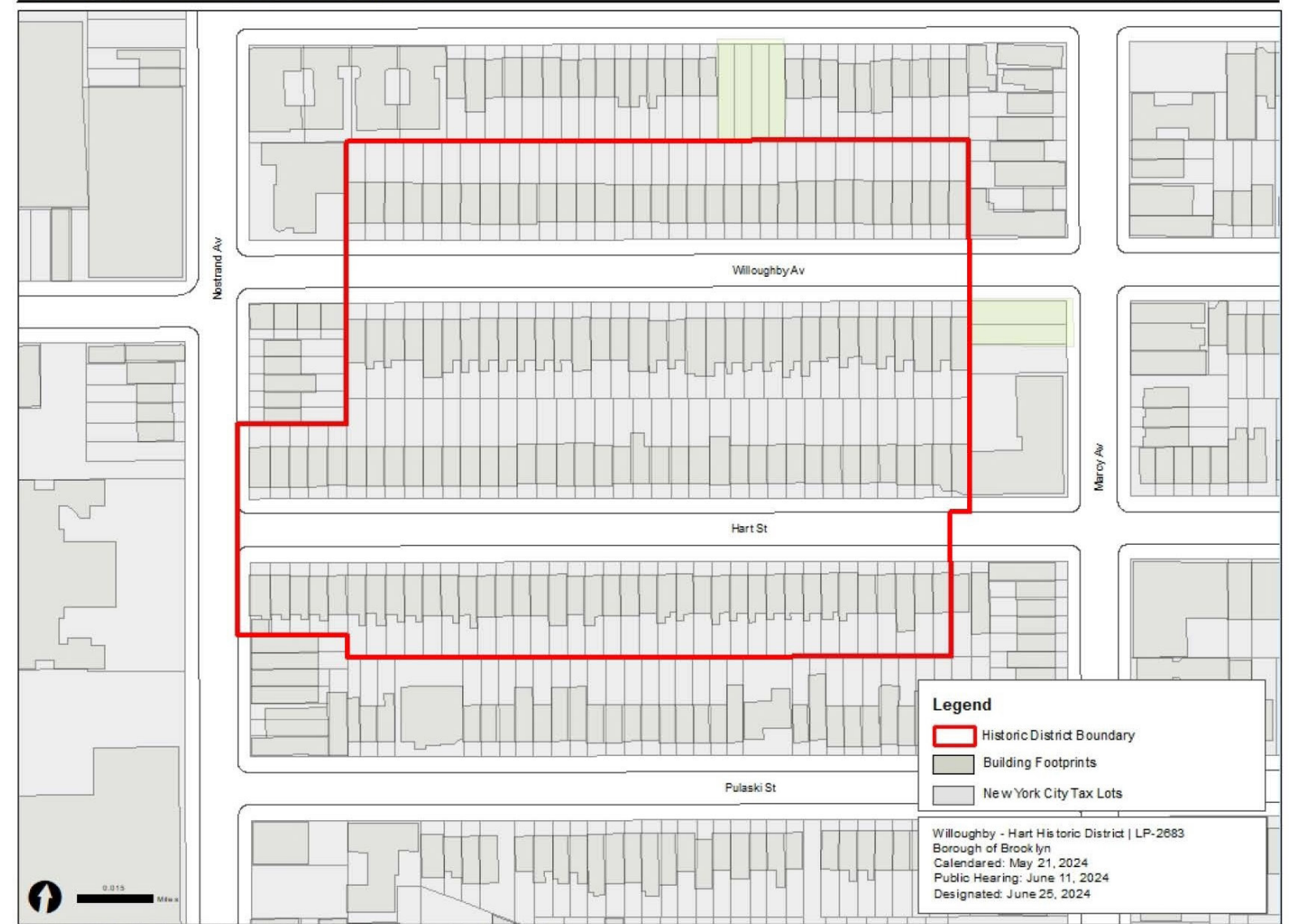
Passcode: 461716

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.



Graphic Source: MapPLUTO, Edition 21v4, Author: New York City Landmarks Preservation Commission, SE, Date: 6.25.2024



Property Location

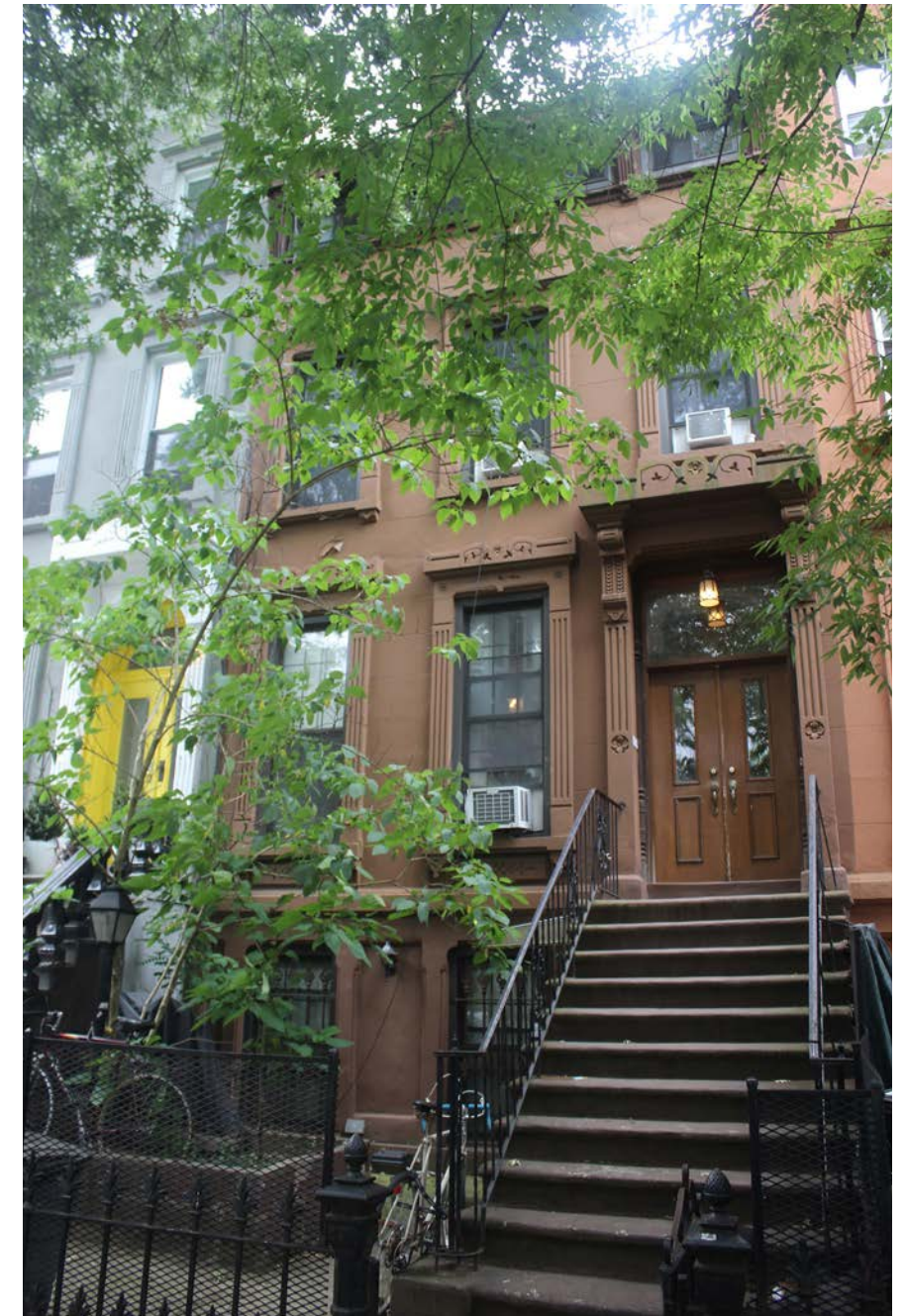
Historic Photographs



1940 Tax Photo

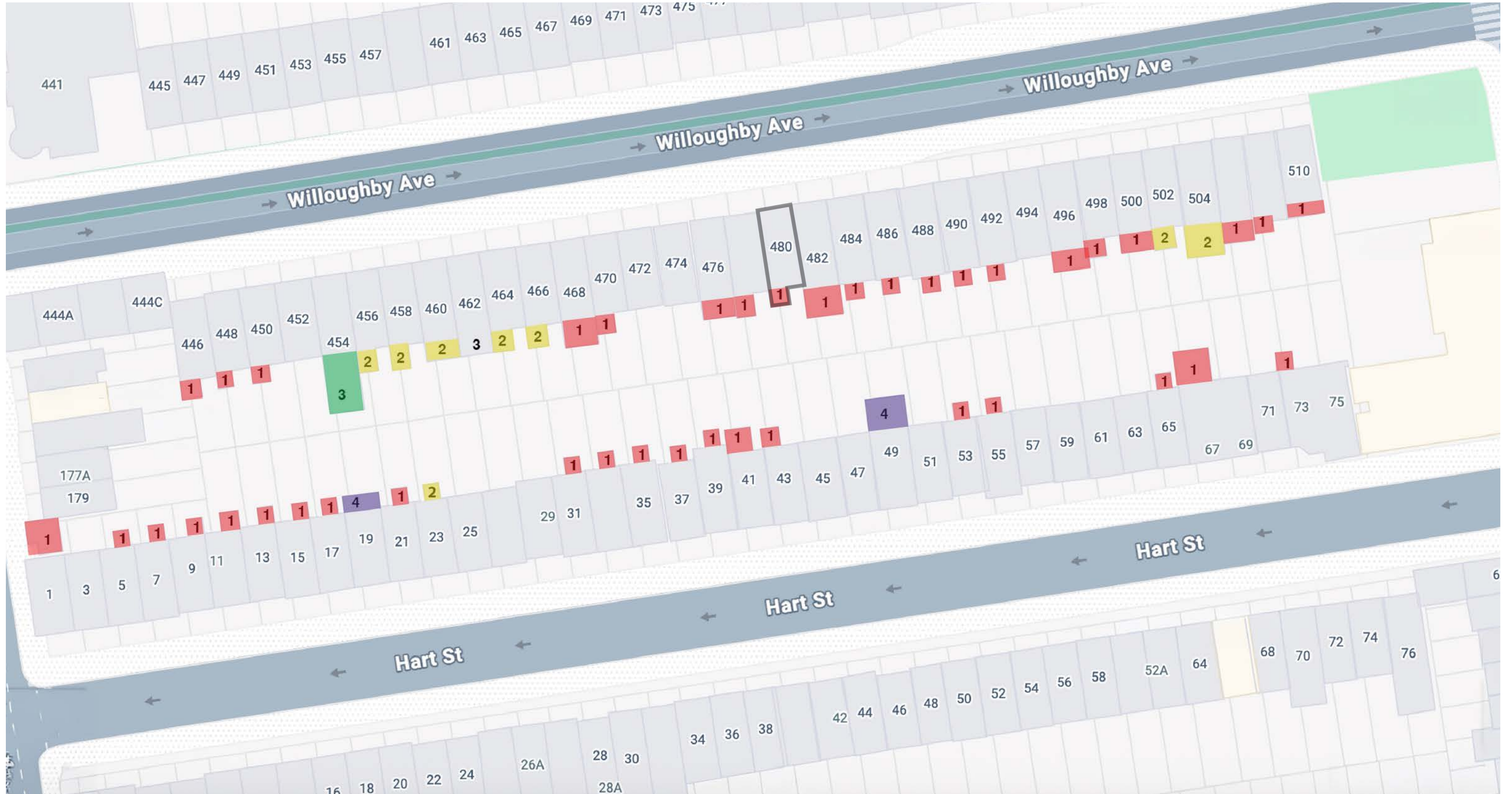


1980 Tax Photo

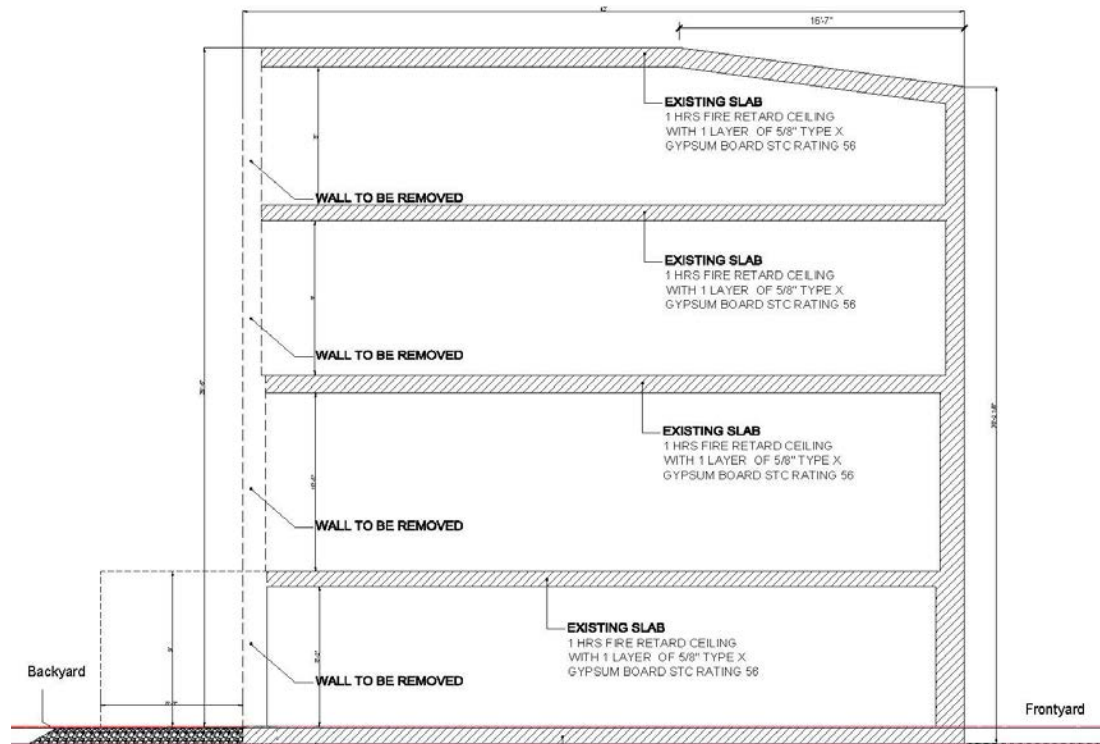


2024 Designation Photo

Existing Rear Extensions



Willoughby-Hart Historic District: Attic-Story Houses



Existing Conditions Photographs



Front facade



Rear facade

Existing Conditions Photographs



Non-Historic entry infill



Non-historic windows in cornice

Existing Conditions Photographs



Front areaway and fencing



Stoop and basement entry

Existing Conditions Photographs



Existing Conditions Photographs

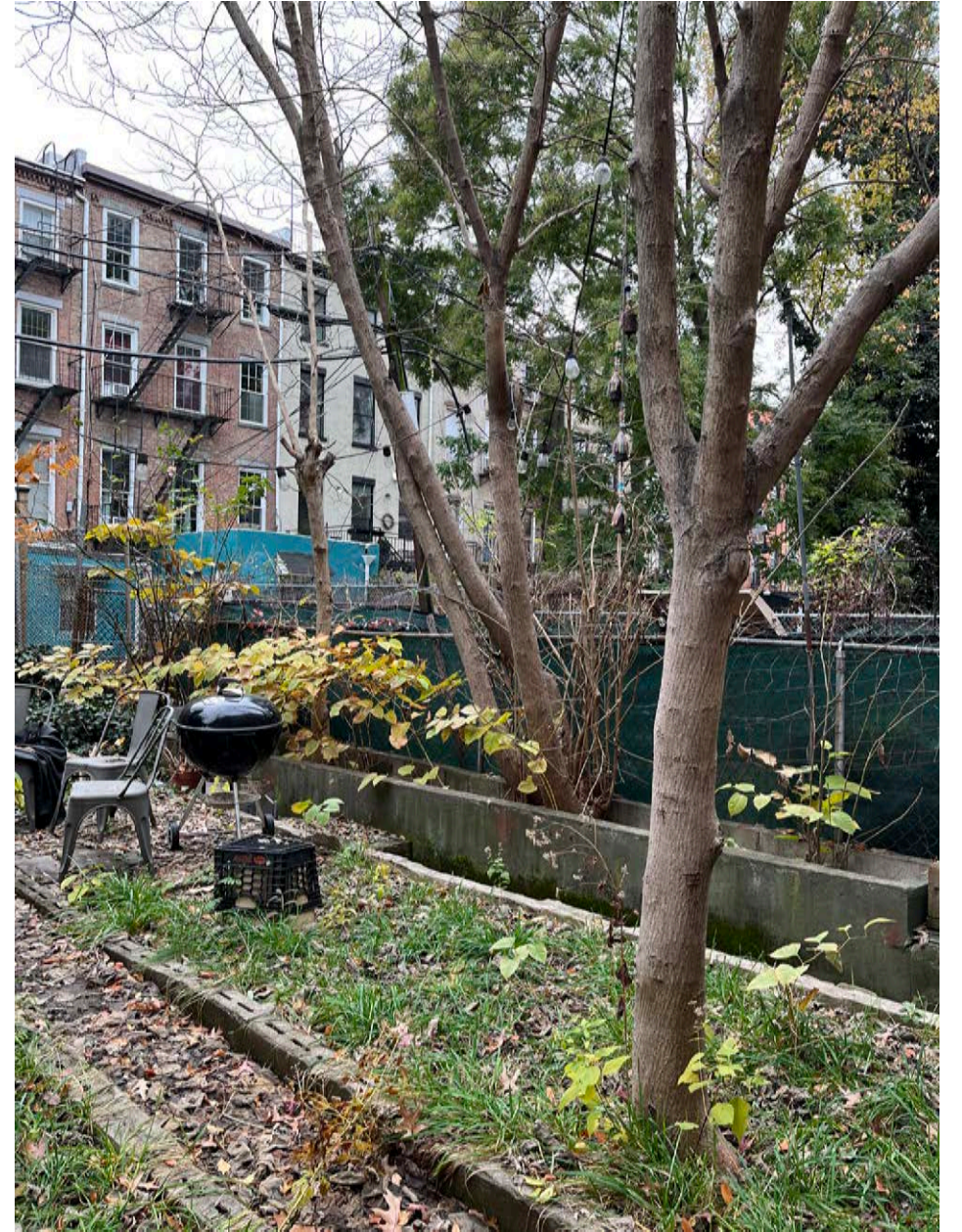
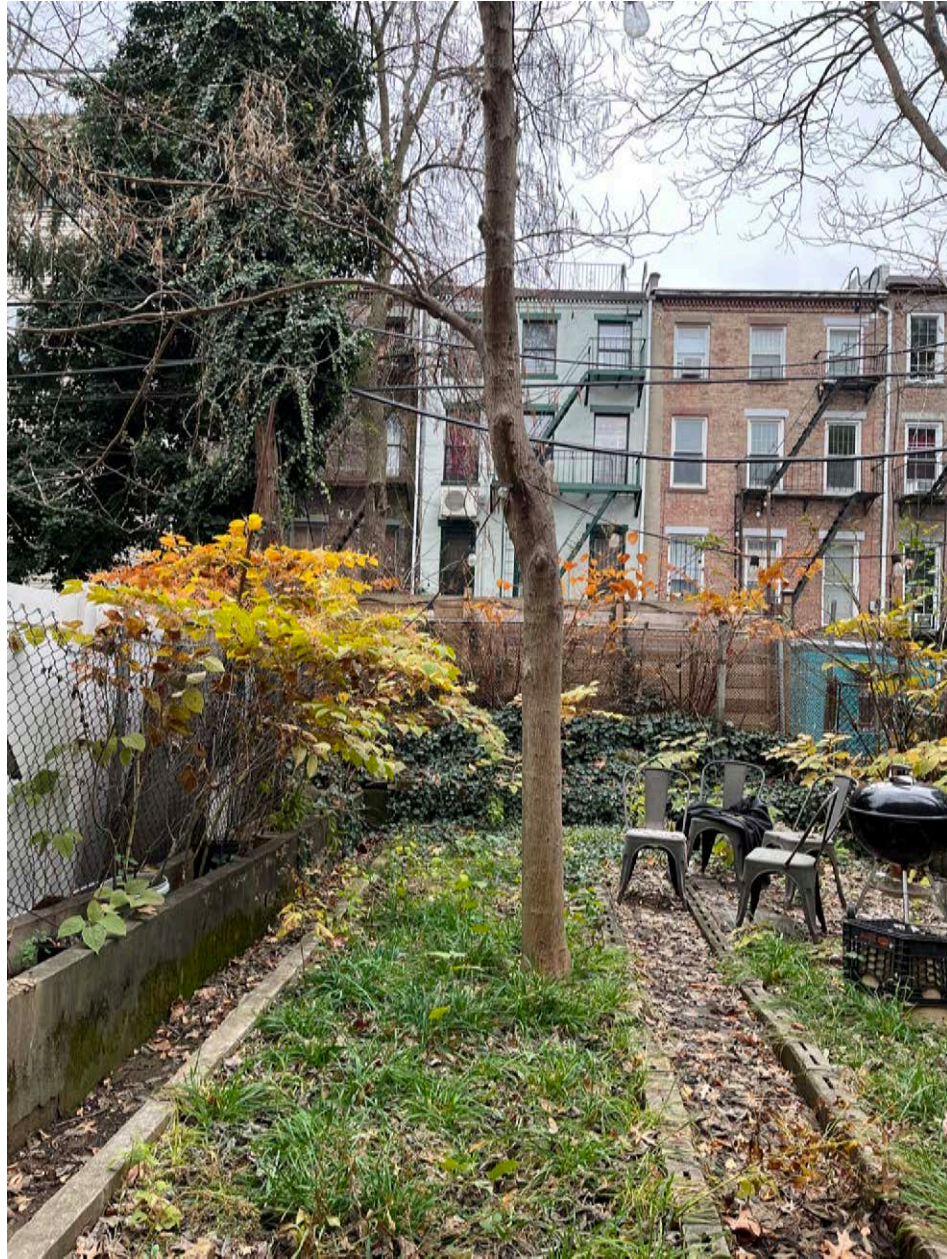


Adjacent rears, facing west



Adjacent rears, facing east

Existing Conditions Photographs



Views from site across block interior



Existing



Proposed



Existing

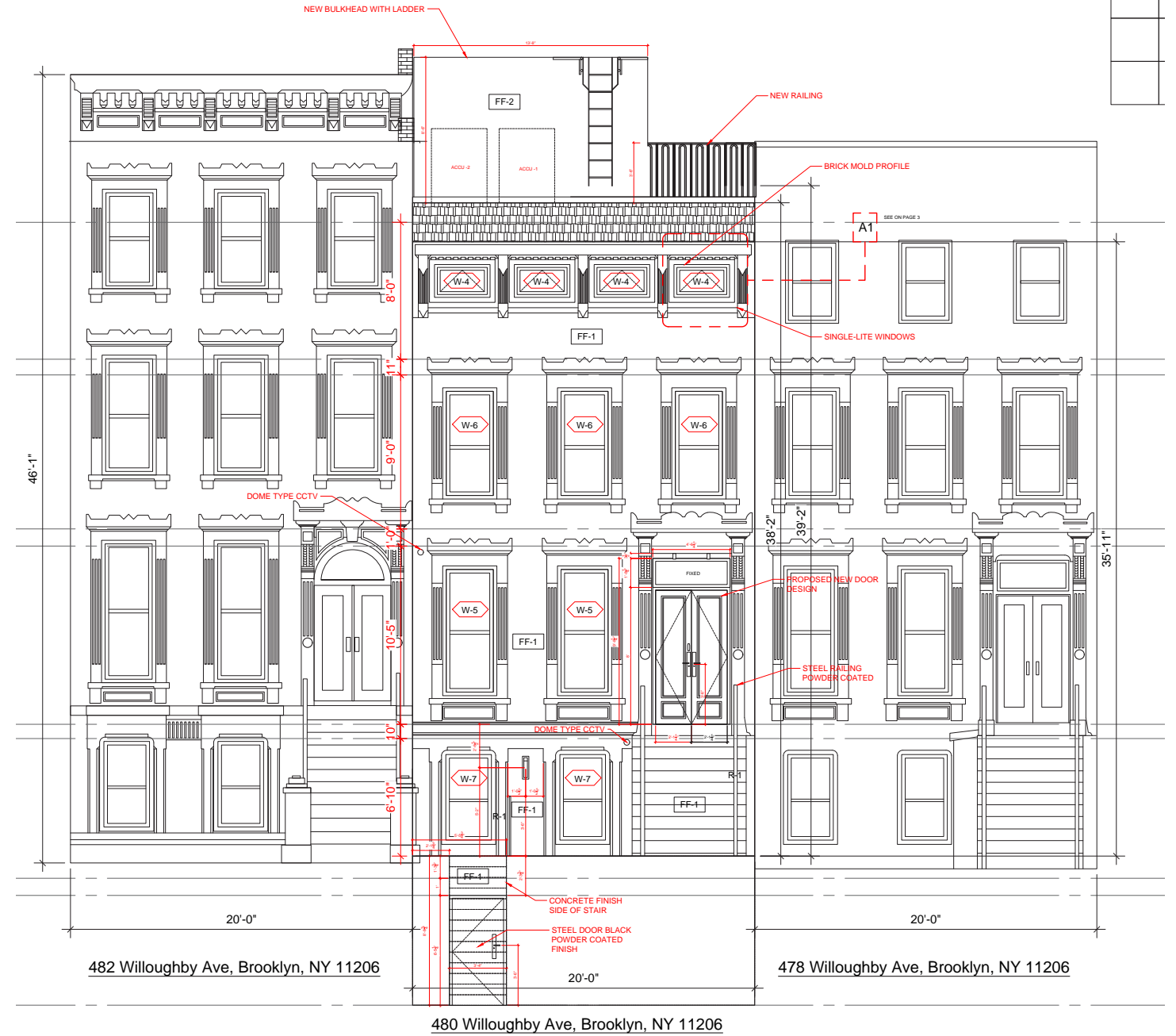


Proposed

Existing and Proposed Front Elevation



Existing Front Elevation

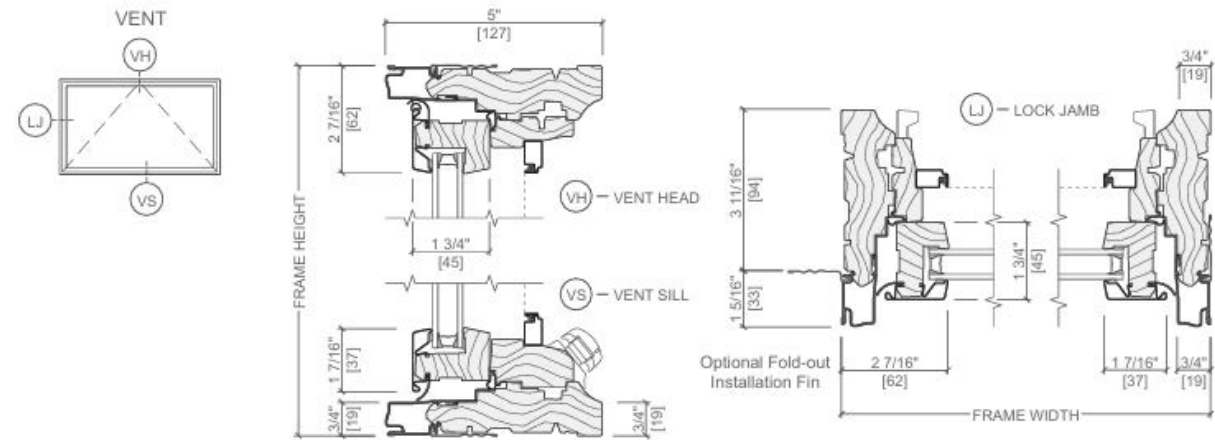


Proposed Front Elevation

Proposed Attic-Story Windows

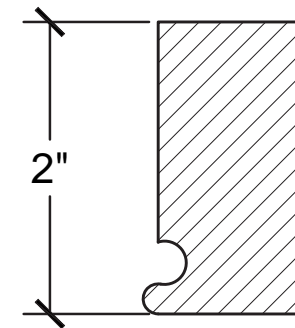


Historic single-lite casement windows

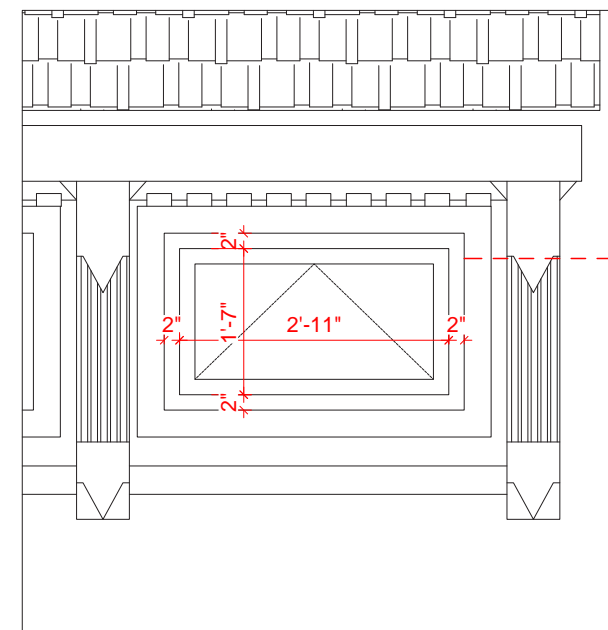


Scale 3" = 1' 0"

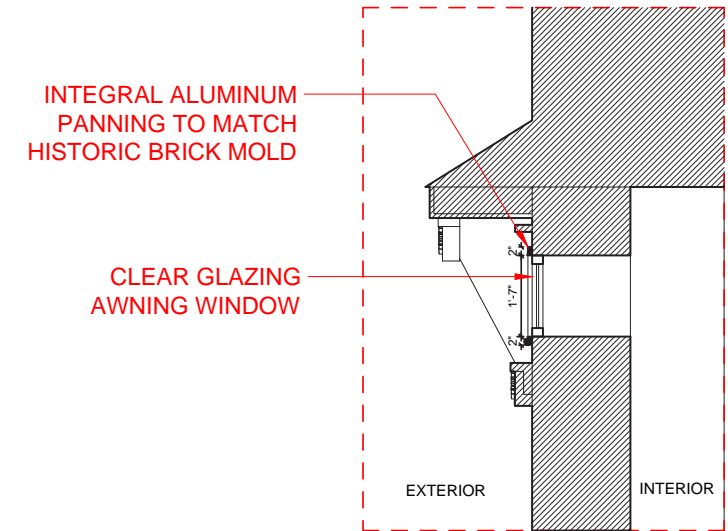
Proposed Metal-Clad Wood Front Awning Attic Windows. Finish: Black



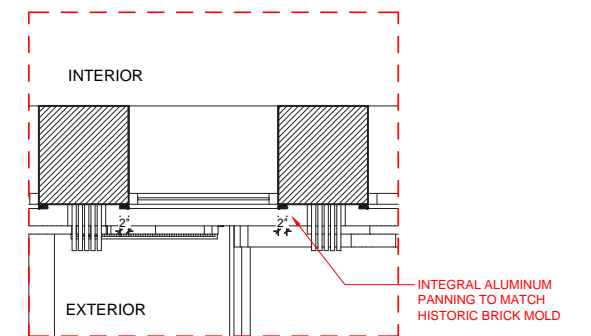
NEO-GREC STYLE BRICKMOLD PROFILE



NEW ALUMINUM-CLAD WOOD WINDOW VERTICAL SECTION



NEW ALUMINUM-CLAD WOOD WINDOW HORIZONTAL SECTION



Existing Conditions Photographs - Areaway and Cellar



Basement windows and covered cellar hatch

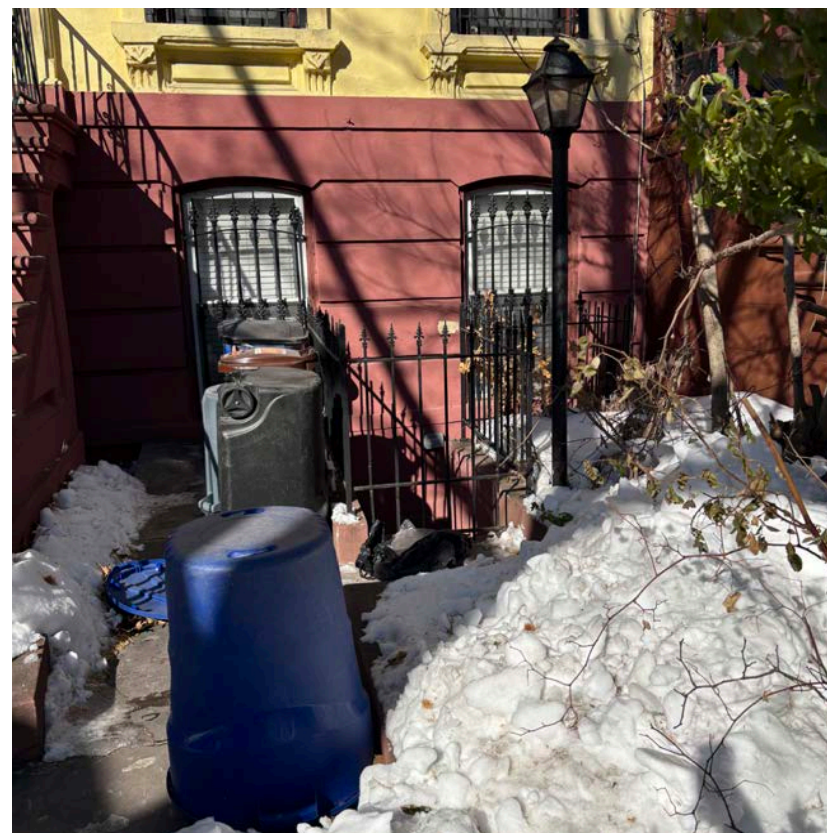


View from cellar of existing steep and shallow hatch

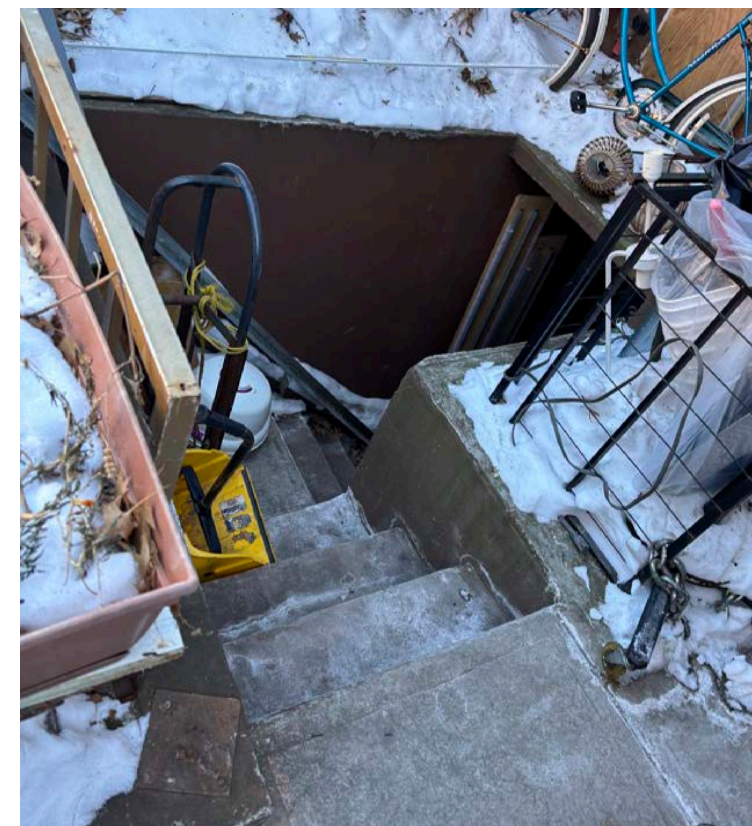
Proposed Cellar Stair at Areaway



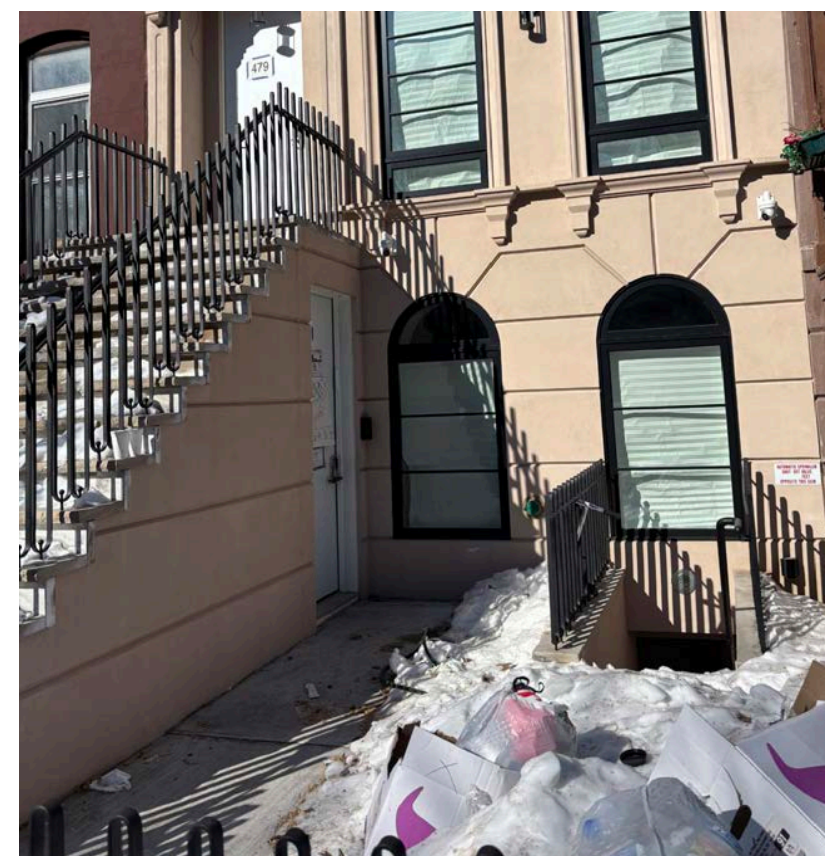
Proposed



447 Willoughby Avenue



506 Willoughby Avenue



479 Willoughby Avenue

Proposed Cellar Stair at Areaway



Existing



Proposed

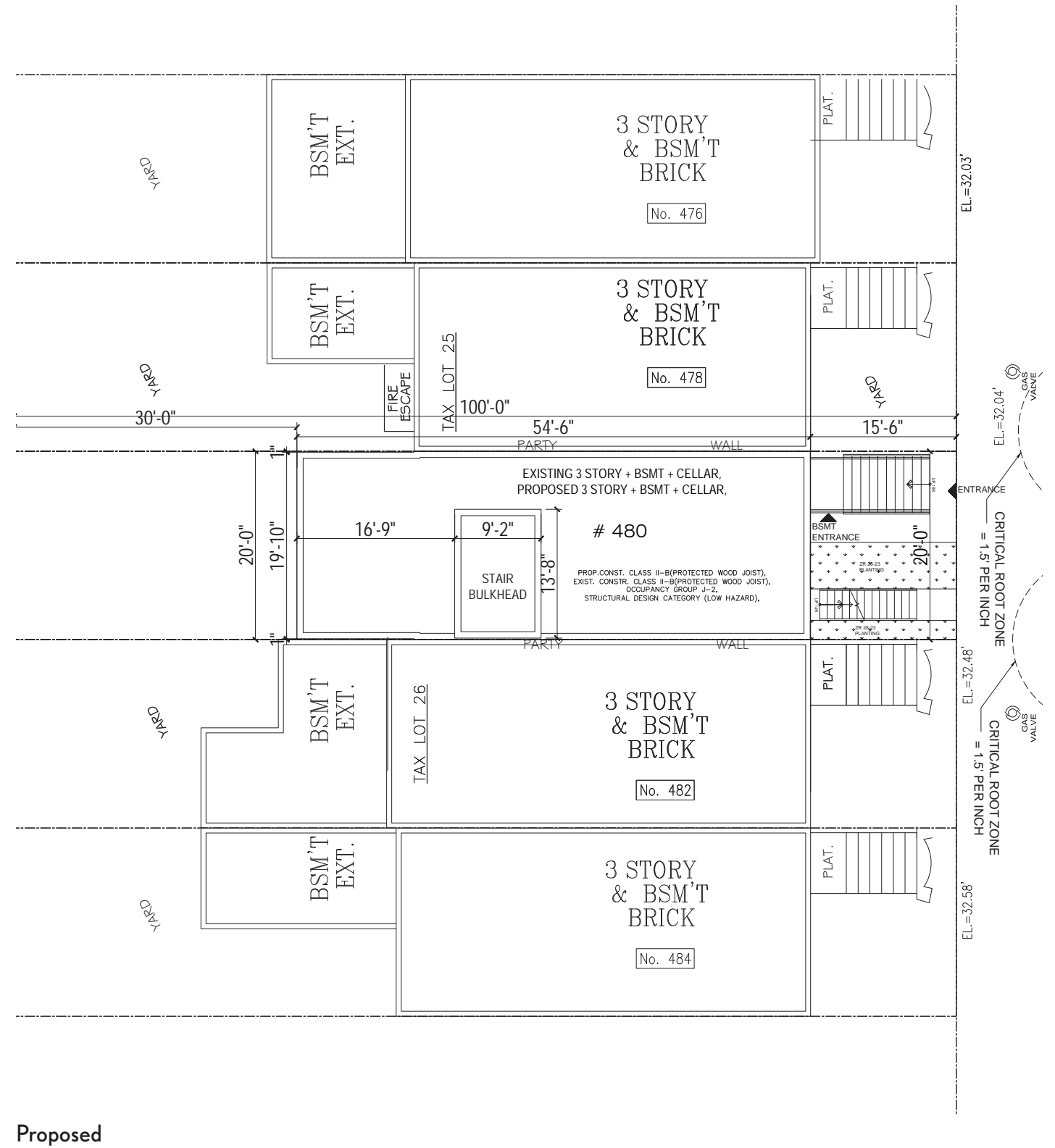
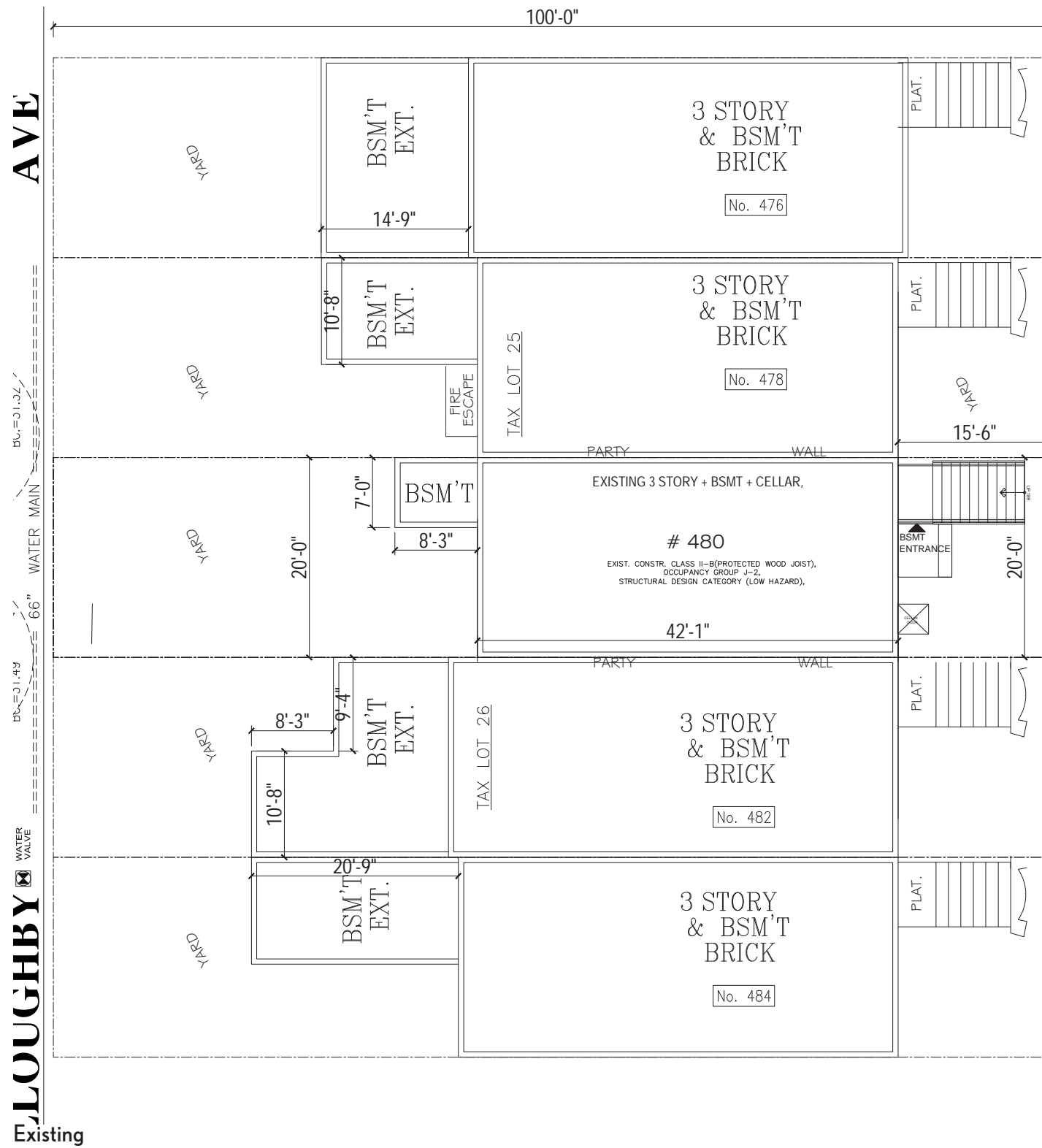


Existing

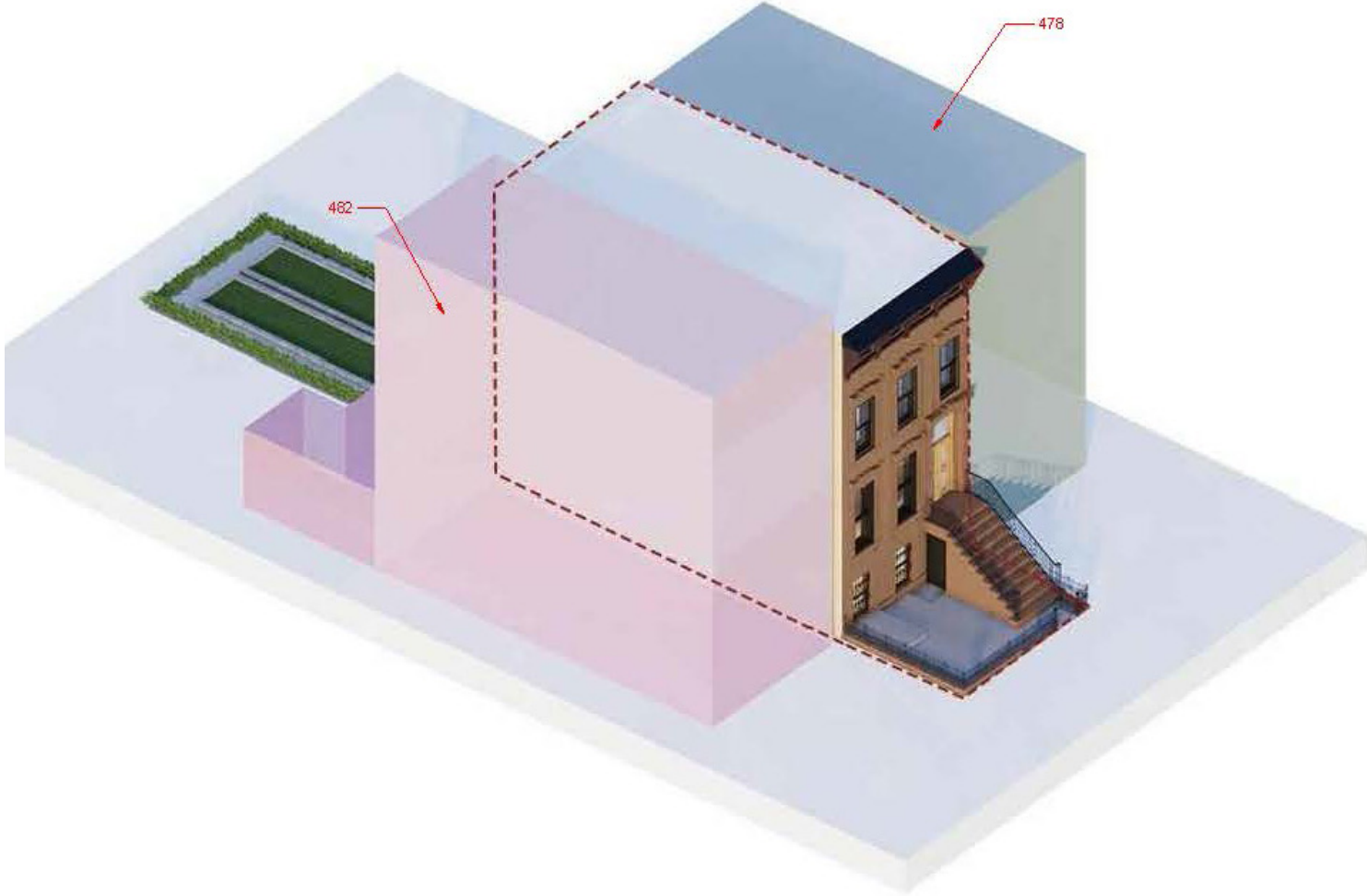


Proposed

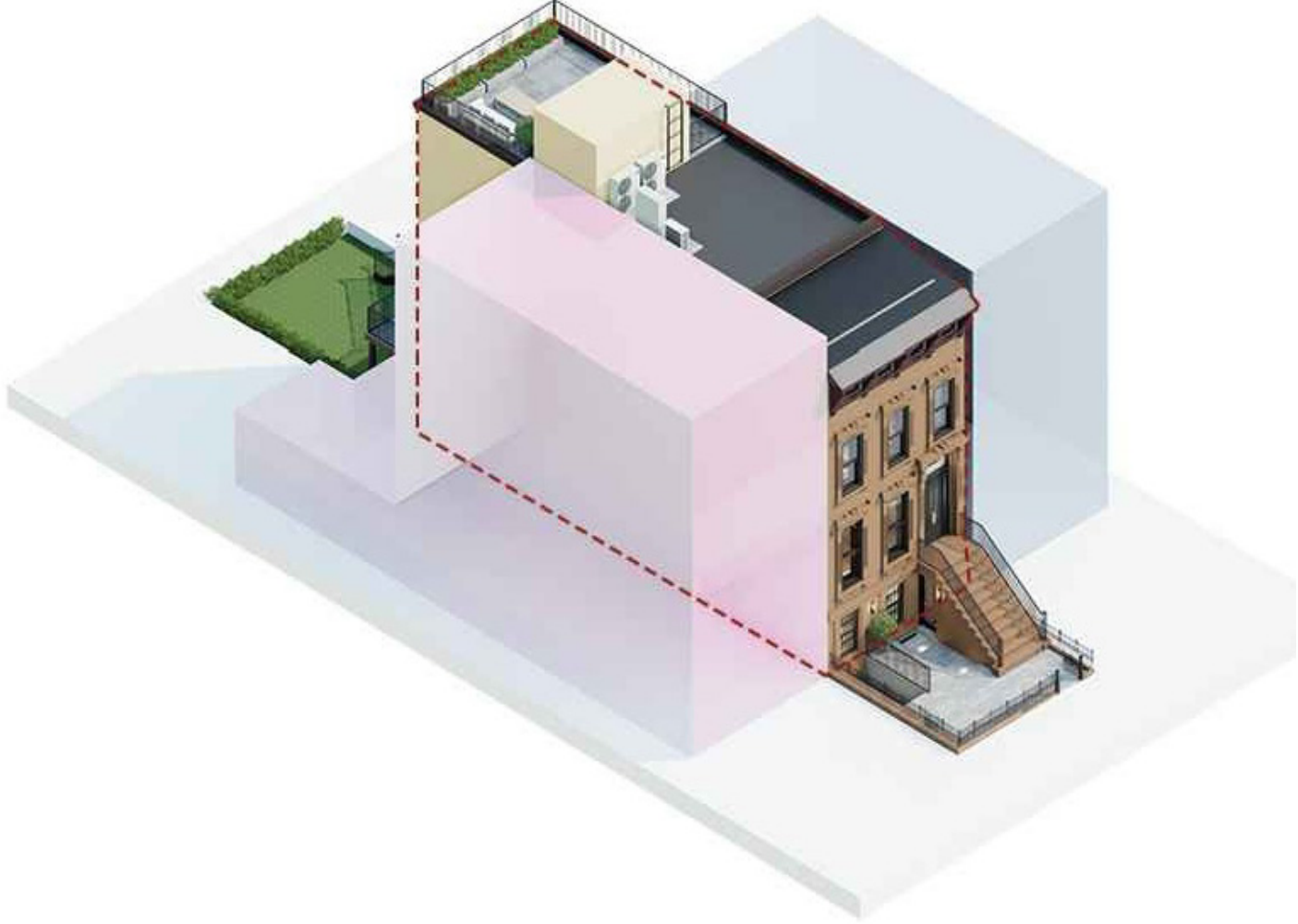
Existing and Proposed Site Plan



Existing and Proposed Axons



Existing



Proposed

Existing and Proposed Rear Elevation



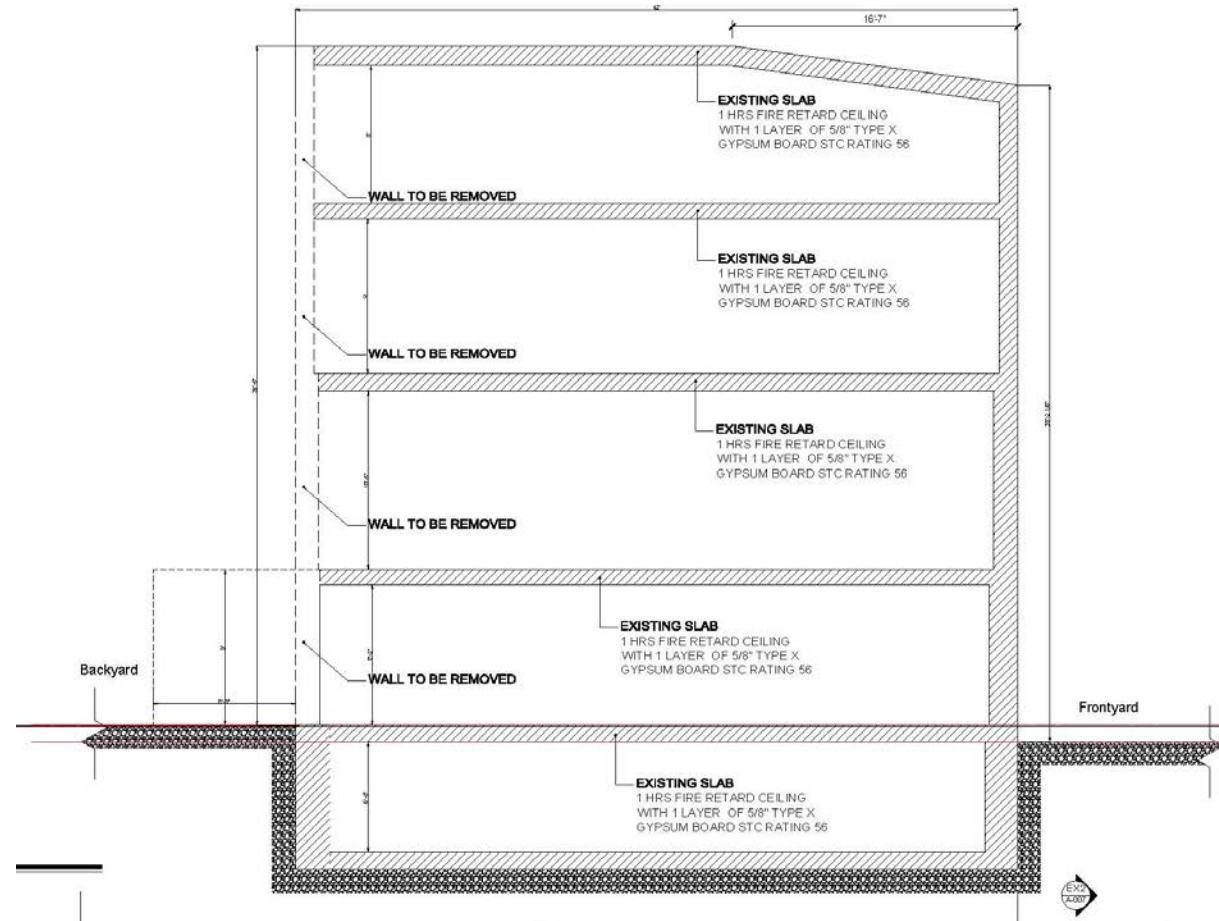
**EXISTING
REAR ELEVATION**

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

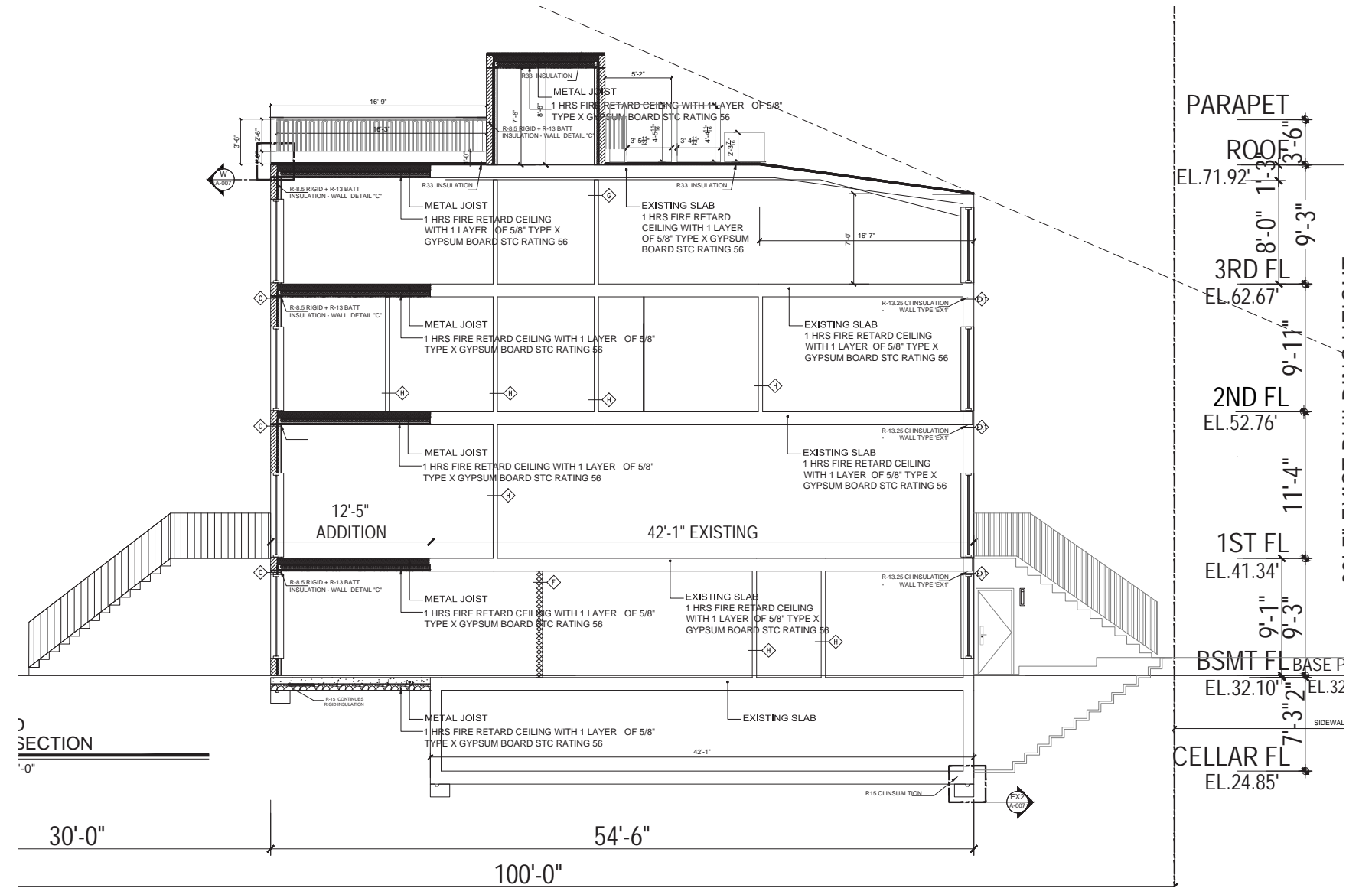


PROPOSED REAR ELEVATION

Existing and Proposed Building Section



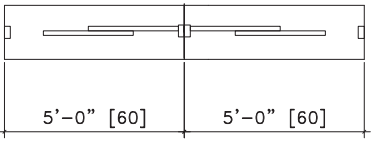
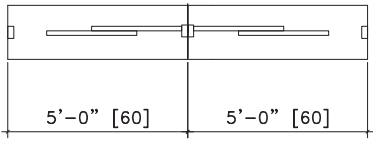
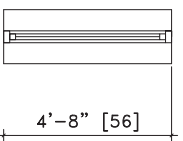
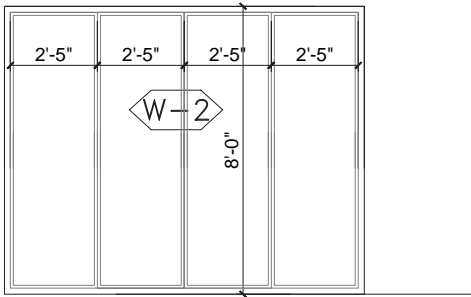
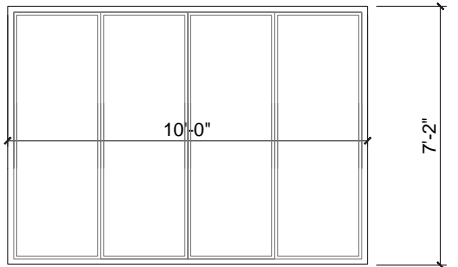
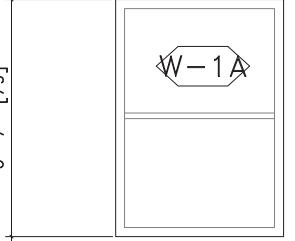
Existing Building Section



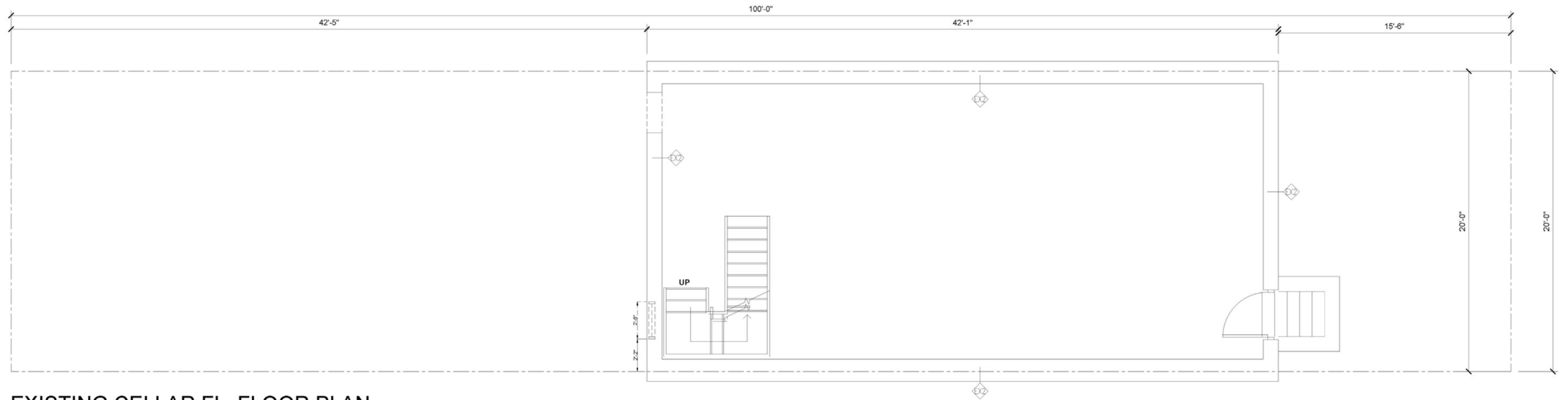
Proposed Building Section

Proposed Building Section

Proposed Rear Facade Windows and Doors

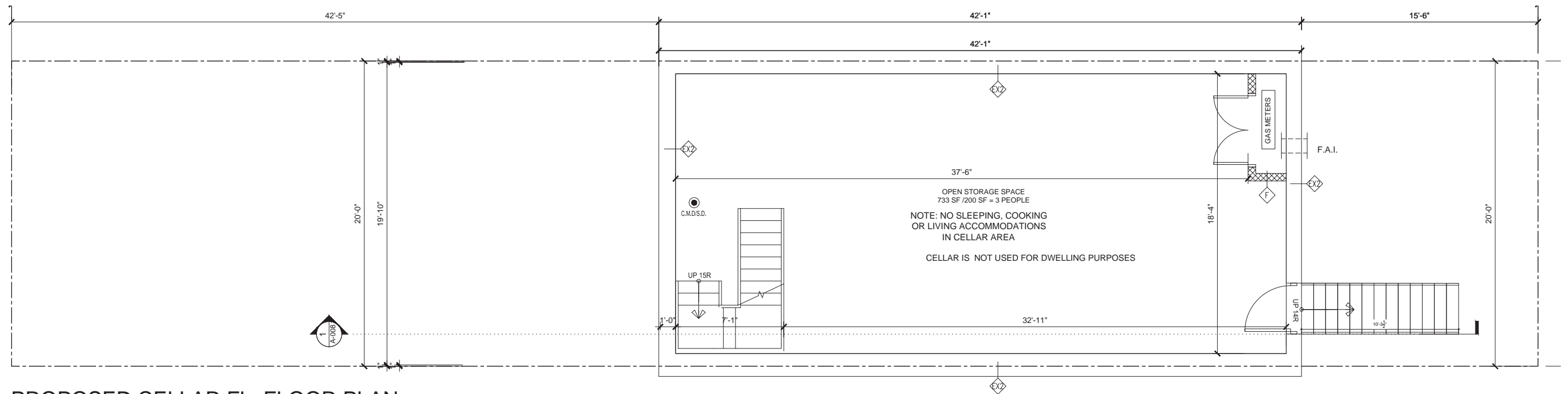
| W-02 | W-03 | W-1A |
|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| REAR | REAR | |
|  |  |  |
|  |  |  |
| REYNAERS CS68 | REYNAERS CS68 | REYNAERS CS68 |
| 10'-0" x 8'-0" | 10'-0" x 7'-2" | 4'-8" x 6'-7" |
| SLIDING DOOR | SLIDING DOOR | DOUBLE HUNG |
| CHARCOAL GREY | CHARCOAL GREY | CHARCOAL GREY |
| WHITE WOOD | WHITE WOOD | WHITE WOOD |
| ALUMINUM | ALUMINUM | ALUMINUM |
| U- FACTOR = 0.27 | | U- FACTOR = 0.27 |
| SHGC = 0.24 | | SHGC = 0.24 |
| AIR LEAKAGE <0.2 CFM/SF | | |
| VT = 0.39 | | |

Existing and Proposed Cellar Plan



EXISTING CELLAR FL. FLOOR PLAN

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



PROPOSED CELLAR FL. FLOOR PLAN

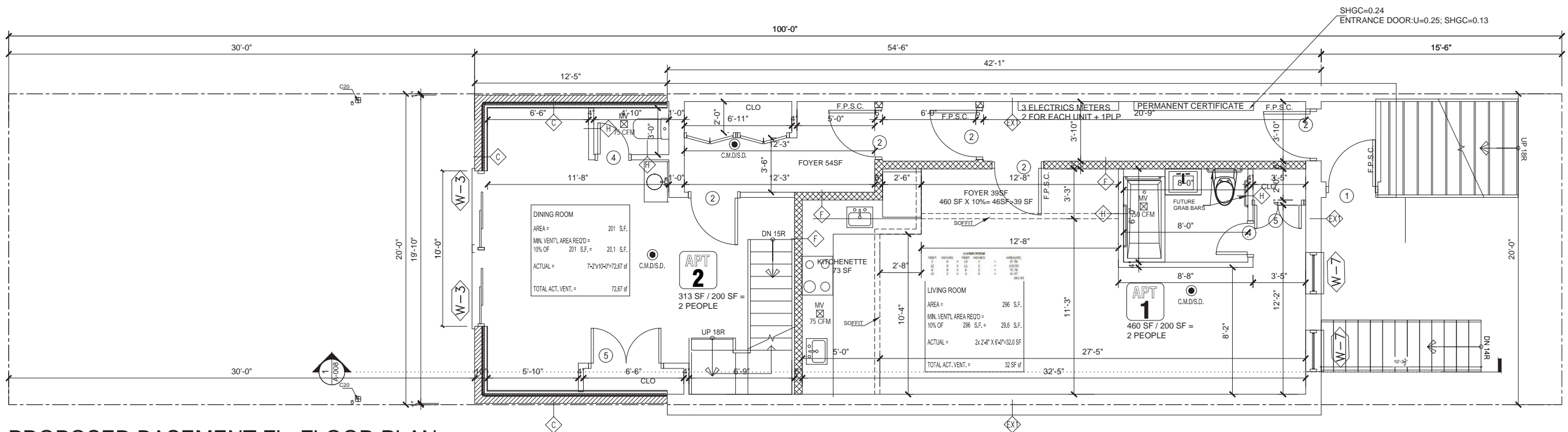
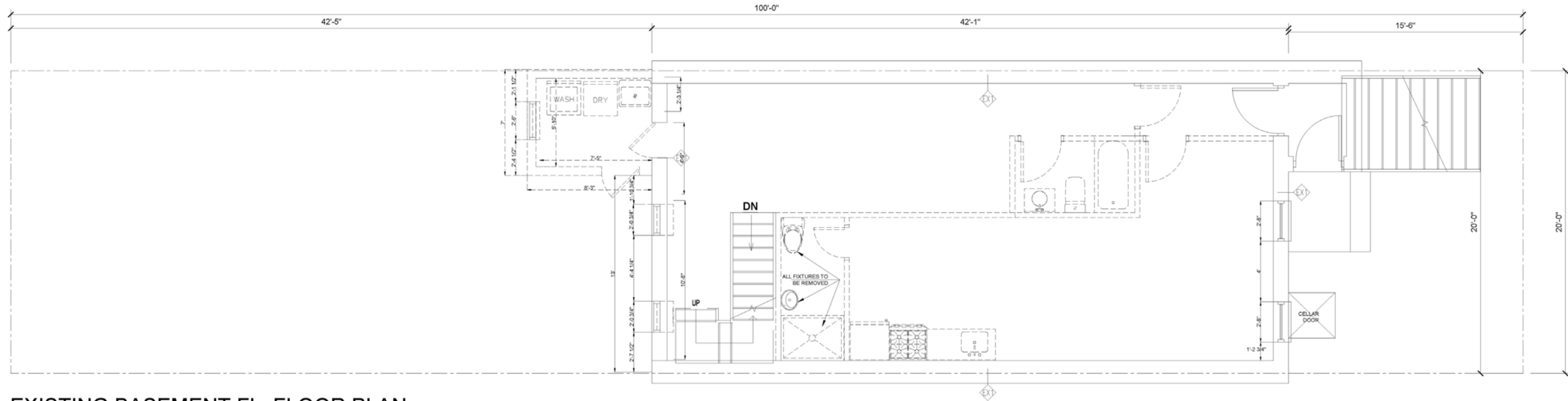
SCALE : 1/4" = 1'-0"

BB 2011-010 A cellar in a one- or two-family dwelling may contain a three-fixture bathroom provided the following conditions are met:

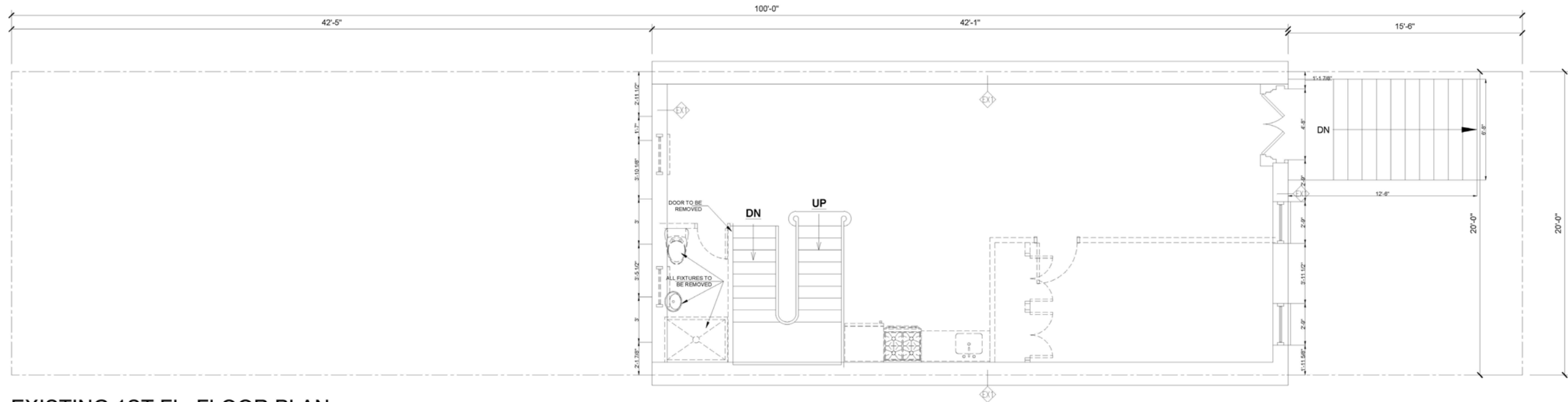
- 1) The cellar is open without partitions except for enclosures for:

R-VALUES:
ROOF CEILING: 33 CONTINUOUS

Existing and Proposed Basement Plan

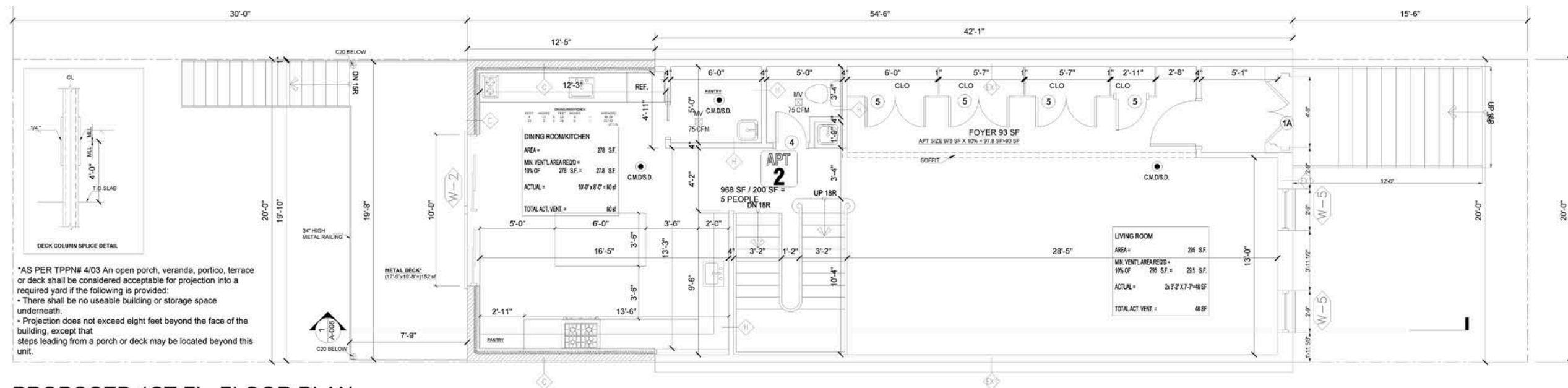


Existing and Proposed 1st Floor Plan



EXISTING 1ST FL. FLOOR PLAN

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

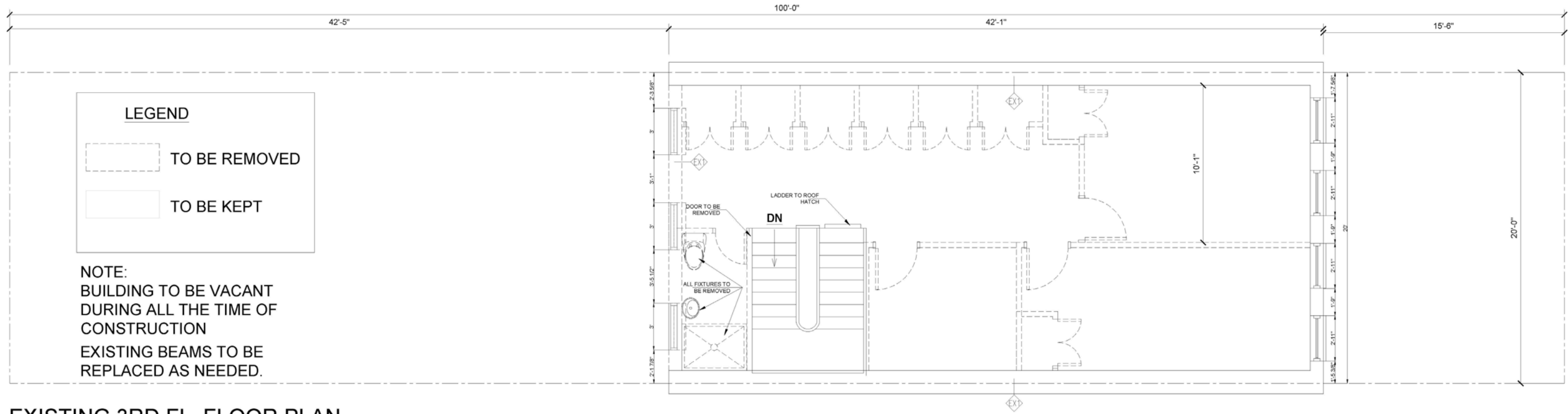


PROPOSED 1ST FL. FLOOR PLAN

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

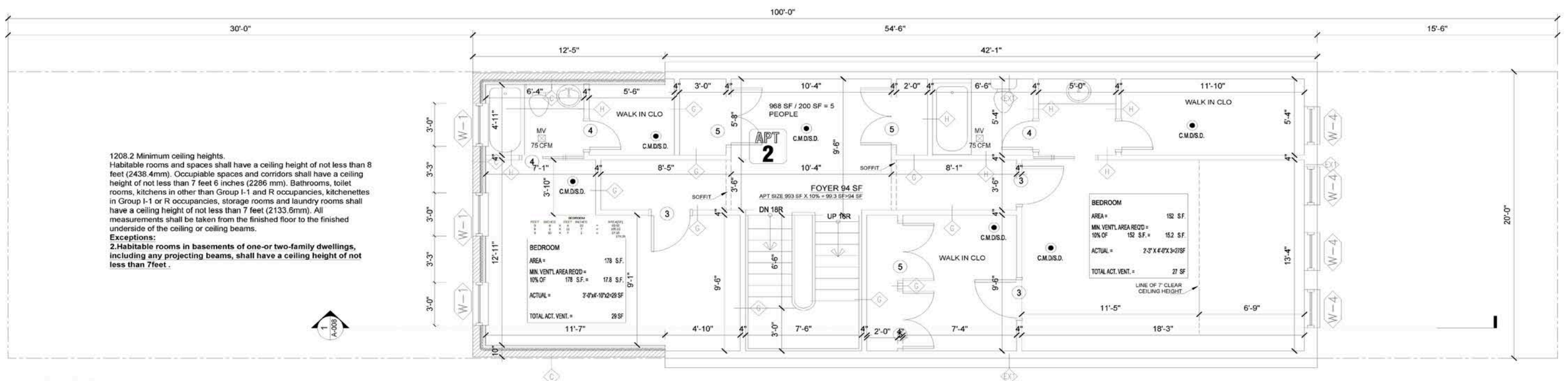
BC201 HABITABLE SPACE.
ALL ROOMS AND SPACES WITHIN A DWELLING UNIT IN GROUP R OR I-1, INCLUDING BEDROOMS, LIVING

Existing and Proposed 3rd Floor Plan



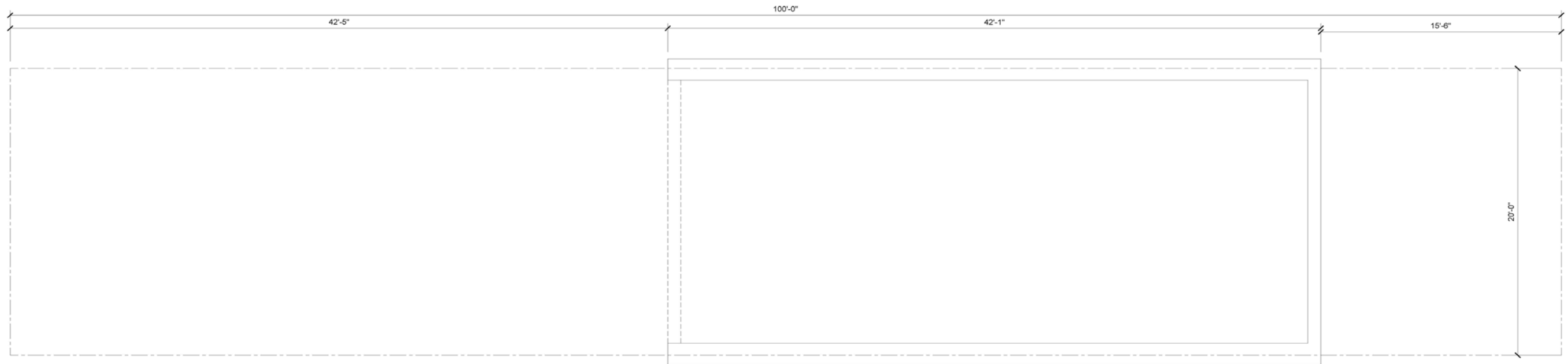
EXISTING 3RD FL. FLOOR PLAN

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



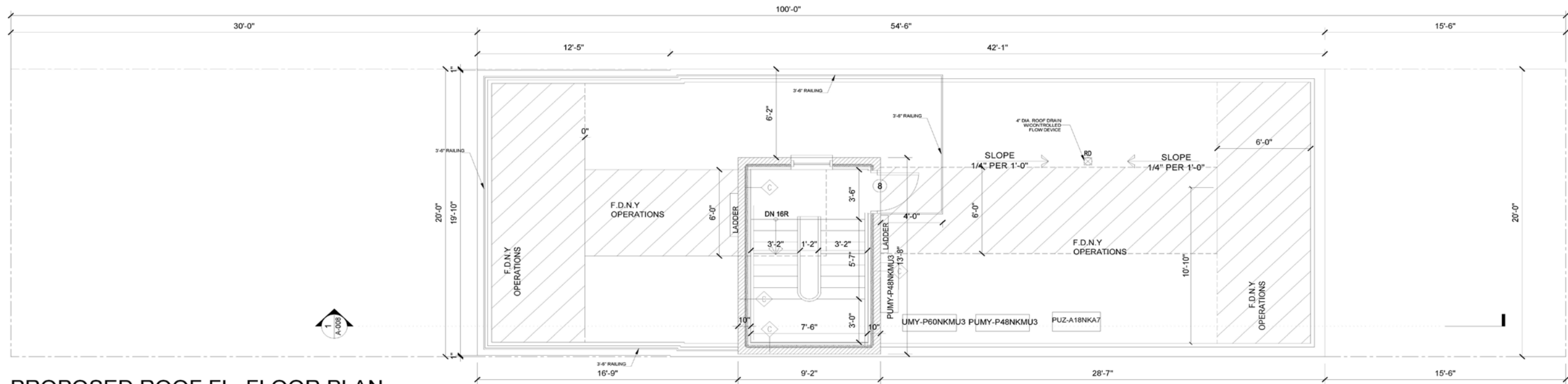
PROPOSED 3RD FL. FLOOR PLAN

Existing and Proposed Roof Plan



EXISTING ROOF FL. FLOOR PLAN

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



PROPOSED ROOF FL. FLOOR PLAN

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



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