

September 29, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 3, LPC-26-11471

**68 South Portland Avenue – Fort Greene Historic District
Borough of Brooklyn**

To testify virtually, please join Zoom

Webinar ID: 165 524 7850

Passcode: 283119

By Phone: 646-828-7666 US (New York)

833 435 1820 US Toll-free

833 568 8864 US 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.

HISTORICAL RESTORATION AND ADDITION
68 SOUTH PORTLAND AVENUE
BROOKLYN, NY 11217

SCOPE OF WORK FOR REAR ADDITION

- Demolish existing 10' deep wooden addition and 15' deep deck
- Build new 15'-6.5" 3-story rear addition aligned with existing extension at No. 64 and consistent with other additions in the shared central courtyard
- Preserve and maintain original roofline in keeping with neighbouring rowhouses per LPC Guidance
- Historically appropriate design and materials including salvaged brick for rear facade
- Support and maintain existing rear cornice dentil detail and third floor rear wall
- Follow LPC Section 2-14 Guidelines for punched openings using historically appropriate windows and doors.
- Proposal developed in consultation with immediately adjoining neighbors at Nos. 66 and 70



REAR FACADE NOT VISIBLE FROM PUBLIC THOROUGHFARES

HISTORIC AND CURRENT FRONT FACADE IMAGES



FRONT FACADE _ LPC TAX PHOTO 1940



FRONT FACADE PHOTO _ 2026

LANDMARKS PRESERVATION COMMISSION PRESENTATION

SEPTEMBER 29TH, 2026

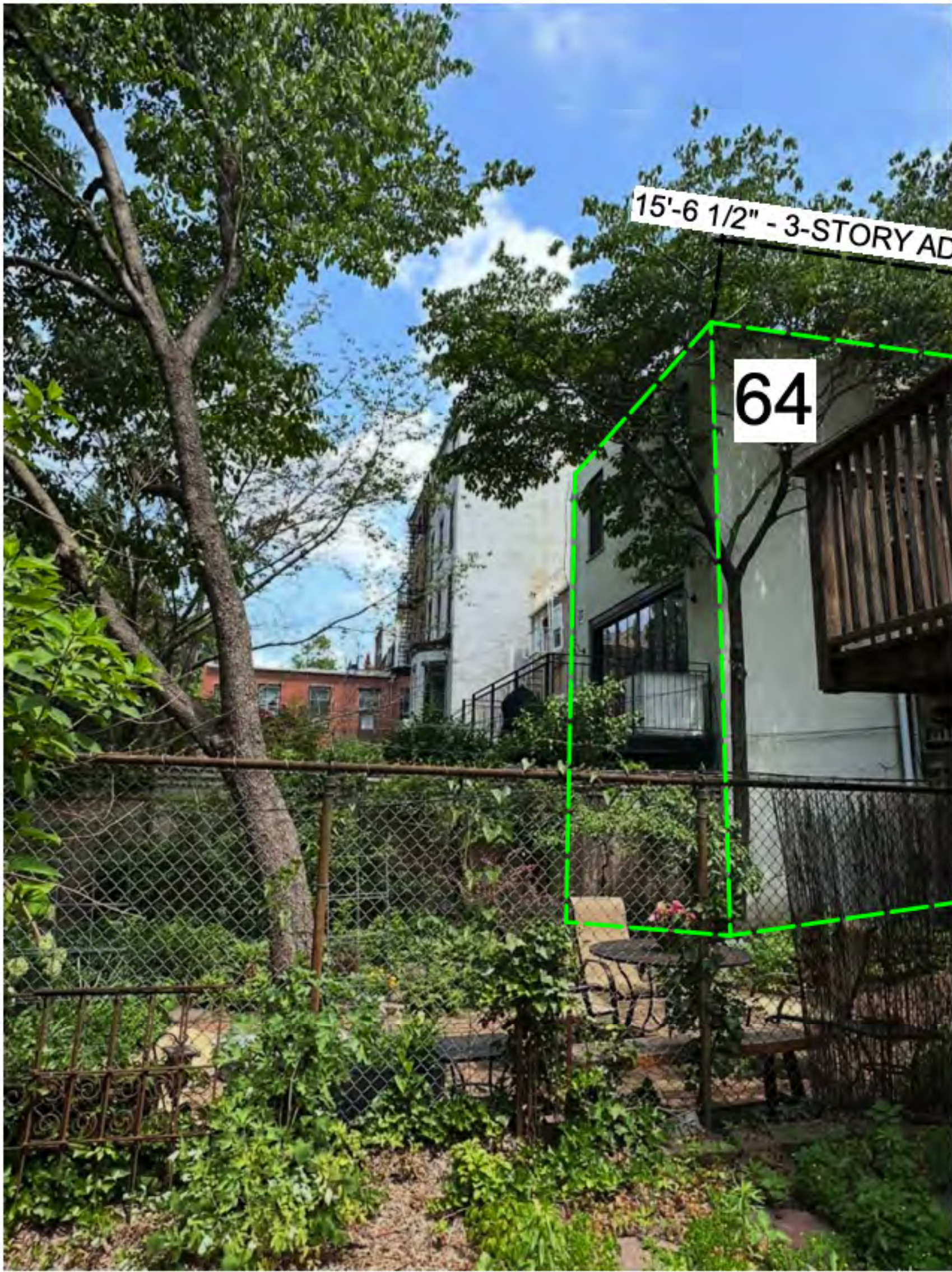
68 SOUTH PORTLAND AVE. LLC RENOVATION

68 SOUTH PORTLAND AVE LLC
68 SOUTH PORTLAND AVENUE,
BROOKLYN, NY 11217

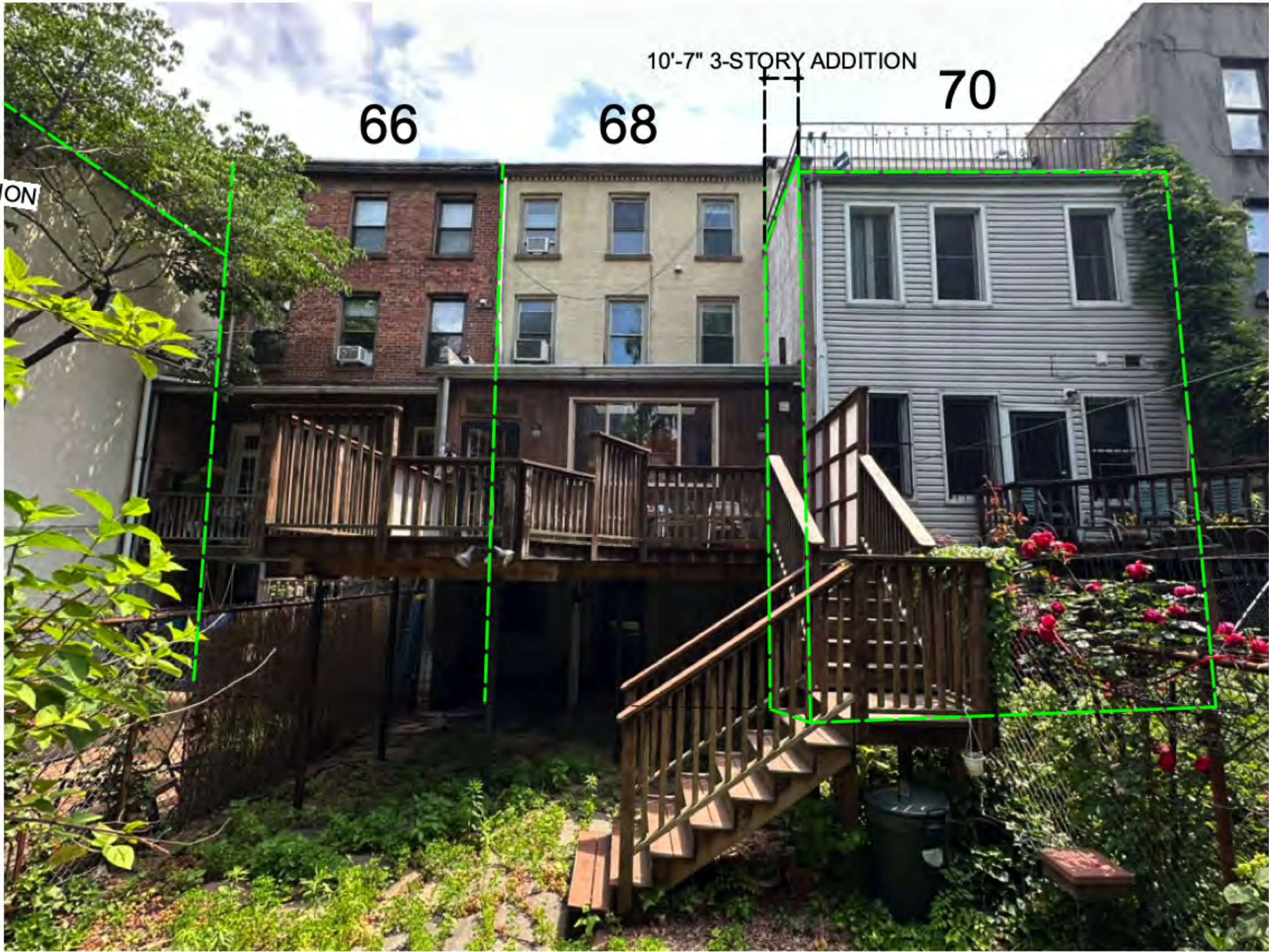
FRONT
PHOTOS

HISTORIC AND CURRENT FRONT FACADE IMAGES

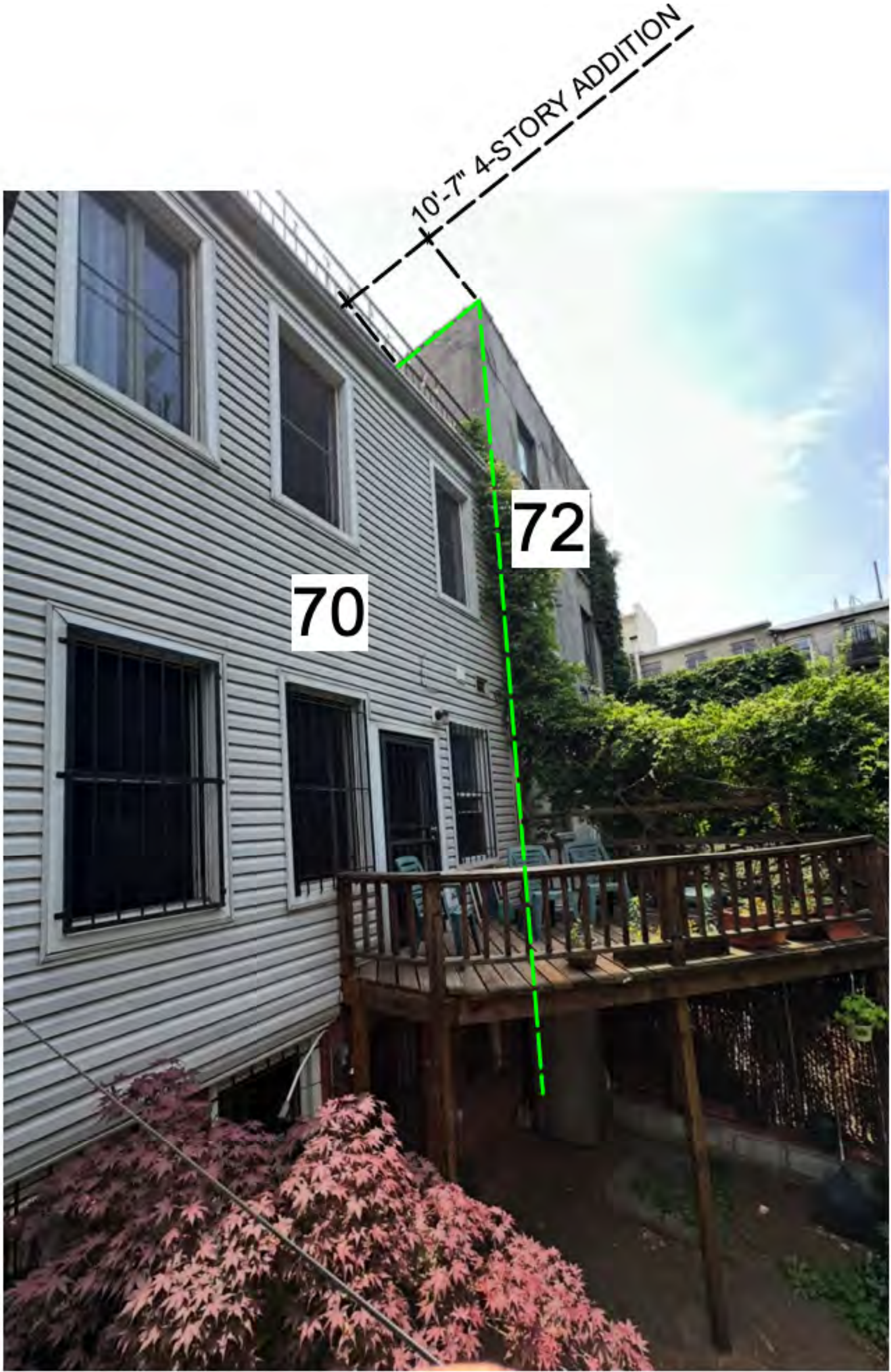
REAR FACADE NOT VISIBLE FROM PUBLIC THOROUGHFARES



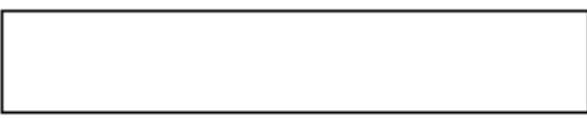
REAR FACADE LOOKING NORTH _ 2026



REAR FACADE LOOKING EAST _ 2026



REAR FACADE LOOKING SOUTH _ 2026



68 SOUTH PORTLAND AVE LLC
68 SOUTH PORTLAND AVENUE,
BROOKLYN, NY 11217

LANDMARKS PRESERVATION COMMISSION PRESENTATION

SEPTEMBER 29TH, 2026

68 SOUTH PORTLAND AVE. LLC RENOVATION

REAR PHOTOS

2026 PHOTOS SHOWING ADJACENT REAR YARD ADDITIONS

REAR FACADE NOT VISIBLE FROM PUBLIC THOROUGHFARES

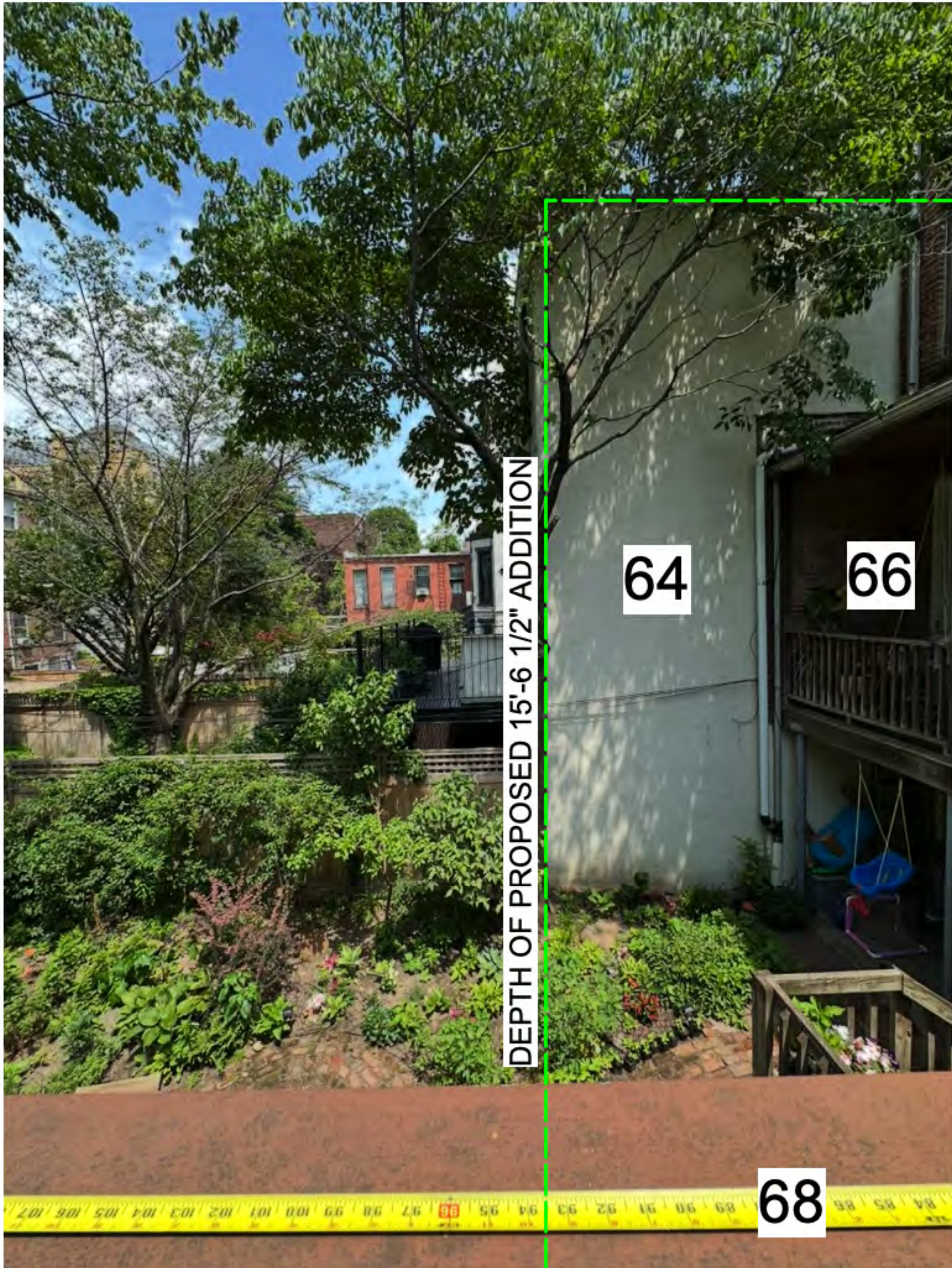
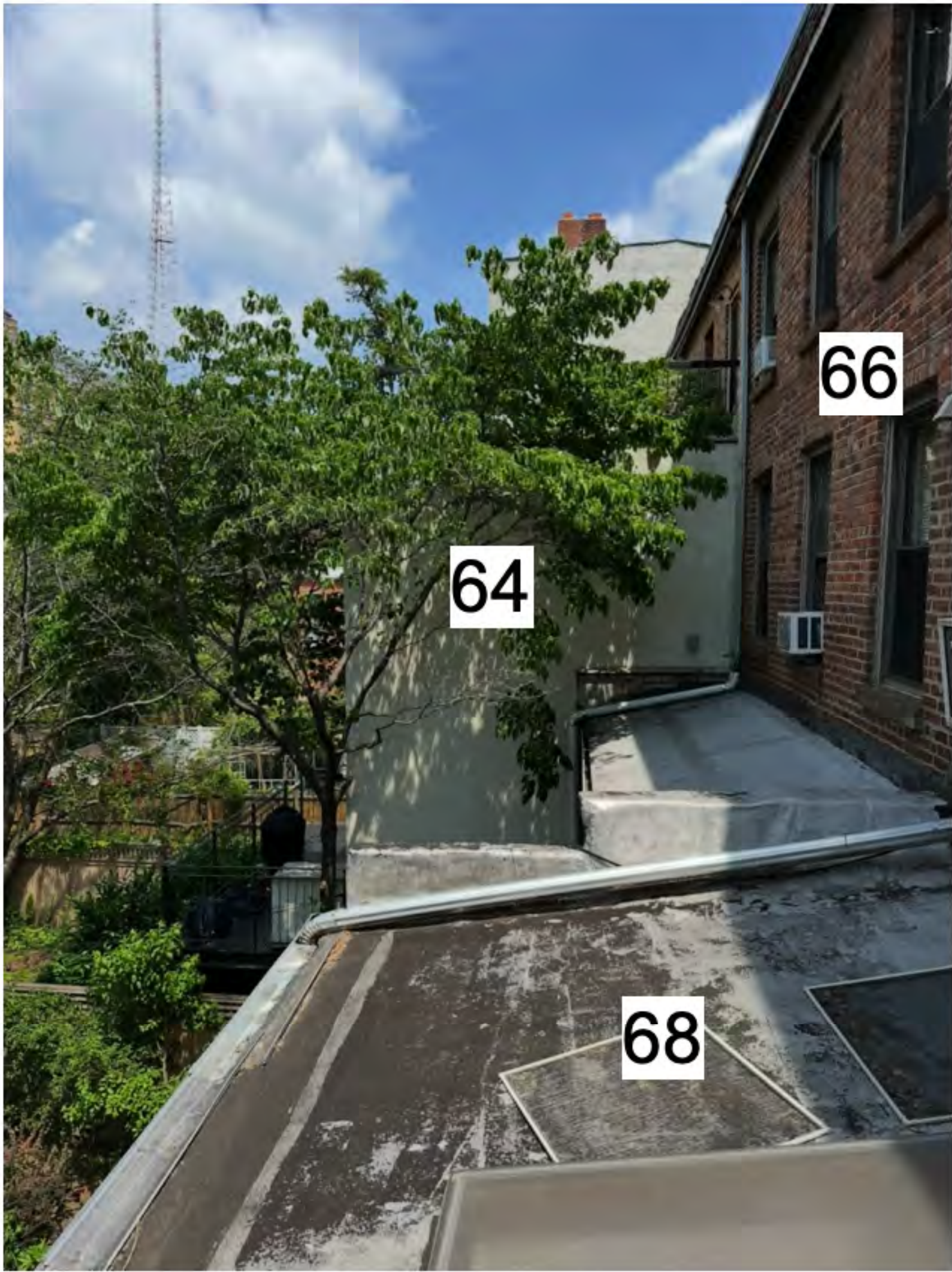


PHOTO FROM REAR OF 68 S. PORTLAND AVENUE
LOOKING NORTH _ 2026

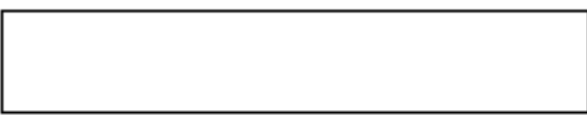
PHOTO FROM REAR OF 68 S. PORTLAND AVENUE LOOKING NORTH ALONG PLANE OF PROPOSED
ADDITION _ 2026

PHOTO FROM REAR OF 68 S. PORTLAND AVENUE
LOOKING SOUTH _ 2026

LANDMARKS PRESERVATION COMMISSION PRESENTATION

SEPTEMBER 29TH, 2026

68 SOUTH PORTLAND AVE. LLC RENOVATION

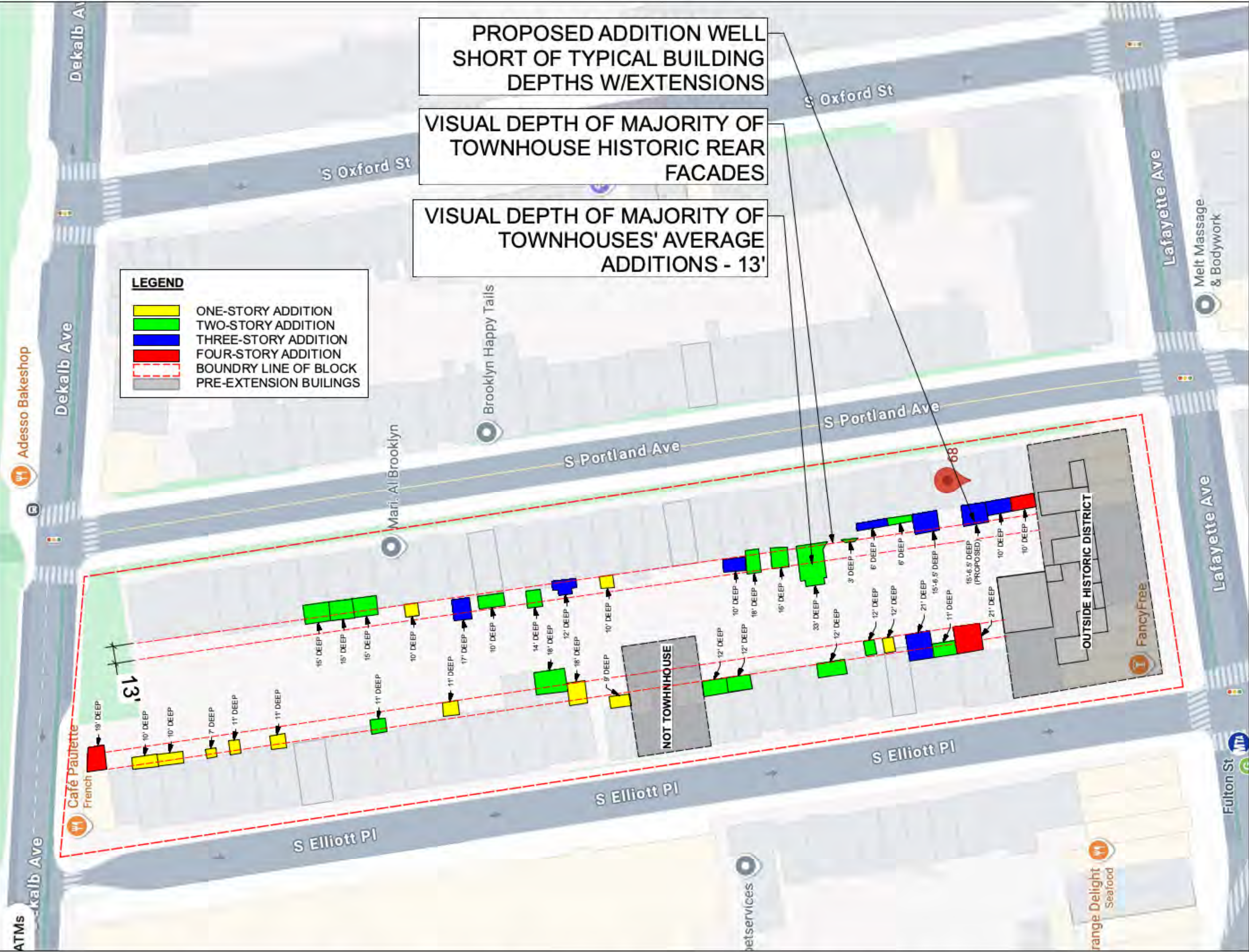


68 SOUTH PORTLAND AVE LLC
68 SOUTH PORTLAND AVENUE,
BROOKLYN, NY 11217

REAR
EXTENSION
PHOTOS

BLOCK PLANS SHOWING SHARED COURTYARD ADDITION DEPTHS AND PREDOMINANT DEPTH

3-STORY ADDITIONS ARE AN ESTABLISHED FEATURE OF THIS SHARED COURTYARD, WITH 52% OF ROWHOUSES HAVING ADDITIONS, OF WHICH 26% ARE 3-STORIES +



BLOCK PLAN SHOWING EXISTING BUILDINGS AND THEIR ADDITIONS, DEPTH & NUMBER OF STORIES

TABLE 1: ROWHOUSES WITH ADDITIONS

DESCRIPTION	QUANTITY
TOTAL ROWHOUSES	73
ROWHOUSE W/ADDITION	38
ROWHOUSE W/O ADDITION	35
* THESE NUMBERS INCLUDE OUR EXTENSION	

TABLE 2: PREDOMINANT ADDITION HEIGHTS

DESCRIPTION	QUANTITY
ONE-STORY ADDITION	11
TWO-STORY ADDITION	17
THREE-STORY ADDITION	7
FOUR-STORY ADDITION	3
* ADDITIONS ON THIS BLOCK ARE PREDOMINANTLY TWO-STORY ADDITIONS	

TABLE 3: PREDOMINANT ADDITION DEPTHS

DESCRIPTION	QUANTITY
0' TO 8'	4
> 8' TO 12'	20
> 12' TO 16'	6
> 16'	8
• ADDITIONS THIS BLOCK ARE PREDOMINANTLY 8' TO 12' DEEP. TOTAL CUMULATIVE DEPTHS / NUMBER OF TOWNHOUSES AVERAGES TO 13' IN DEPTH	

SUMMARY

- 52% OF TOWNHOUSES HAVE REAR ADDITIONS
- 2-3 STORY ADDITIONS ARE WELL ESTABLISHED AT THIS END OF THE SHARED COURTYARD, WHERE REAR FACADES ARE NOT VISIBLE FROM PUBLIC THOROUGHFARE
- MULTIPLE 1,2,3 & 4-STORY ADDITIONS ALREADY EXIST

PRECEDENT: LPC-APPROVED REAR ADDITION WITHIN THE SAME SHARED COURTYARD

65 SOUTH ELLIOTT IN 2011 PRIOR TO LPC APPROVED EXTENSION



PHOTO SOURCE: 2011 LPC APPROVED FILING

65 SOUTH ELLIOTT IN 2026



PHOTO SOURCE: WINSTON ELY

65 SOUTH ELLIOTT AERIAL 2026



PHOTO SOURCE: GOOGLE EARTH

APPLICATION 12-0763 UNANIMOUSLY APPROVED BY LPC 9-0-0

LPC HAS PREVIOUSLY APPROVED A SUBSTANTIAL REAR ADDITION TO ANOTHER UNUSUALLY SHALLOW MID-19th CENTURY TOWNHOUSE WITHIN THE SAME SHARED COURTYARD

BUILDING COMPARISON DATA

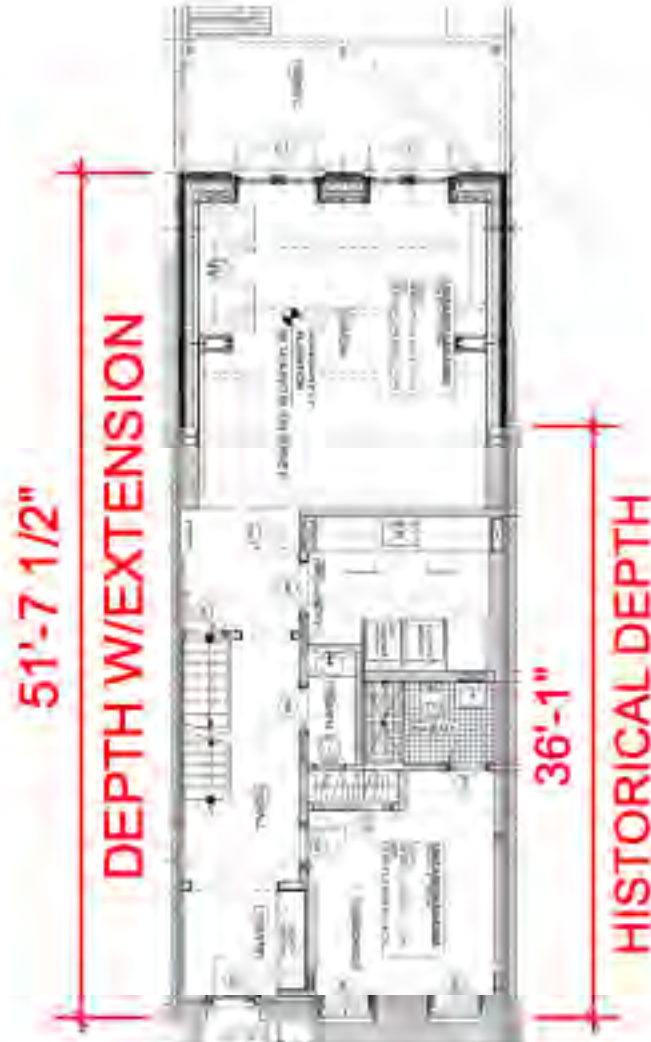
TABLE 1: COMPARABLE CHARACTERISTICS

CHARACTERISTIC	65 S. ELLIOTT	68 S. PORTLAND
HISTORIC BUILDING DEPTH	33' - 3"	36' - 2"
ADDITION DEPTH	20'	15' - 6 1/2"
MAX BUILDING DEPTH	53' - 3"	51' - 7 1/2"
ADDITION HEIGHT	3 FLOORS W/3RD FLOOR STEP-BACK	3 FLOORS W/3RD FLOOR STEP-BACK
• ADDITIONS THIS BLOCK ARE PREDOMINANTLY 8' TO 12' DEEP. TOTAL CUMULATIVE DEPTHS / NUMBER OF TOWNHOUSES AVERAGES TO 13' IN DEPTH		

BUILDING FLOOR PLAN COMPARISONS



65 S. ELLIOTT PLAN



68 S. PORTLAND PLAN

LANDMARKS PRESERVATION COMMISSION PRESENTATION

SEPTEMBER 29TH, 2026

68 SOUTH PORTLAND AVE. LLC RENOVATION



68 SOUTH PORTLAND AVE LLC
68 SOUTH PORTLAND AVENUE,
BROOKLYN, NY 11217

PRECEDENT
EXTENSION

3D MASSING RENDERING OF PROPOSED ADDITION

REAR FACADE NOT VISIBLE FROM PUBLIC THOROUGHFARES



3-D RENDERED AERIAL VIEW OF PROJECT SITE SHOWING EXTENT OF PROPOSED REAR ADDITION IN-CONTEXT WITH MASSING OF NEIGHBORS' BUILD-OUTS



3-D RENDERED VIEW OF PROJECT SITE FROM #70 S. PORTLAND IN-CONTEXT WITH MASSING OF NEIGHBORS' BUILD-OUTS



NOTE: EXISTING TOP FLOOR BRICKWORK THAT IS CURRENTLY COATED IN "THOROCOAT" WILL BE CLEANED AS THOROUGHLY AS POSSIBLE TO REVEAL HISTORICAL BRICKWORK. IF CLEANING FAILS WE WILL RE-POINT BRICKWORK AND PAINT WITH BREATHABLE "KEIM SOLDALIT" MASONRY PAINT OR EQUIVILANT

DETAILED 3-D RENDERED AERIAL VIEW OF PROPOSED EXTENSION



DETAILED 3-D RENDERED VIEW OF PROPOSED EXTENSION FROM GARDEN

LANDMARKS PRESERVATION COMMISSION PRESENTATION

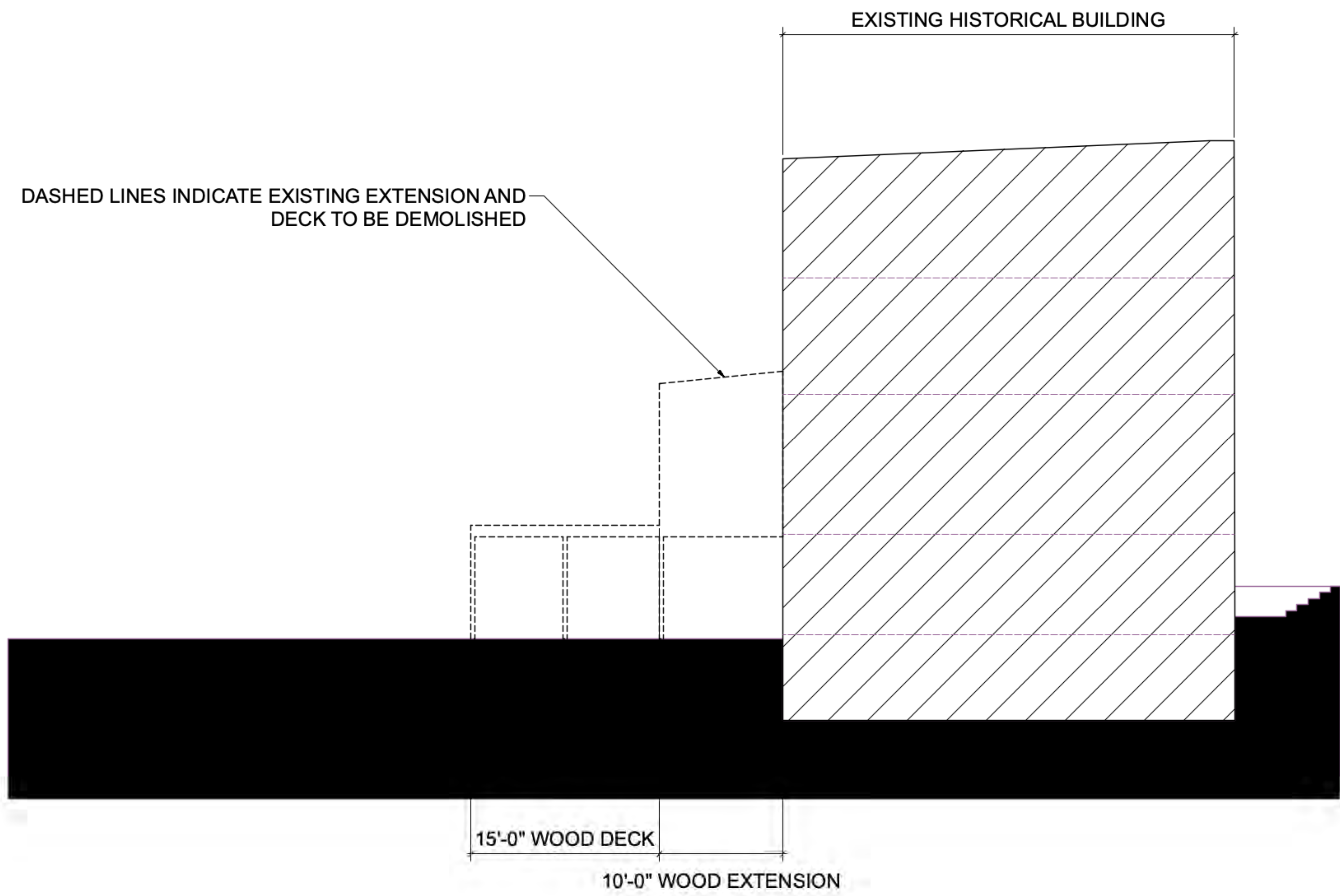
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68 SOUTH PORTLAND AVE. LLC RENOVATION

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BROOKLYN, NY 11217

AERIAL
PHOTO
W/RENDERING

BUILDING SECTION WITH EXISTING WOODEN EXTENSION AND DECK



LANDMARKS PRESERVATION COMMISSION PRESENTATION

SEPTEMBER 29TH, 2026

68 SOUTH PORTLAND AVE. LLC RENOVATION

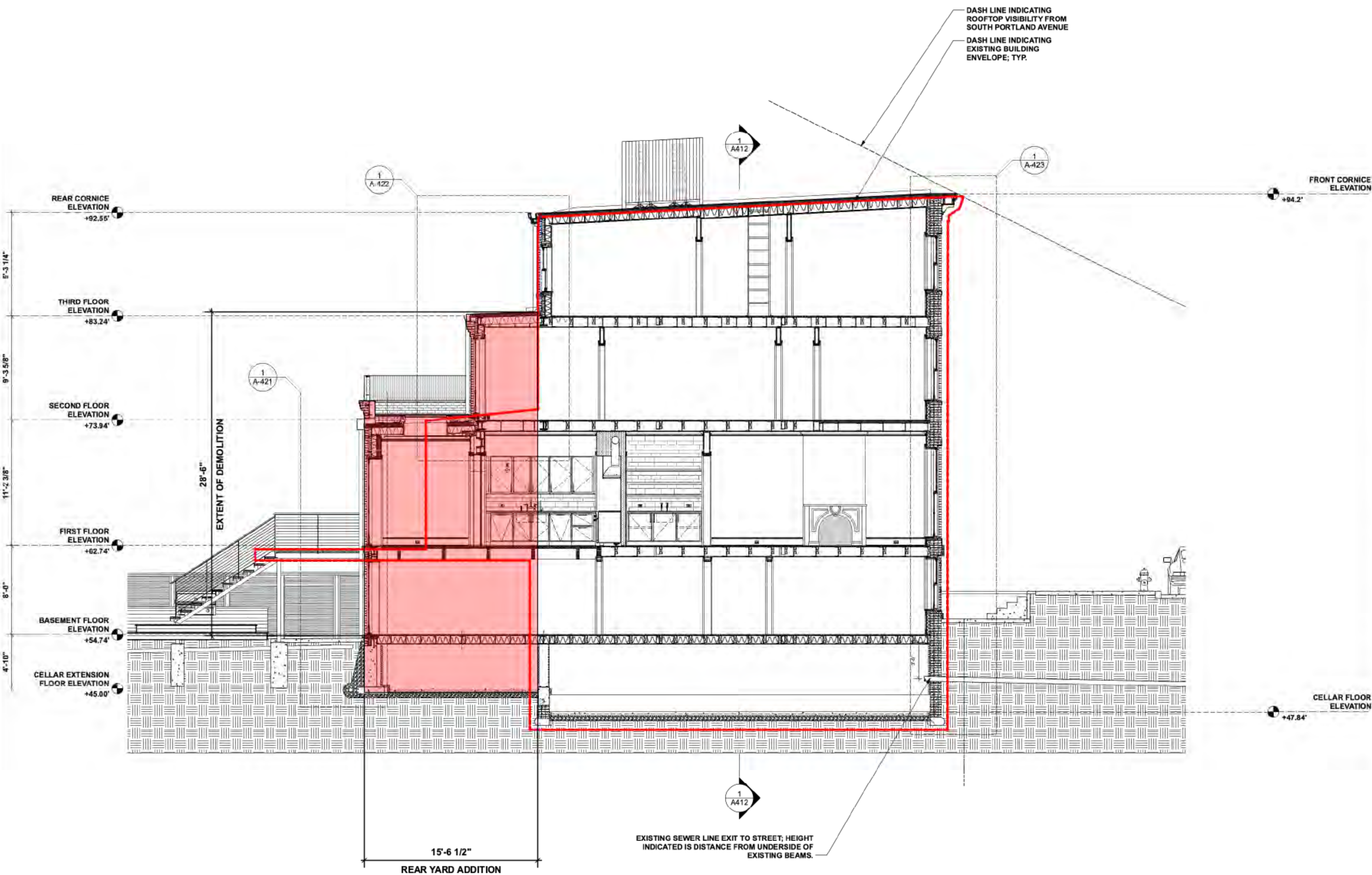


68 SOUTH PORTLAND AVE LLC
68 SOUTH PORTLAND AVENUE,
BROOKLYN, NY 11217

EXISTING
BUILDING
SECTION

BUILDING SECTION WITH PROPOSED ADDITION

REAR FACADE NOR ROOFTOP EQUIPMENT VISIBLE FROM PUBLIC THOROUGHFARES



1 PROPOSED BUILDING SECTION
1/4" = 1'-0"

68 SOUTH
PORTLAND AVE. LLC
RENOVATION

68 SOUTH PORTLAND AVENUE
BROOKLYN, NY 11217
68 SOUTH PORTLAND AVE. LLC, OWNERS

DATE: 05-14-2026
PLANS: DOB FILING #B01400493-11

ARCHITECT
Lester Katz, NCARB
671 Ibsen Street
Woodmere, NY 11598
NYS LICENSE #031922

ALEX SPYROU, P.E.
A.S. ENGINEERING SERVICES, P.C.
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WINSTON ELY DESIGN
21 HAWTHORNE STREET, #2
BROOKLYN, NY 11225
TEL (347) 236-0141

RELATED DOB FILINGS:
1. GENERAL CONSTRUCTION, #B01400493-11
2. ELECTRICAL CONSTRUCTION, #PENDING
3. MECHANICAL SYSTEM APPLICATION, #B01400493-11
4. STRUCTURAL APPLICATION, #B01400493-11
5. FOUNDATION APPLICATION, #B01400493-11
6. PLUMBING APPLICATION, #B01400493-11
7. SPRINKLER APPLICATION, #B01400493-11
8. LPC, #PENDING

DOB FILING
#B01400493-11

JOB NUMBER: 2503
DRAWN: WE
CHECKED: WE
PRINT DATE: 05-10-2026
SCALE: REF SHEET

ARCHITECT APPROVAL STAMPS + SIGNATURES:

PROPOSED BUILDING SECTION

A-413.00

SUMMARY

- STABILIZATION AND REUSE OF ORIGINAL REAR ROOFLINE, AND 3RD FLOOR REAR WALL BRICKWORK

- REMOVAL OF 10' REAR WOODEN EXTENSION AND REPLACING IT WITH HISTORICALLY SENSITIVE BRICK FACADE THAT FOLLOWS THE GUIDEBOOK 2-14 RULES

- HISTORICAL BRICK DENTIL DETAIL AT REAR ADDITION FACADES USING SALVAGED BRICKS

- HISTORICALLY APPROPRIATE AND LPC APPROVED WINDOWS AND DOORS; FOLLOWING LPC 2-14 RULES

- PROPOSED ADDITION IS TIERED DESIGN, IN EFFORT TO REDUCE PERCEIVED BULK

LANDMARKS PRESERVATION COMMISSION PRESENTATION

SEPTEMBER 29TH, 2026

68 SOUTH PORTLAND AVE. LLC RENOVATION

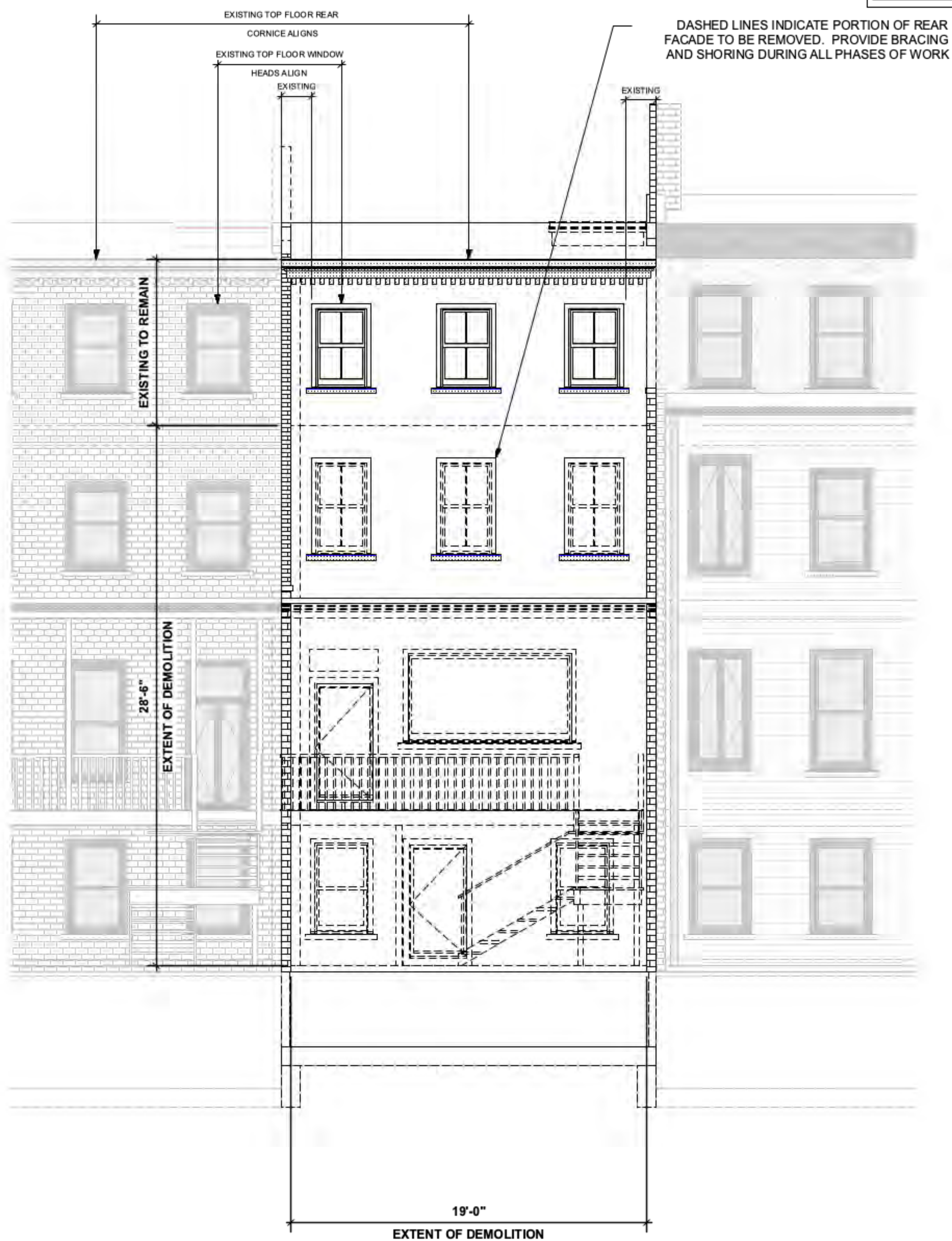
68 SOUTH PORTLAND AVE LLC
68 SOUTH PORTLAND AVENUE,
BROOKLYN, NY 11217

PROPOSED
BUILDING
SECTION

11 OF 19

HISTORIC AND CURRENT REAR FACADE IMAGES

REAR FACADE NOR ROOFTOP EQUIPMENT VISIBLE FROM PUBLIC THOROUGHFARES



SUMMARY

•STABILIZATION AND REUSE OF ORIGINAL REAR ROOFLINE, AND 3RD FLOOR REAR WALL BRICKWORK

• NOTE: EXISTING TOP FLOOR BRICKWORK THAT IS CURRENTLY COATED IN UNKNOWN COATING WILL BE CLEANED AS THOROUGHLY AS POSSIBLE TO REVEAL HISTORICAL BRICKWORK. IF CLEANING FAILS WE WILL RE-POINT BRICKWORK AND PAINT WITH BREATHABLE "KEIM SOLDALIT" MASONRY PAINT OR EQUIVILANT

• REMOVAL OF 10' REAR WOODEN EXTENSION AND REPLACING IT WITH HISTORICALLY SENSITIVE BRICK FACADE THAT FOLLOWS THE GUIDEBOOK 2-14 RULES

• HISTORICAL BRICK DENTIL DETAIL AT REAR ADDITION FACADES USING SALVAGED BRICKS

• HISTORICALLY APPROPRIATE AND LPC APPROVED WINDOWS AND DOORS; FOLLOWING LPC 2-14 RULES

• PROPOSED ADDITION IS TIERED DESIGN, IN EFFORT TO REDUCE PERCEIVED BULK

1

EXISTING REAR ELEVATION OF 68 SOUTH PORTLAND AVENUE
Scale: 1/4" = 1'-0"

2

PROPOSED REAR ELEVATION OF 68 SOUTH PORTLAND AVENUE
Scale: 1/4" = 1'-0"

LANDMARKS PRESERVATION COMMISSION PRESENTATION

SEPTEMBER 29TH, 2026

68 SOUTH PORTLAND AVE. LLC RENOVATION

68 SOUTH PORTLAND AVE LLC
68 SOUTH PORTLAND AVENUE,
BROOKLYN, NY 11217

REAR
ELEVATIONS

12 OF 19

COMPATIBILITY WITH HISTORIC CHARACTER



EXISTING TYPICAL FRONT MASONRY FACADE WINDOW OPENING
N.T.S.



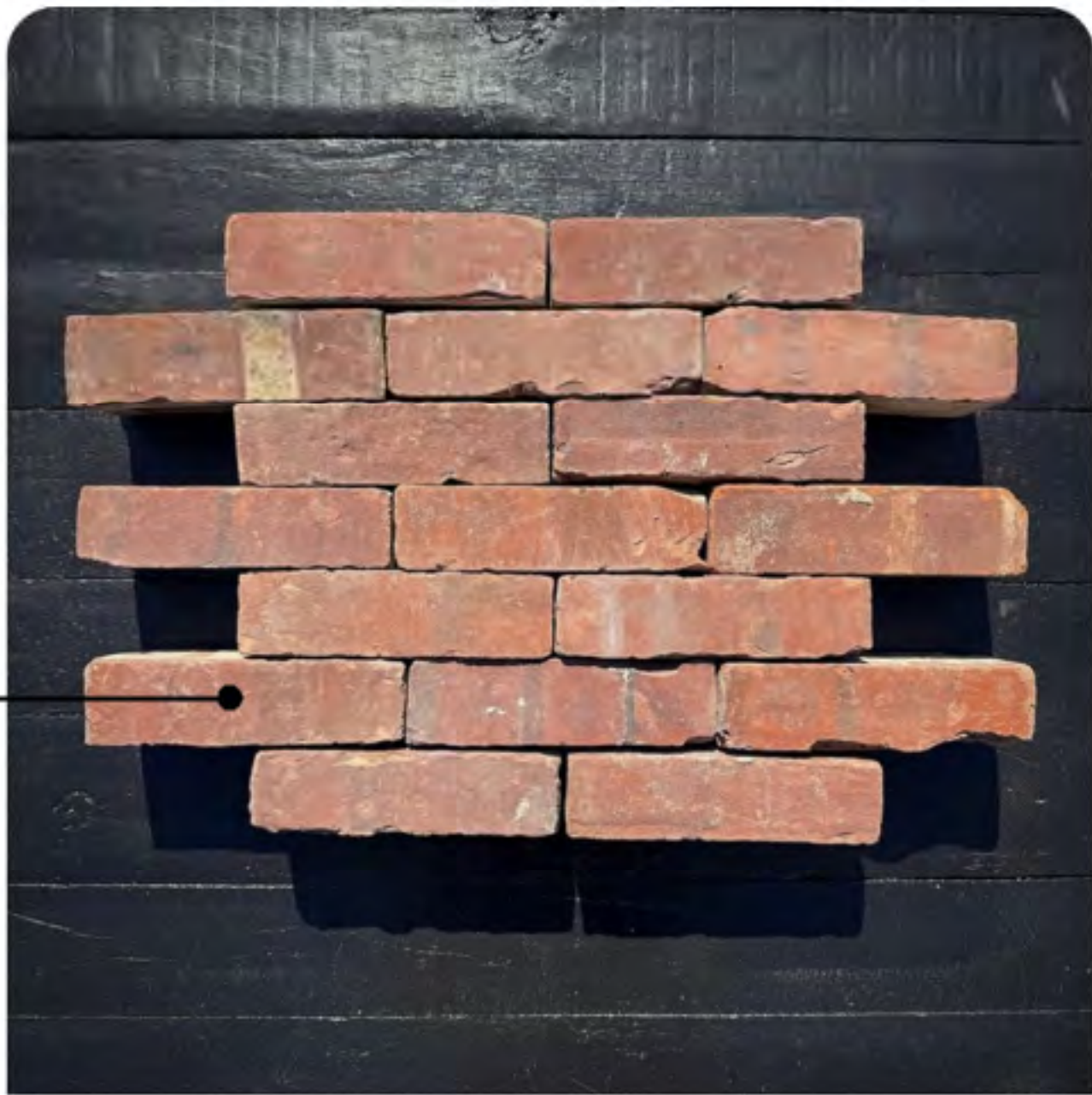
EXISTING REAR MASONRY 3RD FLOOR FACADE BRICK AND CORNICE DETAIL TO REMAIN
N.T.S.

SUMMARY

- FRONT FACADE PRESERVED AND RESTORED
- STABILIZATION AND REUSE OF ORIGINAL REAR ROOFLINE, AND 3RD FLOOR REAR WALL BRICKWORK
- REAR FACADE BRICKWORK TO BE REUSED FROM DEMO AND/OR SALVAGED BRICK TO MATCH
- REAR FACADE PUNCHED OPENINGS TO FOLLOW LPC GUIDEBOOK SECTION 2-14
- HISTORICALLY APPROPRIATE AND LPC APPROVED WINDOWS AND DOORS; FOLLOWING LPC 2-14 RULES
- REAR FACADE NOT VISIBLE FROM PUBLIC THOROUGHFARES
- NOTE: EXISTING TOP FLOOR BRICKWORK THAT IS CURRENTLY COATED IN UNKNOWN COATING WILL BE CLEANED AS THOROUGHLY AS POSSIBLE TO REVEAL HISTORICAL BRICKWORK. IF CLEANING FAILS WE WILL RE-POINT BRICKWORK AND PAINT WITH BREATHABLE "KEIM SOLDALIT" MASONRY PAINT OR EQUIVILANT



EXISTING TYPICAL REAR MASONRY FACADE WINDOW OPENING
N.T.S.



CHIEF BRICKS
Reclaimed Dark Bricks From \$2.75

SALVAGED BRICK TO BE USED THORUGHOUT REAR FACADE

LANDMARKS PRESERVATION COMMISSION PRESENTATION

SEPTEMBER 29TH, 2026

68 SOUTH PORTLAND AVE. LLC RENOVATION

68 SOUTH
PORTLAND AVE. LLC
RENOVATION

68 SOUTH PORTLAND AVENUE
BROOKLYN, NY 11217

68 SOUTH PORTLAND AVE. LLC - OWNERS

DATE: 05-14-2026
FLINGS: DOB FILING #B01400493-11

ARCHITECT

Lester Katz, NCARB
671 Ibsen Street
Woodmere, NY 11598

NYS LICENSE #031922

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WINSTONELYDESIGN

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6. PLUMBING APPLICATION - #B01400493-52
7. SPRINKLER APPLICATION - #N/A
8. LPC - #PENDING

DOB FILING
#B01400493-11

JOB NUMBER: 2503

DRAWN: WE

CHECKED: WE

PRINT DATE: 06-03-2026

SCALE: SEE SHEET

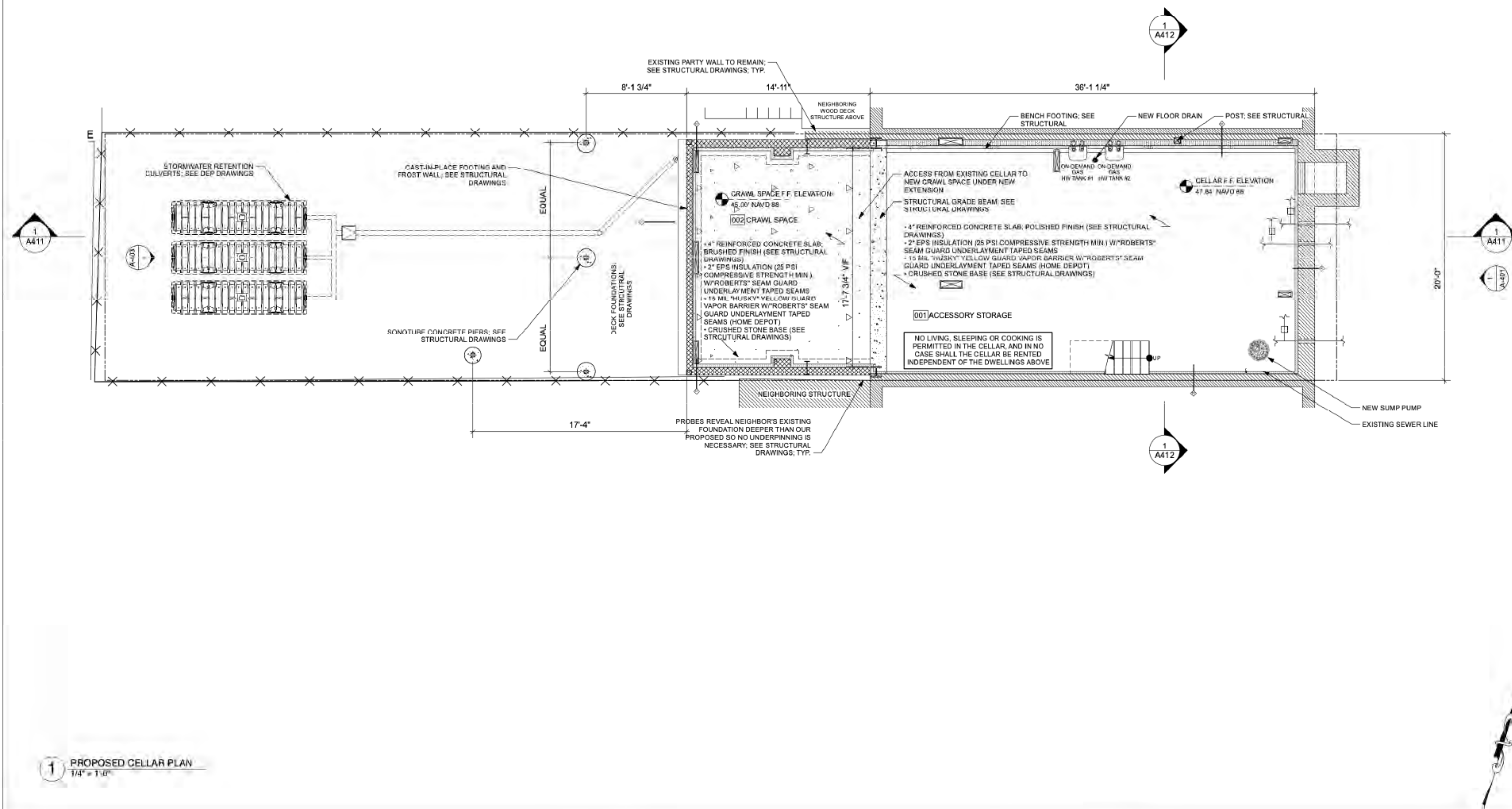
ARCHITECT APPROVAL STAMPS + SIGNATURES:

PROPOSED CELLAR PLAN

A-111.00

LEGEND	
	EXISTING WD. FRAMED WALL
	NEW WD. FRAMED WALL
	EXISTING CMU BLOCK WALL
	EXISTING MASONRY WALL
	WINDOW
	DOOR
	SINK
	TOILET
	SHOWER
	TUB
	CLOSET
	COMBINATION SMOKE/CARBON DETECTOR

- GENERAL NOTES
- 1) EXISTING HISTORICAL STAIR TO BE REBUILT BY THIRD PARTY SPECIALIST FROM BASEMENT TO 2ND FLOOR; CONTRACTOR TO SUPPORT WORK
 - 2) EXISTING MOULDINGS TO BE REMOVED WHERE NEEDED FOR DEMO AND SAVED FOR FUTURE REUSE
 - 3) ANY WALLS TO BE REMOVED; COORDINATE WITH STRUCTURAL DRAWINGS



1 PROPOSED CELLAR PLAN
1/4" = 1'-0"

LANDMARKS PRESERVATION COMMISSION PRESENTATION

SEPTEMBER 29TH, 2026

68 SOUTH PORTLAND AVE. LLC RENOVATION

68 SOUTH PORTLAND AVE LLC
68 SOUTH PORTLAND AVENUE,
BROOKLYN, NY 11217

PLANS

14 OF 19

68 SOUTH
PORTLAND AVE. LLC
RENOVATION

68 SOUTH PORTLAND AVENUE
BROOKLYN, NY 11217

68 SOUTH PORTLAND AVE. LLC - OWNERS

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ARCHITECT

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8. I.P.C. - PENDING

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#B01400493-11

JOB NUMBER: 2503

DRAWN: WE

CHECKED: WE

PRINT DATE: 06-03-2026

SCALE: SEE SHEET

ARCHITECT APPROVAL STAMPS + SIGNATURES:

PROPOSED BASEMENT PLAN

A-112.00

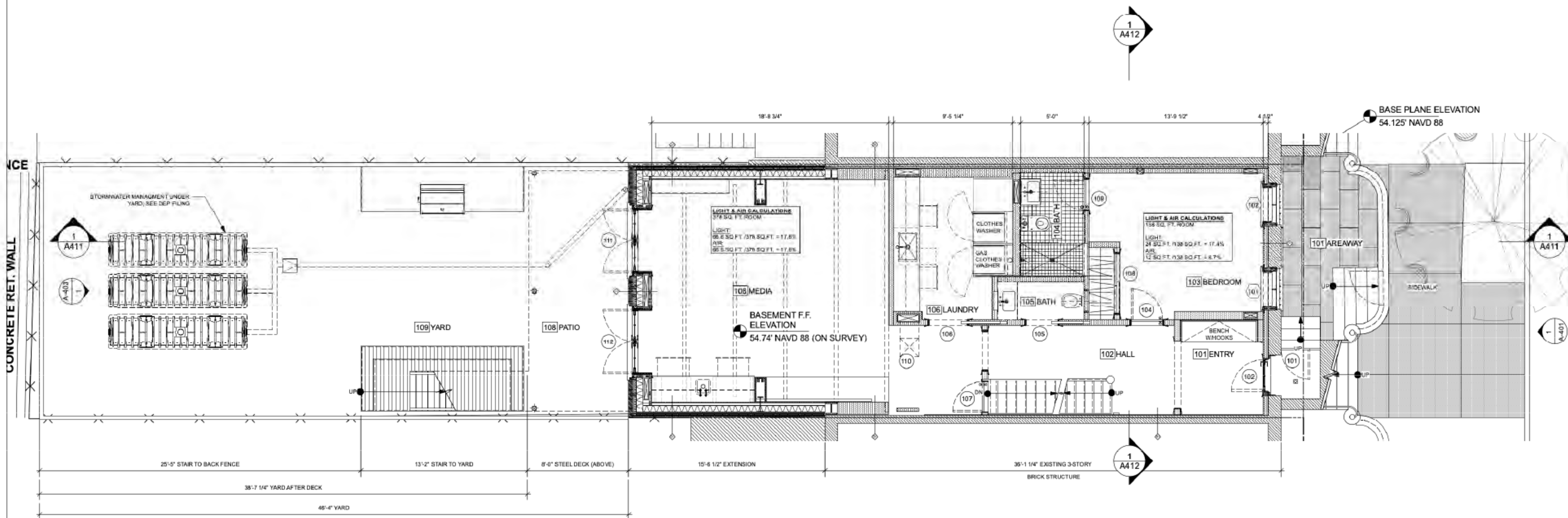
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	SHOWER
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GENERAL NOTES

1) EXISTING HISTORICAL STAIR TO BE REBUILT BY THRID PARTY SPECIALIST FROM BASEMENT TO 2ND FLOOR; CONTRACTOR TO SUPPORT WORK

2) EXISTING MOULDINGS TO BE REMOVED WHERE NEEDED FOR DEMO AND SAVED FOR FUTURE REUSE

3) ANY WALLS TO BE REMOVED; COORDINATE WITH STRUCTURAL DRAWINGS



1 PROPOSED BASEMENT PLAN
1/4" = 1'-0"

LANDMARKS PRESERVATION COMMISSION PRESENTATION

SEPTEMBER 29TH, 2026

68 SOUTH PORTLAND AVE. LLC RENOVATION

68 SOUTH PORTLAND AVE LLC
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BROOKLYN, NY 11217

PLANS

15 OF 19

68 SOUTH
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RENOVATION

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68 SOUTH PORTLAND AVE. LLC - OWNERS

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JOB NUMBER: 2503

DRAWN: WE

CHECKED: WE

PRINT DATE: 06-03-2026

SCALE: SEE SHEET

ARCHITECT APPROVAL STAMPS + SIGNATURES:

PROPOSED 1ST FLOOR PLAN

A-113.00

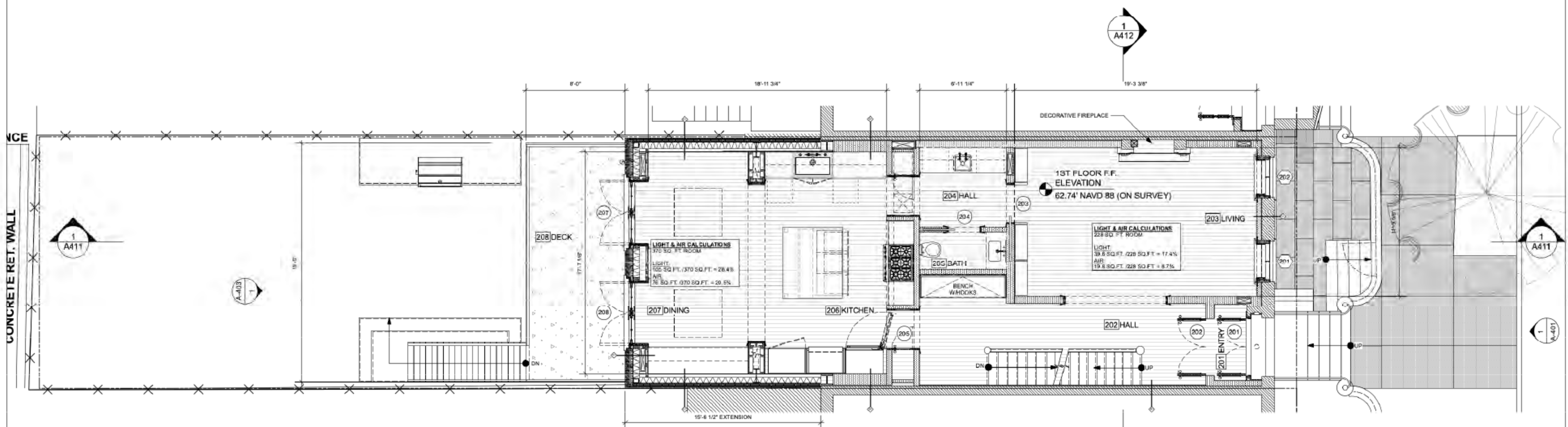
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GENERAL NOTES

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PARTY SPECIALIST FROM BASEMENT TO 2ND FLOOR;
CONTRACTOR TO SUPPORT WORK
2) EXISTING MOULDINGS TO BE REMOVED WHERE NEEDED
FOR DEMO AND SAVED FOR FUTURE REUSE
3) ANY WALLS TO BE REMOVED; COORDINATE WITH
STRUCTURAL DRAWINGS



1 PROPOSED 1ST FLOOR PLAN
1/4" = 1'-0"

LANDMARKS PRESERVATION COMMISSION PRESENTATION

SEPTEMBER 29TH, 2026

68 SOUTH PORTLAND AVE. LLC RENOVATION

68 SOUTH PORTLAND AVE LLC
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BROOKLYN, NY 11217

PLANS

16 OF 19

68 SOUTH
PORTLAND AVE. LLC
RENOVATION

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BROOKLYN, NY 11217

68 SOUTH PORTLAND AVE. LLC - OWNERS

DATE: 05-14-2026
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ARCHITECT

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NYS LICENSE #031922

ALEX SPYROU, P.E.
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AHT Engineering PLLC
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Brooklyn, NY 11230
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WINSTONELYDESIGN

WINSTON ELY DESIGN
21 HAWTHORNE STREET, #2
BROOKLYN, NY 11226
TEL (347) 236-0141

RELATED DOB FILINGS:
1. GENERAL CONSTRUCTION - #B01400493-11
2. ELECTRICAL CONSTRUCTION - #PENDING
3. MECHANICAL SYSTEM APPLICATION - #B01400493-51
4. STRUCTURAL APPLICATION - #B01400493-53
5. FOUNDATION APPLICATION - #B01400493-54
6. PLUMBING APPLICATION - #B01400493-52
7. SPRINKLER APPLICATION - #N/A
8. I.P.C. - #PENDING

DOB FILING
#B01400493-11

JOB NUMBER: 2503

DRAWN: WE

CHECKED: WE

PRINT DATE: 06-03-2026

SCALE: SEE SHEET

ARCHITECT APPROVAL STAMPS + SIGNATURES:

PROPOSED 2ND FLOOR PLAN

A-114.00

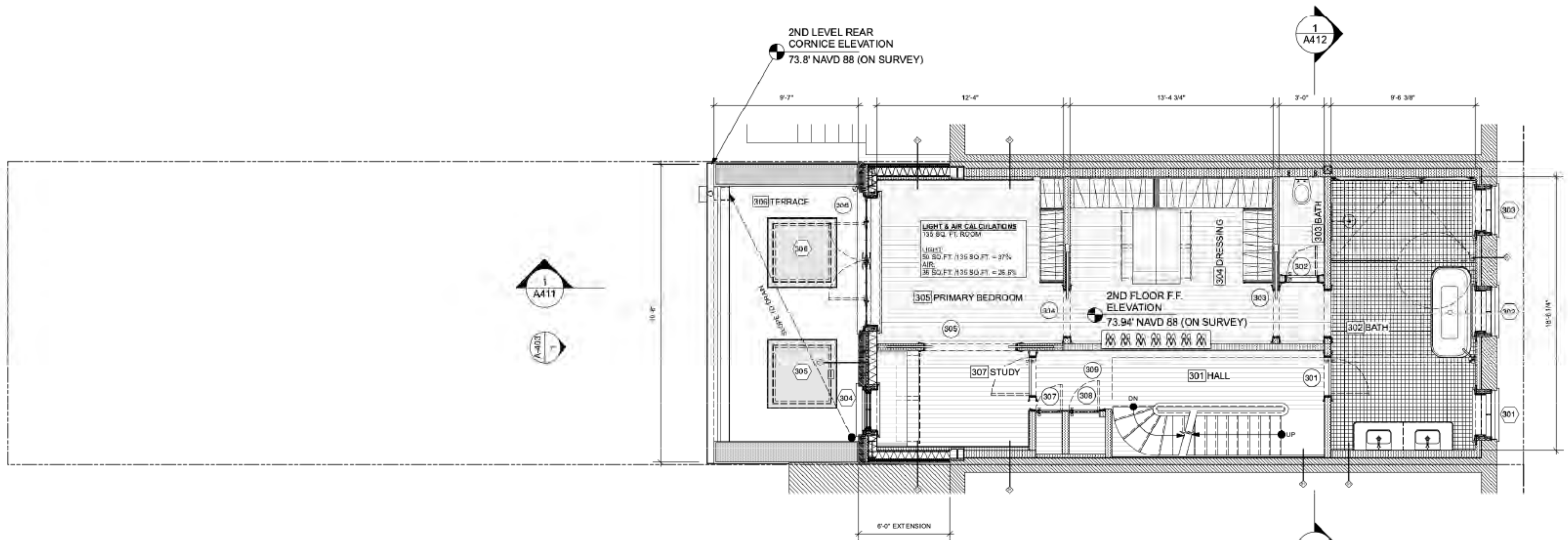
LEGEND	
	EXISTING WD. FRAMED WALL
	NEW WD. FRAMED WALL
	EXISTING CMU BLOCK WALL
	EXISTING MASONRY WALL
	WINDOW
	DOOR
	SINK
	TOILET
	SHOWER
	TUB
	CLOSET
	COMBINATION SMOKE/CARBON DETECTOR

GENERAL NOTES

1) EXISTING HISTORICAL STAIR TO BE REBUILT BY THRID PARTY SPECIALIST FROM BASEMENT TO 2ND FLOOR; CONTRACTOR TO SUPPORT WORK

2) EXISTING MOULDINGS TO BE REMOVED WHERE NEEDED FOR DEMO AND SAVED FOR FUTURE REUSE

3) ANY WALLS TO BE REMOVED; COORDINATE WITH STRUCTURAL DRAWINGS



1 PROPOSED 2ND FLOOR PLAN
1/4" = 1'-0"

LANDMARKS PRESERVATION COMMISSION PRESENTATION

SEPTEMBER 29TH, 2026

68 SOUTH PORTLAND AVE. LLC RENOVATION

68 SOUTH PORTLAND AVE LLC
68 SOUTH PORTLAND AVENUE,
BROOKLYN, NY 11217

PLANS

17 OF 19

68 SOUTH
PORTLAND AVE. LLC
RENOVATION

68 SOUTH PORTLAND AVENUE
BROOKLYN, NY 11217

68 SOUTH PORTLAND AVE. LLC - OWNERS

DATE: 05-14-2026
FILINGS: DOB FILING #B01400493-11

ARCHITECT

Lester Katz, NCARB
671 Ibsen Street
Woodmere, NY 11598

NYS LICENSE #031922

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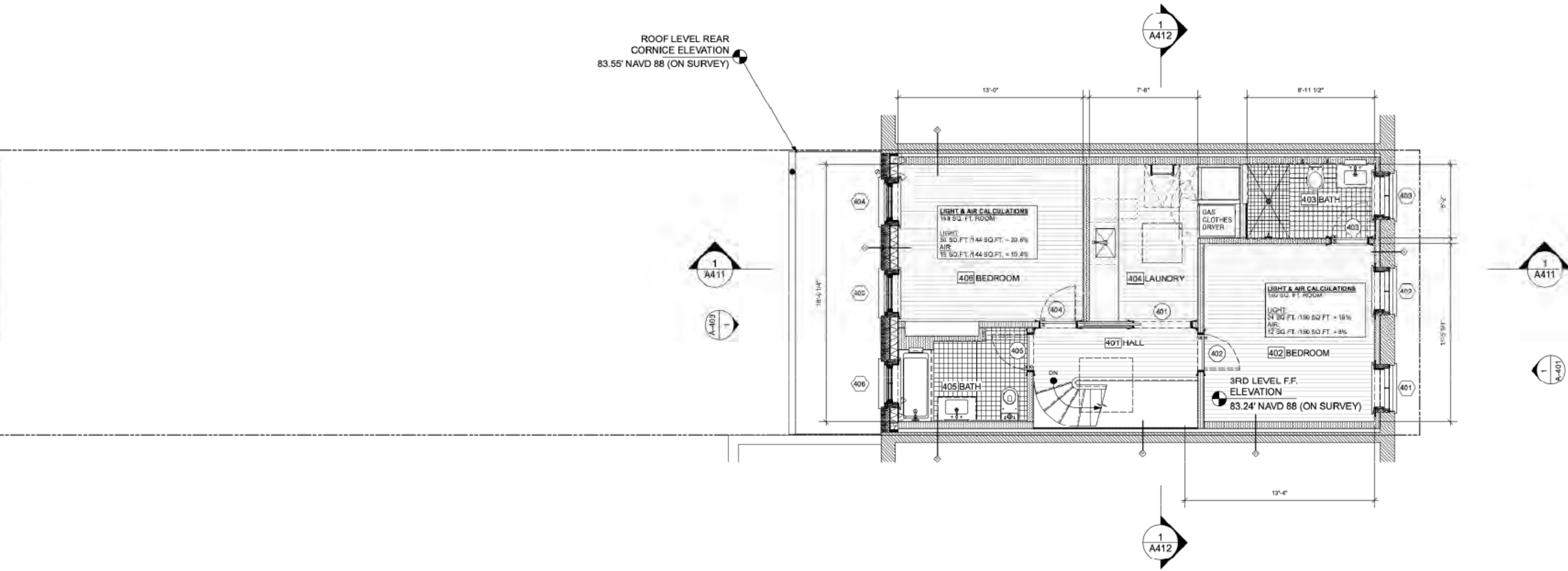
ARCHITECT APPROVAL STAMPS + SIGNATURES:

PROPOSED 3RD FLOOR PLAN

A-115.00

LEGEND	GENERAL NOTES
EXISTING WD. FRAMED WALL NEW WD. FRAMED WALL EXISTING CMU BLOCK WALL EXISTING MASONRY WALL WINDOW DOOR SINK TOILET SHOWER TUB CLOSET COMBINATION SMOKE/CARBON DETECTOR	1) EXISTING HISTORICAL STAIR TO BE REBUILT BY THIRDPARTY SPECIALIST FROM BASEMENT TO 2ND FLOOR; CONTRACTOR TO SUPPORT WORK 2) EXISTING MOULDINGS TO BE REMOVED WHERE NEEDED FOR DEMO AND SAVED FOR FUTURE REUSE 3) ANY WALLS TO BE REMOVED; COORDINATE WITH STRUCTURAL DRAWINGS

ROOF LEVEL REAR
CORNICE ELEVATION
83.55' NAVD 88 (ON SURVEY)



1 PROPOSED 3RD FLOOR PLAN
1/4" = 1'-0"

LANDMARKS PRESERVATION COMMISSION PRESENTATION

SEPTEMBER 29TH, 2026

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BROOKLYN, NY 11217

PLANS

18 OF 19

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2. ELECTRICAL CONSTRUCTION - #PENDING
3. MECHANICAL SYSTEM APPLICATION - #B01400493-01
4. STRUCTURAL APPLICATION - #B01400493-03
5. FOUNDATION APPLICATION - #B01400493-04
6. PLUMBING APPLICATION - #B01400493-02
7. SPRINKLER APPLICATION - #N/A
A. LPC - #PENDING

DOB FILING
#B01400493-11

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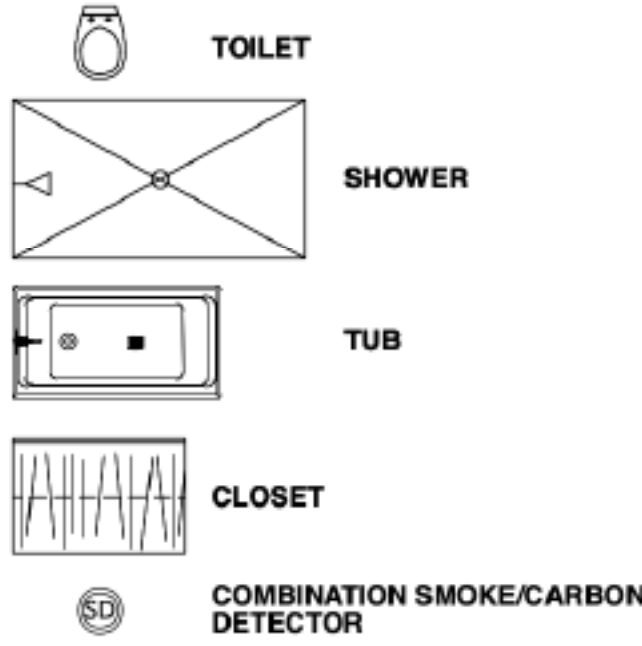
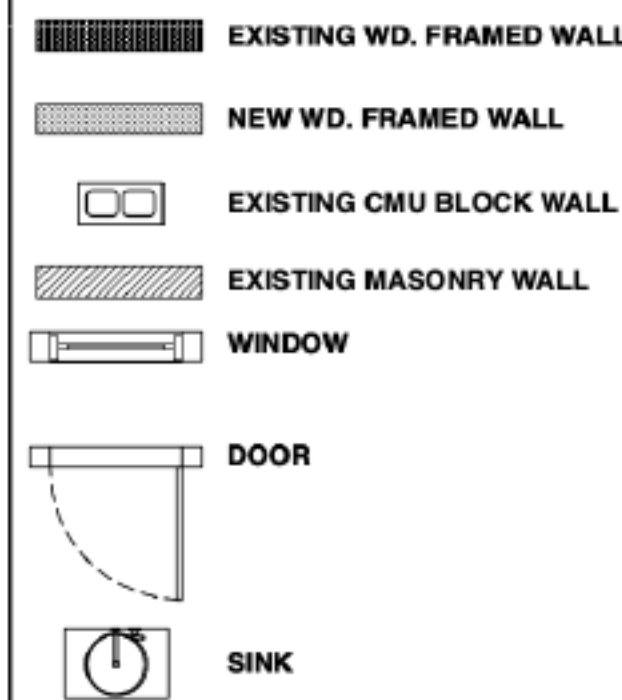
SCALE: SEE SHEET

ARCHITECT APPROVAL STAMPS + SIGNATURES:

PROPOSED ROOF PLAN

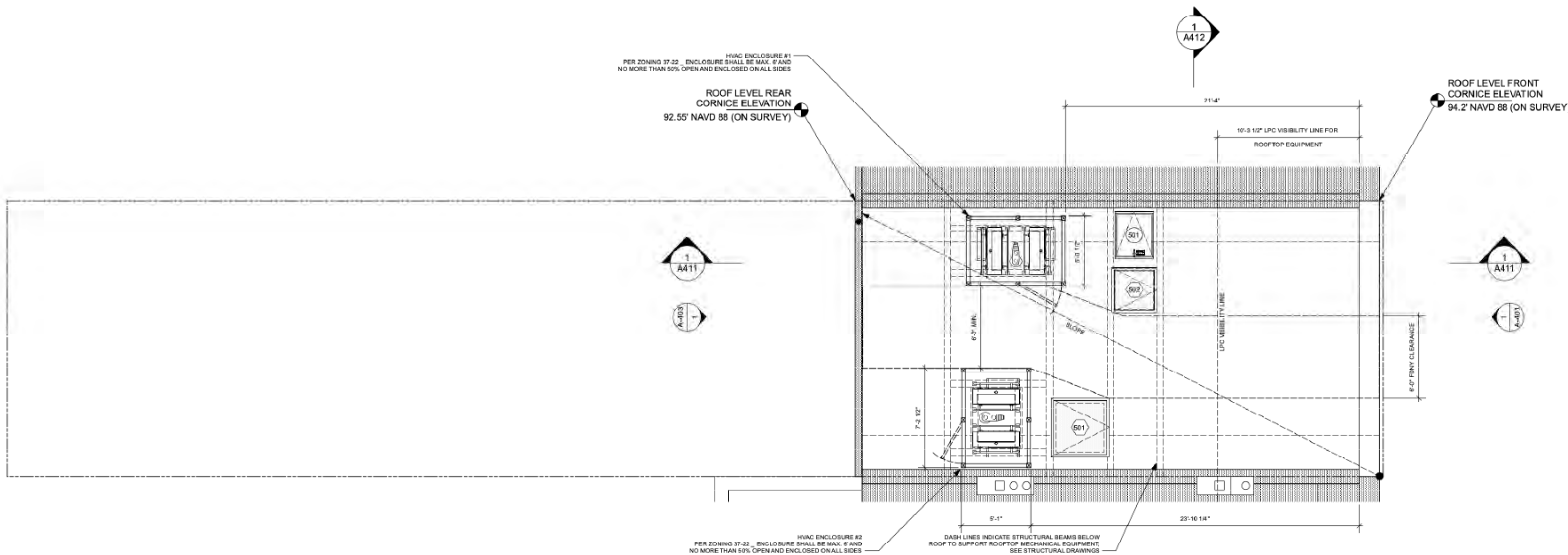
A-116.00

LEGEND



GENERAL NOTES

- 1) EXISTING HISTORICAL STAIR TO BE REBUILT BY THRID PARTY SPECIALIST FROM BASEMENT TO 2ND FLOOR; CONTRACTOR TO SUPPORT WORK
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1 PROPOSED ROOF PLAN
1/4\" = 1'-0\"

LANDMARKS PRESERVATION COMMISSION PRESENTATION

SEPTEMBER 29TH, 2026

68 SOUTH PORTLAND AVE. LLC RENOVATION

68 SOUTH PORTLAND AVE LLC
68 SOUTH PORTLAND AVENUE,
BROOKLYN, NY 11217

PLANS

19 OF 19

September 29, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 3, LPC-26-11471

**68 South Portland Avenue – Fort Greene Historic District
Borough of Brooklyn**

To testify virtually, please join Zoom

Webinar ID: 165 524 7850

Passcode: 283119

By Phone: 646-828-7666 US (New York)

833 435 1820 US Toll-free

833 568 8864 US 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.