

December 10, 2024  
Public Hearing

The current proposal is:

Preservation Department – Item 2, LPC-24-06787

**260-264 Waverly Avenue – Clinton Hill Historic District**  
**Borough of Brooklyn**

To testify virtually, please join Zoom

**Webinar ID:** 161 504 4717

**Passcode:** 149079

By Phone: 646-558-8656 (NY)

877-853-5257 (Toll free) US

888-475-4499 (Toll free)

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**Landmarks Preservation  
Commission**

Location

264 Waverly Ave  
Brooklyn, NY 11205

Renovation Scope

New windows at primary and secondary facades  
Replace existing primary facade windows and doors  
New balcony and roof deck in the rear side  
Excavated basement level

Submission prepared by

Palette Architecture

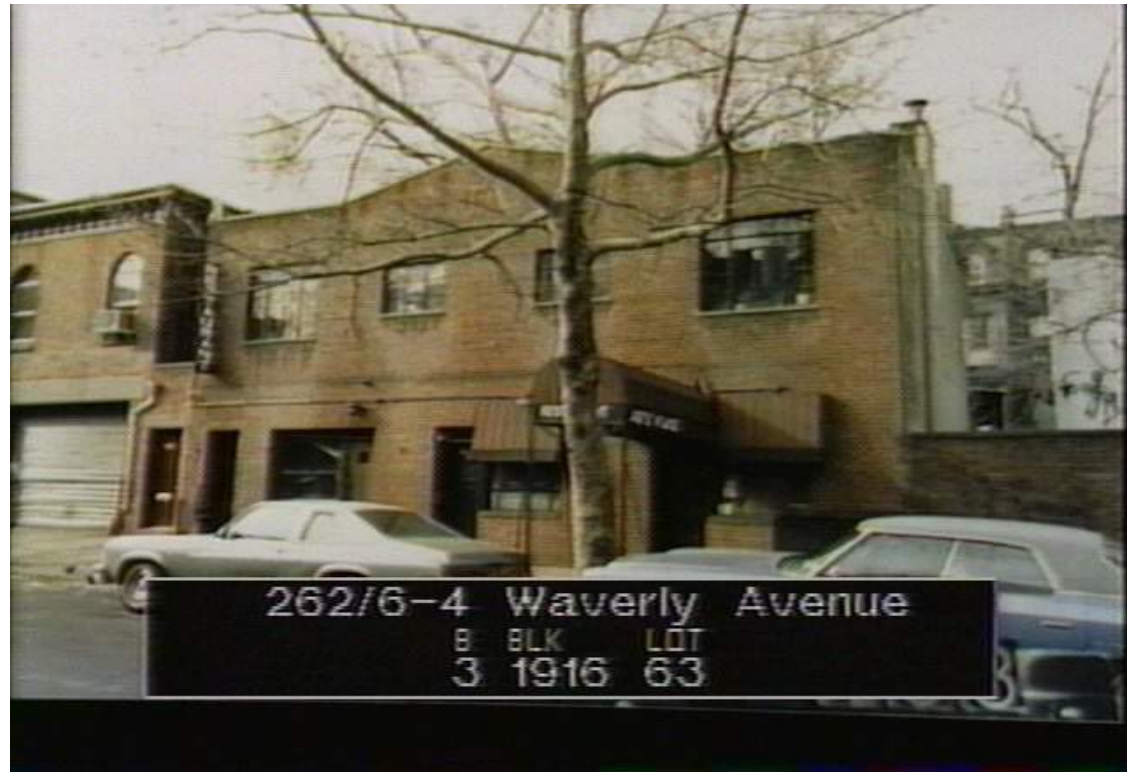
57 W 16th ST 4th Floor  
New York, NY 10011

**PALETTE**

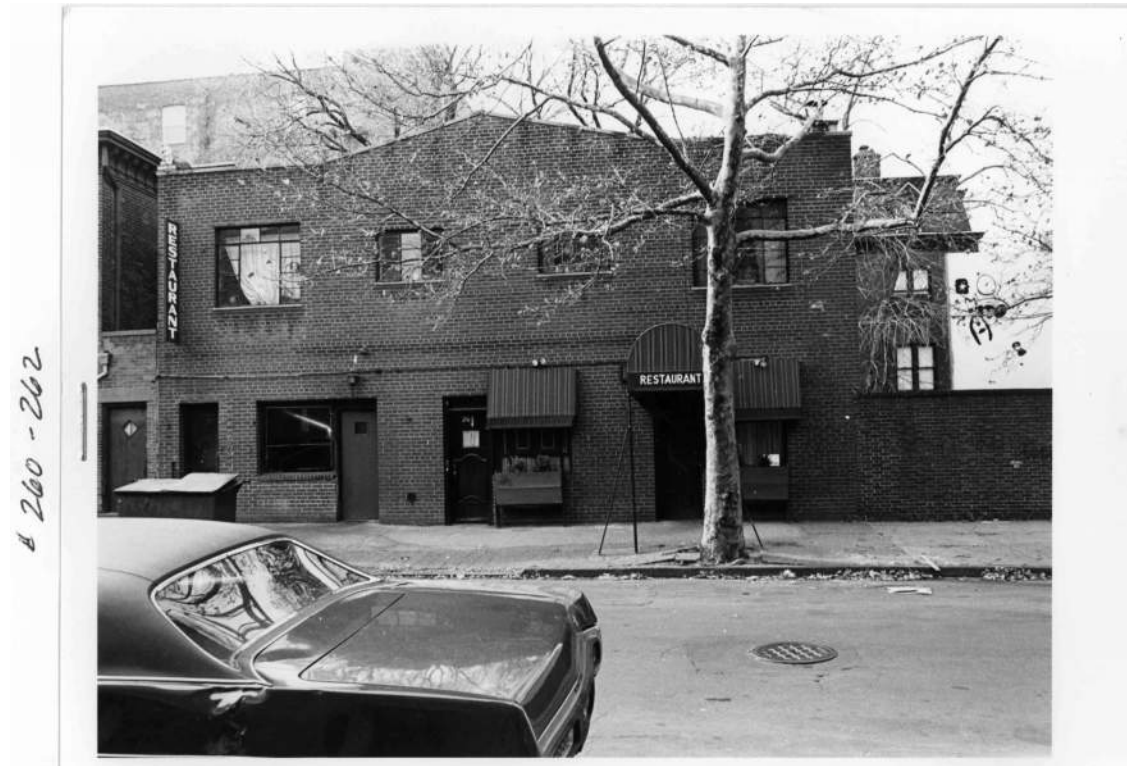


Existing photos

# Primary facade



Project Site



Existing photos

# Primary facade

Cornice added

Window profiles changed

Lintels added

Garage door added



# Location information



Block:	1916
Lot:	63
Zoning Map:	16c
Construction Class:	Two-story masonry
Proposed Use:	Single-family
Primary Zoning:	R6B
Commercial Overlay:	None
Special Purpose District:	N/A
Landmarked:	Yes

# Carriage houses on the block

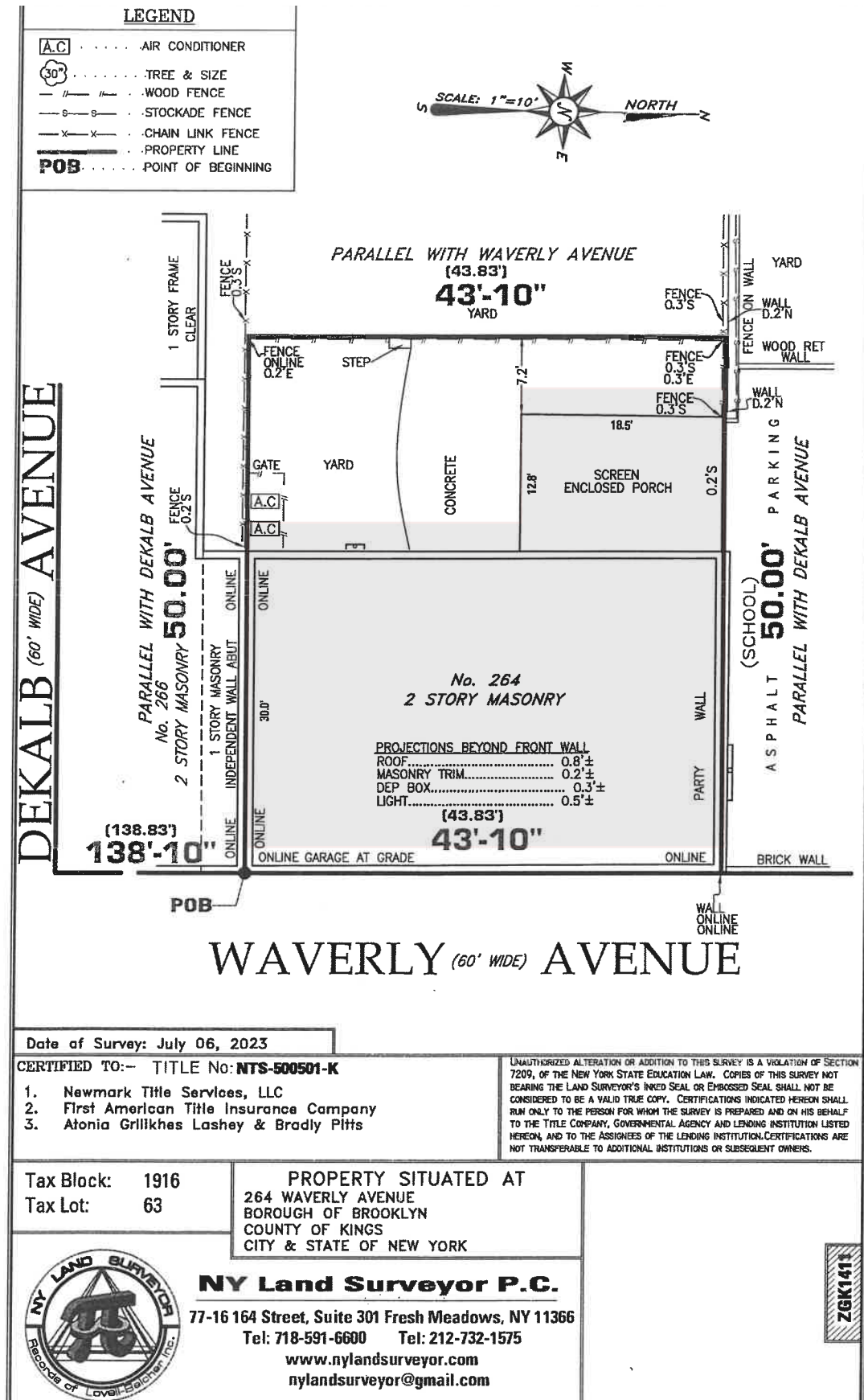


Location information

# Carriage houses on the block






# Location information

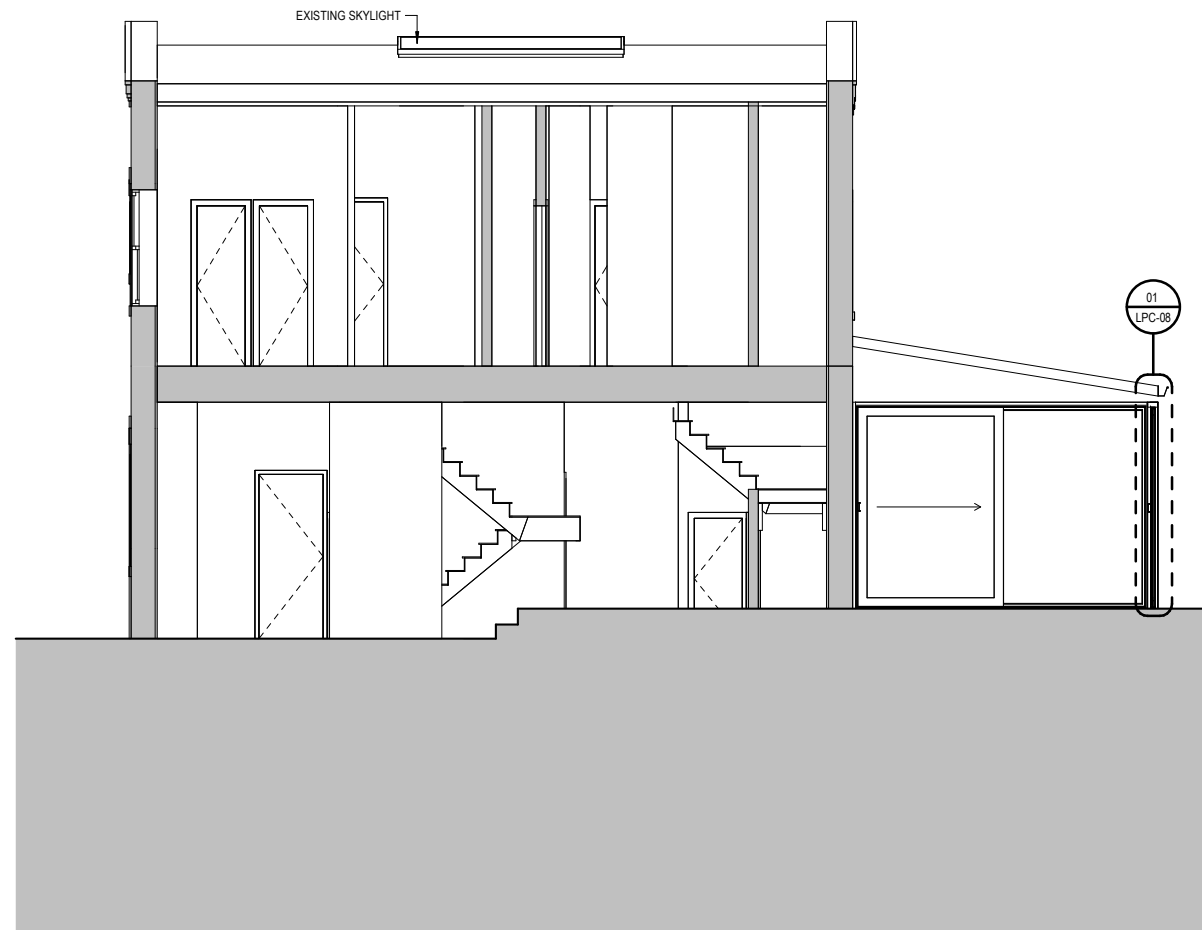


Allowable Lot Coverage:	60%
Lot Area:	43.83 ft x 50.00 ft = 2,191.5 sf
Total Allowable Lot Coverage:	2,191.5 sf x 60% = 1,314.9 sf
Proposed Lot Coverage:	Unaltered
Maximum Floor Area Ratio:	2.00
Allowable Floor Area:	2,191.5 sf x 2.00 = 4,383 sf
Proposed Floor Area:	Unaltered

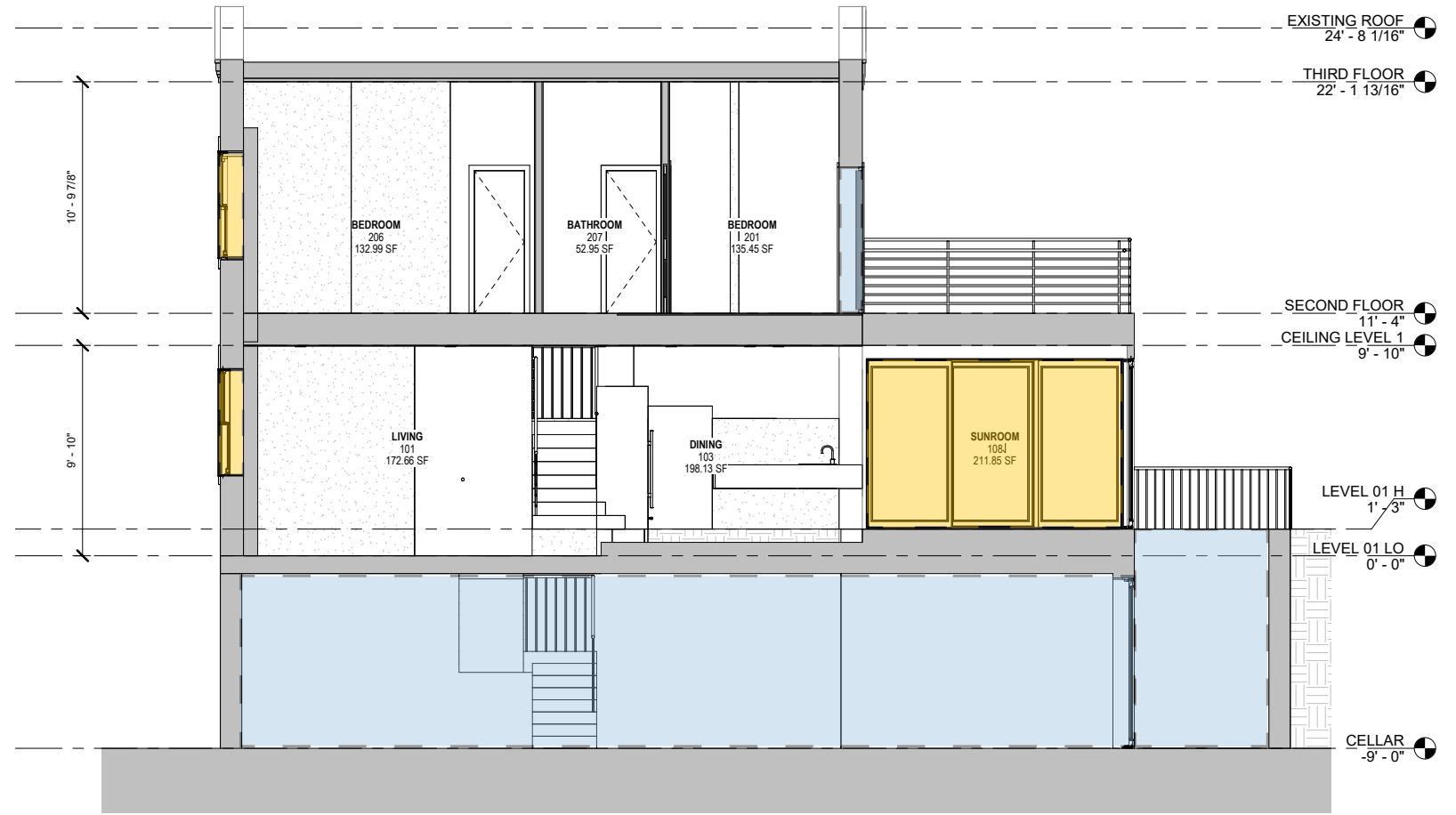


# Existing & Proposed Building sections

-  Replacement
-  New
-  Demolition



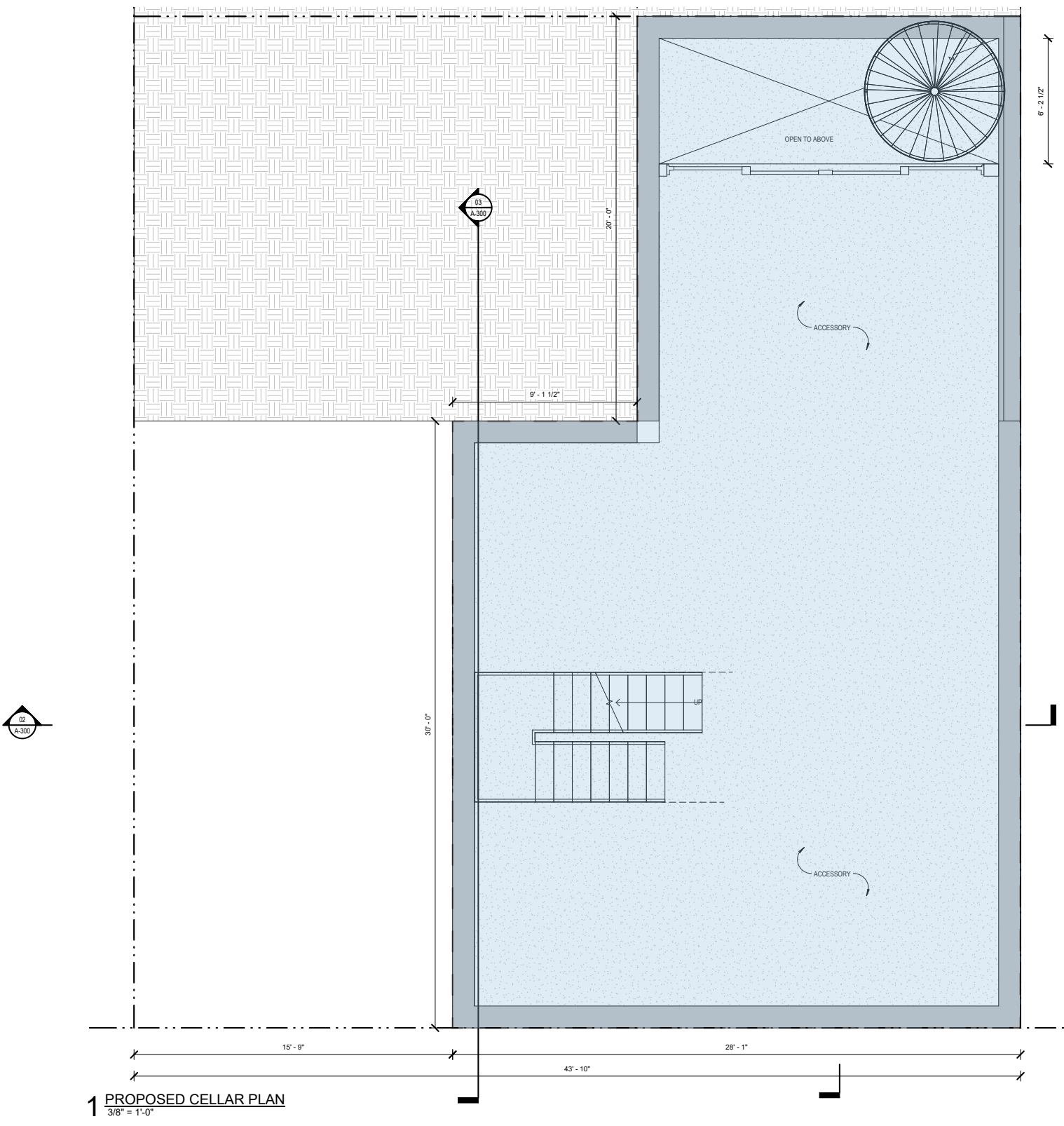
**2** LPC - BUILDING SECTION - EXISTING  
1/4" = 1'-0"



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

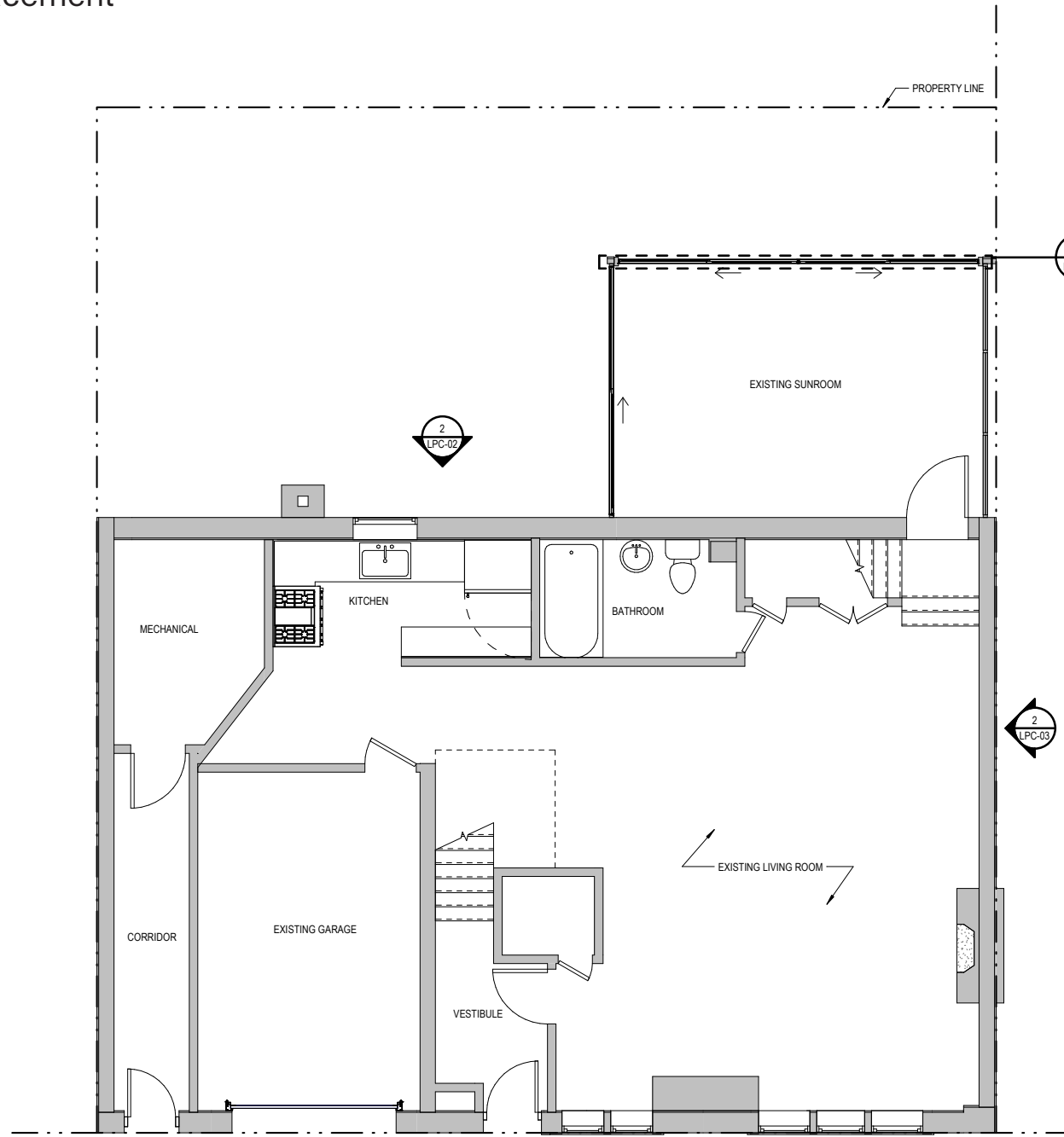
Proposed  
**Floor plans - Cellar**

-  Replacement
-  New

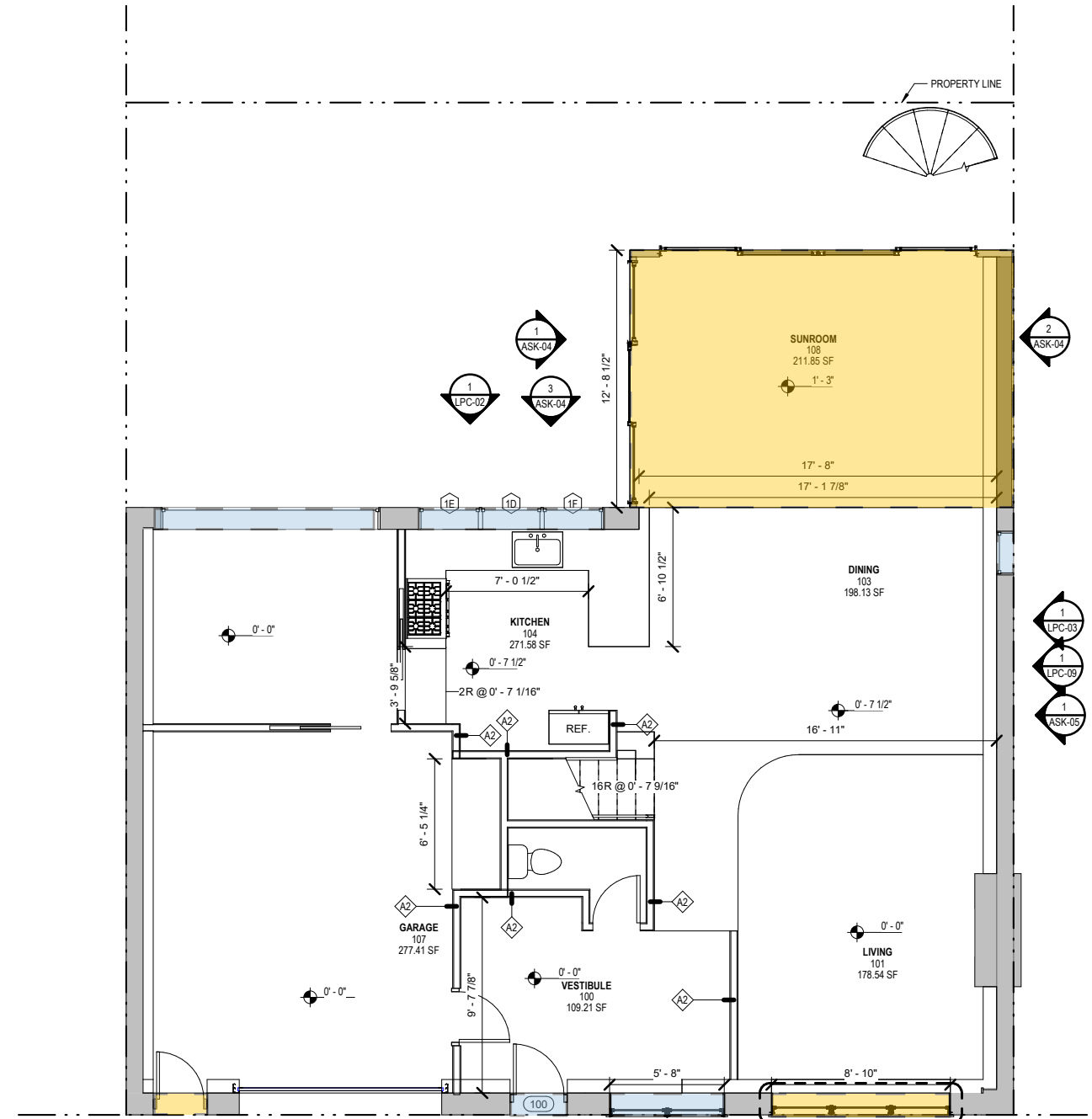


# Floor plans - First floor

-  Replacement
-  New




2 LPC - FIRST FLOOR PLAN - EXISTING  
1/4" = 1'-0"

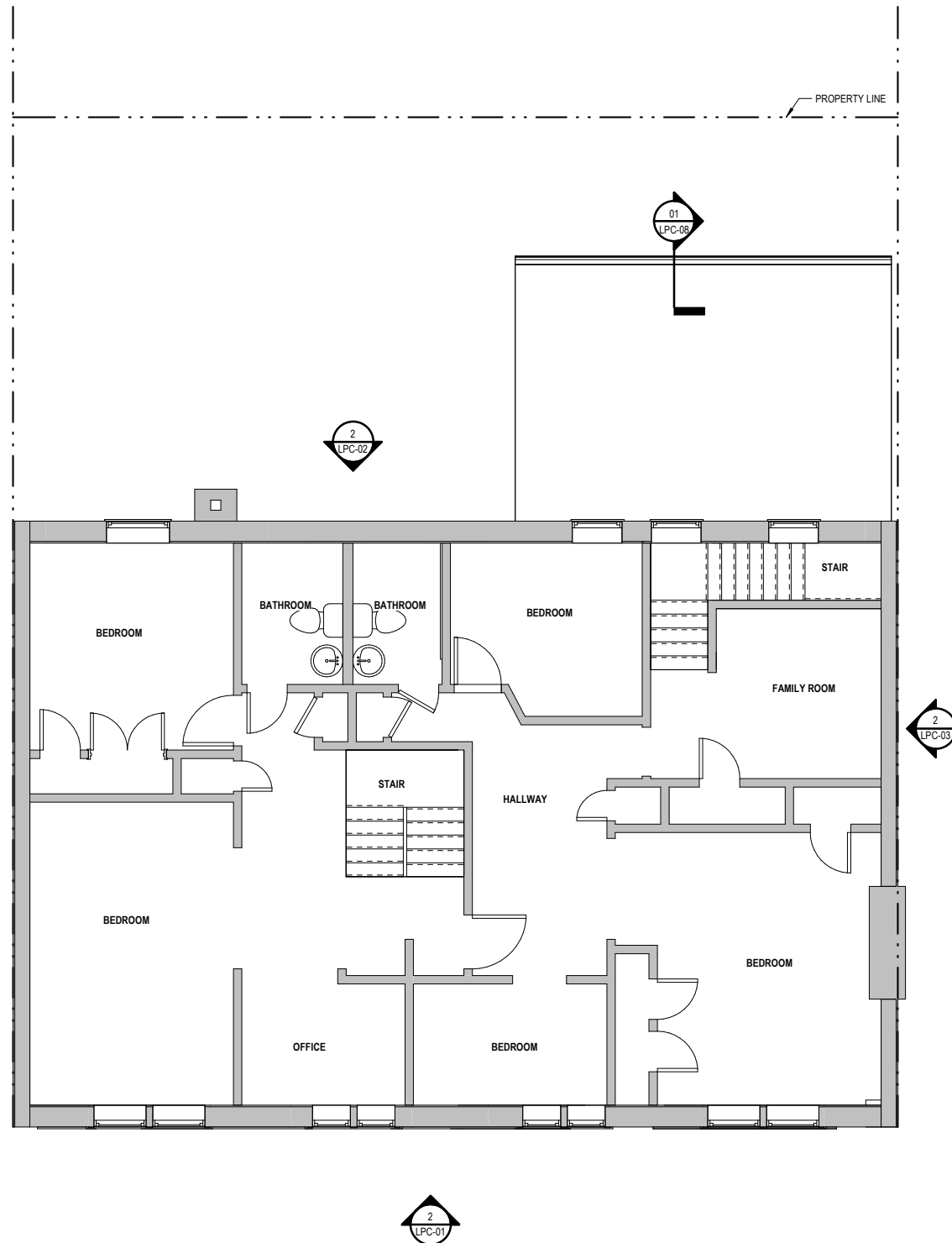


1 LPC - FIRST FLOOR PLAN - PROPOSED  
1/4" = 1'-0"

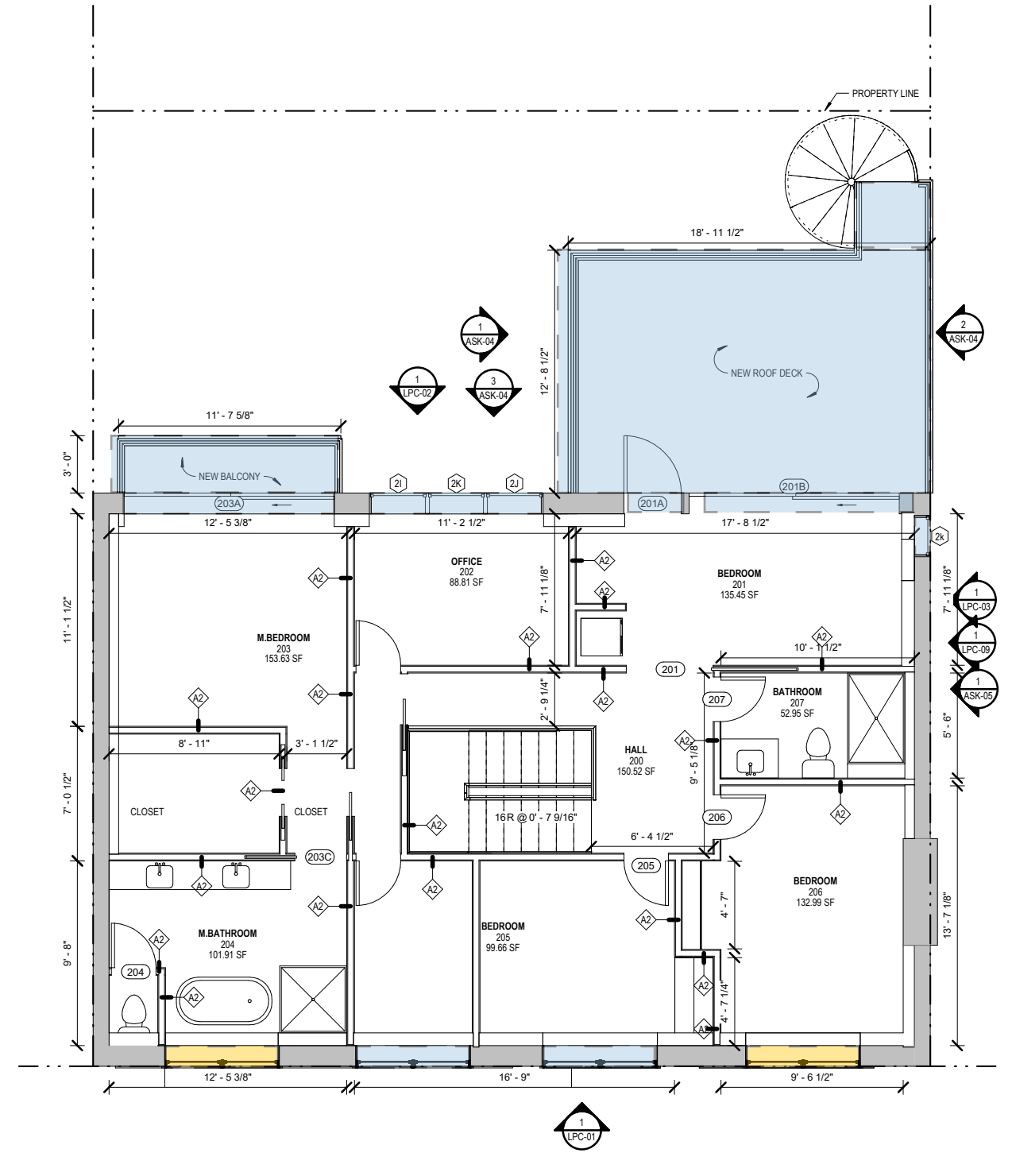


# Existing & Proposed Floor plans - Second floor

-  Replacement
-  New



**2** LPC - SECOND FLOOR PLAN - EXISTING  
1/4" = 1'-0"






**1** LPC - SECOND FLOOR PLAN - PROPOSED  
1/4" = 1'-0"

Existing photos

# Primary facade

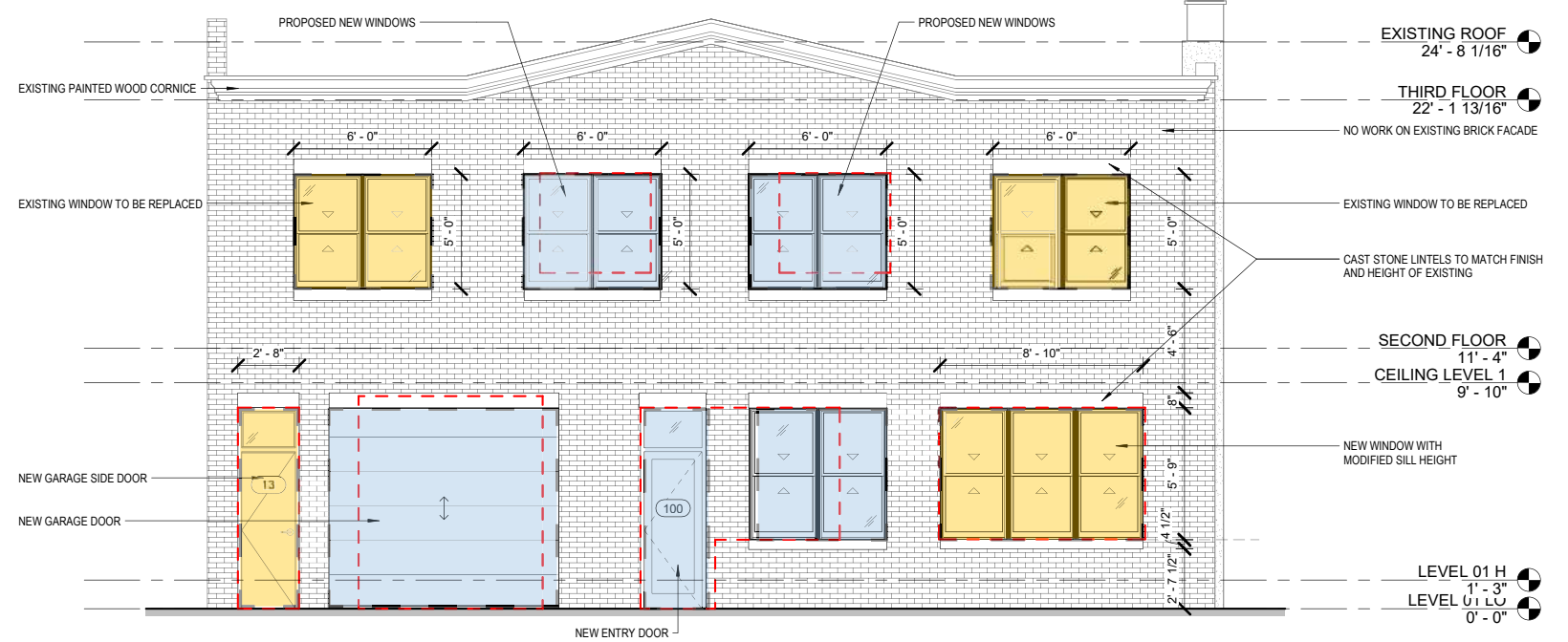


# Existing & Proposed Primary facade

-  Replacement
-  New
-  Demolition



**2** LPC FRONT ELEVATION - EXISTING  
1/4" = 1'-0"






**1** LPC FRONT ELEVATION - PROPOSED  
1/4" = 1'-0"

Existing Photos

# Rear facade



# Existing & Proposed Rear facade

-  Replacement
-  New
-  Demolition



**2** LPC REAR ELEVATION - EXISTING  
1/4" = 1'-0"



**1** LPC REAR ELEVATION - PROPOSED  
1/4" = 1'-0"

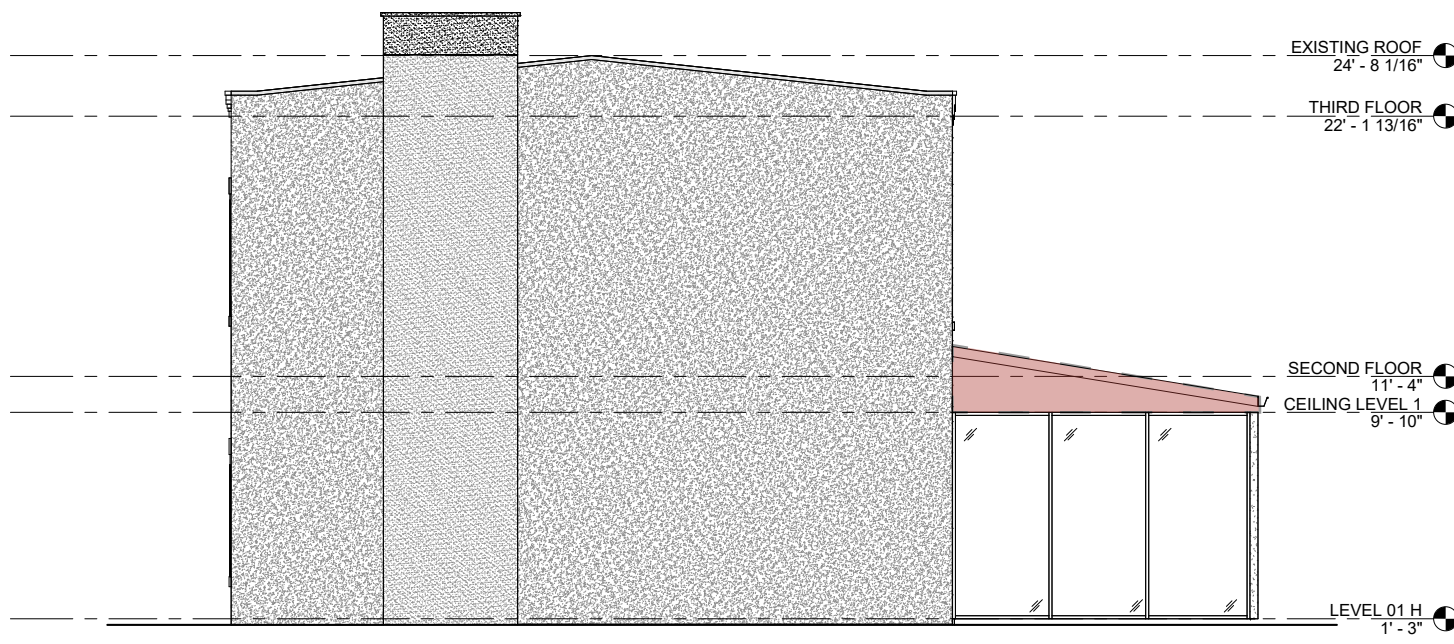


# North facade

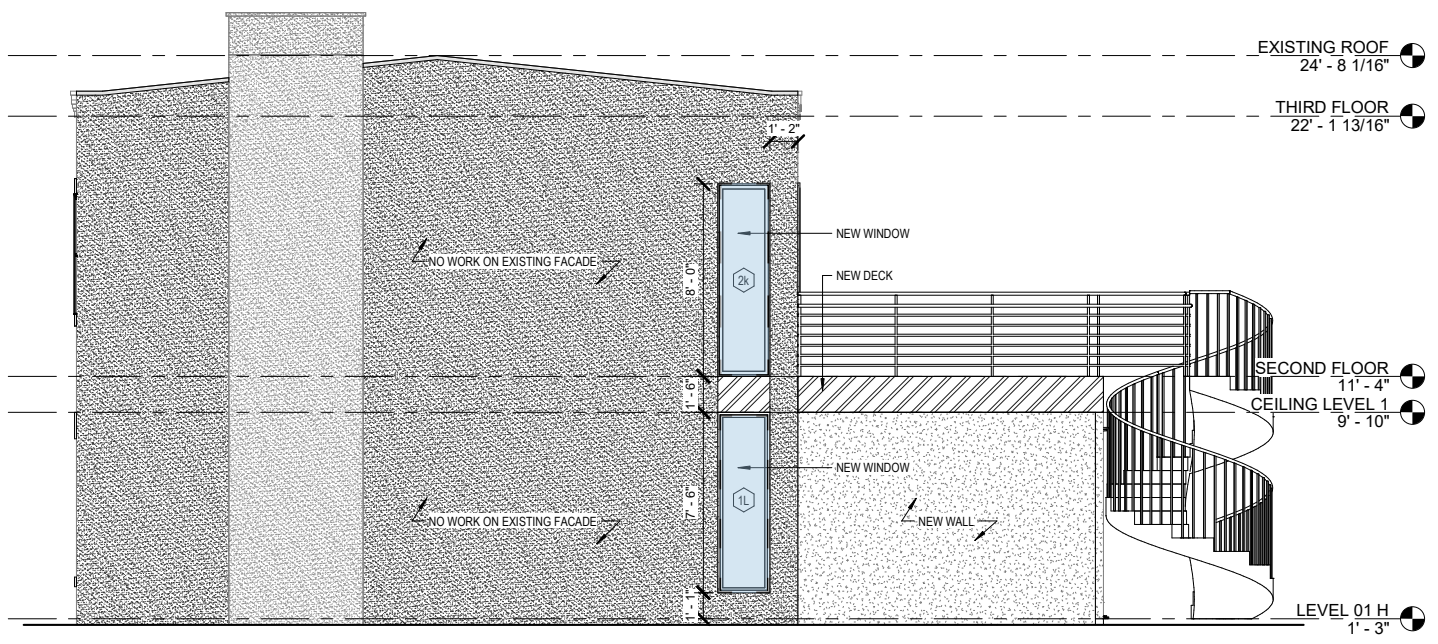


# Existing & Proposed North facade

-  Replacement
-  New
-  Demolition



**2** LPC BUILDING ELEVATION - NORTH - EXISTING  
1/4" = 1'-0"

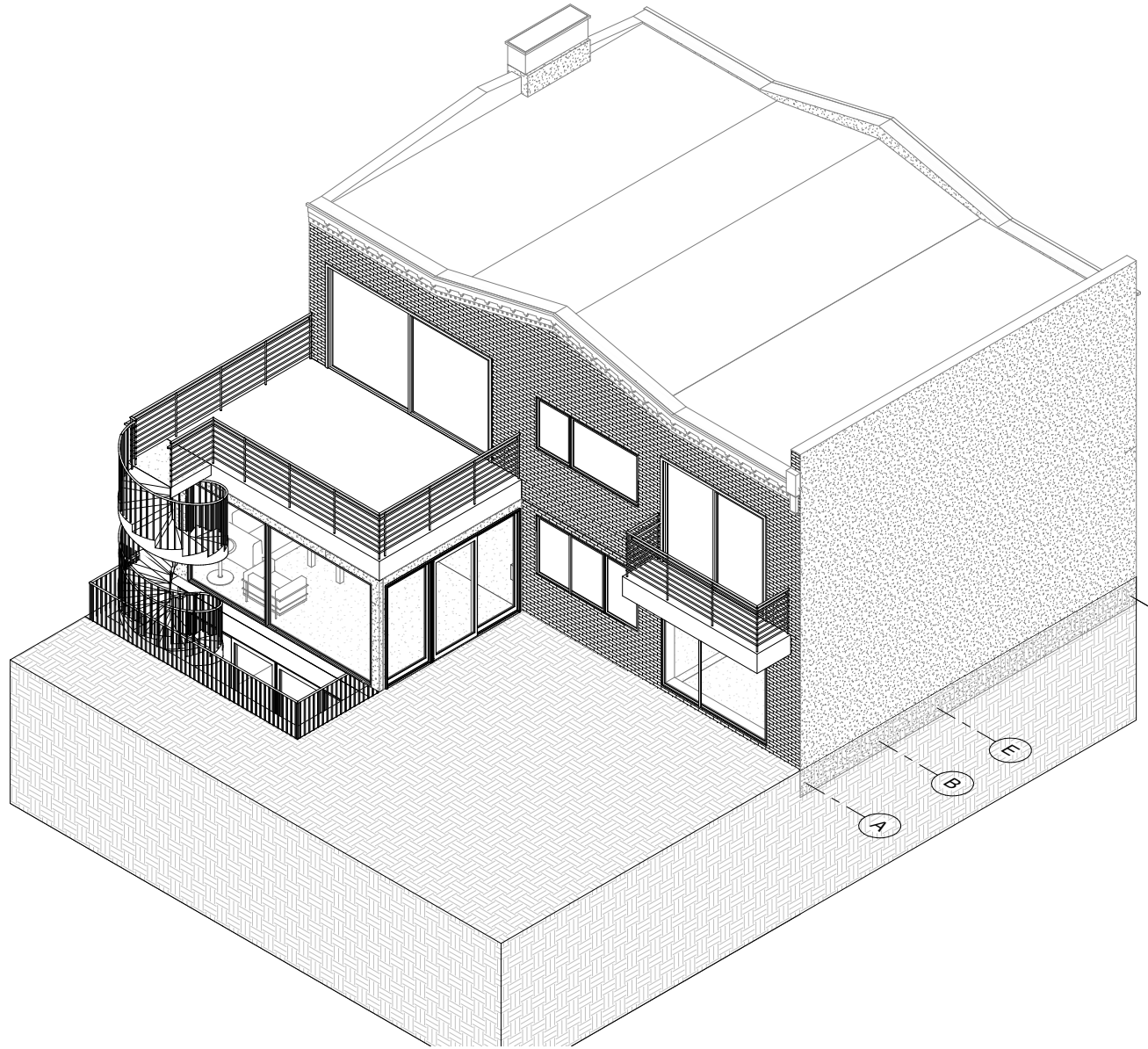


**1** LPC BUILDING ELEVATION - NORTH - PROPOSED  
1/4" = 1'-0"

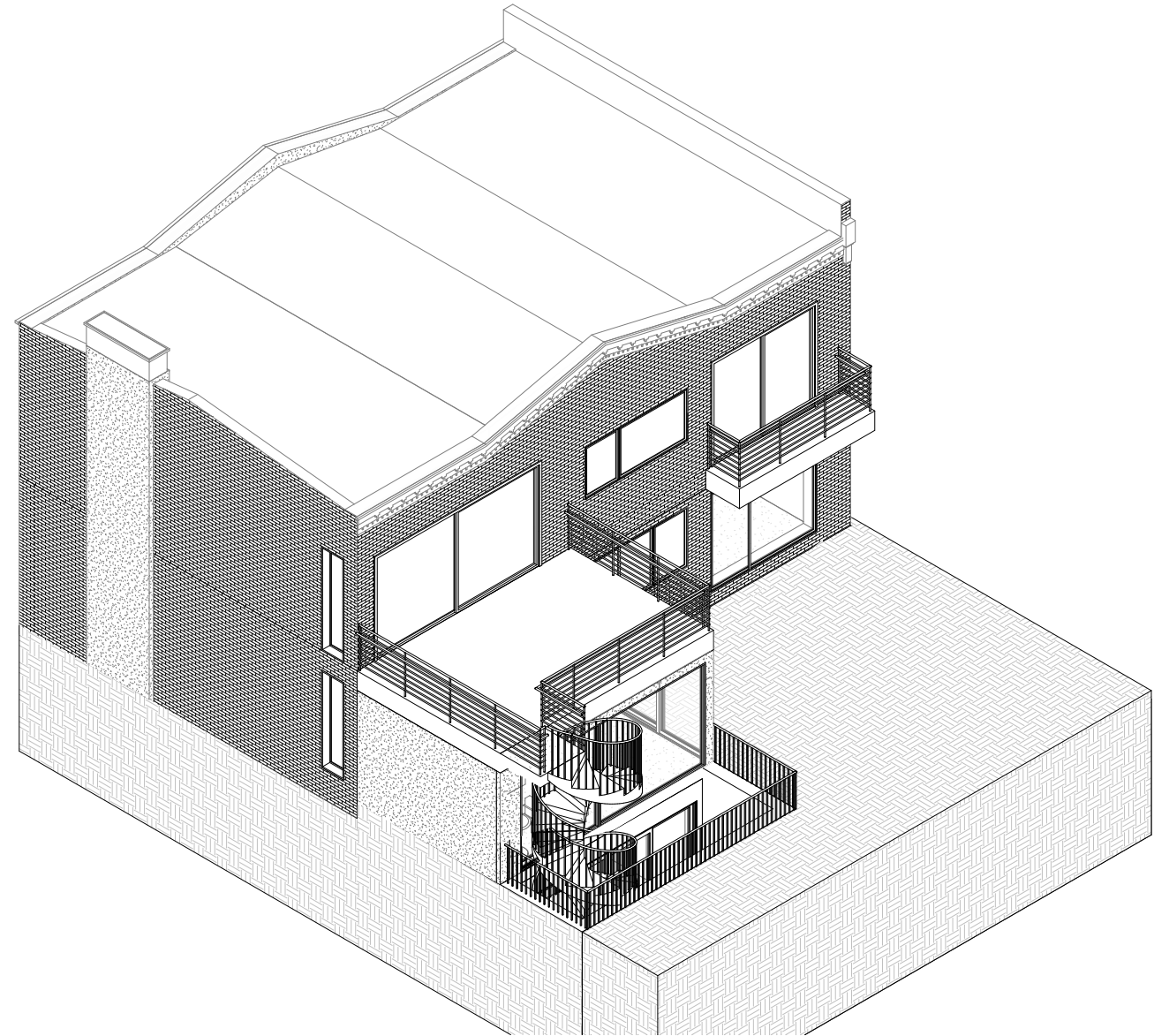
Proposed  
Street views of lot line windows



Proposed  
**Rear facade axon view**



**02** SUNKEN GARDEN - SOUTH



**01** SUNKEN GARDEN - WEST

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# Private pathway from neighbors



# Photo from neighbors lot



# Front facade close up showing painted brick





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