

July 30, 2024
Public Hearing

The current proposal is:

Preservation Department – Item 5, LPC-24-06569

229 Waverly Avenue – Clinton Hill Historic District
Borough of Brooklyn

To testify virtually, please join Zoom

Webinar ID: 869 4840 6655

Passcode: 412825

By Phone: 646-558-8656 (NY)

877-853-5257 (Toll free) US

888-475-4499 (Toll free)

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229 Waverly Ave

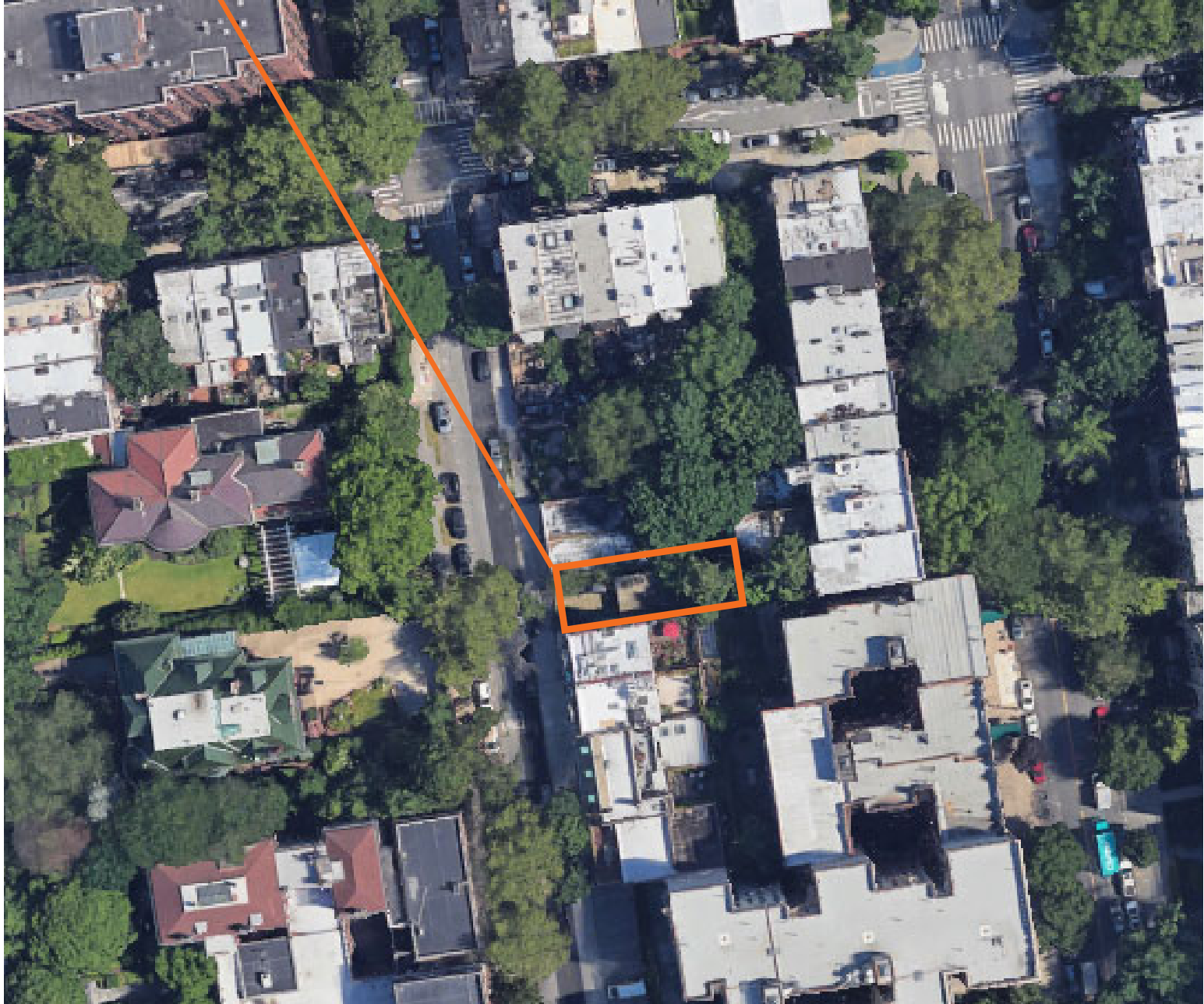
Brooklyn, NY 11205

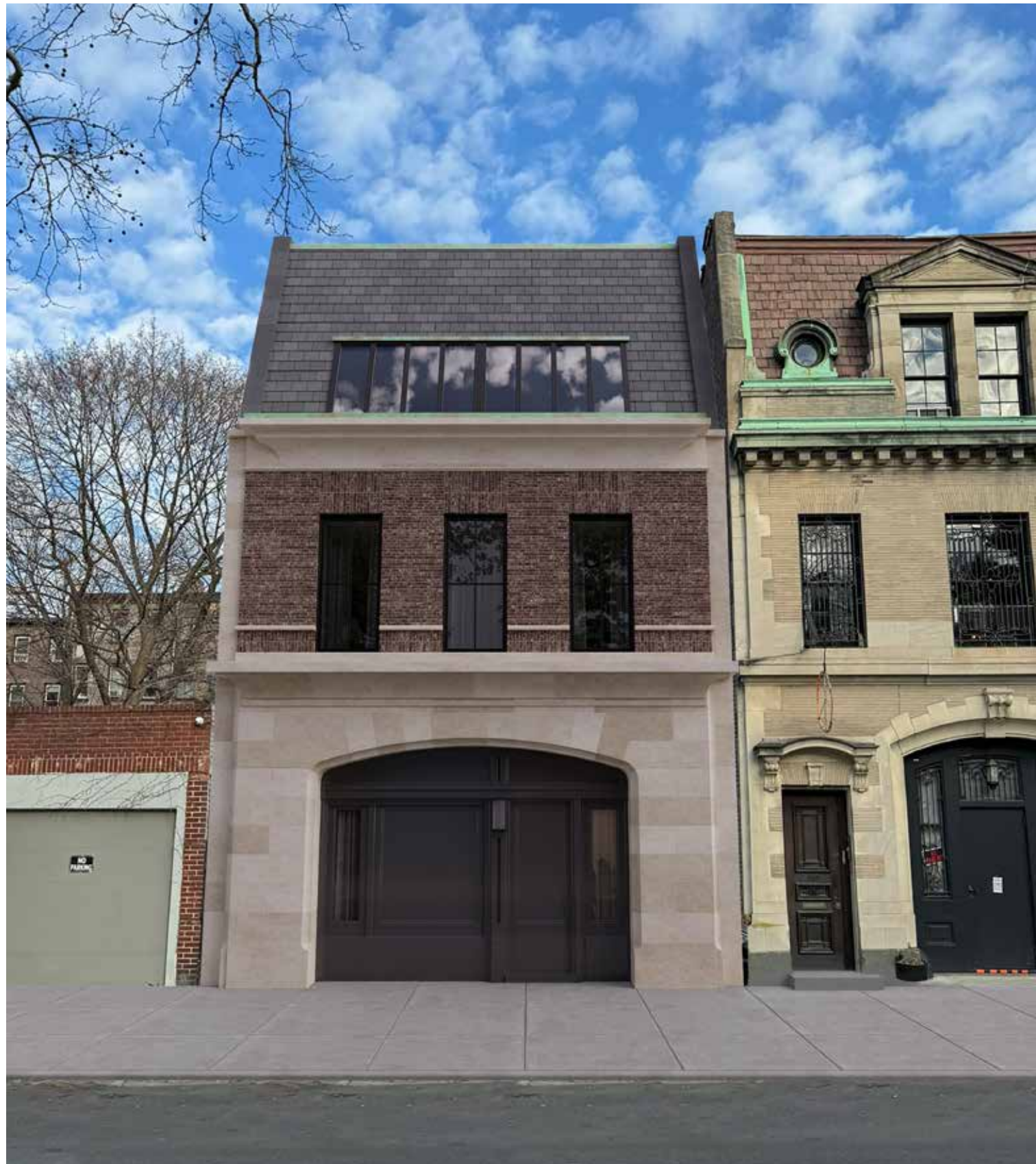
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229 Waverly Ave, Brooklyn, NY 11205





PROPOSED FRONT FACADE

INTRODUCTION

The proposed project is a single family dwelling on an unimproved vacant parcel at 229 Waverly Avenue in the Clinton Hill Historic District.

The Site is on the East side of Waverly, approximately 180 feet from the corner of Willoughby Avenue on a street that primarily was developed as a service street with stables, carriage houses and service buildings for the mansions along Clinton and Washington avenues. Many of these carriage houses survive, all were designed for vehicular use.

Our site is flanked to the North by one story garages at 225 and 227 of no architectural interest. To the South of our site, a pair of Beaux-Arts style carriage houses at 237 and 239 Waverly are mirror images of each other. Named the Lowell M Palmer Carriage House it was designed by Escher and Evans Architects in 1899. This building has Limestone ornamentation, light buff yellow Ironspot brick façade, deeply recessed rectangular windows and entrances, copper detailing and a sloped mansard slate roof with pronounced pedimented hipped dormers.

Continuing on the block to the South, at 241 is a Neo-Georgian three car garage and chauffeur's quarters, the Wallace T Jones Carriage House designed by Frank Freeman Architect in 1916. This also presents a sloped slate mansard roof and copper detailing with a red brick exterior.

Our design proposes a new single family building. The architectural features on the façade maintain vertical alignment with the architectural features from the neighboring property preserving the scale of the blockfront. We have a deeply setback portion of the 4th floor and have minimized the elevator bulkhead and required stair to roof sloping back from the street.

- The façade materials are in keeping with the context –
 - o Indiana limestone
 - o red iron-spot brick
 - o black metal clad wood windows
 - o limestone cornice and copper detailing
 - o synthetic gray slate and gray metal standing seam roofing
 - o Common brick at the rear and (now exposed) side with lotline windows
- A lower limestone cornice band aligns with the neighbor
- A higher cornice aligns with the neighbor and sets off the Mansard roof.
- The neo-slate mansard roof echoes the neighboring property
- Sloped glazing in the mansard is reminiscent of a north-light and remains deferential to the ornamentation of the neighboring properties
- Rectangular punched windows are deeply recessed
- The street openings recall the carriage doors of the block.

229 WAVERLY AVENUE

DISTRICT INFORMATION

BROOKLYN
 BLOCK: 1917
 LOT: 18
 C8
 ZONING DISTRICT: R6B
 UNDERLYING REGULATION: R6B QUALITY HOUSING PROGRAM

PROPERTY INFORMATION

ZONING DISTRICT: R6B RESIDENTIAL
 ZONING MAP: 16-C
 STREET WIDTH (WAVERLY AVENUE): 55' NARROW
 BUILDING CLASS: RESIDENTIAL
 NUMBER OF BUILDINGS: 1
 RESIDENTIAL UNITS: 3
 NUMBER OF FLOORS: 4

PROPOSED GROSS FLOOR AREA: 5,510 SF
 LOT AREA: 2,500 SF
 LOT FRONTAGE: 25 FT
 LOT DEPTH: 100 FT
 MAX. FAR: 2.00 (BASIC) or 2.20 (INCLUSIONARY)
 PROPOSED ZONING FLOOR AREA: 4,979 SF
 ALLOWABLE ZFA: 5000.00 SF



NYC Digital Tax Map

Effective Date : 01-27-2020 14:43:36
 End Date : Current
 Brooklyn Block: 1917



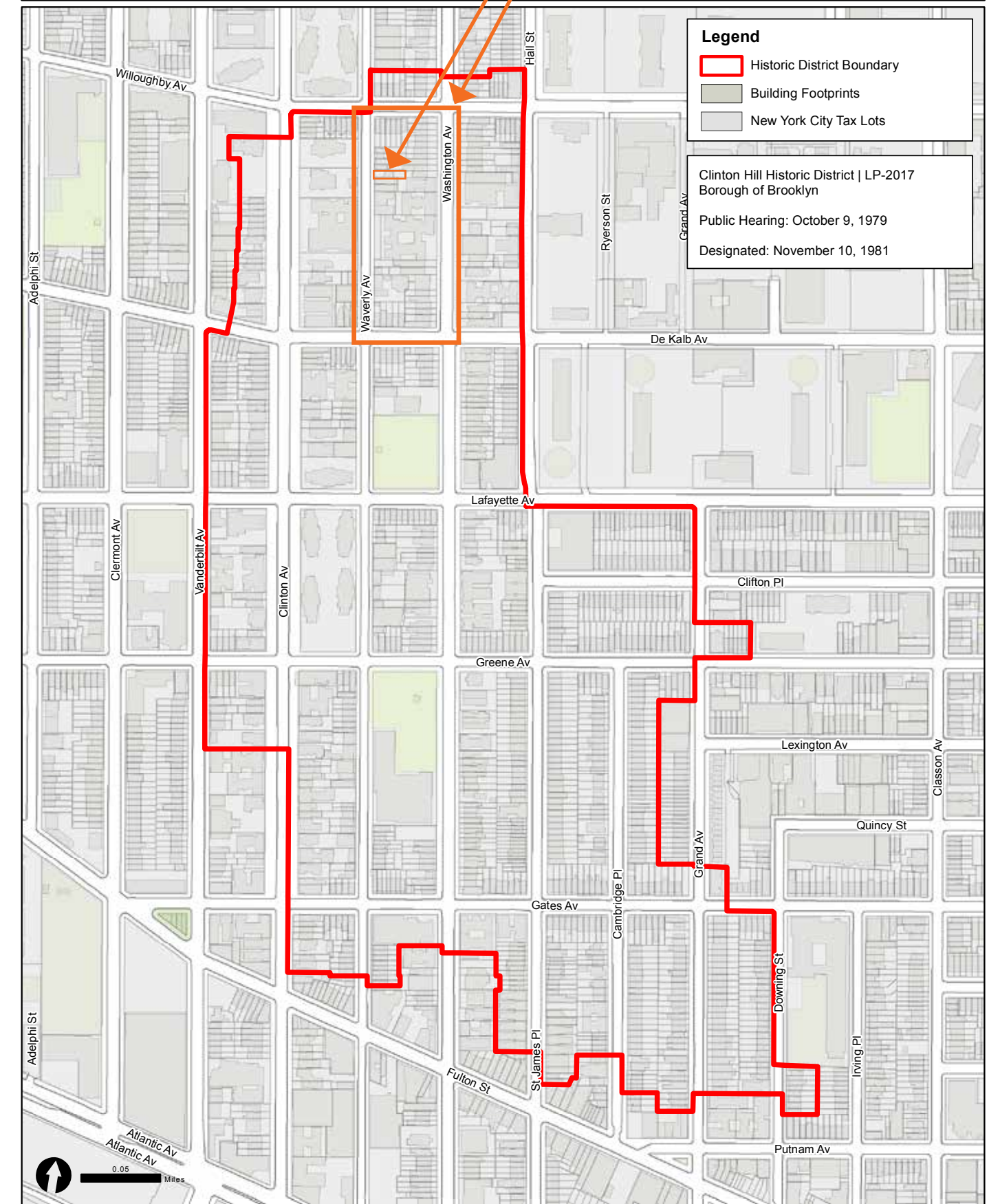
Legend

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon



NYC TAX MAP

Clinton Hill Historic District | LP-2017



Graphic Source: Map PLUTO, Edition 18v1, Author: New York City Landmarks Preservation Commission, LCR Date: 1.28.2019



① 229 + 237 WAVERLY AVE 1940s



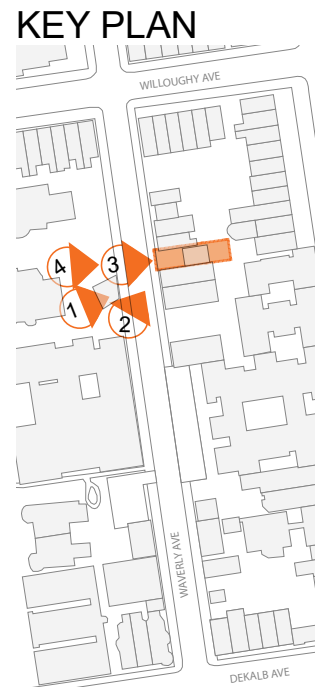
② SITE - LOOKING NORTH

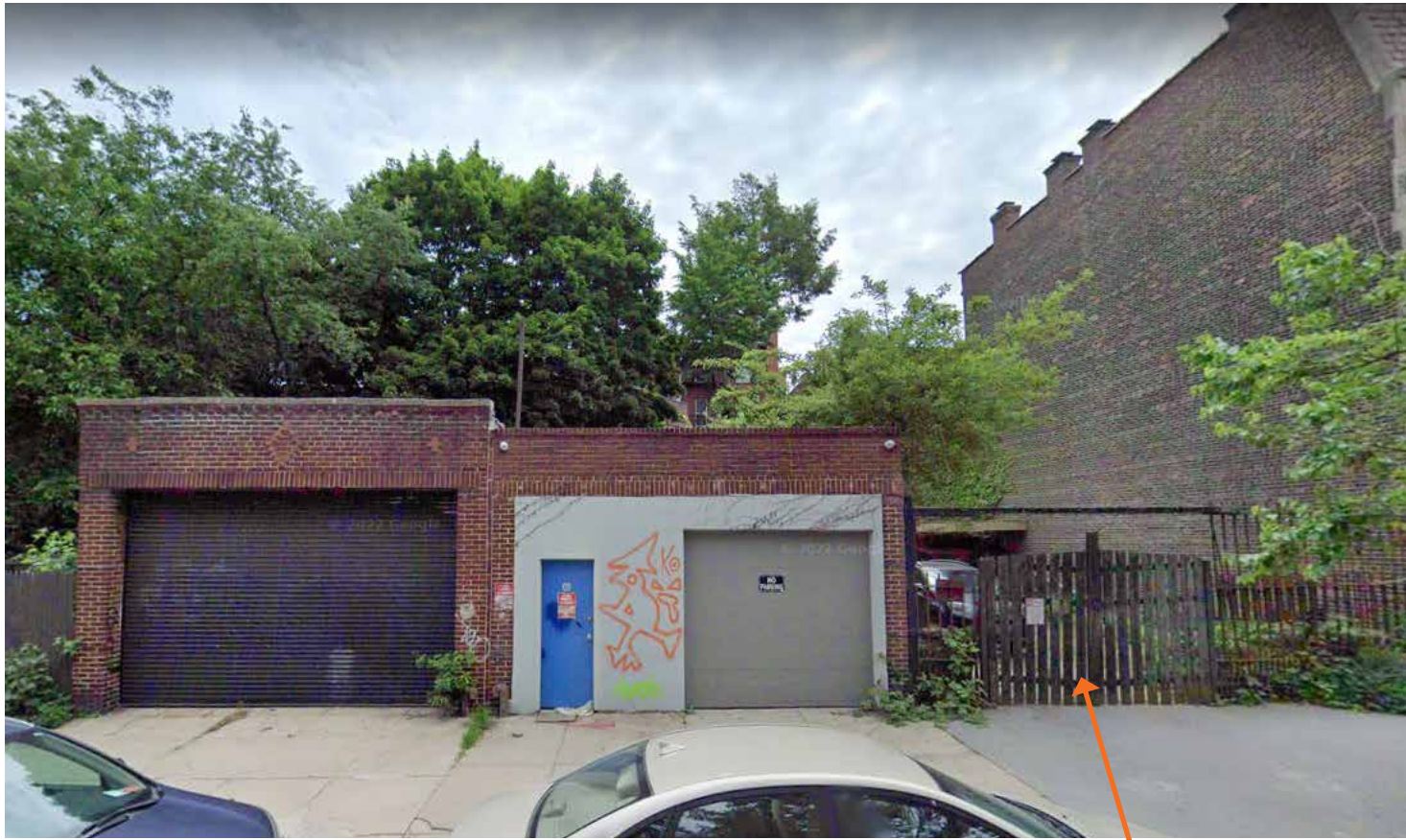


③ SITE 1980



④ SITE - LOOKING EAST



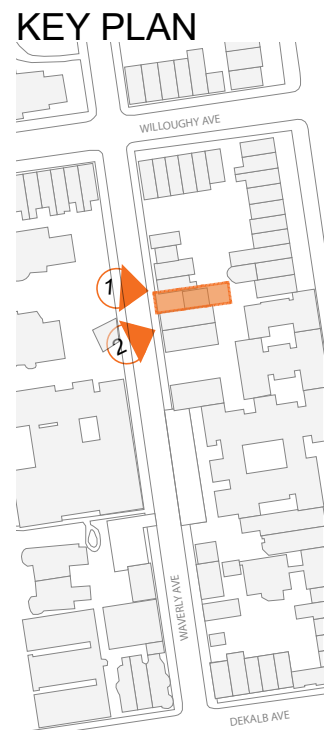


① 227 WAVERLY AVE - GARAGES / COMMERICAL

SITE



② 237 WAVERLY AVE - CONVERTED CARRIAGE HOUSE
 LOWELL M. PALMER CARRIAGE HOUSE
 ESCHER + EVANS ARCHITECTS 1899

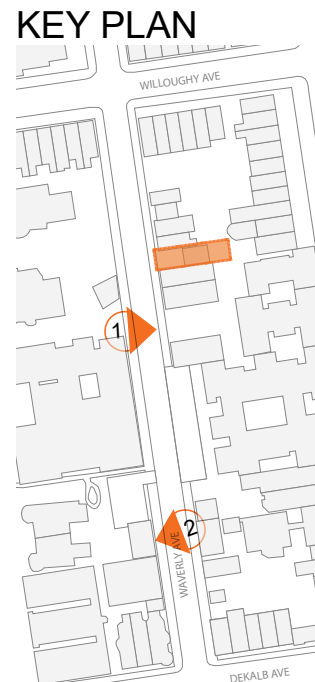




① 241 WAVERLY AVE - CONVERTED CARRIAGE HOUSE
 WALLACE T JONES CARRIAGE HOUSE
 FRANK FREEMAN ARCHITECT 1916



② 266 WAVERLY AVE - CONVERTED CARRIAGE HOUSE





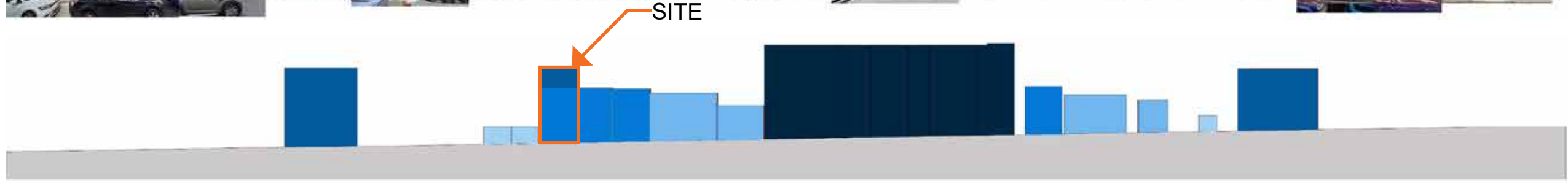
HISTORICAL MAP 1906



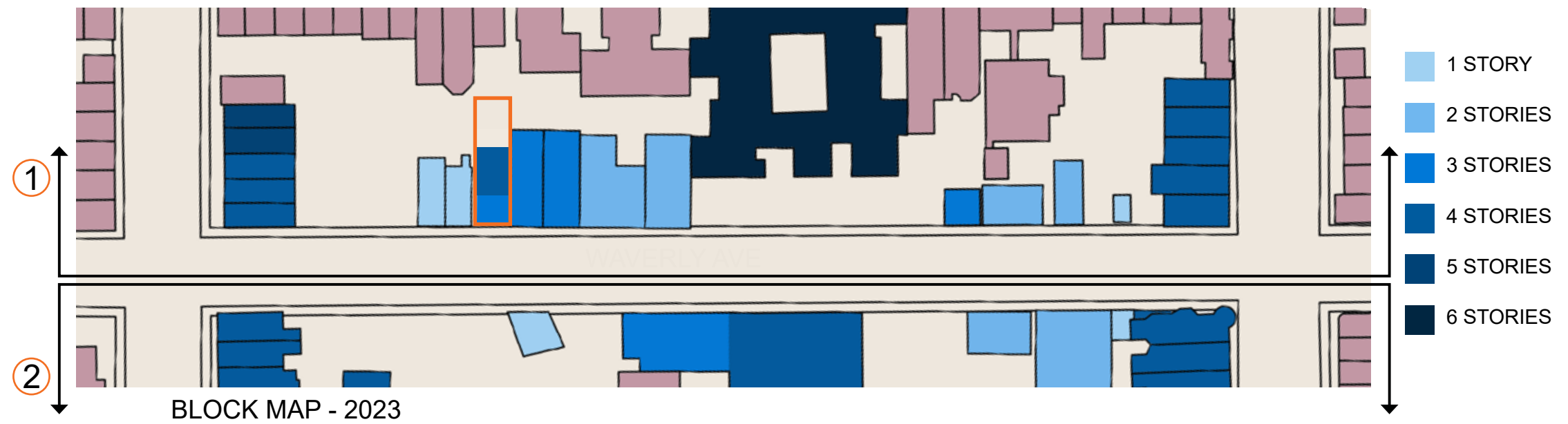
SANBORN MAP 1950



ARIAL VIEW 2023



① BUILDING BLOCK LOOKING EAST ALONG WAVERLY AVE



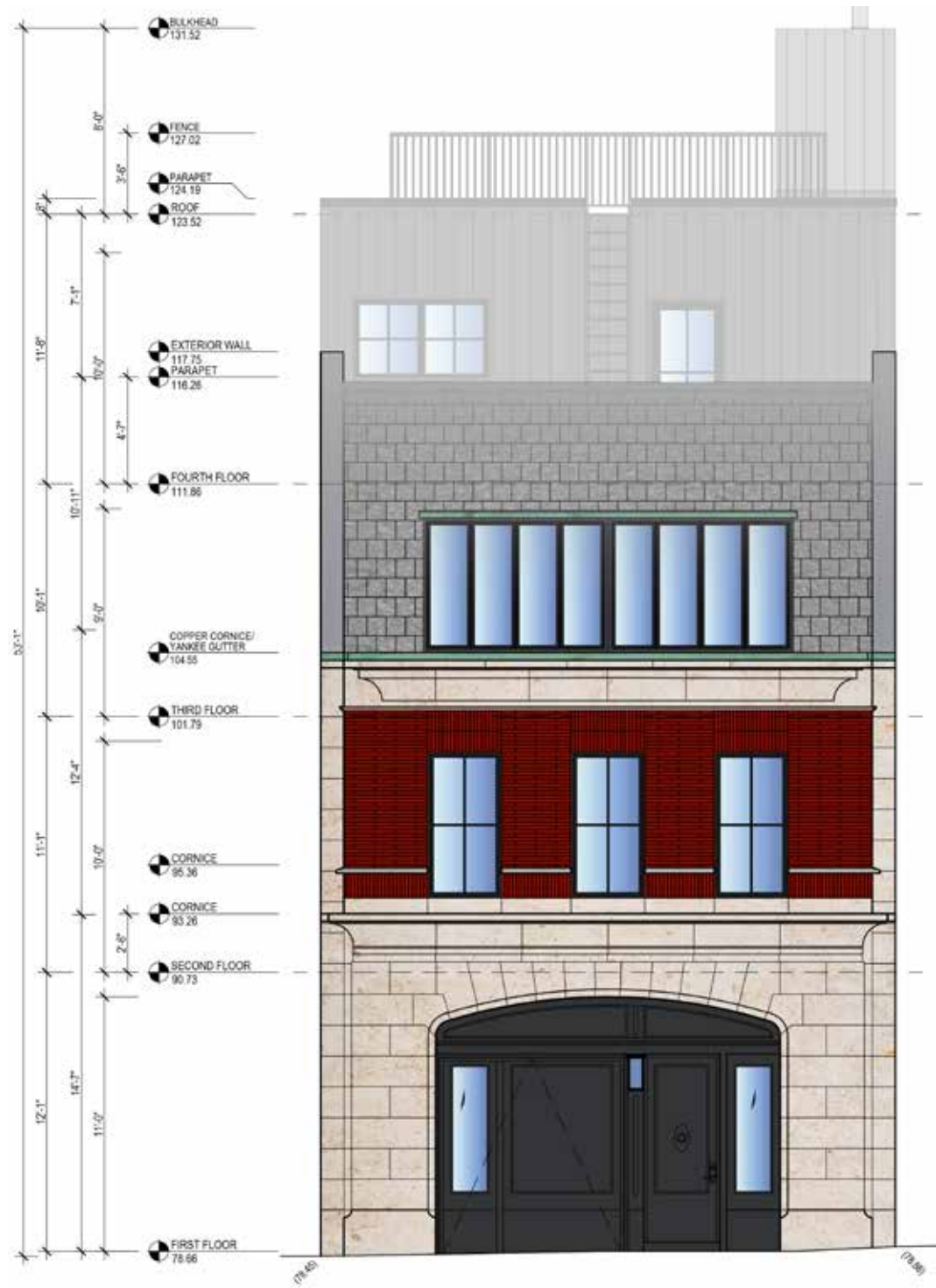
BLOCK MAP - 2023



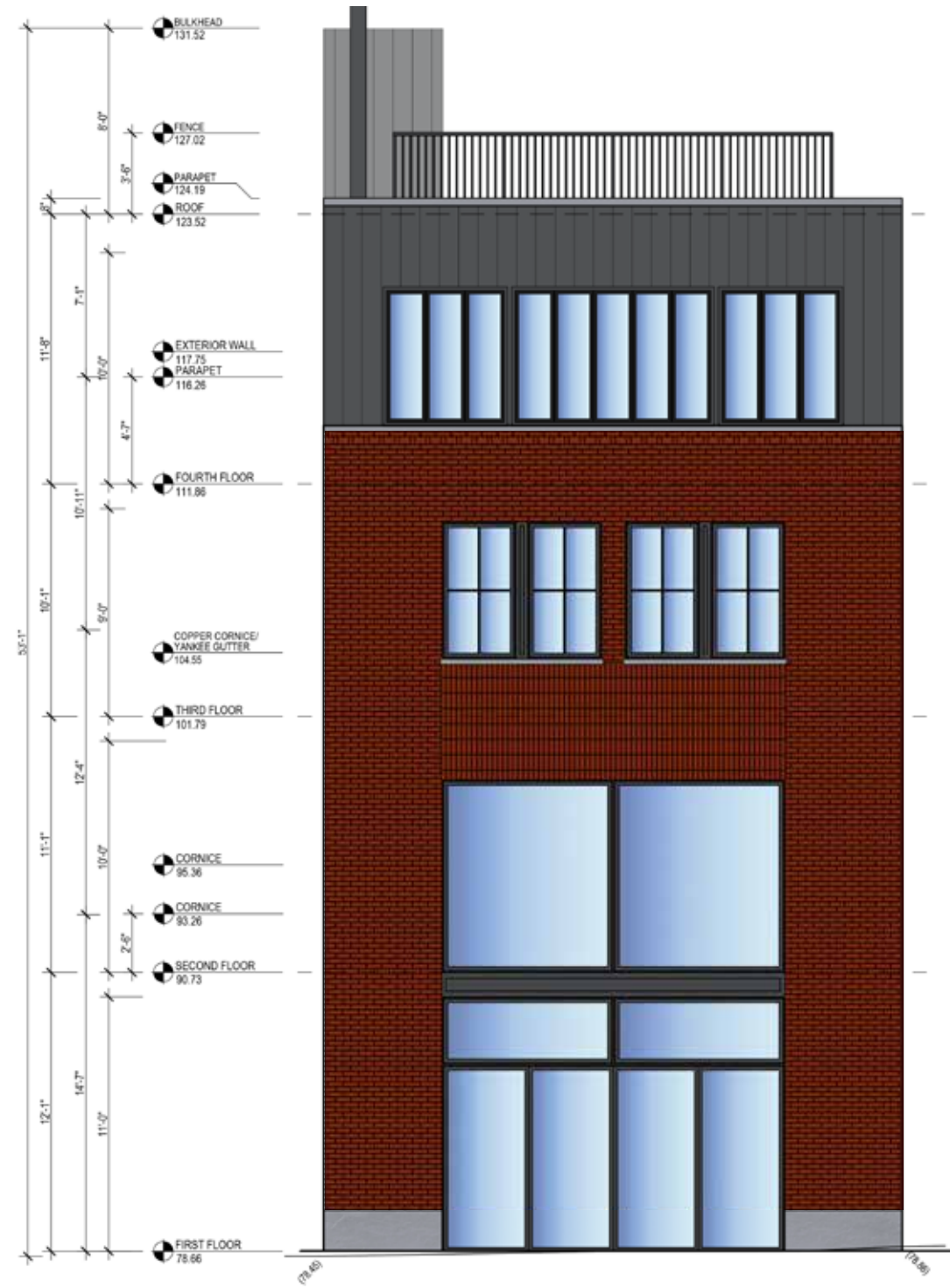
② BUILDING BLOCK LOOKING WEST ALONG WAVERLY AVE



ELEVATIONS

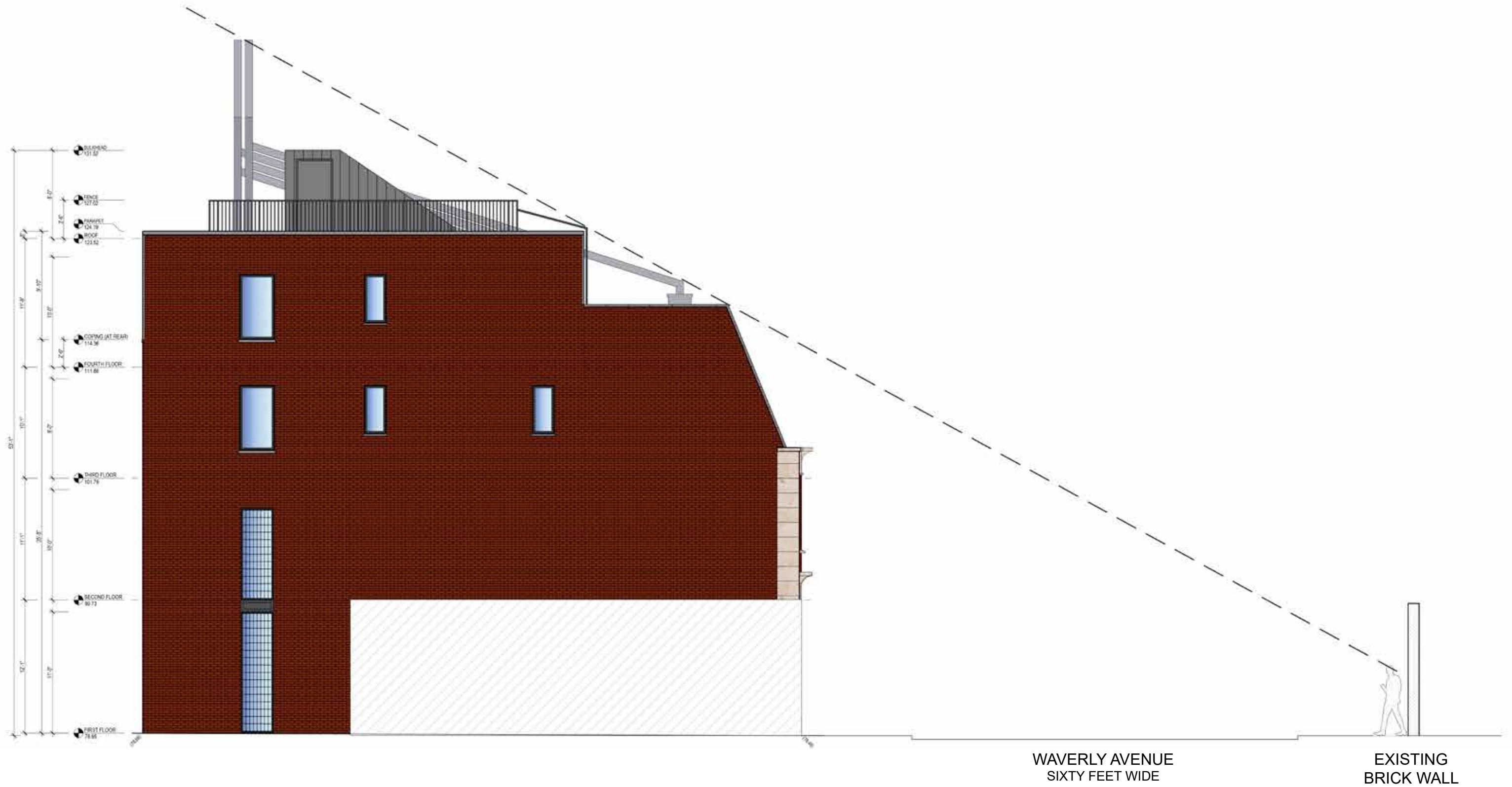


FRONT FACADE

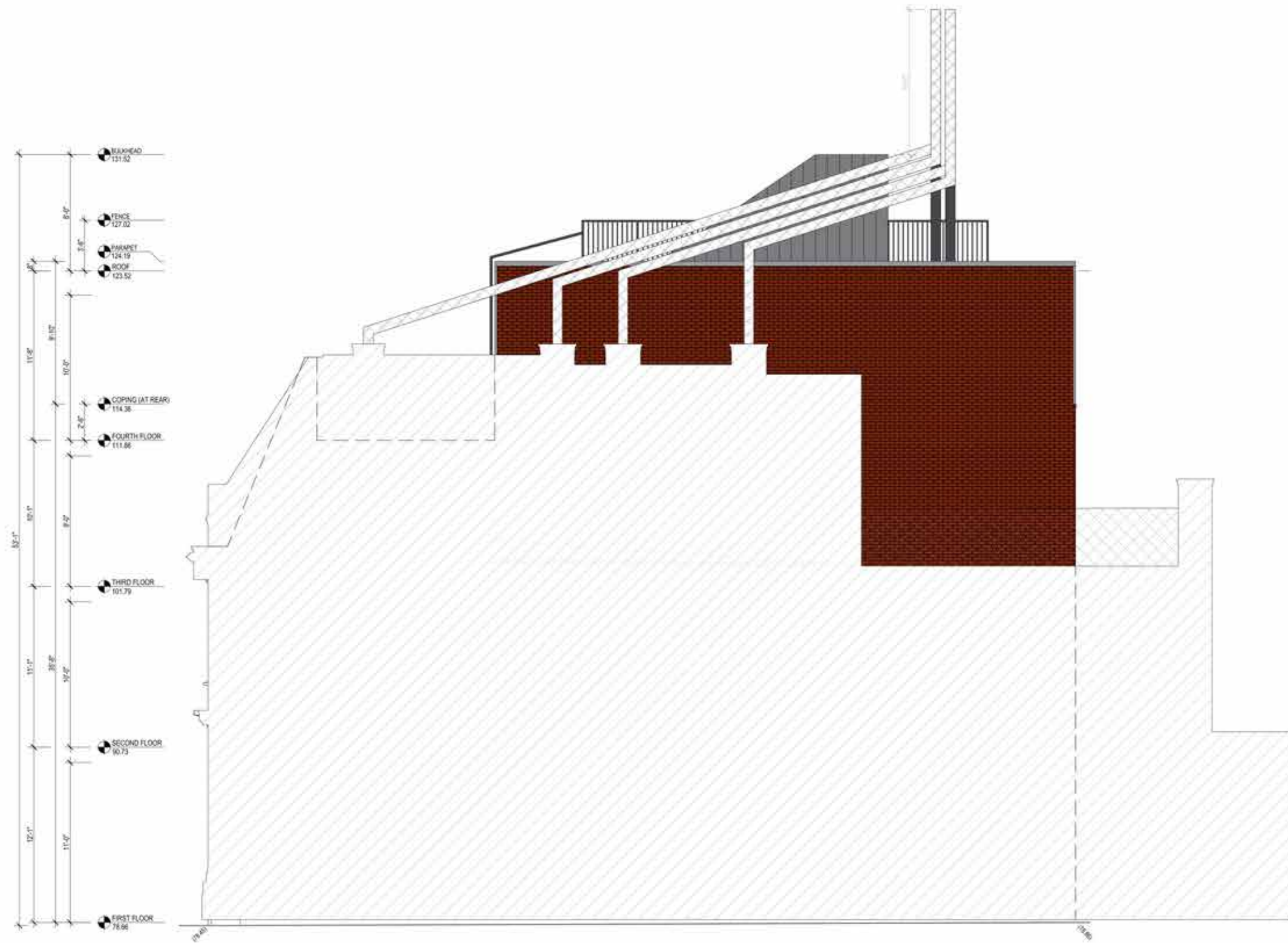


REAR FACADE

SITE LINE DRAWING



229 WAVERLY AVE SOUTH ELEVATION



1X DISTANT PROPOSED VIEW
FROM SOUTH

AREA OF VISIBILITY



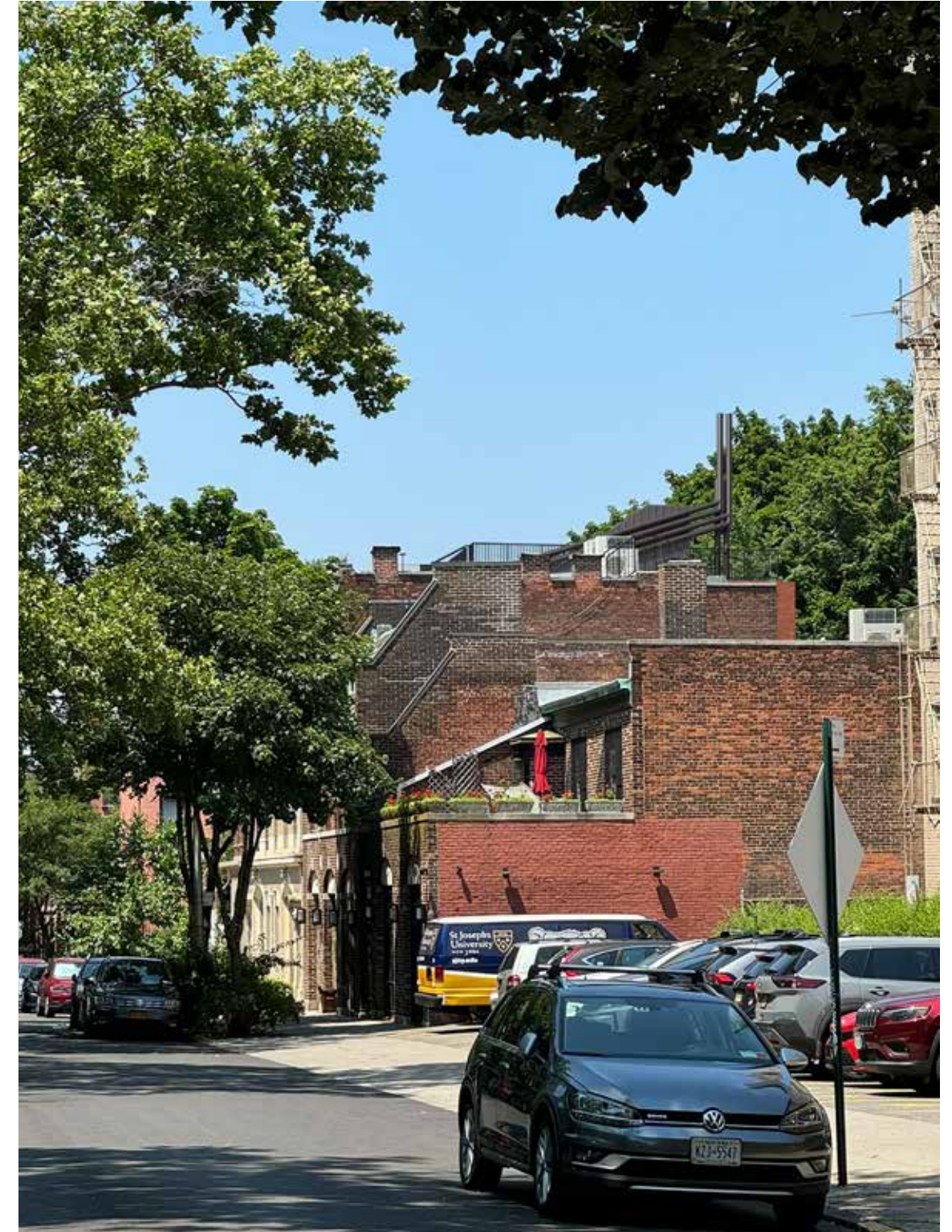
KEY PLAN



DISTANT VIEW FROM SOUTH



EXISTING



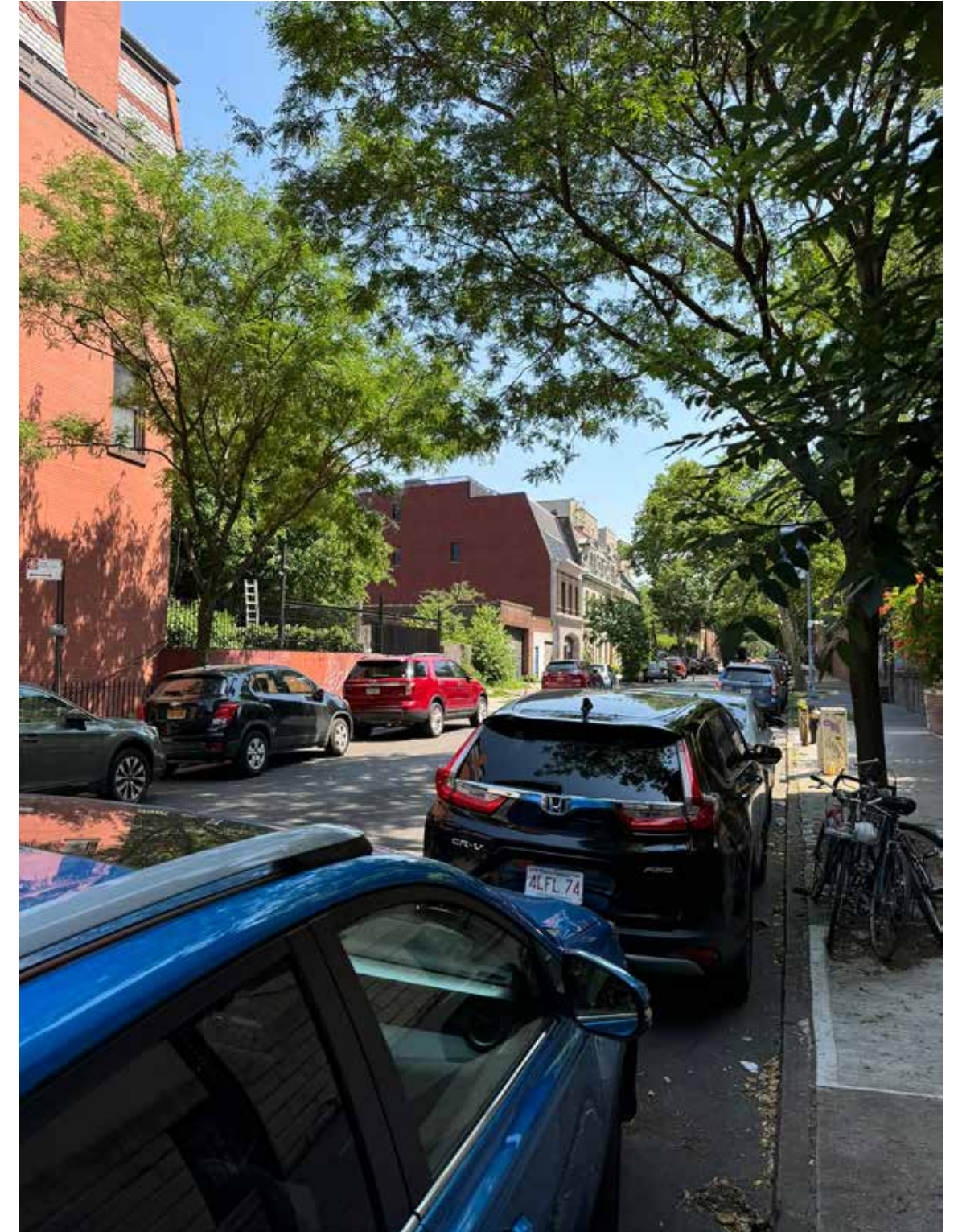
PROPOSED



DISTANT VIEW FROM NORTH



EXISTING



PROPOSED

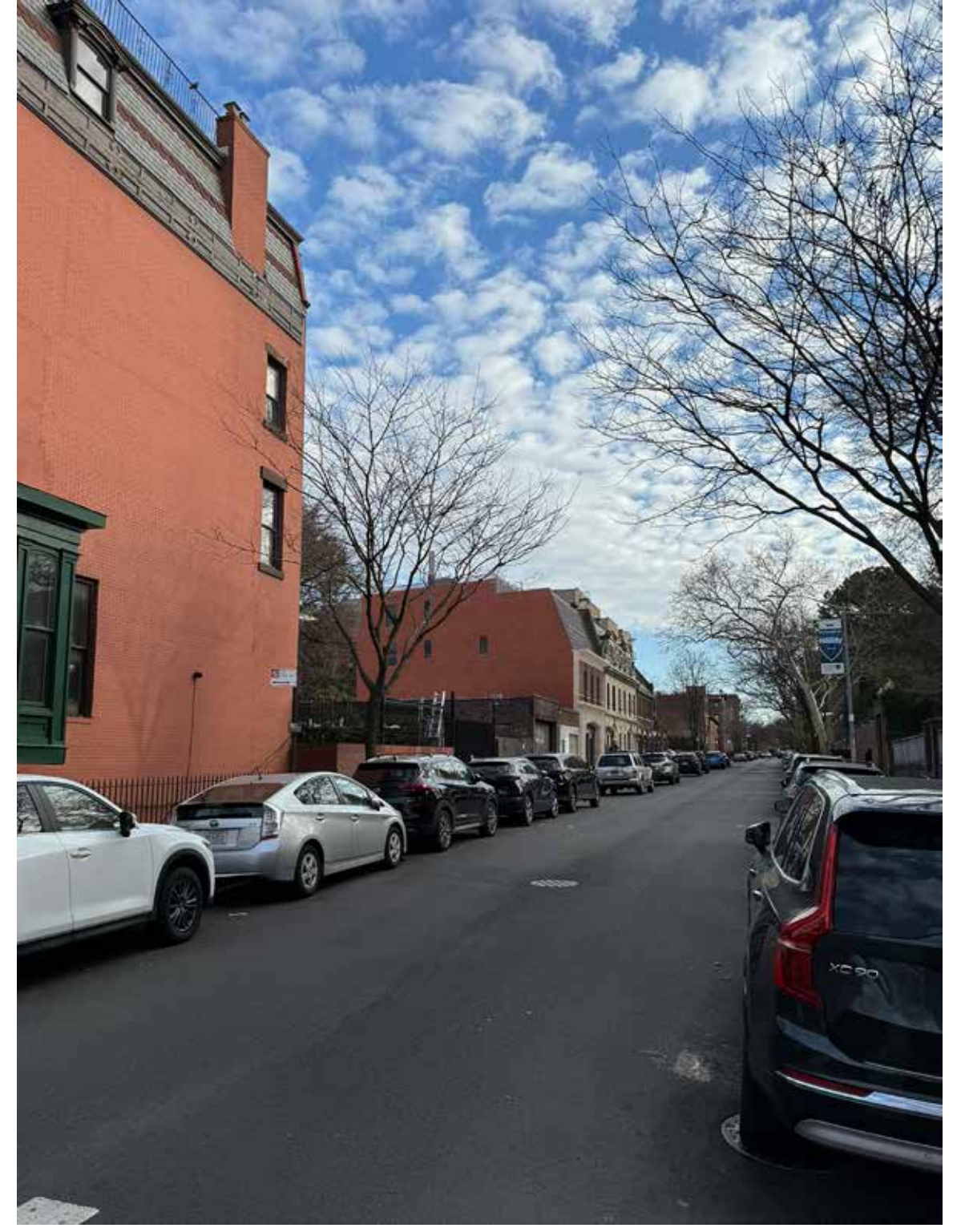
KEY PLAN



WINTER VIEW FROM NORTH

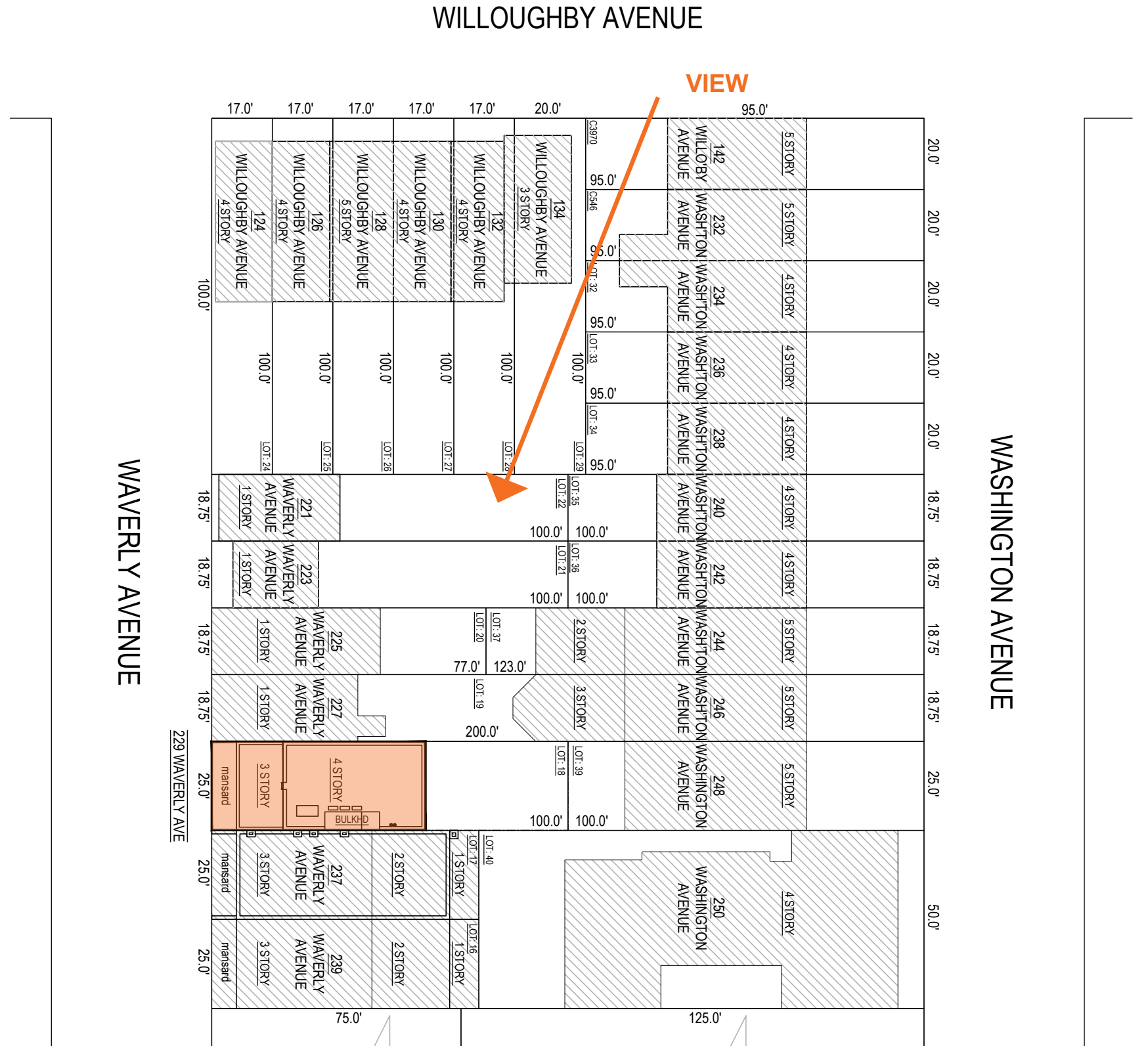


EXISTING

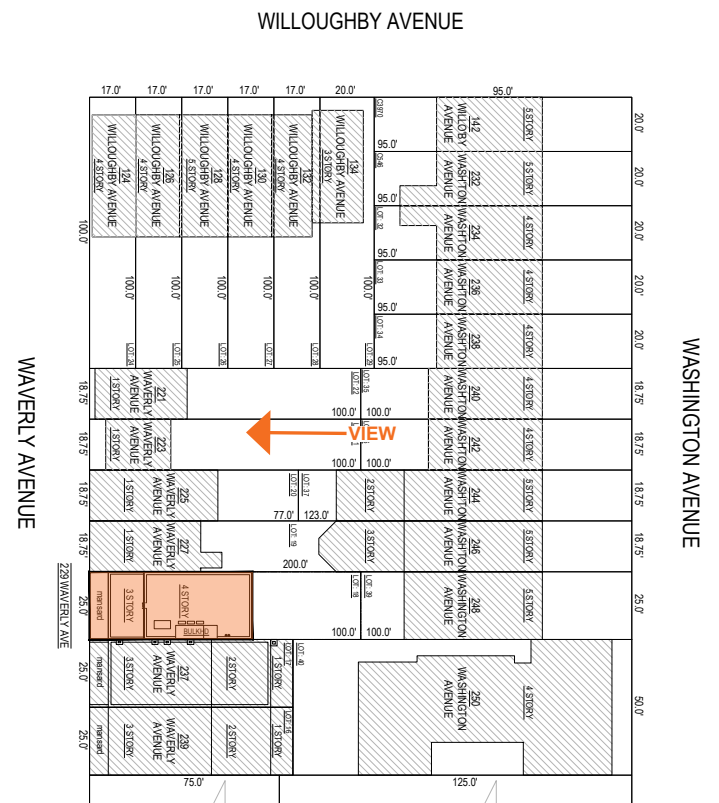


PROPOSED





WEST VIEWS



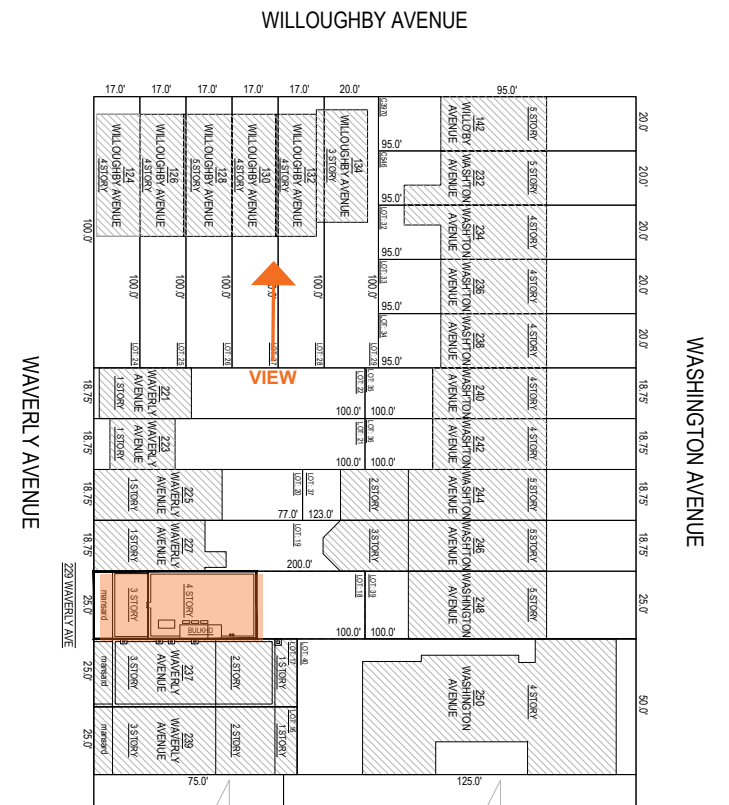
EAST VIEWS



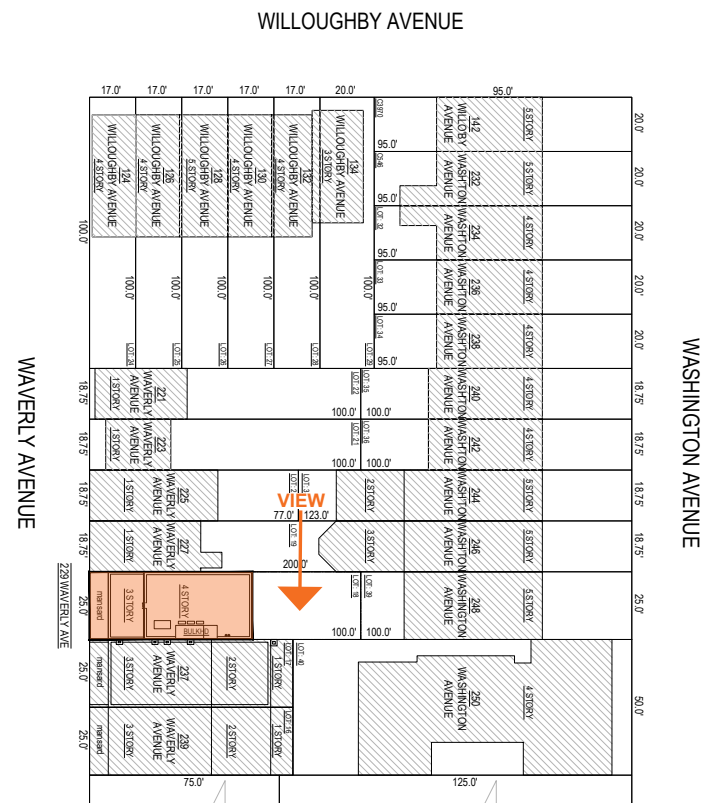
WILLOUGHBY AVENUE



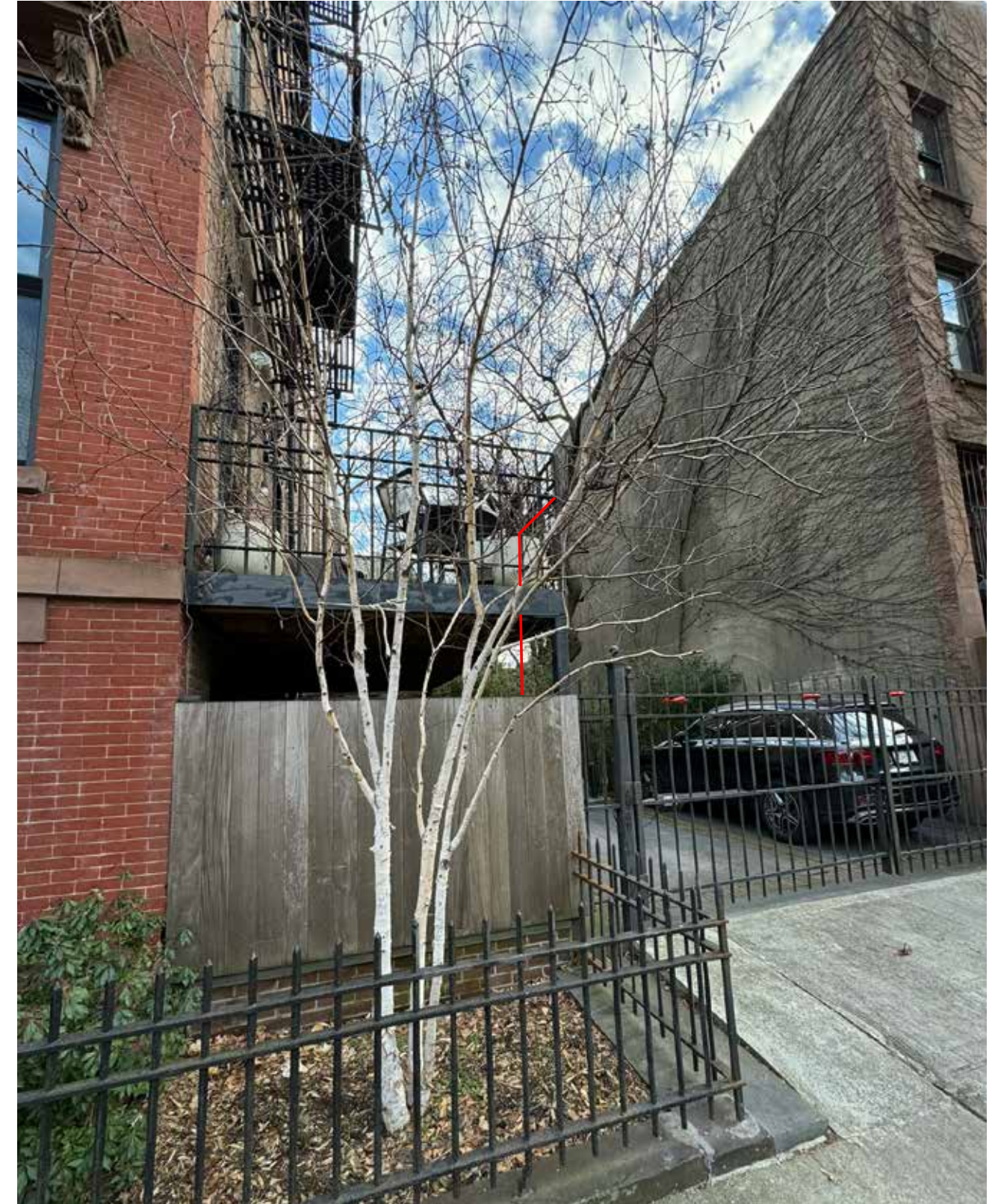
NORTH VIEWS



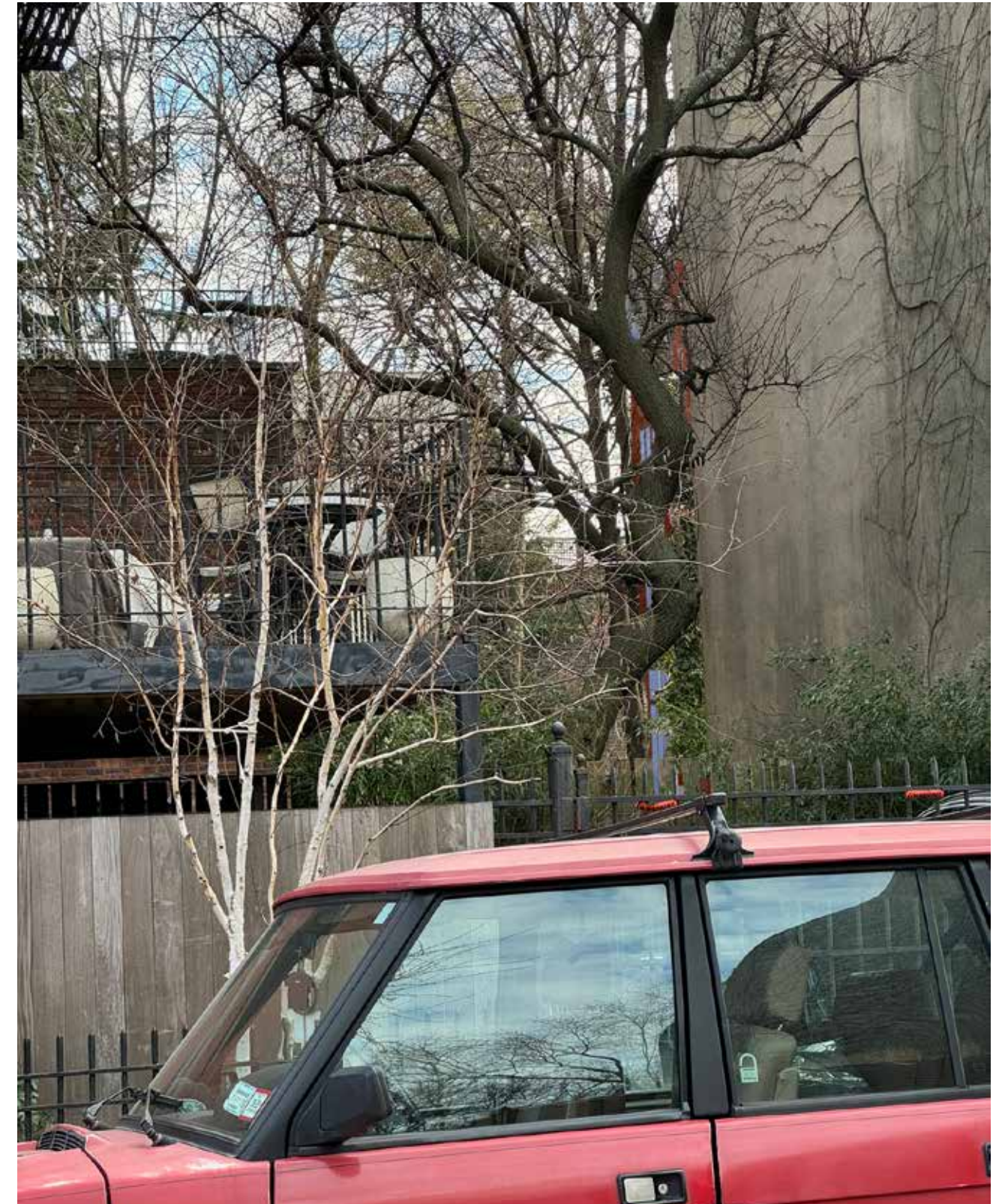
SOUTH VIEWS



CLOSE VIEWS
FROM WILLOUGHBY



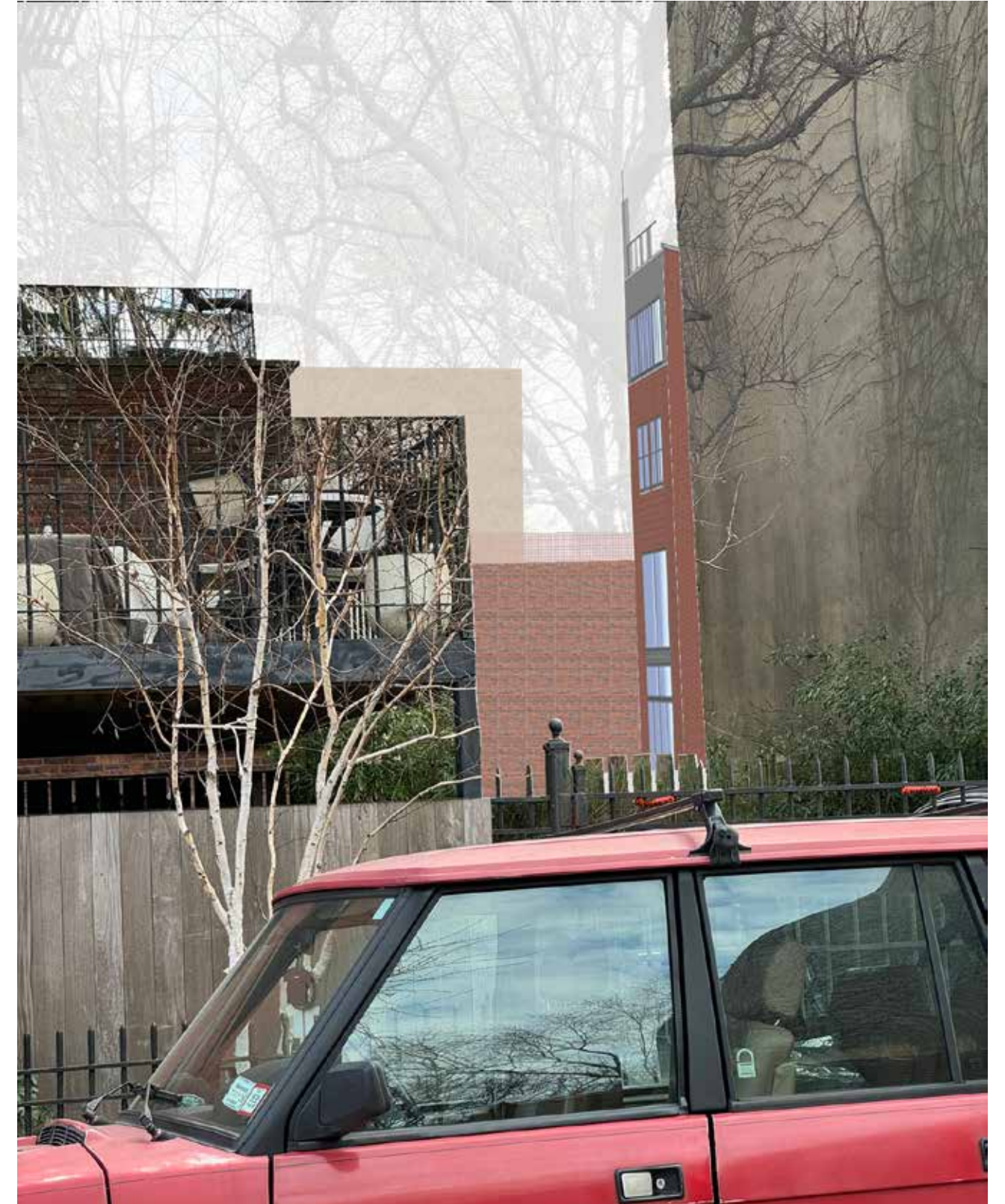
REAR OF SITE



① VIEW FROM WILLOUGHBY

② VIEW ENLARGEMENT

CLOSE VIEWS
FROM WILLOUGHBY



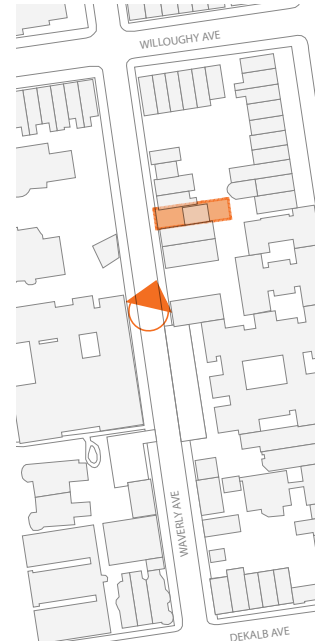
KEY PLAN



PROPOSED VIEW
FROM SOUTH



KEY PLAN

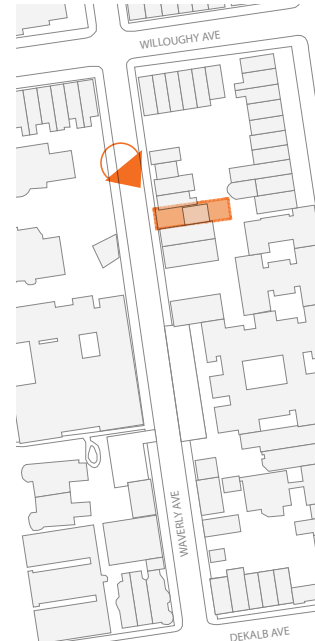


BUILDING STUDIO
ARCHITECTS

PROPOSED VIEW
FROM NORTH



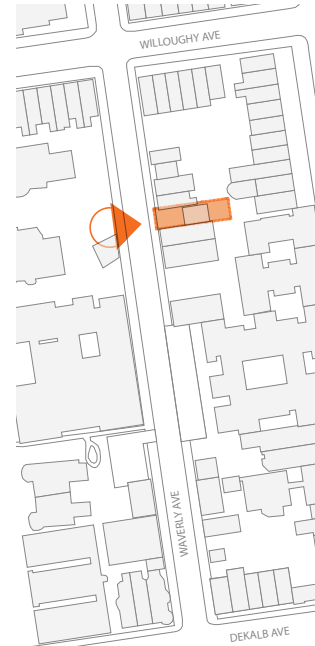
KEY PLAN



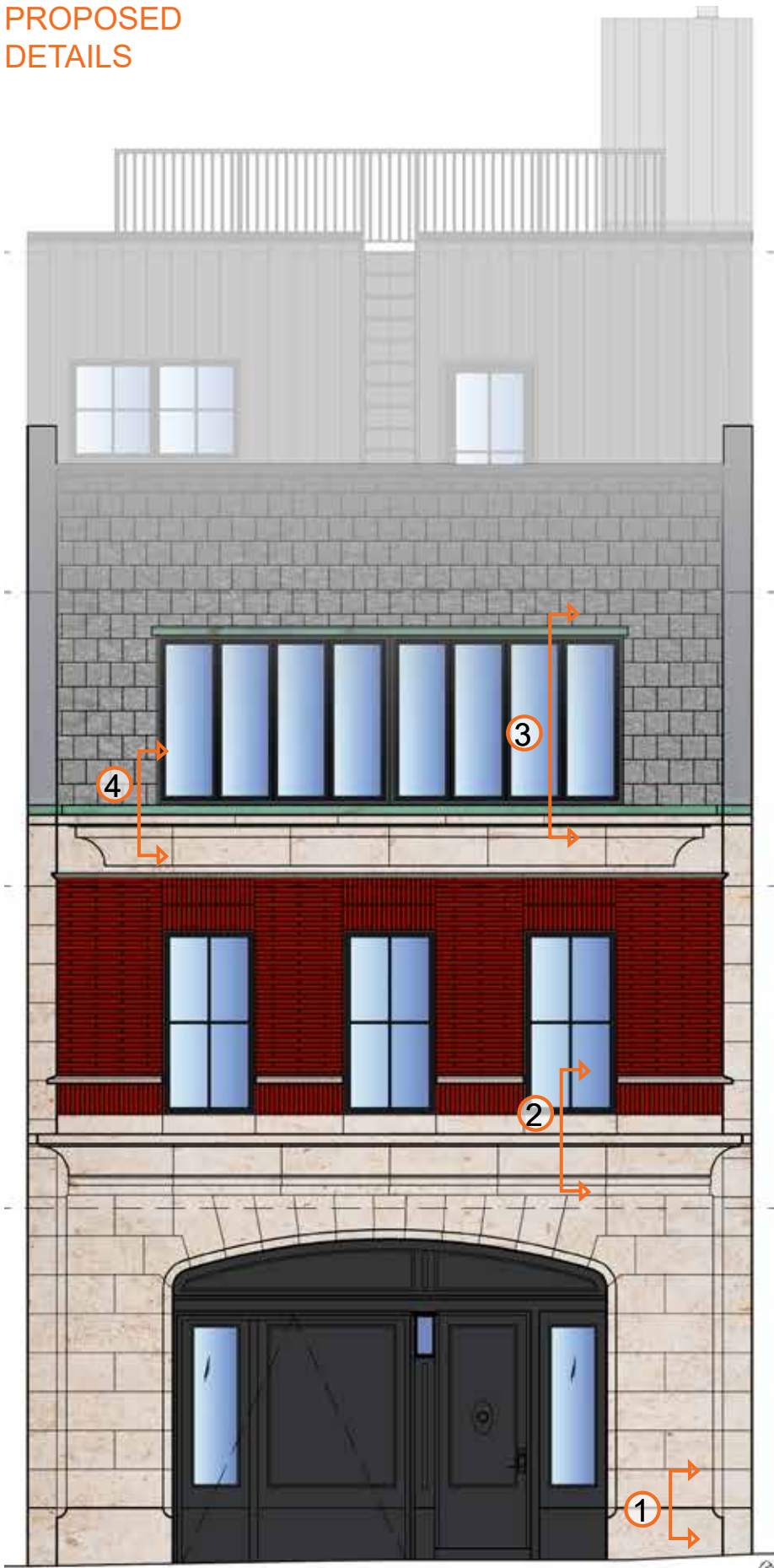
PROPOSED FRONT
FACADE



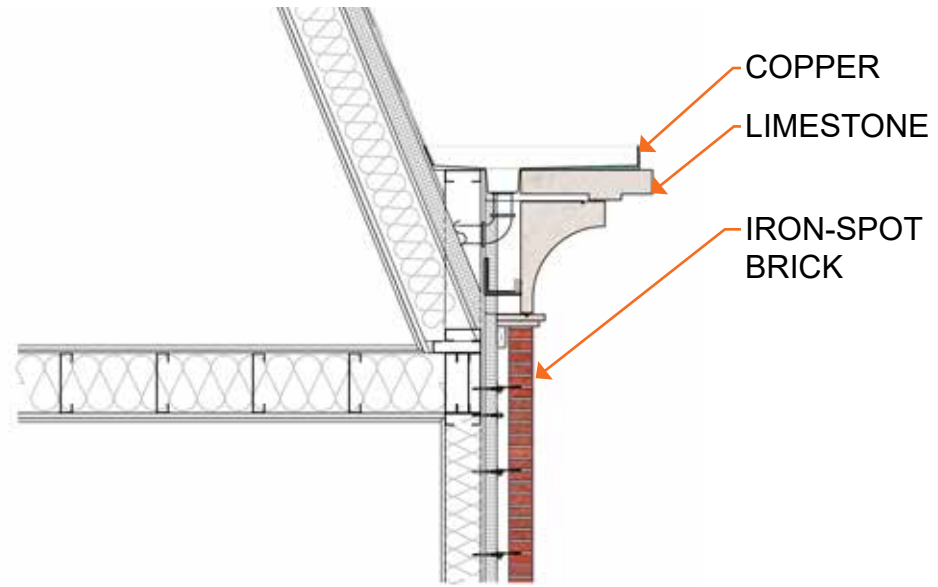
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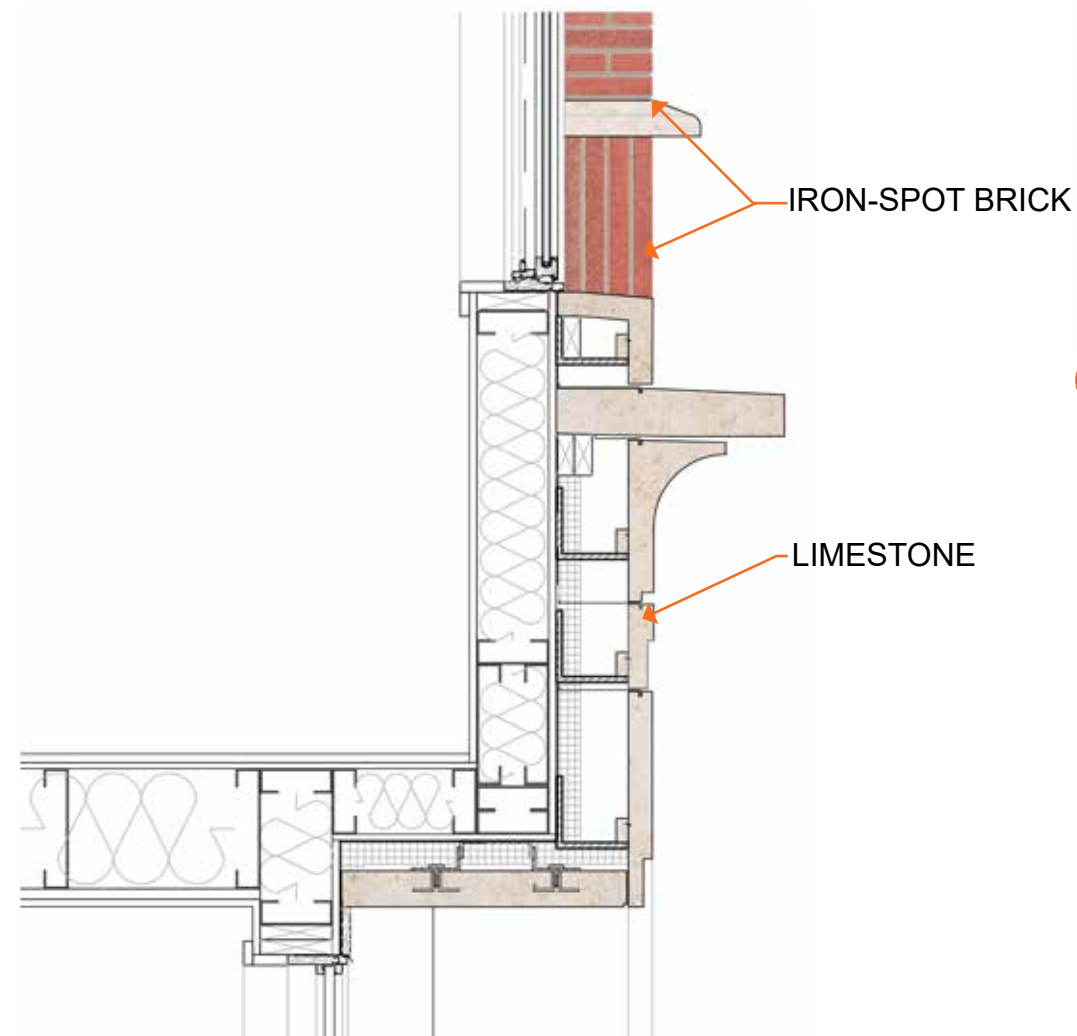
PROPOSED
DETAILS



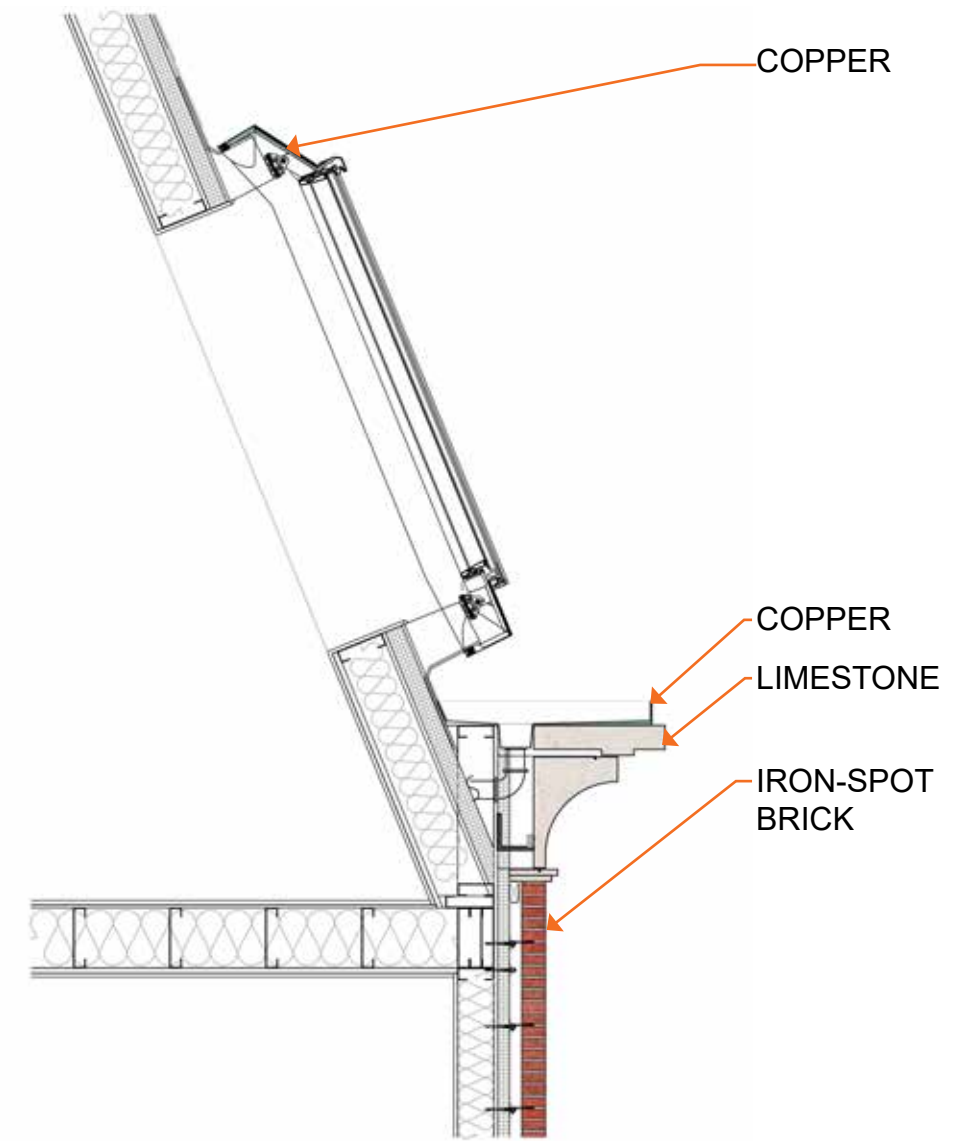
④ DETAIL SECTION



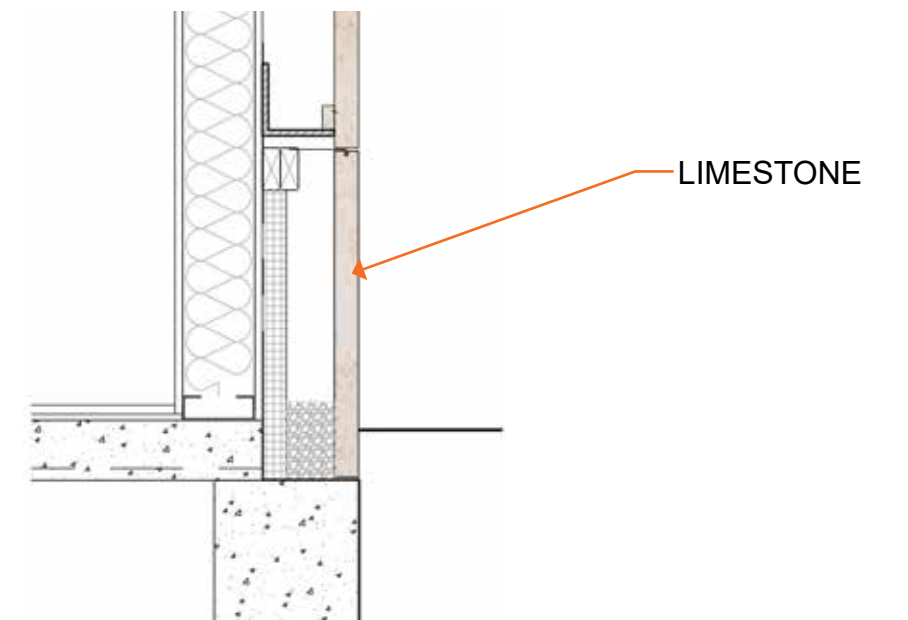
② DETAIL SECTION



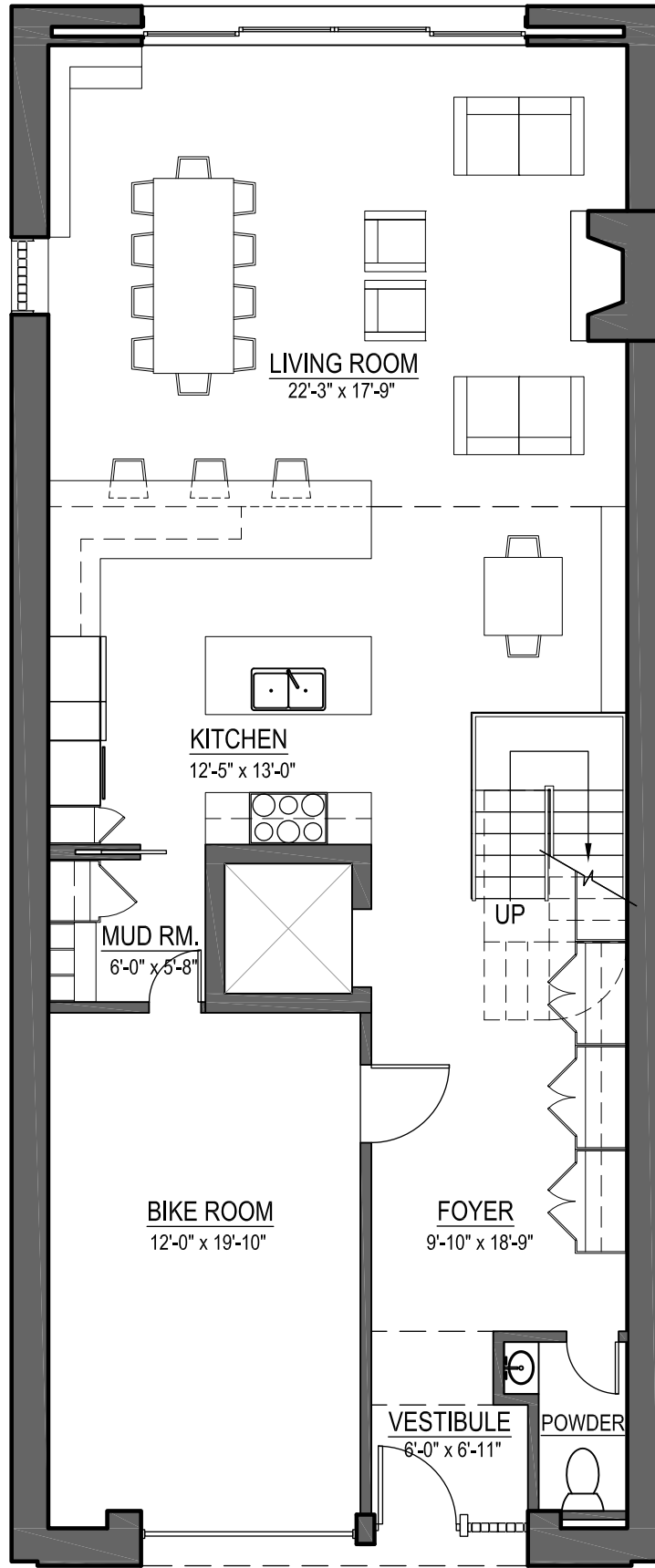
③ DETAIL SECTION



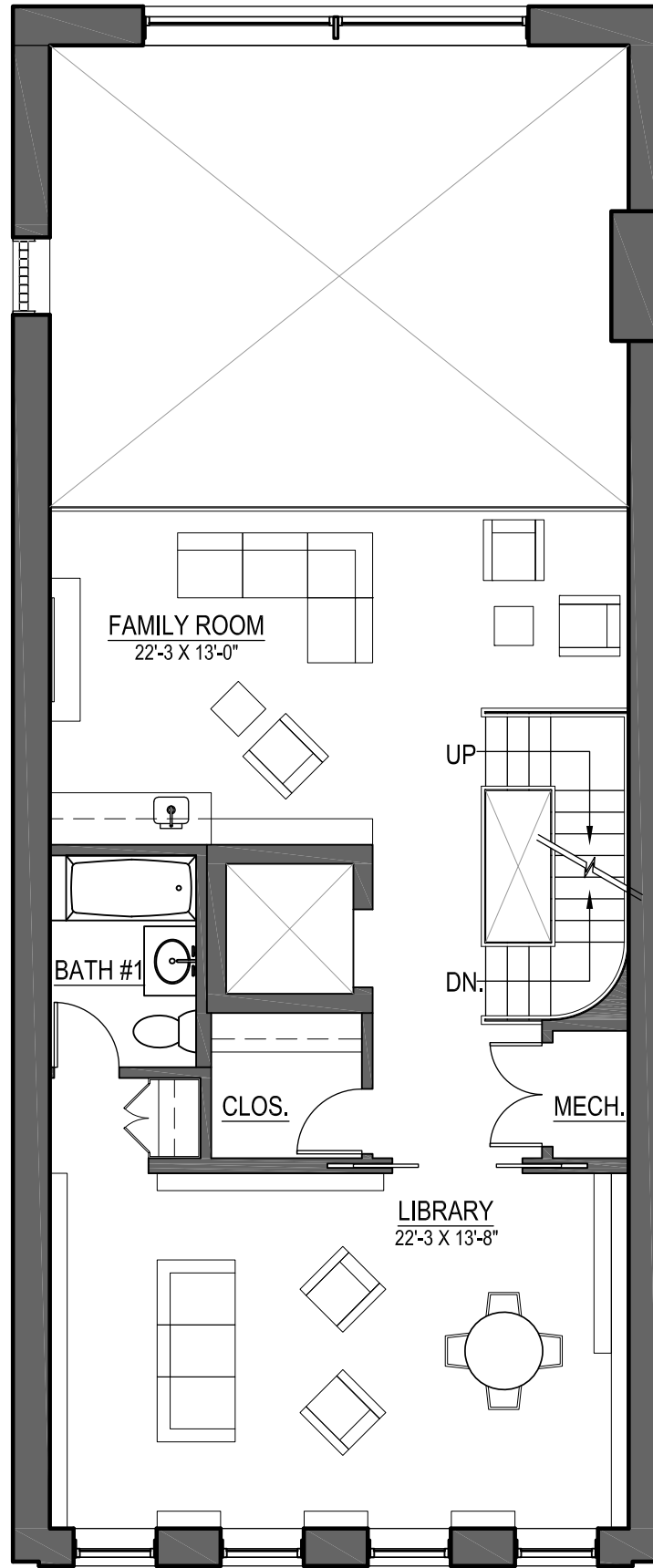
① DETAIL SECTION



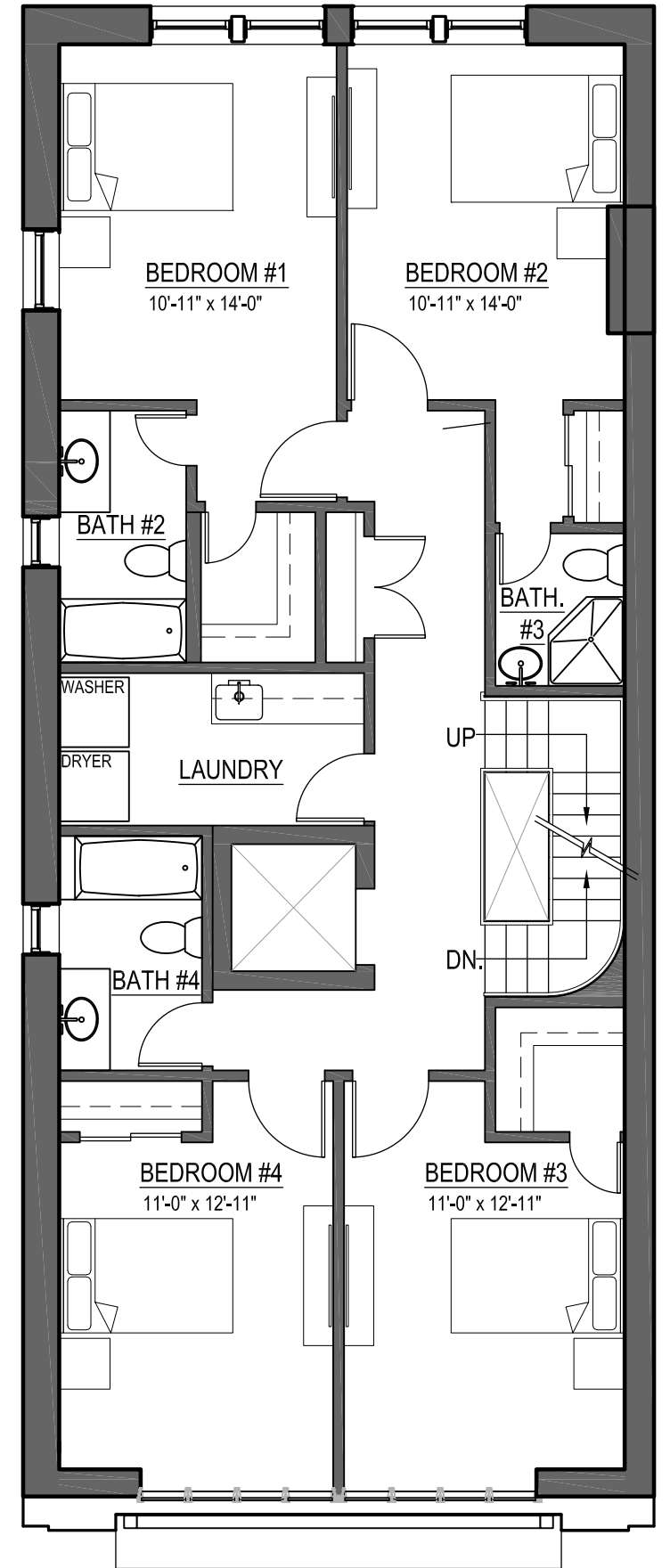
PLANS



FIRST FLOOR

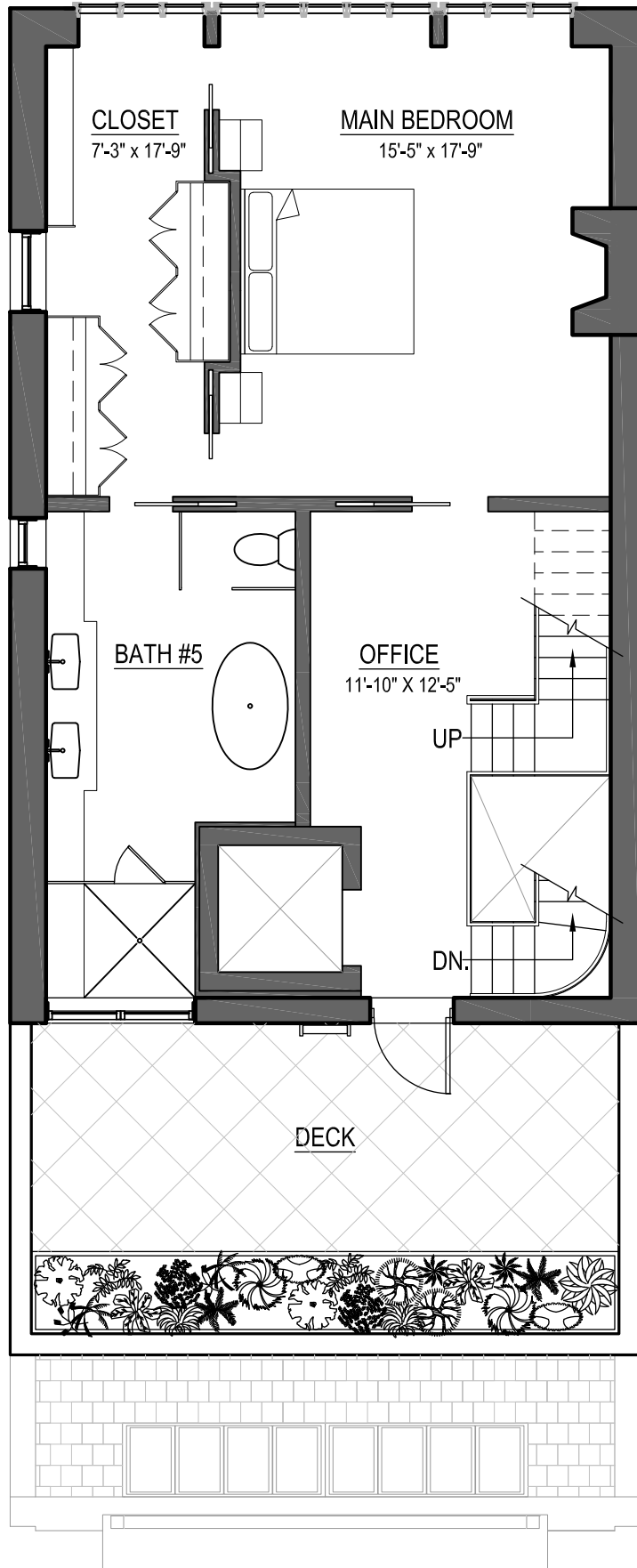


SECOND FLOOR

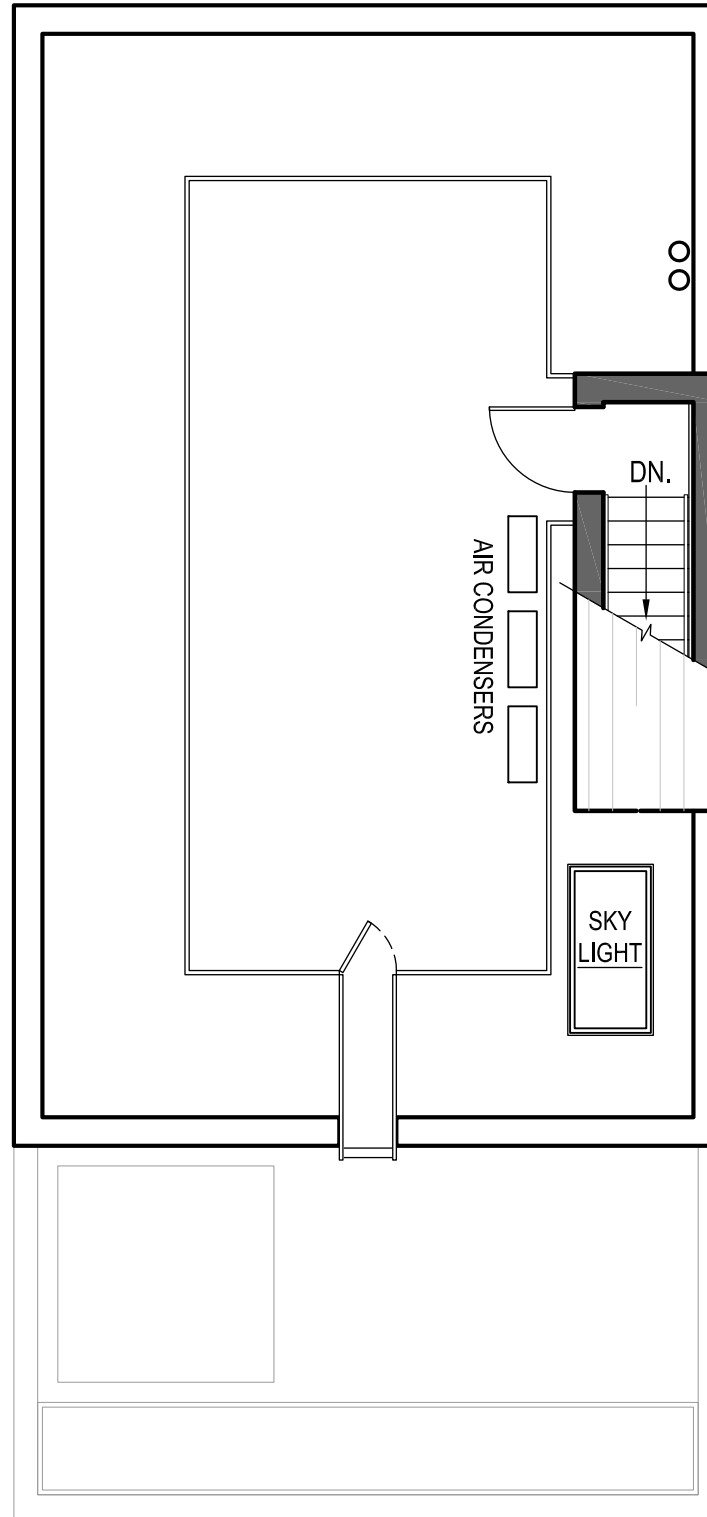


THIRD FLOOR

PLANS

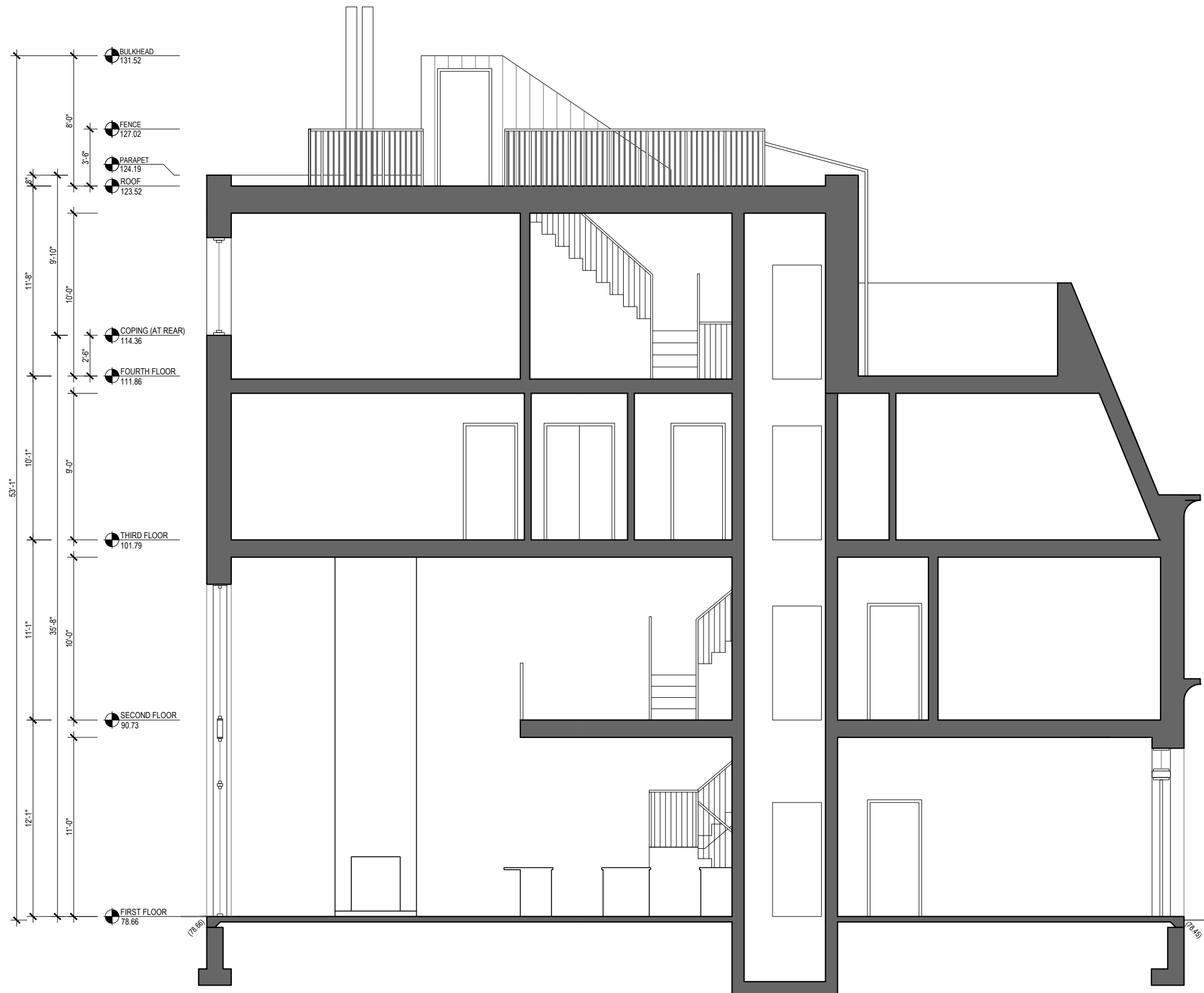


FOURTH FLOOR



ROOF

BUILDING SECTION



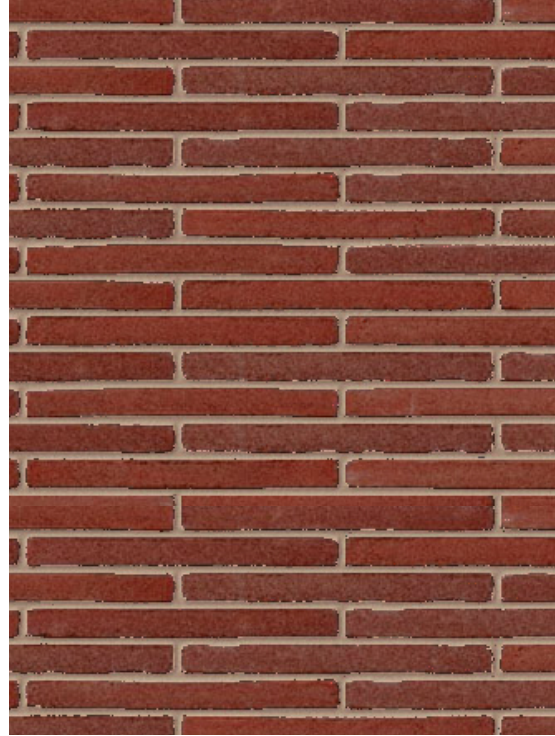
MATERIALS



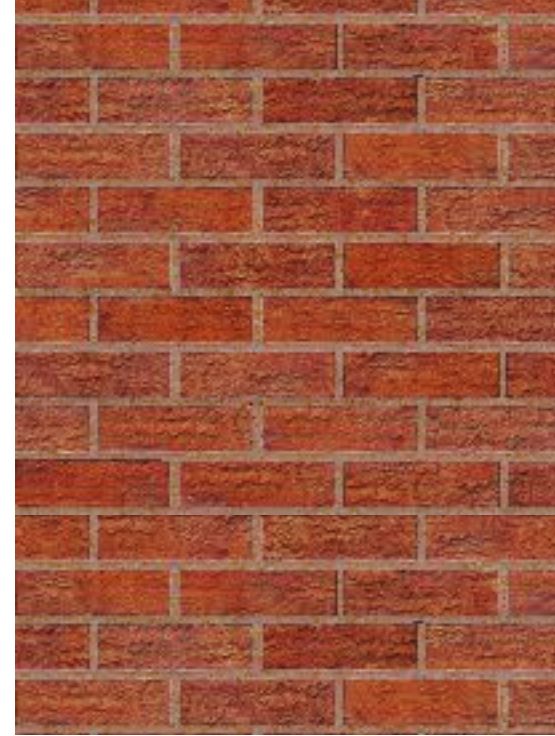
COPPER



LIMESTONE



IRON SPOT BRICK



COMMON BRICK



STANDING SEAM



BENJAMIN MOORE HC-190
BLACK SATIN PAINT



LIGHT FIXTURE AT ENTRY



PAINTED ROOF RAIL



2/2 WINDOW



PELLA BLACK CLAD WINDOWS

Pella® Reserve™

Contemporary Clad/Wood

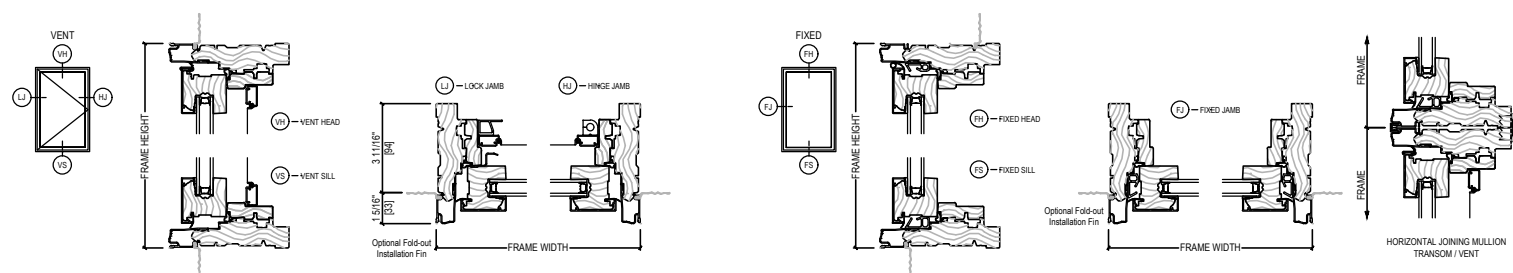
Simple and sophisticated designs that embody the tenets of pure, contemporary style.

Interior



- Clean lines**
 Bring your vision to life with expansive glass options combined with some of the narrowest sightlines in the industry.
- Modern hardware**
 Our renowned, exclusive hardware has set the bar for the industry. Featuring sleek lines, the Saldo foldaway crank adds the perfect finishing touch.
- Architectural interest**
 Our industry-leading modern designs with through-stile construction deliver a clean sash joint with pure, 90-degree exteriors. Square grille profiles provide another layer of design flexibility.
- Virtually unlimited customization**
 If you can dream it, we can build it with our most customizable product line. From extra tall to extra wide, Pella can craft unique windows that complement your aesthetic. Custom sizes, grille patterns and designs, finishes, wood types and glass options are available.
- Tailor-made solutions**
 From preliminary drawings to installation, Pella's expert team of architects, engineers, drafters and consultants can work to deliver custom window and door solutions for your project. Partner with Pella to achieve your unique vision without concessions.
- Cutting-edge innovation**
 Our intentional innovations solve modern-day inconveniences without compromising on design. Preserve the beauty of Pella Reserve windows and doors while protecting what matters most with integrated security sensors.
- Durable interiors and extruded aluminum exteriors**
 To help save you time on the jobsite, interior finish options are available in a variety of paints, stains and primed and ready to paint. To complement your exterior aesthetic, choose from our carefully curated color palette or define your own custom color for your project.
- ENERGY STAR® certified¹**
 Pella wood products offer energy-efficient options that will meet or exceed ENERGY STAR guidelines in all 50 states.
- Testing beyond requirements**
 At Pella, our products are tested beyond requirements to help ensure they have long-lasting performance and reduce call-backs for you.
- Best limited lifetime warranty²**
 Pella Reserve products are covered by the best limited lifetime warranty in the business for wood windows and patio doors.²

Exterior



Product Specifications

Window & Patio Door Styles	Min. Width	Min. Height	Max. Width	Max. Height	Performance Class & Grade	Performance Values			Frame / Install
						U-Factor	SHGC	STC	
Casement	13-3/4"	13-3/4"	47"	108"	R30-CW50	0.19-0.48	0.15-0.54	26-34	Fold-out Fin, Block Frame, EnduraClad Exterior Trim/Brickmould
Fixed Casement/Fixed Awning	10"	13-3/4"	144"	144"	CW30-CW50	0.16-0.50	0.16-0.50	28-33	
Out-Swing Hinged Patio Door (Single)	24"	48"	48"	119-1/2"	LC40-LC70	0.25-0.30	0.14-0.39	30-36	

Window Hardware

Modern Collection

Achieve the ultimate contemporary look with exclusive hardware designed by Pella. Our renowned modern hardware has set the bar for the industry. Featuring sleek lines, the Saldo fold-away crank adds the perfect finishing touch.



Fold-away Crank

Patio Door Hardware

Modern Collection

Select modern hardware created in collaboration with Baldwin® to achieve the ultimate contemporary look with sleek finishes.

BALDWIN



Hinged & Bifold Patio Door Handle Spire



Sliding & Multi-Slide Patio Door Handle Plaza



Multi-Slide Patio Door Handle^{5,6}

Finishes:

Matte Black

Essential Collection

Elevate your style and transform a home with elegant selections.



Hinged & Bifold Patio Door Handle Standard



Sliding Patio Door Handle Standard



Multi-Slide Patio Door Handle^{5,6}

Finishes:

Matte Black

Colors

Wood Types

Choose the wood species that best complements your project's interior.



Pine

Prefinished Pine Interior Colors

Custom interior finishes, unfinished or primed and ready-to-paint are also available.



Black Stain

Extruded Aluminum-Clad Exterior Colors

Our low-maintenance EnduraClad® exterior finish resists fading. Take durability one step further with EnduraClad Plus which also resists chalking and corrosion.⁸



Black

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