

July 30, 2024  
Public Meeting

The current proposal is:

Preservation Department – Item 2, LPC-24-08332

## 48 Willow Place – Brooklyn Heights 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)

**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.



# 48 Willow Place

## LPC Package

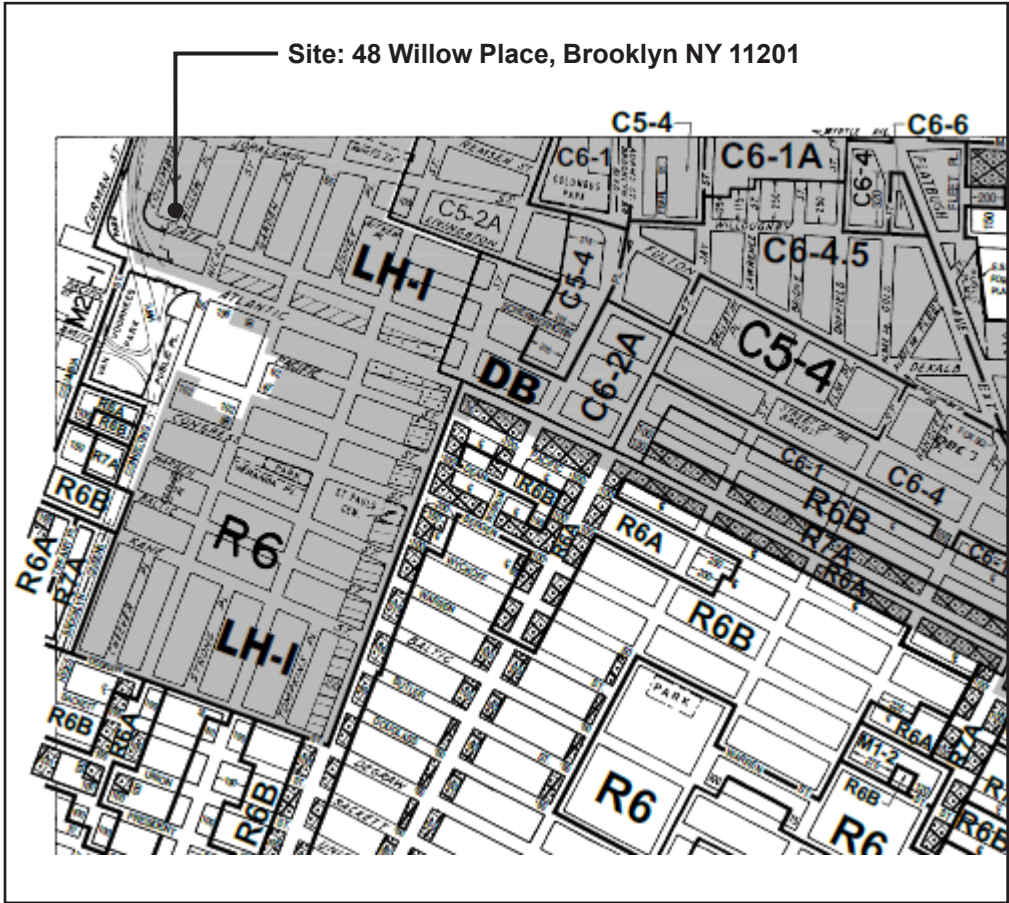
June 10, 2024

**Starling  
Architecture**

A: 370 Fulton Street, 3F  
Brooklyn, NY 11216  
E: [ian@starlingarchitecture.com](mailto:ian@starlingarchitecture.com)  
P: 646.389.0390

# 48 Willow Place

## Building Information



Zoning Map: 16C



Plot Plan

**Address:** 48 Willow Place, Brooklyn NY 11201

**Block / Lot:** 259/57

**Zoning:** R6

**Building Height:** 3 Stories + Basement

**Year Built:** 1965

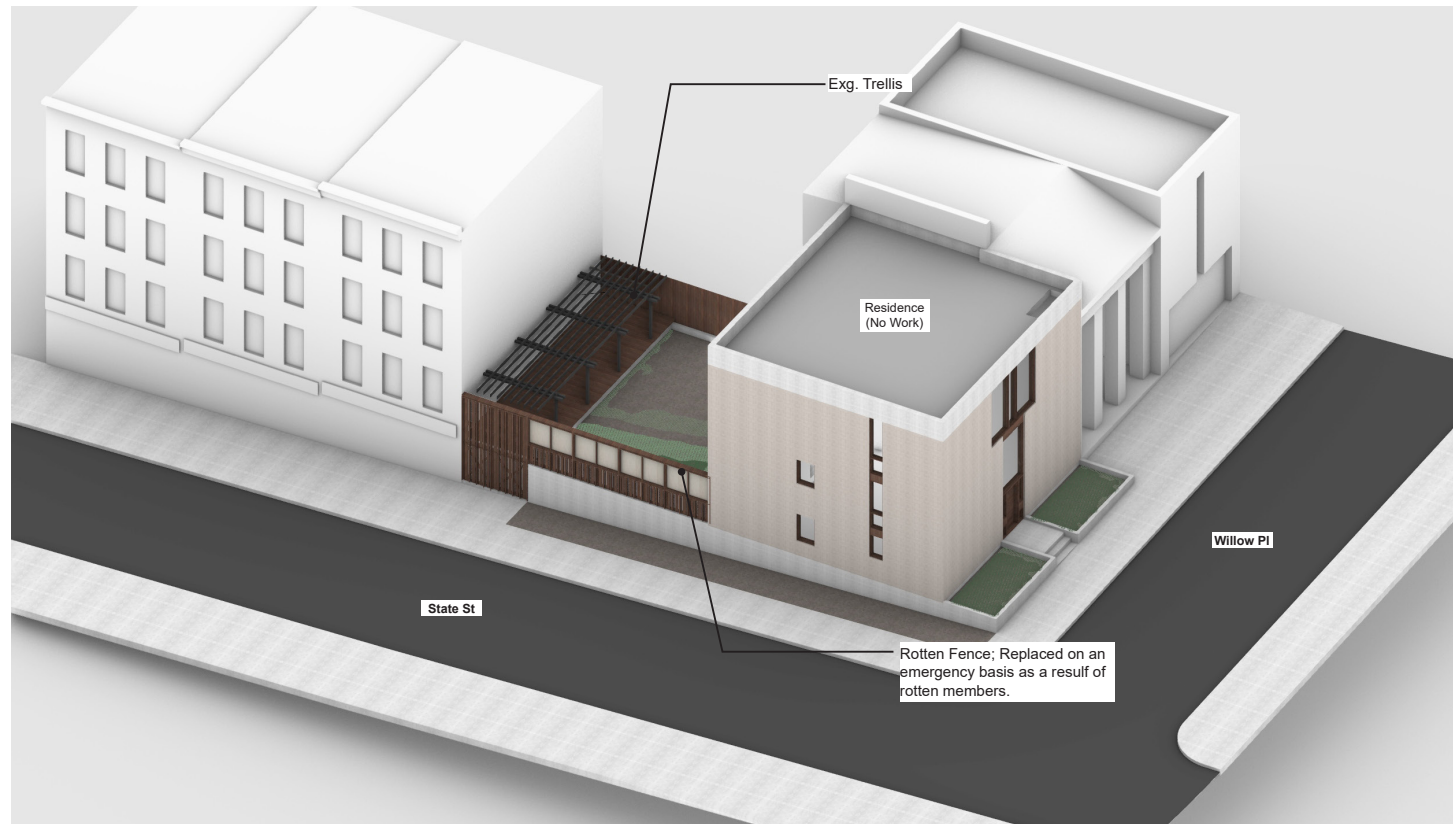
**Architect:** Joseph & Mary Merz

**Landmark Type:** Historic District (Brooklyn Height Historic District)

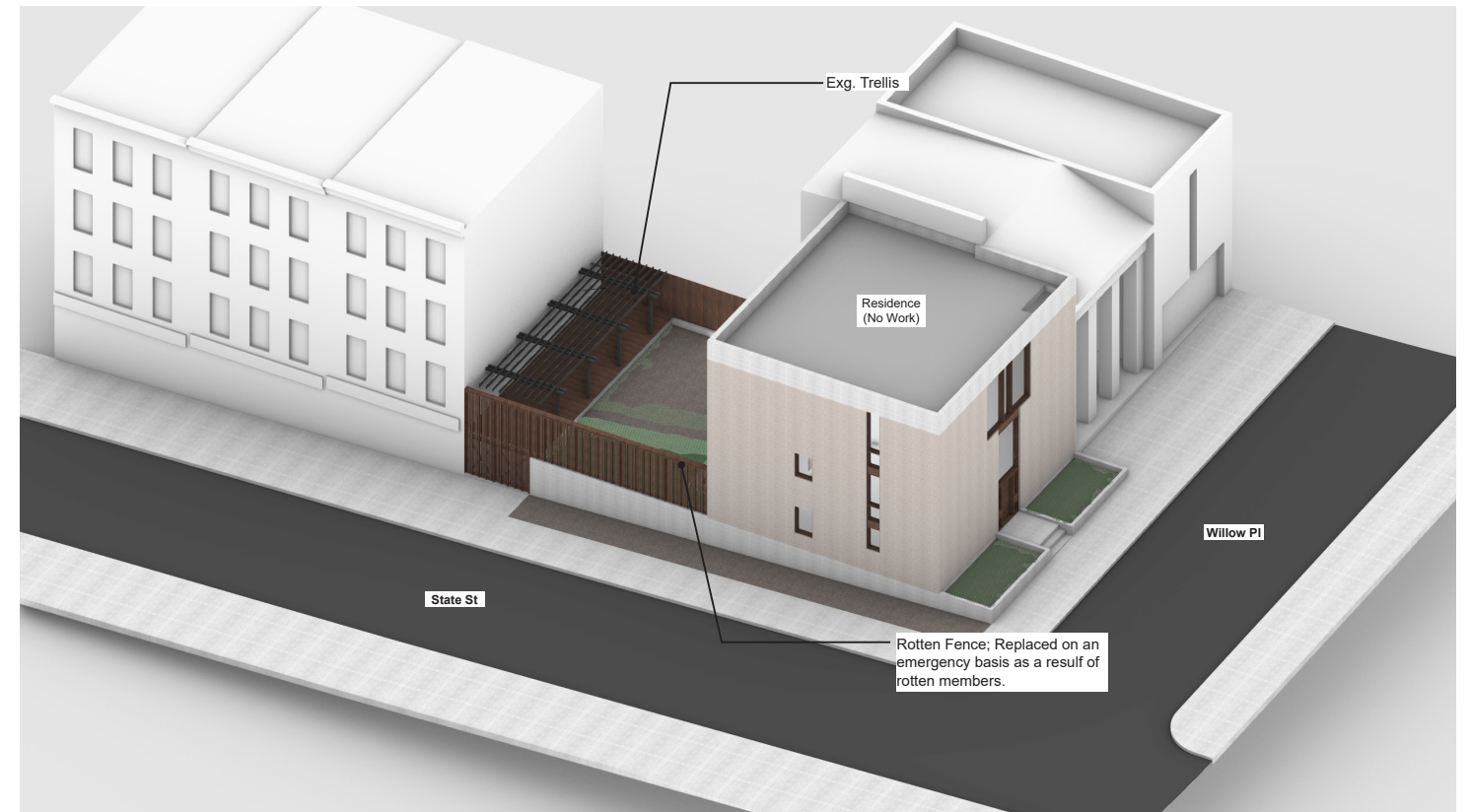
# 48 Willow Place

## Scope of Proposed Work

### Previous Fence Design



### Current / As-built Fence Design



We propose to legalize the as-built fence condition on the State Street Elevation of 48 Willow Place. The previous fence was rotten and falling over. Consequently, the existing fence was replaced in the summer of 2023 as an emergency measure. The slat language of the original design from 1988 was replicated exactly as-built, but the height of the slats was extended to the full-height of the fence and the chicken wire and bamboo cells at the top were eliminated for security and additional privacy.

# 48 Willow Place

Typical Fence / Screen Details at 40, 44 and 48 Willow Place



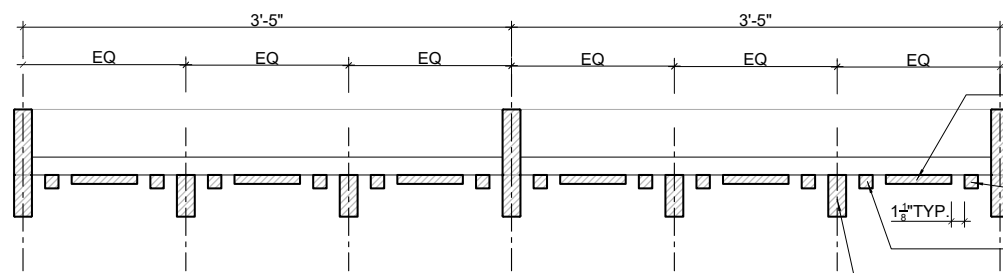
Fence / Screen at 48 Willow Place



Fence / Screen at 44 Willow Place



Fence / Screen at 40 Willow Place



Typical Fence / Screen Detail at 40, 44 and 48 Willow Place (NTS)

# 48 Willow Place

Historic Photos / Changes Over Time



Rear Facade  
(unknown date)



Rear Facade  
2021

# 48 Willow Place

Historic Photos /Changes Over Time



View from corner of State Street and Willow Place  
(unknown date)



View from State Street  
1988



View from State Street  
2023



View from State Street  
2024

# 48 Willow Place

Building Photographs - Fence Condition Comparison



View from State Street - 2023 Fence Condition



View from State Street - 2024 Fence Condition



# 48 Willow Place

## Building Photographs - Fence Condition Comparison



View from State Street - 2023 Fence Condition



View from State Street - 2024 Fence Condition

# 48 Willow Place

## Building Photographs - Fence Condition Comparison



View from State Street - 2023 Fence Condition



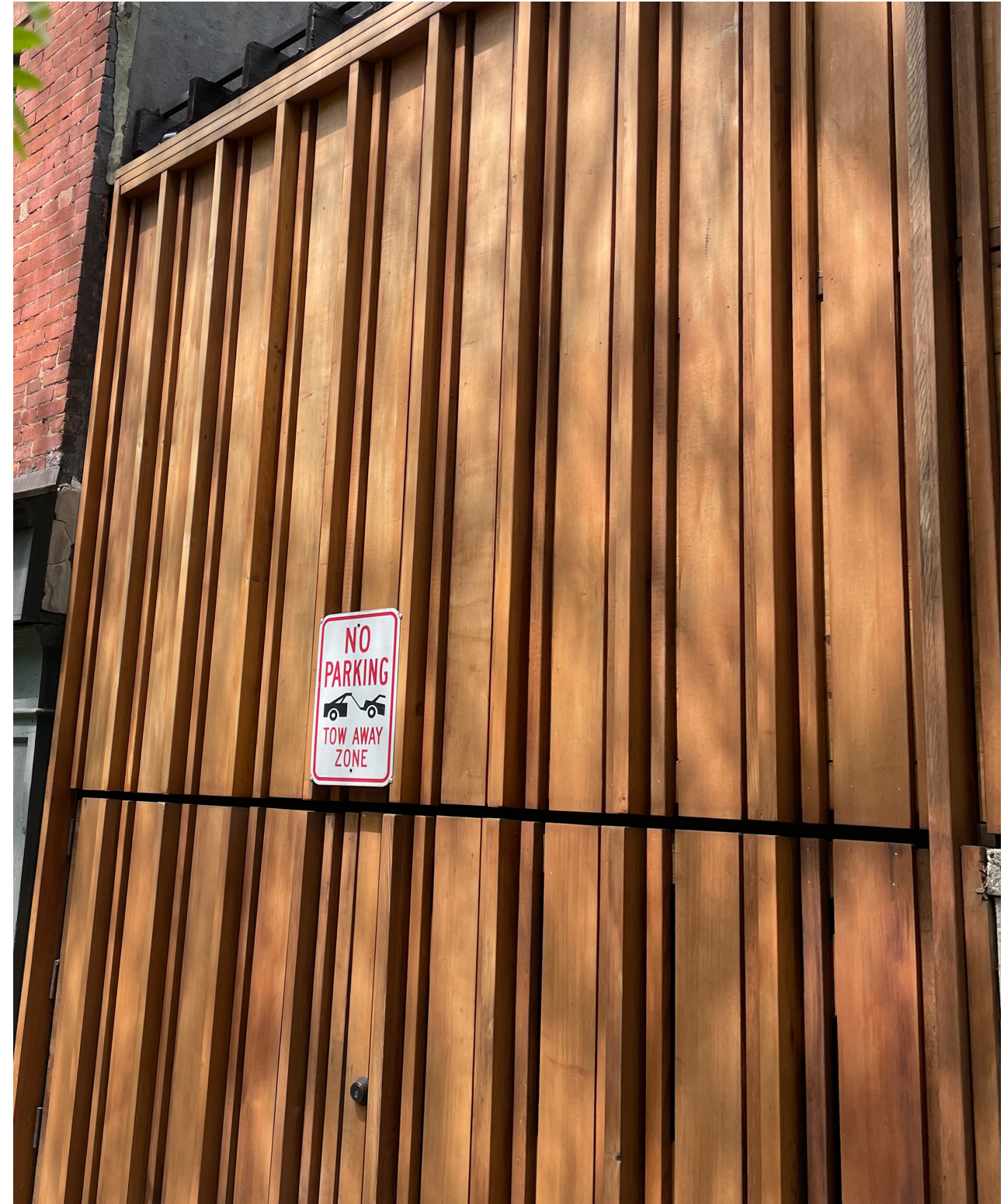
View from State Street - 2024 Fence Condition

# 48 Willow Place

Building Photographs - Fence Condition Comparison



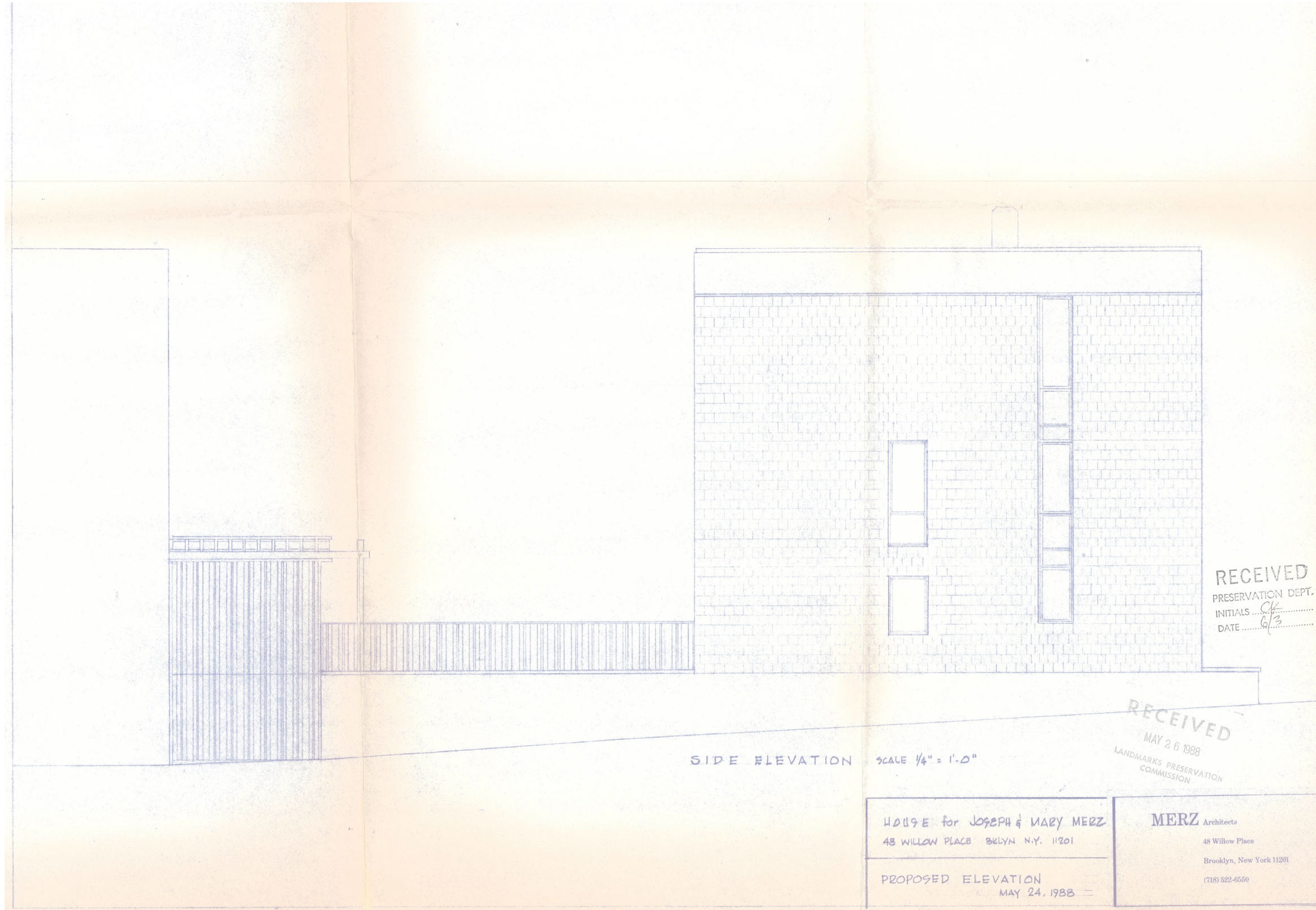
View from State Street - 2023 Fence Condition



View from State Street - 2024 Fence Condition

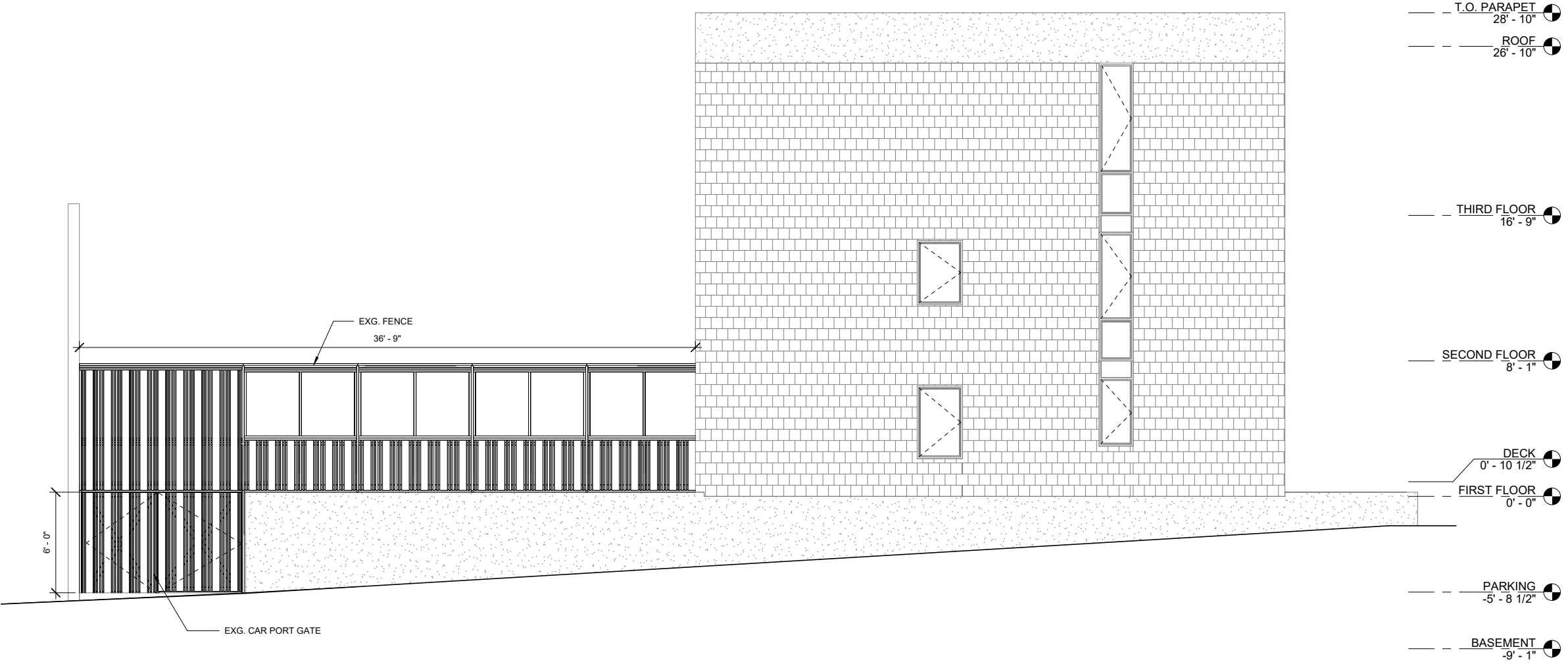
# 48 Willow Place

1988 Fence Elevation



# 48 Willow Place

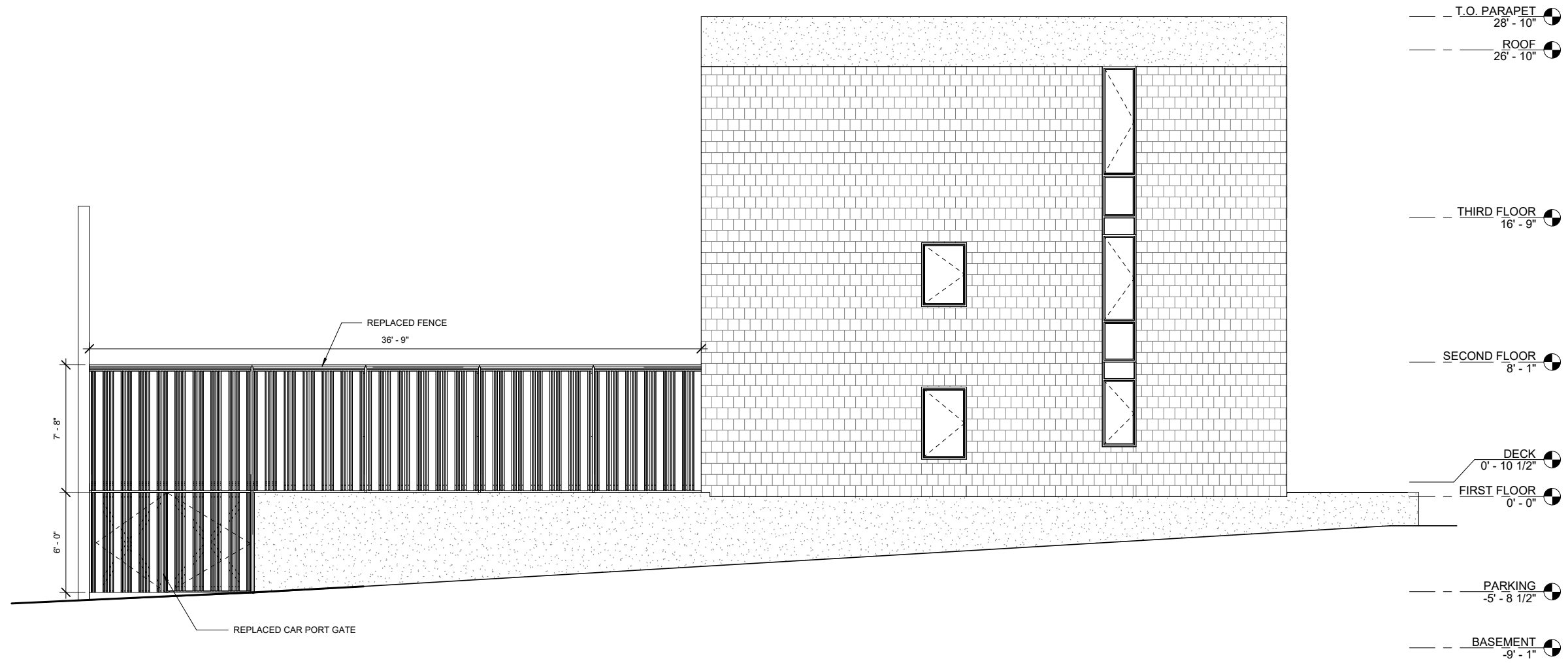
2023 Fence Elevation



1 2023 ELEVATION - SOUTH  
A-200.00

# 48 Willow Place

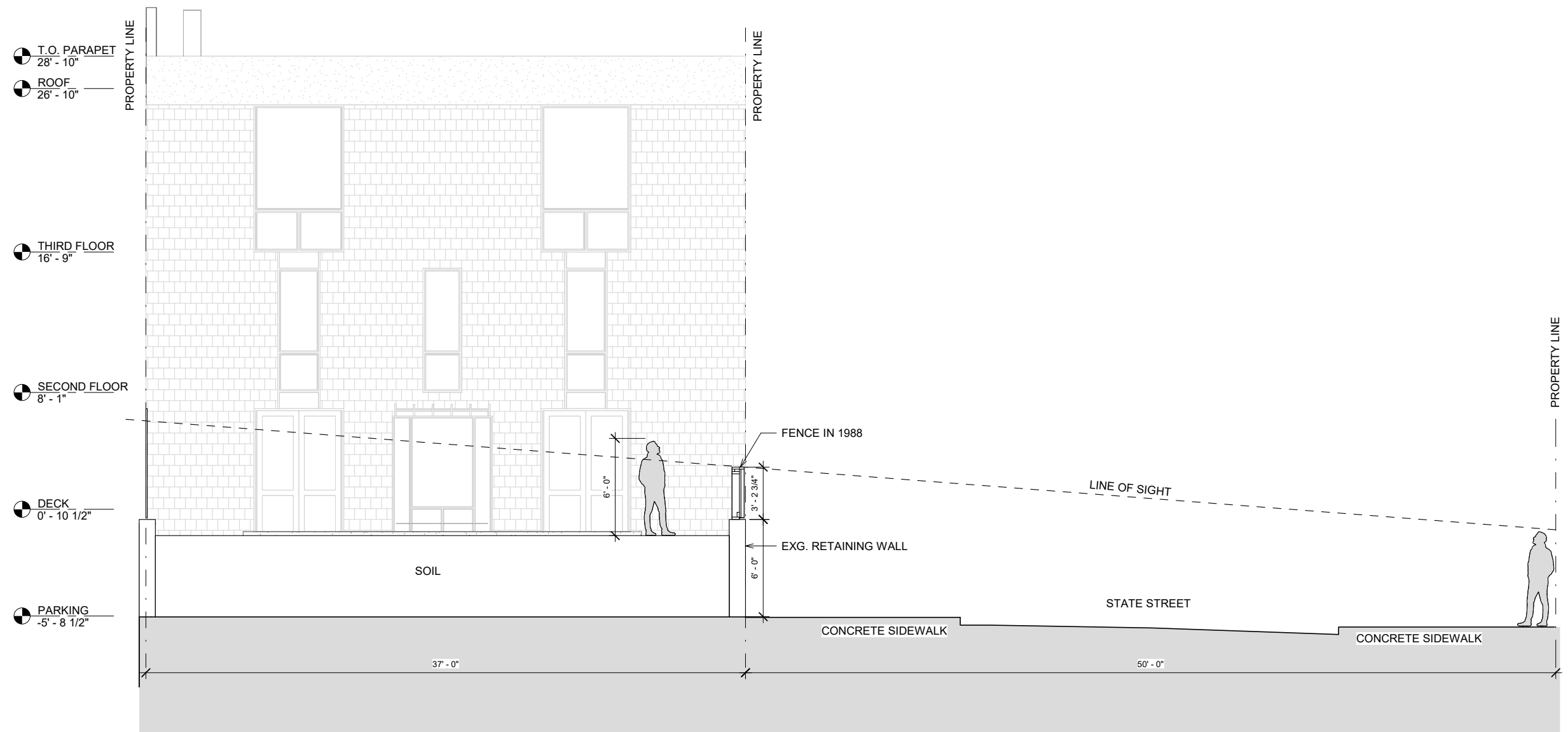
2024 Fence Elevation



1 2024 ELEVATION - SOUTH  
A-200.00

# 48 Willow Place

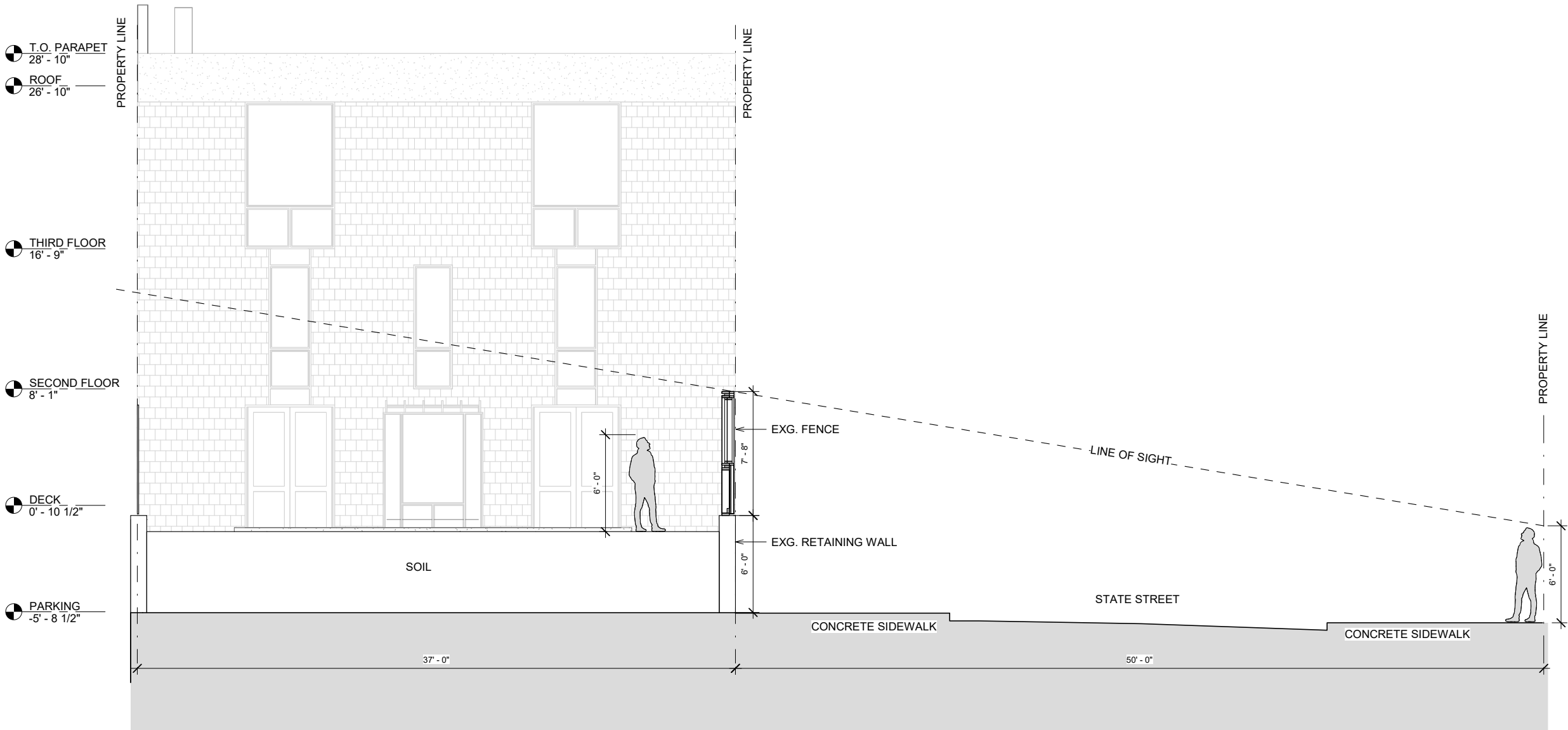
## 1988 Fence Section



1 1988 SECTION  
A-301.00

# 48 Willow Place

## 2023 Fence Section

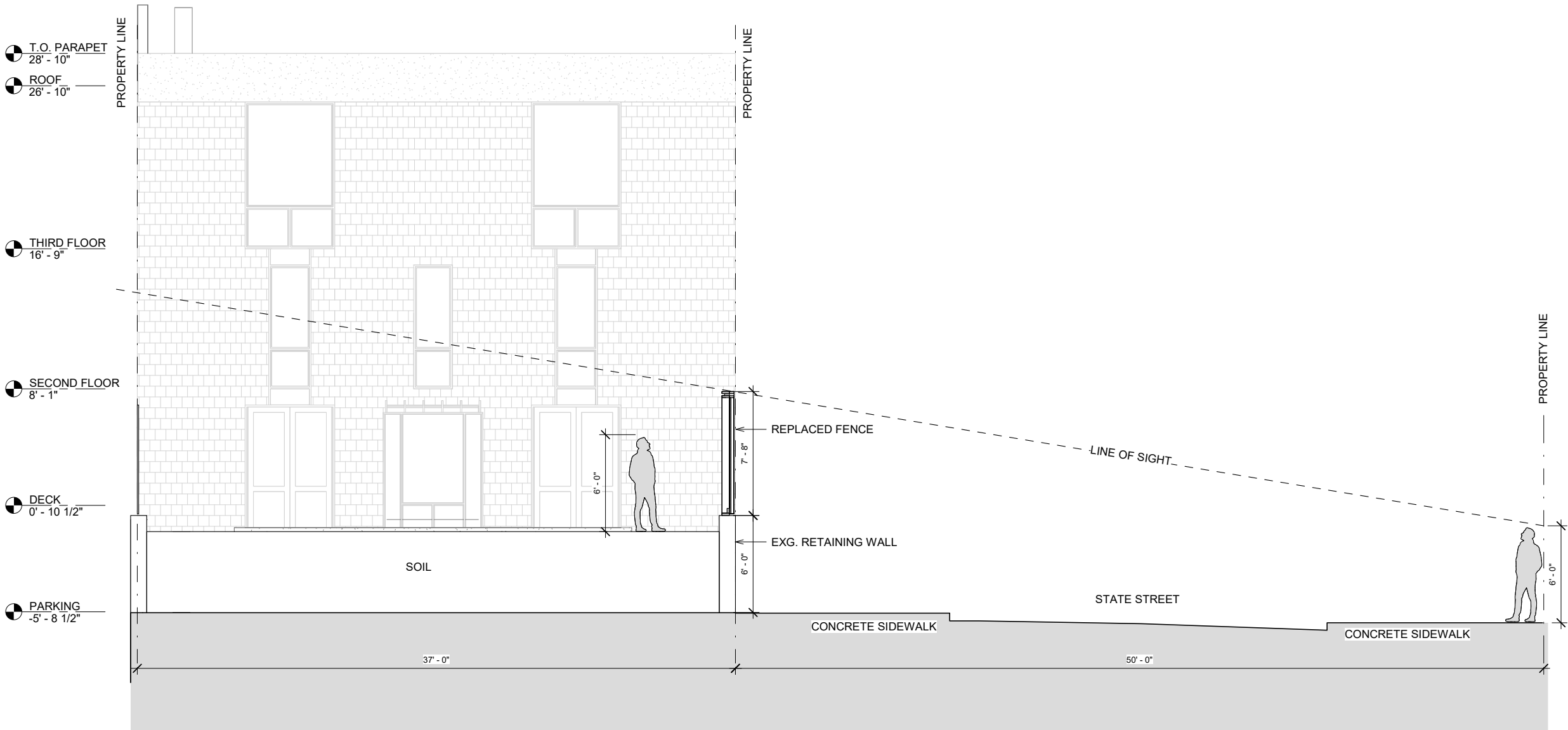


1 2023 SECTION  
A-301.00



# 48 Willow Place

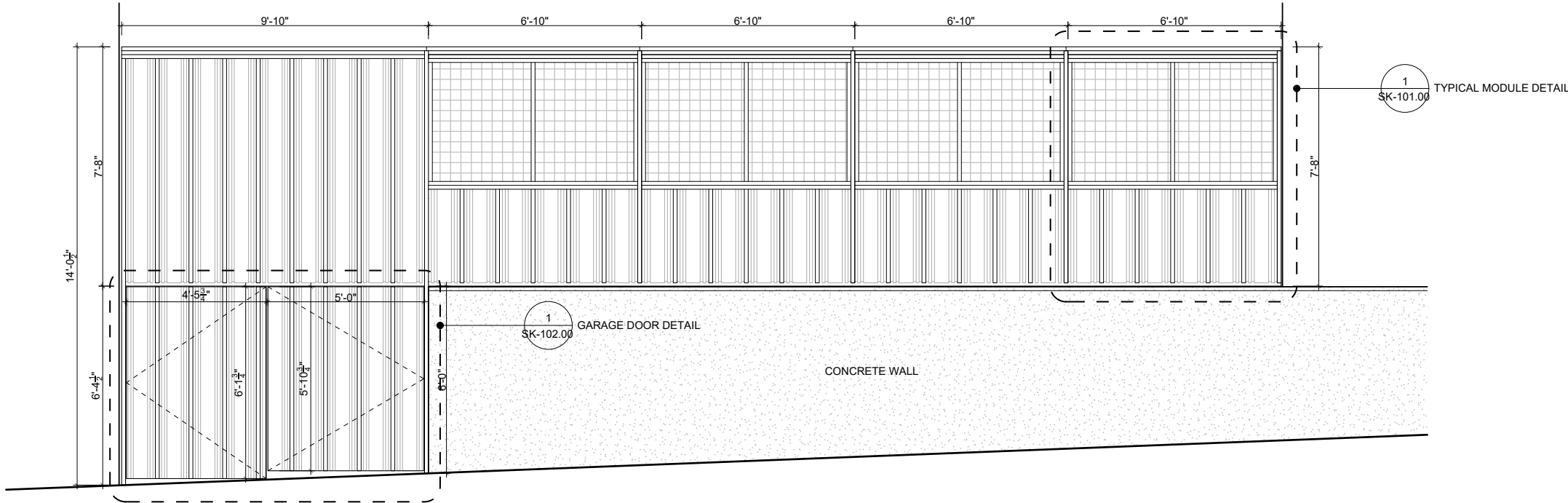
## 2024 Fence Section



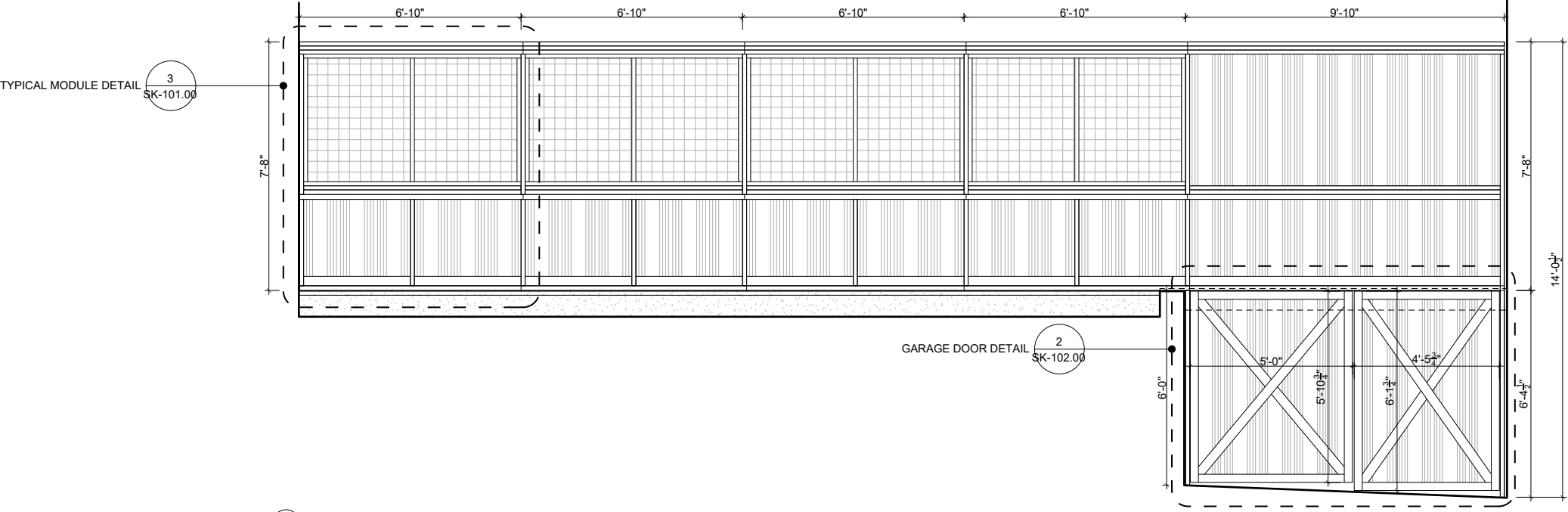
1 2024 SECTION  
A-301.00

# 48 Willow Place

## 2023 Fence Detail



1 ELEVATION FROM STATE STREET  
Scale 1/4" = 1'



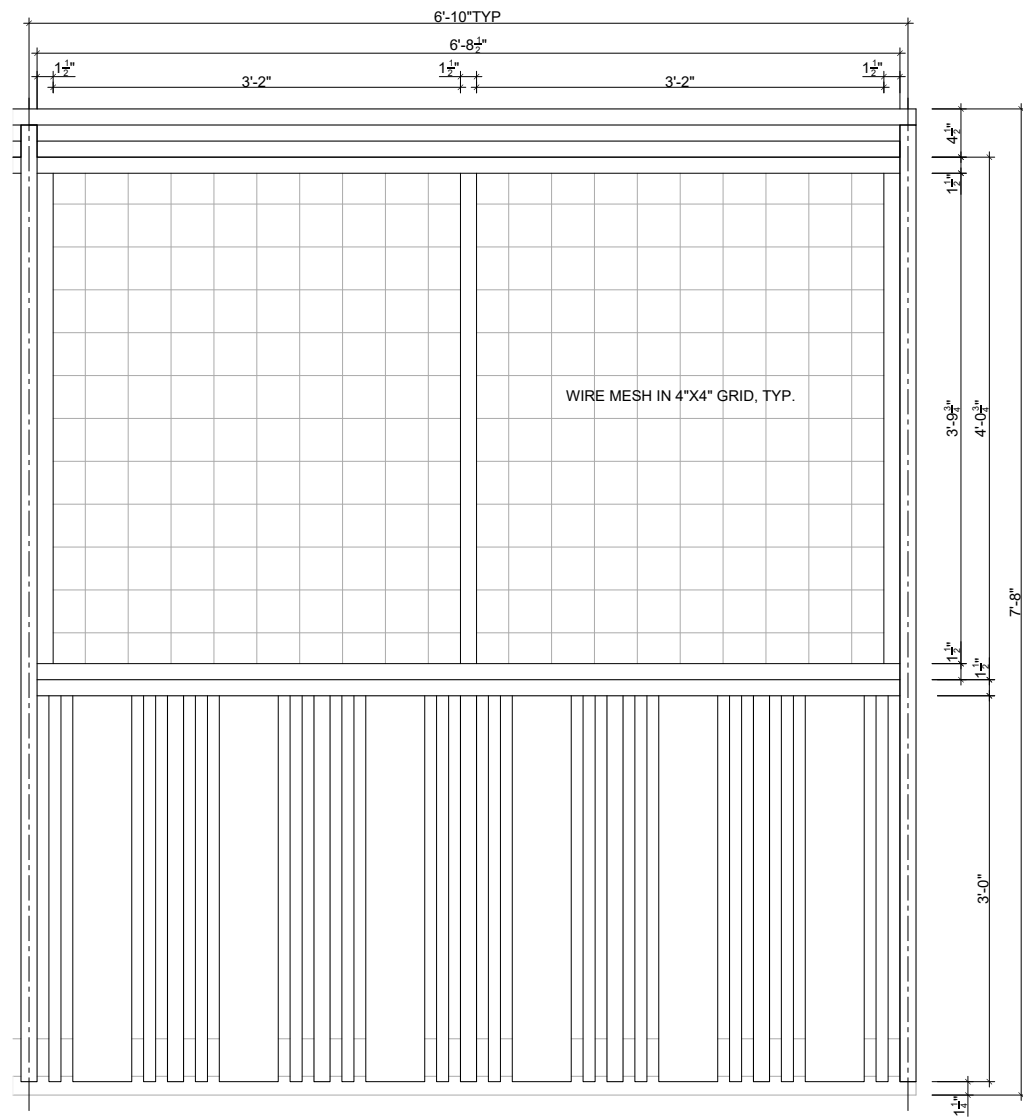
2 ELEVATION FROM GARDEN  
Scale 1/4" = 1'

SK-100.00 Exg. Fence

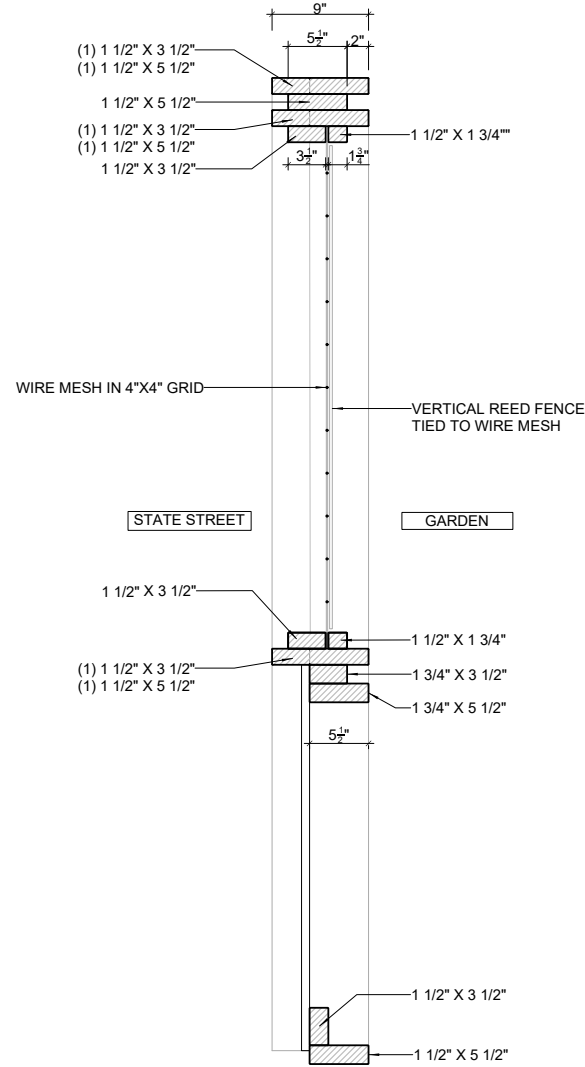
Project 48 Willow Pl Scale 1/4" = 1'

# 48 Willow Place

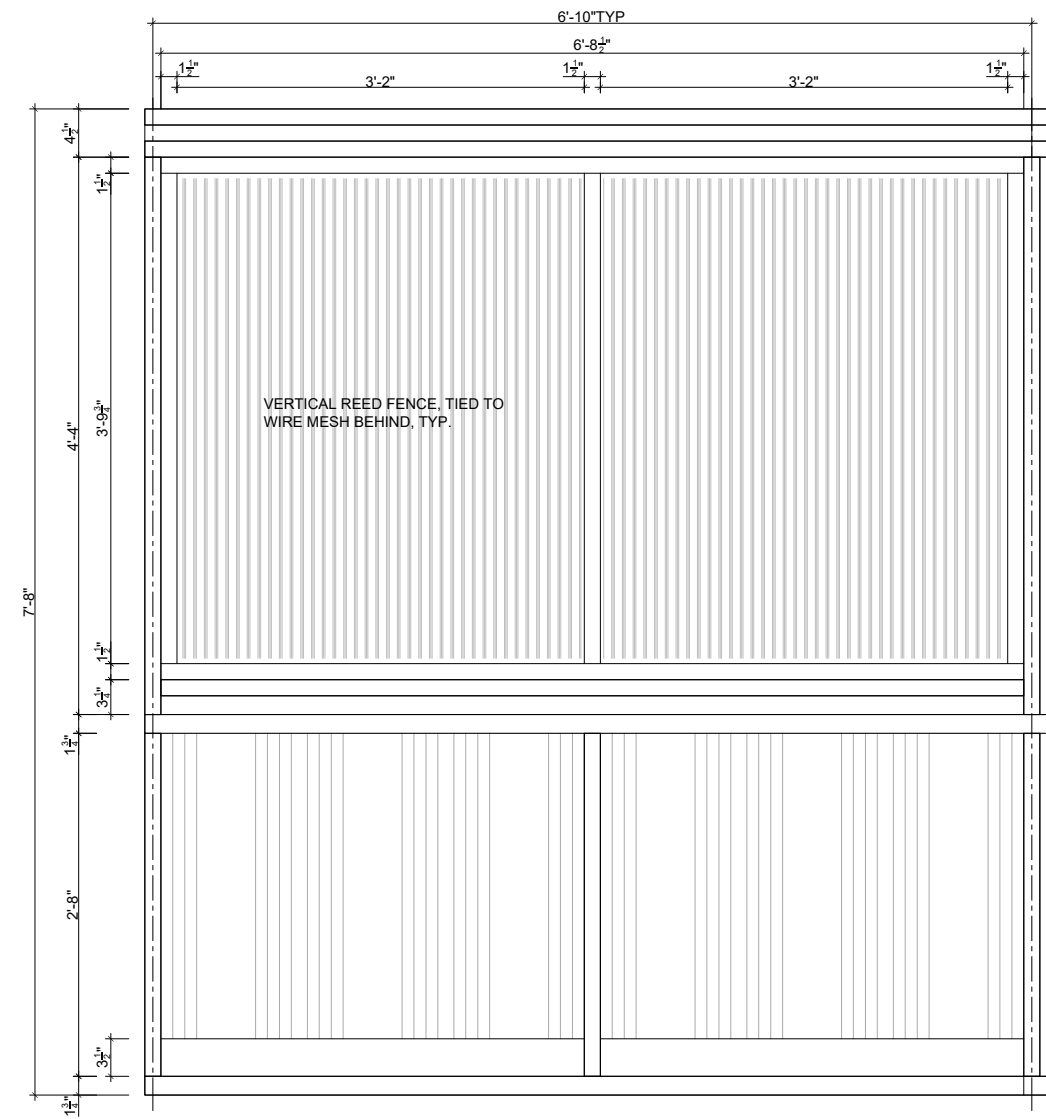
## 2023 Fence Detail



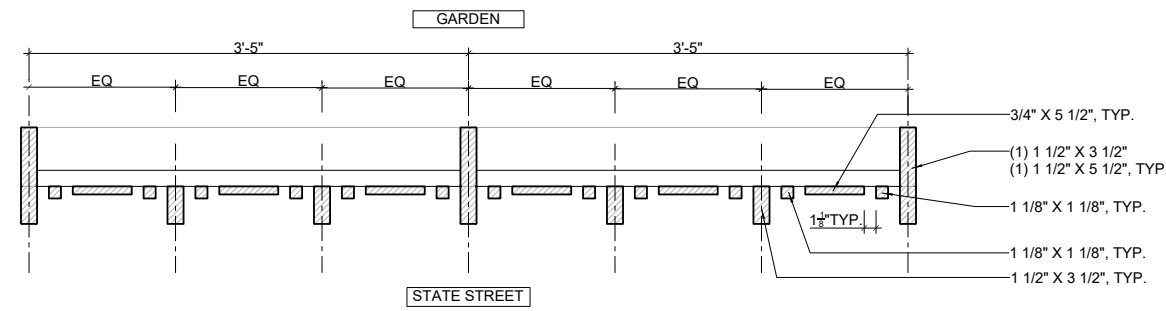
1 ELEVATION FROM STATE STREET  
Scale 3/4" = 1'



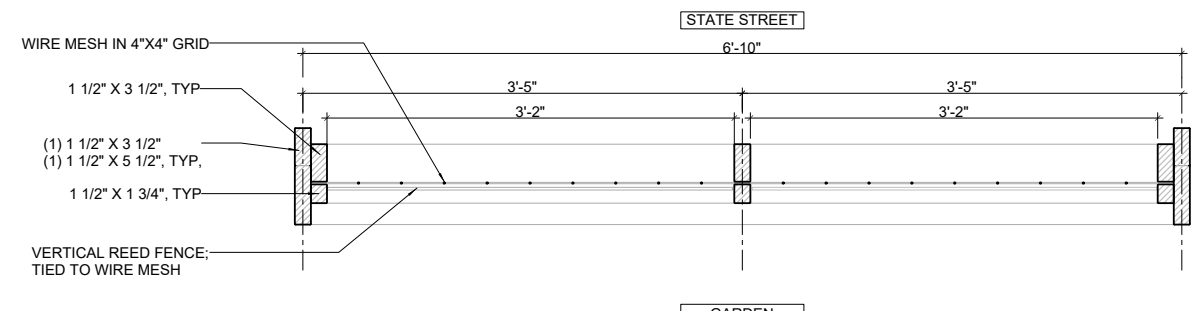
2 SECTION  
Scale 3/4" = 1'



3 ELEVATION FROM GARDEN  
Scale 3/4" = 1'



4 PLAN THROUGH LOWER FENCE  
Scale 3/4" = 1'



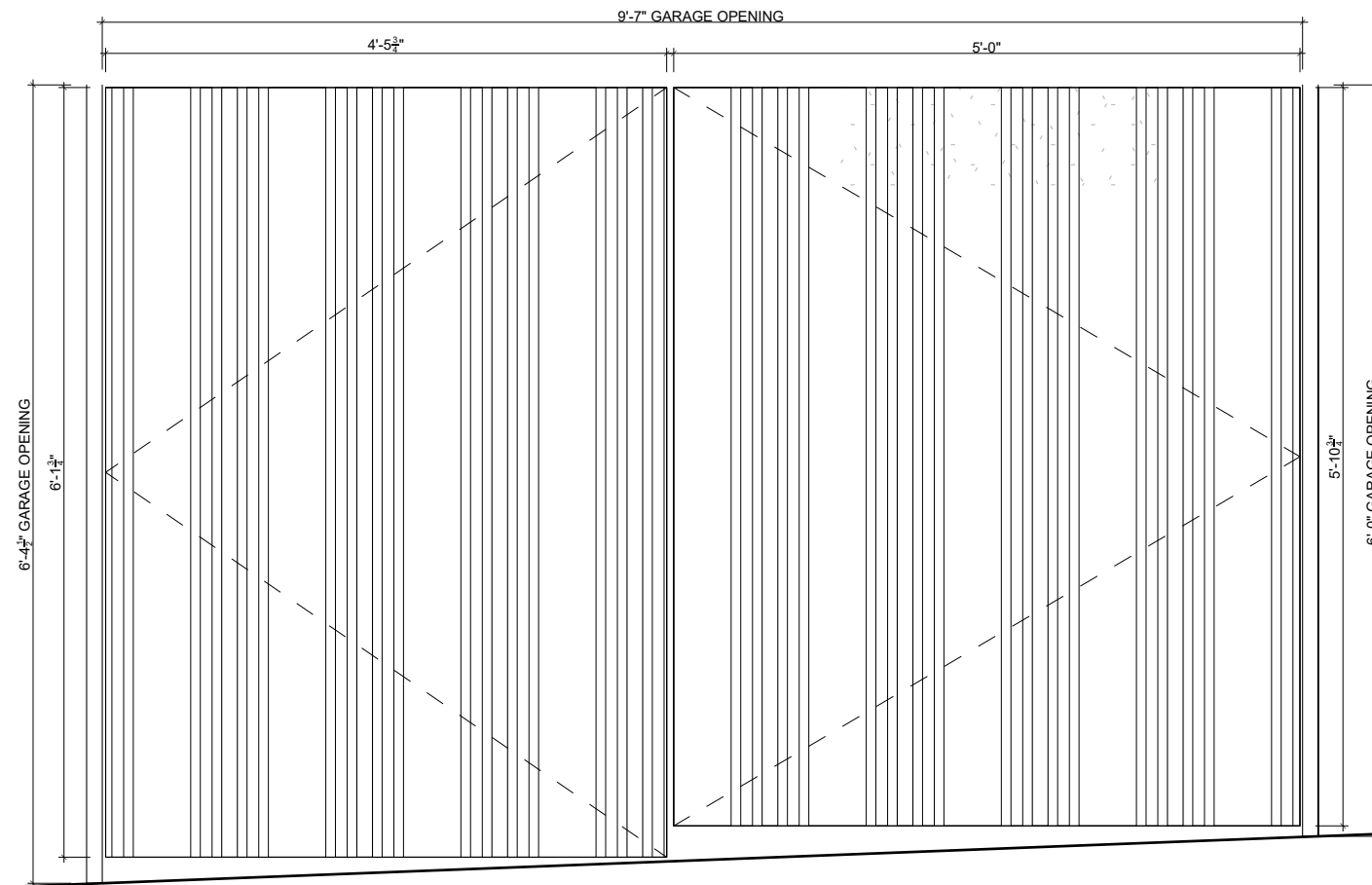
5 PLAN THROUGH UPPER FENCE  
Scale 3/4" = 1'

### SK-101.00 Exg. Typical Fence Module Detail

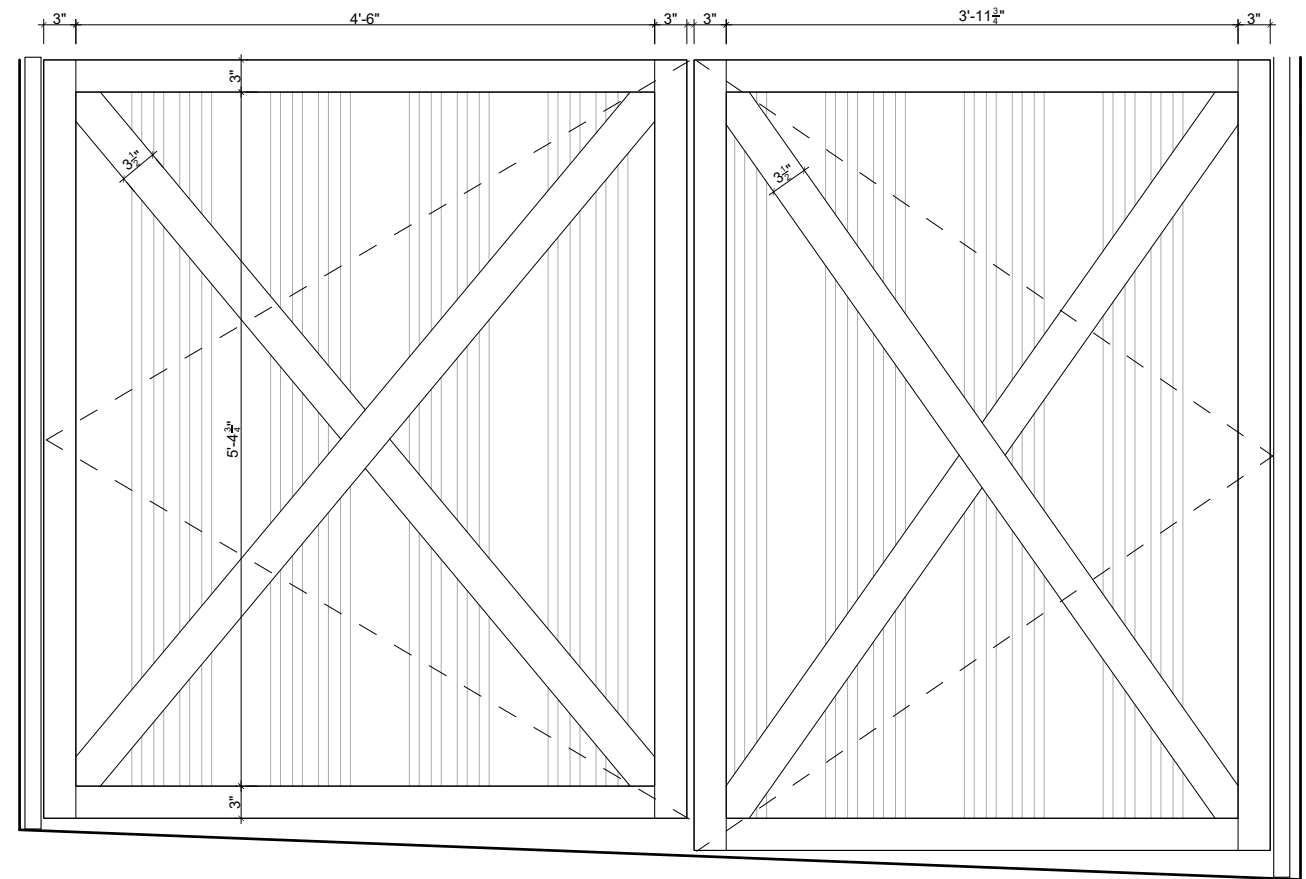
Project 48 Willow Pl Scale 3/4" = 1'

# 48 Willow Place

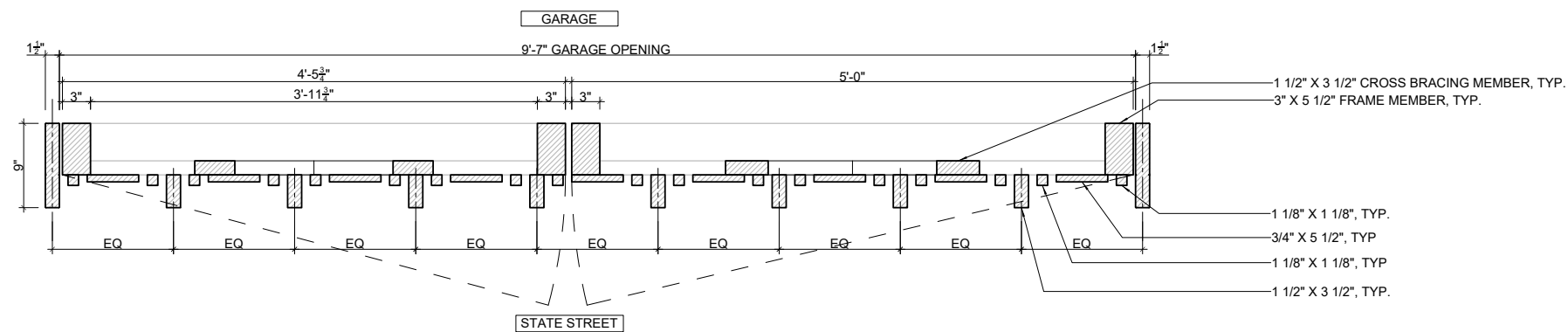
## 2023 Fence Detail



1 ELEVATION FROM STATE STREET  
Scale 3/4" = 1'



2 ELEVATION FROM GARAGE  
Scale 3/4" = 1'



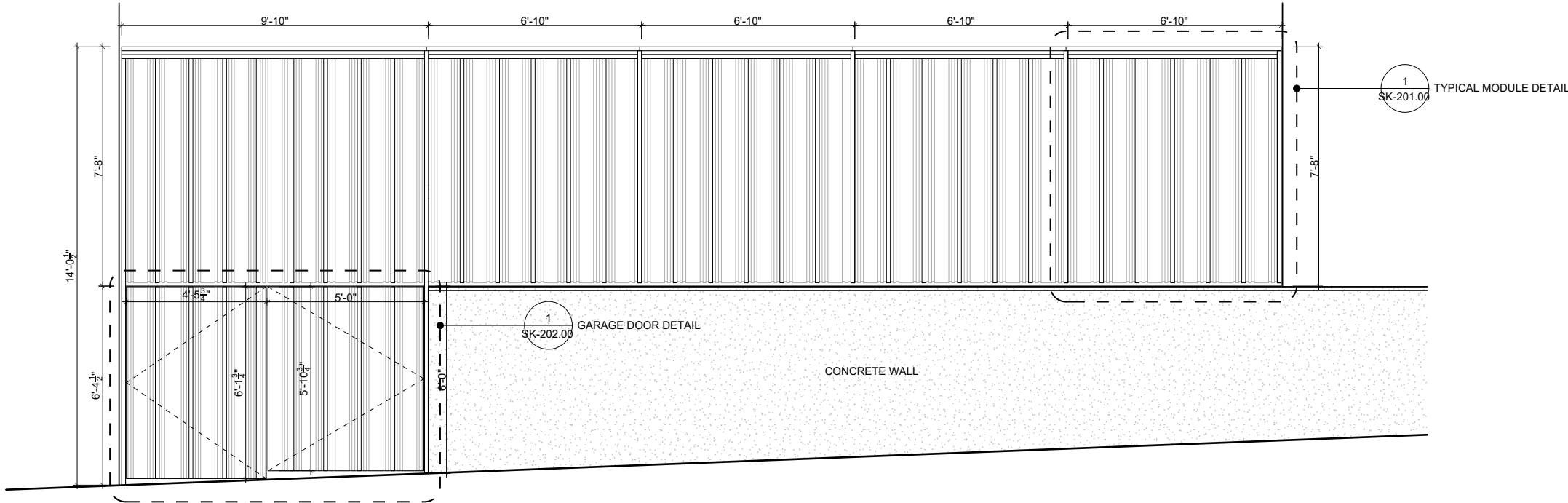
3 PLAN  
Scale 3/4" = 1'

### SK-102.00 Exg. Garage Door Detail

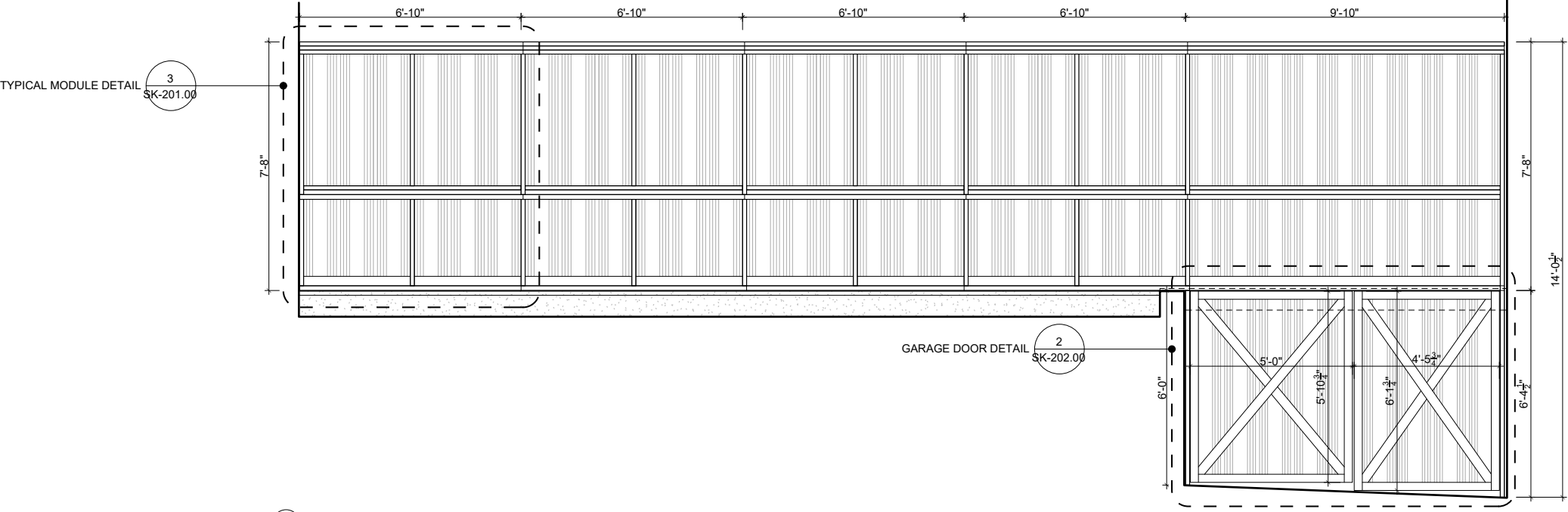
Project 48 Willow Pl Scale 3/4" = 1'

# 48 Willow Place

## 2024 Fence Detail



1 ELEVATION FROM STATE STREET  
Scale 1/4" = 1'



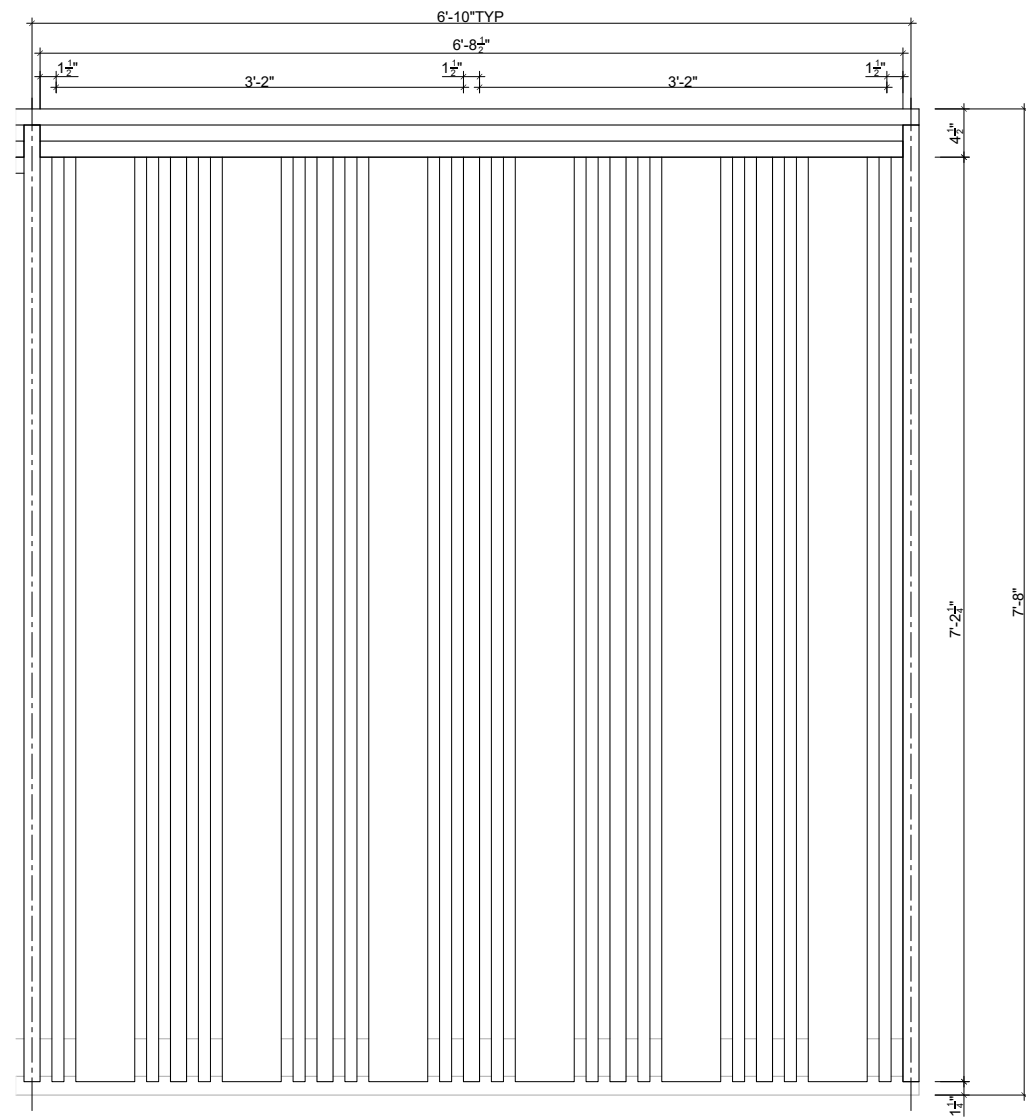
2 ELEVATION FROM GARDEN  
Scale 1/4" = 1'

SK-200.00 New Fence

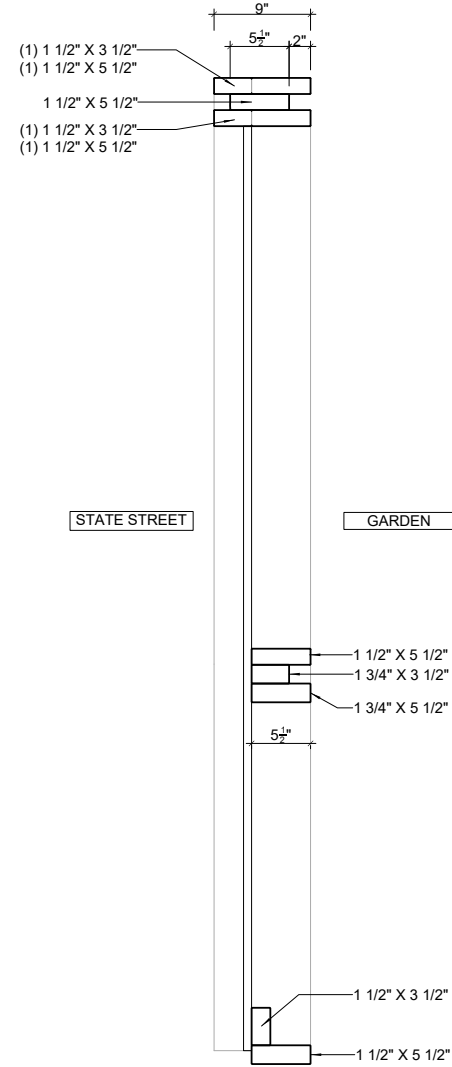
Project 48 Willow Pl Scale 1/4" = 1'

# 48 Willow Place

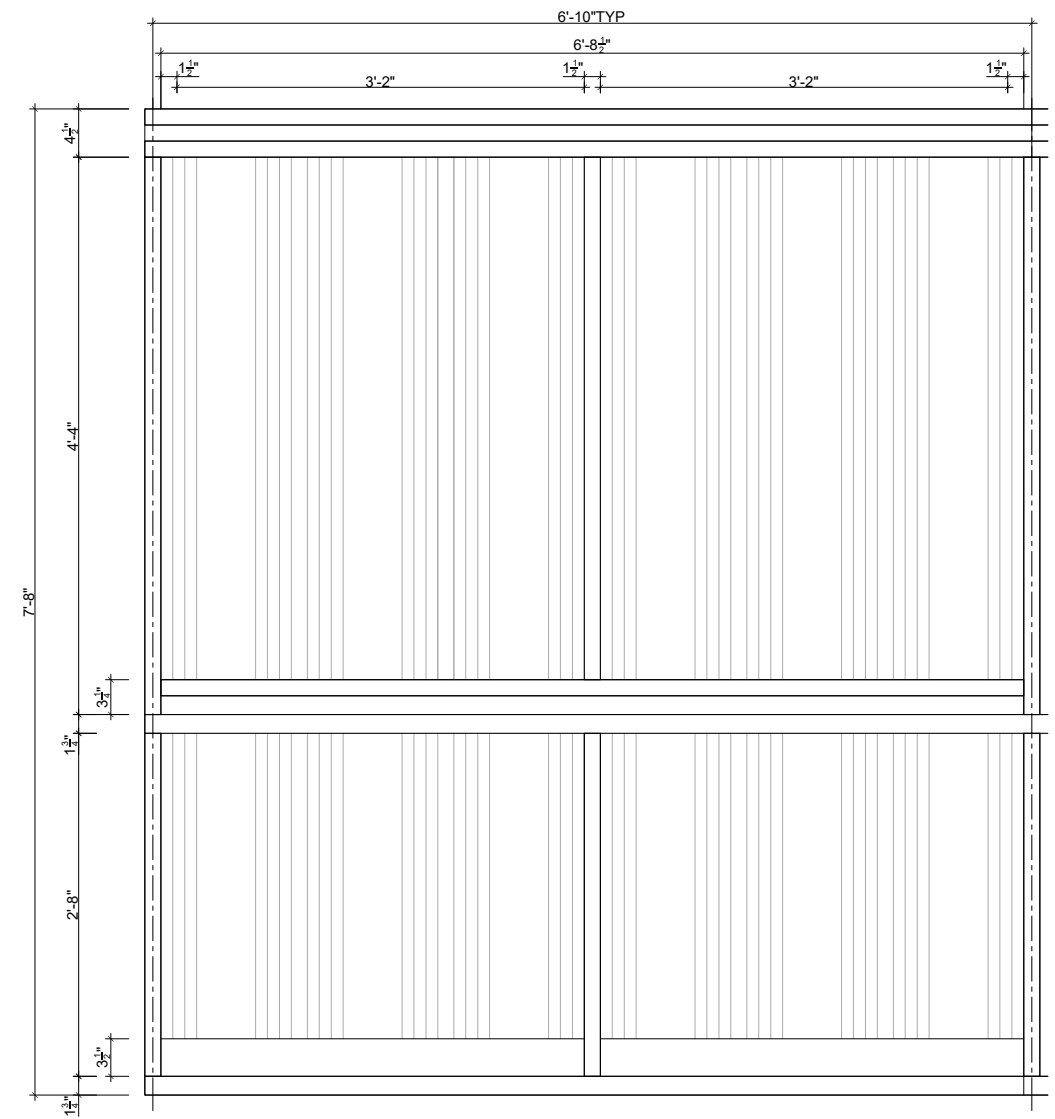
## 2024 Fence Detail



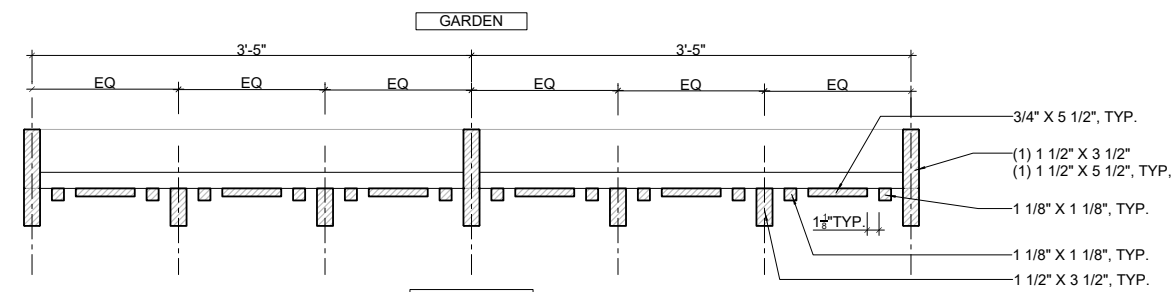
① ELEVATION FROM STATE STREET  
Scale 3/4" = 1'



② SECTION  
Scale 3/4" = 1'



③ ELEVATION FROM GARDEN  
Scale 3/4" = 1'



④ PLAN THROUGH LOWER FENCE  
Scale 3/4" = 1'

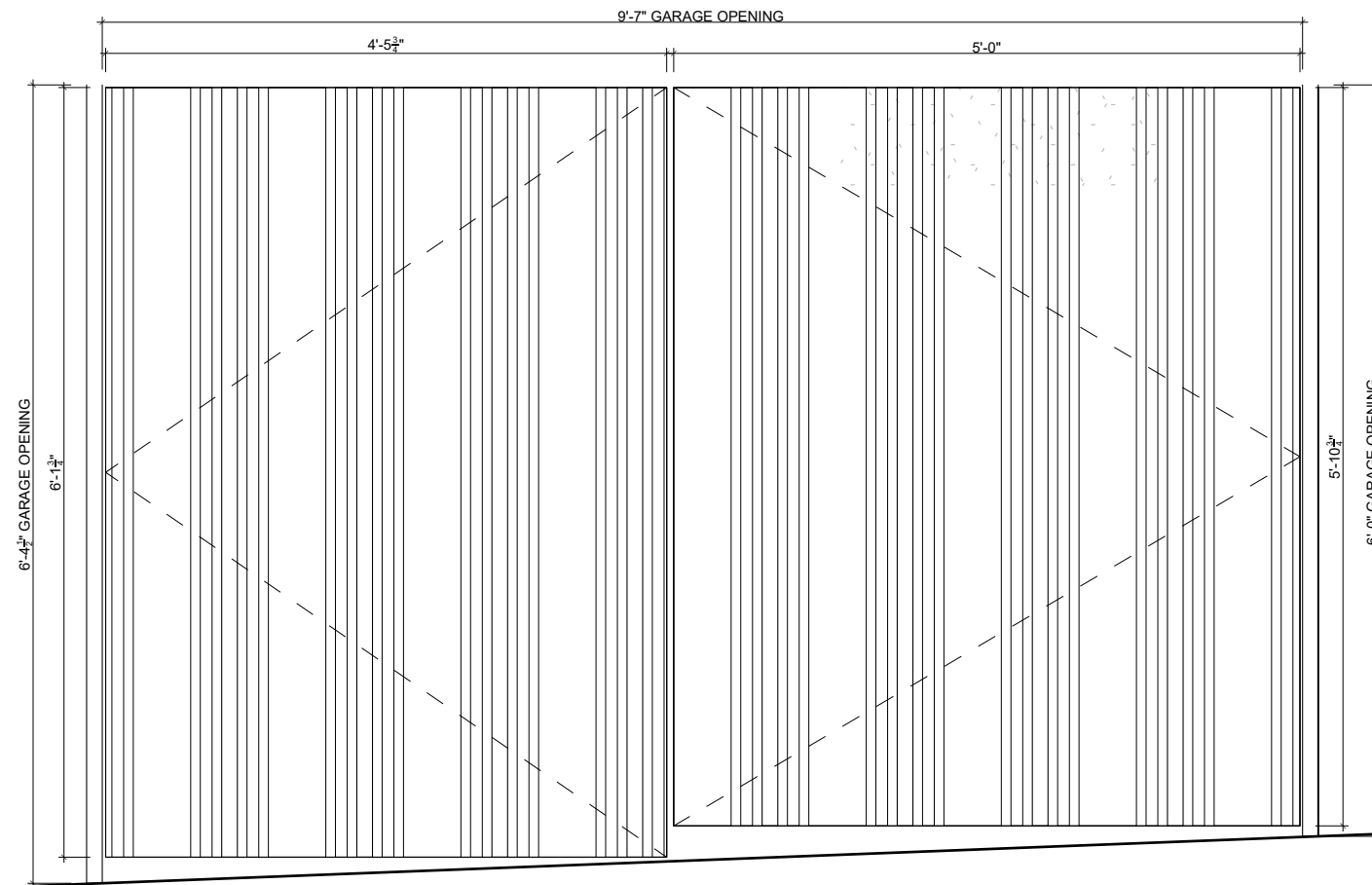
### SK-201.00 New Typical Fence Module Detail

Project 48 Willow Pl

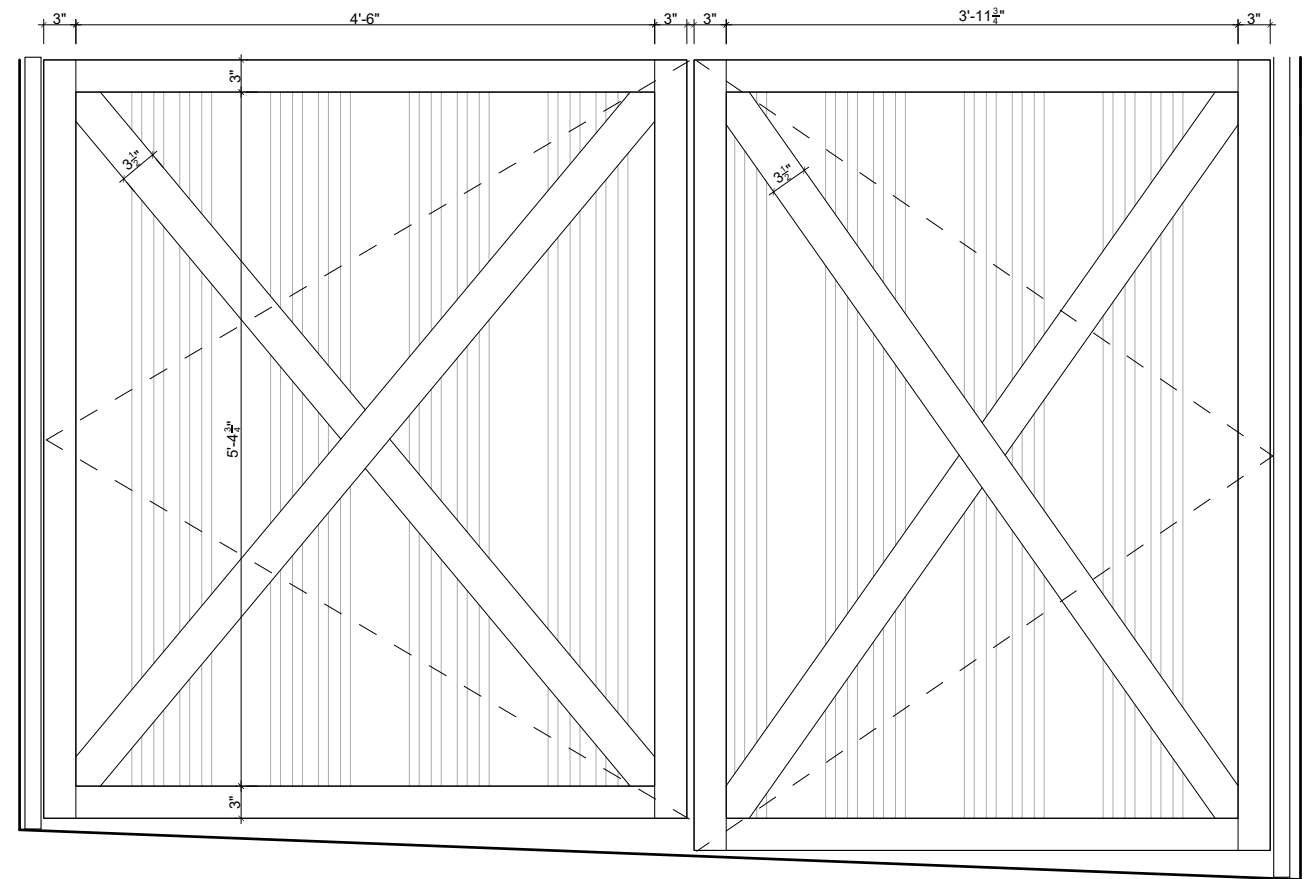
Scale 3/4" = 1'

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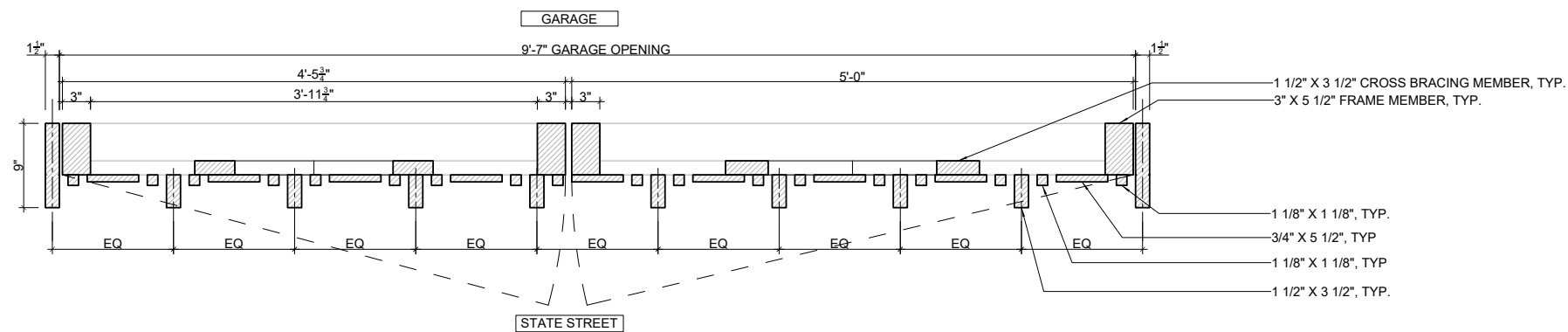
## 2024 Fence Detail



1 ELEVATION FROM STATE STREET  
Scale 3/4" = 1'



2 ELEVATION FROM GARAGE  
Scale 3/4" = 1'



3 PLAN  
Scale 3/4" = 1'

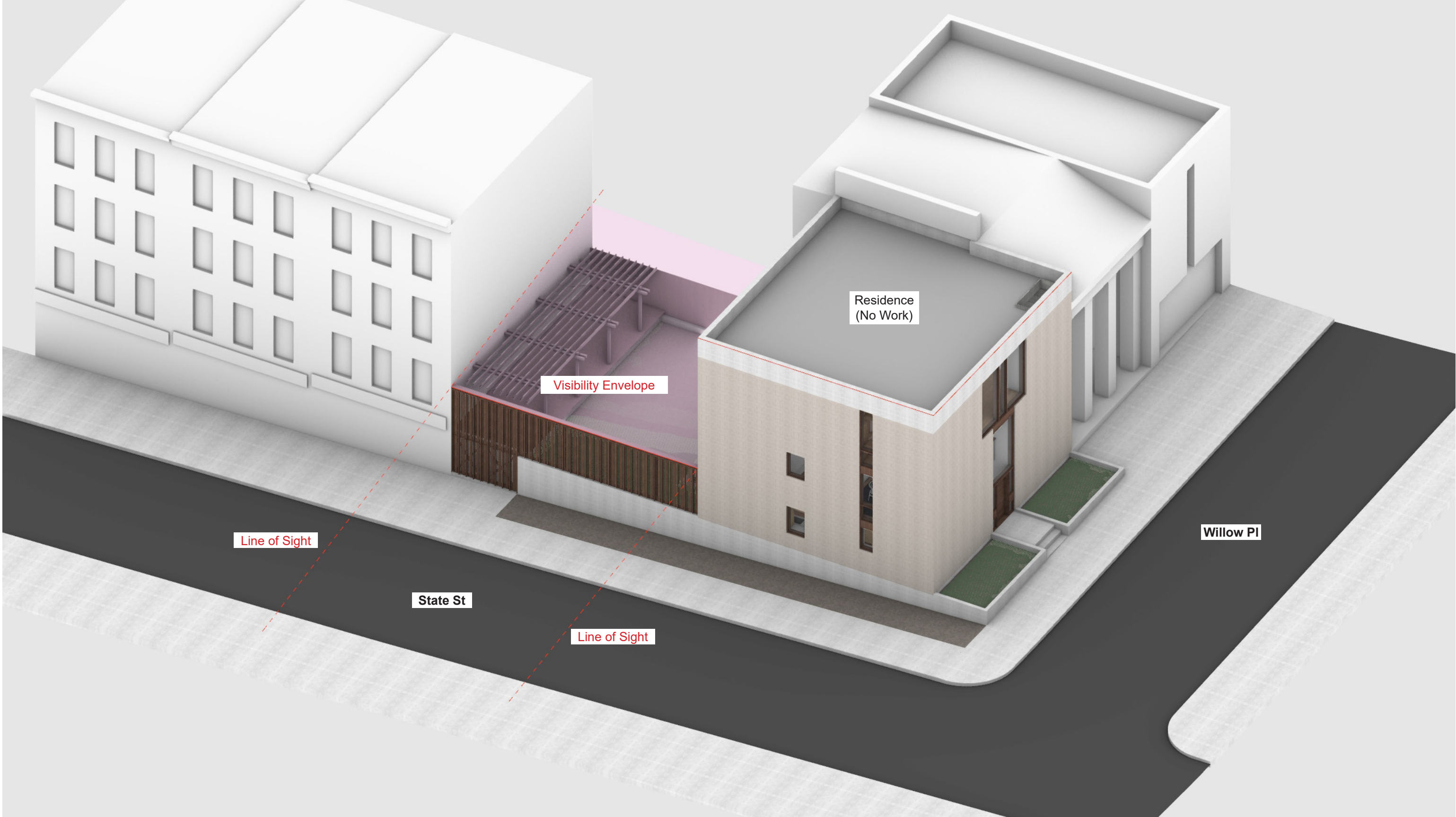
### SK-202.00 New Garage Door Detail

Project 48 Willow Pl

Scale 3/4" = 1'

# 48 Willow Place

## Visibility Analysis





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