

The current proposal is:

Preservation Department – Item 1, LPC-21-00282

**405 Vanderbilt Avenue,
Borough of Brooklyn**

How to Testify Via Zoom:

<https://us02web.zoom.us/j/87292044525?pwd=cnhMdzdTZFN0aytGcDE2Z3FOUDFtQT09>

Webinar ID: 872 9204 4525

Passcode: 866444

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US (New York) 877-853-5257 (Toll free)

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Note: If you want to testify 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.

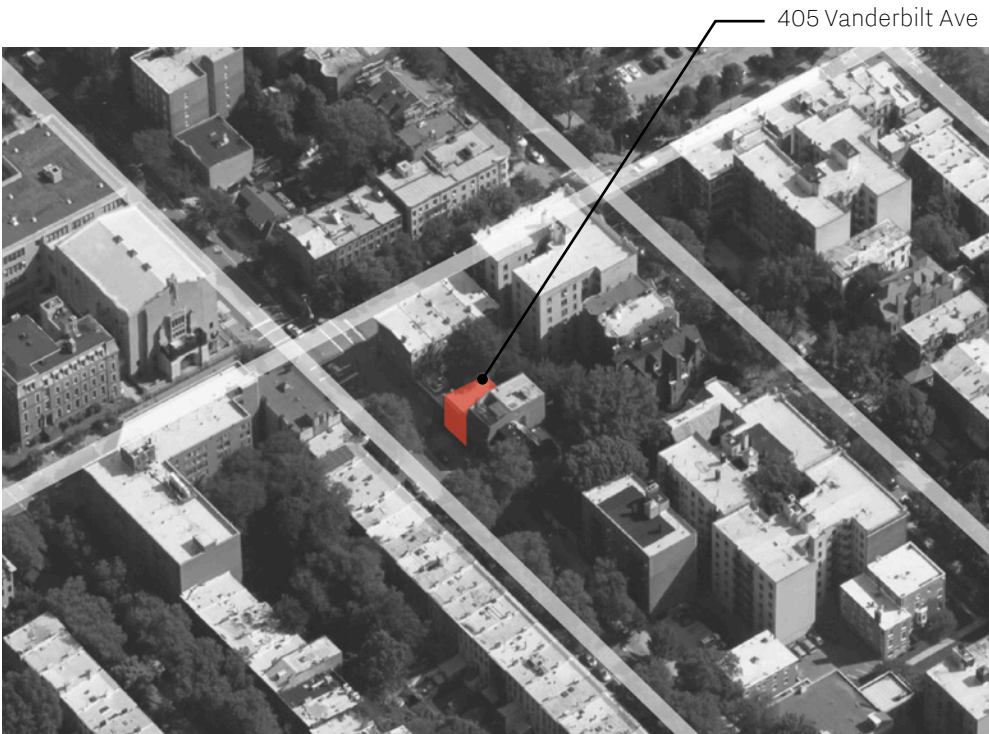
405 VANDERBILT AVENUE / PUBLIC HEARING

October 2020

ZONING MAP / 405 VANDERBILT AVENUE, BROOKLYN, NY 11238



Tax Map



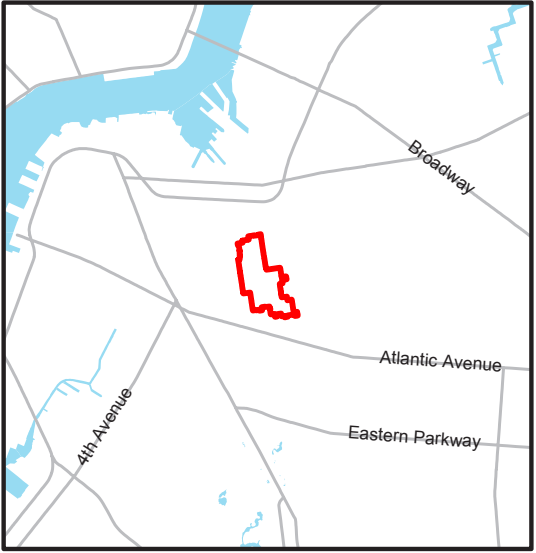
Site Axonometric



Clinton Hill Historic District

Clinton Hill Historic District
Brooklyn
Designated November 10, 1981

Historic District Boundaries



HISTORIC PHOTO



1983-1988 HISTORIC TAX PHOTO

HISTORIC PHOTO



1941 HISTORIC PHOTO

FRONT VIEW OF EXISTING BUILDING / STREETSCAPE



STREETSCAPE AROUND EXISTING BUILDING

FRONT VIEW OF EXISTING BUILDING / VIEW A & B FROM VANDERBILT AVE



View A



View B



VISIBILITY / PLAN OF KEY VIEWS



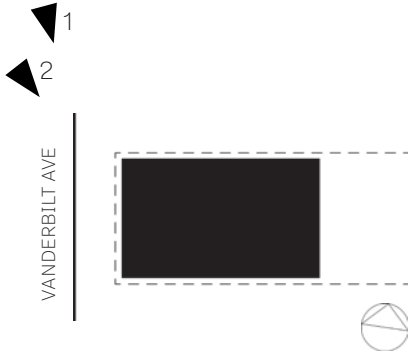
MOCKUP VISIBILITY / VIEW POINTS 1 & 2



View 1



View 2



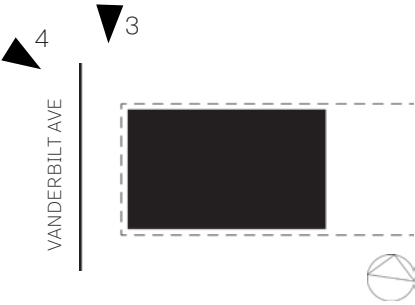
MOCKUP VISIBILITY / VIEW POINTS 3 & 4



View 3



View 4



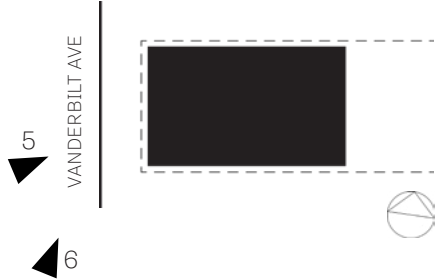
MOCKUP VISIBILITY / VIEW POINTS 5 & 6



View 5

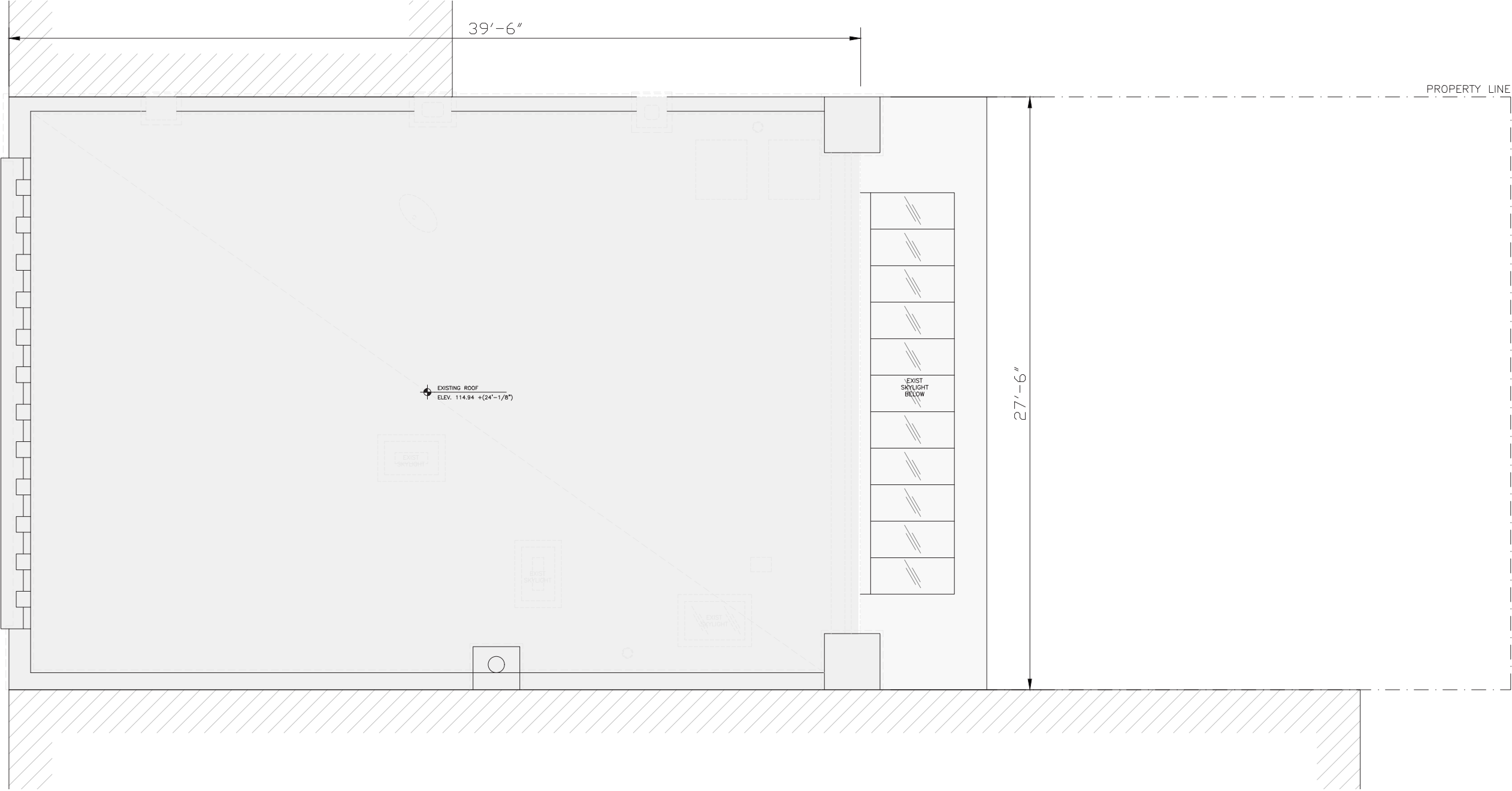


View 6



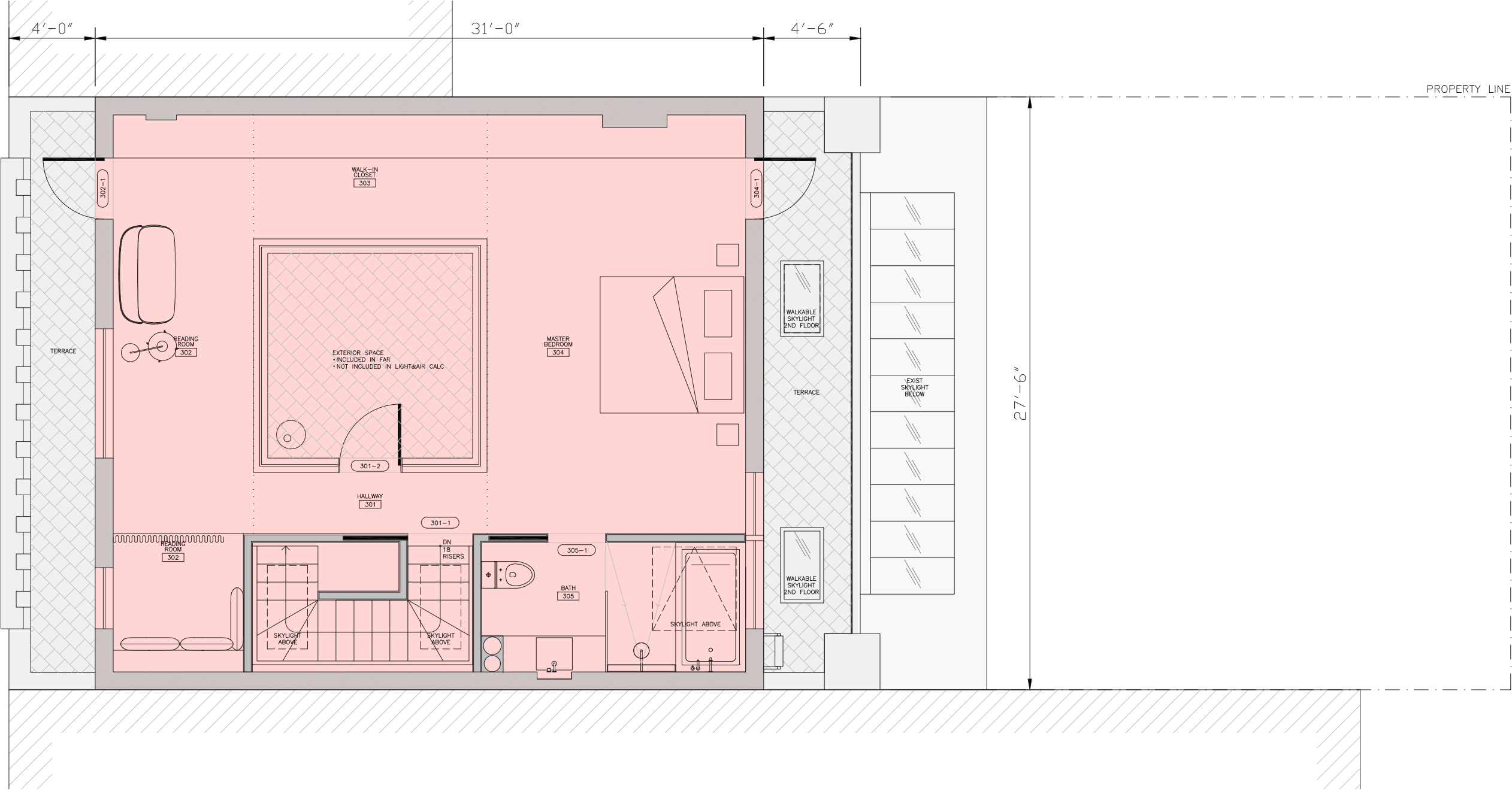
PROPOSED ADDITION

EXISTING ROOF PLAN



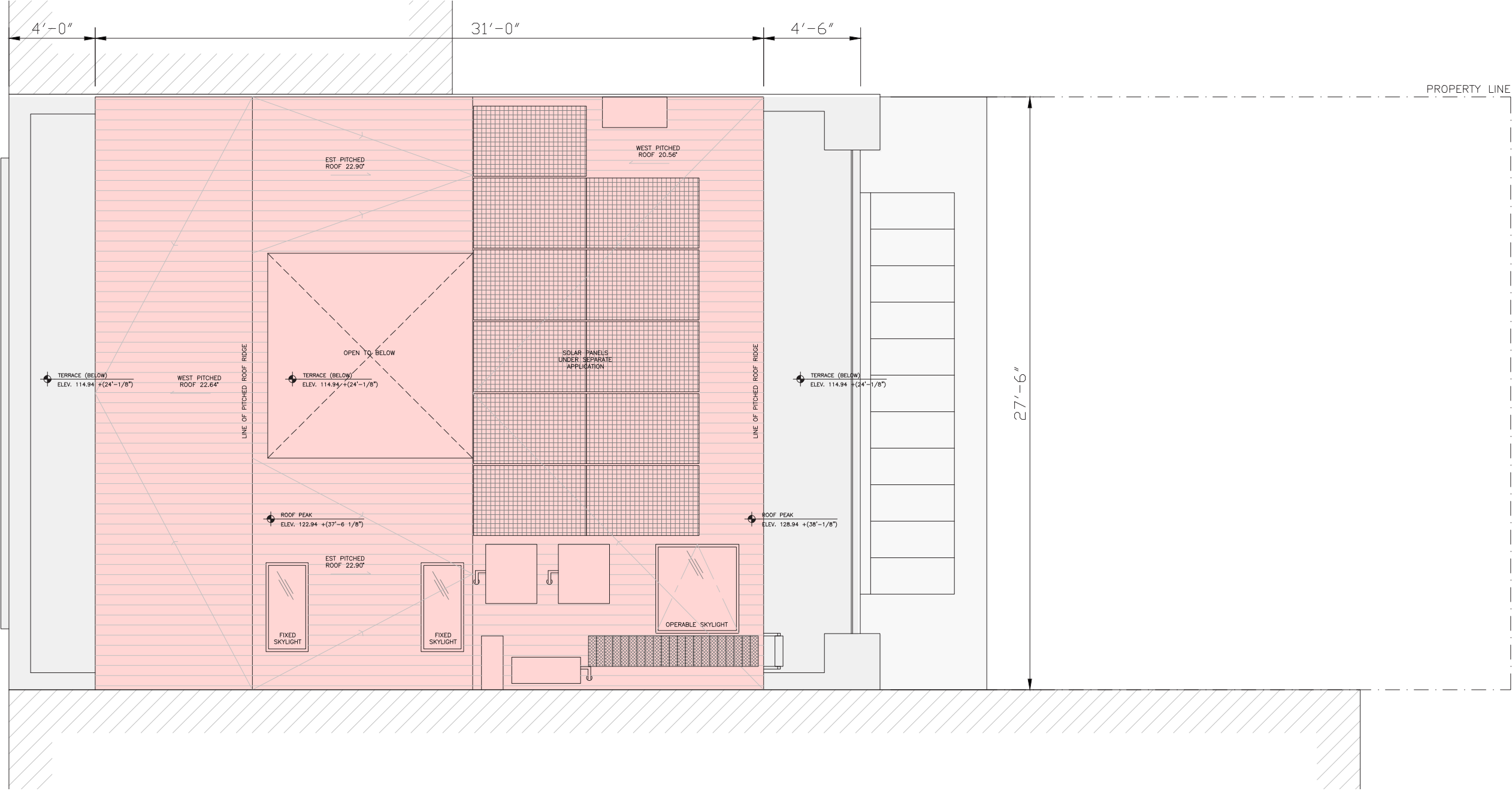
SCALE: 3/16" = 1'-0"

PROPOSED THIRD FLOOR PLAN



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

PROPOSED ROOF PLAN

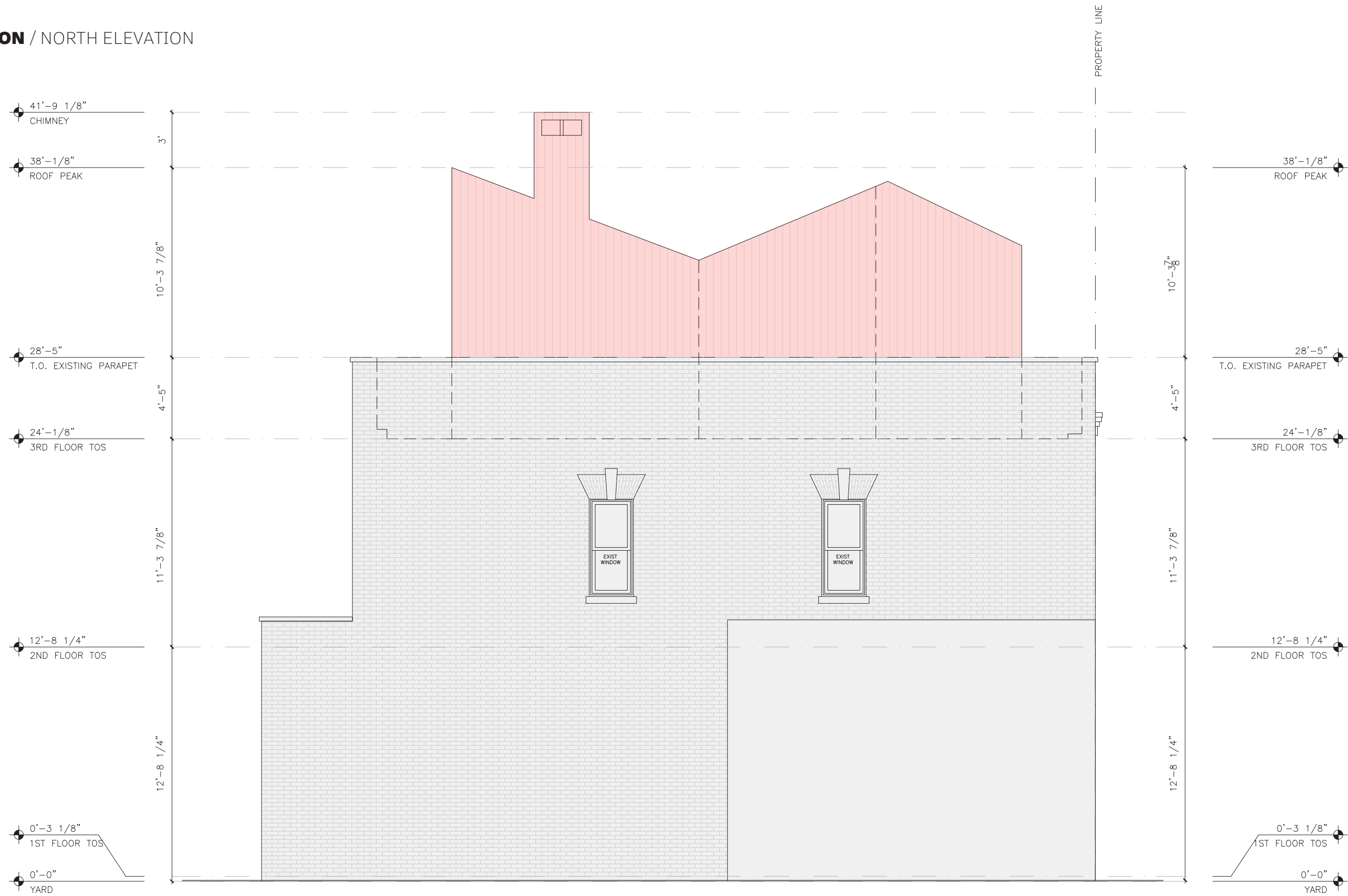


SCALE: 3/16" = 1'-0"

PROPOSED ELEVATION / WEST ELEVATION



PROPOSED ELEVATION / NORTH ELEVATION

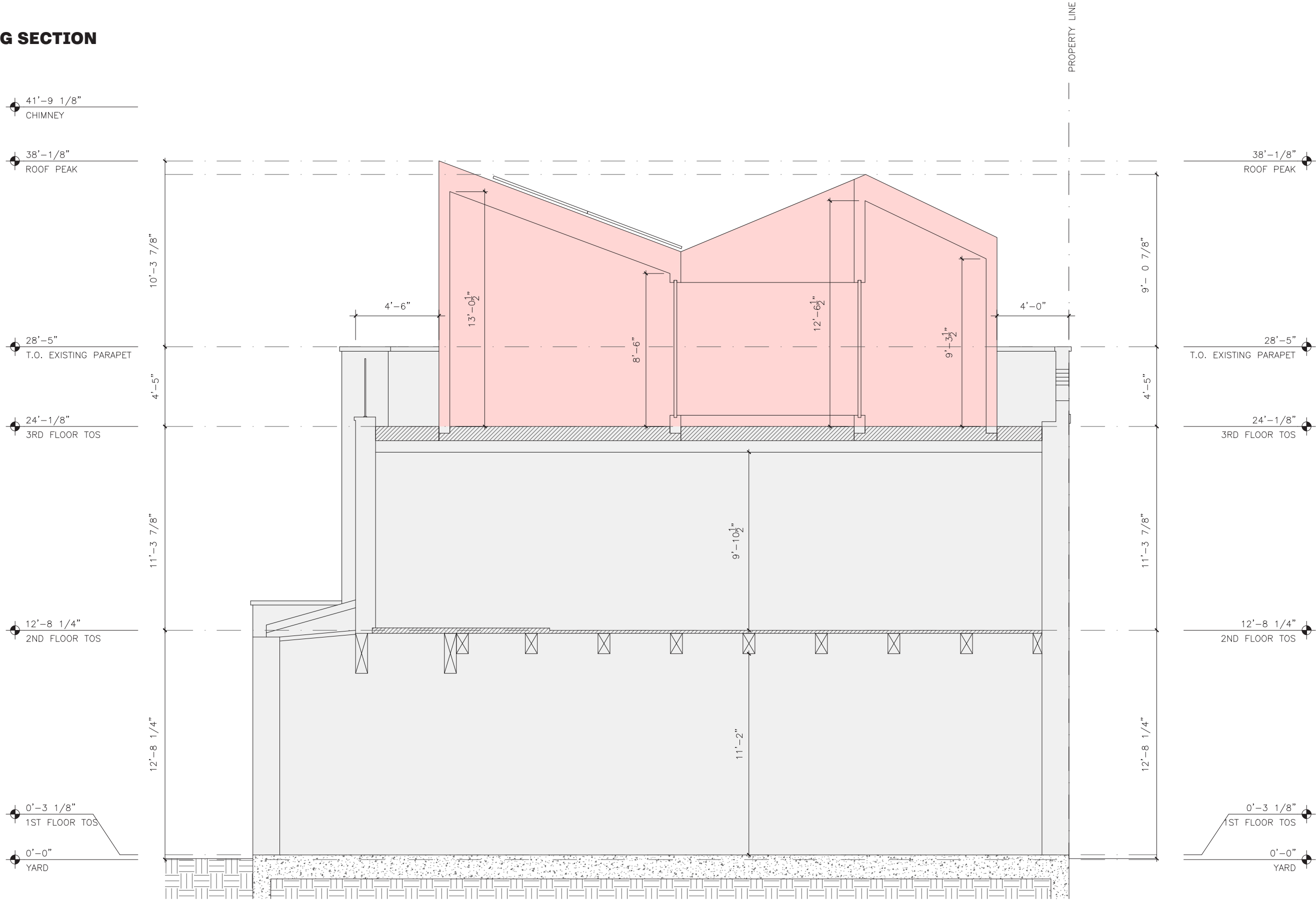


PROPOSED ELEVATION / EAST ELEVATION



PROPOSED BUILDING SECTION

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



EXISTING STREET PERSPECTIVE VIEW / VANDERBILT AVENUE



PROPOSED STREET PERSPECTIVE VIEW / VANDERBILT AVENUE



PROPOSED
ADDITION VOLUME

NEW BRICK WALL EXTENSION
TO MATCH EXISTING BRICK
AND MORTAR AND TO ALIGN
WITH FRONT EXIST PARAPET

NEW STANDING
SEAM METAL FACADE

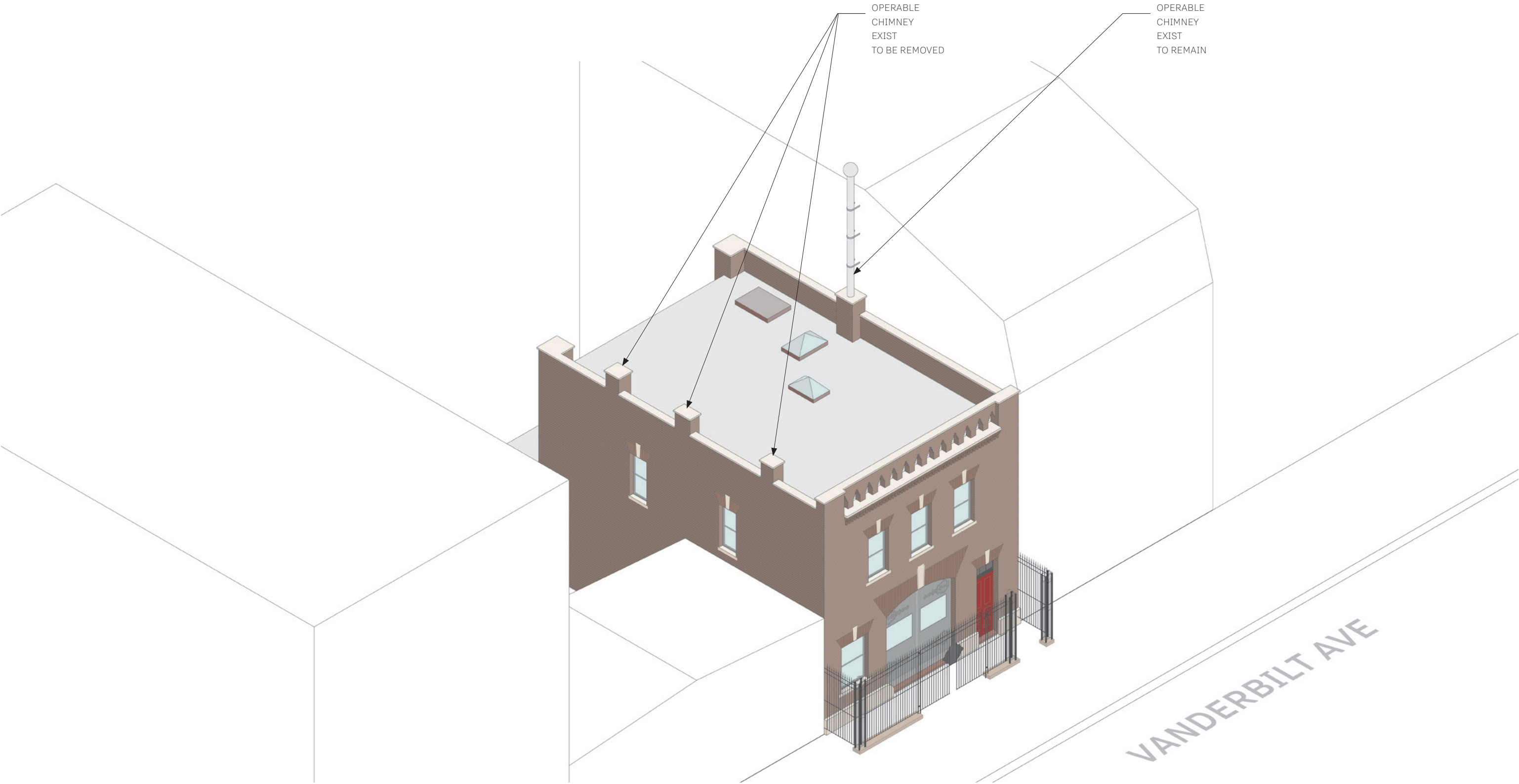
VANDERBILT AVE



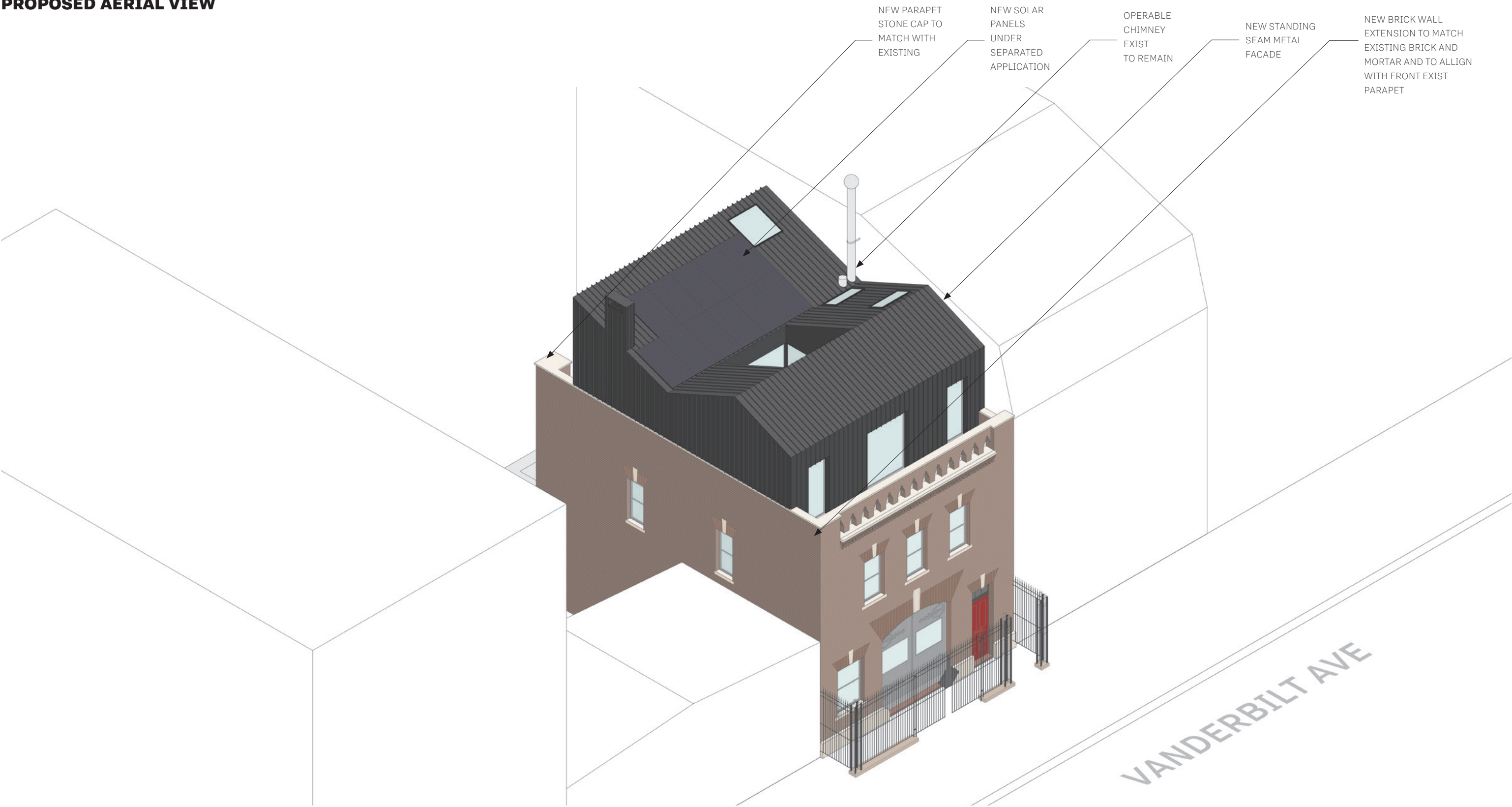
PROPOSED STREET PERSPECTIVE VIEW / VANDERBILT AVENUE



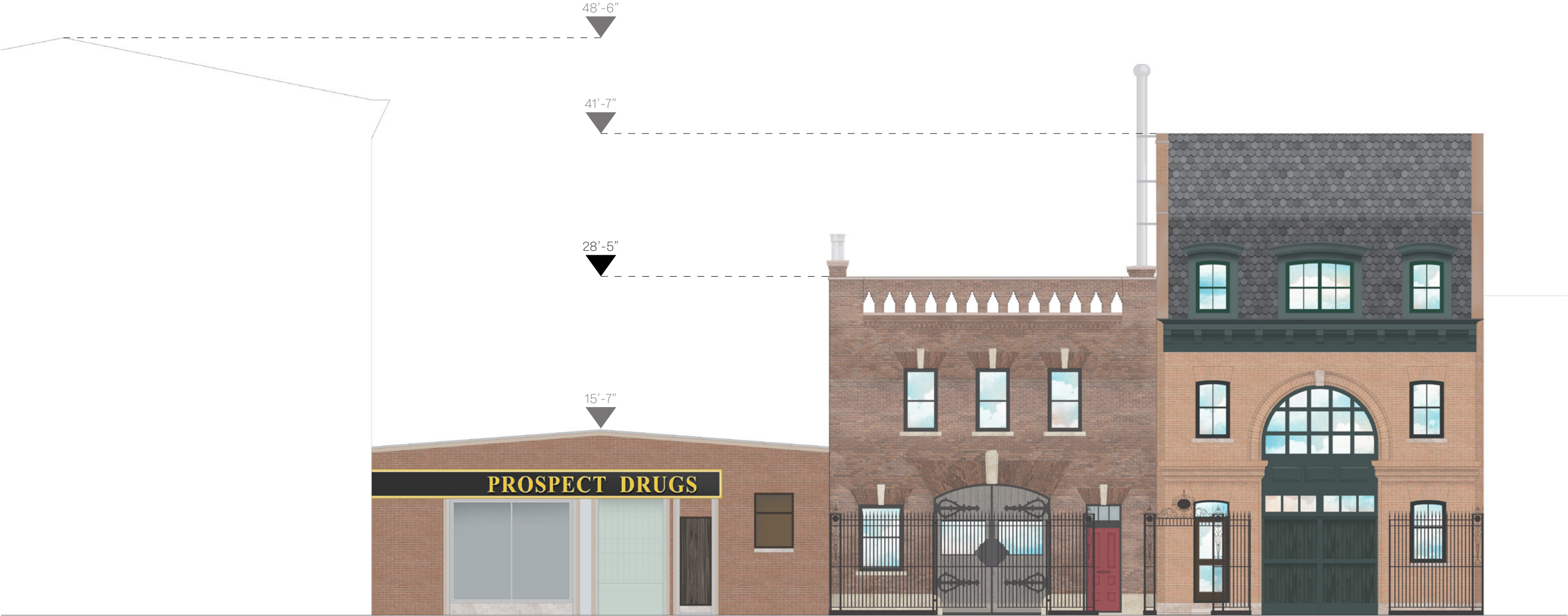
EXISTING AERIAL VIEW



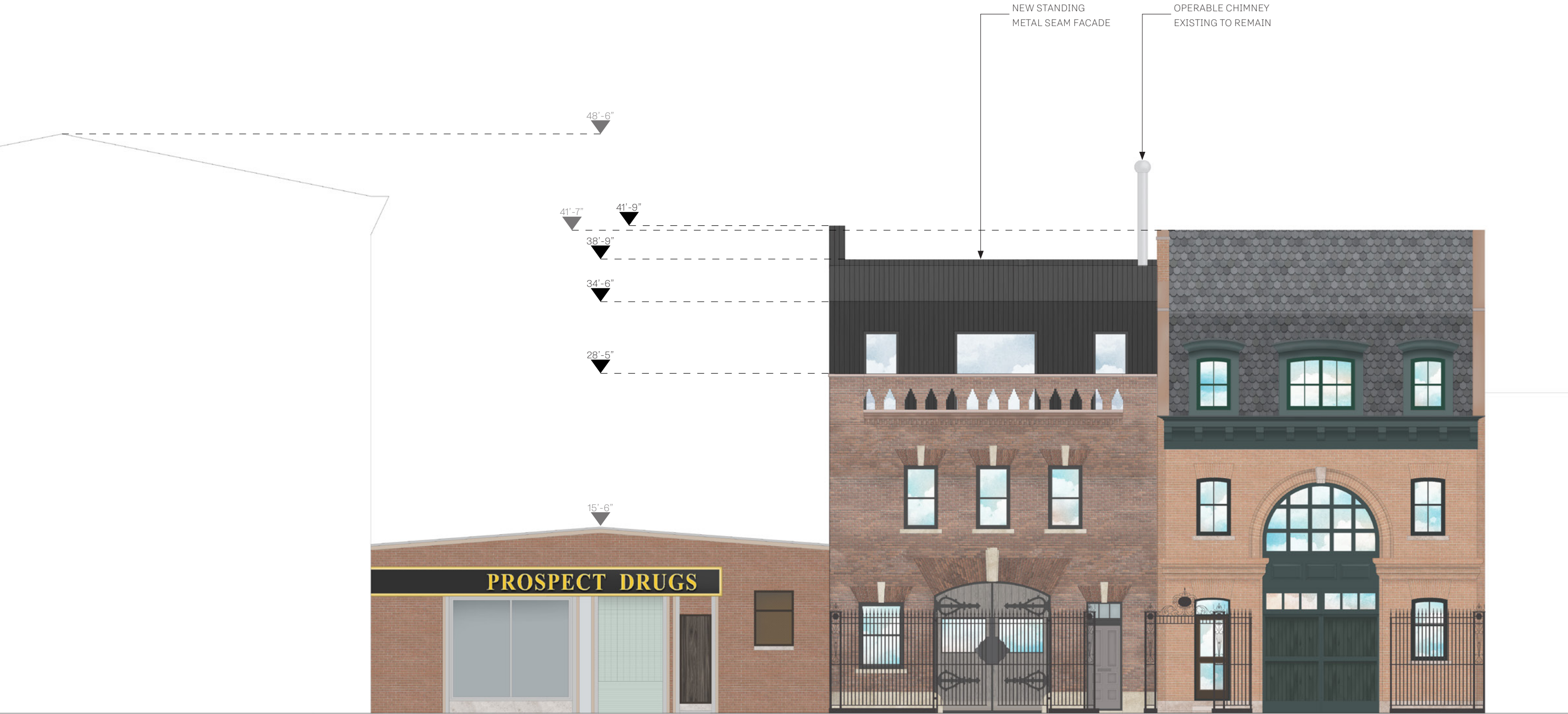
PROPOSED AERIAL VIEW



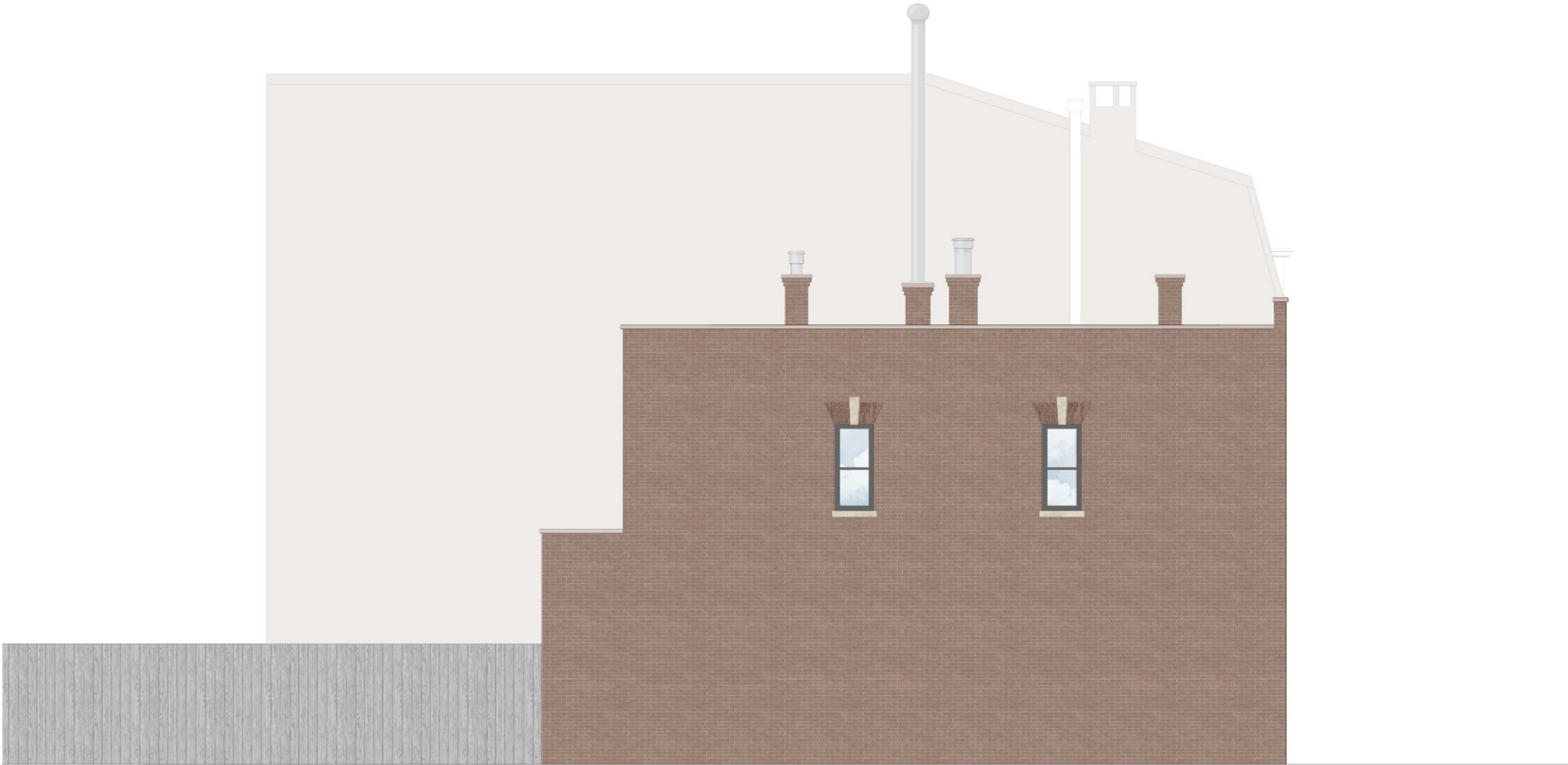
EXISTING ELEVATION / 405 VANDERBILT AVENUE ELEVATION



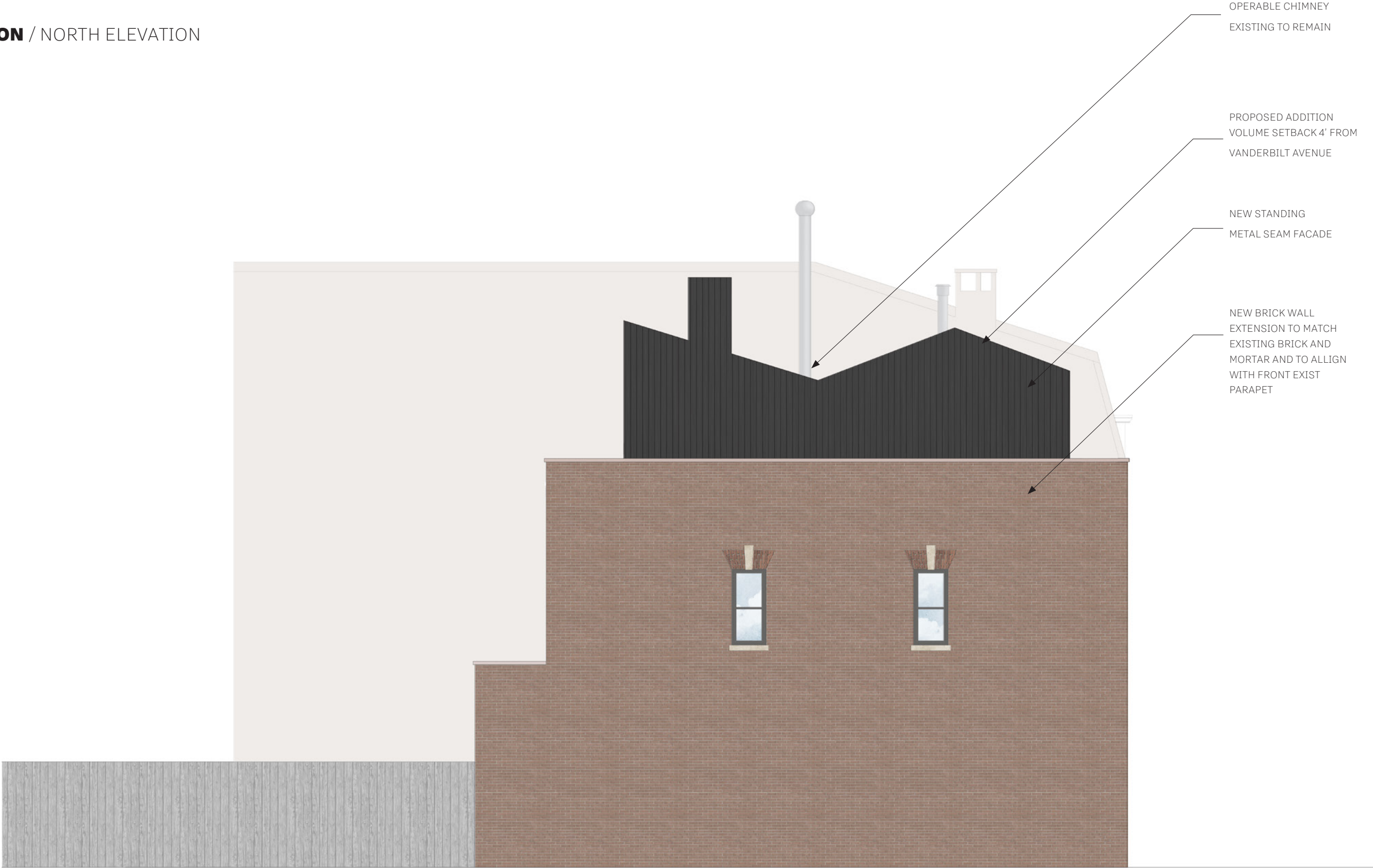
PROPOSED ELEVATION / 405 VANDERBILT AVENUE ELEVATION



EXISTING ELEVATION / NORTH ELEVATION



PROPOSED ELEVATION / NORTH ELEVATION

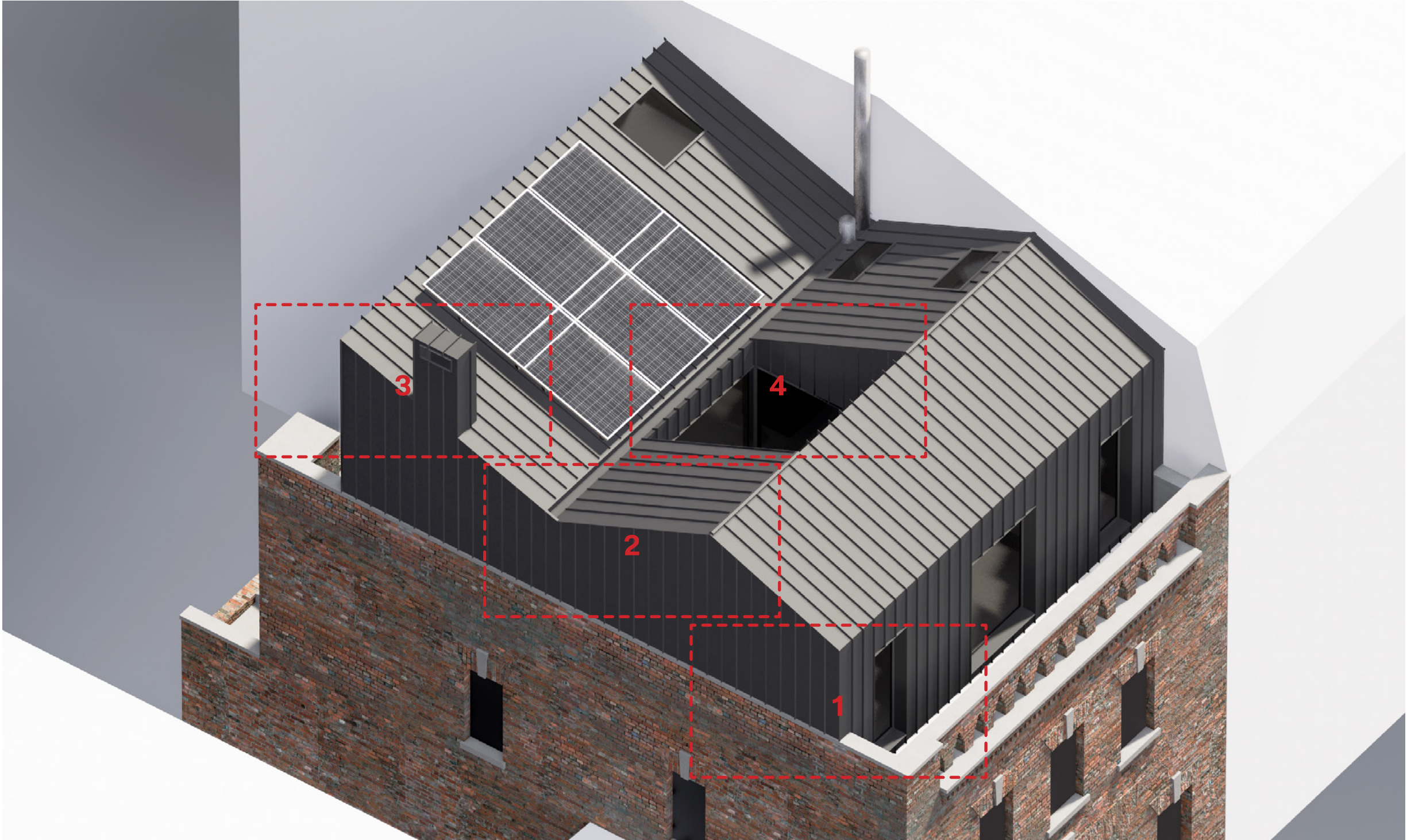


EXISTING ELEVATION /EAST ELEVATION

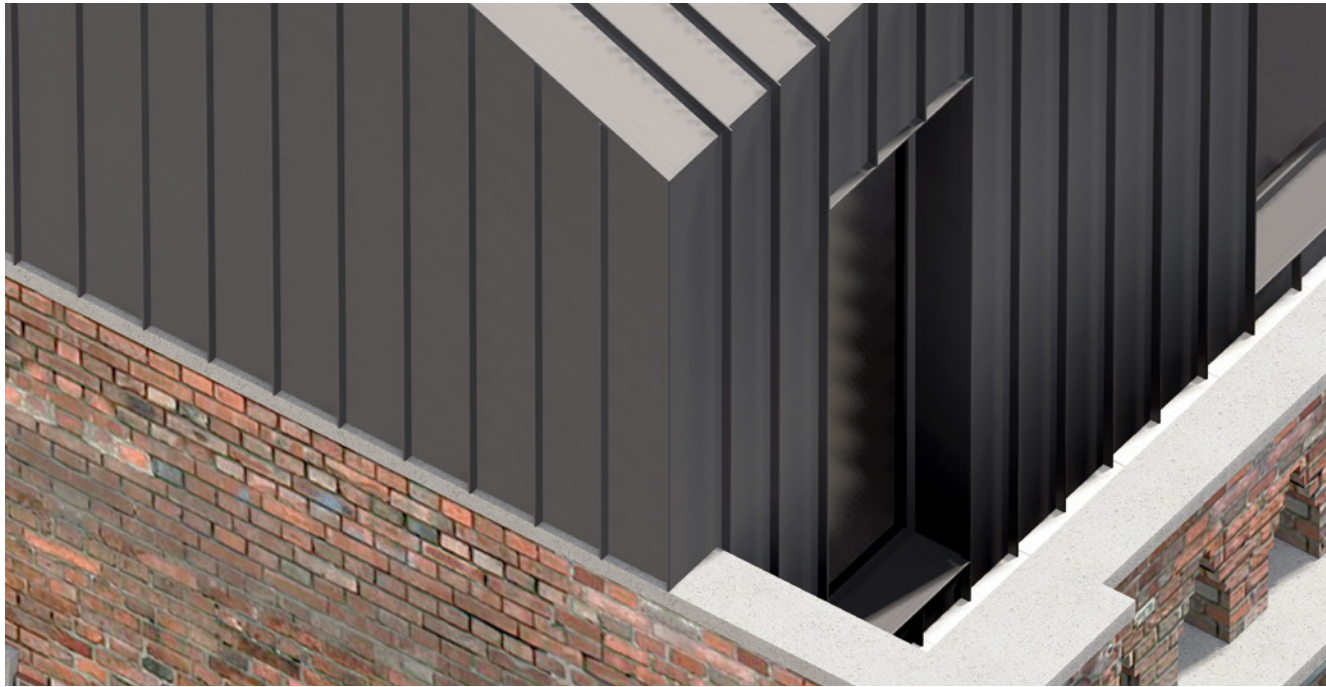


PROPOSED ELEVATION / EAST ELEVATION





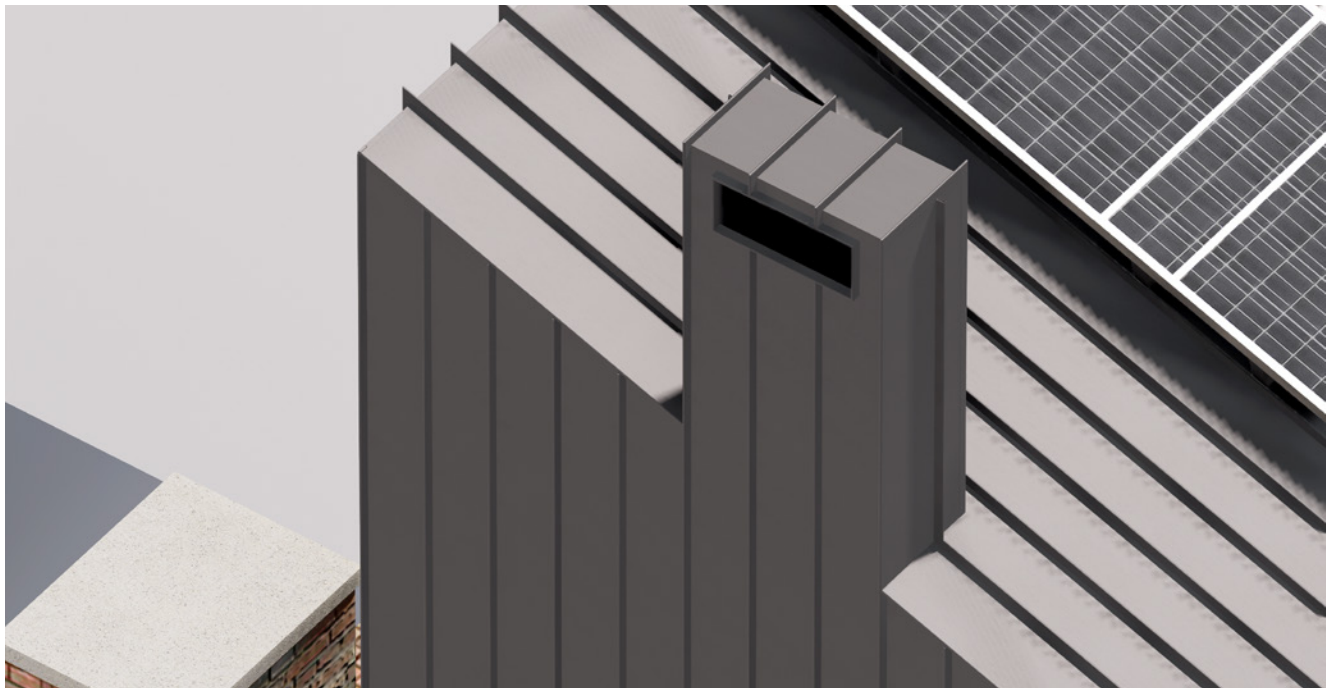
ROOF DETAILS



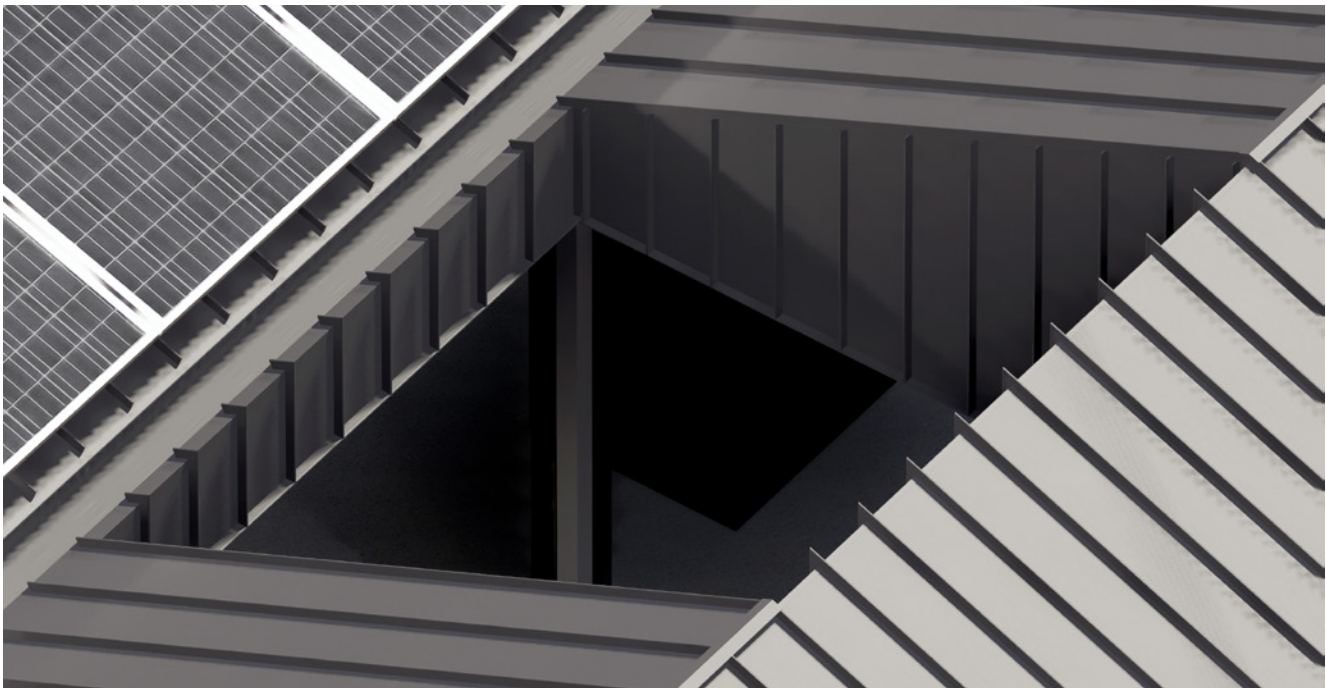
1. Corner and window treatment



2. Gutter and ridge



3. Chimney



4. Patio


REAL-SCALE MOCKUP




REFERENCES / LOCAL EXAMPLE

- 282 Lafayette Avenue, Brooklyn NY 11238
- COFA Permit / Docket # LPC-04-0360/ Issue Date: 07/28/03





THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007
TEL: 212 669-7700 FAX: 212 669-7780



PERMIT
CERTIFICATE OF APPROPRIATENESS

ISSUE DATE: 07/28/03	EXPIRATION DATE: 10/28/2003	DOCKET #: LPC-04-0360	COFA COFA-04-0534
ADDRESS: 282 LAFAYETTE AVENUE		BOROUGH: Brooklyn	BLOCK/LOT: 1947 / 1
Clinton Hill Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Anthony Gelber
Pratt Institute
379 Dekalb Avenue
Brooklyn, NY 11205

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of June 17, 2003, following the Public Meeting and Public Hearing of October 28, 1997, voted to grant a Certificate of Appropriateness for the proposed work at the subject premises, as put forward in your application completed on September 25, 1997, and as you were informed in Status Update Letters 98-2385(LPC 98-1557), issued November 6, 1997, and 03-7814 (LPC03-6995), issued June 17, 2003.


The proposed work, as approved, consists of replacing the central wing of Higgins Hall, destroyed by fire, with a new three-story glass and metal central wing of a modern design, and installing a new red brick entrance plaza, as shown in drawings, photographs and materials samples, labeled North/South Elevation, History of Higgins Hall, West Elevation Pre-Fire, Process/Concept, Wall Section, West Elevation/North-South Section, South Elevation of North Wing/East-West Section Looking North, Second/Fourth Floor Plan, and Basement/Ground Floor Plan, renderings, photographs of the model, and photographs of the site and neighborhood, dated October 1998, and drawings and photographs labeled Center Wing Entry Court, dated April 15, 2003, and Plaza Plan/West Elevation and East-West Sections Looking North and South/North-South Section, dated June 6, 2003, prepared by Steven Holl Architects and Rogers Marvel Architects,

Page 1
Issued: 07/28/03
DOCKET #: LPC-04-0360


REFERENCES / LOCAL EXAMPLE

- 447-449 Clinton Avenue, Brooklyn NY 11238
- COFA Permit / Docket # LPC-07-4152/ Issue 02/12/07





THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007
TEL: 212 669-7700 FAX: 212 669-7780



PERMIT

CERTIFICATE OF APPROPRIATENESS

ISSUE DATE: 02/12/07	EXPIRATION DATE: 11/21/2012	DOCKET #: LPC-07-4152	COFA COFA-07-5883
ADDRESS: 447-449 CLINTON AVENUE		BOROUGH: Brooklyn	BLOCK/LOT: 1961 / 8
aka 436-440 Waverly Avenue Clinton Hill Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Geoffrey Freeman
Clinton Rising LLC
47 Montgomery Place
Brooklyn, NY 11215

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of November 21, 2006, following the Public Hearing of the same date, voted to grant a Certificate of Appropriateness for the proposed work at the subject premises, as put forward in your application completed October 26, 2006, and as you were informed in Status Update Letter 07-4188 (LPC 07-2469), issued December 5, 2006.

The proposed work, as approved, consists of excavating a portion of the rear yard; constructing a full-height rear addition at the carriage house facing Waverly Avenue, with brickwork facades and a metal-clad stair bulkhead; installing black-painted metal rooftop railings and sideyard gates; and installing paving and a ramp at the rear yard. The work was shown on thirteen presentation boards, labeled LPC-01 through LPC - 13; dated November 9, 2006; and consisting of drawings, photographs, photo montages and finish and material samples, all prepared by Franke, Gottsegen & Cox Architects and Van Brody Architects, PC, and presented at the Public Hearing and Public Meetings.

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Issued: 02/12/07

DOCKET #: LPC-07-4152

REFERENCES / LOCAL EXAMPLE

- 228 Washington Avenue, Brooklyn NY 11205
- COFA Permit/ Docket# 143304 / Issue Date 10/10/13



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
1 CENTRE STREET 9TH FLOOR NORTH NEW YORK, NY 10007
TEL: 212 669-7700 FAX: 212 669-7780

PERMIT
CERTIFICATE OF APPROPRIATENESS

ISSUE DATE: 10/10/13	EXPIRATION DATE: 08/06/2019	DOCKET #: 143304	COFA #: COFA 14-9414
ADDRESS 228 WASHINGTON AVENUE HISTORIC DISTRICT CLINTON HILL		BOROUGH: BROOKLYN	BLOCK/LOT: 1903 / 53

Display This Permit While Work Is In Progress

ISSUED TO:

Dominik Eckenstein
BCW Ltd Partnership
228 Washington Avenue
Brooklyn, NY 11205



Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of August 6, 2013, following the Public Hearing of June 18, 2013, voted to grant a Certificate of Appropriateness for the proposed work at the subject premises, as put forth in your application completed May 23, 2013, and as you were notified in Status Update Letter 14-7088 (LPC 14-1230), issued on August 6, 2013.

The proposal, as approved, consists of demolishing the garage and constructing a new two-story attached building, connected to the main building with a frameless clear glass enclosed passageway, and set back from the street façade of the adjacent row house; featuring a brownstone color cementitious stucco cladding, and at the primary façade, an aluminum clad two-story window assembly fronted by a full facade screen of Corten steel louvers slanted at two angles to delineate the outline of the window behind; and extending the existing planted area and iron fence along Willoughby Avenue in front of the new building. The proposal, as initially presented, included a synthetic stucco cladding and undifferentiated louvers in the steel screen. The proposal was shown in photographs and drawings labeled 1 through 6 dated 06/18/13, and drawings LPC006 and A602 dated 08/06/13, prepared by Loadingdock5 Architecture PLLC, submitted as components of the application and presented at the Public Hearing and Public Meeting.

In reviewing the proposal, the Commission noted that the Clinton Hill Historic District Designation Report describes 228 Washington Avenue as an Italianate style rowhouse built c. 1868 with an associated garage built in the 20th century; and that the building's style, scale, materials, and details are among the features that contribute to the special architectural and historical character of the Clinton Hill Historic District. The Commission further noted that Certificate of Appropriateness 12-3969 was issued 08/22/11 for replacement of

REFERENCES / LOCAL ON-GOING PROJECT

- 257 Washington Avenue, Brooklyn NY 11205
- LPC Status Update Letter/ LPC-19-7456/ Issue Date 02/14/18

12/12/2017 PROPOSAL



PROPOSED 2'-0" HEIGHT REDUCTION 01/09/18



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007
TEL: 212 669-7700 FAX: 212 669-7780



February 14, 2018

ISSUED TO:

Boaz Gilad
Washington BU LLC
308 Malcolm X BLVD
Brooklyn, NY 11233

Re: **STATUS UPDATE LETTER**
LPC-19-7456
SUL-19-07456
257 WASHINGTON AVENUE
Clinton Hill Historic District
Brooklyn
Block/Lot: 1918 / 20

NOT ORIGINAL
COMPUTER-GENERATED COPY

This letter is to inform you that at the Public Meeting of February 13, 2018, following the Public Hearing and Public Meeting of December 12, 2017, the Landmarks Preservation Commission voted to approve a proposal to replace windows and doors, alter the facades and roofs, construct rooftop and rear yard additions, and perform excavation, as put forward in your application completed on November 16, 2017.

However, no work can begin until a Certificate of Appropriateness is issued. Upon receipt, review, and approval of two sets of final signed and sealed Department of Buildings filing drawings, a Certificate of Appropriateness will be issued.

Please note that all drawings, including amendments which are to be filed at the Department of Buildings, must be approved by the Landmarks Preservation Commission.

Thank you for your cooperation.

Egbert Stolk

Please Note: THIS IS NOT A PERMIT

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Issued: 02/14/18
DOCKET #: LPC-19-7456

The current proposal is:

Preservation Department – Item 1, LPC-21-00282

**405 Vanderbilt Avenue,
Borough of Brooklyn**

How to Testify Via Zoom:

<https://us02web.zoom.us/j/87292044525?pwd=cnhMdzdTZFN0aytGcDE2Z3FOUDFtQT09>

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