

The current proposal is:

**Preservation Department – Item 1, LPC-25-04132**

**43 Cambridge Place – Clinton Hill Historic District  
Borough of Brooklyn**

**Note: this is a Public Meeting item. No public testimony will be received today as the hearing on this item is closed.**

# Lea Architecture x 43 Cambridge PI

Landmarks Preservation Commission Public Hearing

20 May 2025



# Site Documentation



View of building project site from across the street on the sidewalk.

- 1. 41 Cambridge Pl
- 2. 43 Cambridge Pl
- 3. 45 Cambridge Pl
- 4. 47 Cambridge Pl
- 5. 49 Cambridge Pl

*Please note images of existing site conditions are documented as of 05/23.*



Side Yard | Site Documentation | 2023







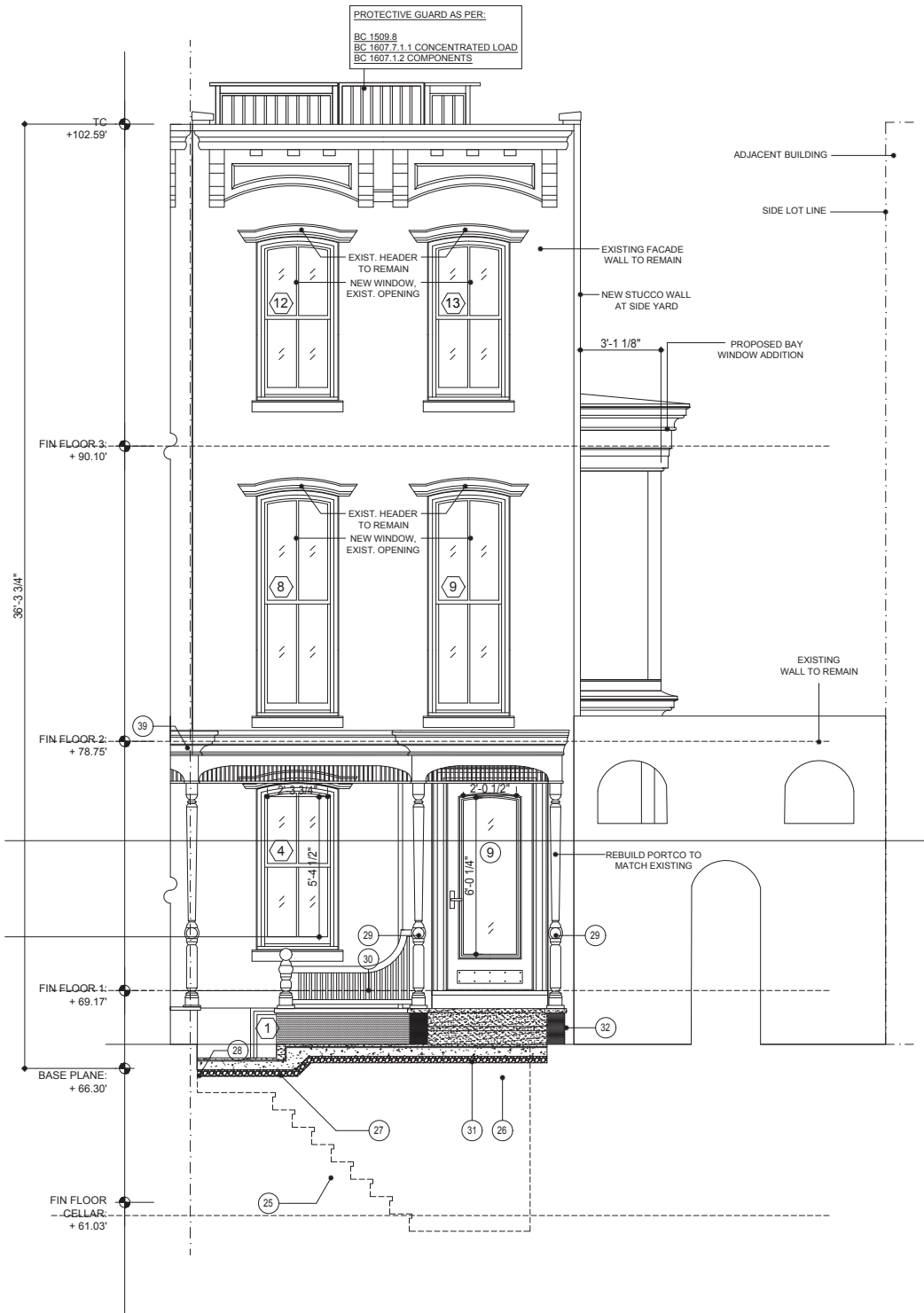
1. View of Structural Issues on Sideyard Wall



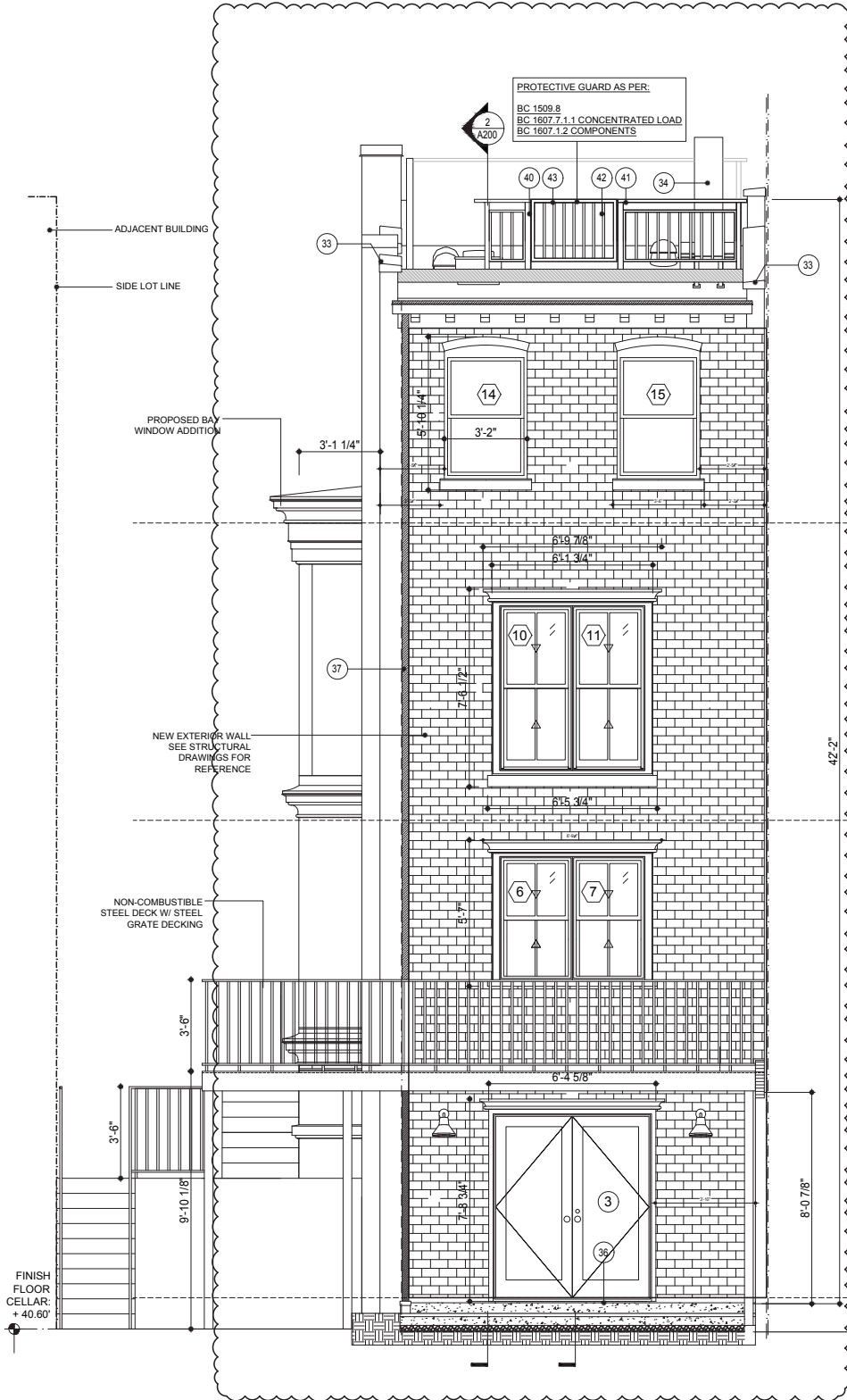
2. View of Structural Issues on Sideyard Wall



1. REMOVE EXISTING WINDOW AND FRAME TO EXPOSE EXISTING MASONRY OPENING
2. EXISTING STONE SILL TO REMAIN. PROTECT DURING DEMOLITION
3. REMOVE EXISTING STONE SILL AND SALVAGE
4. REMOVE EXISTING IRON SECURITY GATE
5. REMOVE EXISTING STEEL ANGLES AT VERTICAL EDGES OF MASONRY OPENING
6. REMOVE ALL EXISTING PAINT FROM SHEET METAL ARCHITRAVE. PATCH AS REQUIRED IN PREPARATION FOR NEW PRIME AND PAINT
7. REMOVE EXISTING ARCHITRAVE IN A MANNER THAT WILL ALLOW FOR DEAD LEVEL RE-INSTALLATION. REMOVE ALL EXISTING PAINT. PATCH AS REQUIRED IN PREPARATION FOR NEW PRIME AND PAINT
8. REMOVE EXISTING PLASTIC LEADER FROM PORTICO.
9. REMOVE EXISTING STEEL TUBE SECTION COLUMN
10. REMOVE ALL EXISTING ORNAMENTAL WOOD IN A MANNER THAT WILL ALLOW FOR RE-INSTALLATION.
11. REMOVE ALL STRUCTURAL ELEMENTS AND DISPOSE.
12. REMOVE EXISTING MASONRY STOOP
13. REMOVE EXISTING STONE WALL. CAP ON BRICK WALL. WALL TO REMAIN
14. REMOVE EXISTING LIGHT FIXTURE
15. REMOVE EXISTING WOOD STAIR FROM YARD TO CELLAR ENTRANCE
16. REMOVE EXISTING CONCRETE RAT SLAB AND EXCAVATE AS REQUIRED FOR INSTALLATION OF NEW CONCRETE SLAB ON GRADE AND BLUESTONE PAVERS
17. REMOVE ALL EXISTING ORNAMENTAL WOOD ABOVE EXISTING BRACKETS AND RETAIN AS A REFERENCE FOR REPLICATION BY RESTORATION WOODWORKER. REMOVE EXISTING BRACKETS IN A MANNER THAT WILL ALLOW FOR RE-INSTALLATION. REINSTALL RIGHT SIDE OF CORNICE DEAD LEVEL.
18. REMOVE EXISTING BRICK WALKWAY AND EXCAVATE AS REQUIRED FOR INSTALLATION OF NEW SLAB ON GRADE AND BLUESTONE PAVERS
19. REMOVE EXISTING GALVANIZED ROOF LEADER AND LEADER HEAD
20. REMOVE PORTION OF EXISTING 12" SOLID BRICK WALL
21. REMOVE EXISTING WOOD GUTTER ASSEMBLY. RETAIN WOOD BRACKETS AS A REFERENCE FOR REPLICATION BY RESTORATION WOODWORKER
22. REMOVE EXISTING CEMENTITIOUS PARGING FROM BRICK
23. REMOVE EXISTING DOOR AND FRAME
24. REMOVE (2) INACTIVE BRICK CHIMNEYS
25. REMOVE ALL EXISTING VINES ATTACHED TO REAR FACADE.
26. NEW CAST CONCRETE AND BLUESTONE STAIR TO CELLAR ENTRANCE.
27. NEW WALKWAY. 4" CAST CONCRETE SOG OVER 3" OF 0.75" CRUSHED GRAVEL. WALKING SURFACE TO BE 12" X 18" X 1" BLUESTONE PAVERS WITH FLAMED FINISH ON ALL EXPOSED FACES
28. ONE PIECE SOLID BLUESTONE CURB. 4" X 7.25" X 42" WITH FLAMED FINISH ON ALL EXPOSED FACES.
29. 0.25" X 12" X 36" STEEL PLATE EDGING TO RECEIVE SPECIFIED PRIME AND PAINT. WELD PLATE TO (4) 30" LONG #5 STEEL BAR DRIVEN INTO SOIL ADJACENT TO PLATE
30. NEW WOOD COLUMN BY RESTORATION WOODWORKER TO MATCH EXISTING COLUMNS AT #41 CAMBRIDGE PLACE
31. NEW WOOD GUARD RAIL BY RESTORATION WOODWORKER TO MATCH EXISTING RAILING AT #41 CAMBRIDGE PLACE
32. NEW STOOD. 2" SOLID BLUESTONE TREADS AND RISERS OVER CAST CONCRETE SUBSTRUCTURE. REFER TO CONSTRUCTION DETAILS.
33. FINISH AT MASONRY WALLS TO MATCH FINISH AT MAIN FACADE
34. NEW COPING STONE AT PARTY WALLS. REFER TO CONSTRUCTION DETAILS
35. NEW HYAC CONDENSER ON STAND. STAND TO BE SECURED TO NEW STEEL ROOF FRAMING
36. NEW KITCHEN EXHAUST FAN
37. NEW PATIO. 4" CAST CONCRETE SOG OVER 3" OF 0.75" CRUSHED GRAVEL. WALKING SURFACE TO BE 12" X 24" X 1" BLUESTONE PAVERS WITH FLAMED FINISH ON ALL EXPOSED FACES
38. NEW 3.50" DIAMETER 20 OUNCE COPPER LEADER
39. EXISTING LANDSCAPE WALL AT ADJACENT LOT #45 CAMBRIDGE PLACE
40. EXISTING WOOD PORTICO AT ADJACENT LOT #41 CAMBRIDGE PLACE
41. 2 X 2 X 0.25 STEEL TUBE BALUSTERS TO RECEIVE PRIME AND PAINT
42. C 3 X 4.1 STEEL CHANNEL RAIL TO RECEIVE PRIME AND PAINT
43. 1 X 1 X 0.25" STEEL ANGLE FRAME WITH 2 X 2 X 0.120 WELDED WIRE MESH TO RECEIVE PRIME AND PAINT
44. 40" WIDE ACCESS GATE. 1.50 X 1.50 X 0.25 STEEL ANGLE FRAME WITH 2 X 2 X 0.120 WELDED WIRE MESH TO RECEIVE PRIME AND PAINT
45. EIFS/STUCCO - BENJAMIN MOORE HC 77, "ALEXANDRIA BEIGE", CIE LAB COLOR DESIGNATION L 58.0, A, 4.3, B 129 ULTRAKOTE THREE COAT SYSTEM
- EIFS FINISH TO BE APPROVED BY LPC PRIOR TO INSTALLATION



1 PROPOSED ELEVATION - WEST  
SCALE: 3/8" = 1'-0"



2 PROPOSED ELEVATION - EAST  
SCALE: 3/8" = 1'-0"

SHEET NOTES:

1. REMOVE EXISTING WINDOW AND FRAME TO EXPOSE EXISTING MASONRY OPENING
2. EXISTING STONE SILL TO REMAIN. PROTECT DURING DEMOLITION
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1 PROPOSED ELEVATION - SOUTH  
SCALE: 3/8" = 1'-0"



Side Addition Proposal | Overview



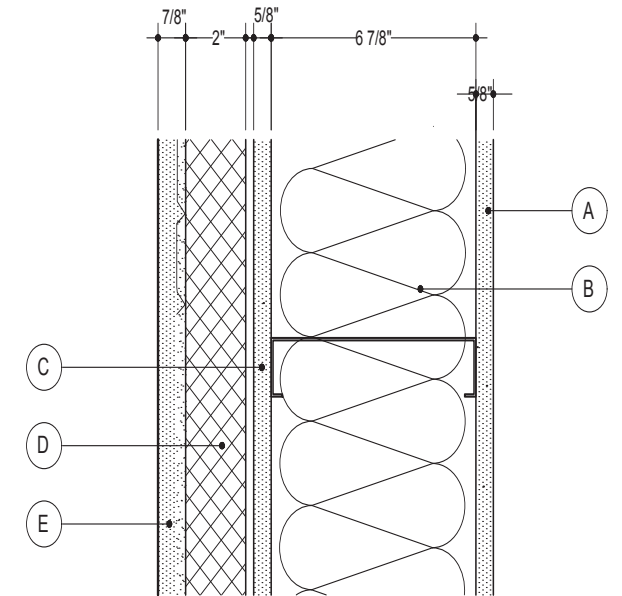
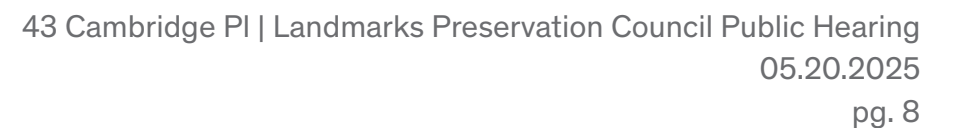
1. Street View of Side Yard- Original Proposal



2. Street View of Side Yard- Updated Proposal



■\ Lea Architecture



R - VALUE CALCULATION:

A. 0.625" GWB	
B. CAVITY INSULATION (6")	21.00
C. GYPSUM SHEATHING	0.45
D. 2" CONTINUOUS INSULATION	12.00
E. ULTRAKOTE 3 COAT SYSTEM	0.45

TOTAL R VALUE: 33.90

NEW 8" METAL STUD WALL 2-HR RATED. TABLE 720.1(2)

RIGID INSULATION: POLYISO R = 6.0 / INCH  
CAVITY INSULATION: ROCKWOOL R= 3.0/INCH



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