

June 10, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 11, LPC-25-03090

230 Cumberland Street – Fort Greene Historic District Borough of Brooklyn

To testify virtually, please join Zoom

Webinar ID: 161 795 3238

Passcode: 895806

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (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.

LEE RESIDENCE

PROPOSED REAR YARD HORIZONTAL ENLARGEMENT & FRONT FACADE WINDOW REPLACEMENT

230 CUMBERLAND STREET
BROOKLYN, NY 11205

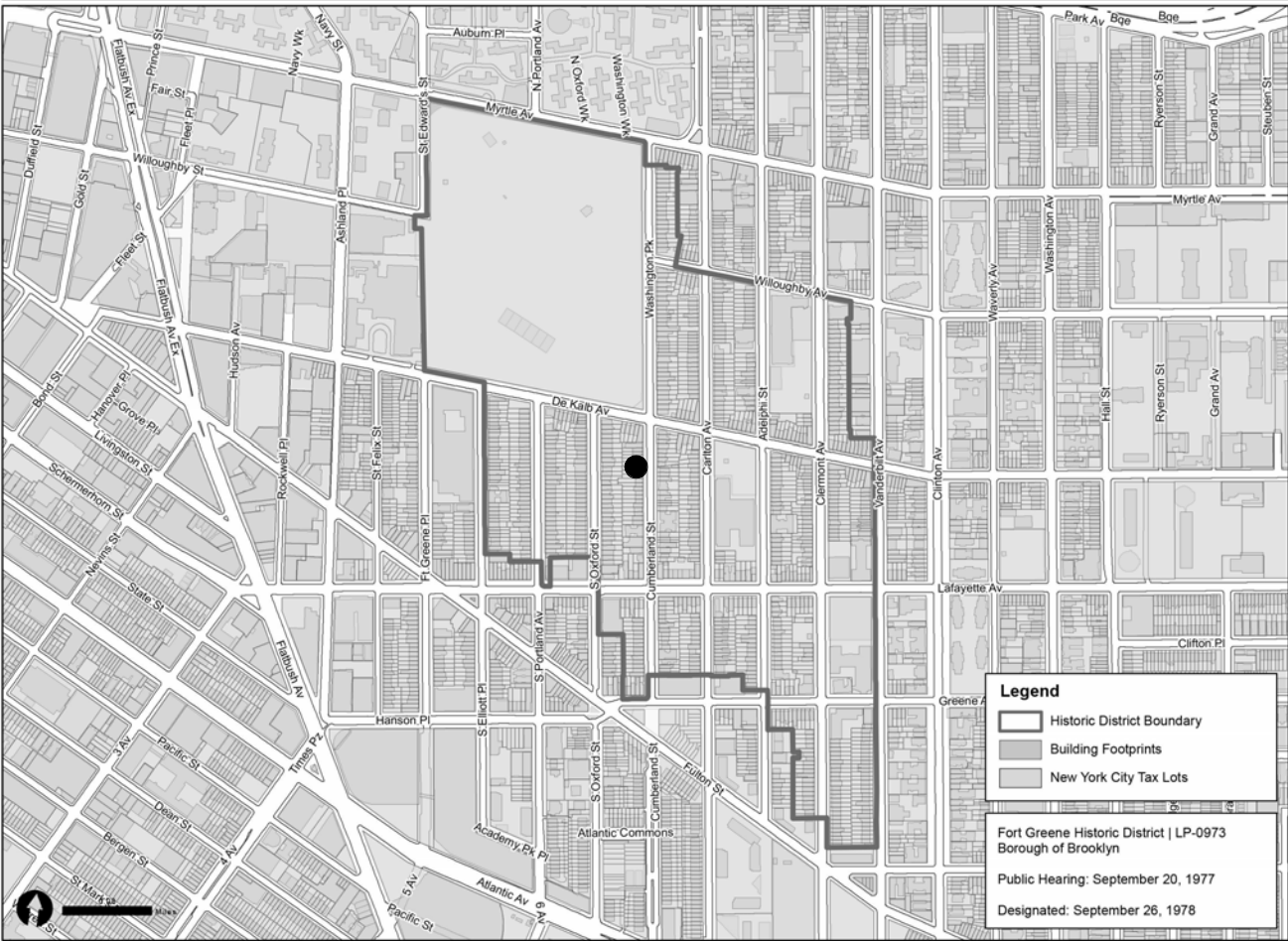
LANDMARKS PRESERVATION COMMISSION PRESENTATION

MAY 29, 2025

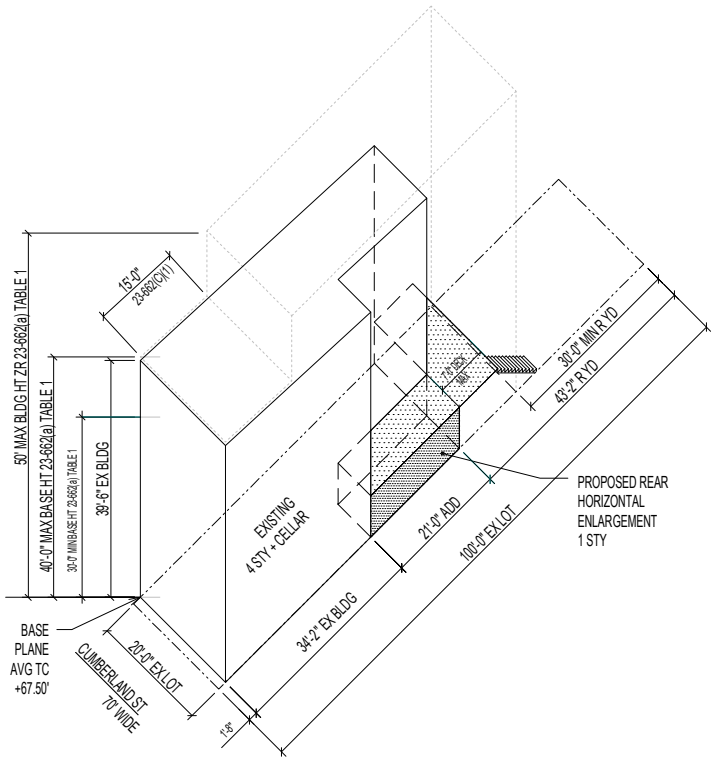
SHEETS	
LPC-00	COVER
LPC-1	PLOT DIAGRAM
LPC-2	BLOCK PLAN
LPC-3	FRONT FACADE PHOTOS
LPC-4	ROW FACADE PHOTOS
LPC-5	REAR FACADE PHOTOS
LPC-6	ADJACENT REAR PROPERTIES
LPC-7	REAR YARD & FENCE
LPC-8	AREA CONTEXT PHOTOS
LPC-9	AREA CONTEXT PHOTOS
LPC-10	COMPARATIVE ELEVATIONS
LPC-11	COMPARATIVE ELEVATIONS
LPC-12	COMPARATIVE SECTIONS
LPC-13	COMPARATIVE SECTIONS
LPC-14	ELEVATIONS
LPC-15	3D VIEWS
LPC-16	CELLAR PLAN
LPC-17	BASEMENT PLAN
LPC-18	LEVEL 1 PLAN
LPC-19	WINDOW DETAILS
LPC-20	WINDOW DETAILS
LPC-21	MATERIALS

<div><div></div><div>ARCHITECT OF RECORD: SEPIDEH MALEKI, AIA SEPIDEH MALEKI ARCHITECT, PC NYS RA Lic # 045240</div><div>29800 Agoura Road, Suite 108 Agoura Hills, California 91301 Tel: (818) 510-1602 sepi@monkeyhouse.us</div></div>	COVER			PROJECT NO.	22.LE
	LEE RESIDENCE			SHEET	
	DATE: 5/29/25 REV DATE: DRAWN BY: GO			230 CUMBERLAND ST BROOKLYN, NY 11205	

LPC-00



1 HISTORIC DISTRICT MAP



3 ZONING BULK DIAGRAM

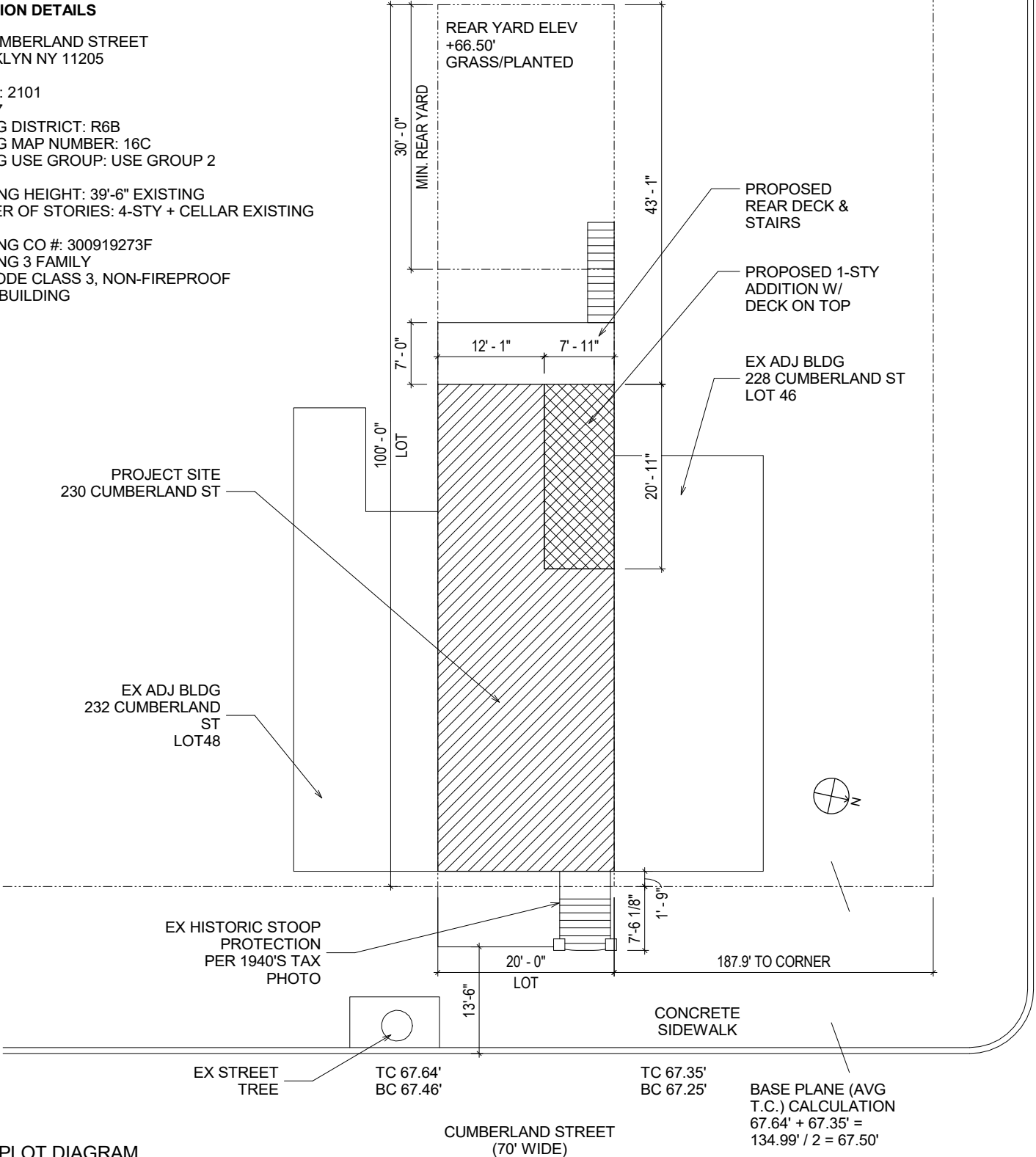
LOCATION DETAILS

230 CUMBERLAND STREET
BROOKLYN NY 11205

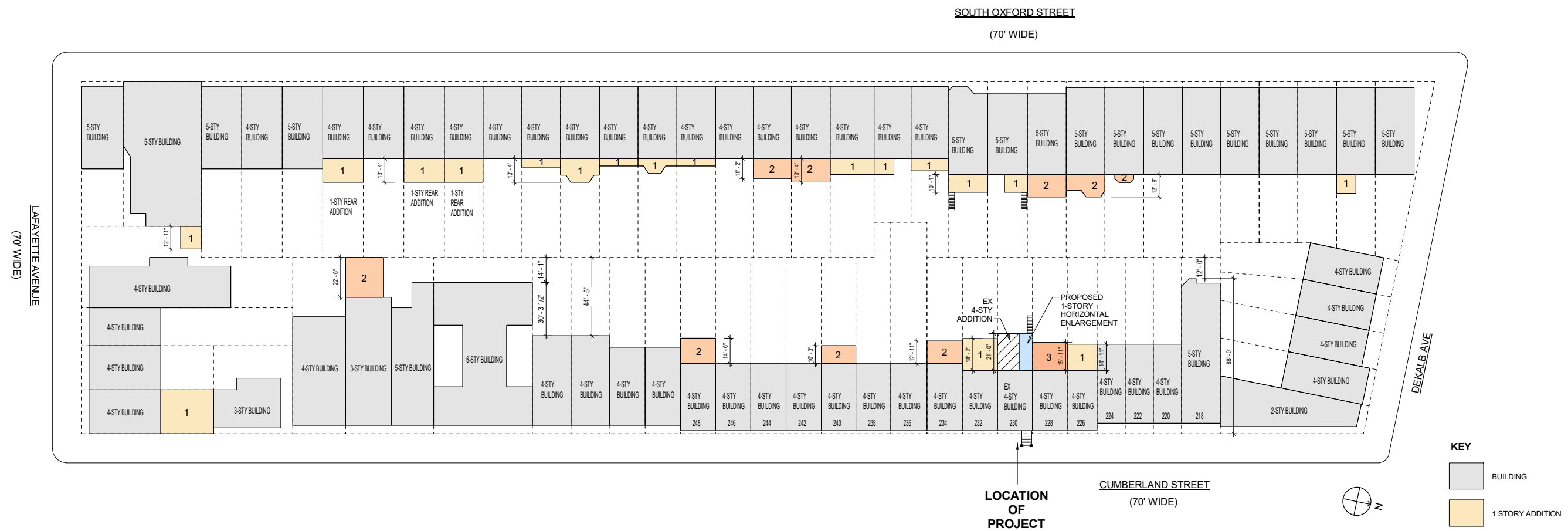
BLOCK: 2101
LOT: 47
ZONING DISTRICT: R6B
ZONING MAP NUMBER: 16C
ZONING USE GROUP: USE GROUP 2

BUILDING HEIGHT: 39'-6" EXISTING
NUMBER OF STORIES: 4-STY + CELLAR EXISTING

EXISTING CO #: 300919273F
EXISTING 3 FAMILY
OLD CODE CLASS 3, NON-FIREPROOF
BRICK BUILDING



2 PLOT DIAGRAM
1/16" = 1'-0"



KEY



1 FRONT FACADE - 1940's TAX PHOTO



2 FRONT FACADE - CURRENT



3 FRONT FACADE RIGHT - CURRENT



4 FRONT FACADE LEFT - CURRENT



5 NEIGHBOR (228) FACADE - CURRENT



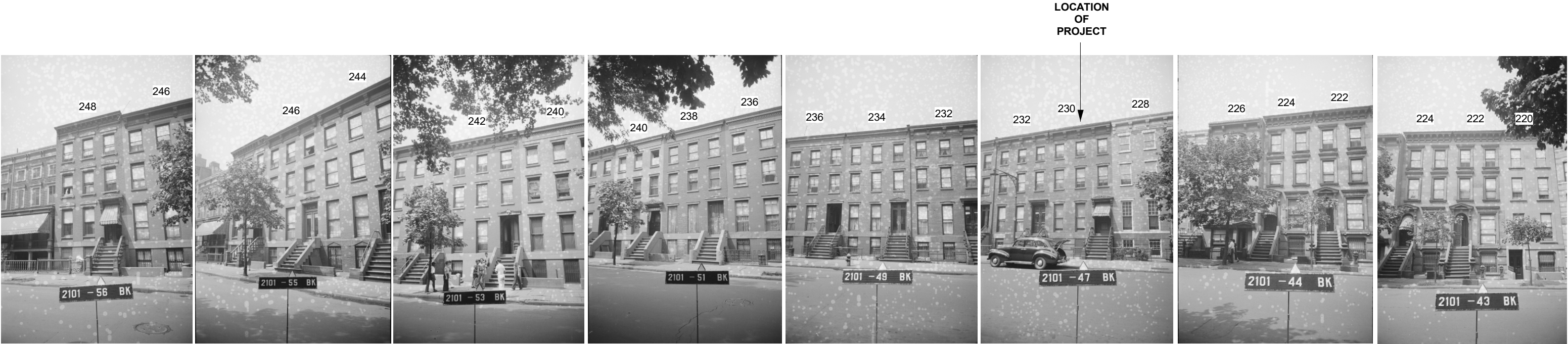
6 232 - 228 CUMBERLAND FACADES - CURRENT

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FRONT FACADE PHOTOS
LEE RESIDENCE
DATE: 5/29/25 REV DATE: DRAWN BY: GO

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SHEET
LPC-3



1 1940 CUMBERLAND STREET ROW



2 2025 CUMBERLAND STREET ROW



1 REAR FACADE



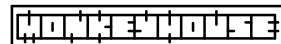
AREA OF
PROPOSED
HORIZONTAL
ENLARGEMENT

2 REAR FACADE ENLARGEMENT



AREA OF
PROPOSED
HORIZONTAL
ENLARGEMENT

3 REAR FACADE CLOSEUP



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REAR FACADE PHOTOS

LEE RESIDENCE

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230 CUMBERLAND ST
BROOKLYN, NY 11205

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22 LE

LPC-5



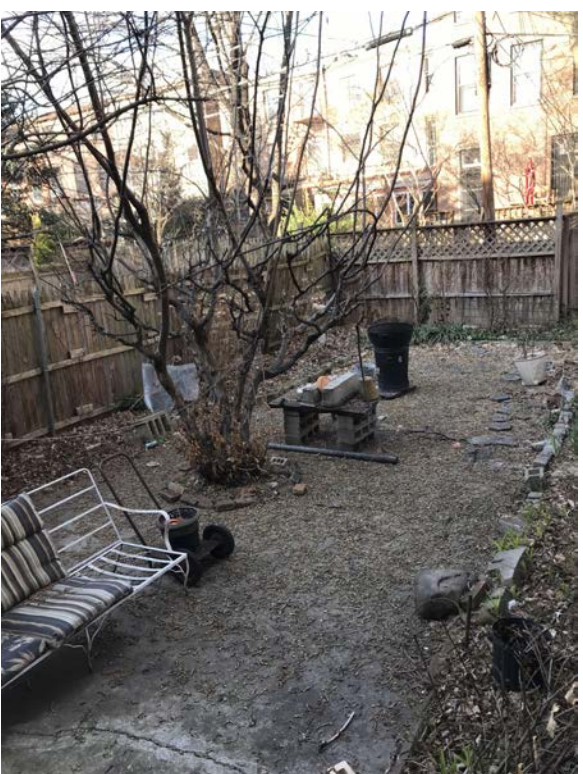
1 228 CUMBERLAND STREET - REAR



2 228 CUMBERLAND STREET - REAR - YARD



3 232 CUMBERLAND STREET - REAR



4 232 CUMBERLAND STREET - REAR - YARD



5 24 S. OXFORD STREET - REAR



7 26 S. OXFORD STREET - REAR



6 25 S. OXFORD STREET - REAR



8 234-248 CUMBERLAND STREET - REAR





1 REAR YARD - EXISTING FENCES



2 REAR YARD - EXISTING FENCES



3 REAR YARD - VIEW FROM LEVEL 1



PROJECT
LOCATION

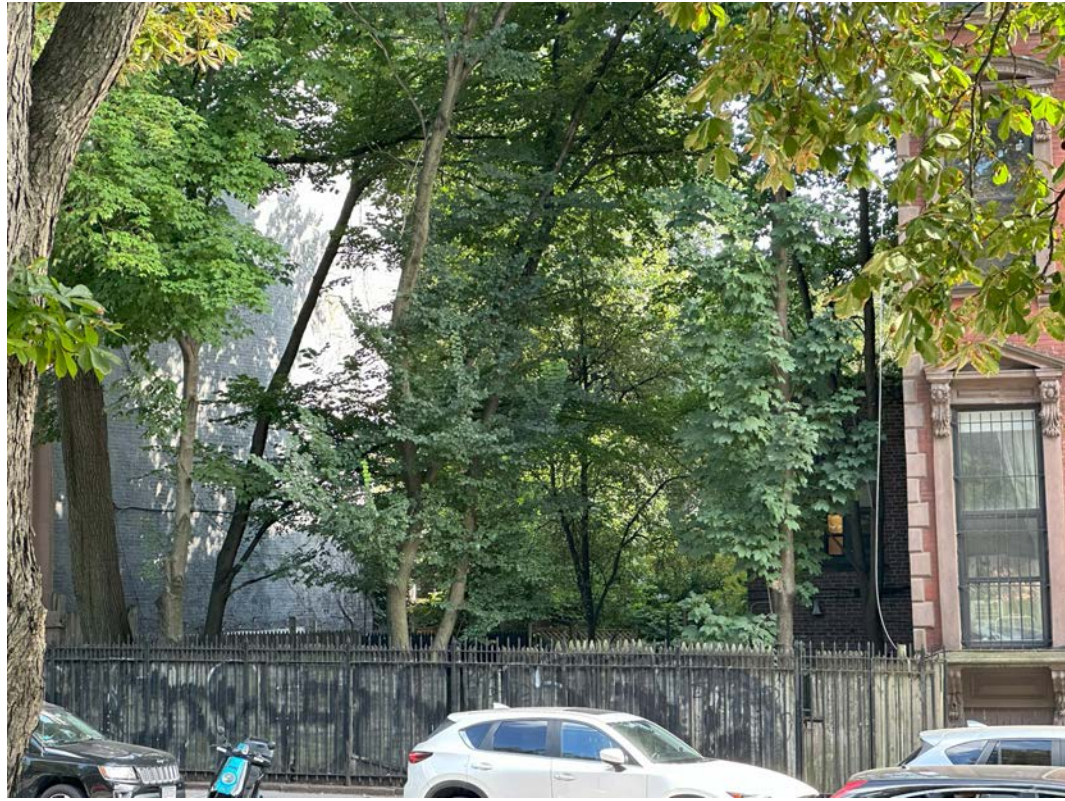
1 AERIAL VIEW



2 VIEW TOWARDS PROJECT FROM DEKALB AVE. - SUMMER



3 VIEW TOWARDS PROJECT FROM DEKALB AVE. - WINTER



1 VIEW TOWARDS PROJECT FROM ACROSS DEKALB AVE. - SUMMER



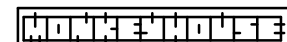
2 VIEW TOWARDS PROJECT FROM ACROSS DEKALB AVE. - WINTER



3 VIEW TOWARDS PROJECT FROM FORT GREENE PARK - SUMMER



4 VIEW TOWARDS PROJECT FROM FORT GREENE PARK - WINTER



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AREA CONTEXT PHOTOS

LEE RESIDENCE

230 CUMBERLAND ST
BROOKLYN, NY 11205

DATE: 5/29/25

REV DATE:

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PROJECT NO.

22.LE

SHEET

LPC-9



1 FRONT - EXISTING/DEMO ELEVATION
1/8" = 1'-0"



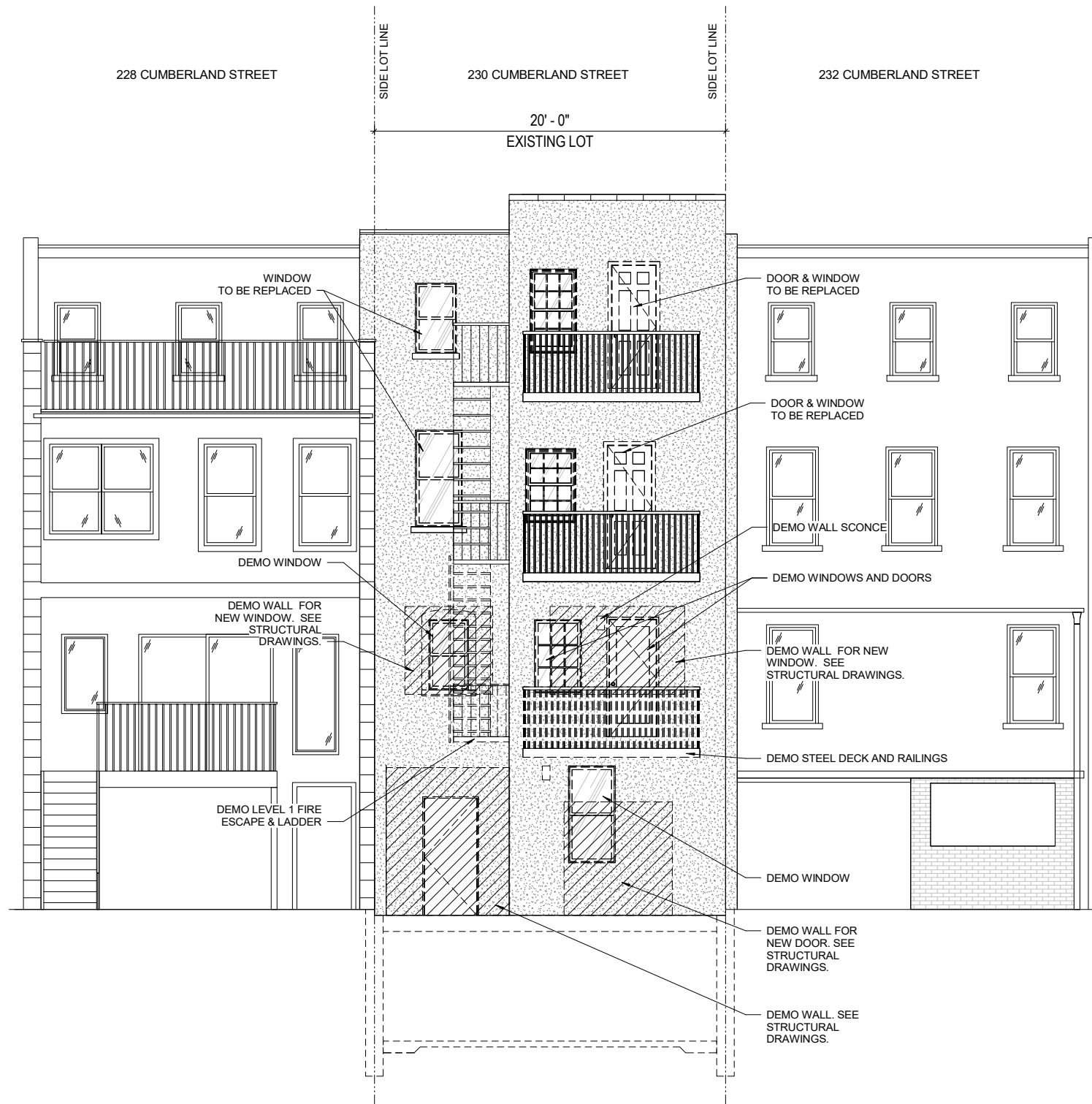
2 FRONT - PROPOSED ELEVATION
1/8" = 1'-0"

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COMPARATIVE ELEVATIONS
LEE RESIDENCE
DATE: 5/29/25 REV DATE: DRAWN BY: GO

PROJECT NO. 22.LE
SHEET
LPC-10



1 REAR - EXISTING/DEMO ELEVATION
1/8" = 1'-0"



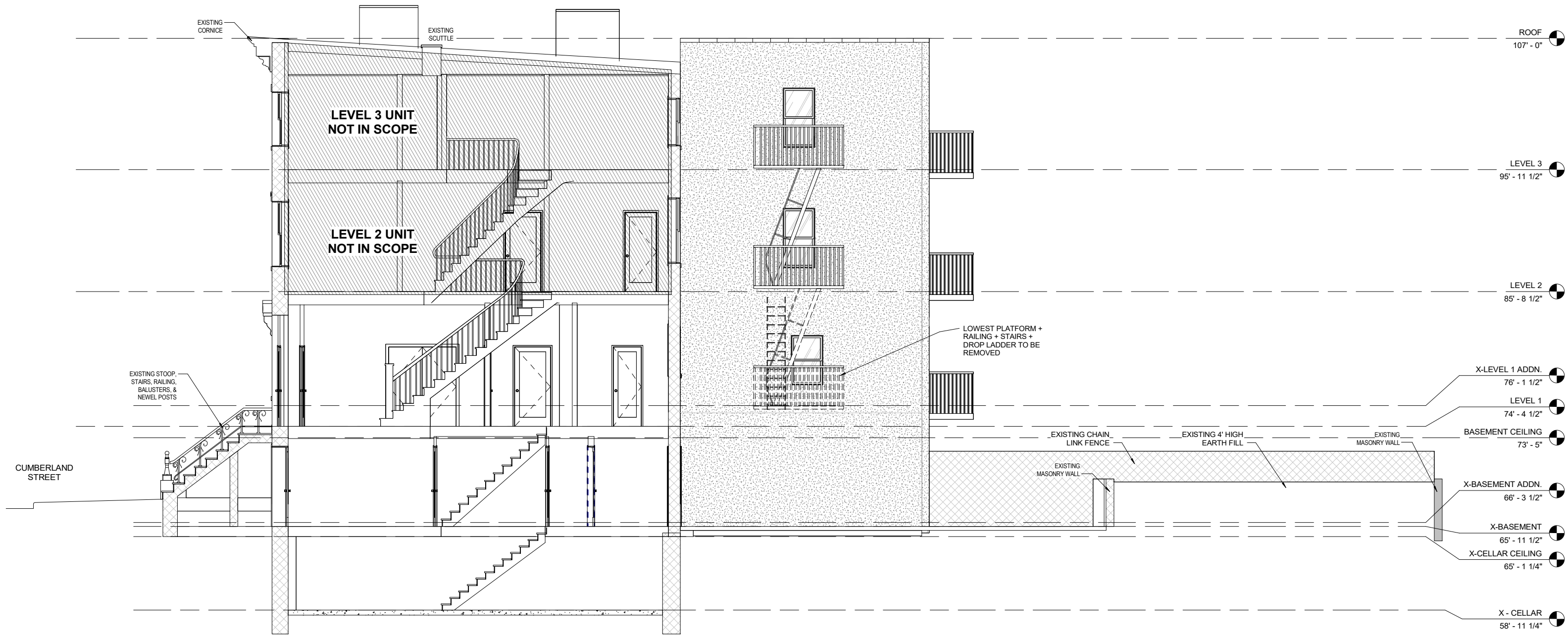
2 REAR - PROPOSED ELEVATION
1/8" = 1'-0"

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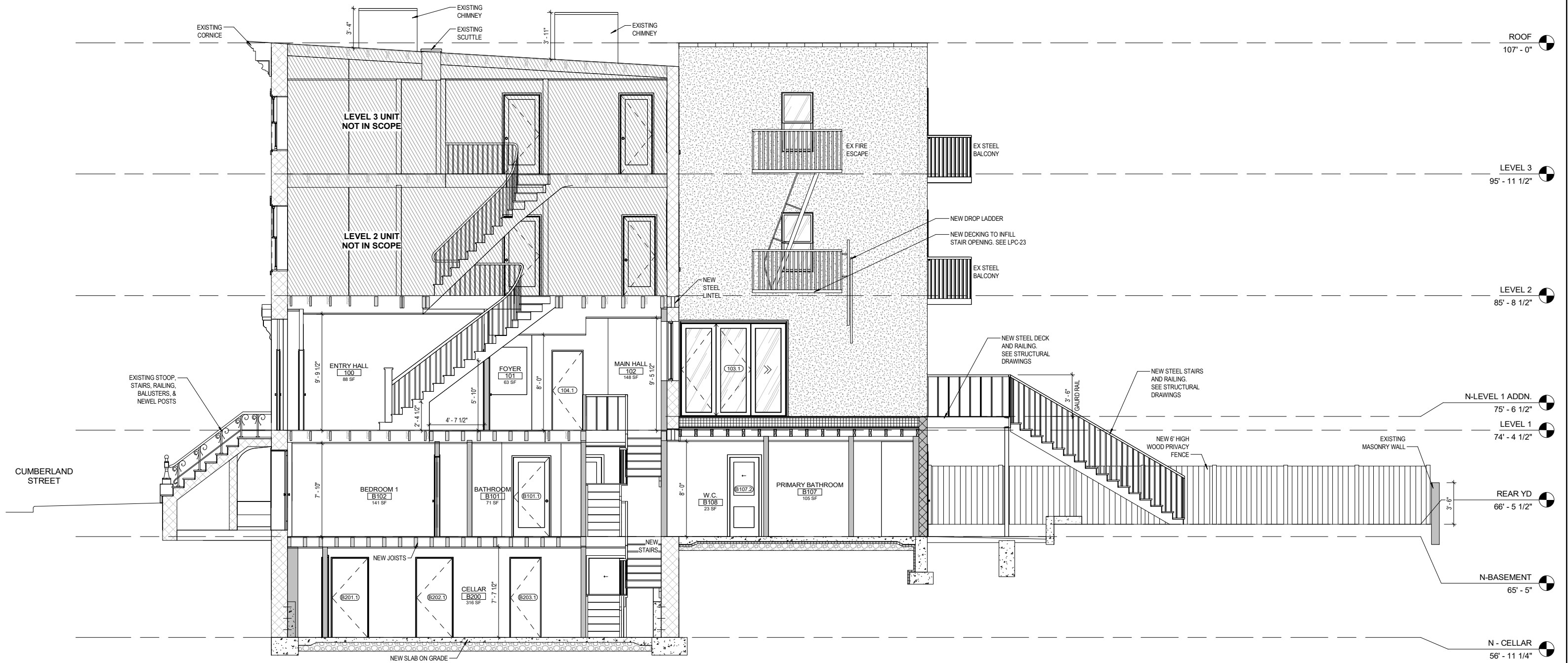
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COMPARATIVE ELEVATIONS
LEE RESIDENCE
DATE: 5/29/25 REV DATE: DRAWN BY: GO

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1 EXISTING SECTION
1/8" = 1'-0"



1 **PROPOSED SECTION**
1/8" = 1'-0"

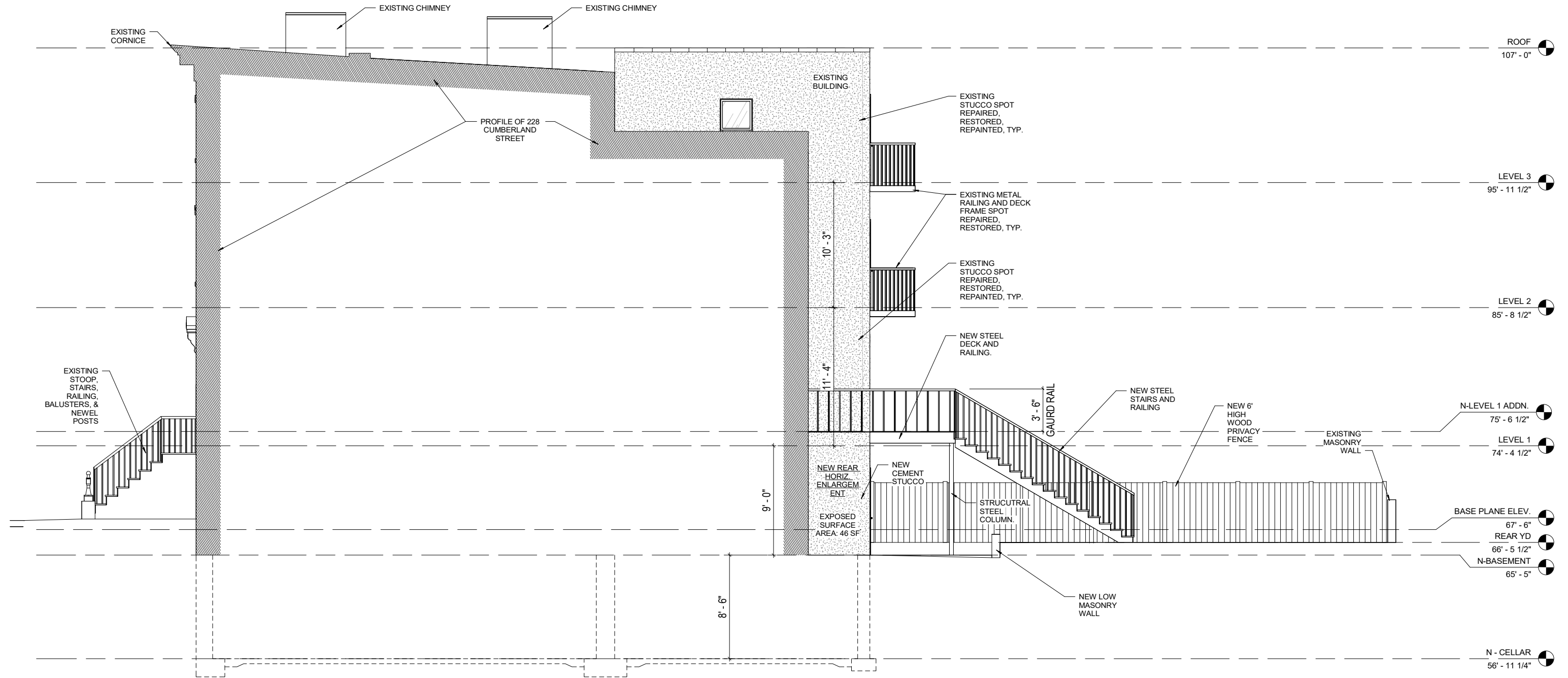
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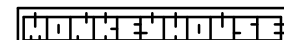
COMPARATIVE SECTIONS
LEE RESIDENCE
230 CUMBERLAND ST
BROOKLYN, NY 11205

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SHEET
LPC-13



1 SOUTH - PROPOSED ELEVATION
1/8" = 1'-0"



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ELEVATIONS
LEE RESIDENCE

DATE: 5/29/25 REV DATE: DRAWN BY: GO

PROJECT NO. 22 LE
SHEET

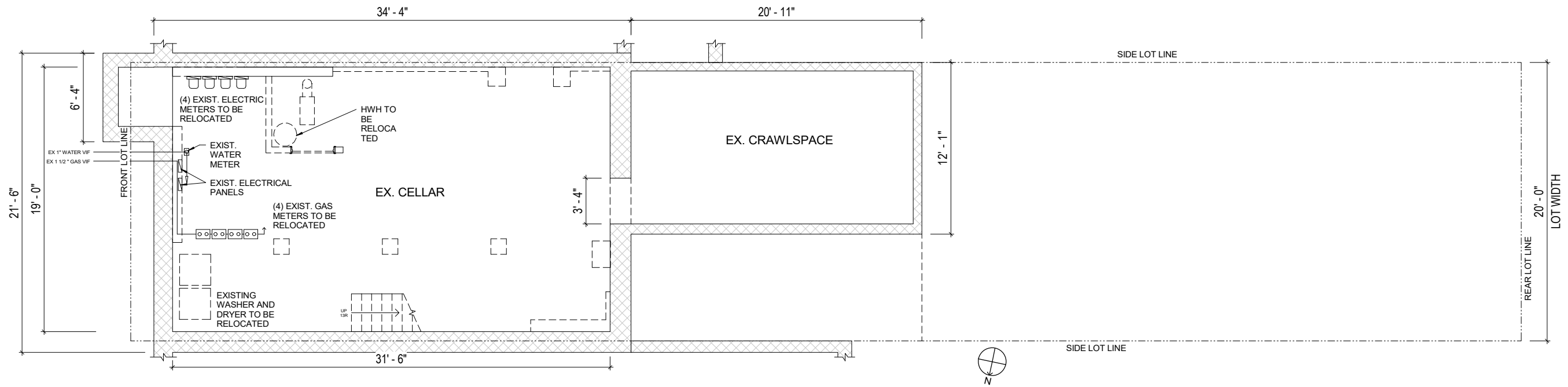
LPC-14



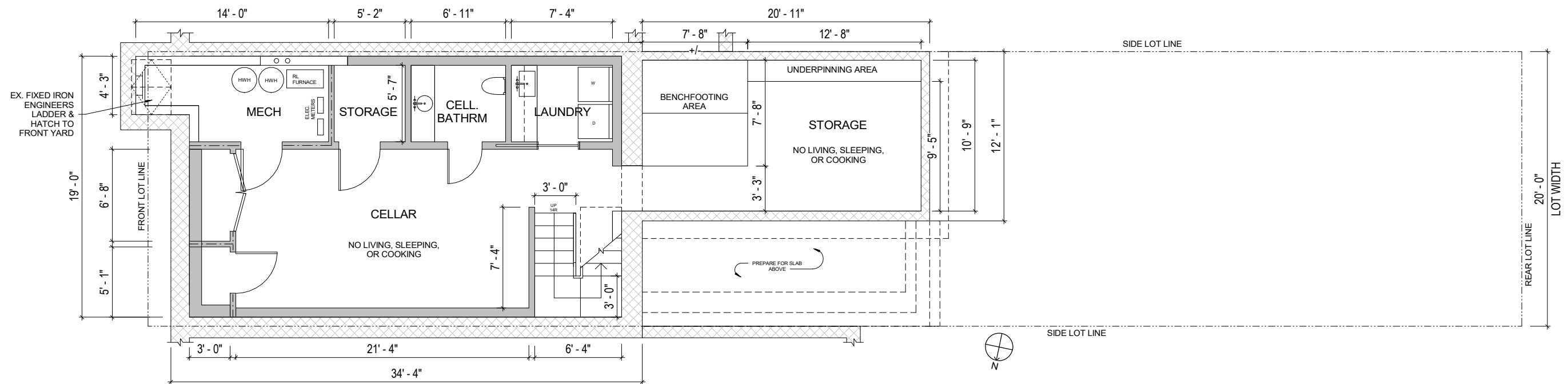
1 3D AXON VIEW



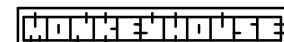
2 3D SIGHTLINE VIEW FROM REAR YARD



1 CELLAR - EXISTING/DEMO PLAN
1/8" = 1'-0"



2 CELLAR - PROPOSED FLOOR PLAN
1/8" = 1'-0"



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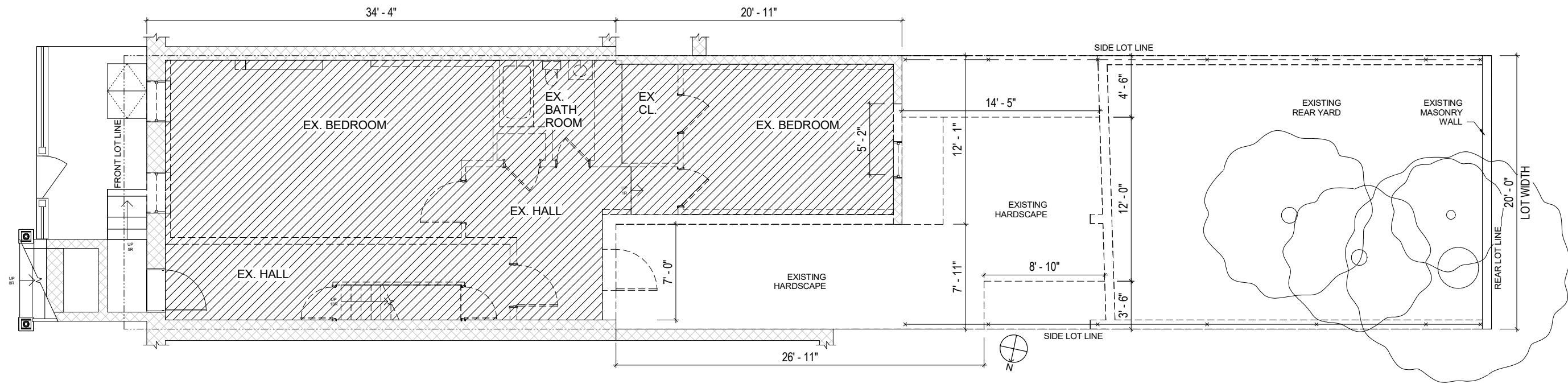
CELLAR PLAN
LEE RESIDENCE

230 CUMBERLAND ST
BROOKLYN, NY 11205

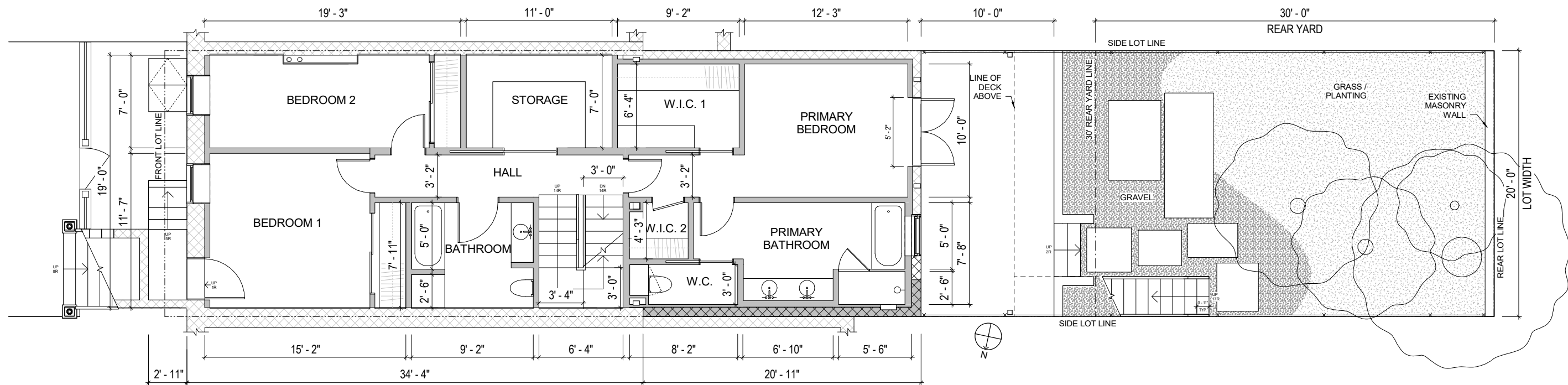
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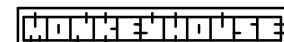
LPC-16



1 BASEMENT - EXISTING/DEMO PLAN
1/8" = 1'-0"



2 BASEMENT - PROPOSED FLOOR PLAN
1/8" = 1'-0"



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BASEMENT PLAN

LEE RESIDENCE

DATE: 5/29/25

REV DATE:

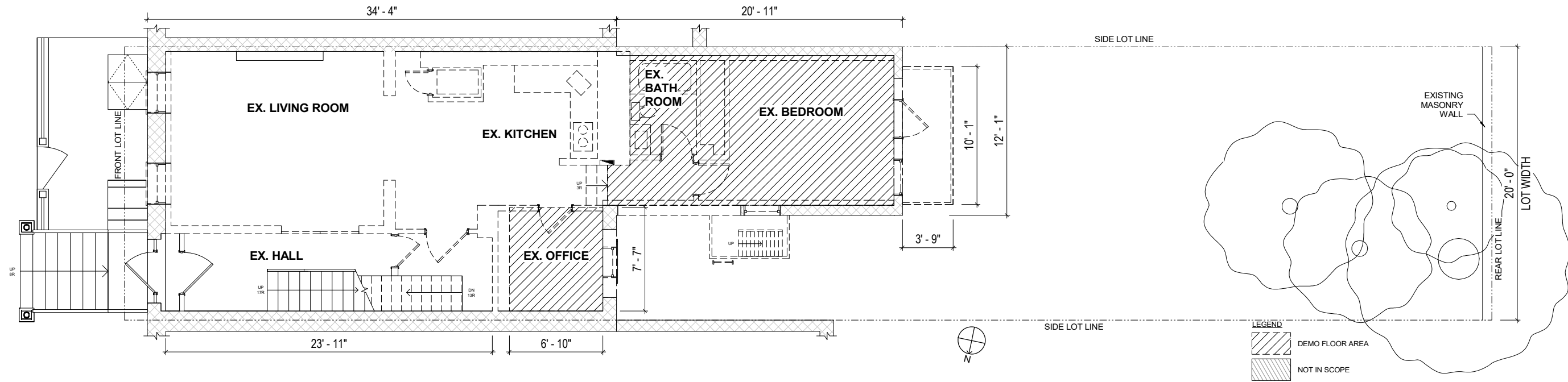
DRAWN BY: GO

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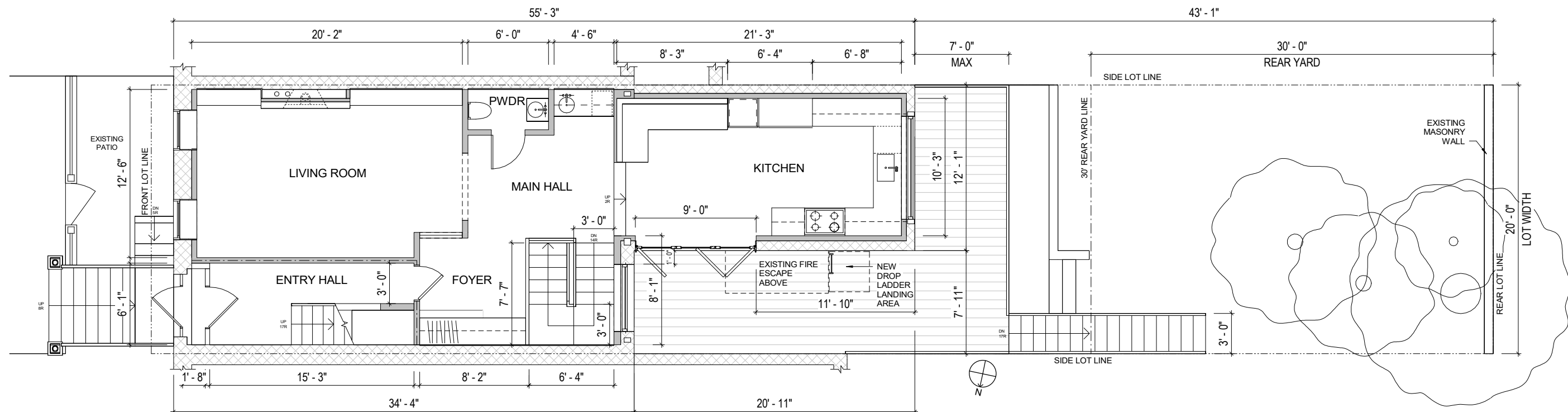
22 LE

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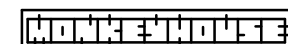
LPC-17



1 LEVEL 1 - EXISTING/DEMO PLAN
1/8" = 1'-0"



2 LEVEL 1 - PROPOSED FLOOR PLAN
1/8" = 1'-0"



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LEVEL 1 PLAN
LEE RESIDENCE

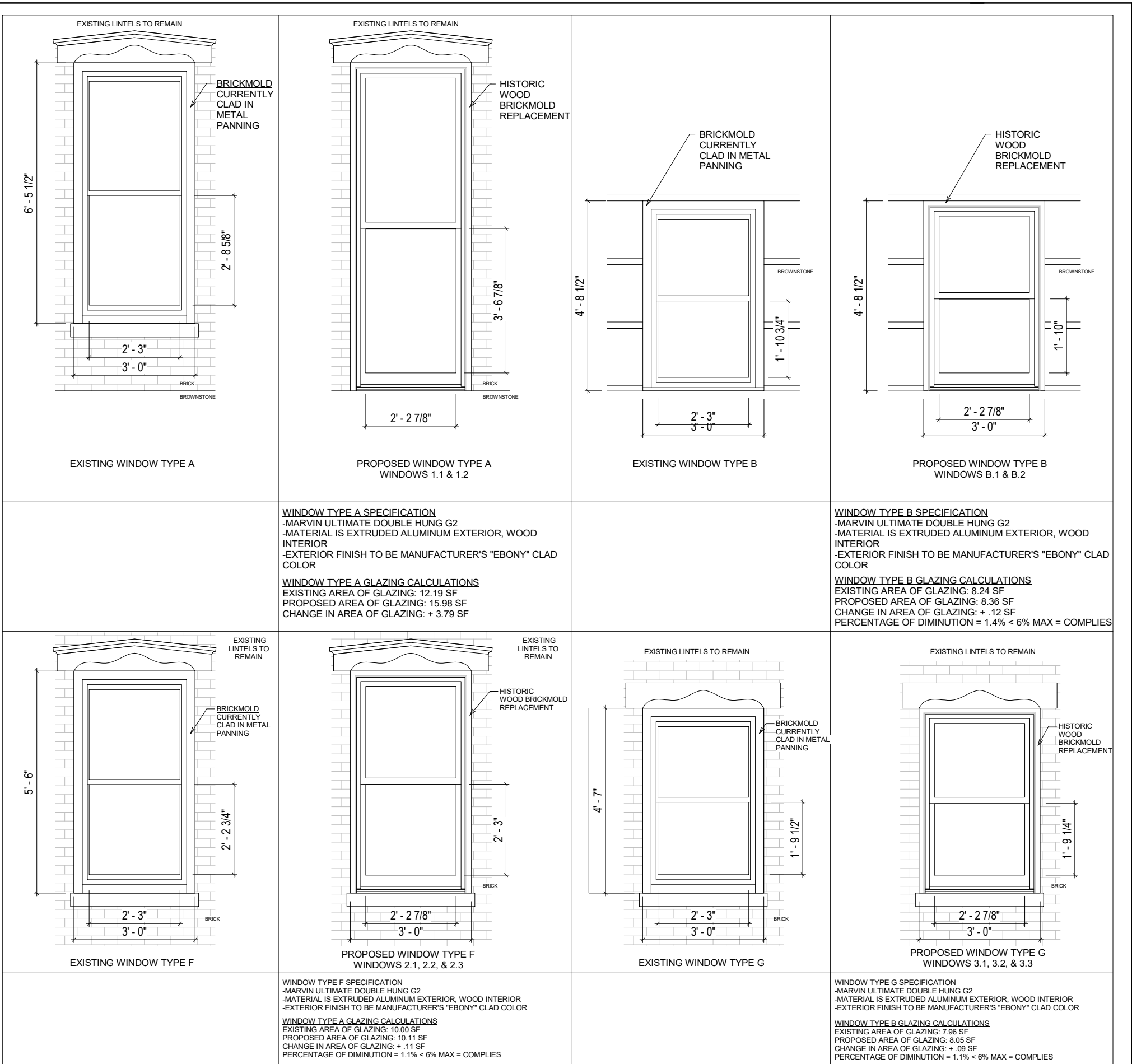
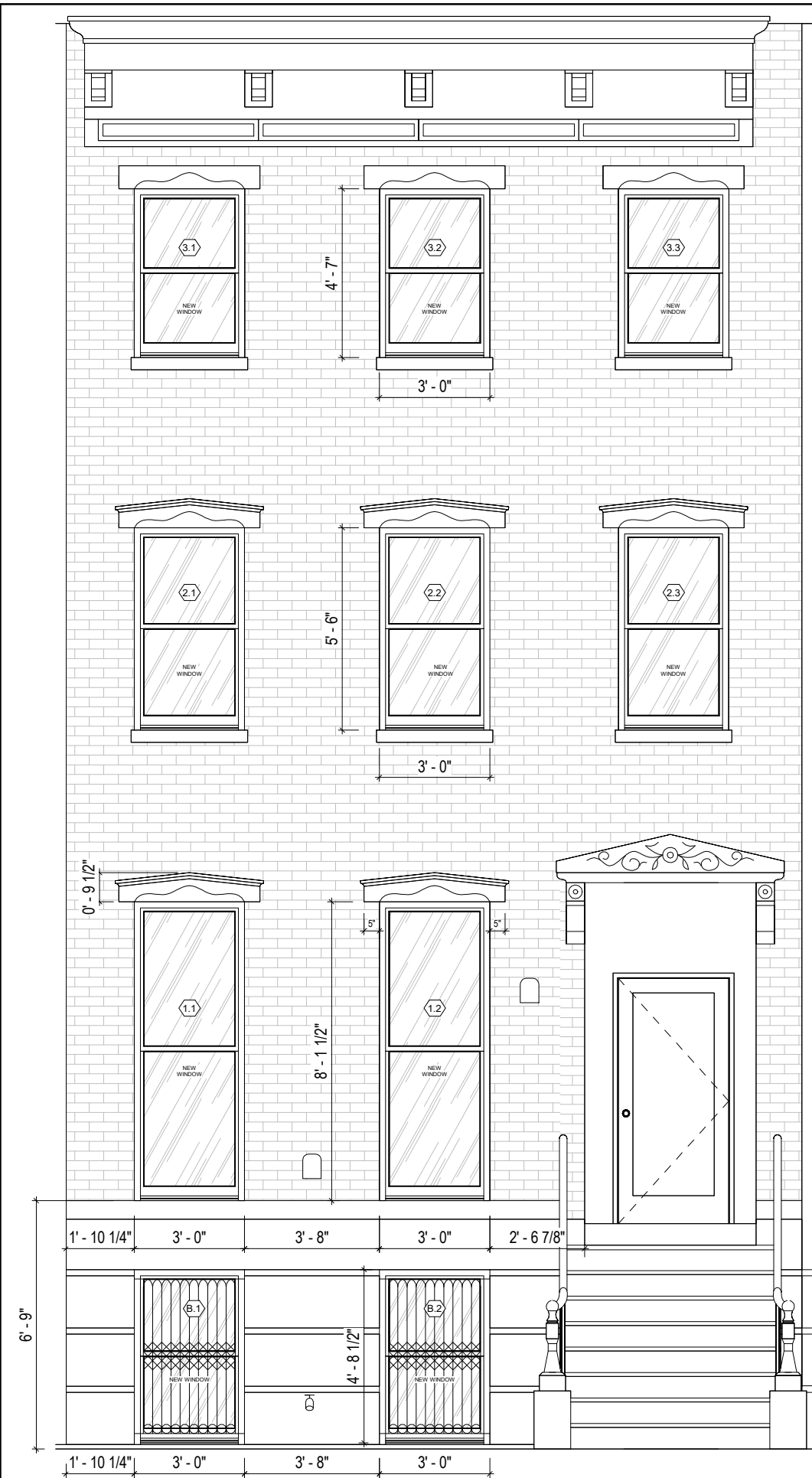
DATE: 5/29/25

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PROJECT NO. 22.LE
SHEET

LPC-18



1 FRONT WINDOWS - CONTEXT ELEVATION
1/4" = 1'-0"

2 EXISTING AND PROPOSED FRONT WINDOW ELEVATIONS
3/8" = 1'-0"

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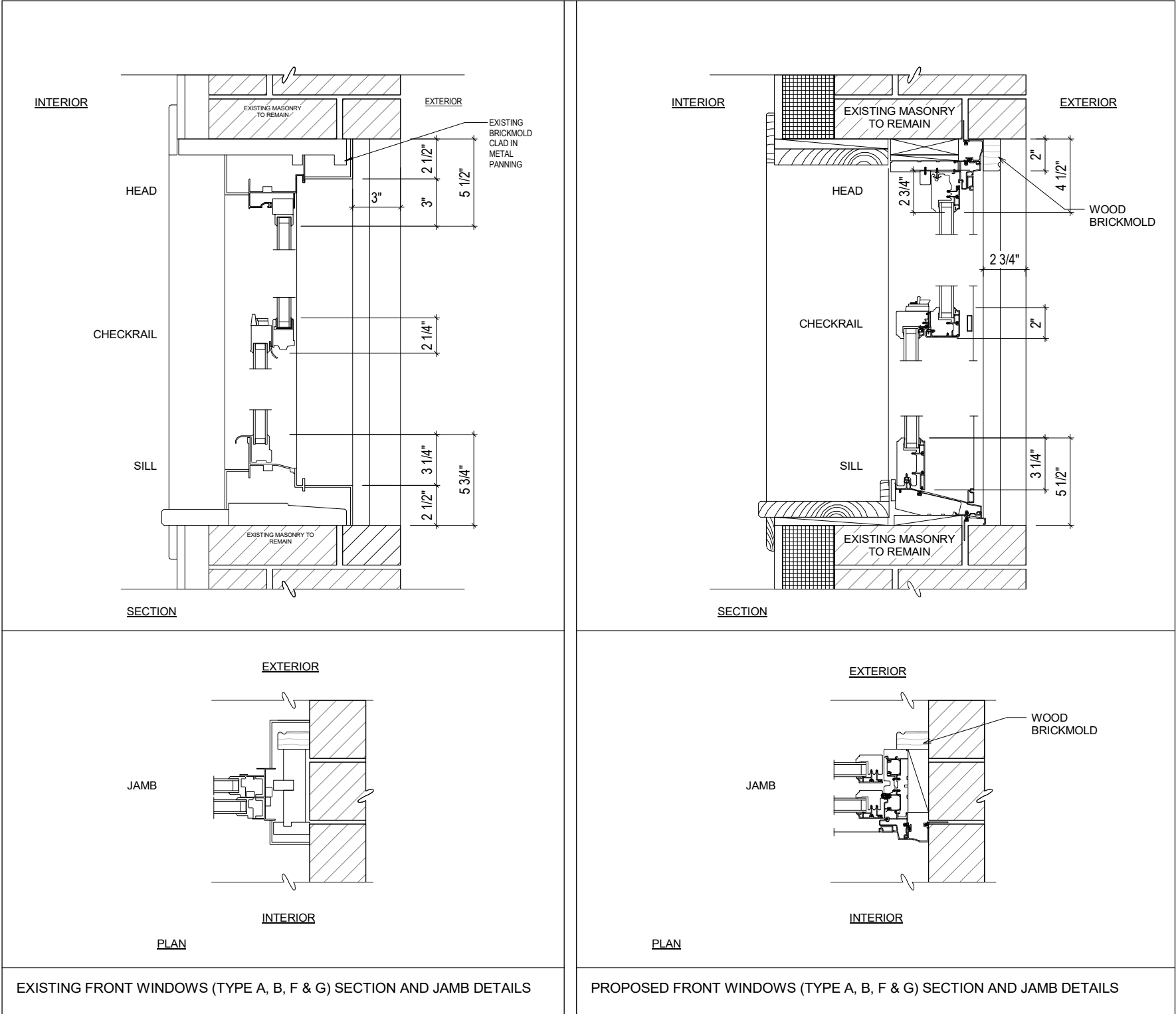
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WINDOW DETAILS
LEE RESIDENCE

DATE: 5/29/25 REV DATE: DRAWN BY: GO

PROJECT NO. 22.LE
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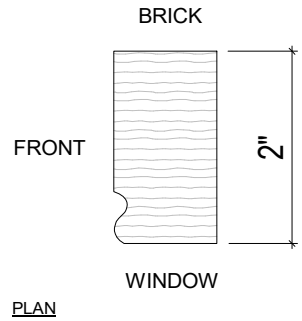
LPC-19



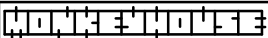
1 EXISTING AND PROPOSED FRONT WINDOW PROFILES
1 1/2" = 1'-0"



2 EXISTING BRICKMOLD



3 WOOD BRICKMOLD PROFILE - PROPOSED REPLACEMENT



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WINDOW DETAILS

LEE RESIDENCE

DATE: 5/29/25

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LPC-20



1 DECK STRUCTURE AND RAILING REFERENCE



2 EXTERIOR STUCCO FINISH REFERENCE



3 IPE DECKING REFERENCE

June 10, 2025
Public Hearing

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