

The current proposal is:

Preservation Department – Item 2, LPC-26-01388

35 Clifton 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.



35 CLIFTON PLACE, BROOKLYN

CLINTON HILL HISTORIC DISTRICT

PUBLIC MEETING 08.12.2025



PROJECT SCOPE

ROOFTOP ADDITION; AMENDMENT IS TO REVISE
SLOPE OF ROOF

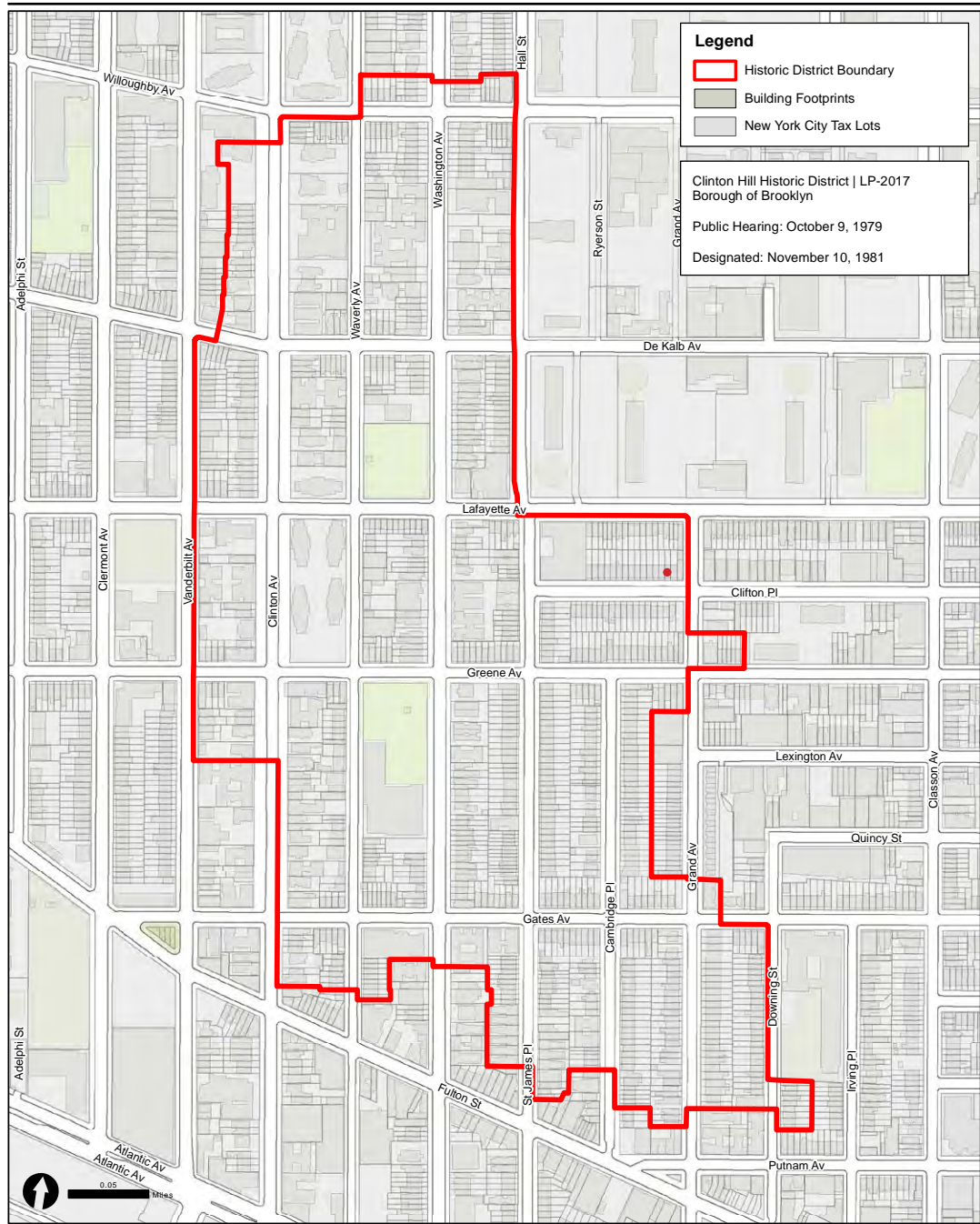
PROJECT BACKGROUND

10.03.2023
PRESENTED AT PUBLIC HEARING

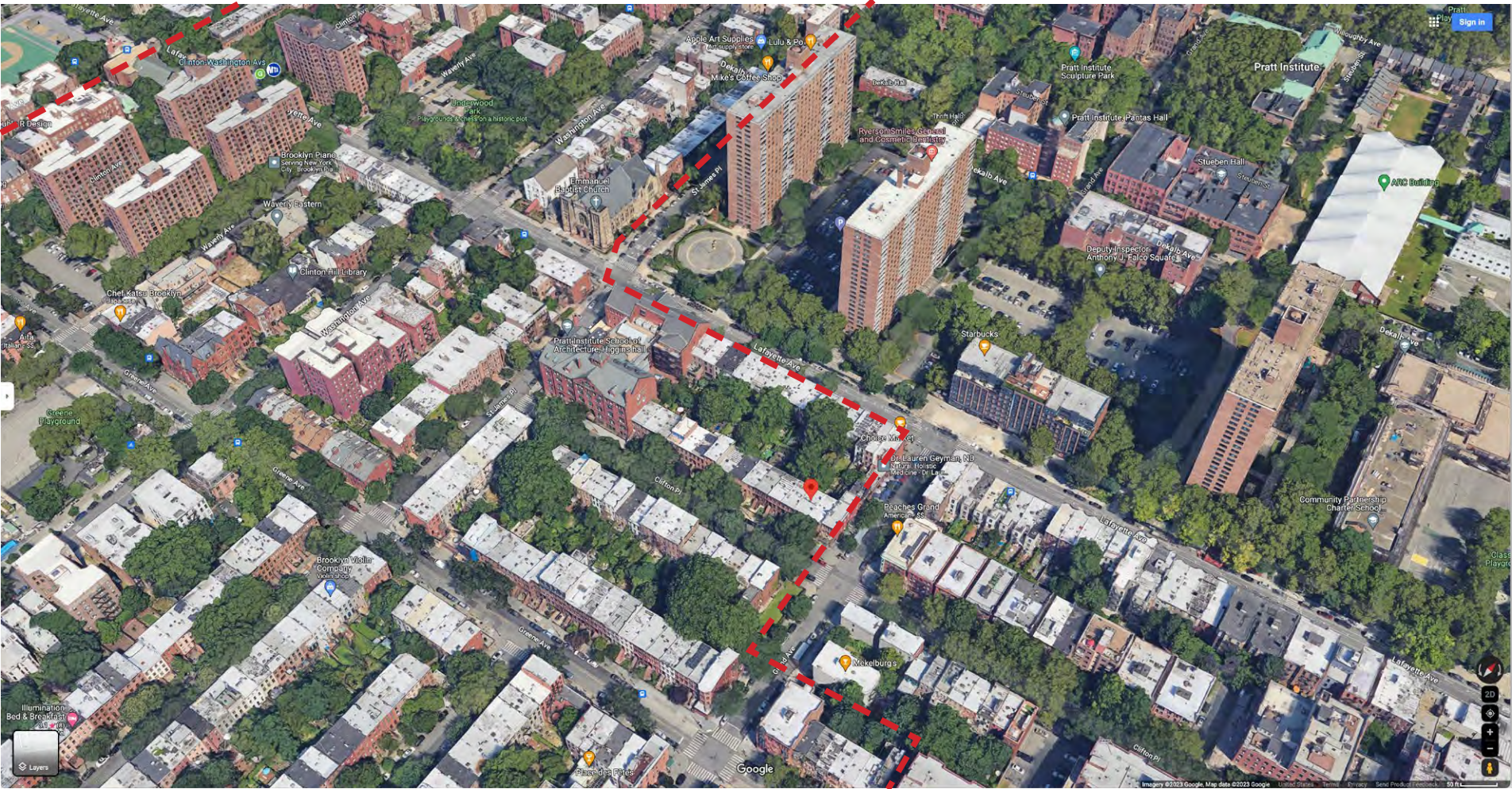
APPROVED WITH DIRECTION TO
1) REDUCE VISIBILITY OF ROOFTOP ADDITION,
2) REVISE REAR FACADE MATERIALS & FENESTRATION

09.16.2024
APPROVED, COFA# 24-006739

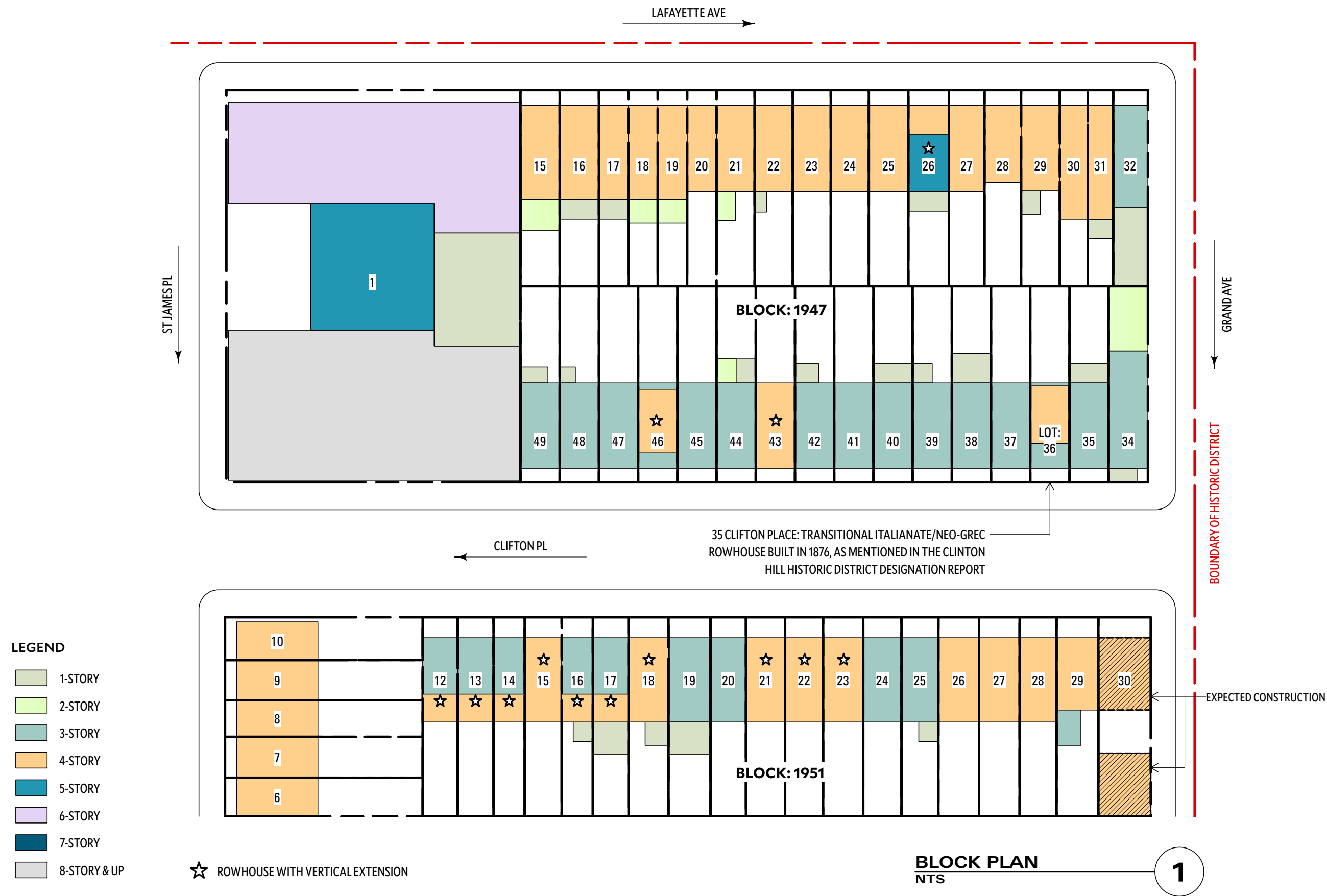
AXONOMETRIC RENDERING
APPROVED, 09.16.2024



HISTORIC DISTRICT MAP



CONTEXT AERIAL IMAGERY WITH HISTORIC DISTRICT OUTLINE





PRESENTED AT PUBLIC HEARING
10.03.2023



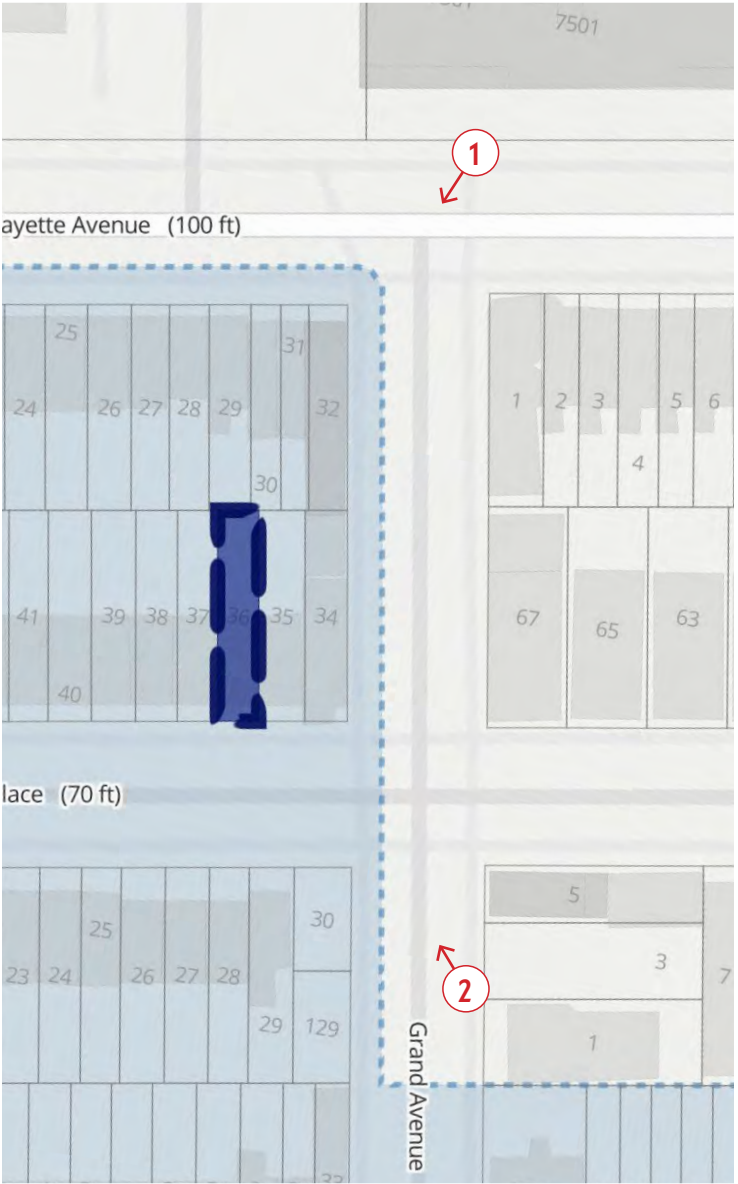
APPROVED IN COFA PERMIT
09.16.2024



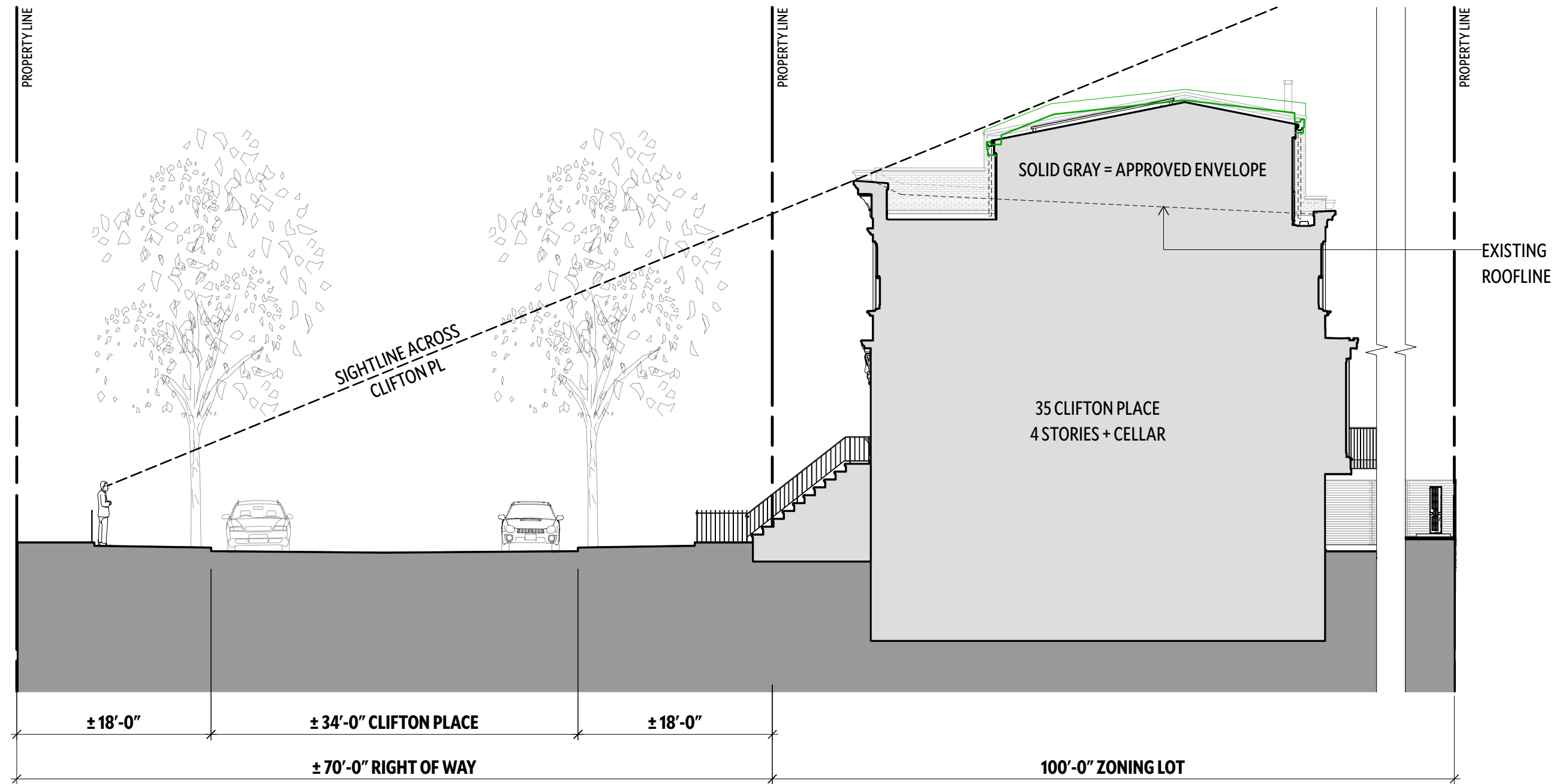
MOCKUP PHOTO 2
PUBLIC HEARING, 10.03.2023



MOCKUP PHOTO 1
PUBLIC HEARING, 10.03.2023

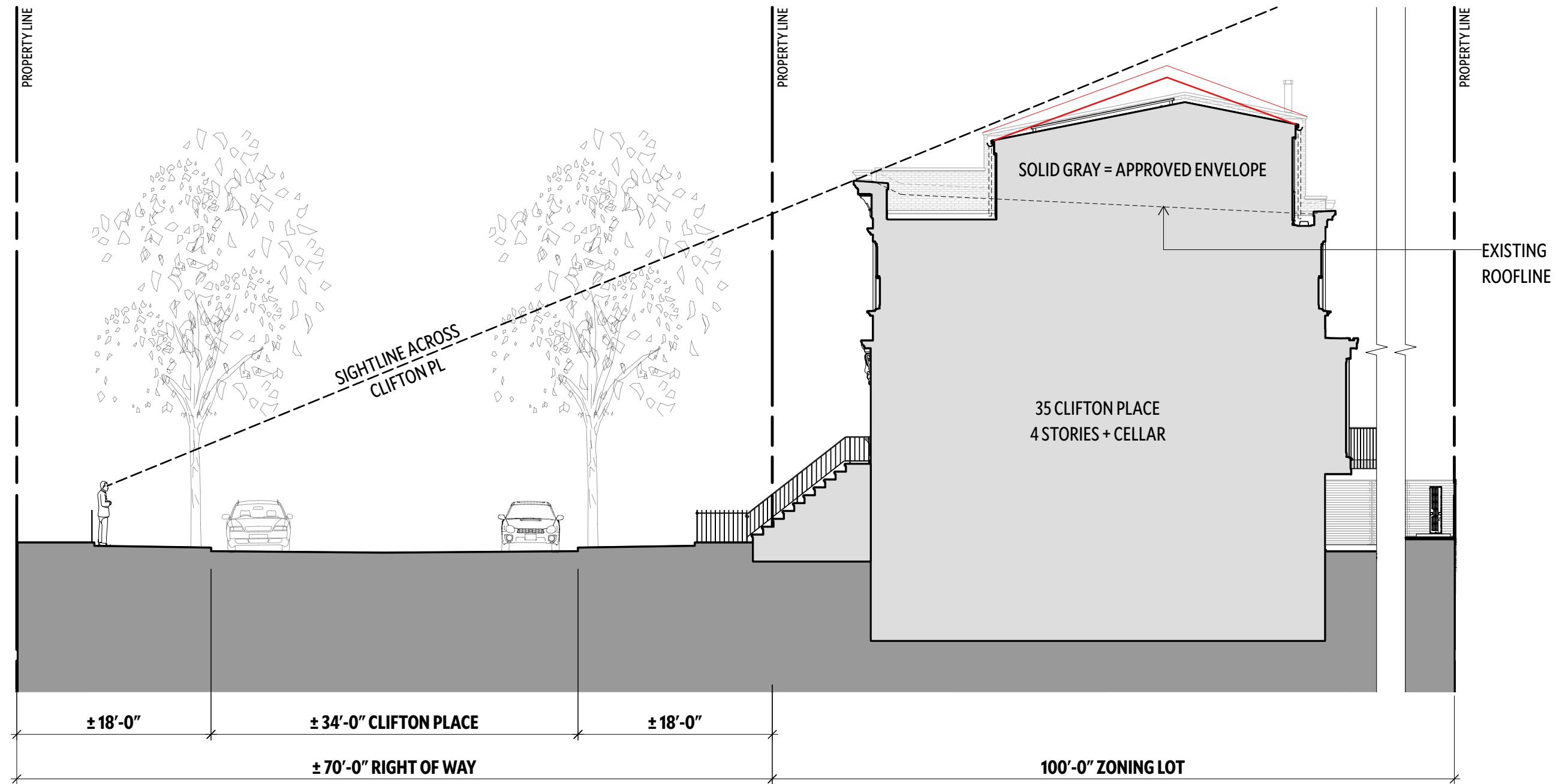


BASEMAP WITH PHOTO LOCATIONS



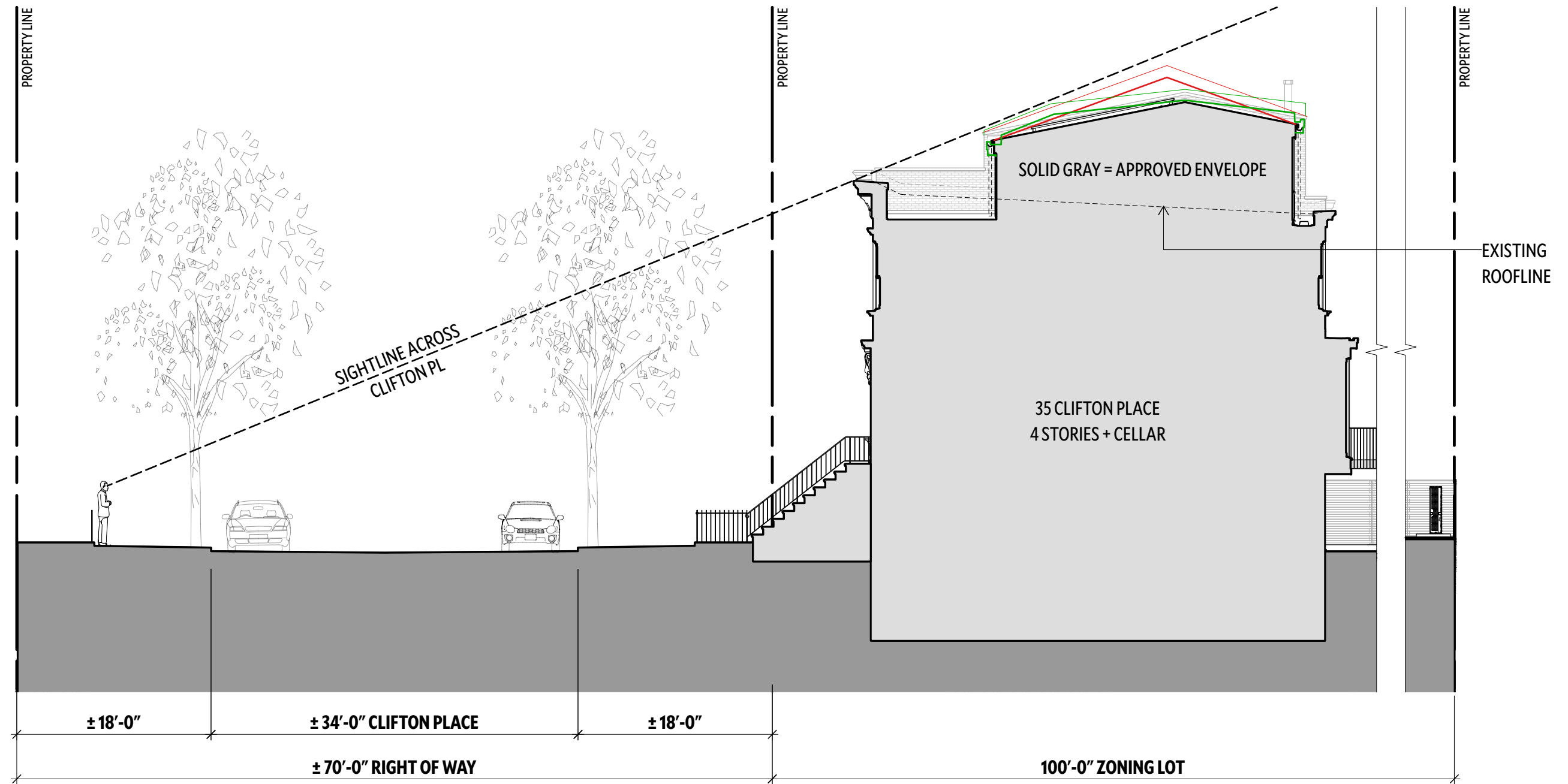
COLOR LEGEND

APPROVED ROOFLINE ——— AND PARAPET ———
PUBLIC HEARING ROOFLINE ——— AND PARAPET ———



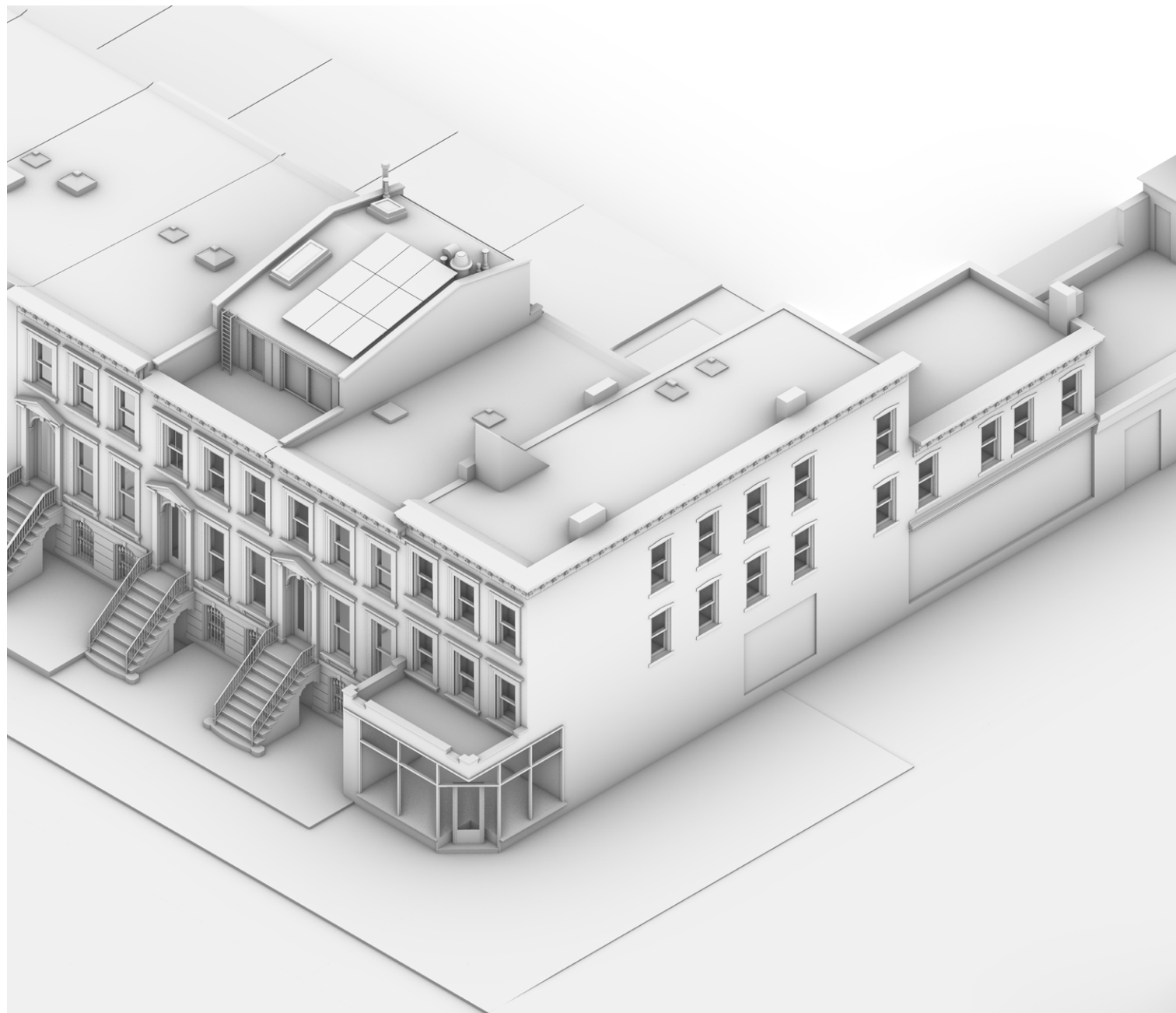
COLOR LEGEND

APPROVED ROOFLINE	—	AND PARAPET	—
PROPOSED ROOFLINE	—	AND PARAPET	—

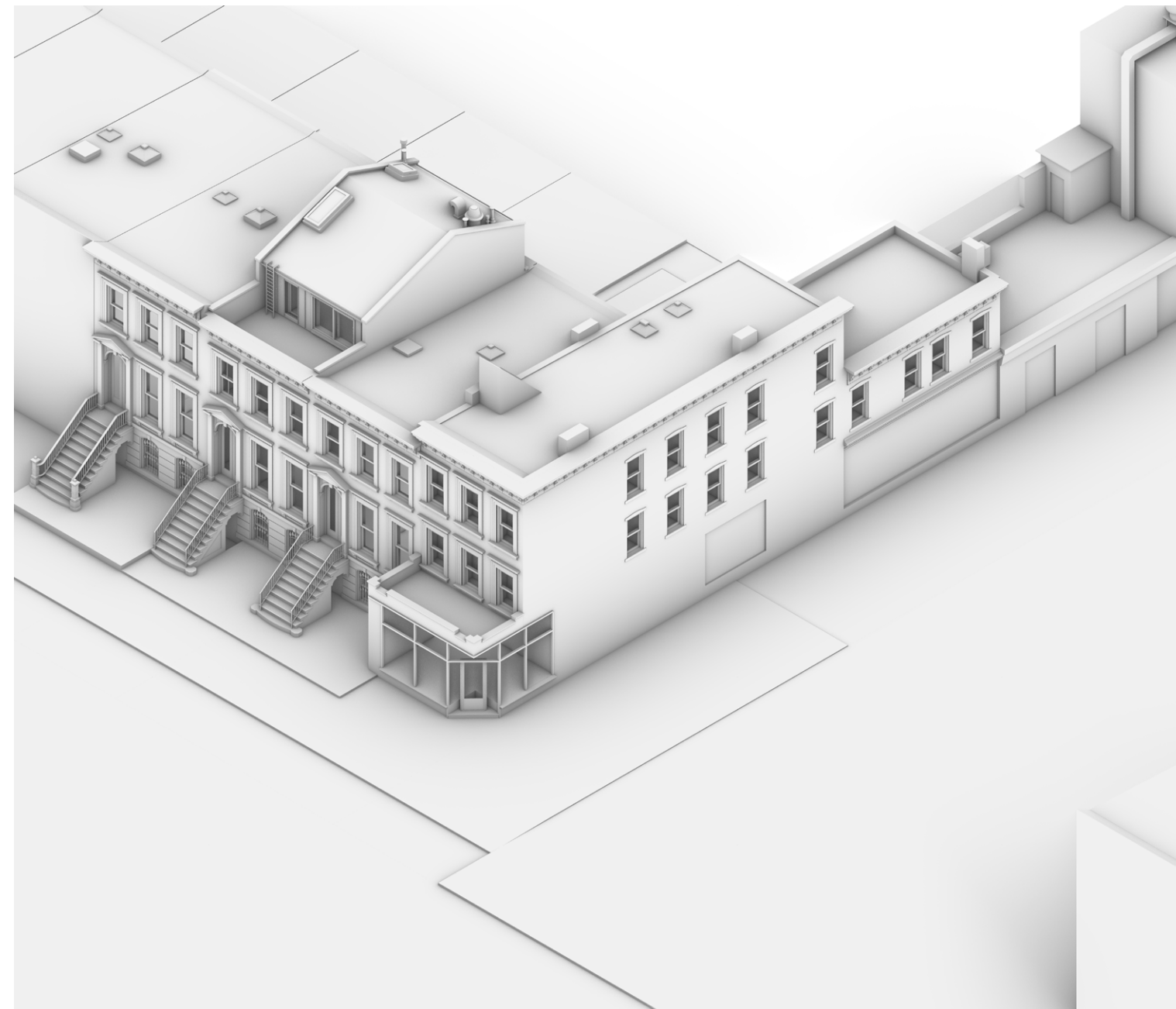


COLOR LEGEND

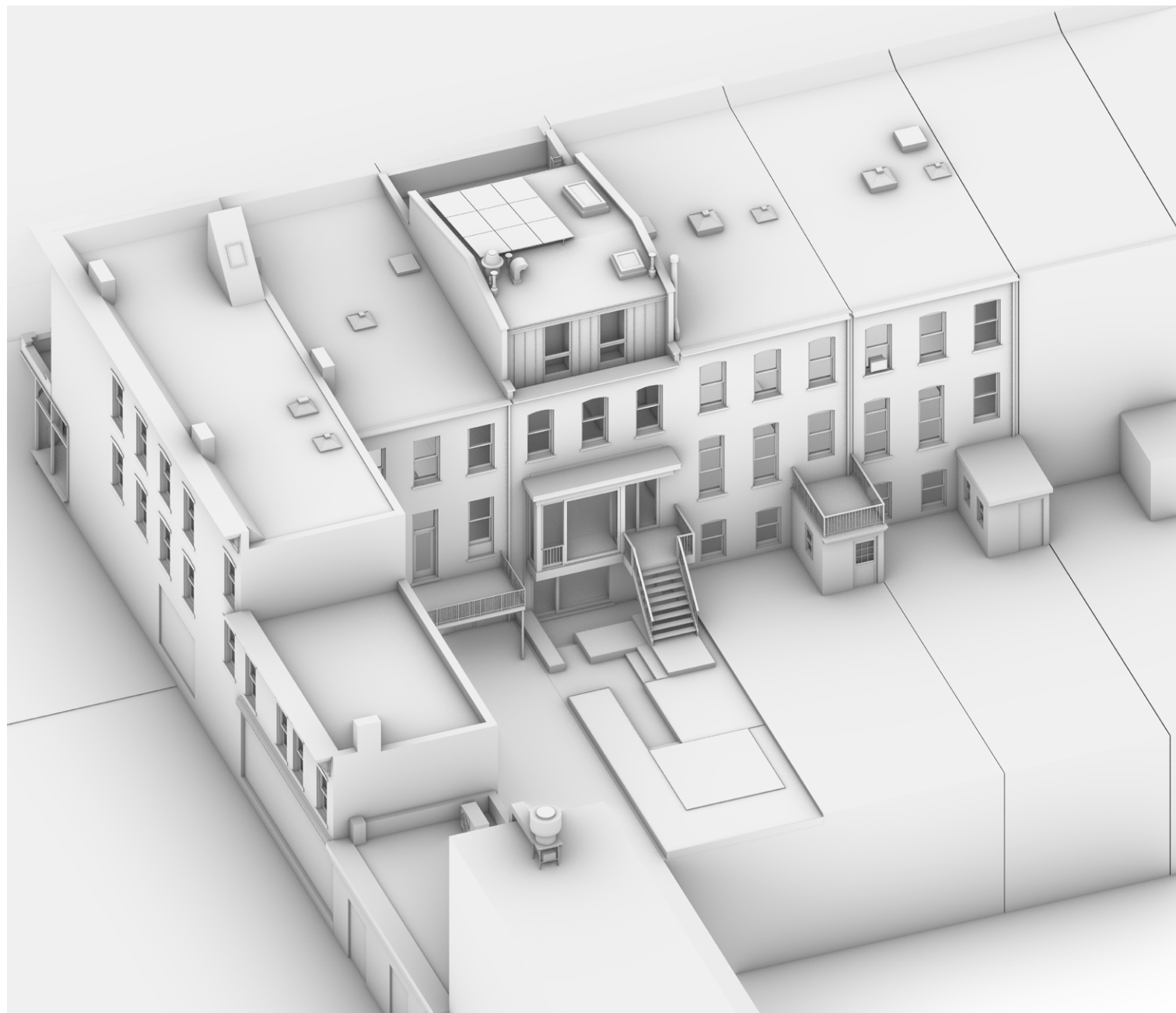
APPROVED ROOFLINE	—	AND PARAPET	—
PUBLIC HEARING ROOFLINE	—	AND PARAPET	—
PROPOSED ROOFLINE	—	AND PARAPET	—



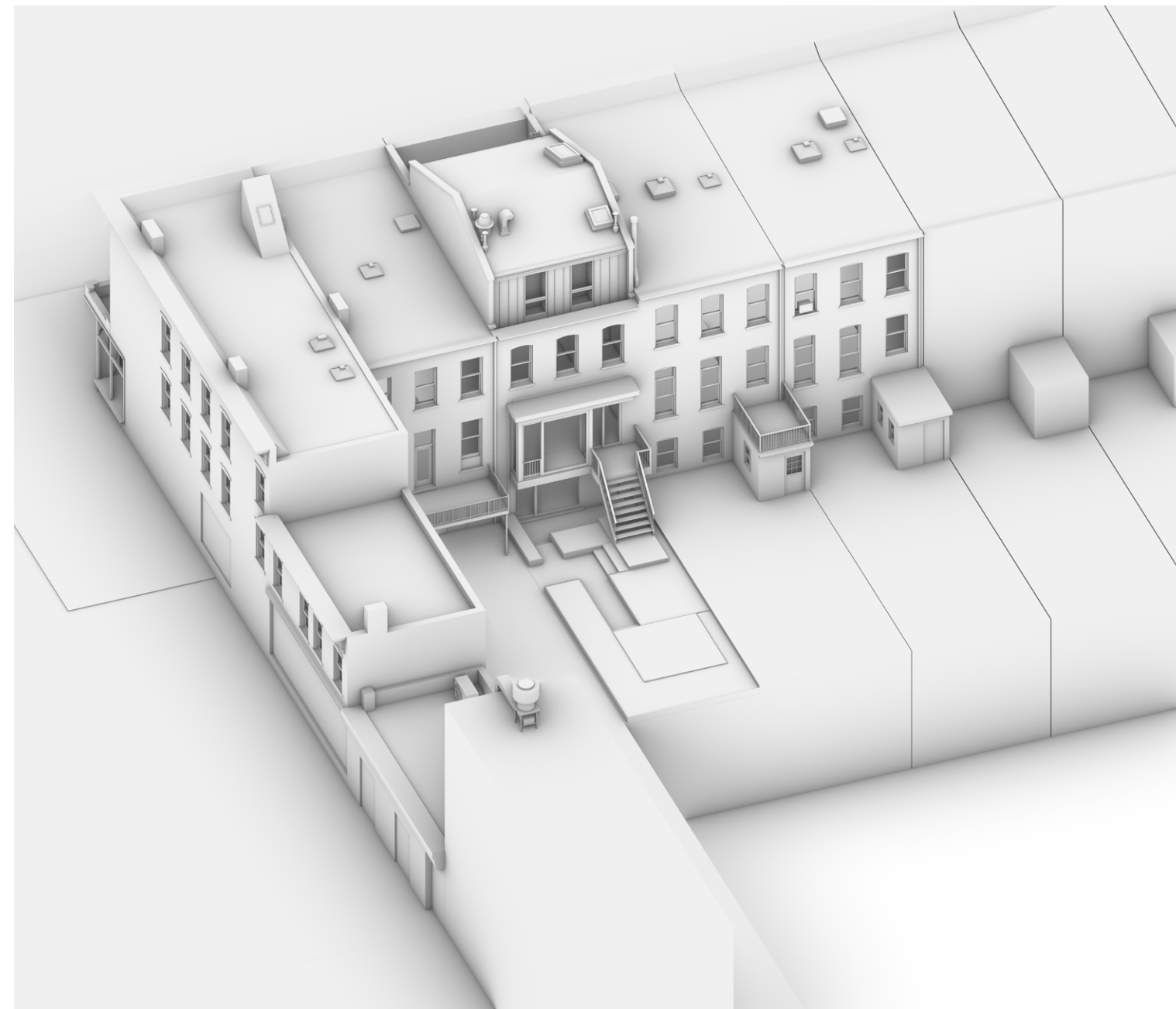
APPROVED (09.16.2024)
AXONOMETRIC RENDERING FROM SE



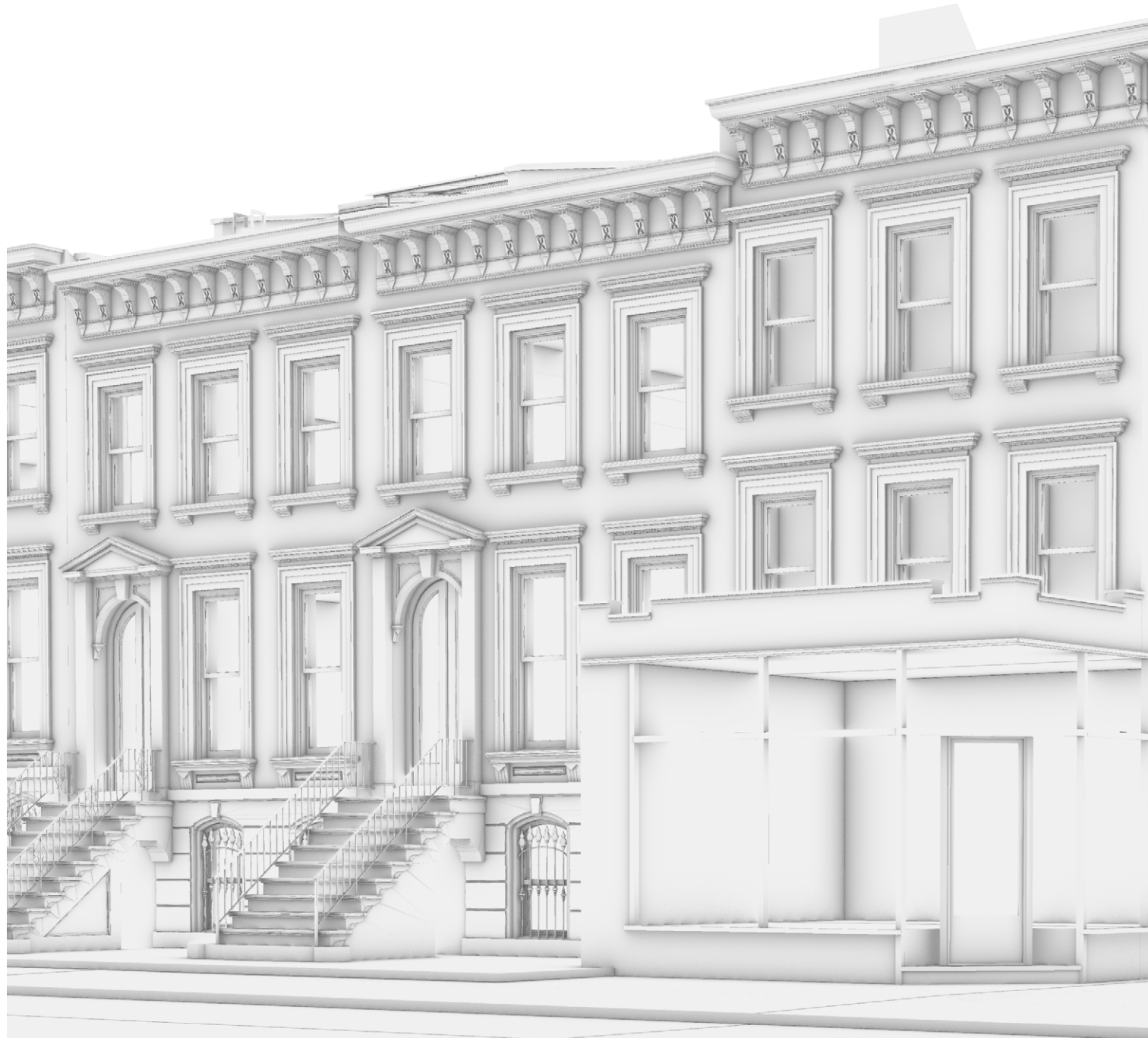
PROPOSED (08.12.2025)
AXONOMETRIC RENDERING FROM SE



APPROVED (09.16.2024)
AXONOMETRIC RENDERING FROM SE



PROPOSED (08.12.2025)
AXONOMETRIC RENDERING FROM SE



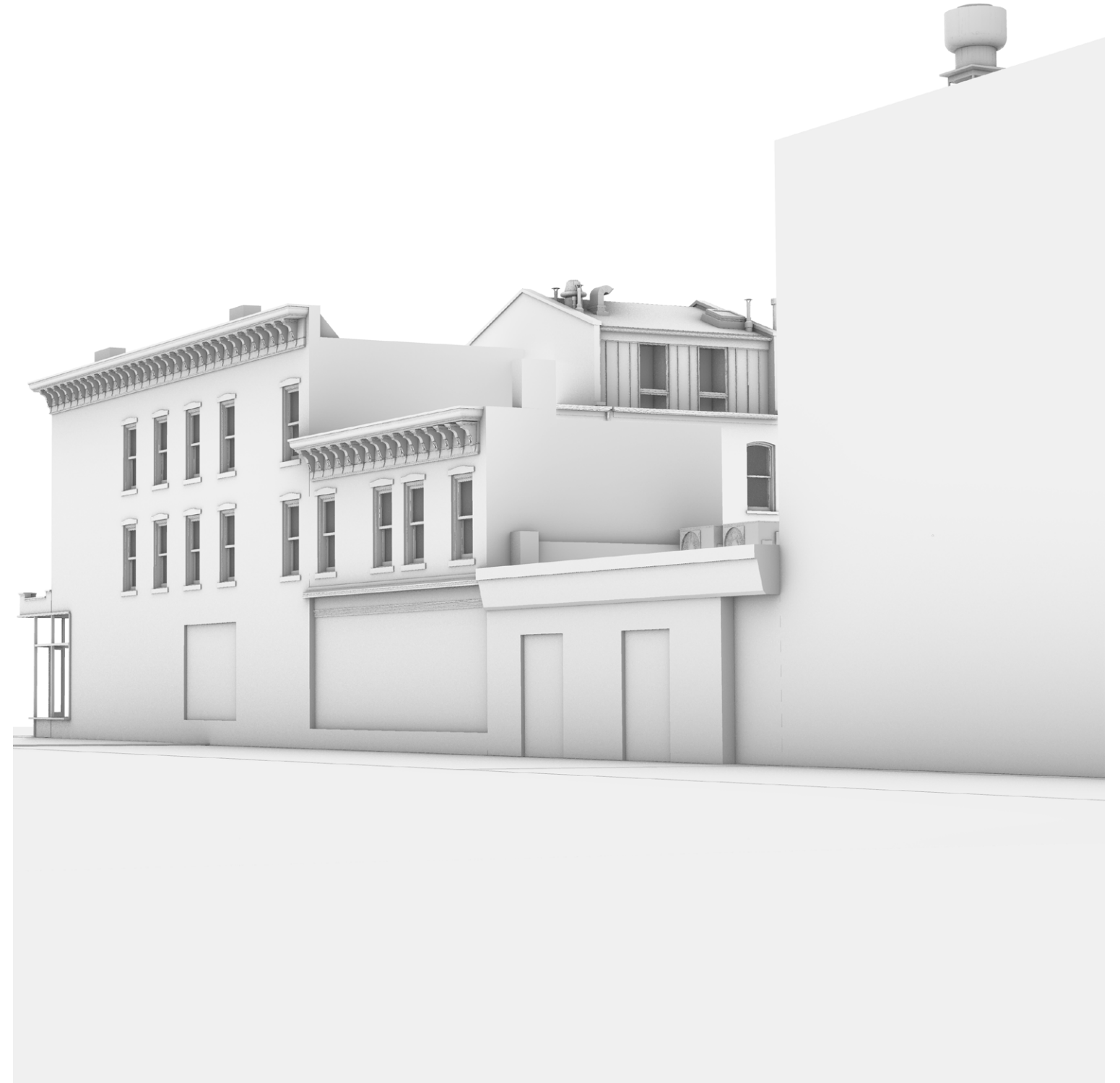
APPROVED (09.16.2024)
VIEW FROM GRAND AVE & CLIFTON PLACE



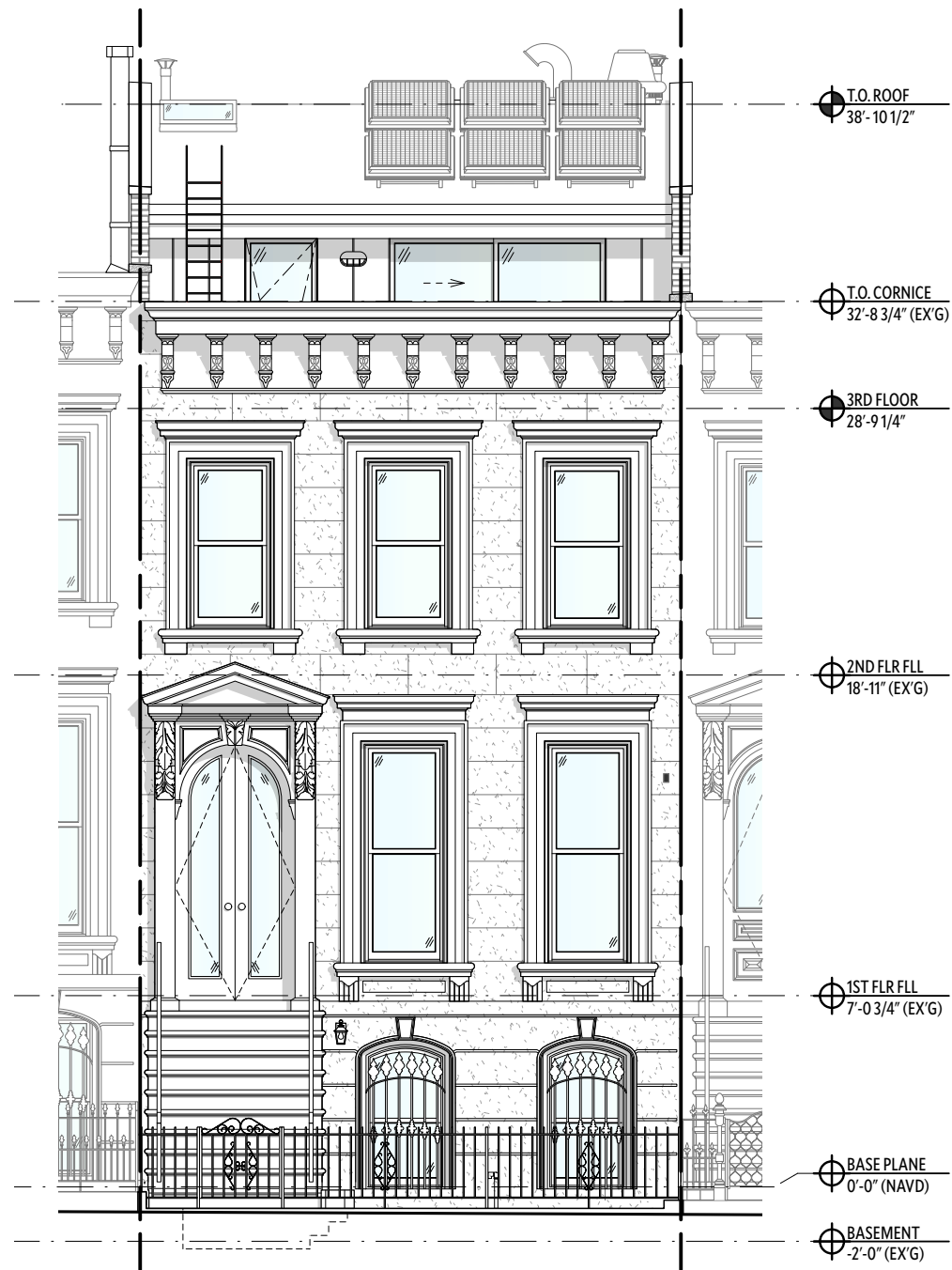
PROPOSED (08.12.2025)
VIEW FROM GRAND AVE & CLIFTON PLACE



APPROVED (09.16.2024)
VIEW FROM LAFAYETTE AVE & GRAND AVE



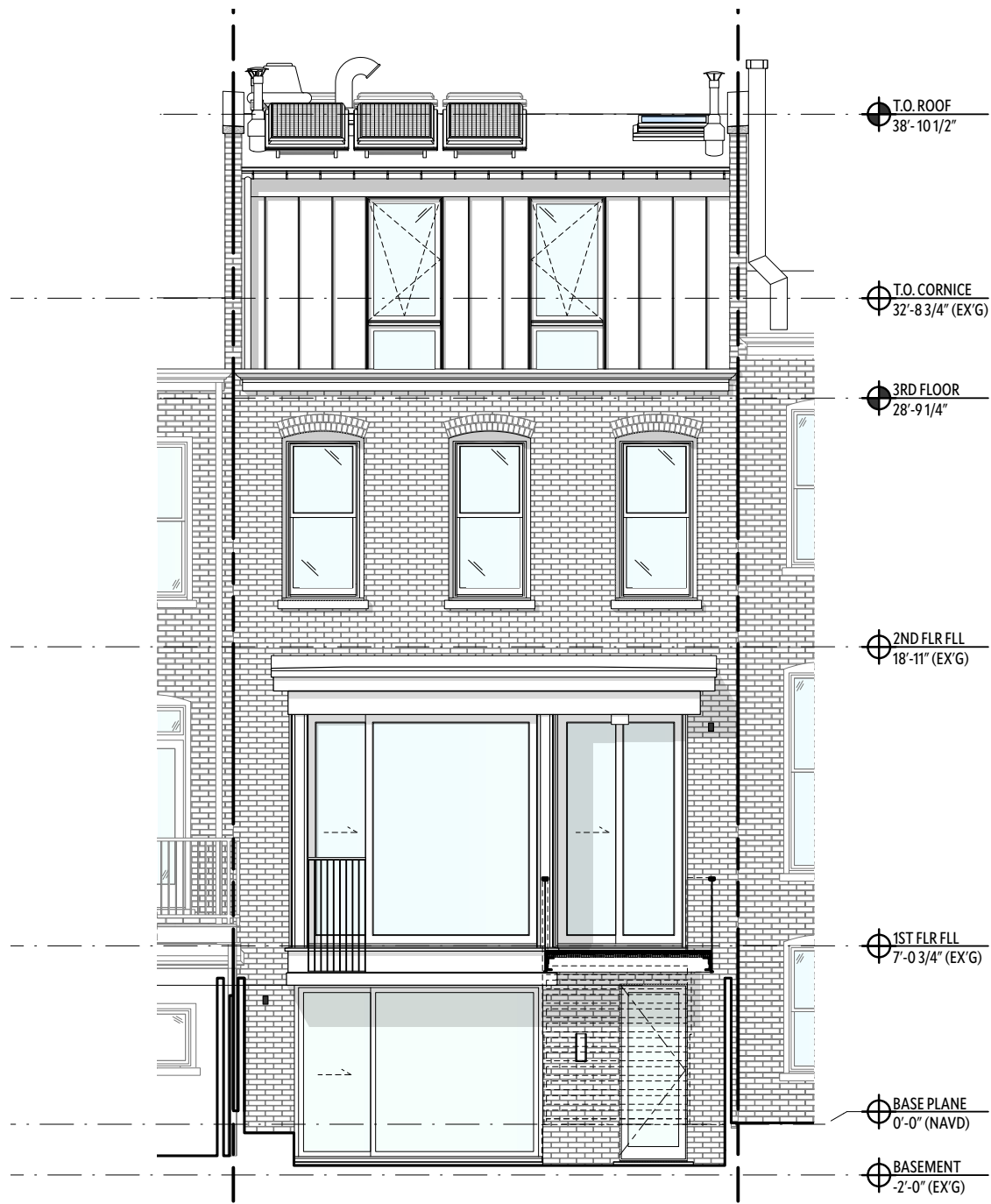
PROPOSED (08.12.2025)
VIEW FROM LAFAYETTE AVE & GRAND AVE



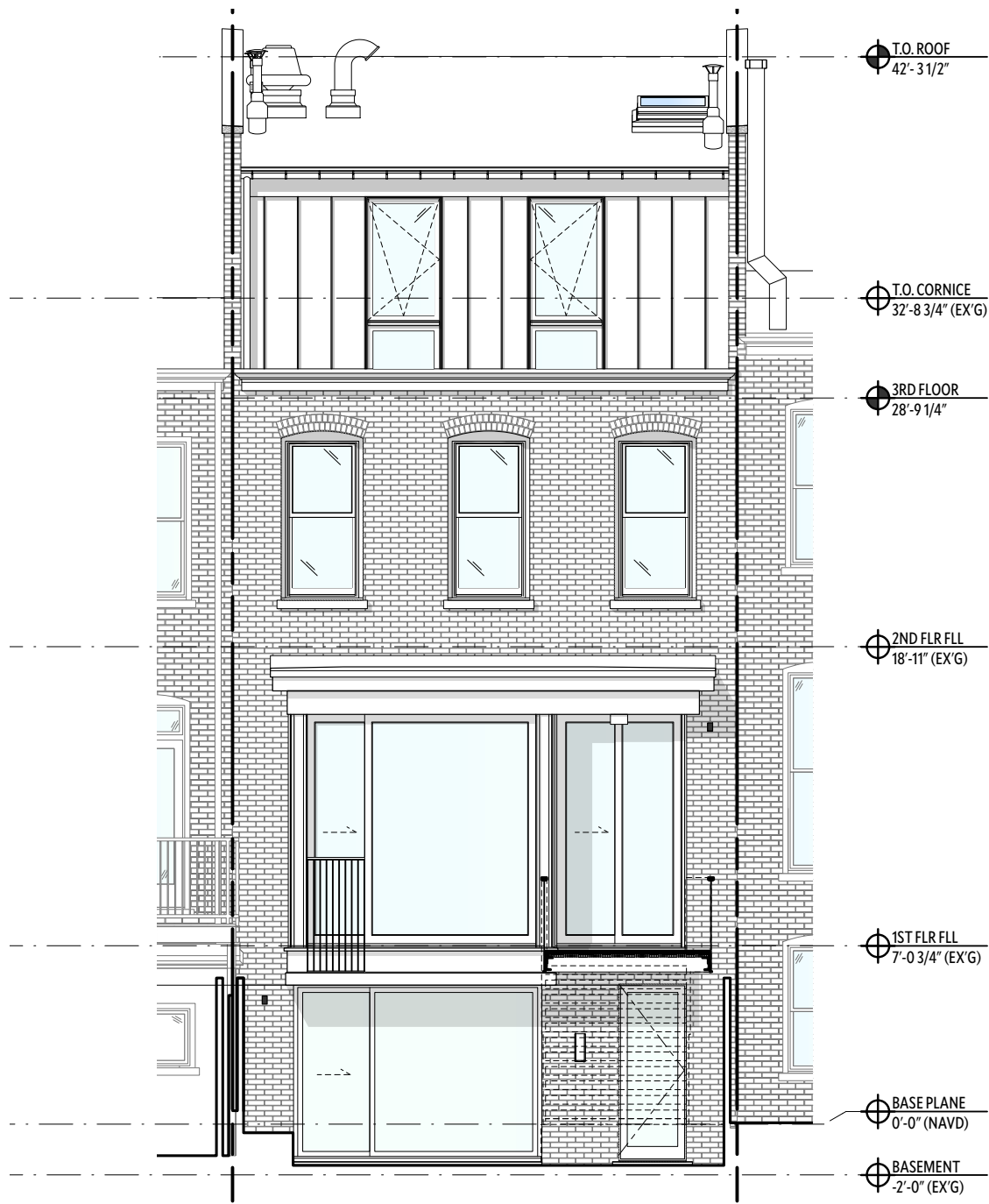
APPROVED (09.16.2024)
STREET ELEVATION



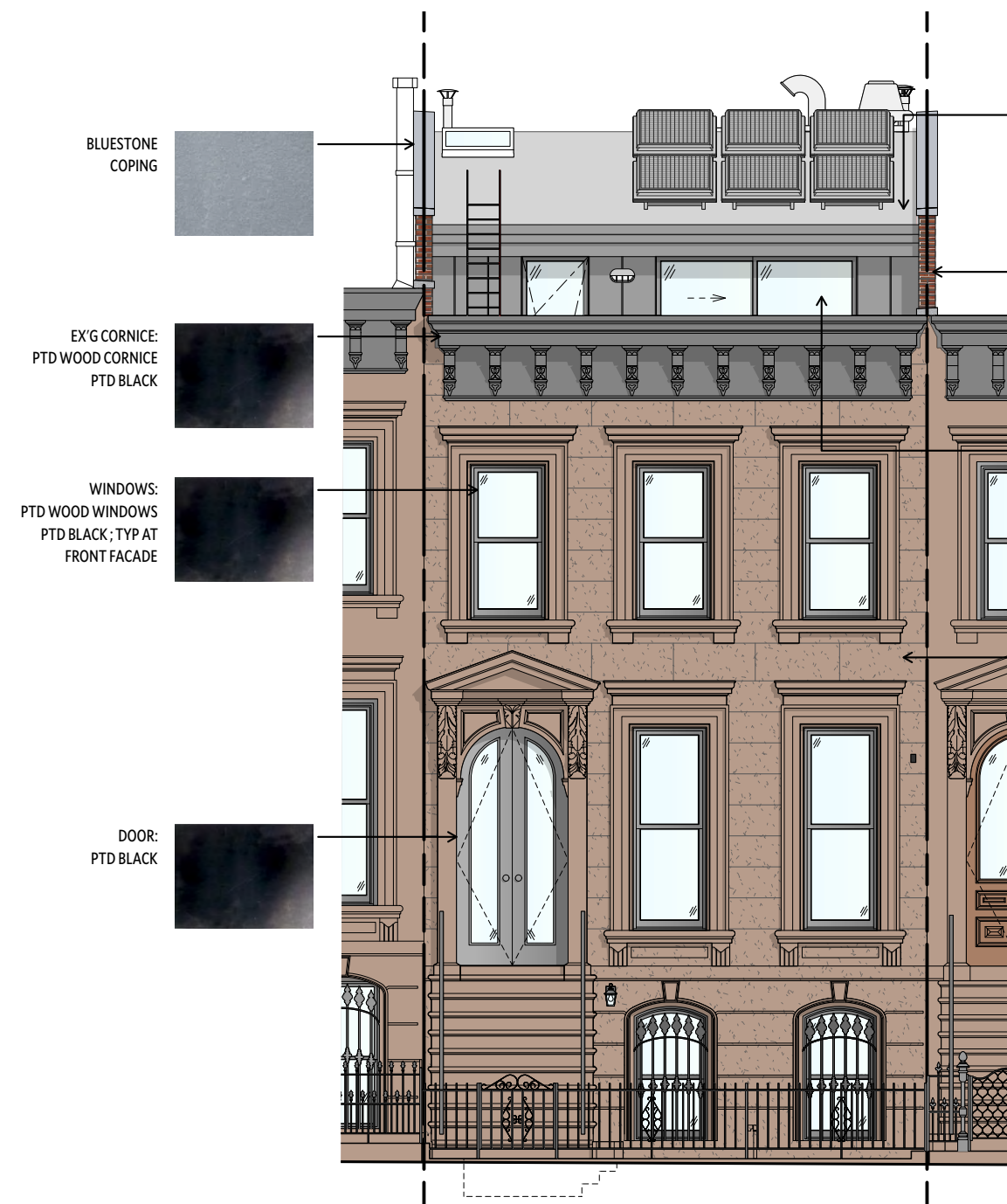
PROPOSED (08.12.2025)
STREET ELEVATION



APPROVED (09.16.2024)
REAR ELEVATION



PROPOSED (08.12.2025)
REAR ELEVATION



APPROVED (09.16.2024)
STREET ELEVATION WITH MATERIALS

- FASCIA, GUTTER, AND DOWNSPROUT: ZINC
- 3RD FLR ADDITION SIDE FACADE: GLEN-GERY CORAL SMOOTH MORTAR COLOR TBD
- 3RD FLOOR WINDOWS: PTD WOOD WINDOWS PTD BLACK
- FACADE: BROWNSTONE STUCCO

BLUESTONE
COPING

EX'G CORNICE:
PTD WOOD CORNICE
PTD BLACK

WINDOWS:
PTD WOOD WINDOWS
PTD BLACK; TYP AT
FRONT FACADE

DOOR:
PTD BLACK



PROPOSED (08.12.2025)
STREET ELEVATION WITH MATERIALS

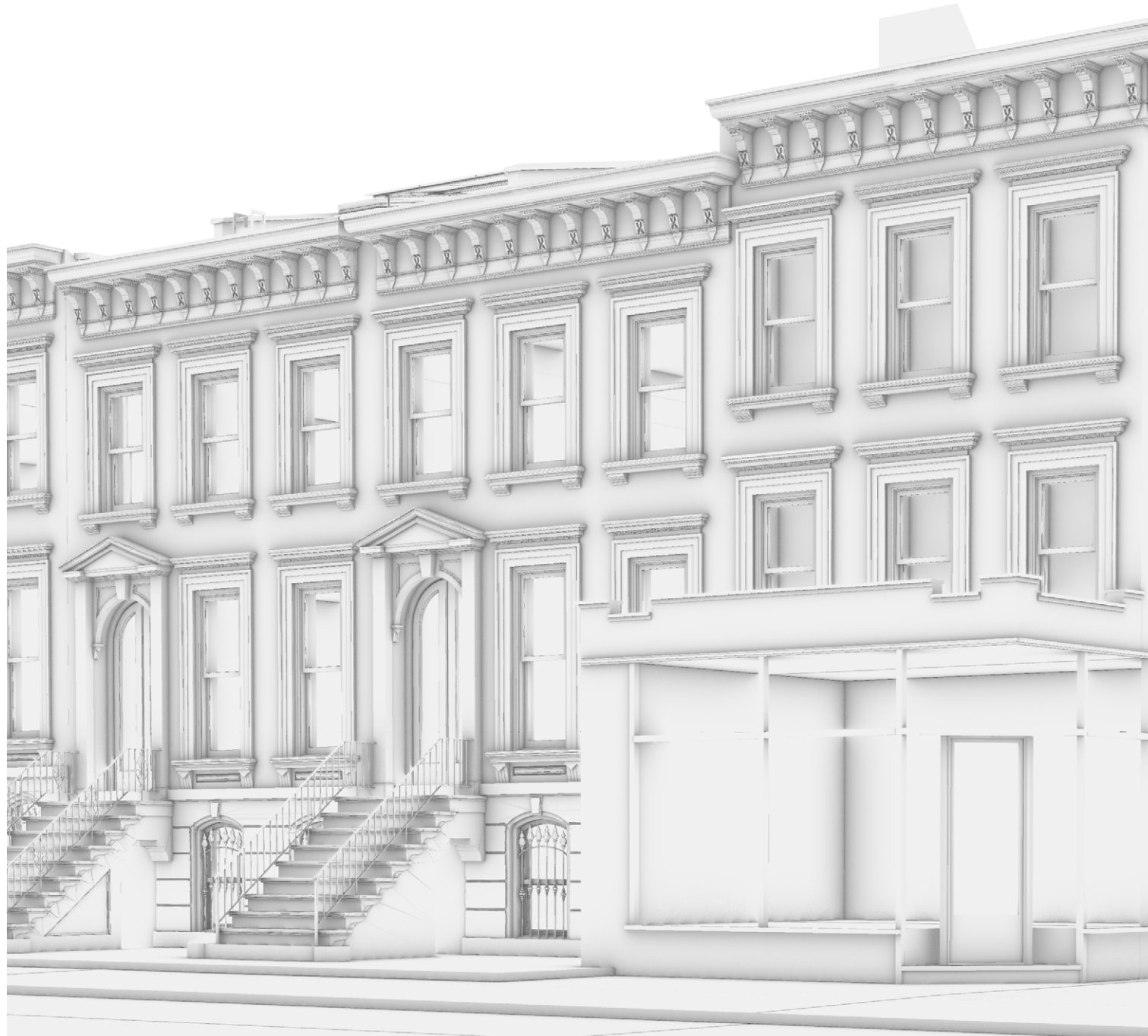
- FASCIA, GUTTER, AND DOWNSPROUT: ZINC
- 3RD FLR ADDITION SIDE FACADE: GLEN-GERY CORAL SMOOTH MORTAR COLOR TBD
- 3RD FLOOR WINDOWS: PTD WOOD WINDOWS PTD BLACK
- FACADE: BROWNSTONE STUCCO



APPROVED (09.16.2024)
REAR ELEVATION WITH MATERIALS



PROPOSED (08.12.2025)
REAR ELEVATION WITH MATERIALS



APPROVED (09.16.2024)
VIEW FROM GRAND AVE & CLIFTON PLACE



PROPOSED (08.12.2025)
VIEW FROM GRAND AVE & CLIFTON PLACE

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Borough of Brooklyn**

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APPENDIX



PROPOSED (08.12.2025)
VIEW FROM GRAND AVE & CLIFTON PLACE



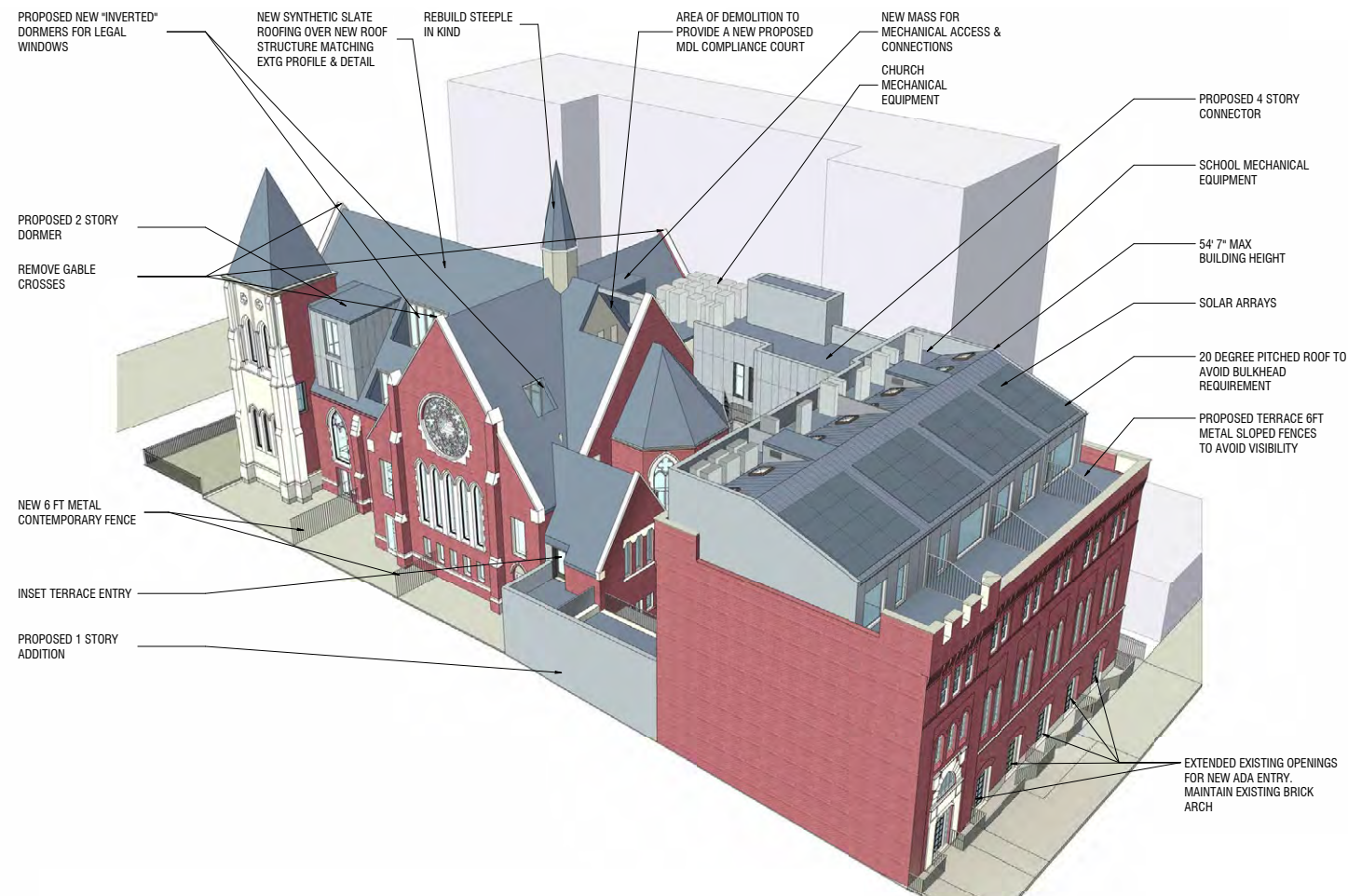
DOB "REQUIRED" ROOF ACCESS BULKHEAD
VIEW FROM GRAND AVE & CLIFTON PLACE



PROPOSED (08.12.2025)
VIEW FROM LAFAYETTE AVE & GRAND AVE



DOB "REQUIRED" ROOF ACCESS BULKHEAD
VIEW FROM LAFAYETTE AVE & GRAND AVE



PROJECT DIAGRAM
APPROVED AT PUBLIC HEARING, 07.15.2025

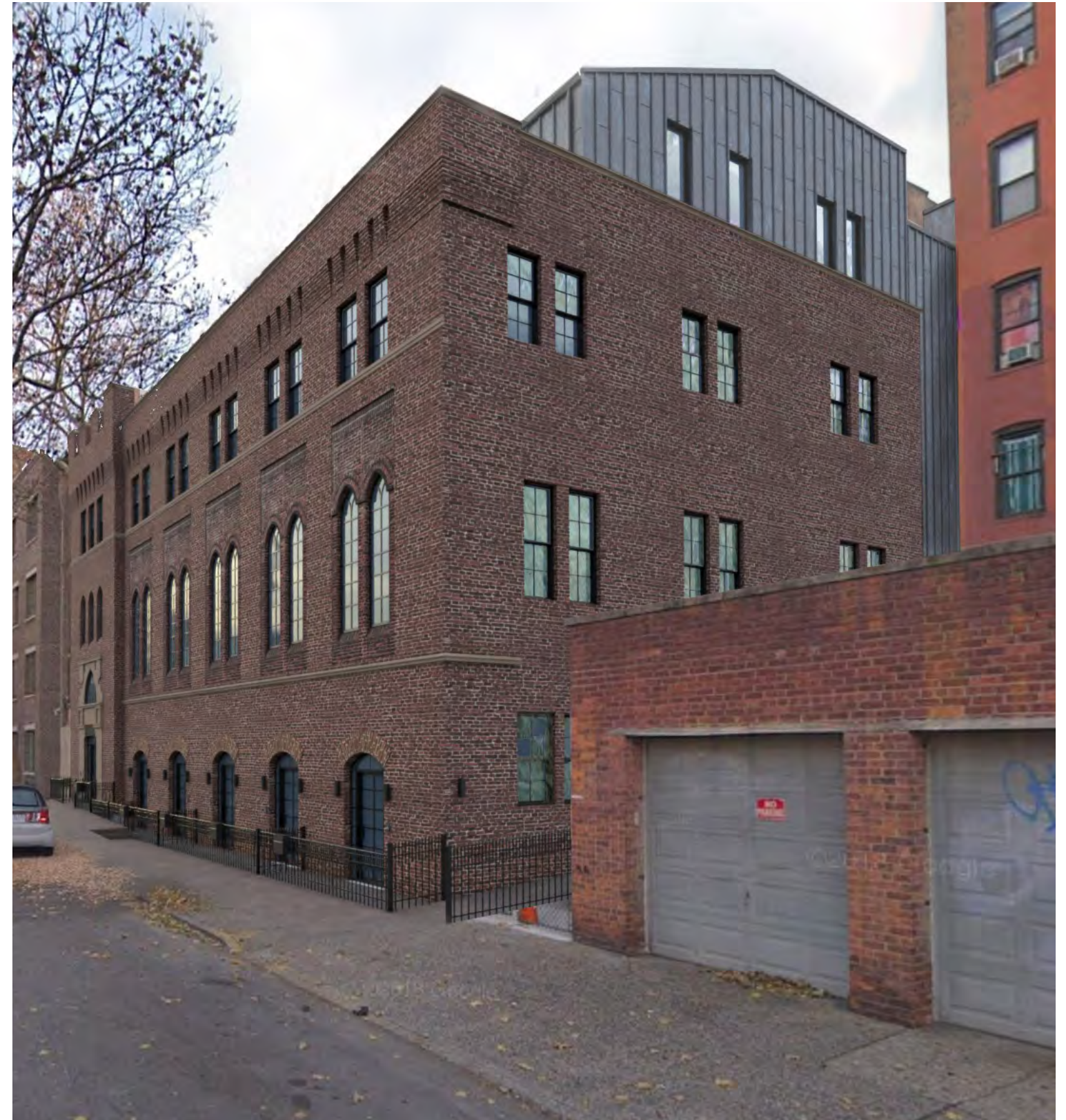


PHOTO-COMPOSITE RENDERING
APPROVED AT PUBLIC HEARING, 07.15.2025

*IMAGES THIS PAGE BY COMBINED ARCHITECTURE



③ PHOTO OF MOCK-UP TAKEN FROM ROOF

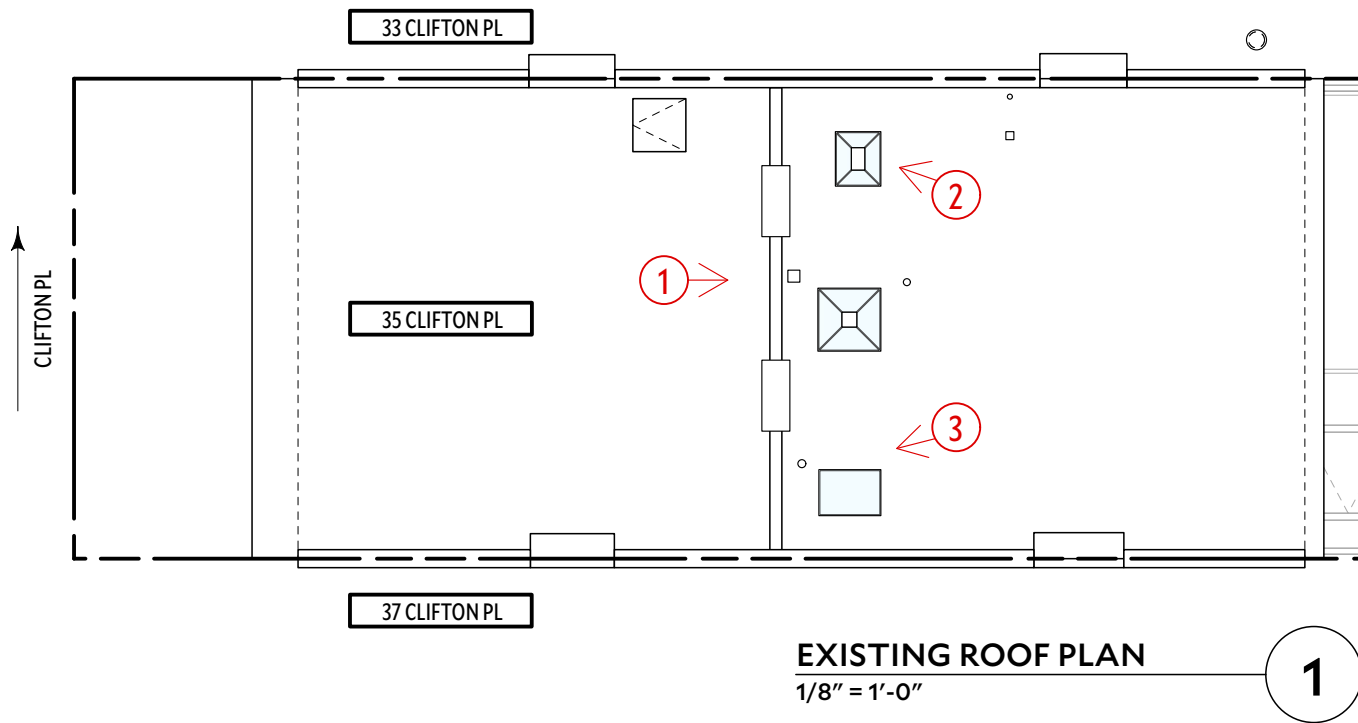


② PHOTO OF MOCK-UP TAKEN FROM ROOF



① PHOTO OF MOCK-UP TAKEN FROM ROOF

NOTE: MOCKUP & PHOTOS REPRESENT PREVIOUS DESIGN AS PRESENTED @ PUBLIC HEARING ON 10.03.2023

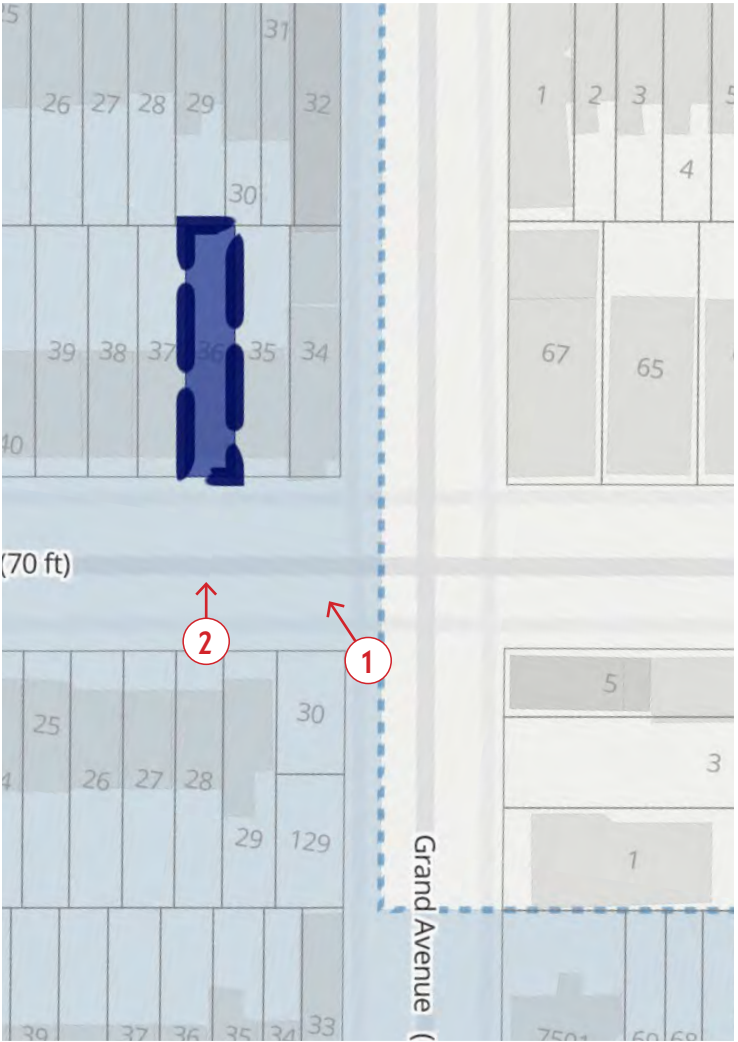




MOCKUP PHOTO 2
PUBLIC HEARING, 10.03.2023
NO VISIBILITY



MOCKUP PHOTO 1
PUBLIC HEARING, 10.03.2023
NO VISIBILITY



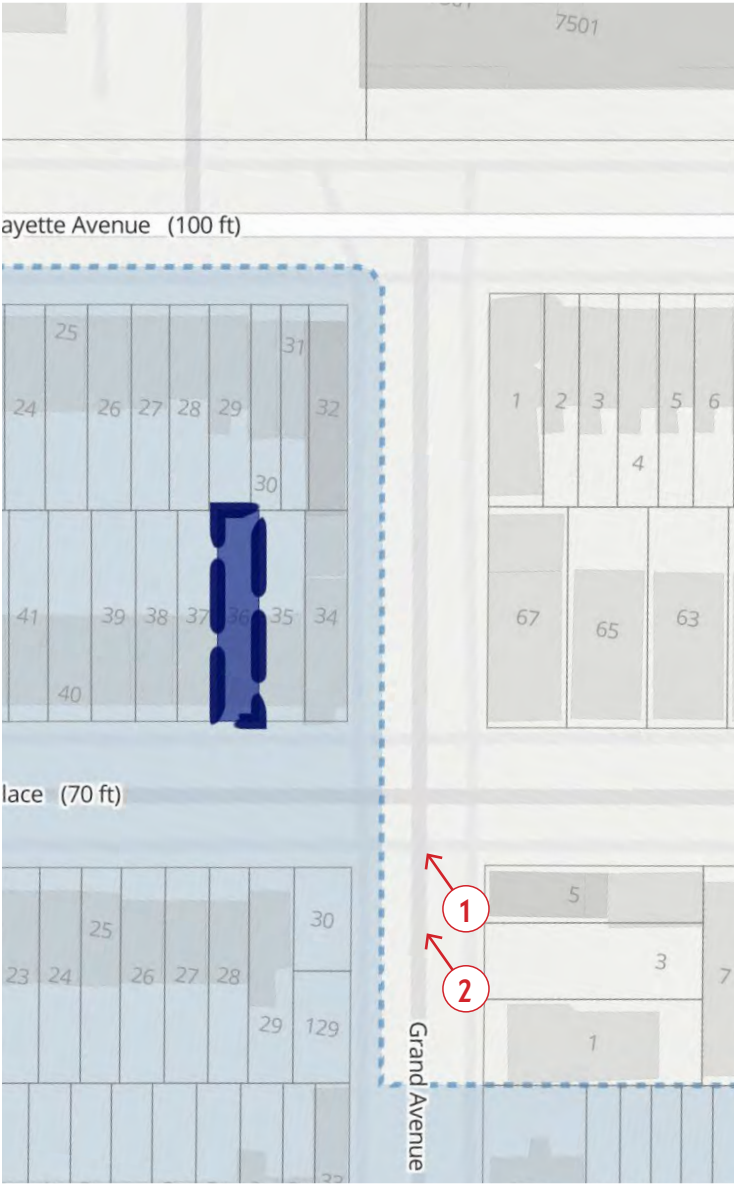
BASEMAP WITH PHOTO LOCATIONS



MOCKUP PHOTO 2
PUBLIC HEARING, 10.03.2023
INCREASED VISIBILITY



MOCKUP PHOTO 1
PUBLIC HEARING, 10.03.2023
MINIMAL VISIBILITY



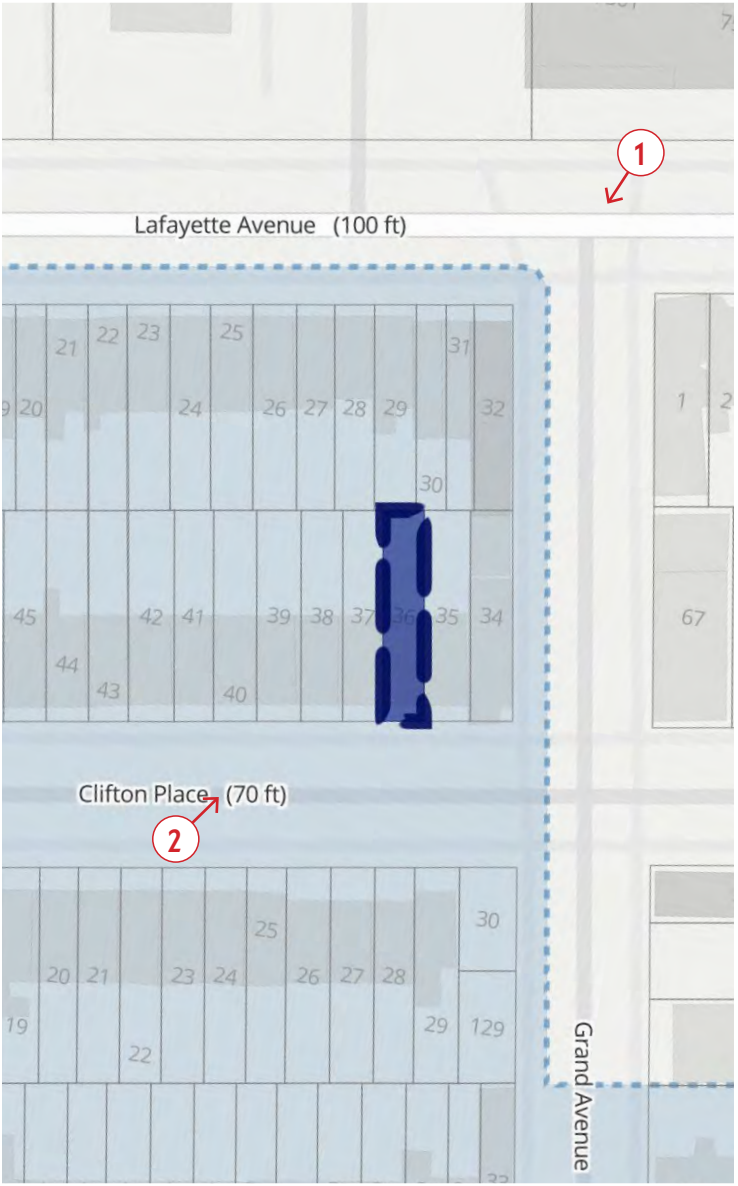
BASEMAP WITH PHOTO LOCATIONS



MOCKUP PHOTO 2
PUBLIC HEARING, 10.03.2023
NO VISIBILITY



MOCKUP PHOTO 1
PUBLIC HEARING, 10.03.2023



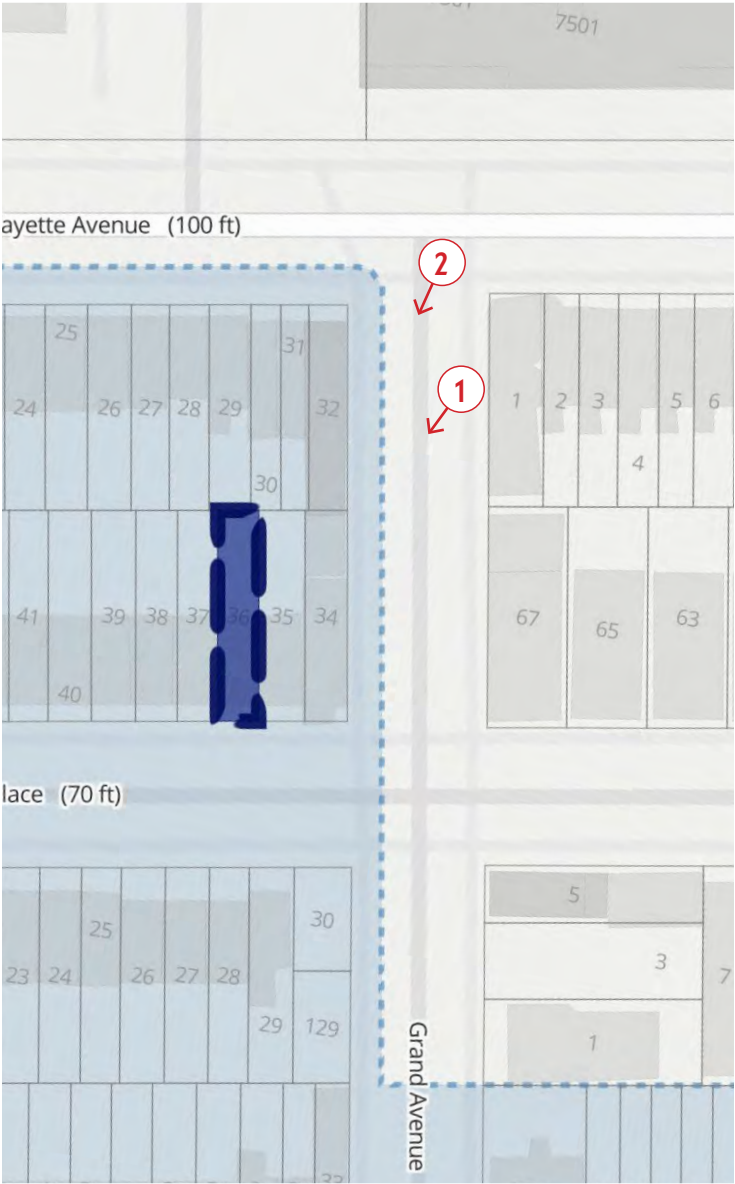
BASEMAP WITH PHOTO LOCATIONS



MOCKUP PHOTO 2
PUBLIC HEARING, 10.03.2023



MOCKUP PHOTO 1
PUBLIC HEARING, 10.03.2023



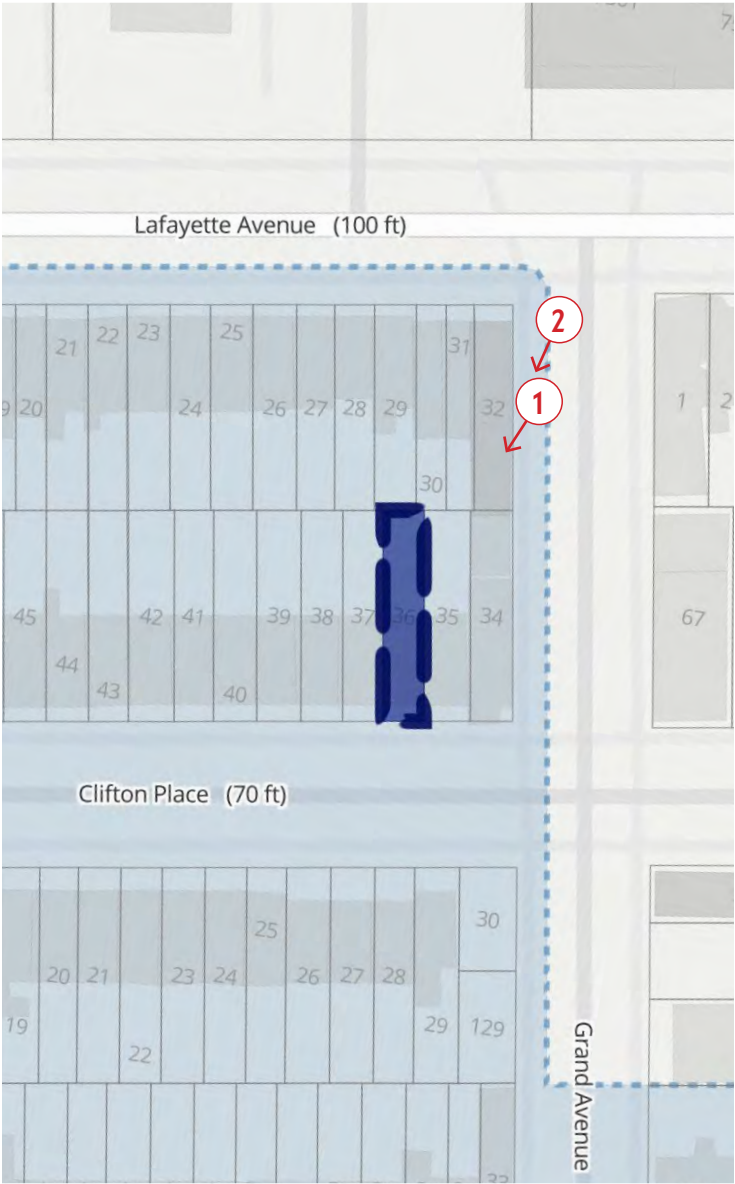
BASEMAP WITH PHOTO LOCATIONS



MOCKUP PHOTO 2
PUBLIC HEARING, 10.03.2023
MINIMAL VISIBILITY



MOCKUP PHOTO 1
PUBLIC HEARING, 10.03.2023
NO VISIBILITY



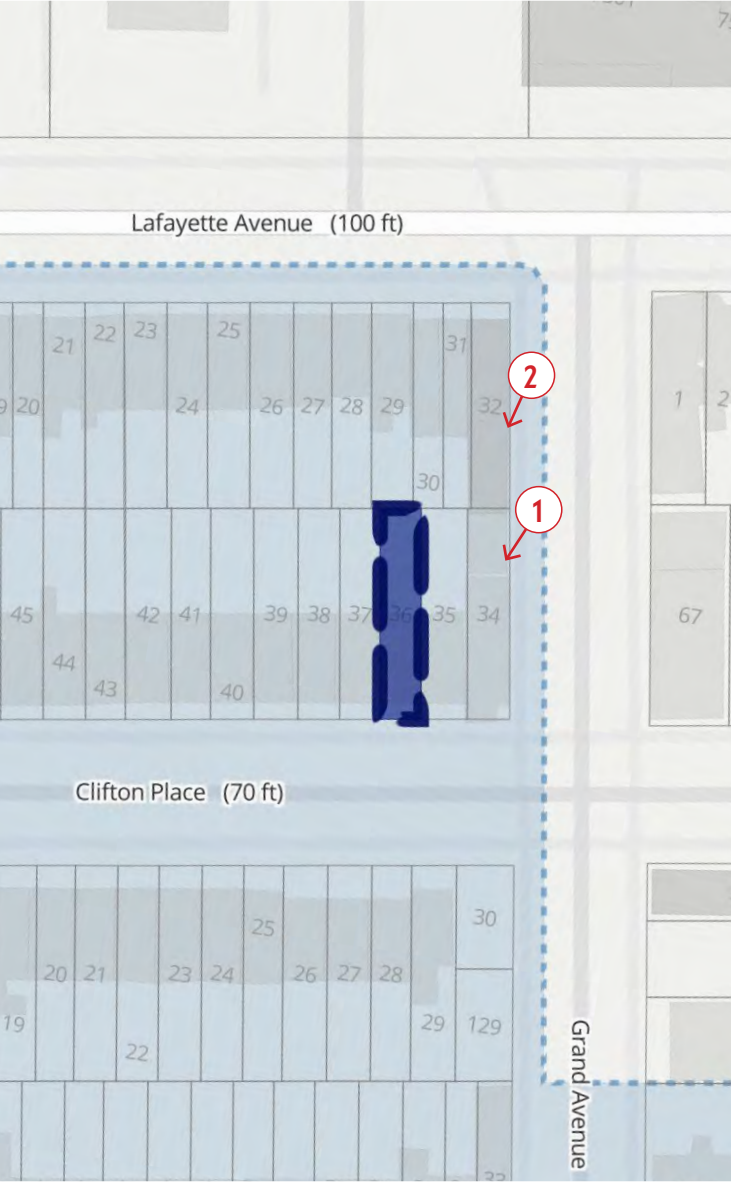
BASEMAP WITH PHOTO LOCATIONS



MOCKUP PHOTO 2
PUBLIC HEARING, 10.03.2023
NO VISIBILITY



MOCKUP PHOTO 1
PUBLIC HEARING, 10.03.2023
NO VISIBILITY



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