

62 CAMBRIDGE PL

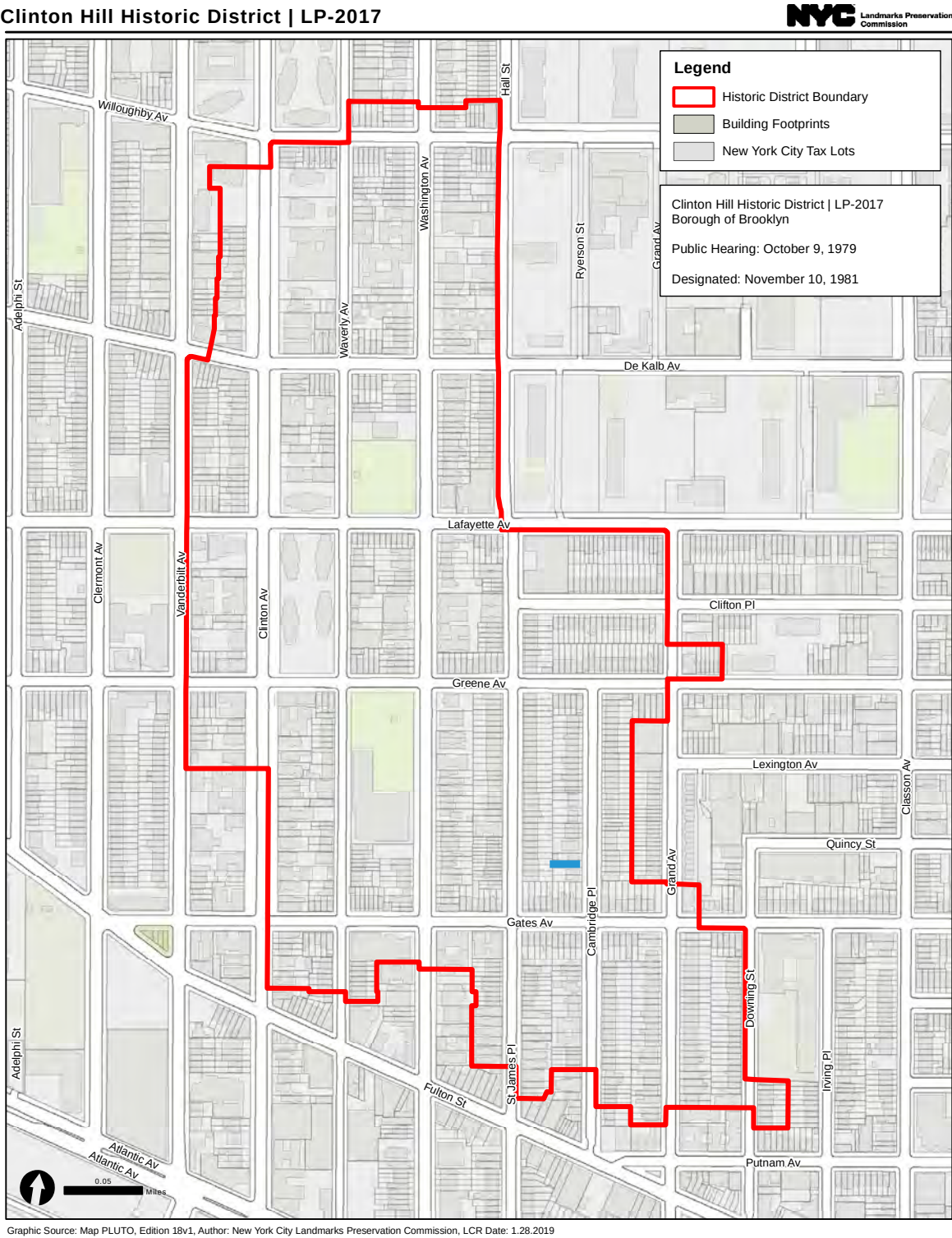
LPC #25-03800
BROOKLYN COMMUNITY BOARD 2 LAND USE COMMITTEE
TAX BLOCK: 1964
LOT: 64



1940's TAX PHOTO



1981 DESIGNATION PHOTO



LOCATION



AERIAL VIEW OF 62 CAMBRIDGE PL

LOCATION

LEGEND

- RESIDENTIAL ROW HOUSE
- SINGLE FL ADDITION
- TWO FL ADDITION
- THREE FL ADDITION
- FOUR FL ADDITION
- 62 CAMBRIDGE PL PROPERTY LINE

LOT INFORMATION

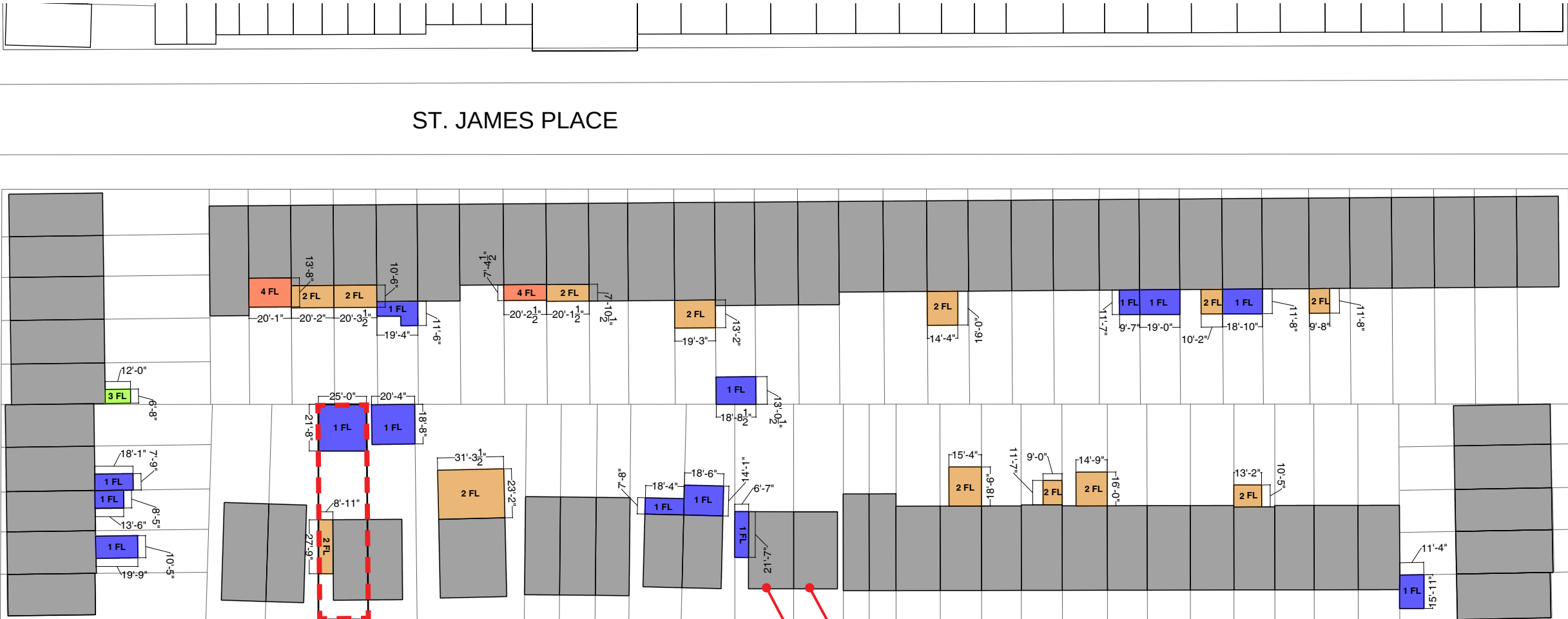
- 73 # OF LOTS
- 29 # OF EXTENSIONS
- 40% % OF LOTS WITH EXTENSIONS

BLOCK PLAN

GATES AVENUE

ST. JAMES PLACE

CAMBRIDGE PLACE



36 CAMBRIDGE PL
(SEE PG.11)

38 CAMBRIDGE PL
(SEE PG.11)

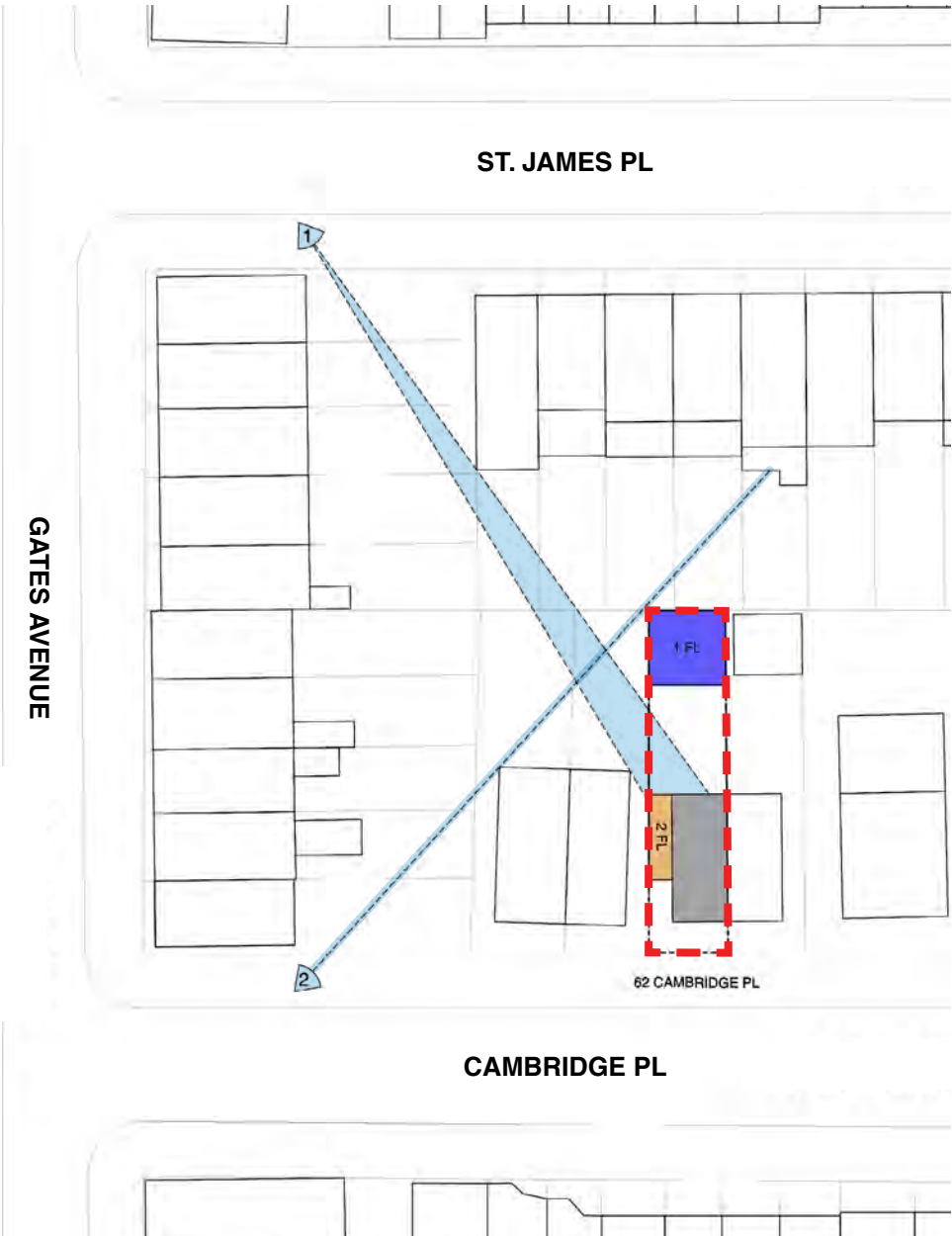
LEGEND

- RESIDENTIAL ROW HOUSE

SINGLE FL ADDITION

TWO FL ADDITION
- VIEWS

62 CAMBRIDGE PL PROPERTY LINE



KEY PLAN - VIEWS

BLOCK OPENING VIEWS

SITE & CONTEXT ANALYSIS
LOCATION



VIEW 1



VIEW 2



NOTE:
NO RECORD OF GARAGE CONSTRUCTION BUT
VISIBLE ON DESIGNATION PHOTO FROM 1981.



REAR & SIDE FACADES

INTERVENTION #1: TEA PORCH

NEW SINGLE STORY TEA PORCH WITH NEW TERRACE,
NEW OUTDOOR SHOWER, AND NEW DECK AT REAR
FACADE.



1940s TAX PHOTO

TEA PORCH SIDE VIEW
INSPIRED BY TEA PORCH PRECEDENT IN CLINTON HILL



TEA PORCH FRONT VIEW
INSPIRED BY TEA PORCH PRECEDENT IN CLINTON HILL



TEA PORCH REAR VIEW
INSPIRED BY TEA PORCH PRECEDENT IN CLINTON HILL

TEA PORCH PRECEDENTS



36-38 CAMBRIDGE PL
(CLINTON HILL)



123 CAMBRIDGE PL
(CLINTON HILL)



128 CLINTON AVE
(CLINTON HILL)



PARK PLACE
(PROSPECT HEIGHTS)



20-26 WILLOW STREET
(BROOKLYN HEIGHTS)

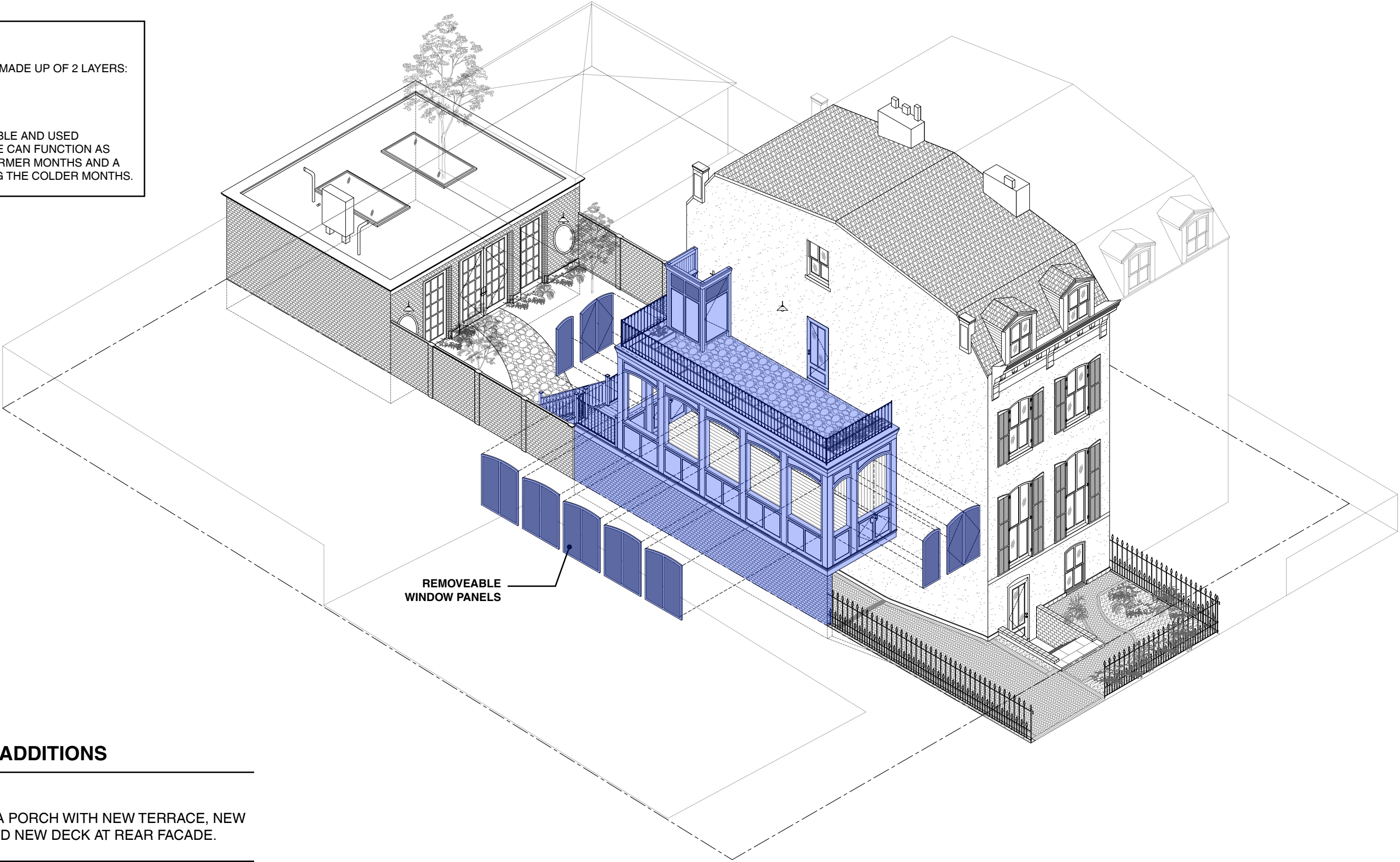
PROPOSED DESIGN

REMOVEABLE WINDOW PANELS

TEA PORCH WINDOW PANELS TO BE MADE UP OF 2 LAYERS:

- LAYER 1: MOSQUITO NETTING
- LAYER 2: PLEXIGLASS PANELS.

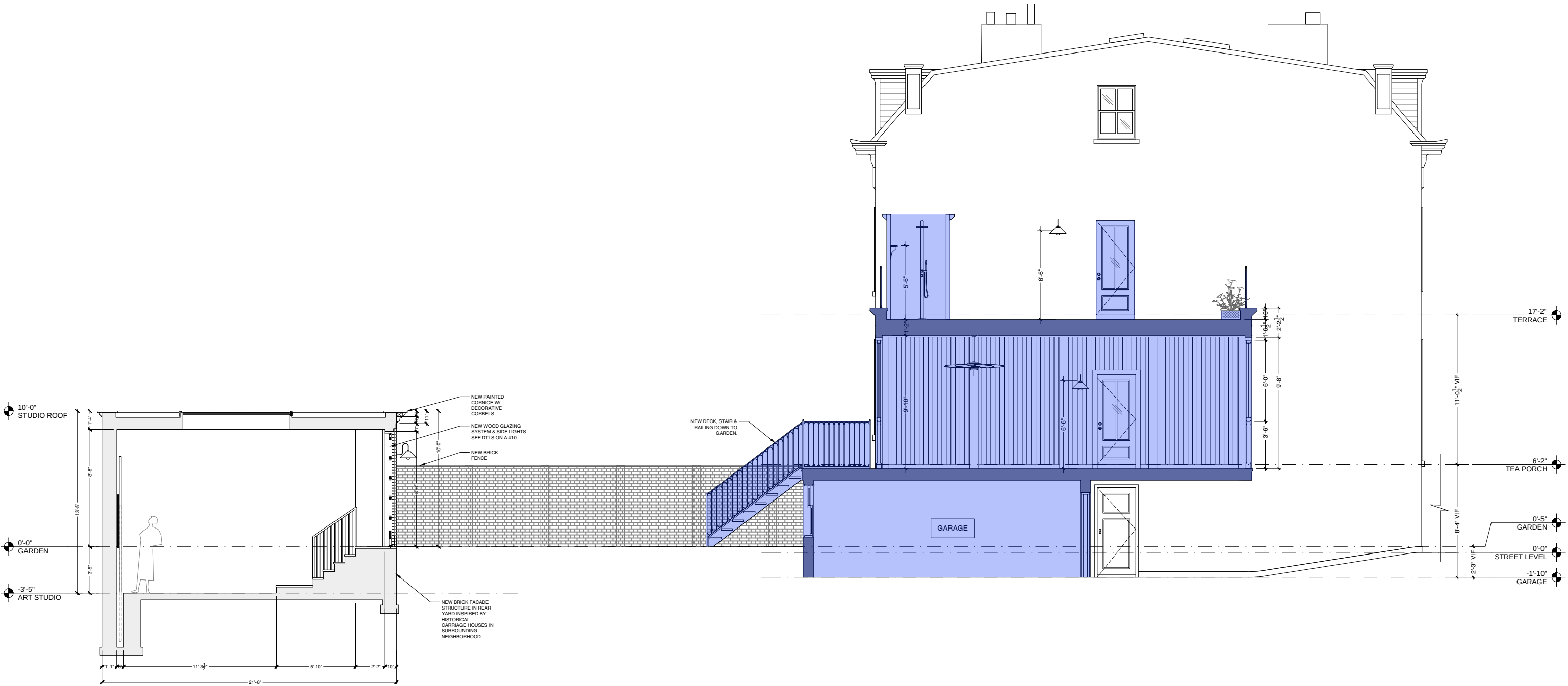
BOTH LAYERS TO BE FULLY REMOVABLE AND USED INDEPENDENTLY SO THAT THE SPACE CAN FUNCTION AS AN OPEN-AIR TEA PORCH IN THE WARMER MONTHS AND A USABLE, WINTERIZED SPACE DURING THE COLDER MONTHS.



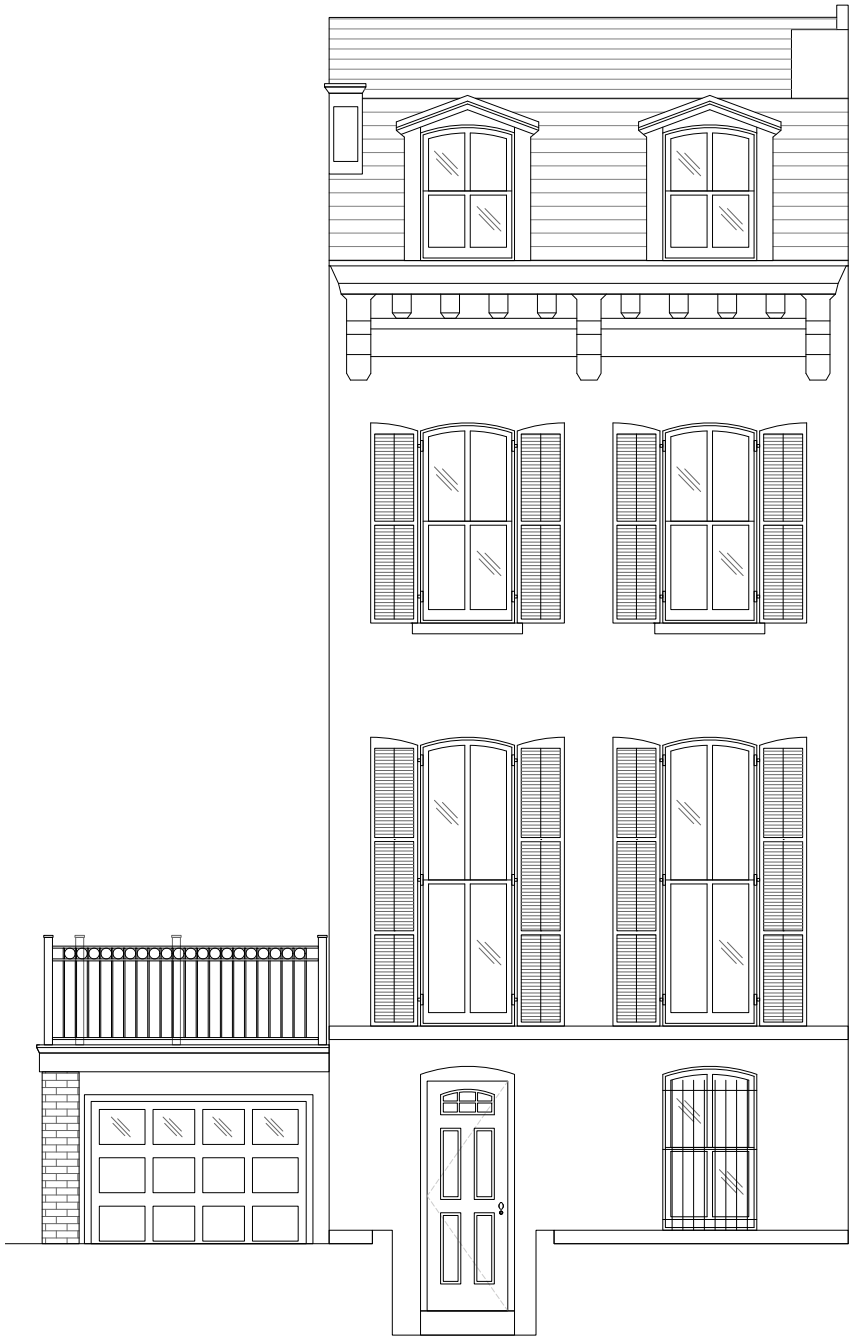
LEGEND - PROPOSED ADDITIONS

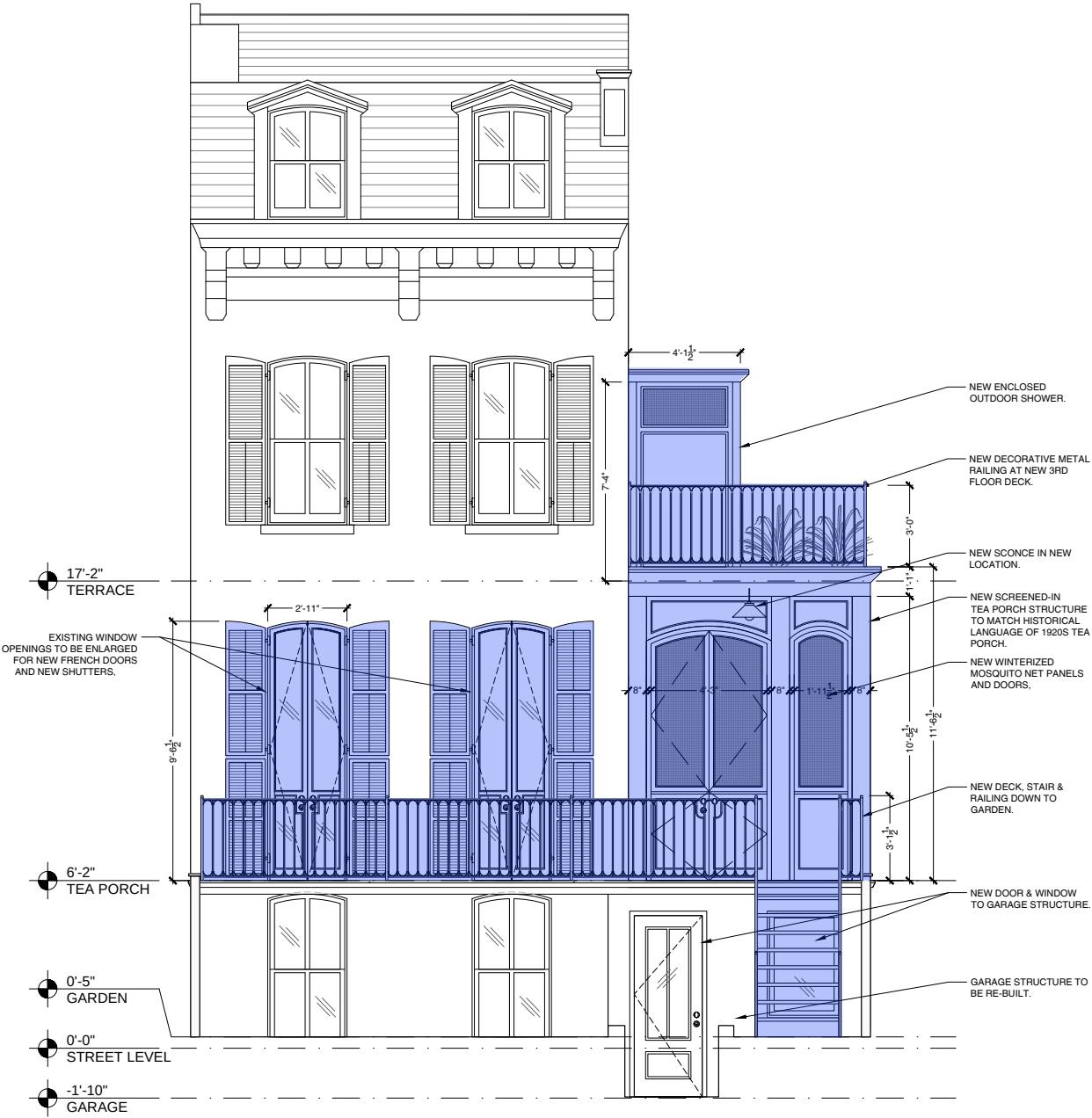
- INTERVENTION #1:
NEW SINGLE STORY TEA PORCH WITH NEW TERRACE, NEW
OUTDOOR SHOWER, AND NEW DECK AT REAR FACADE.

INTERVENTION #1: TEA PORCH
PROPOSED SECTION



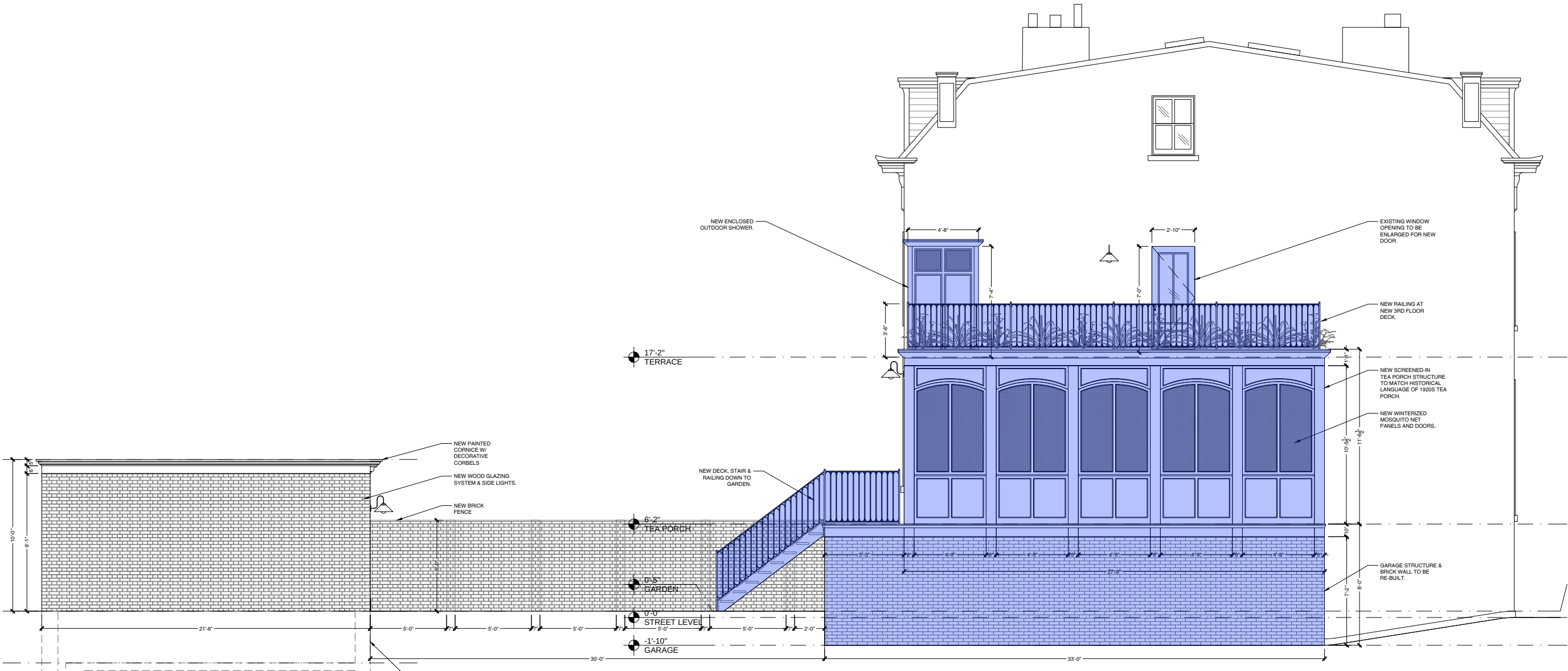
SECTION





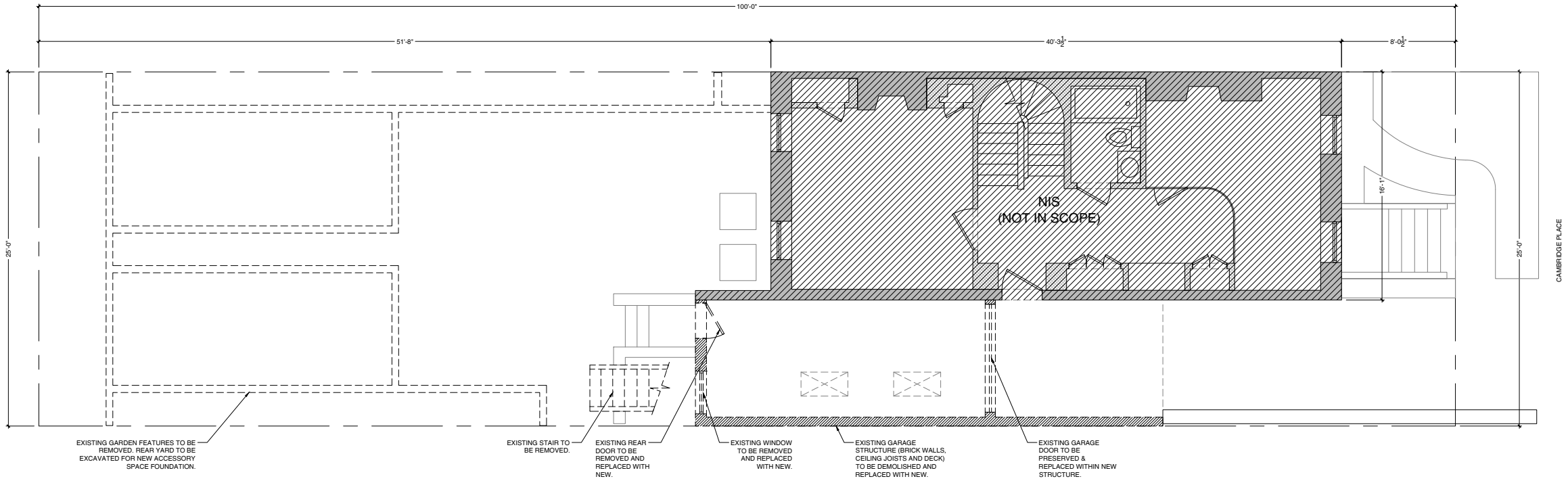
INTERVENTION #1: TEA PORCH

PROPOSED ELEVATIONS

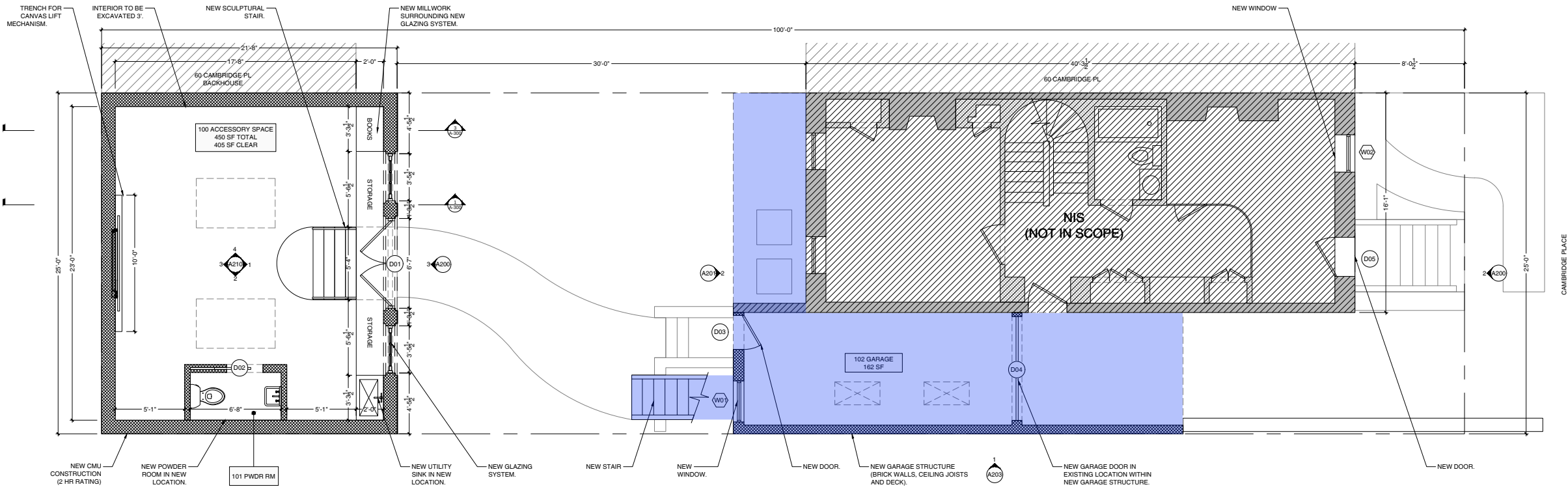


SIDE ELEVATION

GARDEN FLOOR PLANS



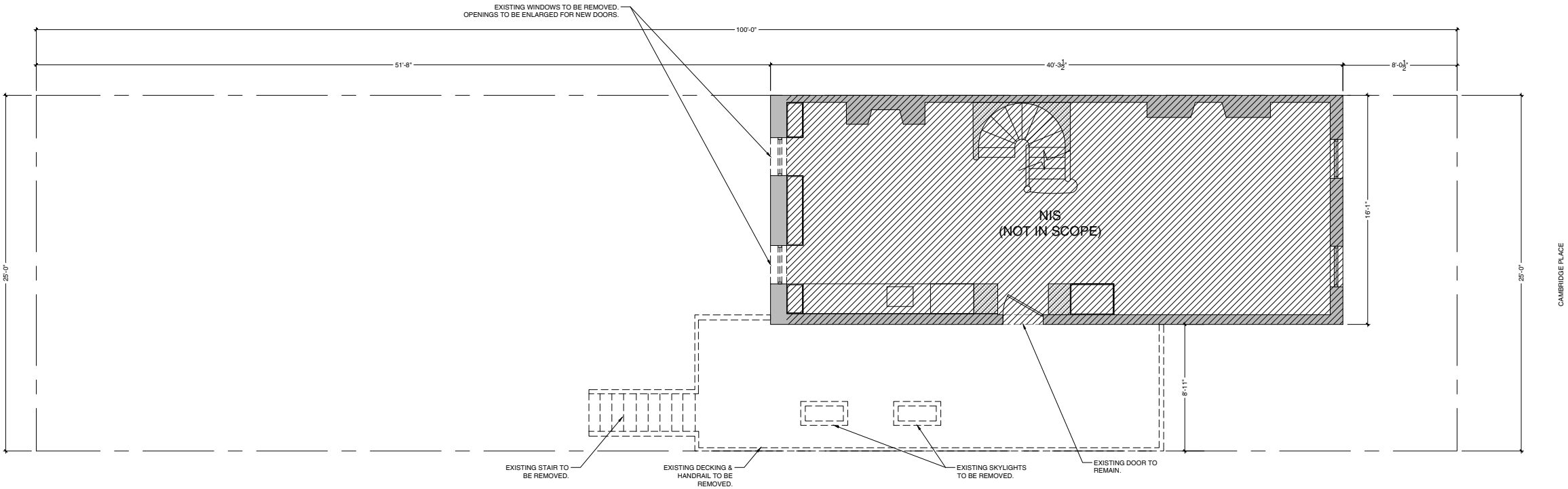
DEMOLITION FLOOR PLAN



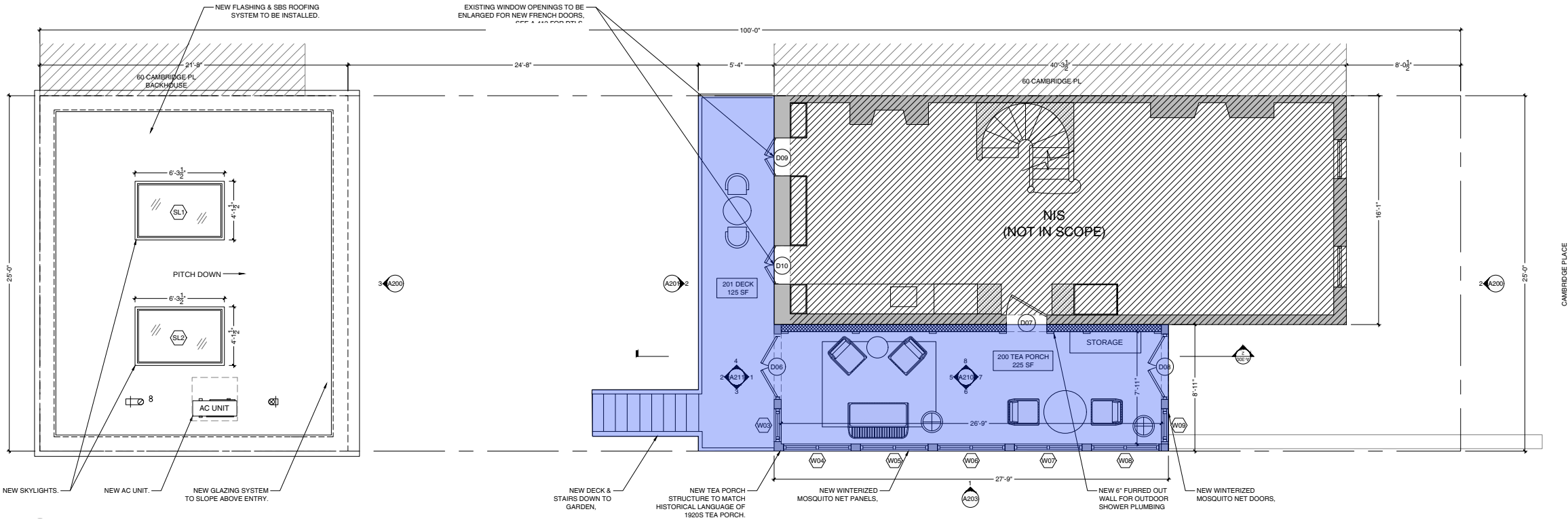
PROPOSED FLOOR PLAN

INTERVENTION #1: TEA PORCH

PARLOR FLOOR PLANS



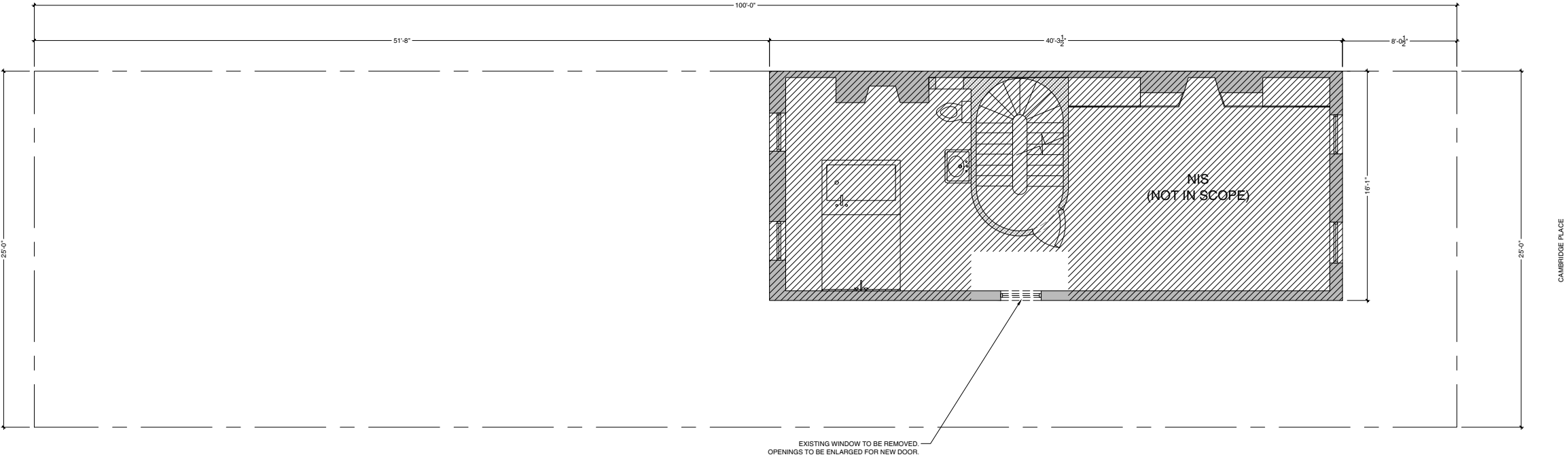
DEMOLITION FLOOR PLAN



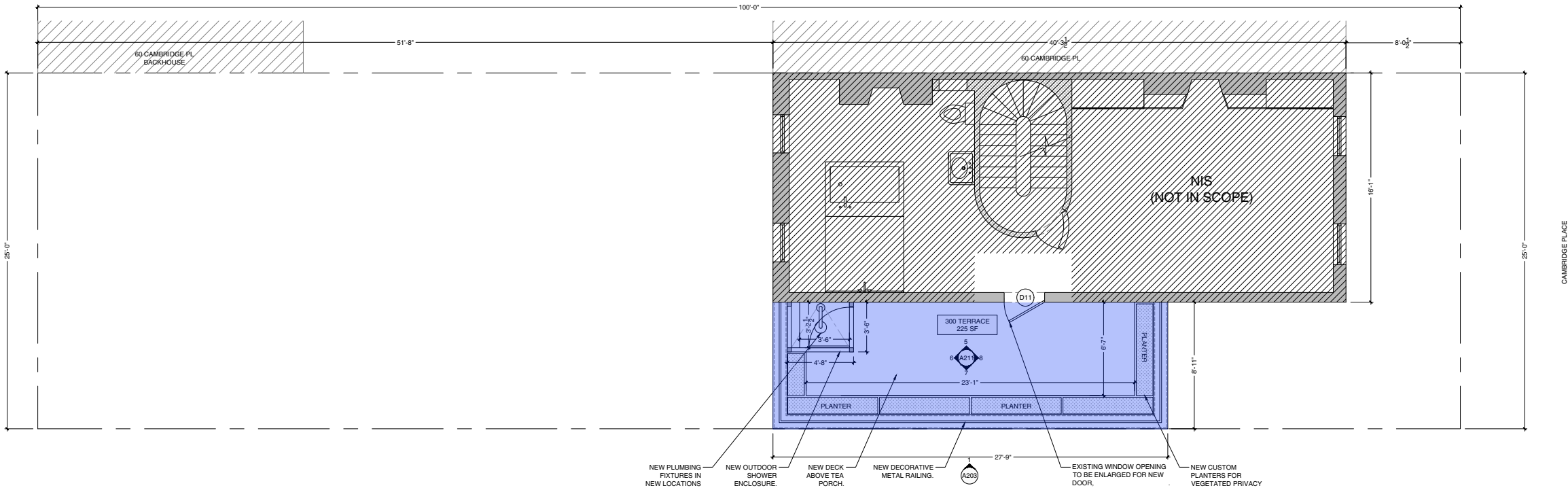
PROPOSED FLOOR PLAN

EXISTING & PROPOSED PLANS

THIRD FLOOR PLANS



DEMOLITION FLOOR PLAN



PROPOSED FLOOR PLAN

PROPOSED DESIGN



ISOMETRIC RENDERING - SE VIEW
INSPIRED BY HISTORIC CARRIAGE HOUSES IN CLINTON HILL

INTERVENTION #2: ART STUDIO

NEW SINGLE STORY ART STUDIO AT REAR YARD WITH
NEW STEEL & GLASS SYSTEM.



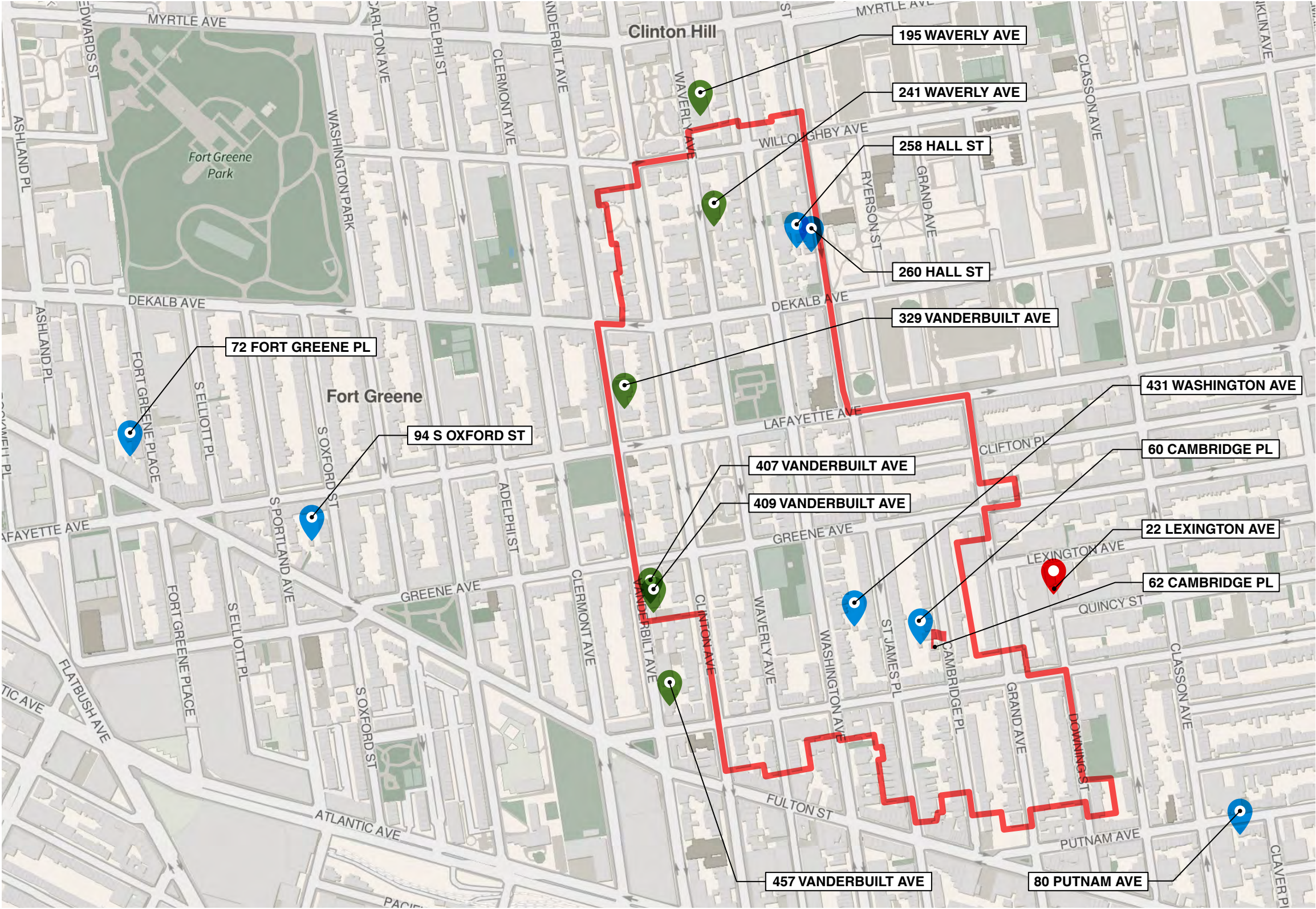
ART STUDIO REAR VIEW
INSPIRED BY HISTORIC CARRIAGE HOUSES IN CLINTON HILL

DISTRICT PLAN & PRECEDENTS

PRECEDENT LEGEND

- BACKHOUSE STRUCTURE
- CARRIAGE HOUSE
- 22 LEXINGTON AVE (CURRENT ART STUDIO)
- 62 CAMBRIDGE PL
- DISTRICT BOUNDARY: LP-2017

*NOTE: SEE FOLLOWING PAGES FOR PRECEDENT IMAGES



22 LEXINGTON AVE - CURRENT ART

THE OWNER OF 62 CAMBRIDGE PLACE, JENNA GRIBBON, IS AN ACCLAIMED PROFESSIONAL ARTIST WHOSE LARGE-FORMAT PAINTINGS ARE DISPLAYED IN IMPORTANT COLLECTIONS AROUND THE WORLD.

GRIBBON CURRENTLY WORKS IN A RENTED ART STUDIO IN CLINTON HILL AND PLANS TO USE THE PROPOSED ART STUDIO IN THIS PRESENTATION AS HER PRIMARY WORKPLACE.

THE PROPOSED DESIGN HAS BEEN DEVELOPED WITH THIS PURPOSE IN MIND AND THE FUNCTIONAL AND AESTHETIC DECISIONS IT EMBODIES REFLECT THE NEEDS OF GRIBBON'S THRIVING ART PRACTICE.



ARTIST, JENNA GRIBBON



STUDIO ENTRY



GARDEN TO STUDIO



STUDIO INTERIOR

ARTIST CONTEXT & OFFSITE ART STUDIO PRECEDENT

BACK HOUSE PRECEDENTS



60 CAMBRIDGE PL (~18'-8"D x 20'-4"W)



72 FORT GREENE PL (~18'-0"D x 26'-0"W)



258-260 HALL ST (~24'-0"D x 22'-0"W)



94 S OXFORD ST (~21'-0"D x 29'-0"W)



431 WASHINGTON AVE (~18'-0"D x 23'-0"W)



80 PUTNAM AVE (~26'-0"D x 21'-0"W)



CARRIAGE HOUSE PRECEDENTS



195 WAVERLY AVE



329 VANDERBILT AVE



241 WAVERLY AVE



407 VANDERBILT AVE

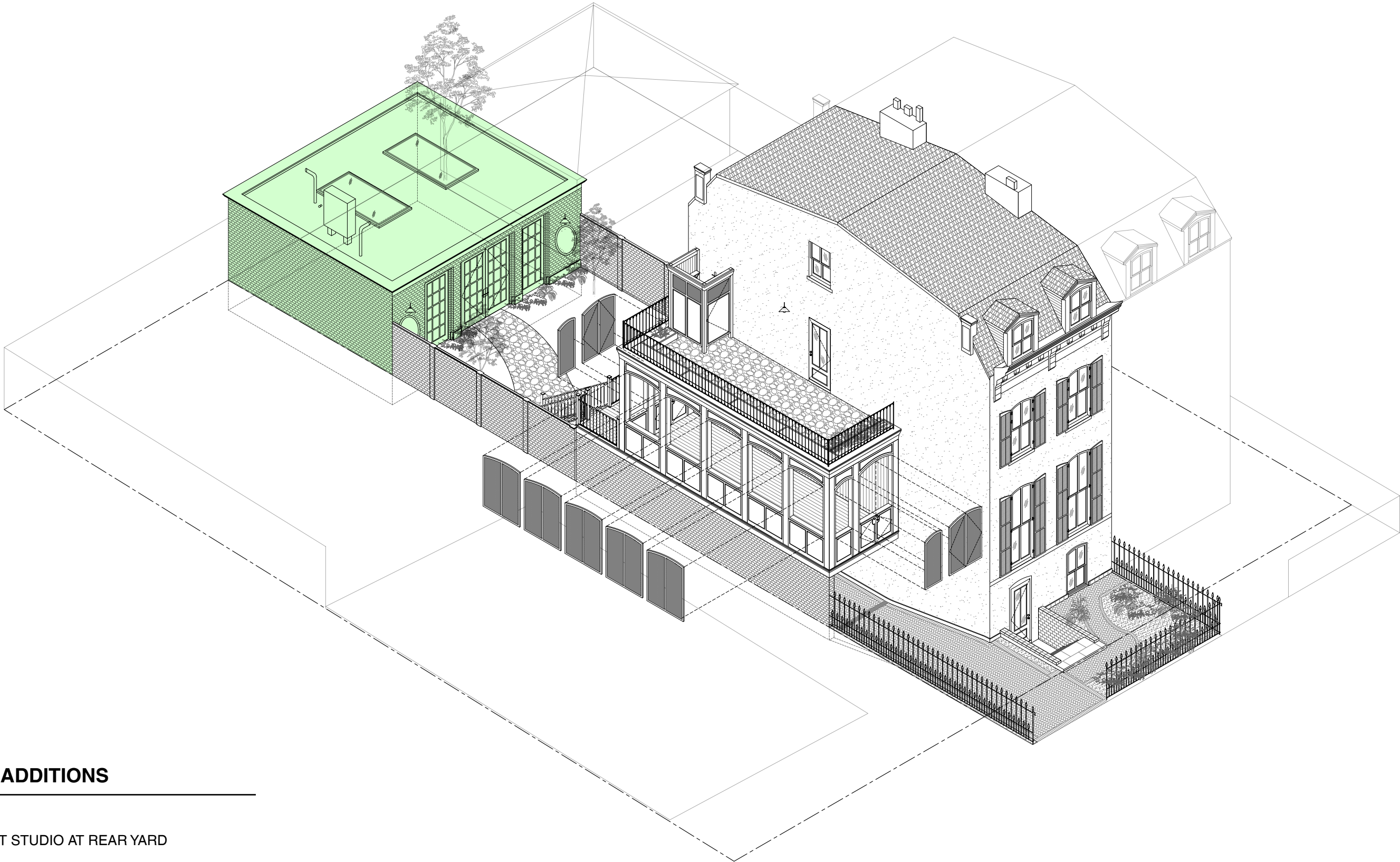


457 VANDERBILT AVE



409 VANDERBILT AVE

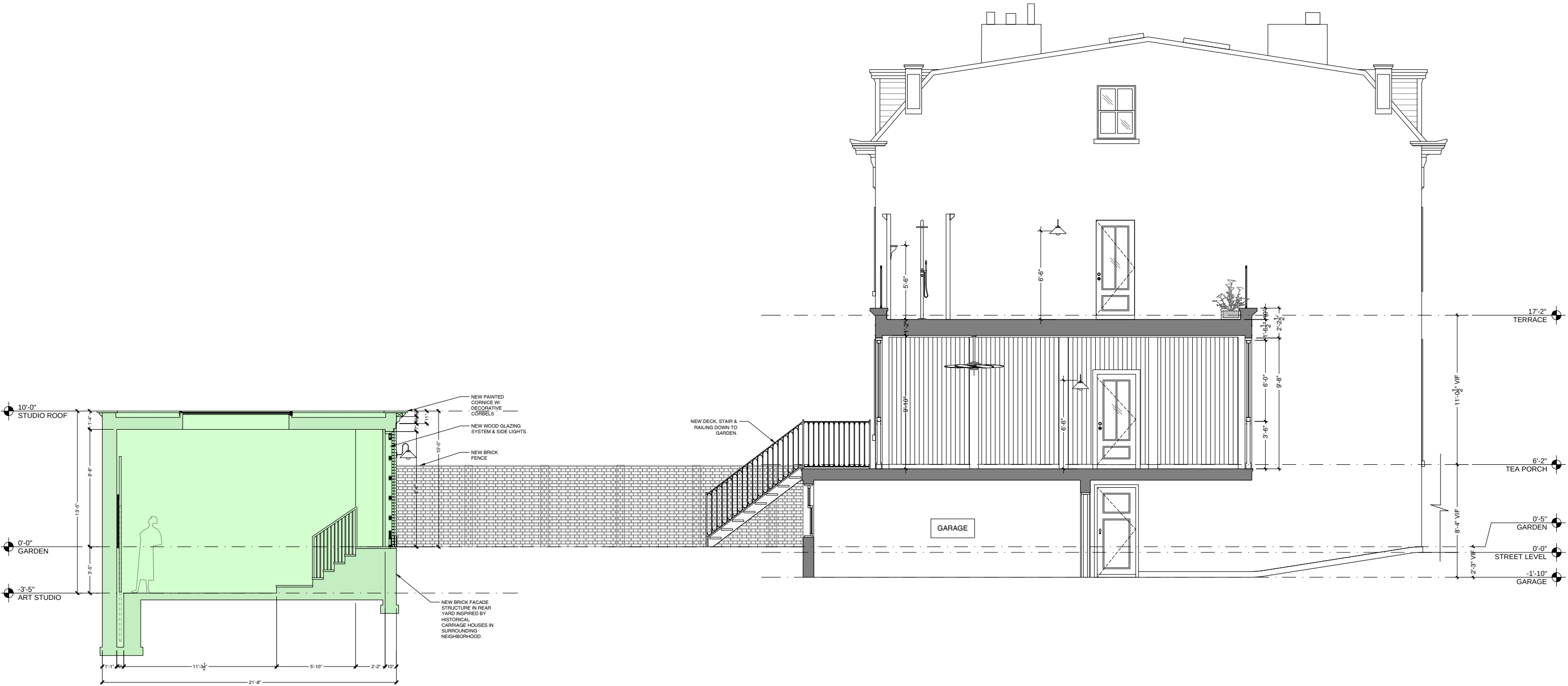
PROPOSED DESIGN



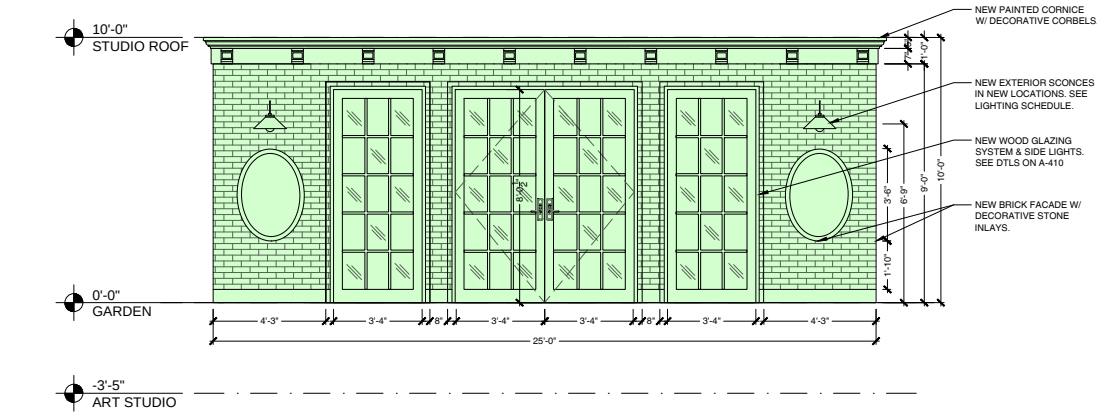
LEGEND - PROPOSED ADDITIONS

INTERVENTION #2:
NEW SINGLE STORY ART STUDIO AT REAR YARD

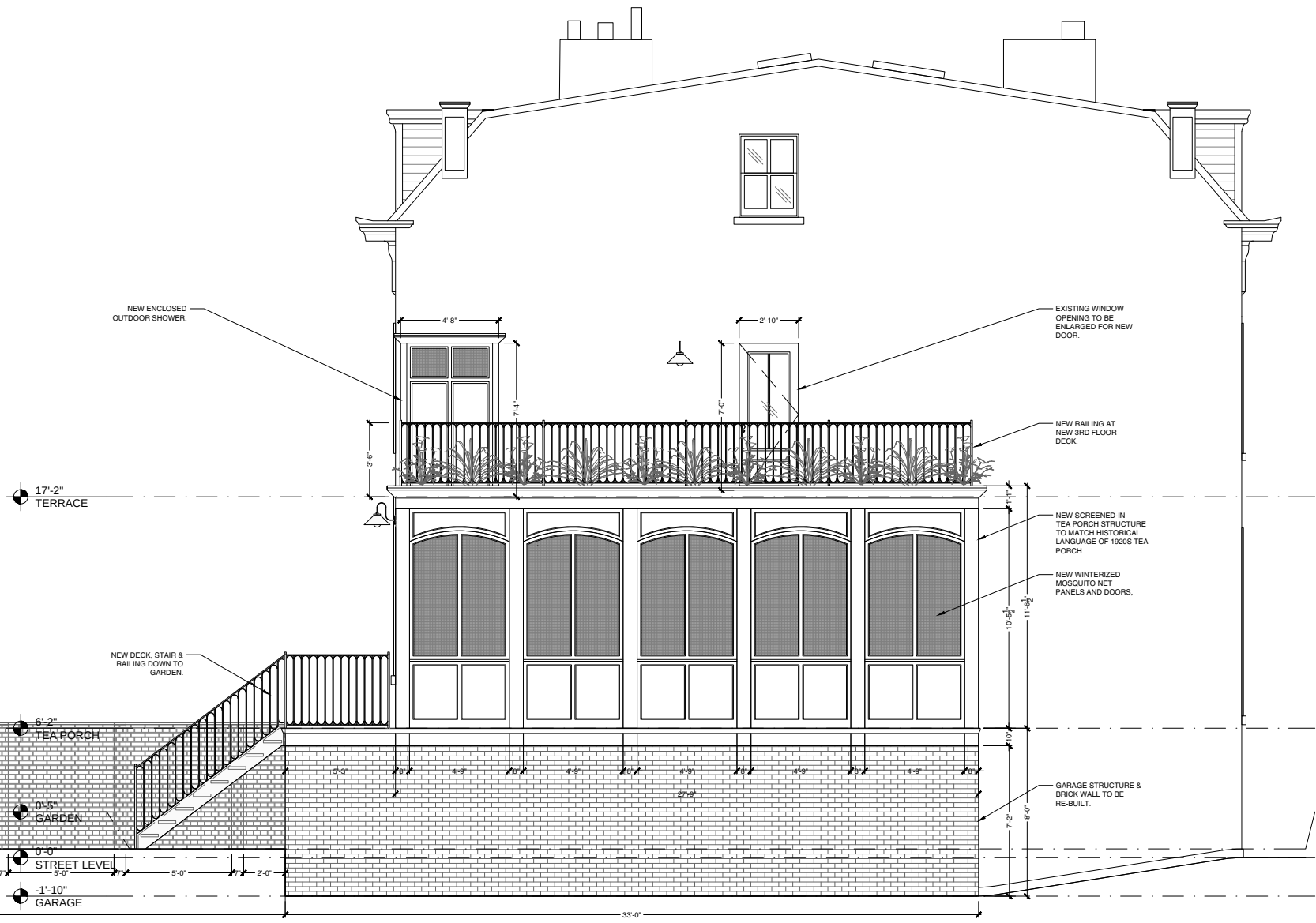
PROPOSED SECTION



SECTION

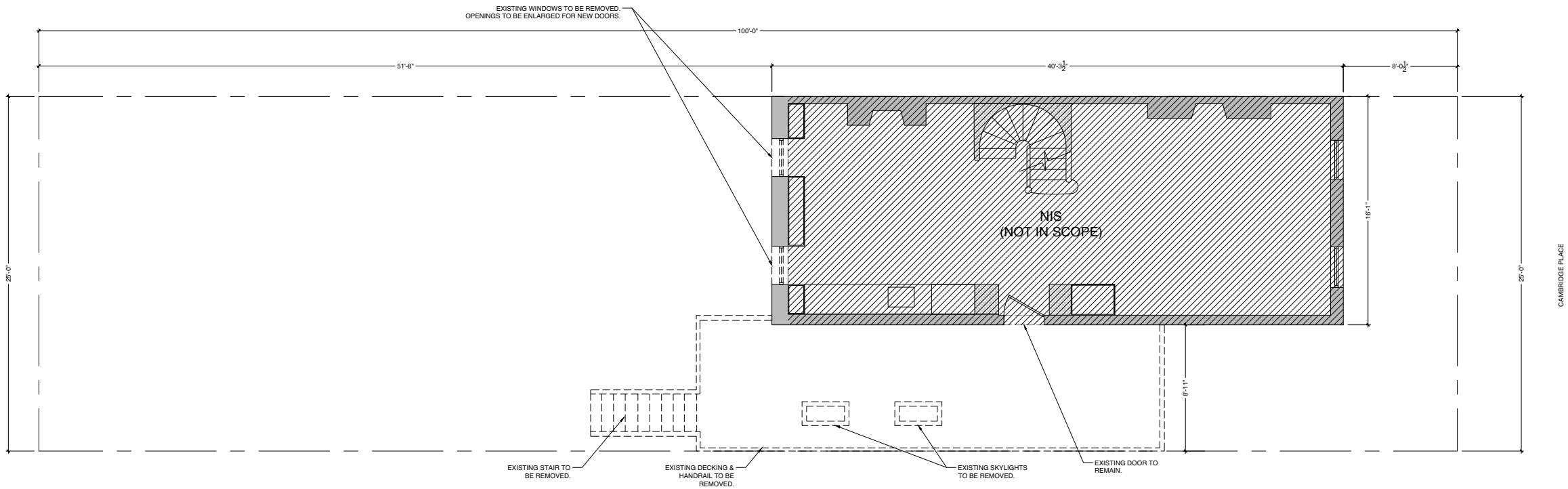


FRONT ELEVATION - ART STUDIO

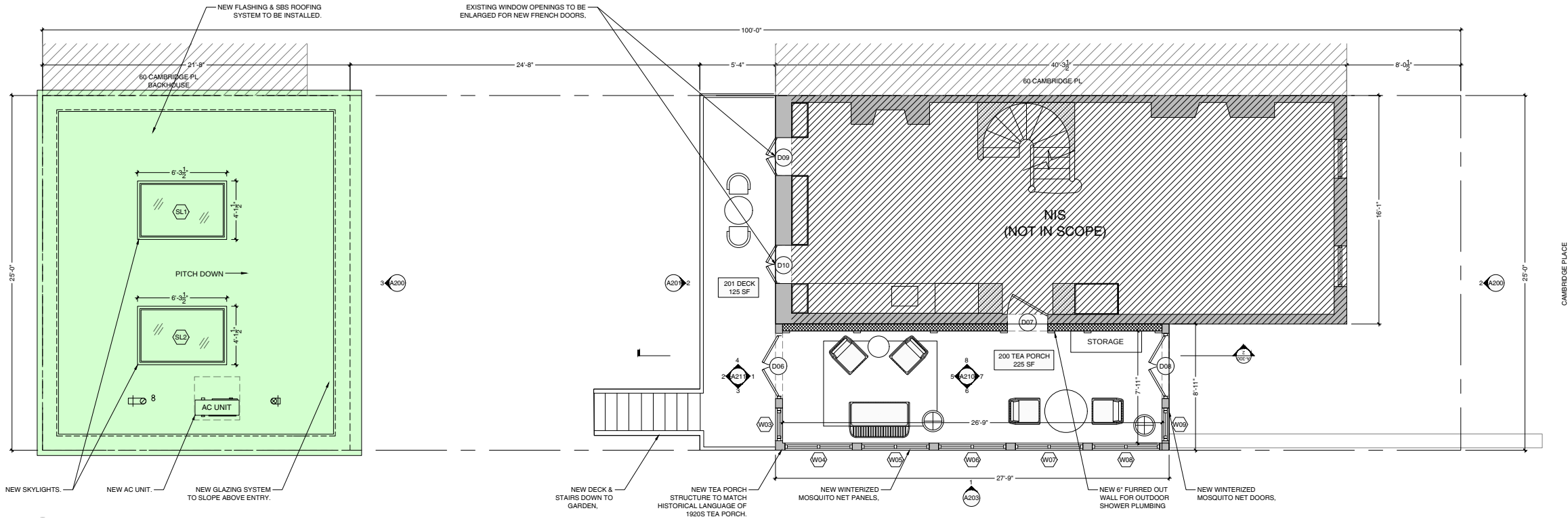


SIDE ELEVATION

PARLOR FLOOR PLANS



DEMOLITION FLOOR PLAN



PROPOSED FLOOR PLAN

PROPOSED DESIGN



ISOMETRIC RENDERING - SE VIEW
INSPIRED BY HISTORIC CARRIAGE HOUSES IN CLINTON HILL

APPENDIX

TEA PORCH PRECEDENT IMAGES AND MATERIAL
PALETTE FOR TEA PORCH AND ART STUDIO DESIGN.

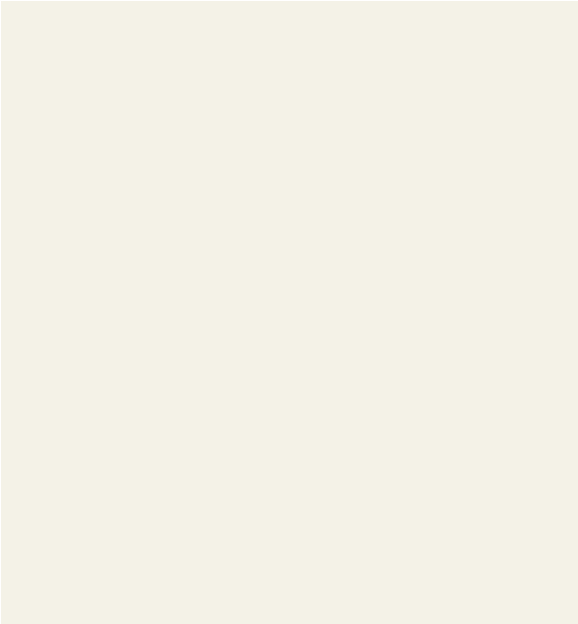
MATERIAL PALETTE

TEA PORCH EXTERIOR MILLWORK



FARROW & BALL
TAR, NO. CC1

NEW WINDOWS / DOORS



FARROW & BALL
WIMBORNE WHITE, NO. 239

DECKING MATERIAL



AMERICAN LUMBER
WESTERN RED CEDAR TRIM BOARDS
4” BOARDS

TERRACE PAVER



STONEWOOD PRODUCTS
CLASSIC THERMAL BLUESTONE PAVERS

BLACKENED STEEL RAILING & STAIR



BLACKENED STEEL RAILING
SEE PROPOSED DESIGN ON PG 37

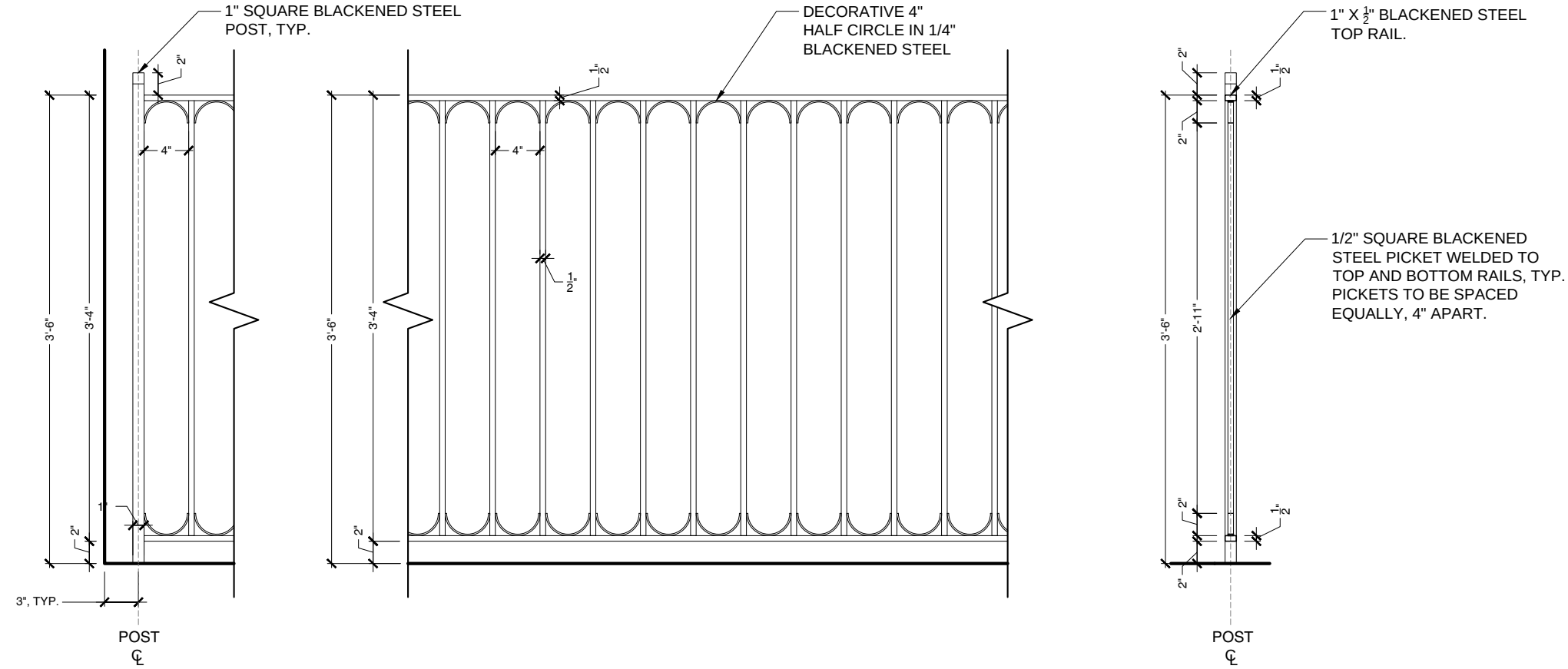
EXTERIOR SCONCES



SLOWROADS
MAEVE GOOSENECK WALL SCONCE
DARK ANTIQUE BRASS

PROPOSED SPECIFICATIONS

RAILING PRECEDENTS



62 CAMBRIDGE PL
FRONT FENCE



62 CAMBRIDGE PL
SIDE FENCE



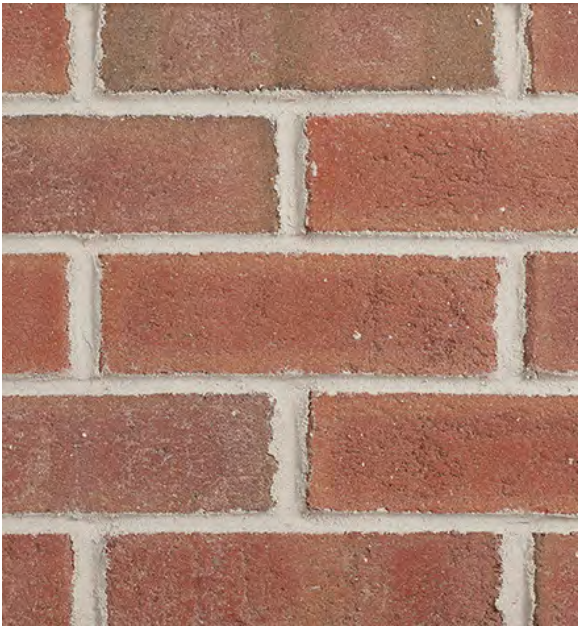
50 CAMBRIDGE PL
FRONT FENCE



BROWN MEMORIAL BAPTIST
CHURCH (484 WASHINGTON AVE)
PROPERTY FENCE

MATERIAL PALETTE

BRICK VENEER



GLEN-GERY
HERITAGE S THIN BRICK

BRICK DETAILING



CURVED BRICK AND LIMESTONE

LIMESTONE MEDALLIONS



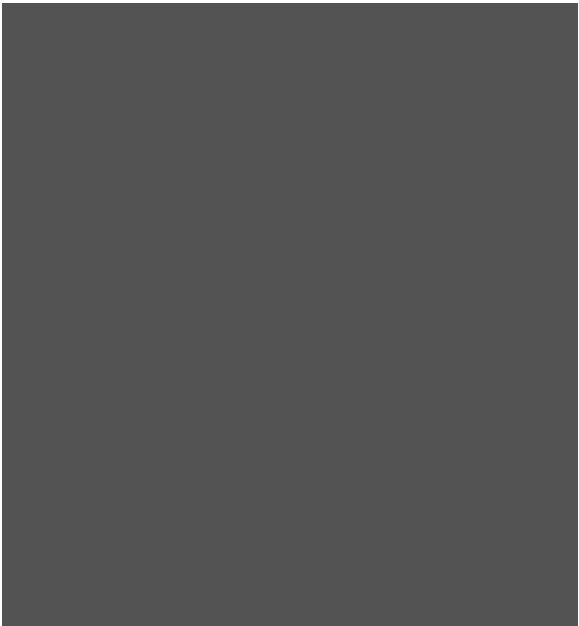
BAS STONE
GRIGIO ALPI LIMESTONE

EXTERIOR SCONCES



SLOWROADS
MAEVE GOOSENECK WALL SCONCE
DARK ANTIQUE BRASS

PAINT COLOR



FARROW & BALL
TAR, NO. CC1

PROPOSED SPECIFICATIONS

INSPIRED BY HISTORIC CARRIAGE HOUSES IN CLINTON HILL

PLASTER & STONE ORNAMENT PRECEDENTS
FROM MAIN HOUSE INTERIOR



LIVING ROOM
DECORATIVE PLASTER CEILING MEDALLION



KITCHEN
DECORATIVE PLASTER CEILING MEDALLION & LIGHT
FIXTURE



LIVING ROOM
STONE CARVING AT FIREPLACE MANTLE

INTERIOR DESIGN



MATERIALS: OAK STRAIGHT PLANK FLOORS, FARROW & BALL-WEVET WALL PAINT, FARROW & BALL-SLIPPER SATIN MLLWORK PAINT, STAINLESS STEEL COUNTERTOP & BACKSPLASH

ART STUDIO INTERIOR VIEW

PROPOSED DESIGN



ISOMETRIC RENDERING - SW VIEW
INSPIRED BY HISTORIC CARRIAGE HOUSES IN CLINTON HILL

NARRATIVE



STUDIO VIGNETTE



PAINTING: A REFLECTION HELD, 2024



STUDIO INTERIOR & PAINTINGS: S CONFRONTING THE LIGHT, 2025 AND BLUE RUB, 2025



PAINTING: ADMIRATION FOR THE WAY SHE OCCUPIES A CHAIR, 2022



PAINTING: A PROJECTION FELT, 2024



PAINTING: VERY STRAIGHTFORWARD, 2019

ARTIST CONTEXT

SPACE EXPLORATION

KUSHNER studios