

February 27, 2024
Public Hearing

The current proposal is:

Preservation Department – Item 7, LPC-24-03089

189 Prospect Place – Prospect Heights Historic District Borough of Brooklyn

To testify virtually, please join Zoom

Webinar ID: 827 9697 0950

Passcode: 116544

By Phone: 1 646-558-8656 US (New
York) 877-853-5257 (Toll free) US
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189 PROSPECT PLACE

BROOKLYN NY 11238

BLOCK : 1151 LOT : 73

SCOPE:

LEGALIZE EXISTING 4TH FLOOR DORMER

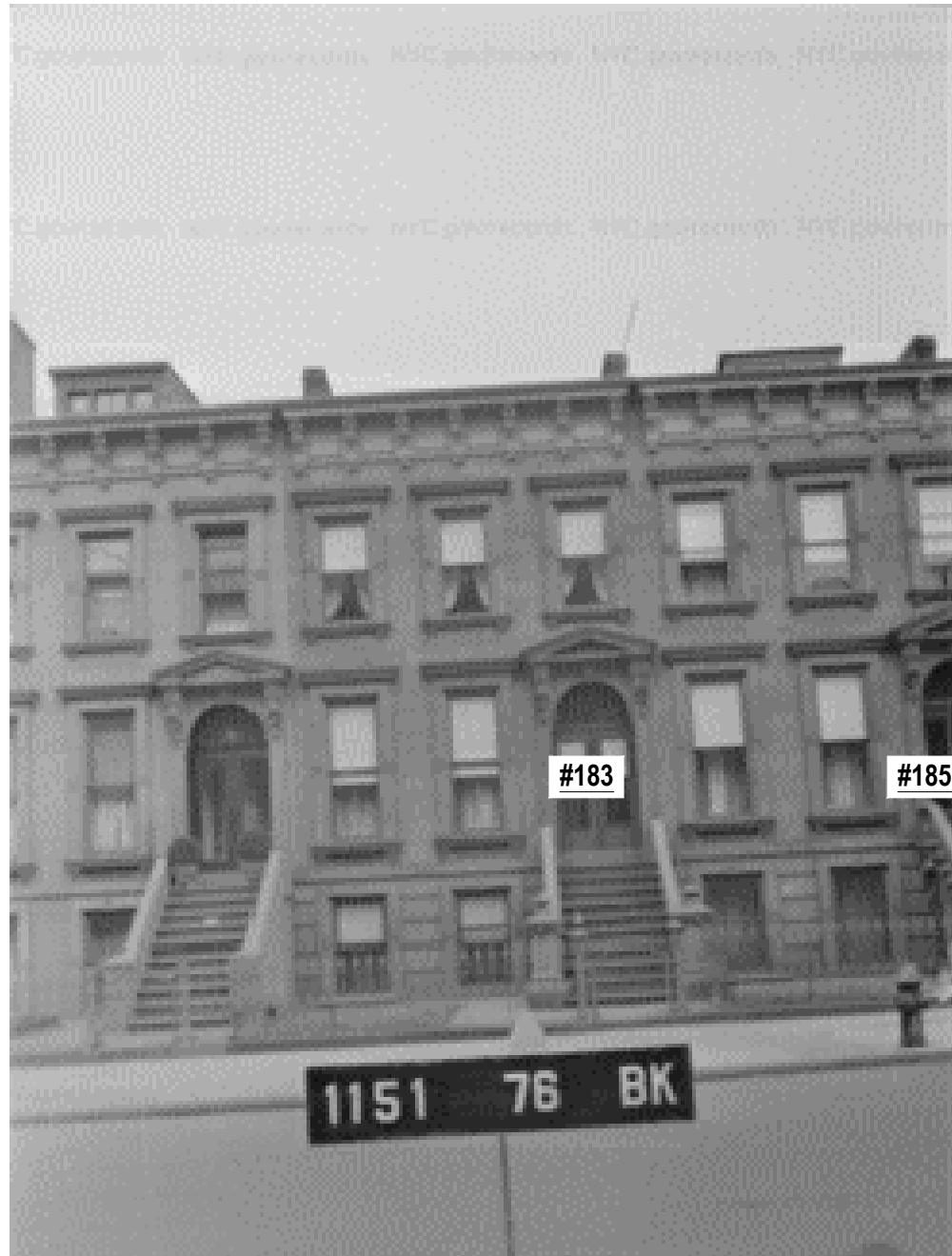
(DORMER EXISTED WHEN THE CURRENT OWNER PURCHASED THE PROPERTY IN 2021)

PROPERTY INFORMATION:

LANDMARK DISTRICT:
COMMUNITY DISTRICT:
DESIGNATION DATE:
CONSTRUCTION DATE:
ARCHITECT / BUILDER:
OWNER / DEVELOPER:
MAJOR ALTERNATION(S):
STYLE(S):
MATERIAL(S):
LOT SIZE:
CURRENT OWNER:

PROSPECT HEIGHTS HISTORIC DISTRICT \P-2314
BROOKLYN COMMUNITY DISTRICT 8
JUNE 23, 2009
c. 1877
F. B. LINCOLN
NOT DETERMINED
NONE
ITALIANATE, NEO-GRECO
BROWNSTONE
20' X 131'
AS OF 2021



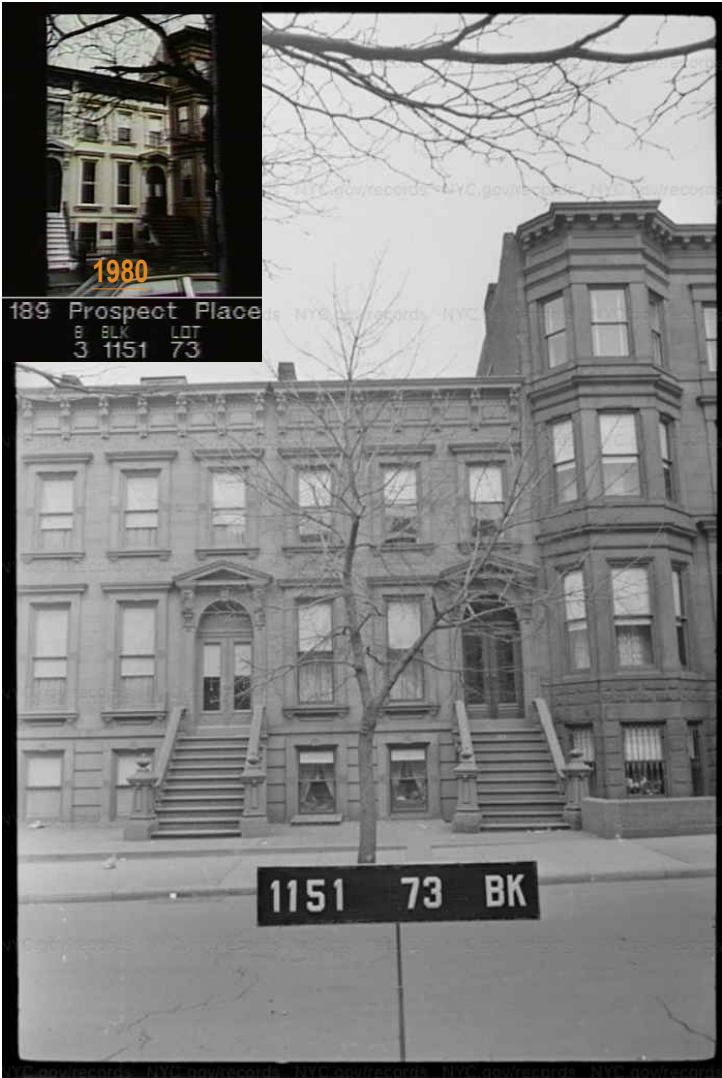


TAX PHOTO

1940

BETWEEN 2009 (LPC DESIGNATION) AND 2019 (PRIOR TO PURCHASE BY CURRENT OWNER), THE INITIAL **SINGLE DORMER** WAS REMOVED AND A **FULL WIDTH (DOUBLE) DORMER** WAS BUILT USING WHITE VINYL SIDING AND TWO WIDE WINDOWS.

SINGLE DORMER



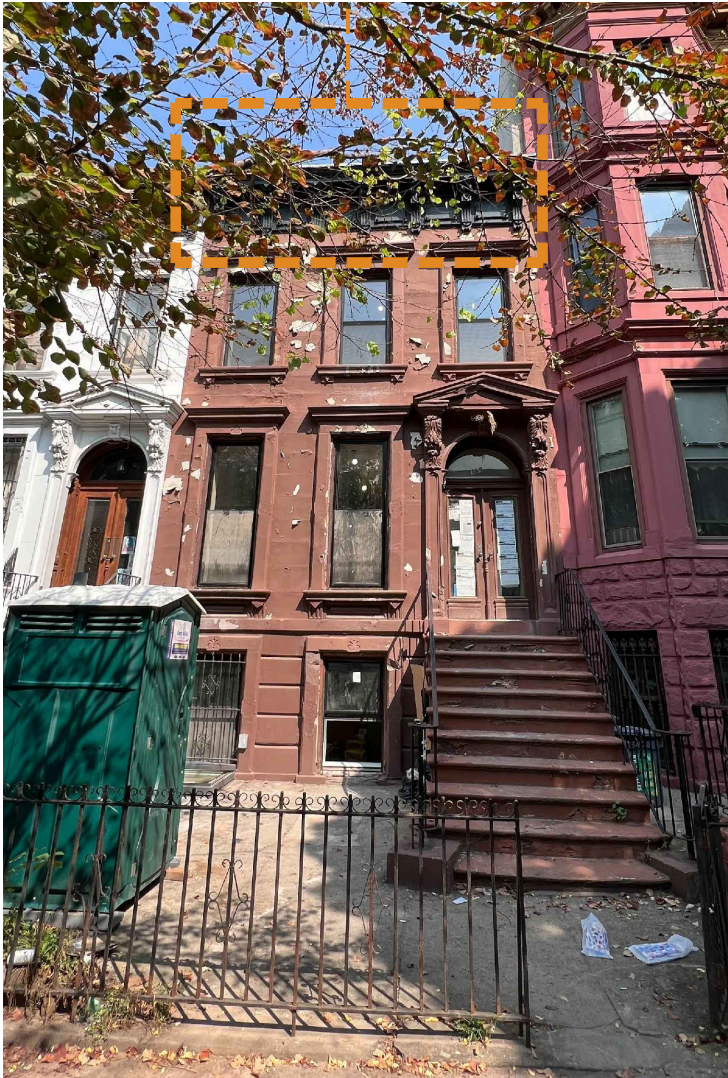
TAX PHOTO
1940

DOUBLE DORMER



DESIGNATION PHOTO
2009

DOUBLE DORMER



PURCHASED BY CURRENT OWNER
2021

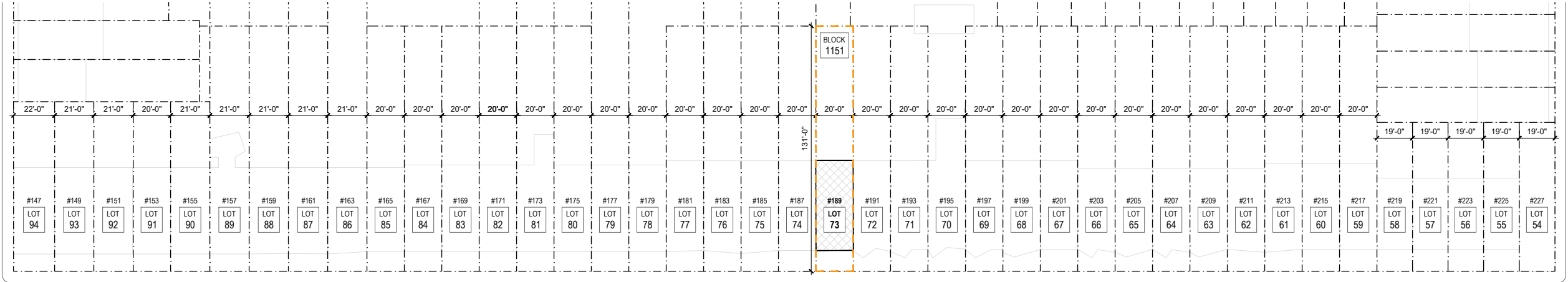
DOUBLE DORMER



CURRENT
2024

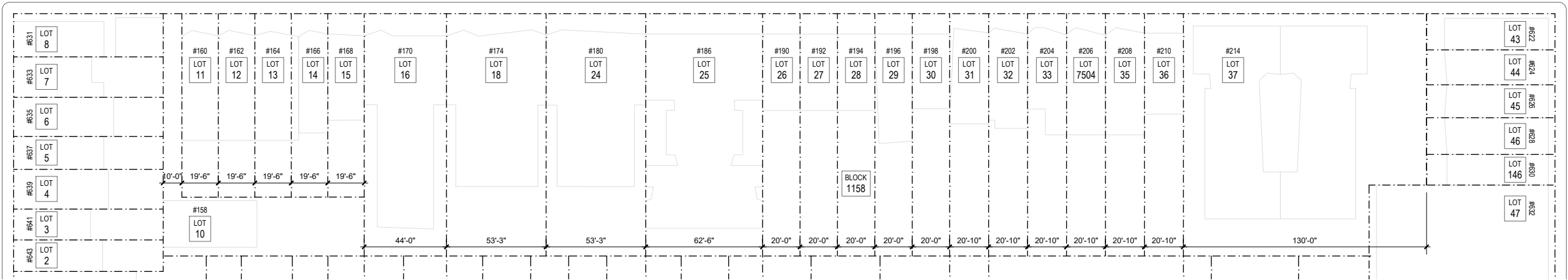


189 PROSPECT PLACE



189 PROSPECT PLACE

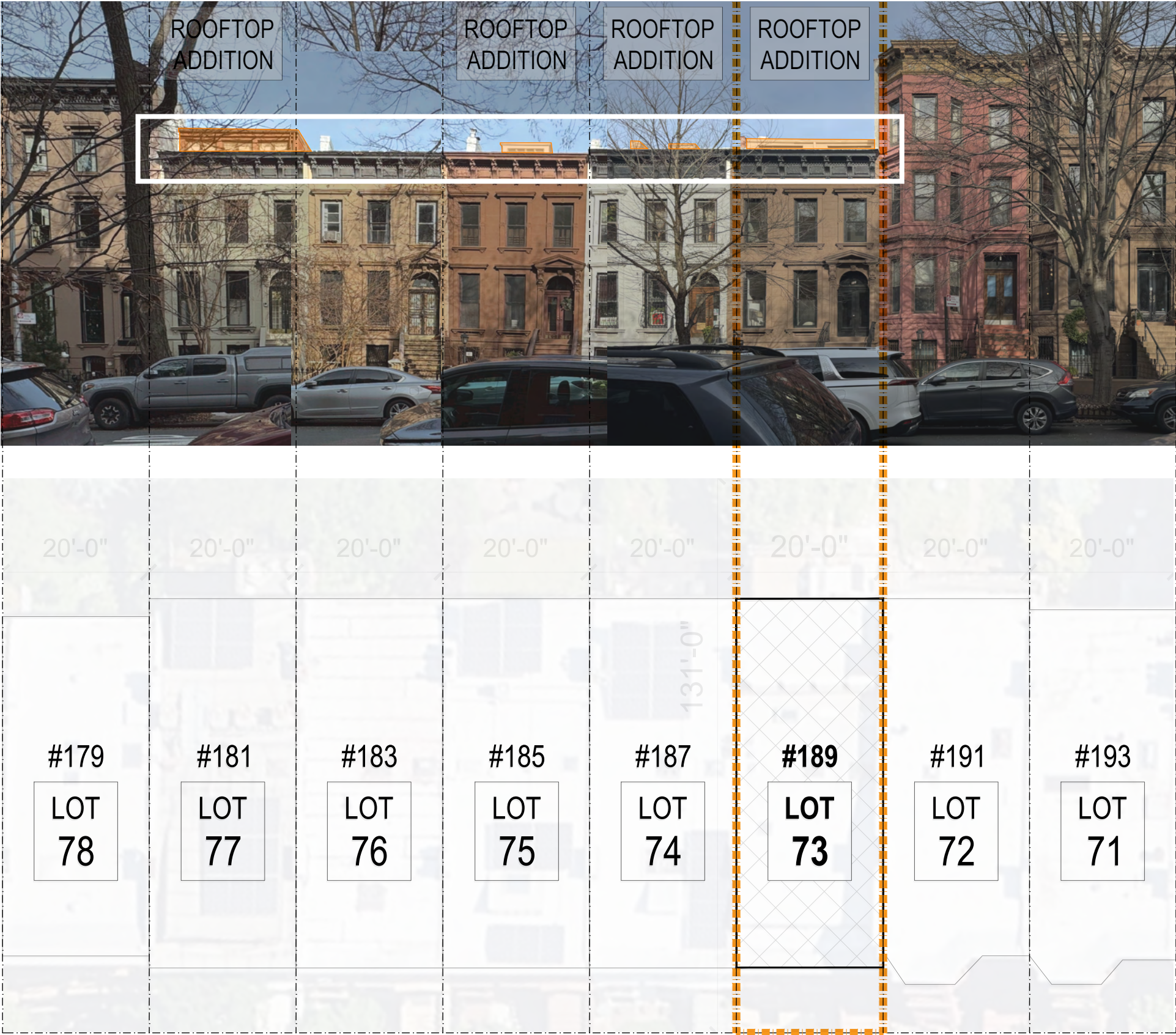
PROSPECT PLACE



CARLTON AVENUE

VANDERBILT AVENUE





181-189 PROSPECT PLACE
(c. 1877)

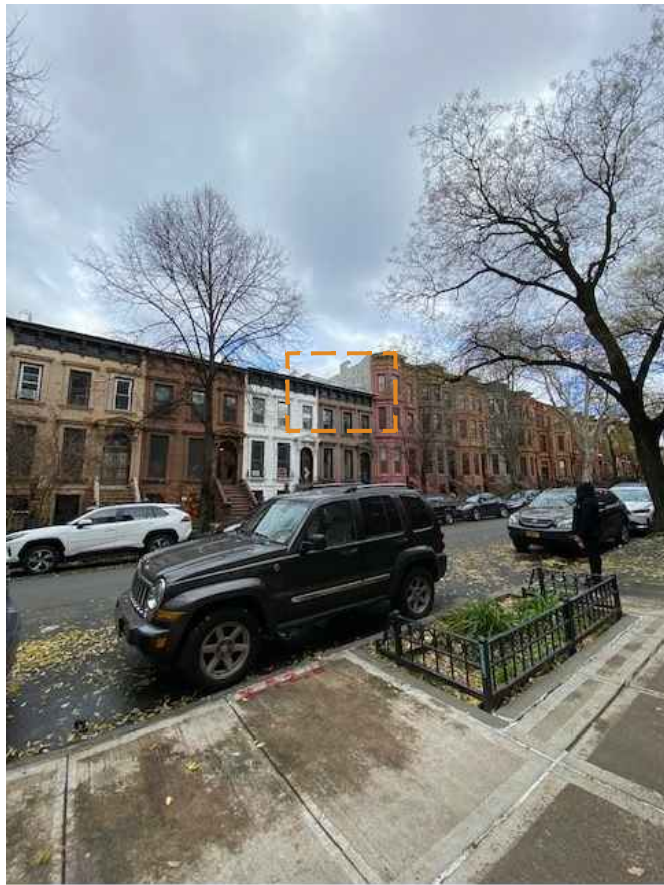
Five (5) existing 3-story brownstone row houses, which sit at approximately 31'-6" tall, are the shortest along the block. Among the 5 buildings, **4 of them have rooftop additions** as seen in photos taken from across the street.

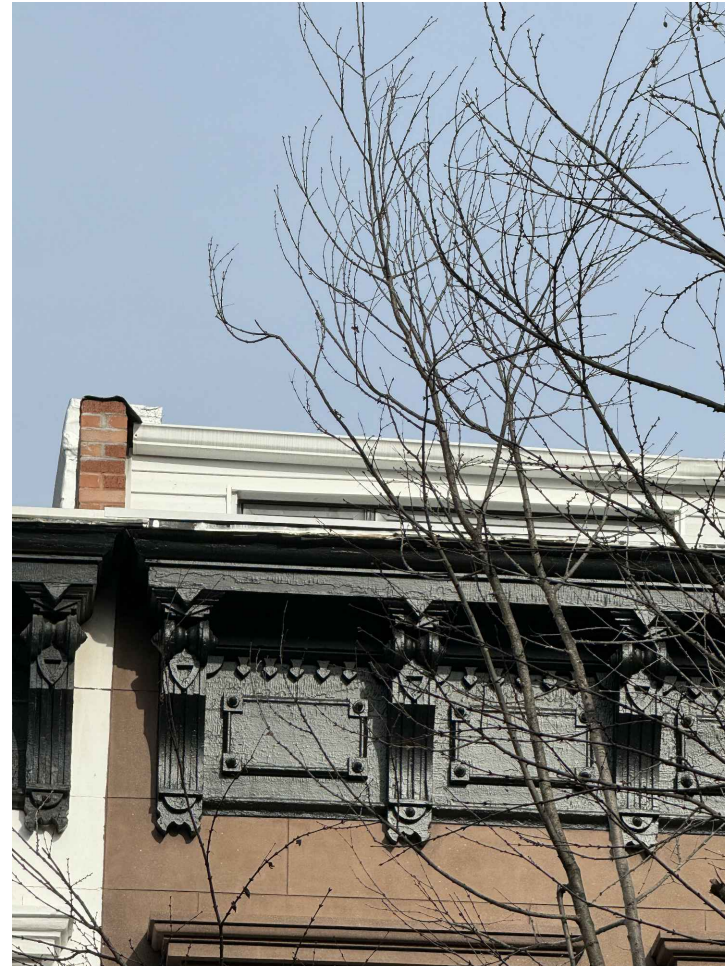
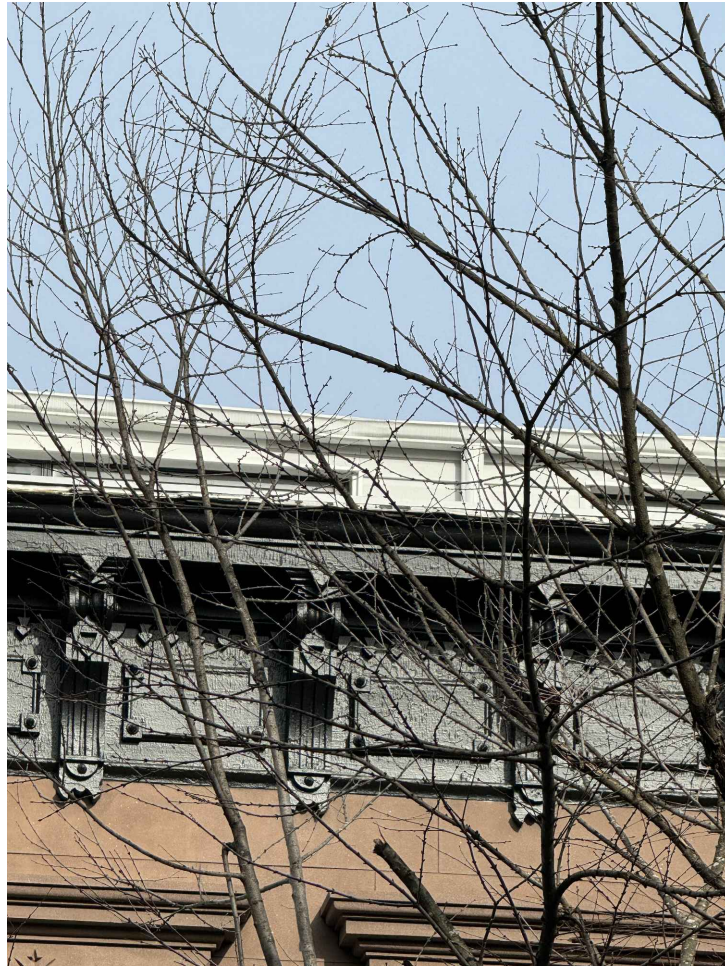
189-191 PROSPECT PLACE
(ADJACENT PROPERTY)

The adjacent property to the subject is a 4-story building, which **minimizes visibility** from the right side of subject property's primary facade.



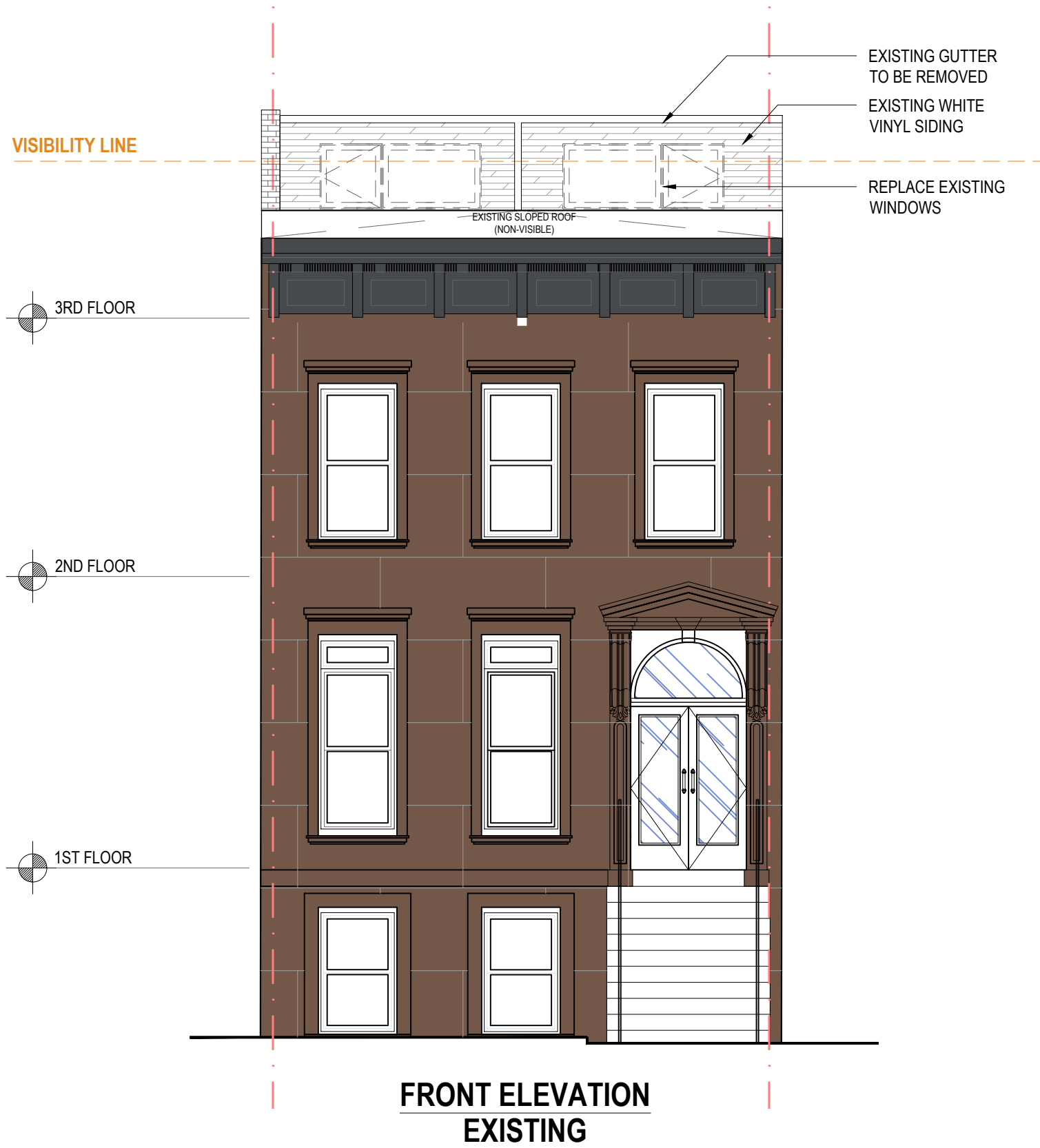
PHOTOS ALONG THE STREET





ZOOM-IN PHOTO

EXISTING DORMER



**BUILDING CONDITION
EXISTING**
(EXISTING DORMER WITH WHITE SIDING)

VISIBILITY LINE

3RD FLOOR

2ND FLOOR

1ST FLOOR



**FRONT ELEVATION
PROPOSED**

PROPOSED ROOF
DRIP EDGE

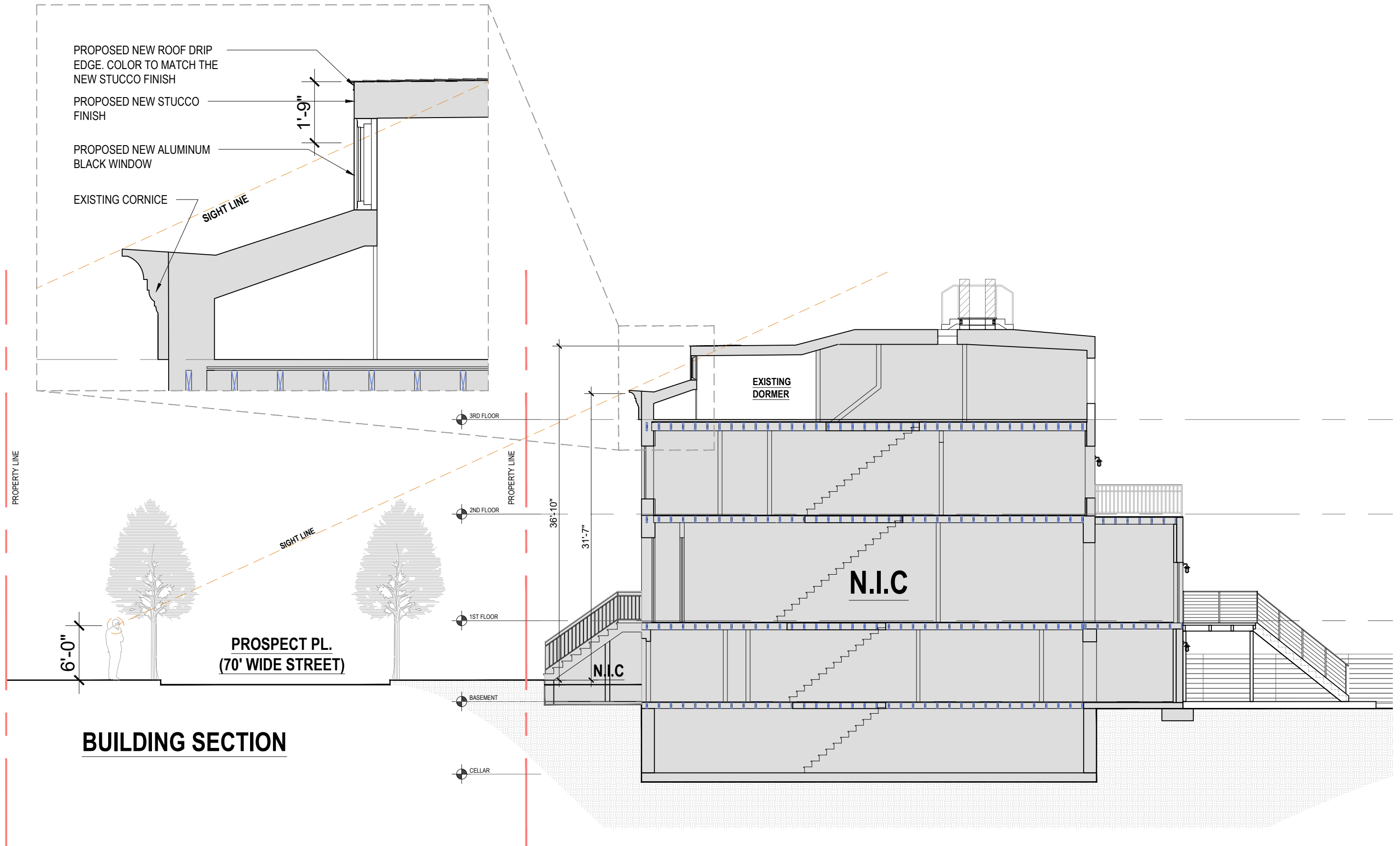
NEW STUCCO FINISH
COLOR: LIGHT GRAY
TO MATCH NEIGHBORING
BUILDING SIDE FACADE

NEW BLACK
ALUMINUM WINDOW



**BUILDING CONDITION
PROPOSED**

DORMER TO BE LIGHT GRAY STUCCO





BEFORE
 FACADE RESTORATION
 CURRENT OWNER PURCHASED CONDITION (2021)



AFTER
 FACADE RESTORATION (CURRENT)
 LPC DOCKET# : LPC-23-08518



SUMMARY: 189 PROSPECT PLACE

- SUBJECT PROPERTY DESIGNATED BY LPC AS LANDMARK WITH EXISTING SINGLE DORMER
- FULL WIDTH DORMER BUILT BETWEEN DESIGNATION AND 2019 (ESTIMATED)
- SCOPE OF WORK: TO **LEGALIZE** CURRENT EXISTING FULL WIDTH DORMER
- TO MITIGATE THE CONDITIONS OF EXISTING DORMER AND FOLLOW LPC GUIDELINES, PROPOSE TO REFINISH EXISTING DORMER WITH **LIGHT GRAY STUCCO** (MATCHING ADJACENT NEIGHBOR SIDE FACADE) **TO MINIMIZE VISIBILITY**



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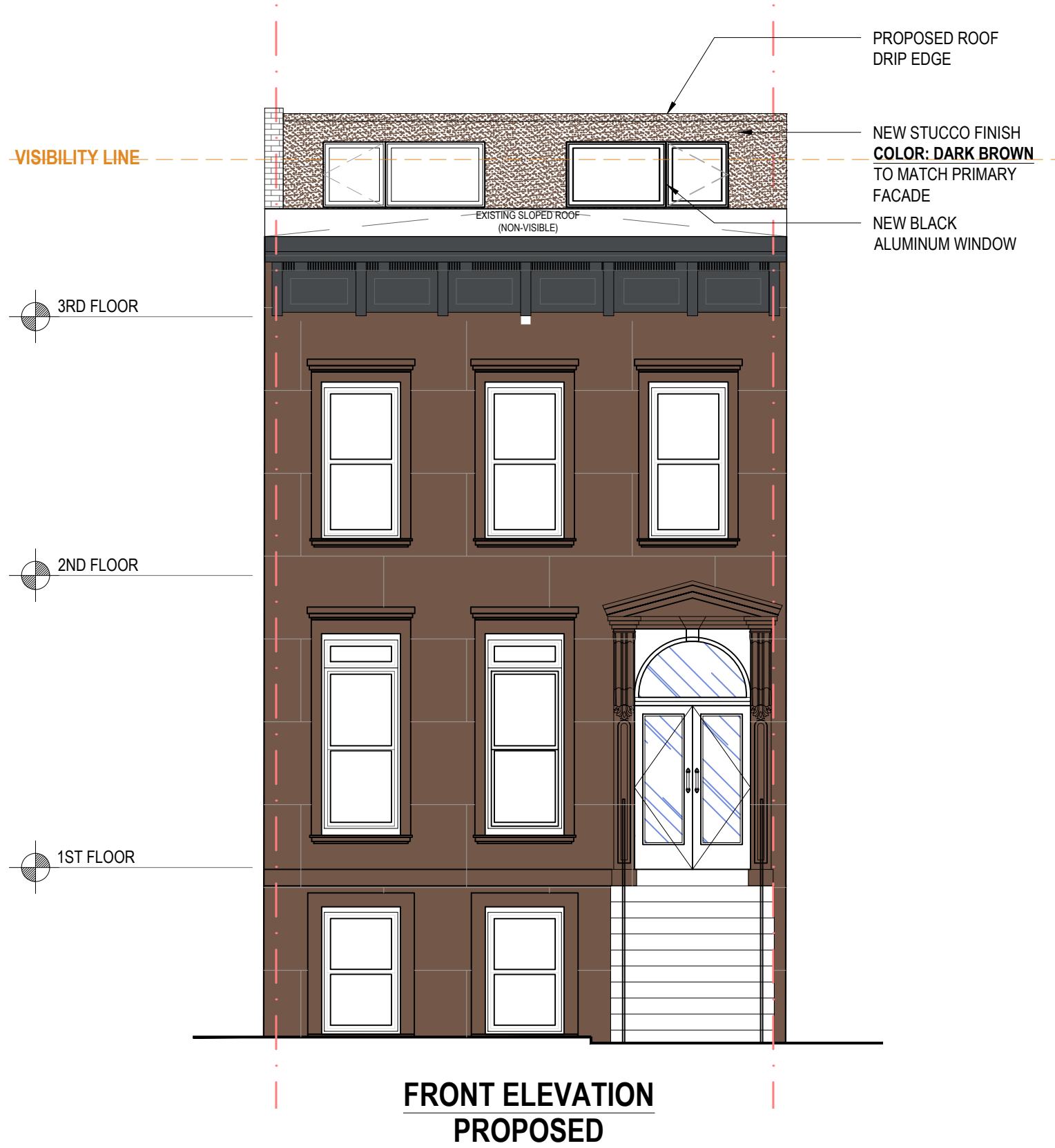
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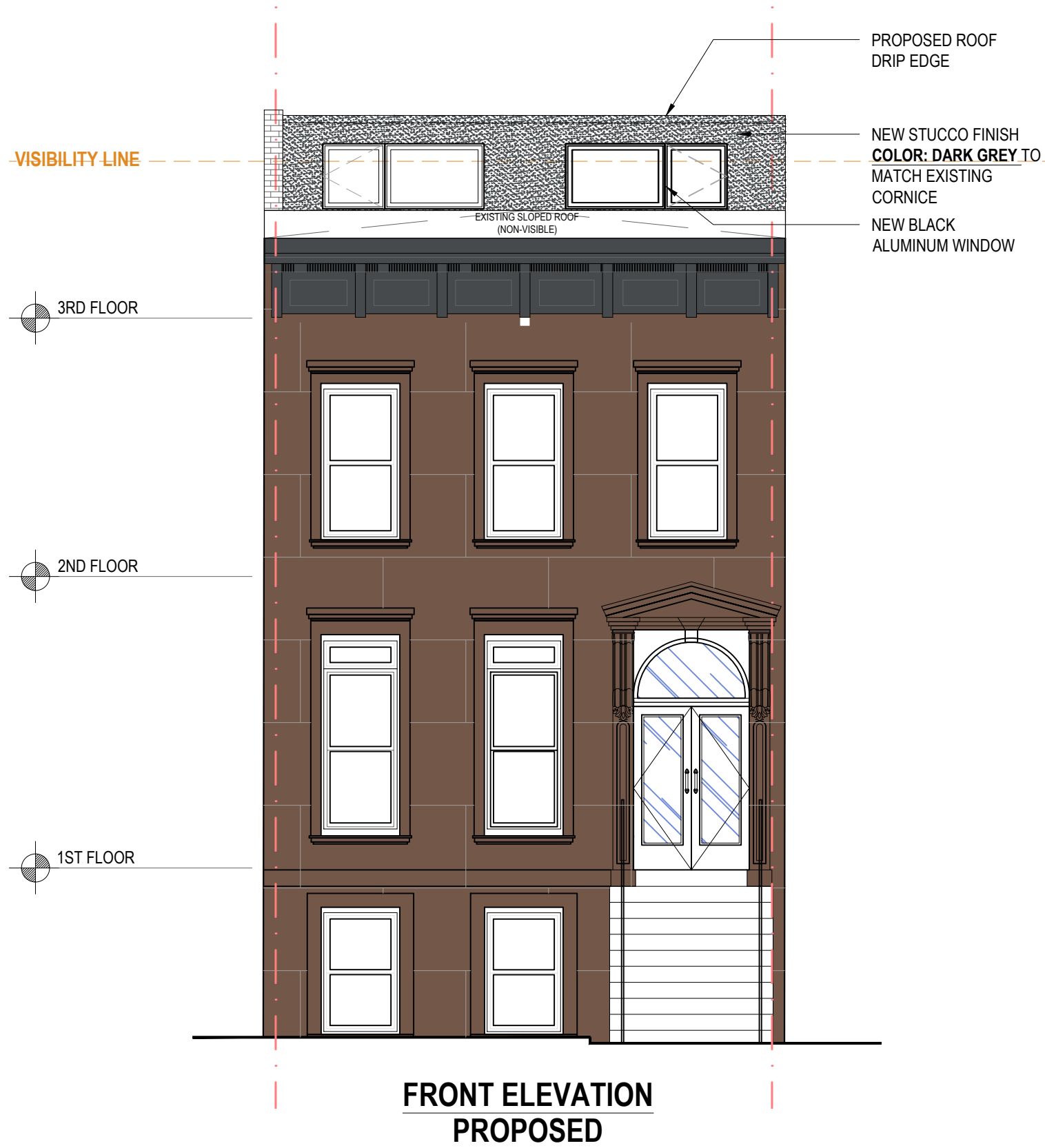
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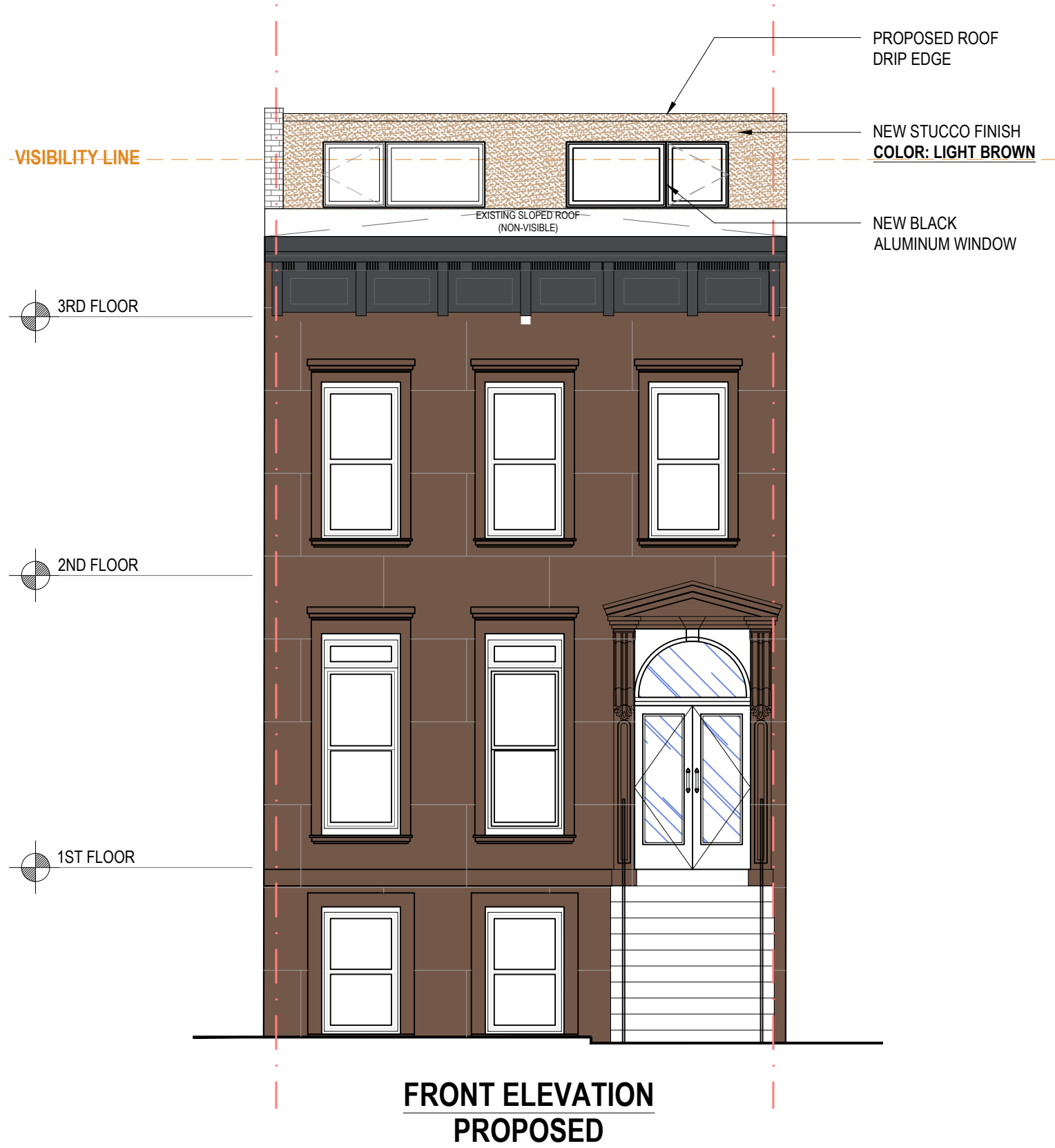
APPENDIX

ALTERNATE OPTIONS FOR ROOFTOP ADDITION FACADE



**BUILDING CONDITION
PROPOSED**
[OPTION 1] - DORMER TO MATCH FACADE





**BUILDING CONDITION
PROPOSED**
[OPTION 3] - DORMER TO BE LIGHT BROWN STUCCO

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