

February 27, 2024
Public Hearing

The current proposal is:

Preservation Department – Item 6, LPC-24-04640

28 Prospect Park West – Park Slope 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
888 475 4499 (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.

Exterior & Interior Renovation
28 Prospect Park West, Brooklyn, NY 11215
LPC Presentation

LANDMARK PRESERVATION MAP

ARCHITECT:
COME MENAGE
READ Architecture Design D.P.C
487 Driggs Ave, Second Floor
Brooklyn, NY 11211

REVISION

NO.	DESCRIPTION	DATE

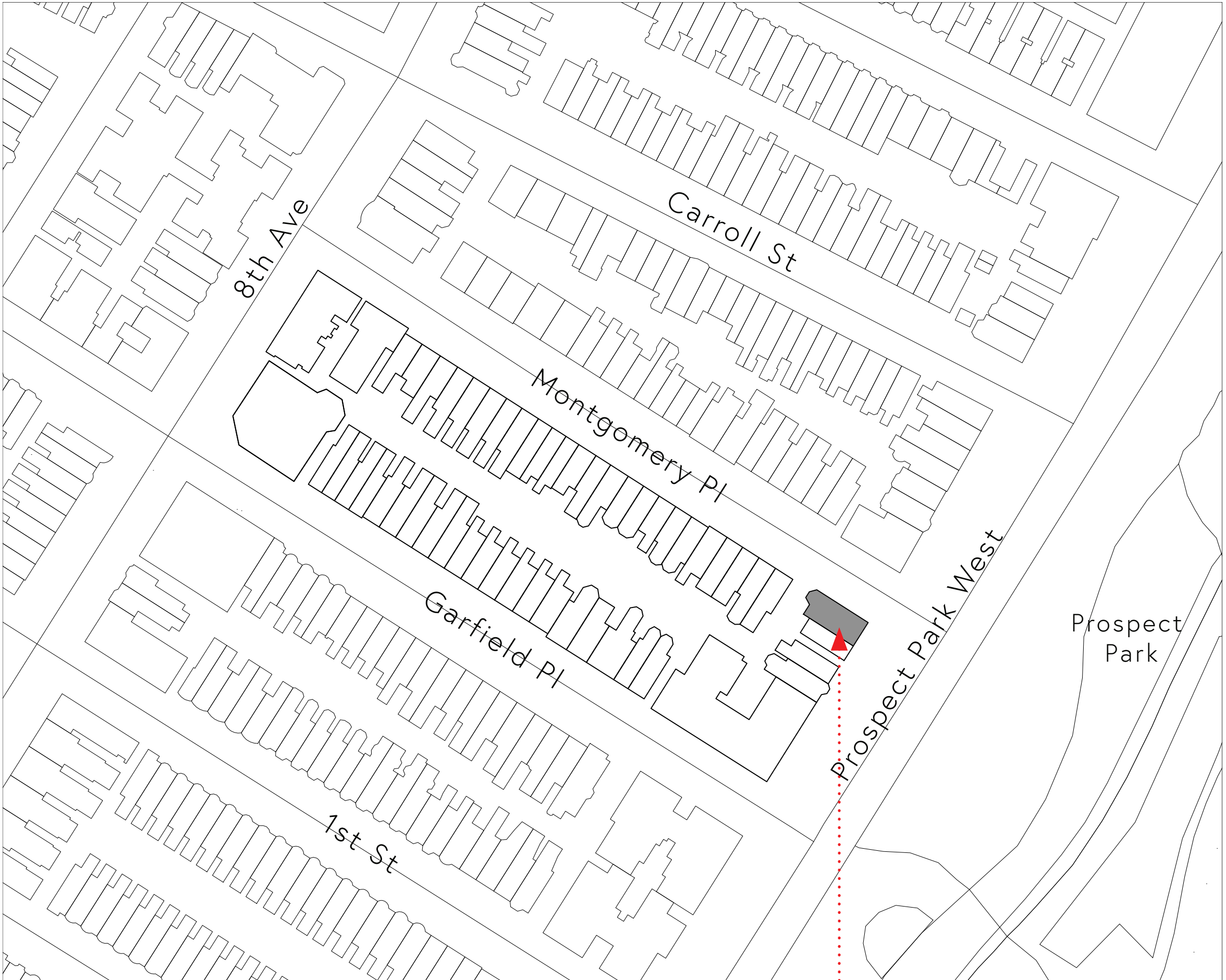
DESIGN TEAM



BROOKLYN - PARK SLOPE - HISTORIC DISTRICT
28 Prospect Park West

Graphic Source: <https://nyclic.maps.arcgis.com/apps/webappviewer/index.html?id=93a88691cace4067828b1eede432022b>

28 Prospect Park West



EXISTING SITE PLAN

28 Prospect Park West

KEY PLAN

PROJECT NAME:
28 PROSPECT PARK WEST
28 PROSPECT PARK WEST,
BROOKLYN, NY 11215
BLOCK: 1073 LOT: 36

FOR CLIENT :

SEAL&SIGNATURE DOB EXAMINER APPROVAL STAMP

LANDMARK
PRESERVATION MAP
Z 100.00



DATE: 12.23.22
PROJECT No.: 160.00
JOB No.: M

SHEET No.:

LAND SURVEY

ARCHITECT:
COME MENAGE
READ Architecture Design D.P.C.
487 Driggs Ave, Second Floor
Brooklyn, NY 11211

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DESIGN TEAM

KEY PLAN



PROJECT NAME:

28 PROSPECT PARK
WEST

28 PROSPECT PARK WEST,
BROOKLYN, NY 11215
BLOCK: 1073 LOT: 36

FOR CLIENT :

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LAND SURVEY

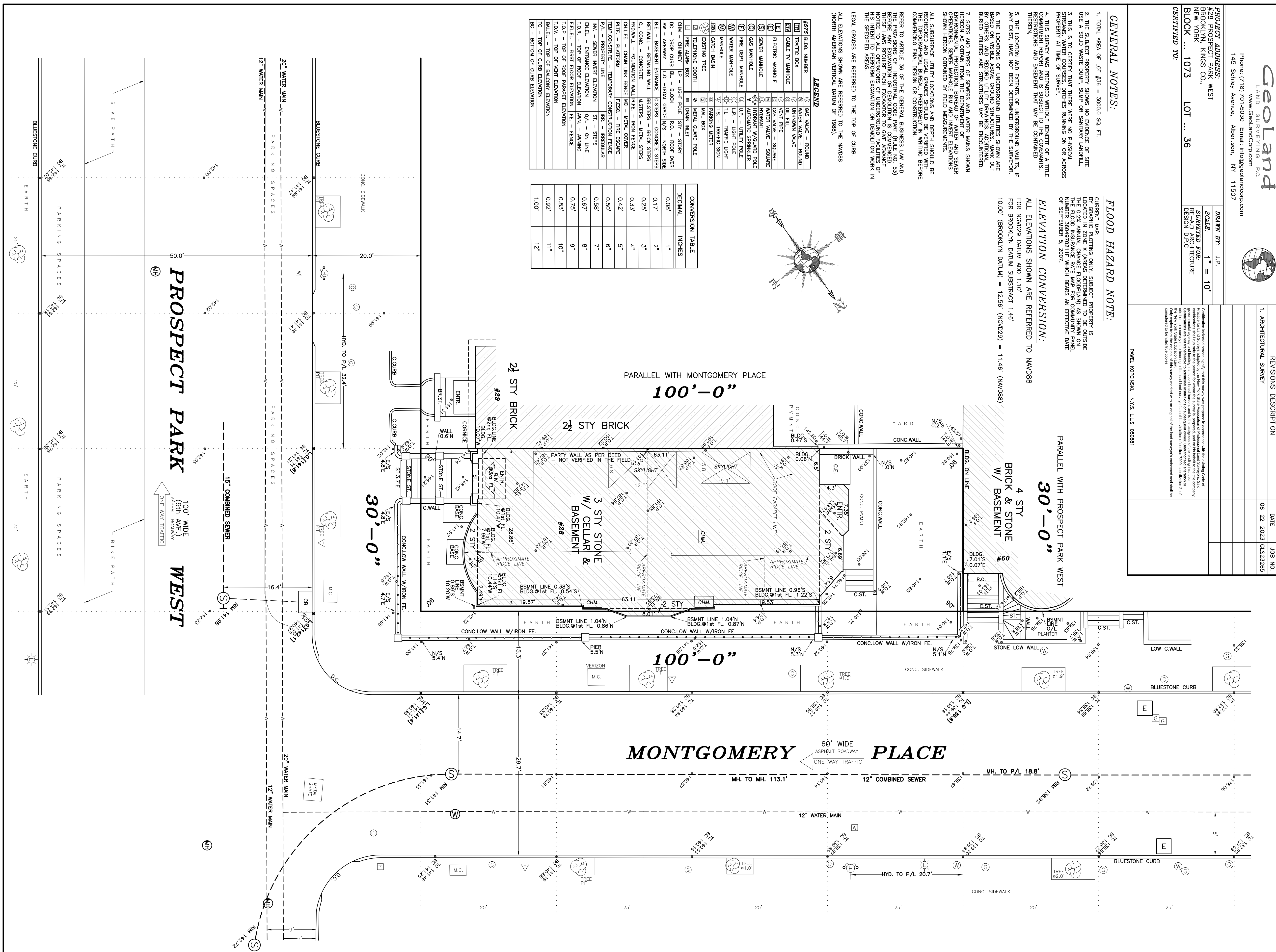
Z 101.00

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DATE:	12.23.22
PROJECT No.:	160.00
JOB No.:	M

SHEET No.



TAX PHOTOS

ARCHITECT:
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REVISION

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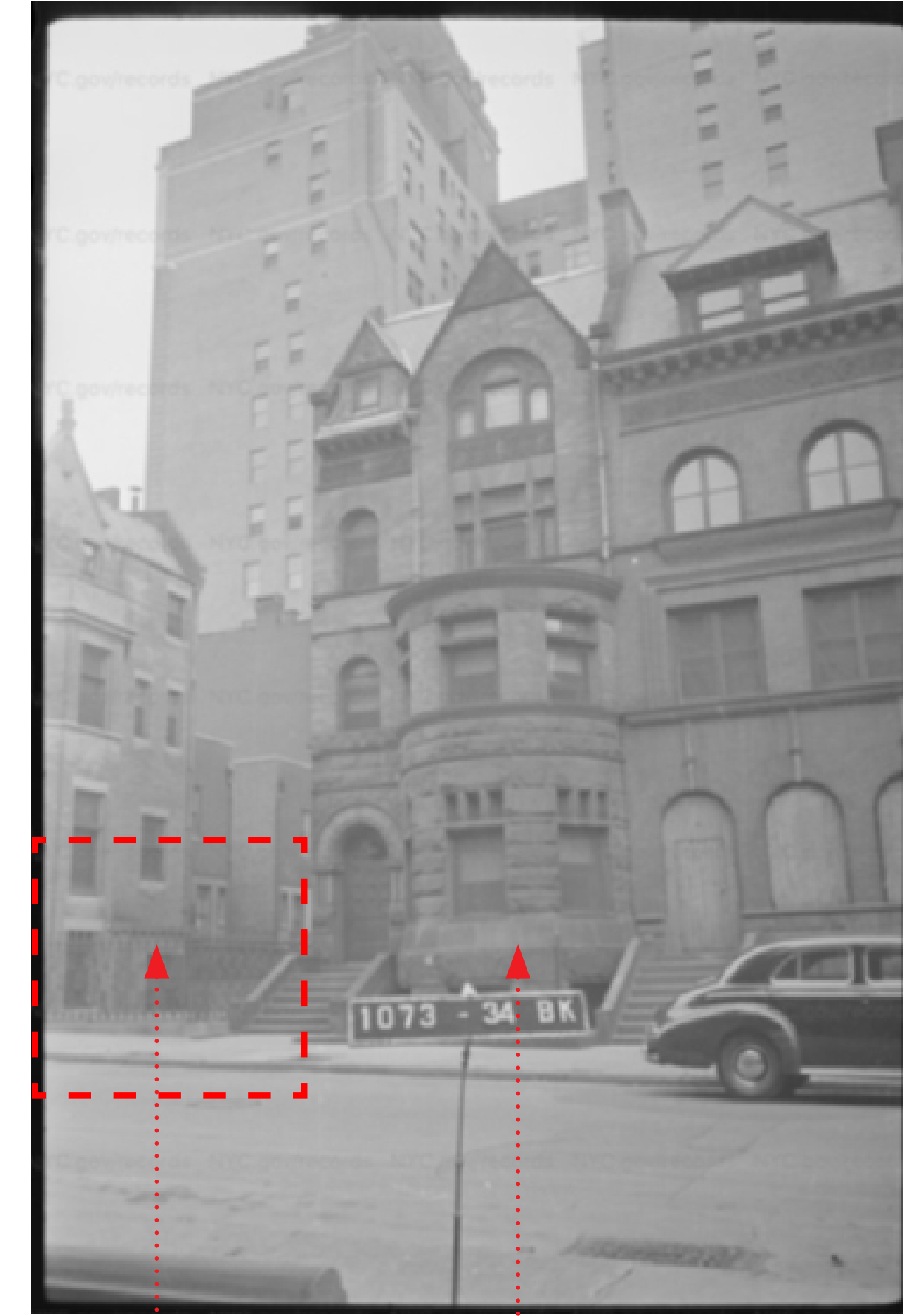
DESIGN TEAM



TAX LOT PHOTO: 1940



TAX LOT PHOTO: 1980's



KEY PLAN



PROJECT NAME:

28 PROSPECT PARK
WEST

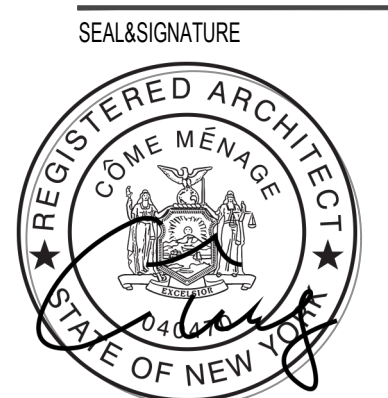
28 PROSPECT PARK WEST,
BROOKLYN, NY 11215
BLOCK: 1073 LOT: 36

FOR CLIENT :



TAX PHOTOS

AP 001.00



DATE:	12.23.22
PROJECT No.:	160.00
JOB No.:	M

SHEET No.:



28 P.P.W

60

28 PPW HISTORICAL PHOTO (YEAR UNKNOWN)

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Brooklyn, NY 11211

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DESIGN TEAM

KEY PLAN



PROJECT NAME:
28 PROSPECT PARK WEST
28 PROSPECT PARK WEST,
BROOKLYN, NY 11215
BLOCK: 1073 LOT: 36
FOR CLIENT :

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HISTORIC PHOTOS

AP 002.00



DATE: 12.23.22
PROJECT No.: 160.00
JOB No.: M

SHEET No.:

EXISTING NORTH ELEVATION

ARCHITECT:
COME MENAGE
READ Architecture Design D.P.C.
487 Driggs Ave, Second Floor
Brooklyn, NY 11211

REVISION

NO.	DESCRIPTION	DATE

DESIGN TEAM

KEY PLAN



PROJECT NAME:

28 PROSPECT PARK WEST

28 PROSPECT PARK WEST,
BROOKLYN, NY 11215
BLOCK: 1073 LOT: 36

FOR CLIENT :

SEAL/SIGNATURE DOB EXAMINER APPROVAL STAMP

EXISTING NORTH ELEVATION

EX-300.00

REGISTERED ARCHITECT
COME MENAGE
STATE OF NEW YORK

DATE: 12.23.22
PROJECT No.: 160.00
JOB No.: M

SHEET No.:



REAR & FRONT ELEVATION

ARCHITECT:
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DESIGN TEAM

KEY PLAN



PROJECT NAME:

28 PROSPECT PARK
WEST


28 PROSPECT PARK WEST,
BROOKLYN, NY 11215
BLOCK: 1073 LOT: 36

FOR CLIENT :

SEAL&SIGNATURE _____ DOB EXAMINER APPROVAL STAMP _____

EXISTING FRONT & REAR ELEVATIONS

A-300.00

SEAL & SIGNATURE	DATE: 12.23.22
	PROJECT No.: 160.00
	JOB No.: M

SHEET No.:



2 EXISTING
REAR ELEVATION
SCALE: 3/16"=1'-0"



1 EXISTING
FRONT ELEVATION
SCALE: 3/16"=1'-0"

PROPOSED WORK

- GATE ADDITION
- CURB CUT & PARKING
- SIDE-WALK REPAIR

PHOTOS OF EXISTING FENCE



5

EXISTING CONDITIONS:

- heavy corrosion & chipped paint throughout
- warped & broken sections of gate
- loosened and broken attachments
- temporary gate that does not match historic ornamentation is in place

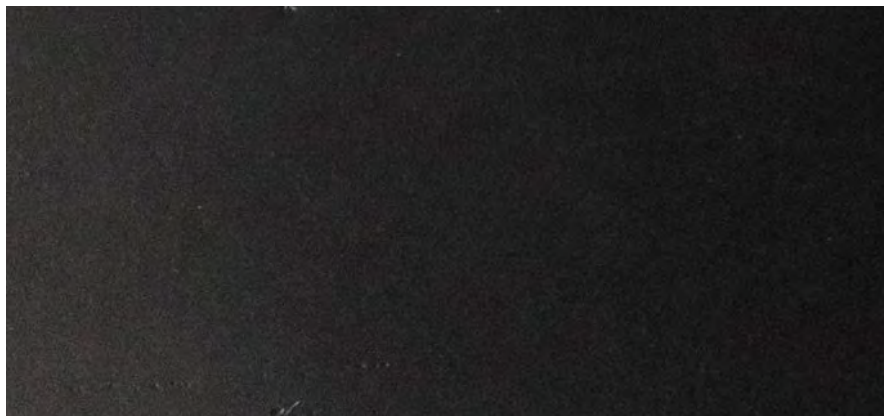
PROPOSED REPAIR METHOD:

- repair existing wrought iron fence where needed (reattach lose sections & repaint in black to match original existing paint)
- replace wrought iron fence sections where needed (e.g. warped sections) - design and ornamentation to match existing fence
- complete the missing/broken section of the fence with a new gate

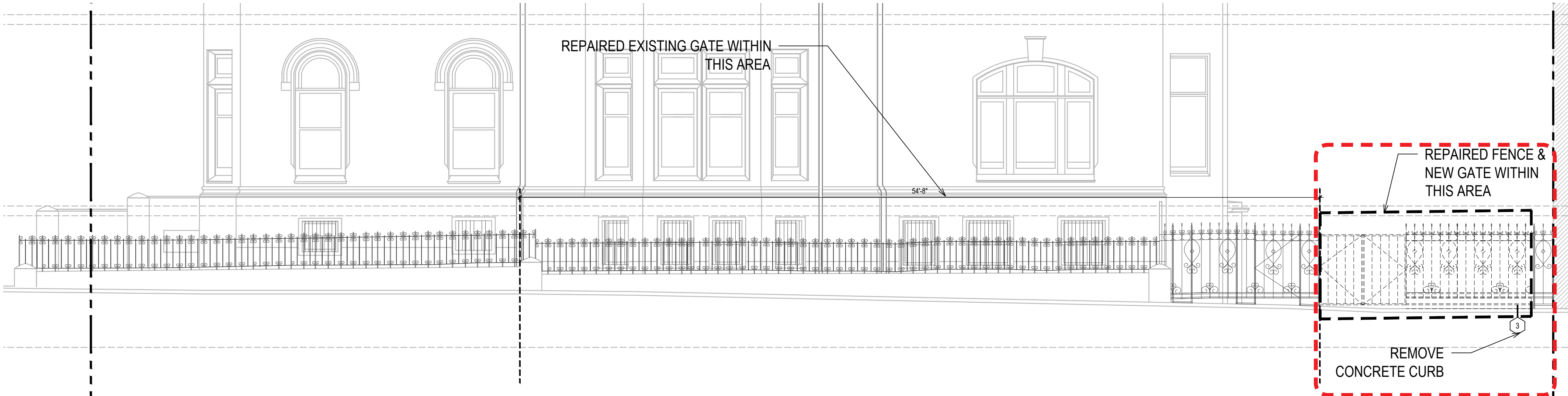


6

HEAVY COROSION AND CHIPPED PAINT THROUGHOUT



BLACK OUTDOOR PAINT FOR WROUGHT IRON SAMPLE



images 5-6

ARCHITECT:
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REVISION

NO.	DESCRIPTION	DATE

DESIGN TEAM

KEY PLAN



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FOR CLIENT :

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EXISTING PHOTOS

AP 004.00

DATE: 12.23.22
PROJECT No.: 160.00
JOB No.: M



SHEET No.:

PHOTOS OF EXISTING FENCE



8



9

HEAVY COROSION
AND CHIPPED PAINT
THROUGHOUT

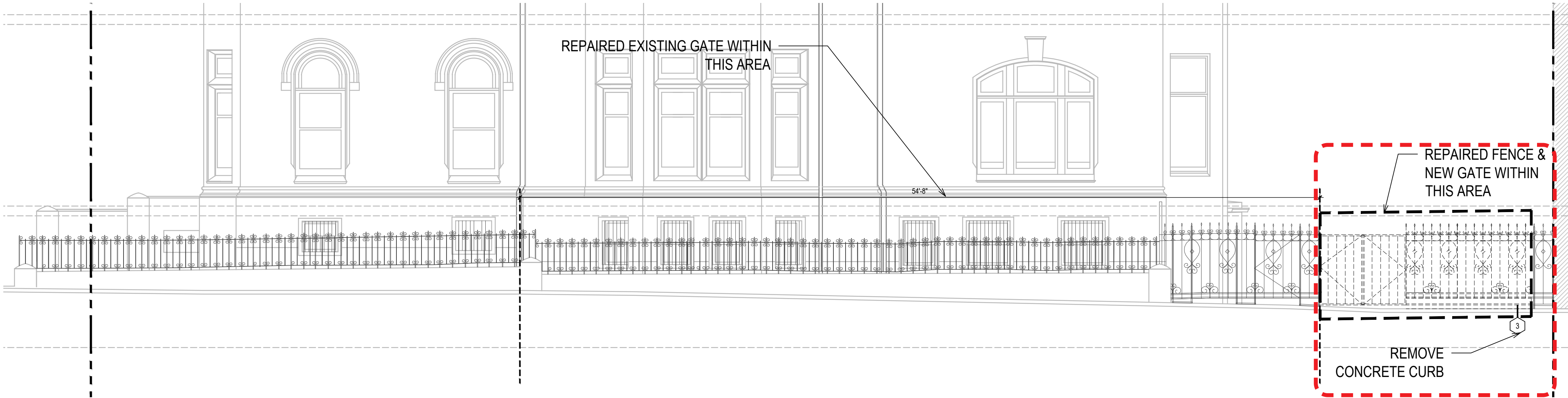
DAMAGED CURB



10

DAMAGED CURB

EXISTING GATE DOES NOT
MATCH THE DESIGN OF THE
REST OF THE FENCE



images 7-9

ARCHITECT:
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DESIGN TEAM

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WEST**

28 PROSPECT PARK WEST,
BROOKLYN, NY 11215
BLOCK: 1073 LOT: 36

FOR CLIENT :

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EXISTING PHOTOS

AP 004.00

SEAL&SIGNATURE



DATE: 12.23.22
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SHEET No.:

ORIGINAL NORTH ELEVATION

ARCHITECT:
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NO.	DESCRIPTION	DATE

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28 PROSPECT PARK WEST,
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FOR CLIENT :

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ORIGINAL NORTH
ELEVATION

EX-300.00



DATE: 12.23.22
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JOB No.: M

SHEET No.:



PROPOSED NORTH ELEVATION

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KEY PLAN



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28 PROSPECT PARK
WEST

28 PROSPECT PARK WEST,
BROOKLYN, NY 11215
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FOR CLIENT :



SEAL&SIGNATURE _____ DOB EXAMINER APPROVAL STAMP _____

PROPOSED NORTH
ELEVATION

A-300.00

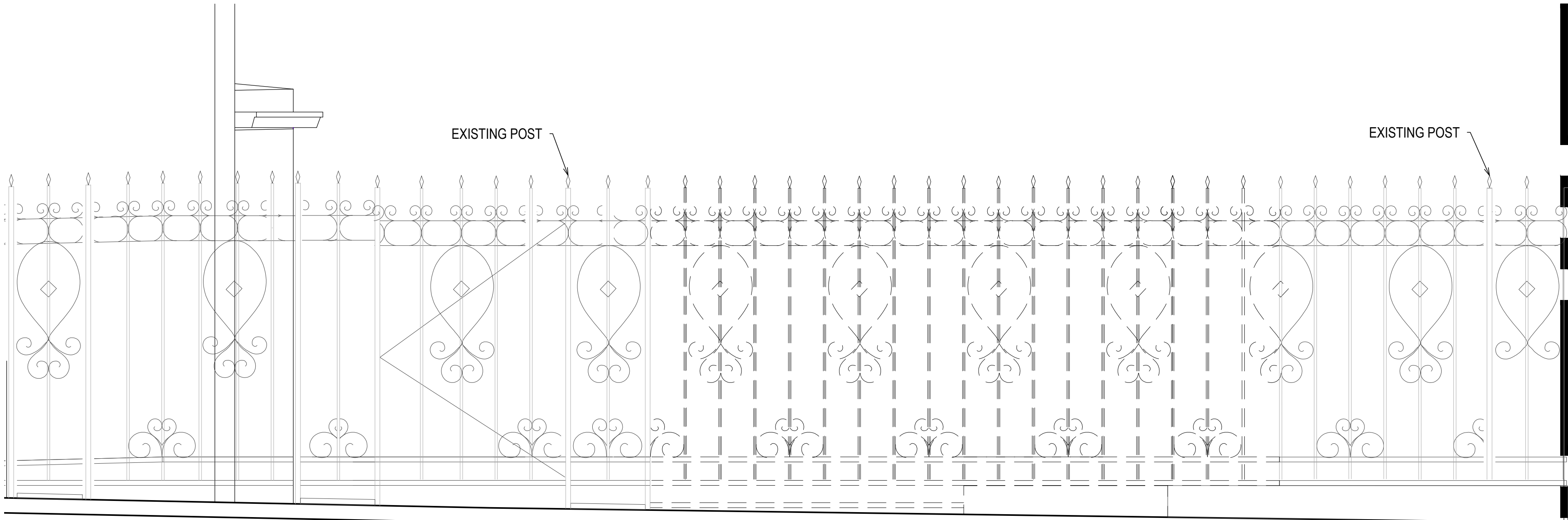
SEAL & SIGNATURE	DATE: 12.23.22
	PROJECT No.: 160.00
	JOB No.: M



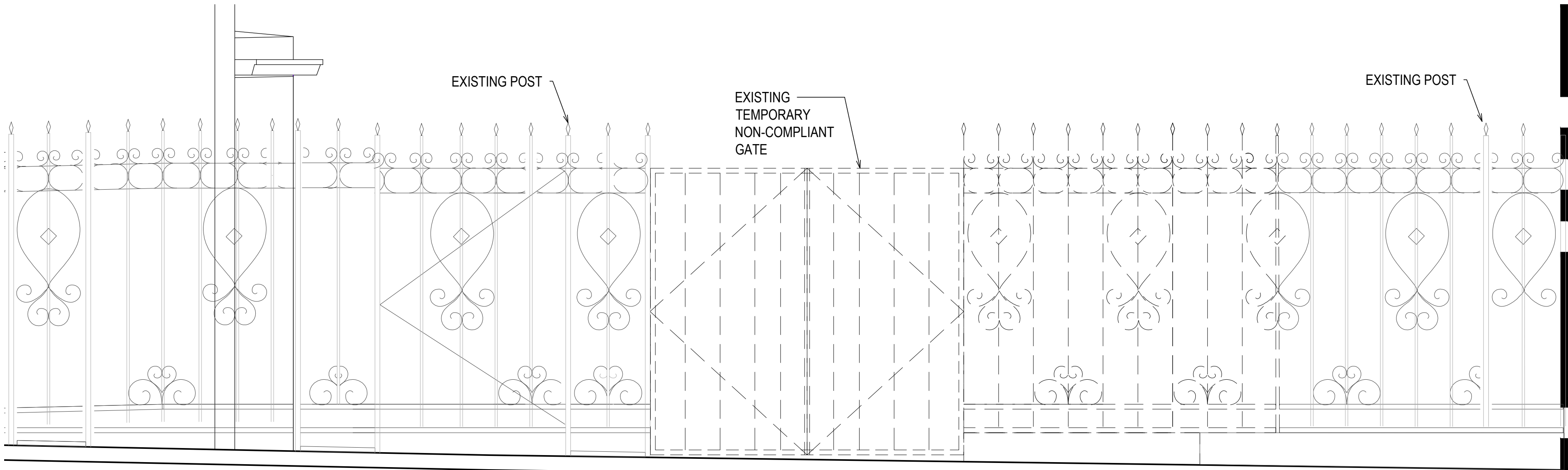
DATE:	12.23.22
PROJECT No.:	160.00
JOB No.:	M

SHEET No.:	
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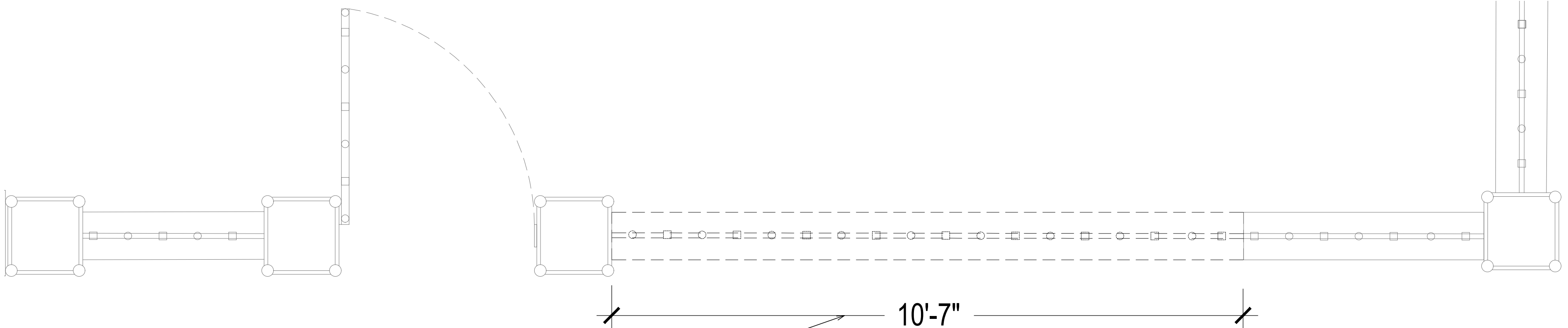
ENLARGED GATE REPAIR DRAWINGS



2 ORIGINAL FENCE ELEVATION
SCALE: 3/4"=1'-0"



2 EXISTING FENCE ELEVATION
SCALE: 3/4"=1'-0"



1 ORIGINAL FENCE PLAN
SCALE: 3/4"=1'-0"

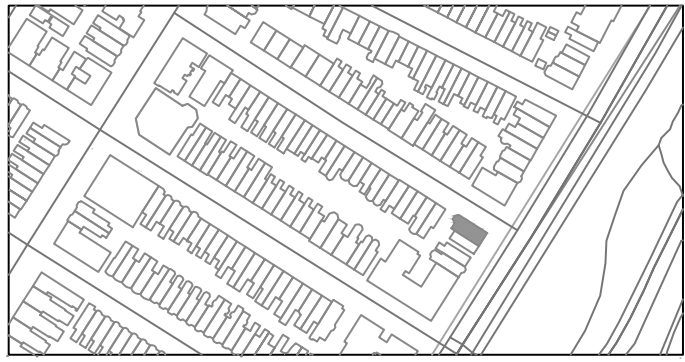
ARCHITECT:
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Brooklyn, NY 11211

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KEY PLAN




PROJECT NAME:
28 PROSPECT PARK WEST
28 PROSPECT PARK WEST,
BROOKLYN, NY 11215
BLOCK: 1073 LOT: 36
FOR CLIENT :

SEAL/SIGNATURE DOB EXAMINER APPROVAL STAMP

ENLARGED GATE REPAIR (ORIGINAL & EXISTING COND.)
EX-500.00

SEAL/SIGNATURE



DATE: 12.23.22
PROJECT No.: 160.00
JOB No.: M

SHEET No.:

ENLARGED GATE REPAIR DRAWINGS



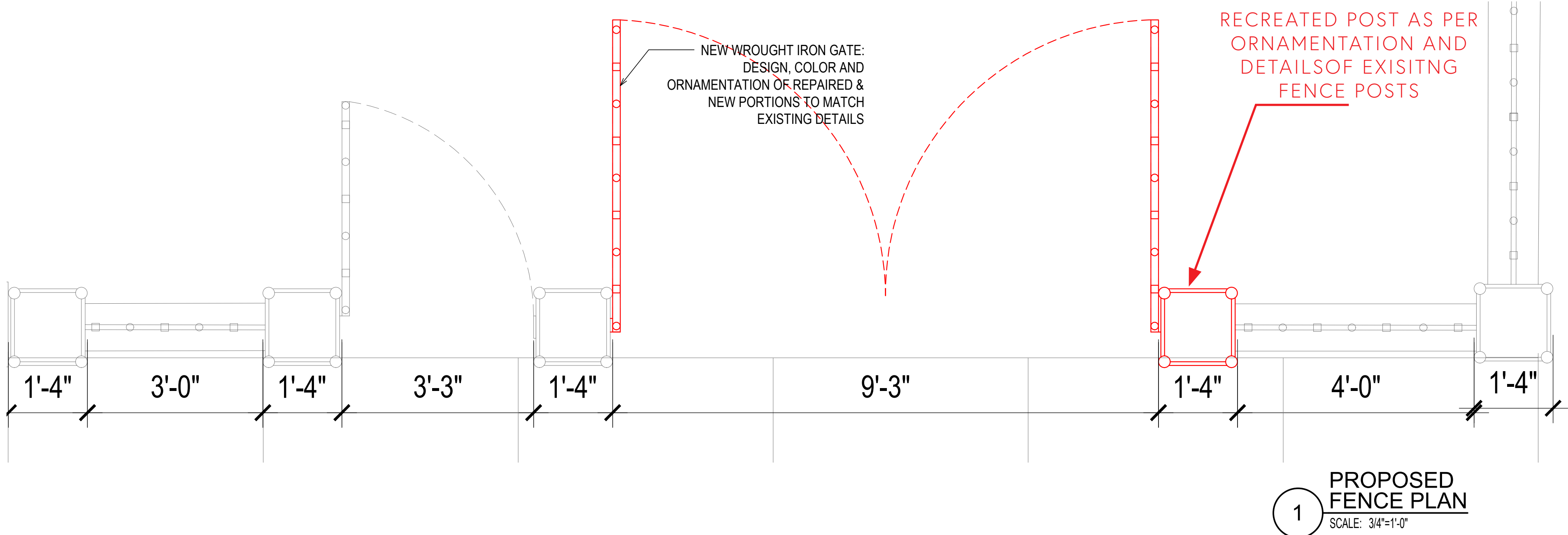
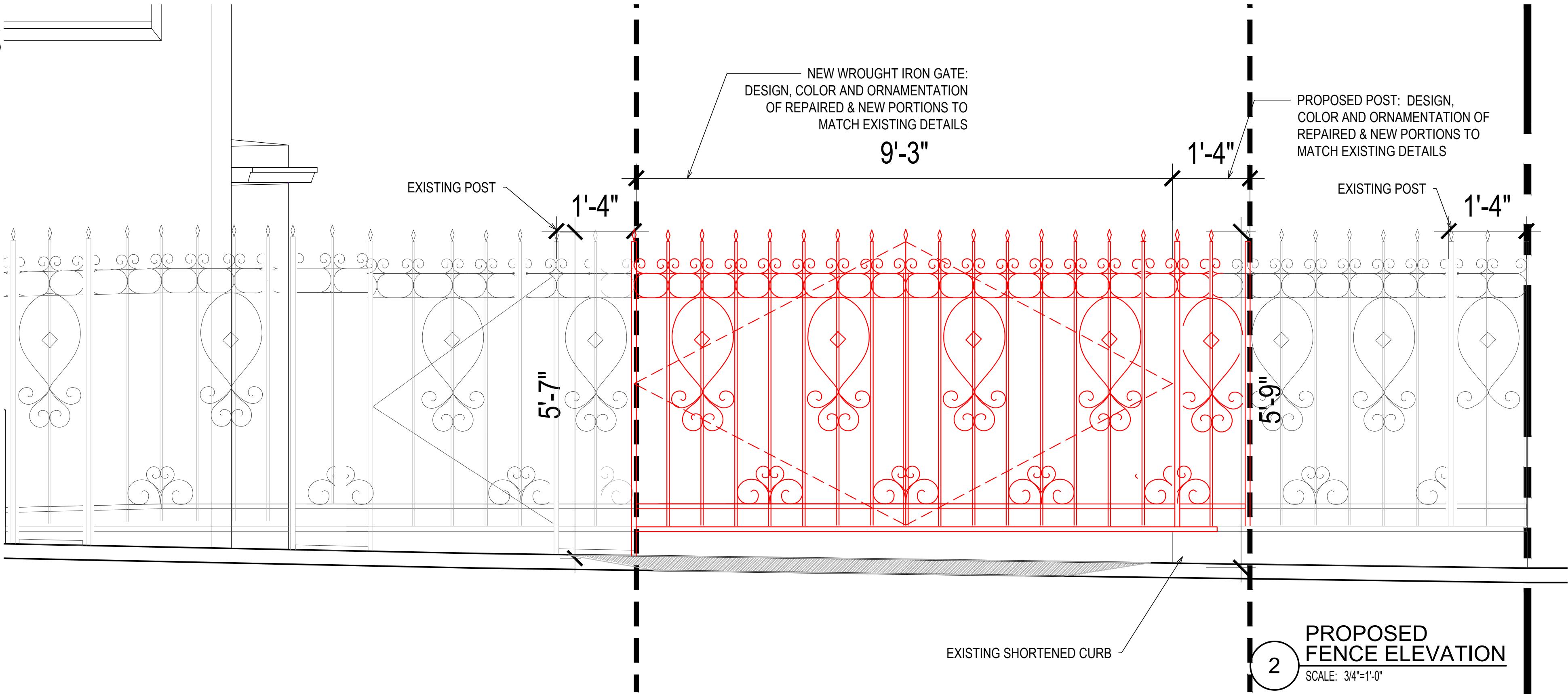
BLACK OUTDOOR PAINT FOR WROUGHT IRON SAMPLE



EXISTING CORNER POST
DETAIL TO BE RECREATED



EXISTING CORNER POST
DETAIL TO BE RECREATED

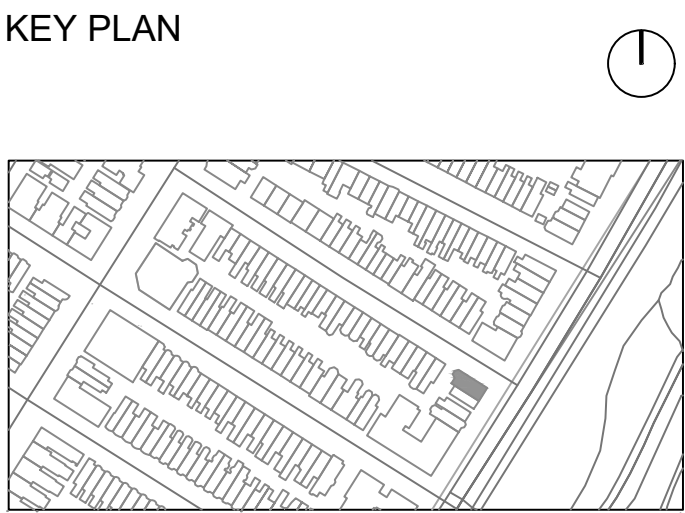


ARCHITECT:
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REVISION

NO	DESCRIPTION	DATE

DESIGN TEAM



PROJECT NAME:
**28 PROSPECT PARK
WEST**
28 PROSPECT PARK WEST,
BROOKLYN, NY 11215
BLOCK: 1073 LOT: 36

FOR CLIENT :

SEAL SIGNATURE DOB EXAMINER APPROVAL STAMP

ENLARGED GATE
REPAIR (EXISTING
VS. PROPOSED)
A 500.00

SEAL SIGNATURE DATE: 12.23.22
PROJECT No.: 160.00
JOB No.: M

REGISTERED ARCHITECT
COME MENAGE
STATE OF NEW YORK

SHEET No.:

EXISTING SIDE WALK & REAR YARD PHOTOS



EXISTING SIDE WALK



EXISTING REAR YARD



EXISTING REAR YARD



EXISTING REAR YARD ACCESS

EXISTING CONDITIONS:

- severely damaged bluestone pavers
- damaged concrete curb

PROPOSED REPAIR METHOD:

- repair of existing side walk as part of creation of new curb-cut to allow access for parking

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KEY PLAN




PROJECT NAME:
28 PROSPECT PARK WEST
28 PROSPECT PARK WEST,
BROOKLYN, NY 11215
BLOCK: 1073 LOT: 36

FOR CLIENT :

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EXISTING PHOTOS

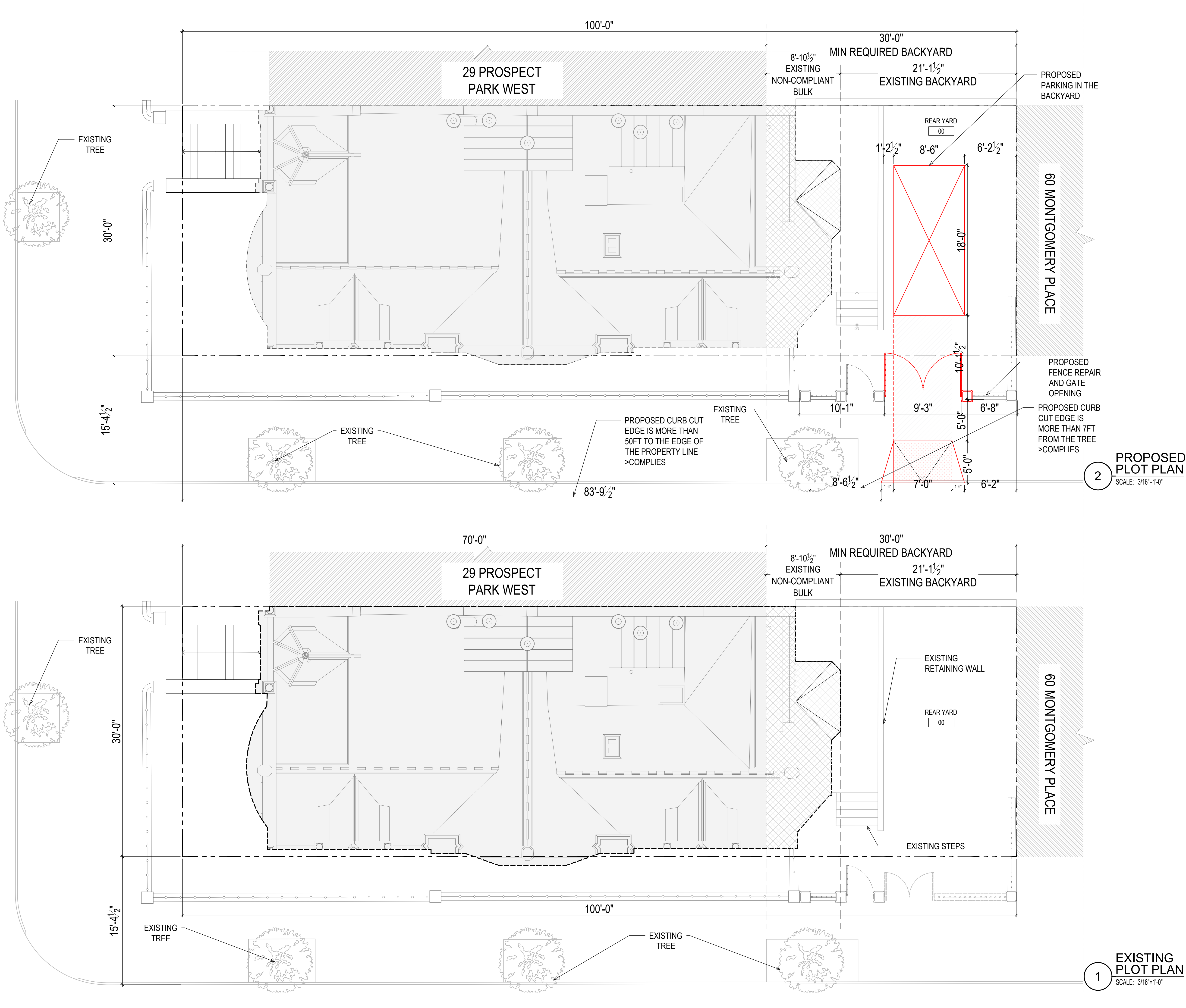
AP 005.00



REGISTERED ARCHITECT
COME MENAGE
STATE OF NEW YORK

DATE: 12.23.22
PROJECT No.: 160.00
JOB No.: M

SHEET No.:



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DESIGN TEAM

KEY PLAN



PROJECT NAME:
28 PROSPECT PARK WEST

28 PROSPECT PARK WEST,
BROOKLYN, NY 11215
BLOCK: 1073 LOT: 36

FOR CLIENT :

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EXISTING VS.
PROPOSED PLOT
PLAN

Z-101.00

SEAL&SIGNATURE DATE: 12.23.22
PROJECT No.: 160.00
JOB No.: M

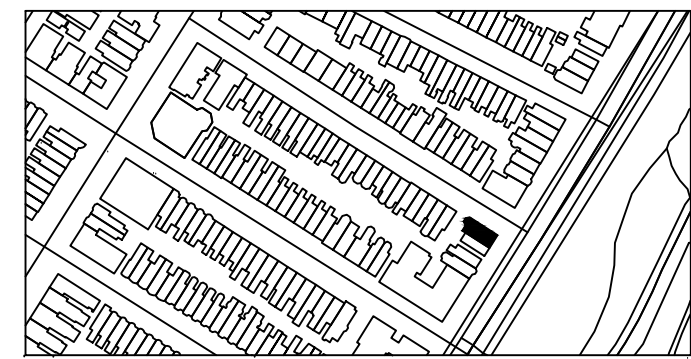
REGISTERED ARCHITECT
COME MENAGE
STATE OF NEW YORK
SHEET No.:

PROPOSED ADA LIFT FOR APARTMENT ACCESS
STAFF LEVEL APPLICATION

ARCHITECT: COME MENAGE READ Architecture Design D.P.C 487 Driggs Ave, Second Floor Brooklyn, NY 11211		
REVISION		
NO.	DESCRIPTION	DATE

DESIGN TEAM

KEY PLAN



PROJECT NAME:
28 PROSPECT PARK WEST
28 PROSPECT PARK WEST,
BROOKLYN, NY 11215
BLOCK: 1073 LOT: 36
FOR CLIENT :

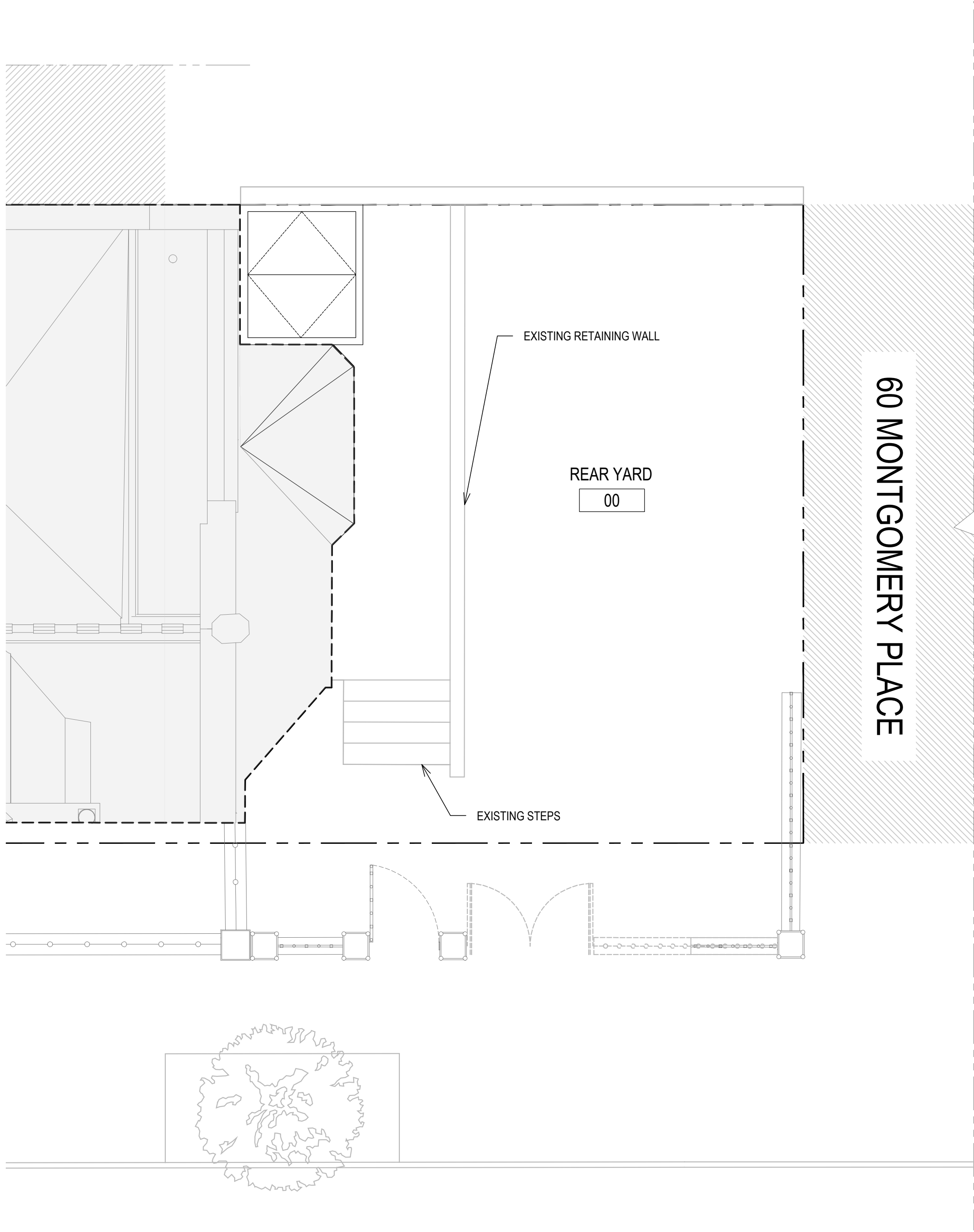
RENOVATION OF
MULTI-FAMILY

SEAL&SIGNATURE DOB EXAMINER APPROVAL STAMP

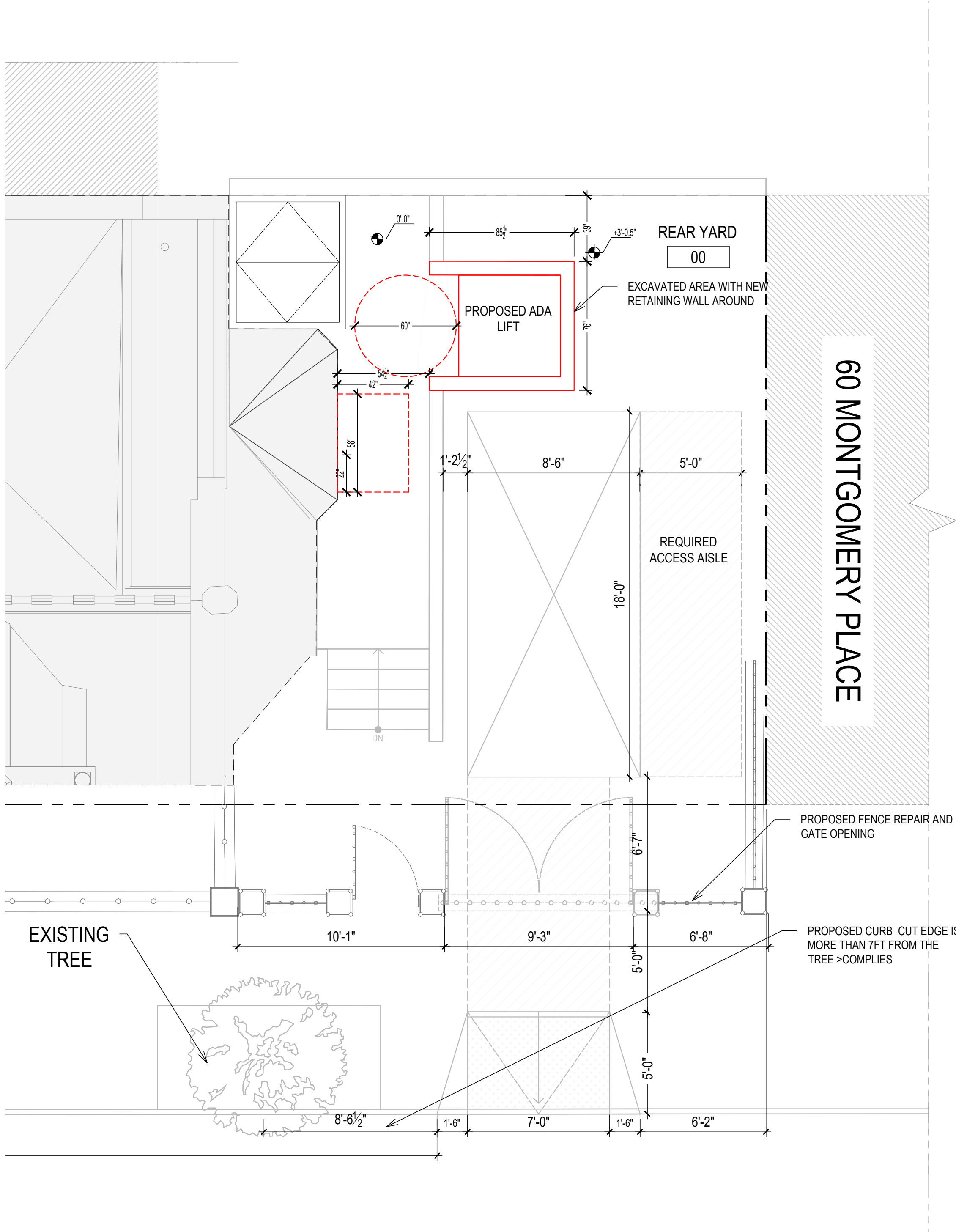
ADA LIFT ACCESS

A-001.00

SEAL&SIGNATURE	DATE: 01.16.2024
PROJECT No.: 160.00	
JOB No.: B00958038-11	
SHEET No.:	



1 EXISTING REAR YARD
SCALE: 1/4"=1'-0"



2 PROPOSED REAR YARD
SCALE: 1/4"=1'-0"

PROPOSED CURB CUT - ENLARGED

13'-1"

12'-5"

ST FLOOR
EL. 5'-5"

LOW THRESHOLD CURB

9'-8"

9'-0"

5'-0"

5'-0"

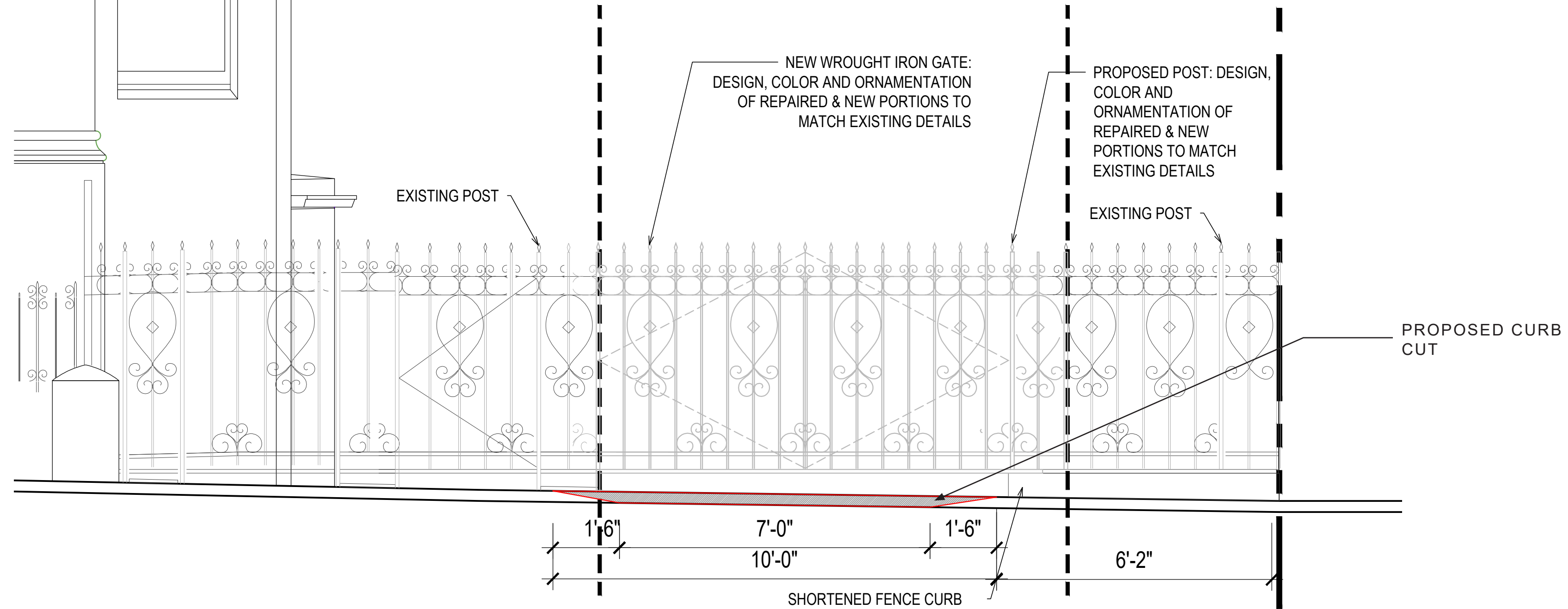
TOP OF CURB
EL. 0'-0"

BOTTOM OF CURB
EL. -0'-3"

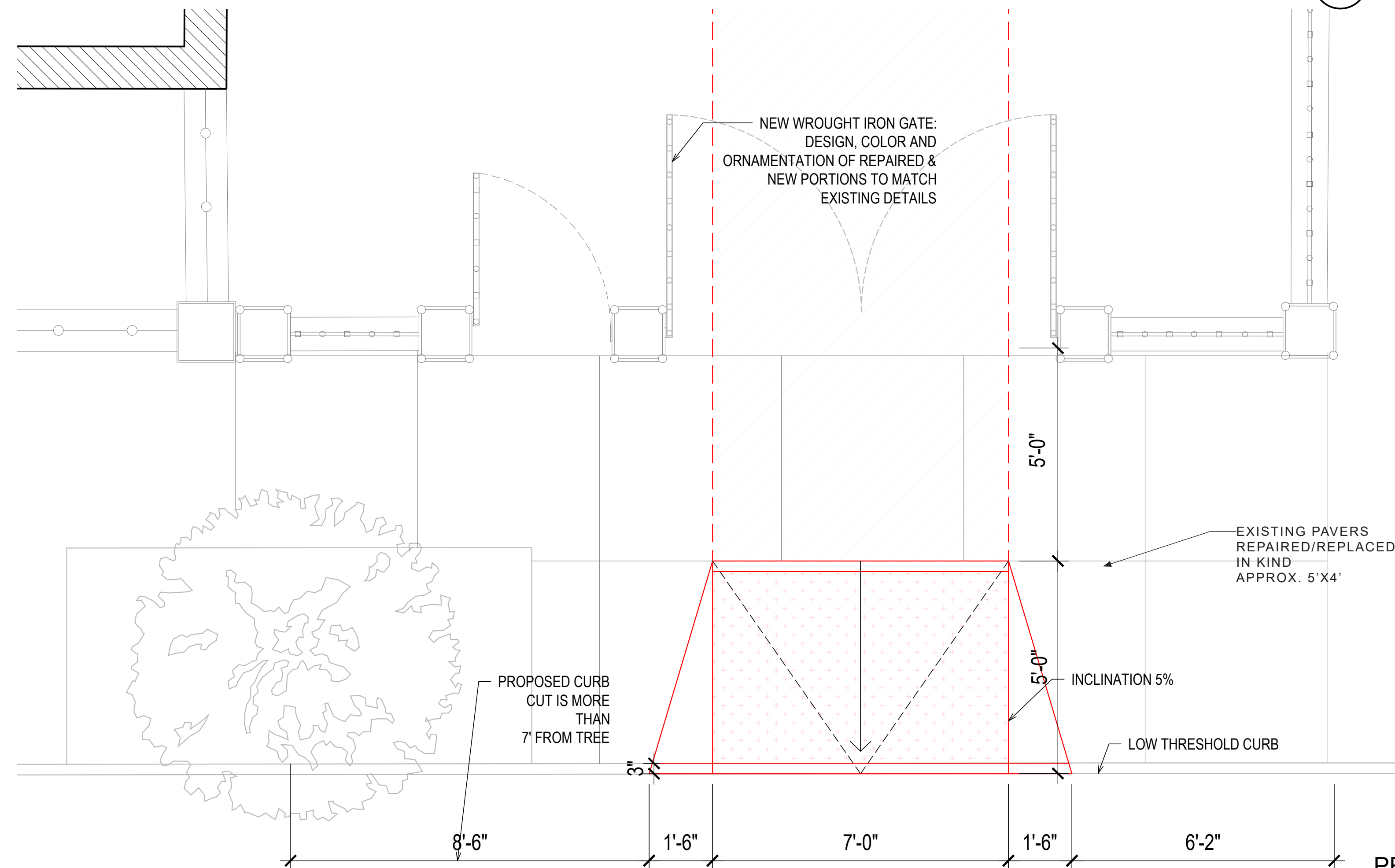
BASEMENT FLOOR

3°

3



2



1

ARCHITECT:
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DESIGN TEAM

KEY PLAN



28 PROSPECT PARK
WEST

28 PROSPECT PARK WEST,
BROOKLYN, NY 11215
BLOCK: 1073 LOT: 36


FOR CLIENT :

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PROPOSED CURB
CUT

A-501.00

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	PROJECT No.:	160.00
	JOB No.:	M

SEAL&SIGNATURE	DATE: 12.23.22
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	SHEET No.:

PRECEDENTS:
CURB CUT & PARKING

CURB CUT & PARKING PRECEDENTS IN THE PARK SLOPE HISTORIC DISTRICT

ARCHITECT:
COME MENAGE
READ Architecture Design D.P.C
487 Driggs Ave, Second Floor
Brooklyn, NY 11211

REVISION		
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DESIGN TEAM

KEY PLAN



PROJECT NAME:
28 PROSPECT PARK WEST

28 PROSPECT PARK WEST,
BROOKLYN, NY 11215
BLOCK: 1073 LOT: 36

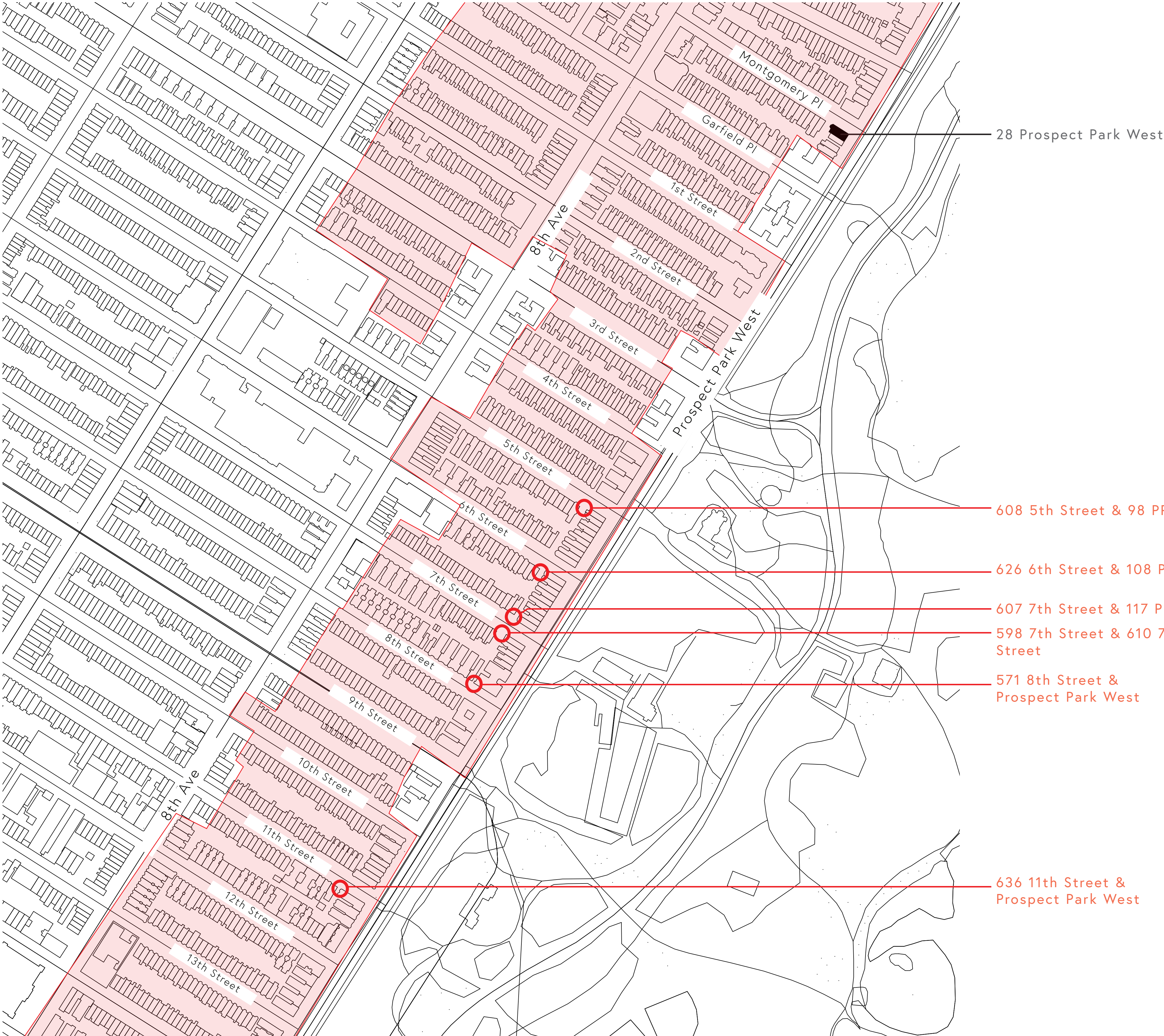
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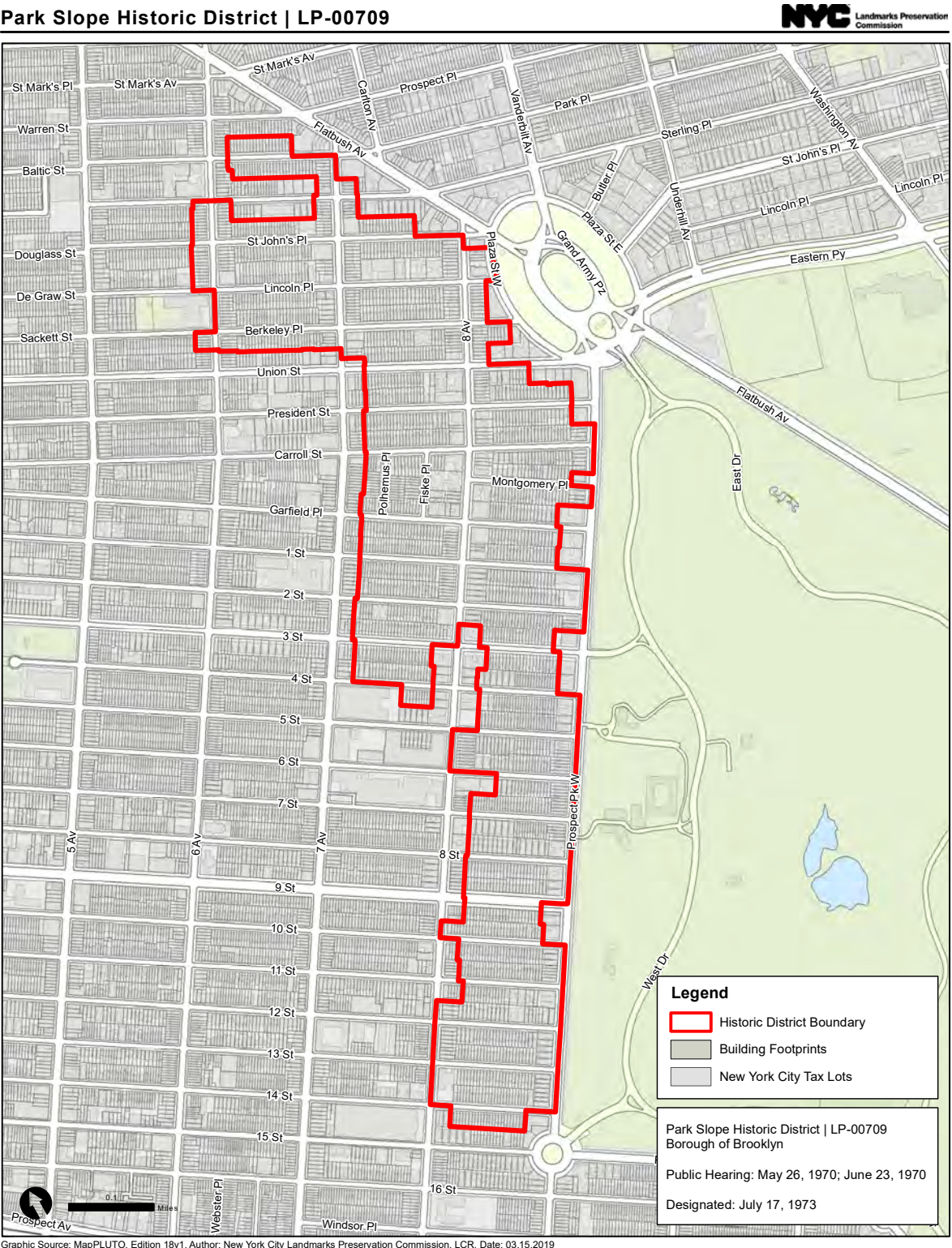
PRECEDENT
PHOTOS

AP 006.00

SEAL&SIGNATURE	DATE:	12.23.22
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	SHEET No.:	



 Park Slope Historic District

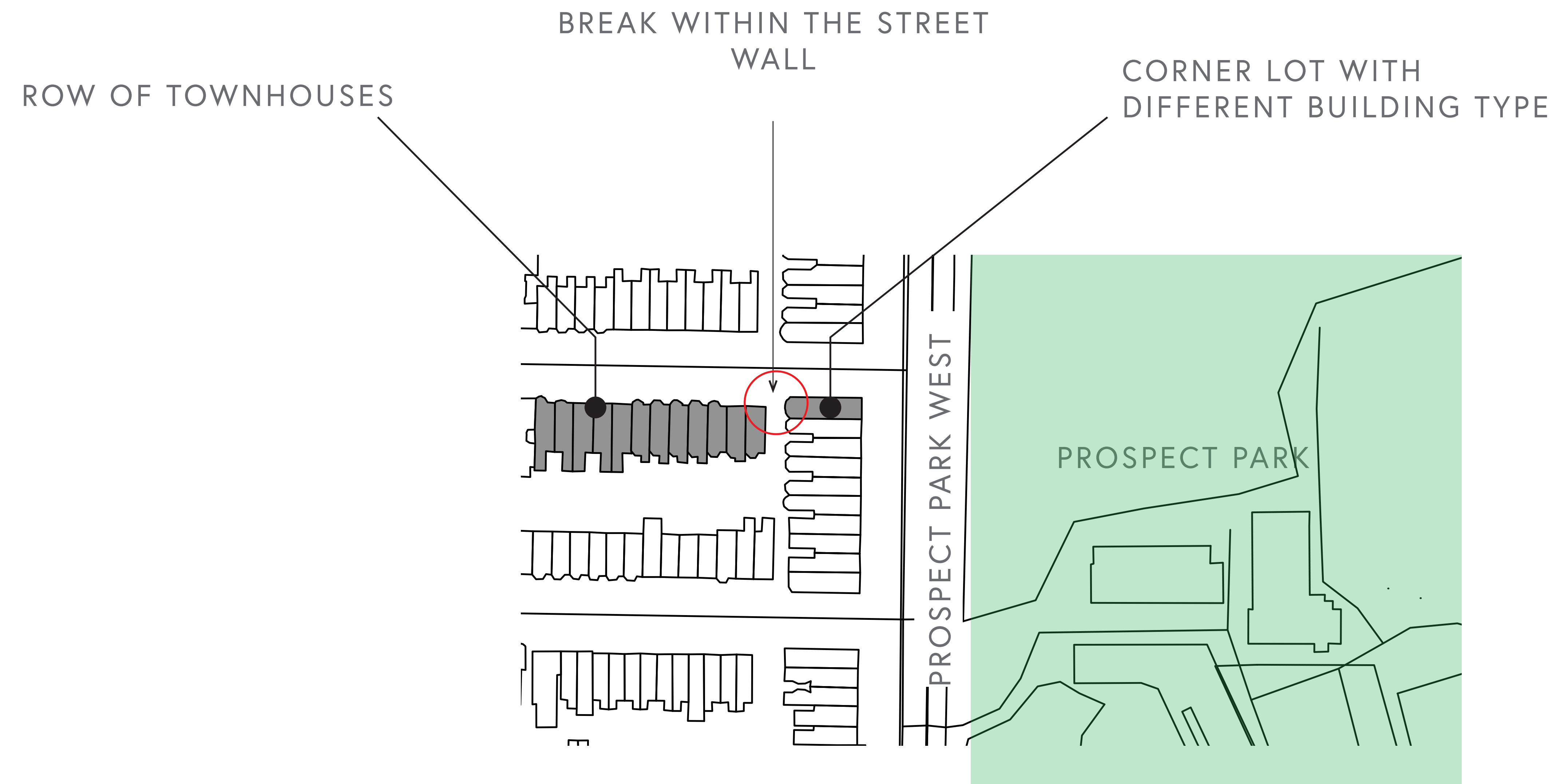


TYPOLOGY OF EXISTING CURB CUT & OFF STREET PARKING LOCATIONS

ARCHITECT:
COME MENAGE
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Brooklyn, NY 11211

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LOCATION OF EXISTING CURB CUT & PARKING PRECEDENTS IS THE SAME AS THE PROPOSED LOCATION AT 28 PPW

KEY PLAN



PROJECT NAME:

28 PROSPECT PARK
WEST

28 PROSPECT PARK WEST,
BROOKLYN, NY 11215
BLOCK: 1073 LOT: 36

FOR CLIENT :

SEAL&SIGNATURE _____ DOB EXAMINER APPROVAL STAMP _____

PRECEDENT PHOTOS

AP 006.00

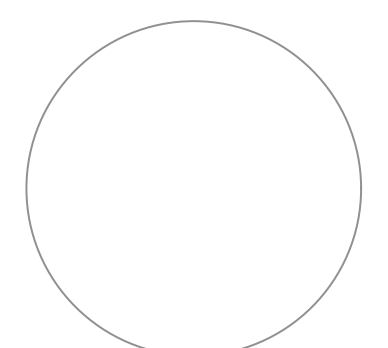
SEAL&SIGNATURE

DATE: 12.23.22

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JOB No.: M

SHEET No.:



CURB CUT & PARKING PRECEDENTS IN THE PARK SLOPE HISTORIC DISTRICT

01 636 11th St / 162 Prospect Park West



EXISTING CURB CUT & PARKING



ROW OF TOWNHOUSES



DIFFERENT/LARGER BUILDING TYPOLOGY AT STREET CORNER



KEY PLAN



ENLARGED PLAN

ARCHITECT:
COME MENAGE
READ Architecture Design D.P.C.
487 Driggs Ave, Second Floor
Brooklyn, NY 11211

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28 PROSPECT PARK WEST,
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PHOTOS
AP 006.00

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CURB CUT & PARKING PRECEDENTS IN THE PARK SLOPE HISTORIC DISTRICT

02 571 8th Street & 123 Prospect Park West



EXISTING CURB CUT



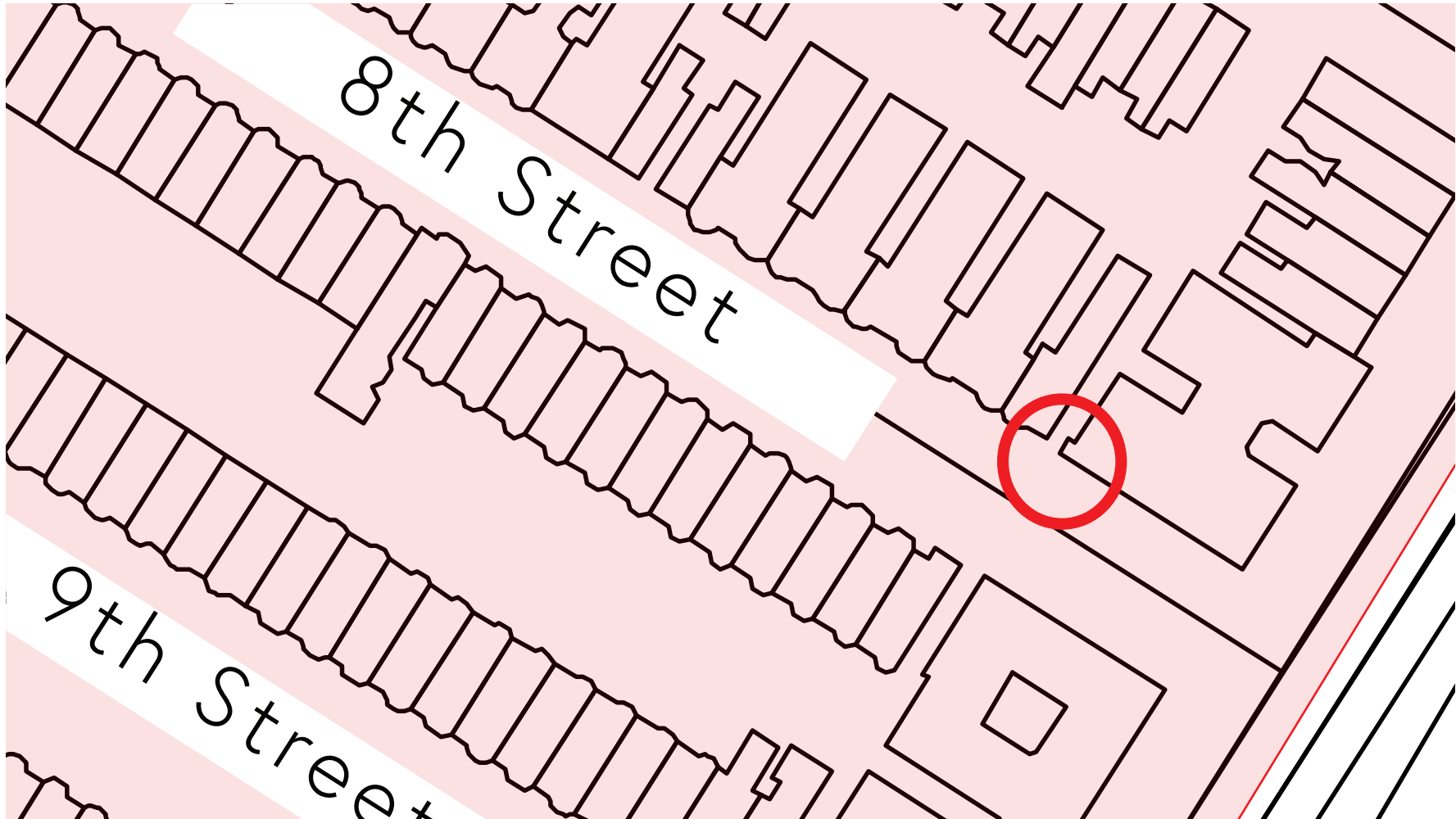
ROW OF TOWNHOUSES



DIFFERENT/LARGER BUILDING TYPOLOGY AT STREET CORNER



KEY PLAN



ENLRAGED PLAN

ARCHITECT:
COME MENAGE
READ Architecture Design D.P.C.
487 Driggs Ave, Second Floor
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PRECEDENT
PHOTOS

AP 006.00

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CURB CUT & PARKING PRECEDENTS IN THE PARK SLOPE HISTORIC DISTRICT

03 598 7th street & 610 7th Street



EXISTING CURB CUT & PARKING



ROW OF TOWNHOUSES



DIFFERENT/LARGER BUILDING TYPOLOGY AT STREET CORNER



KEY PLAN



ENLRAGED PLAN

ARCHITECT:
COME MENAGE
READ Architecture Design D.P.C
487 Driggs Ave, Second Floor
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PRECEDENT
PHOTOS

AP 006.00

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CURB CUT & PARKING PRECEDENTS IN THE PARK SLOPE HISTORIC DISTRICT

04 607 7th Street & 117 PPW



EXISTING CURB CUT & ENCLOSED PARKING



ROW OF TOWNHOUSES



DIFFERENT/LARGER BUILDING TYPOLOGY AT STREET CORNER



KEY PLAN



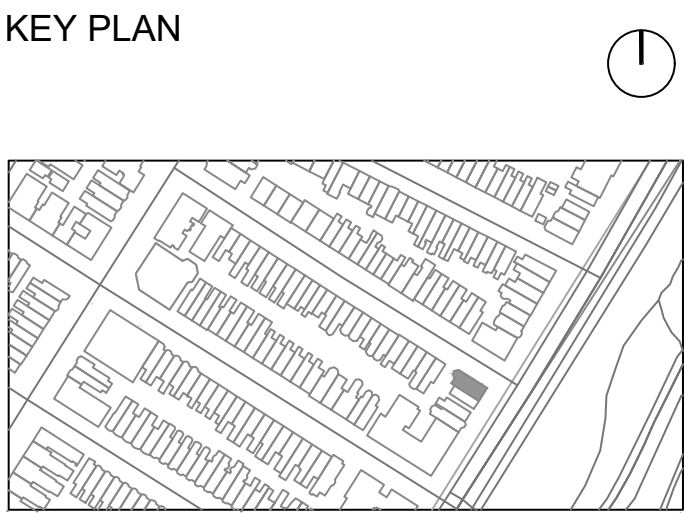
ENLRAGED PLAN

ARCHITECT:
COME MENAGE
READ Architecture Design D.P.C
487 Driggs Ave, Second Floor
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28 PROSPECT PARK WEST,
BROOKLYN, NY 11215
BLOCK: 1073 LOT: 36
FOR CLIENT :

SEAL&SIGNATURE DOB EXAMINER APPROVAL STAMP

PRECEDENT
PHOTOS
AP 006.00

SEAL&SIGNATURE	DATE: 12.23.22
	PROJECT No.: 160.00
	JOB No.: M
	SHEET No.:

CURB CUT & PARKING PRECEDENTS IN THE PARK SLOPE HISTORIC DISTRICT

05 626 6th Street & 108 PPW



EXISTING CURB CUT & ENCLOSED PARKING



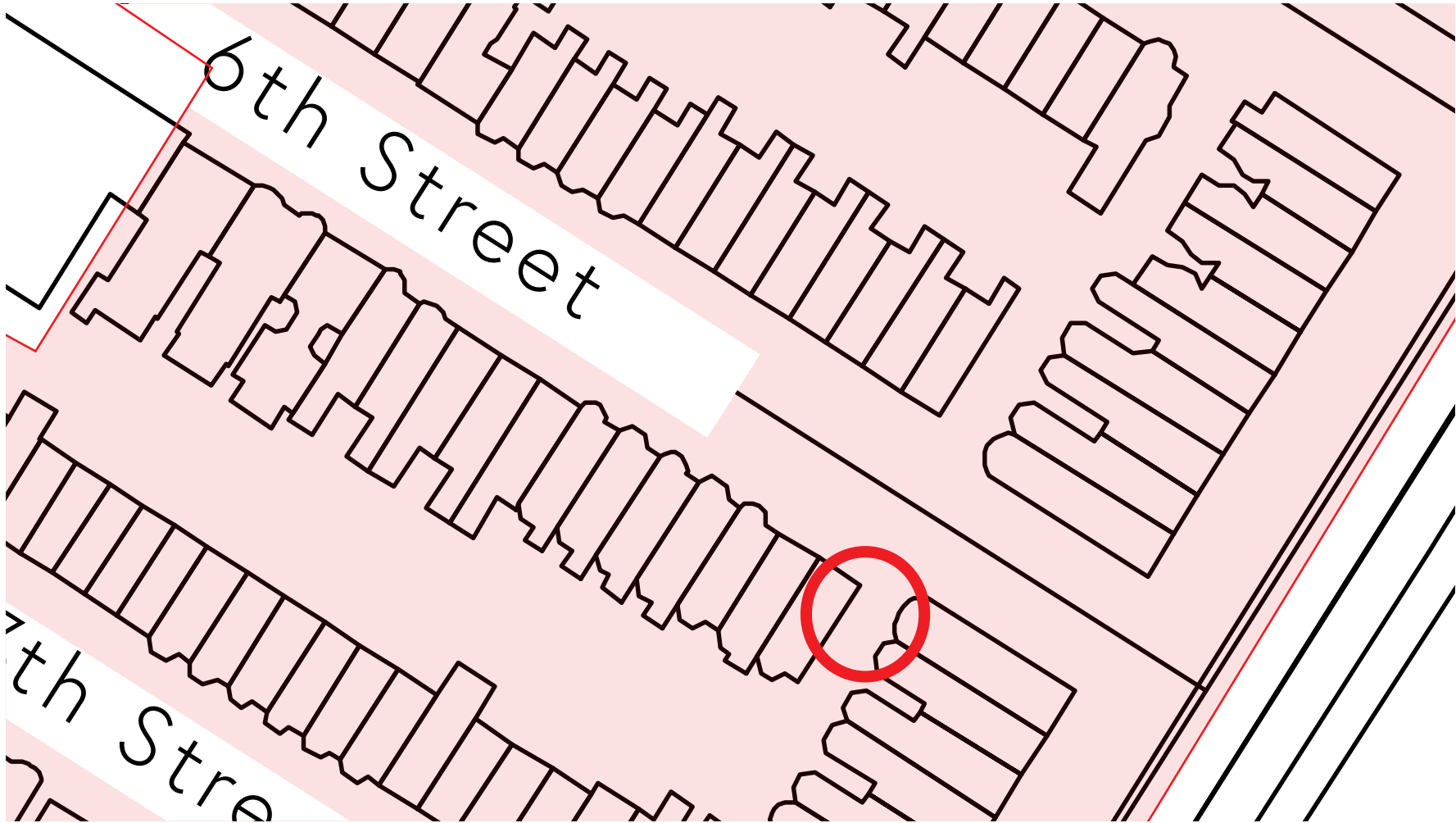
ROW OF TOWNHOUSES



DIFFERENT/LARGER BUILDING TYPOLOGY AT STREET CORNER



KEY PLAN



ENLRAGED PLAN

ARCHITECT:
COME MENAGE
READ Architecture Design D.P.C.
487 Driggs Ave, Second Floor
Brooklyn, NY 11211

REVISION		
NO.	DESCRIPTION	DATE

DESIGN TEAM

KEY PLAN



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CURB CUT PRECEDENTS IN THE NEIGHBORHOOD

06 608 5th Street & 98 PPW



EXISTING CURB CUT & ENCLOSED PARKING



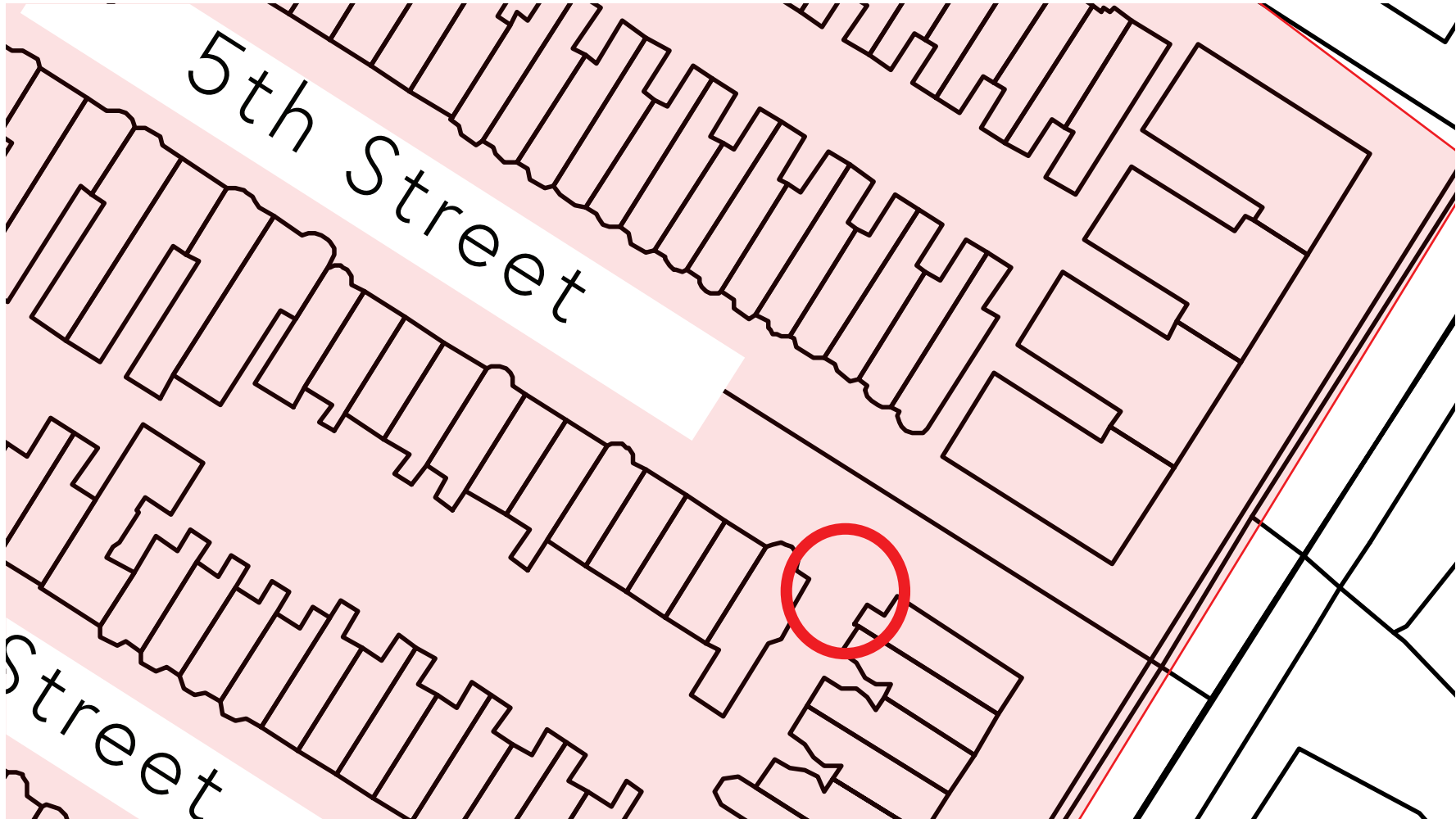
ROW OF TOWNHOUSES



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SHEET No.:

28 PPW - MATCHING TYPOLOGY



PROPOSED CURB CUT & OPEN OFF STREET PARKING



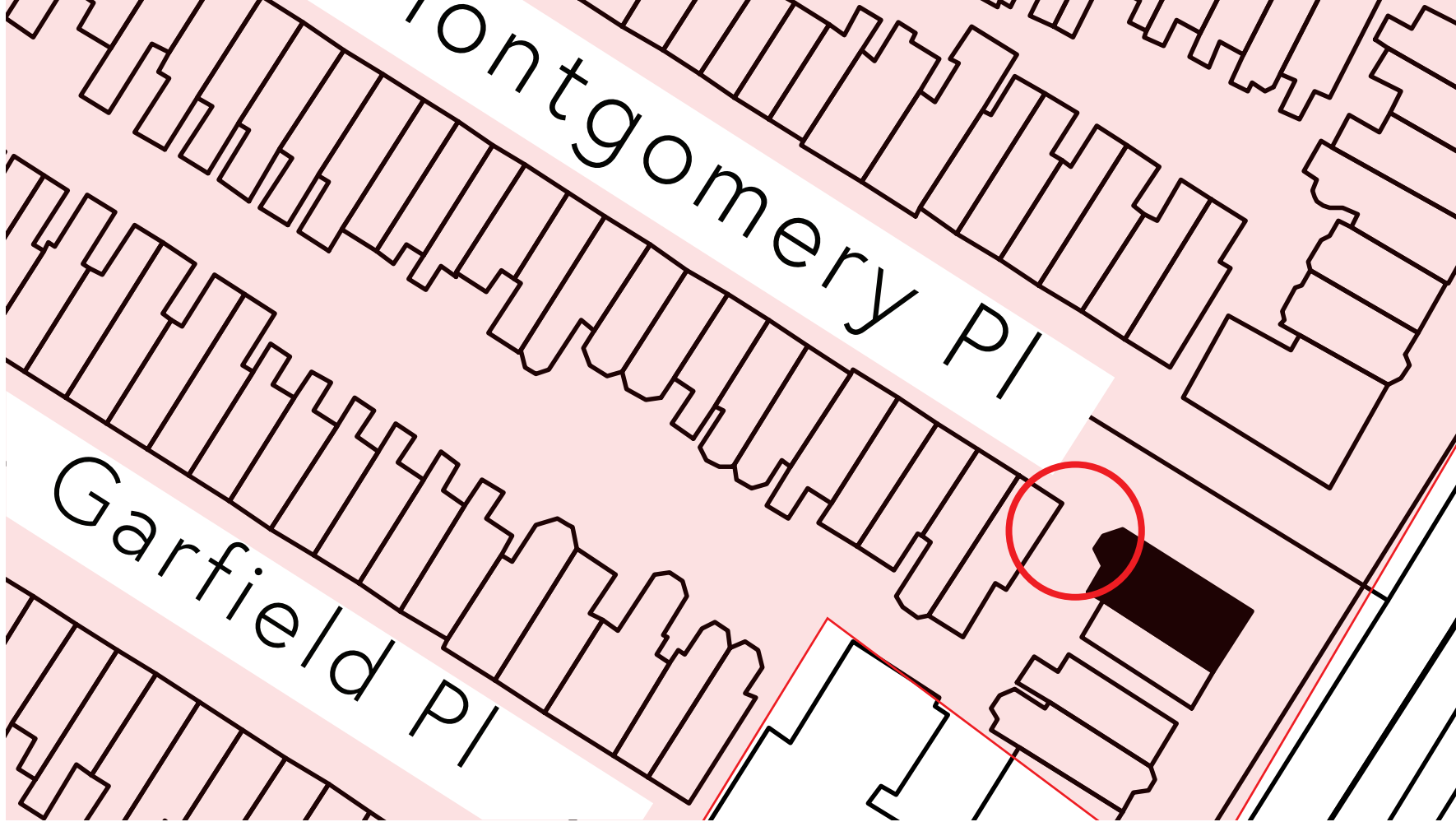
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SEAL&SIGNATURE DATE: 12.23.22
PROJECT No.: 160.00
JOB No.: M
SHEET No.:

February 27, 2024
Public Hearing

The current proposal is:

Preservation Department – Item 6, LPC-24-04640

28 Prospect Park West – Park Slope 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
888 475 4499 (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.

APPENDIX: STAFF LEVEL APPLICATIONS

PROPOSED FENCE REPAIR



1



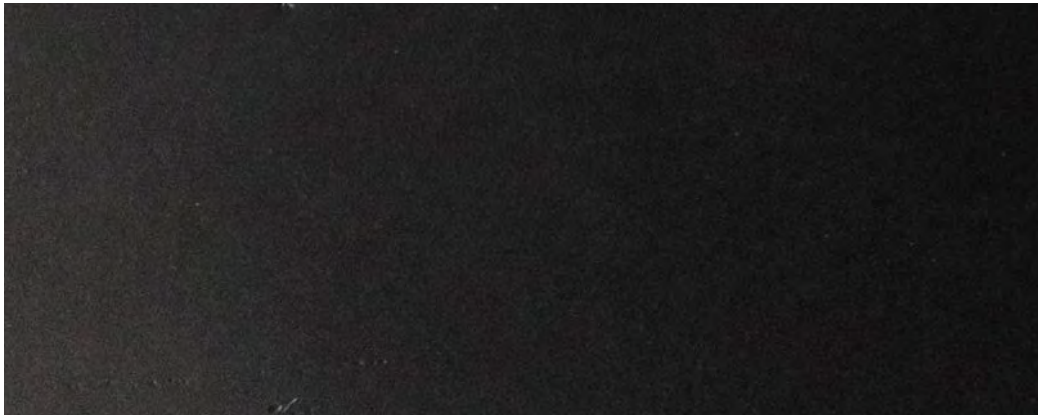
2

EXISTING CONDITIONS:

- heavy corrosion & chipped paint throughout

PROPOSED REPAIR METHOD:

- repaint in black to match original existing paint)
- reattach where needed



BLACK OUTDOOR PAINT FOR WROUGHT IRON SAMPLE

ARCHITECT:
COME MENAGE
READ Architecture Design D.P.C
487 Driggs Ave, Second Floor
Brooklyn, NY 11211

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KEY PLAN

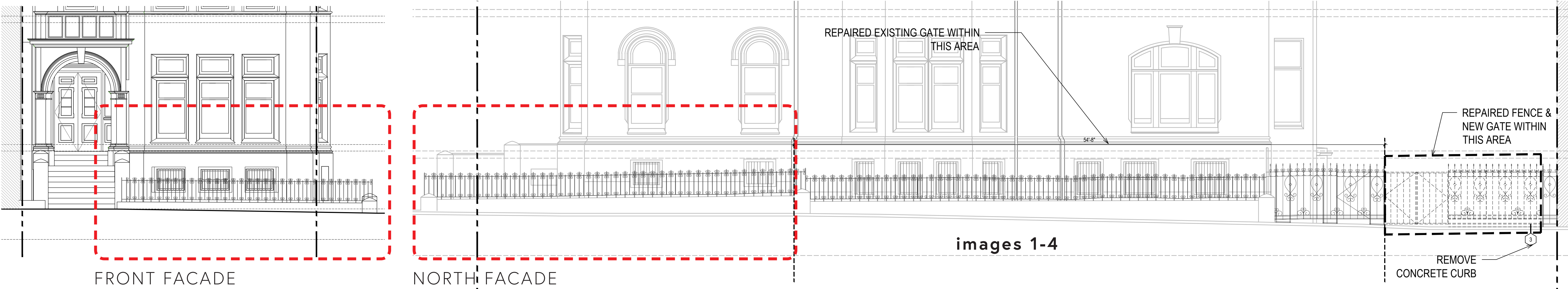


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images 1-4

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EXISTING PHOTOS

AP 003.00

DATE: 12.23.22
PROJECT No.: 160.00
JOB No.: M



SHEET No.:

PROPOSED FENCE REPAIR



1



2



3

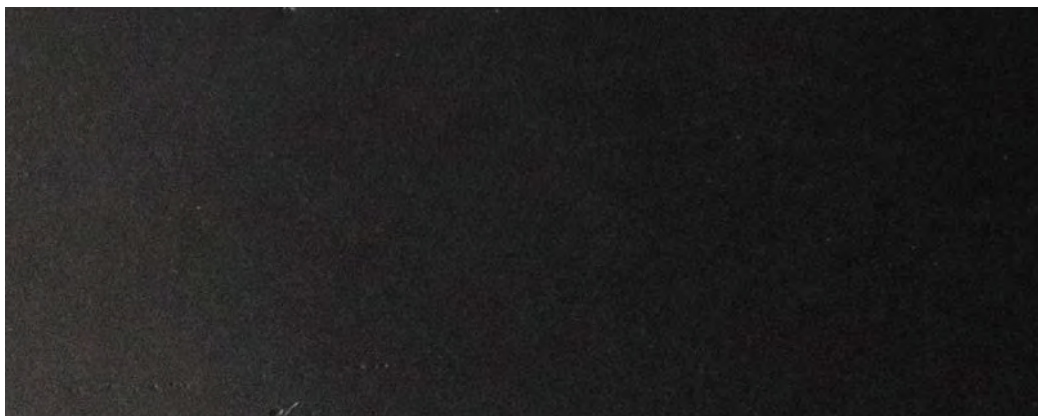


4

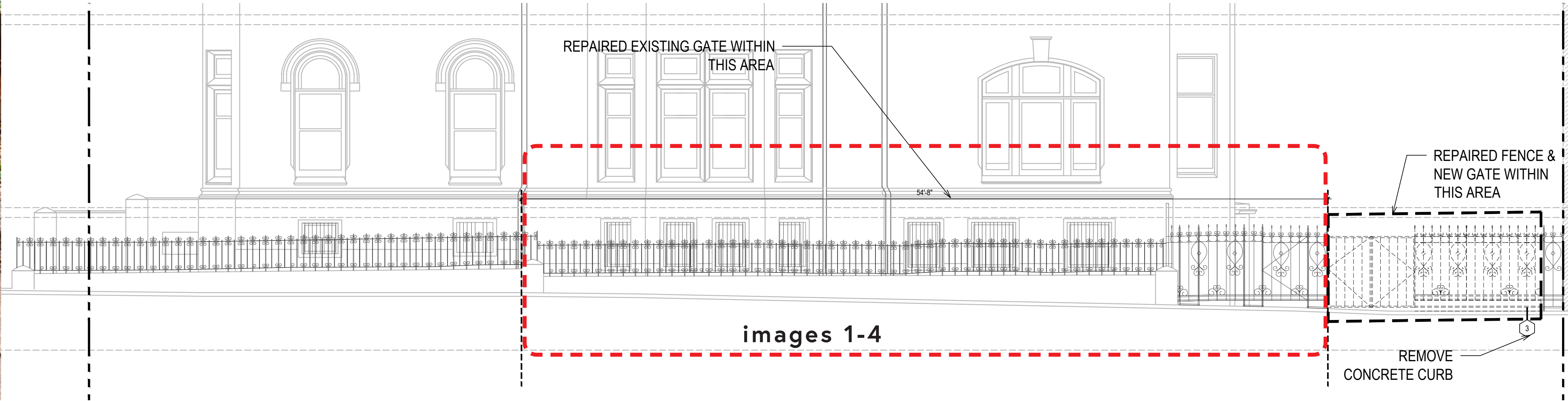


- EXISTING CONDITIONS:**
- heavy corrosion & chipped paint throughout
 - warped & broken sections of gate
 - loosened and broken attachments

- PROPOSED REPAIR METHOD:**
- repair existing wrought iron fence where needed (reattach lose sections & repaint in black to match original existing paint)
 - replace wrought iron fence sections where needed (e.g. warped sections) - design and ornamentation to match existing fence



BLACK OUTDOOR PAINT FOR WROUGHT IRON SAMPLE



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