

The current proposal is:

Preservation Department – Item 1, LPC-22-01205

**95 Prospect Park West, Prospect Park - Litchfield Villa -
Individual Landmark
Borough of Brooklyn**

To Testify Please Join Zoom

Webinar ID: 847 6405 0416

Passcode: 421296

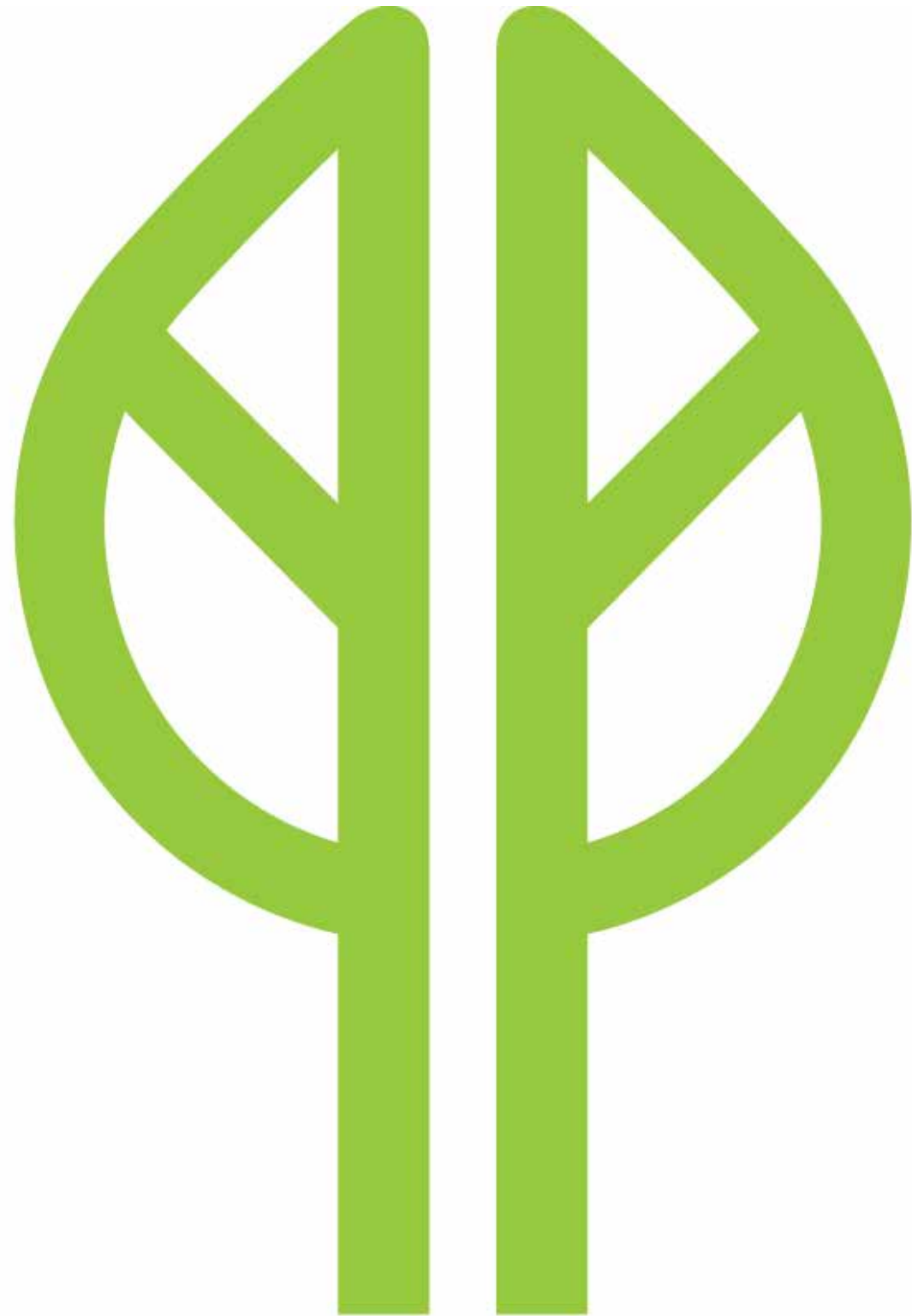
By Phone:

1 646-558-8656

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Litchfield Villa Grounds

Main Entrance Ramp

Located at 95 Prospect Park West
in the Borough of Brooklyn

September 21, 2021
Landmarks Commission Hearing
Design by Prospect Park Alliance

Project Size: 3,000 SF

Project Budget (Phase I) : \$1,594,000 Brooklyn Delegation (City Council)

Goals

- Improve accessibility to Litchfield Villa
- Improve accessible parking spaces near Litchfield Villa





Brooklyn

City

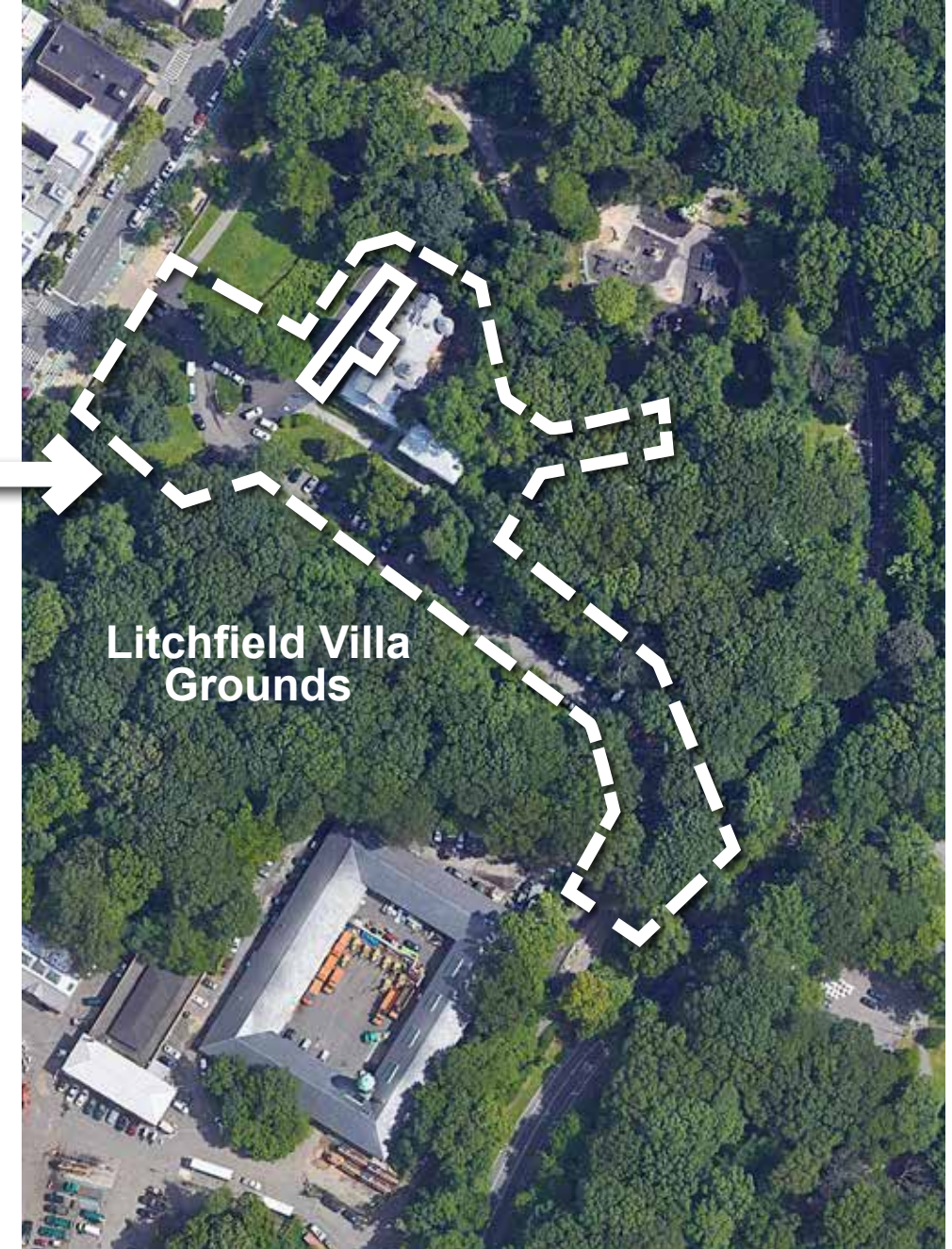
2 MI



Prospect Park

Neighborhood

2000 FT



Litchfield Villa
Grounds

Site

200 FT



Litchfield Villa Main Entrance Ramp
Prospect Park | Project Location

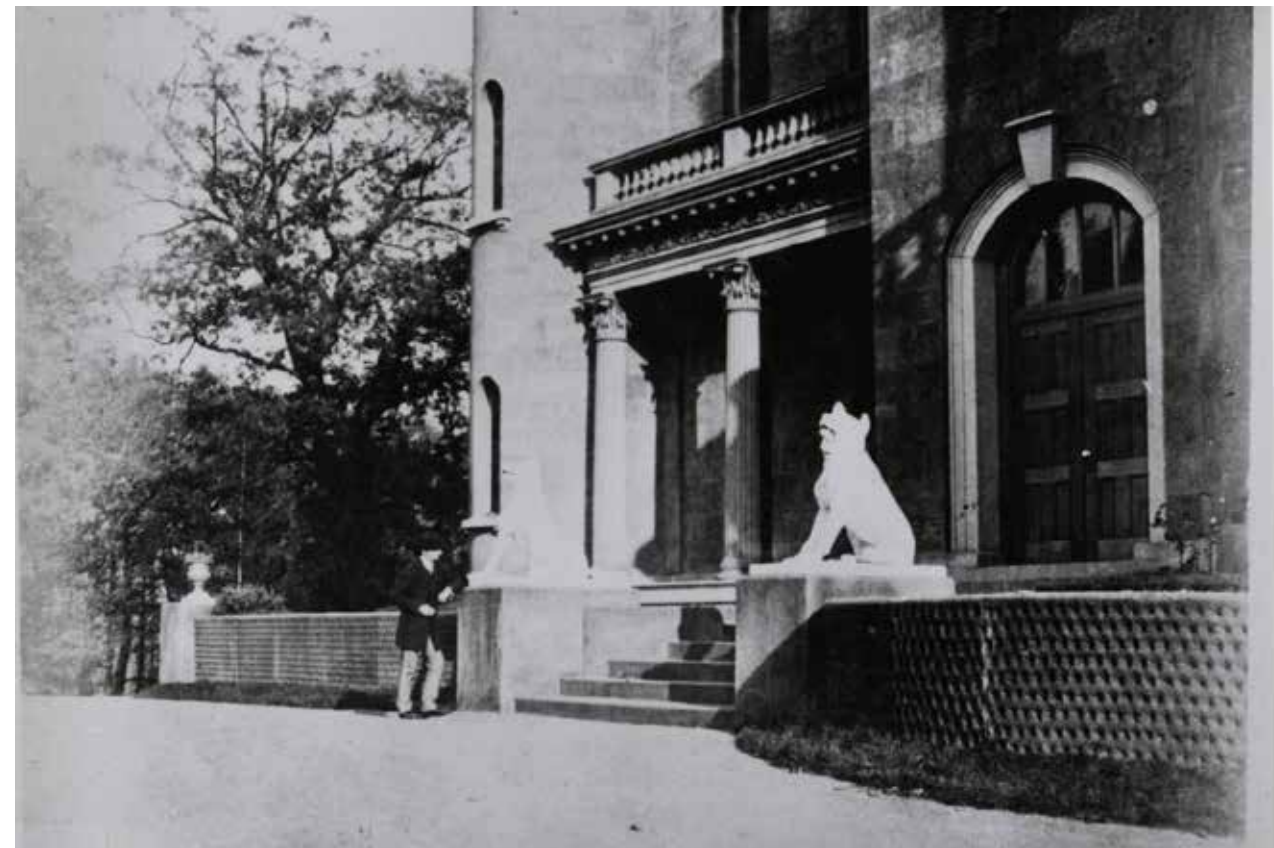


1934 The original facade was stucco before it was removed to show brick. Original double door is present but was removed shortly after. Note the un-vegetated terraces retained by brownstone walls wrapping the building.





1870 A curved drive led to the front of the building.



1870 Main entrance; note original double swing door and canines on piers.

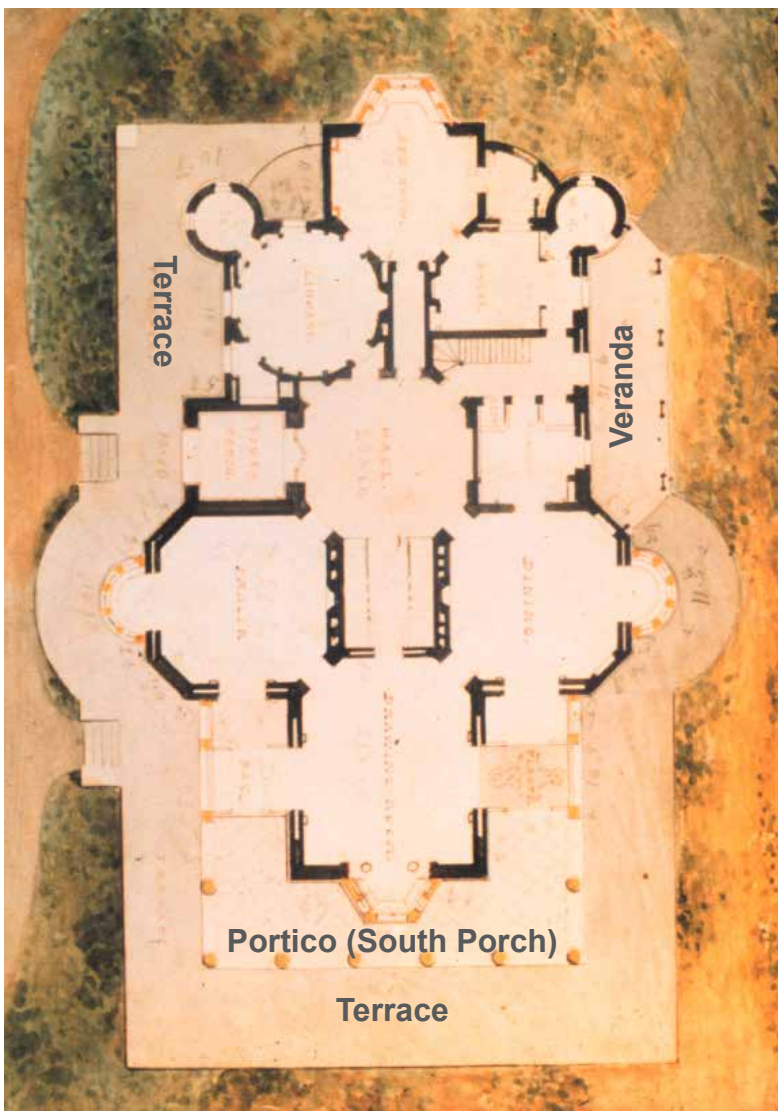


1949 Door has been changed to single swing after the 1930s. Note the door's light color and new exposed brick facade.

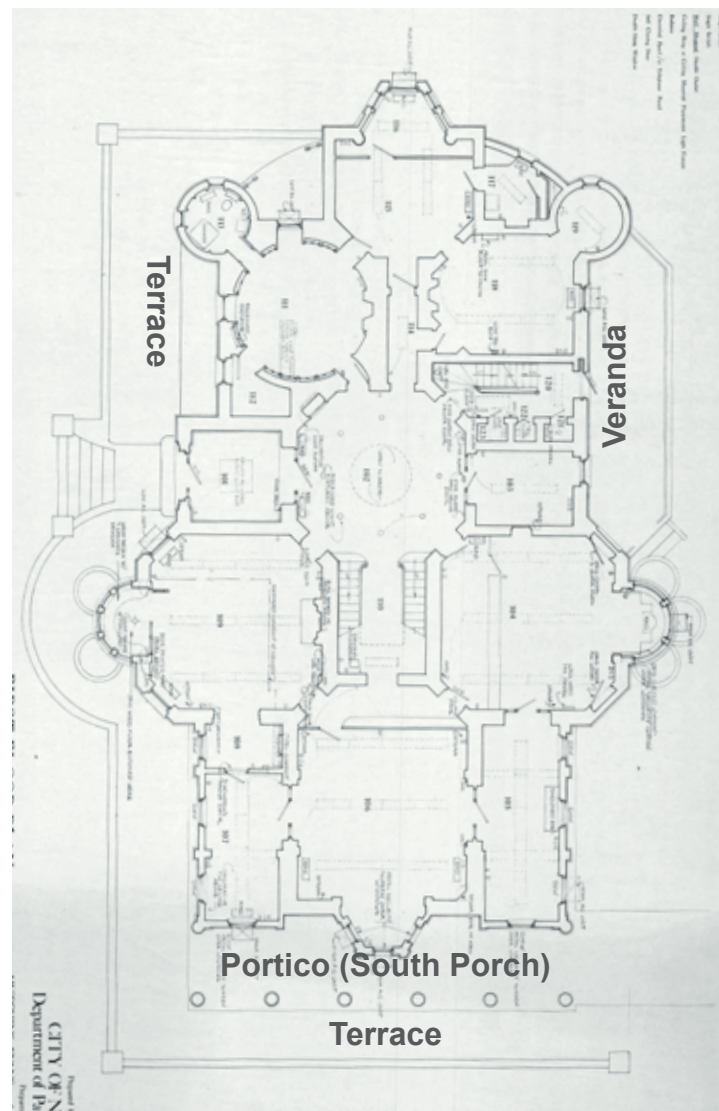


1981 Urns from another area of the park replaced the canines in the 1930s. Note that a flagpole was installed on the building facade and later changed to a yardam, which has also since been removed.



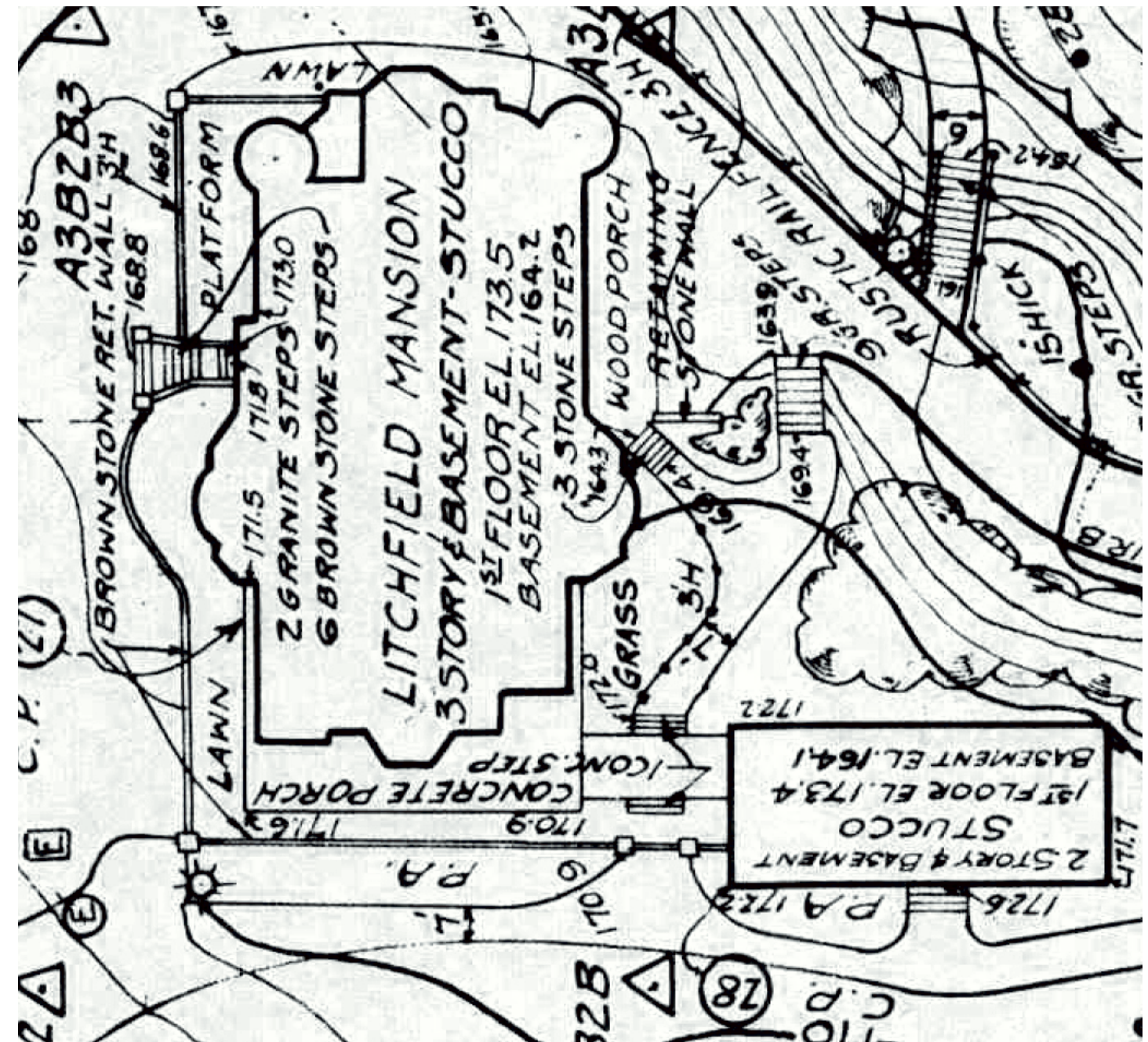


c.1854 AJ Davis Rendering



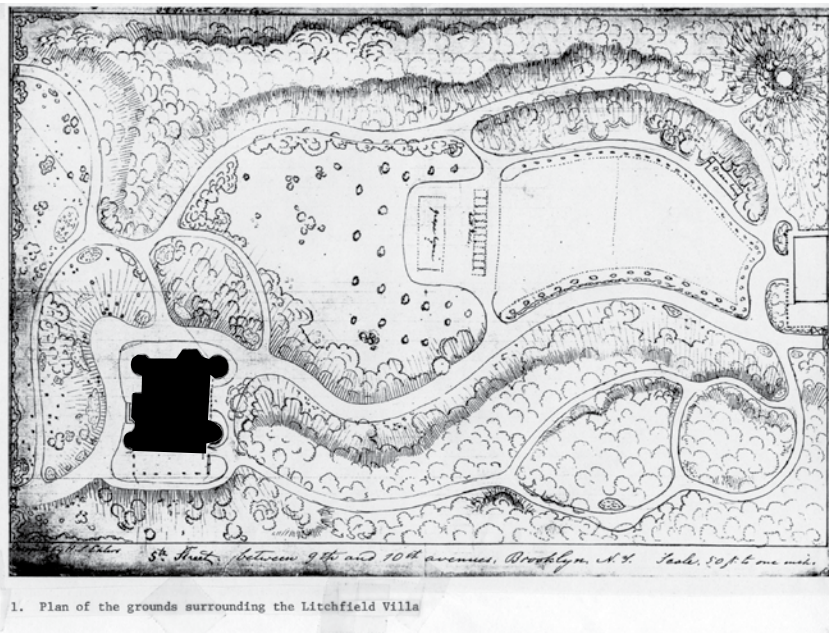
1986 *The First Historic Structure & Landscape Report* showing as-built condition

- Terrace was a crushed stone material
- Portico was most likely a wood porch
- Veranda was most likely a wood porch



1935 Survey

- Terrace becomes planted with lawn
- Portico is paved concrete and extended to new Annex building
- Veranda was most likely a wood porch
- Rear paving and steps added with Annex building



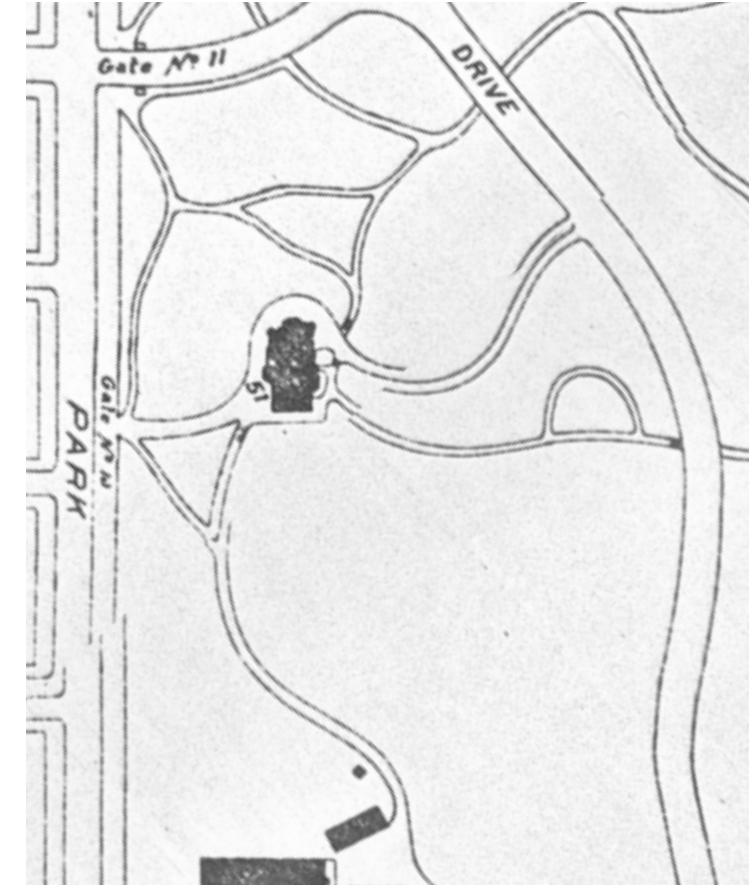
1853 Ehlers Site Plan



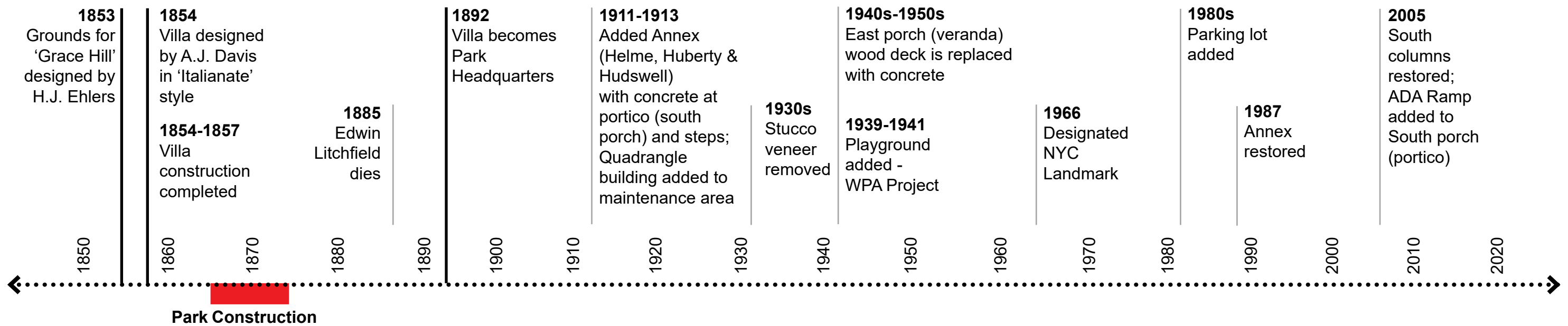
1888 Prospect Park Map

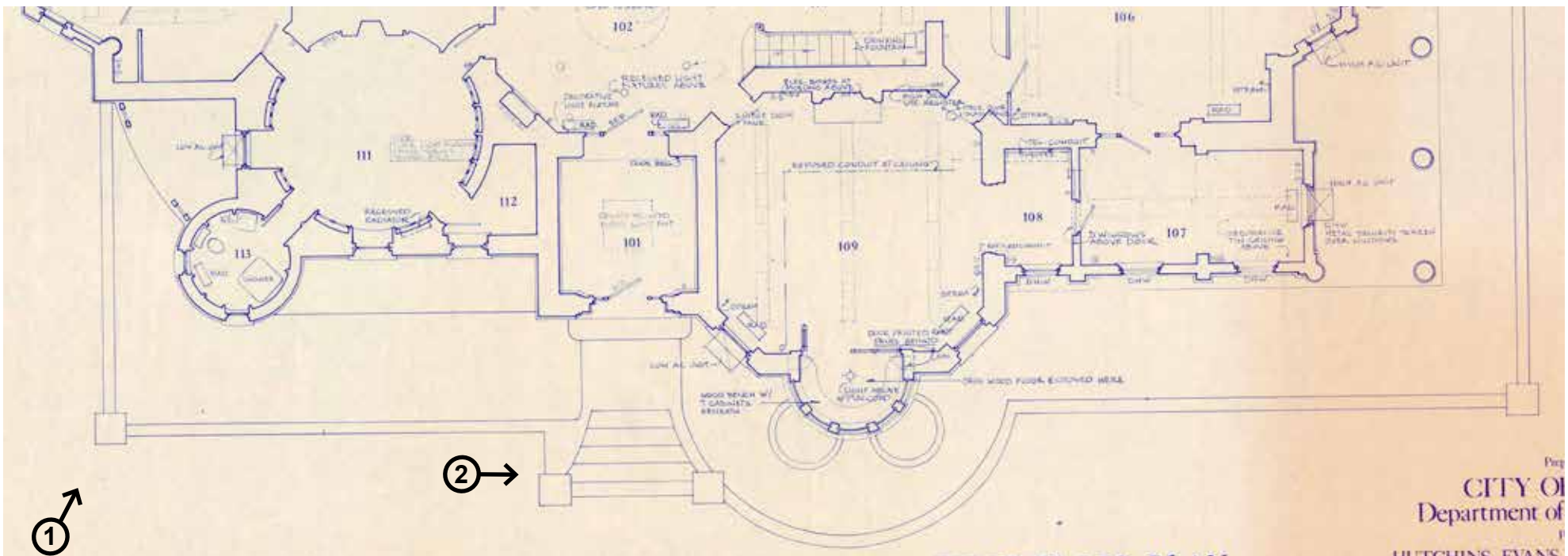


1901 Prospect Park Map



1909 Borough of Brooklyn Park Plan





1 Original northwest brownstone wall in storage



Brownstone wall

Brownstone pier

Temporary Plywood
Brownstone wall in storage

2 Temporary staircase on original brownstone and granite steps



Two granite steps

Brownstone cheek wall

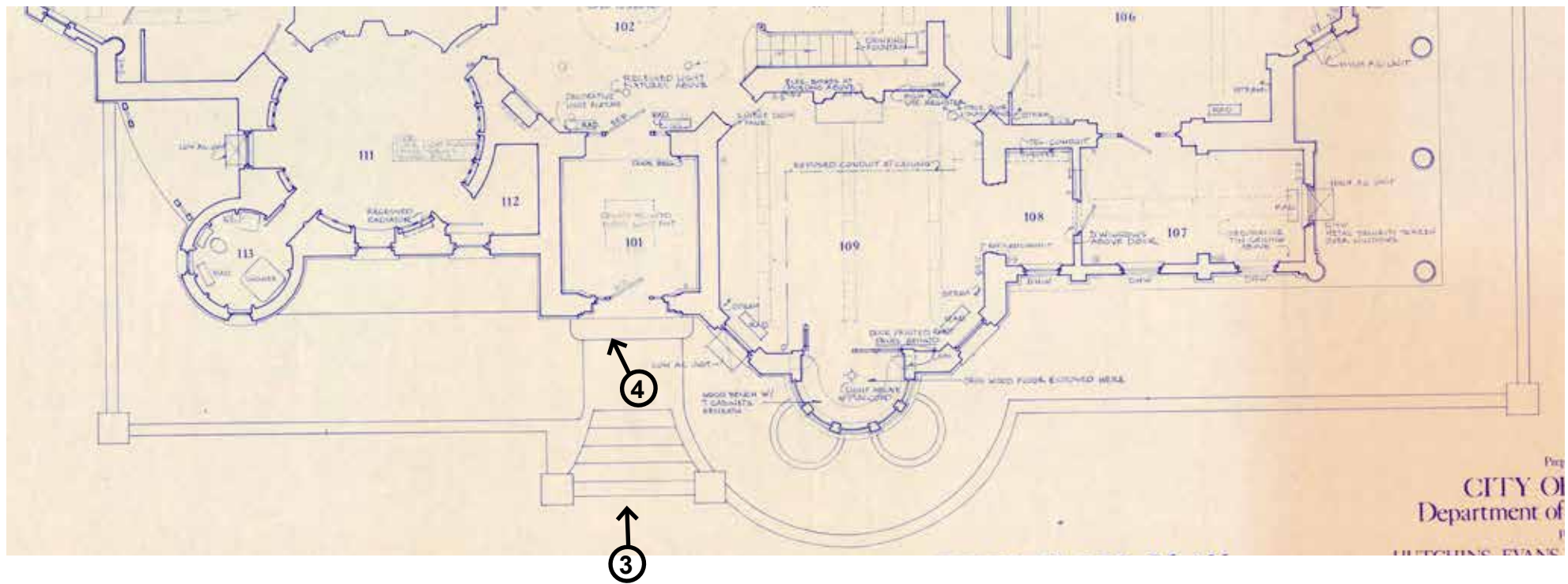
Brownstone landing

Temporary Wood
Stair

Brownstone pier



Litchfield Villa Main Entrance Ramp
Prospect Park | Site Photos



3 First brownstone step is buried, landing is also brownstone



Brownstone wall in storage Brownstone pier 2 Granite steps 5 brownstone steps

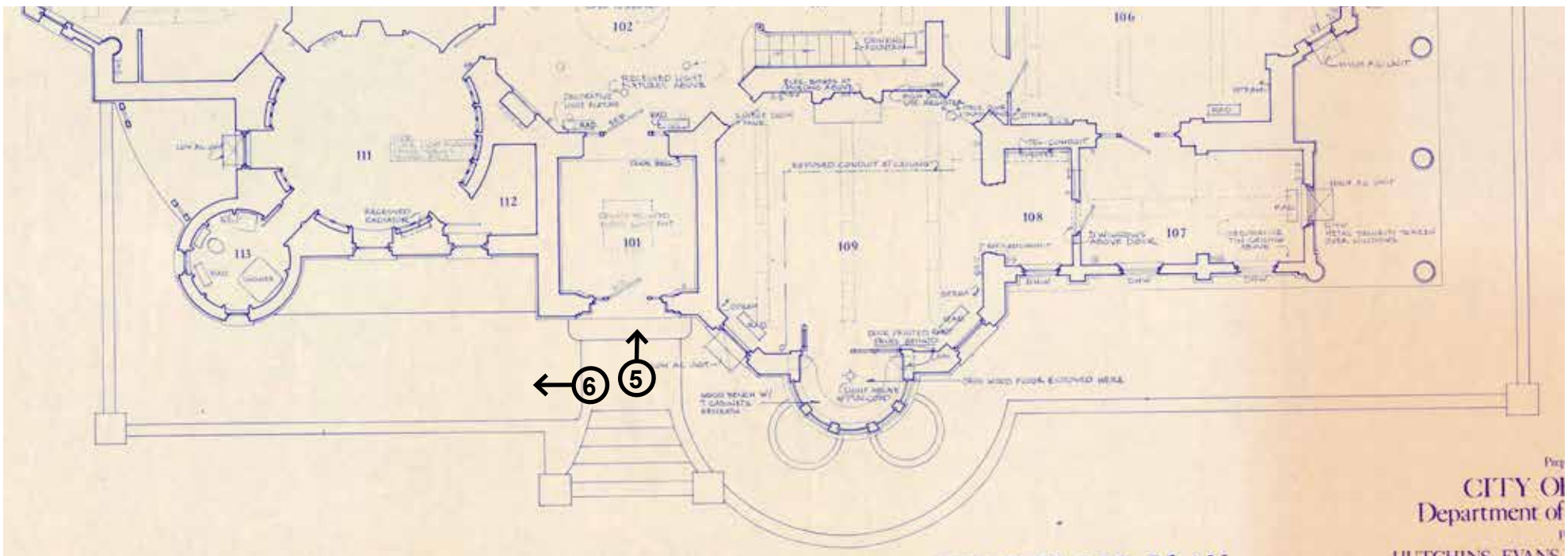
4 Top two steps are granite and match the building granite



Concrete terrace Brownstone landing 2 Granite steps



Litchfield Villa Main Entrance Ramp
Prospect Park | Site Photos



5 Door sill must be removed and door reversed to meet code



Brownstone landing

2 Granite steps

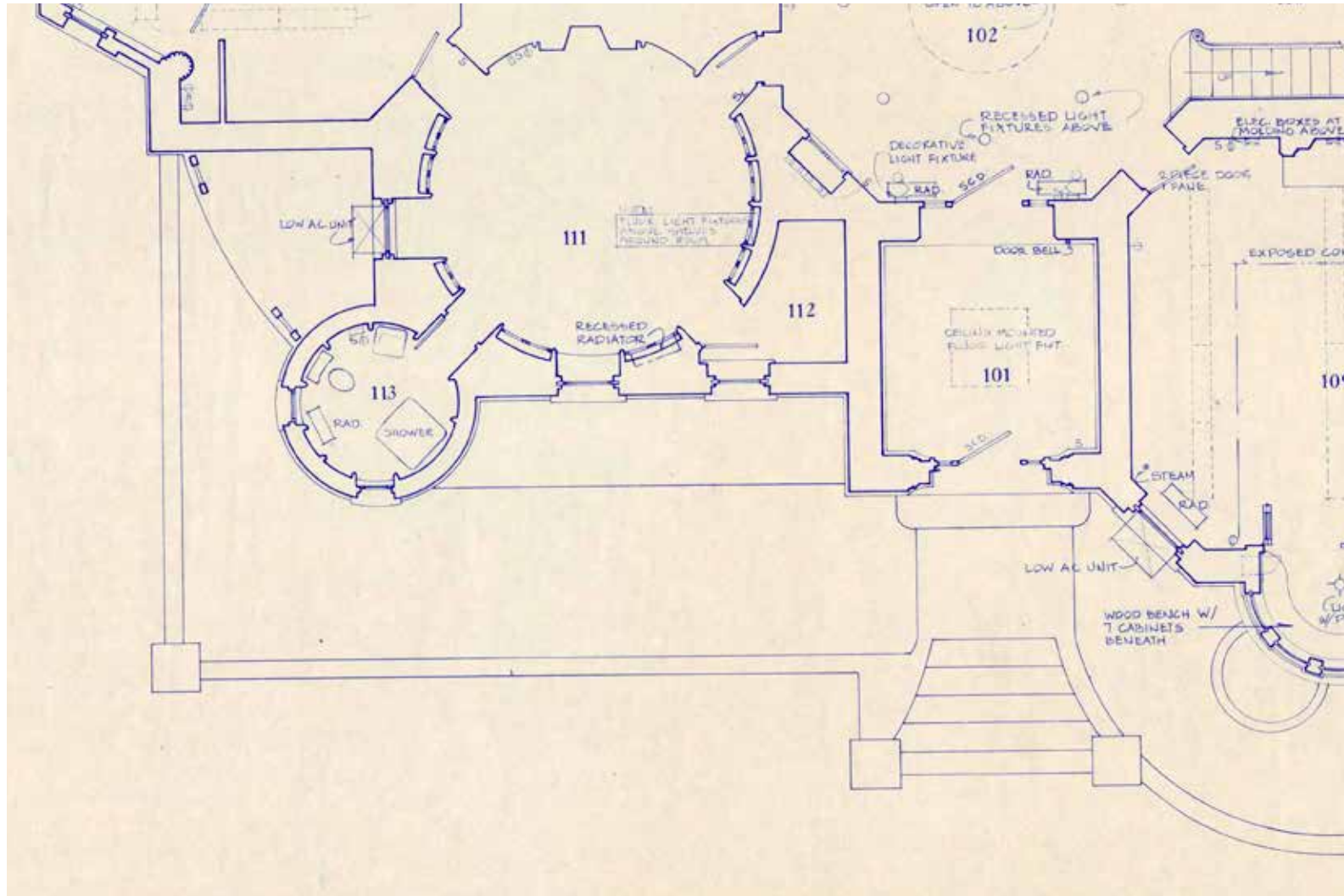
6 Ramp will be installed between concrete terrace and reset brownstone wall



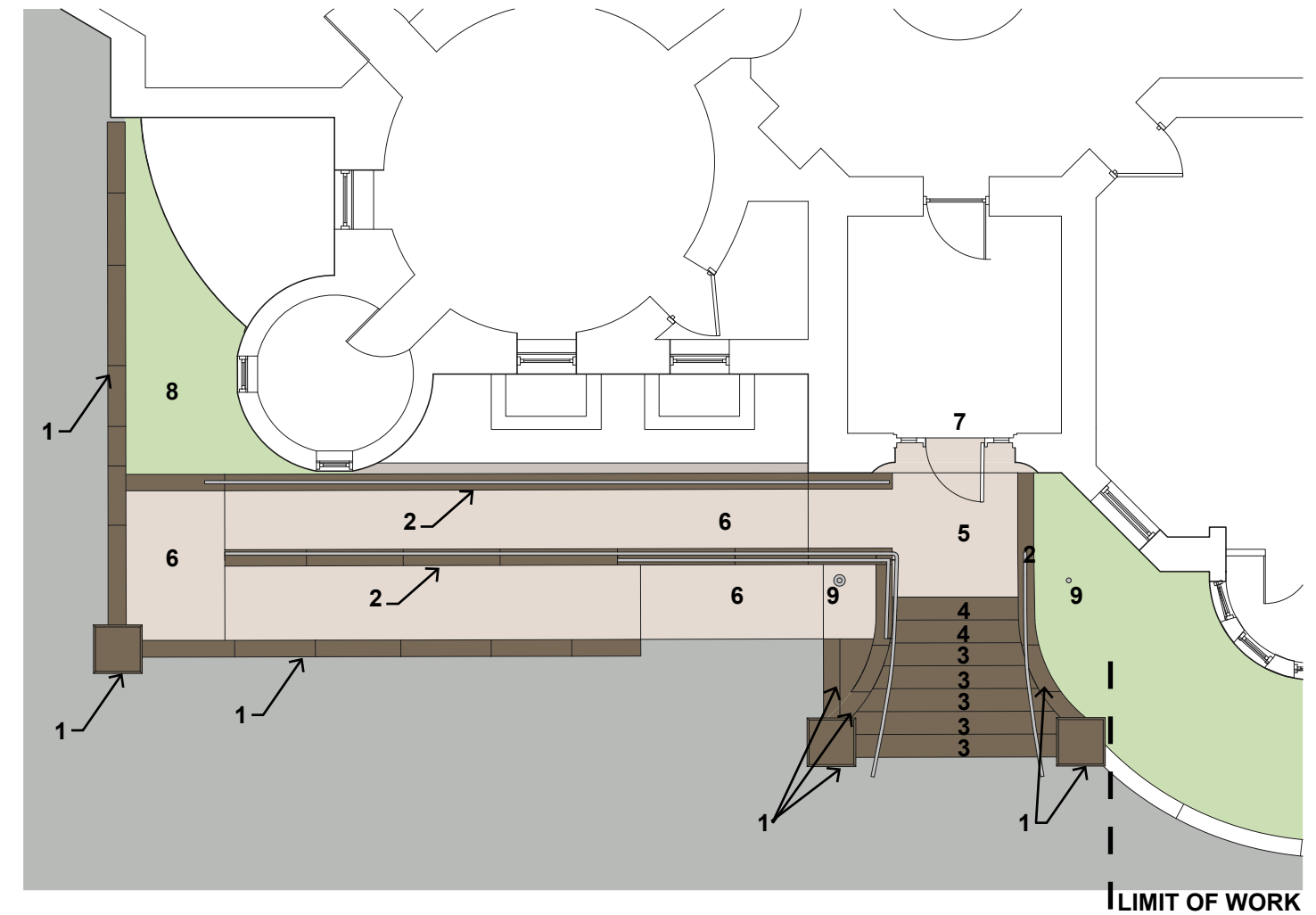
Brownstone cheek wall

Granite steps

EXISTING



PROPOSED

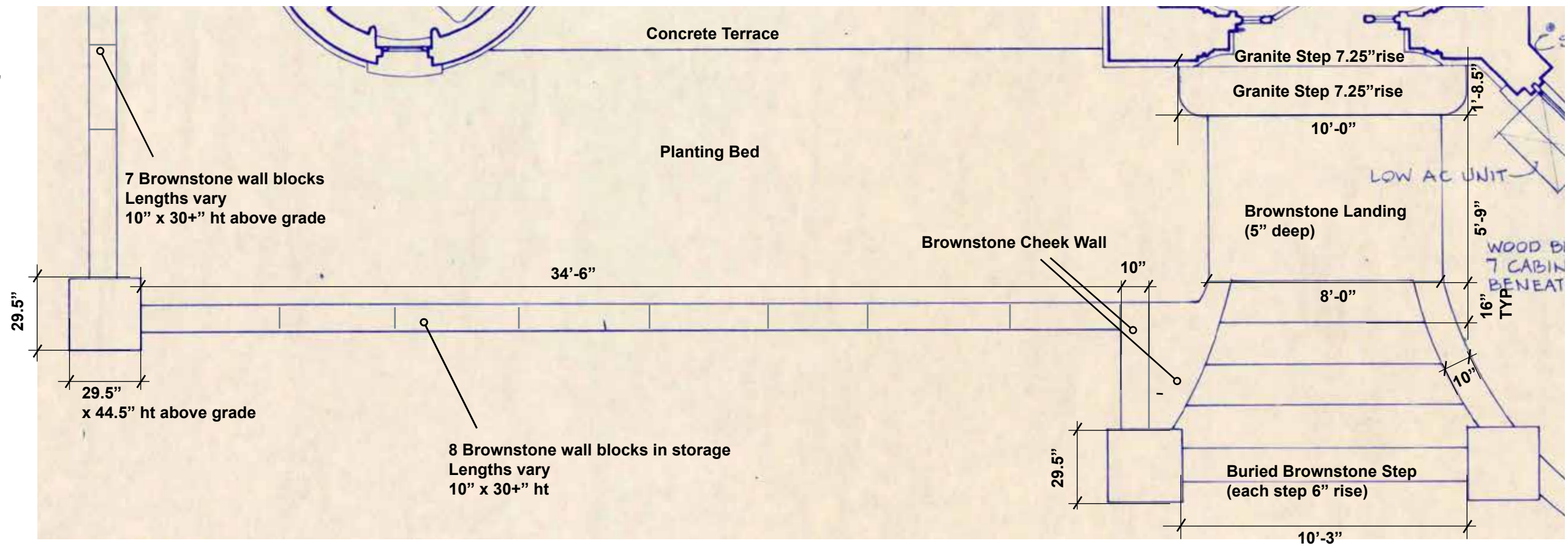


1. Restore original brownstone wall and piers; set on foundation
2. Install cast stone brownstone ramp wall with railing
3. Reset five original brownstone steps
4. Install two new cast stone brownstone steps
5. Install new granite landing to meet top granite step flush
6. Install new granite pavement
7. Refabricate door, hang on opposite side
8. Slope down existing planting bed to meet ramp landing
9. Install two 15ft tall flagpoles

EXISTING

Existing granite:
'North Carolina Mt. Airy'

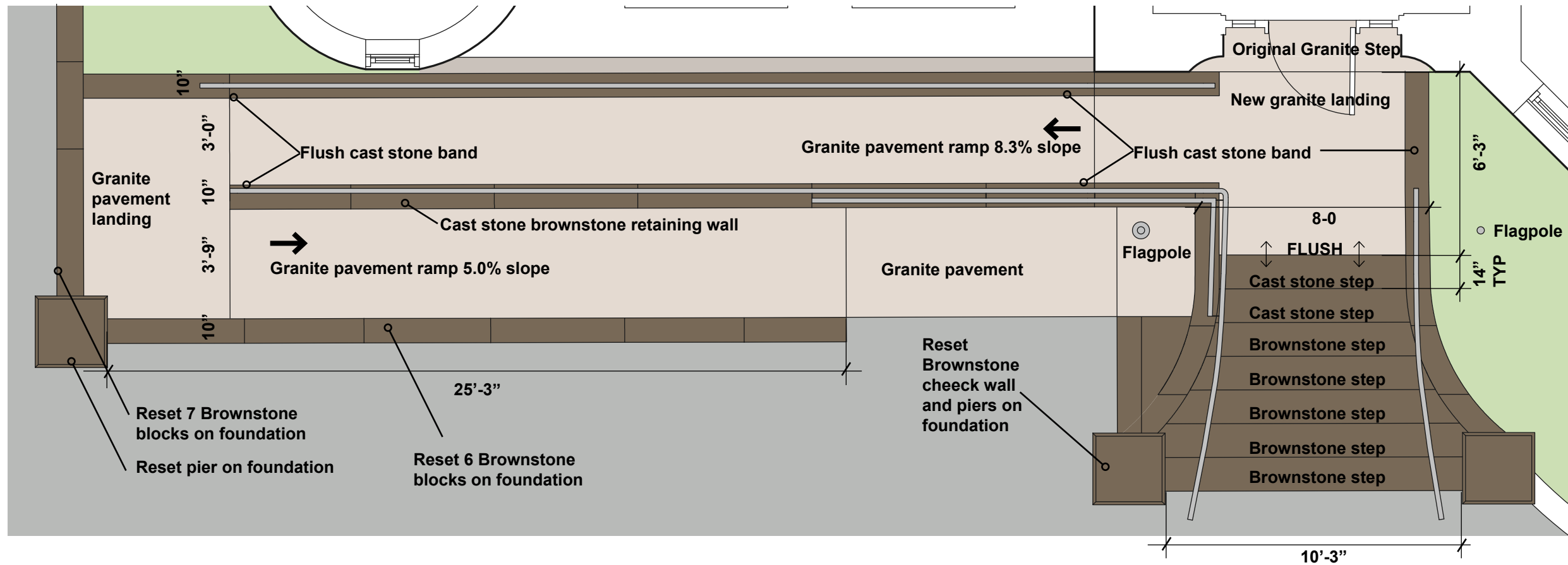
Existing brownstone:
'Portland'



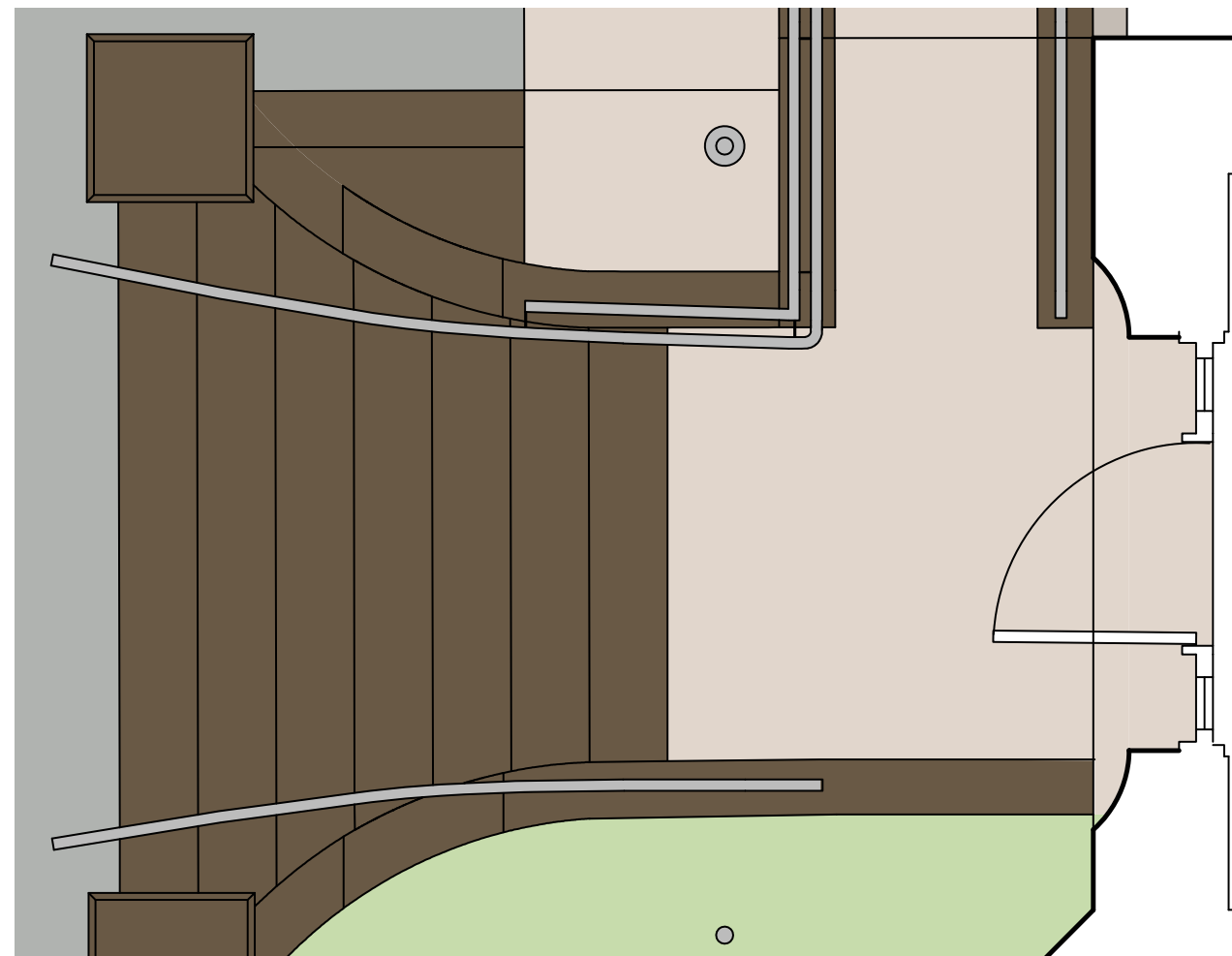
PROPOSED

All new granite:
'BETHEL WHITE'

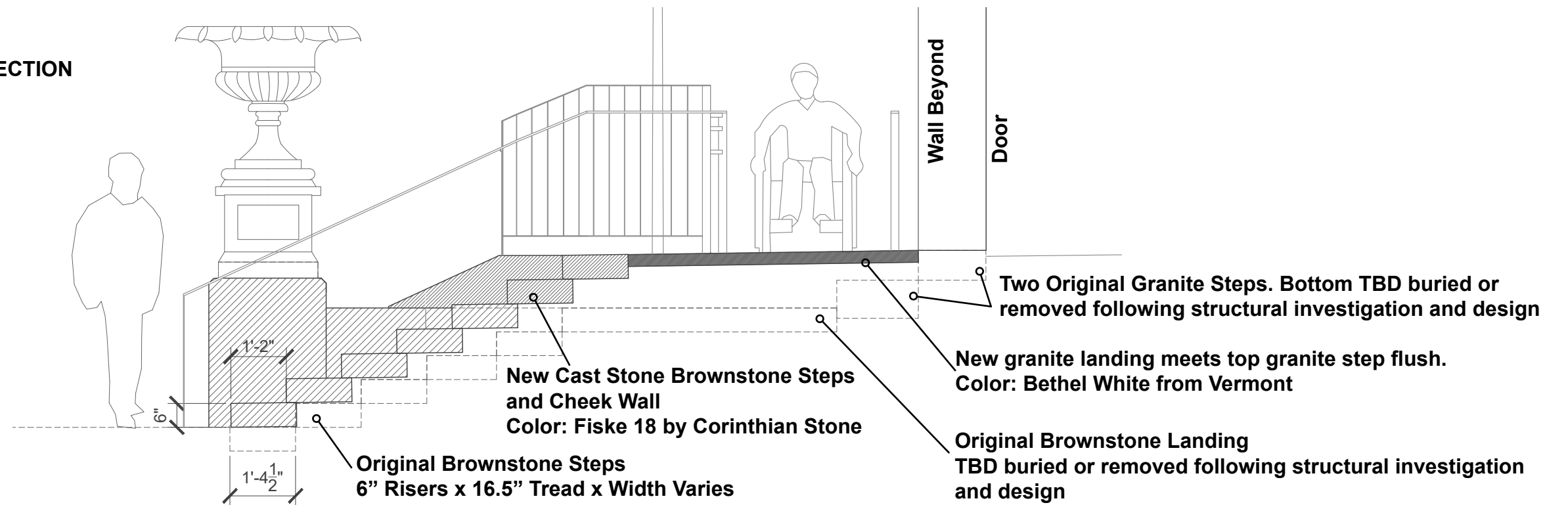
All new cast stone brownstone:
'FISKE 18'
CORINTHIAN STONE



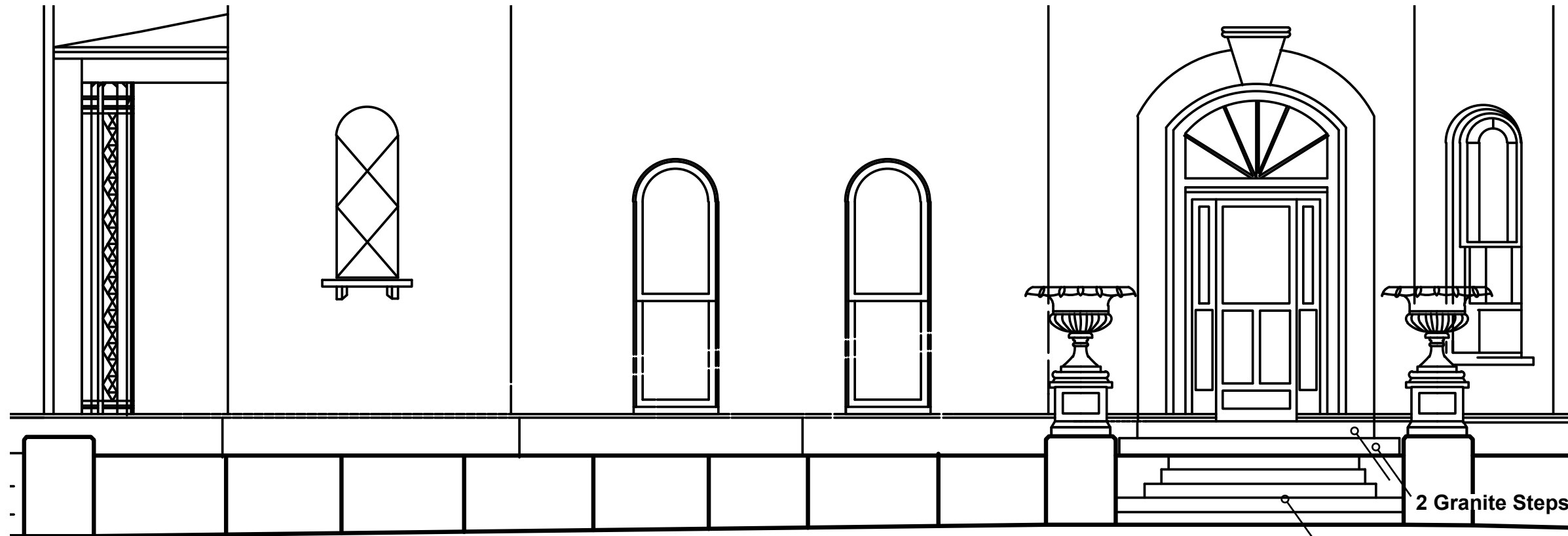
PROPOSED PLAN



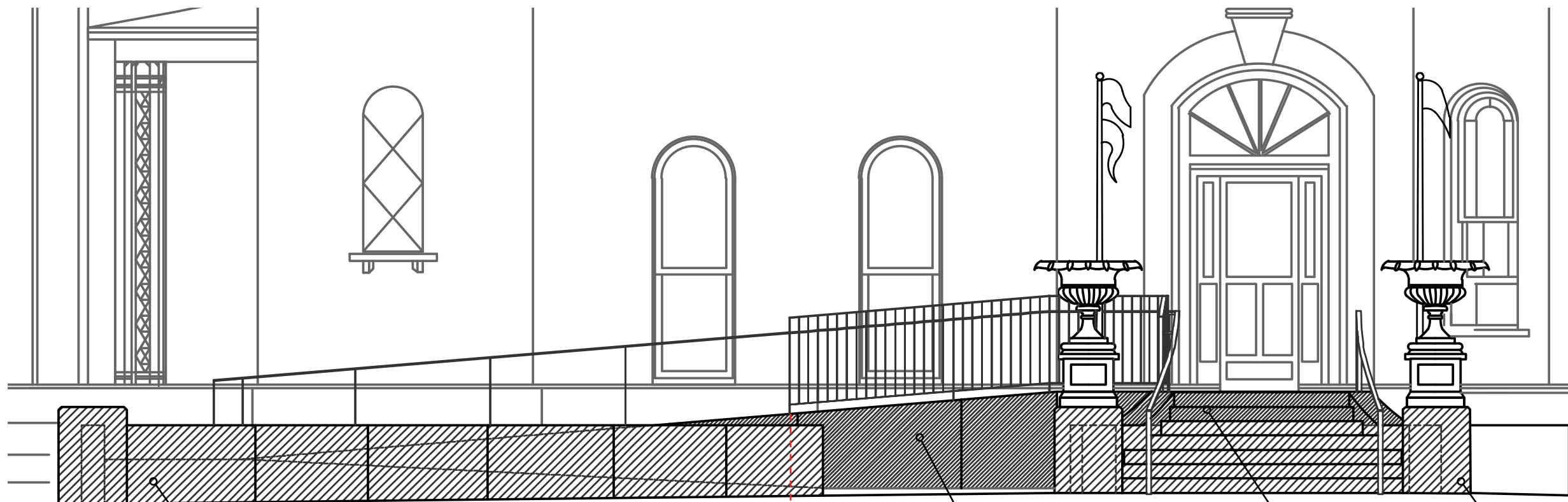
EXISTING VS PROPOSED SECTION



EXISTING



PROPOSED



2 Granite Steps
5 Brownstone Steps, Landing, Piers, and Walls

Original Brownstone walls and pier reset on foundation

30" Drop Guards no longer needed

New Cast Stone Brownstone Retaining Wall
Color: Fiske 18 by Corinthian Stone

New Cast Stone Brownstone Steps and Capped Cheek Wall
Color: Fiske 18 by Corinthian Stone

Brownstone Steps, Pier, and Cheek Wall reset on foundation



Litchfield Villa Main Entrance Ramp
Prospect Park | Elevation



HANDRAIL / GUARDRAIL

- Satin finish stainless steel

Posts 3/16" x 2" x 36" (to 36/42" above grade)
Pickets 1/8" x 1/2" (to 42" above grade)
Handrail Channel 3/16" x 2"
Top Bar 3/16" x 2"

FLAGPOLE

- 15ft ht. Standard Cast Aluminum



Litchfield Villa Main Entrance Ramp
Prospect Park | Rendering



NYC Parks

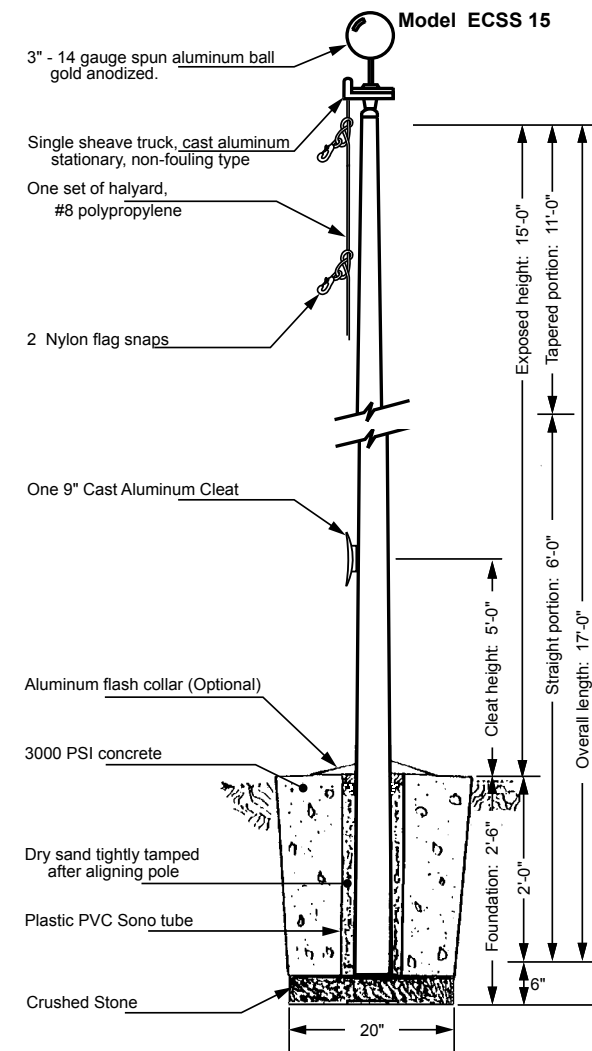


Prospect
Park
Alliance

Litchfield Villa Main Entrance Ramp Prospect Park | Rendering



Brushed stainless steel metal railing.



Typical 15ft ht. aluminum rail.



Bethel White granite for ramp surface and landing, as pictured in front of cleaned door surround



'Fiske 18' Cast stone, as pictured in front of original Portland brownstone pier.



Painted pipe rail in rear of building.



Cream metal mesh on windows. Painted black steel fence on terrace.



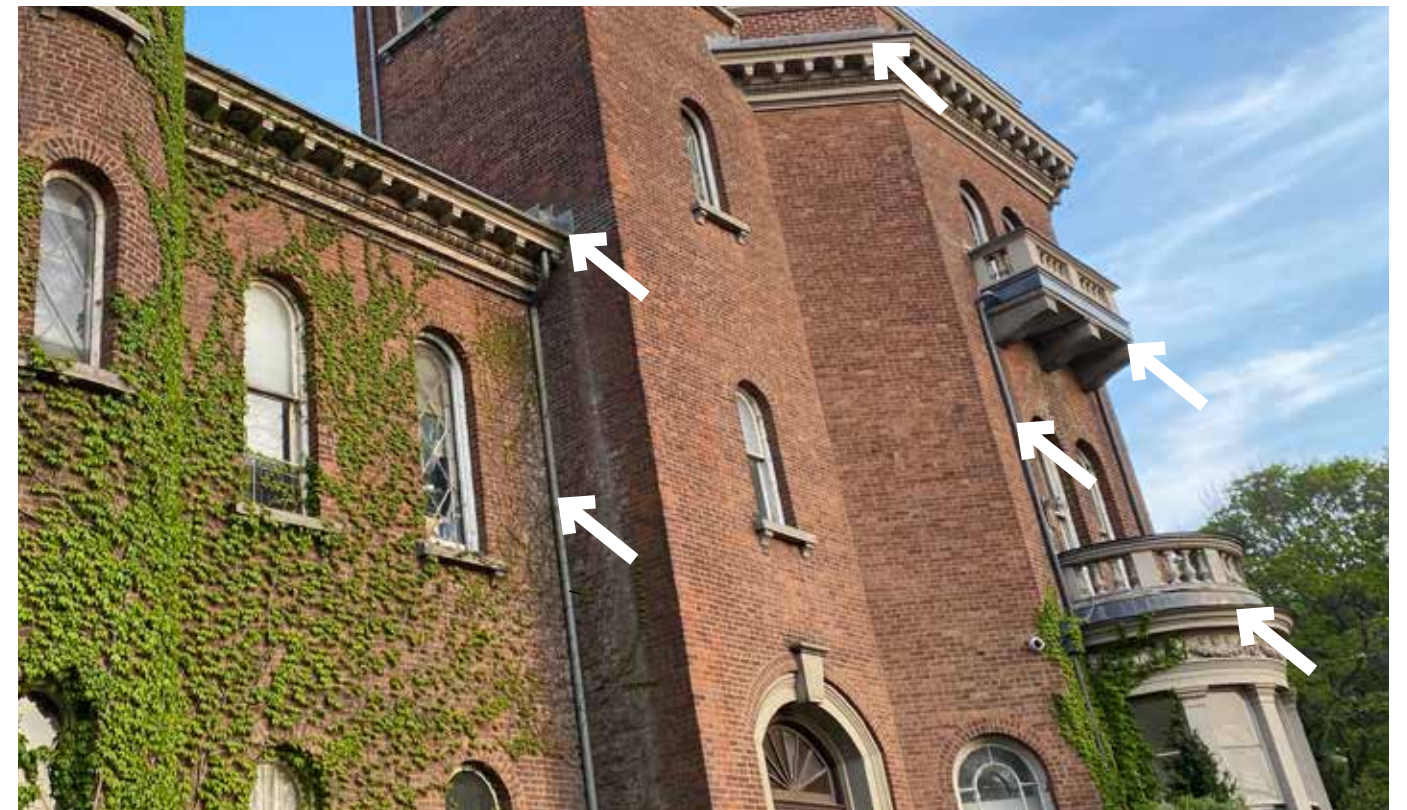
Painted black steel fence is not properly maintained; corroded and chipping.



Iron staples on brownstone wall, not original.



Various black painted rail on portico.



Only lead coated copper elements on front of building.



Granite door surround and base exhibiting general soiling.



Typical isolated spalling at the brownstone steps.



Spalling and scaling at the brownstone piers.



Cleaning test at granite door surround using detergent cleaner.

Typical Stone Restoration Treatments

- Clean granite door surround and base at entrance.
- Remove and reset brownstone steps.
- Repair spalling and delaminating areas of brownstone steps using dutchmen and patching to match adjacent material.

Provide new door to match existing historic door

- Extend new door to allow for accessible entry
- Provide new lever hardware to allow for accessible entry (existing hardware is not ADA compliant)
- Provide painted finish to match original of historic door, based on paint analysis and archival research (original color is in the range of off-white to tan, exact color to be confirmed)

Restore existing historic sidelights and tympanum

- Remove existing finishes and provide new painted finishes to match original, based on paint analysis and archival research (original color is in the range of off-white to tan, exact color to be confirmed)
- Provide isolated wood putty and dutchman repairs as necessary at deteriorated wood



Historic 1934 photo of entrance shows paint at door surround matching the color found at the earliest extant finish layer.



Based on historic photographs, the existing door was installed in the 1930s.

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