

February 28, 2023
Public Hearing

The current proposal is:

Preservation Department – Item 2, LPC-23-01924

17 Prospect Park West – Park Slope Historic District Borough of Brooklyn

To Testify Please Join Zoom

Webinar ID: 828 8985 6536

Passcode: 534310

By Phone: 1 646-558-8656 US (New York)

877-853-5257 (Toll free) US

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Note: If you want to testify 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.



17 PROSPECT PARK WEST, BROOKLYN, NY
LPC# 23-04015

ARCHITECT

ROMINES ARCHITECTURE

HISTORIC PRESERVATION

MARY KAY JUDY

ARCHITECTURAL & CULTURAL
HERITAGE CONSERVATION

MECHANICAL, ELECTRICAL & PLUMBING ENGINEER



STRUCTURAL ENGINEER



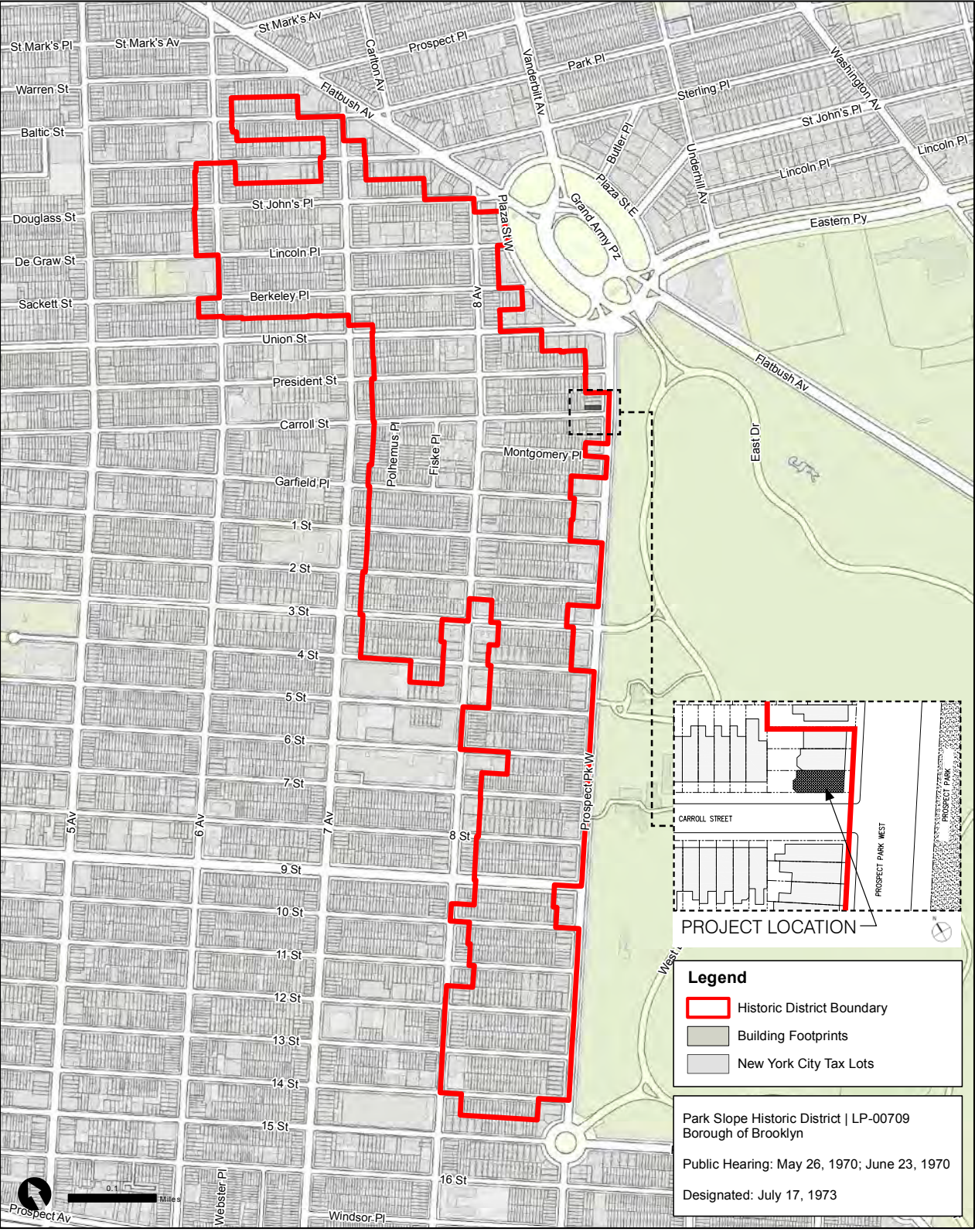
PROJECT MANAGER

WENDY K. GRUNSEICH

PROJECT MANAGEMENT, INC.

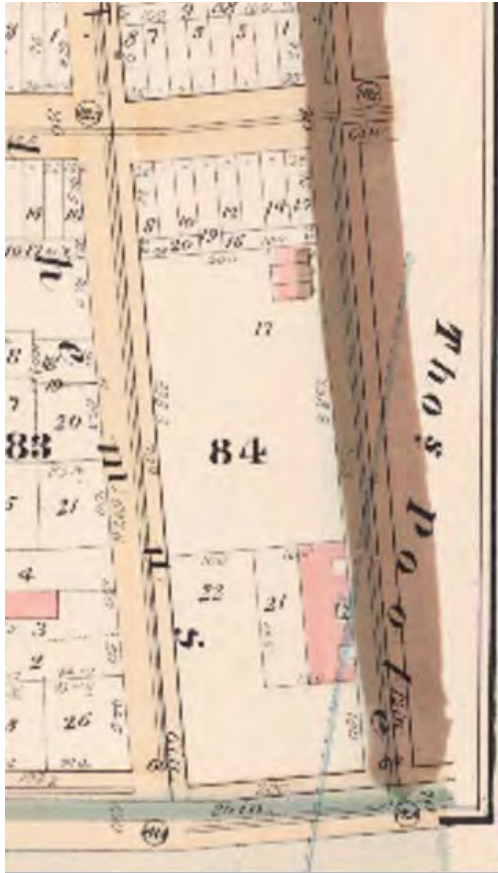


Park Slope Historic District | LP-00709

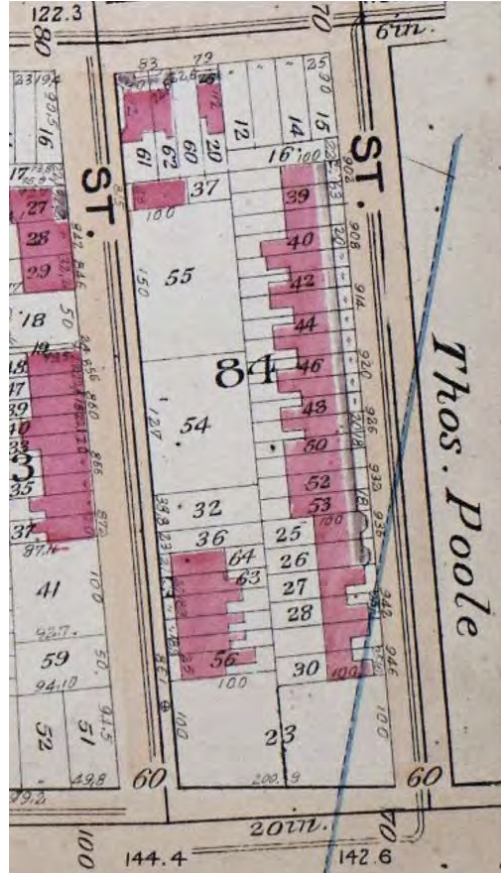




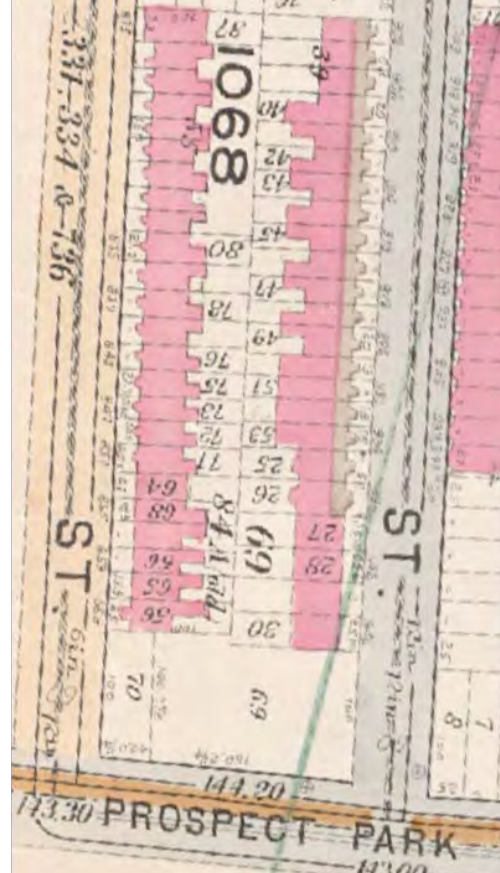
1880



1886



1893

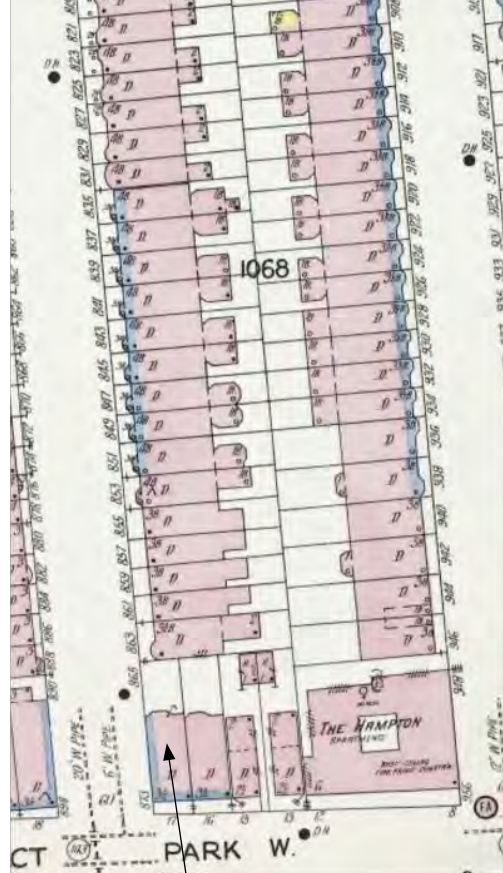


1898



1903

PROJECT LOCATION
17 PPW



1926

PROJECT LOCATION
17 PPW





1940 TAX PHOTO



1980 TAX PHOTO



THE ALHAMBRA, NOstrand AVENUE.



MONTROSE W. MORRIS



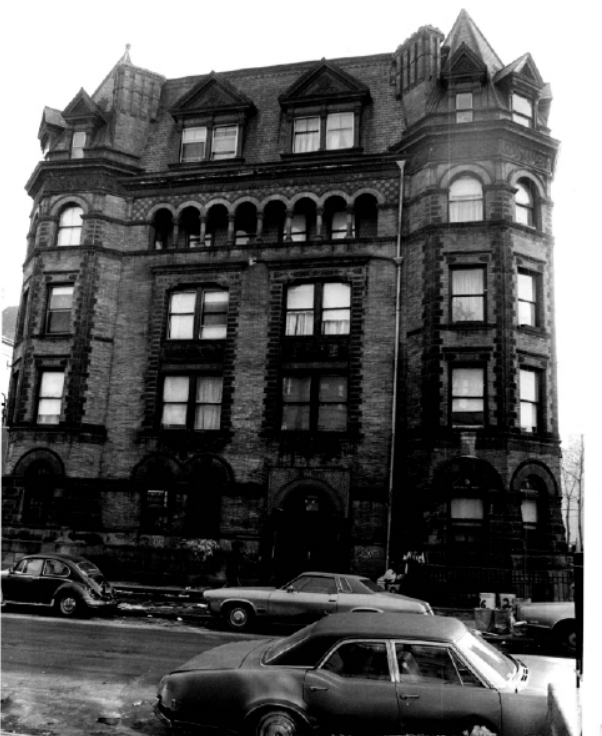
Brooklyn Historical Society



Architect: Montrose W. Morris

THE RENAISSANCE APARTMENTS
488 Nostrand Avenue
a/k/a 140-144 Hancock Street
Brooklyn
Built: 1892

Photo Credit: LPC



Architect: Montrose W. Morris

THE ALHAMBRA APARTMENTS
500-518 Nostrand Avenue
Halsey Street Facade
Built: 1889

Photo Credit: LPC, 1982

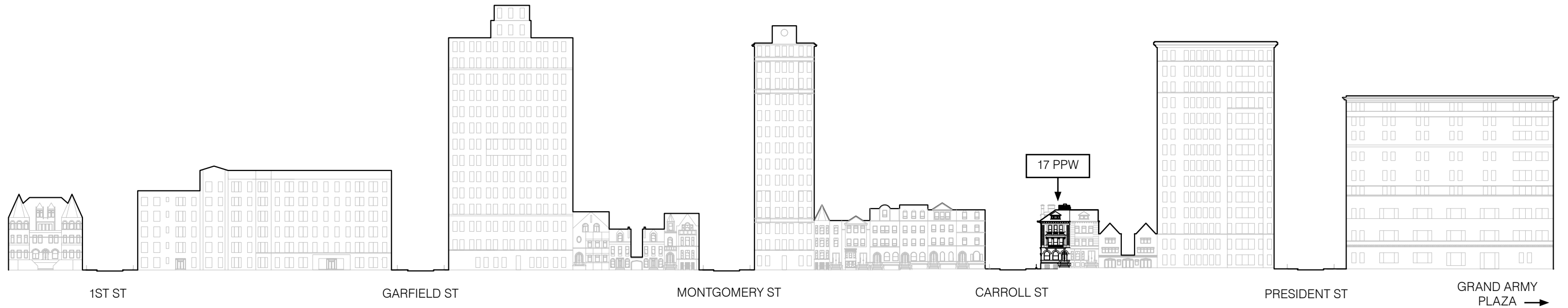


Architect: Montrose W. Morris

THE IMPERIAL APARTMENTS
1327-1339 Bedford Avenue
a/k/a 1198 Pacific Street
Brooklyn
Built: 1907

Photo Credit: Brooklyn
Historical Society
c. 1893





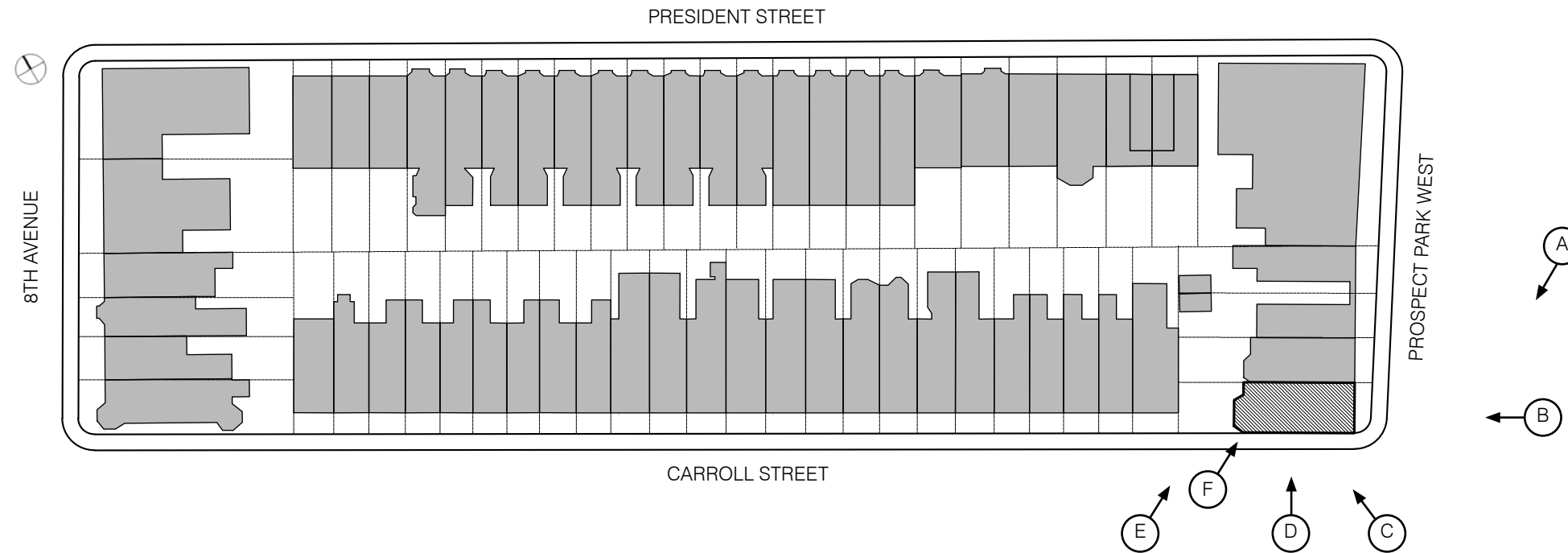


PHOTO A - ALONG PPW



PHOTO B - ALONG PPW



PHOTO C - ALONG PPW @ CARROLL ST



PHOTO D - FROM CARROLL ST



PHOTO E - FROM CARROLL ST

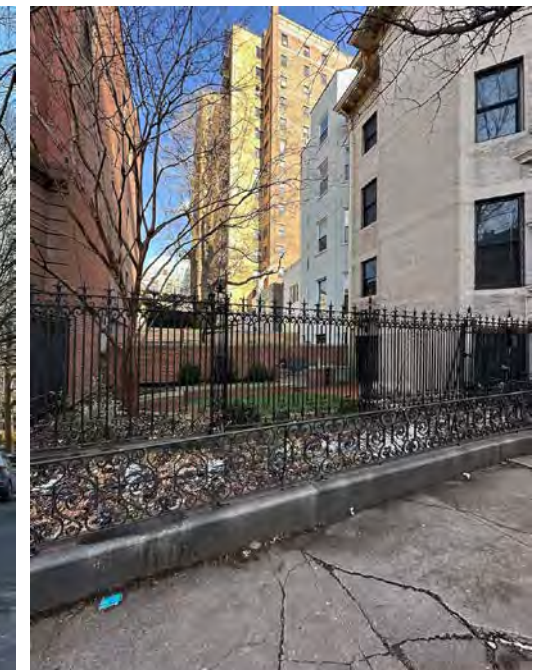
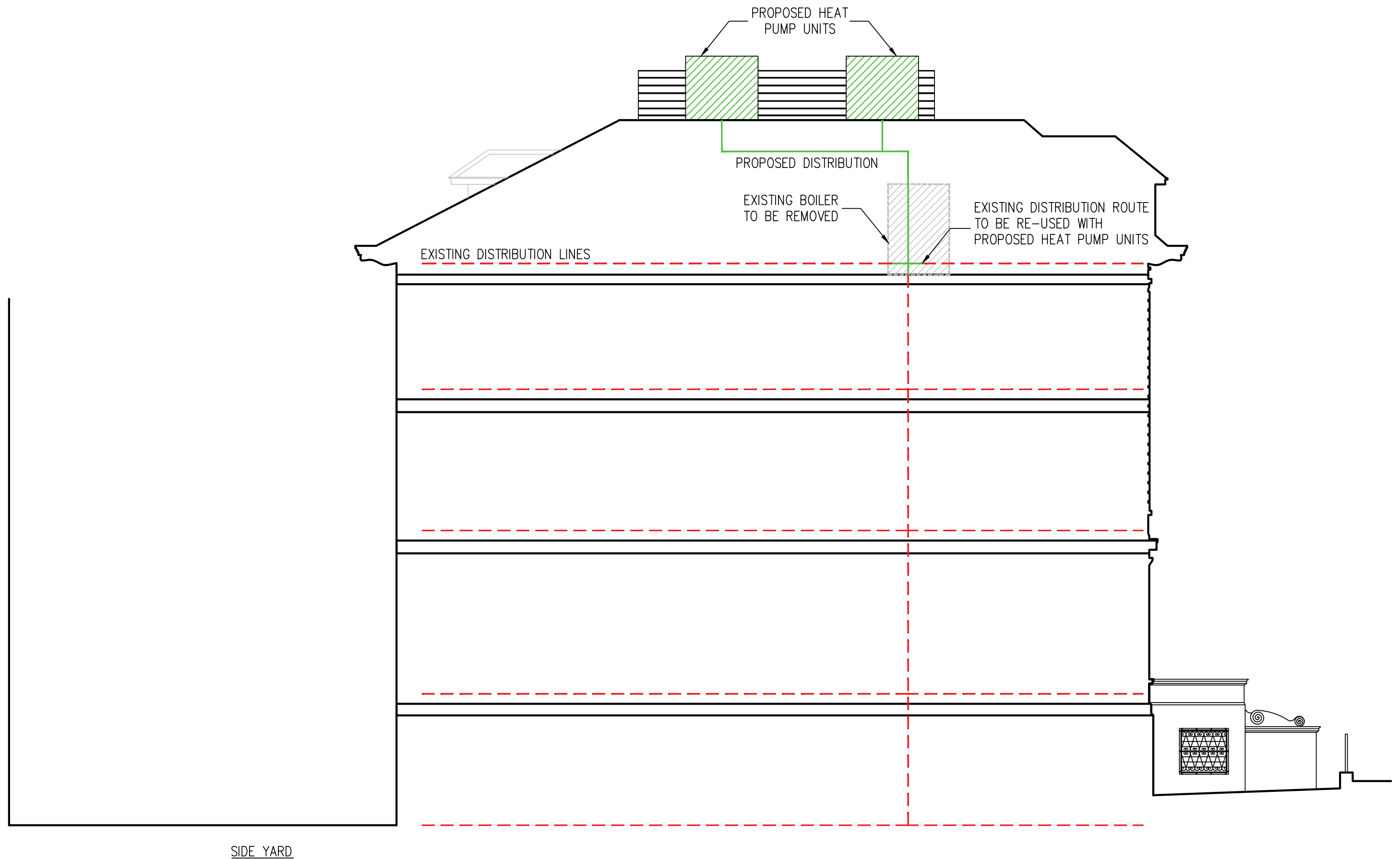


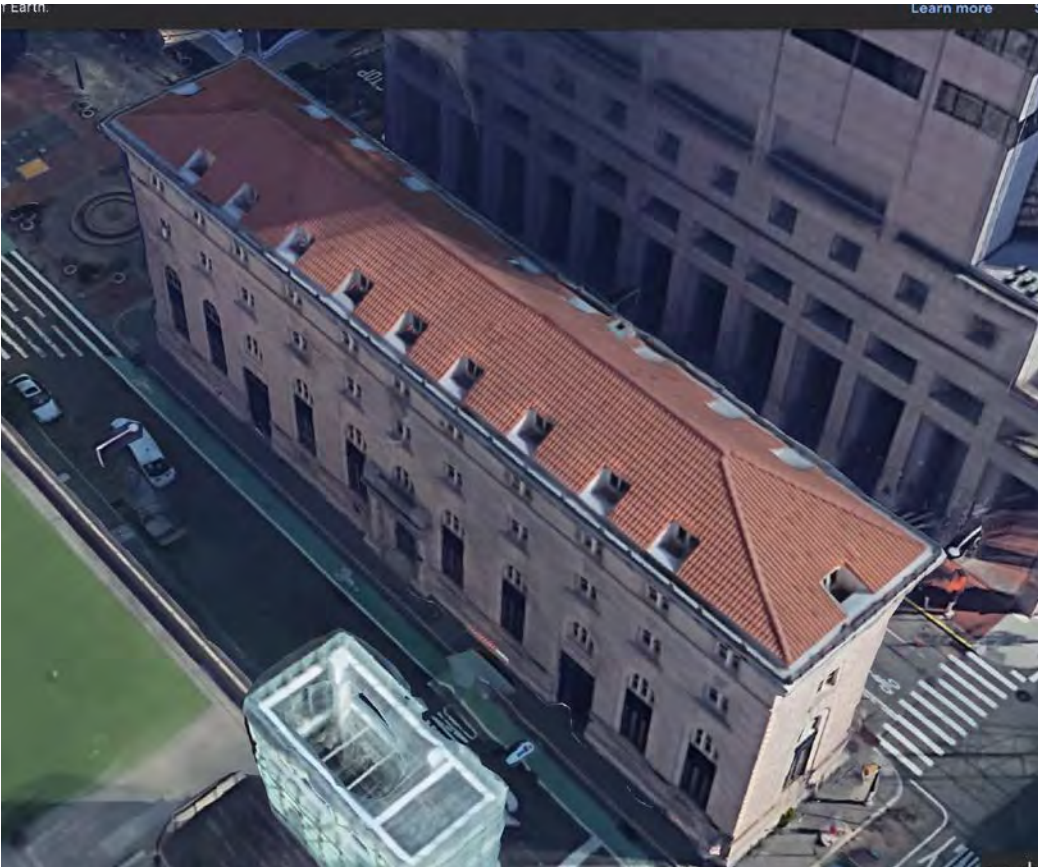
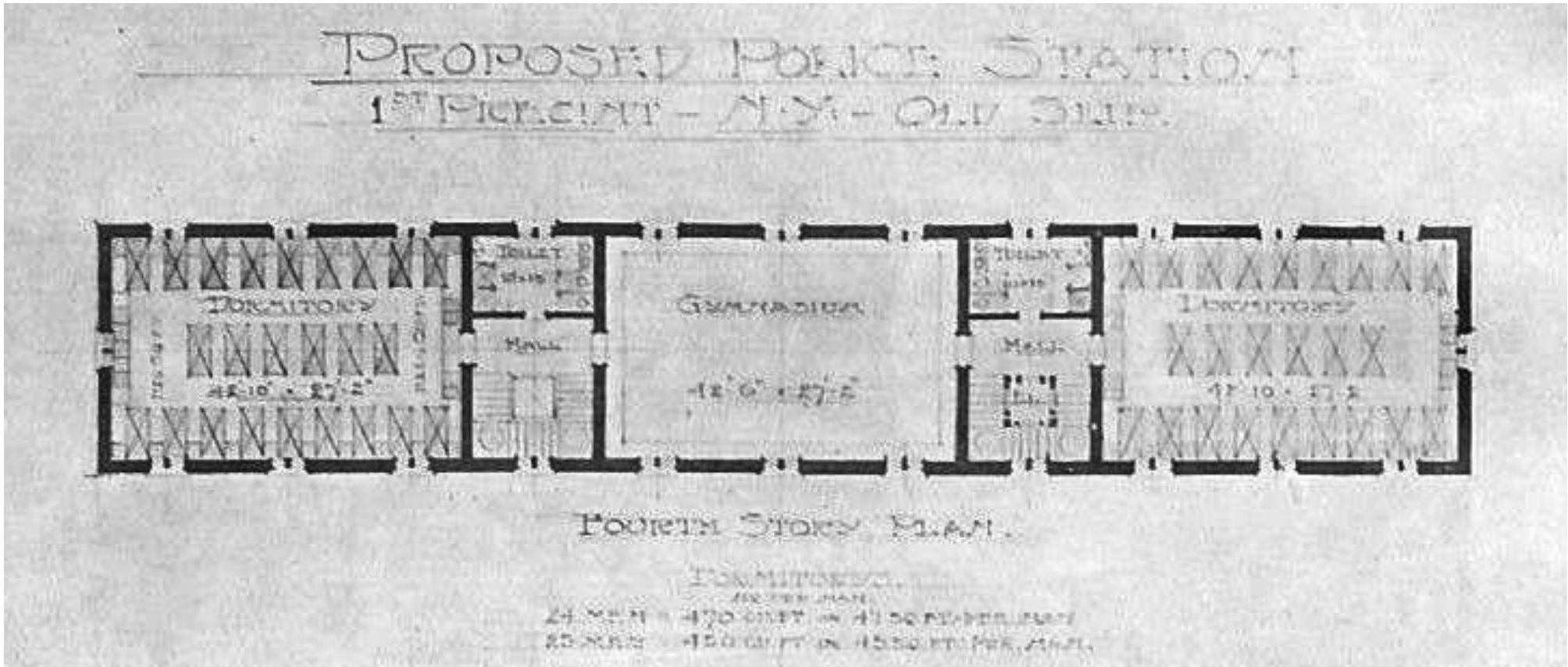
PHOTO F - FROM CARROLL ST







SIDE YARD

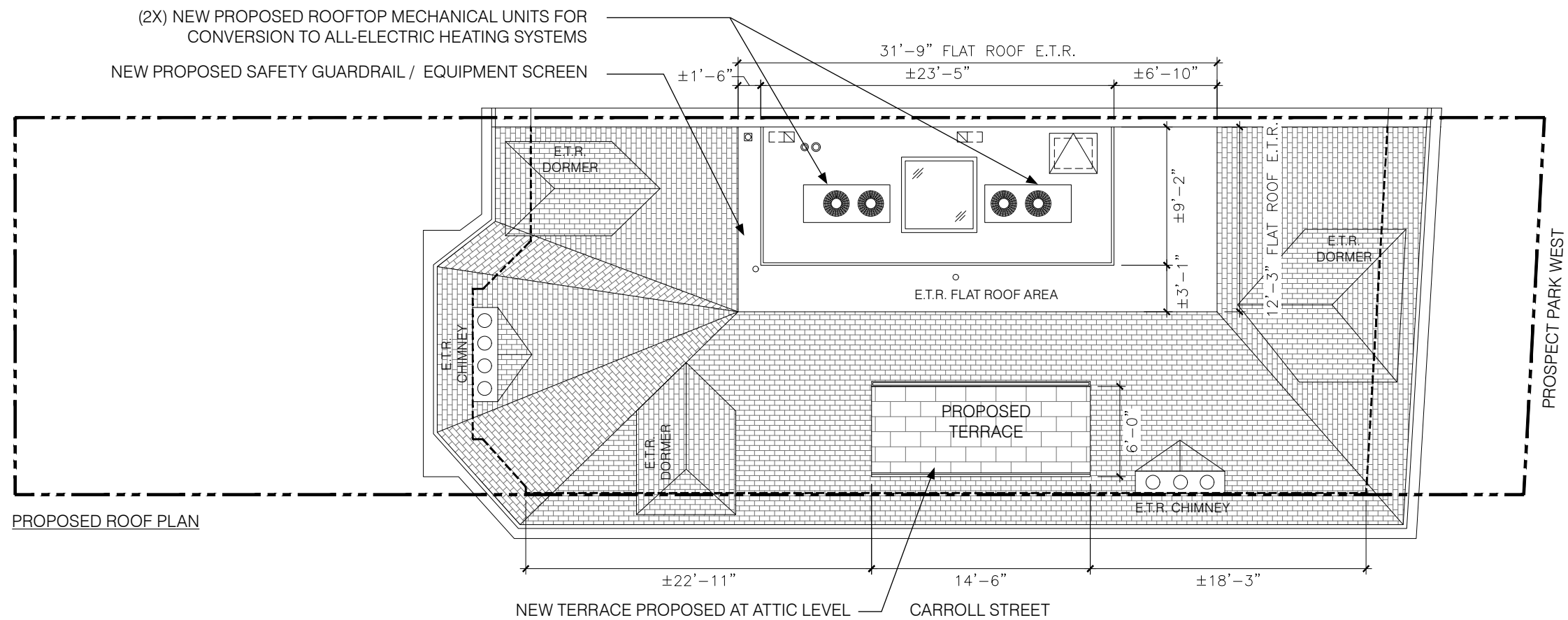
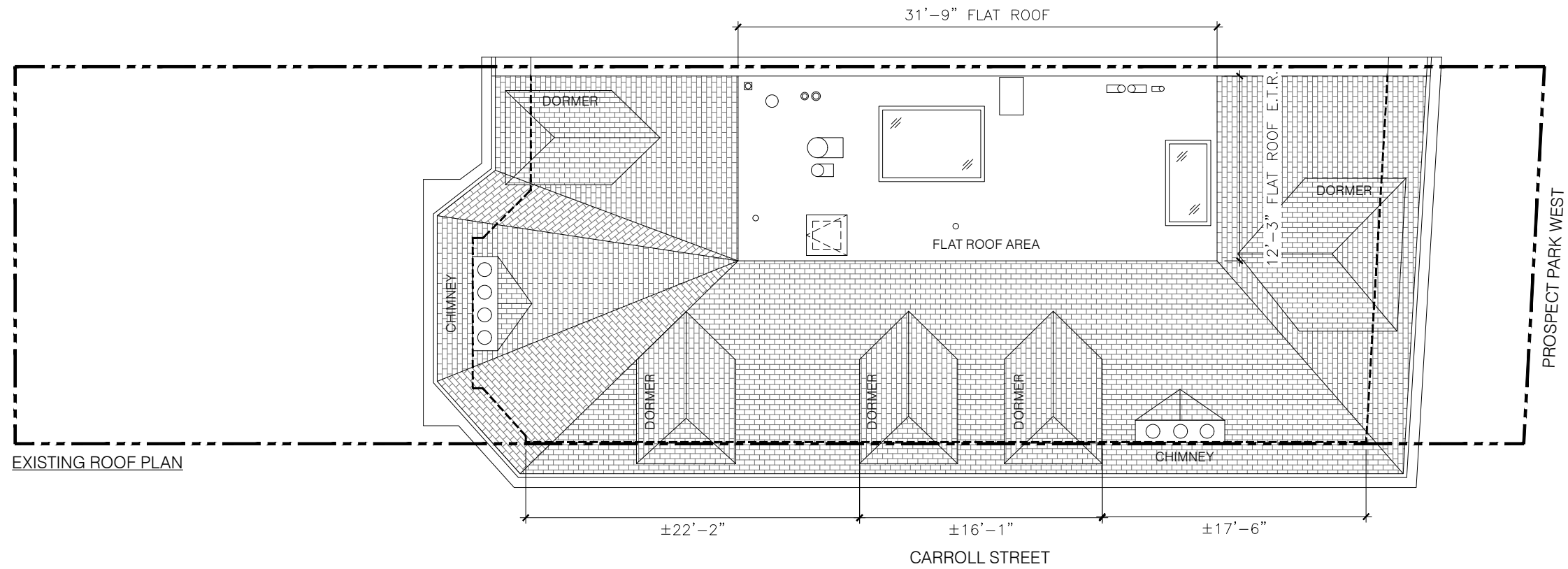




EXISTING MASSING AXONOMETRIC

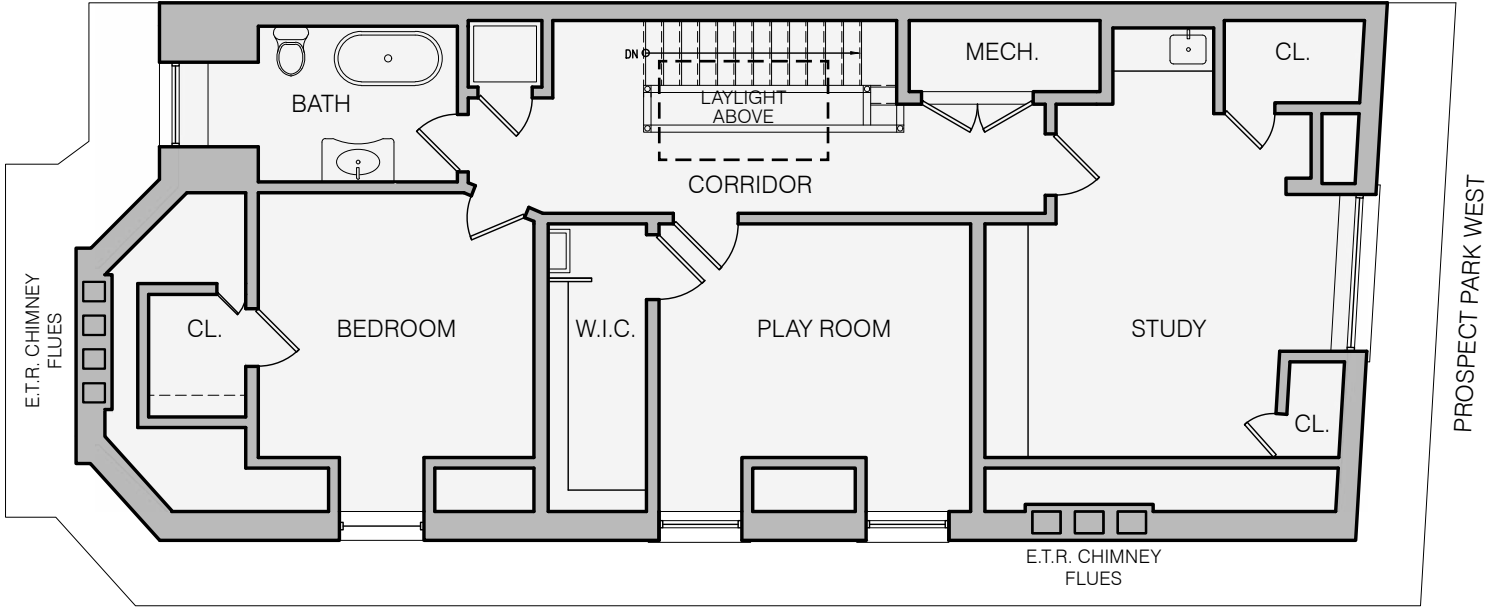


PROPOSED MASSING AXONOMETRIC



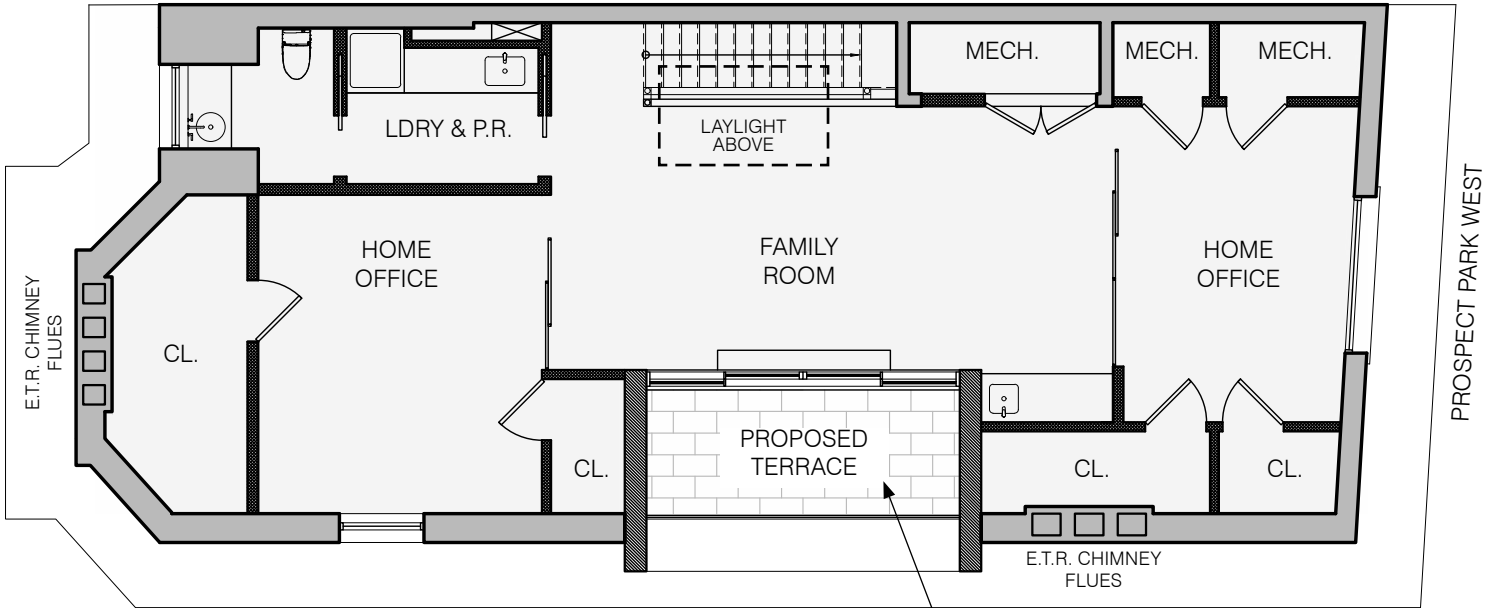


EXISTING HISTORIC LAYLIGHT AT ATTIC CEILING



EXISTING ATTIC PLAN

CARROLL STREET



PROPOSED ATTIC PLAN

CARROLL STREET

NEW TERRACE PROPOSED AT TOP FLOOR WITH
REMOVAL OF TWO EXISTING DORMERS





EXISTING EAST ELEVATION
PROSPECT PARK WEST

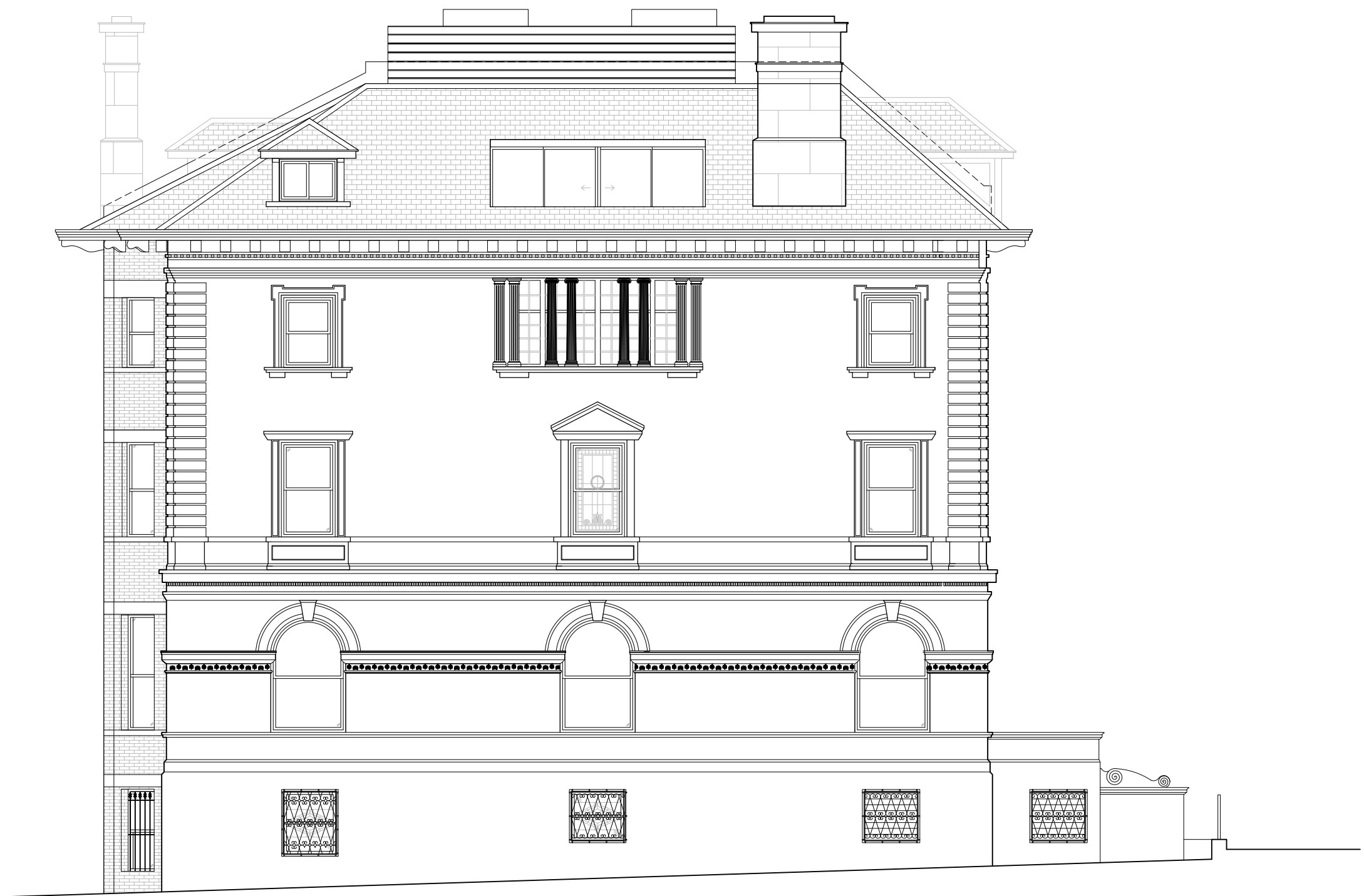


PROPOSED EAST ELEVATION
PROSPECT PARK WEST

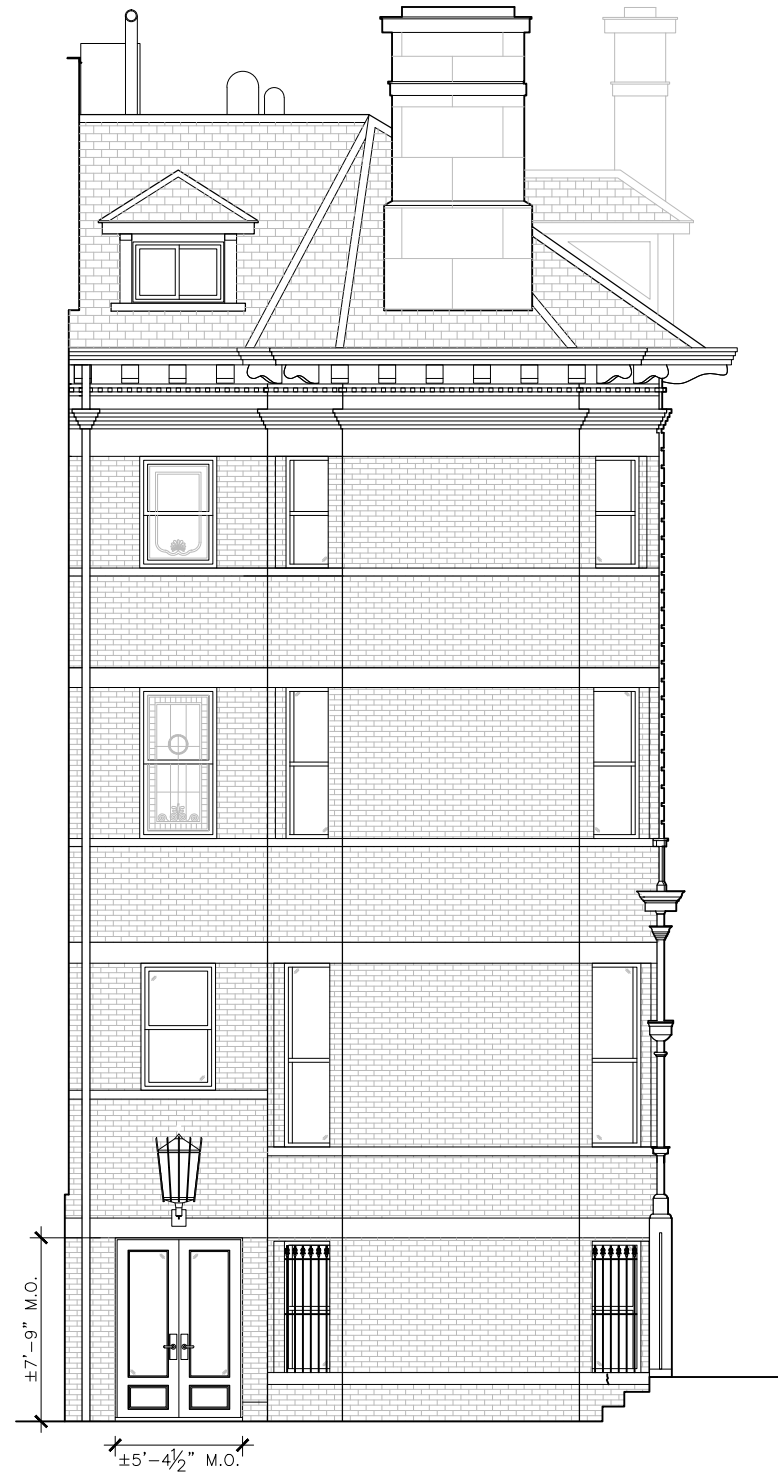


EXISTING SOUTH ELEVATION
CARROLL ST

SOUTH ELEVATION



PROPOSED SOUTH ELEVATION
CARROLL ST



EXISTING WEST ELEVATION
FACING SIDE YARD

PROPOSED DOOR REPLACEMENT
WITHIN EXISTING MASONRY
OPENING TO REMAIN



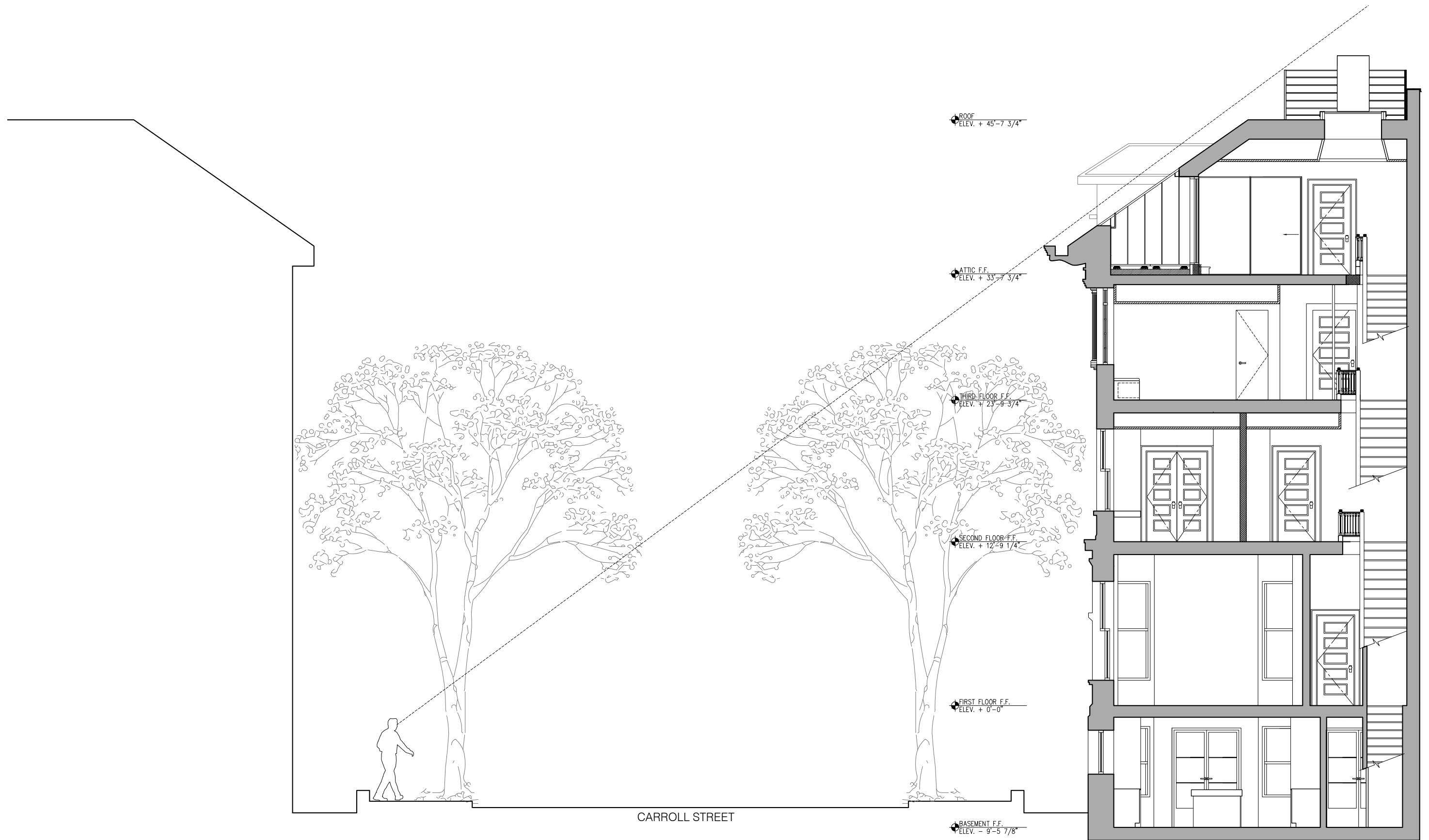
PROPOSED WEST ELEVATION
FACING SIDE YARD

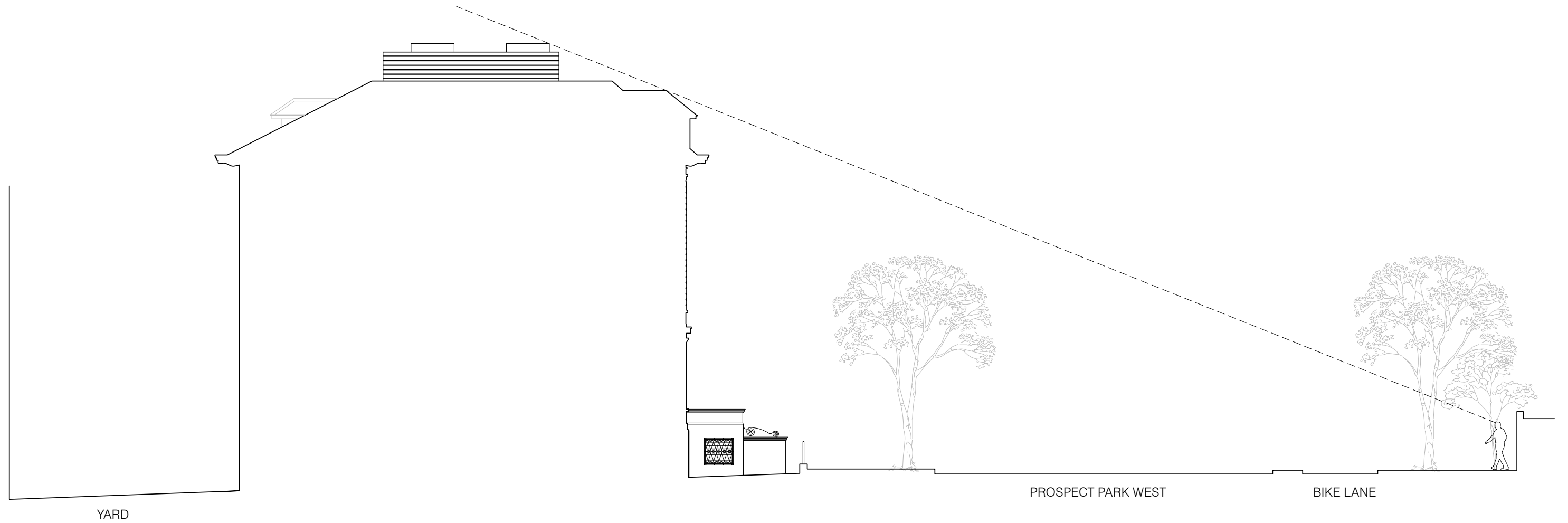


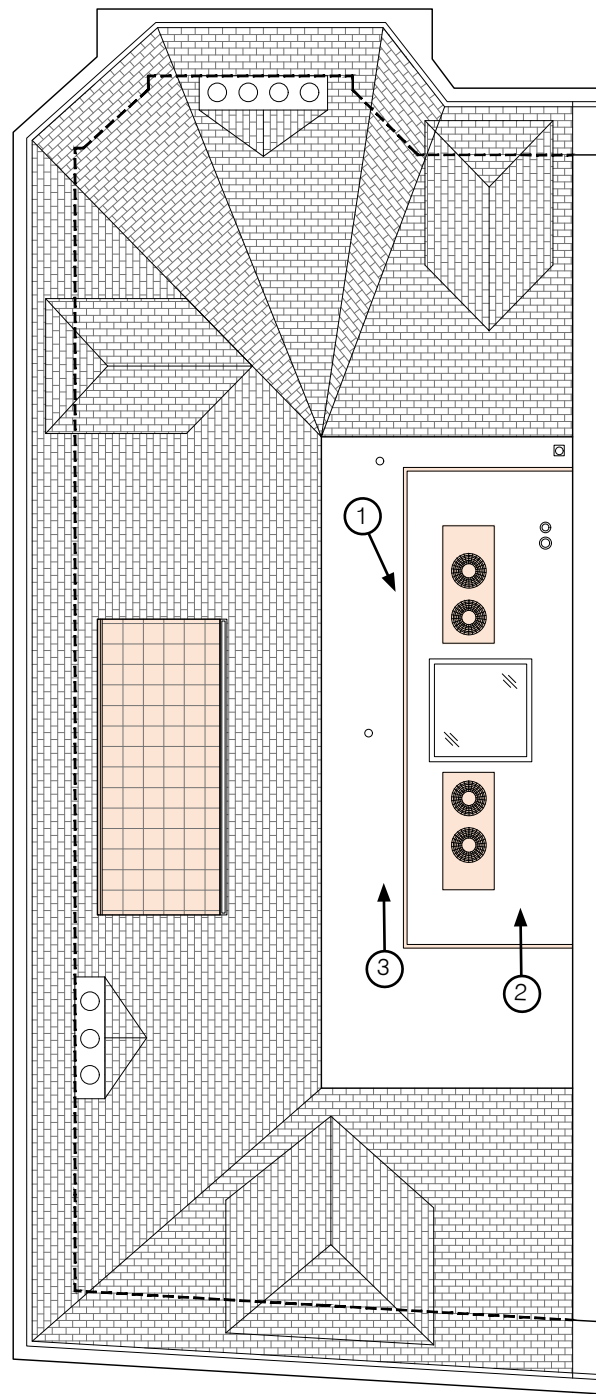
PHOTO FROM CARROLL ST



PHOTO OF EXISTING 3RD FL STEEL WINDOWS







ROOFTOP MOCKUPS KEY PLAN



PHOTO 1



PHOTO 2

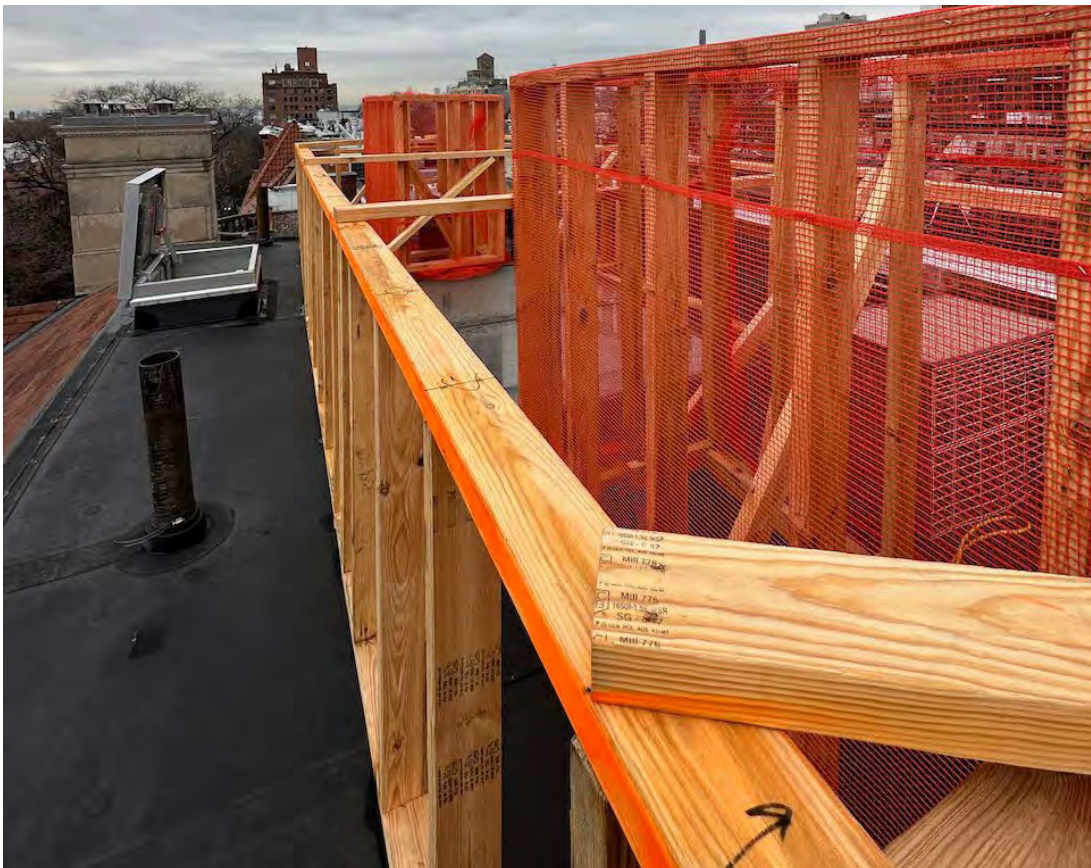


PHOTO 3



KEY PLAN

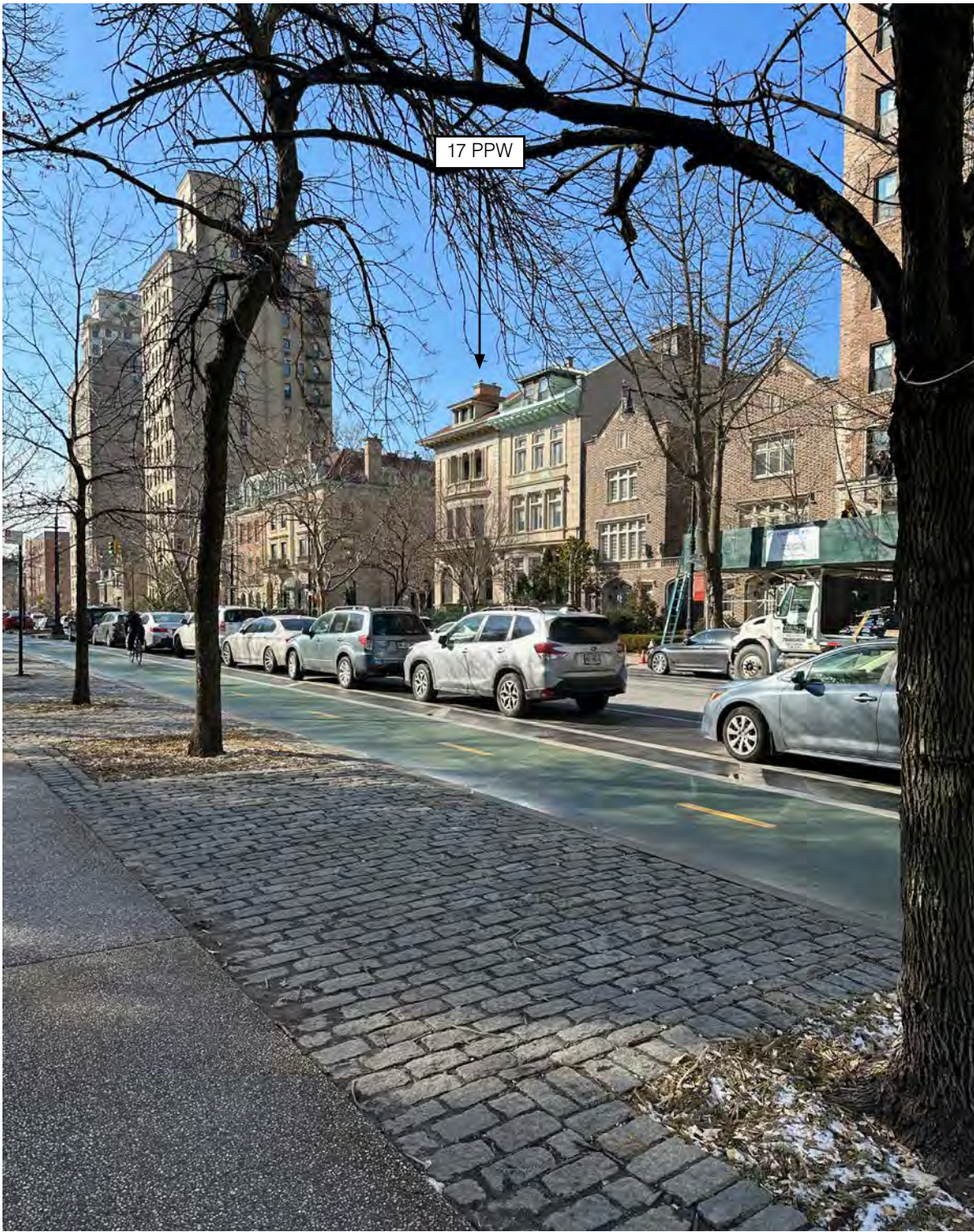


PHOTO 1 (FROM PROSPECT PARK WEST)



PHOTO 1 (FROM PROSPECT PARK WEST) - ENLARGED



KEY PLAN



PHOTO 2 (FROM PROSPECT PARK WEST)



PHOTO 2 (FROM PROSPECT PARK WEST) - ENLARGED



KEY PLAN



PHOTO 3 (FROM PROSPECT PARK WEST)



PHOTO 3 (FROM PROSPECT PARK WEST) - ENLARGED



KEY PLAN



PHOTO 4 (FROM PROSPECT PARK WEST)

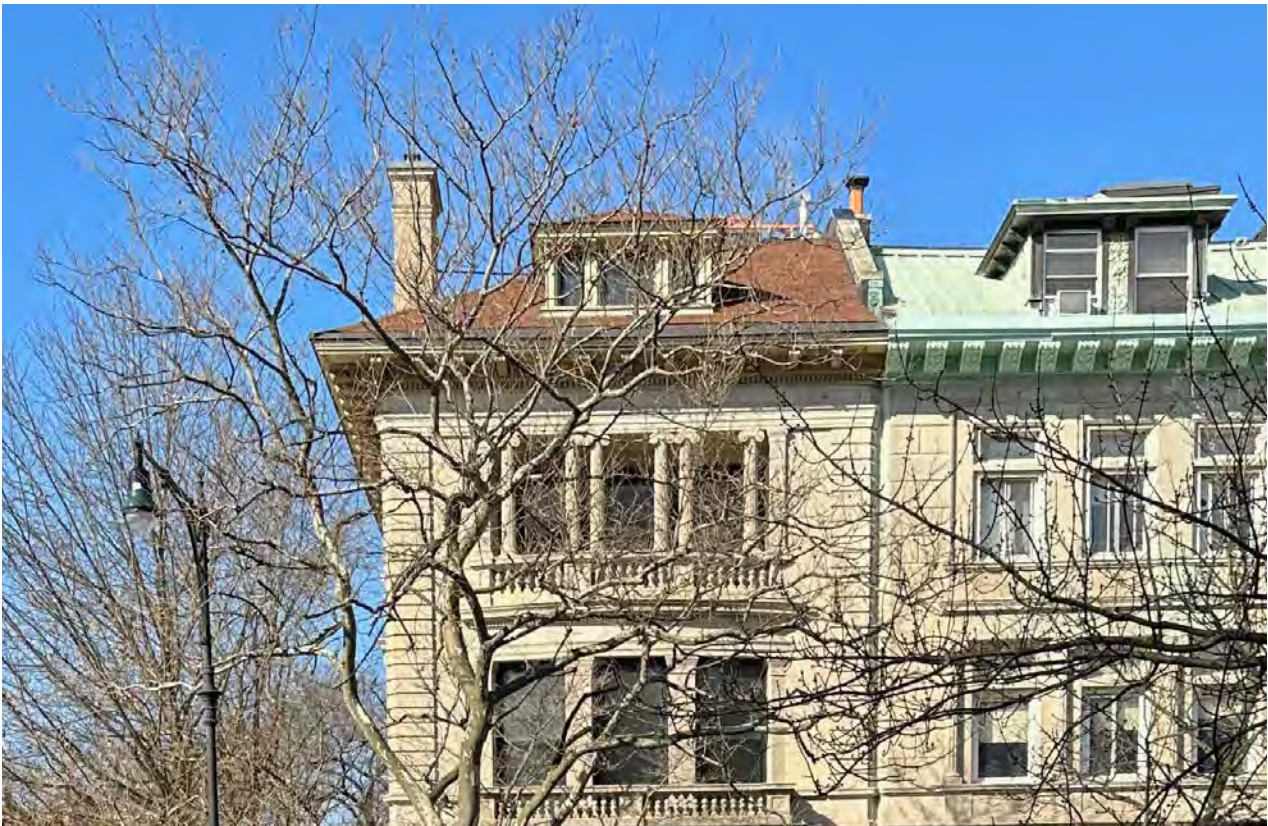


PHOTO 4 (FROM PROSPECT PARK WEST) - ENLARGED



KEY PLAN



PHOTO 5 (FROM PROSPECT PARK WEST)



PHOTO 5 (FROM PROSPECT PARK WEST) - ENLARGED



KEY PLAN



PHOTO 6 (FROM PROSPECT PARK WEST)



PHOTO 6 (FROM PROSPECT PARK WEST) - ENLARGED



KEY PLAN



PHOTO 7 (FROM PROSPECT PARK WEST)



PHOTO 7 (FROM PROSPECT PARK WEST) - ENLARGED



KEY PLAN



PHOTO 8 (FROM PROSPECT PARK WEST)



PHOTO 8 (FROM PROSPECT PARK WEST) - ENLARGED



KEY PLAN



PHOTO 10 (FROM CARROLL ST)



PHOTO 10 (FROM CARROLL ST) - ENLARGED



KEY PLAN



PHOTO 11 (FROM CARROLL ST)



PHOTO 11 (FROM CARROLL ST) - ENLARGED



KEY PLAN



PHOTO 12 (FROM CARROLL ST)



PHOTO 12 (FROM CARROLL ST) - ENLARGED



KEY PLAN



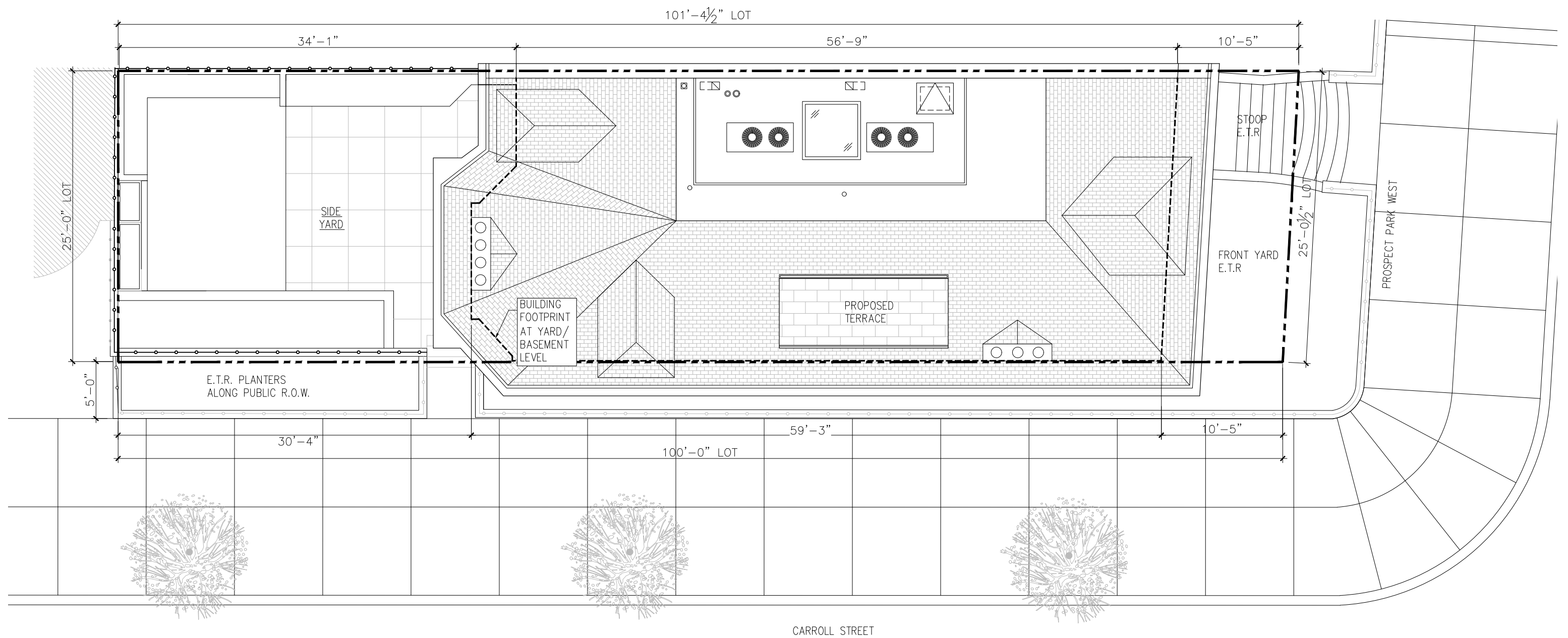
PHOTO 13 (FROM YARD)



PHOTO 13 (FROM YARD) - ENLARGED



APPENDIX
DETAILS AND MATERIAL IMAGES

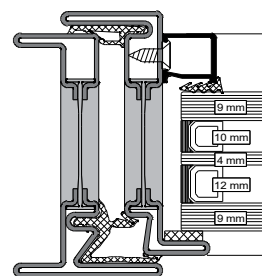
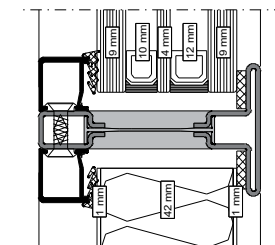
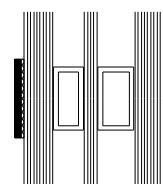
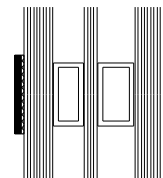
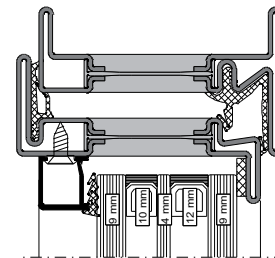




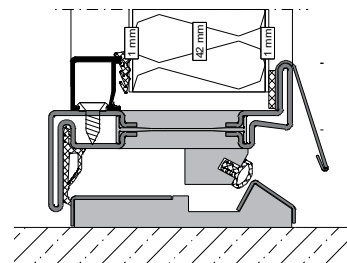
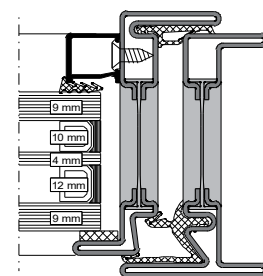
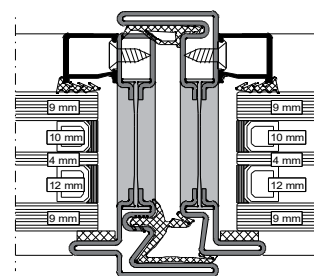
PROPOSED WEST ELEVATION



REFERENCE IMAGE
THERMALLY BROKEN STEEL FRENCH DOORS



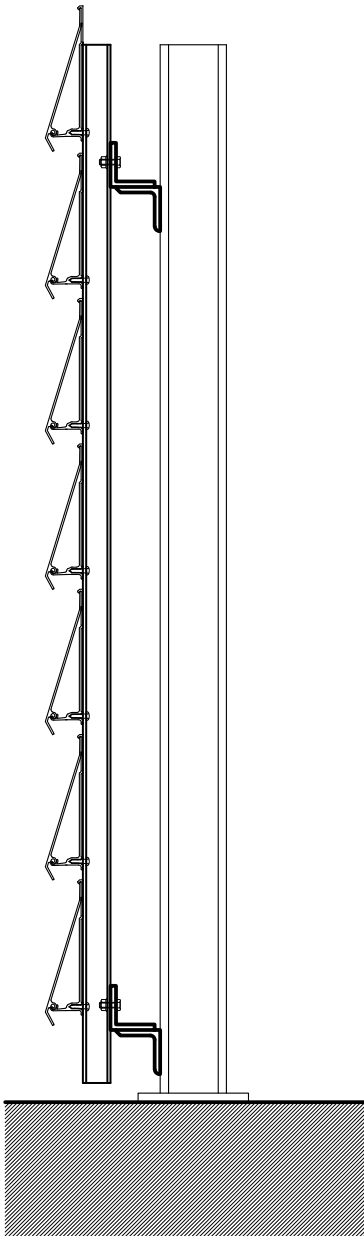
HORIZONTAL SECTION DETAIL B-B



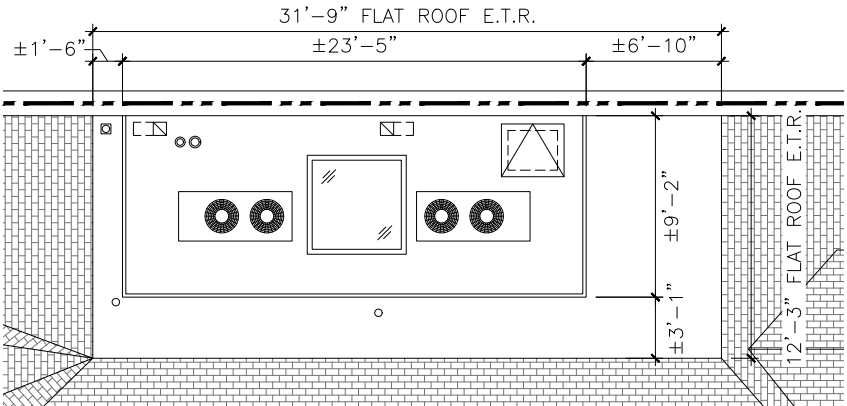
VERTICAL SECTION DETAIL A-A



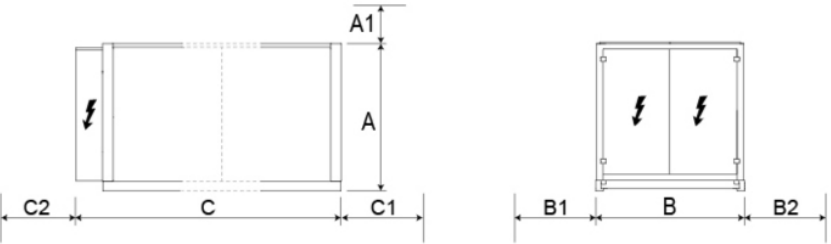
REFERENCE IMAGE: HERZOG AND DEMEURON SIGNAL BOX, BASEL, SWITZERLAND



ROOFTOP SCREEN



ROOF PLAN



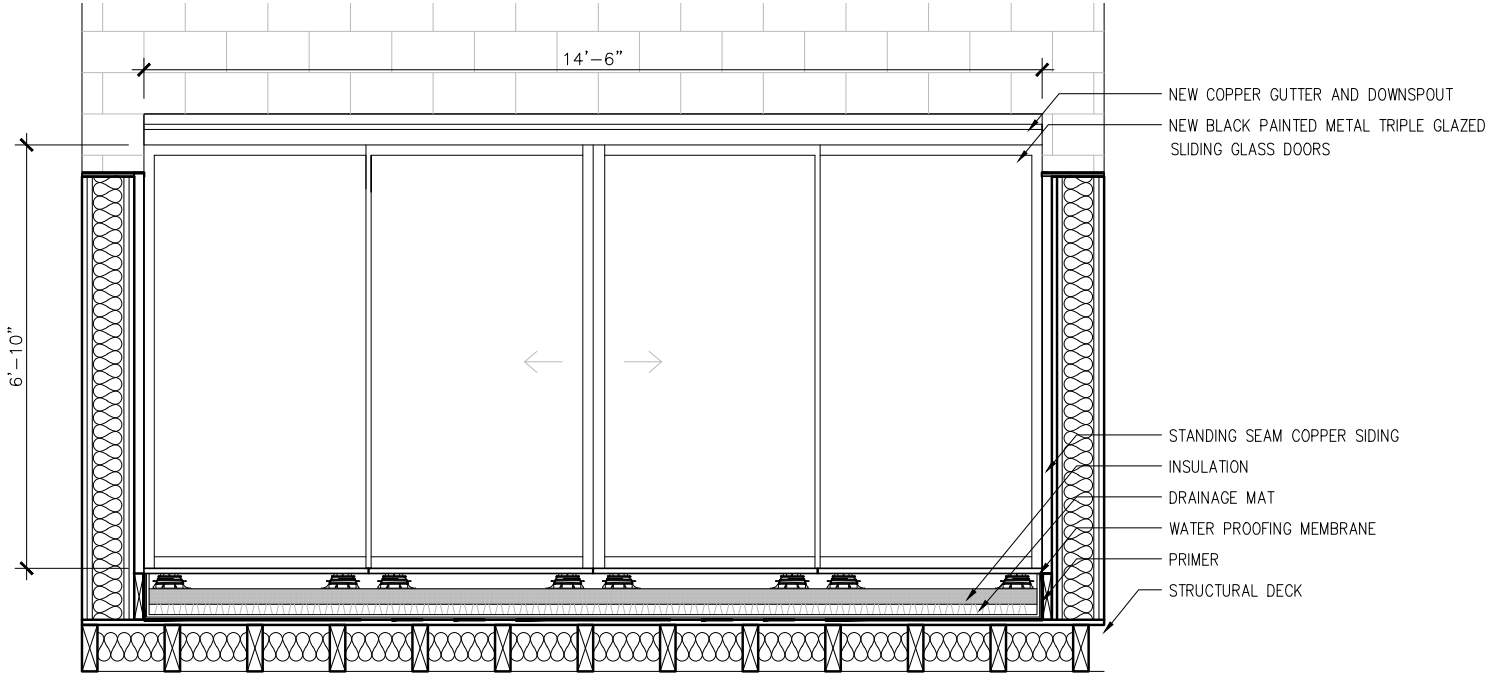
Size	0150	
Minimum technical spaces		
A1	in	118.2
B1	in	31.5
B2	in	43.3
C1	in	31.5
C2	in	31.5



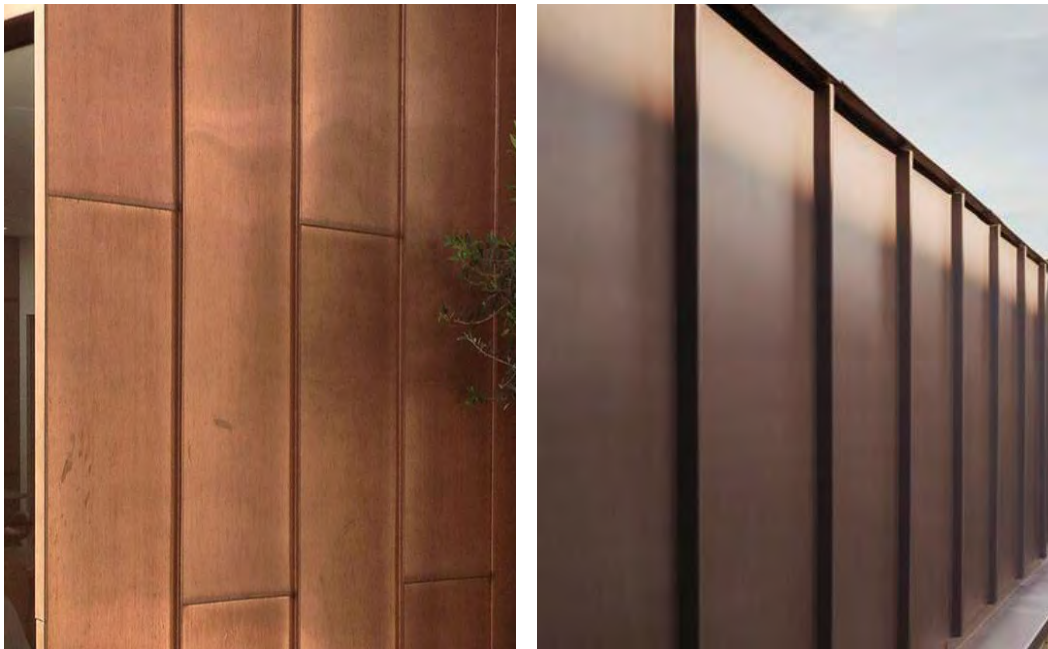
ROOFTOP MECHANICAL UNITS



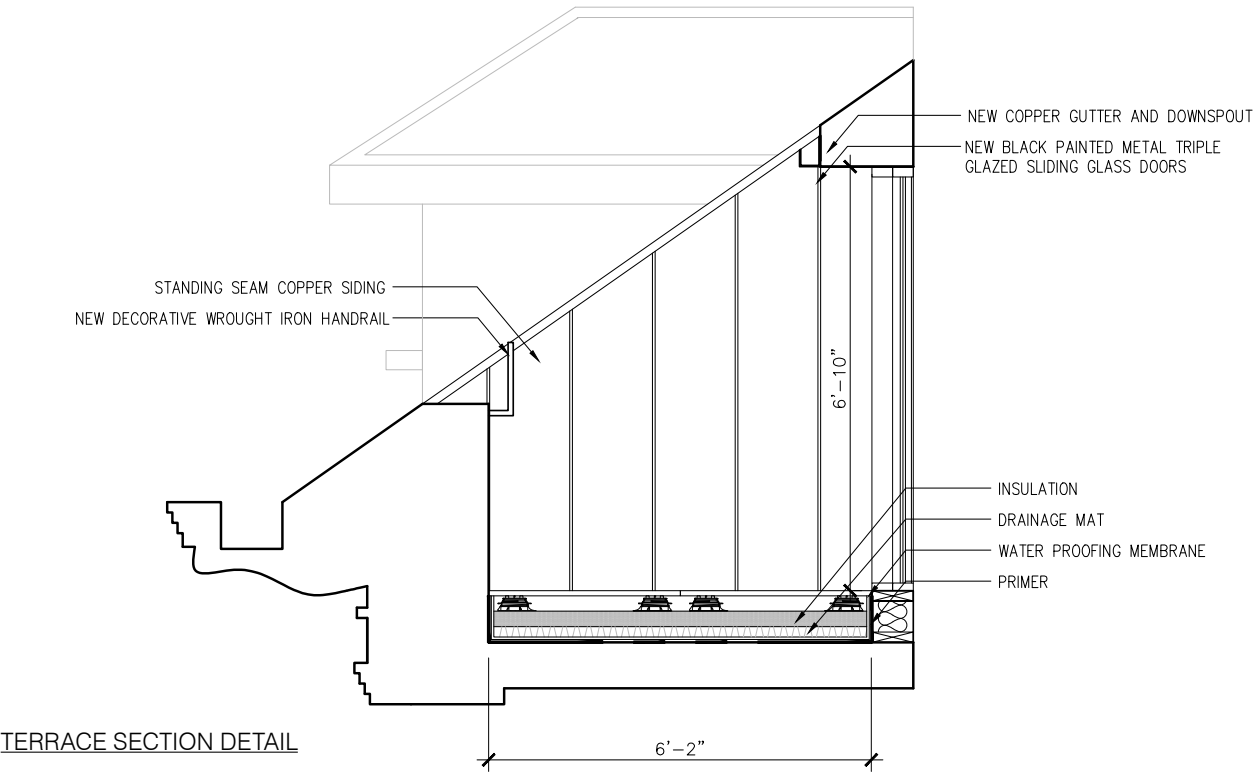
REFERENCE IMAGE: SLIDING TERRACE DOORS



TERRACE DOORS DETAIL

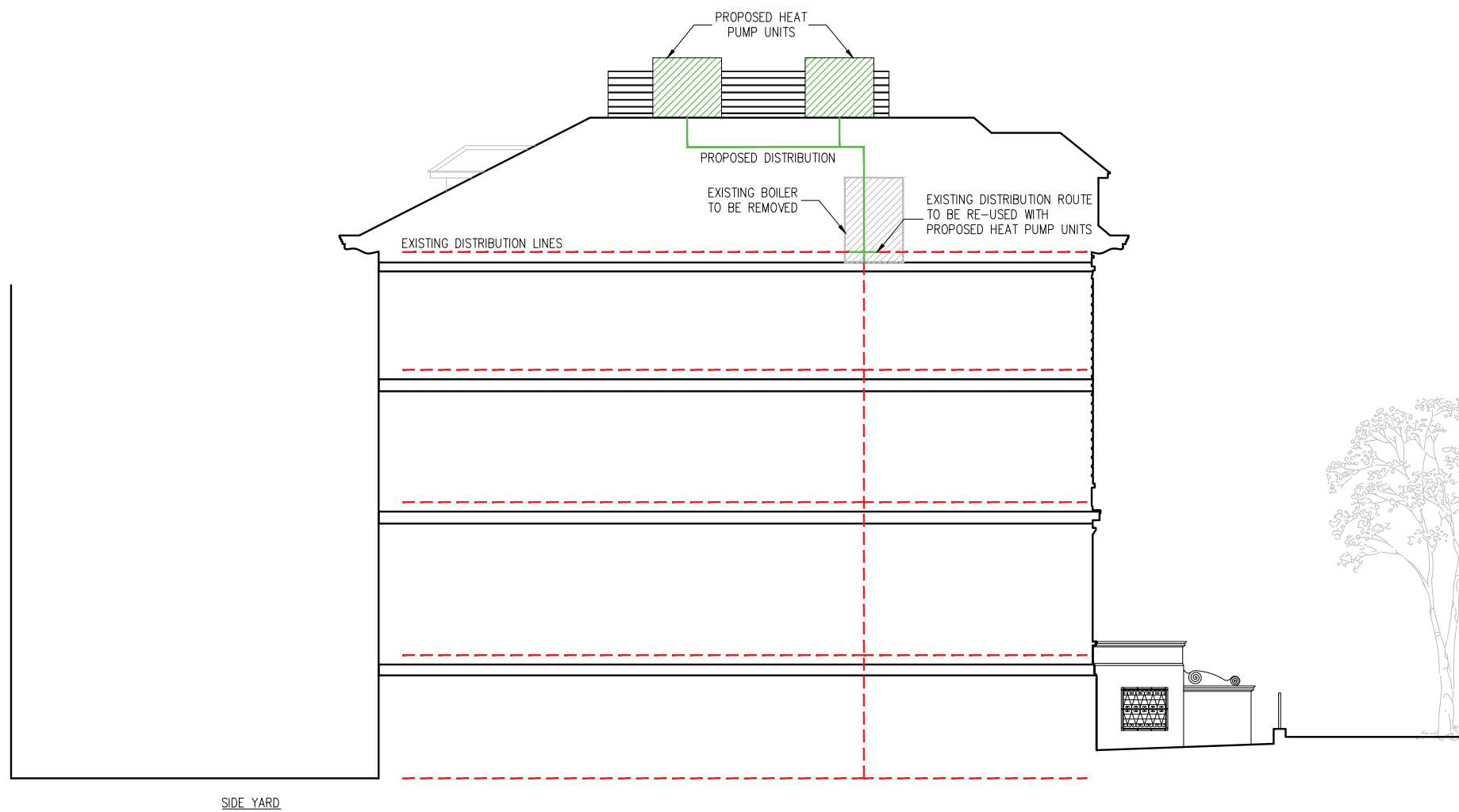


REFERENCE IMAGE: STANDING SEAM COPPER CLADDING



TERRACE SECTION DETAIL

PROPOSED REVERSE DORMER TERRACE





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LPC# 23-04015

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