

October 28, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 3, LPC-25-11473

302 Prospect Place – Prospect Heights Historic District Borough of Brooklyn

To testify virtually, please join Zoom

Webinar ID: 160 820 8080

Passcode: 652292

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

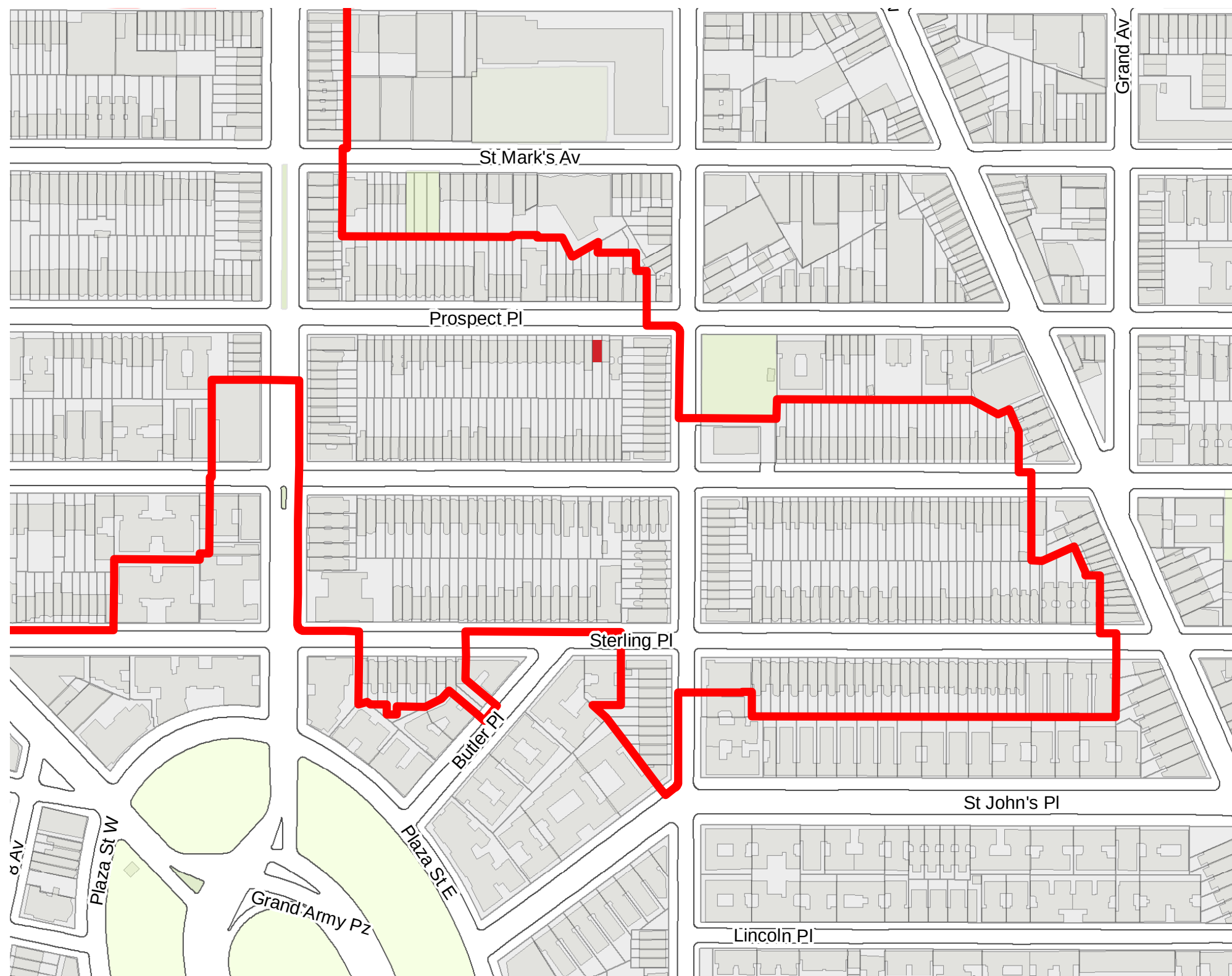
833-568-8864 (Toll-free)

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.

GRT

ARCHITECTS

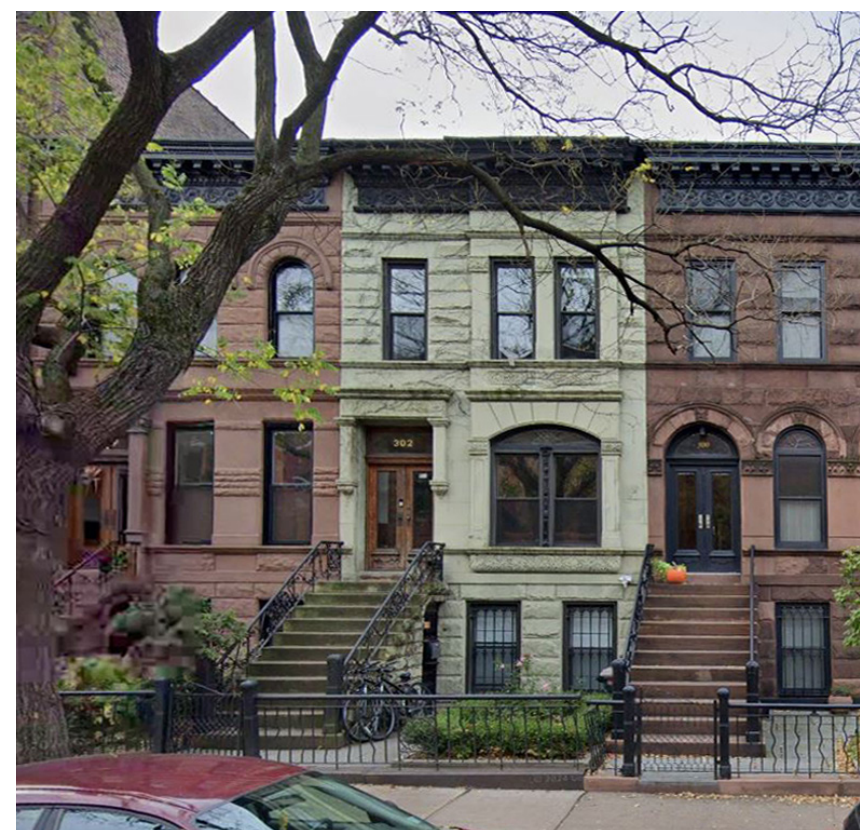
**302 Prospect Place Townhouse
Rear Yard Addition & Roof Addition
CB8 / LPC Public Hearing**



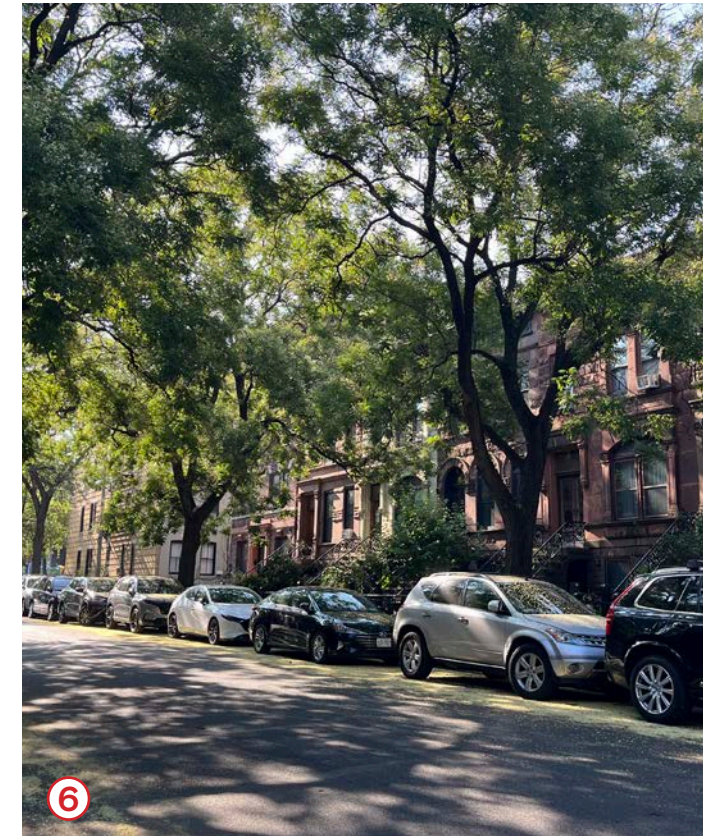
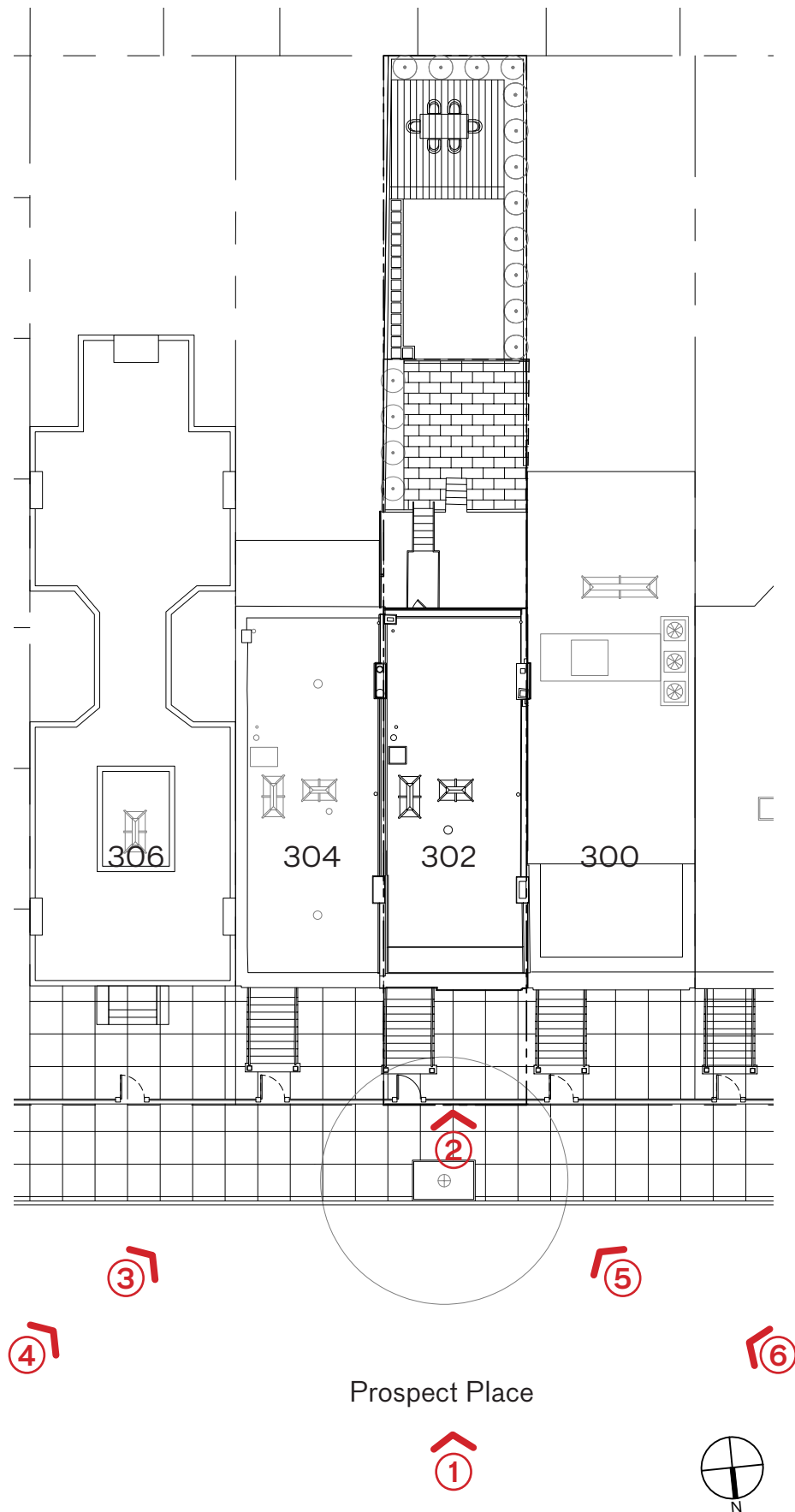
Prospect Heights Historic District LP-02314



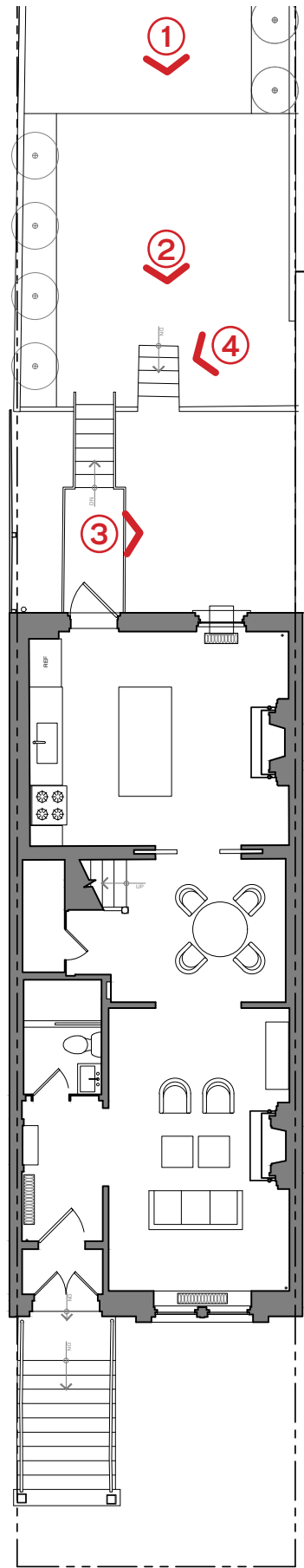
1940s Tax Photo



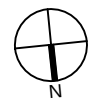
Current Day Front Elevation



304 Prospect Pl



300 Prospect Pl



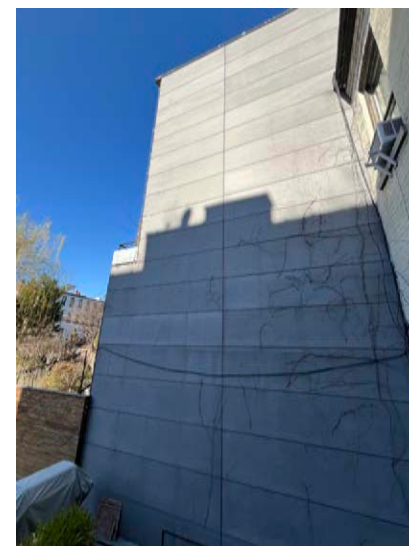
① Existing Rear Yard



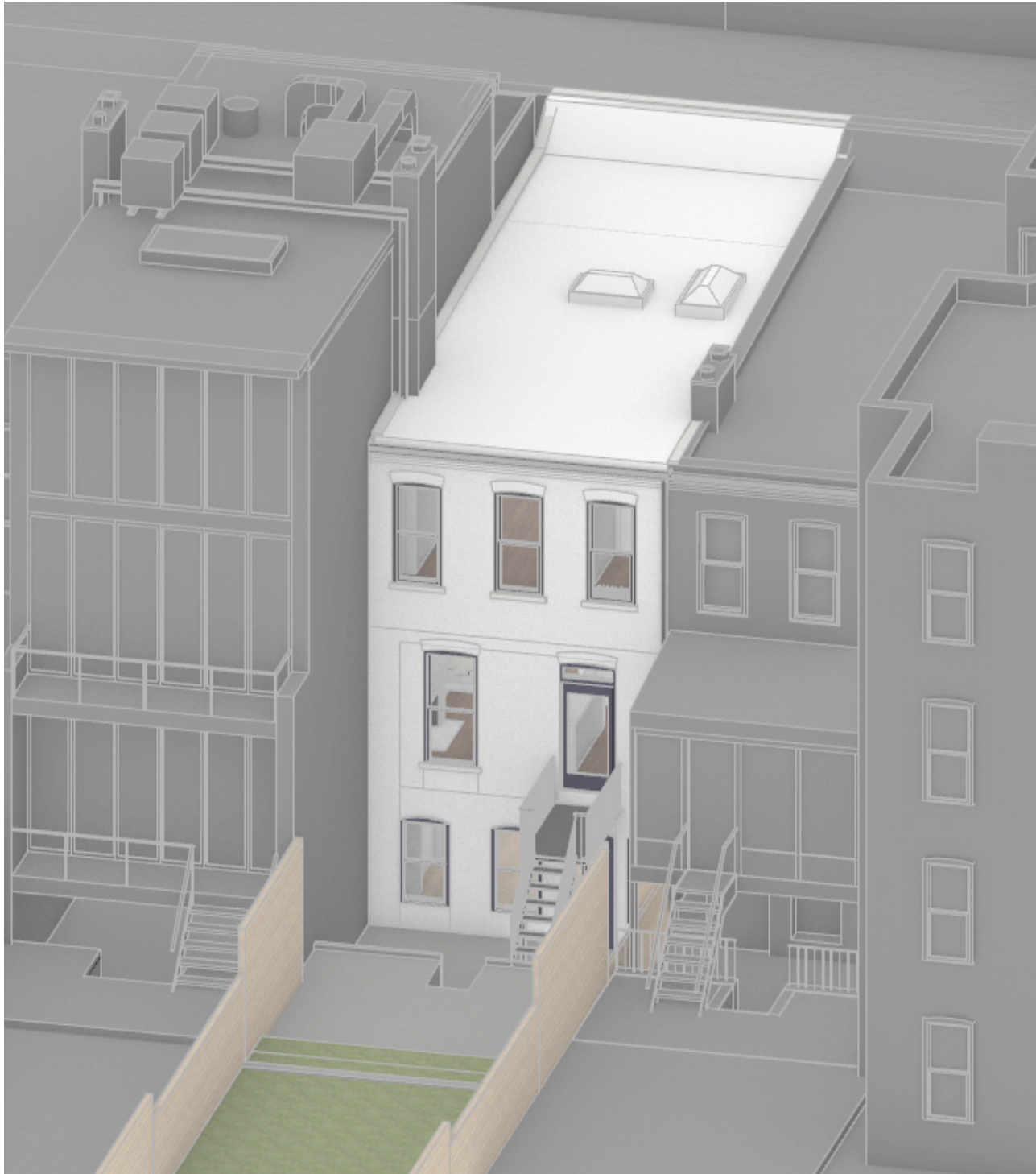
② Existing Rear Facade



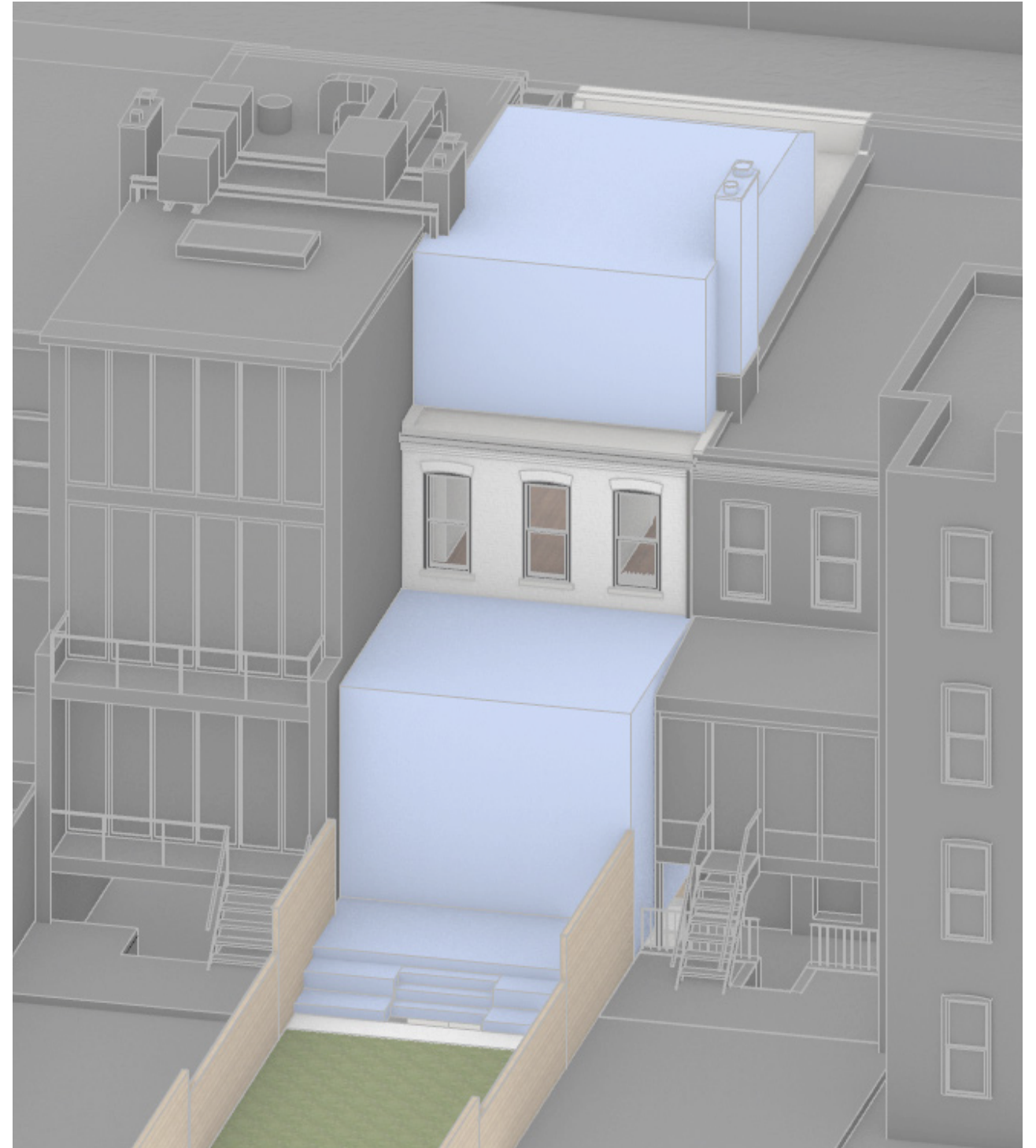
③ Neighboring Buildings (Facing East)



④ Neighboring Building (Facing West)

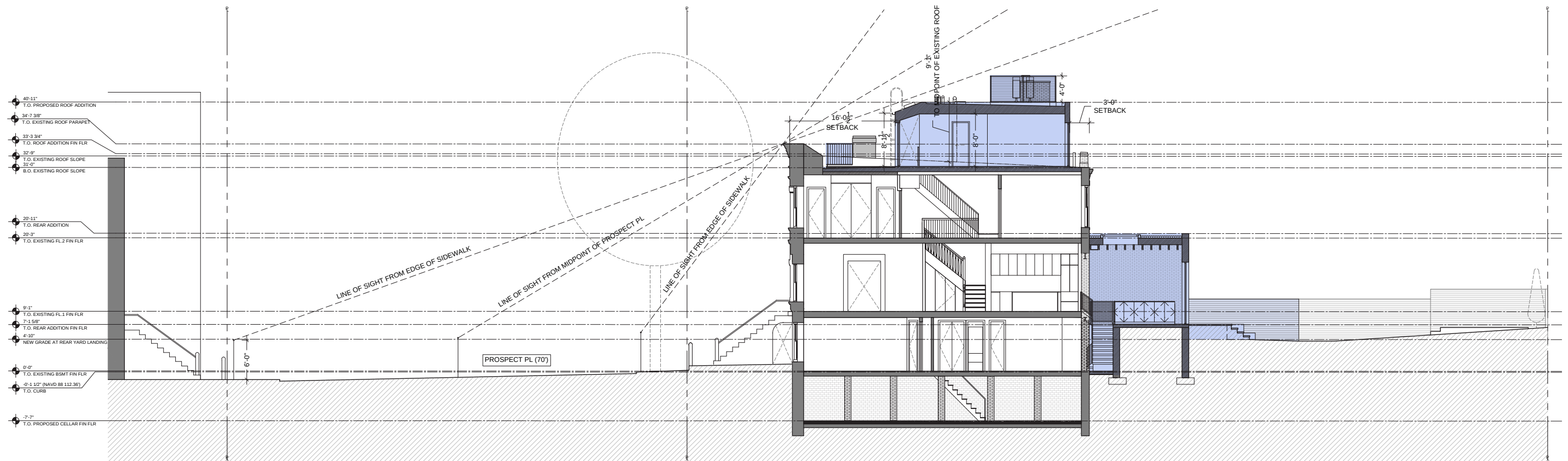
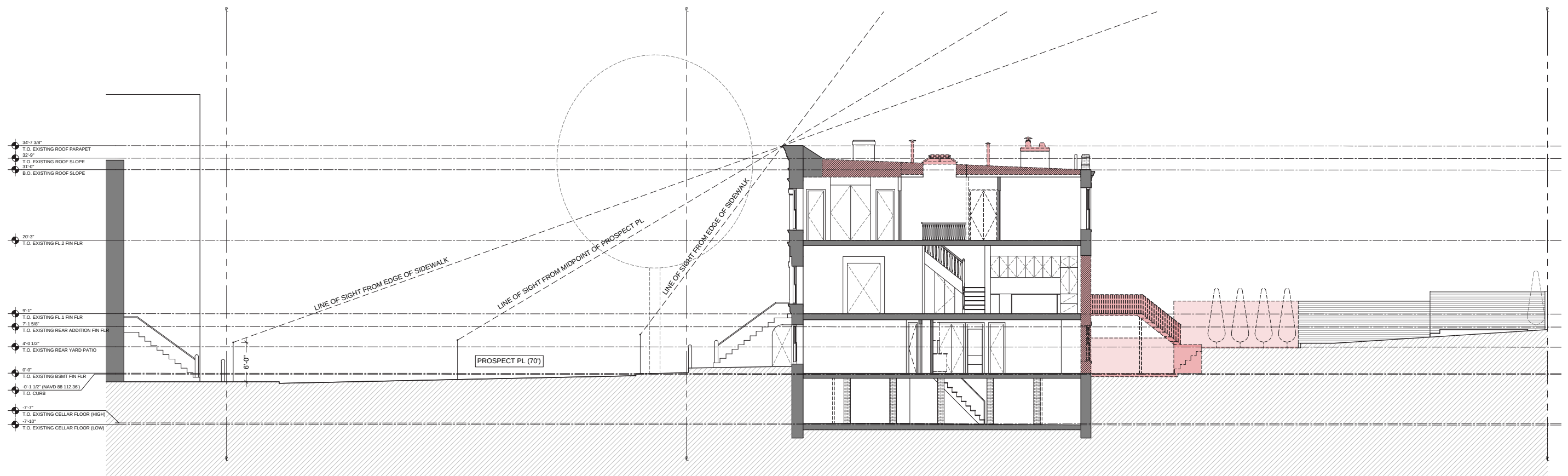


Existing

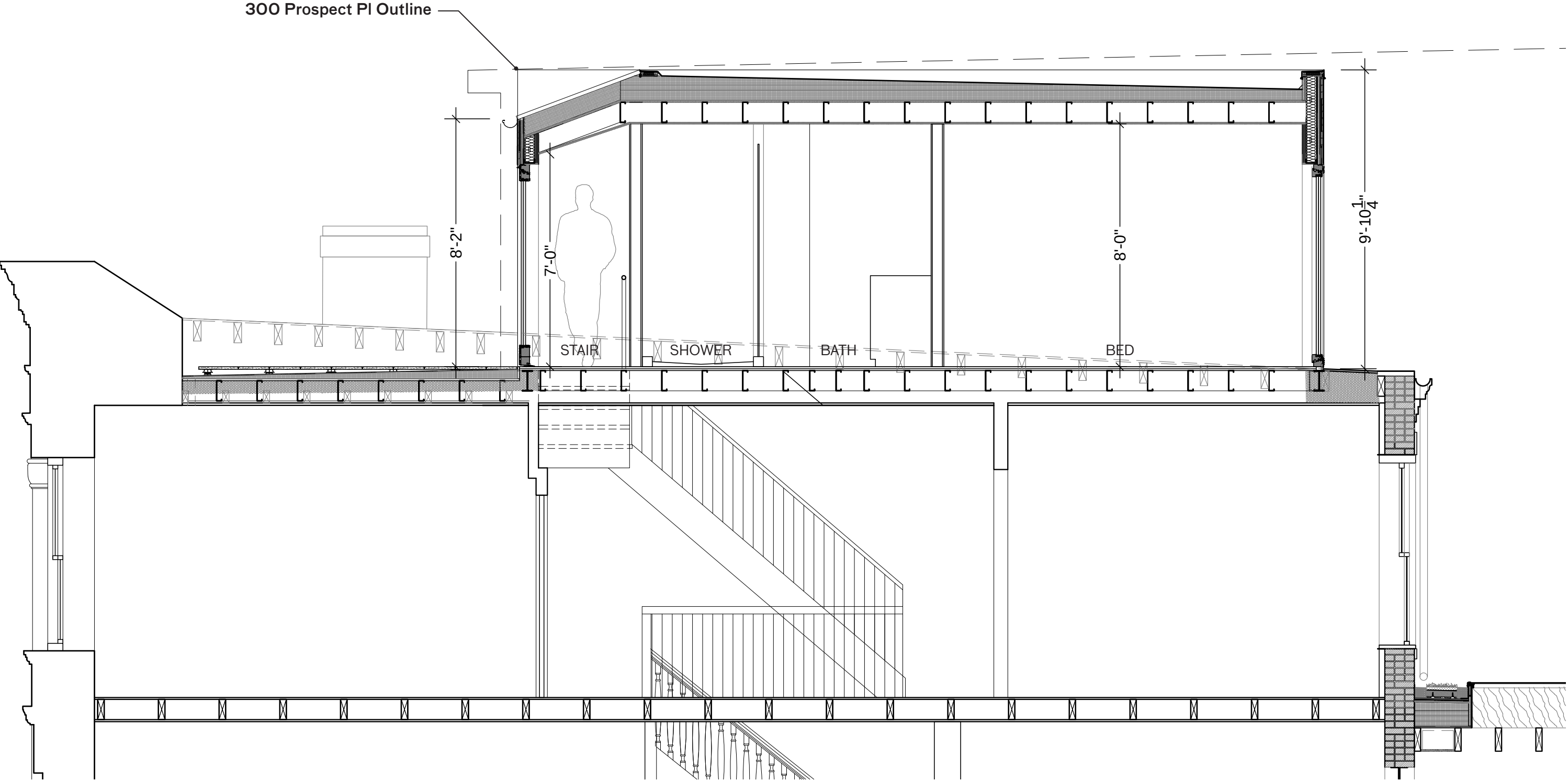


Proposed

 New Work

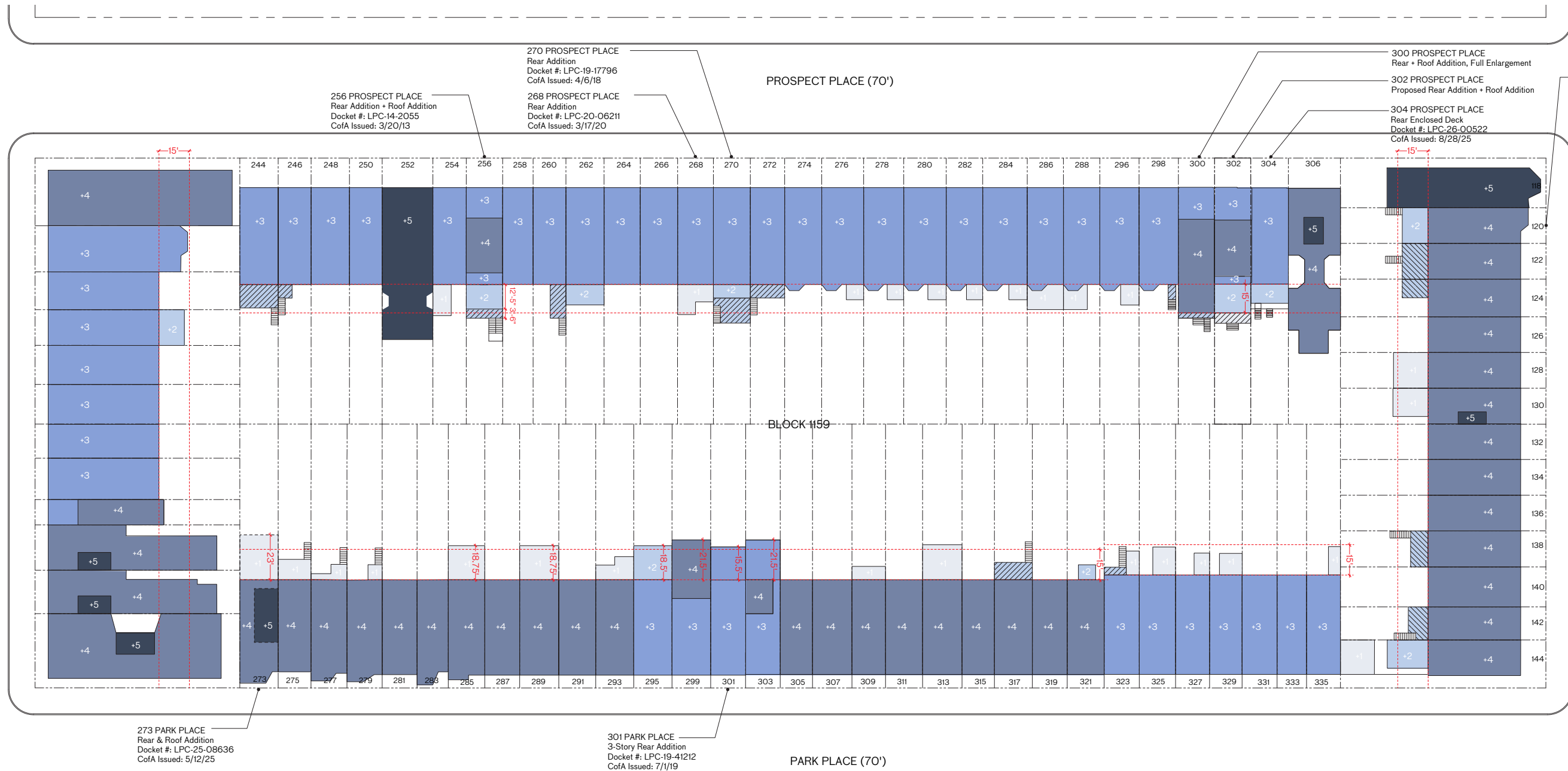


Demolition New Exterior Work



VANDERBILT AVENUE (100')

UNDERHILL AVENUE (70')



KEY

- 1 STORY ABOVE GRADE
- 2 STORIES ABOVE GRADE
- 2 STORIES ABOVE GRADE
REAR YARD DECK/STAIRS
- 3 STORIES ABOVE GRADE
- 4 STORIES ABOVE GRADE
- 5 STORIES ABOVE GRADE

Rear Additions

Total # of Similar Building Types (3-4 story One-to-Two-Family or Converted Multifamily Walkup Residential Rowhouse) on Block: **71**

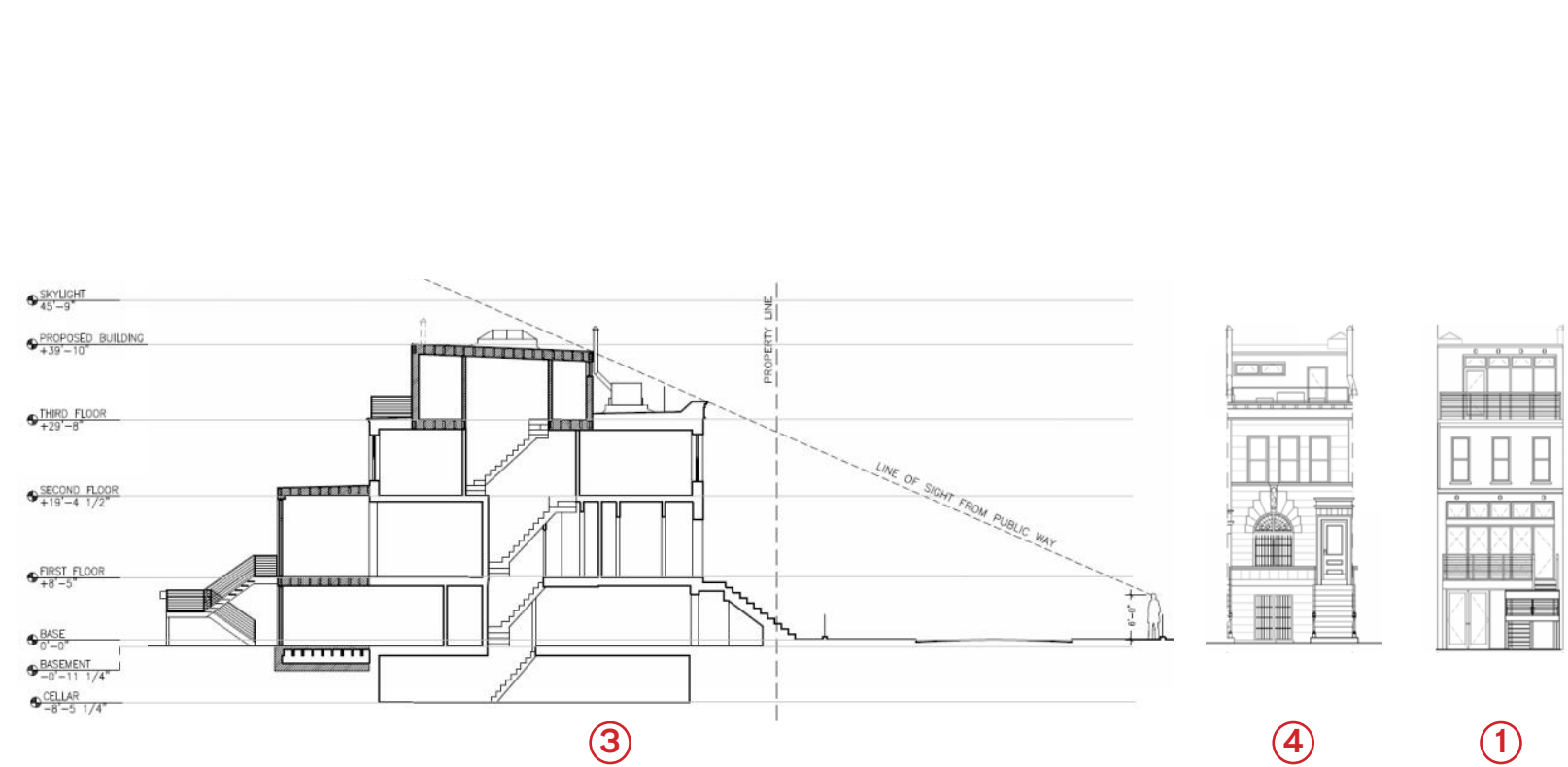
Total # of Similar Building Types on Block with Rear Additions: **38***

*more than 50% of similar buildings on the block have occupiable rear additions, scale varies

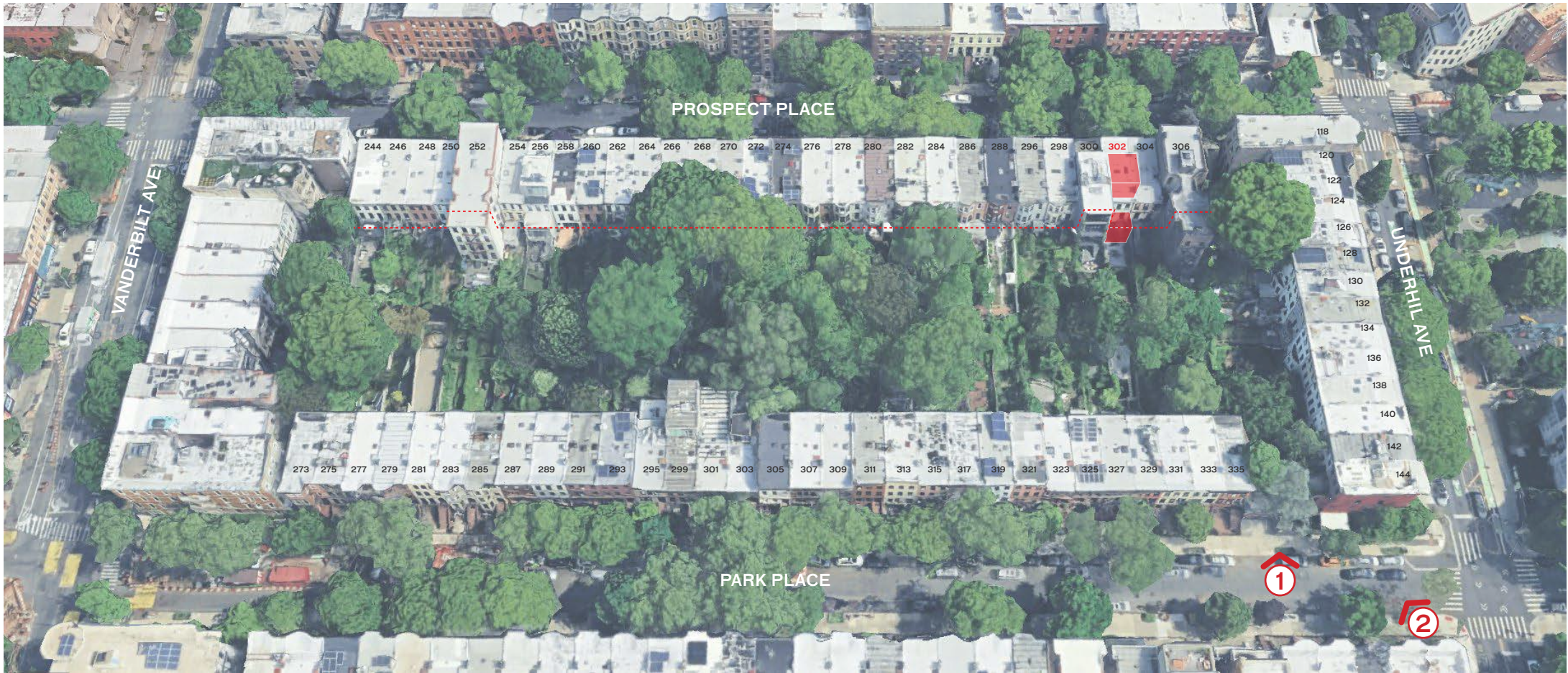
Roof Additions

Total # of Similar Building Types on Block with Occupiable Roof Additions: **5 (2 LPC approved since Landmarks Designation)**

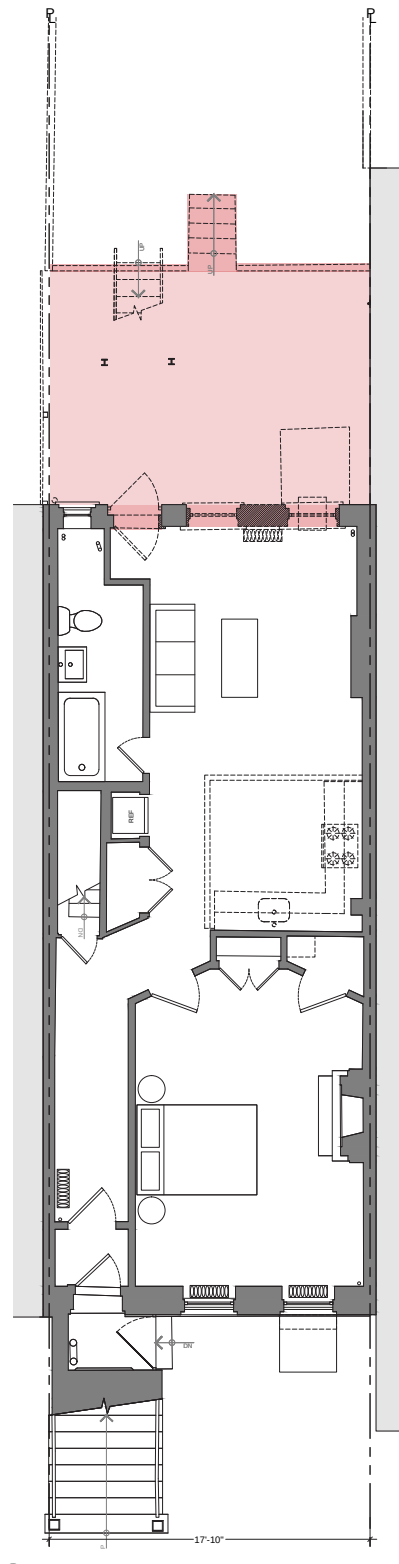




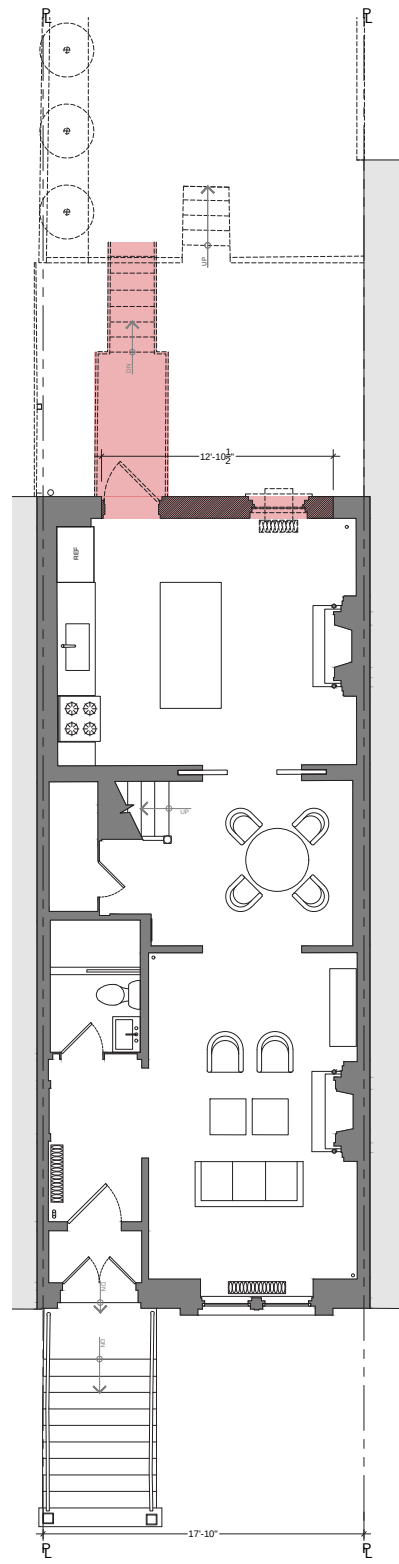
256 Prospect Place Rear + Roof Additions



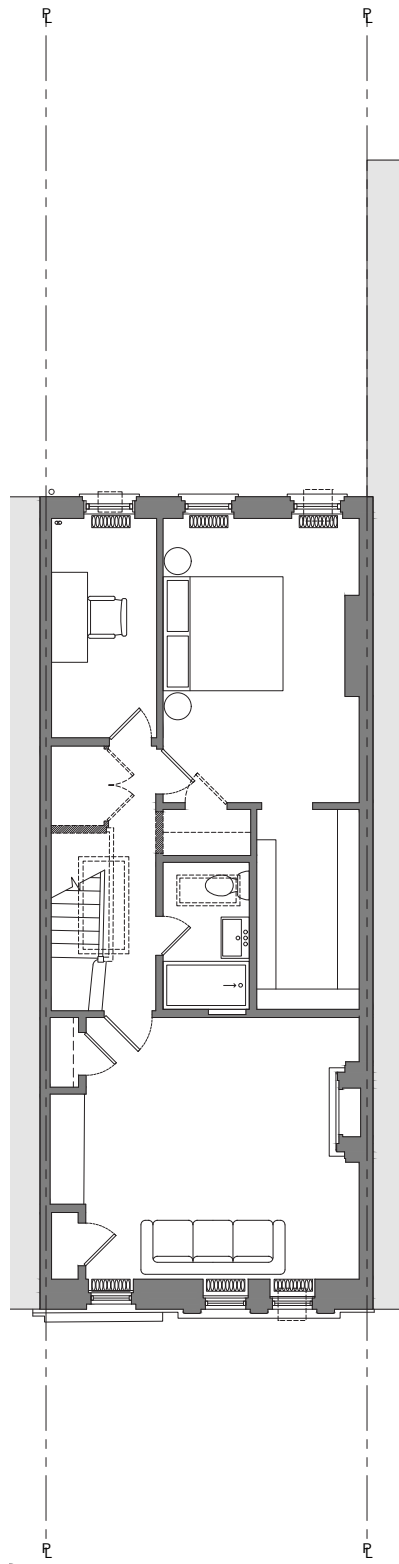
Break in Street Facade at Park Place
No Visibility to 302 Prospect
Place Rear Yard



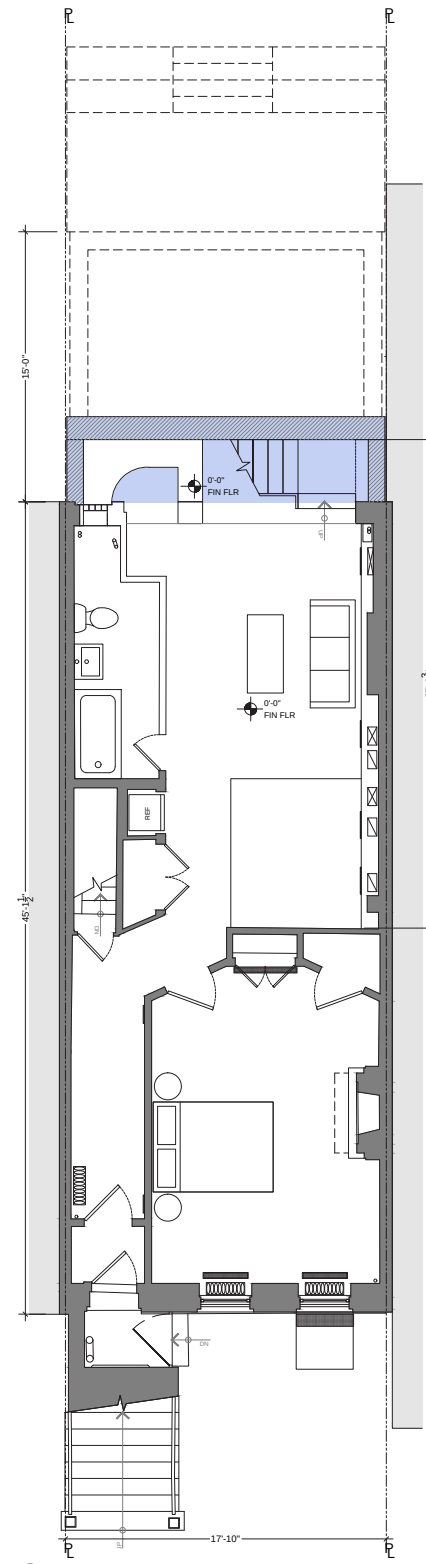
Basement Plan - Demolition



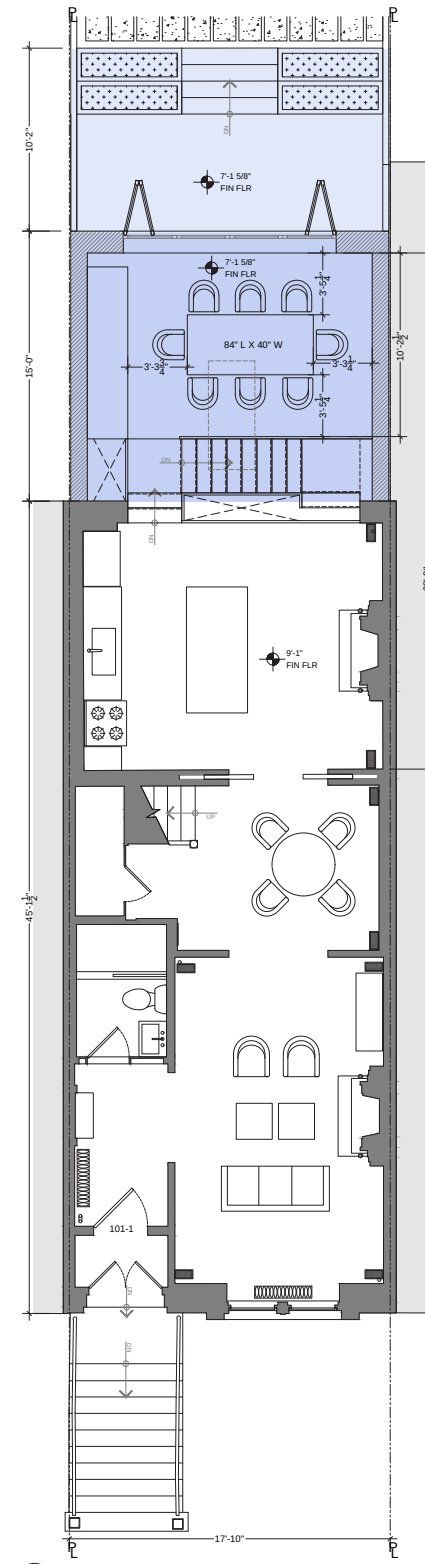
First Floor Plan - Demolition



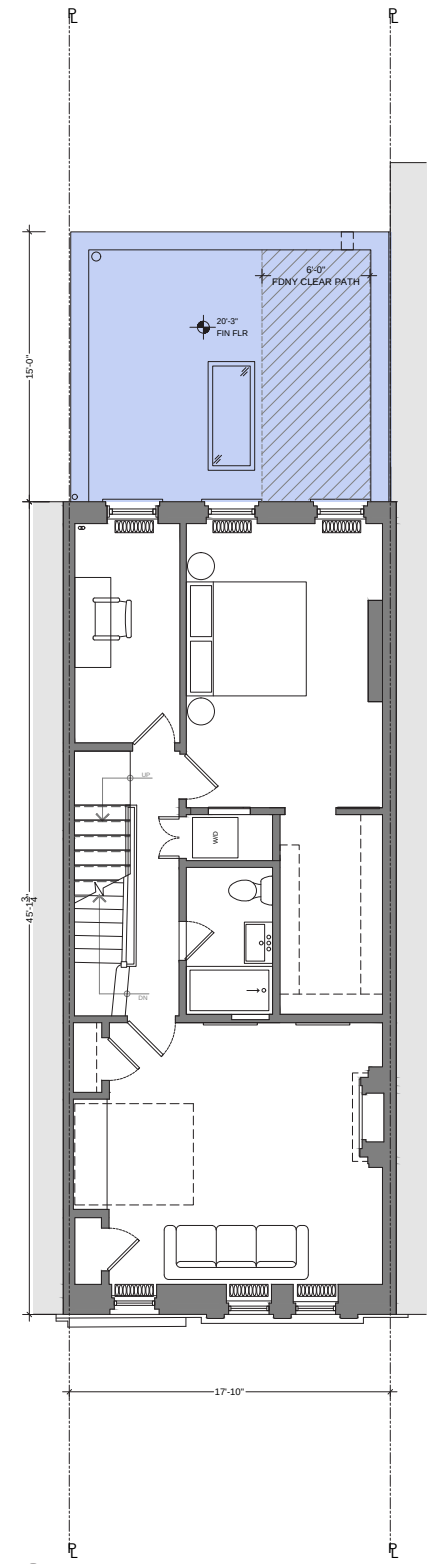
Second Floor Plan - Demolition



Basement Plan - Proposed



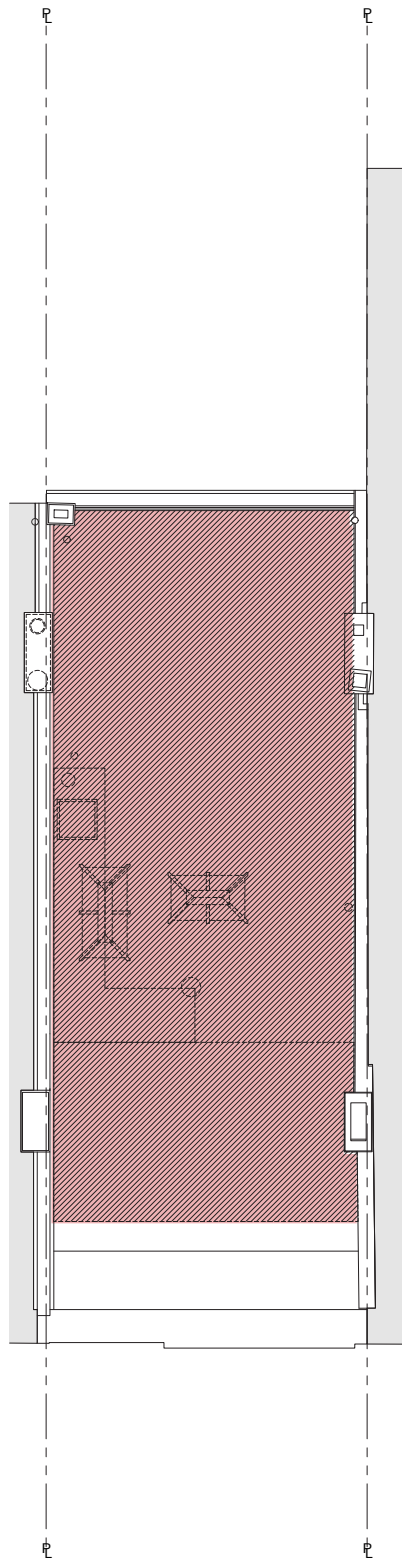
First Floor Plan - Proposed



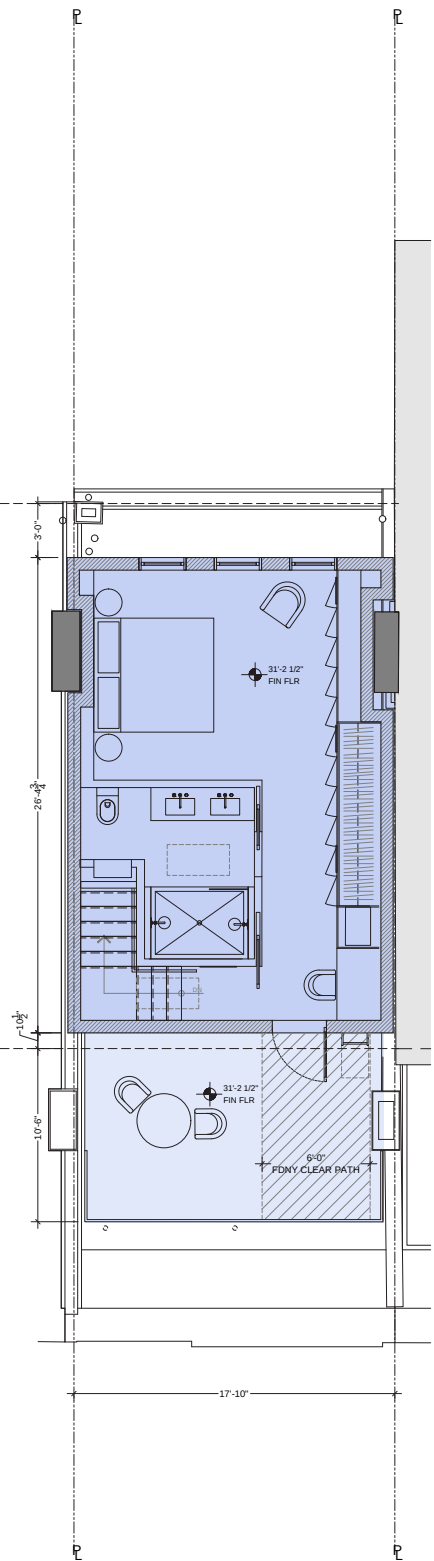
Second Floor Plan - Proposed

Demolition New Work

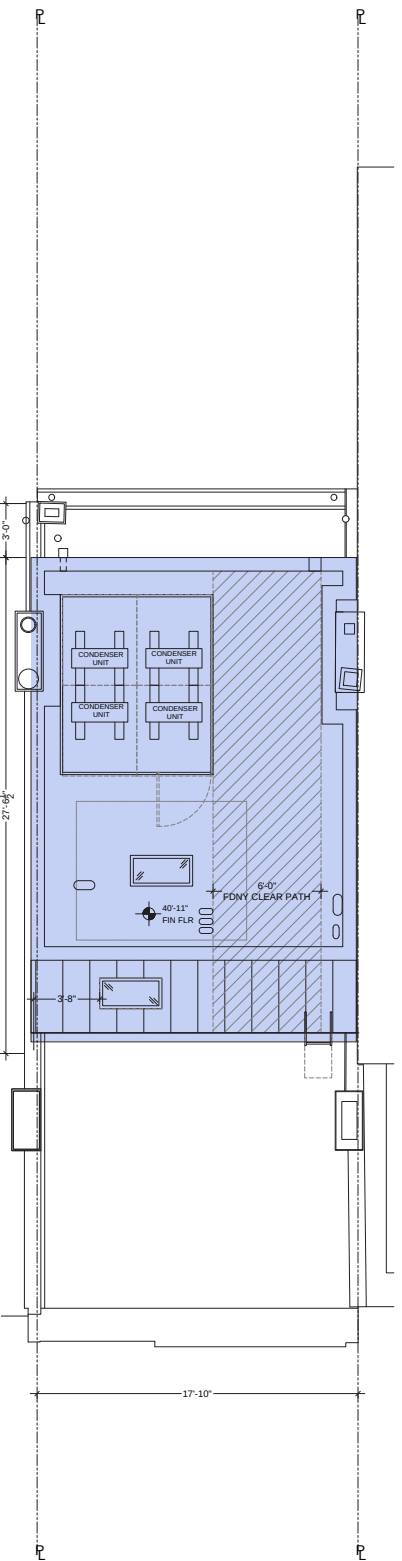




Existing Roof Plan - Demolition



New Roof Addition Floor Plan - Proposed



Roof Plan - Proposed





**New Glen-Gery Thin Brick Veneer Wall,
Painted**



Benjamin Moore
OC-152 Super White



Existing Brick Wall, Painted



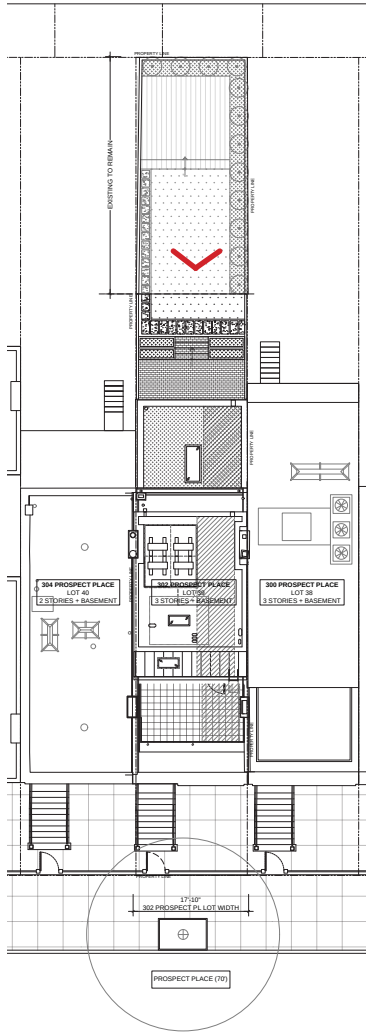
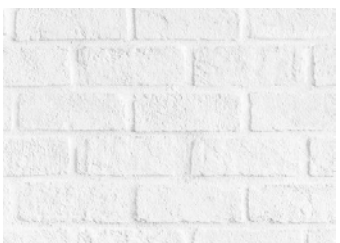
Benjamin Moore
OC-152 Super White



**New Glen-Gery Facebrick Veneer Wall,
Painted**



Benjamin Moore
OC-152 Super White





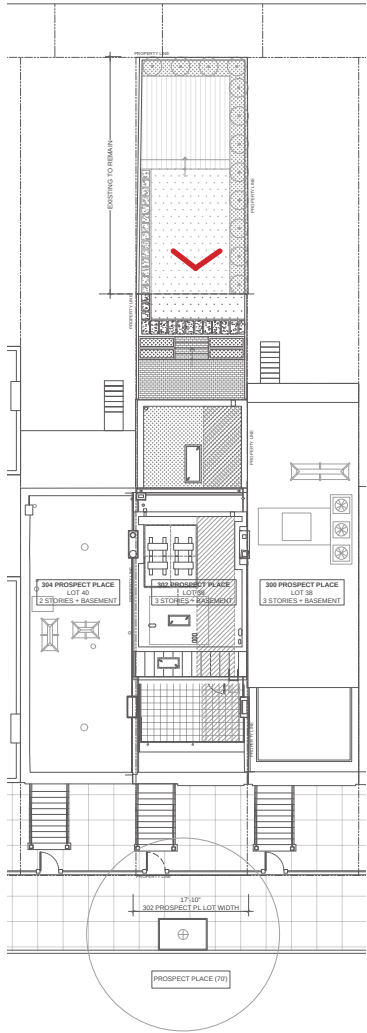
Zola Tilt & Turn Themoplus Clad Wood Windows
Painted Aluminum Exterior



Existing Windows to Remain
Aluminum Exterior Painted to Match



Centor Bifold Door
Painted Aluminum Exterior



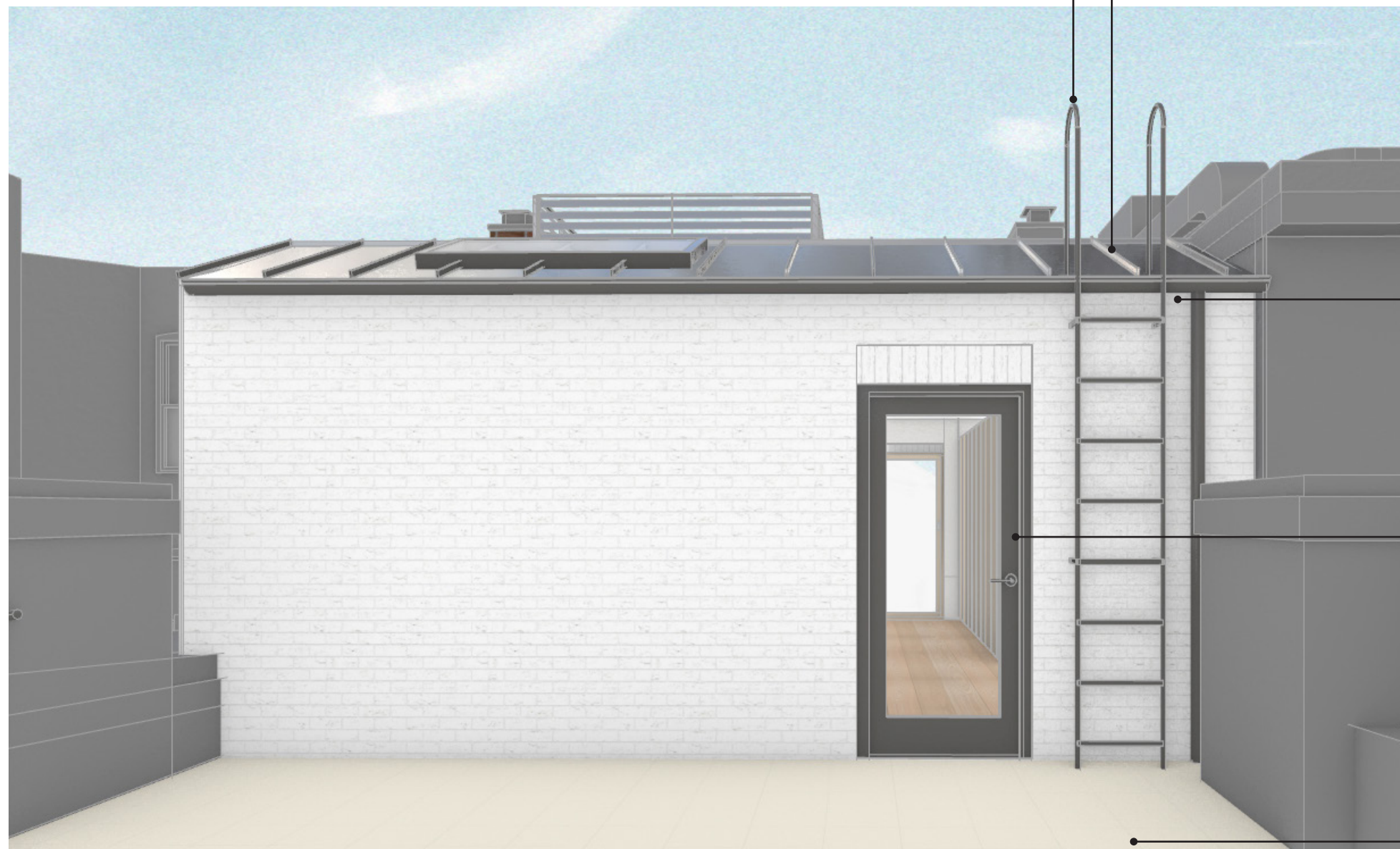


Rear Elevation - Demolition



Rear Elevation - Proposed

Demolition New Exterior Work



Fire Ladder for Roof Access
+ 42" High Gooseneck per Fire Code

Painted Aluminum Standing Seam Roof, Gutter, & Downspout / Parapet Flashing Beyond



Benjamin Moore
HC-178 Charcoal Slate

New Glen-Gery Thin Brick Veneer Wall, Painted



Benjamin Moore
OC-152 Super White



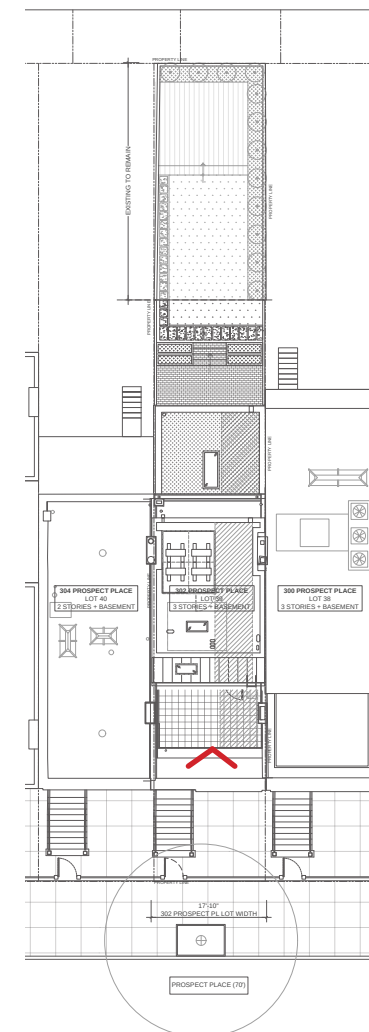
Painted Aluminum Exterior Zola Outswing Terrace Door

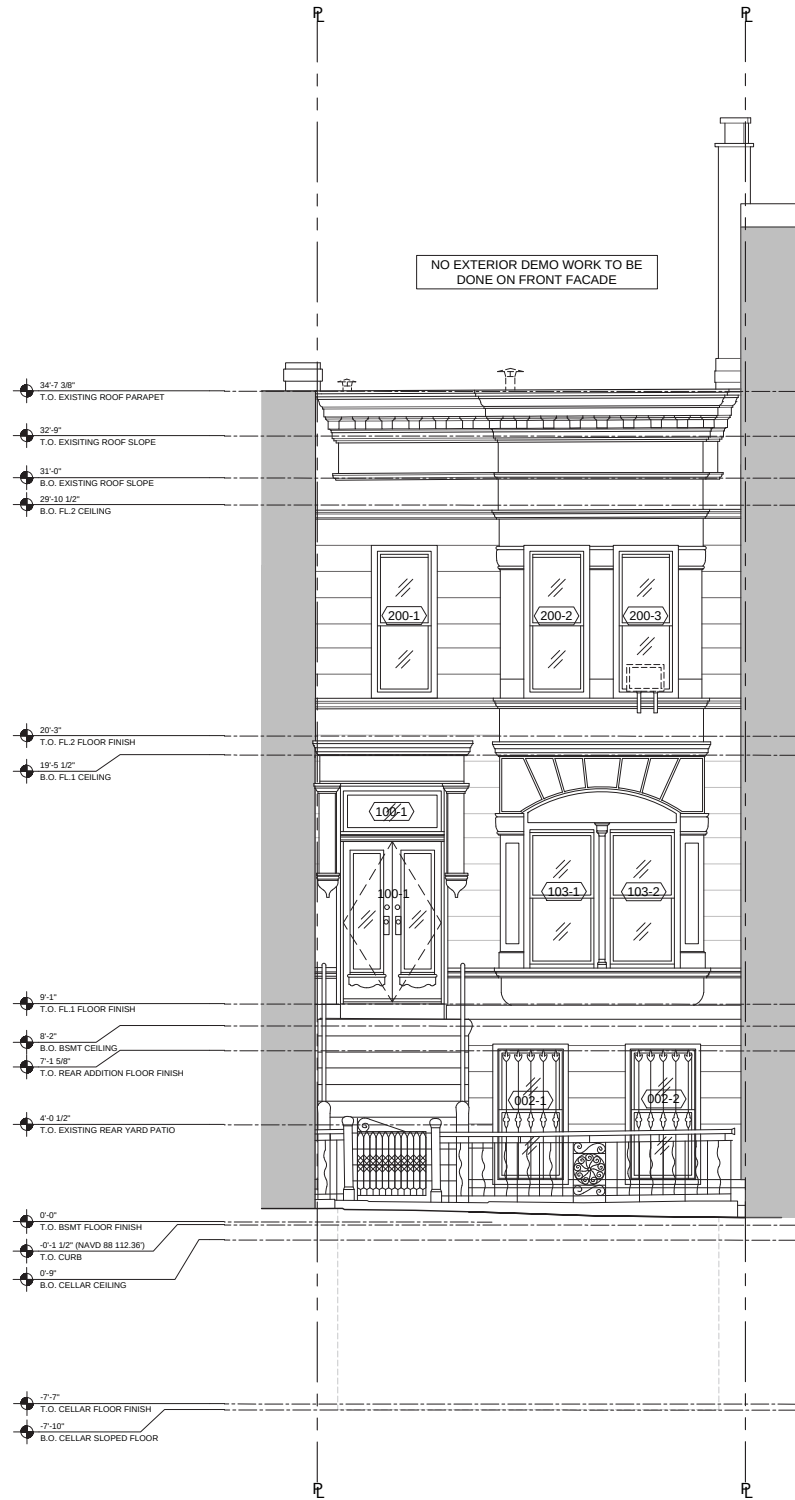


Benjamin Moore
HC-178 Charcoal Slate



12in x 12in Porcelain Tile Pavers





Front Elevation - Existing



Front Elevation - Proposed

Demolition New Work



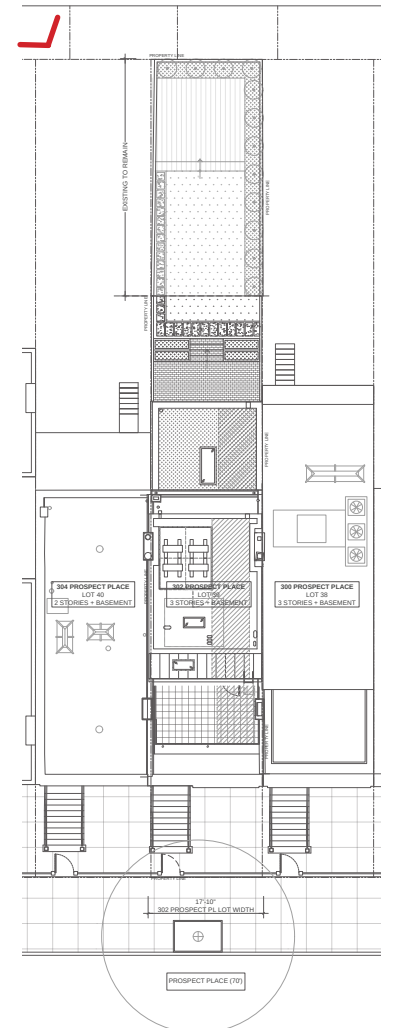
Mechanical Screening
to meet Zoning Resolution requirements

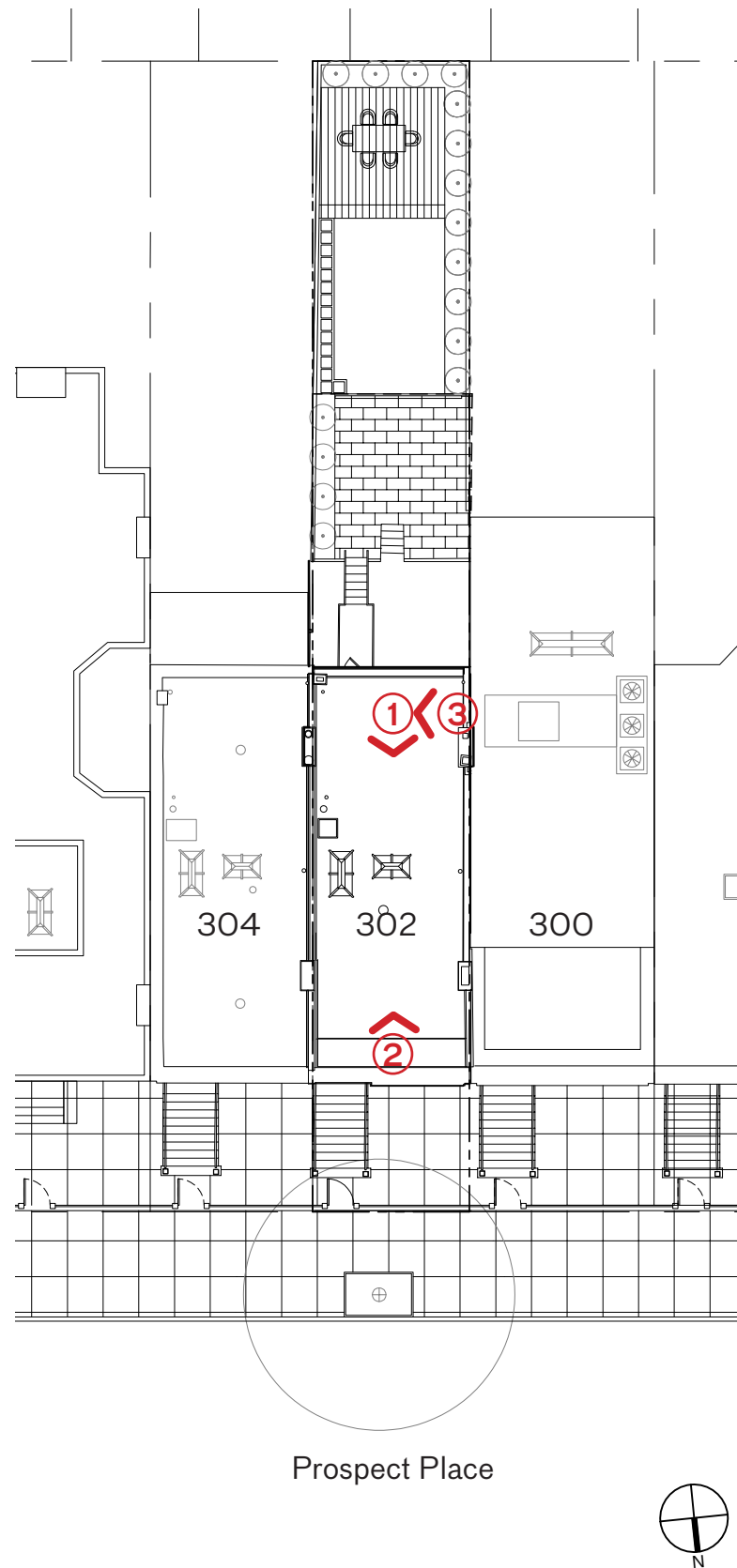
**Stucco over Continuous
Insulation at Side Walls**

Extensive Green Roof
to meet Sustainable Roofing Zone requirement

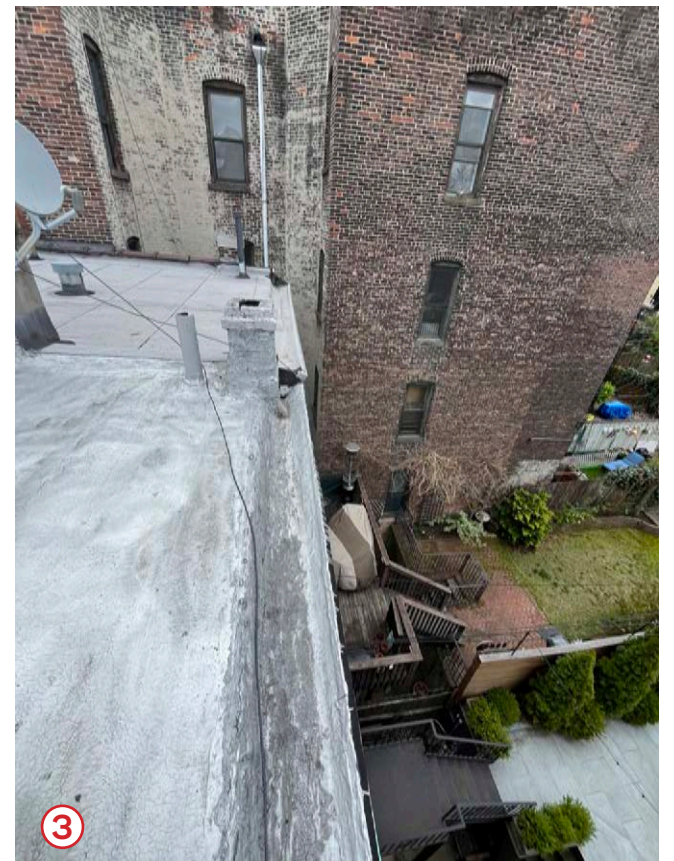
**Stucco over Continuous
Insulation at Side Walls**
between 2 neighboring rear yard additions

New Brick Patio
Natural Brick Color





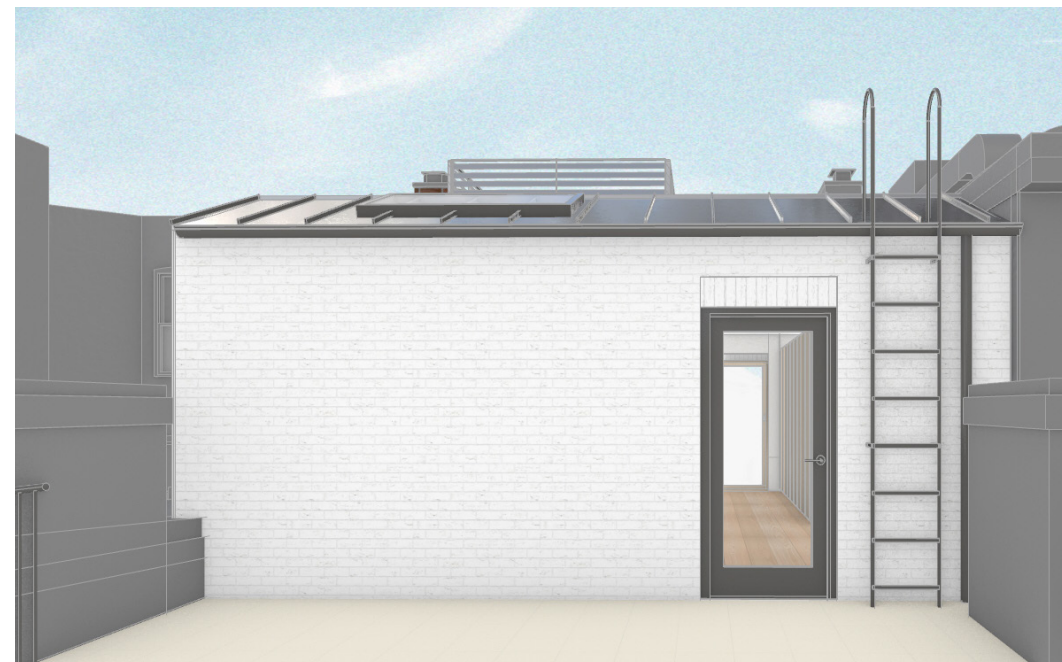
■ New Exterior Work



Existing Roof Photos



Proposed Roof Addition - Mockup

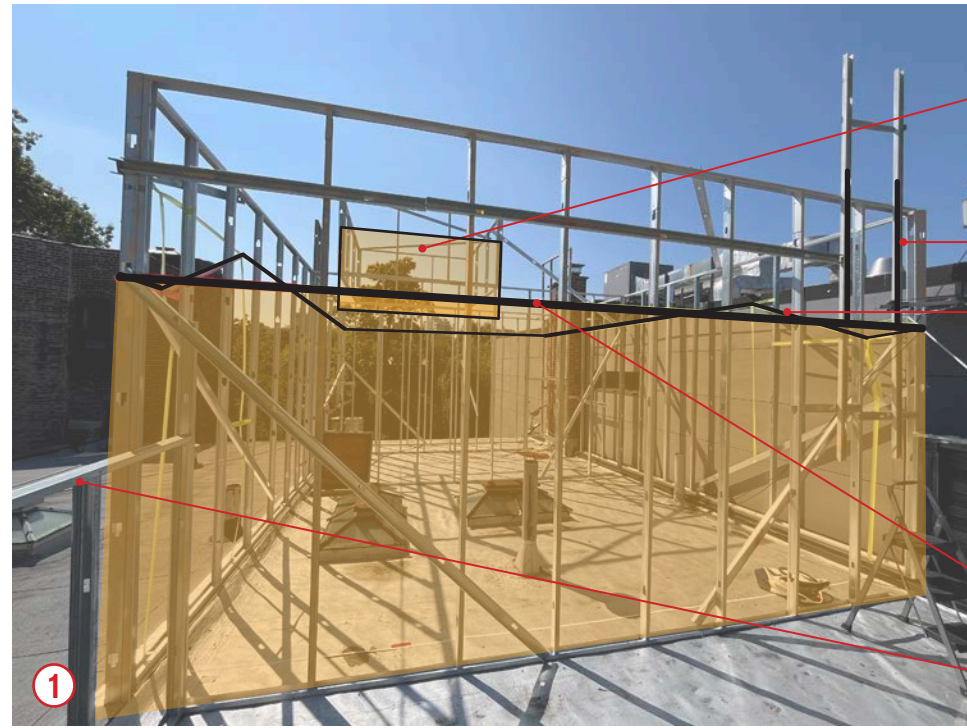
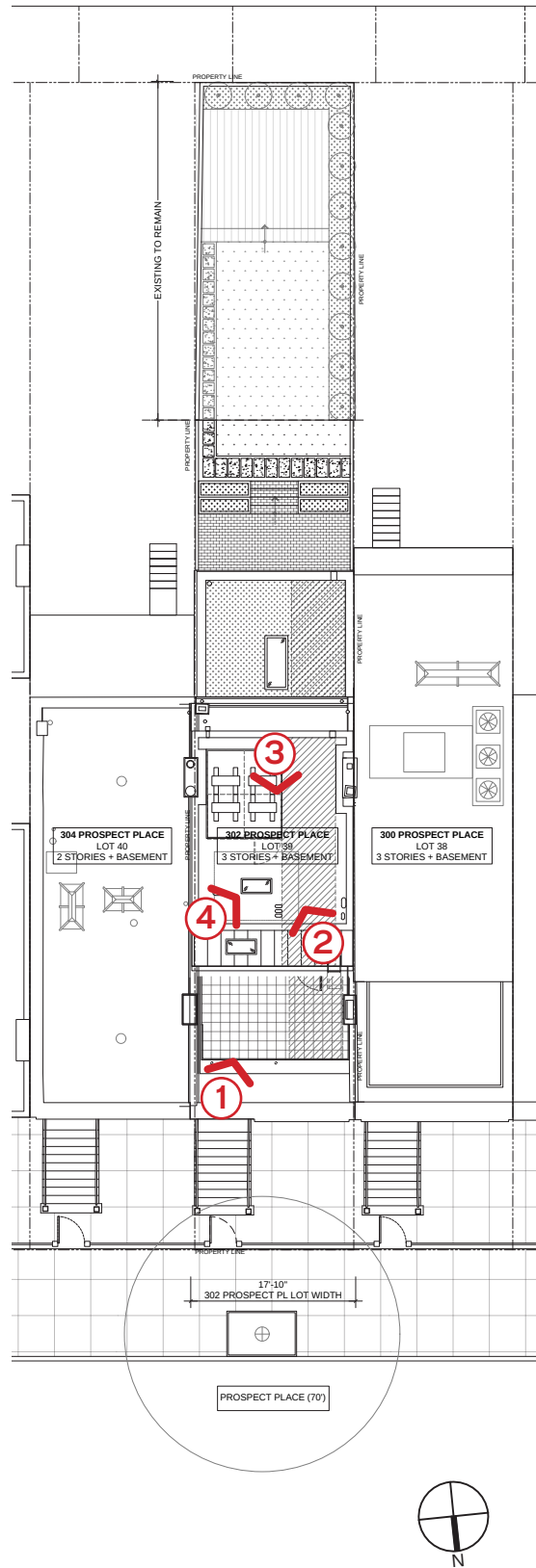


Proposed Roof Addition - Schematic Perspective

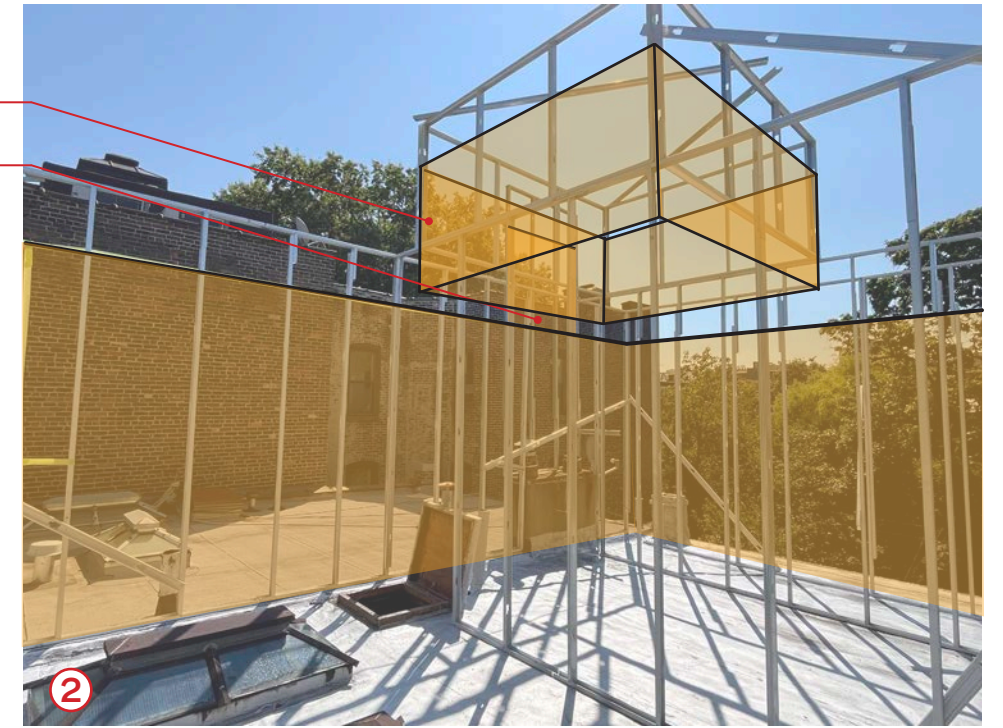


Neighboring 300 Prospect Place Roof Addition and Terrace

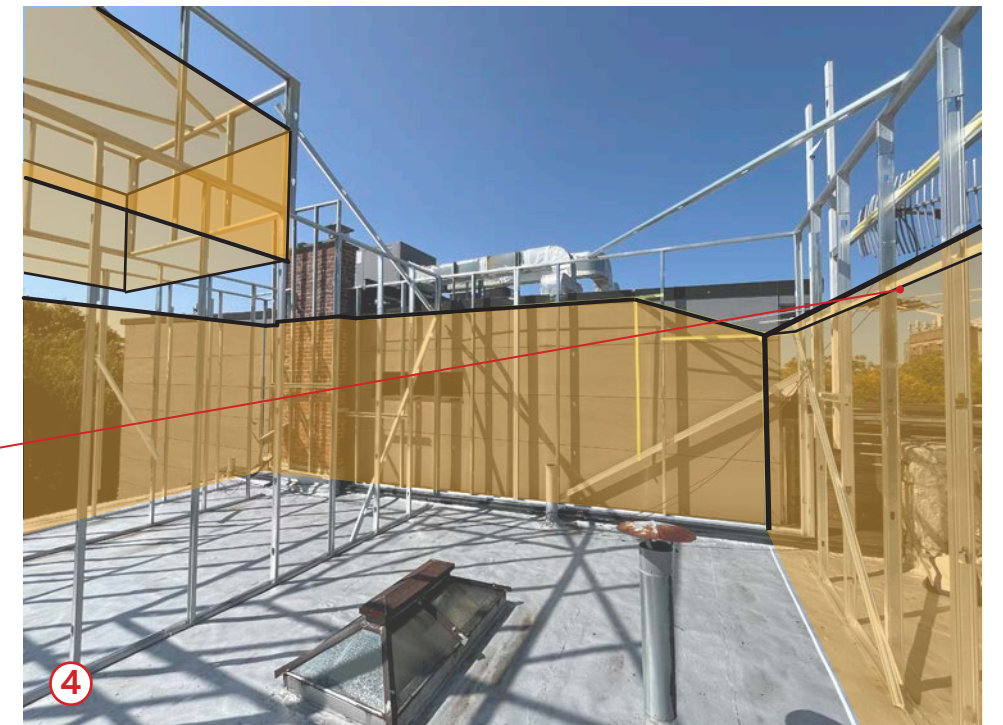
 New Exterior Work

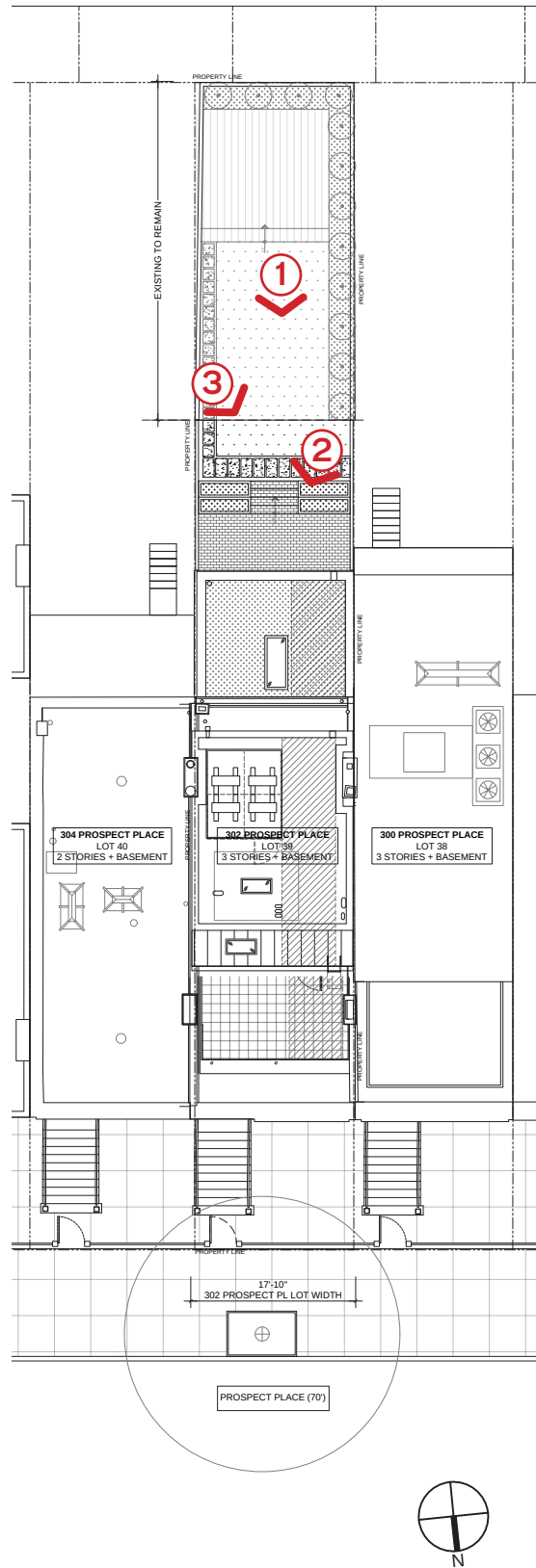


- mechanical screening
- chimney extension
- fire ladder extension
- proposed roof line shown line in black; orange hatch indicates extent of roof addition/proposed building element
- gutter
- guardrail

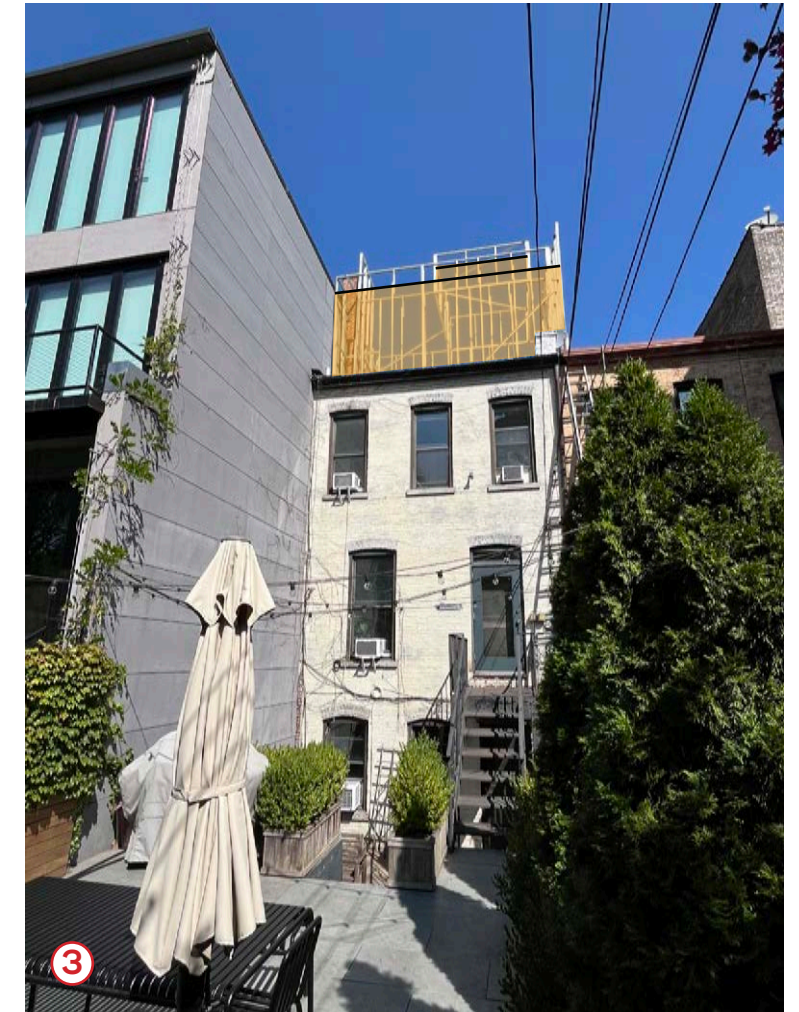
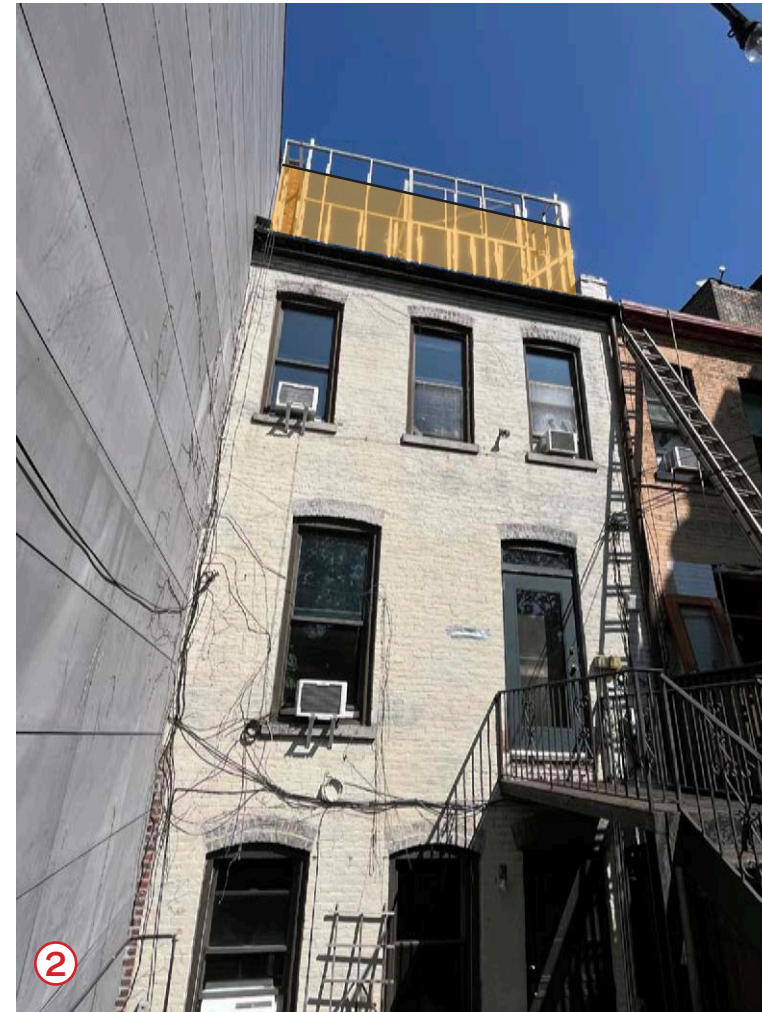


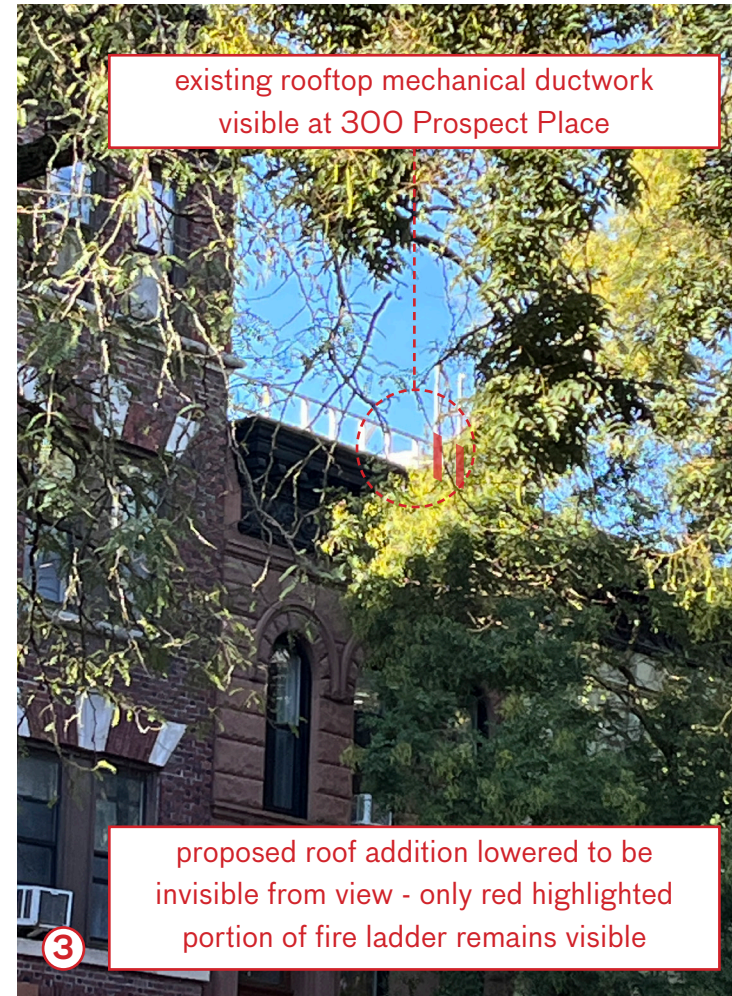
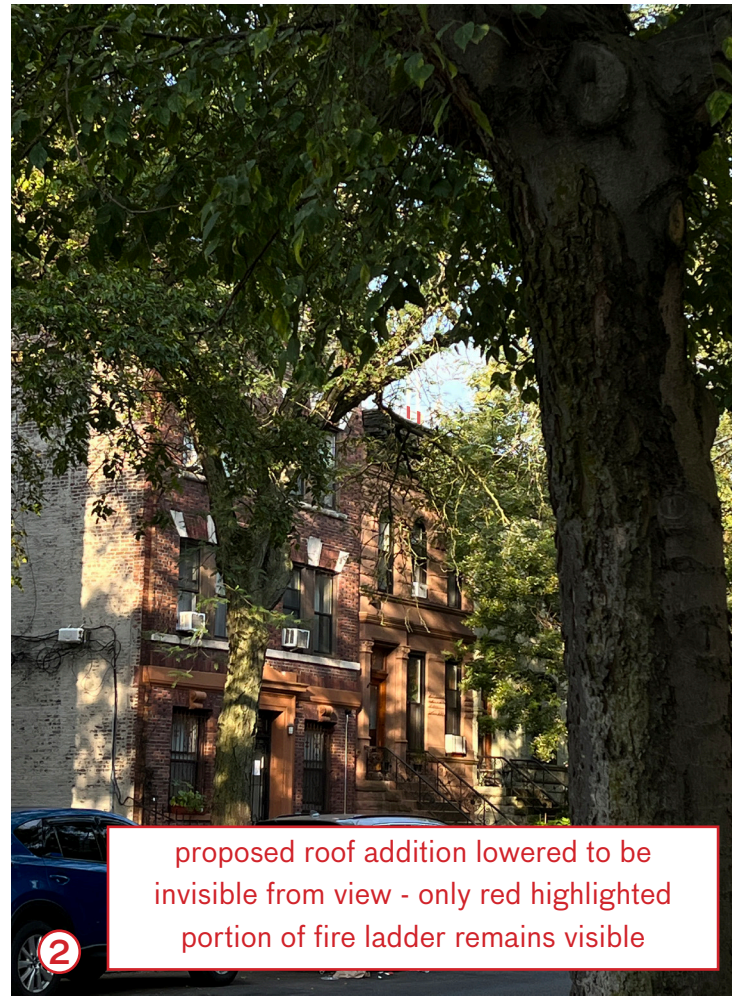
- fire ladder extension
- gutter





Mockup showing proposed lower height in light blue







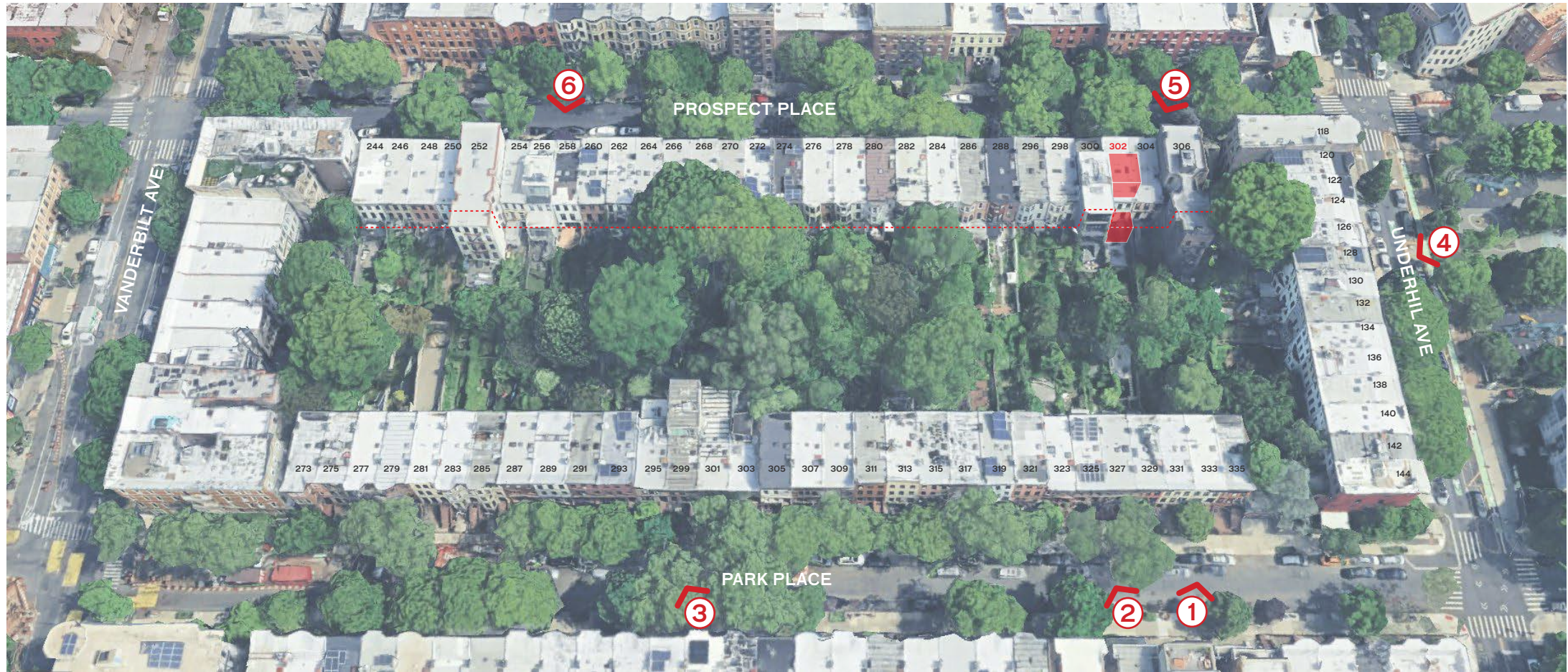


rooftop ductwork at 300
Prospect Place visible next
to proposed fire ladder



Fire-Code Mandated Fire Ladder - Visible Views Rendering





October 28, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 3, LPC-25-11473

302 Prospect Place – Prospect Heights Historic District Borough of Brooklyn

To testify virtually, please join Zoom

Webinar ID: 160 820 8080

Passcode: 652292

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (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



Rear Additions

Total # of Similar Building Types (3-4 story One-to-Two-Family Residential or Converted Multifamily Walkup Residential Rowhouse) on Block: **56**

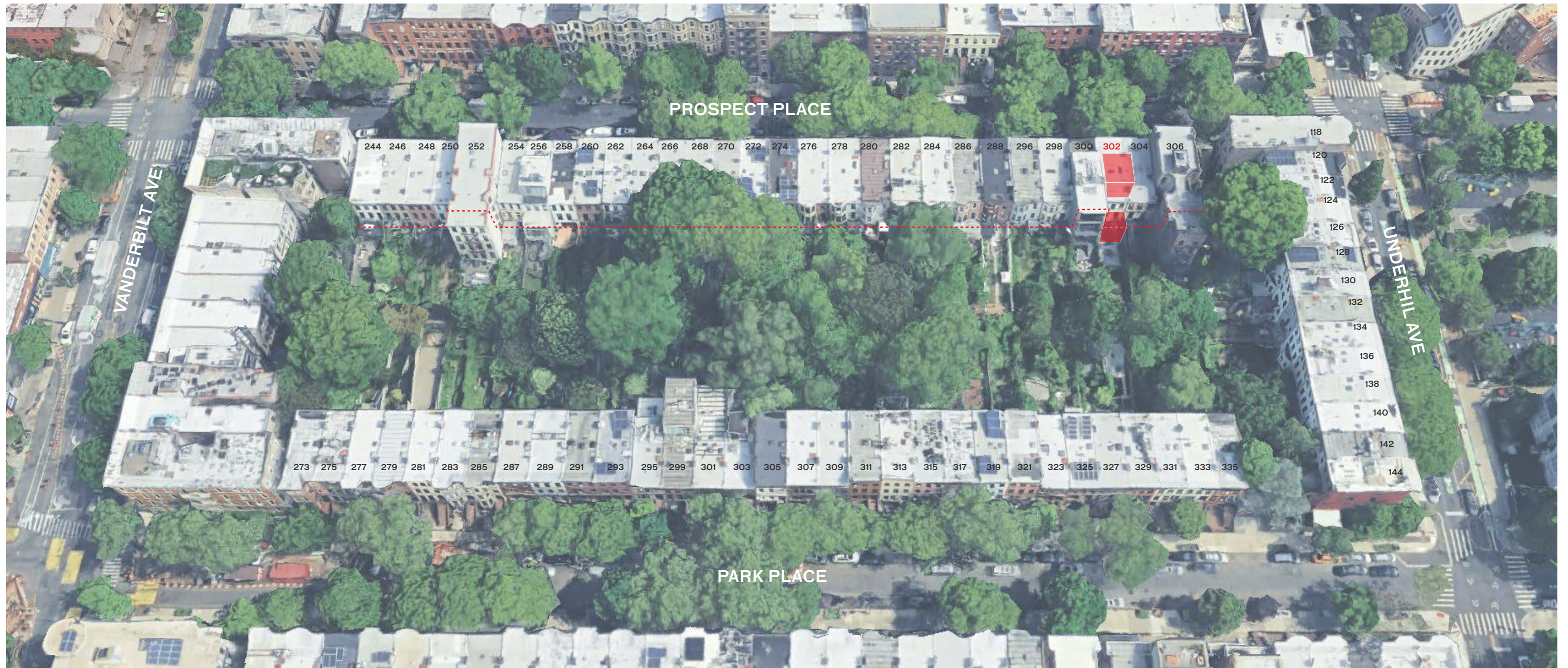
Total # of Similar Building Types on Block with Rear Additions: **41***

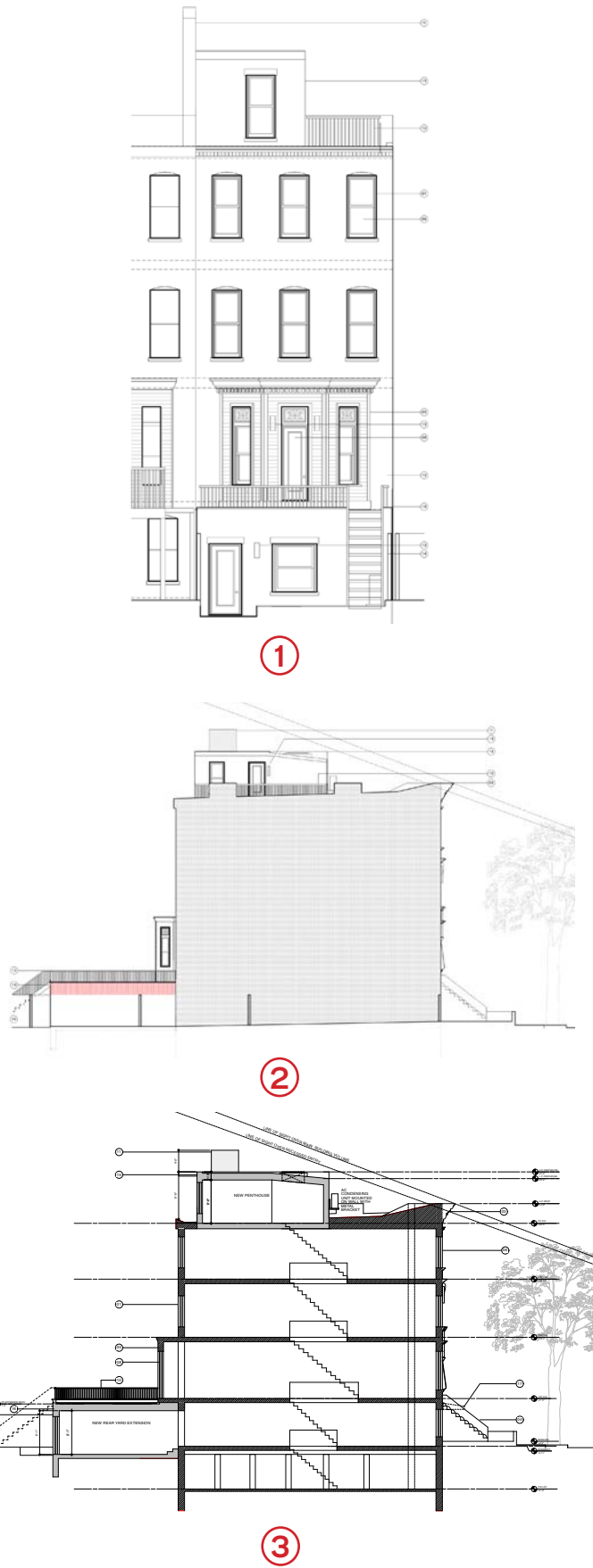
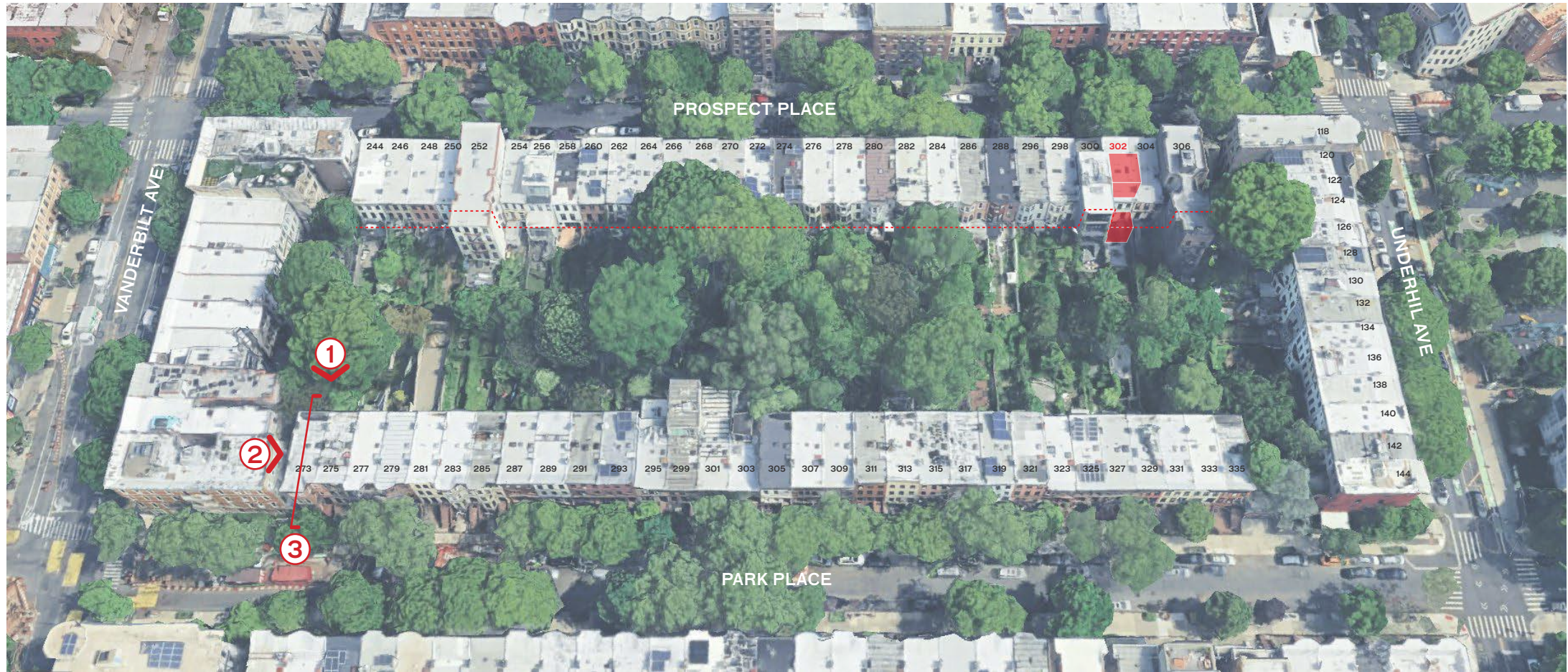
*more than 50% of similar buildings on the block have occupiable rear additions, scale varies

Total # of Similar Building Types on Block with 2-Story Rear Additions at least 15ft deep: **27****

**more than 50% of similar buildings on the block have 2-story rear additions at least 15ft deep, width varies







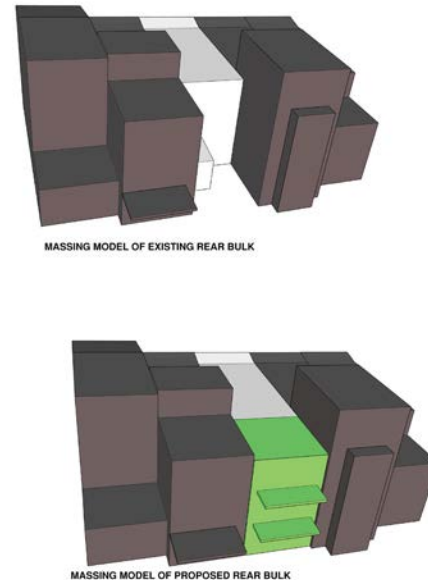
273 Park Place: approved by LPC 05/12/2025



②
303 - 299 Park Place Rear Elevations
(from 2019 LPC hearing for 301 Park PI)



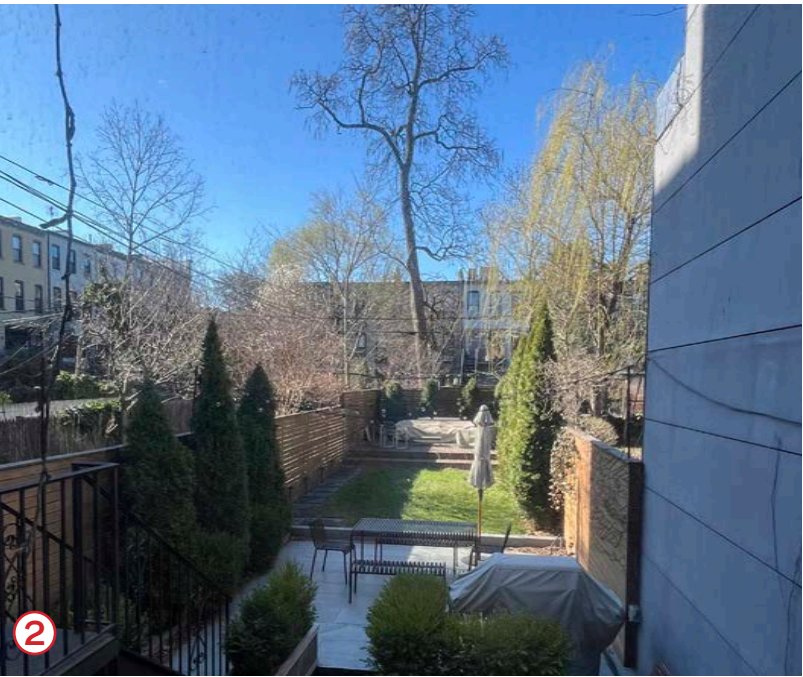
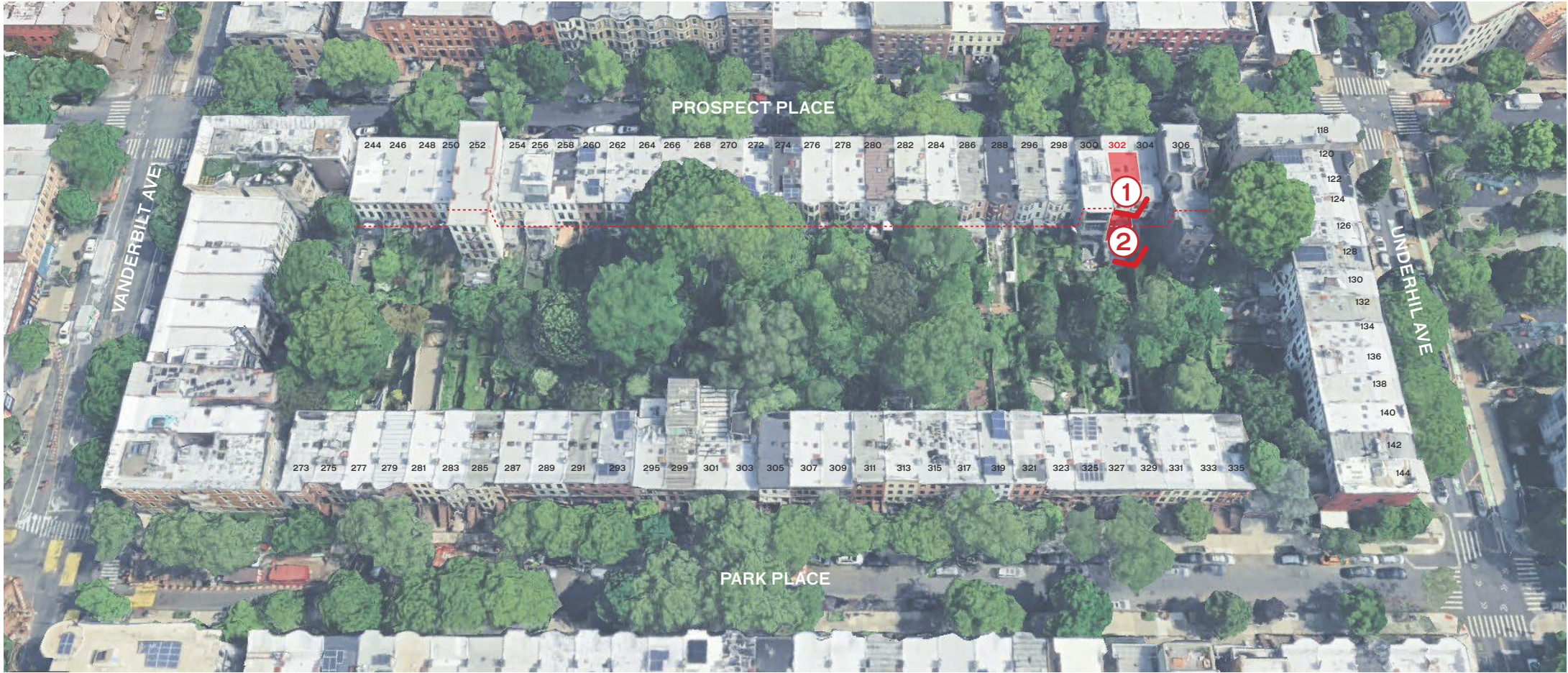
Rear View of Rear & Roof Additions on South of Block
(from 2019 LPC hearing for 301 Park PI)



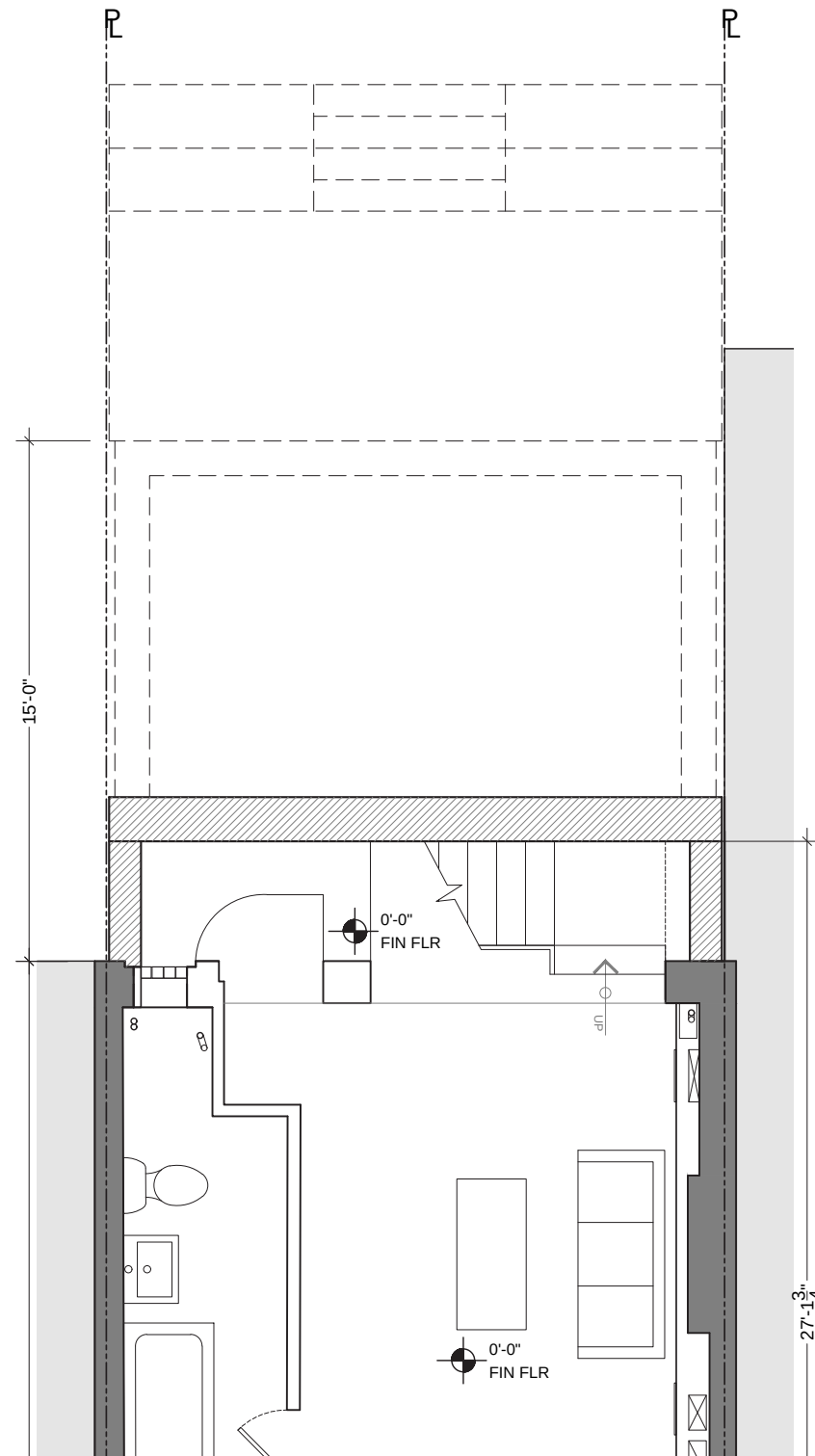
Rear View of Rear & Roof
Additions on South of Block
(from 2019 LPC hearing for 301 Park PI)



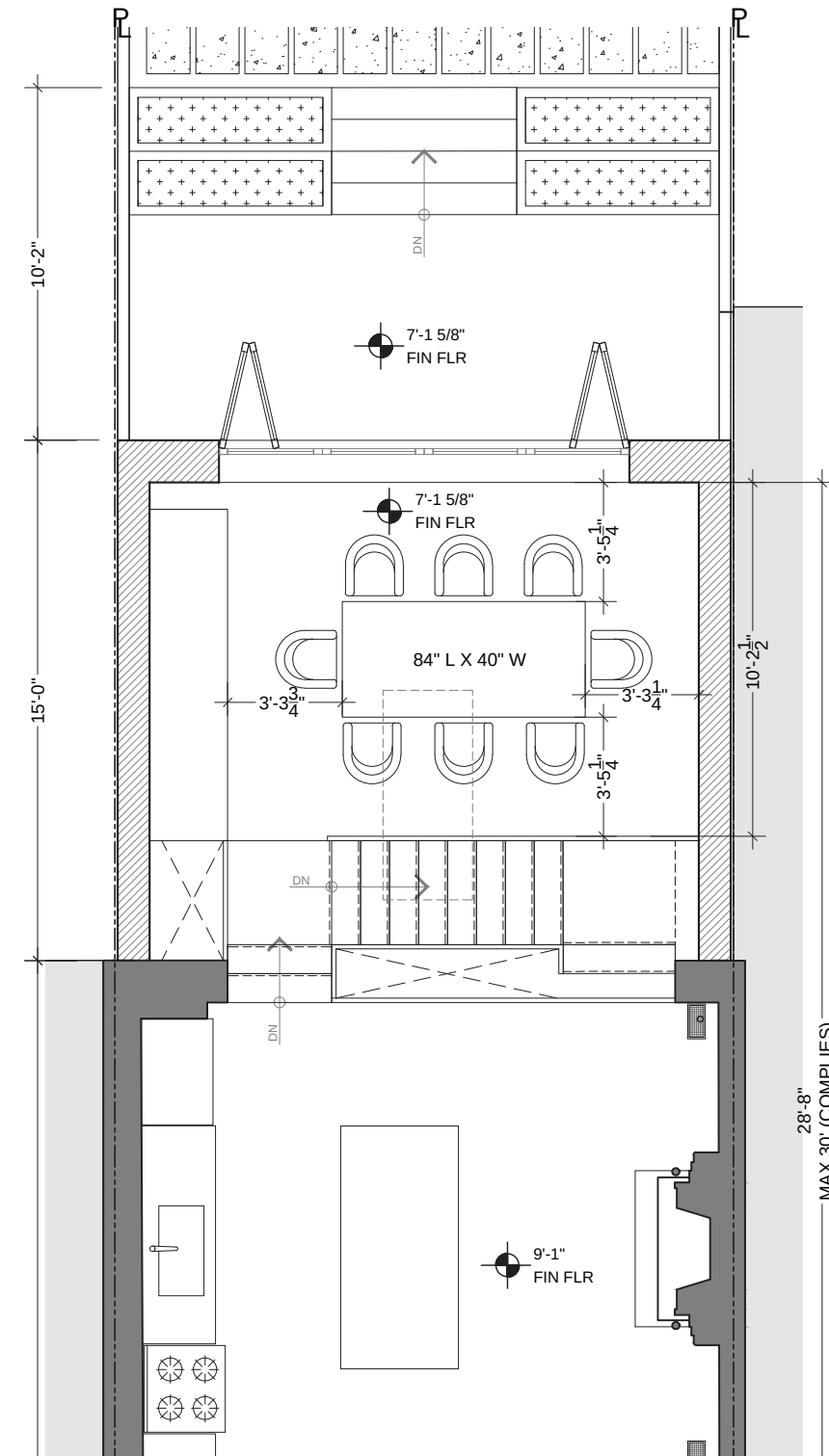
①
Aerial View of Rear & Roof Additions on South of Block



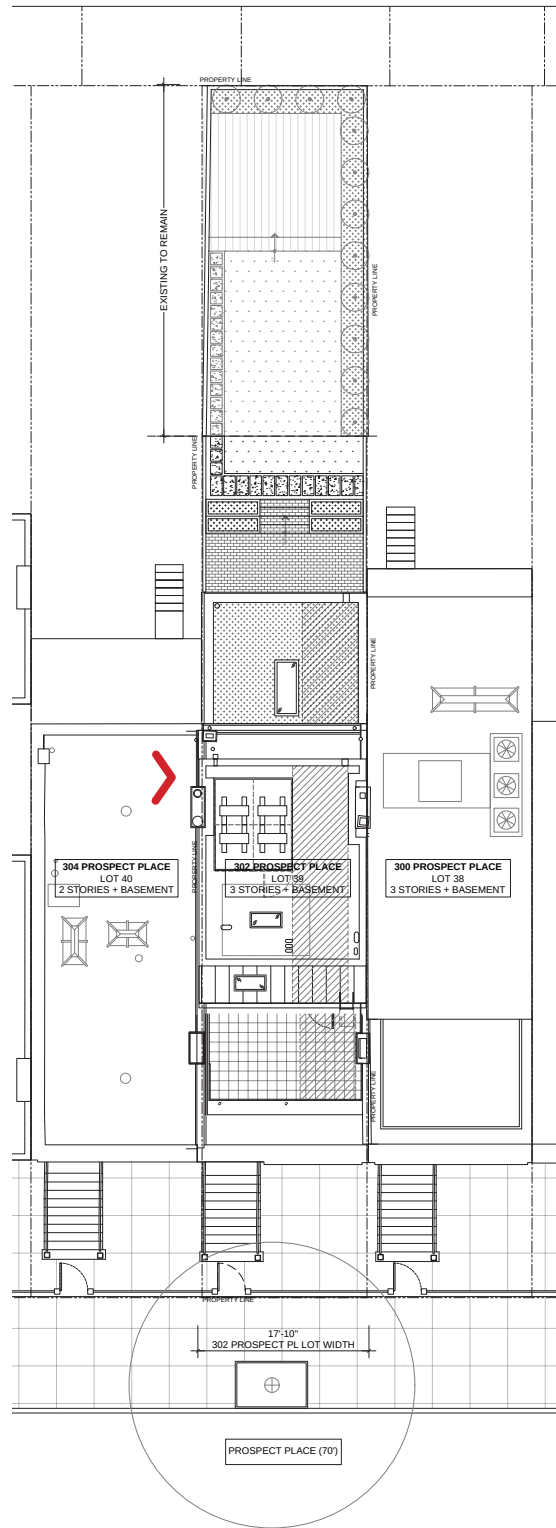
Break in Street Facade at Park Place
No Visibility to 302 Prospect
Place Rear Yard



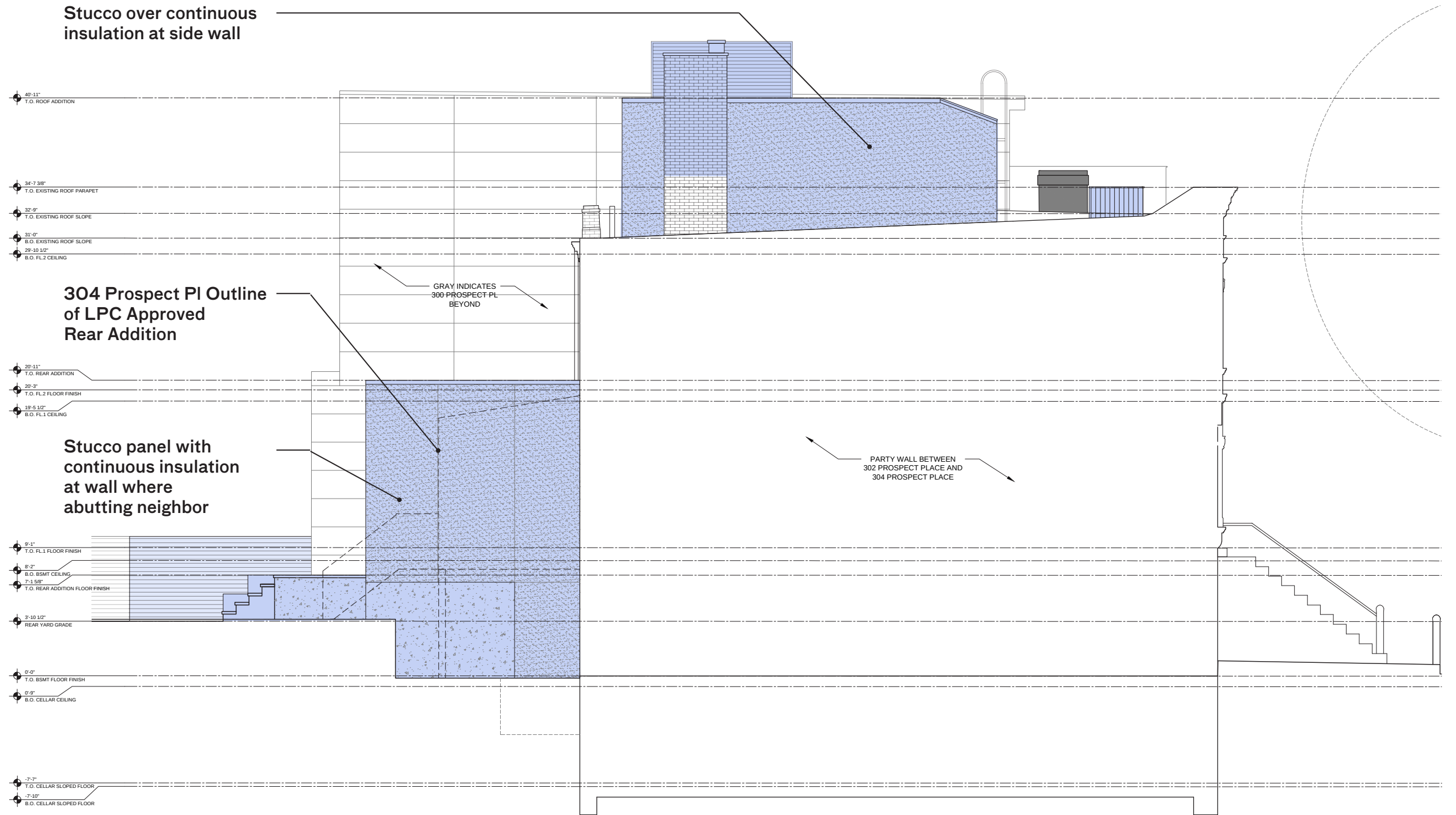
Basement Plan - Proposed



First Floor Plan - Proposed

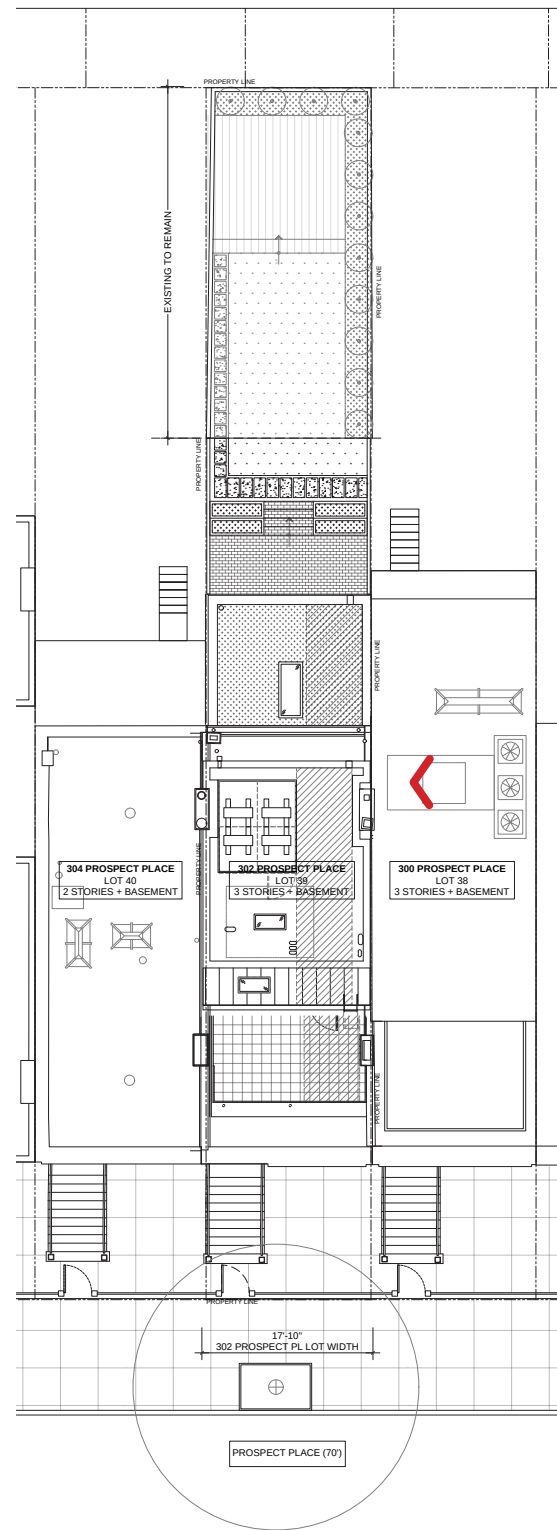


Site Plan - Proposed

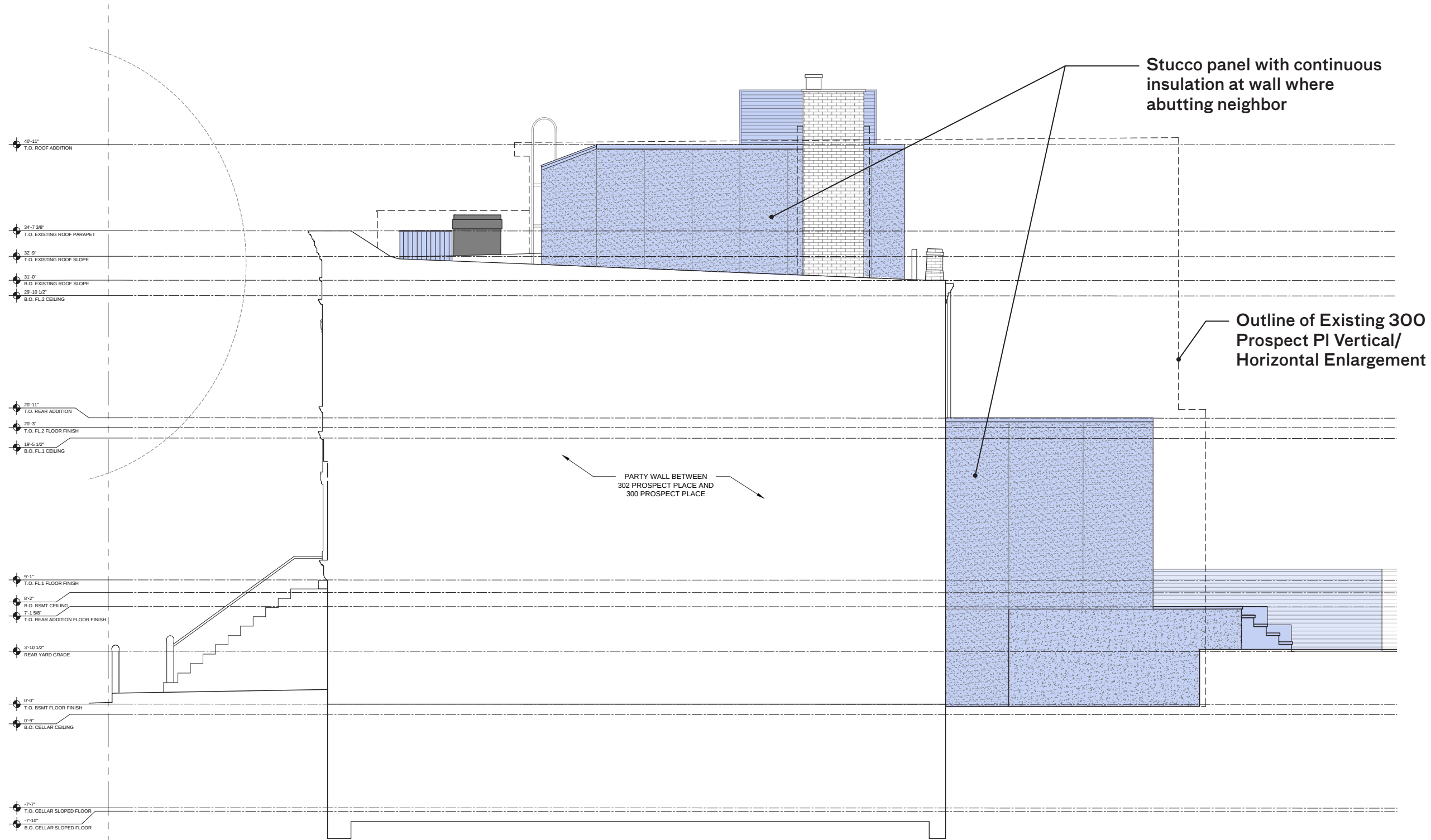


Side Elevation - Proposed

New Exterior Work



Site Plan - Proposed



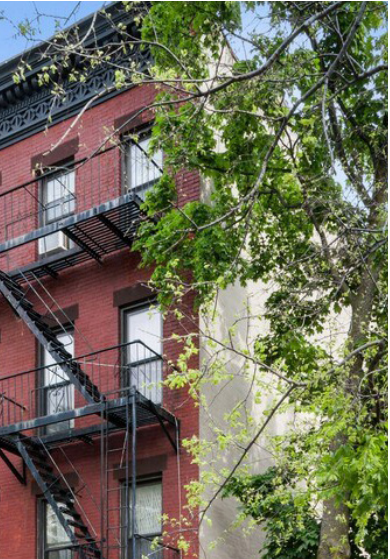
Side Elevation - Proposed

New Exterior Work



Thin Brick to Stucco Wall Transition
 stucco to cover edge of material so as to not express material thickness at exposed corners of roof addition

Prospect Heights Historic District Precedents



309 Prospect Place



129 St Mark's Avenue



574 Carlton Avenue

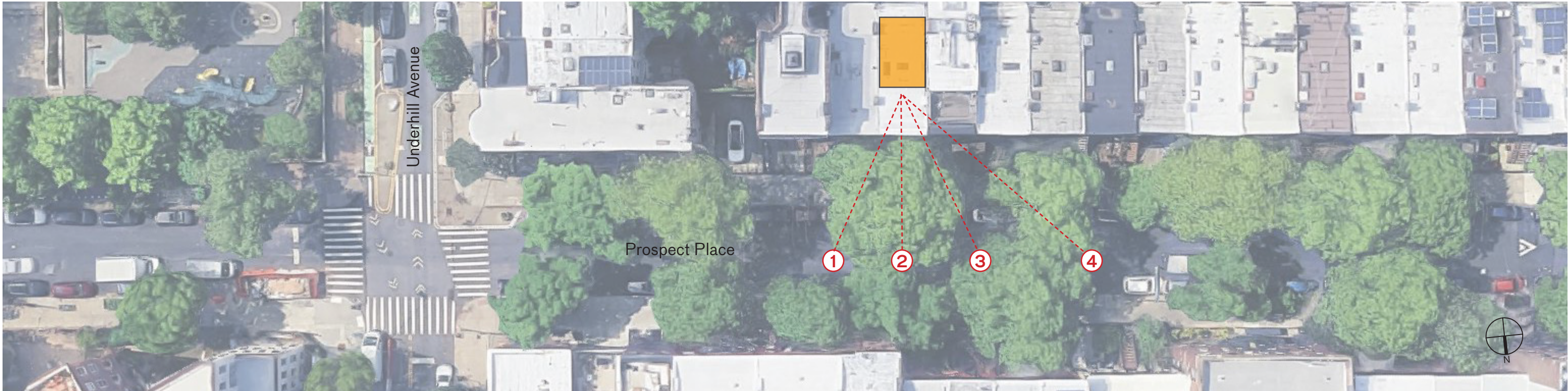
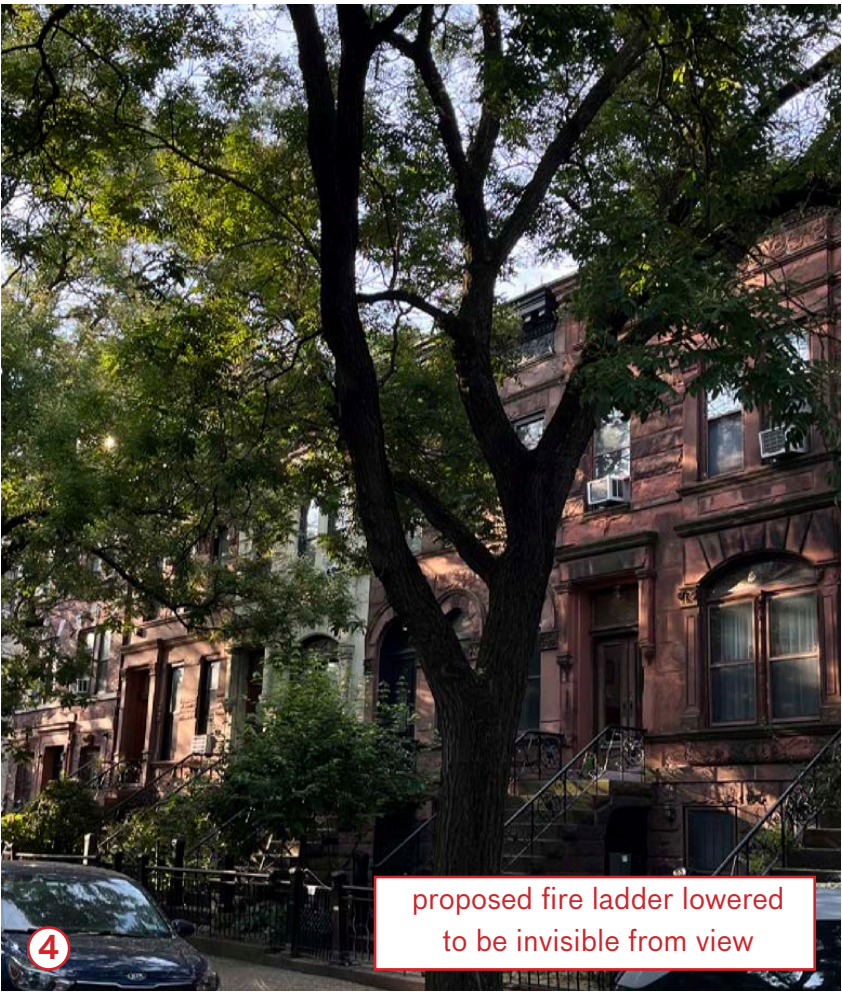


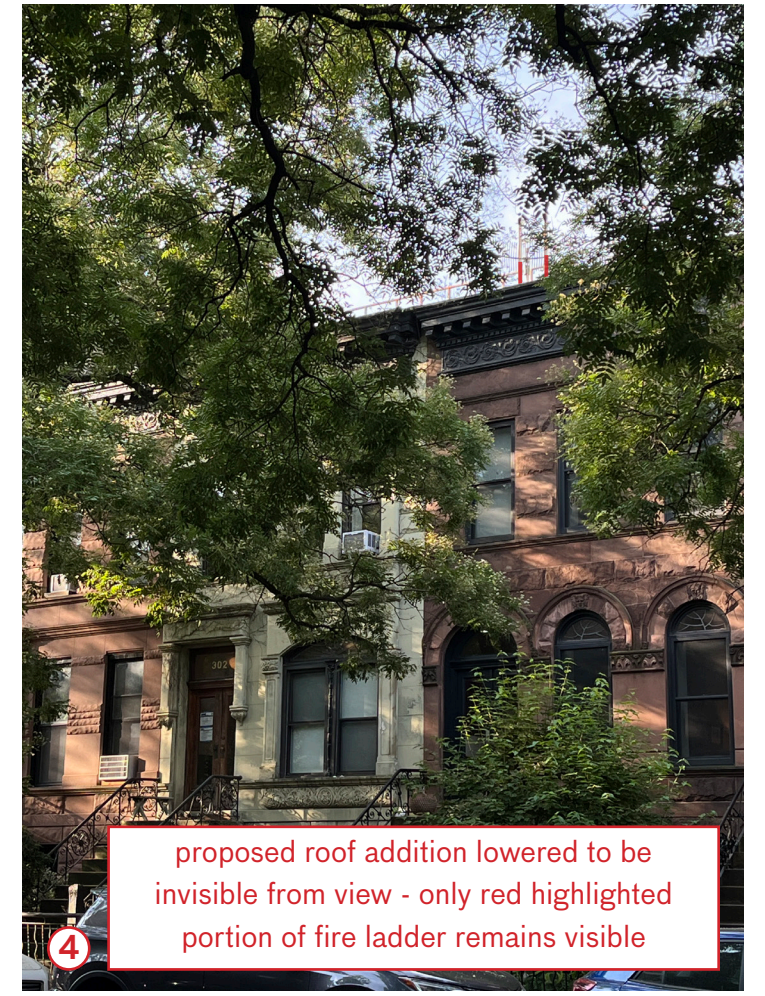
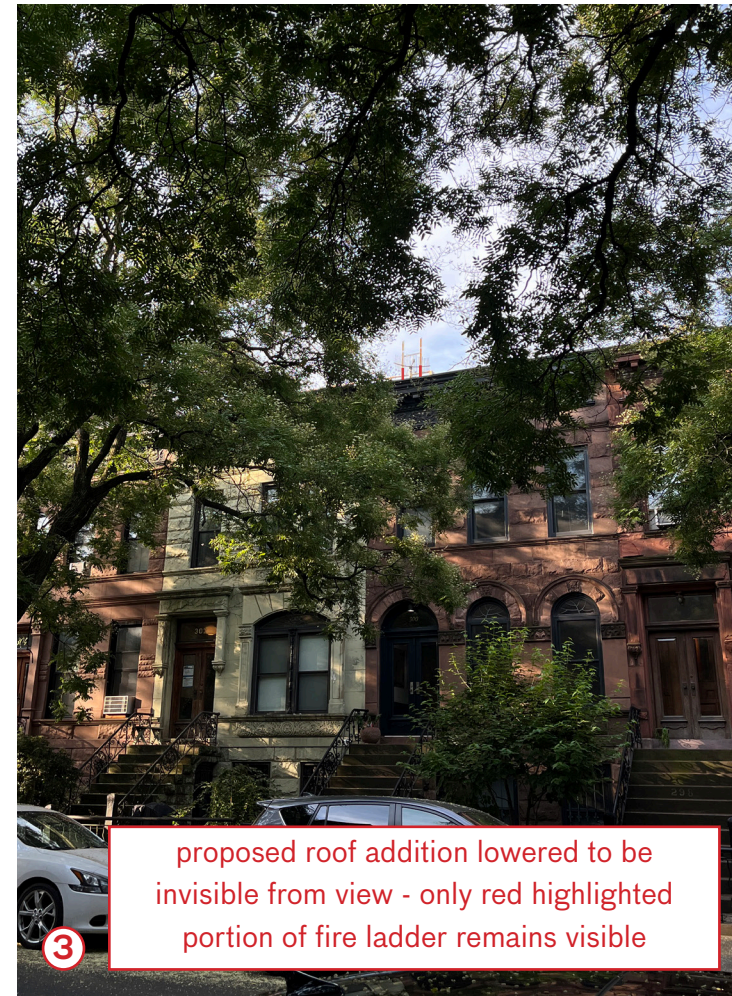
125 St Mark's Avenue











October 28, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 3, LPC-25-11473

302 Prospect Place – Prospect Heights Historic District Borough of Brooklyn

To testify virtually, please join Zoom

Webinar ID: 160 820 8080

Passcode: 652292

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (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.