

March 17, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 4, LPC-26-07606

220 Park Place – Prospect Heights Historic District Borough of Brooklyn

To testify virtually, please join Zoom

Webinar ID: 160 677 1007

Passcode: 598100

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.

220 PARK PLACE

C.O.A REQUEST PRESENTATION



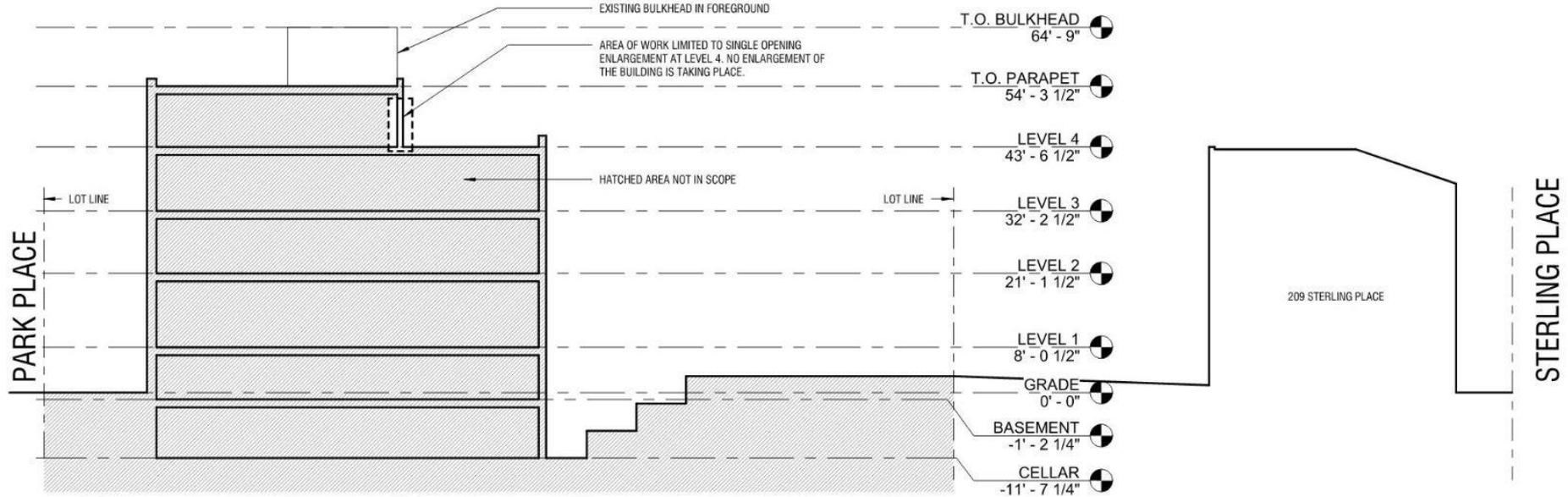
PROPOSED SCOPE OF WORK:

The project consists of a single door enlargement on the top floor of the rear facade at 220 Park Place. Specifically we are seeking to replace a single leaf 34" opening with an 84" wide dual leaf sliding door.

MAJOR CONSIDERATIONS:

- The project will not result in any enlargement of the existing building
- Because the building is part of a block with a continuous street wall none of the proposed work is visible from the public way
- The building is unique and not part of a row, therefore modifying the proposed opening does not result in any loss of continuity with the historic fabric.

LOCATION OF PROPOSED WORK

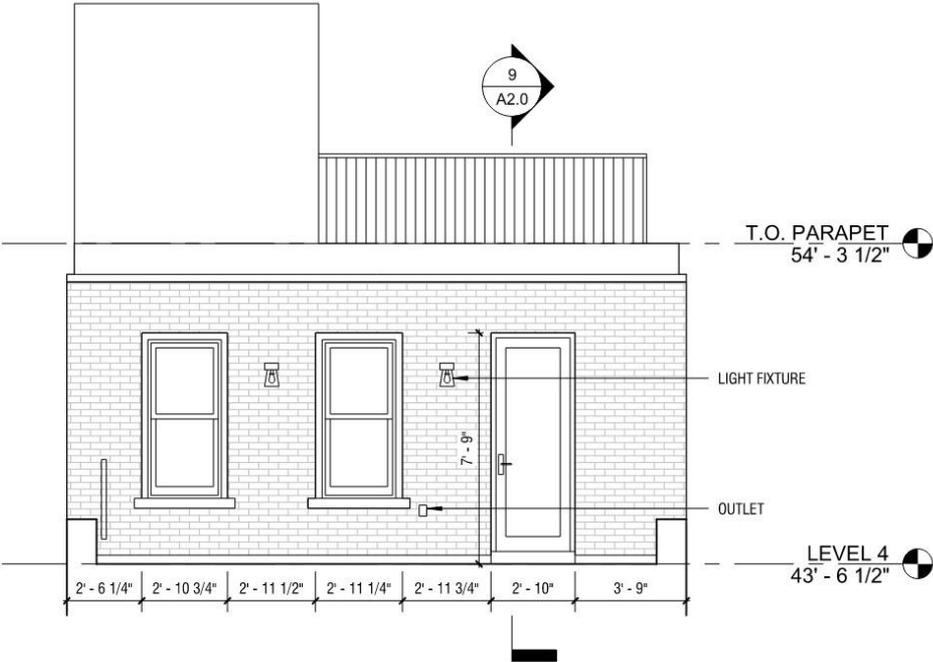


This section illustrates the extents and location of the proposed work. The door to be modified is located on the 4th floor and faces the outdoor terrace at the rear of the building, which was added as part of the addition built in 2017. No enlargement of the building volume is being proposed.

EXISTING REAR FACADE



EXISTING FACADE PHOTO

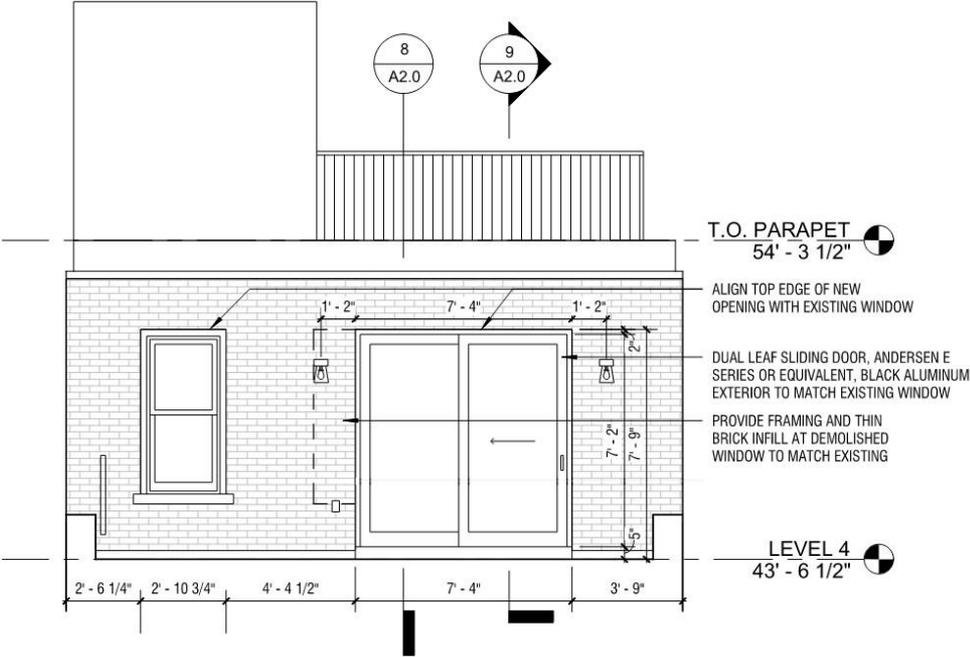


EXISTING FACADE ELEVATION DRAWING

PROPOSED REAR FACADE



PROPOSED FACADE RENDERING



PROPOSED FACADE ELEVATION DRAWING

HISTORIC PHOTOS

Building Information

Address: 220 Park Place

Year Constructed - 1884

Architectural Style - Neo Grec
with Queen Anne Ornamentation

Architect: Walter M. Coots



1940 TAX PHOTO

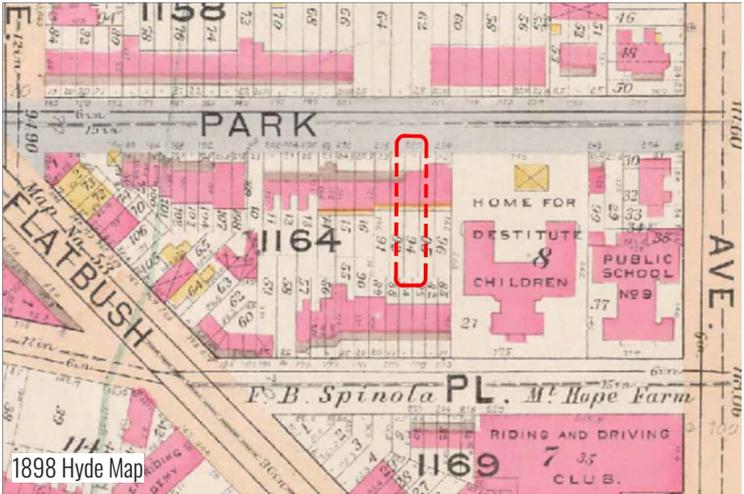


1980 TAX PHOTO

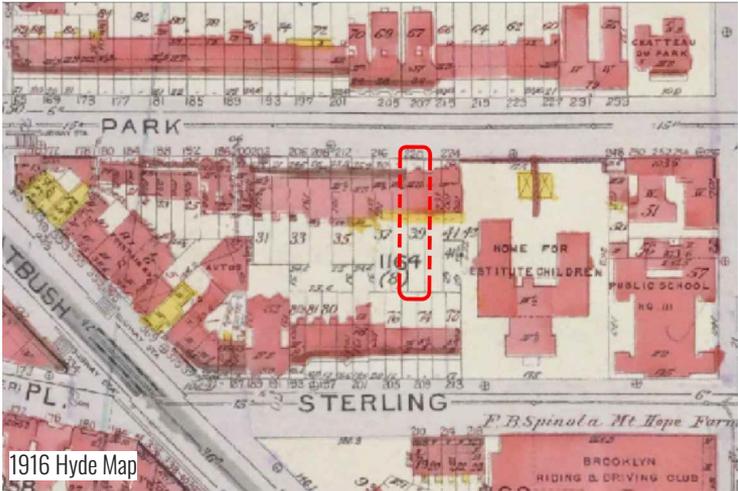
HISTORIC MAPS



1888 Sanborn Map



1898 Hyde Map



1916 Hyde Map

EXISTING CONDITIONS

222 Park Place,
constructed in 2003
before the creation of
the historic district

220 Park Place,
constructed in 1884

218 and 216 Park Place,
constructed as part of a
row in 1881

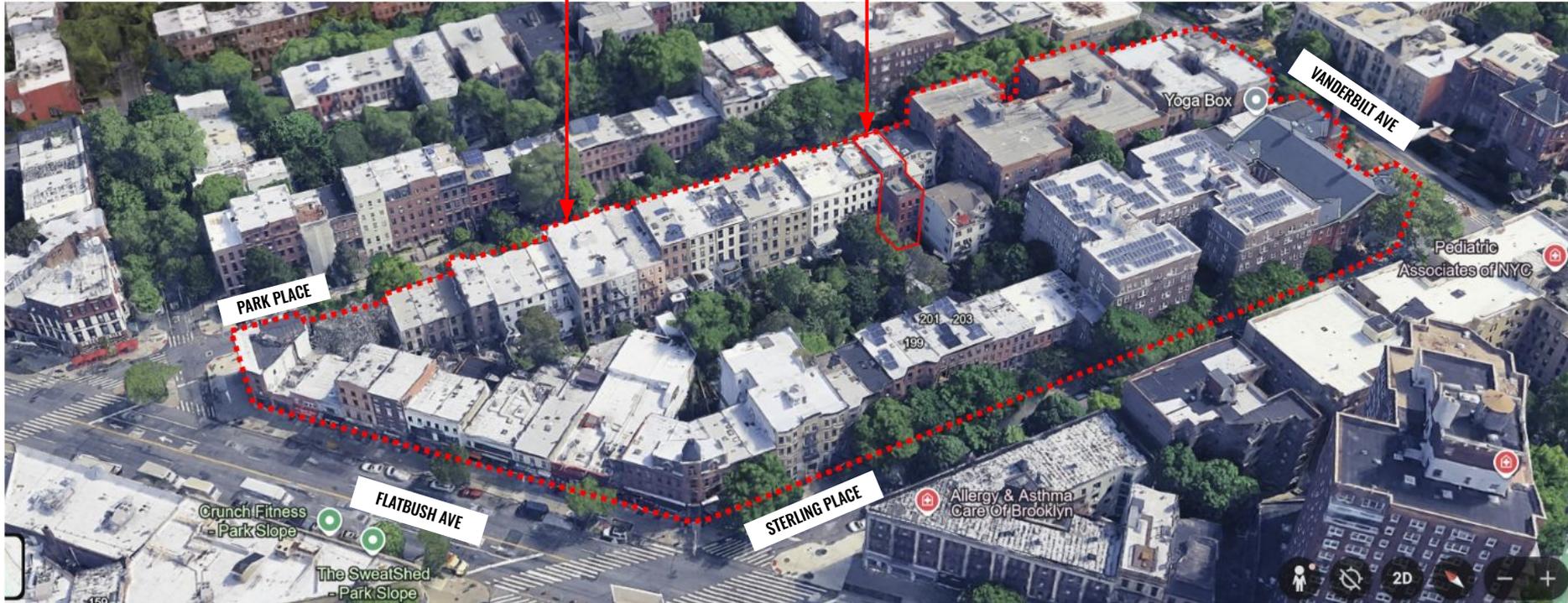


The image to the left shows 220 Park Place and the buildings immediately adjacent. We can see that 220 Park Place is unique and not part of a row, as is evident in the buildings to the right.

BLOCK PLAN

Unbroken street wall renders rear facade invisible from public way

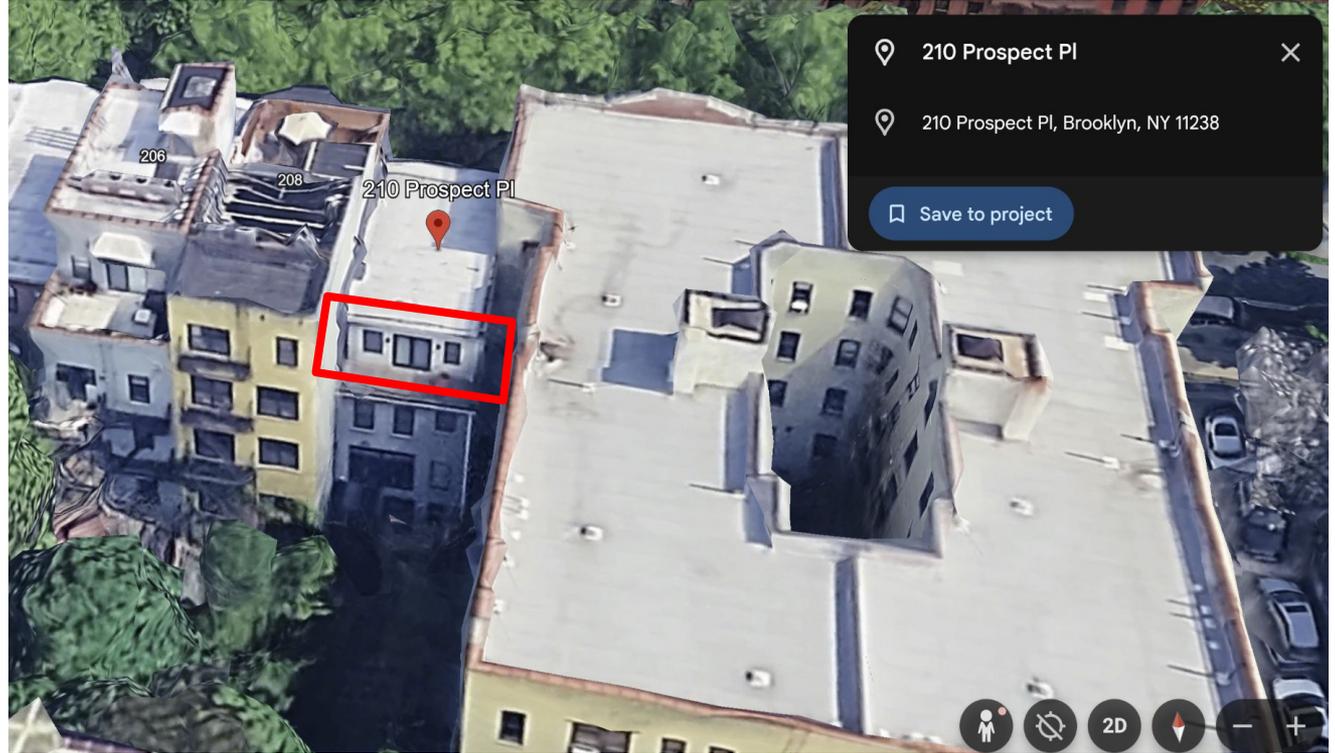
220 Park Place



The aerial view of the block shown above illustrates the unbroken street wall obscuring the rear facade of 220 Park Place from the public way.

NEIGHBORHOOD PRECEDENTS

There are precedents in the neighborhood for similar modifications at the top floor of the building. The image to the left shows 210 Prospect Place where a similar modification was made to the top floor and a double door was introduced which breaks from the typical 3 bay rhythm seen at the floor below.



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