

March 24, 2026  
Public Hearing

The current proposal is:

Preservation Department – Item 6, LPC-26-05705

## **254 Prospect Place – Prospect Heights Historic District Borough of Brooklyn**

**To testify virtually, please join Zoom**

**Webinar ID:** 161 754 2576

**Passcode:** 011326

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.

# **LANDMARKS PRESENTATION**

**FOR PUBLIC HEARING**

**AMIRA & NATE BLISS**  
**254 PROSPECT PLACE**

03.24.26



**1940 TAX LOT PHOTO**



**1980 TAX LOT PHOTO**



**PRESENT DAY PHOTO**

**BUILT:** C. 1892

**ARCHITECT:** WILLIAM L. BEERS

**ORIGINAL OWNER/DEVELOPER:** T. B. LANGSTONE

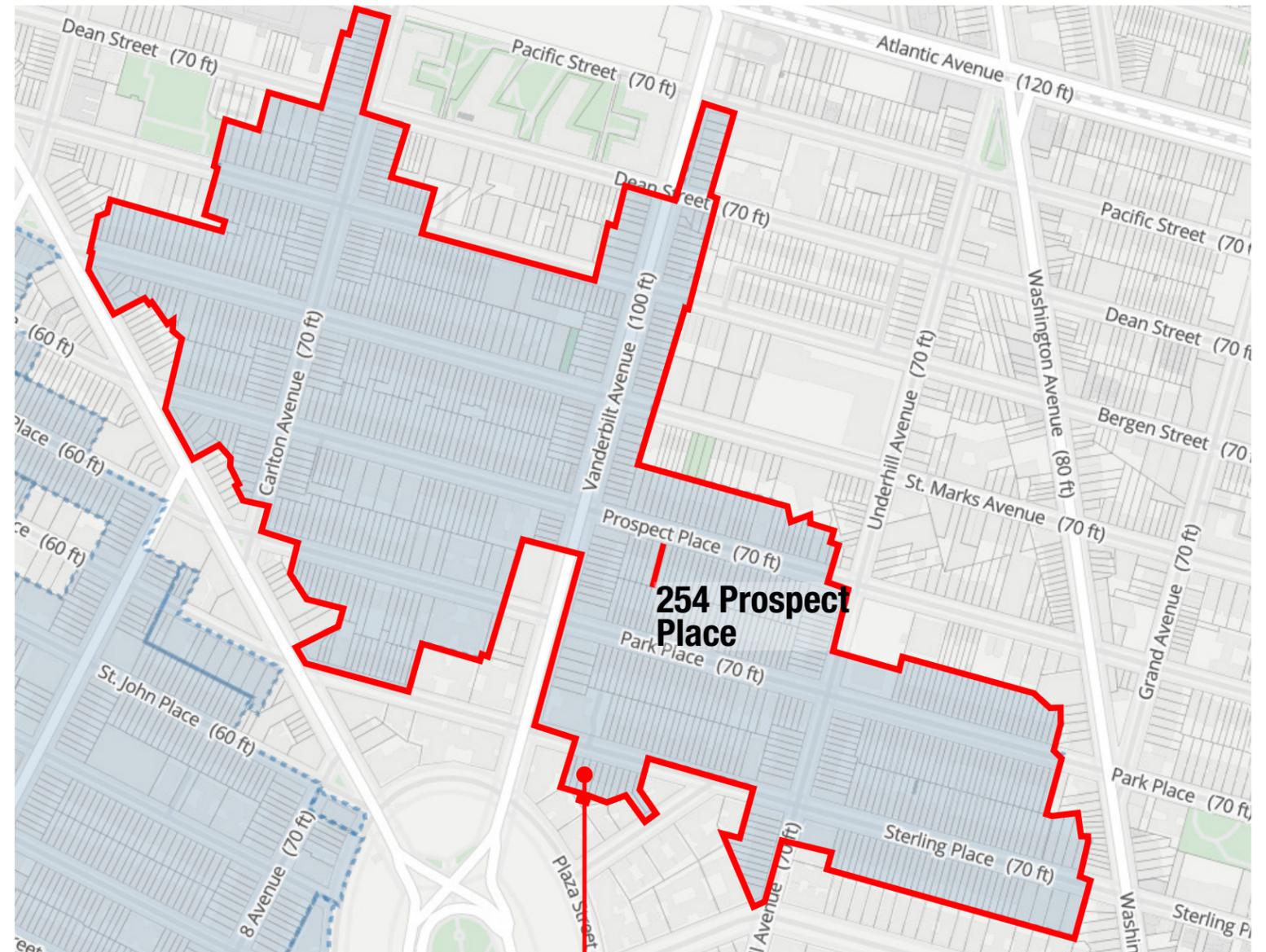
**STYLE / ORNAMENT:** ROMANESQUE REVIVAL

**MATERIAL:** BROWNSTONE, IRON CORNICES

**ORNAMENT:** ROMANESQUE INSPIRED ROUGH-FACED STONE, ROUND-ARCH FENESTRATION AND FOLIATED PANELS

## SCOPE OF WORK

- EXISTING 1-FAMILY PRIVATE RESIDENCE (TOWNHOUSE), ON AN EXISTING LOT MEASURING 16.67 FT WIDE AND 131 FT LONG.
- NEW 2-STORY REAR EXTENSION 18'-8" DEEP FROM THE EXISTING REAR WALL SPANNING THE WIDTH OF THE LOT, AND AN 8 FT DEEP REAR DECK ALIGNED WITH EXISTING NEIGHBORING BUILDING AT #252
- NEW 1-STORY VERTICAL ADDITION 28'-1" DEEP AND SPANNING THE WIDTH OF THE LOT, SET BACK FROM THE FRONT STREET FACADE TO ALIGN WITH EXISTING ROOF ADDITION OF NEIGHBORING BUILDING AT #256, AND SET BACK 2 FT FROM THE EXISTING REAR FACADE
- EXISTING REAR FACADE (TOP FLOOR) ONE WINDOW OPENING TO BE ENLARGED VERTICALLY BY DROPPING THE SILL  
EXISTING STUCCO TO BE REMOVED AND ORIGINAL BRICK CLEANED AND REPOINTED  
EXISTING CORNICE LINE TO REMAIN
- MECHANICAL, PLUMBING, ELECTRICAL, SPRINKLER AND STRUCTURAL WORK
- THE PROJECT RECEIVED NEAR UNANIMOUS APPROVAL FROM BROOKLYN CB8 (22-2)



**PROSPECT HEIGHTS  
HISTORIC DISTRICT**



**VIEW LOOKING SOUTH**

**254 PROSPECT PLACE**



**254 PROSPECT PLACE**

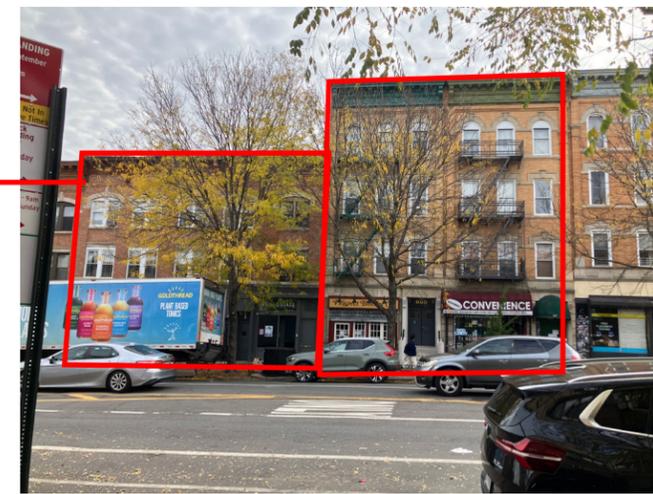
**PROSPECT PLACE**

**VANDERBILT AVE**

**UNDERHILL AVE**

**PARK PLACE**

**VIEW LOOKING NORTH**



**MASSING VARIATIONS ON SOUTH SIDE OF VANDERBILT AVE BLOCK FRONTAGE**



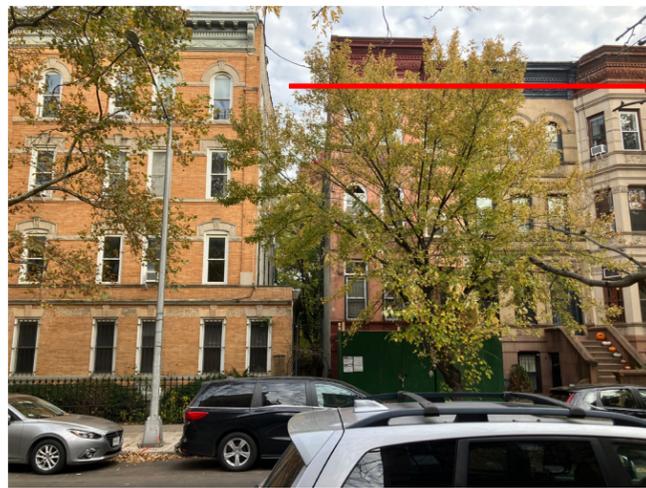
**MASSING VARIATIONS ON NORTH SIDE OF VANDERBILT AVE BLOCK FRONTAGE**



**MASSING VARIATIONS ALONG EAST SIDE OF PROSPECT PLACE BLOCK FRONTAGE**



**MASSING VARIATIONS ALONG WEST SIDE OF PROSPECT PLACE BLOCK FRONTAGE**



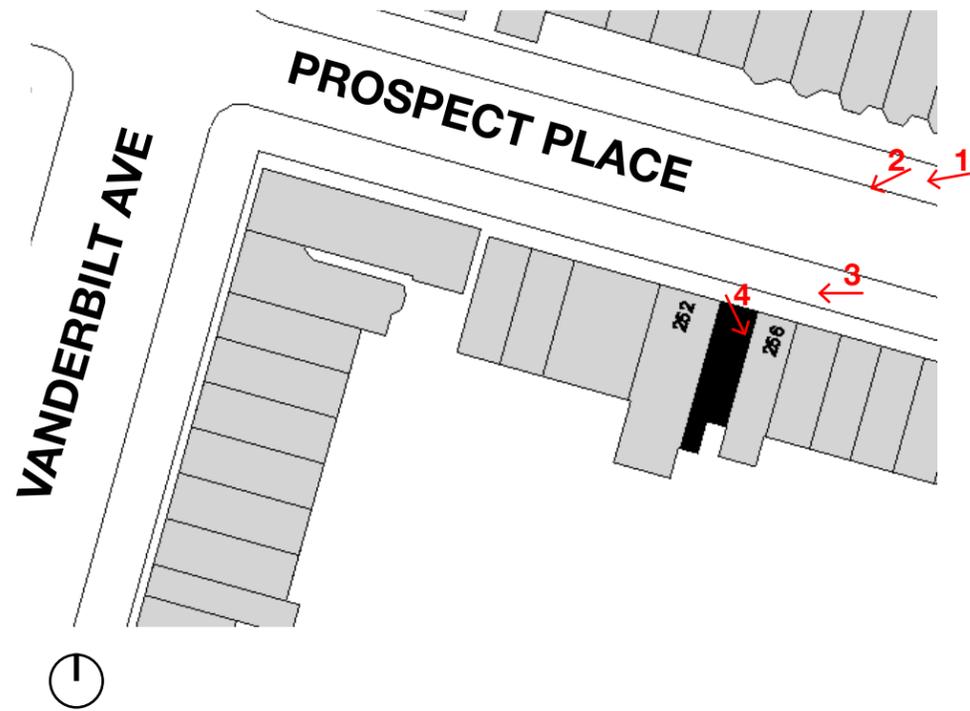
**VIEW FROM PARK PLACE.  
254 PROSPECT NOT VISIBLE.**



**MASSING VARIATIONS ALONG PARK PLACE BLOCK FRONTAGE**



**MASSING VARIATIONS ON  
EAST SIDE OF PARK PLACE  
BLOCK FRONTAGE**



- CHANGE IN MASSING FROM 252 TO 254 PROSPECT PLACE
- ROOFTOP ADDITION ON 256 IS NOT VISIBLE FROM EITHER SIDE OF THE STREET

**256 ROOFTOP  
ADDITION NOT  
VISIBLE FROM  
STREET**



1.

254



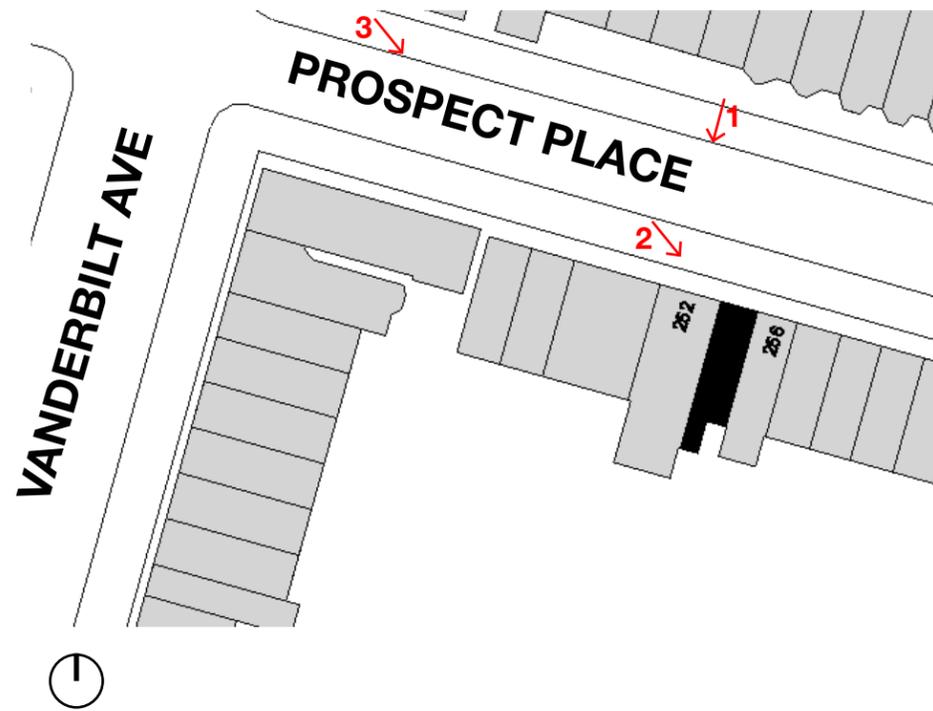
2.

256 254 252

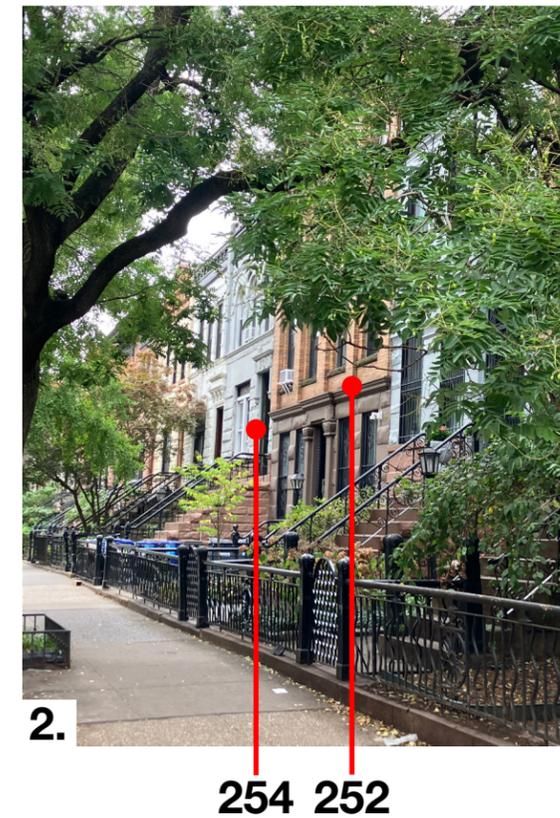


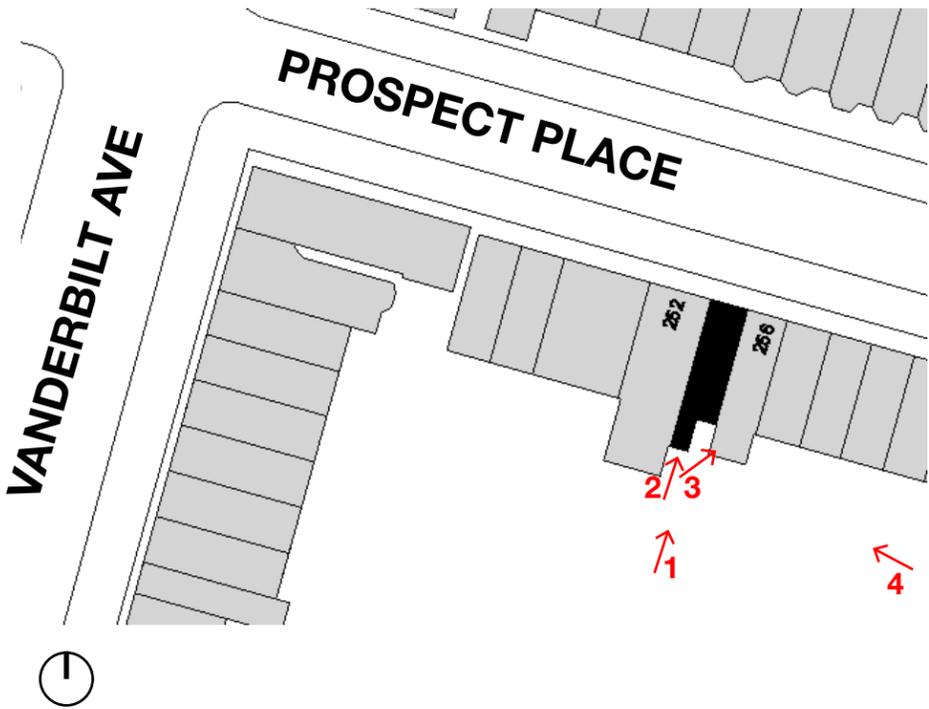
3.

256 254 252



- CHANGE IN MASSING FROM 252 TO 254 PROSPECT PLACE
- ROOFTOP ADDITION ON 256 IS NOT VISIBLE FROM EITHER SIDE OF THE STREET



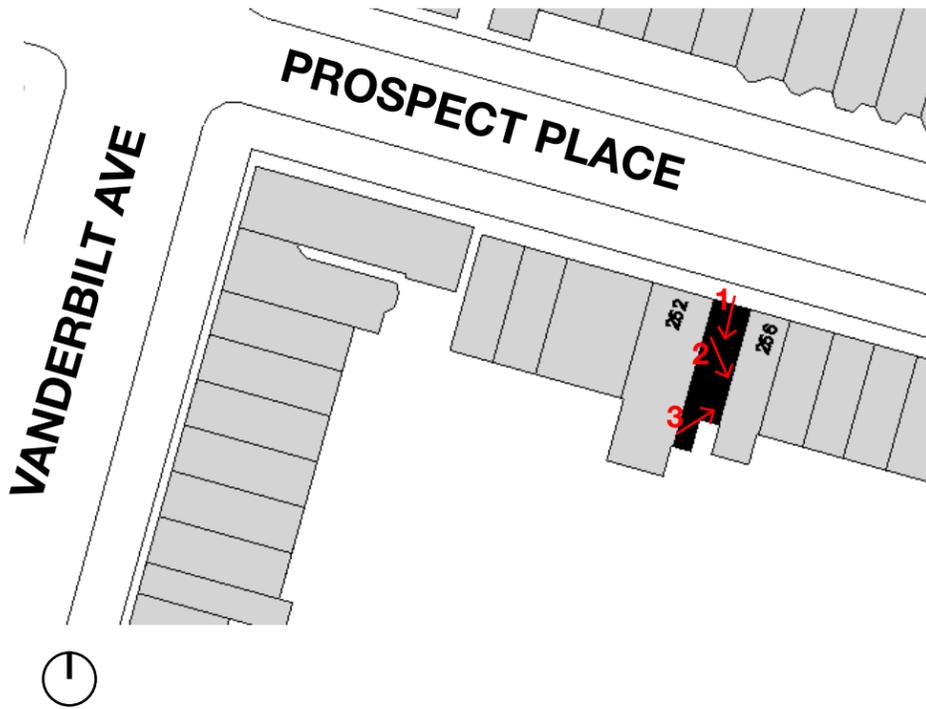


- CONSIDERABLY LARGER MASSING OF THE “MULTI-FAMILY” BUILDING AT 252 PROSPECT AND THE ADDITION AND EXPANSION AT 256 PROSPECT RELATIVE TO 254



256 PROSPECT  
ROOF ADDITION  
256 PROSPECT  
REAR EXPANSION





**BACKYARD**  
**256 PROSPECT**  
**ROOF ADDITION**

**252 PROSPECT**  
**254 PROSPECT**  
**EXISTING ROOF**



**PROSPECT PLACE SIDE**

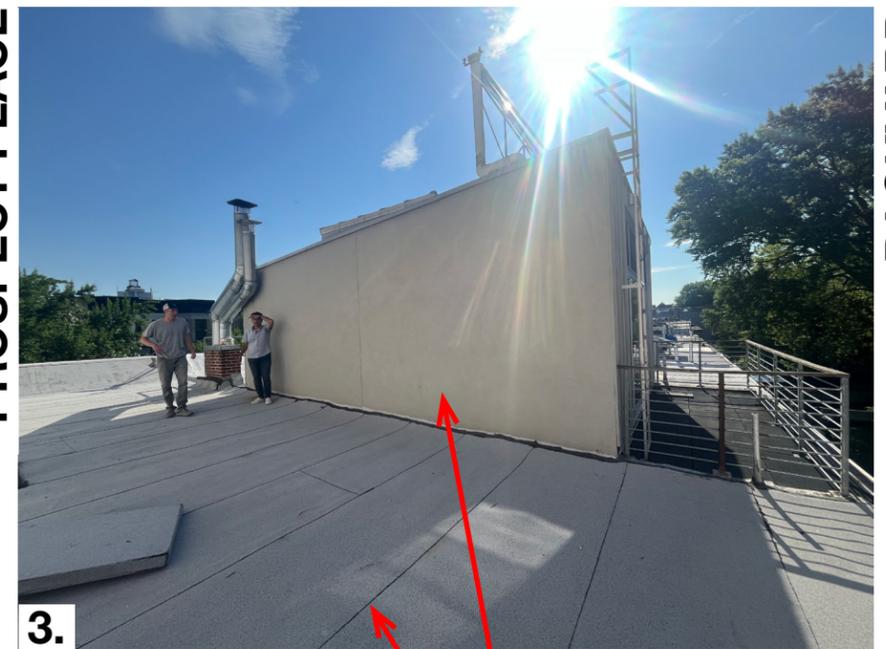
**PROSPECT PLACE**



**BACKYARD**

**256 PROSPECT**  
**ROOF ADDITION**  
**254 PROSPECT**  
**EXISTING ROOF**

**PROSPECT PLACE**



**BACKYARD**

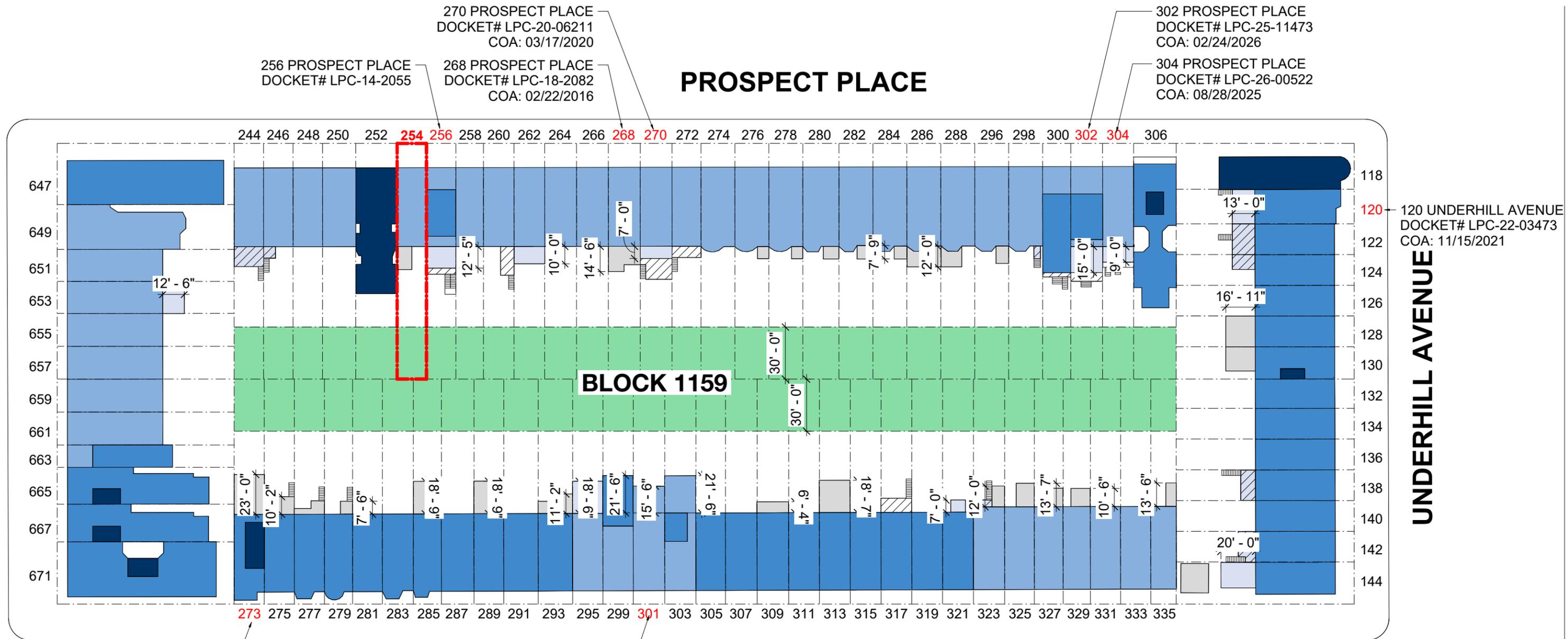
**256 PROSPECT**  
**ROOF ADDITION**  
**254 PROSPECT**  
**EXISTING ROOF**

VANDERBILT AVENUE

UNDERHILL AVENUE

# PROSPECT PLACE

# PARK PLACE



256 PROSPECT PLACE  
DOCKET# LPC-14-2055

270 PROSPECT PLACE  
DOCKET# LPC-20-06211  
COA: 03/17/2020

268 PROSPECT PLACE  
DOCKET# LPC-18-2082  
COA: 02/22/2016

302 PROSPECT PLACE  
DOCKET# LPC-25-11473  
COA: 02/24/2026

304 PROSPECT PLACE  
DOCKET# LPC-26-00522  
COA: 08/28/2025

120 UNDERHILL AVENUE  
DOCKET# LPC-22-03473  
COA: 11/15/2021

273 PARK PLACE  
DOCKET# LPC-25-08636  
COA: 5/12/2025

301 PARK PLACE  
DOCKET# LPC-19-41212  
COA: 7/1/2019

### LEGEND

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

### ADDITIONS

TOTAL # OF SIMILAR BUILDINGS ON BLOCK (3-4 STORY RESIDENTIAL ROWHOUSE): 71

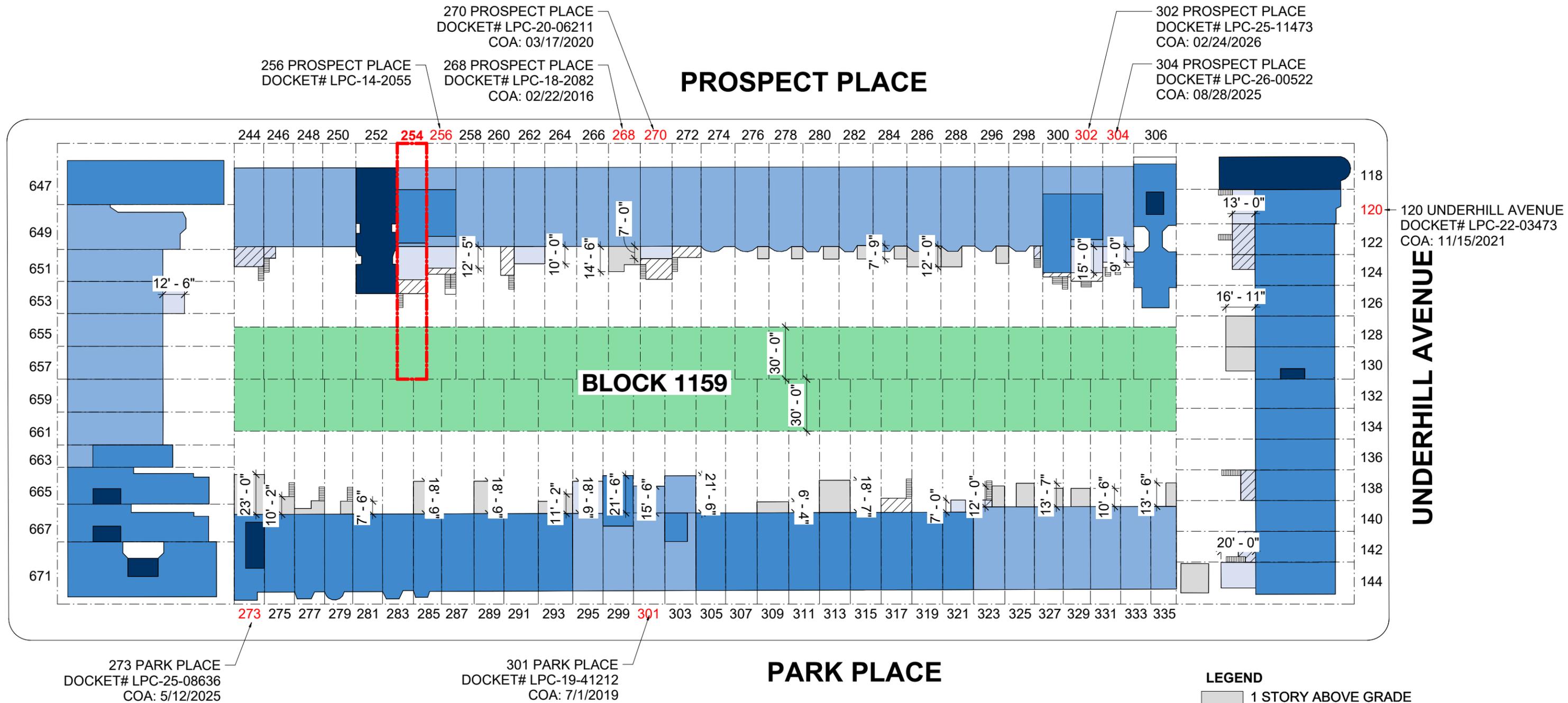
TOTAL # OF SIMILAR BUILDINGS ON BLOCK WITH REAR ADDITIONS: 38

(38 / 71 x 100 = 54%) **54% OF SIMILAR BUILDINGS ON THE BLOCK HAVE ADDITIONS**

**BUILDINGS ON BLOCK 1159 HAVE A CONSIDERABLE VARIETY OF MASSINGS AND DEPTHS.**

**SIMILAR TO 302 PROSPECT (RECENTLY APPROVED), 254 IS IN A MASSING "VALLEY" WITH LARGER IMMEDIATE NEIGHBORS ON BOTH SIDES.**

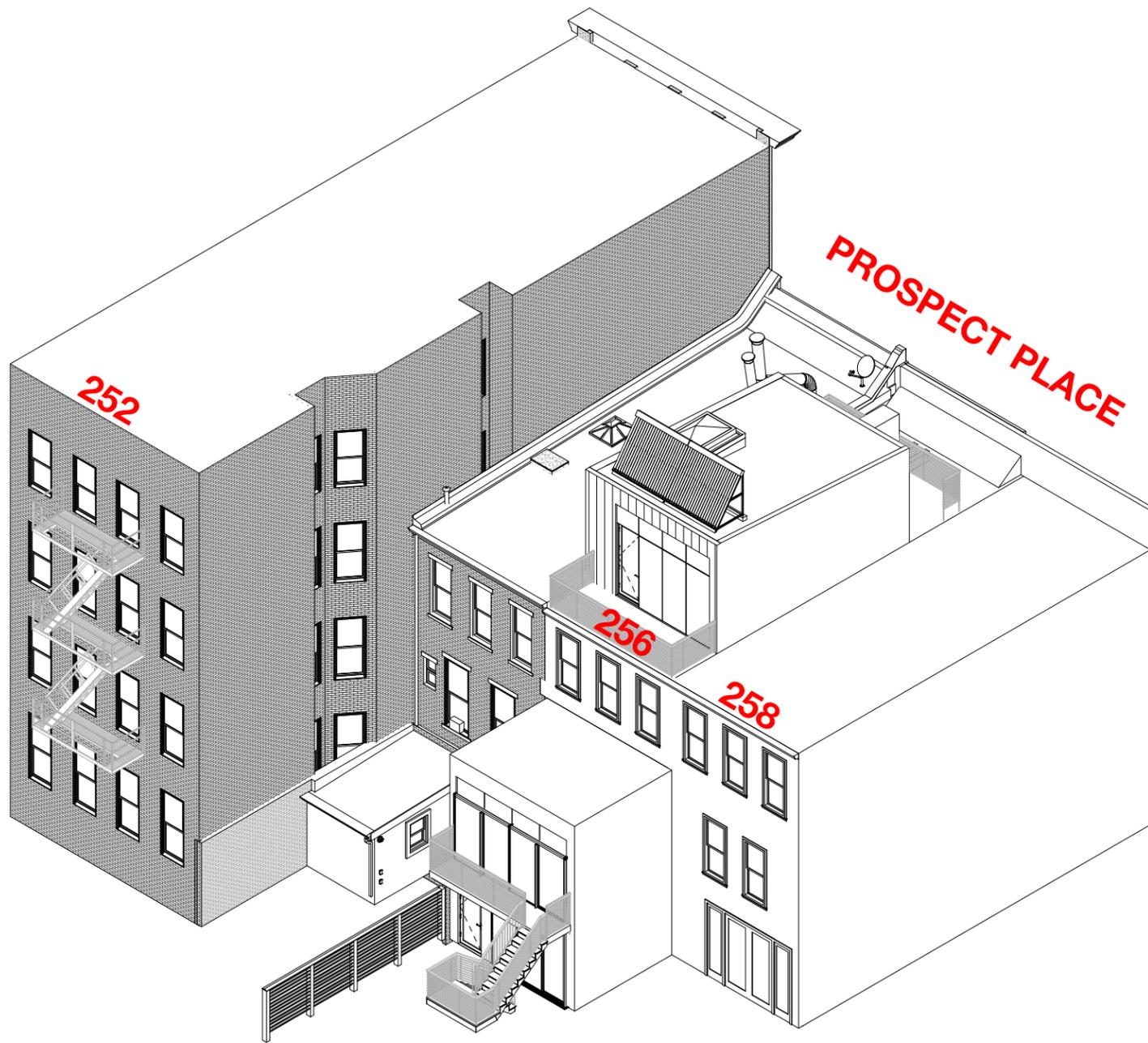
VANDERBILT AVENUE



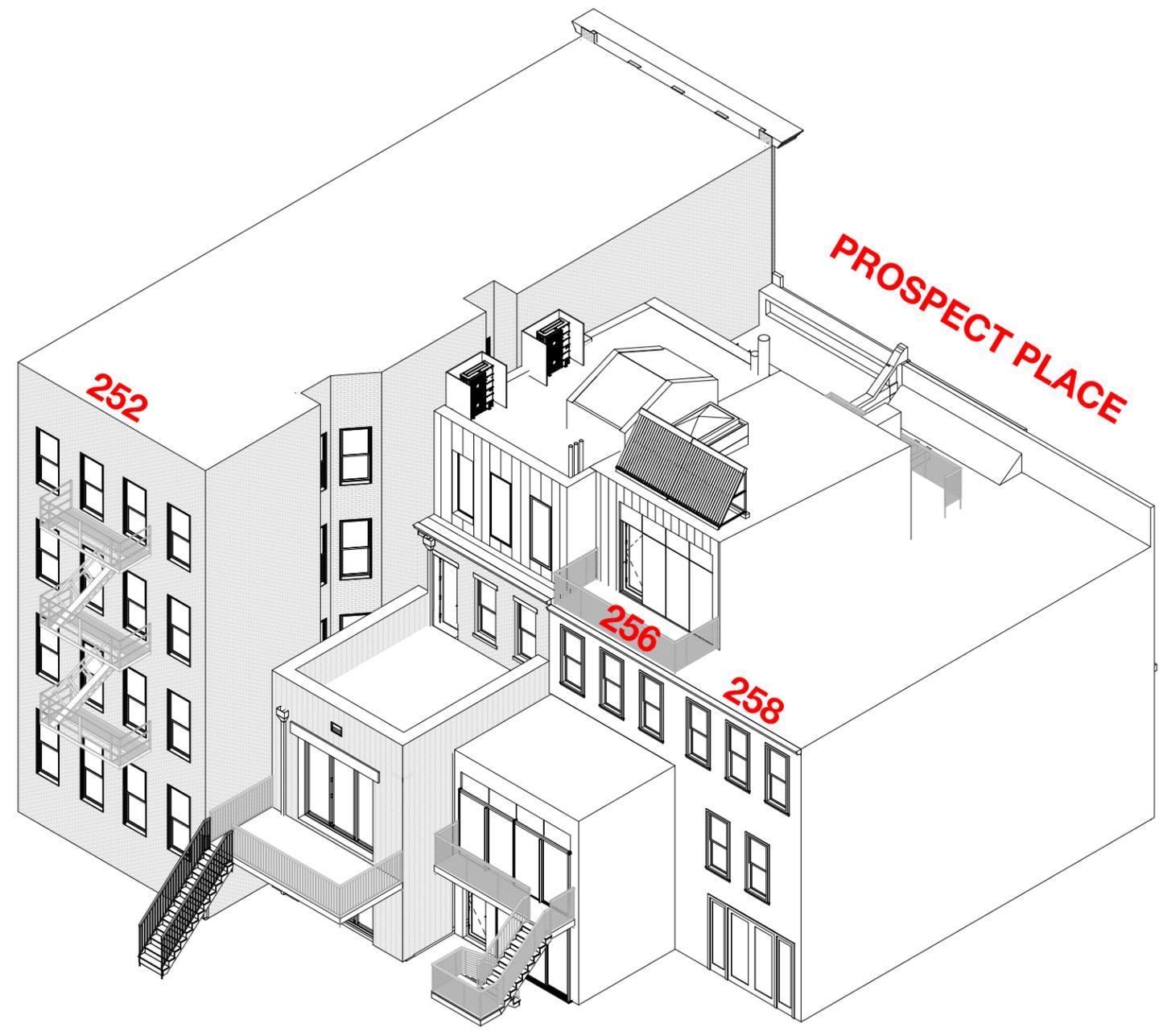
**ADDITIONS**

TOTAL # OF SIMILAR BUILDINGS ON BLOCK (3-4 STORY RESIDENTIAL ROWHOUSE): 71  
 TOTAL # OF SIMILAR BUILDINGS ON BLOCK WITH REAR ADDITIONS: 38  
 (38 / 71 x 100 = 54%) **54% OF SIMILAR BUILDINGS ON THE BLOCK HAVE ADDITIONS**

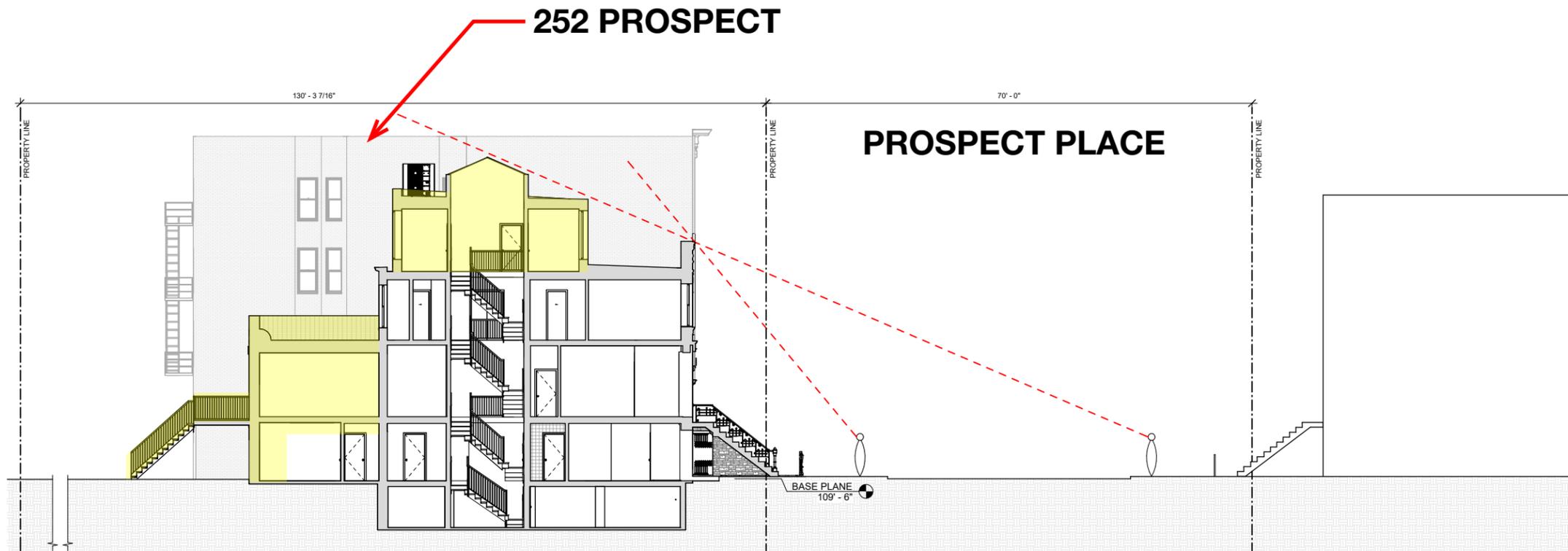
**THE PROPOSED REAR EXPANSION AND ROOFTOP ADDITION CREATE A STEPPING BACK IN MASSING FROM 252 PROSPECT TO 256 PROSPECT WHILE ALIGNING THEIR FRONT AND REAR EXTENTS WITH THE NEIGHBORS.**



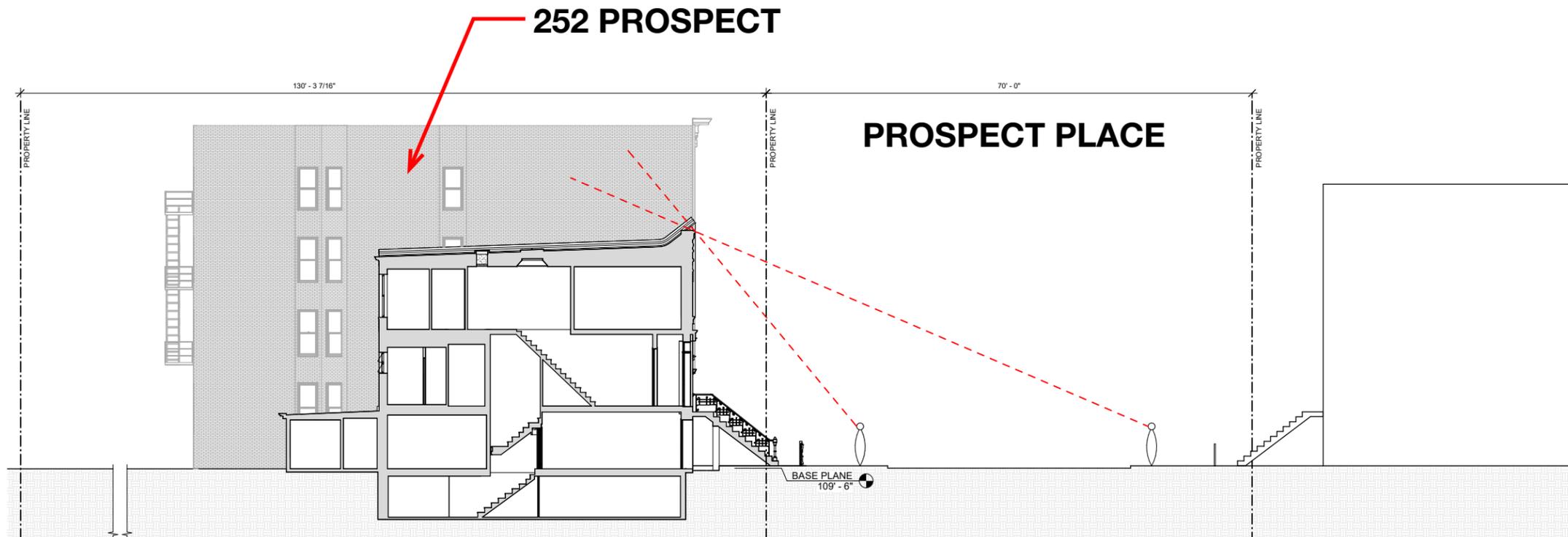
**EXISTING**



**CURRENT PROPOSAL**



**PROPOSED SECTION**



**EXISTING SECTION**

**PROPOSED ADDITION**

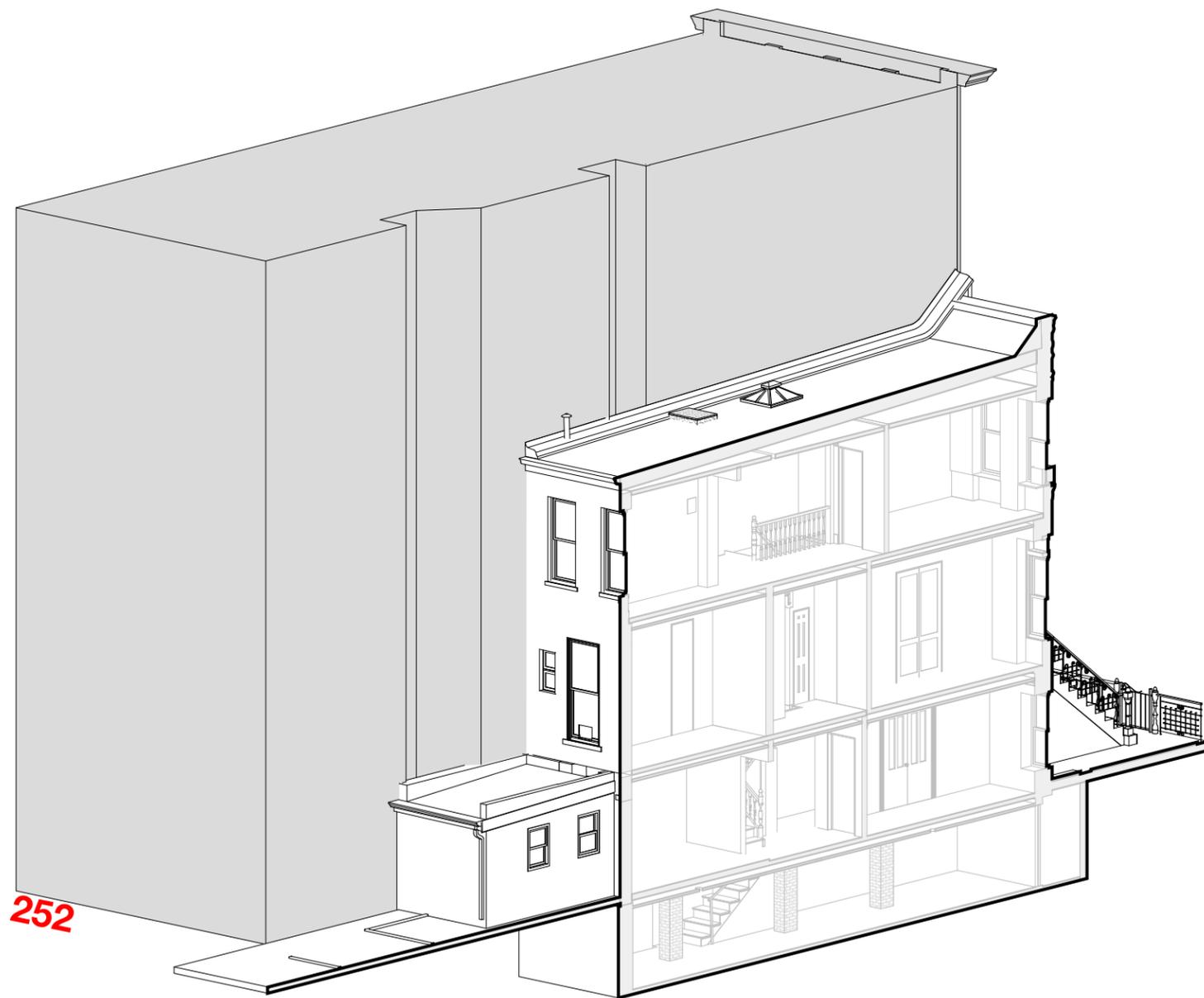
LOT SIZE: 2,183SF  
 FAR: 2.0  
 MAX. FLOOR AREA: 4,366SF

EXISTING FLOOR AREA: 2,160SF  
 PROPOSED ADDITION 1,156SF  
 PROPOSED FLOOR AREA: 3,316SF  
 3,316SF < 4,366SF **COMPLIANT**

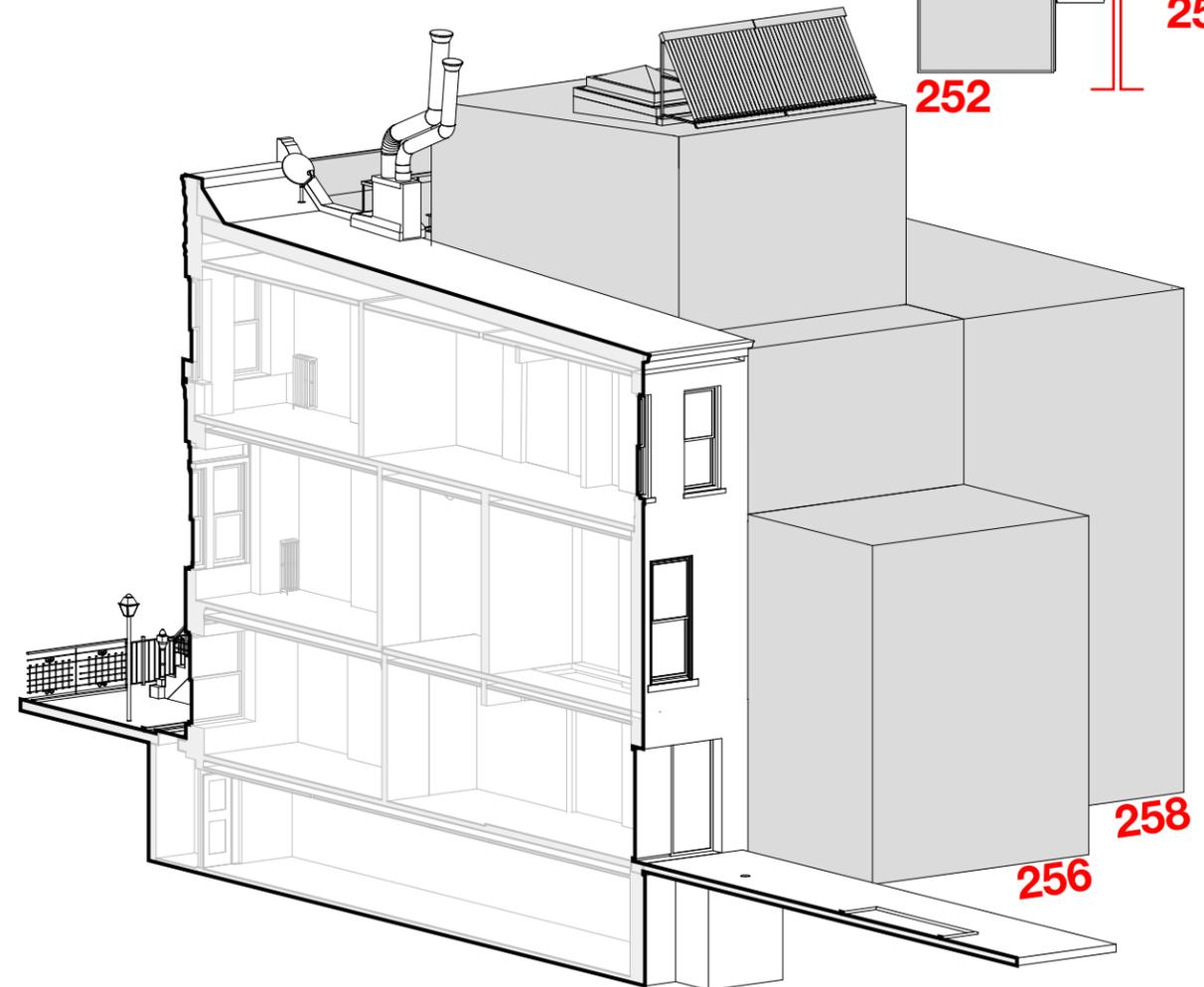
EXISTING RESIDENTIAL UNITS: 1  
 PROPOSED RESIDENTIAL UNITS: 1

PROPOSED FLOOR AREA	
THIRD FLOOR	453
SECOND FLOOR	746
FIRST FLOOR	1,052
BASEMENT	1,065
CELLAR	Not included
<b>TOTAL</b>	<b>3,316</b>

**THE PROPOSED ROOF ADDITION, JUST LIKE THE ONE AT 256 PROSPECT, WILL NOT BE VISIBLE AT ANY POINT FROM THE STREET**



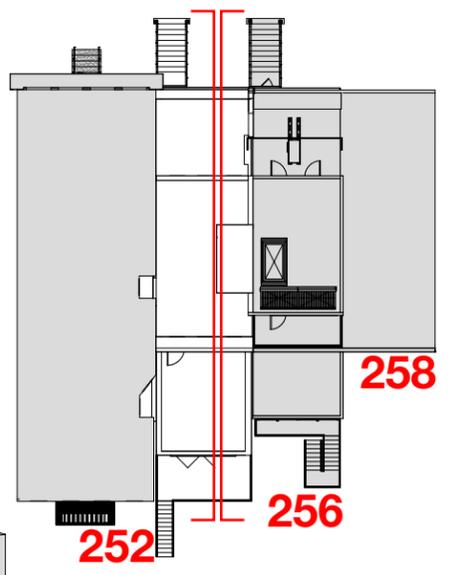
**EXISTING**



**PROSPECT PLACE**

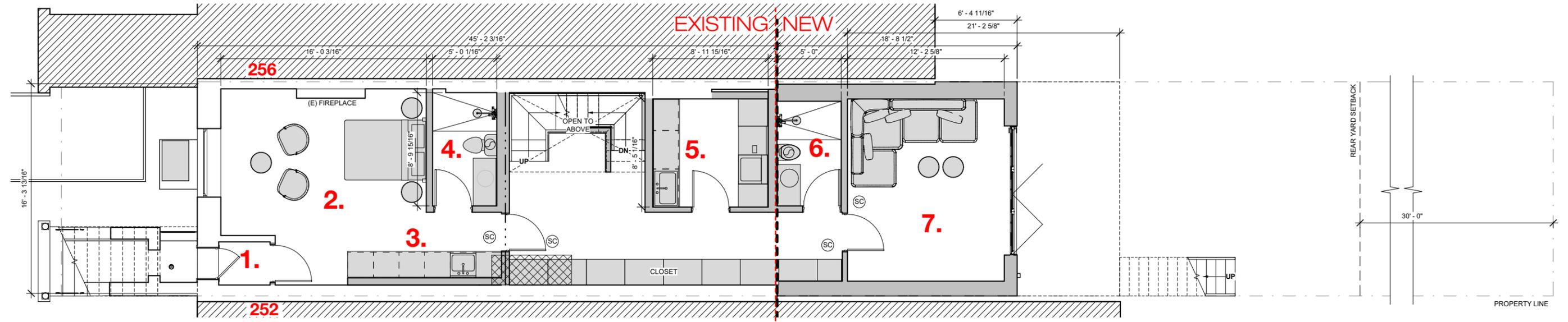


PROPOSED

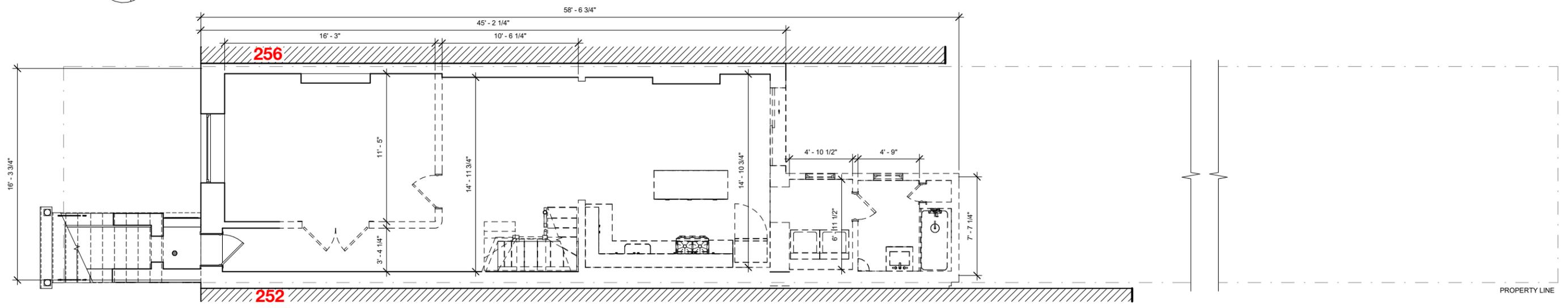


- 1. VESTIBULE
- 2. BEDROOM
- 3. KITCHENETTE
- 4. BATHROOM
- 5. LAUNDRY ROOM
- 6. BATHROOM
- 7. DEN

PROSPECT PLACE



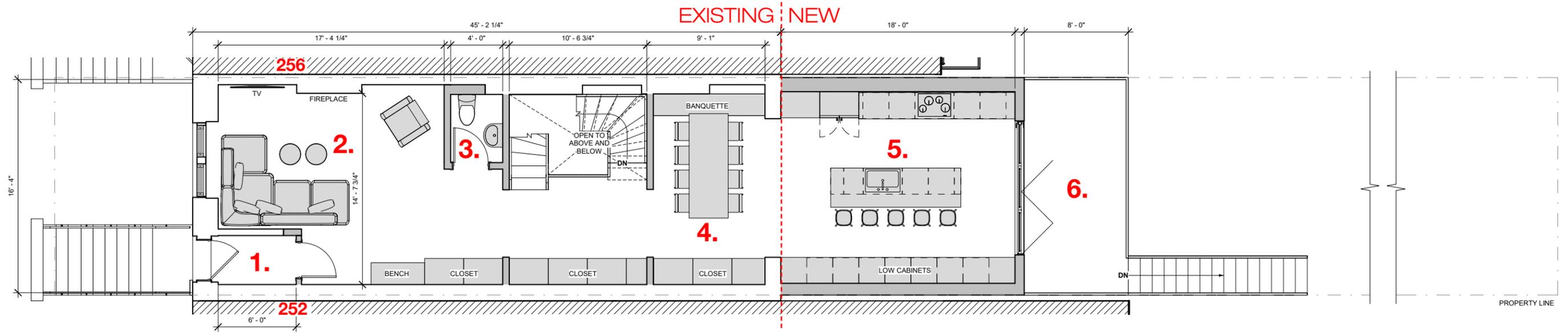
PROPOSED PLAN



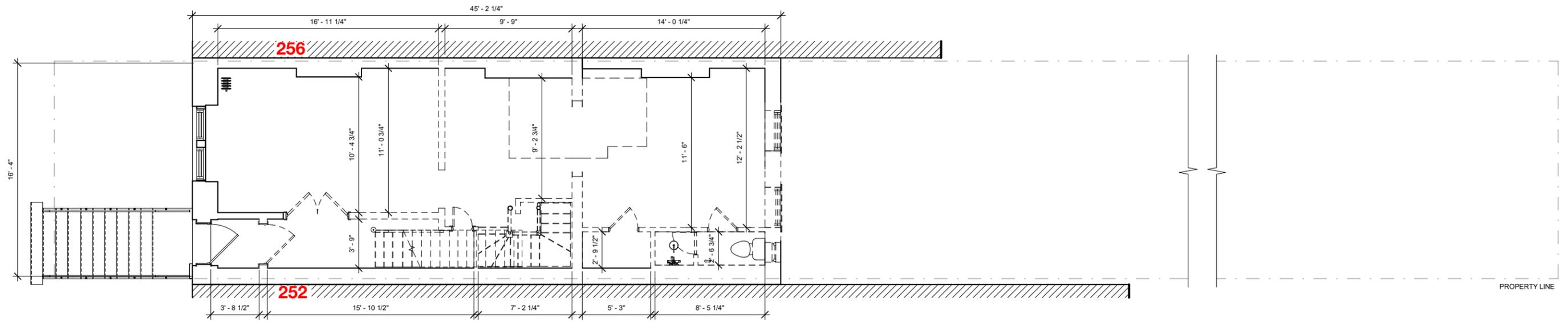
DEMOLITION PLAN

- 1. VESTIBULE
- 2. PARLOR
- 3. POWDER ROOM
- 4. DINING ROOM
- 5. KITCHEN
- 6. DECK

PROSPECT PLACE



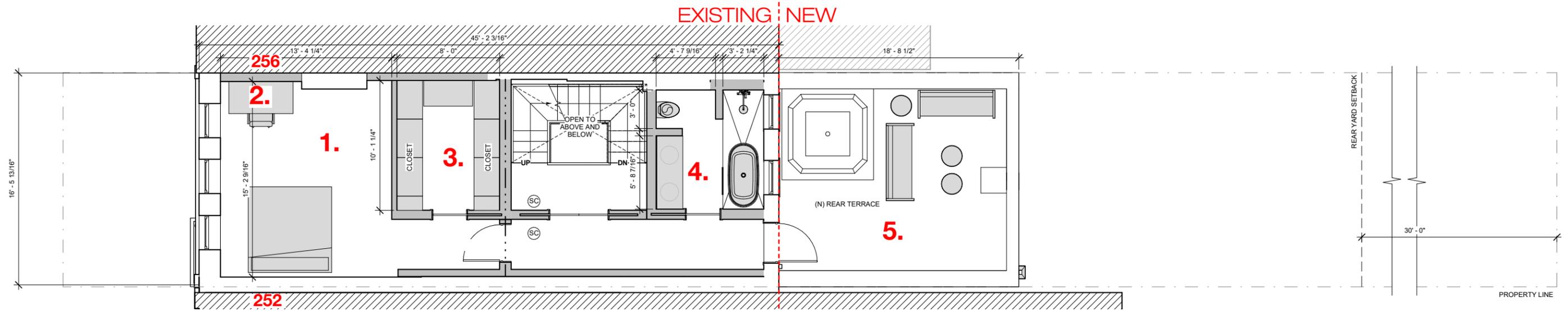
PROPOSED PLAN



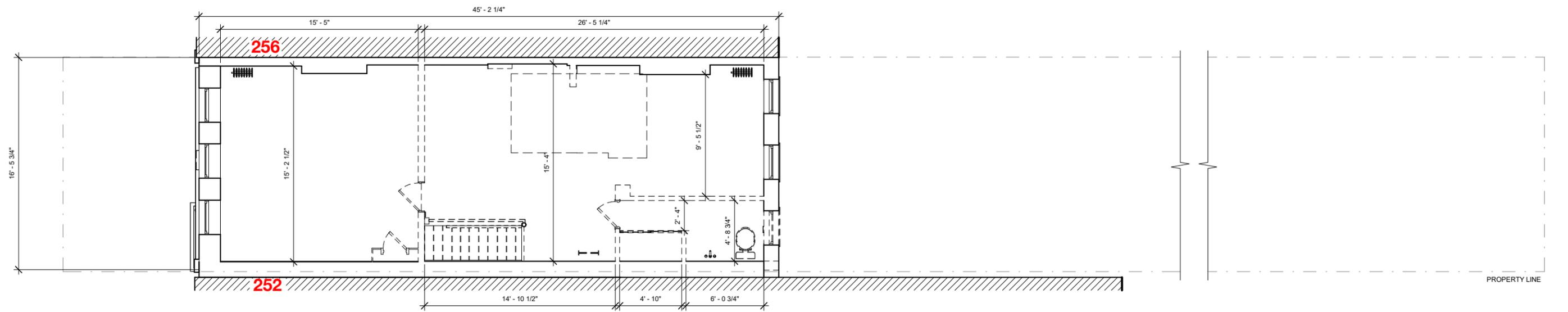
DEMOLITION PLAN

- 1. MAIN BEDROOM
- 2. HOME OFFICE
- 3. MAIN CLOSET
- 4. MAIN BATHROOM
- 5. ROOF DECK

PROSPECT PLACE



PROPOSED PLAN

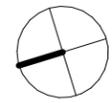
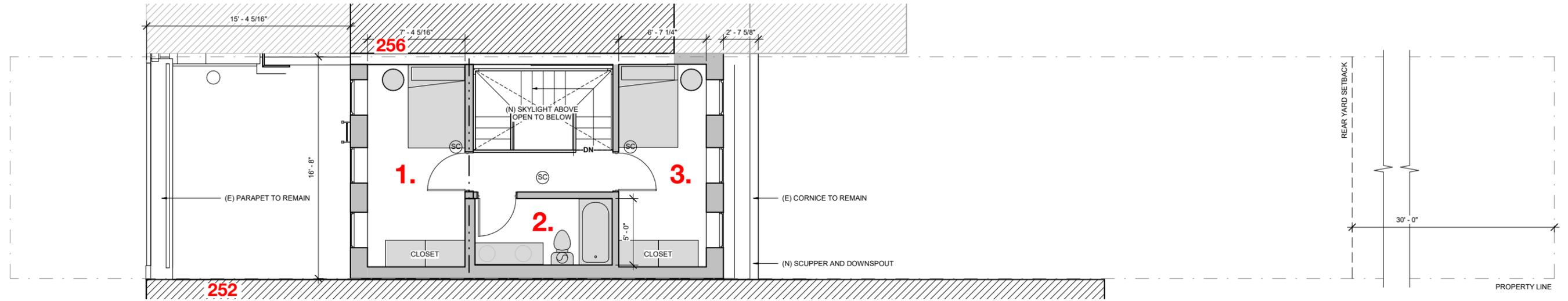


DEMOLITION PLAN

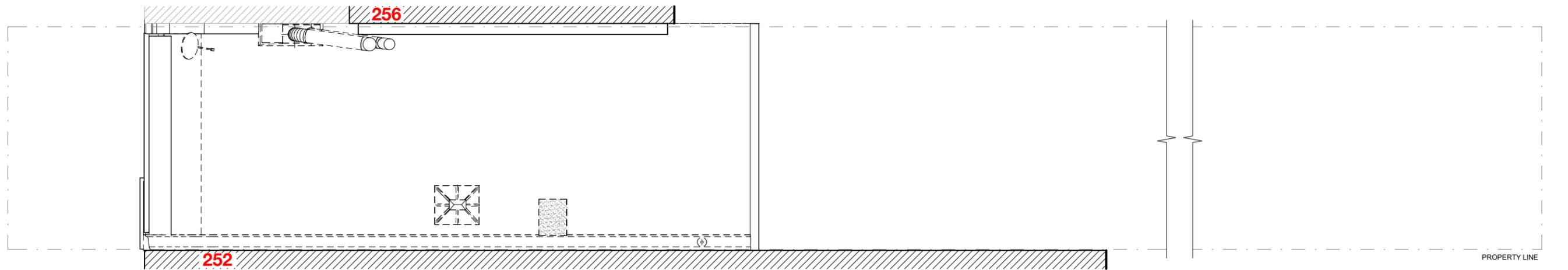
# THIRD FLOOR PLAN

- 1. BEDROOM
- 2. BATHROOM
- 3. BEDROOM

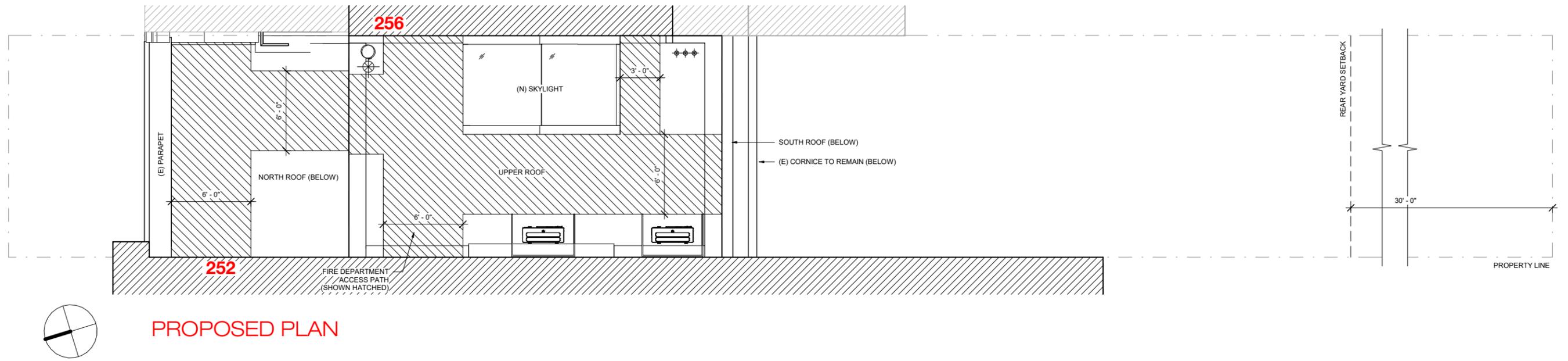
PROSPECT PLACE



PROPOSED PLAN



DEMOLITION PLAN



PROPOSED PLAN



EXISTING ELEVATION



PROPOSED ELEVATION

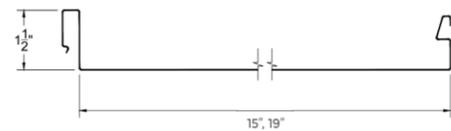


EXISTING ELEVATION



PROPOSED ELEVATION

PROPOSED MATERIAL



**A**

STANDING SEAM METAL CLADDING  
DREXEL METALS  
PROFILE DMC550S

COLOR TO MATCH NEIGHBOR ADDITION  
BASIS OF DESIGN:  
FLUROPON ANODIZED SILVER 439Z8983M



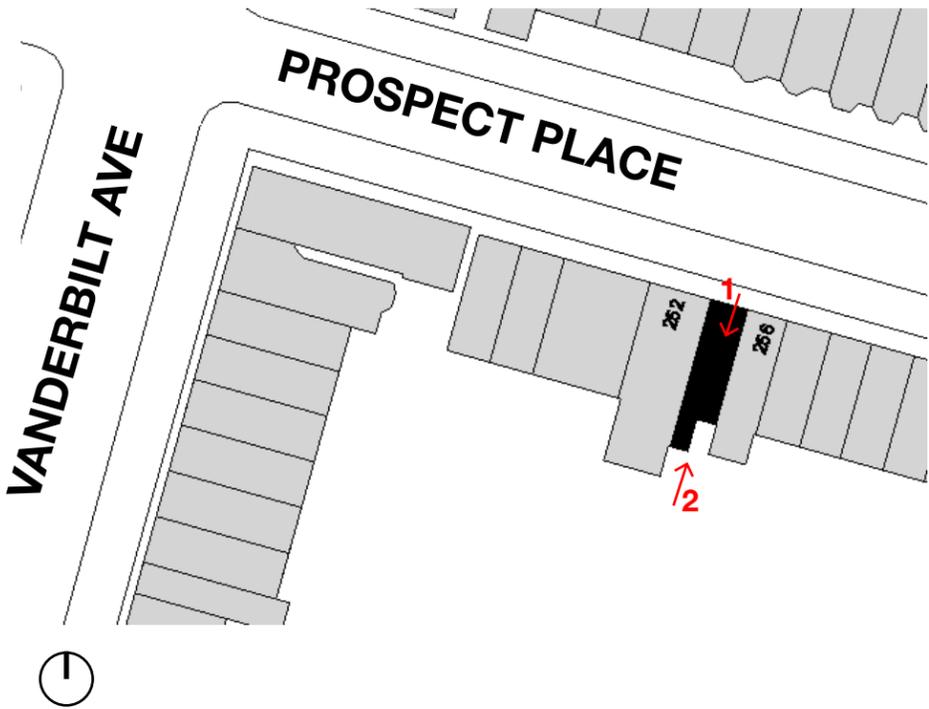
**B**

ORIGINAL RED BRICK  
  
PAINT ON EXISTING BRICK TO BE REMOVED PER SPECIFICATION.  
ORIGINAL RED BRICK TO BE CLEANED AND RESTORED.



**C**

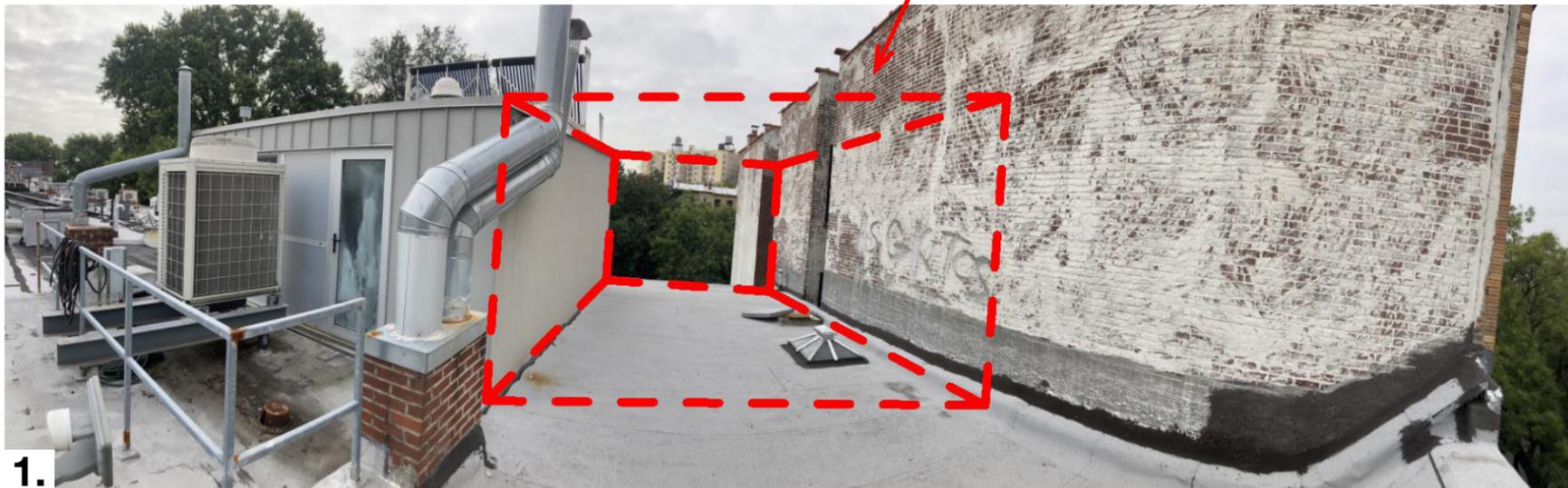
PROPOSED BRICK  
GLEN-GERY EBONITE  
SMOOTH MODULAR  
  
DIMENSIONS TO MATCH EXISTING RED BRICK. TO BE LAID IN STACKED BOND TO BE DISTINCTIVE WITH THE ORIGINAL RED BRICK.



- PROPOSED MASSING EASES TRANSITION FROM THE BULK OF 252 PROSPECT TO THE STEPPED-BACK 256 AND FINALLY TO THE SMALLER TOWNHOUSE AT 258.

**BOUNDING BOX OF REAR EXPANSION AT 254 PROSPECT**

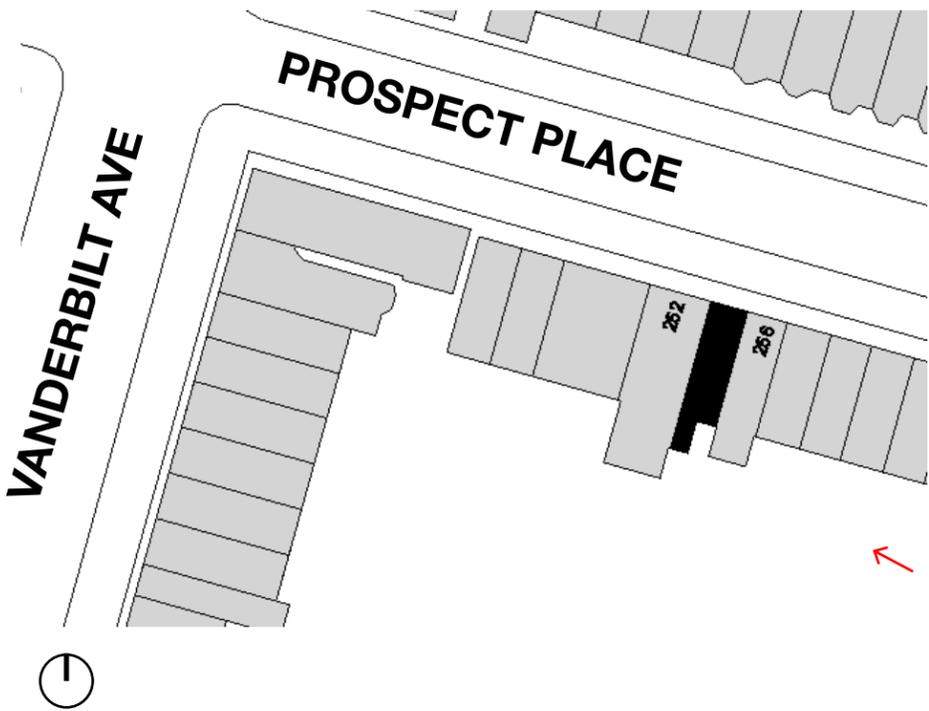
**BOUNDING BOX OF ROOF ADDITION AT 254 PROSPECT**



1.

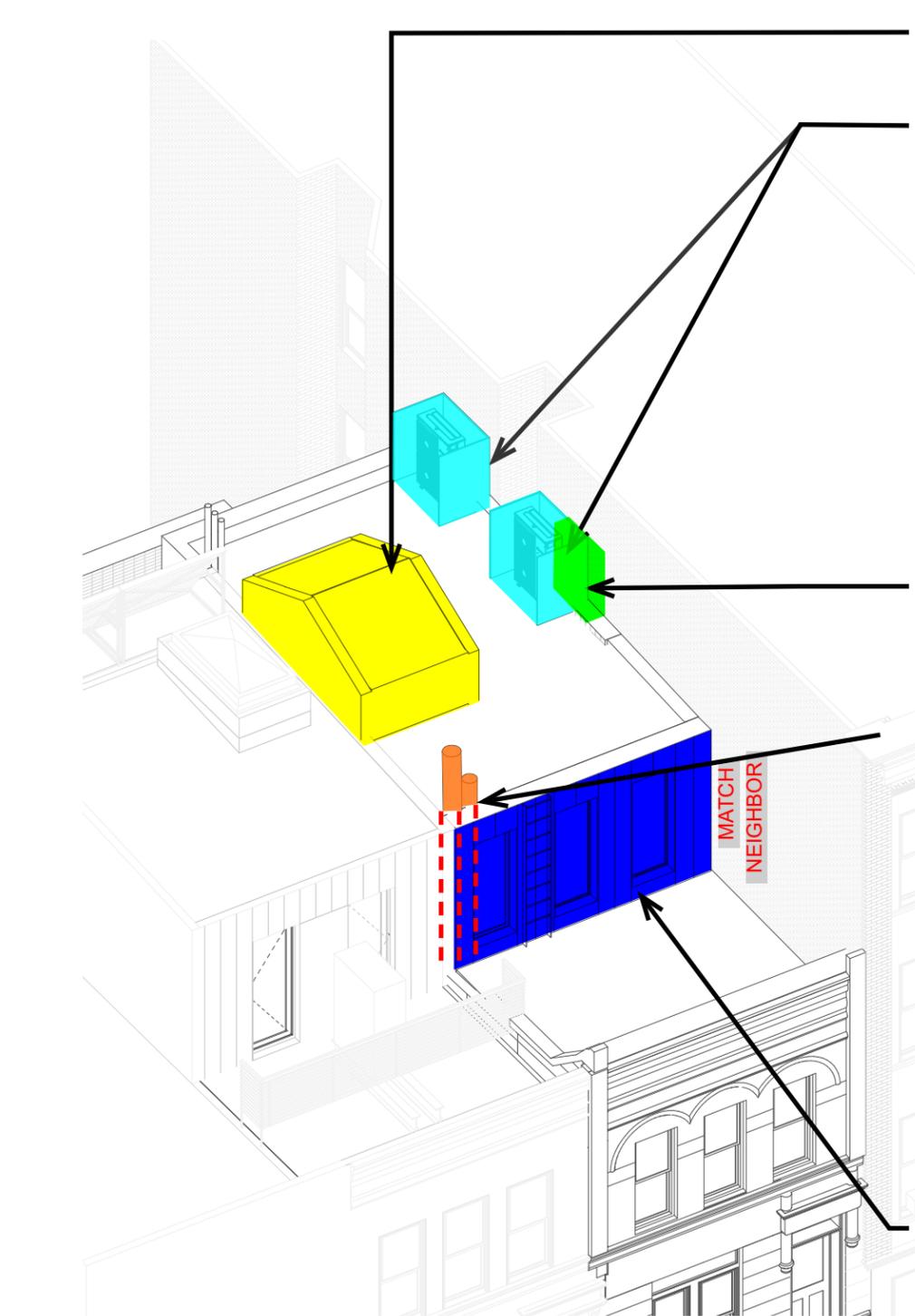


2.



- PROPOSED DESIGN COVERS MUCH OF THE EXISTING EXPOSED WALL AT 252 PROSPECT





MOCK UP

**3 PROPOSED SKYLIGHT**

NOT VISIBLE FROM STREET

**5 PROPOSED CONDENSERS - REVISED LOCATION**

- CONDENSERS WILL BE SCREENED PER DOB REQUIREMENT
- ONLY (1) UNIT CONSTRUCTED IN MOCK UP
- CORNER OF MOCK UP VISIBLE FROM STREET
- NEW CONDENSERS WILL BE SET BACK FURTHER FROM STREET FRONT (AS COMPARED TO MOCKUP LOCATION) TO BE FULLY NOT VISIBLE FROM STREET

**4 PROPOSED CONDENSERS MOCKUP LOCATION**

**2 PROPOSED CHIMNEY**

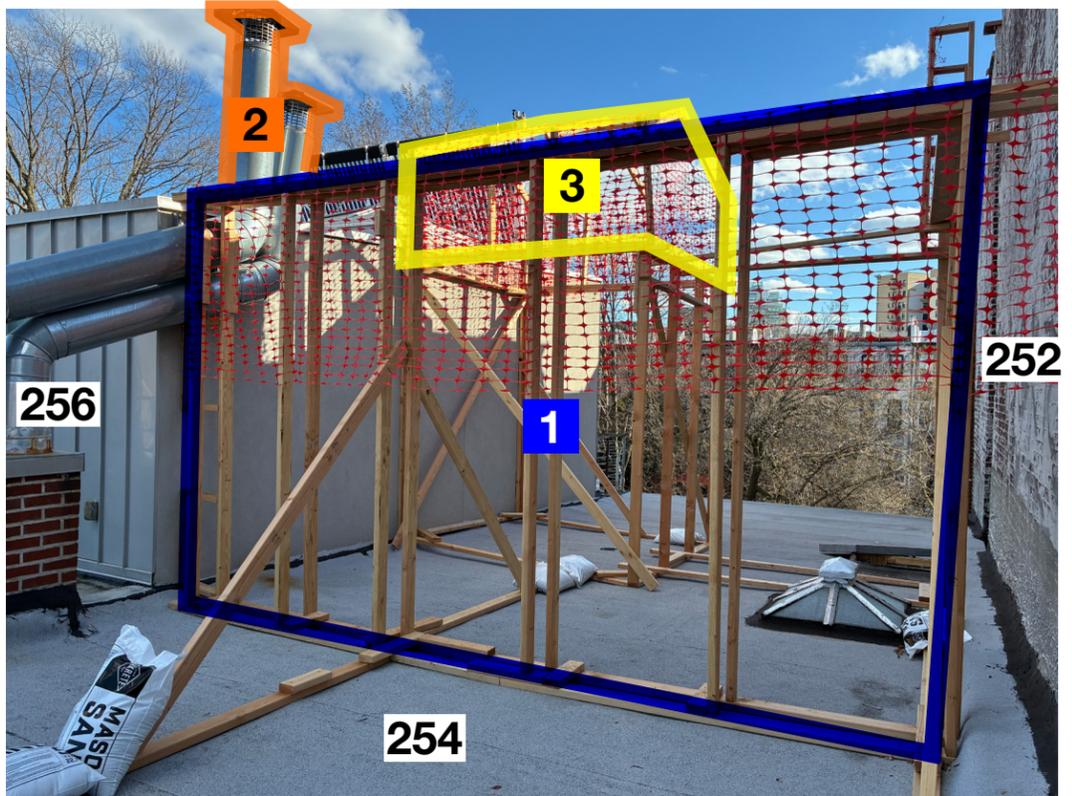
VISIBLE FROM STREET

- BOTTOM PART OF EXISTING CHIMNEY FLUE (CONSTRUCTED UNDER LPC DOCKET #142055) WILL BE RE-ROUTED INSIDE (SEE RED DASHED LINE)
- VISIBILITY OF EXISTING CHIMNEY FLUE WILL REMAIN THE SAME

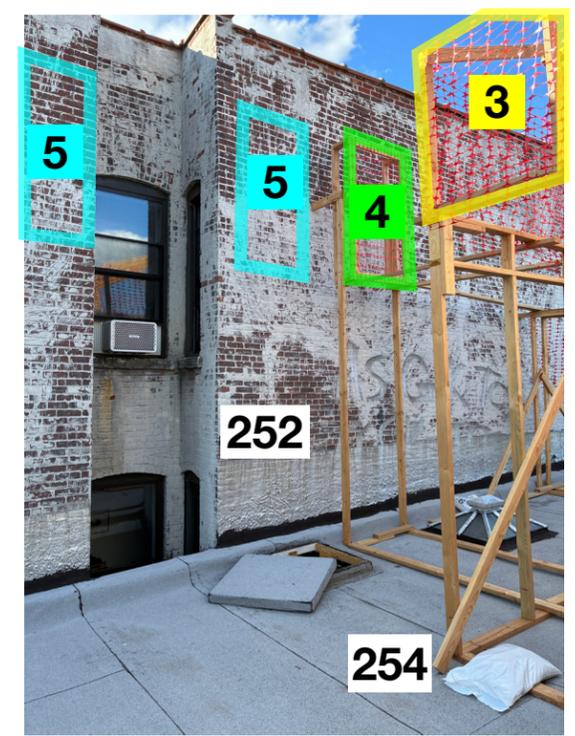
**1 PROPOSED VERTICAL ADDITION**

NOT VISIBLE FROM STREET

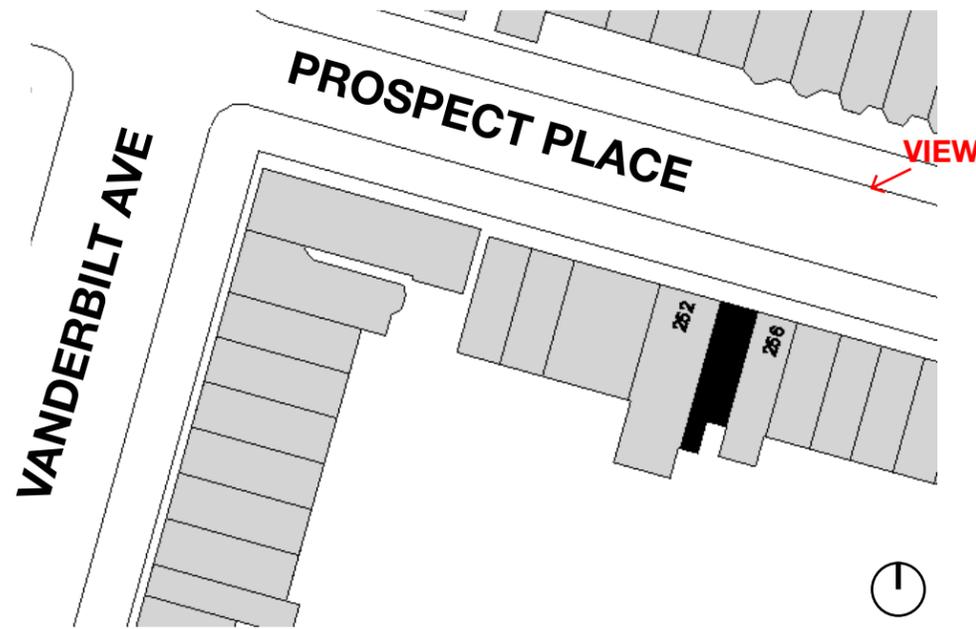
- PLAN: ALIGNING WITH NEIGHBOR 256 PROSPECT PLACE
- ELEVATION/ HEIGHT: MATCHING NEIGHBOR 256 LINE OF PARAPET



MOCK UP - EXISTING ROOF LOOKING SOUTH TAKEN 3/17/2026



MOCK UP - EXISTING ROOF LOOKING NORTH TAKEN 3/17/2026

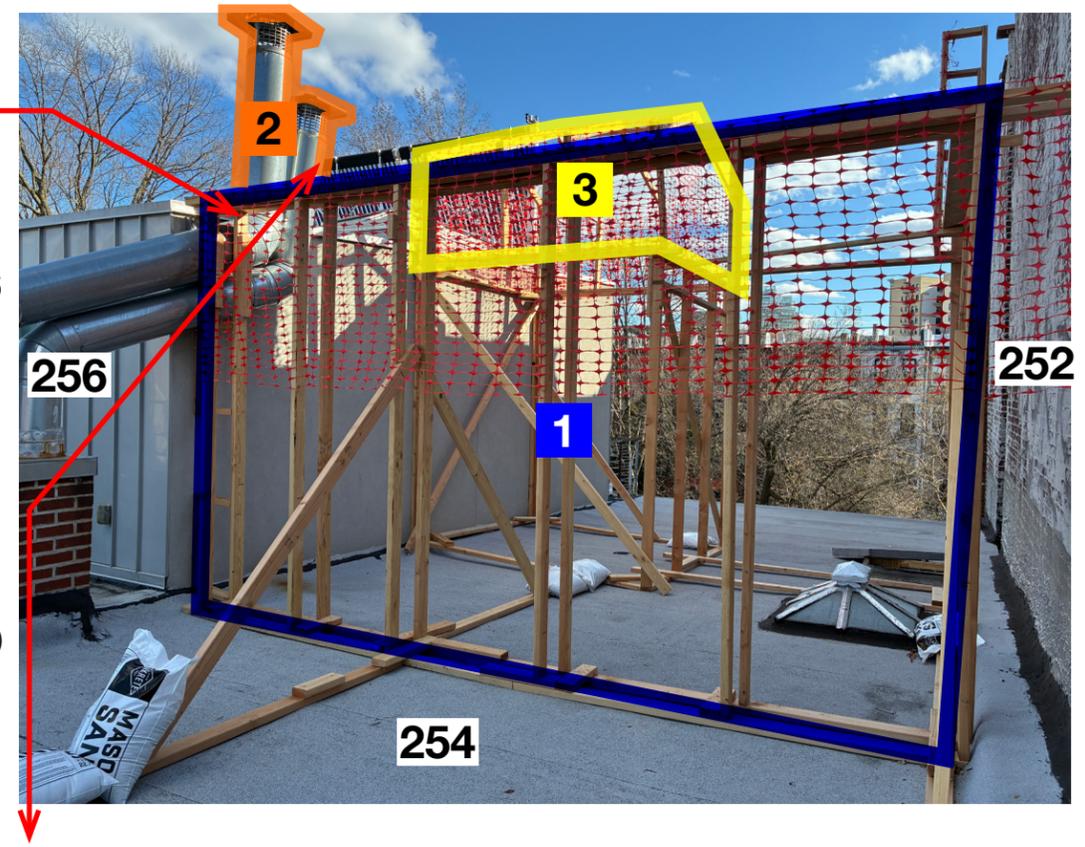


**PROPOSED 254 ADDITION - NOT VISIBLE FROM STREET**

- PLAN: ALIGNING WITH NEIGHBOR 256
- PROSPECT PLACE
- ELEVATION/ HEIGHT: MATCHING NEIGHBOR 256
- EXISTING ROOF ADDITION AT 256 PROSPECT NOT VISIBLE
- PROPOSED ADDITION AT 254 WILL NOT BE VISIBLE

**PROPOSED ROOF TOP CHIMNEY - VISIBLE FROM STREET**

- BOTTOM PART OF EXISTING CHIMNEY FLUE (CONSTRUCTED UNDER LPC DOCKET #142055) WILL BE RE-ROUTED INSIDE
- VISIBILITY OF EXISTING CHIMNEY FLUE WILL REMAIN THE SAME

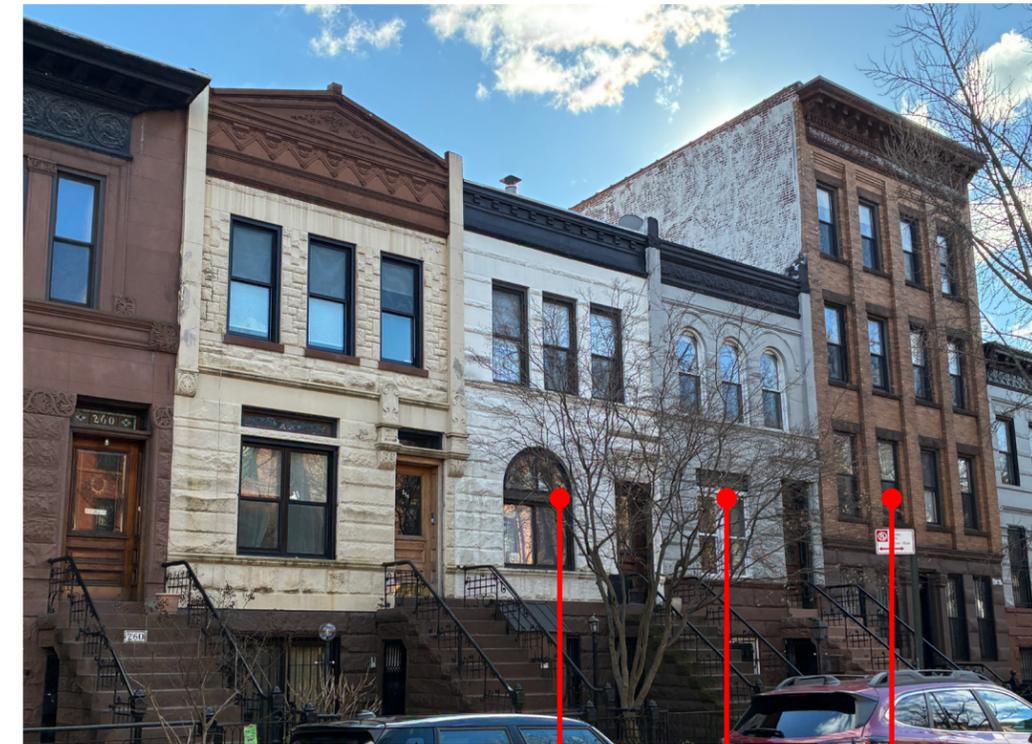


**PHOTO BEFORE MOCK UP - TAKEN 5/4/25**

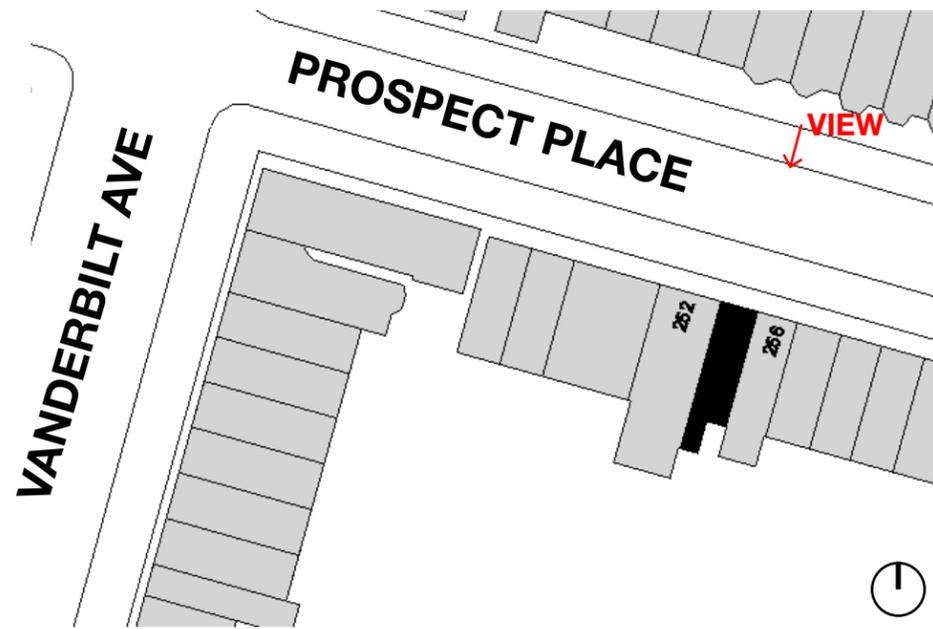


**256 254 252**

**PHOTO OF MOCK UP - TAKEN 3/17/2026**



**256 254 252**



**PROPOSED 254 ADDITION - NOT VISIBLE FROM STREET**

- PLAN: ALIGNING WITH NEIGHBOR 256 PROSPECT PLACE
- ELEVATION/ HEIGHT: MATCHING NEIGHBOR 256
- EXISTING ROOF ADDITION AT 256 PROSPECT NOT VISIBLE
- PROPOSED ADDITION AT 254 WILL NOT BE VISIBLE

**PROPOSED ROOF TOP CHIMNEY - VISIBLE FROM STREET**

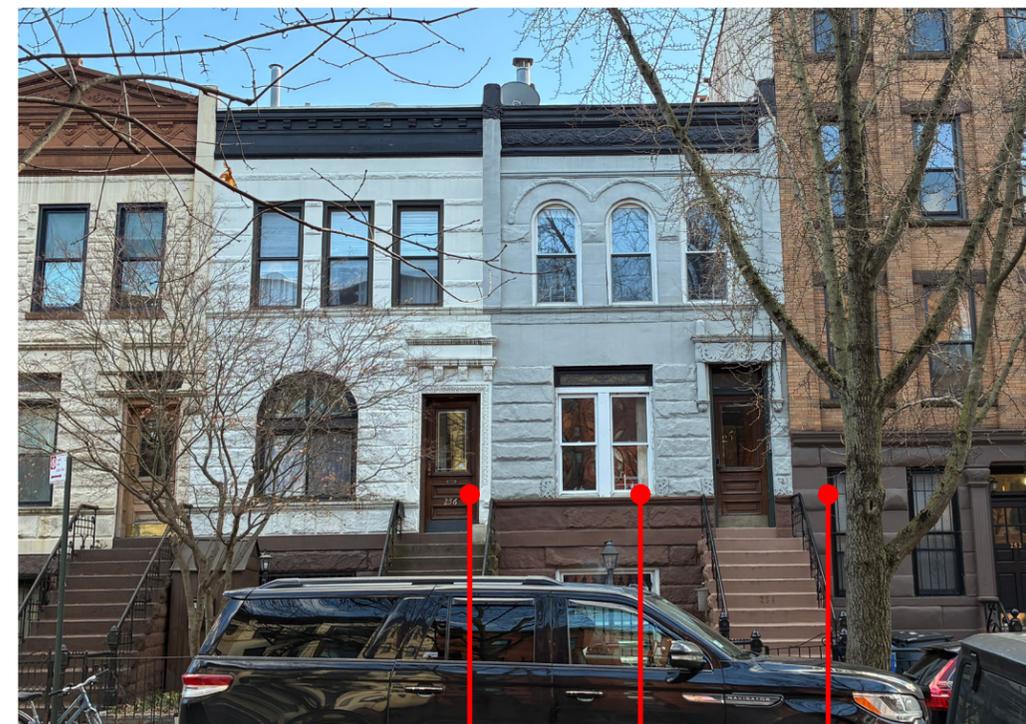
- BOTTOM PART OF EXISTING CHIMNEY FLUE (CONSTRUCTED UNDER LPC DOCKET #142055) WILL BE RE-ROUTED INSIDE
- VISIBILITY OF EXISTING CHIMNEY FLUE WILL REMAIN THE SAME

**PHOTO BEFORE MOCK UP - TAKEN 5/4/25**

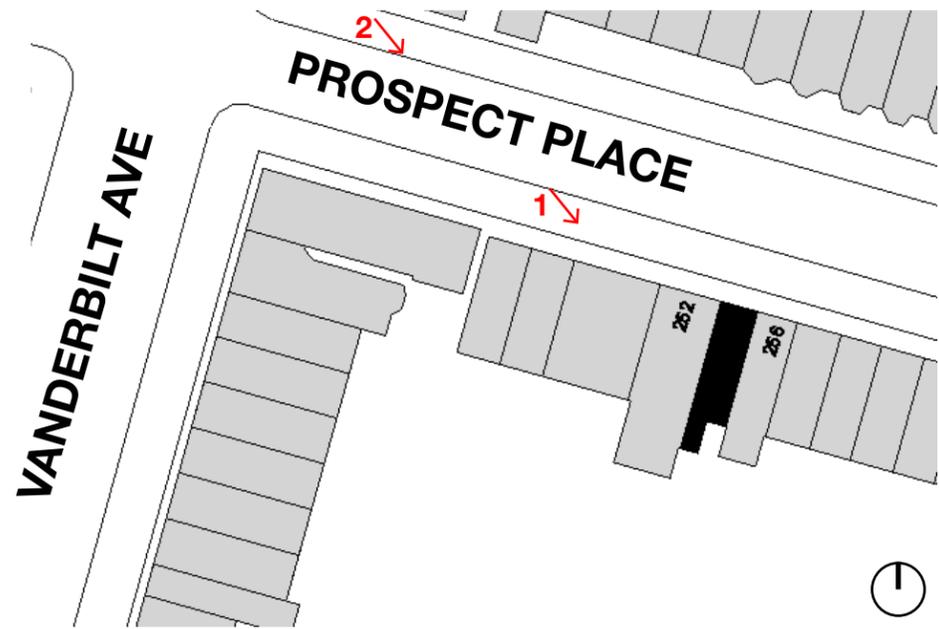


256 254

**PHOTO OF MOCK UP - TAKEN 3/17/2026**



256 254 252



**PROPOSED 254 ADDITION - NOT VISIBLE FROM STREET**

- PLAN: ALIGNING WITH NEIGHBOR 256 PROSPECT PLACE
- ELEVATION/ HEIGHT: MATCHING NEIGHBOR 256
- EXISTING ROOF ADDITION AT 256 PROSPECT NOT VISIBLE
- PROPOSED ADDITION AT 254 WILL NOT BE VISIBLE

**PROPOSED ROOF TOP CHIMNEY - VISIBLE FROM STREET**

- BOTTOM PART OF EXISTING CHIMNEY FLUE (CONSTRUCTED UNDER LPC DOCKET #142055) WILL BE RE-ROUTED INSIDE
- VISIBILITY OF EXISTING CHIMNEY FLUE WILL REMAIN THE SAME



**254 ROOFTOP ADDITION  
NOT VISIBLE FROM  
STREET**



1.

256 254 252



2.

256 252  
254

March 24, 2026  
Public Hearing

The current proposal is:

Preservation Department – Item 6, LPC-26-05705

## **254 Prospect Place – Prospect Heights Historic District Borough of Brooklyn**

**To testify virtually, please join Zoom**

**Webinar ID:** 161 754 2576

**Passcode:** 011326

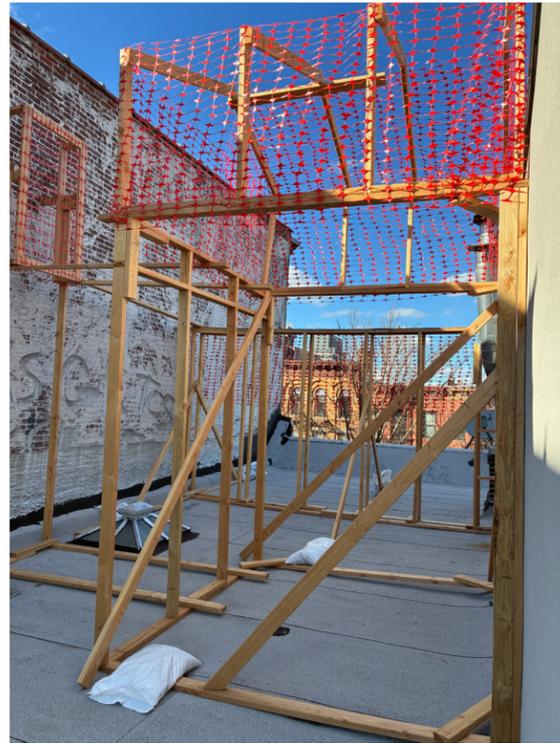
By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

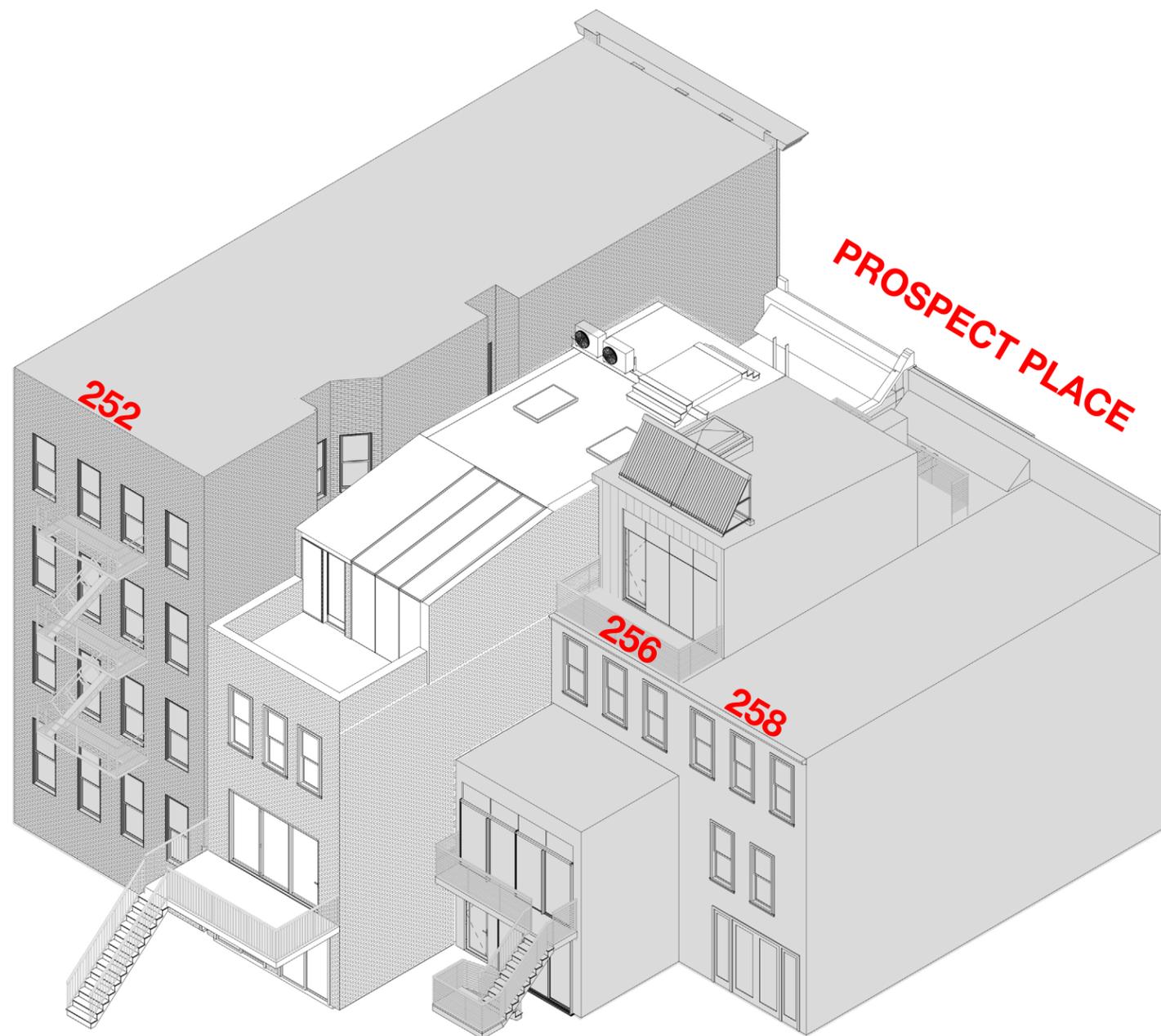
**Note:** If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (\*9 on the phone). Those who signed up in advance will be called first.

# APPENDIX

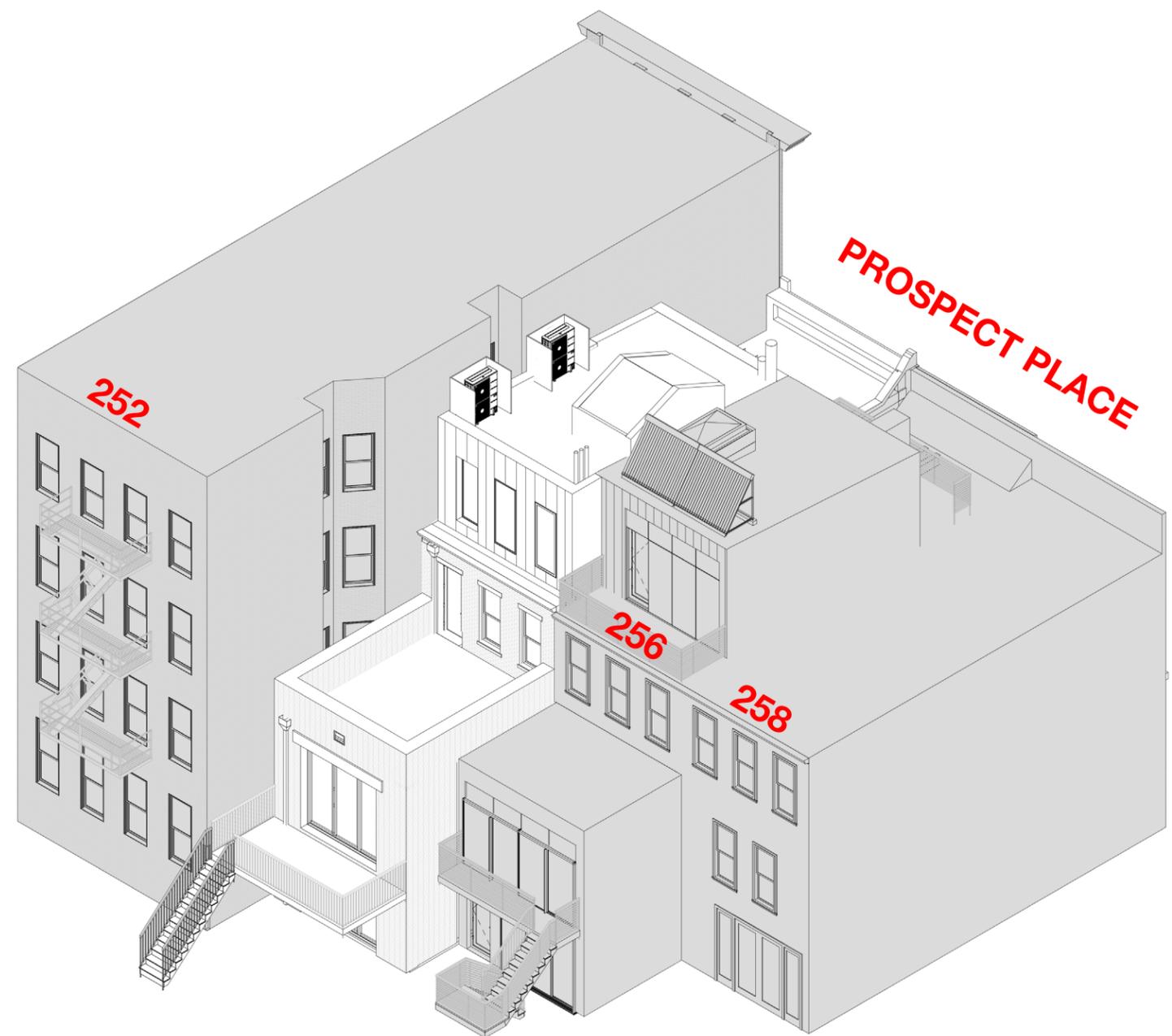






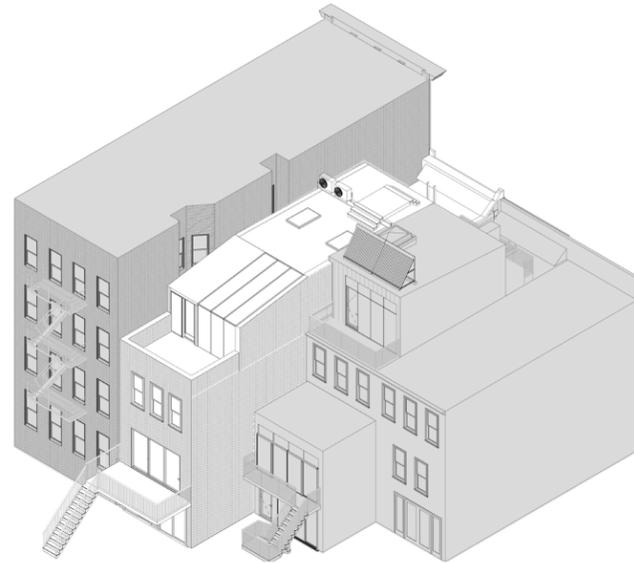


**PREVIOUS PROPOSAL  
JANUARY 5, 2026 MTG**

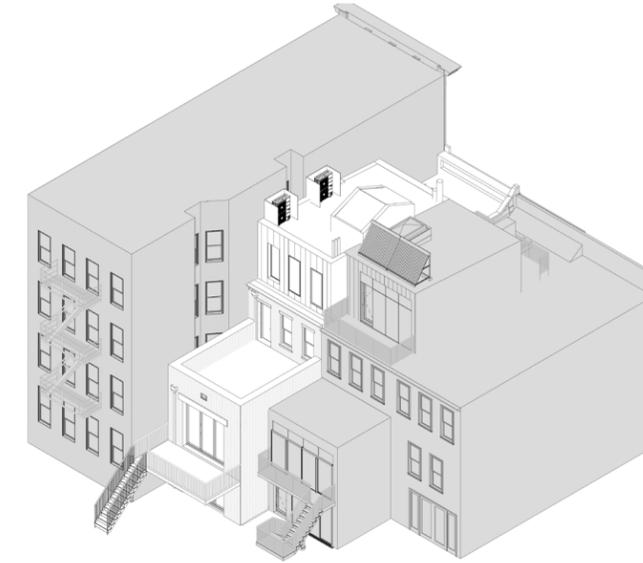


**UPDATED PROPOSAL**

## PREVIOUS PROPOSAL JANUARY 5, 2026 MTG



## UPDATED PROPOSAL BASED ON LANDMARKS FEEDBACK



- 2 FAMILY RESIDENCE
- 3 STORY EXTENSION
- 660SF VERTICAL ADDITION
- 1,980SF ADDED FLOOR AREA
- 26'-9" EXTENSION
- REAR FACADE ALIGNED WITH REAR FACADE OF 252 PROSPECT
- EXISTING CORNICE LINE AND PUNCHED OPENINGS AT THIRD FLOOR OBSCURED BY ADDITION
- VERTICAL ADDITION NOT VISIBLE FROM THE STREET

- 1 FAMILY RESIDENCE
- 2 STORY EXTENSION
- 476SF VERTICAL ADDITION
- 1,100SF ADDED FLOOR AREA
- 18'-9" EXTENSION
- EDGE OF DECK ALIGNED WITH REAR FACADE OF 252 PROSPECT
- EXISTING CORNICE LINE AND PUNCHED OPENINGS AT THIRD FLOOR MAINTAINED AND KEPT VISIBLE
- VERTICAL ADDITION NOT VISIBLE FROM THE STREET

March 24, 2026  
Public Hearing

The current proposal is:

Preservation Department – Item 6, LPC-26-05705

## **254 Prospect Place – Prospect Heights Historic District Borough of Brooklyn**

**To testify virtually, please join Zoom**

**Webinar ID:** 161 754 2576

**Passcode:** 011326

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.