

May 14, 2024
Public Hearing

The current proposal is:

Preservation Department – Item 2, LPC-24-07430

173 Prospect Place – Prospect Heights Historic District Borough of Brooklyn

To testify virtually, please join Zoom

Webinar ID: 825 9802 2468

Passcode: 721460

By Phone: 1 646-558-8656 US (New
York) 877-853-5257 (Toll free) US
888 475 4499 (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.

173 PROSPECT PLACE, BROOKLYN, NY

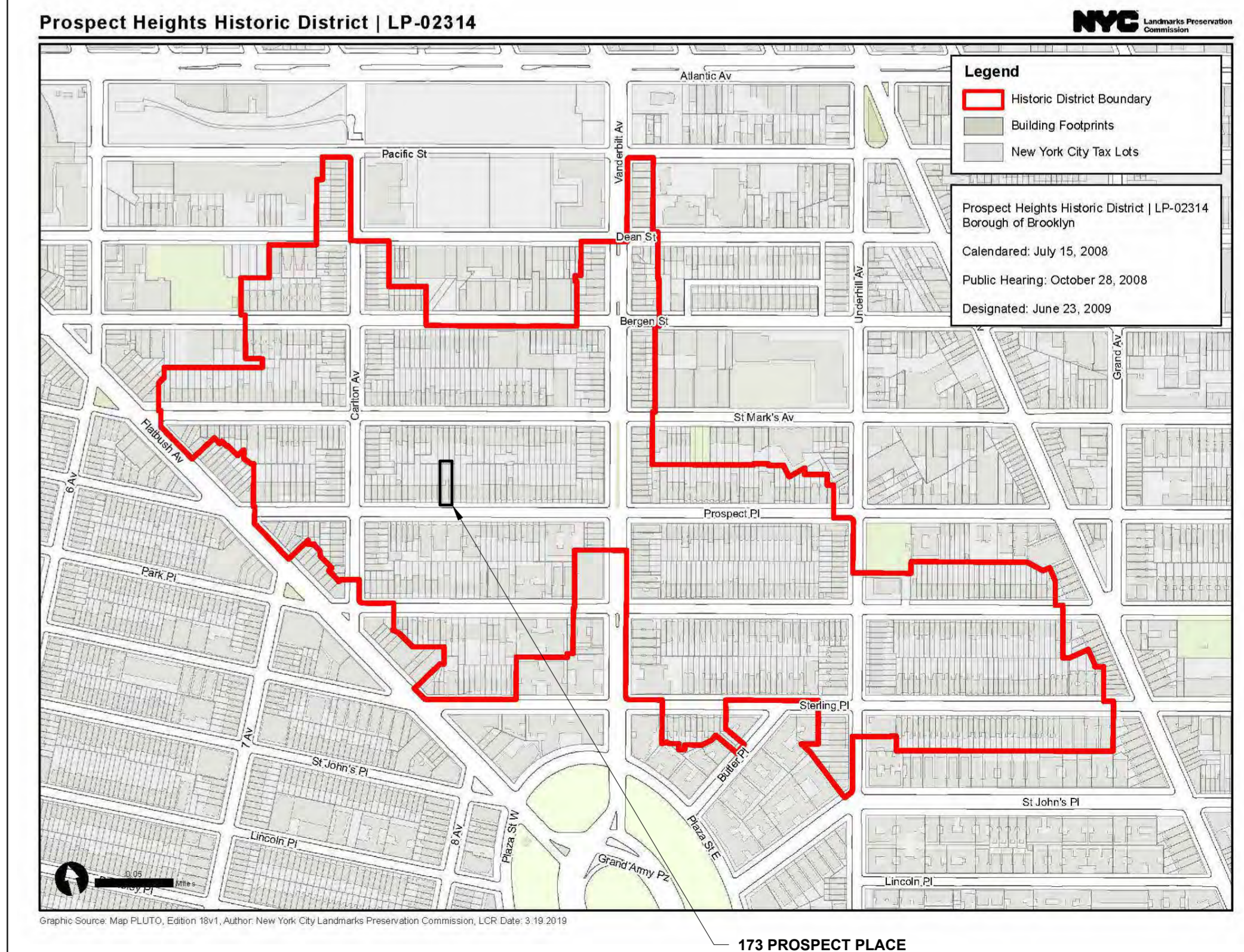


EXISTING FRONT FACADE

DRAWING LIST

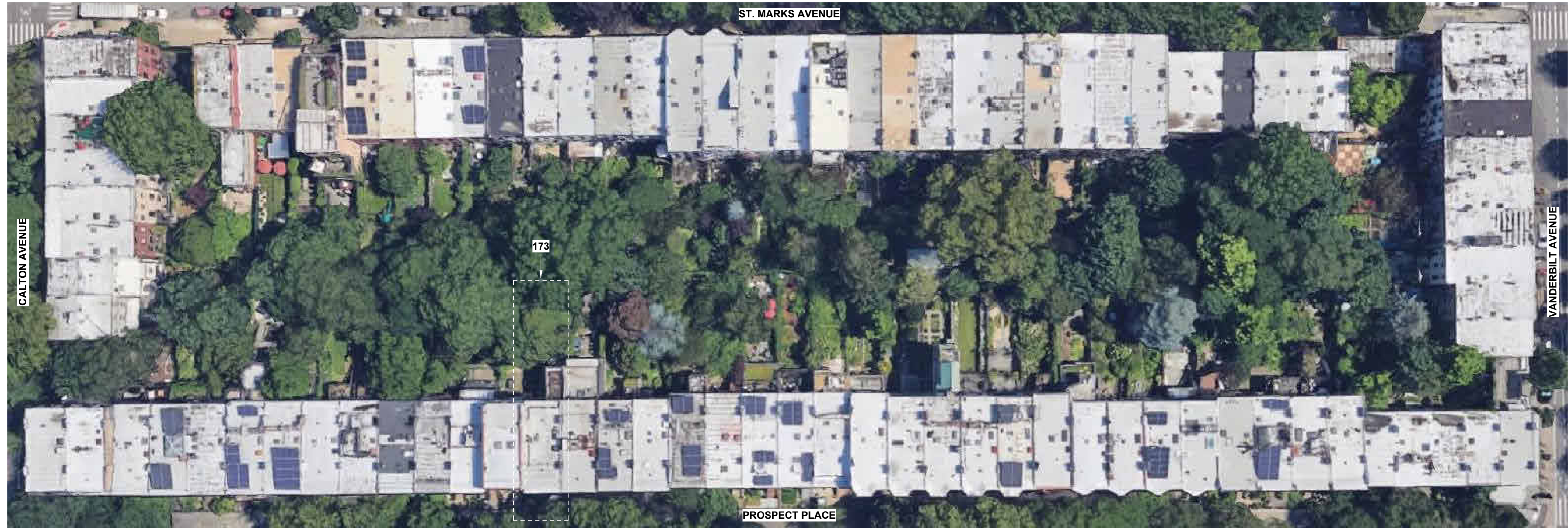
LPC HEARING SHEET LIST	
PAGE NUMBER	SHEET NAME
1	TITLE SHEET, ABBREVIATIONS, DRAWING LIST, CONVENTIONS
2	BLOCK PLAN, LEGEND, LANDMARKS MAP AND AERIAL VIEW OF PROSPECT PLACE REAR YARD
3	ENLARGED BLOCK PLAN
4	EXISTING REAR FACADE PHOTOS
5	BLOCK PLAN PHOTOS
6	PROPOSED REAR FACADE
7	DEMOLITION & PROPOSED ELEVATIONS - SOUTH (REAR FACADE)
8	BUILDING SECTIONS
9	BUILDING SECTIONS
10	PROPOSED BUILDING SECTION DETAILS
11	ROOF VISIBILITY
12	DEMOLITION & PROPOSED PLAN - CELLAR
13	DEMOLITION & PROPOSED PLAN - BASEMENT
14	DEMOLITION & PROPOSED PLAN - FIRST FLOOR
15	DEMOLITION & PROPOSED PLAN - SECOND FLOOR
16	DEMOLITION & PROPOSED PLAN - THIRD FLOOR
17	DEMOLITION & PROPOSED PLAN - ROOF

LANDMARKS MAP

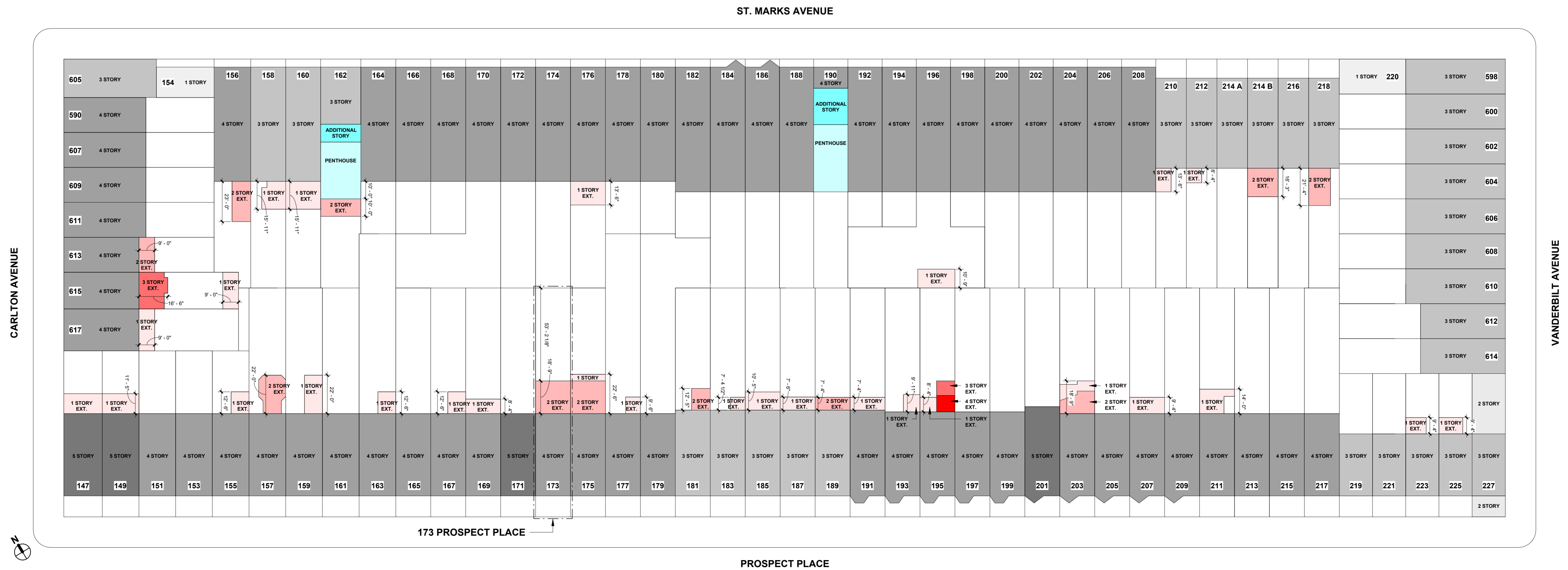


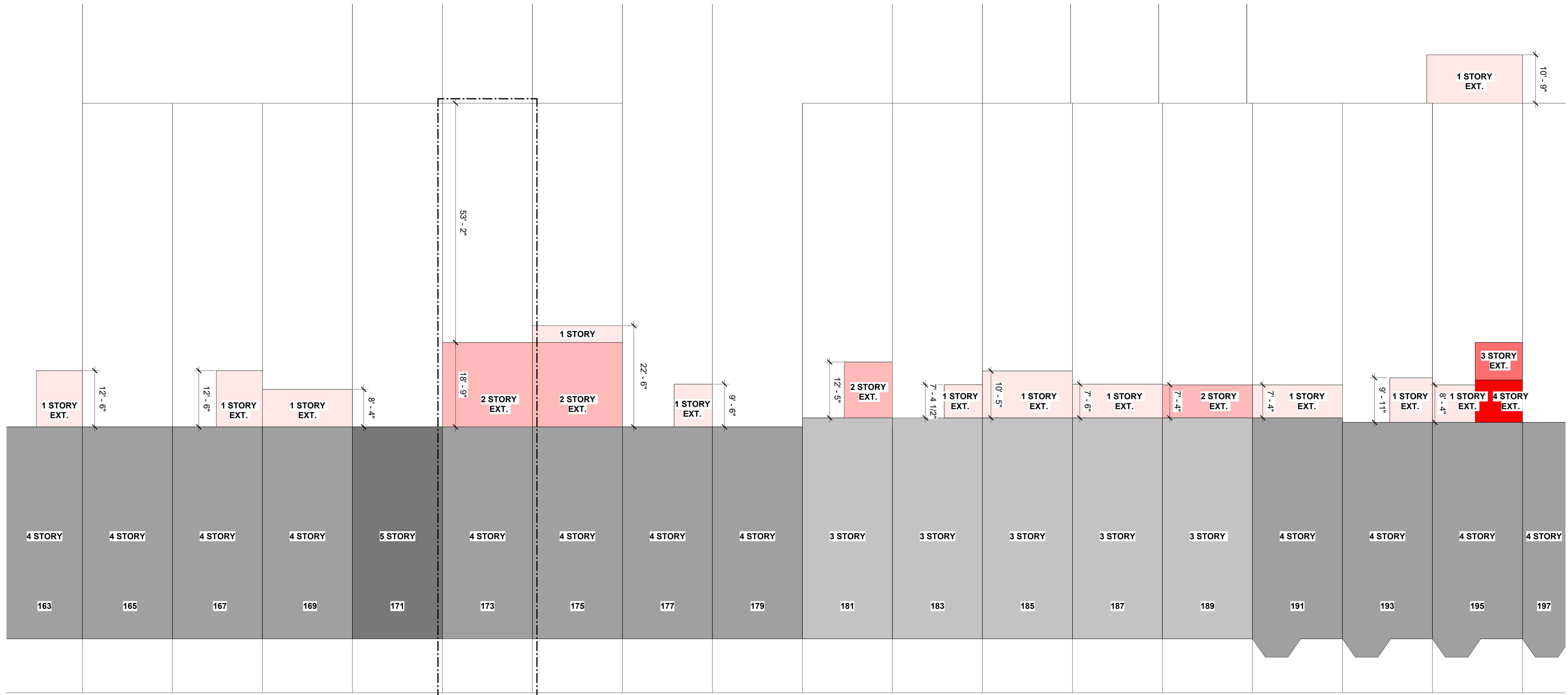
173 PROSPECT PLACE

REAR YARDS BETWEEN VANDERBILT AVENUE AND CARLTON AVENUE, LOOKING NORTH EAST



PLOT PLAN: ENTIRE BLOCK BETWEEN CARLTON AVENUE AND VANDERBILT AVENUE (FROM BELCHER HYDE MAP, SANBORN MAP, NYC GIS MAPS AND PHOTOS)





173 PROSPECT PLACE

PROSPECT PLACE



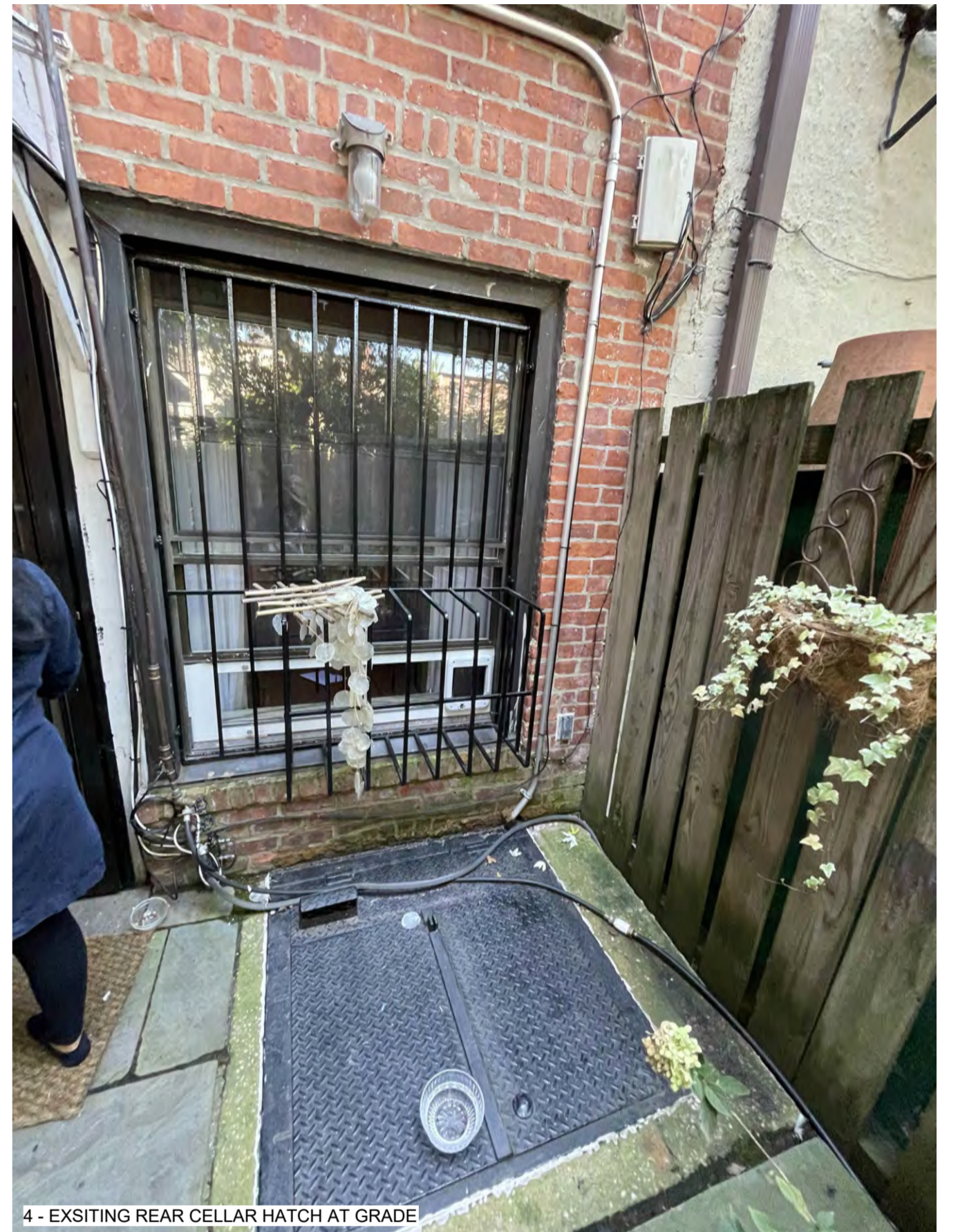
1 - EXSITING REAR FACADE



2 - EXSITING EXTENSION



3 - EXISTING REAR DOOR AND WINDOW AT BASEMENT LEVEL



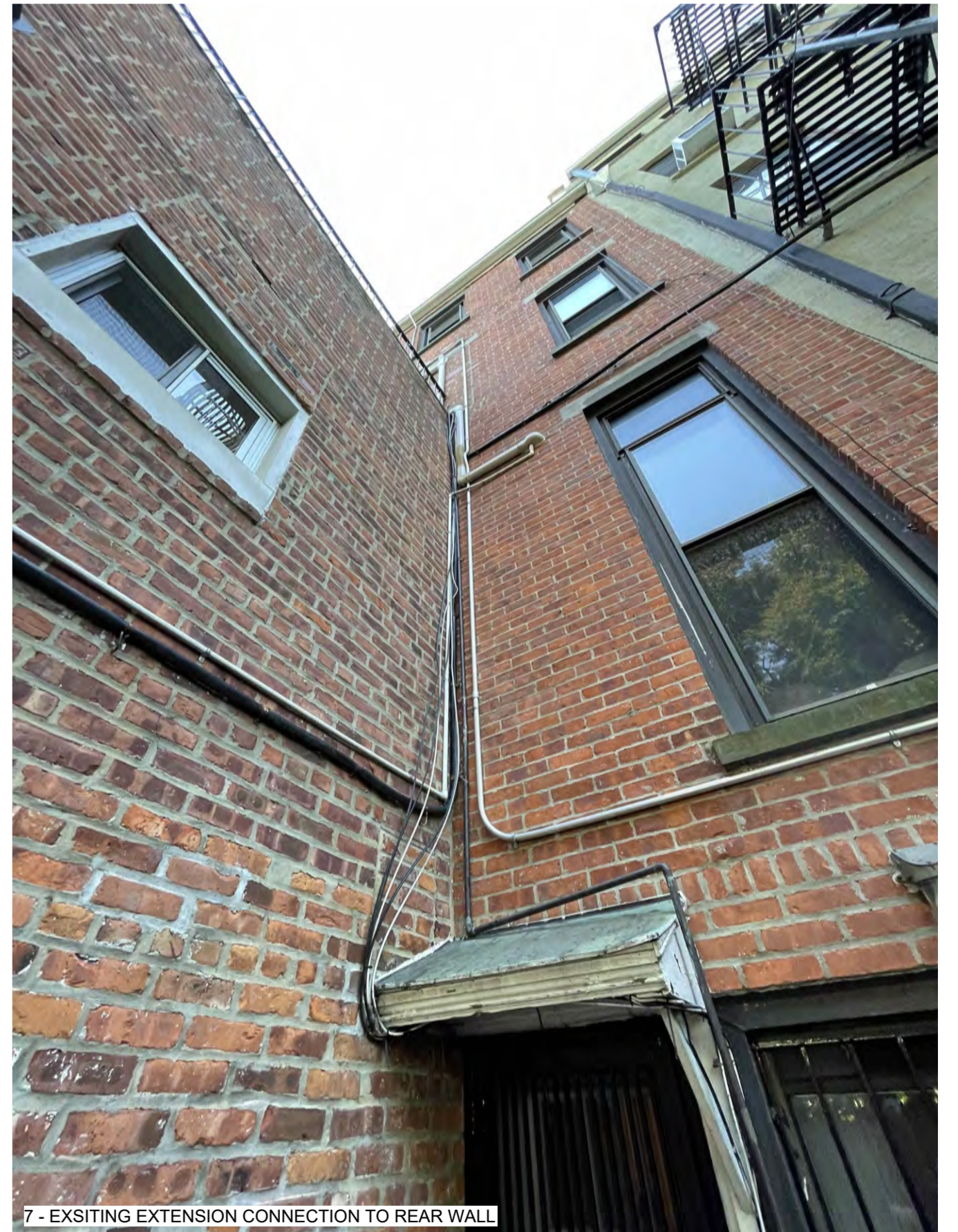
4 - EXSITING REAR CELLAR HATCH AT GRADE



5 - EXSITING EXTENSION DOOR AT FIRST FLOOR



6 - EXSITING REAR FACADE AT SECOND FLOOR



7 - EXSITING EXTENSION CONNECTION TO REAR WALL

175 PROSPECT:
LANDMARKS APPROVED
REAR EXTENSION

173 PROSPECT:
EXISTING 2 STORY
EXTENSION

195 PROSPECT:
EXISTING 4 STORY
REAR EXTENSION

189 PROSPECT:
EXISTING 2 STORY
REAR EXTENSION

181 PROSPECT:
EXISTING REAR
EXTENSION

185, 187, 189, 191, 193 PROSPECT:
EXISTING REAR
EXTENSIONS

185, 187, 189, 191, 193 PROSPECT:
EXISTING REAR
EXTENSIONS



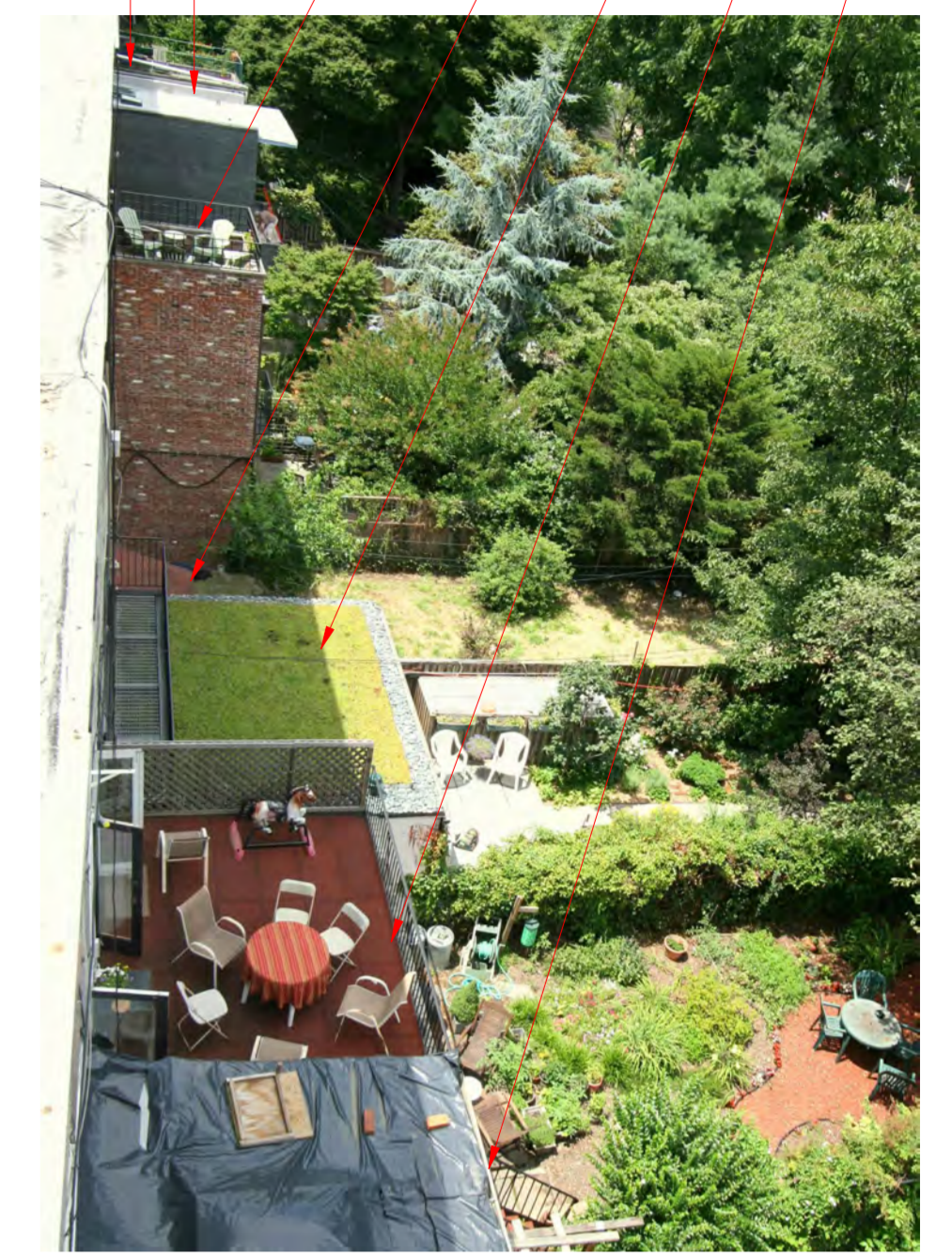
VIEW FROM 171 PROSPECT PLACE REAR YARD



VIEW FROM 173 PROSPECT PLACE EXISTING
SECOND STORY ROOF TERRACE



VIEW FROM ROOF OF 191 PROSPECT PLACE



VIEW FROM ROOF OF 191 PROSPECT PLACE

CARLTON AVENUE

ST. MARKS AVENUE

ST. MARKS AVENUE

ST. MARKS AVENUE

VANDERBILT AVENUE

613 611 609 607 158 160 162 164 166 168 170



BLOCK PHOTO - VIEW FROM 173 PROSPECT PLACE LOOKING NORTH WEST

172 174 176 178 180 182

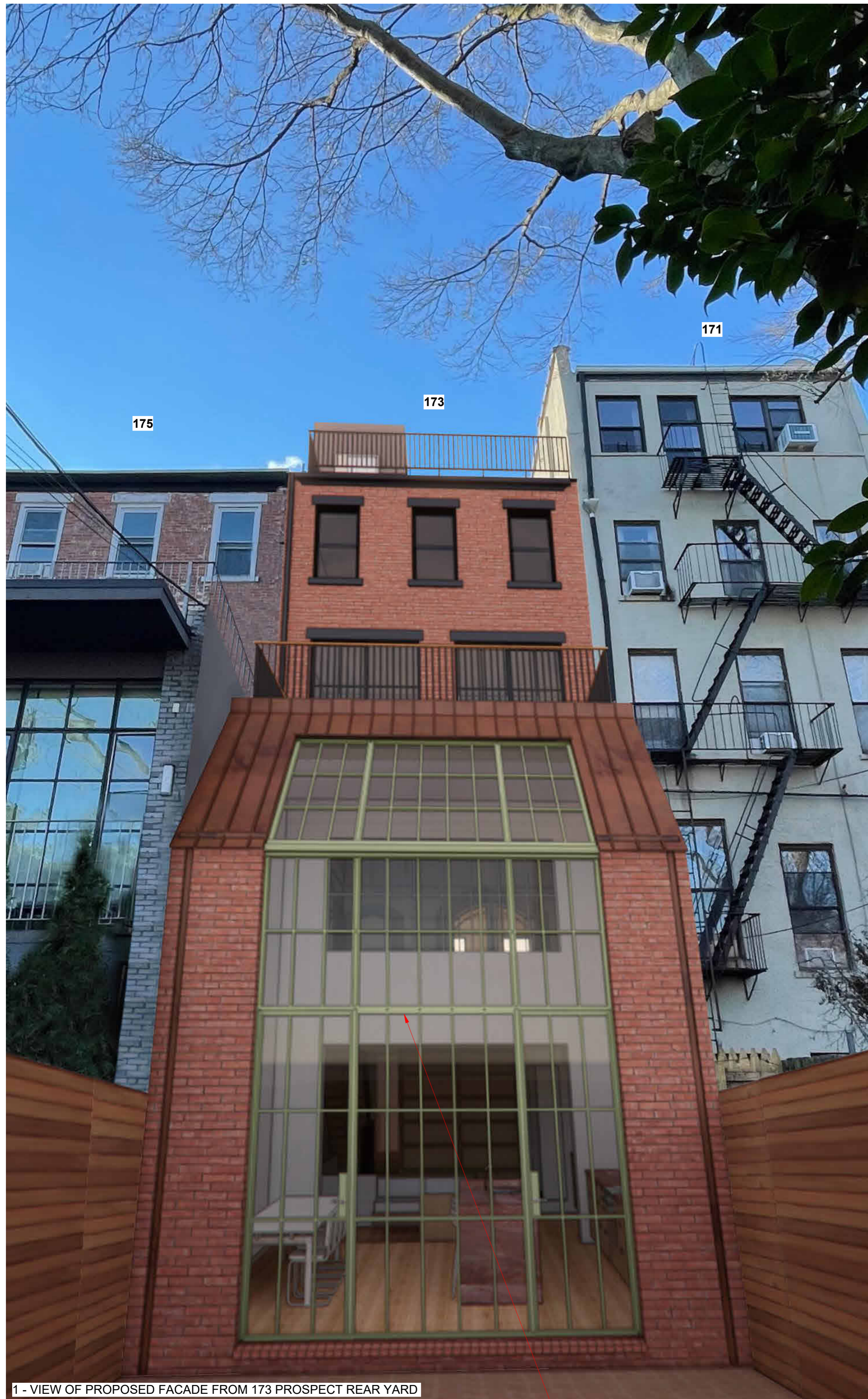


BLOCK PHOTO - VIEW FROM 173 PROSPECT PLACE LOOKING NORTH

184 186 188 190 192 194 196 198 200



BLOCK PHOTO - VIEW FROM 173 PROSPECT PLACE LOOKING NORTH EAST



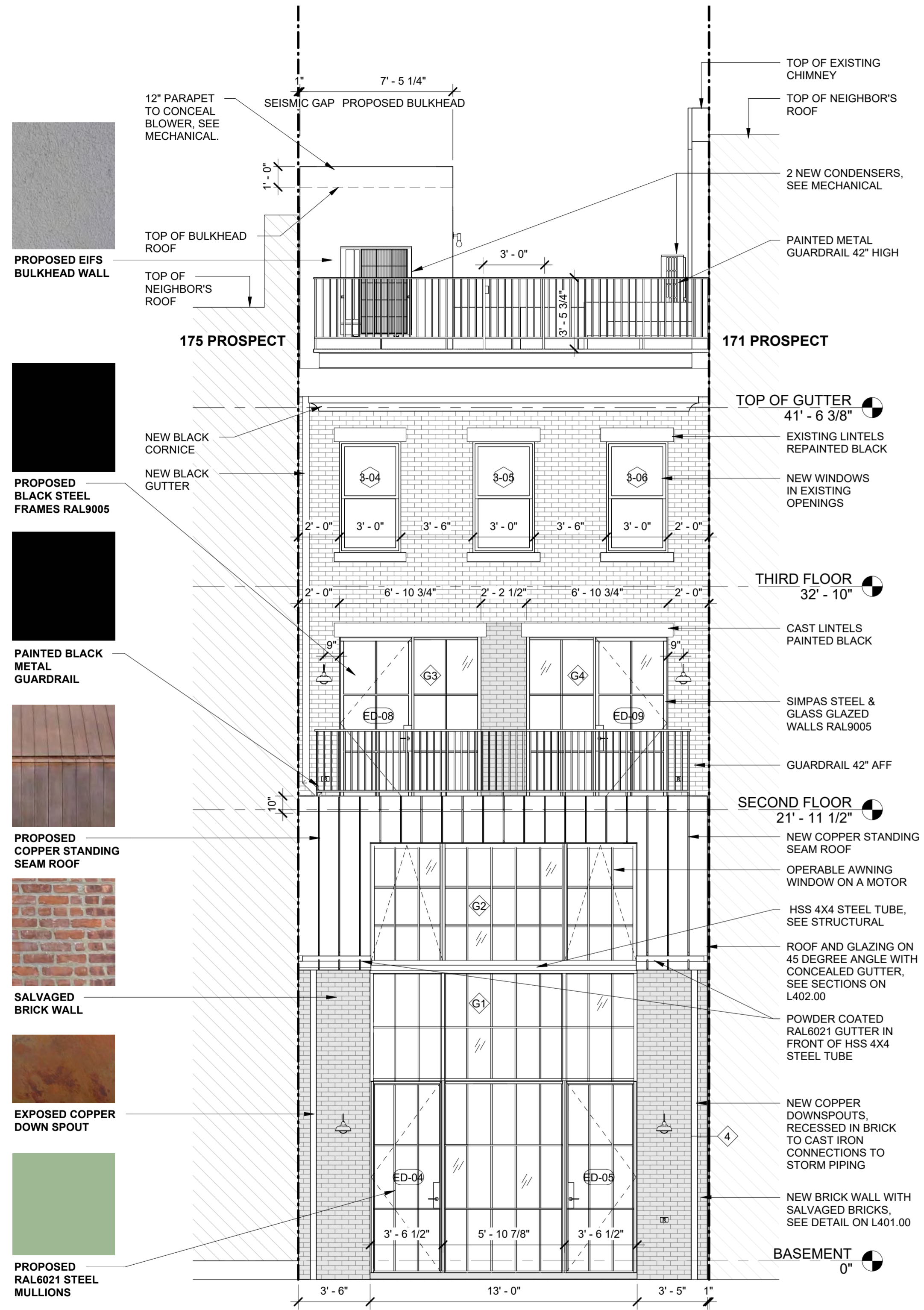
1 - VIEW OF PROPOSED FACADE FROM 173 PROSPECT REAR YARD

NEW SPANDREL TO REFERENCE
EXISTING FIRST FLOOR HEIGHT



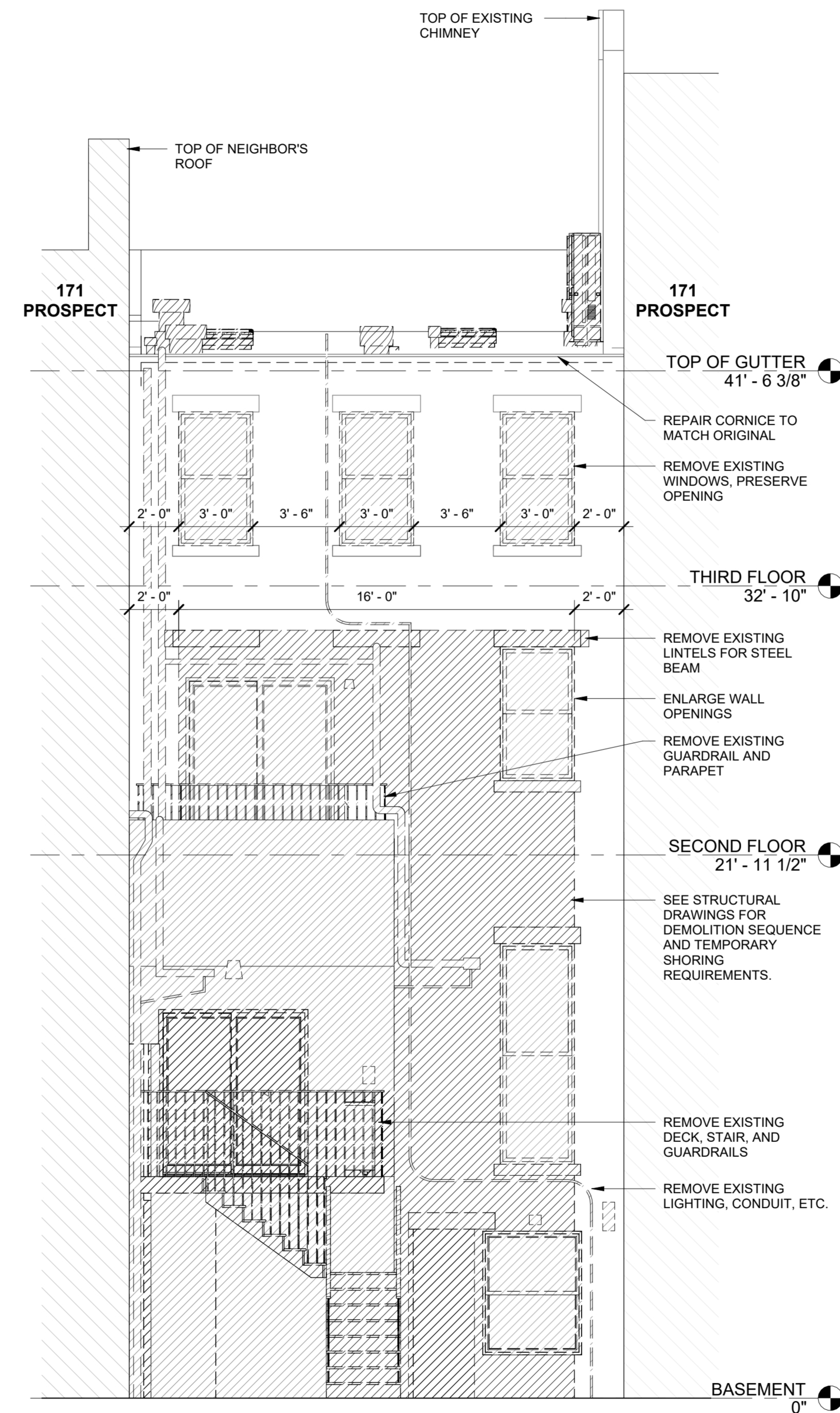
2 - VIEW FROM 169 PROSPECT REAR YARD

NEW SPANDREL TO REFERENCE
EXISTING FIRST FLOOR HEIGHT



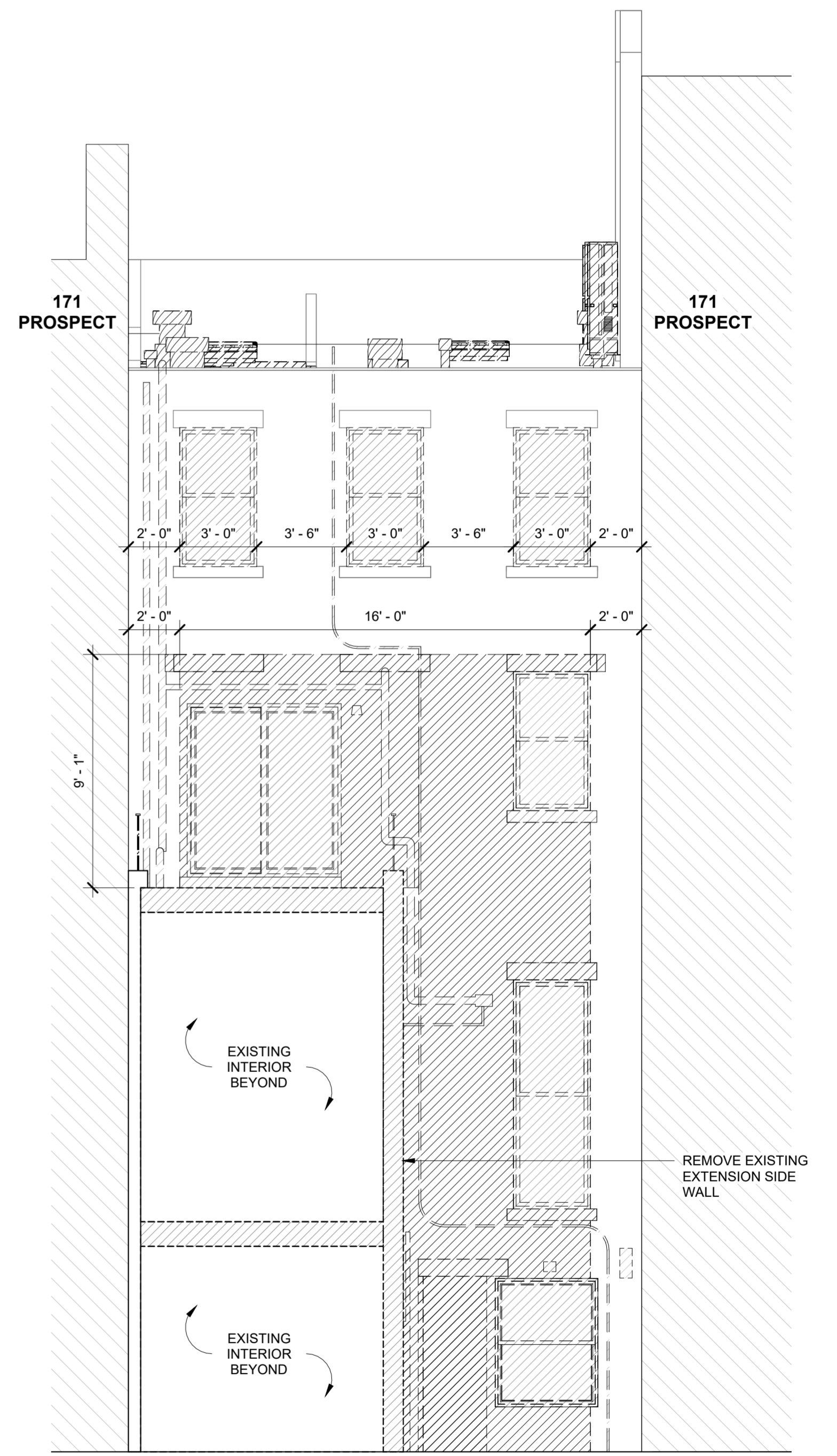
1 PROPOSED ELEVATION - REAR
1/4" = 1'-0"

LEGEND	
	EXISTING BRICK
	SALVAGED BRICK
	STANDING SEAM COPPER ROOF

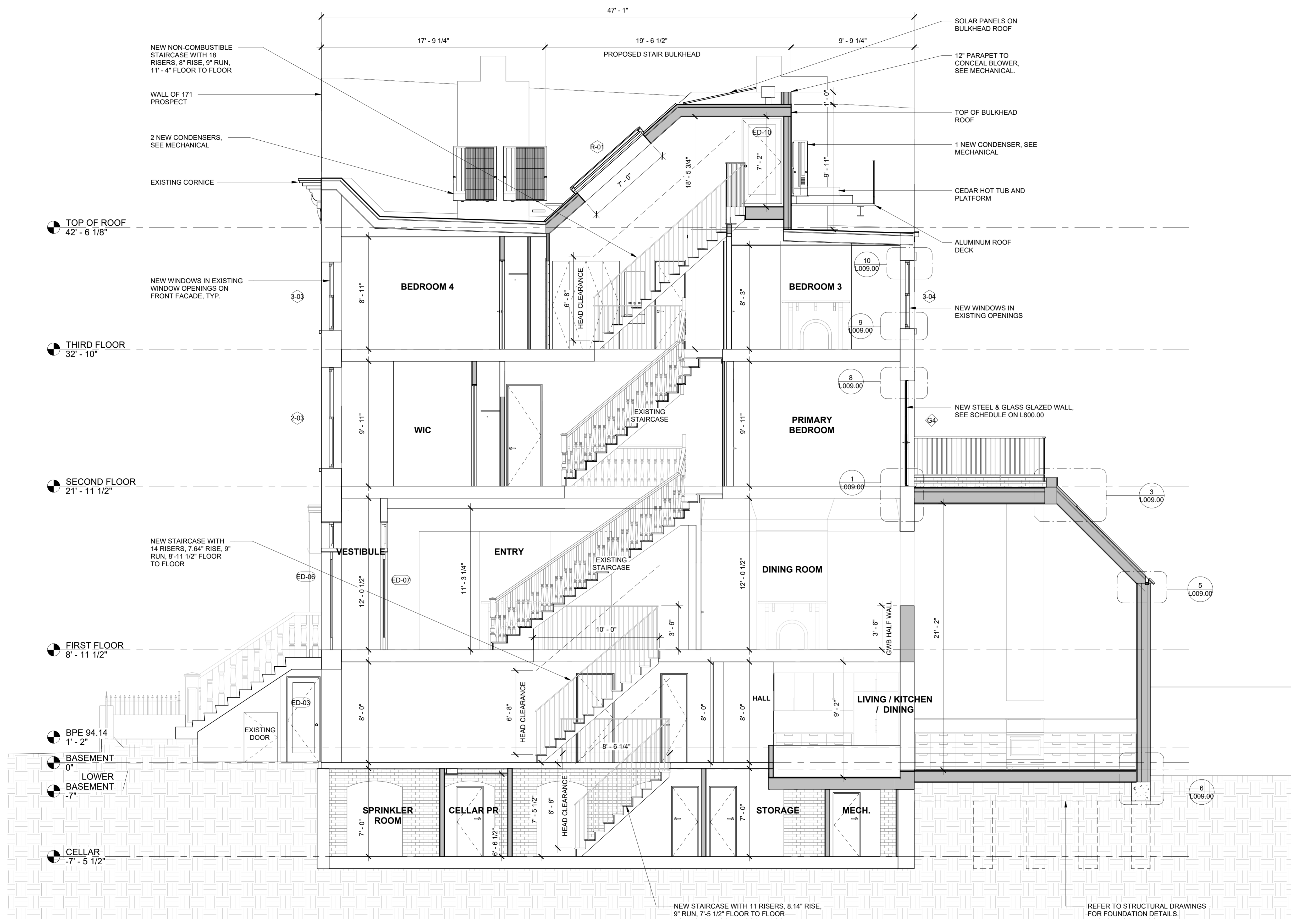


2 DEMO ELEVATION - REAR
1/4" = 1'-0"

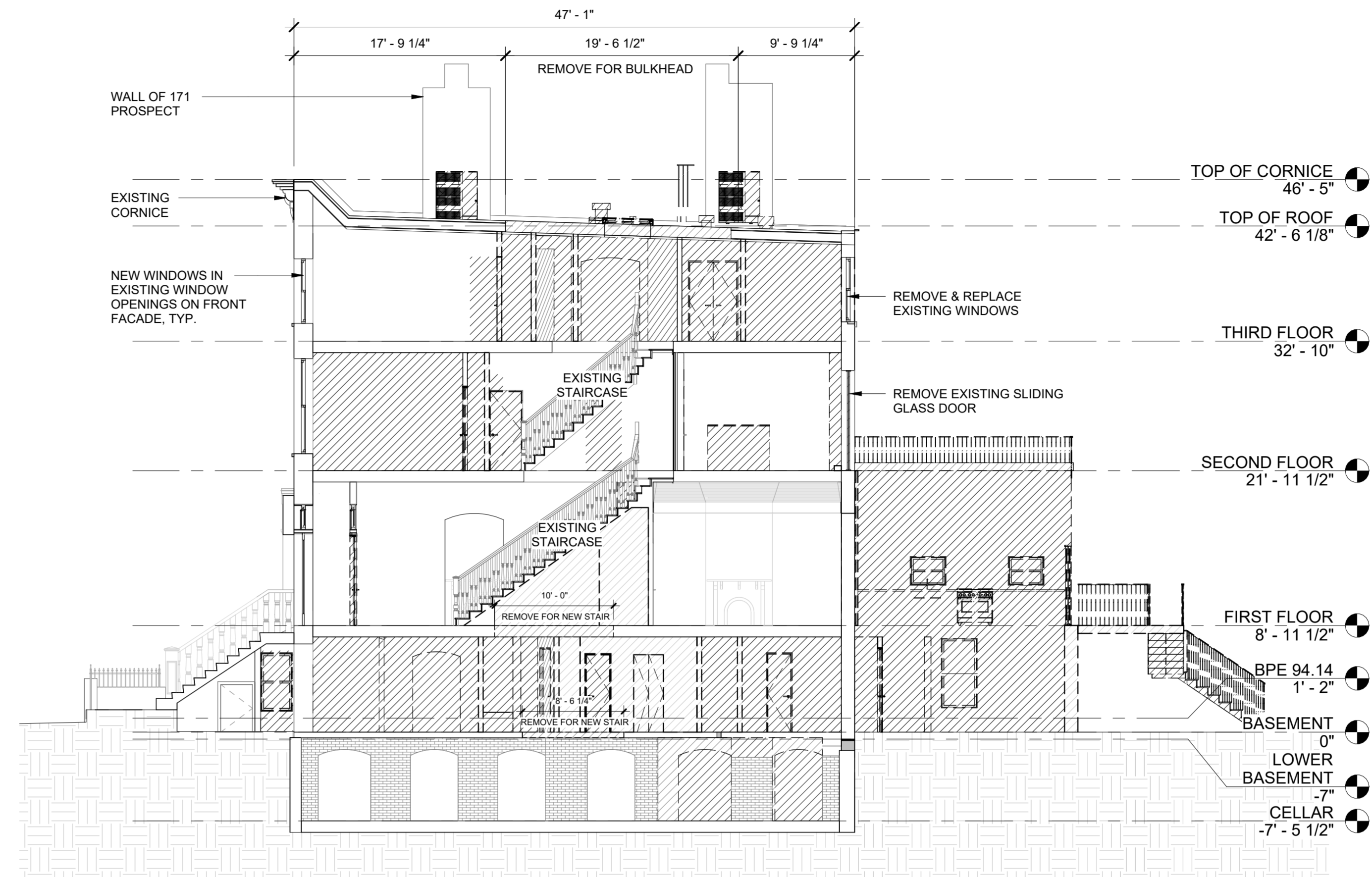
LEGEND	
	EXISTING TO REMAIN
	TO BE REMOVED



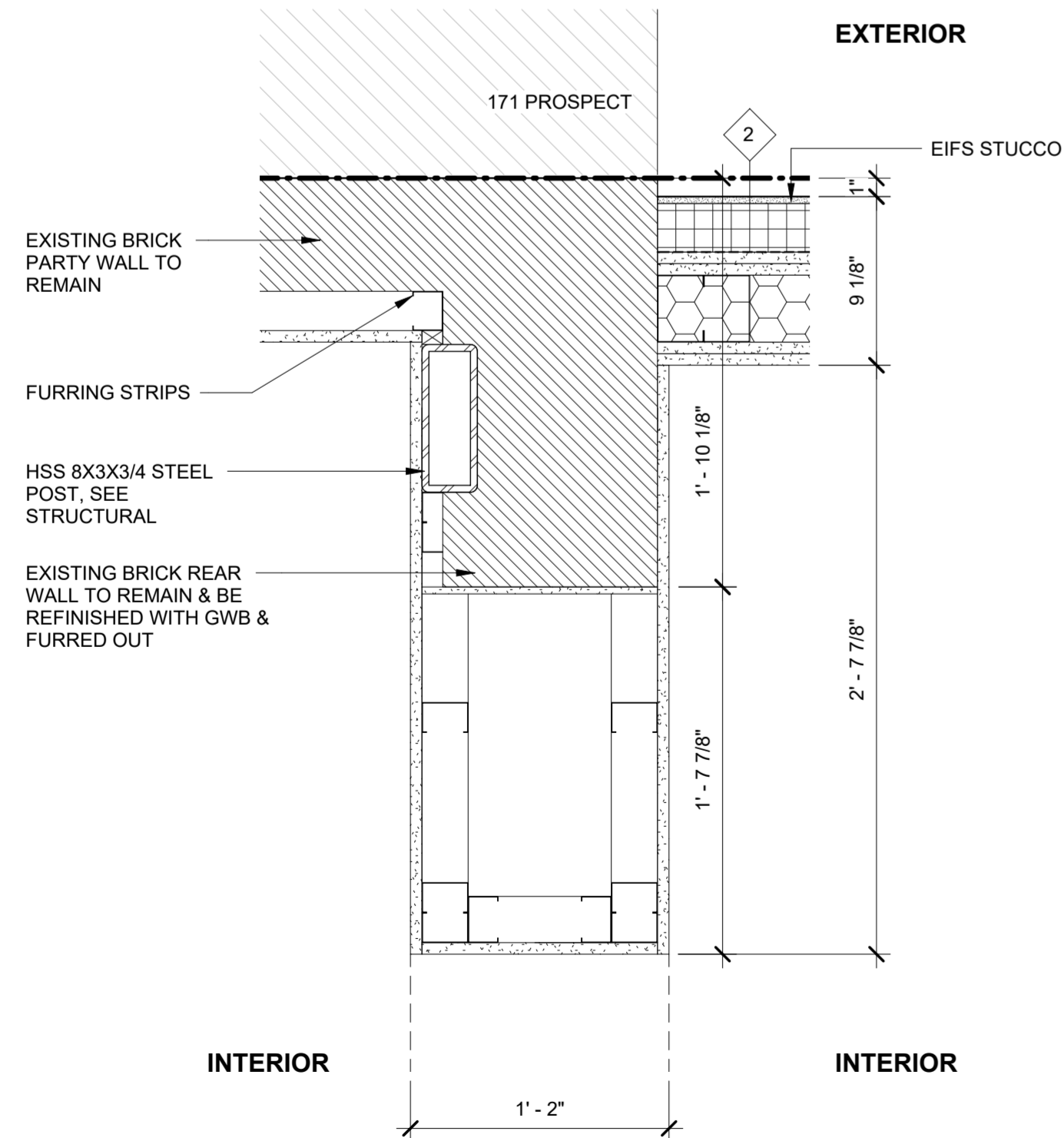
3 DEMO ELEVATION - REAR (CUT THROUGH EXTENSION)
1/4" = 1'-0"



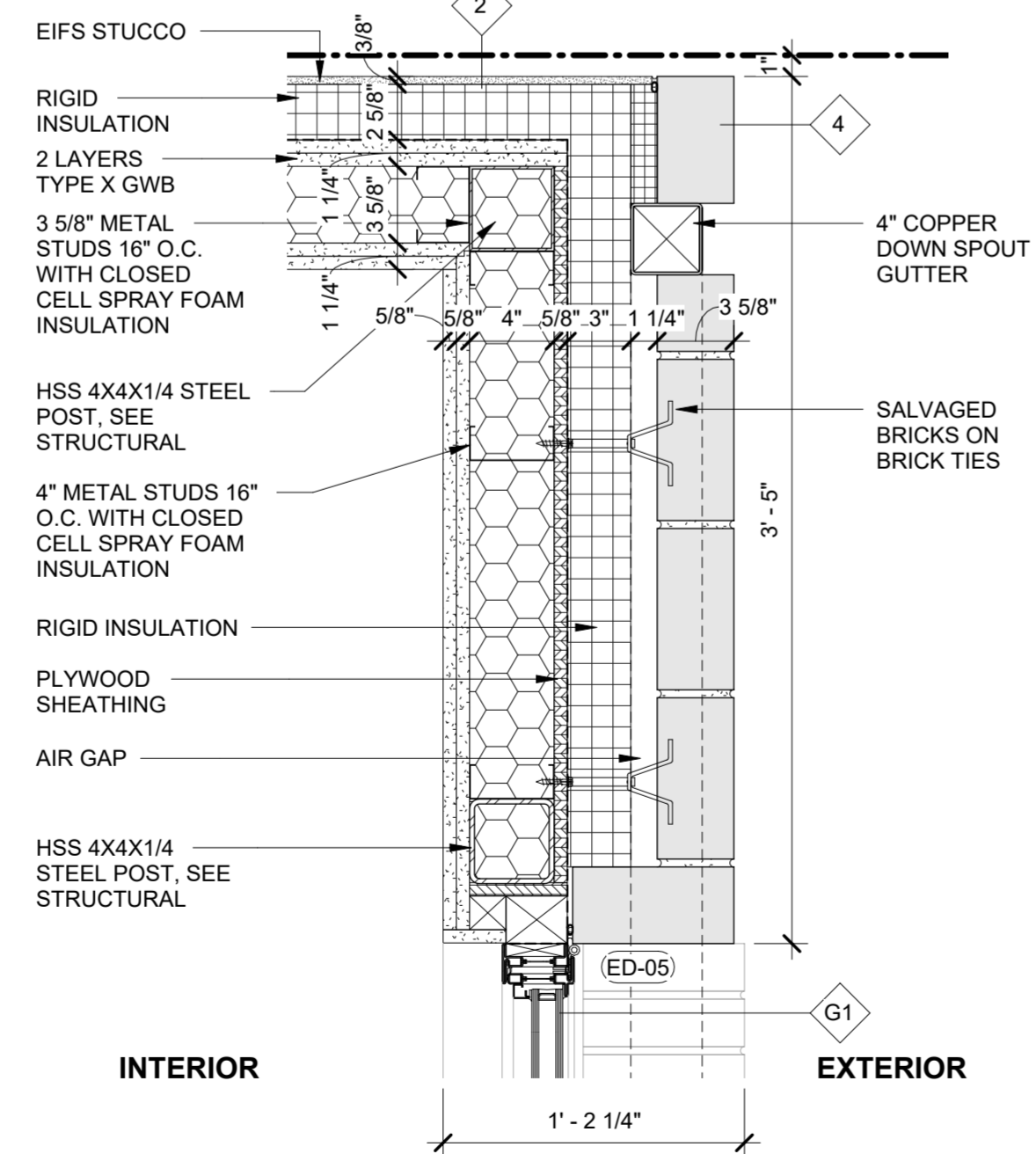
1 LONGITUDINAL PROPOSED SECTION
1/4" = 1'-0"



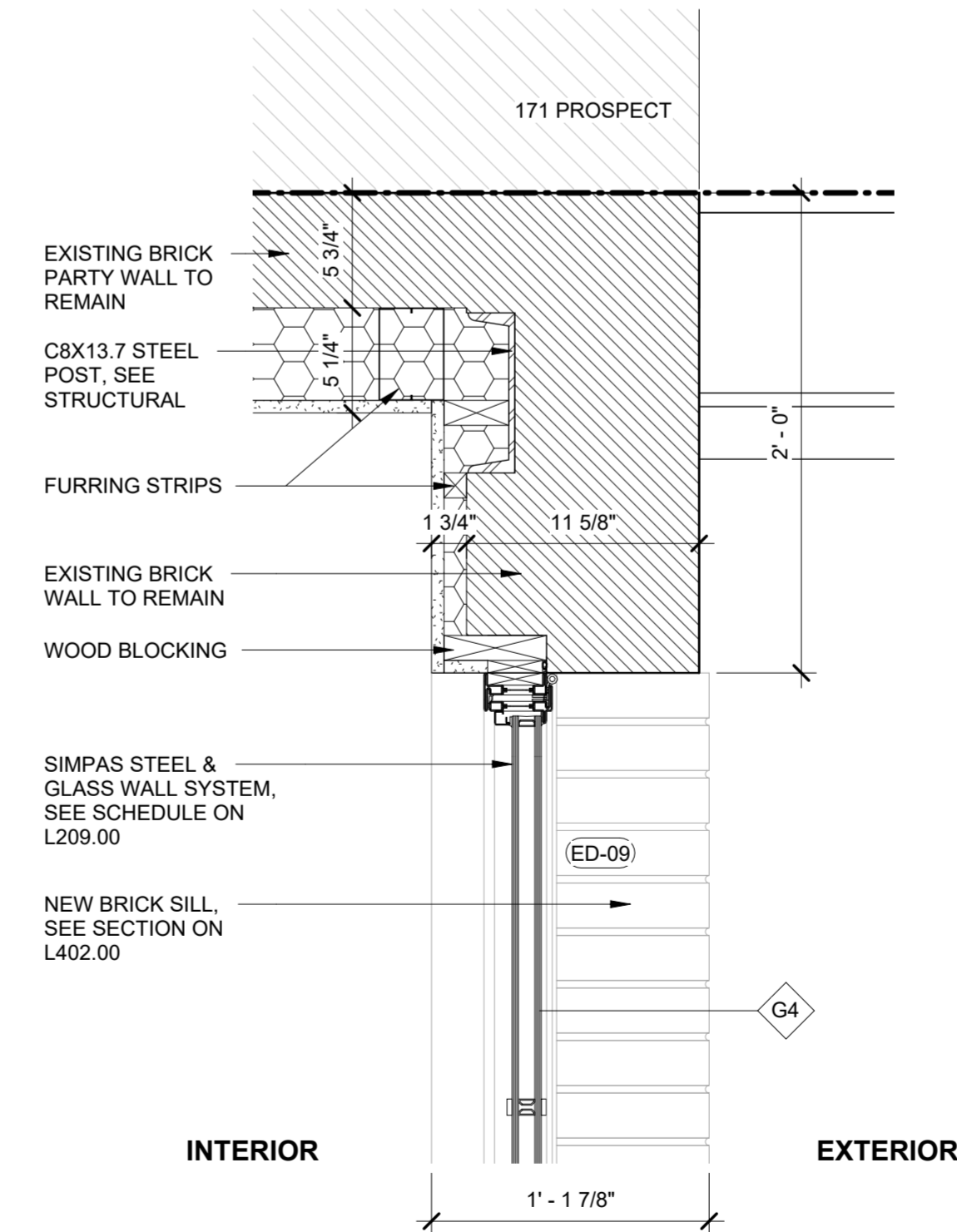
② LONGITUDINAL DEMOLITION SECTION
1/8" = 1'-0"



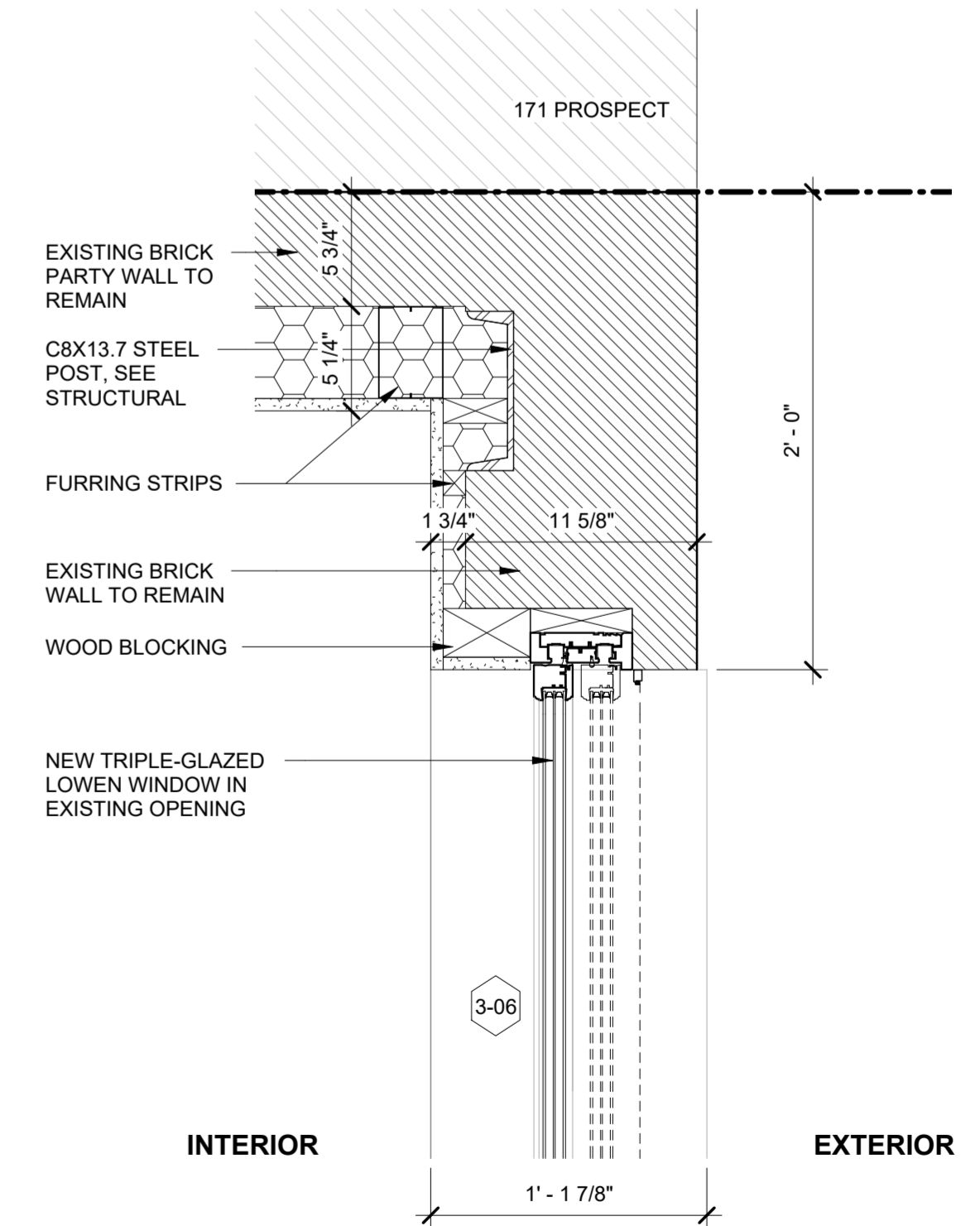
③ PLAN DETAIL OF PROPOSED EXTENSION AT EXISTING REAR WALL IN BASEMENT
1 1/2" = 1'-0"



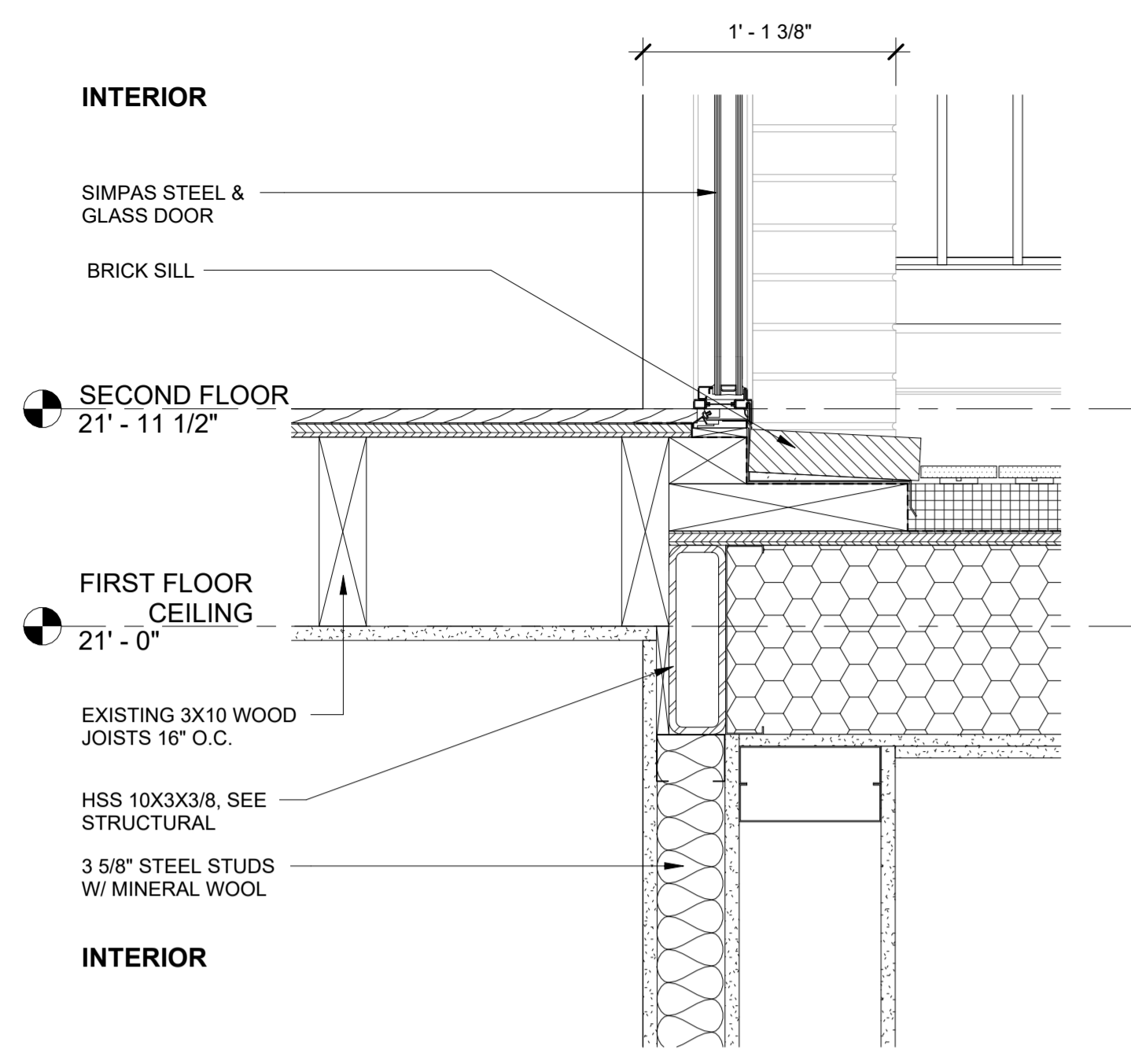
④ PLAN DETAIL OF PROPOSED EXTENSION REAR AND PARTY WALL IN BASEMENT
1 1/2" = 1'-0"



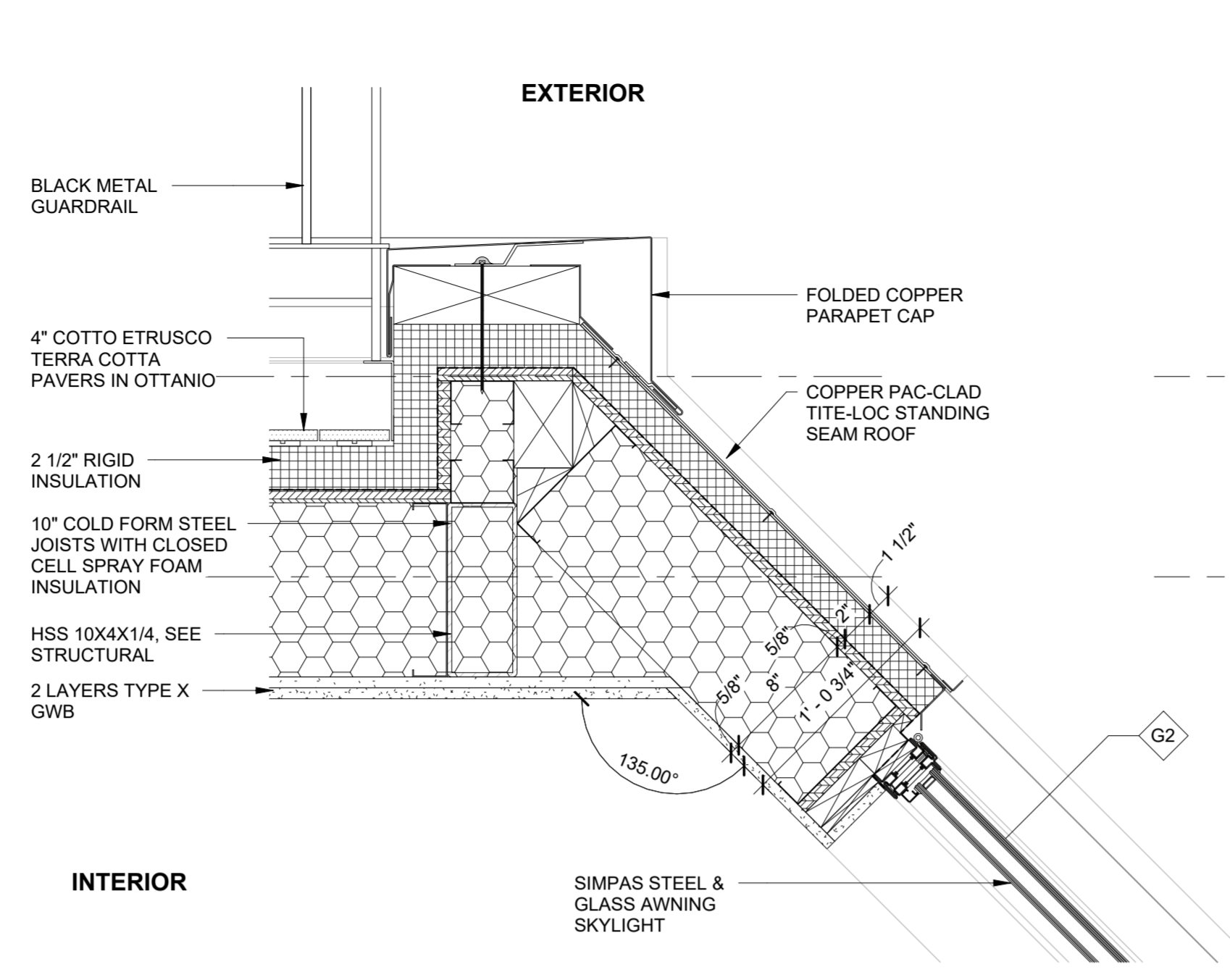
⑤ PLAN DETAIL OF SECOND FLOOR REAR WALL OPENING
1 1/2" = 1'-0"



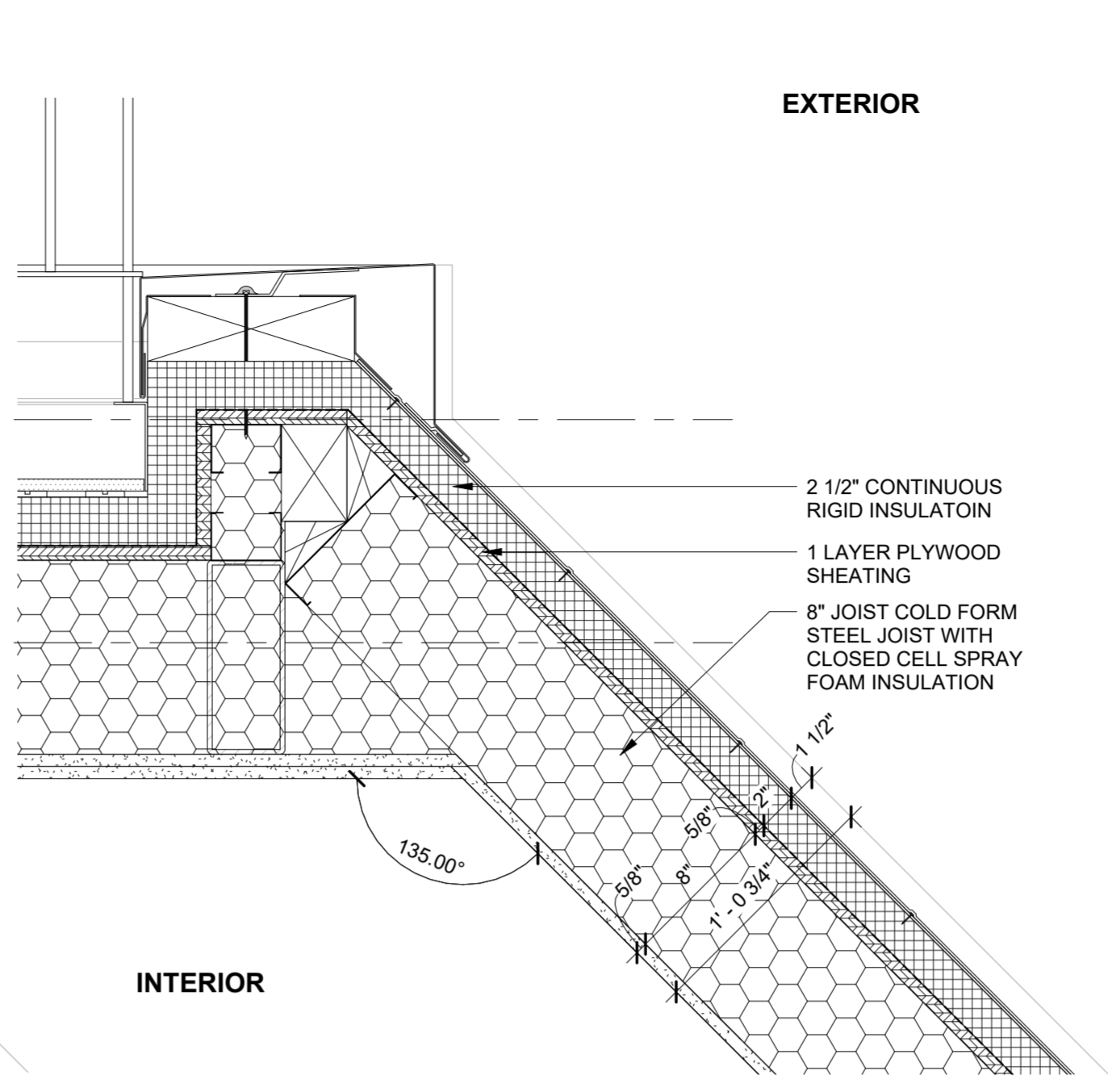
⑥ PLAN DETAIL OF THIRD FLOOR REAR WALL OPENING
1 1/2" = 1'-0"



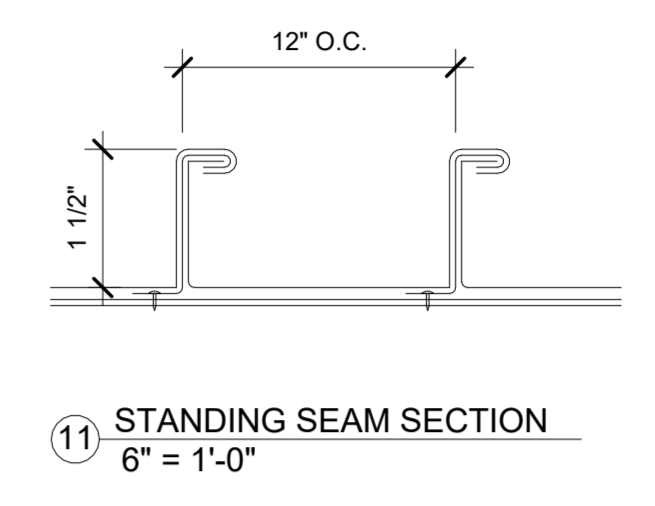
SECTION DETAIL OF THRESHOLD AT SECOND FLOOR TERRACE
1 1/2" = 1'-0"



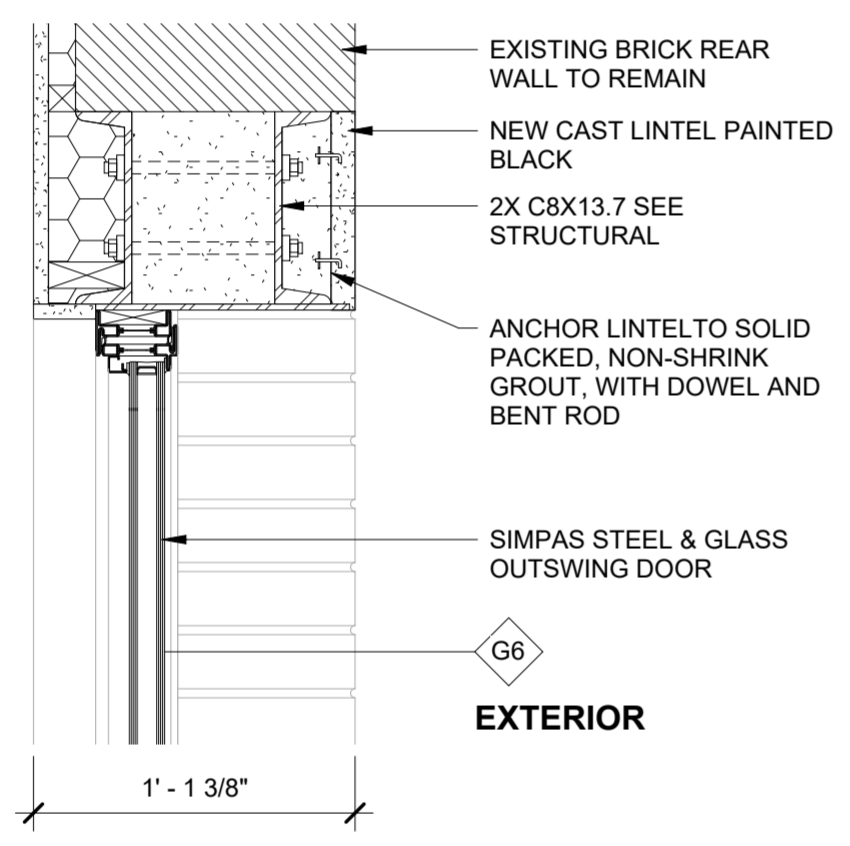
SECTION DETAIL OF SLOPED SKYLIGHT AT TERRACE
1 1/2" = 1'-0"



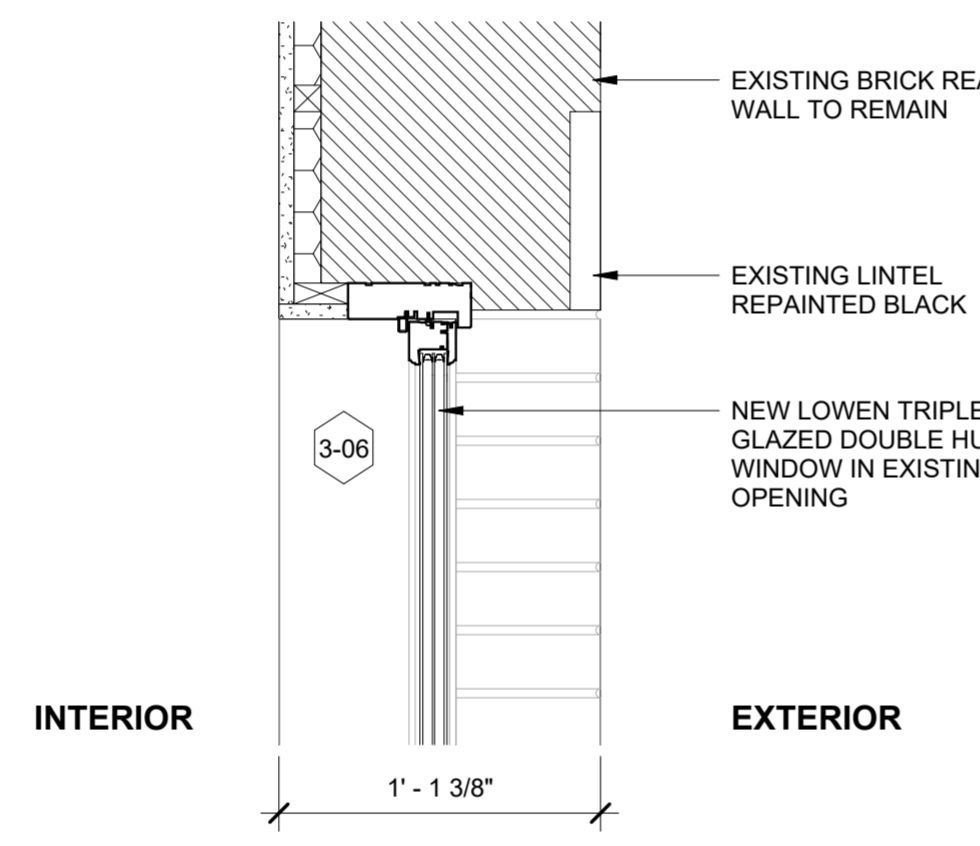
SECTION DETAIL OF SLOPED ROOF AT TERRACE
1 1/2" = 1'-0"



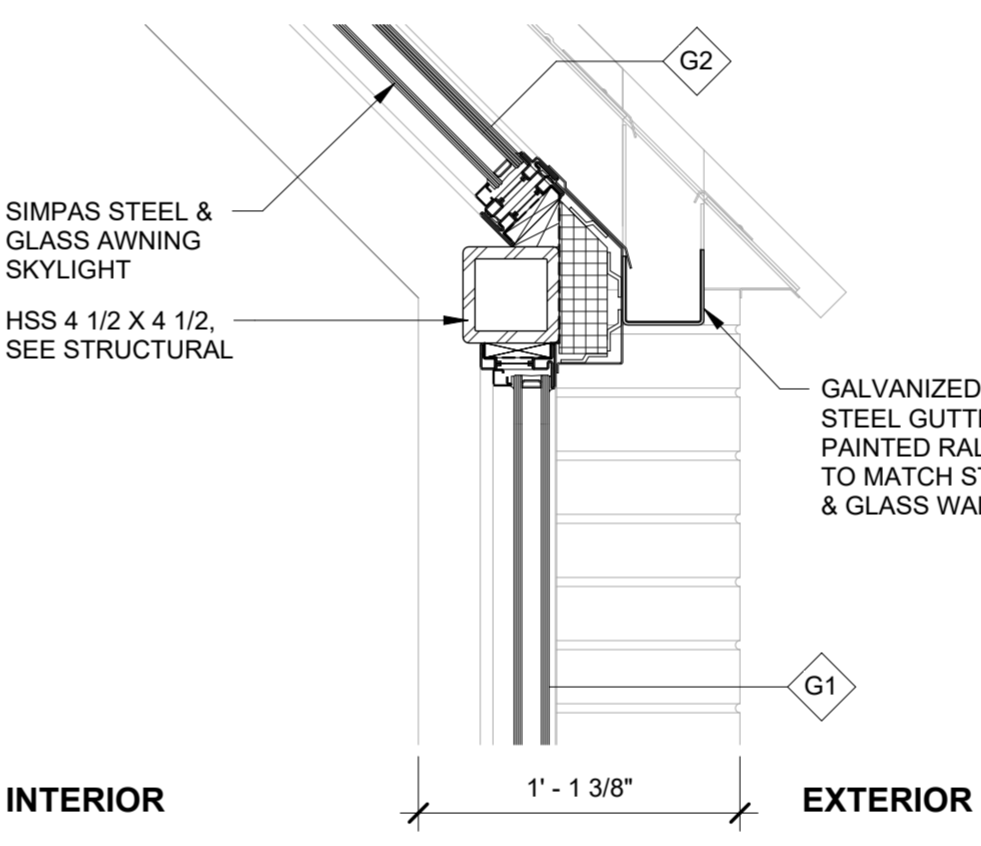
STANDING SEAM SECTION
6" = 1'-0"



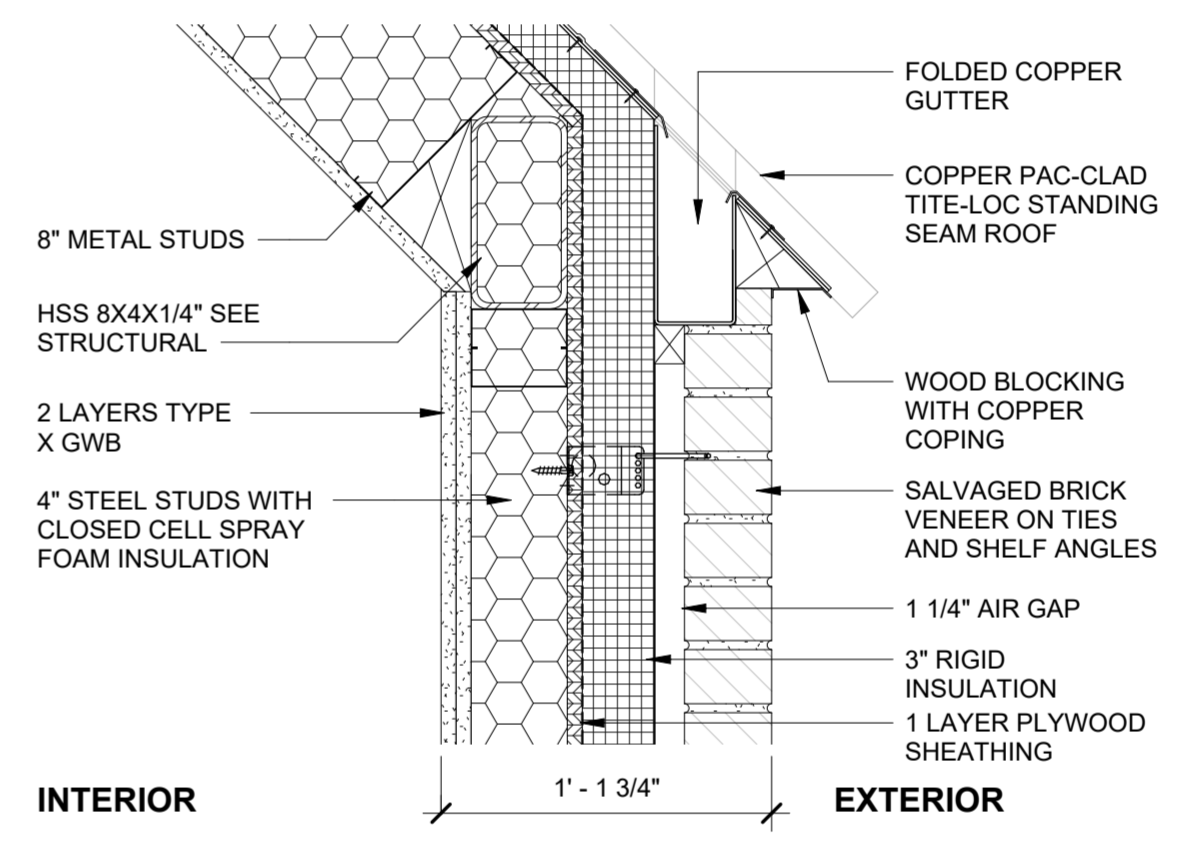
SECTION DETAIL OF SECOND FLOOR TERRACE DOOR HEADER
1 1/2" = 1'-0"



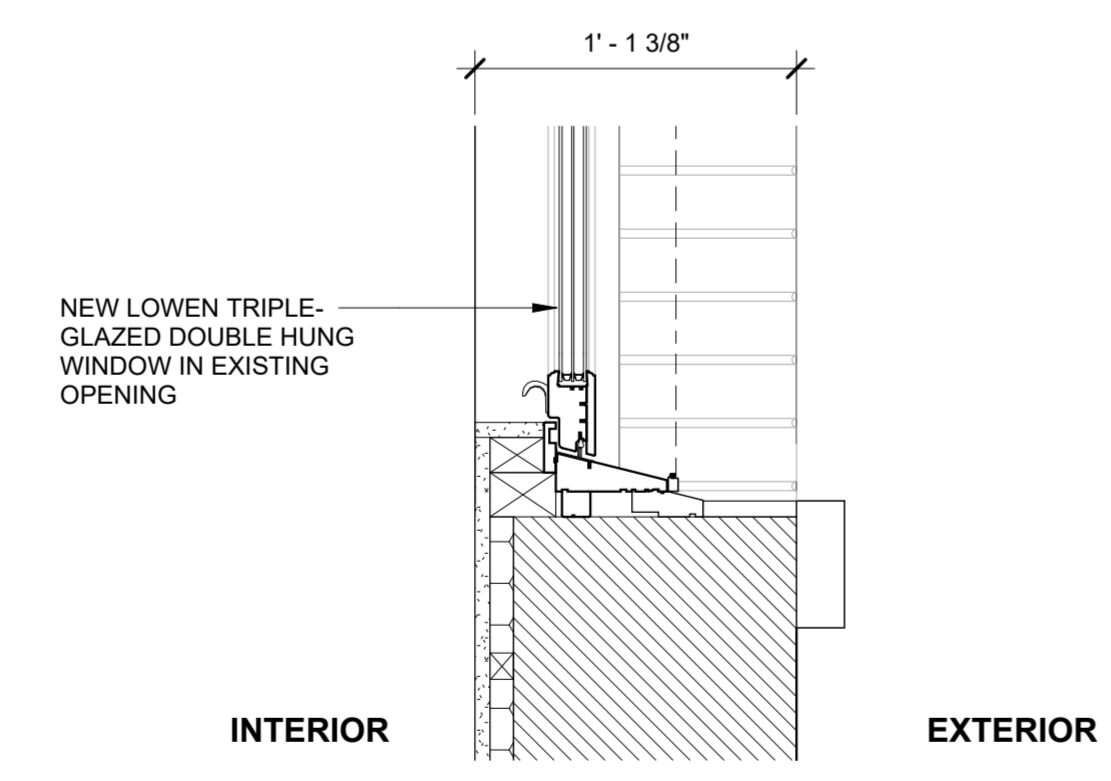
SECTION DETAIL OF THIRD FLOOR WINDOW HEADER
1 1/2" = 1'-0"



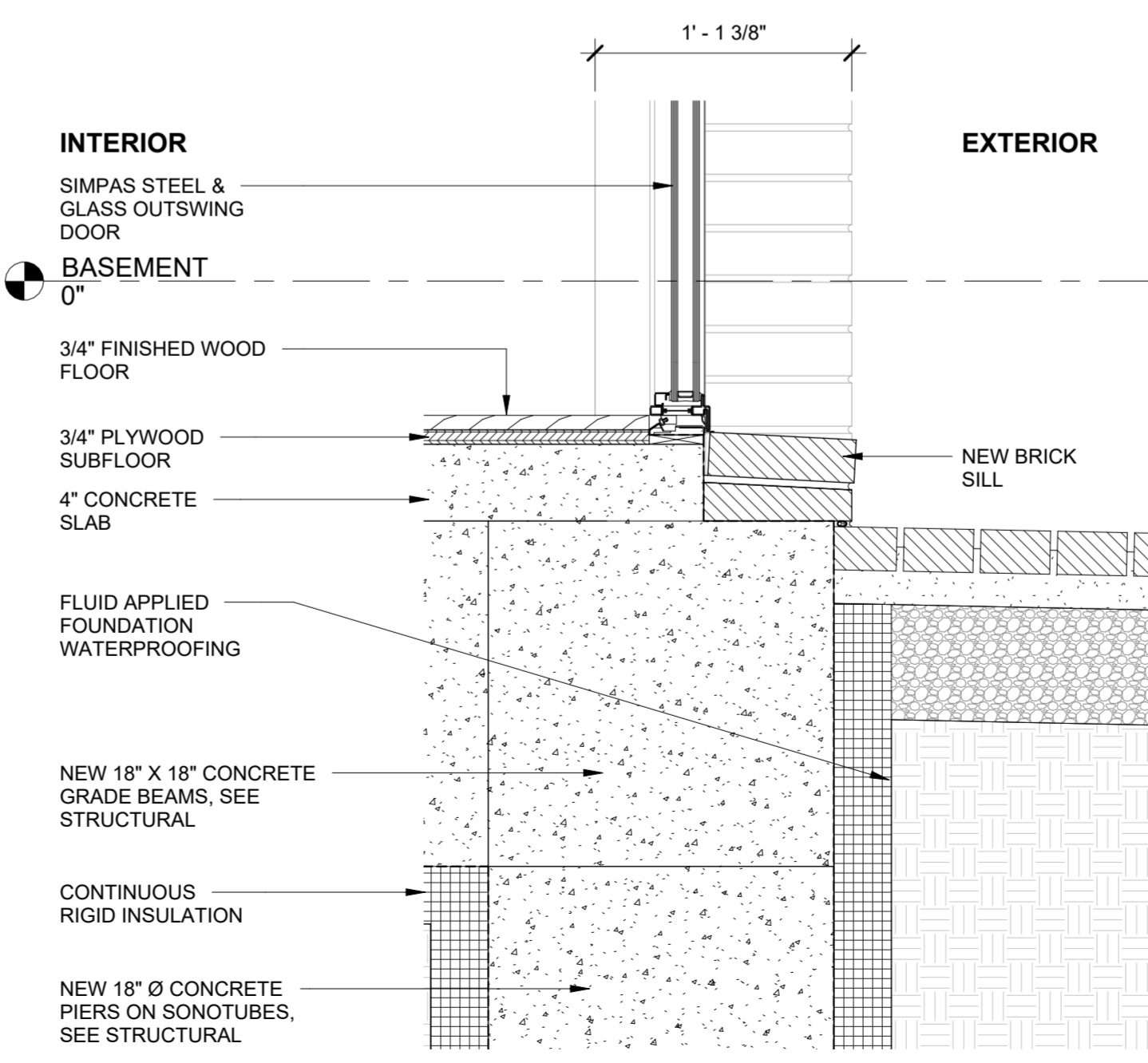
SECTION DETAIL OF SLOPED SKYLIGHT AT REAR WALL
1 1/2" = 1'-0"



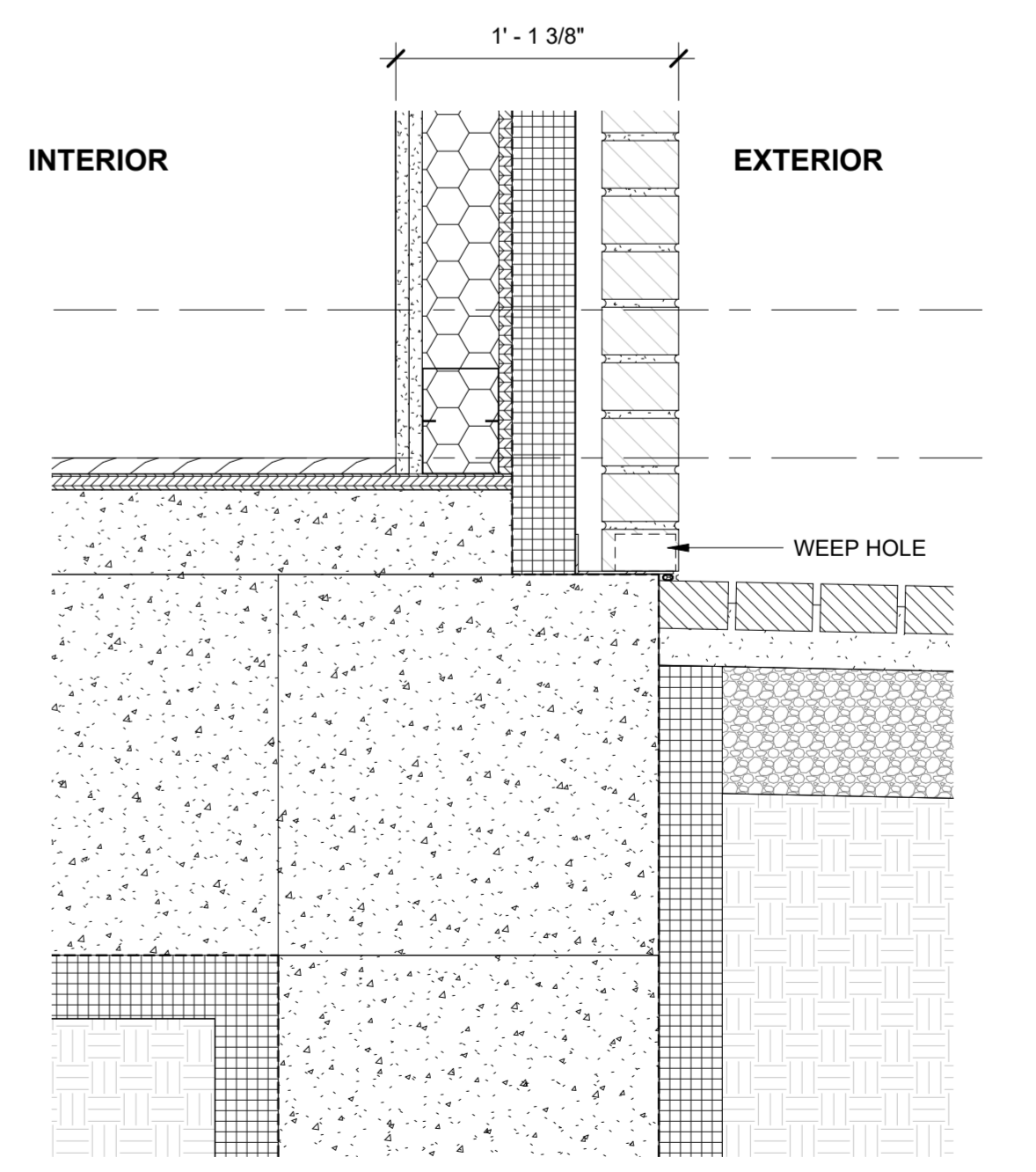
SECTION DETAIL OF SLOPED ROOF AT REAR WALL
1 1/2" = 1'-0"



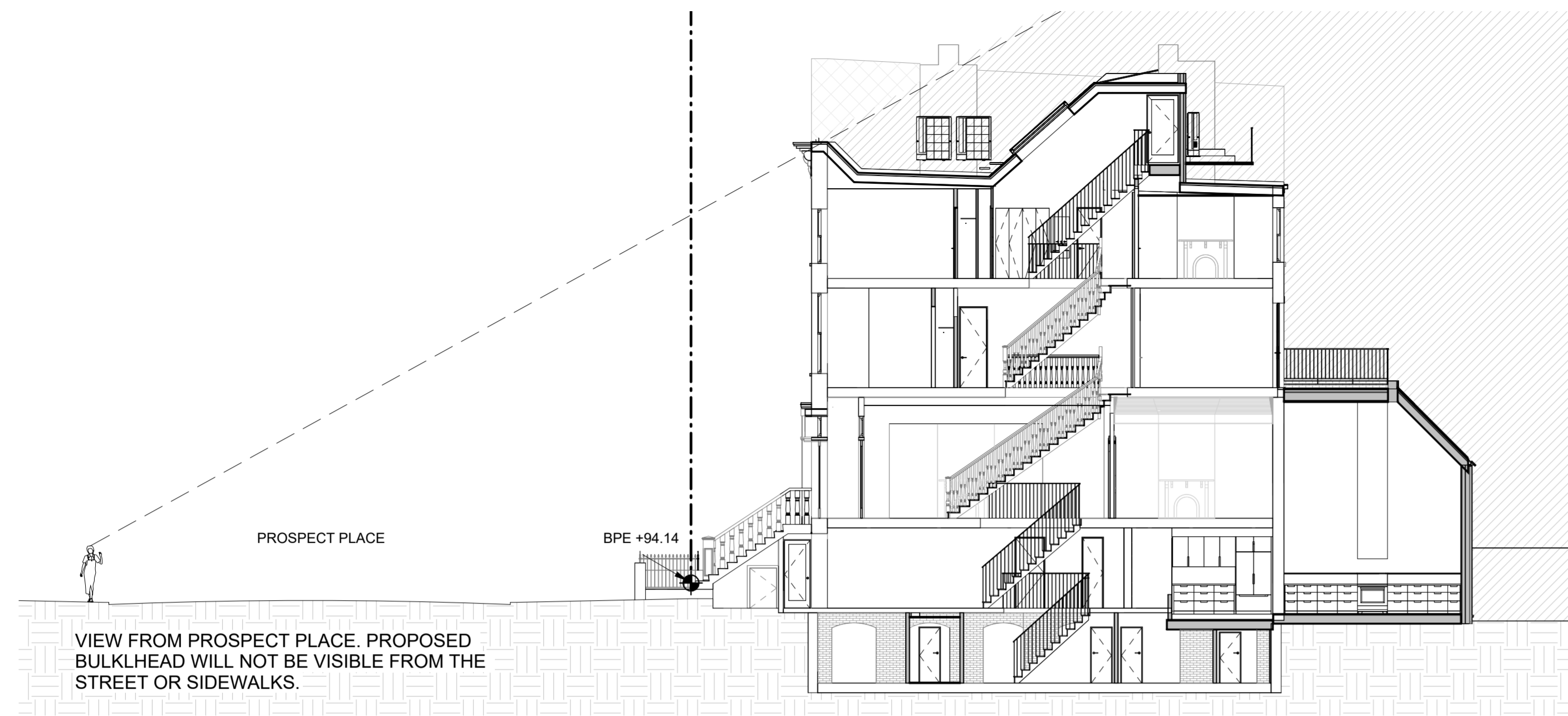
SECTION DETAIL OF THIRD FLOOR WINDOW SILL
1 1/2" = 1'-0"



SECTION DETAIL OF THRESHOLD AT REAR WALL
1 1/2" = 1'-0"



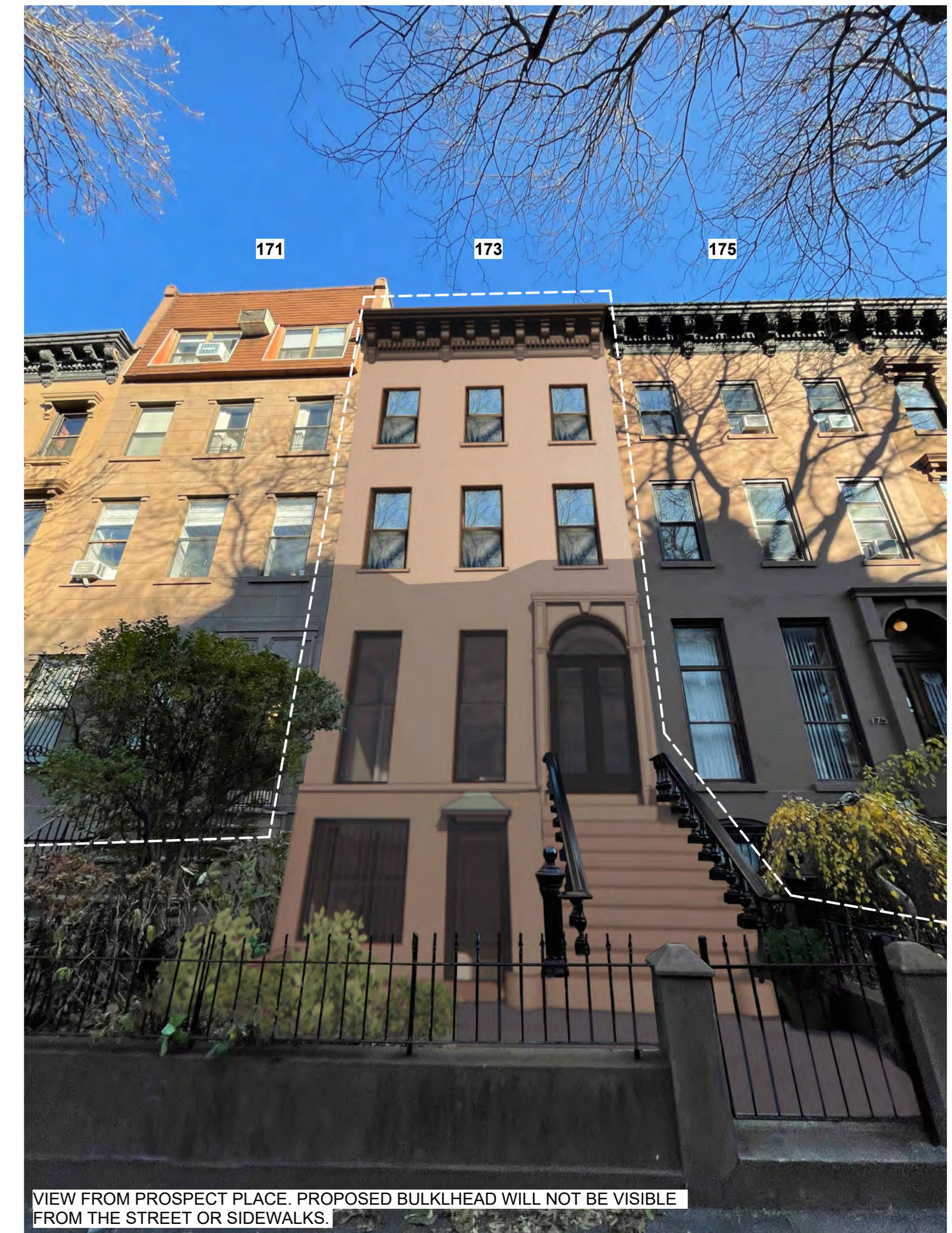
SECTION DETAIL OF REAR WALL GROUND CONDITION
1 1/2" = 1'-0"



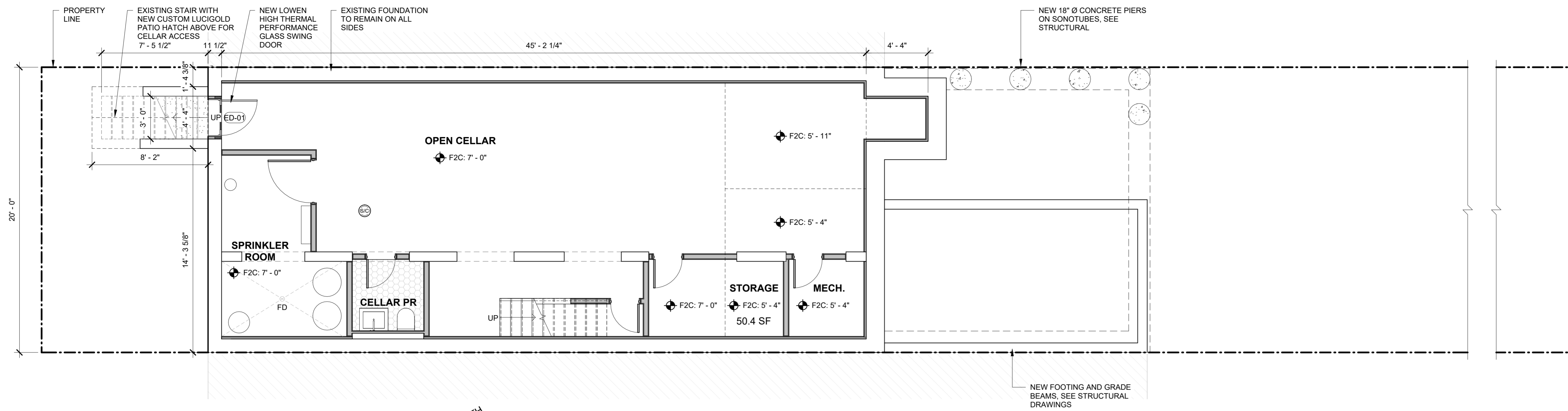
VIEW FROM PROSPECT PLACE. PROPOSED BULKHEAD WILL NOT BE VISIBLE FROM THE STREET OR SIDEWALKS.



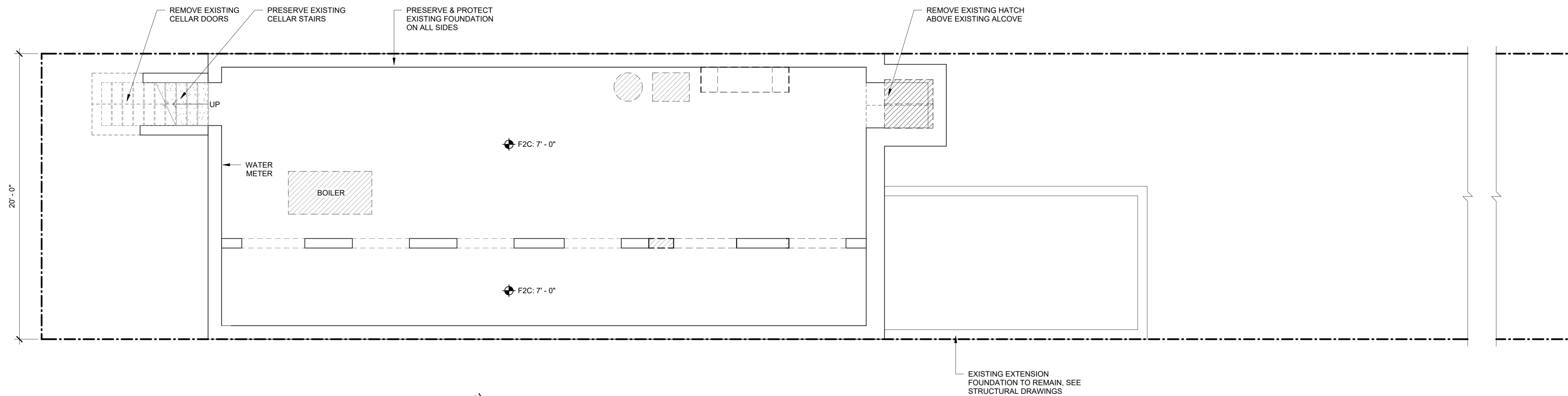
VIEW FROM PROSPECT PLACE. PROPOSED BULKHEAD WILL NOT BE VISIBLE FROM THE STREET OR SIDEWALKS.



VIEW FROM PROSPECT PLACE. PROPOSED BULKHEAD WILL NOT BE VISIBLE FROM THE STREET OR SIDEWALKS.



1 PROPOSED PLAN - CELLAR
1/4" = 1'-0"



2 DEMOLITION PLAN - CELLAR
1/4" = 1'-0"



DEMOLITION LEGEND:

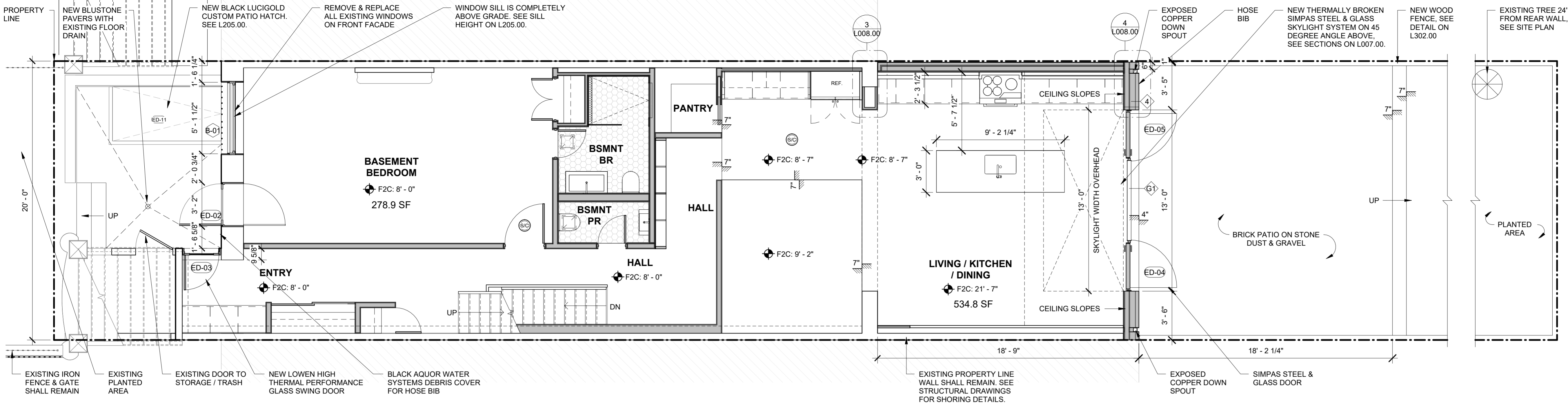
- EXISTING TO REMAIN
- TO BE DEMOLISHED

NOTES:

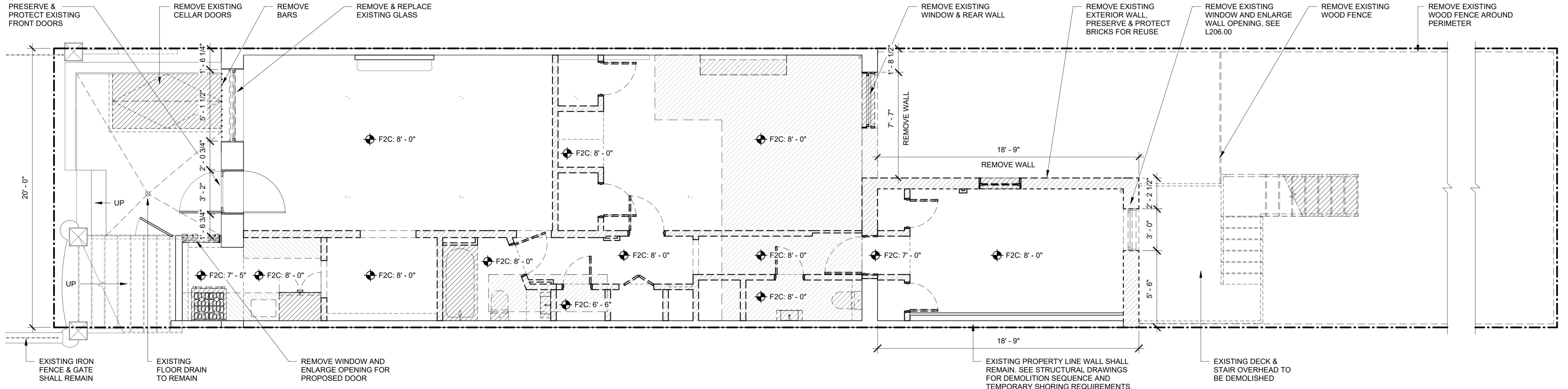
- REMOVE EXISTING PARTITIONS, DOORS, WINDOWS, PLUMBING FIXTURES, MECHANICAL EQUIPMENT, CASEMENT ETC., AS INDICATED.
- REMOVE ALL RADIATORS
- ALL FRONT WINDOWS TO BE REPLACED
- ALL EXISTING FLOOR JOIST FRAMING WILL REMAIN UNLESS OTHERWISE NOTED, OR IF MINOR REPLACEMENT IS REQUIRED DURING CONSTRUCTION.

PLAN LEGEND:

- | | | | |
|--------------------------|--------------------|---------------|--|
| NEW WALL | NEW TILE FLOOR | MILLWORK | COMBINATION SMOKE & CARBON MONOXIDE DETECTOR |
| EXISTING WALL | NEW WOOD FLOOR | STONE COUNTER | BATHROOM EXHAUST FAN |
| CONDITION ABOVE AS NOTED | NEW CONCRETE FLOOR | | |





1 PROPOSED PLAN - BASEMENT
 1/4" = 1'-0"



2 DEMOLITION PLAN - BASEMENT
 1/4" = 1'-0"






DEMOLITION LEGEND:

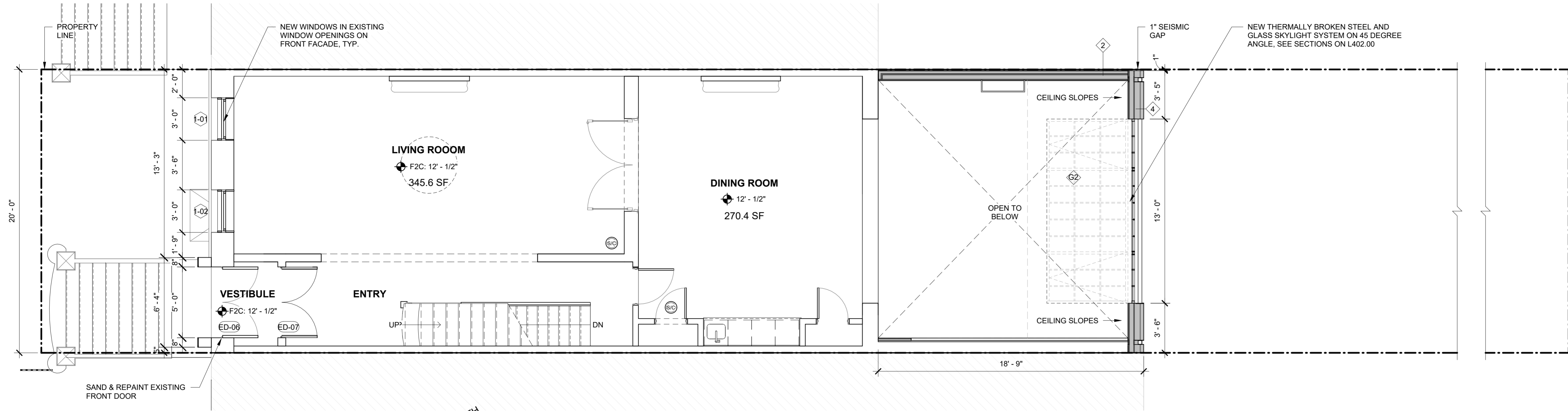
-  EXISTING TO REMAIN
-  TO BE DEMOLISHED

NOTES:

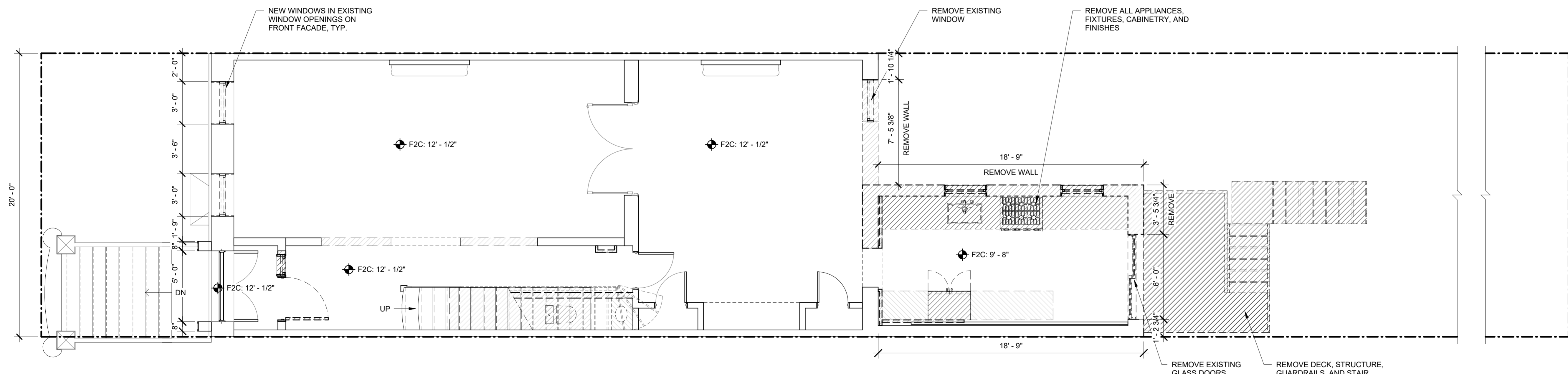
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- ALL FRONT WINDOWS TO BE REPLACED
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PLAN LEGEND:

-  NEW WALL
-  NEW TILE FLOOR
-  MILLWORK
-  COMBINATION SMOKE & CARBON MONOXIDE DETECTOR
-  EXISTING WALL
-  NEW WOOD FLOOR
-  STONE COUNTER
-  BATHROOM EXHAUST FAN
-  CONDITION ABOVE AS NOTED
-  NEW CONCRETE FLOOR



1 PROPOSED PLAN - FIRST FLOOR
1/4" = 1'-0"



2 DEMOLITION PLAN - FIRST FLOOR
1/4" = 1'-0"

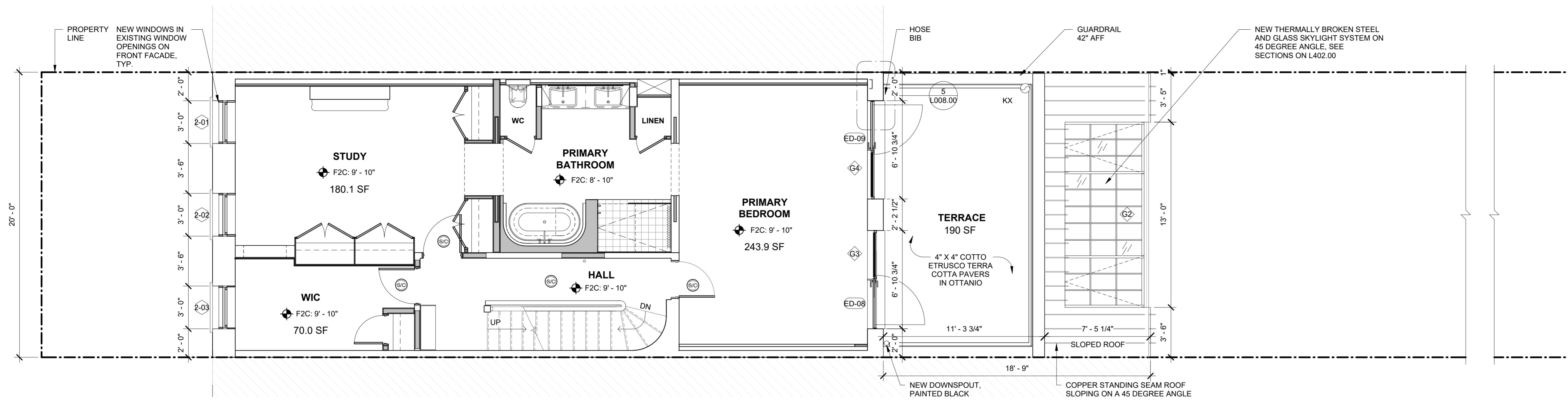
DEMOLITION LEGEND:

	EXISTING TO REMAIN
	TO BE DEMOLISHED

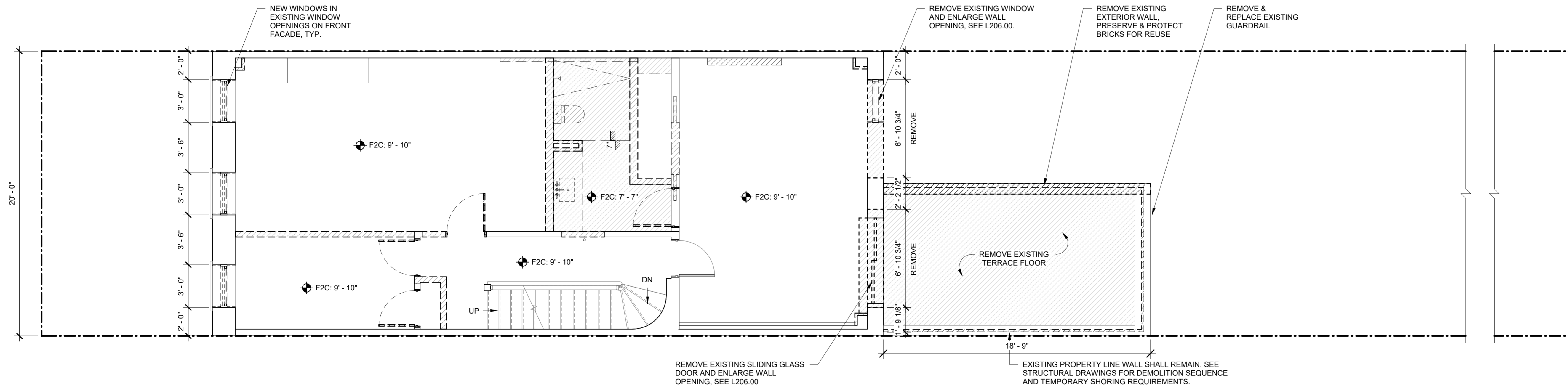
- NOTES:**
- REMOVE EXISTING PARTITIONS, DOORS, WINDOWS, PLUMBING FIXTURES, MECHANICAL EQUIPMENT, CASEMENT ETC., AS INDICATED.
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PLAN LEGEND:

	NEW WALL		NEW TILE FLOOR		MILLWORK		COMBINATION SMOKE & CARBON MONOXIDE DETECTOR
	EXISTING WALL		NEW WOOD FLOOR		STONE COUNTER		BATHROOM EXHAUST FAN
	CONDITION ABOVE AS NOTED		NEW CONCRETE FLOOR				



1 PROPOSED PLAN - SECOND FLOOR
1/4" = 1'-0"



2 DEMOLITION PLAN - SECOND FLOOR
1/4" = 1'-0"



DEMOLITION LEGEND:

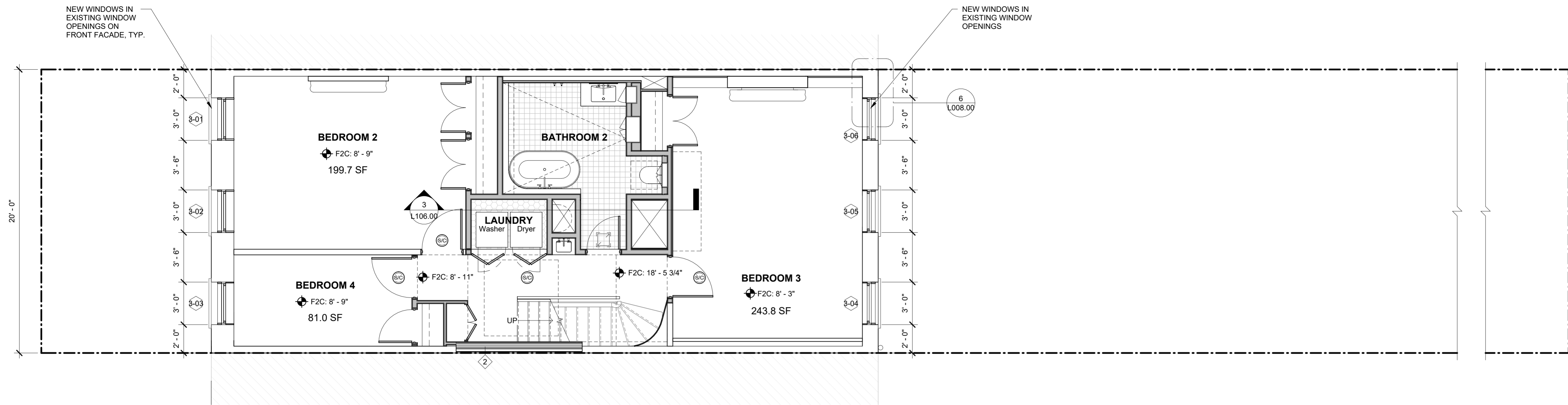
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NOTES:

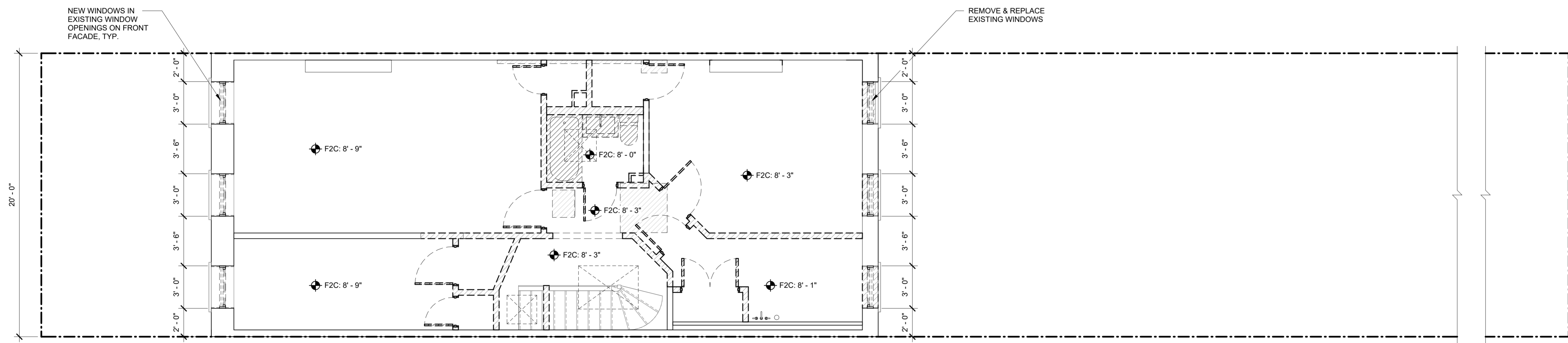
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PLAN LEGEND:

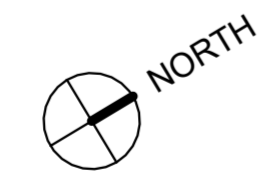
- | | | | |
|--------------------------|--------------------|---------------|--|
| NEW WALL | NEW TILE FLOOR | MILLWORK | COMBINATION SMOKE & CARBON MONOXIDE DETECTOR |
| EXISTING WALL | NEW WOOD FLOOR | STONE COUNTER | BATHROOM EXHAUST FAN |
| CONDITION ABOVE AS NOTED | NEW CONCRETE FLOOR | | |



2 PROPOSED PLAN - THIRD FLOOR
1/4" = 1'-0"



1 DEMOLITION PLAN - THIRD FLOOR
1/4" = 1'-0"



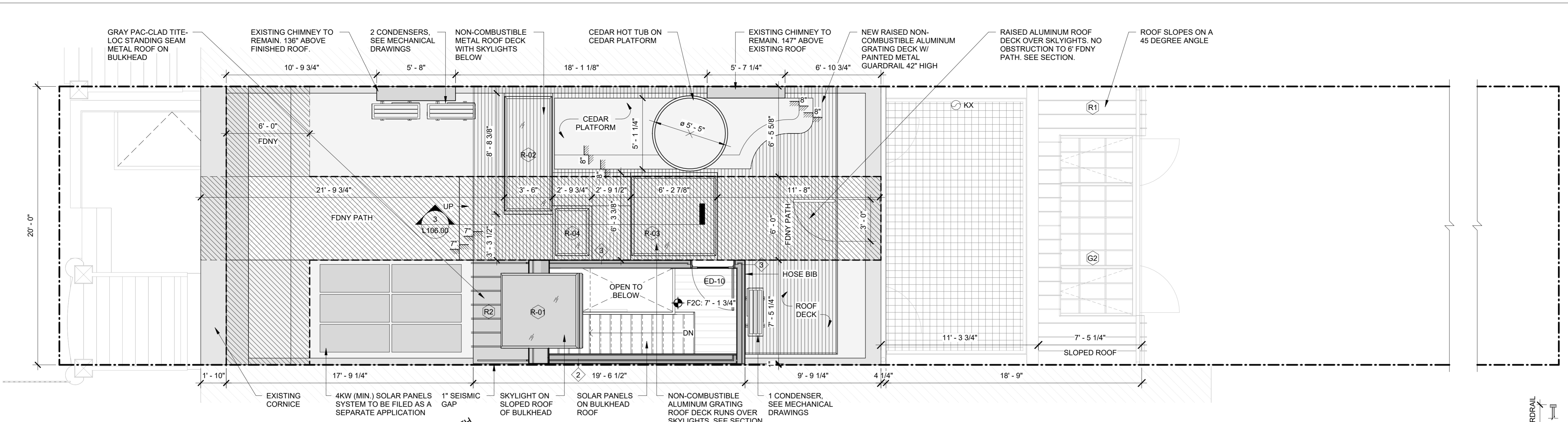
DEMOLITION LEGEND:

	EXISTING TO REMAIN
	TO BE DEMOLISHED

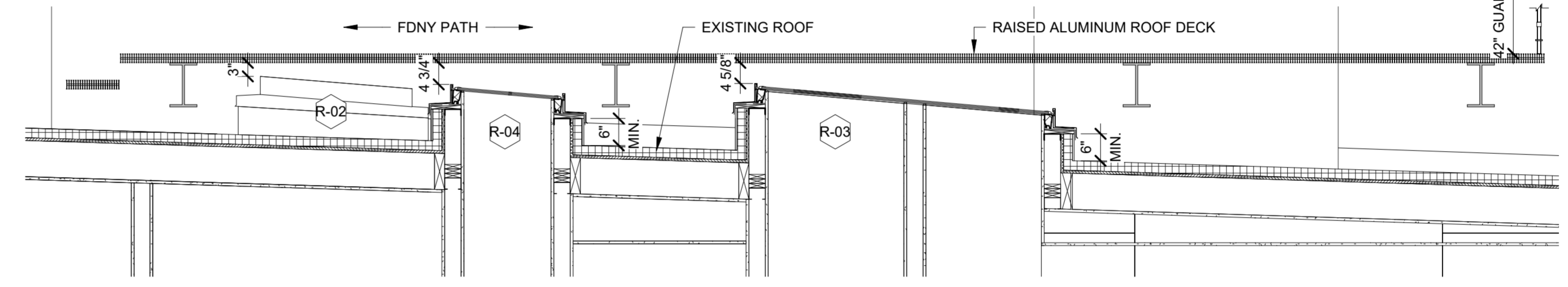
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PLAN LEGEND:

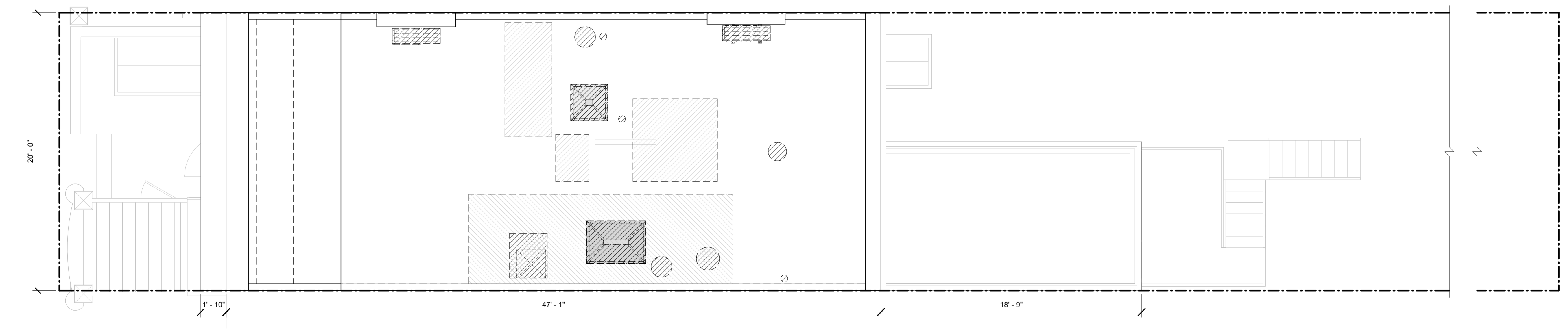
	NEW WALL		NEW TILE FLOOR		MILLWORK		COMBINATION SMOKE & CARBON MONOXIDE DETECTOR
	EXISTING WALL		NEW WOOD FLOOR		STONE COUNTER		BATHROOM EXHAUST FAN
	CONDITION ABOVE AS NOTED		NEW CONCRETE FLOOR				



1 PROPOSED PLAN - ROOF
1/4" = 1'-0"



3 ROOF DECK AND SKYLIGHTS SECTION
1/2" = 1'-0"



2 DEMOLITION PLAN - ROOF
1/4" = 1'-0"

DEMOLITION LEGEND:

- EXISTING TO REMAIN
- TO BE DEMOLISHED

NOTES:

- REMOVE EXISTING PARTITIONS, DOORS, WINDOWS, PLUMBING FIXTURES, MECHANICAL EQUIPMENT, CASEMENT ETC., AS INDICATED.
- REMOVE ALL RADIATORS
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PLAN LEGEND:

- | | | | |
|--------------------------|--------------------|---------------|--|
| NEW WALL | NEW TILE FLOOR | MILLWORK | COMBINATION SMOKE & CARBON MONOXIDE DETECTOR |
| EXISTING WALL | NEW WOOD FLOOR | STONE COUNTER | BATHROOM EXHAUST FAN |
| CONDITION ABOVE AS NOTED | NEW CONCRETE FLOOR | | |



1 - PROPOSED STEEL & GLASS DOORS AT SECOND FLOOR TERRACE



3 - BLACK ALUMINUM ROOF DECK WITH CEDAR HOT TUB & PLATFORM LOOKING NORTH EAST. GRAY STANDING SEAM METAL ROOF ON BULKHEAD.



6 - PAINTED BLACK ALUMINUM FOR ROOF DECK - OHIO GRATING



2 - ALUMINUM ROOF DECK WITH CEDAR HOT TUB & PLATFORM LOOKING SOUTHWEST



4 - ALUMINUM ROOF DECK WITH CEDAR HOT TUB & PLATFORM LOOKING NORTH



5 - ALUMINUM ROOF DECK WITH CEDAR HOT TUB & PLATFORM LOOKING WEST TOWARD 171 PROSPECT

May 14, 2024
Public Hearing

The current proposal is:

Preservation Department – Item 2, LPC-24-07430

173 Prospect Place – Prospect Heights Historic District Borough of Brooklyn

To testify virtually, please join Zoom

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Passcode: 721460

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APPENDIX SHEETS TO FOLLOW



EXISTING FRONT FACADE PHOTOS



1 - EXISTING FRONT FACADE AT 173 PROSPECT



2 - EXISTING ALUMINUM CASING AT 173 PROSPECT TO BE REMOVED. NEW BRICKMOLD TO MATCH WITH ORIGINAL PROFILE.



3 - TYPICAL EXISTING 173 PROSPECT FRONT FACADE WINDOW.



4 - ORIGINAL BRICKMOLD PROFILE ON NEIGHBOR AT 175 PROSPECT PLACE.



5 - EXISTING AC UNIT BOX TO BE REMOVED.



6 - EXISTING EXTERIOR WOOD & GLASS ENTRY DOOR TO BASEMENT TO BE SANDED & REPAINTED BLACK. EXISTING WHITE SECONDARY DOOR TO BE PAINTED BLACK.



7 - EXISTING FRONT DOORS & BROWNSTONE PEDIMENT TO REMAIN.



8 - EXISTING FRONT DOORS & WOOD CASING TO BE SANDED & REFINISHED.



9 - EXISTING WINDOW GRILLE TO BE REMOVED. EXISTING WINDOW TO BE REPLACED BY PROPOSED DOOR AT 173 PROSPECT.



10 - REFERENCE IMAGE OF NEIGHBOR AT 171 PROSPECT WITH DOOR UNDER STOOP.



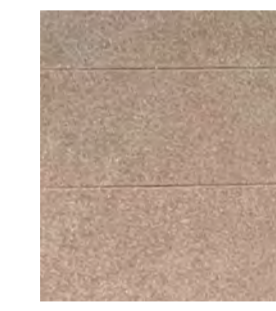
1940'S TAX PHOTO OF 173 PROSPECT PLACE



PROPOSED GRAY STANDING SEAM METAL BULKHEAD ROOF



PAINTED BLACK CORNICE



EXISTING BROWNSTONE



PAINTED BLACK WOOD WINDOW FRAME

EXISTING TOP OF CHIMNEY

TOP OF NEIGHBOR'S ROOF

EXISTING CORNICE TO REMAIN

171 PROSPECT

7' - 5 1/4"

PROPOSED BULKHEAD

SEISMIC GAP

12" PARAPET TO CONCEAL BLOWER, SEE MECHANICAL.

TOP OF BULKHEAD ROOF

PROPOSED BULKHEAD W/ NEW SKYLIGHT

TOP OF CORNICE

46' - 5"

175 PROSPECT

PROVIDE BRICK MOLD ON ALL WINDOW OPENINGS ON FRONT FACADE, TYP. SEE DETAIL ON L211.00.

NEW WINDOWS IN EXISTING WINDOW OPENINGS ON FRONT FACADE, TYP.

EXISTING BROWNSTONE FACADE TO REMAIN

EXISTING WINDOW SILLS TO REMAIN

EXISTING BROWNSTONE PEDIMENT TO REMAIN

EXISTING FRONT DOOR & WOOD CASING TO REMAIN

EXISTING AWNING OVER DOOR TO REMAIN

EXISTING ENTRY DOOR TO BE SANDED AND REPAINTED BLACK

EXISTING CURB AROUND CELLAR DOORS TO REMAIN. CELLAR DOOR TO BE REPLACED BY CUSTOM LUCIGOLD PATIO HATCH.

EXISTING CELLAR DOOR & CURB

1 PROPOSED ELEVATION - FRONT
1/4" = 1'-0"

171 PROSPECT

171 PROSPECT

TOP OF CORNICE

46' - 5"

THIRD FLOOR

32' - 10"

SECOND FLOOR

21' - 11 1/2"

FIRST FLOOR

8' - 11 1/2"

BPE 94.14

1' - 2"

BASEMENT

0"

2 DEMOLITION ELEVATION - FRONT
1/4" = 1'-0"

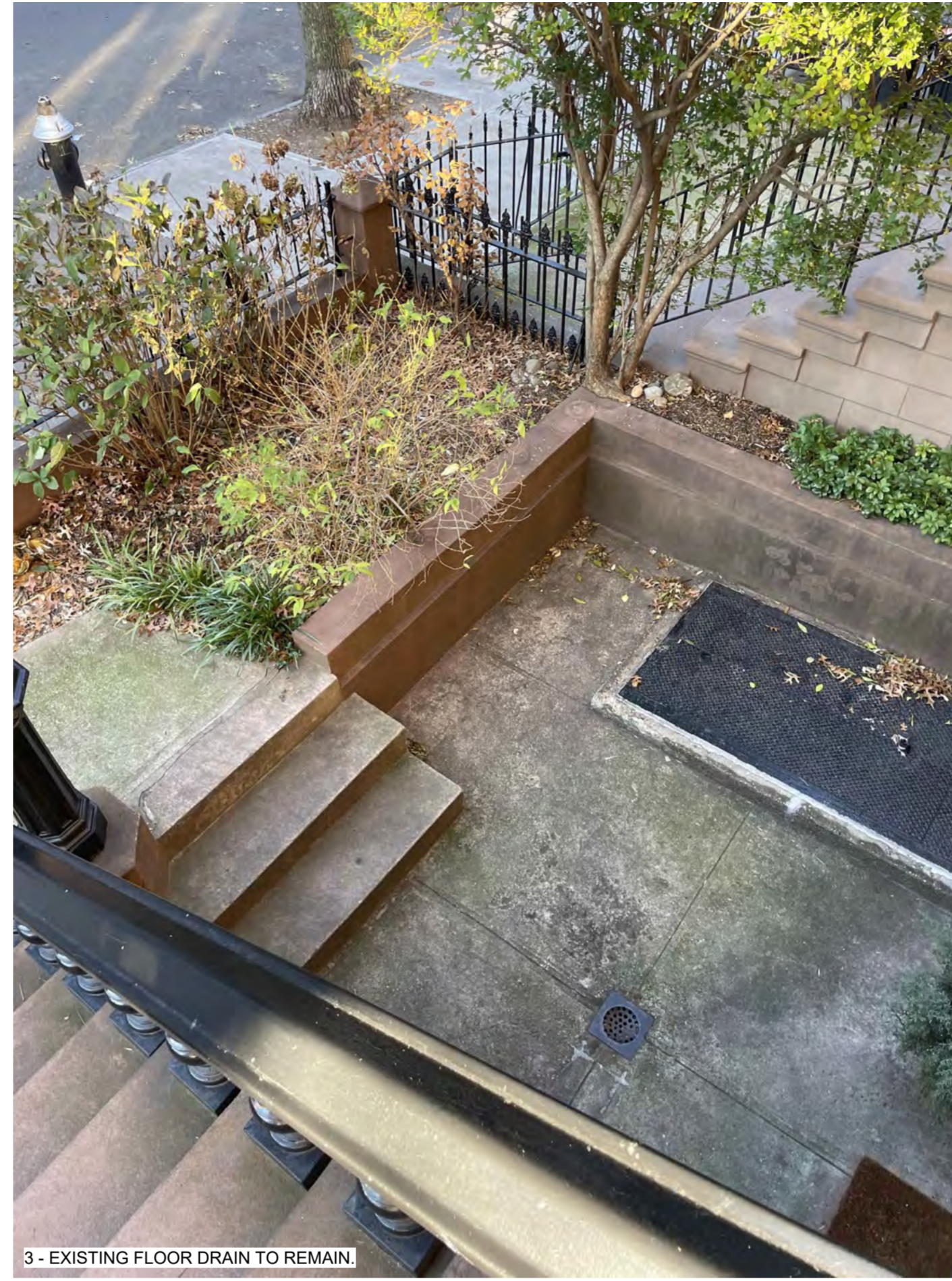
FRONT YARD



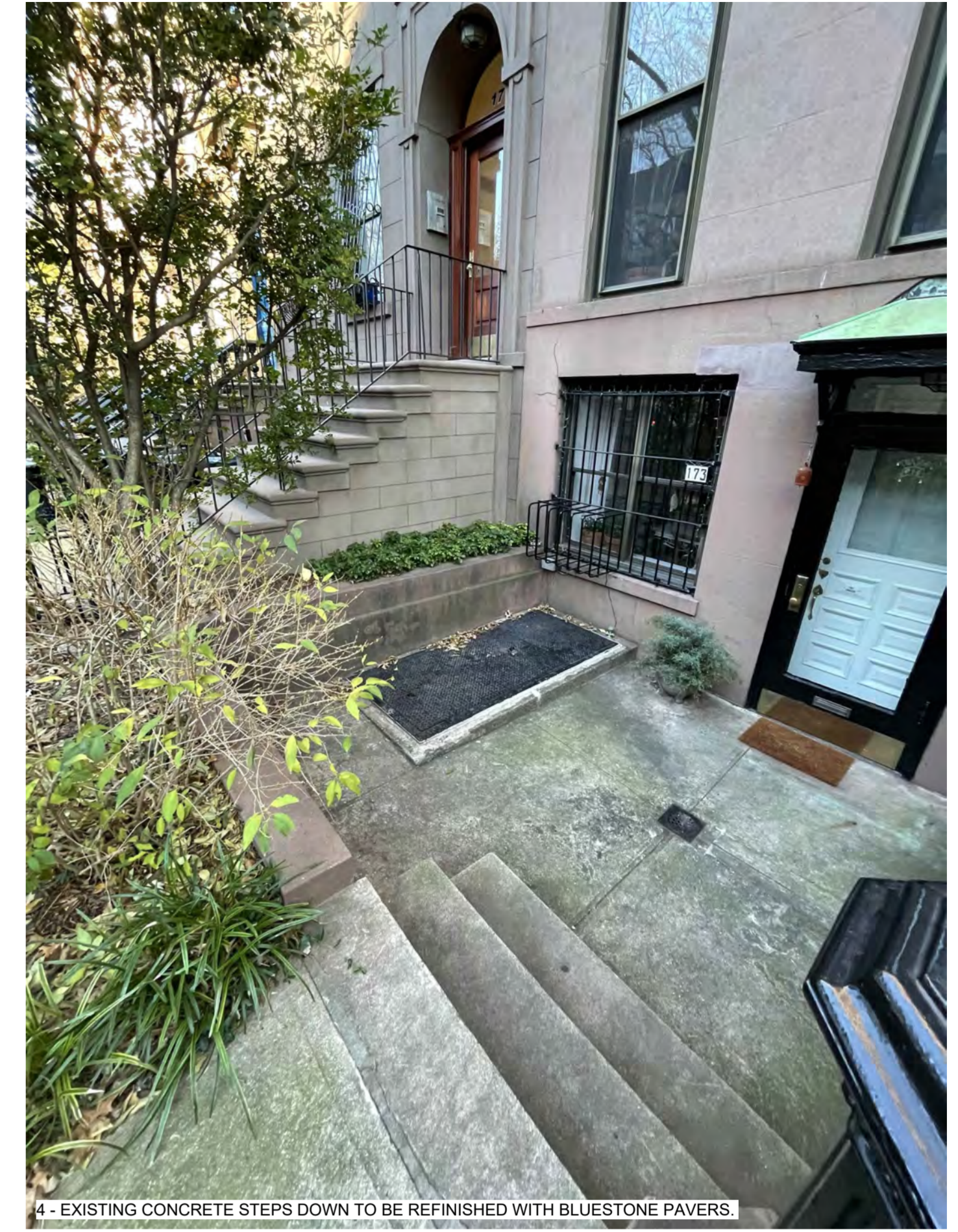
1 - EXISTING PLANTING AREA TO REMAIN. EXISTING CONCRETE PAVERS TO BE REPLACED WITH 18" X 24" BLUESTONE PAVERS.



2 - EXISTING WINDOW GRILLE TO BE REMOVED. EXISTING WINDOW TO BE REPLACED BY PROPOSED DOOR. SMALL EXISTING STORAGE DOOR TO REMAIN, BUT TO BE PAINTED A COLOR TO MATCH BROWNSTONE.



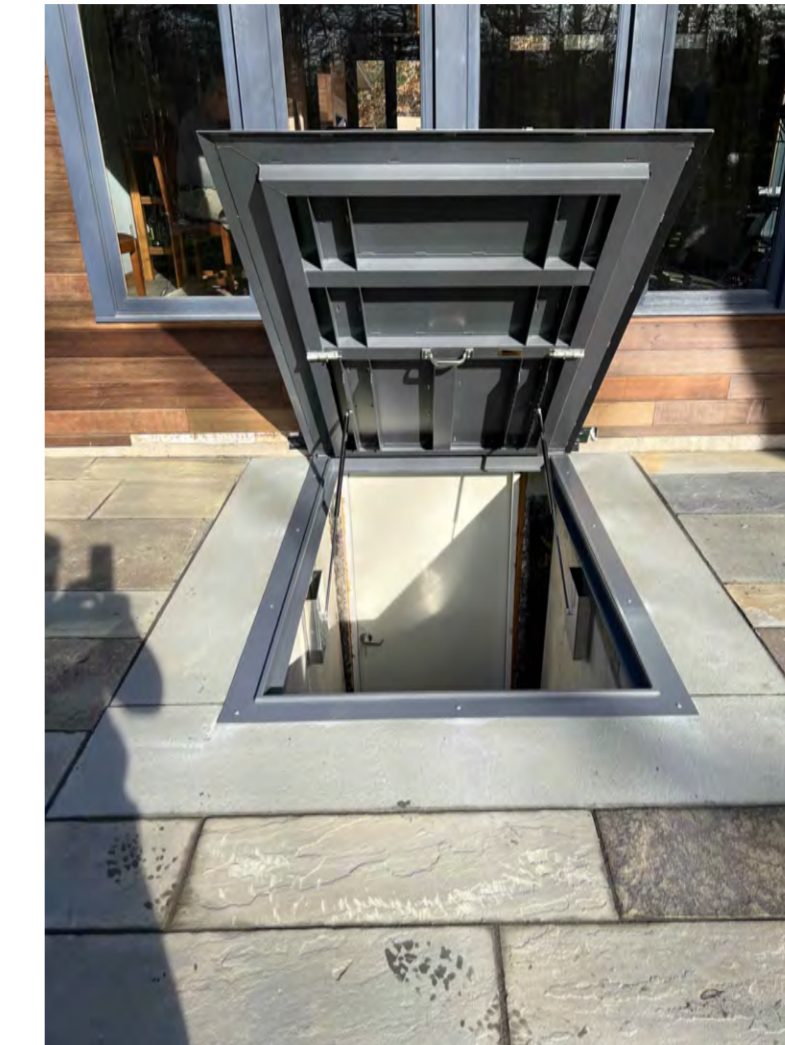
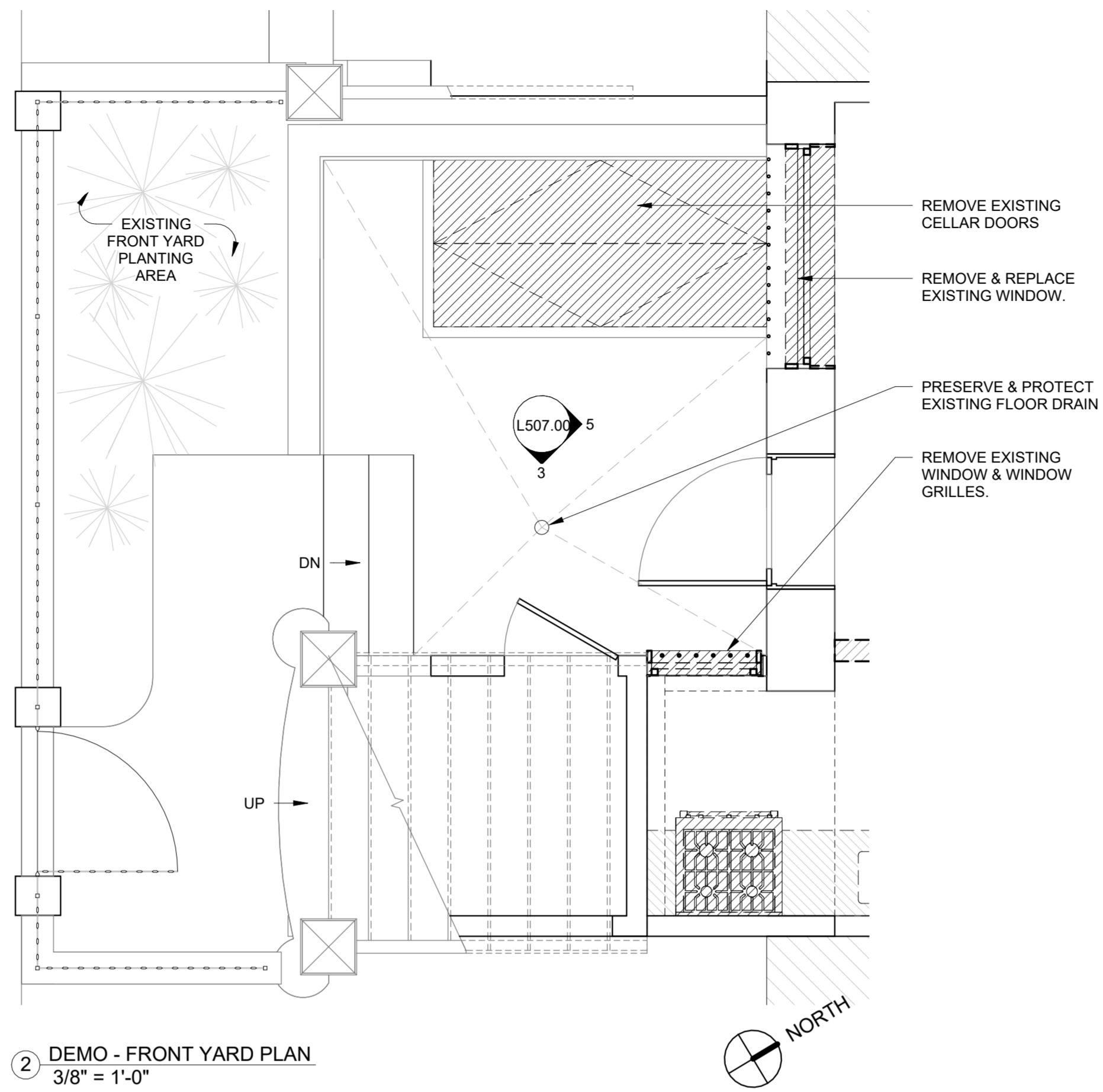
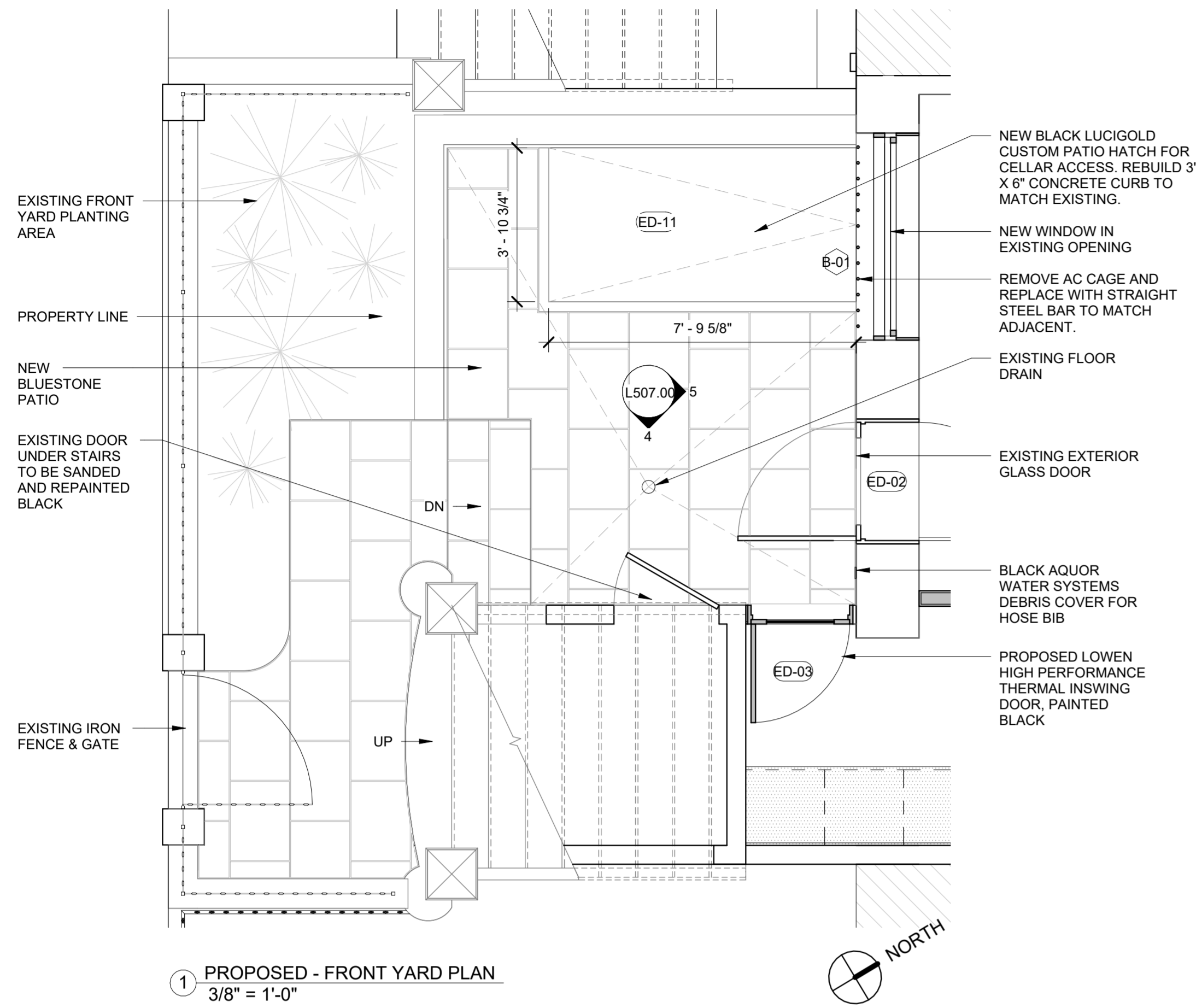
3 - EXISTING FLOOR DRAIN TO REMAIN.



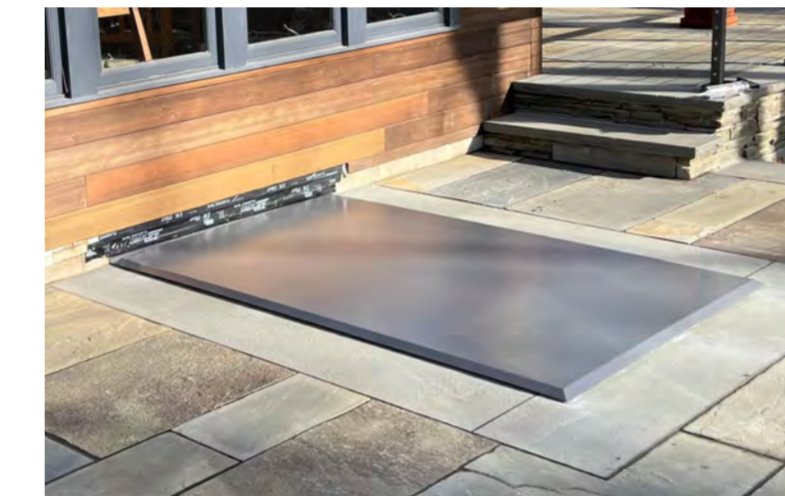
4 - EXISTING CONCRETE STEPS DOWN TO BE REFINISHED WITH BLUESTONE PAVERS.



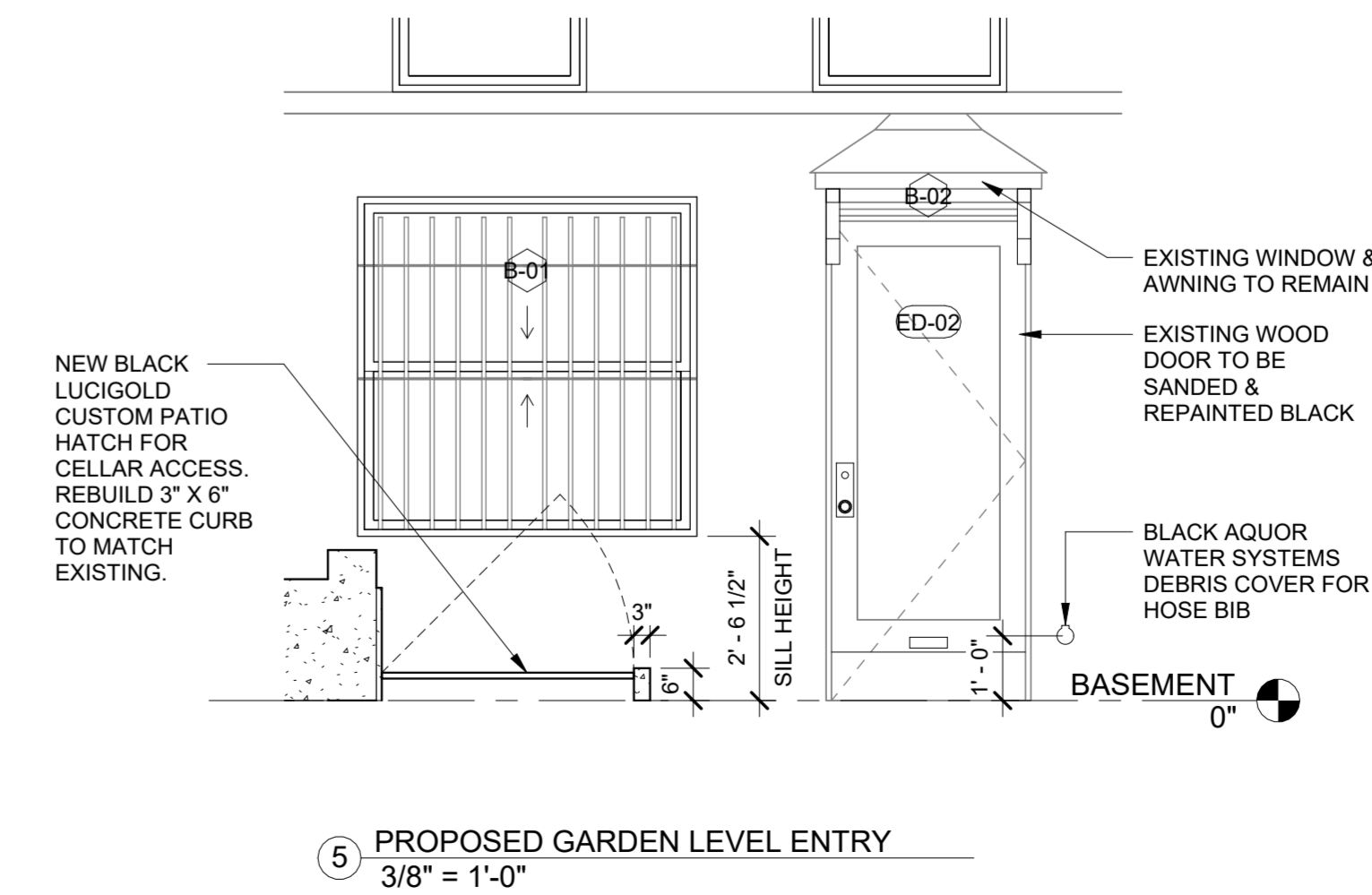
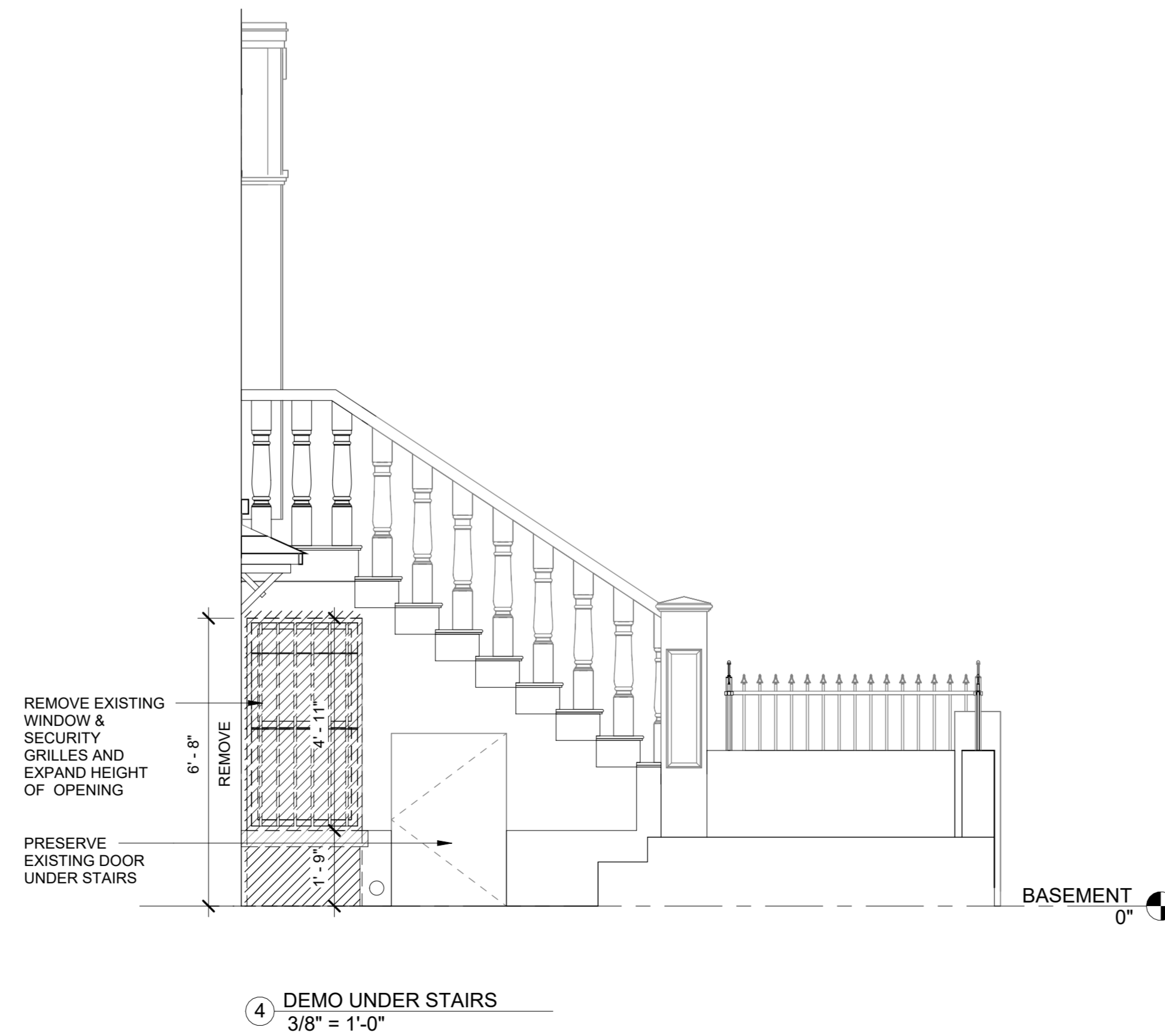
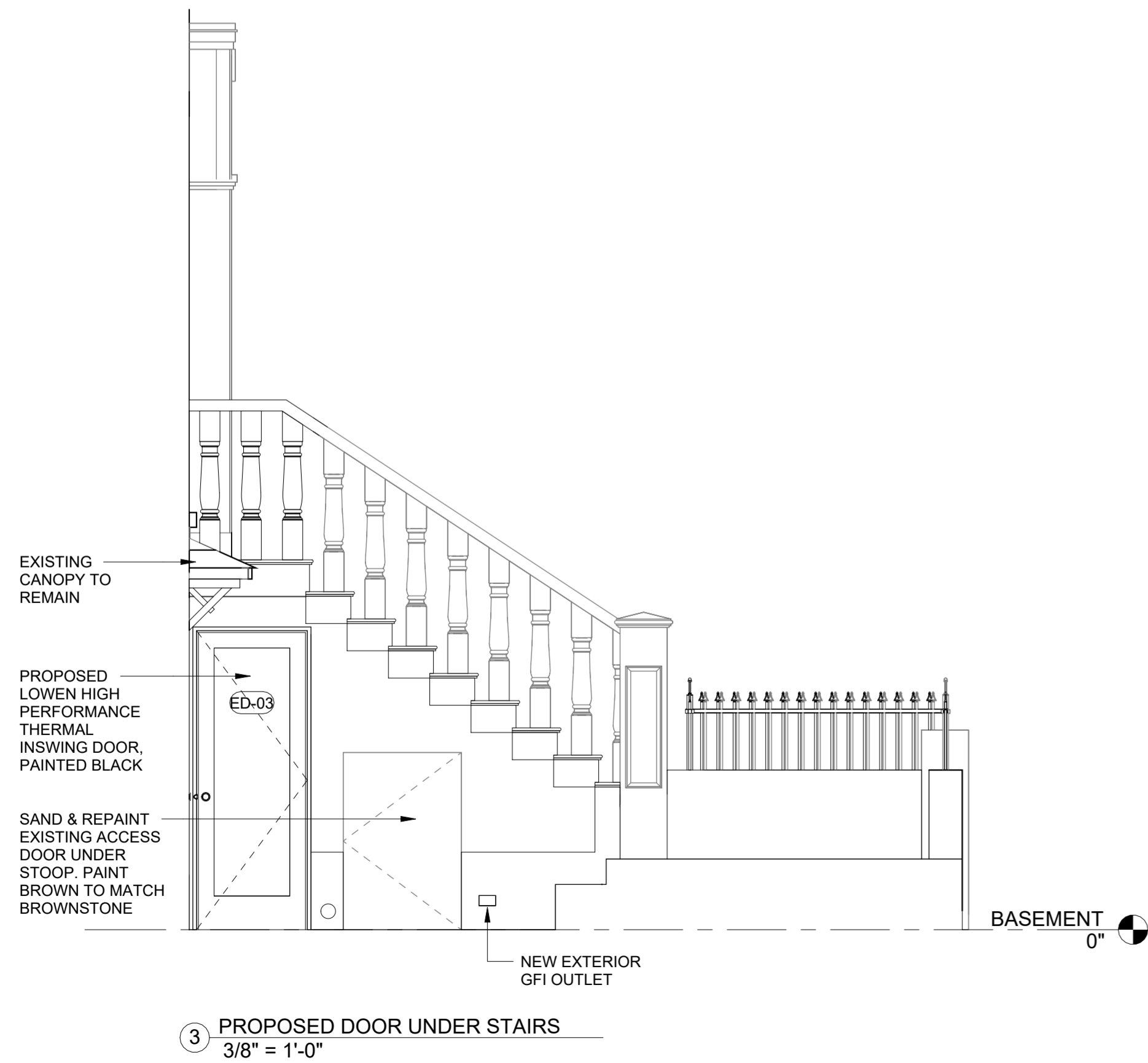
5 - EXISTING CELLAR DOORS TO BE REPLACED WITH CUSTOM LUCIGOLD PATIO HATCH.



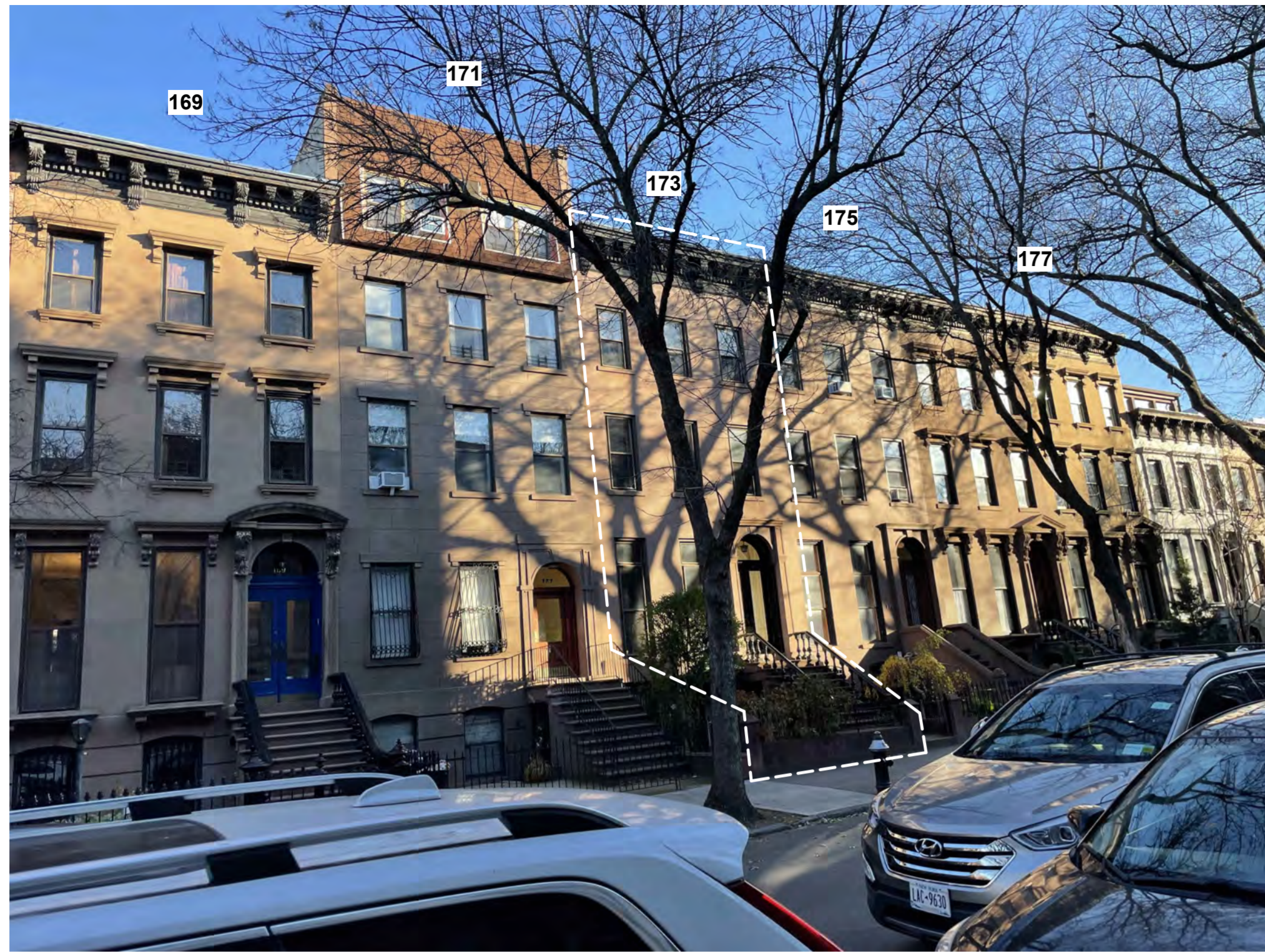
LUCIGOLD CUSTOM PATIO HATCH FOR CELLAR ACCESS.



BLUESTONE PAVERS



VIEW FROM SURROUNDING POINTS - EXISTING



VIEW FROM SURROUNDING POINTS - PROPOSED 3D STUDY



VIEWS FROM SURROUNDING POINTS - EXISTING



1



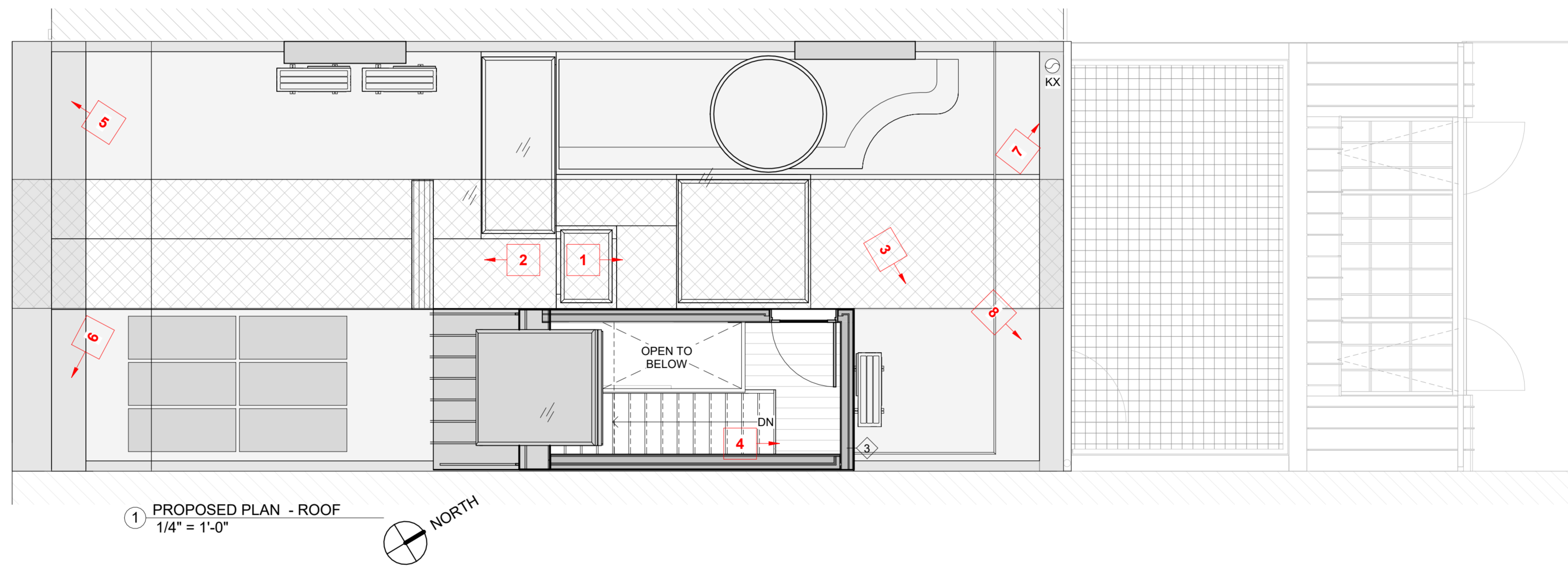
2



3



4



5



6



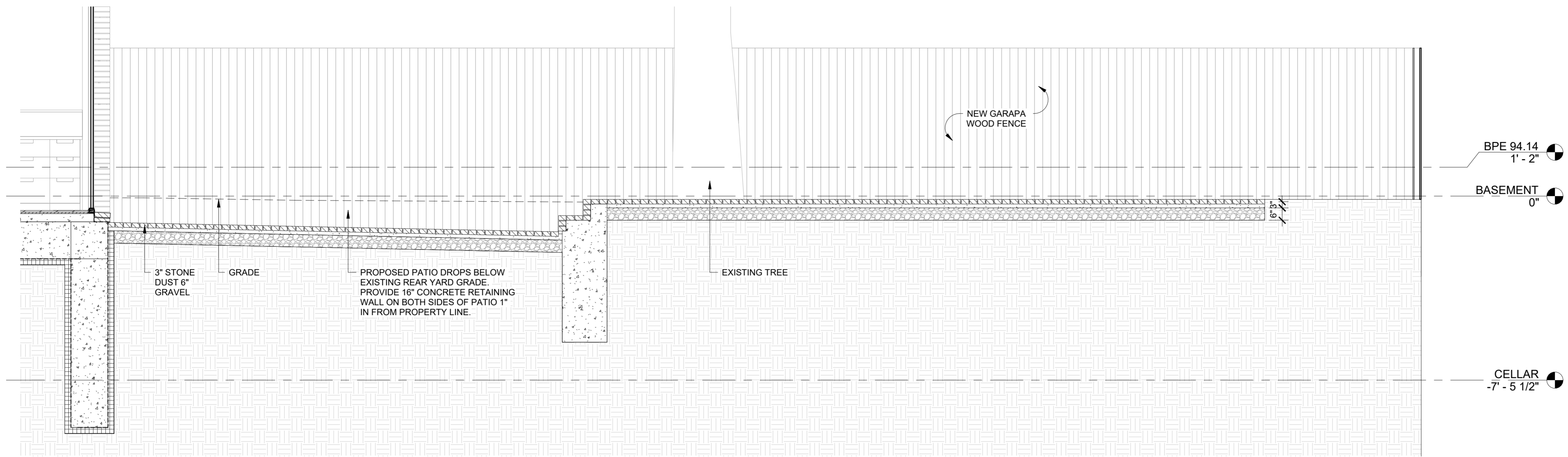
7



8



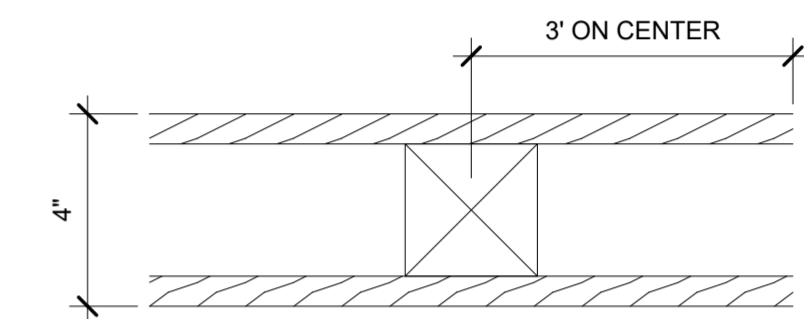
GRADE 0'



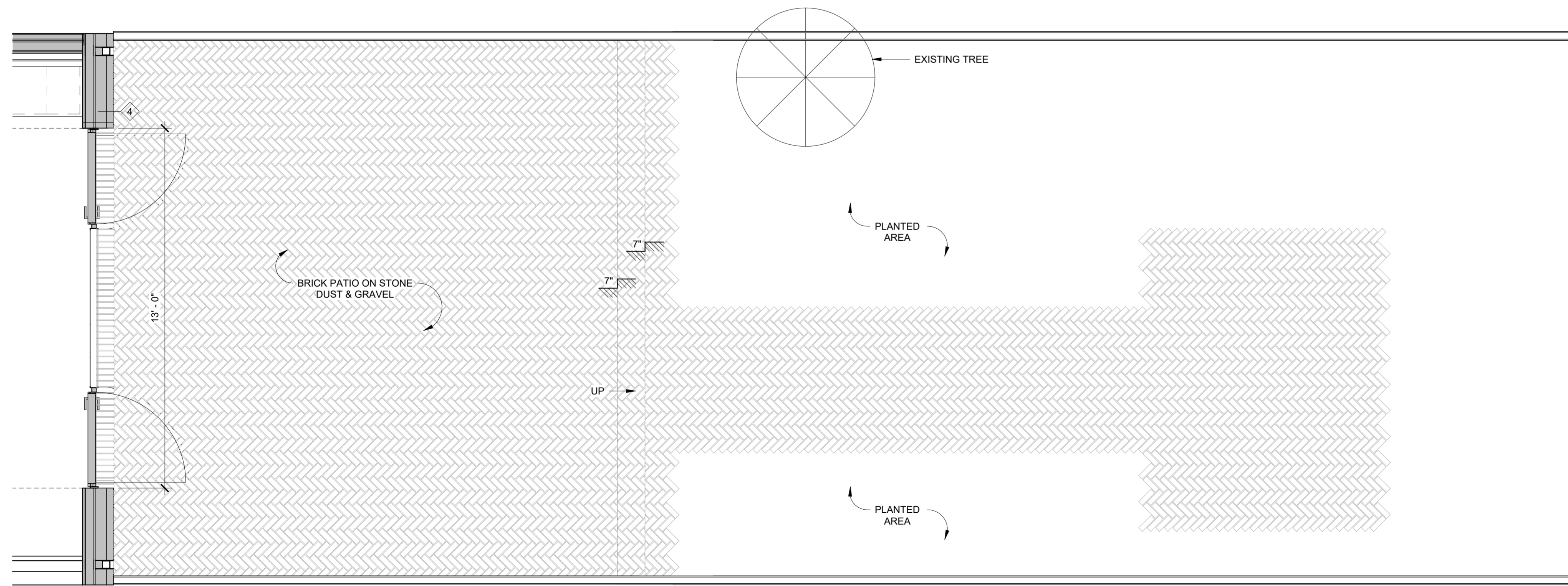
① PROPOSED REAR YARD SECTION
3/8" = 1'-0"



GARAPA WOOD FENCE



③ GARAPA WOOD FENCE
3" = 1'-0"



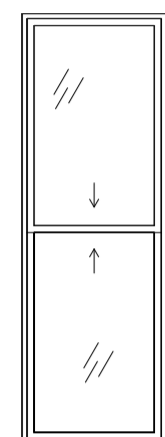
② PROPOSED PLAN - REAR YARD
3/8" = 1'-0"



BRICK HERRINGBONE ON STONE DUST & GRAVEL

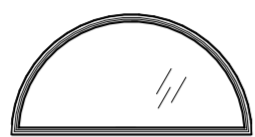
WINDOW SCHEDULE LPC

MARK	LEVEL	COUNT	TYPE	MANUFACTURER	WIDTH	HEIGHT	INTERIOR FINISH	EXTERIOR FINISH	GLASS	U-FACTOR	SHGC	AIR LEAKAGE	PROVIDED LIGHT	PROVIDED AIR
B-01	BASEMENT	1	DOUBLE-HUNG	LOWEN	5' - 3"	5' - 3"	PAINTED WOOD	PAINTED WOOD	TRIPLE GLAZED INSULATED - LOW E3- ARGON	0.23	0.19	<0.2	21.9 SF	12.3 SF
B-02	BASEMENT	1	EXISTING CASEMENT	N/A	3' - 2"	8"	PAINTED WOOD	PAINTED WOOD	N/A	N/A	N/A	N/A	1.4 SF	0.0 SF
1-01	FIRST FLOOR	1	DOUBLE-HUNG	LOWEN	3' - 0"	8' - 11 1/2"	PAINTED WOOD	PAINTED WOOD	TRIPLE GLAZED INSULATED - LOW E3- ARGON	0.23	0.19	<0.2	20.8	12.0 SF
1-02	FIRST FLOOR	1	DOUBLE-HUNG	LOWEN	3' - 0"	8' - 11 1/2"	PAINTED WOOD	PAINTED WOOD	TRIPLE GLAZED INSULATED - LOW E3- ARGON	0.23	0.19	<0.2	20.8	12.0 SF
1-03	FIRST FLOOR	1	EXISTING PICTURE	N/A	5' - 0"	2' - 0"	PAINTED WOOD	PAINTED WOOD	N/A	N/A	N/A	N/A	7.97 SF	0.0 SF
2-01	SECOND FLOOR	1	DOUBLE-HUNG	LOWEN	3' - 0"	8' - 0"	PAINTED WOOD	PAINTED WOOD	TRIPLE GLAZED INSULATED - LOW E3- ARGON	0.23	0.19	<0.2	18.4 SF	10.7 SF
2-02	SECOND FLOOR	1	DOUBLE-HUNG	LOWEN	3' - 0"	8' - 0"	PAINTED WOOD	PAINTED WOOD	TRIPLE GLAZED INSULATED - LOW E3- ARGON	0.23	0.19	<0.2	18.4 SF	10.7 SF
2-03	SECOND FLOOR	1	DOUBLE-HUNG	LOWEN	3' - 0"	8' - 0"	PAINTED WOOD	PAINTED WOOD	TRIPLE GLAZED INSULATED - LOW E3- ARGON	0.23	0.19	<0.2	18.4 SF	10.7 SF
3-01	THIRD FLOOR	1	DOUBLE-HUNG	LOWEN	3' - 0"	5' - 5"	PAINTED WOOD	PAINTED WOOD	TRIPLE GLAZED INSULATED - LOW E3- ARGON	0.23	0.19	<0.2	11.9 SF	7.1 SF
3-02	THIRD FLOOR	1	DOUBLE-HUNG	LOWEN	3' - 0"	5' - 5"	PAINTED WOOD	PAINTED WOOD	TRIPLE GLAZED INSULATED - LOW E3- ARGON	0.23	0.19	<0.2	11.9 SF	7.1 SF
3-03	THIRD FLOOR	1	DOUBLE-HUNG	LOWEN	3' - 0"	5' - 5"	PAINTED WOOD	PAINTED WOOD	TRIPLE GLAZED INSULATED - LOW E3- ARGON	0.23	0.19	<0.2	11.9 SF	7.1 SF
3-04	THIRD FLOOR	1	DOUBLE-HUNG	LOWEN	3' - 0"	5' - 5"	PAINTED WOOD	PAINTED WOOD	TRIPLE GLAZED INSULATED - LOW E3- ARGON	0.23	0.19	<0.2	11.93 SF	7.1 SF
3-05	THIRD FLOOR	1	DOUBLE-HUNG	LOWEN	3' - 0"	5' - 5"	PAINTED WOOD	PAINTED WOOD	TRIPLE GLAZED INSULATED - LOW E3- ARGON	0.23	0.19	<0.2	11.93 SF	7.1 SF
3-06	THIRD FLOOR	1	DOUBLE-HUNG	LOWEN	3' - 0"	5' - 5"	PAINTED WOOD	PAINTED WOOD	TRIPLE GLAZED INSULATED - LOW E3- ARGON	0.23	0.19	<0.2	11.93 SF	7.1 SF



DOUBLE HUNG WINDOW

MANUFACTURER: LOWEN WINDOW
 UNIT TYPE: DOUBLE HUNG
 EXTERIOR FINISH: PAINTED BLACK
 SPECIES: DOUGLAS FIR
 INTERIOR FINISH: PRIMED
 GLASS: IGU, LOW E W/ARGON GAS, TRIPLE GLAZED
 DIVIDER TYPE: NONE
 HARDWARE TYPE: SASH LOCK, SASH LIFT
 SCREEN TYPE: HALF ALUMINUM SCREEN
 HARDWARE COLOR: MATTE BLACK
 SCREEN COLOR: MATCHES FRAME COLOR
 SCREEN MESH TYPE: BETTERVUE SCREEN CLOTH
 JAMB DEPTH: 4 9/16"
 EXTERIOR CASING AND SUBSILL: 2" BRICK MOLD



EXISTING PICTURE WINDOW

MANUFACTURER: N/A
 UNIT TYPE: PICTURE
 EXTERIOR FINISH: PAINTED BLACK
 INTERIOR FINISH: PRIMED
 GLASS: N/A
 DIVIDER TYPE: NONE
 EXISTING WINDOW TO BE SANDED & REPAINTED

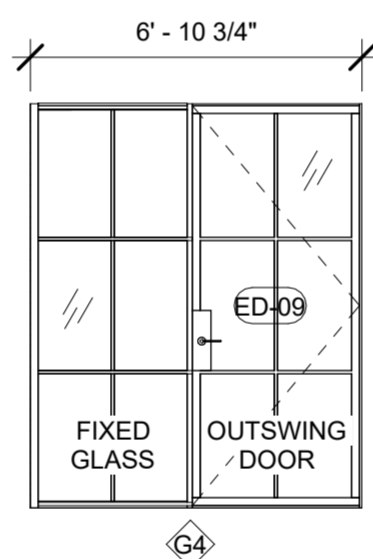
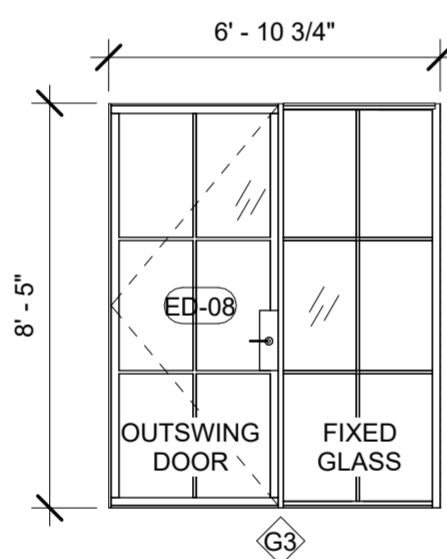
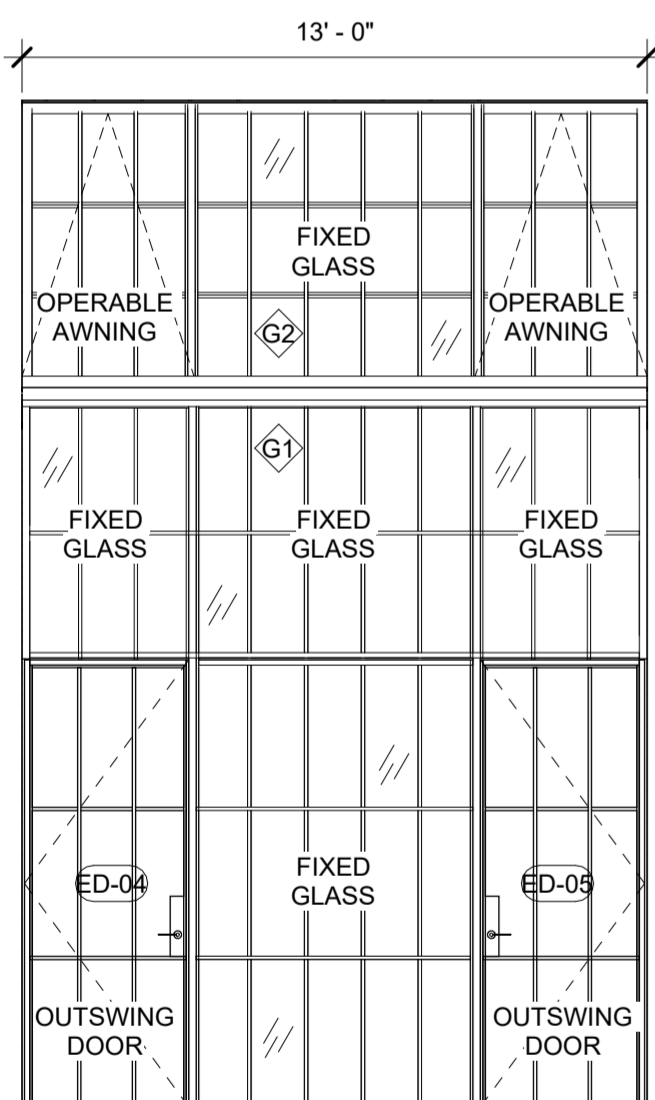


EXISTING CASEMENT WINDOW

MANUFACTURER: N/A
 UNIT TYPE: CASEMENT
 EXTERIOR FINISH: PAINTED BLACK
 INTERIOR FINISH: PRIMED
 GLASS: N/A
 DIVIDER TYPE: NONE
 EXISTING WINDOW TO BE SANDED & REPAINTED

GLAZED WALL SCHEDULE LPC

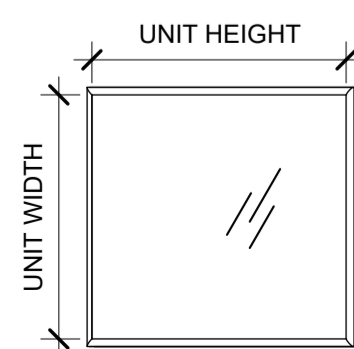
Mark	LEVEL	Description	Manufacturer	Length	Height	Area	Glass Type	Finish Material	U-Factor CW	SHGC CW	PROVIDED LIGHT	PROVIDED AIR
G1	BASEMENT	GLASS WALL PANELS	SIMPAS	13' - 0"	14' - 8"	190.5 SF	INSULATED - LOW E3 - ARGON	STEEL FRAME	0.26	0.26	163.3 SF	111.8 SF
G2	FIRST FLOOR	GLASS WALL PANELS	SIMPAS	13' - 0"	9' - 5"	106.3 SF	INSULATED - LOW E3 - ARGON	STEEL FRAME	0.26	0.26	99.12 SF	49.34 SF
G3	SECOND FLOOR	GLASS WALL PANELS	SIMPAS	6' - 10 3/4"	8' - 5"	58.0 SF	INSULATED - LOW E3 - ARGON	STEEL FRAME	0.26	0.26	48.9 SF	55.4 SF
G4	SECOND FLOOR	GLASS WALL PANELS	SIMPAS	7' - 0"	8' - 5"	58.8 SF	INSULATED - LOW E3 - ARGON	STEEL FRAME	0.26	0.26	48.9 SF	55.4 SF



HIGHER PERFORMANCE THERMALLY
 BROKEN STEEL & GLASS WALL
 SYSTEMS WITH SECCO PROFILES,
 MANUFACTURED BY SIMPAS

SKYLIGHT SCHEDULE LPC

MARK	LEVEL	COUNT	TYPE	MANUFACTURER	MODEL	WIDTH	HEIGHT	GLASS	U-FACTOR	SHGC	AIR LEAKAGE	PROVIDED LIGHT
R-01	TOP OF ROOF	1	FIXED	GLAZING VISION	FLUSHGLAZE FIXED	5' - 0"	7' - 0"	INSULATED - LOW E3- ARGON	0.19	0.23	<0.2	33.75 SF
R-02	TOP OF ROOF	1	FIXED	GLAZING VISION	FLUSHGLAZE FIXED	7' - 10"	3' - 0"	INSULATED - LOW E3- ARGON	0.19	0.23	<0.2	24.31 SF
R-03	TOP OF ROOF	1	FIXED	GLAZING VISION	FLUSHGLAZE FIXED	5' - 4"	5' - 8"	INSULATED - LOW E3- ARGON	0.19	0.23	<0.2	31.0 SF
R-04	TOP OF ROOF	1	FIXED	GLAZING VISION	FLUSHGLAZE FIXED	3' - 0"	2' - 0"	INSULATED - LOW E3- ARGON	0.19	0.23	<0.2	6.37 SF



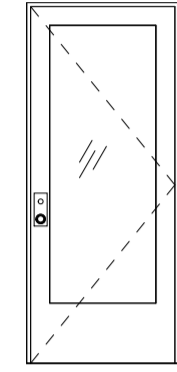
FIXED SKLYIGHT

MANUFACTURER: GLAZING VISION
 UNIT TYPE: FLUSHGLAZE FIXED SKYLIGHT
 EXTERIOR FINISH: ALUMINUM PAINTED NEUTRAL GRAY
 INTERIOR FINISH: PRIMED
 GLASS: IGU, LOW E W/ARGON GAS

R-01, R-02, R-03, R-04
 FIXED SKYLIGHT

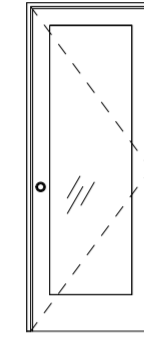
EXTERIOR DOOR SCHEDULE LPC

DOOR NUMBER	NEW / EXISTING	LEVEL	COUNT	DESCRIPTION	Manufacturer	WIDTH	HEIGHT	FIRE RATING	U-FACTOR	SHGC	PROVIDED AIR	PROVIDED LIGHT
ED-01	NEW	CELLAR	1	ALUMINUM & GLASS	LOWEN	2' - 6"	6' - 9"	2 HR	0.28	0.19	N/A	N/A
ED-02	EXISTING TO REMAIN	BASEMENT	1	WOOD & GLASS	N/A	3' - 0"	7' - 5"	N/A	N/A	N/A	N/A	N/A
ED-03	NEW	BASEMENT	1	ALUMINUM & GLASS	LOWEN	2' - 6"	6' - 9"	2 HR	0.28	0.19	N/A	N/A
ED-04	NEW	BASEMENT	1	STEEL & GLASS	SIMPAS	3' - 5"	9' - 3 1/2"	N/A	0.28	0.19	27.4 SF	26.7 SF
ED-05	NEW	BASEMENT	1	STEEL & GLASS	SIMPAS	3' - 5"	9' - 3 1/2"	N/A	0.28	0.19	27.4 SF	26.7 SF
ED-06	EXISTING TO REMAIN	FIRST FLOOR	1	WOOD & GLASS	N/A	5' - 0"	7' - 9"	N/A	N/A	N/A	N/A	N/A
ED-07	NEW	FIRST FLOOR	1	WOOD & GLASS	N/A	5' - 0"	7' - 9"	N/A	0.28	0.19	N/A	N/A
ED-08	NEW	SECOND FLOOR	1	STEEL & GLASS	SIMPAS	3' - 5 3/4"	8' - 3 3/4"	N/A	0.26	0.26	27.5 SF	24.6 SF
ED-09	NEW	SECOND FLOOR	1	STEEL & GLASS	SIMPAS	3' - 5 3/4"	8' - 3 3/4"	N/A	0.26	0.26	27.5 SF	24.6 SF
ED-10	NEW	TOP OF ROOF	1	ALUMINUM & GLASS	LOWEN	3' - 0"	6' - 8"	2 HR	0.28	0.19	N/A	N/A
ED-11	NEW	BASEMENT	1	ALUMINUM	LUCIGOLD	3' - 11"	7' - 10"	N/A	N/A	N/A	N/A	N/A



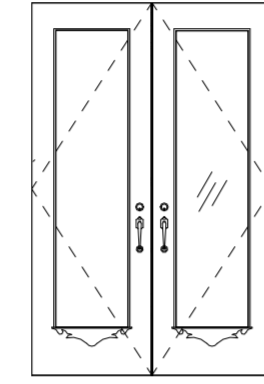
EXISTING PAINTED WOOD & GLASS DOOR AT BASEMENT FRONT ENTRANCE

EXISTING DOOR TO BE SANDED & REPAINTED



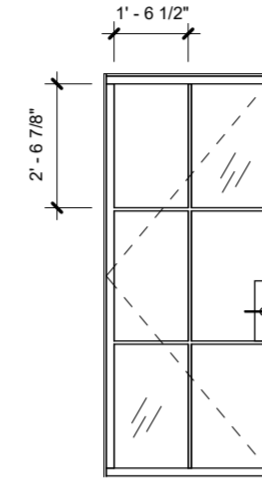
PROPOSED HIGH THERMAL PERFORMANCE GLASS SWING DOOR

MANUFACTURER: LOWEN WINDOW
 UNIT TYPE: TERRACE DOOR
 EXTERIOR FINISH: ALUMINUM PAINTED BLACK
 SPECIES: DOUGLAS FIR
 INTERIOR FINISH: PRIMED
 GLASS: IGU, LOW E W/ARGON GAS
 DIVIDER TYPE: NONE
 HARDWARE TYPE: MANUAL MULTIPPOINT HARDWARE
 DALLAS HANDLE
 HARDWARE COLOR: MATTE BLACK
 HINGE: ADJUSTABLE STAINLESS STEEL HINGE
 NUMBER OF HINGES PER PANEL: 4
 JAMB DEPTH: 6"



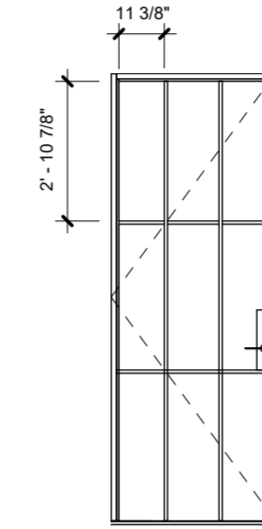
EXISTING WOOD & GLASS DOUBLE DOORS AT FIRST FLOOR FRONT ENTRANCE

EXISTING DOOR TO BE SANDED & REPAINTED



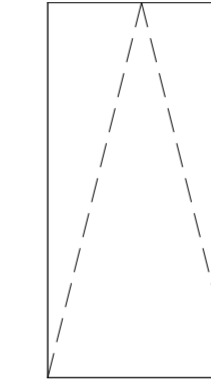
PROPOSED STEEL & GLASS DOORS, REAR FACADE SECOND FLOOR

MANUFACTURER: SIMPAS
 UNIT TYPE: STEEL & GLASS SWING DOOR
 FINISH: RAL 9005 POWDER COAT ON INTERIOR & EXTERIOR
 GLASS: IGU, LOW E W/ARGON GAS
 HARDWARE TYPE: SIMPAS
 HARDWARE COLOR: MIDNIGHT BLACK
 HINGE: RAL 9005 POWDER-COATED STEEL HINGES
 NUMBER OF HINGES PER PANEL: 4
 JAMB DEPTH: 6"



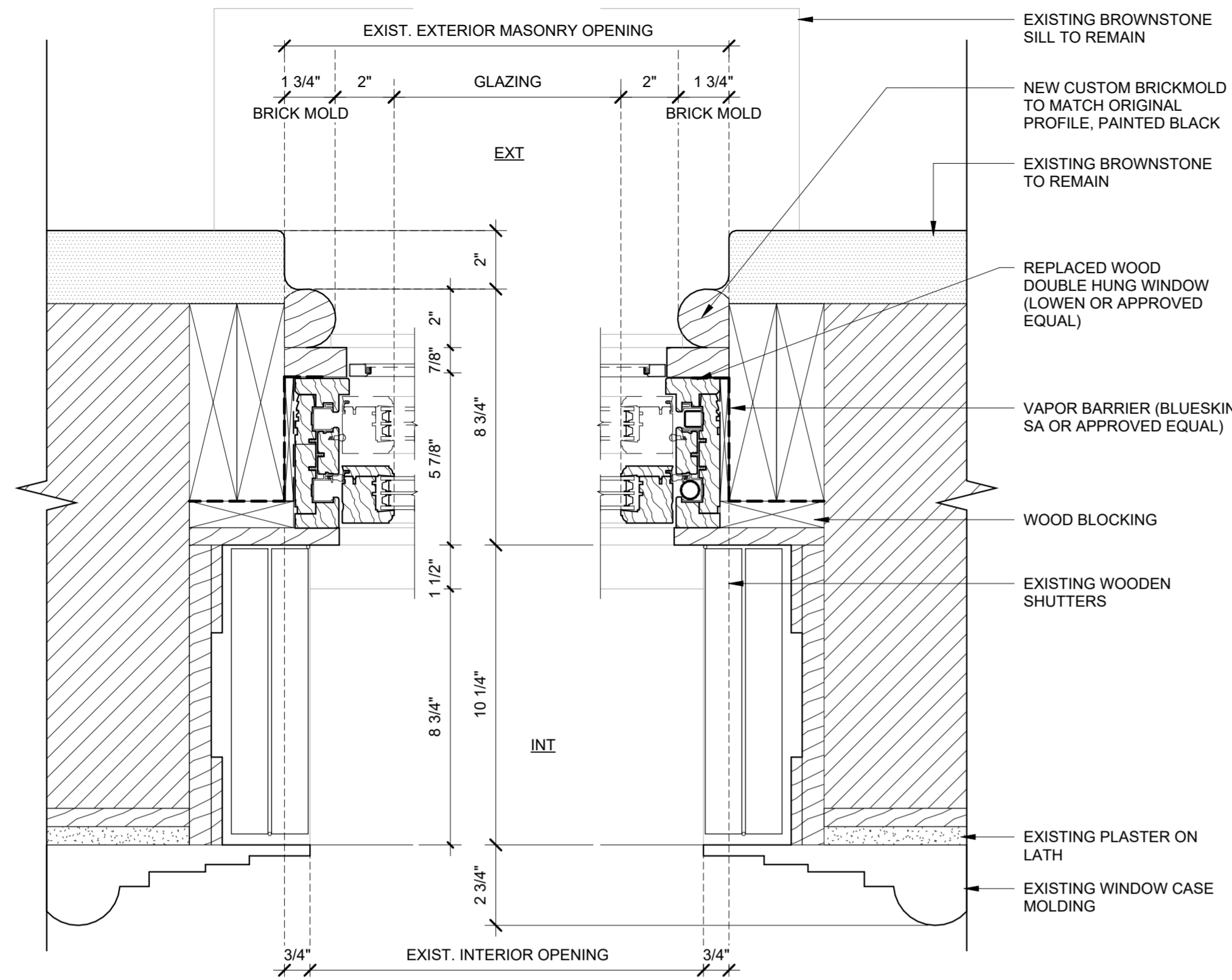
PROPOSED STEEL & GLASS DOORS, REAR FACADE GARDEN LEVEL

MANUFACTURER: SIMPAS
 UNIT TYPE: STEEL & GLASS SWING DOOR
 FINISH: RAL 6021 POWDER COAT ON INTERIOR & EXTERIOR
 GLASS: IGU, LOW E W/ARGON GAS
 HARDWARE TYPE: SIMPAS
 HARDWARE COLOR: DAWN BRONZE
 HINGE: RAL 6021 POWDER-COATED STEEL HINGES
 NUMBER OF HINGES PER PANEL: 4
 JAMB DEPTH: 6"

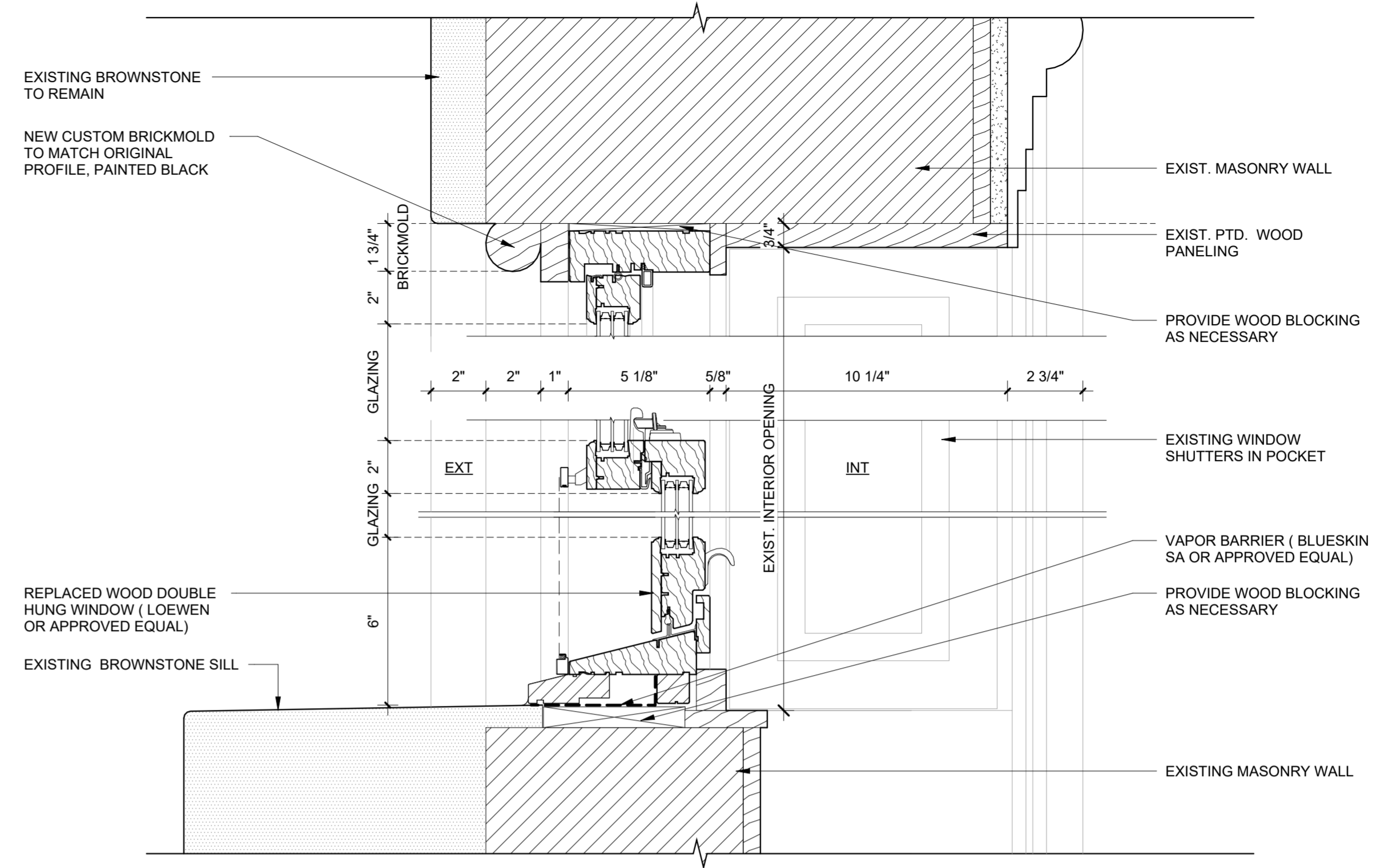


LUCIGOLD PATIO HATCH

PROPOSED TYPICAL TRIPLE GLAZED DOUBLE HUNG WINDOW DETAILS

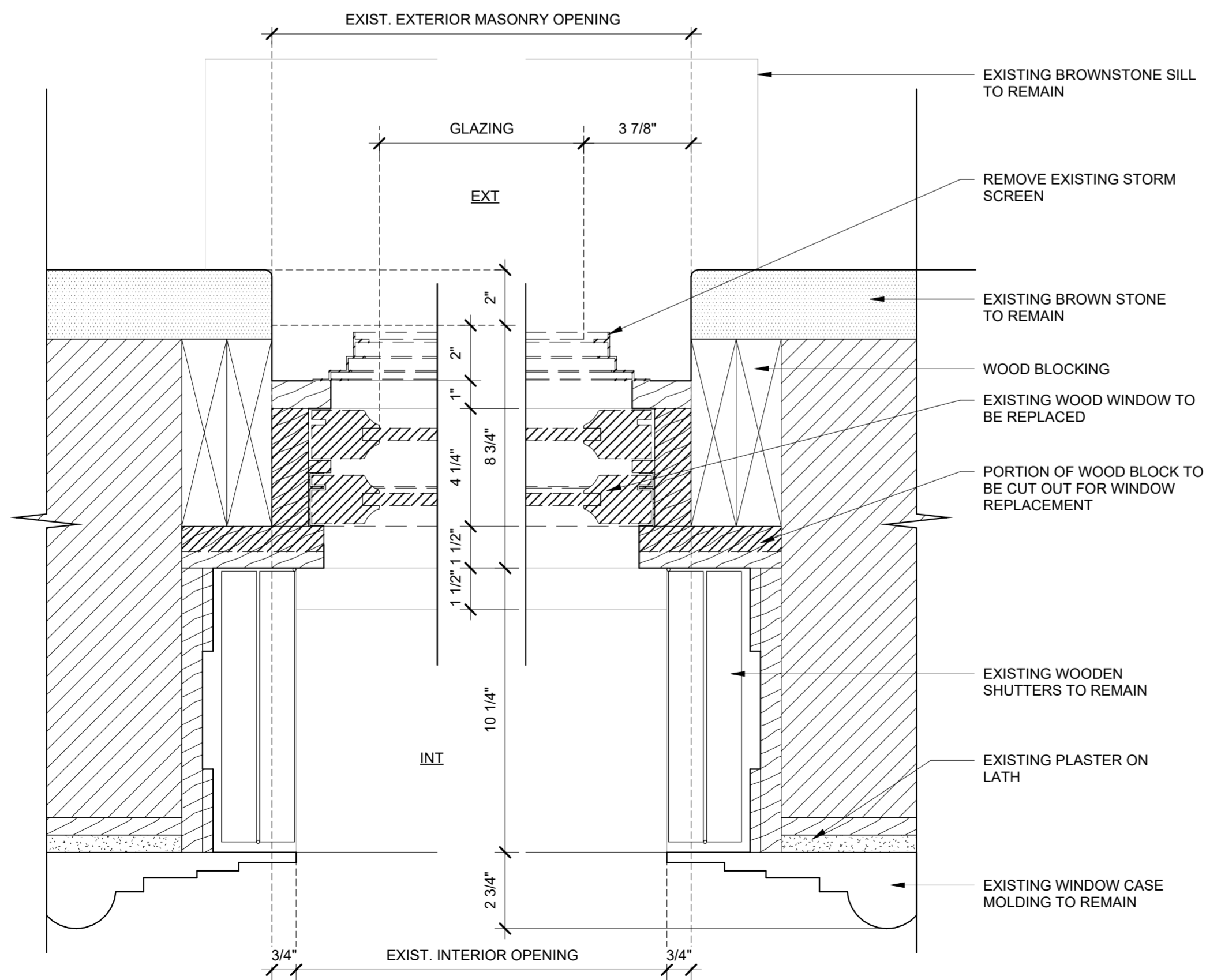


1 TYPICAL DOUBLE HUNG PLAN
3" = 1'-0"

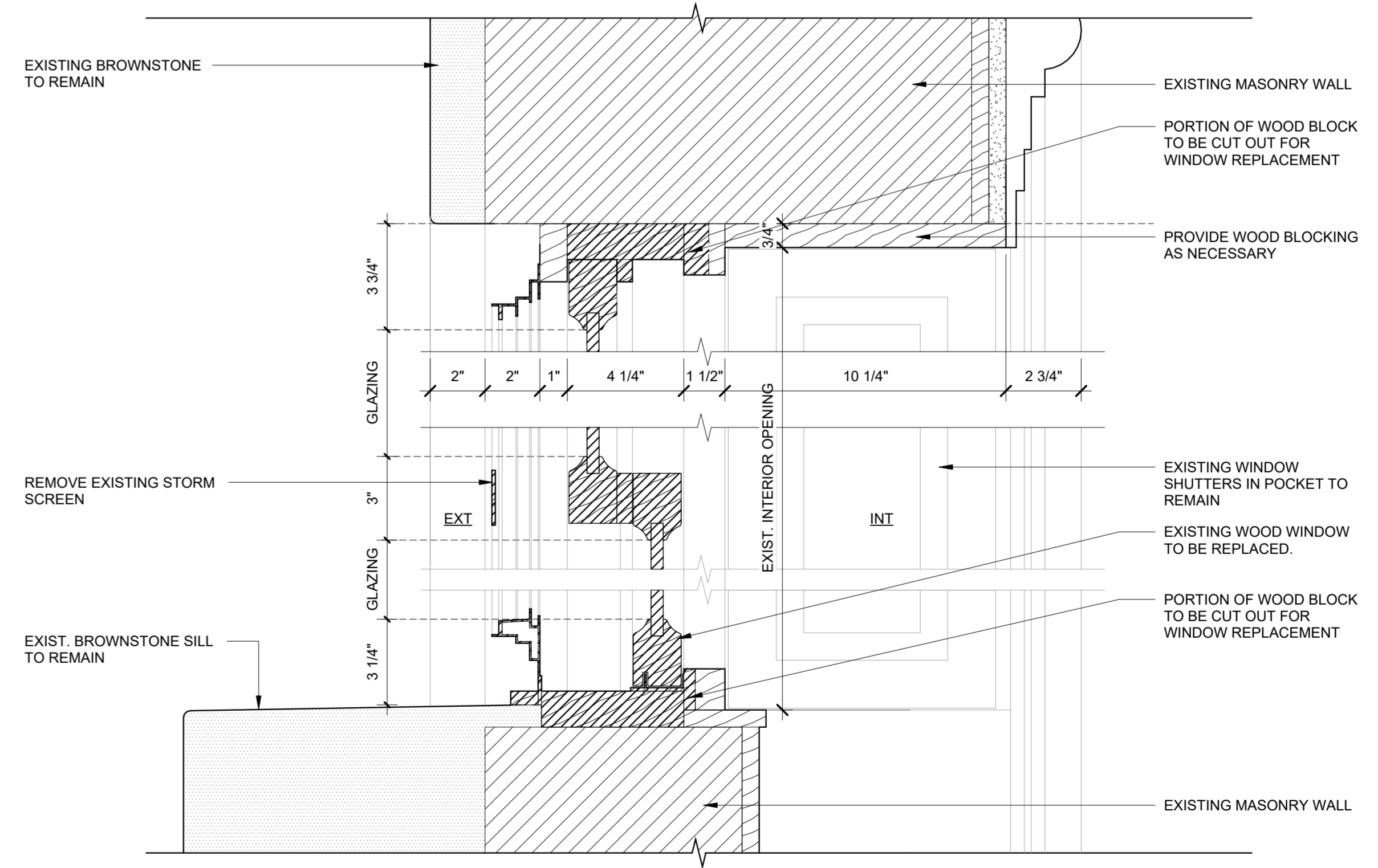


2 TYPICAL DOUBLE HUNG WINDOW SECTION
3" = 1'-0"

EXISTING / DEMO TYPICAL DOUBLE HUNG WINDOW DETAILS



4 TYPICAL DOUBLE HUNG PLAN - DEMO
3" = 1'-0"



3 TYPICAL DOUBLE HUNG WINDOW SECTION - DEMO
3" = 1'-0"

May 14, 2024
Public Hearing

The current proposal is:

Preservation Department – Item 2, LPC-24-07430

173 Prospect Place – Prospect Heights Historic District Borough of Brooklyn

To testify virtually, please join Zoom

Webinar ID: 825 9802 2468

Passcode: 721460

By Phone: 1 646-558-8656 US (New
York) 877-853-5257 (Toll free) US
888 475 4499 (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.