

October 8, 2024
Public Hearing

The current proposal is:

Preservation Department – Item 2, LPC-24-11111

851 Park Place – Crown Heights North Historic District Borough of Brooklyn

To testify virtually, please join Zoom

Webinar ID: 832 0475 2631

Passcode: 804927

By Phone: 646-558-8656 (NY)

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.

851 Park Place - Brooklyn NY



Date:
c. 1908 (NB 736-08)

Architect/Builder:
Frank S. Lowe

Type:
Single-family residence
Style:
Colonial Revival

Stories:
2 story with basement
and attic

Material(s):
Brick; brownstone;
limestone; bluestone;
granite; terra cotta
Special Windows: Three-
over-three, double-hung
curved-sash windows at
first and second stories of
projecting bay

Landmarks Preservation Commission Presentation

Significant Architectural Features: Classical main-entrance surround and portico; basement- through-second-story round bay with splayed lintels, and Greek-key and swag decoration; eared second-story window surround; modillioned second-story cornice with cartouche, lions' heads, rosettes, and egg-and-dart molding; molded third-story window surrounds; roof cornice crowned by urns

Historic Metal Work: Possibly historic main-entrance transom grille

Alterations: Light fixture over main entrance; two cameras at second story of main facade

Site Features: Areaway heavily planted, with stone flags and Belgian-block driveway; non-historic wood garbage enclosure adjacent to east facade; non-historic metal railing at east-facade basement entrance

South Facade: Designed (historic)

Stoop: Original

Door(s): Possibly historic primary door

Windows: Historic (upper stories); replaced (basement) Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Bluestone, with curb cut in front of driveway

Areaway Wall/Fence Materials: Historic areaway fence atop non-historic masonry wall; non-historic mailboxes attached to fence; historic front areaway gate, raised on metal plates; non-historic wood fence along west areaway border; non-historic metal driveway gate

East Facade: Designed (historic) (partially visible)

Facade Notes: Brownstone basement, with entrance; projecting sills and splayed lintels at first and second stories; angled bay with Greek-key second-story sillcourse at rear of facade; non-historic light fixture between third- and fourth-southernmost first- story window openings; terra-cotta cornice continued from main facade

North Facade: Not designed (historic) (partially visible)

Facade Notes: Parged; plain, projecting stone window sills and plain, flush stone lintels visible at first story

Source: Crown Heights North Historic District II Designation Report



851 Park Place Historic Tax Photo

Arial View South:



851 Park Place

Arial View North:



851 Park Place

Building Typologies on the Block:



4-Story Apartment Building with Commercial:



5-Story Apartment Building with Commercial:



Semi-Attached 4-Story Row Houses:



Detached 3-Story Single Family Home:

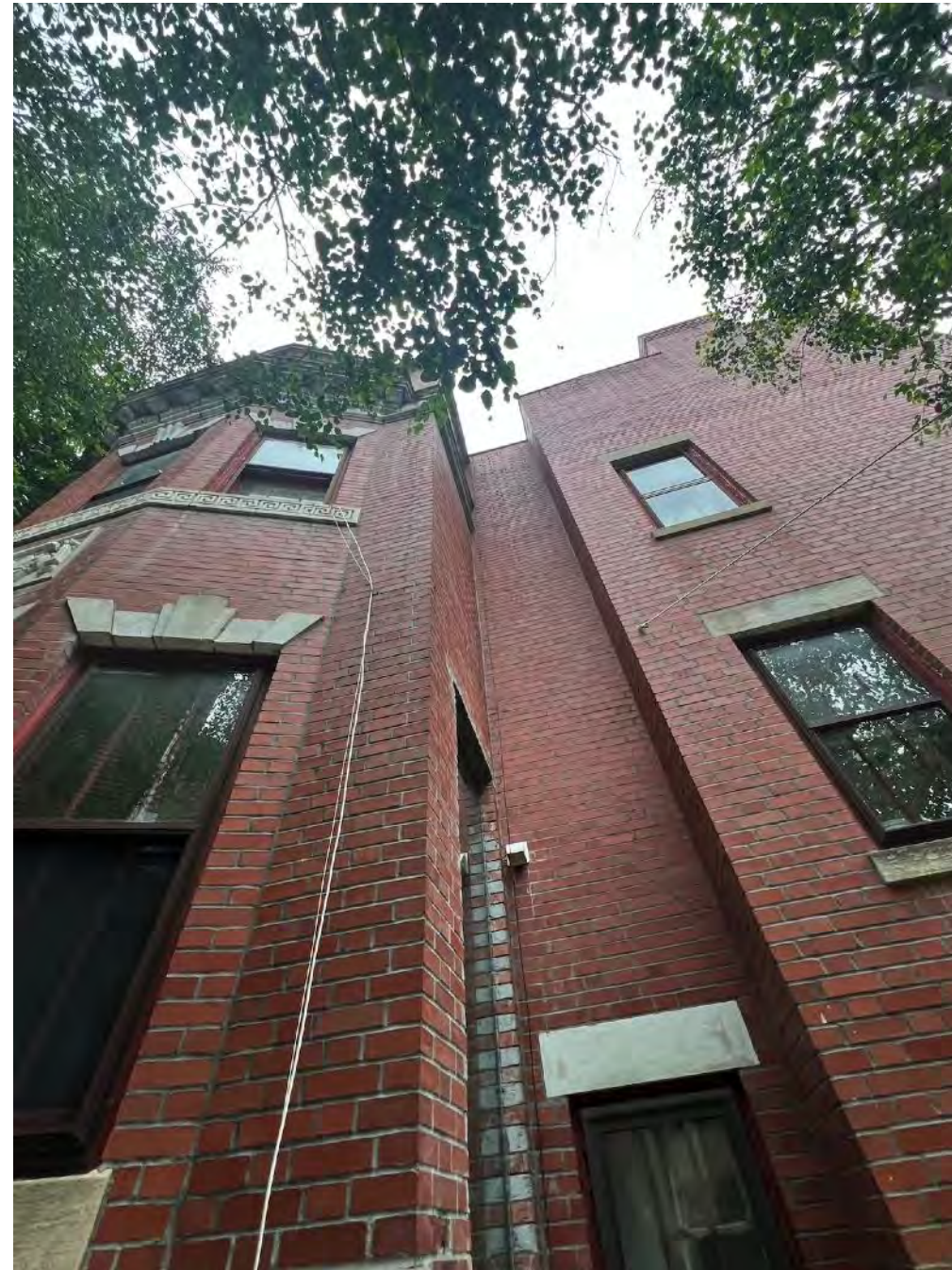


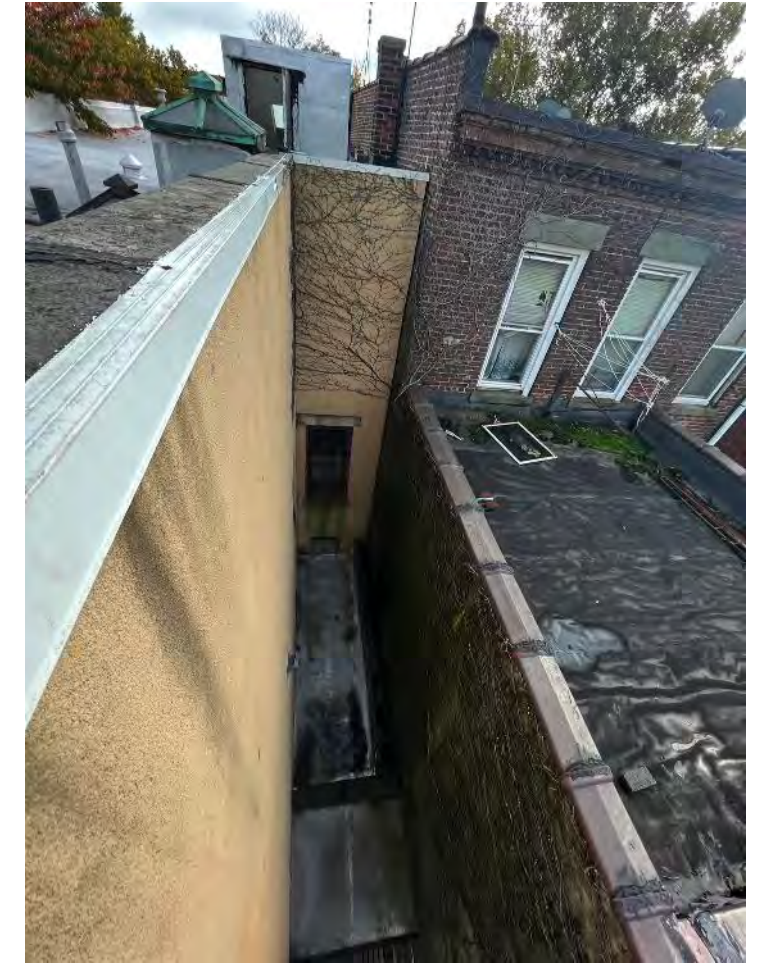
Attached 3-Story Row Houses:



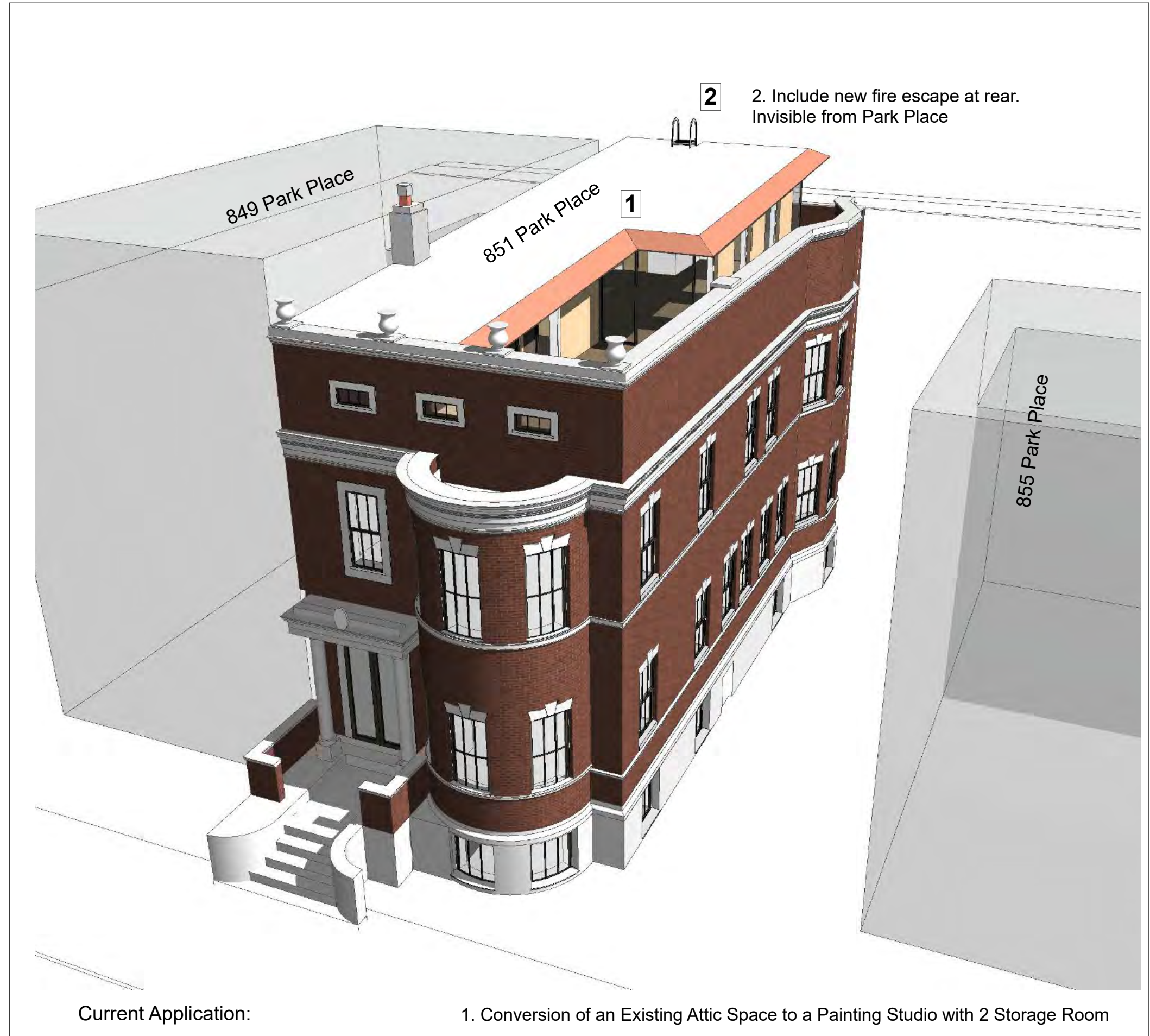
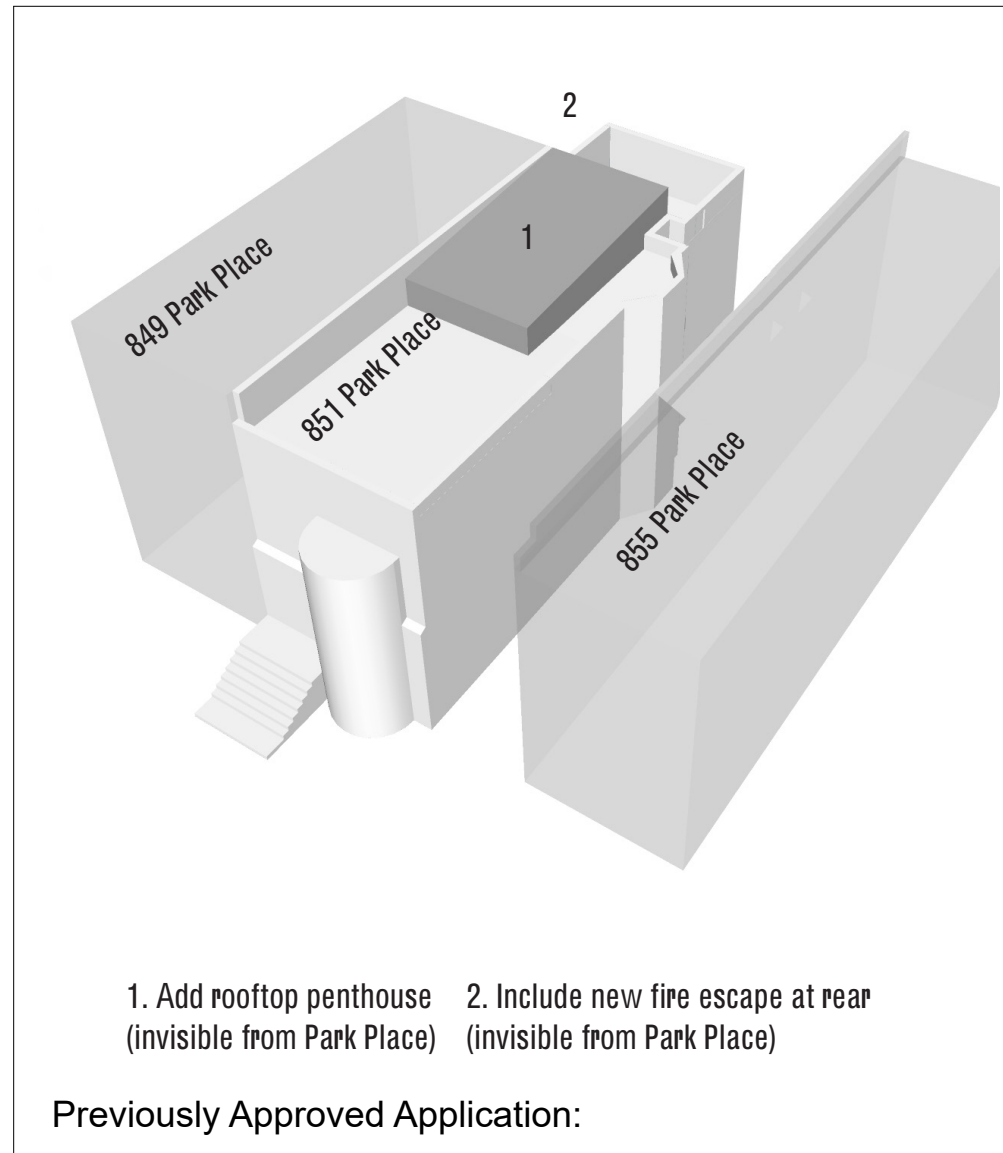
Detached 1 to 3-Story Building:



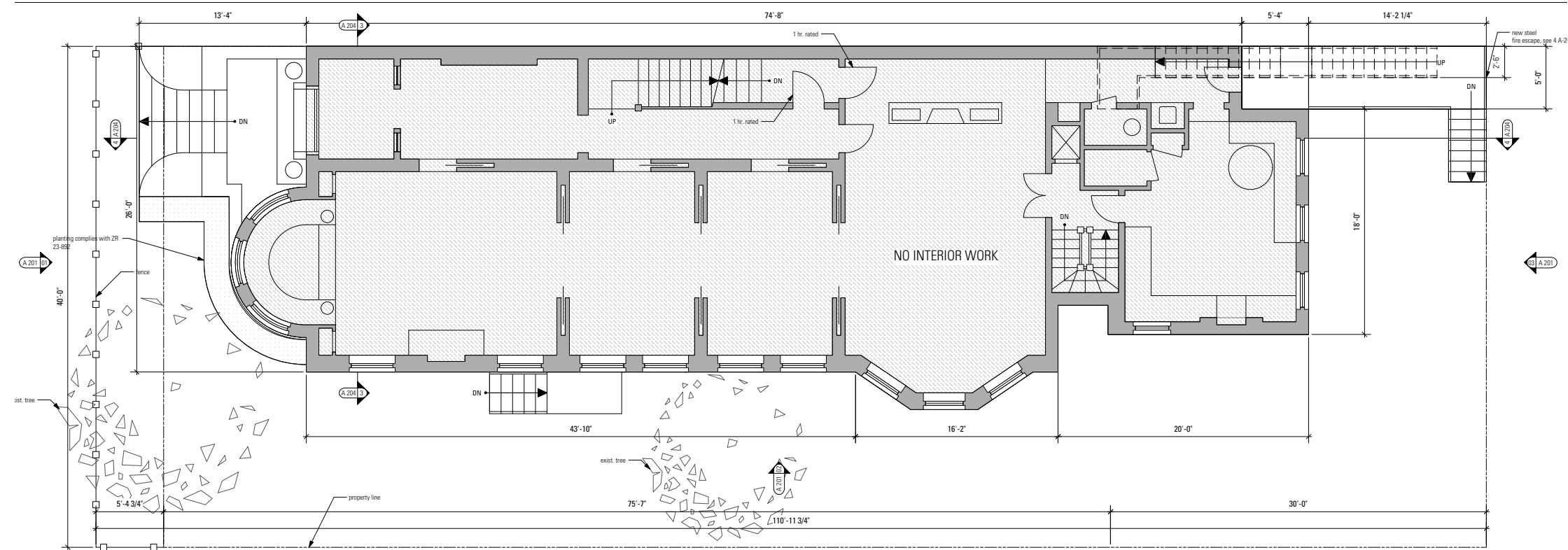






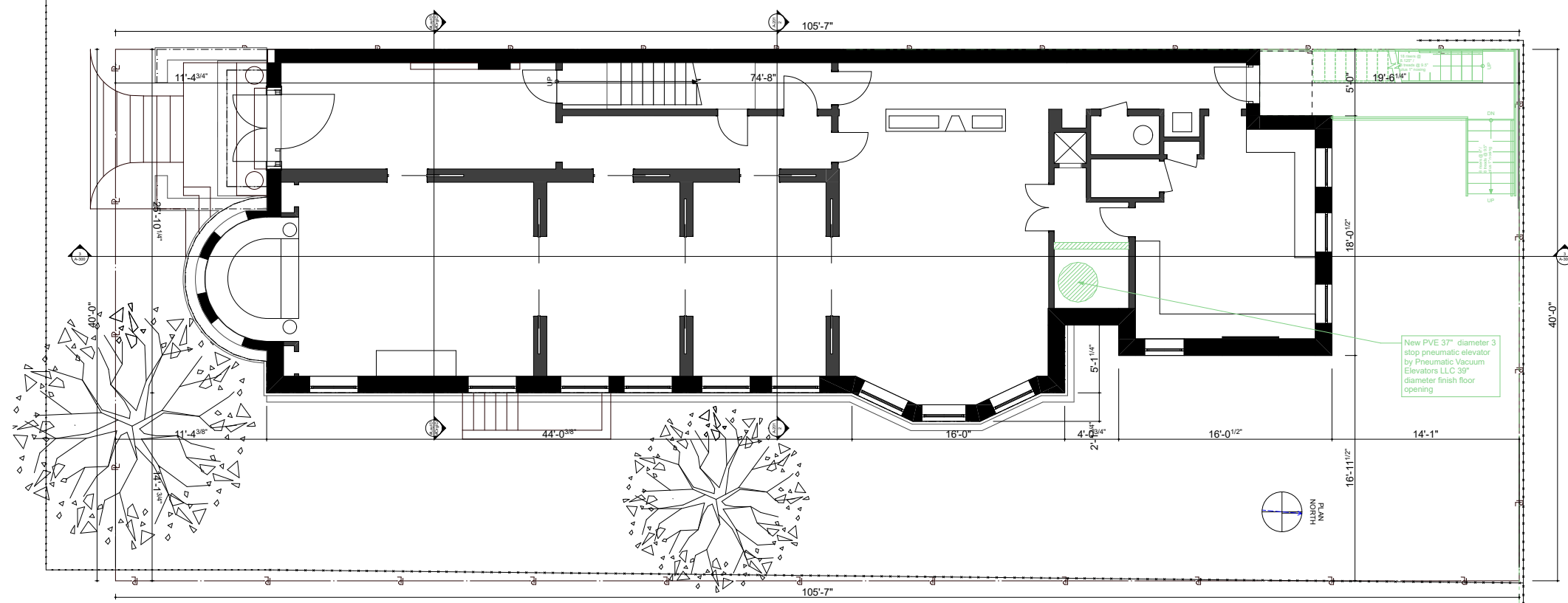


First Floor Plan:





Previously Approved Application:

First Floor Plan:

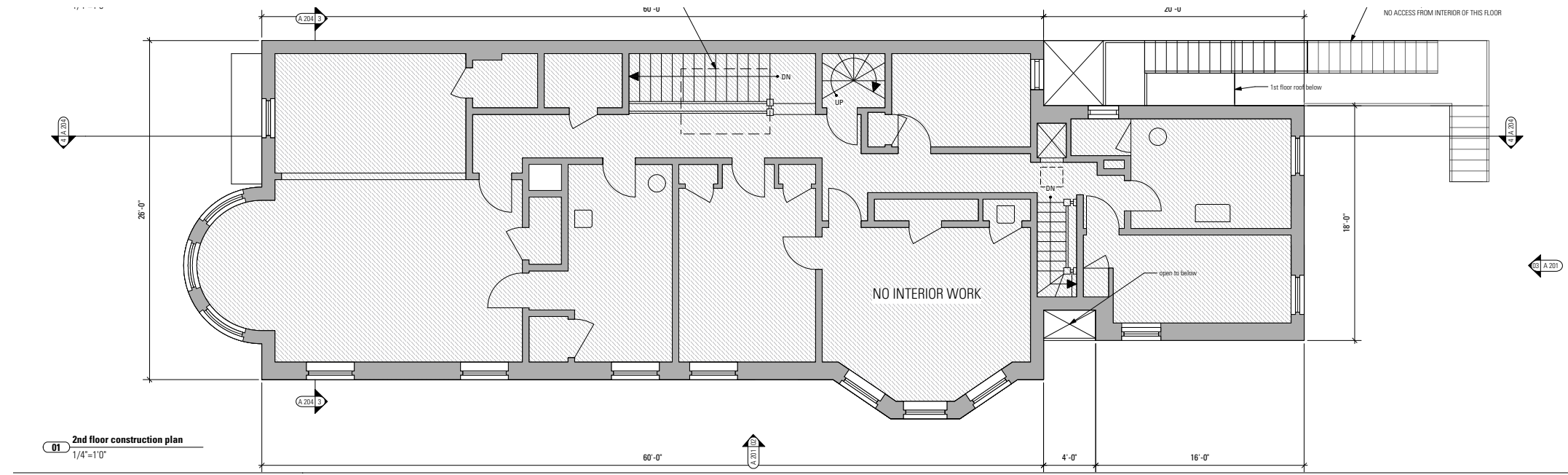


LEGEND:

-  Existing Building Element
-  Proposed New Building Element

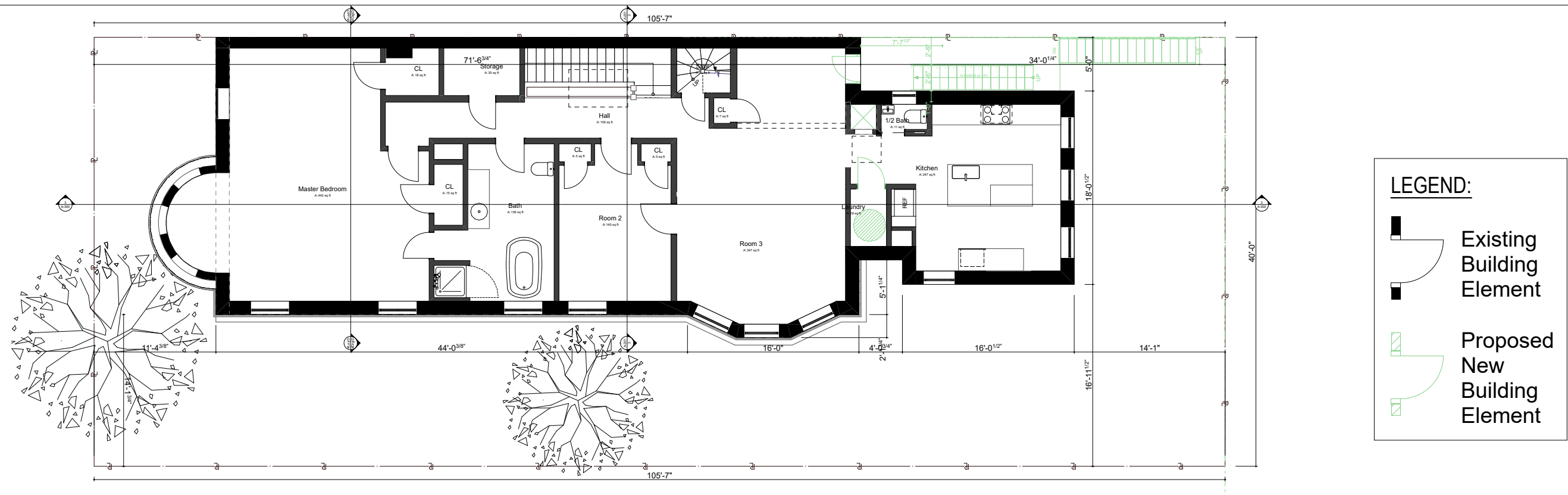
Current Application:

Second Floor Plan:



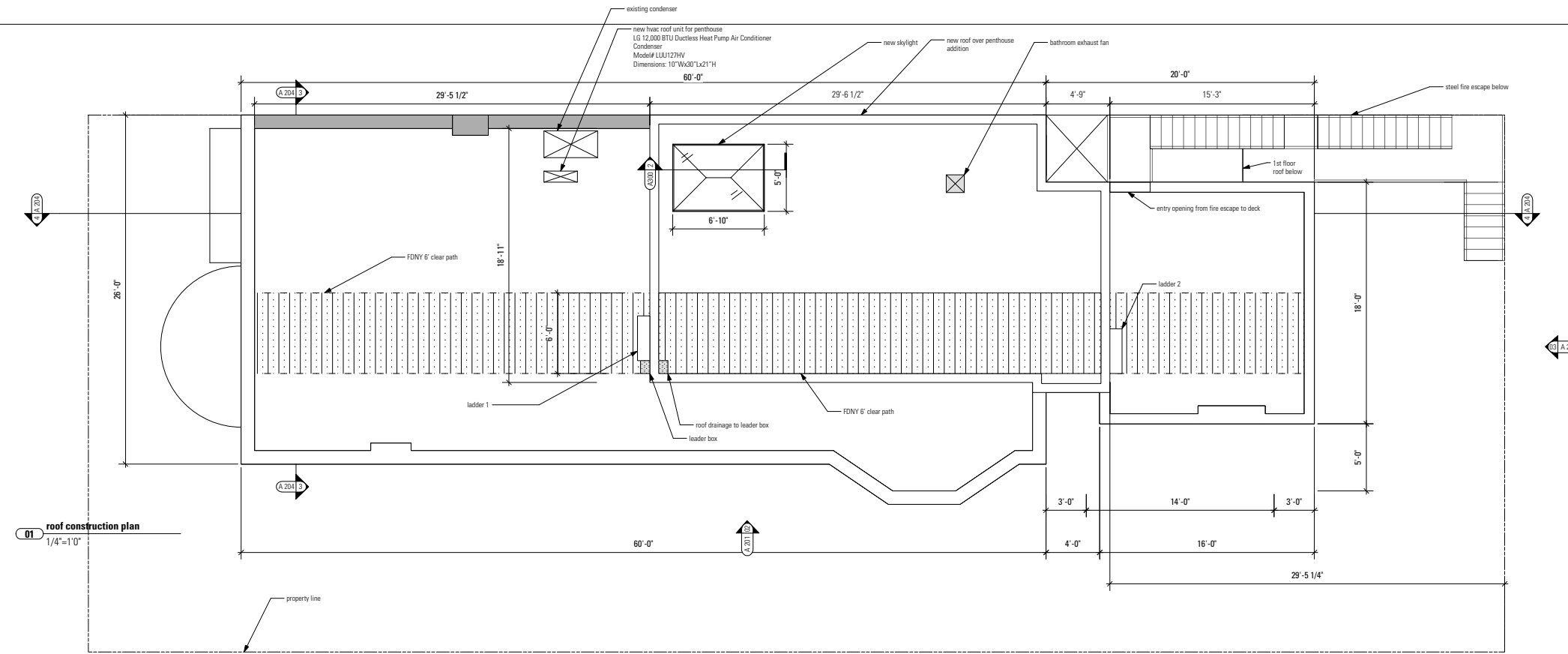
Previously Approved Application:

Second Floor Plan:



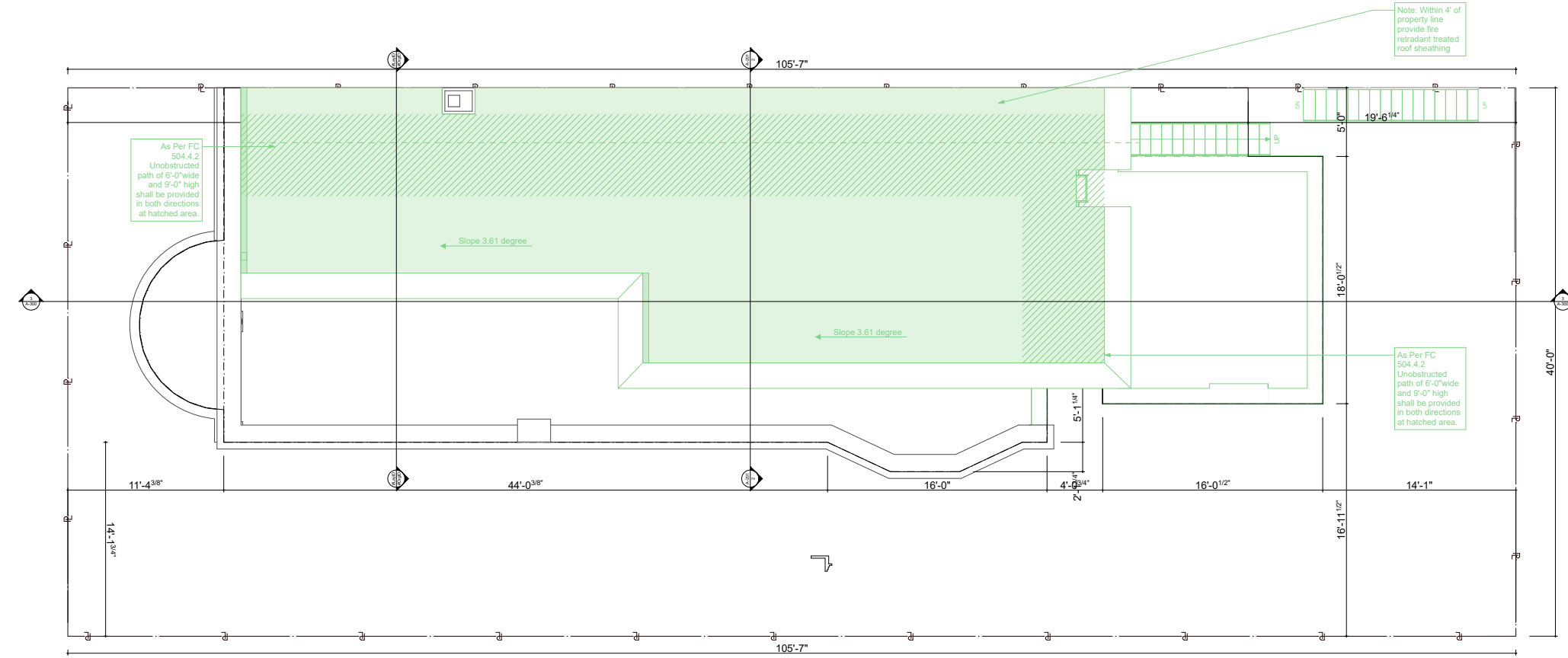
Current Application:

Roof Plan:





Previously Approved Application:

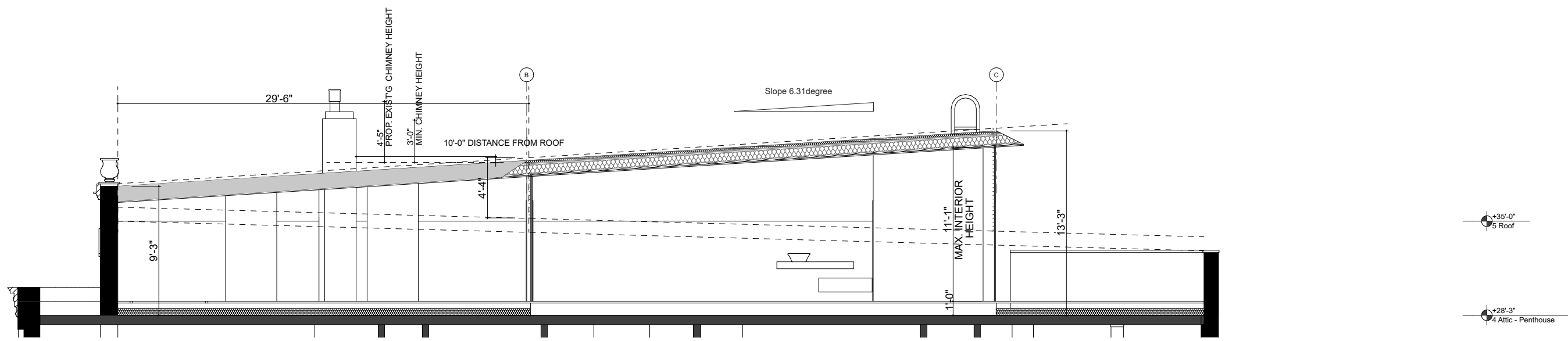
Roof Plan:



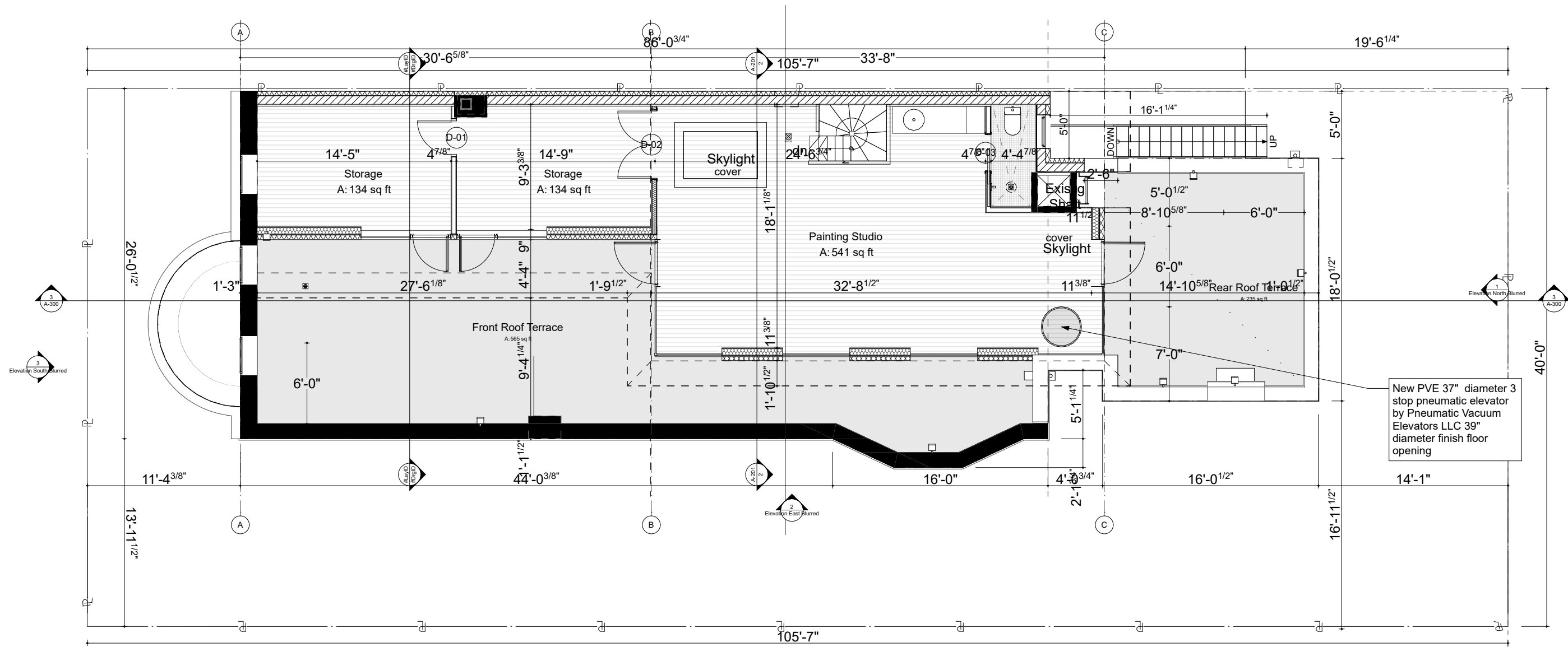
LEGEND:

-  Existing Building Element
-  Proposed New Building Element

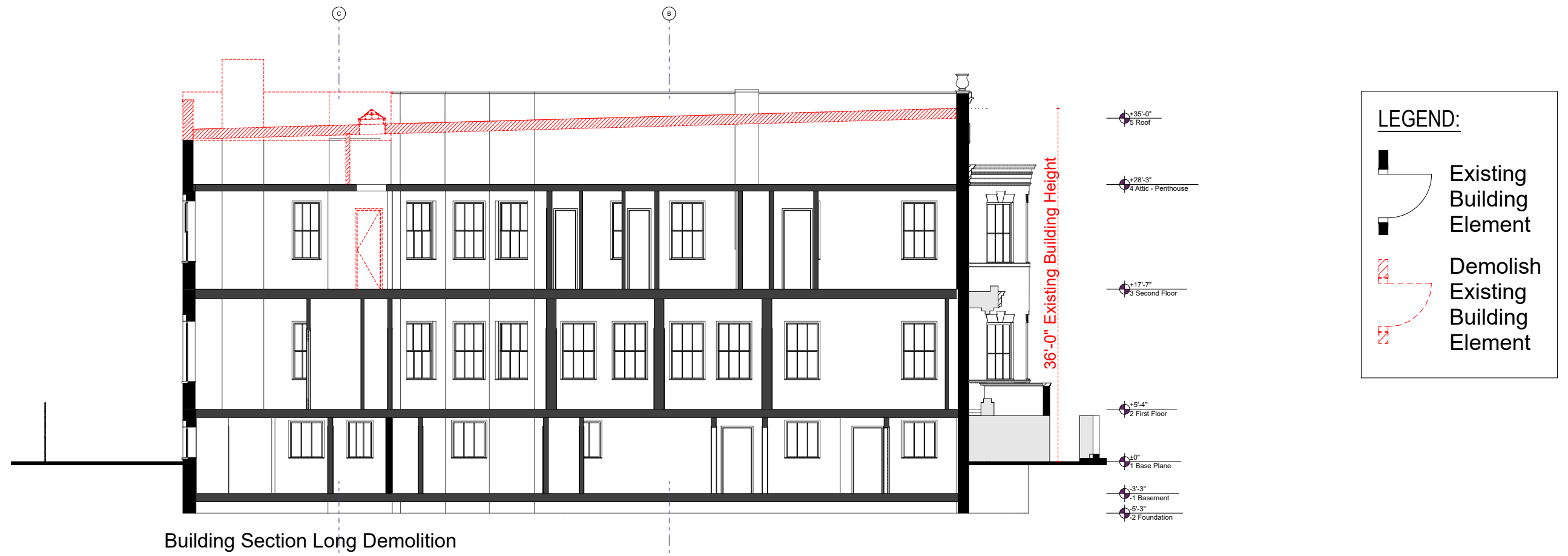
Current Application:



Building Section Long CD



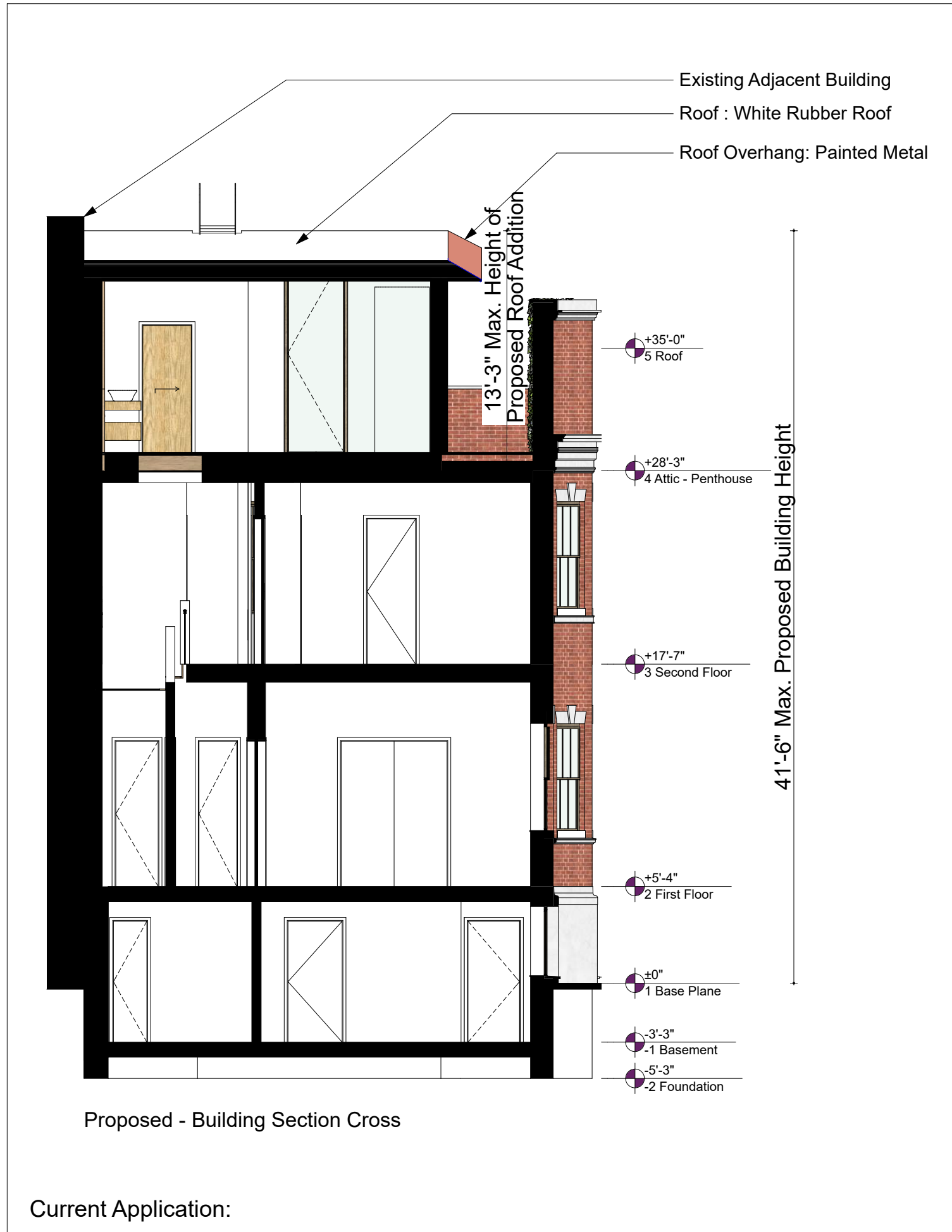
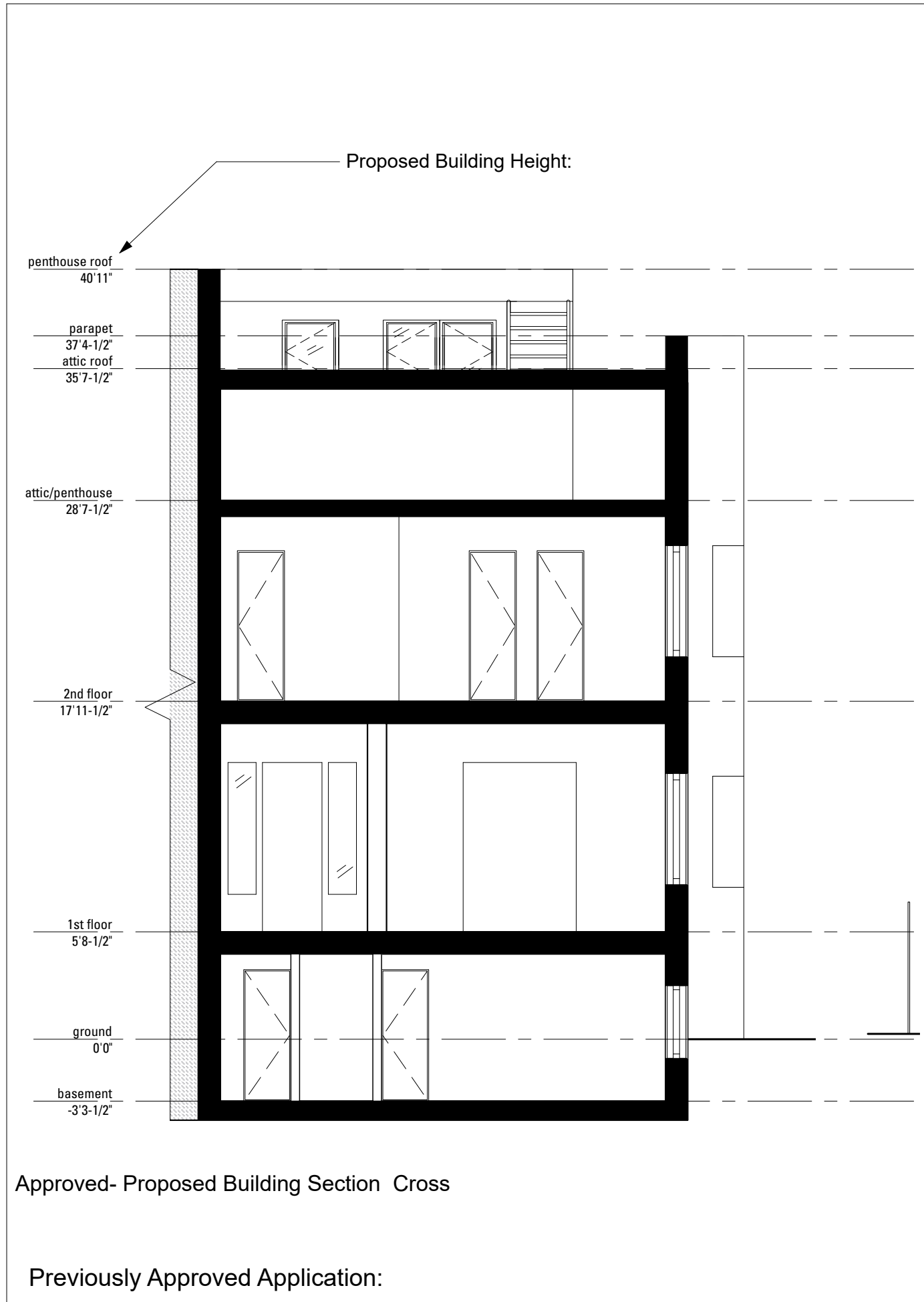
Penthouse - CD



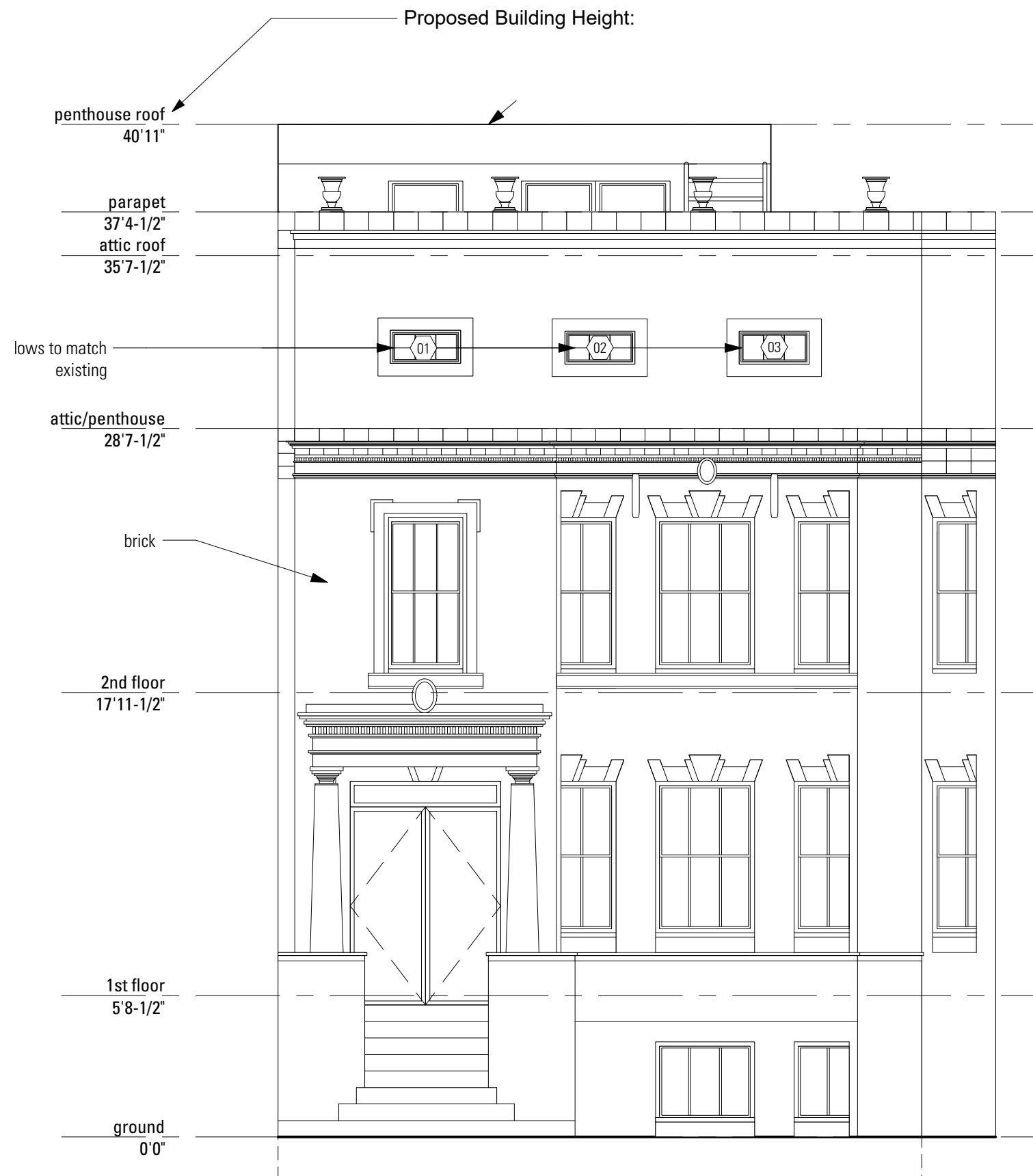
LEGEND:

- Existing Building Element
- Demolish Existing Building Element





Proposed Front Elevation:



Previously Approved Application:

Proposed Front Elevation:



Current Application:

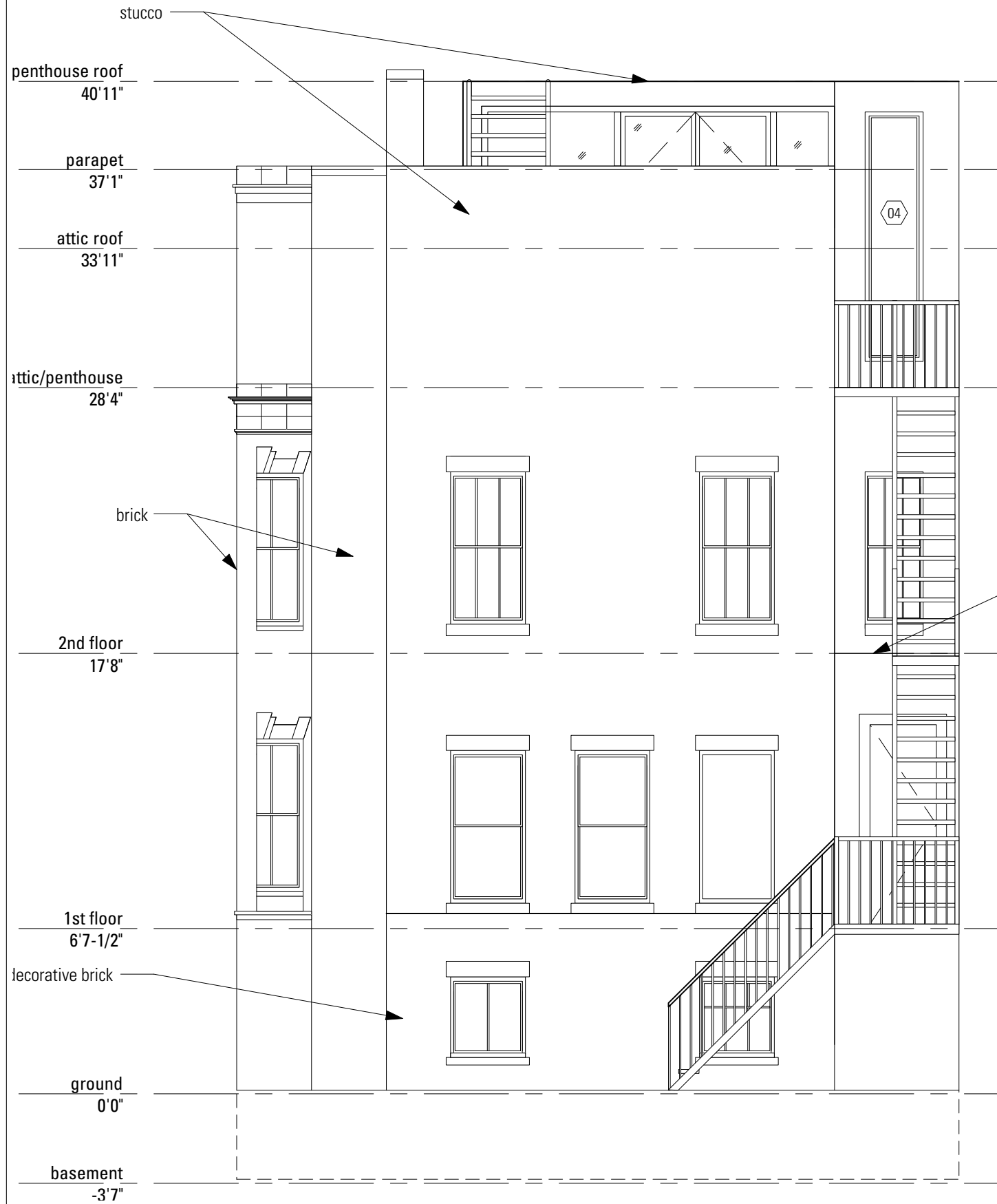
Proposed Side Elevation:
Previously Approved Application:



Proposed Side Elevation:
Current Application:

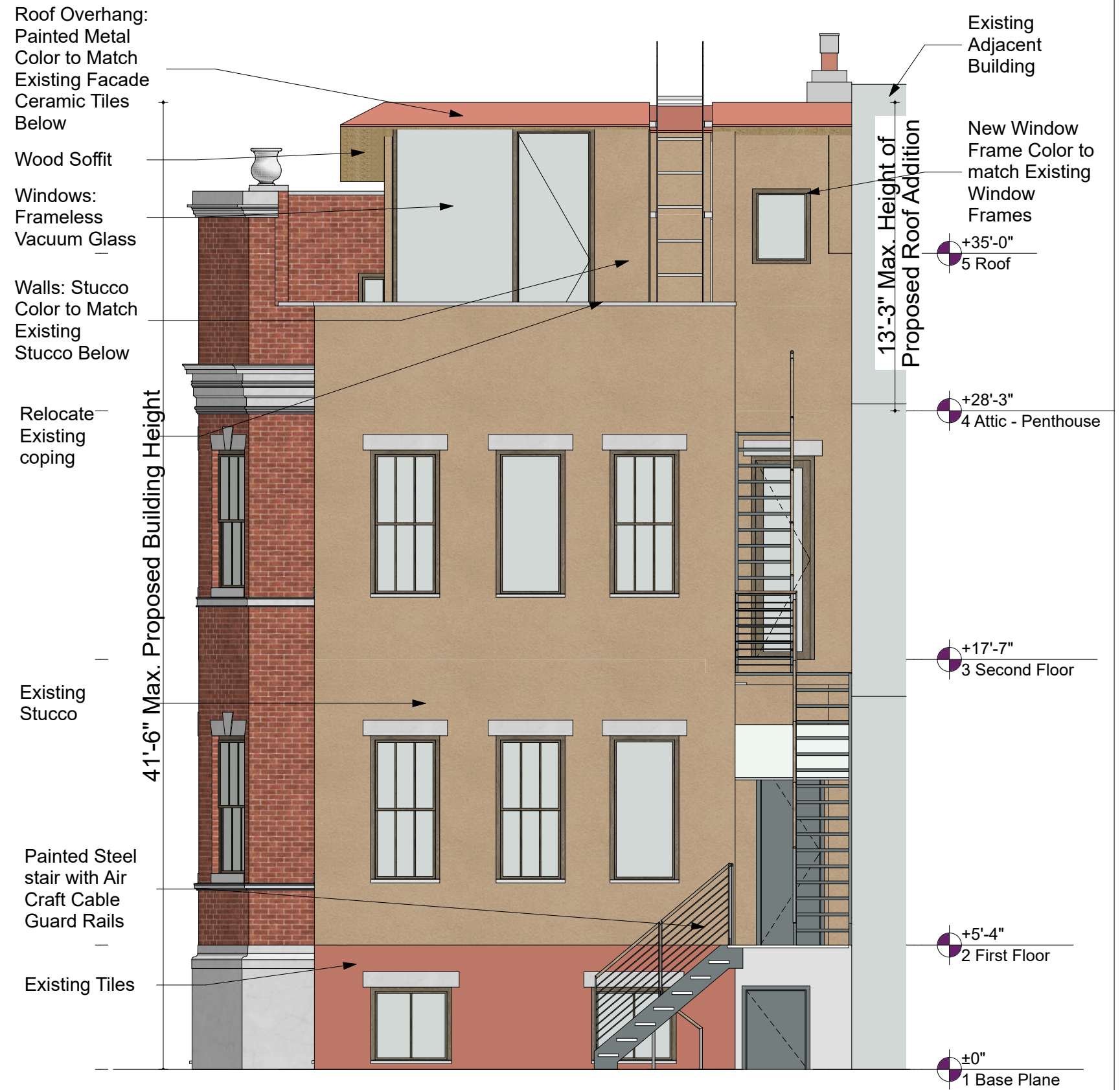


Proposed Elevations:



Previously Approved Application:

Proposed Elevations:



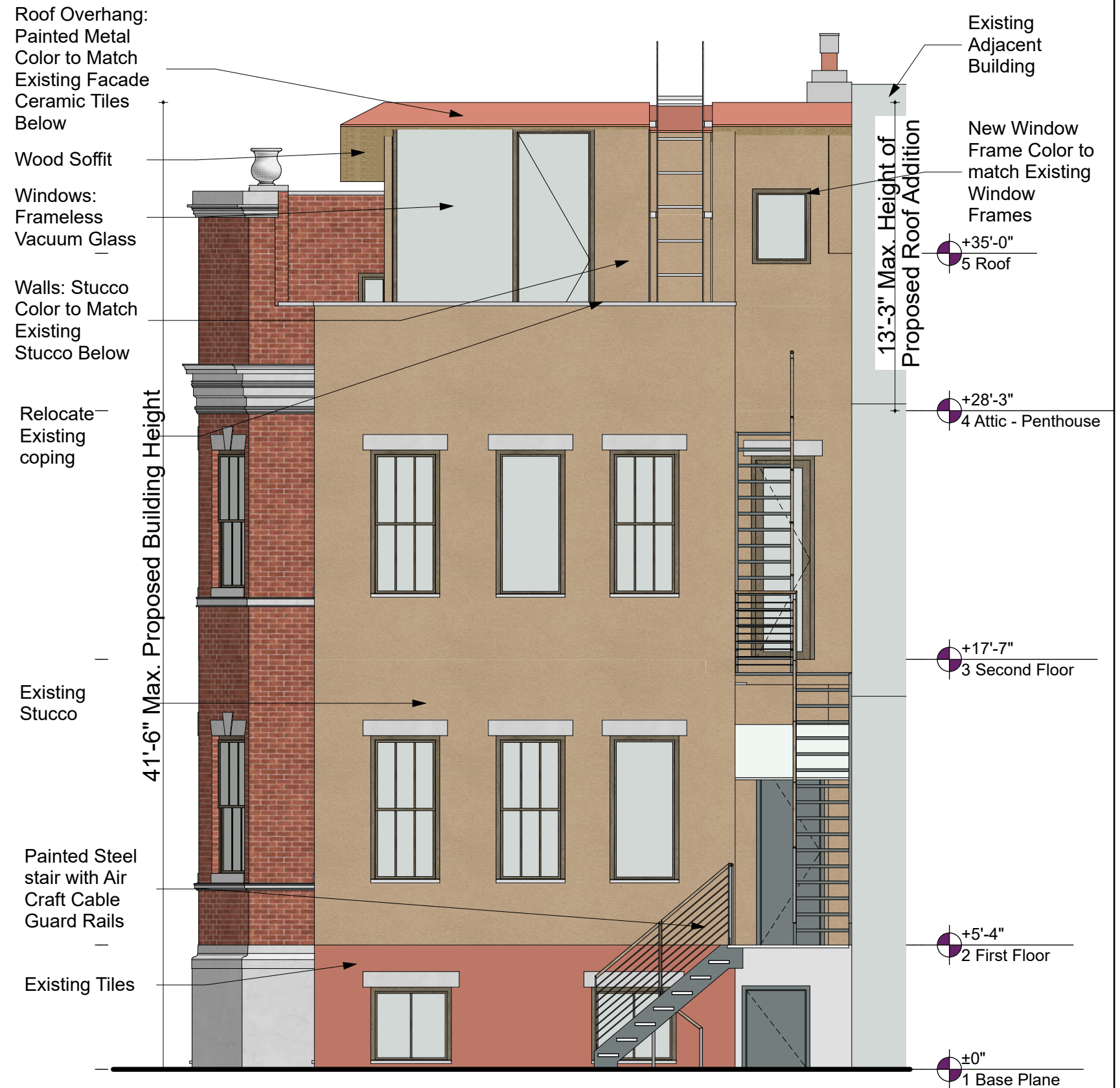
Current Application:

Existing Elevations:



Current Application:

Proposed Elevations:



Current Application:



Roofing
Membrane:
White Rubber

Roof Overhang:
Painted Metal
Color to Match
Existing Facade
Ceramic Tiles
Below

Windows:
Frameless
Vacuum Glass

Walls: Stucco
Color to Match
Existing
Stucco Below

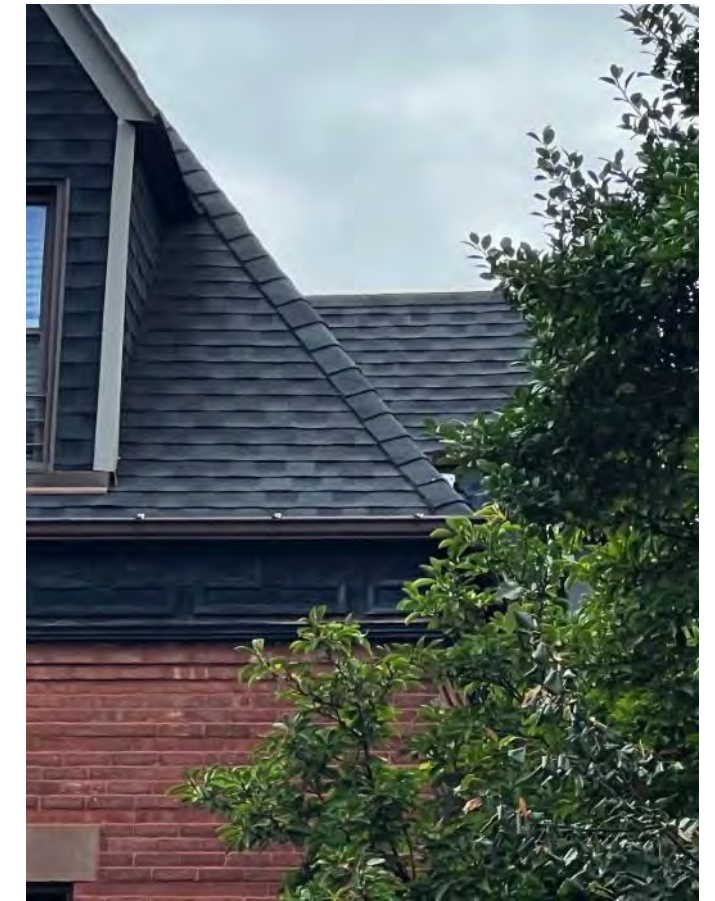
New Window
Frame Color to
match Existing
Window
Frames



Existing fire Escapes on the Block:



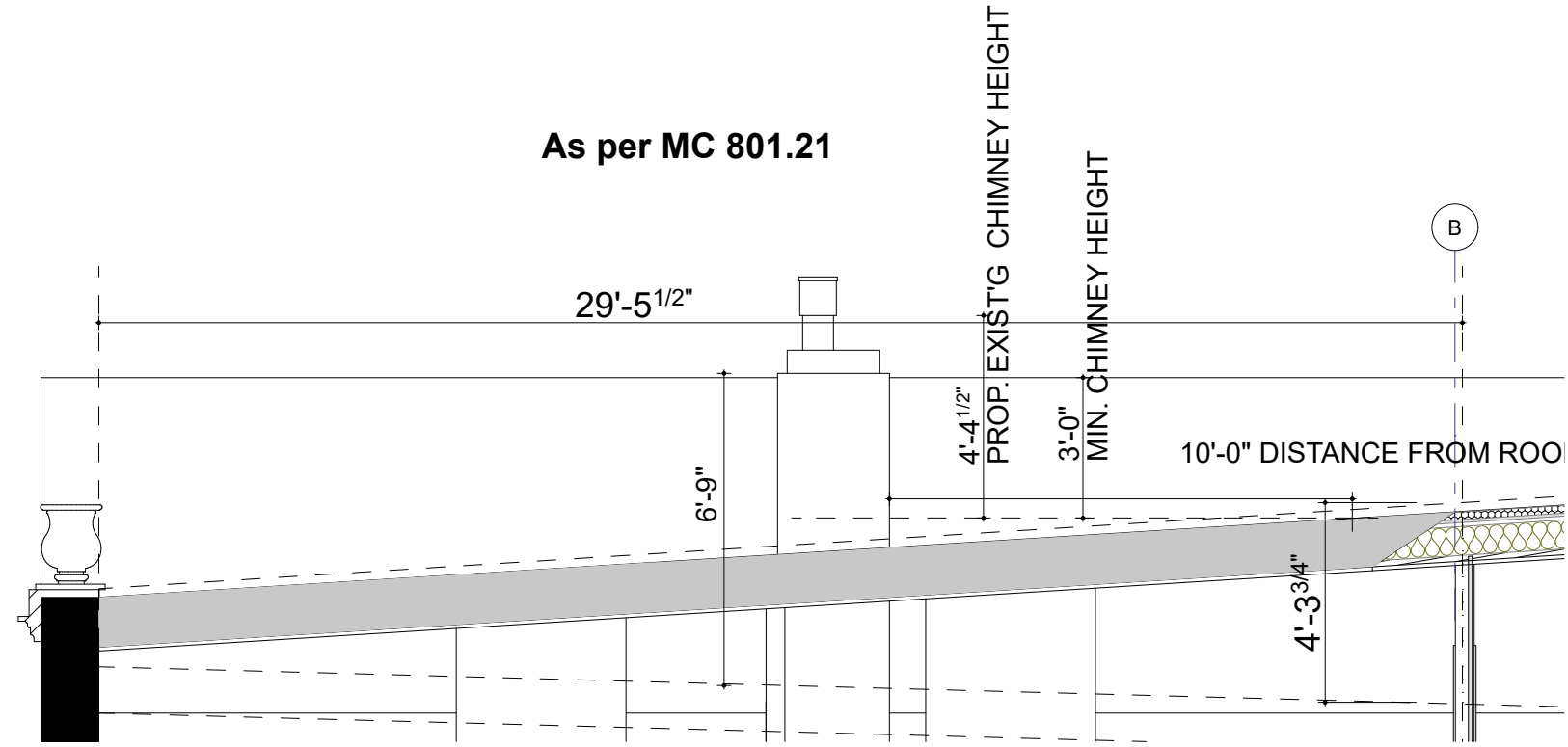
Existing Sloped Roof Finishes within the District:



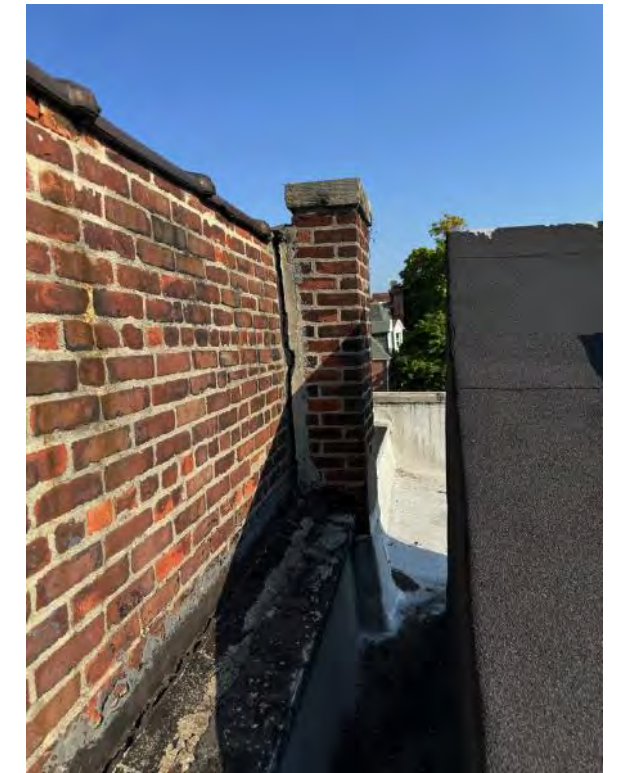
Existing Chimneys:



Existing Chimney to Remain (Active)



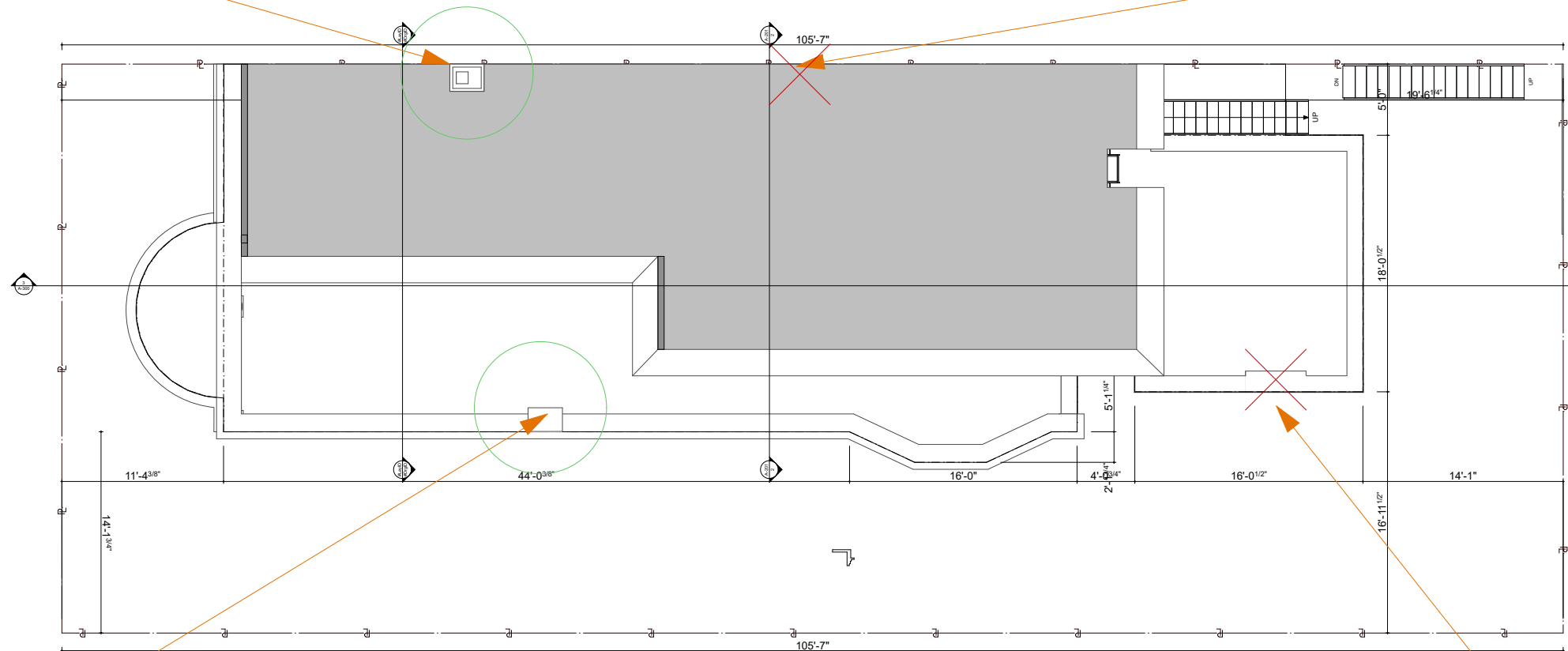
Building Section Long Chimney



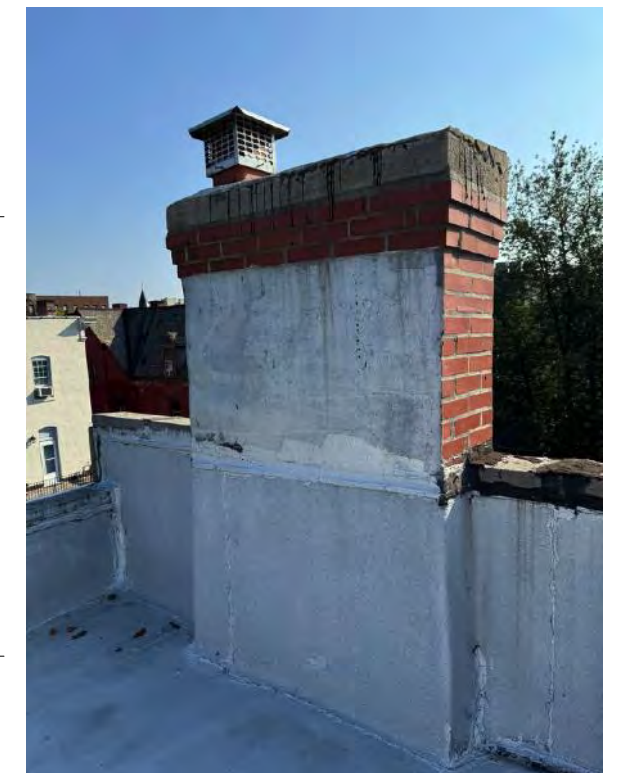
Existing Chimney to be Removed (Not Active)



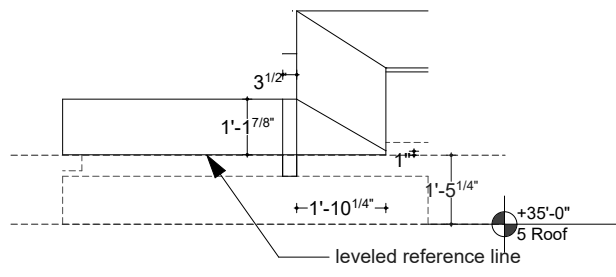
Existing Capped Chimney to Remain (Not Active)



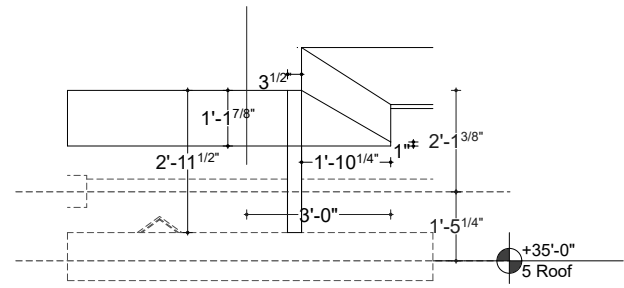
Existing Chimney to be Cut Down to Height of Proposed Parapet (Not Active)



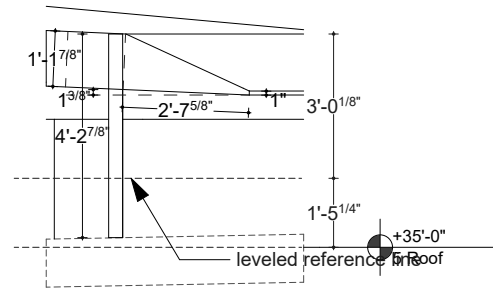
Mock Up Drawings:



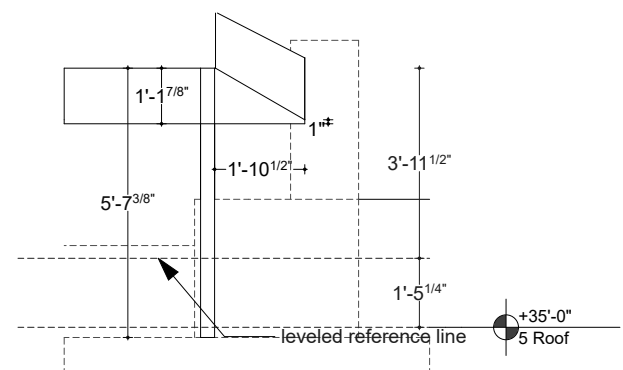
M0 Mock Up Section 0



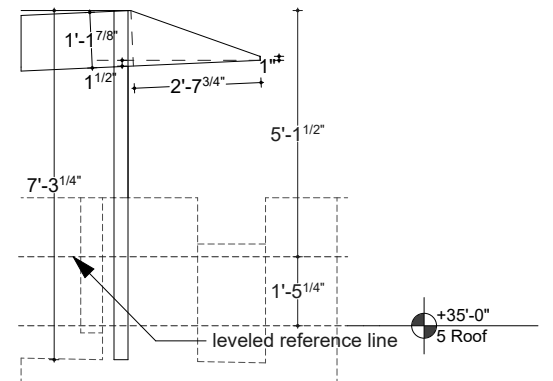
M1 Mock Up Section 1



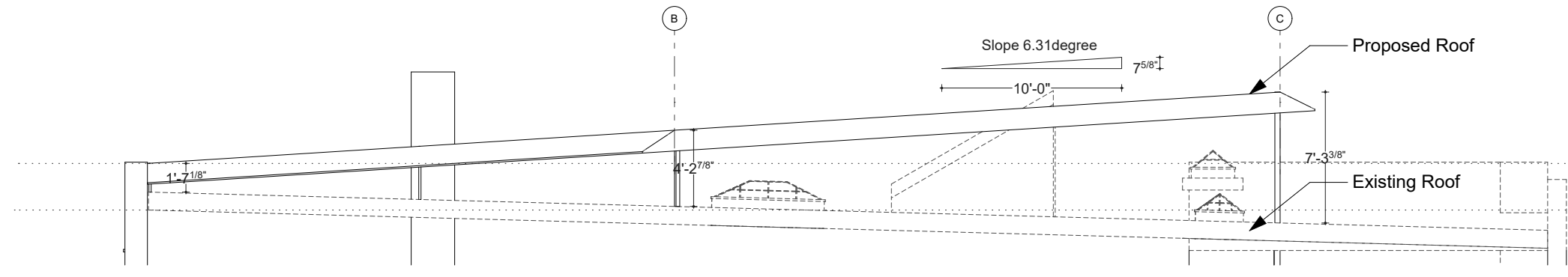
M2 Mock Up Section 2



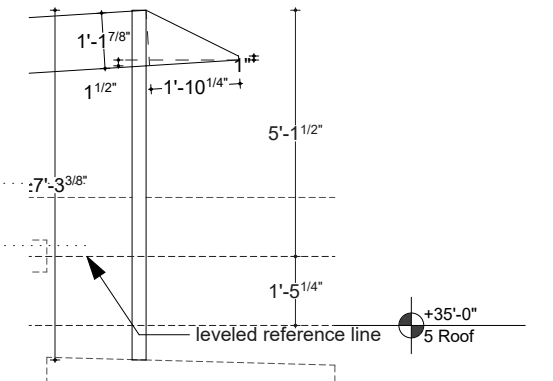
M3 Mock Up Section 3



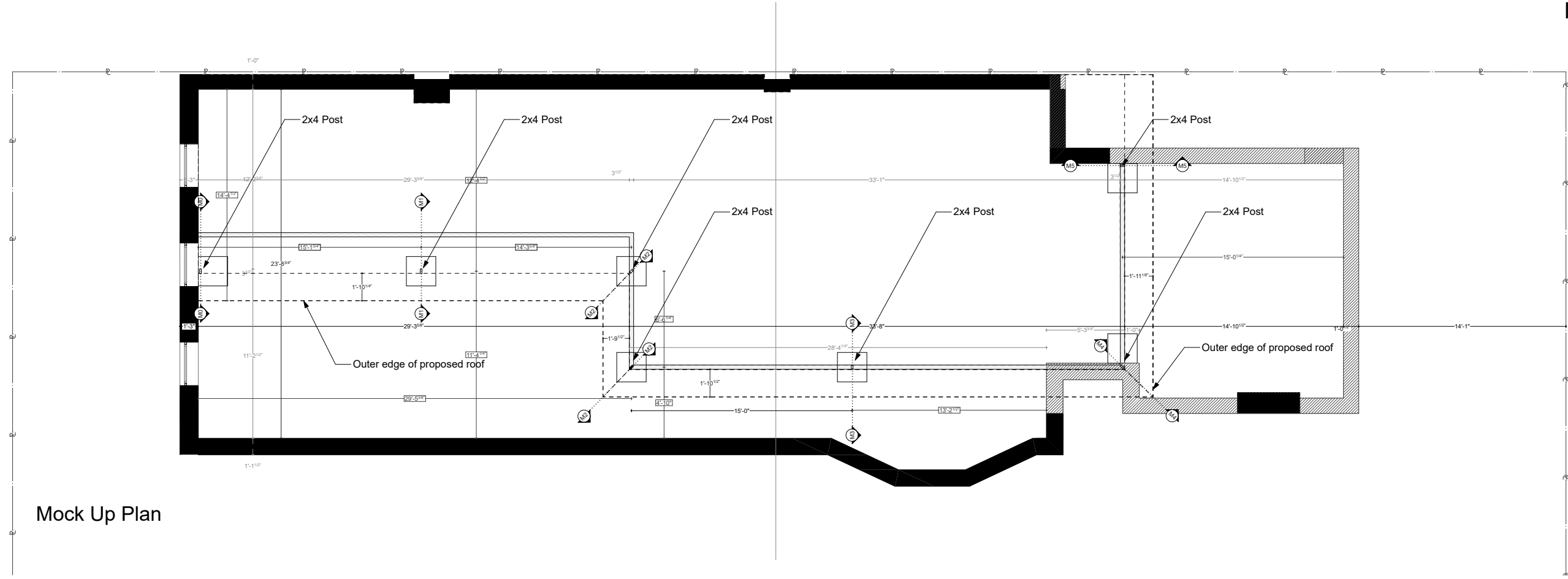
M4 Mock Up Section 4



Mock Up Section of proposed Roof



M5 Mock Up Section 5



Mock Up Plan



roof front



roof rear



roof1



roof2

Mock-Up
Not Visible



View from Park Place

Mock-Up
Not Visible

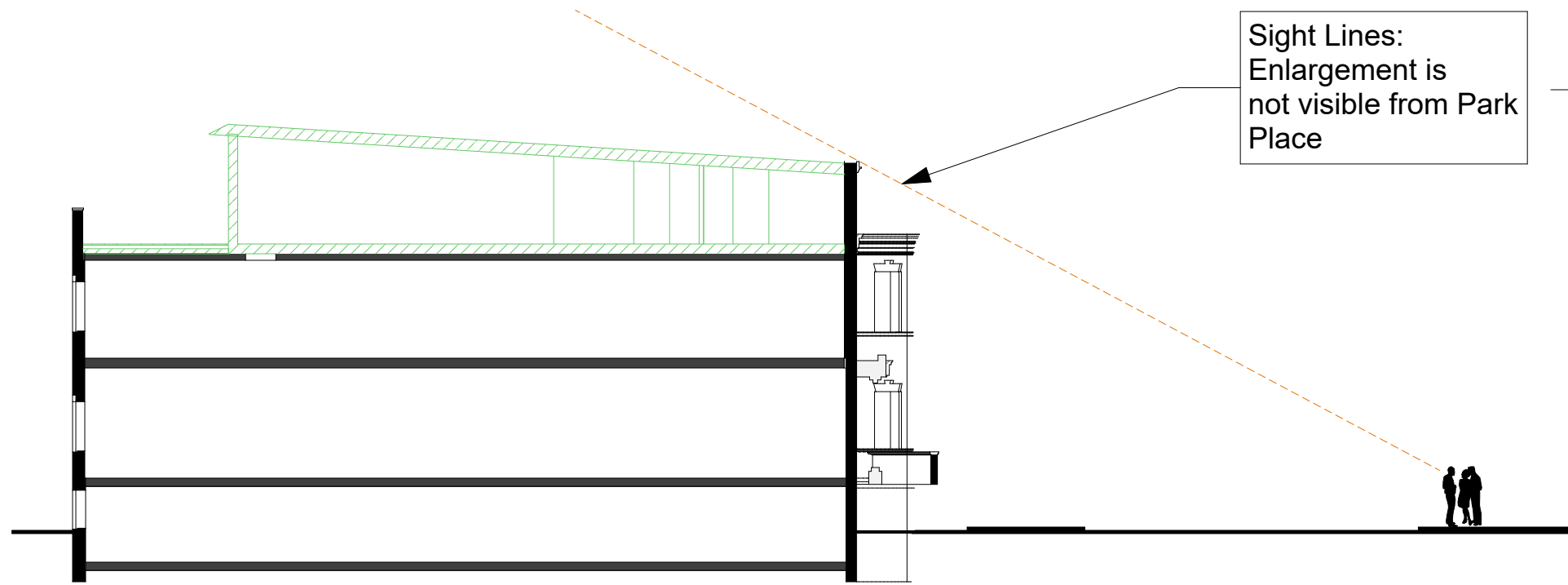


View from Park Place

Mock-Up
Visible

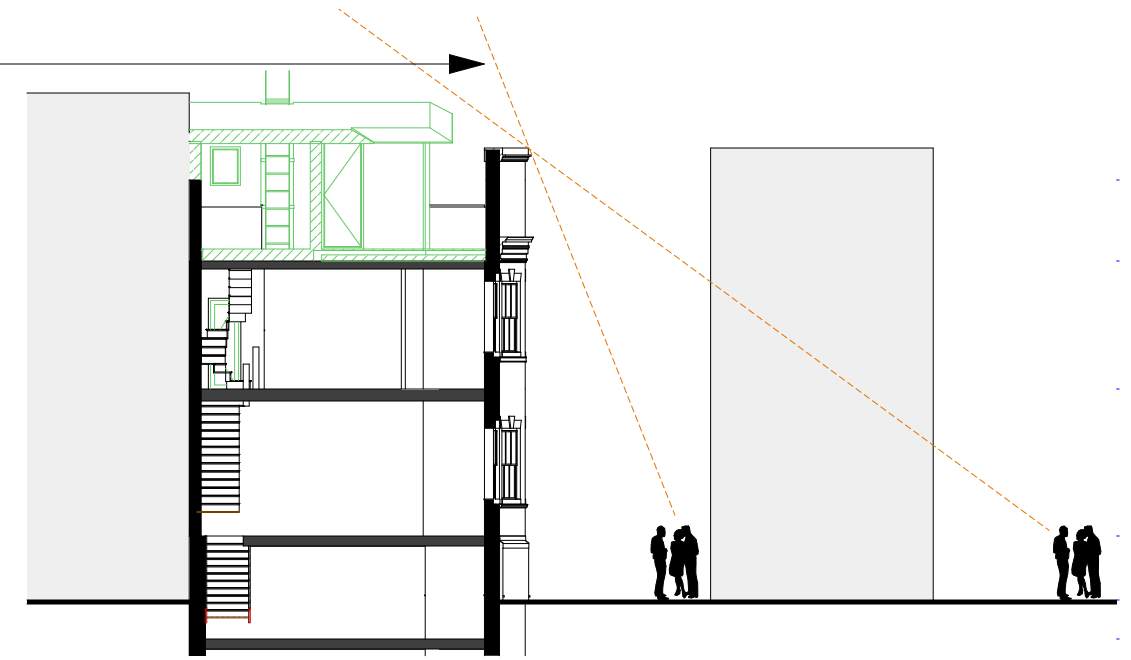


View from Prospect Place

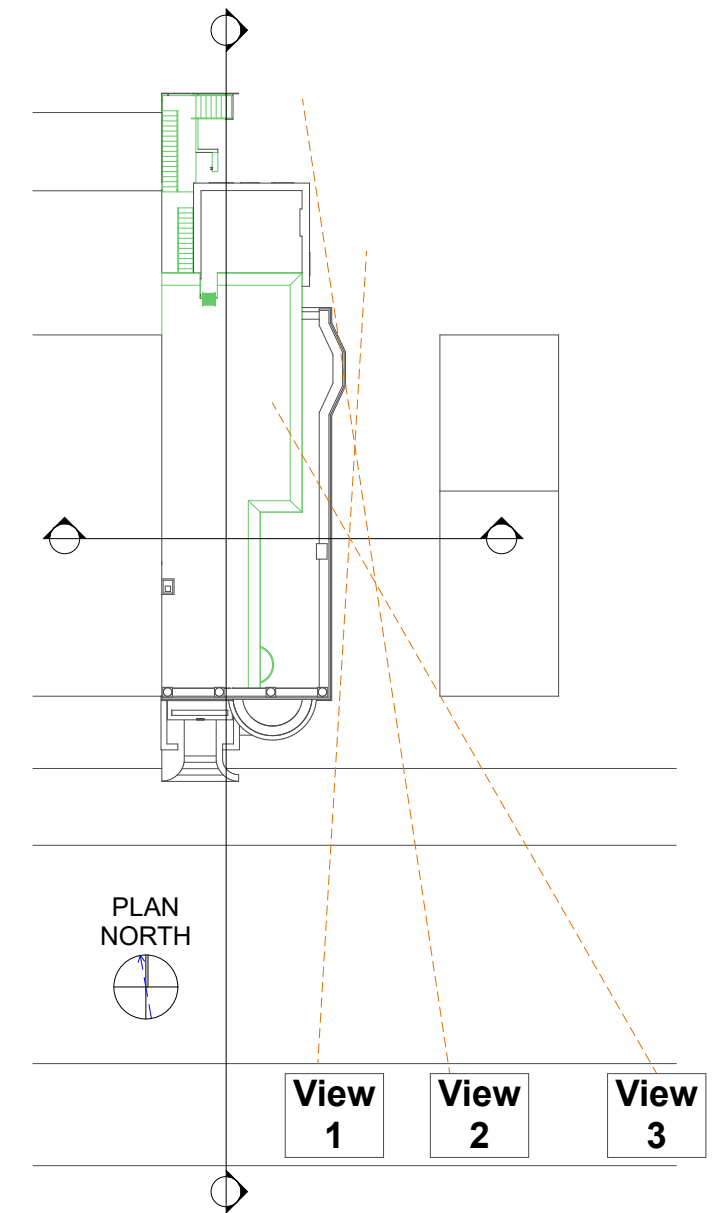


Site Section Long

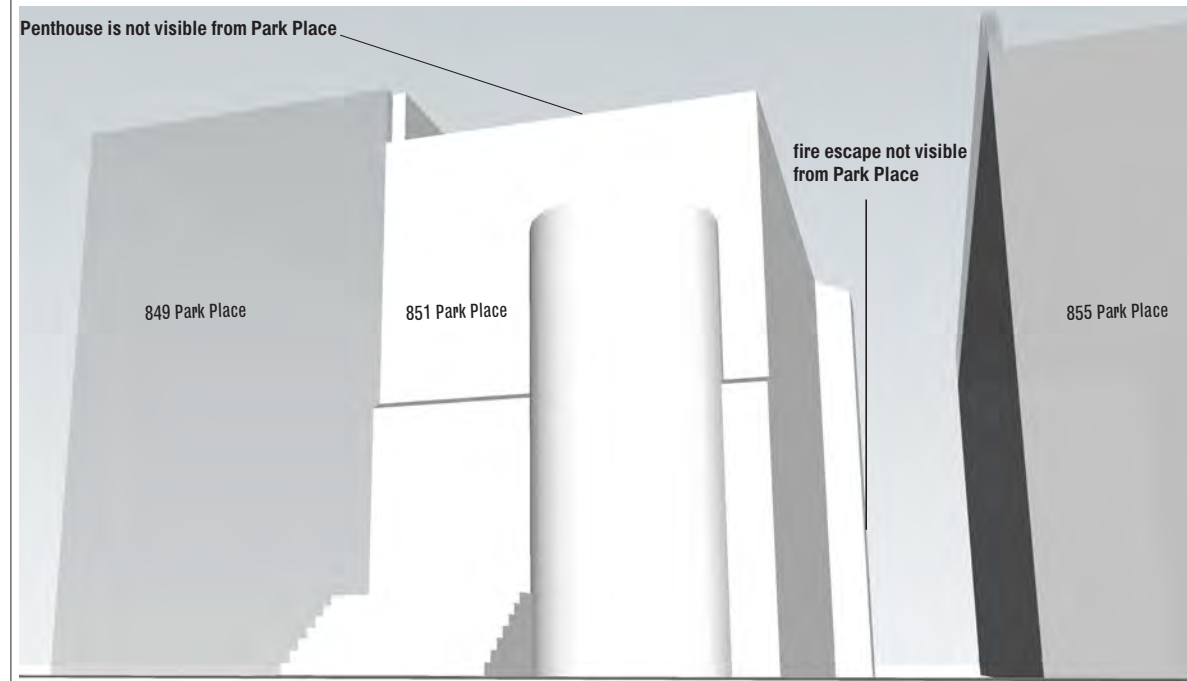
Sight Lines:
Enlargement is
not visible from Park
Place



Site Section Cross



Location Plan



Previously Approved Application:



View
1

Current Application:

Proposed
Enlargement is not
visible from Park
Place



View
2



View
3



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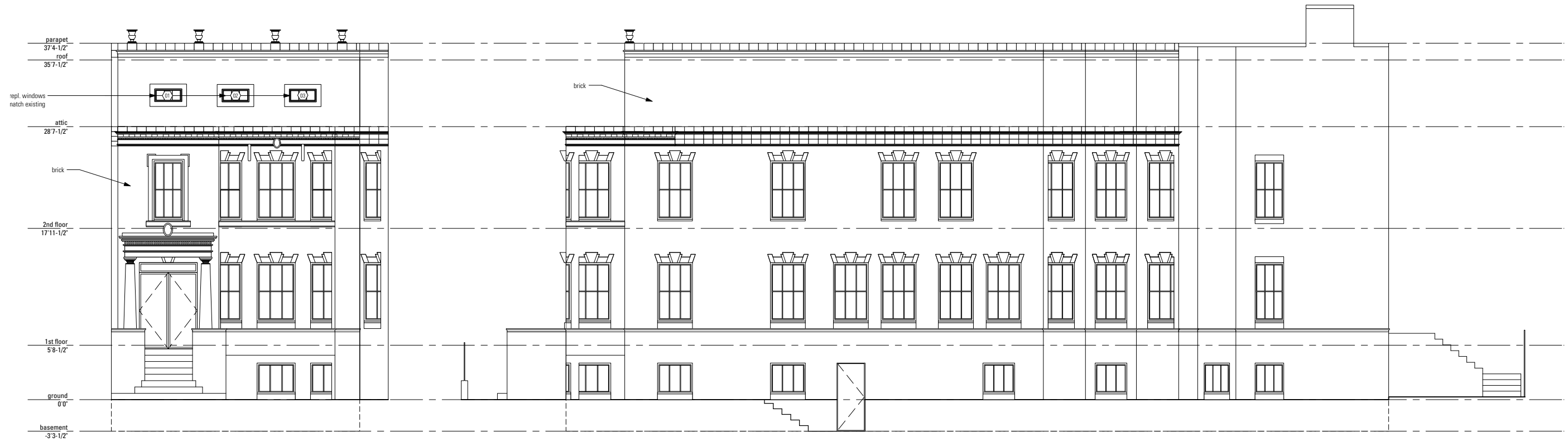
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Appendix

Existing Elevations
Existing/Demolition Floor Plans

Existing Elevations

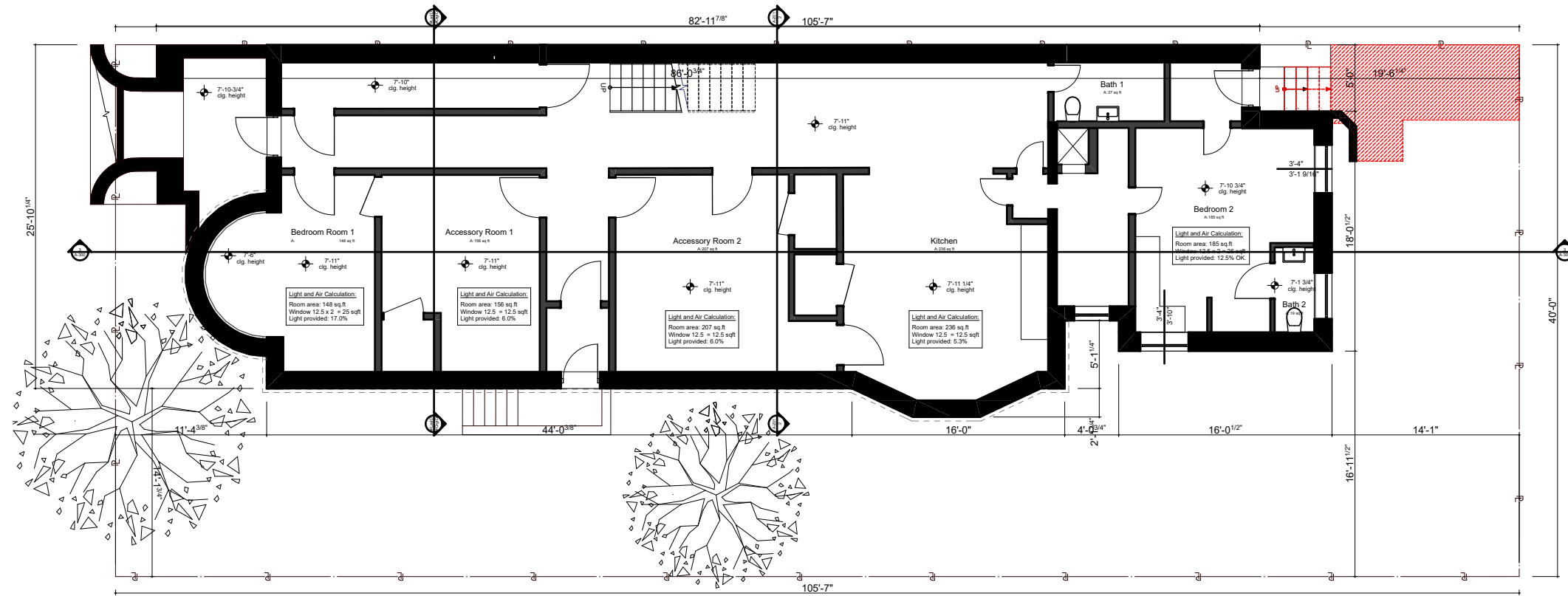


01 existing front elevation
3/16"=1'0"

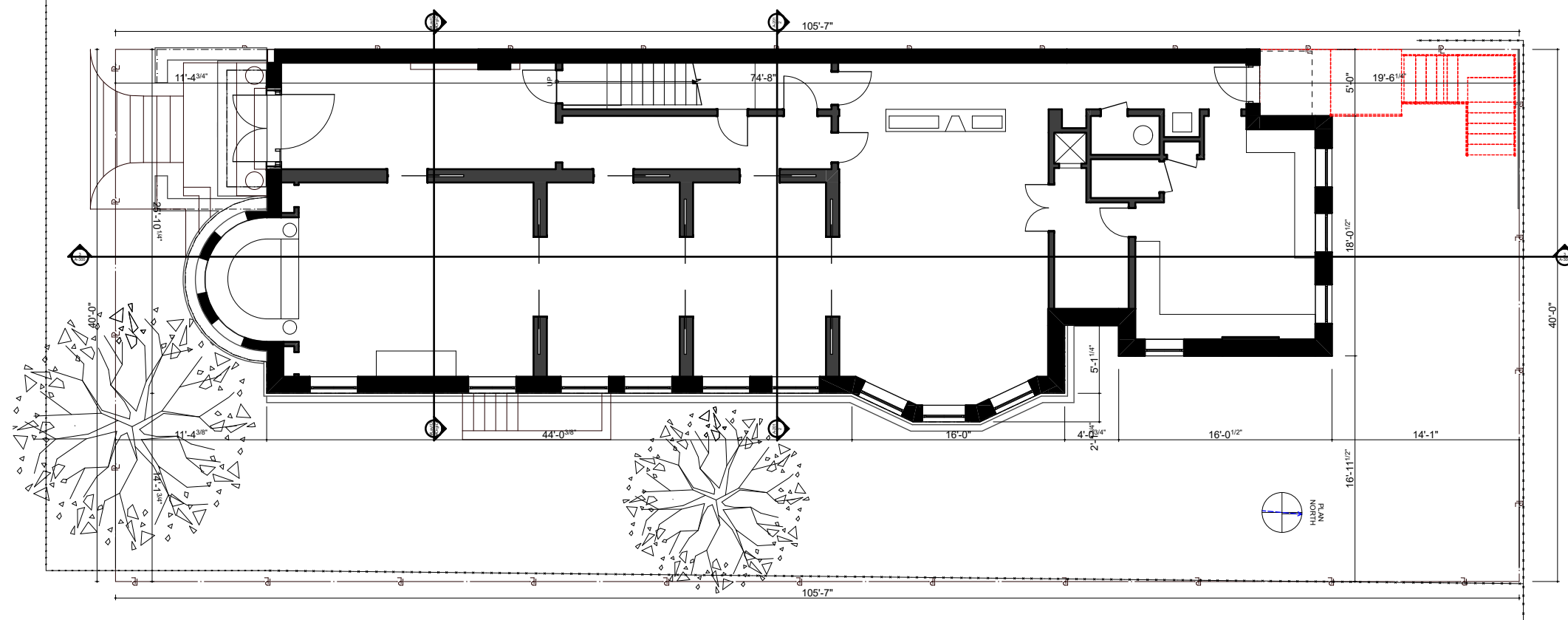
02 existing side elevation
3/16"=1'0"



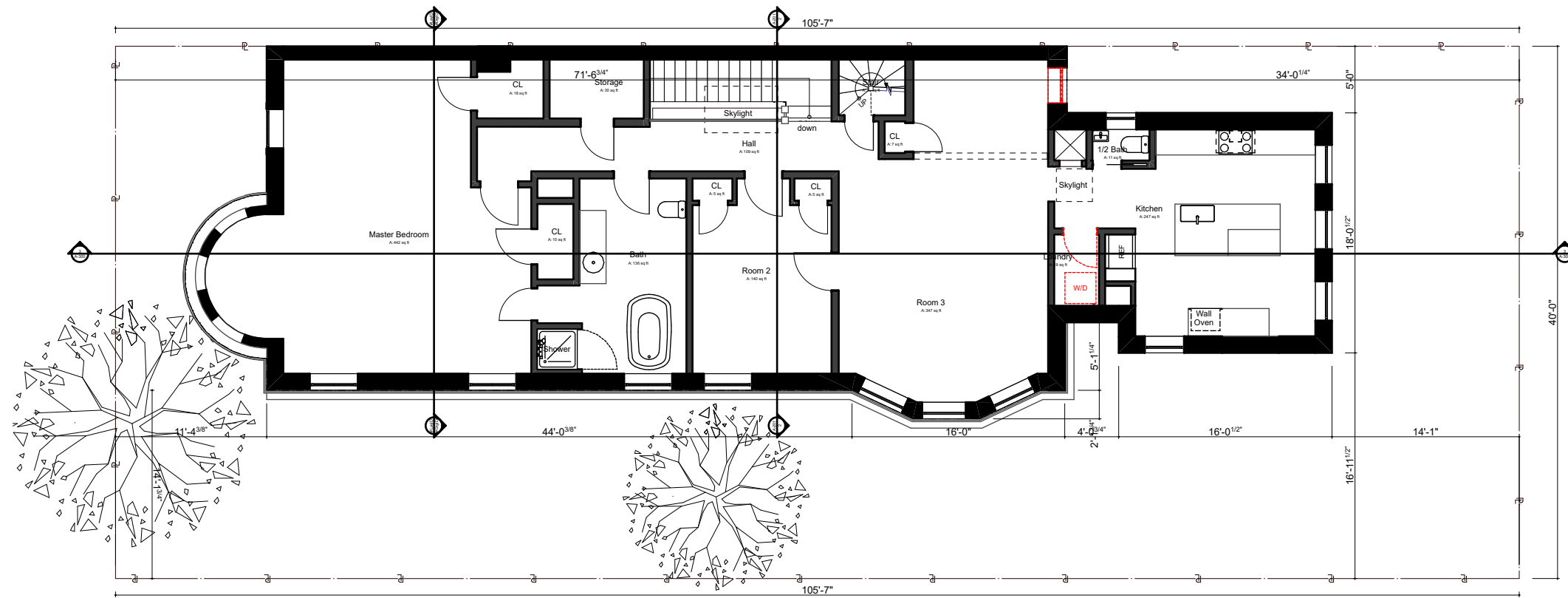
Previously Approved Application:



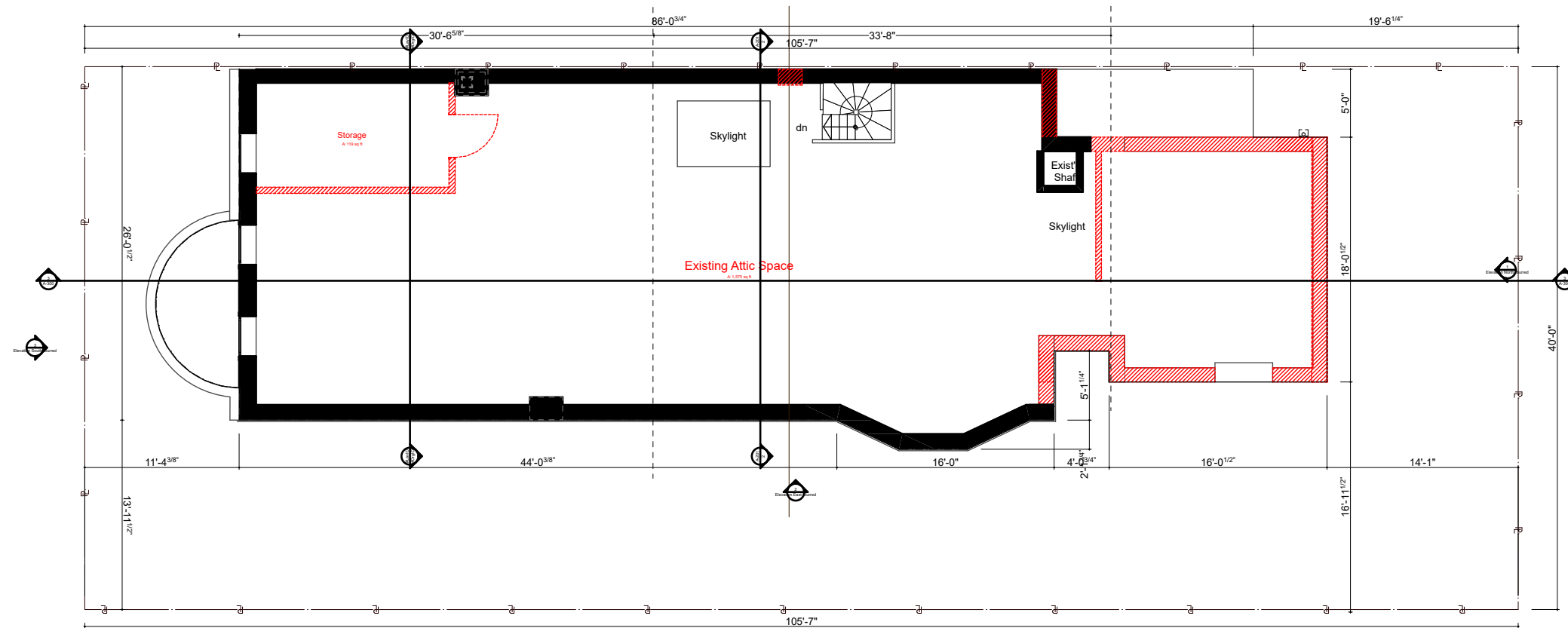
Existing / Demolition Second Floor Plan:



Existing / Demolition Attic Plan:





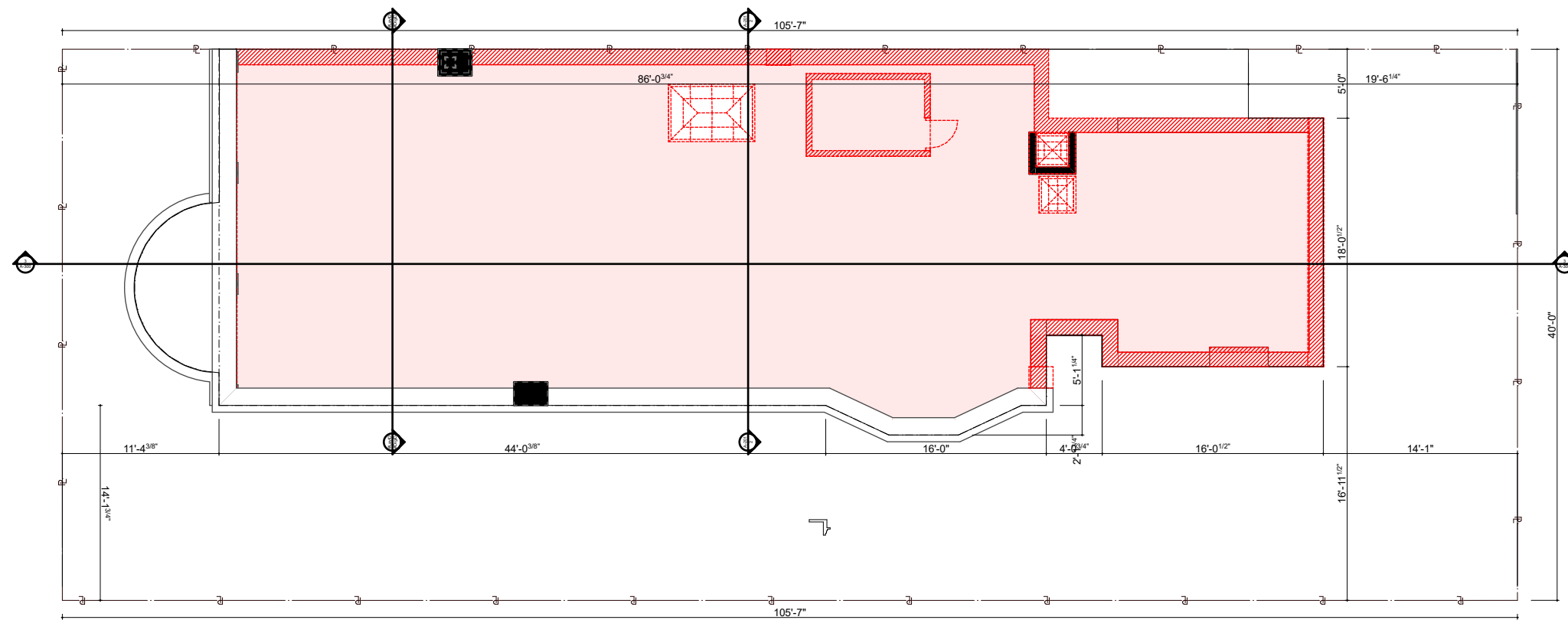
Existing / Demolition Second Floor Plan:





Existing / Demolition Attic Plan:

LEGEND:

-  Existing Building Element
-  Demolish Existing Building Element



LEGEND:

-  Existing Building Element
-  Demolish Existing Building Element

Existing / Demolition Roof Plan:

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