

# Application to the Landmarks Preservation Commission

## 288 Carroll St: Proposal to revise LPC-approved roof addition, in line with roof addition subsequently approved for 286 Carroll St; Minor rear facade amendment

Brooklyn NY / Block 00450 / Lot 0028



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- 03 Carroll Gardens Historic District
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*\*sheets showing updated design*

PROJECT  
288 CARROLL STREET, BROOKLYN, NY - BLOCK 00450, LOT 0028  
PROPOSAL TO REVISE LPC-APPROVED ROOF ADDITION,  
MINOR REAR FACADE AMENDMENT

DRAWING TITLE  
COVER

SCALE N/A  
DATE 25 OCTOBER 2016  
DRAWN BY BNYA, PLLC

1



# Carroll Gardens



Carroll Gardens Historic District  
Brooklyn  
Designated September 25, 1973

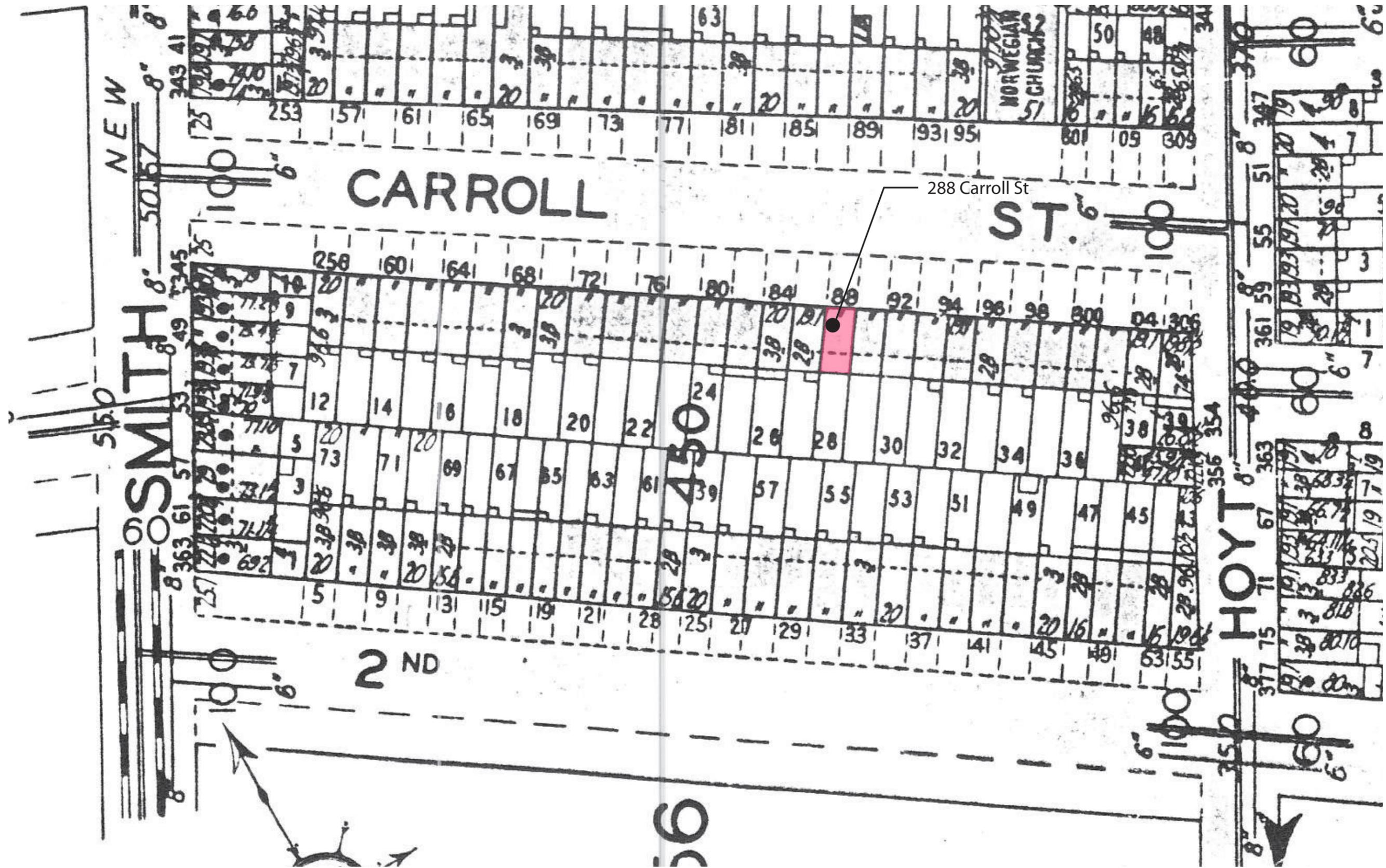
 Historic District Boundaries



PROJECT  
288 CARROLL STREET, BROOKLYN, NY - BLOCK 00450, LOT 0028  
PROPOSAL TO REVISE LPC-APPROVED ROOF ADDITION,  
MINOR REAR FACADE AMENDMENT

DRAWING TITLE  
CARROLL GARDENS HISTORIC DISTRICT

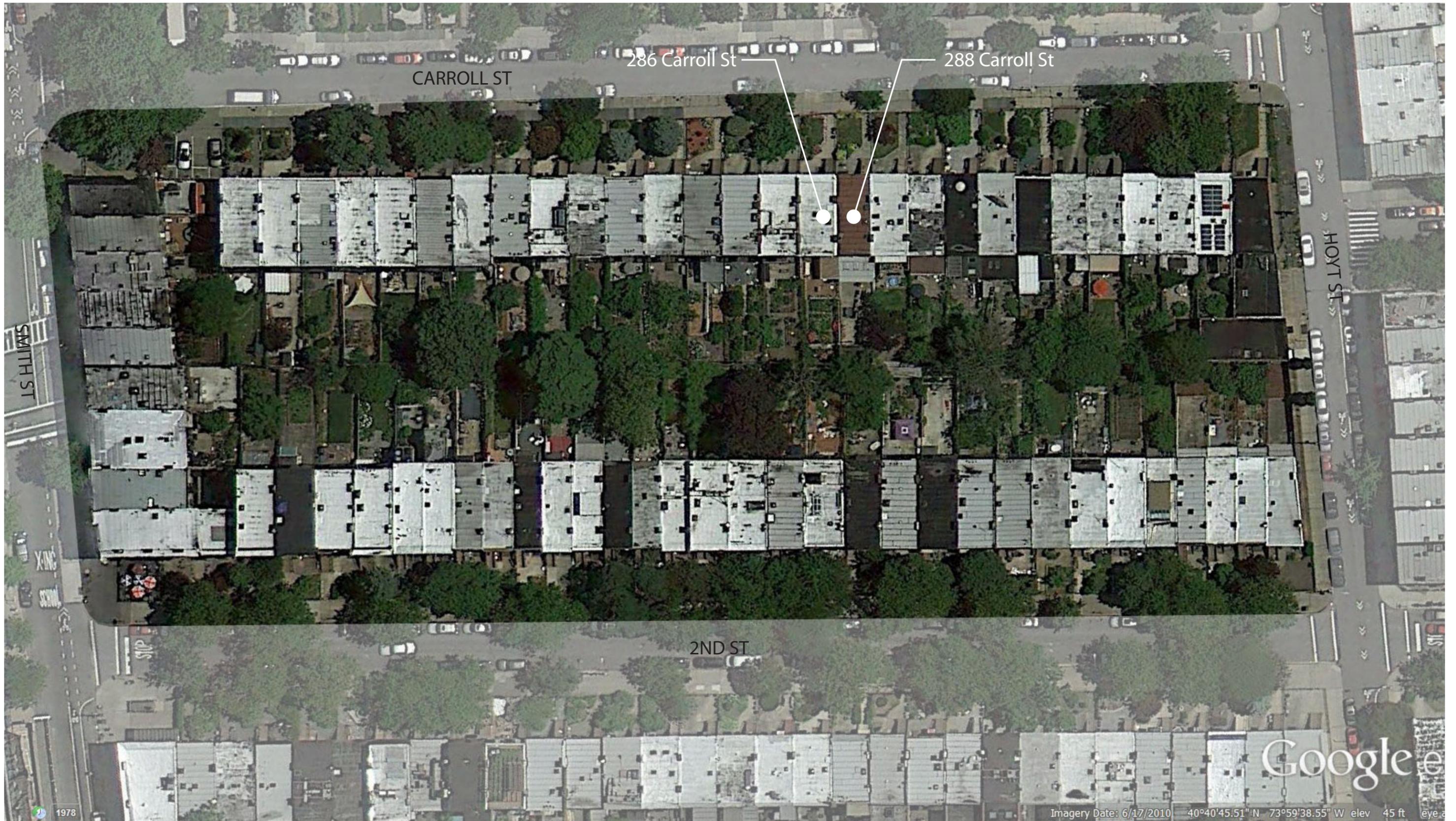
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DATE 25 OCTOBER 2016  
DRAWN BY BNYA, PLLC



PROJECT  
 288 CARROLL STREET, BROOKLYN, NY - BLOCK 00450, LOT 0028  
 PROPOSAL TO REVISE LPC-APPROVED ROOF ADDITION,  
 MINOR REAR FACADE AMENDMENT

DRAWING TITLE  
 SANBORN MAP

SCALE N/A  
 DATE 25 OCTOBER 2016  
 DRAWN BY BNYA, PLLC



PROJECT  
288 CARROLL STREET, BROOKLYN, NY - BLOCK 00450, LOT 0028  
PROPOSAL TO REVISE LPC-APPROVED ROOF ADDITION,  
MINOR REAR FACADE AMENDMENT

DRAWING TITLE  
SITE PLAN

SCALE N/A  
DATE 25 OCTOBER 2016  
DRAWN BY BNYA, PLLC



PROJECT  
 288 CARROLL STREET, BROOKLYN, NY - BLOCK 00450, LOT 0028  
 PROPOSAL TO REVISE LPC-APPROVED ROOF ADDITION,  
 MINOR REAR FACADE AMENDMENT

DRAWING TITLE  
 SITE PLAN - APPROVED EXTENSIONS

SCALE N/A  
 DATE 25 OCTOBER 2016  
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286 Carroll St  
 Docket: 179231  
 COFA: 18-0022  
 Date: 12/14/15

288 Carroll St Proposed  
 Docket: 184312

KEY  
 Outline of LPC Approved Roof Addition  
 Outline of Proposed Roof Addition to match 286

Imagery Date: 6/17/2010 40°40'45.51" N 73°59'38.55" W elev 45 ft eye.a

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DRAWING TITLE  
 SITE PLAN - PROPOSED EXTENSIONS

SCALE N/A  
 DATE 25 OCTOBER 2016  
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6b



Existing Condition



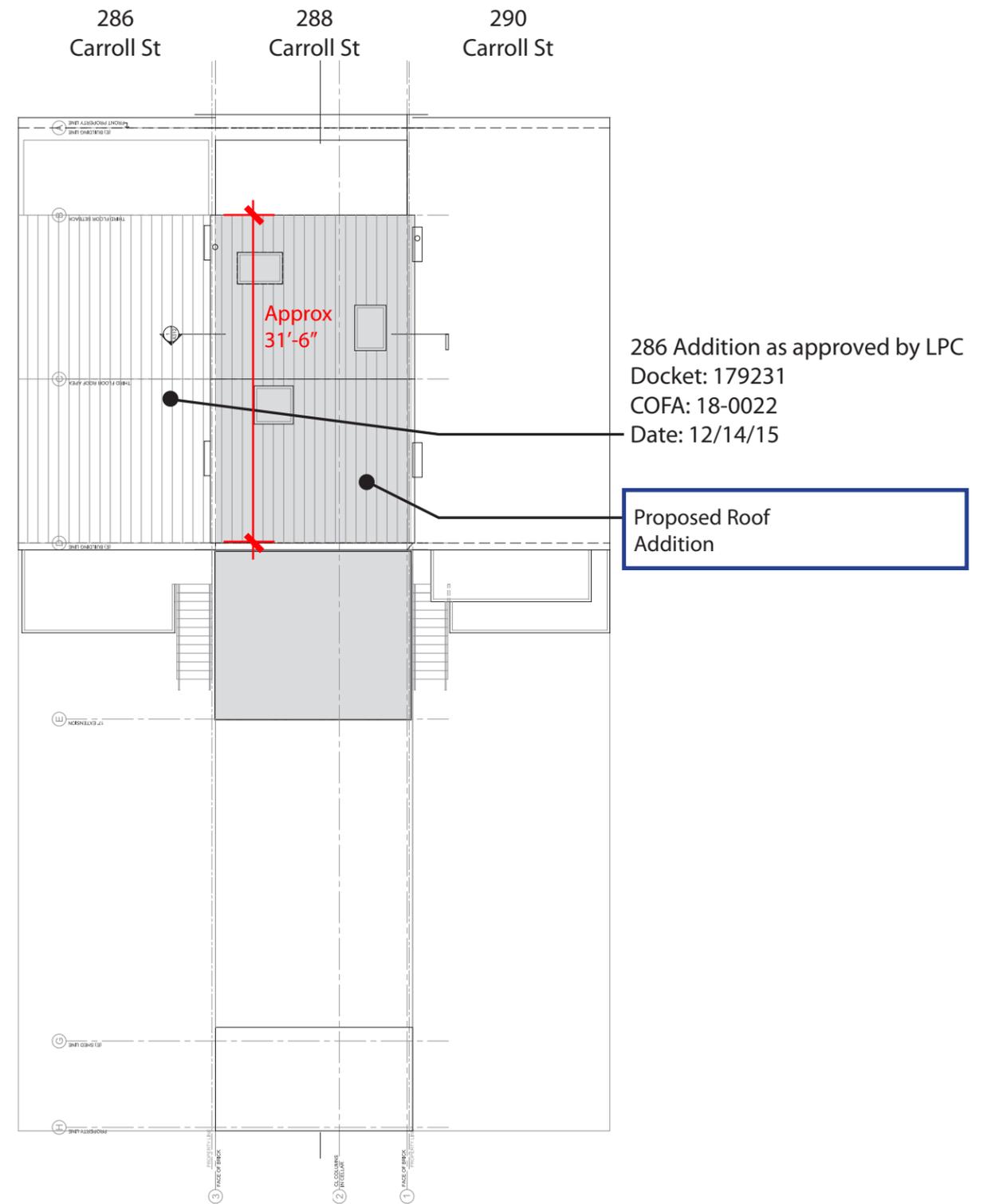
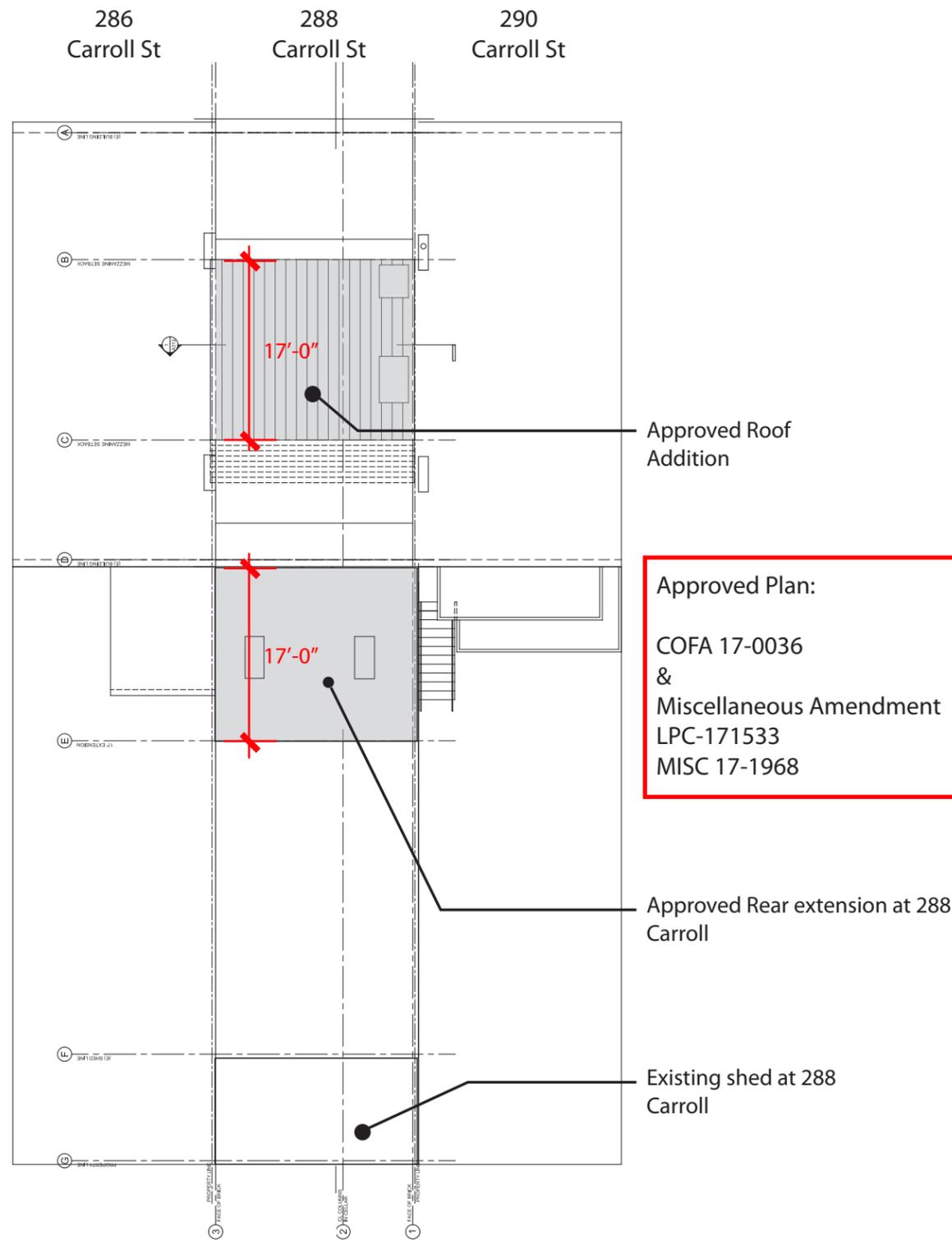
KEY - Existing Building

- 4 Story Building & Basement
- 3 Story Building & Basement
- 2 Story Building & Basement

PROJECT  
 288 CARROLL STREET, BROOKLYN, NY - BLOCK 00450, LOT 0028  
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DRAWING TITLE  
 SITE PLAN

SCALE N/A  
 DATE 25 OCTOBER 2016  
 DRAWN BY BNYA, PLLC



Plan - Proposed

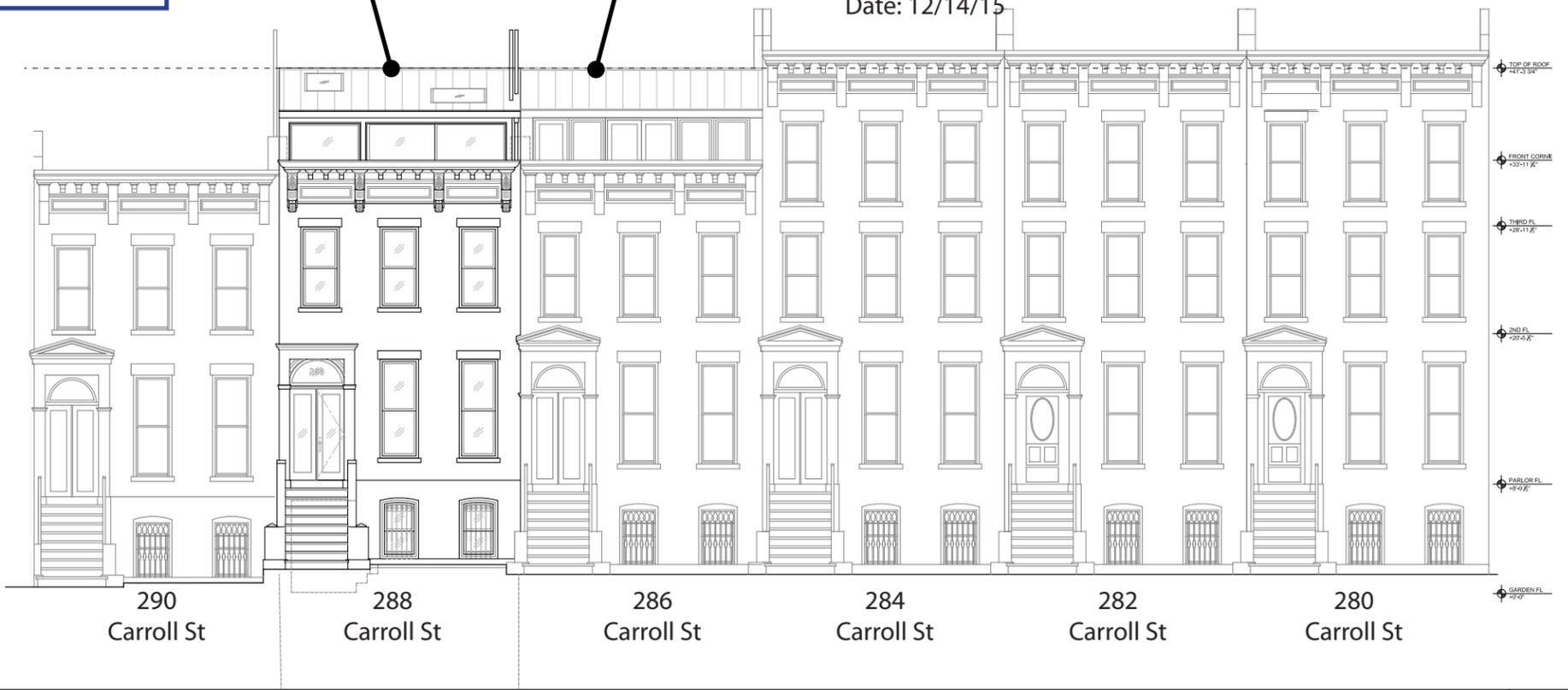
Approved elevation:  
 COFA 17-0036  
 &  
 Miscellaneous Amendment  
 LPC-171533  
 MISC 17-1968  
 Brownstone Resurfacing  
 PMW 17-4611



Proposed Roof Addition to match profile of approved roof addition of 286 Carroll St.

286 Addition as approved by LPC  
 Docket: 179231  
 COFA: 18-0022  
 Date: 12/14/15

Front Elevation - Proposed



Approved elevation:  
 COFA 17-0036  
 &  
 Miscellaneous Amendment  
 LPC-171533  
 MISC 17-1968



280 Carroll St      282 Carroll St      284 Carroll St      286 Carroll St      288 Carroll St      290 Carroll St

286 Addition as approved by LPC  
 Docket: 179231  
 COFA: 18-0022  
 Date: 12/14/15

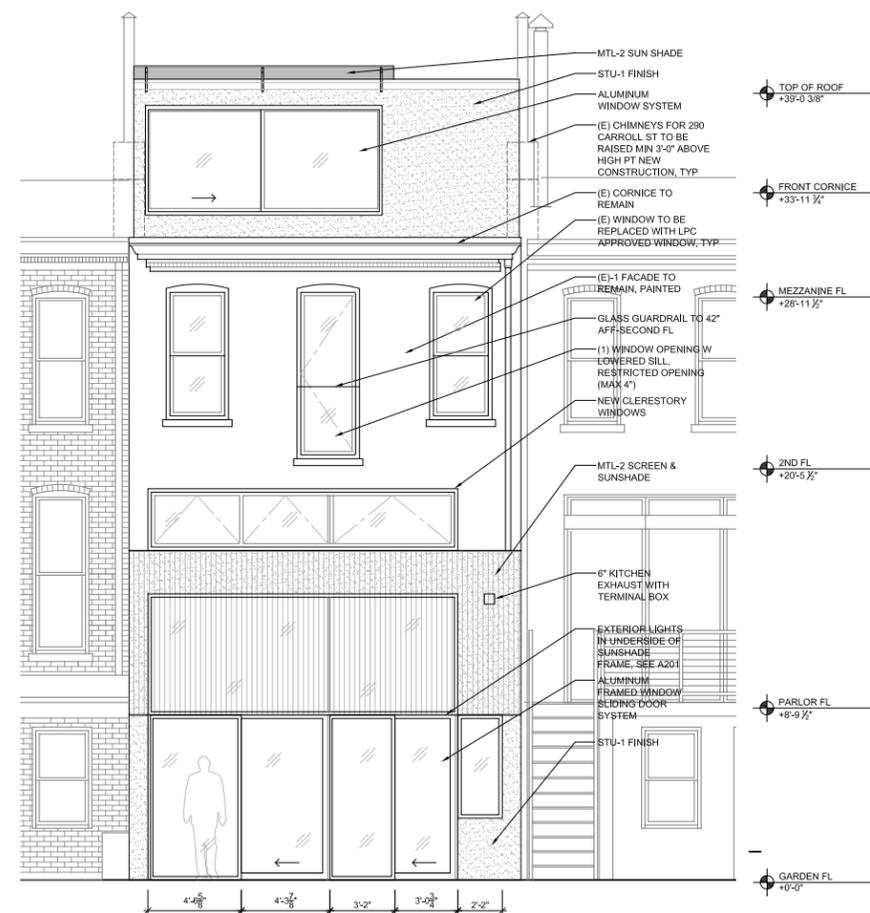
Proposed Roof Addition to match profile of approved roof addition at 286 Carroll St.

Rear Elevation - Proposed



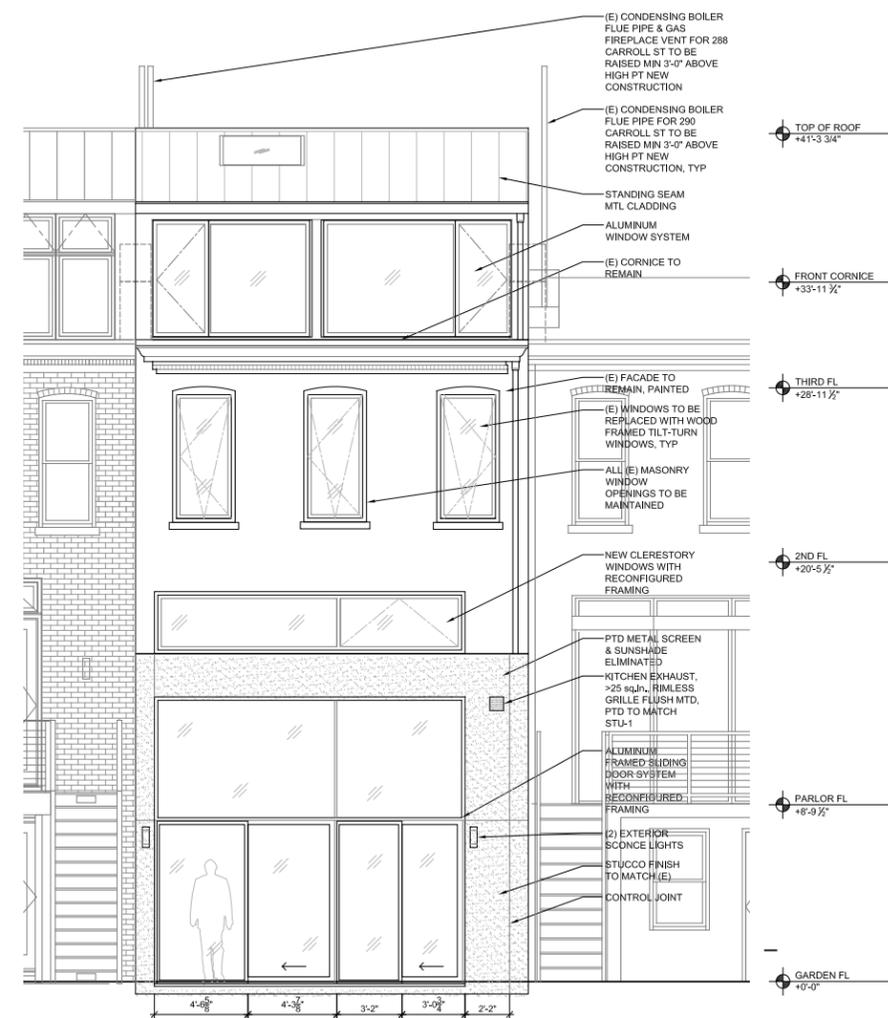
280 Carroll St      282 Carroll St      284 Carroll St      286 Carroll St      288 Carroll St      290 Carroll St

Approved elevations:  
 COFA 17-0036  
 &  
 Miscellaneous Amendment  
 LPC-171533  
 MISC 17-1968  
 Brownstone Resurfacing  
 PMW 17-4611





Proposed Front Elevation 288 Carroll



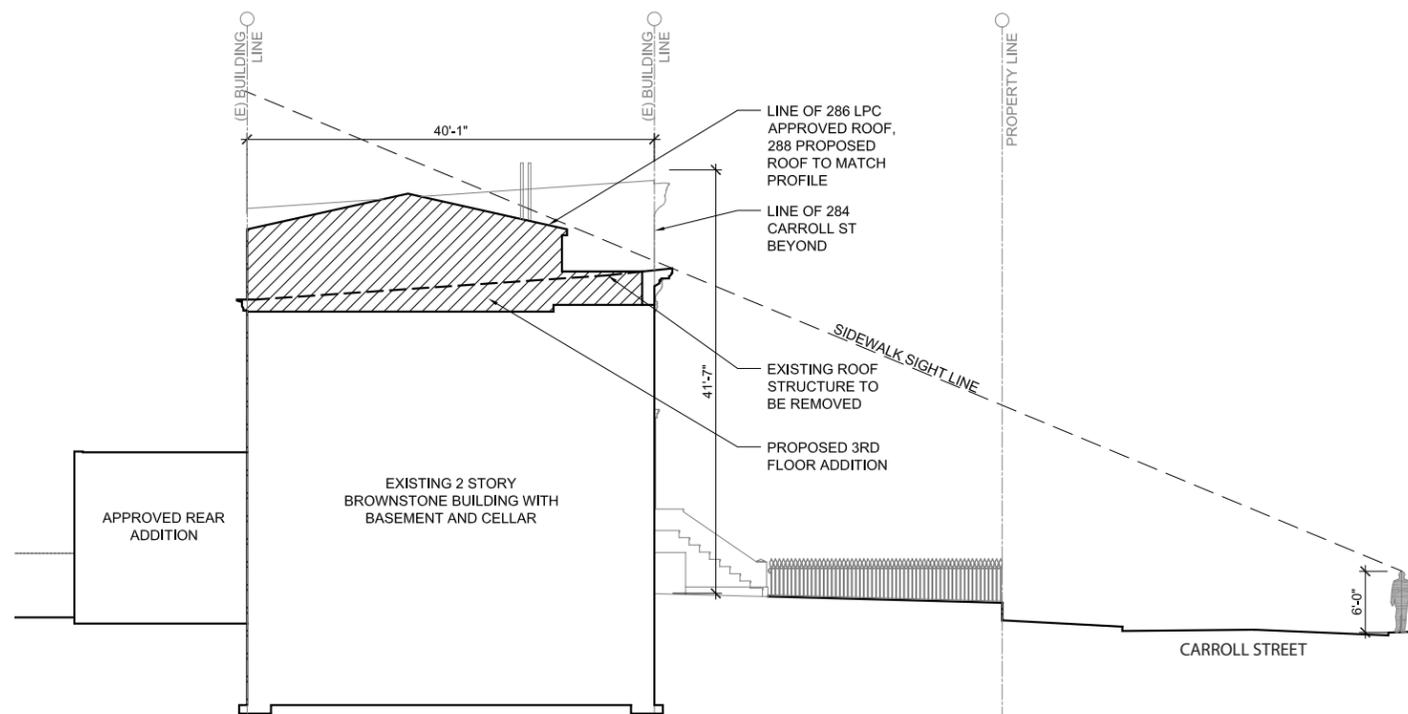
Proposed Rear Elevation - 288 Carroll

PROJECT  
 288 CARROLL STREET, BROOKLYN, NY - BLOCK 00450, LOT 0028  
 PROPOSAL TO REVISE LPC-APPROVED ROOF ADDITION,  
 MINOR REAR FACADE AMENDMENT

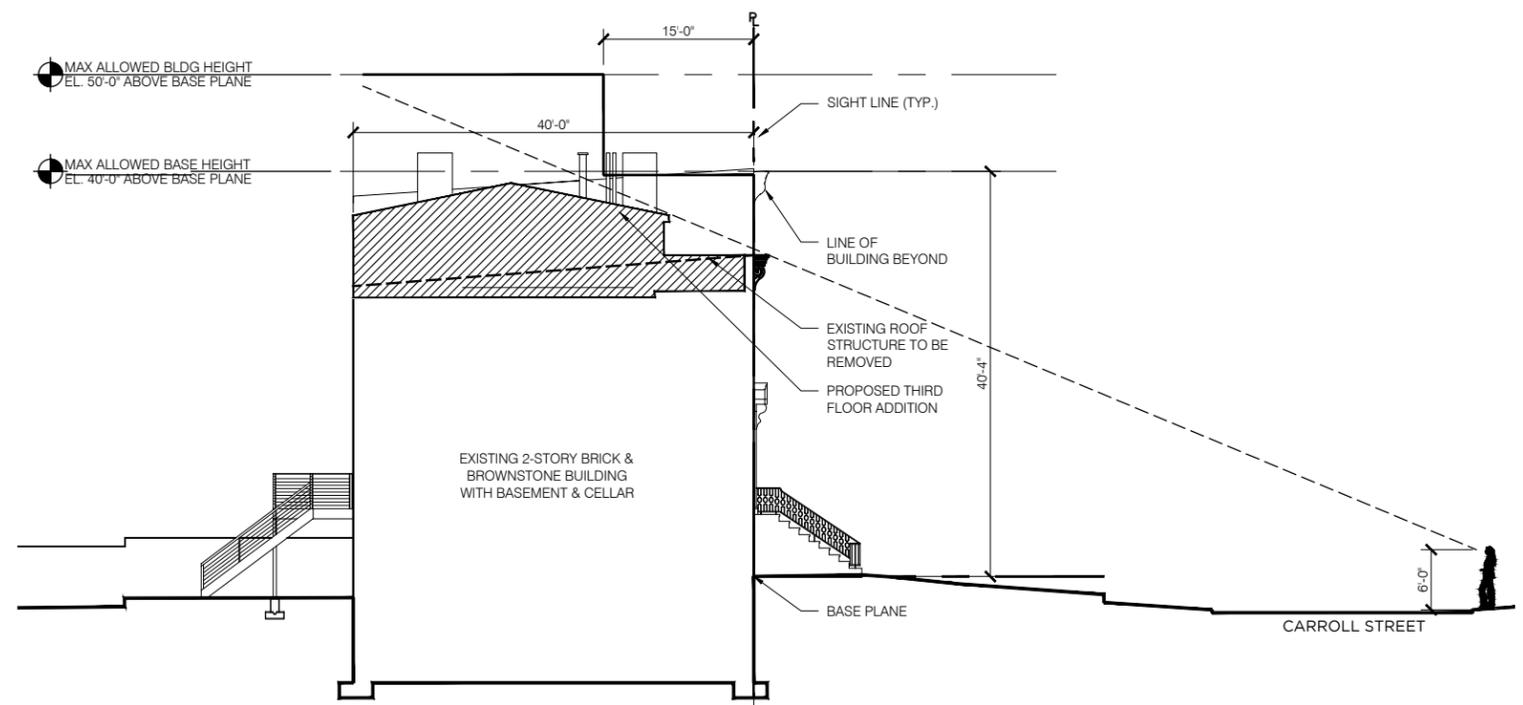
DRAWING TITLE  
 PROPOSED ELEVATIONS - 288 CARROLL

SCALE N/A  
 DATE 25 OCTOBER 2016  
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NOTE: Proposed Roof Addition to exactly match approved profile of 286 Carroll St.



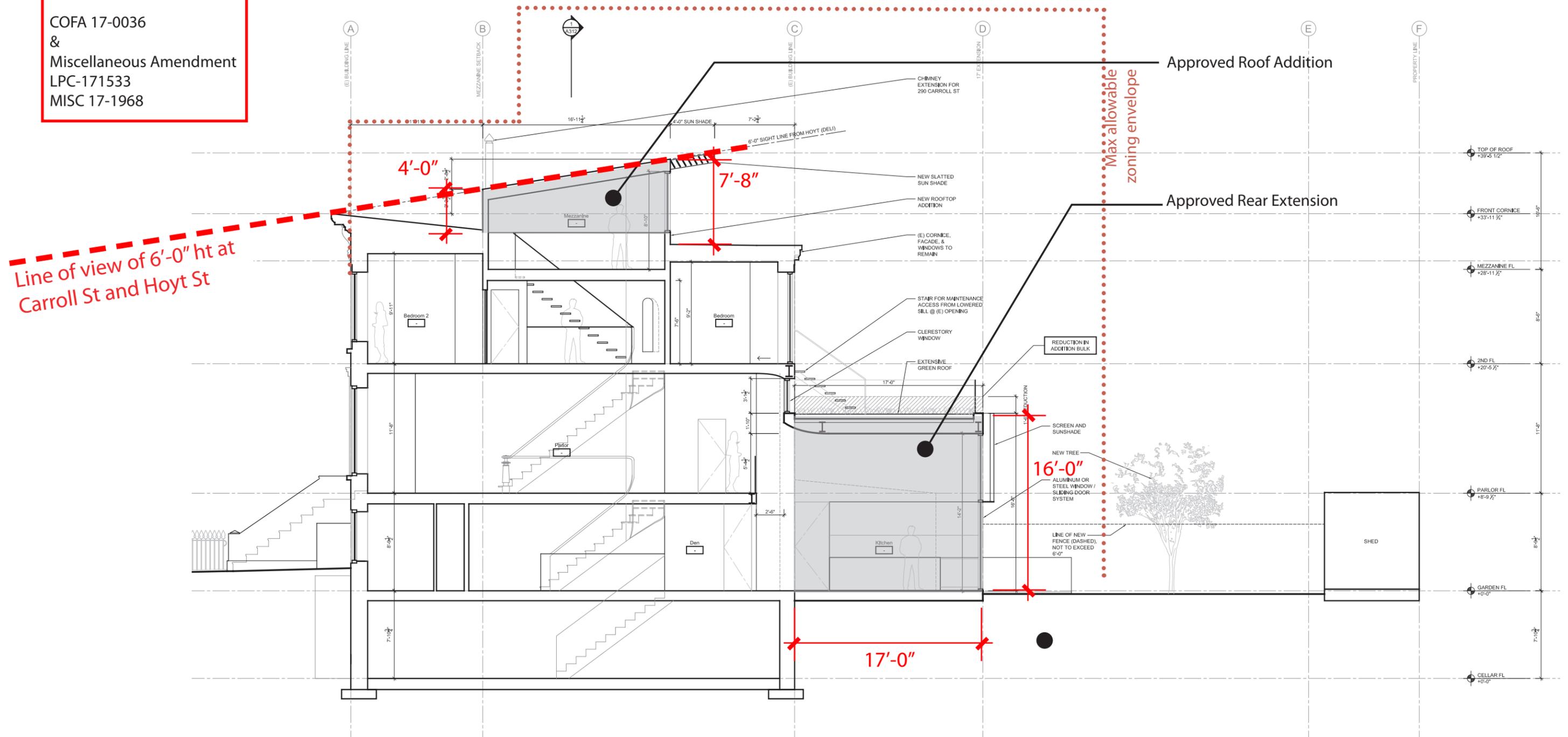
Sight Line Analysis - 288 Carroll  
Proposed Roof Addition



Sight Line Analysis - 286 Carroll  
LPC Approved Addition  
Docket: 179231  
COFA: 18-0022  
Date: 12/14/15  
(Referenced from Approved Presentation)

Approved section:

COFA 17-0036  
&  
Miscellaneous Amendment  
LPC-171533  
MISC 17-1968



PROJECT  
288 CARROLL STREET, BROOKLYN, NY - BLOCK 00450, LOT 0028  
PROPOSAL TO REVISE LPC-APPROVED ROOF ADDITION,  
MINOR REAR FACADE AMENDMENT

DRAWING TITLE  
SECTION - APPROVED 288 CARROLL

SCALE N/A  
DATE 25 OCTOBER 2016  
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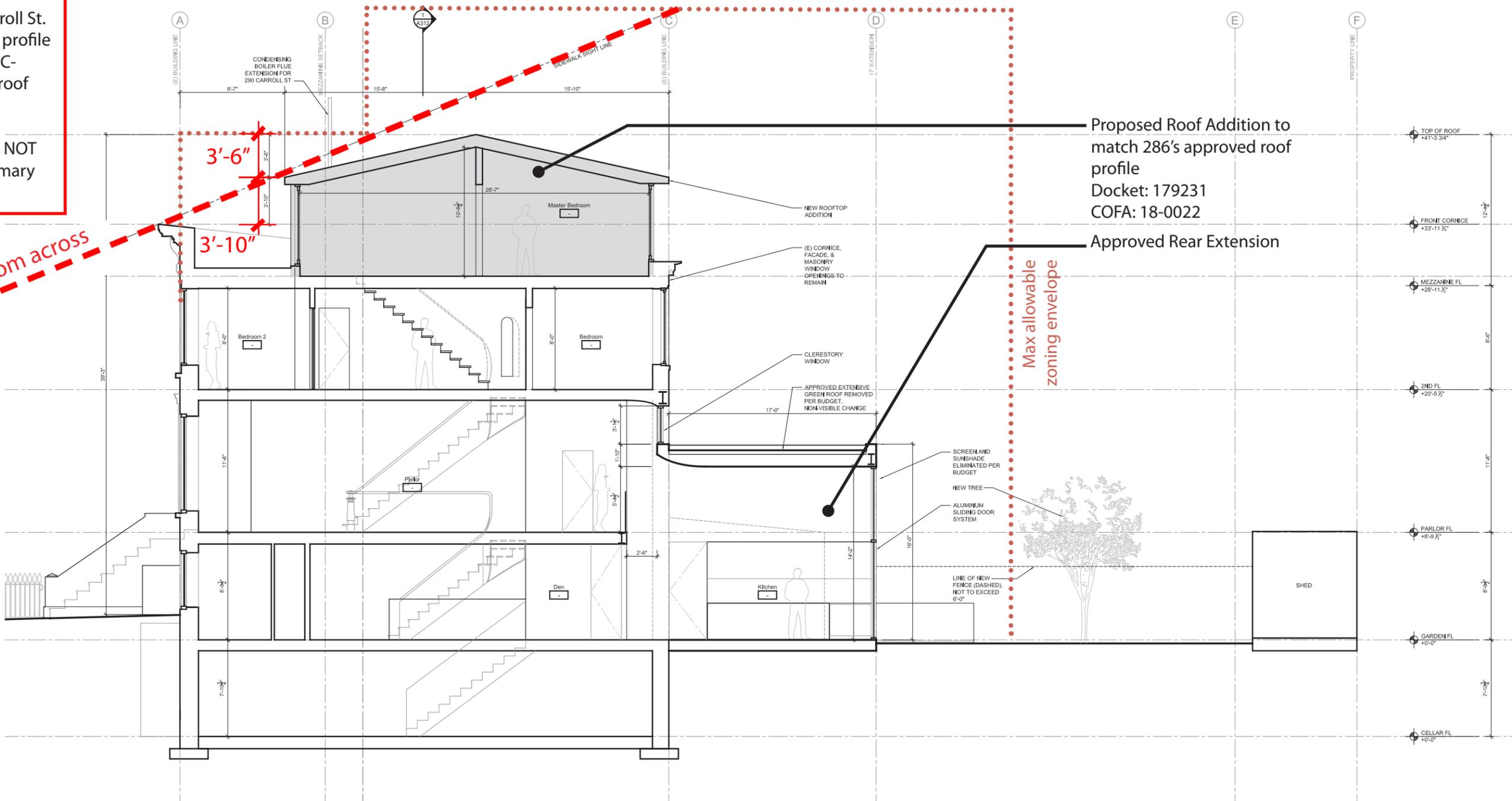
13.2

**NOTE:**

The proposed Roof Addition for 288 Carroll St. exactly matches the profile of 286 Carroll St.'s LPC- and DOB-approved roof addition.

The Roof Addition is NOT VISIBLE from the primary elevation.

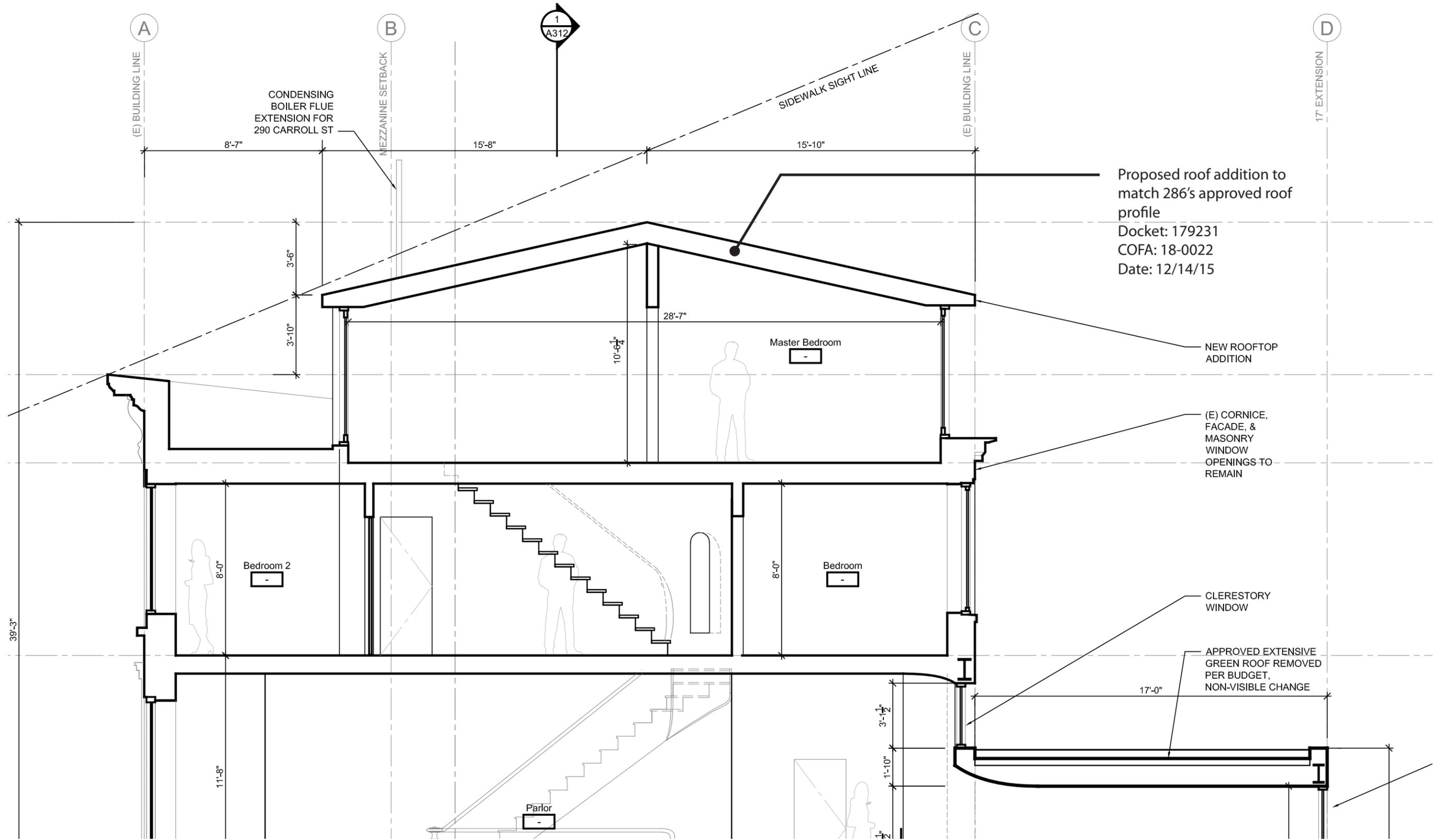
*Line of view from across Carroll Street*



Proposed Roof Addition to match 286's approved roof profile  
 Docket: 179231  
 COFA: 18-0022

Approved Rear Extension

Max allowable zoning envelope



Proposed roof addition to match 286's approved roof profile  
 Docket: 179231  
 COFA: 18-0022  
 Date: 12/14/15

NEW ROOFTOP ADDITION

(E) CORNICE, FACADE, & MASONRY WINDOW OPENINGS TO REMAIN

CLERESTORY WINDOW

APPROVED EXTENSIVE GREEN ROOF REMOVED PER BUDGET, NON-VISIBLE CHANGE

PROJECT  
 288 CARROLL STREET, BROOKLYN, NY - BLOCK 00450, LOT 0028  
 PROPOSAL TO REVISE LPC-APPROVED ROOF ADDITION,  
 MINOR REAR FACADE AMENDMENT

DRAWING TITLE  
 ENLARGED SECTION - PROPOSED 288 CARROLL

SCALE N/A  
 DATE 25 OCTOBER 2016  
 DRAWN BY BNYA, PLLC

13b.3



Extension of 288 Carroll St.  
condensing boiler flue pipe and  
gas fireplace exhaust, required  
by approved roof addition at **286  
Carroll St.**

Docket: 179231  
COFA 18-0022  
Date: 12/14/15

Extension of 290 Carroll St.  
condensing boiler flue pipe  
required by proposed roof addition  
at **288 Carroll St.**

View of mockup on roof. The mockup for 288 Carroll St. is the metal framing and orange netting ONLY. The blue tarp is for 286 Carroll St. and is not part of this presentation.



Extension of 288 Carroll St. condensing boiler flue pipe and gas fireplace exhaust, required by approved roof addition at **286 Carroll St.**

Docket: 179231  
COFA 18-0022  
Date:12/14/15

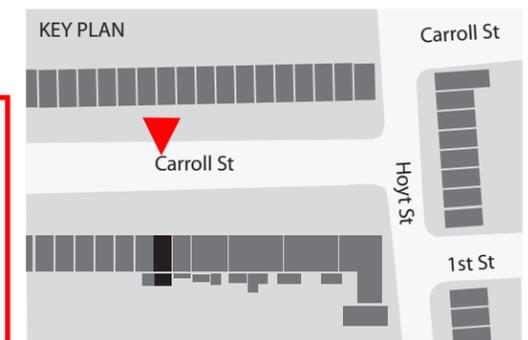
286 & 288 Carroll St. share a cornice line, and proposed flue pipe extension at 290 Carroll (required for 288 Carroll St. proposal) will match flue pipe extension at 288 Carroll (required and approved for 286 Carroll St. roof addition). 286 & 288 Carroll St. will have matching front elevation views.

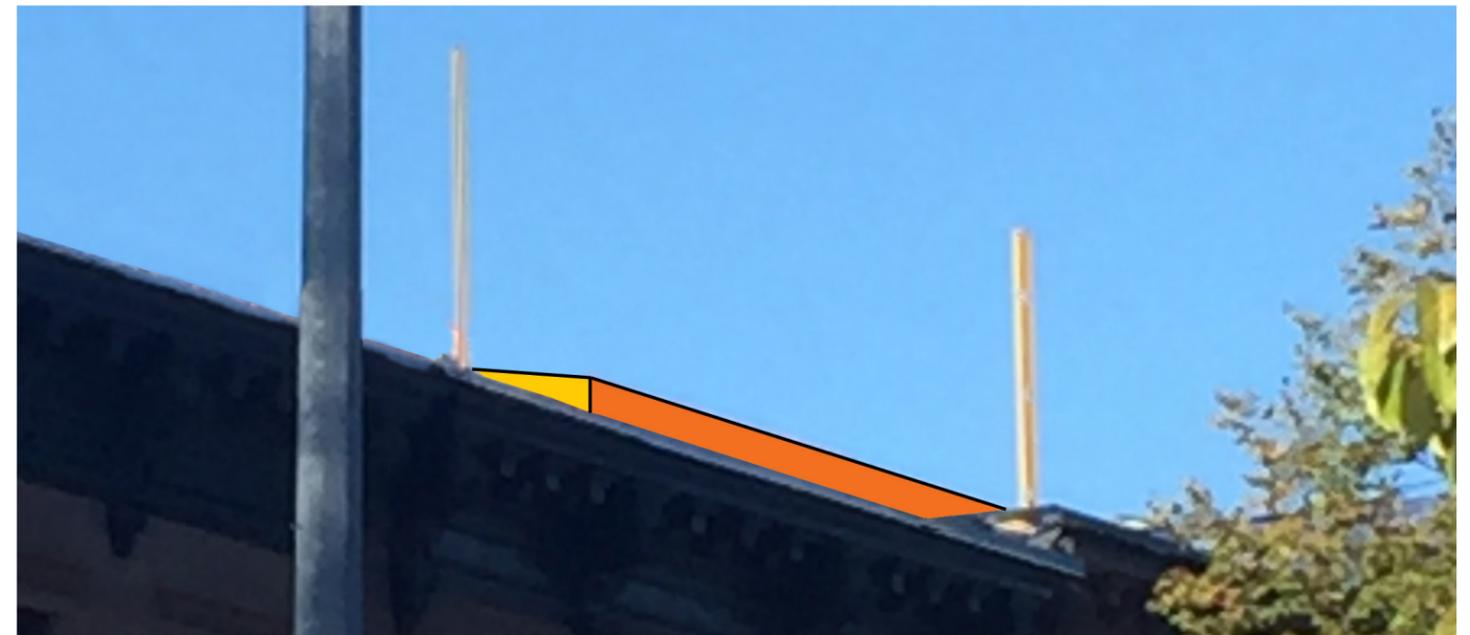
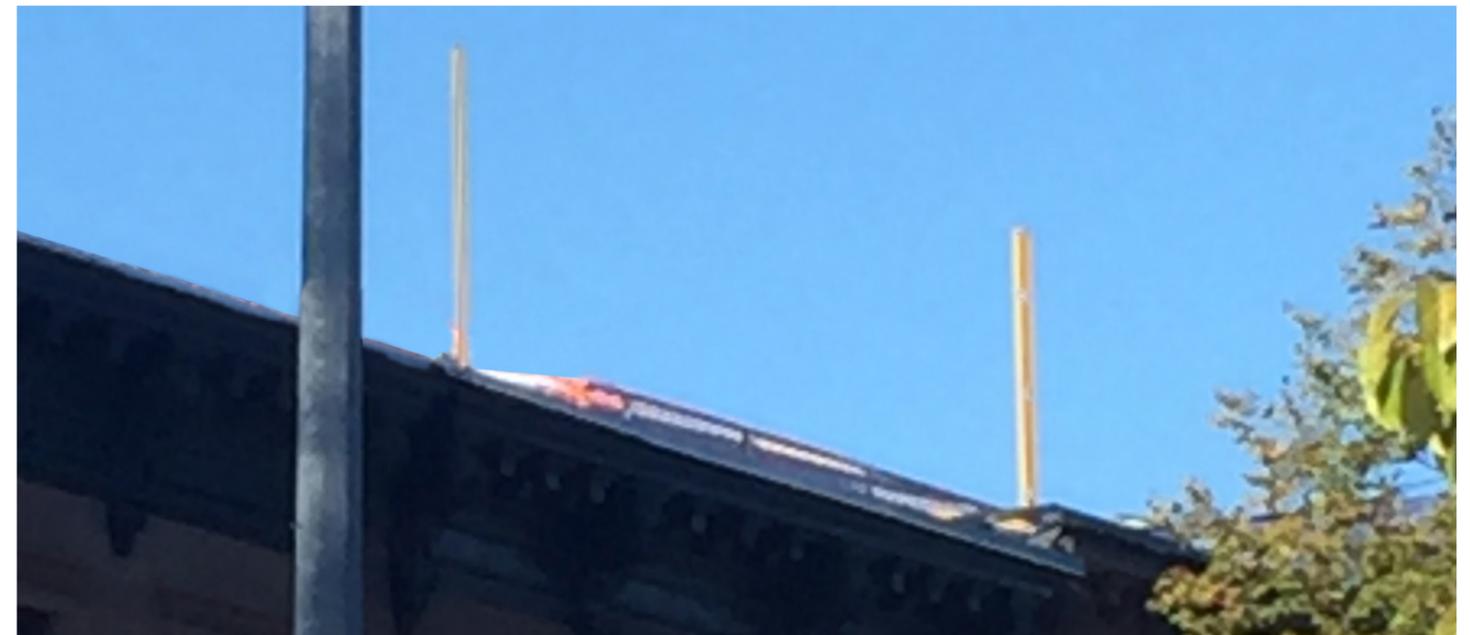
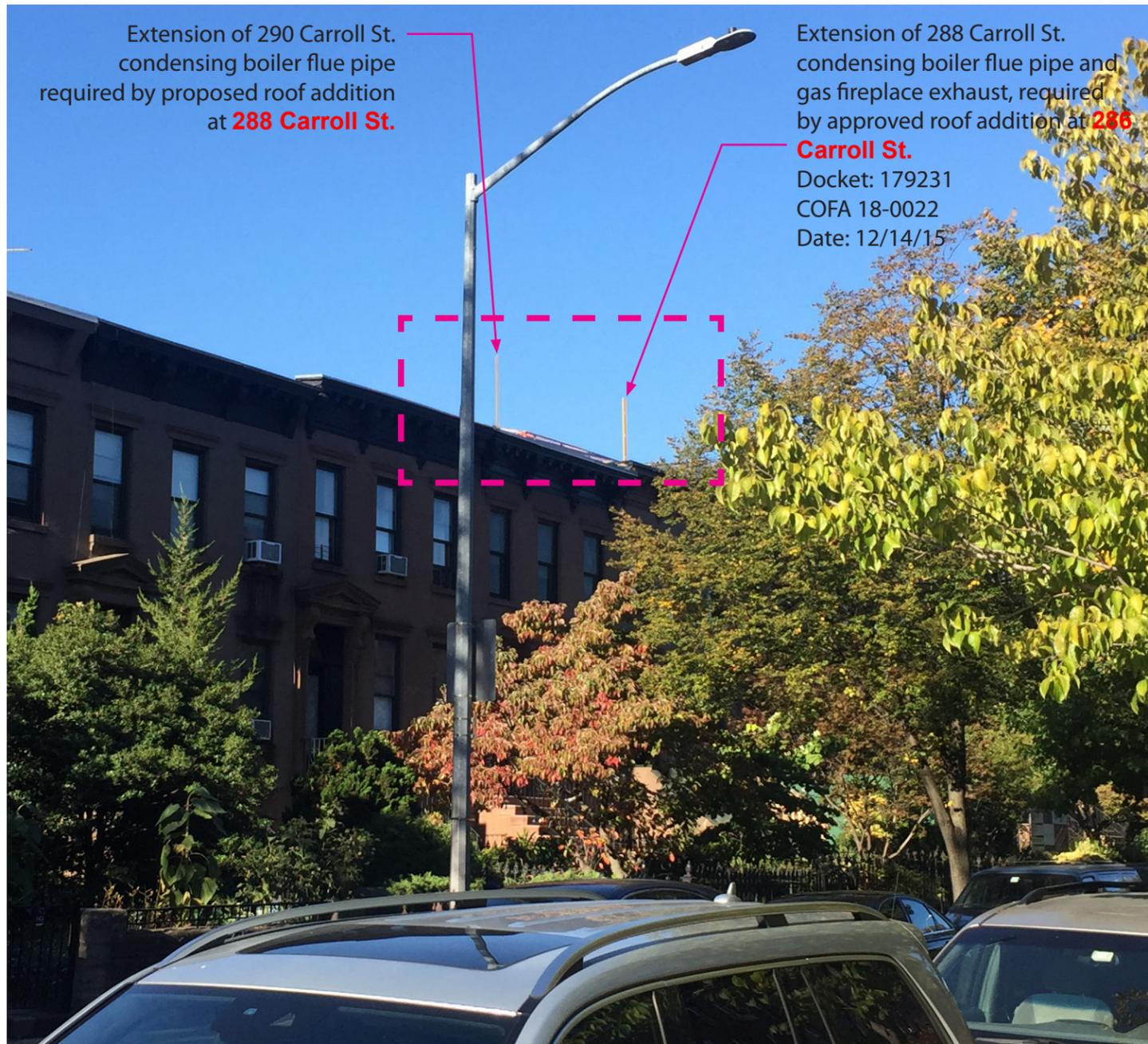
Extension of 290 Carroll St. condensing boiler flue pipe required by proposed roof addition at **288 Carroll St.**

Proposed addition is NOT VISIBLE from the primary elevation of 288 Carroll St.

Proposed Roof Addition for 288 Carroll St. conforms to two key considerations discussed for 286 Carroll St. at September 2016 Public Hearing:

1. No visibility from primary elevation
2. Slight visibility from a distance



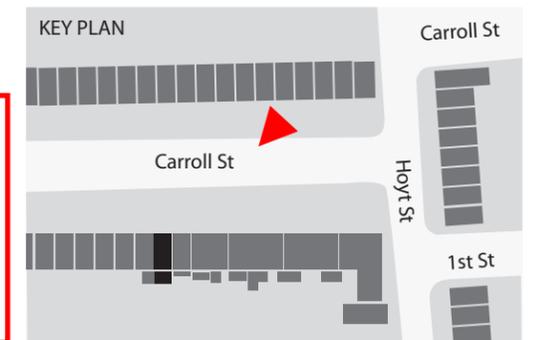


Proposed roof addition is SLIGHTLY VISIBLE mid-way between 288 Carroll St. and Hoyt St.

Detail of view from mid-way between 288 Carroll St. and Hoyt St.

Proposed Roof Addition for 288 Carroll St. conforms to two key considerations discussed for 286 Carroll St. at September 2016 Public Hearing:

1. No visibility from primary elevation
2. Slight visibility from a distance





Proposed roof addition is SLIGHTLY VISIBLE from deli at corner of Carroll St. and Hoyt St.



288 Carroll St.

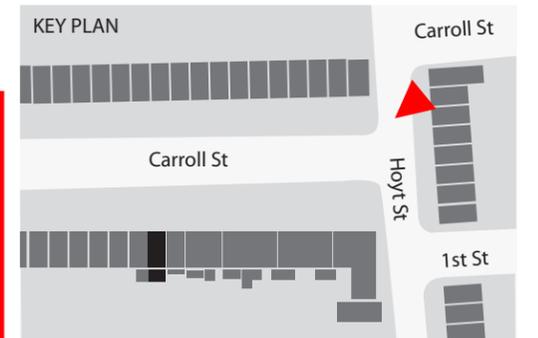


286 Carroll St.  
Docket: 179231  
COFA 18-0022  
Date: 12/14/15

Detail of view from deli at corner of Carroll St. and Hoyt St. - comparison of visible bulk of 286 and 288 Carroll St. roof additions

Proposed Roof Addition for 288 Carroll St. conforms to two key considerations discussed for 286 Carroll St. at September 2016 Public Hearing:

1. No visibility from primary elevation
2. Slight visibility from a distance





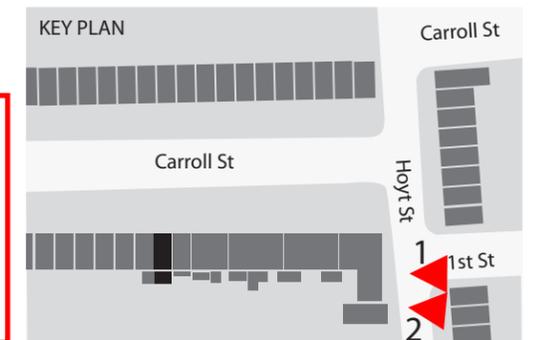
1 - Proposed roof addition is PARTIALLY VISIBLE from corner of Hoyt St. and 1st St.



2 - Proposed roof addition is PARTIALLY VISIBLE from Hoyt St. between 1st St. and 2nd St.

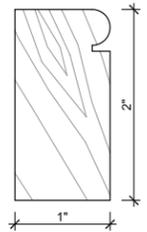
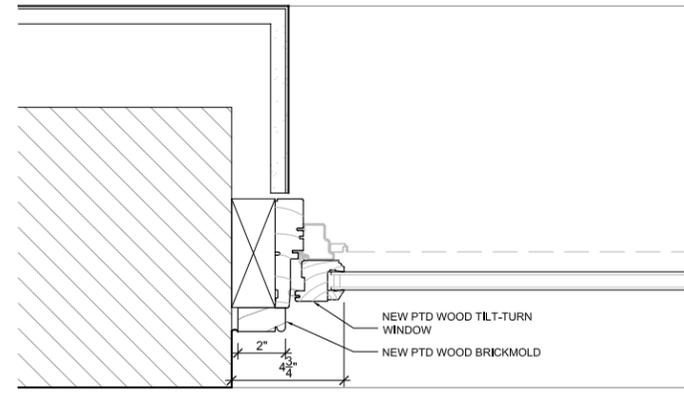
Proposed Roof Addition for 288 Carroll St. conforms to two key considerations discussed for 286 Carroll St. at September 2016 Public Hearing:

1. No visibility from primary elevation
2. Slight visibility from a distance



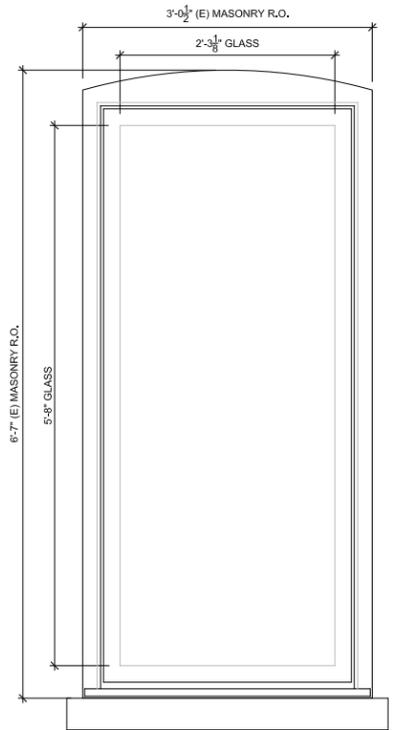
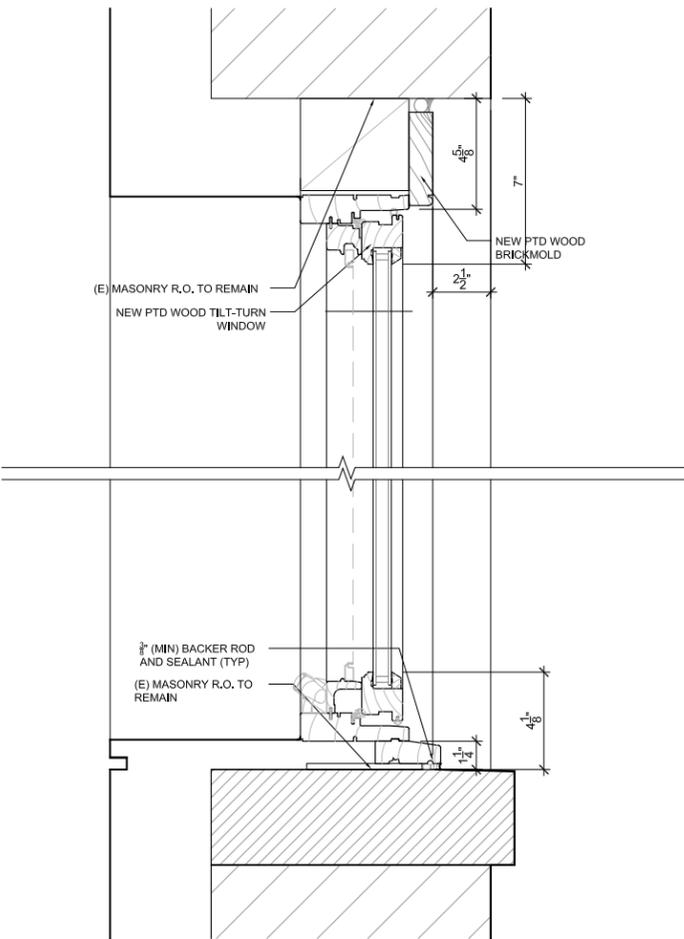
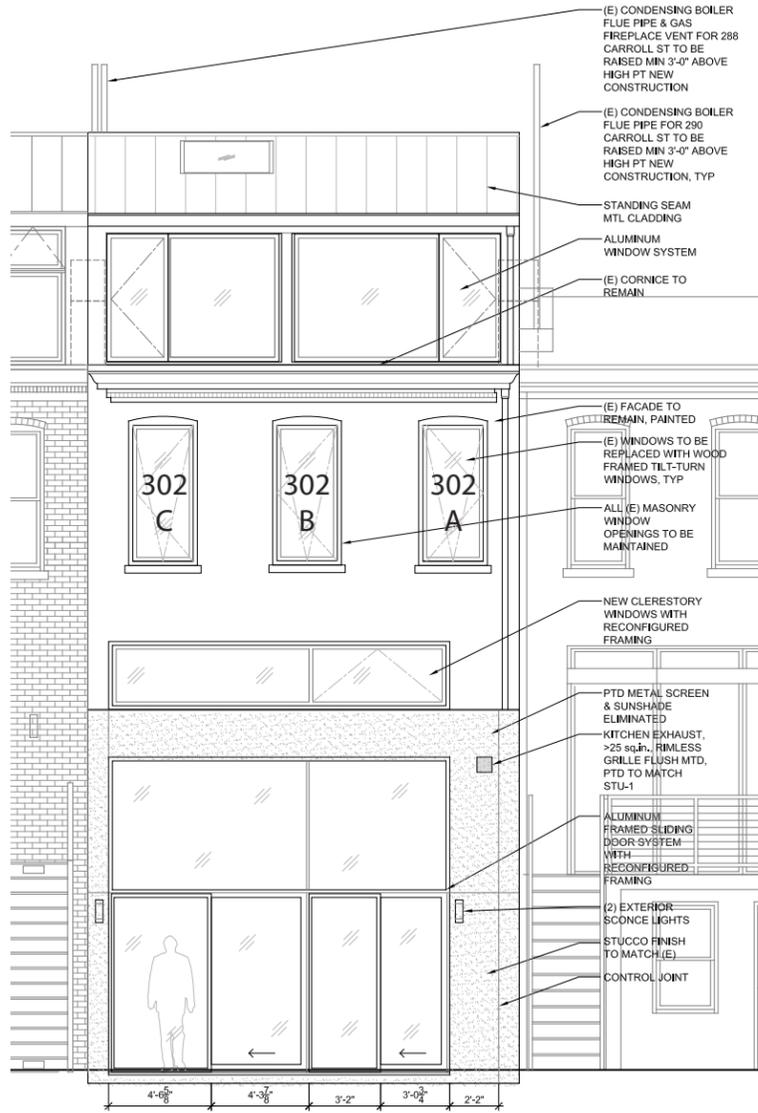
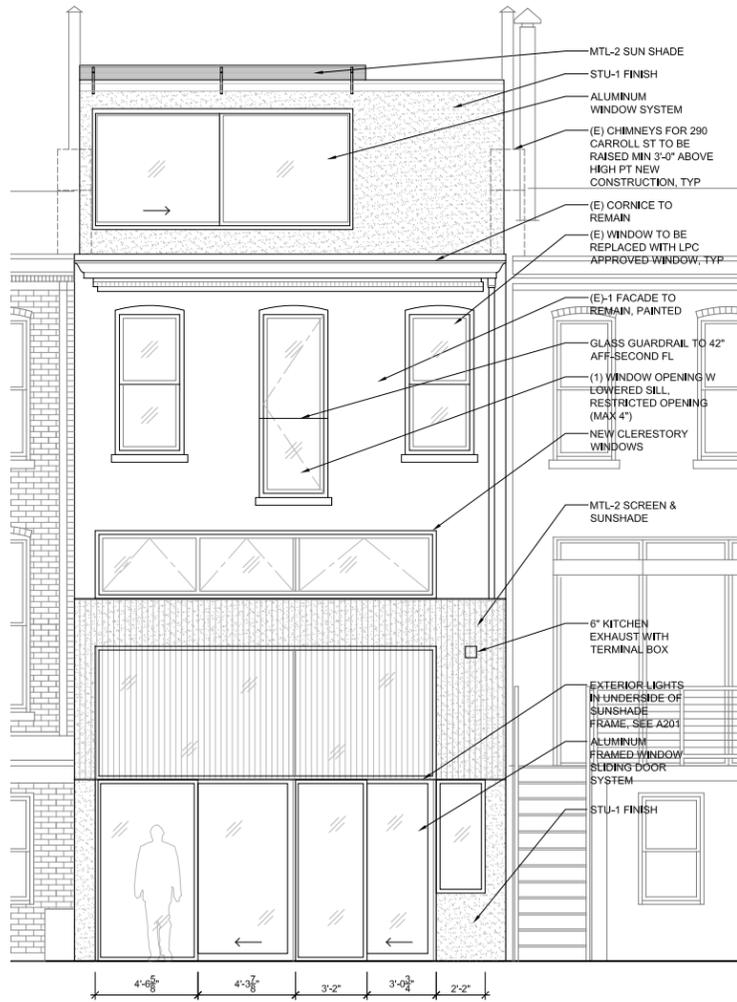
Approved Elevation:  
 COFA 17-0036  
 &  
 Miscellaneous Amendment  
 LPC-171533  
 MISC 17-1968

Proposed Elevation



9 Proposed Plan Section - Window 302A,B,C  
 Scale: 3" = 1'-0"

Proposed Brickmold Profile  
 Scale: 1'-0" = 1'-0"

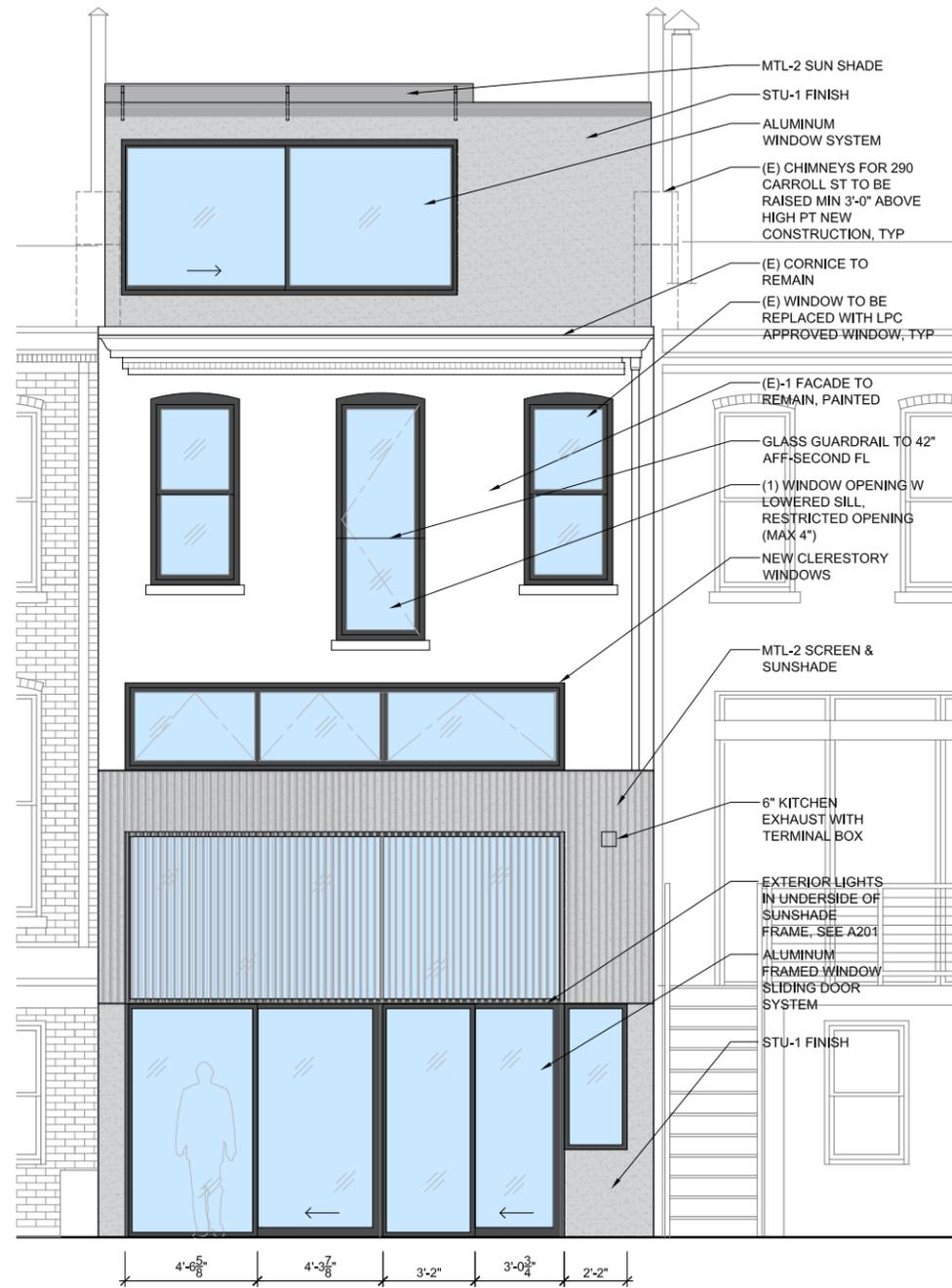


7 Proposed Section - Window 302A,B,C

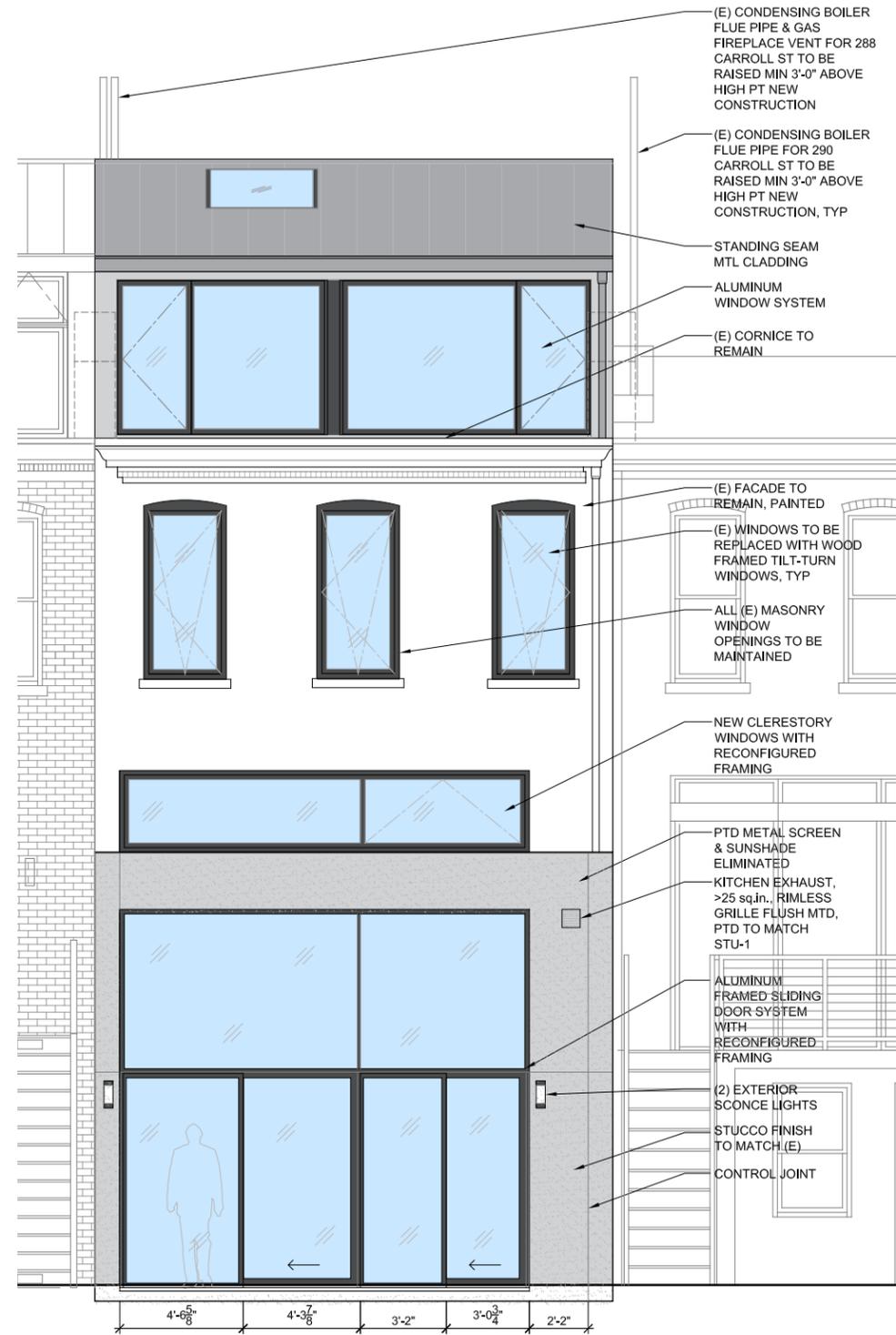
6 Proposed Elevation - Window 302A,B,C

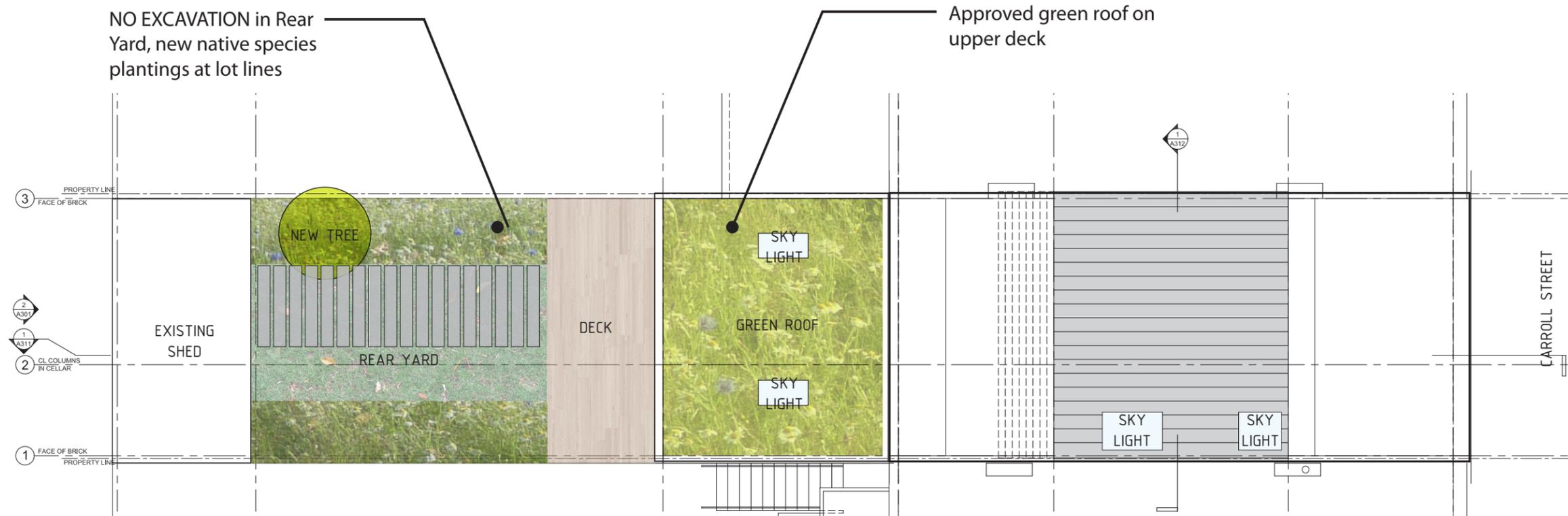
PROPOSED TILT-TURN WINDOWS

Approved Elevation:  
 COFA 17-0036  
 &  
 Miscellaneous Amendment  
 LPC-171533  
 MISC 17-1968

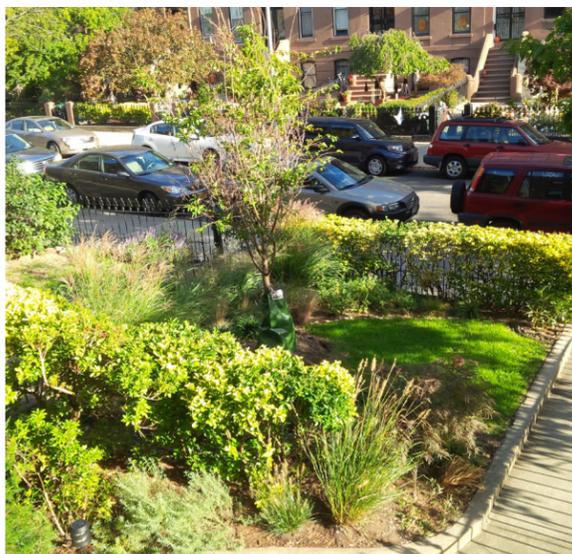


Proposed Elevation





Plan - Green Program



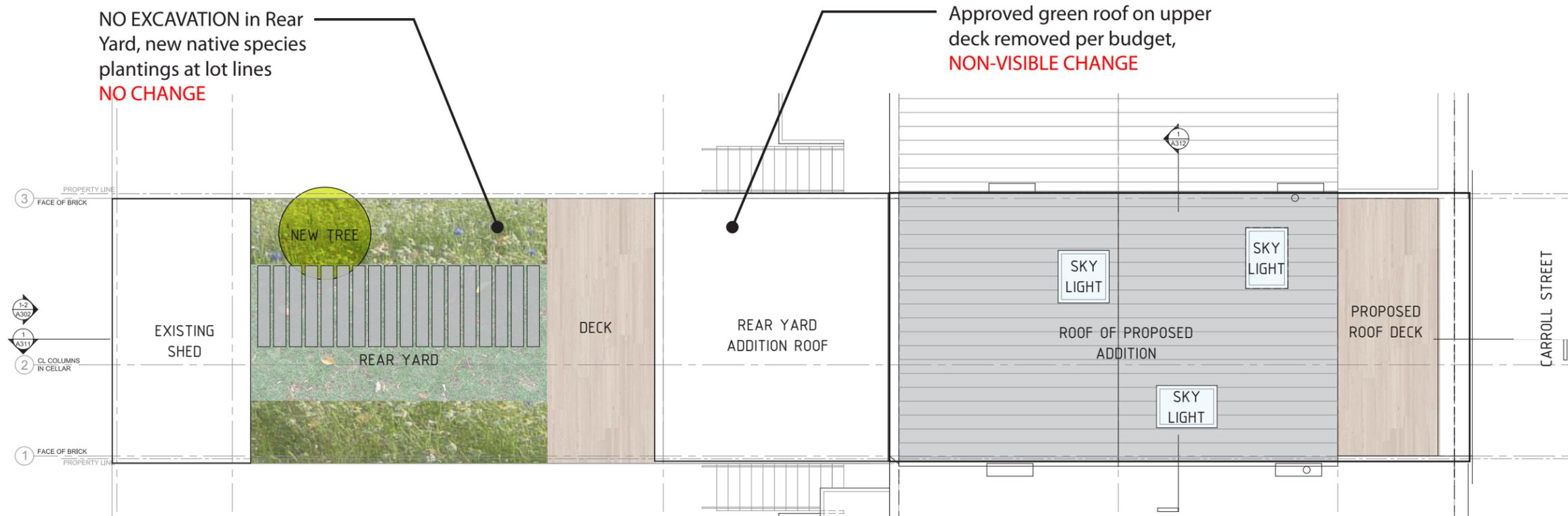
Front Yard - new native species plantings (including new tree) by Owner, similar proposal for Rear Yard

\*\*\*The majority of the proposed rear yard will be undisturbed (un-excavated) planting:

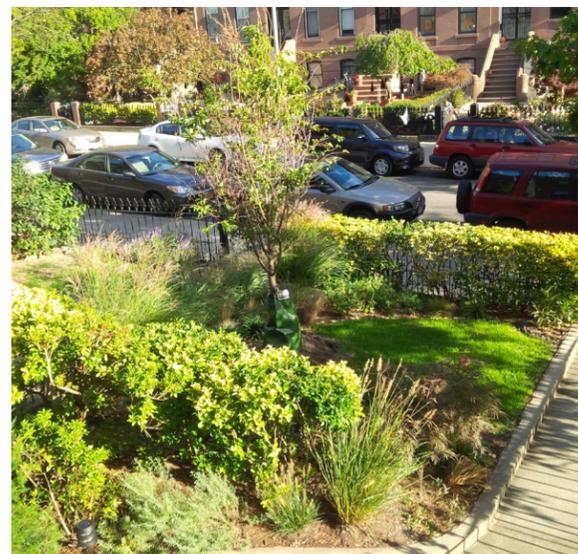
- TOTAL Rear Yard (568sf):
- Planting (345sf) = 61%
  - Decking (153sf) = 27%
  - Stone Pavers (70sf) = 12%

Green program indicated on this sheet is approved by LPC per:

COFA 17-0036  
&  
Miscellaneous Amendment  
LPC-171533  
MISC 17-1968



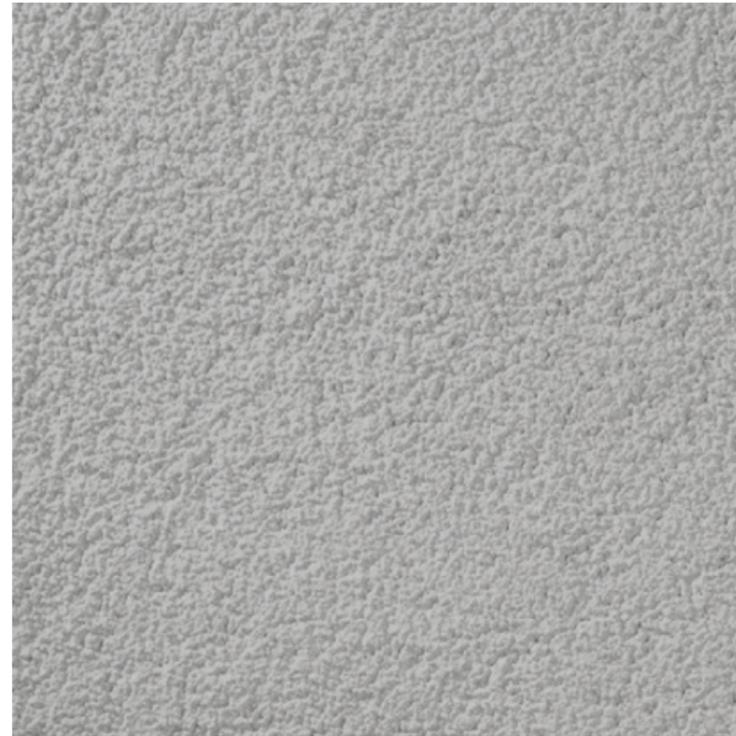
Plan - Green Program



Front Yard - new native species plantings (including new tree) by Owner, similar proposal for Rear Yard

\*\*\*The majority of the proposed rear yard will be undisturbed (un-excavated) planting:

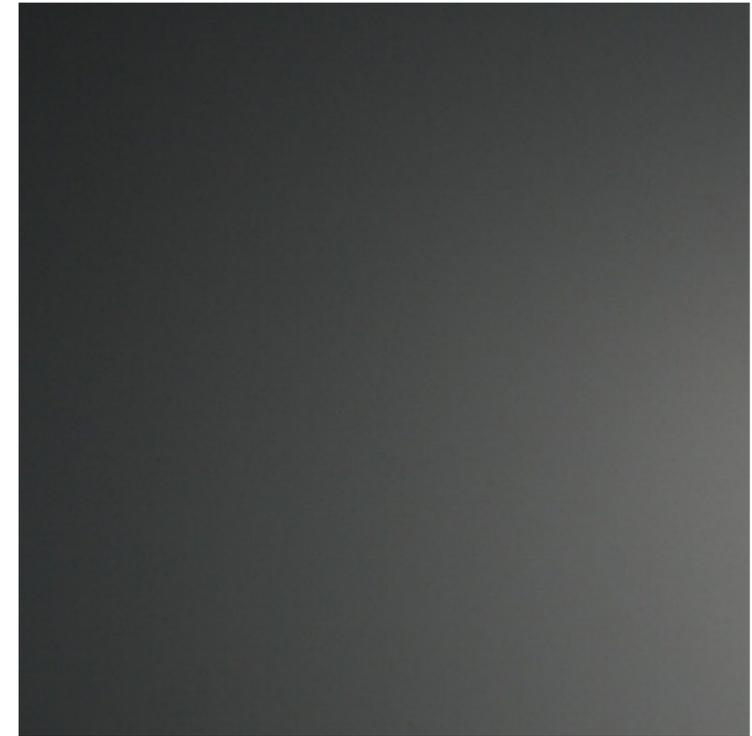
- TOTAL Rear Yard (568sf):
- Planting (345sf) = 61%
  - Decking (153sf) = 27%
  - Stone Pavers (70sf) = 12%



Stucco - Wall cladding, East and West party walls at Rear Yard and Roof Additions  
*Benjamin Moore 1461 - Sterling Silver*



Zinc Standing Seam - Roof of Roof Addition  
*Natural finish*



Painted Wood - Window frames at Front and Rear Facades  
*Benjamin Moore 2133-20 - Black Jack*



Anodized Aluminum - Window frames at Rear & Roof Additions - *Arcadia Standard Dark Bronze*



Wood - Deck, Trim

All materials indicated on this sheet are approved by LPC per:  
  
COFA 17-0036  
&  
Miscellaneous Amendment  
LPC-171533  
MISC 17-1968



1



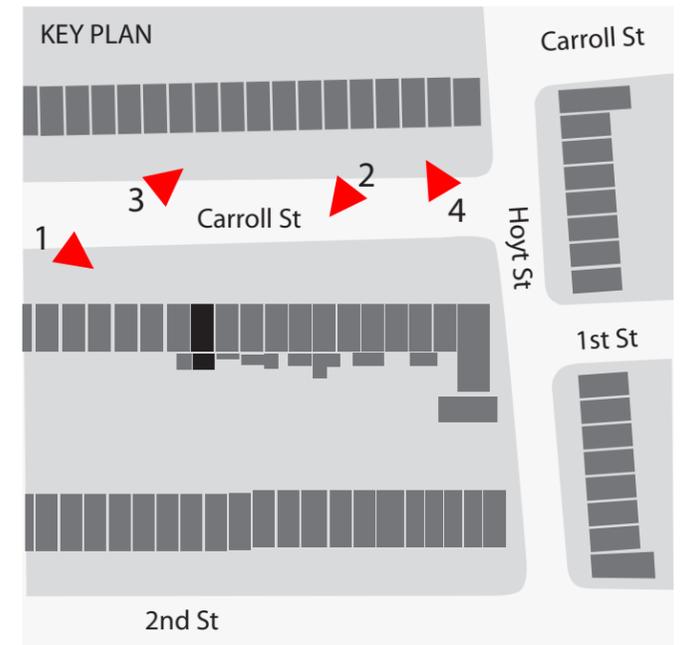
2



3



4



PROJECT  
 288 CARROLL STREET, BROOKLYN, NY - BLOCK 00450, LOT 0028  
 PROPOSAL TO REVISE LPC-APPROVED ROOF ADDITION,  
 MINOR REAR FACADE AMENDMENT

DRAWING TITLE  
 PHOTOS - EXISTING CONDITIONS AT CARROLL ST

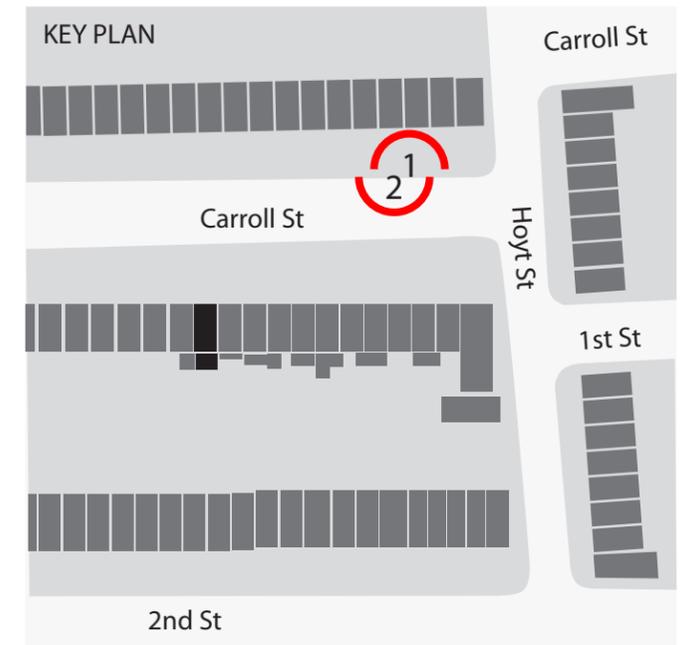
SCALE N/A  
 DATE 25 OCTOBER 2016  
 DRAWN BY BNYA, PLLC



1



2



PROJECT  
 288 CARROLL STREET, BROOKLYN, NY - BLOCK 00450, LOT 0028  
 PROPOSAL TO REVISE LPC-APPROVED ROOF ADDITION,  
 MINOR REAR FACADE AMENDMENT

DRAWING TITLE  
 PHOTOS - CARROLL ST PANORAMA WITH MOCKUP IN  
 PLACE

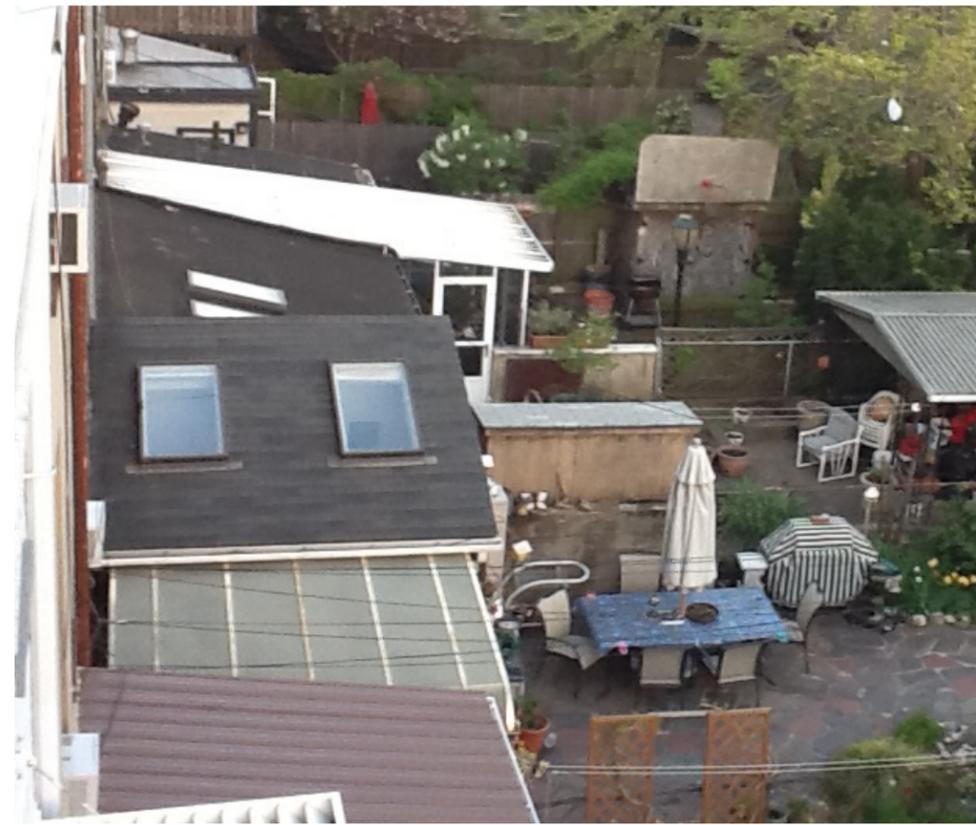
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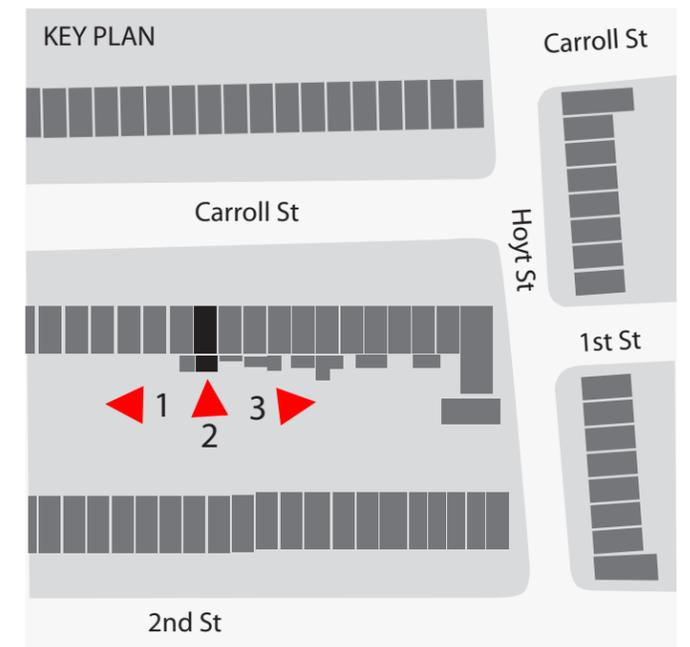
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2



3



PROJECT  
 288 CARROLL STREET, BROOKLYN, NY - BLOCK 00450, LOT 0028  
 PROPOSAL TO REVISE LPC-APPROVED ROOF ADDITION,  
 MINOR REAR FACADE AMENDMENT

DRAWING TITLE  
 PHOTOS - EXISTING CONDITIONS AT BACKYARD

SCALE N/A  
 DATE 25 OCTOBER 2016  
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1



2



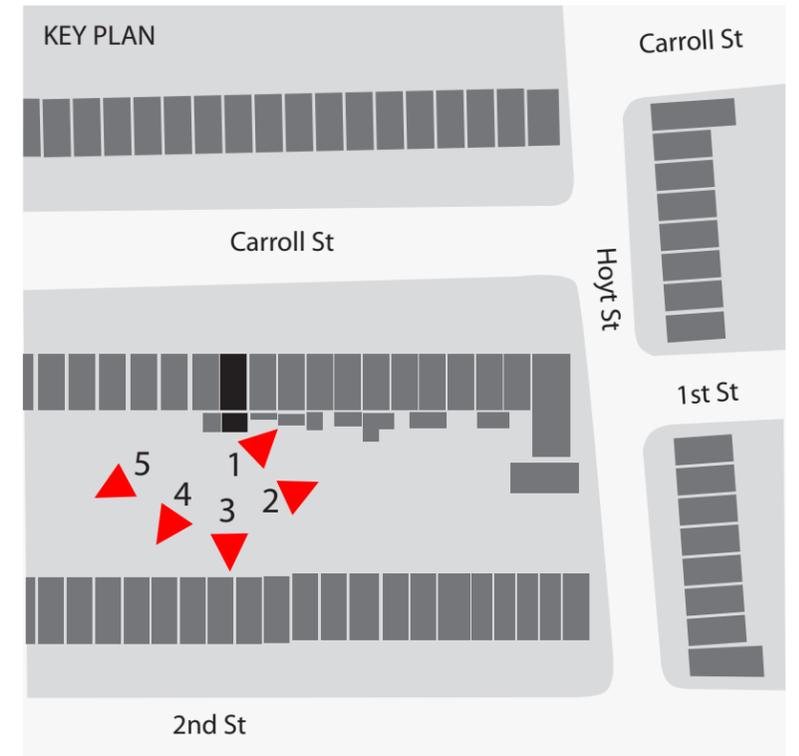
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4



5



PROJECT  
 288 CARROLL STREET, BROOKLYN, NY - BLOCK 00450, LOT 0028  
 PROPOSAL TO REVISE LPC-APPROVED ROOF ADDITION,  
 MINOR REAR FACADE AMENDMENT

DRAWING TITLE  
 PHOTOS - EXISTING CONDITIONS AT BACKYARD

SCALE N/A  
 DATE 25 OCTOBER 2016  
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