

- New air conditioning mechanicals on roof – same sight line retained – won't be visible.

A motion was made by Jerry Armer to approve as presented.

MOTION APPROVED: UNANIMOUSLY – NO ABSTENTIONS

Presentation and review of a Certificate of Appropriateness application submitted to the Landmarks Preservation Commission for a rooftop addition with new HVAC equipment at 286 Carroll Street (between Smith/Hoyt Streets) Carroll Gardens Historic District.

286 Carroll Street – Single story addition to a two story building.

- 1400 additional FAR currently unused
- Project would use only half of unused FAR
- Street wall permitted: 42 feet
- Addition would take it up to 40 feet with mansard style addition.

Several committee members expressed concerns about mix of architectural styles – 2nd Empire addition on Italianate building. Applicant: LPC discourages trying to match additions to historic buildings. Some Italianate buildings have mansard additions.

Committee members: awkward/heavy addition to simple block front – this is a small historic district.

Public comment: this would set a precedent.

A motion was made to disapprove application as to style – should make addition and its details, including ornamentation around windows more _____ start with Italianate style of buildings on the block. Committee does not object to bulk and height of addition. Applicant is requested to return to the committee with new design.

VOTE: 12.....YEAS 5.....NAYS 1.....ABSTENTION
MOTION APPROVED

Presentation and discussion with representatives for the Department of City Planning on the department's Zoning for Quality and Affordability text amendment proposal to remove a set of zoning barriers that constrain new housing creation and add unnecessary costs.

Representatives for DCP presented their proposed Zoning for Quality and Affordability text amendment.

A motion was made to approve the minutes of the last meeting held on March 26, 2015. It passed unanimously with one correction at top of page 2: change "to stay" to "against" in motion regarding amendment.

There being no further business to come before the committee, the meeting was adjourned.

Minutes were taken by Daniel Kummer.