

The current proposal is:

Preservation Department – Item 2, LPC-22-12140

281 Carroll Street – Carroll Gardens Historic District Borough of Brooklyn

To Testify Please Join Zoom

Webinar ID: 892 9959 6293

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281 CARROLL STREET, BROOKLYN, NY 11231

LPC FILING DRAWINGS

PROJECT DESCRIPTION:

- Rooftop Bulkhead addition with rooftop terrace
- Removal of rear yard fire stair and Rear Yard Addition

Construction Date: 1874
Architect / Builder: William J. Bedell (builder)
Owner / Developer: William J. Bedell
Material(s): Brownstone, Rusticated Brownstone

Building Type: Row House
Original USe: Residential
Tax Block: 443 **Tax Lot:** 62

LANDMARK DESIGNATION:

Carroll Gardens Historic District / LP-0696

Built by William J. Bedell or by Bedell in association with the neighborhood mason Edward P. Crane between 1871 and 1874.

North Side, Nos. 269-293.

“The thirteen brownstones houses in this row, erected by Bedell in 1874, are diferenciaded from the preceding row by their basements and high stoops, but are related to it by the recurrence of segmental-arched doorways. Only No. 277 displays a square-headed doorway. Cornice, slabs or segmental arches carried on brackets embellish many of the entrances, and provide a decorative accent to these facades. With its rusticated basement, handsome doorway and decorative details, No 273 shows the influence of the French neo-Grec style. Projection from the flat wall surface, the window-sills, set on corbels, as well as the accentuated window lintels animate the facade. Although the interlaced wrought iron gates are the same as the yards to the west, the yard railings have more widely spaced uprights, with cast-iron finials.”



HISTORIC PHOTO - 1940

AtelierTek
Architects

281 CARROLL STREET, BROOKLYN, NY 11231
REAR ADDITION, ROOFTOP ADDITION



HISTORIC PHOTO - 1980

HISTORIC FACADE PHOTOS

10/25/2022
LPC 2

281 CARROLL



277

279

281

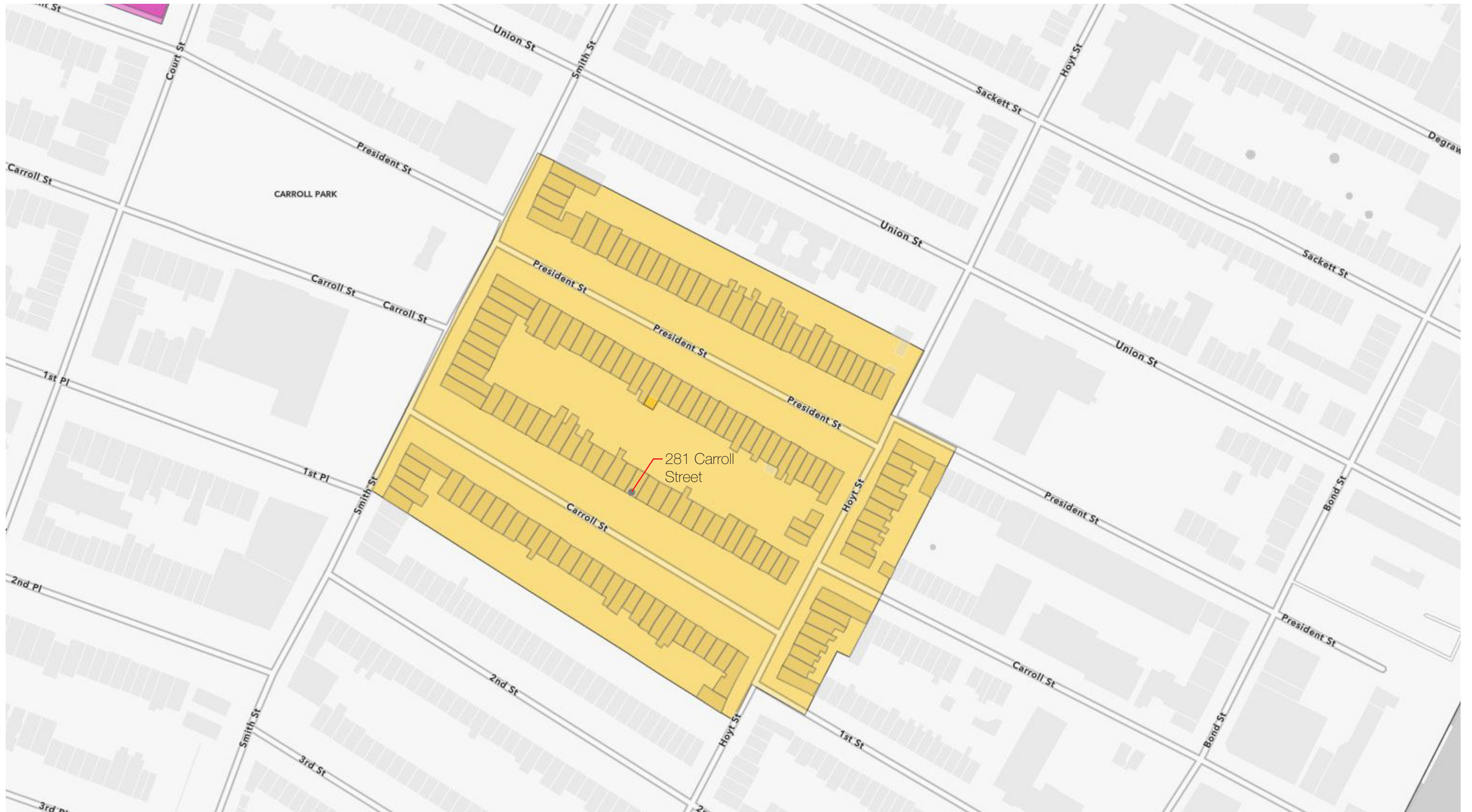
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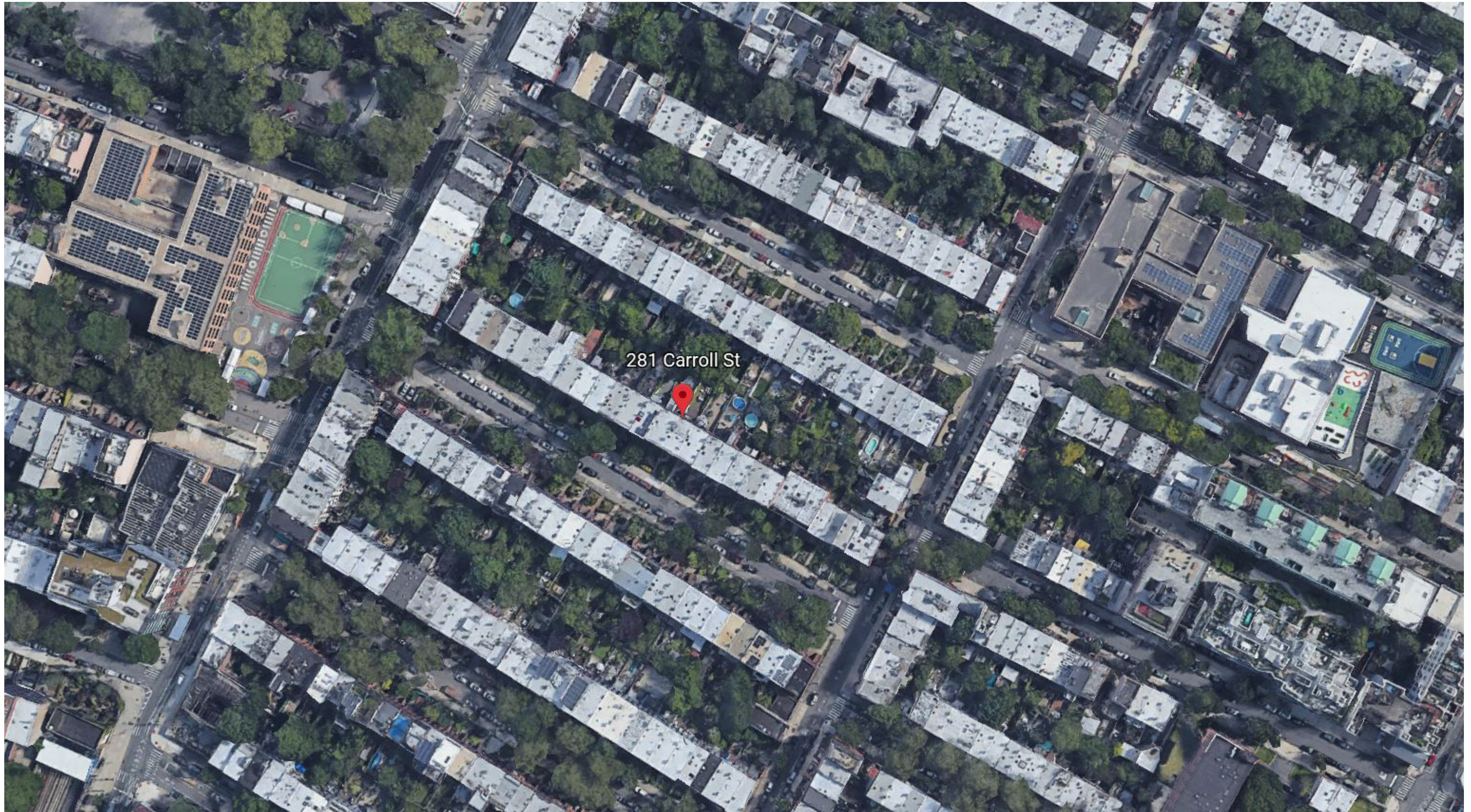
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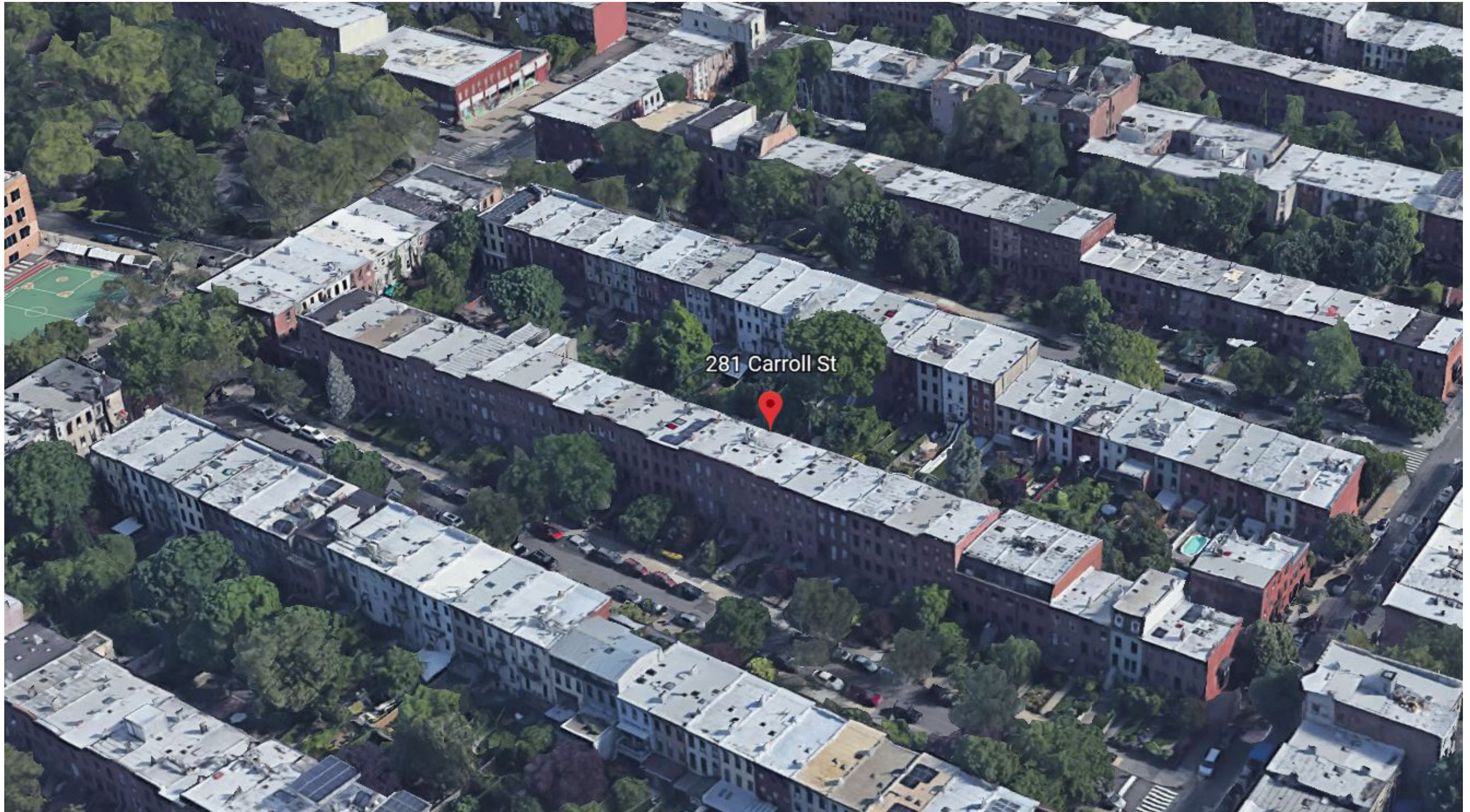
281 CARROLL

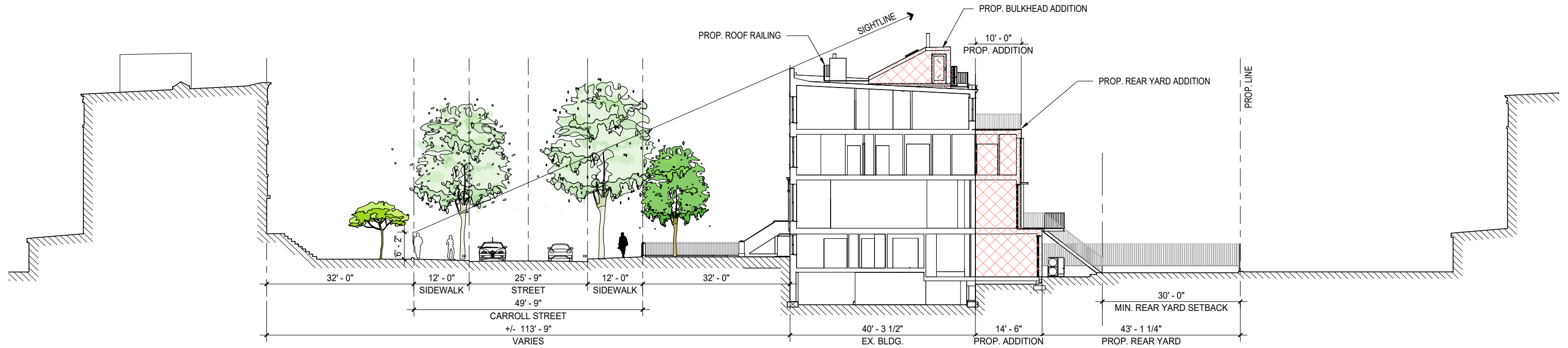




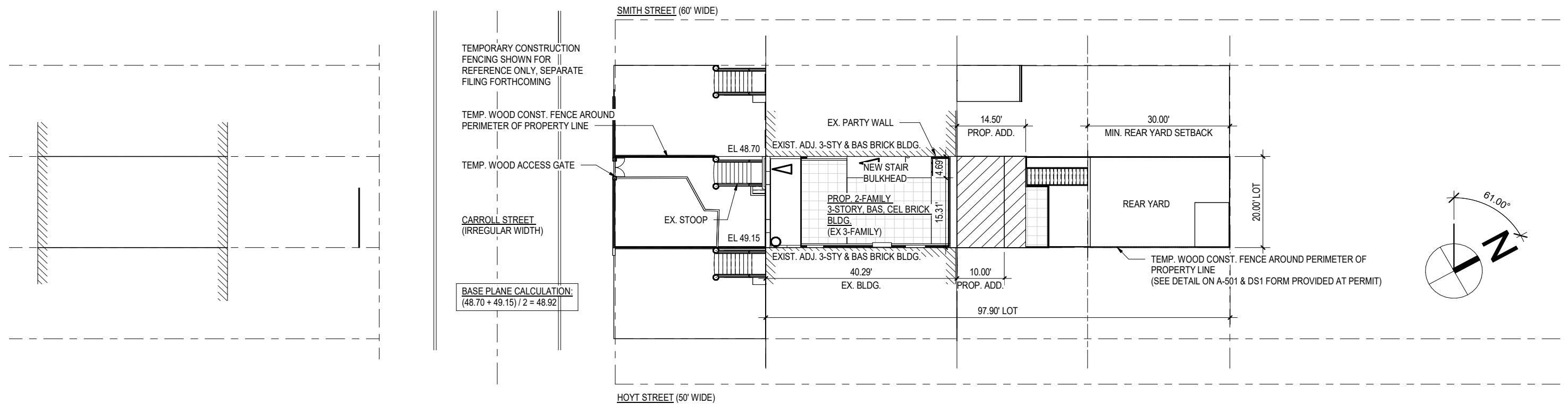








5 PROP. SITE SECTION
1/16" = 1'-0"

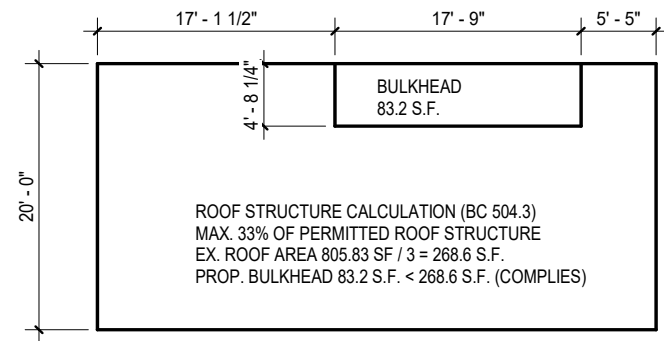


1 SITE PLAN
1/16" = 1'-0"

FLOOR AREA DIAGRAMS

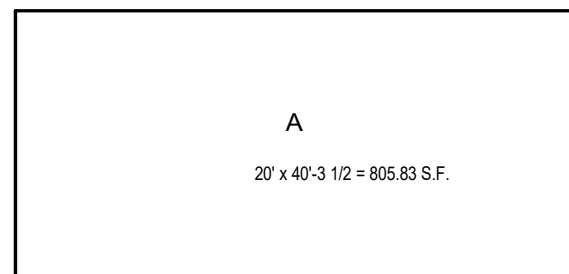
ROOF

A = 805.83 S.F.



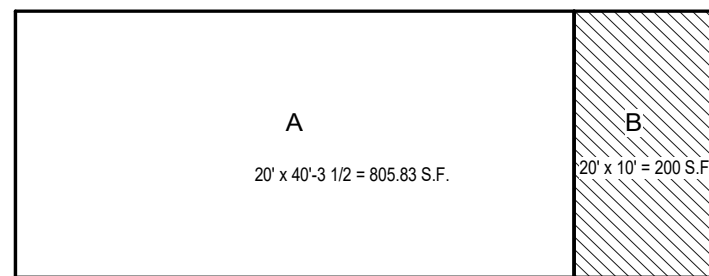
3RD FLOOR

A = 805.83 S.F.



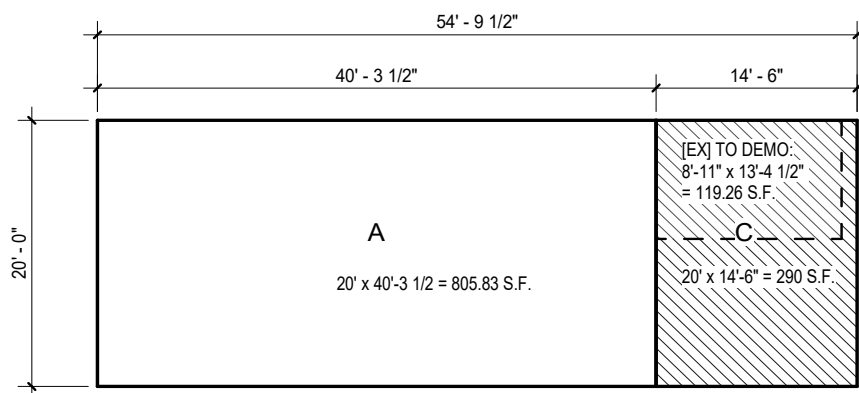
1ST AND 2ND FLOOR

A + B = 1005.83 S.F.

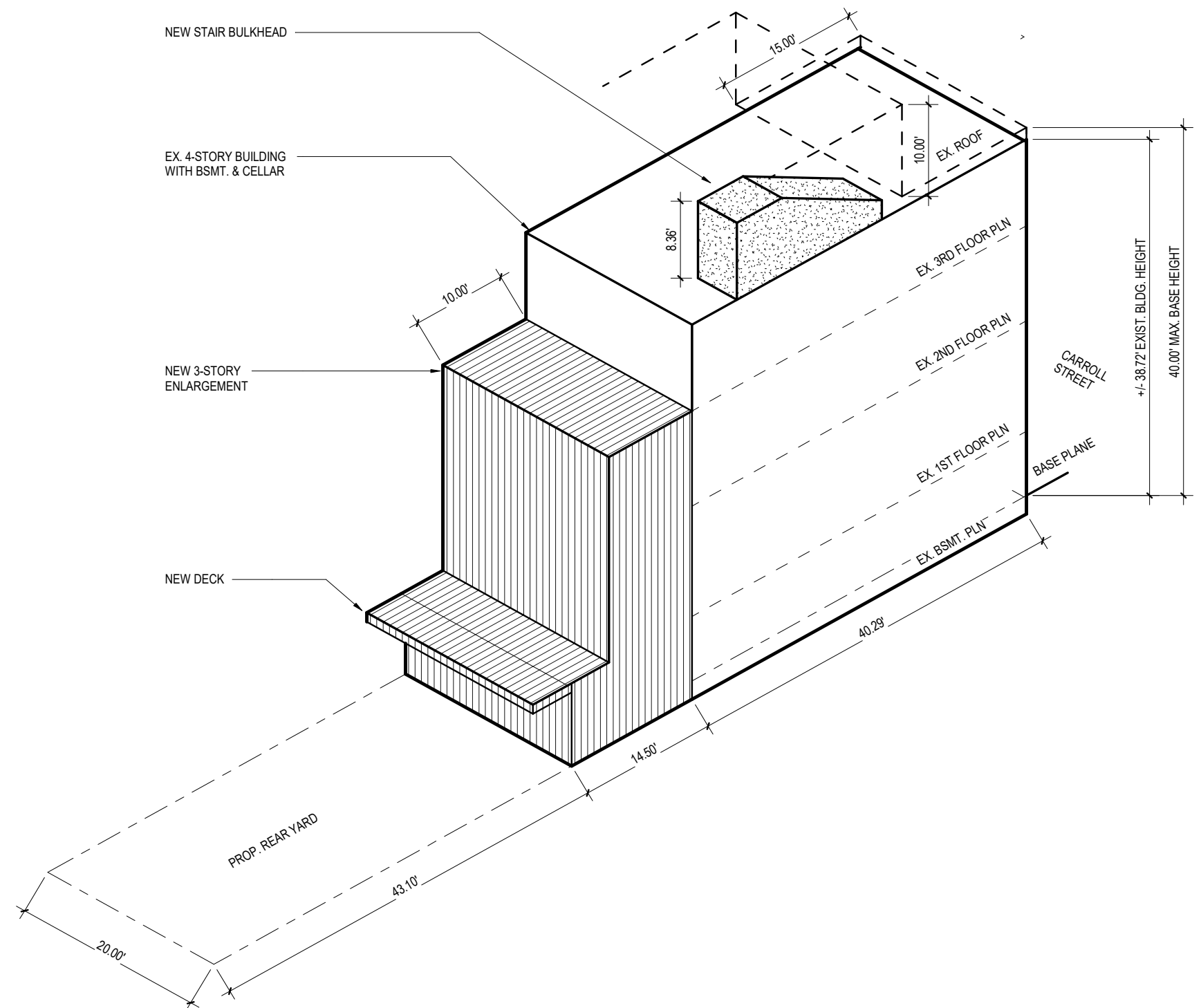


BASEMENT

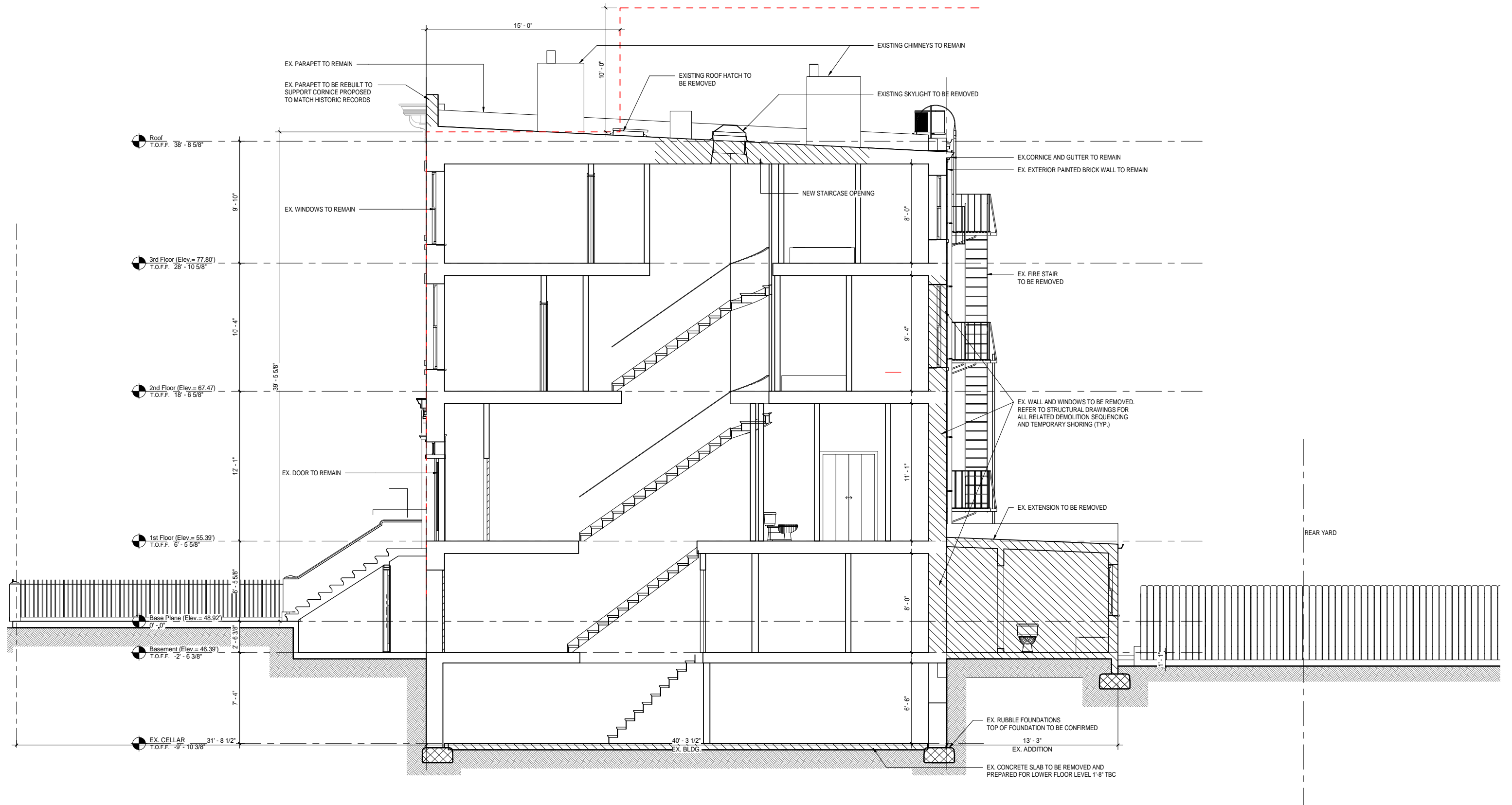
A + C = 1095.83 S.F.

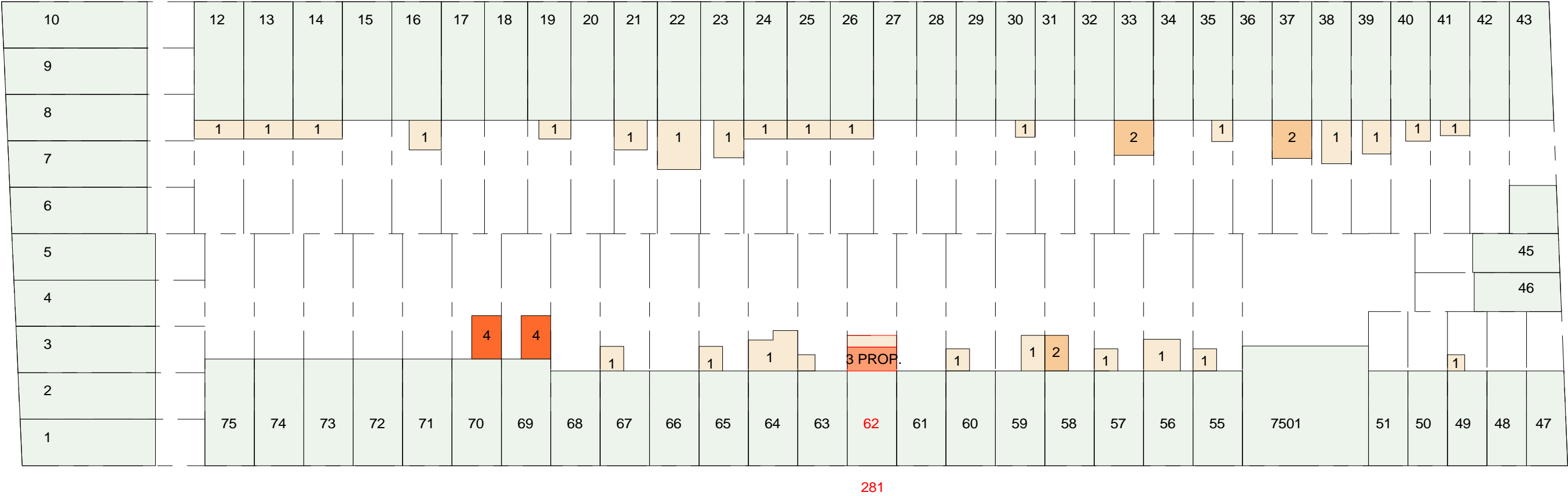


AXONOMETRIC DIAGRAMS



⑤ ZONING AXONOMETRIC DIAGRAM
 3/32" = 1'-0"





LEGEND

| | |
|-------------|------------------|
| <div></div> | Building |
| <div></div> | 1 Story Addition |
| <div></div> | 2 Story Addition |
| <div></div> | 3 Story Addition |
| <div></div> | 4 Story Addition |

3 BLOCK PLAN
1/64" = 1'-0"









REAR YARD ADJACENT BUILDING LOOKING WEST



REAR YARD ADJACENT BUILDING LOOKING EAST



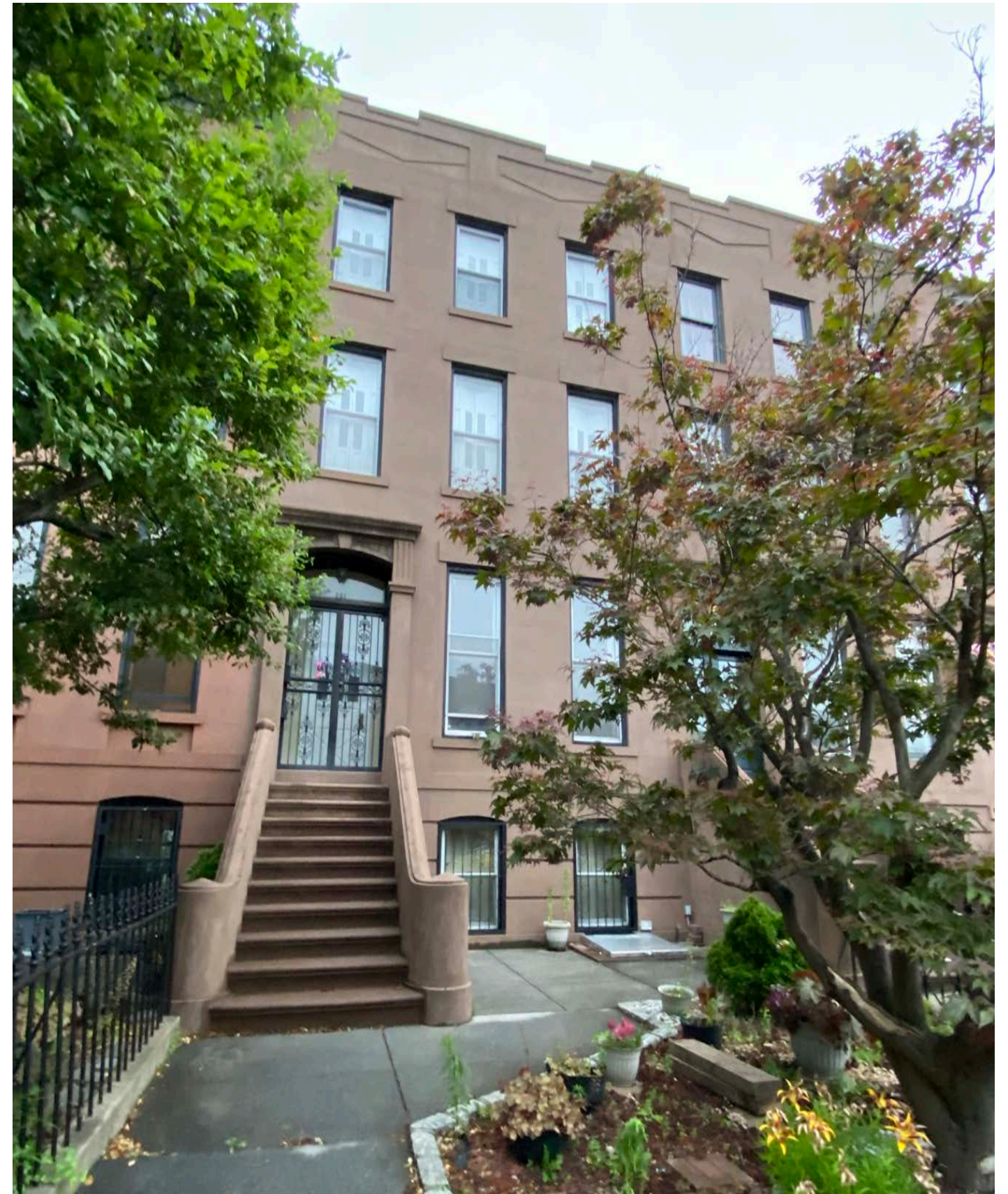
REAR YARD ADJACENT BUILDING LOOKING WEST



REAR YARD ADJACENT BUILDING LOOKING EAST







281 CARROLL STREET









EXISTING REAR ADDITION



EXISTING REAR FACADE DETAIL

Facing South, towards Carroll Street



Facing North, towards rear yard



Facing Northwest (towards rear)



Facing Northeast (towards rear)

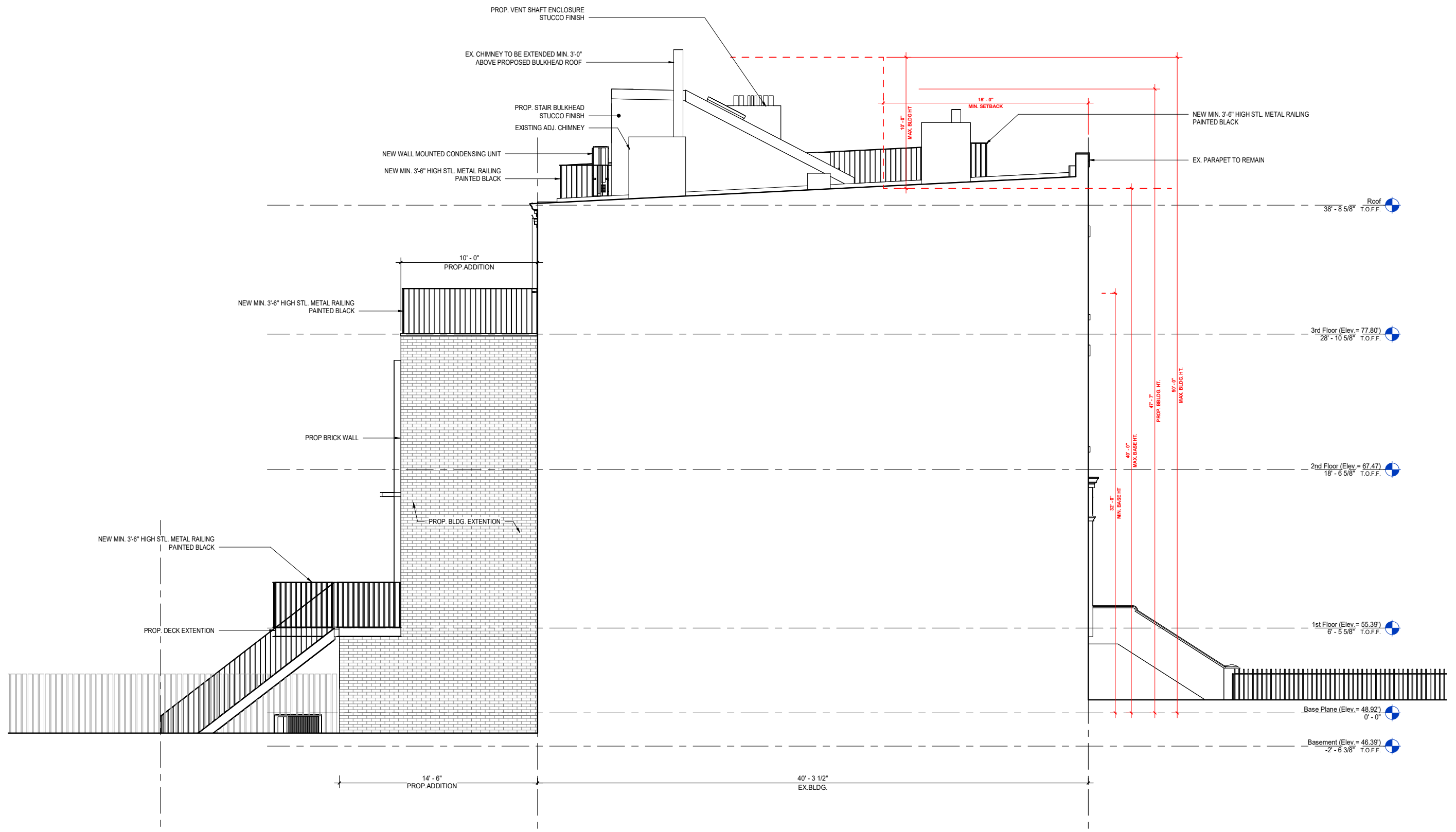


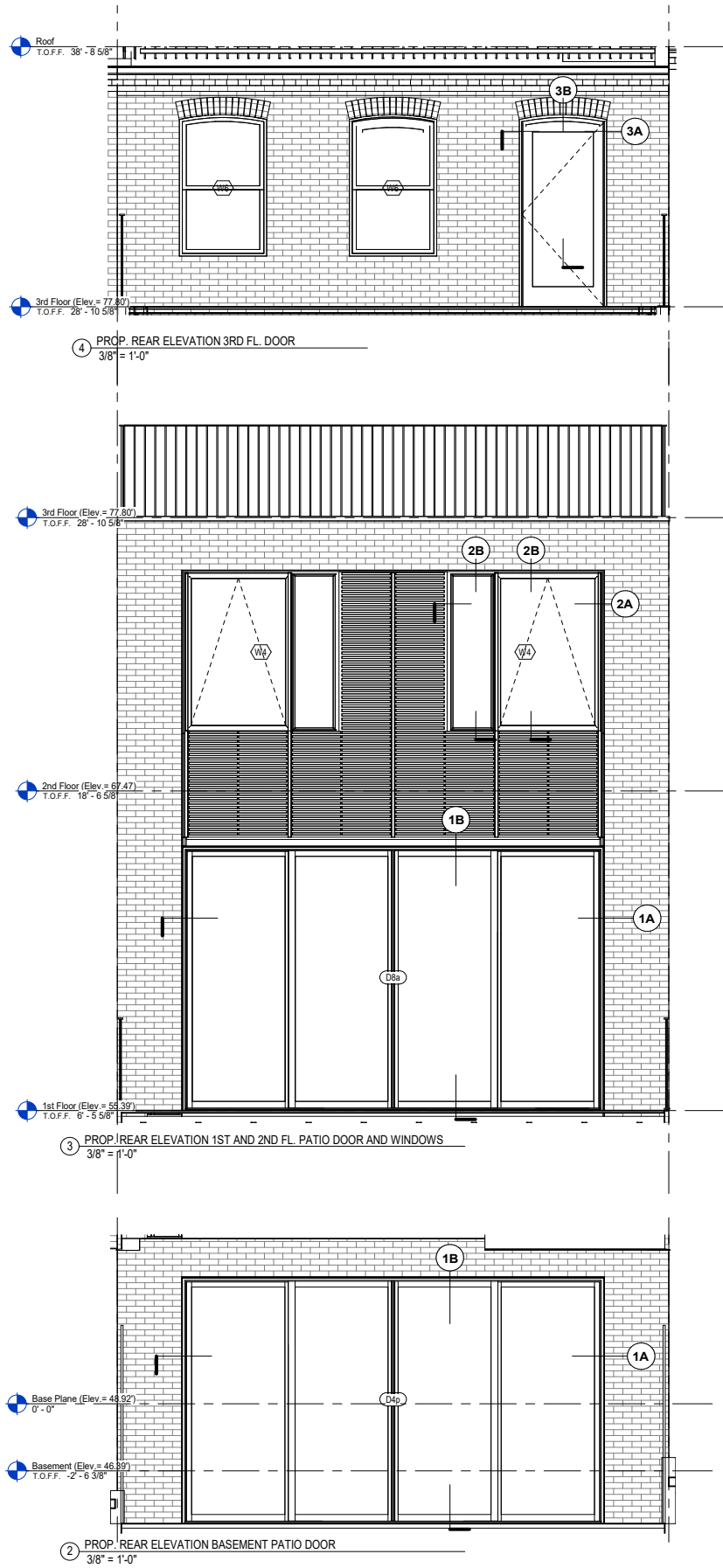
Facing Southwest (towards Carroll)



Facing East (towards Hoyt St)

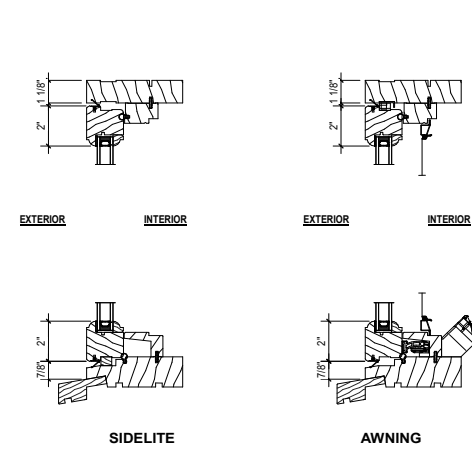




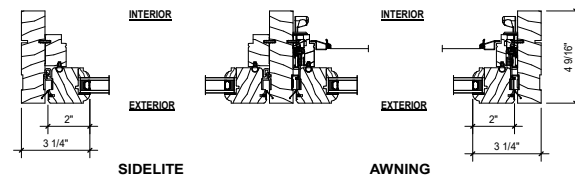


GLASS WINDOW
AND DOOR
SCHEDULE
RE: A-203

ALL GLAZING TO
COMPLY WITH
NYC ECC 2020
RE: EN-100

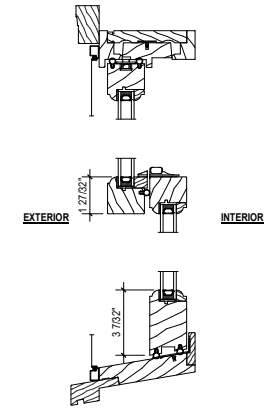


2B: AWNING AND FIXED WINDOWS (W4) - SECTION DETAILS

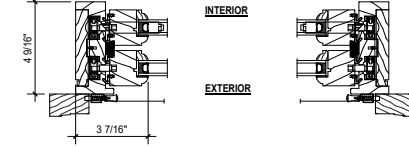


2A: AWNING AND FIXED WINDOWS (W4) - PLAN DETAILS

LEPAGE A-100 AWNING AND FIXED WINDOW
WOOD FRAME, PAINTED FINISH
WITH INSECT SCREENS
DOUBLE-GLAZED, INSULATED LOW-E
U-VALUE < .27
SHGC < .40
AIR LEAKAGE < .30 CFM/SF

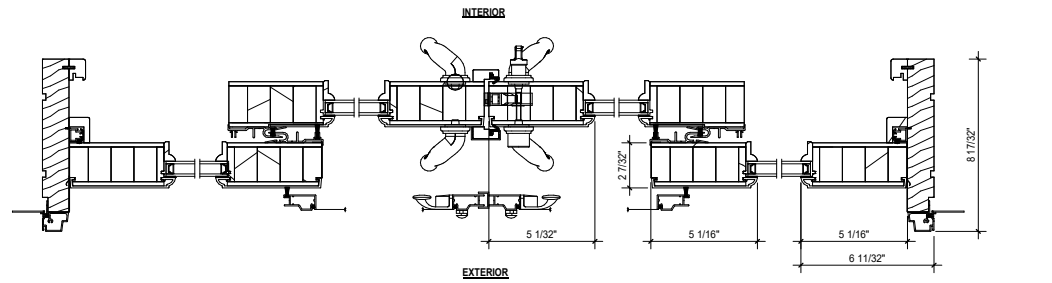


3B: DOUBLE-HUNG WINDOWS (W6) : SECTION DETAILS

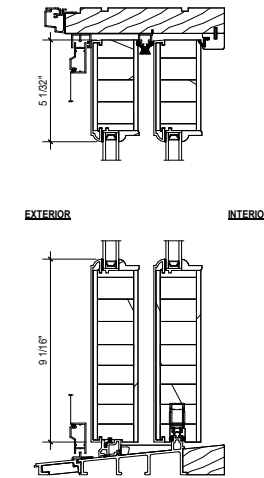


3A: DOUBLE-HUNG WINDOWS (W6) : PLAN DETAILS

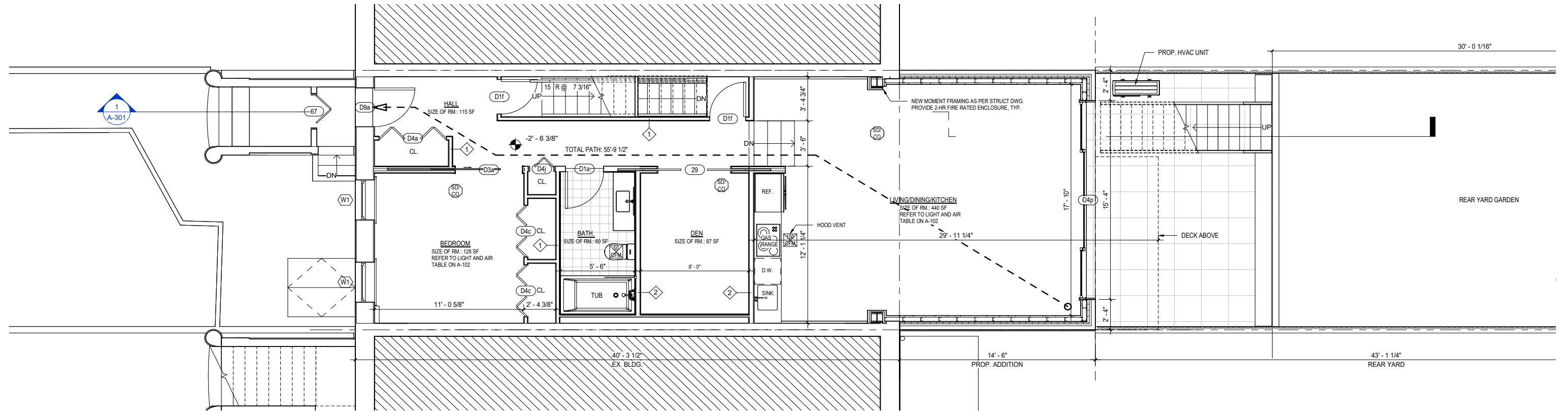
**LEPAGE XL-100 DOUBLE HUNG WINDOW
WOOD FRAME, PAINTED FINISH
WITH INSECT SCREENS
DOUBLE-GLAZED, INSULATED LOW-E
U-VALUE < .27
SHGC < .40
AIR LEAKAGE < .30 CFM/SF**



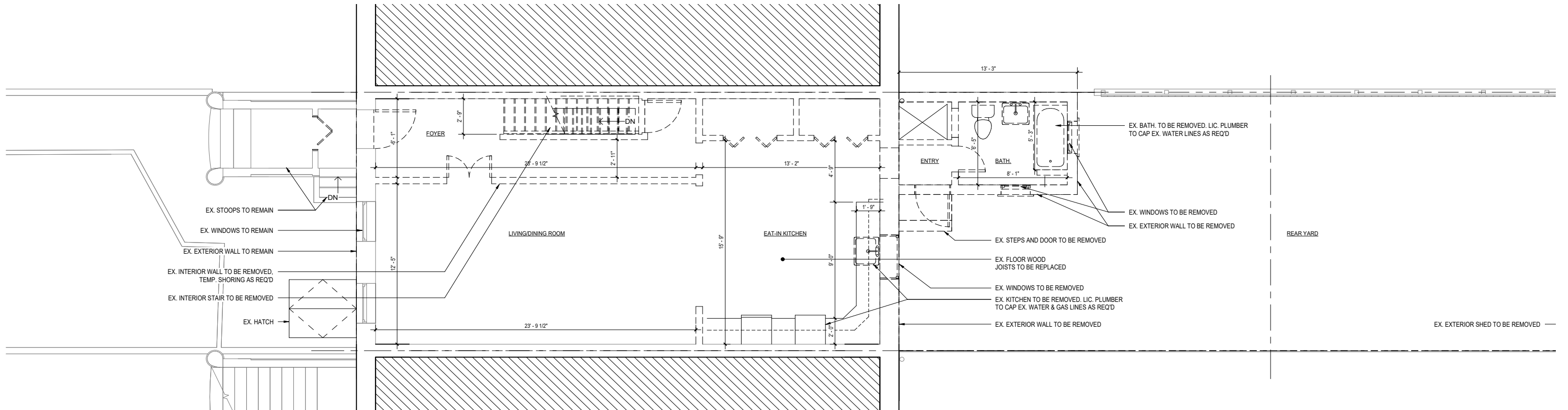
1A: PATIO DOORS (D4p & D8a) - PLAN DETAILS



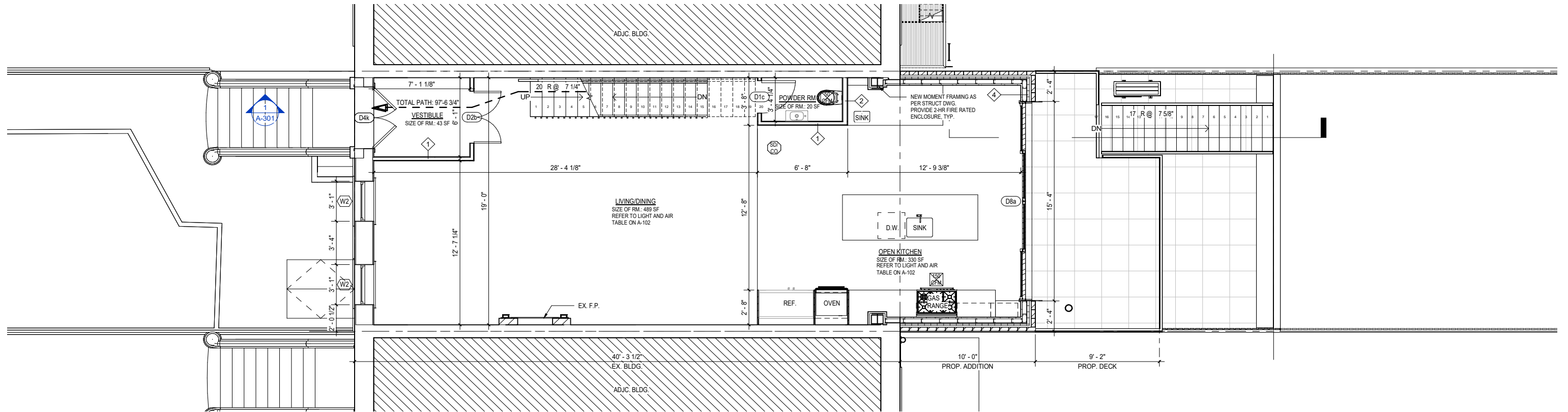
1B: PATIO DOORS (D4p & D8a) - SECTION DETAILS



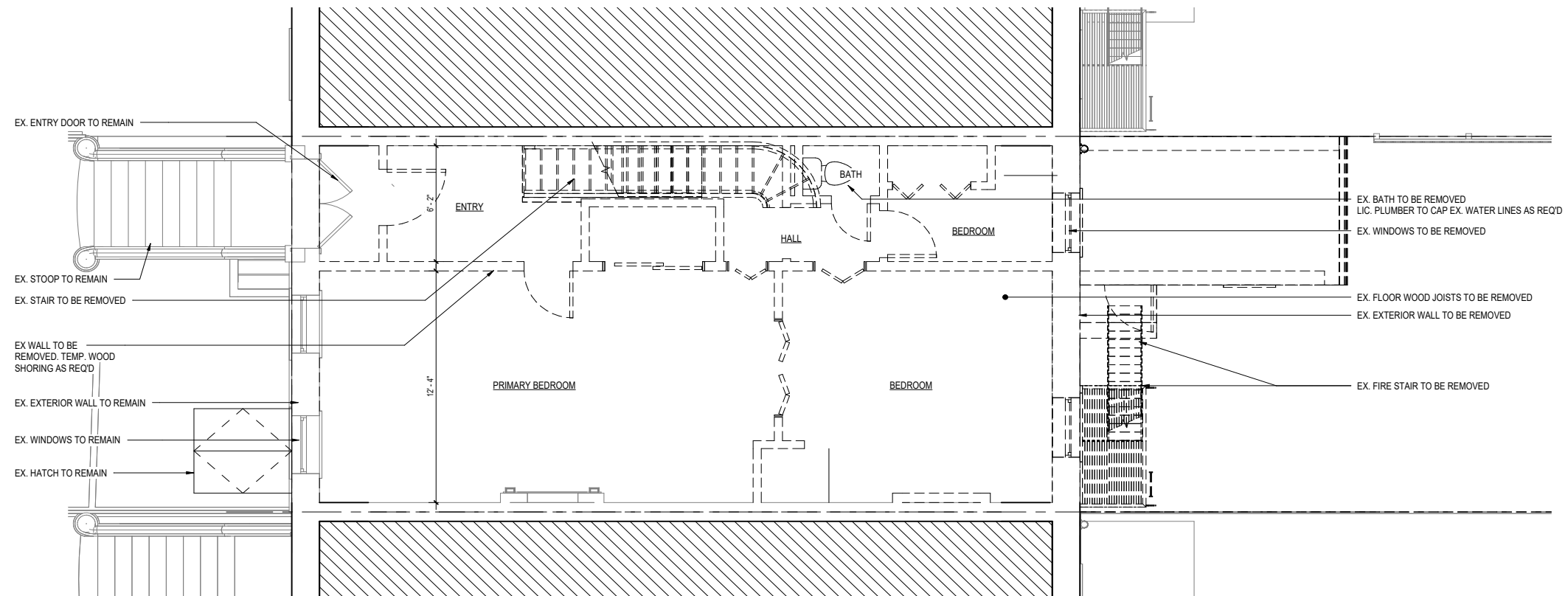
PROPOSED BASEMENT PLAN



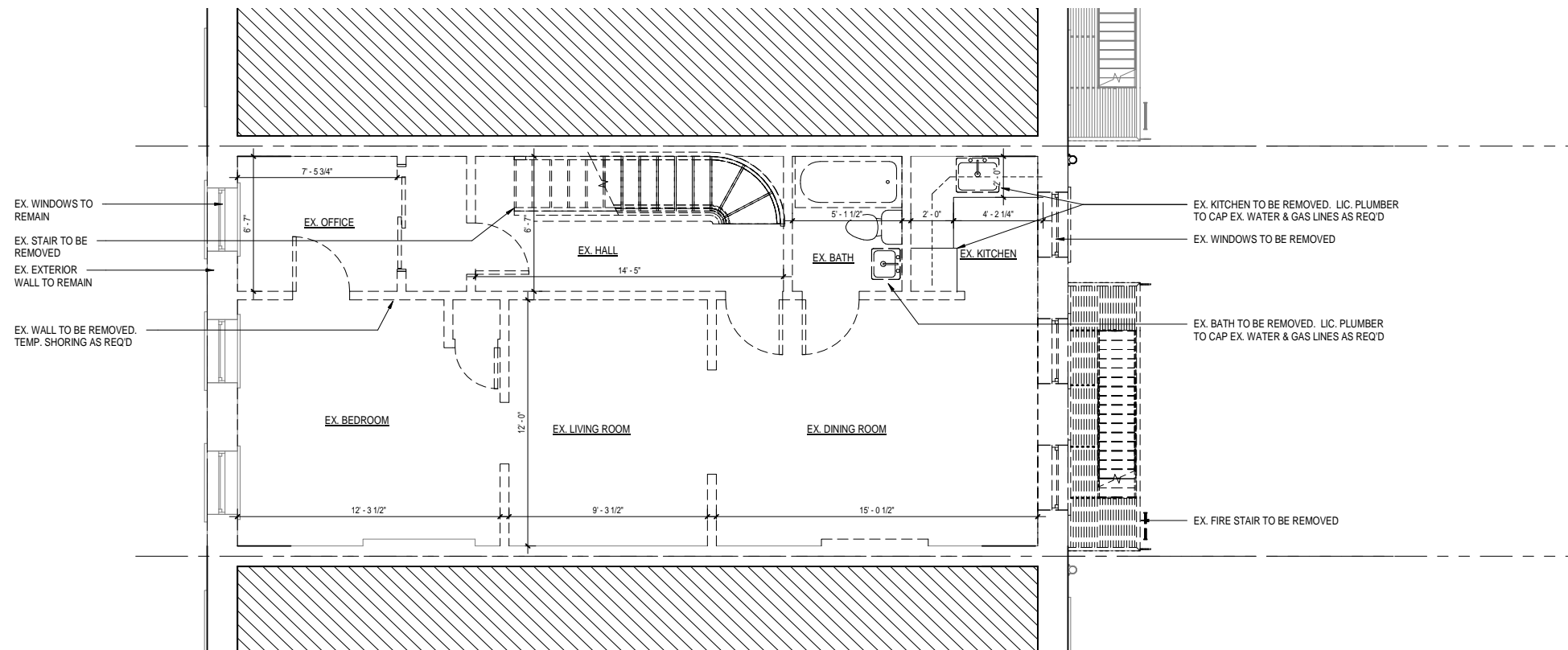
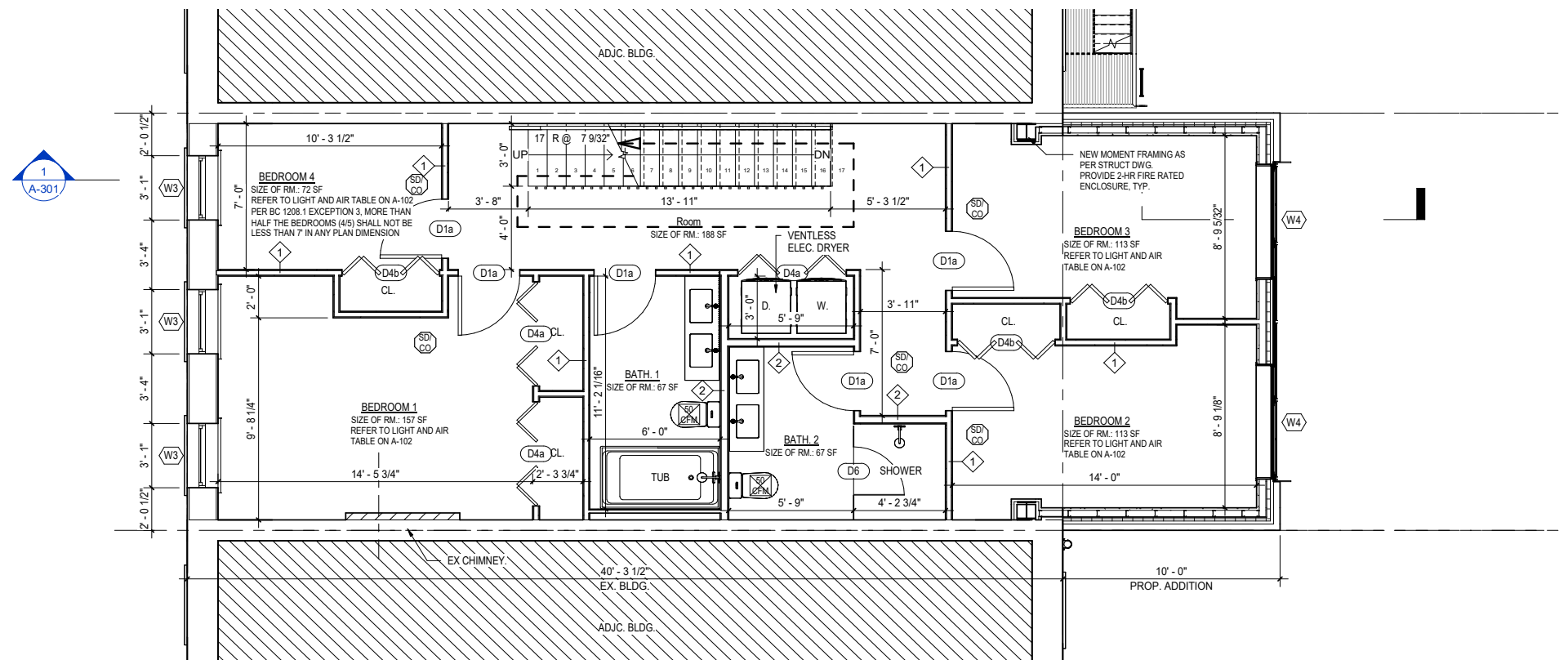
EXISTING BASEMENT PLAN

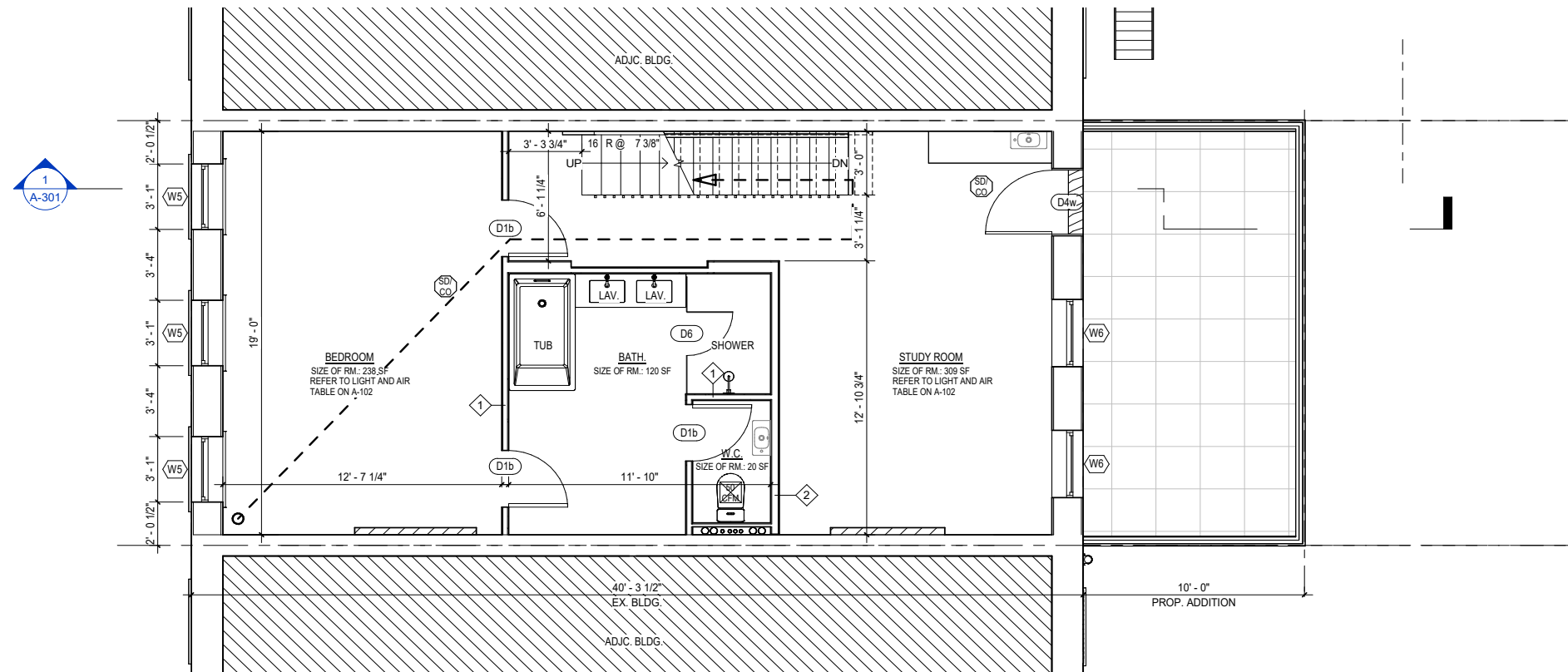


PROPOSED 1ST FLOOR PLAN

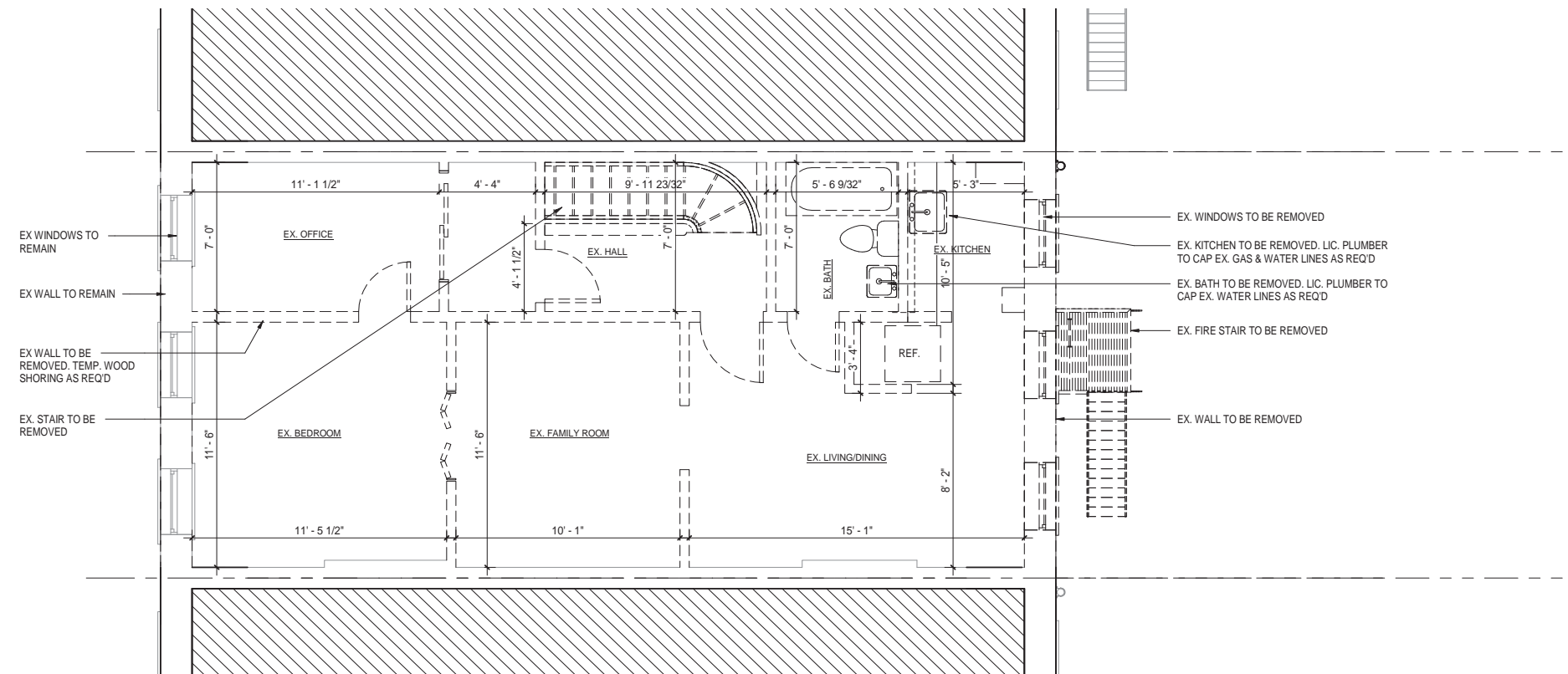


EXISTING 1ST FLOOR PLAN

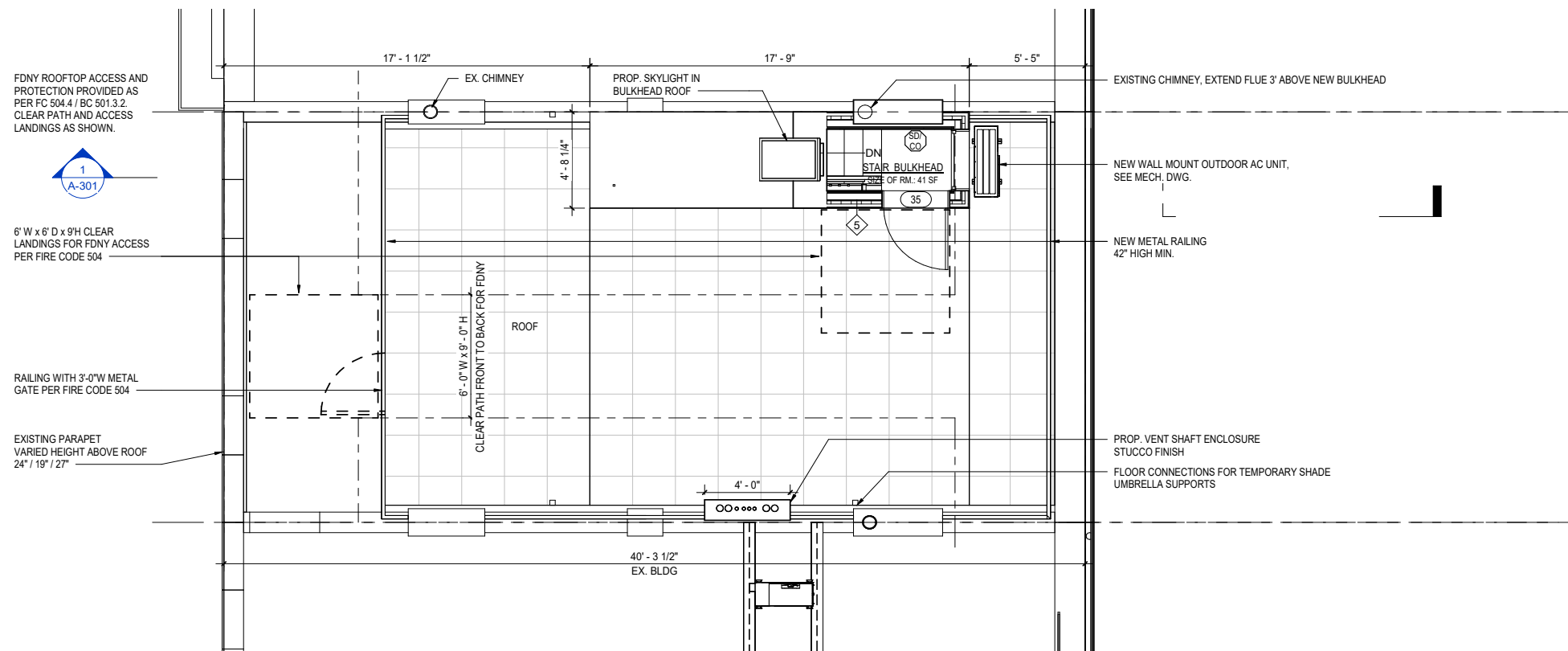




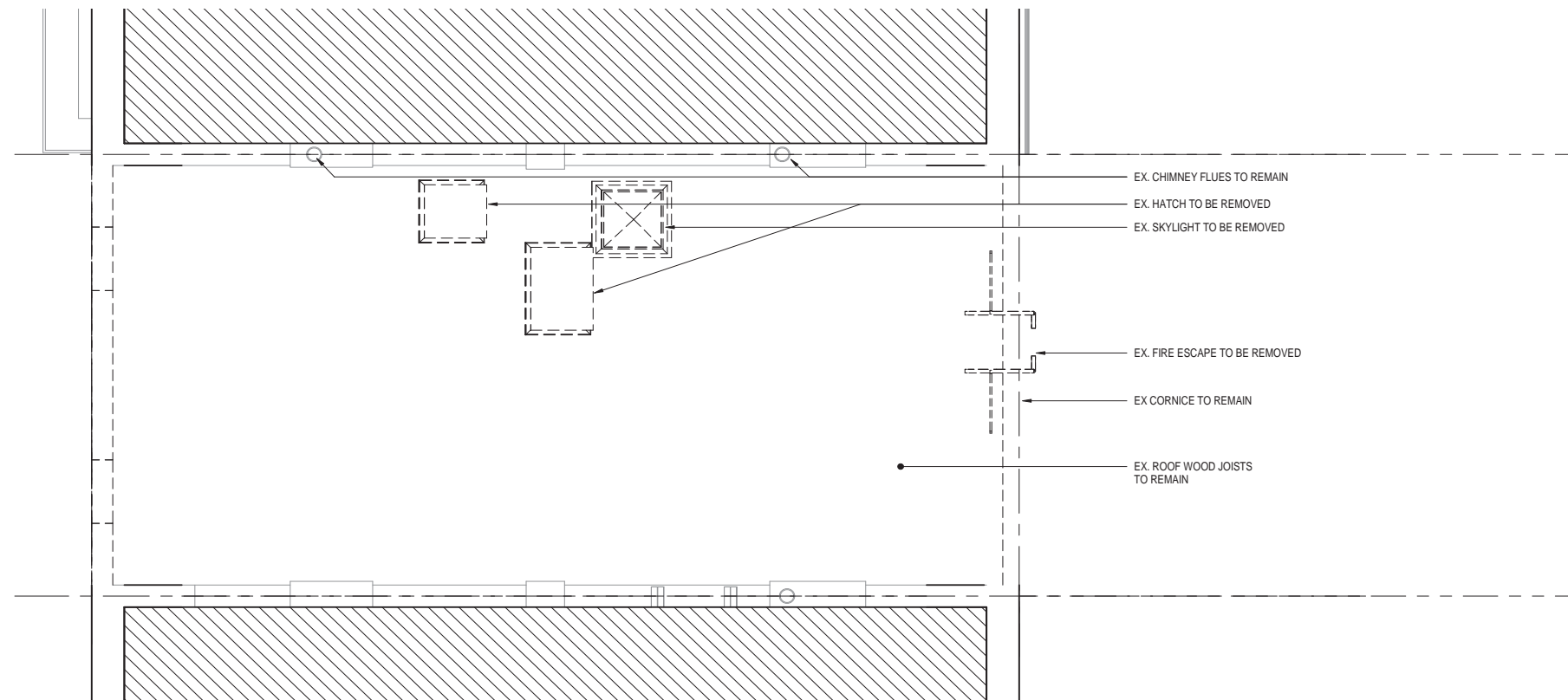
PROPOSED 3RD FLOOR PLAN



EXISTING 3RD FLOOR PLAN

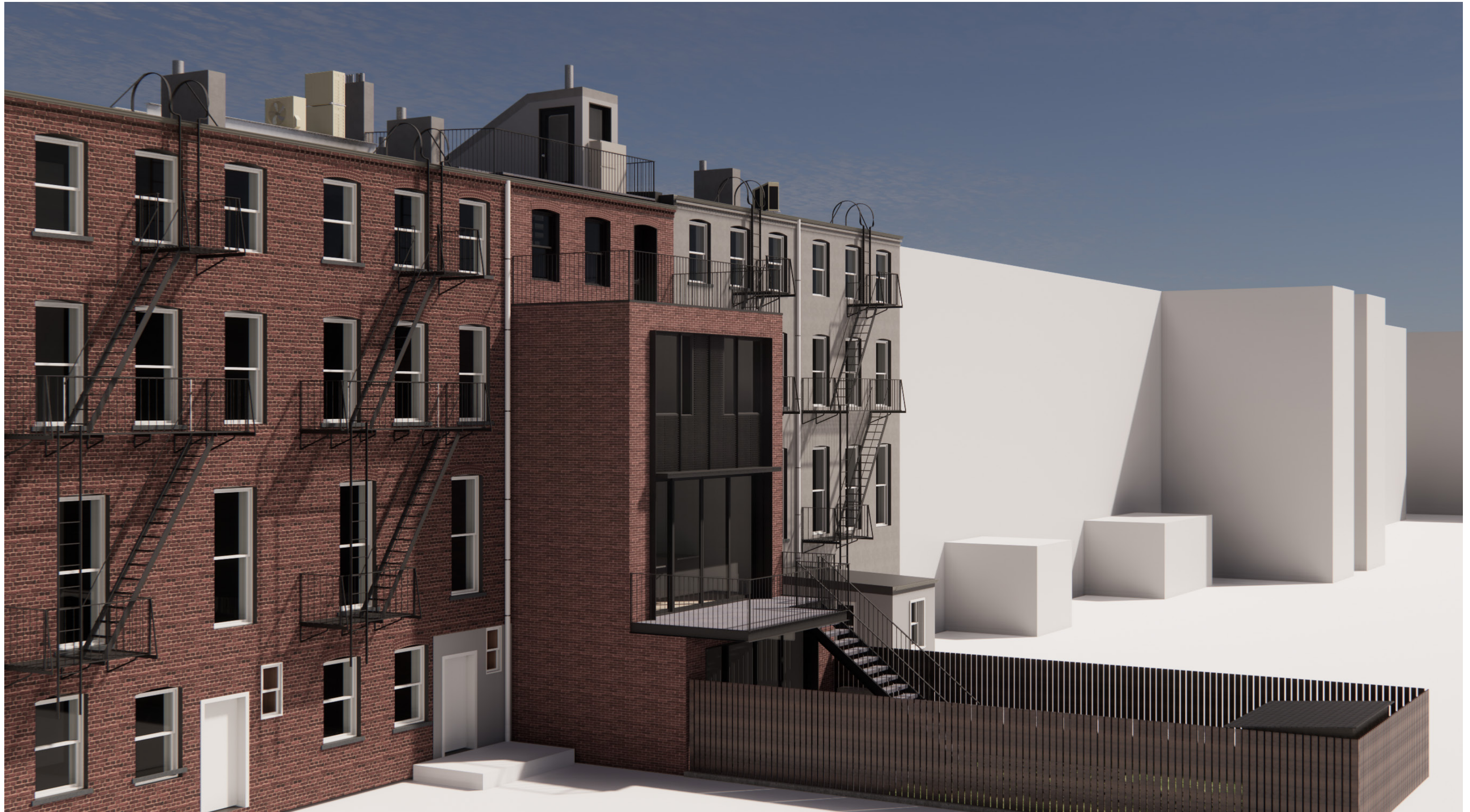


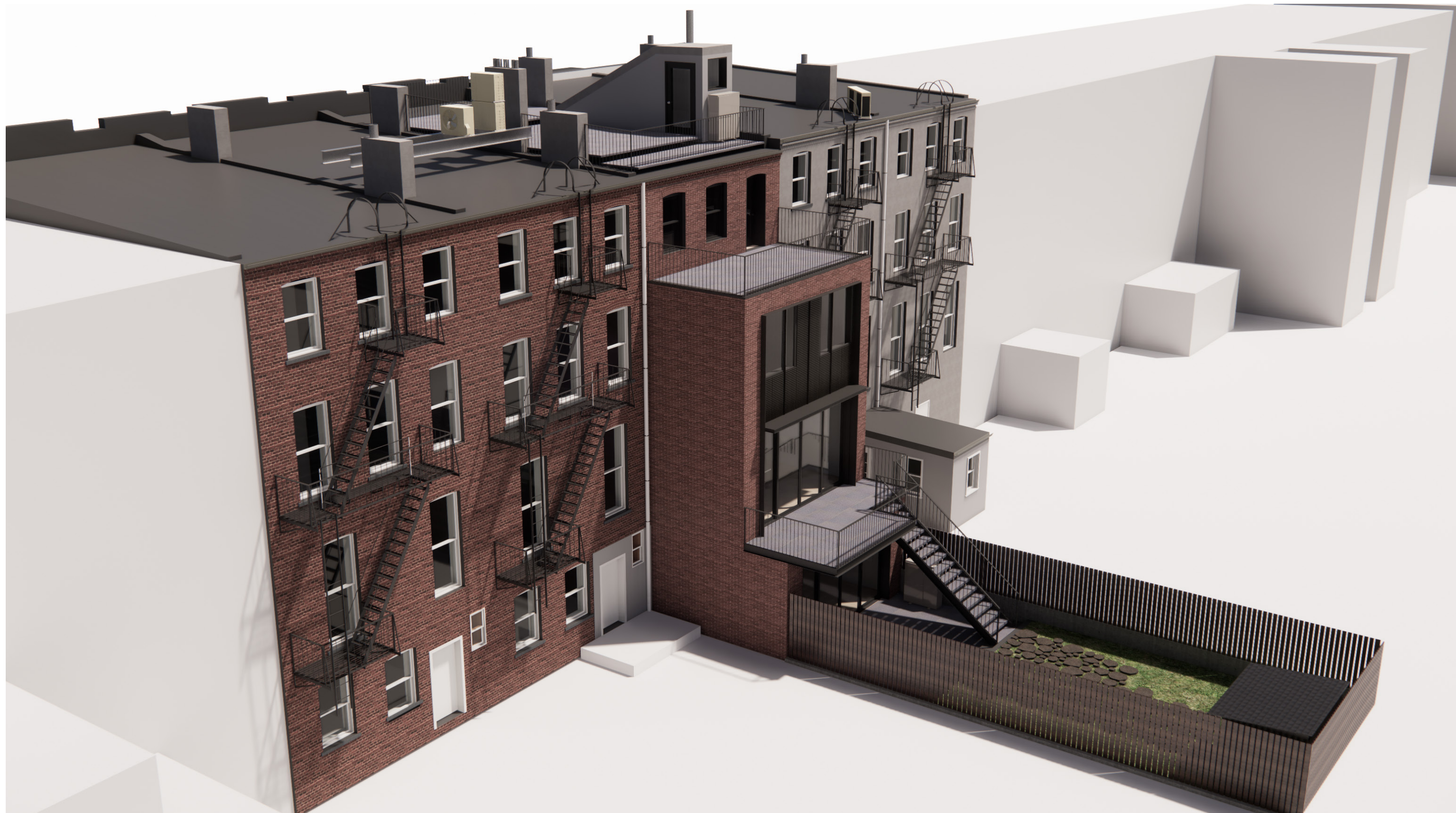
PROPOSED ROOF PLAN



EXISTING ROOF PLAN





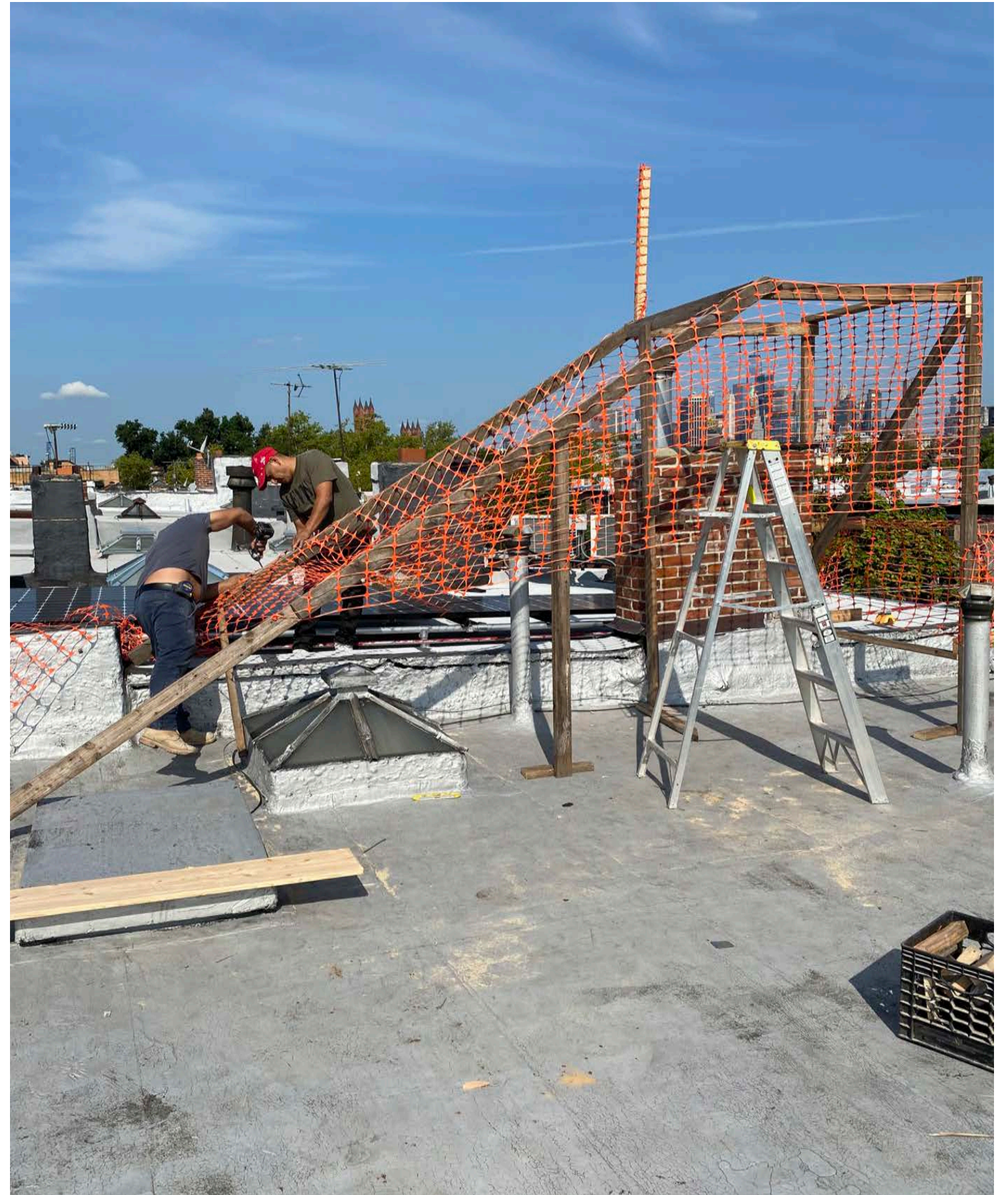


































PRIOR TO STUCCO REMOVAL ON 3RD FLOOR



AFTER STUCCO REMOVAL ON 3RD FLOOR



PRIOR TO STUCCO REMOVAL ON 3RD FLOOR



AFTER STUCCO REMOVAL ON 3RD FLOOR



REAR FACADE



ZOOM ON THE STUCCO REMOVAL SAMPLE



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