



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION  
1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007  
TEL: 212 669-7700 FAX: 212 669-7780



October 14, 2016

ISSUED TO:

**Tobias Barraud**  
**1 Hanson Place #21**  
**Brooklyn, NY 11243**

Re: **MISCELLANEOUS/AMENDMENTS**

LPC-19-3156  
MISC-19-4211  
857 CARROLL STREET

Park Slope Historic District

Brooklyn

Block/Lot: 1068 / 49

**NOT ORIGINAL  
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Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission issued Certificate of Appropriateness 18-0692 (LPC 18-0043) on December 31, 2015 approving certain work at the subject premises, including removing five (5) feet from the rear and portions of the existing rear ell and constructing a 3-story-plus-basement addition, featuring gray brick veneer and metal single-pane casement and awning windows and doors, and a metal balcony with glass railings at the third floor; constructing a metal deck flanked by stairs at the rear yard; constructing a one-story rooftop addition and mezzanine, featuring metal panel rainscreen cladding with wood trim and metal windows; installing mechanical equipment at the rear of the roof on the proposed addition; excavating approximately 3'-4" at the cellar; installing metal trellises and railings at the roofs; installing glass railings at the roof of the proposed rear yard addition; raising the height of two (2) chimneys; installing steps flanked by glass guardrails at the basement level of the rear yard; removing cement pavers and installing stone pavers at the rear yard; and installing planting areas; and interior alterations, including the demolition and construction of non-bearing partitions, finishes and fixtures.

Subsequently, on September 21, 2016, the Commission received a proposal for an amendment to the work approved under that permit.

The proposed amendment consists of reducing and revising the approved scope of work to retain the existing rear ell; eliminate the construction of a 3-story-plus-basement rear yard addition and 1-story rooftop addition;

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and to include constructing a one-story-plus-basement brick rear yard addition, featuring metal-and-glass multi-light paired doors, and rooftop railing; at the basement of the rear ell's façades, removing two (2) windows, combining the openings and installing one (1) casement window within the new opening; and removing one (1) door, raising the sill and installing one (1) single-pane window within the reduced opening; at the second floor of the rear façade, removing paired one-over-one double-hung windows; and installing double-leaf glazed doors within the existing opening; at the roof, installing two (2) condenser units mounted at the bulkhead; and at the rear yard, installing a metal deck and stair; and interior alterations; as shown in photographs and drawings labeled 1 through 8, prepared by AttnAttn; and drawings T-001.01, Z-001.01, A-011.01, A-111.01, A-113.01, A-115.01, A-211.00, A-221.01, A-231.01, A-241.01, A-251.01, A-271.01, A-311.01, A-411.01, A-611.01, A-621.01, A-701.01, A-911.00, EN-001.00 and EN-002.00 last revised September 19, 2016, signed and sealed by Egbert Miles Chu, R.A.

Accordingly, staff reviewed the proposed modifications and found, in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 3-04(d)(2), that the proposed windows and doors will be installed in existing openings or in openings that will be enlarged or reduced in height or width according to § 2-15 of this title; that such enlargement or reduction will not alter or destroy protected features or detract from the significant architectural features of the building or adjacent buildings; that the windows on the top floor of a rear façade of a row house will not be enlarged or reduced; and that they will not replace "special" windows as defined in the definitions (§ 3-01) and illustrated in Appendix A of this chapter; in accordance with Section 2-15(b), that the proposed new window opening(s) will not be visible from a public thoroughfare; and that the proposed window opening(s) will not alter or destroy other protected features, nor will the proposed new window openings or sash detract from such protected features by their proximity to such features; and that the revised proposal is in keeping with the intent of the original approval. Based on these findings, Certificate of Appropriateness 18-0692 is hereby amended.

This amendment is issued on the basis of the building and site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if actual building or site conditions vary or if original or historic fabric is discovered. The Commission reserves the right to amend or revoke this permit, upon written notice to the applicant, in the event that the actual building or site conditions are materially different from those described in the application or disclosed during the review process.

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of approval. The approved work is limited to what is contained in the perforated documents. Other work to this filing must be reviewed and approved separately. The applicant is hereby put on notice that performing or maintaining any work not explicitly authorized by this permit may make the applicant liable for criminal and/or civil penalties, including imprisonment and fines. This letter constitutes the permit amendment; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Caroline C. Pasion.

Caroline Pasion

cc: Egbert Miles Chu, R.A./AttnAttn; Jared Knowles, Director of Preservation/LPC