



Date:	7/15/2025
LPC Docket #:	LPC-25-11198
LPC Action:	Approved with modifications
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

Address: 257-263 Washington Avenue and 230-236 Hall Street

Borough: Brooklyn

Block: 1918 **Lot:** 20

Historic District: Clinton Hill Historic District

Description: A neo-Gothic style church building designed by J.W. Walter and built in 1894, and detached a Gothic style church parish hall with Romanesque details built in 1924. Application is to demolish sections of the building, construct additions at the side, rear, and roof, alter the roof and facades, relocate, remove and modify special window glazing and openings, modify and create new window and door openings, alter areaways, construct a barrier-free access ramp, and excavate a cellar level.

COMMISSION FINDINGS

the Commission NOTED that the building's style, scale, materials and details are among the features that contribute to the special architectural and historic character of the Clinton Hill Historic District. The Commission also NOTED that the church sold the property in 2015, and the complex has been without an occupant since that time; that the Commission approved a proposal for another scheme for adaptive reuse in 2018, but that development never occurred; that the property has changed ownership three times since 2018; and that the condition of the building has deteriorated substantially in recent years.

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Commission APPROVED THE PROPOSAL WITH MODIFICATIONS, finding:

- that the proposed work will facilitate the adaptive reuse of this historic church complex as a multi-unit residential apartment building;
- that the demolition of the roof between the chancel and steeple will not be visible from any public thoroughfare and will create a light court allowing the sanctuary to be divided into multiple residences;
- that the proposed one-story rooftop addition will not overwhelm the parish hall building in terms of its scale, and that the rooftop addition will be set back from the Hall Street (east) façade, with a low-pitched roof that will avoid the need for railings and allow for the concealment of sunken mechanical equipment at the rear and solar panels on the surface;
- that the new connector addition at the north lot line between the sanctuary and the parish hall will be minimally visible down the alley way, and will be integrated with the design and materials of the rooftop addition;
- that the patinated zinc cladding of the connector block and rooftop addition will have a neutral weathering finish that will complement the existing brick parish hall and stone church as a modern intervention;
- that the new and modified window and door openings at the primary and visible secondary façades of the parish house will relate well to the historic fenestration in terms of size, placement, materials, details and finish;
- that the new areaway railings, new glass and metal doors, and new light fixtures on the Hall Street façade will relate well to the design, scale and materiality of the parish hall building;
- that the construction of the one-story glass and metal entrance vestibule addition with a metal awning at the north end of the Washington Avenue façade will provide barrier-free access in the least intrusive manner, while leaving a gap to allow the sanctuary side wall and pointed-arch-headed windows to remain visible;
- that the proposed zinc clad one-story addition at the south lot-line connecting the sanctuary with the parish hall will be significantly set back from Washington Avenue and only visible through a narrow alleyway and obscured by new fencing;
- that the two-story dormer addition on the church will largely be concealed behind the southwest tower, with minimal visibility over the primary gable and secondary façade;
- that the replacement of the solid boarded wood transoms over the church's former Washington Avenue entrances with wood-framed glazed transoms with applied lead coming will provide additional light and air into the apartments while recalling a typical feature of neo-Gothic church entrances;
- that modifying the historic bracket light fixtures into pendant lights in front of the transoms will preserve these historic fixtures;
- that the much of the historic slate roof has been replaced or tarred over, and the remaining portions are beyond repair, and the proposed artificial slate shingles will closely recall the historic slates in terms of color, pattern and size;



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-that the new window and door openings, inverted dormer insertions and skylights at the roof will either be not visible or minimally visible at an oblique angle from Washington Street;

-that the removal of crosses on the main tower and at side gables and the careful removal of portions of stained-glass windows featuring religious iconography will facilitate the conversion of the complex from religious to residential use;

-that modifying the Washington Avenue façade lancet windows to remove the central panels with religious figures for offsite donation or sale, while relocating the lower non-religious dedicatory panel to the retained arched upper portion of the windows, will preserve some decorative stained-glass at the primary façade of the former church while not interfering with light, air, and window operability at the new apartments;

-that the proposal involves removing only the stained glass and retaining the historic masonry tracery or replacing the wood mullions and tracery with metal framing clad with wood to match the appearance of the historic framing;

-that that the creation of most of the new door and window openings on the secondary facades of the church will only require the removal of simple brick masonry;

-that the existing metal fence to be removed at the areaway is not historic, and the proposed black painted fence is simple in design and lower in height, and will be in keeping with fences found throughout the historic district;

-that other rooftop railings on the additions, in the alleyways and at terraces are simple in design, set back from the front facades, and will not call undue attention to themselves;

-and that the excavation and related underpinning will be done in compliance with Department of Buildings regulations under the supervision of a licensed professional engineer to protect the building's façades and the adjacent buildings.

However, in voting to grant this approval, the Commission REQUIRED:

-that the plans for the removal and offsite donation or sale of the stained-glass windows be determined in consultation with staff;

-that the details of the new windows, including the muntin pattern at the Washington Avenue windows and the profiles and dimensions of the new window framing throughout, be revised and/or refined in consultation with staff;

-and that other details discussed during the hearing, including salvaging natural slate for reuse on the tower roof, adding additional structural elements over the new opening between the spire and apse, raising the Hall Street building side facades in brick at the addition, determining the number of light fixtures at the Hall Street façade and redirecting fixtures to point downward to limit light pollution, be explored in consultation with staff.

VOTE:

Present: Sarah Carroll, Frederick Bland, Wellington Chen, Michael Goldblum, Everardo Jefferson, Mark Ginsberg, Angie Master, Erasmus Ikpemgbe, Frank Mahan, Stephen Wilder

10-0-0

In Favor = S.Carroll, F.Bland, W.Chen, M.Goldblum, E.Jefferson, M.Ginsberg, A.Master, E.Ikpemgbe, F.Mahan, S.Wilder

Oppose =

Abstain =

Recuse =

Please note that these "Commission Findings" are a summary of the findings related to the application. This is NOT a permit or approval to commence any work. No work may occur until the Commission has issued a Certificate of Appropriateness, which requires review and approval of Department of Buildings filing drawings and/or other construction drawings related to the approved work. In addition, no work may occur until the work has been reviewed and approved by other City agencies, such as the Department of Buildings, as required by law