

The current proposal is:

**Preservation Department – Item 3, LPC-23-00830**

**147 St. Felix Street – Brooklyn Academy of Music Historic District  
Borough of Manhattan**

**Note: this is a Public Meeting item. No public testimony will be received today as the hearing on this item is closed**

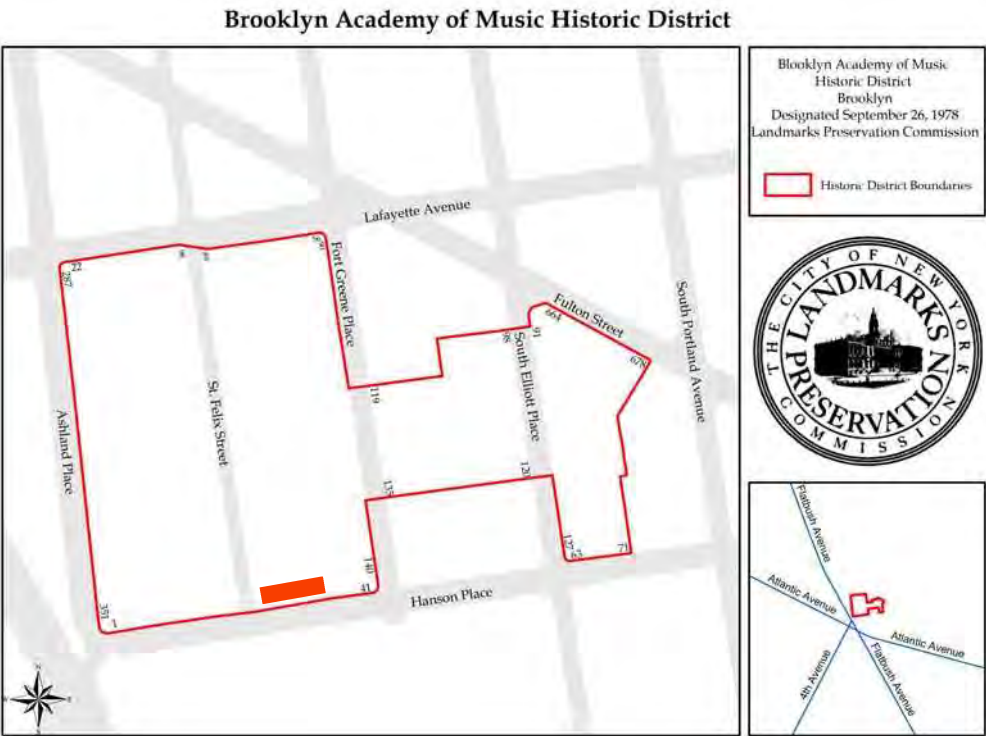
147 ST. FELIX STREET

**9/13/2022**  
**LPC PUBLIC MEETING**  
**PROPOSED MODULAR DESIGN**





SITE LOCATION AND VIEW



HISTORIC DISTRICT MAP *SITE LOCATION IN RED*







**PREVIOUSLY APPROVED DESIGN**



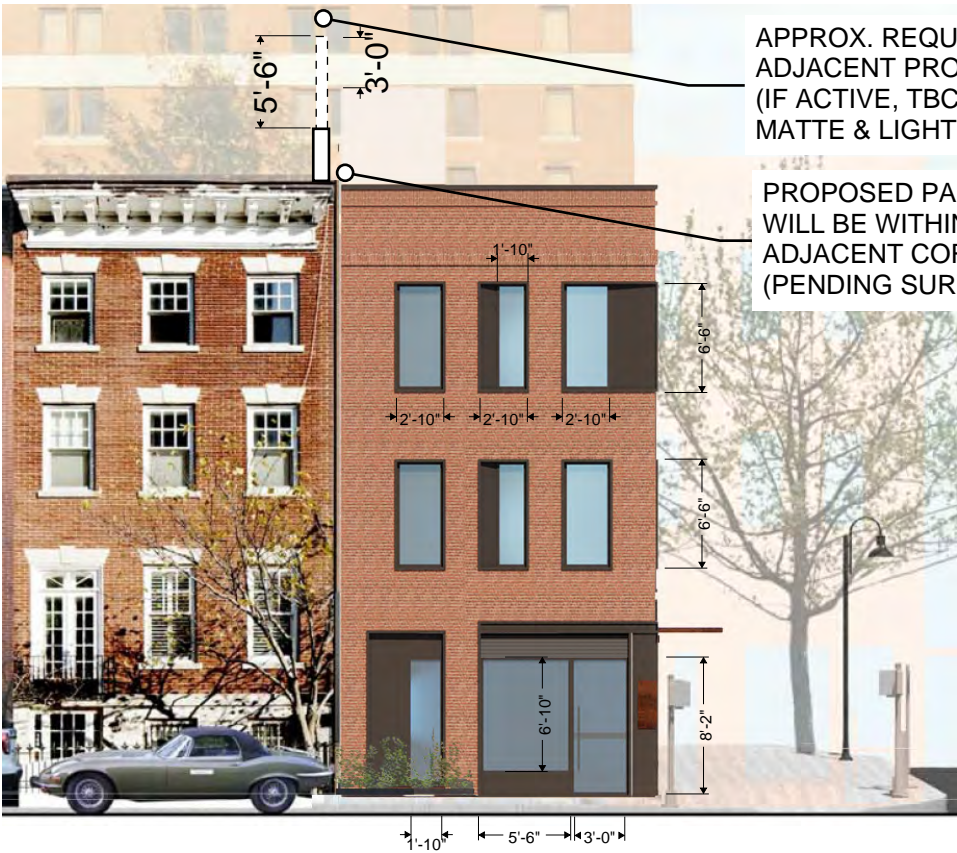
**REVISED DESIGN**



GLAZED AREA = 193.50 SF



GLAZED AREA = 174.76 SF



GLAZED AREA = 615.03 SF



GLAZED AREA = 543.36 SF



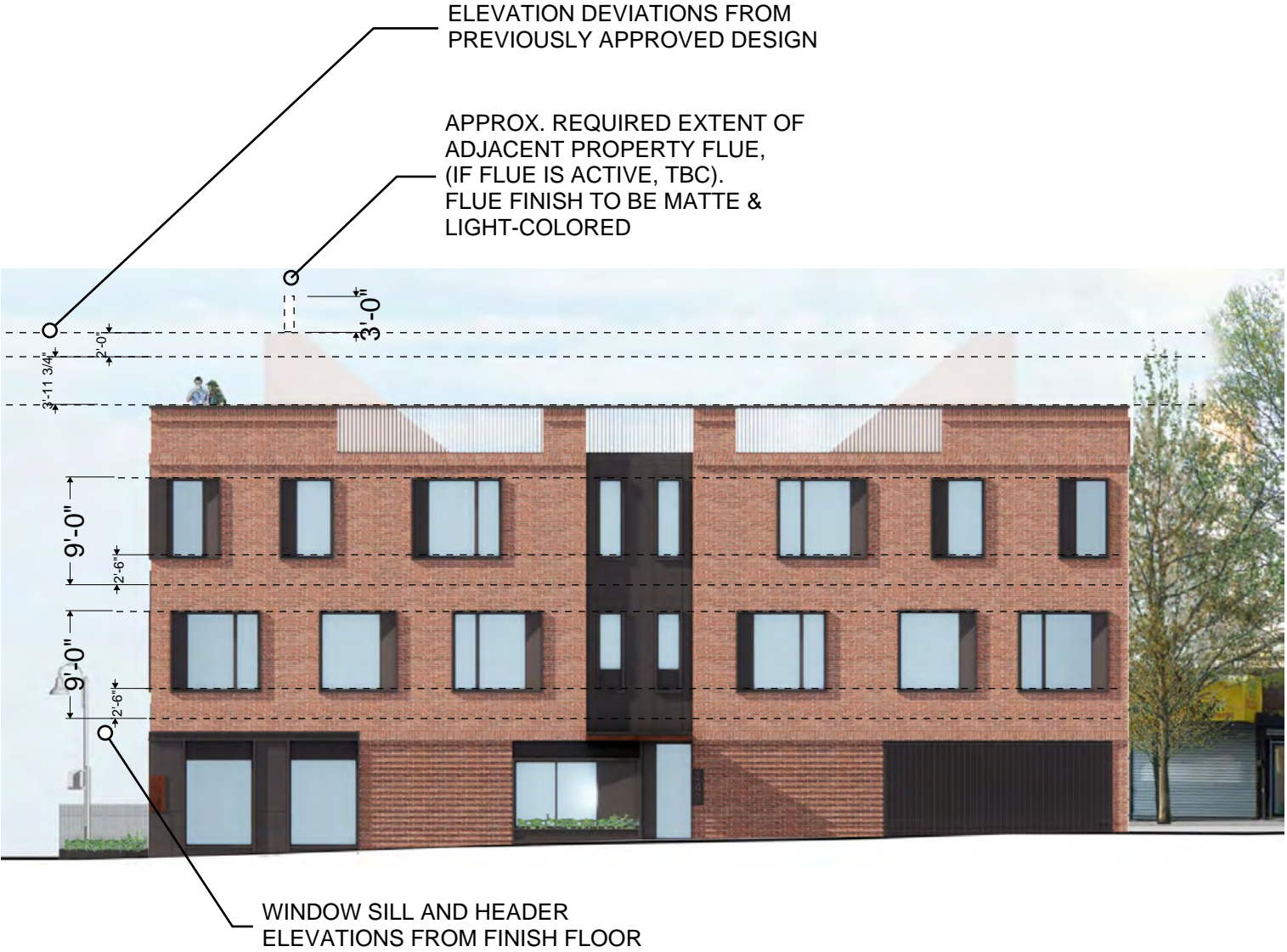
PREVIOUSLY APPROVED DESIGN

REVISED DESIGN





PREVIOUSLY APPROVED DESIGN



REVISED DESIGN



PROPOSED ELEVATION ALONG ST. FELIX





## PROPOSED ELEVATION ALONG HANSON PLACE

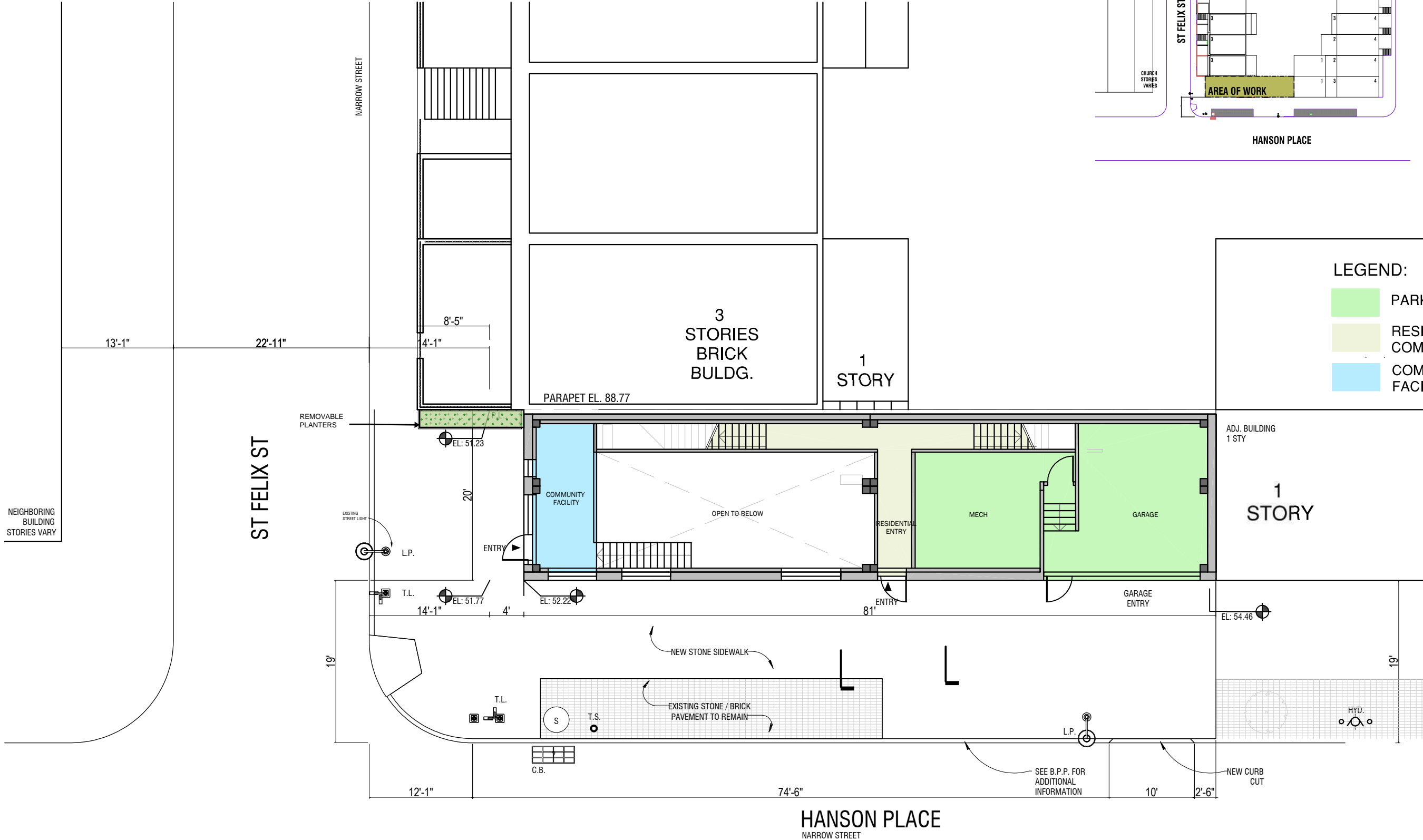
APPROX. REQUIRED EXTENT OF  
ADJACENT PROPERTY FLUE,  
(IF FLUE IS ACTIVE, TBC).  
FLUE FINISH TO BE MATTE &  
LIGHT-COLORED





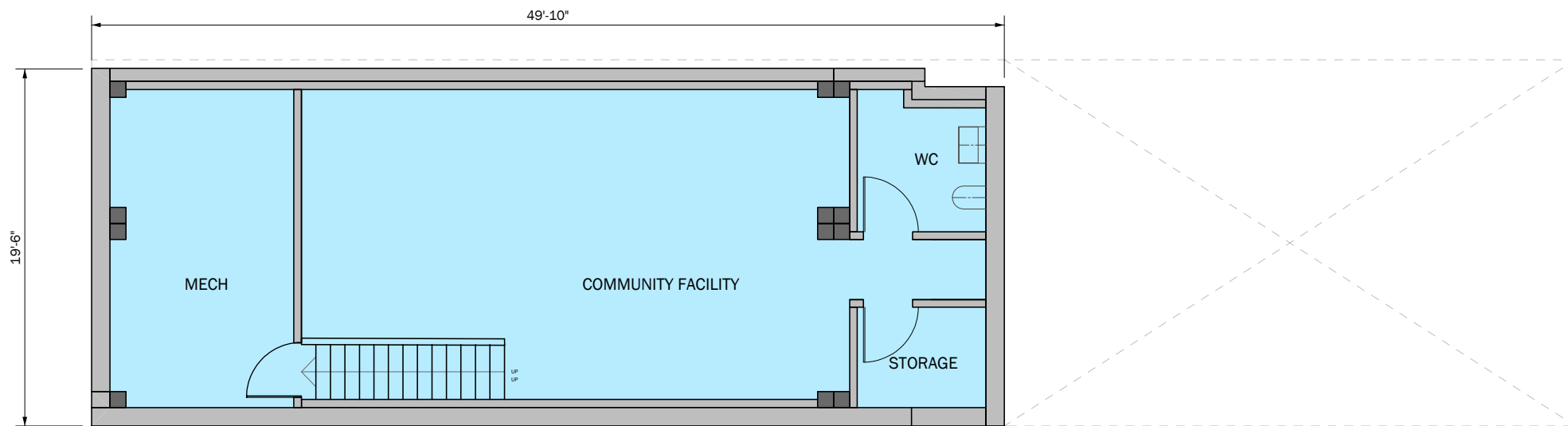






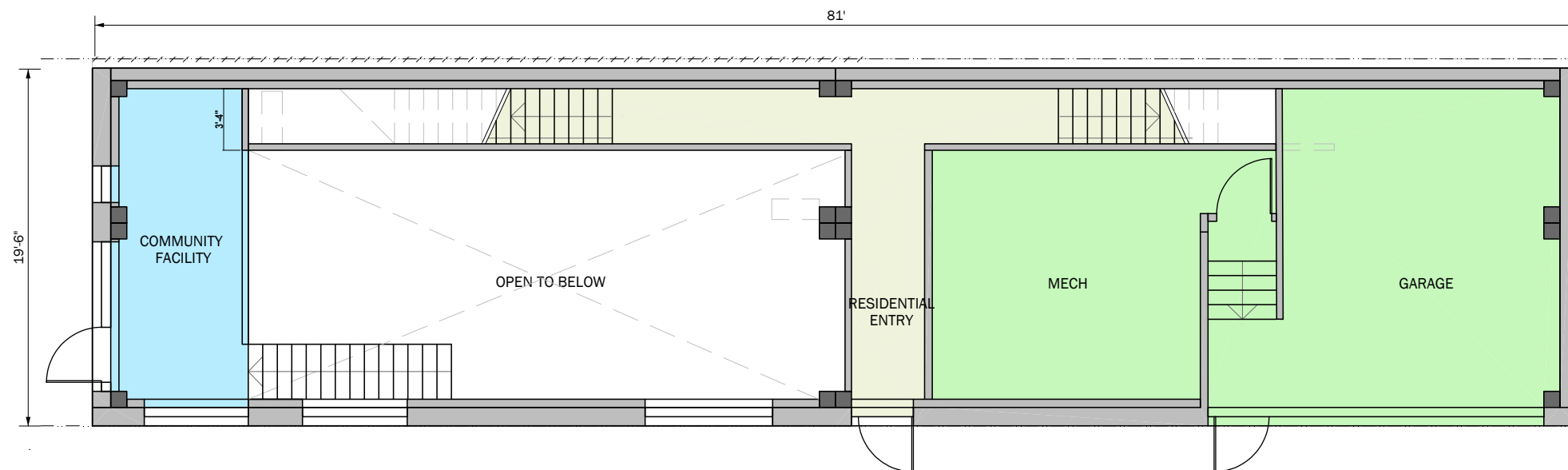
**SITE / GROUND FLOOR PLAN**  
N.T.S





**CELLAR PLAN**

N.T.S.



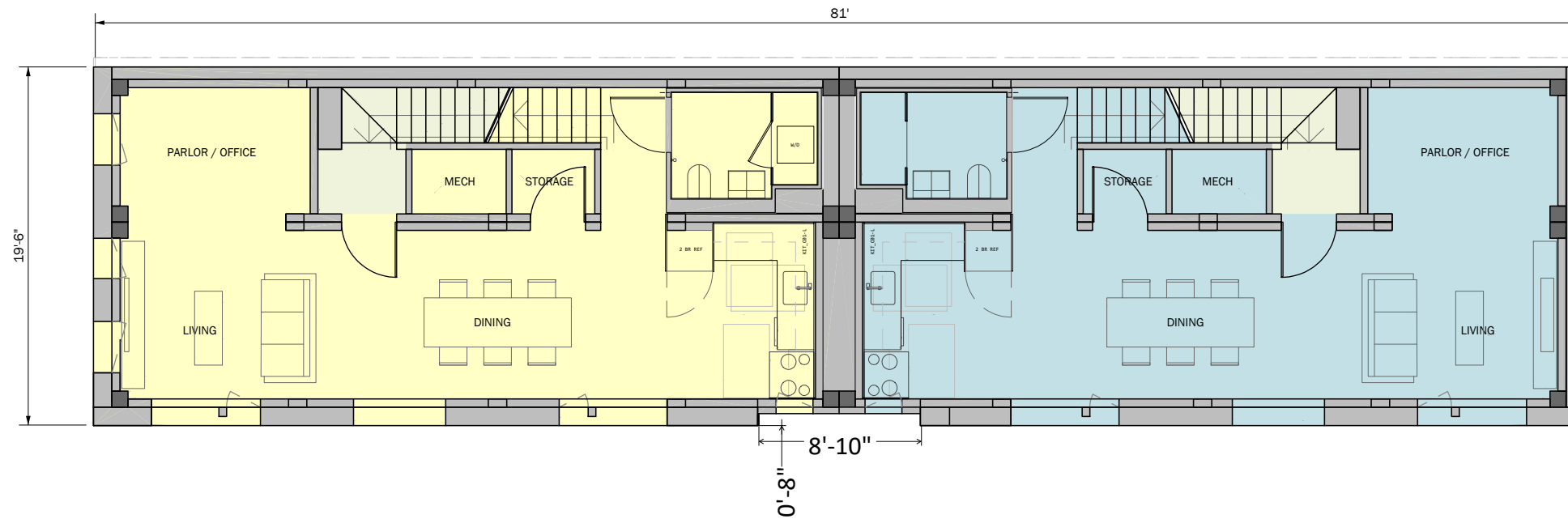
**LEGEND:**

- PARKING
- RESIDENTIAL COMMON AREAS
- COMMUNITY FACILITY

**GROUND FLOOR PLAN**

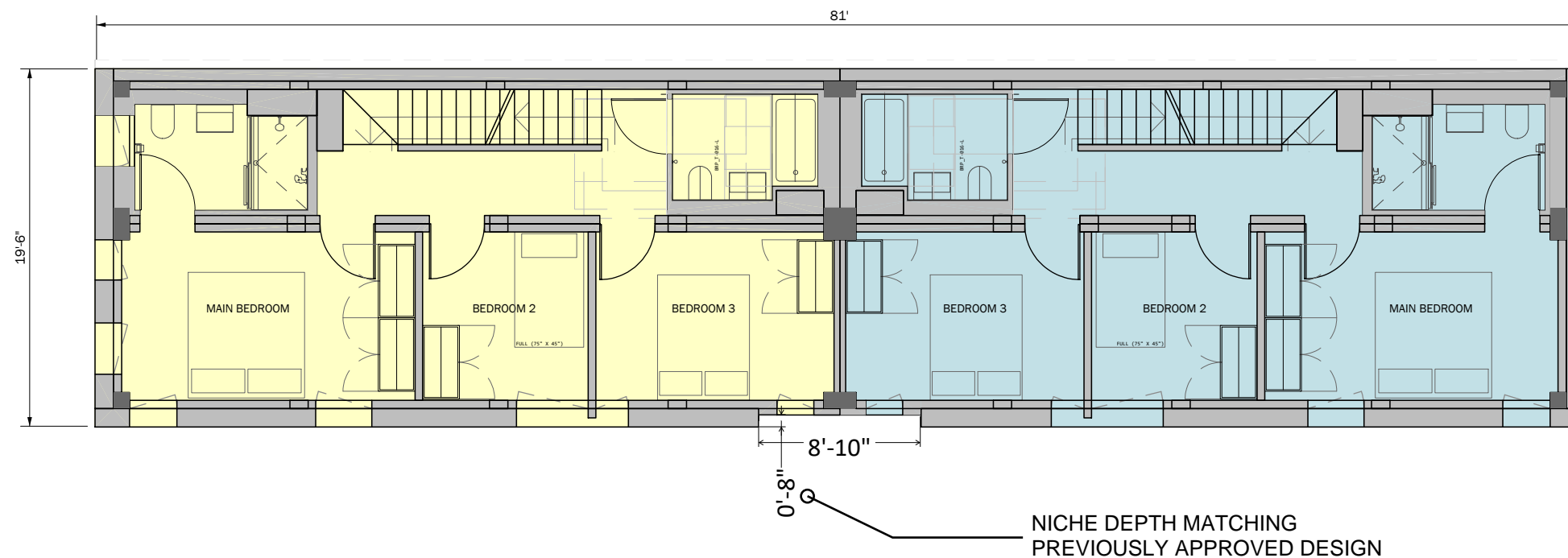
N.T.S.





## 2ND FLOOR PLAN

1/4" = 1'-0"



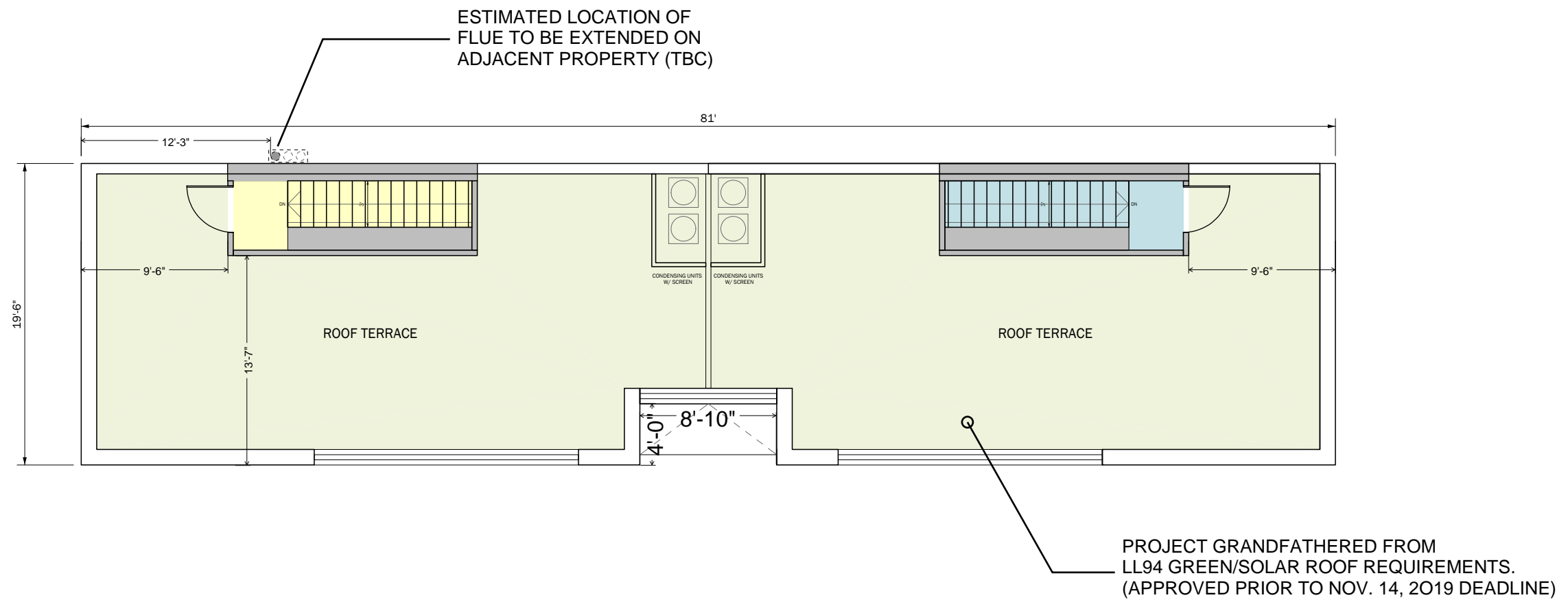
## 3RD FLOOR PLAN

1/4" = 1'-0"

### LEGEND:

- RESIDENTIAL COMMON AREAS
- RESIDENTIAL UNIT 1
- RESIDENTIAL UNIT 2
- OPERABLE WINDOW





# ROOF PLAN

1/4" = 1'-0"

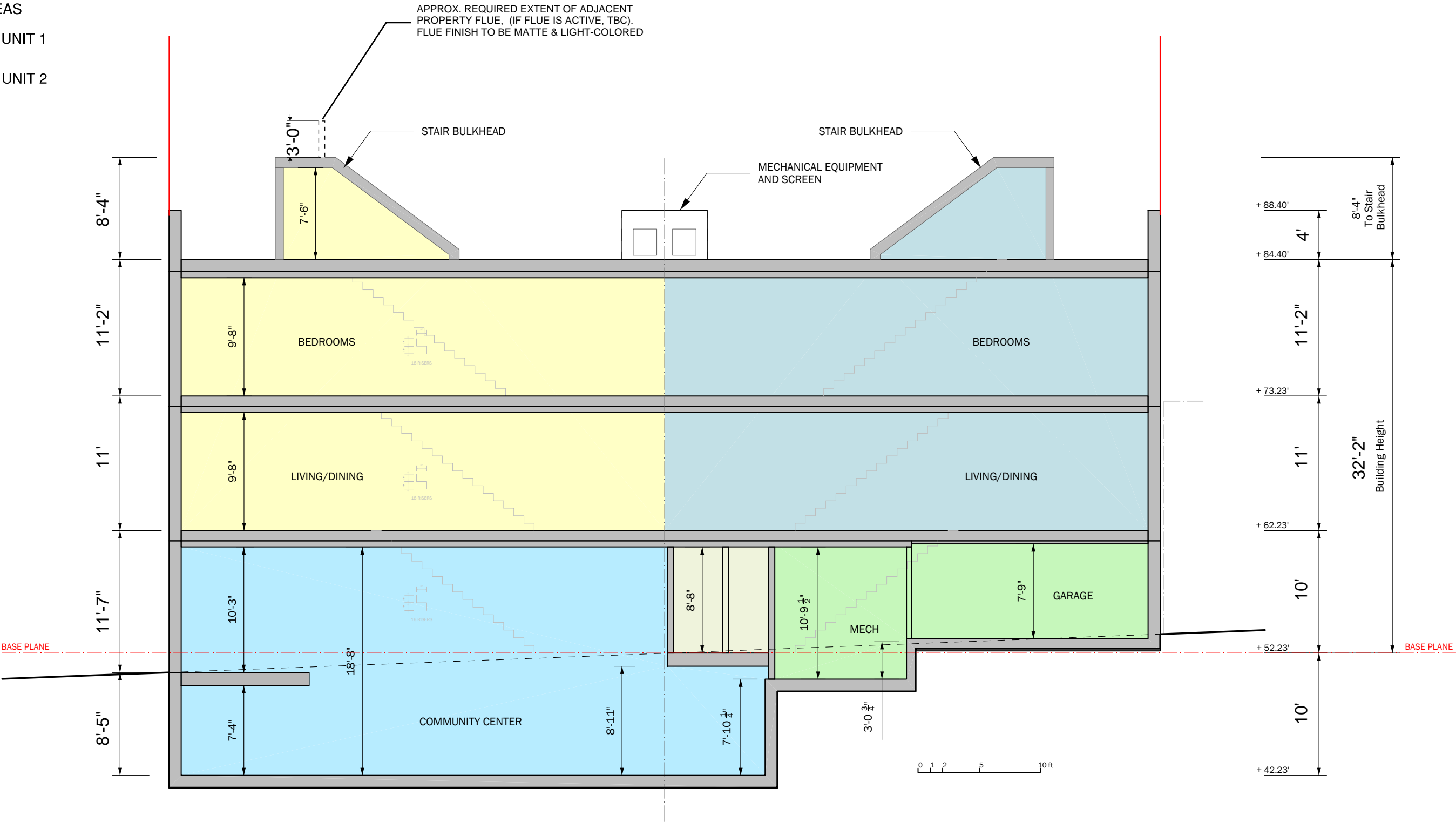
## LEGEND:

- RESIDENTIAL COMMON AREAS
- RESIDENTIAL UNIT 1
- RESIDENTIAL UNIT 2



LEGEND:

- RESIDENTIAL COMMON AREAS
- RESIDENTIAL UNIT 1
- RESIDENTIAL UNIT 2
- PARKING
- COMMUNITY FACILITY

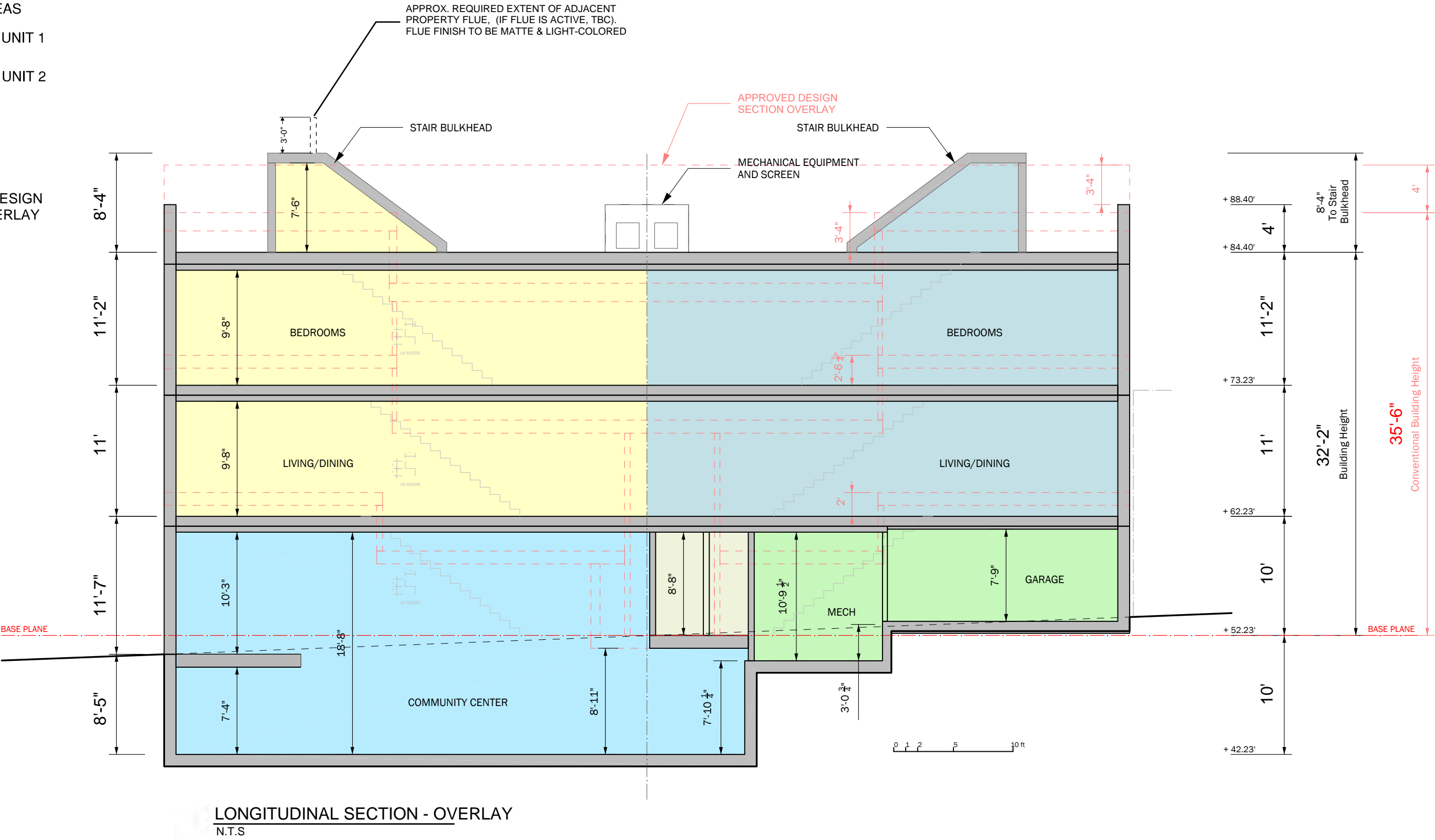


LONGITUDINAL SECTION  
N.T.S



LEGEND:

- RESIDENTIAL COMMON AREAS
- RESIDENTIAL UNIT 1
- RESIDENTIAL UNIT 2
- PARKING
- COMMUNITY FACILITY
- APPROVED DESIGN SECTION OVERLAY





PROPOSED ELEVATION ALONG ST. FELIX

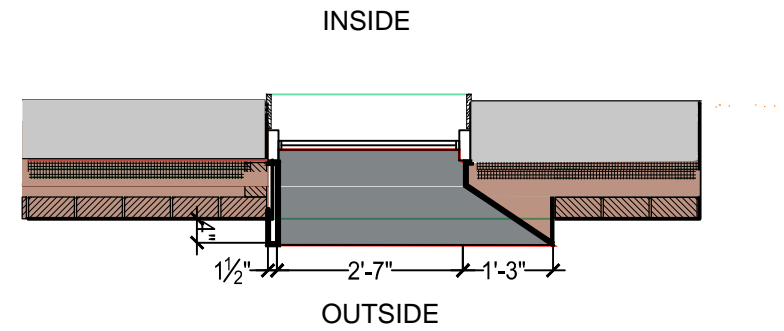




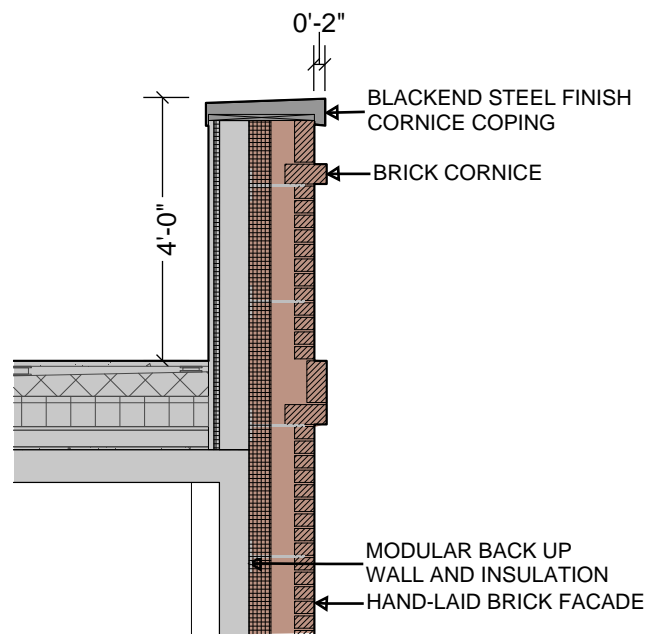
PROPOSED ELEVATION ALONG HANSON PLACE





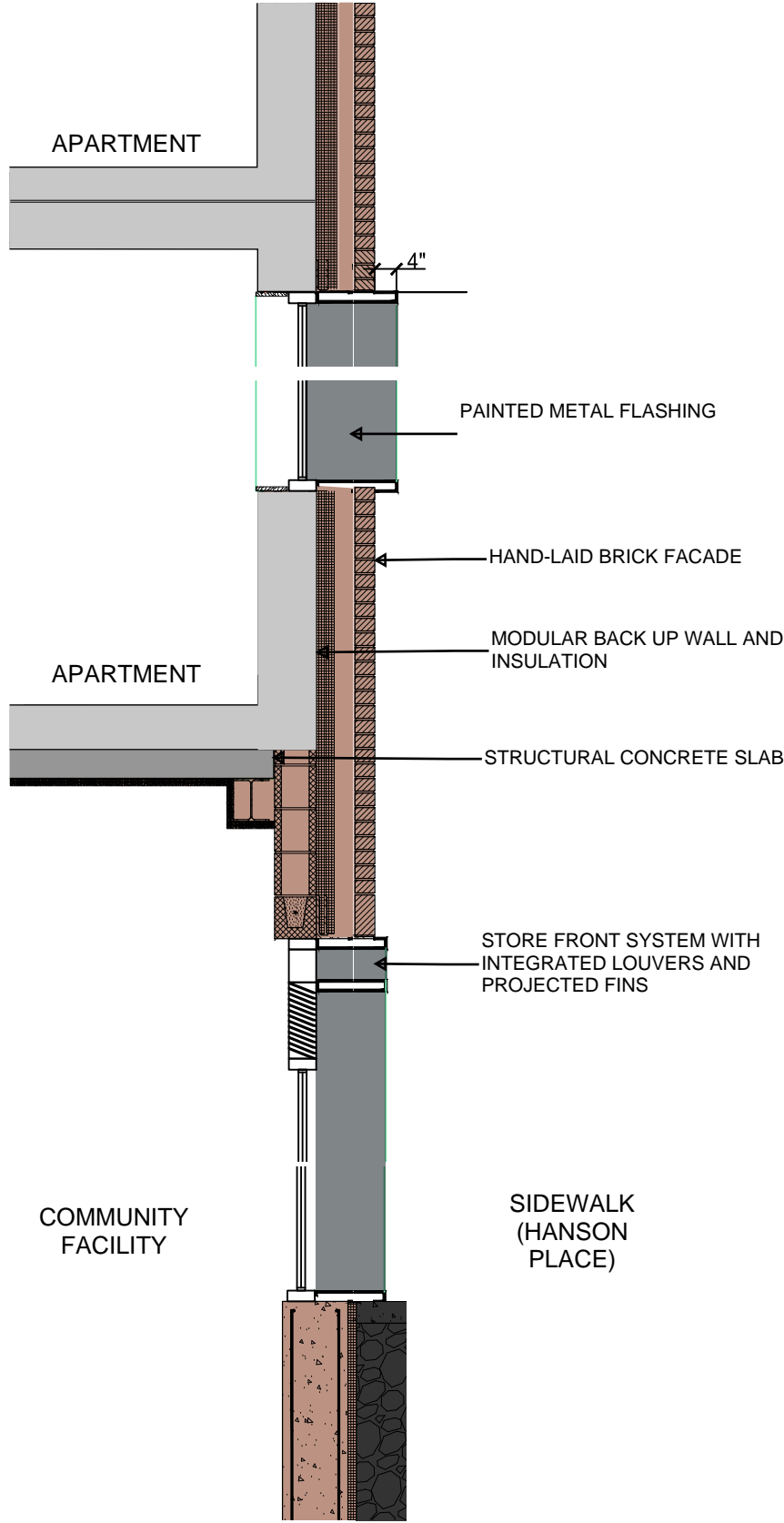


PLAN DETAIL



SECTION DETAIL - PARAPET

# ELEVATION AND SECTION ALONG HANSON PLACE



SECTION DETAIL



## PROPOSED MERIALS



**HAND-LAID BRICK  
FACADE**



**PAINTED METAL PANEL:  
WINDOW WALL AND  
STOREFRONT MULLION,  
LOUVER, INFILL PANELS,  
CORNICE**



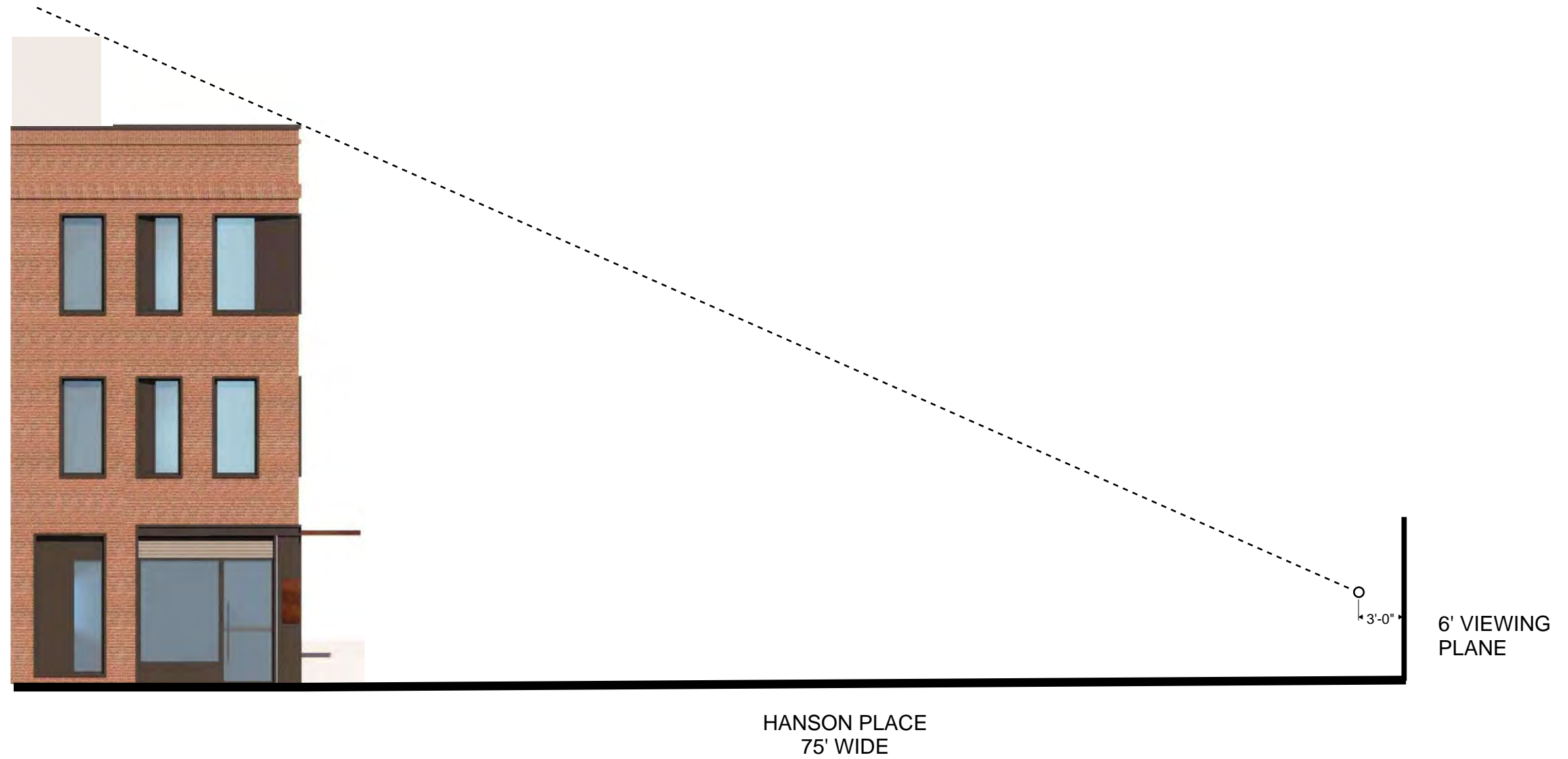
**LIGHT-GREY  
ZINC PANELS,  
STANDING SEAM :  
STAIR BULKHEADS**







# BULKHEAD SIGHTLINE ANALYSIS



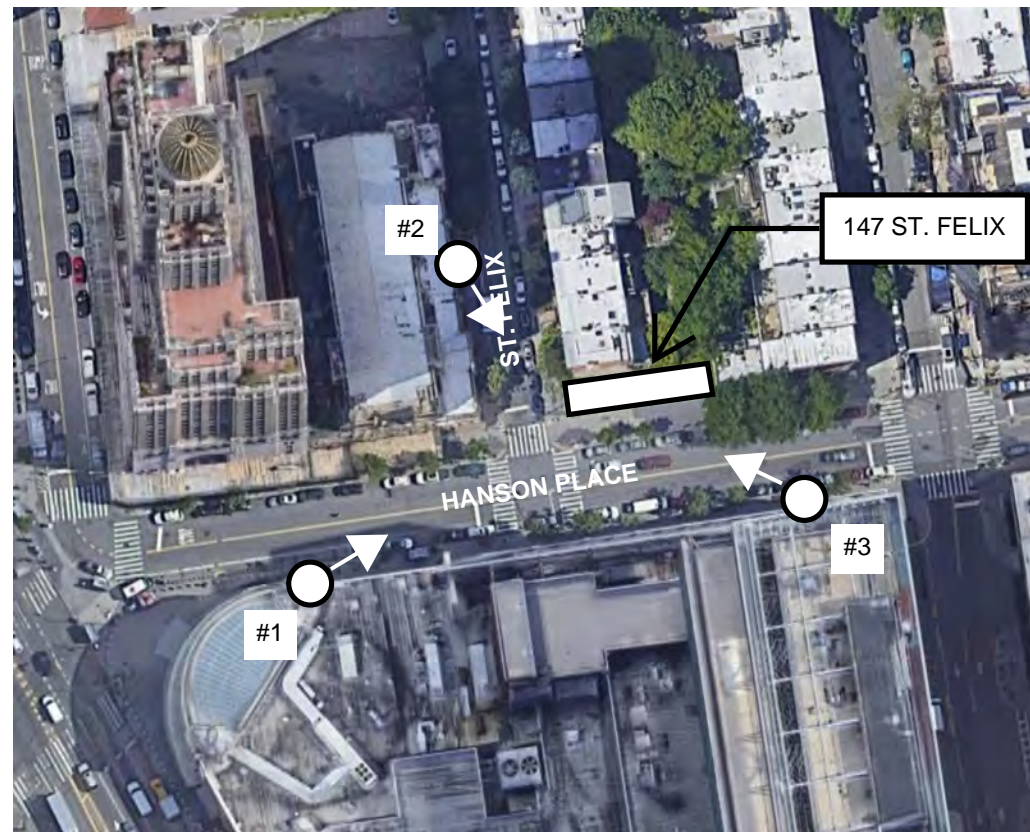


**BULKHEAD SIGHTLINE ANALYSIS**





# BULKHEAD SIGHTLINE ANALYSIS



#2 - NORTH OF SITE ALONG ST. FELIX



#1 - WEST OF SITE ALONG HANSON



#3 - EAST OF SITE ALONG HANSON



## BULKHEAD VIEW FROM WEST OF SITE ALONG HANSON





**BULKHEAD VIEW FROM EAST OF SITE ALONG HANSON**





**BULKHEAD VIEW FROM NORTH OF SITE ALONG ST. FELIX**







**PREVIOUSLY APPROVED DESIGN**



**REVISED DESIGN**



# APPENDIX



**AFTER MTA TUNNEL COLLAPSE**

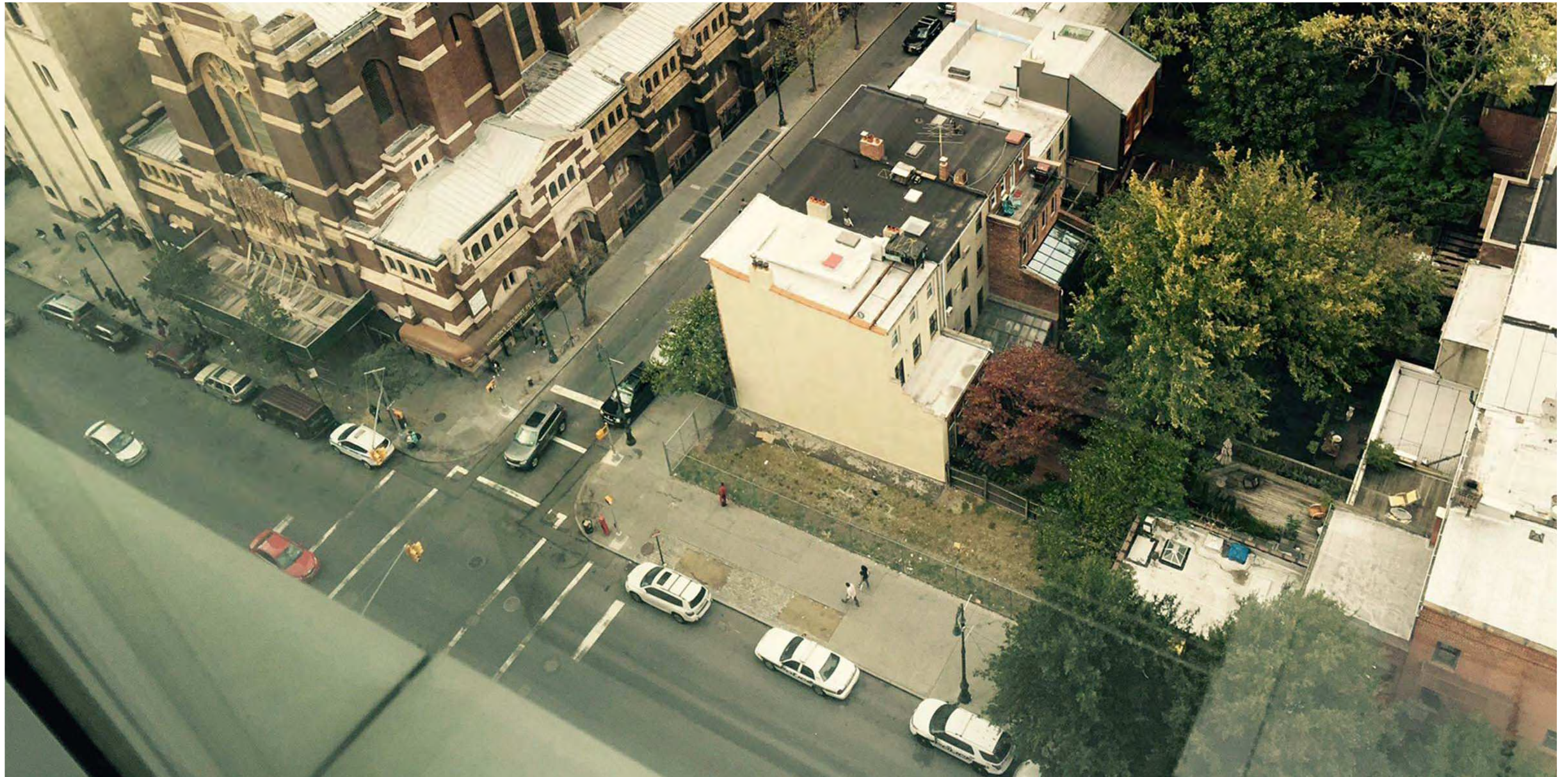


**BUILDING BEFORE DEMOLITION**





## VIEW FROM ATLANTIC CENTER MALL





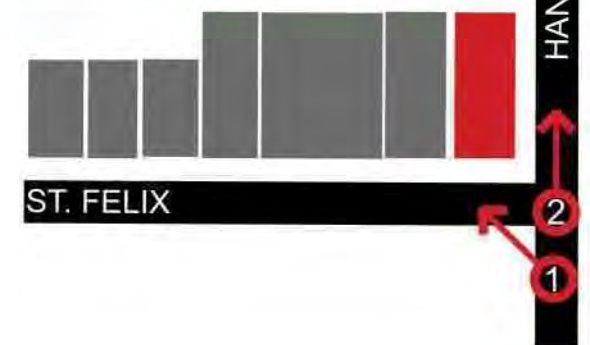
## NEIGHBORHOOD CONTEXT



LOOKING NORTHEAST AT SITE ON HANSON PLACE (1)



LOOKING NORTH ON HANSON PLACE (2)





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