

July 15, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 6, LPC-25-11198

**257-263 Washington Avenue and 230-236 Hall Street –
Clinton Hill Historic District
Borough of Brooklyn**

To testify virtually, please join Zoom

Webinar ID: 160 030 8337

Passcode: 232342

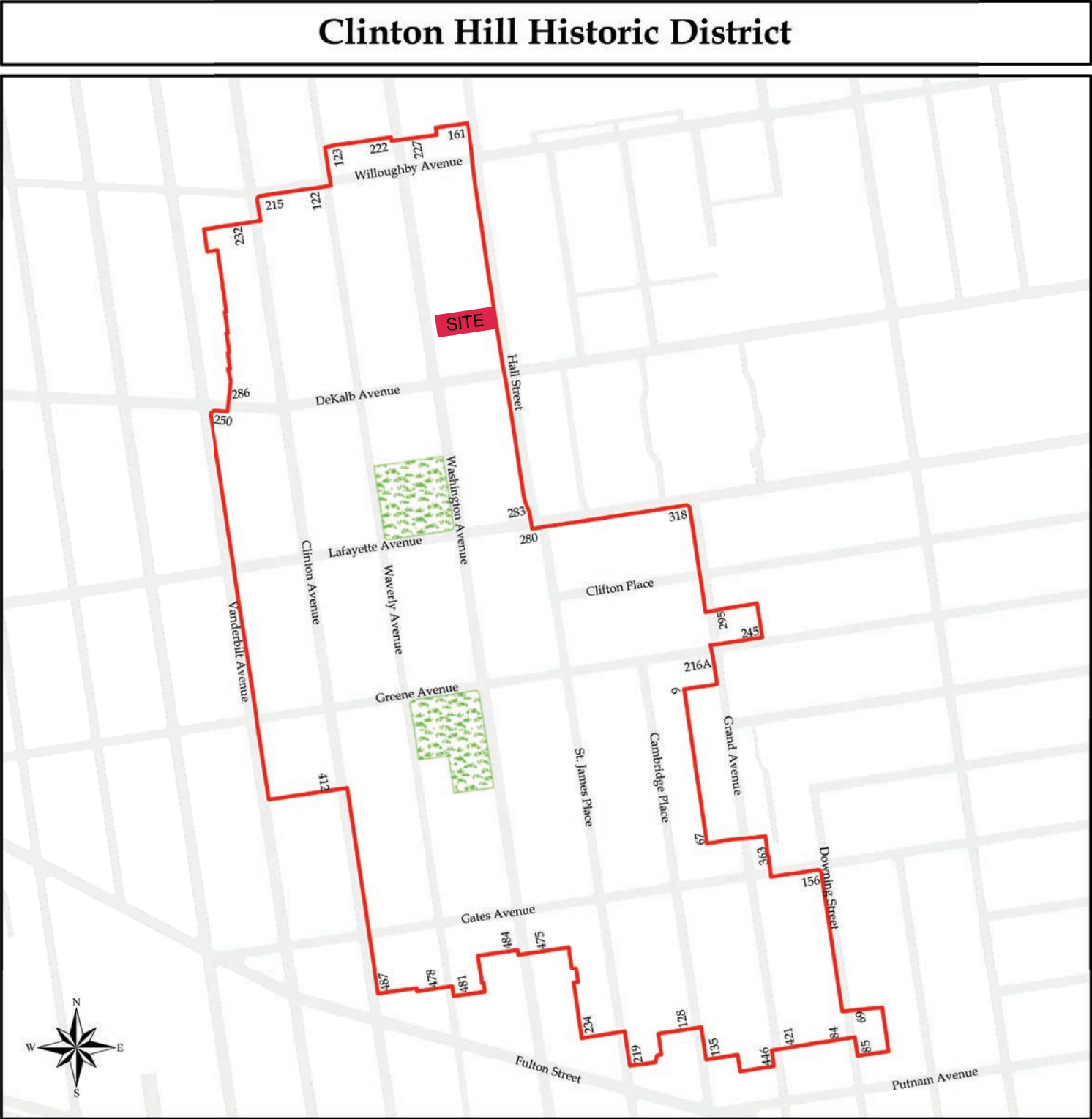
By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

Note: If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.

257 WASHINGTON AVE
BROOKLYN, NEW YORK 11205



Clinton Hill Historic District
Brooklyn
Designated November 10, 1981

 Historic District Boundaries



APPLICATION TO THE NYC LANDMARKS PRESERVATION COMMISSION
257 WASHINGTON AVE, BOROUGH OF BROOKLYN



BLOCK PLAN

WASHINGTON
AVE ELEVATION

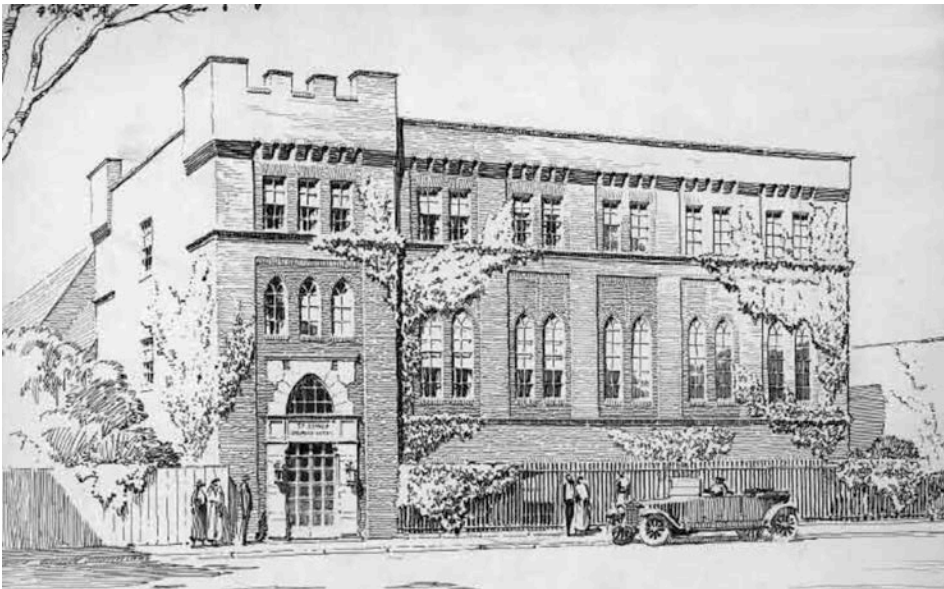


HALL STREET
ELEVATION



▼	1894	ST. LUKE’S GERMAN EVANGELICAL LUTHERAN CHURCH, DESIGNED BY J.W. WALTER, IS BUILT IN NEO-GOTHIC STYLE.
●	1924	THE PARISH HOUSE AND SUNDAY SCHOOL BUILDING IS ADDED, WITH ITS ENTRANCE AT 230-236 HALL STREET, COMBINING GOTHIC AND ROMANESQUE FORMS.
●	2015	FOLLOWING YEARS OF DELAYED BUILDING MAINTENANCE AND A DECLINING CONGREGATION, THE SITE IS SOLD. THE BUILDING HAS BEEN VACANT FOR 10 YEARS WITH NO PREVENTATIVE MAINTENANCE.
●	2018	WASHINGTON BU LLC (BOAZ GILAD), A DEVELOPER WITH PLANS TO CONVERT BOTH BUILDINGS TO RESIDENTIAL USE, ACQUIRES THE SITE IN 2015 AND SUBMITS AN APPLICATION TO LANDMARKS FOR EXTERIOR ALTERATIONS, ROOFTOP AND REAR YARD ADDITIONS, AND EXCAVATION. THE PROPOSAL IS APPROVED FOLLOWING A 2/13/18 HEARING. SUL 19-07456
●	2019	WASHINGTON BU LLC IS FORCED TO MAKE A DISTRESSED SALE OF THE PROPERTY DUE TO DEFAULTING ON DEBT OBLIGATIONS. PROPERTY IS PURCHASED BY 257 WASHINGTON AVENUE LLC 9/3/19.
○	2019-23	A NEW RESIDENTIAL CONVERSION PROPOSAL IS GENERATED BY THE DEVELOPER TO BE COMPLETED IN 2 PHASES. PHASE ONE WHICH INVOLVED CONVERTING THE PARISH HOUSE TO RESIDENTIAL UNITS CLEARS DOB REVIEW, BUT IS NEVER SUBMITTED TO LANDMARKS DUE TO THE OWNERS FINANCIAL DIFFICULTIES.
●	2023	BANK FORECLOSES ON PROPERTY AND SCHEDULES A BANKRUPTCY ACTION.
●	2024	257 WASHINGTON OWNER LLC IN CONTRACT TO PURCHASE SITE
●	2025	257 WASHINGTON OWNER LLC PRESENTS A NEW AS-OF-RIGHT RESIDENTIAL CONVERSION PROPOSAL TO LANDMARKS PRESERVATION.
▼		

CHRONOLOGY



HISTORIC RENDERINGS



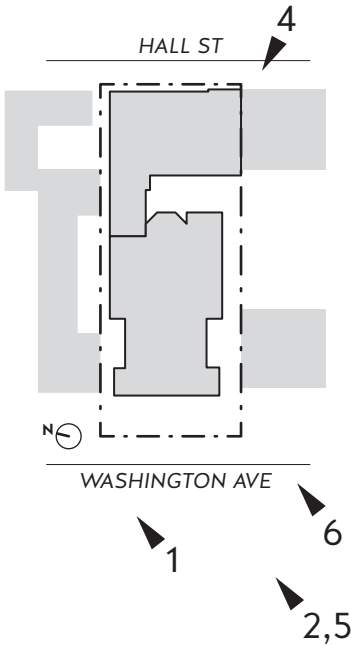
1. HISTORICAL VIEW - 1940s



2. HISTORICAL VIEW - 1940s



3. HISTORICAL VIEW - 1940s



4. HISTORICAL VIEW - 1980s



5. HISTORICAL VIEW - 1980s



6. HISTORICAL VIEW - 1980s

VIEWS CIRCA 2019



1.



2.



3.



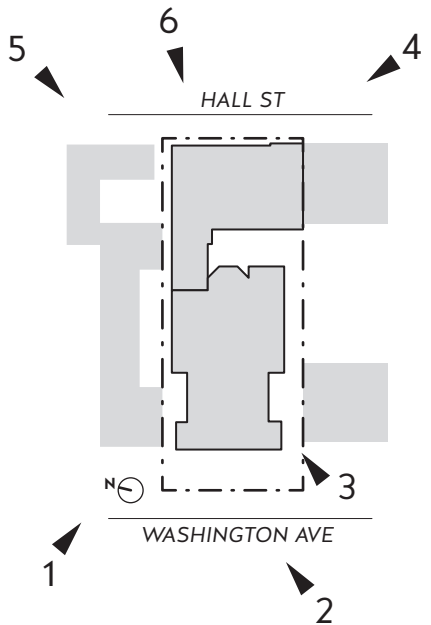
4.



5.

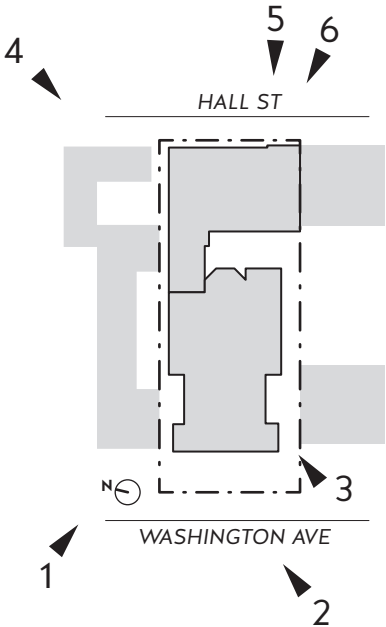


6.



EXISTING
CONDITION
PHOTOS

VIEWS CIRCA 2024



1.

2.

3.



4.

5.

6.

EXISTING
CONDITION
PHOTOS



EXISTING -WASHINGTON AVE (NOVEMBER 2017)



EXISTING -HALL ST (JULY 2019)

EXISTING
CONDITION
PHOTOS

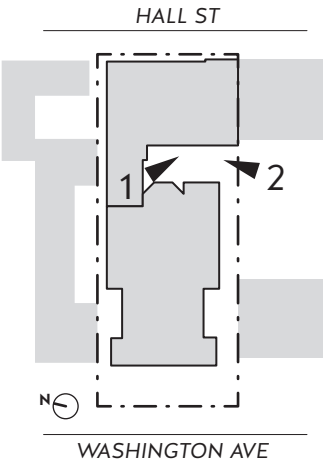
VIEWS CIRCA 2019



1.



2.



EXISTING
CONDITION
PHOTOS

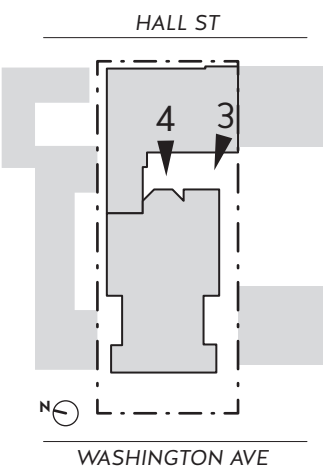
VIEWS CIRCA 2019



3.



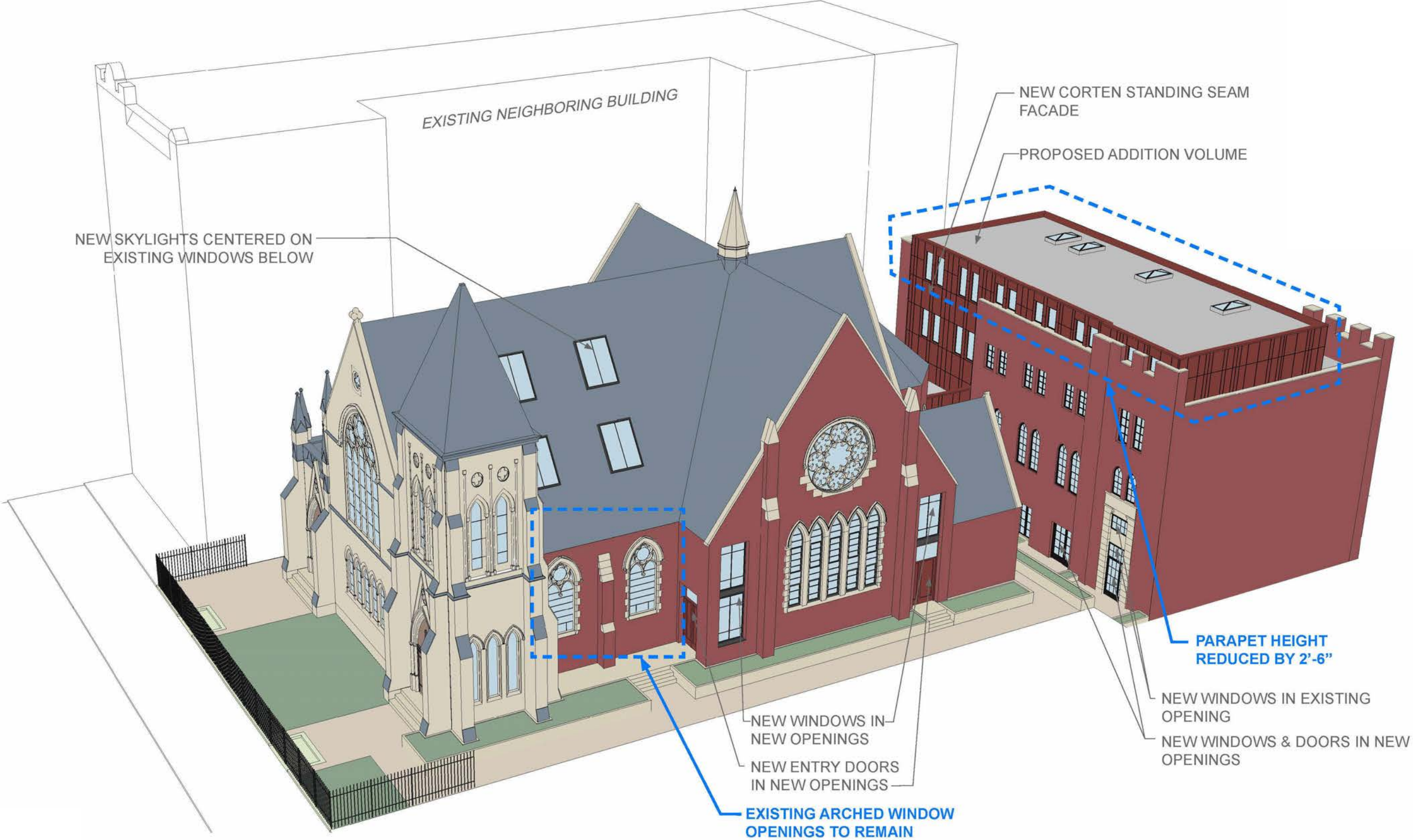
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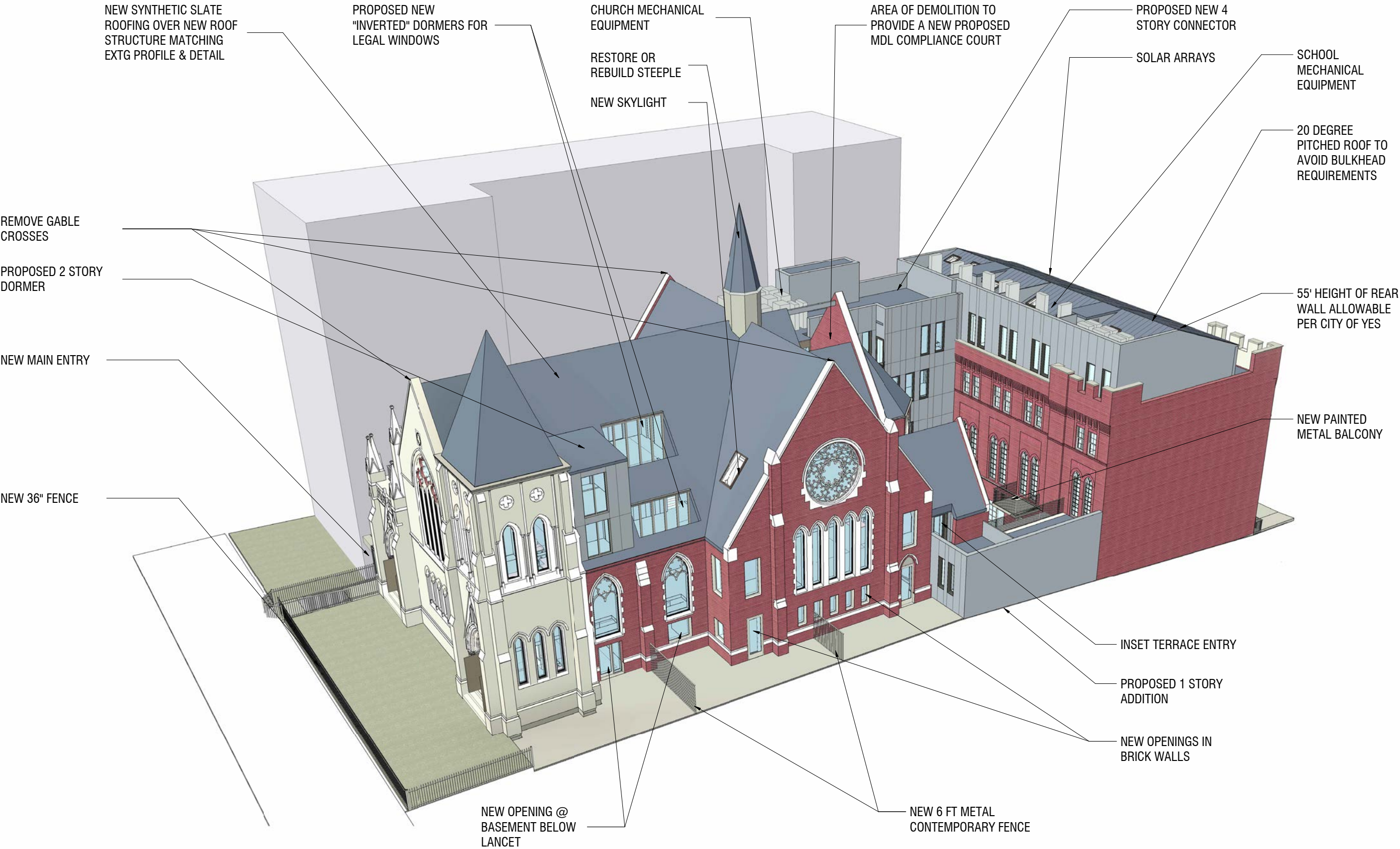
EXISTING
CONDITION
PHOTOS



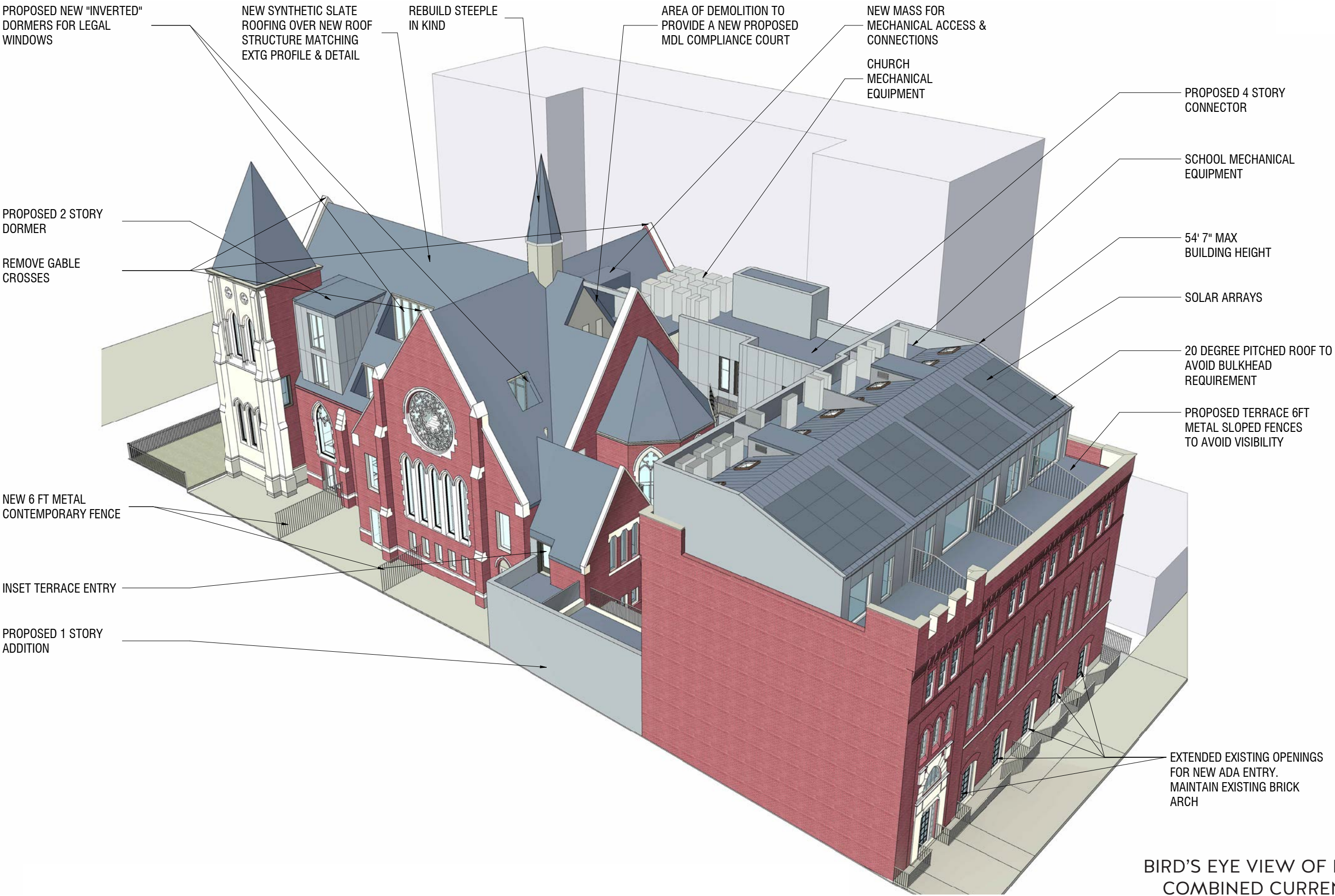
BIRD'S EYE VIEW OF PROPERTY
EXISTING CONDITIONS



BIRD'S EYE VIEW OF PROPERTY
2018 LPC APPROVED PREVIOUS DESIGN
LPC DOCKET #: LPC-19-7456



BIRD'S EYE VIEW OF PROPERTY
COMBINED CURRENT DESIGN





EXISTING (NOVEMBER 2017)



PROPOSED

PROPOSED ENTRY AT WASHINGTON AVE



EXISTING (NOVEMBER 2024)



PROPOSED

PROPOSED ALLEY AT WASHINGTON AVE



EXISTING (JUNE 2025)



PROPOSED

STREET VIEW ON HALL STREET



EXISTING (NOVEMBER 2017)



PROPOSED

PROPOSED PENTHOUSE ADDITION ON HALL STREET



EXISTING (JUNE 2025)

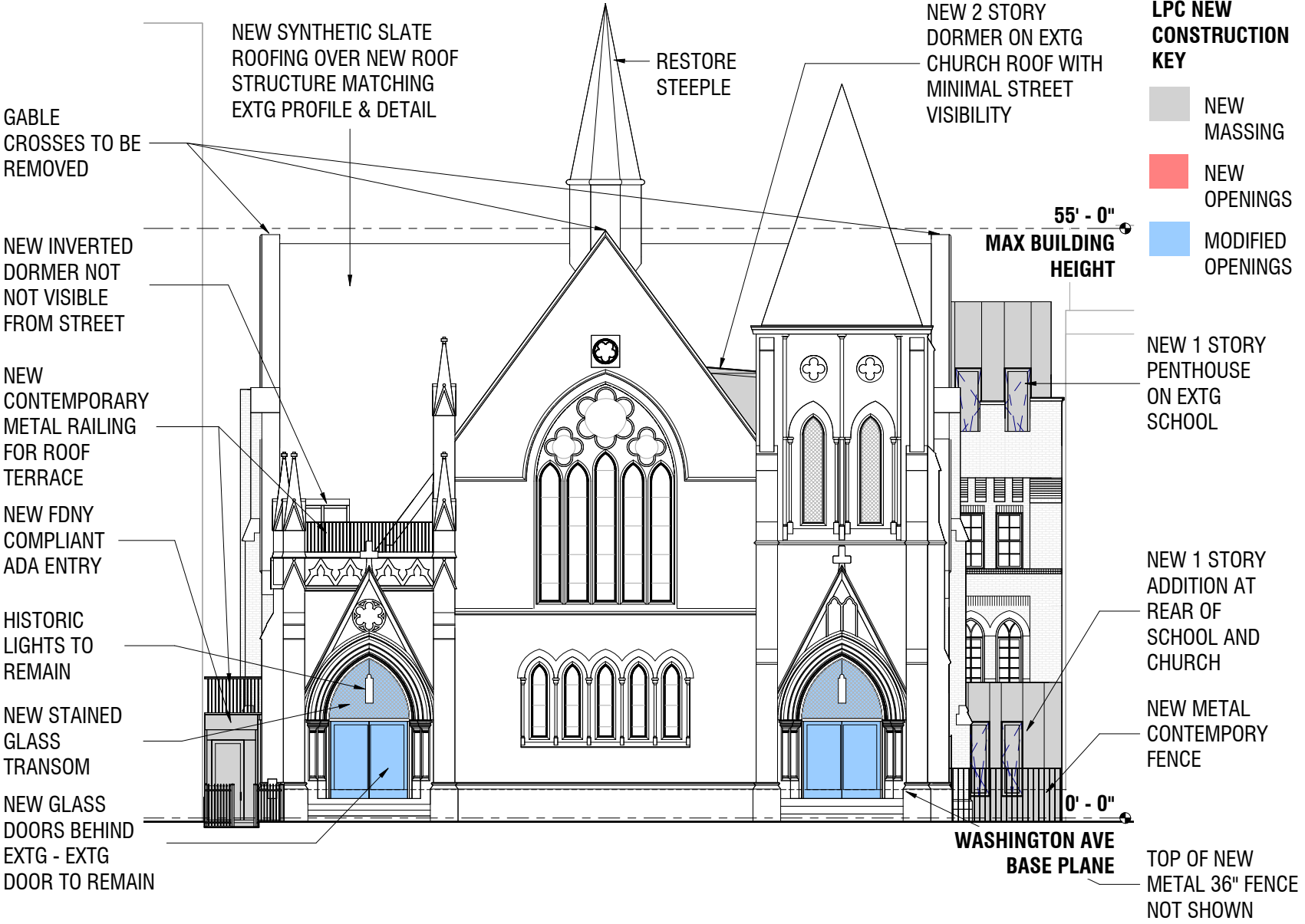


PROPOSED

PROPOSED ALLEY AT HALL STREET



EXISTING

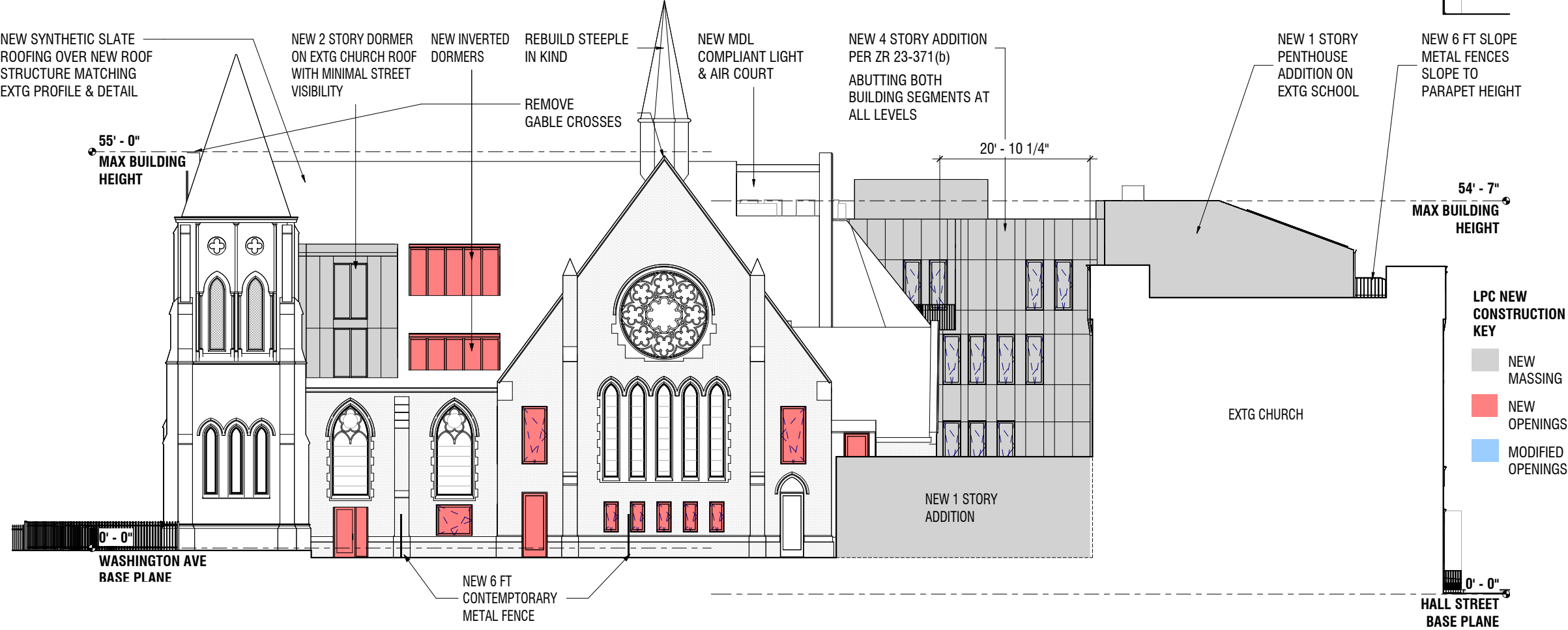


PROPOSED

WASHINGTON AVE ELEVATION



EXISTING

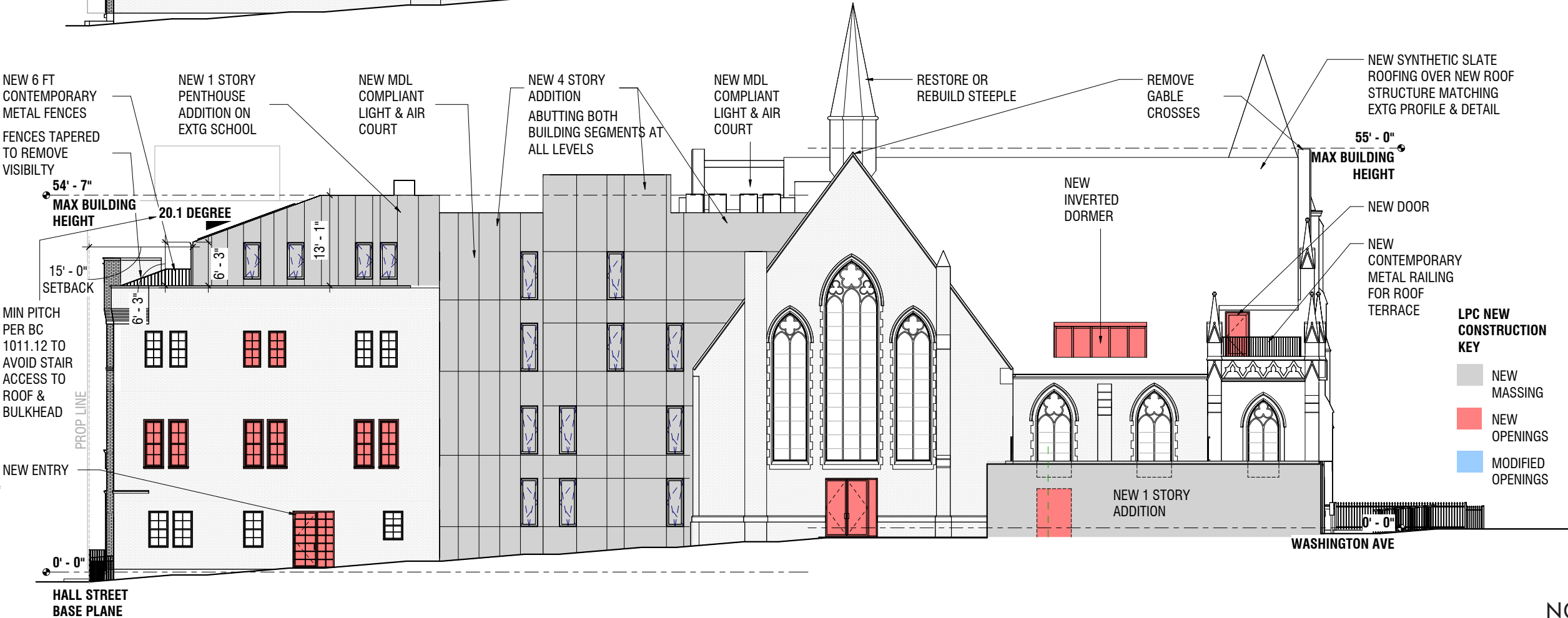


PROPOSED

SOUTH ELEVATION



EXISTING

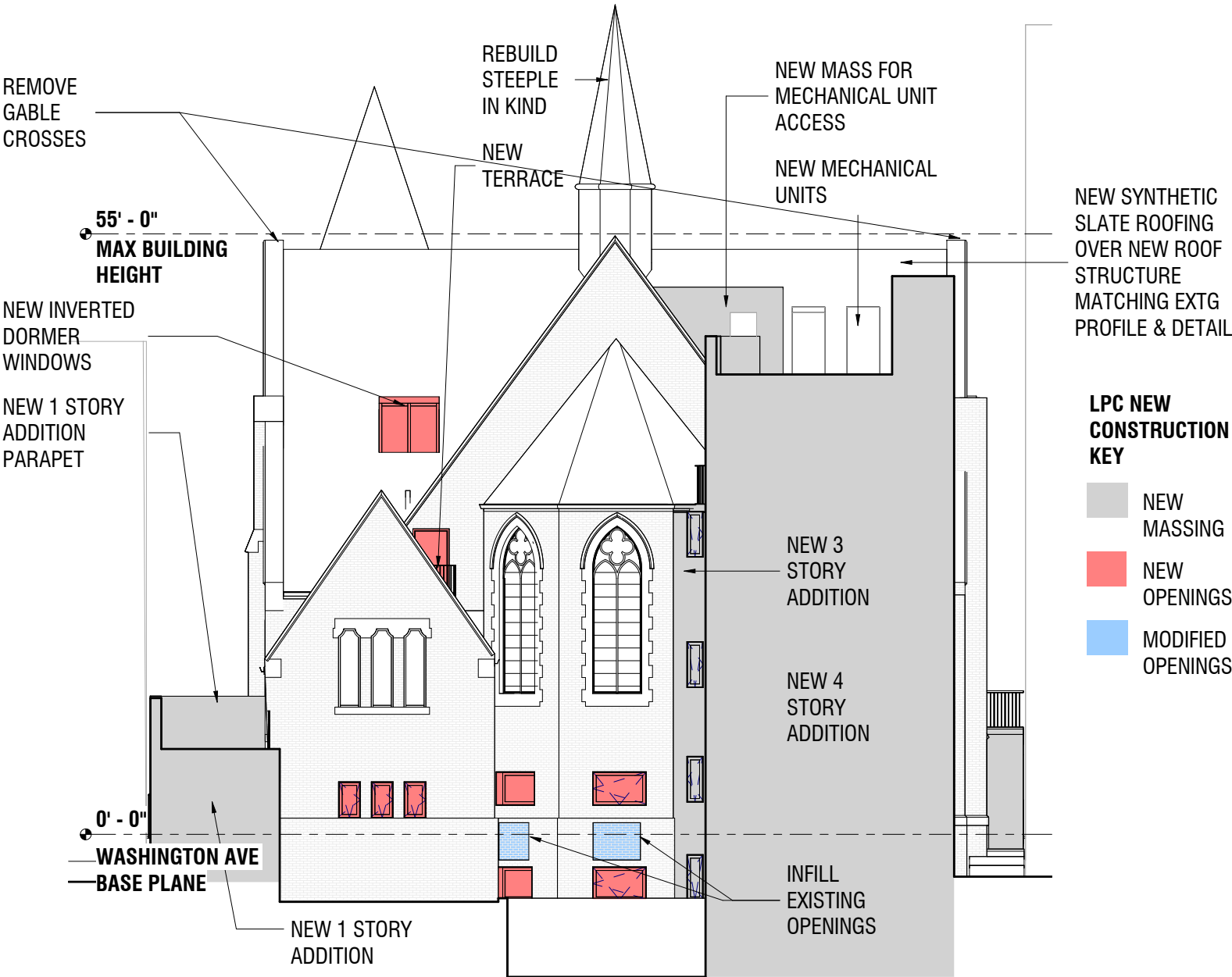


PROPOSED

NORTH ELEVATION



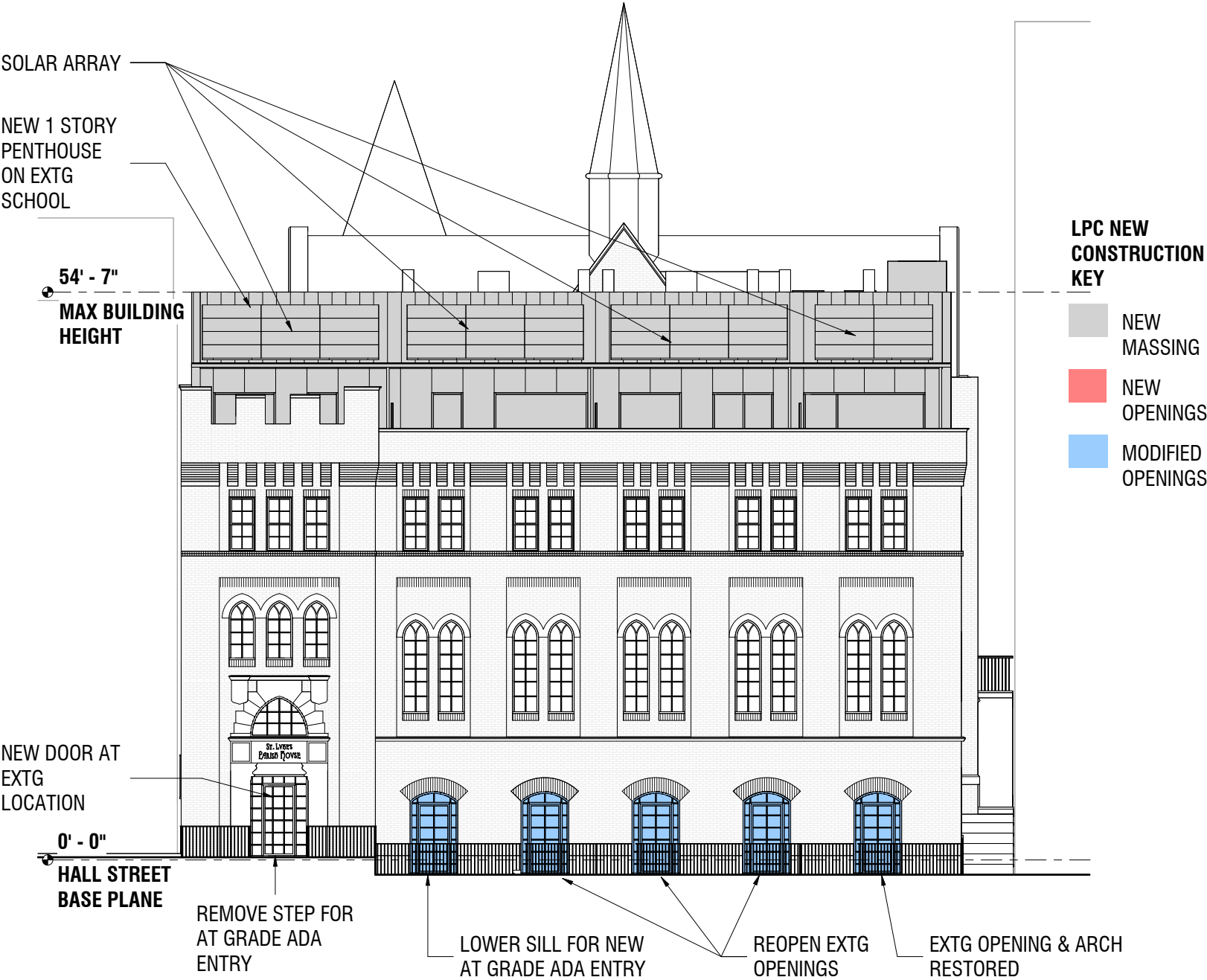
EXISTING



PROPOSED

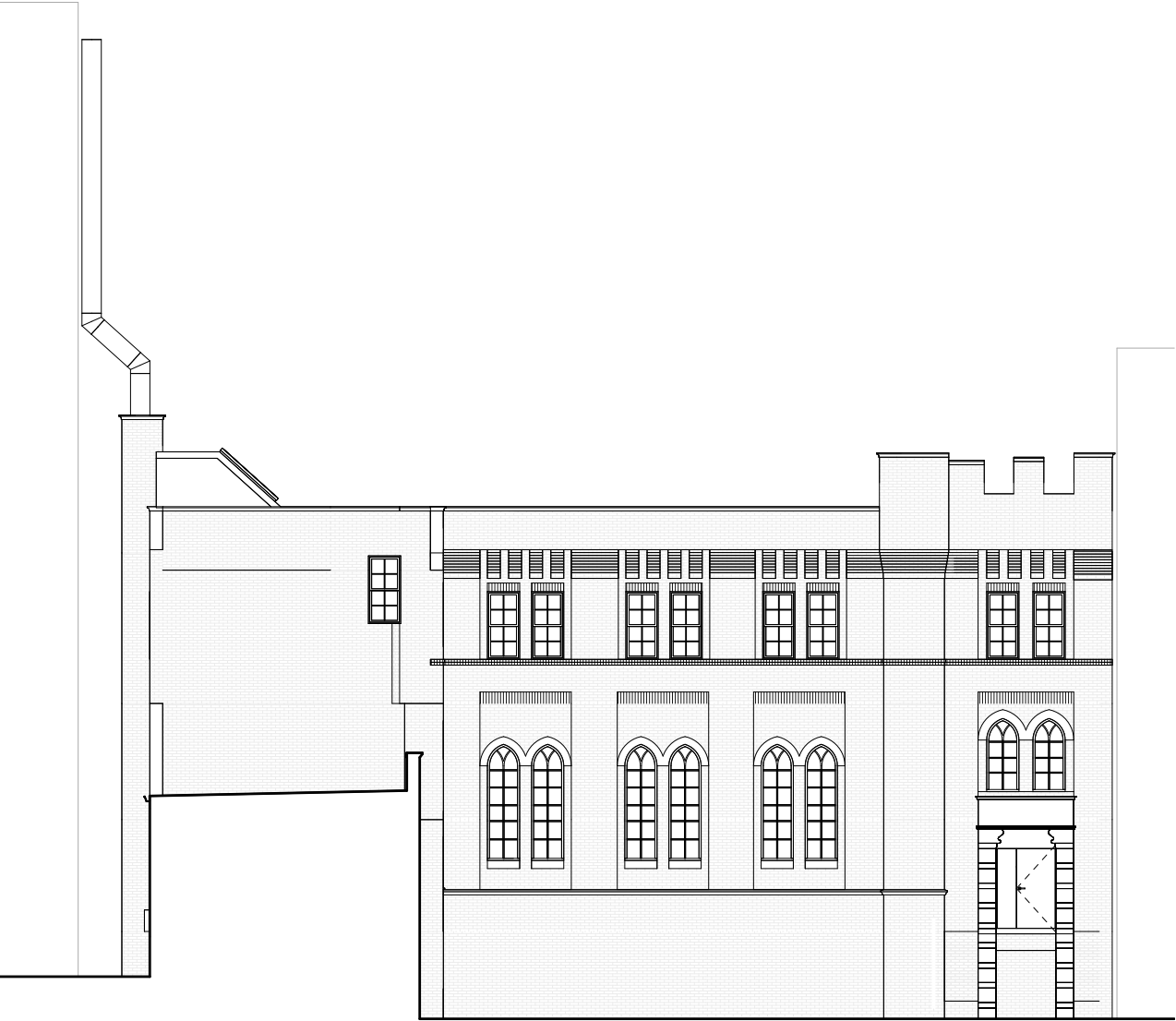


EXISTING

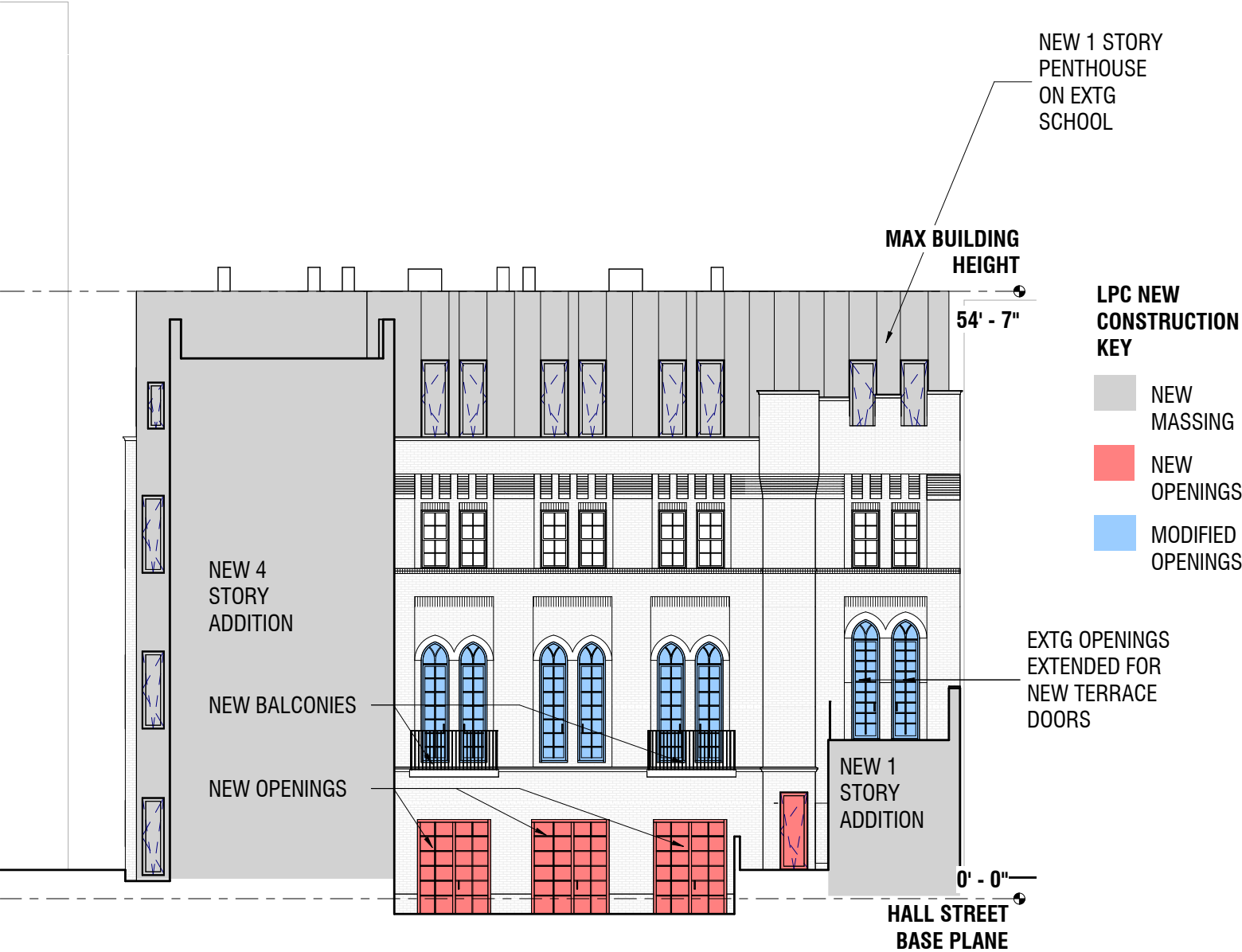


PROPOSED

HALL STREET ELEVATION

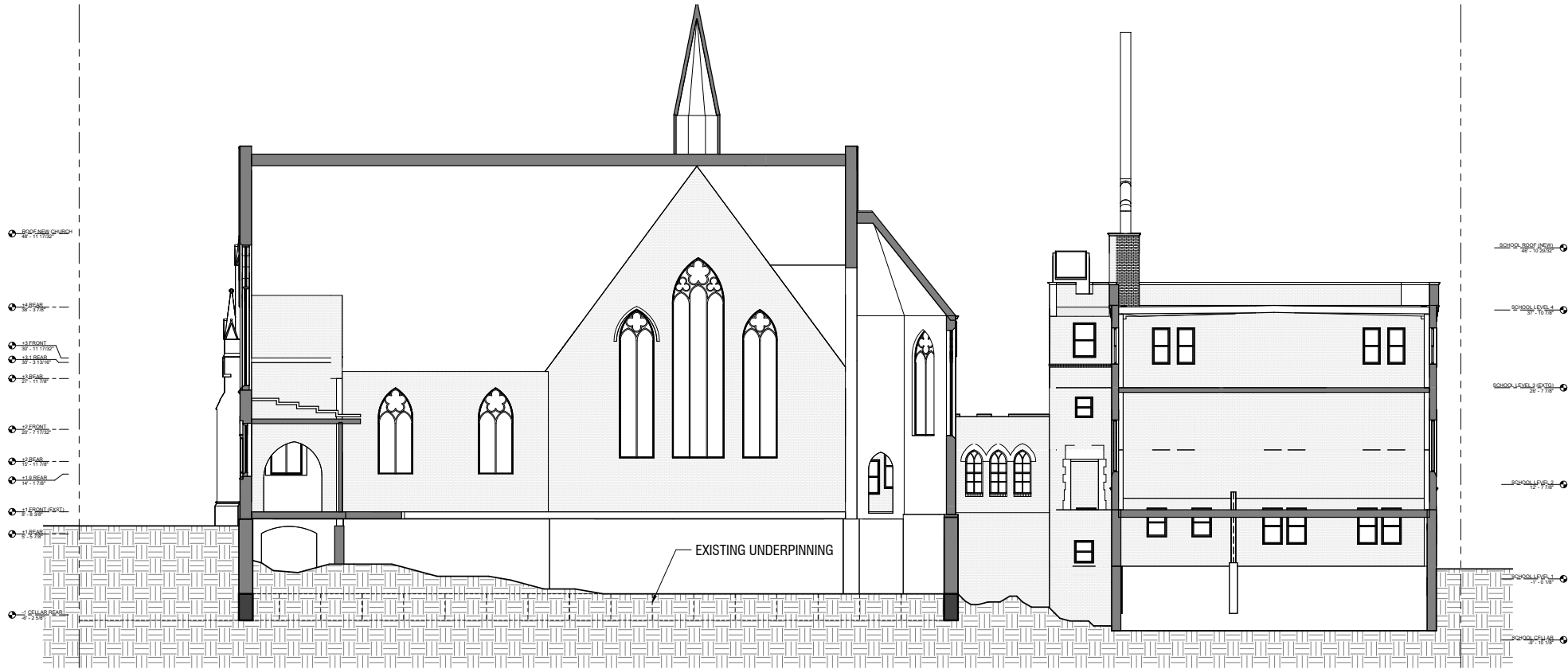


EXISTING

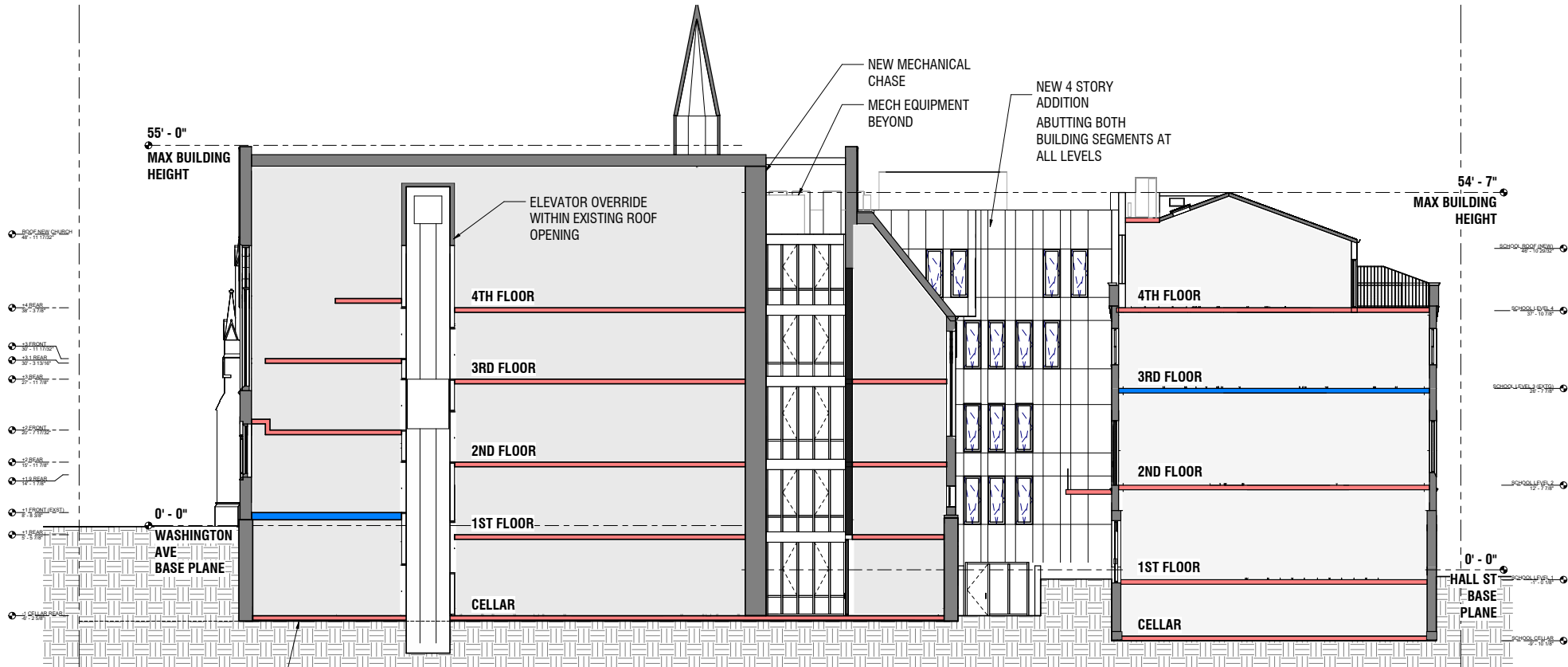


PROPOSED

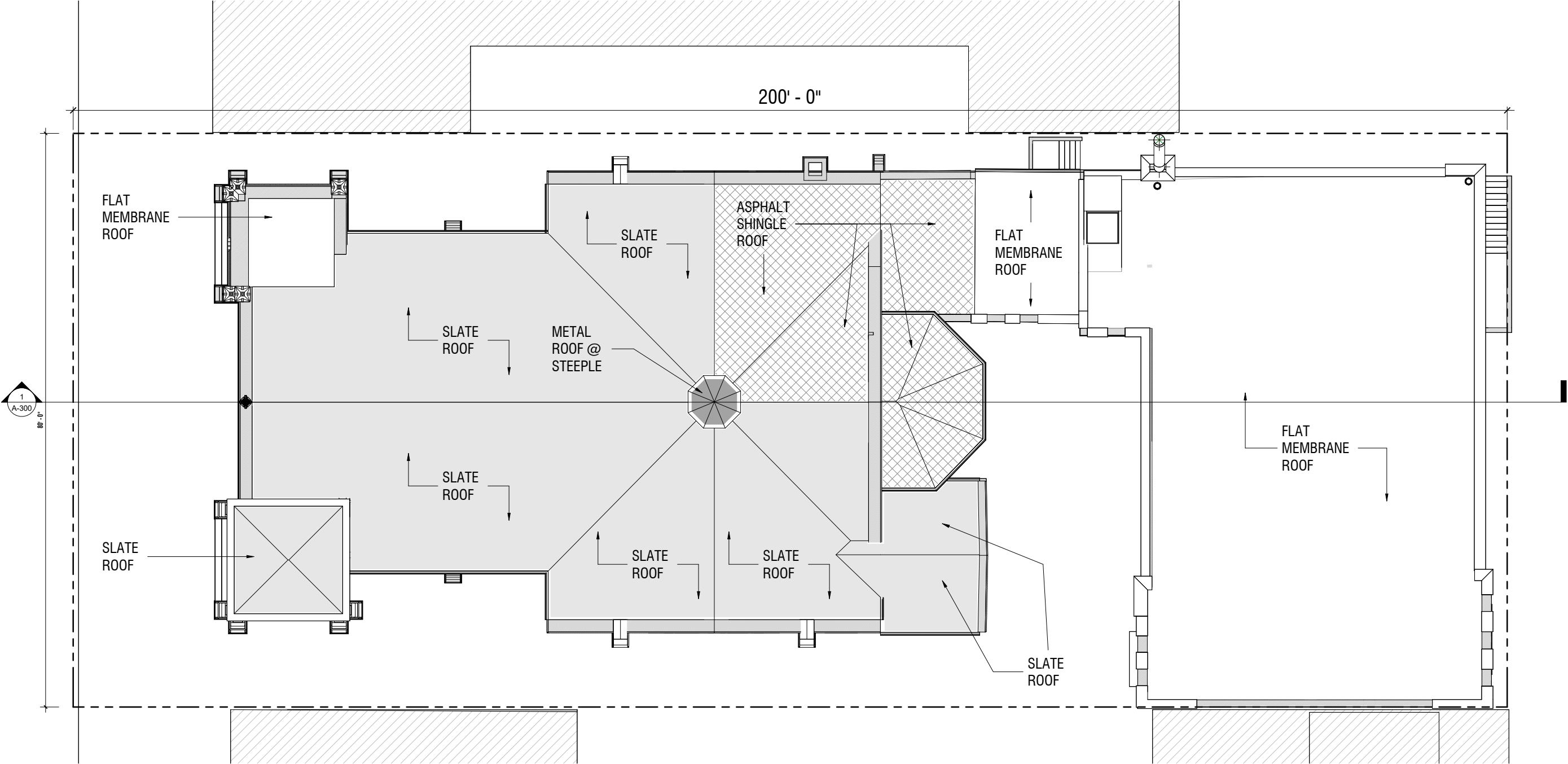
WEST ELEVATION AT SCHOOL



EXISTING

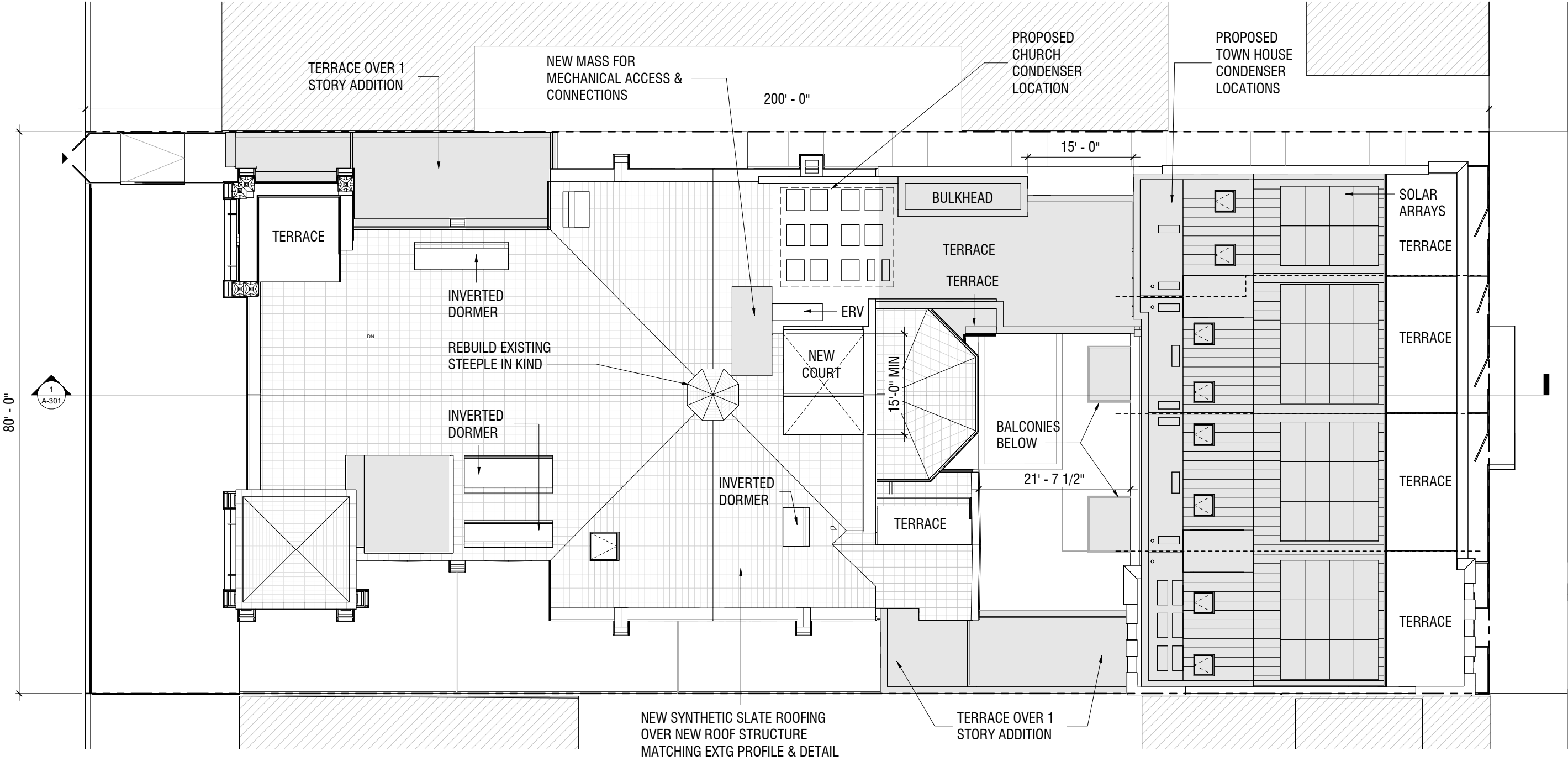


PROPOSED



- LPC - EXISTING ROOF KEY
- EXISTING SLATE ROOF
 - EXISTING METAL ROOF
 - EXISTING ASPHALT SHINGLE ROOF
 - EXISTING FLAT MEMBRANE ROOF

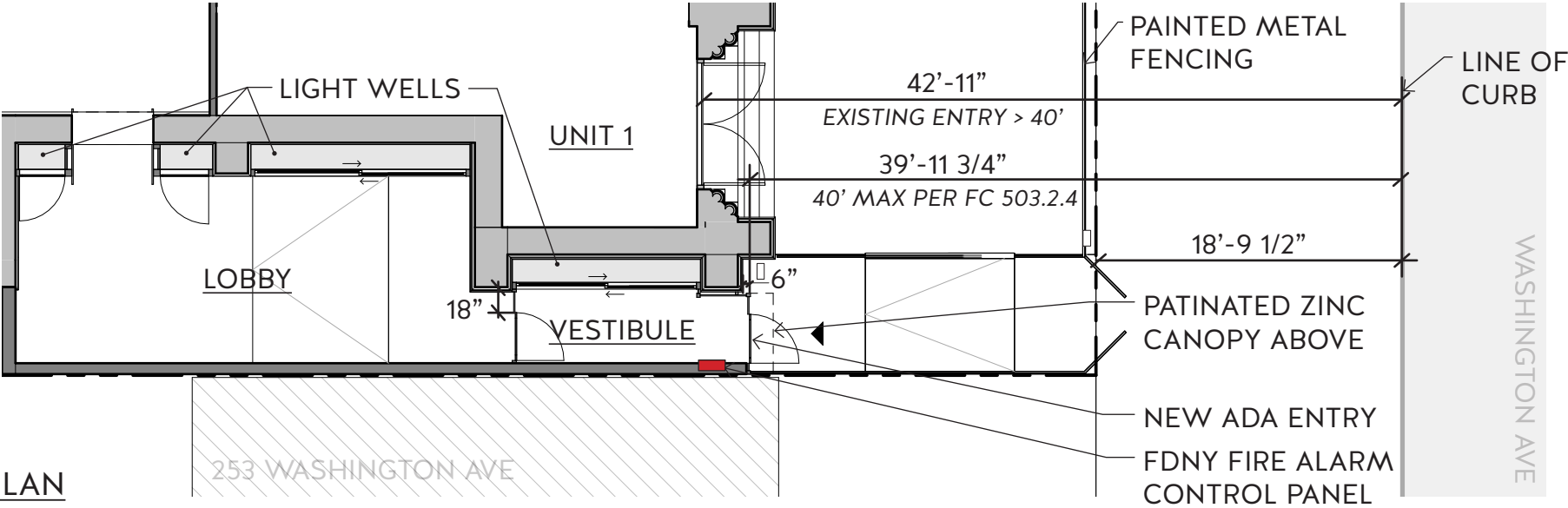
EXISTING ROOF PLAN



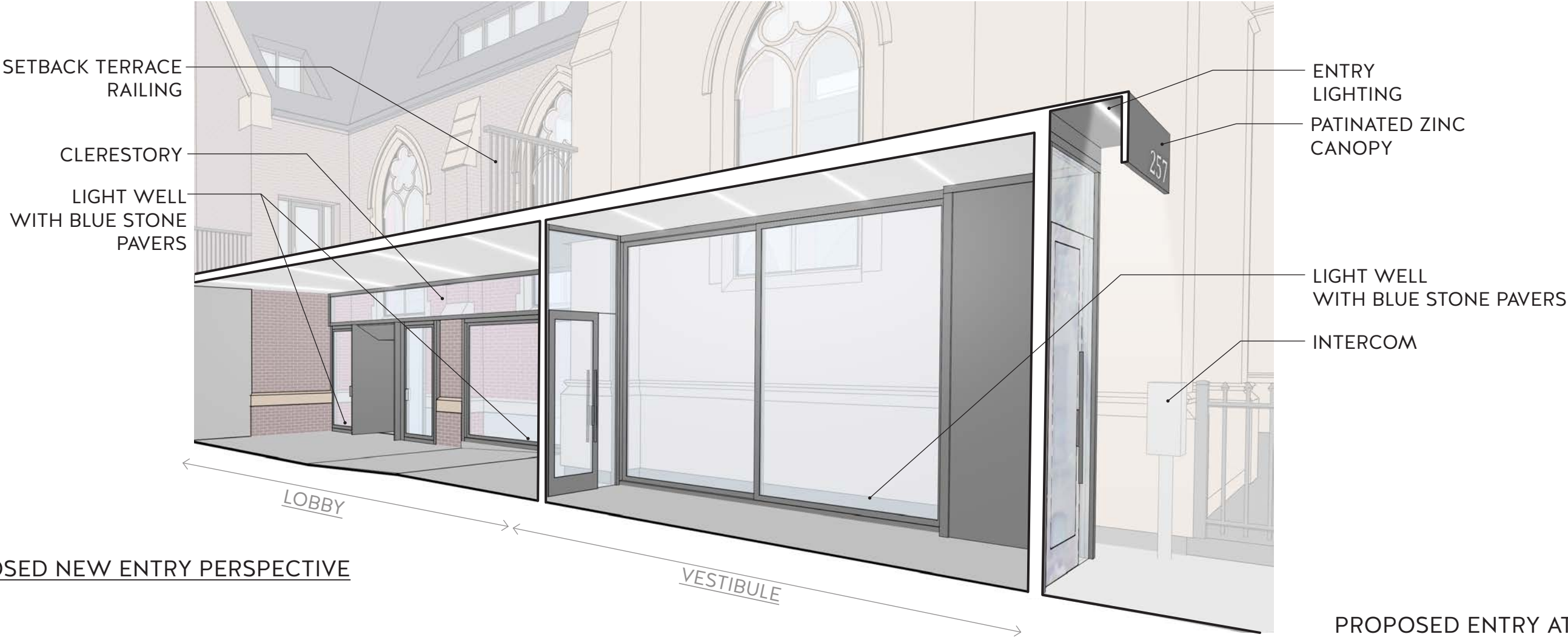
LPC - PROPOSED ROOF KEY

	NEW METAL ROOF		AREA OF NEW MASSING
	NEW SYTHETIC SLATE ROOF		
	NEW FLAT MEMBRANE ROOF		

PROPOSED ROOF PLAN

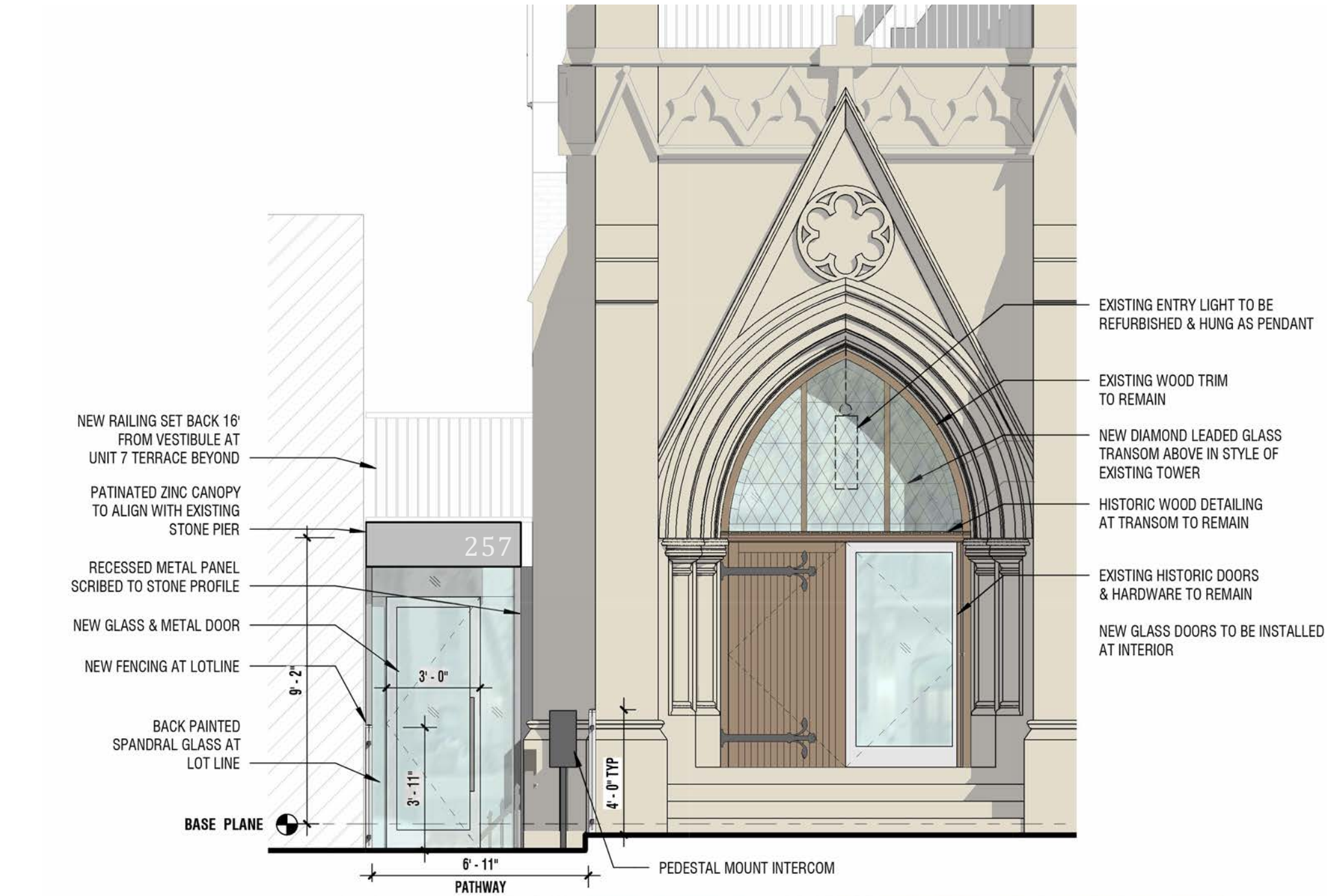


PROPOSED NEW ENTRY PLAN

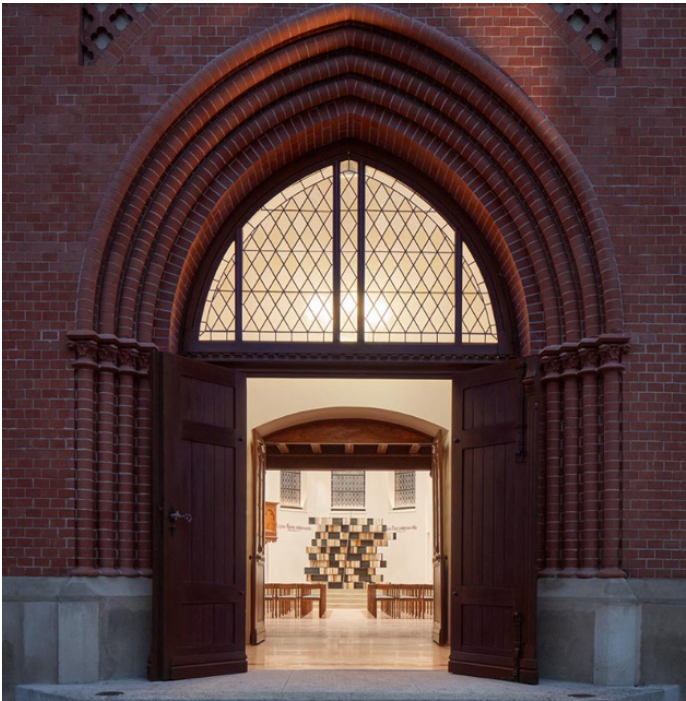


PROPOSED NEW ENTRY PERSPECTIVE

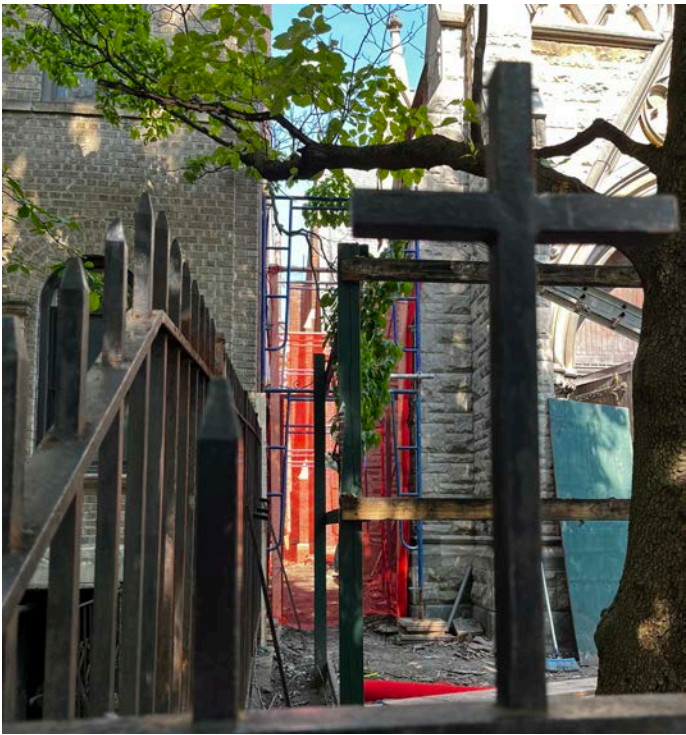
PROPOSED ENTRY AT WASHINGTON AVE



PROPOSED NEW ENTRY ELEVATION
1/4" SCALE

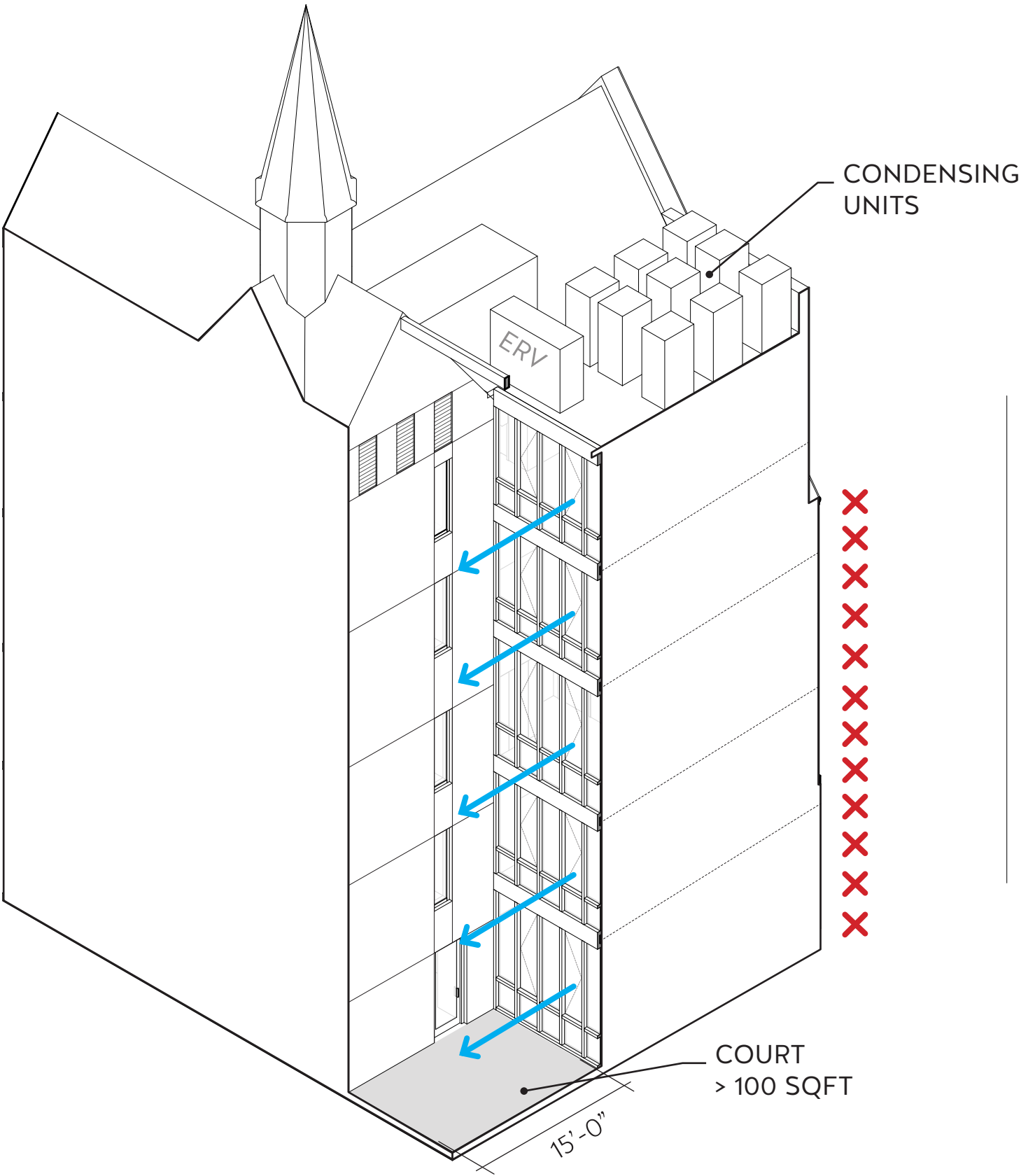


PRECEDENT STAINED GLASS AT LANCET ARCH
RED CHURCH & OLOMOUC RESEARCH LIBRARY

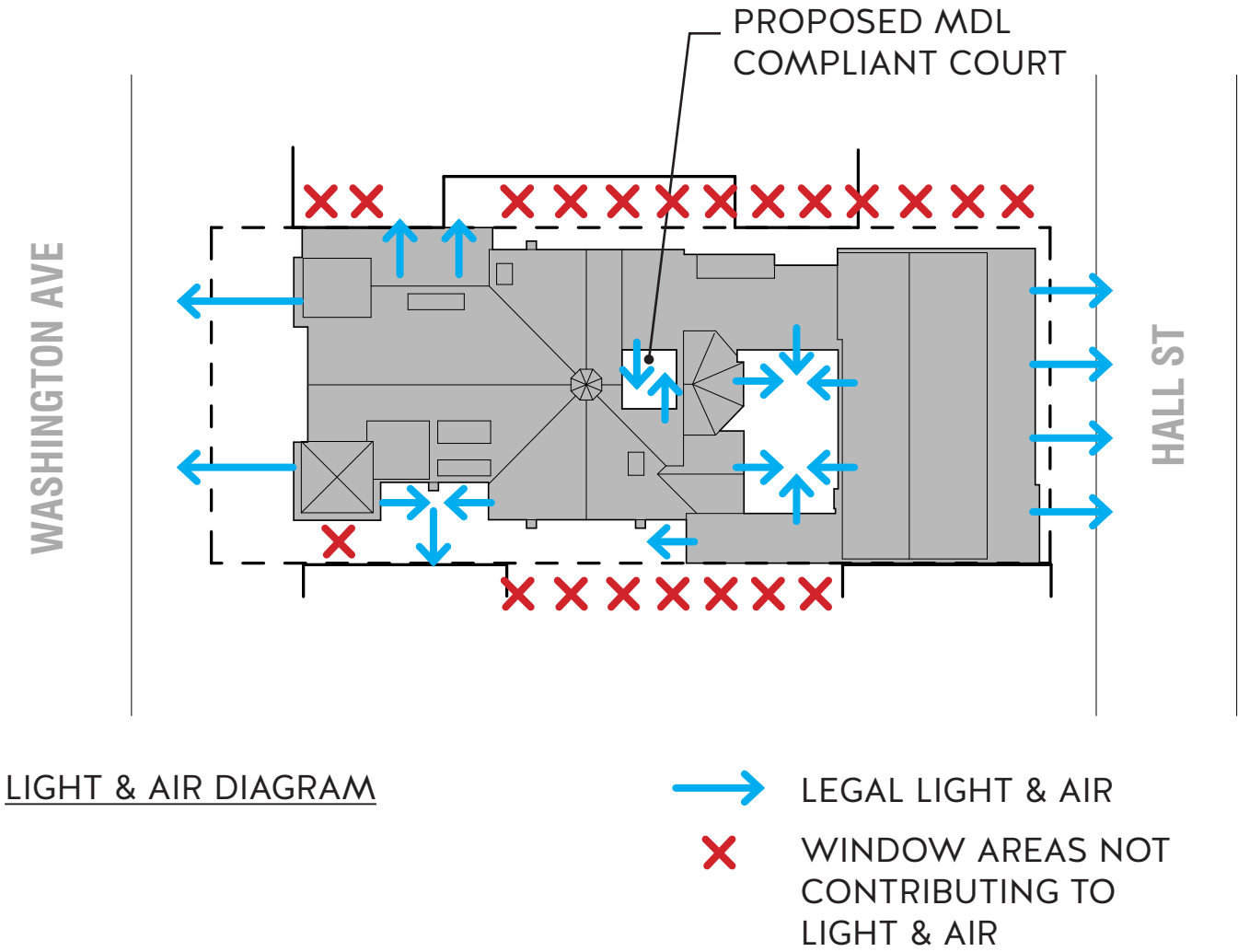


CURRENT CONDITION WITH MOCKUP

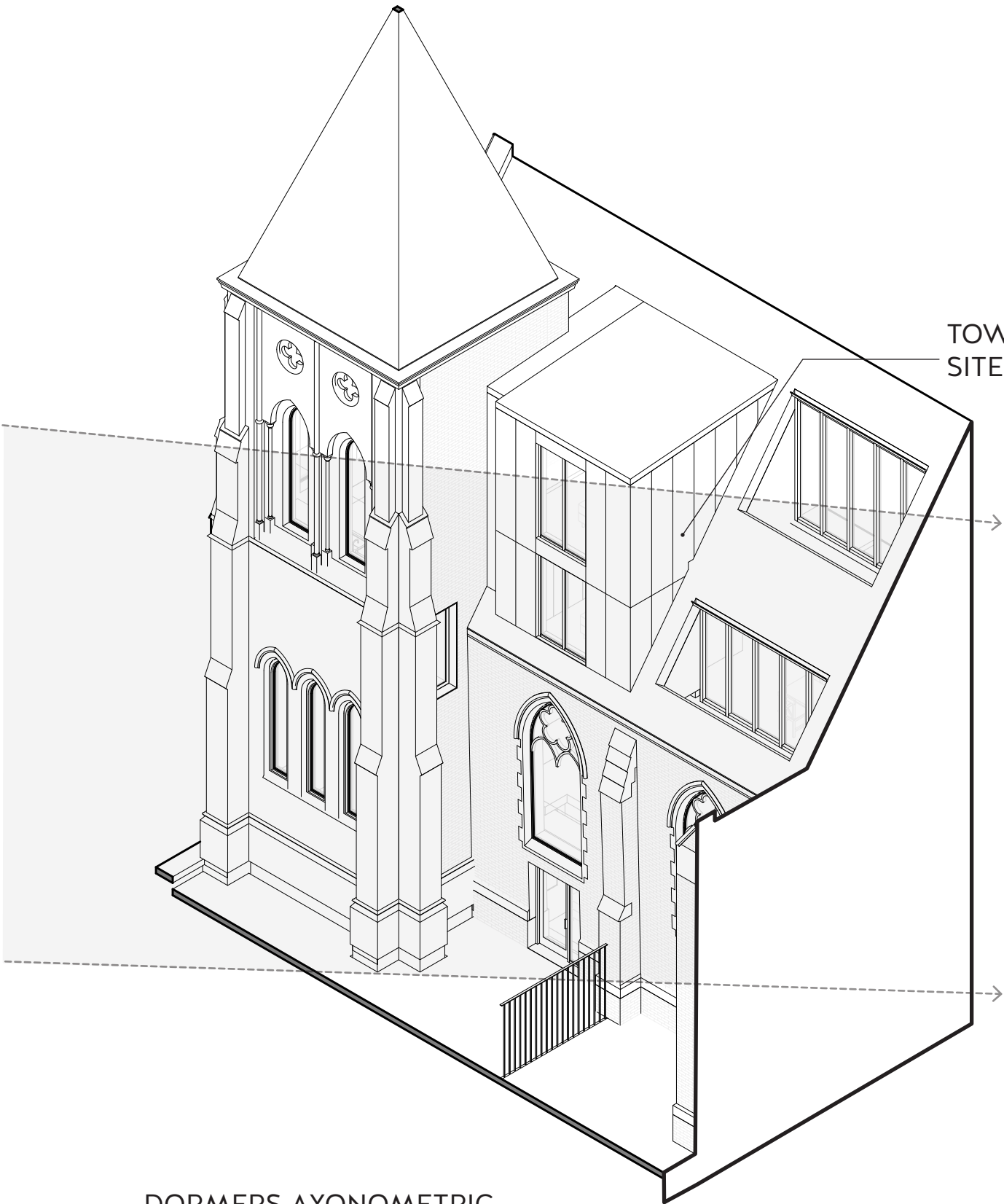
PROPOSED ENTRY AT WASHINGTON AVE



PROPOSED MDL COMPLIANT COURTYARD AXON

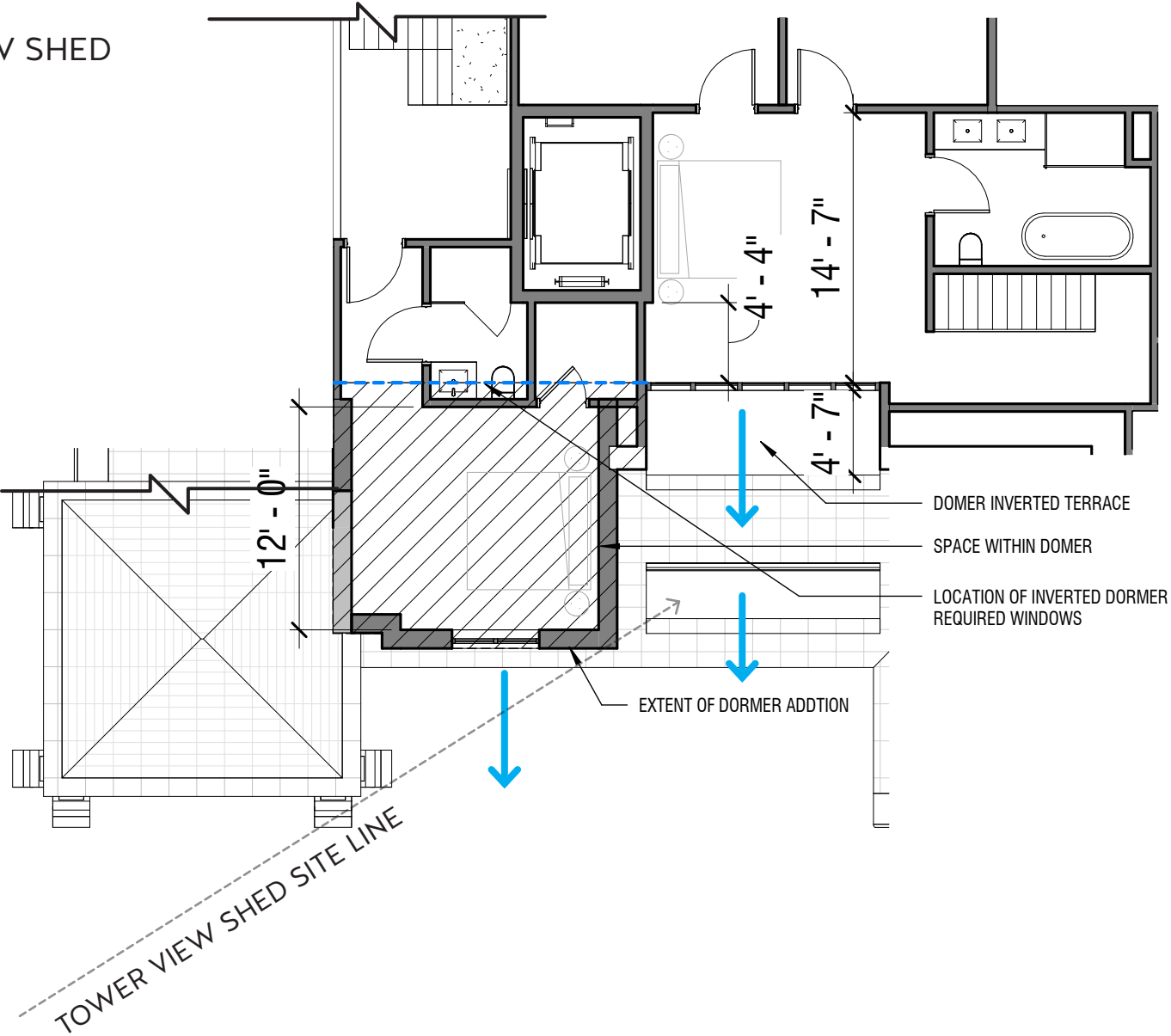


MDL COMPLAINT COURTYARD DETAIL



DORMERS AXONOMETRIC

TOWER VIEW SHED
SITE LINE

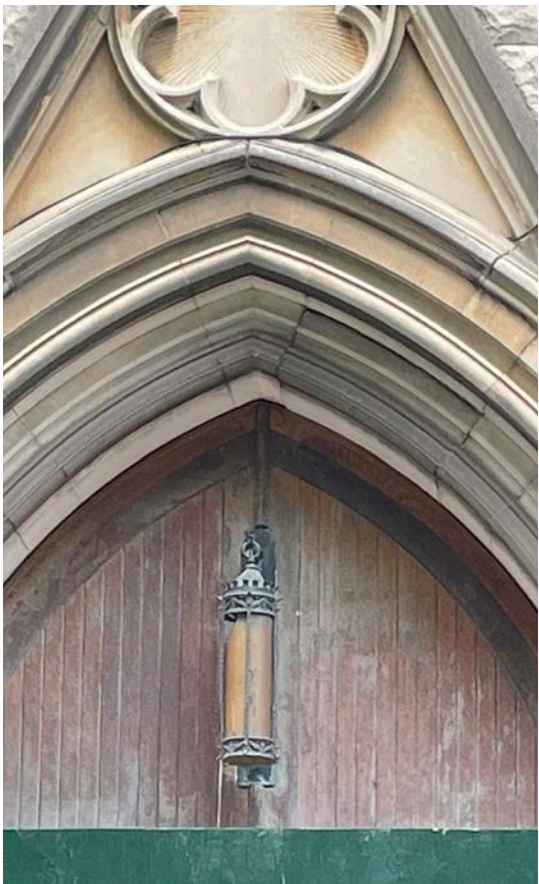


4TH FLOOR DORMER PLAN

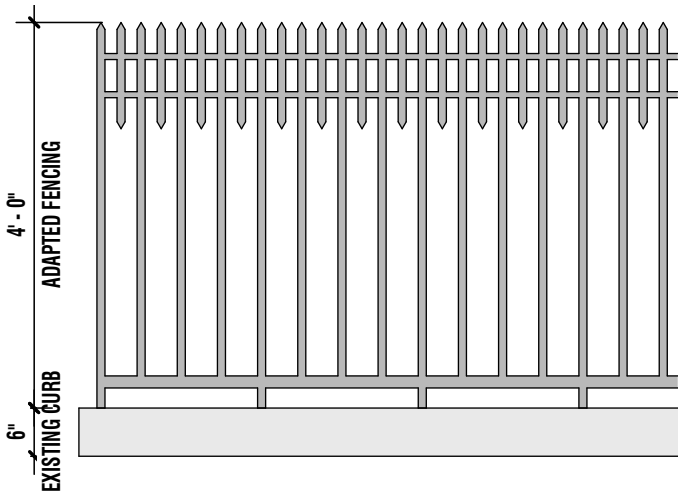
DOMER INVERTED TERRACE
SPACE WITHIN DOMER
LOCATION OF INVERTED DOMER
REQUIRED WINDOWS

EXTENT OF DOMER ADDITION

TOWER VIEW SHED SITE LINE



EXISTING HISTORIC LIGHTS



PROPOSED WASHINGTON AVE FENCE TREATMENT

NEW WALL WASHERS
MOUNTED IN
LANDSCAPING

NEW MINIMAL
GROUND MOUNTED
PATH LIGHTING



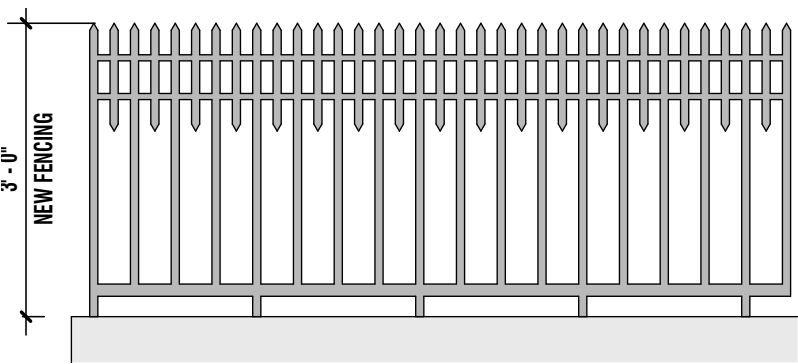
PROPOSED LIGHTING SCHEME



PROPOSED LIGHTING SCHEME



PROPOSED FACADE FIXTURES



PROPOSED HALL ST FENCE TREATMENT
TO MATCH PRATT UNIVERSITY OPPOSITE SITE

HALL STREET FACADE ORNAMENT &
PROPOSED LIGHTING



PATINA ZINC PRECEDENT - MEDIVAL MILE MUSEUM



MILLENIUM FORMS -
ZALMAG

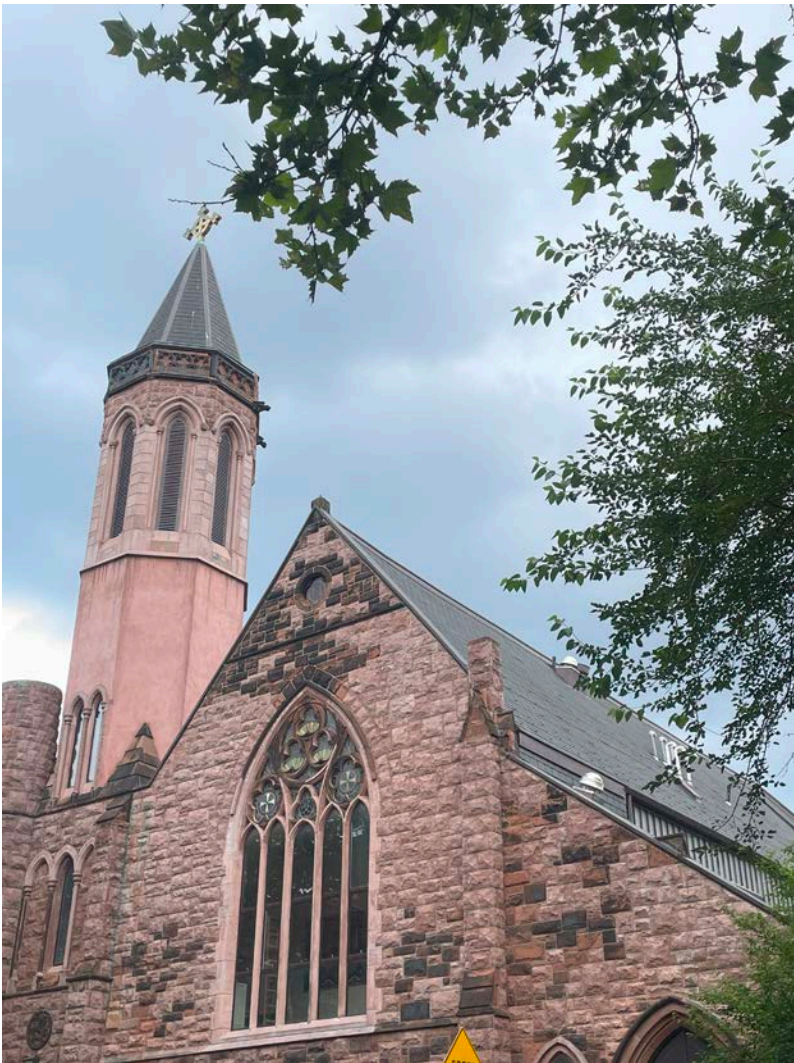


ZAHNER - HUNTER ZINC



NEW LOT LINE WALLS:
STUCCO - GREY

PROPOSED MATERIALS PALETTE - NEW MASSING



SYTHETIC SLATE PRECEDENT - 232 ADELPHI ST



CHURCH ROOF:
SYNTHETIC SLATE

PROPOSED MATERIALS PALETTE - CHURCH ROOF



WASHINGTON AVENUE



HALL STREET

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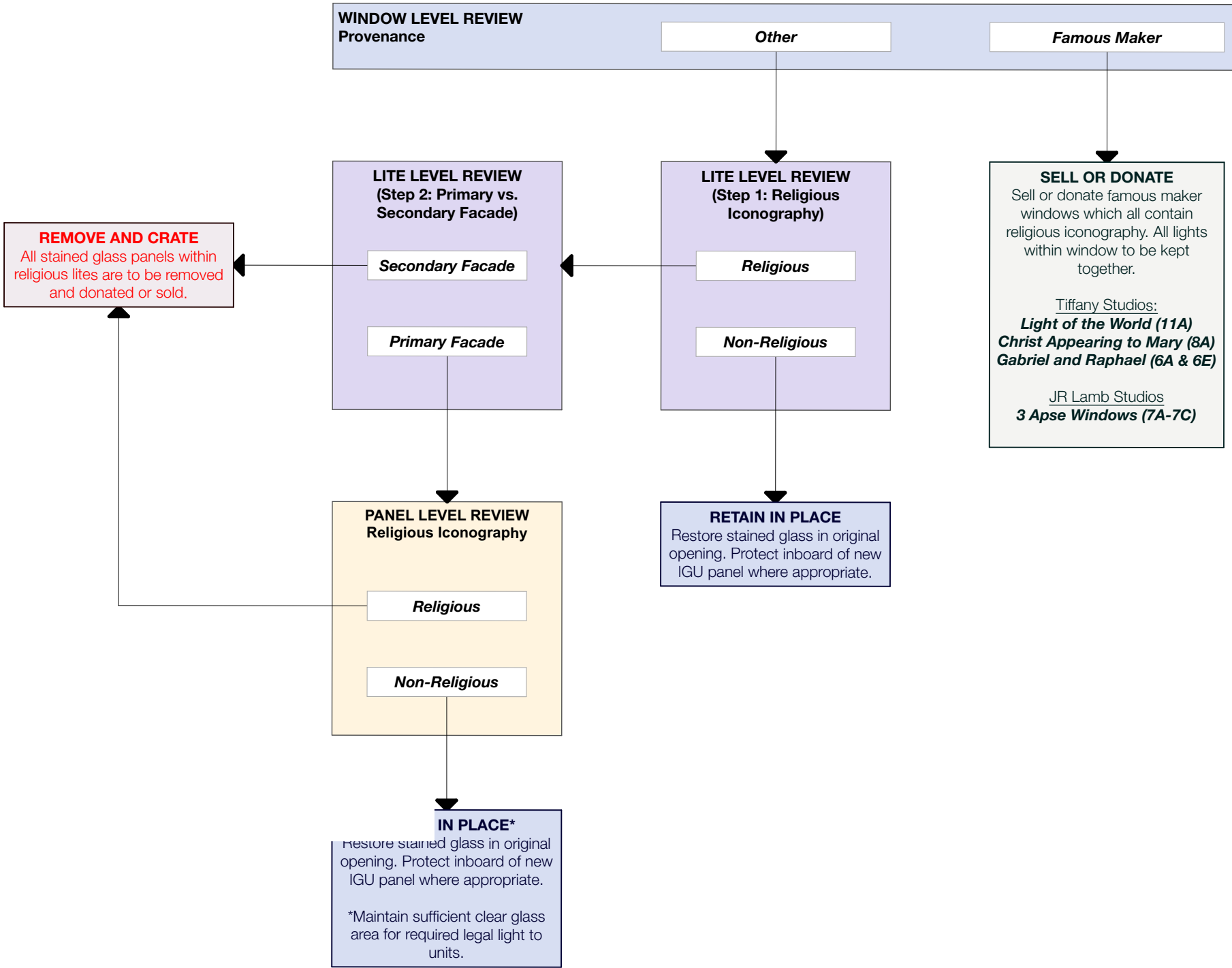
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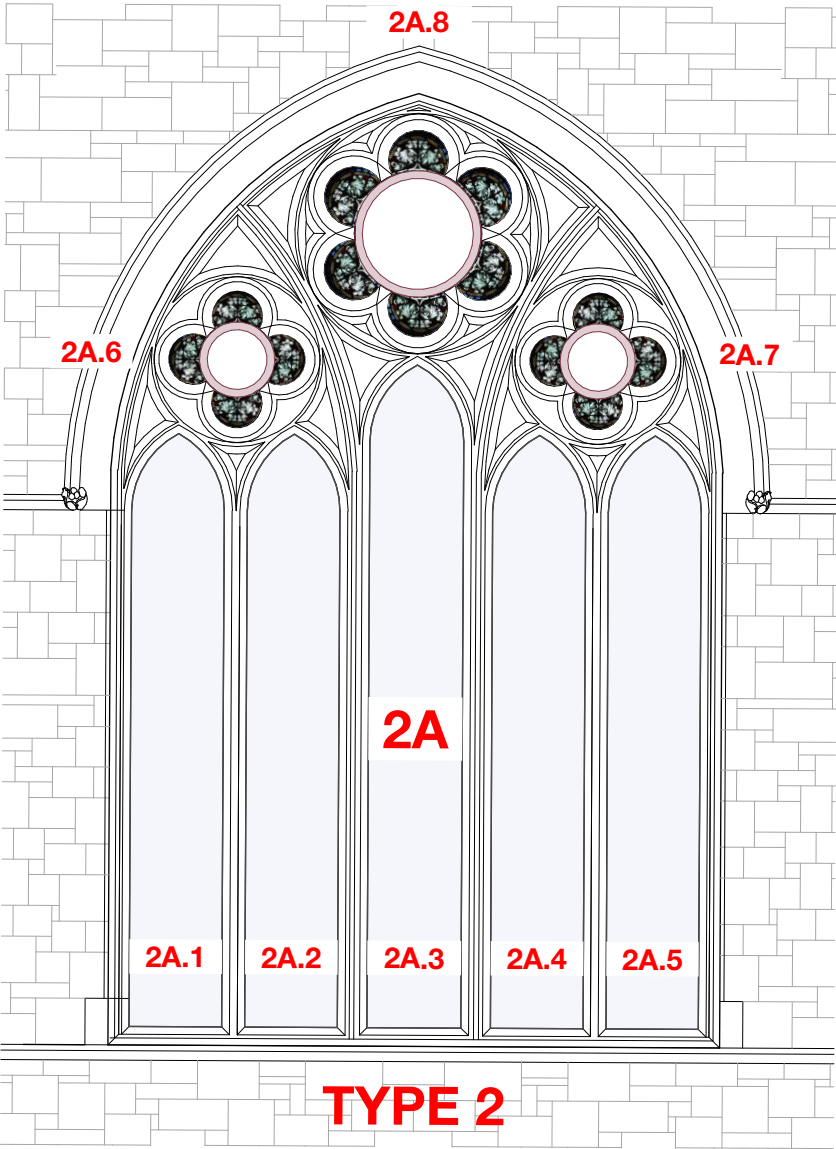
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Preservation / Relocation / Removal - Decision Tree



Window / Lite / Panel - Hierarchy Example



Window Type (Integer) = Type 2

Window Level (Letter) = 2A

Lite Level (Decimal) = 2A.1 - 2A.8

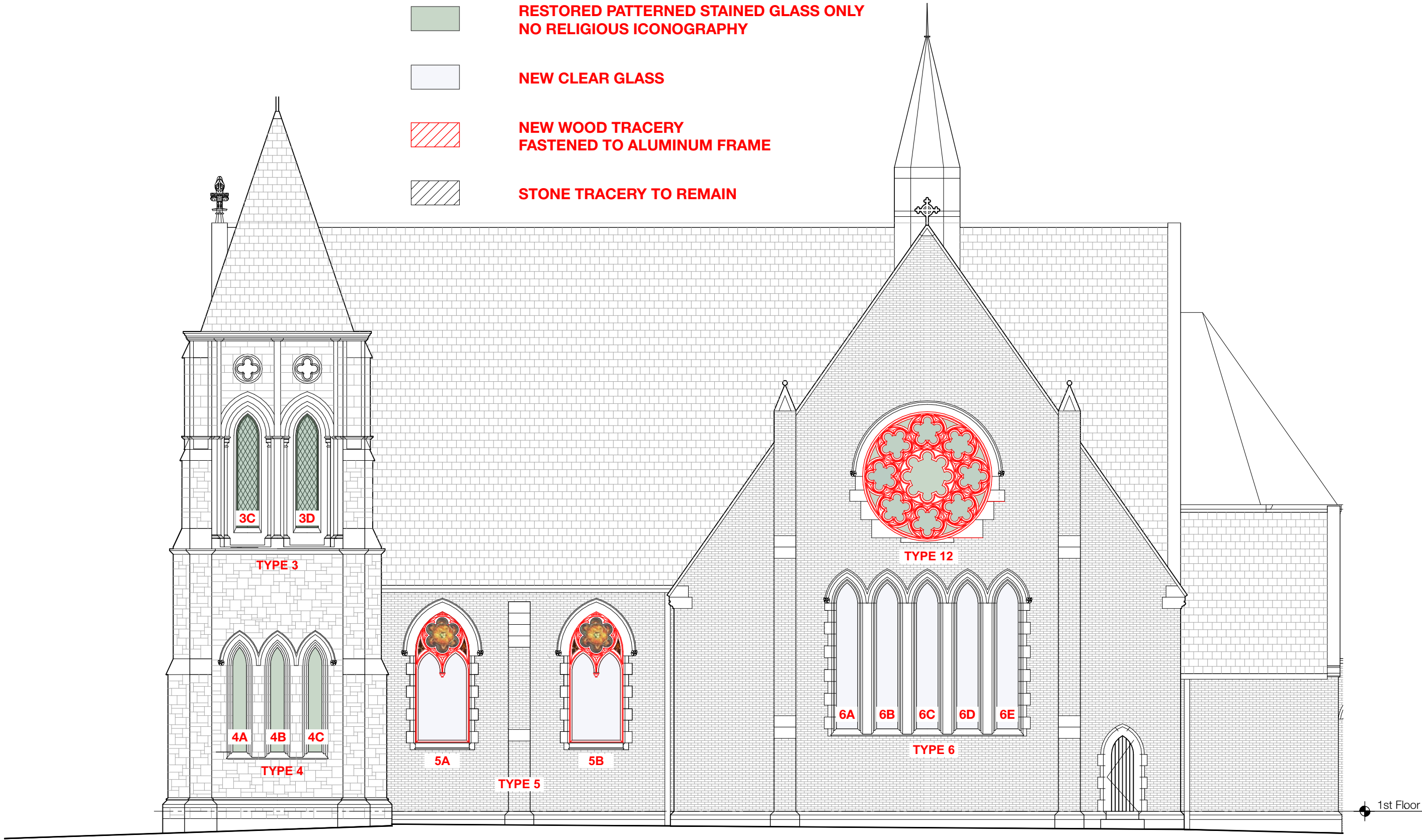
Panel Level (lower case letter)= Not shown / See Photos

West Facade Elevation - Proposed Stained Glass Window Scheme

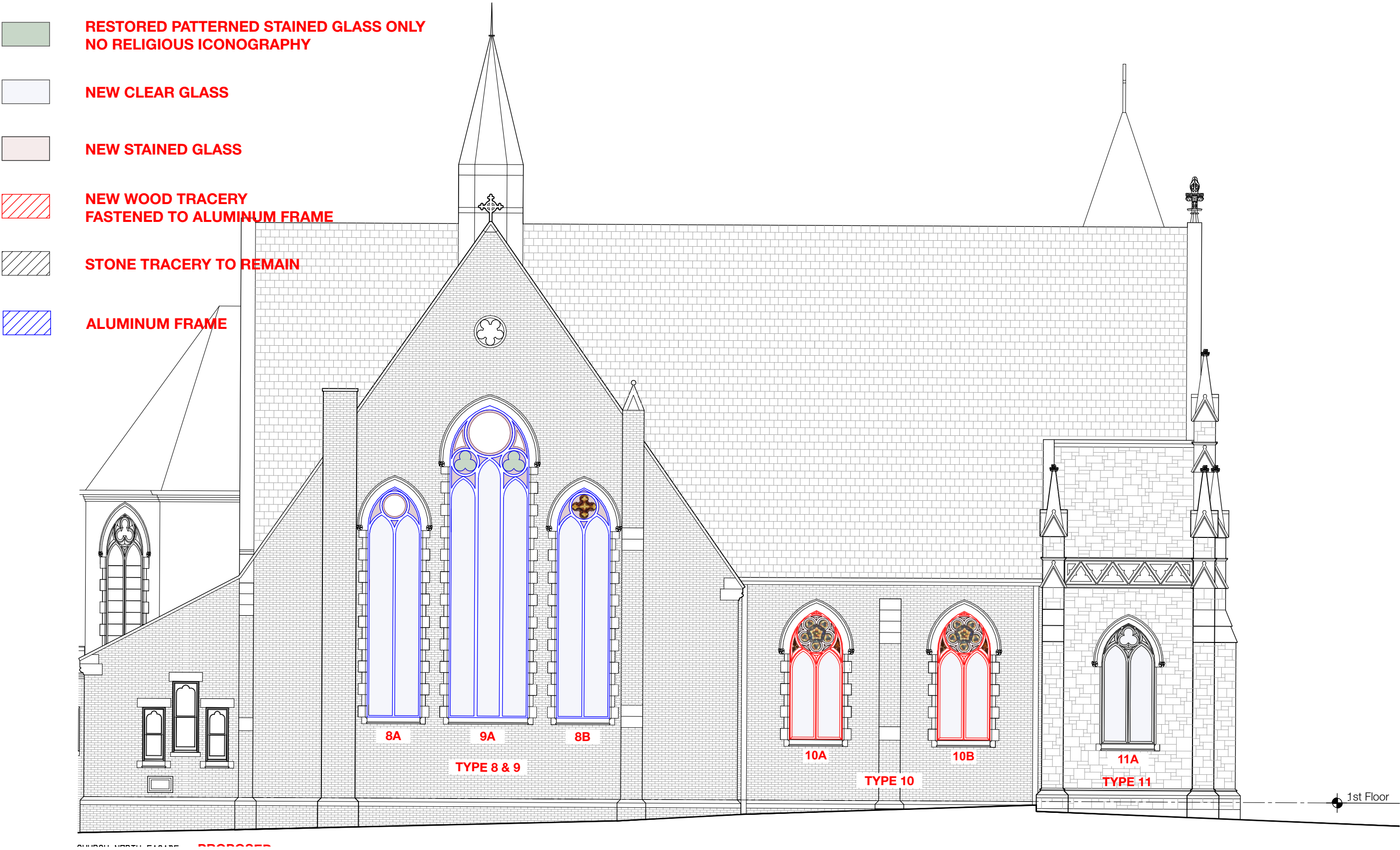
- RESTORED PATTERNED STAINED GLASS ONLY
NO RELIGIOUS ICONOGRAPHY
- NEW CLEAR GLASS
- NEW STAINED GLASS
- NEW WOOD TRACERY
FASTENED TO ALUMINUM FRAME
- STONE TRACERY TO REMAIN
- ALUMINUM FRAME



South Facade Elevation - Proposed Stained Glass Window Scheme



North Facade Elevation - Proposed Stained Glass Window Scheme



East Facade Elevation - Proposed Stained Glass Window Scheme

- RESTORED PATTERNED STAINED GLASS ONLY
NO RELIGIOUS ICONOGRAPHY
- NEW CLEAR GLASS
- NEW WOOD TRACERY
FASTENED TO ALUMINUM FRAME
- STONE TRACERY TO REMAIN
- ALUMINUM FRAME



Stained Glass Window Inventory

The twelve stained glass window types are identified as follows:

Type 1 - Set of five (5) lancet, non-operable lites, frameless with stained glass depicting religious iconography.

Type 2 - One large arched window with eight (8) lights in stone tracery. Lower five (5) lites are lancets with stained glass depicting religious iconography. Upper three (3) lites are made up of two (2) quatrefoils and one (1) hexafoil. All three have centers depicting religious iconography.

Type 3 - Two (2) sets of two (2) windows on West and South sides of tower. One operable and one with awning at base. Stained glass not depicting religious iconography.

Type 4 - Series of three (3) slender lites on the South side of tower. Non-operable, frameless with stained glass not depicting religious iconography.

Type 5 - Two (2) windows facing South side of nave. Each window is comprised of five (4) lites: a large double lancet lite with operable panel below a rose hexafoil and two side lites. All four (4) lites are framed within wood tracery.

Type 6 - One (1) series of five (5) slender lancets, frameless with stained glass depicting religious iconography. The East and West lancets are made up of the piece "Gabriel and Raphael" by Tiffany Studios.

Type 7 -Three (3) apse windows. Each window is comprised of three (3) lites: two (2) large lancet lites below a trefoil rose. All three (3) lites are framed within wood tracery. All three windows are by JR Lamb Studios.

Type 8 -Two (2) North transept windows. Each window is comprised of three (3) lites: two (2) large lancet lites with stained glass depicting religious iconography below a quatrefoil rose. All three (3) lites are framed within wood tracery. The easternmost window contains stained glass from the piece "Christ Appearing to Mary" by Tiffany Studios.

Type 9 -One (1) window comprised of six (6) lites: three (3) large lancet lites below two (2) quatrefoil roses and one (1) hexafoil rose. All six (6) lites are framed within wood tracery with stained glass depicting religious iconography.

Type 10 - Two (2) windows facing North side of nave. Each window is comprised of five (5) lites: two (2) lancet lites with operable panel below a pentafoil rose and two side lites. All four (4) lites are framed within wood tracery.

Type 11 - One window comprised of three (3) lites: two (2) lancet lites with operable panel below a trefoil rose. All four (4) lites are framed within stone tracery. Window contains stained glass from the piece "Light of My World" by Tiffany Studios

Type 12 - One rose window, non-operable, comprised of nine (9) lites: eight (8) quadrefoil lites surrounding a hexafoil rose. All four (9) lites are framed within wood tracery.

Window Type 1 - Condition & Preservation Narrative
Window 1A-1E - Lites 1A.1-1E.1 - (Primary Facade)

Research & Visual Inspection

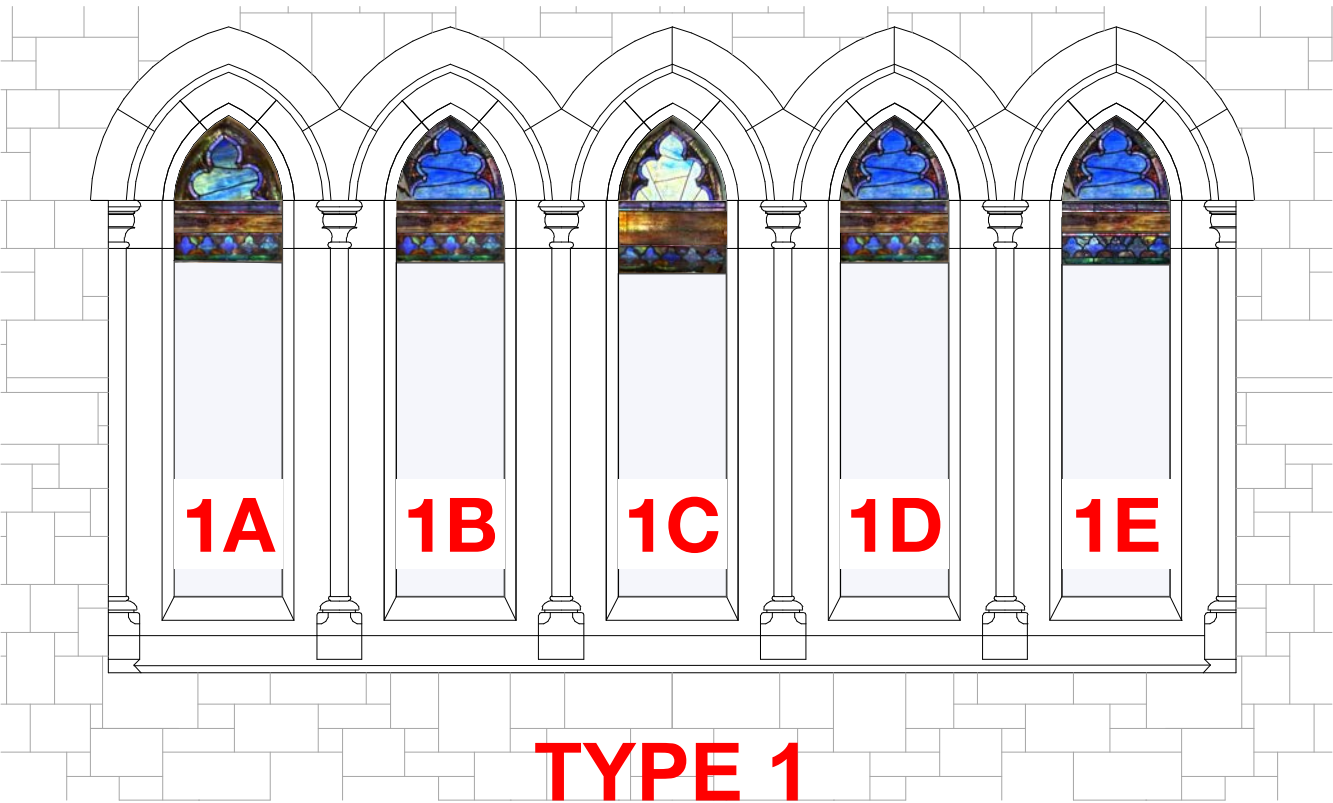
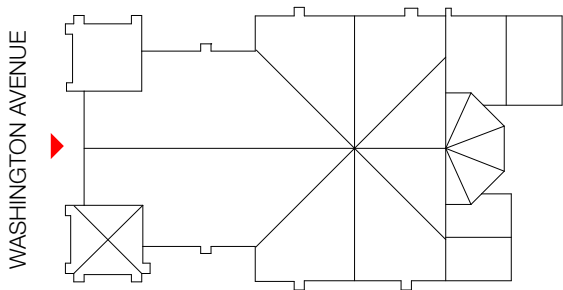
- Stained glass is in good condition, coming in good condition.
- Exterior finish in good condition
- No evidence of famous maker provenance
- The window is fixed

Conclusion

- Religious iconography in lites of all 5 windows makes windows not appropriate for building conversion. On primary facade only; retain panels without religious iconography, remove commemorative plaques

Proposed

- Remove existing stained glass.
- Restore top pane of all five windows. Restore and relocate lower pane stained glass below top pane. Remove commemorative plaque.
- Supply and install new triple-glazed aluminum frame, J. Sussman, Inc #6400 series frame or equivalent into entire opening.
- Install restored stained glass top panels into new aluminum frame.
- Operable units to be project-in bottom ventilators with screens.
- Supply and install one inch insulated clear glass in all aluminum frame lites.

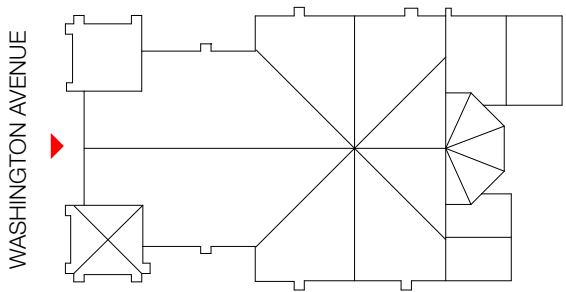


Window 1A-1E - Proposed (See Detail on Next Page)

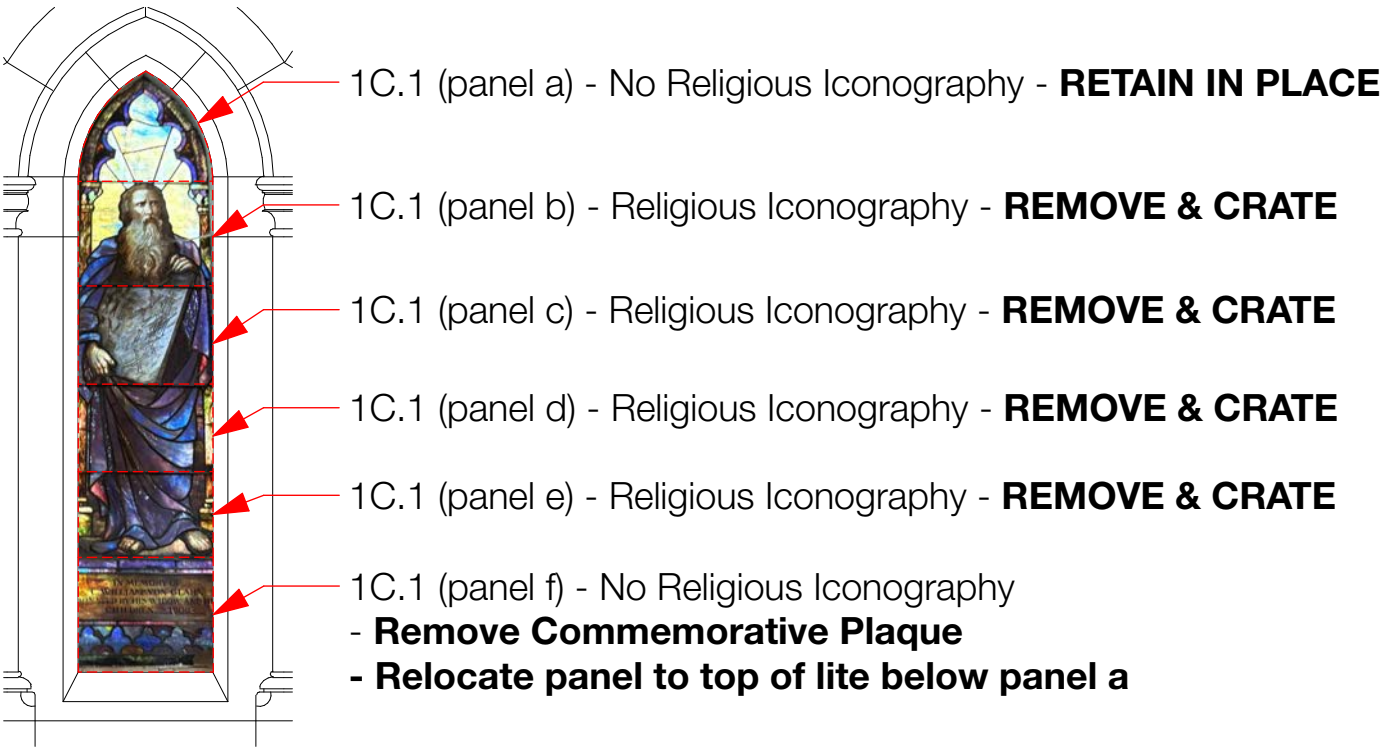


Window 1A-1E - Existing
Interior View Mirrored to Exterior

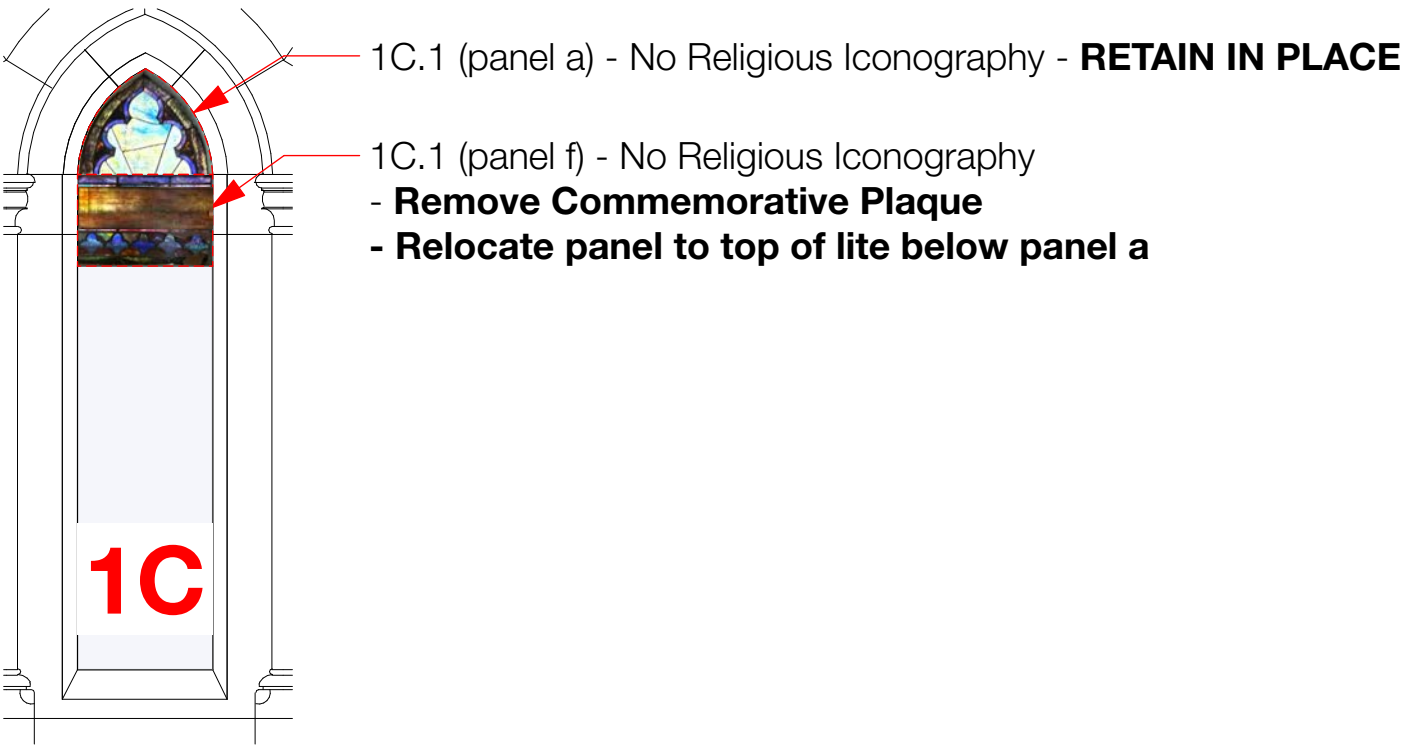
Window Type 1 - Photos
Window 1A-1E - Lites 1A.1-1E.1 - (Primary Facade)



Window 1C Detail - Example applies to Windows 1A, 1B, 1D, 1E



Existing



Proposed

Window Type 2 - Condition & Preservation Narrative
Window 2A - Lites 2A.1-2A.8 - (Primary Facade)

Research & Visual Inspection

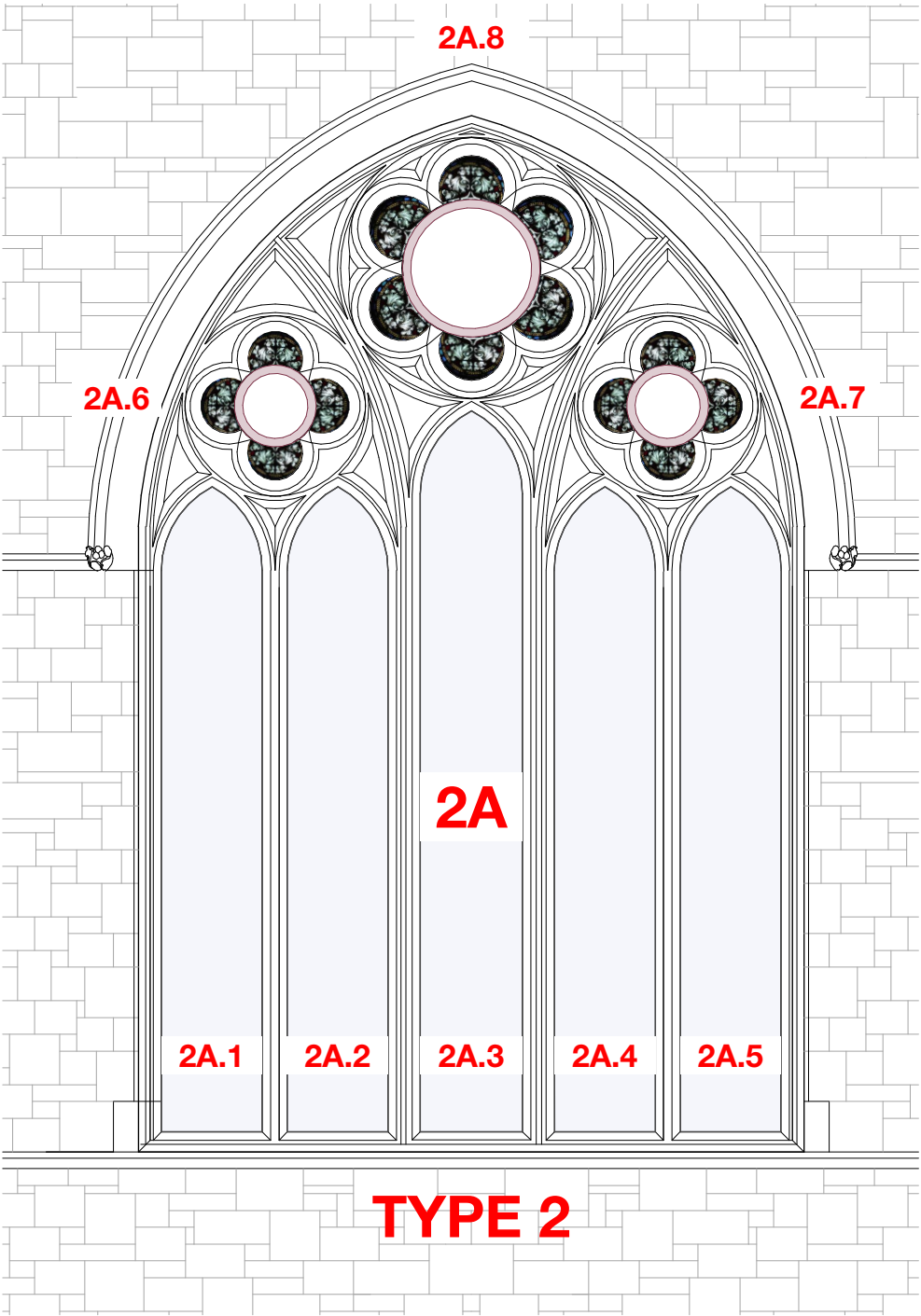
- Stained glass is in good condition, coming in good condition.
- Stone tracery in good condition
- No evidence of famous maker provenance
- The window is fixed

Conclusion

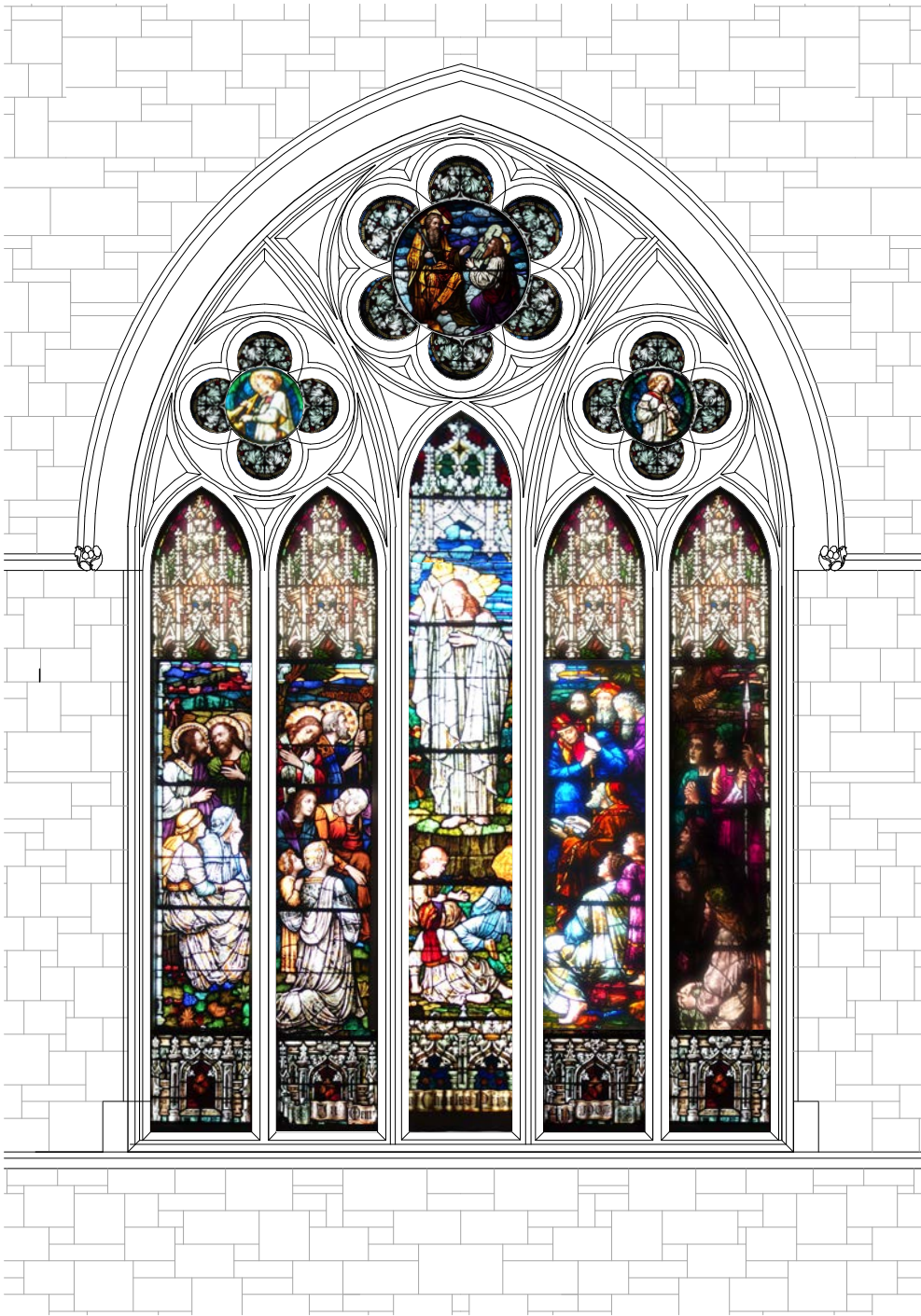
- Religious iconography in lites of all 5 lancets makes windows not appropriate for building conversion. On primary facade only; retain panels without religious iconography or commemorations. Petals in the three rose windows.

Proposed

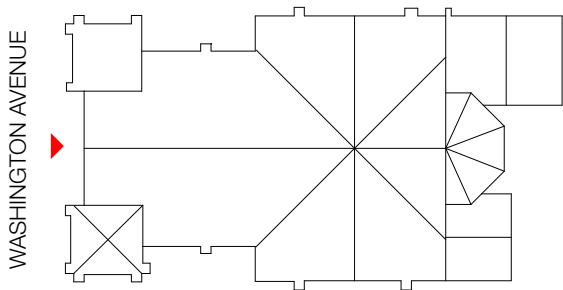
- Remove existing stained glass.
- Restore petals in three rose windows
- Modify interior depth of stone tracery to account for new frames.
- Supply and install new triple-glazed aluminum frame, J. Sussman, Inc #6400 & 4200 series frame or equivalents into entire opening.
- Install restored stained glass petals into new aluminum frame.
- Operable units to be project-in bottom ventilators with screens.
- Supply and install one inch insulated clear glass in all aluminum frame lites.



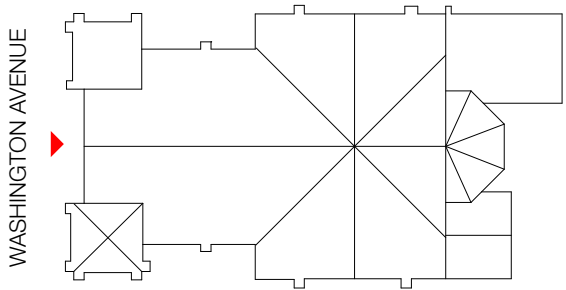
Window 2A - Proposed



Window 2A - Existing
Interior View Mirrored to Exterior



Window Type 2 - Photos
Window 2A - Lites 2A.1-2A.8 - (Primary Facade)



Window Type 3 - Condition & Preservation Narrative
Windows 3A & 3B - (Primary Facade)

Research & Visual Inspection

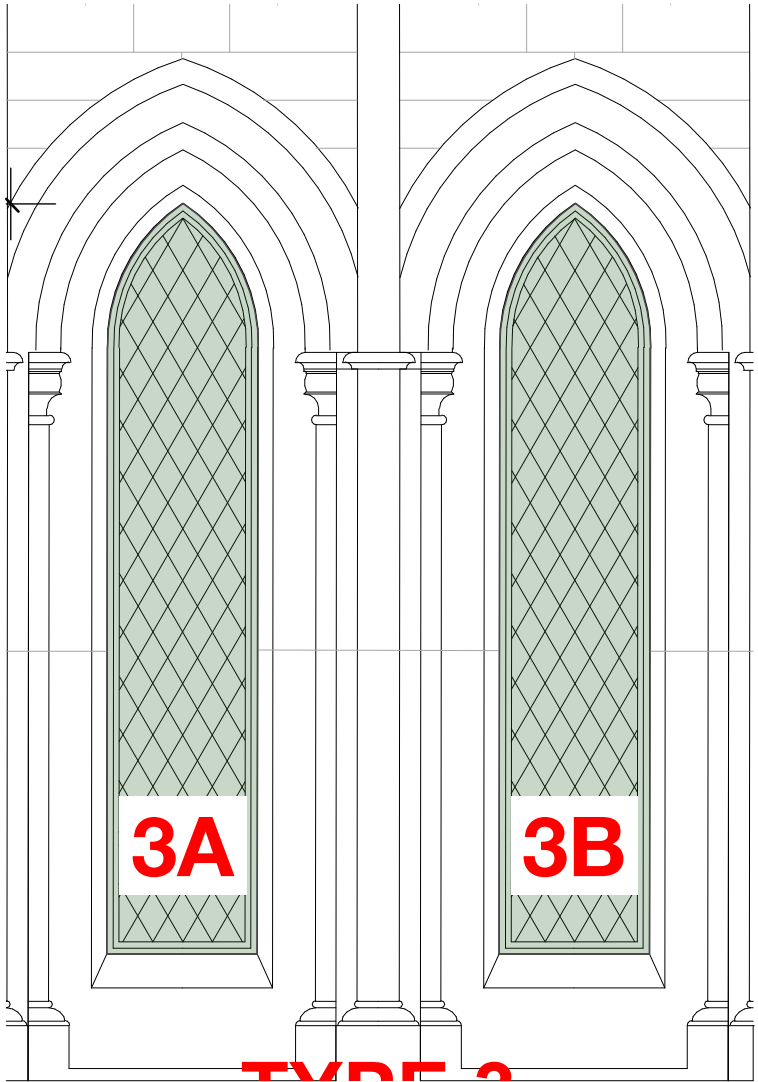
- Exterior frame in very poor condition; metal frame exposed with not protection
- Stained glass is in poor condition; broken panes and serious buckling apparent
- The window is fixed

Conclusion

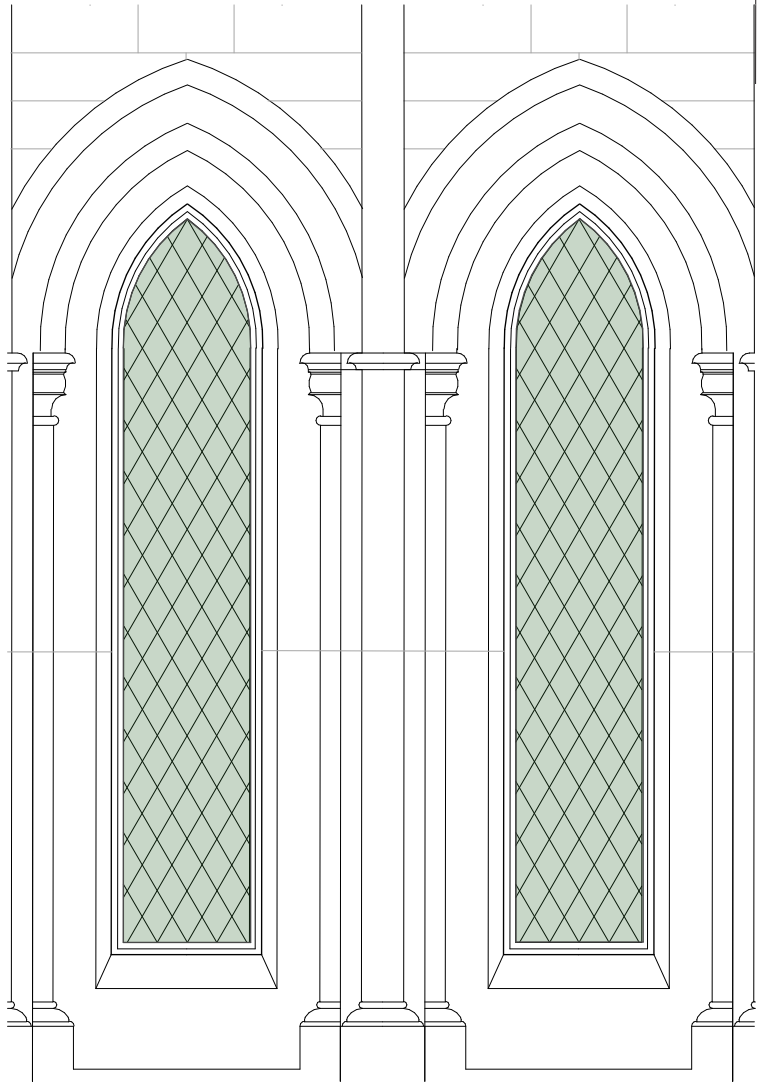
- Existing window contains no religious iconography, but is in poor condition. Neither glass nor frame suitable for restoration.

Proposed

- Remove and dispose of existing stained glass.
- Remove damaged metal framing
- Supply and install new triple-glazed aluminum frame, J. Sussman, Inc #6400 series frame or equivalent into entire opening.
- Create and install new diamond shaped clear leaded glass with colored glass borders.
- Supply and install one inch insulated clear glass in all aluminum frame lites.



Window 3A & 3B - Proposed

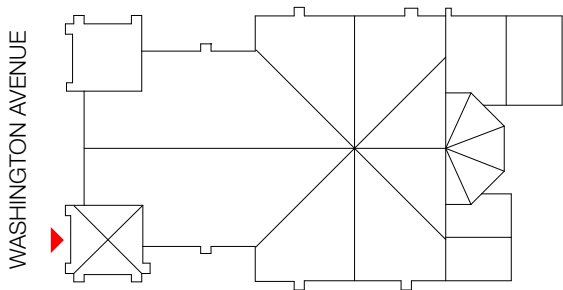


**Window 3A & 3B - Existing
Interior View Mirrored to Exterior**

Window Level - Not Famous Maker

Lite 3A.1 - No Religious Iconography - **RETAIN IN PLACE**

Lite 3B.1 - No Religious Iconography - **RETAIN IN PLACE**



Window Type 3 - Condition & Preservation Narrative
Windows 3C & 3D - (Secondary Facade / Visible from Street)

Research & Visual Inspection

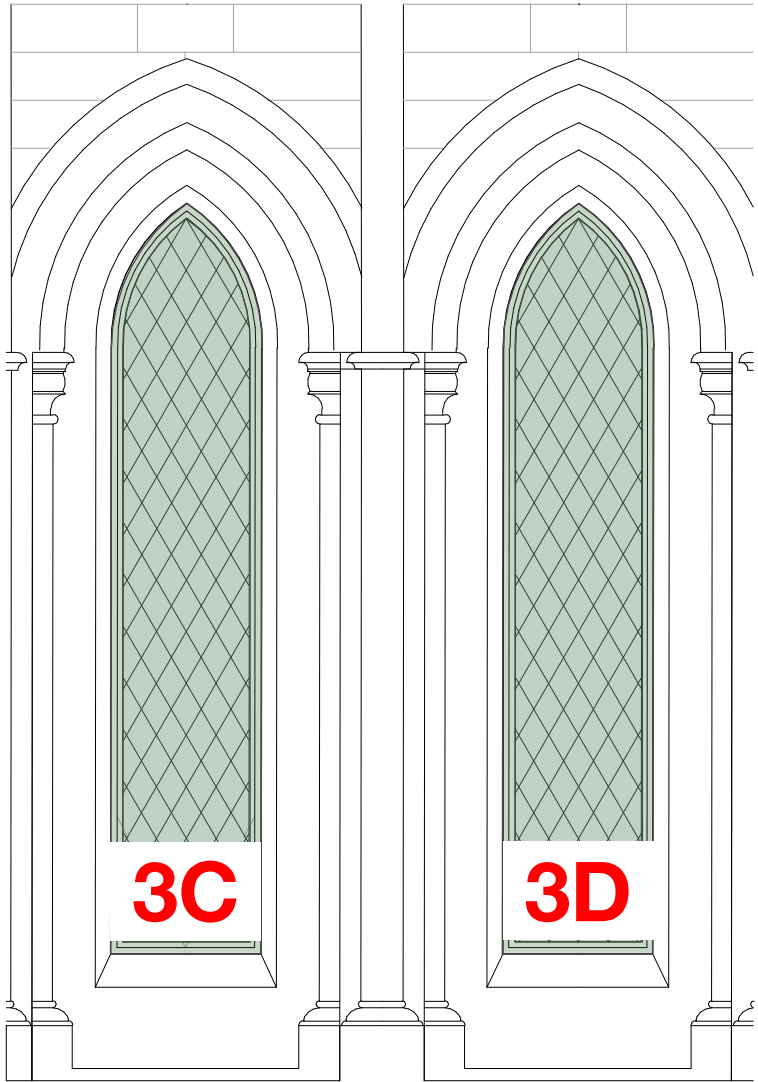
- Exterior frame in very poor condition; metal frame exposed with not protection
- Stained glass is in poor condition; broken panes and serious buckling apparent
- The window is fixed

Conclusion

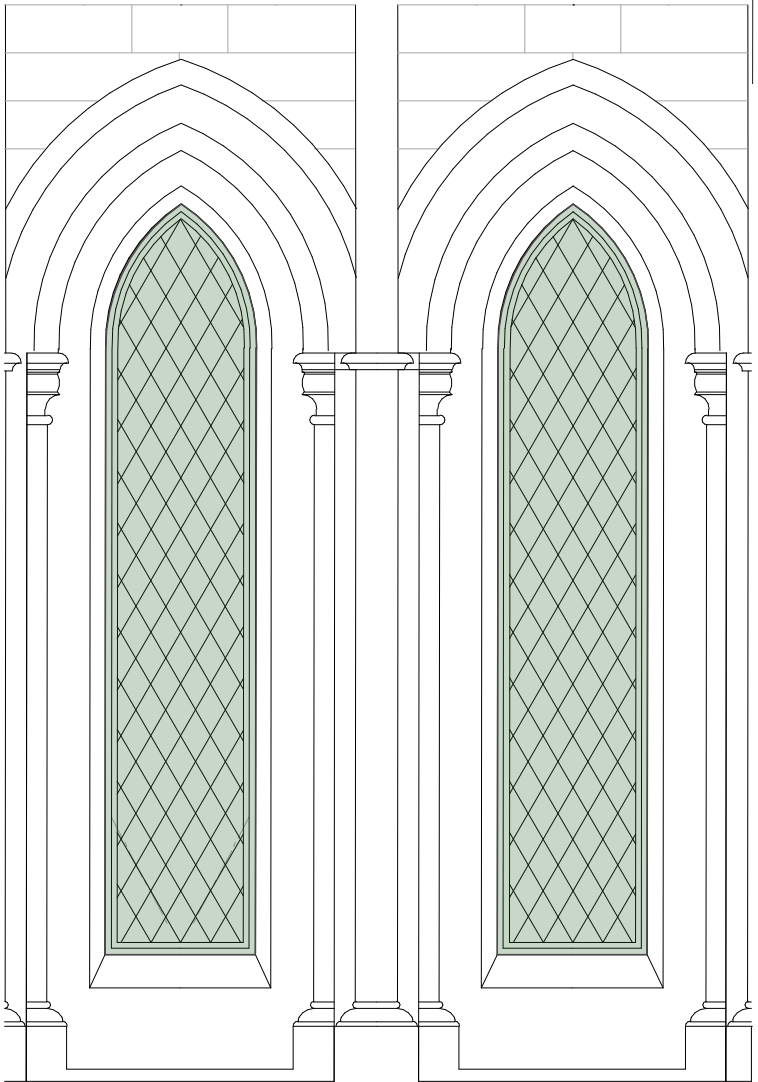
- Existing window contains no religious iconography, but is in poor condition. Neither glass nor frame suitable for restoration.

Proposed

- Remove and dispose of existing stained glass.
- Remove damaged metal framing
- Supply and install new triple-glazed aluminum frame, J. Sussman, Inc #6400 series frame or equivalent into entire opening.
- Create and install new diamond shaped clear leaded glass with colored glass borders.
- Supply and install one inch insulated clear glass in all aluminum frame lites.



Window 3C & 3D - Proposed

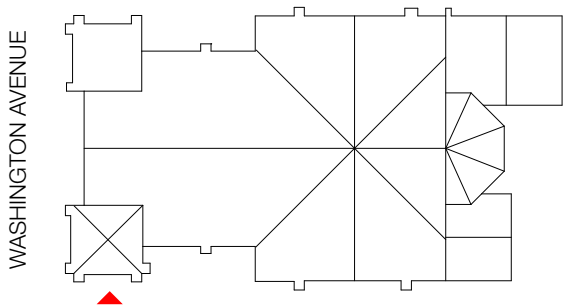


Window 3C & 3D - Existing
Interior View Mirrored to Exterior

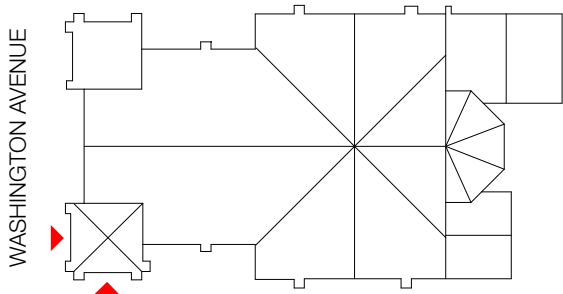
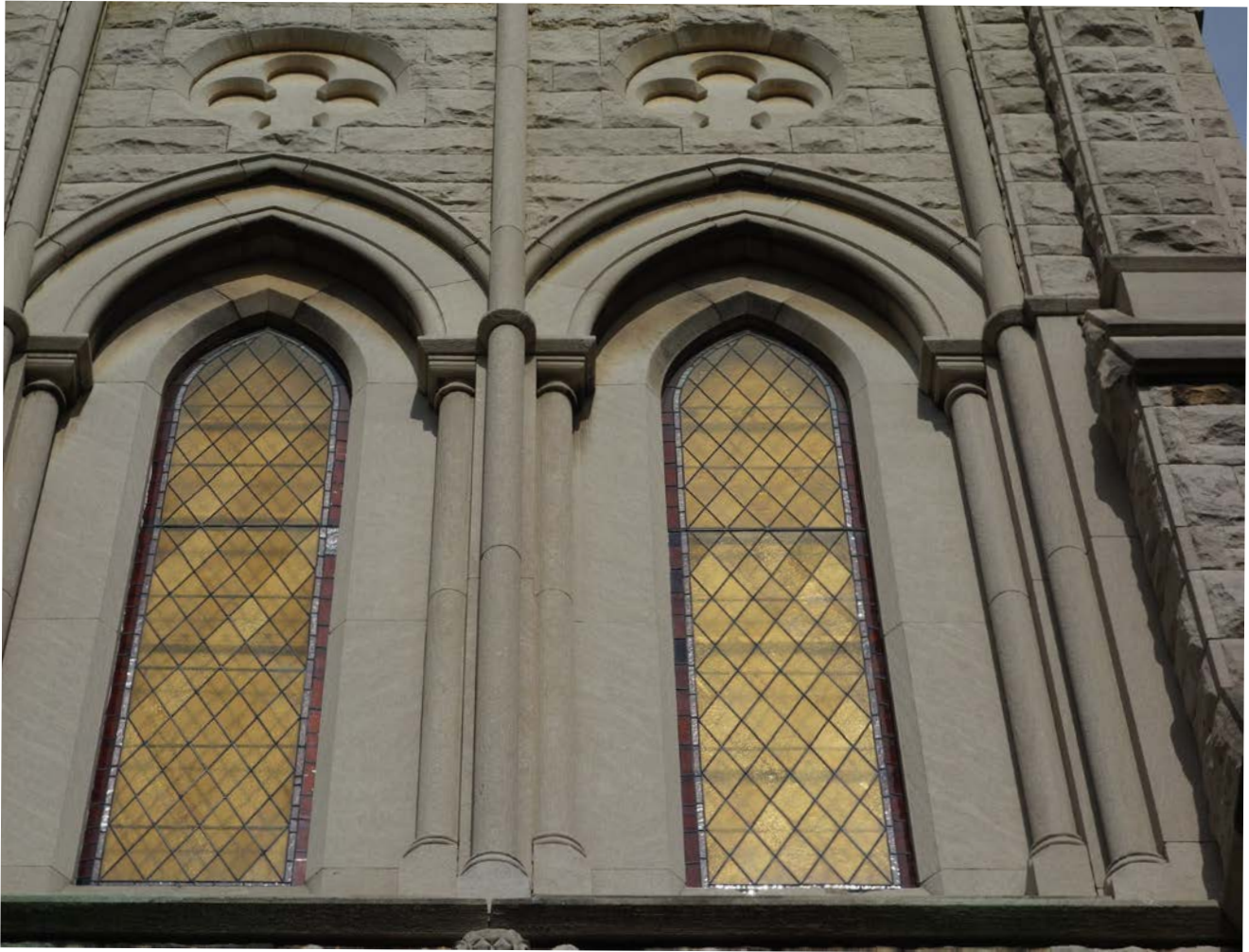
Window Level - Not Famous Maker

Lite 3C.1 - No Religious Iconography - **RETAIN IN PLACE**

Lite 3D.1 - No Religious Iconography - **RETAIN IN PLACE**



Window Type 3 - Photos
Windows 3A - 3D - (Primary & Secondary Facade)



Window Type 4 - Condition & Preservation Narrative
Windows 4A, 4B, & 4C - (Secondary Facade / Visible from Street)

Research & Visual Inspection

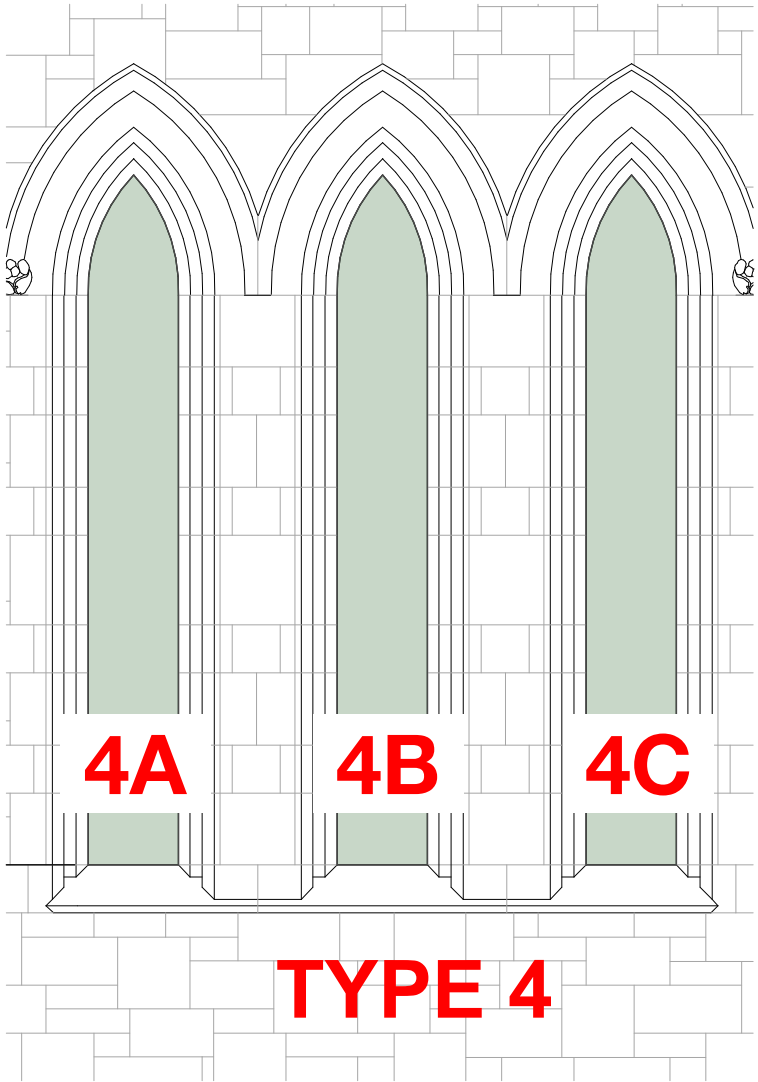
- Stained glass good condition; coming in good condition
- The window is fixed

Conclusion

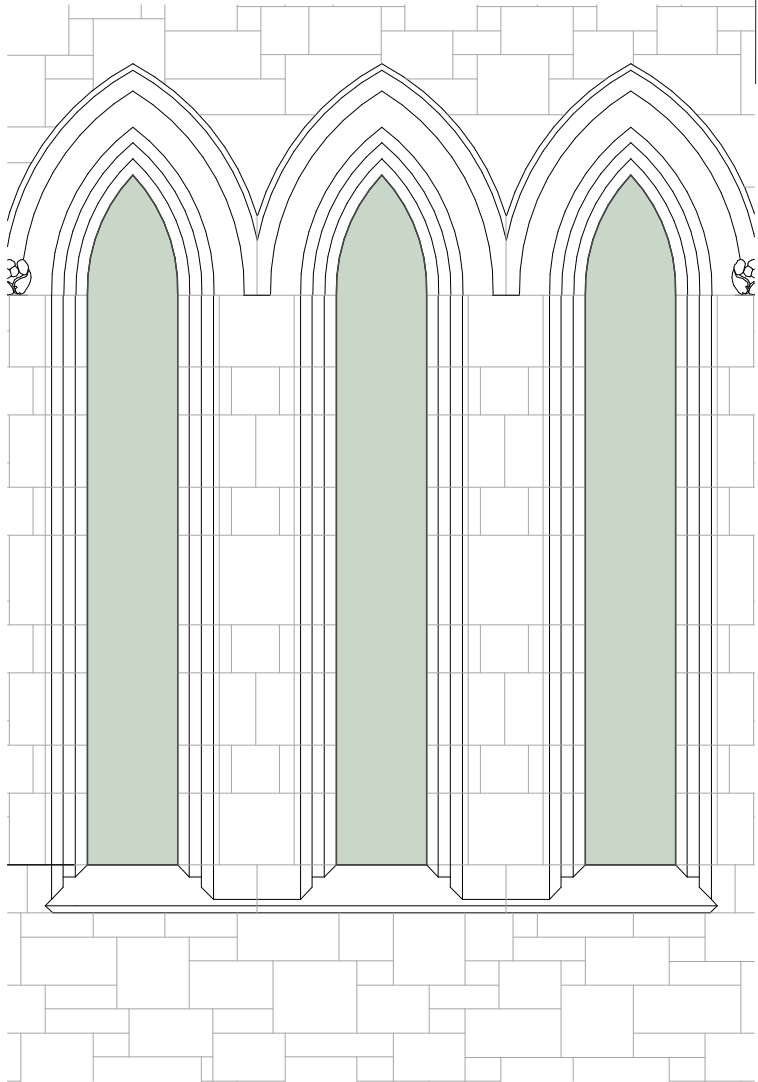
- Existing window contains no religious iconography, and is in good condition. Restore existing stained glass and instill within triple-glass aluminum window assembly.

Proposed

- Restore existing stained glass
- Remove exterior metal grating
- Supply and install new triple-glazed aluminum frame, J. Sussman, Inc #6400 series frame or equivalent into entire opening.
- Install restored stained glass panels into new aluminum frame.
- Supply and install one inch insulated clear glass in all aluminum frame lites.



Window 4A, 4B & 4C - Proposed



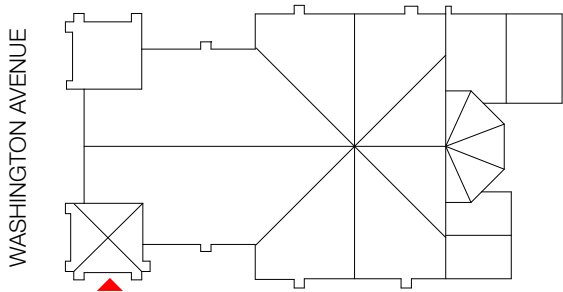
Window 4A, 4B, & 4C - Existing
Interior View Mirrored to Exterior

Window Level - Not Famous Maker

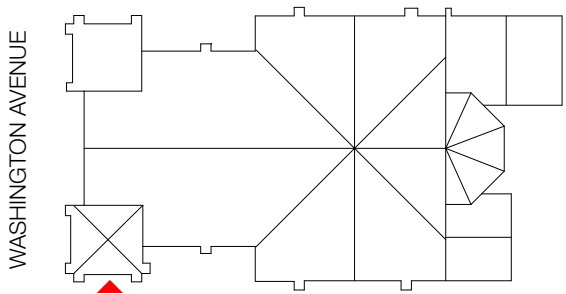
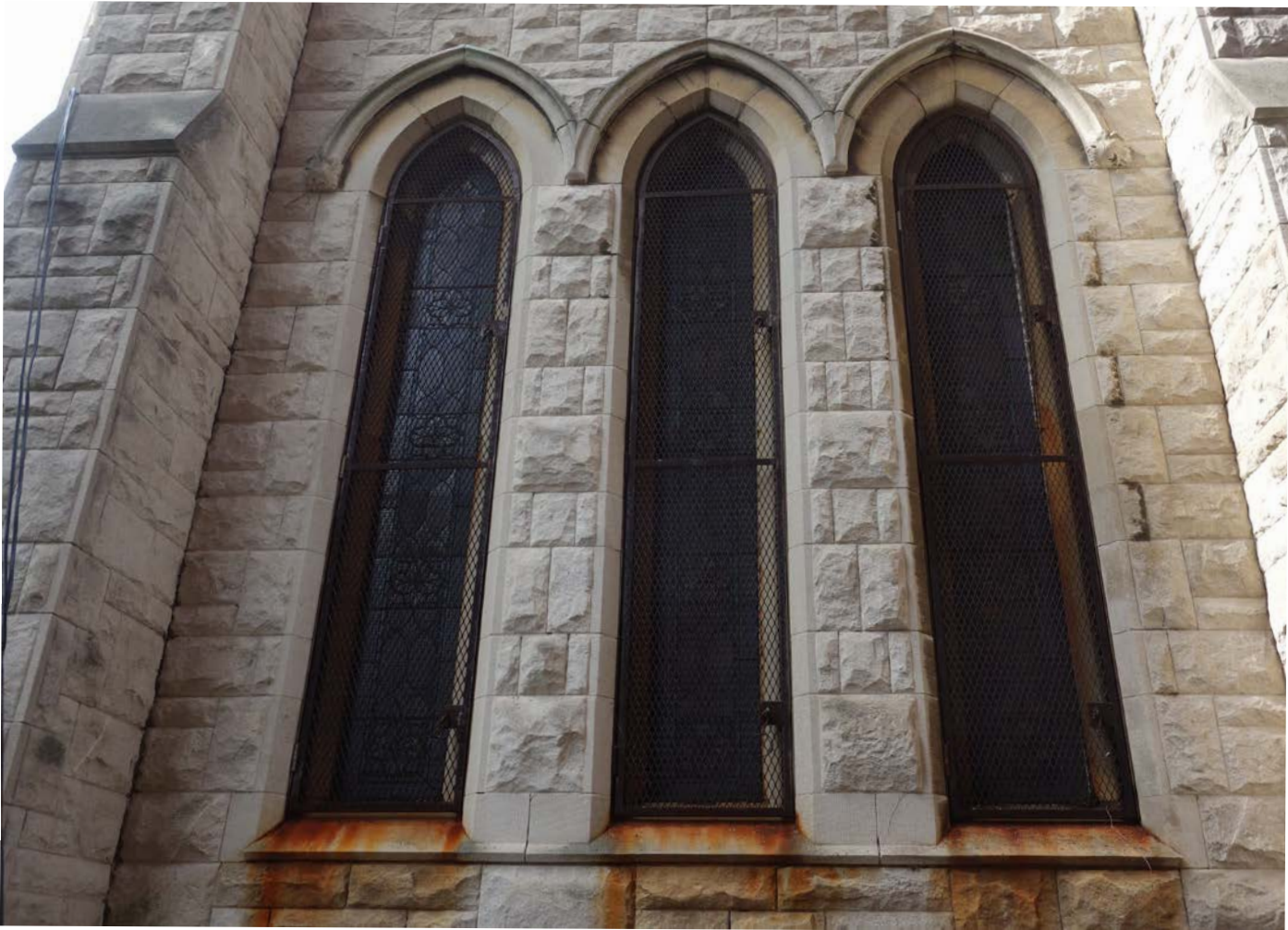
Lite 4A.1 - No Religious Iconography - **RETAIN IN PLACE**

Lite 4B.1 - No Religious Iconography - **RETAIN IN PLACE**

Lite 4C.1 - No Religious Iconography - **RETAIN IN PLACE**



Window Type 4 - Photos
Windows 4A, 4B, & 4C - (Secondary Facade / Visible from Street)



Window Type 5 - Condition & Preservation Narrative
Window 5A - Lites 5A.1-5A.4 - (Secondary Facade)

Research & Visual Inspection

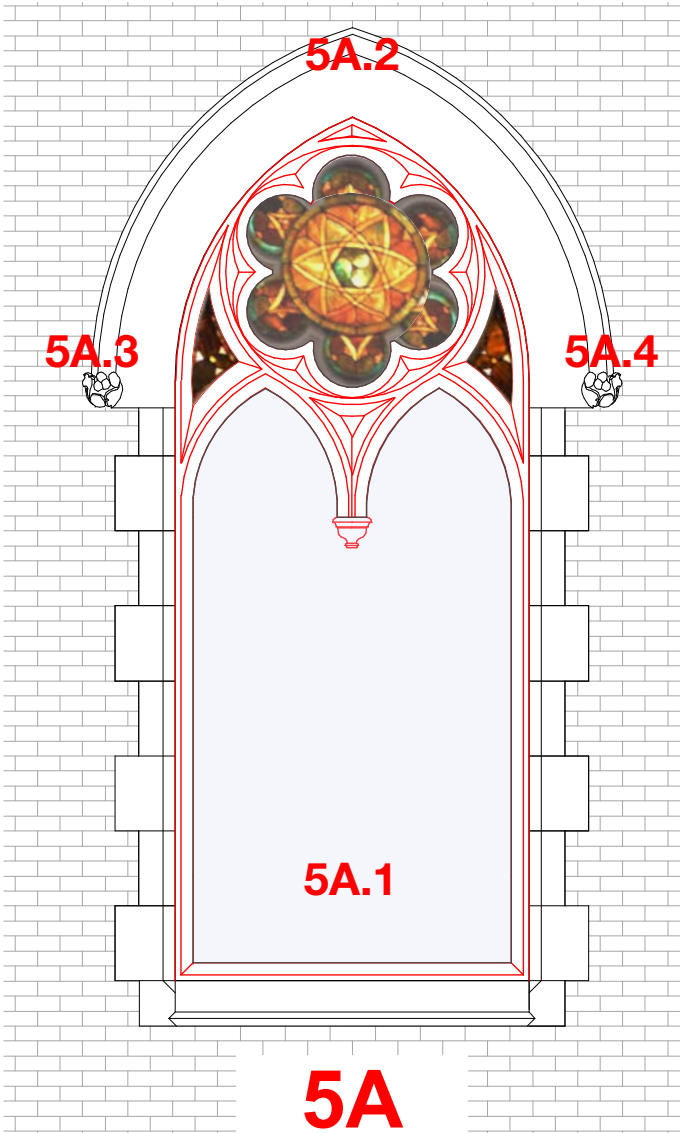
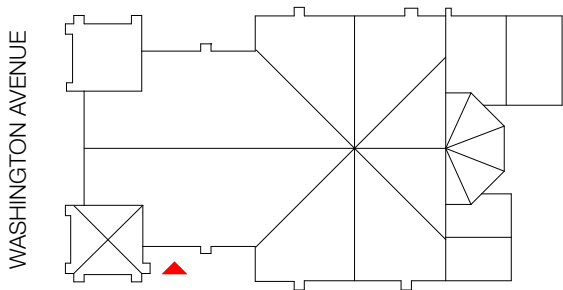
- Exterior frame in very poor condition; wood is exposed showing rot.
- Stained glass is in good condition, few panes cracked, coming in good condition.
- Interior frame showing noticeable cracking
- No sign of famous maker provenance
- The window is operable, the bottom pane is awing

Conclusion

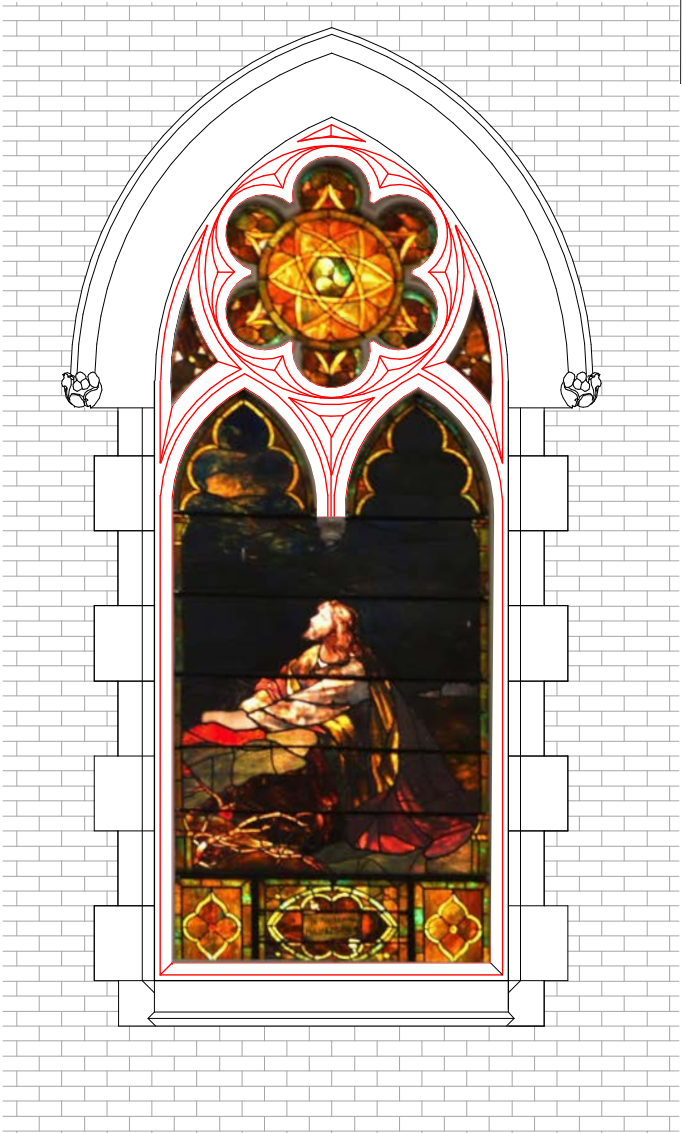
- Existing wood has been left exposed to the elements and has deteriorated. Frame is not stable and would need to be removed. religious iconography in lights makes windows not appropriate for building conversion.

Proposed

- Remove existing stained glass.
- Remove damaged wood framing
- Restore stained glass in hexafoil and two kites (5B.2-4)
- Supply and install new triple-glazed aluminum frame, J. Sussman, Inc #6400 series frame or equivalent into entire opening. New frame to be split into lites mimicking existing wood frame.
- Install restored stained glass lites into new aluminum frame in lites 5A.2-4
- Operable units to be project-in bottom ventilators with screens.
- Supply and install one inch insulated clear glass in all aluminum frame lites.
- Supply and install custom wood trim applied to both exterior and interior faces of the aluminum frame matching the profile of the existing wood tracery.



Window 5A - Proposed



Window 5A - Existing
Interior View Mirrored to Exterior

Window Level - Not Famous Maker

Lite 5A.1 - Religious Iconography - **REMOVE & CRATE**

Lite 5A.2 - Non-religious Iconography - **RETAIN IN PLACE**

Lite 5A.3 - Non-religious Iconography - **RETAIN IN PLACE**

Lite 5A.4 - Non-religious Iconography - **RETAIN IN PLACE**

Window Type 5 - Photos
Window 5A - Lites 5A.1-5A.4 - (Secondary Facade)



Window Type 5 - Condition & Preservation Narrative
Window 5B - Lites 5B.1-5B.4 - (Secondary Facade)

Research & Visual Inspection

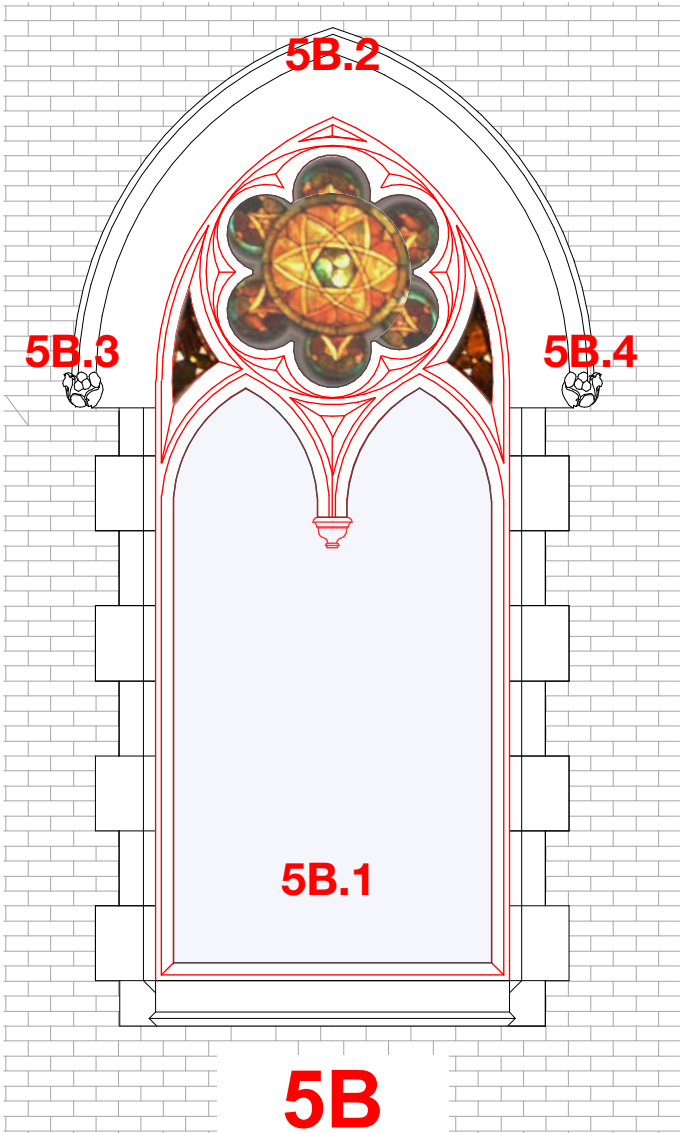
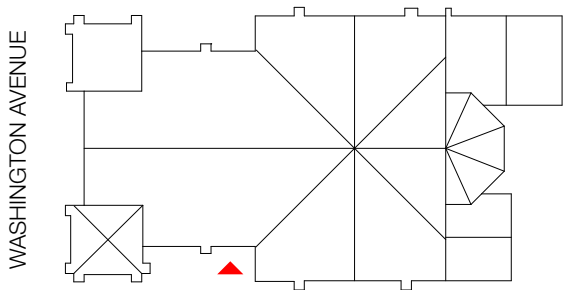
- Exterior frame in very poor condition; wood is exposed showing rot.
- Stained glass is in good condition, few panes cracked, coming in good condition.
- Interior frame showing noticeable cracking
- No sign of famous maker provenance
- The window is operable, the bottom pane is awing

Conclusion

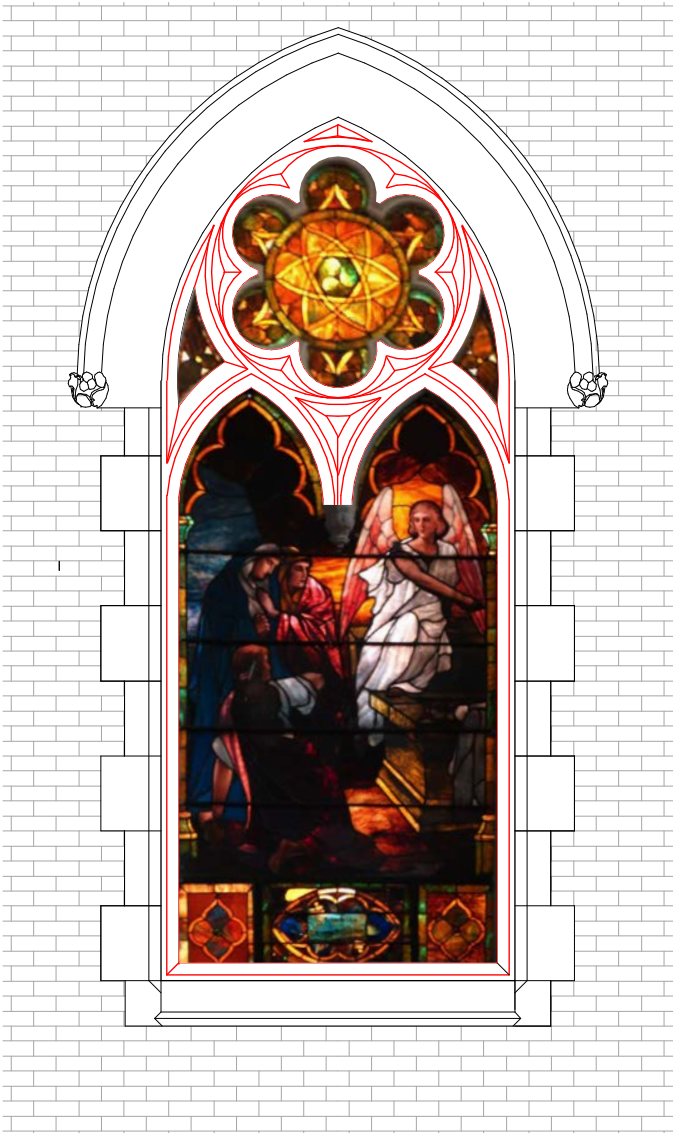
- Existing wood has been left exposed to the elements and has deteriorated. Frame is not stable and would need to be removed. religious iconography in lights makes windows not appropriate for building conversion.

Proposed

- Remove existing stained glass.
- Remove damaged wood framing
- Restore stained glass in hexafoil and two kites (5A.2-4)
- Supply and install new triple-glazed aluminum frame, J. Sussman, Inc #6400 series frame or equivalent into entire opening.. New frame to be split into lites mimicking existing wood frame.
- Install restored stained glass lites into new aluminum frame in lites 5A.2-4
- Operable units to be project-in bottom ventilators with screens.
- Supply and install one inch insulated clear glass in all aluminum frame lites.
- Supply and install custom wood trim applied to both exterior and interior faces of the aluminum frame matching the profile of the existing wood tracery.



Window 5B - Proposed



Window 5B - Existing
Interior View Mirrored to Exterior

Window Level - Not Famous Maker

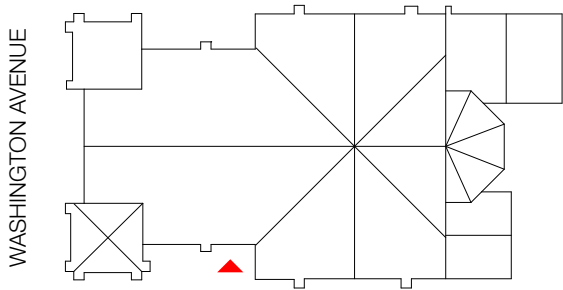
Lite 5B.1 - Religious Iconography - **REMOVE & CRATE**

Lite 5B.2 - Non-religious Iconography - **RETAIN IN PLACE**

Lite 5B.3 - Non-religious Iconography - **RETAIN IN PLACE**

Lite 5B.4 - Non-religious Iconography - **RETAIN IN PLACE**

Window Type 5 - Photos
Window 5B - Lites 5B.1-5B.4 - (Secondary Facade)



Window Type 6 - Condition & Preservation Narrative
Windows 6A & 6E - (Secondary Facade / Not Visible from Street)

Research & Visual Inspection

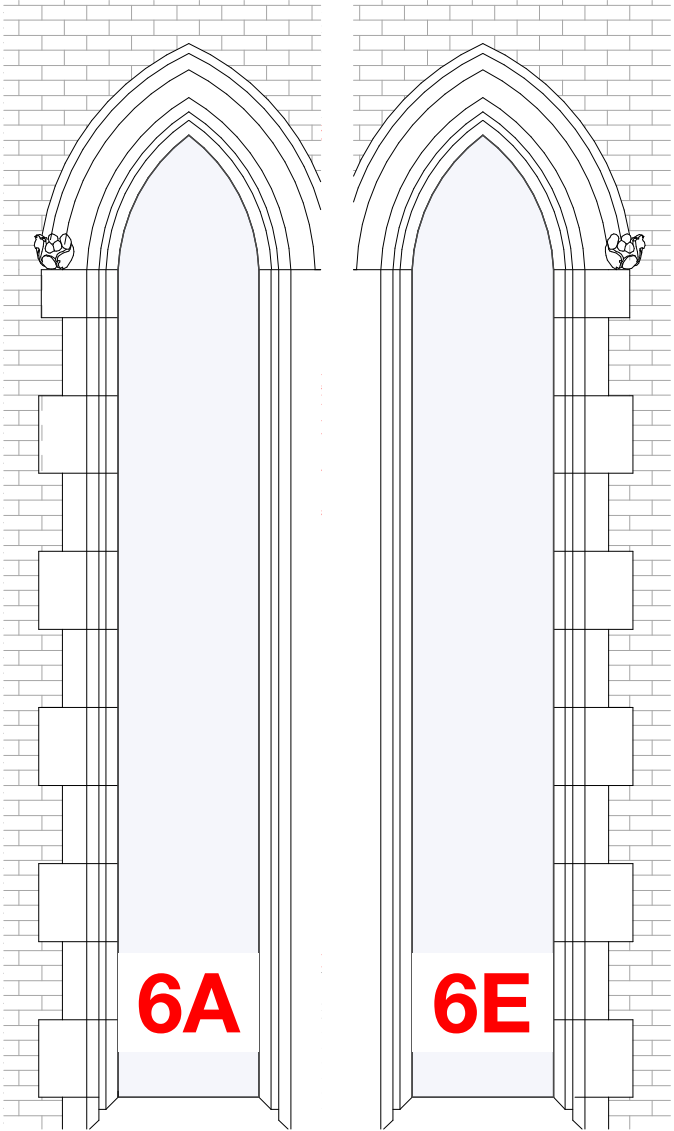
- "Gabriel & Raphael " by Tiffany Studios [Tiffany 1910] and [Duncan 1980]
- Exterior frame in fair condition
- Stained glass is in good condition, few panes cracked, coming in good condition.

Conclusion

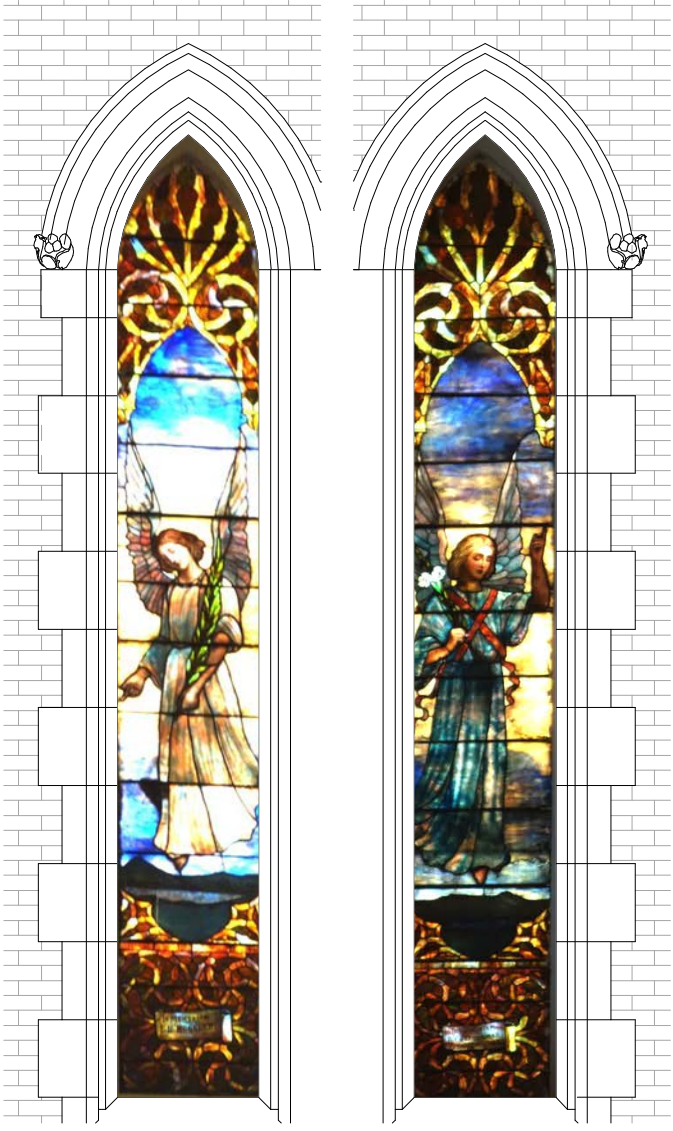
- Religious iconography makes windows not appropriate for building conversion. Remove from opening crate and donate to museum of other public institution (details TBD).

Proposed

- Remove existing stained glass.
- Remove existing framing
- Supply and install new aluminum frame, J. Sussman, Inc #4200 series or equivalent frame into entire opening.
- Supply and install one inch insulated clear glass in all aluminum frame lites.



Window 6A & 6E - Proposed

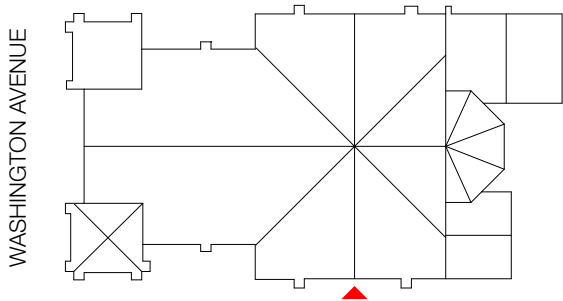


Window 6A & 6E - Existing
Interior View Mirrored to Exterior

Window Level - Famous Maker

Lite 6A.1 - Famous Maker / Religious Iconography - **REMOVE, CRATE, & DONATE**

Lite 6E.1 - Famous Maker / Religious Iconography - **REMOVE, CRATE, & DONATE**



Window Type 6 - Condition & Preservation Narrative
Windows 6B, 6C, & 6D - (Secondary Facade / Not Visible from Street)

Research & Visual Inspection

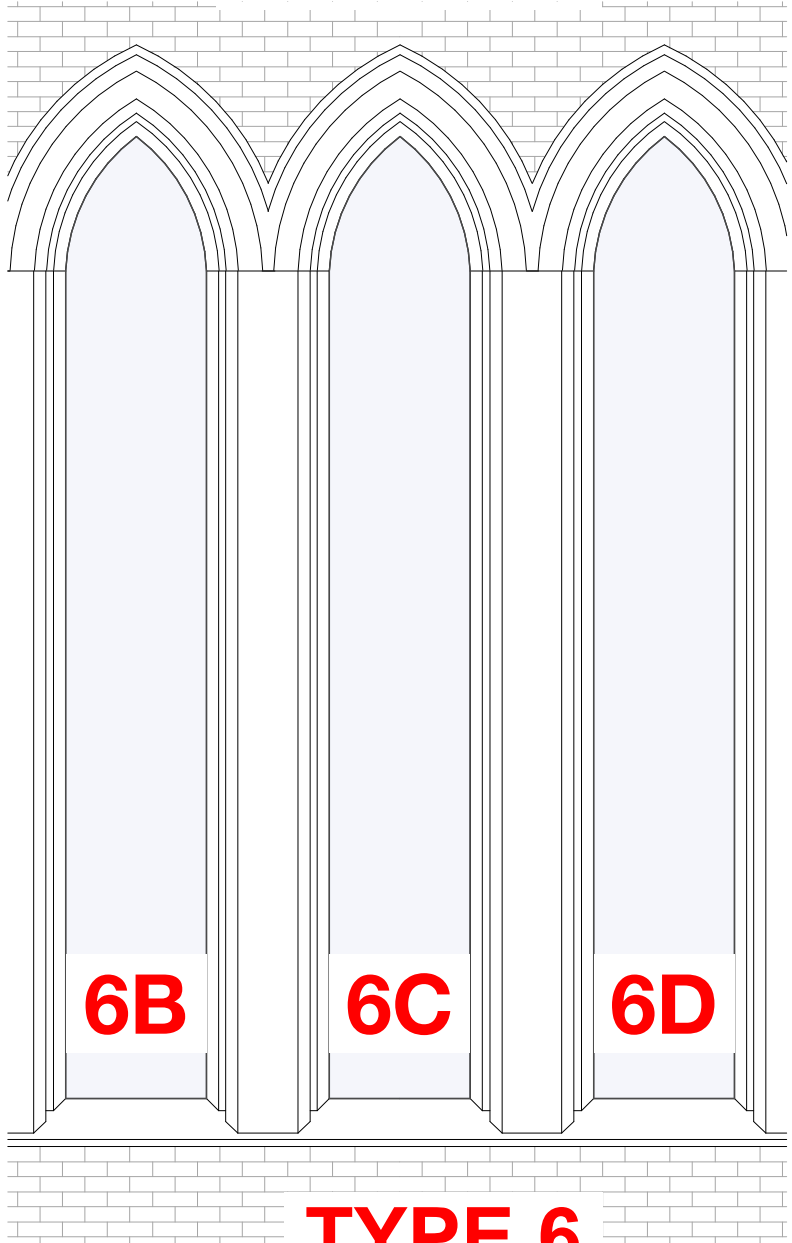
- Exterior frame in fair condition
- Stained glass is in good condition, few panes cracked, coming in good condition.

Conclusion

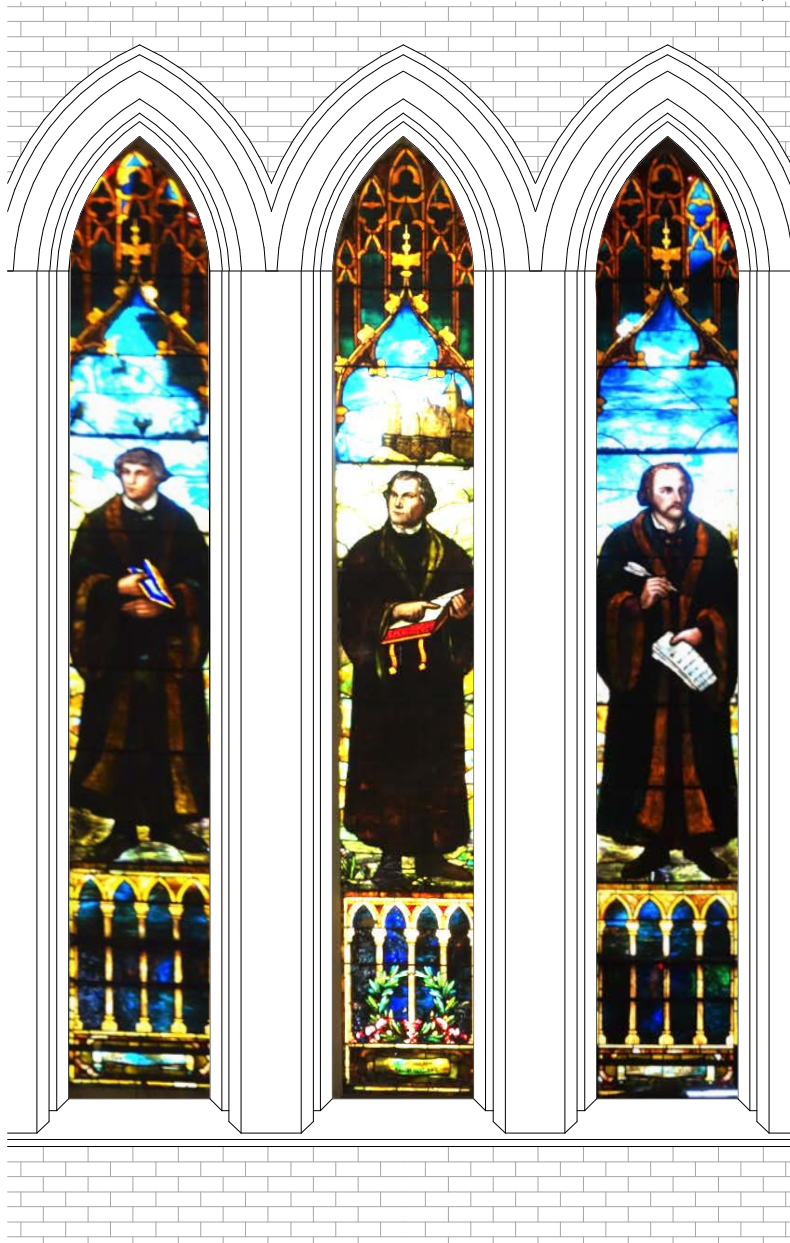
- Religious iconography makes windows not appropriate for building conversion.

Proposed

- Remove existing stained glass.
- Remove existing framing
- Supply and install new aluminum frame, J. Sussman, Inc #4200 series or equivalent frame into entire opening.
- Supply and install one inch insulated clear glass in all aluminum frame lites.



Window 6B, 6C, & 6D - Proposed



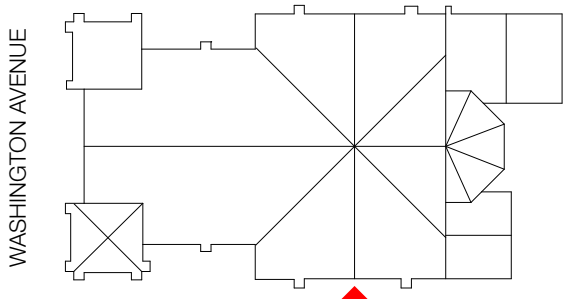
**Window 6B, 6C, & 6D - Existing
Interior View Mirrored to Exterior**

Window Level - Not Famous Maker

Lite 6B.1 - Religious Iconography / Secondary Facade - **REMOVE & CRATE**

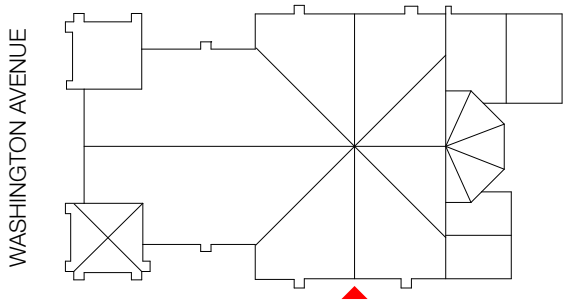
Lite 6C.1 - Religious Iconography / Secondary Facade - **REMOVE & CRATE**

Lite 6D.1 - Religious Iconography / Secondary Facade - **REMOVE & CRATE**



Window Type 6 - Photos

Windows 6B, 6C, & 6D - (Secondary Facade / Not Visible from Street)



Window Type 7 - Condition & Preservation Narrative
Windows 7A - (Secondary Facade / Not Visible from Street)

Research & Visual Inspection

- Exterior frame in very poor condition; wood is exposed showing rot.
- Stained glass is in good condition, few panes cracked, coming in good condition.
- Interior frame showing noticeable cracking
- Window by JR Lamb Studios
- The window is operable, the bottom pane is awing

Conclusion

- Existing wood has been left exposed to the elements and has deteriorated. Frame is not stable and would need to be removed. Religious iconography makes windows not appropriate for building conversion. Remove from opening crate and donate to museum of other public institution (details TBD).

Proposed

- Remove existing stained glass.
- Remove damaged wood framing
- Supply and install new aluminum frame, J. Sussman, Inc #4240 series or equivalent frame into entire opening. New frame to be split into lites mimicking existing wood frame.
- Operable units to be project-in bottom ventilators with screens.
- Supply and install one inch insulated clear glass in all aluminum frame lites.

Window Level - Famous Maker

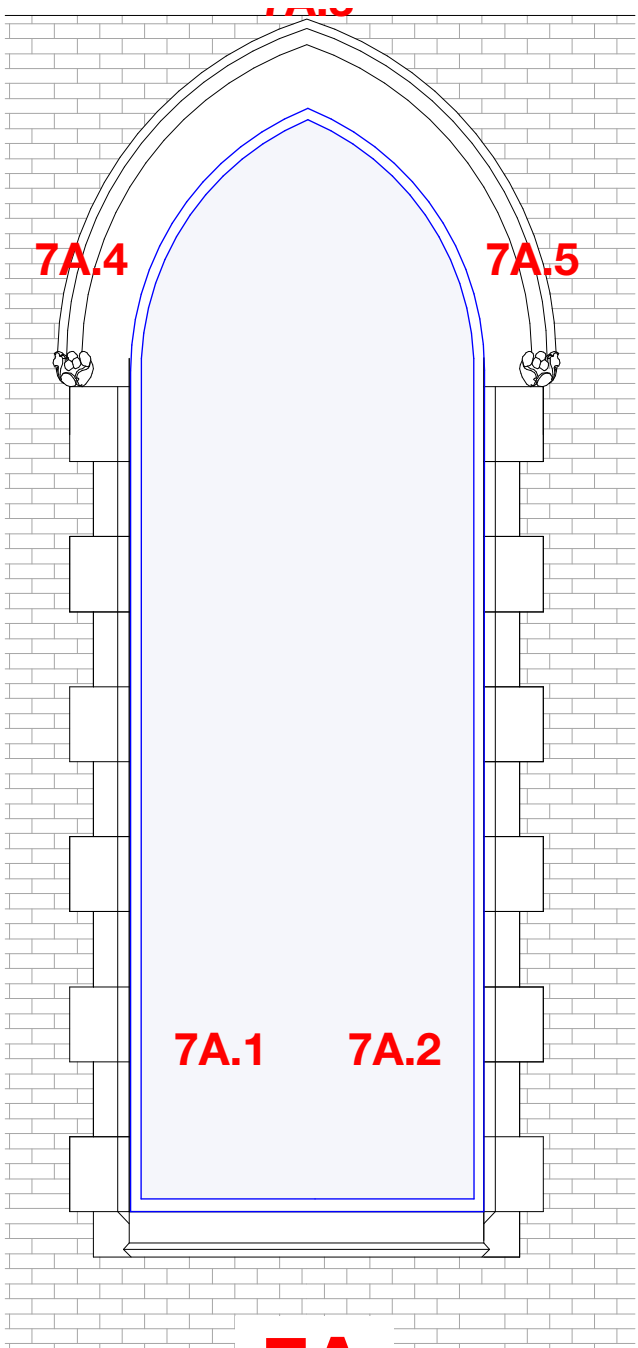
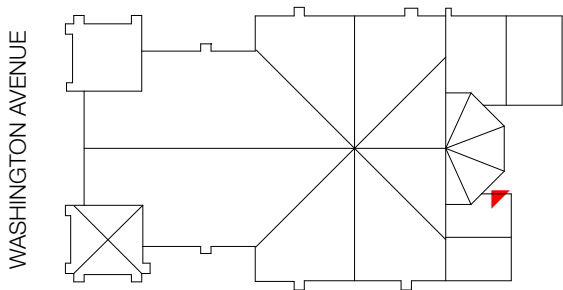
Lite 7A.1 - Famous Maker / Religious Iconography - **REMOVE, CRATE, & DONATE**

Lite 7A.2 - Famous Maker / Religious Iconography - **REMOVE, CRATE, & DONATE**

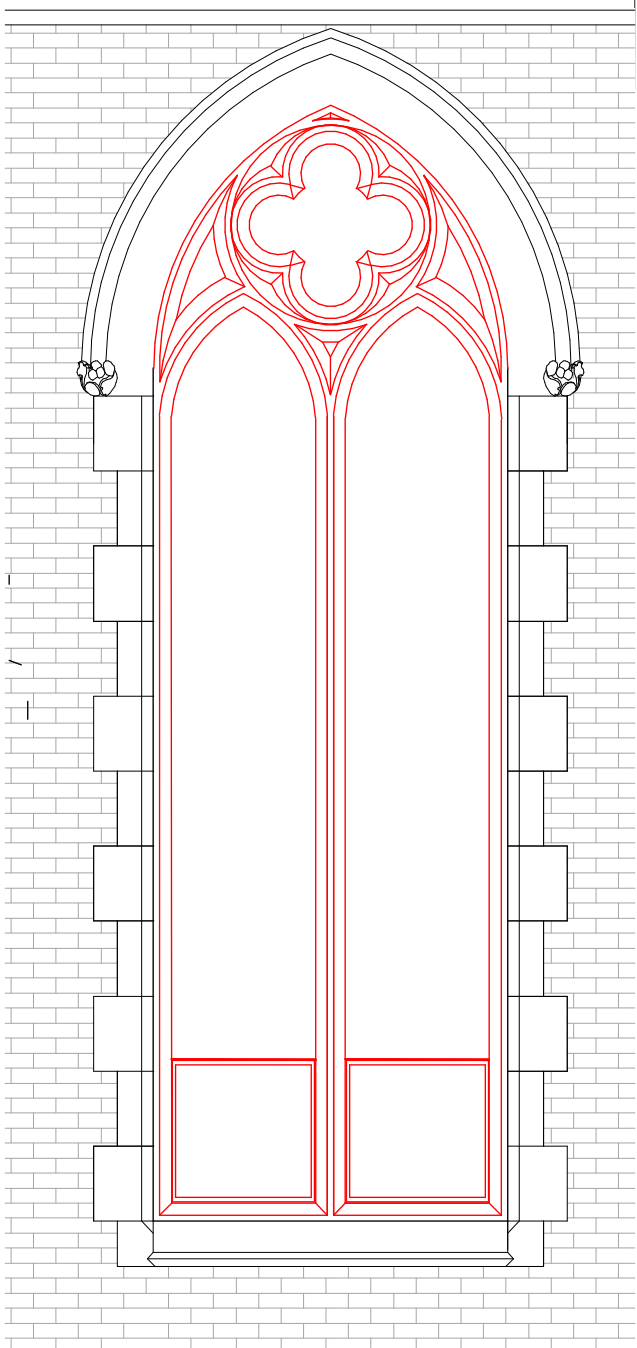
Lite 7A.3 - Famous Maker - **REMOVE, CRATE, & DONATE**

Lite 7A.4 - Famous Maker - **REMOVE, CRATE, & DONATE**

Lite 7A.5 - Famous Maker - **REMOVE, CRATE, & DONATE**



Window 7A - Proposed



Window 7A - Existing
Interior View Mirrored to Exterior
See Photos For Stained Glass

Window Type 7 - Condition & Preservation Narrative
Windows 7B - (Secondary Facade / Not Visible from Street)

Research & Visual Inspection

- Exterior frame in very poor condition; wood is exposed showing rot.
- Stained glass is in good condition, few panes cracked, coming in good condition.
- Interior frame showing noticeable cracking
- Window by JR Lamb Studios
- The window is operable, the bottom pane is awing

Conclusion

- Existing wood has been left exposed to the elements and has deteriorated. Frame is not stable and would need to be removed. Religious iconography makes windows not appropriate for building conversion. Remove from opening crate and donate to museum of other public institution (details TBD).

Proposed

- Remove existing stained glass.
- Remove damaged wood framing
- Supply and install new aluminum frame, J. Sussman, Inc #4240 series or equivalent frame into entire opening. New frame to be split into lites mimicking existing wood frame.
- Operable units to be project-in bottom ventilators with screens.
- Supply and install one inch insulated clear glass in all aluminum frame lites.

Window Level - Famous Maker

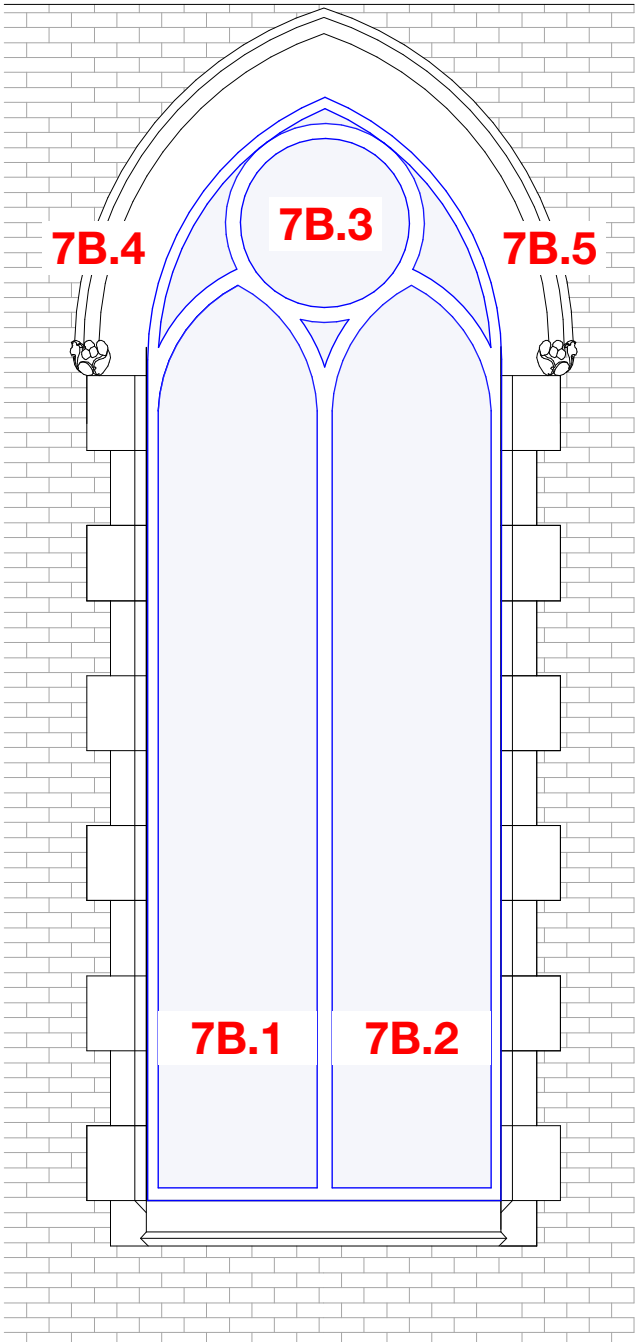
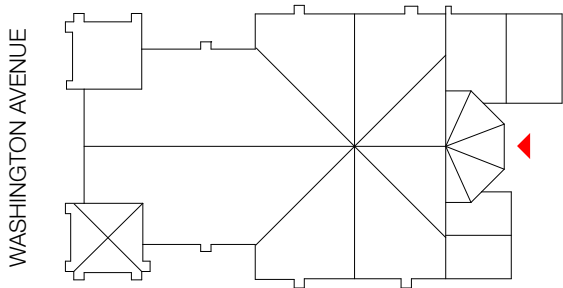
Lite 7B.1 - Famous Maker / Religious Iconography - **REMOVE, CRATE, & DONATE**

Lite 7B.2 - Famous Maker / Religious Iconography - **REMOVE, CRATE, & DONATE**

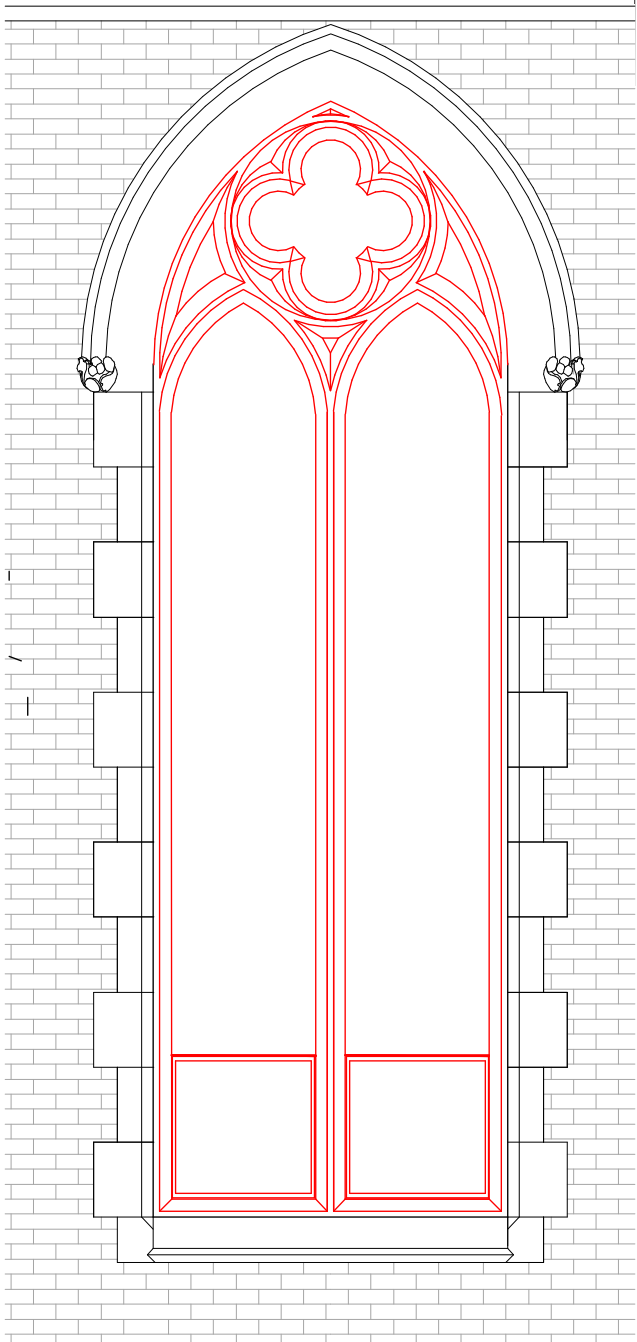
Lite 7B.3 - Famous Maker - **REMOVE, CRATE, & DONATE**

Lite 7B.4 - Famous Maker - **REMOVE, CRATE, & DONATE**

Lite 7B.5 - Famous Maker - **REMOVE, CRATE, & DONATE**



Window 7B - Proposed



Window 7B - Existing
Interior View Mirrored to Exterior
See Photos For Stained Glass

Window Type 7 - Condition & Preservation Narrative
Windows 7C - (Secondary Facade / Not Visible from Street)

Research & Visual Inspection

- Exterior frame in very poor condition; wood is exposed showing rot.
- Stained glass is in good condition, few panes cracked, coming in good condition.
- Interior frame showing noticeable cracking
- Window by JR Lamb Studios
- The window is operable, the bottom pane is awing

Conclusion

- Existing wood has been left exposed to the elements and has deteriorated. Frame is not stable and would need to be removed. Religious iconography makes windows not appropriate for building conversion. Remove from opening crate and donate to museum of other public institution (details TBD).

Proposed

- Frame and opening to be removed.

Window Level - Famous Maker

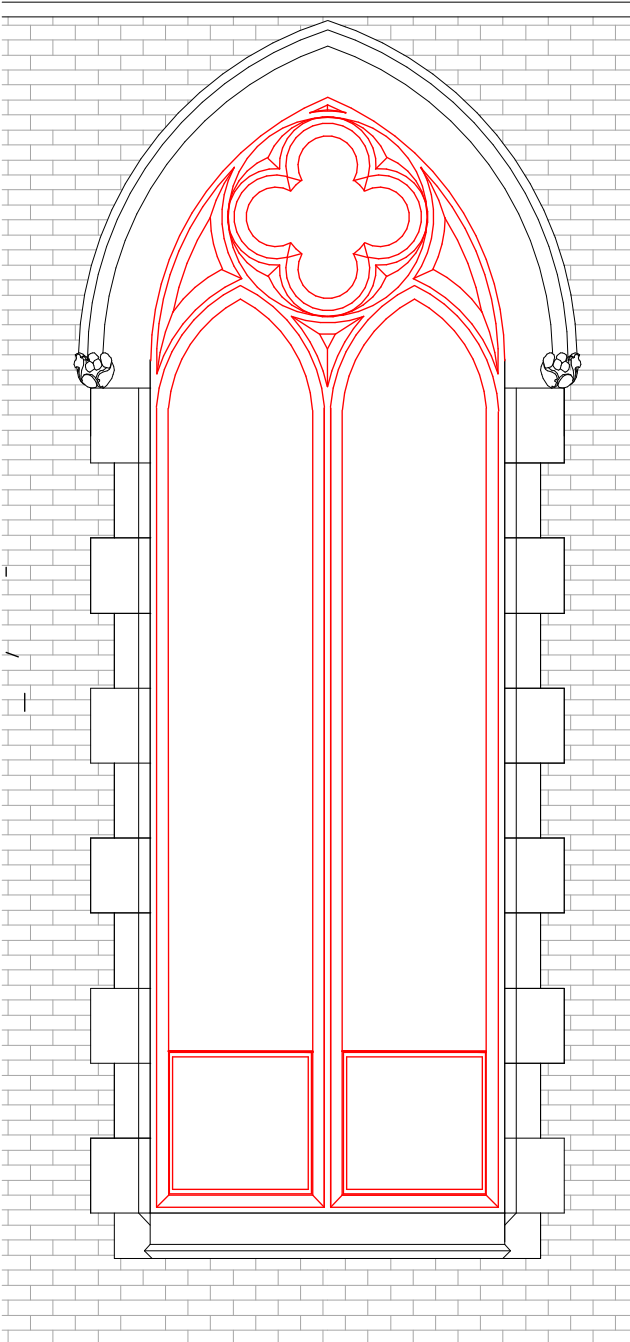
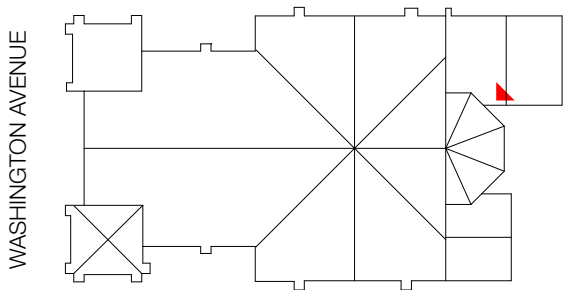
Lite 7C.1 - Famous Maker / Religious Iconography - **REMOVE, CRATE, & DONATE**

Lite 7C.2 - Famous Maker / Religious Iconography - **REMOVE, CRATE, & DONATE**

Lite 7C.3 - Famous Maker - **REMOVE, CRATE, & DONATE**

Lite 7C.4 - Famous Maker - **REMOVE, CRATE, & DONATE**

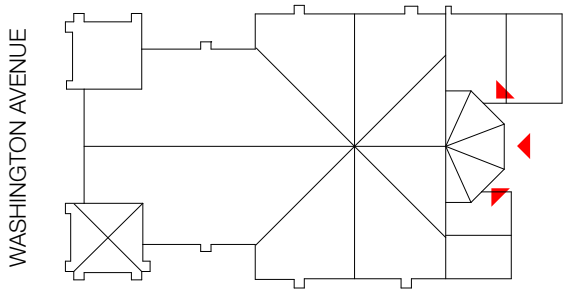
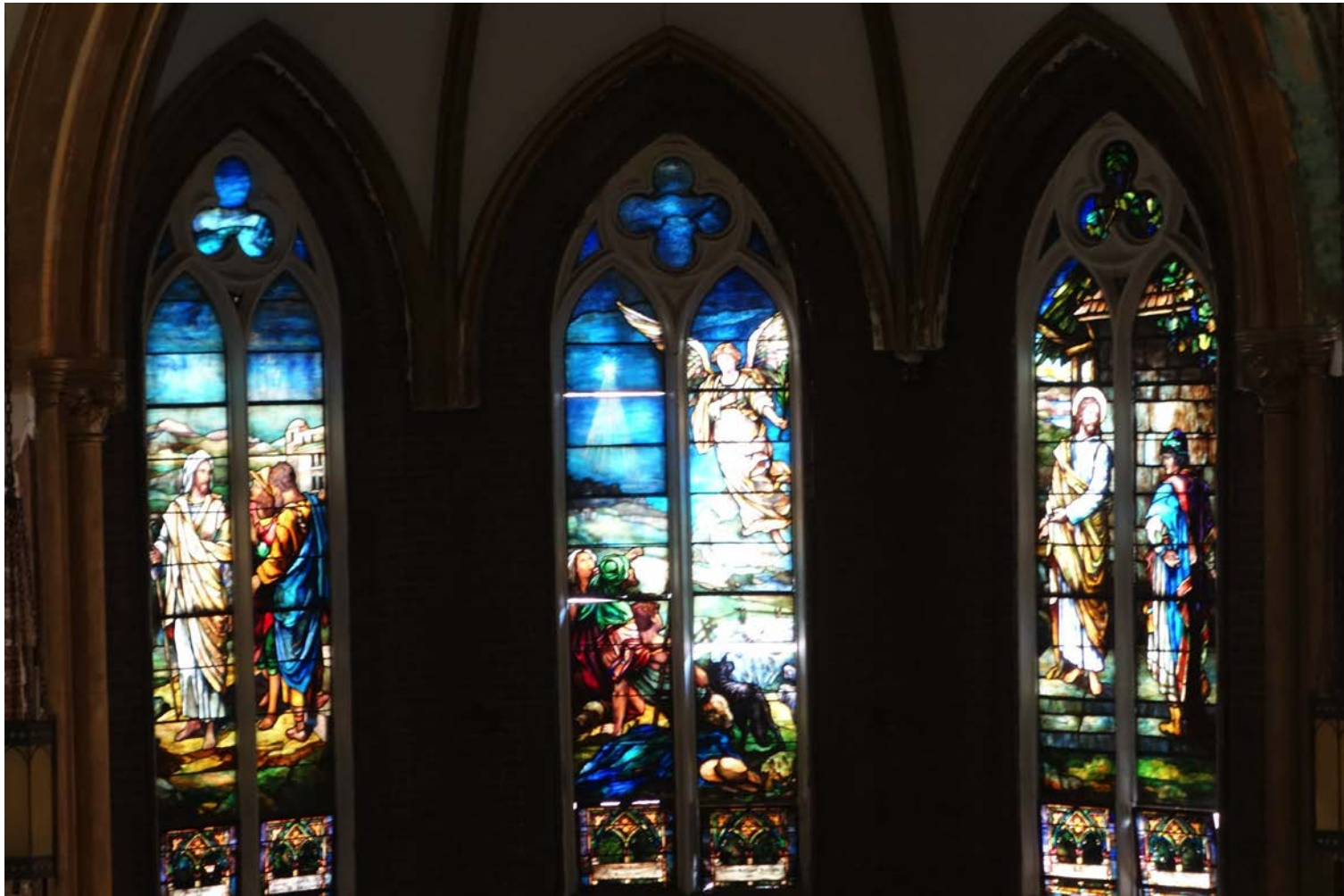
Lite 7C.5 - Famous Maker - **REMOVE, CRATE, & DONATE**



Window 7B - Existing
Interior View Mirrored to Exterior
See Photos For Stained Glass

Window Type 7 - Photos

Windows 7A-7C - (Secondary Facade / Not Visible from Street)



Window Type 8 - Condition & Preservation Narrative
Window 8A - Lites 8A.1-8A.3 - (Secondary Facade / Not Visible from Street)

Research & Visual Inspection

- "Christ Appearing to Mary" by Tiffany Studios [Tiffany 1910] and [Duncan 1980]
- Exterior frame in very poor condition; wood is exposed showing rot.
- Interior frame showing noticeable cracking
- Stained glass is in good condition, few panes cracked, coming in good condition.
- The window is fixed

Conclusion

Existing wood has been left exposed to the elements and has deteriorated. Frame is not stable and would need to be removed. Religious iconography makes windows not appropriate for building conversion. Remove from opening crate and donate to museum of other public institution (details TBD).

Proposed

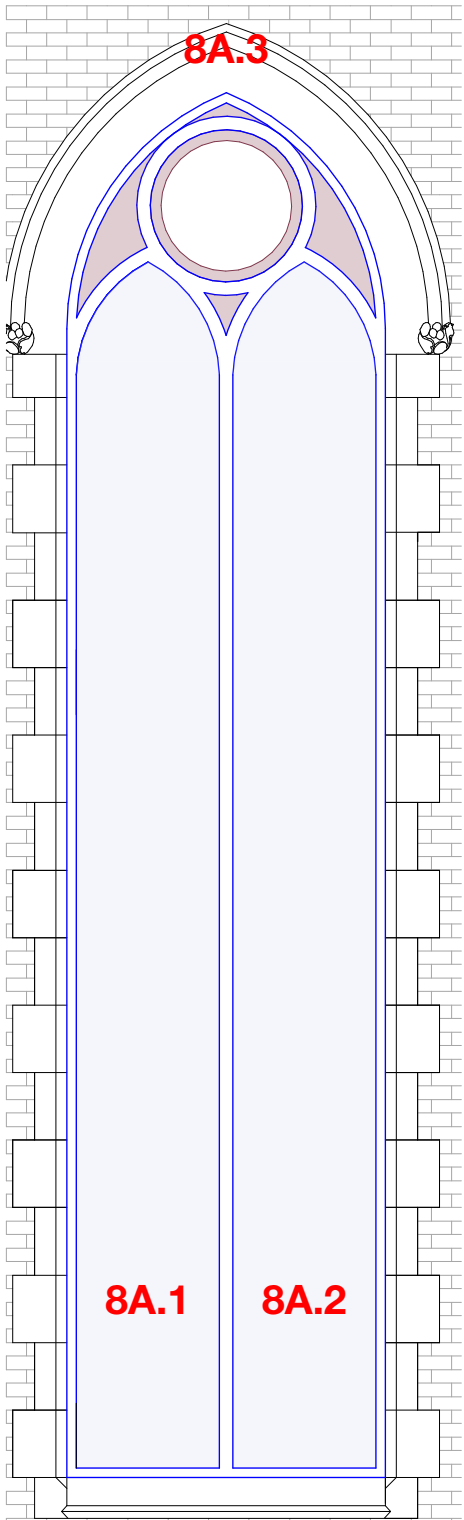
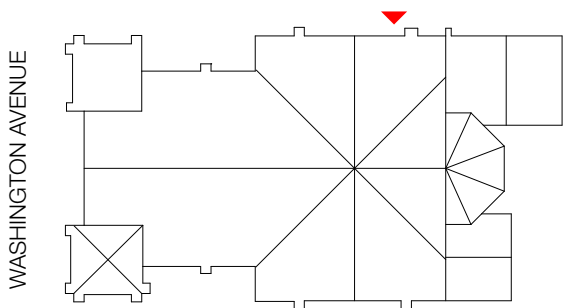
- Remove existing stained glass.
- Remove damaged wood framing
- Supply and install new aluminum frame, J. Sussman, Inc #4240 series or equivalent frame into entire opening. New frame to be split into lites mimicking existing wood frame.
- Supply and install one inch insulated clear glass in all aluminum frame lites.

Window Level - Famous Maker

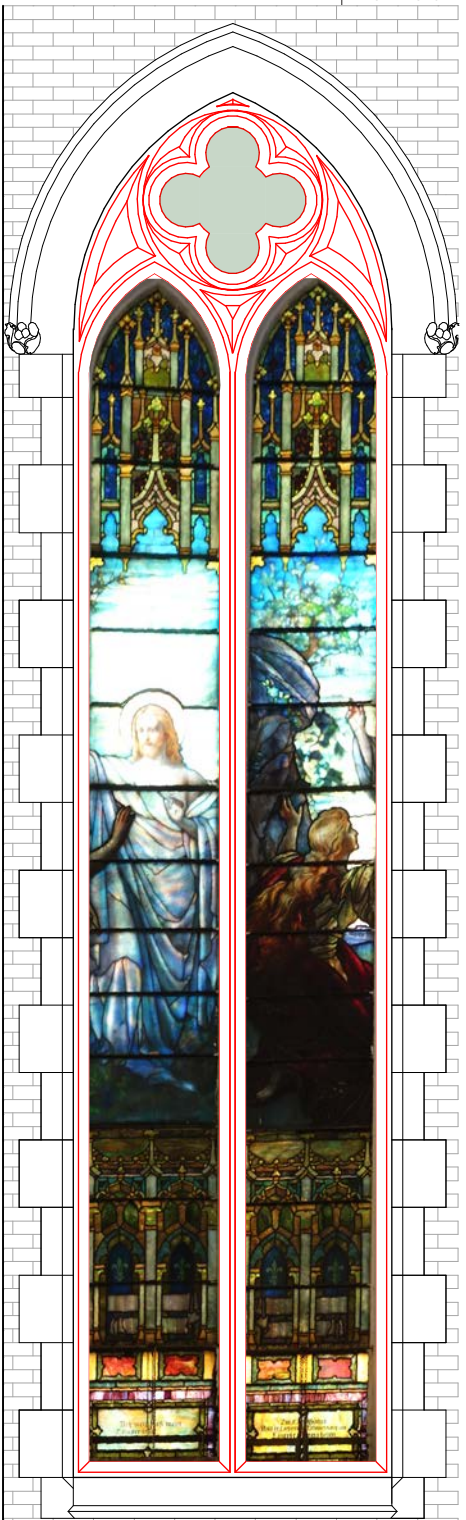
Lite 8A.1 - Famous Maker / Religious Iconography - **REMOVE, CRATE, & DONATE**

Lite 8A.2 - Famous Maker / Religious Iconography - **REMOVE, CRATE, & DONATE**

Lite 8A.3 - Famous Maker / Religious Iconography - **REMOVE, CRATE, & DONATE**

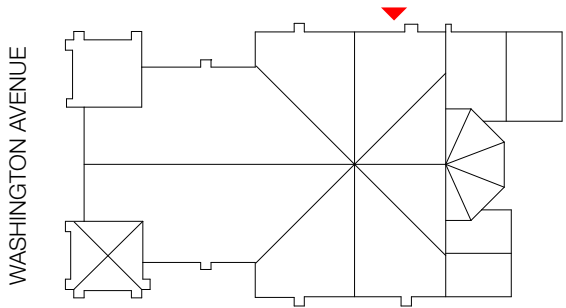
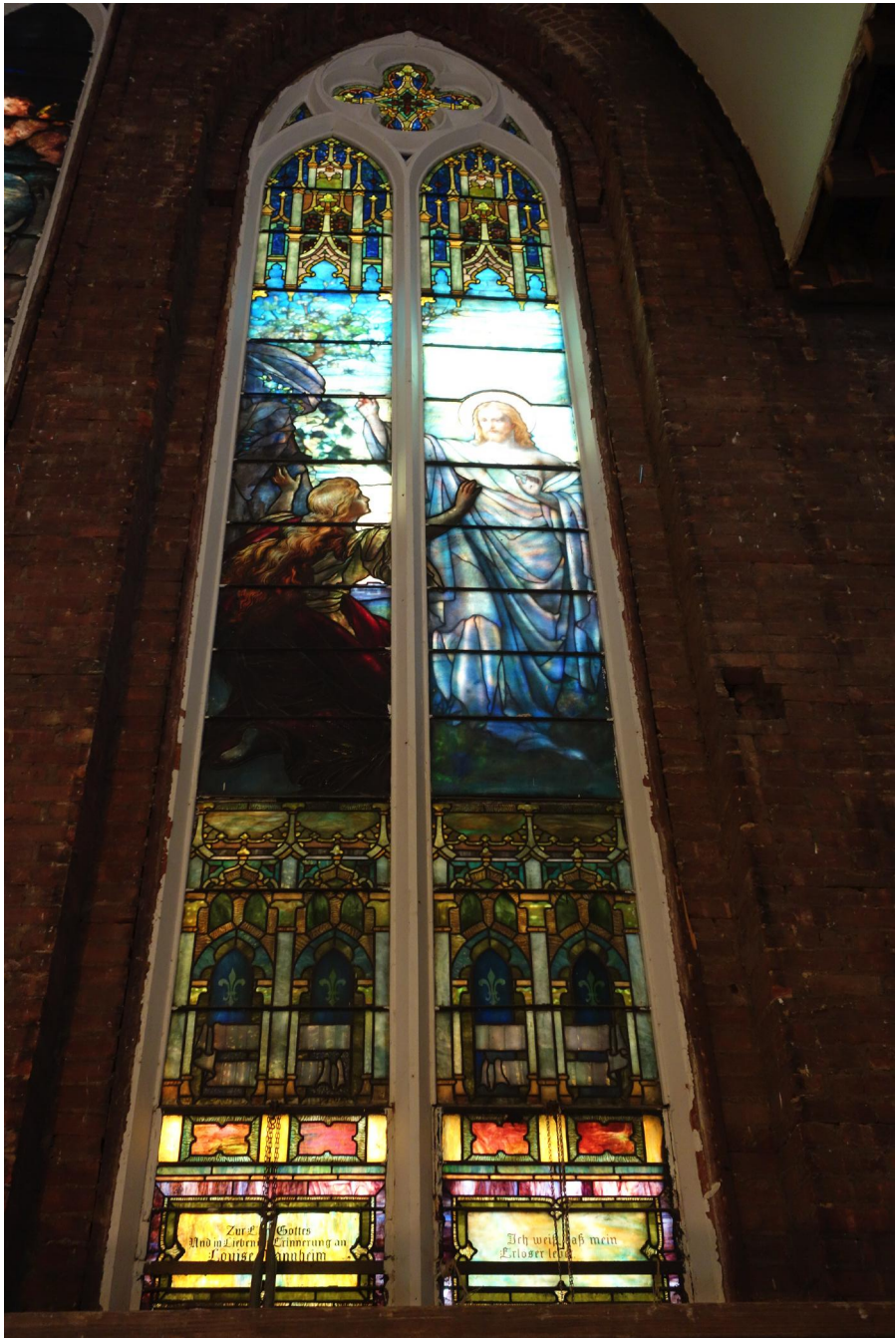
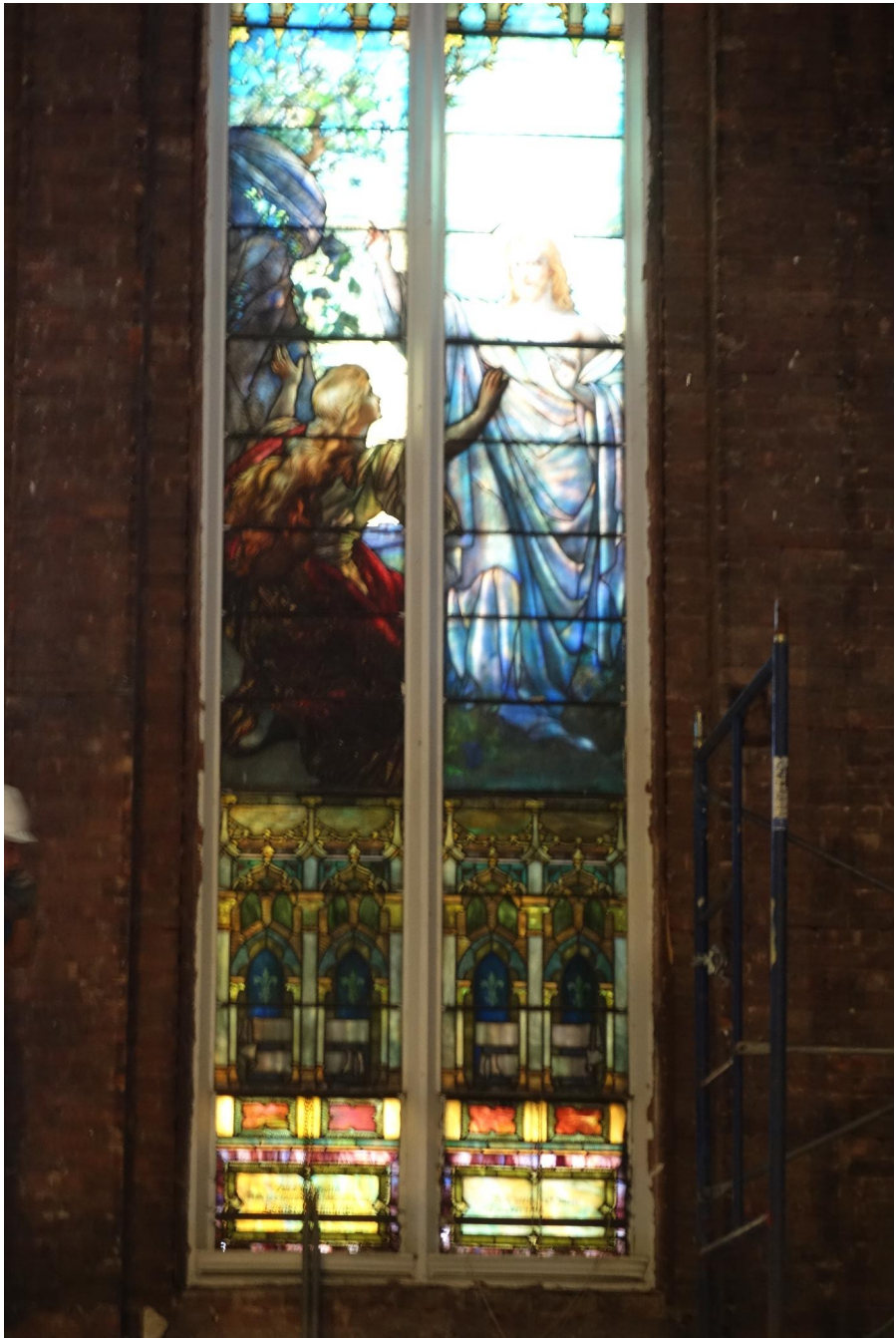


8A
Window 8A - Proposed



Window 8A - Existing
Interior View Mirrored to Exterior

Window Type 8 - Photos
Window 8A - Lites 8A.1-8A.3 - (Secondary Facade / Not Visible from Street)



Window Type 8 - Condition & Preservation Narrative
Window 8B - Lites 8B.1-8B.3 - (Secondary Facade / Not Visible from Street)

Research & Visual Inspection

- Exterior frame in very poor condition; wood is exposed showing rot.
- Interior frame showing noticeable cracking
- Stained glass is in good condition, few panes cracked, coming in good condition.
- No evidence of famous maker provenance
- The window is fixed

Conclusion

Existing wood has been left exposed to the elements and has deteriorated. Frame is not stable and would need to be removed. Religious iconography makes windows not appropriate for building conversion.

Proposed

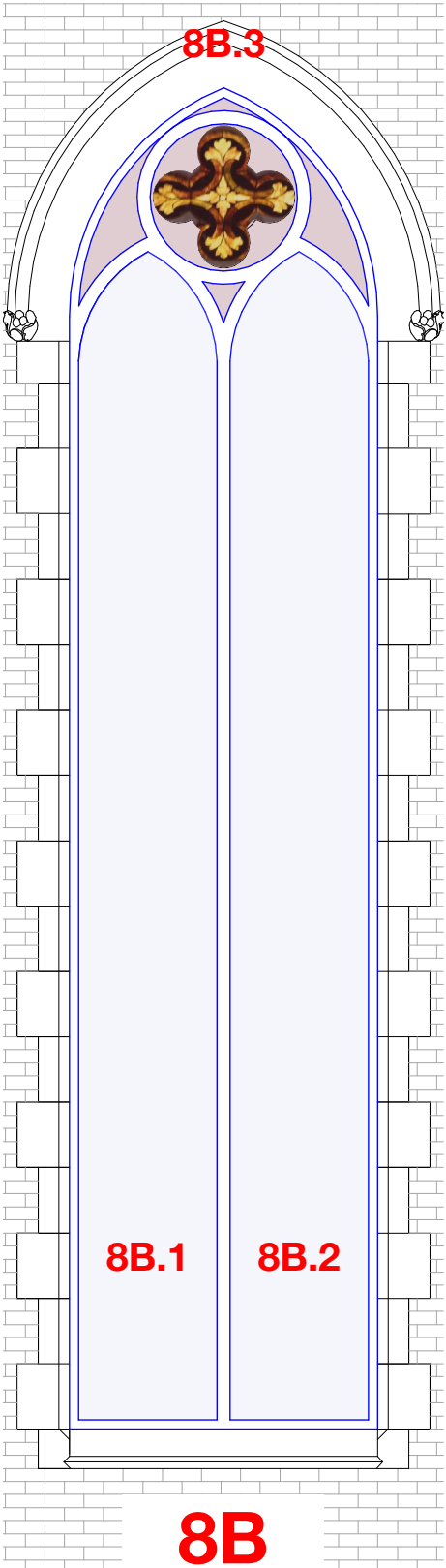
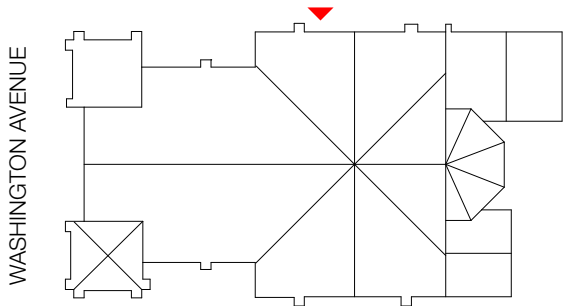
- Remove existing stained glass.
- Remove damaged wood framing
- Supply and install new aluminum frame, J. Sussman, Inc #6400 series or equivalent frame into entire opening. New frame to be split into lites mimicking existing wood frame.
- Install restored lite 8B.3 into new aluminum frame.
- Supply and install one inch insulated clear glass in all aluminum frame lites.

Window Level - Not Famous Maker

Lite 8B.1 - Religious Iconography / Secondary Facade - **REMOVE & CRATE**

Lite 8B.2 - Religious Iconography / Secondary Facade - **REMOVE & CRATE**

Lite 8B.3 - No Religious Iconography / Secondary Facade - **RETAIN IN PLACE**

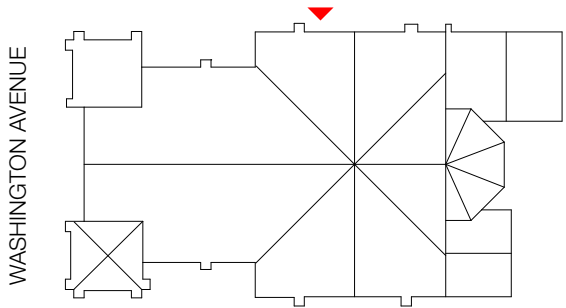
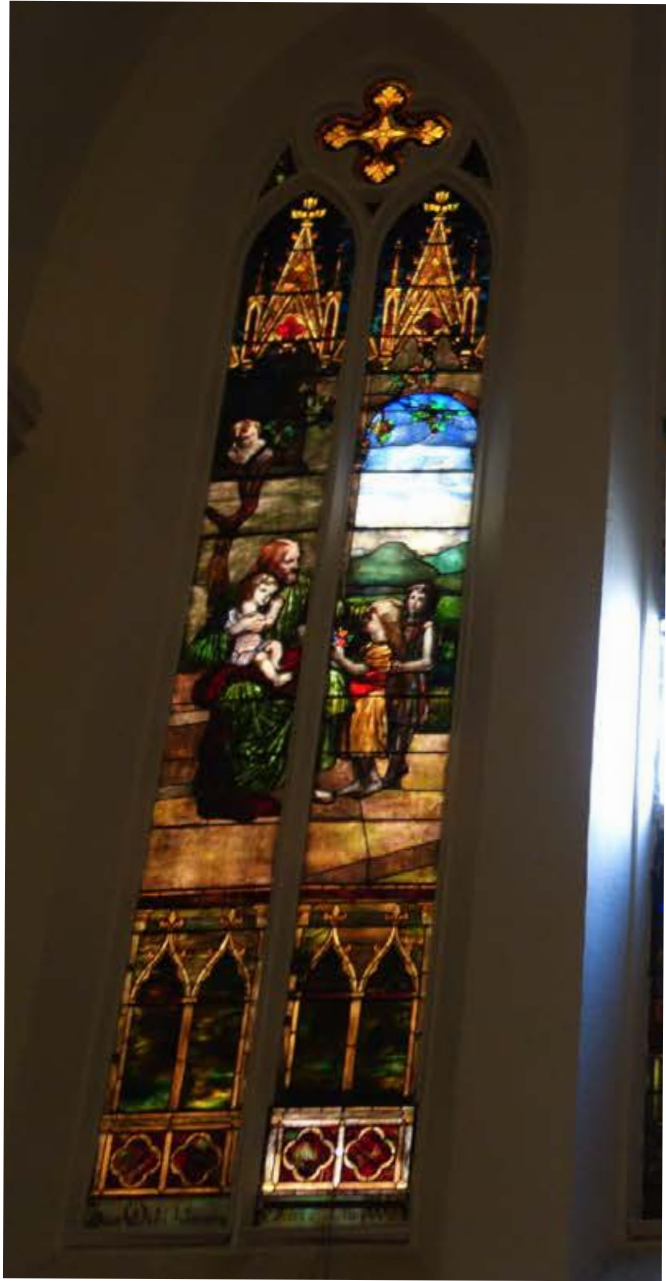


Window 8B - Proposed



Window 8B - Existing
Interior View Mirrored to Exterior

Window Type 8 - Photos
Window 8B - Lites 8B.1-8B.3 - (Secondary Facade / Not Visible from Street)



Window Type 9 - Condition & Preservation Narrative

Window 9A - Lites 9A.1-9A.6 - (Secondary Facade / Not Visible from Street)

Research & Visual Inspection

- Exterior frame in very poor condition; wood is exposed showing rot.
- Interior frame showing noticeable cracking
- Stained glass is in good condition, few panes cracked, coming in good condition.
- No evidence of famous maker provenance
- The window is fixed

Conclusion

Existing wood has been left exposed to the elements and has deteriorated. Frame is not stable and would need to be removed. Religious iconography makes windows not appropriate for building conversion.

Proposed

- Remove existing stained glass.
- Remove damaged wood framing
- Supply and install new aluminum frame, J. Sussman, Inc #6400 series or equivalent frame into entire opening. New frame to be split into lites mimicking existing wood frame.
- Install restored lites 9A.4-6 into new aluminum frame.
- Supply and install one inch insulated clear glass in all aluminum frame lites.

Window Level - Not Famous Maker

Lite 9A.1 - Religious Iconography / Secondary Facade - **REMOVE & CRATE**

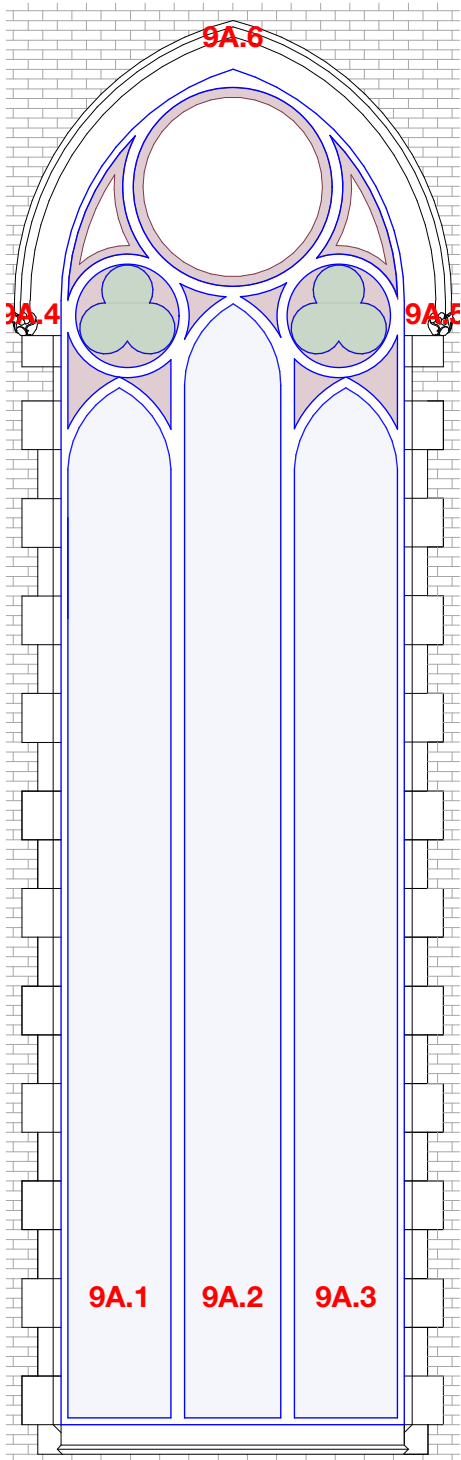
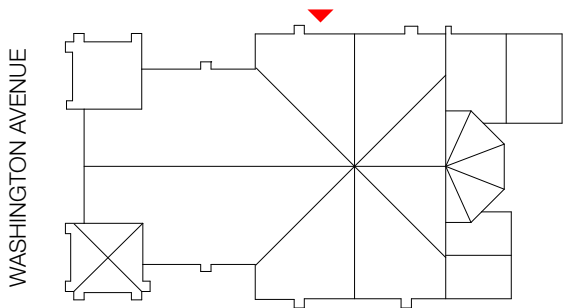
Lite 9A.2 - Religious Iconography / Secondary Facade - **REMOVE & CRATE**

Lite 9A.3 - Religious Iconography / Secondary Facade - **REMOVE & CRATE**

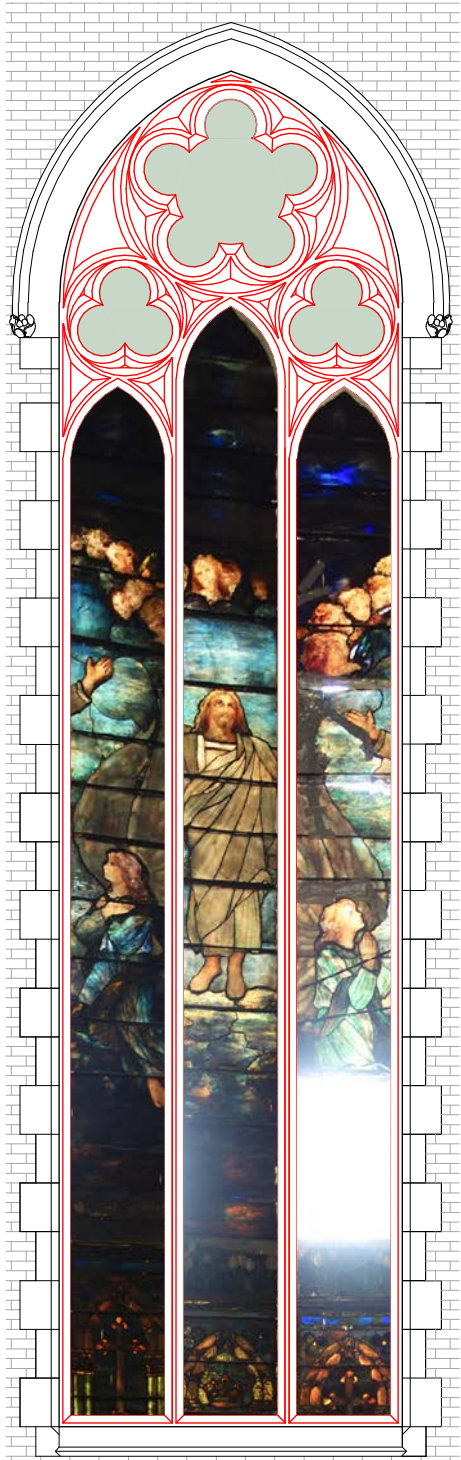
Lite 9A.4 - No Religious Iconography - **RETAIN IN PLACE**

Lite 9A.5 - No Religious Iconography - **RETAIN IN PLACE**

Lite 9A.6 - Religious Iconography / Secondary Facade - **REMOVE & CRATE**

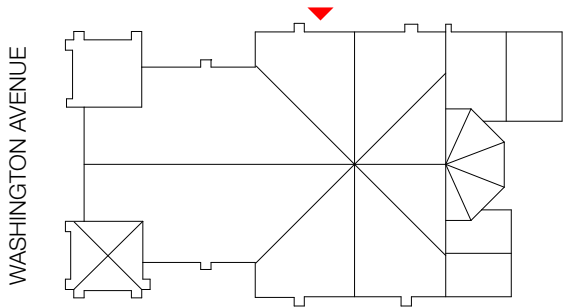


9A
Window 9A - Proposed



Window 9A - Existing
Interior View Mirrored to Exterior

Window Type 9 - Condition & Preservation Narrative
Window 9A - Lites 9A.1-9A.6 - (Secondary Facade / Not Visible from Street)



Window Type 10 - Condition & Preservation Narrative

Window 10A - Lites 10A.1-10A.4 - (Secondary Facade / Not Visible from Street)

Research & Visual Inspection

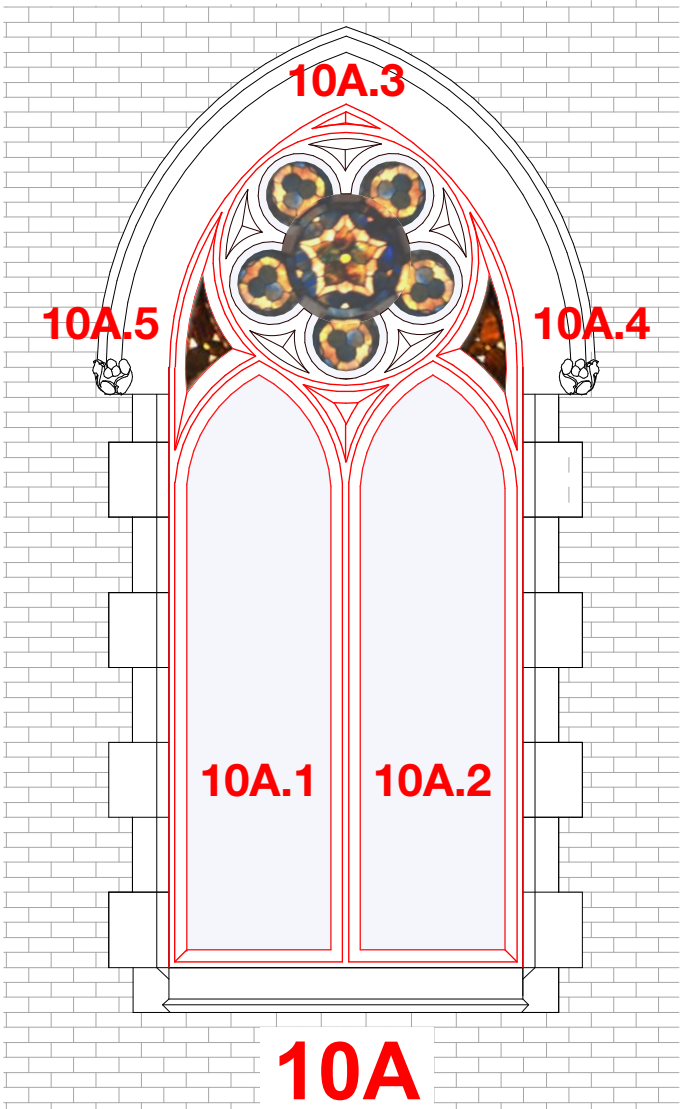
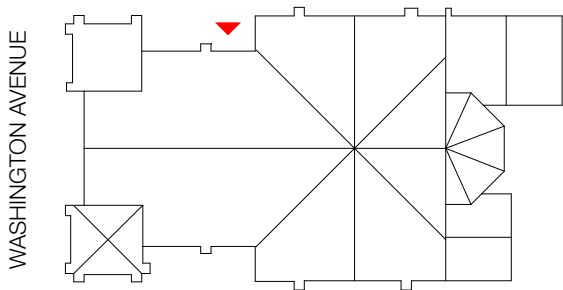
- Exterior frame in very poor condition; wood is exposed showing rot.
- Stained glass is in good condition, few panes cracked, coming in good condition.
- Interior frame showing noticeable cracking
- No sign of famous maker provenance
- The window is operable, the bottom pane is awing

Conclusion

- Existing wood has been left exposed to the elements and has deteriorated. Frame is not stable and would need to be removed. religious iconography in lights makes windows not appropriate for building conversion.

Proposed

- Remove existing stained glass.
- Remove damaged wood framing
- Restore stained glass in hexafoil and two kites (10A.2-4)
- Supply and install new aluminum frame, J. Sussman, Inc #6400 series or equivalent frame into entire opening. New frame to be split into lites mimicking existing wood frame.
- Install restored stained glass lites into new aluminum frame in lites 10B.2-4
- Operable units to be project-in bottom ventilators with screens.
- Supply and install one inch insulated clear glass in all aluminum frame lites.
- Supply and install custom wood trim applied to both exterior and interior faces of the aluminum frame matching the profile of the existing wood tracery.



Window 10A - Proposed



Window 10A - Existing
Interior View Mirrored to Exterior

Window Level - Not Famous Maker

Lite 10A.1 - Religious Iconography / Secondary Facade - **REMOVE & CRATE**

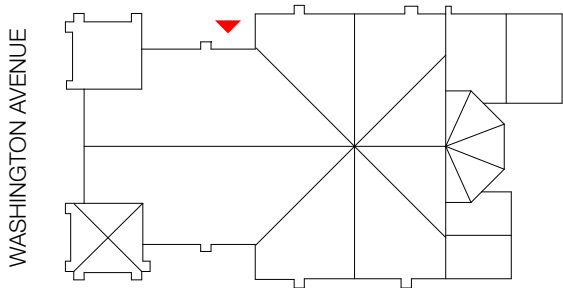
Lite 10A.2 - Religious Iconography / Secondary Facade - **REMOVE & CRATE**

Lite 10A.3 - Non-religious Iconography - **RETAIN IN PLACE**

Lite 10A.4 - Non-religious Iconography - **RETAIN IN PLACE**

Lite 10A.5 - Non-religious Iconography - **RETAIN IN PLACE**

Window Type 10 - Photos
Window 10A - Lites 10A.1-10A.4 - (Secondary Facade)



Window Type 10 - Condition & Preservation Narrative
Window 10B - Lites 10B.1-10B.4 - (Secondary Facade)

Research & Visual Inspection

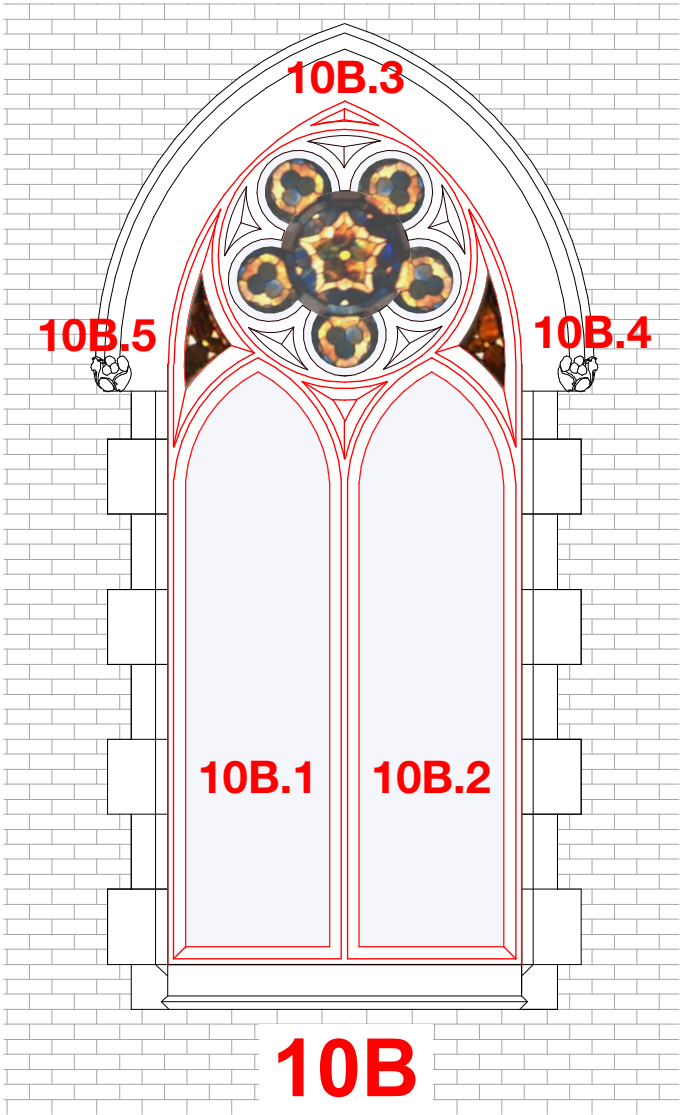
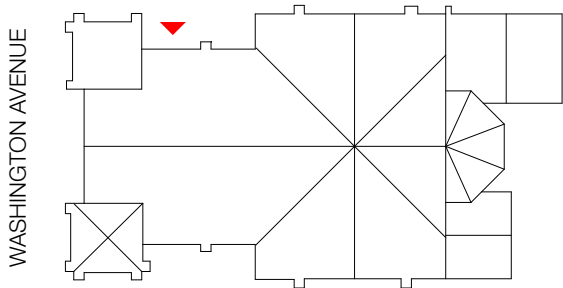
- Exterior frame in very poor condition; wood is exposed showing rot.
- Stained glass is in good condition, few panes cracked, coming in good condition.
- Interior frame showing noticeable cracking
- No sign of famous maker provenance
- The window is operable, the bottom pane is awing

Conclusion

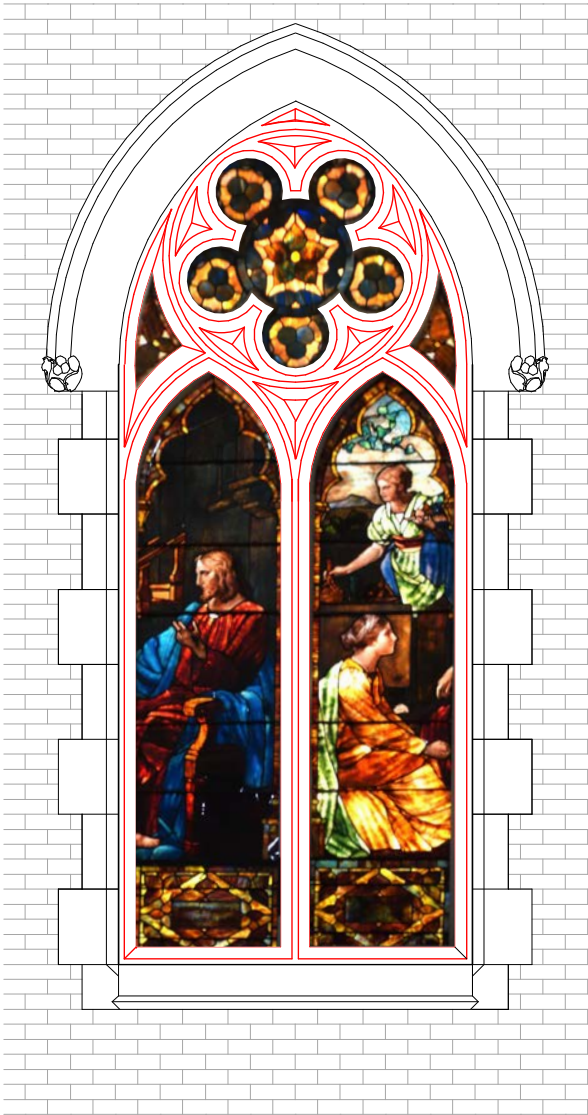
- Existing wood has been left exposed to the elements and has deteriorated. Frame is not stable and would need to be removed. religious iconography in lights makes windows not appropriate for building conversion.

Proposed

- Remove existing stained glass.
- Remove damaged wood framing
- Restore stained glass in hexafoil and two kites (10B.2-4)
- Supply and install new aluminum frame, J. Sussman, Inc #6400 series or equivalent frame into entire opening. New frame to be split into lites mimicking existing wood frame.
- Install restored stained glass lites into new aluminum frame in lites 10B.2-4
- Operable units to be project-in bottom ventilators with screens.
- Supply and install one inch insulated clear glass in all aluminum frame lites.
- Supply and install custom wood trim applied to both exterior and interior faces of the aluminum frame matching the profile of the existing wood tracery.



Window 10B - Proposed



Window 10B - Existing
Interior View Mirrored to Exterior

Window Level - Not Famous Maker

Lite 10B.1 - Religious Iconography / Secondary Facade - **REMOVE & CRATE**

Lite 10B.2 - Religious Iconography / Secondary Facade - **REMOVE & CRATE**

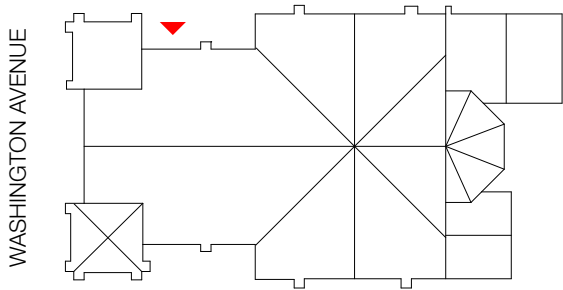
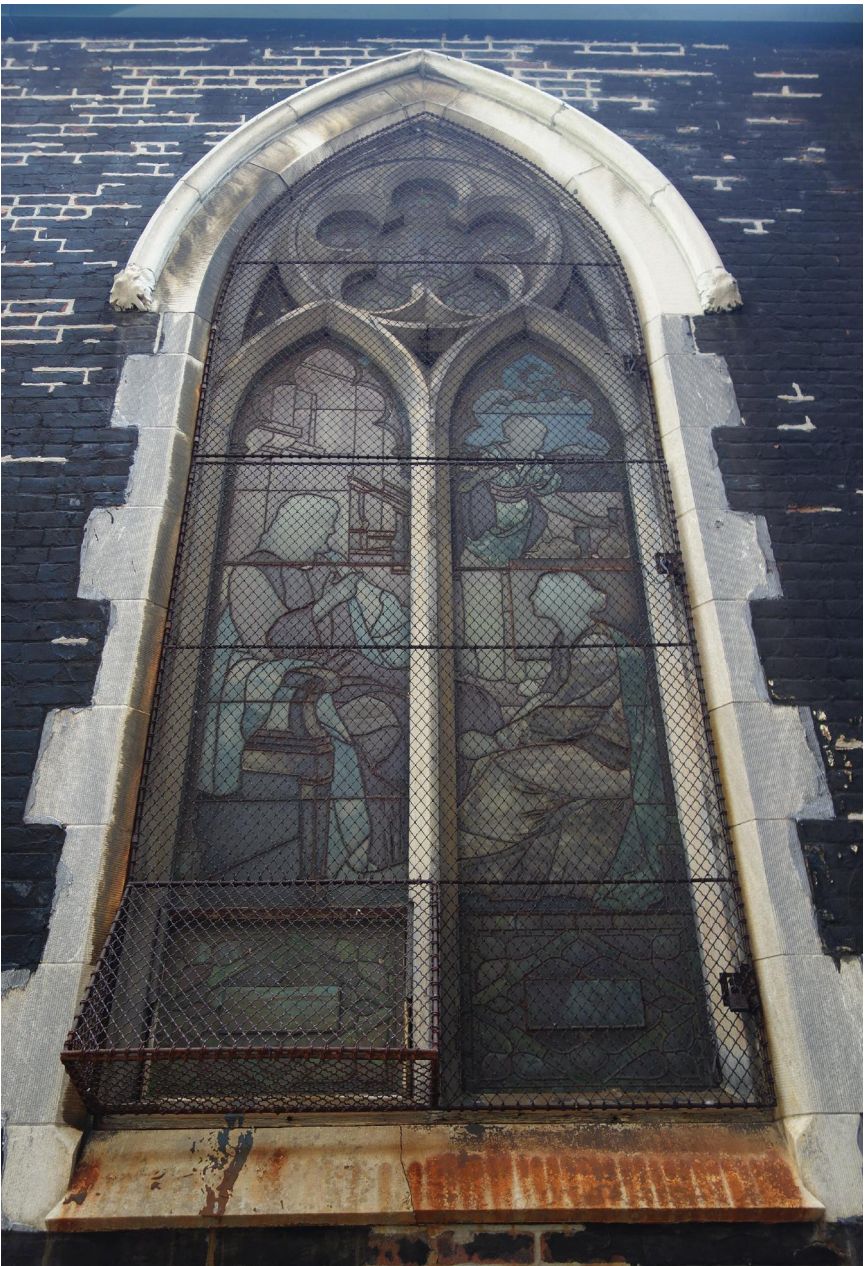
Lite 10C.3 - Non-religious Iconography - **RETAIN IN PLACE**

Lite 10D.4 - Non-religious Iconography - **RETAIN IN PLACE**

Lite 10E.5 - Non-religious Iconography - **RETAIN IN PLACE**

Window Type 10 - Photos

Window 10B - Lites 10B.1-10B.4 - (Secondary Facade)



Window Type 11 - Condition & Preservation Narrative
Window 11A - Lites 11A.1-11A.3 - (Secondary Facade / Visible from Street)

Research & Visual Inspection

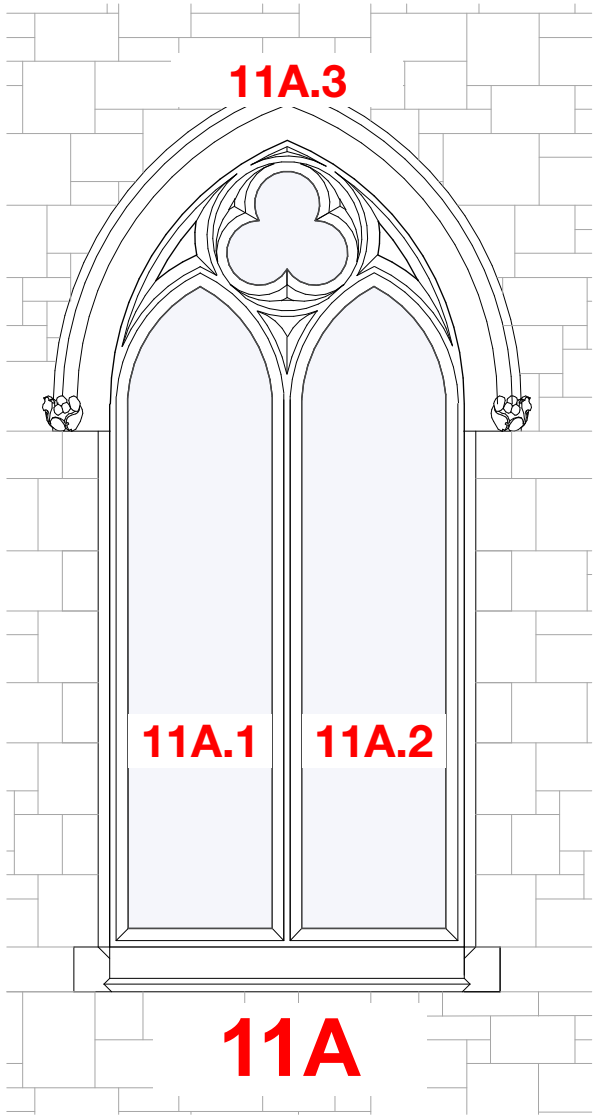
- Freidhoff Memorial Window, "Light of the World." by Tiffany Studios [Tiffany 1910] and [Duncan 1980]
- Exterior stone tracery in good condition
- Stained glass is in good condition, coming in good condition.

Conclusion

- Religious iconography makes windows not appropriate for building conversion. Remove from opening crate and donate to museum of other public institution (details TBD).

Proposed

- Remove existing stained glass.
- Remove existing framing
- Supply and install new aluminum frame, J. Sussman, Inc #4200 series or equivalent frame into entire opening.
- Supply and install one inch insulated clear glass in all aluminum frame lites.



Window 11A - Proposed



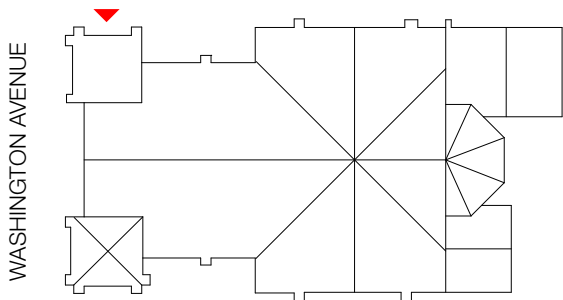
Window 11A - Existing
Interior View Mirrored to Exterior

Window Level - Famous Maker

Lite 11A.1 - Famous Maker - **REMOVE, CRATE, & DONATE**

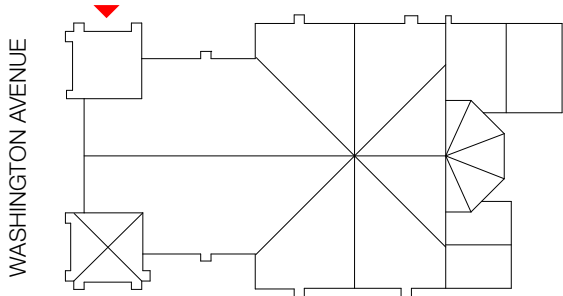
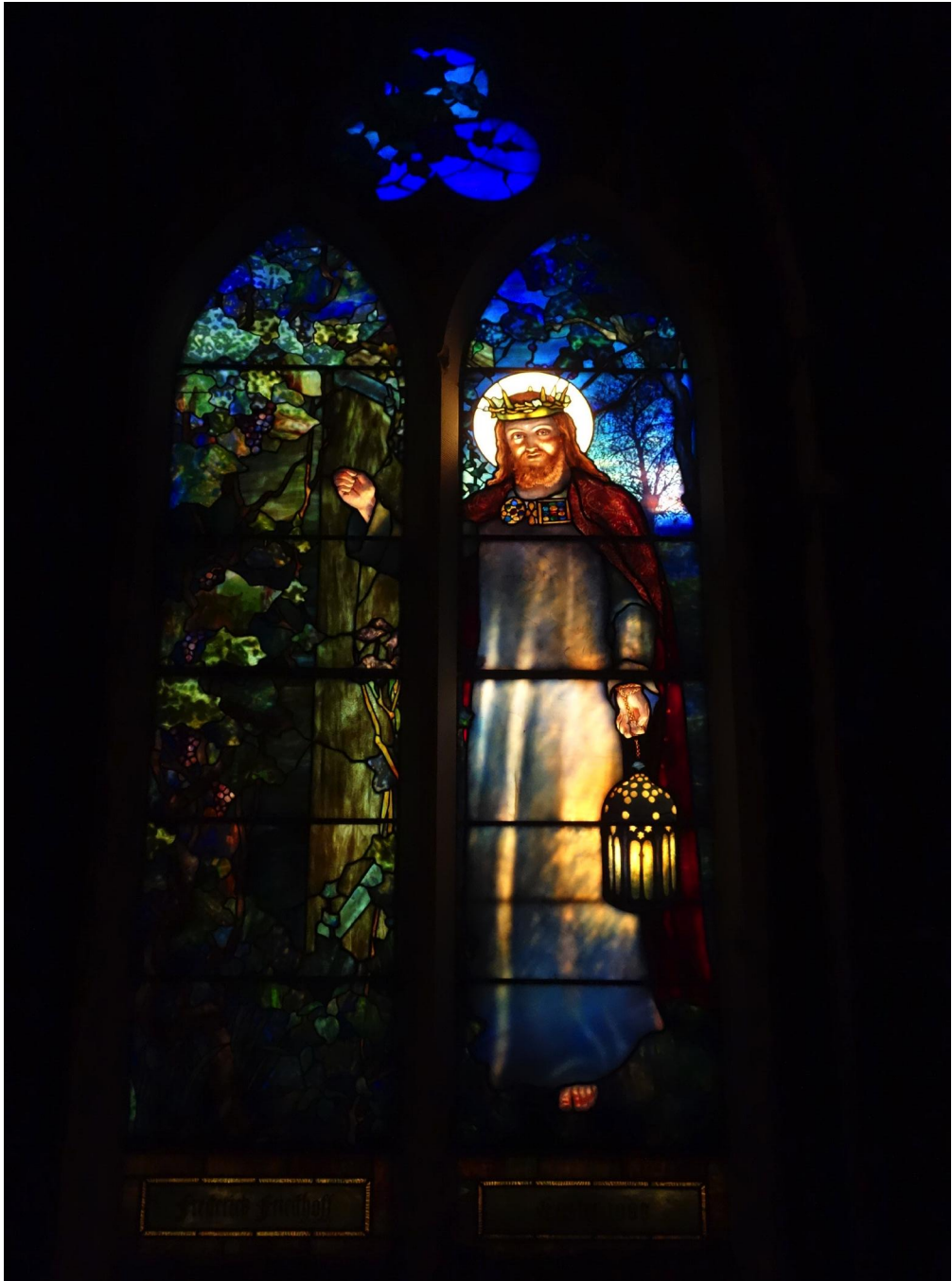
Lite 11A.2 - Famous Maker - **REMOVE, CRATE, & DONATE**

Lite 11A.3 - Famous Maker - **REMOVE, CRATE, & DONATE**



Window Type 11 - Photos

Window 11A - Lites 11A.1-11A.3 - (Secondary Facade / Visible from Street)



Window Type 12 - Condition & Preservation Narrative
Window 12A - Lites 12A.1-12A.17 - (Secondary Facade)

Research & Visual Inspection

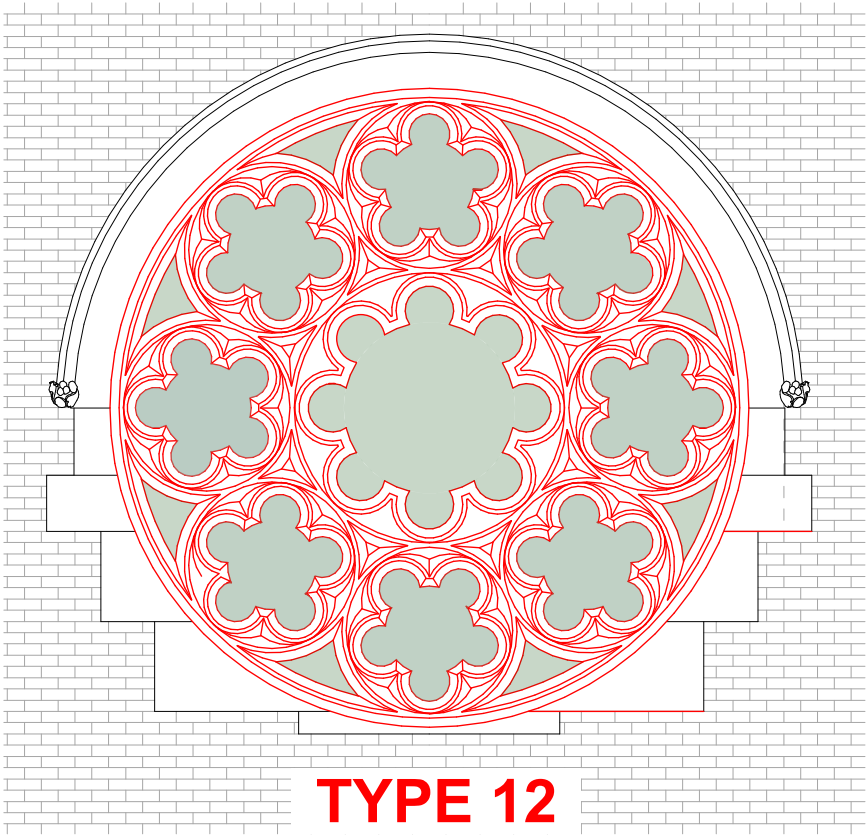
- Exterior frame in very poor condition; wood is exposed showing rot.
- Stained glass is in good condition, few panes cracked, coming in good condition.
- Interior frame showing noticeable cracking
- No sign of famous maker provenance
- Modifications made to center pane. Operable component installed.

Conclusion

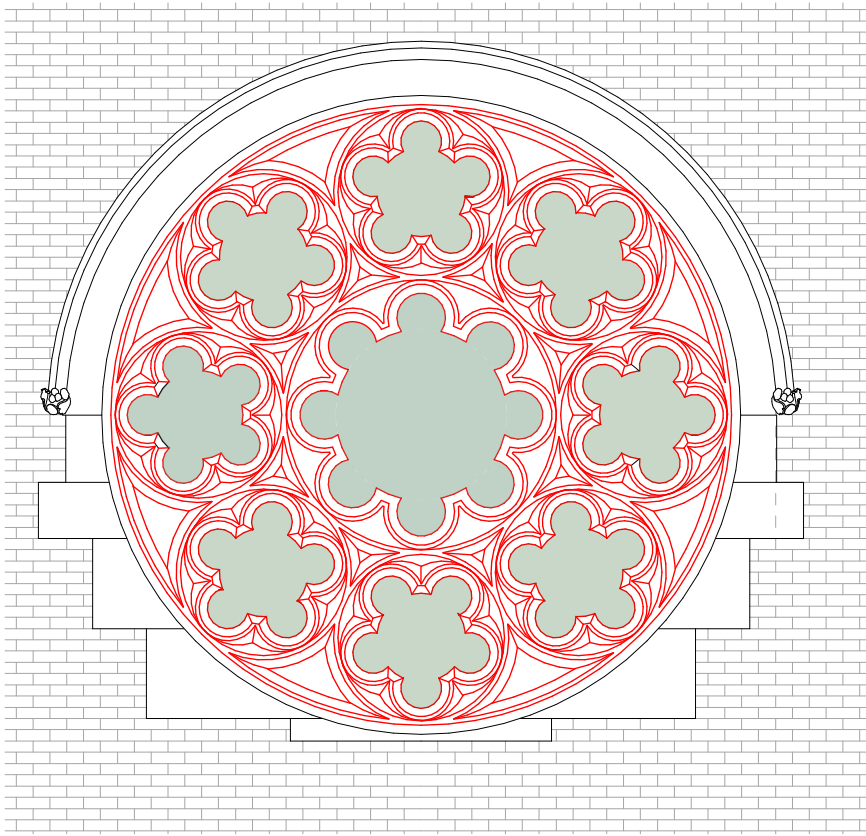
- Existing wood has been left exposed to the elements and has deteriorated. Frame is not stable and would need to be removed. Non-religious stained glass is suitable for building conversion. Repair center lite to remove modifications.

Proposed

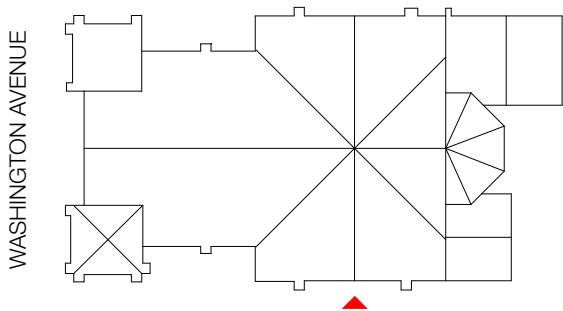
- Remove existing stained glass.
- Remove damaged wood framing
- Restore stained glass in all but center lite.
- Supply and install new aluminum frame, J. Sussman, Inc #6400 series or equivalent frame into entire opening. New frame to be split into lites mimicking existing wood frame.
- Install restored stained glass lites into new aluminum frame.
- Supply and install one inch insulated clear glass in all aluminum frame lites.
- Supply and install custom wood trim applied to both exterior and interior faces of the aluminum frame matching the profile of the existing wood tracery.



TYPE 12
Window 12A - Proposed

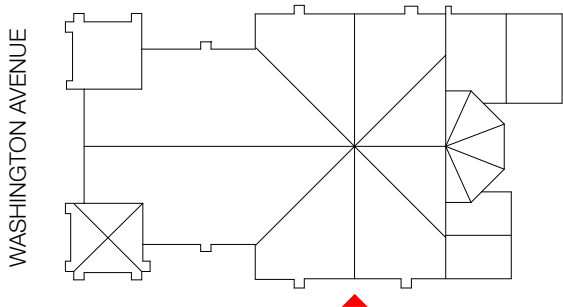
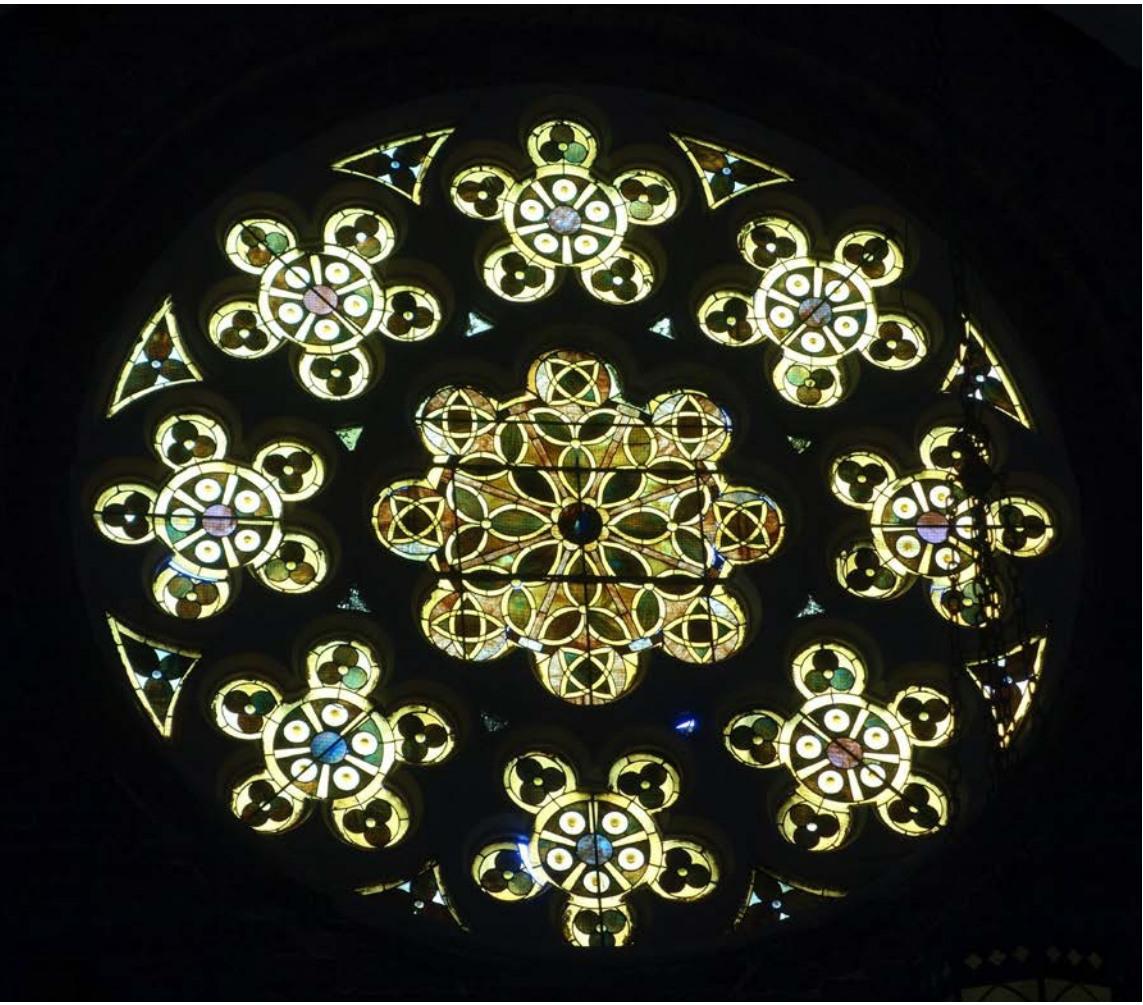


Window 12A - Existing



Window Type 12 - Photos

Window 12A - Lites 12A.1-12A.17 - (Secondary Facade / Visible from Street)

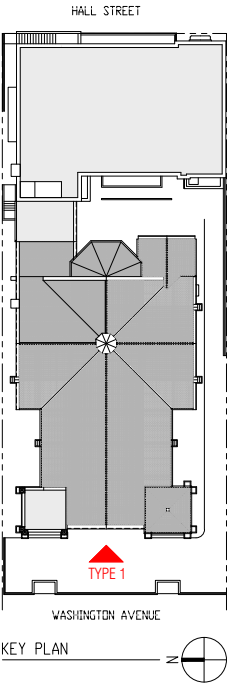


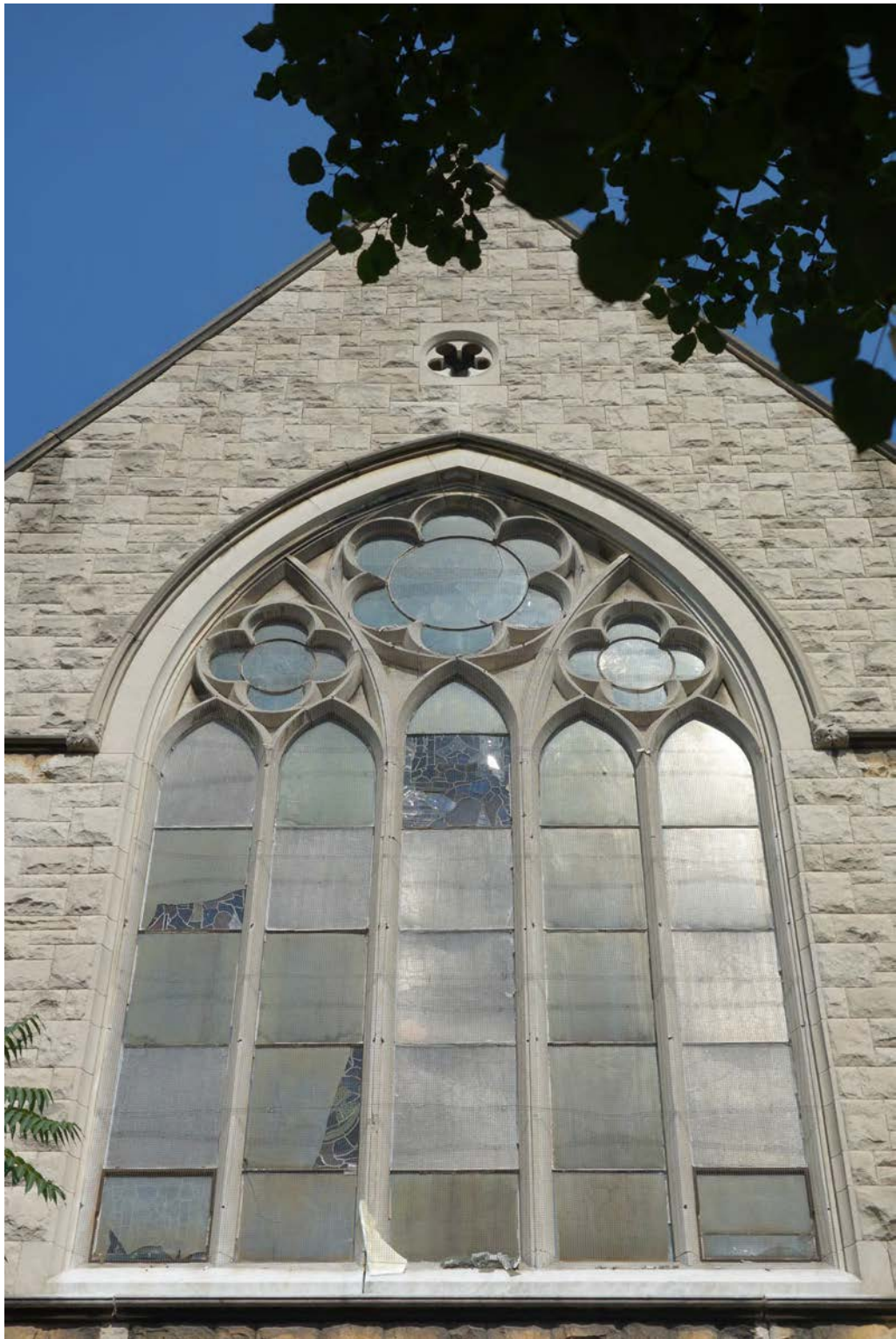


CHURCH STREET FACADE - CENTRAL GABLE STAINED GLASS MASONRY OPENINGS (LOWER LEVEL), TYPE 1 EXTERIOR VIEW

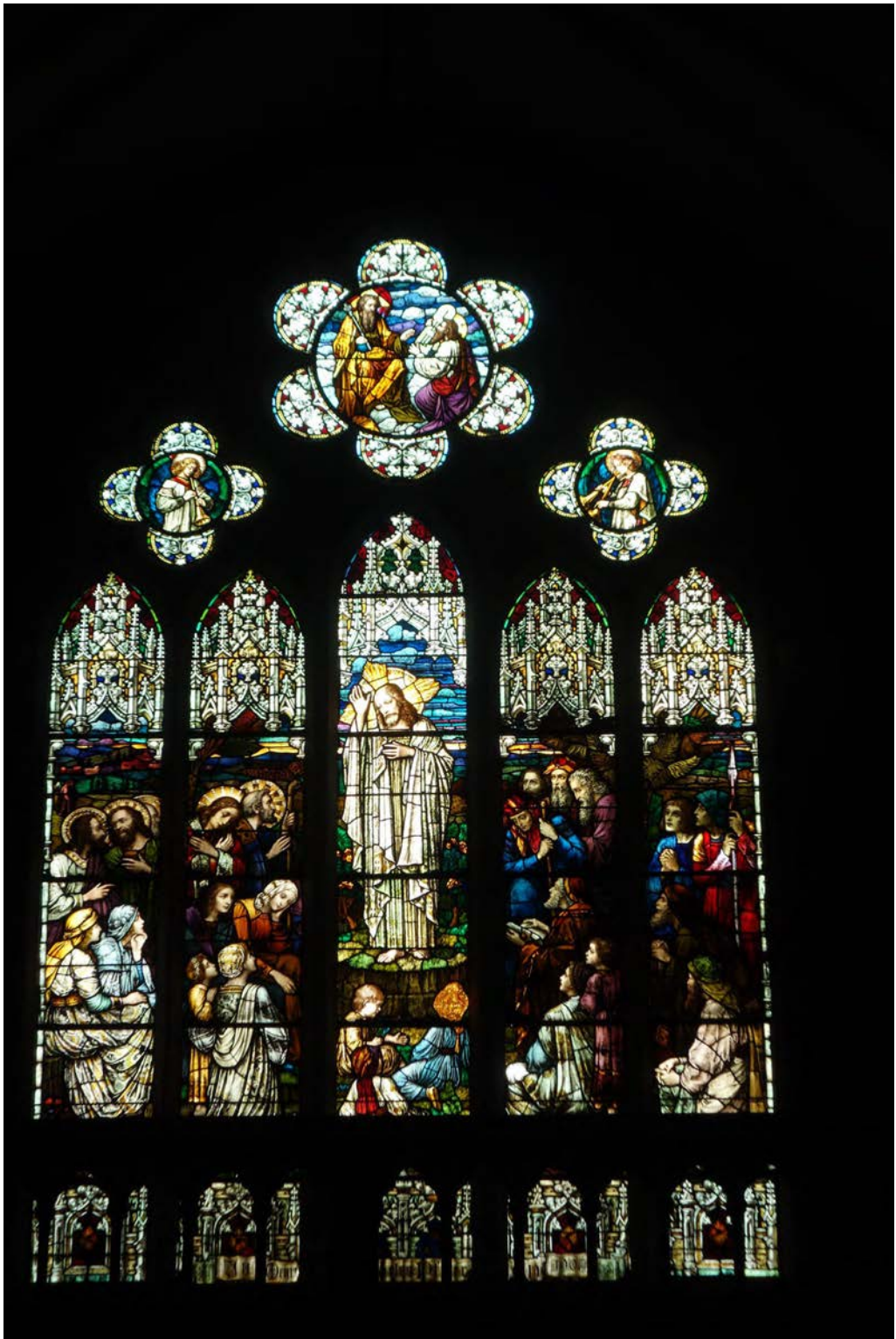


CHURCH STREET FACADE - CENTRAL GABLE STAINED GLASS (LOWER LEVEL), TYPE 1 INTERIOR VIEW

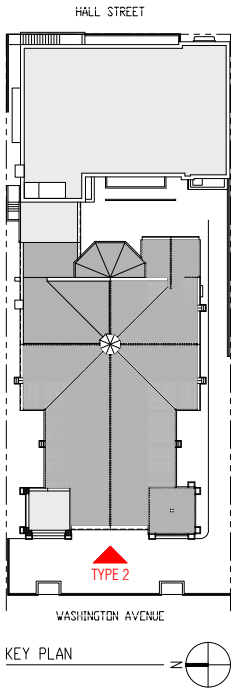




CHURCH STREET FACADE - CENTRAL GABLE STAINED GLASS MASONRY OPENING AND TRACERY (UPPER LEVEL), TYPE 2 EXTERIOR VIEW



CHURCH STREET FACADE - CENTRAL GABLE STAINED GLASS (UPPER LEVEL), TYPE 2 INTERIOR VIEW



KEY PLAN



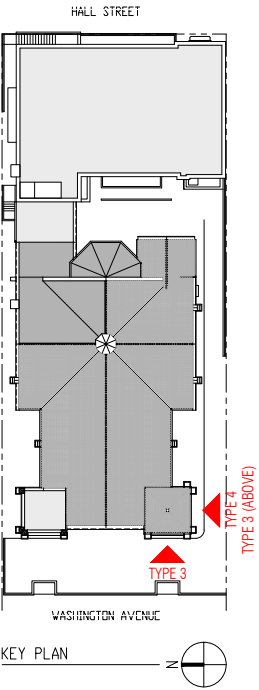
CHURCH STREET FACADE - TOWER STAINED GLASS MASONRY OPENINGS, TYPE 3 EXTERIOR VIEW



CHURCH SOUTH FACADE - TOWER STAINED GLASS MASONRY OPENINGS (UPPER LEVEL), TYPE 3 EXTERIOR VIEW



CHURCH SOUTH FACADE - TOWER STAINED GLASS MASONRY OPENINGS (LOWER LEVEL), TYPE 4 EXTERIOR VIEW





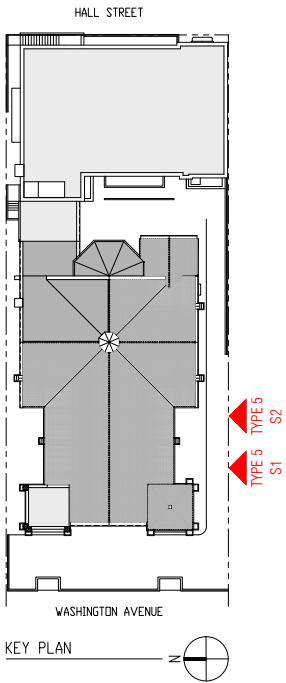
CHURCH SOUTH FACADE - NAVE MASONRY OPENING AND WOOD TRACERY (TYP. OF 2), EXT.



S2. CHURCH SOUTH FACADE - NAVE STAINED GLASS, TYPE 5 INTERIOR VIEW



S1. CHURCH SOUTH FACADE - NAVE STAINED GLASS, TYPE 5 INTERIOR VIEW



KEY PLAN



CHURCH SOUTH FACADE - TRANSEPT ROSE MASONRY OPENING AND WOOD TRACERY, TYPE 7 EXTERIOR VIEW



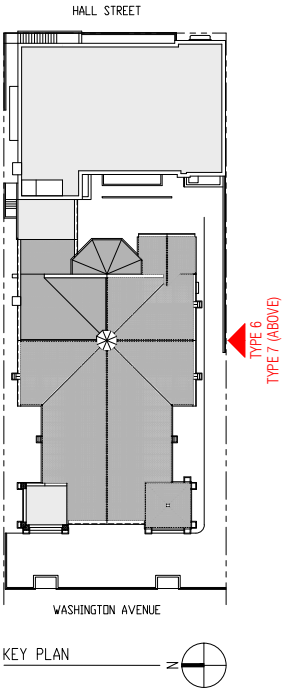
CHURCH SOUTH FACADE - TRANSEPT ROSE STAINED GLASS, TYPE 7 INTERIOR VIEW



CHURCH SOUTH FACADE - TRANSEPT STAINED GLASS MASONRY OPENINGS, TYPE 6 EXTERIOR VIEW



CHURCH SOUTH FACADE - TRANSEPT STAINED GLASS, ANGELS BY TIFFANY STUDIOS, TYPE 6 INTERIOR VIEW





CHURCH REAR FACADE - APSE STAINED GLASS MASONRY OPENINGS AND WOOD TRACERY, EXT.



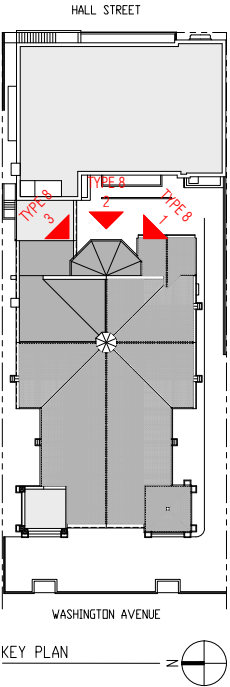
3. CHURCH REAR FACADE - APSE STAINED GLASS BY J&R LAMB, TYPE 8 INTERIOR VIEW



2. CHURCH REAR FACADE - APSE STAINED GLASS BY J&R LAMB, TYPE 8 INTERIOR VIEW



1. CHURCH REAR FACADE - APSE STAINED GLASS BY J&R LAMB, TYPE 8 INTERIOR VIEW

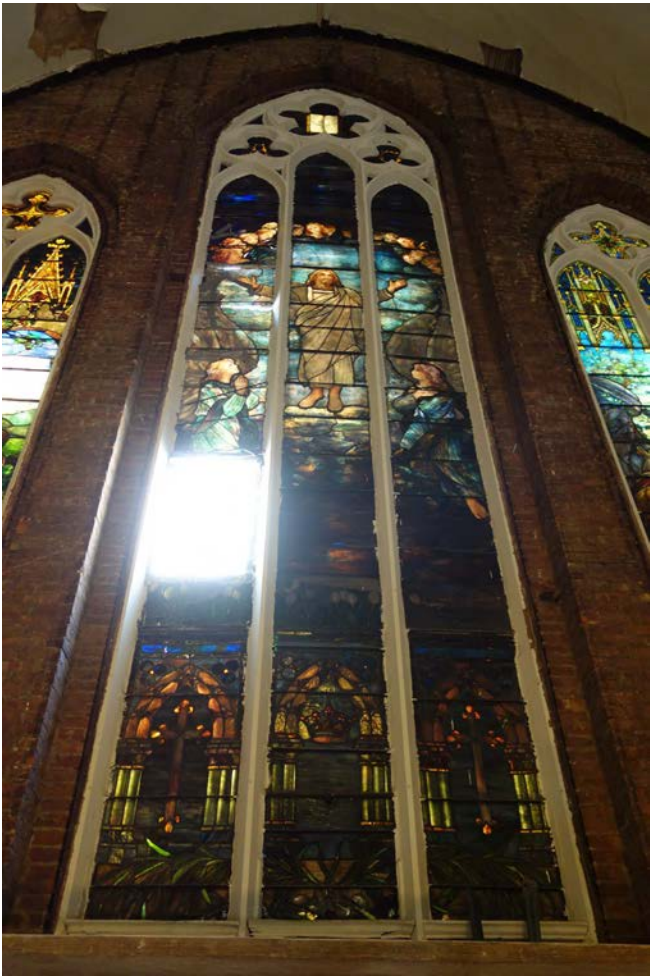




CHURCH NORTH FACADE - TRANSEPT STAINED GLASS MASONRY OPENINGS AND WOOD TRACERY



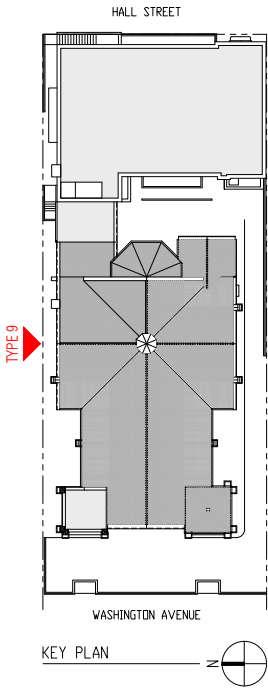
CHURCH NORTH FACADE - TRANSEPT STAINED GLASS, TYPE 9 INTERIOR VIEW



CHURCH NORTH FACADE - TRANSEPT STAINED GLASS, TYPE 9 INTERIOR VIEW

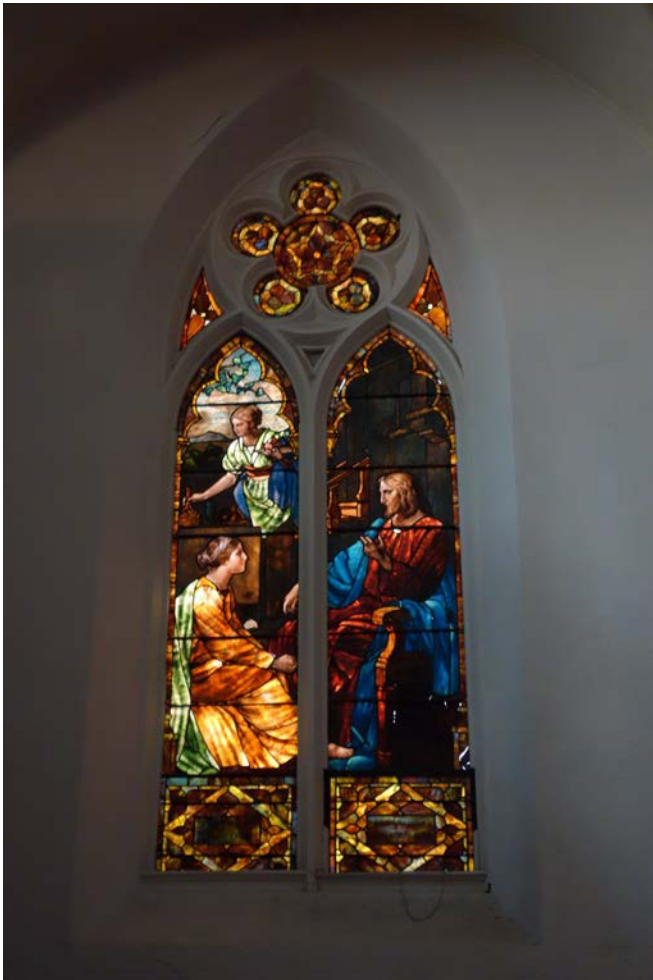


CHURCH NORTH FACADE - TRANSEPT STAINED GLASS BY TIFFANY STUDIOS, TYPE 9 INT.





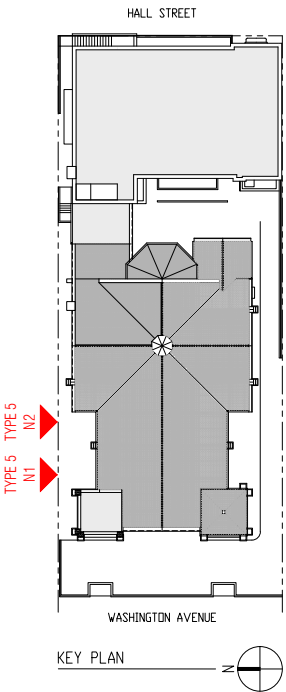
CHURCH NORTH FACADE - NAVE STAINED GLASS MASONRY OPENING AND WOOD TRACERY, EXT.



N1. CHURCH NORTH FACADE - NAVE STAINED GLASS, TYPE 5 INTERIOR VIEW

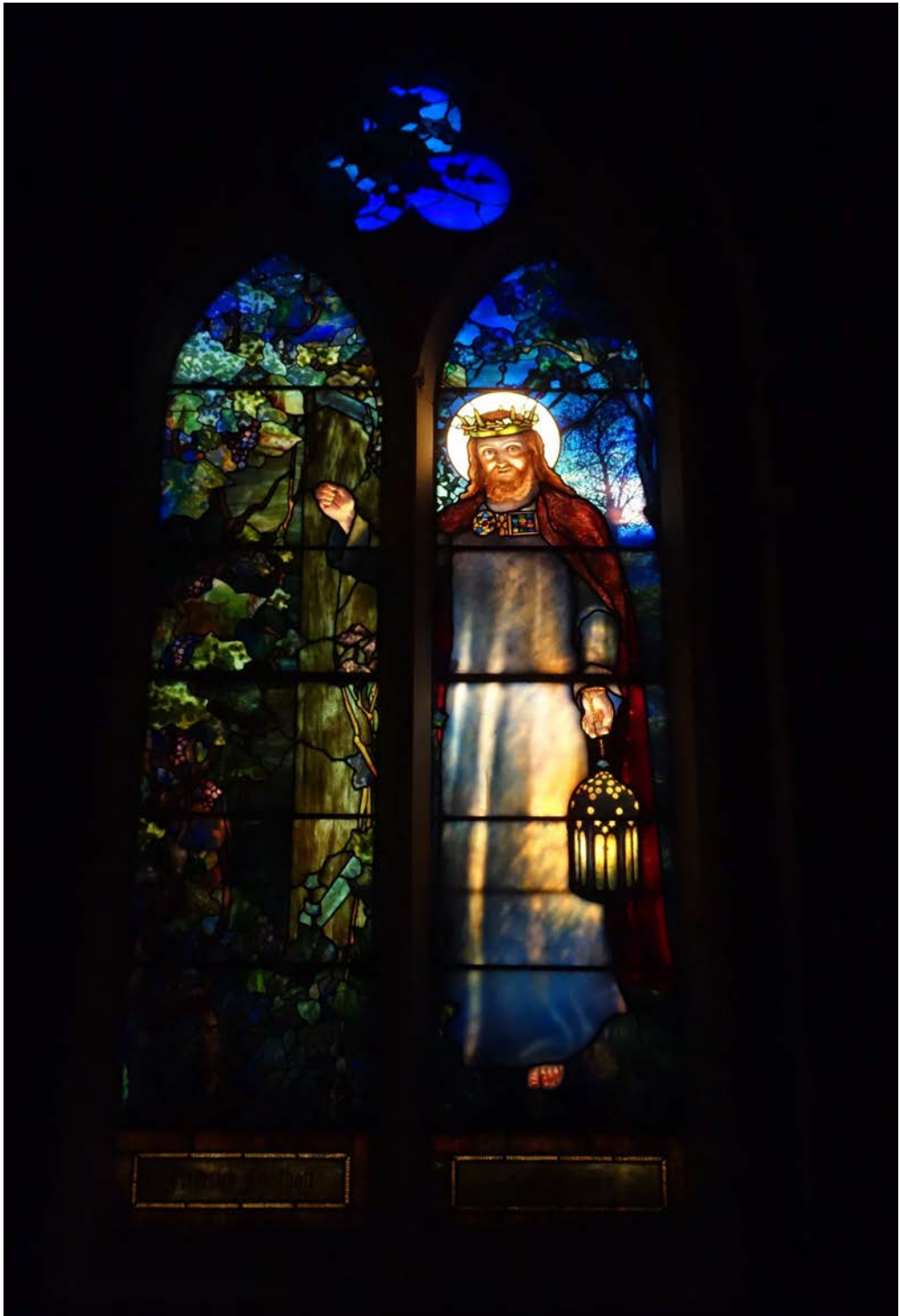


N2. CHURCH NORTH FACADE - NAVE STAINED GLASS, TYPE 5 INTERIOR VIEW

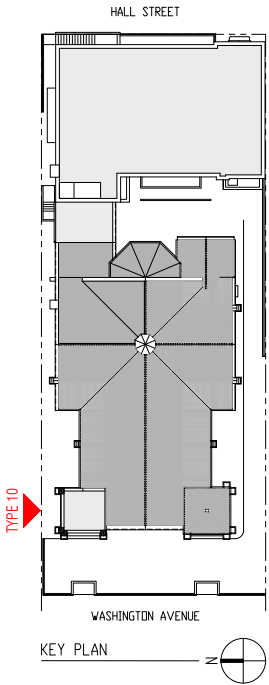




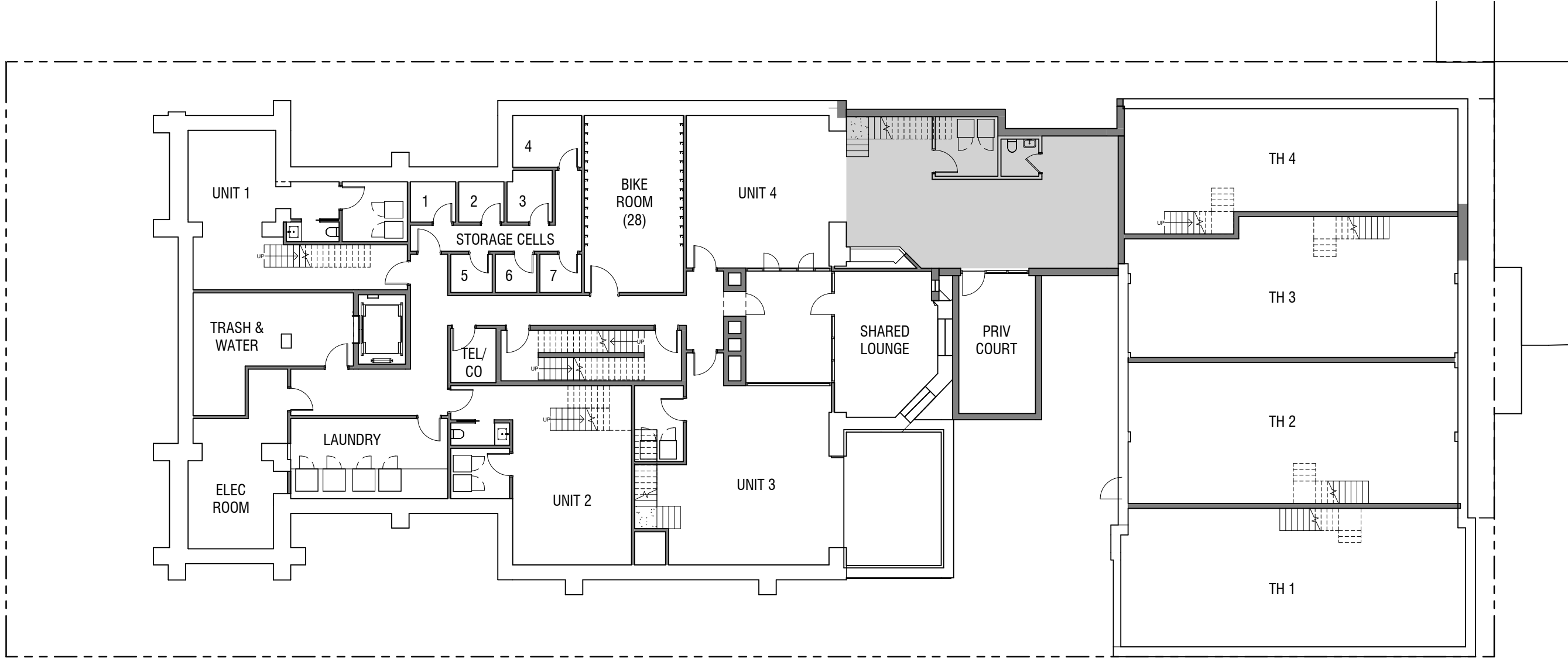
CHURCH NORTH FACADE - PORCH STAINED GLASS MASONRY OPENING AND TRACERY, TYPE 10 EXTERIOR VIEW



CHURCH NORTH FACADE - PORCH STAINED GLASS BY TIFFANY STUDIOS, TYPE 10 INTERIOR VIEW



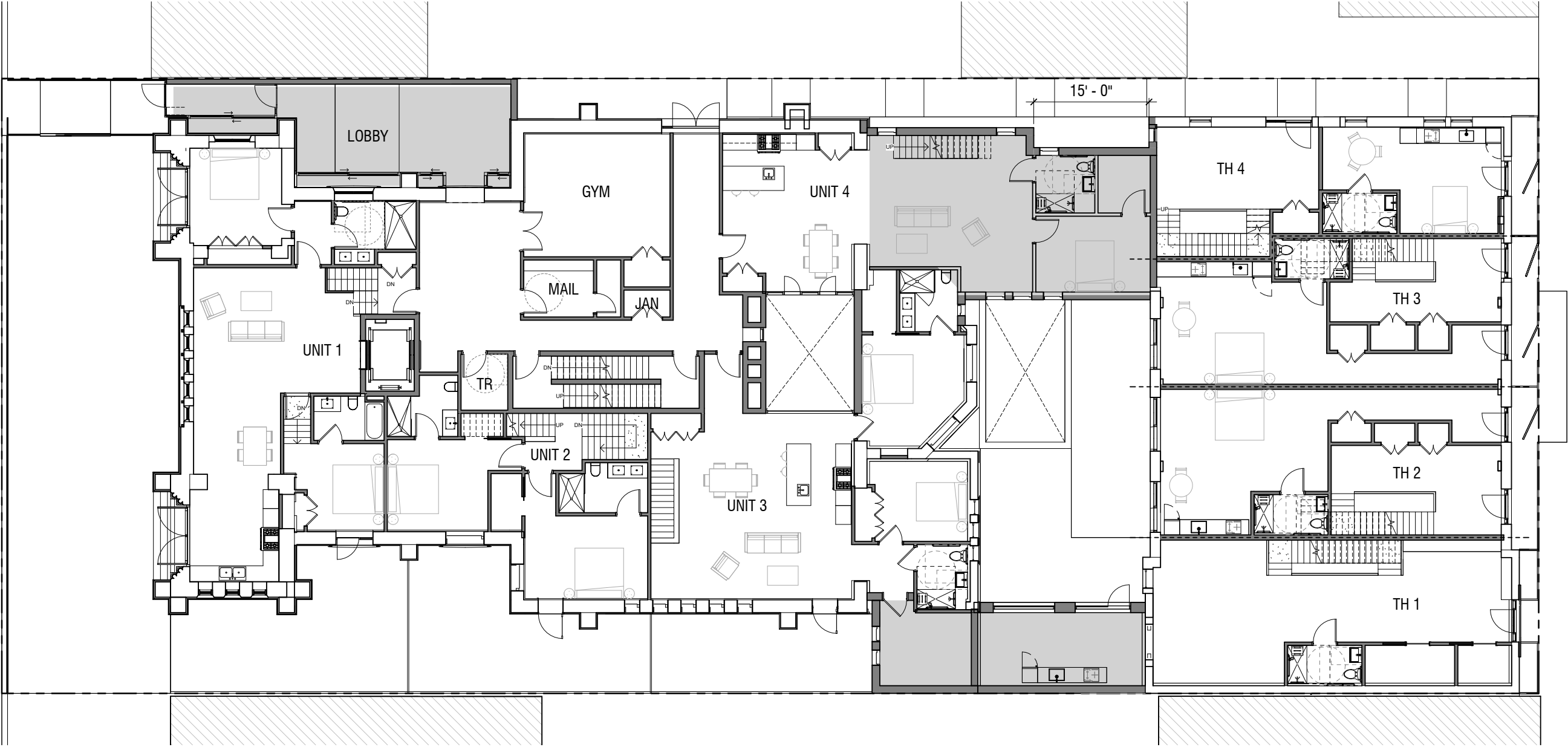
EXISTING STAINED GLASS



LPC - NEW CONSTRUCTION KEY

- NEW CONSTRUCTION
- NEW WALL
- EXISTING WALL
- NEW SYNTHETIC SLATE ROOF

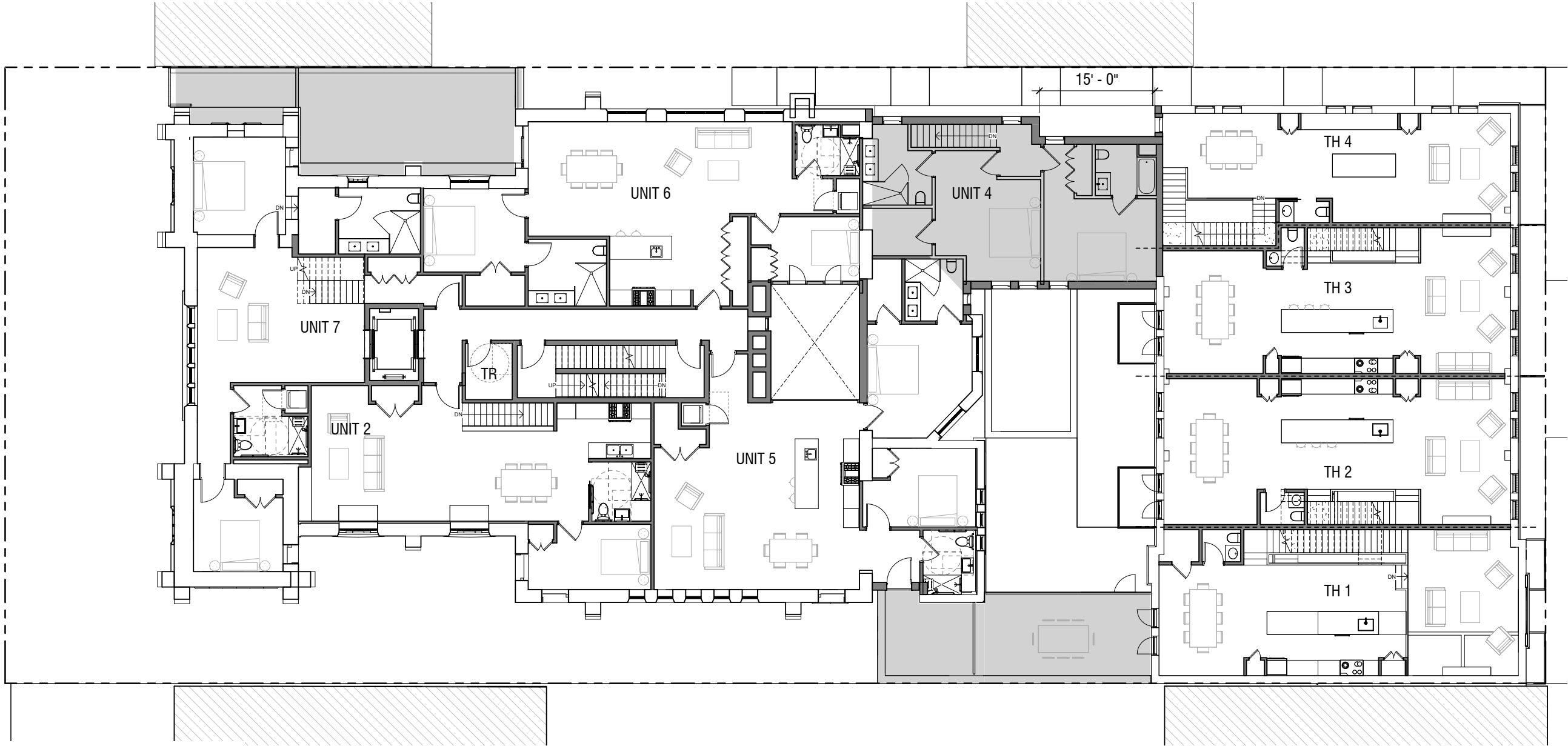
PROPOSED PLAN - CELLAR



LPC - NEW CONSTRUCTION KEY

- NEW CONSTRUCTION
- NEW WALL
- EXISTING WALL
- NEW SYNTHETIC SLATE ROOF

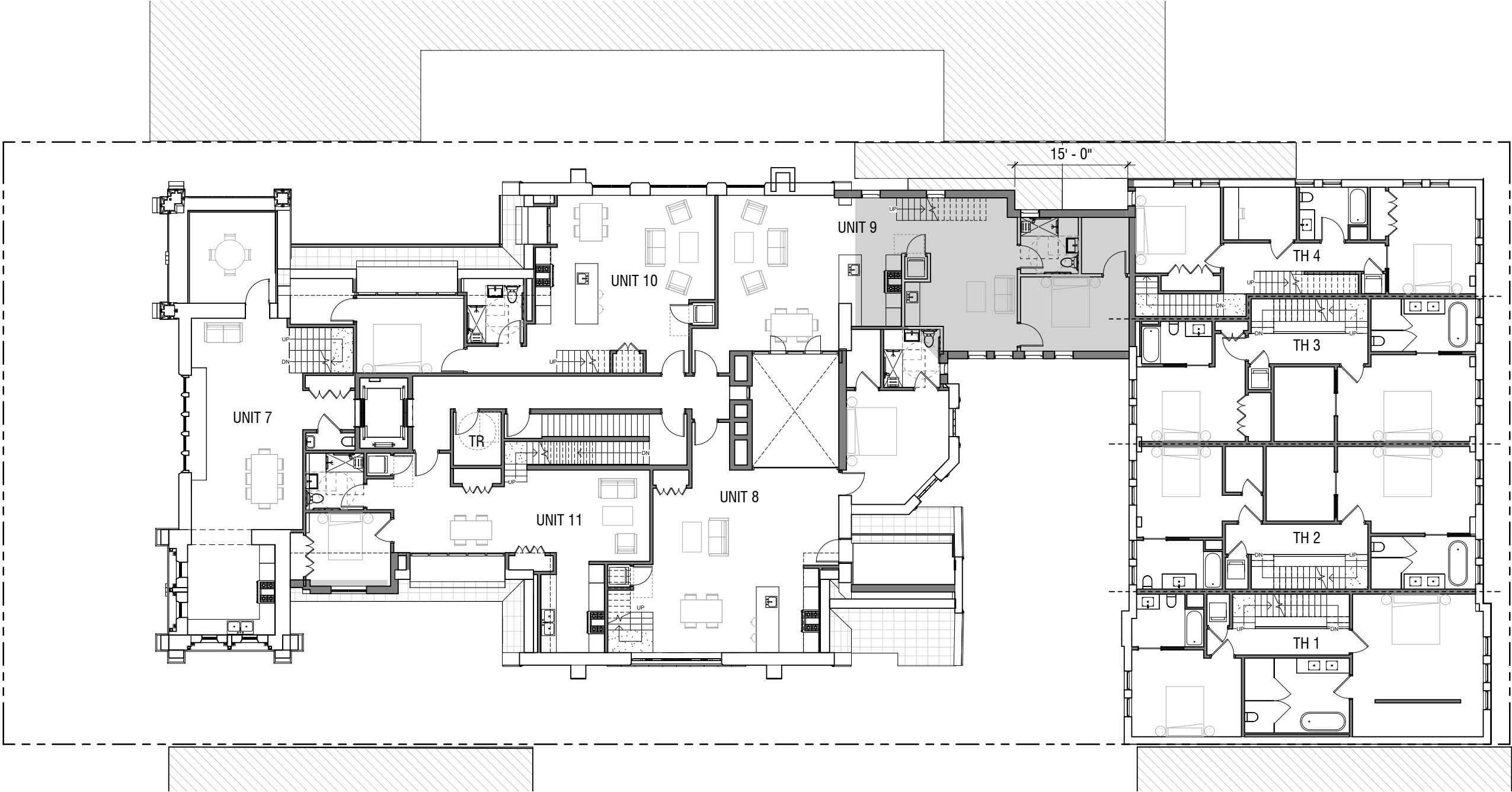
PROPOSED PLAN - LEVEL 1



LPC - NEW CONSTRUCTION KEY

- NEW CONSTRUCTION
- NEW WALL
- EXISTING WALL
- NEW SYNTHETIC SLATE ROOF

PROPOSED PLAN - LEVEL 2

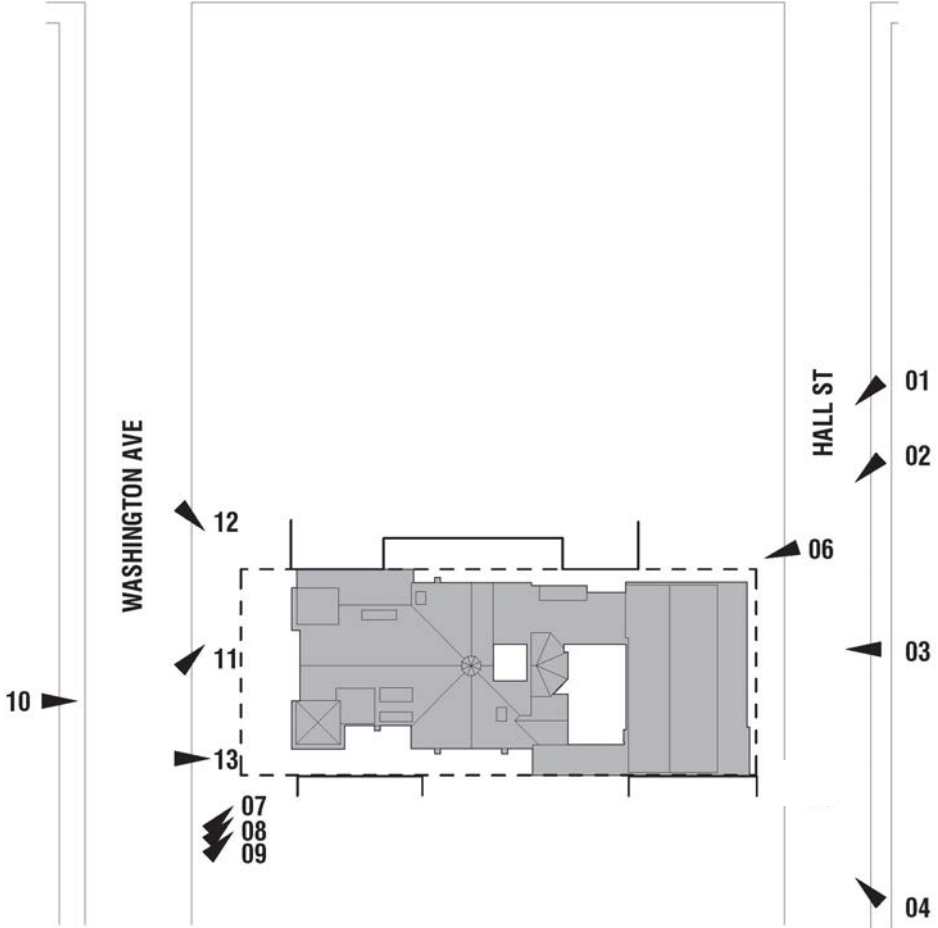


LPC - NEW CONSTRUCTION KEY

- NEW CONSTRUCTION
- NEW WALL
- EXISTING WALL
- NEW SYNTHETIC SLATE ROOF

PROPOSED PLAN - LEVEL 3





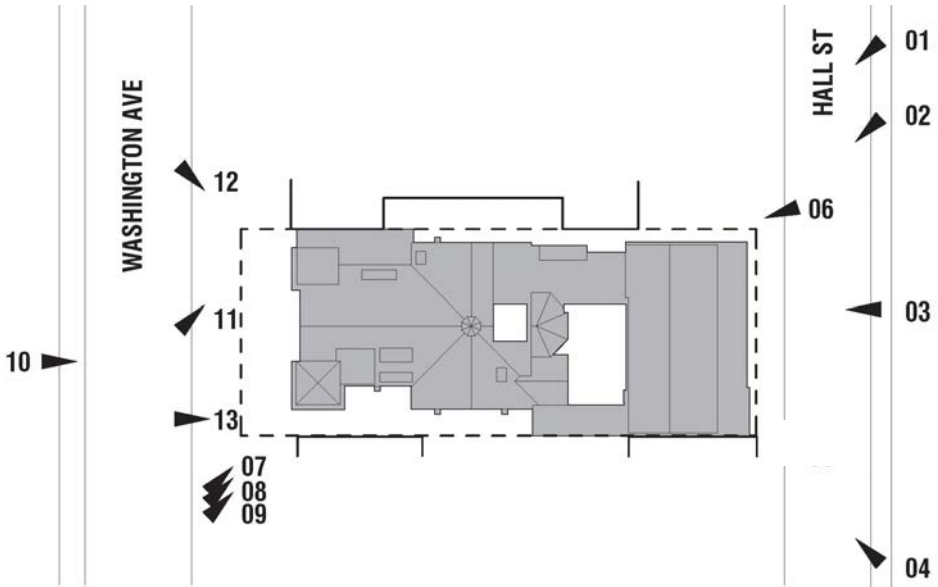
1.

2.

HALL ST. - PENTHOUSE MOCKUP



FENCE MOCKUP
ADJUSTED
TO REDUCE
VISIBILITY

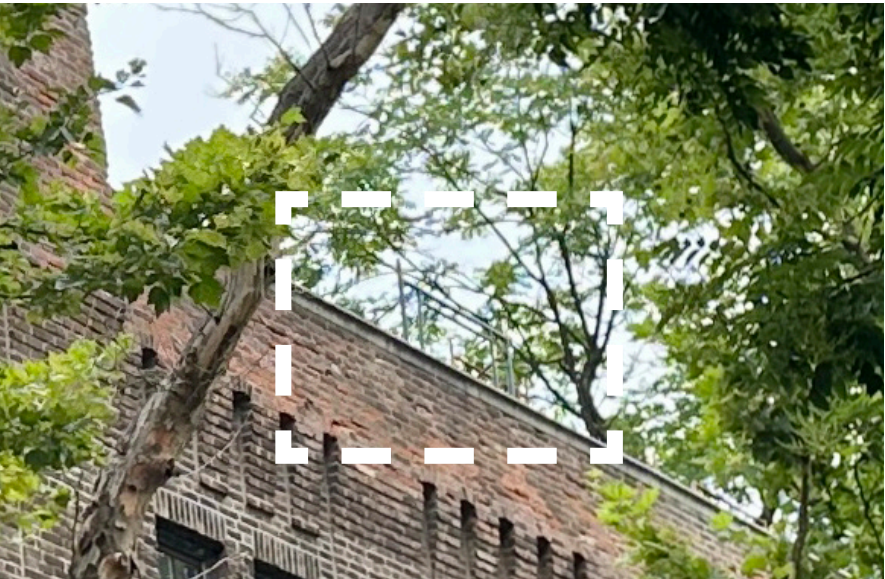
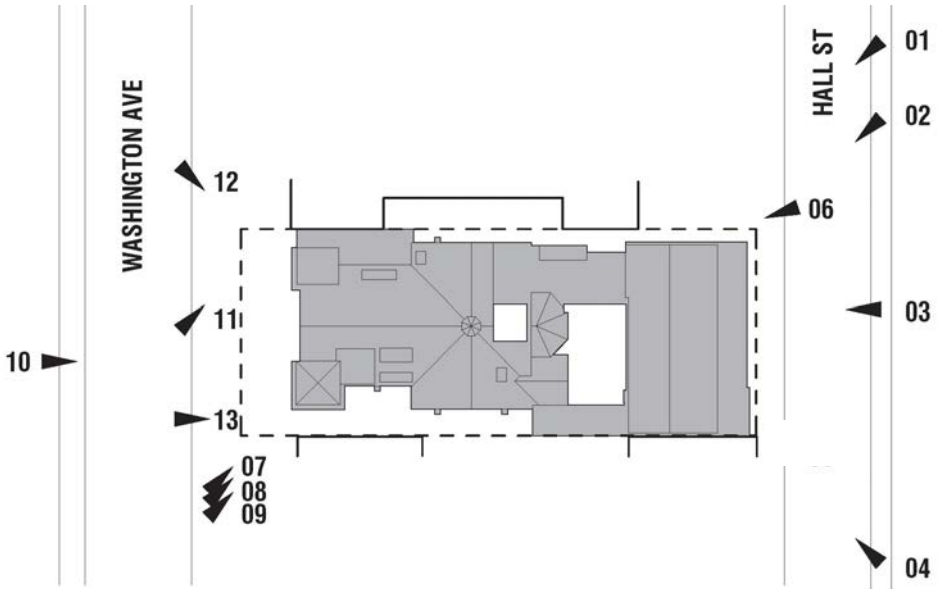


3. HALL ST. - PENTHOUSE + TERRACE FENCE MOCKUPS - NO VISIBILITY

MOCKUP PHOTOS

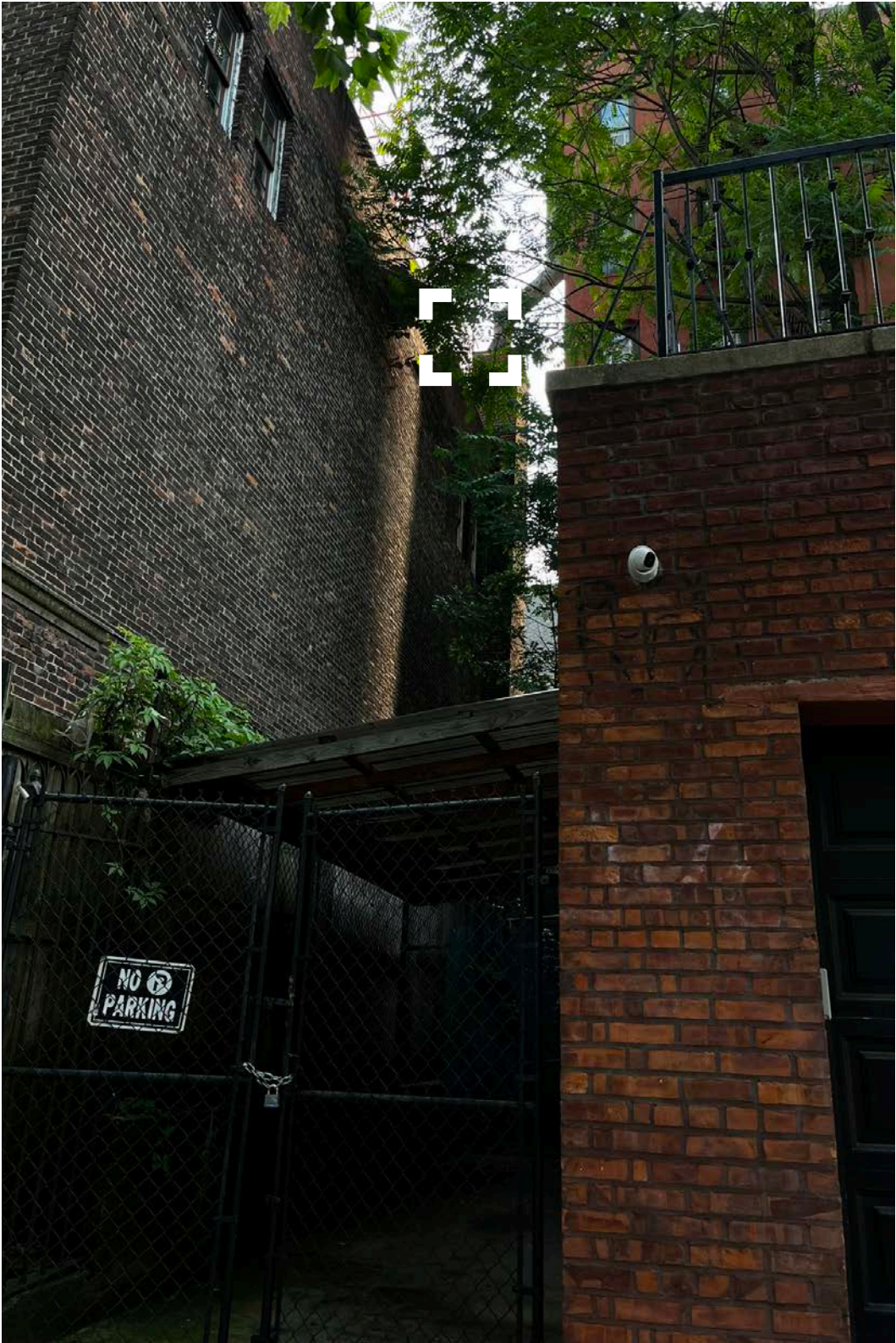


FENCE MOCKUP
ADJUSTED
TO REDUCE
VISIBILITY



4. HALL ST. - PENTHOUSE + TERRACE FENCE MOCKUPS - NO VISIBILITY

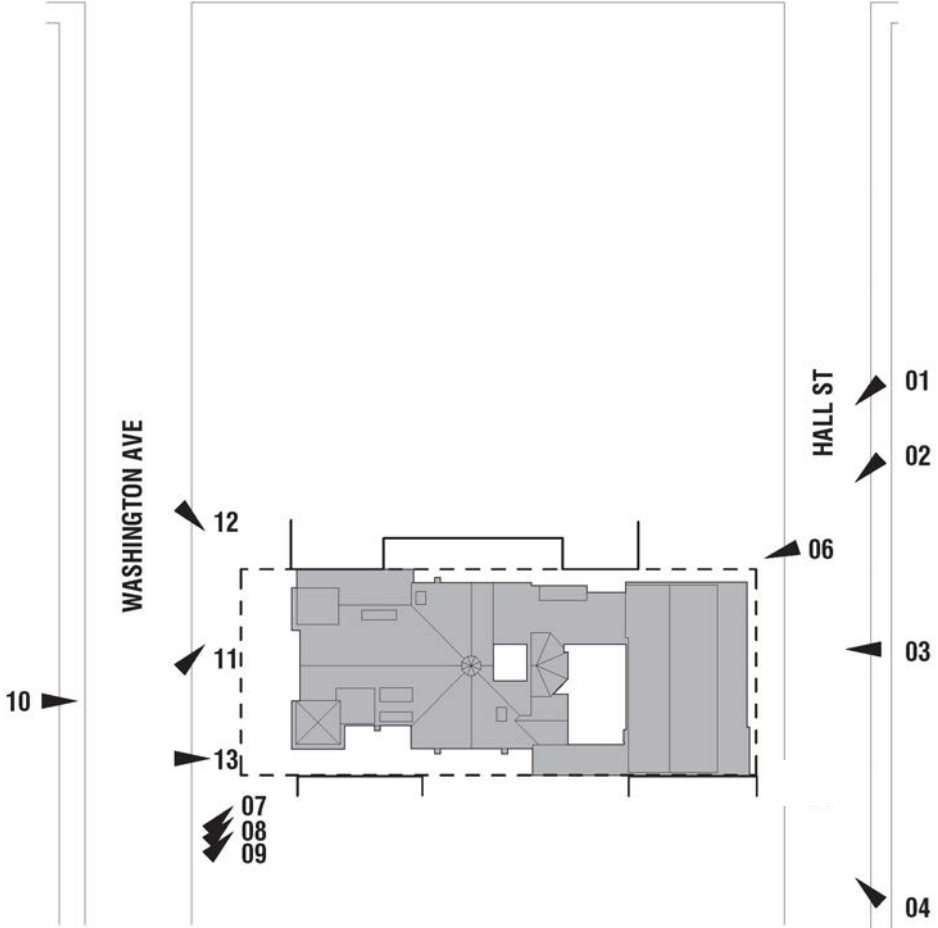
MOCKUP PHOTOS



6.

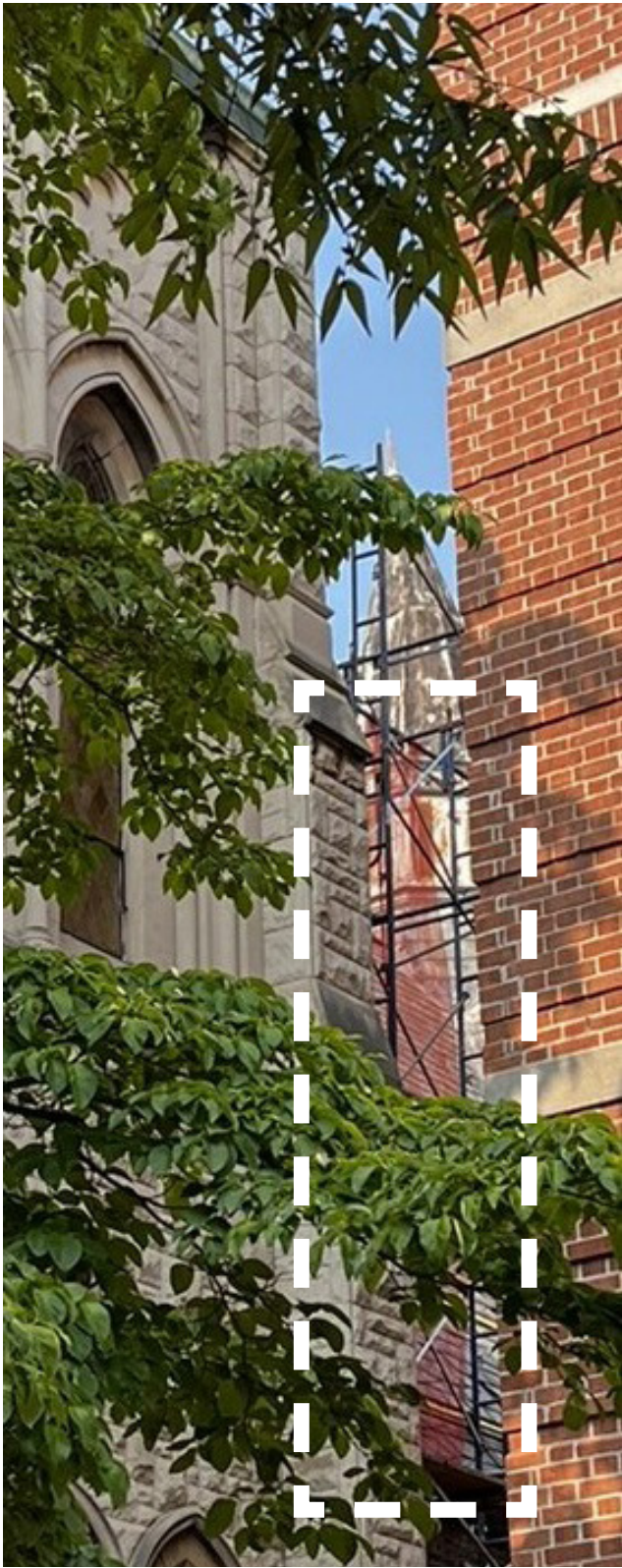


HALL ST. - CONNECTOR DIGITAL MOCKUP - MIN. VISIBILITY





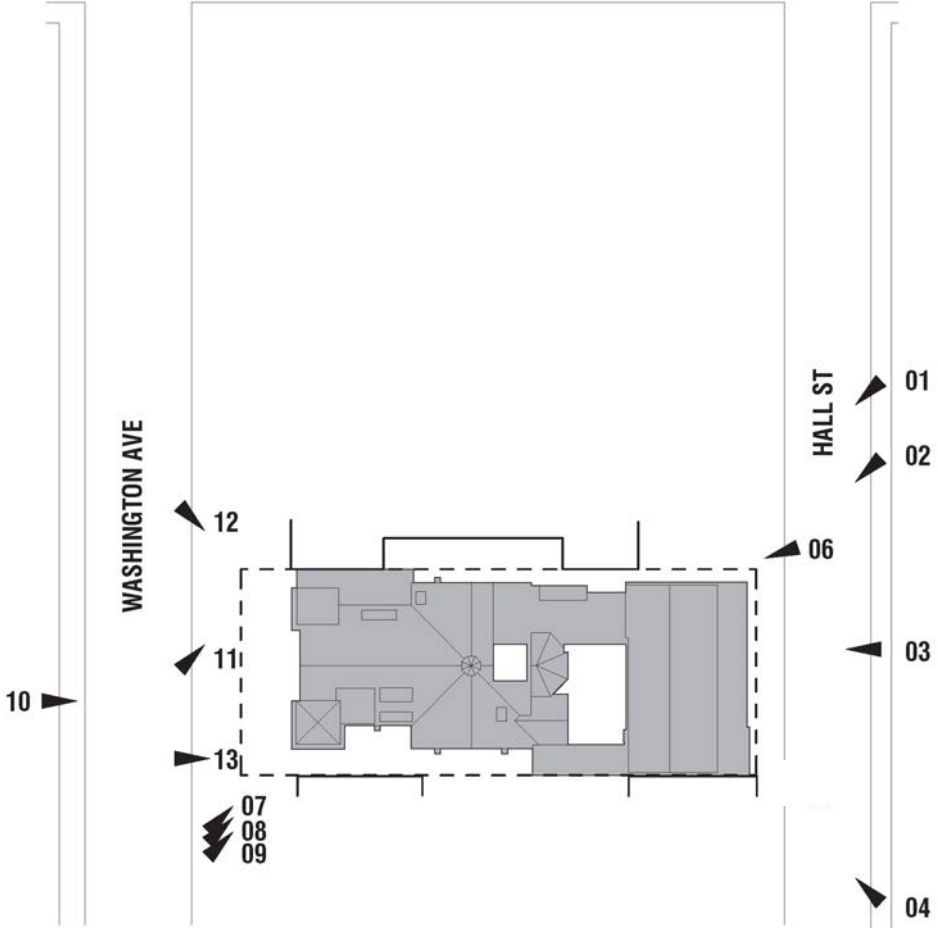
7.



8.

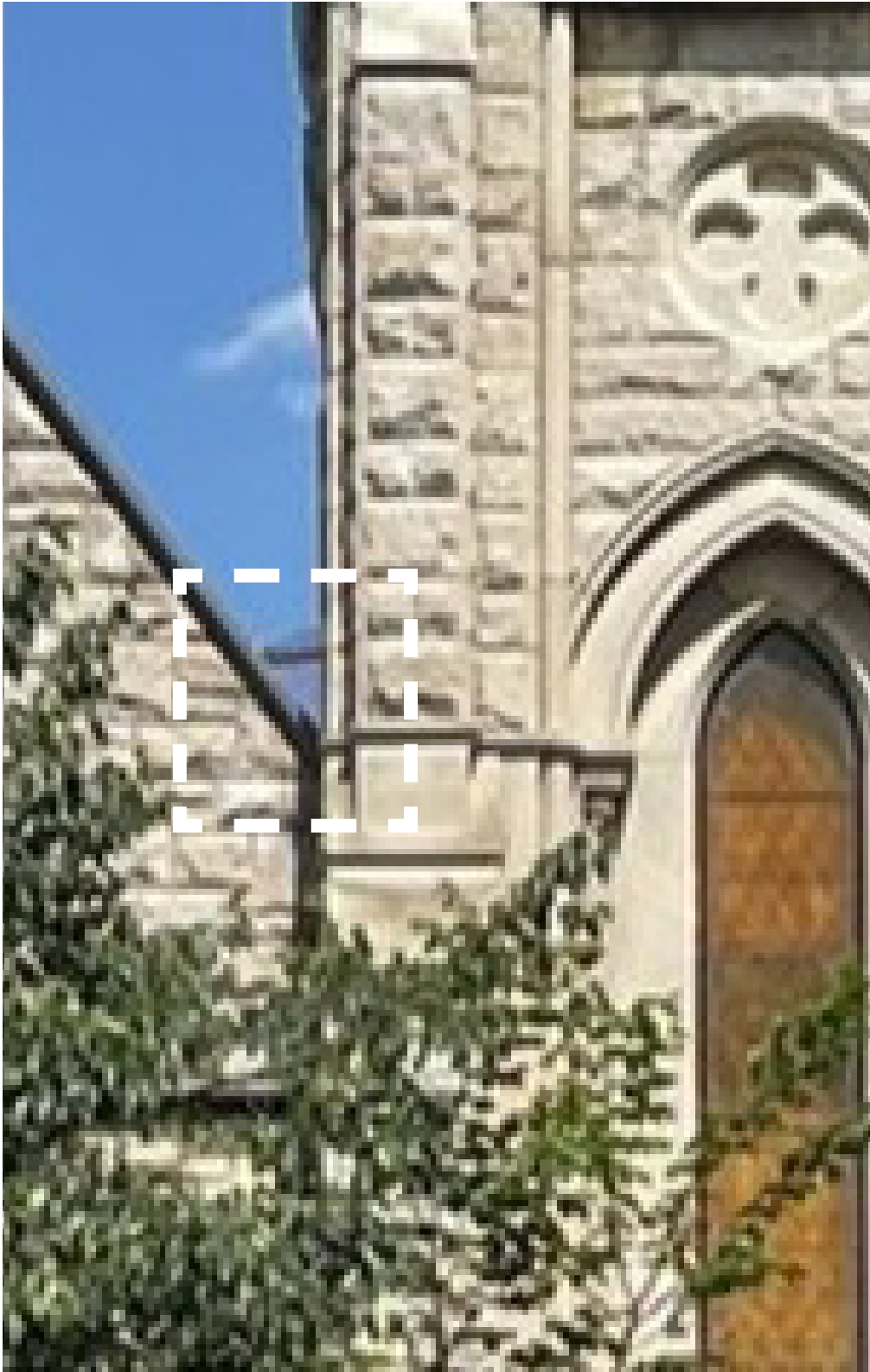


9. WASH. AVE. - DORMER
MOCKUP - MIN. VISIBILITY
- NO VISIBILITY

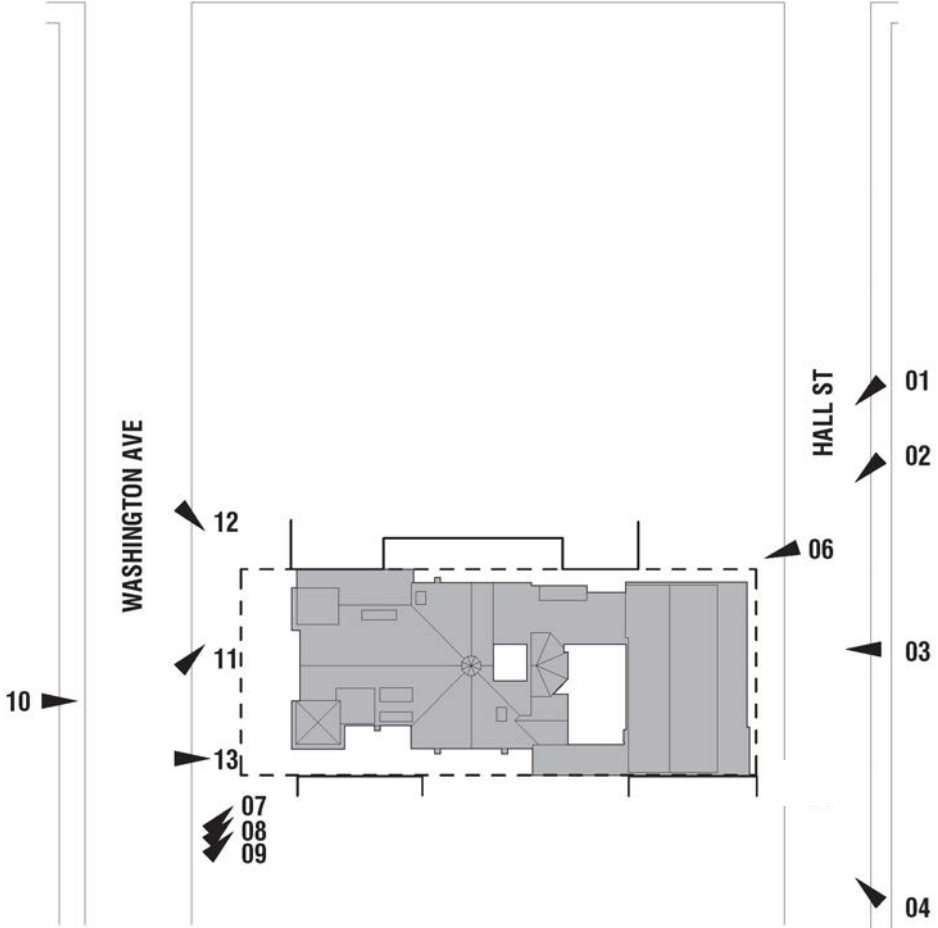




10.

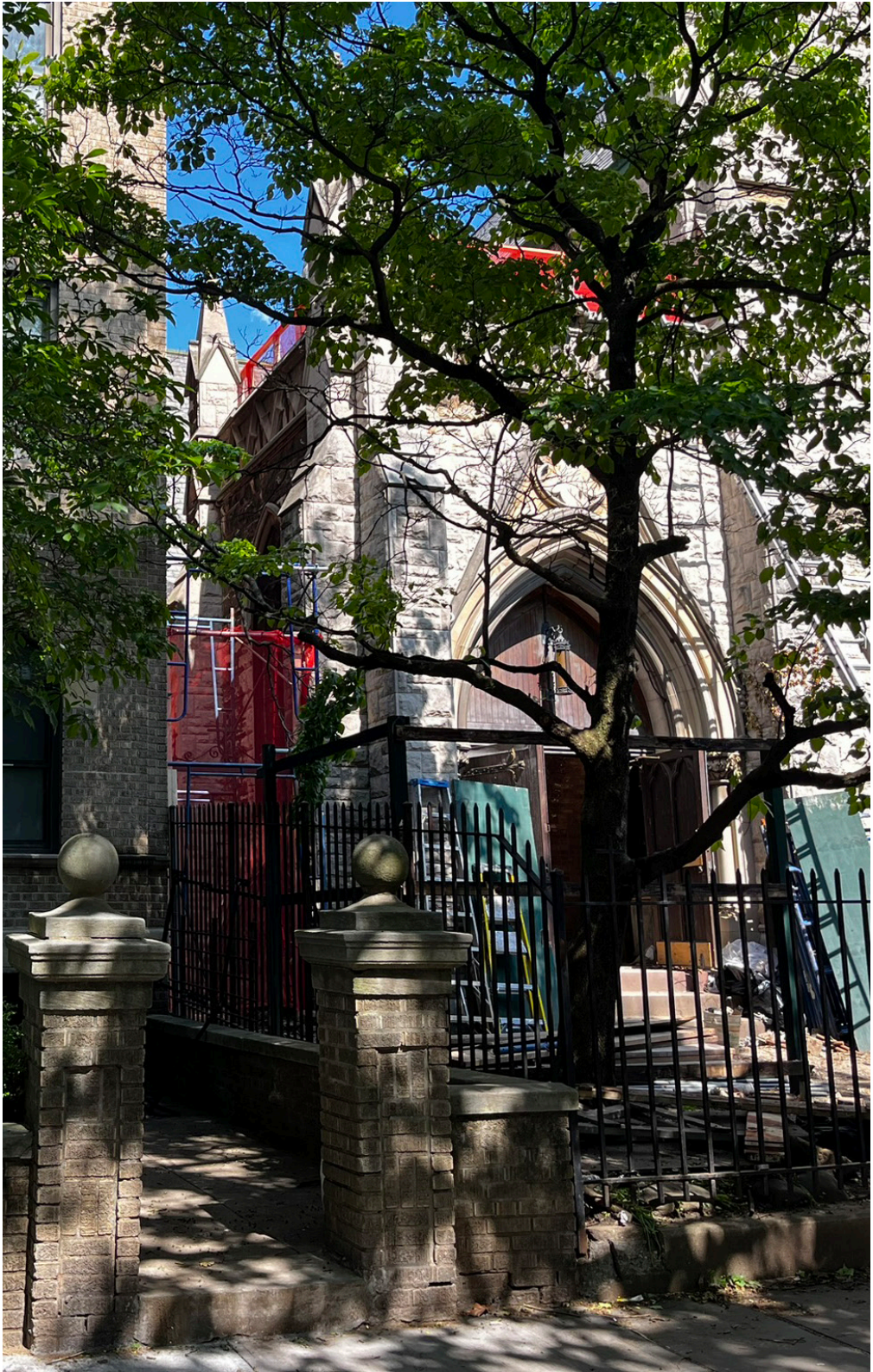


WASH. AVE. - DORMER MOCKUP - MIN. VISIBILITY

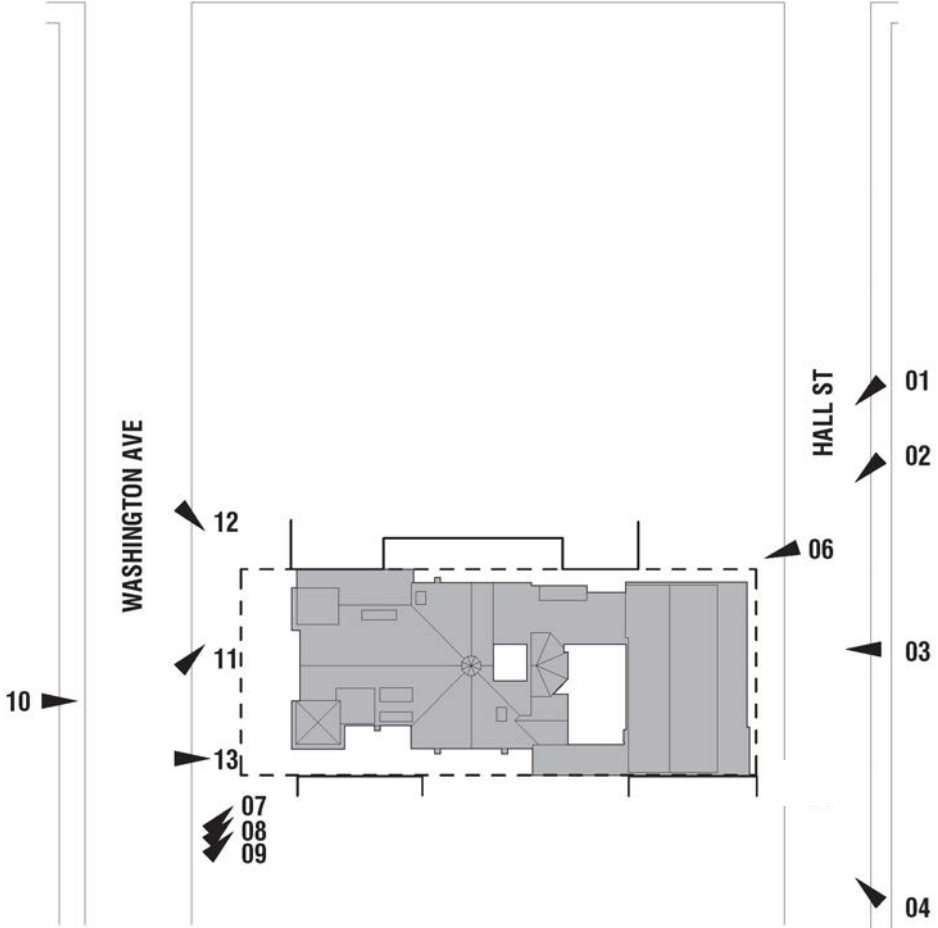




11.



12. WASH. AVE. - TERRACE RAILING & NEW ENTRY



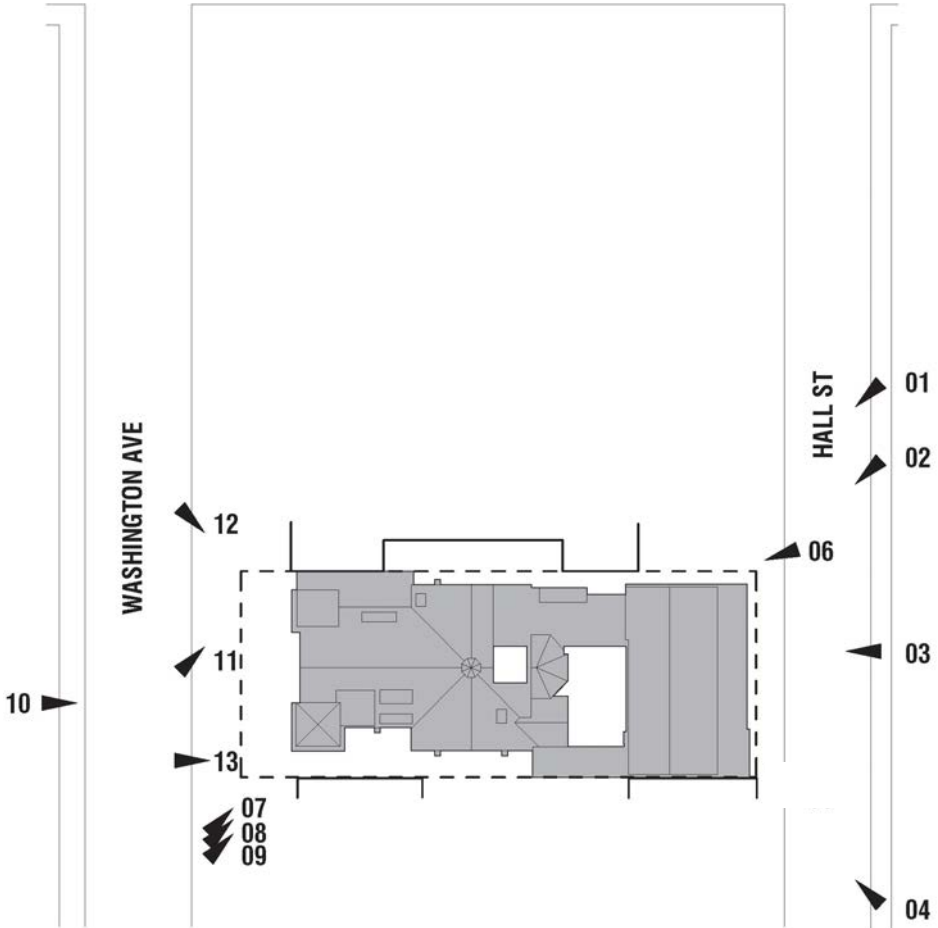
PHYSICAL MOCKUP
PROPOSED 1 STORY
MASSING



13.



WASH. AVE. - SIDEYARD FENCES & 1 STORY MASSING



March 6, 2025

Richard Diego
Orange Management Inc

JAG Project # P2025-008
257 Washington Avenue, Brooklyn, NY: -Structural
Assessment (Project)

Re: Structural Engineering Services
257 Washington Avenue, Brooklyn, NY: -Structural Assessment (Project)

We have been asked to provide a structural stability assessment of the building in question to determine the current condition of the building and recommend any immediate repairs and/or stabilization scopes of work.

It should be noted our review will be based solely on the components of the building, which are exposed to view at the time of our investigation. We did not review and/or observe other areas of the building outside the areas in question or conduct destructive testing of the area. JAG will make no evaluation as to the adequacy of the as-built components of the building design. This evaluation is beyond the scope of service from this inspection.

We were able to visit the property on February 7, 2025, and March 3, 2025, to review the existing conditions as it relates to the current condition of the property. All areas of the building were accessible to view.

Based on our recent site inspection, it is our professional opinion that the existing building is currently structurally stable. Although currently structurally stable, JAG does recommend specific scopes of work be implemented in a timely manner to ensure a stable structure moving forward.

CONCLUSIONS

Based on the information made available to us to date, as well as information gathered from our recent site visit(s), it is our professional opinion that there are areas of concern at the subject building. The majority of the current structural conditions noted are related to long-term conditions including negative effects from age, deterioration and long-term water intrusion. **We did not observe any immediate structural concerns at the building(s) that would require immediate action be taken. The buildings are currently structurally sound, and the concerns described below are currently not affecting the overall structural integrity of the buildings.** See **Attachment B** for the specific observed areas of recommended repairs.

OBSERVATIONS/RECOMMENDATIONS

The observed areas of concern are described below, which also include the recommended course of action. The suggested next steps are generally outlined below to remedy the items identified in this report. Our recommendations are conceptual in scope and are for use in planning and estimating costs only. The services of a licensed professional experienced in this industry should be retained to engineer and design the exact requirements. Other methods for these repairs may also be available and appropriate.

- **Church Rear Brick Wall Settlement (See Photographs 3 and 4)**- A noticeable overall settlement of rear church wall can be observed from the exterior view. The same wall is hidden from the interior view by the remaining plaster and ceiling profile. JAG would recommend that the removal of the interior finishes be completed to expose the wall in question. Further evaluation of the wall would be needed to conclude the next steps including the needed repairs.
- **Church Roof Joists (See Photographs 5 and 6)**- The existing church joists are currently hidden from view due to the church ceiling construction. Long term water intrusion is occurring at the roof due to a deteriorated exterior roofing. There is a strong possibility that roof joist construction has been compromised in areas where water intrusion has been occurring. JAG would recommend that the removal of the interior finishes be completed to expose the church joists in question. Further evaluation of the joists would be needed to conclude the next steps including the need for repairs and/or replacement.
- **Brick Pointing at Parish Building (See Photographs 7 and 8)**- The exposed perimeter walls of the parish building include an exterior layer of unreinforced brick. Both the brick-and-mortar joints are weathered and concaved throughout. JAG would recommend that these perimeter walls be routed and pointed to extend the lifespan of the original construction.
- **Roof Leaks (See Photographs 9 and 10)**- There are multiple locations on all slopes on both the church and parish roofs that water entry was confirmed. JAG would recommend that the existing roofs be removed and replaced to extend the lifespan of the original construction.

- Existing as-built underpinning (See Photographs 11 and 12)- Underpinning of the existing church foundation is in place and there are no noticeable defects. Due to the complexity of underpinning and large extent of underpinning work further evaluation would be recommended. JAG would recommend that further evaluation, including destructive testing and probing of the installed underpinning, be completed to ensure adequate and appropriate construction.
- Lateral Bracing of Parish perimeter walls (See Photographs 13 and 14)- As-built conditions include double height spaces where previous flooring has been removed. This creates a double height unbraced wall condition. JAG would recommend that further evaluation of the unbraced walls be completed, and appropriate temporary bracing be installed until proposed new floor elevations can be established.

Repair Priority List:

The repairs are listed in the following three categories.

“Immediate”: Repair and/or replacement should occur now to prevent potential for life safety concerns.

“Upcoming”: Repair is a necessity in upcoming months/years. Further neglect will create a potential for an “immediate” concern.

“Recommended”: Repairs shown are a recommendation to minimize risk of future distress, deterioration, water infiltration, etc.... These items should be categorized as regular maintenance of the building and its structural elements.

Immediate

- 1) NA

Upcoming

- 1) Further investigation into the settlement of the rear brick wall of the Church Building.
- 2) Further investigation into the current condition of the church roof joists.
- 3) Brick pointing of exterior walls at rear Parish building.
- 4) Provide temporary roofing protection at all roofs to eliminate ongoing water entry into the interior of the buildings. Roofing replacement will likely be required for final condition.

Recommended

- 1) Evaluation of the completed foundation wall underpinning of the church building.
- 2) Evaluation of the lateral bracing of the perimeter walls of the parish building.

CLOSURE

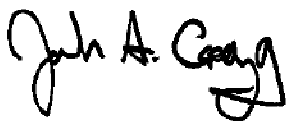
Photographs taken during our work, which are not included in this report, are retained in our files and are available to you upon request.

This report is for the exclusive use of our client and is not intended for any other purpose. Our report is based on information made available to us at this time. Should additional information become available, we reserve the right to determine the impact, if any, of the new information on our opinions and conclusions and to revise our opinions and conclusions if necessary and warranted by the discovery of additional information.

Thank you for allowing us to provide this service. If you have any questions or need additional assistance, please call.

Sincerely,

JAG Engineering, LLC



Josh A. Gregg, P.E.
Project Engineer
NY License #: 84636
Attachment A, Property Map
Attachment B, Recommended Repair Plan
Attachment C, Site Visit Photographs

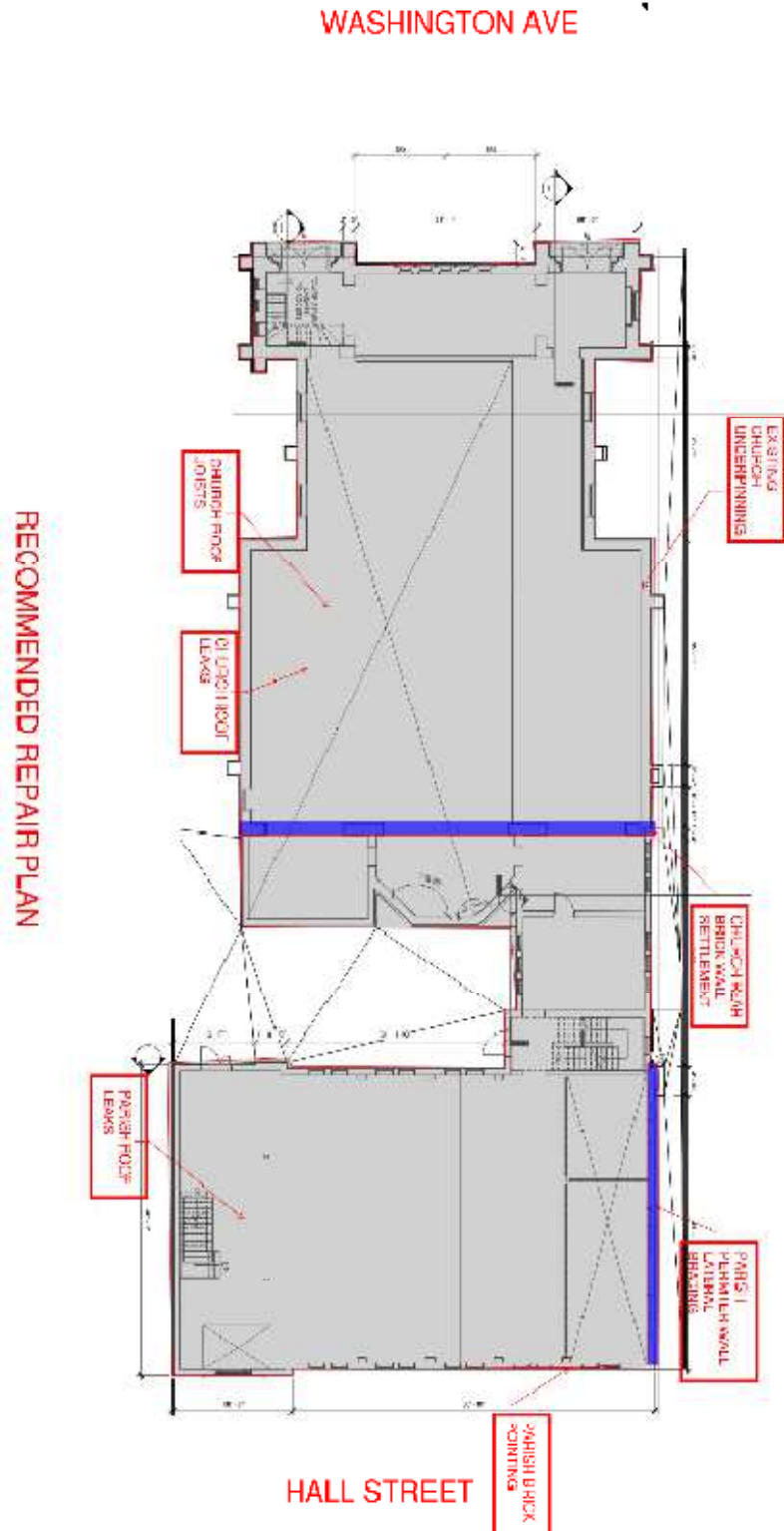


Attachment A- Property Map



Property Map

Attachment B- Recommended Repair Plans



DATE: March 6, 2025

Attachment C- Photographs

DATE: March 6, 2025

PHOTOGRAPH 1: Front Church Elevation along Washington Avenue



PHOTOGRAPH 2: Rear Parish Elevation along Hall Street

DATE: March 6, 2025



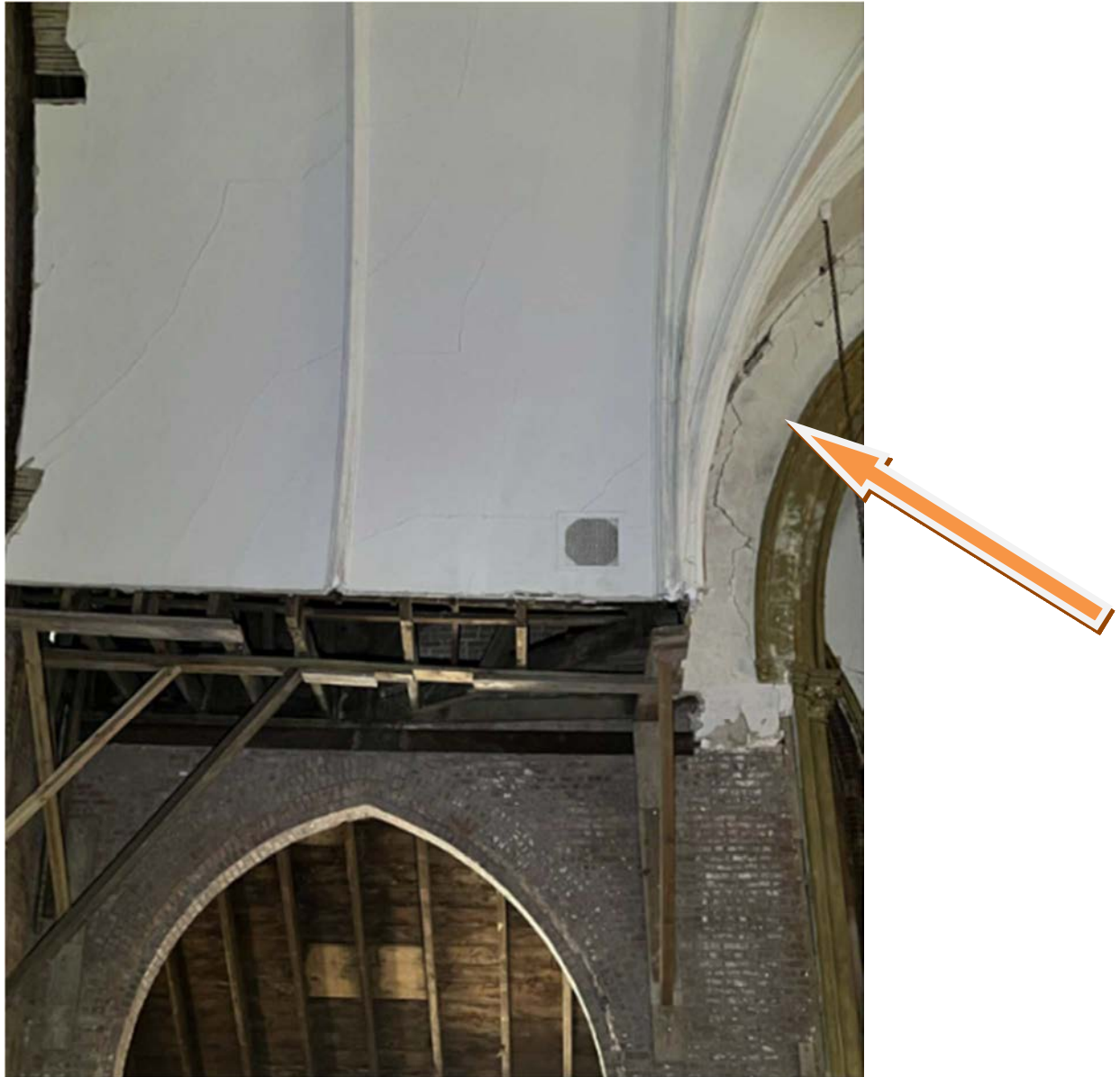
PHOTOGRAPH 3: Rear Brick Church Wall Settlement

DATE: March 6, 2025



PHOTOGRAPH 4: Rear Brick Church Wall Settlement. Note: hidden causes possible behind plaster/ceiling

DATE: March 6, 2025



PHOTOGRAPH 5: View of unknown condition of church roof joists

DATE: March 6, 2025



PHOTOGRAPH 6: View of unknown condition of church roof joists

DATE: March 6, 2025



PHOTOGRAPH 7: View of existing parish perimeter wall construction

DATE: March 6, 2025



PHOTOGRAPH 8: View of existing parish perimeter wall construction

DATE: March 6, 2025



PHOTOGRAPH 9: View of existing roof leaks

DATE: March 6, 2025



PHOTOGRAPH 10: View of existing roof leaks

DATE: March 6, 2025



PHOTOGRAPH 11: View of installed concrete underpinning

DATE: March 6, 2025



PHOTOGRAPH 12: View of installed concrete underpinning

DATE: March 6, 2025



PHOTOGRAPH 13: View of Parish Perimeter Wall

DATE: March 6, 2025



PHOTOGRAPH 14: View of Parish Perimeter Wall

DATE: March 6, 2025



July 15, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 6, LPC-25-11198

**257-263 Washington Avenue and 230-236 Hall Street –
Clinton Hill Historic District
Borough of Brooklyn**

To testify virtually, please join Zoom

Webinar ID: 160 030 8337

Passcode: 232342

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

Note: If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.