

October 21, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 6, LPC-26-01465

**322 3rd Avenue (aka 153 2nd Street and 340 3rd Avenue) – Brooklyn Rapid Transit Company (BRT) Central Power Station Engine House – Individual Landmark
Borough of Brooklyn**

To testify virtually, please join Zoom

Webinar ID: 160 189 6727

Passcode: 366871

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

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POWERHOUSE ARTS

CONTINUED MAINTENANCE OF DESIGNATED LANDMARK

October 21, 2025

Landmarks Preservation Commission

Public Hearing







programs & studios

Powerhouse Arts (PHA) is an arts non-profit where artists, students, and members of the public can experience culture, find community, and foster creative expression through:

- Attendance at events, including performances and fairs;
- Participation in educational workshops and skill-building classes; and
- Memberships in the Community Ceramics Studio and MGC Community Print Studio.



shops

PHA's shops help artists realize their visions. We work collaboratively with artists on projects across materials, offering project management and fabrication services in the following areas:

- Public Art;
- Print;
- Ceramics; and
- Textiles (The Alpha Workshops).

NYC LANDMARKS MAP

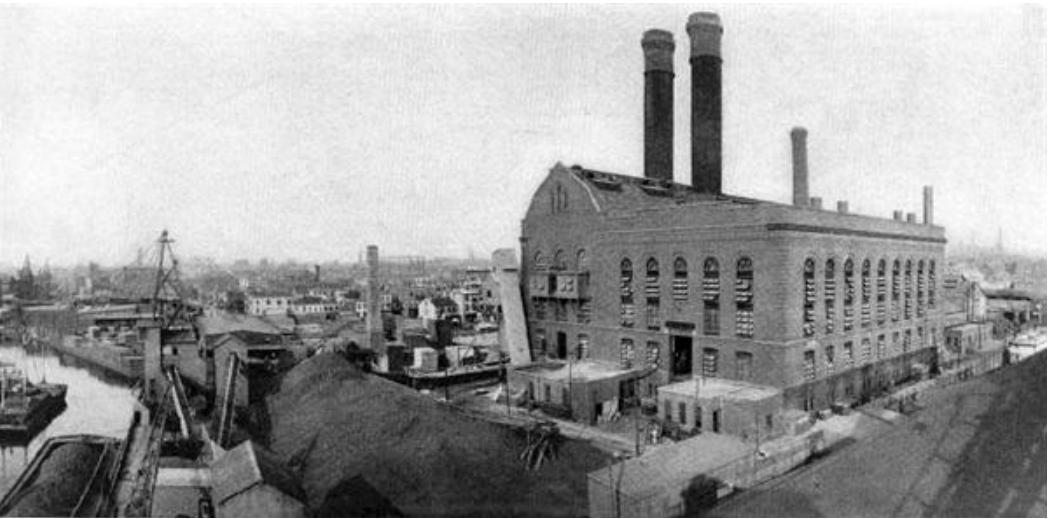
322 THIRD AVENUE
BROOKLYN, NY 11215

BROOKLYN RAPID TRANSIT COMPANY (BRT)
CENTRAL POWER STATION ENGINE HOUSE
DESIGNATION LIST 515 | LP-2639
DESIGNATED OCTOBER 29, 2019
BLOCK/LOT: 967/1



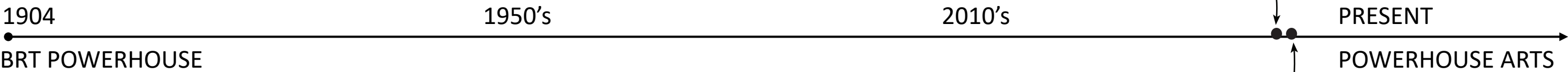
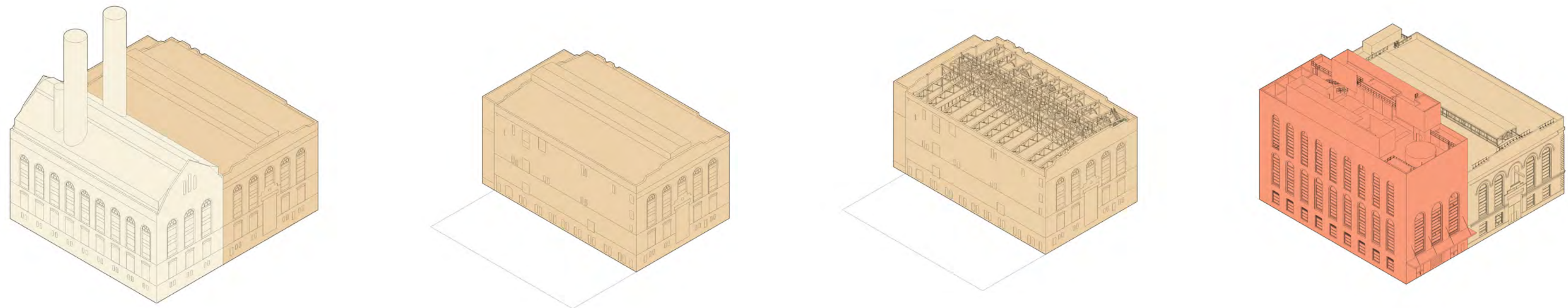
HISTORIC PHOTOS

322 THIRD AVENUE
BROOKLYN, NY 11215



CONSTRUCTION TIMELINE

MASSING STUDY, HDM



PROJECT COMPLETED 2023
PBDW ARCHITECTS | EXECUTIVE ARCHITECT
HERZOG & DEMEURON | DESIGN CONSULTANT

LEGEND

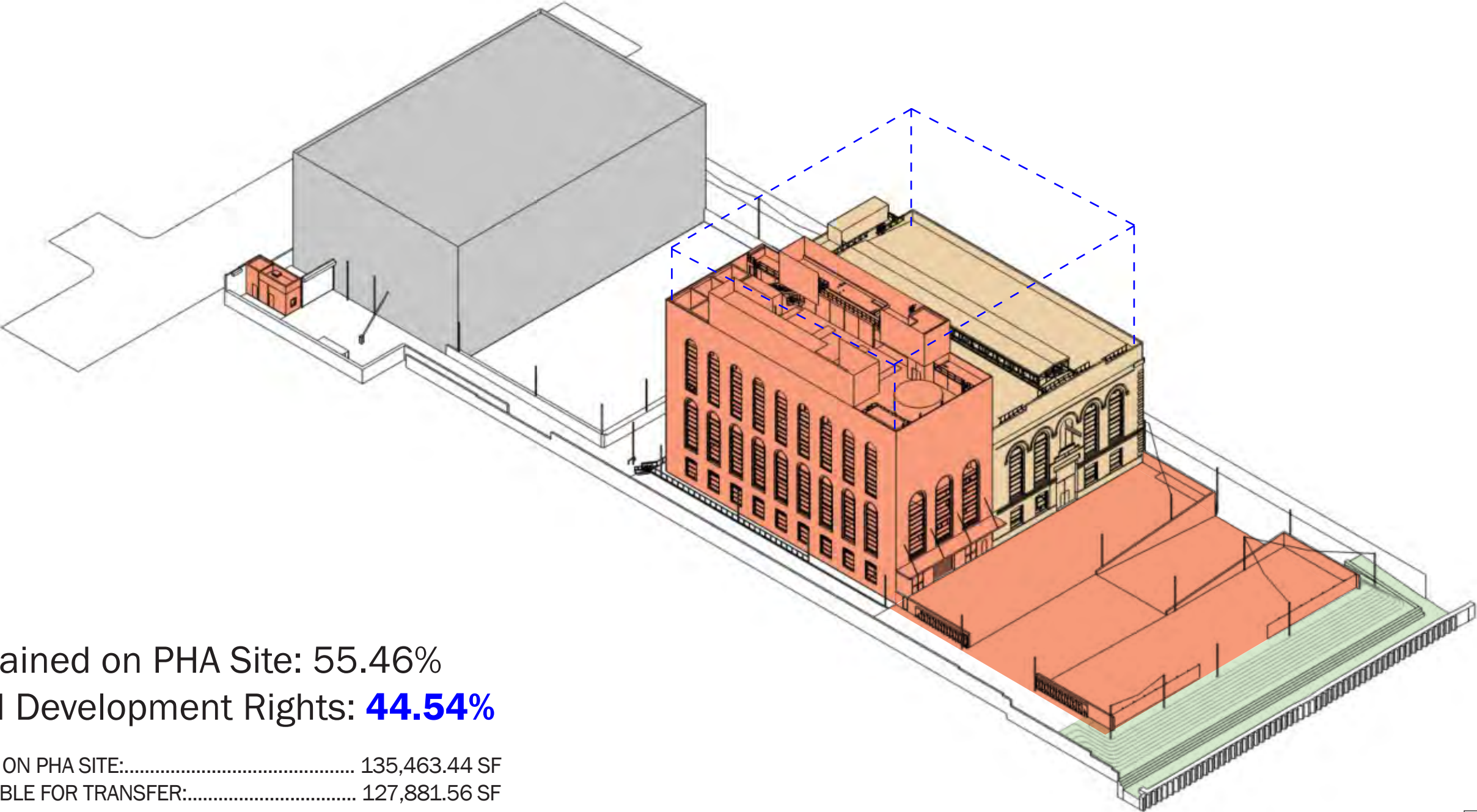
RECONSTRUCTED 2022

BUILT 1903

SITE CONTEXT MAP



TRANSFERRED DEVELOPMENT RIGHTS SUMMARY



Existing retained on PHA Site: 55.46%
Transferred Development Rights: **44.54%**

TOTAL ZFA UTILIZED ON PHA SITE:	135,463.44 SF
FLOOR AREA AVAILABLE FOR TRANSFER:	127,881.56 SF
FLOOR AREA BEING TRANSFERRED:	117,300 SF
REMAINING UNUSED FLOOR AREA:	10,581.56 SF*

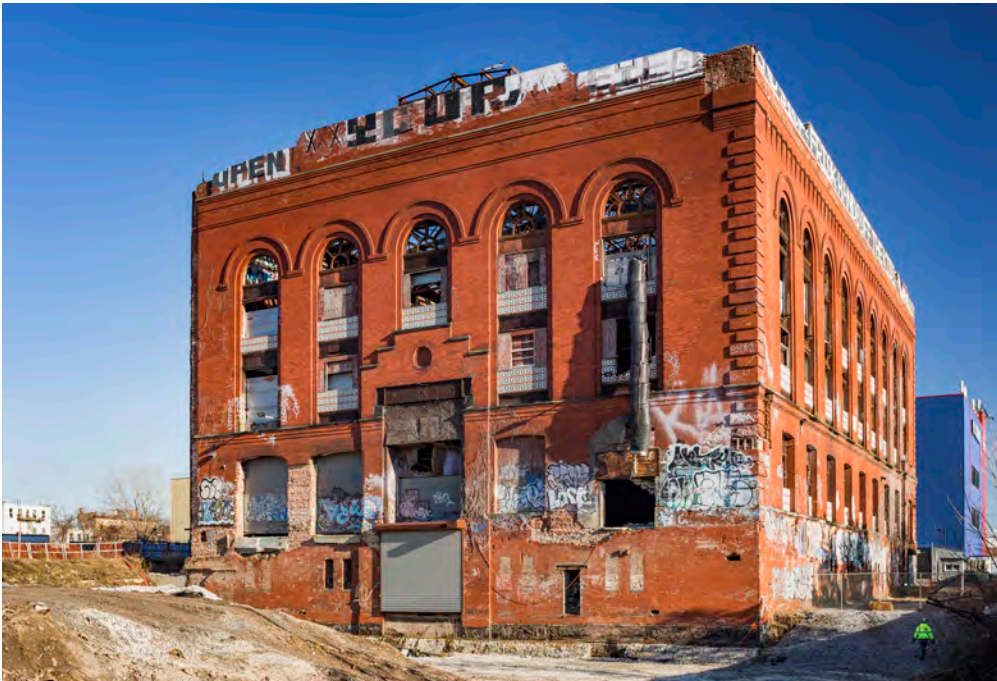
*NUMBERS UPDATED OCTOBER 2025

LEGEND

RECONSTRUCTED 2022

BUILT 1903

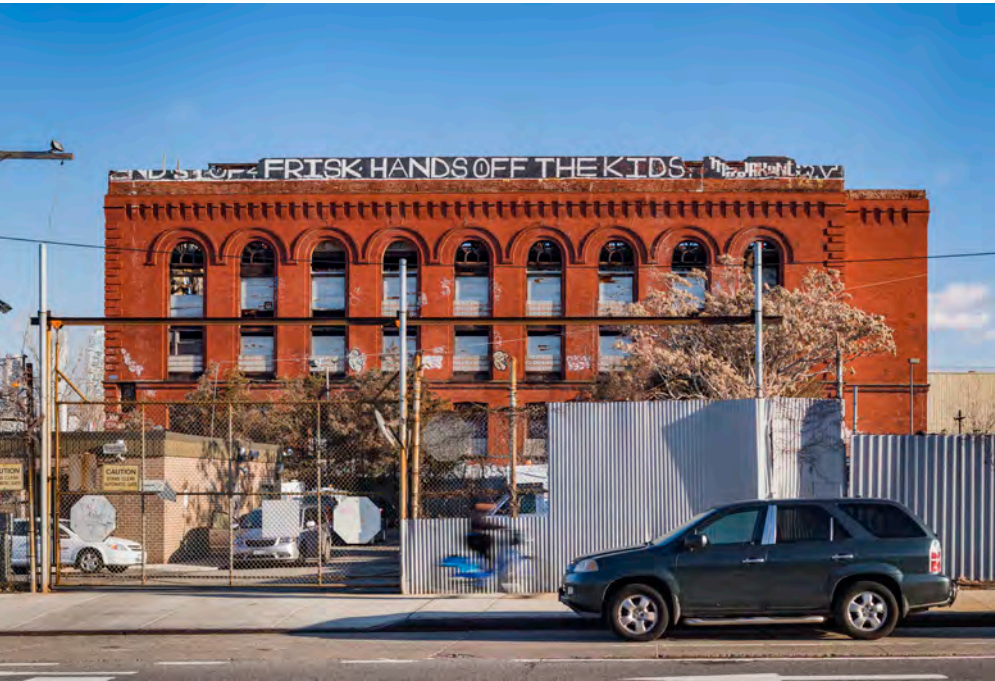
PRECONSTRUCTION PHOTOGRAPHS



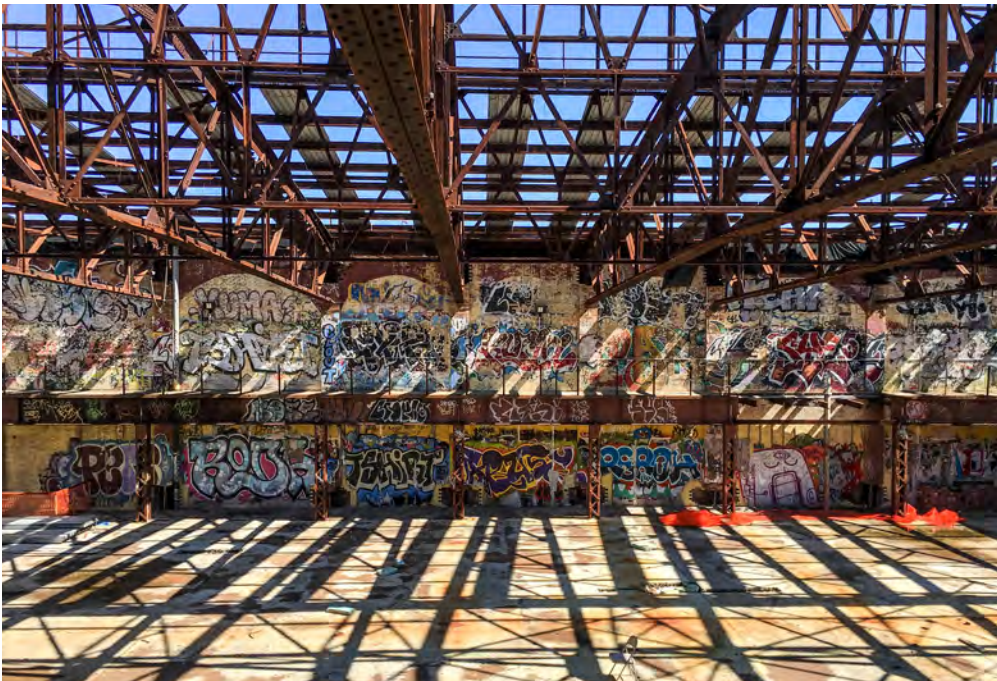
West Elevation preconstruction condition showing original grade and raised cellar level



West Elevation from Gowanus Canal, North Elevation obscured by tarp



South Elevation showing deteriorated parapet condition



Interior view of roof



East and South Elevations showing modifications to original openings



North Elevation behind protective tarp

TURBINE HALL RESTORATION



MASONRY WATERPROOFING



MASONRY REPOINTING REVIEW AT SEGMENTAL ARCHES



MASONRY CLEANING AND RESTORATION IN PROCESS



MASONRY INFILL AT EAST ELEVATION



WINDOW INSTALLATION

PRECONSTRUCTION AND RESTORED COMPARISON



West Elevation from Gowanus Canal, North Elevation obscured by tarp, 2016



View from Gowanus Canal, North and West Elevations, 2023

PRECONSTRUCTION AND RESTORED COMPARISON



South Elevation showing deteriorated parapet condition, 2016



West and South Elevations, 2023

PRECONSTRUCTION AND RESTORED COMPARISON



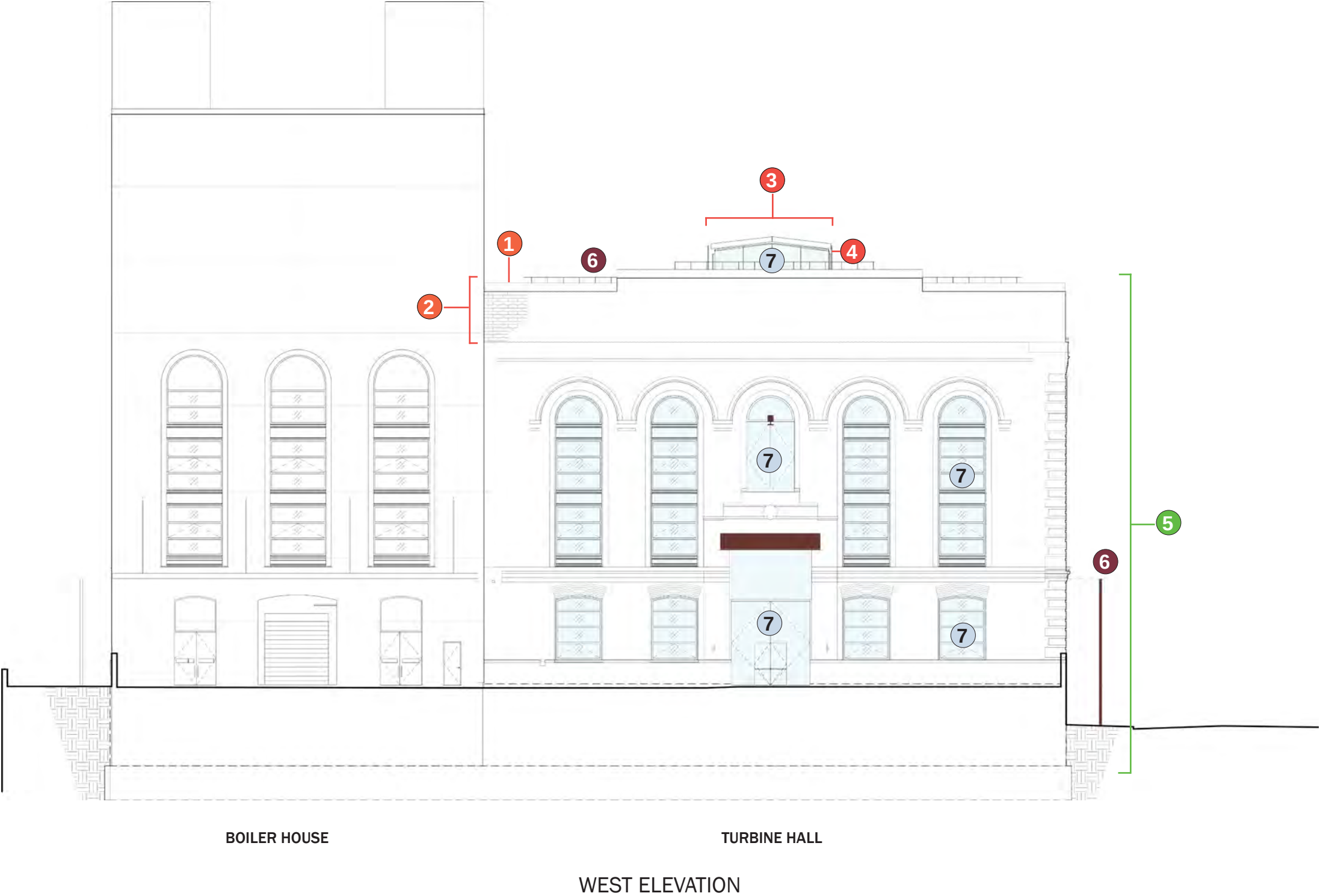
East and South Elevations showing modifications to original openings, 2016



View of East and South Elevations Completed Work, 2017

CONTINUED MAINTENANCE PLAN

ELEVATIONS CONDITIONS GUIDE



ZONE A: ROOF

- 1 Turbine Hall Roof. Roof membrane, Access Platforms Repairs & repainting, Roof hatch repairs, Flashing Repairs.
- 2 Parapets. Repointing, Flashing Repairs
- 3 Rooftop Monitor. Repairs & Repainting, Sealant Renewal.
- 4 Drainage. Gutters, Downspouts, Scuppers and Roof Drains.

ZONE B: MASONRY

- 5 Repointing & Facade Cleaning.

ZONE C: MISCELLANEOUS METALS

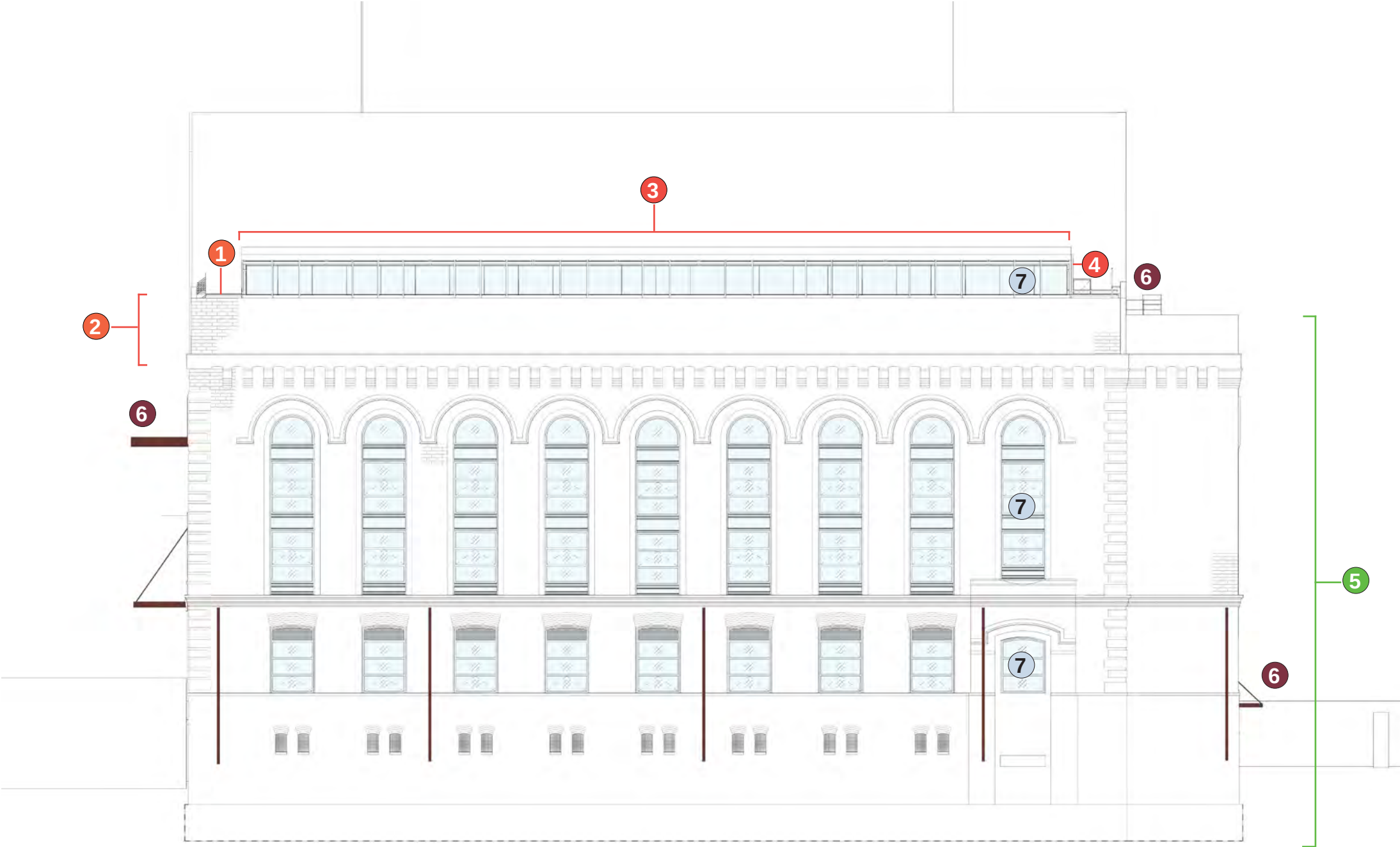
- 6 Repointing, Guardrail repairs & Repainting, Site lighting Repairs & Repainting. Drain Cleaning.

ZONE D: WINDOWS AND DOORS

- 7 Sealant Renewal, Check for Operability, Weather seals and glazing stops. Repainting

CONTINUED MAINTENANCE PLAN

ELEVATIONS CONDITIONS GUIDE



SOUTH ELEVATION

ZONE A: ROOF

- 1 Turbine Hall Roof. Roof membrane, Access Platforms Repairs & repainting, Roof hatch repairs, Flashing Repairs.
- 2 Parapets. Repointing, Flashing Repairs
- 3 Rooftop Monitor. Repairs & Repainting, Sealant Renewal.
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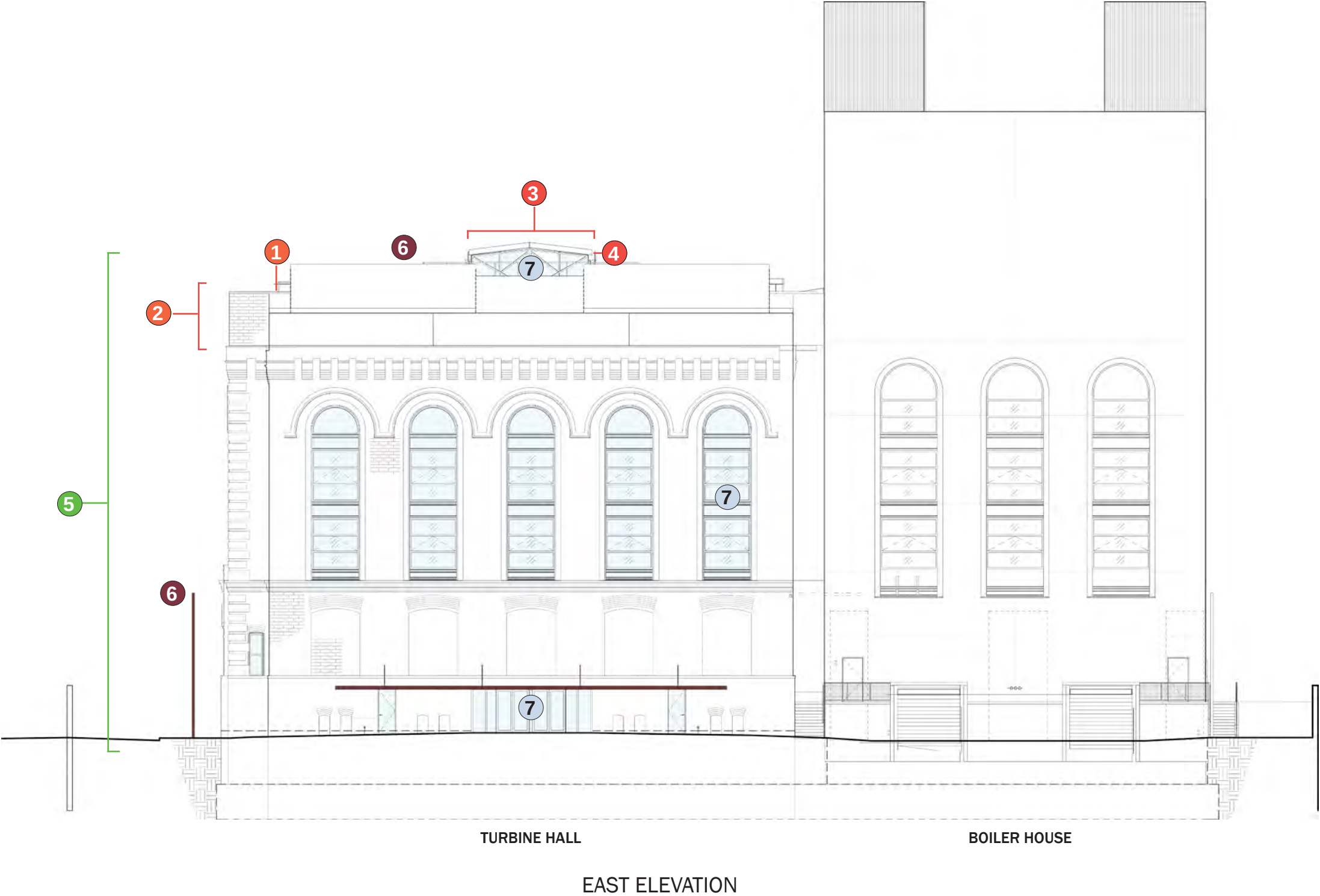
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CONTINUED MAINTENANCE PLAN

ELEVATIONS CONDITIONS GUIDE



ZONE A: ROOF

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ZONE C: MISCELLANEOUS METALS

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ZONE D: WINDOWS AND DOORS

- 7 Sealant Renewal, Check for Operability, Weather seals and glazing stops. Repainting

CONTINUED MAINTENANCE PLAN

ROOF PLAN CONDITIONS GUIDE



ZONE A: ROOF

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- 2 Parapets. Repointing, Flashing Repairs
- 3 Rooftop Monitor. Repairs & Repainting, Sealant Renewal.
- 4 Drainage. Gutters, Downspouts, Scuppers and Roof Drains.

ZONE B: MASONRY

- 5 Repointing & Facade Cleaning.

ZONE C: MISCELLANEOUS METALS

- 6 Repointing, Guardrail repairs & Repainting, Site lighting Repairs & Repainting. Drain Cleaning.

ZONE D: WINDOWS AND DOORS

- 7 Sealant Renewal, Check for Operability, Weather seals and glazing stops. Repainting

ZONE E: MECHANICAL

- 8 Typical mechanical repairs.



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APPENDIX
CONTINUED MAINTENANCE PLAN

CONTINUED MAINTENANCE PLAN

ZONE A: ROOFS

GENERAL SCOPE
TURBINE HALL ROOF
Localized Repairs & Maintenance: Roof membrane, Access Platforms Repairs & repainting, Roof hatch repairs, Flashing Repairs.
Roofing System: (a) Inspect membrane and flashing details around all penetrations, parapets and edges. (b) Clear debris from roof drains and inspect strainers. (c) Look for ponding, blistering or delamination.
Parapets and Aluminum Coping: (a) Inspect for sealant failure, corrosion, movement or fastener issues. (b) Ensure positive slope and secure attachment of coping. (c) Check for signs of water infiltration at base of parapets.
(a) Inspect steel trusses, access platform and metal elements for visible evidence of corrosion or paint failure. (b) Scrape and repaint selected areas of coated ferrous metal as needed; repaint on a regularly scheduled basis.
Parapets and Aluminum Coping: (a) Remove select coping section for sample inspection to inspect substrate corrosion or fastener degradation. (b) Check if sealants have reached end of life. Replace if over 10 years old.
Roofing System: (a) conduct roof condition assessment from certified roofer. (b) Perform adhesion and seam testing at key joints. (c) Replace flashing at penetrations that have reached end of service life.
PARAPETS
Localized Repairs & Maintenance: Repointing, Flashing Repairs
Repaint joints in parapet or capping stones where the existing mortar has eroded or cracked, allowing moisture penetration.
Re-secure loose flashing at the parapets. Clean out old mortar or fastening material and make sure that flashing is properly inserted into reglet.
ROOFTOP MONITOR
Localized Repairs & Maintenance: Repairs & Repainting, Sealant Renewal
Check window sills for proper drainage.
(a) Inspect all metalwork and ensure durable 3-coat paint system is intact. (b) Repair, prime, and repaint windows, doors, frames, and sills as required. (c) Scrape and repaint selected areas of coated ferrous metal as needed; repaint on a regularly scheduled basis.
DRAINAGE
Localized Repairs & Maintenance: Gutters, Downspouts, Scuppers and Roof Drains
Remove leaves and other debris.
(a) Correct misalignments and adjust, if necessary, to ensure positive drainage and to ensure water flows to drains and does not pond. (b) Seal leaking seams or pinholes in gutters and elbows.



CONTINUED MAINTENANCE PLAN

ZONE B: MASONRY

GENERAL SCOPE
EXTERIOR WALLS
Localized Repairs & Maintenance: Repointing
At Brick: (a) Check for mortar deterioration, focusing on steel-lintels, window heads and quoined corners. (b) Repoint masonry in areas where mortar is loose or where masonry units have settled. (c) Minor repointing at all high-exposure zones. (d) Check condition of weeps or flashing if visible.
Inspect lintels and embedded metal elements for visible signs of corrosion. Follow up as required with engineer and architect.
At bluestone sills and ornamental masonry: (a) Inspect for cracks or signs of movement. (b) Repoint masonry in areas where mortar is loose or where masonry units have settled.
Check to ensure lead caps are secured and intact at bluestone joints, inspect polyurethane sealant and mortar joints behind caps.
Review need to re-apply or augment liquid applied flashing at exposed vertical joint if evidence of UV or edge delamination noted
Document any settlement or separation of buildings (between TH and BH) that may impact joint behaviour. Follow up as required with engineer and architect.
Façade Cleaning
(a) Inspect brick walls for cracks, smalls, efflorescence or biological growth. (b) Gently clean if needed using non-abrasive methods. (c) Gently test-clean select areas of exterior wall surfaces at corners and joints to ensure surface deposits are not contributing to deterioration while protecting existing graffiti to remain.
INTERIOR WALLS
Localized Repairs & Maintenance: Repointing
Repoint masonry in areas where mortar is loose or where masonry units have settled.
Inspect exposed interior masonry for cracks or signs of movement.



CONTINUED MAINTENANCE PLAN

ZONE C: MISCELLANEOUS METALS

GENERAL SCOPE
FOUNDATION AND GRADE
Localized Repairs & Maintenance: Drain Cleaning
Remove leaves and other debris from drains to prevent accumulation. Detach drain grates from paved areas and extract clogged debris. Flush with a hose to ensure that there is no blockage. Use a professional drain service to clear obstructions if necessary.
Reset splash blocks at the end of downspouts or add extender tubes to the end of downspouts as necessary
Wash off discoloration on foundations caused by splash-back, algae, or mildew.
Selectively repoint unit masonry as needed.
BUILDING PERIMETER
Localized Repairs & Maintenance: Repointing, Guardrail repairs & Repainting, Site lighting Repairs & Repainting
Reattach loose brackets, lamps, or signs. With electrical boxes for outlets or lighting devices, ensure that cover plates are properly sealed. Prime and paint metal elements as needed.
PARKING/BASEMENT
Localized Repairs & Maintenance: Cleaning and Security
Check window grilles for damage and remove leaves and other debris to prevent accumulation.



CONTINUED MAINTENANCE PLAN

ZONE D: WINDOWS AND DOORS

GENERAL SCOPE
ENTRY AND AWNING
Localized Repairs & Maintenance: Repointing, sealant renewal, Repainting
(a) Inspect all metalwork and ensure durable 3-coat paint system is intact. (b) Repair, prime, and repaint windows, doors, frames, and sills as required.
DOORS
Door Maintenance, Weatherstripping, Repainting
(a) Check weather stripping on doors and windows and adjust or replace as necessary. (b) Correct perimeter cracks around doors to prevent water and air infiltration. Use modern sealants as appropriate.
(a) Inspect all metalwork and ensure durable 3-coat paint system is intact. (b) Repair, prime, and repaint windows, doors, frames, and sills as required.
WINDOWS
Localized Repairs & Maintenance: Sealant Renewal, Check for Operability, Weather seals and glazing stops
Inspect window openings for condensation and air flow.
(a) Adjust awning windows as needed for proper alignment and tight fit. (b) Clean and lubricate hardware. (c) Check window sills for proper drainage.
(a) Correct perimeter cracks around windows to prevent water and air infiltration. Use modern sealants as appropriate. (b) Replace sealant. (c) Check gaskets.
Clean weep holes; check that weep holes at the bottom of the panels are open so water will not be trapped on the sill.
(a) Inspect all metalwork and ensure durable 3-coat paint system is intact. (b) Repair, prime, and repaint windows, doors, frames, and sills as required.

ZONE E: MECHANICAL

GENERAL SCOPE
MECHANICAL ROOF
Localized Repairs & Maintenance: Flashing Repairs, Guardrail repairs & Painting
Where mechanical equipment is mounted on flat or low-sloped roofs, ensure that access for maintenance can be provided without damaging the roof. Clean out trapped leaves and debris from around equipment base and consider adding a protective walkway for access.



APPENDIX B
EXISTING CONDITIONS ASSESSMENT

EXISTING CONDITIONS ASSESSMENT

TURBINE HALL RESTORATION



KEY	RESTORATION NOTE
R-1	The roof was reconstructed using the existing historic trusses to match the original historic configuration.
R-2	Historic steel trusses and columns were carefully restored to ensure structural stability and visual continuity.
R-3	The exterior masonry was stabilized and repointed to restore structural integrity and appearance. Repointing mortar was selected after thorough mortar analysis was conducted to match original composition.
R-4	Custom brick was sourced to match the original in color, texture, and size, utilizing a specialized firing system and laboratory testing to meet modern performance standards.
R-5	Ornamental masonry was restored to reflect the building’s original craftsmanship, including: • Brick quoining • Shallow crenellated brick frieze below the parapet • Bluestone sills and string courses
R-6	Segmental brick arches and horizontal brick moldings were restored using custom-shaped bricks replicating original profiles.
R-7	Damaged bricks across the façade were replaced with custom-fabricated units matching the original in color, size, and texture.
R-8	Bluestone units at the sills and string courses were selectively replaced to match the historic originals.
R-9	Biological growth embedded in masonry joints was carefully removed to prevent further deterioration.
R-10	The entire exterior was cleaned to remove extensive biological growth and surface contaminants.
R-11	The brick parapet was reconstructed to restore its structural and aesthetic function.
R-12	Nonhistoric infill was removed, and original window and door openings were restored based on historic documentation.
R-13	New metal spandrel panels were installed to match original profiles and materials in original spandrel locations..
R-14	The main entrance facing the Canal was restored to its original condition.
R-15	The entrance bay at the South Elevation was also fully restored.
R-16	The gabled steel-frame monitor on the roof was restored in place, existing steel elements were repaired and stabilized.

EXISTING CONDITIONS ASSESSMENT

TURBINE HALL RESTORATION



R-17	The forecourt and work yard along the Canal were reconstructed in keeping with historic site layout and function of the original yard.
R-18	Surface-mounted conduit and nonhistoric infrastructure openings were replaced with new sleeves that match the existing masonry profile and finish.
R-19	Abandoned and embedded steel elements were surveyed for stability and either removed or stabilized using a rust-inhibitive coating.
R-20	Original waterproofing details were improved to better protect vulnerable architectural features such as upward-facing corbelled bricks.
R-21	Bluestone sills were resurfaced to provide better drainage.
R-22	Concrete floors were constructed inside the Turbine Hall to align with the levels of the original mezzanines, preserving the spatial hierarchy of the historic interior.

EXISTING CONDITIONS ASSESSMENT

TURBINE HALL ALTERATIONS

Modifications to historic materials were undertaken selectively and only where required. All interventions were strategically designed to achieve four primary objectives:

- PRESERVATION

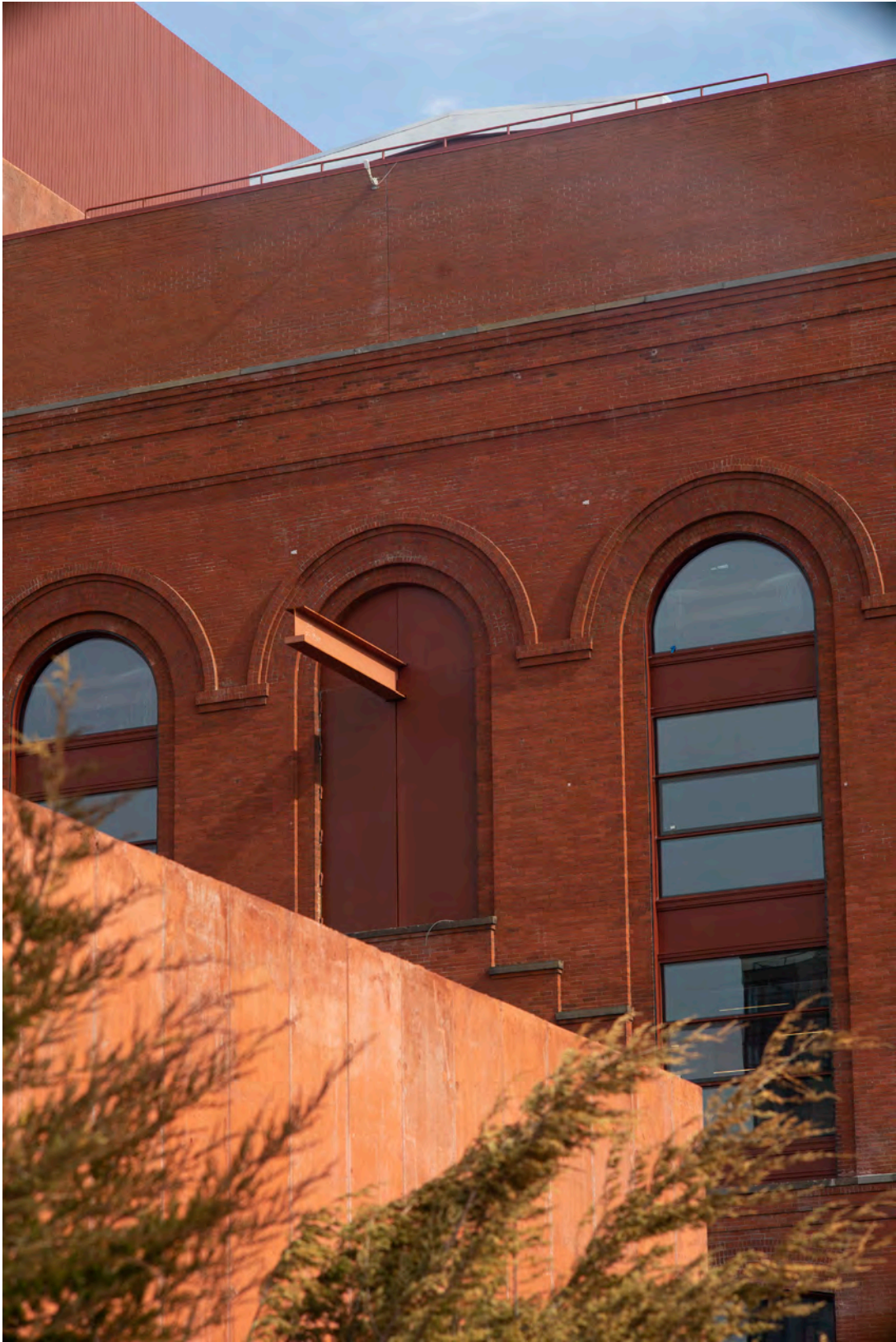
Preserving the historic integrity of the structure and ensuring the long-term durability of adjacent historic materials.
- COMMUNITY

Respecting the site’s cultural and community significance.
- PROGRAM

Accommodating the functional and operational demands of a full-service fabrication arts facility.
- CODE

Ensuring compliance with contemporary building codes and environmental regulations.

KEY	ALTERATION NOTE	OBJECTIVE
A-1	A new Boiler House was constructed utilizing the foundation of the original 1904 structure, thereby reestablishing the historic architectural relationship between the Turbine Hall and the Boiler House addition. The new design changed the original fenestration and roofline to delineate new construction and meet programmatic requirements.	PRESERVATION PROGRAM
A-2	The grade surrounding the building perimeter was raised to address drainage, 100-year storms, ADA access requirements and circulation. Raising the grade also allowed the building height to remain below requirements thus preserving the exposed historic trusses on the interior.	PRESERVATION PROGRAM CODE
A-3	Existing exterior graffiti and patina were preserved as part of the building’s cultural and aesthetic heritage.	COMMUNITY
A-4	Open parking was added in the cellar to meet zoning requirements and accommodate modern usage requirements, while preserving the historic above-grade structure.	CODE
A-5	A new entrance opening, complete with an awning, was constructed on the East façade to facilitate accessibility and circulation.	PROGRAM CODE
A-6	Site lighting was installed for security to reference the design of the historic catenary light fixtures.	COMMUNITY CODE
A-7	Missing stone coping was replaced with modern sheet metal coping, color-matched to the original masonry.	PRESERVATION



EXISTING CONDITIONS ASSESSMENT

TURBINE HALL ALTERATIONS

A-8	Parapet heights were modified to comply with modern waterproofing and drainage requirements.	PRESERVATION CODE
A-9	Brick masonry above the corbelled frieze was rebuilt, omitting the original cornice in favor of a streamlined profile.	OTHER
A-10	The monumental round-arched windows were replaced with operable, high-performance window units that meet contemporary energy and performance standards.	PROGRAM CODE
A-11	New louvers were installed in existing openings as program required to match the historic building fabric in appearance and material.	PROGRAM CODE
A-12	Nonhistoric infill at the East facade was removed and replaced with brick that matches the original masonry in size, texture, and color.	PROGRAM
A-13	A new hoist beam was installed at the East facade to meet operational and programmatic needs of the fabrication facility.	PROGRAM
A-14	Metal panels were installed on the third-floor mezzanine at the east façade, designed to match the original metal spandrel profiles.	PROGRAM
A-15	Ground-level windows on the east and west facades were infilled with brick to maintain program requirements and security.	PROGRAM
A-16	Design enhancements were implemented throughout the project to ensure compliance with contemporary building codes and environmental regulations, including flood zone resilience measures and the incorporation of seismic control joints.	PRESERVATION CODE
A-17	Lost masonry turret on the North return of the East Elevation was omitted with little information to base a recreation on.	OTHER
A-18	Air handing units were installed on the lower roof of the Turbine Hall Annex (East Elevation). The equipment was painted to match the historic brick and painted steel throughout Turbine Hall.	PROGRAM CODE



EXISTING CONDITIONS ASSESSMENT

ADDITIONAL IMPROVEMENTS

Site Remediation and Additional Improvements*

- 1. Prior to the start of construction, Powerhouse voluntarily completed a remediation process under the New York State Brownfield Cleanup Program.
- 2. In 2024, the Gowanus Superfund Cleanup, Remedial Target Area 1 (RTA-1), was successfully completed.
- 3. A new landscaped area was created along the Canal to enhance public engagement and environmental quality.
- 4. A new security gatehouse was constructed along 3rd Avenue to enhance site access and monitoring.
- 5. New security features were installed, including site lighting, defined parking areas, vehicular driveways, and metal bollards. A custom-fabricated steel gate was designed to secure access to the forecourt and meet zoning requirements for site screening.

**Specifically not part of the landmark site.*

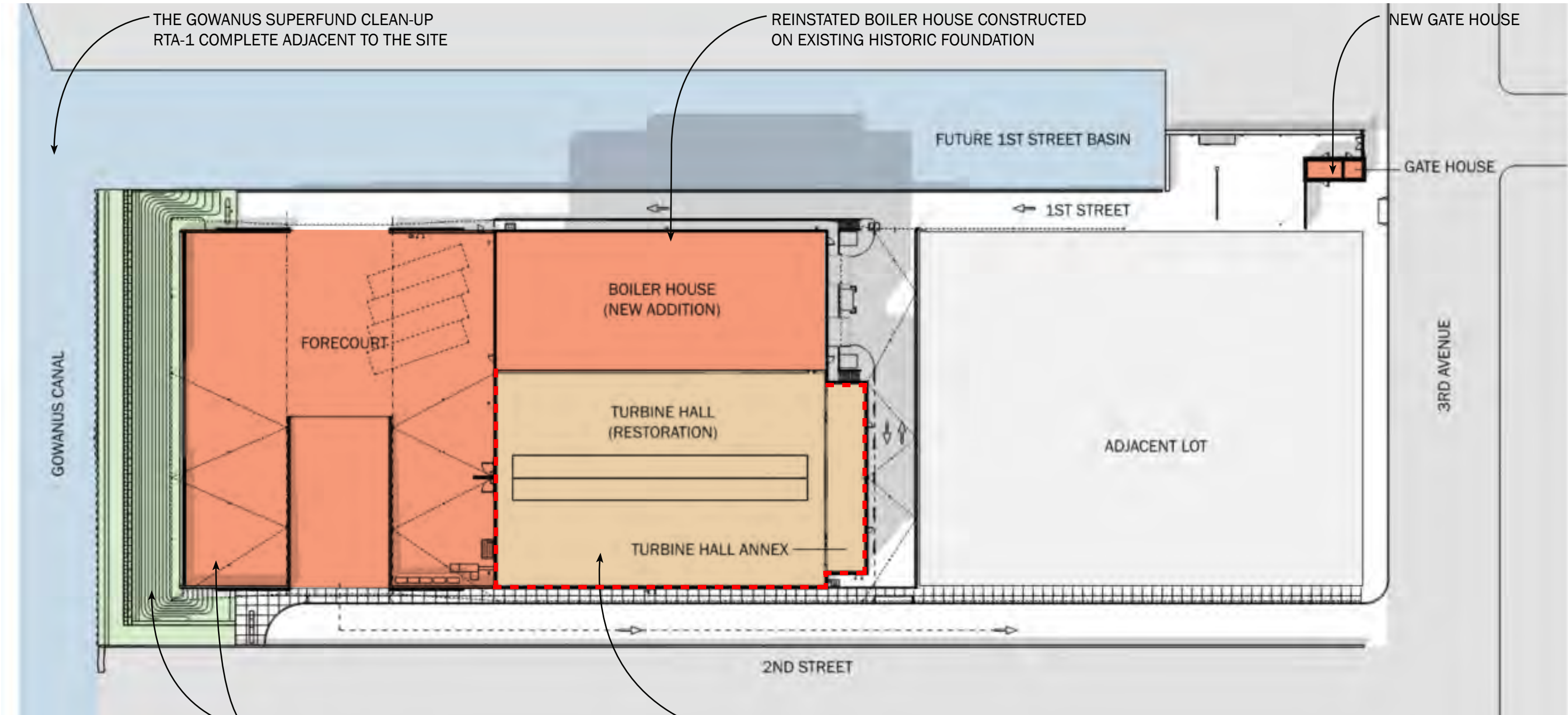


APPENDIX C

RESTORATION SCOPE

CONSTRUCTION TIMELINE

ANNOTATED SITE PLAN



SITE REMEDIATION AND IMPROVEMENTS:
INCLUDING VOLUNTARY REMEDIATION
UNDER THE NYS BROWNFIELD CLEANUP
PROGRAM

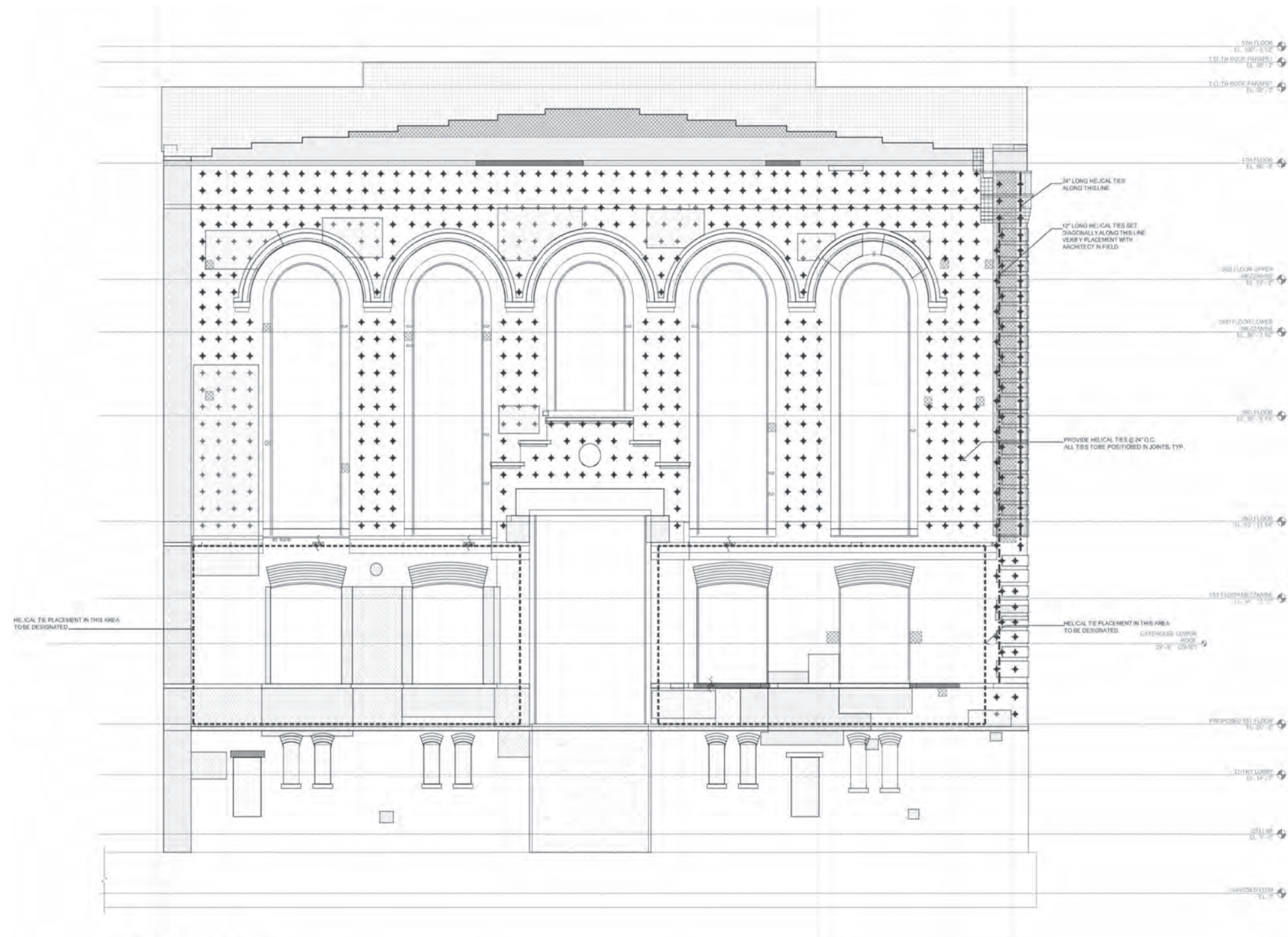
RESTORATION OF HISTORIC TURBINE
HALL: INCLUDING THREE ORIGINAL
BRICK FACADES

PROJECT COMPLETED 2023
PBDW ARCHITECTS | EXECUTIVE ARCHITECT
HERZOG & DEMEURON | DESIGN CONSULTANT

LEGEND

- LANDMARK SITE
- NOT PART OF LANDMARK SITE
- RECONSTRUCTED 2022
- BUILT 1903

TURBINE HALL RESTORATION



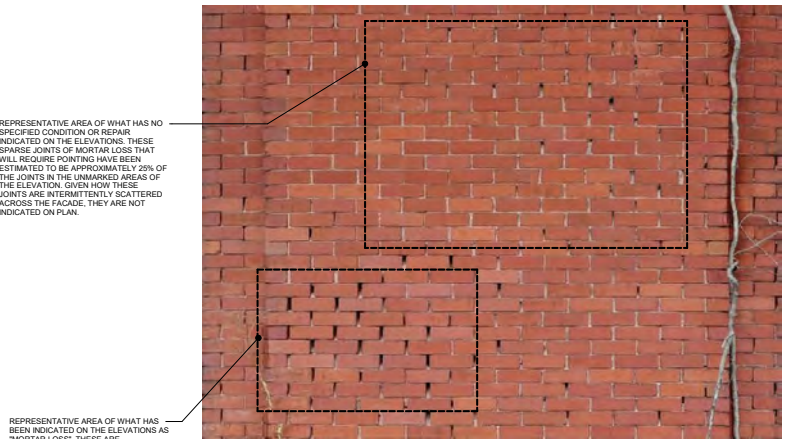
WEST ELEVATION

NOTE

- ALL HELICAL TIES TO BE POSITIONED IN JOINTS.

LEGEND

- HELICAL TIES @ 24" O.C. UNLESS WHERE OTHERWISE NOTED
- BASE SCOPE HELICAL TIES

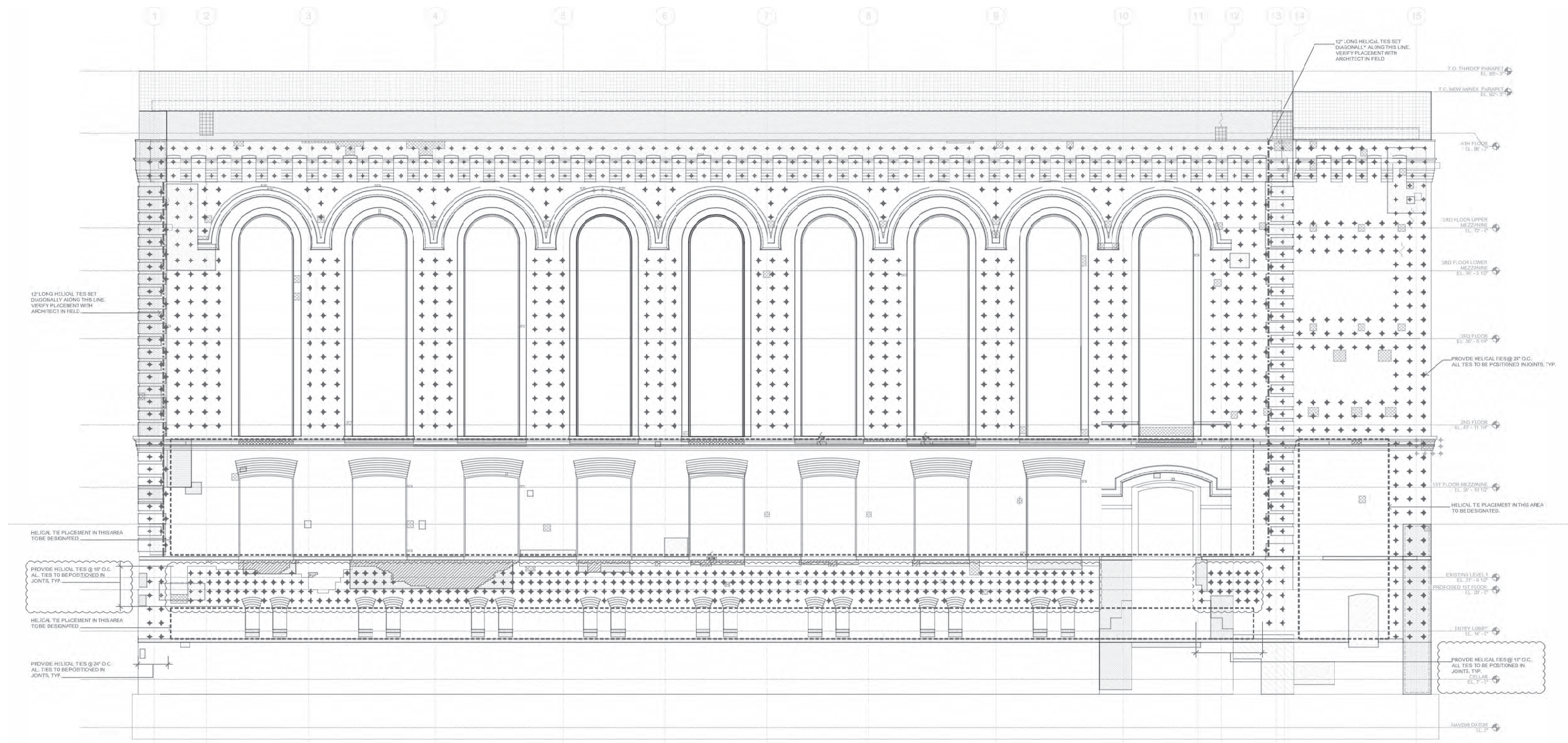


REPRESENTATIVE AREA OF WHAT HAS NO SPECIFIED CONDITION OR REPAIR INDICATED ON THE ELEVATIONS. THESE SPARSE JOINTS OF MORTAR LOSS THAT WILL REQUIRE POINTING HAVE BEEN ESTIMATED TO BE APPROXIMATELY 20% OF THE JOINTS IN THE UNMARKED AREAS OF THE ELEVATION. GIVEN NOW THESE JOINTS ARE INTERMITTENTLY SCATTERED ACROSS THE FACADE, THEY ARE NOT INDICATED ON PLAN.

REPRESENTATIVE AREA OF WHAT HAS BEEN INDICATED ON THE ELEVATIONS AS "MORTAR LOSS". THESE ARE CONCENTRATED AREAS OF SIGNIFICANT MORTAR LOSS THAT HAS BEEN IDENTIFIED BY VISUAL OBSERVATION.

TYPICAL CONDITION OF FACEBRICK AND BACKUP REQUIRING CORNER RECONSTRUCTION

TURBINE HALL RESTORATION



SOUTH ELEVATION

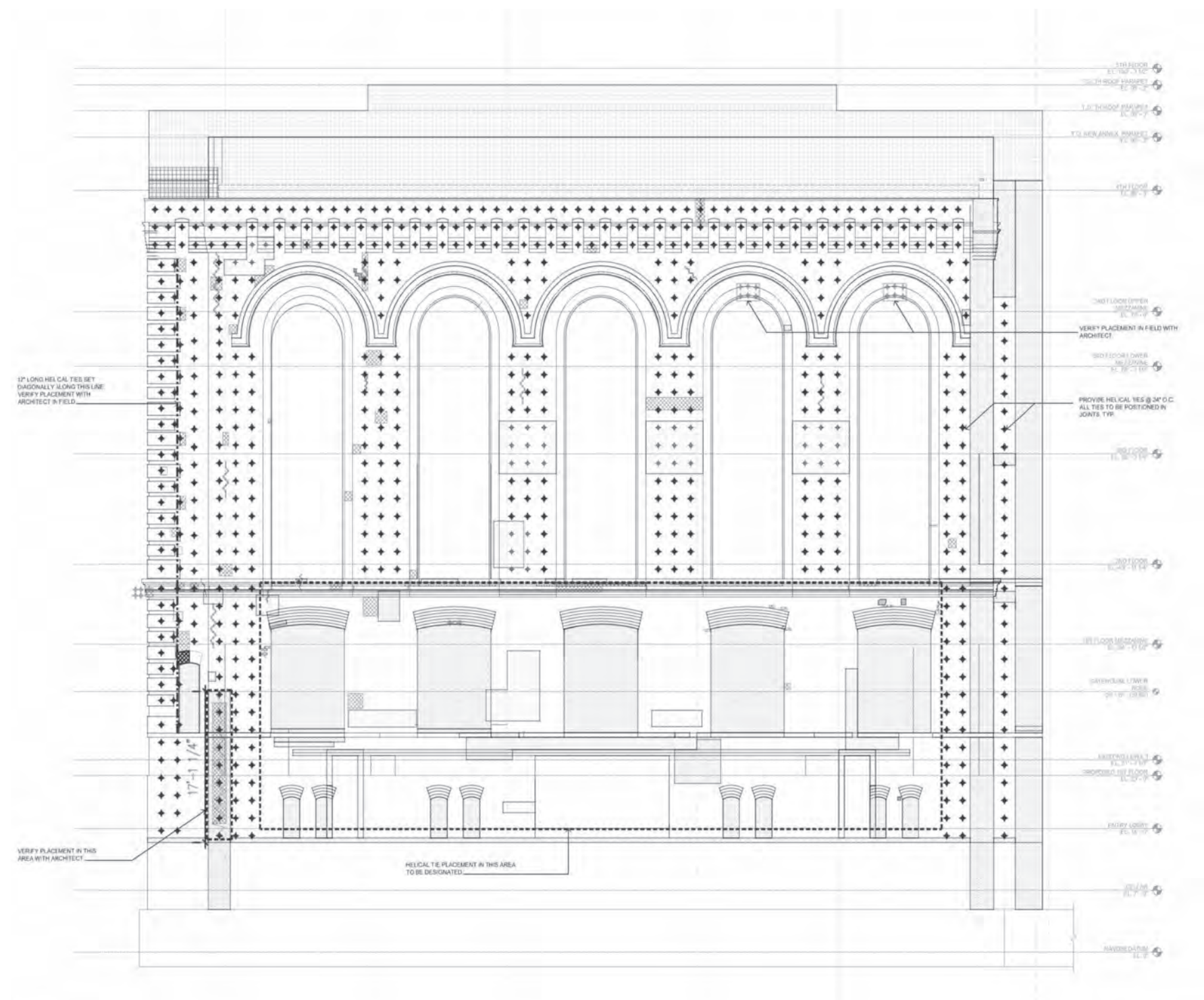
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LEGEND

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TURBINE HALL RESTORATION



EAST ELEVATION

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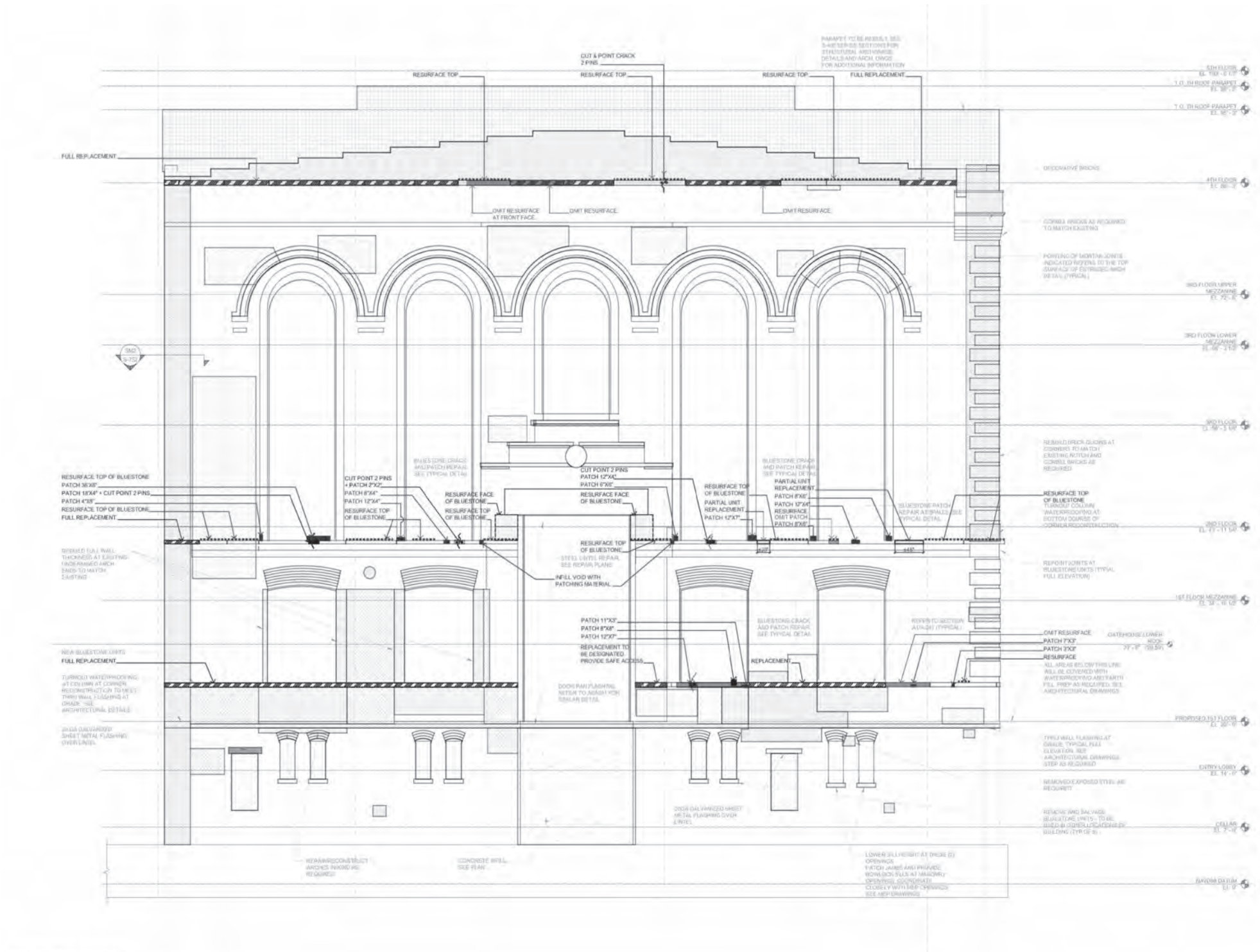
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TYPICAL CONDITION OF FACEBRICK AND BACKUP REQUIRING CORNER RECONSTRUCTION

TURBINE HALL RESTORATION

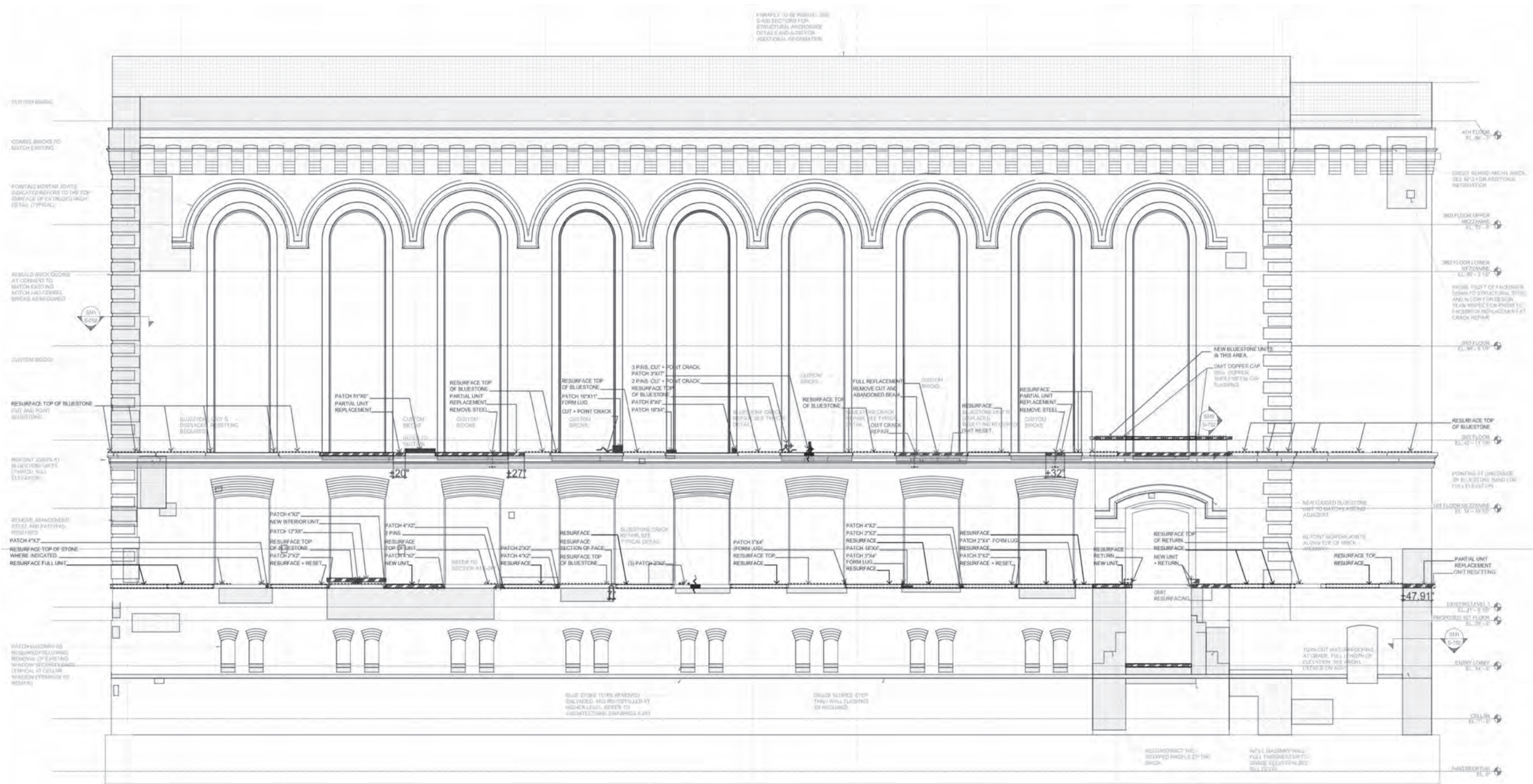


WEST ELEVATION



TYPICAL CONDITION OF BLUESTONE UNITS REQUIRING FULL OR PARTIAL REPLACEMENT

TURBINE HALL RESTORATION

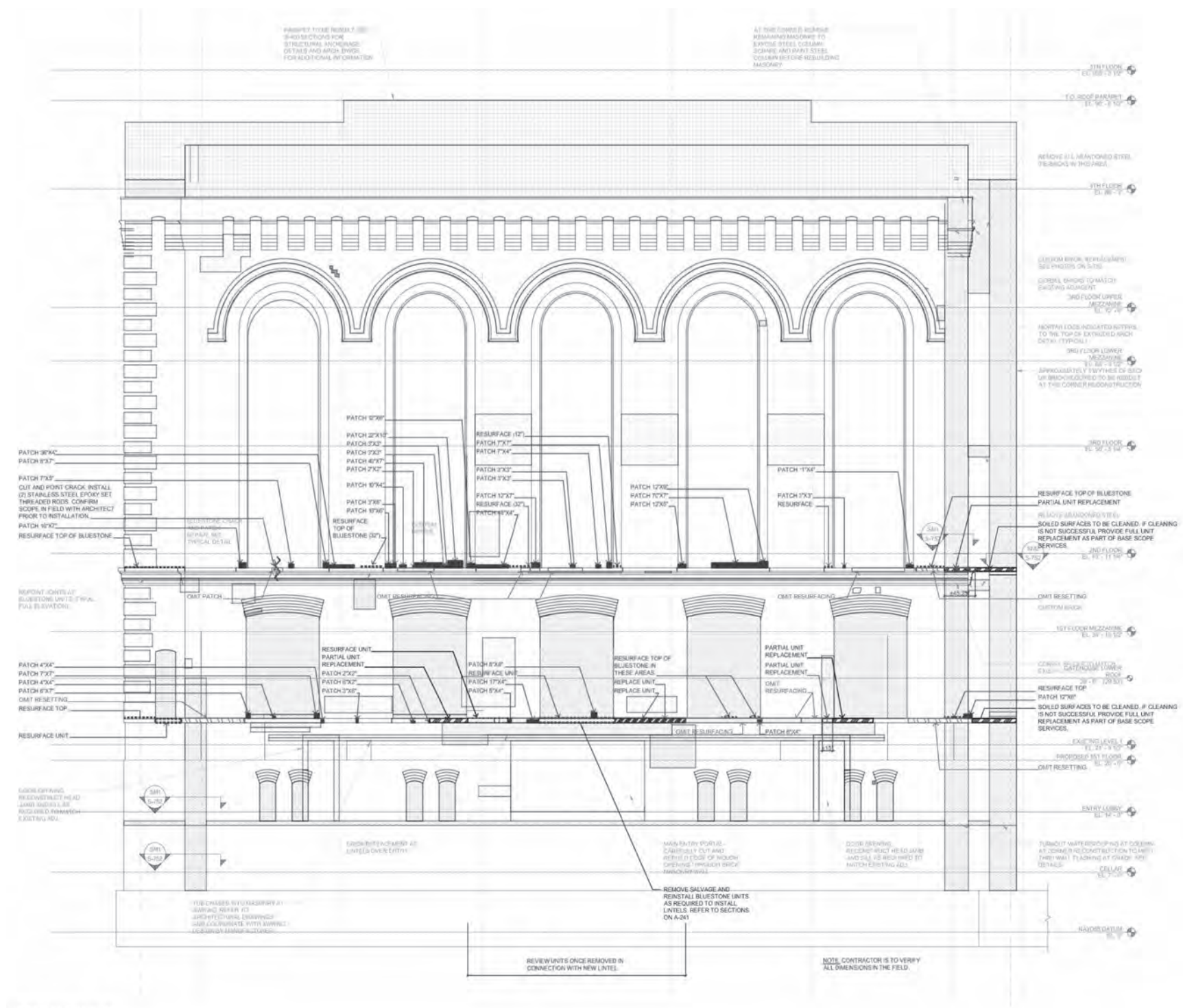


SOUTH ELEVATION



TYPICAL CONDITION OF WINDOW SURROUNDS REQUIRING PREPARATION FOR WINDOW INSTALLATION

TURBINE HALL RESTORATION



EAST ELEVATION

LEGEND

BLUESTONE PATCH

BLUESTONE PARTIAL UNIT REPLACEMENT

BLUESTONE REPLACEMENT

BLUESTONE RESURFACE

BLUESTONE CRACK



TYPICAL CONDITION OF BIOLOGICAL GROWTH TO BE REMOVED

October 21, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 6, LPC-26-01465

**322 3rd Avenue (aka 153 2nd Street and 340 3rd Avenue) – Brooklyn Rapid Transit Company (BRT) Central Power Station Engine House – Individual Landmark
Borough of Brooklyn**

To testify virtually, please join Zoom

Webinar ID: 160 189 6727

Passcode: 366871

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.