

**The current proposal is:**

**Preservation Department – Item 1, LPC-26-03280**

**138-154 St. Felix Street, aka 11-21 Hanson Place –  
Brooklyn Academy of Music Historic District  
Borough of Brooklyn**

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

# **144 ST. FELIX STREET**

## **ADAPTIVE-REUSE & ENLARGEMENT**

### **STREKTE**

**fx**collaborative

**ADP**  
ARCHITECTS

**LPC Certificate of Appropriateness Response to Public Testimony**

**07 January 2026**

# **Summary of Concerns Raised:**

## **I. Necessity of Enlargement**

## **II. Relationship with One Hanson Place**

## **III. Height of Proposed Tower**

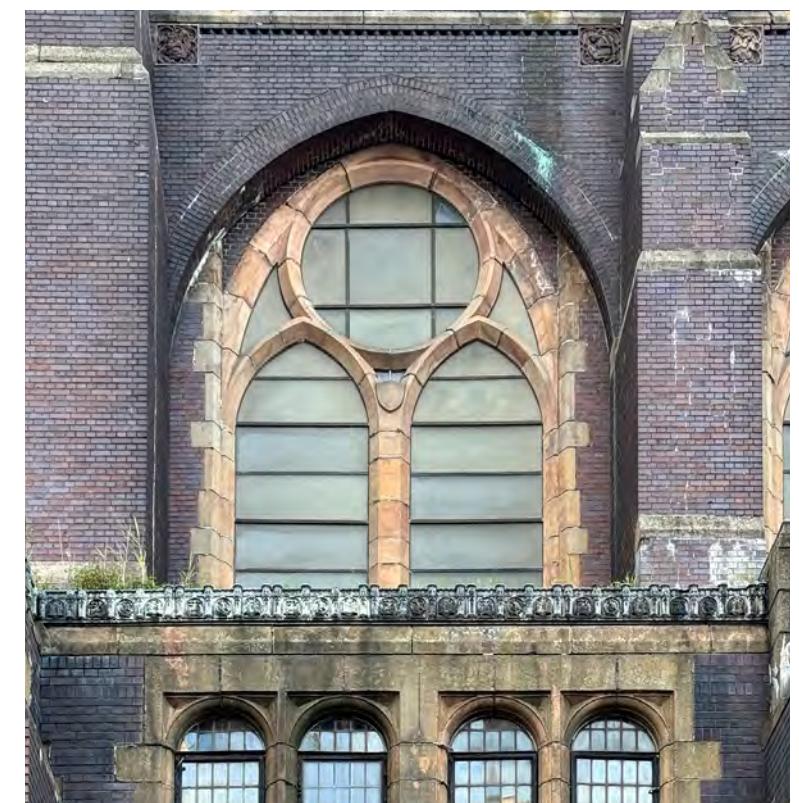
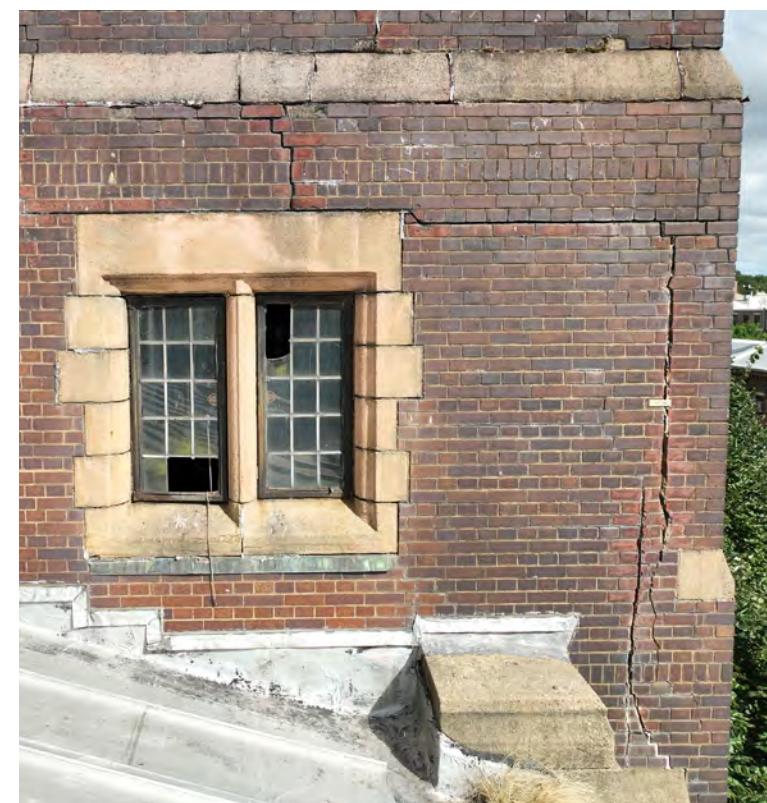
## **IV. Relationship between Church and Tower**



# **I. Necessity of Enlargement**

# Dire Condition of the Church Is Well-Documented

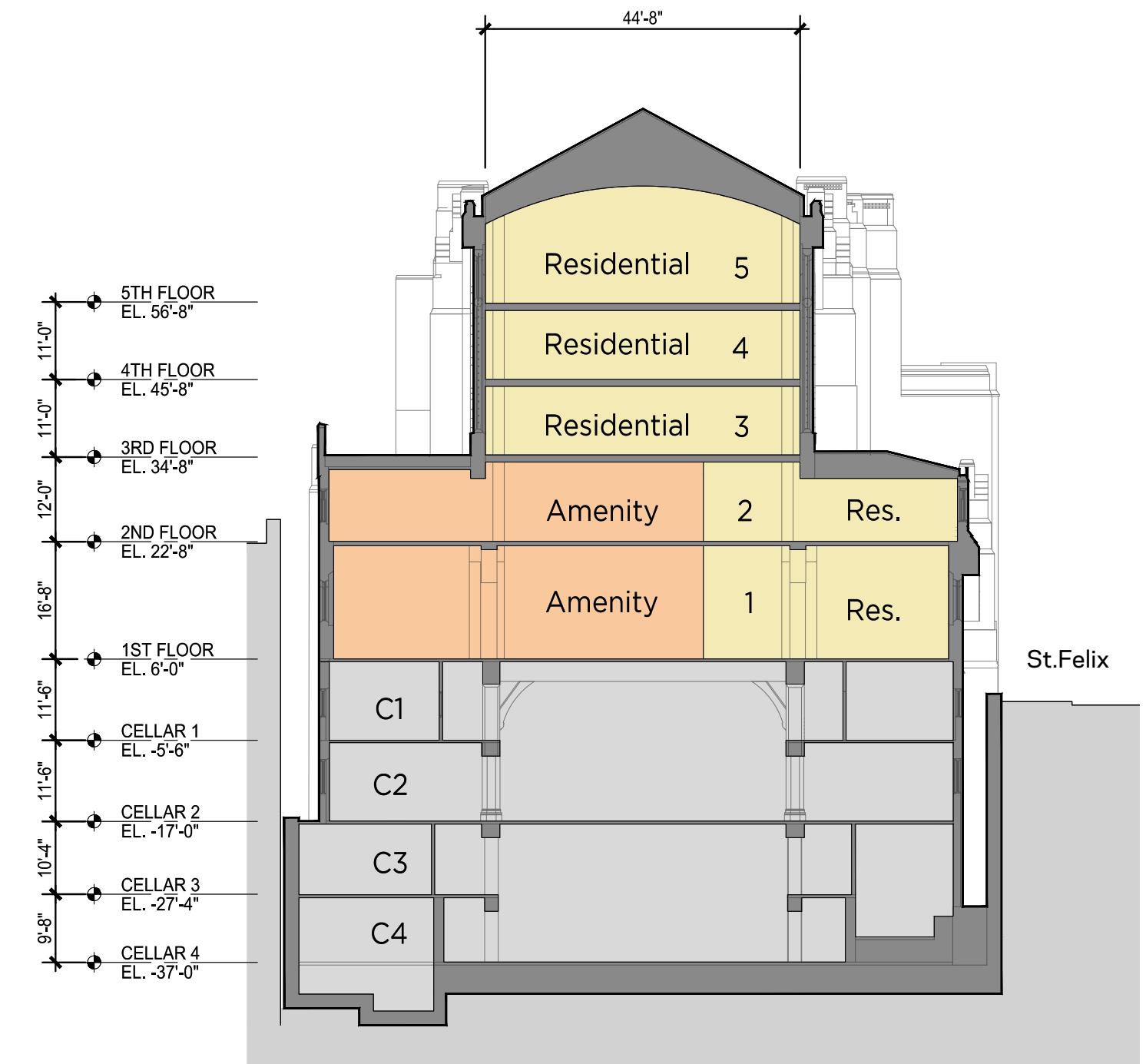
- Cherry-picked interior photographs cannot negate two decades of documented deterioration.
- Commissioners have personally toured the church building and observed its condition first-hand.
- Structural distress, water infiltration, and material failure are extensively recorded.



Previously presented at Public Hearing

# Adaptive Reuse is not Feasible without an Enlargement

- Residential reuse solely yields minimal usable floor area and unit count: approximately **26,500 SF** for **32 units** and an efficiency of **26%** ( vs. 70-80% for new development).
- A decade of marketing did not attract a commercial or community facility user.
- Church footprint and configuration limits residential design and access to light and air.



Adaptive Reuse Scheme

# The Church Building's Structure can be Enlarged without Damage

- The church building will be stabilized, protected, and restored through a detailed, coordinated structural engineering strategy.
- Excavation will be minimal and the existing foundation walls will remain.
- Construction sequencing, shoring, monitoring, and protection measures will be developed in collaboration with DeSimone structural engineers.
- ADP has significant experience restoring and preserving historic buildings.
- Structural interventions and construction means and methods will be reviewed and approved by the Department of Buildings (DOB), Metropolitan Transportation Authority (MTA), Department of Transportation (DOT), and the Landmarks Preservation Commission (LPC).

## **II. Relationship with One Hanson Place / Williamsburg Savings Bank Tower**

# Historic Context and Intent of the Site

- Historic sources confirm that the church site was understood as appropriate for taller, streetwall development, not a permanently low structure.
- The WSB east façade is treated as a lot line/rear condition, evidenced by its limited architectural articulation.
- Landmark designation report focuses on the primary, street-facing façades—reinforcing this historic understanding.



Williamsburgh Savings B...  
1 Hanson Place (aka 329...  
Designation Photos  
LP0971\_001.jpg



Williamsburgh Savings B...  
1 Hanson Place (aka 329...  
Designation Photos  
LP0971\_002.jpg



Williamsburgh Savings B...  
1 Hanson Place (aka 329...  
Designation Photos  
LP0971\_003.jpg



Williamsburgh Savings B...  
1 Hanson Place (aka 329...  
Designation Photos  
LP0971\_1994-09\_004.jpg



Williamsburgh Savings B...  
1 Hanson Place (aka 329...  
Designation Photos  
LP0971\_1994-09\_005.jpg



Williamsburgh Savings B...  
1 Hanson Place (aka 329...  
Designation Photos  
LP0971\_1994-09\_006.jpg



Williamsburgh Savings B...  
1 Hanson Place (aka 329...  
Designation Photos  
LP0971\_1994-11\_007.jpg

# Historic Context and Intent of the Site



1927 Photo, Brooklyn Museum



1929 Church Demolished, NYPL

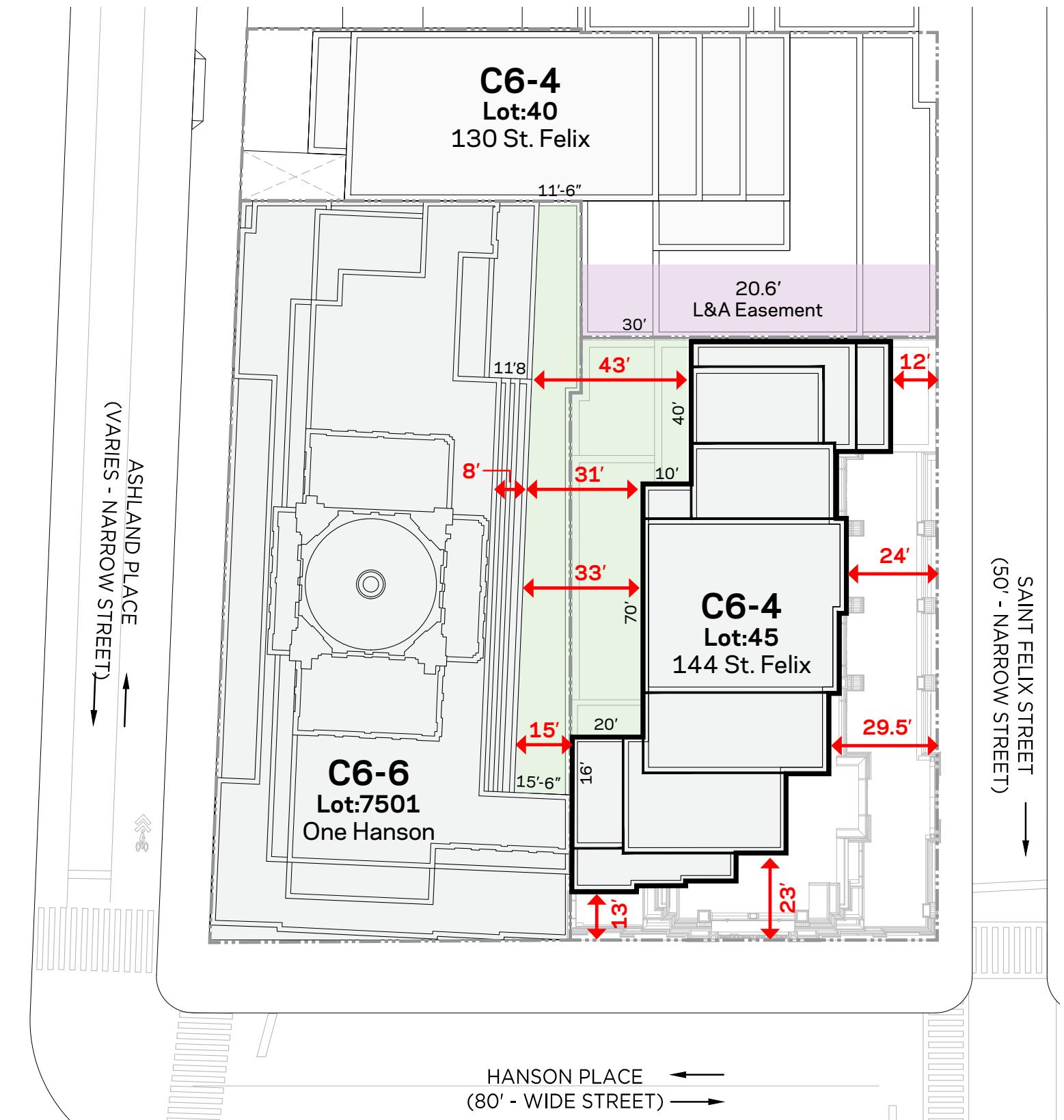
# Historic Documentation Supports an Adjacent Tower

- While WSB and the church building were designed by the same architect, there is no evidence that they were a coordinated ensemble.
- The church itself explored tower development as early as the 1920s: “Skyscraper home to cost million in church merger” —Daily Eagle, 10/22/1926
- The church ultimately deferred development only after receiving an endowment—not due to contextual or architectural constraints.



# Respectful Relationship to Williamsburg Savings Bank

- At approximately 300 feet, the proposed building is more than 200 feet shorter than the 512-foot WSB.
- The WSB clock tower remains visible and continues to define the skyline and neighborhood identity.
- The proposed building sets back at Hanson Place and Rear Lot Line.



Previously presented at Public Hearing

# Respectful Relationship to Williamsburg Savings Bank

- The proposed design avoids competition through careful proportioned setbacks and differentiated materiality.
- A sculpted and articulated top provides a dignified termination and an independent identity, reinforcing WSB's unique profile without imitation or rivalry.
- A flat-roofed alternative would diminish the landmark's presence by creating an abrupt and visually unresolved silhouette.



Previously presented at Public Hearing

### **III. Height of Proposed Tower**

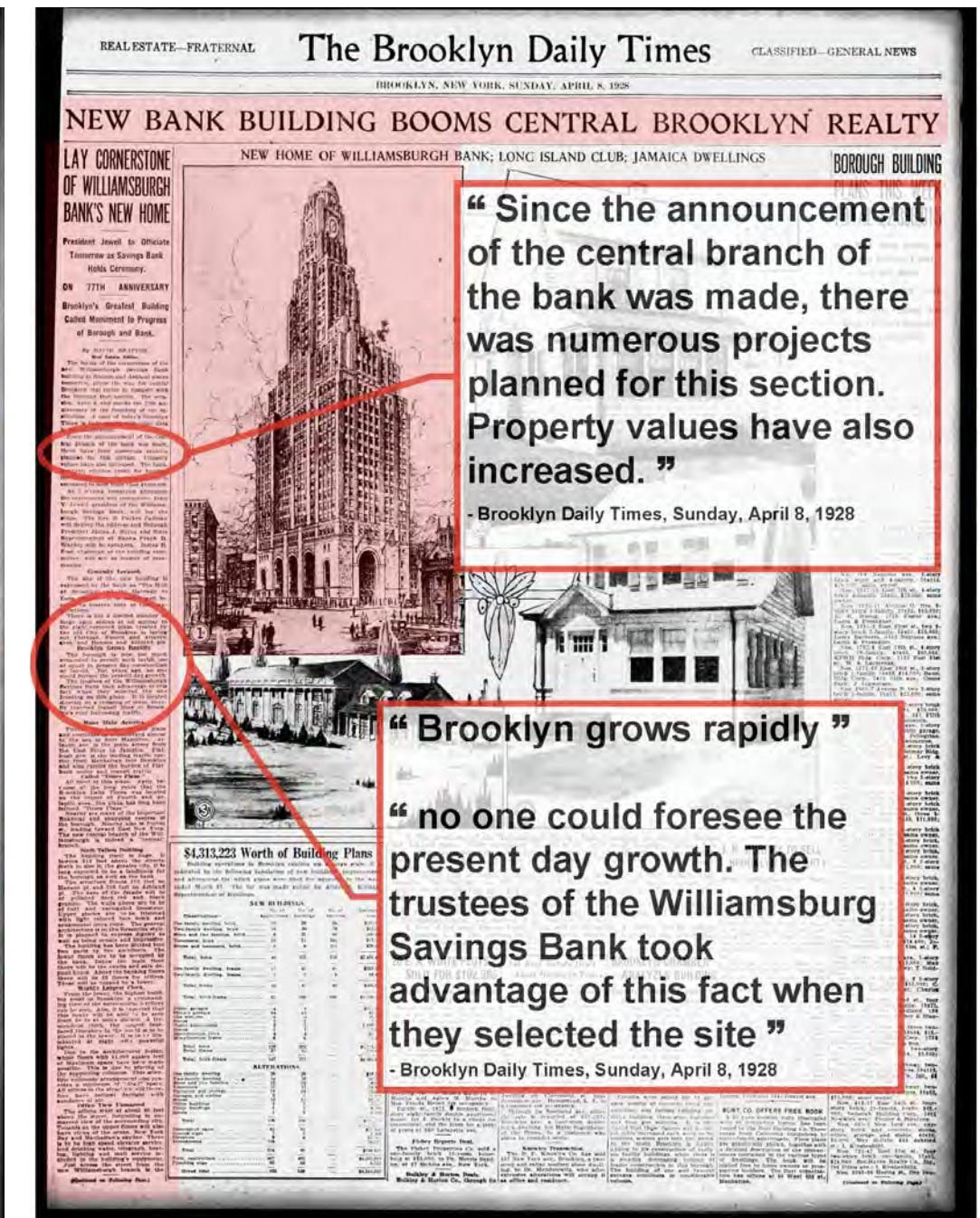
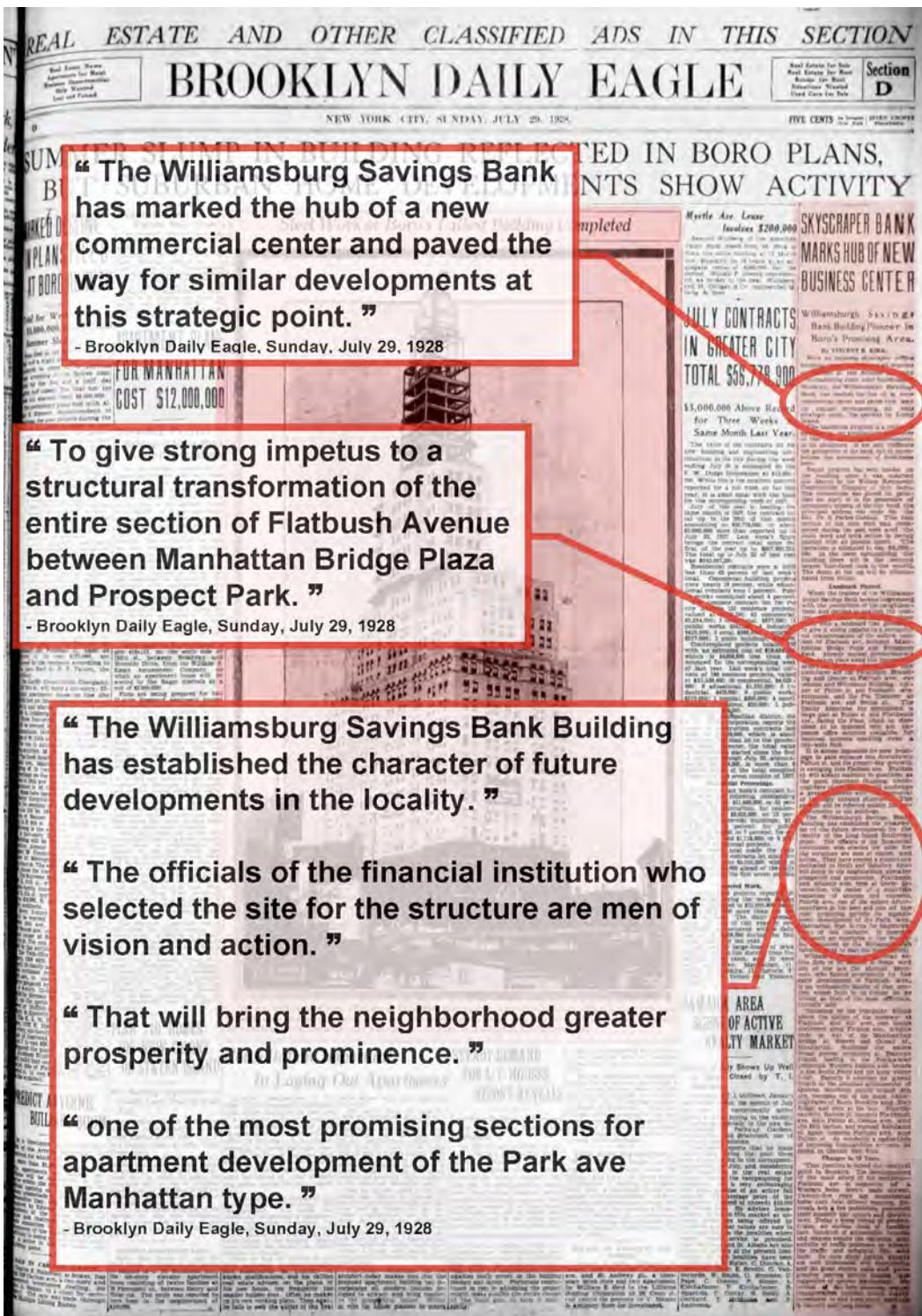
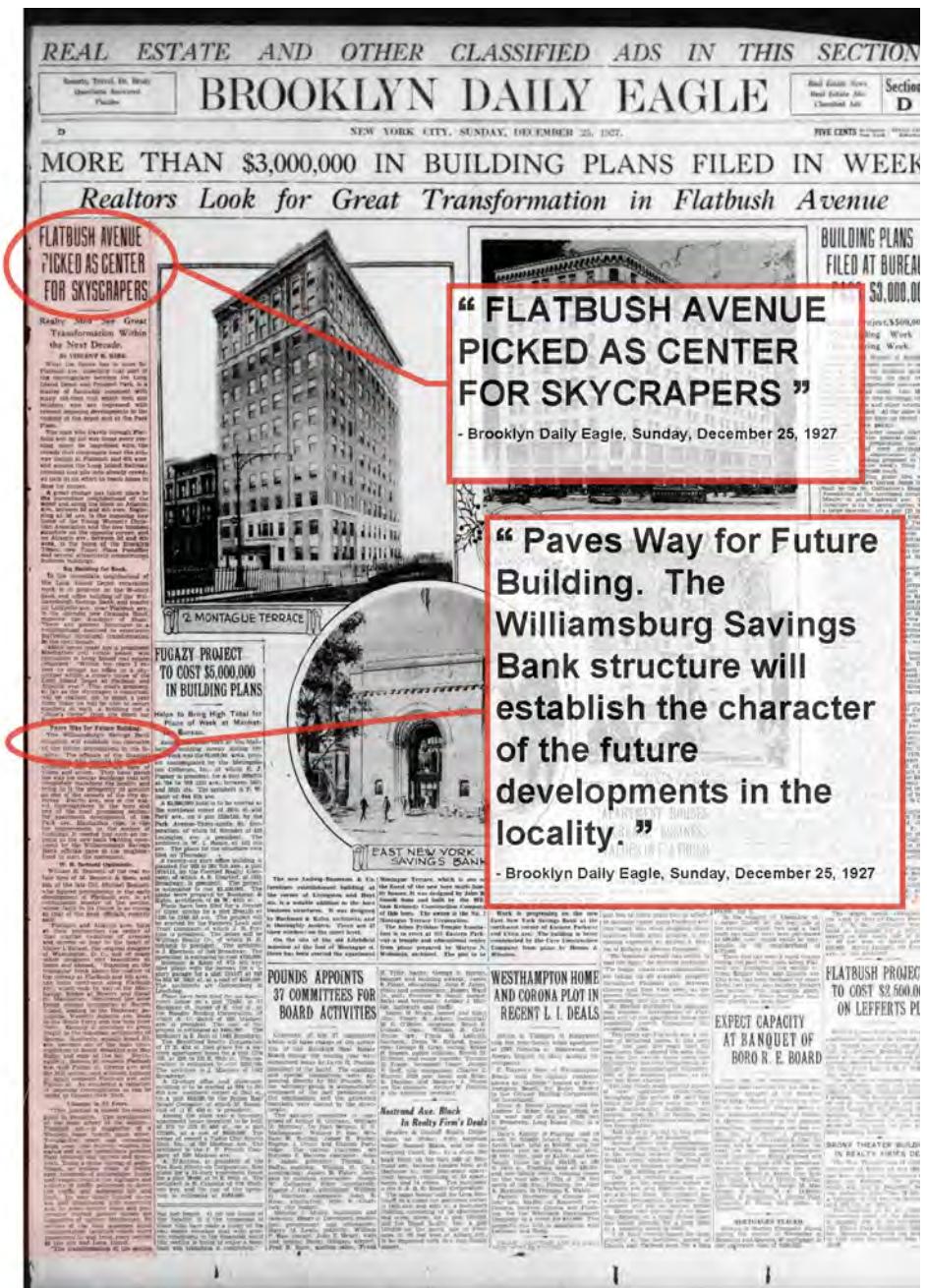
# The Scale and Height are Appropriate to this Historic District

- Height and Density is intrinsic to this prominent and unique block within the historic district.
- Block 2111 is characterized by mix of medium- and large-scale institutional, commercial buildings and future residential at 130 St. Felix.
- Hanson Place has a concentration of taller buildings.



Previously presented at Public Hearing

# Historic Documentation Supports Scale and Height



## **IV. Relationship between Church and Tower**

# An Appropriate Balance of Preservation and Intervention

- **Designation Status and Scope**

The church building is a *contributing* building, not an interior or individual landmark, and is evaluated based on preservation of its exterior character within the Historic District.

- **Selective Removal Is Consistent with Adaptive Reuse Precedents**

Rear-facing removal and interior reconstruction are consistent with LPC-approved adaptive reuse projects of contributing buildings.

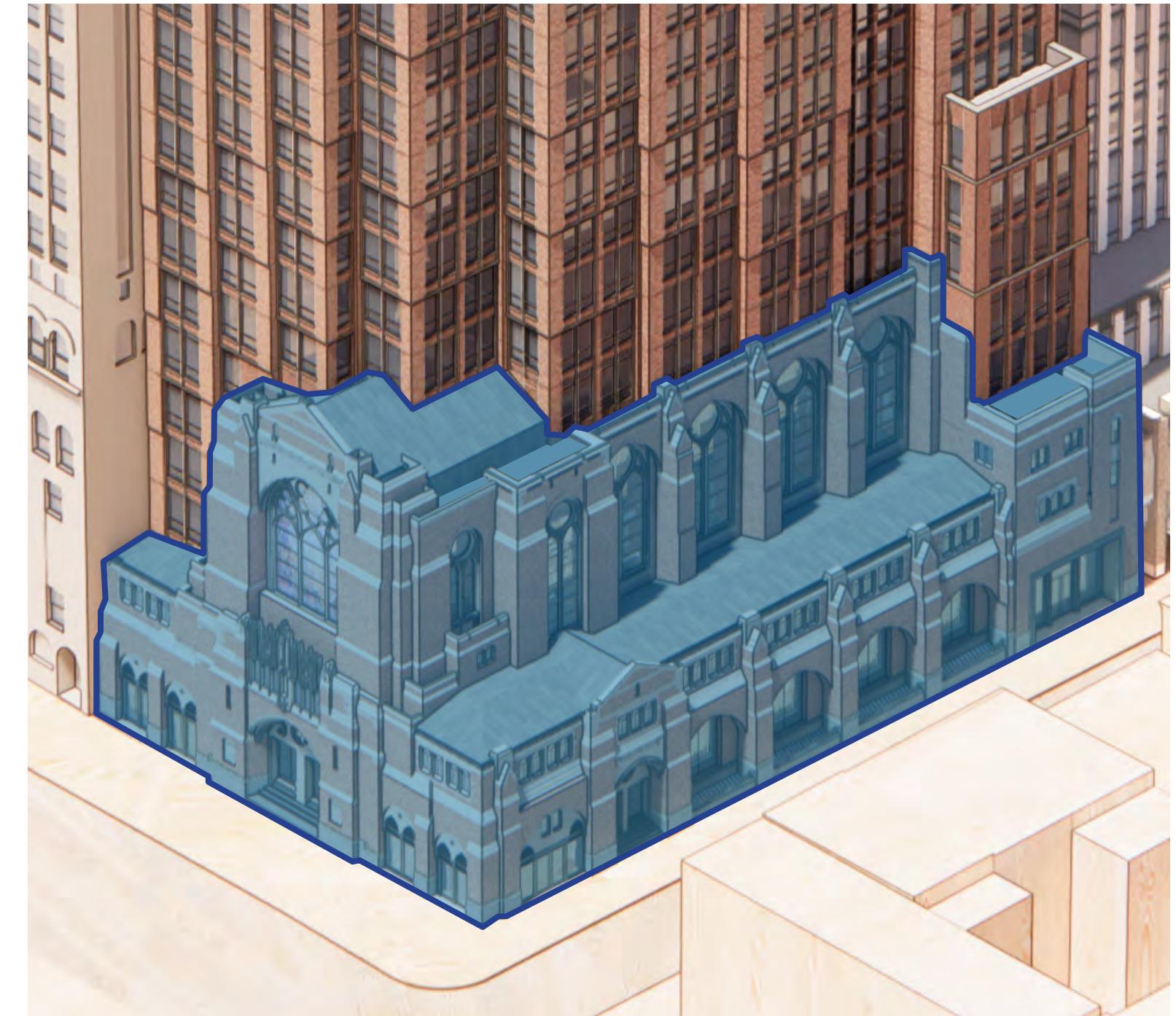
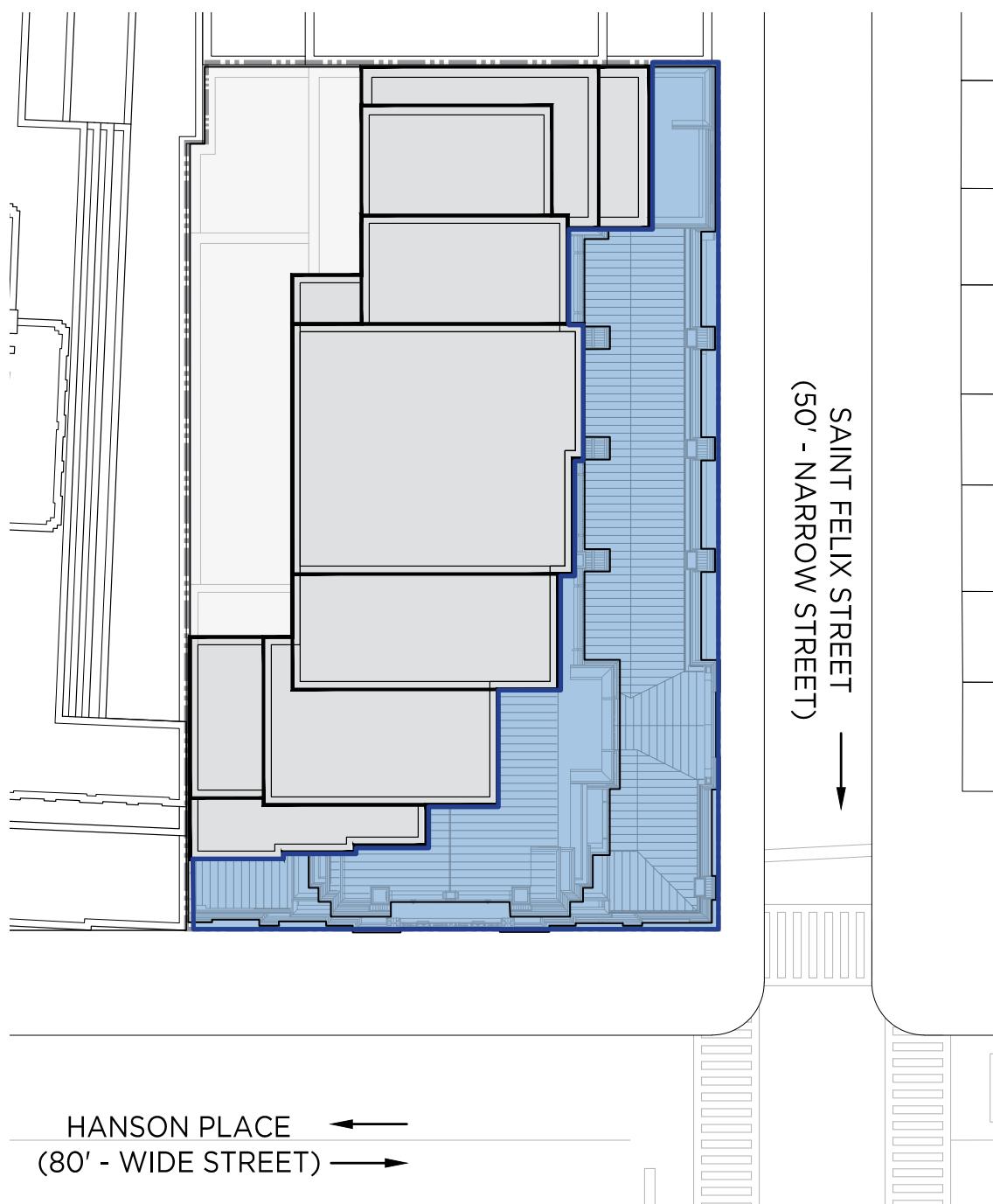
- **Building Type and Interior Constraints**

The church's monumental, purpose-built interior volume cannot be converted to residential use without major structural reconfiguration.

- **Substantial and Three-Dimensional Preservation**

Primary street-facing volumes are preserved in the round, not flattened or symbolic.

# Substantial and Three-Dimensional Preservation













**Perspective View Looking Up: East**

# **144 ST. FELIX STREET**

## **ADAPTIVE-REUSE & ENLARGEMENT**

### **STREKTE**

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ARCHITECTS

**LPC Certificate of Appropriateness Presentation**

**26 November 2025**

- Introduction
- Site & Neighborhood Context
- Existing Conditions
- Project Design Overview
- Proposed Church Building Restoration & Alterations
- Proposed Residential Enlargement
- Appendix
  - Building Organization
  - Church Chronology
  - Restoration Scope

# Introduction



Building:  
Central United Methodist Church

Architect:  
Halsey, McCormack and Helmer

Completed: 1931  
(Vacant since 2019)

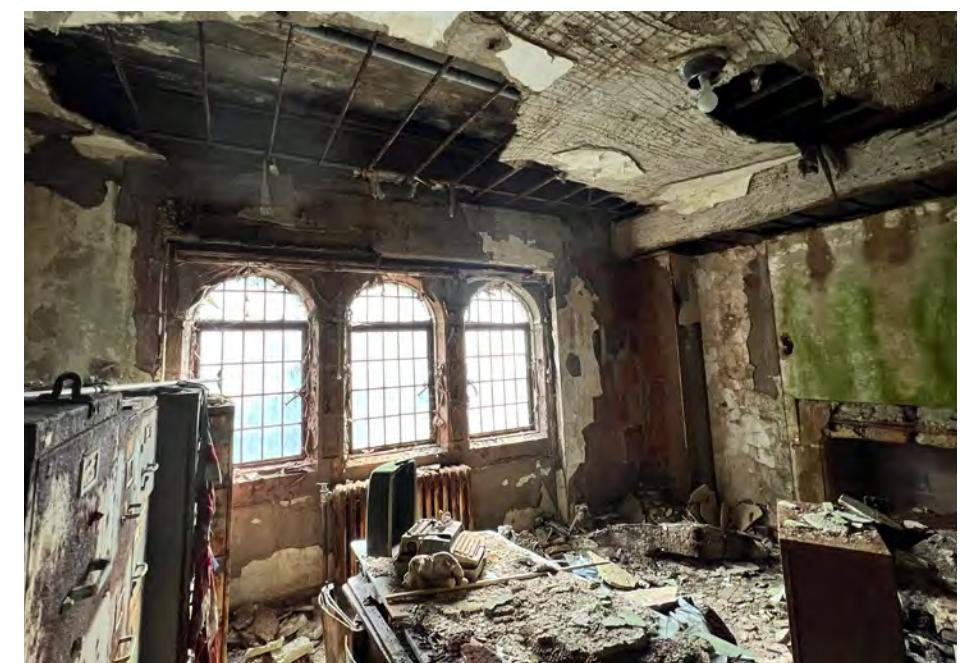
Style: Neo-Gothic

Designation:  
Brooklyn Academy of Music Historic  
District

Year of District Designation: 1978

Individually Designated: No





## Challenges to Adaptive Reuse of Church Building

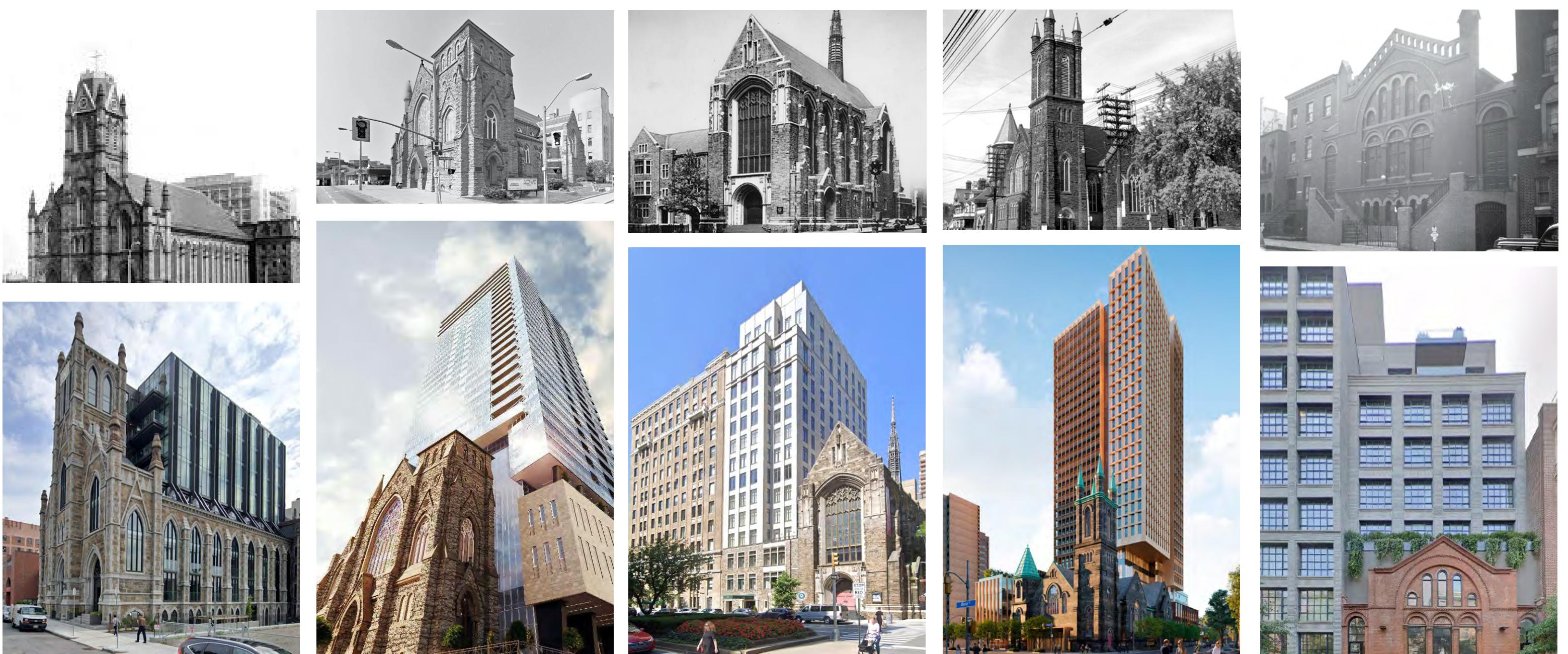
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- Purpose built religious structure with a large sanctuary and little auxiliary space.
- Existing Church building occupies most of the site leaving no footprint for additional development.
- Existing Church building has little street visibility for retail use or legal windows to facilitate residential use.
- Water infiltration has resulted in extensive damages to interior finishes, exposed structural elements and fixtures.
- Extensive Environmental Remediation is required to abate asbestos, lead based paint and extensive microbial growth.
- Necessary Repair and Restoration Costs estimated at \$25-35 Million .
- Limited opportunity to transfer development rights.

## Current Opportunities

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- After years of neglect, the new owner has undertaken immediate work to stop water infiltration and stabilize the building.
- The 2021 Rezoning allows for additional density that can subsidize the costs of repairing and restoring the building if these development rights can be utilized.
- The 2021 Rezoning also allows for the development of more market rate and affordable housing.
- A sensitively designed residential addition to the Church building will facilitate its restoration, provide needed housing and enliven a streetscape that has been scarred by two decades of a sidewalk bridge and an under-utilized and then vacant building.
- As designed, the proposed adaptive reuse and addition respects the integrity and massing of the historic Church facades with an architecturally distinctive residential addition.



**The Lucas**  
8 story residential tower

140 Shawmut Ave  
Boston, MA

**The Connolly**  
31 story residential tower

98 James St  
Hamilton, Canada

**Park Avenue Christian Church**  
16 story residential tower

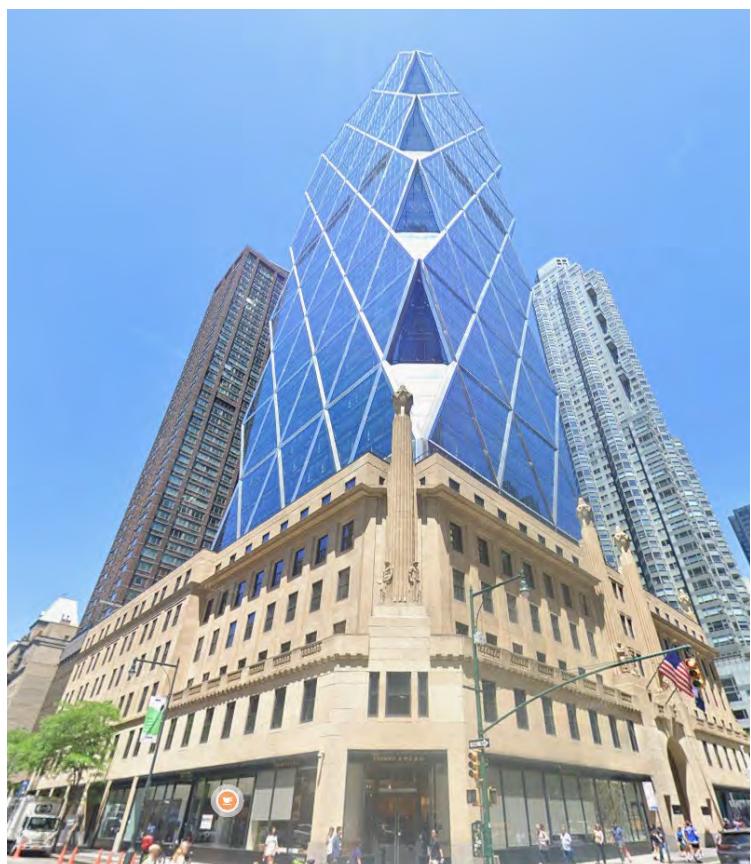
1010 Park Ave  
New York, USA

**Bloor Street United Church**  
29 story residential tower

300 Bloor St  
Toronto, Canada

**French Evangelical Church**  
11 story residential tower

128 W 16th St  
New York, USA



**951-969 Eighth Avenue**

Individual Landmark:  
(Hearst Magazine Building, LP-1625)  
NYC, USA



**712 Fifth Avenue**

Individual Landmark:  
(Rizzoli Building, LP-1533 & Coty  
Building, LP-1534)  
NYC, USA



**261 Eleventh Avenue, Manhattan**

Individual Landmark:  
(Terminal Warehouse, LP-1295)

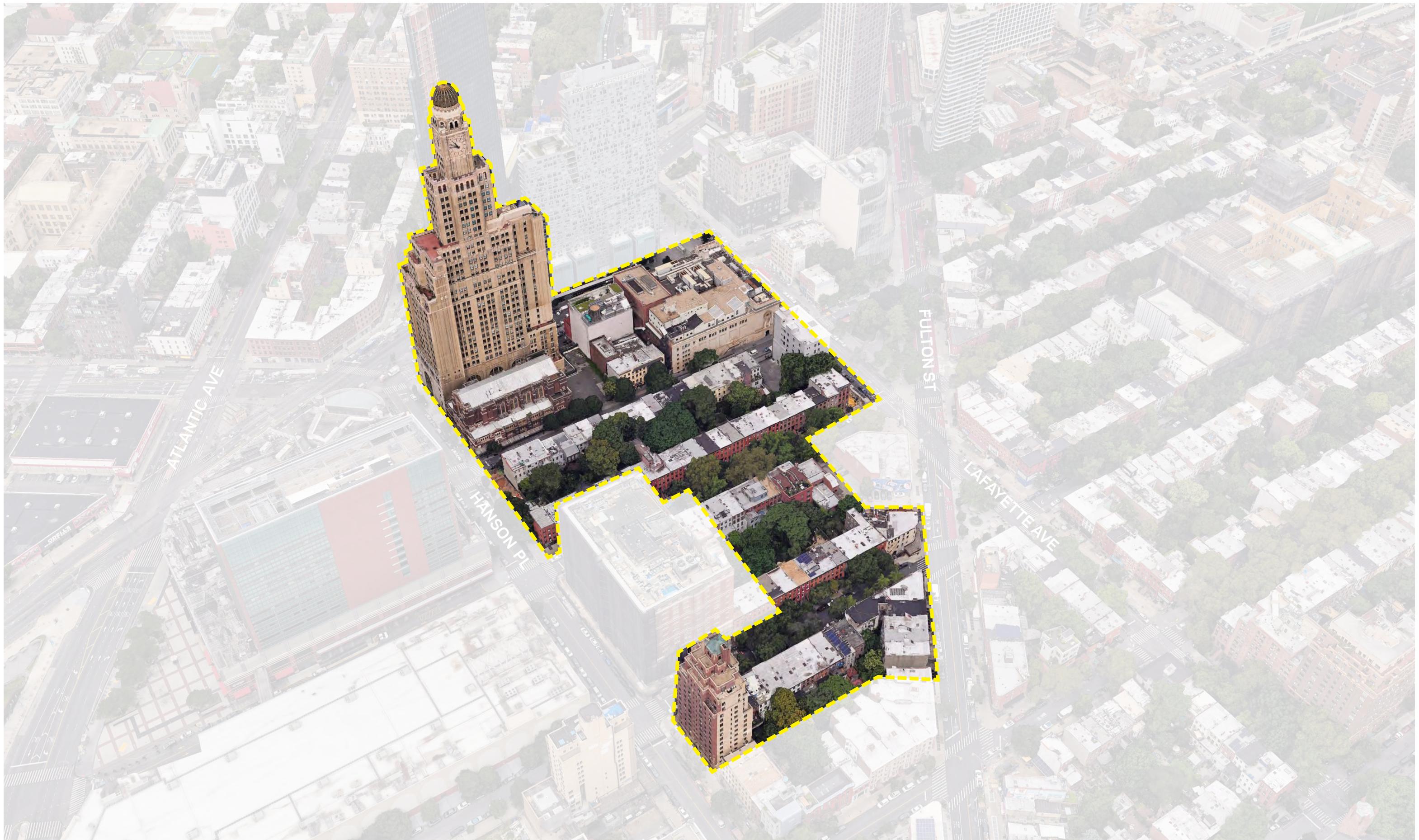


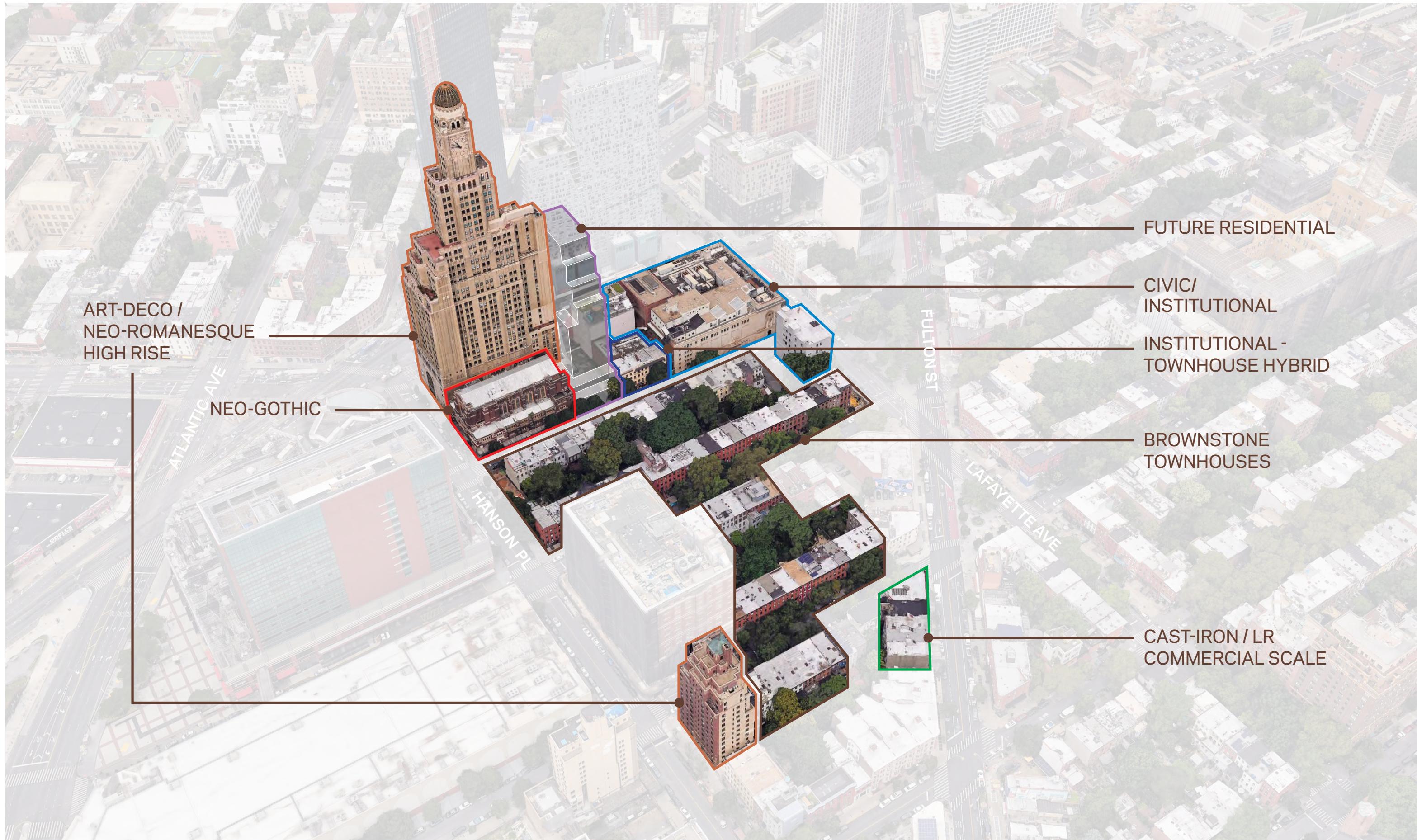
**314 Kent Avenue, Brooklyn**

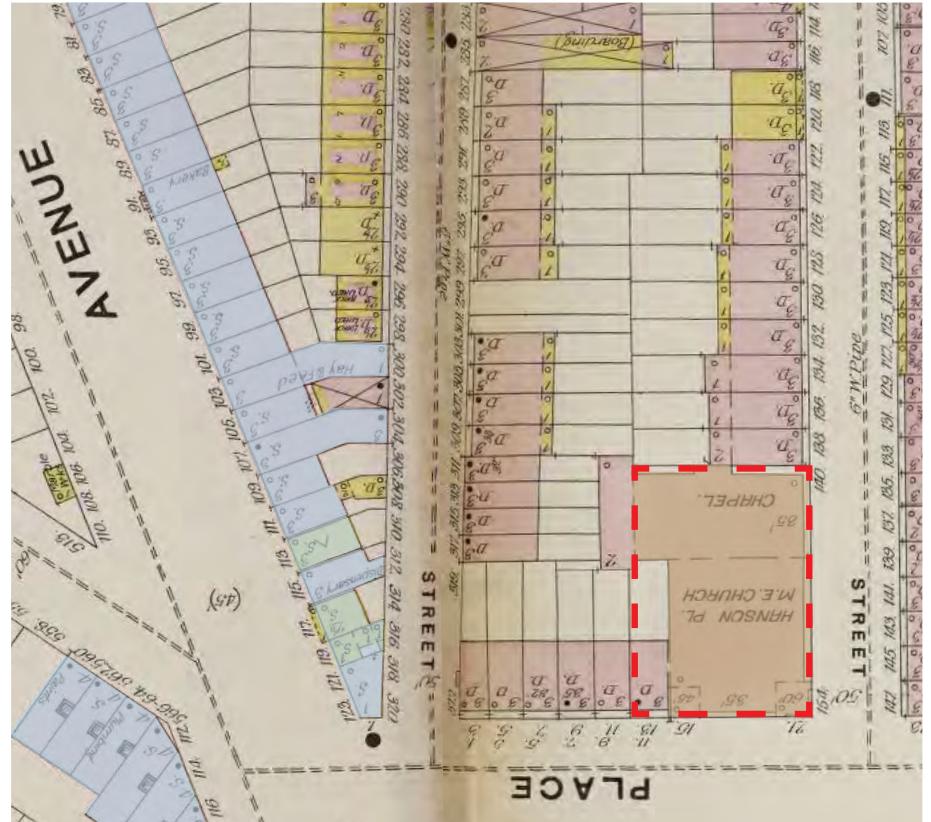
Individual Landmark:  
(Domino Sugar Refinery, LP-2268)

# Neighborhood Context

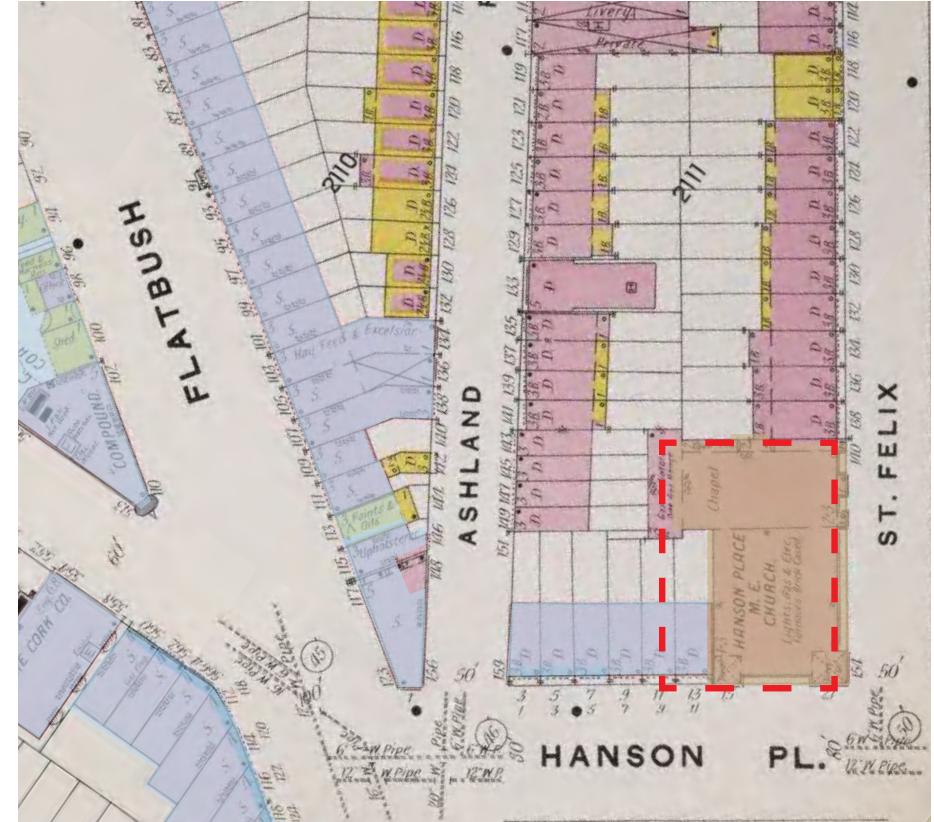








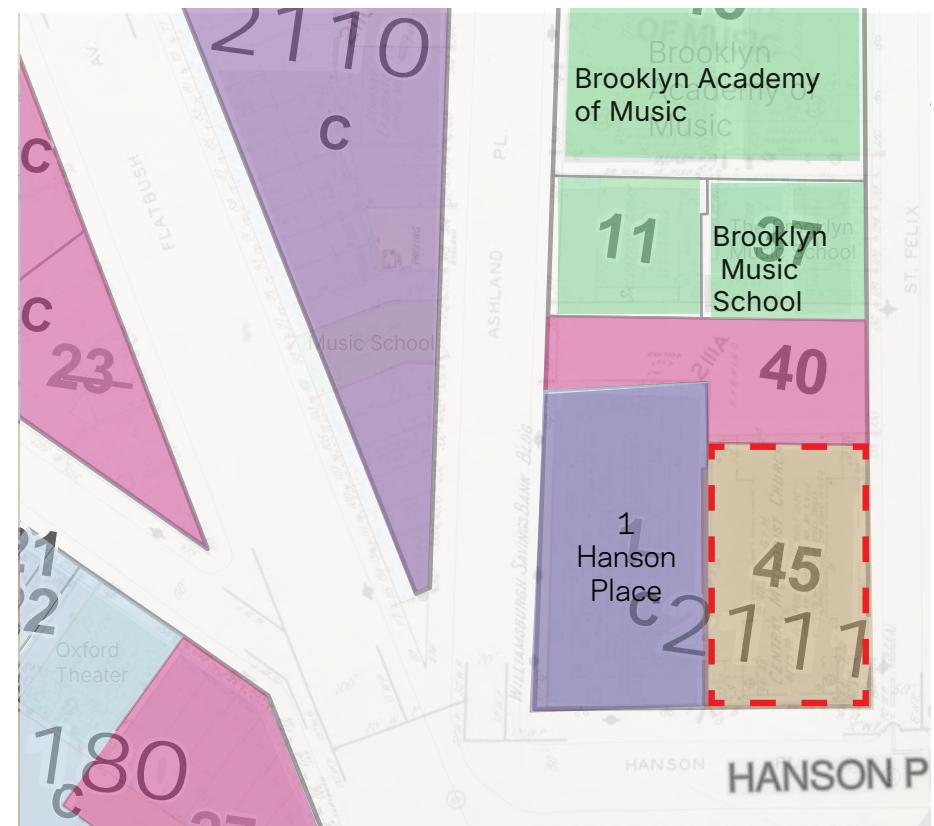
1887 Map



1904 Map



1946 Map



2024 Map

## Central Methodist Episcopal Church Buildings:

Church 1: Built 1857  
Demolished 1872

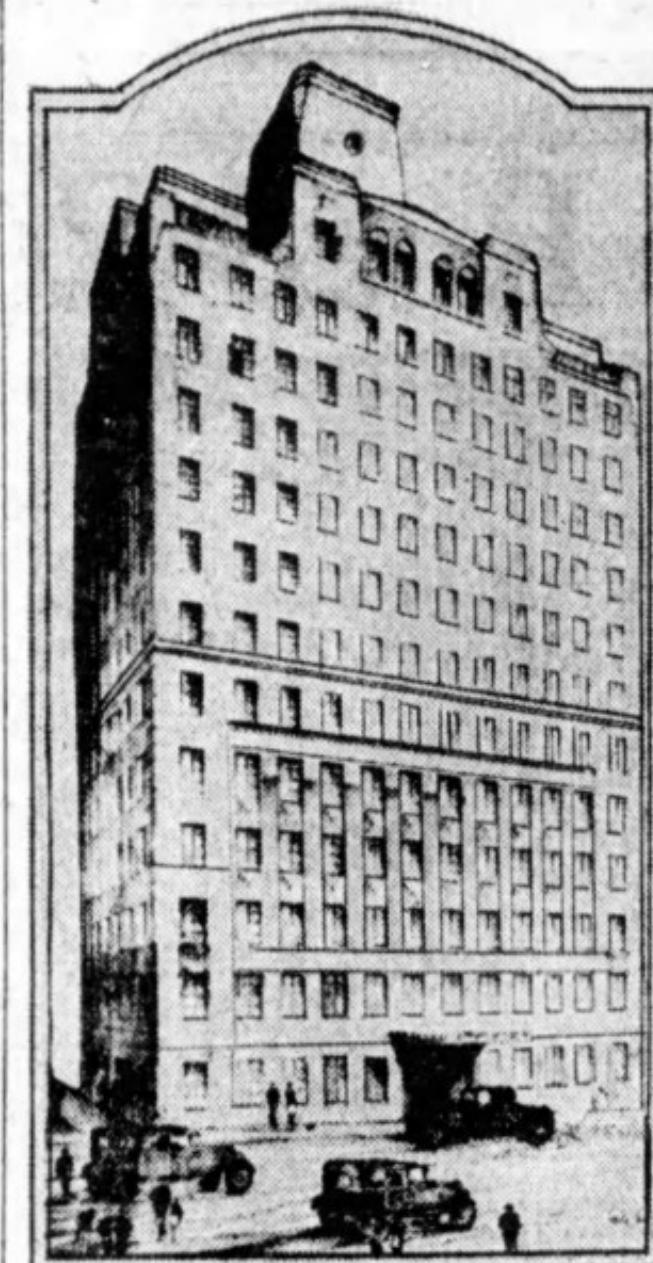
Church 2: Built 1873  
Demolished 1929

Church 3: Built 1930  
Vacated 2019

- Site
- Church
- Commercial
- Single family home
- Mixed Use
- Multi Family Residential
- Institutions

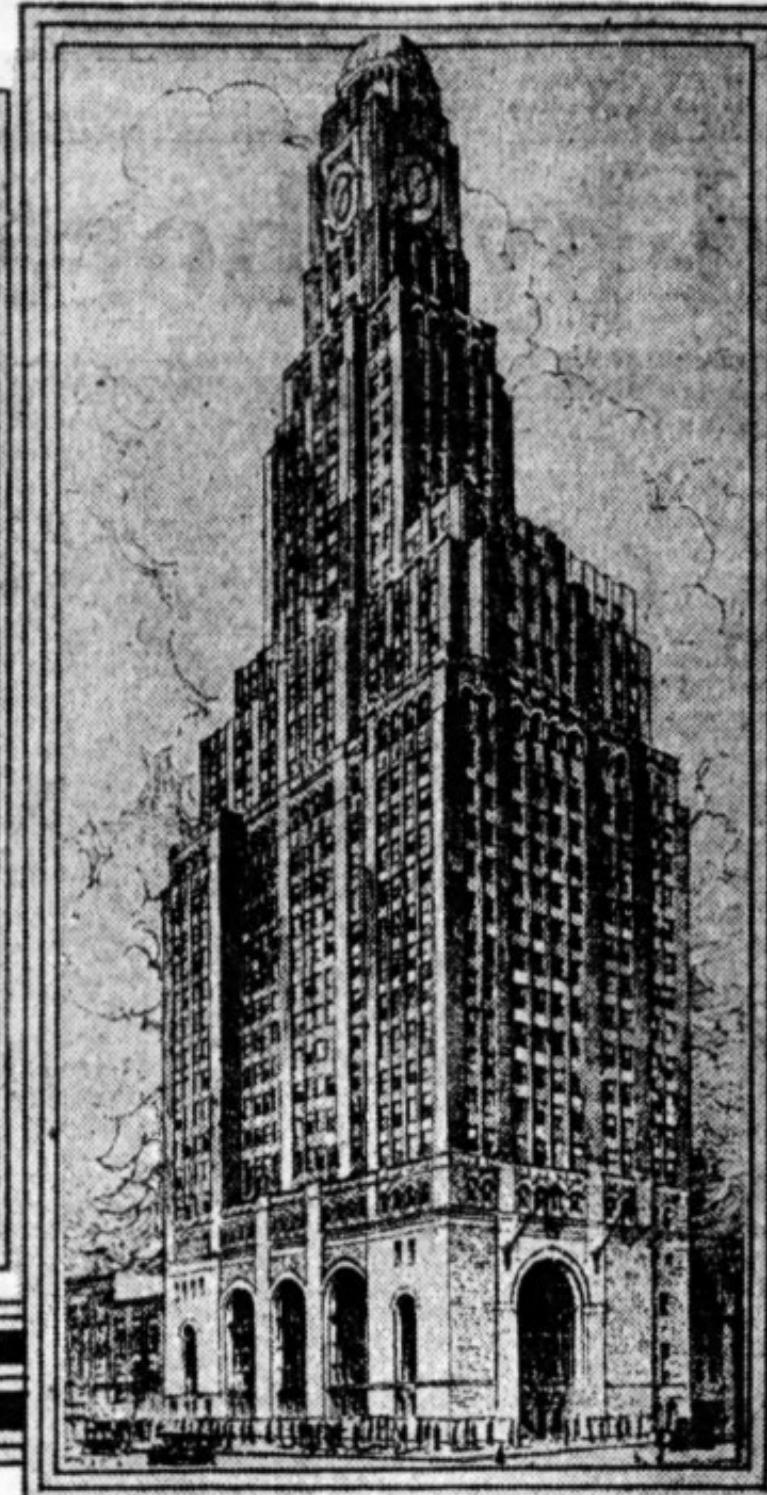


## *Peaks in Changing Skyline of Hanson Place Area*

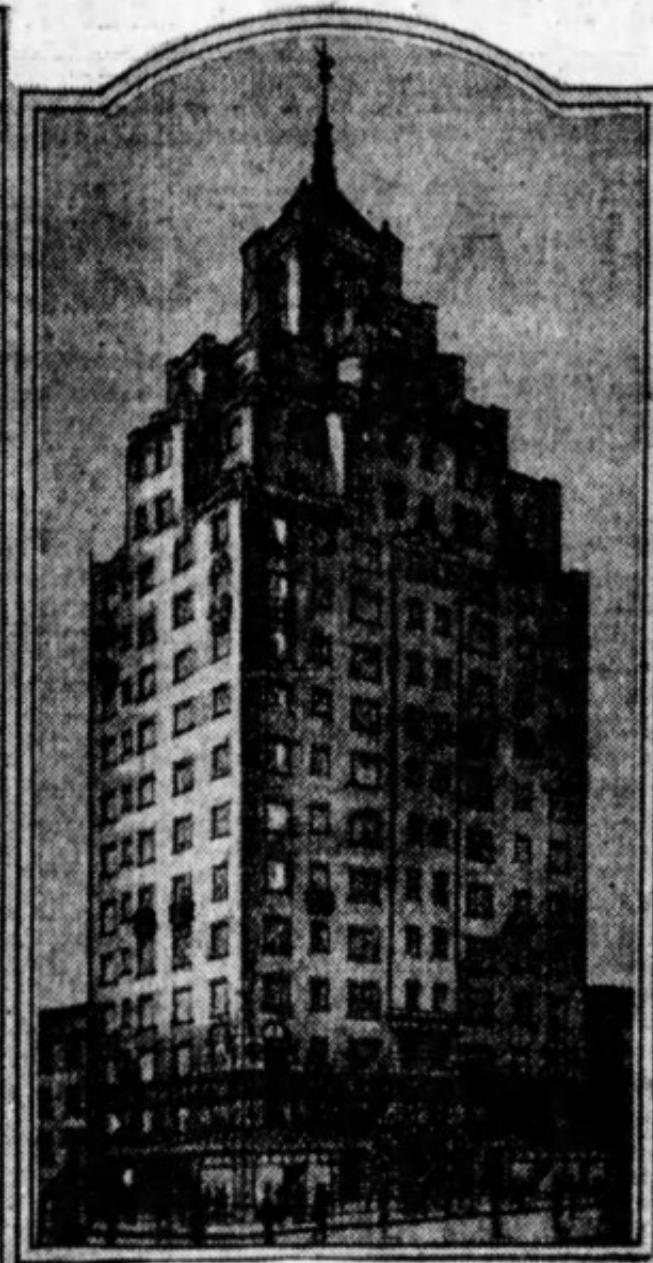


62 Hanson Place apartment and professional building extended from six to 12 stories. Six lower floors are occupied by dentists and physicians.

**DEPOT AREA SEEN**  
AS GREAT BUSINESS

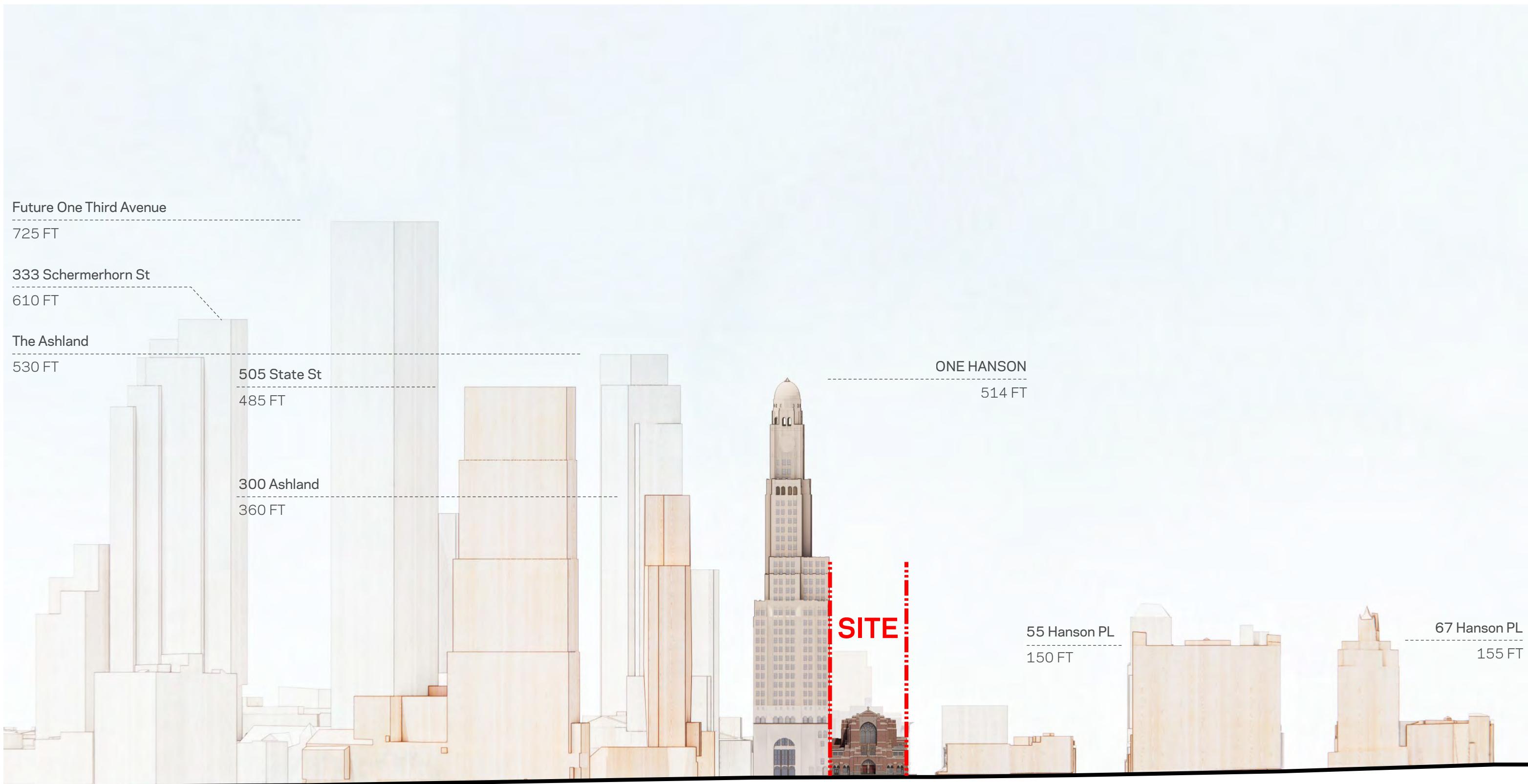


Williamsburgh Savings Bank Building, Hanson Place and Ashland Place, hub of new developments near L. I. R. R. Depot



67 Hanson Place apartment built by Dr. Louis Silverman, head of Hanson Place Elliot Corporation.

**Boro R. E. Broker**  
T. H. J. S.



NOT TO SCALE

4TH AVE AT ATLANTIC AVE



FLATBUSH AVE AT BARCLAYS



ATLANTIC AVE AT CLERMONT AVE



FULTON ST AT CLERMONT AVE



GREENE AVE AT CUMBERLAND ST



FULTON ST AT HANSON PL



HANSON PL AT S. ELLIOTT PL



LAFAYETTE AVE AT S. ELLIOTT PL



LAFAYETTE AVE AT ST. FELIX ST



BAM



ONE HANSON PLACE



130 ST. FELIX APPROVED DESIGN



BAM FISHER



TOWNHOUSES



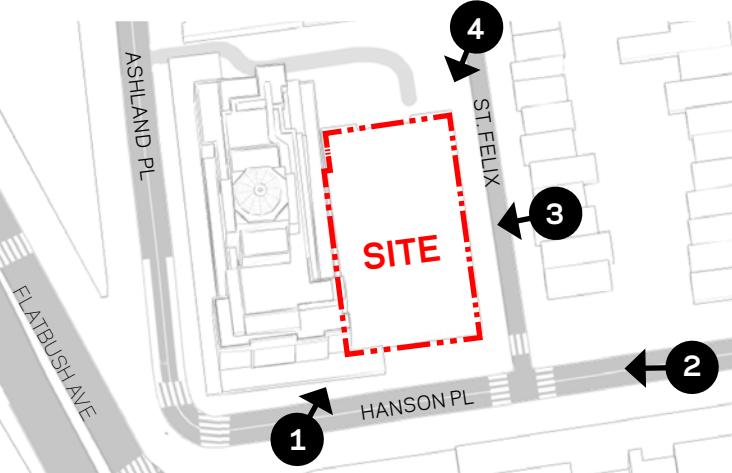
HANSON PLACE CHURCH BUILDING



BROOKLYN MUSIC SCHOOL

## St. Felix Street and Block

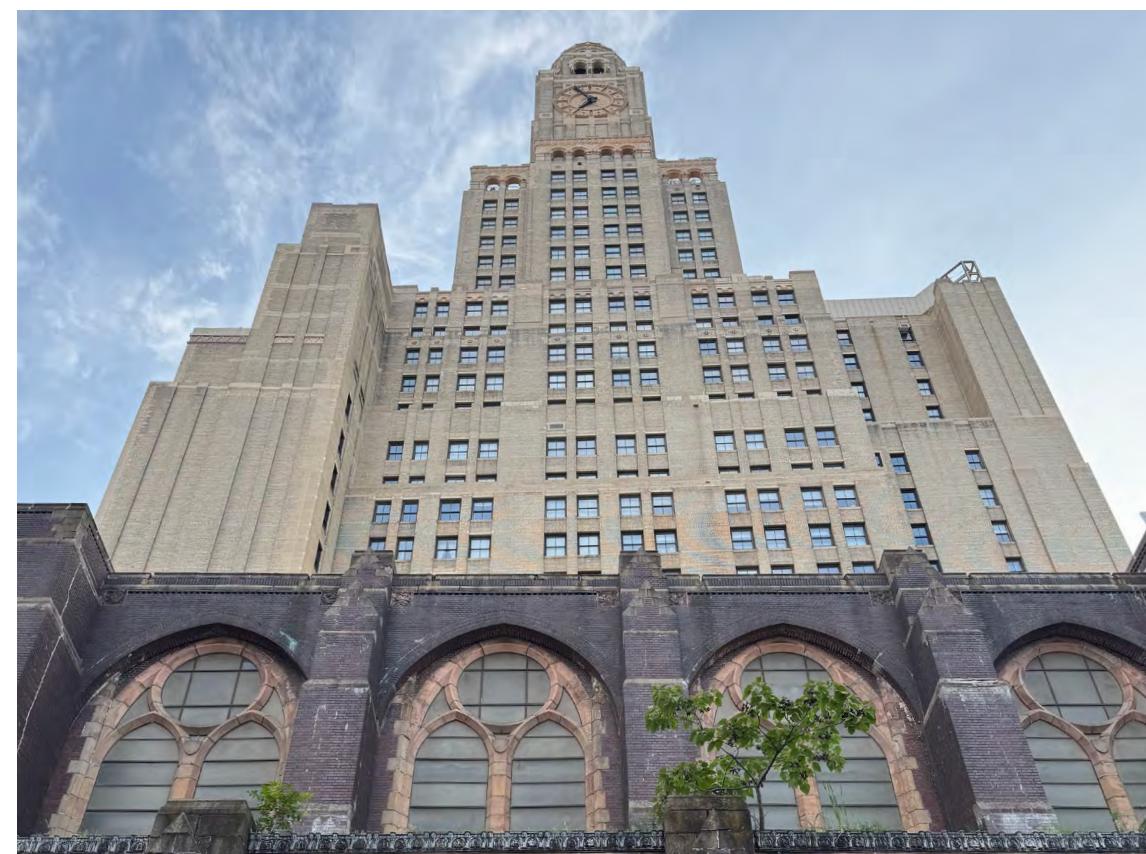
# Existing Conditions



1. Hanson PL Looking Northeast



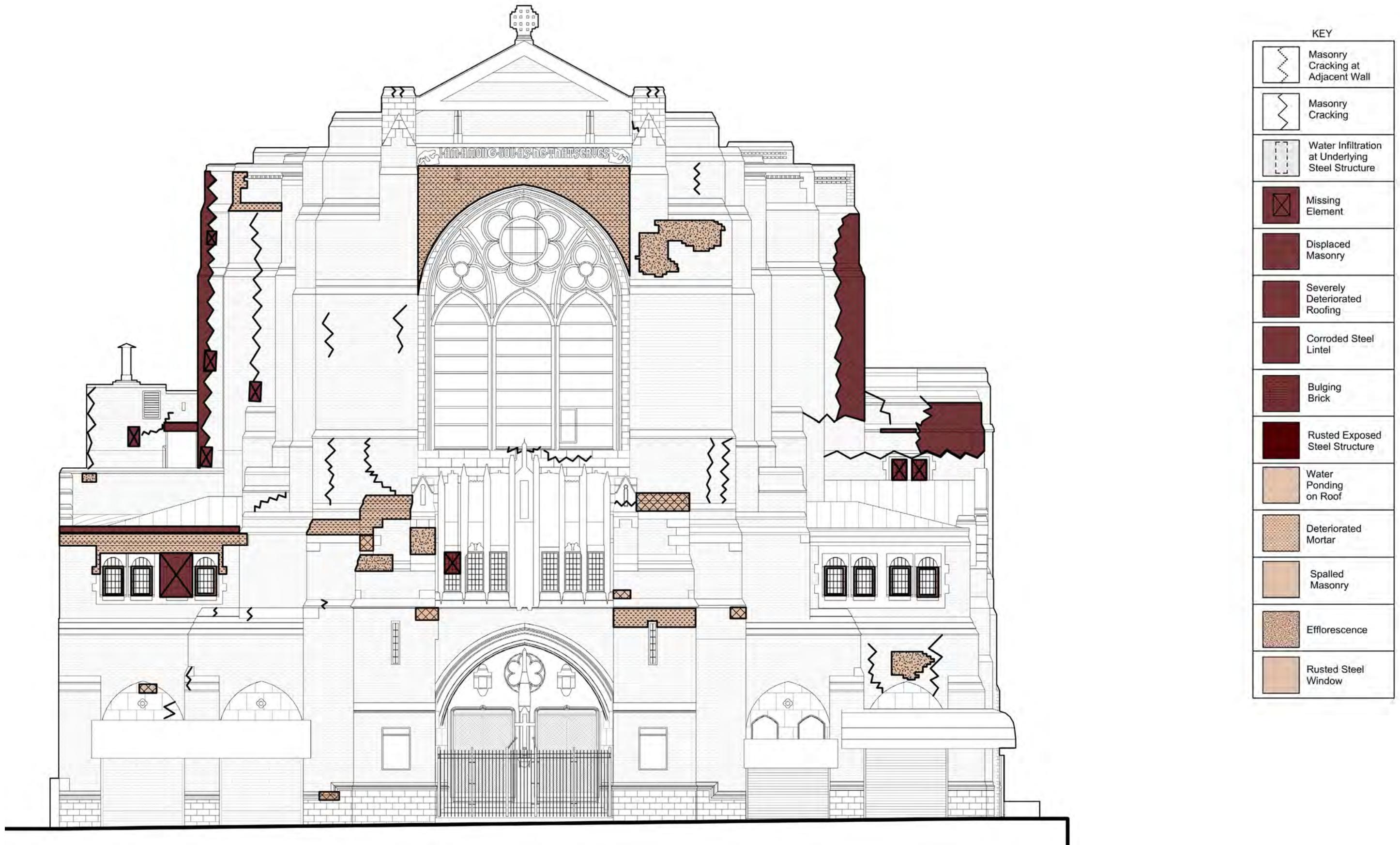
2. Hanson PL Looking West

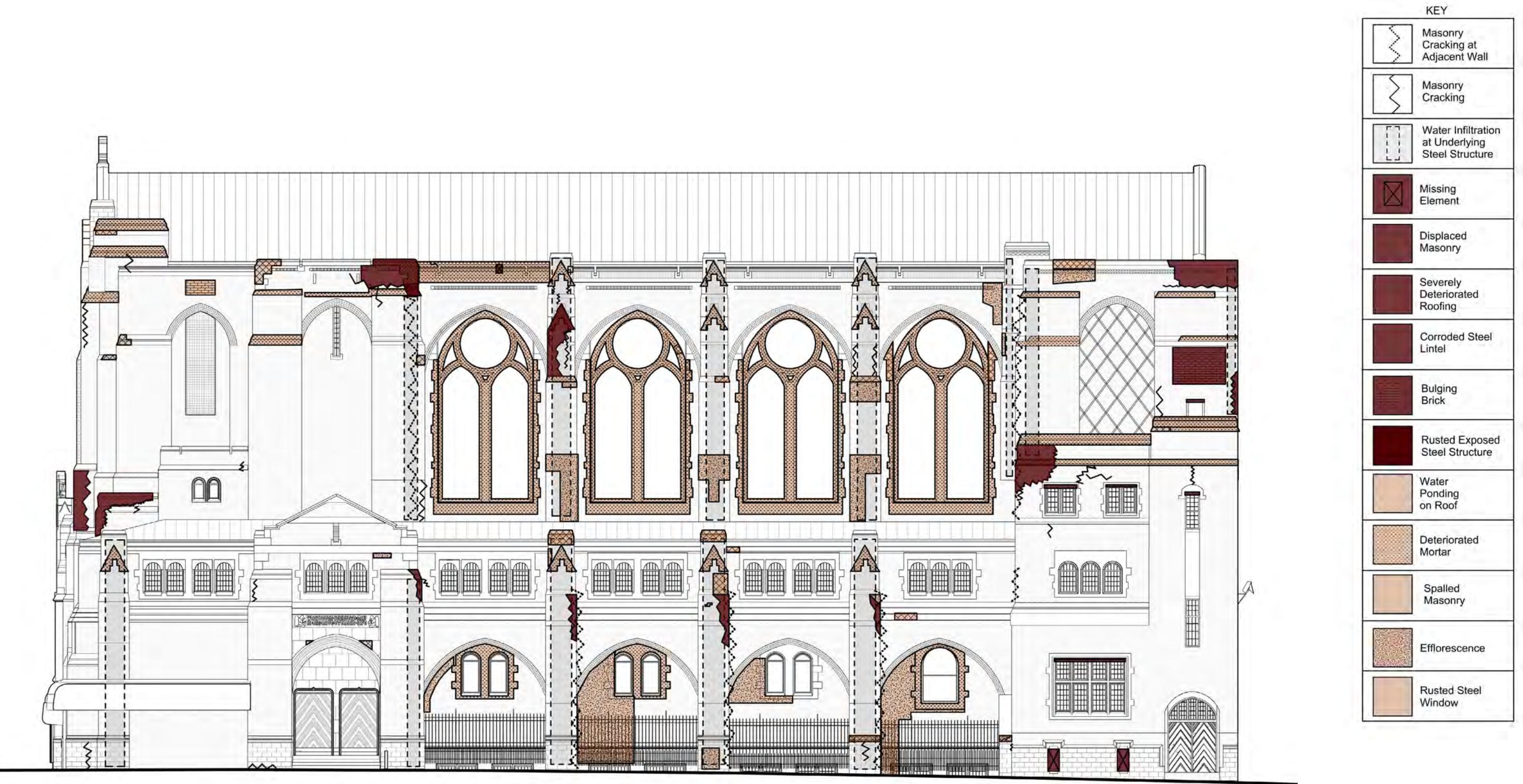


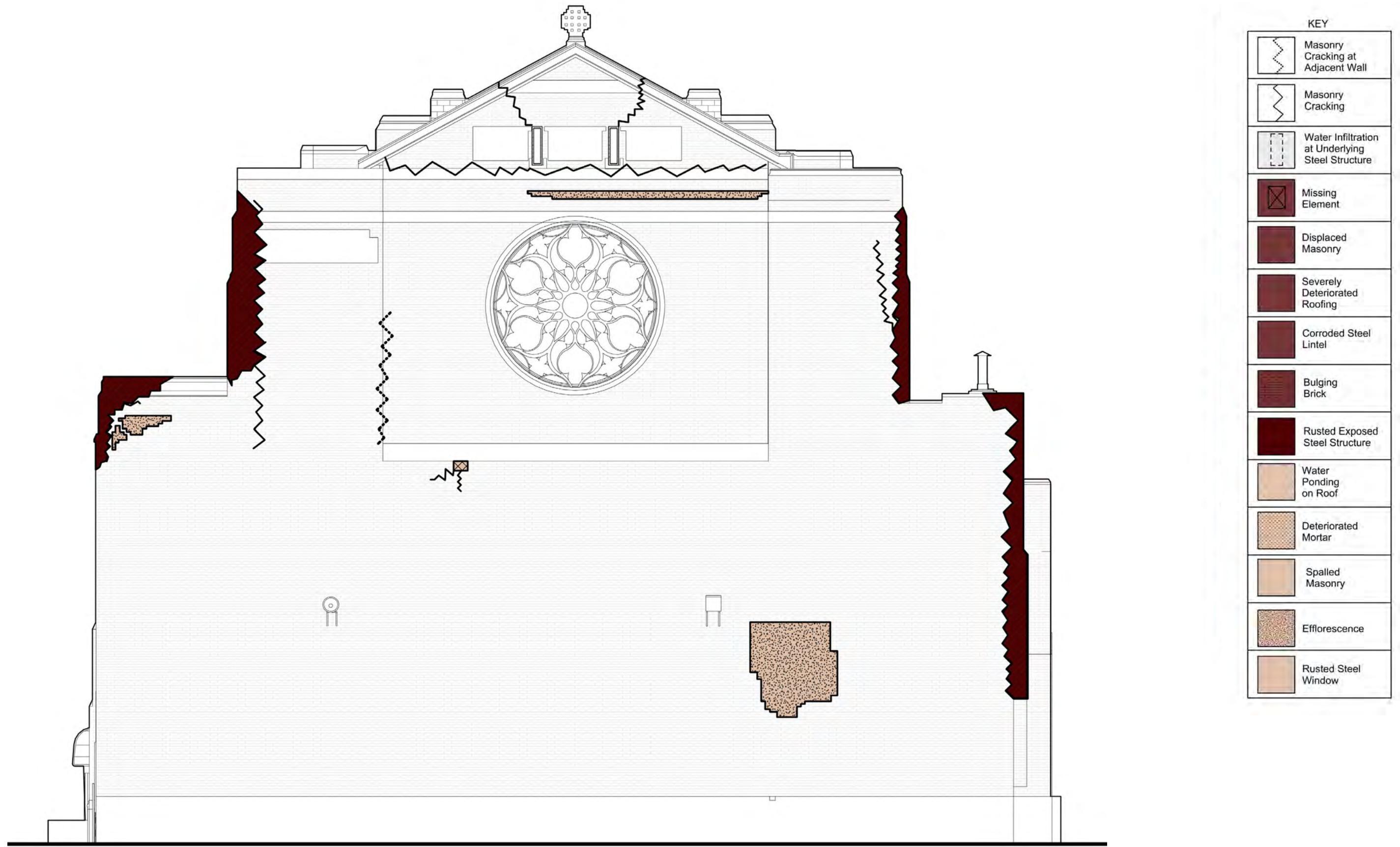
3. St. Felix Looking West

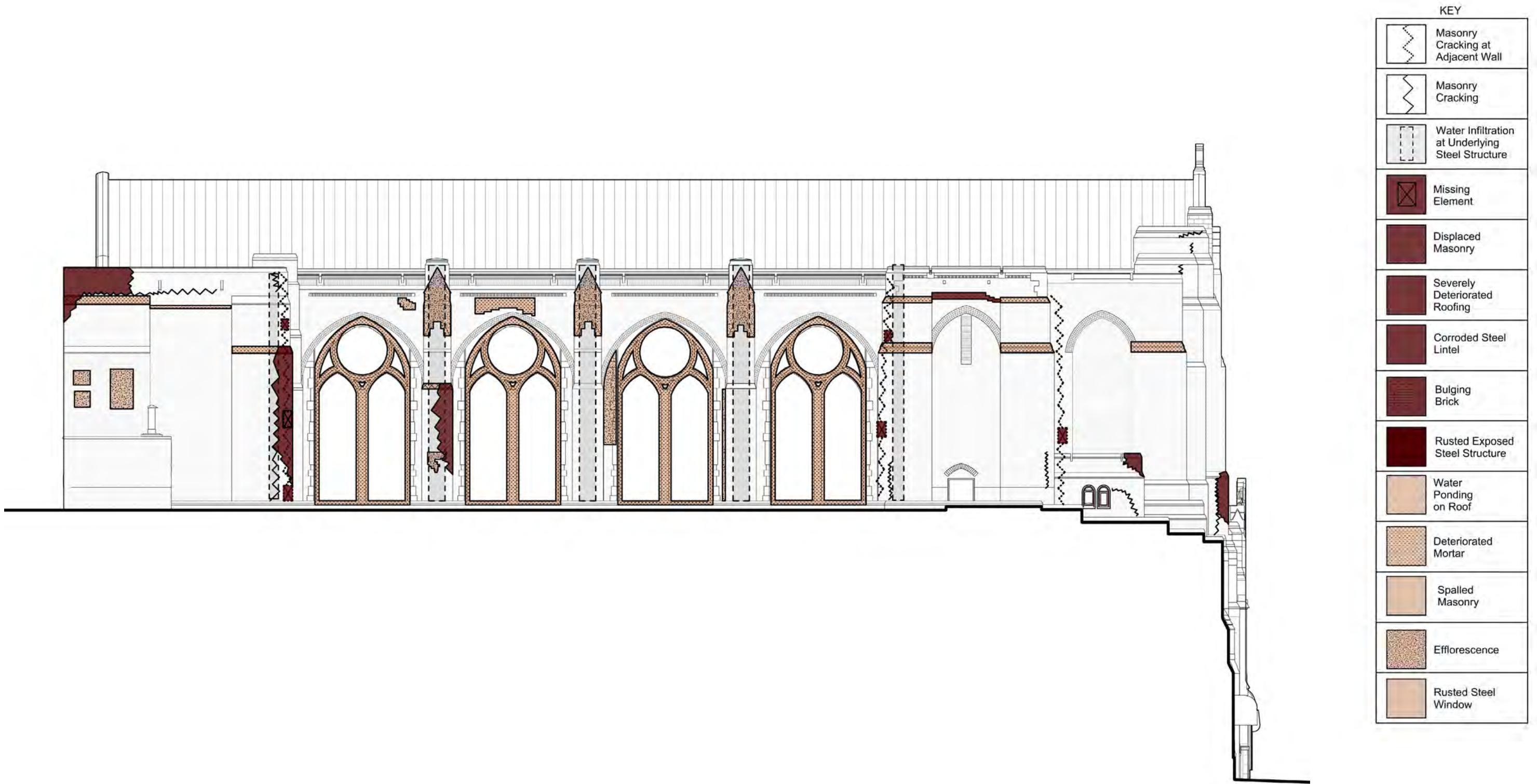


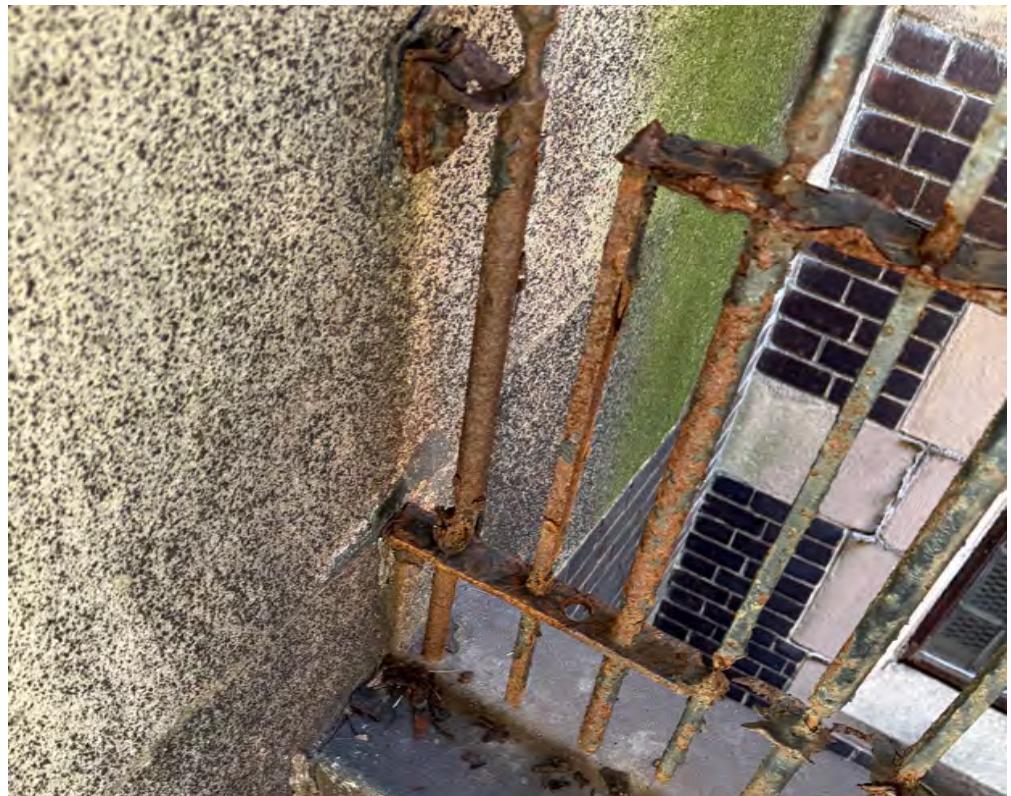
4. St. Felix Looking South











Corroded metal railing



Spalling cast stone



Major brick cracking



Brick cracking & leaking at underlying steel structure



Brick cracking and major efflorescence



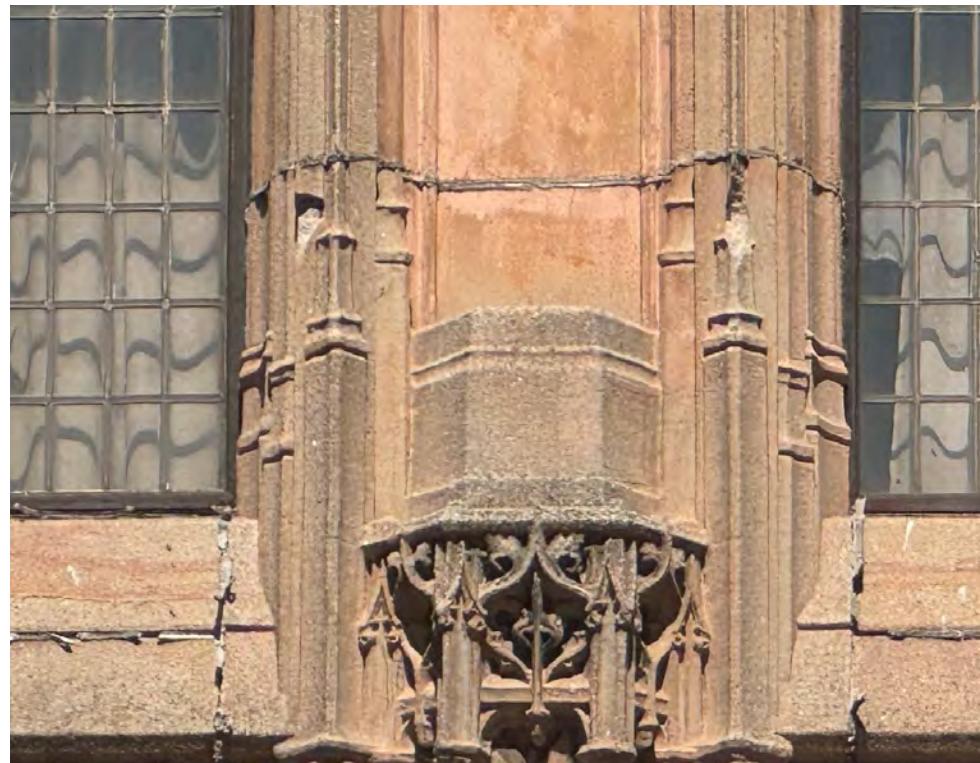
Missing brick and exposed steel structure

## Existing Conditions

### Existing Damage



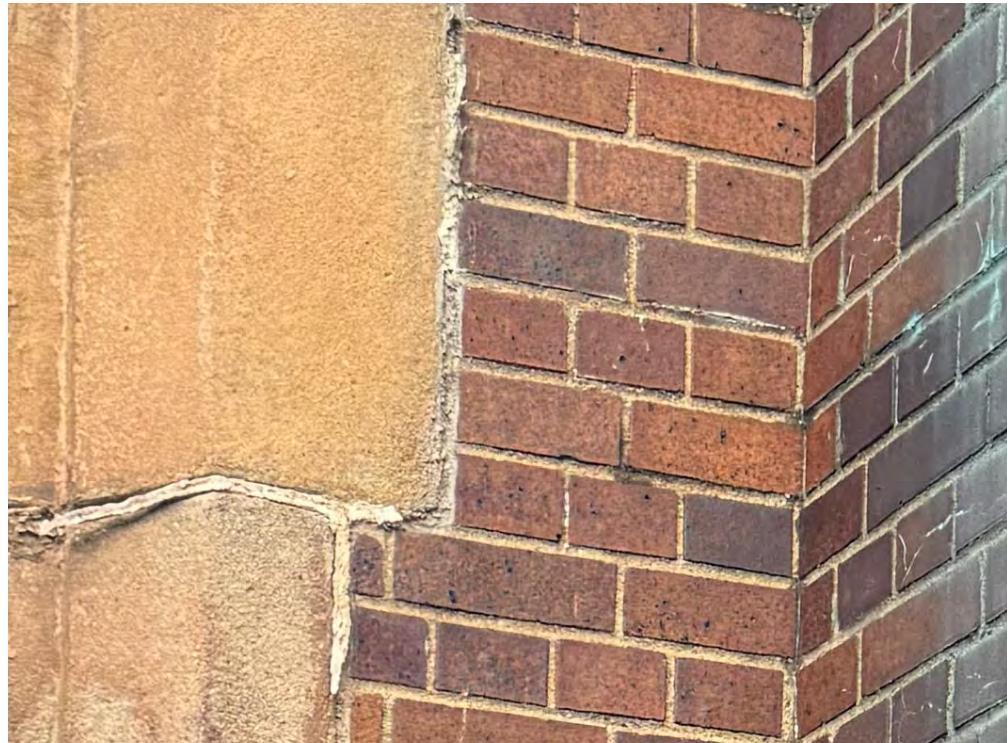
Limestone type cast stone bands



Terracotta type cast stone



Granite type cast stone base



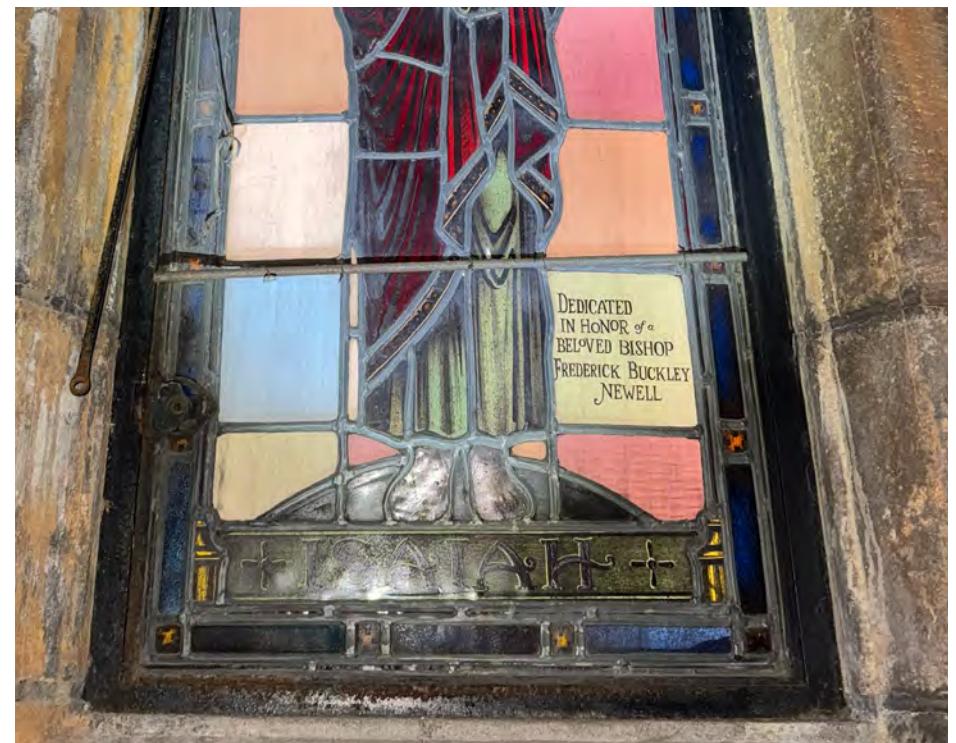
Protected brick



Weathered brick



Brick color comparison





Limestone type cast stone bands



Terra cotta type cast stone tracery



Terra cotta type cast stone tracery



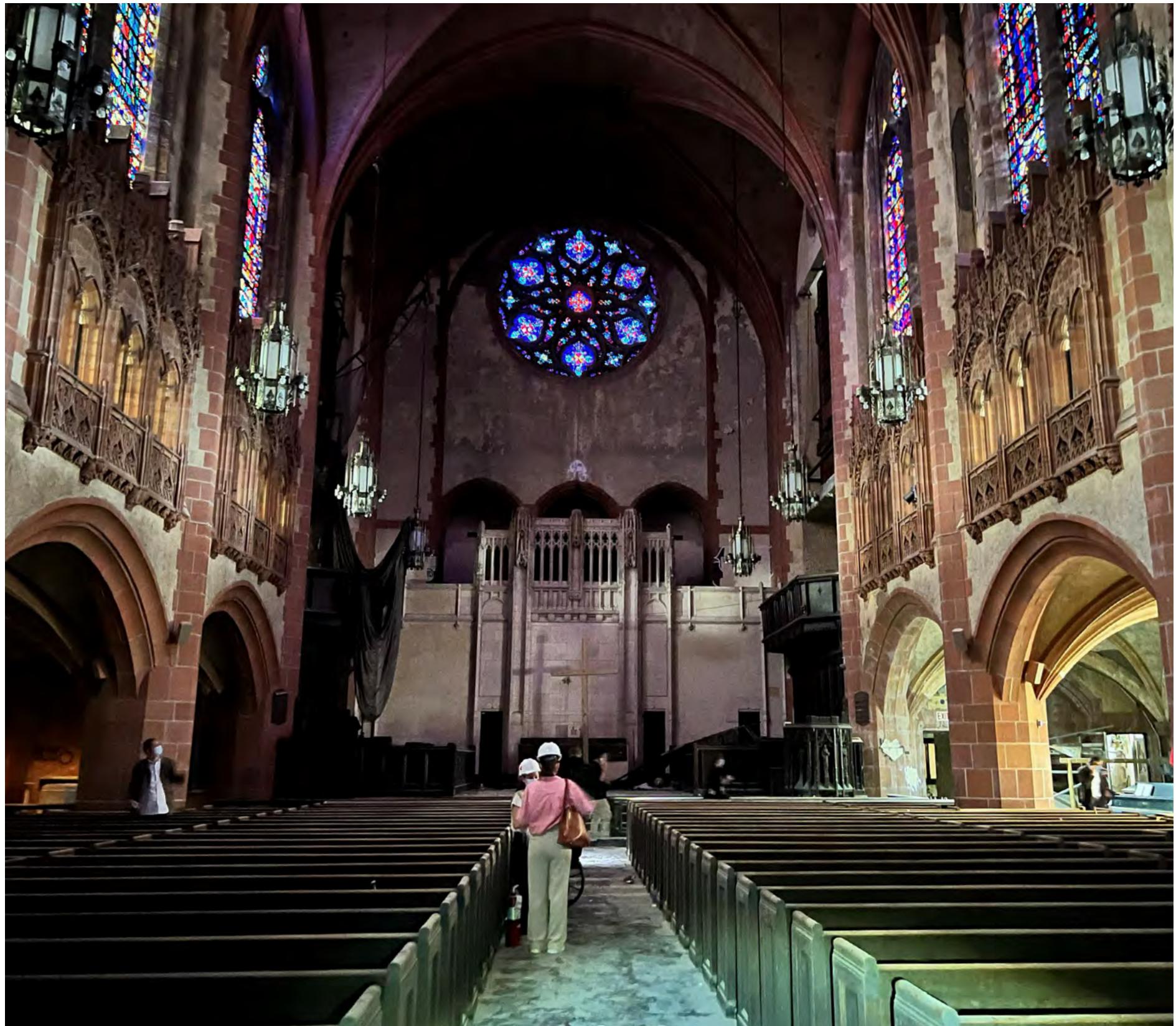
Terra cotta type cast stone plaques



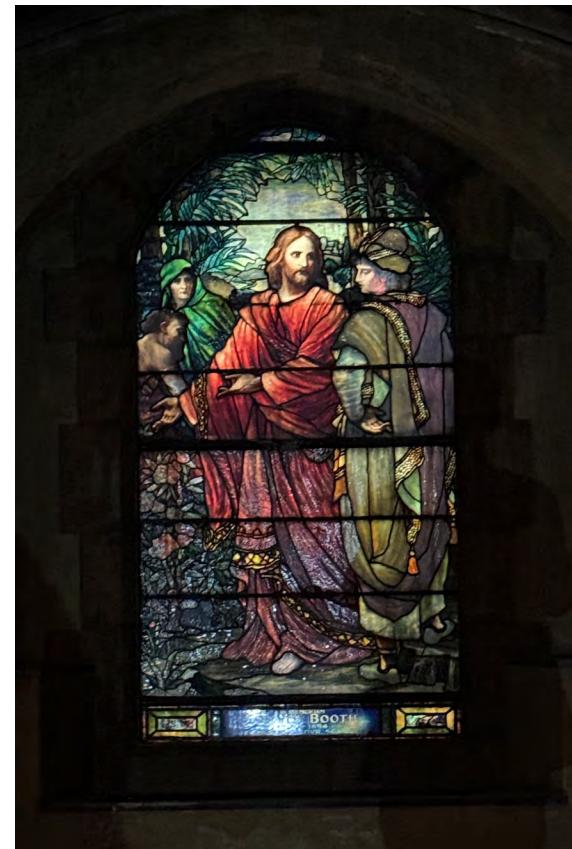
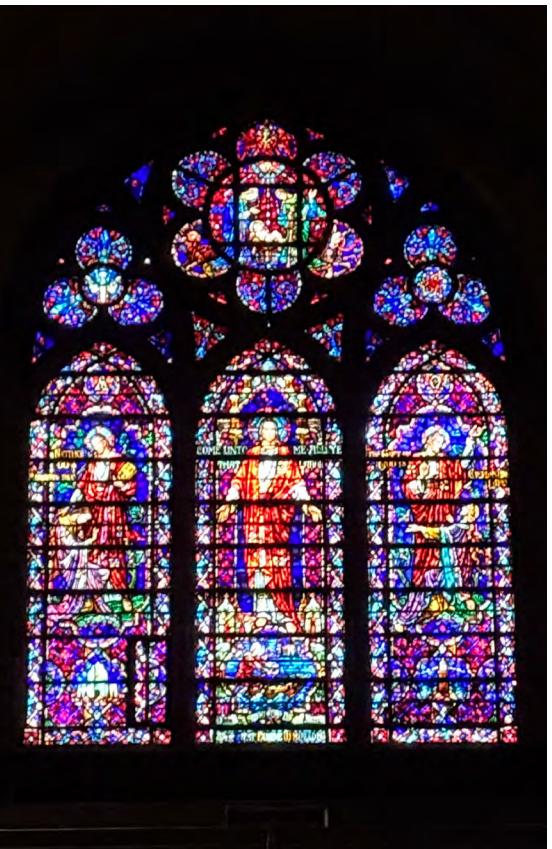
Intricate carved canopies

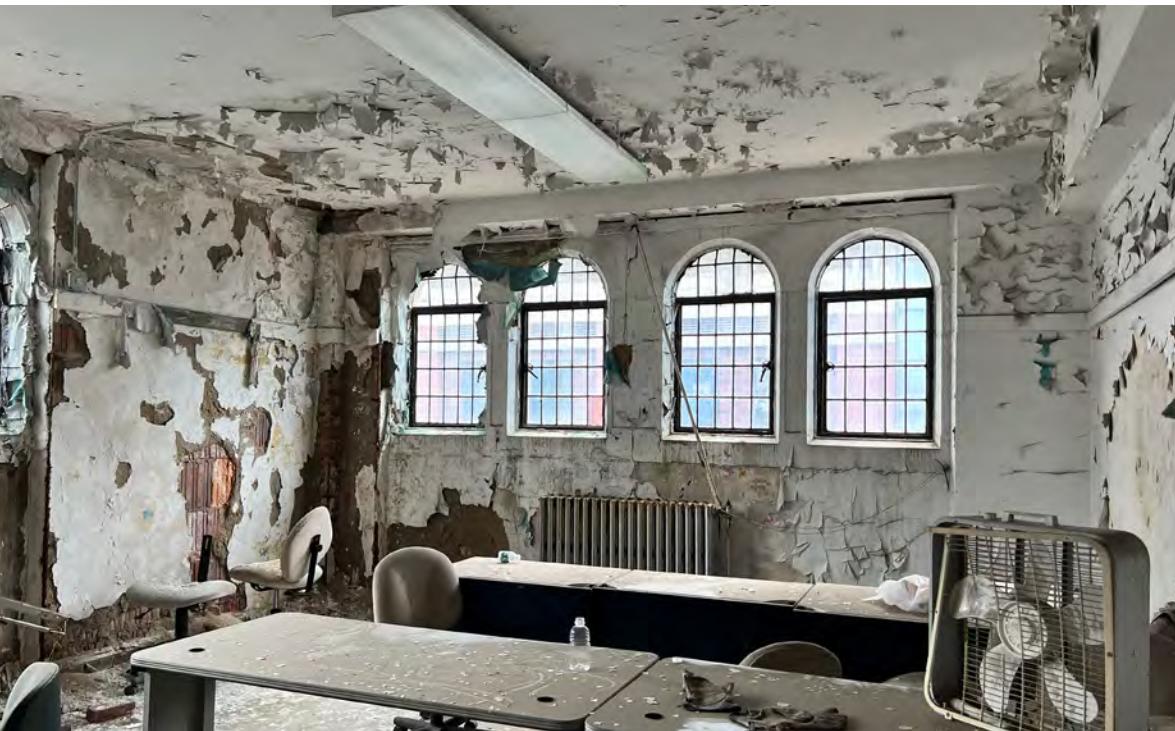


Lead gutter with emblems

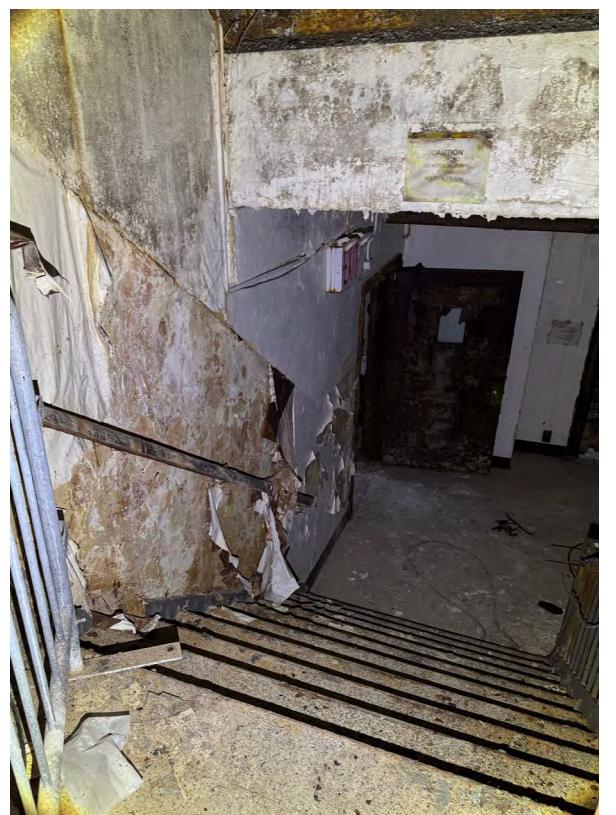


Ground floor





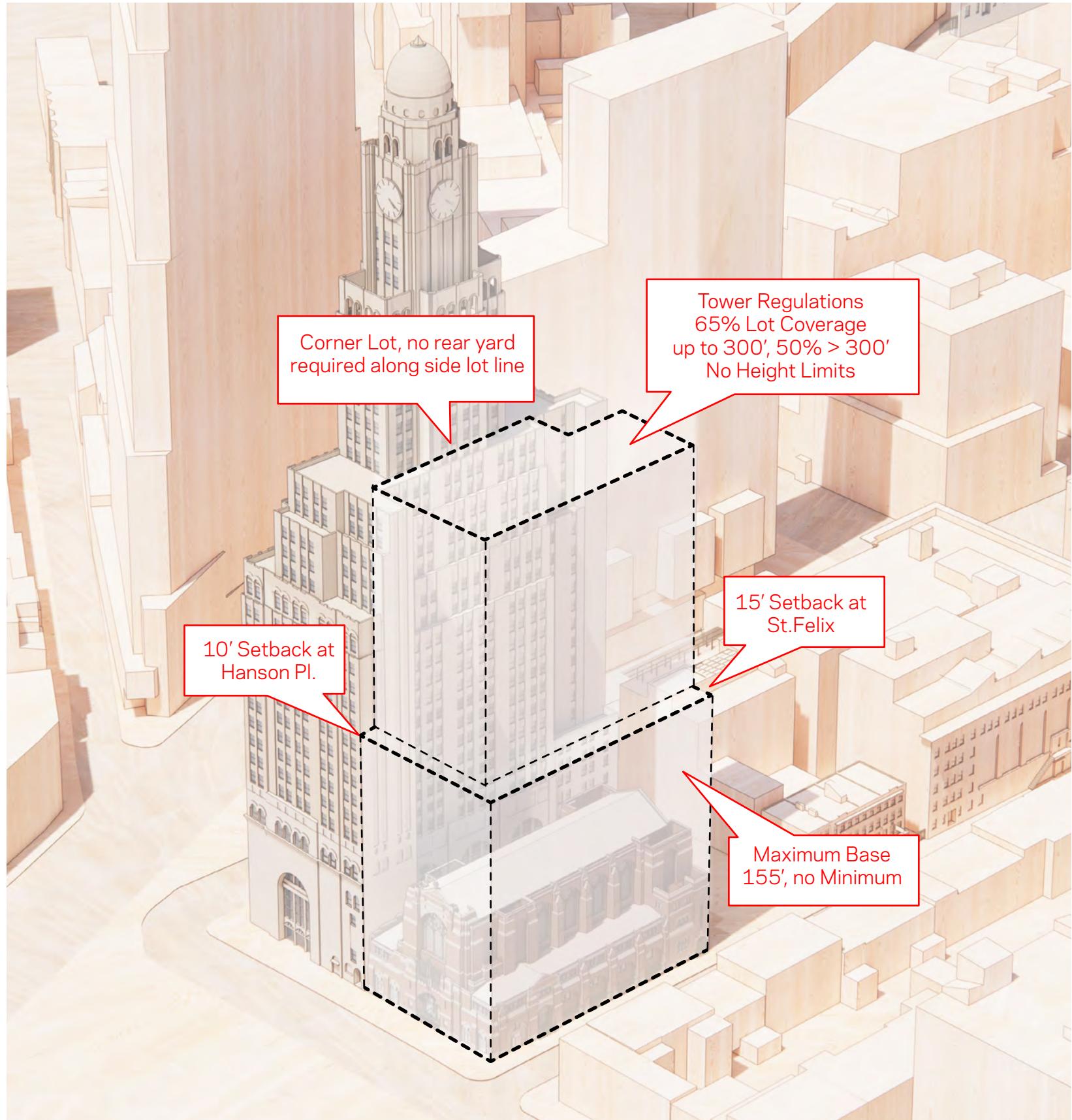
Mezzanine Floor



Cellar

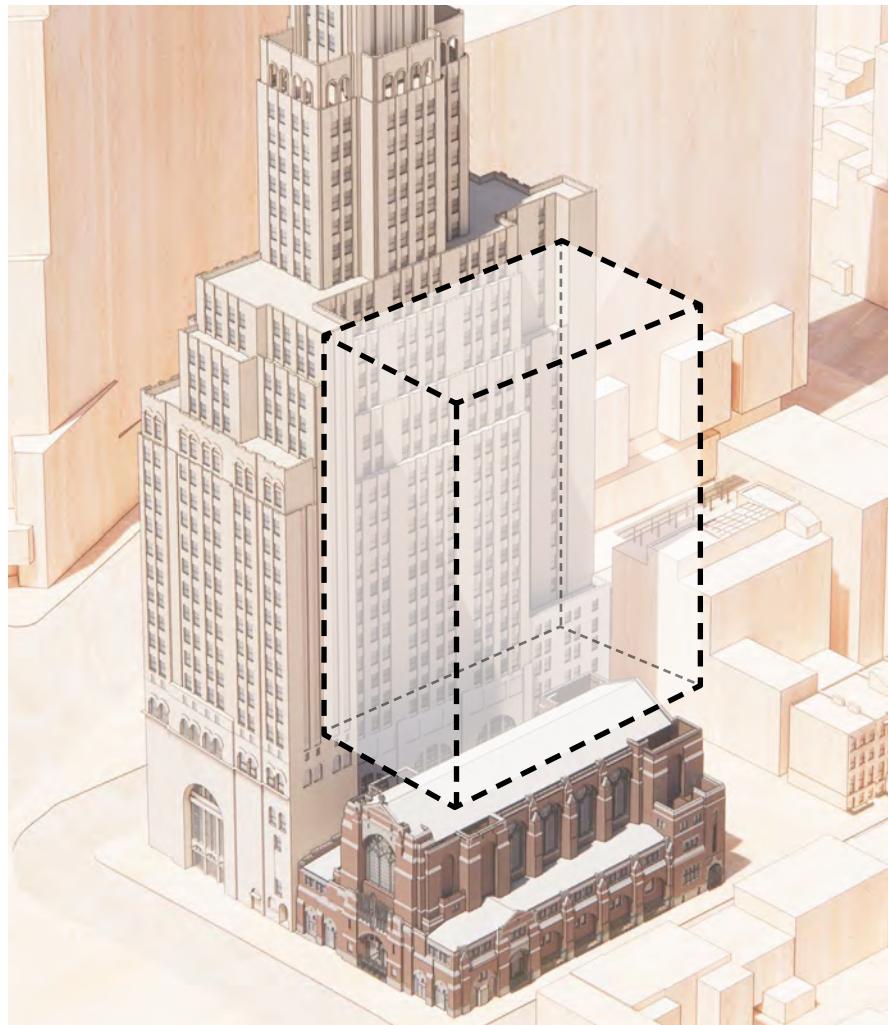
# Project Design Overview

Site Area	<b>16,491 SF</b>
Allowable FAR	<b>12 FAR</b>
Allowable ZFA	<b>197,892 SF</b>
GFA Factor	<b>1.15</b>
Above Grade GFA	<b>+/- 227,000 SF</b>
Preliminary Estimated GFA	<b>+/- 215,000 SF</b>
Max. Dwelling Units @ 900 sf Average	<b>+/- 240</b>
25% Affordable	<b>+/- 60</b>

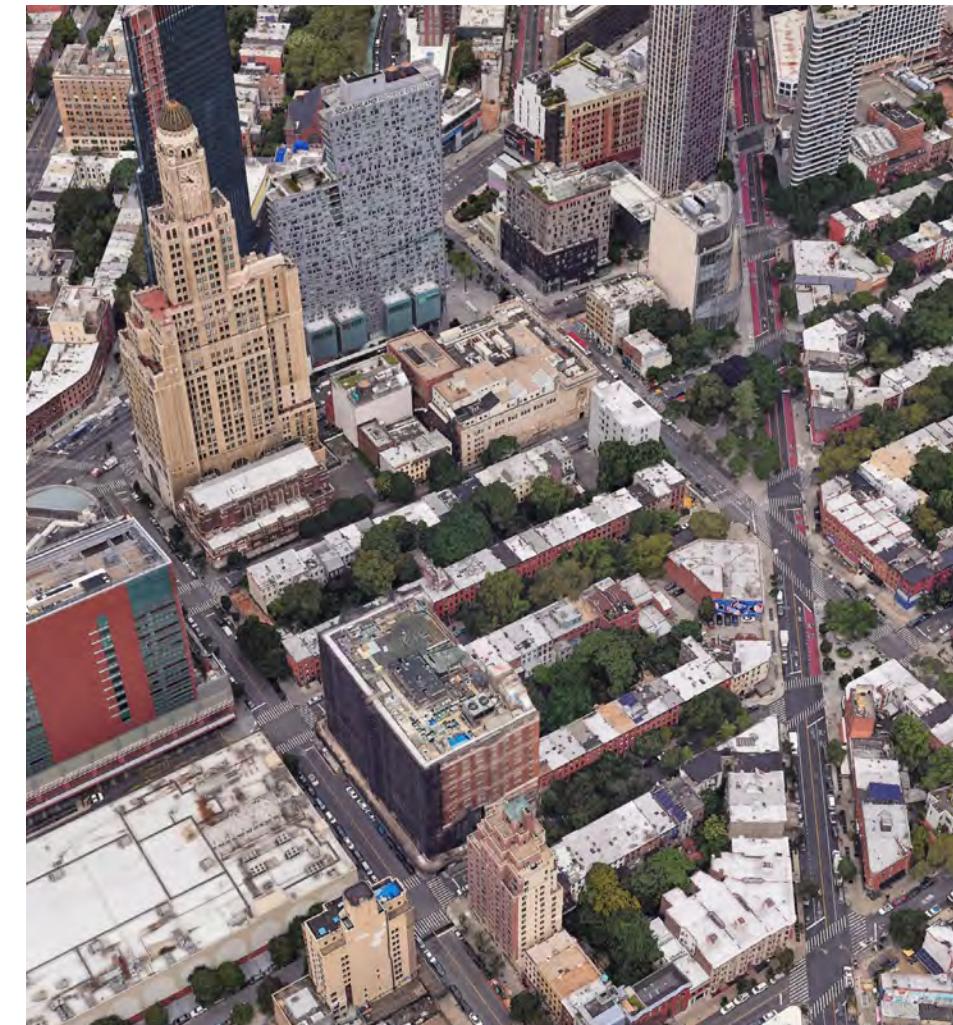




The Church Building



The Massing



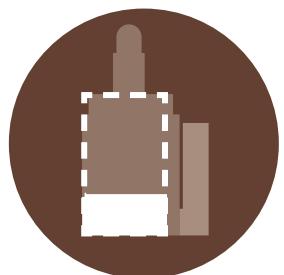
The Historic District



Enable the adaptive reuse of the Church Building and preserve historic fabric.



Create a unique, distinctive & complementary Enlargement.



Ensure the design is contextually responsive within the Historic District.

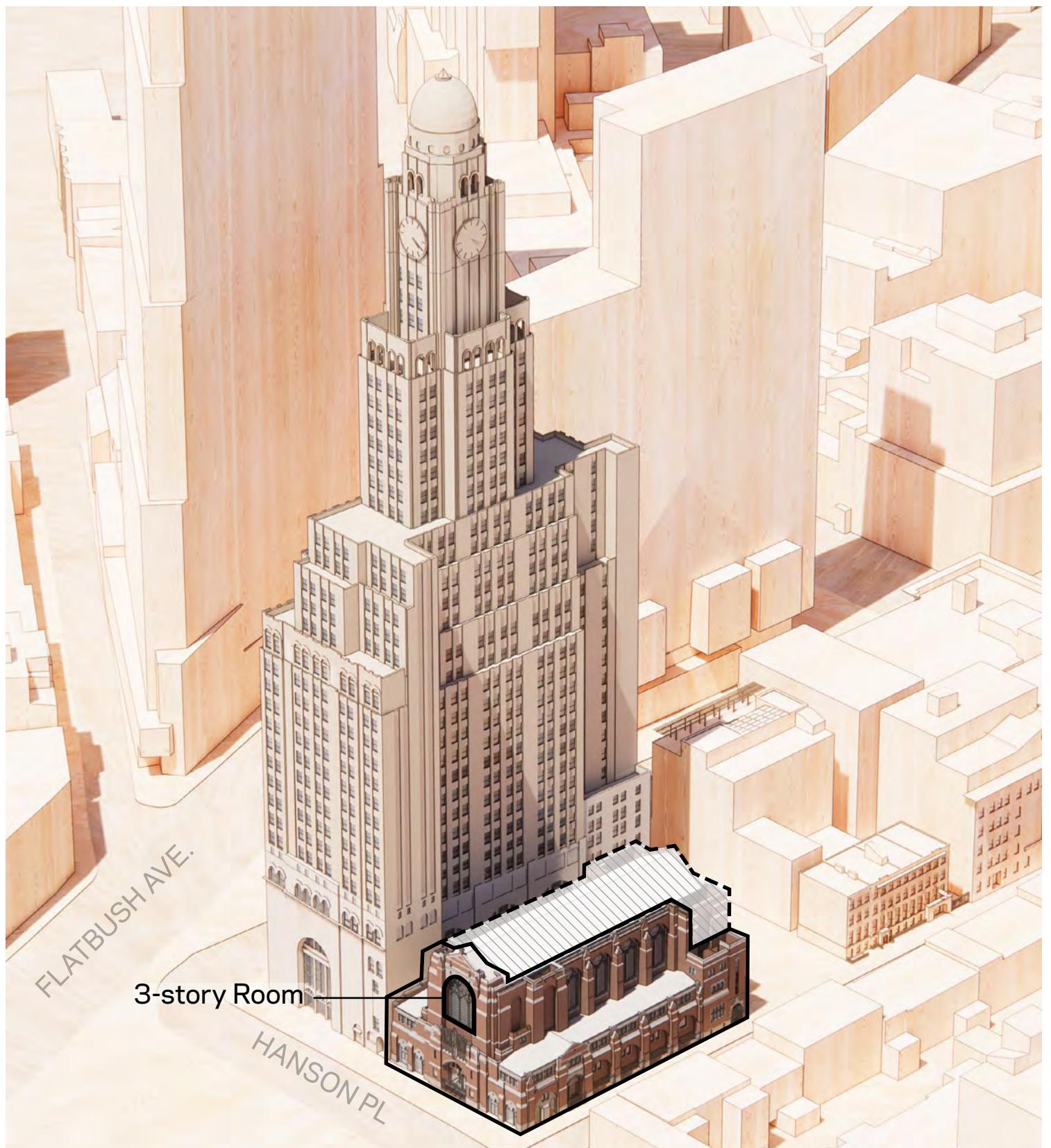


AXON LOOKING NORTHWEST

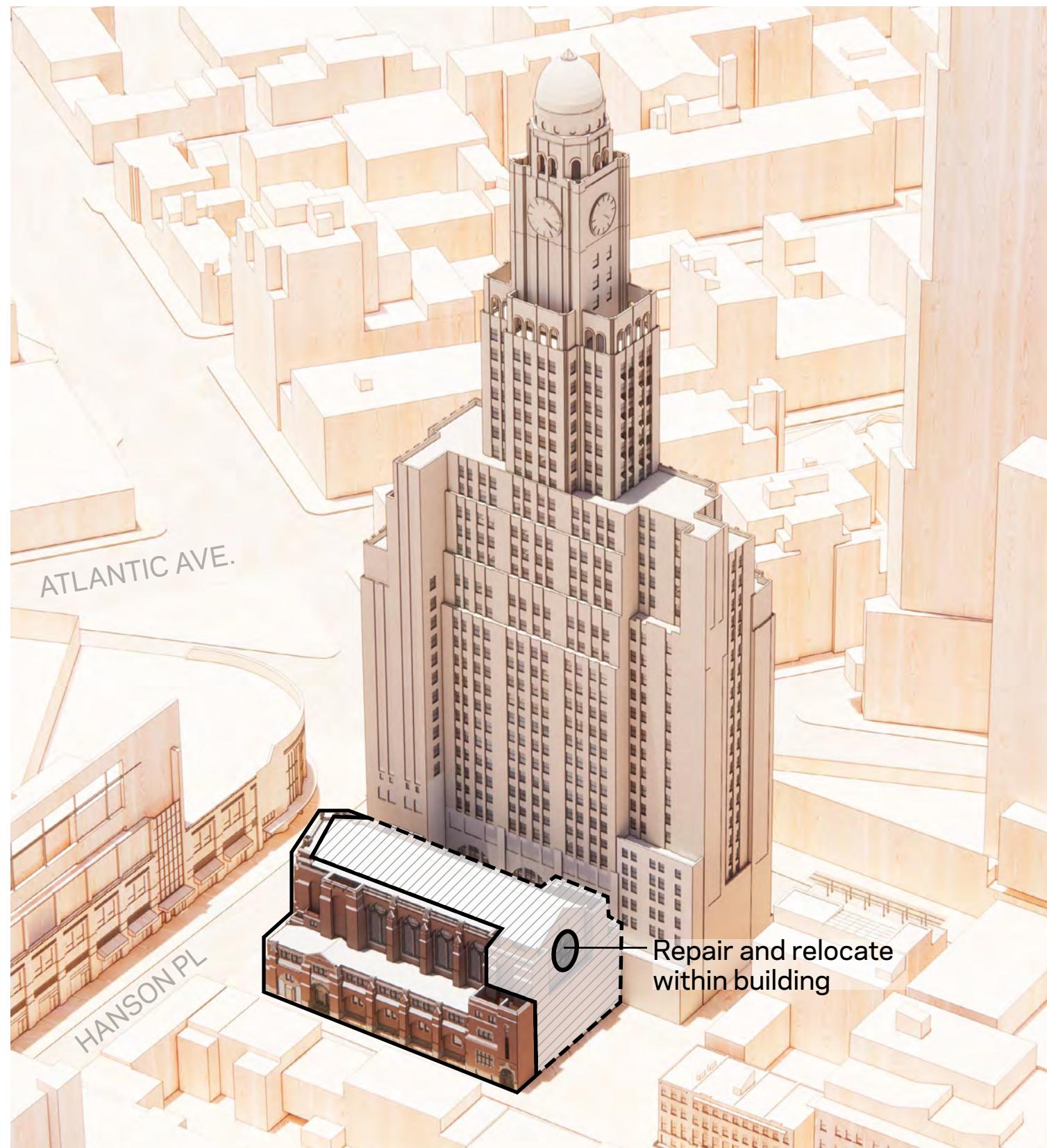


AXON LOOKING SOUTHWEST

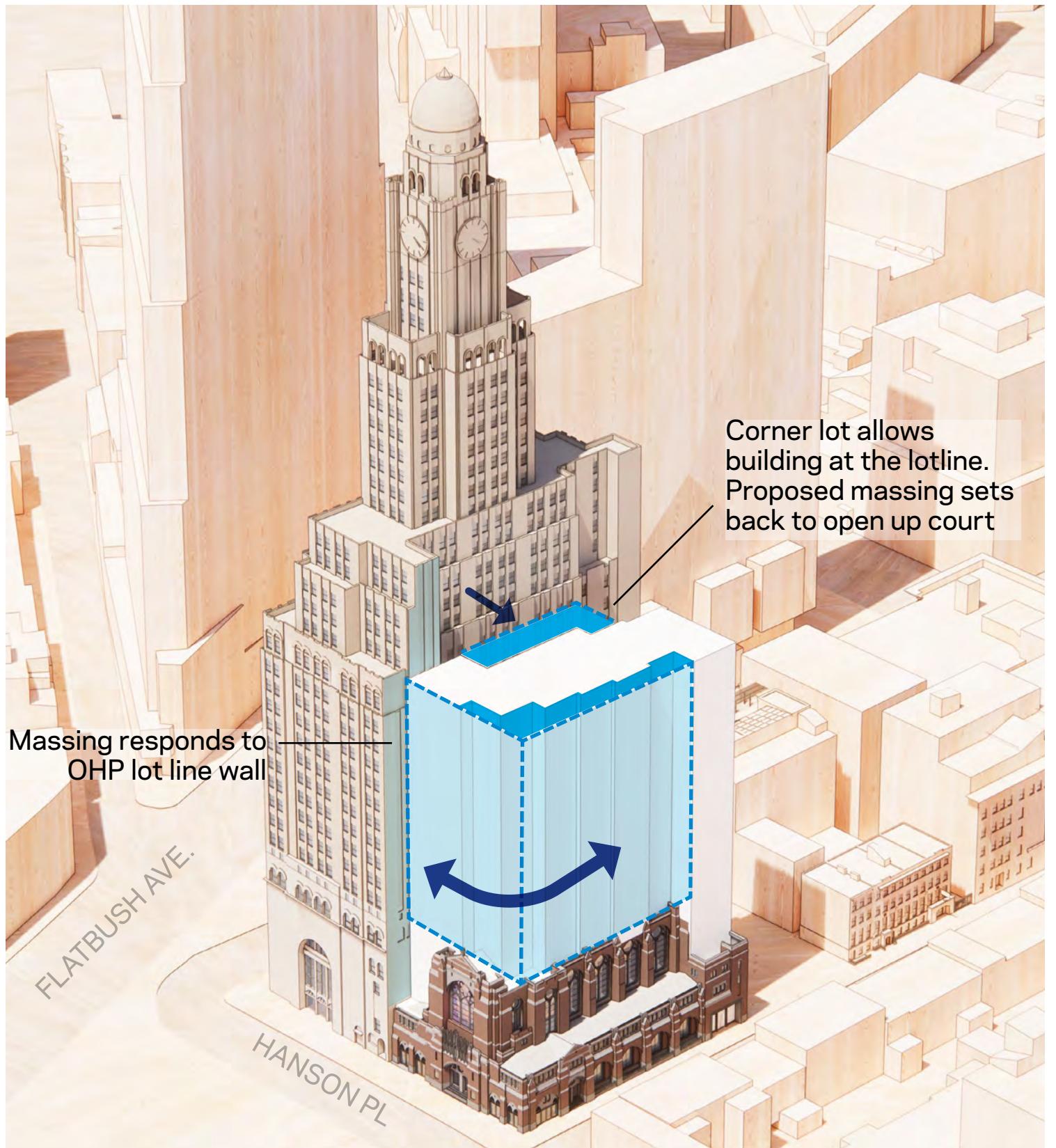
## Current Condition



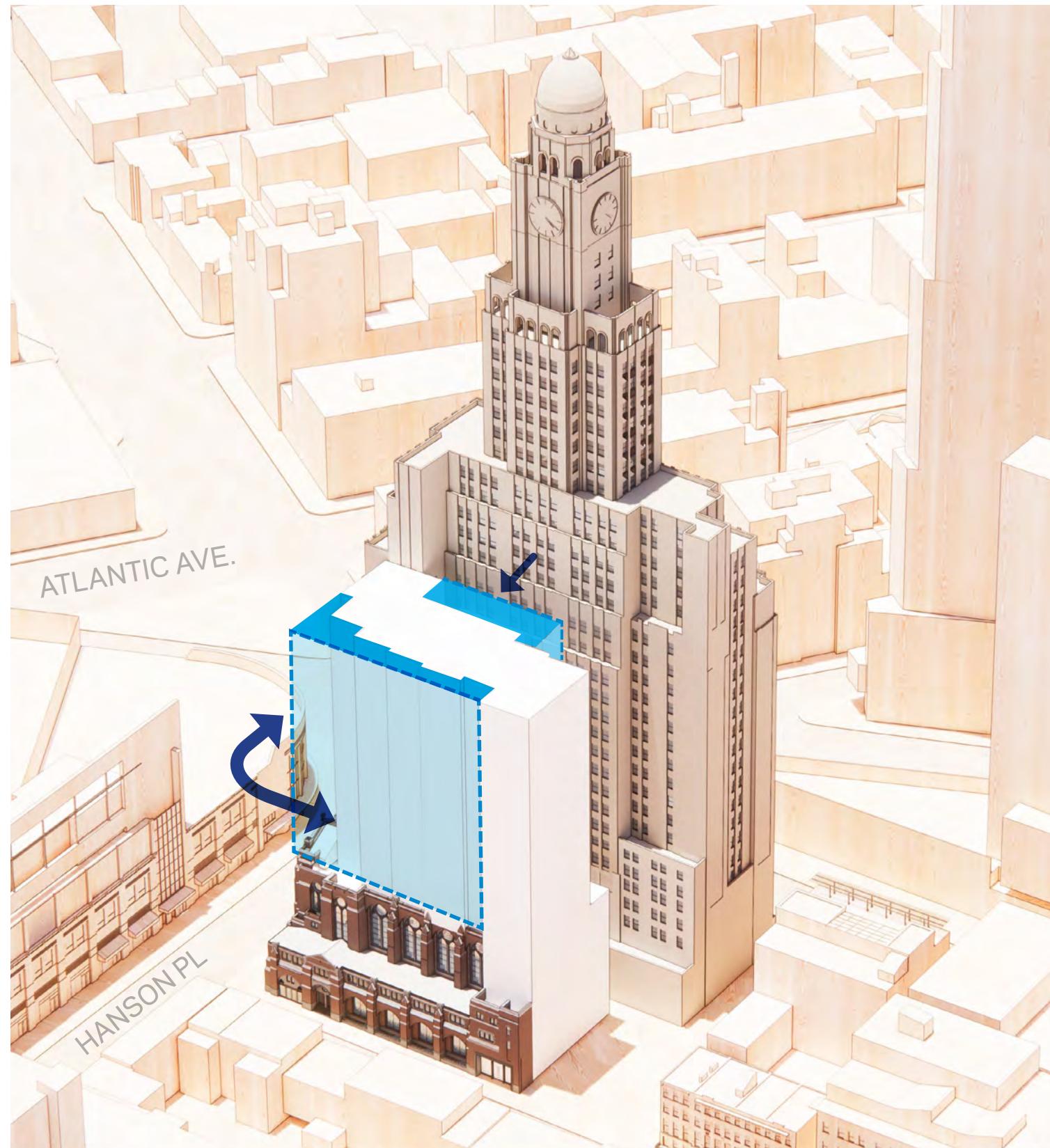
AXON LOOKING NORTHWEST



AXON LOOKING SOUTHWEST



AXON LOOKING NORTHWEST



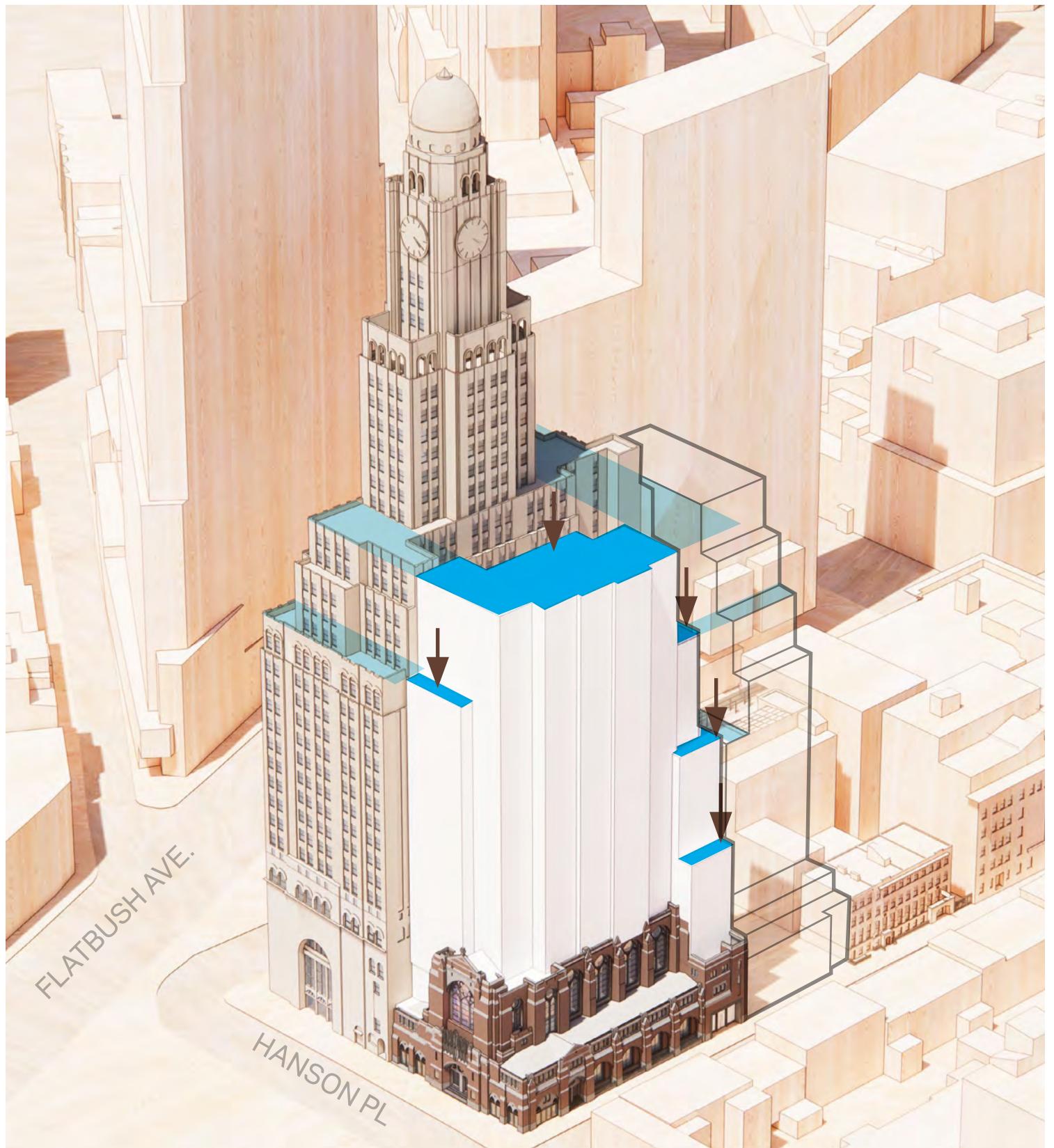
AXON LOOKING SOUTHWEST



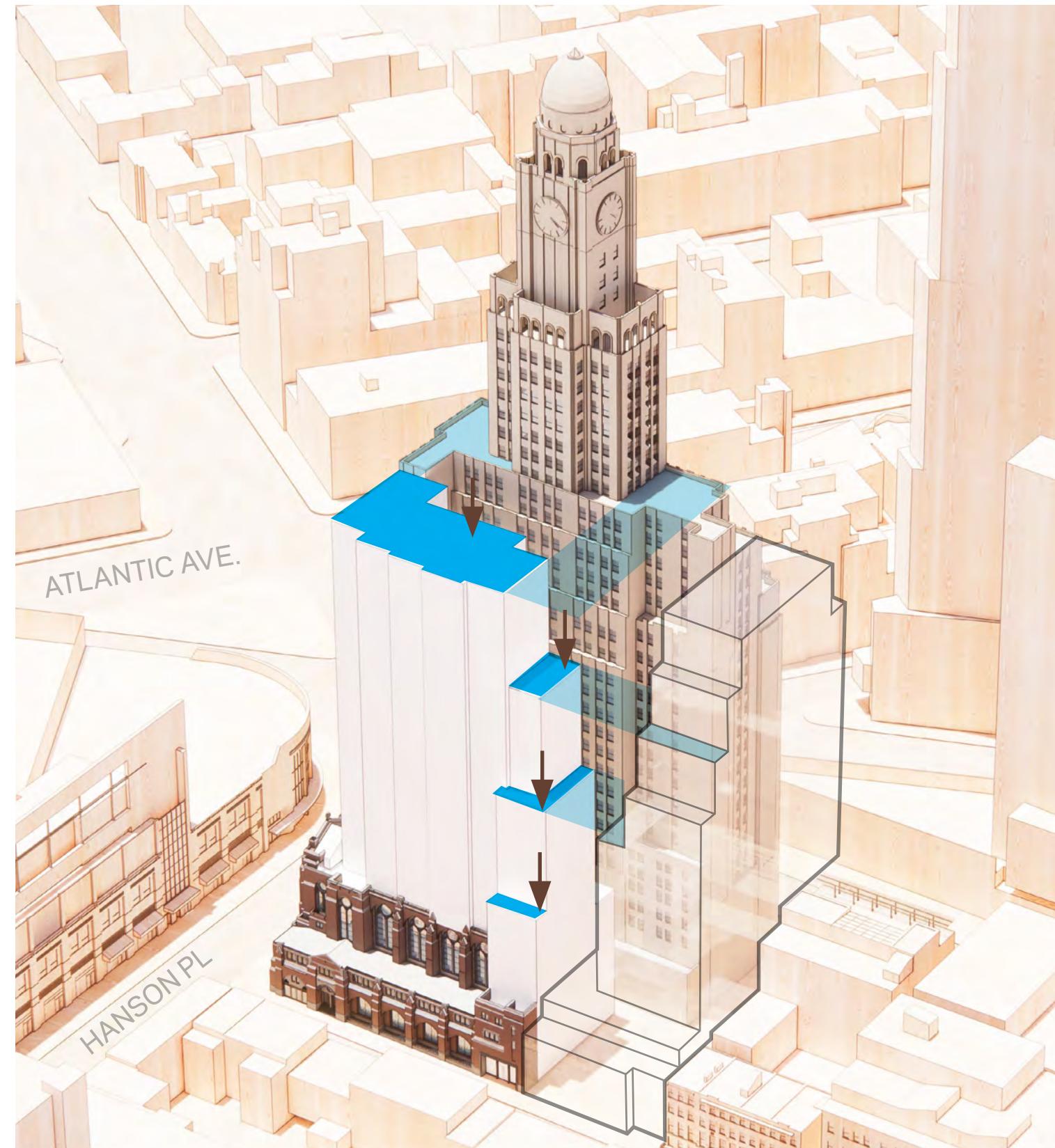
AXON LOOKING NORTHWEST



AXON LOOKING SOUTHWEST



AXON LOOKING NORTHWEST



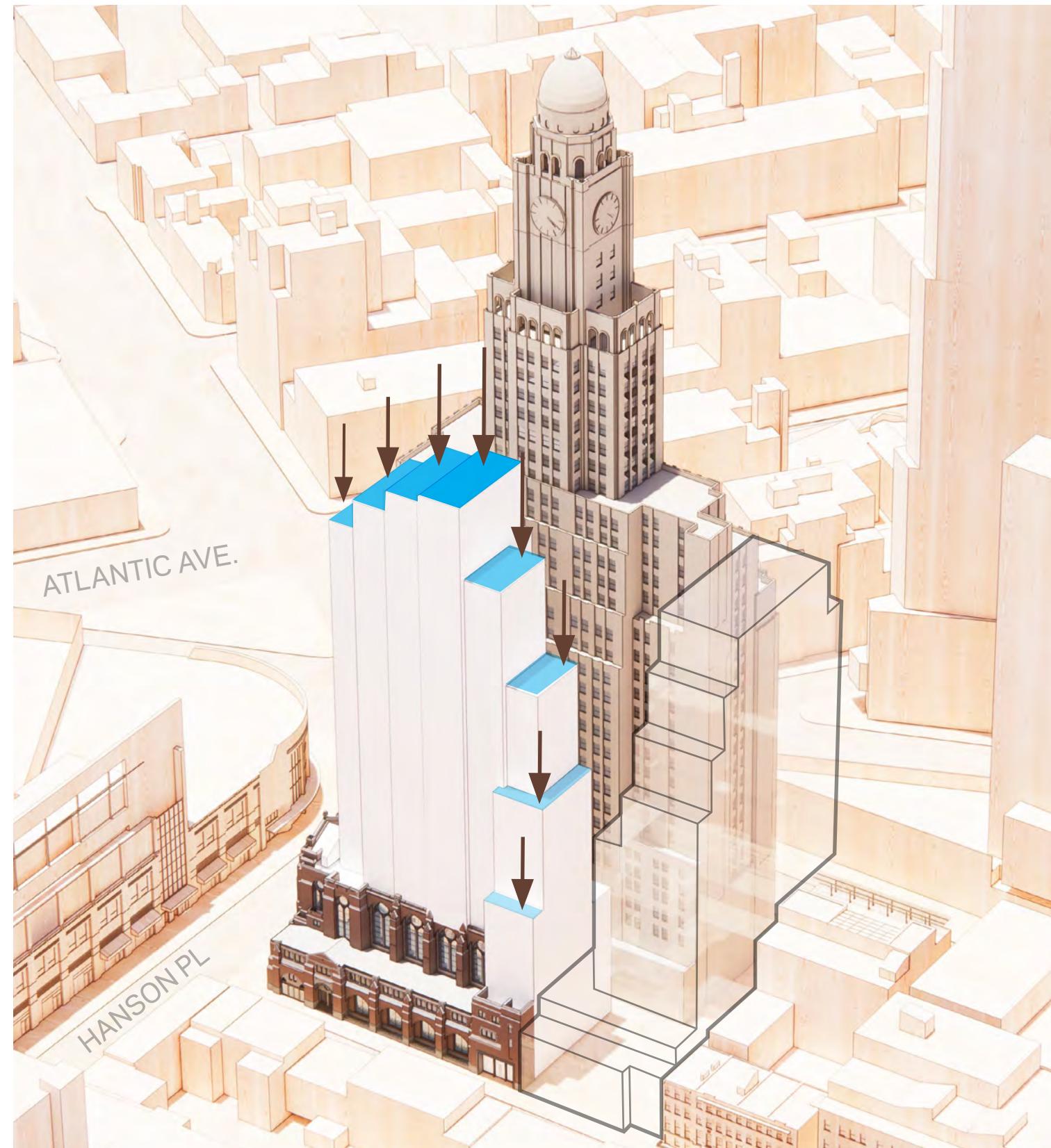
AXON LOOKING SOUTHWEST

## Tower Massing Sets Back

to respond to adjacent neighbors

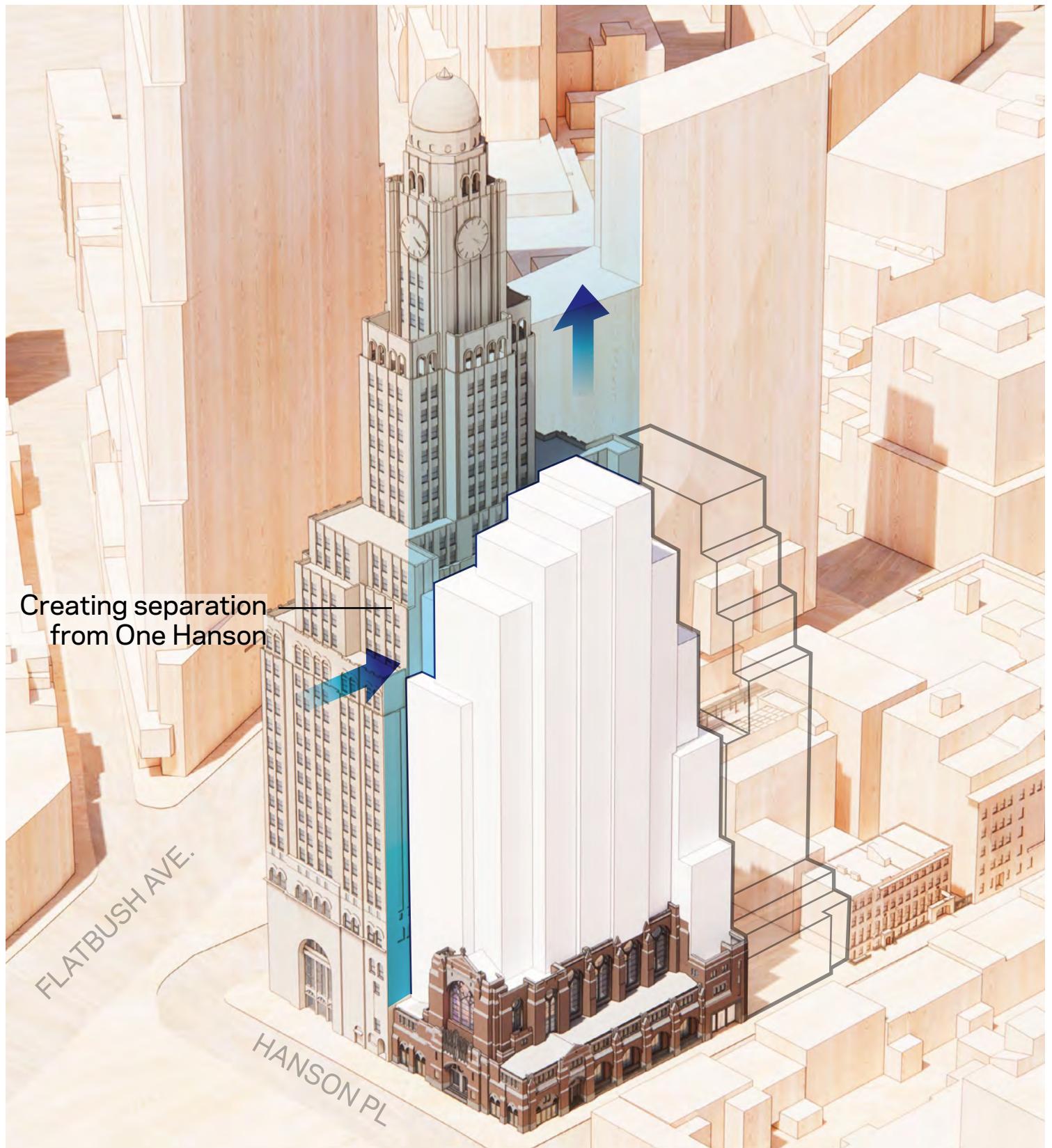


AXON LOOKING NORTHWEST

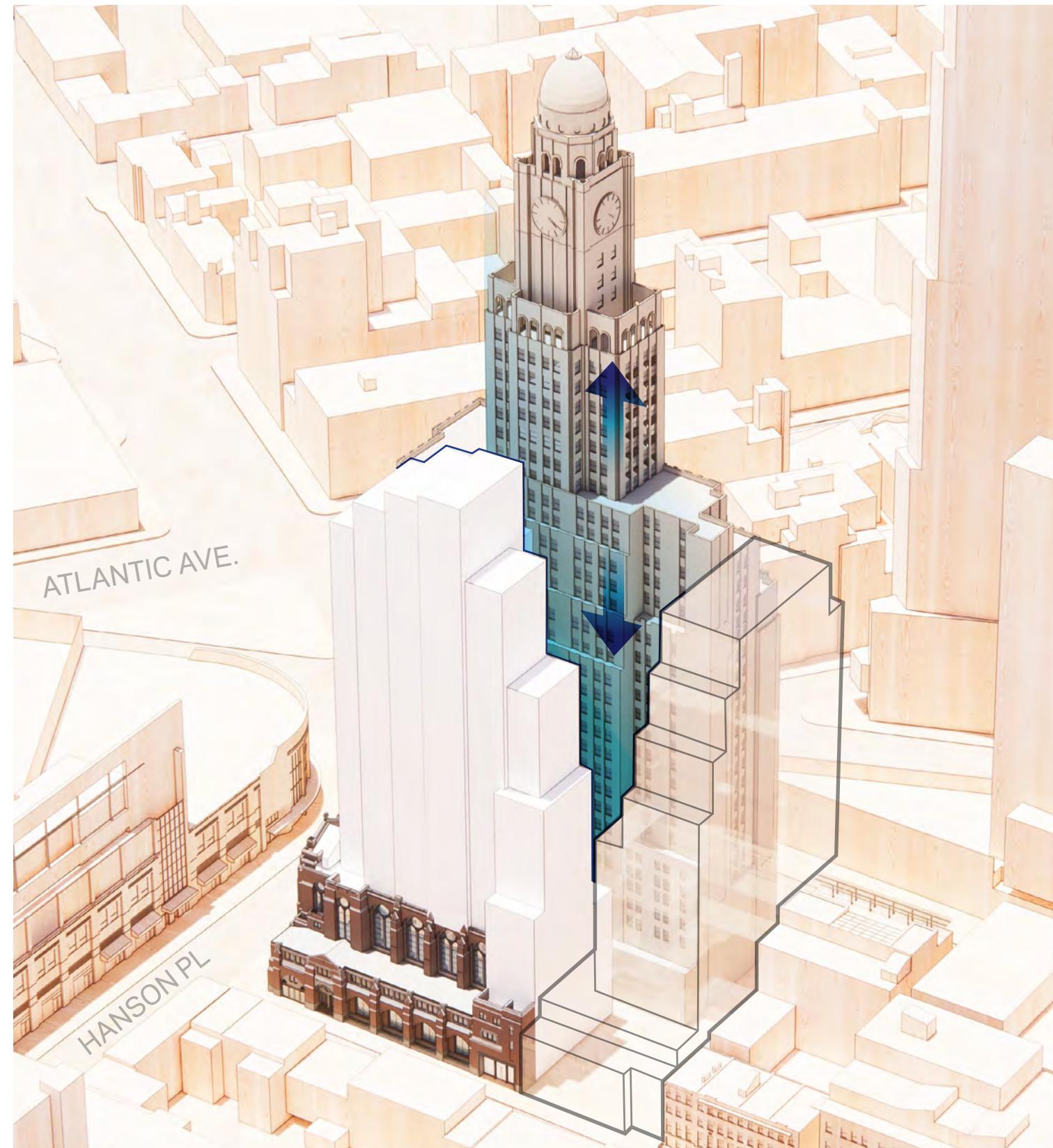


AXON LOOKING SOUTHWEST

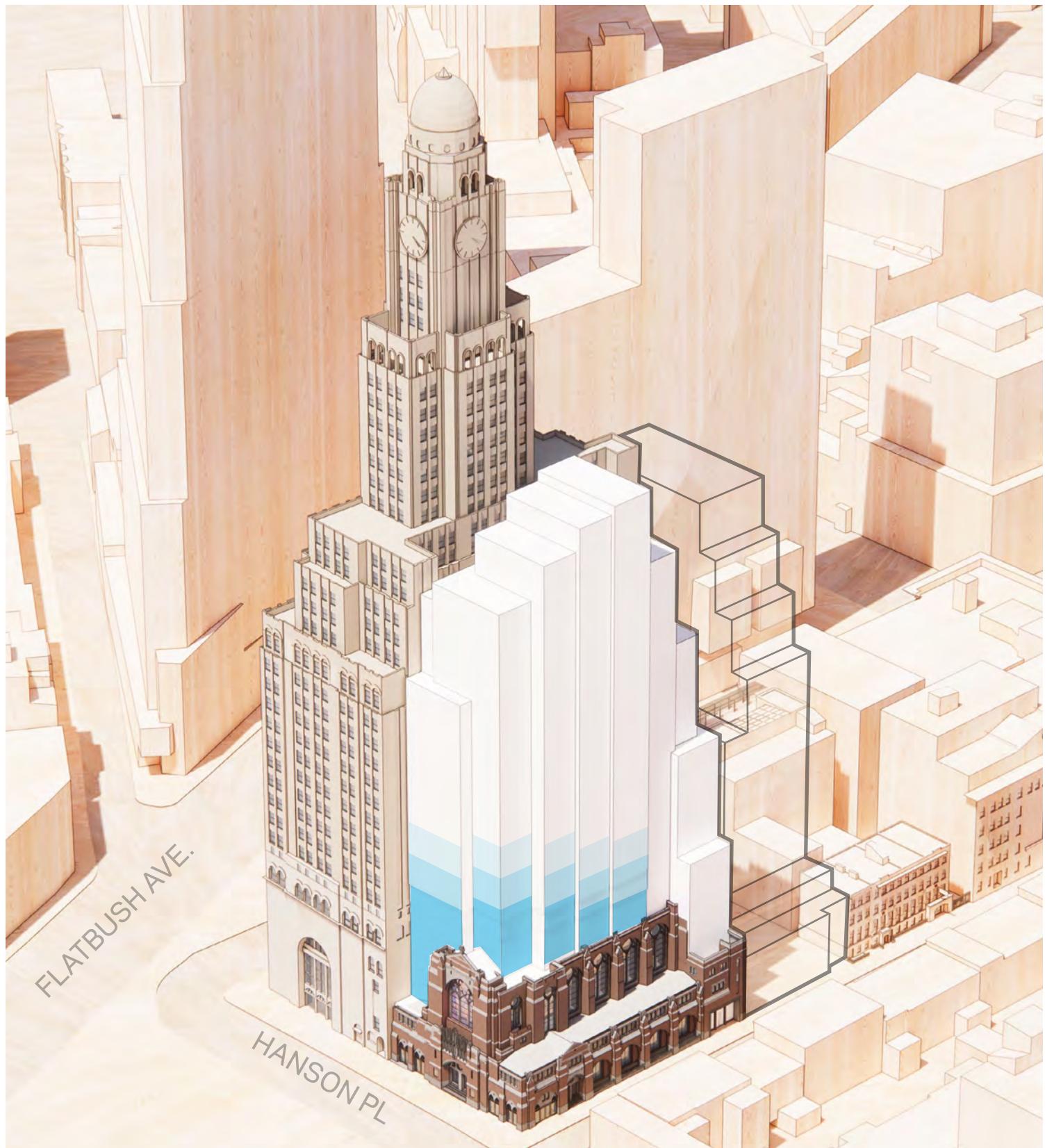
**Terracing Creates a Sculpted Expression**  
to provide identity and top culmination



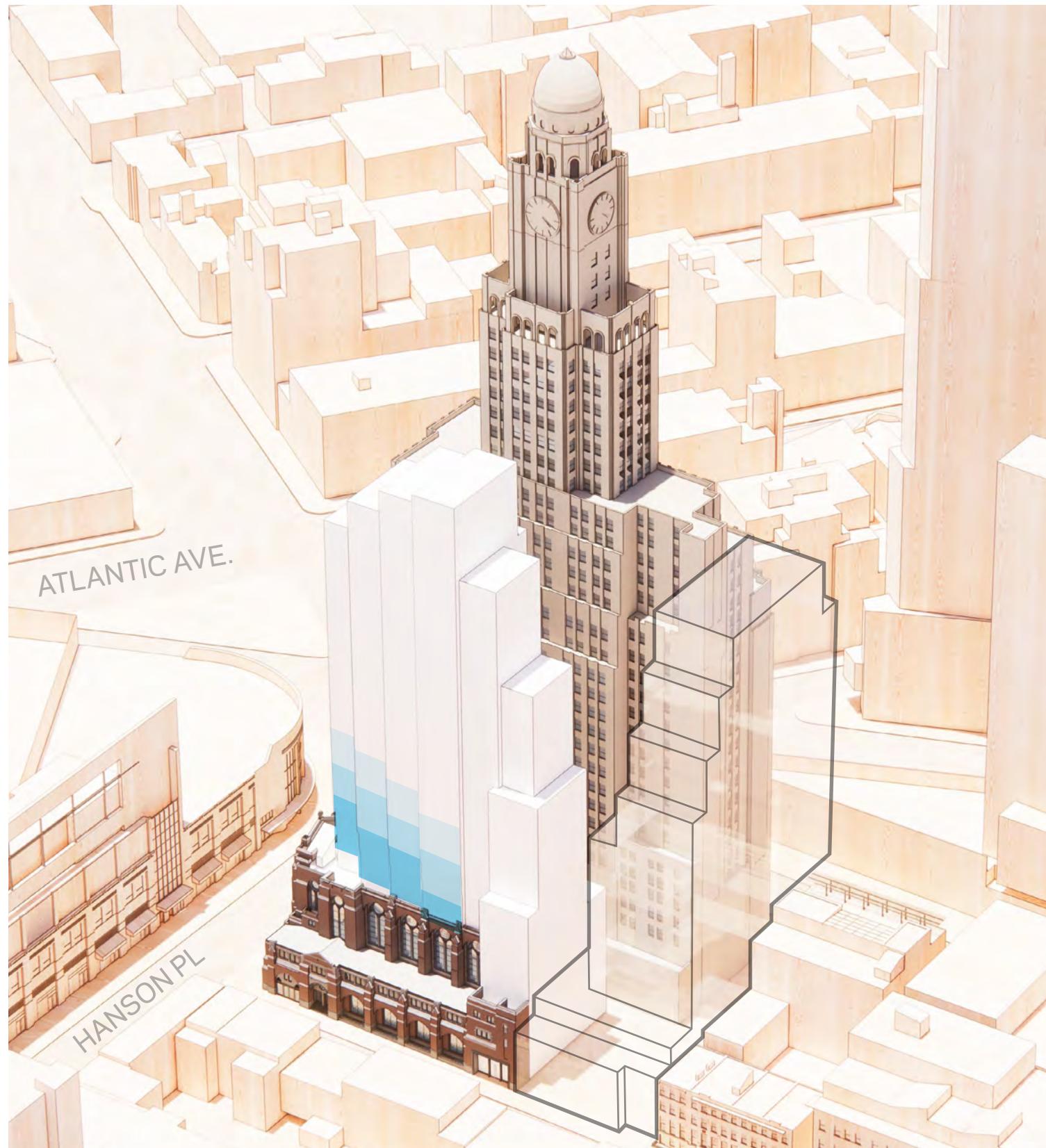
AXON LOOKING NORTHWEST



AXON LOOKING SOUTHWEST



AXON LOOKING NORTHWEST



AXON LOOKING SOUTHWEST

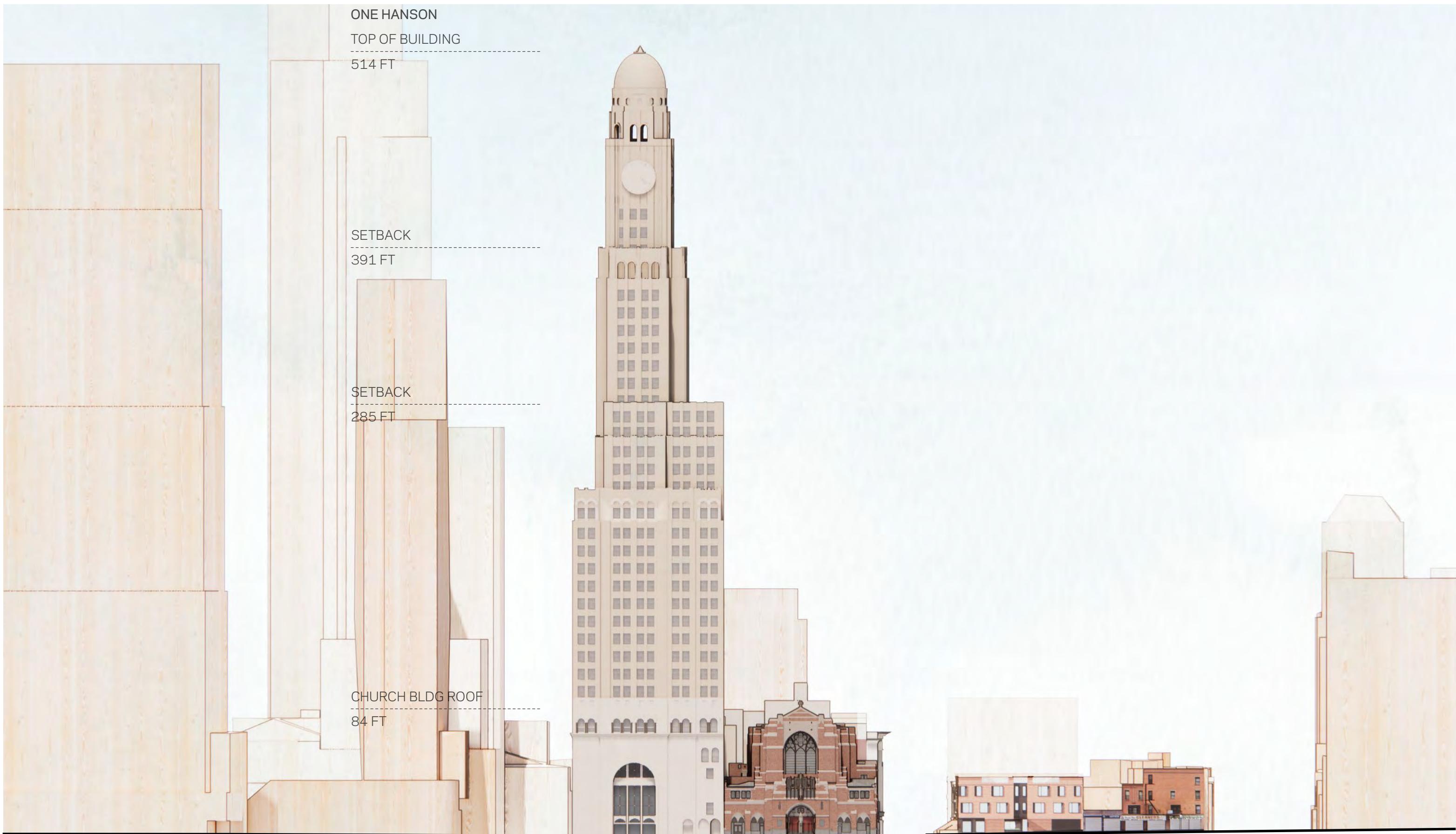
**Base of Tower Corbels Inward**  
to soften transition into Church Building

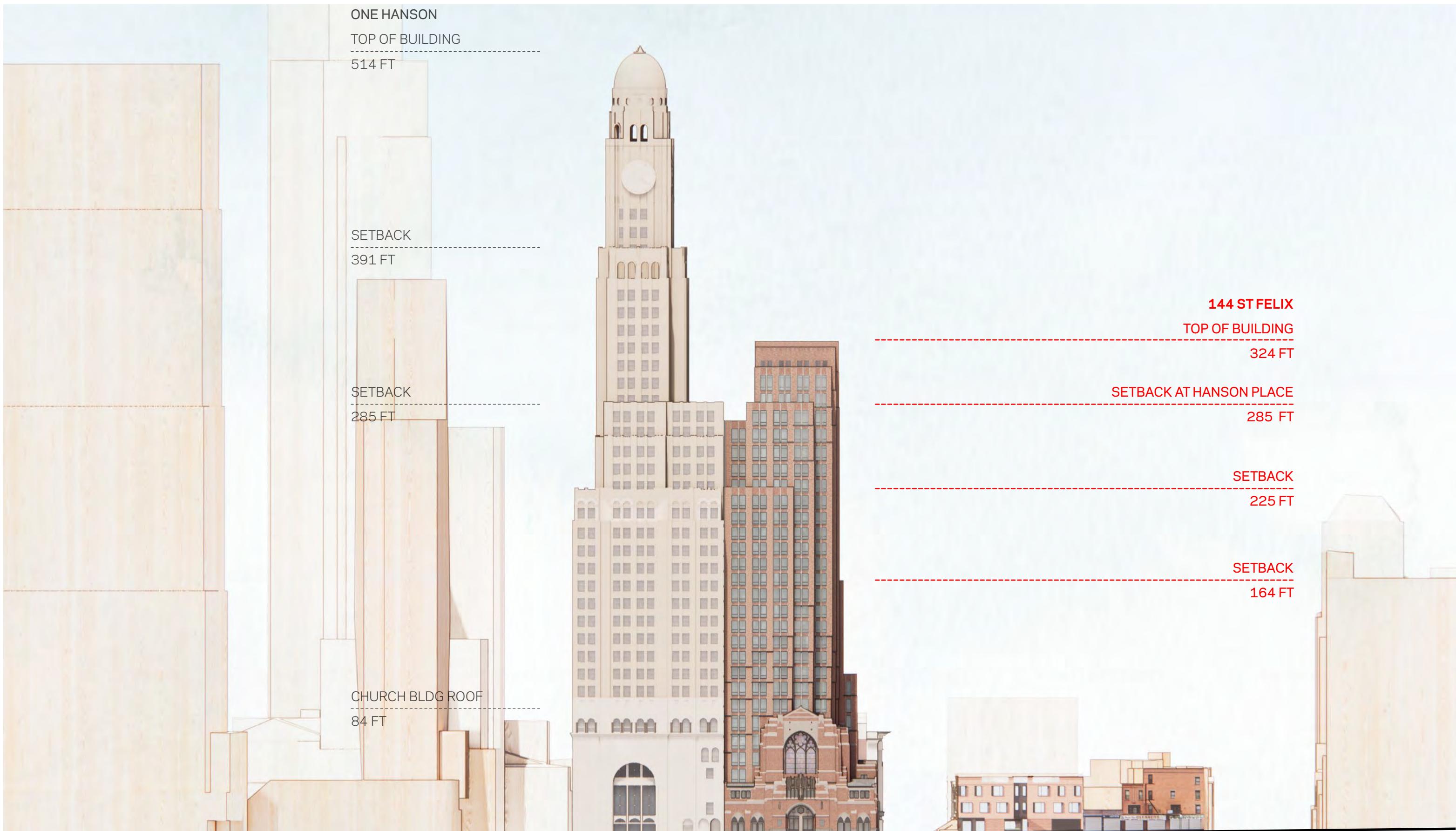


AXON LOOKING NORTHWEST



AXON LOOKING SOUTHWEST





ONE HANSON

TOP OF BUILDING

514 FT

SETBACK

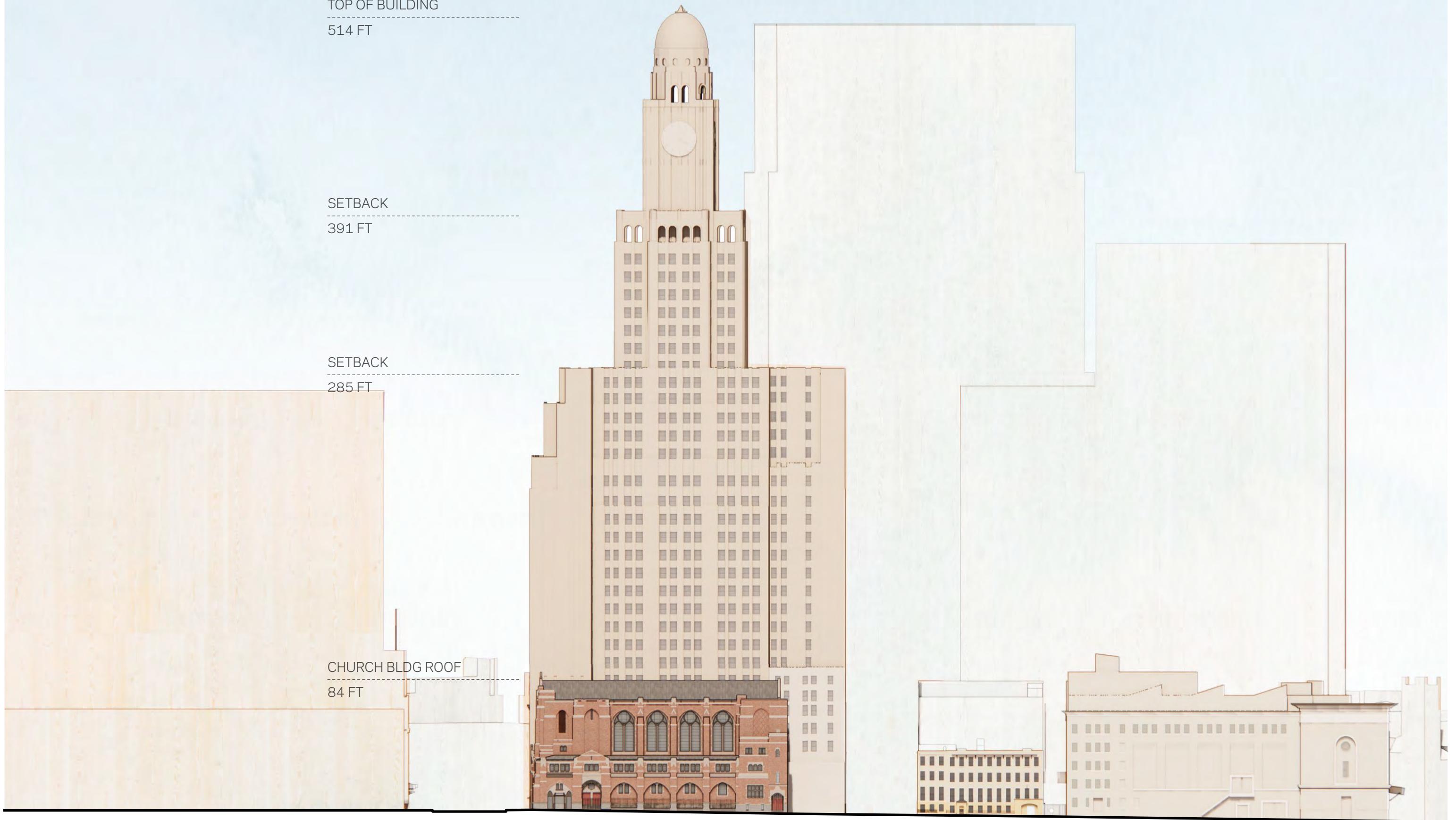
391 FT

SETBACK

285 FT

CHURCH BLDG ROOF

84 FT



ONE HANSON

TOP OF BUILDING

514 FT

SETBACK

391 FT

**144 ST FELIX**

TOP OF BUILDING

324 FT

SETBACK

285 FT

SETBACK

285 FT

SETBACK

225 FT

SETBACK

164 FT

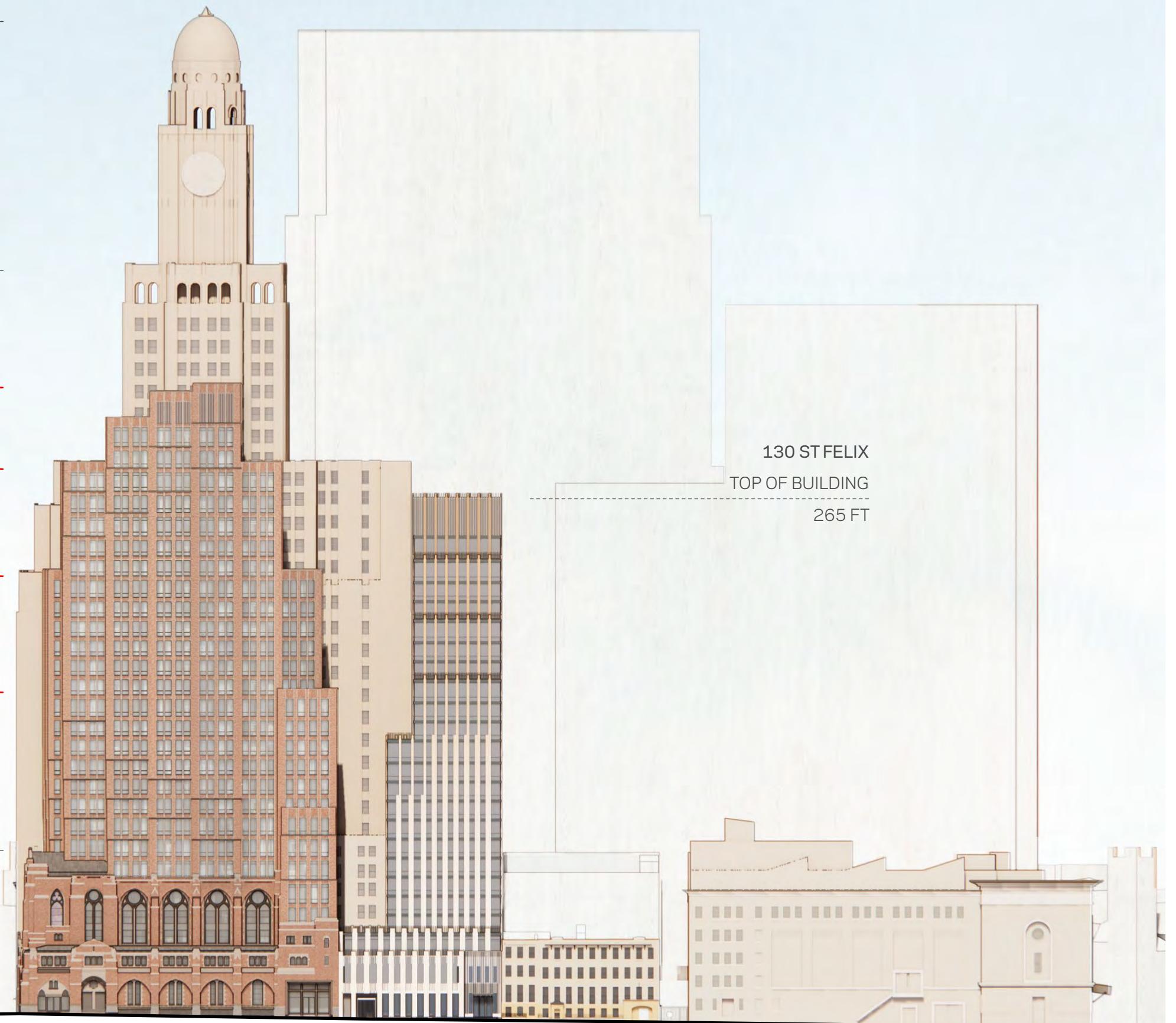
CHURCH BLDG ROOF

84 FT

**130 ST FELIX**

TOP OF BUILDING

265 FT

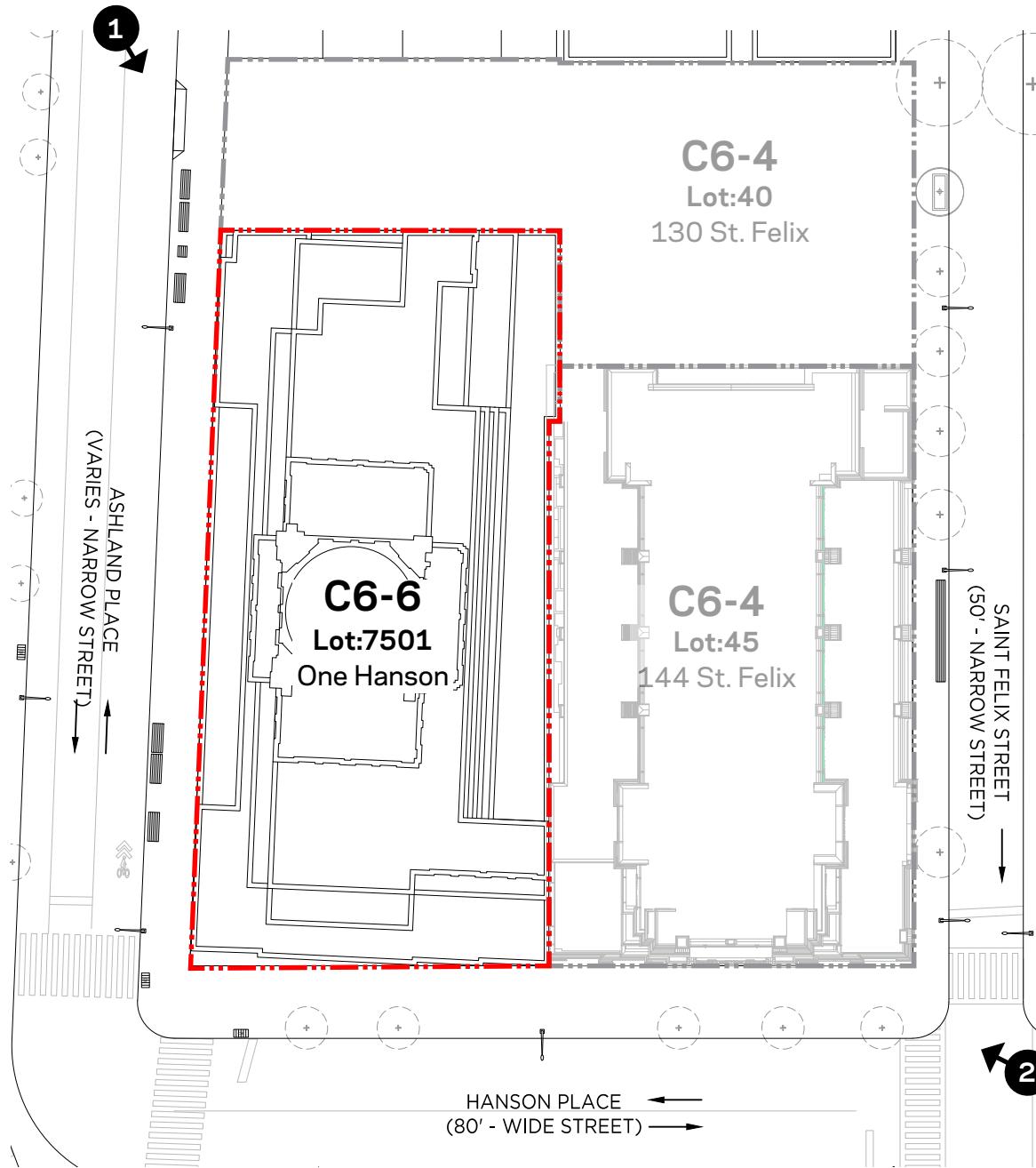


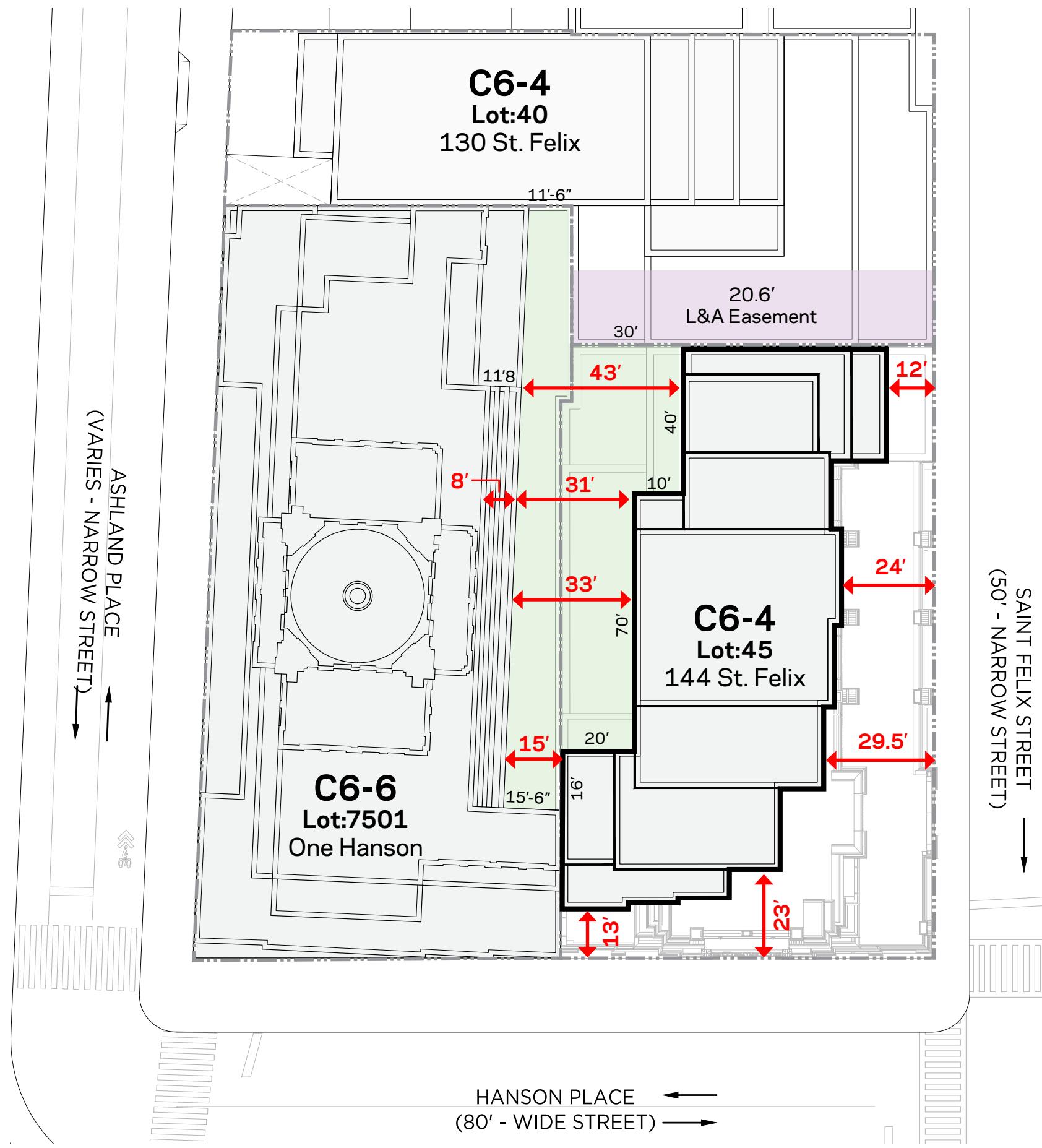


1927 Photo, Brooklyn Museum



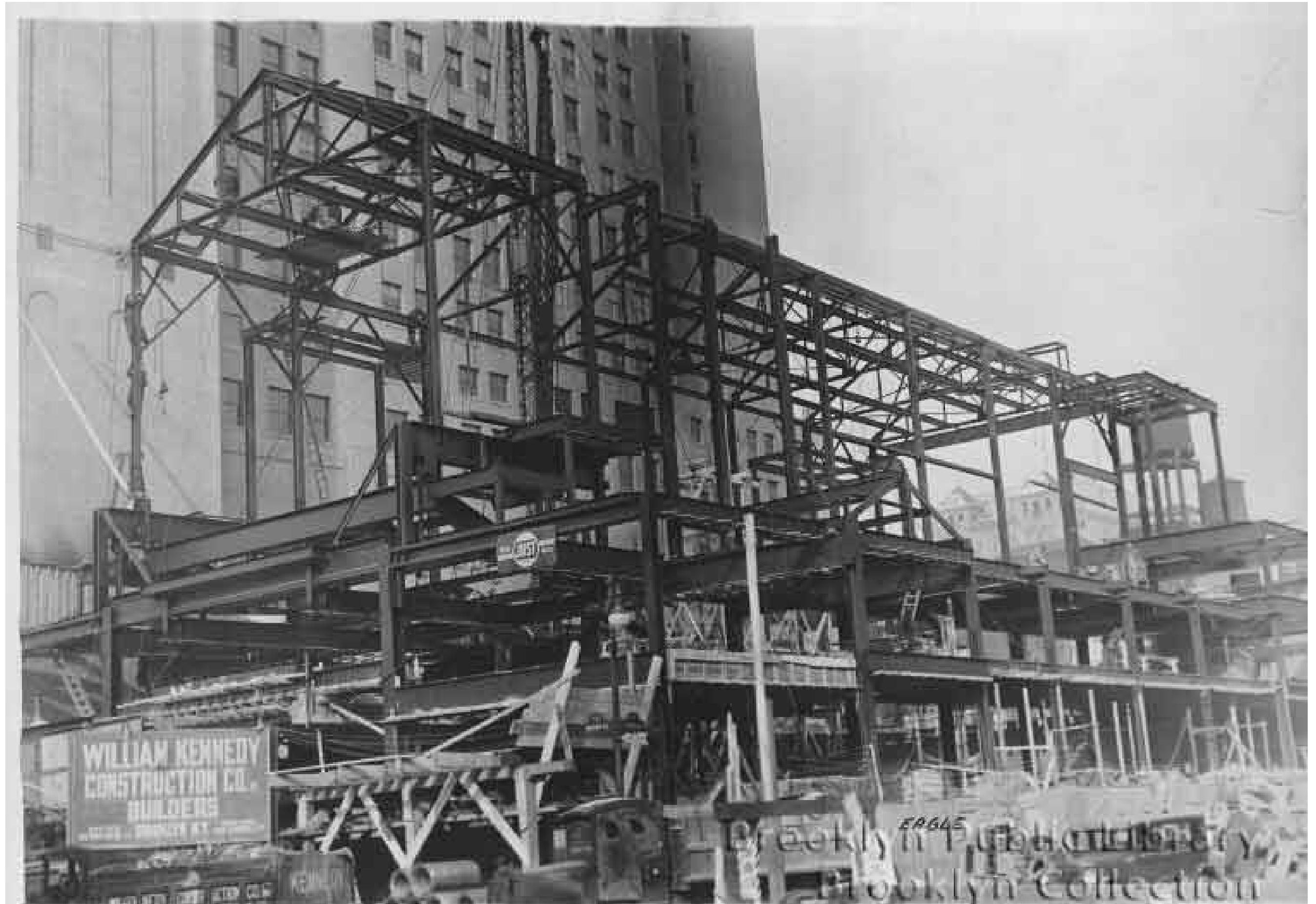
1929 Church Demolished, NYPL

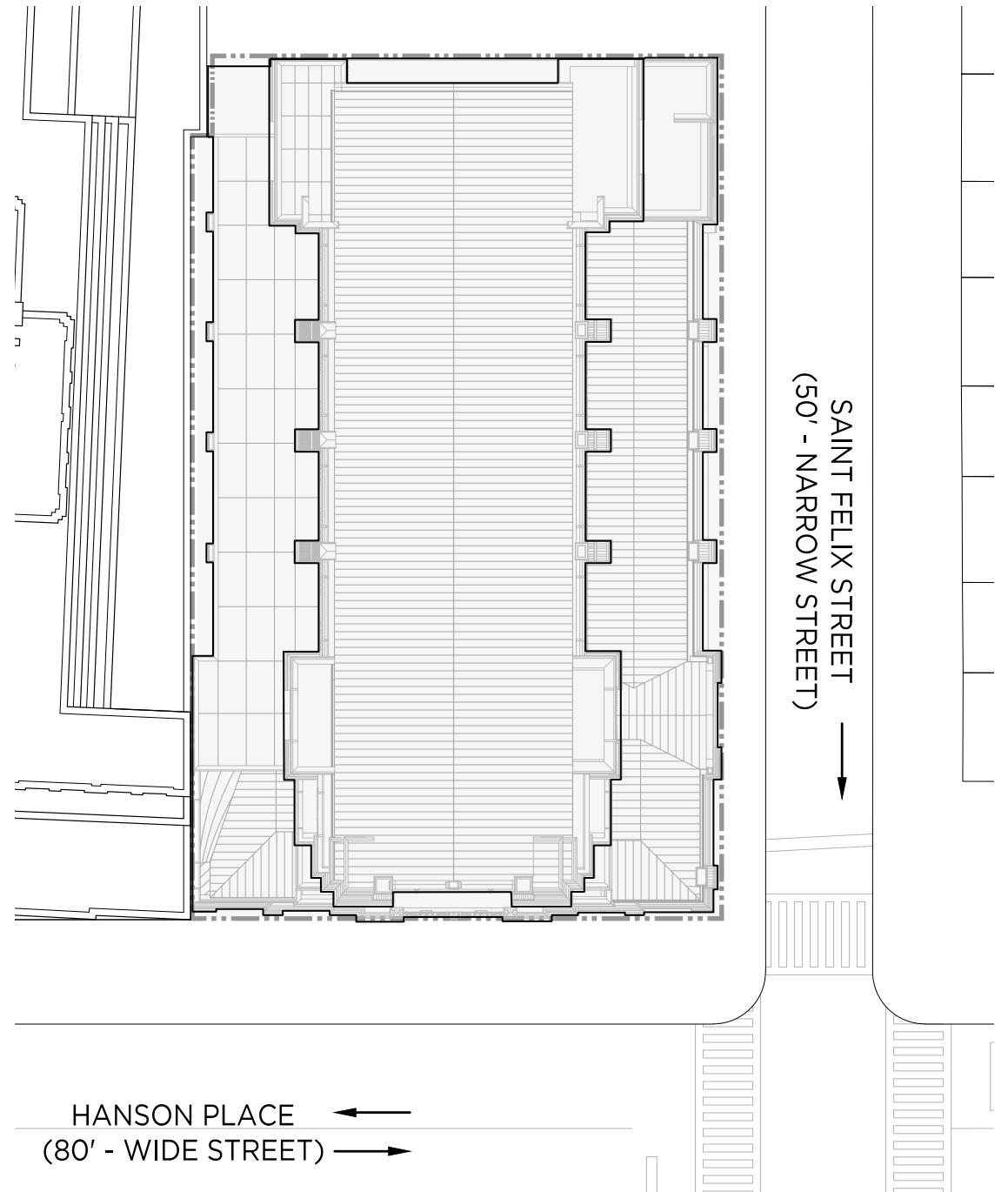




**Site Plan**

# Church Building Restoration & Proposed Alterations

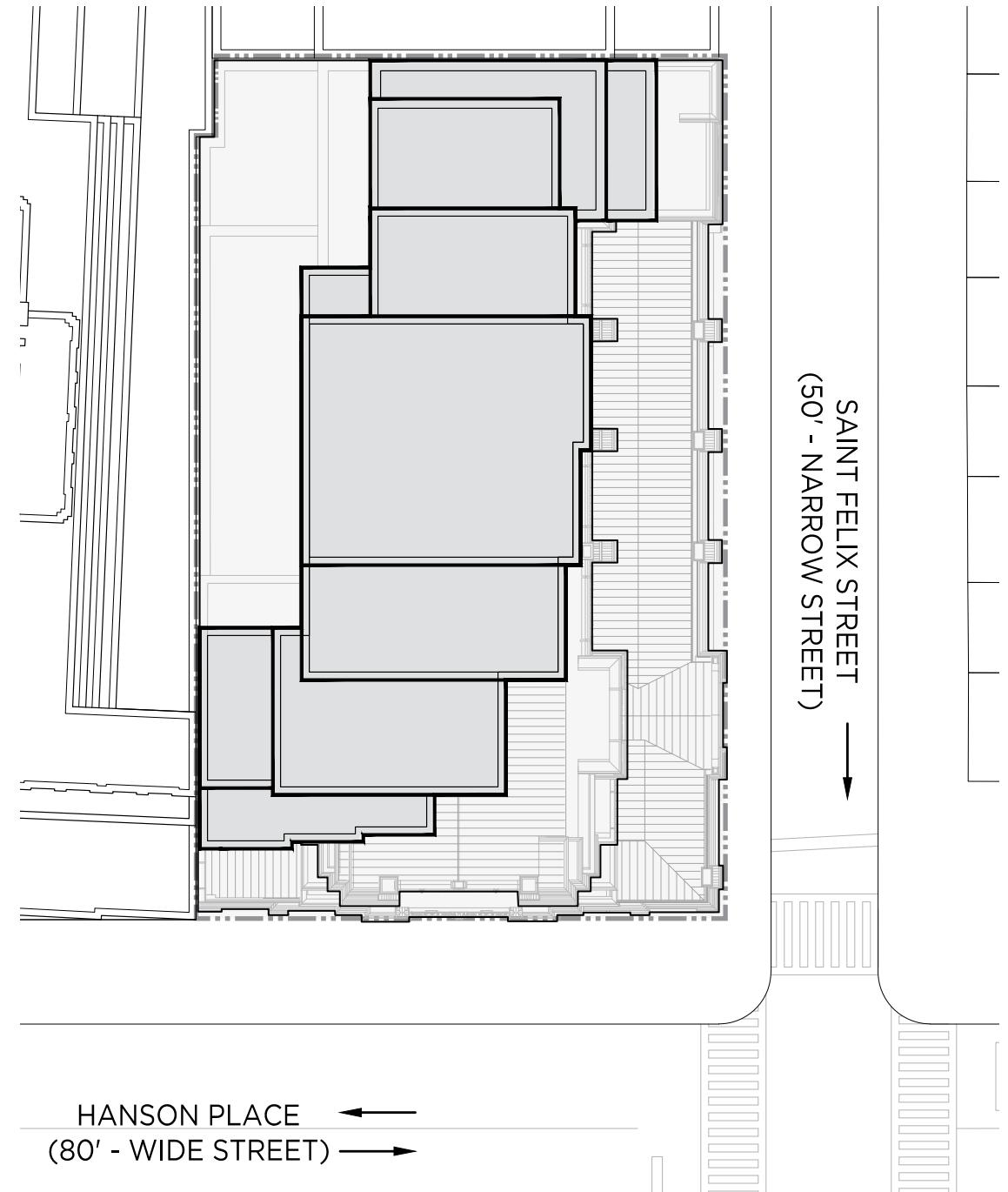




SAINT FELIX STREET  
(50' - NARROW STREET) →

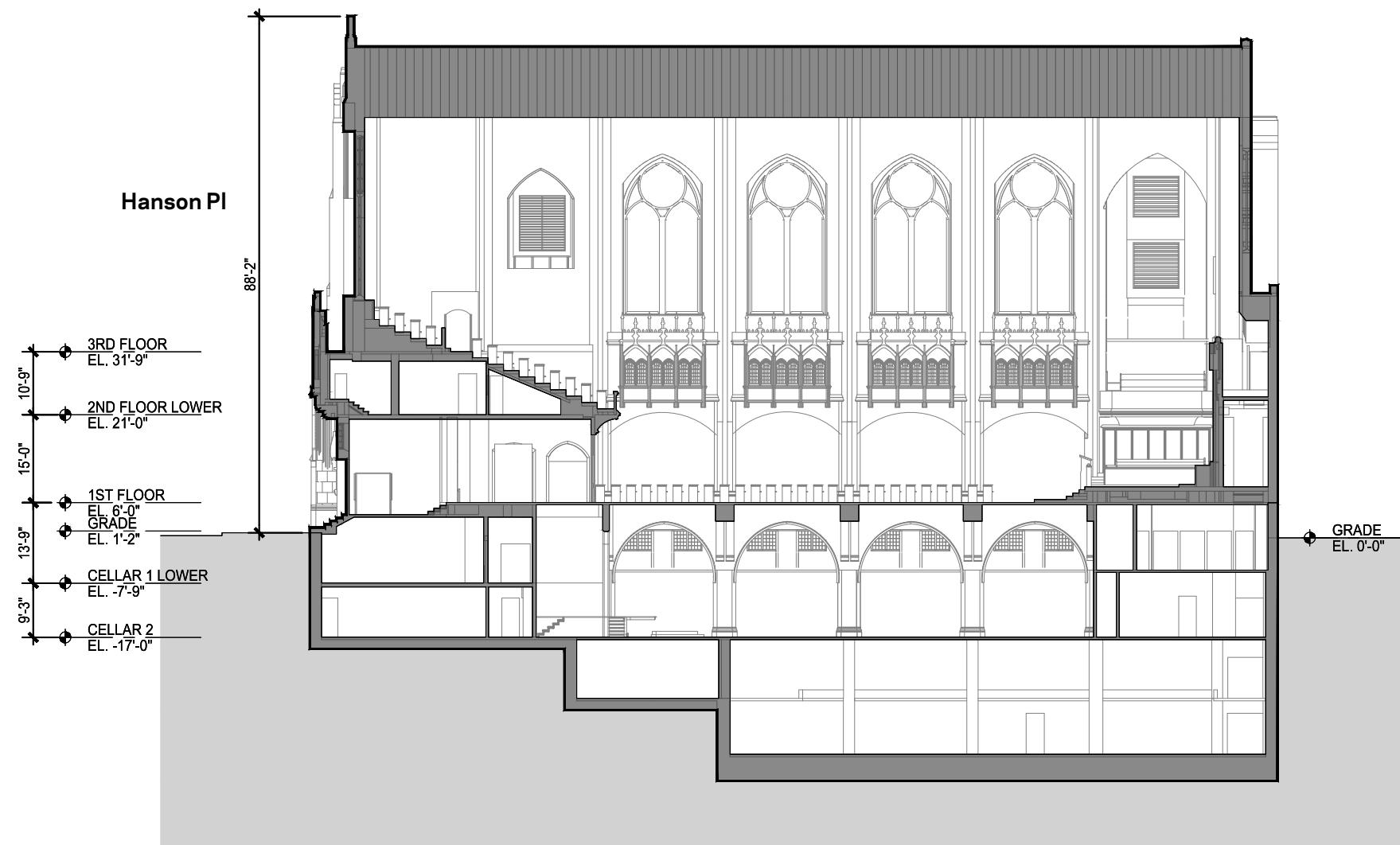
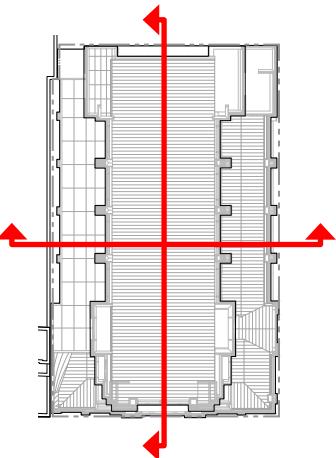


HANSON PLACE  
(80' - WIDE STREET) ← →

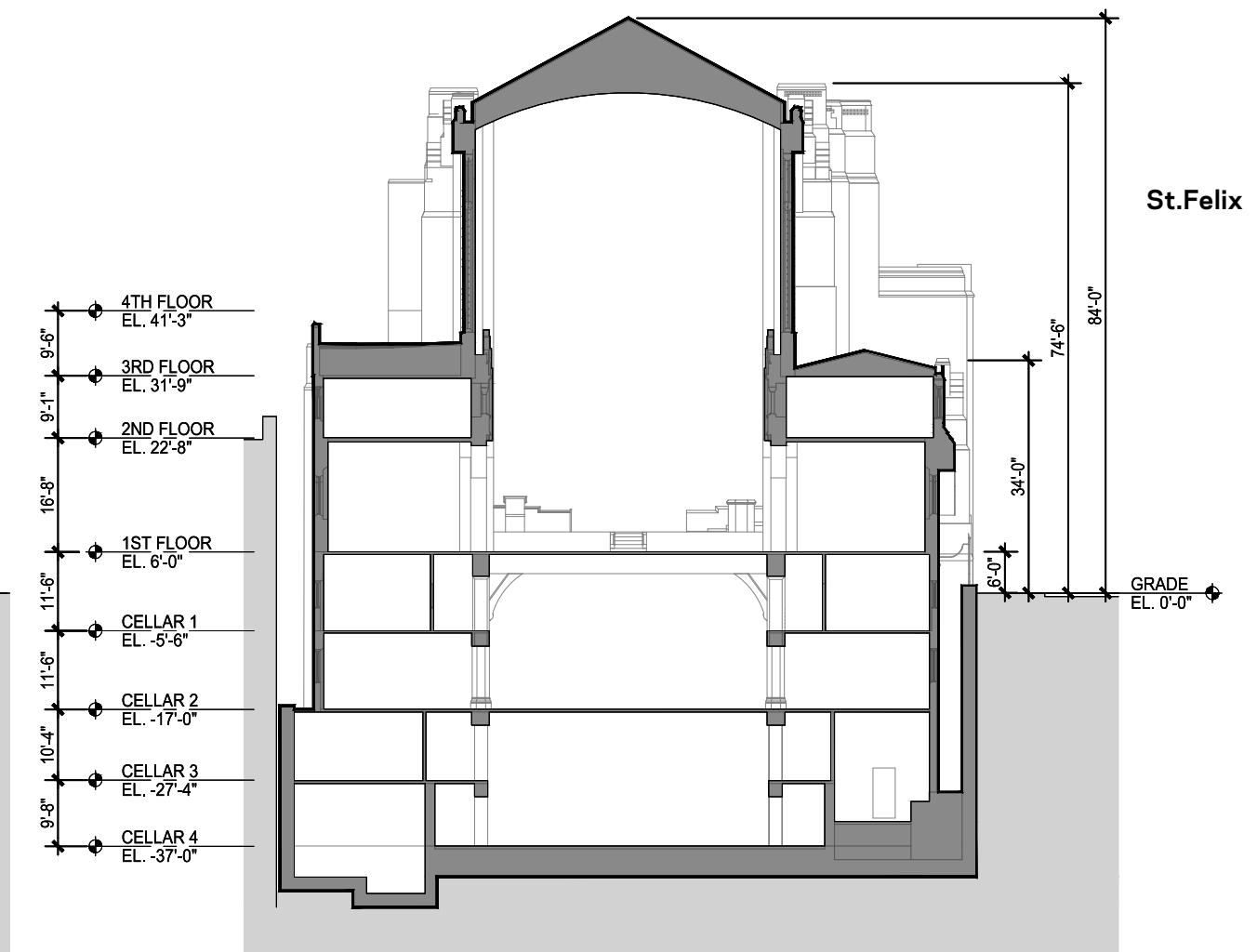


SAINT FELIX STREET  
(50' - NARROW STREET) →

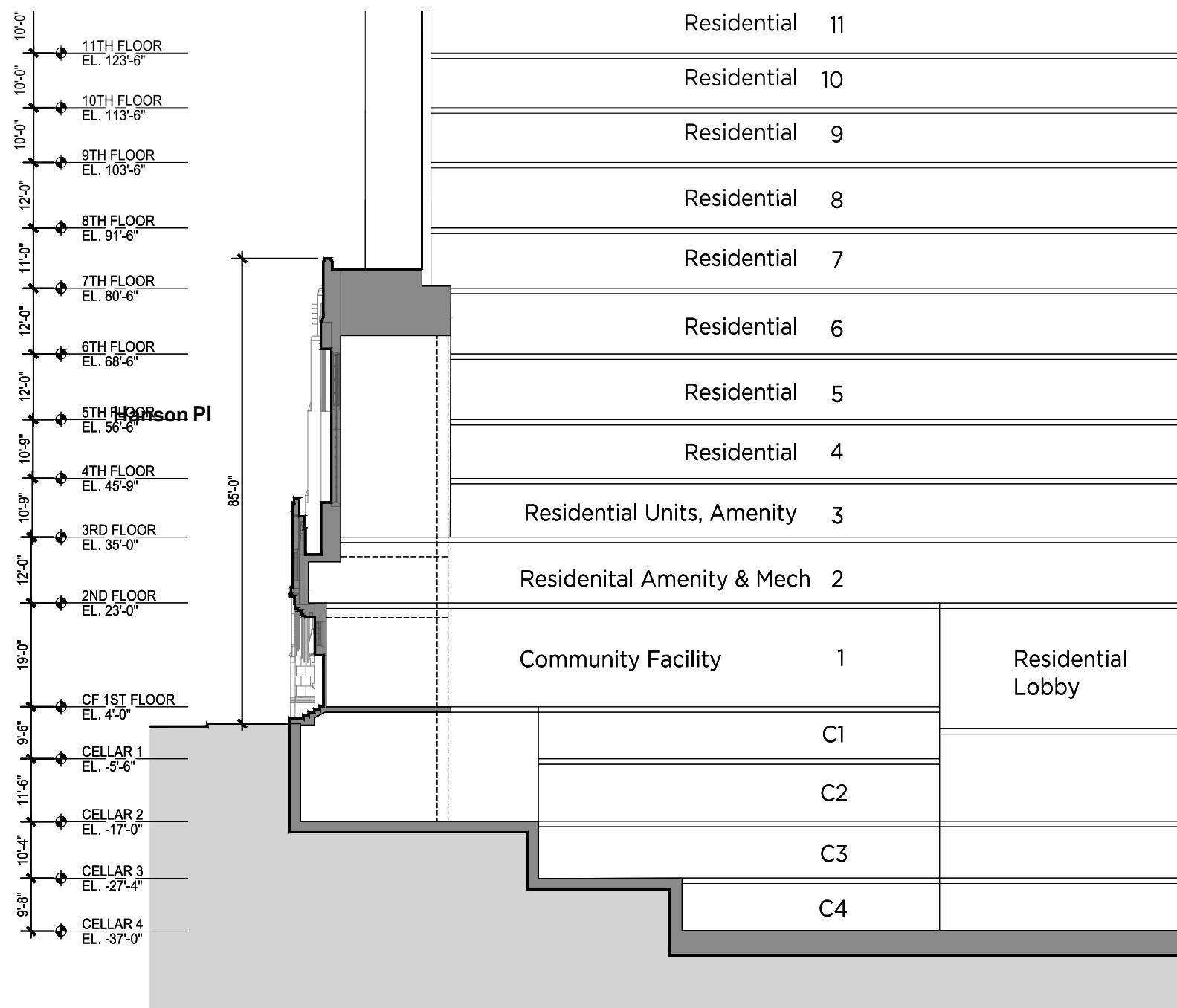




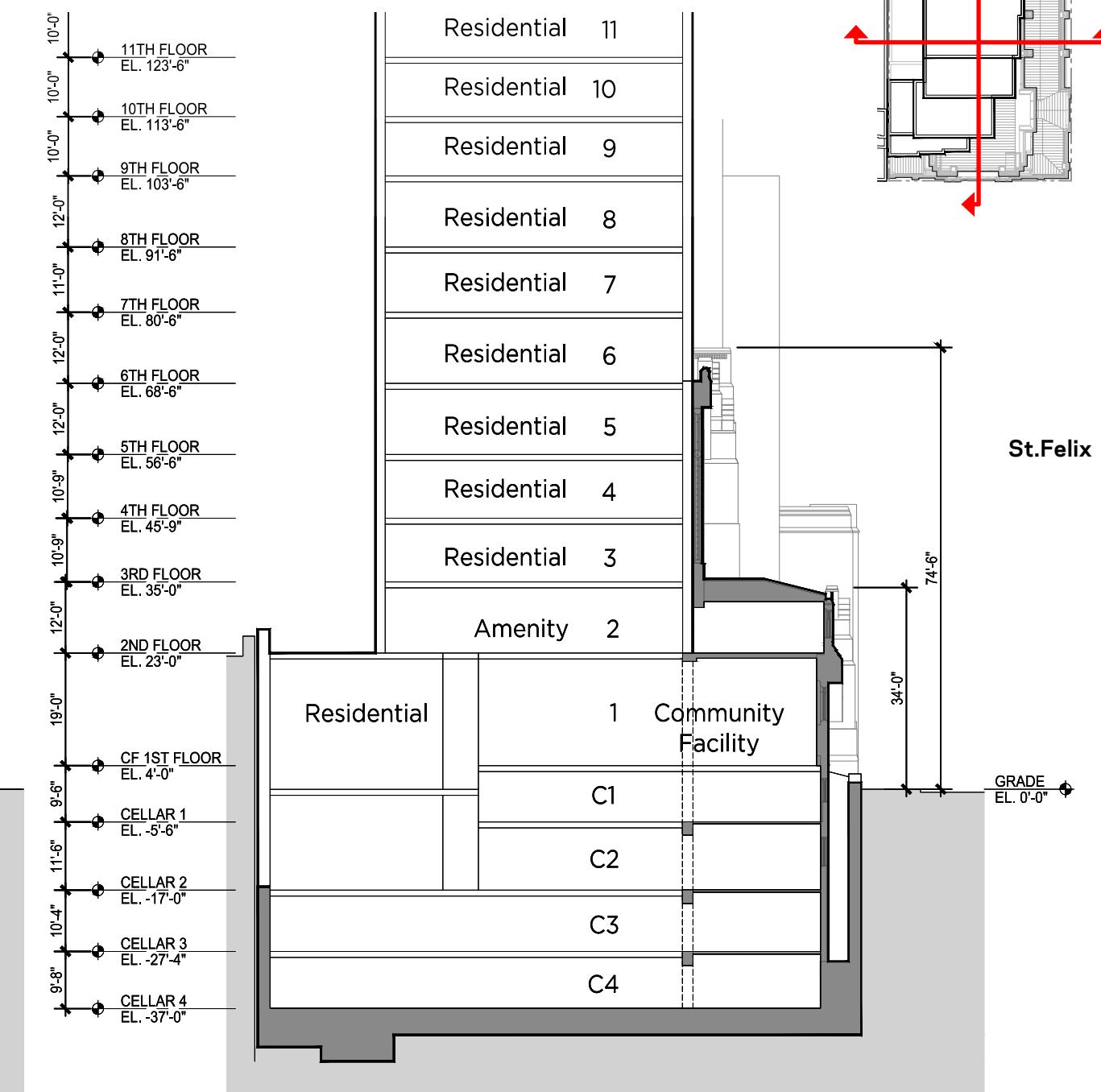
North-South Section



East-West Section



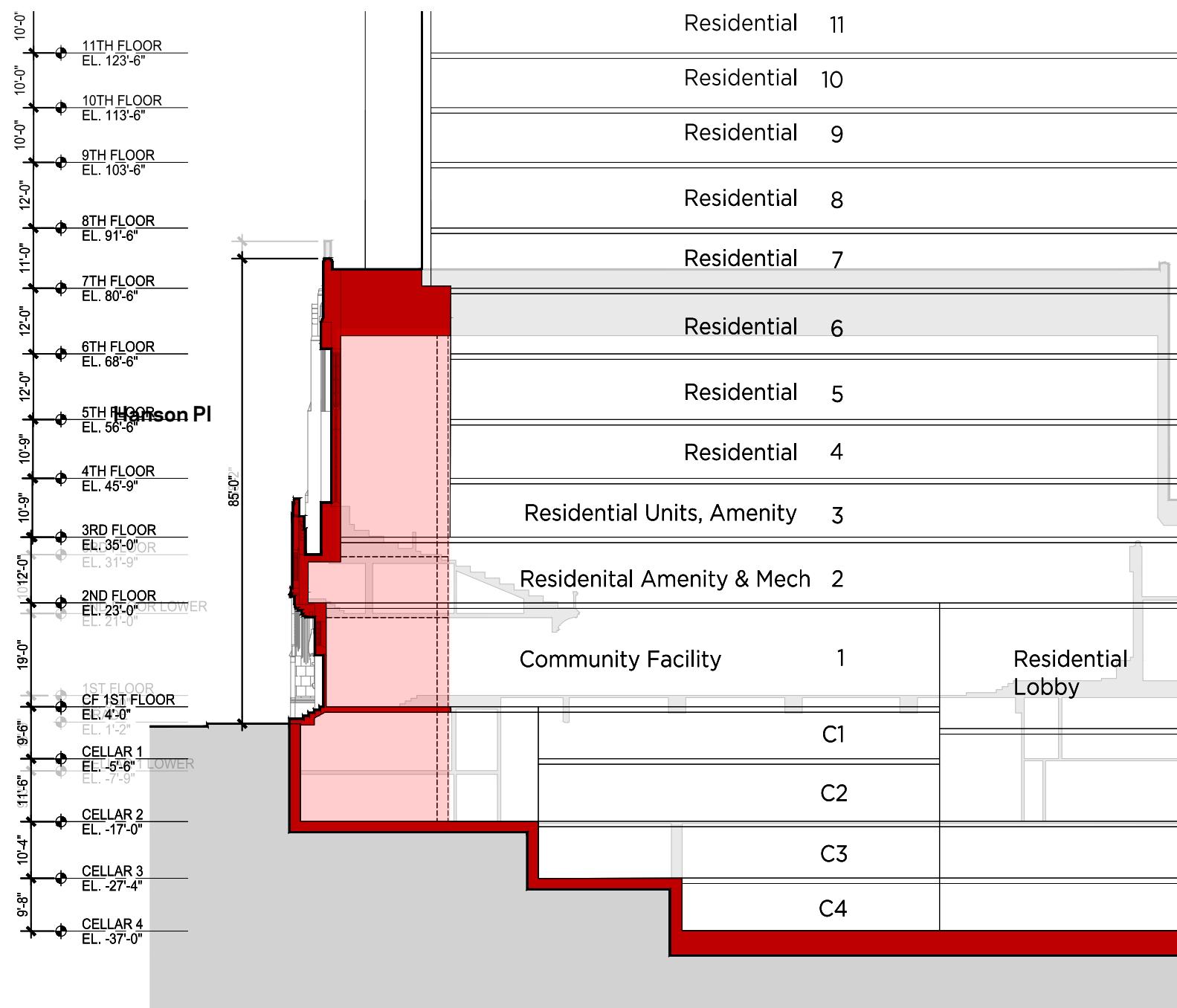
## North-South Section



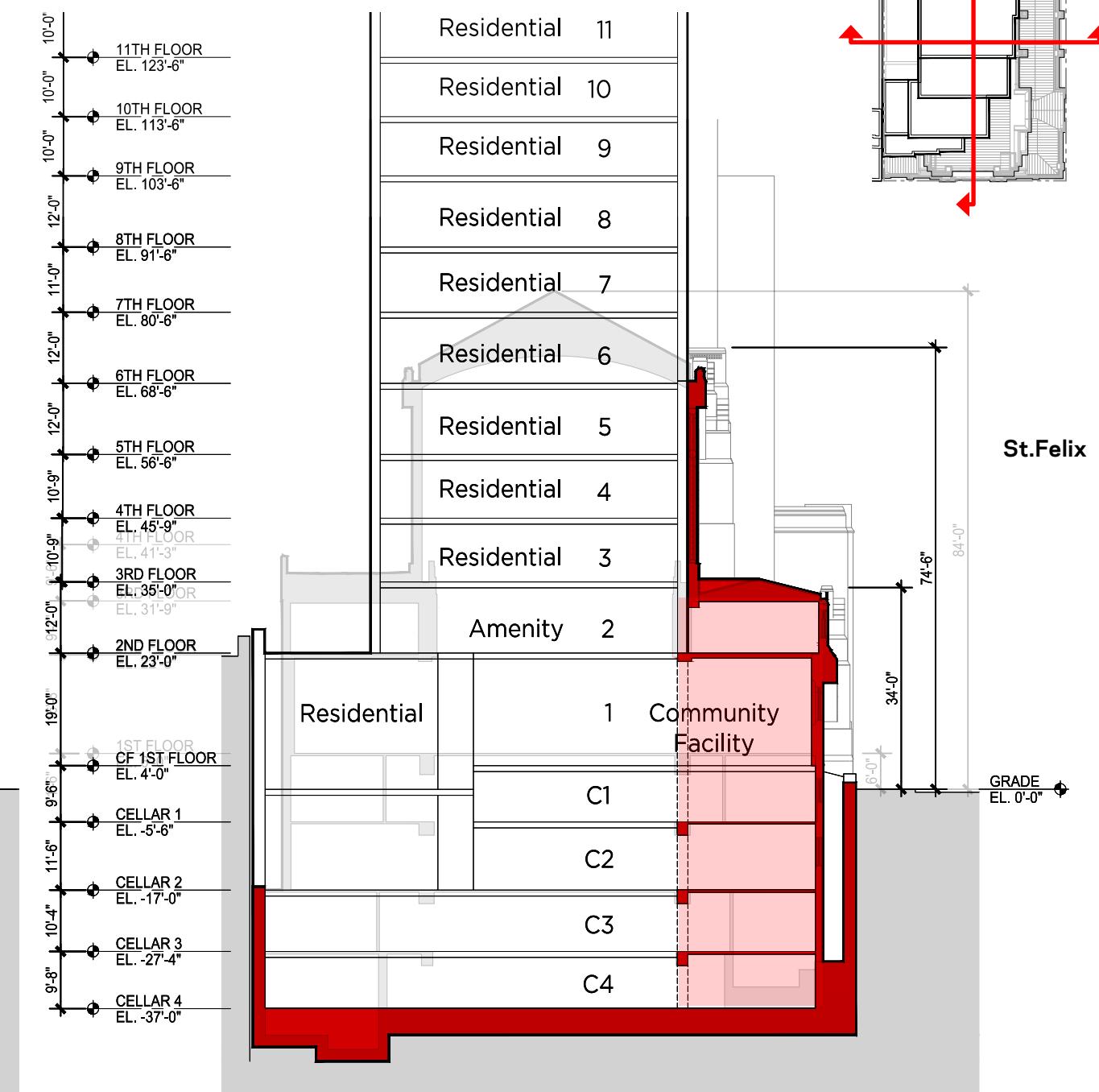
## East-West Section



## Proposed Residential Adaptive Reuse

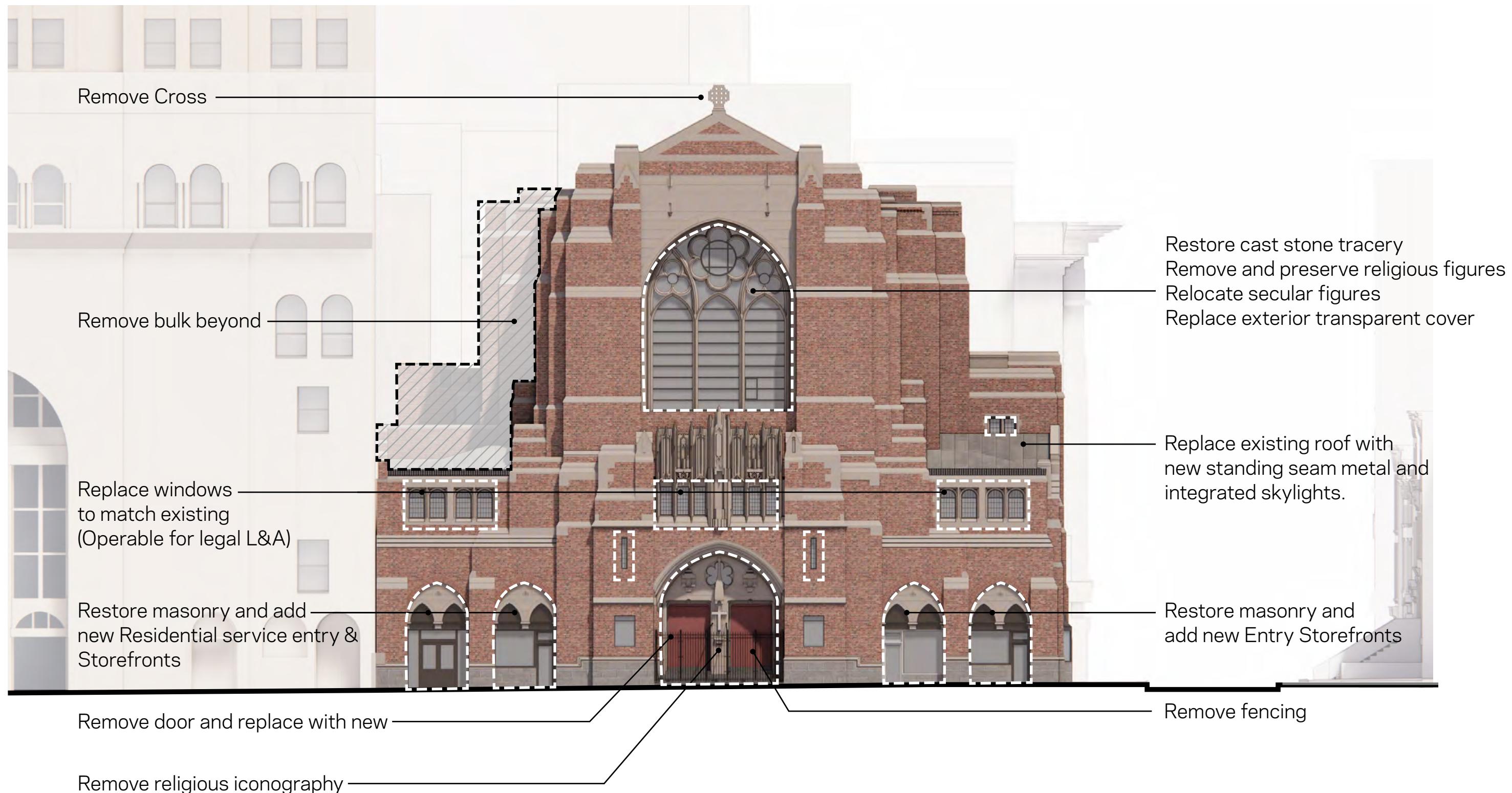


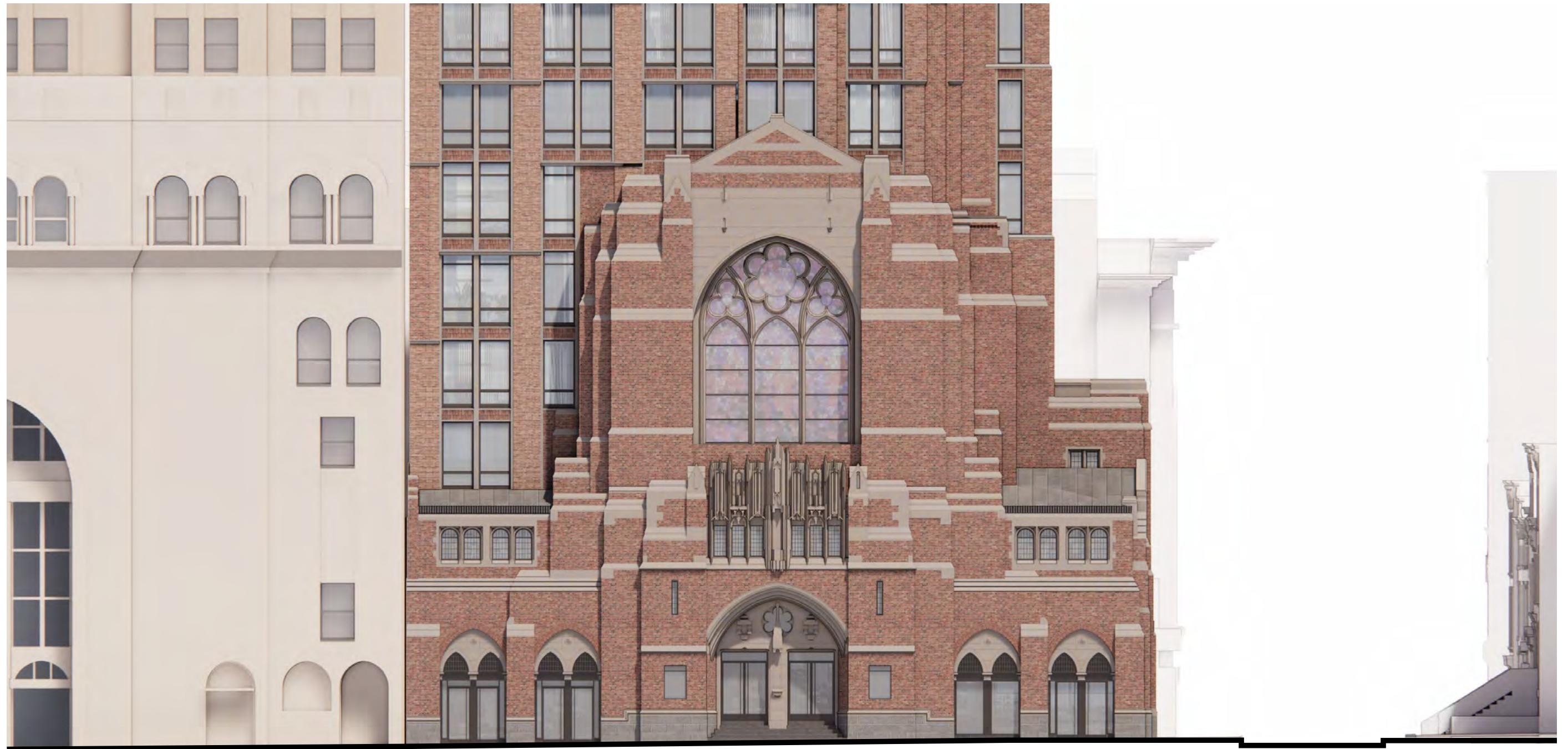
North-South Section



East-West Section













## PRIMARY FACADES



## SECONDARY FACADES



Restore

Relocate

Donate / Return to Church

Remove

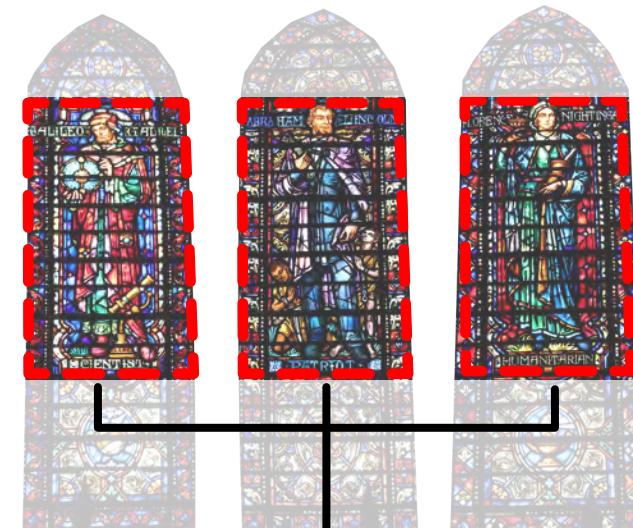
Replace In-Kind

Not Special

Return religious panes to Church



Relocate secular panes from West facade, return religious panes to Church Parish  
Infill at South facade Rosette window



Infill at East facade new window

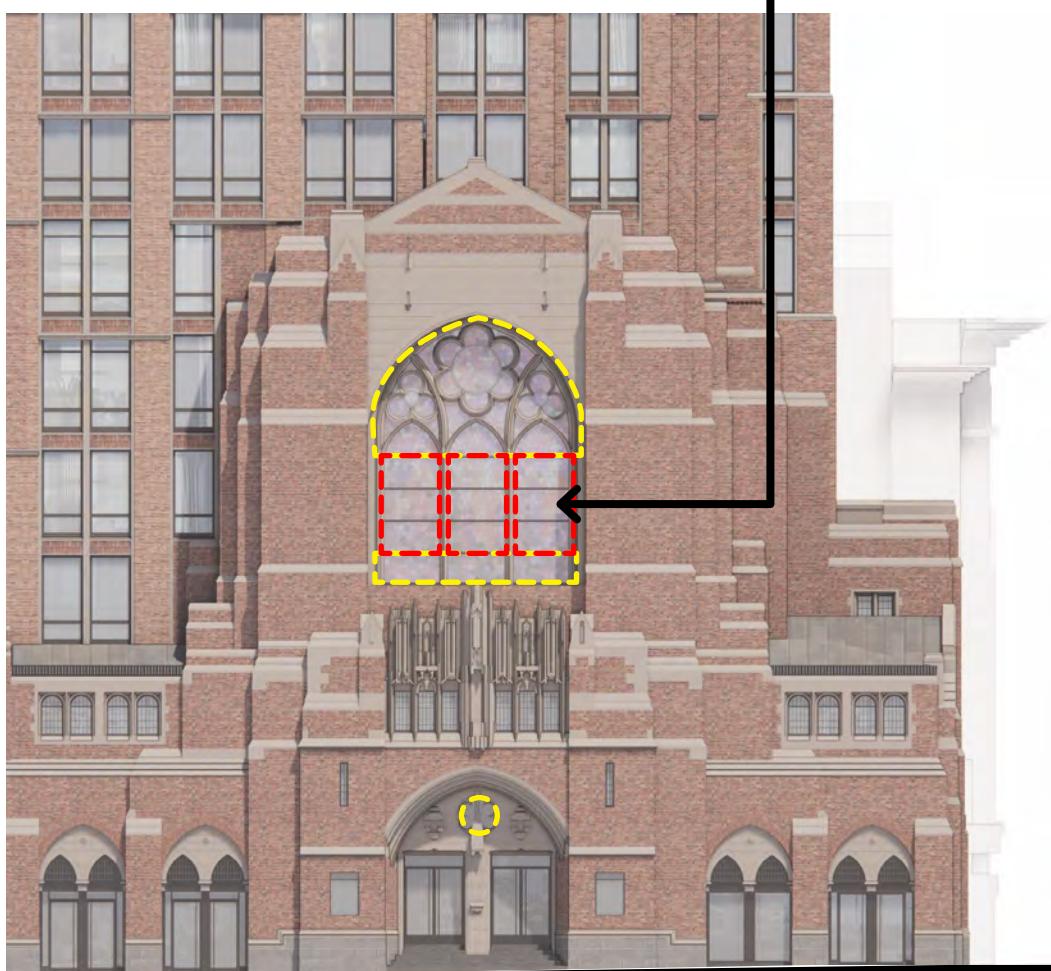


Relocate from North facade lot line to interior of new residential lobby

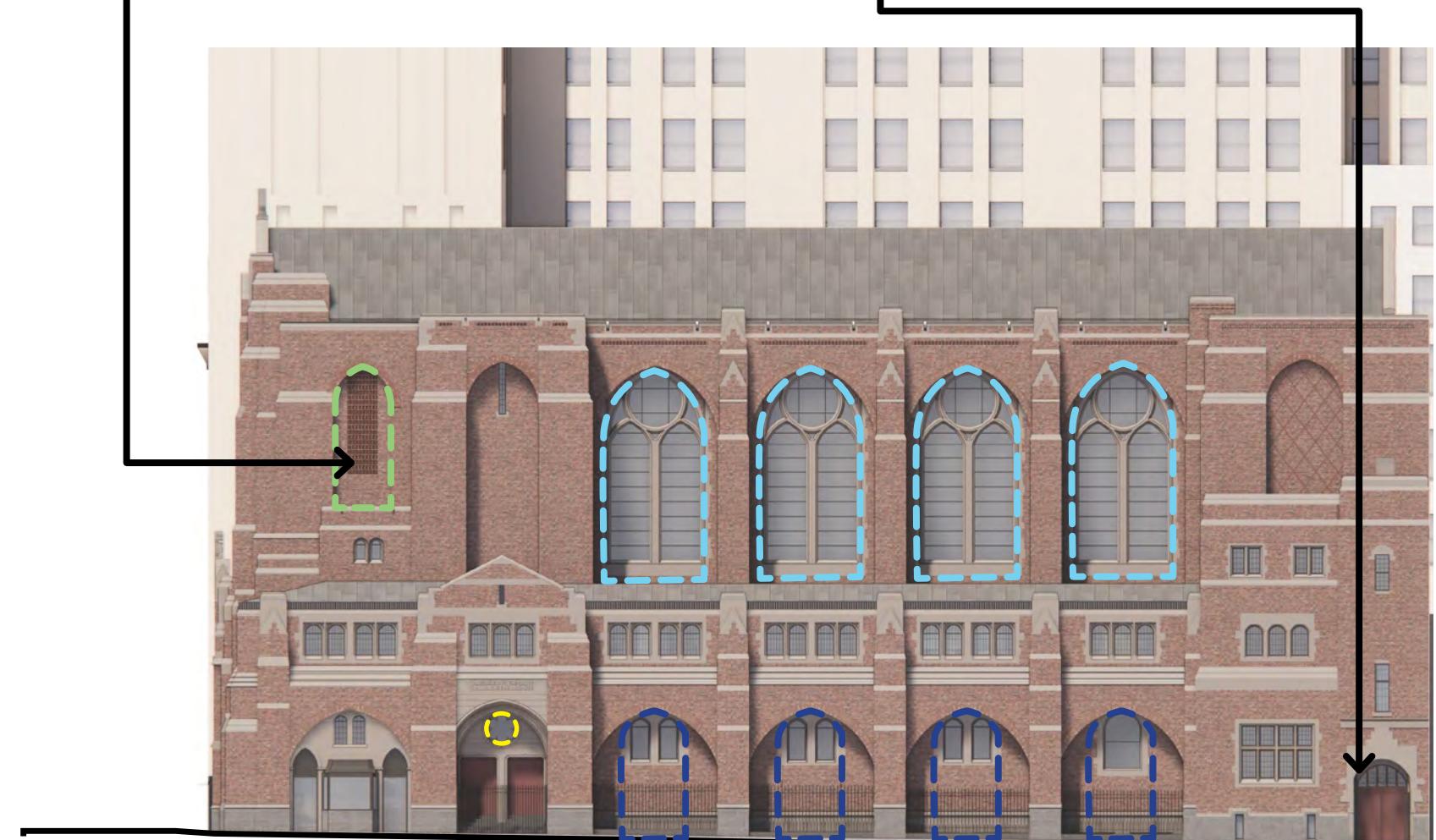


□ Pane with religious iconography

- Restore existing in place
- Relocate existing stained glass
- Replace with clear operable glazing
- Replace with clear operable glazing, lower sill
- Relocate stained glass for new window



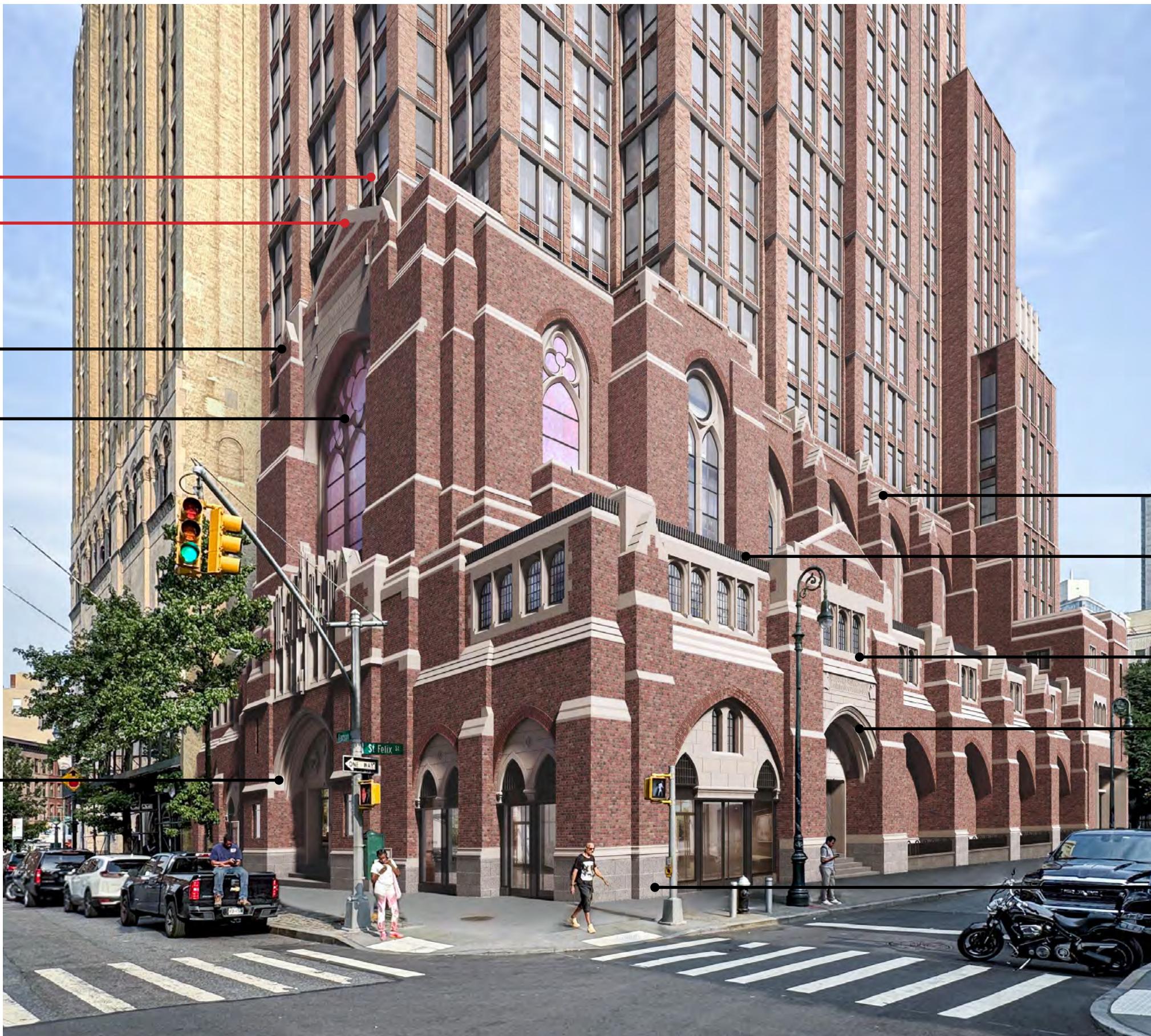
South Facade

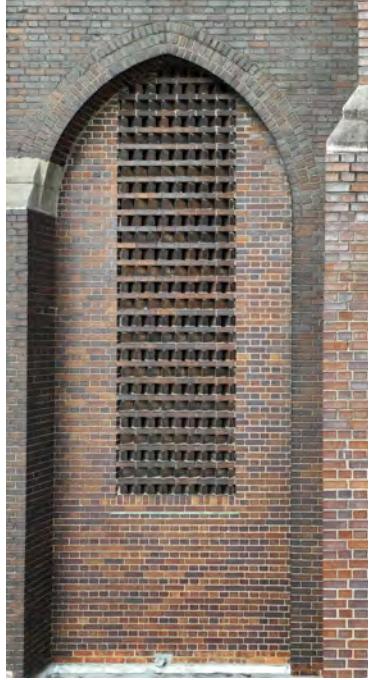


East Facade

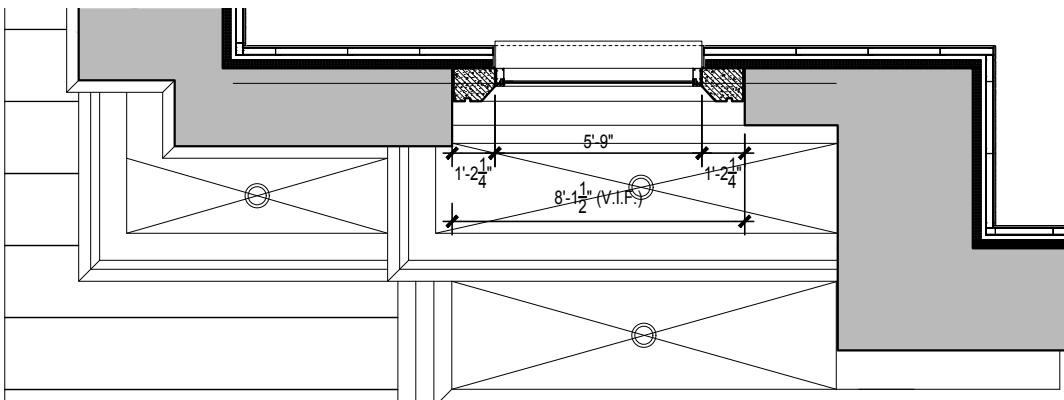




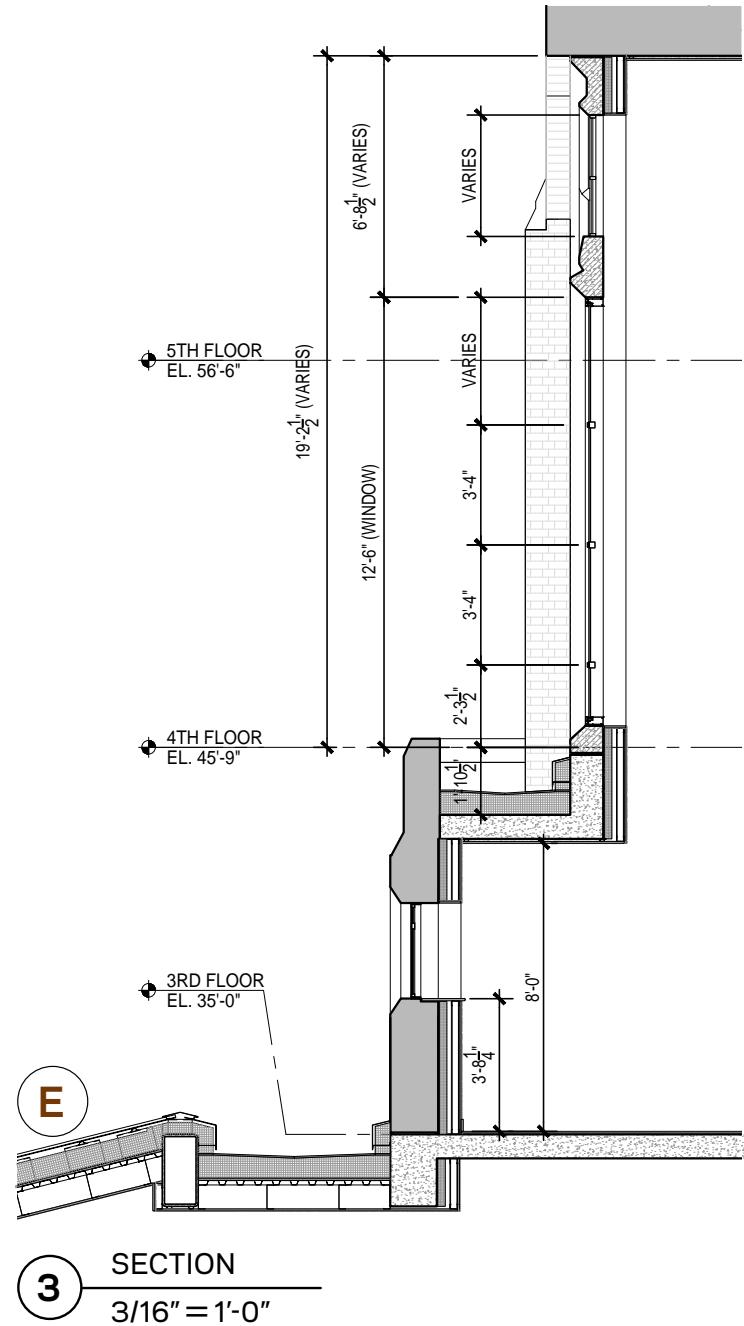




2 ELEVATION  
3/16" = 1'-0"



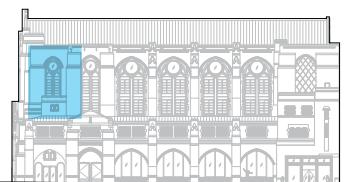
1 PLAN  
3/16" = 1'-0"

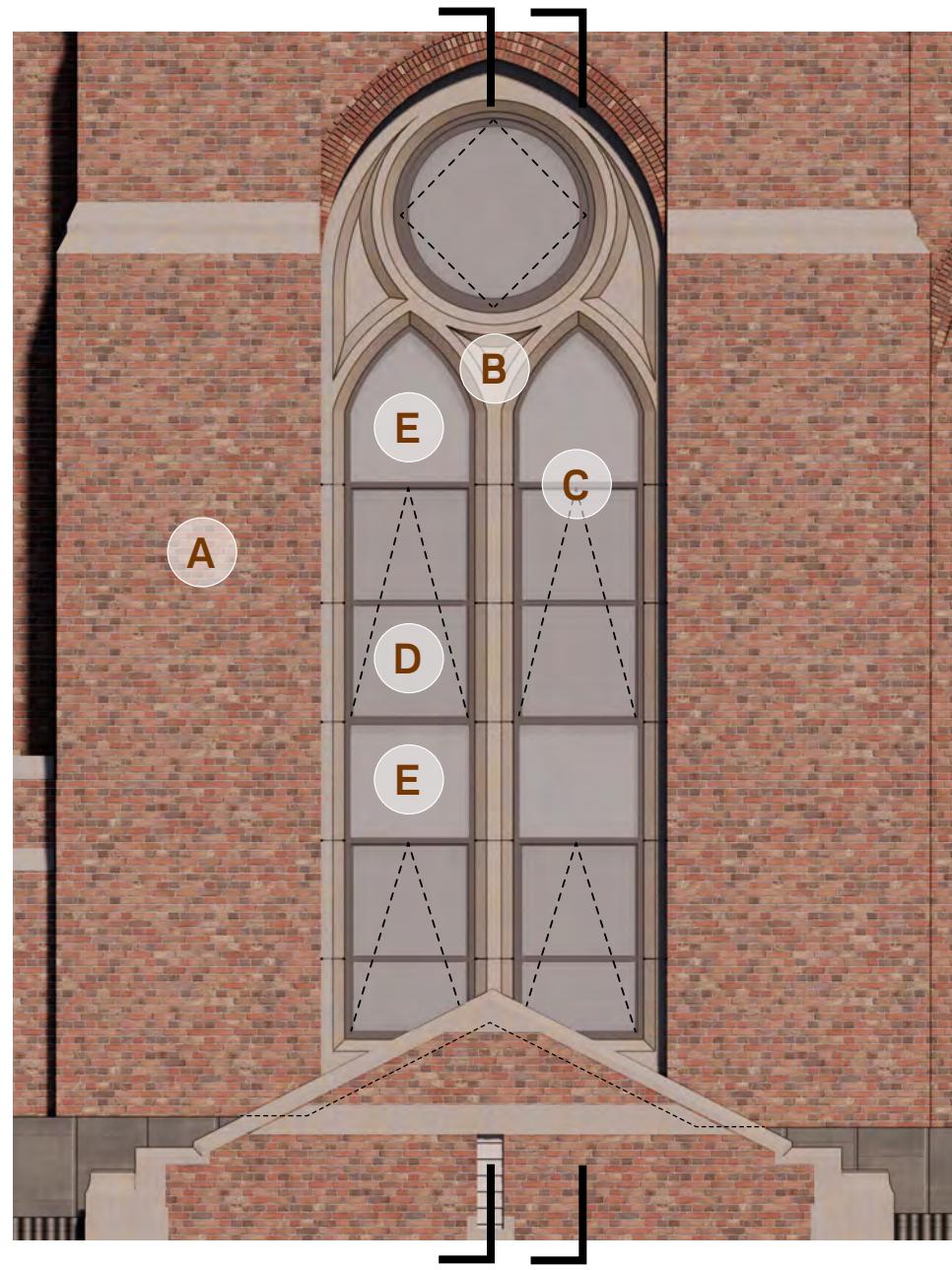


3 SECTION  
3/16" = 1'-0"

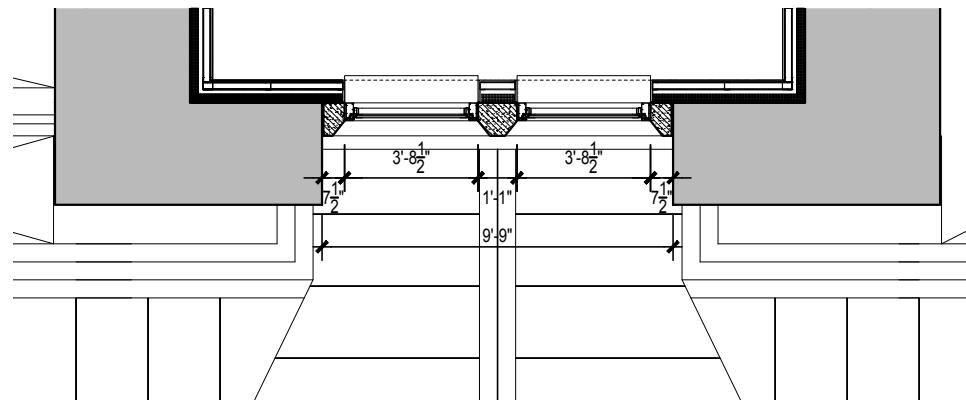
## EXTERIOR MATERIALS

- A** Restored Existing Brick English Bond
- B** Precast Concrete w/ a Limestone Finish
- C** High Performance Painted Aluminum Curtain Wall w/ Relocated Stained Glass
- D** Replaced Existing Windows
- E** Standing Seam Roof w/ Integrated Skylights & Drainage

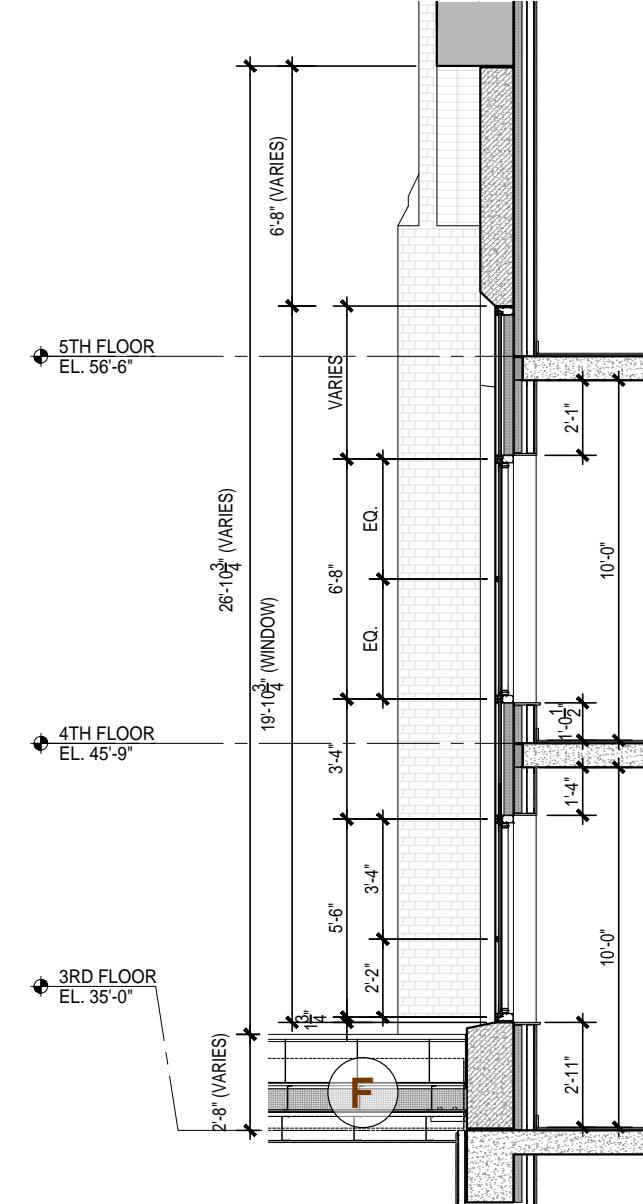




**2** ELEVATION  
3/16" = 1'-0"



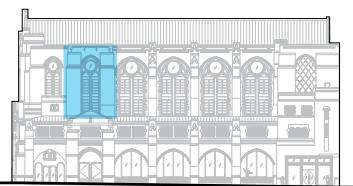
**1** PLAN  
3/16" = 1'-0"

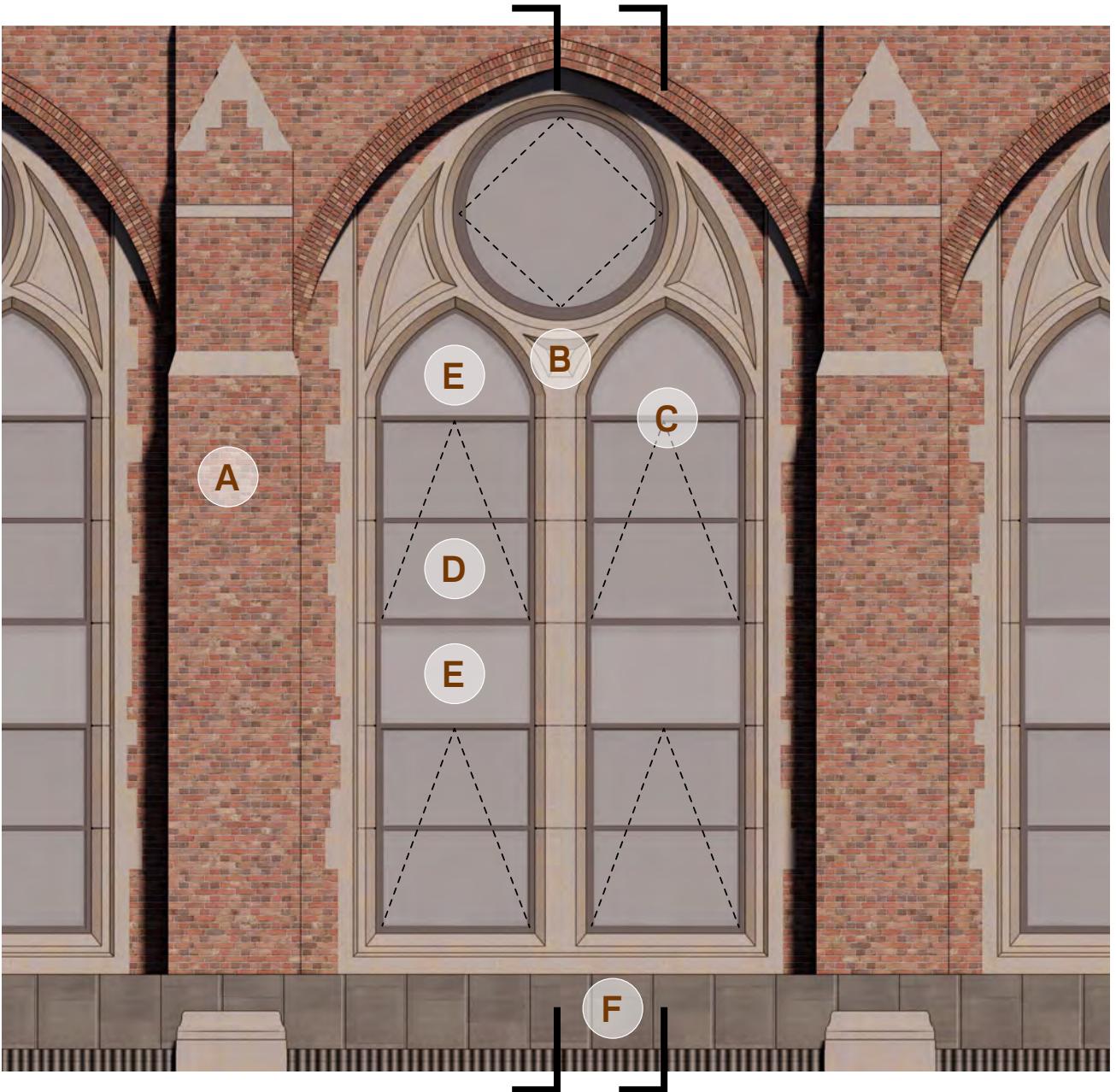


**3** SECTION  
3/16" = 1'-0"

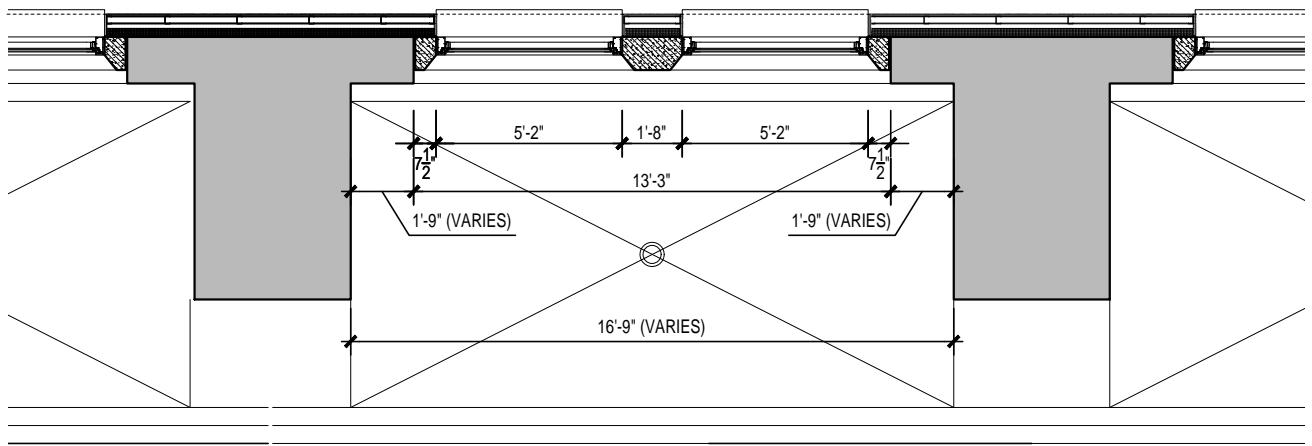
## EXTERIOR MATERIALS

- A** Restored Existing Brick English Bond
- B** Precast Concrete w/ a Limestone Finish
- C** High Performance Painted Aluminum Curtain Wall w/ SSG Mullion Option
- D** Thermally Broken Painted Aluminum Awning Windows
- E** Insulated Glass Shadow Box
- F** Standing Seam Roof w/ Integrated Skylights & Drainage

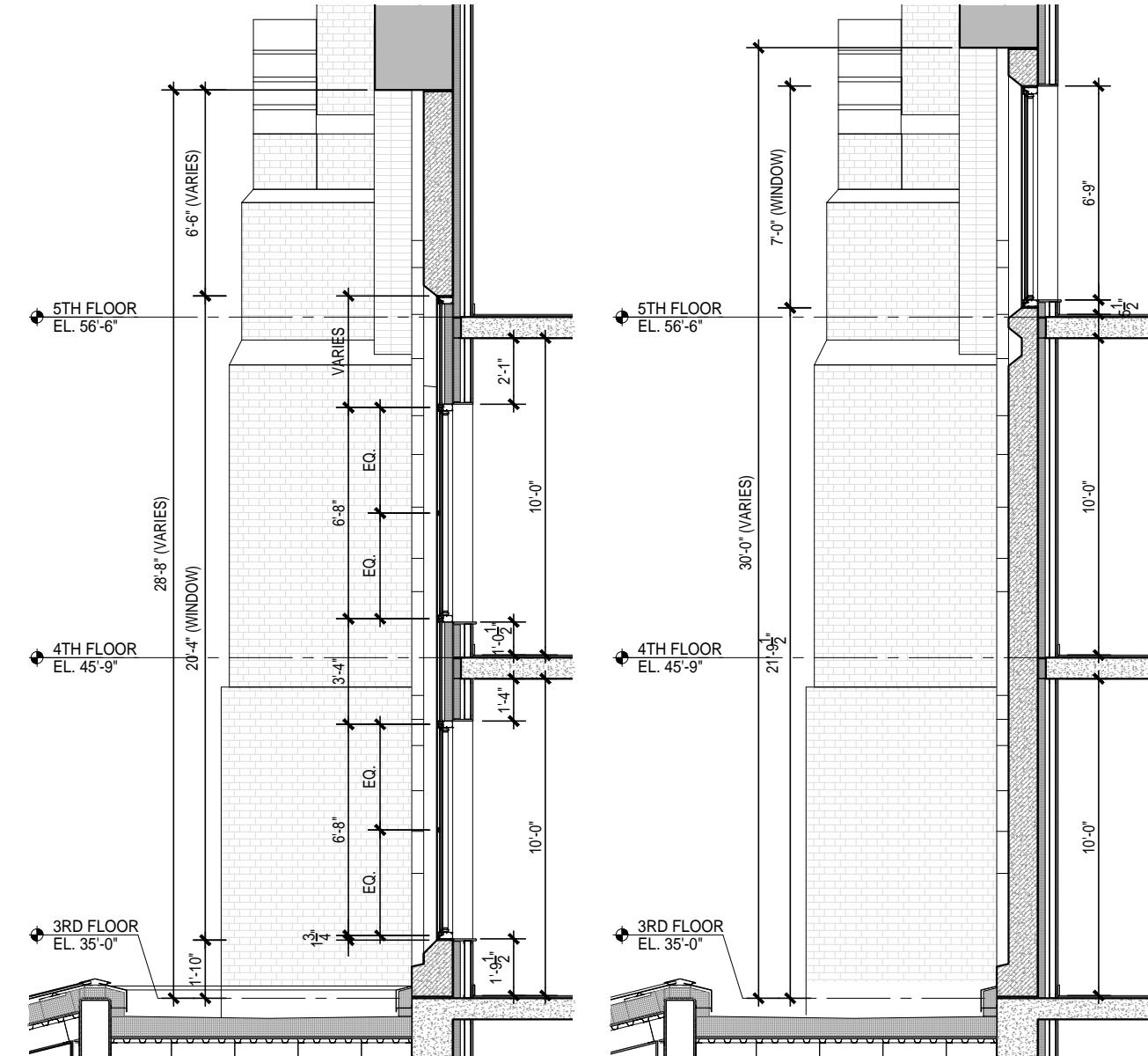




**2** ELEVATION  
3/16" = 1'-0"



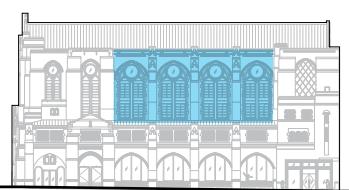
**1** PLAN  
3/16" = 1'-0"



**3** SECTION  
3/16" = 1'-0"

## EXTERIOR MATERIALS

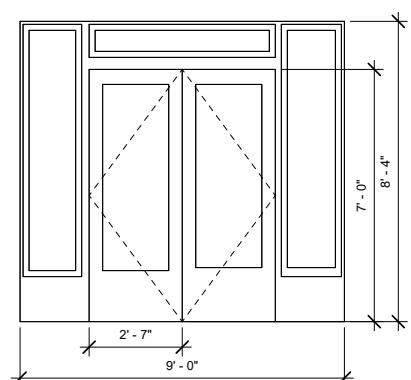
- A** Restored Existing Brick English Bond
- B** Precast Concrete w/ a Limestone Finish
- C** High Performance Painted Aluminum Curtain Wall w/ SSG Mullion Option
- D** Thermally Broken Painted Aluminum Awning Windows
- E** Insulated Glass Shadow Box
- F** Standing Seam Roof w/ Integrated Skylights & Drainage



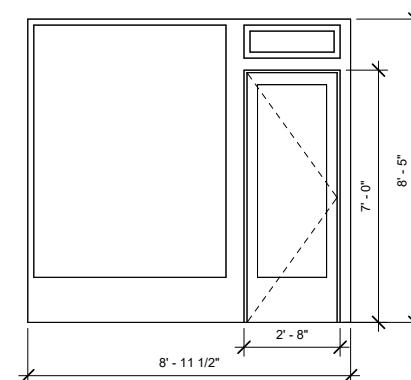
ca. 1930, near end of construction



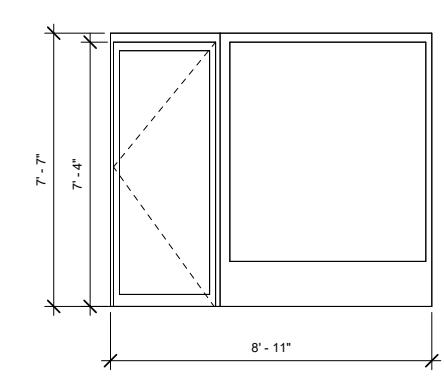
South Facade, Entry Doors



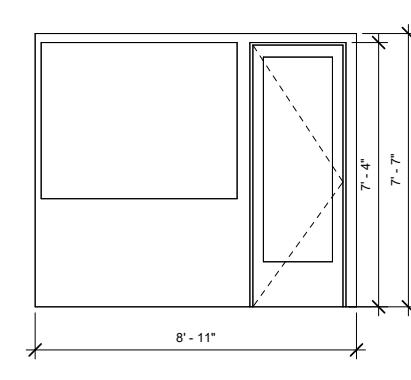
Type D-D



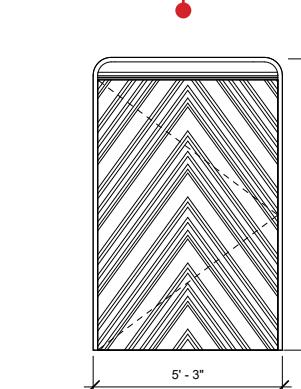
Type D-H



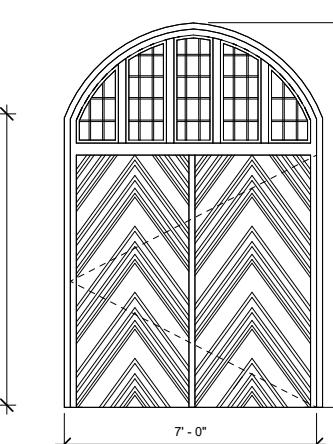
Type D-E \*not special



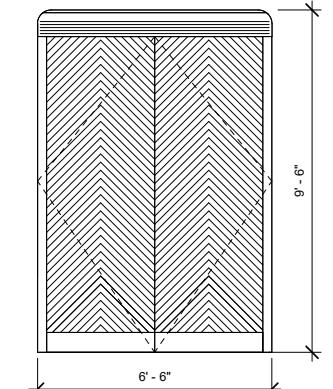
Type D-F



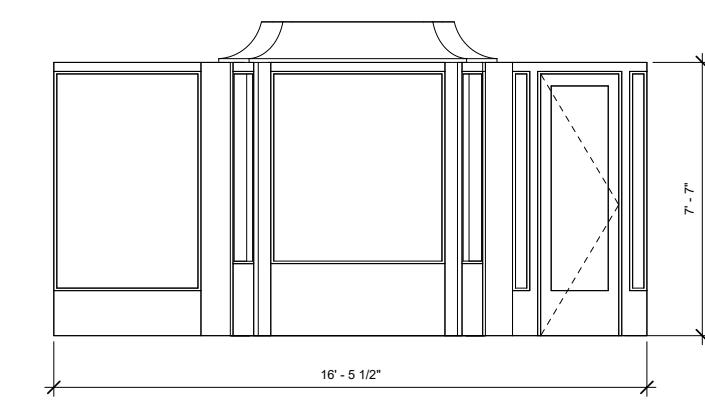
Type D-A



Type D-B  
(no historic image available)



Type D-C



Type D-G

## Doors and Storefronts

Historic Imagery



Type D-D



Type D-H



Type D-E  
(not historic)



Type D-F



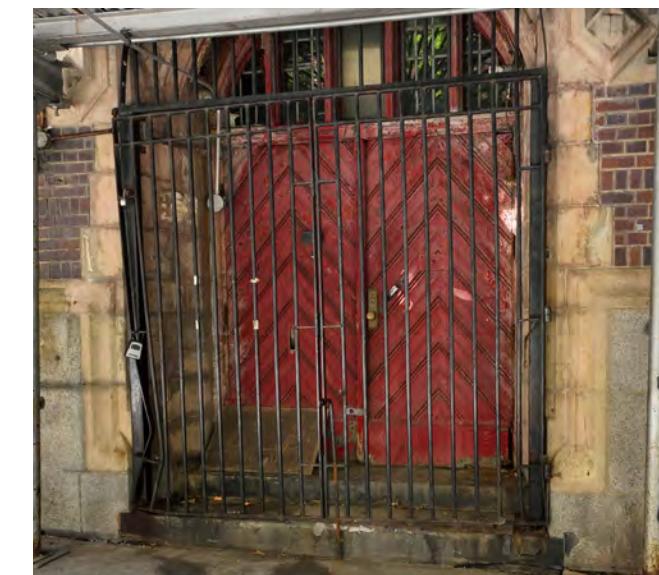
Type D-G



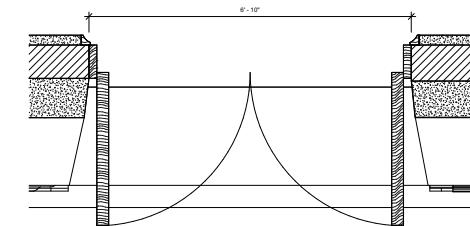
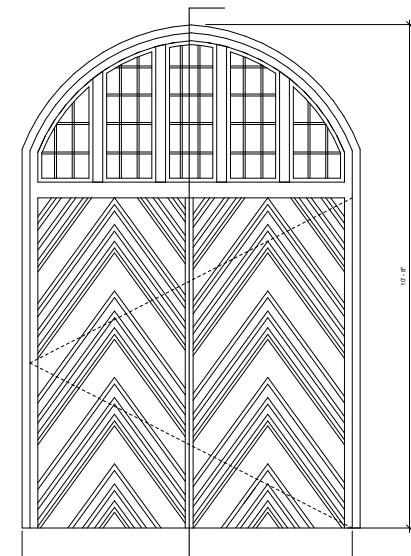
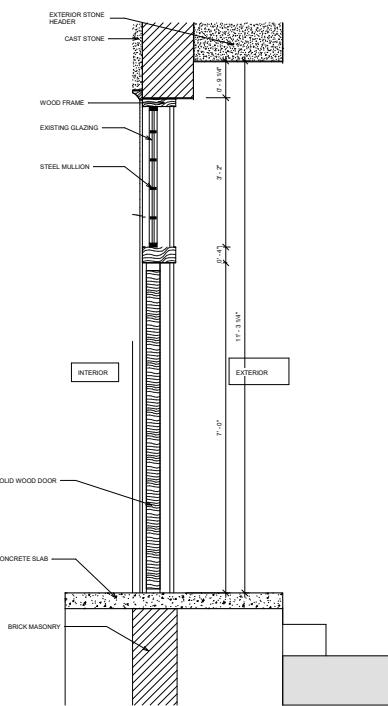
Type D-A

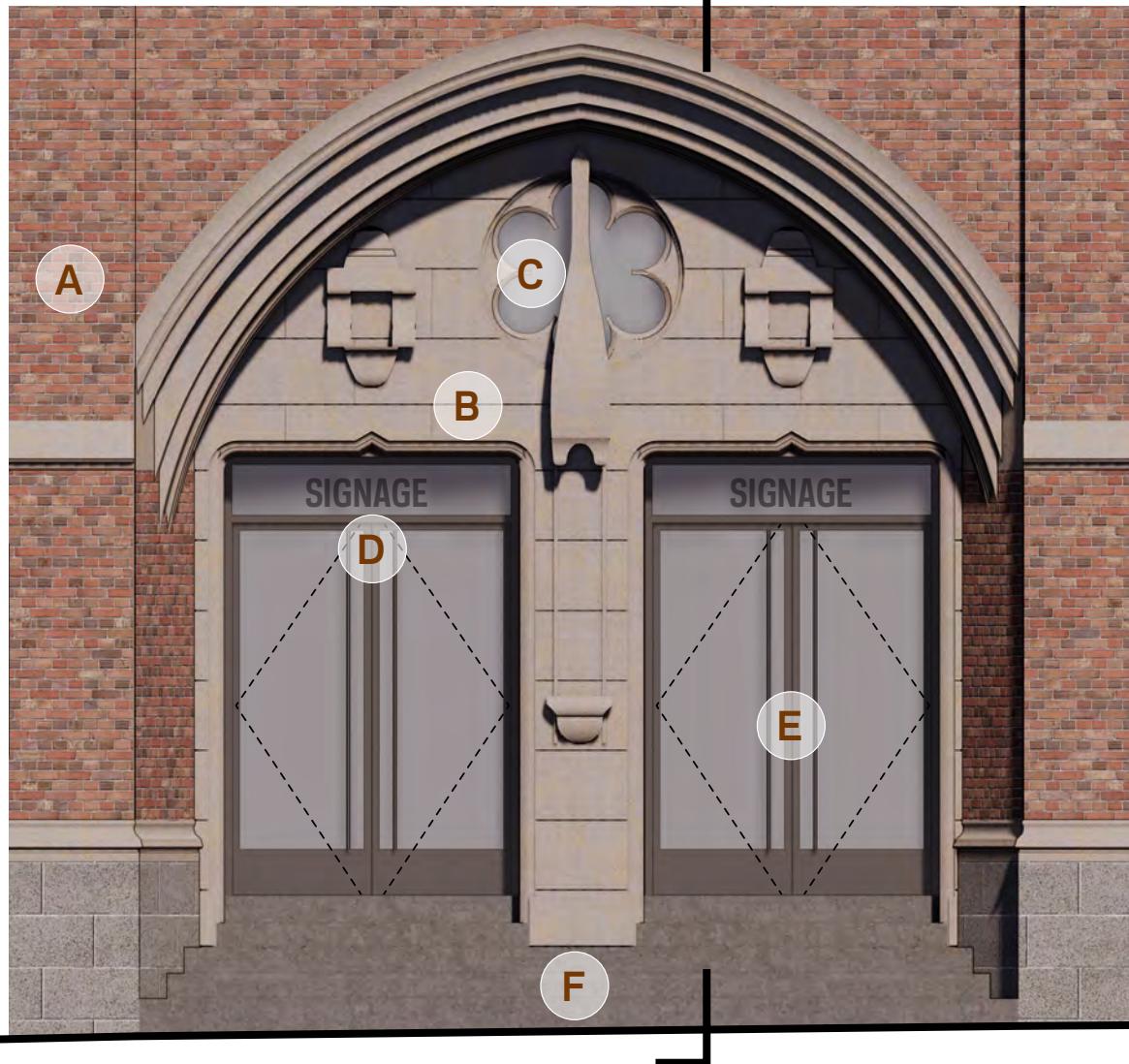


Type D-C

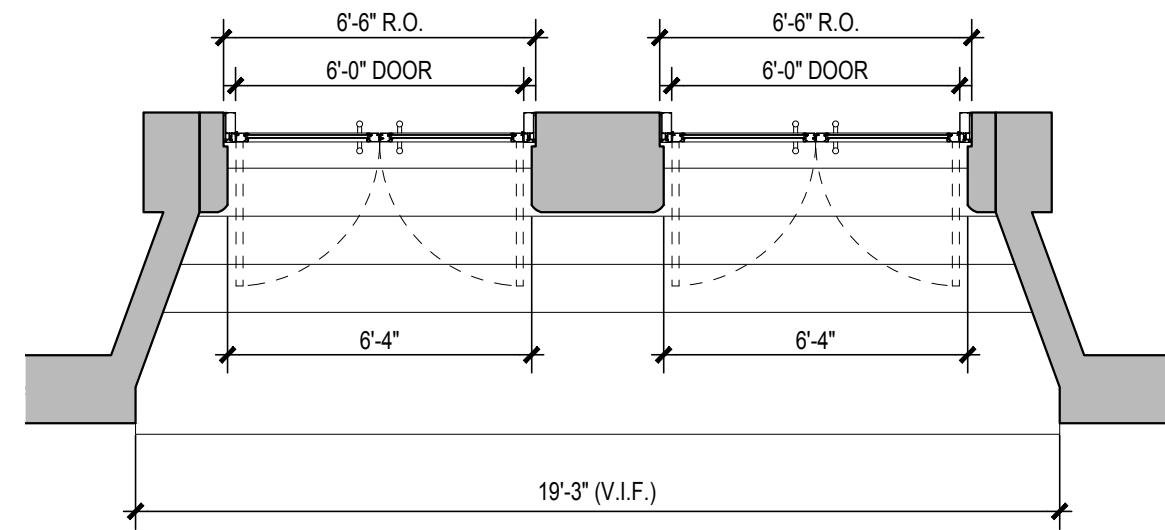


Type D-B

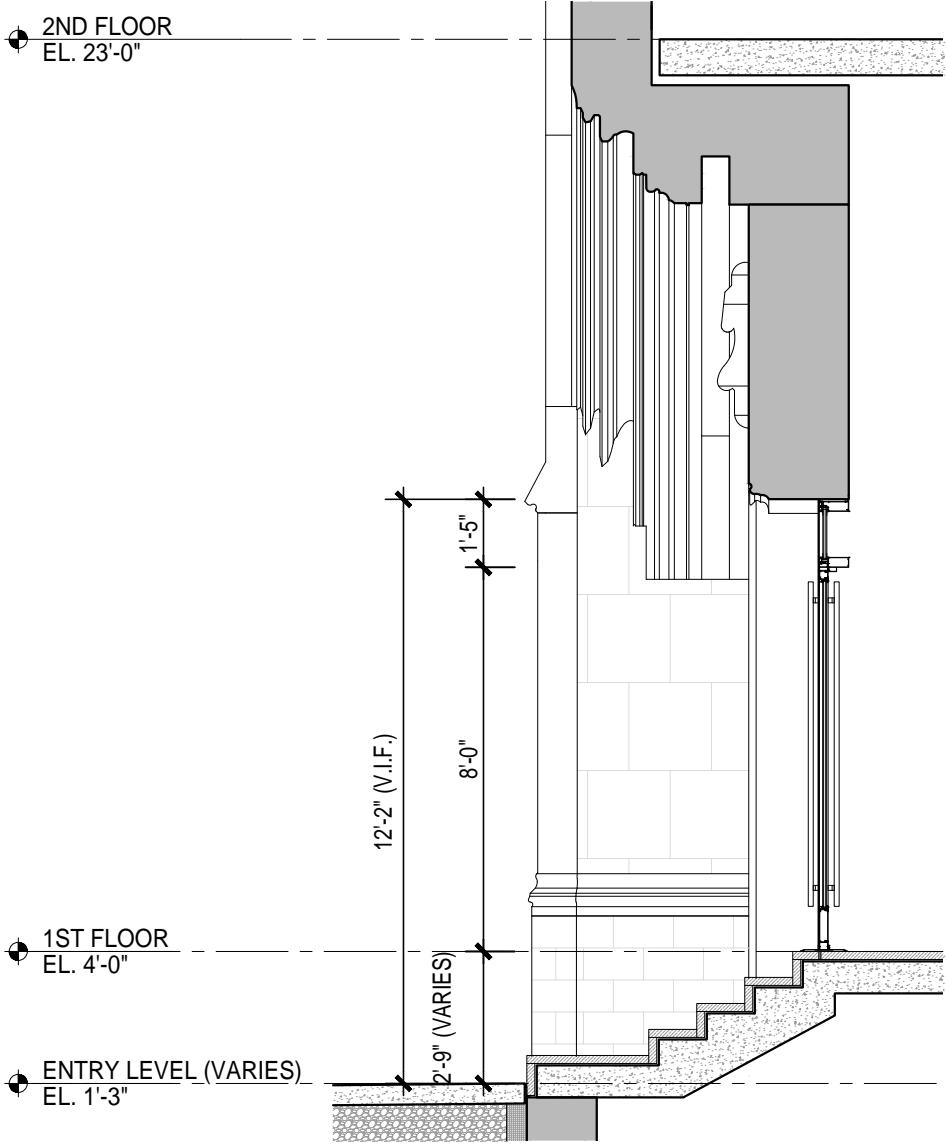




2 ELEVATION  
1/4" = 1'-0"



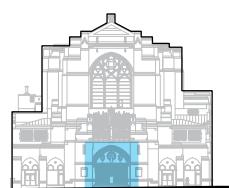
1 PLAN  
1/4" = 1'-0"

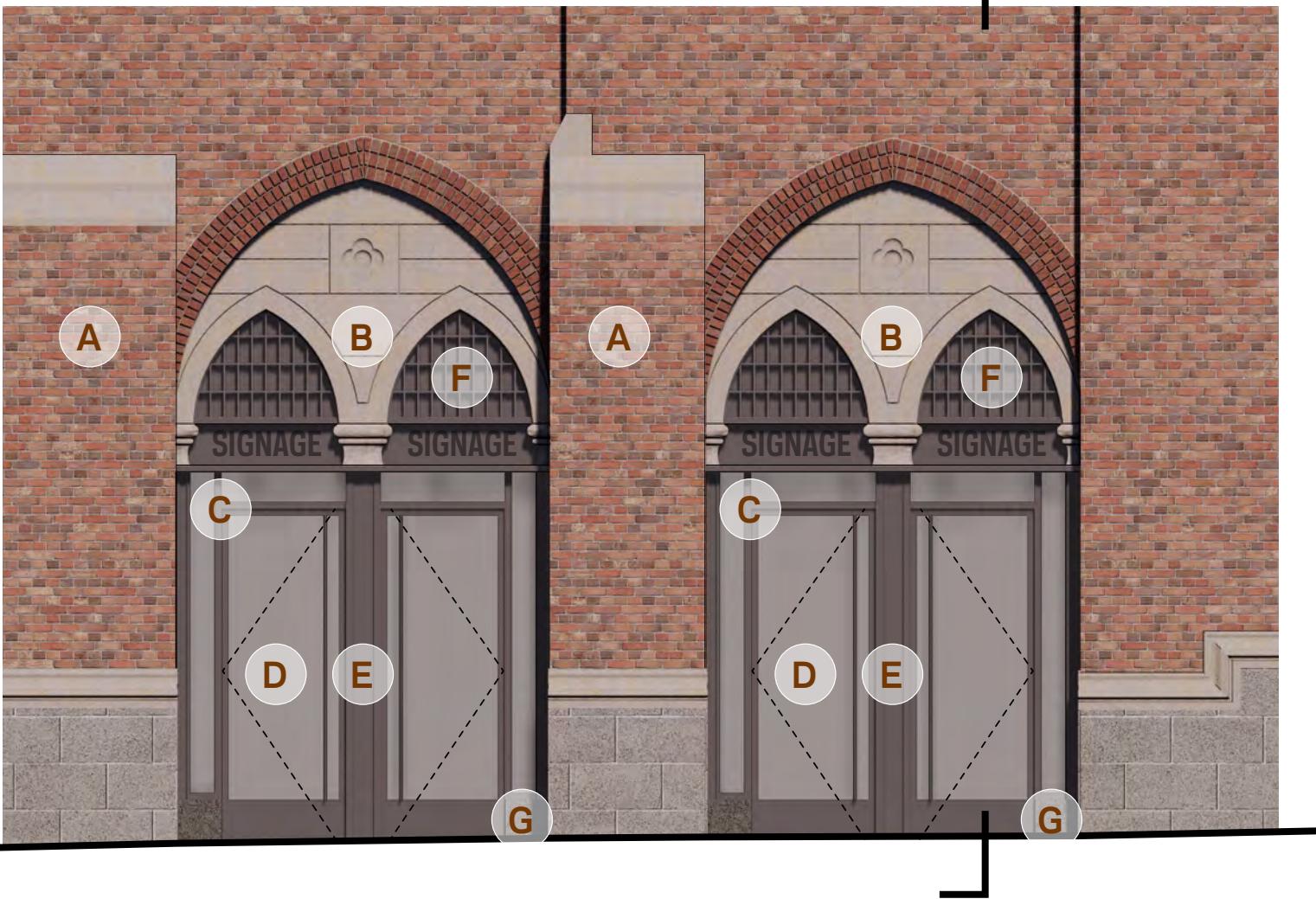


3 SECTION  
1/4" = 1'-0"

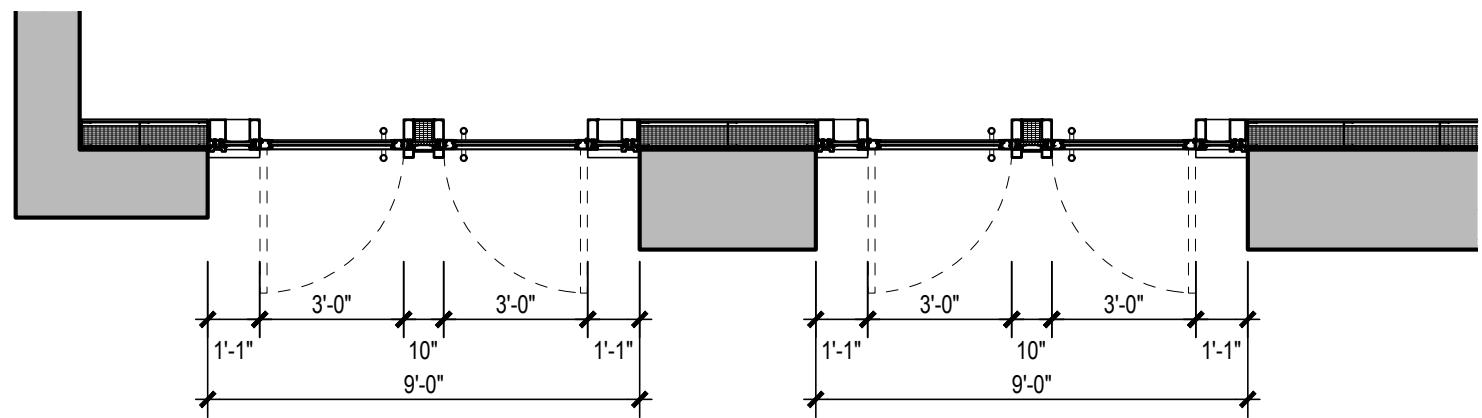
## EXTERIOR MATERIALS

- A** Restored Existing Brick English Bond
- B** Restored Existing Masonry Cladding
- C** Restored Existing Windows
- D** High Performance Painted Aluminum Storefront w/ Custom Mullion Caps
- E** Thermally Broken Painted Aluminum Storefront Door w/ IGU
- F** Granite Reclad Stair

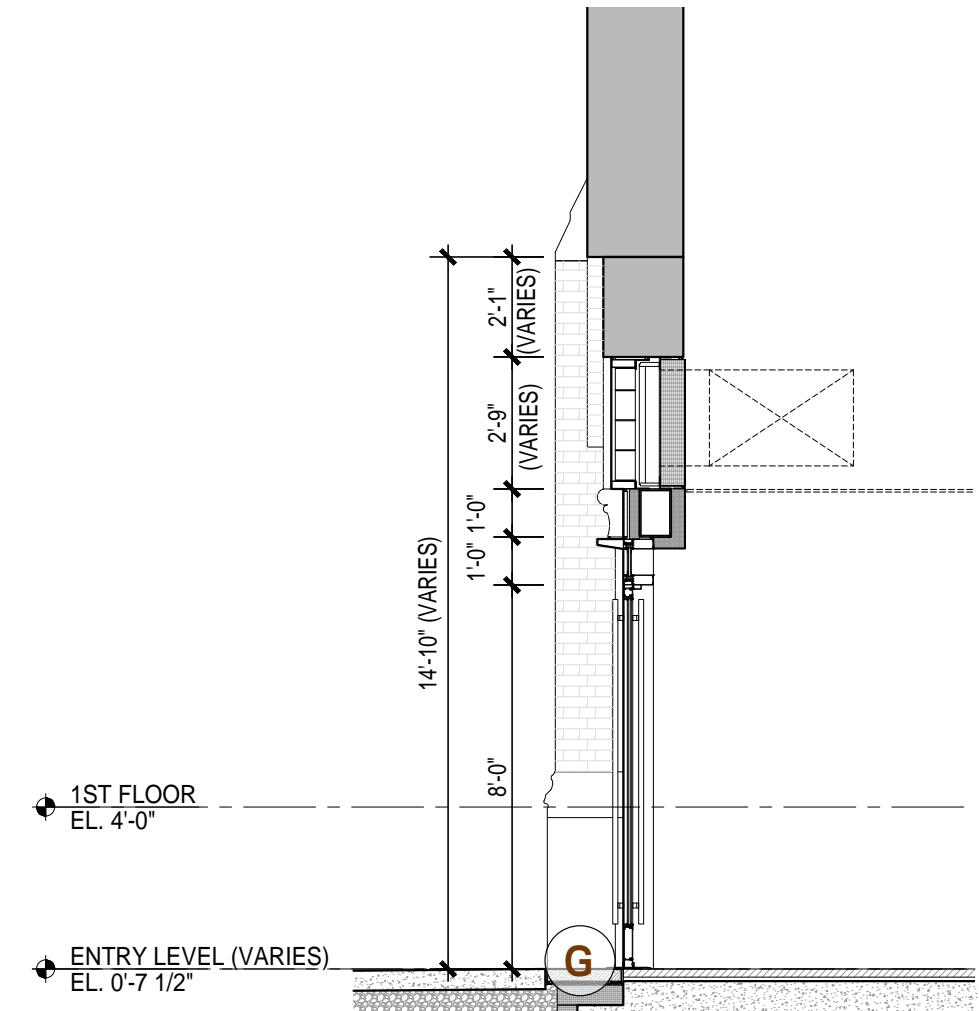




2 ELEVATION  
1/4" = 1'-0"



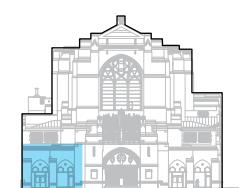
1 PLAN  
1/4" = 1'-0"

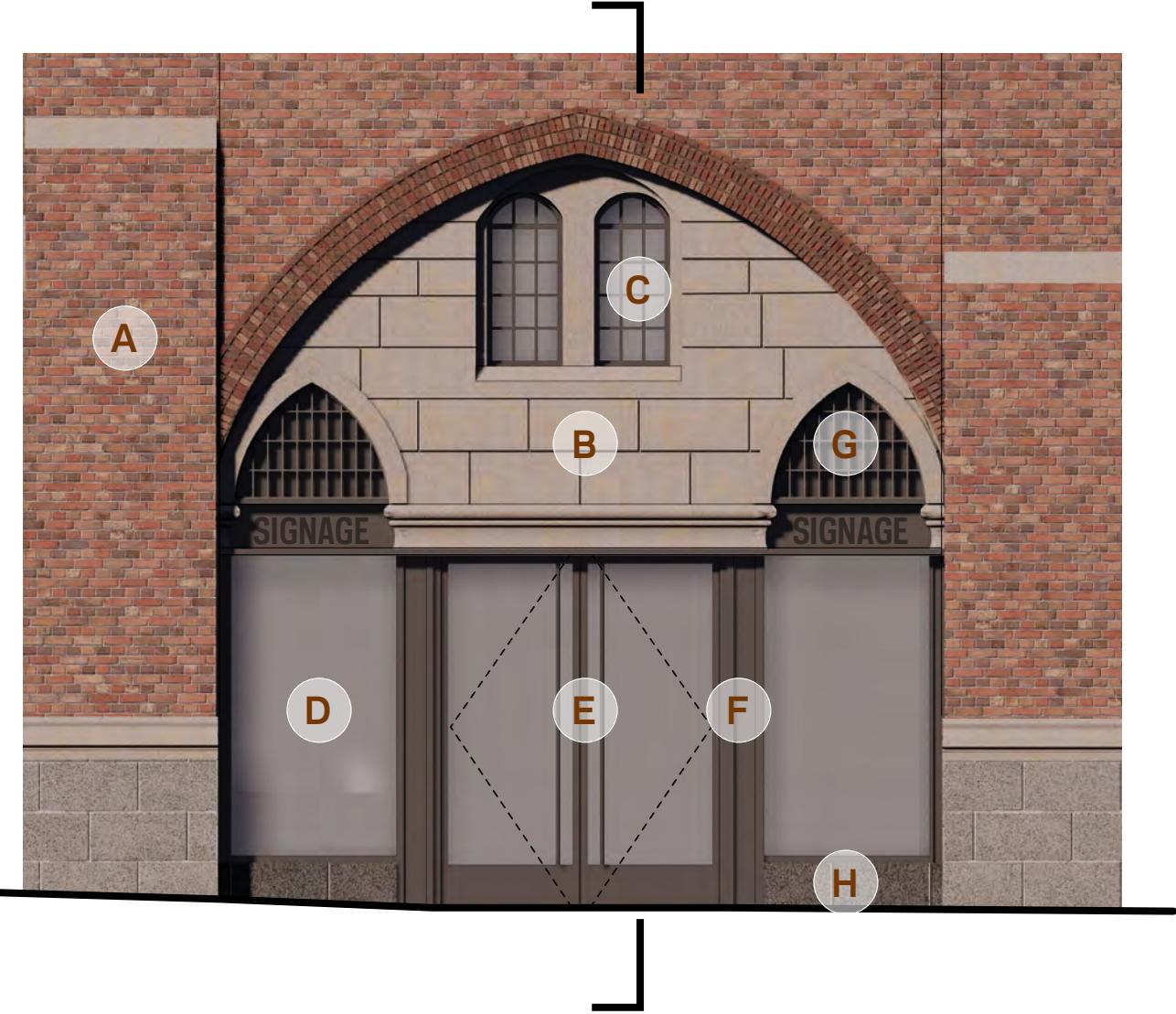


3 SECTION  
1/4" = 1'-0"

## EXTERIOR MATERIALS

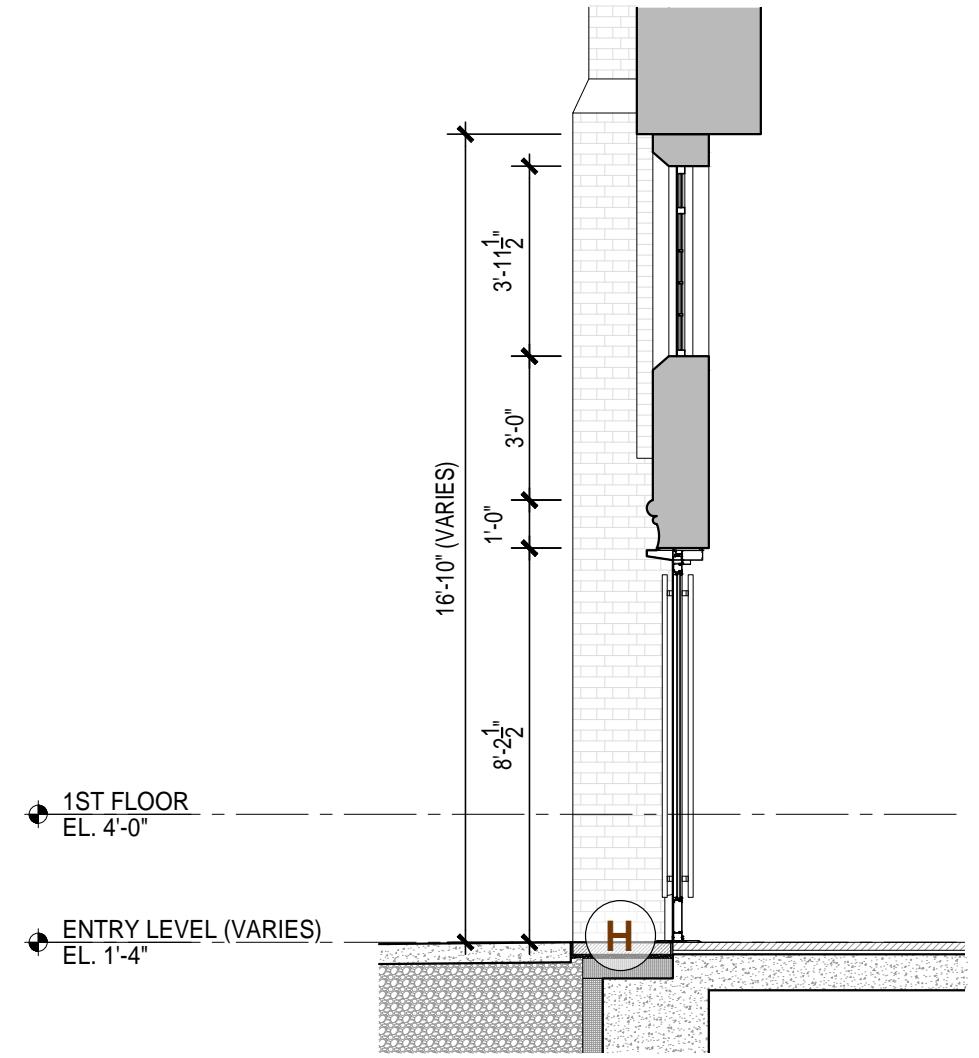
- A** Restored Existing Brick English Bond
- B** Restored Existing Masonry Cladding
- C** High Performance Painted Aluminum Storefront w/ Custom Mullion Caps
- D** Thermally Broken Painted Aluminum Storefront Door w/ IGU
- E** Painted Aluminum Piers
- F** Decorative Painted Aluminum Ventilation Screen
- G** Granite Base & Pavers





2 ELEVATION  
1/4" = 1'-0"

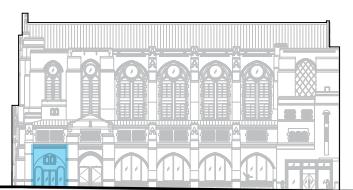
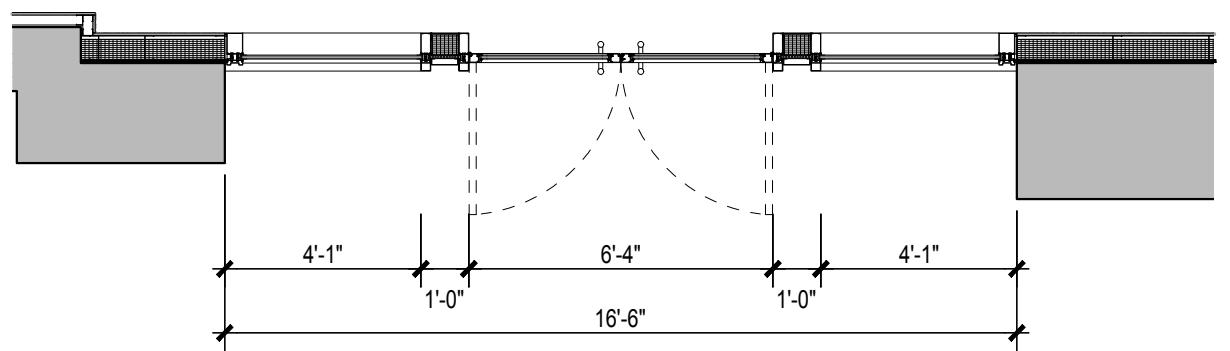
1 PLAN  
1/4" = 1'-0"

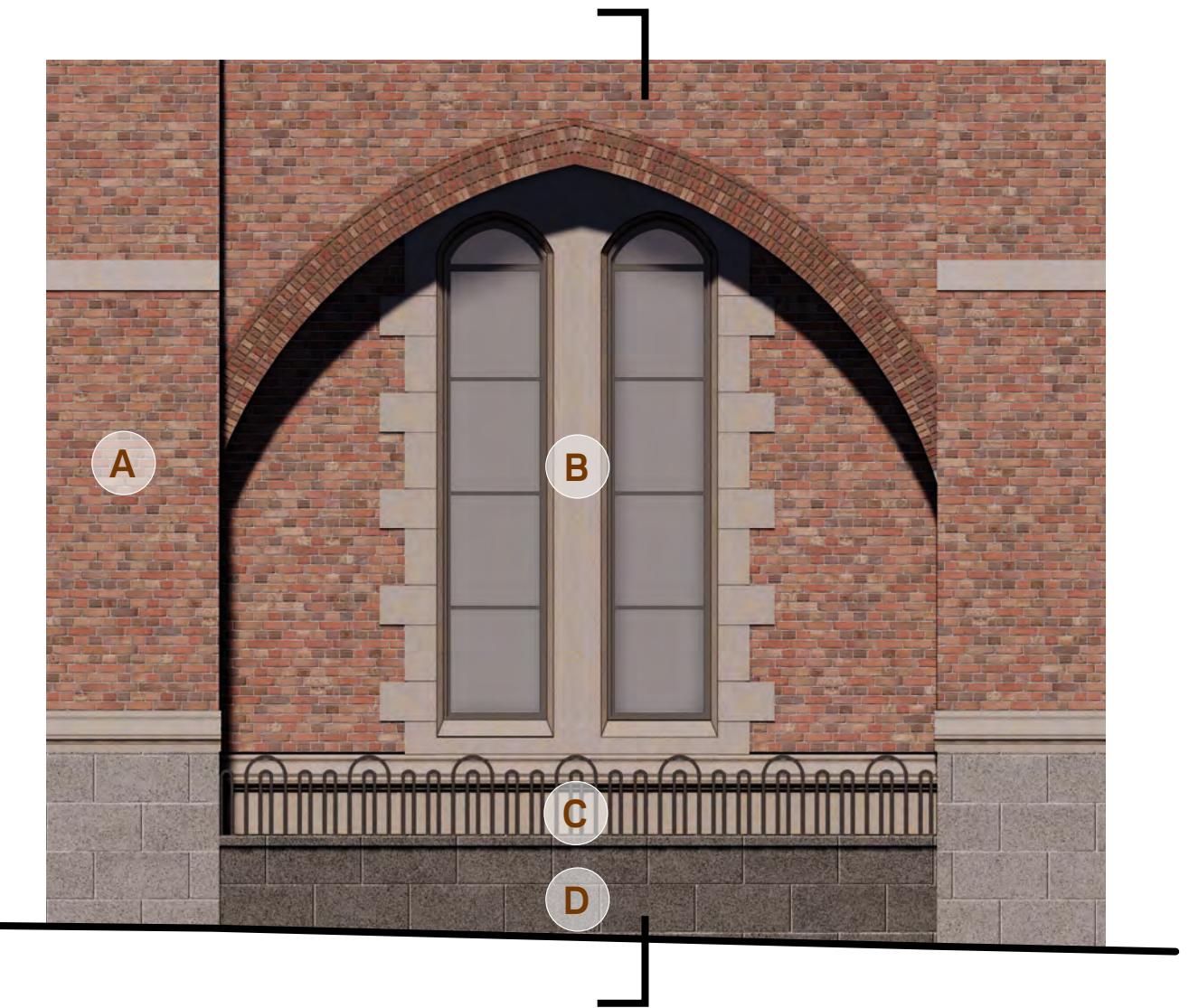


3 SECTION  
1/4" = 1'-0"

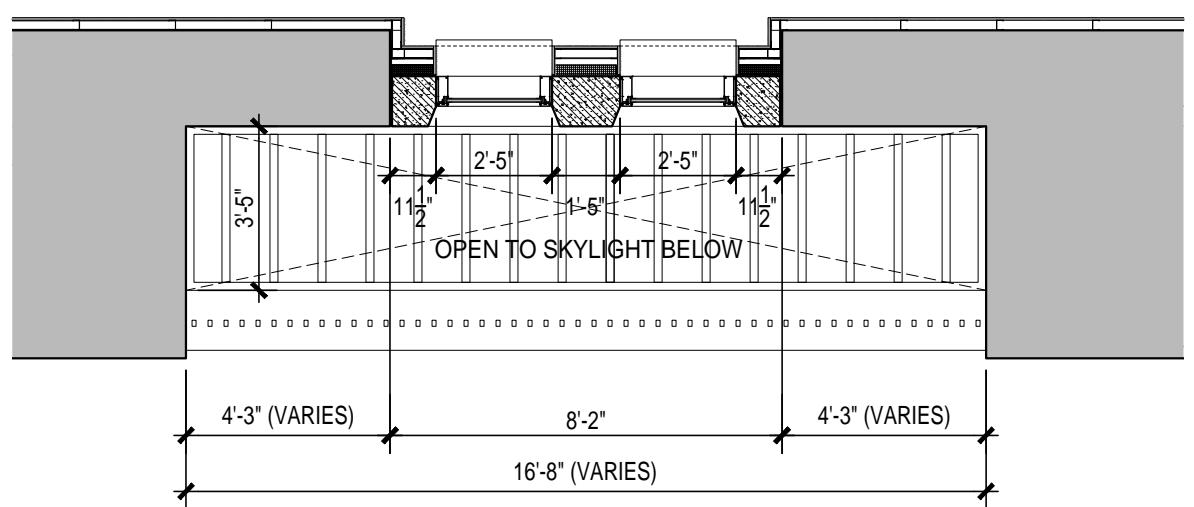
## EXTERIOR MATERIALS

- A** Restored Existing Brick English Bond
- B** Restored Existing Masonry Cladding
- C** Replaced Existing Windows
- D** High Performance Painted Aluminum Storefront w/ Custom Mullion Caps
- E** Thermally Broken Painted Aluminum Storefront Door w/ IGU
- F** Painted Aluminum Piers
- G** Decorative Painted Aluminum Ventilation Screen
- H** Granite Base & Pavers

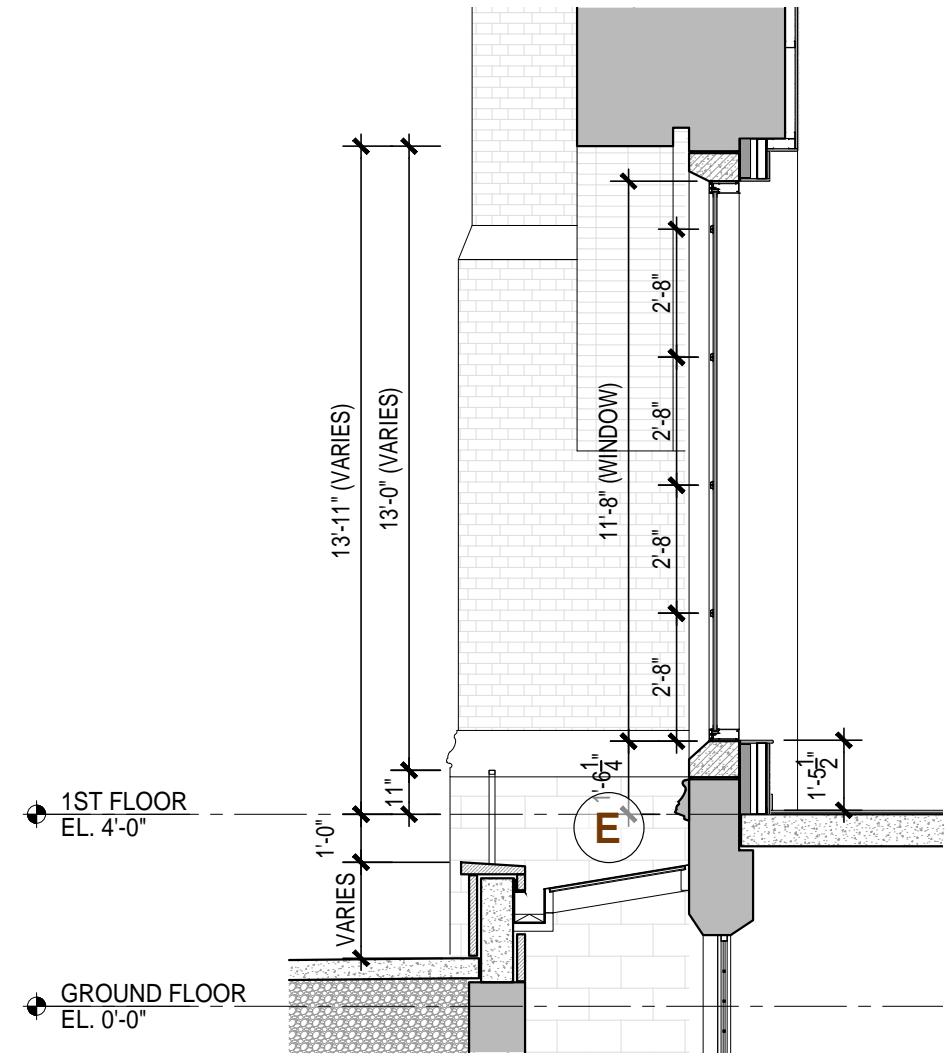




2 ELEVATION  
1/4" = 1'-0"



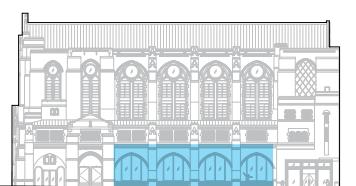
1 PLAN  
1/4" = 1'-0"



3 SECTION  
1/4" = 1'-0"

## EXTERIOR MATERIALS

- A** Restored Existing Brick English Bond
- B** High Performance Painted Aluminum Storefront w/ Custom Mullion Caps
- C** Custom Metal Railing
- D** Granite Base
- E** Painted Aluminum Skylight w/ Integrated Gutter



FIRST FLOOR  
BEYOND VESTIBULE



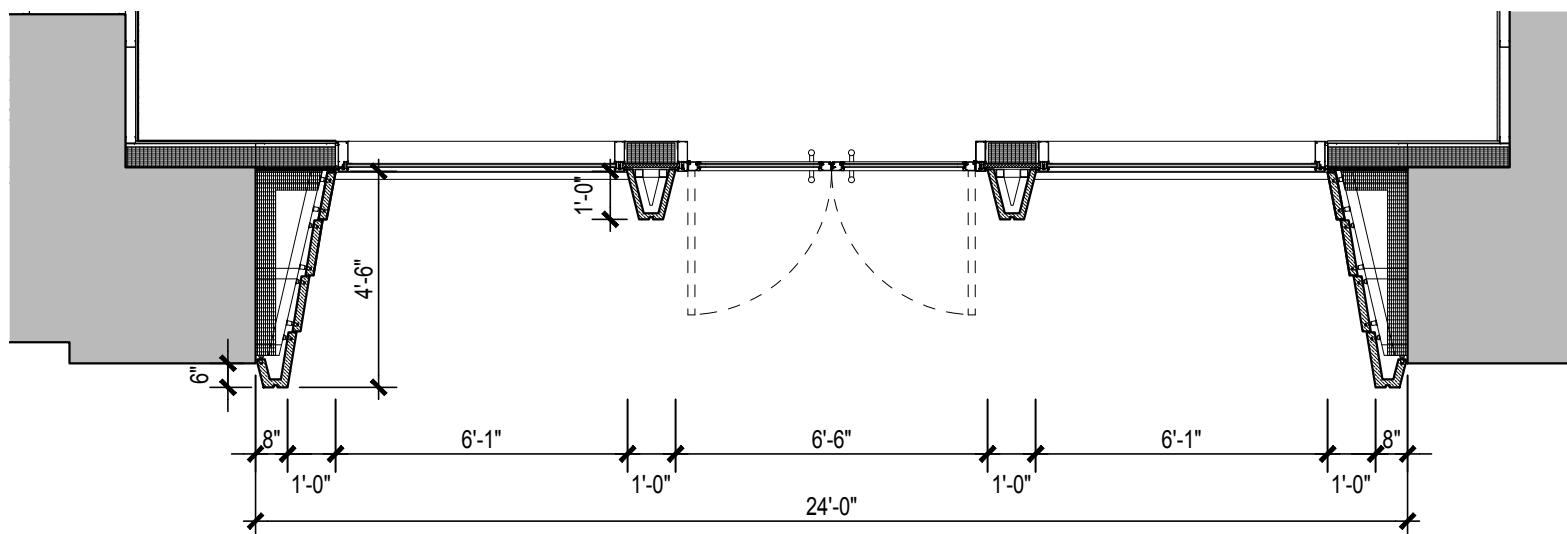
EXISTING



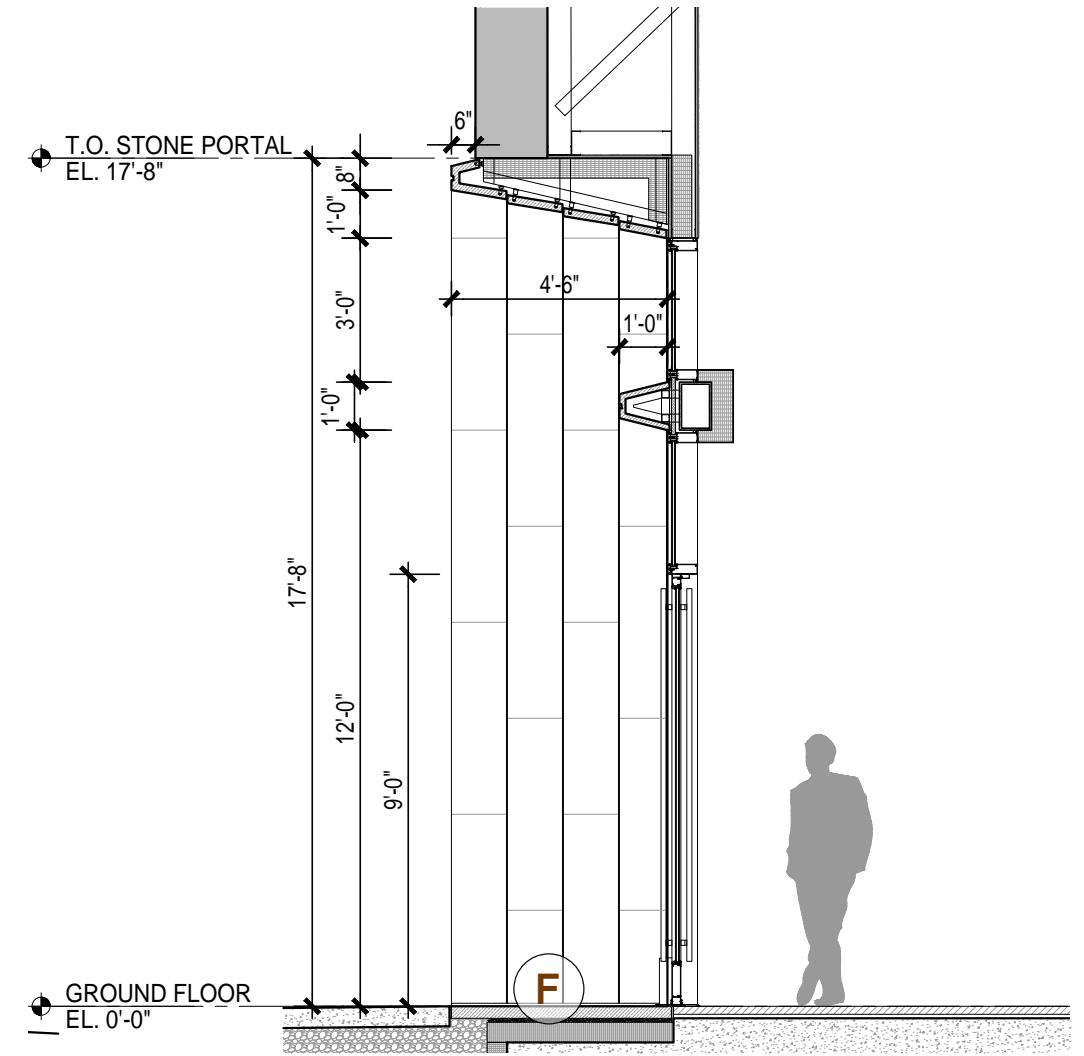
PROPOSED



2 ELEVATION  
1/4" = 1'-0"



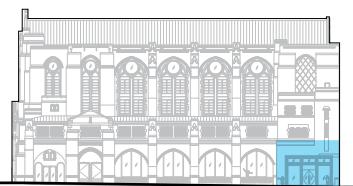
1 PLAN  
1/4" = 1'-0"



3 SECTION  
1/4" = 1'-0"

## EXTERIOR MATERIALS

- A** Restored Existing Brick English Bond
- B** Cast stone w/ Limestone Finish to match existing
- C** High Performance Painted Aluminum Storefront w/ Custom Mullion Caps
- D** Thermally Broken Painted Aluminum Storefront Door w/ IGU
- E** Bird-safe Glass
- F** Granite Base and Pavers



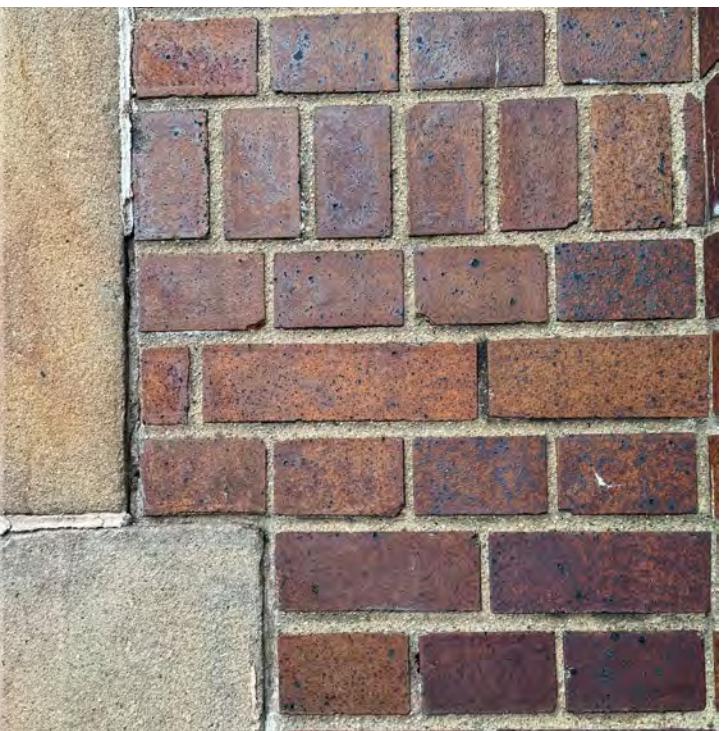
Existing Brick English Bond



Existing Caststone



Granite Base



Weathered Condition



Protected Condition



Matching Process

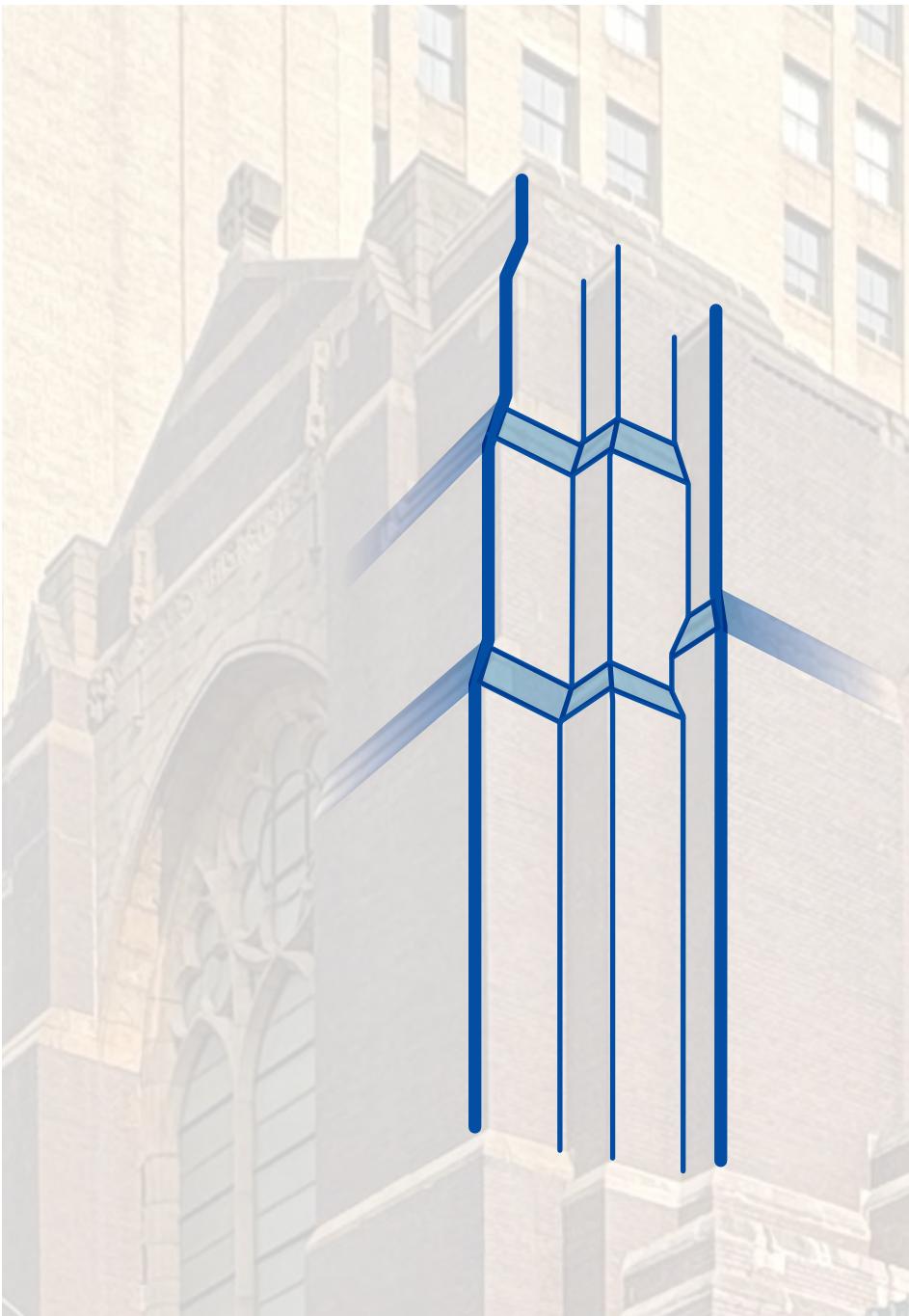


# **Proposed Residential Enlargement**



One Hanson

### Facade & Window Organization



144 St. Felix Church Building

### Stepped Geometry and Intersections



144 St. Felix Church Building

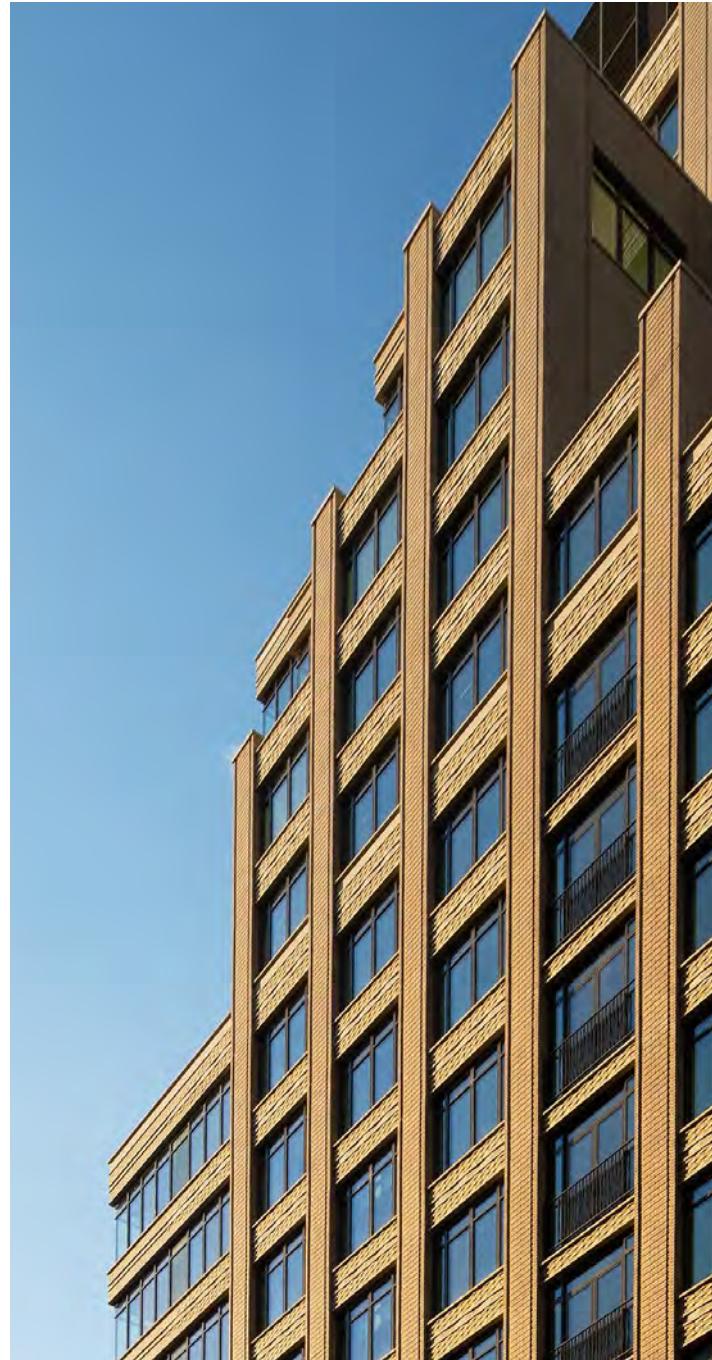
### Material, Texture and Articulation

## Facade Concept



11 EAST 29TH STREET

**Vertical Expression**



269 WEST 87TH

**Masonry Craft**



THE GREENWICH LANE

**Facade & Window Articulation**



55 HANSON PLACE

**Outside Historic District**



67 HANSON PLACE

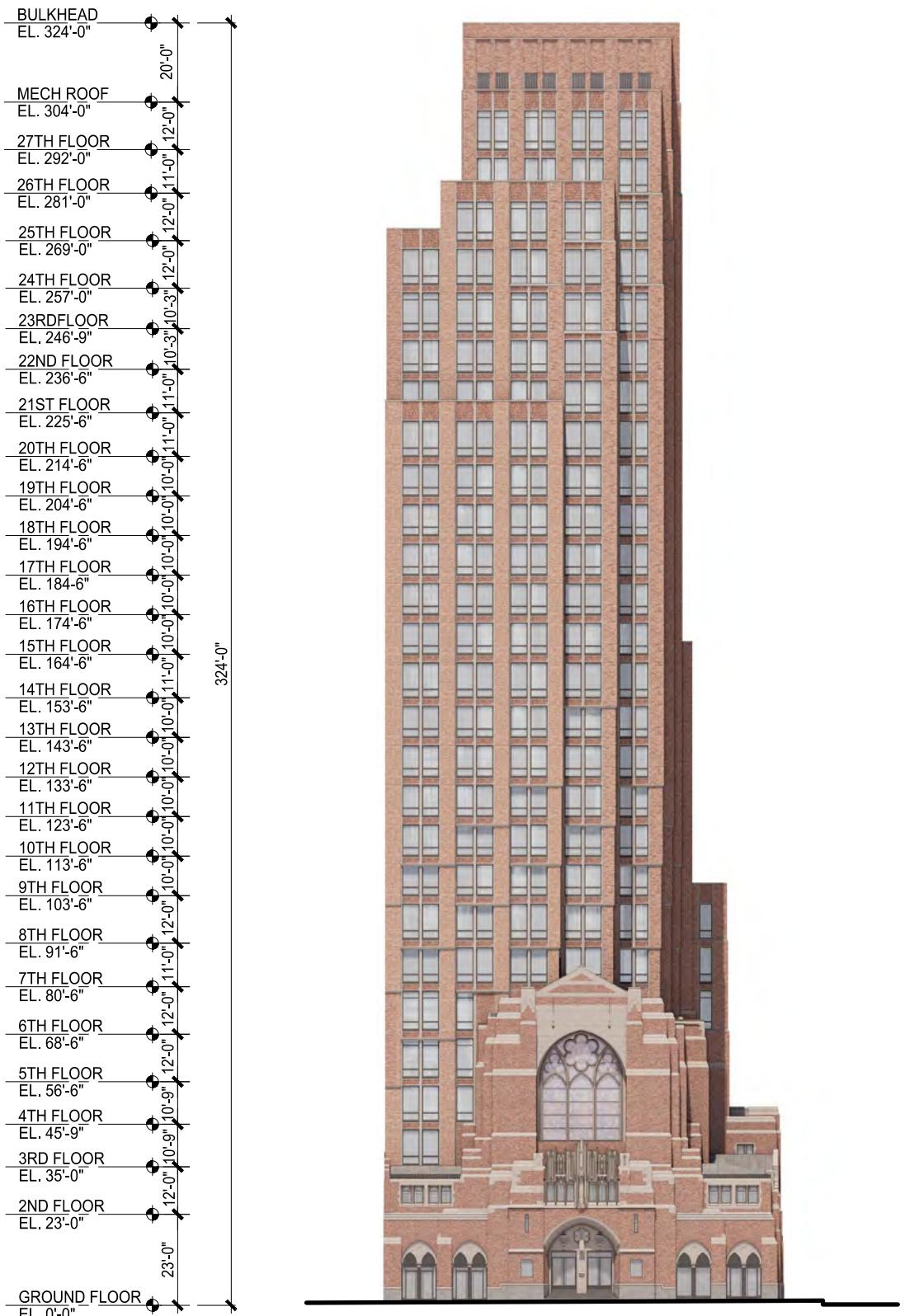
**Inside Historic District**



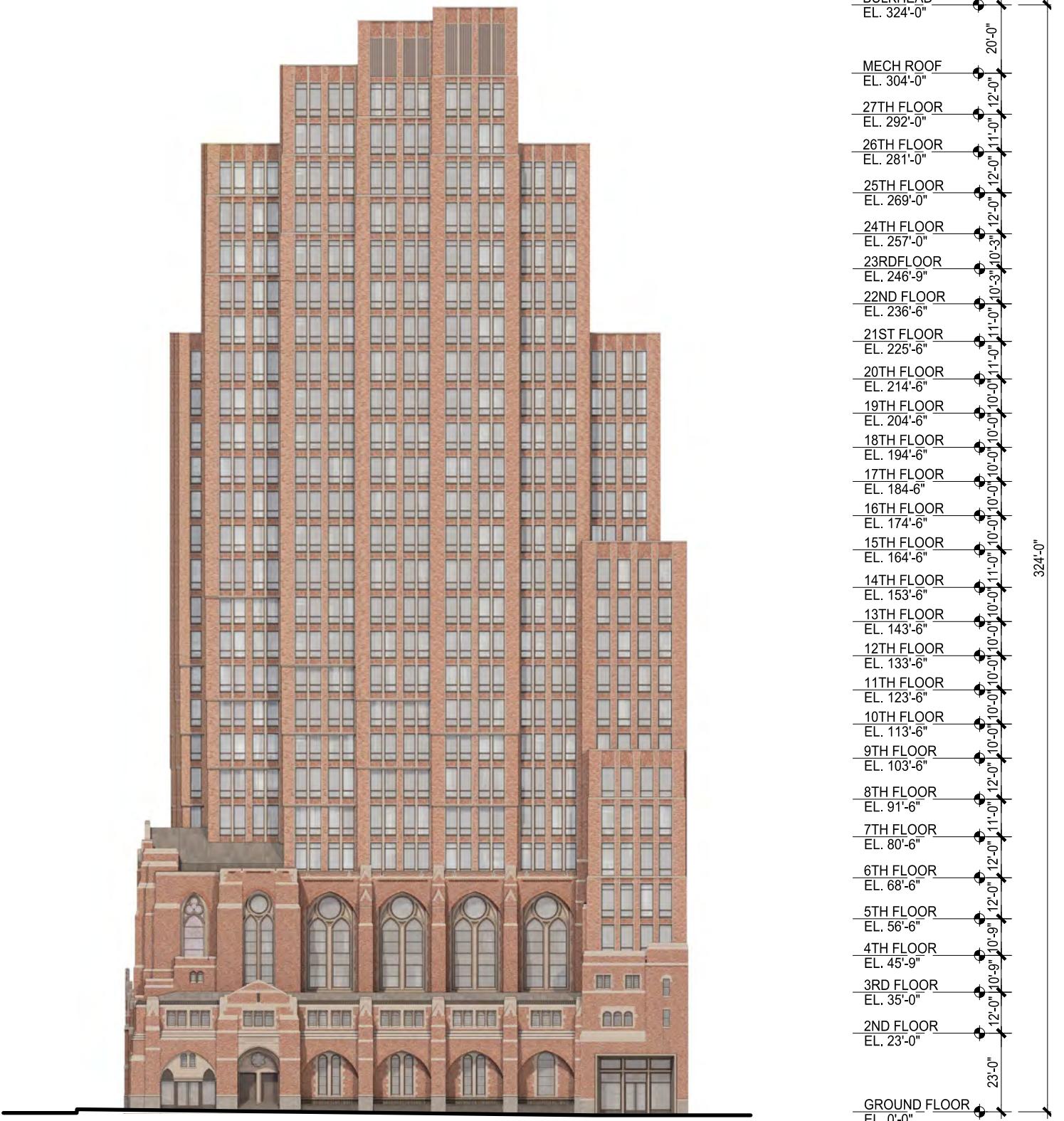




**Perspective View Looking Up: East**



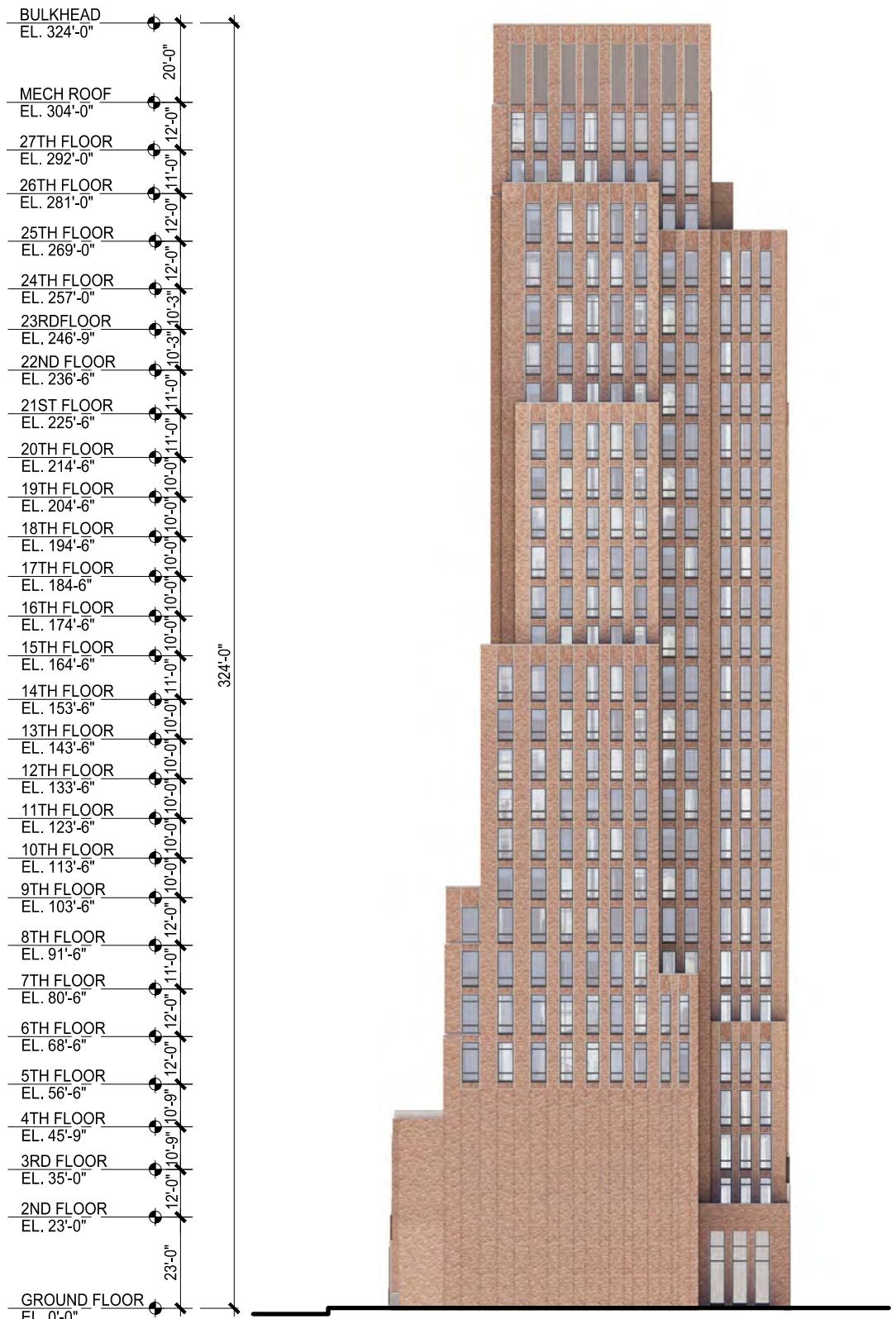
South



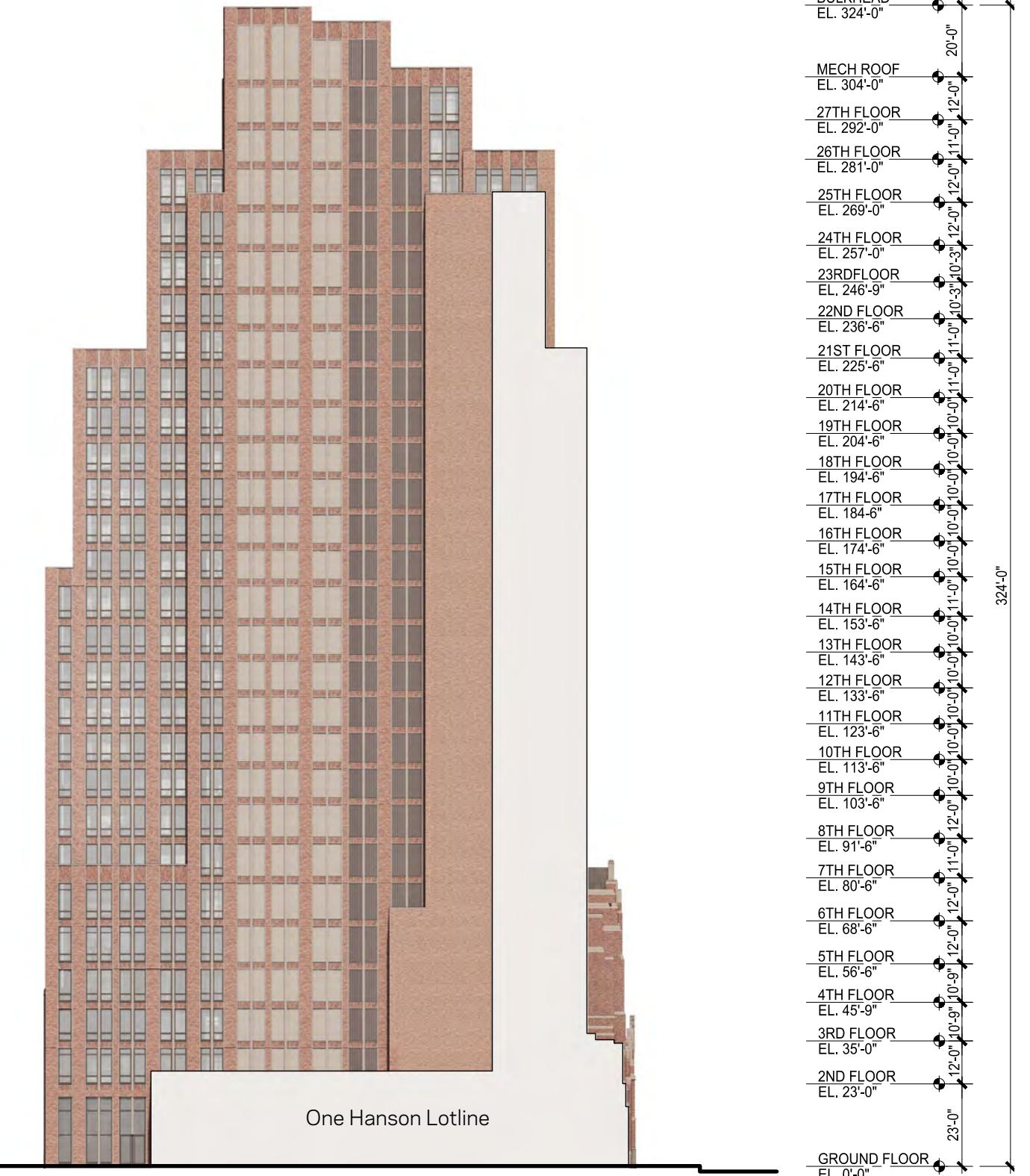
East

SCALE : 1 / 40 " = 1' - 0"

## Building Elevations



North



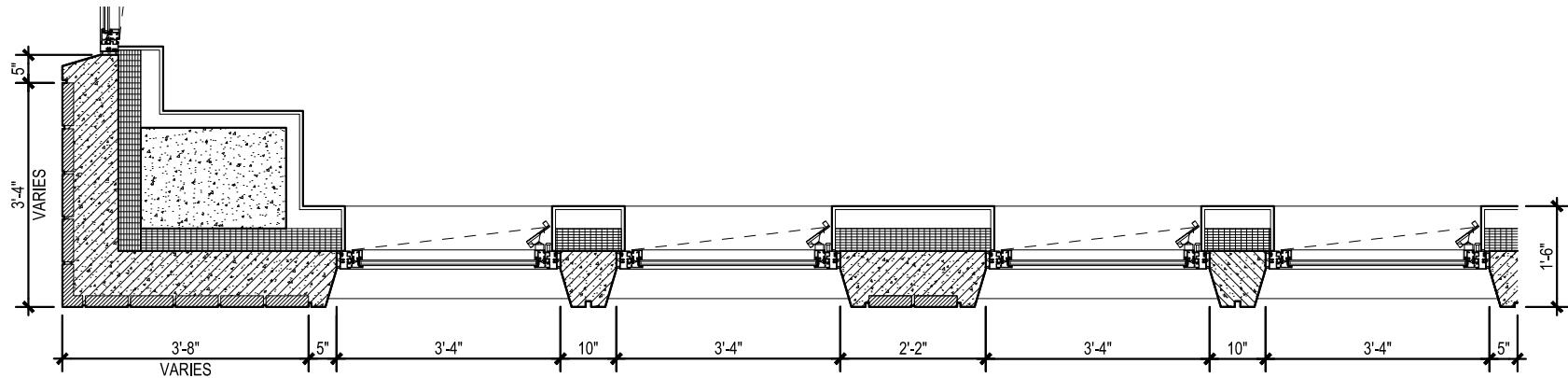
West

SCALE : 1 / 40 " = 1' - 0"

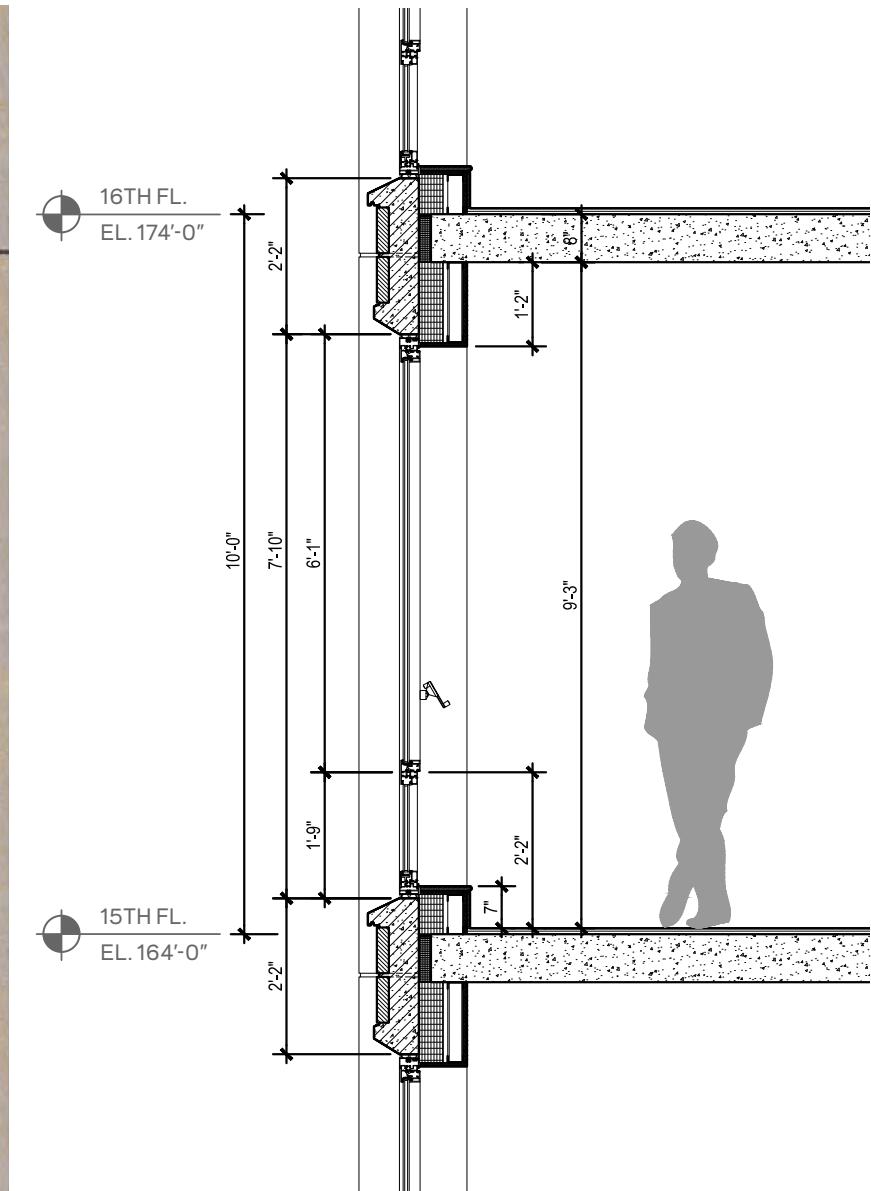
## Building Elevations



1 ELEVATION  
3/8" = 1'-0"



3 PLAN  
3/8" = 1'-0"



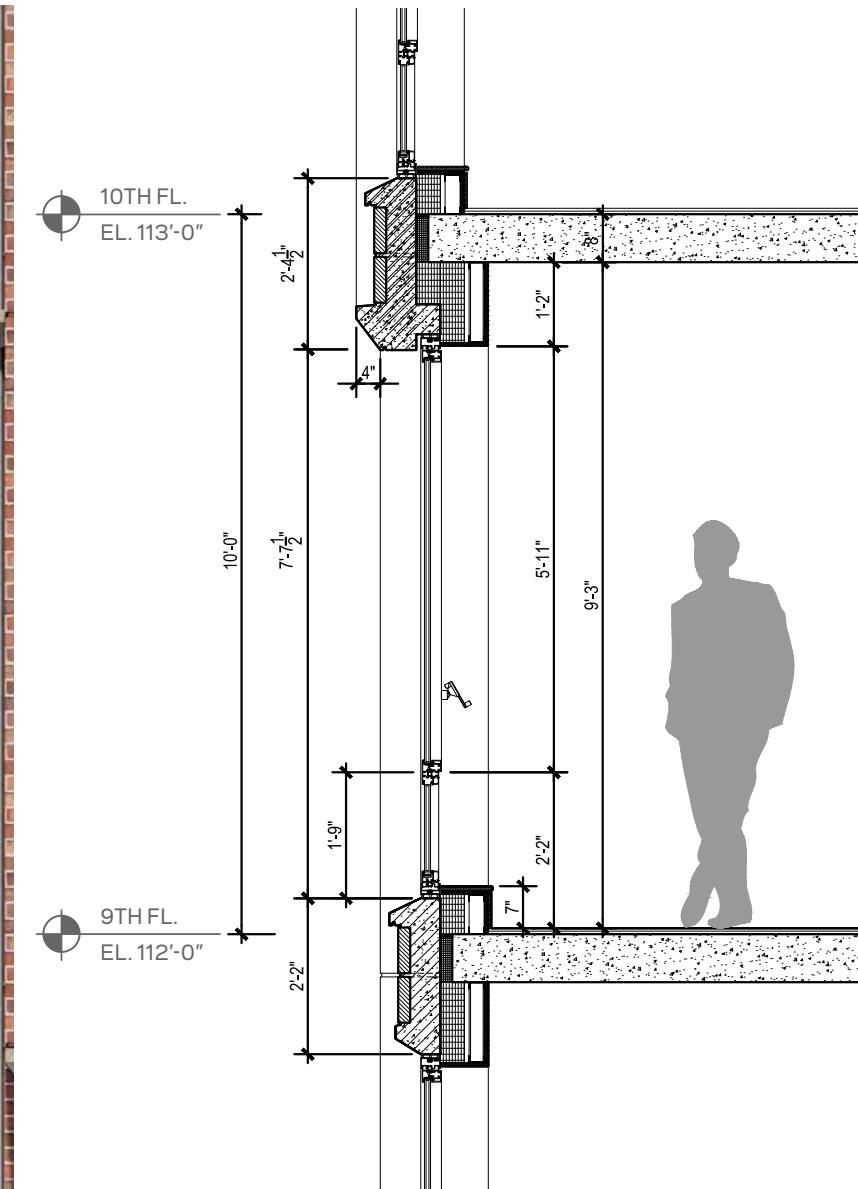
2 SECTION  
3/8" = 1'-0"

## EXTERIOR MATERIALS

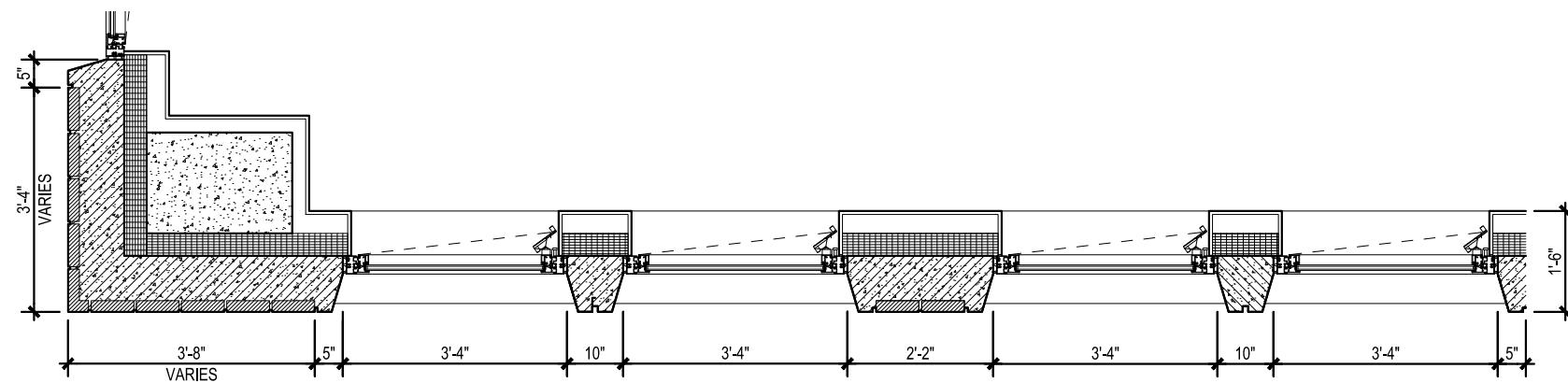
- A** Brick on Precast in a Running Bond
- B** Brick on Precast in a Stack Bond
- C** Painted Aluminum Fixed & Operable Window
- D** Precast Concrete with a Limestone Finish



1 ELEVATION  
3/8" = 1'-0"



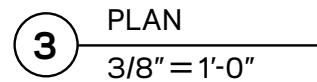
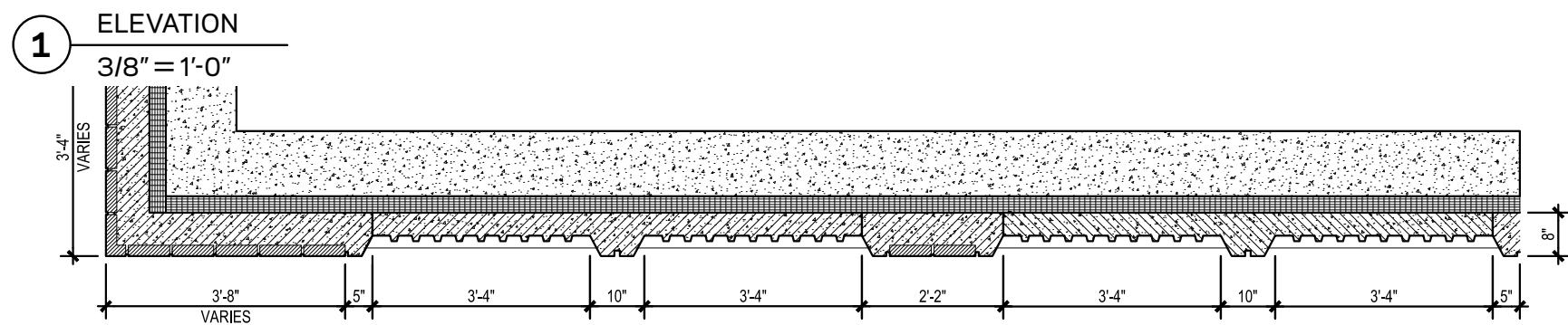
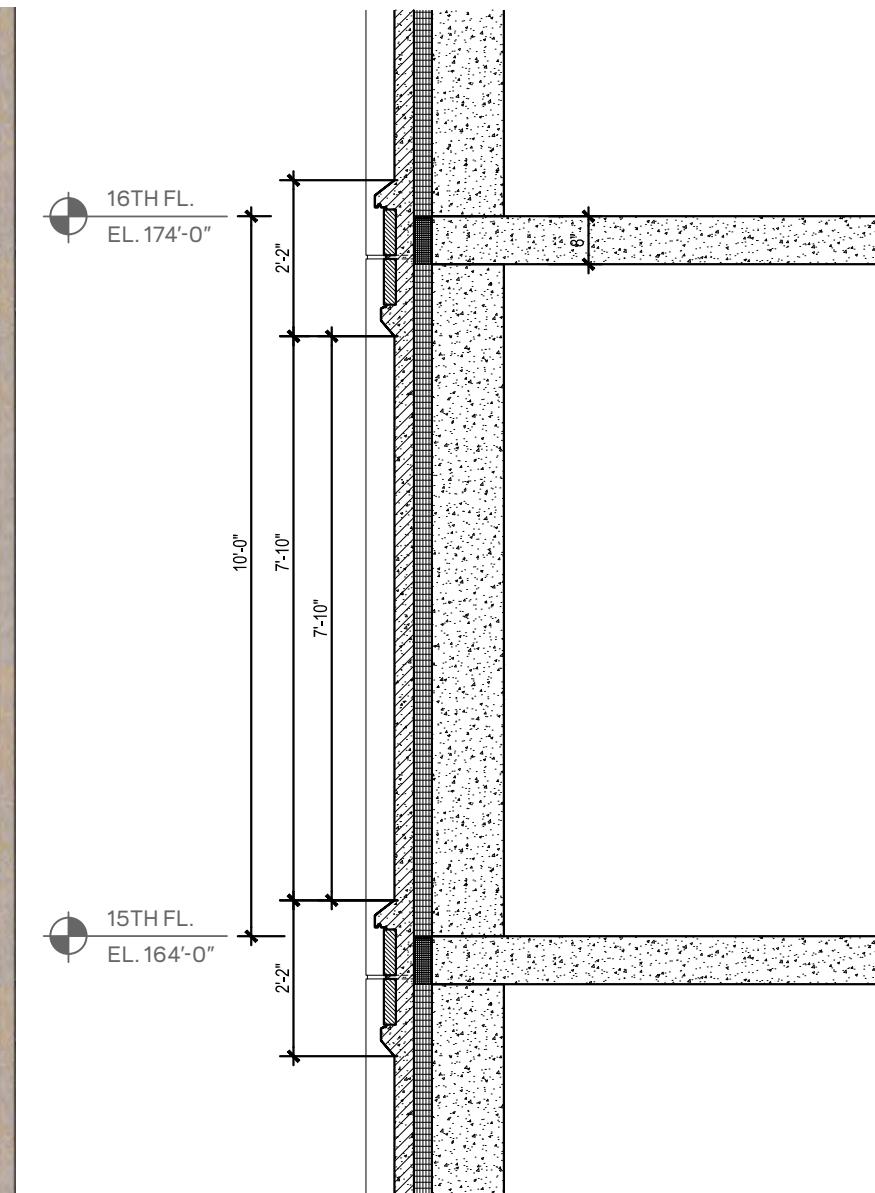
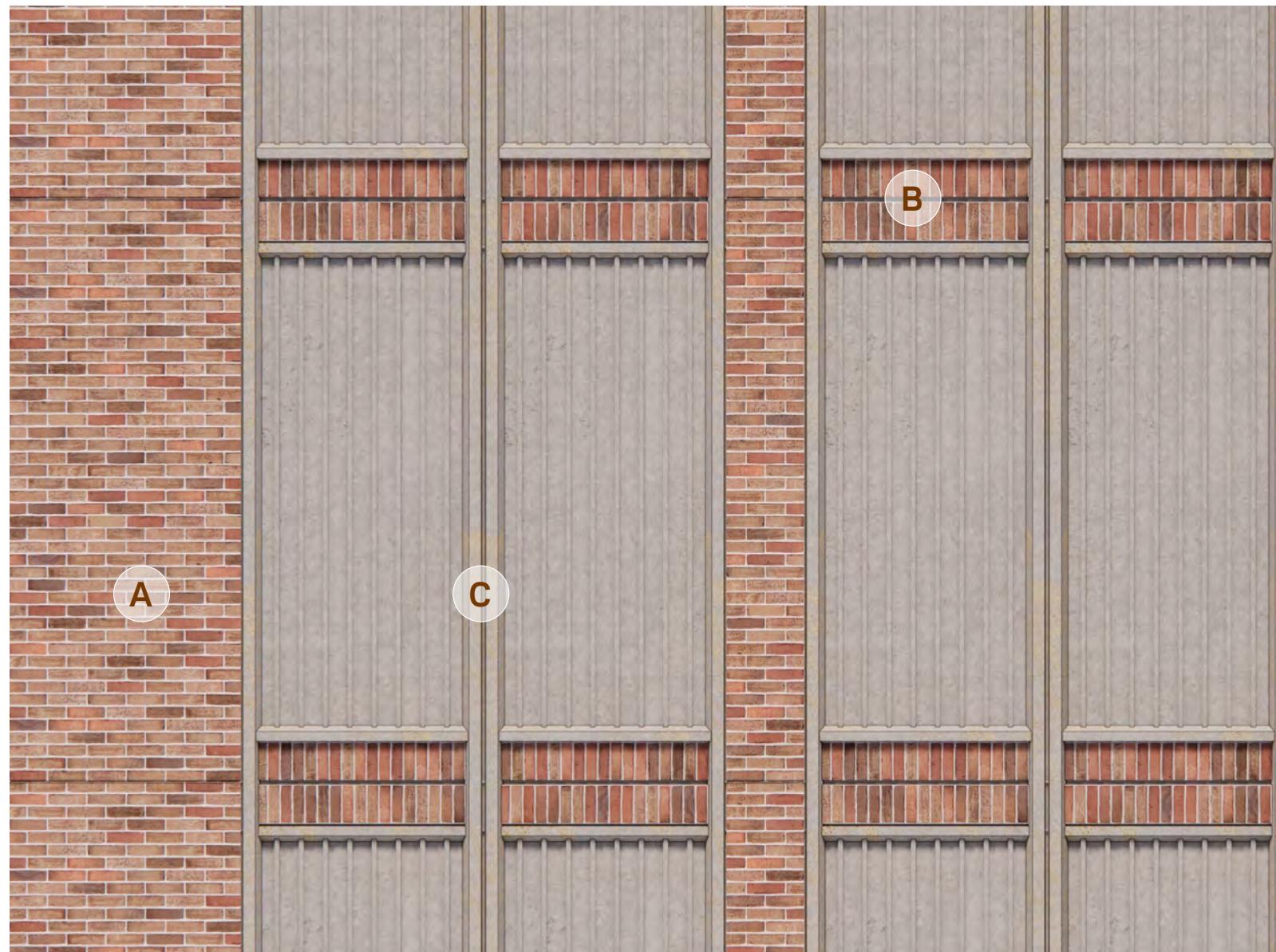
2 SECTION  
3/8" = 1'-0"



3 PLAN  
3/8" = 1'-0"

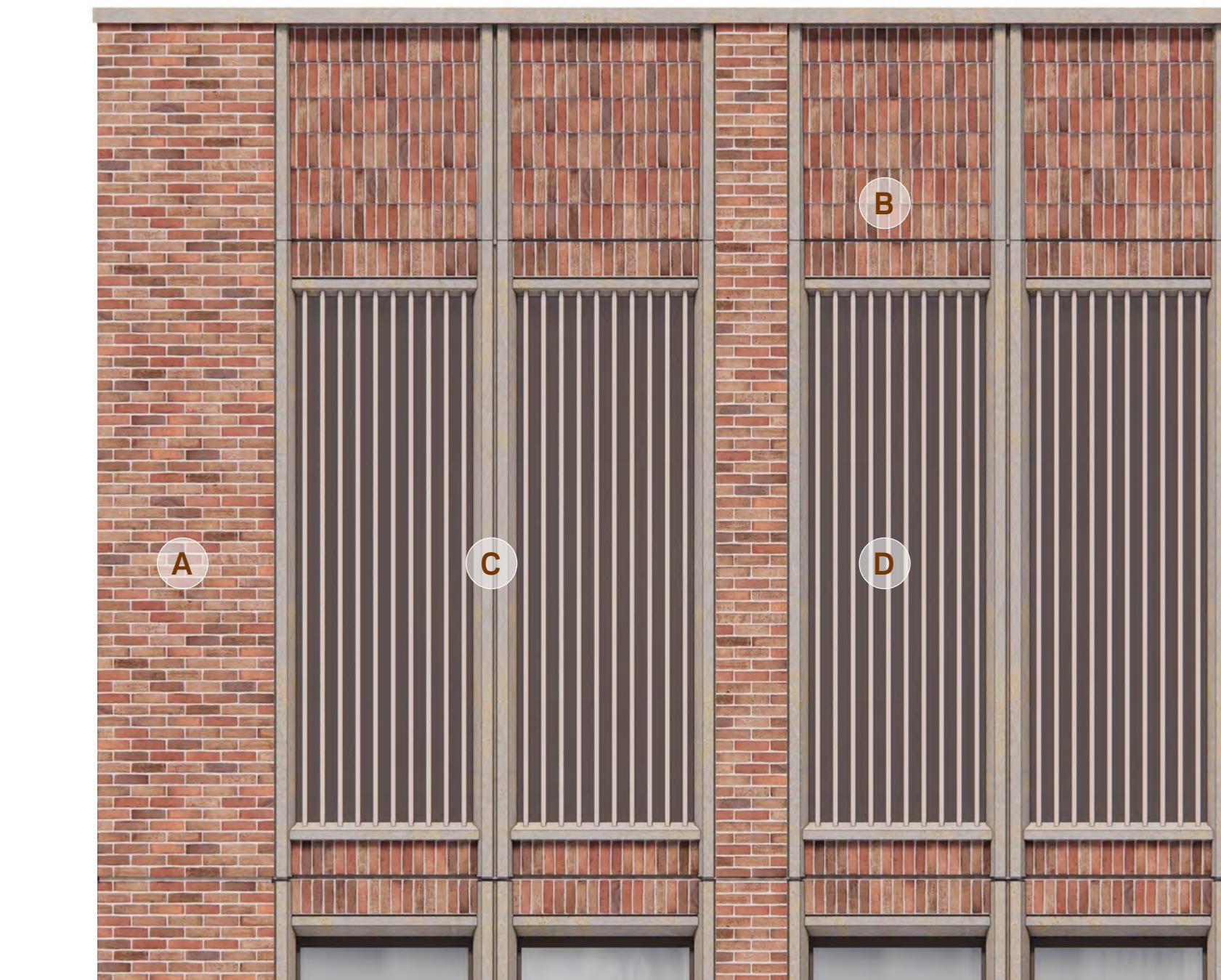
## EXTERIOR MATERIALS

- A** Brick on Precast in a Running Bond
- B** Brick on Precast in a Stack Bond
- C** Painted Aluminum Fixed & Operable Window
- D** Precast Concrete with a Limestone Finish

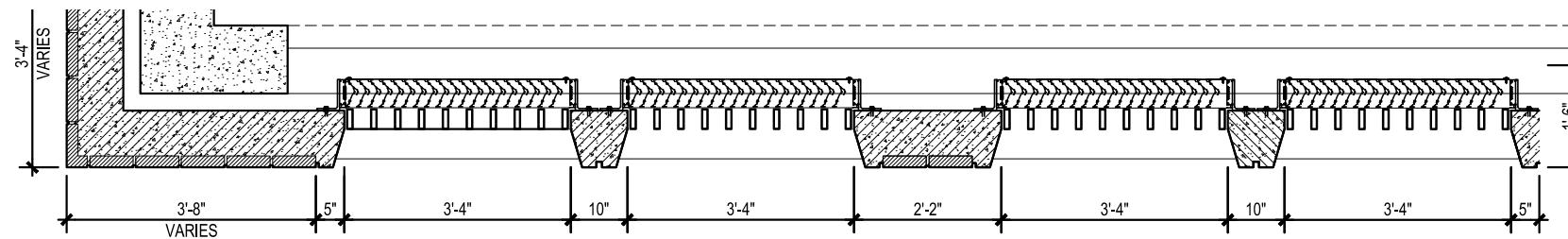


## EXTERIOR MATERIALS

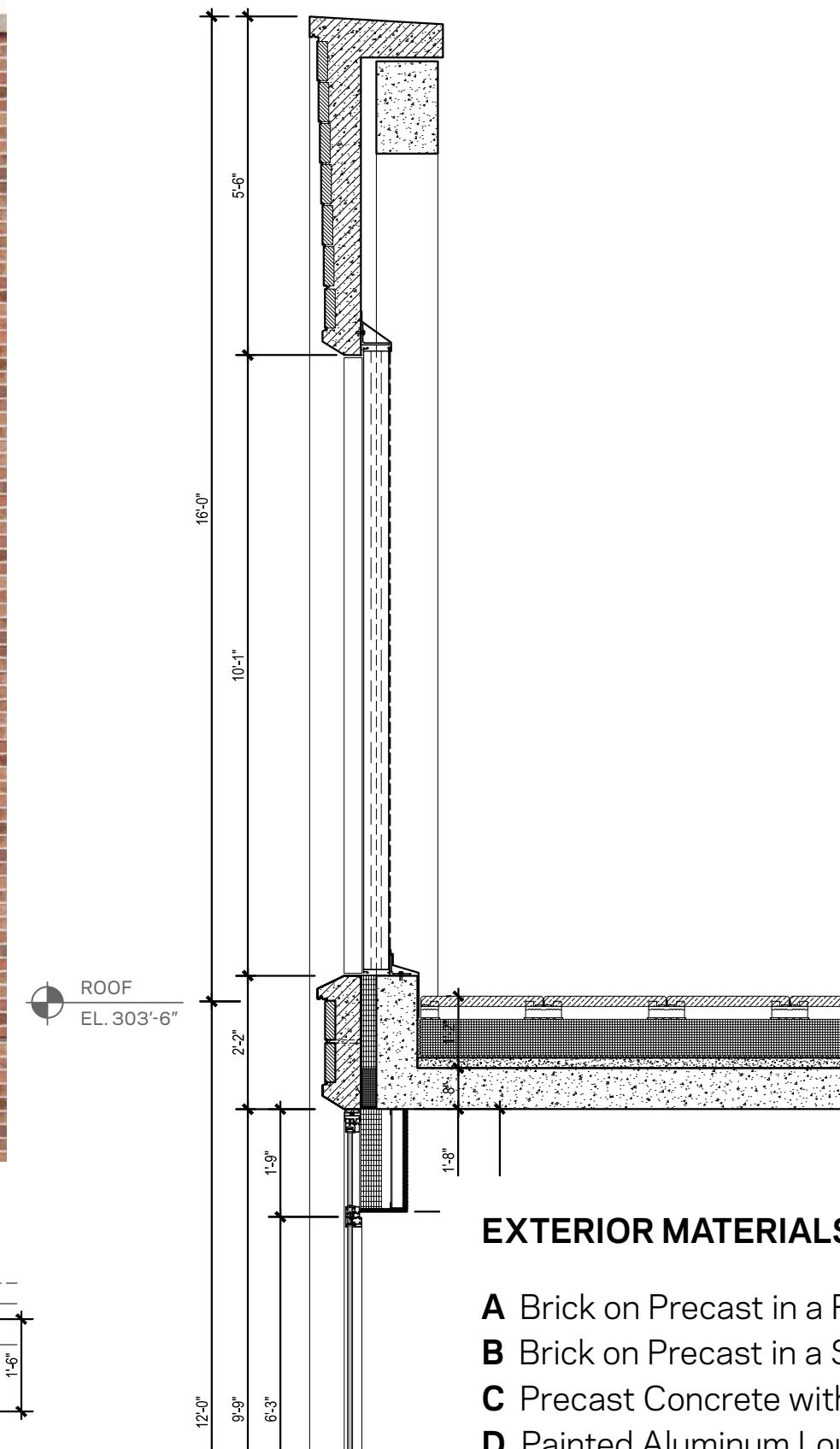
- A** Brick on Precast in a Running Bond
- B** Brick on Precast in a Stack Bond
- C** Precast Concrete with a Limestone Finish



1 ELEVATION  
3/8" = 1'-0"



3 PLAN  
3/8" = 1'-0"

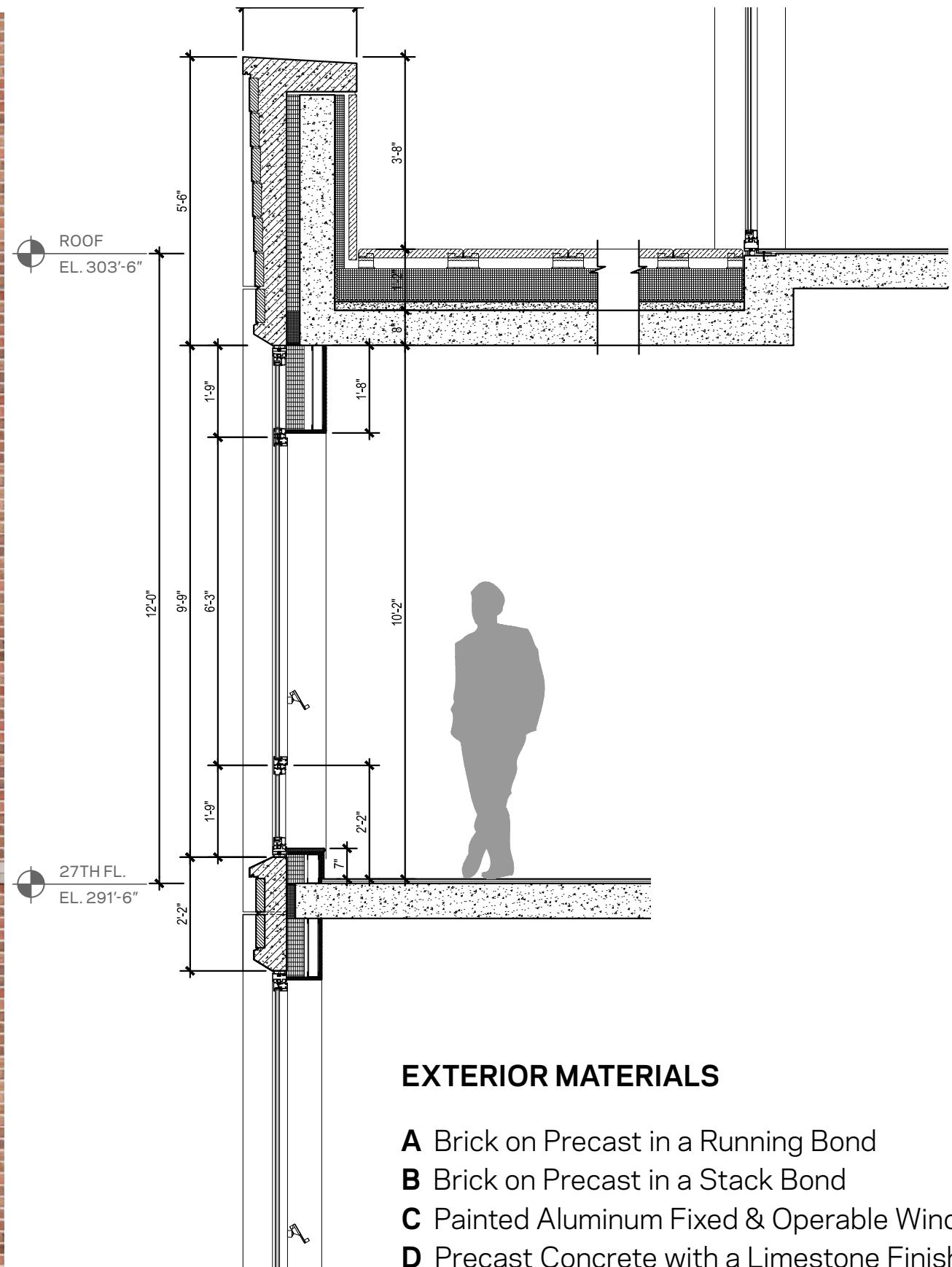


## EXTERIOR MATERIALS

- A** Brick on Precast in a Running Bond
- B** Brick on Precast in a Stack Bond
- C** Precast Concrete with a Limestone Finish
- D** Painted Aluminum Louvers with Vertical Fin



1 ELEVATION  
3/8" = 1'-0"



2 SECTION  
3/8" = 1'-0"

## EXTERIOR MATERIALS

- A** Brick on Precast in a Running Bond
- B** Brick on Precast in a Stack Bond
- C** Painted Aluminum Fixed & Operable Window
- D** Precast Concrete with a Limestone Finish

## Glass

### GL-1

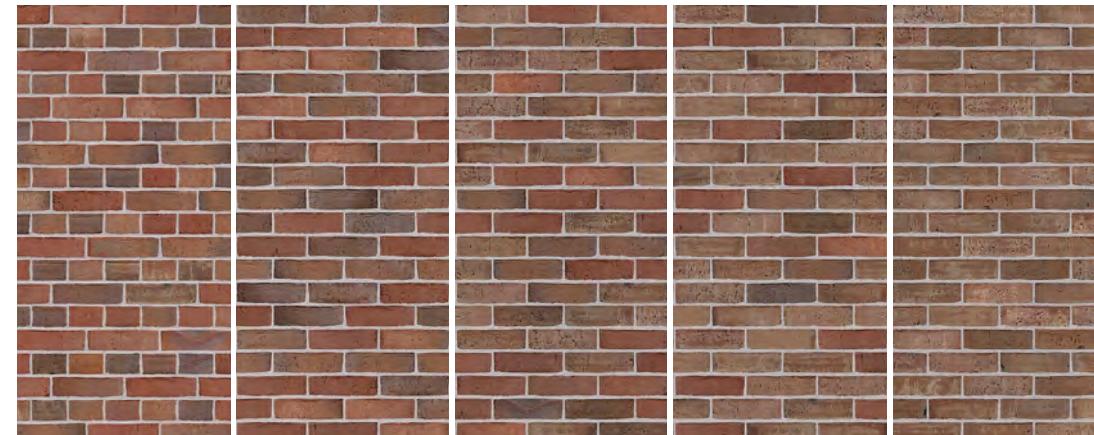
High Transparency,  
Low Reflectivity,  
Neutral Coloration



## Brick

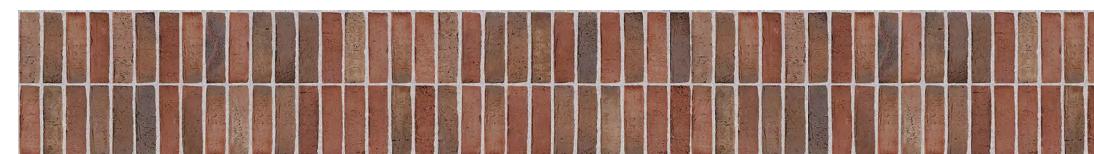
Blends to match existing ironspot colors with a range to create subtle variations between facade steps

**BR-1**   **BR-2**   **BR-3**   **BR-4**   **BR-5**



### Vitro Glass Solarban 72

Clear Low-Iron Glass  
VLT +/- 60%  
In/Outside Reflectance 10-15%



**BR-1: Stacked Bond**

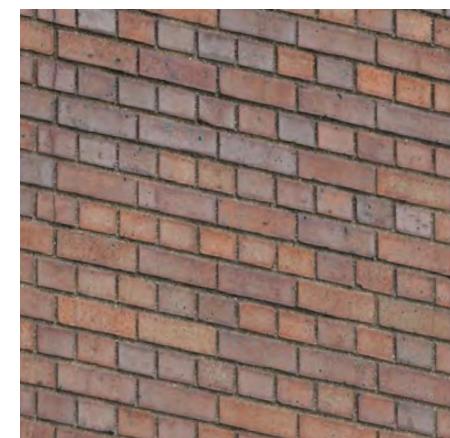
### Existing Conditions Reference

Existing Brick English Bond   Existing Caststone

Existing Base

### GL-2 Bird-Safe Glass

Visual markers applied on GL-1 below 75'



## Concrete

### PC-1

**Limestone Finish**  
Precast Concrete & Caststone to Match Existing



## Metal

### M-1

**Dark Bronze Low-Gloss**  
Replacement Windows, Louvers, Storefronts



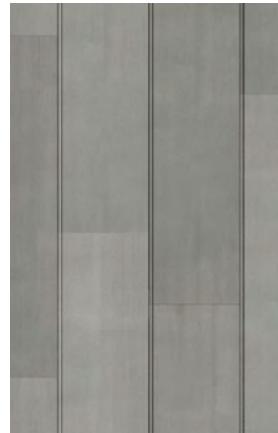
### M-2

**Warm Gray Low-Gloss**  
Window Mullions, Facade Panels



### M-3

**Zinc Gray Tone Low-Gloss**  
Church Building, Roof Replacement



## Stone

### ST-1 Grey Granite Honed / Flamed Finish

New Base & Pavers



# Street Views



## Atlantic & 4th Ave. Looking Northeast



Flatbush at Barclays Looking North







**Lafayette Ave. & St. Felix Looking South**



EXISTING



PROPOSED

**Lafayette Ave. & St. Felix Looking South**  
Composition with 130 St. Felix Approved Building



Ashland Pl & Fulton Looking South



EXISTING



PROPOSED

## Ashland Pl & Fulton Looking South

Composition with 130 St. Felix Approved Building



EXISTING



PROPOSED



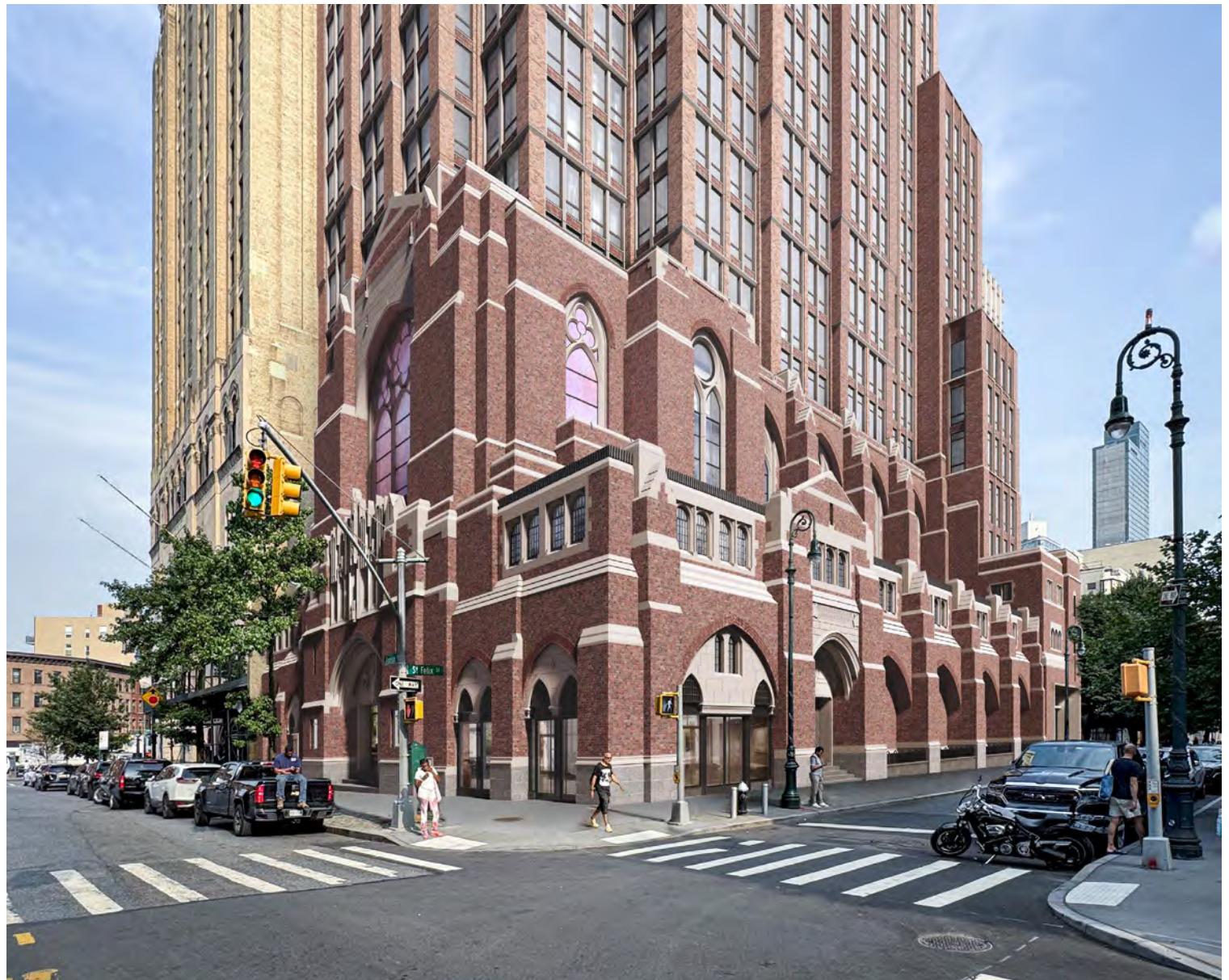
EXISTING



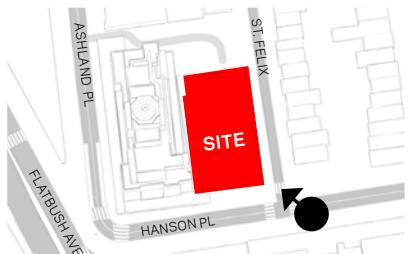
PROPOSED



EXISTING



PROPOSED



26 November 2025 LPC COA Presentation  
144 Saint Felix Street

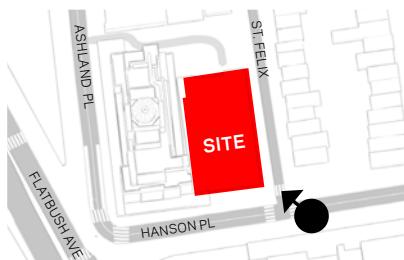
## Hanson Pl & St. Felix Looking West



EXISTING



PROPOSED



26 November 2025 LPC COA Presentation  
144 Saint Felix Street

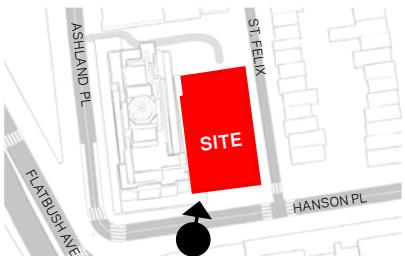
## Hanson Pl & St. Felix Looking North



EXISTING



PROPOSED





**The current proposal is:**

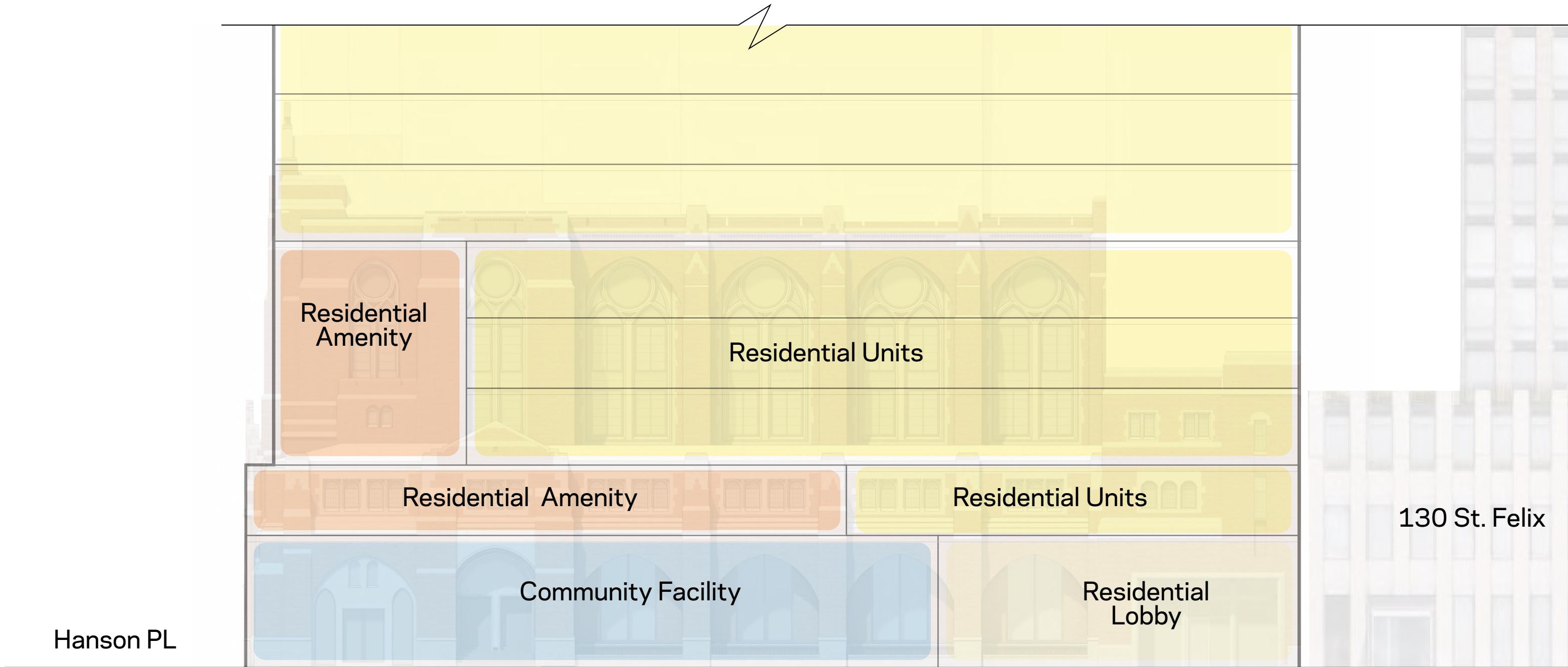
**Preservation Department – Item 1, LPC-26-03280**

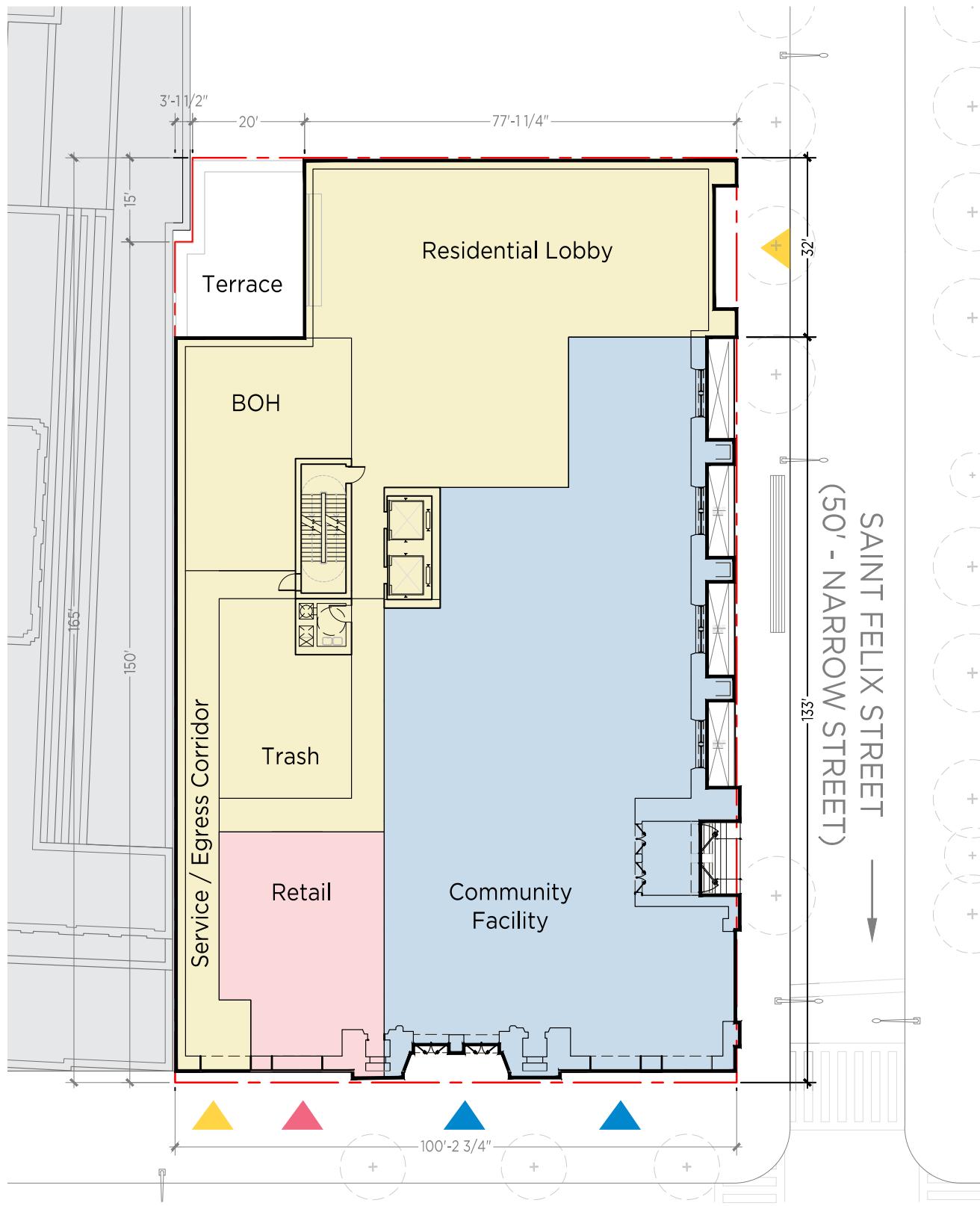
**138-154 St. Felix Street, aka 11-21 Hanson Place –  
Brooklyn Academy of Music Historic District  
Borough of Brooklyn**

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

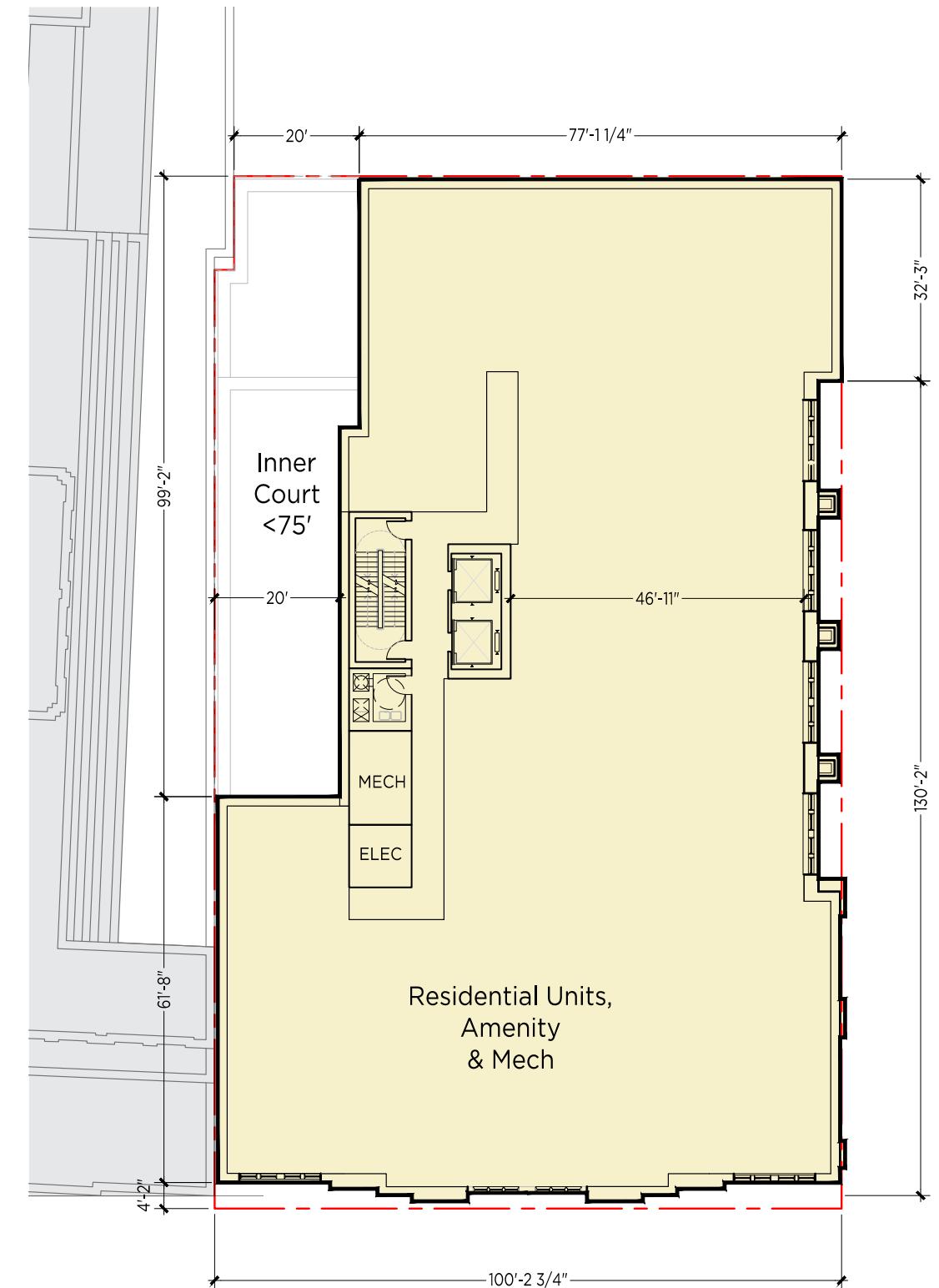
# Appendix

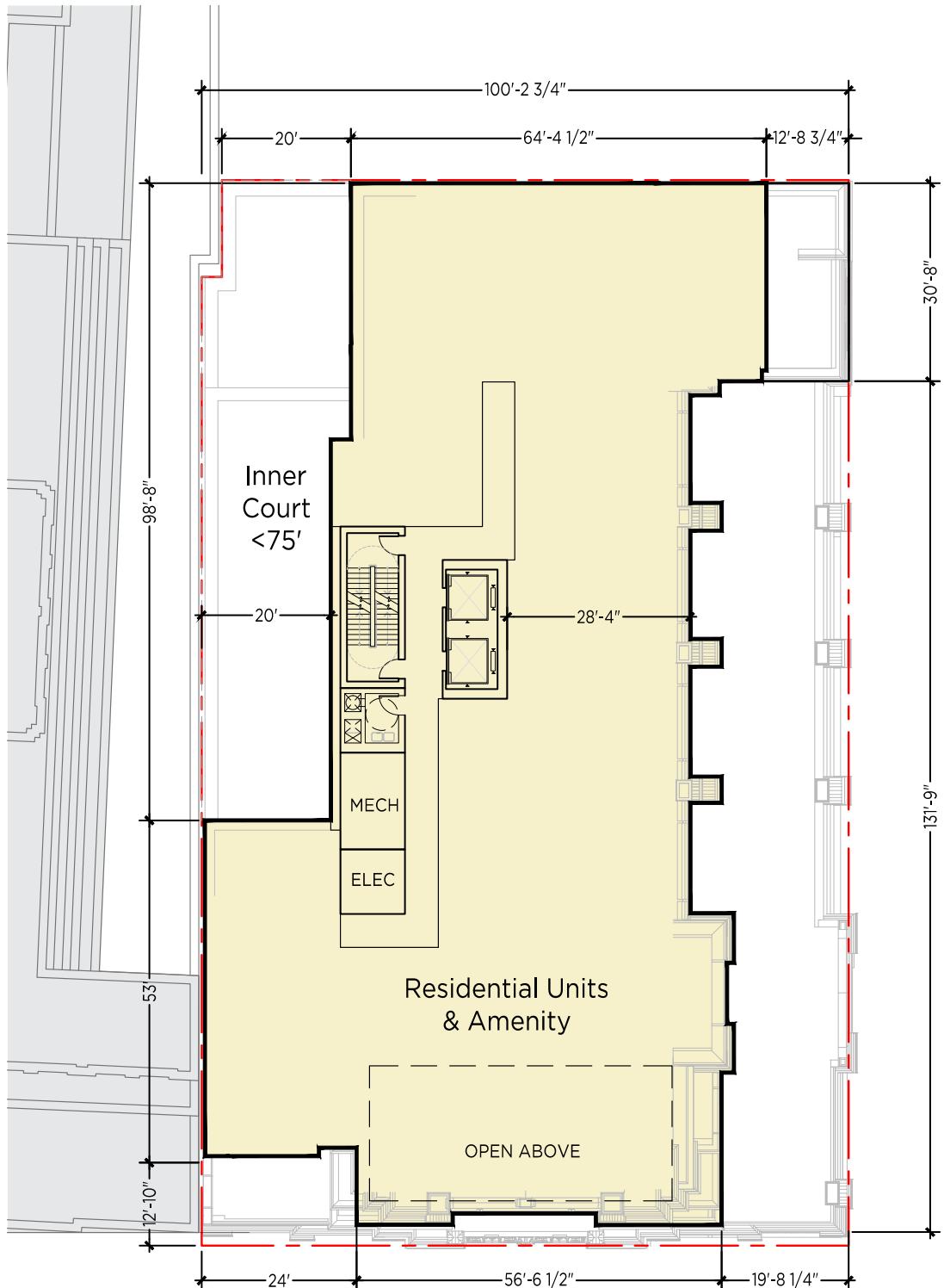
# Building Organization



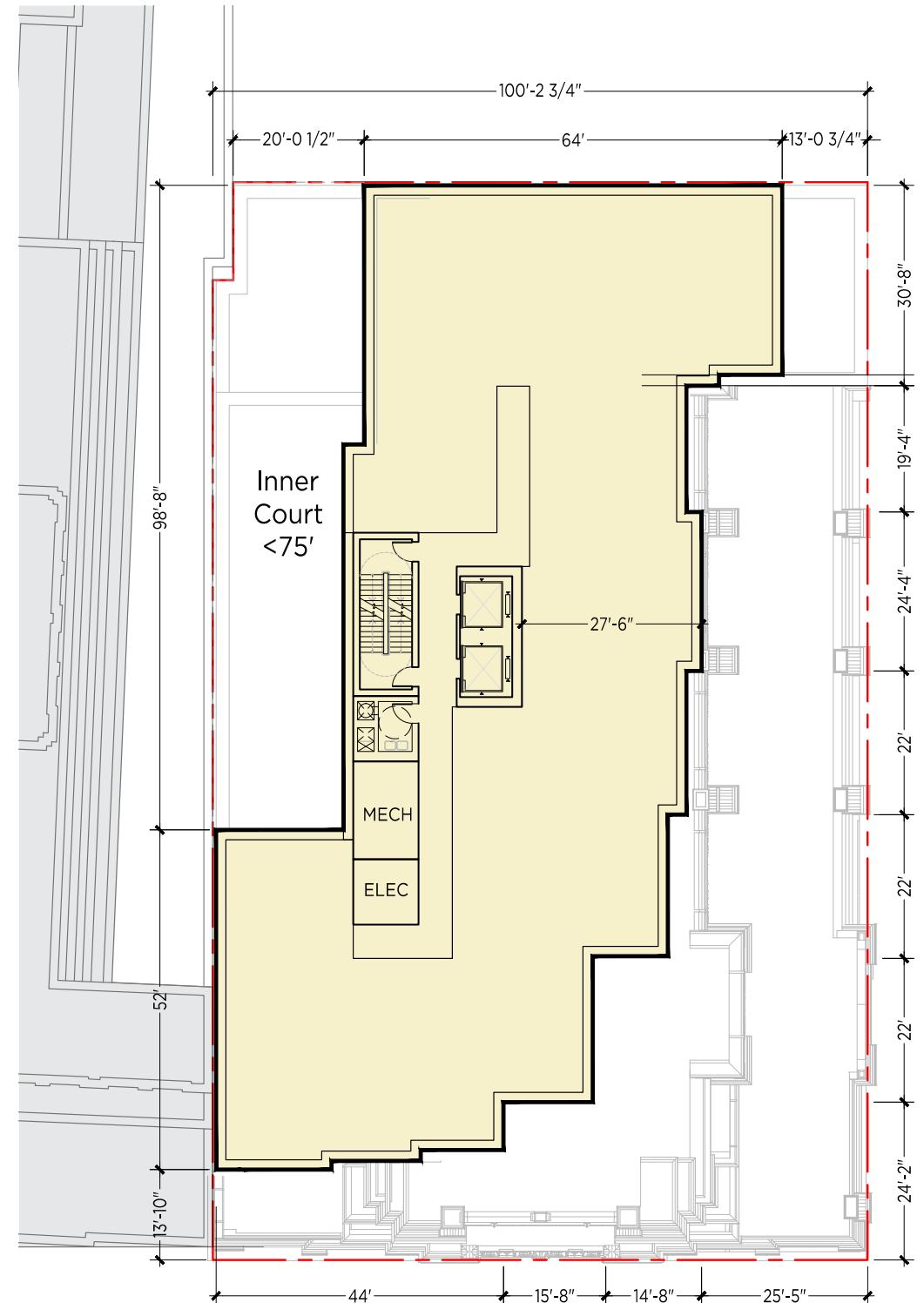


## Floor Plans





3RD - 5TH FLOOR  
10,885 GSF

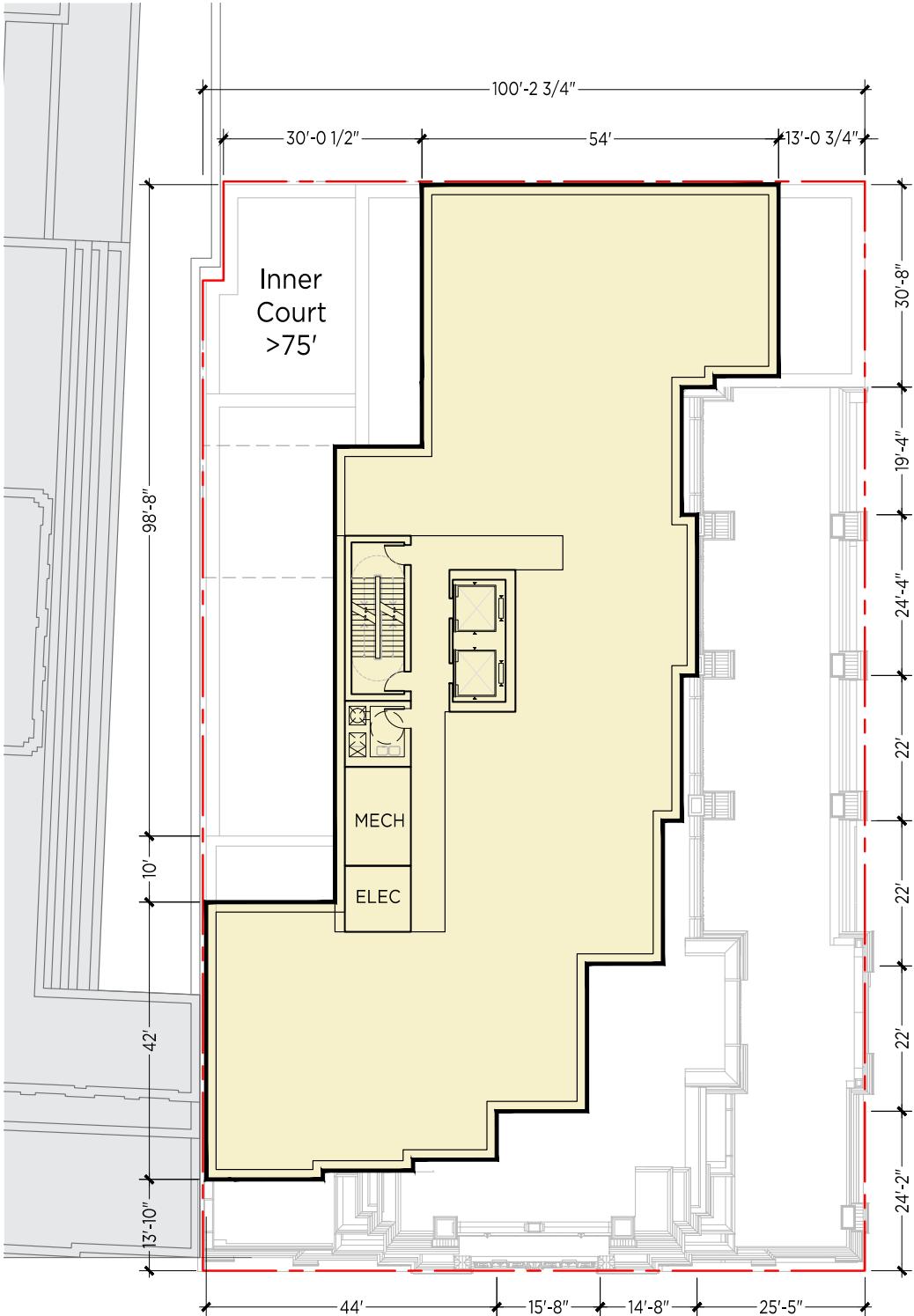


6TH FLOOR @ 75' EL.  
8,566 GSF

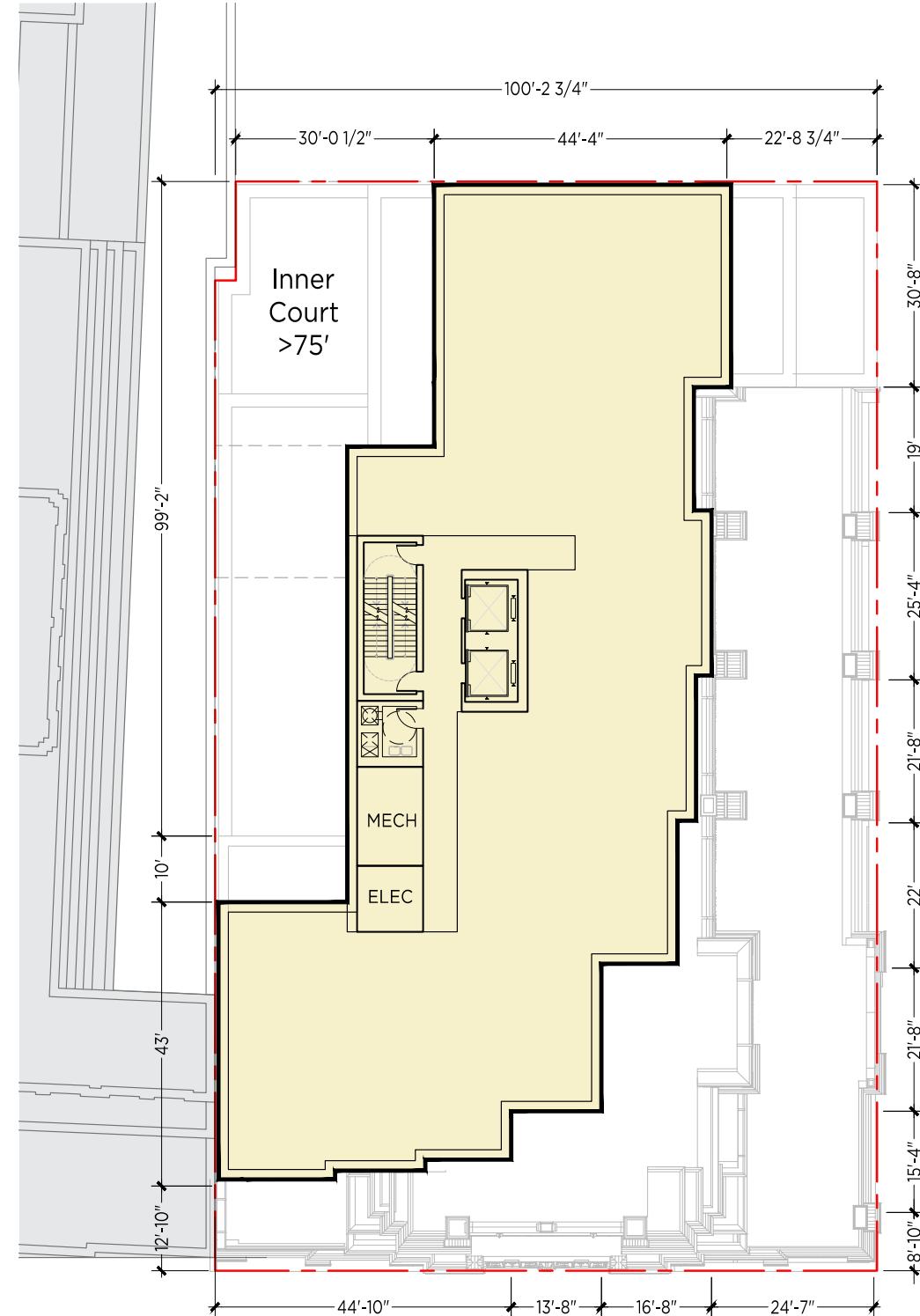


0 10 20 30 40 50 FT

## Floor Plans



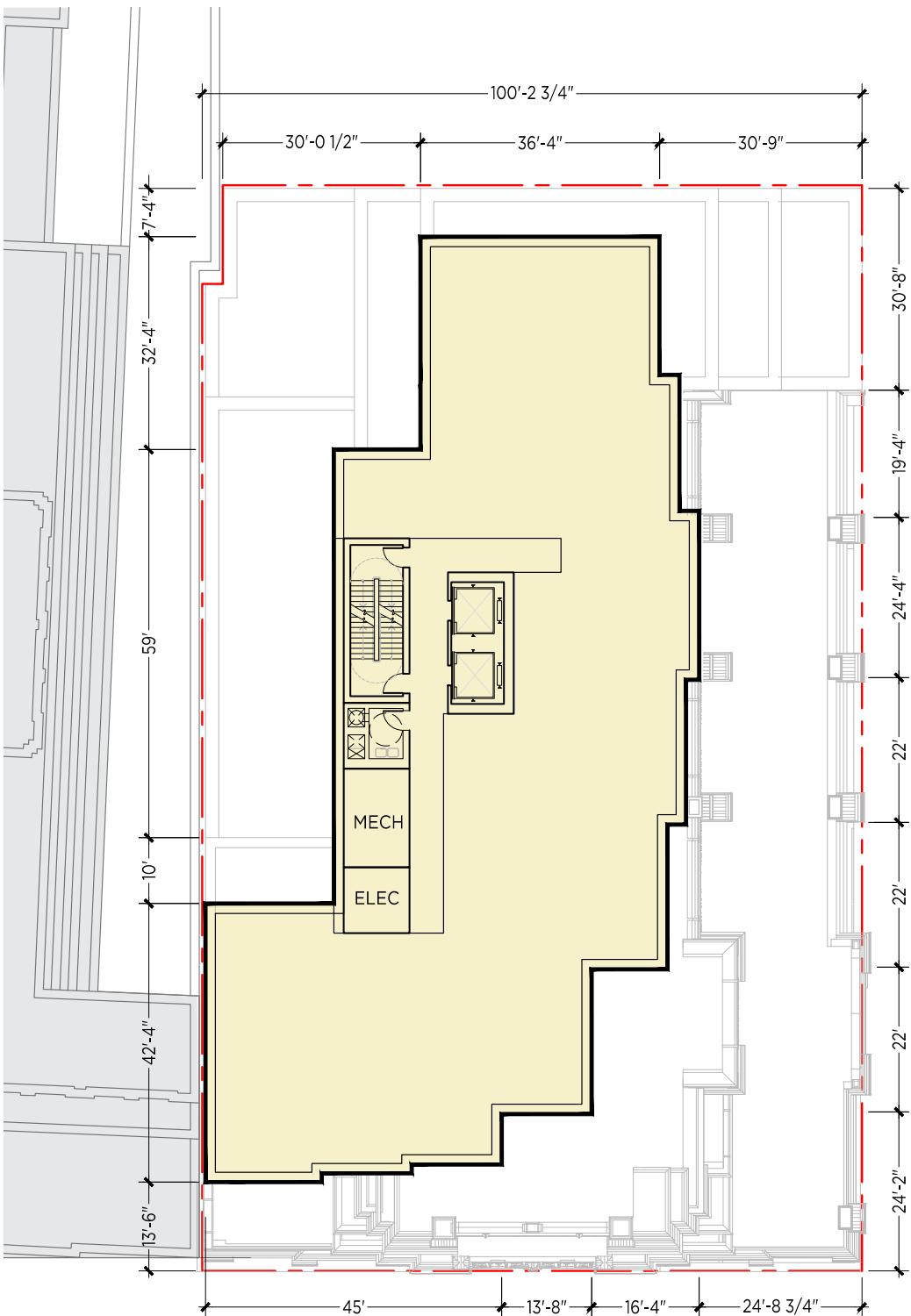
7TH - 8TH FLOOR  
7,974 GSF



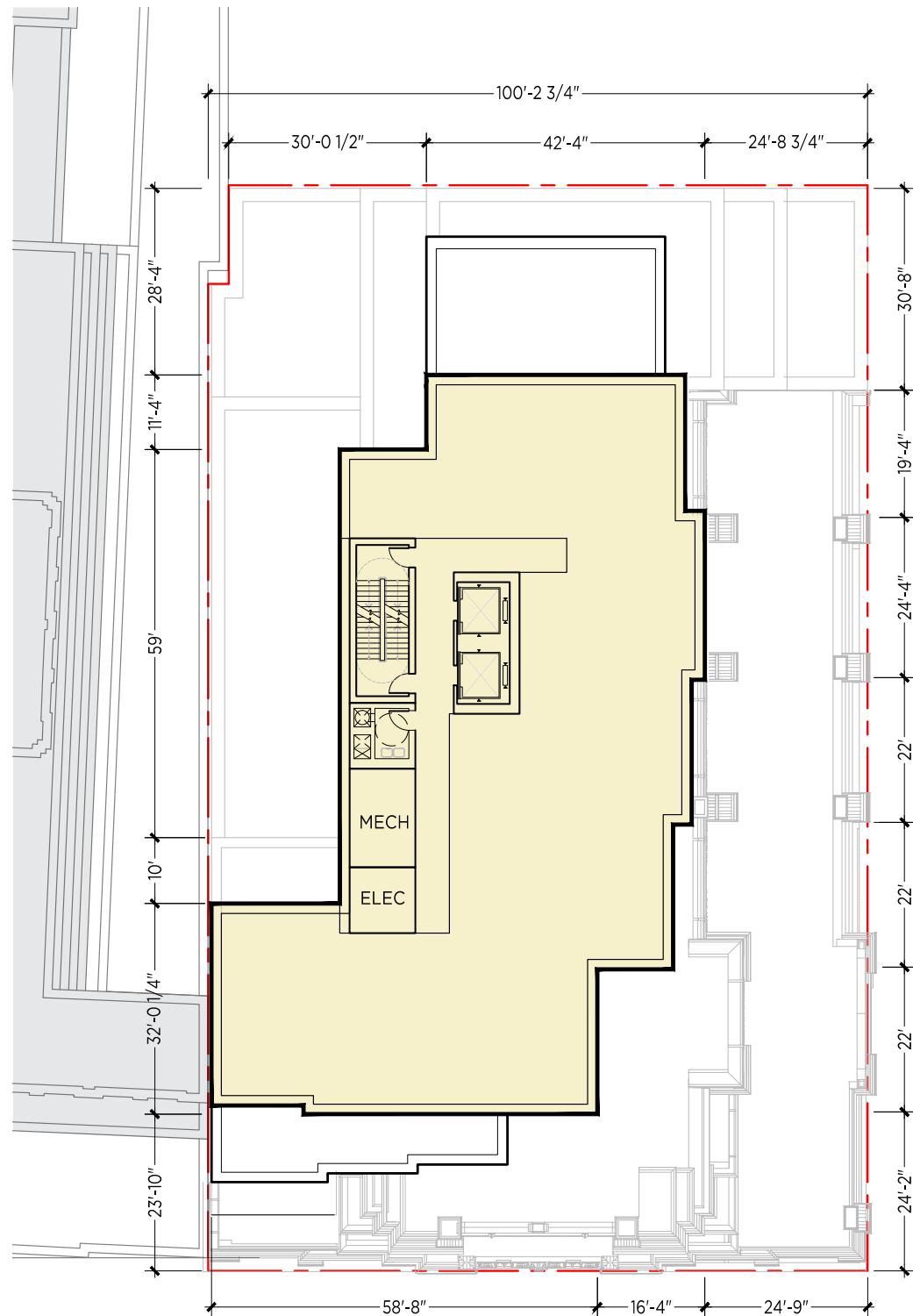
9TH - 14TH FLOOR  
7,820 GSF

0 10 20 30 40 50 FT

## Floor Plans

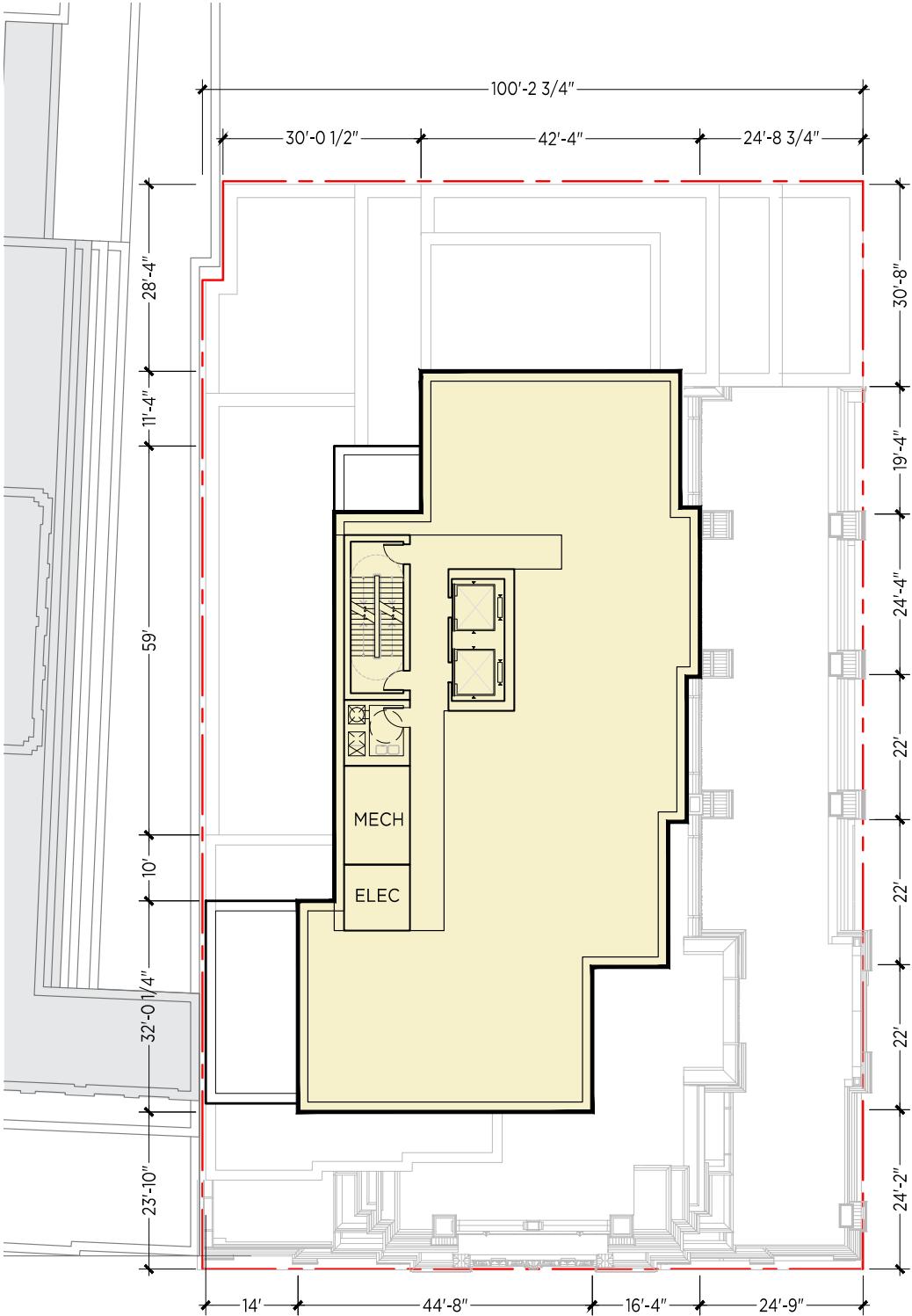


15TH - 20TH FLOOR  
7,313 GSF

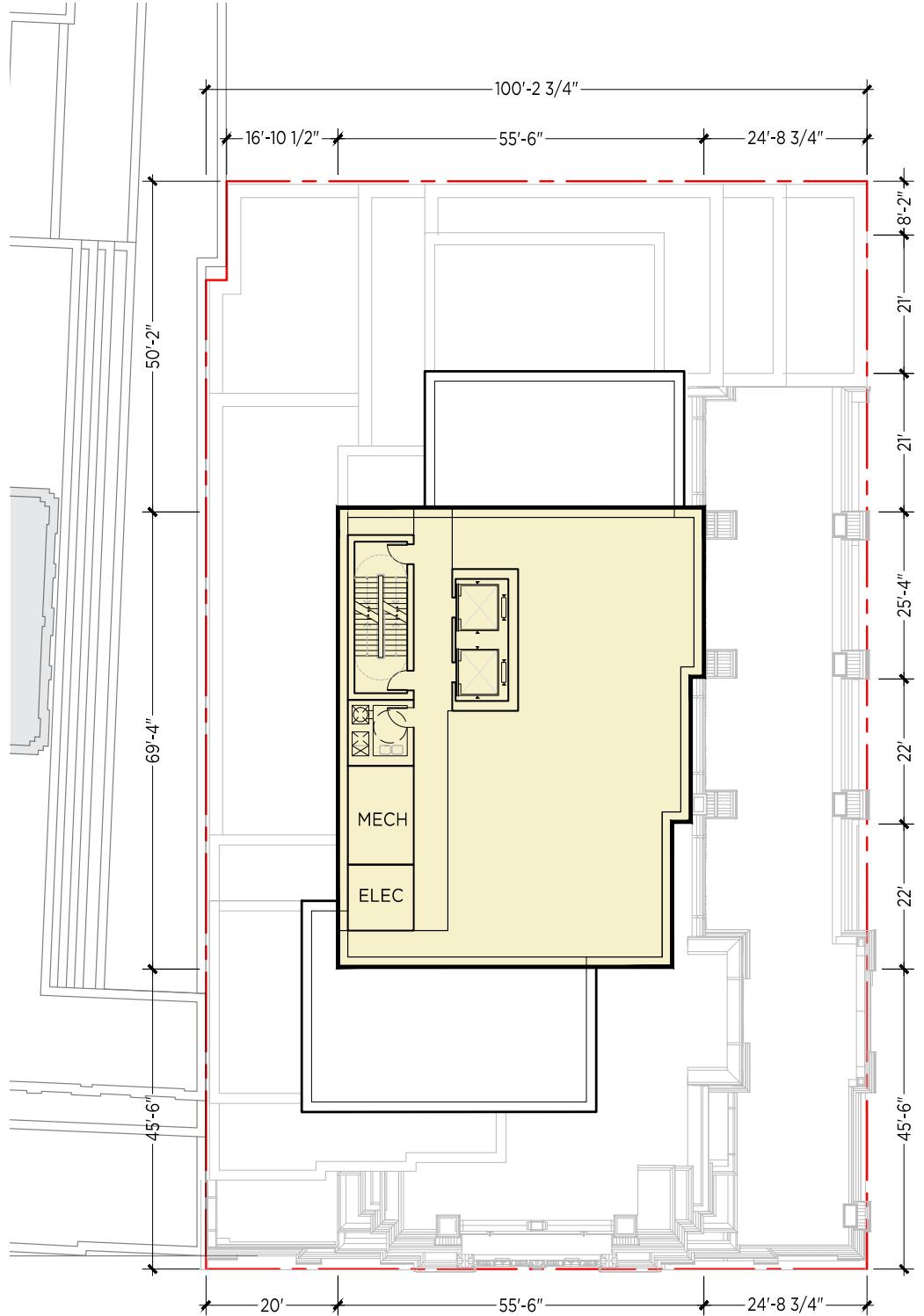


21ST - 24TH FLOOR  
6,120 GSF

## Floor Plans

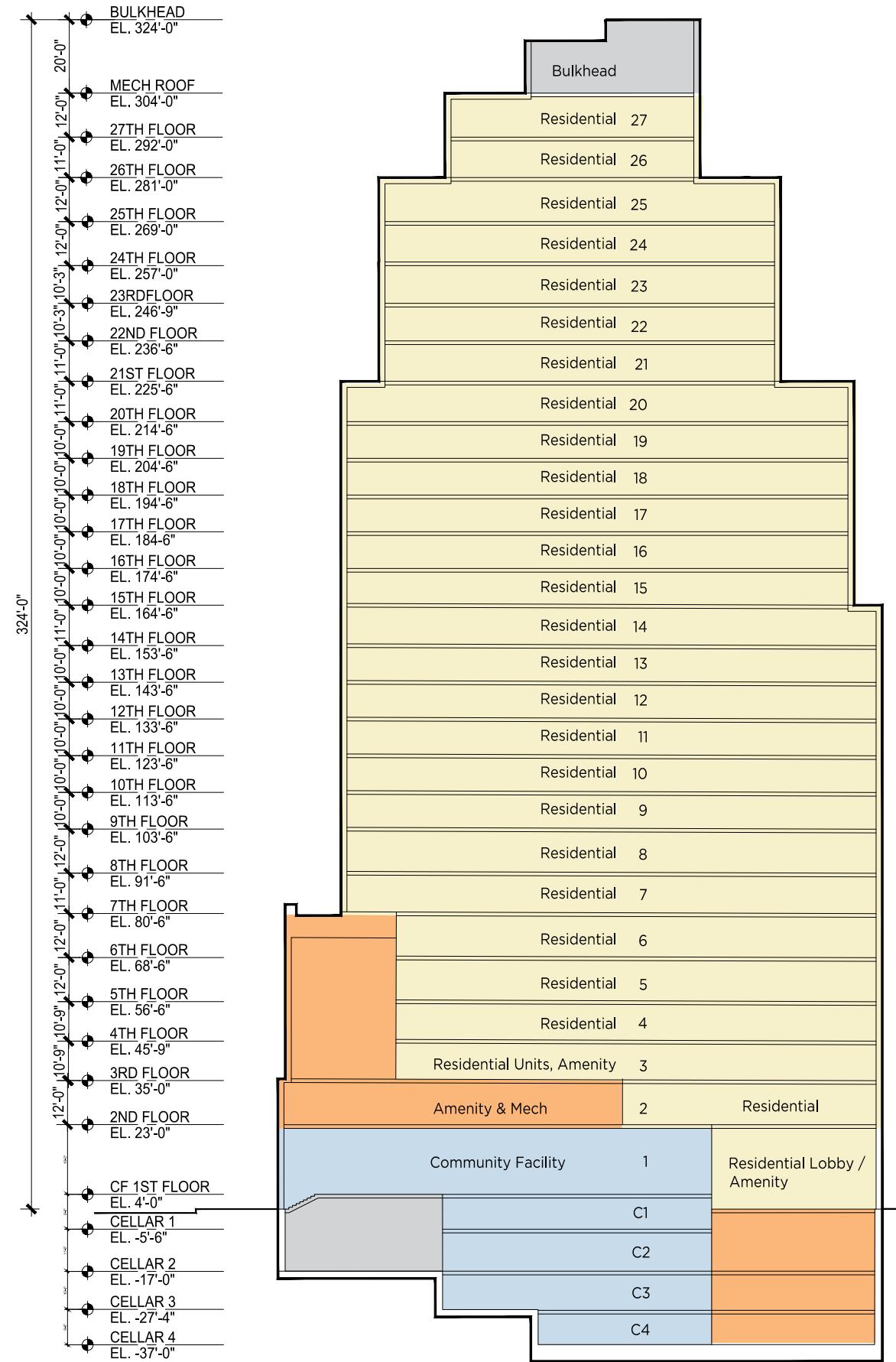


25TH FLOOR  
5,558 GSF

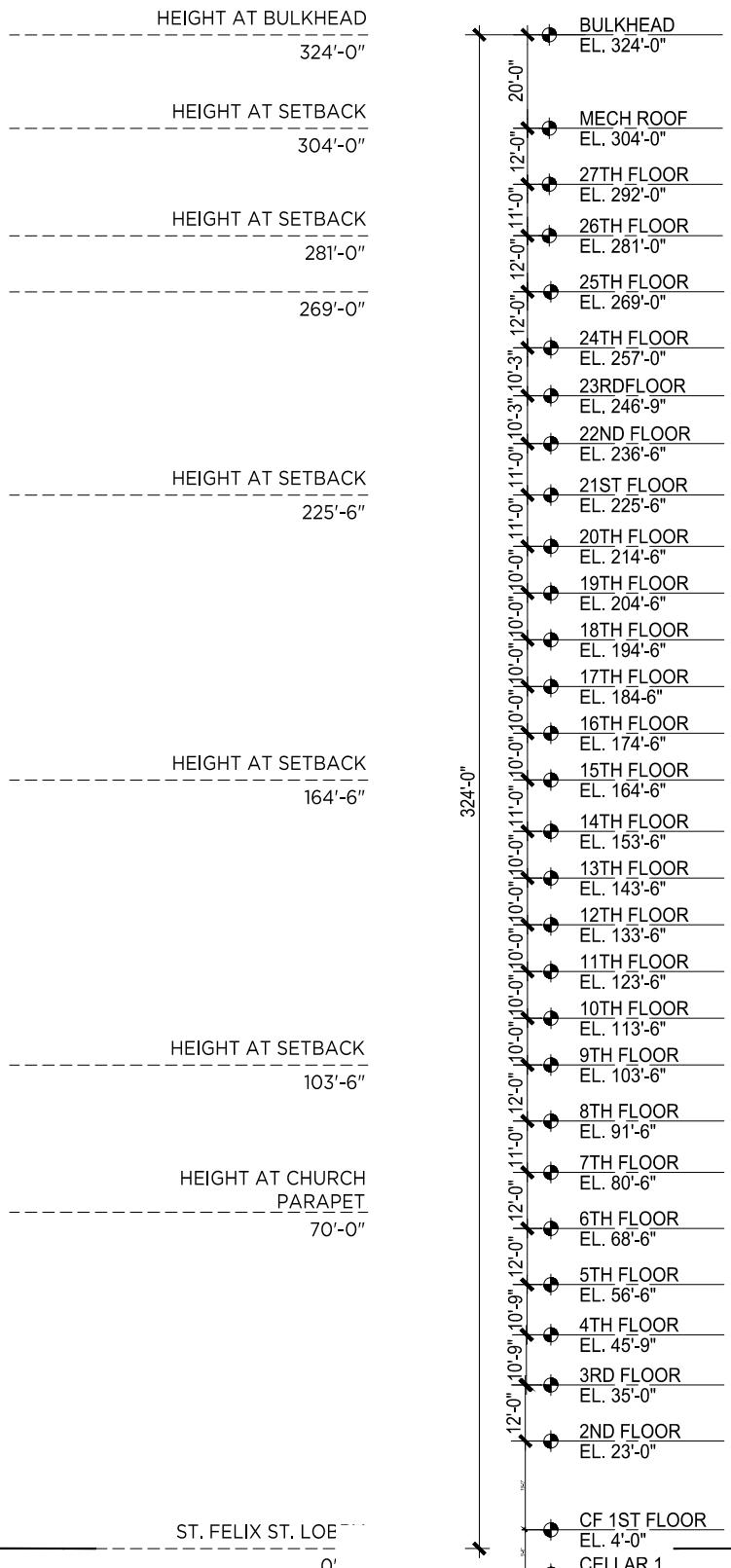


**26TH - 27TH FLOOR  
3,716 GSF**





N-S section



E-W section

# Church Chronology

## Chronology of Church Site

---

- 1858:** Hanson Place Methodist Church construction completed.
- 1874:** A larger new Hanson Place Methodist Church housing 800 congregants was constructed on an enlarged site.
- 1929:** The 1874 Hanson Place Methodist Church was condemned for occupancy due to foundation damage caused by subway construction.
- 1931:** Completion of Central United Methodist Church.
- 1978:** Designation of Brooklyn Academy of Music Historic District.
- 2004:** A sidewalk shed was erected to ensure pedestrian safety.
- 2013:** The Church marketed its development rights but there were no feasible transfer sites because it could only transfer through a zoning lot merger
- 2013-19:** The congregation membership diminished and faced costly repairs to maintain and repair the building and address Department of Building Department violations.

## Chronology of Church Site continues

---

- 2019:** The Church vacated the building due to safety concerns and costs and relocated to Grace Church at 33 7th Avenue.
- 2019-2022:** Church investigated the sale of the building. One experienced developer explored the possibility of converting the building to commercial use but ultimately decided not to proceed due to the anticipated costs of repairing and restoring the building.
- 2021:** The Church property and neighboring 130 Felix Street site was rezoned from C6-1 (R7-2) (DB) to C6-4 (DB) increasing the residential development potential from a 4 FAR to a 12 FAR (with affordable housing).
- 2023:** Church engaged Savills, a brokerage firm with expertise in religious structures to sell the building. Architectural and engineering studies undertaken in conjunction with the sales effort estimated the repair costs at approximately 25-30 million dollars.
- 2024:** 15-20 groups toured the Church building. The Church accepted the only offer that resulted from the sales effort. The Kings County Supreme Court approved the sale.



**Building:**  
Central United Methodist Church  
Second Church on Site

**Architect:**  
Tappin Reeve

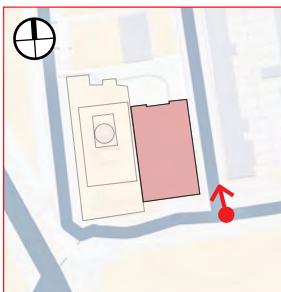
**Completed:** 1874

**Demolished:** 1929



**Previous (2nd) Church - Rectory on St. Felix Street**  
NY Historical Society, 1915



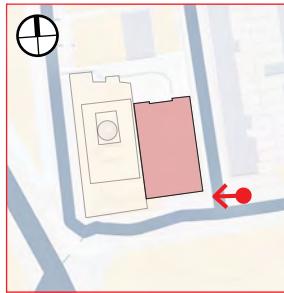


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## Subway Cave In

NY Historical Society, 1917

**fx**collaborative ADP



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144 Saint Felix Street

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## Subway Cave In

NY Historical Society, 1917

**fx**collaborative ADP

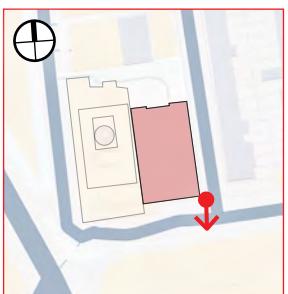


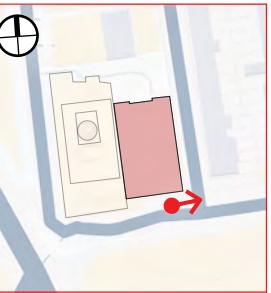
# New York Transit Museum

Survey photograph of St. Felix Street and Hanson Place.

Logbook reads: Camera at west curb of St. Felix Street, 18 feet west of center line of tunnel.

Looking south showing bent at bulkhead station 10+75 and cave in.





Shows condition of fronts of buildings 145 and 147 St. Felix Street after cave-in.  
The camera is set at the northwest corner of Hanson Place and St. Felix Street, looking east.



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PUBLIC LIBRARY  
ASTOR, LENOX AND  
TILDEN FOUNDATIONS  
R L

*BROOKLYN: Hanson Place - 144 St. Felix St - Flatbush Ave*

190/c1  
THE NEW YORK  
PUBLIC LIBRARY  
ASTOR, LENOX AND  
TILDEN FOUNDATIONS  
R L









Tiffany Census

## BOOTH MEMORIAL WINDOW UNVEILED

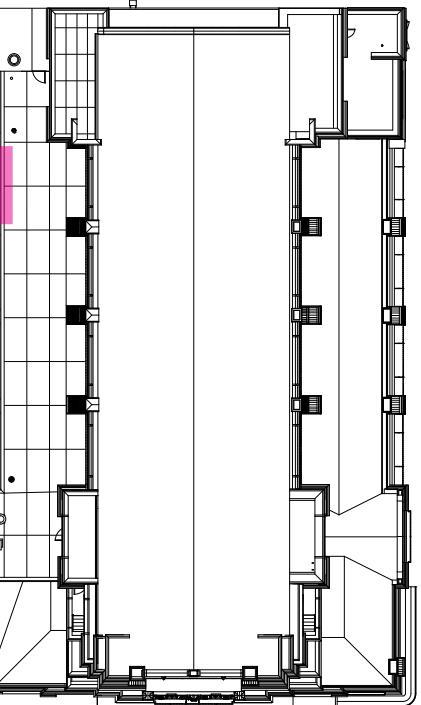
Services attending the unveiling of the Booth memorial window in the Hanson Place Methodist Church were held yesterday morning. The window, which is a handsome production of the **Tiffany** shop, was presented by members and friends of the Sunday school, of which Mr. Booth was for thirty-six years superintendent. Mr. Booth died ten years ago after a life of usefulness in the church and in the old city of Brooklyn, having been both its Postmaster and Mayor.

The pastor of the church, the Rev. Charles Edward Locke, made the introductory address, taking his theme from the scriptural motto which Mr. Booth had pasted on the wall of the Sunday school room, "Keep thy heart with all diligence." The Rev. George E. Reid, for six years pastor of the Hanson Place Church, was the second speaker, and Judge Charles E. Teale, for many years assistant superintendent of the Sunday school under Mr. Booth, brought the addresses to a close. Favorite hymns of Mr. Booth were sung during the services and the curtain was drawn from the window during the singing of the last hymn. The Booth window immediately adjoins a window in memory of the late John French, who was an intimate friend of Mr. Booth. Dr. Locke drew attention to this fact and pointed how highly appropriate such a relation was, comparing Mr. Booth and Mr. French to the two pillars, Jachin and Boaz, which were erected on the porch of Solomon's temple.

Times Union, 10/31/1904



Existing 2024



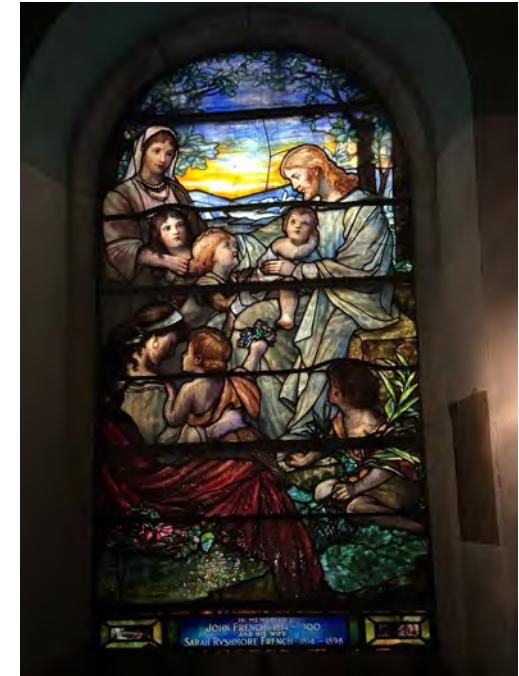
## FRENCH MEMORIAL WINDOW

To Be Unveiled in Hanson Place M. E. Church To-morrow.

A memorial window in honor of John and Sarah French will be unveiled to-morrow morning in the Hanson Place M. E. Church.



Brooklyn Eagle, 1/9/1904



Existing 2025

## Dr. Charles L. Goodell on Christ Blessing Little Children.

DR. CHARLES L. GOODELL, who has been ill for some little time, was in his pulpit in the Hanson Place M. E. Church. The French memorial window, a handsome art work by the Tiffany Company, was unveiled. Dr. Goodell had for his theme the subject of the window, "Christ Blessing Little Children." The text was from Mark x:16: "And he took them up in his arms, put his hands upon them and blessed them." Dr. Goodell said:

Brooklyn Eagle, 1/11/1904

## D'Ascenzo Studios

ca. 1905 - 1954

Location: Philadelphia, PA

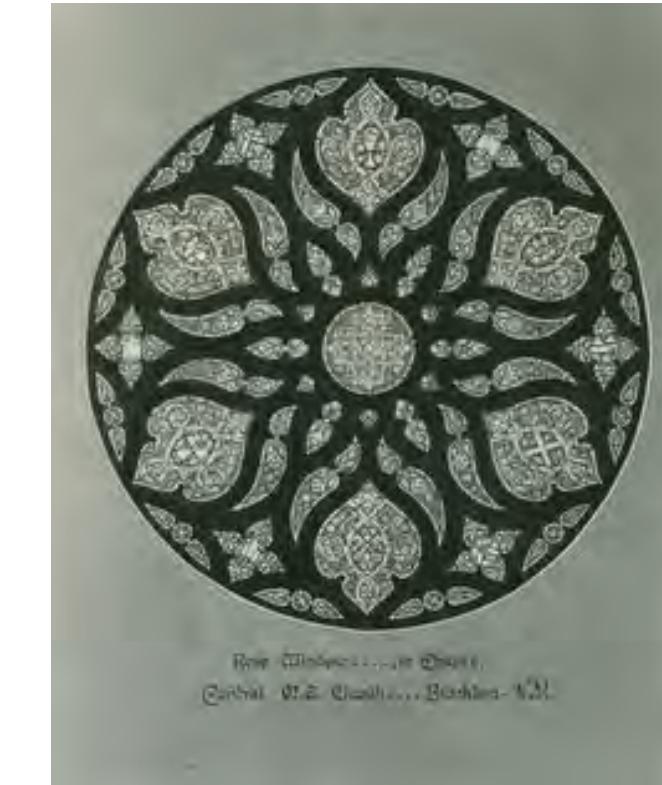
"In 1898 Nicola D'Ascenzo opened his studio at 1010 Chestnut Street, but by 1905 the Philadelphia city directories list the Studios at 36 South 16th Street, followed the next year with a more long-lived address at 1608-10 Ludlow Street in Philadelphia. By the 1920s the Studios had moved to much enlarged space at 1604 Summer Street.

During the early days before the Studios achieved its great successes, D'Ascenzo himself made the first rough sketch for the design, but later the work was a collaborative effort likened by D'Ascenzo to "an orchestra composed of a group of artists but directed by an individual. It is in the ancient guild spirit where men worked for the love of the thing they created." It is not surprising that we find an echo here in D'Ascenzo's words of John Ruskin and the belief that the medieval worker differed from Ruskin's contemporaries in that he found joy in his labor.

The work of the studio extended across the country and abroad and clearly departed from the traditional mainstay of ecclesiastical glass. The success of the D'Ascenzo Studios can be measured, therefore, not only in the more visible projects such as the Ages of Man window installed in the Folger Shakespeare Library in Washington, DC, or the complete installation of windows for the Washington Memorial Chapel at Valley Forge, PA, or the windows designed for the now defunct Horn & Hardart Automats in New York and Philadelphia, but also in lesser known residential projects stretching from the East Coast to New Mexico.

In addition to Nicola D'Ascenzo's own hand in the studio designs, the work of at least two other artists has been identified. Both Edwin J. Sharkey (1879-1951) and David Bramnick (1892-1959) contributed to the success of the D'Ascenzo Studios."

- Sandra L. Tatman, Athenaeum of Philadelphia"



# Restoration Scope

# **144 St. Felix Street Church**

## ***Restoration Scope***



*November 26th, 2025*

# Contents:

1. Restoration Demolition
  - a. East Elevation
  - b. North Elevation
  - c. South Elevation
  - d. West Elevation
2. Restoration Construction
  - a. East Elevation
  - b. South Elevation

# Restoration Demolition: East Elevation



## RESTORATION - DEMOLITION NOTES

NO.	SCOPE OF WORK	NO.	SCOPE OF WORK
(b1)	DEMO NON-ORIGINAL OVERHEAD DOOR AND AWNING	(D11)	DEMO RELIGIOUS ORNAMENTAL MASONRY
(b2)	DEMO NON-ORIGINAL DOOR AND FRAME	(D12)	DEMO BOWED CORRODED STEEL LINTEL
(b3)	DEMO NON-ORIGINAL WINDOW COVER	(D13)	DEMO METAL HANDRAIL
(b4)	DEMO EXISTING STOREFRONTS	(D14)	DEMO CORRODED LOUVER
(b5)	RESTORE TRACERY	(D15)	DEMO ROOF AND FLASHING
(b6)	DEMO LIGHTS	(D16)	REMOVE NON-ORIGINAL PAINT
(b7)	DEMO READERBOARD	(D17)	DEMO CORRODED WROUGHT IRON FENCING
(b8)	DEMO EXISTING STEEL CORRODED WINDOWS AND FRAMES	(D18)	DEMO PORTION OF BUILDING FOR NEW CONSTRUCTION
(b9)	DAMAGED WOOD ENTRY DOORS	(D19)	REMOVE AND SALVAGE STAINED GLASS FOR DONATION
(b10)	DAMAGED MASONRY	(D20)	REMOVE AND SALVAGE WINDOW AND TRACERY FOR RESTORATION

RESTORE AND REINSTALL

RESTORE

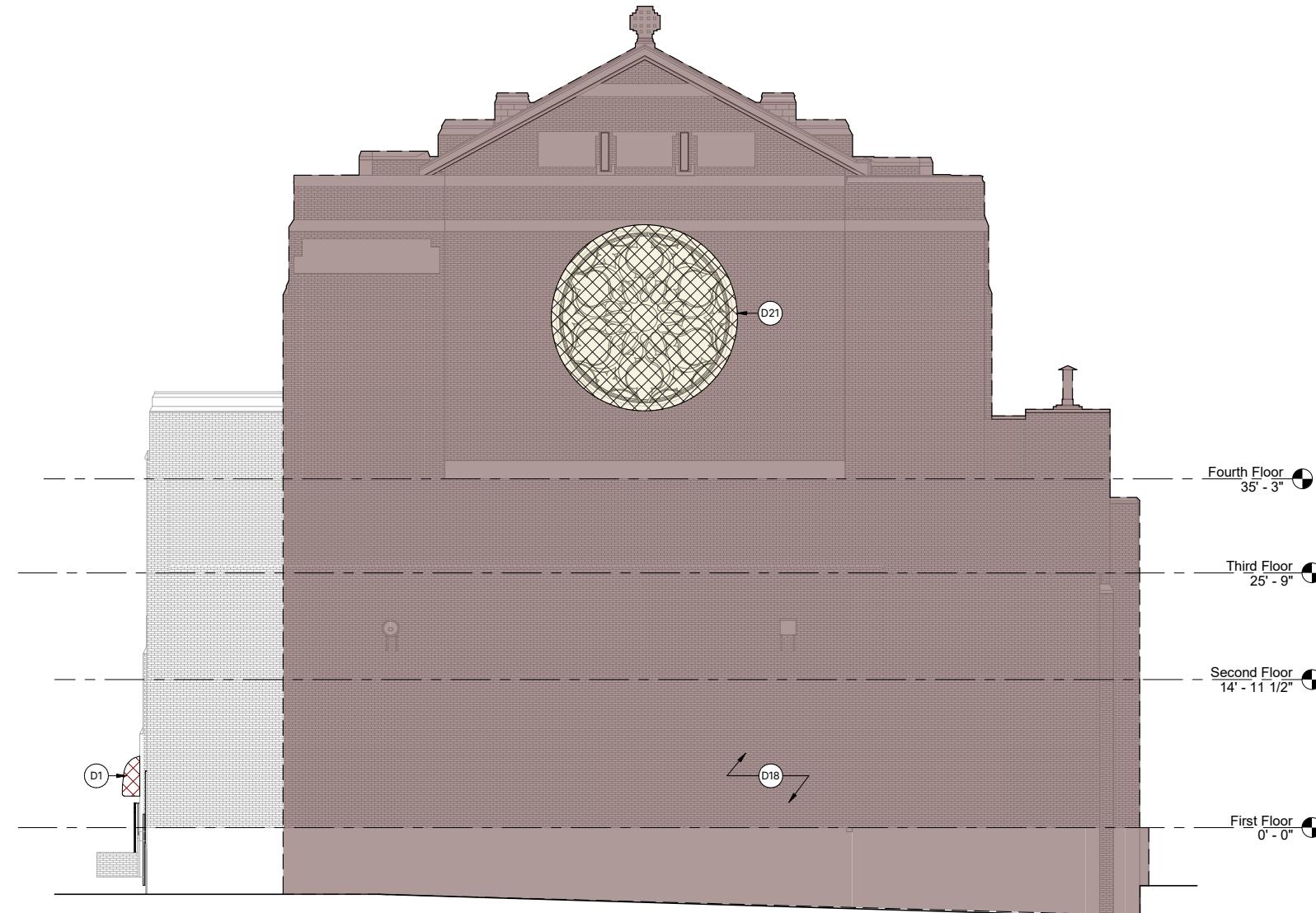
REPLACE IN-KIND

SALVAGE AND DONATE

REPLACE WITH MODIFICATIONS

REMOVE NON-HISTORIC

# Restoration Demolition: North Elevation

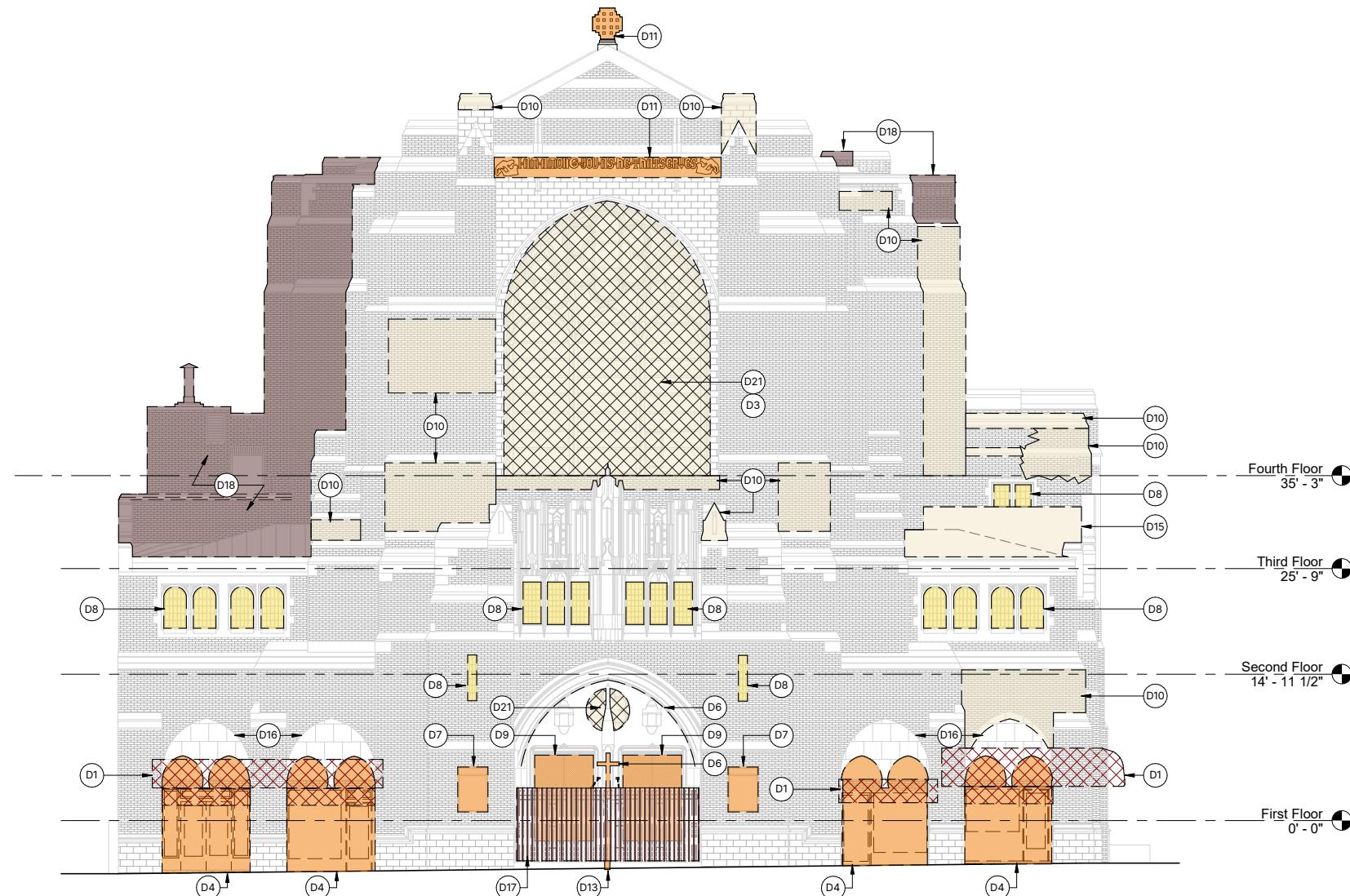


## RESTORATION - DEMOLITION NOTES

NO.	SCOPE OF WORK	NO.	SCOPE OF WORK
(b1)	DEMO NON-ORIGINAL OVERHEAD DOOR AND AWNING	(b11)	DEMO RELIGIOUS ORNAMENTAL MASONRY
(b2)	DEMO NON-ORIGINAL DOOR AND FRAME	(b12)	DEMO BOWED CORRODED STEEL LINTEL
(b3)	DEMO NON-ORIGINAL WINDOW COVER	(b13)	DEMO METAL HANDRAIL
(b4)	DEMO EXISTING STOREFRONTS	(b14)	DEMO CORRODED LOUVER
(b5)	RESTORE TRACERY	(b15)	DEMO ROOF AND FLASHING
(b6)	DEMO LIGHTS	(b16)	REMOVE NON-ORIGINAL PAINT
(b7)	DEMO READERBOARD	(b17)	DEMO CORRODED WROUGHT IRON FENCING
(b8)	DEMO EXISTING STEEL CORRODED WINDOWS AND FRAMES	(b18)	DEMO PORTION OF BUILDING FOR NEW CONSTRUCTION
(b9)	DAMAGED WOOD ENTRY DOORS	(b19)	REMOVE AND SALVAGE STAINED GLASS FOR DONATION
(b10)	DAMAGED MASONRY	(b20)	REMOVE AND SALVAGE WINDOW AND TRACERY FOR RESTORATION

RESTORE AND REINSTALL  
 RESTORE  
 REPLACE IN-KIND  
 SALVAGE AND DONATE  
 REPLACE WITH MODIFICATIONS  
 REMOVE NON-HISTORIC  
 REMOVE

# Restoration Demolition: South Elevation



## RESTORATION - DEMOLITION NOTES

NO.	SCOPE OF WORK	NO.	SCOPE OF WORK
(b1)	DEMO NON-ORIGINAL OVERHEAD DOOR AND AWNING	(D1)	DEMO RELIGIOUS ORNAMENTAL MASONRY
(b2)	DEMO NON-ORIGINAL DOOR AND FRAME	(D2)	DEMO BOWED CORRODED STEEL LINTEL
(b3)	DEMO NON-ORIGINAL WINDOW COVER	(D3)	DEMO METAL HANDRAIL
(b4)	DEMO EXISTING STOREFRONTS	(D4)	DEMO CORRODED LOUVER
(b5)	RESTORE TRACERY	(D5)	DEMO ROOF AND FLASHING
(b6)	DEMO LIGHTS	(D6)	REMOVE NON-ORIGINAL PAINT
(b7)	DEMO READERBOARD	(D7)	DEMO CORRODED WROUGHT IRON FENCING
(b8)	DEMO EXISTING STEEL CORRODED WINDOWS AND FRAMES	(D8)	DEMO PORTION OF BUILDING FOR NEW CONSTRUCTION
(b9)	DAMAGED WOOD ENTRY DOORS	(D9)	REMOVE AND SALVAGE STAINED GLASS FOR DONATION
(b10)	DAMAGED MASONRY	(D10)	REMOVE AND SALVAGE WINDOW AND TRACERY FOR RESTORATION

26 November 2025 | LPC COA Application  
144 Saint Felix Strekte

RESTORE AND REINSTALL RESTORE REPLACE IN-KIND  
SALVAGE AND DONATE REPLACE WITH MODIFICATIONS REMOVE NON-HISTORIC REMOVE

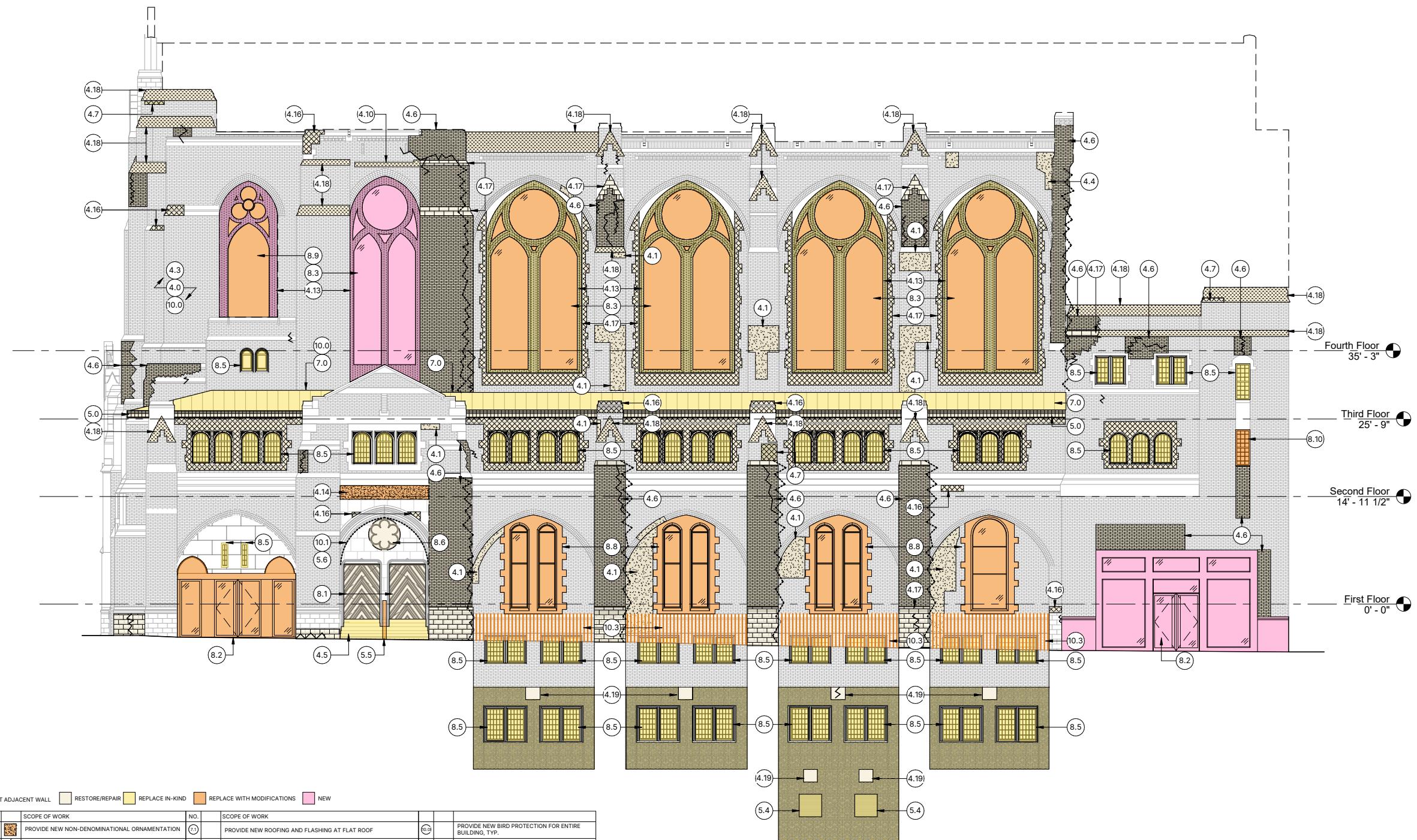
# Restoration Demolition: West Elevation



## RESTORATION - DEMOLITION NOTES

NO.	SCOPE OF WORK	NO.	SCOPE OF WORK
D1	DEMO NON-ORIGINAL OVERHEAD DOOR AND AWNING	D11	DEMO RELIGIOUS ORNAMENTAL MASONRY
D2	DEMO NON-ORIGINAL DOOR AND FRAME	D12	DEMO BOWED CORRODED STEEL LINTEL
D3	DEMO NON-ORIGINAL WINDOW COVER	D13	DEMO METAL HANDRAIL
D4	DEMO EXISTING STOREFRONTS	D14	DEMO CORRODED LOUVER
D5	RESTORE TRACERY	D15	DEMO ROOF AND FLASHING
D6	DEMO LIGHTS	D16	REMOVE NON-ORIGINAL PAINT
D7	DEMO READERBOARD	D17	REPLACE IN-KIND
D8	DEMO EXISTING STEEL CORRODED WINDOWS AND FRAMES	D18	REPLACE WITH MODIFICATIONS
D9	DAMAGED WOOD ENTRY DOORS	D19	REMOVE AND SALVAGE STAINED GLASS FOR DONATION
D10	DAMAGED MASONRY	D20	REMOVE AND SALVAGE WINDOW AND TRACERY FOR RESTORATION

# Restoration Construction: East Elevation



## RESTORATION - CONSTRUCTION NOTES

 CRACK LOCATED AT ADJACENT WALL  RESTORE/REPAIR  REPLACE IN-KIND  REPLACE WITH MODIFICATIONS  MISSING

NO.	SCOPE OF WORK	NO.	SCOPE OF WORK	NO.	SCOPE OF WORK		
④	CLEAN MASONRY, TYP.	⑩-18	 PROVIDE NEW NON-DENOMINATIONAL ORNAMENTATION	⑦-3	PROVIDE NEW ROOFING AND FLASHING AT FLAT ROOF	⑩-21	PROVIDE NEW BIRD PROTECTION FOR ENTIRE BUILDING, TYP.
④	CLEAN EFLLORESCENCE AT BRICK	⑩-19	 REPAIR/RESURFACE CRACKED/CHIPPED CAST STONE	⑦-2	DRAIN PONDING WATER AT ROOF, INVESTIGATE EXISTING DRAINAGE SYSTEM, REPAIR AS REQUIRED	⑩-21	PROVIDE NEW LIGHTS AT ENTRY ARCH
④	CLEAN HISTORIC DATESTONE	⑩-19	 REPAIR SPALLED CAST STONE	⑥-9	PROVIDE NEW DOOR AND FRAME	⑩-21	PROVIDE NEW SIGNAGE
④	CLEAN CAST STONE, TYP.	⑩-17	 REPAIR DAMAGED CAST STONE IN-KIND	⑥-8	RESTORE EXISTING HISTORIC ENTRY DOORS	⑩-21	PROVIDE NEW 18" HIGH WROUGHT IRON FENCE WITH CAST STONE CURB AND SKYLIGHT BEHIND
④	CLEAN EFLLORESCENCE AT CAST STONE	⑩-18	 RAKE AND REPOINT DETERIORATED CAST STONE JOINTS IN-KIND	⑥-2	PROVIDE NEW STOREFRONTS		
④	PROVIDE NEW GRANITE STOREFRONT TO MATCH EXISTING	⑩-19	ASSESS CONDITION OF CAST STONE ENCASED TIE BEAM, REPAIR STRUCTURE AS NEEDED IN-KIND	⑥-3	PROVIDE NEW OPERABLE STEEL WINDOWS WITH CLEAR GLASS		
④	ASSESS CONDITION OF EXISTING STRUCTURE, REBUILD AS REQUIRED, REPAIR IN-KIND, STITCH AND PIN TO EXISTING	⑩-20	 CLEAN AND REPAIR ORNAMENTAL PARAPET COPING	⑥-4	PROVIDE NEW TRANSPARENT WINDOW COVER		
④	REPLACE SPALLED BRICK IN-KIND	⑩-21	 PROVIDE NEW ORNAMENTAL PARAPET COPING TO MATCH EXISTING	⑥-5	PROVIDE NEW STEEL WINDOWS AND FRAMES TO MATCH HISTORIC		
④	REPLACE CRACKED/CHIPPED BRICK IN-KIND	⑩-22	SCRAPE AND REFINISH CORRODED STEEL LINTEL	⑥-6	RESTORE AND REINSTALL WINDOW AND TRACERY		
④	REPLACE DETERIORATED WATER STAINED BRICK IN-KIND	⑩-23	PROVIDE NEW STEEL LINTEL	⑥-7	RESTORE WINDOW AND REPLACE RELIGIOUS STAINED GLASS PANES WITH RELOCATED SECULAR STAINED GLASS PANES		
④	RAKE AND REPOINT DETERIORATED BRICK MORTAR JOINTS IN-KIND	⑩-24	PROVIDE NEW GRILL VENT	⑥-8	PROVIDE NEW CLEAR GLASS WINDOWS TO MATCH EXISTING WITH LOWERED SILLS		
④	ASSESS CONDITIONS AT PREVIOUSLY REPLACED BRICK, REPAIR IN-KIND AS REQUIRED	⑩-25	PROVIDE NEW METAL HANDRAIL	⑥-9	RELOCATE SECULAR STAINED GLASS PANES TO NEW WINDOW		
④	INVESTIGATE AND REPAIR CONTINUOUS CRACK AT BRICK, STITCH AND PIN TO EXISTING	⑩-26	CLEAN, PATCH, AND REPAIR METAL AT ARCHED DOORWAY	⑩-27	RELOCATE WINDOW		
④	PROVIDE NEW TRACERY, MATCH EXISTING PROFILE	⑩-28	PROVIDE NEW STANDING SEAM ROOFING AND FLASHING				

# Restoration Construction: South Elevation



## RESTORATION - CONSTRUCTION NOTES

NO.	SCOPE OF WORK	NO.	SCOPE OF WORK	NO.	SCOPE OF WORK	NO.	SCOPE OF WORK
4.1	CLEAN MASONRY, TYP.	4.13	PROVIDE NEW NON-DENOMINATIONAL ORNAMENTATION	4.1	PROVIDE NEW ROOFING AND FLASHING AT FLAT ROOF	4.10	PROVIDE NEW BIRD PROTECTION FOR ENTIRE BUILDING, TYP.
4.2	CLEAN EFFLORESCENCE AT BRICK	4.14	REPAIR/RESURFACE CRACKED/CHIPPED CAST STONE	4.2	DRAIN PONDING WATER AT ROOF. INVESTIGATE EXISTING DRAINAGE SYSTEM, REPAIR AS REQUIRED	4.11	PROVIDE NEW LIGHTS AT ENTRY ARCH
4.3	CLEAN HISTORIC DATESTONE	4.15	REPAIR SPALLED CAST STONE	4.3	PROVIDE NEW DOOR AND FRAME	4.12	PROVIDE NEW SIGNAGE
4.4	CLEAN CAST STONE, TYP.	4.16	REPAIR DAMAGED CAST STONE IN-KIND	4.4	RESTORE EXISTING HISTORIC ENTRY DOORS	4.13	PROVIDE NEW 18" HIGH WROUGHT IRON FENCE WITH CAST STONE CURB AND SKYLIGHT BEHIND
4.5	CLEAN EFFLORESCENCE AT CAST STONE	4.17	RAKE AND REPOINT DETERIORATED CAST STONE JOINTS IN-KIND	4.5	PROVIDE NEW STOREFRONTS	4.14	PROVIDE NEW OPERABLE STEEL WINDOWS WITH CLEAR GLASS
4.6	PROVIDE NEW GRANITE STOREFRONT TO MATCH EXISTING	4.18	ASSESS CONDITION OF CAST STONE ENCASED TIE BEAM, REPAIR STRUCTURE AS NEEDED IN-KIND	4.6	PROVIDE NEW TRANSPARENT WINDOW COVER	4.15	PROVIDE NEW STEEL WINDOWS AND FRAMES TO MATCH HISTORIC
4.7	ASSESS CONDITION OF EXISTING STRUCTURE, REBUILD AS REQUIRED, REPAIR IN-KIND, STITCH AND PIN TO EXISTING	4.19	CLEAN AND REPAIR ORNAMENTAL PARAPET COPING	4.7	PROVIDE NEW ORNAMENTAL PARAPET COPING TO MATCH EXISTING	4.16	RESTORE AND REINSTALL WINDOW AND TRACERY
4.8	REPLACE SPALLED BRICK IN-KIND	4.20	SCRAPE AND REFINISH CORRODED STEEL LINTEL	4.8	RESTORE WATER STAINED BRICK IN-KIND	4.17	RESTORE WINDOW AND REPLACE RELIGIOUS STAINED GLASS PANES WITH RELOCATED SECULAR STAINED GLASS PANES
4.9	REPLACE CRACKED/CHIPPED BRICK IN-KIND	4.21	PROVIDE NEW STEEL LINTEL	4.9	PROVIDE NEW GRILL VENT	4.18	PROVIDE NEW CLEAR GLASS WINDOWS TO MATCH EXISTING WITH LOWERED SILLS
4.10	REPLACE DETERIORATED WATER STAINED BRICK IN-KIND	4.22	RESTORE BRICK MORTAR JOINTS IN-KIND	4.10	PROVIDE NEW METAL HANDRAIL	4.19	RELOCATE SECULAR STAINED GLASS PANES TO NEW WINDOW
4.11	RAKE AND REPOINT DETERIORATED BRICK MORTAR JOINTS IN-KIND	4.23	ASSESS CONDITIONS AT PREVIOUSLY REPLACED BRICK, REPAIR IN-KIND AS REQUIRED	4.11	RELOCATE WINDOW	4.20	RELOCATE WINDOW
4.12	ASSESS CONDITIONS AT PREVIOUSLY REPLACED BRICK, REPAIR IN-KIND AS REQUIRED	4.24	LEAVE AND REPAIR CONTINUOUS CRACK AT BRICK, STITCH AND PIN TO EXISTING	4.12	CLEAN, PATCH, AND REPAIR METAL AT ARCHED DOORWAY	4.21	CLEAN, PATCH, AND REPAIR METAL AT ARCHED DOORWAY
4.13	LEAVE AND REPAIR CONTINUOUS CRACK AT BRICK, STITCH AND PIN TO EXISTING	4.25	PROVIDE NEW TRACERY, MATCH EXISTING PROFILE	4.13	PROVIDE NEW STANDING SEAM ROOFING AND FLASHING	4.22	PROVIDE NEW TRACERY, MATCH EXISTING PROFILE

# ***144 St. Felix Street Church***

## ***Window & Door Survey***

*November 26th, 2025*

# Contents:

## 1. Building Overview

- a. Window History
- b. Restoration & Replacement Strategy
- c. Window & Door Elevations
- d. Building Elevations
- e. Floorplans

## 2. Window Survey

- a. Stained Glass
- b. Clear Glass

## 3. Door Survey

## 4. Storefront Survey

# *Building Overview*

## D'Ascenzo Studios

ca. 1905 - 1954

Location: Philadelphia, PA

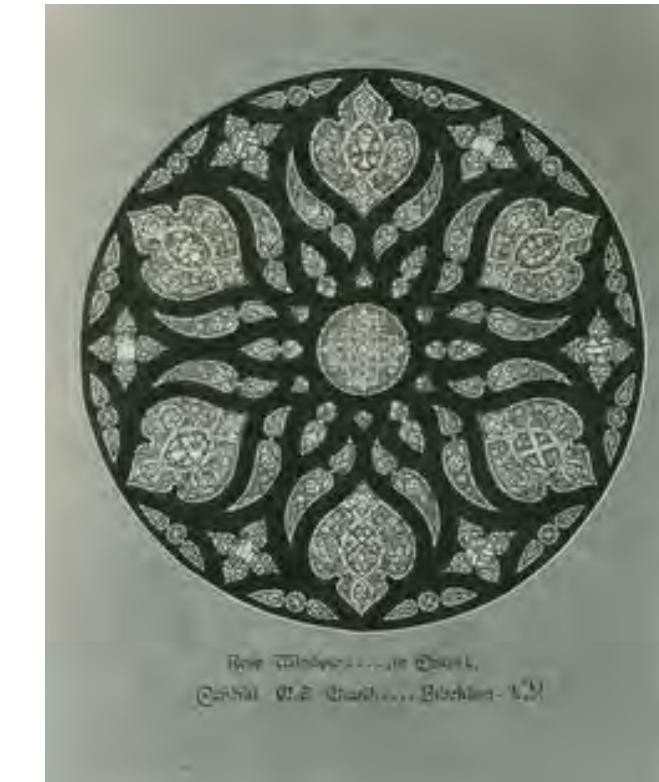
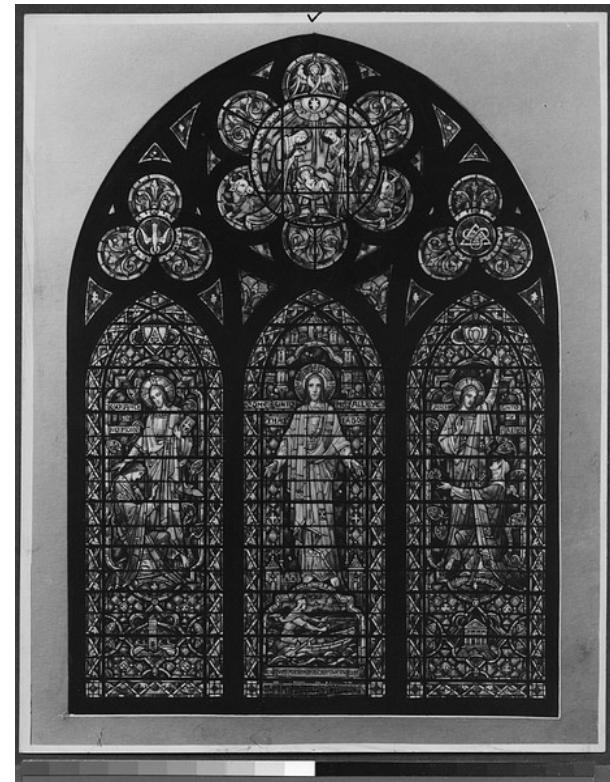
"In 1898 Nicola D'Ascenzo opened his studio at 1010 Chestnut Street, but by 1905 the Philadelphia city directories list the Studios at 36 South 16th Street, followed the next year with a more long-lived address at 1608-10 Ludlow Street in Philadelphia. By the 1920s the Studios had moved to much enlarged space at 1604 Summer Street.

During the early days before the Studios achieved its great successes, D'Ascenzo himself made the first rough sketch for the design, but later the work was a collaborative effort likened by D'Ascenzo to "an orchestra composed of a group of artists but directed by an individual. It is in the ancient guild spirit where men worked for the love of the thing they created." It is not surprising that we find an echo here in D'Ascenzo's words of John Ruskin and the belief that the medieval worker differed from Ruskin's contemporaries in that he found joy in his labor.

The work of the studio extended across the country and abroad and clearly departed from the traditional mainstay of ecclesiastical glass. The success of the D'Ascenzo Studios can be measured, therefore, not only in the more visible projects such as the Ages of Man window installed in the Folger Shakespeare Library in Washington, DC, or the complete installation of windows for the Washington Memorial Chapel at Valley Forge, PA, or the windows designed for the now defunct Horn & Hardart Automats in New York and Philadelphia, but also in lesser known residential projects stretching from the East Coast to New Mexico.

In addition to Nicola D'Ascenzo's own hand in the studio designs, the work of at least two other artists has been identified. Both Edwin J. Sharkey (1879-1951) and David Bramnick (1892-1959) contributed to the success of the D'Ascenzo Studios."

- Sandra L. Tatman, Athenaeum of Philadelphia



# Evidence of Tiffany Windows



Tiffany Census

## BOOTH MEMORIAL WINDOW UNVEILED

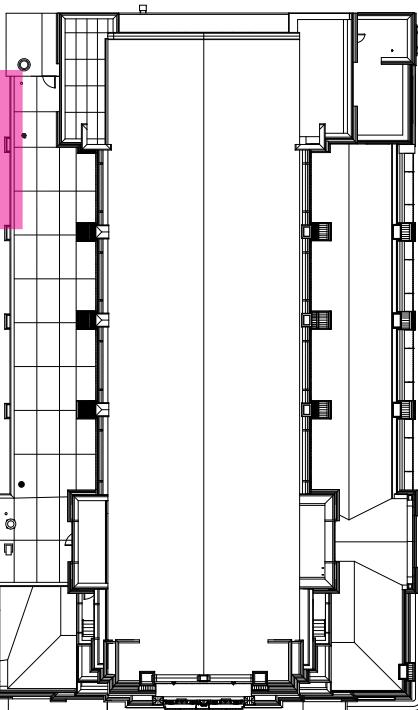
Services attending the unveiling of the Booth memorial window in the Hanson Place Methodist Church were held yesterday morning. The window, which is a handsome production of the Tiffany shops, was presented by members and friends of the Sunday school, of which Mr. Booth was for thirty-six years superintendent. Mr. Booth died ten years ago after a life of usefulness in the church and in the old city of Brooklyn, having been both its Postmaster and Mayor.

The pastor of the church, the Rev. Charles Edward Locke, made the introductory address, taking his theme from the scriptural motto which Mr. Booth had pasted on the wall of the Sunday school room, "Keep thy heart with all diligence." The Rev. George E. Reid, for six years pastor of the Hanson Place Church, was the second speaker, and Judge Charles E. Teale, for many years assistant superintendent of the Sunday school under Mr. Booth, brought the addresses to a close. Favorite hymns of Mr. Booth were sung during the services and the curtain was drawn from the window during the singing of the last hymn. The Booth window immediately adjoins a window in memory of the late John French, who was an intimate friend of Mr. Booth. Dr. Locke drew attention to this fact and pointed how highly appropriate such a relation was, comparing Mr. Booth and Mr. French to the two pillars, Jachin and Boaz, which were reected on the porch of Solomon's temple.

Times Union, 10/31/1904



Existing 2024

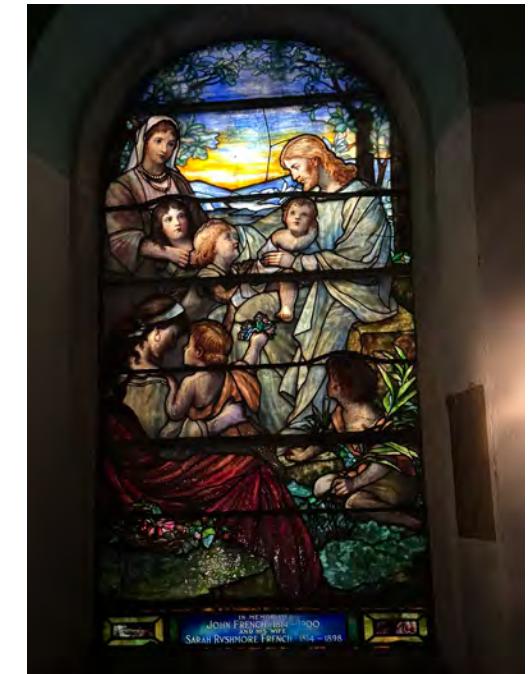


**FRENCH MEMORIAL WINDOW**  
To Be Unveiled in Hanson Place M. E.  
Church To-morrow.

A memorial window in honor of John and Sarah French will be unveiled to-morrow morning in the Hanson Place M. E. Church.



Brooklyn Eagle, 1/9/1904



Existing 2025

**Dr. Charles L. Goodell**  
on  
**Christ Blessing Little Children.**

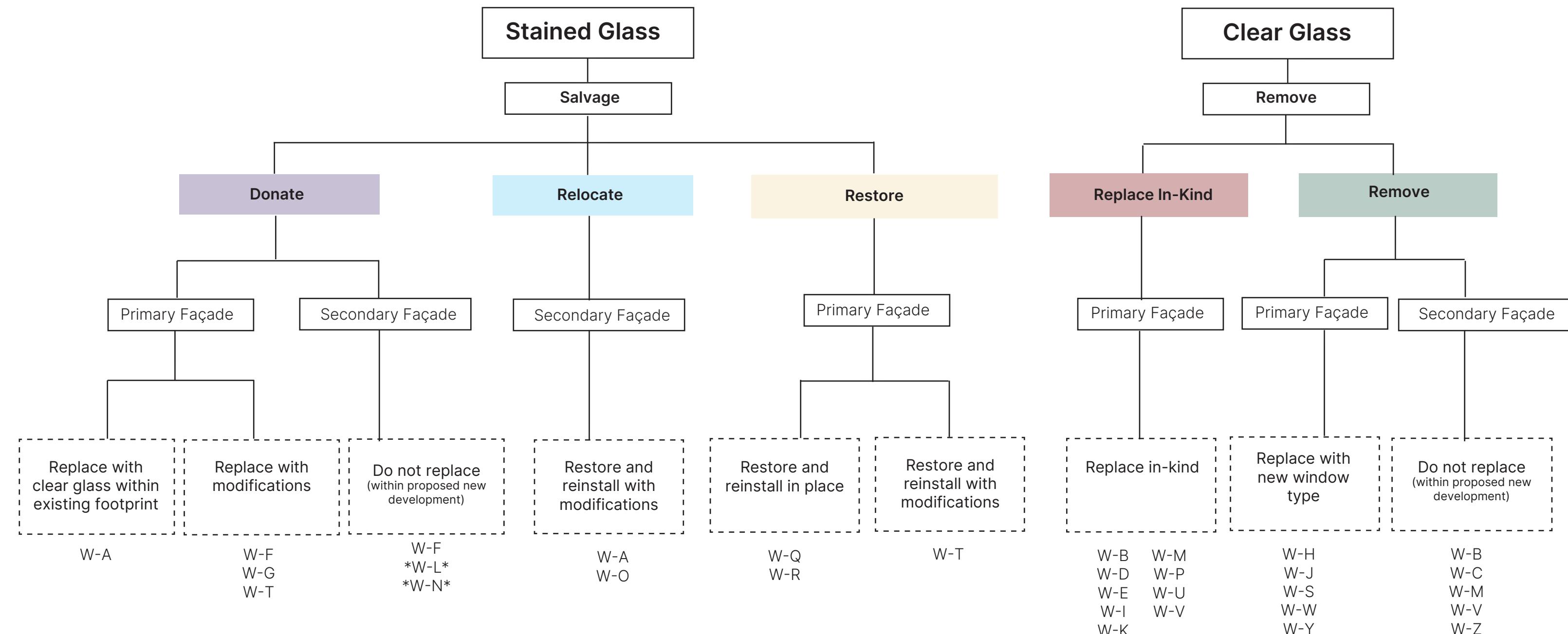
DR. CHARLES L. GOODELL, who has been ill for some little time, was in his pulpit in the Hanson Place M. E. Church. The French memorial window, a handsome art work by the Tiffany Company, was unveiled. Dr. Goodell had for his theme the subject of the window, "Christ Blessing Little Children." The text was from Mark x:16: "And he took them up in his arms, put his hands upon them and blessed them." Dr. Goodell said:

Brooklyn Eagle, 1/11/1904

The window in this Chapel is the "Good Shepherd" from the old Hanson Place Church.

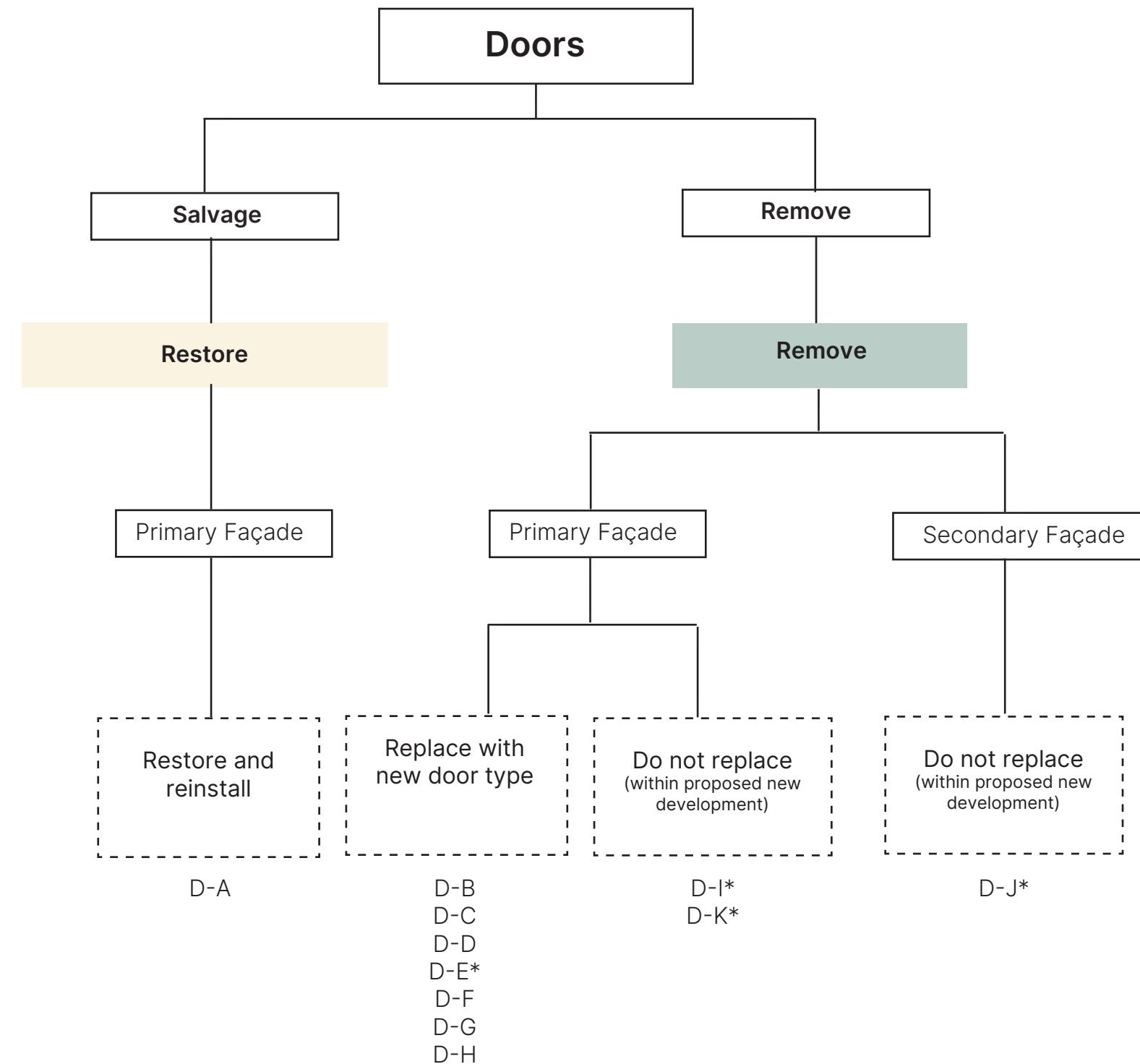
"The One Hundreth Anniversary Messenger", 1/05/1958

# Window Restoration & Replacement Strategy:



## \*\* Historic Tiffany Windows

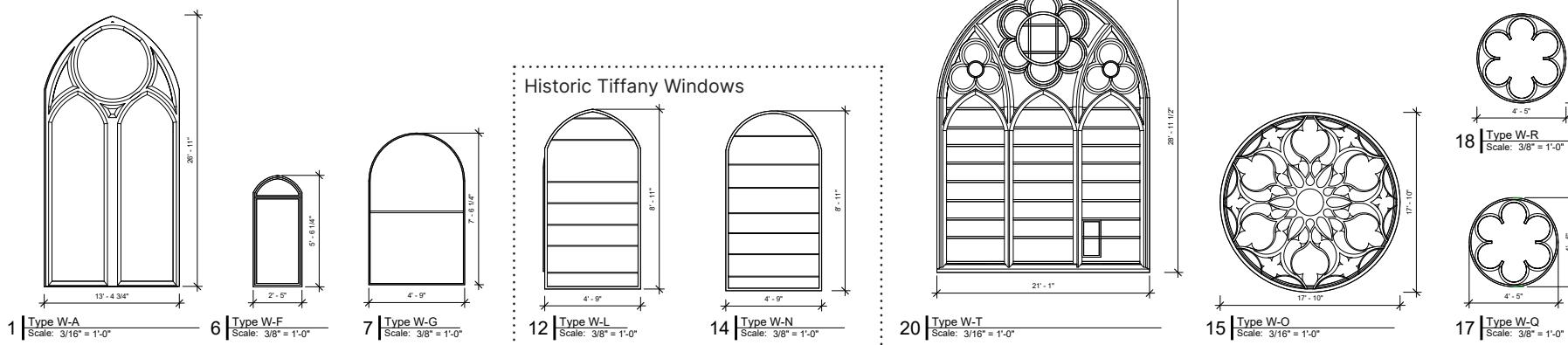
# Door Restoration & Replacement Strategy:



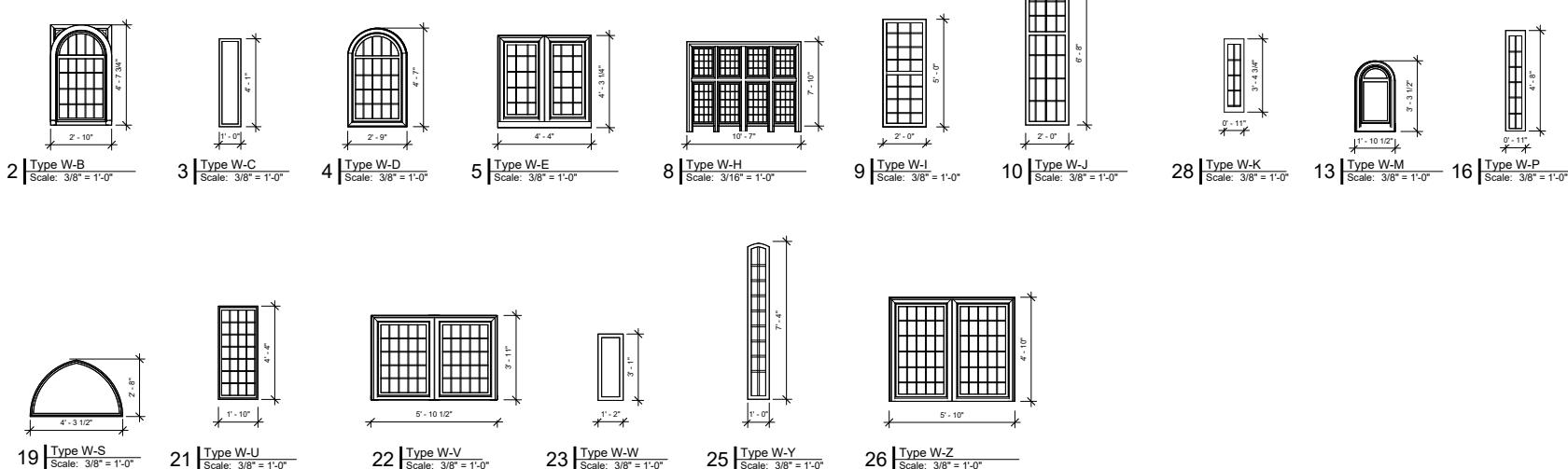
\* Not Special

# WINDOWS

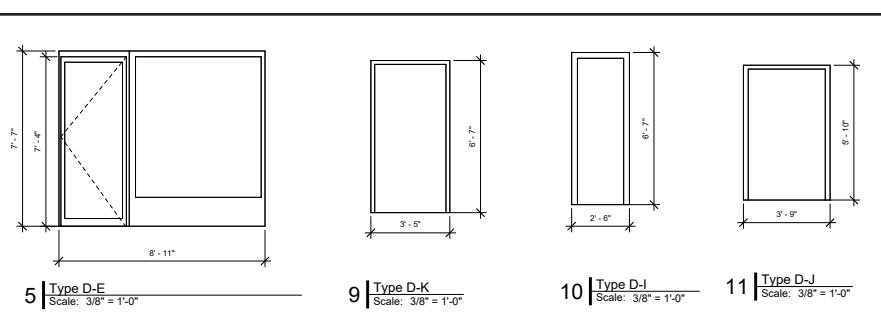
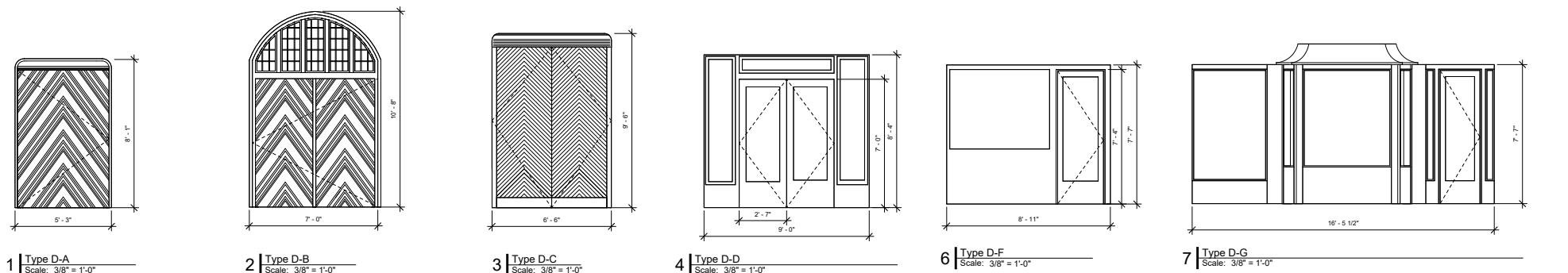
## STAINED GLASS



## CLEAR GLASS



# DOORS



\*\* NOT SPECIAL

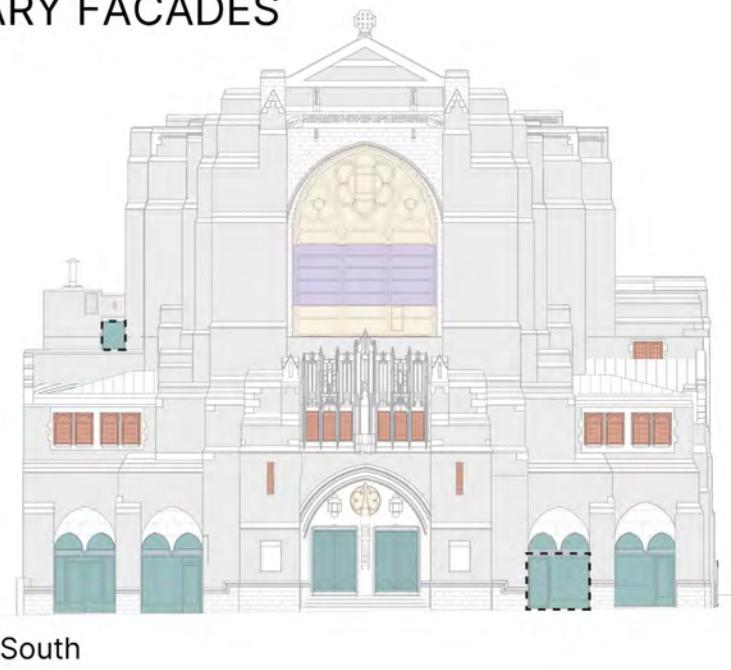
# Elevations

## Specialty Windows and Doors Characteristics:

- A rare shape and distinctive pattern
- Gridded panes measuring 30 square inches or less
- Distinctive glazing
- Fine craftsmanship or distinctive materials
- Unique typology
- Age (original, prior to 1850)

# Window and Door Summary

## PRIMARY FACADES

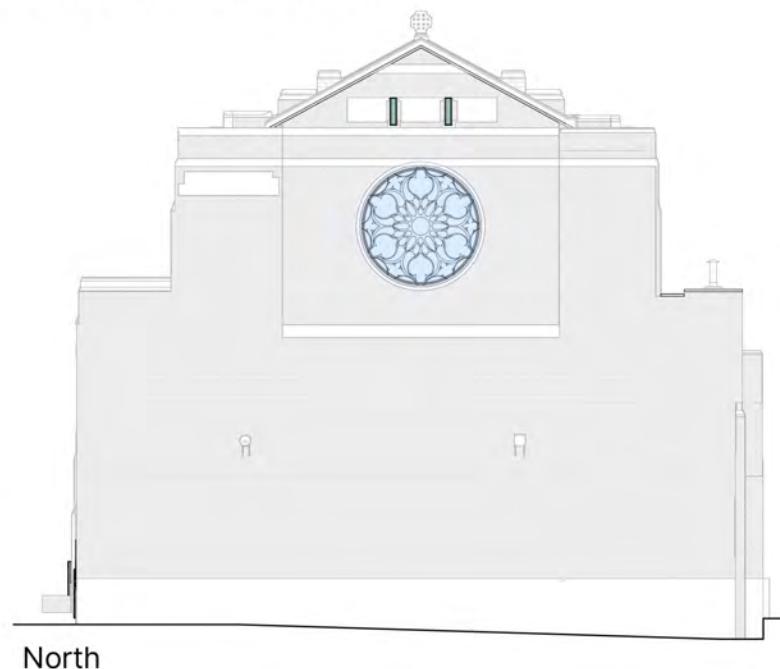


South



East

## SECONDARY FACADES



North



West

Restore

Relocate

Donate / Return to Church

Remove

Replace In-Kind

Not Special

# East Elevation



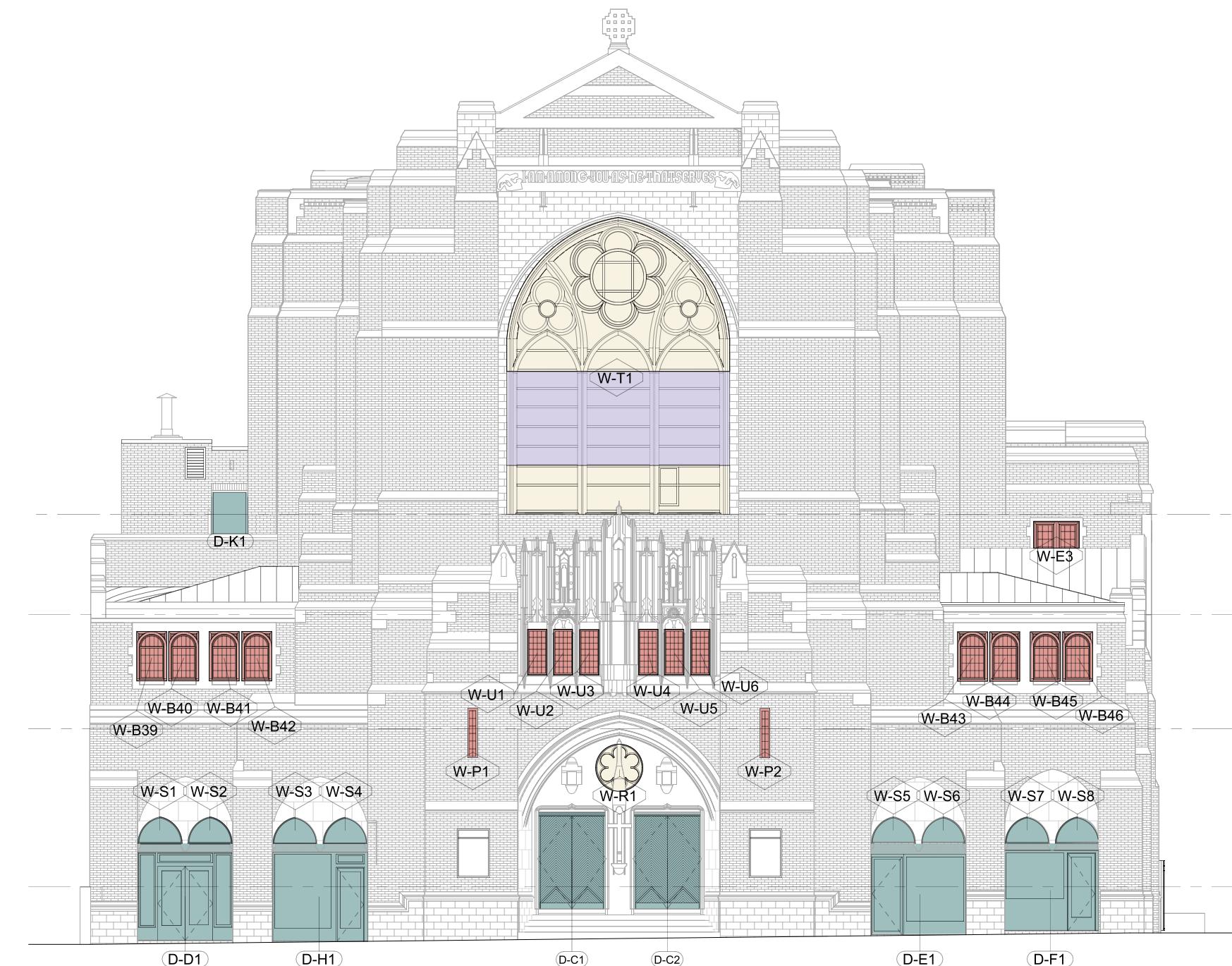
## PRIMARY FAÇADE: Windows

A-1 B-1 B-8 B-15 B-49 D-1 E-1 F-1 G-1 H-1 I-1 J-1 M-1 Q-1 S-9 V-1 W-1 Y-1  
 A-2 B-2 B-9 B-16 D-2 E-2 F-2 M-2 S-10 V-2 W-2  
 A-3 B-3 B-10 B-17 D-3 F-3  
 A-4 B-4 B-11 B-18 F-4  
 B-5 B-12 B-19 F-5  
 B-6 B-13 B-47 F-6  
 B-7 B-14 B-48 F-8

## PRIMARY FAÇADE: Doors & Storefront

A-1 B-1 I-1 G-1  
 A-2 V-3  
 V-4  
 V-5  
 V-6  
 V-7  
 V-8

# South Elevation



## KEY

Donate

Relocate

Restore

Remove

Replace In-Kind

## PRIMARY FAÇADE: Windows

B-39 B-45 E-3 P-1 R-1 S-1 T-1 U-1  
 B-40 B-46 P-2 S-2 U-2  
 B-41 S-3 U-3  
 B-42 S-4 U-4  
 B-43 S-5 U-5  
 B-42 S-6 U-6  
 B-44 S-7  
 S-8

## PRIMARY FAÇADE: Doors & Storefront

C-1 D-1 E-1 F-1 H-1 K-1  
 C-2

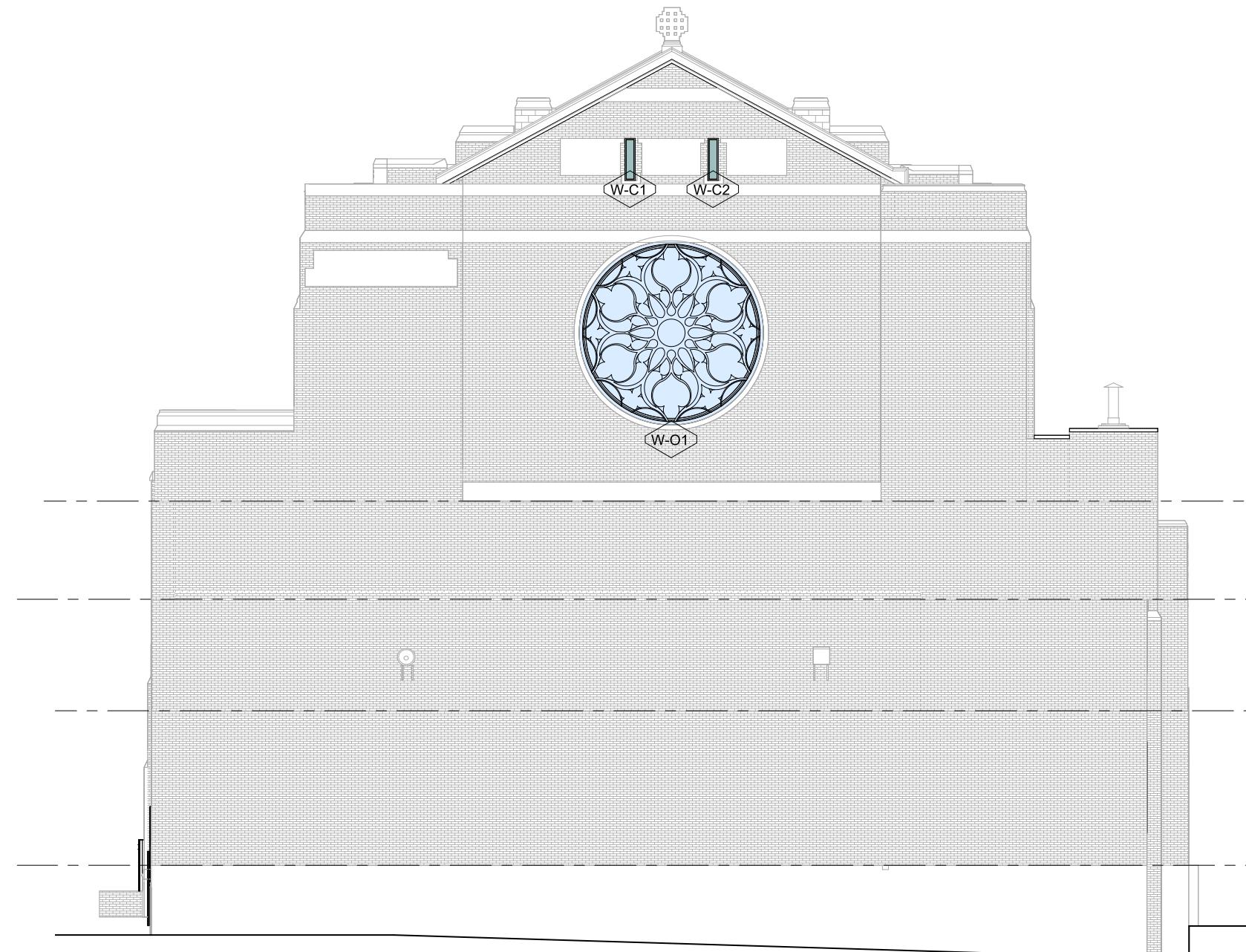


## SECONDARY FAÇADE: Windows

A-5	B-20	B-27	B-34	F-7	L-1	M-3	N-1	V-9	V-17	Z-1
A-6	B-21	B-28	B-36	F-8		M-4		V-10		
A-7	B-22	B-29	B-37	F-9			V-11			
A-8	B-23	B-30	B-38	F-10			V-12			
	B-24	B-31		F-11			V-13			
	B-25	B-32		F-12			V-14			
	B-26	B-33					V-15			
							V-16			

## SECONDARY FAÇADE: Doors & Storefront

J-1



## KEY

Donate

Relocate

Restore

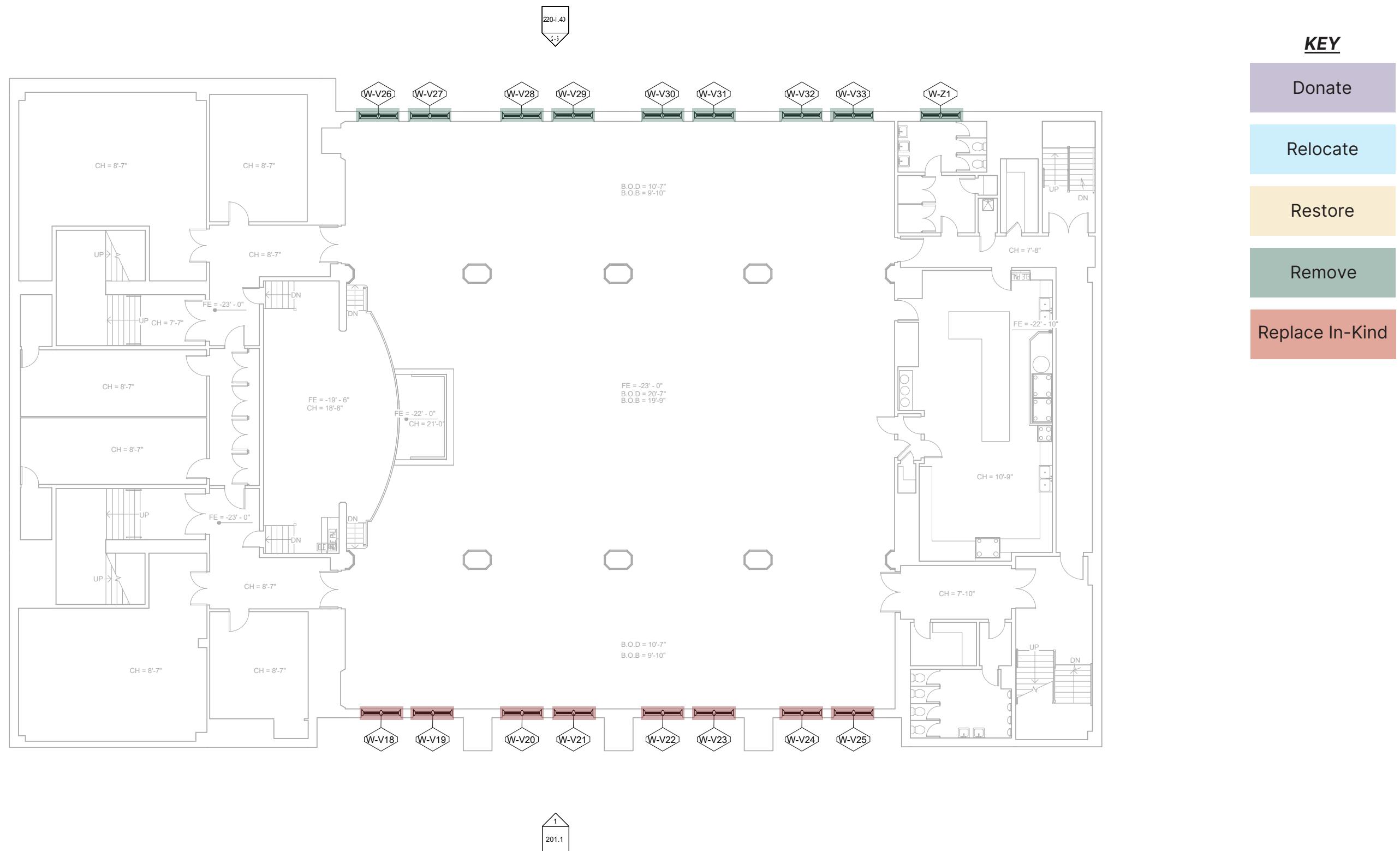
Remove

Replace In-Kind

## SECONDARY FAÇADE: Windows

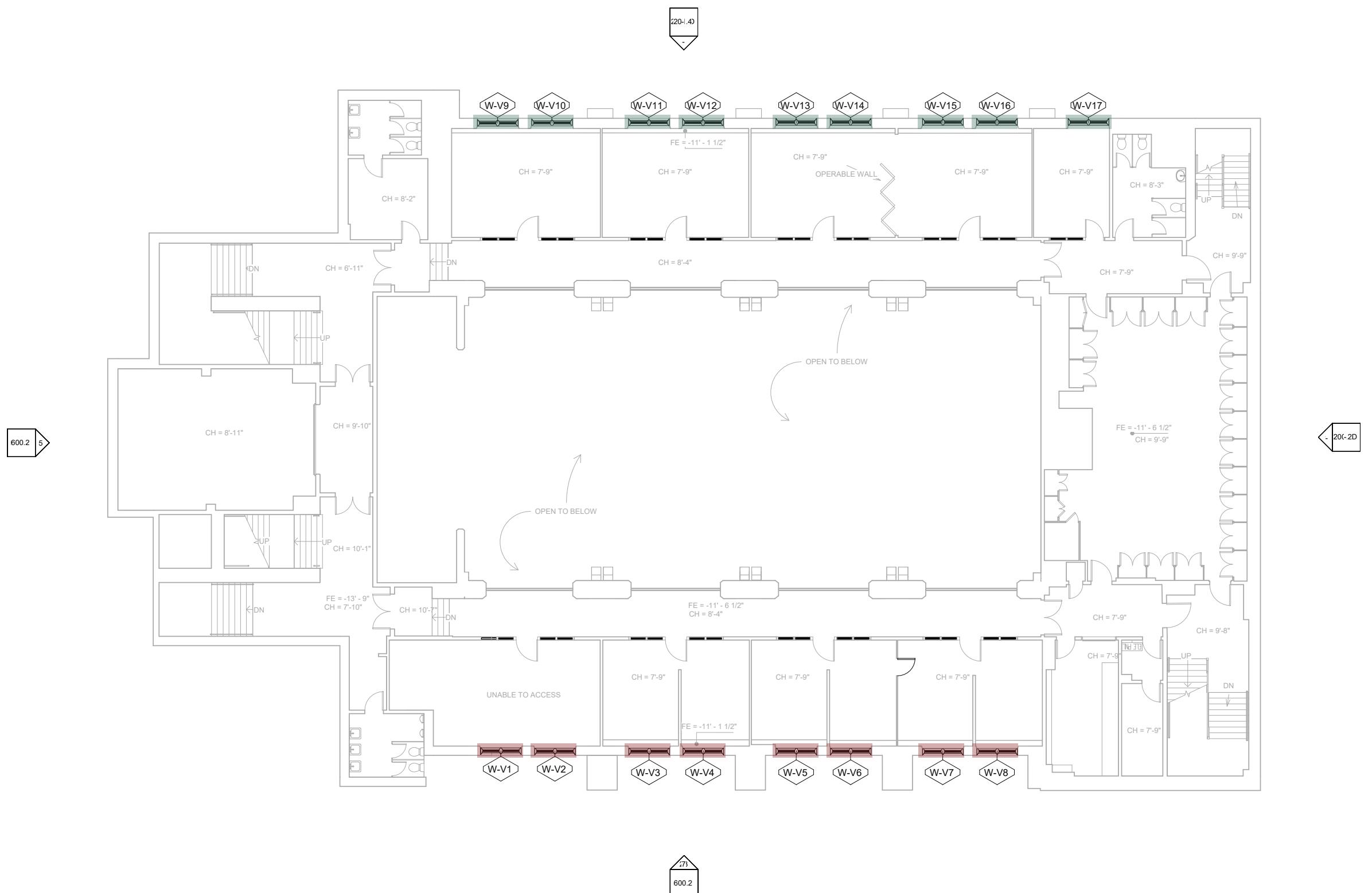
C-1  
C-2

# Subcellar Plan

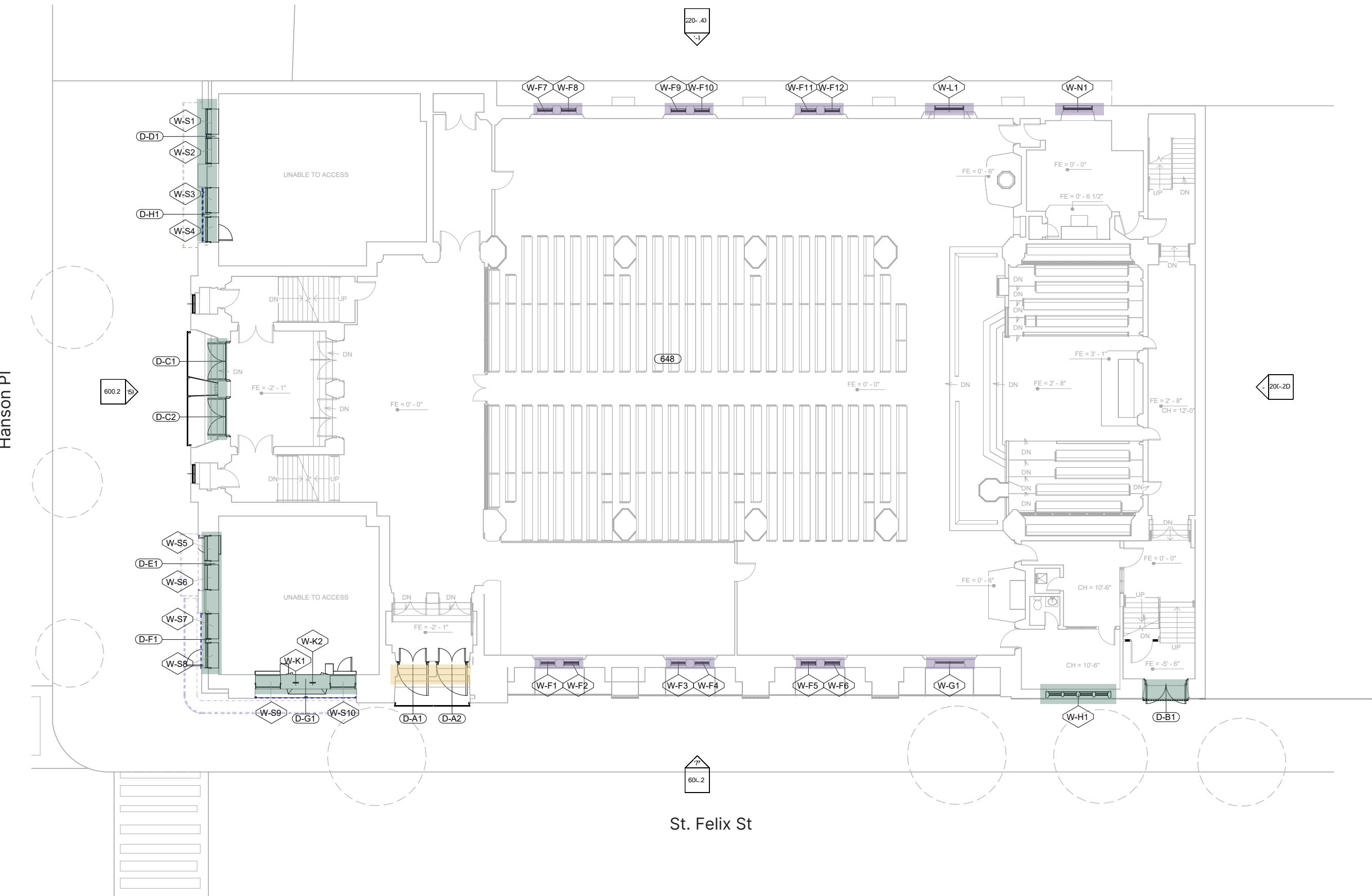


# Cellar Plan

## KEY



# First Floor Plan



## KEY

Donate

Relocate

Restore

Remove

Replace In-Kind

# Second Floor Plan



# Third Floor Plan

## KEY

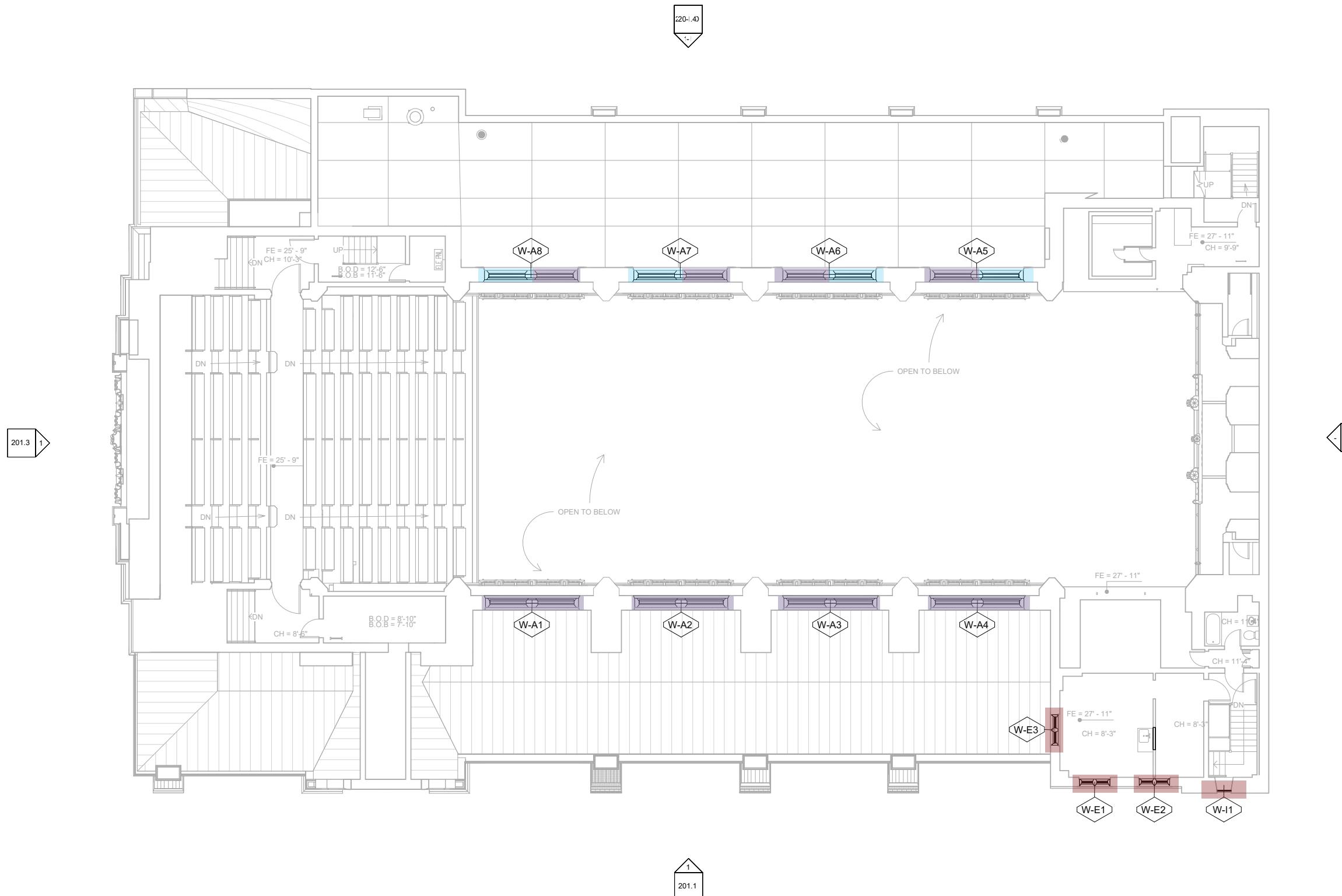
Donate

Relocate

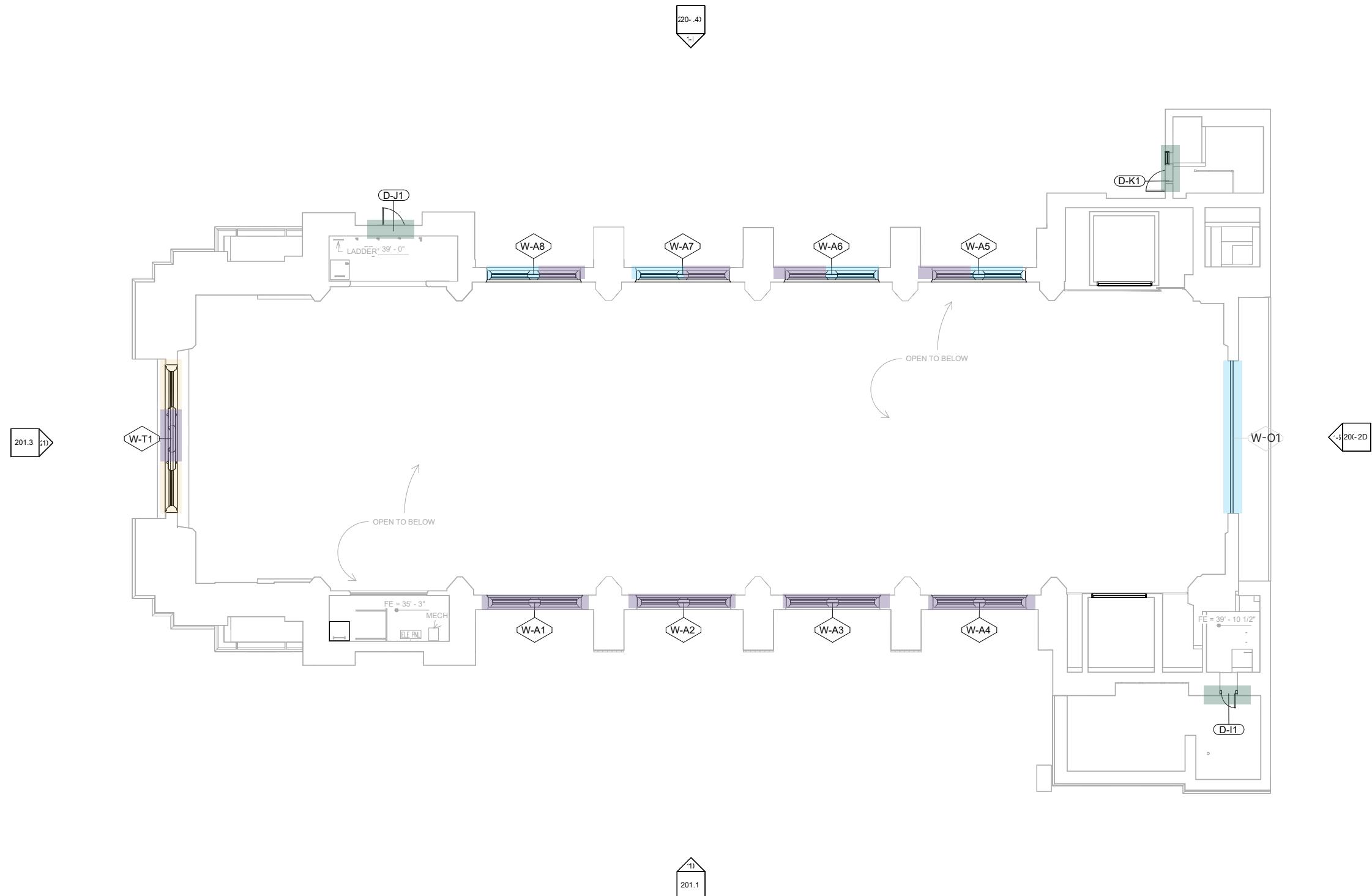
Restore

Remove

Replace In-Kind



# Fourth Floor Plan



## KEY

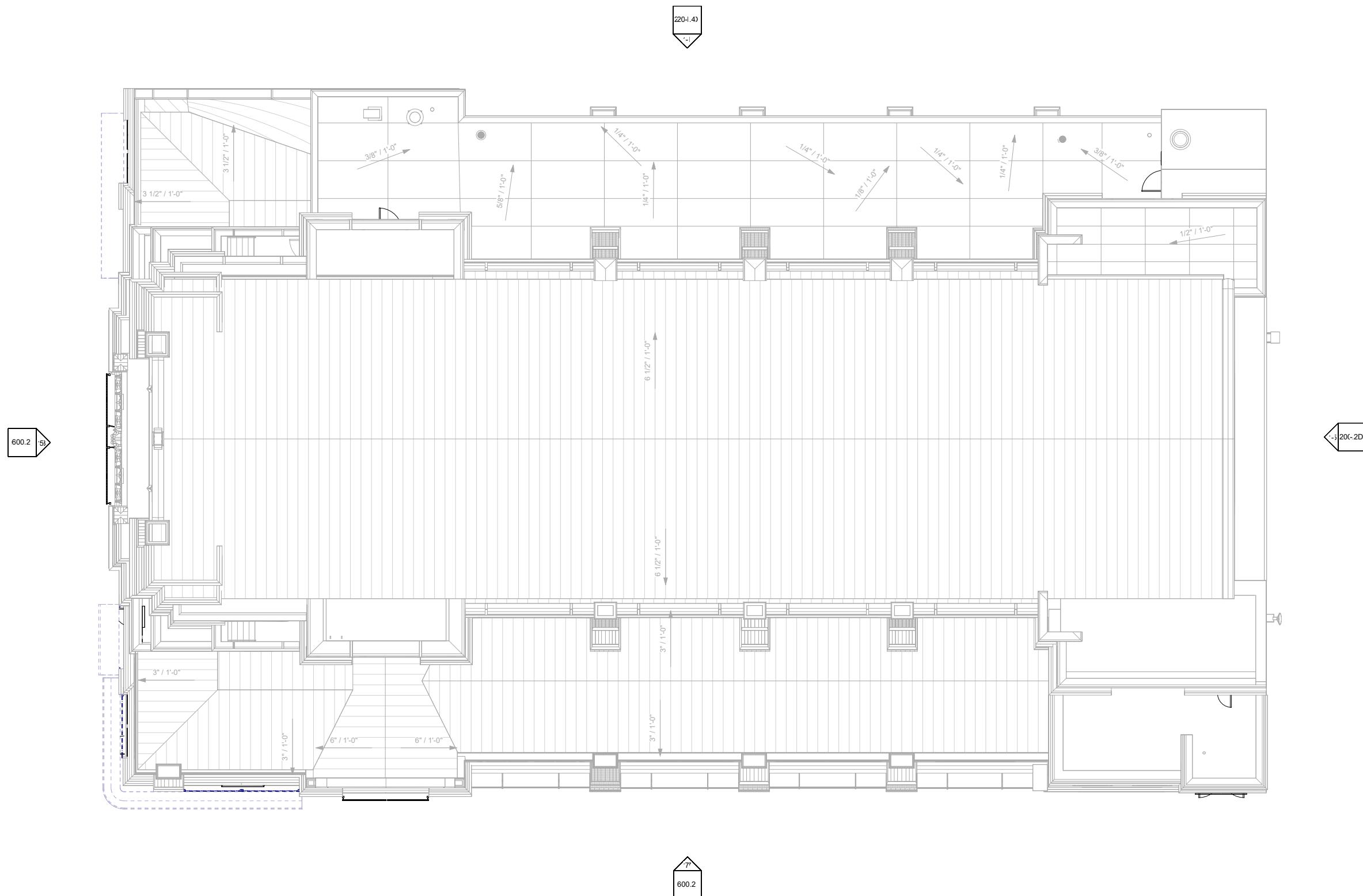
Donate

Relocate

Restore

Remove

Replace In-Kind



# ***Window Survey:***

# Stained Glass:

# Window Type W-A

## GENERAL INFORMATION

- Quantity: 8
- Fixed
- Visibility from street: Yes
- Date: 1931 (Original), Protective glazing (Ca. 1978)
- Condition: Fair
- Manufacturer: D'Ascenzo Studios

## CONSTRUCTION & STYLE

- Steel frame with lead caming and decorative stained glass
- Gothic style openings with plate and Y-tracery elements
- Windows inset in cast-stone opening with cast stone tracery
- Non-original protective glazing added to the exterior surface

## VISUAL INSPECTION & CURRENT CONDITION

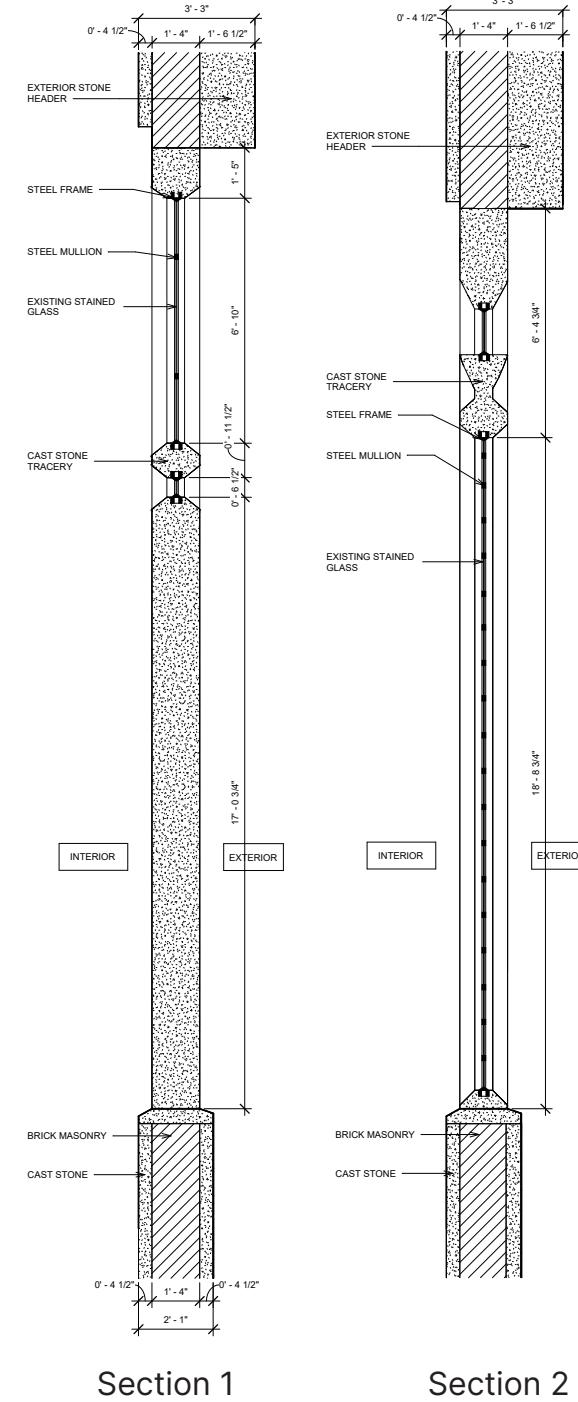
- Minor bowing of stained glass panels
- Minor rusting of steel window frame
- Shattered protective glazing at several instances has exposed original stained glass to the exterior
- Glazing panels A.1, A.2, and A.5 display religious iconography
- Windows A-1 through A-4 represent all Biblical figures while windows A-5 through A-8 represent types of human personalities through whom God has revealed His will (Brooklyn Historic Society, 1958).

## CONCLUSION

Historic value of windows dates back to church completion in 1931 and Brooklyn Academy of Music Historic District Designation in 1978. While the stained glass is in fair condition, religious iconography makes them unsuitable for present day and future use.

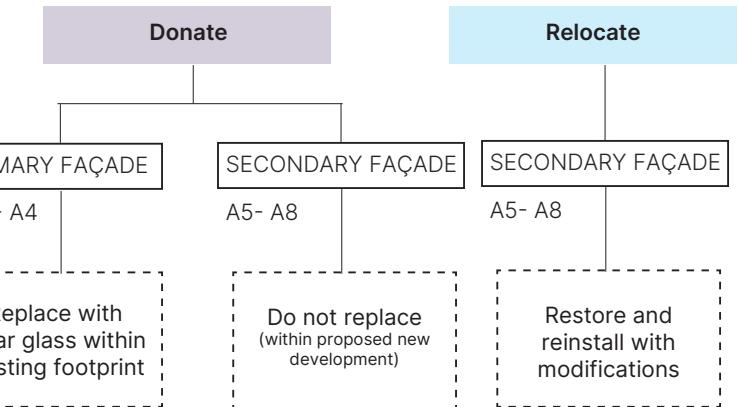
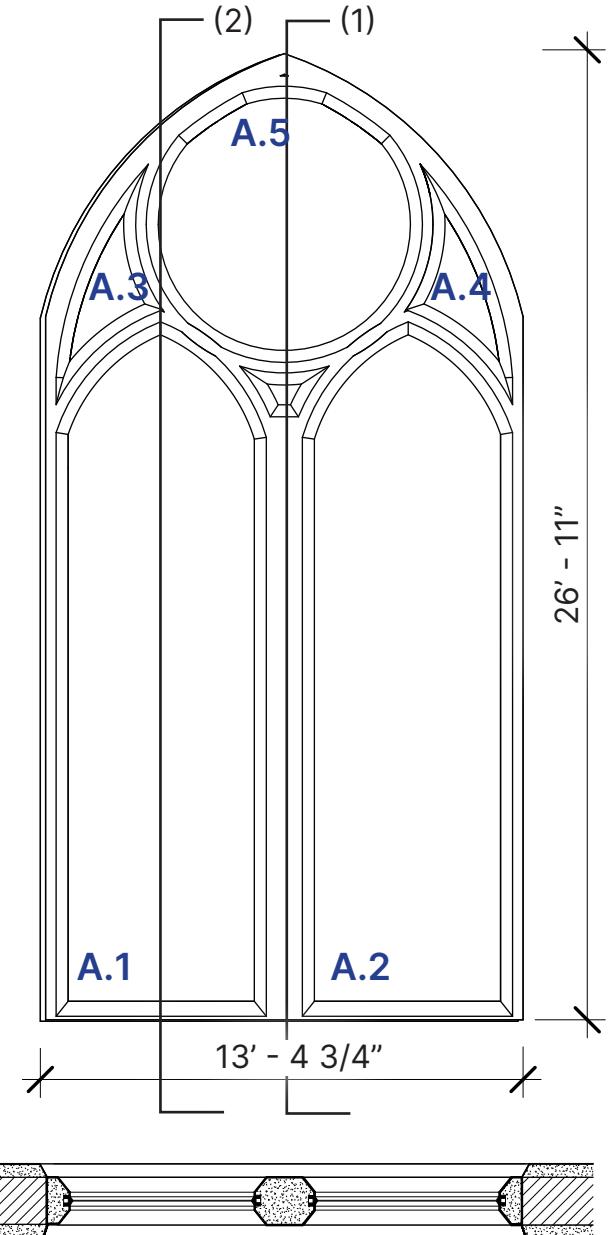
## PROPOSAL

The three approaches to this window type are as follows: 1. Windows on the East facade shall be salvaged and donated/returned to the church due to fair condition and historic value. Replacement windows shall be installed with new, clear, operable steel windows to meet required light and air standards for residential use. Windows shall match the existing aesthetic, size, and shape not including the religious iconography or stained glass. Tracery shall be salvaged to create casts for new tracery. 2. On the West facade, four of the existing eight stained glass panes shall be salvaged and donated/returned to the church. Since the building is proposed to be demolished on this facade, no new windows are proposed. 3. On the West facade the secular stained glass panes shall be salvaged and modified to be relocated into the South stained glass window to remain.



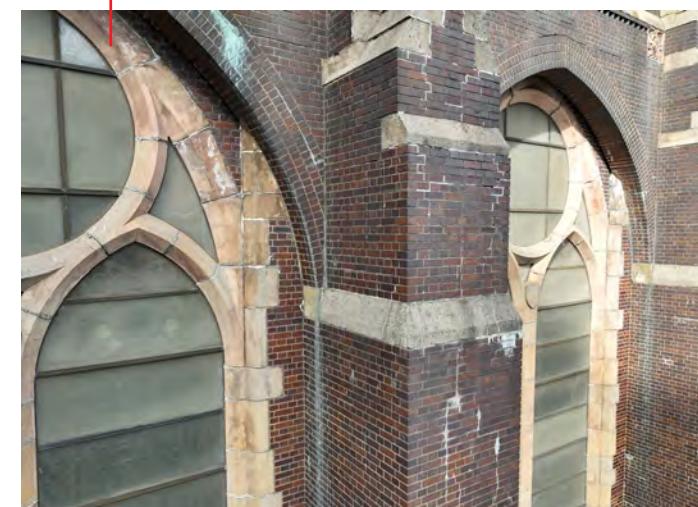
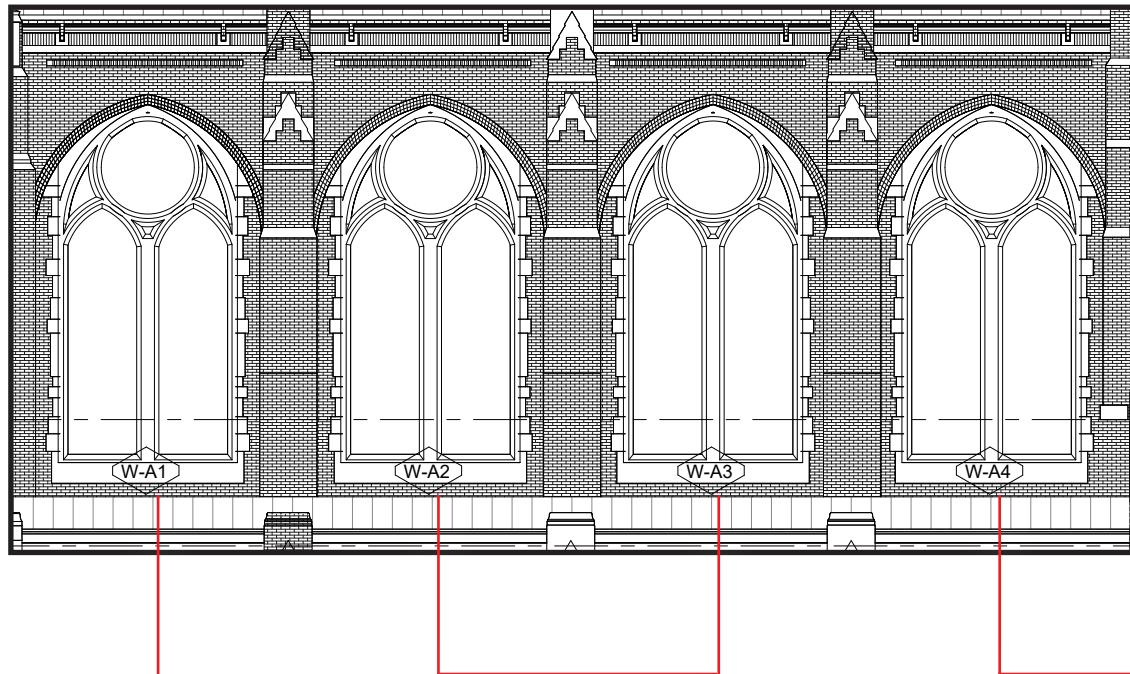
Section 1

Section 2

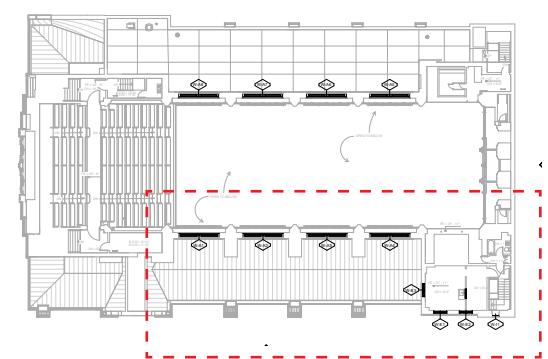
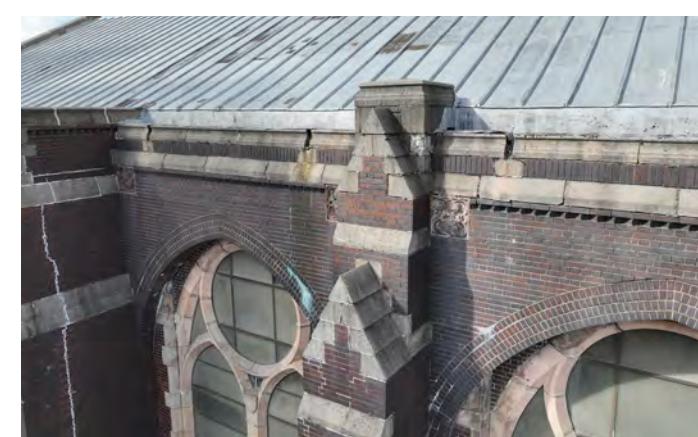
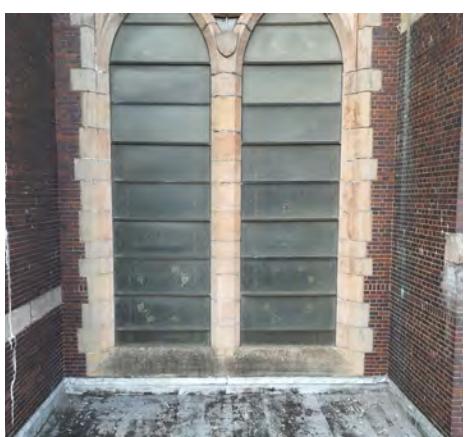
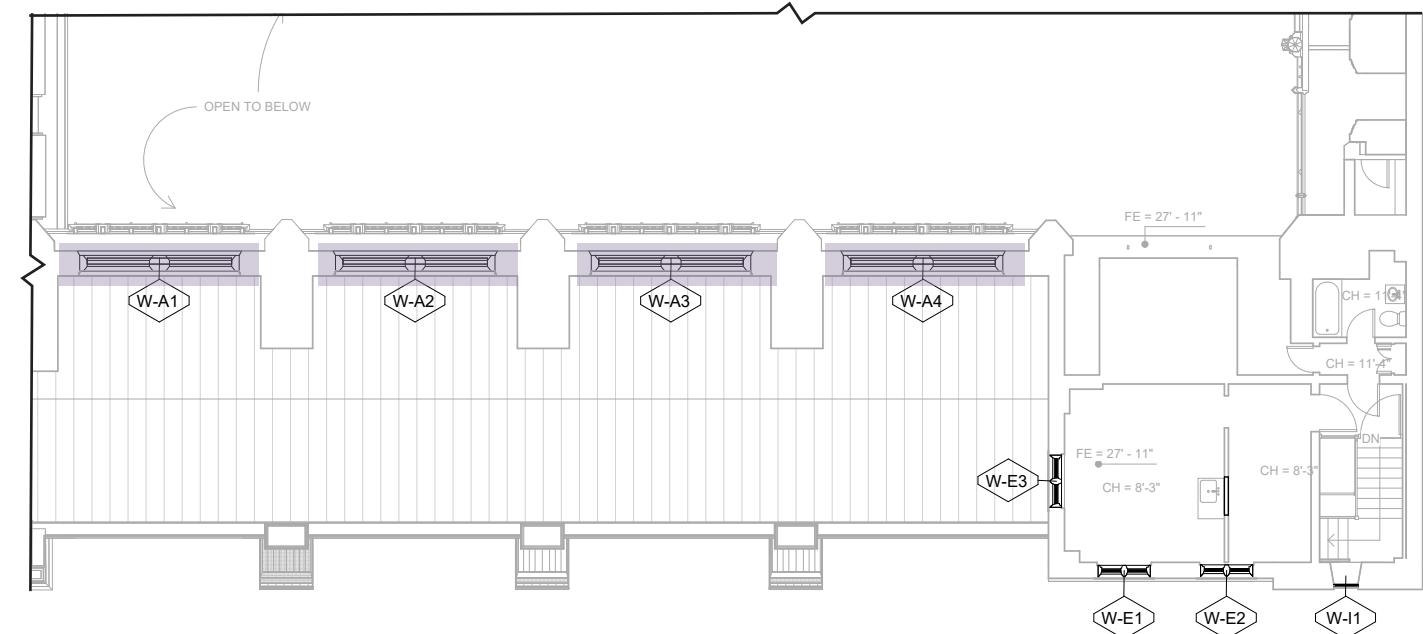


# Exterior Conditions East: Type W-A

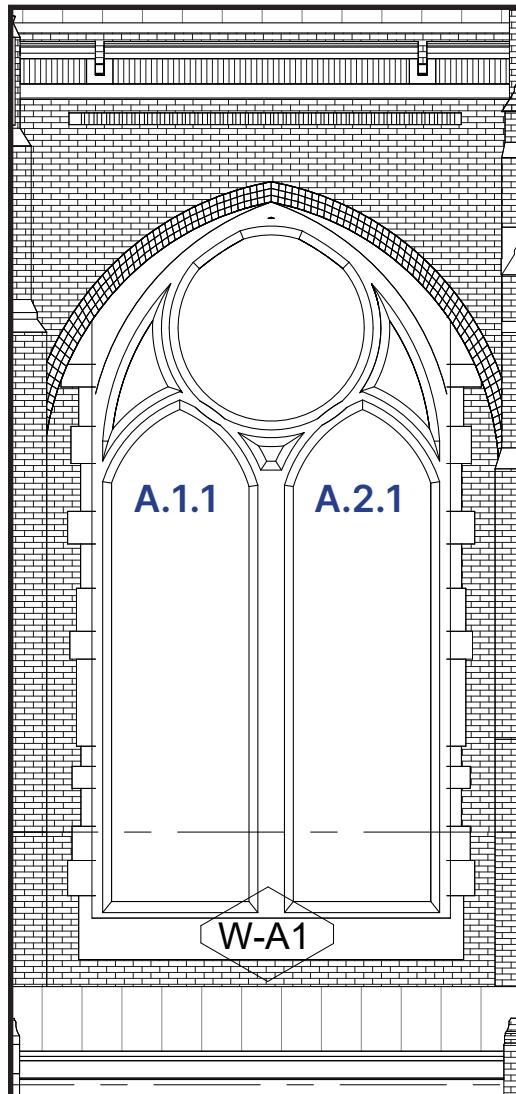
EAST ELEVATION (PRIMARY FAÇADE)



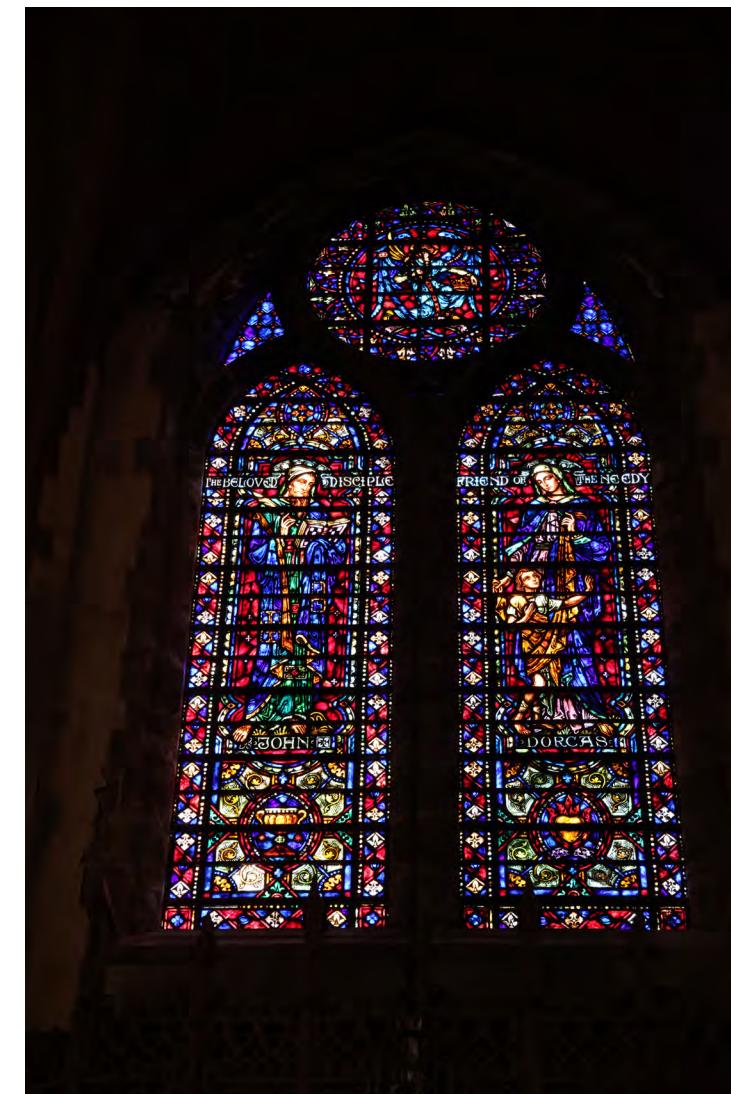
ENLARGED THIRD FLOOR PLAN



EAST ELEVATION



INTERIOR VIEW



DESCRIPTION

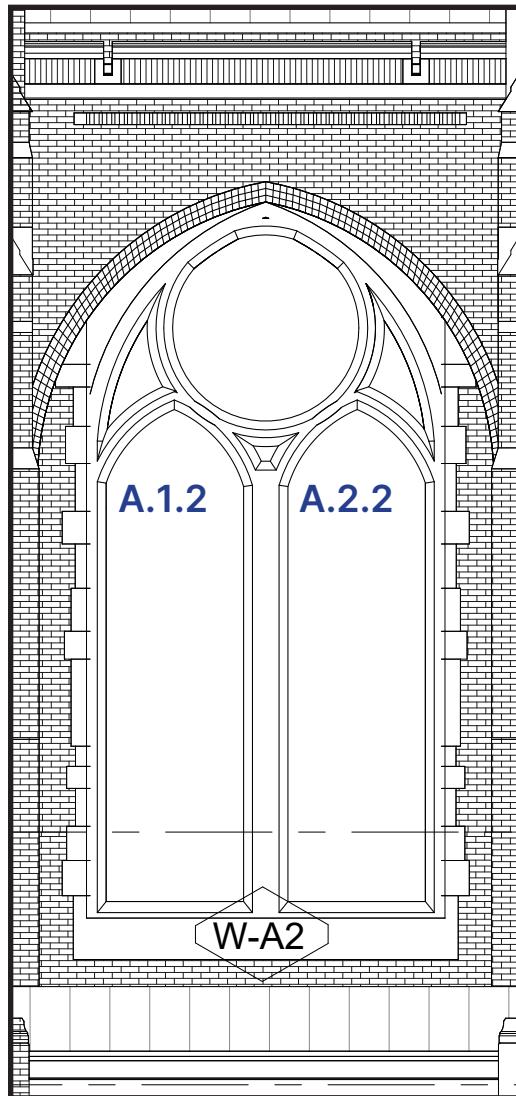
**A.1.1:** Image of Dorcas, "Friend of the Needy"

- Dorcas is known in the Christian faith for her charitable deeds and compassion, including sewing clothes for the poor.
- Condition is fair

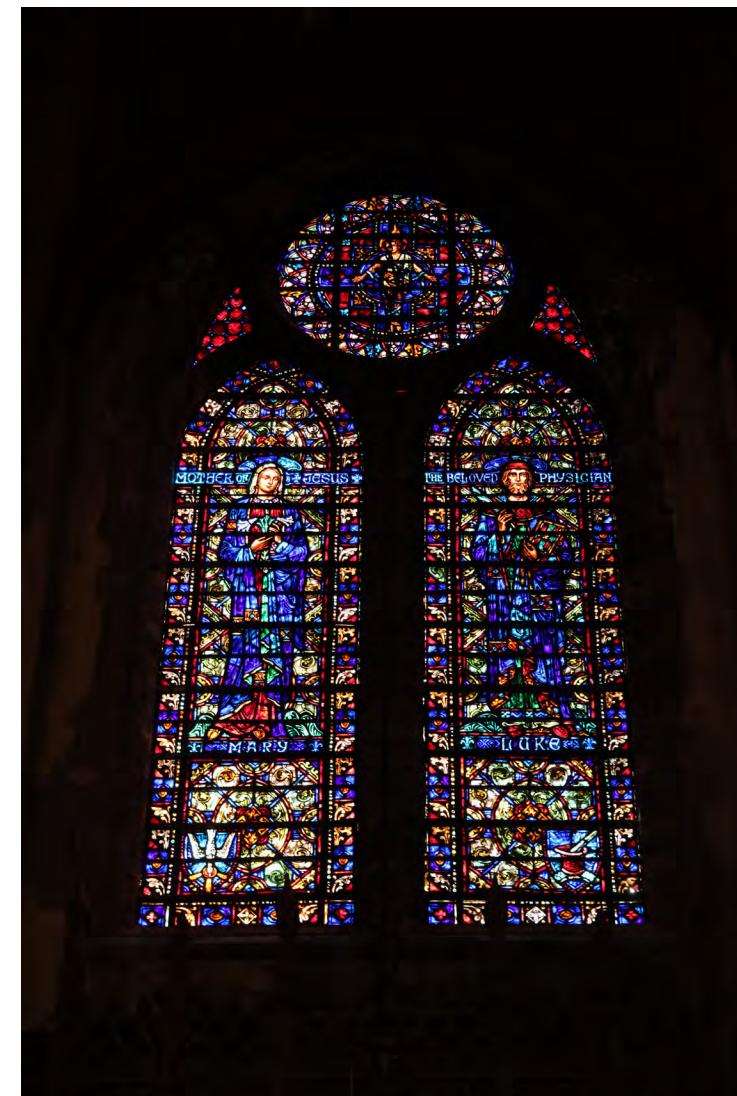
**A.2.1:** Image of John, "The Beloved Disciple"

- John the Baptist is known in the Christian faith as one of the four evangelists who baptized Jesus in the river Jordan.
- Condition is fair

EAST ELEVATION



INTERIOR VIEW



DESCRIPTION

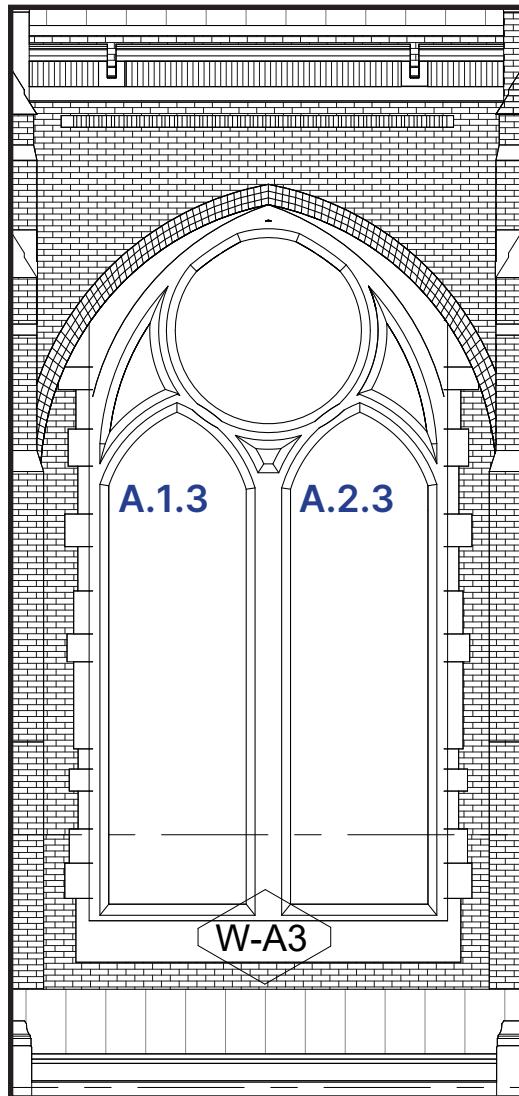
**A.1.2:** Image of Luke, "The Beloved Physician"

- Luke is known in the Christian faith as one of the four evangelists who was a healer.
- Condition is fair

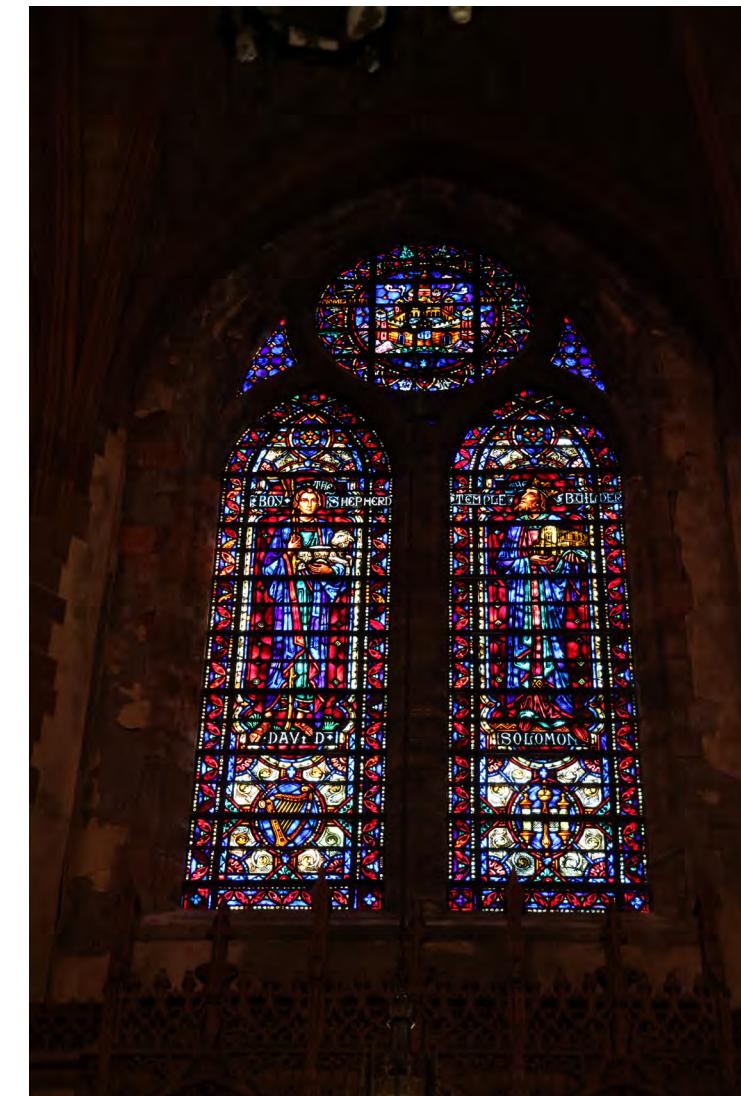
**A.2.2:** Image of Mary, "Mother of Jesus"

- Mary is known in the Christian faith as Jesus's mother, who she conceived through the holy spirit. She is one of the most well-known religious figures.
- Condition is fair

EAST ELEVATION



INTERIOR VIEW



DESCRIPTION

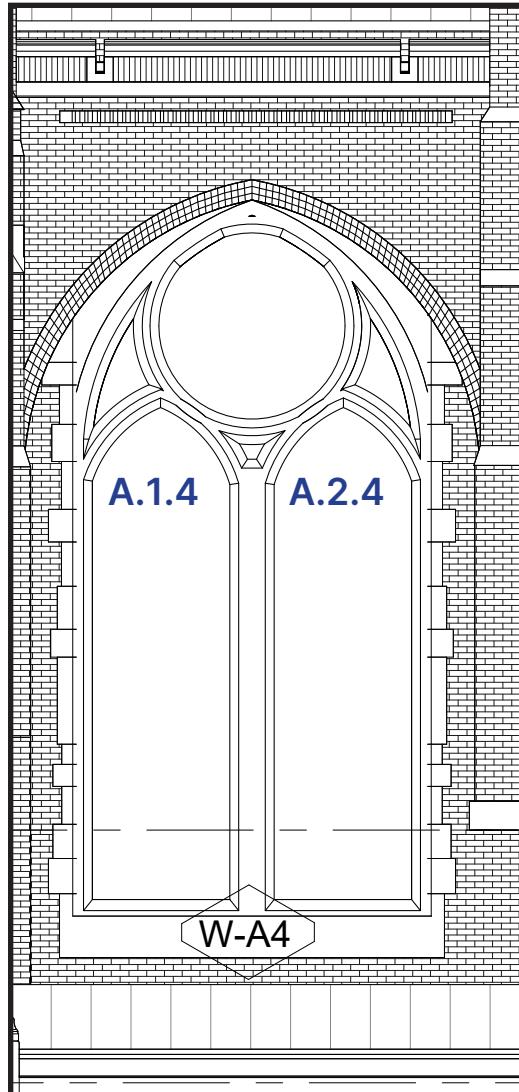
**A.1.3:** Image of Solomon, "Temple Builder"

- Solomon is known as a biblical King of Israel who built the "First Temple" which would hold the Ark of the Covenant.
- Condition is fair

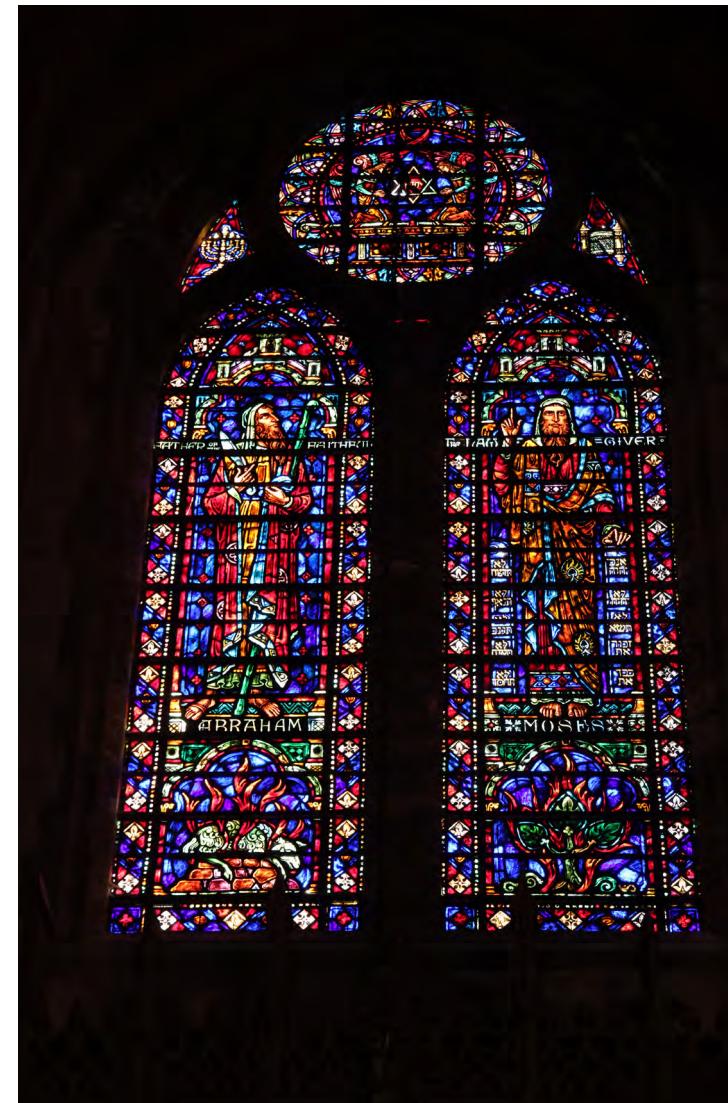
**A.2.3:** Image of David, "Boy Shepherd"

- David is known as a biblical King of Israel who was a young shepherd and harpist who eventually rose to the throne.
- Condition is fair

EAST ELEVATION



INTERIOR VIEW



DESCRIPTION

**A.1.4:** Image of Moses, "The Law Giver"

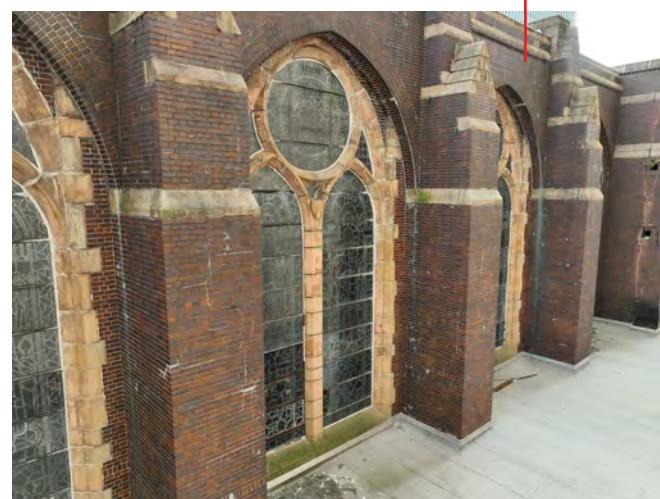
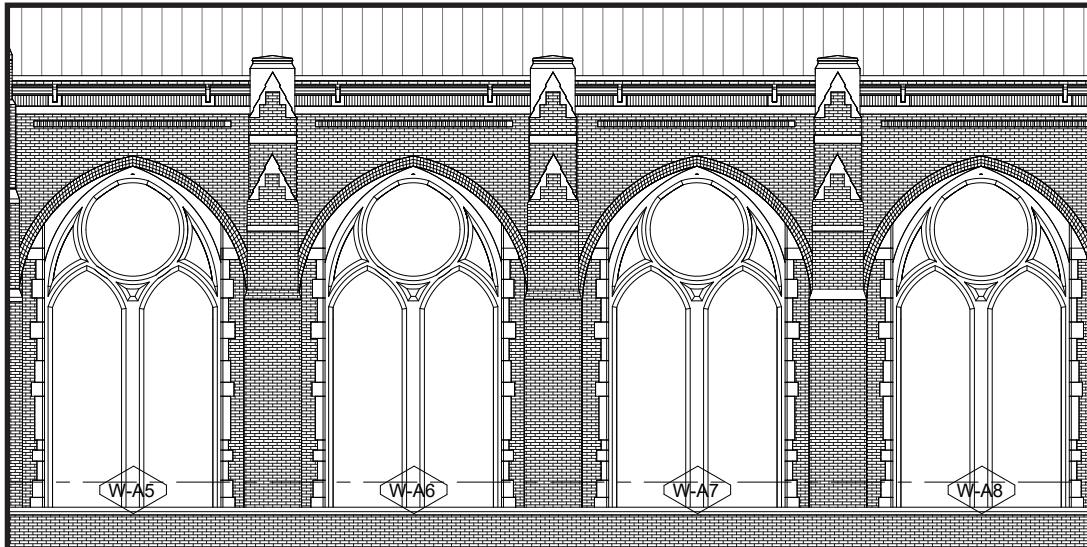
- Moses is known in the Christian faith as a prophet who received the Ten Commandments from God on Mount Sinai.
- Condition is fair

**A.2.4:** Image of Abraham, "The Father of the Father"

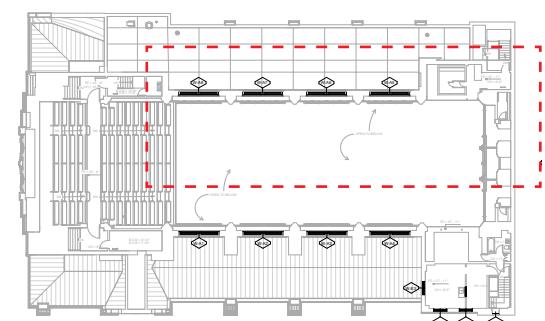
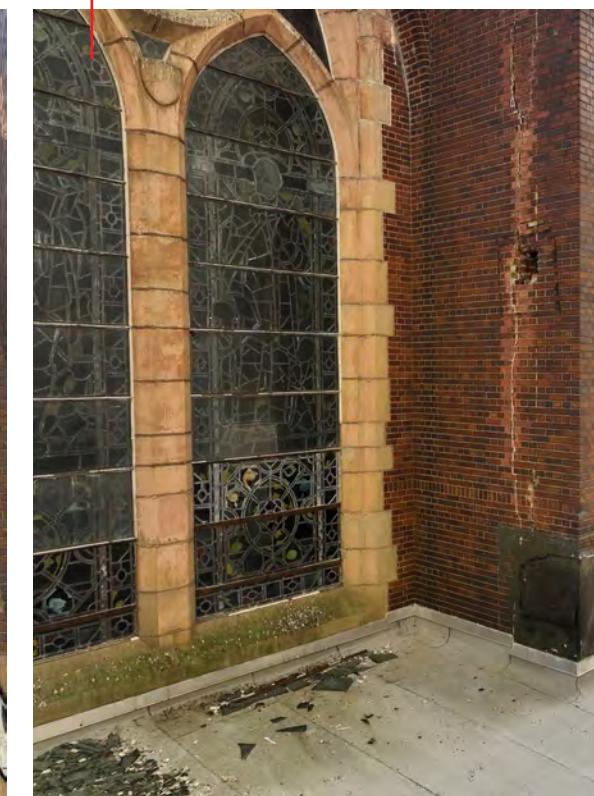
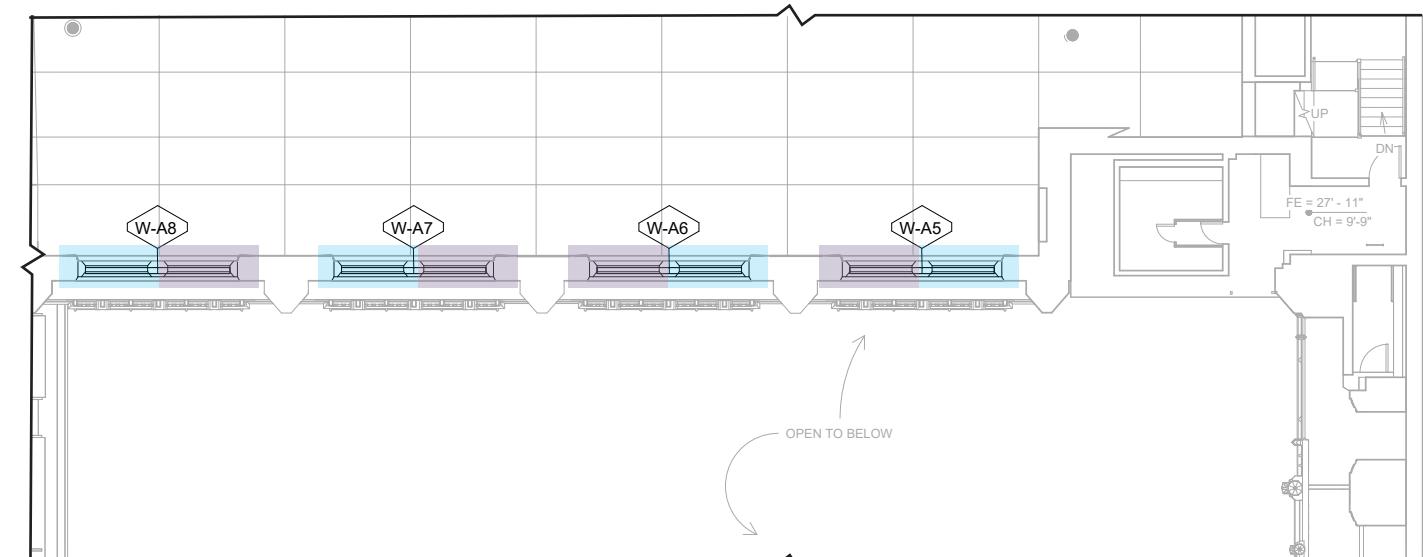
- Abraham is known in the Christian faith as the father of Christianity and to those who accept God's promises and blessings.
- Condition is fair

# Exterior Conditions West: Type W-A

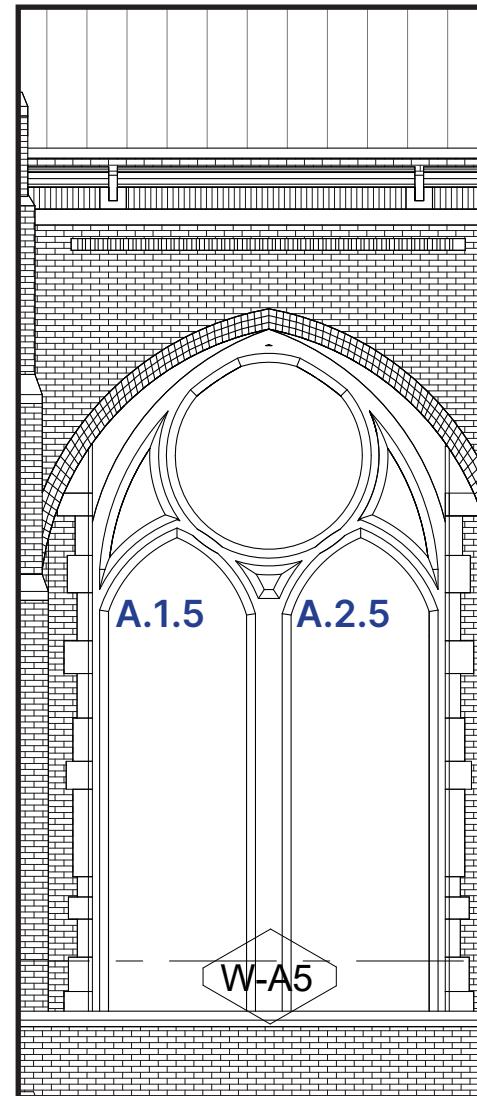
WEST ELEVATION (SECONDARY FAÇADE)



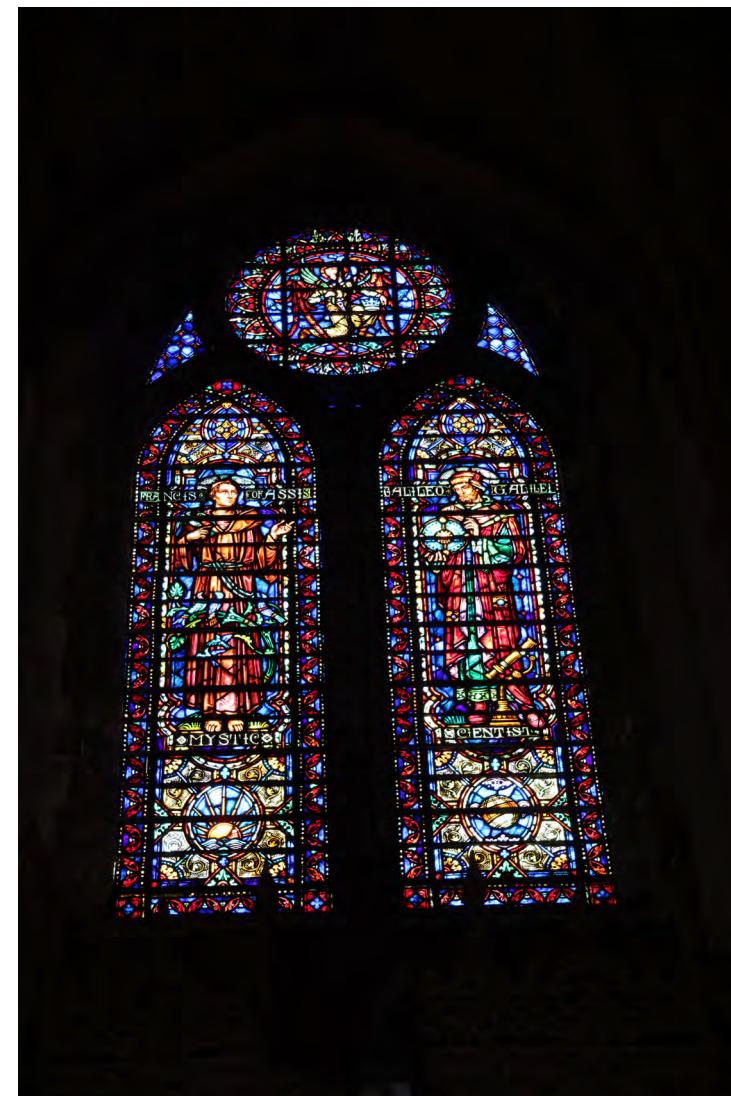
ENLARGED THIRD FLOOR PLAN



WEST ELEVATION



INTERIOR VIEW



DESCRIPTION

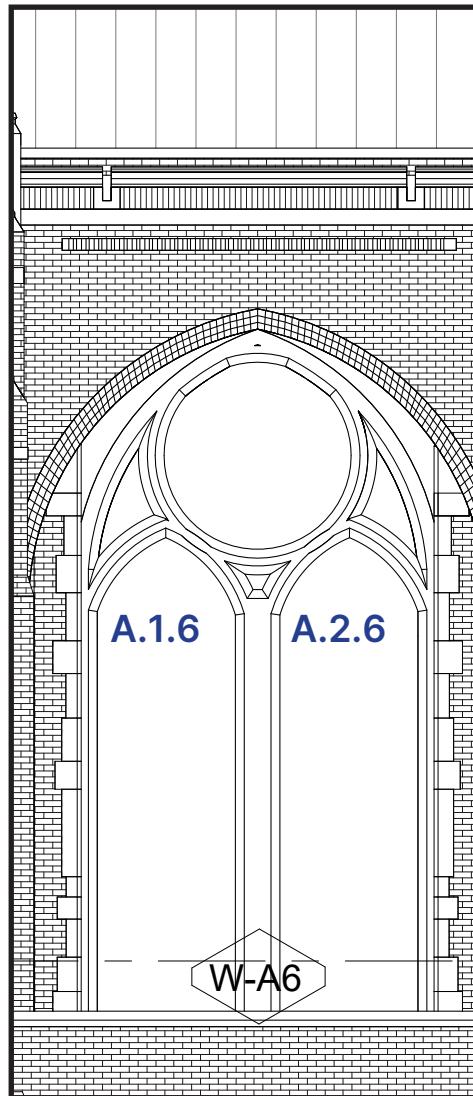
**A.1.5:** Image of Scientist, "Galileo Galilei"

- Galileo serves as a controversial religious figure who opposed the Church's idea that the Earth was at the center of the universe. Galileo is celebrated here for his contributions to science.
- Condition is fair

**A.2.5:** Image of Mystic, "Francis of Assisi"

- Francis of Assisi is a Catholic Saint known for dedicating his life to poverty and charity.
- Condition is fair

WEST ELEVATION



INTERIOR VIEW



DESCRIPTION

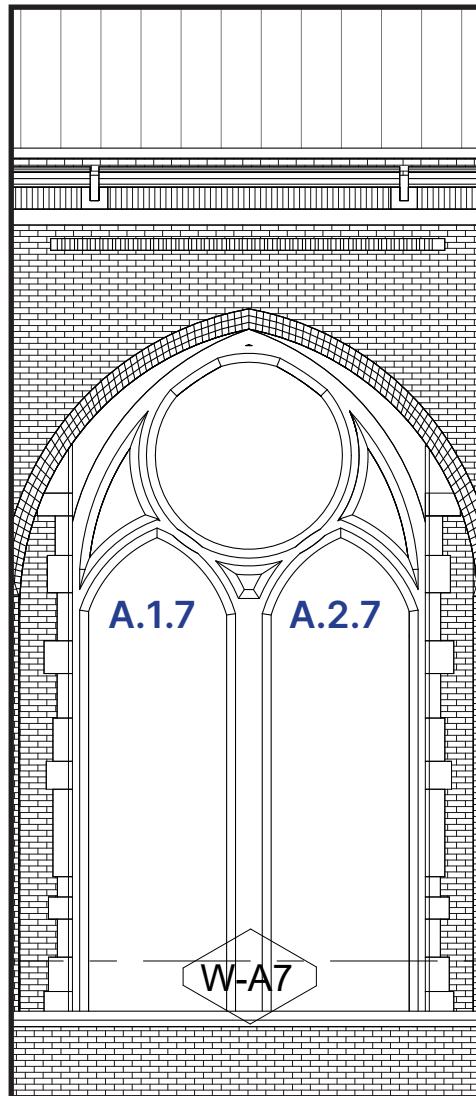
**A.1.6:** Image of Poet, "John Milton"

- John Milton was an English poet and civil servant. His work "Paradise Lost" addressed the fall of man, including the story of Adam and Eve.
- Condition is fair

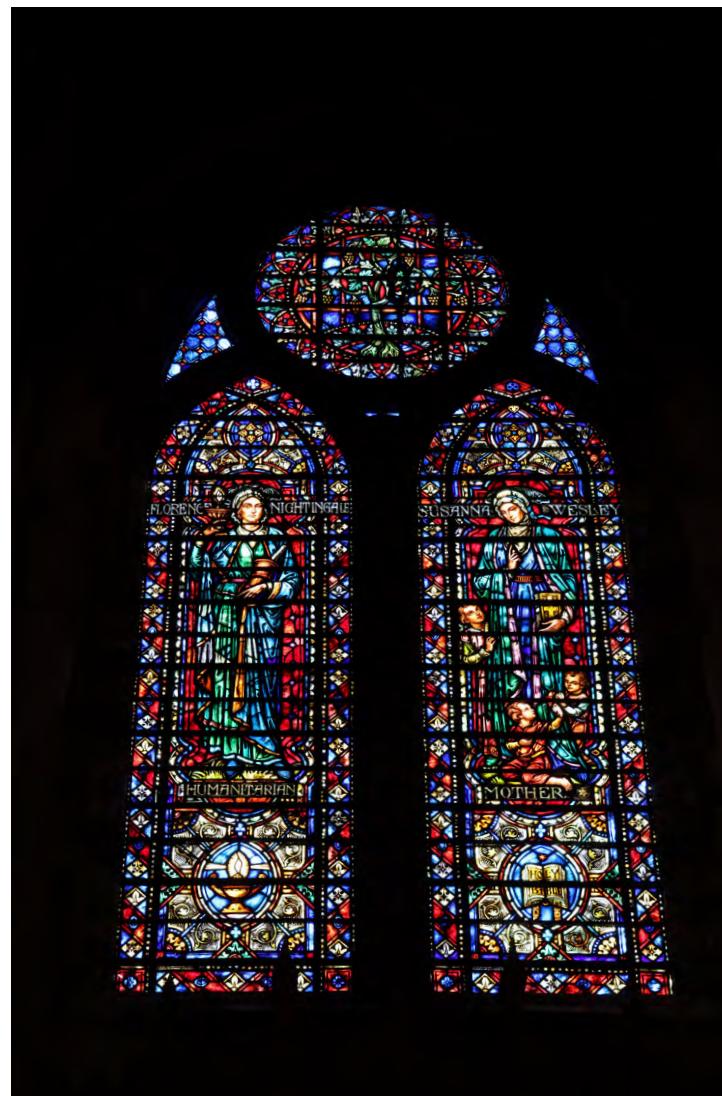
**A.2.6:** Image of Preacher, "John Wesley"

- John Wesley was an English theologist and evangelist who led the revival movement of Methodism within the Church of England.
- Condition is fair

WEST ELEVATION



INTERIOR VIEW



DESCRIPTION

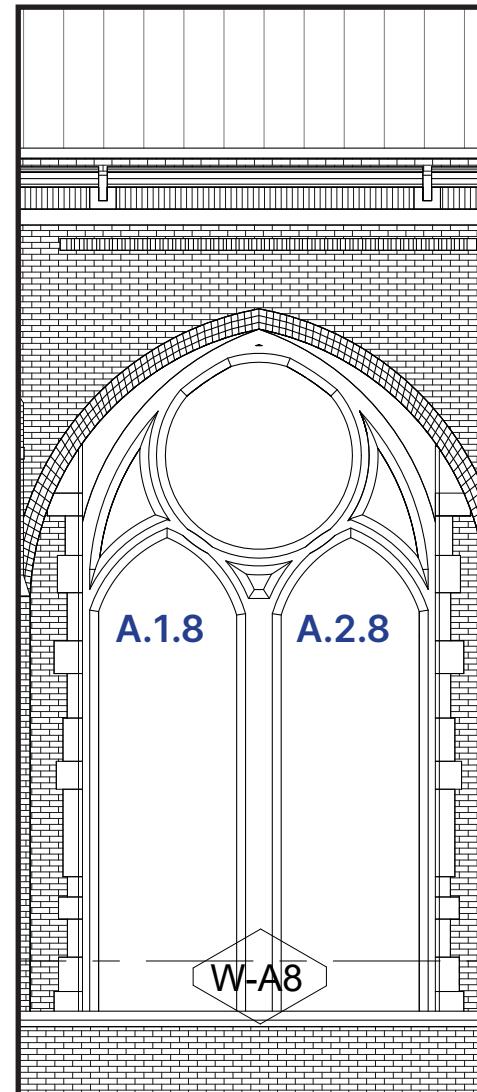
**A.1.7:** Image of Mother, "Susana Wesley"

- Susana Wesley is seen as the Mother of Methodism for shaping children's spiritual education and for her writing.
- Condition is fair

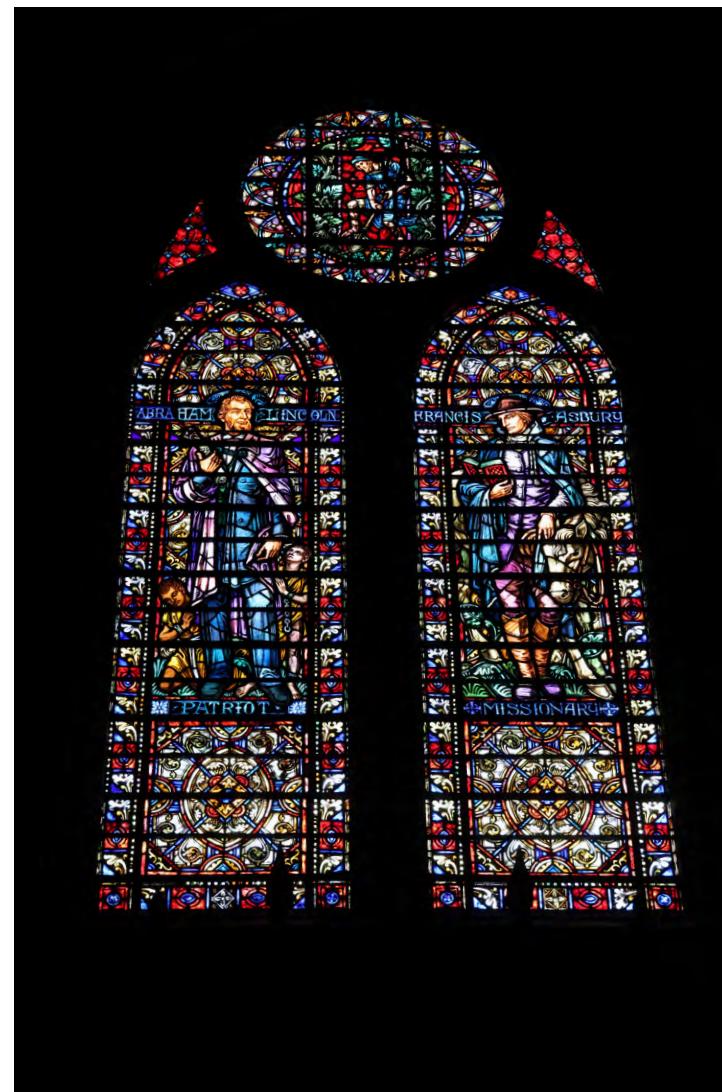
**A.2.7:** Image of Humanitarian, "Florence Nightingale"

- Florence Nightingale was an English social reformer and the founder of modern nursing.
- Condition is fair

WEST ELEVATION



INTERIOR VIEW



DESCRIPTION

**A.1.8:** Image of Missionary, "Francis Asbury"

- Francis Asbury was a British-American Methodist minister known as one of the first two bishops of the Methodist Church in the United States.
- Condition is fair

**A.2.8:** Image of Patriot, "Abraham Lincoln"

- Abraham Lincoln was the 16th President of the United States known for abolishing slavery, his role in the Civil War, and his assassination in 1865.
- Condition is fair

## GENERAL INFORMATION

- Quantity: 12
- Operable
- Visibility from street: Yes
- Date: 1931 (Original), Protective glazing (Ca. 1978)
- Condition: Fair
- Manufacturer: D'Ascenzo Studios

## CONSTRUCTION & STYLE

- Steel frame with lead cameing and decorative stained glass
- Round-headed casement window
- Windows inset in cast-stone opening

## VISUAL INSPECTION & CURRENT CONDITION

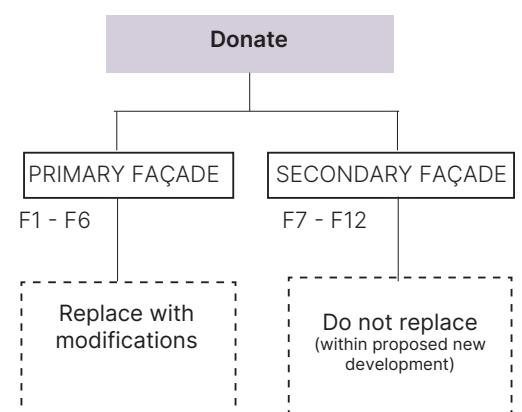
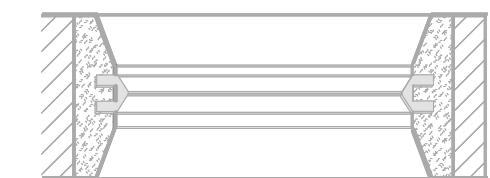
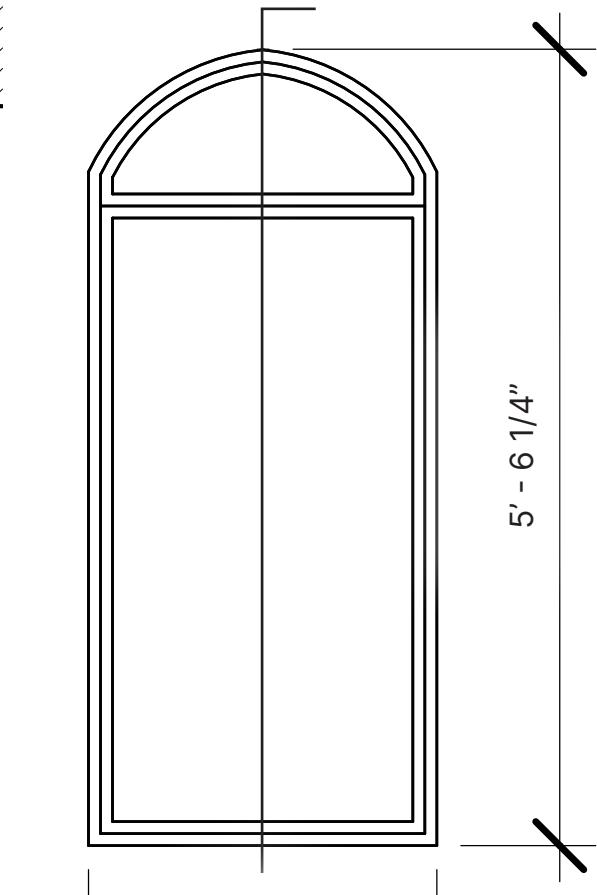
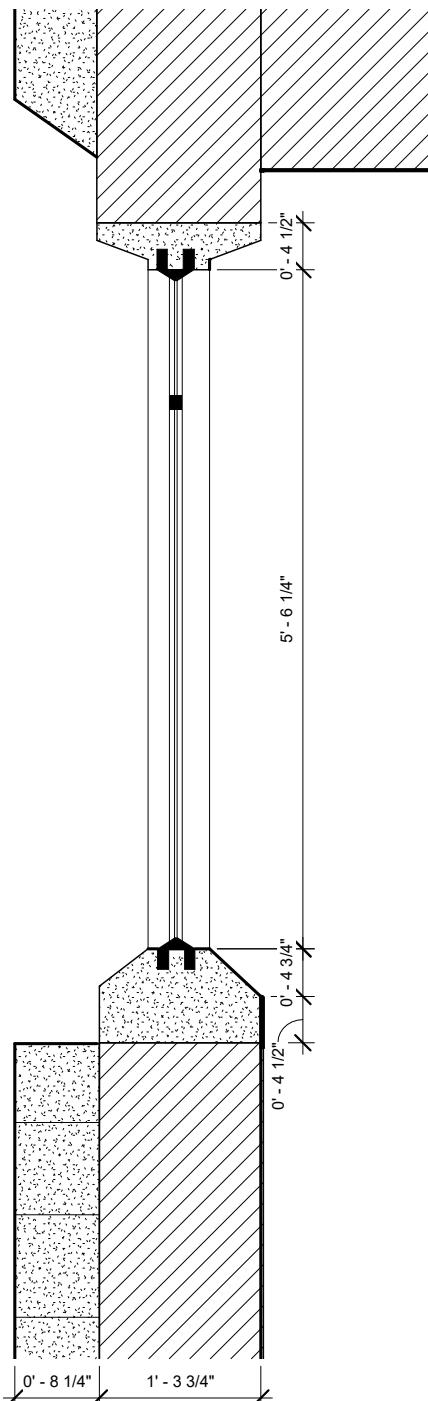
- Pane separation from steel frame
- Water leakage due to shattered panes
- Select windows wrapped in waterproofing plastic
- Minor rusting on interior frame and operator
- Protective glazing was added to the exterior of select windows
- Panels display religious iconography

## CONCLUSION

Historic value of windows dates back to church completion in 1931 and Brooklyn Academy of Music Historic District Designation in 1978. While the stained glass is in fair condition, religious iconography makes them unsuitable for present day and future use.

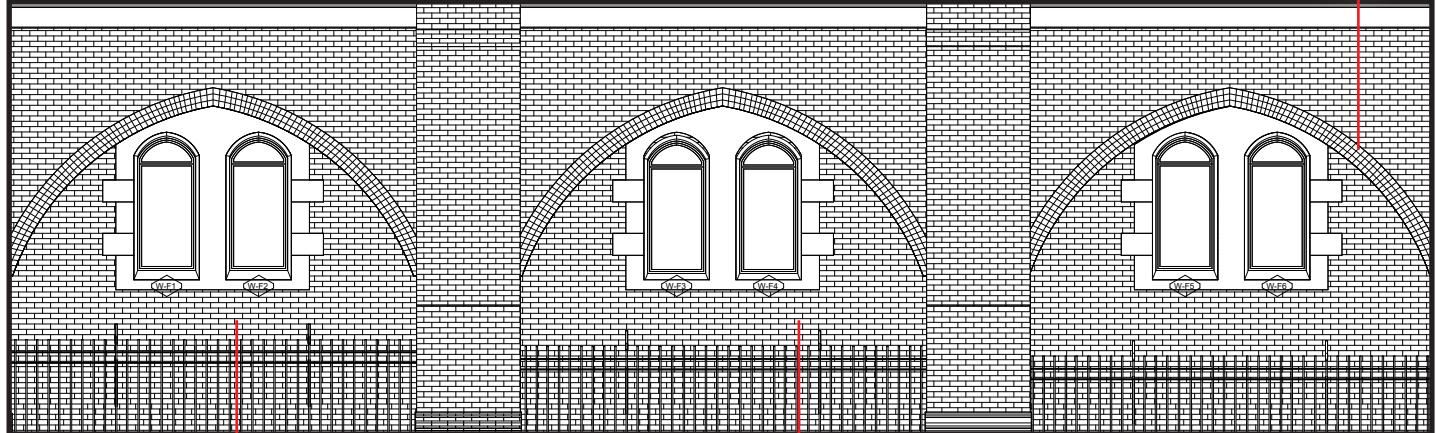
## PROPOSAL

Windows shall be salvaged and donated/returned to the church due to fair condition and historic value. On the primary façade facing St. Felix Street, windows shall be donated and replaced with new, clear fixed steel windows to allow light into the new community space. The new windows shall have lowered sills, but reflect the original design intent to retain the historic context of the neighborhood and pay tribute to the history of the building in its new construction. On the west secondary façade, windows shall be donated/returned to the church. They will not be replaced due to the proposal to demolish this area of the building to accomodate new development.



# Exterior Conditions East: Window Type W-F

EAST ELEVATION (PRIMARY FAÇADE)



W-F1

W-F2

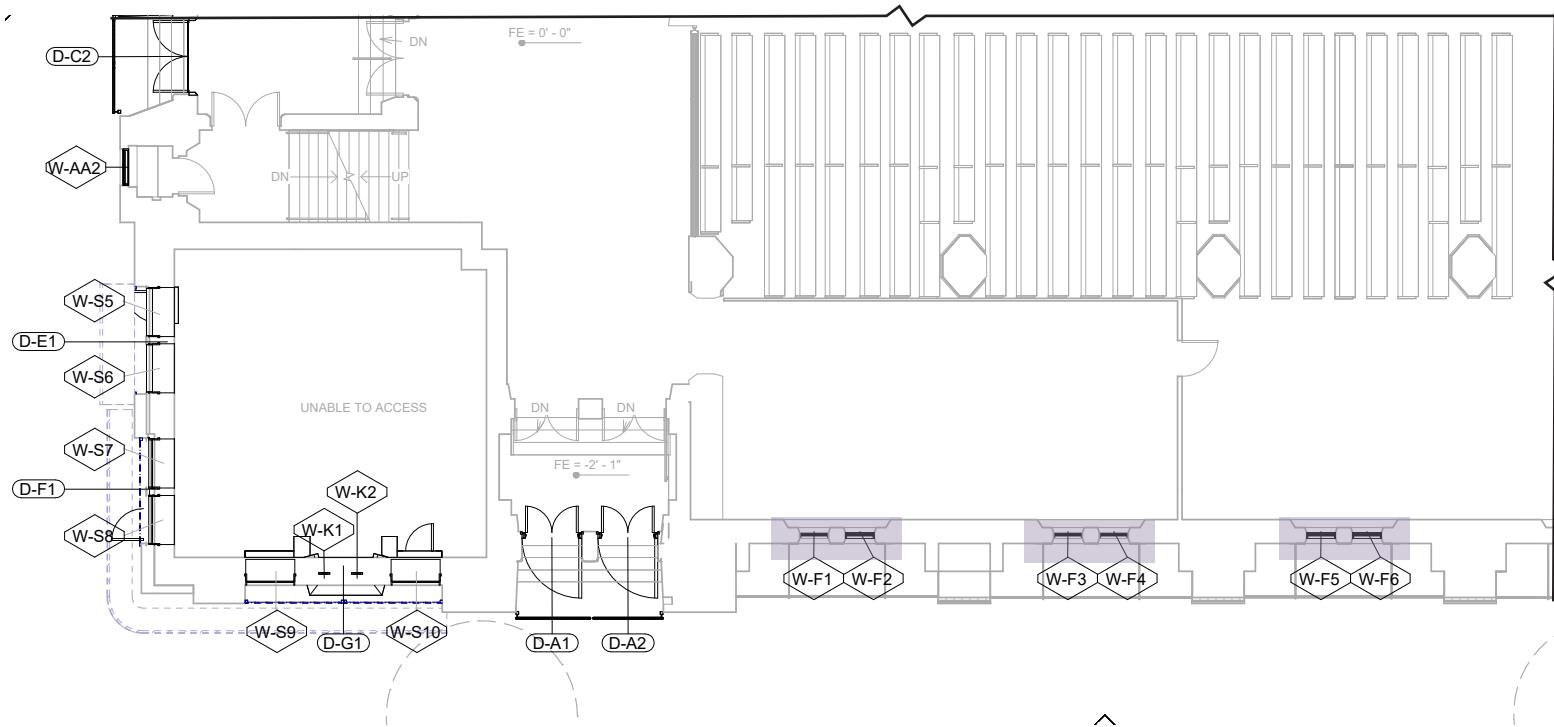


W-F3



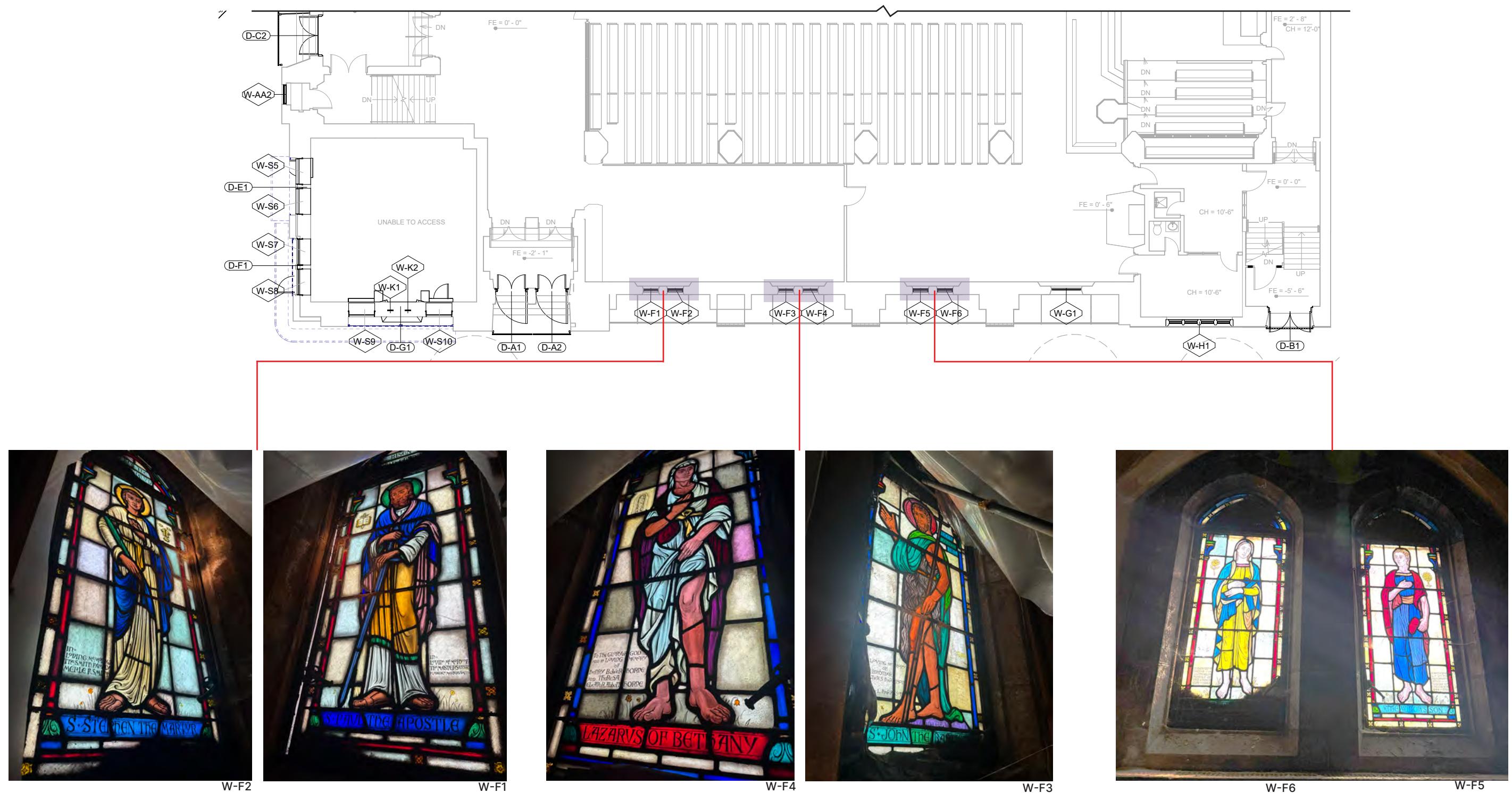
W-F4

ENLARGED FIRST FLOOR PLAN

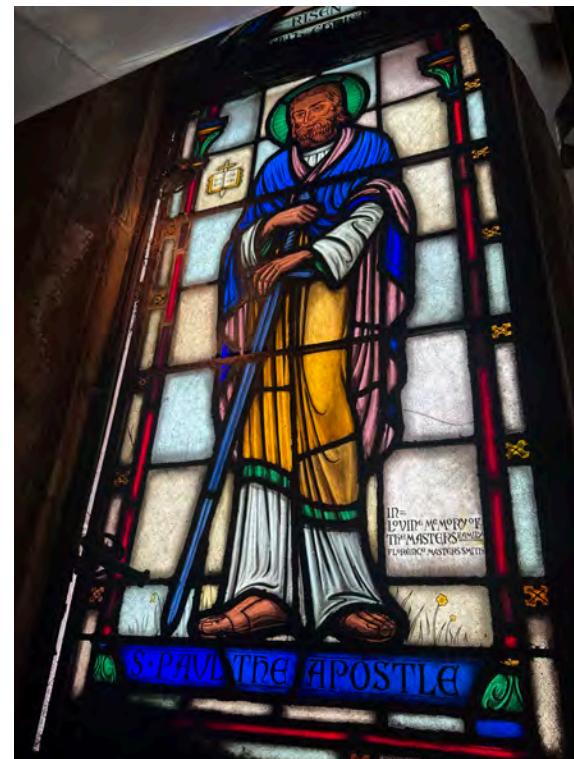
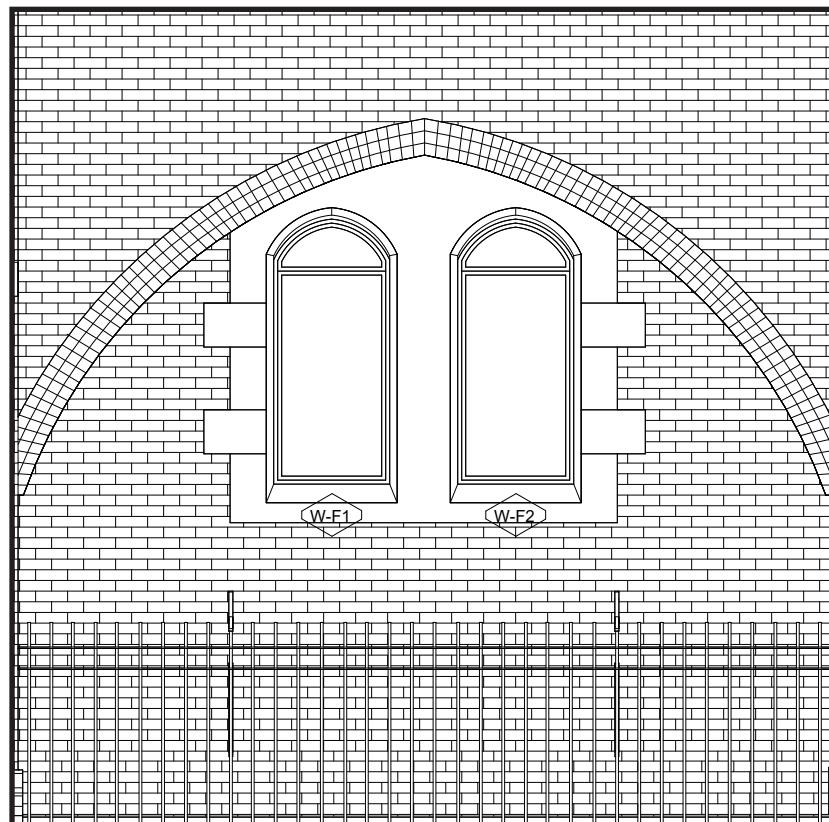


ENLARGED FIRST FLOOR PLAN

Interior Conditions East: WindowType W-F



EAST ELEVATION



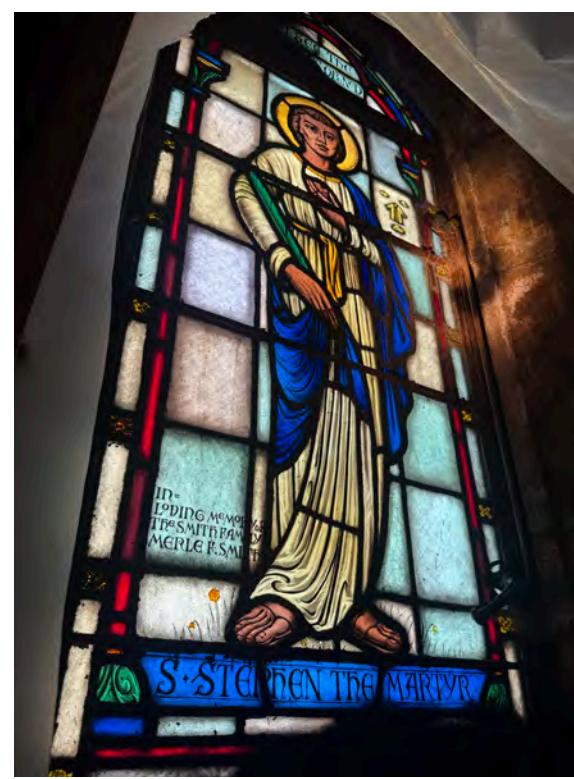
DESCRIPTION

**W-F1:** St. Paul the Apostle

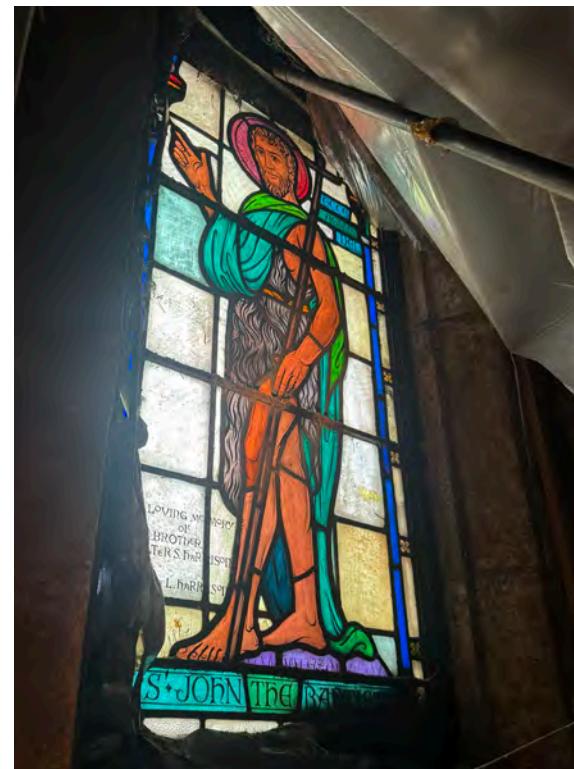
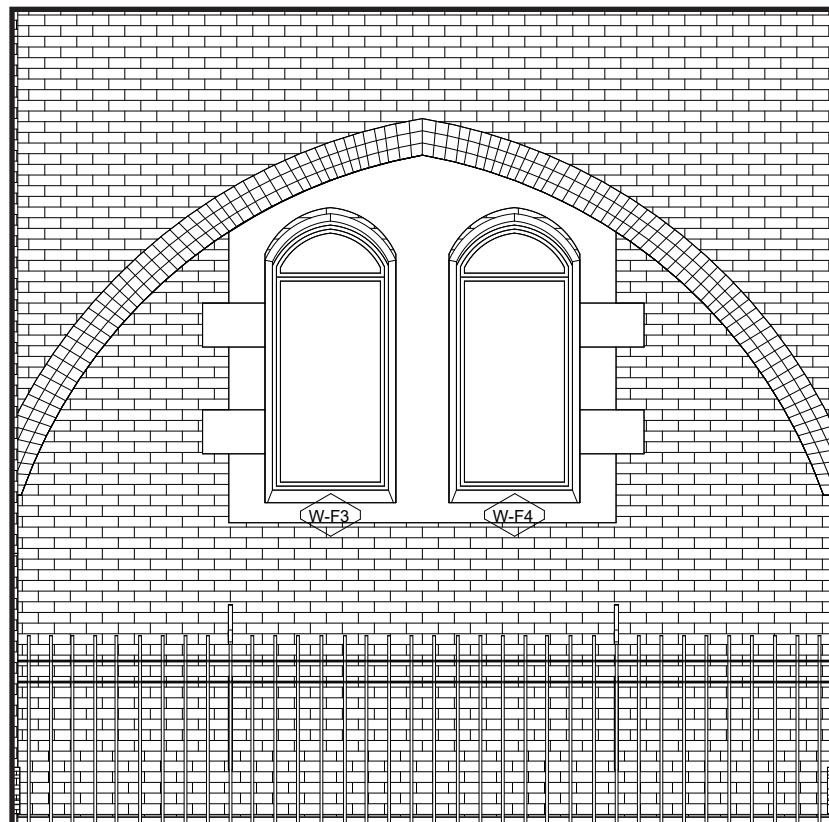
- Paul the Apostle is known for spreading Christian teachings and his contributions to the New Testament
- Dedicated to the Masters Family
- Condition is fair

**W-F2:** S. Stephen the Martyr

- Known for being a deacon in Jerusalem and for his charitable acts
- Dedicated to the Smith Family
- Condition is fair



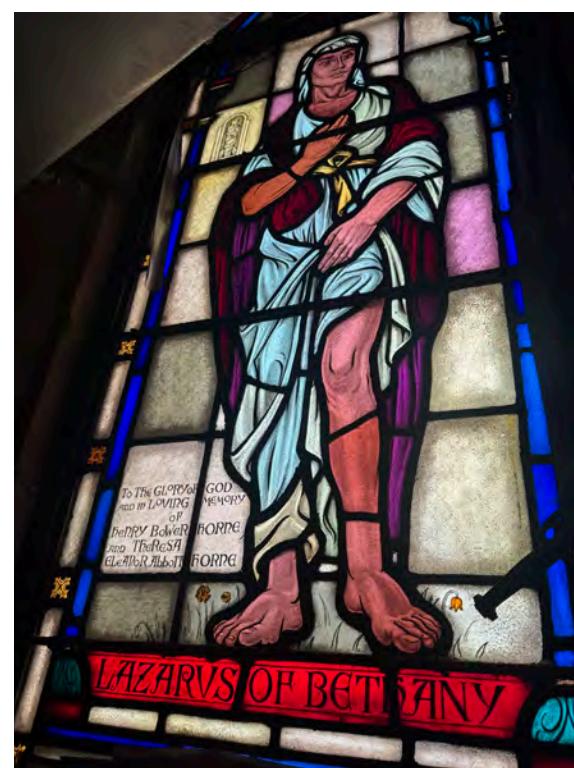
EAST ELEVATION



DESCRIPTION

**W-F3:** St. John the Baptist

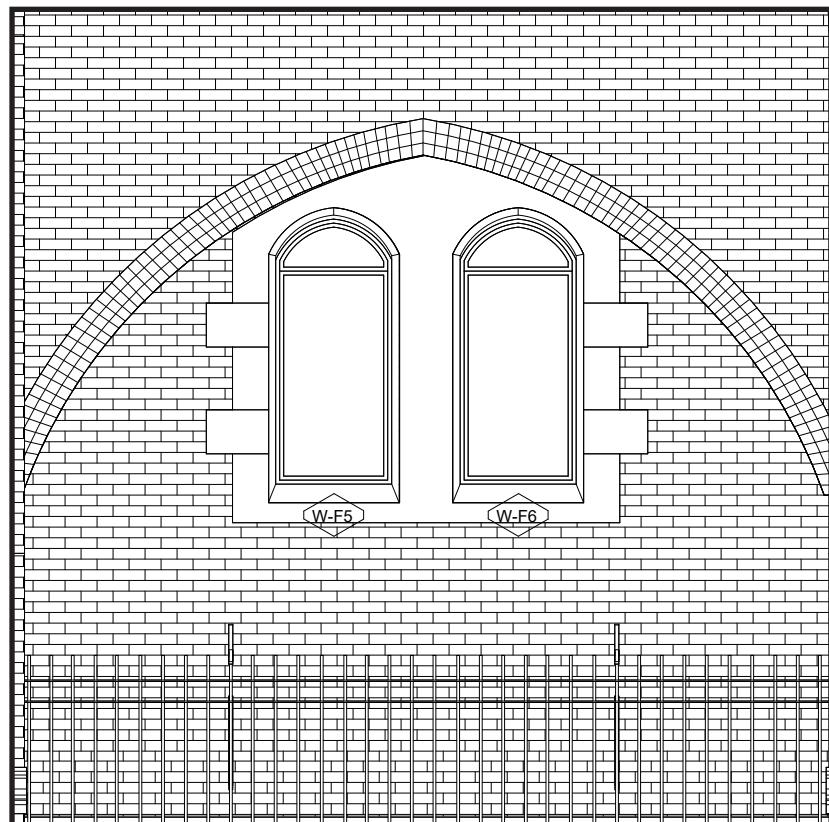
- Known for being a preacher and for baptizing Jesus
- Dedicated to Walter S. Harrison
- Condition is fair



**W-F4:** Lazarus of Bethany

- Known for being raised from the dead by Jesus
- Dedicated to Henry Bower Horne and Theresa Eleanor Abbott Horne
- Condition is fair

EAST ELEVATION



DESCRIPTION

**W-F5: The Widow's Son**

- Dedicated to Doctor John Emerson Zeiter, the minister of the Church from 1944-1956
- Condition is fair

**W-F6: \*Title Illegible - VIF\***

- Dedicated to Doctor J. Lane Miller, the minister of the Church from 1922-1944
- Condition is fair

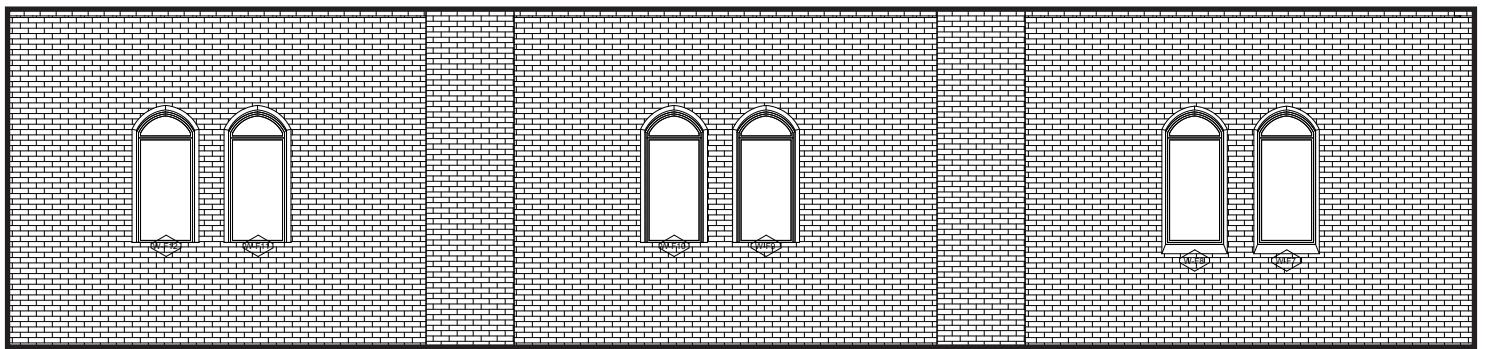


W-F6

W-F5

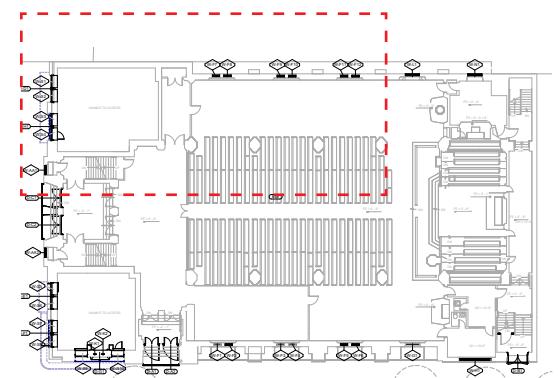
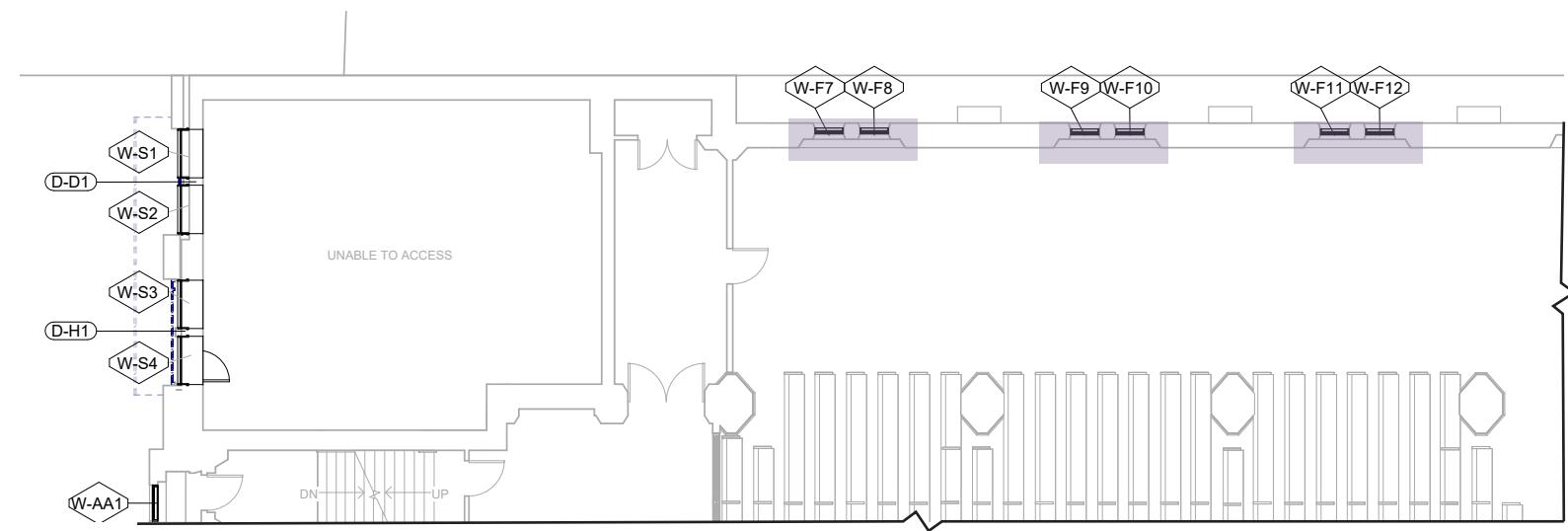
# Exterior Conditions West: Window Type W-F

WEST ELEVATION (SECONDARY FAÇADE)

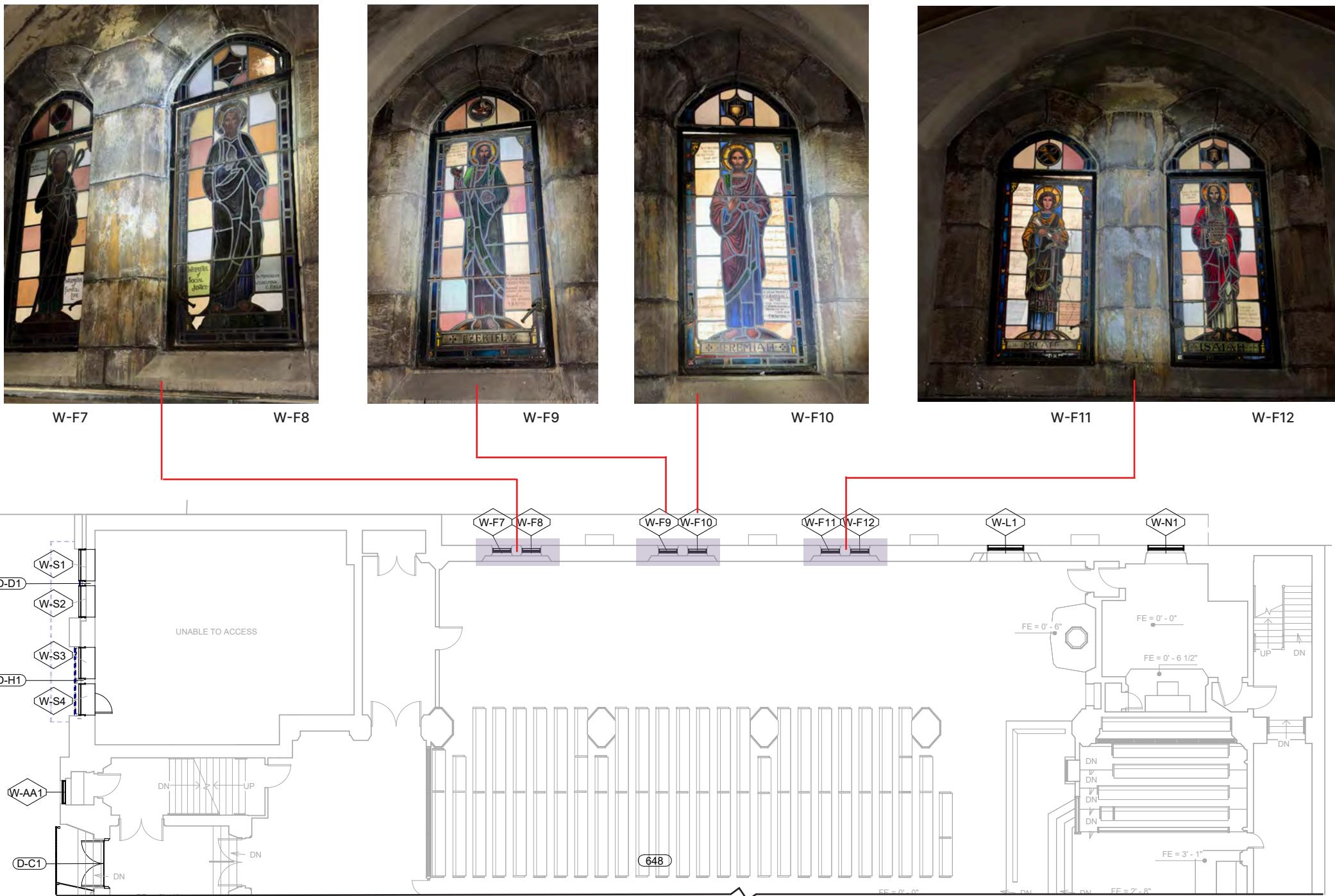


\*\*West façade inaccessible to photograph

ENLARGED FIRST FLOOR PLAN

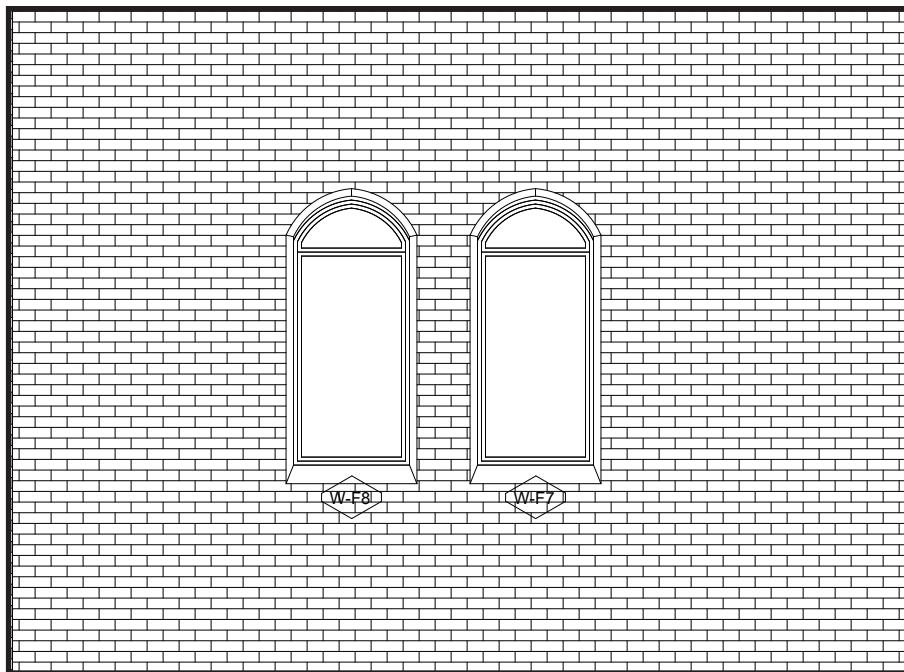


# Interior Conditions West: Window Type W-F



## FIRST FLOOR PLAN

WEST ELEVATION



DESCRIPTION

**W-F7: Hosea**

- Interpreter of Social Justice
- In memory of George Pierce Foulk
- Condition is fair

**W-F8: Amos**

- Interpreter of Family Life
- Condition is fair

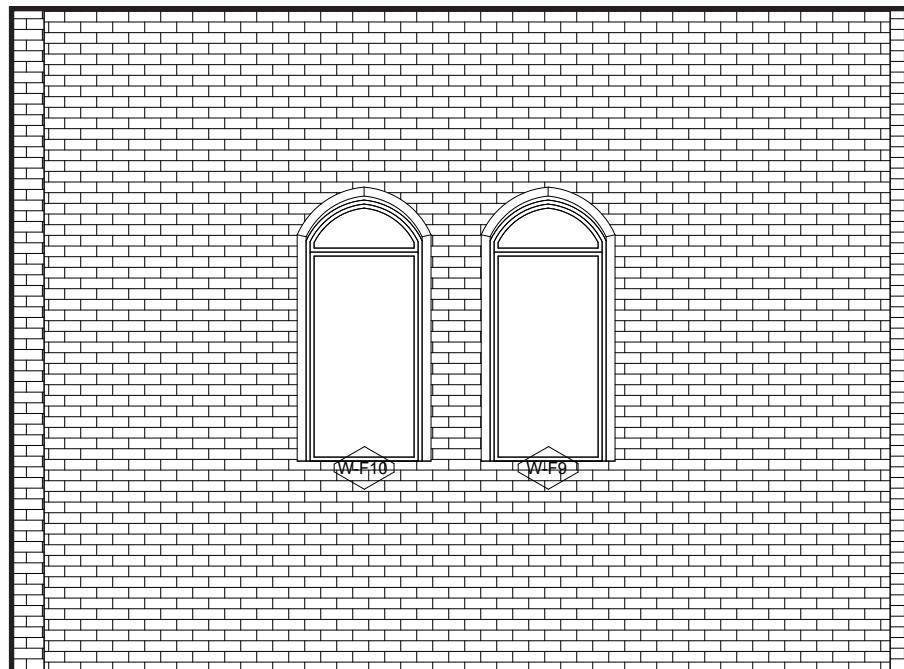


Rusting Frame



Pane Separation

WEST ELEVATION



Pane Separation



W-F10



Pane Separation

DESCRIPTION

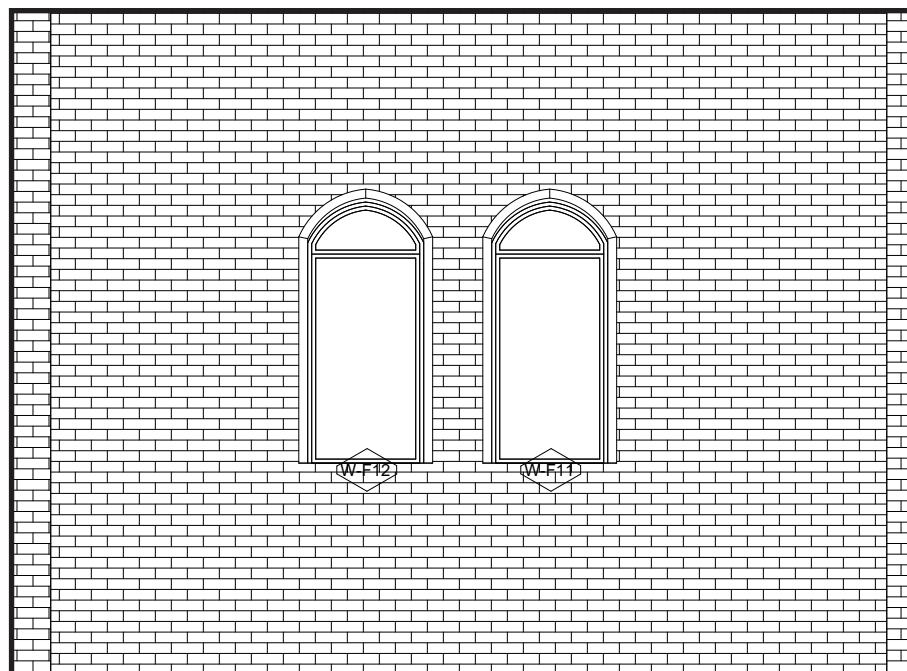
### **W-F9: Ezekiel**

- Ezekiel was an Israelite priest known for his visions and for guiding those in despair.
- Dedicated to Estelle M. Sutter, a teacher of the Church Day School
- Condition is fair

### **W-F10: Jeremiah**

- Jeremiah was a prophet with a legacy of hope.
- Dedicated to Katherine L. Sutter
- Condition is fair

WEST ELEVATION

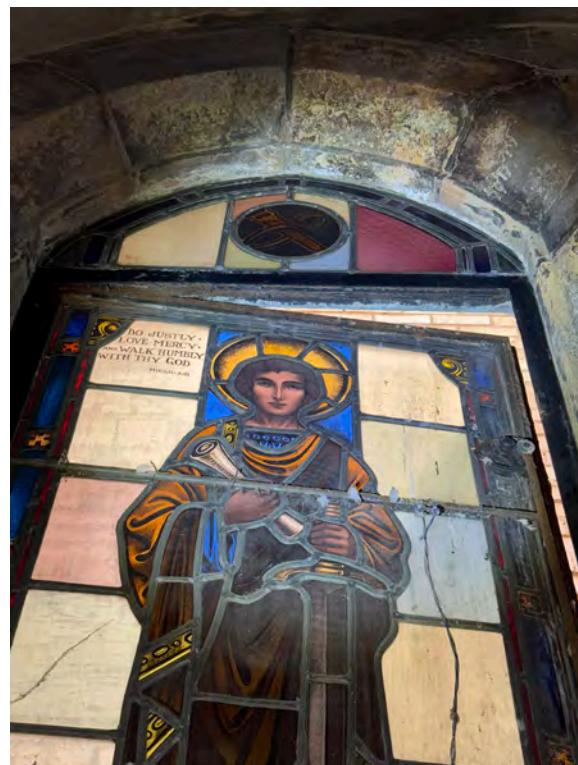


W-F11

W-F12



Broken Closure



Pane Cracking and Separation

DESCRIPTION

#### **W-F11: Micah**

- Micah is one of the Twelve Minor Prophets of the Hebrew Bible with messages of hope and restoration
- Dedicated to Caroline A. Kenworth
- Condition is fair

#### **W-F12: Isaiah**

- Isaiah is known in Christianity for foreshadowing the coming of Jesus Christ.
- Dedicated to Bishop Frederick Buckley Newell
- Condition is fair

## GENERAL INFORMATION

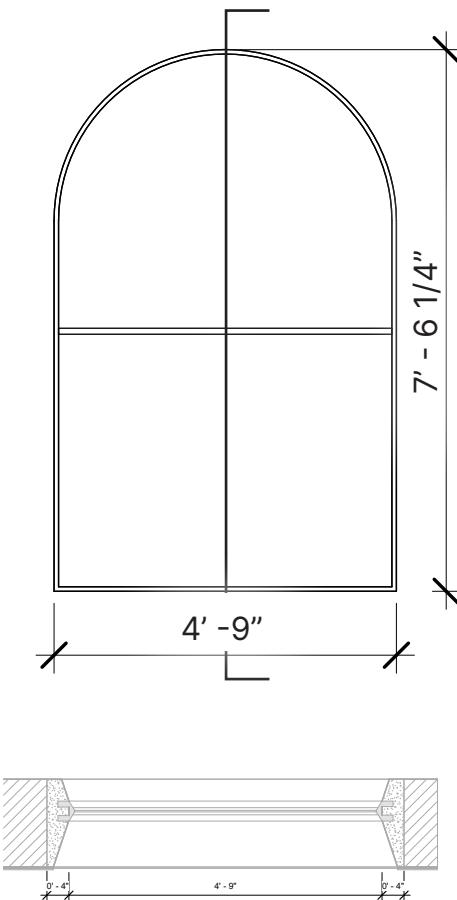
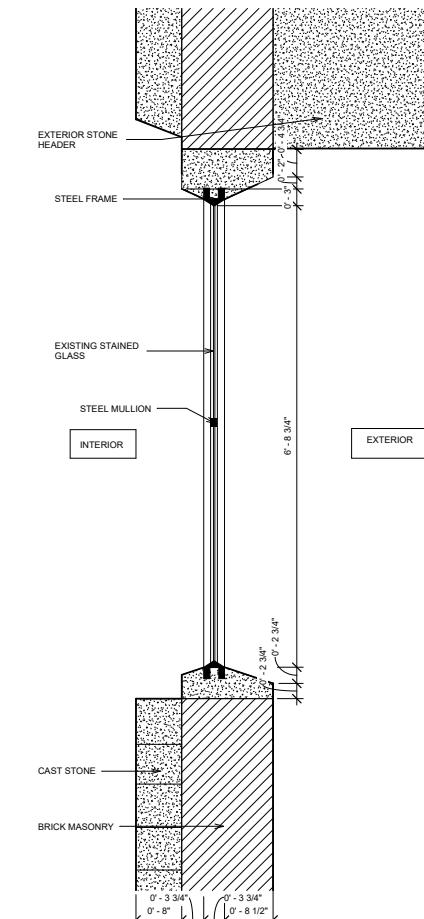
- Quantity: 1
- Fixed
- Visibility from street: Yes
- Date: 1931 (Original), Protective glazing (Ca. 1978)
- Condition: Good
- Manufacturer: D'Ascenzo Studios

## CONSTRUCTION & STYLE

- Steel frame with lead caming and decorative stained glass
- Round-headed fixed window
- Windows inset in cast-stone opening

## VISUAL INSPECTION & CURRENT CONDITION

- Minor rusting on steel frame and exterior mullion
- Panels display religious iconography

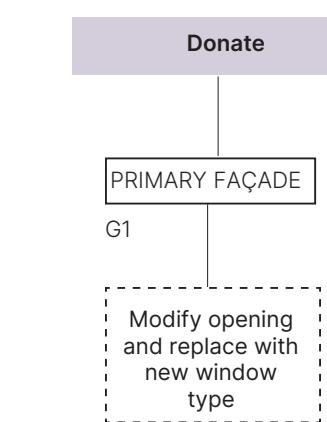


## CONCLUSION

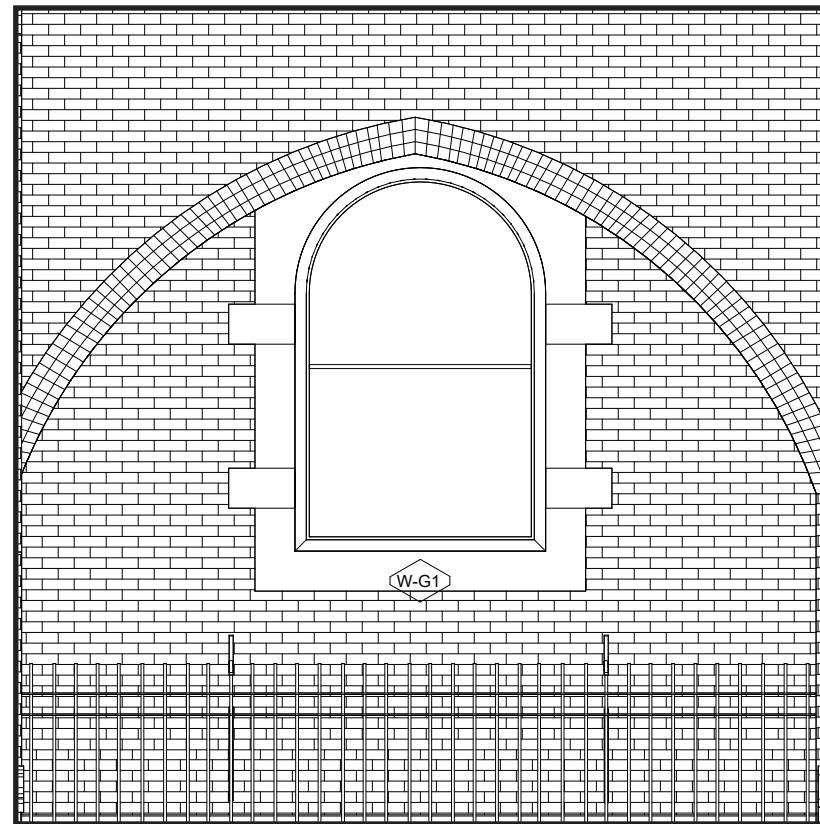
Historic value of windows dates back to church completion in 1931 and Brooklyn Academy of Music Historic District Designation in 1978. While the stained glass is in fair condition, religious iconography makes them unsuitable for present day and future use.

## PROPOSAL

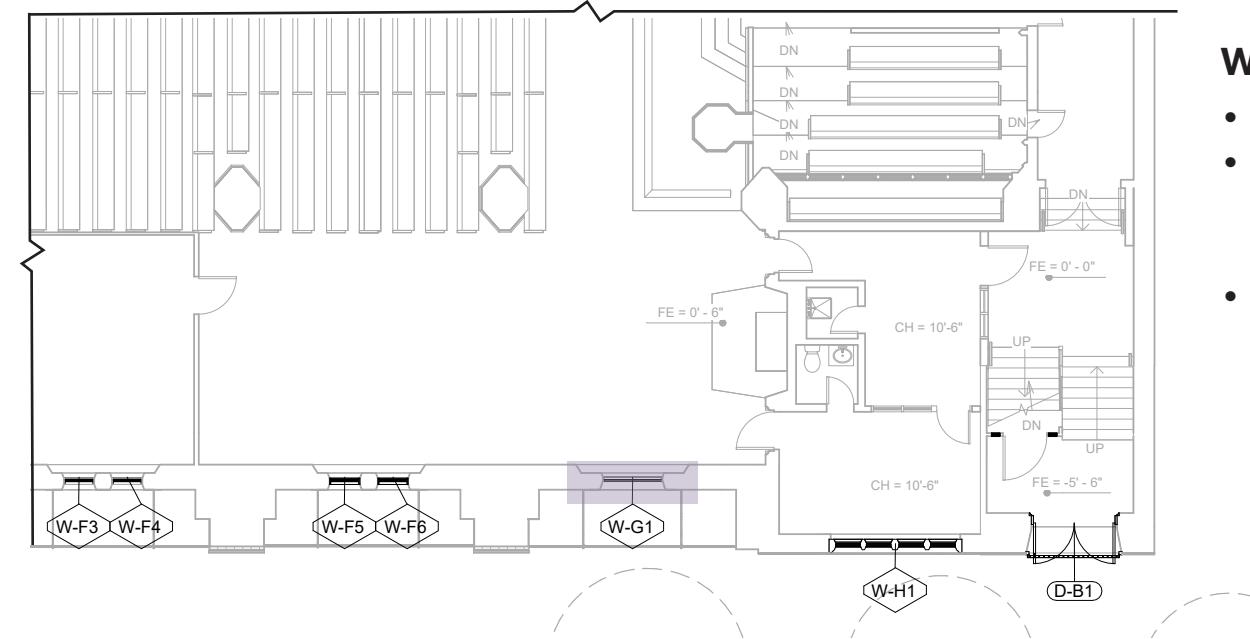
Window shall be salvaged and donated/returned to the church due to fair condition and historic value. On the primary façade facing St. Felix Street, the window shall be donated and replaced with new, clear fixed steel windows to allow light into the new community facility. The new window shall have a lowered sill, but reflect the original design intent to retain the historic context of the neighborhood and pay tribute to the history of the building in its new construction.



EAST ELEVATION (PRIMARY FAÇADE)



ENLARGED FIRST FLOOR PLAN



DESCRIPTION

**W-G1:**

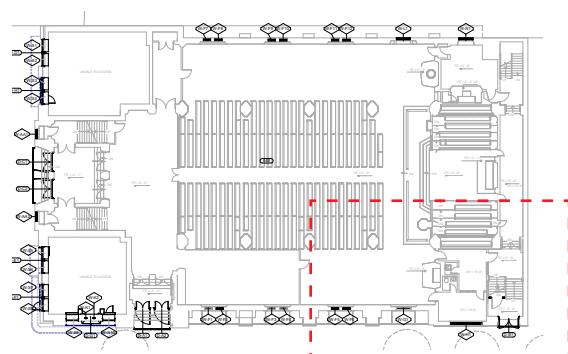
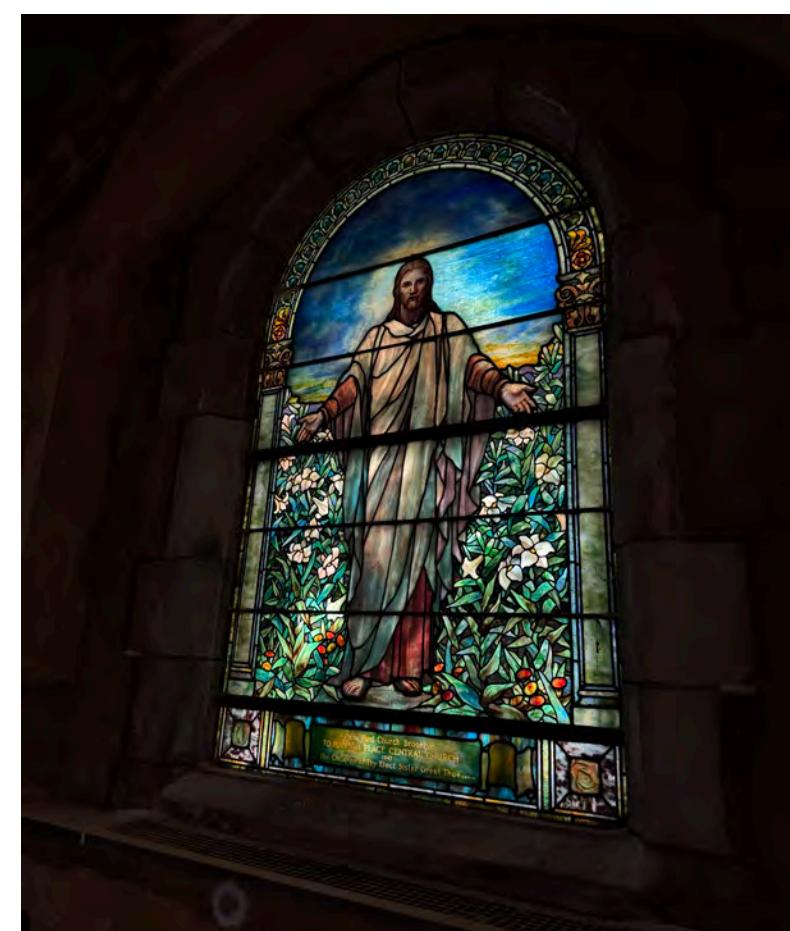
- Depiction of Jesus in a garden of flowers
- Description panel stating: "From First Church Brooklyn, TO HANSON PLACE CENTRAL CHURCH 1947, The Children of Thy Elect Sister Greet Thee"
- Condition is good



EXTERIOR VIEW



INTERIOR VIEW



## GENERAL INFORMATION

- Quantity: 1
- Fixed
- Visibility from street: No
- **Historic Tiffany Window:** Booth Memorial Window
- Date: 1904 (Predates Building)
- Condition: Fair

## CONSTRUCTION & STYLE

- Steel frame with lead caming and decorative stained glass
- Round-headed fixed window
- Windows inset in cast-stone opening

## VISUAL INSPECTION & CURRENT CONDITION

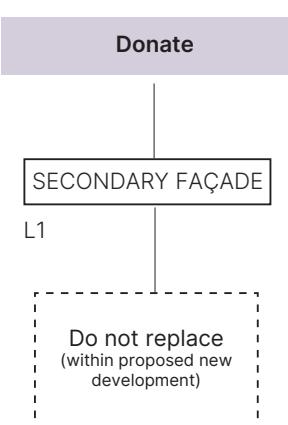
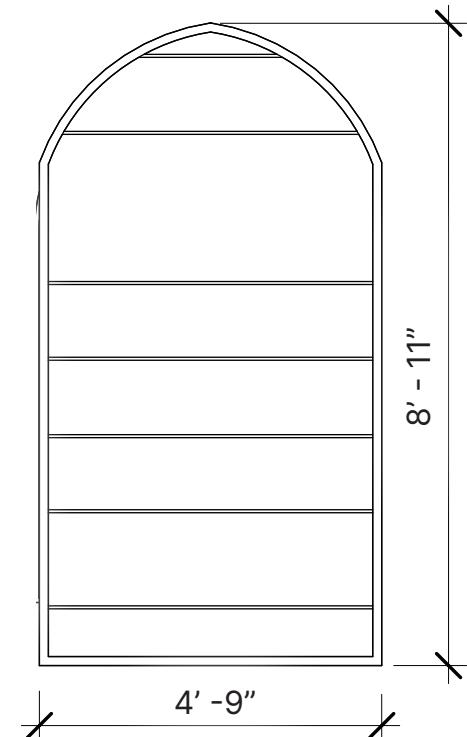
- Minor rusting on steel framing and mullions
- Panels containing religious iconography

## CONCLUSION

The Tiffany Window has historic value that dates back to church completion in 1931. While the stained glass is in good condition, religious iconography makes the window unsuitable for present day and future use.

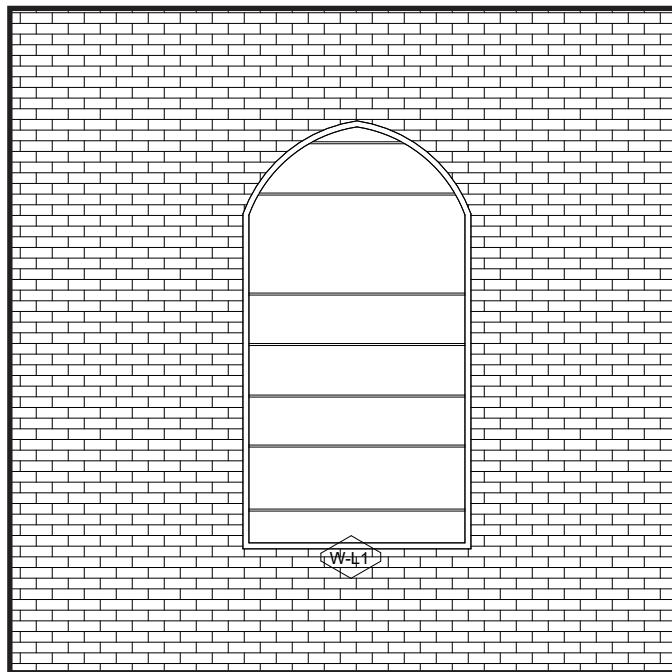
## PROPOSAL

Window shall be salvaged and donated/returned to the church due to good condition and historic value from the original school that was founded in 1858. Since the window is a historic Tiffany window, it could instead be sold to a Tiffany collection. On the west secondary façade, windows shall be donated and not replaced because of the proposal to demolish this area of the building to accomodate new development.

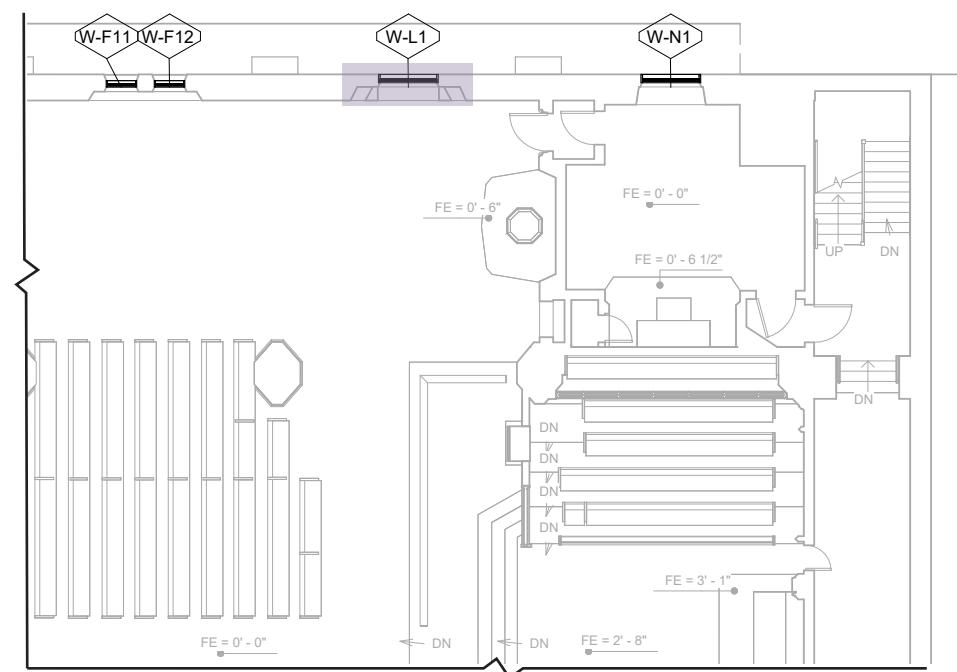


# Window Type W-L

WEST ELEVATION (SECONDARY FAÇADE)



ENLARGED FIRST FLOOR PLAN



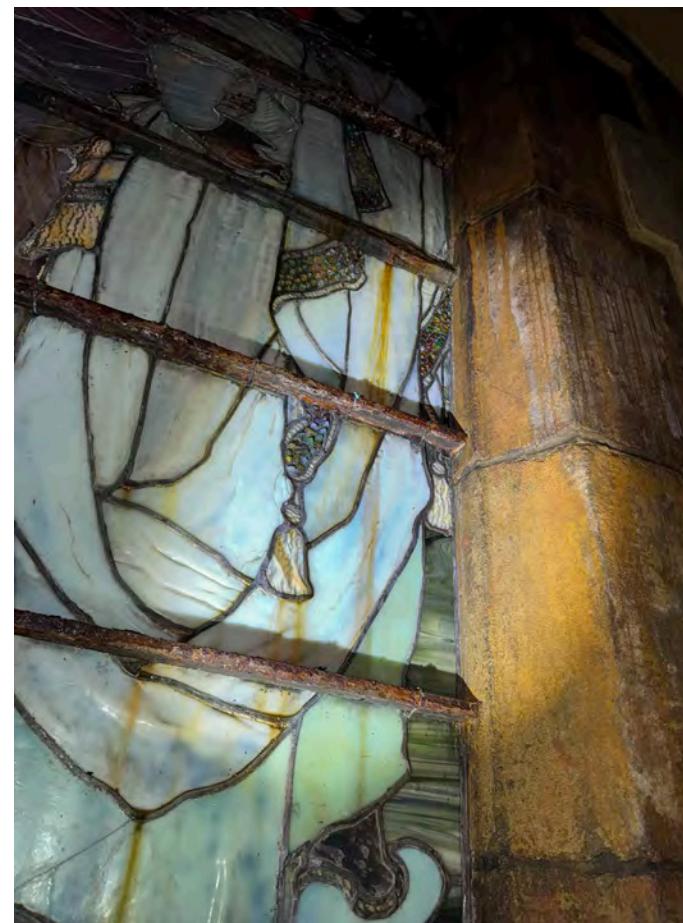
## DESCRIPTION

### **W-L1: Tiffany Window**

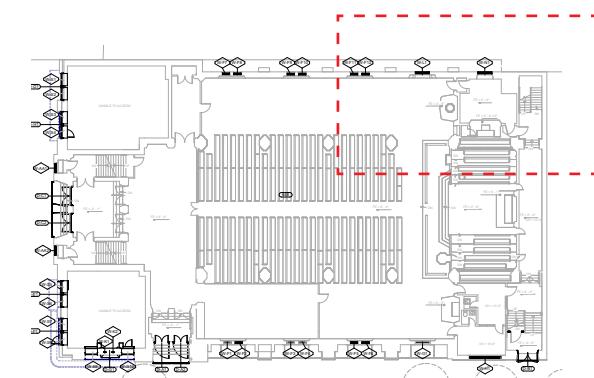
- Depiction of Jesus dressed in a scarlet robe, symbolic of sacrifice and authority.
- Dedicated to Samuel Booth, the founder of the Church School
- Condition is fair



INTERIOR VIEW



Rusting Mullions



## GENERAL INFORMATION

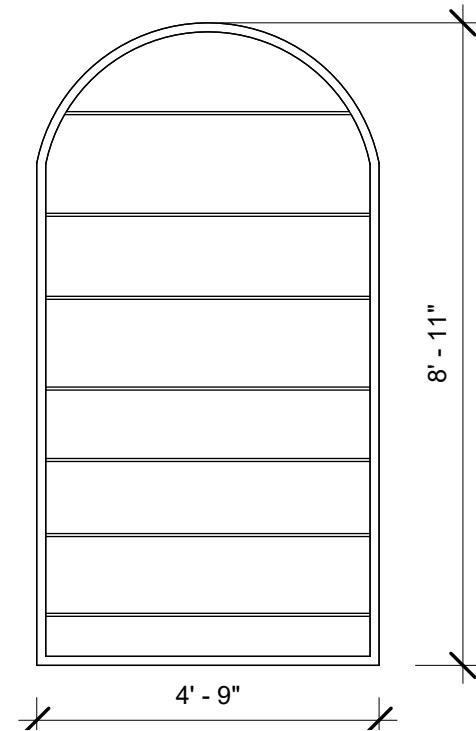
- Quantity: 1
- Fixed
- Visibility from street: No
- **Historic Tiffany Window:** French Memorial Window
- Date: 1904 (Predates Building)
- Condition: Fair

## CONSTRUCTION & STYLE

- Steel frame with lead caming and decorative stained glass
- Round-headed fixed window
- Windows inset in cast-stone opening

## VISUAL INSPECTION & CURRENT CONDITION

- Minor rusting on steel framing and mullions
- Panels containing religious iconography

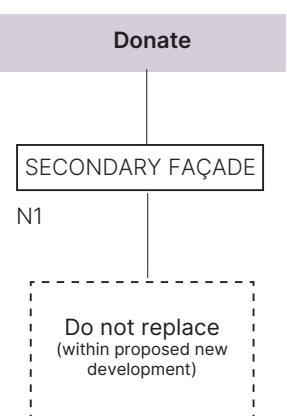


## CONCLUSION

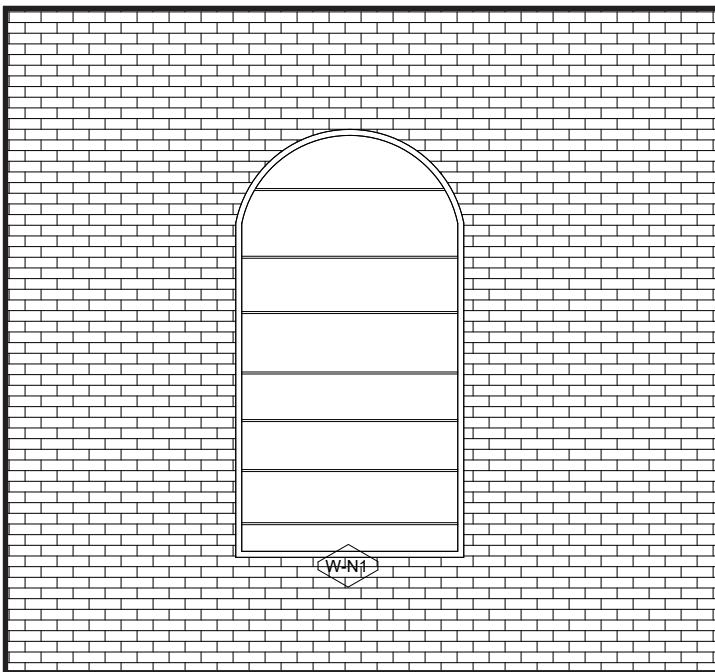
The Tiffany Window has historic value that dates back to church completion in 1931. While the stained glass is in good condition, religious iconography makes the window unsuitable for present day and future use.

## PROPOSAL

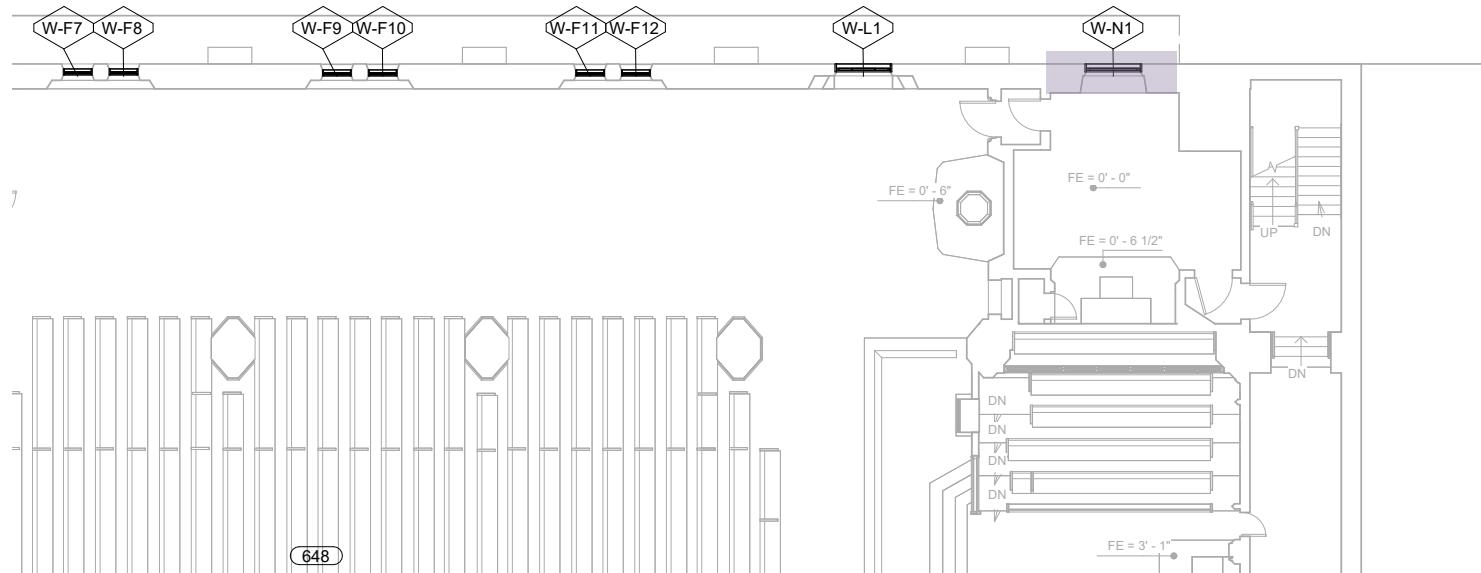
Window shall be salvaged and donated/returned to the church due to good condition and historic value to the original church. Since the window is a historic Tiffany window, it could instead be sold to a Tiffany collection. On the west secondary façade, windows shall be donated and not replaced because of the proposal to demolish this area of the building to accomodate new development.



WEST ELEVATION (SECONDARY FAÇADE)



FIRST FLOOR PLAN



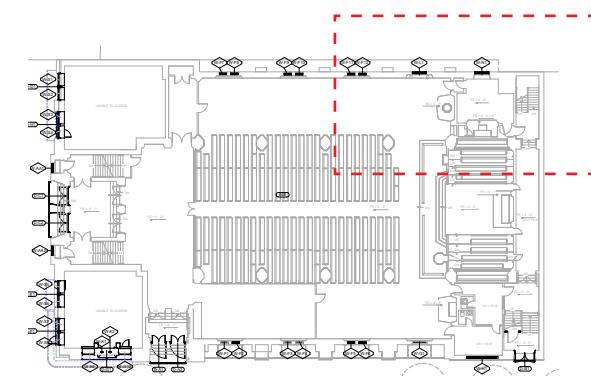
INTERIOR VIEW



DESCRIPTION

**W-N1:** Tiffany Window

- Depiction of Jesus blessing children.
- Dedicated to John French and his wife Sarah Rushmore French
- Condition is fair



## GENERAL INFORMATION

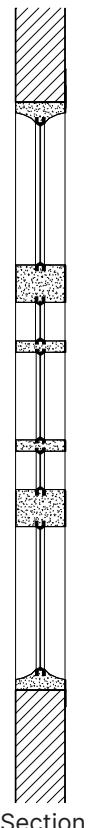
- Quantity: 1
- Fixed
- Visibility from street: Yes
- Date: 1931 (Original), Protective glazing (Ca. 1978)
- Condition: Fair
- Manufacturer: D'Ascenzo Studios

## CONSTRUCTION & STYLE

- Steel frame with lead caming and decorative stained glass
- Rose Window style including dagger, mouchette, and cusp tracery elements
- Window inset in cast-stone opening with cast stone tracery
- Symbol of Jerusalem Cross with imagery of the Twelve Disciples in the petals.

## VISUAL INSPECTION & CURRENT CONDITION

- Minor rusting on steel framing and mullions
- Stained glass in good condition
- Panel O.1 displays religious iconography

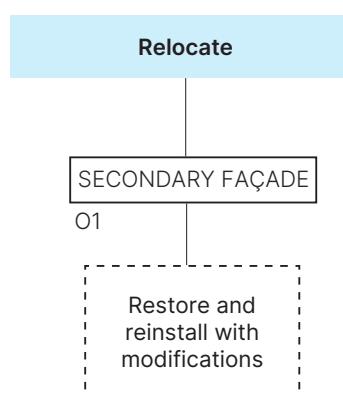
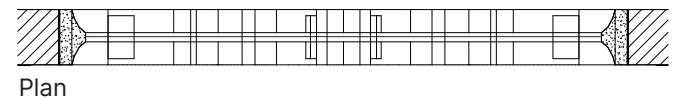
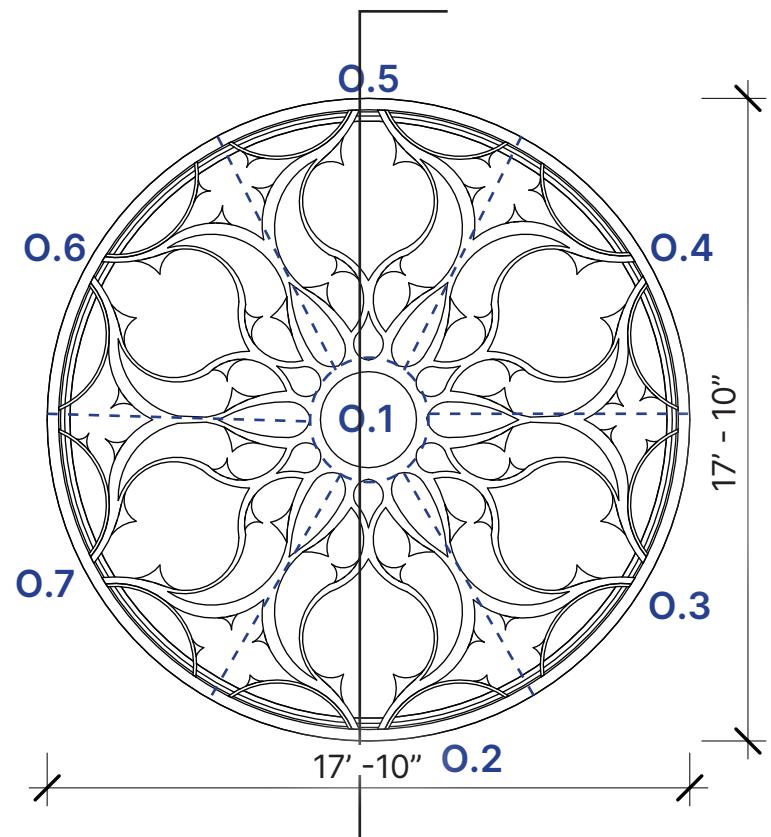


## CONCLUSION

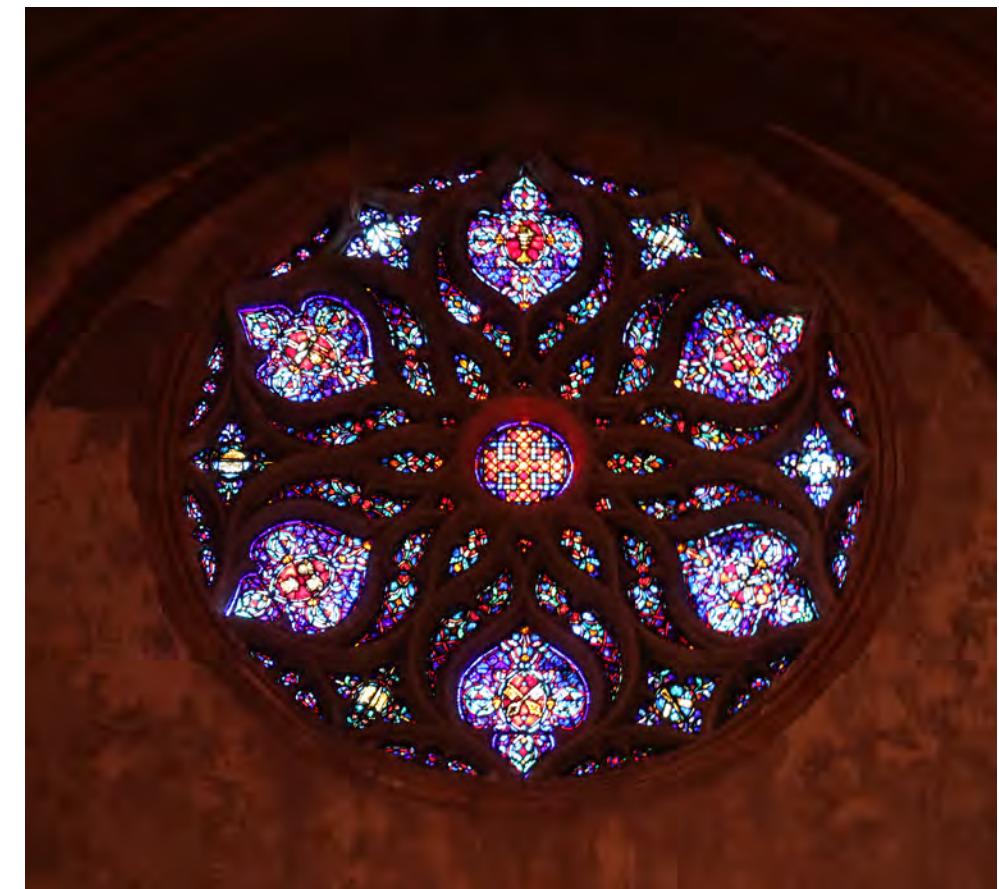
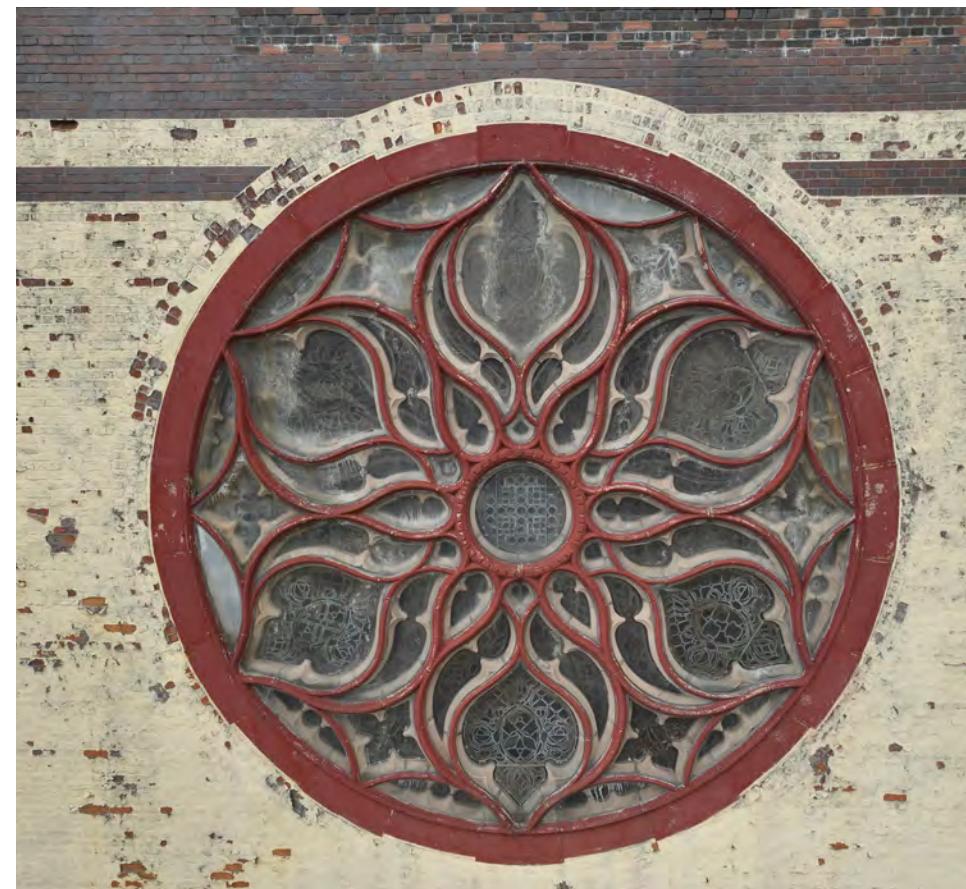
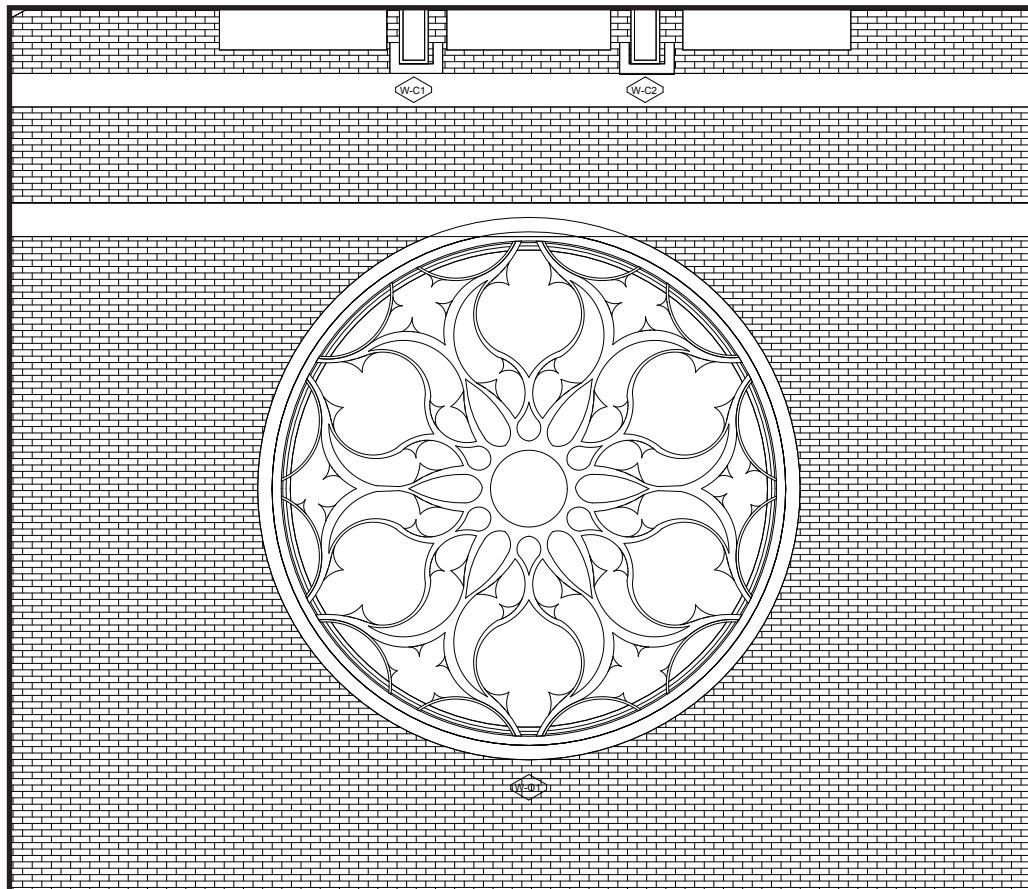
The Rose Window has historic value that dates back to church completion in 1931 and to the Brooklyn Academy of Music Historic District designation in 1978. The stained glass is in good condition and can be reused for the building's restoration and adaptation.

## PROPOSAL

Window shall be salvaged, restored and reused at the interior of the new residential lobby removing it from the lot line of the building to a location where it can be visible to residents of the new building. Tracery shall be salvaged and restored as a part of the window relocation. The window shall not be reinstalled at the same location on the exterior due to the proposed demolition of the north façade and proposed new construction.



NORTH ELEVATION (SECONDARY FAÇADE)



## GENERAL INFORMATION

- Quantity: 1
- Fixed
- Visibility from street: Yes
- Date: 1931 (Original), Protective glazing (Ca. 1978)
- Condition: Fair
- Manufacturer: D'Ascenzo Studios

## CONSTRUCTION & STYLE

- Steel frame with lead caming and decorative stained glass
- Geometric tracery with a series of pointed windows and non-original single casement window
- Window inset in cast-stone opening with cast stone tracery

## VISUAL INSPECTION & CURRENT CONDITION

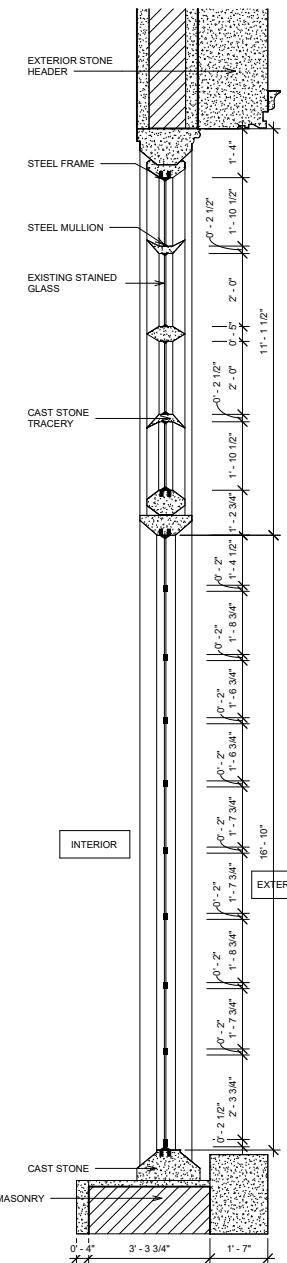
- Window was gifted by Eugene W. Spaulding
- Exterior is covered in non-original protective glazing
- Small operable window was added later in building's history to provide roof access
- Stained glass is in good condition
- Minor rusting of steel window frame
- Separation of cast-stone surround creates breaks in insulation continuity
- Glazing panels T.1, T.2, T.3 and T.5 display religious iconography including the Three Kings and the Nativity scene

## CONCLUSION

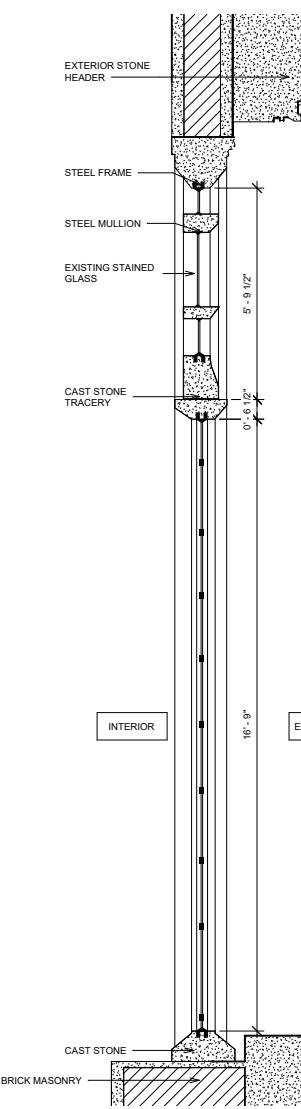
The large stained glass window at the south façade has historic value that dates back to church completion in 1931 and to the Brooklyn Academy of Music Historic District designation in 1978. The stained glass is in good condition and can be reused for the building's restoration and adaptation.

## PROPOSAL

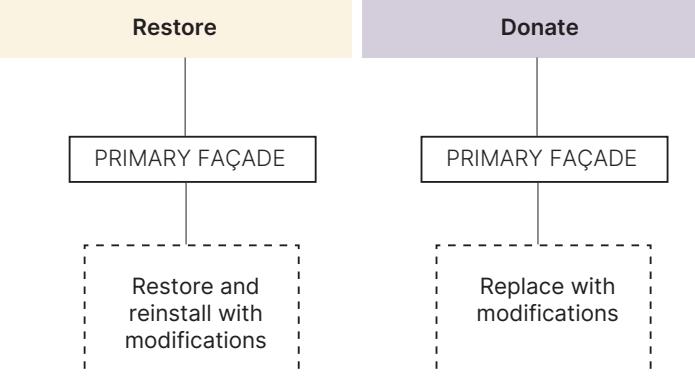
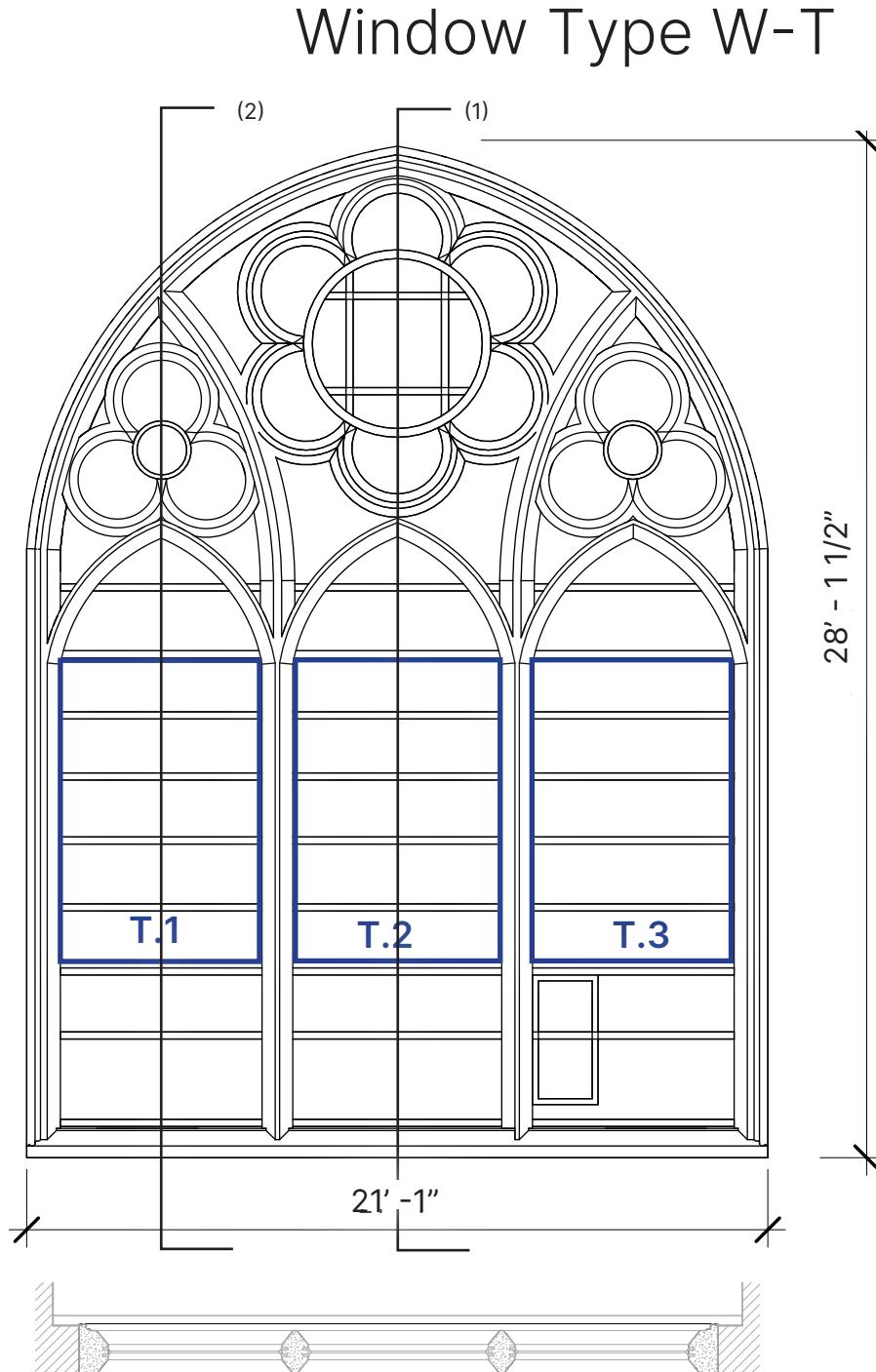
Window shall be salvaged, restored, modified and reinstalled in the existing location for use in the new building amenity space. Panels T.1, T.2, and T.3 shall be removed and donated/returned to the church. The design proposes to replace these panels with salvaged stained glass from the secular panels on the West facade of the church, pending review from stained glass artisan. Tracery shall be salvaged to create casts for new tracery to retain the historic context of the neighborhood and pay tribute to the history of the building in its new construction.



Section 1

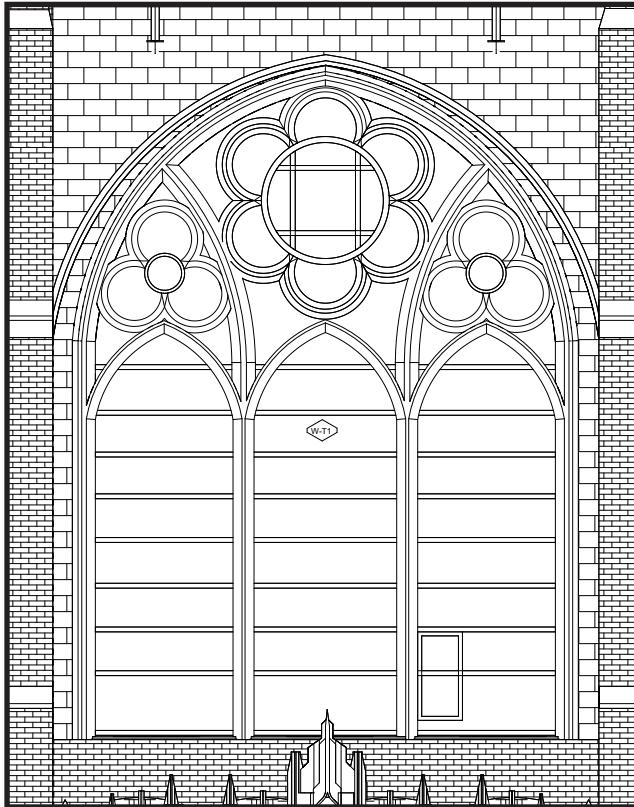


Section 2

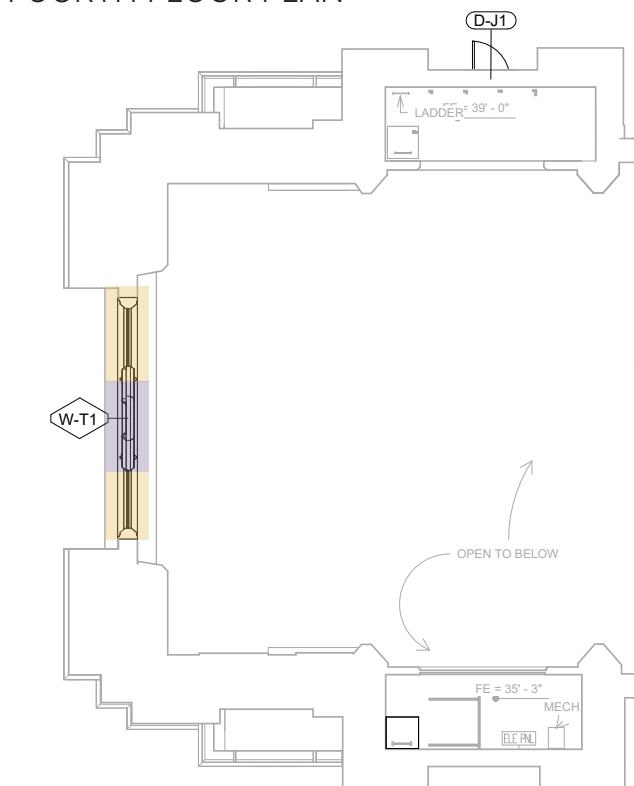


# Window Type W-T

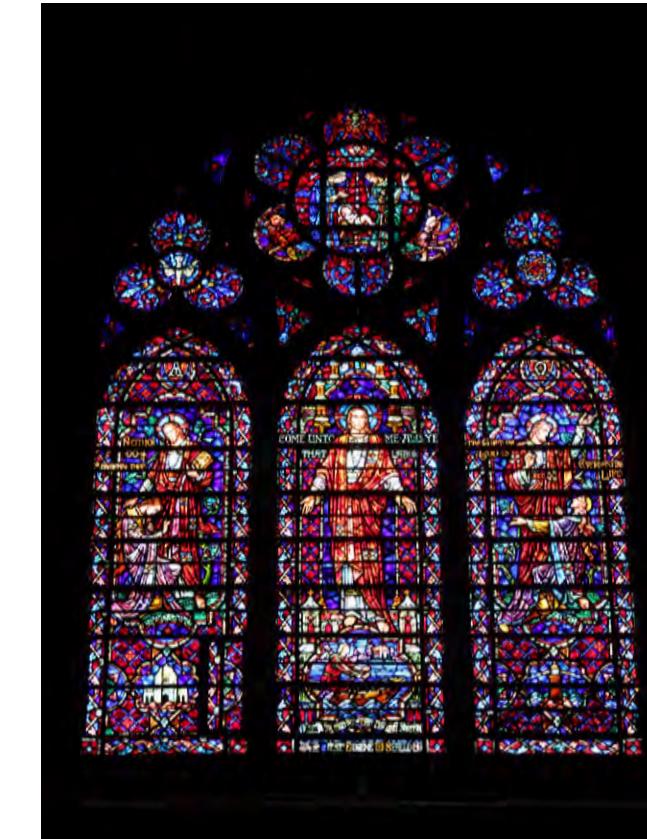
SOUTH ELEVATION (PRIMARY FAÇADE)



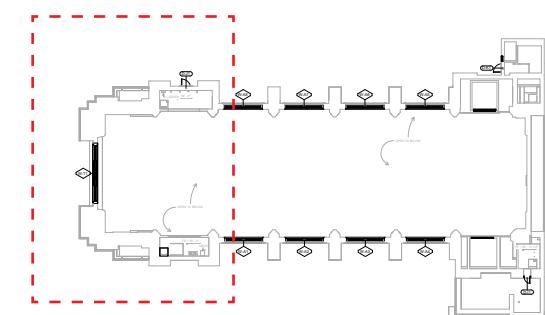
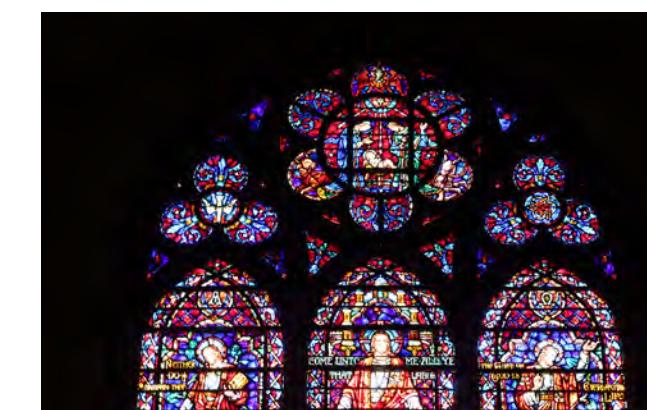
FOURTH FLOOR PLAN



EXTERIOR VIEW



INTERIOR VIEW



## GENERAL INFORMATION

- Quantity: 1
- Fixed
- Visibility from street: Yes
- Date: 1931 (Original), Protective glazing (Ca. 1978)
- Condition: Fair
- Manufacturer: D'Ascenzo Studios

## CONSTRUCTION & STYLE

- Steel frame with lead came and decorative stained glass
- Geometric tracery reflects window style W-T above
- Window inset in cast-stone opening

## VISUAL INSPECTION & CURRENT CONDITION

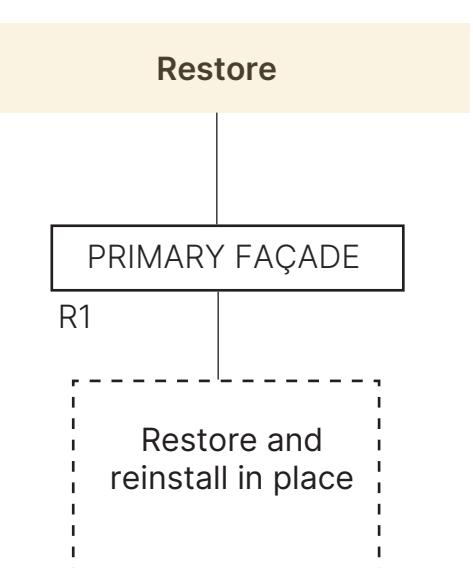
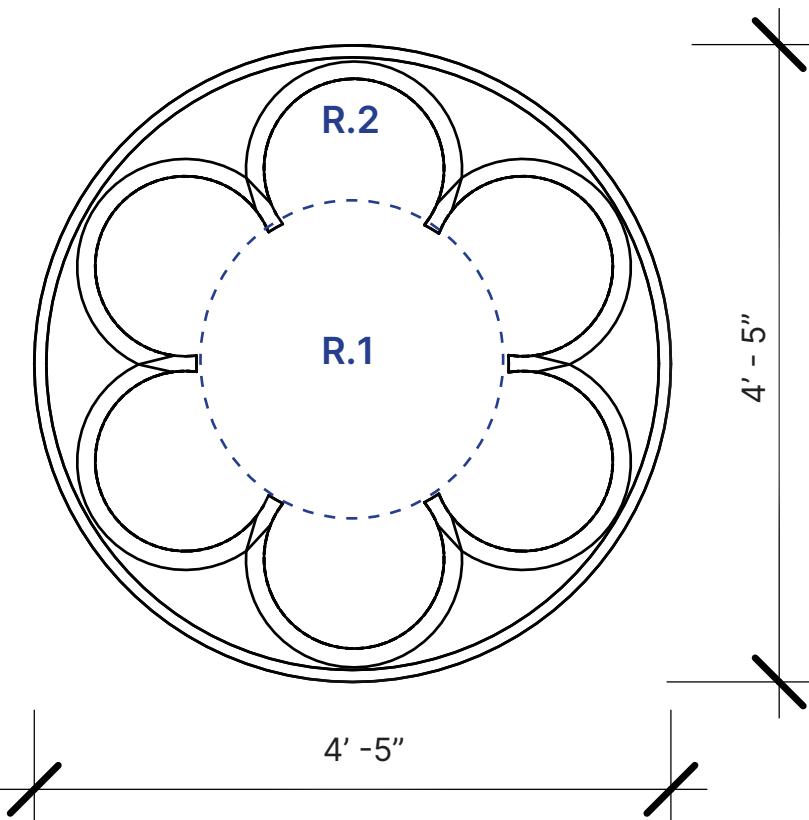
- Stained glass is in good condition without cracks or damage
- Pane R.1 displays religious iconography

## CONCLUSION

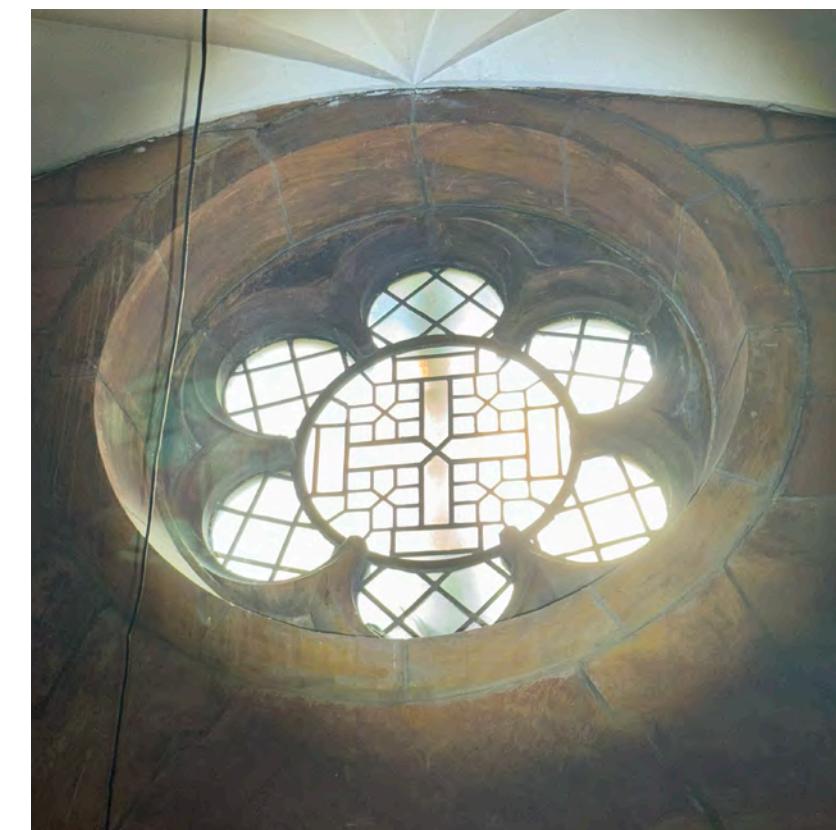
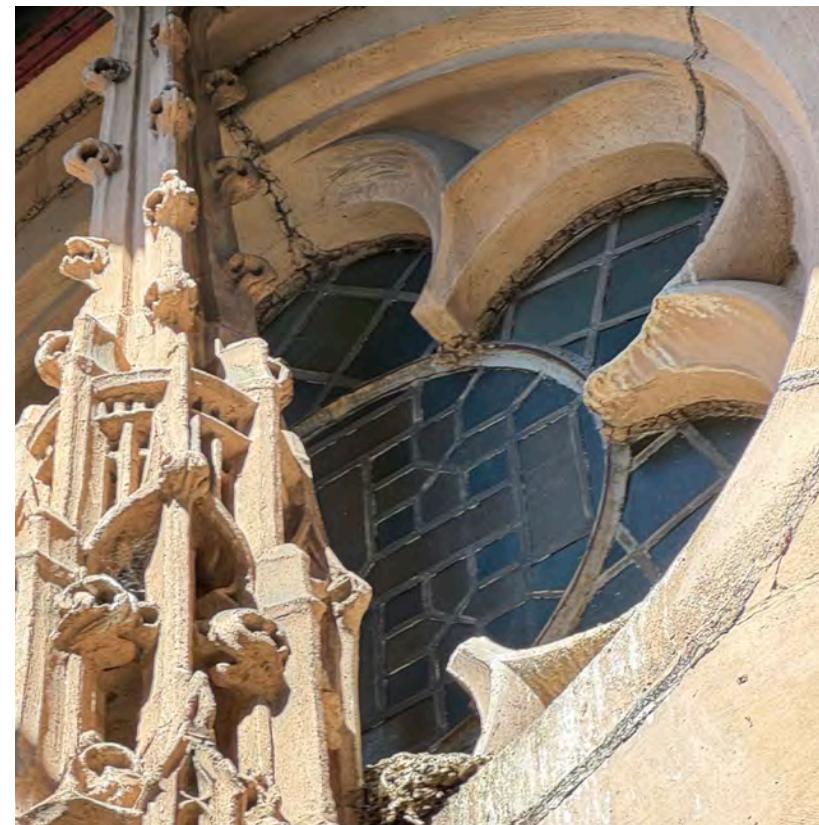
Historic value of the window dates back to the church completion in 1931 and to the Brooklyn Academy of Music Historic District designation in 1978. The stained glass is in good condition and can be reused for the building's restoration and adaptation.

## PROPOSAL

Window shall be salvaged, restored and reinstalled in the existing location for the future use of the building. Tracery shall be salvaged to create casts for new tracery to retain the historic context of the neighborhood and pay tribute to the history of the building in its new construction.



SOUTH ELEVATION (PRIMARY FAÇADE)



## GENERAL INFORMATION

- Quantity: 1
- Fixed
- Visibility from street: Yes
- Date: 1931 (Original), Protective glazing (Ca. 1978)
- Condition: Fair
- Manufacturer: D'Ascenzo Studios

## CONSTRUCTION & STYLE

- Steel frame with lead caming and decorative stained glass
- Geometric tracery
- Window inset in cast-stone opening

## VISUAL INSPECTION & CURRENT CONDITION

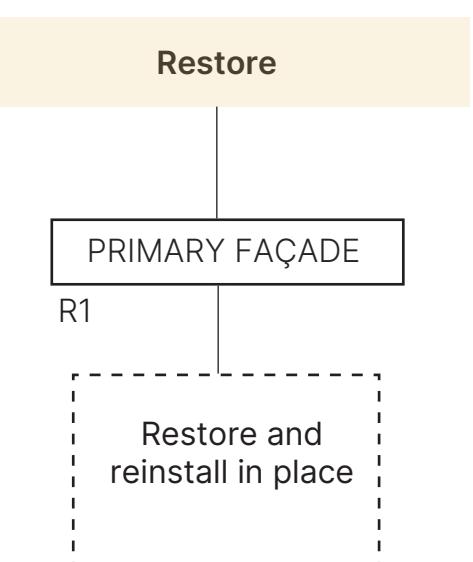
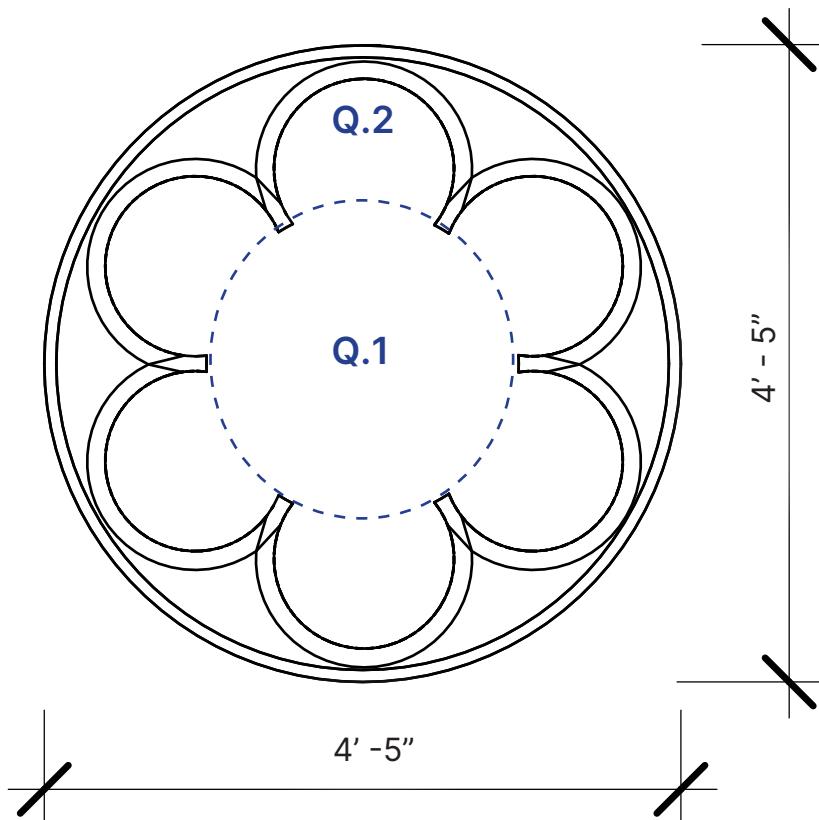
- Stained glass is in good condition without cracks or damage
- Pane Q.1 displays religious iconography

## CONCLUSION

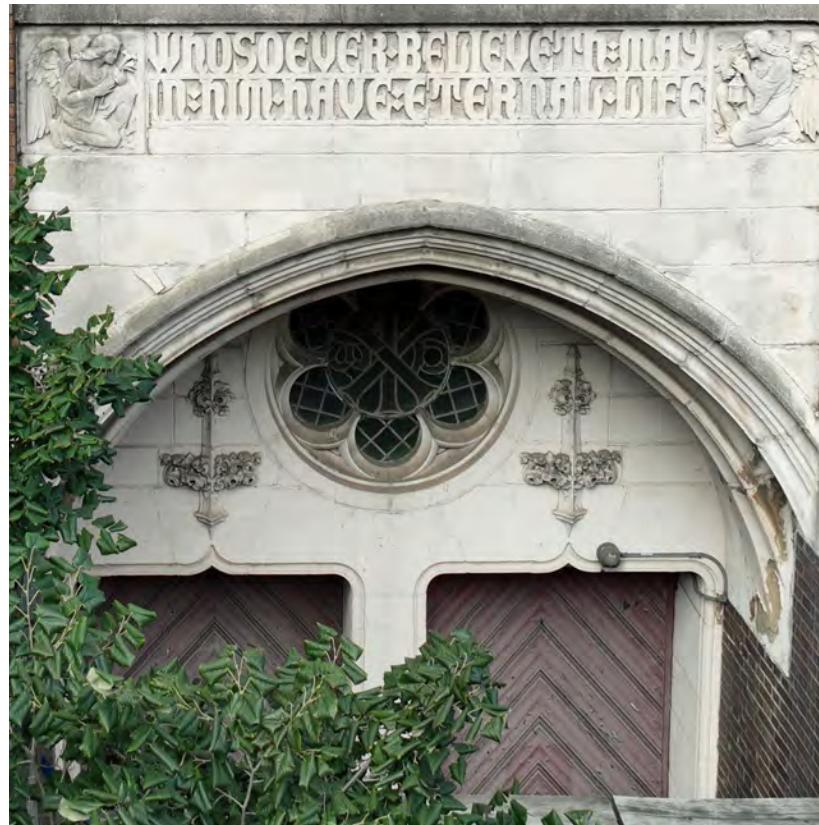
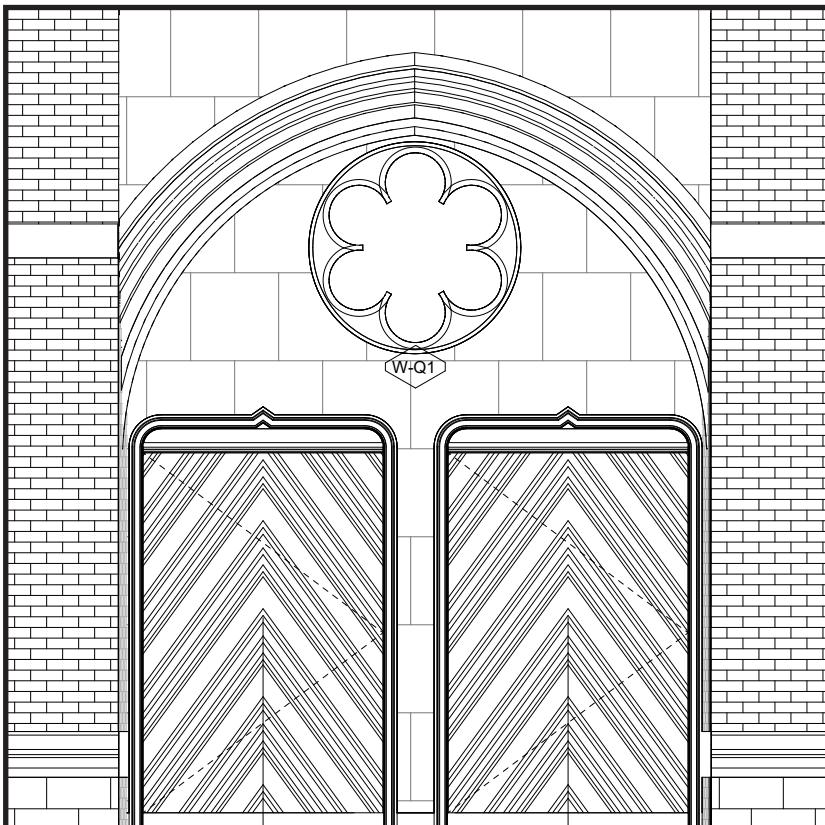
Historic value of the window dates back to the church completion in 1931 and to the Brooklyn Academy of Music Historic District designation in 1978. The stained glass is in good condition and can be reused for the building's restoration and adaptation.

## PROPOSAL

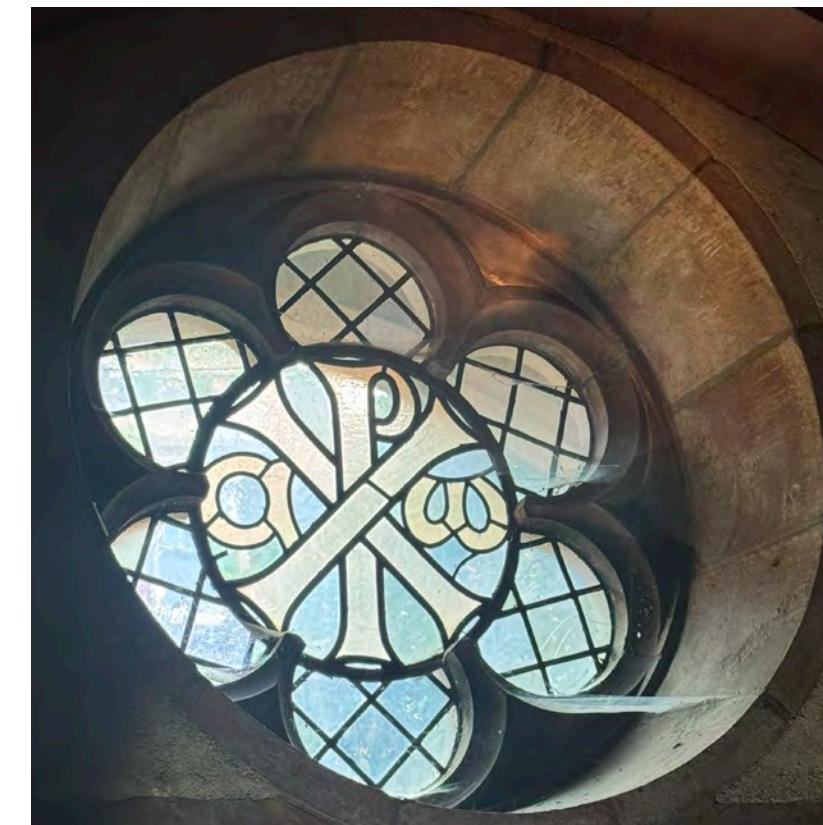
Window shall be salvaged, restored and reinstalled in the existing location for the future use of the building. Tracery shall be salvaged to create casts for new tracery to retain the historic context of the neighborhood and pay tribute to the history of the building in its new construction.



EAST ELEVATION (PRIMARY FAÇADE)



EXTERIOR VIEW



INTERIOR VIEW

# *Clear Glass:*

## GENERAL INFORMATION

- Quantity: 49
- Operable
- Visibility from street: Yes
- Date: 1931 (Original)
- Condition: Poor

## CONSTRUCTION & STYLE

- Divided lite round-headed casement windows
- Single pane
- Steel frame with lead camming

## VISUAL INSPECTION & CURRENT CONDITION

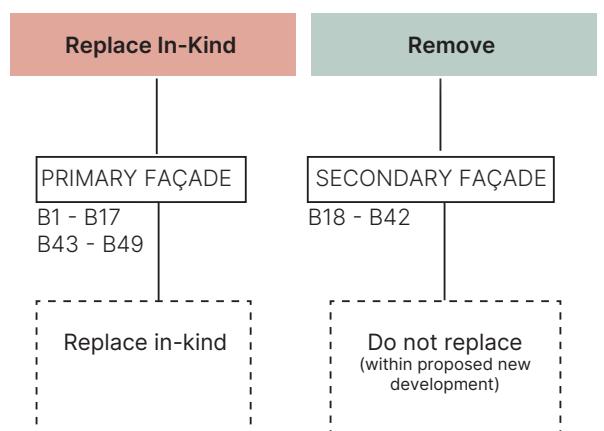
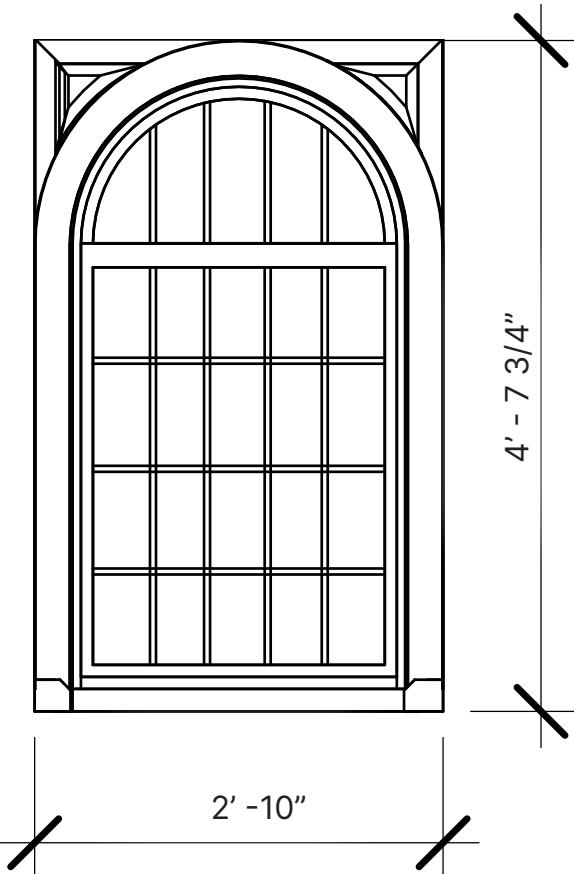
- Generally in poor condition
- Bowing at top and bottom panes
- Rusting along window sills
- No longer operable
- Broken panes

## CONCLUSION

These are standard windows found on several floors of the church. Major damage was observed, windows are inoperable, and susceptible to the elements.

## PROPOSAL

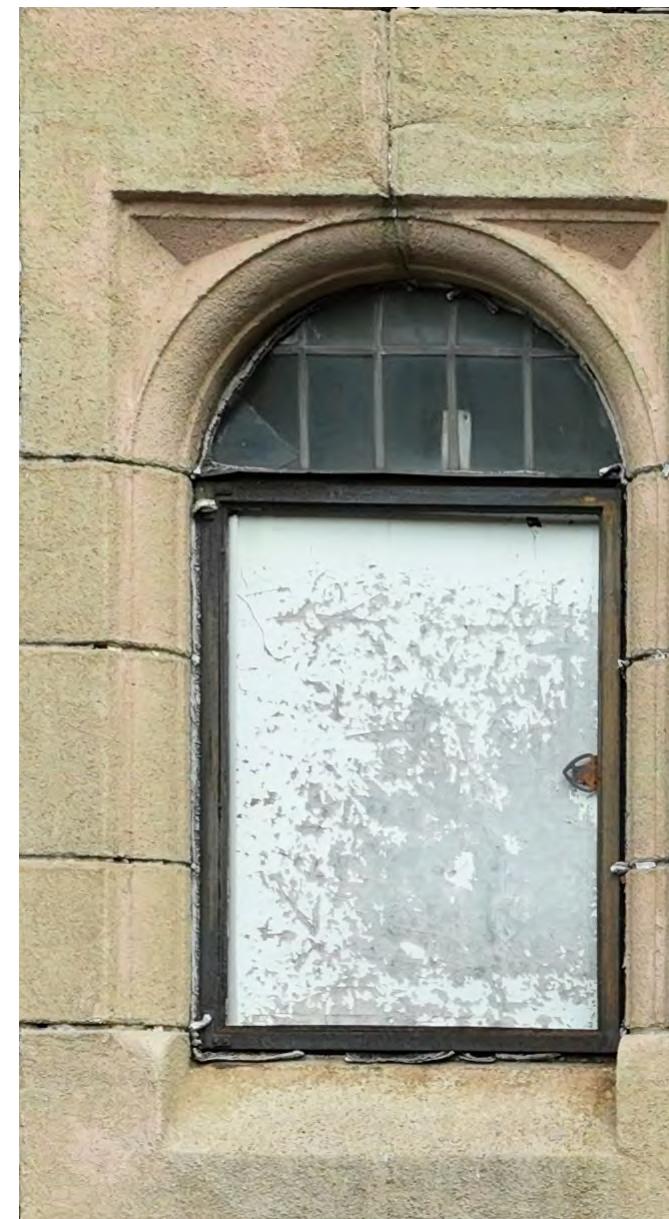
Windows shall be removed and replaced based on proposed design. Windows on the south and east primary façades shall be replaced in-kind with steel, operable windows to retain the historic context of the neighborhood. Windows on the west secondary façade shall not be replaced because of the proposal to demolish this area of the building to accommodate new development.



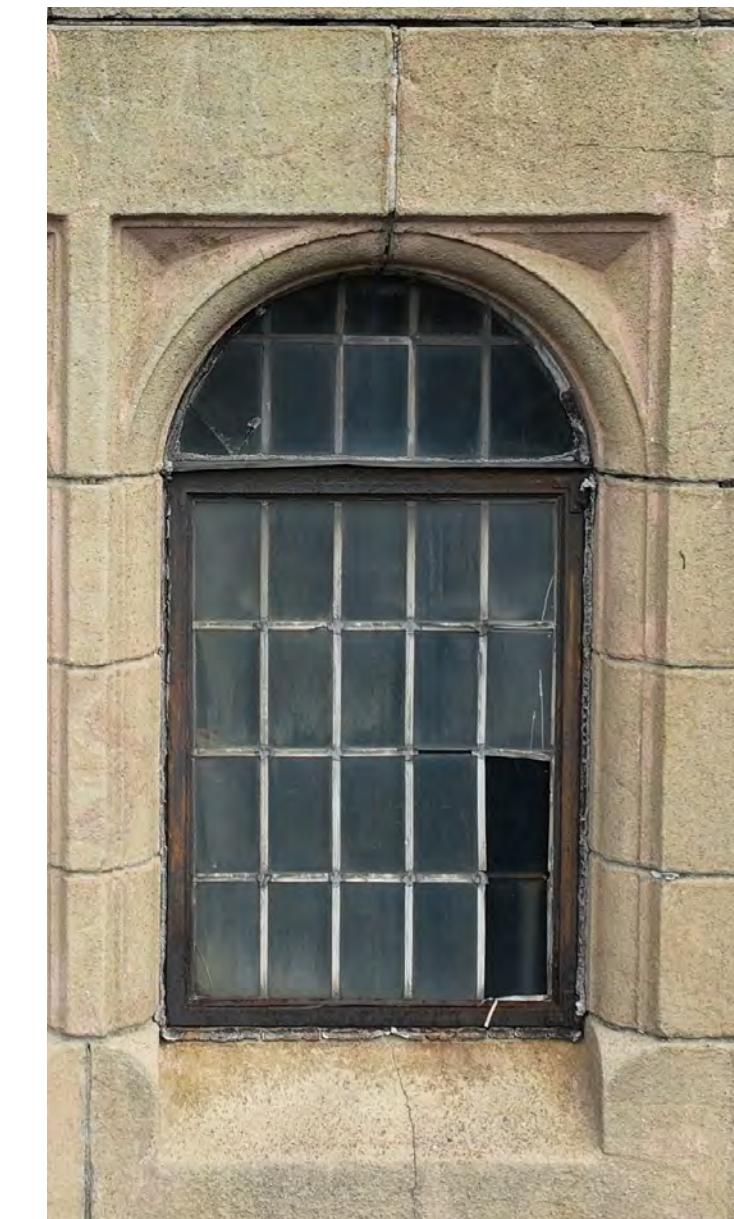
## Window Type W-B



BOWING



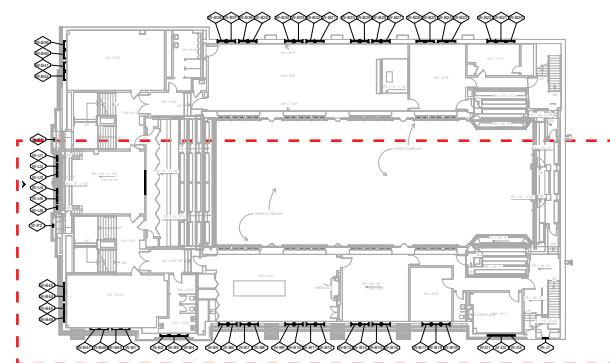
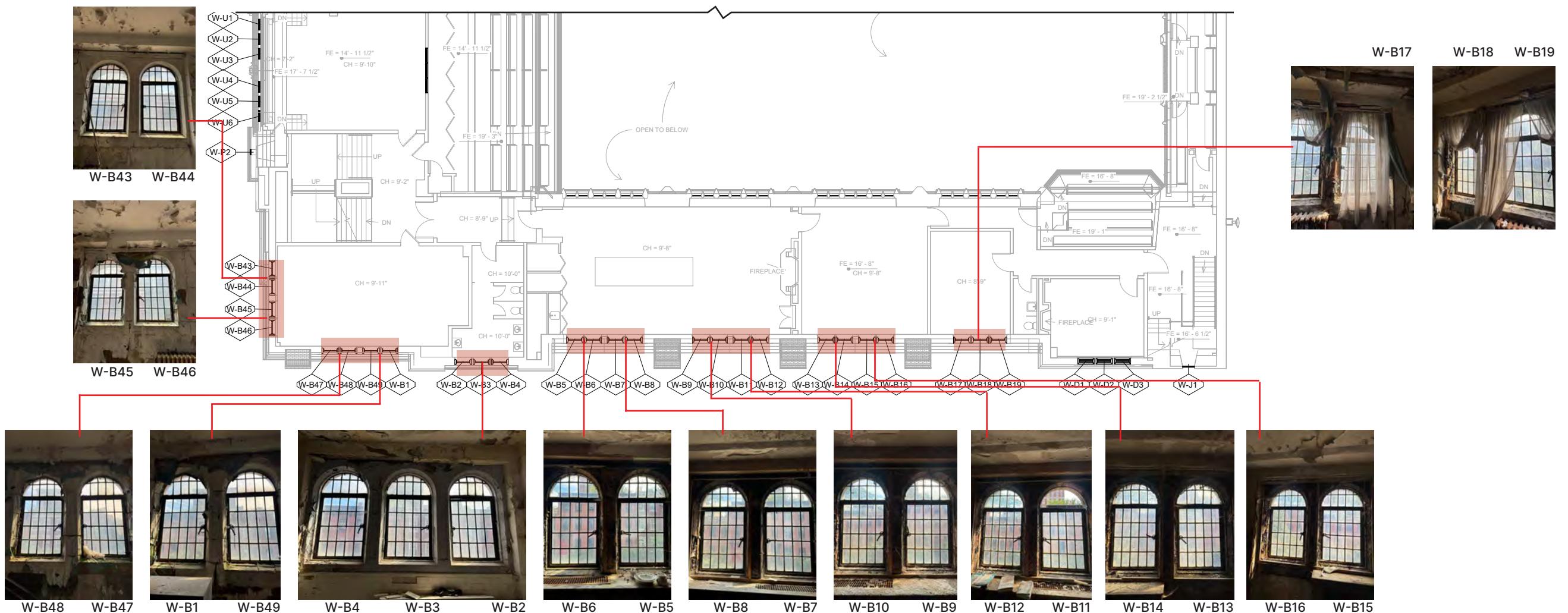
MISSING ELEMENTS



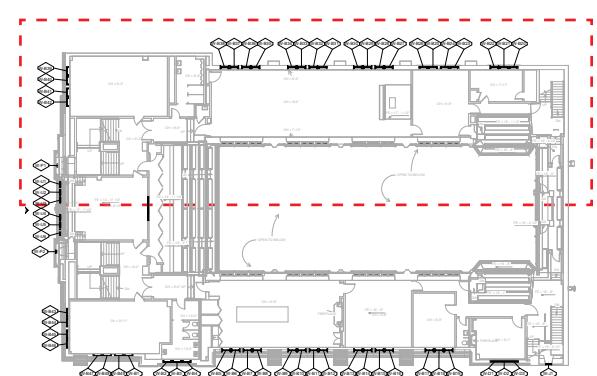
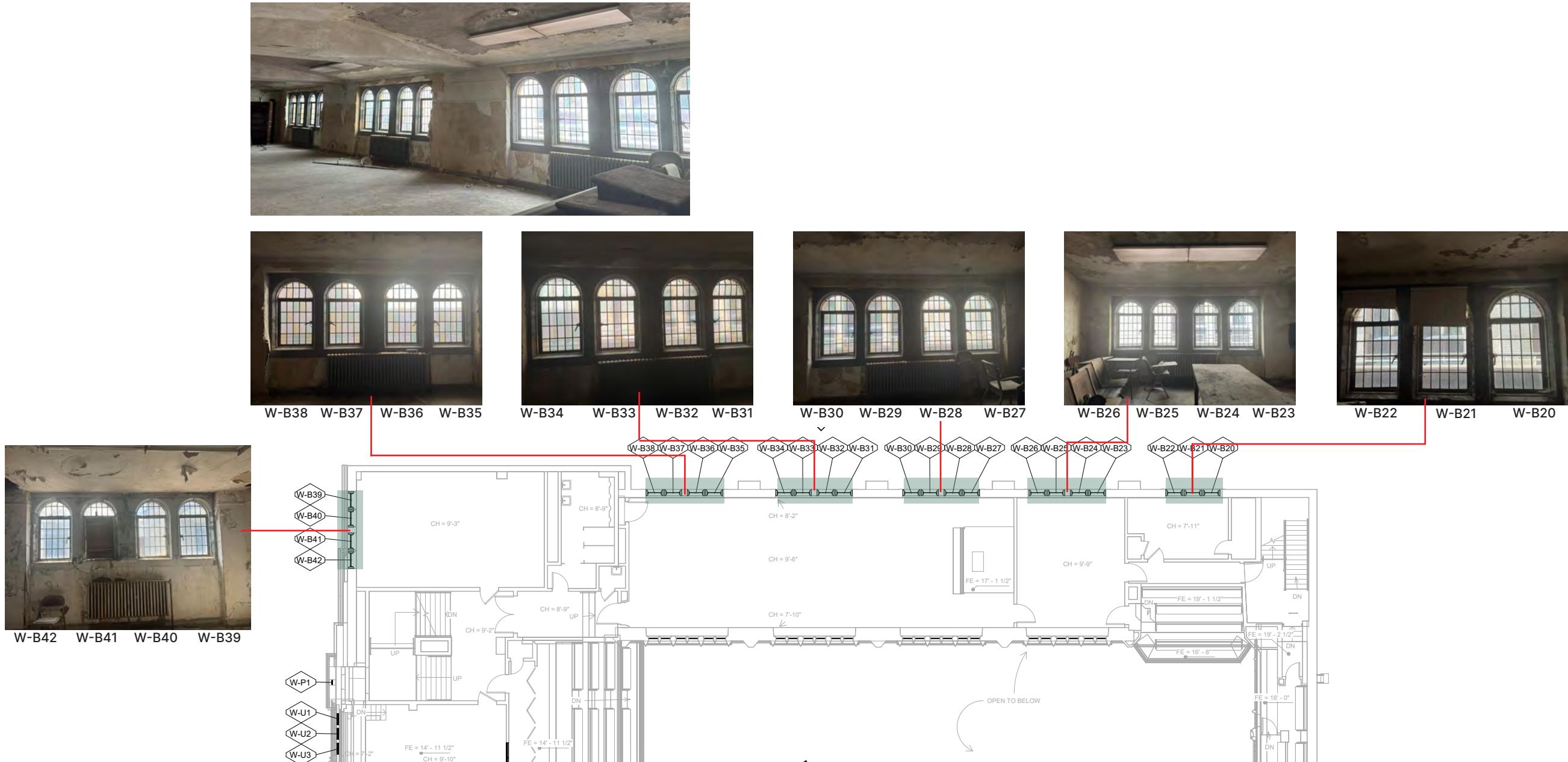
BROKEN PANES

# South / East Interiors: Type W-B

SECOND FLOOR PLAN (PRIMARY FAÇADE)



# South / West Interiors: Type W-B



## GENERAL INFORMATION

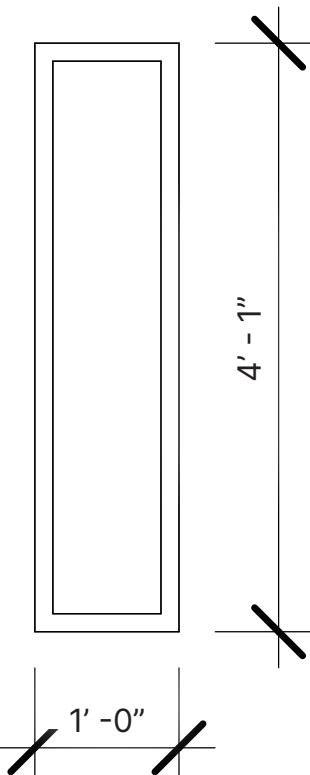
- Quantity: 2
- Fixed
- Visibility from street: Yes
- Date: 1931 (Original)
- Condition: Poor

## CONSTRUCTION & STYLE

- Divided lite single pane fixed
- Steel frame with lead caming

## VISUAL INSPECTION & CURRENT CONDITION

- Generally in poor condition
- Bowing throughout
- Rusting along window sills
- Broken panes

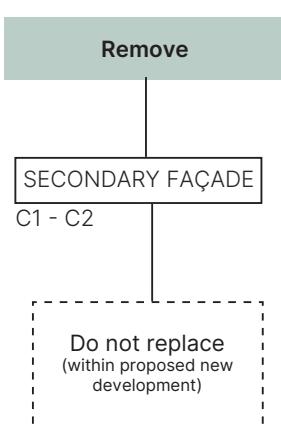


## CONCLUSION

Major damage appears to be typical, windows are broken and susceptible to the elements.

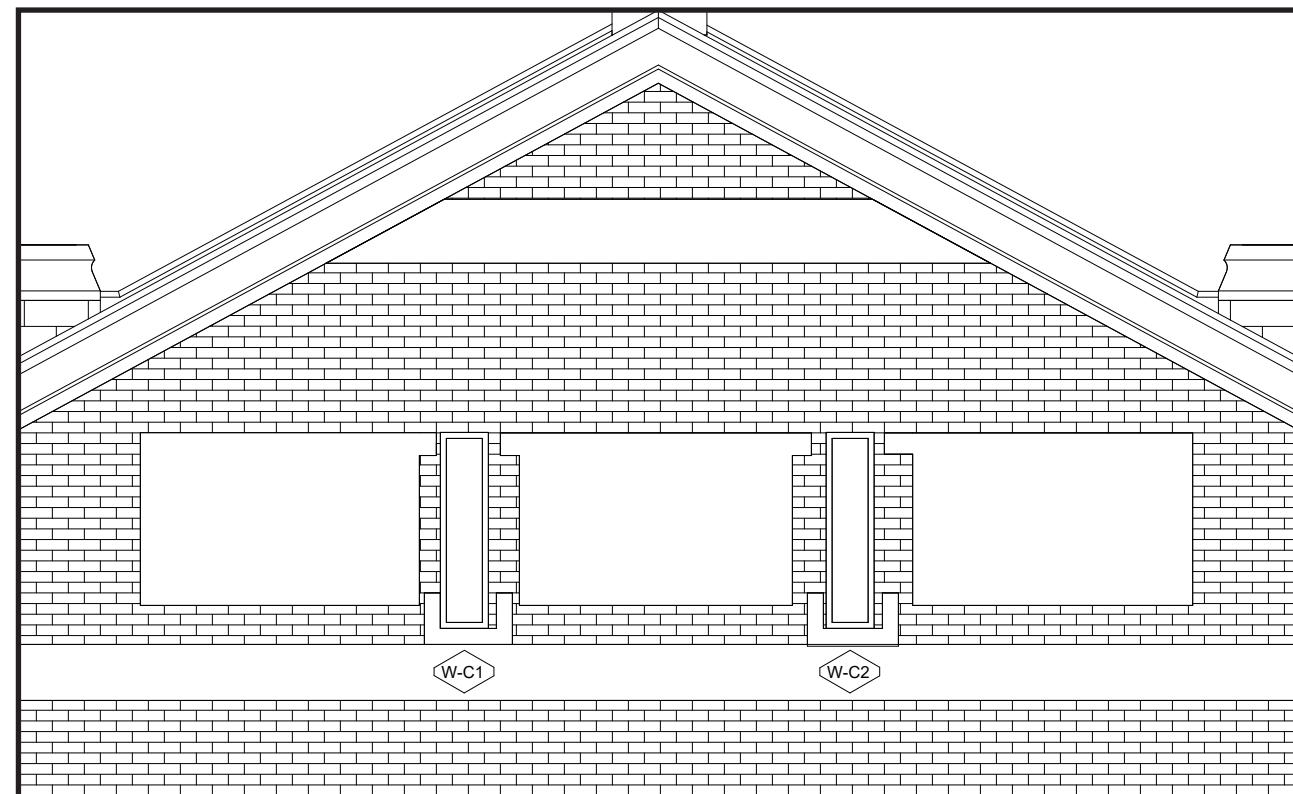
## PROPOSAL

Windows on the north secondary façade shall be removed based on proposed design. Windows shall not be replaced because of the proposal to demolish this area of the building to accommodate new development.





W-C1



NORTH ELEVATION (SECONDARY FAÇADE)



W-C2

**GENERAL INFORMATION**

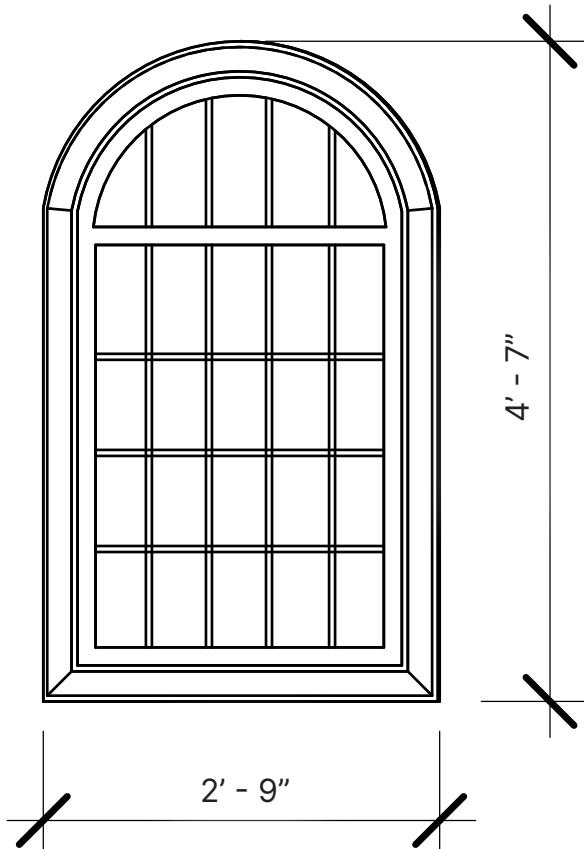
- Quantity: 3
- Operable
- Visibility from street: Yes
- Date: 1931 (Original)
- Condition: Poor

**CONSTRUCTION & STYLE**

- Divided lite round headed casement windows
- Single pane
- Steel frame with lead caming

**VISUAL INSPECTION & CURRENT CONDITION**

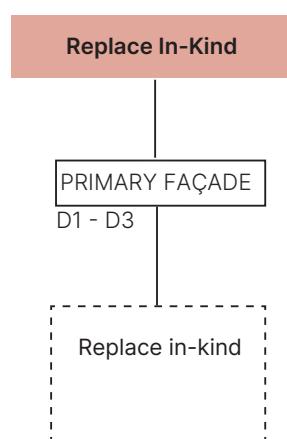
- Major deterioration on interior
- No longer operable
- Rusting along window sills
- Frames detaching on exterior

**CONCLUSION**

Major damage appears to be typical, windows are broken and susceptible to the elements.

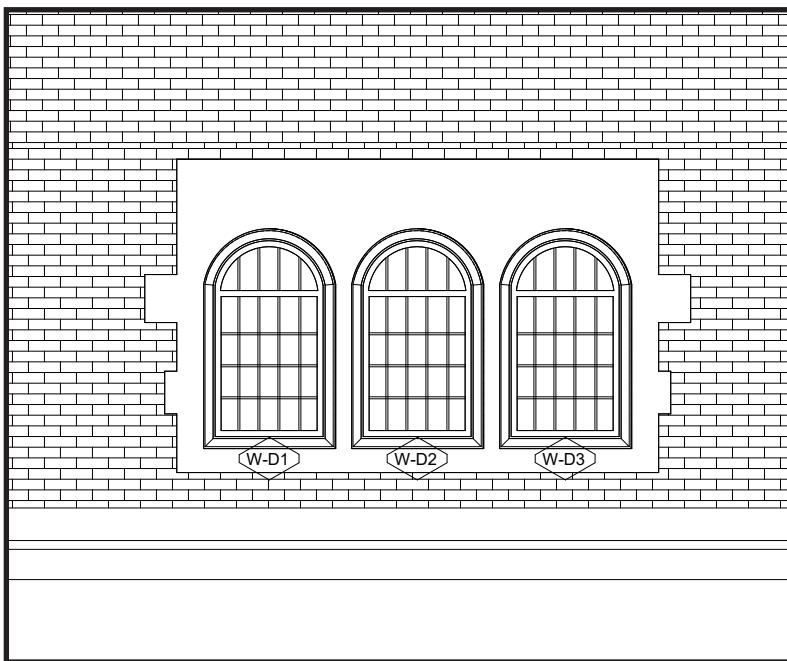
**PROPOSAL**

Windows on the east primary façade shall be removed and replaced in-kind with steel, operable windows meeting all light and air standards based on proposed design and retaining the historic context of the neighborhood.

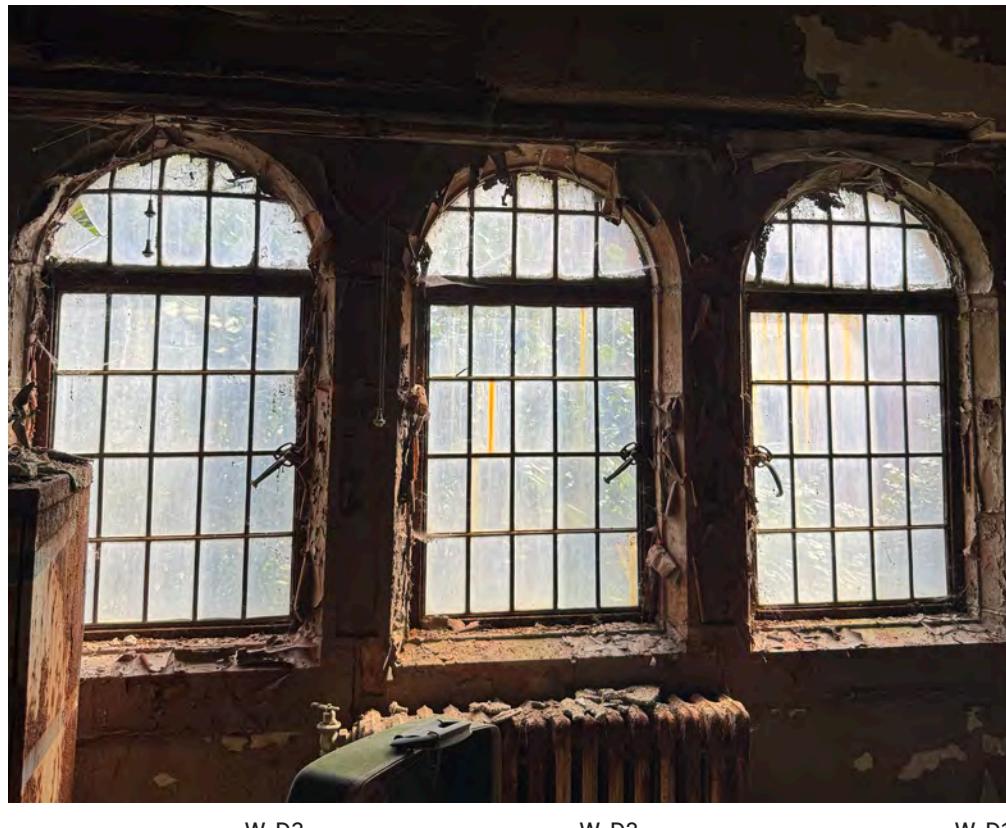
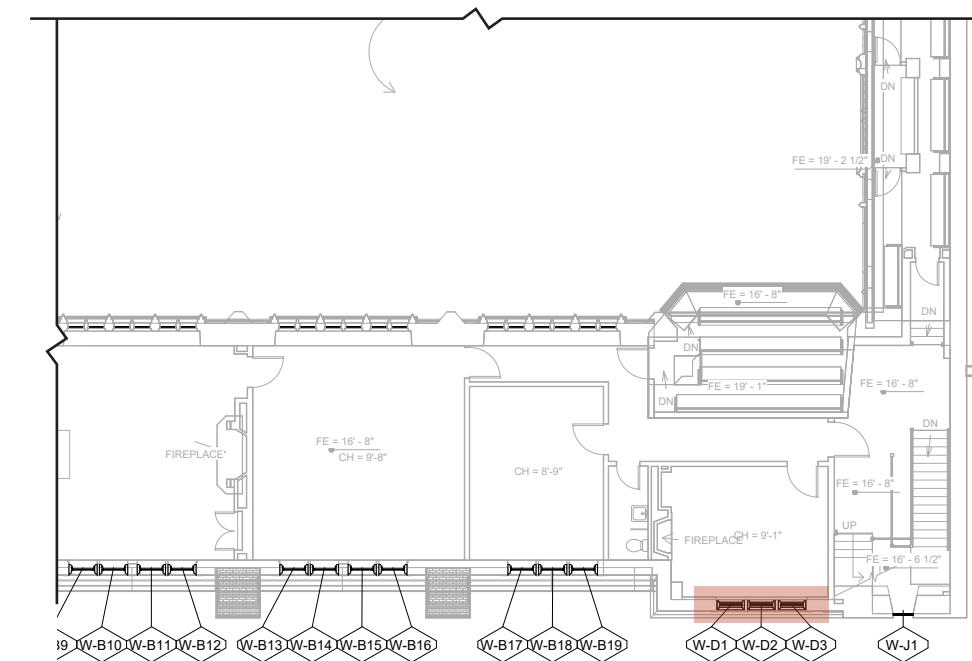


# Window Type W-D

EAST ELEVATION (PRIMARY FAÇADE)



SECOND FLOOR PLAN (PRIMARY FAÇADE)



W-D3

W-D2

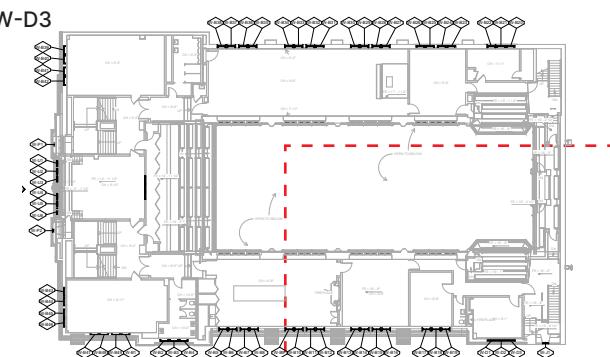
W-D1



W-D1

W-D2

W-D3



**GENERAL INFORMATION**

- Quantity: 3
- Operable
- Visibility from street: Yes
- Date: 1931 (Original)
- Condition: Poor

**CONSTRUCTION & STYLE**

- Divided lite single pane casement
- Steel frame with lead caming

**VISUAL INSPECTION & CURRENT CONDITION**

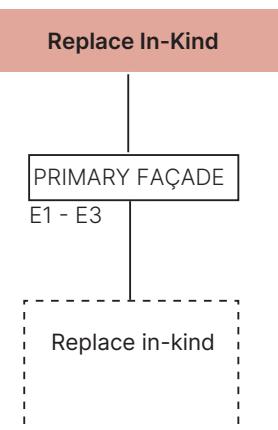
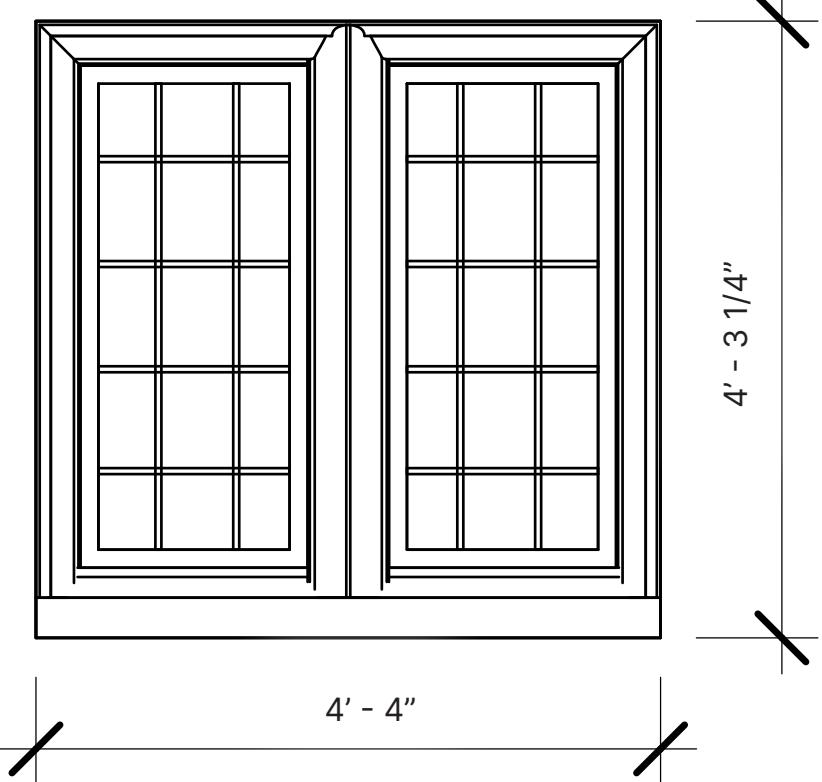
- Major deterioration on interior
- No longer operable
- Rusting along window sills
- Frames are detaching on exterior
- Broken panes

**CONCLUSION**

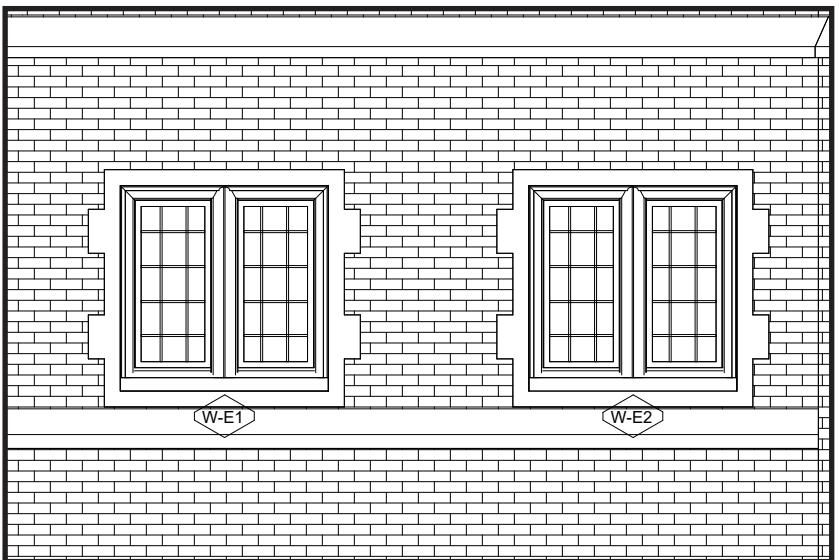
Major damage appears to be typical, windows are broken and susceptible to the elements.

**PROPOSAL**

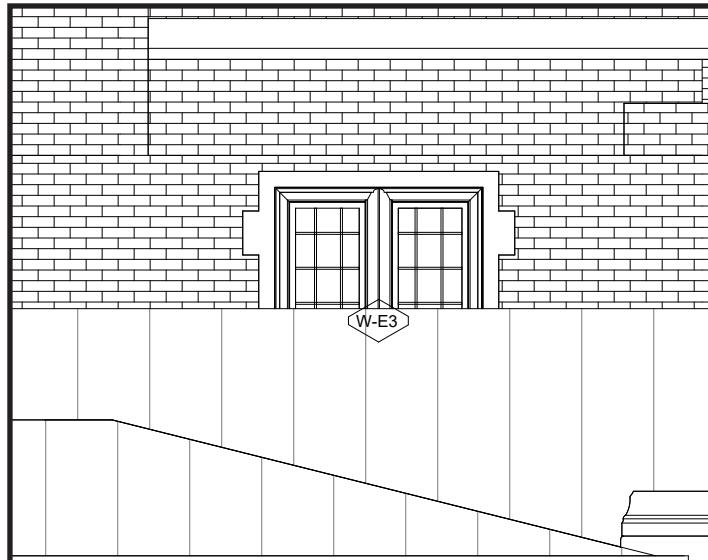
Windows shall be removed and replaced based on proposed design. Windows on the south and east façades shall be replaced in-kind with steel, operable windows meeting all light and air standards, retaining the historic context of the neighborhood.



EAST ELEVATION (PRIMARY FAÇADE)



SOUTH ELEVATION (PRIMARY FAÇADE)



W-E1

W-E2



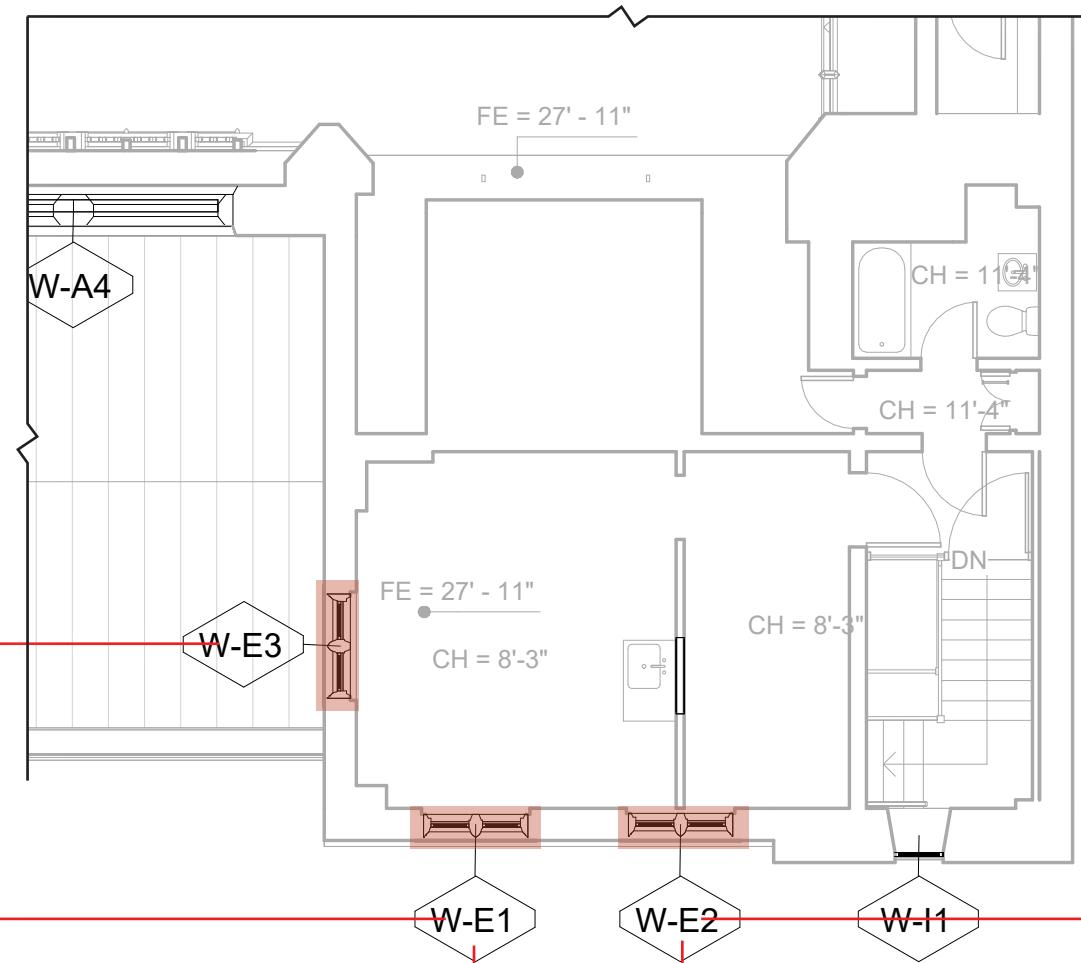
W-E3

ENLARGED THIRD FLOOR PLAN

Window Type W-E



W-E3



W-E1



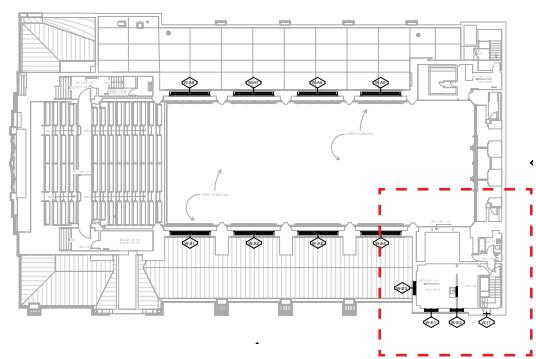
W-E2



W-E1



W-E2



## GENERAL INFORMATION

- Quantity: 1
- Operable
- Visibility from street: Yes
- Date: 1931 (Original)
- Condition: Poor

## CONSTRUCTION & STYLE

- Divided lite cross windows with transom
- Single pane
- Steel frame with lead caming

## VISUAL INSPECTION & CURRENT CONDITION

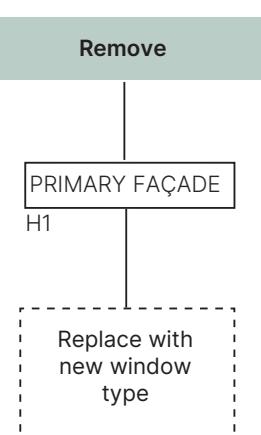
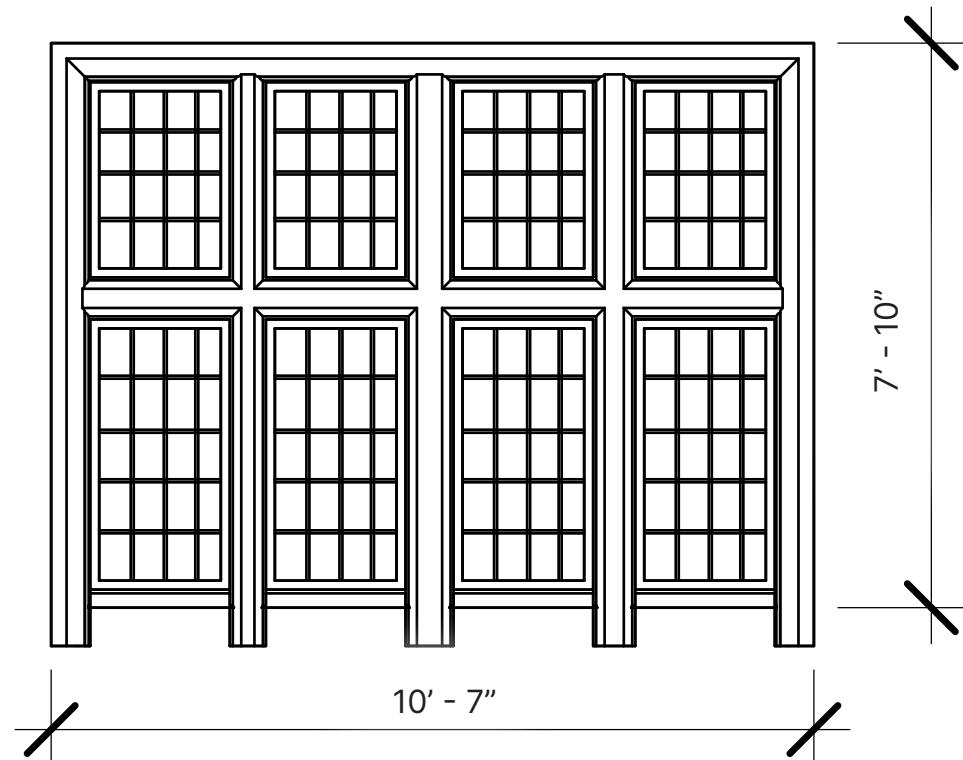
- Major deterioration on interior
- No longer operable
- Rusting along window sills
- Frames are detaching on exterior
- Broken and warping panes

## CONCLUSION

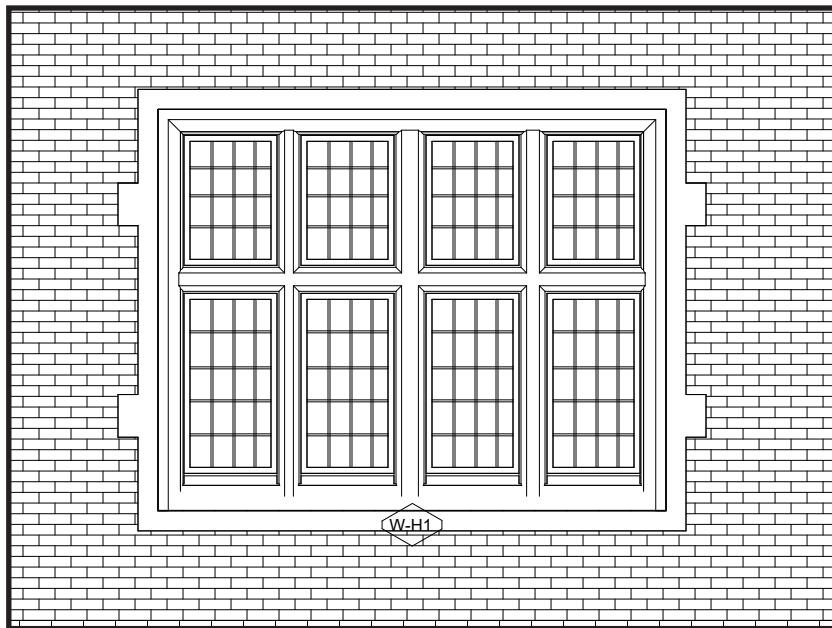
Major damage appears to be typical, windows are broken and susceptible to the elements.

## PROPOSAL

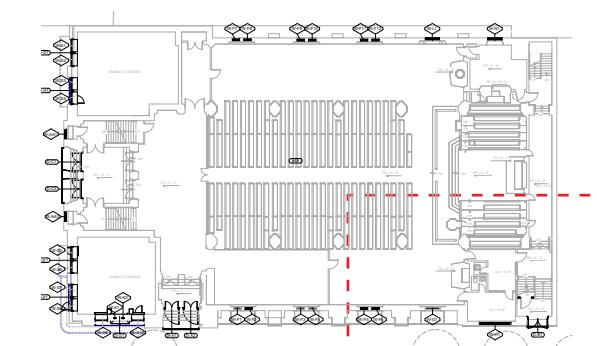
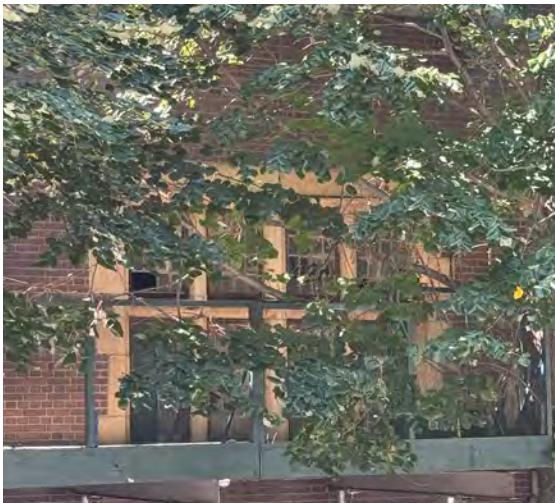
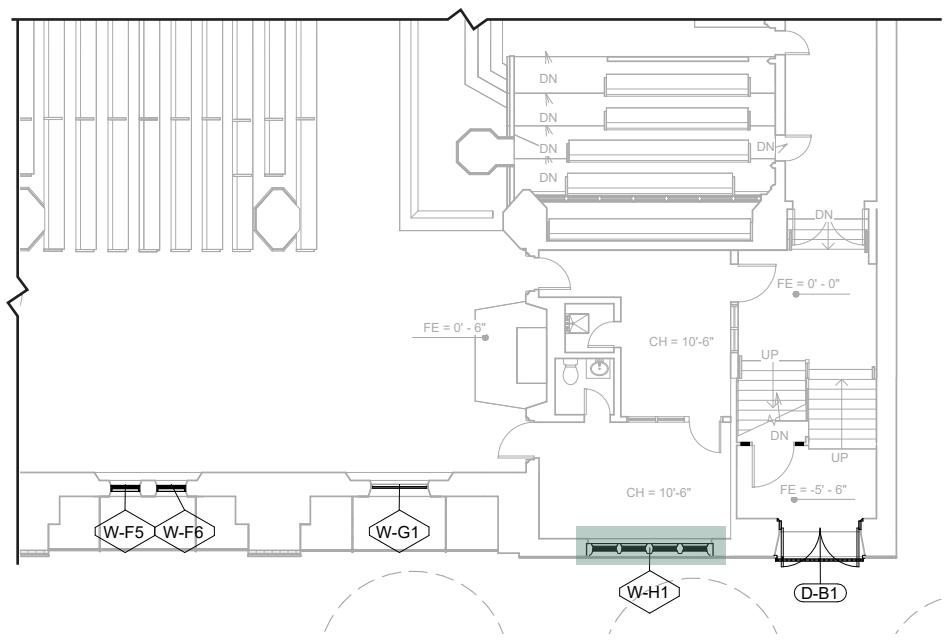
Windows shall be removed and replaced based on proposed design. This window shall be replaced with a new, modified, steel storefront to accomodate the new entrance into the proposed residential development.



EAST ELEVATION (PRIMARY FAÇADE)



ENLARGED FIRST FLOOR PLAN



**GENERAL INFORMATION**

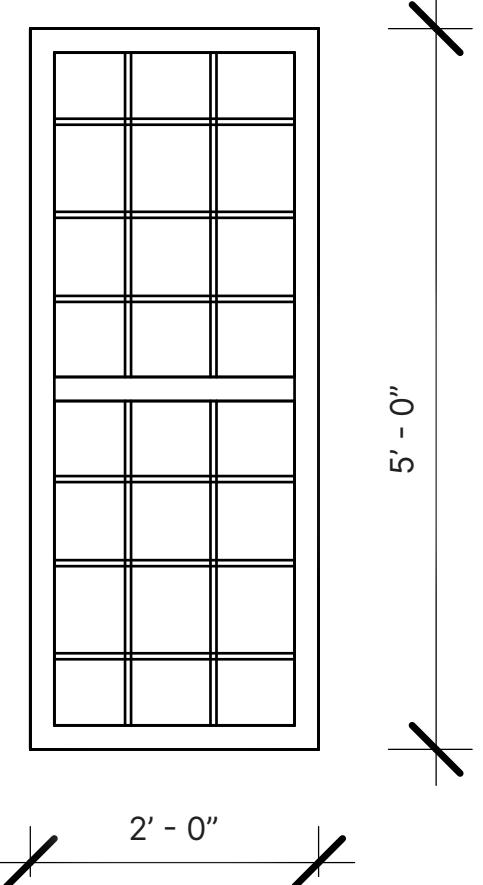
- Quantity: 1
- Operable
- Visibility from street: Yes
- Date: 1931 (Original)
- Condition: Poor

**CONSTRUCTION & STYLE**

- Divided lite single pane awning window
- Steel frame with lead caming

**VISUAL INSPECTION & CURRENT CONDITION**

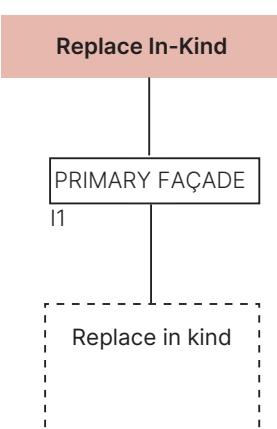
- Major deterioration on interior
- No longer operable
- Rusting along window sills
- Frames are detaching on exterior
- Broken and warping panes

**CONCLUSION**

Major damage appears to be typical, windows are broken and susceptible to the elements.

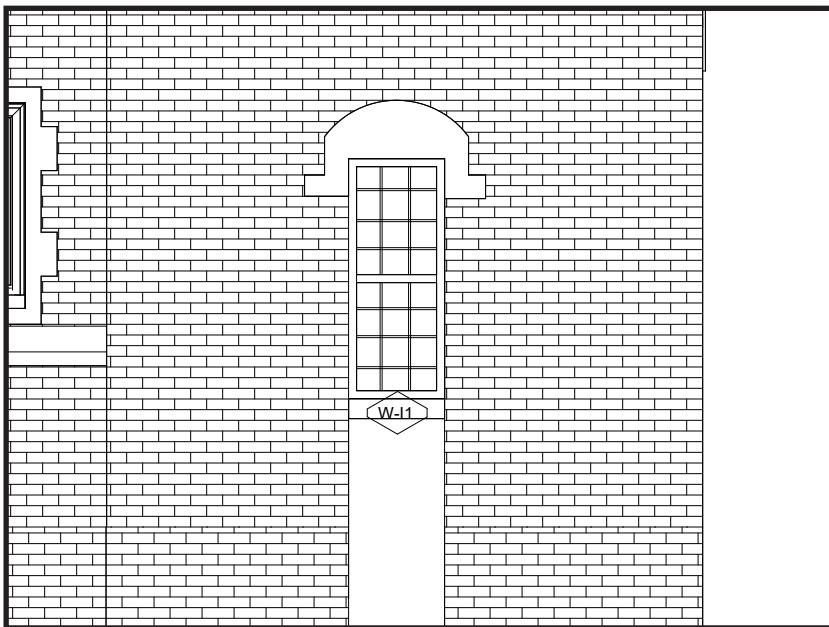
**PROPOSAL**

Windows shall be removed and replaced based on proposed design. Windows on the east façade shall be replaced in-kind with steel, operable windows to retain the historic context of the neighborhood.

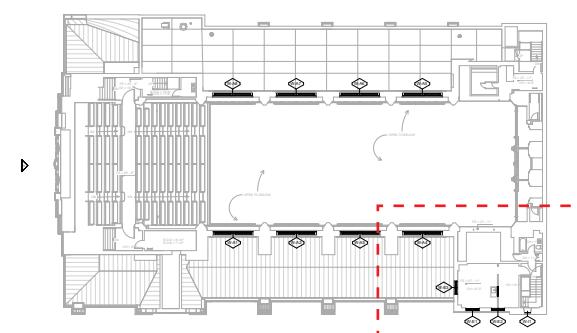
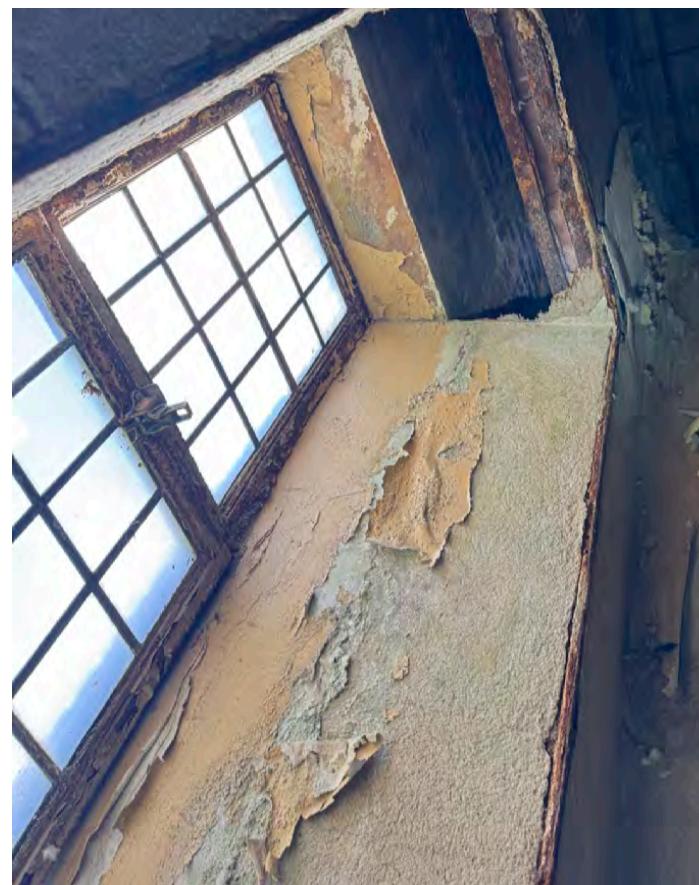
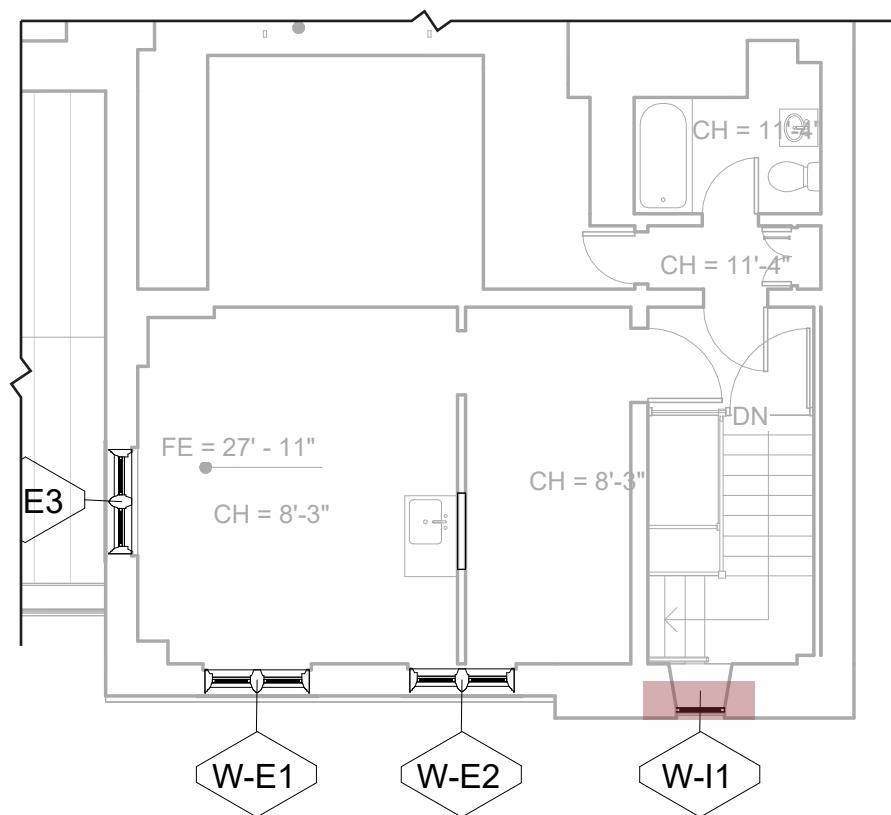


# Window Type W-I

EAST ELEVATION (PRIMARY FAÇADE)



ENLARGED THIRD FLOOR PLAN



**GENERAL INFORMATION**

- Quantity: 1
- Operable
- Visibility from street: Yes
- Date: 1931 (Original)
- Condition: Poor

**CONSTRUCTION & STYLE**

- Divided lite single pane awning window
- Steel frame with lead caming

**VISUAL INSPECTION & CURRENT CONDITION**

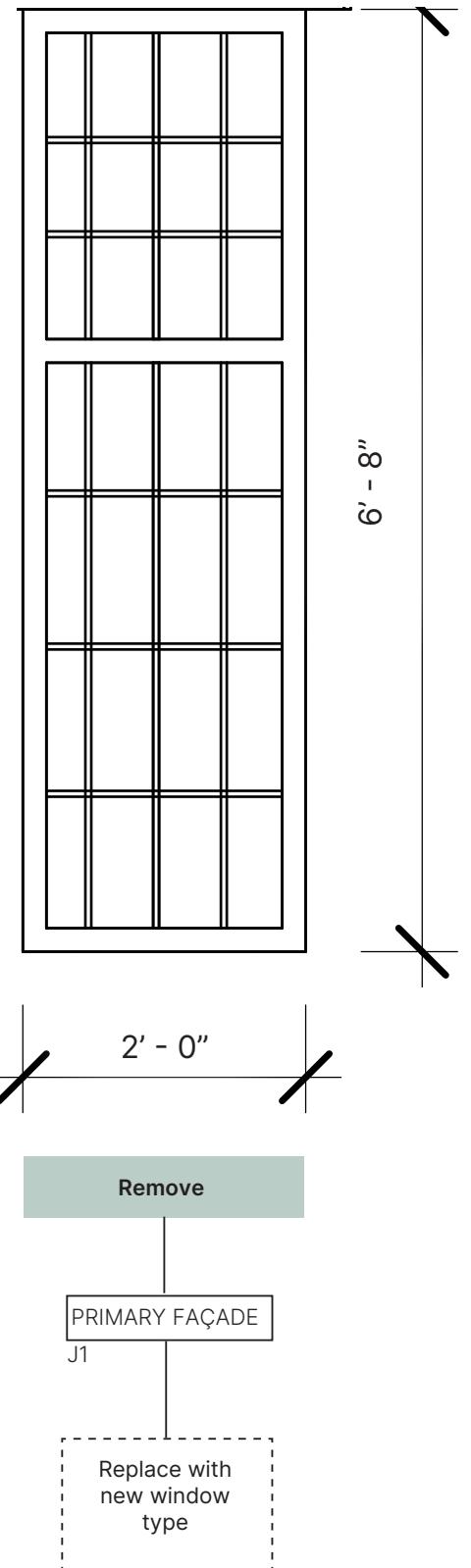
- Major deterioration on interior
- No longer operable
- Rusting along window sills
- Frames detaching on exterior
- Broken and warping panes

**CONCLUSION**

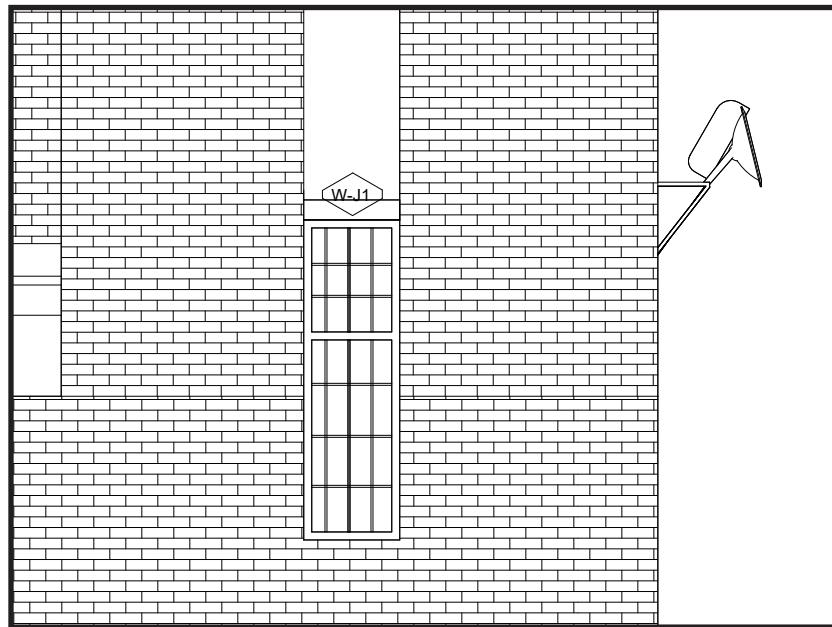
Major damage appears to be typical, windows are broken and susceptible to the elements.

**PROPOSAL**

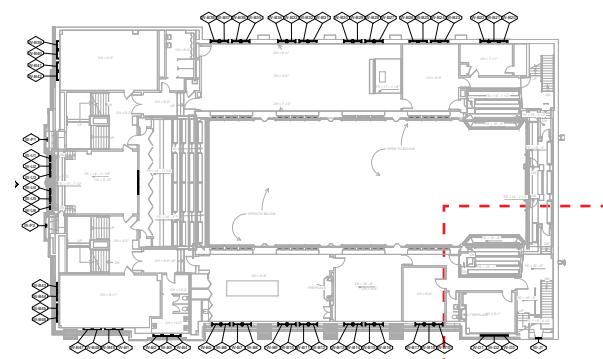
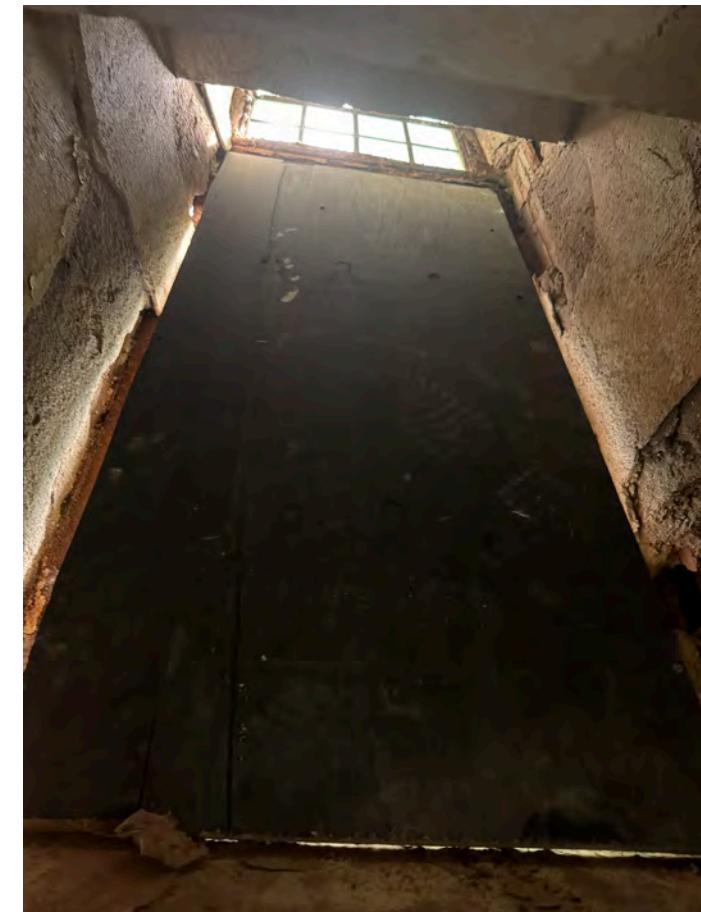
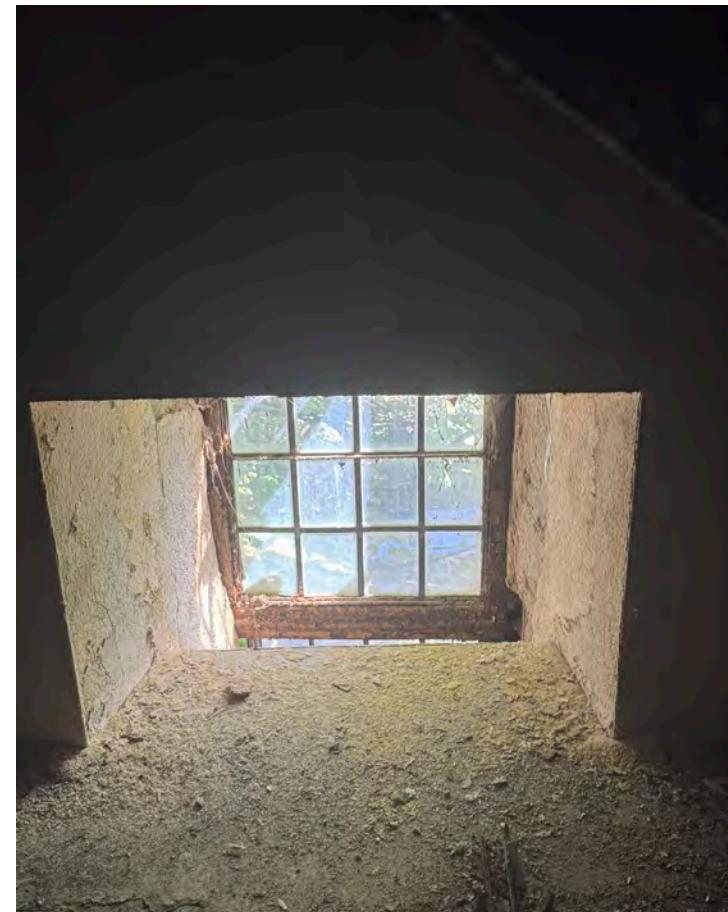
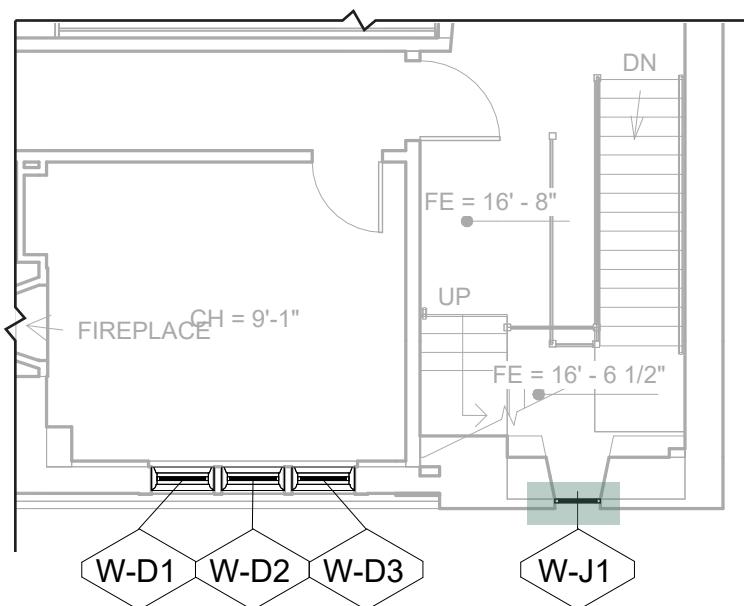
Windows shall be removed and replaced based on proposed design. This window on the east façade shall be replaced with a steel, operable window that is similar to the existing window, but shifted up half of a story to align with windows on the third floor and the revised floor plate.



EAST ELEVATION (PRIMARY FAÇADE)



ENLARGED SECOND FLOOR PLAN



**GENERAL INFORMATION**

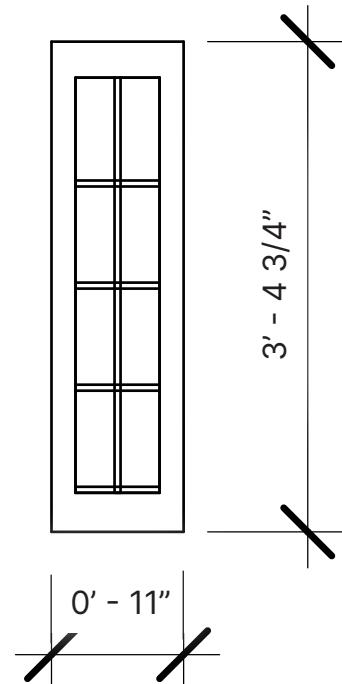
- Quantity: 2
- Fixed
- Visibility from street: Yes
- Date: 1931 (Original)
- Condition: Poor

**CONSTRUCTION & STYLE**

- Divided lite single pane fixed window
- Steel frame with lead caming

**VISUAL INSPECTION & CURRENT CONDITION**

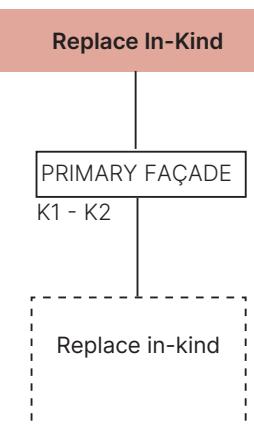
- Broken and warped panes
- One window entirely missing
- Rusted window sills
- Operability impaired

**CONCLUSION**

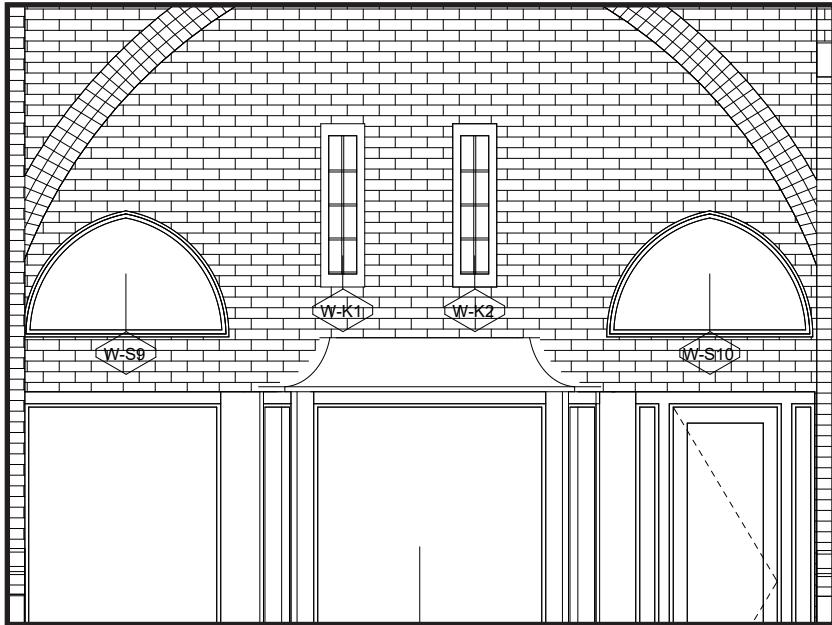
Major damage appears to be typical, windows are broken and susceptible to the elements.

**PROPOSAL**

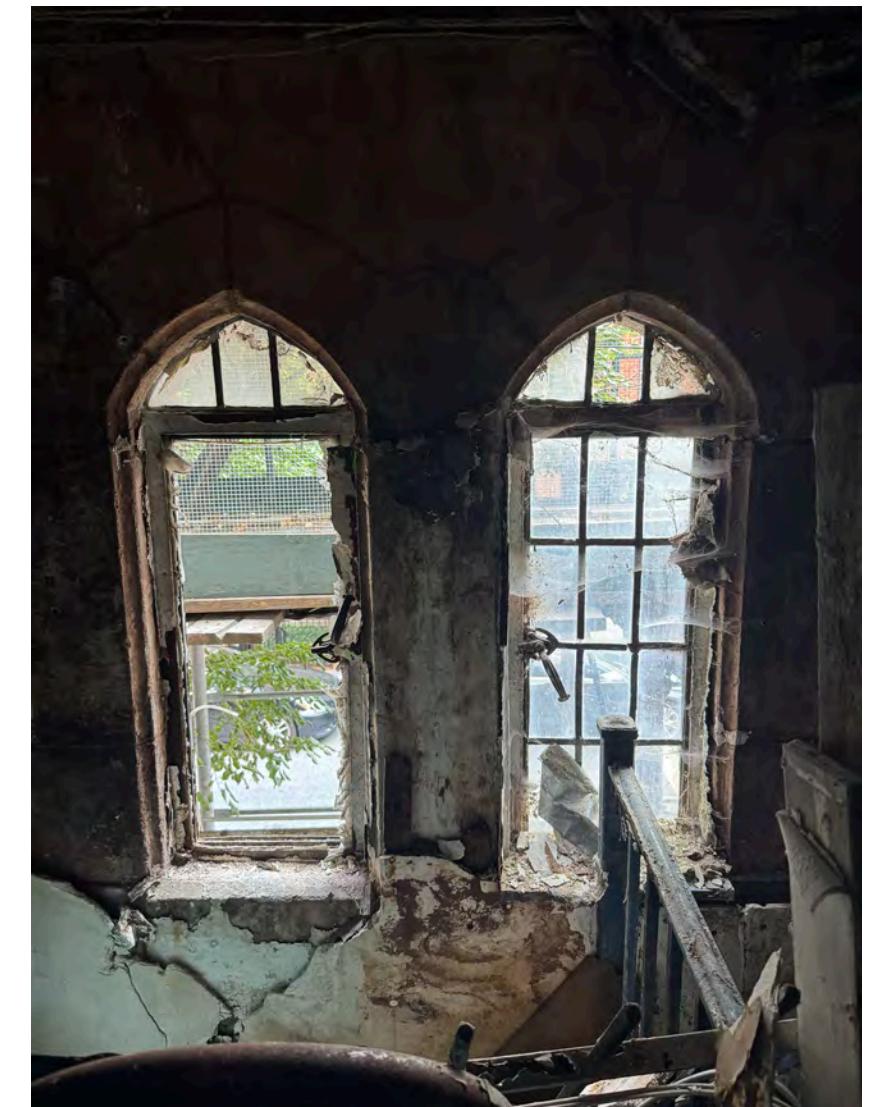
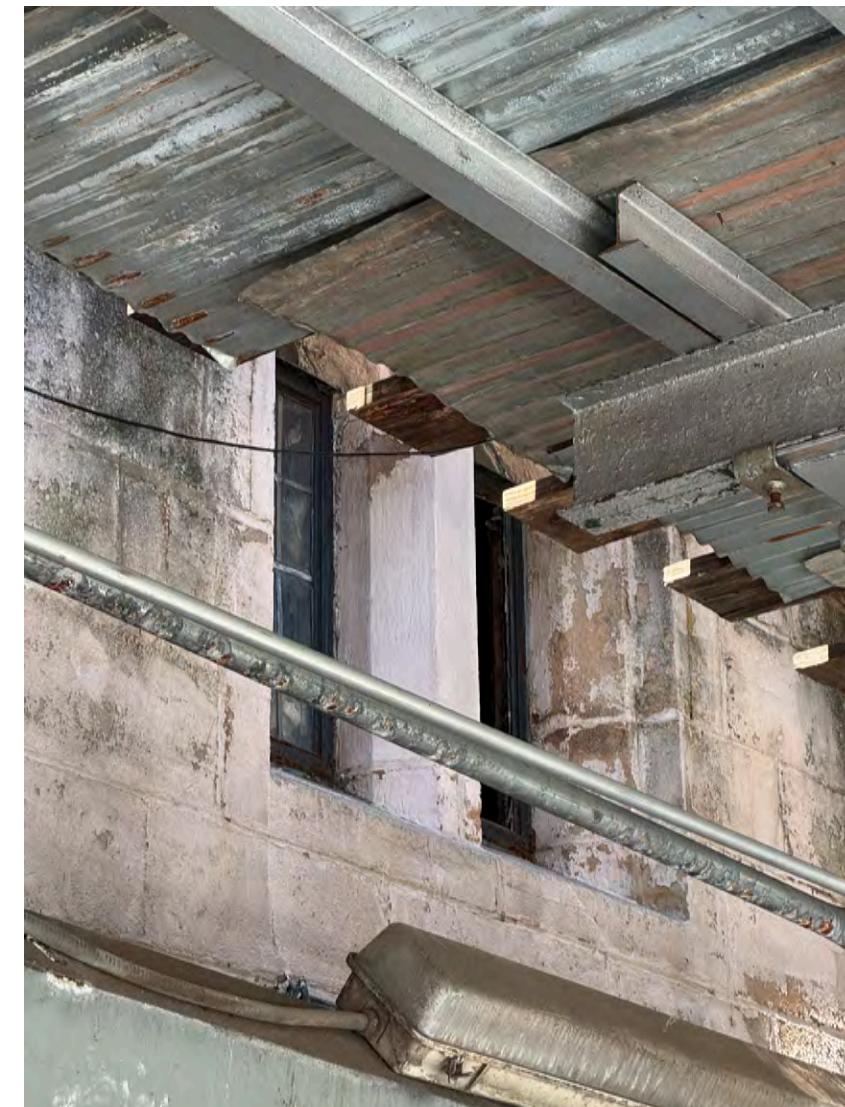
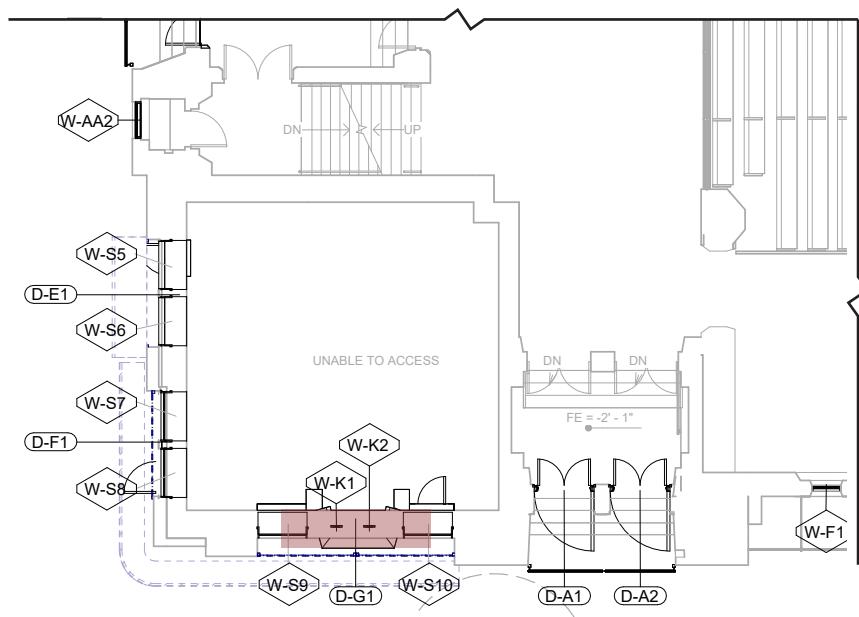
Windows shall be removed and replaced based on proposed design. Windows on the east façade shall be replaced in-kind with steel, fixed windows to retain the historic context of the neighborhood.



EAST ELEVATION (PRIMARY FAÇADE)

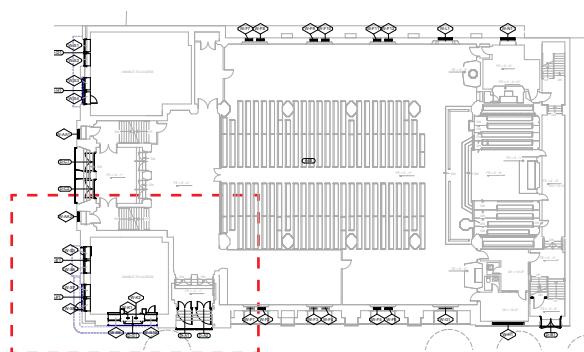


ENLARGED FIRST FLOOR PLAN



W-K2

W-K1



## GENERAL INFORMATION

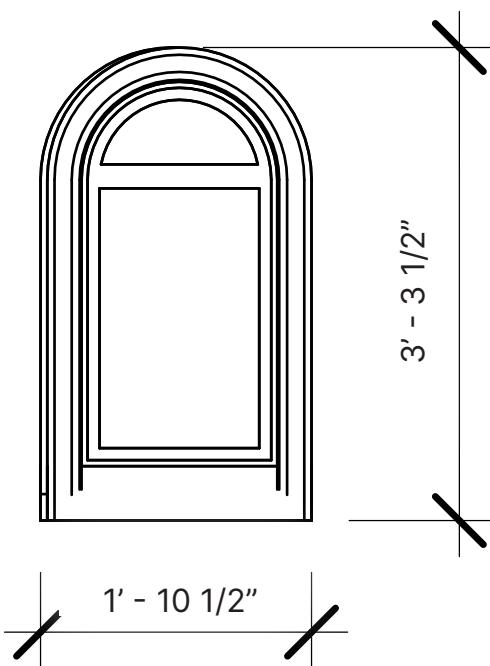
- Quantity: 4
- Operable
- Visibility from street: Yes
- Date: 1931 (Original)
- Condition: Poor

## CONSTRUCTION & STYLE

- Divided lite round-headed awning windows
- Single pane
- Steel frame with lead caming

## VISUAL INSPECTION & CURRENT CONDITION

- Major deterioration on interior
- No longer operable
- Rusting along window sills
- Frames detaching on exterior
- Broken and bowing panes

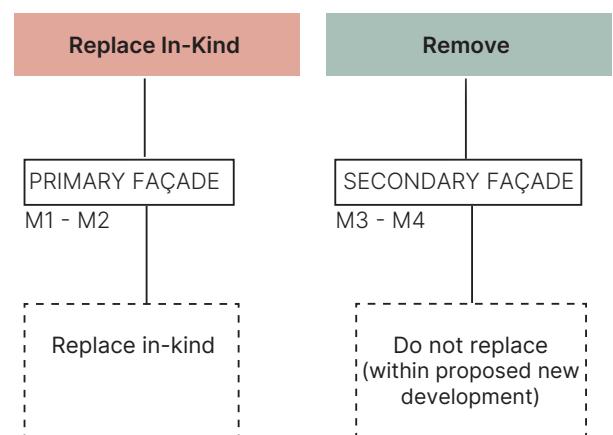


## CONCLUSION

Major damage appears to be typical, windows are broken and susceptible to the elements.

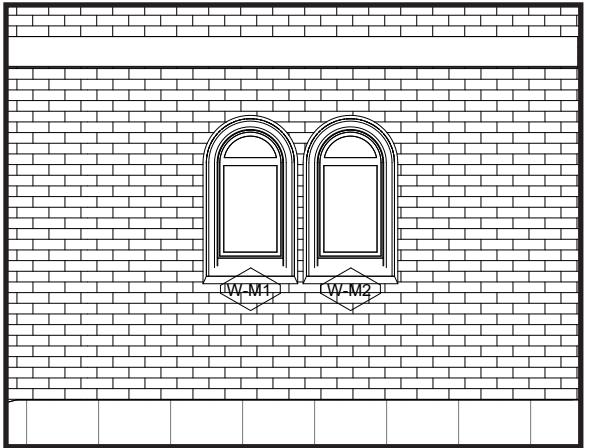
## PROPOSAL

Windows shall be removed and replaced based on proposed design. Windows on the east primary façade shall be replaced in-kind with steel, operable windows to retain the historic context of the neighborhood. Windows on the west secondary façade shall not be replaced because of the proposal to demolish this area of the building to accommodate new development.

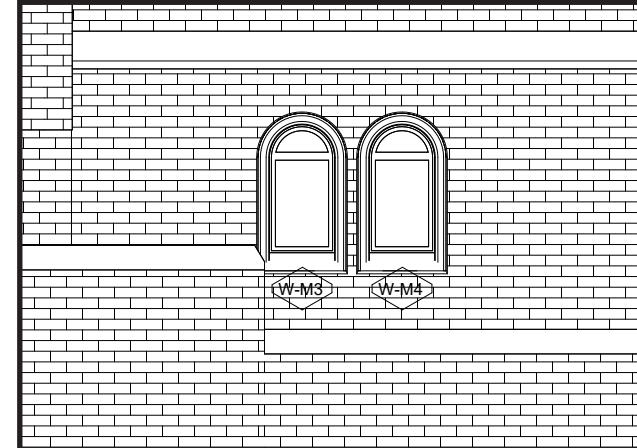


# Window Type W-M

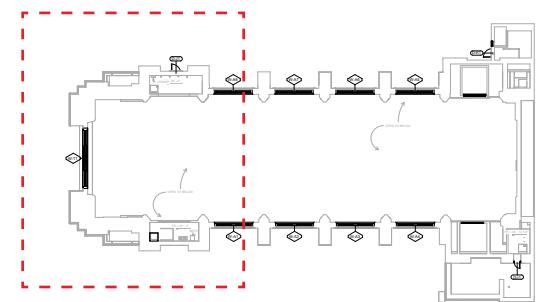
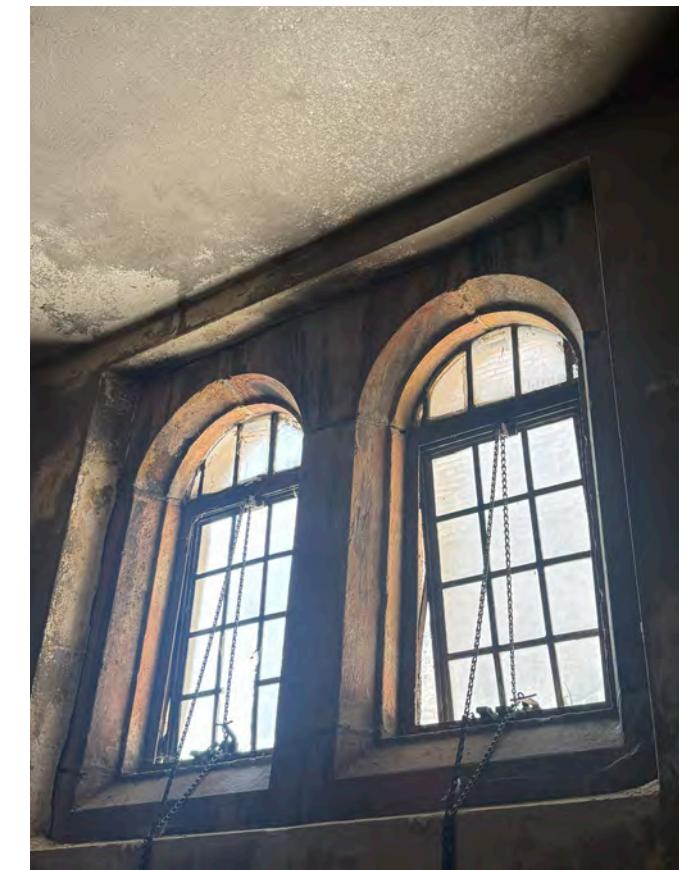
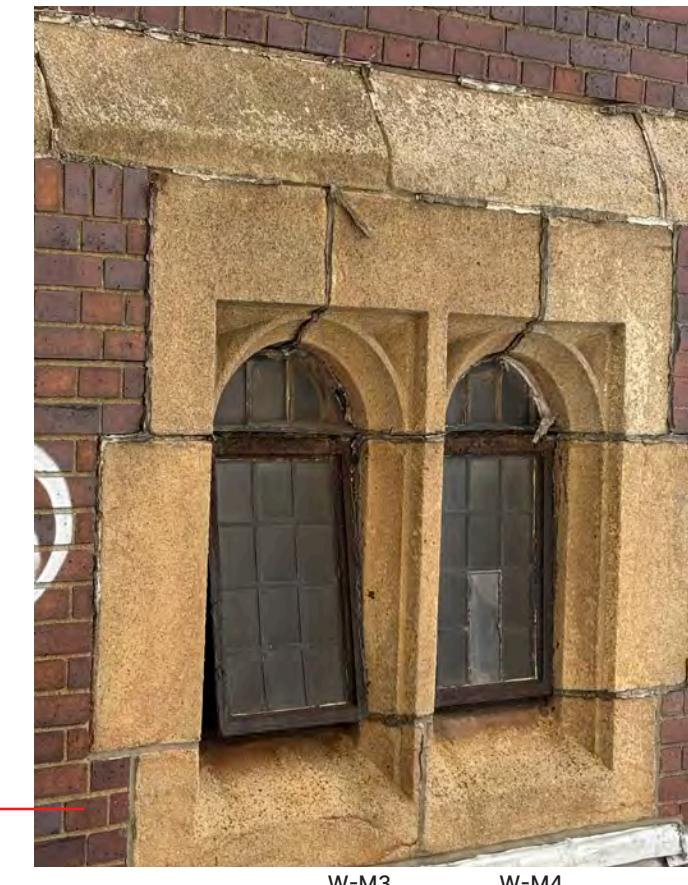
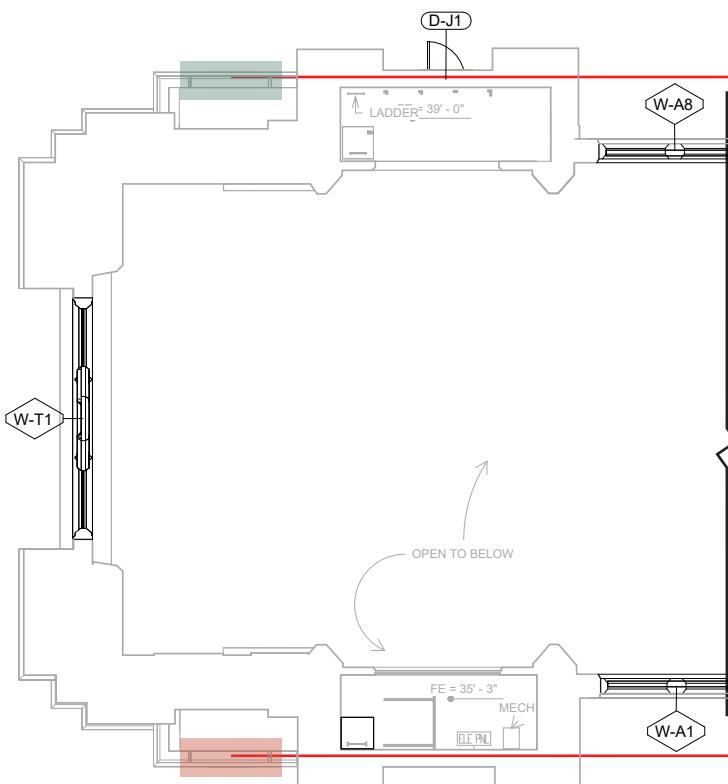
EAST ELEVATION (PRIMARY FAÇADE)



WEST ELEVATION (SECONDARY FAÇADE)



FOURTH FLOOR PLAN



## GENERAL INFORMATION

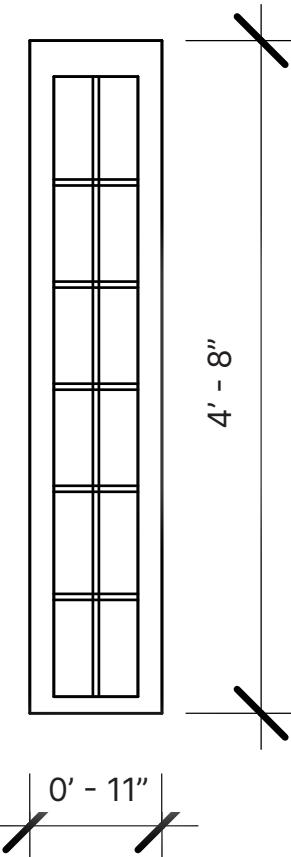
- Quantity: 2
- Fixed
- Visibility from street: Yes
- Date: 1931 (Original)
- Condition: Poor

## CONSTRUCTION & STYLE

- Divided lite lancet Window
- Single pane
- Steel frame with lead caming

## VISUAL INSPECTION & CURRENT CONDITION

- Major deterioration on interior
- Rusting along window sills
- Frames detaching on exterior
- Boarded up on interior to prevent additional water damage
- Broken and warping panes

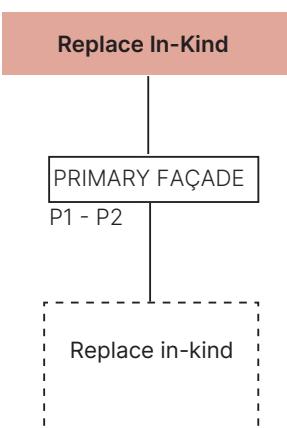


## CONCLUSION

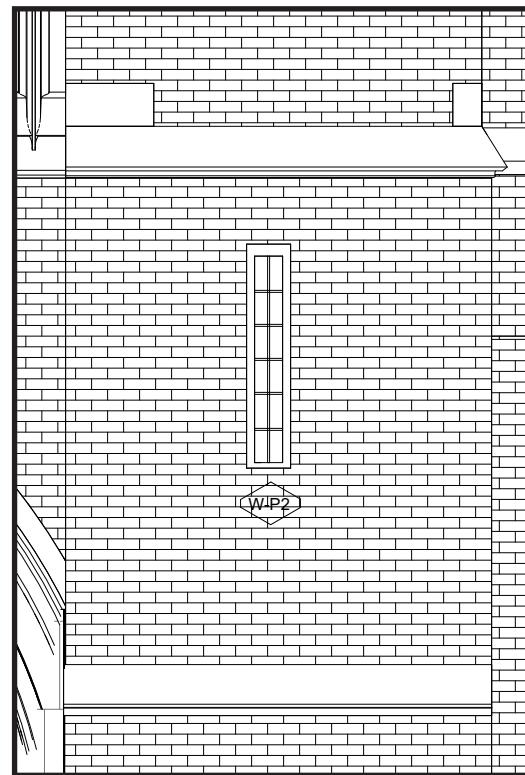
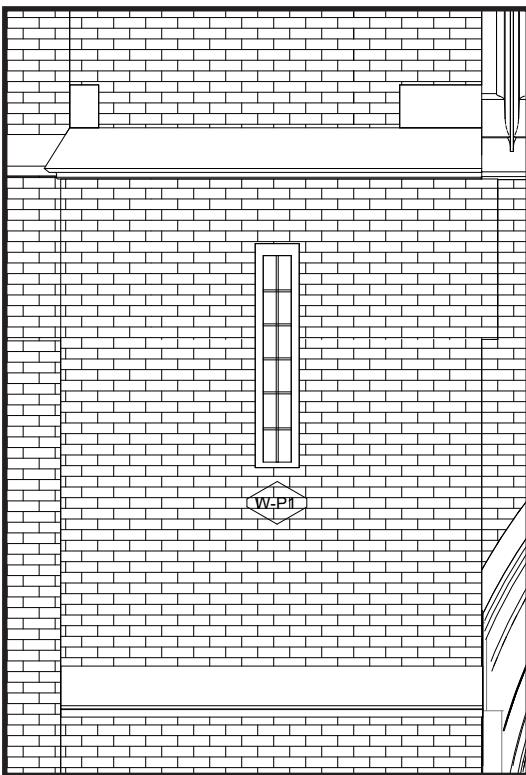
Major damage appears to be typical, windows are broken and susceptible to the elements.

## PROPOSAL

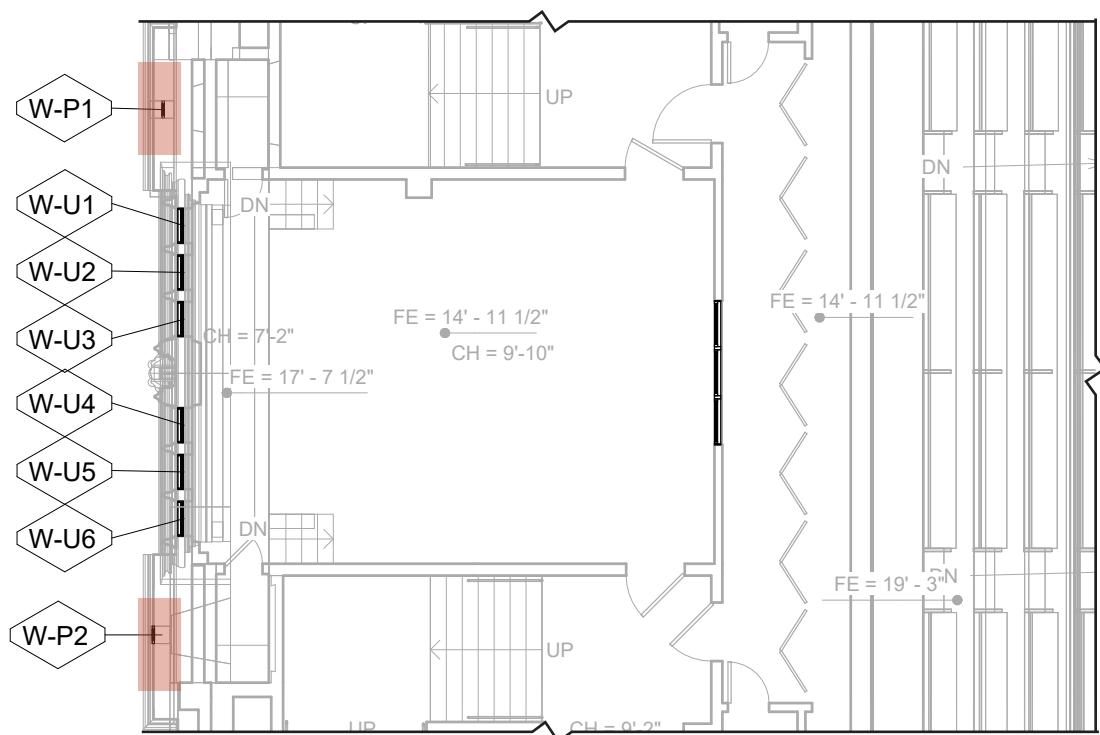
Windows shall be removed and replaced based on proposed design. Windows on the south façade shall be replaced in-kind with steel, fixed windows to retain the historic context of the neighborhood.



SOUTH ELEVATION (PRIMARY FAÇADE)



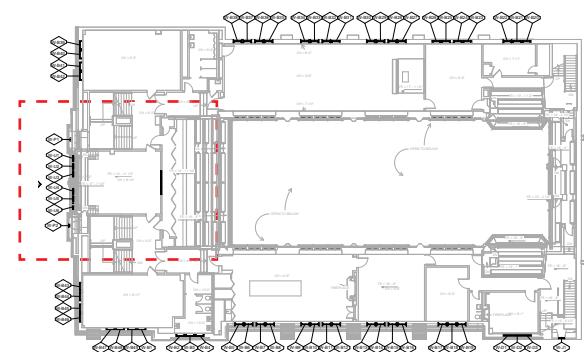
ENLARGED SECOND FLOOR PLAN



W-P2



W-P1



## GENERAL INFORMATION

- Quantity: 10
- Operable
- Visibility from street: Yes
- Date: 1931 (Original)
- Condition: Poor/Fair

## CONSTRUCTION & STYLE

- Divided lite storefront pointed windows
- Single pane
- Steel frame with lead camming

## VISUAL INSPECTION & CURRENT CONDITION

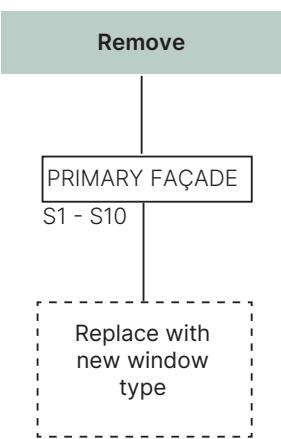
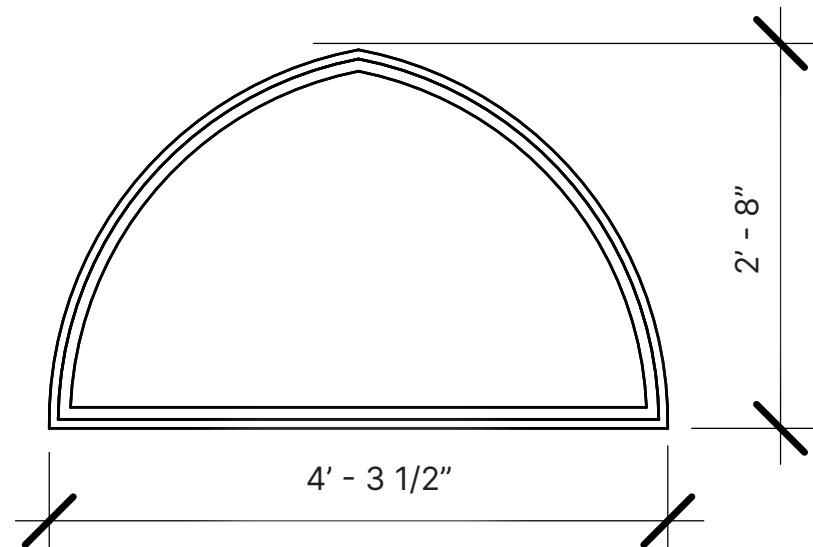
- Panels removed to install air conditioning units
- Rusting along window sills
- Warping and broken panes

## CONCLUSION

Major damage appears to be typical, windows are blocked by mechanical equipment, and are no longer functioning as originally intended.

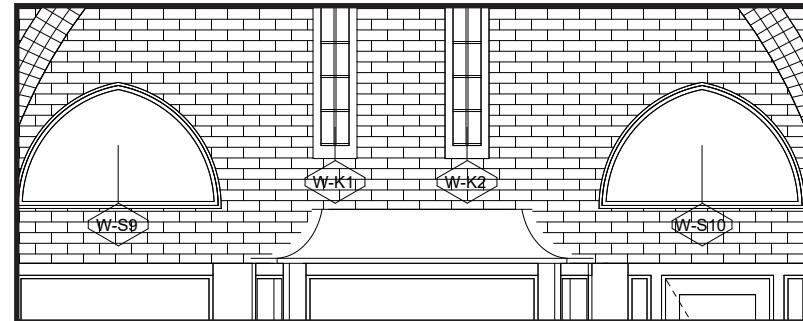
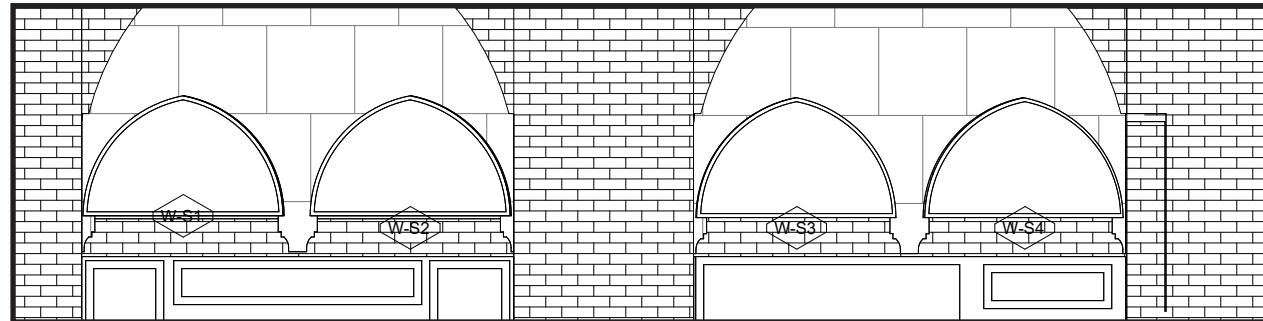
## PROPOSAL

Windows shall be removed and replaced based on proposed design. Window openings shall accommodate new decorative aluminum ventilation screens for the storefronts similar to what was replaced in certain locations of the building.

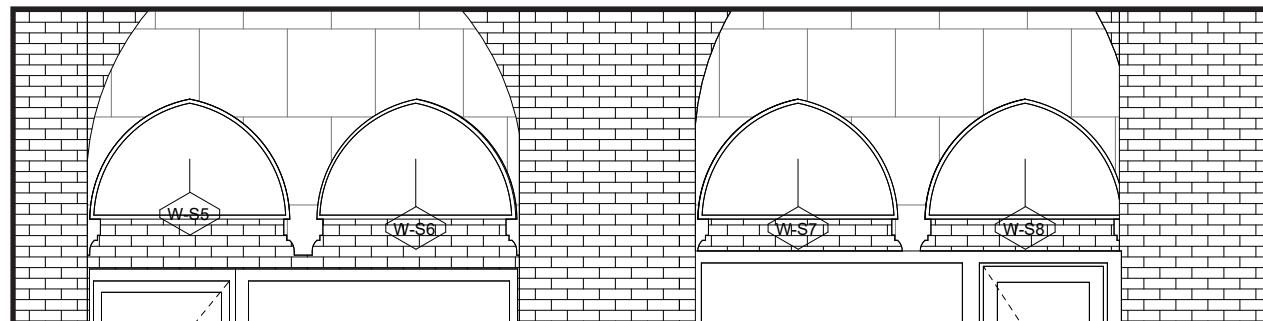


# Window Type W-S

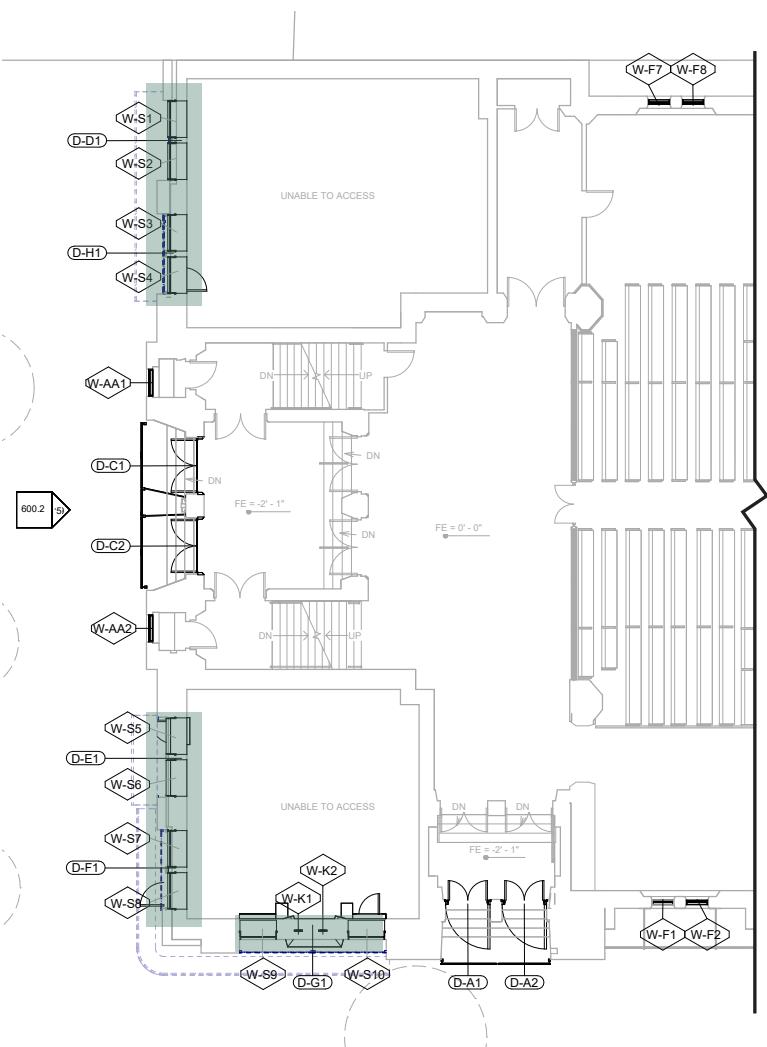
## SOUTH ELEVATION (PRIMARY FAÇADE)



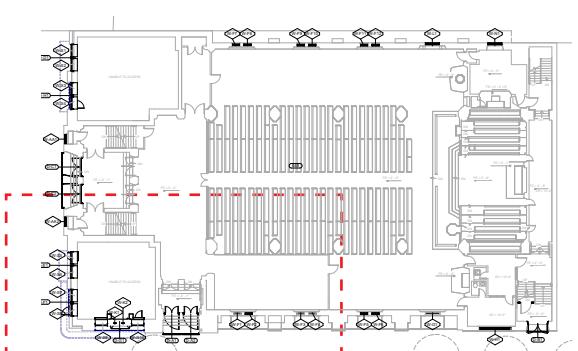
## EAST ELEVATION (PRIMARY FAÇADE)



## FIRST FLOOR PLAN



\*\*Additional windows covered by scaffolding



## GENERAL INFORMATION

- Quantity: 6
- Operable
- Visibility from street: Yes
- Date: 1931 (Original)
- Condition: Poor

## CONSTRUCTION & STYLE

- Divided lite single pane casement window
- Steel frame with lead caming
- Cast-stone detailing above

## VISUAL INSPECTION & CURRENT CONDITION

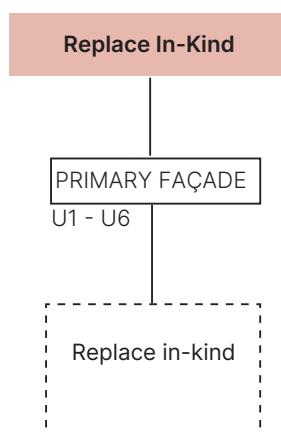
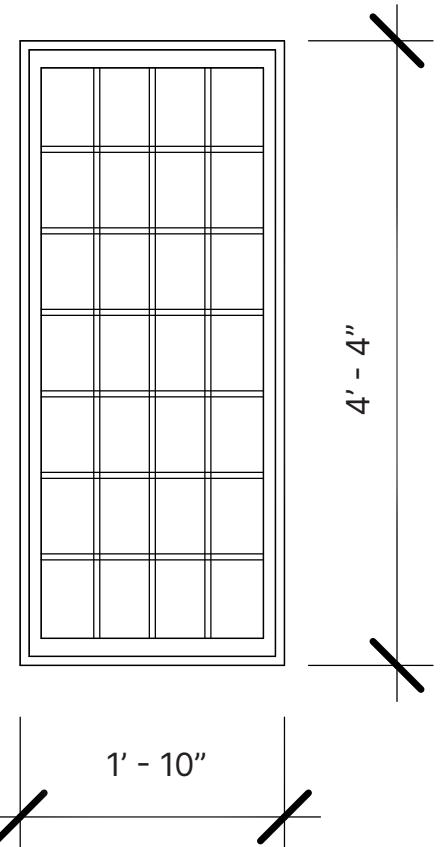
- Broken and bowing panes
- Rusting along window sill
- No longer operable

## CONCLUSION

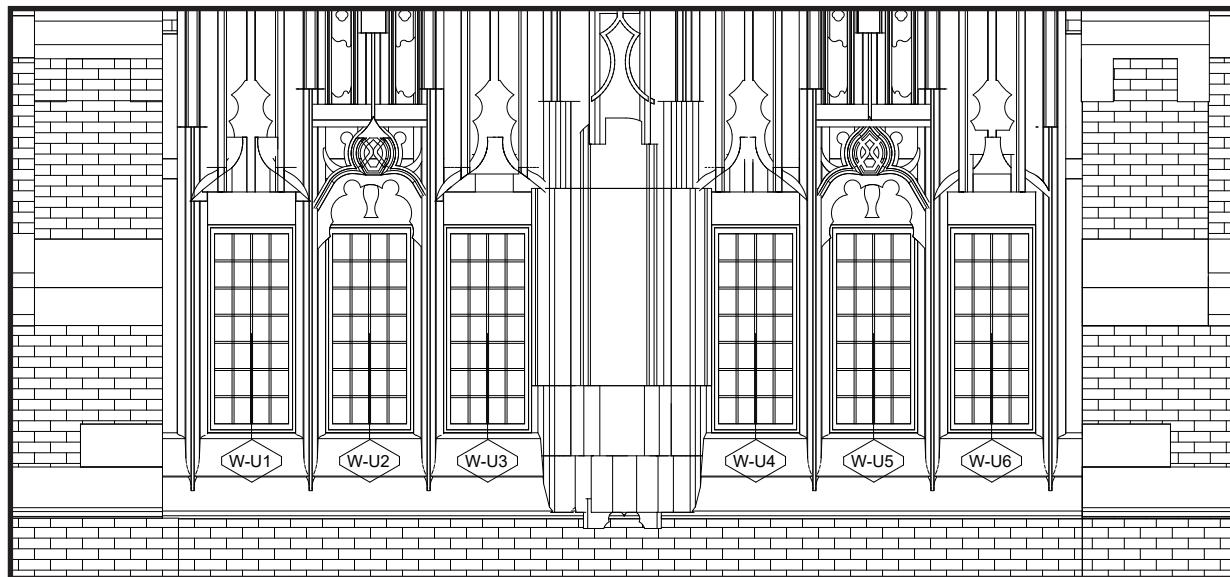
Major damage appears to be typical, windows are broken and susceptible to the elements.

## PROPOSAL

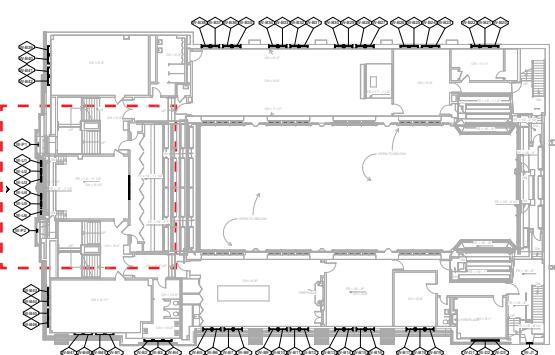
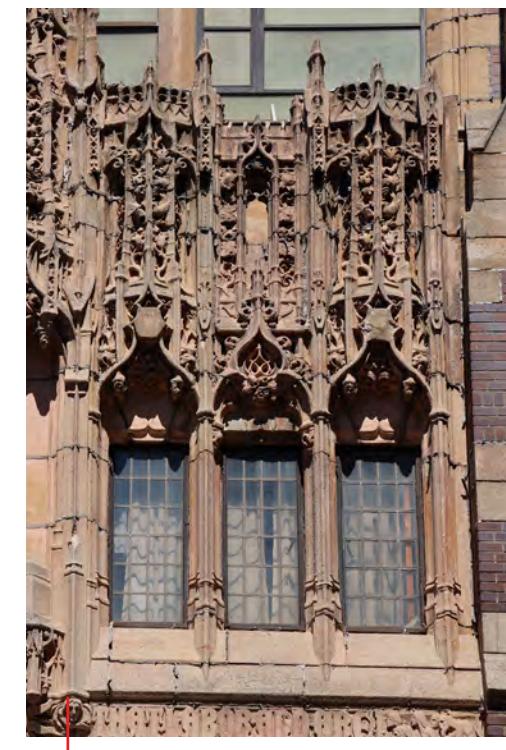
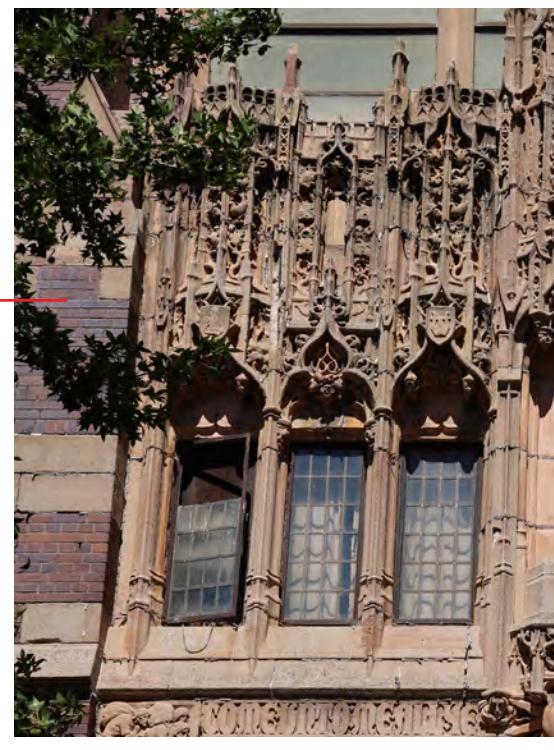
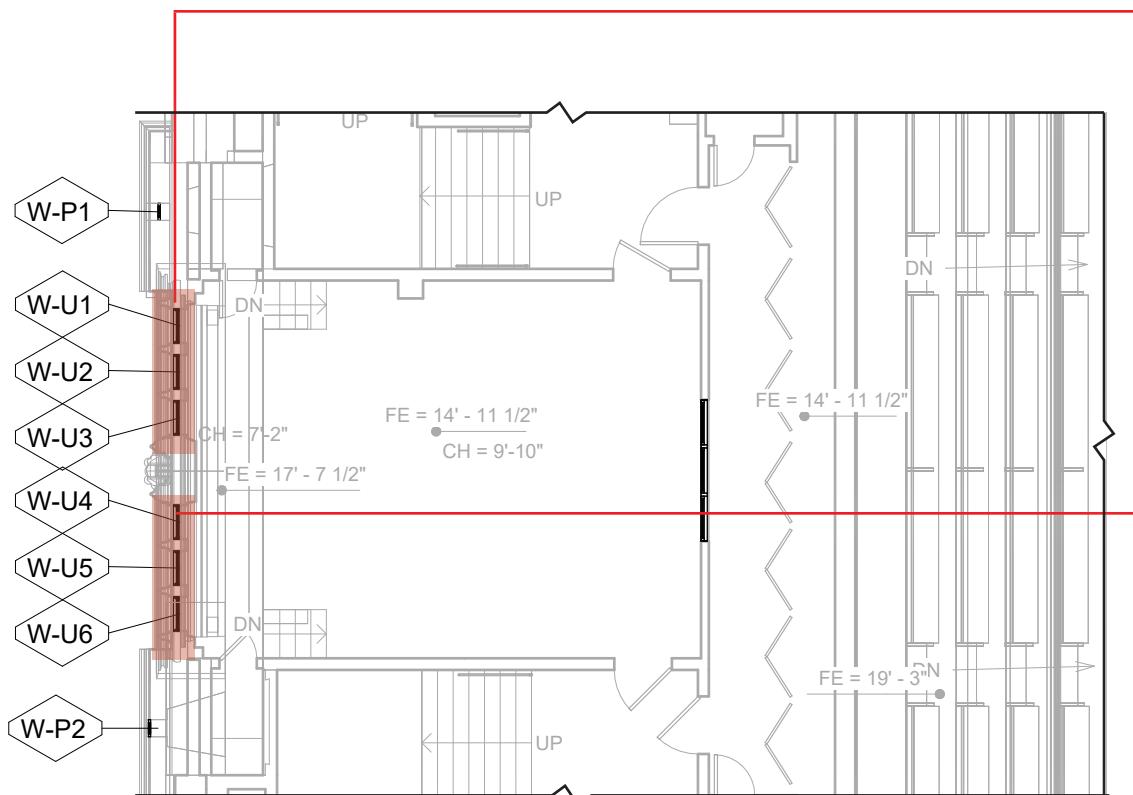
Windows shall be removed and replaced based on new design. Windows on the south façade shall be replaced in-kind with steel, operable windows, meeting all light and air requirements, to retain the historic context of the neighborhood.



SOUTH ELEVATION (PRIMARY FAÇADE)



ENLARGED SECOND FLOOR PLAN



## GENERAL INFORMATION

- Quantity: 33
- Operable
- Visibility from street: No
- Date: 1931 (Original)
- Condition: Poor

## CONSTRUCTION & STYLE

- Divided lite single pane casement windows
- Steel frame with lead caming

## VISUAL INSPECTION & CURRENT CONDITION

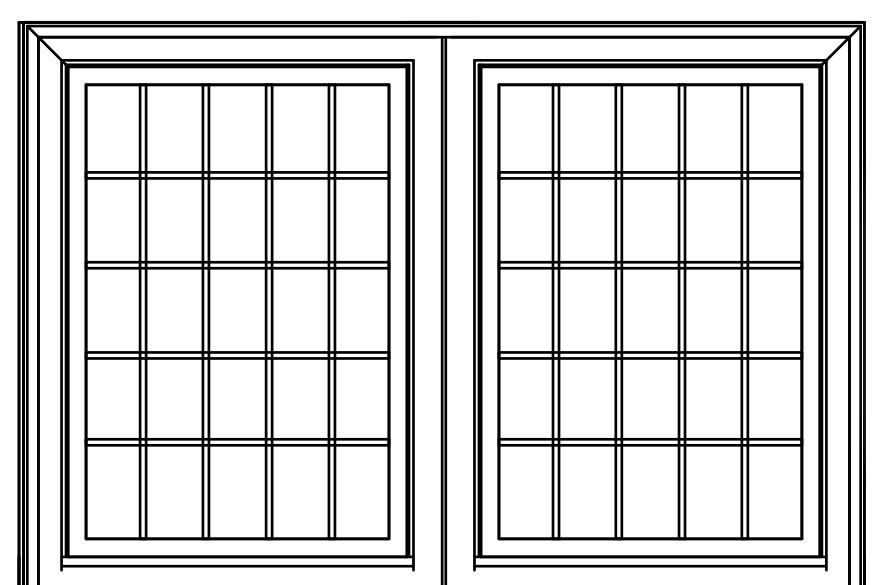
- Standard windows built in lightwells
- Broken and warped panes
- Rusted window sills
- Operability impaired
- Mold growth and water damage observed in select locations at lower levels
- Panes removed for air conditioner installation
- Non-original interior grille added for security

## CONCLUSION

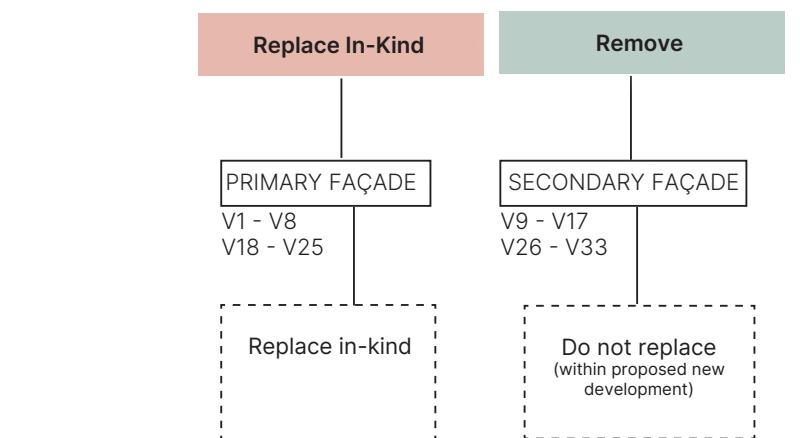
Major damage appears to be typical, windows are broken and susceptible to the elements.

## PROPOSAL

Windows on the south and east primary façades shall be removed and replaced in-kind and meeting all light and air requirements based on proposed design. Thorough repairs shall be made to remove mold and other damage caused by water. Windows on the west secondary façade shall not be replaced because of the proposal to demolish this area of the building to accommodate new development.

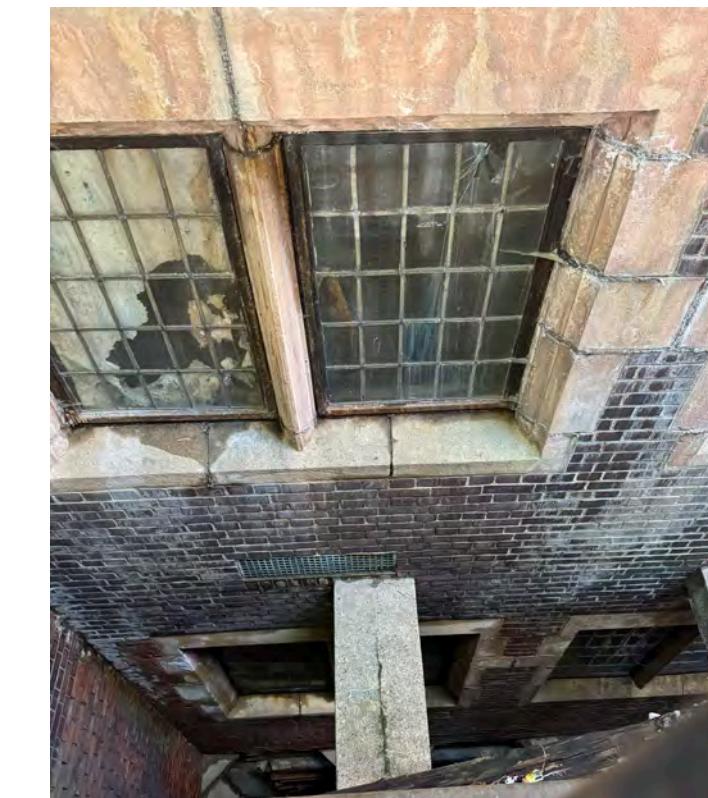
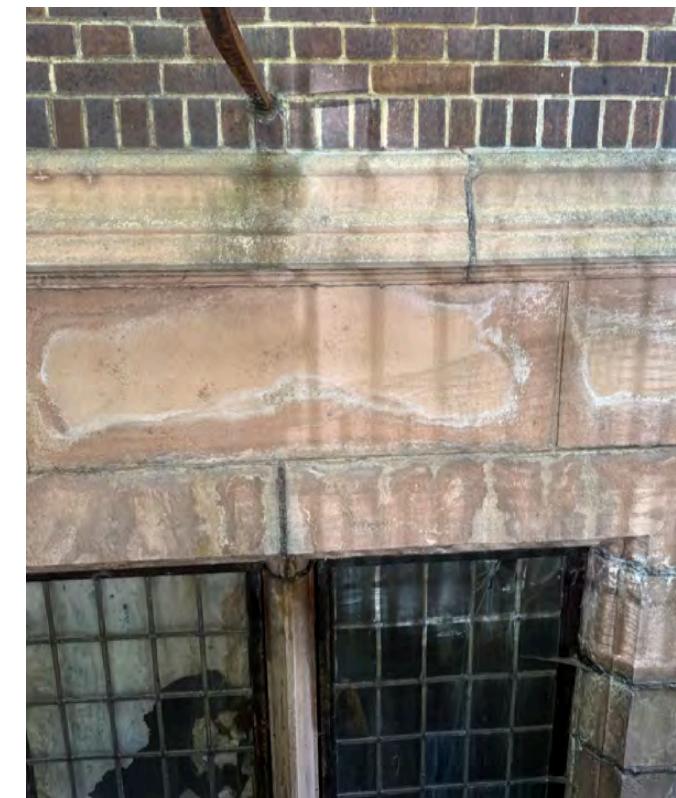


5' - 10"

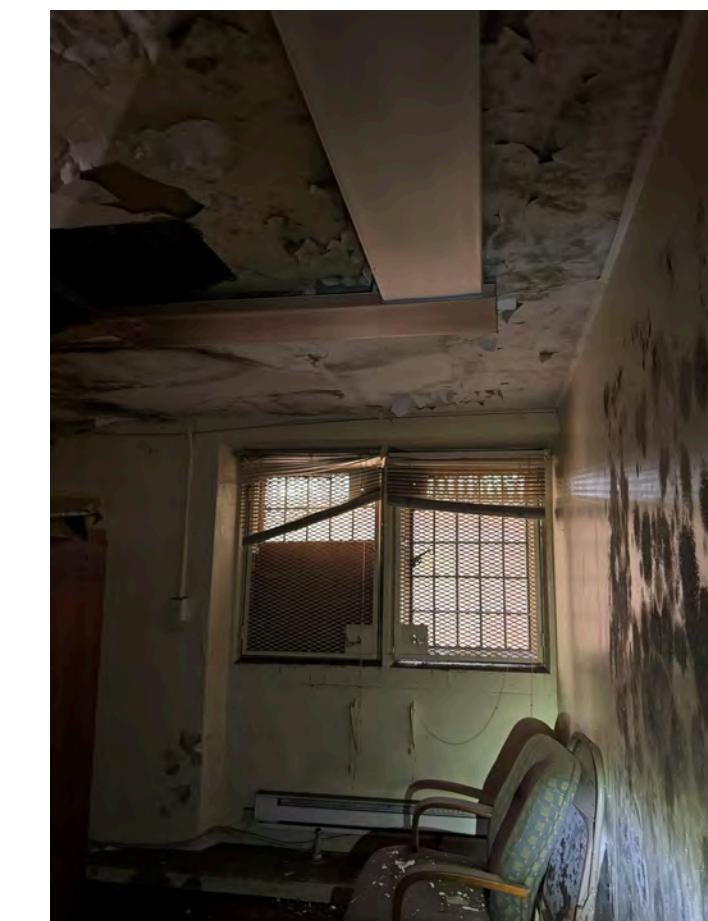
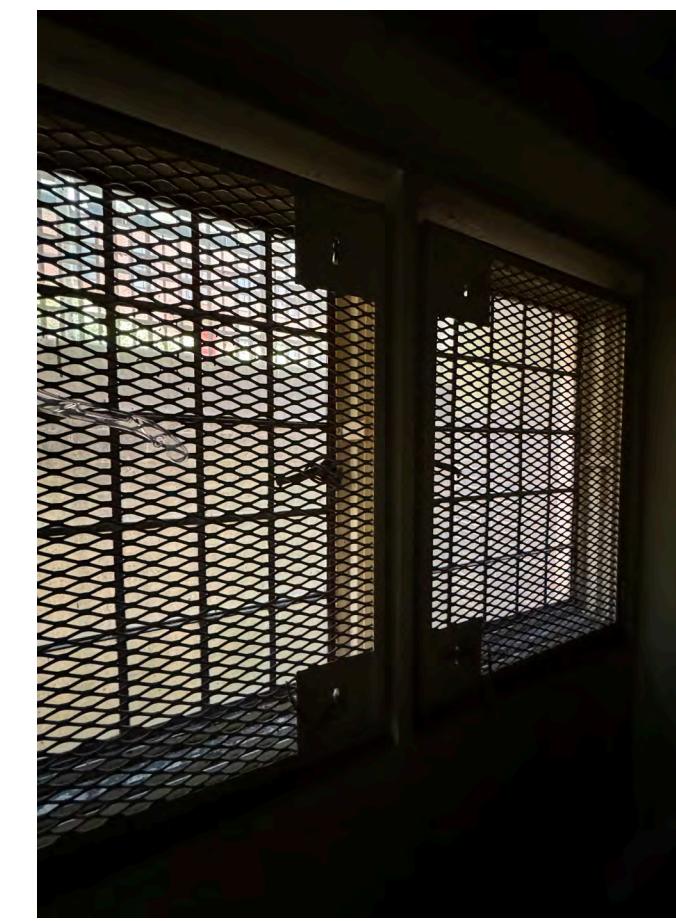


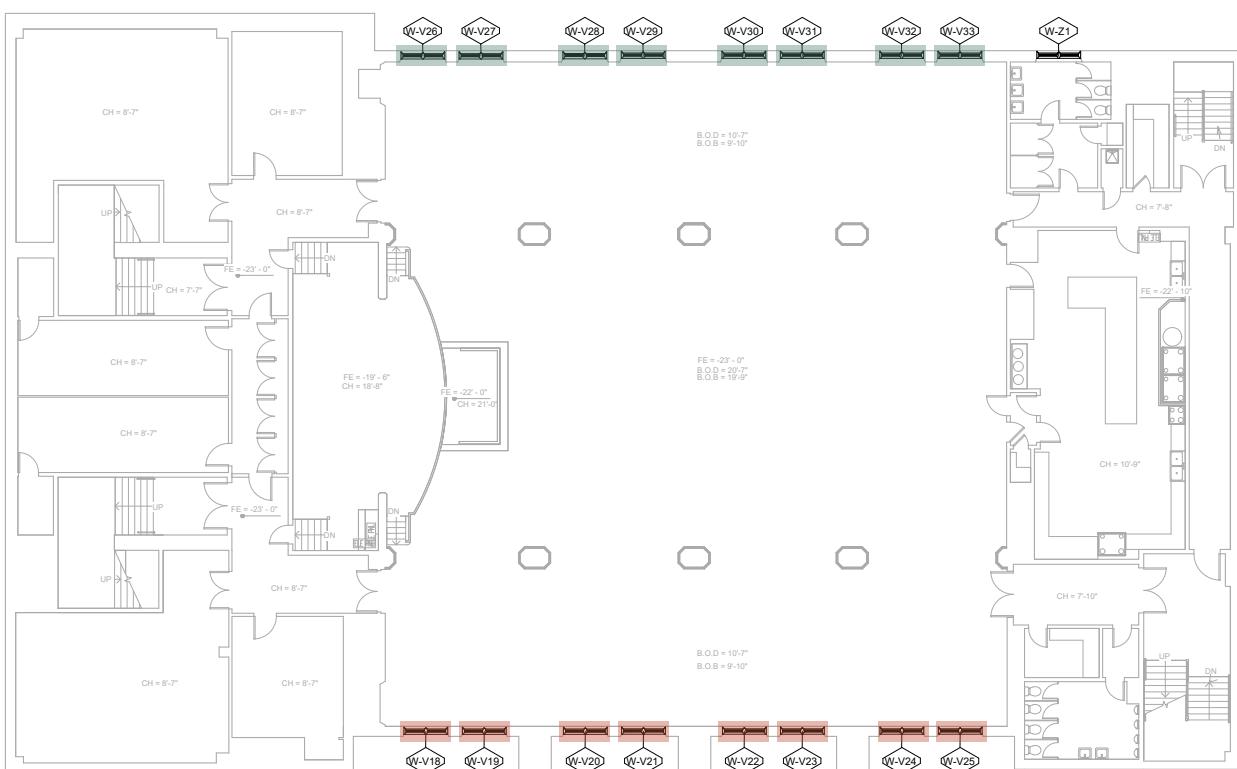
# Window Type W-V

EXTERIOR



INTERIOR





## LOWER LEVEL TWO PLAN



## LOWER LEVEL ONE PLAN

## GENERAL INFORMATION

- Quantity: 2
- Fixed
- Visibility from street: Yes
- Date: 1931 (Original)
- Condition: Poor

## CONSTRUCTION & STYLE

- Single pane fixed windows
- Steel frame and mullions
- Windows are inset into cast-stone opening

## VISUAL INSPECTION & CURRENT CONDITION

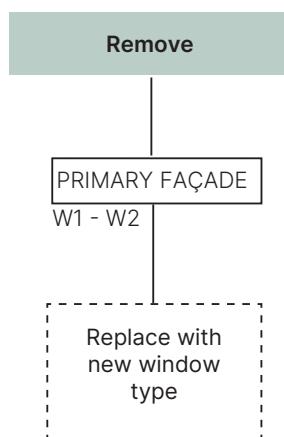
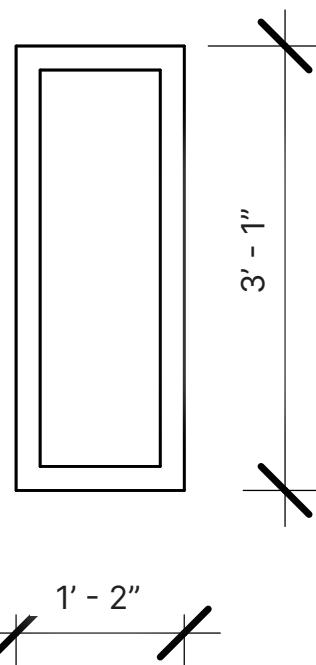
- Standard window built in stairwell
- Rusting along window sill
- Boarded up from the interior due to security risk

## CONCLUSION

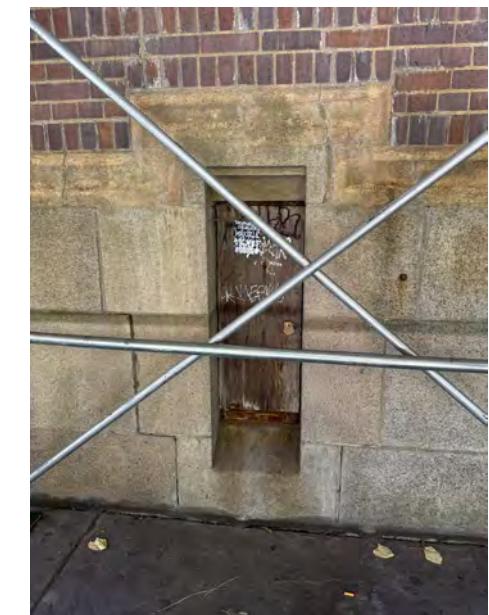
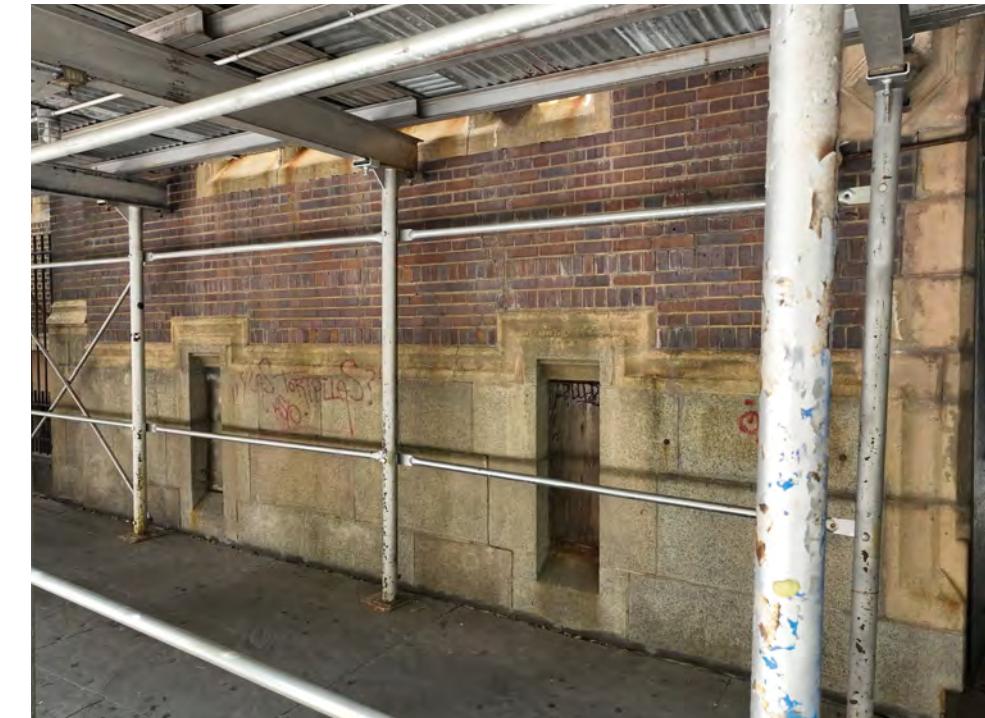
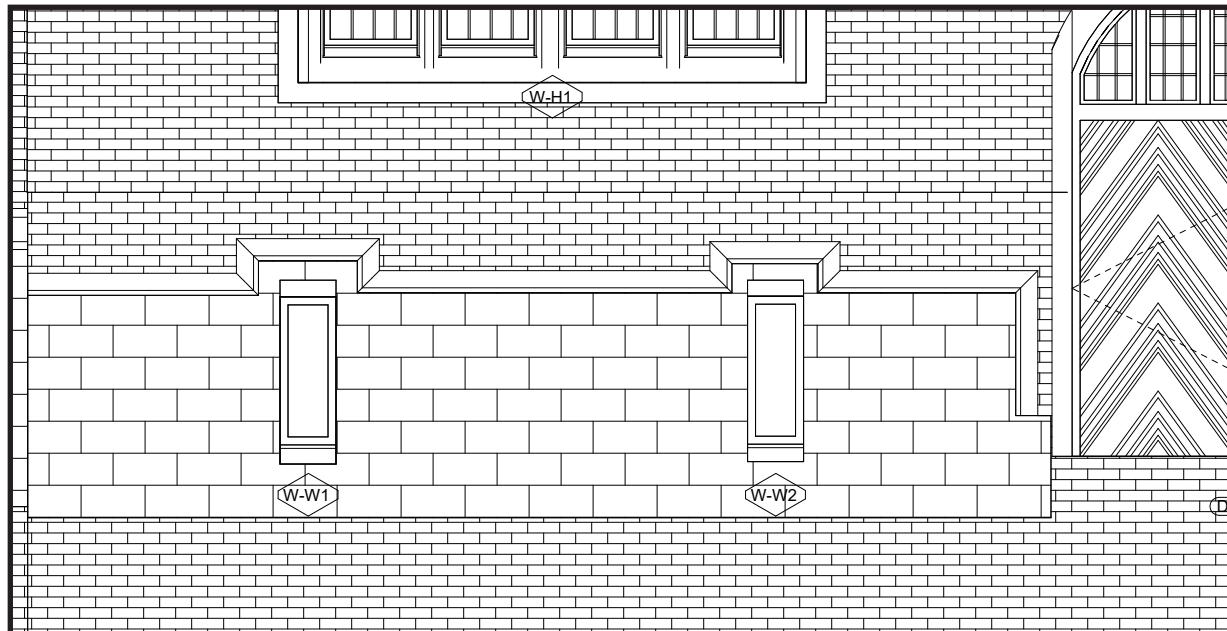
Windows no longer function as originally intended.

## PROPOSAL

Windows shall be removed and replaced based on proposed design. Windows on the east primary facade shall be replaced with a new, modified, steel storefront to accomodate the new entrance into the proposed residential development.



EAST ELEVATION (PRIMARY FAÇADE)



## GENERAL INFORMATION

- Quantity: 1
- Fixed
- Visibility from street: Yes
- Date: 1931 (Original)
- Condition: Fair

## CONSTRUCTION & STYLE

- Divided lite lancet Window
- Single pane
- Steel frame with lead caming

## VISUAL INSPECTION & CURRENT CONDITION

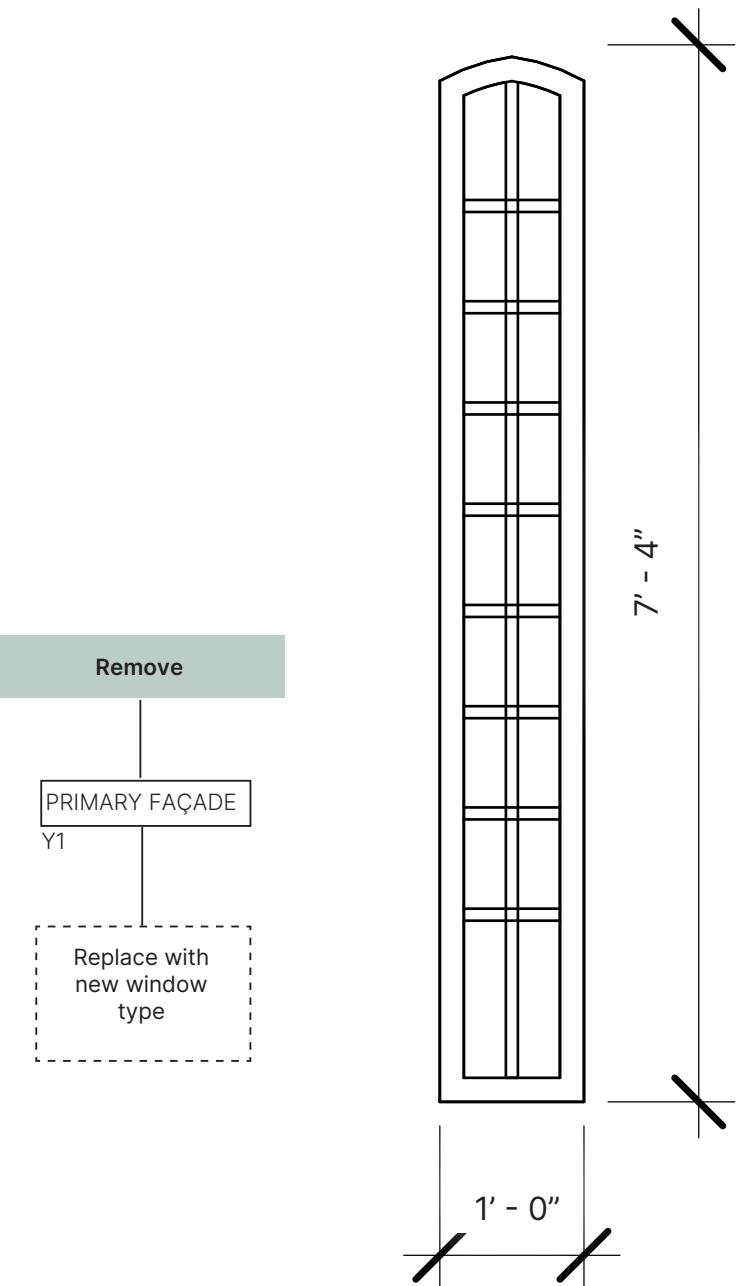
- Rusting along window sills
- Bowing frame on exterior

## CONCLUSION

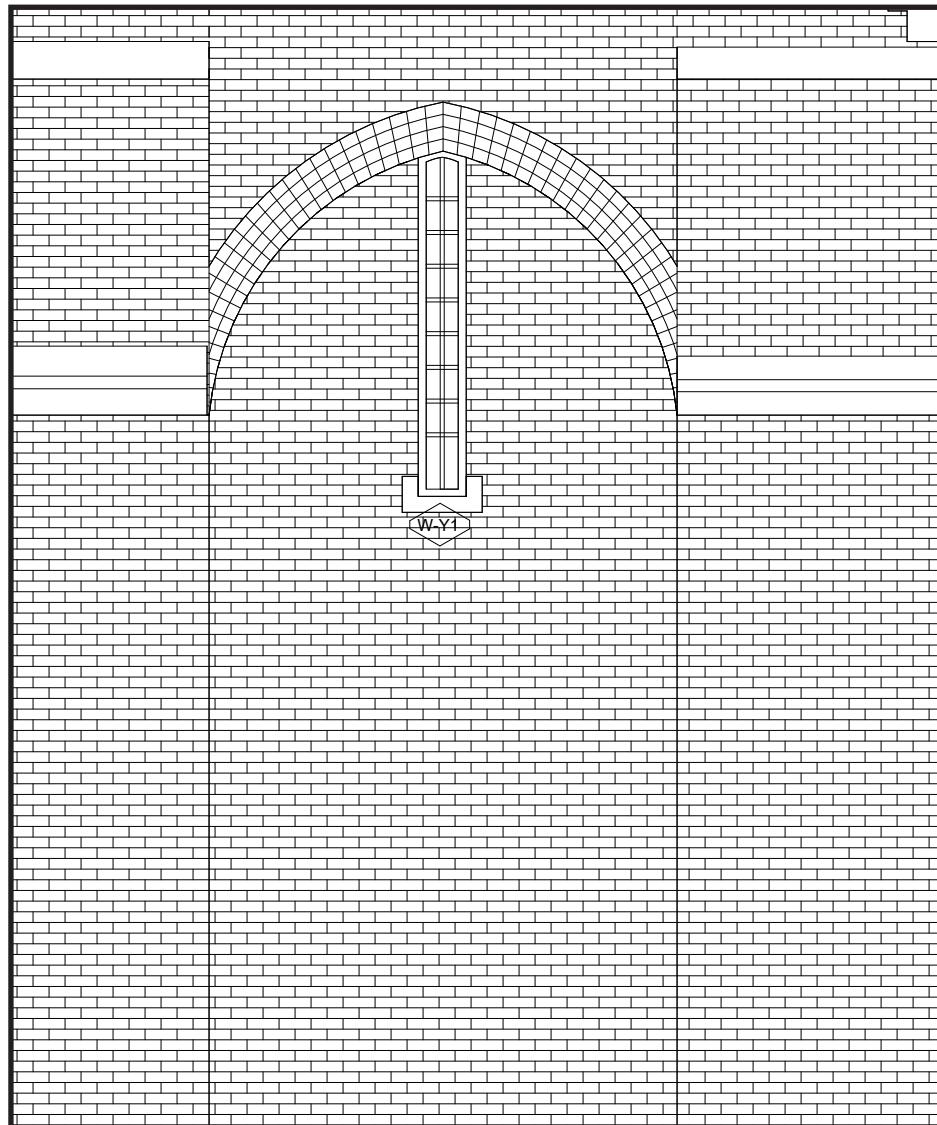
Major damage appears to be typical, windows are broken and susceptible to the elements.

## PROPOSAL

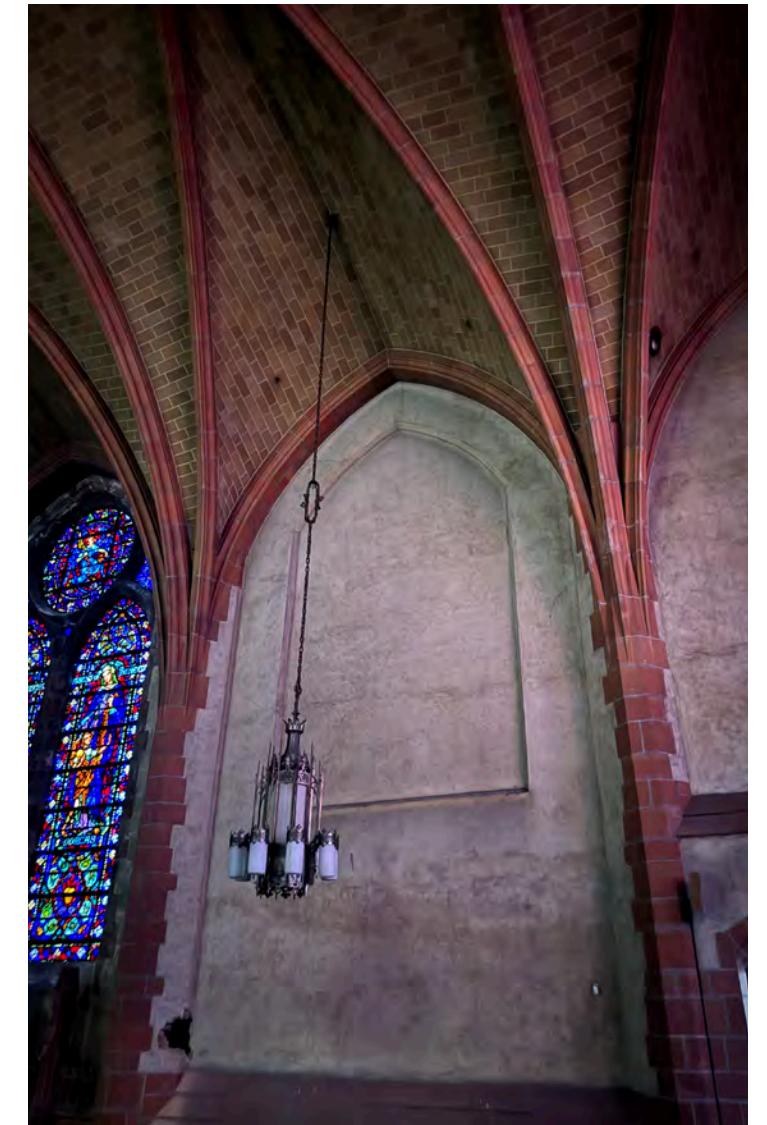
Window shall be removed and replaced based on proposed design. Window on the east façade shall be replaced, meeting all light and air requirements, with a new clear operable steel window with tracery to match the adjacent existing windows retaining the historic context of the neighborhood.



EAST ELEVATION (PRIMARY FAÇADE)



EXTERIOR VIEW



INTERIOR VIEW

## GENERAL INFORMATION

- Quantity: 1
- Operable
- Visibility from street: No
- Date: 1931 (Original)
- Condition: Unknown

## CONSTRUCTION & STYLE

- Divided lite single pane casement window
- Steel frame with lead caming

## VISUAL INSPECTION & CURRENT CONDITION

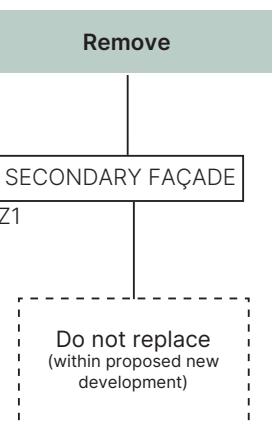
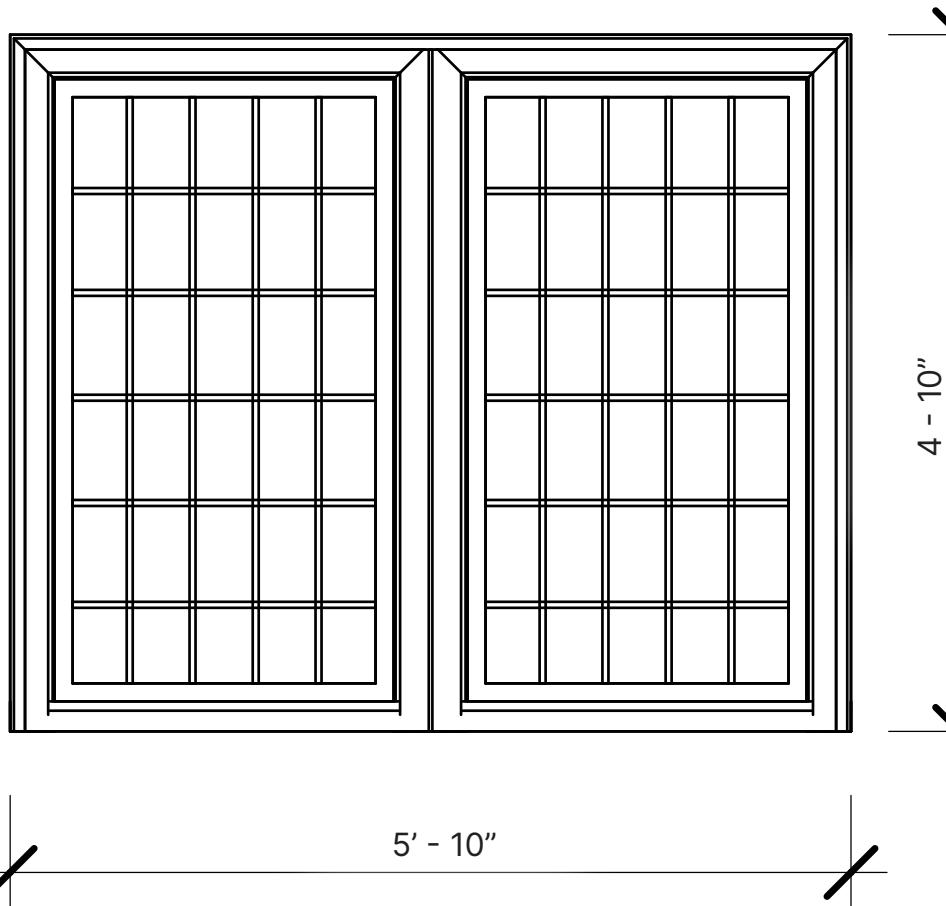
- Window built in lightwells
- Broken and warped panes
- Rusted window sills
- Operability impaired
- Mold growth and water damage observed in select locations at lower levels
- Panes removed for air conditioner installation

## CONCLUSION

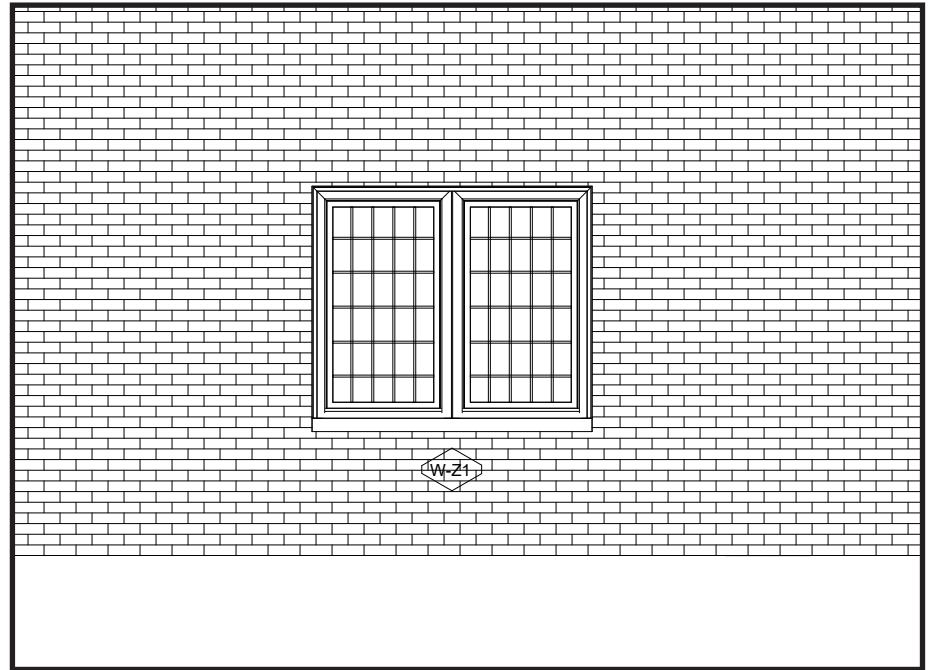
Major damage appears to be typical, windows are broken and susceptible to the elements.

## PROPOSAL

Window shall be removed based on proposed design. Thorough repairs shall be made to remove mold and other damage caused by water in the existing openings. Windows on the west secondary façade shall not be replaced because of the proposal to demolish this area of the building to accomodate new development.



WEST ELEVATION (SECONDARY FAÇADE)



\*\*Inaccessible to photograph interior and exterior

# *Door Survey:*

## GENERAL INFORMATION

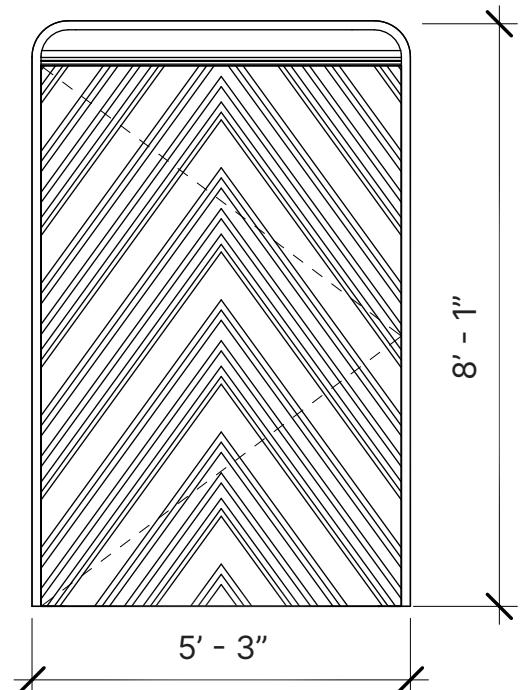
- Quantity: 2
- Visibility from street: Yes
- Date: 1931 (Original)
- Condition: Fair

## CONSTRUCTION & STYLE

- Single solid wood door
- Diagonal detailed paneling
- Red painted surface

## VISUAL INSPECTION & CURRENT CONDITION

- Warped door does not close as required
- Paint is chipped

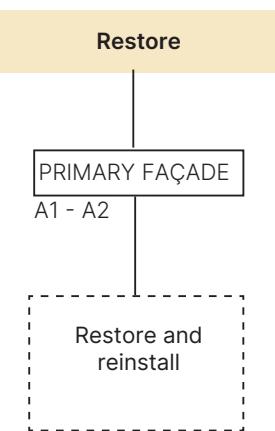


## CONCLUSION

Major damage appears to be typical, doors are broken and susceptible to the elements.

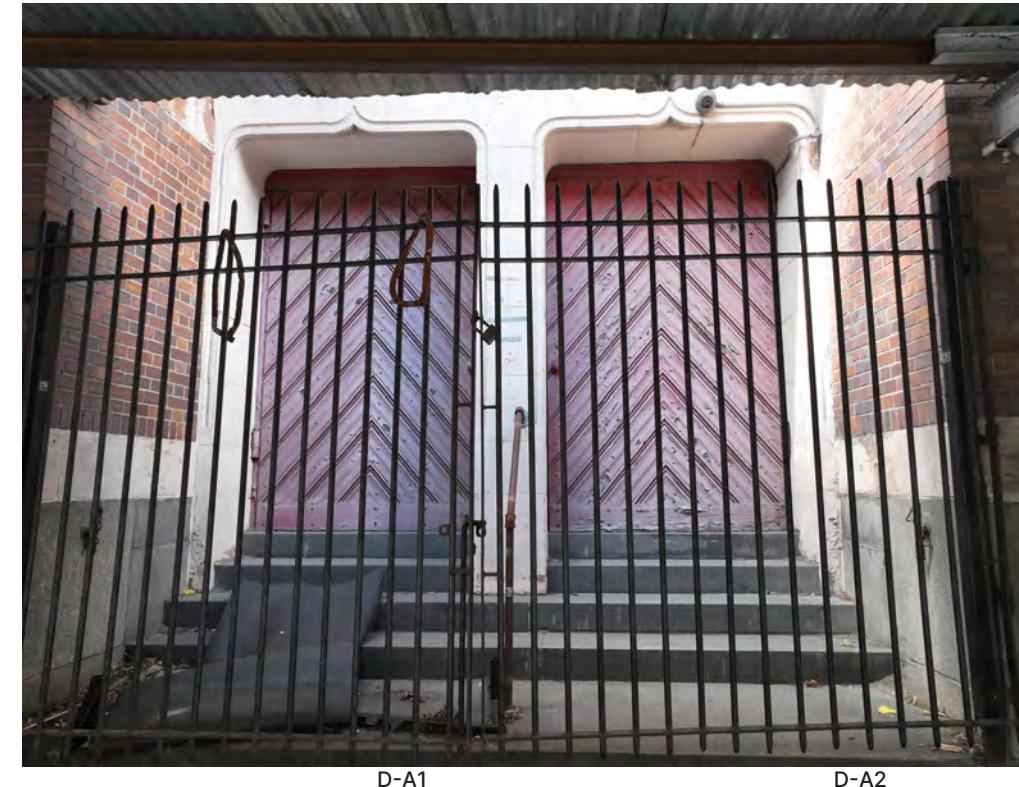
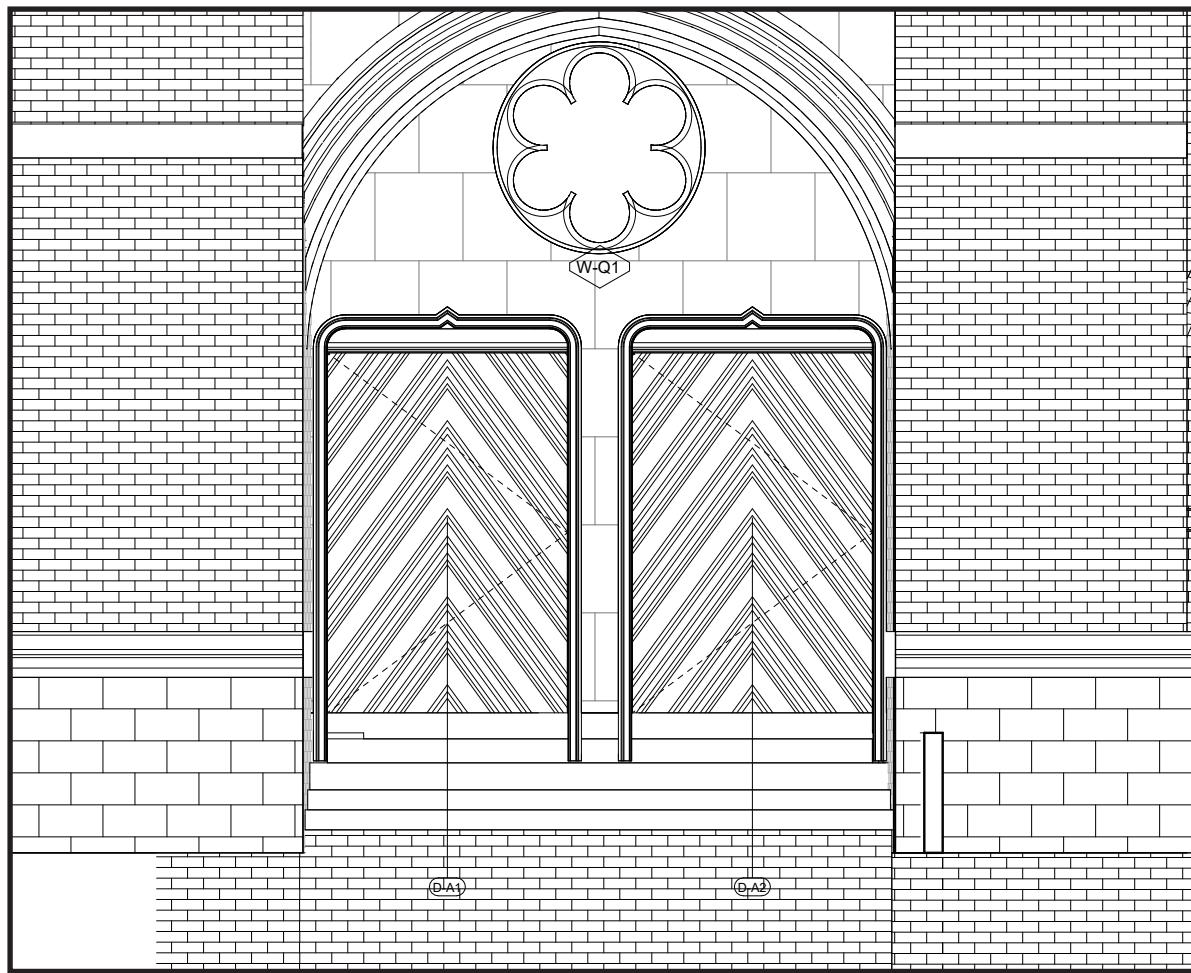
## PROPOSAL

Doors shall be salvaged and restored. Doors on the east primary façade shall be reinstalled and used for egress purposes only to retain the historic context of the neighborhood.

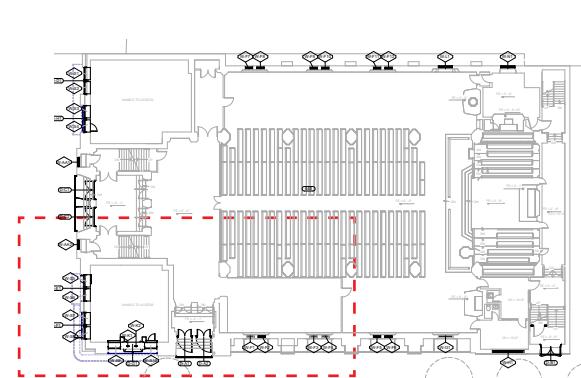
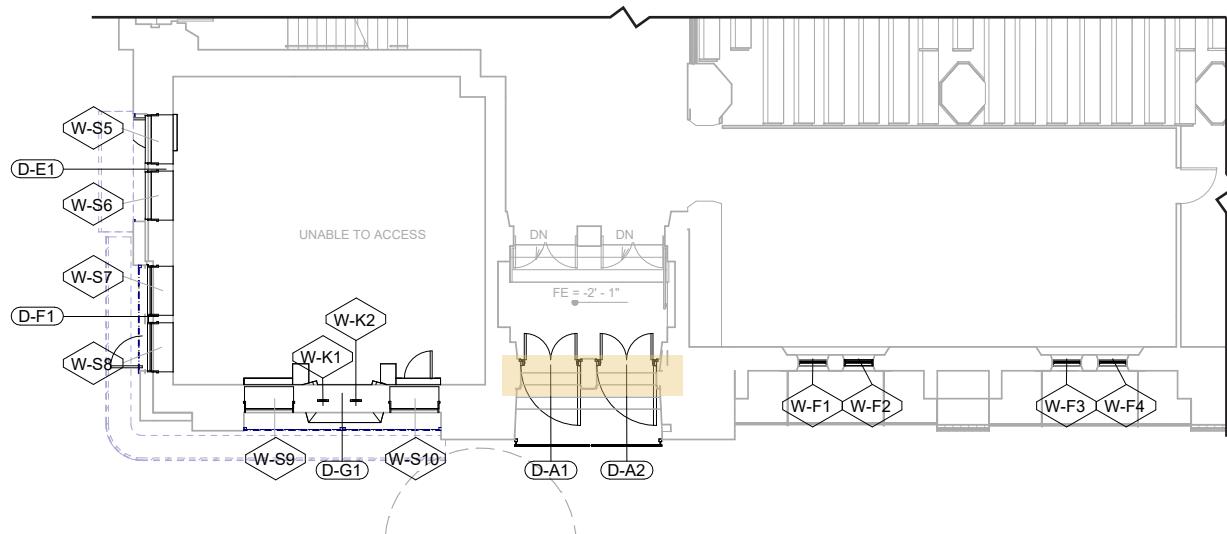


Door Type: D-A

EAST ELEVATION (PRIMARY FAÇADE)



FIRST FLOOR PLAN



## GENERAL INFORMATION

- Quantity: 1
- Visibility from street: Yes
- Date: 1931 (Original)
- Condition: Poor

## CONSTRUCTION & STYLE

- Double solid wood door with rounded glazing
- Diagonal detailed paneling
- Red painted surface

## VISUAL INSPECTION & CURRENT CONDITION

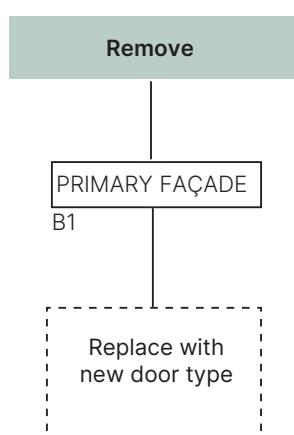
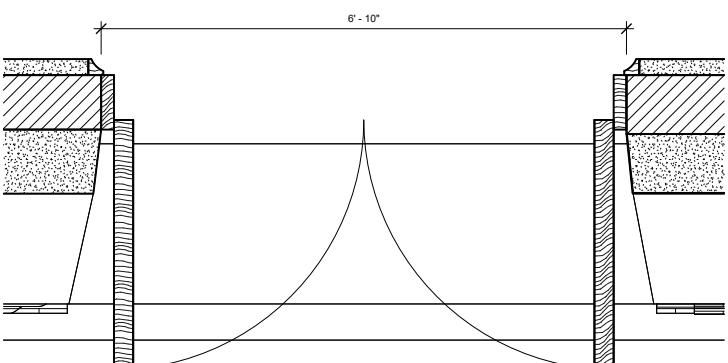
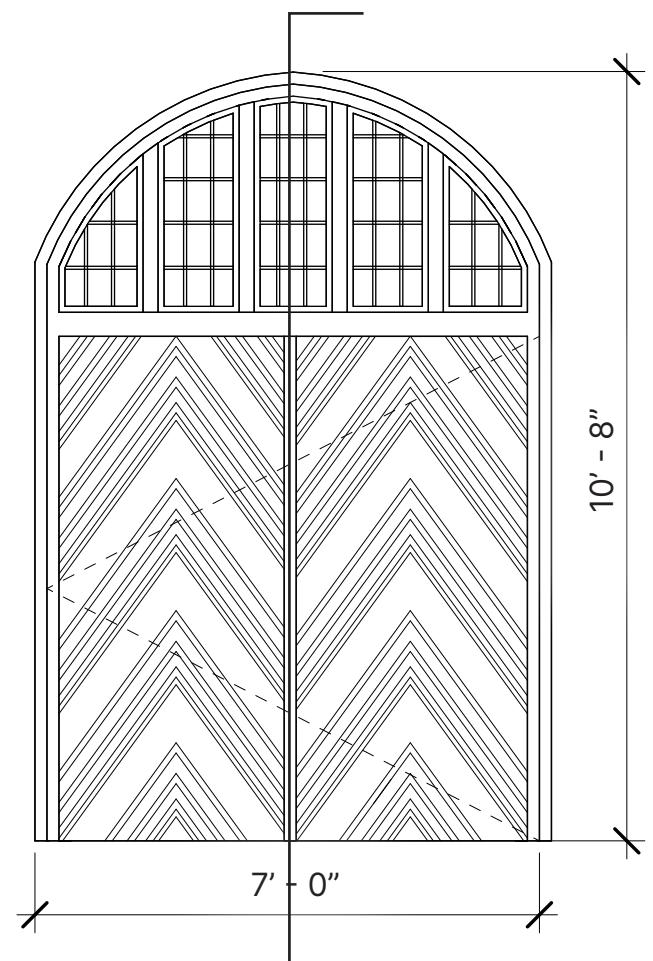
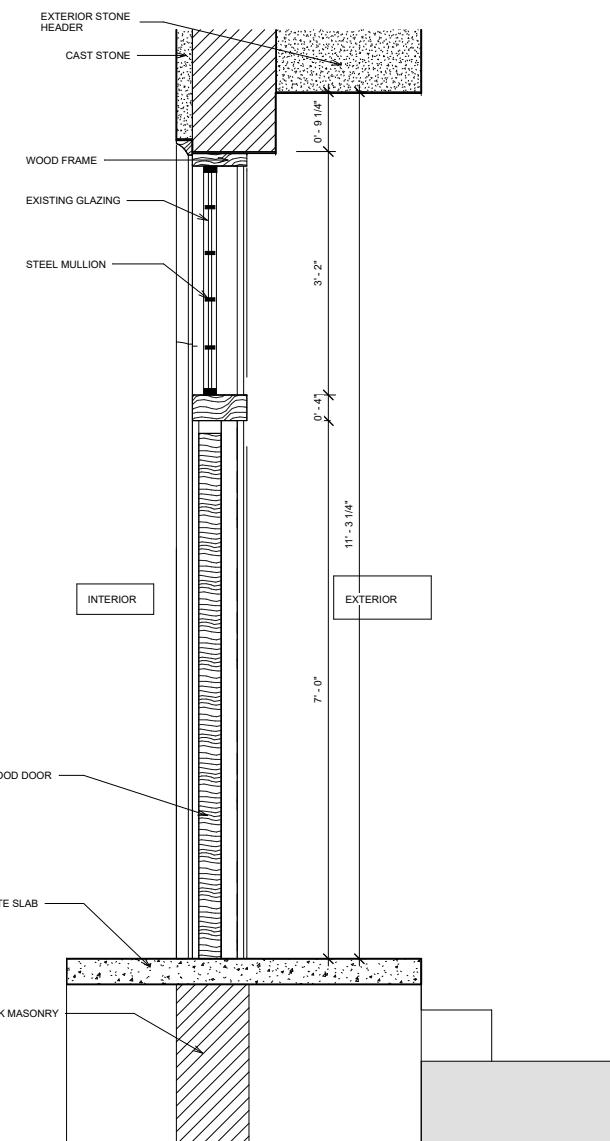
- Warped door does not close as required
- Paint is chipped

## CONCLUSION

Major damage appears to be typical, doors are broken and susceptible to the elements.

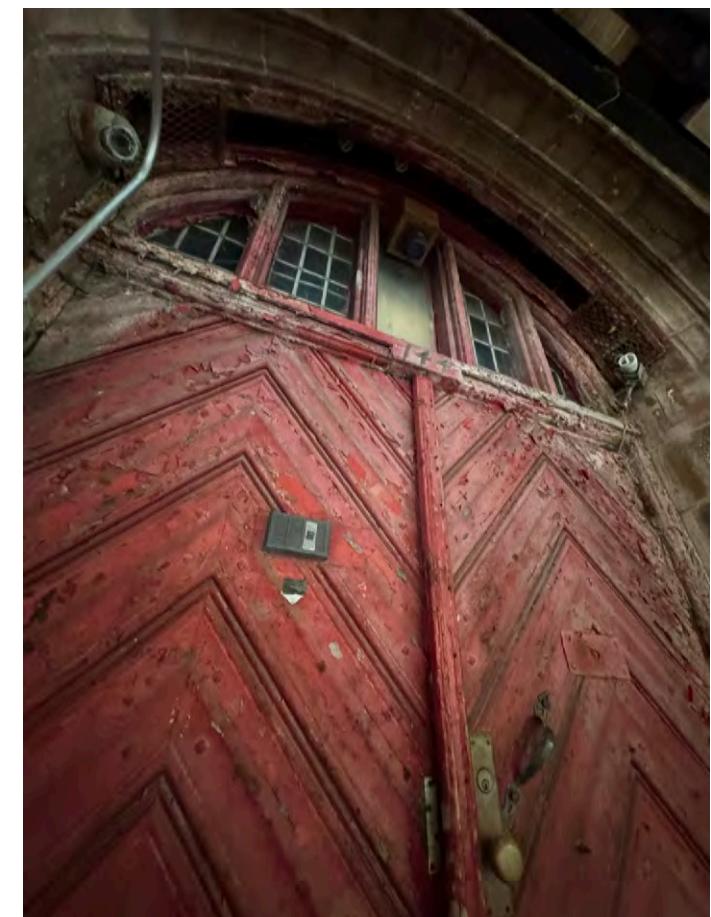
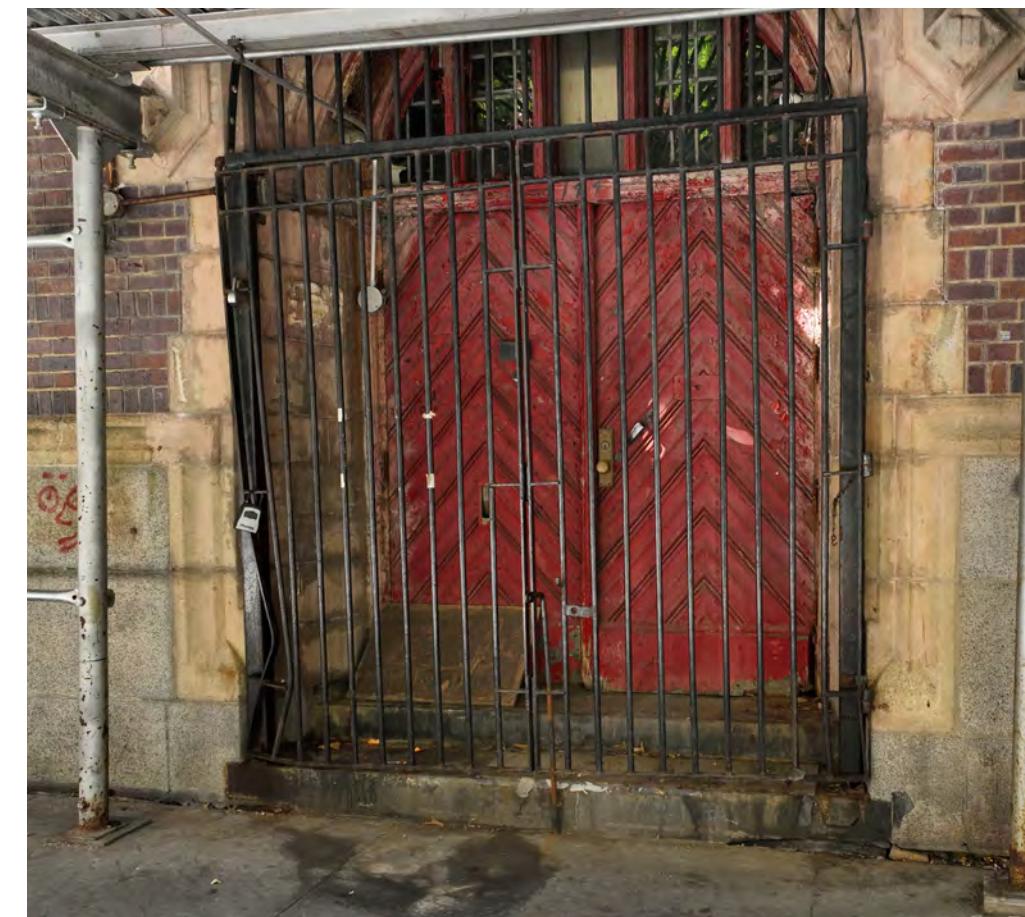
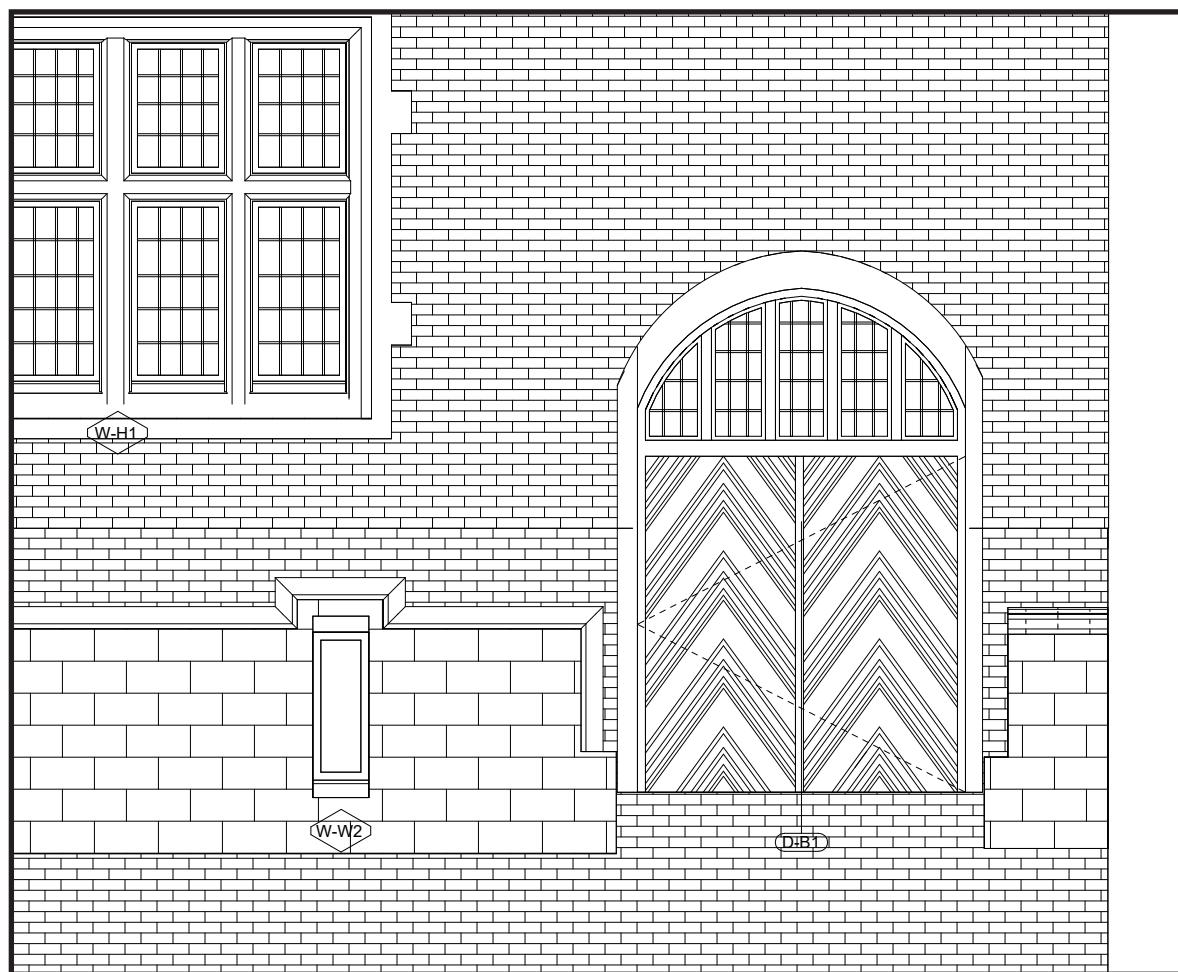
## PROPOSAL

Doors shall be removed and replaced based on proposed design. Door on the east primary façade shall be replaced with a new storefront to accommodate new proposed entry to residential development.

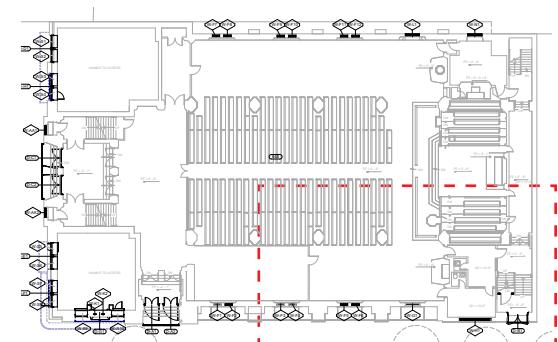
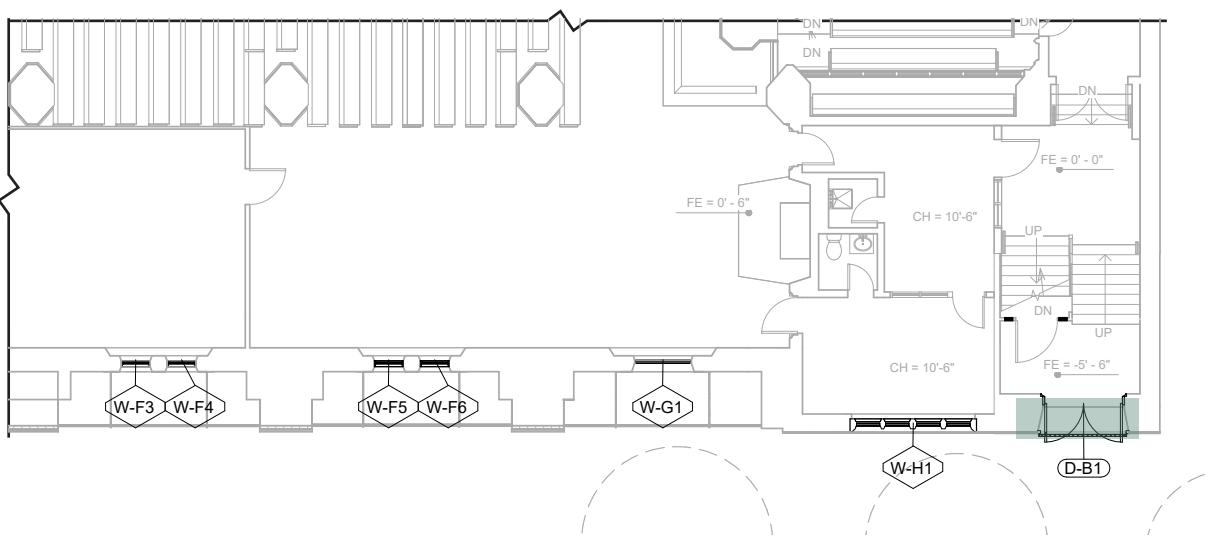


Door Type: D-B

EAST ELEVATION (PRIMARY FAÇADE)



FIRST FLOOR PLAN



## GENERAL INFORMATION

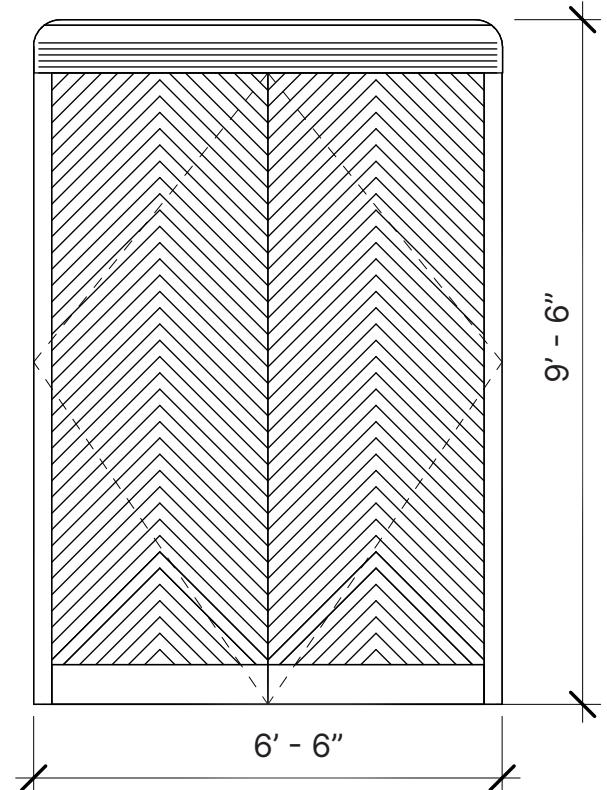
- Quantity: 2
- Visibility from street: Yes
- Date: 1931 (Original)
- Condition: Poor

## CONSTRUCTION & STYLE

- Double wood door
- Diagonal detailed paneling
- Red painted surface

## VISUAL INSPECTION & CURRENT CONDITION

- Warping causes door to no longer shut properly
- Chipping paint
- Doors boarded up from the interior

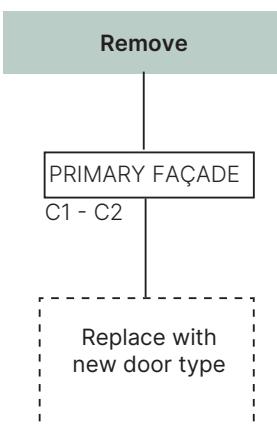


## CONCLUSION

Major damage appears to be typical, doors are broken and susceptible to the elements.

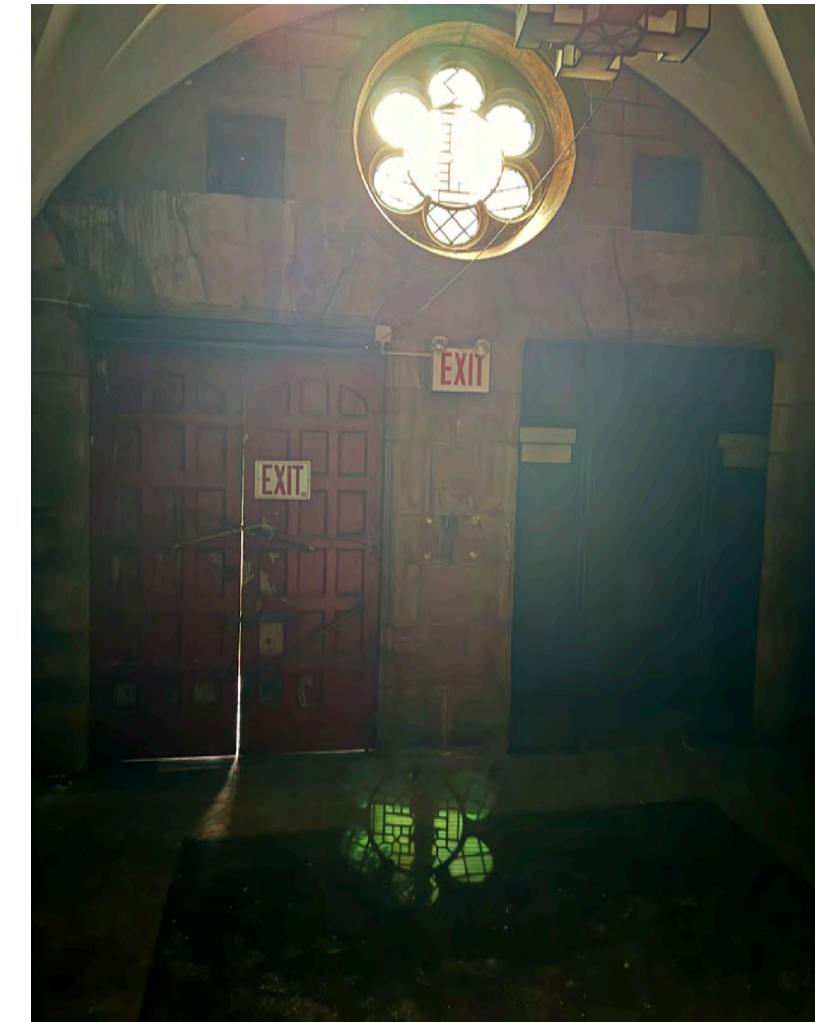
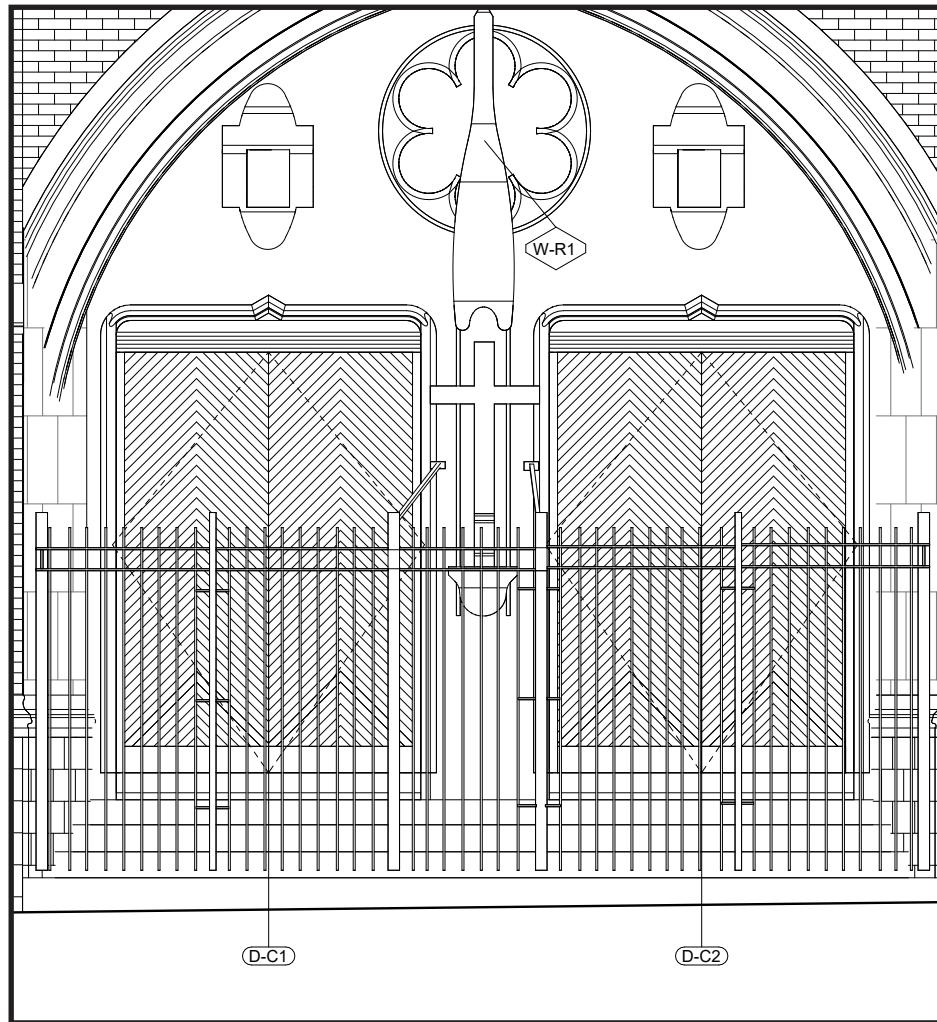
## PROPOSAL

Doors shall be removed and replaced based on proposed design. Doors on the south primary façade shall be replaced with new storefront to accommodate proposed new community main entrance.



Door Type: D-C

SOUTH ELEVATION (PRIMARY FAÇADE)

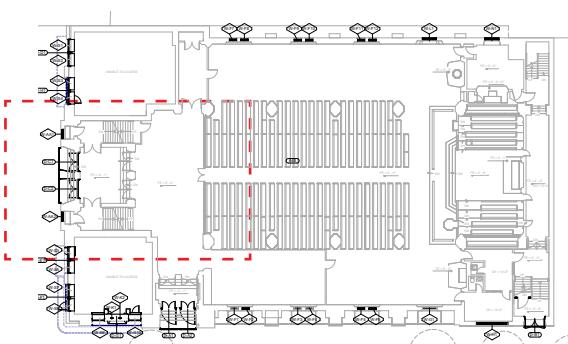
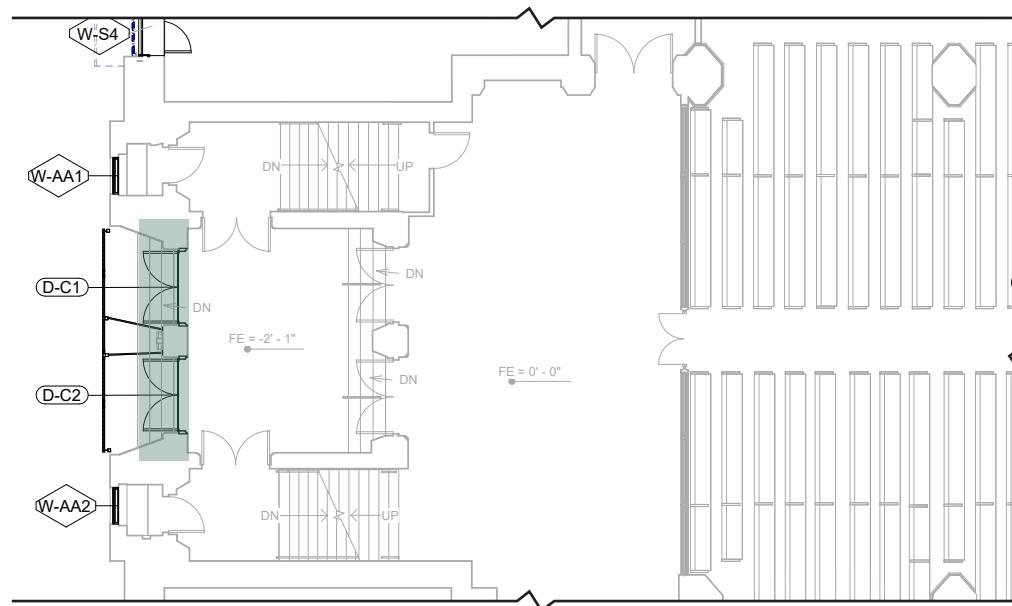


INTERIOR VIEW



EXTERIOR VIEW

FIRST FLOOR PLAN



## GENERAL INFORMATION

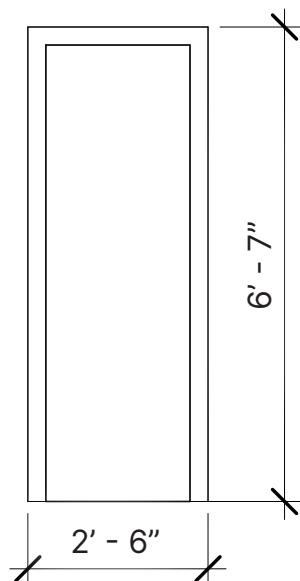
- Quantity: 1
- Visibility from street: No
- Date: Unknown (Non-original)
- Condition: Poor

## CONSTRUCTION & STYLE

- Steel single door
- Painted to match brick
- Non-original door added for rooftop access

## VISUAL INSPECTION & CURRENT CONDITION

- Original steel door has been removed and makeshift wood board remains in place
- Operability is impaired
- Opening is exposed to the exterior

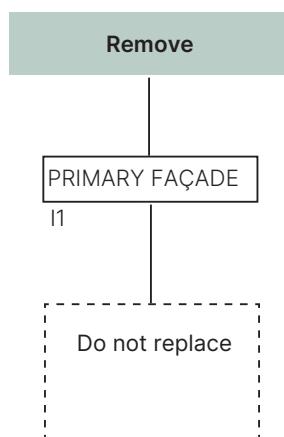


## CONCLUSION

Major damage appears to be typical, doors are broken and susceptible to the elements.

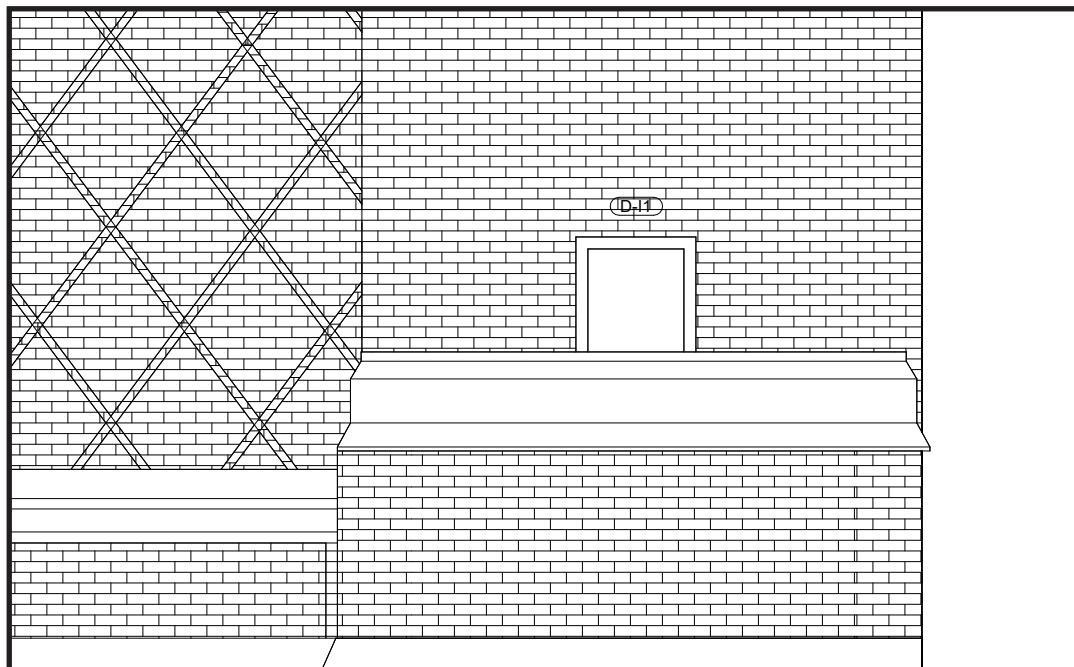
## PROPOSAL

Door shall be removed based on proposed design. Door on the east primary façade shall not be replaced because of the proposal to demolish this area of the building to accommodate new development.

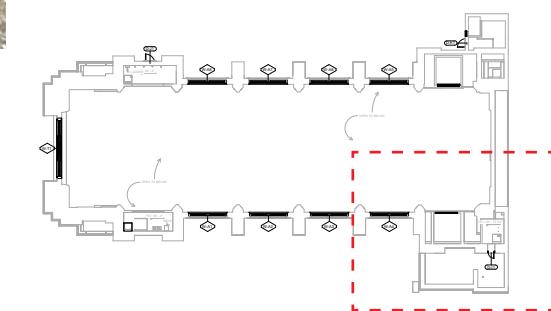
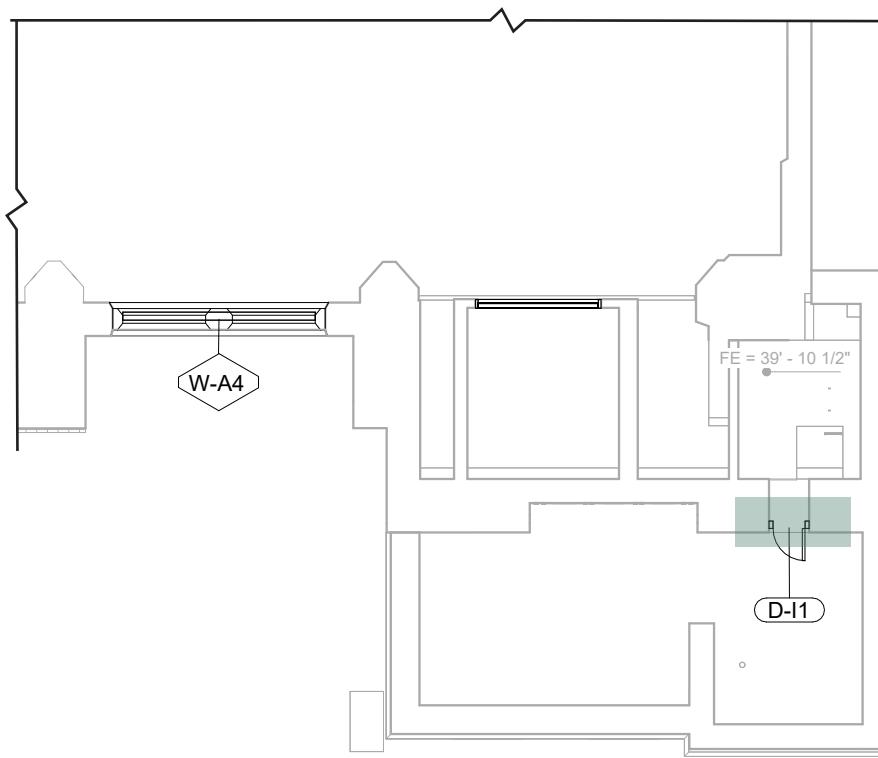


Door Type: D-I

EAST ELEVATION (PRIMARY FAÇADE)



ENLARGED FOURTH FLOOR PLAN



## GENERAL INFORMATION

- Quantity: 1
- Visibility from street: No
- Date: Unknown (Non-Original)
- Condition: Poor

## CONSTRUCTION & STYLE

- Steel single door
- Painted to match brick
- Non-original door added for rooftop access

## VISUAL INSPECTION & CURRENT CONDITION

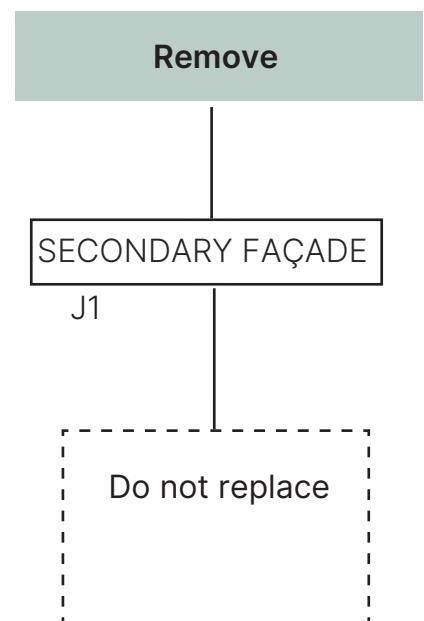
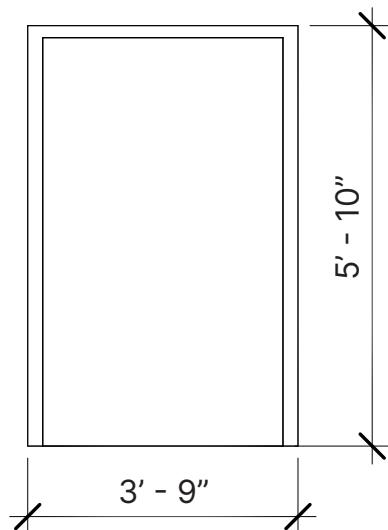
- Warped door does not close as required
- Paint is chipped
- Door is stuck adjar

## CONCLUSION

Major damage appears to be typical, doors are broken and susceptible to the elements.

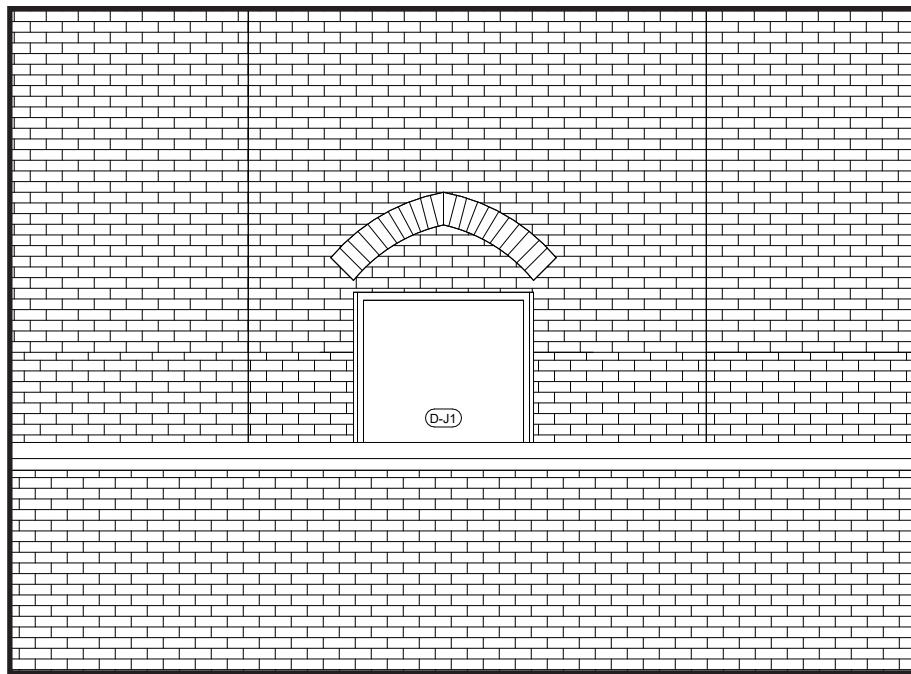
## PROPOSAL

Door shall be removed based on proposed design. Door on the west secondary façade shall not be replaced because of the proposal to demolish this area of the building to accomodate new development.

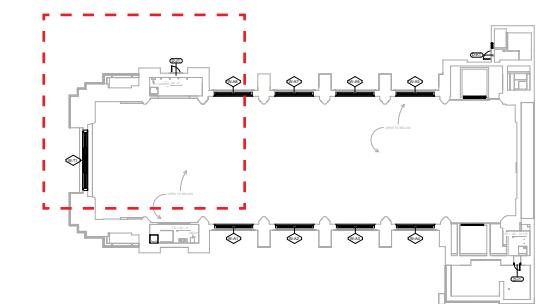
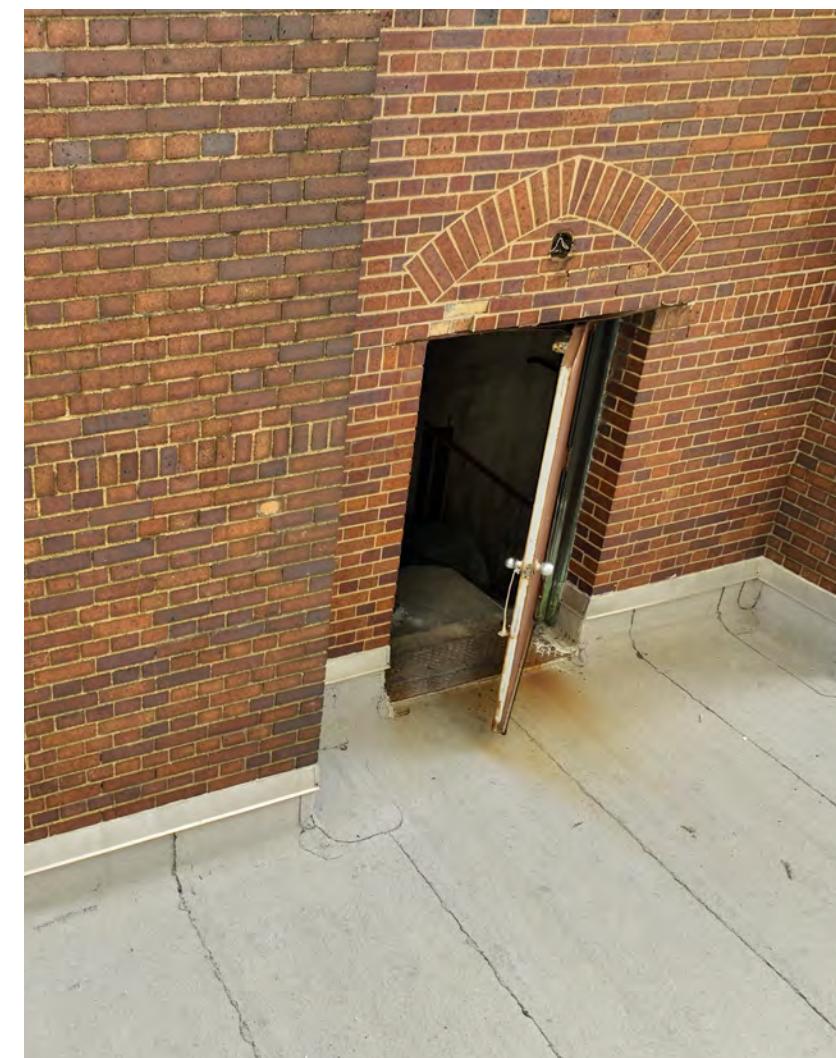
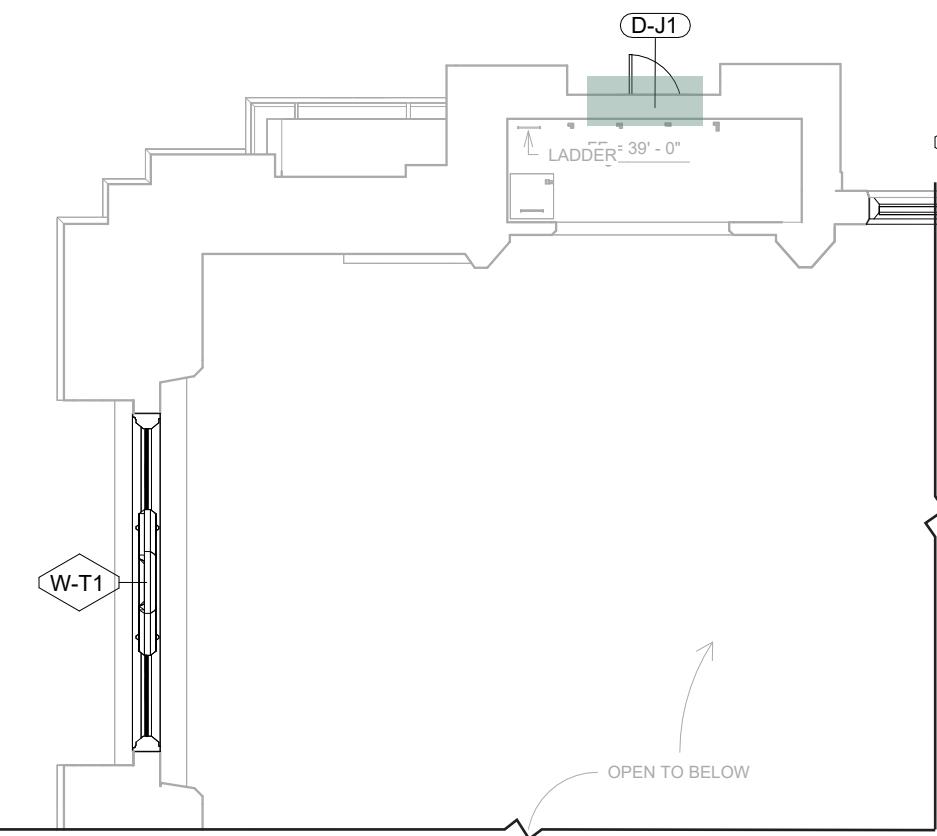


Door Type: D-J

WEST ELEVATION (SECONDARY FAÇADE)



ENLARGED FOURTH FLOOR PLAN



## GENERAL INFORMATION

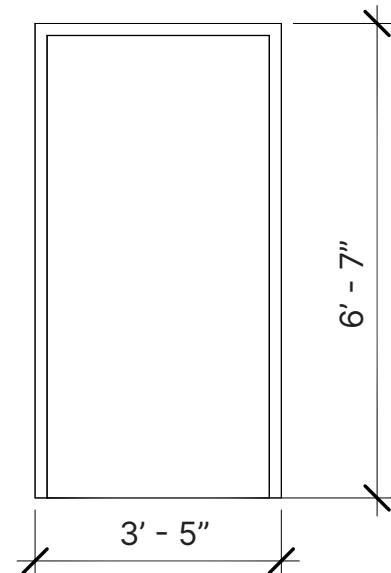
- Quantity: 1
- Visibility from street: No
- Date: Unknown (Non-original)
- Condition: Poor

## CONSTRUCTION & STYLE

- Steel single door
- Painted to match brick
- Non-original door added for rooftop access

## VISUAL INSPECTION & CURRENT CONDITION

- Warped door does not close as required
- Paint is chipped
- Door is stuck adjar

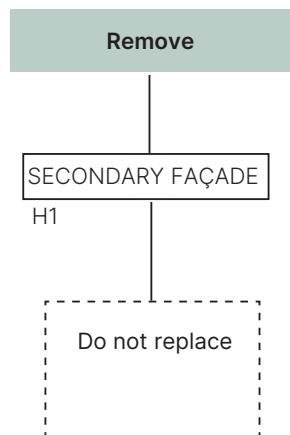


## CONCLUSION

Major damage appears to be typical, doors are broken and susceptible to the elements.

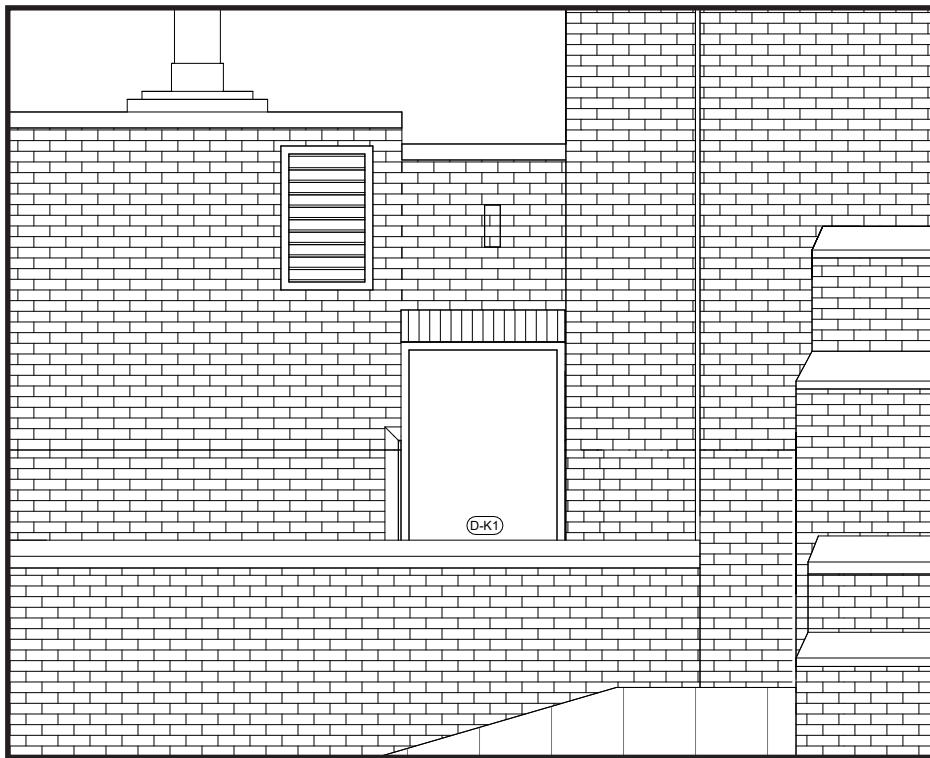
## PROPOSAL

Door shall be removed based on proposed design. Door shall not be replaced because of the proposal to demolish this area of the building to accomodate new development.

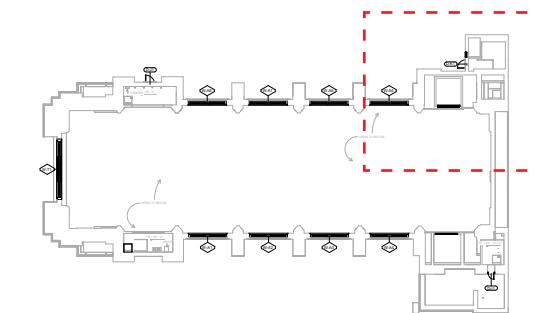
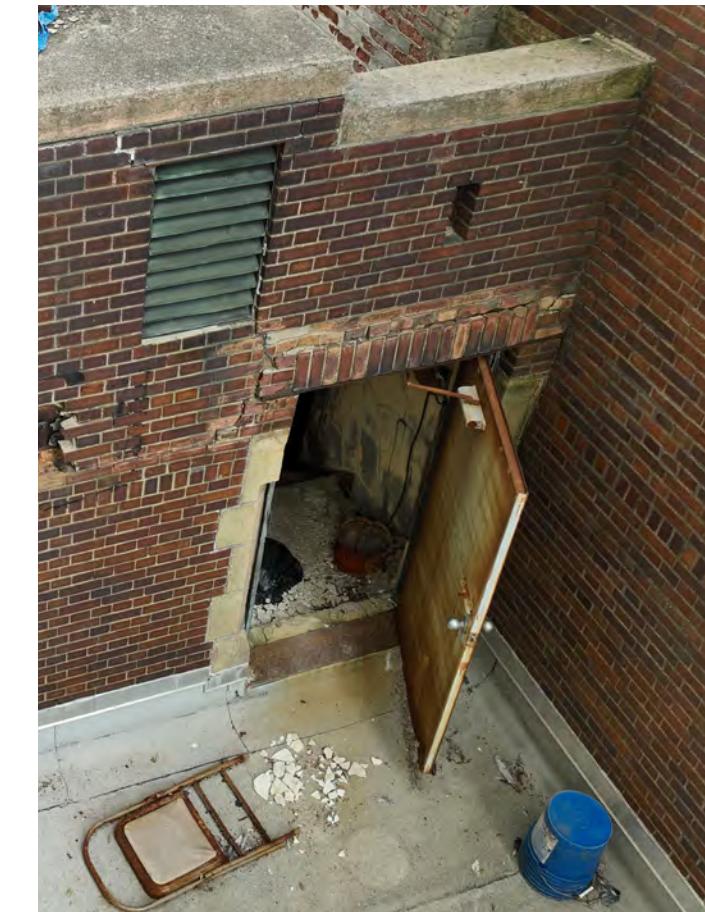
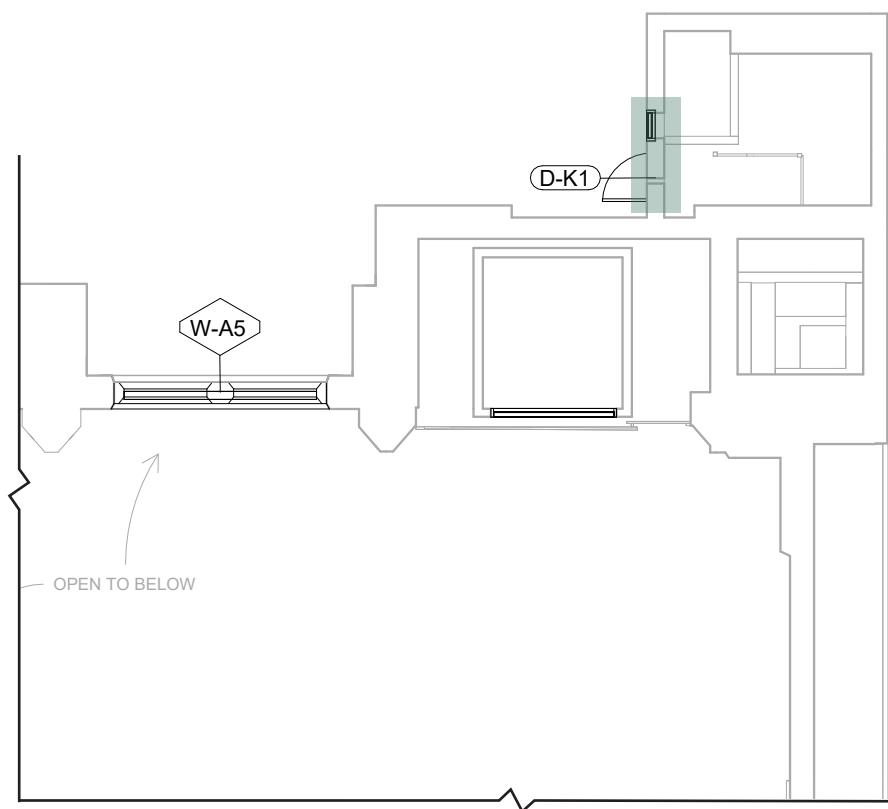


Door Type: D-K

SOUTH ELEVATION (PRIMARY FAÇADE)



ENLARGED FOURTH FLOOR PLAN



# ***Storefront Survey:***

## GENERAL INFORMATION

- Quantity: 1
- Visibility from street: Yes
- Date: 1931 (Original)
- Condition: Fair

## CONSTRUCTION & STYLE

- Steel overhead security grille
- Non-original: Installed for security over storefront
- Steel storefront system

## VISUAL INSPECTION & CURRENT CONDITION

### Security Grille:

- Installed in front of original storefronts
- Fine condition

### Storefronts:

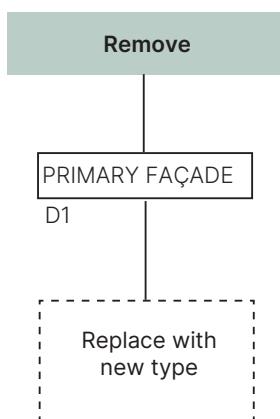
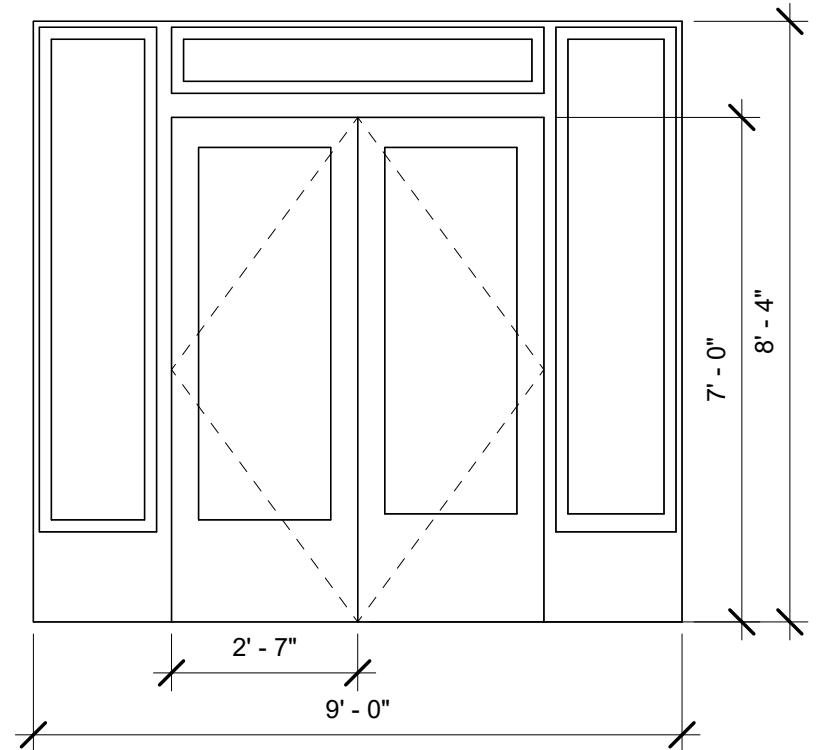
- Framing system is rusted
- Glazing is damaged

## CONCLUSION

Security grille is generally in good condition but shall not be required for proposed storefronts at ground level in future design.

## PROPOSAL

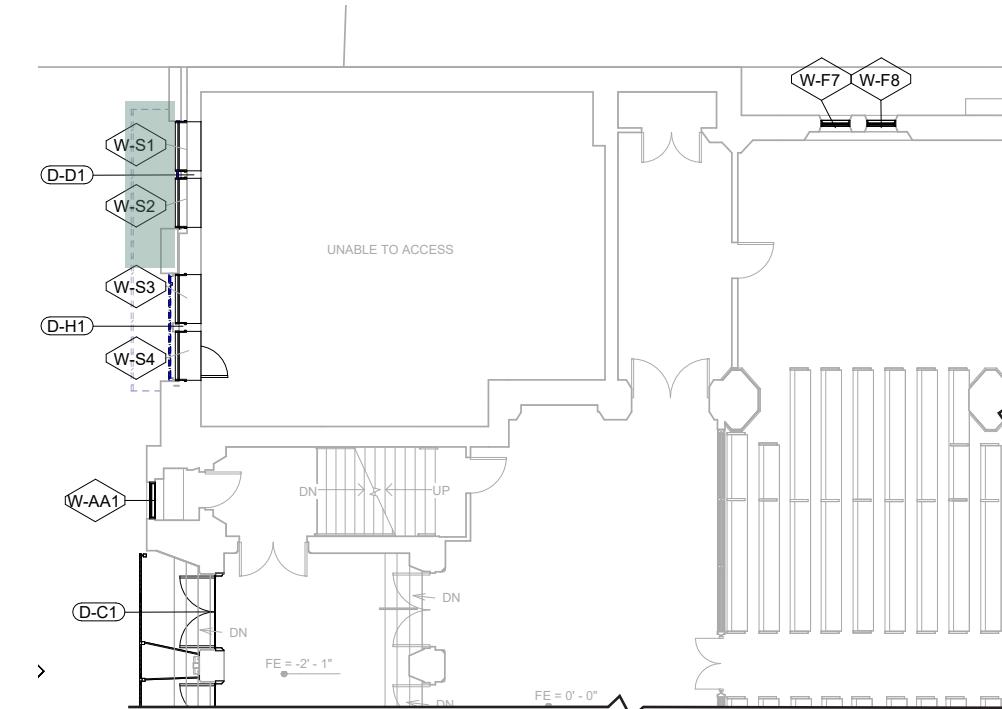
Security grilles and existing storefronts shall be removed. Existing security grilles shall not be replaced to accommodate new proposed storefronts. New storefront material shall be similar to existing and include double doors.



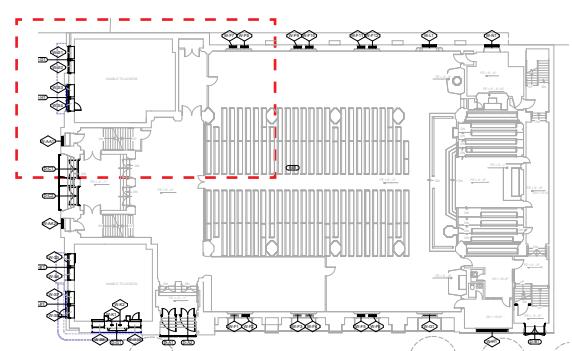
SOUTH ELEVATION (PRIMARY FAÇADE)



FIRST FLOOR PLAN



D-D1



## GENERAL INFORMATION

- Quantity: 1
- Visibility from street: Yes
- Date: Unknown (Non-original)
- Condition: Fair

## CONSTRUCTION & STYLE

- Steel overhead door
- Non-original and installed for security over storefront
- Steel storefront system

## VISUAL INSPECTION & CURRENT CONDITION

### Security Grille:

- Installed in front of original storefronts
- Fine condition

### Storefronts:

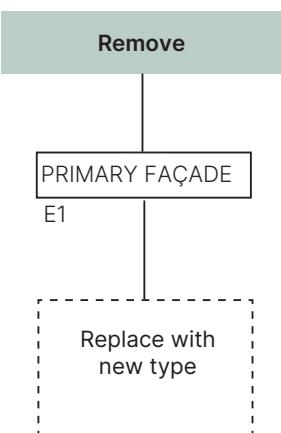
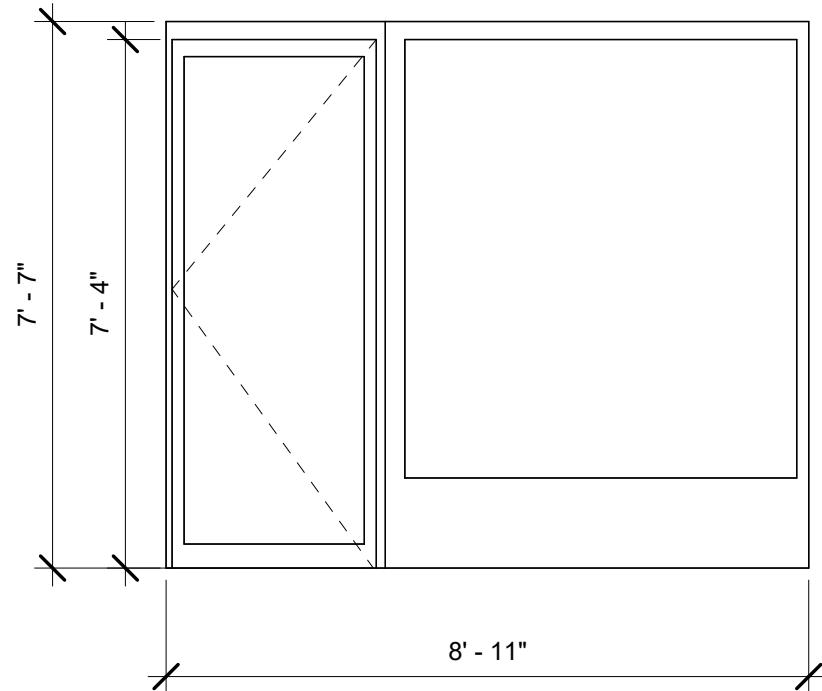
- Framing system is rusted
- Glazing is damaged

## CONCLUSION

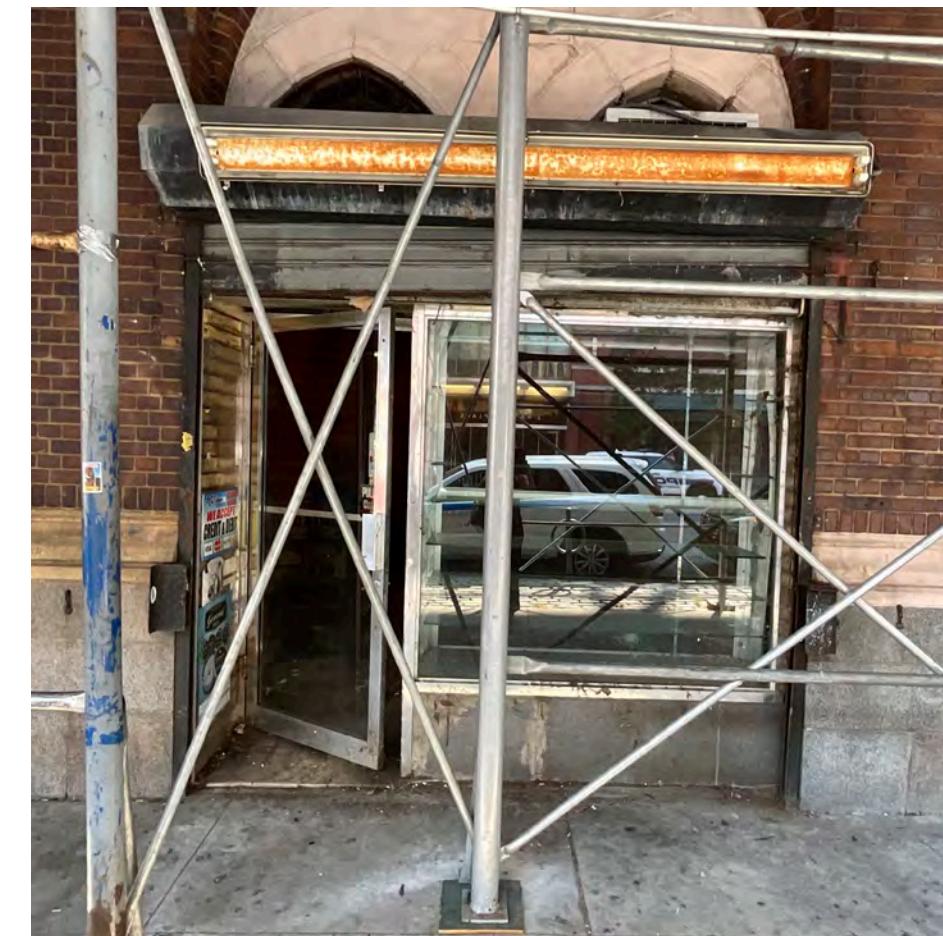
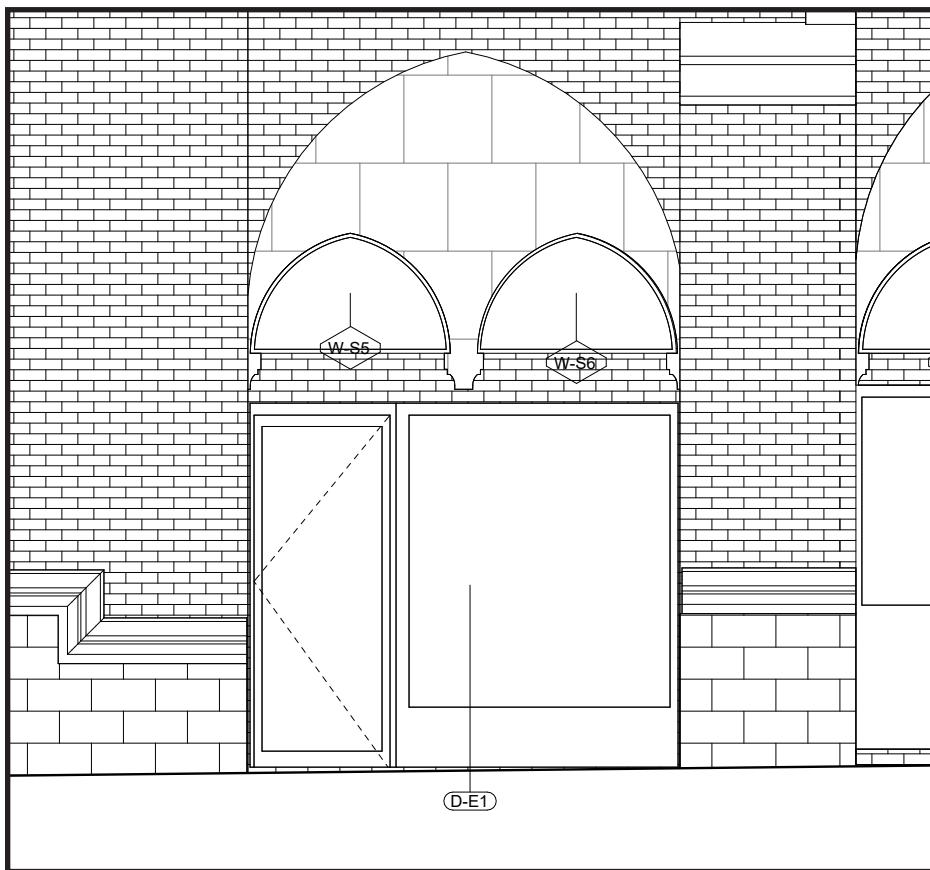
Security grille is generally in good condition but shall not be required for proposed storefronts at ground level in future design.

## PROPOSAL

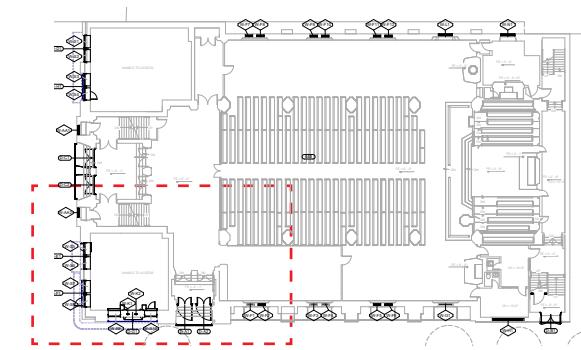
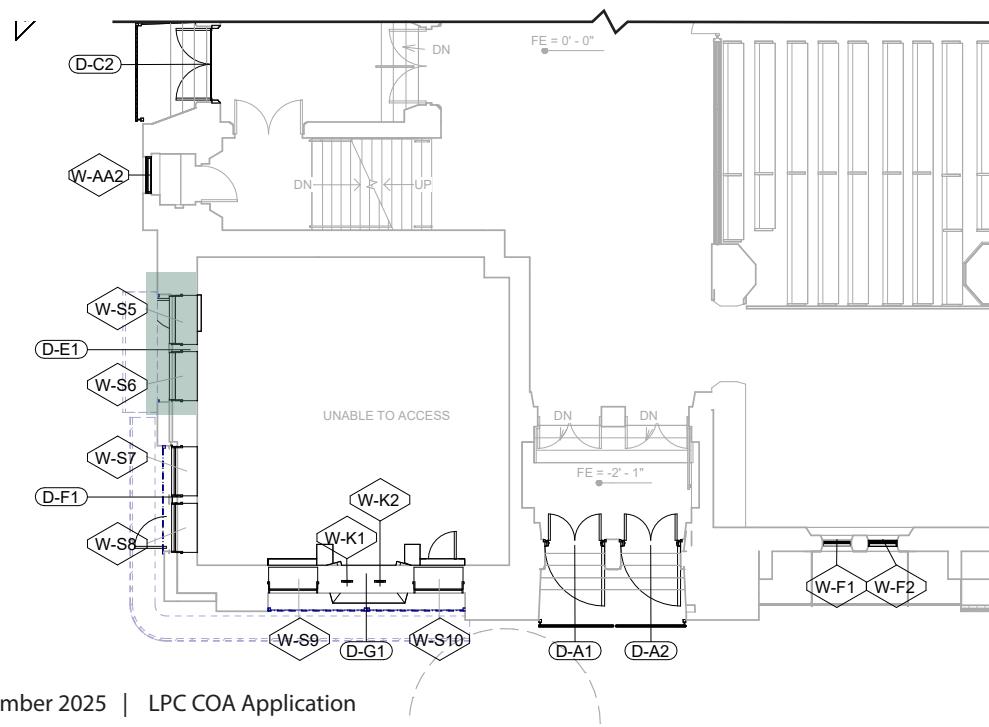
Security grilles and existing storefronts shall be removed. Existing security grilles shall not be replaced to accommodate new proposed storefronts. New storefront material shall be similar to existing and include double doors.



SOUTH ELEVATION (PRIMARY FAÇADE)



FIRST FLOOR PLAN



## GENERAL INFORMATION

- Quantity: 1
- Visibility from street: Yes
- Date: 1931 (Original)
- Condition: Fair

## CONSTRUCTION & STYLE

- Steel overhead door
- Non-original and installed for security over storefront
- Steel storefront system

## VISUAL INSPECTION & CURRENT CONDITION

### Security Grille:

- Installed in front of original storefronts
- Fine condition

### Storefronts:

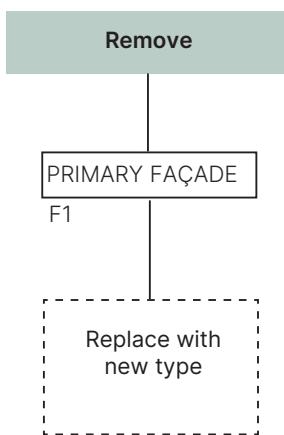
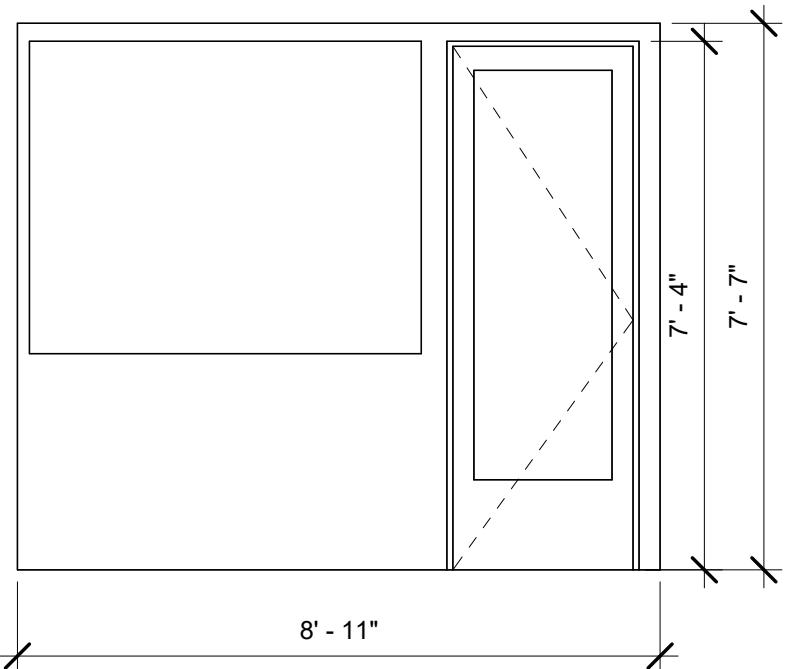
- Framing system is rusted
- Glazing is damaged

## CONCLUSION

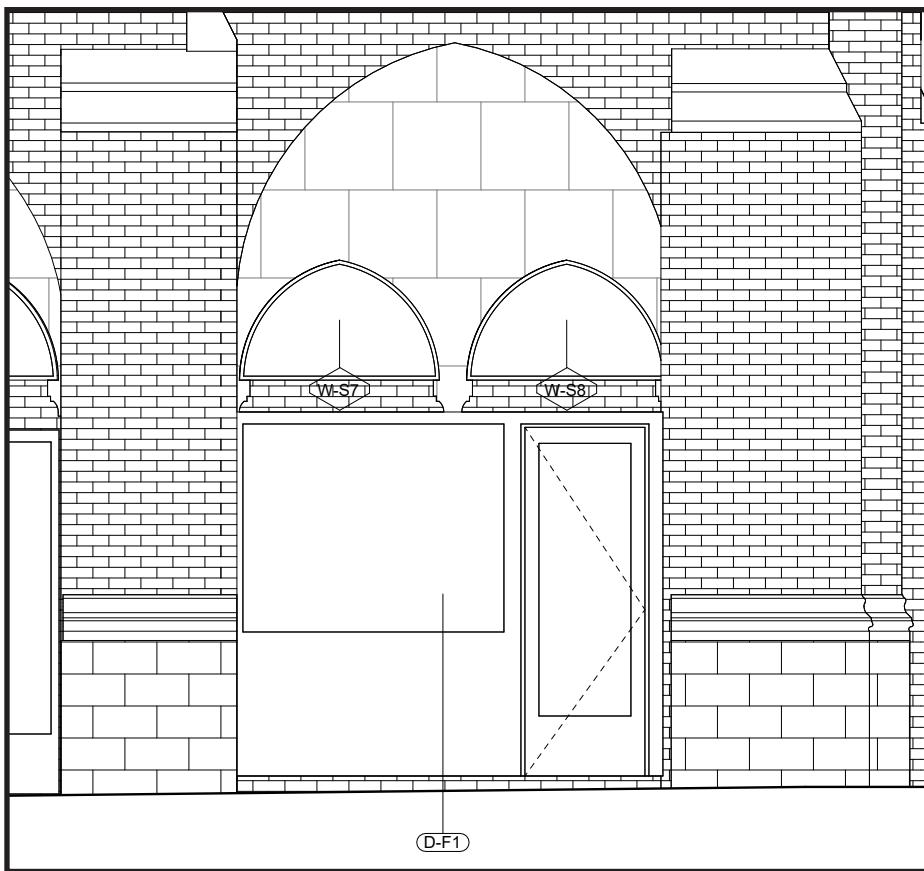
Security grille is generally in good condition but shall not be required for proposed storefronts at ground level in future design.

## PROPOSAL

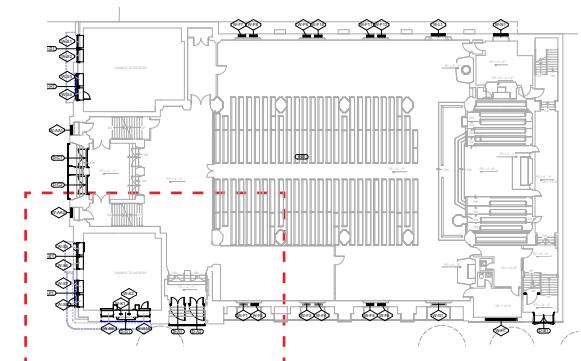
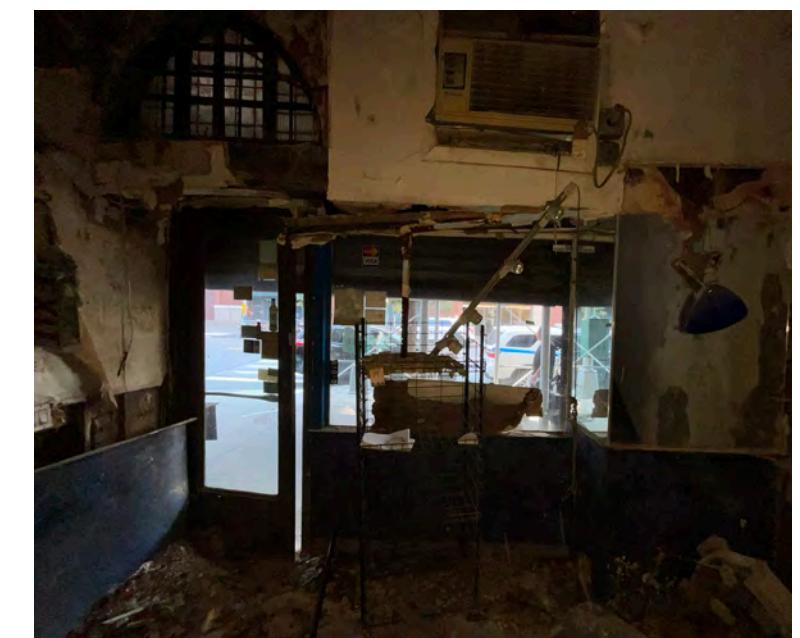
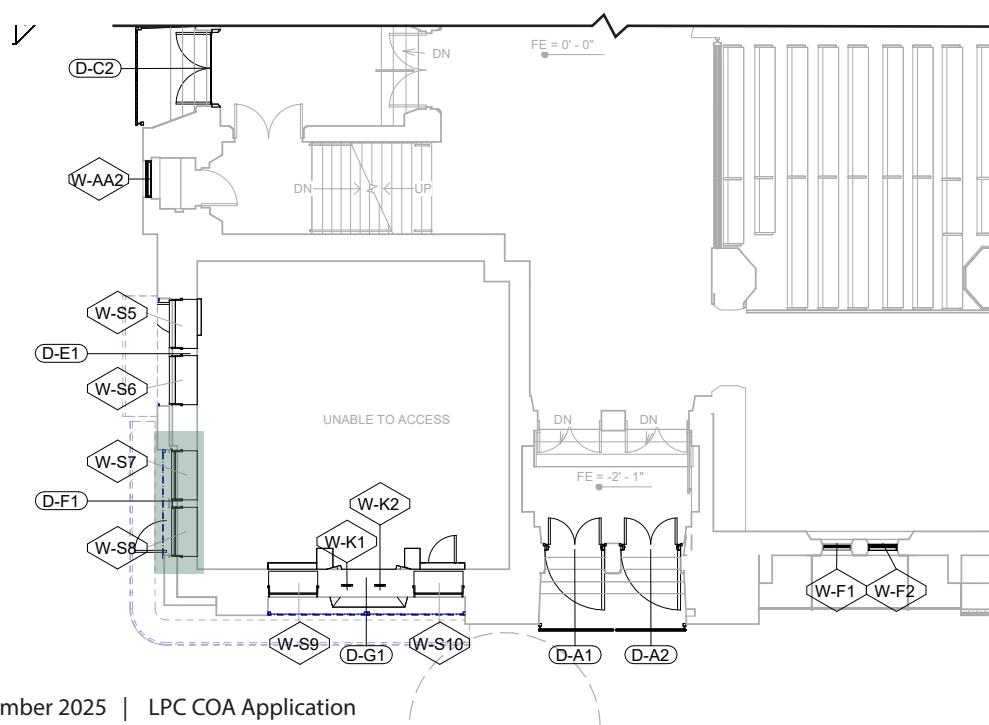
Security grilles and existing storefronts shall be removed. Existing security grilles shall not be replaced to accommodate new proposed storefronts. New storefront material shall be similar to existing and include double doors.



SOUTH ELEVATION (PRIMARY FAÇADE)



FIRST FLOOR PLAN



## GENERAL INFORMATION

- Quantity: 1
- Visibility from street: Yes
- Date: 1931 (Original)
- Condition: Fair

## CONSTRUCTION & STYLE

- Steel overhead door
- Non-original and installed for security over storefront
- Steel storefront system

## VISUAL INSPECTION & CURRENT CONDITION

### Security Grille:

- Installed in front of original storefronts
- Fine condition

### Storefronts:

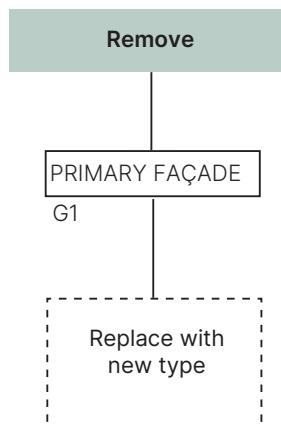
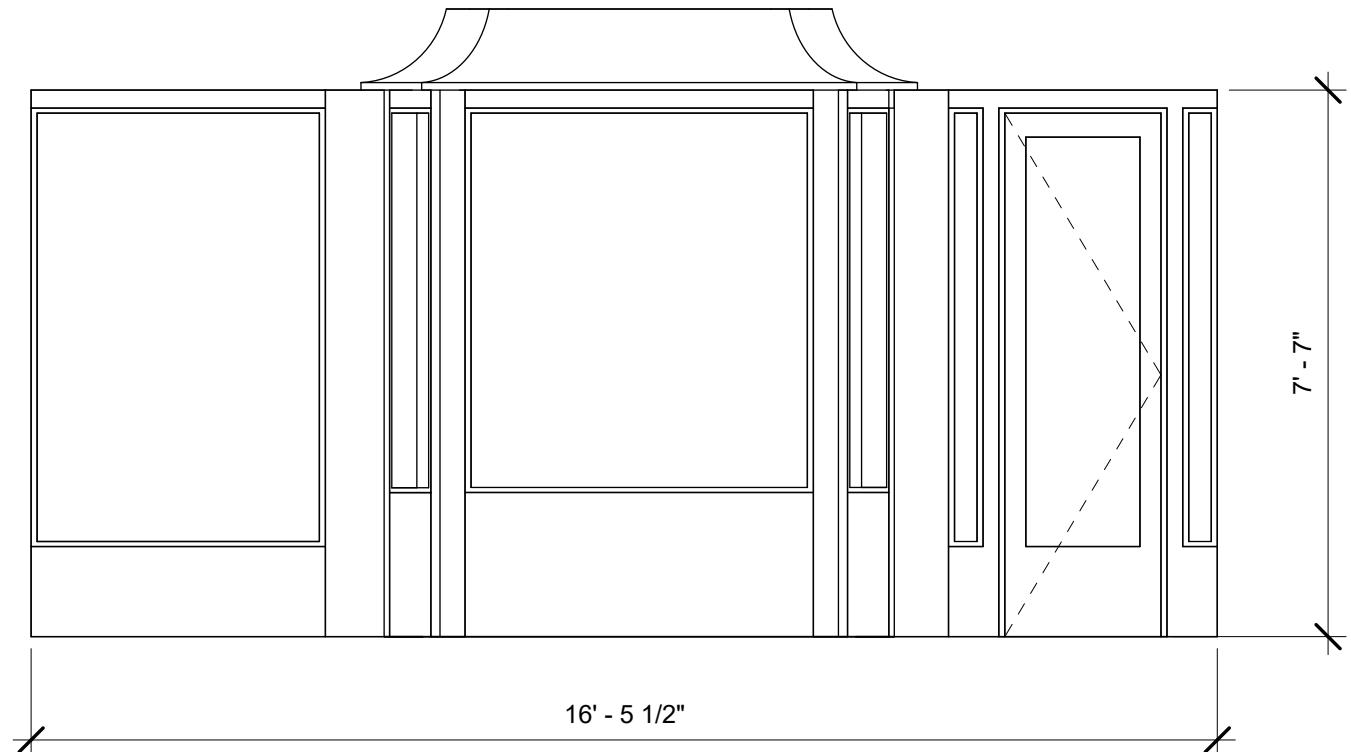
- Framing system is rusted
- Glazing is damaged

## CONCLUSION

Security grille is generally in good condition but shall not be required for proposed storefronts at ground level in future design.

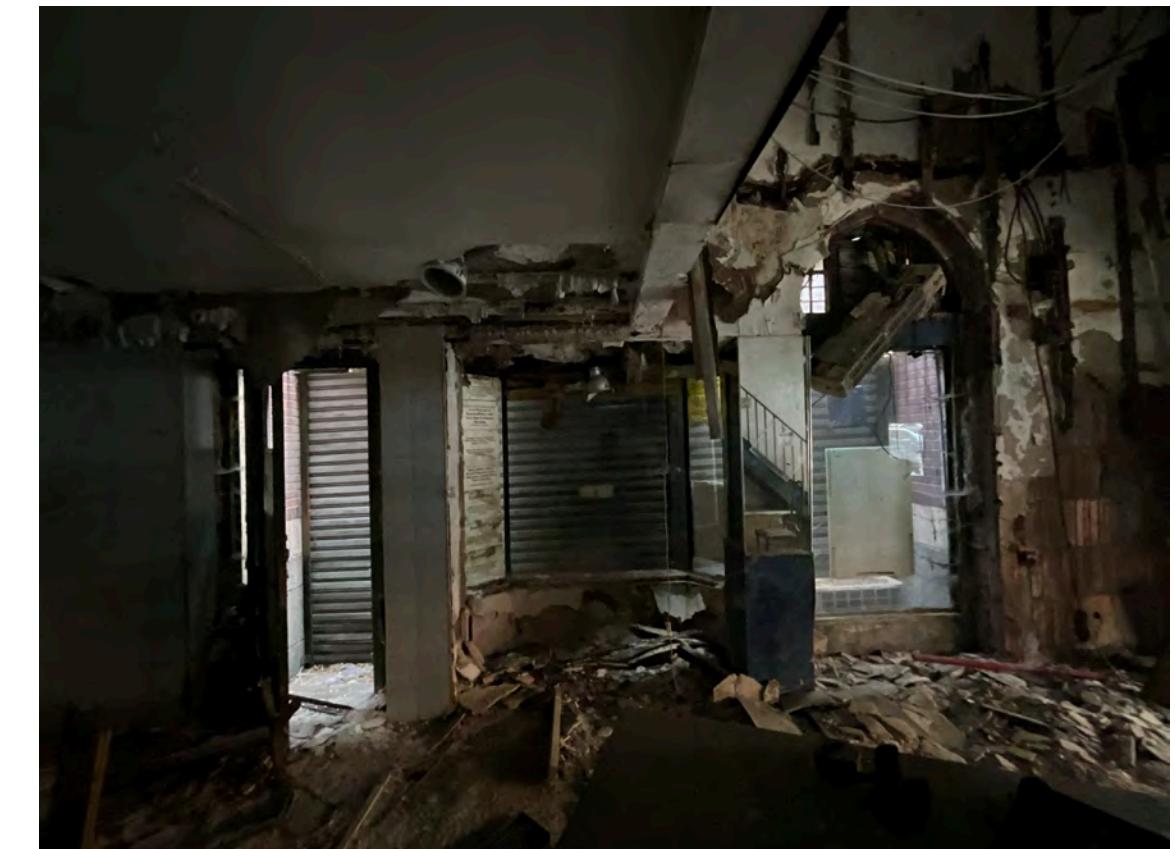
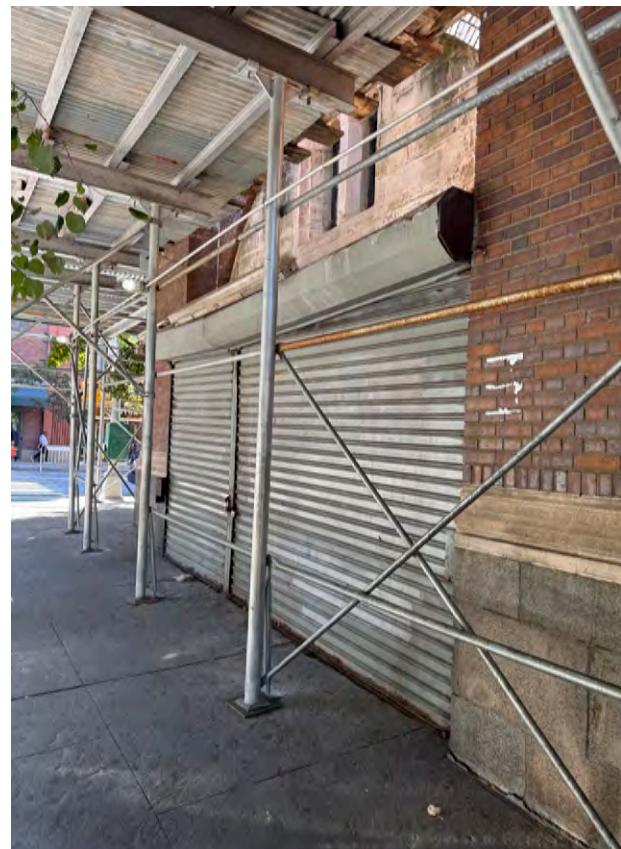
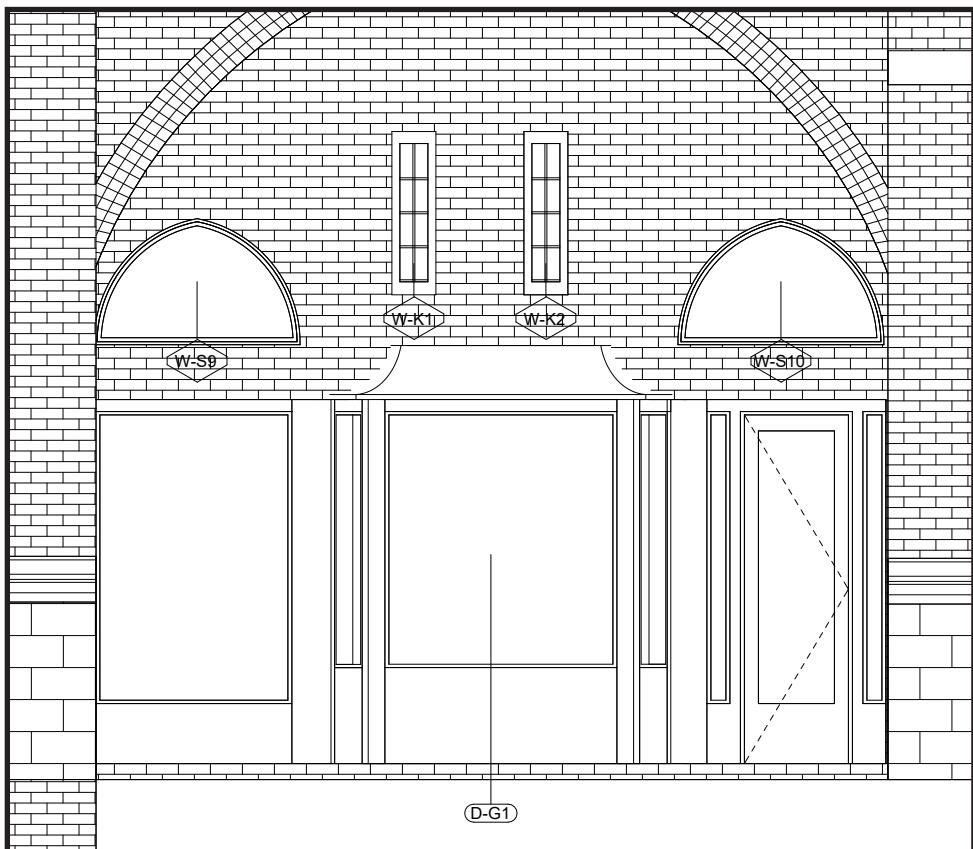
## PROPOSAL

Security grilles and existing storefronts shall be removed. Existing security grilles shall not be replaced to accommodate new proposed storefronts. New storefront material shall be similar to existing and include double doors.

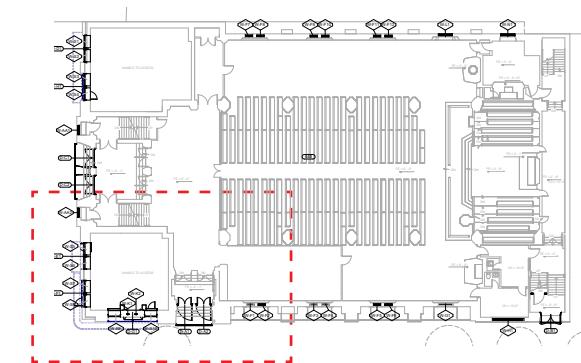
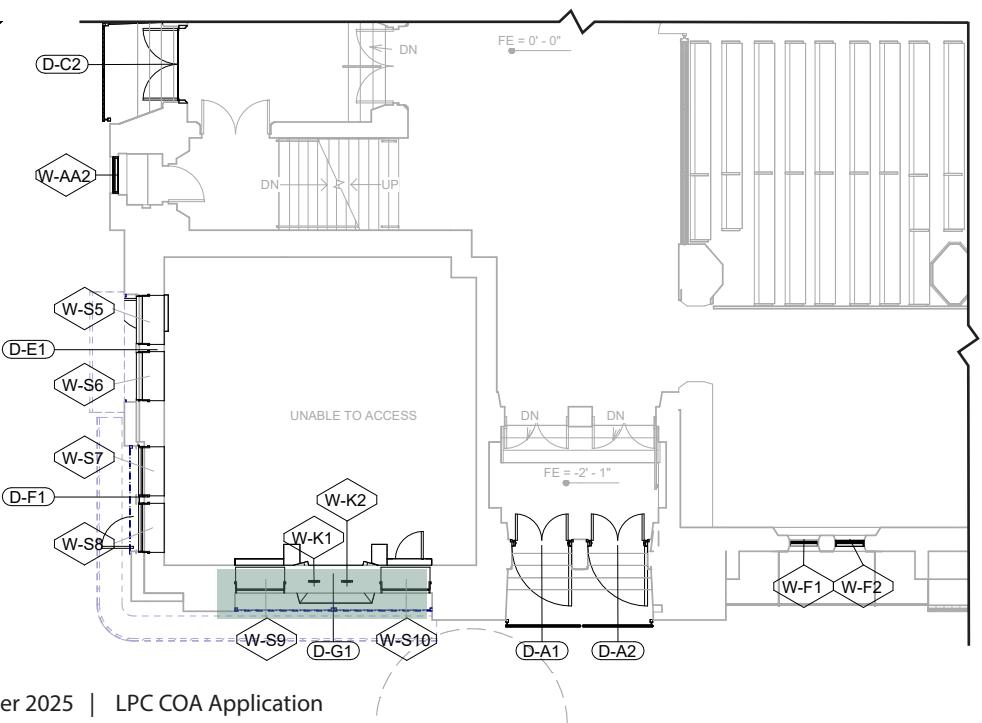


Door Type: D-G

EAST ELEVATION (PRIMARY FAÇADE)



FIRST FLOOR PLAN



## GENERAL INFORMATION

- Quantity: 1
- Visibility from street: Yes
- Date: 1931 (Original)
- Condition: Fair

## CONSTRUCTION & STYLE

- Steel overhead security grille
- Non-original: Installed for security over storefront
- Steel storefront system

## VISUAL INSPECTION & CURRENT CONDITION

### Security Grille:

- Installed in front of original storefronts
- Fine condition

### Storefronts:

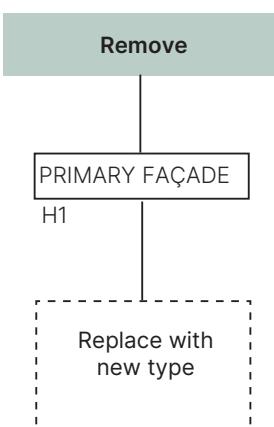
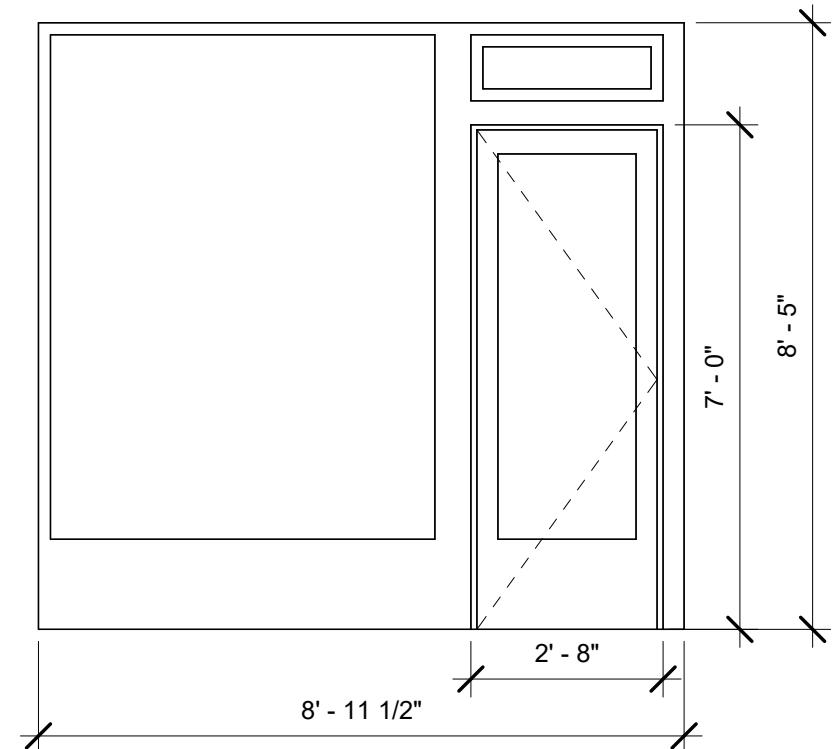
- Framing system is rusted
- Glazing is damaged

## CONCLUSION

Security grille is generally in good condition but shall not be required for proposed storefronts at ground level in future design.

## PROPOSAL

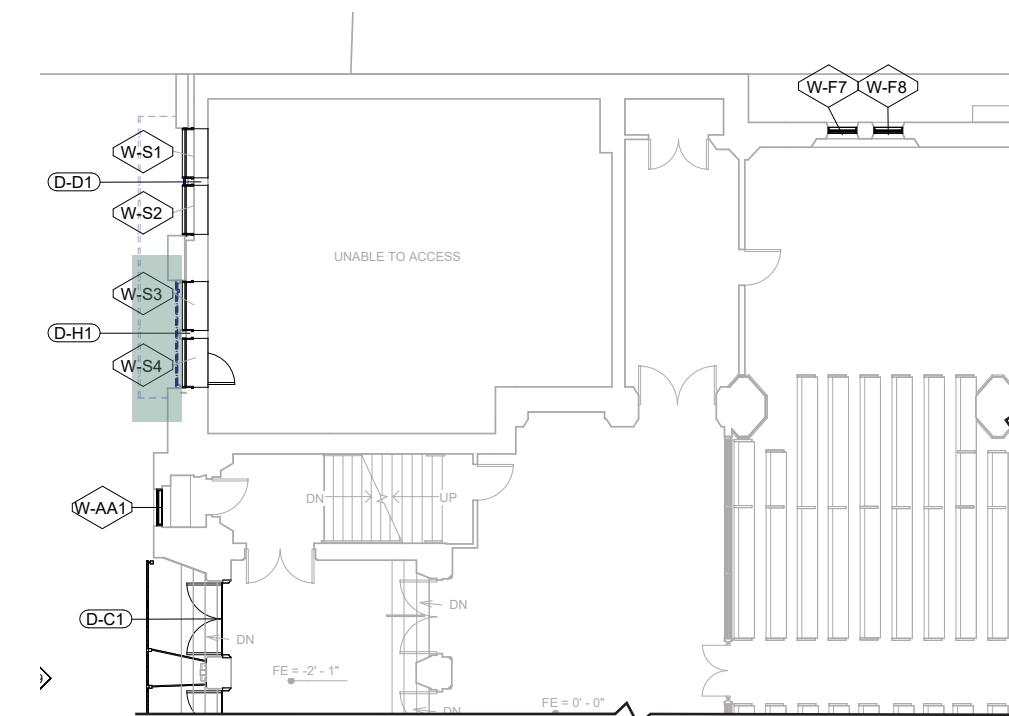
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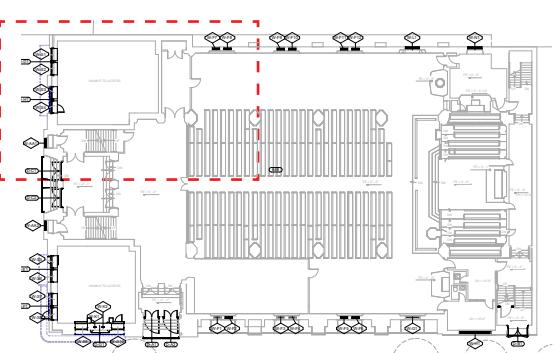
SOUTH ELEVATION (PRIMARY FAÇADE)



FIRST FLOOR PLAN



D-H1



**The current proposal is:**

**Preservation Department – Item 1, LPC-26-03280**

**138-154 St. Felix Street, aka 11-21 Hanson Place –  
Brooklyn Academy of Music Historic District  
Borough of Brooklyn**

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