

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



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

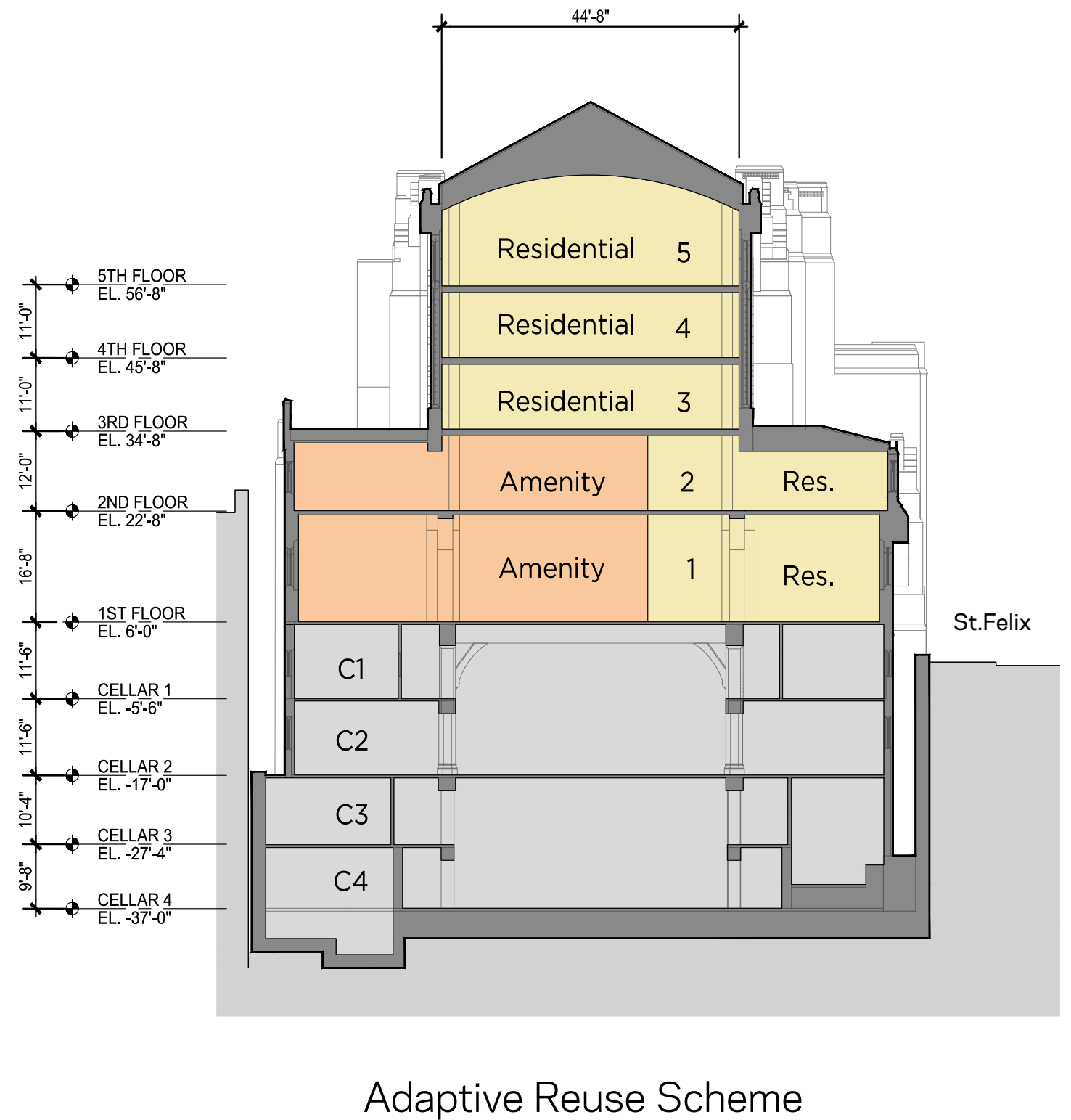
- Cherry-picked interior photographs cannot negate two decades of documented deterioration.
- Commissioners have personally toured the church building and observed its condition first-hand.
- Structural distress, water infiltration, and material failure are extensively recorded.



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

Williamsburgh Savings Bank Tower at Time of Completion

Previously presented at Public Hearing

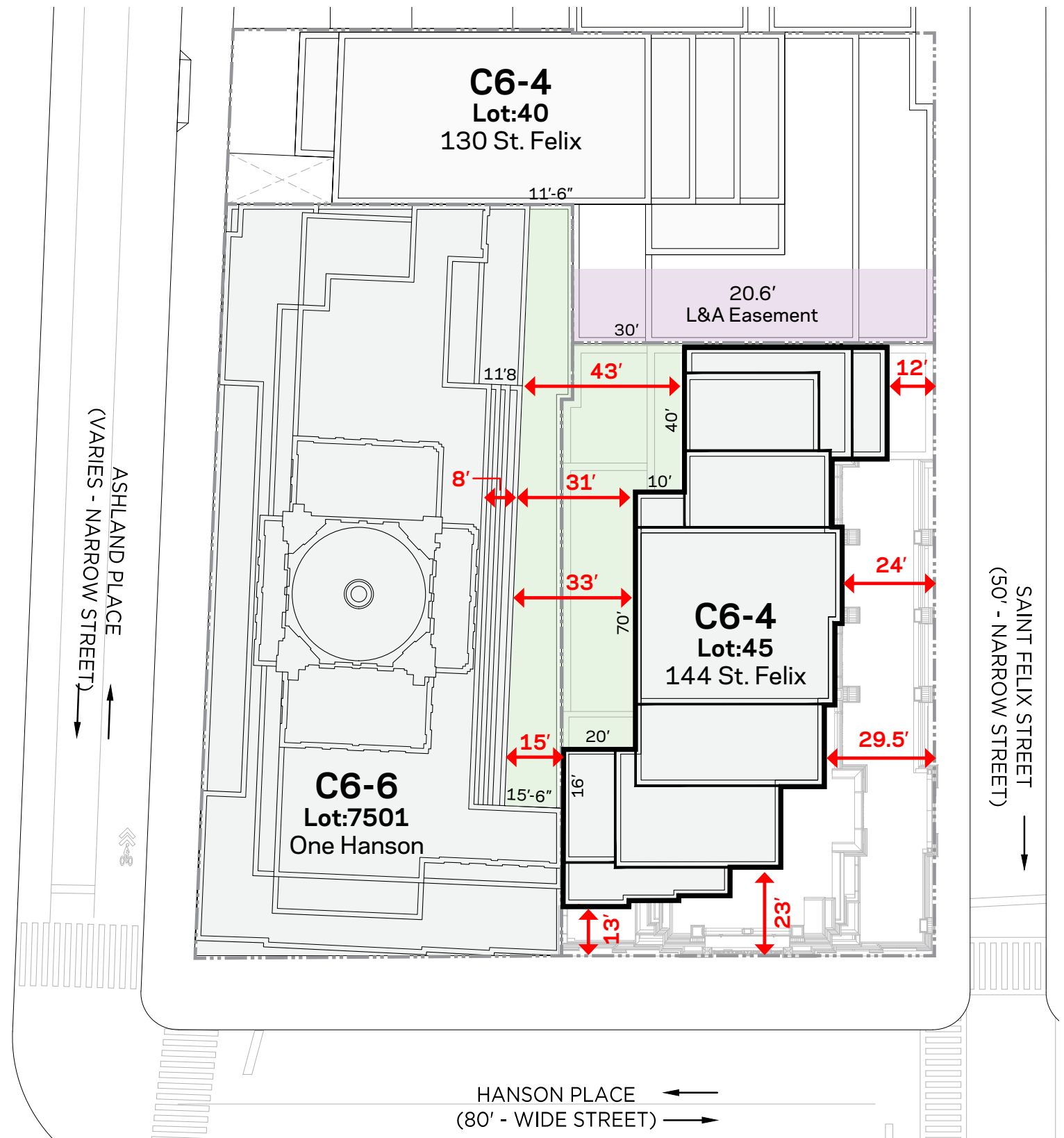
Historic Documentation Supports an Adjacent Tower

- 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

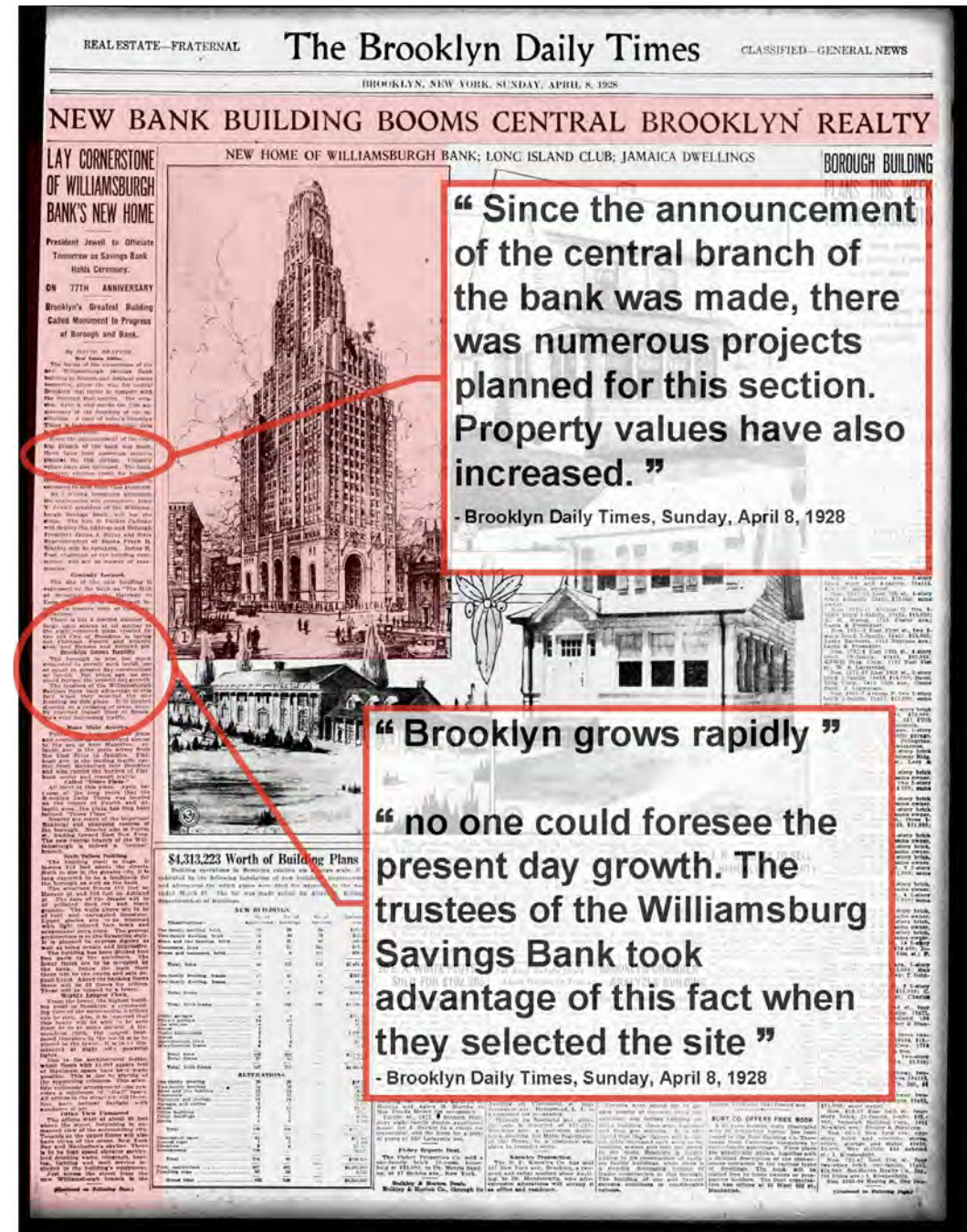
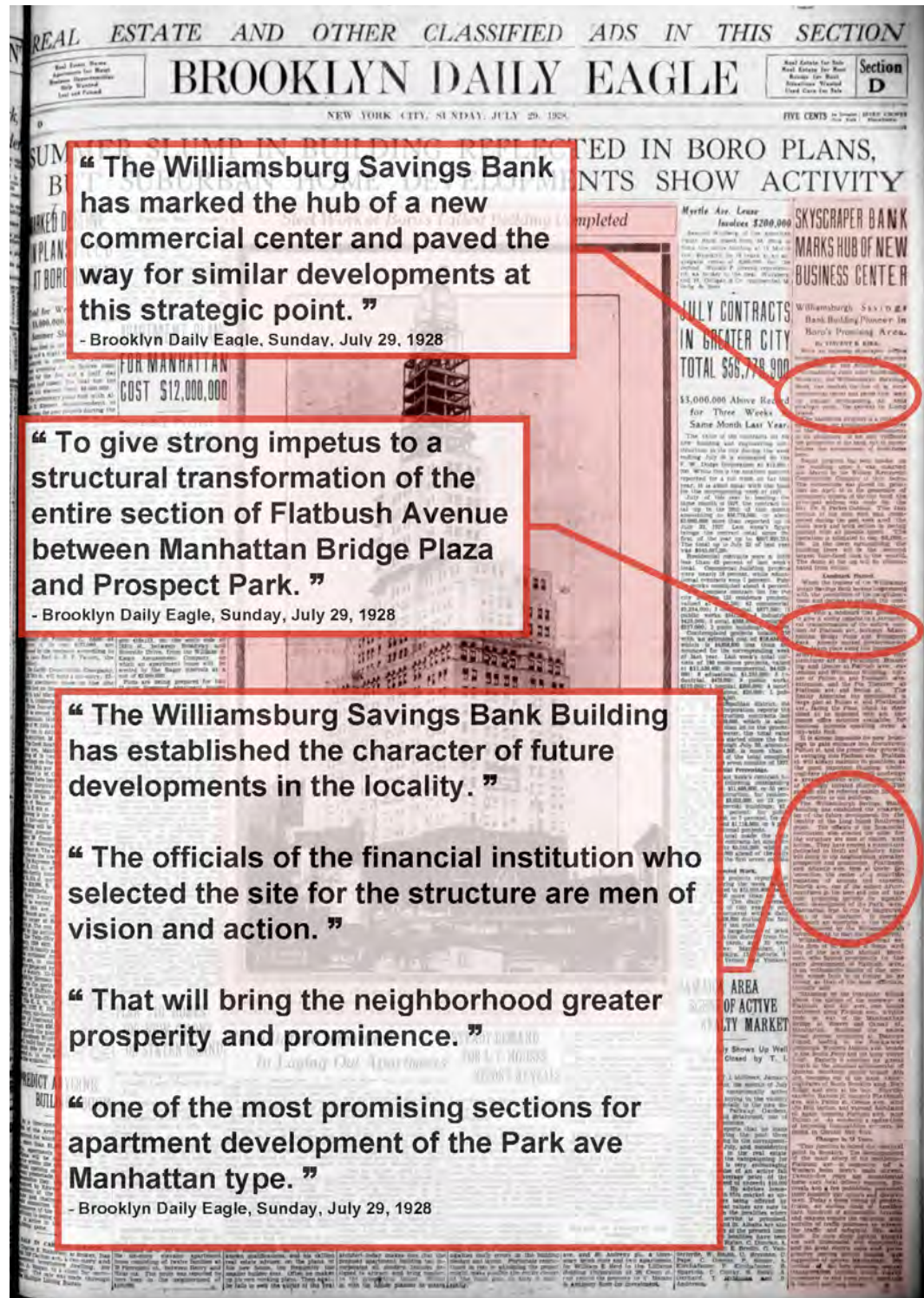
- Height and Density is intrinsic to this prominent and unique block within the historic district.
- Block 2111 is characterized by mix of medium- and large-scale institutional, commercial buildings and future residential at 130 St.Felix.
- Hanson Place has a concentration of taller buildings.



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.

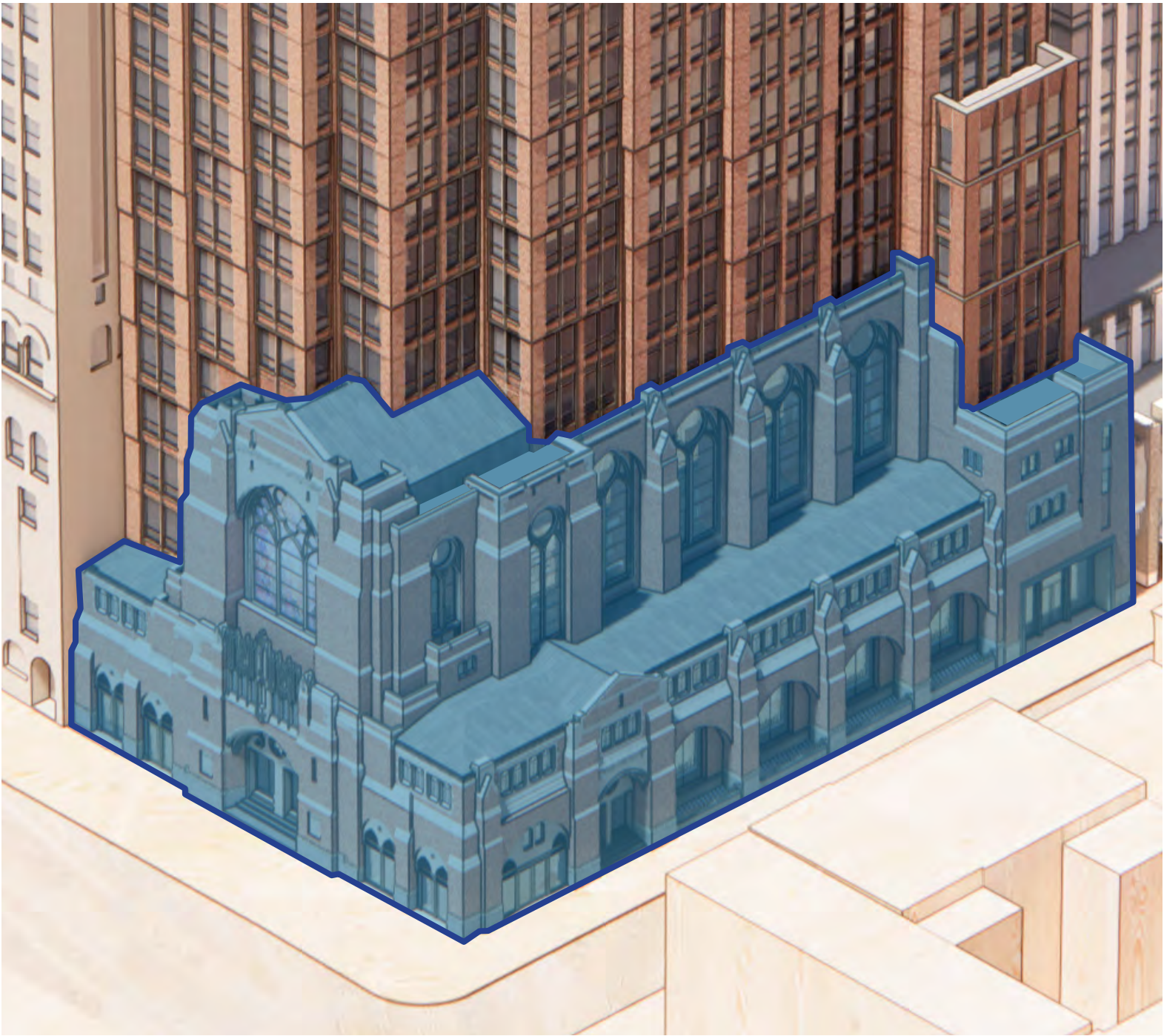
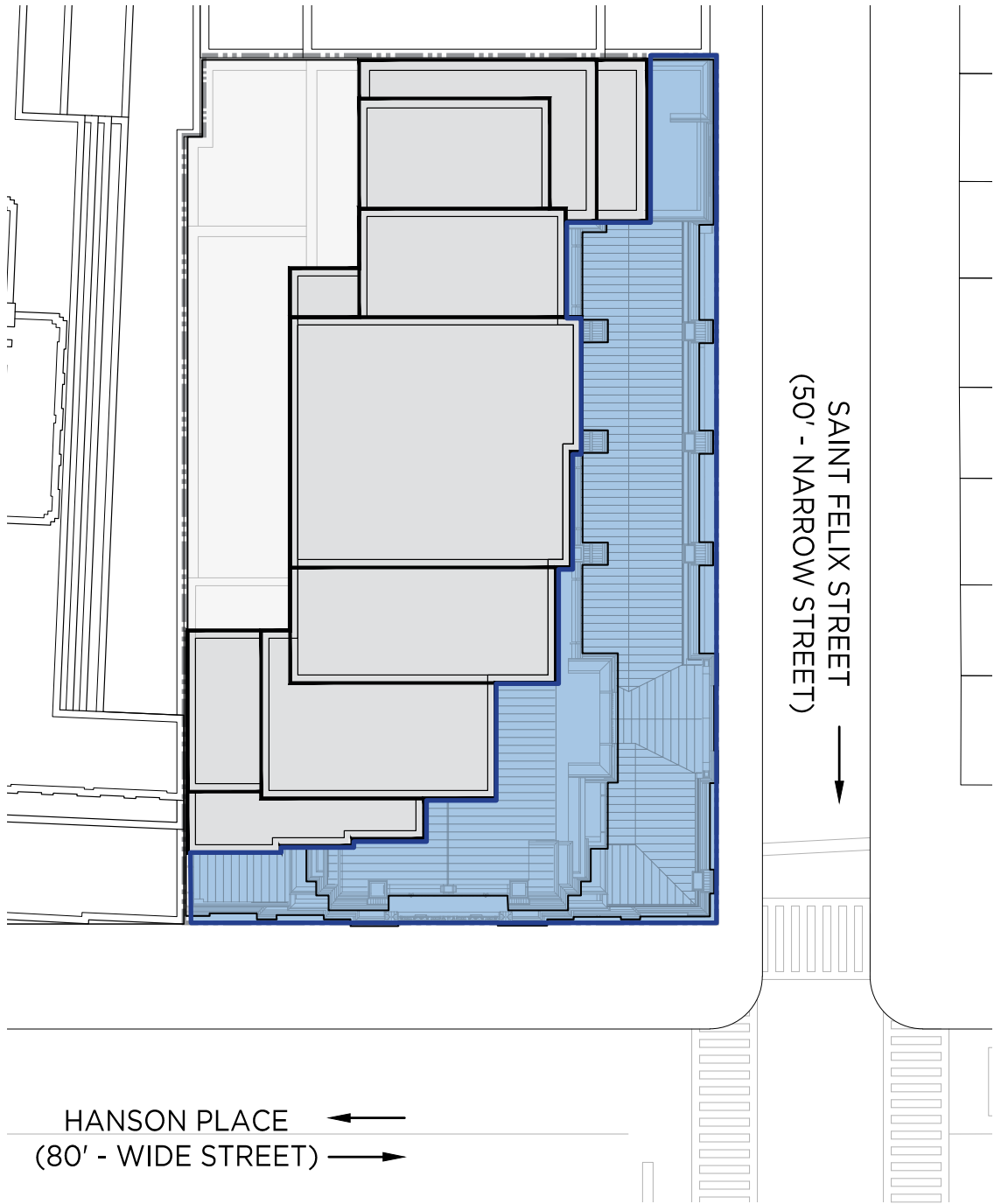
- **Building Type and Interior Constraints**

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





Proposed View looking North at St.Felix Street

Previously presented at Public Hearing









144 ST. FELIX STREET
ADAPTIVE-REUSE & ENLARGEMENT
STREKTE

fxcollaborative

ADP
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





Existing Conditions of the Church Building

(Summer 2025)

Challenges to Adaptive Reuse of Church Building

- 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

- 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



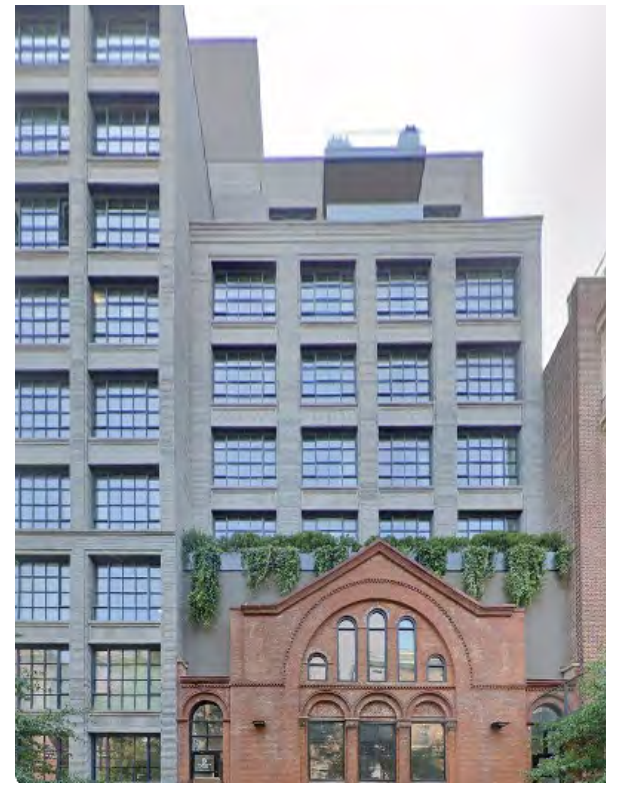
Park Avenue Christian Church
16 story residential tower

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



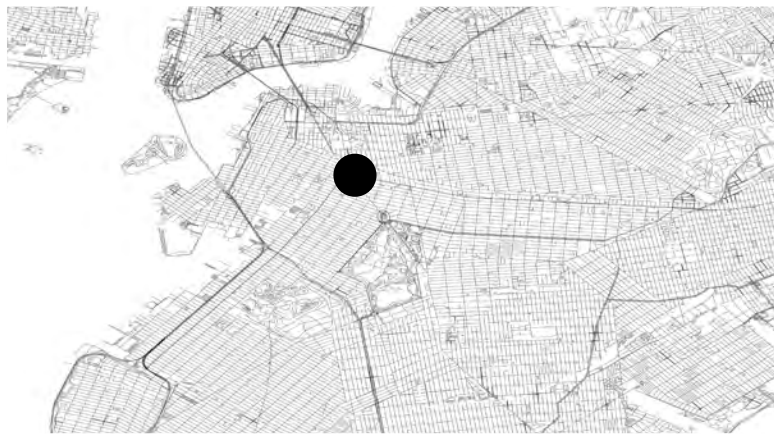
951-969 Eighth Avenue
Individual Landmark:
(Hearst Magazine Building, LP-1625)
NYC, USA

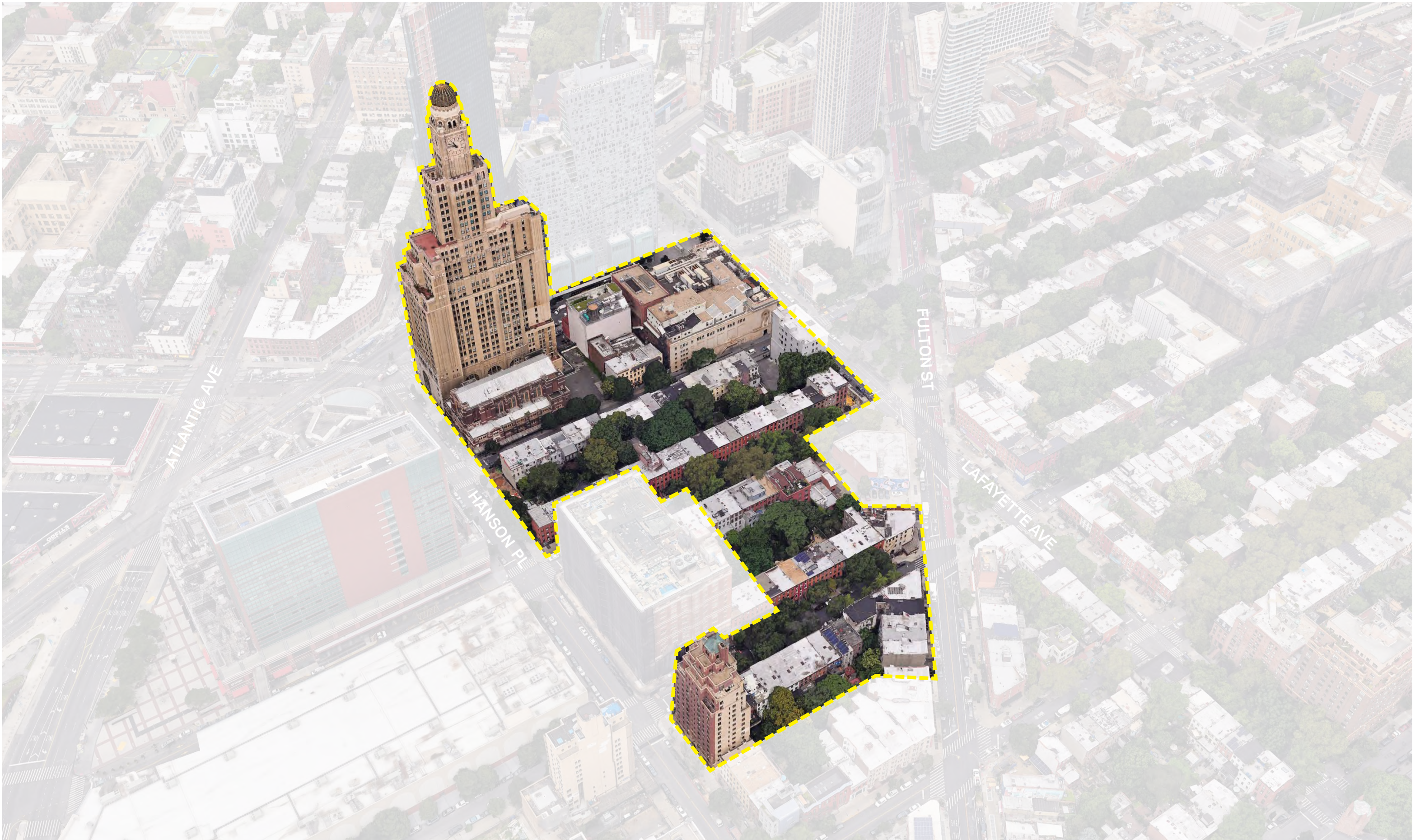
712 Fifth Avenue
Individual Landmark:
(Rizzoli Building, LP-1533 & Coty
Building, LP-1534)
NYC, USA

261 Eleventh Avenue, Manhattan
Individual Landmark:
(Terminal Warehouse, LP-1295)

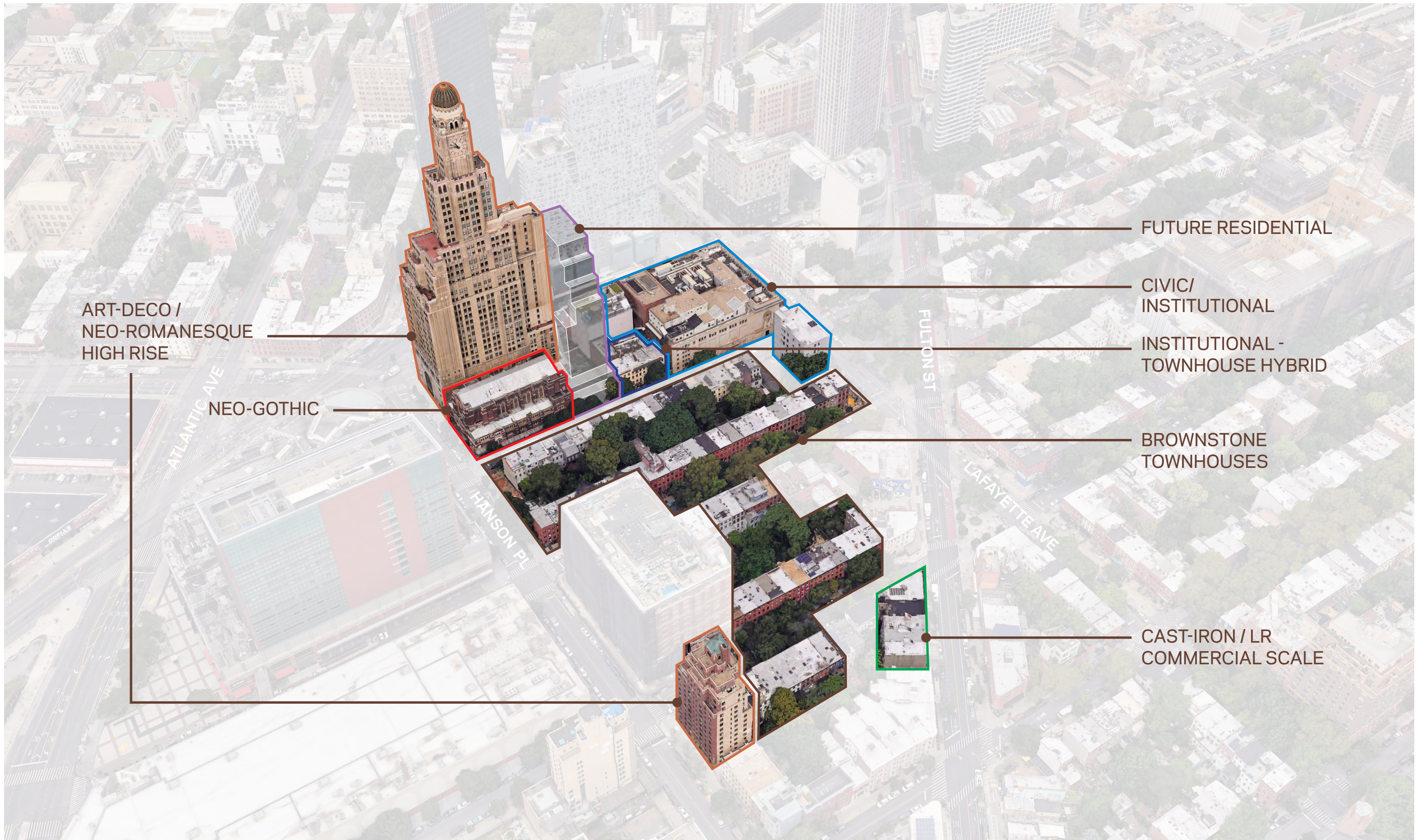
314 Kent Avenue, Brooklyn
Individual Landmark:
(Domino Sugar Refinery, LP-2268)

Neighborhood Context



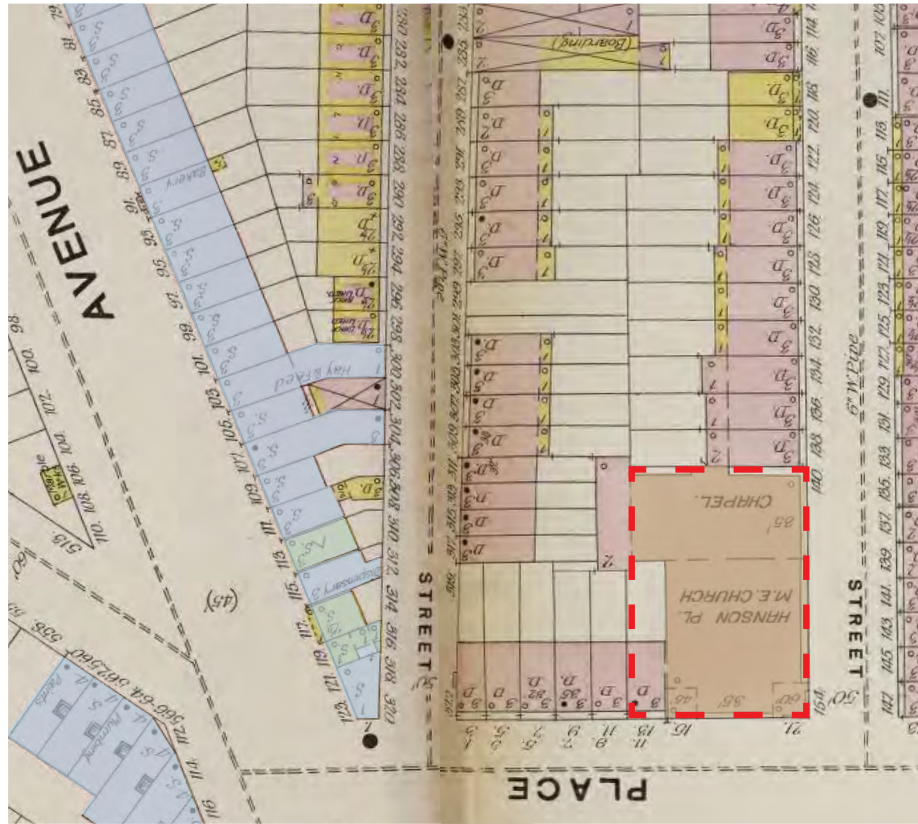


Brooklyn Academy of Music Historic District
Designated on September 26, 1978

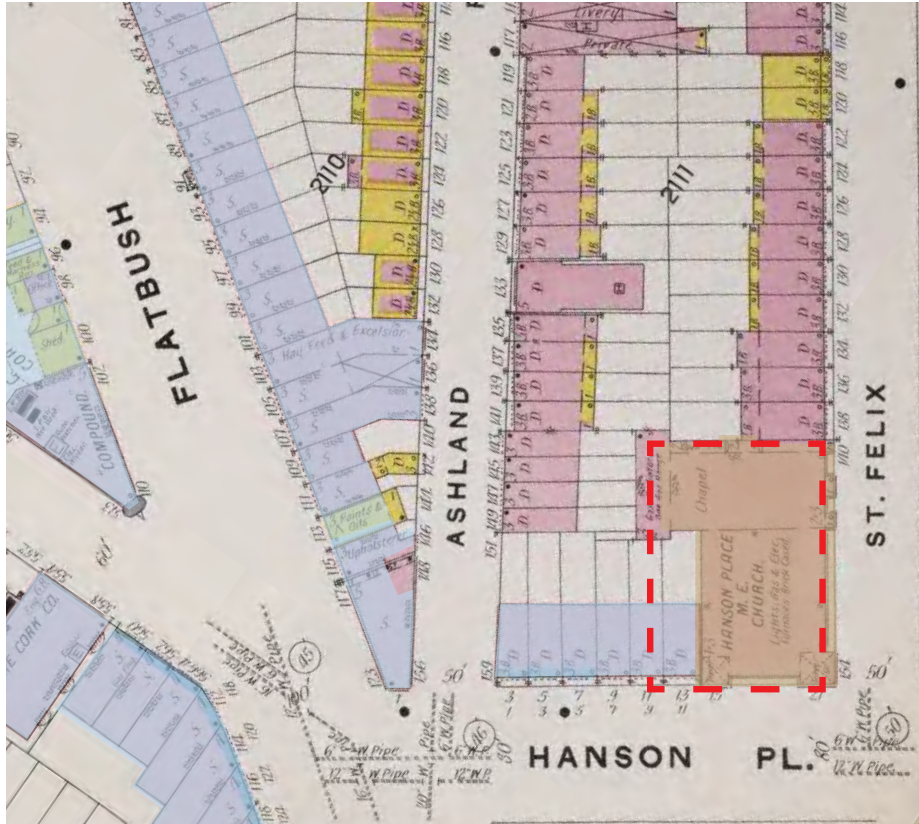


Architectural Typology in the Historic District

BAM Historic District



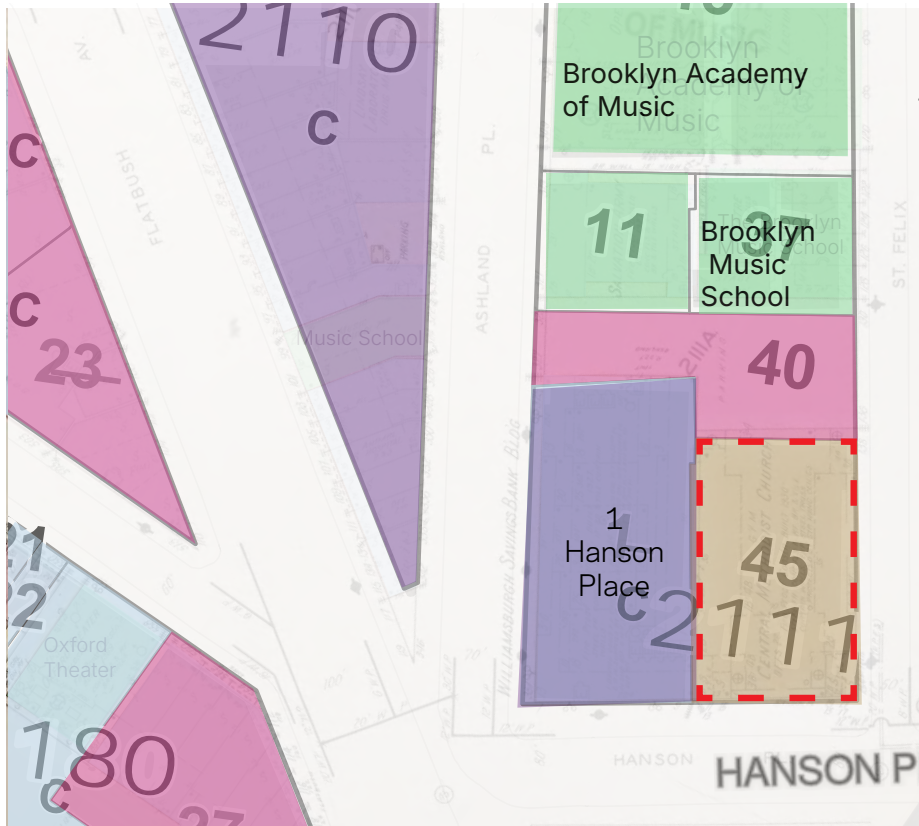
1887 Map



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





Future One Third Avenue

725 FT

333 Schermerhorn St

610 FT

The Ashland

530 FT

505 State St

485 FT

300 Ashland

360 FT

ONE HANSON

514 FT

SITE

55 Hanson PL

150 FT

67 Hanson PL

155 FT



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



BROOKLYN MUSIC SCHOOL



HANSON PLACE CHURCH BUILDING

Existing Conditions



1. Hanson PL Looking Northeast



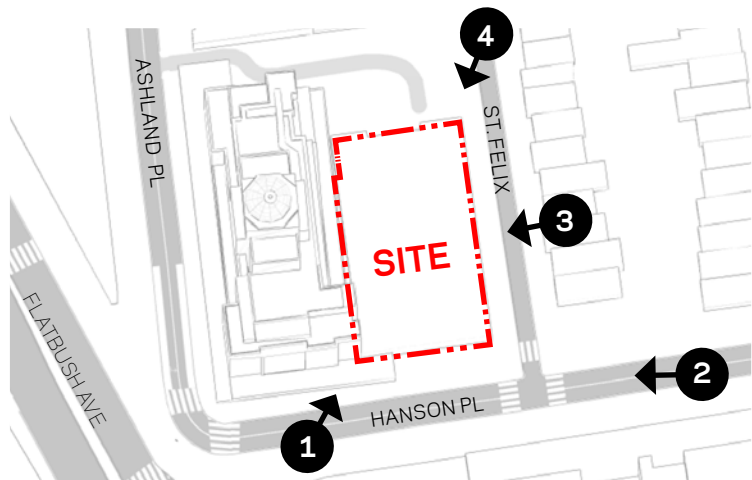
2. Hanson PL Looking West



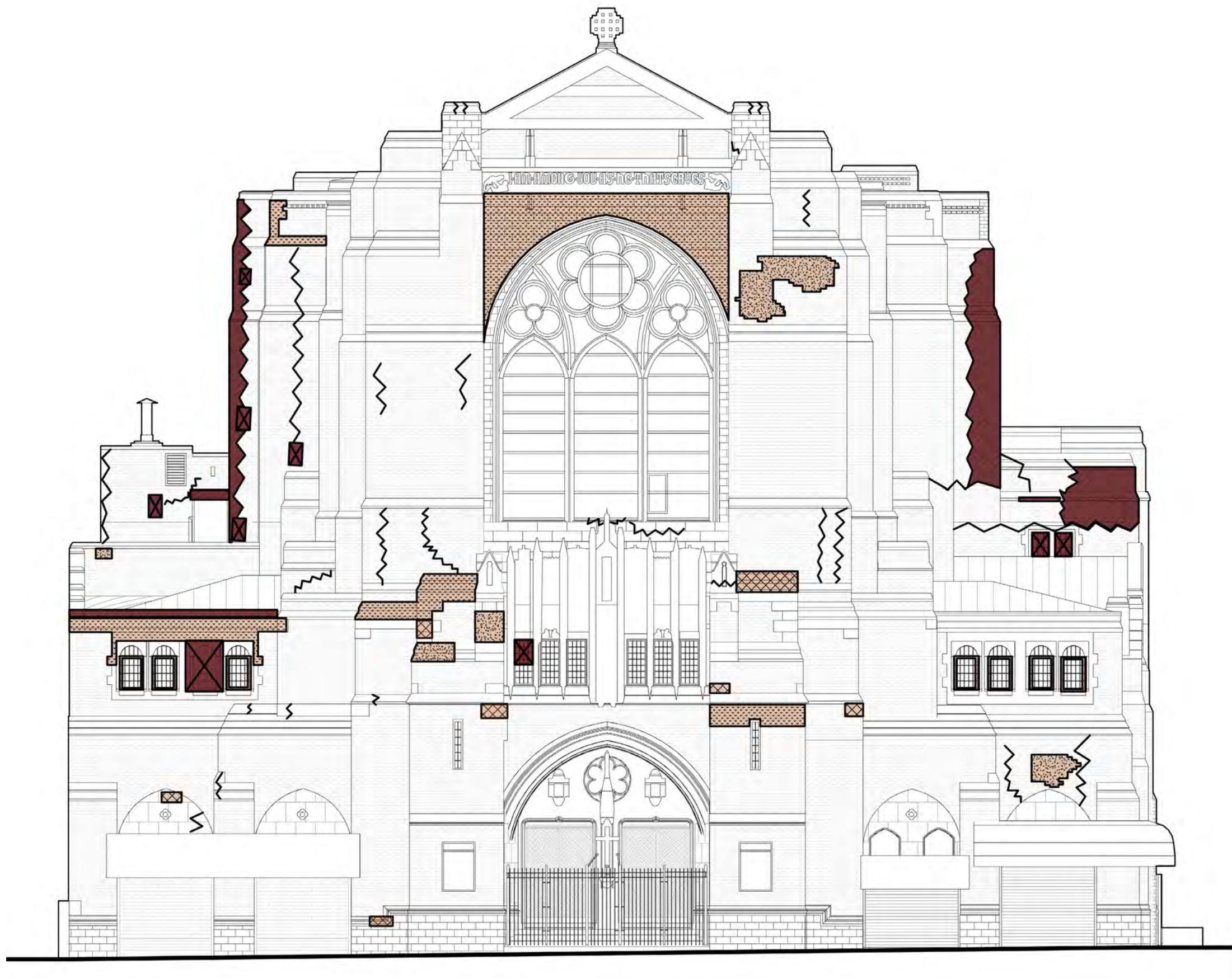
3. St. Felix Looking West



4. St. Felix Looking South



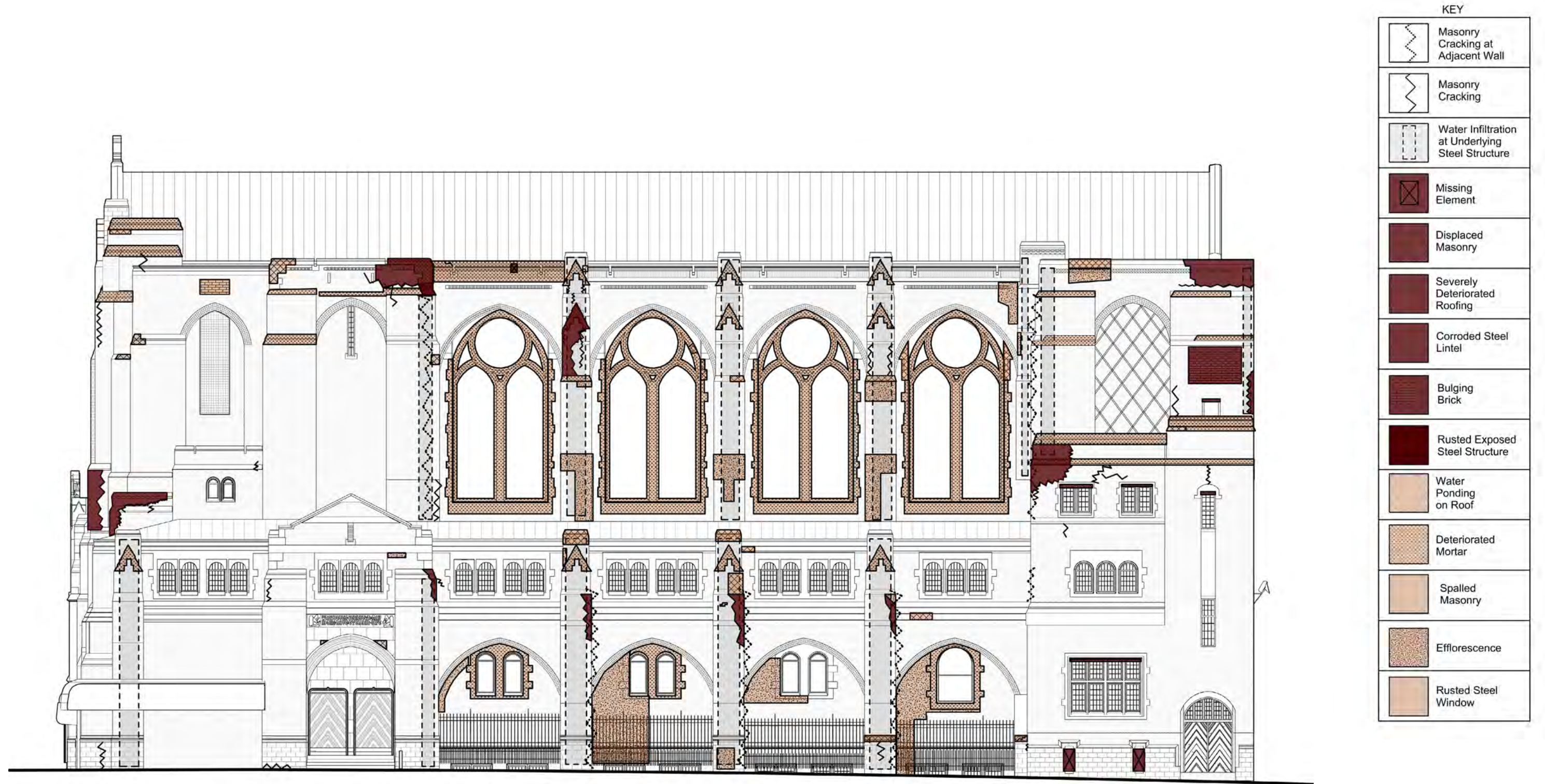
The Church Building in the Context

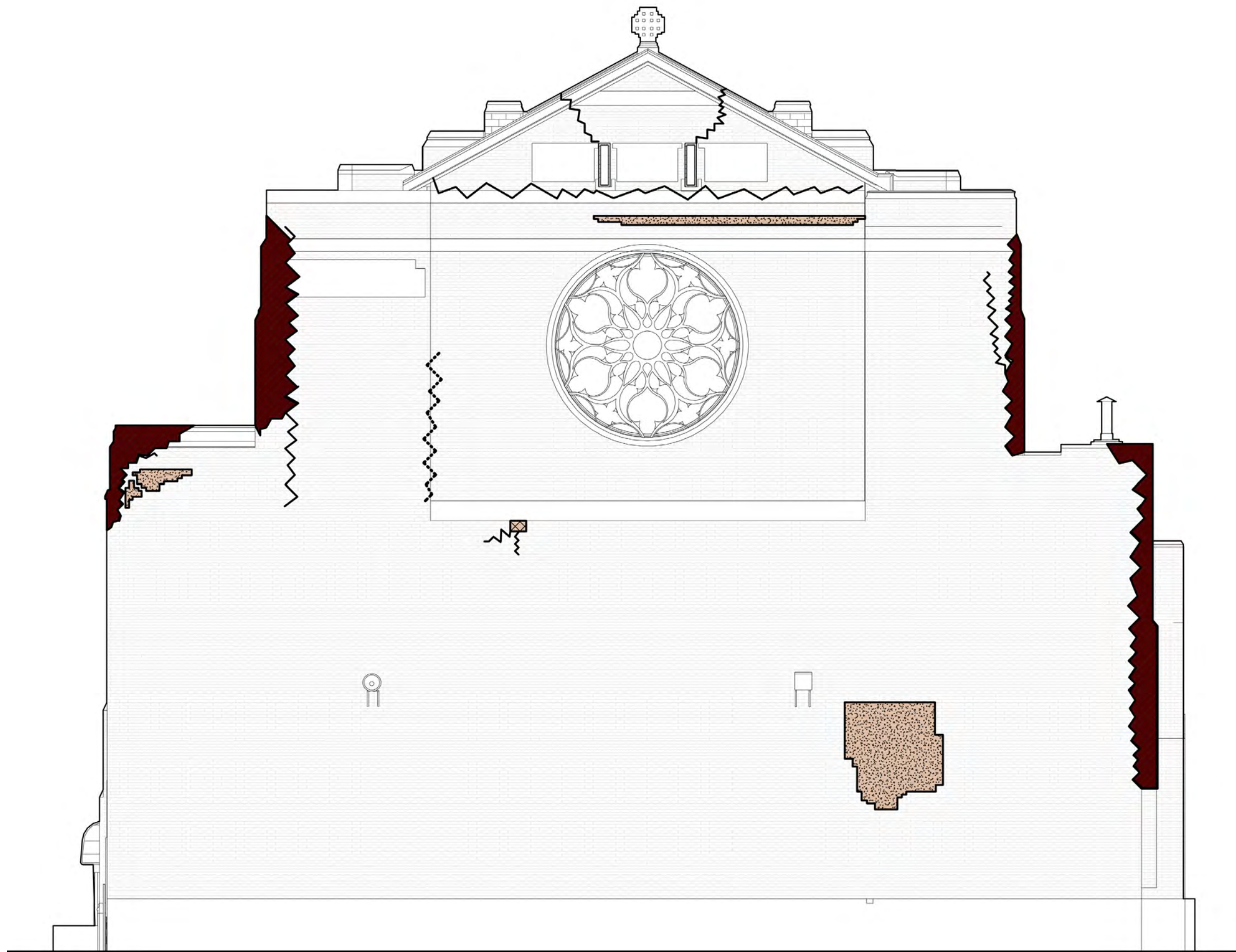


KEY	
	Masonry Cracking at Adjacent Wall
	Masonry Cracking
	Water Infiltration at Underlying Steel Structure
	Missing Element
	Displaced Masonry
	Severely Deteriorated Roofing
	Corroded Steel Lintel
	Bulging Brick
	Rusted Exposed Steel Structure
	Water Ponding on Roof
	Deteriorated Mortar
	Spalled Masonry
	Efflorescence
	Rusted Steel Window

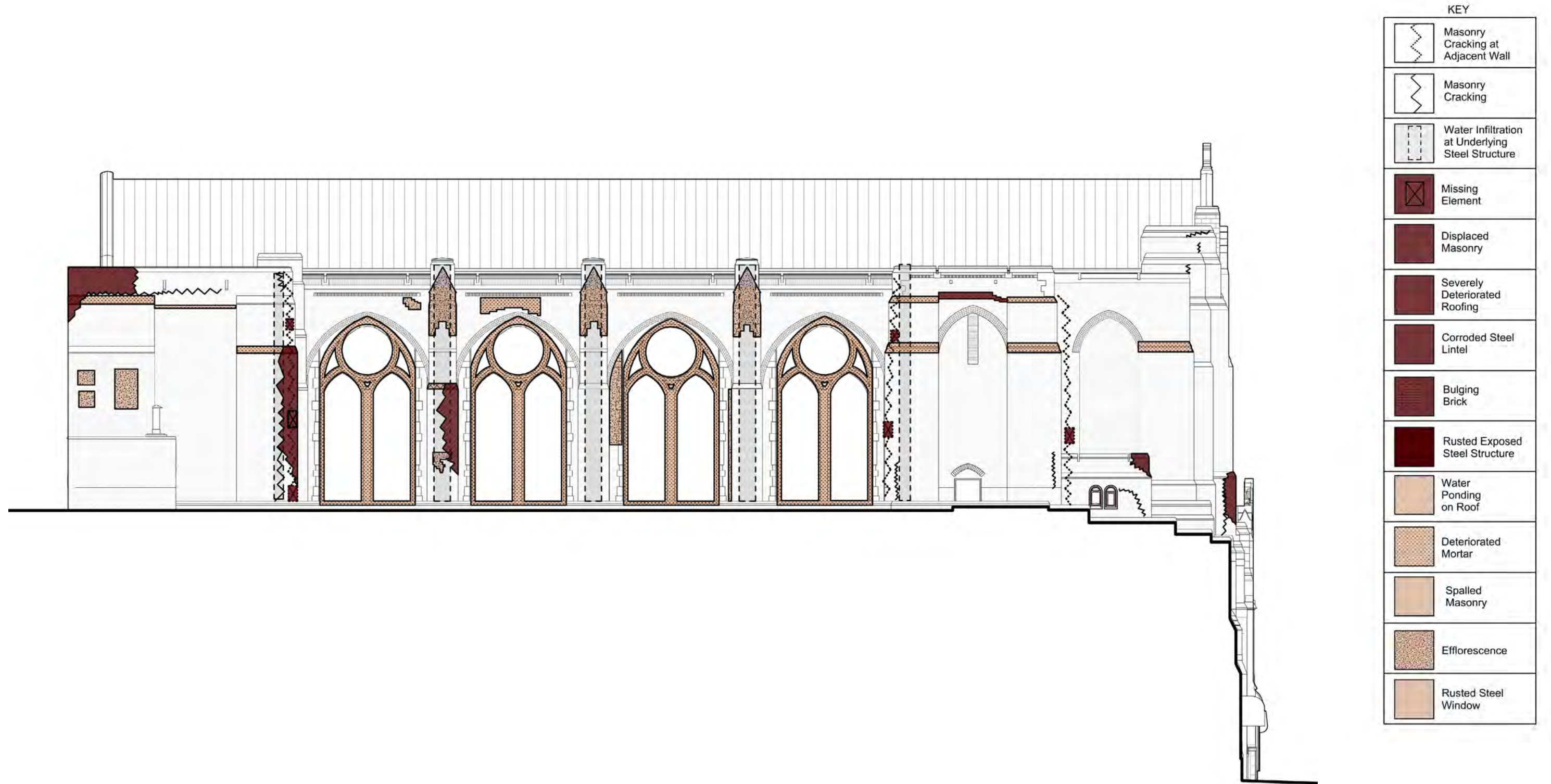
Existing Conditions

South Facade





KEY	
	Masonry Cracking at Adjacent Wall
	Masonry Cracking
	Water Infiltration at Underlying Steel Structure
	Missing Element
	Displaced Masonry
	Severely Deteriorated Roofing
	Corroded Steel Lintel
	Bulging Brick
	Rusted Exposed Steel Structure
	Water Ponding on Roof
	Deteriorated Mortar
	Spalled Masonry
	Efflorescence
	Rusted Steel Window



Existing Conditions

West Facade



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



Existing Conditions
 Window Conditions



Limestone type cast stone bands



Terra cotta type cast stone tracery



Terra cotta type cast stone tracery



Terra cotta type cast stone plaques

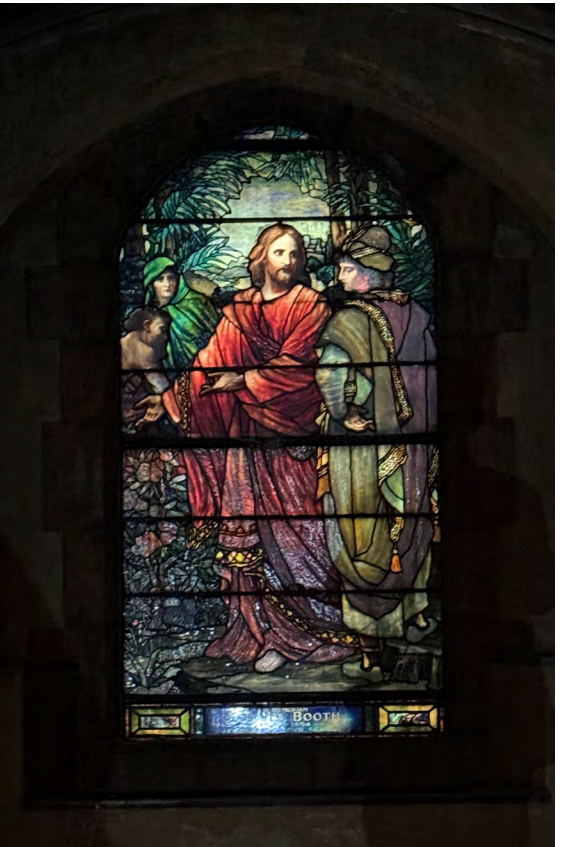
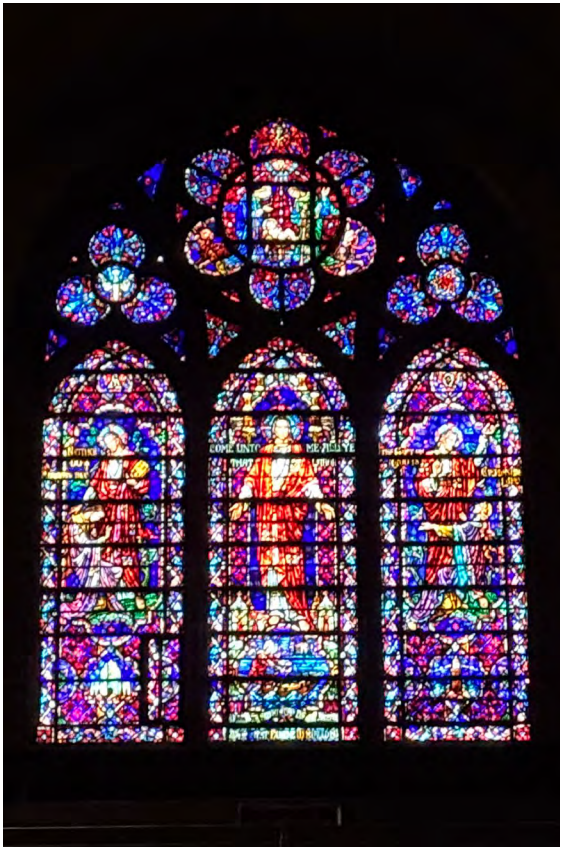


Intricate carved canopies



Lead gutter with emblems

Existing Detailing to Remain



Ground floor

Existing Conditions

Interior (September, 2025)



Mezzanine Floor

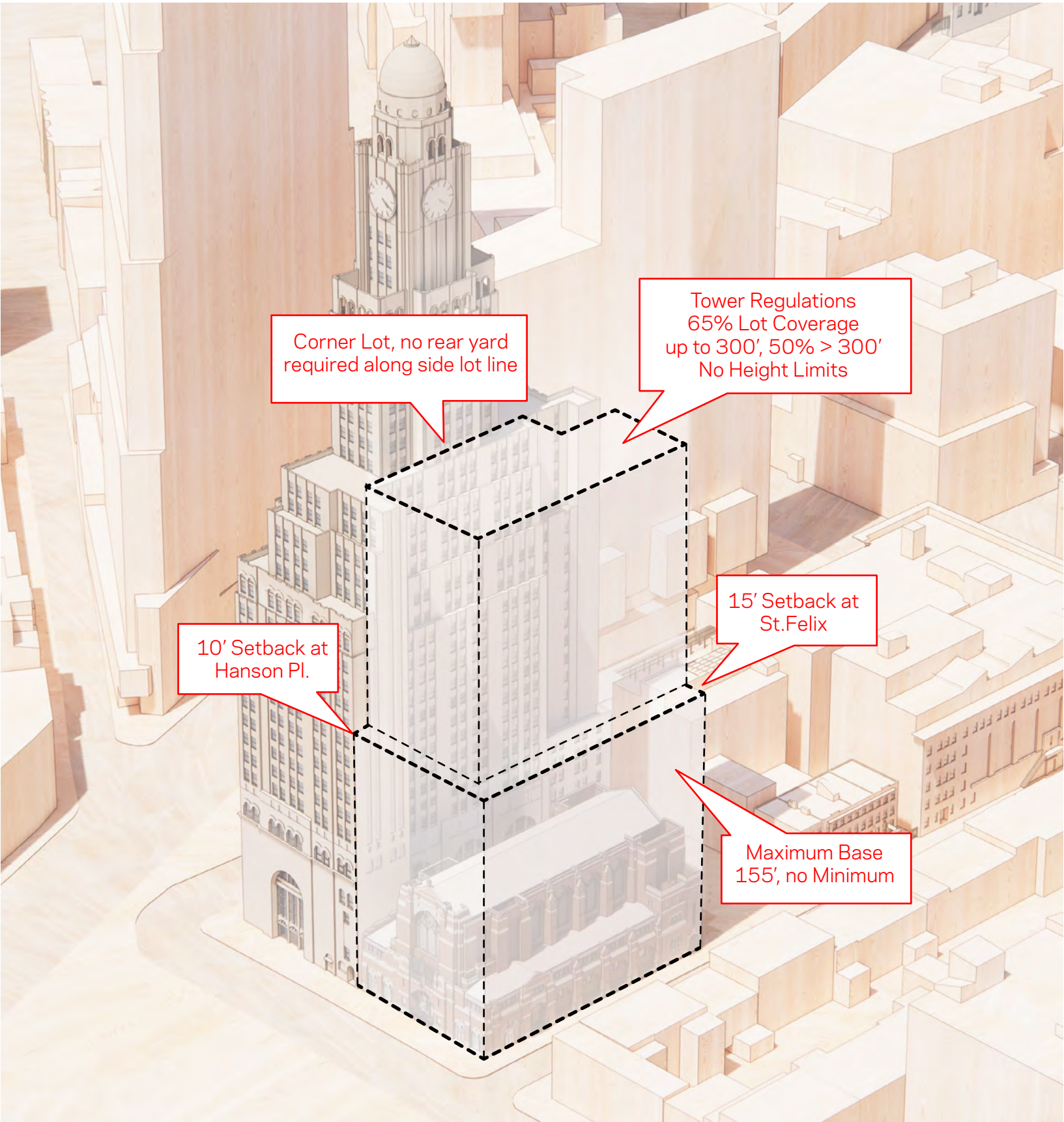


Cellar



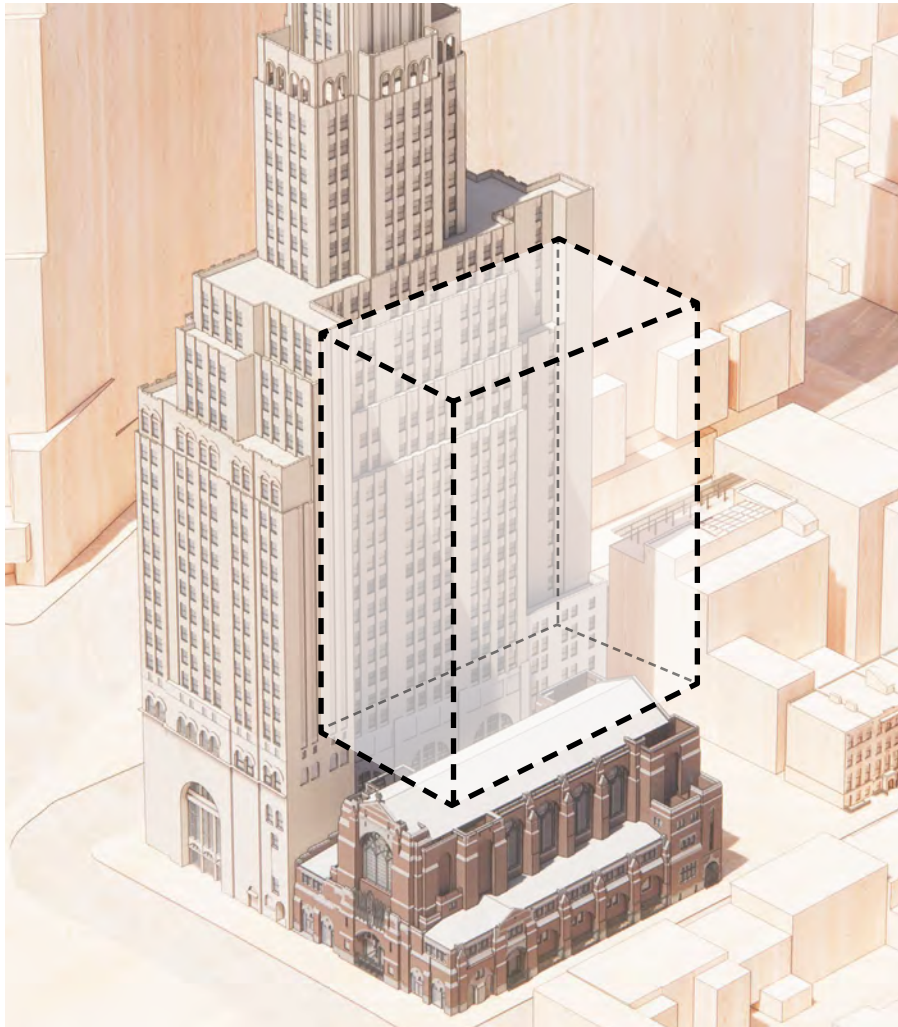
Project Design Overview

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





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.



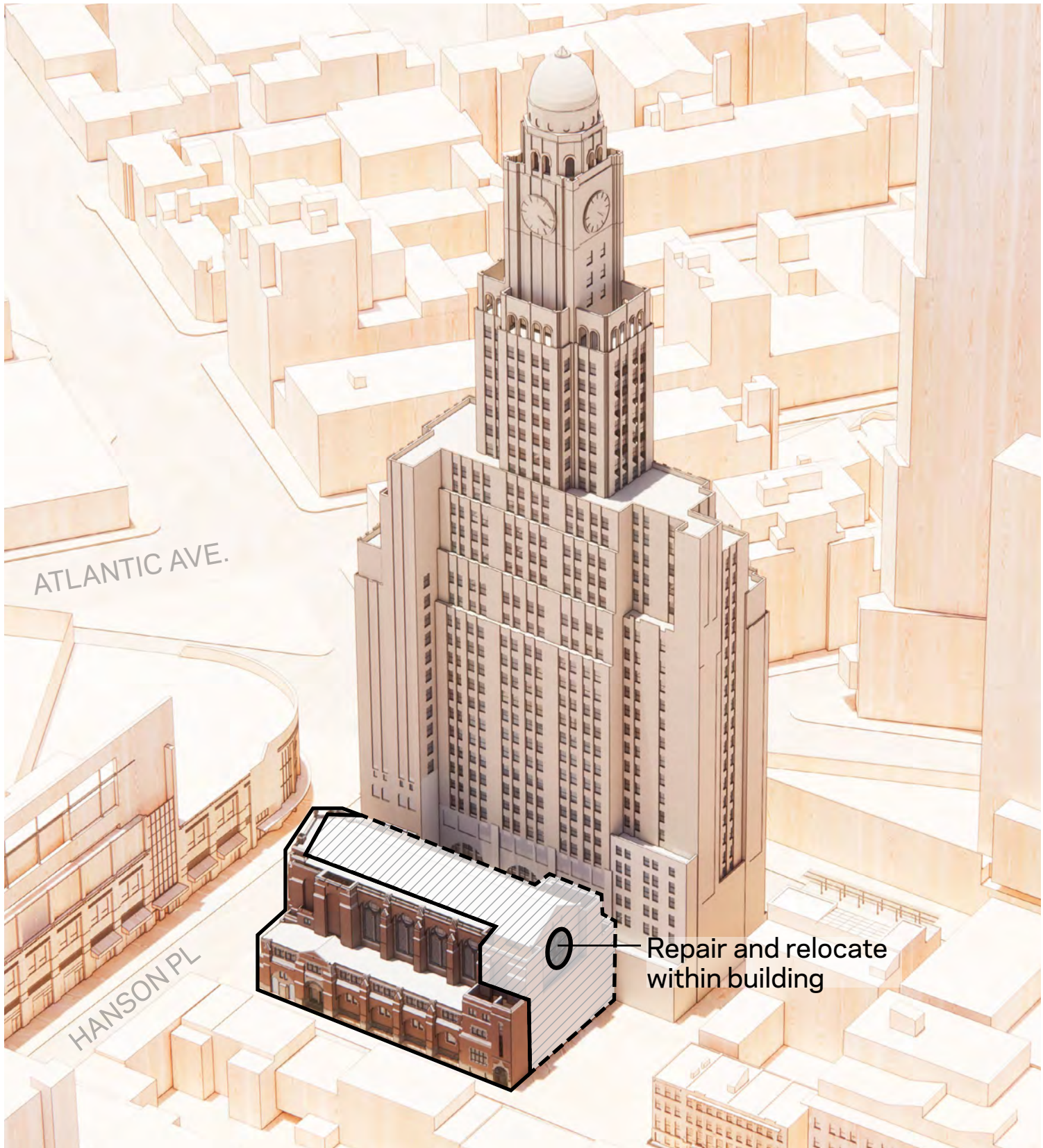
AXON LOOKING NORTHWEST



AXON LOOKING SOUTHWEST

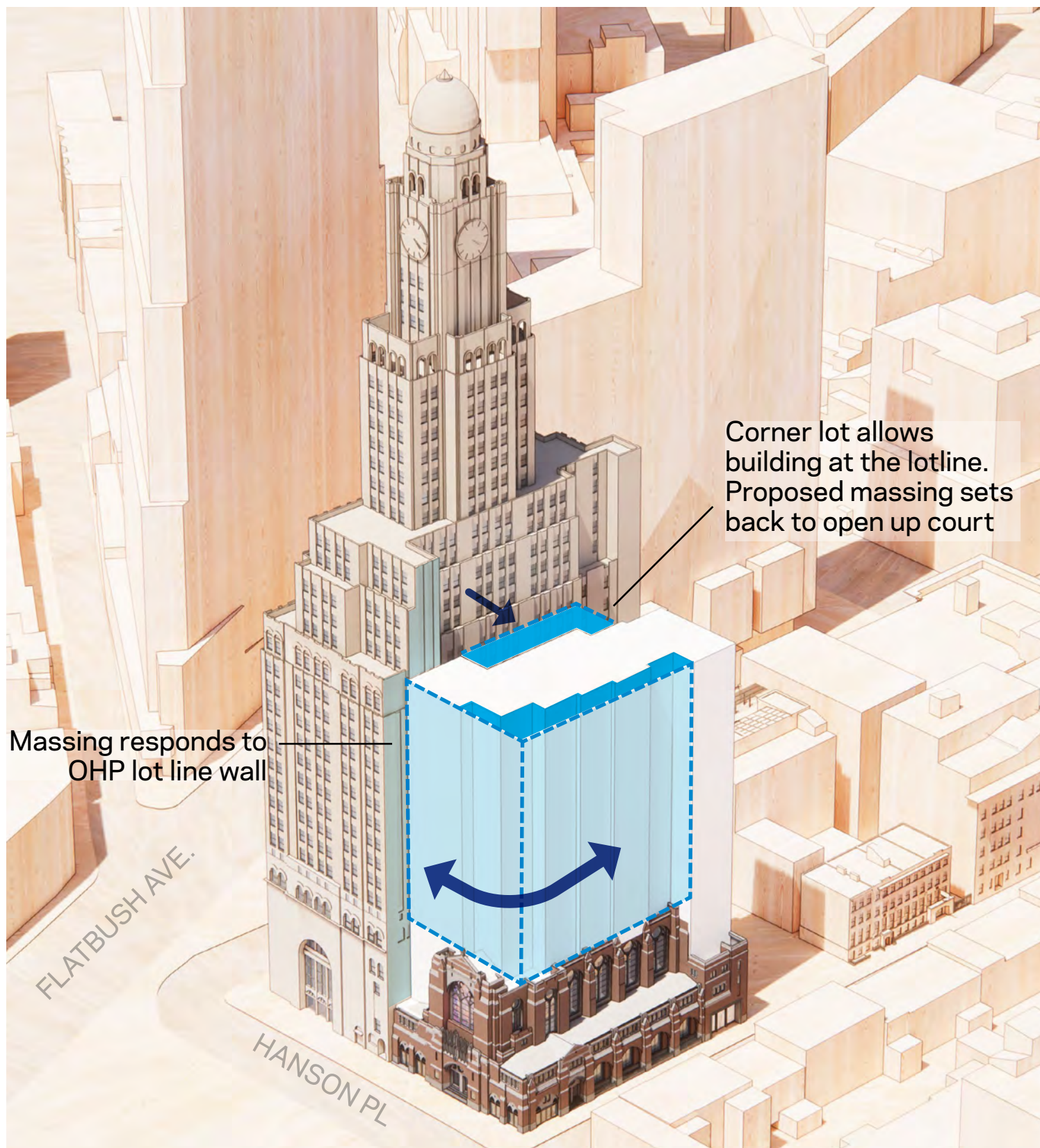


AXON LOOKING NORTHWEST



AXON LOOKING SOUTHWEST

Proposed area for Church Building Preservation



AXON LOOKING NORTHWEST



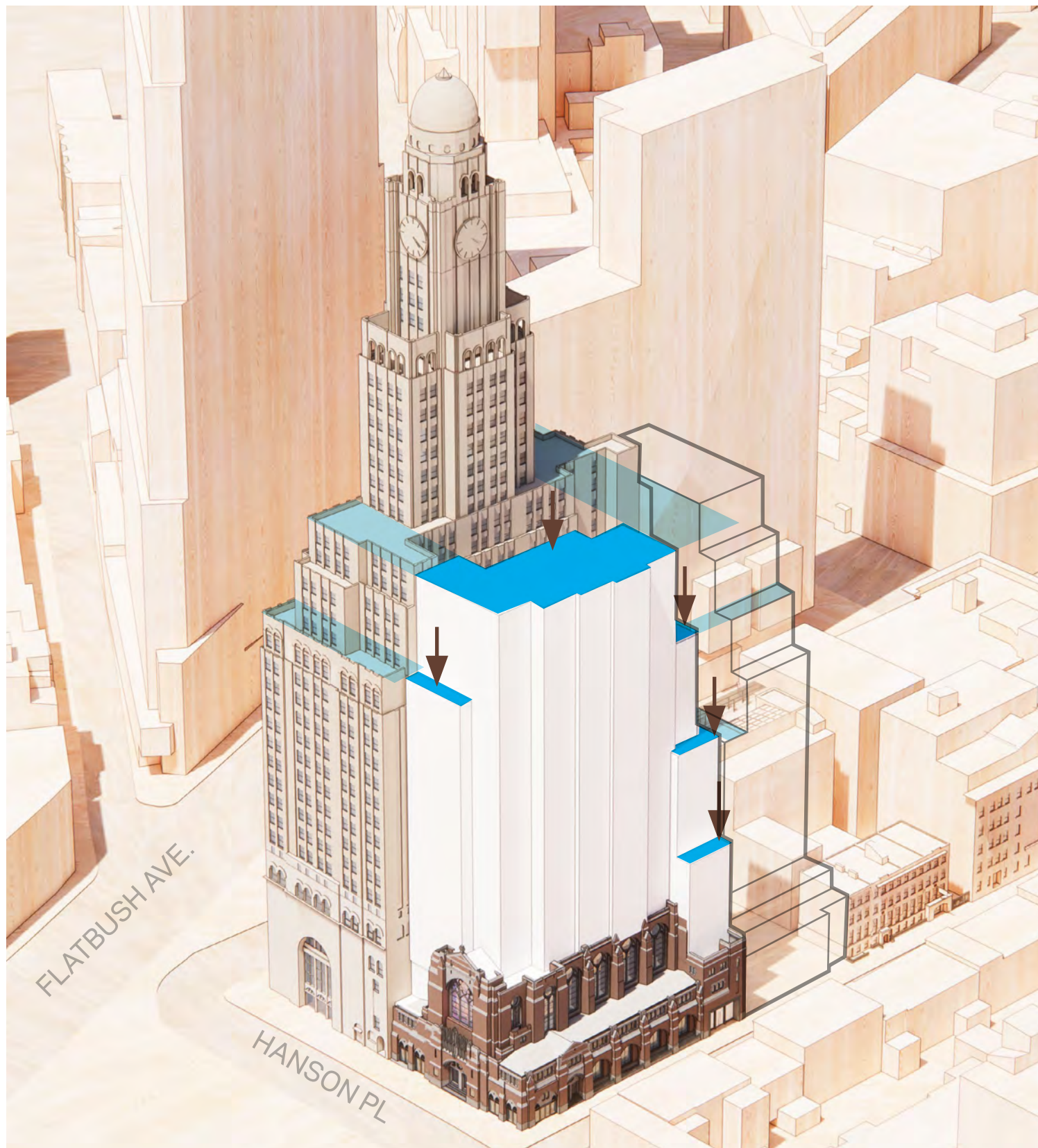
AXON LOOKING SOUTHWEST



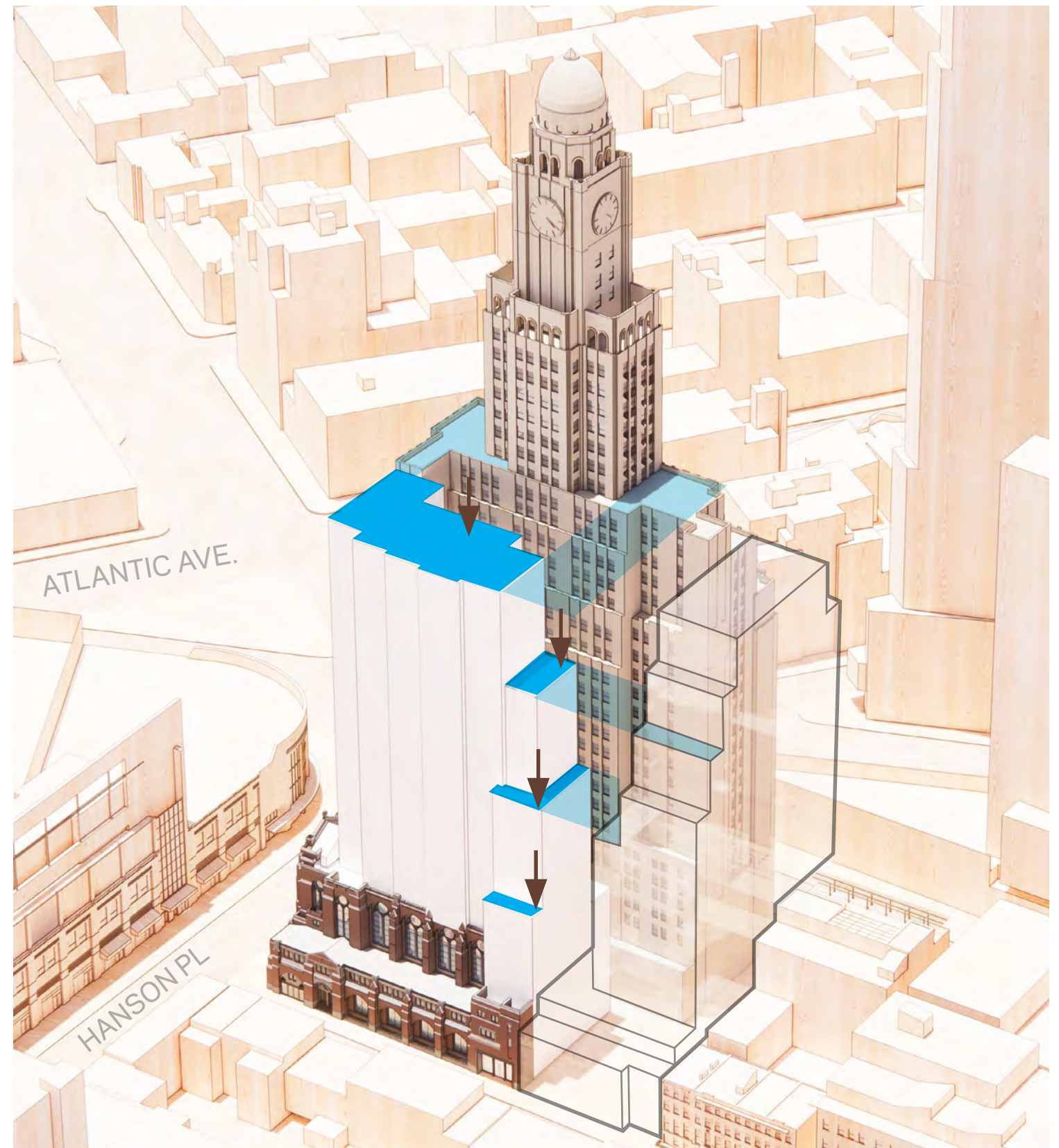
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AXON LOOKING SOUTHWEST



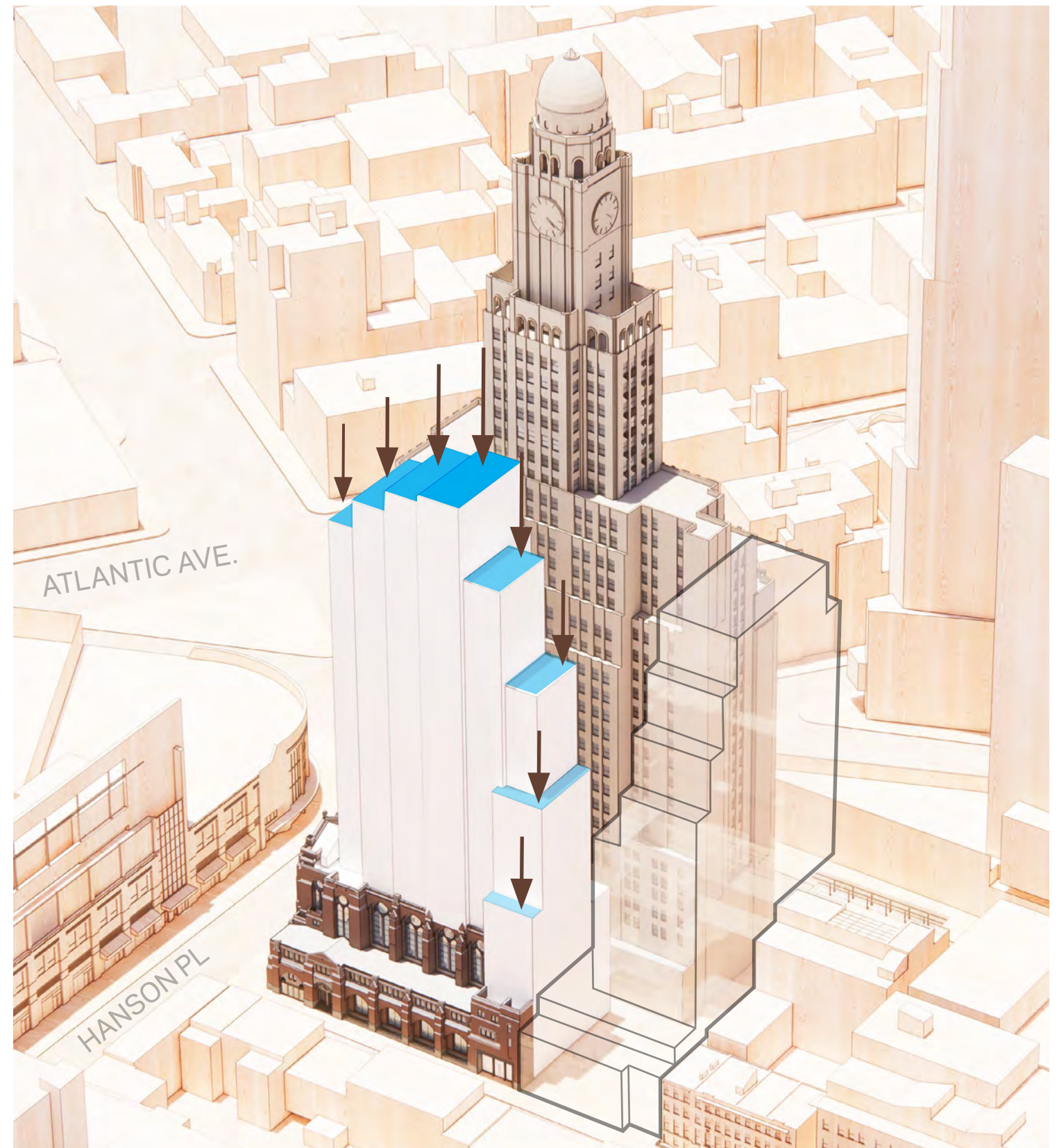
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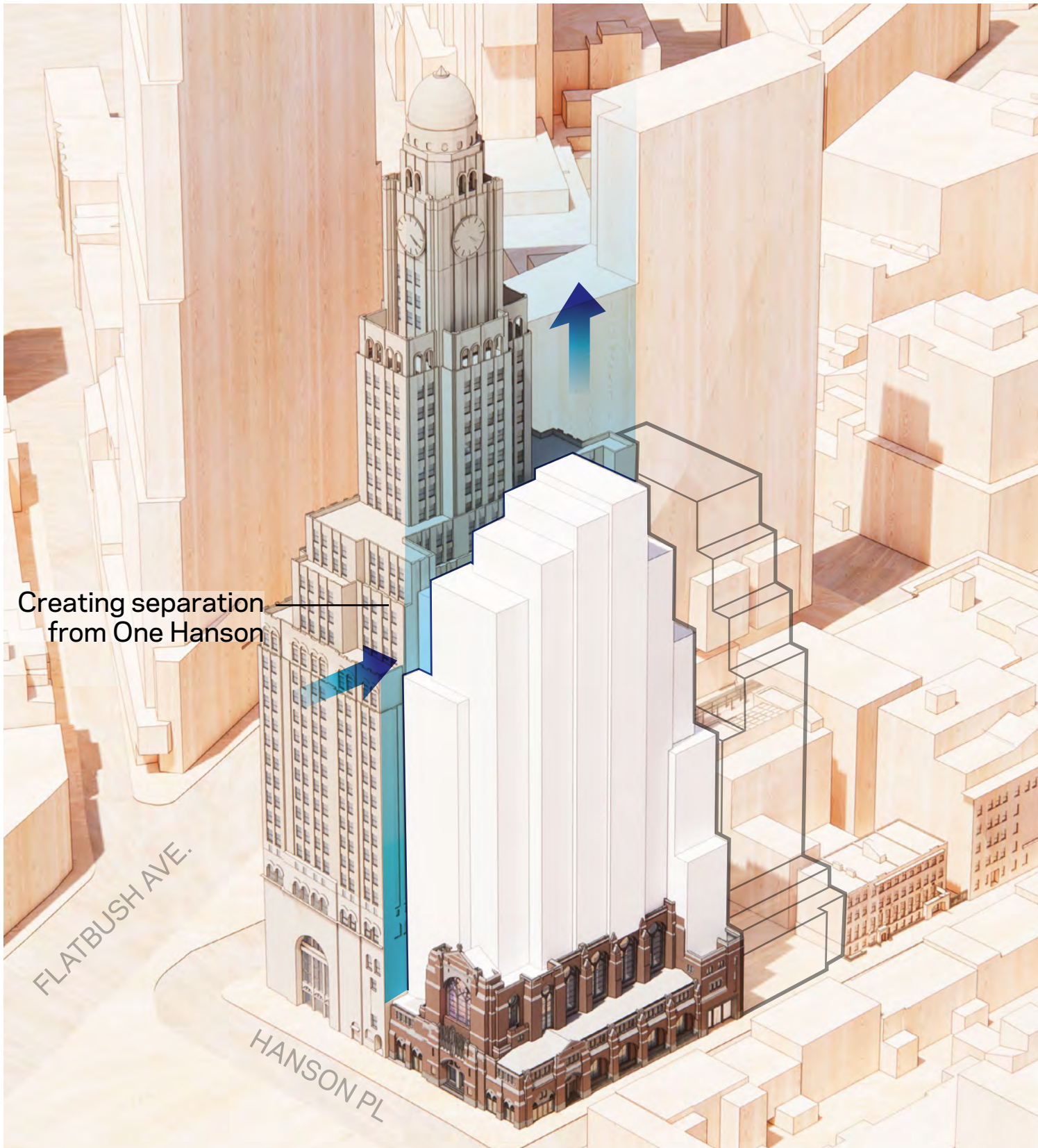
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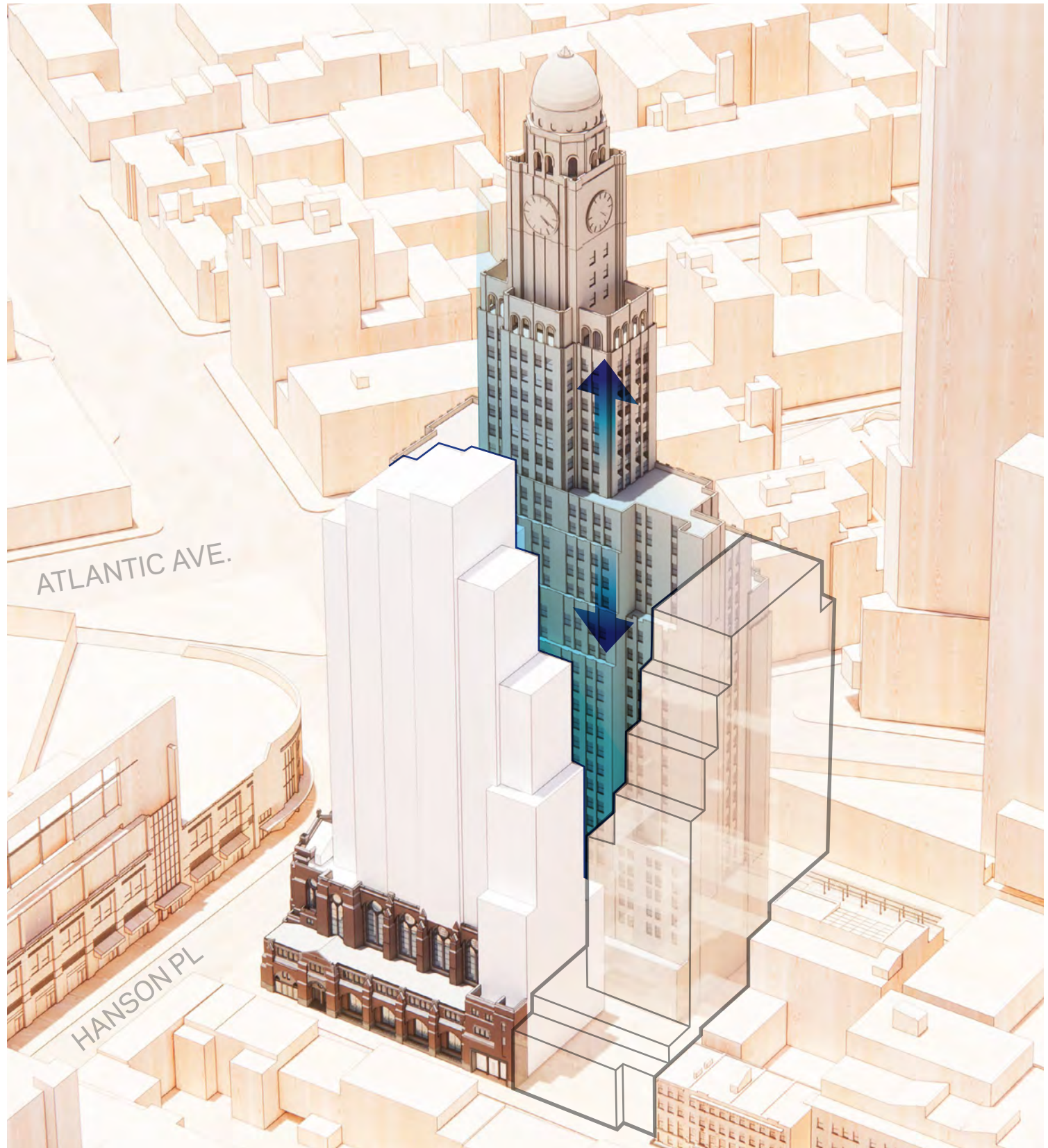
AXON LOOKING NORTHWEST



AXON LOOKING SOUTHWEST



AXON LOOKING NORTHWEST



AXON LOOKING SOUTHWEST



AXON LOOKING NORTHWEST



AXON LOOKING SOUTHWEST

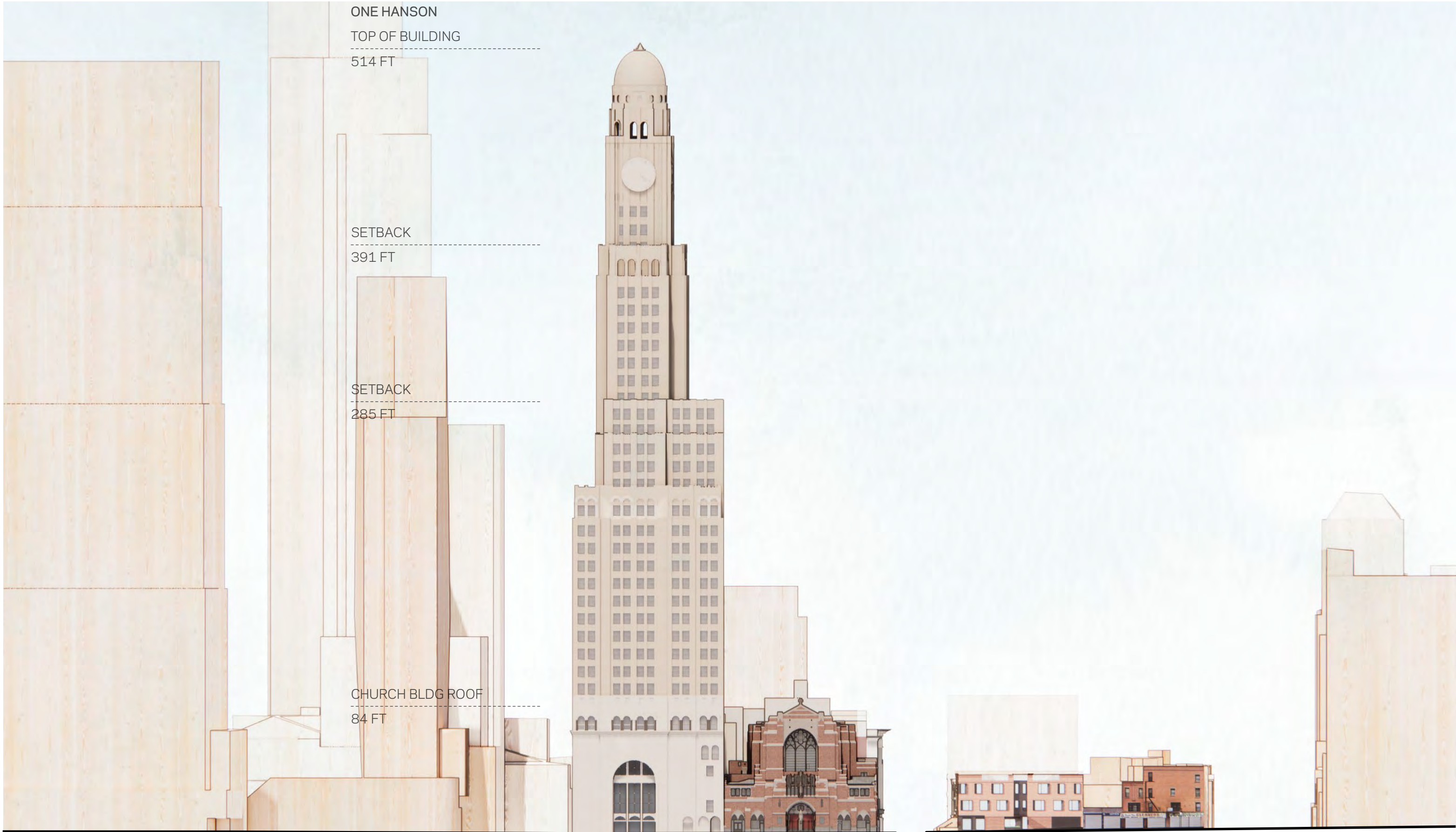
Base of Tower Corbels Inward
 to soften transition into Church Building



AXON LOOKING NORTHWEST

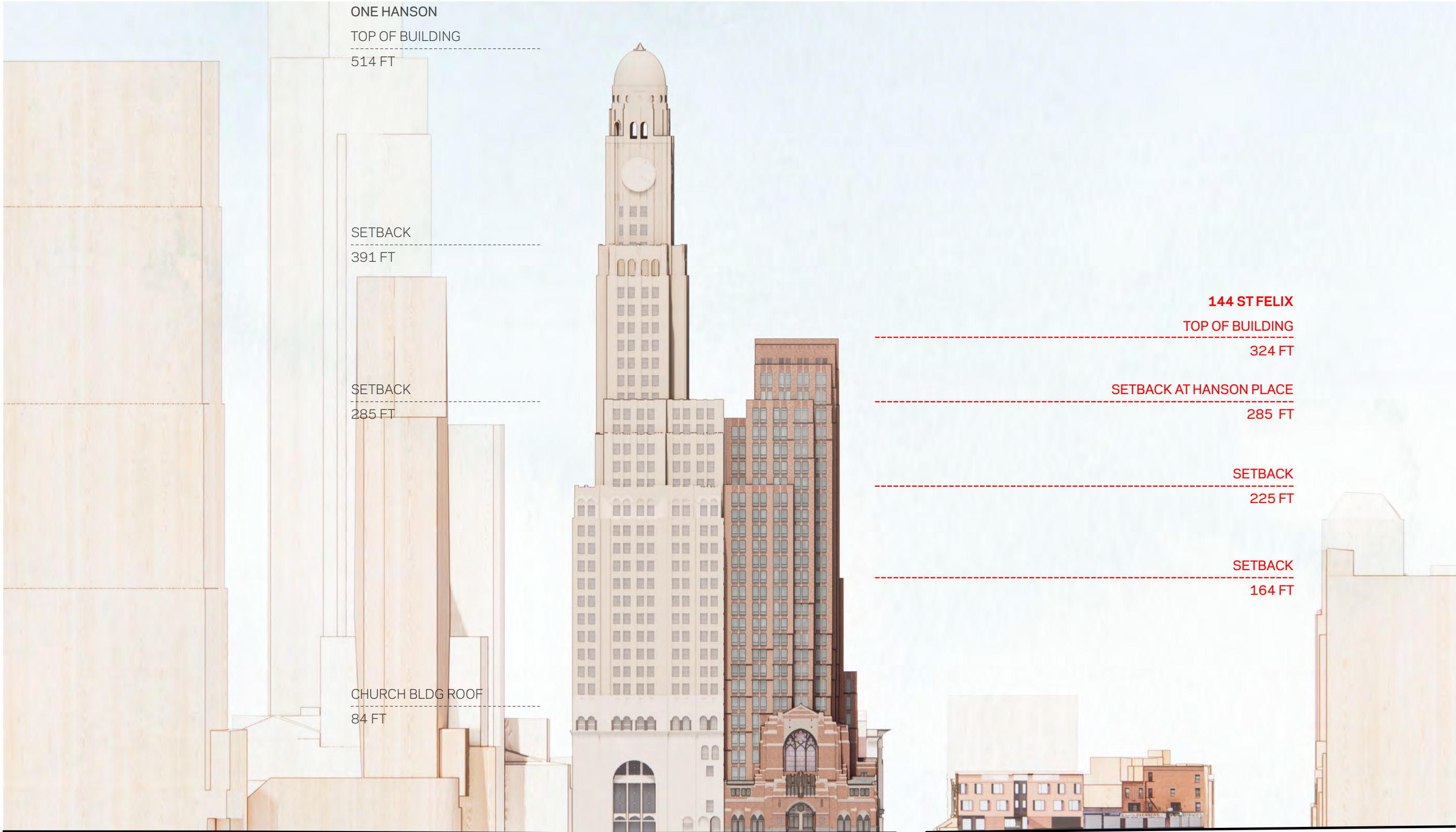


AXON LOOKING SOUTHWEST



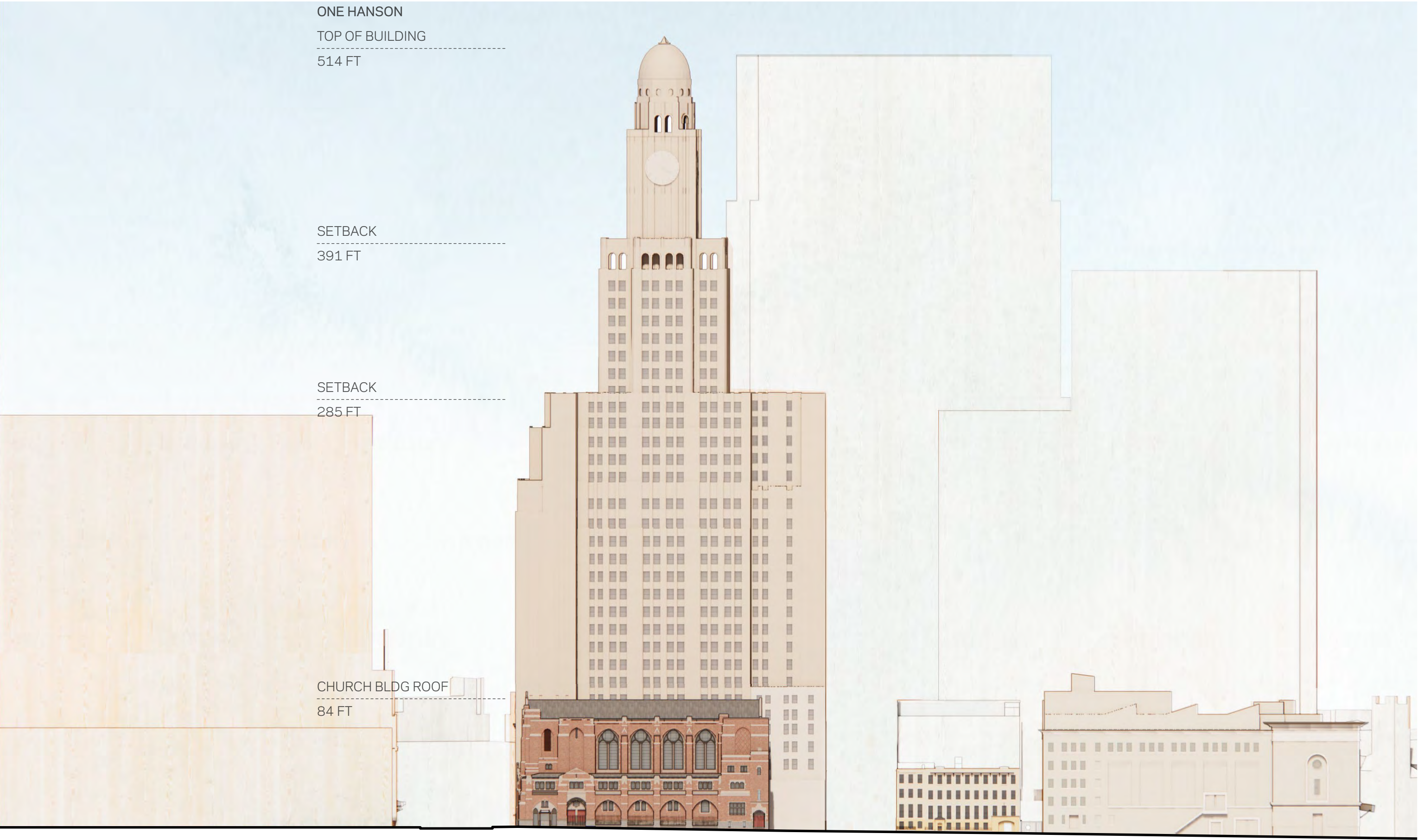
South Elevation

Proposed Building Enlargement

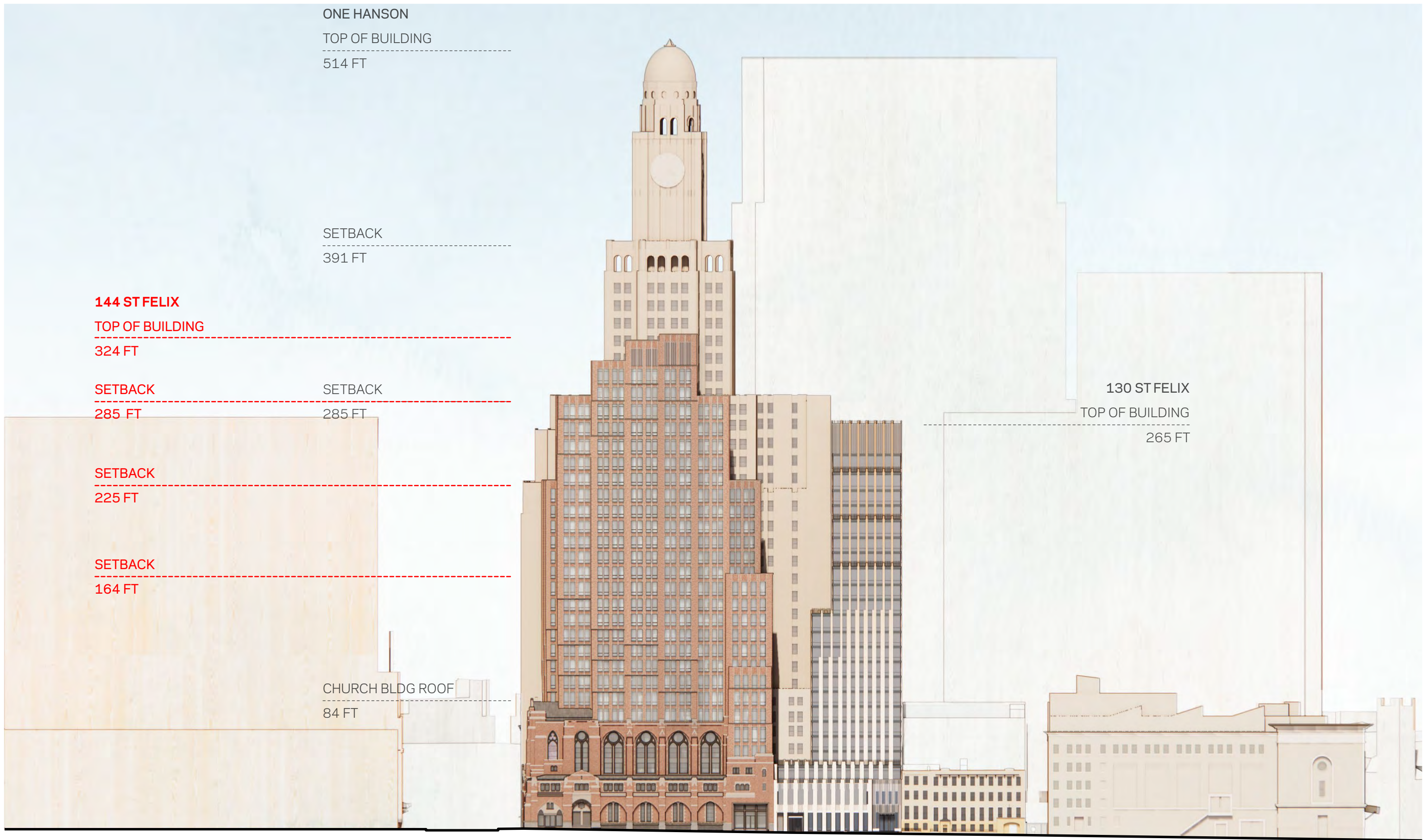


South Elevation

Proposed Building Enlargement



East Elevation
Existing

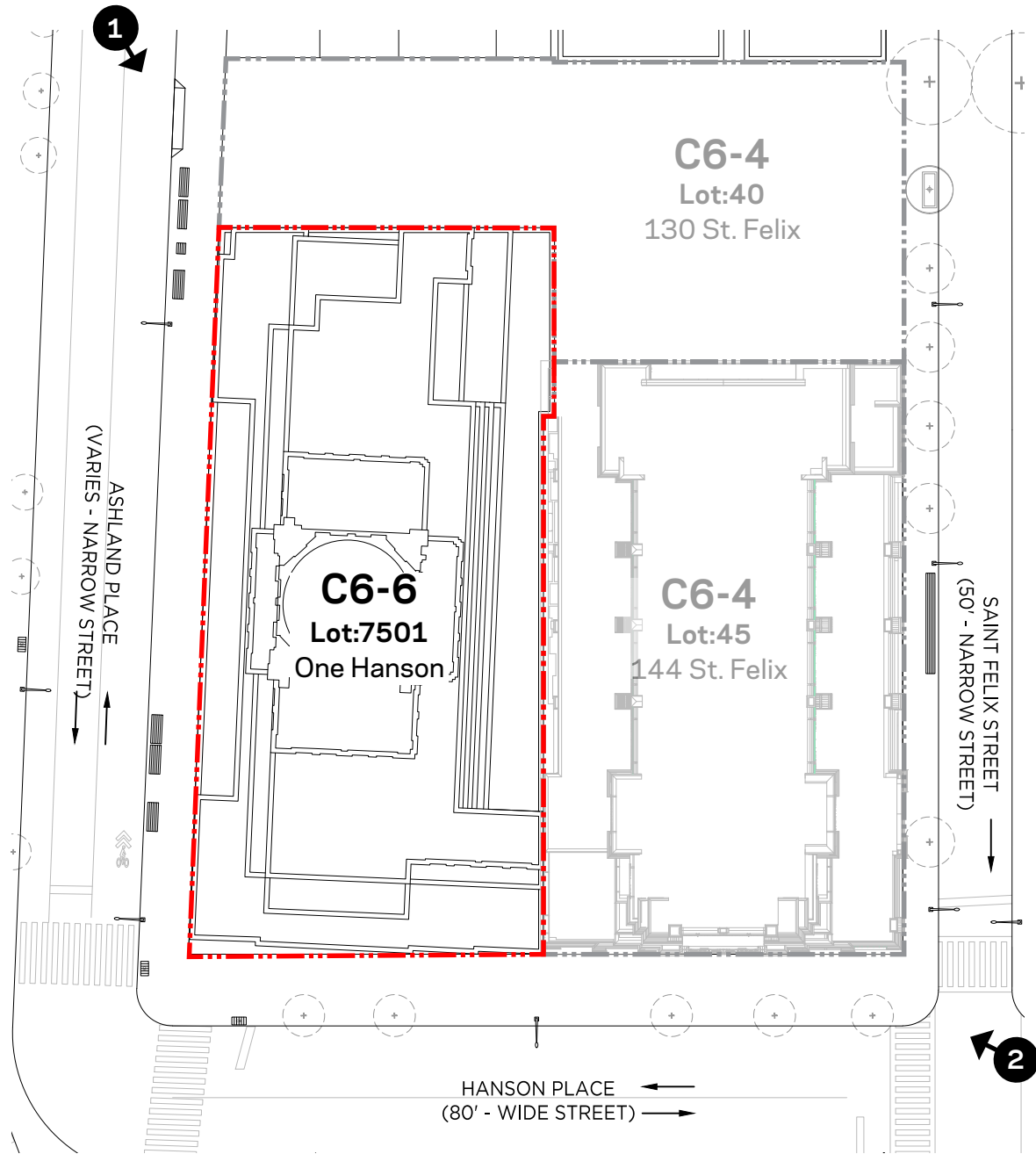




1927 Photo, Brooklyn Museum



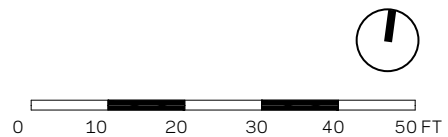
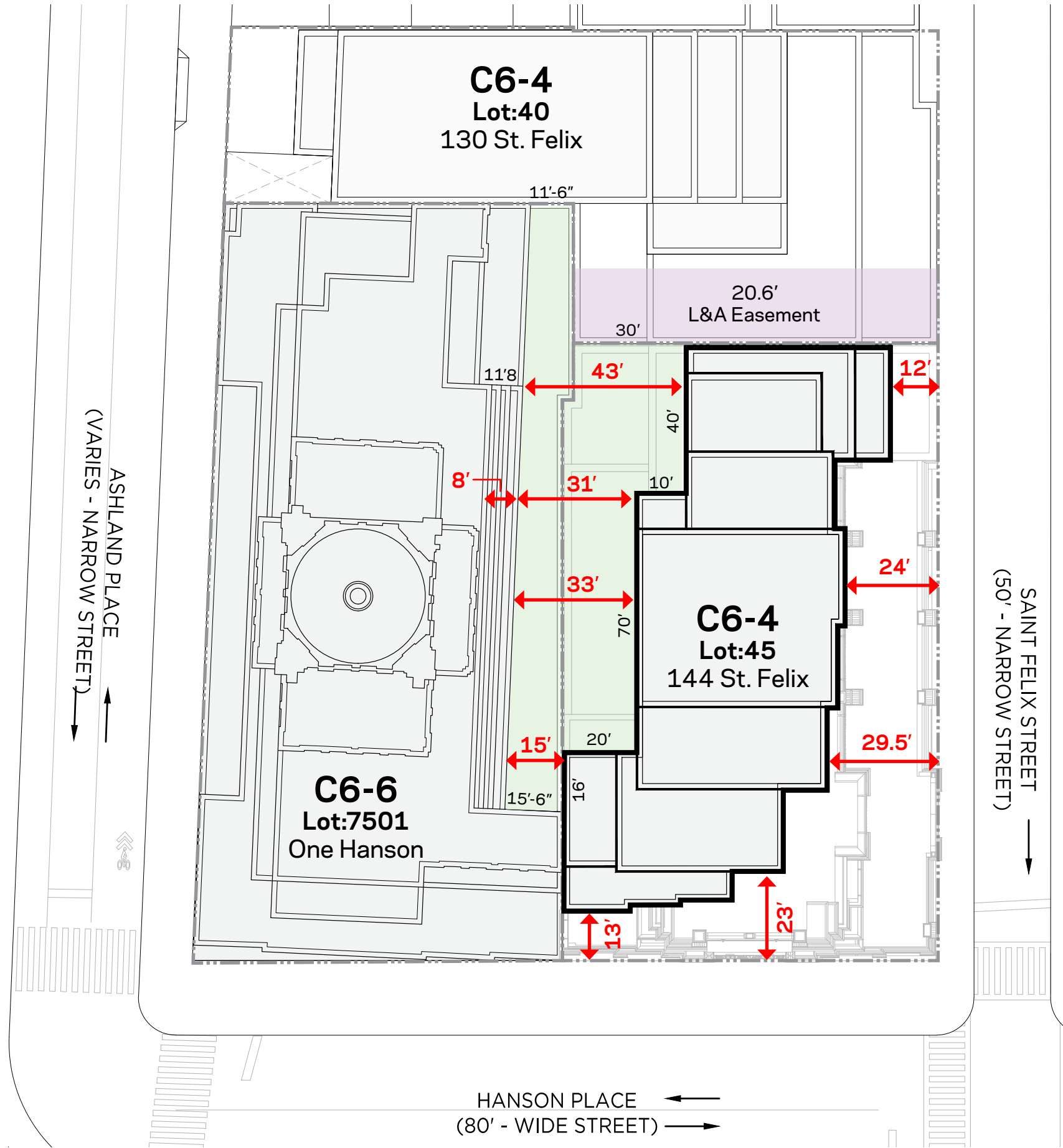
1929 Church Demolished, NYPL



1. North

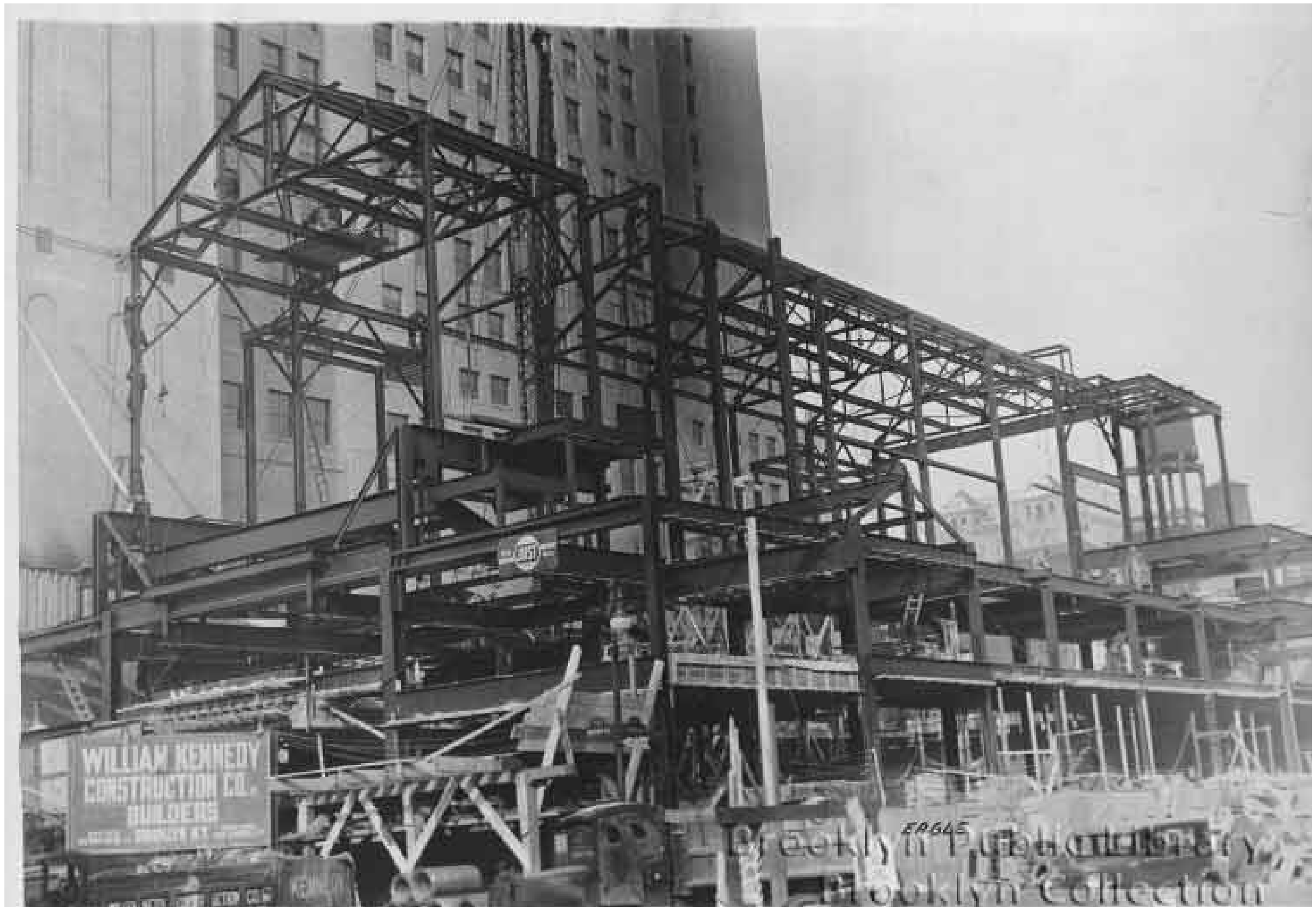


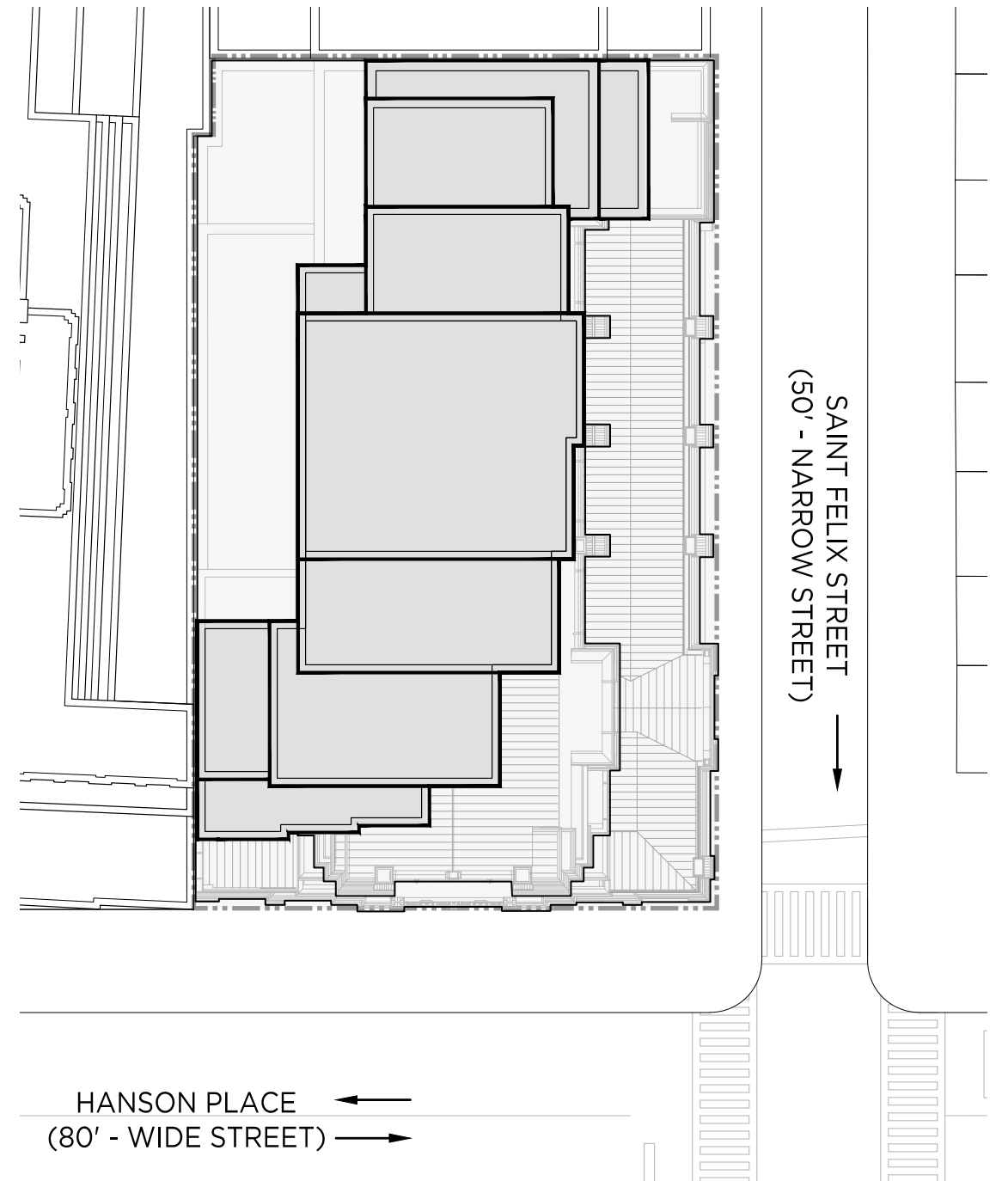
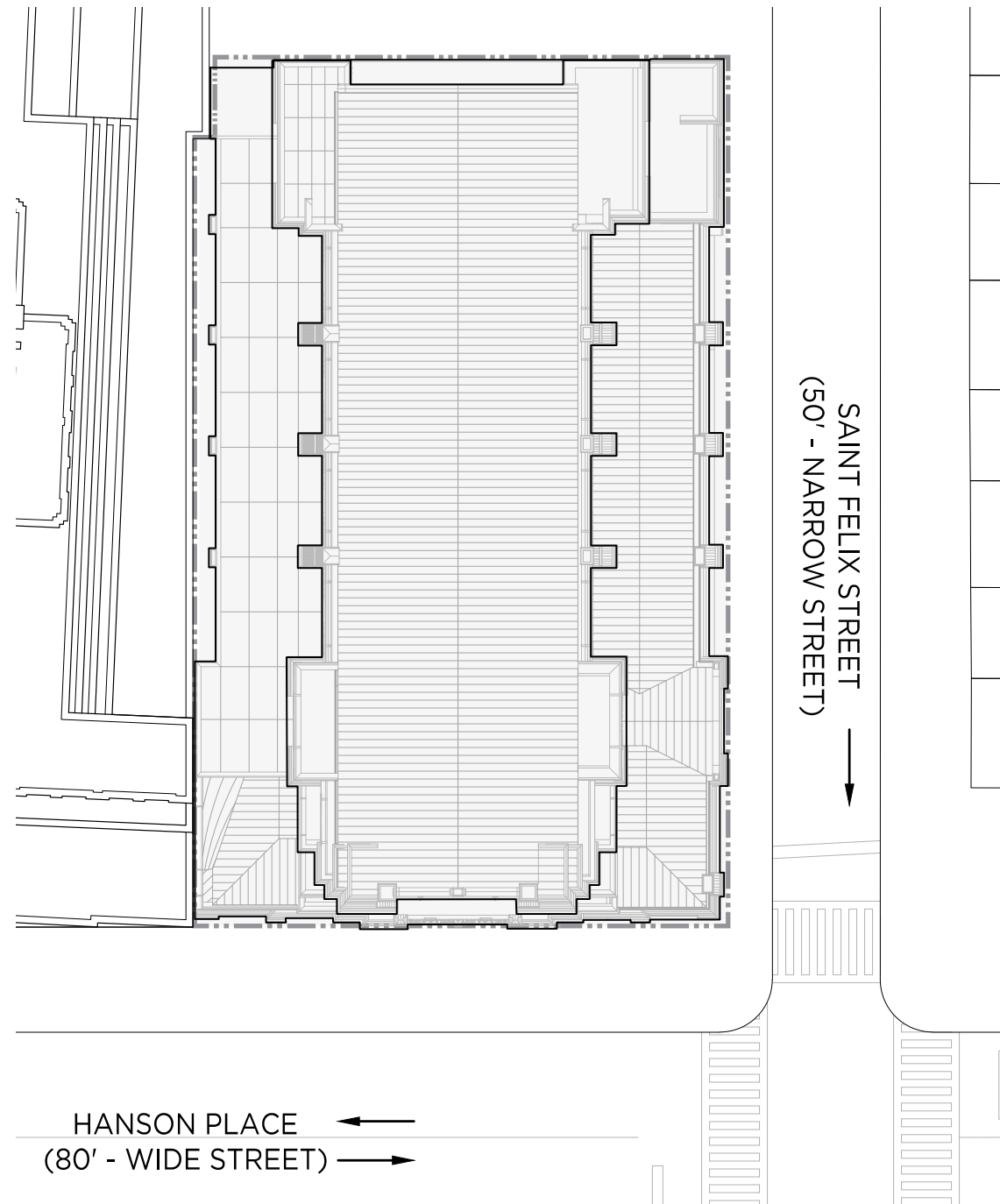
2. East



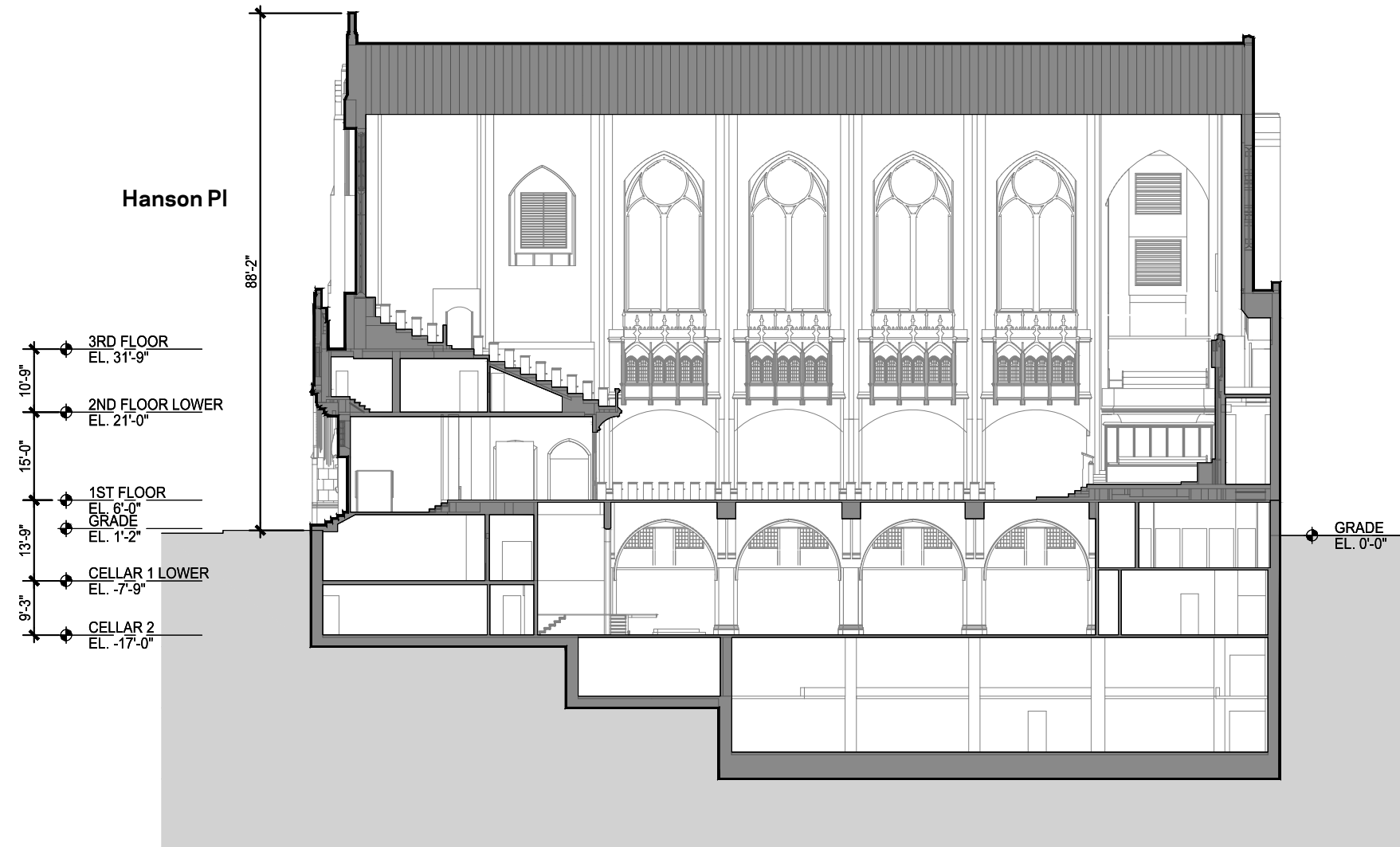
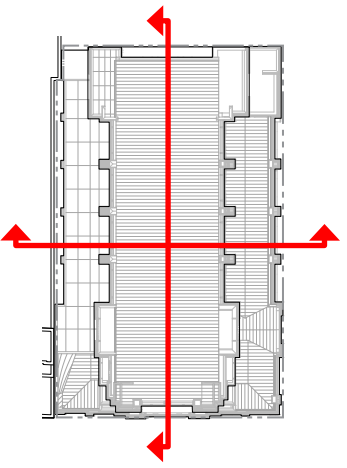
Site Plan

Church Building Restoration & Proposed Alterations

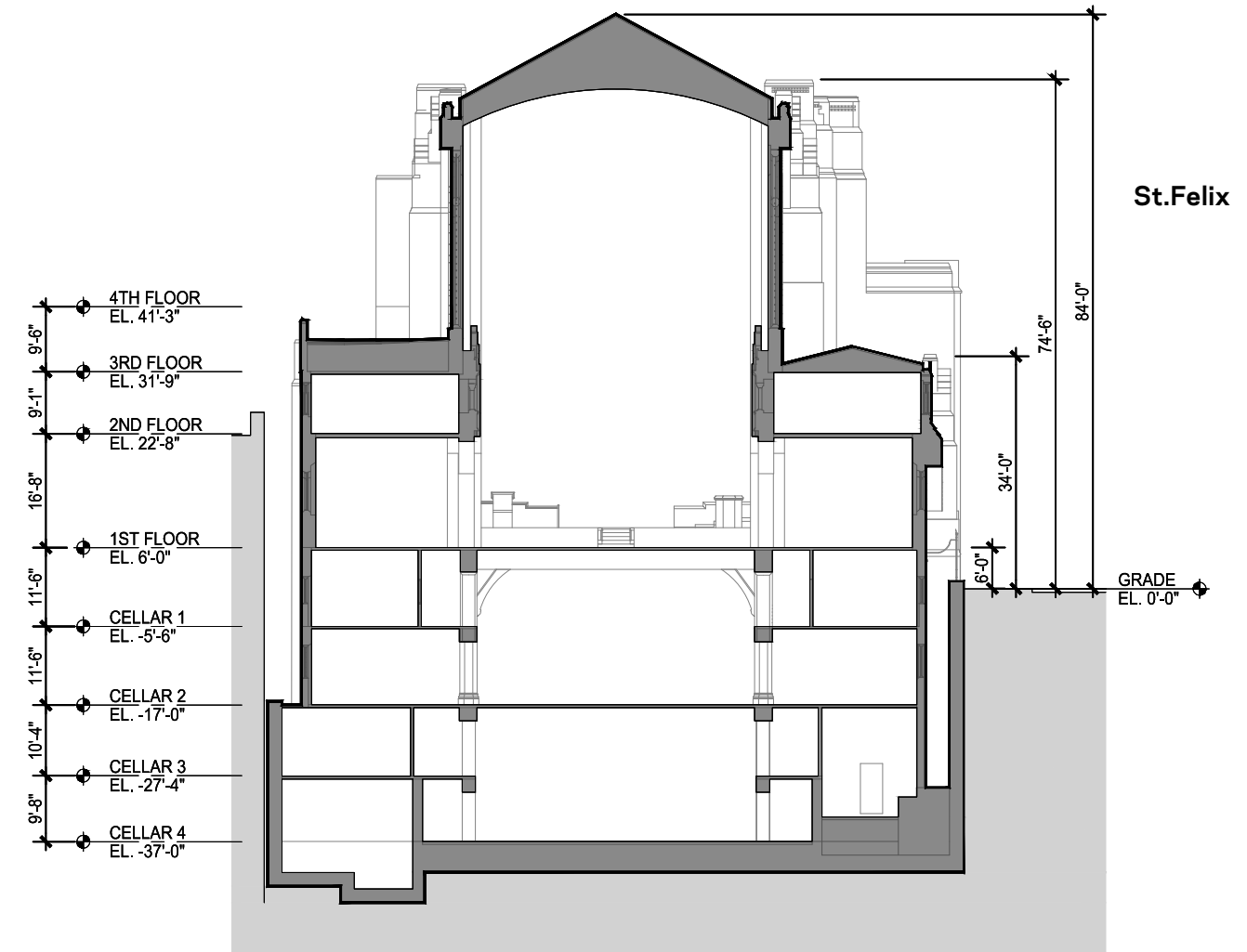




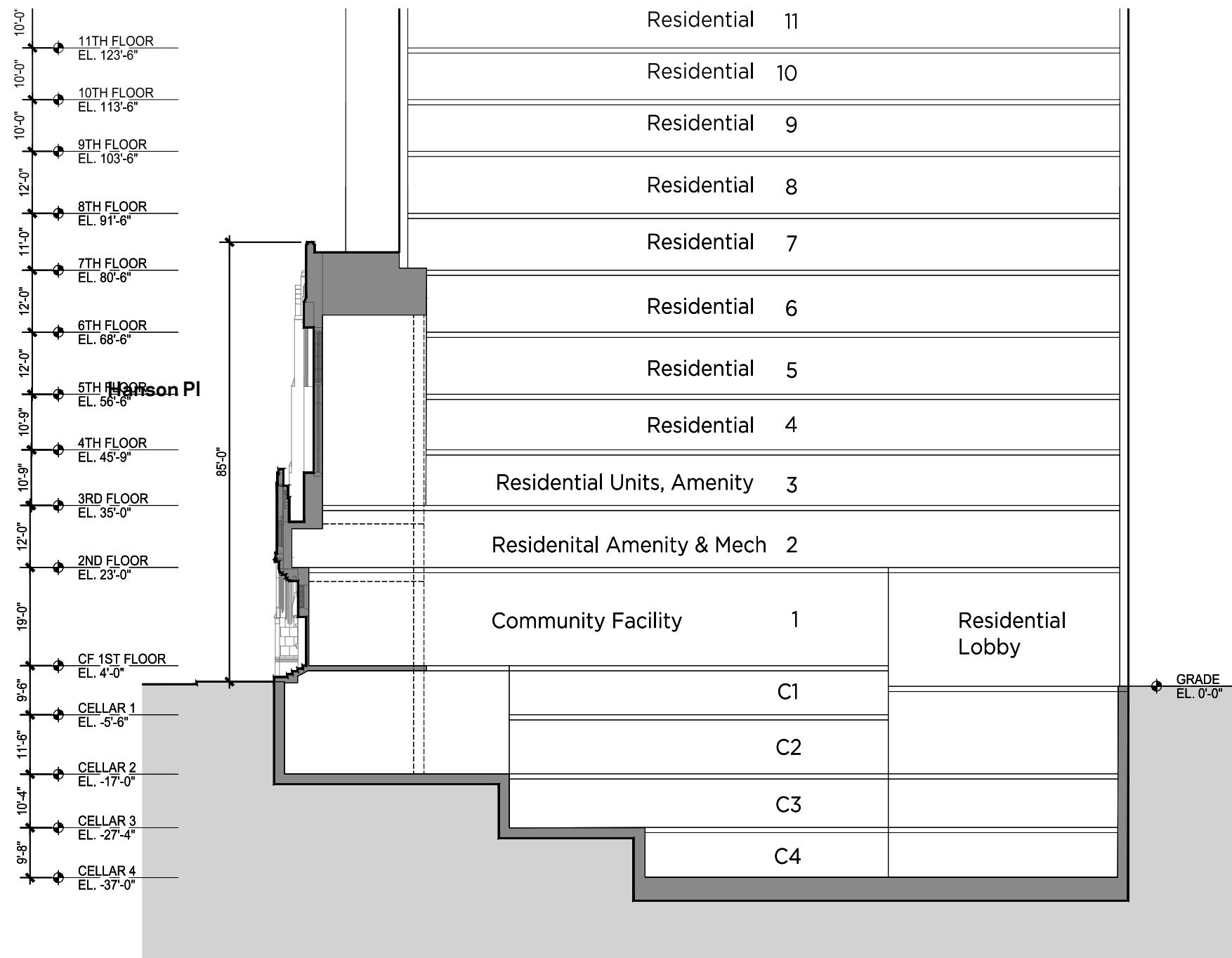
Existing & Proposed Roof Plan



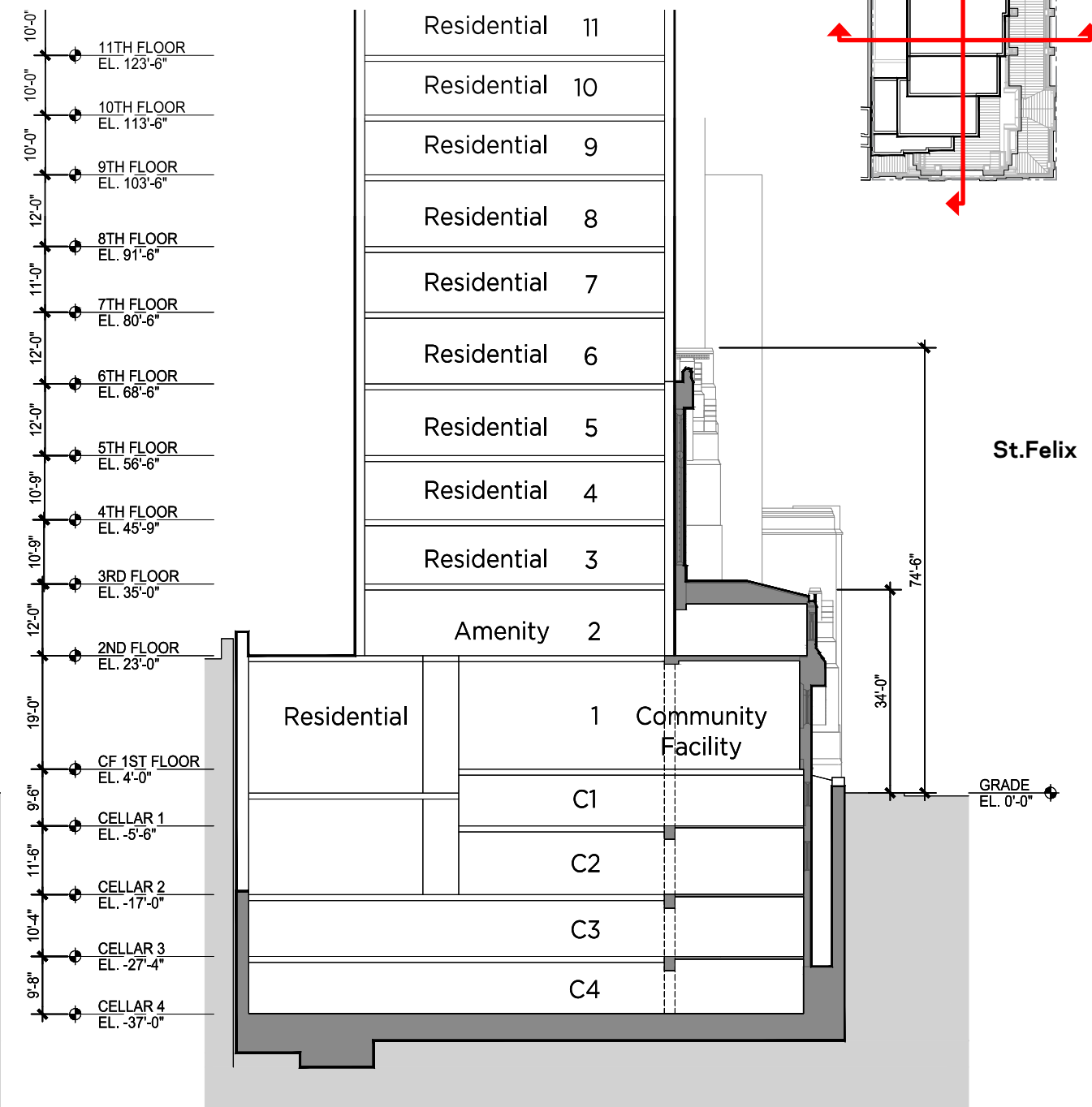
North-South Section



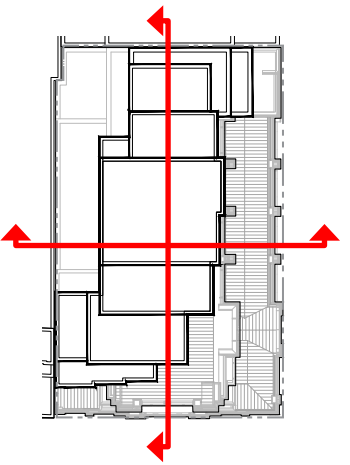
East-West Section

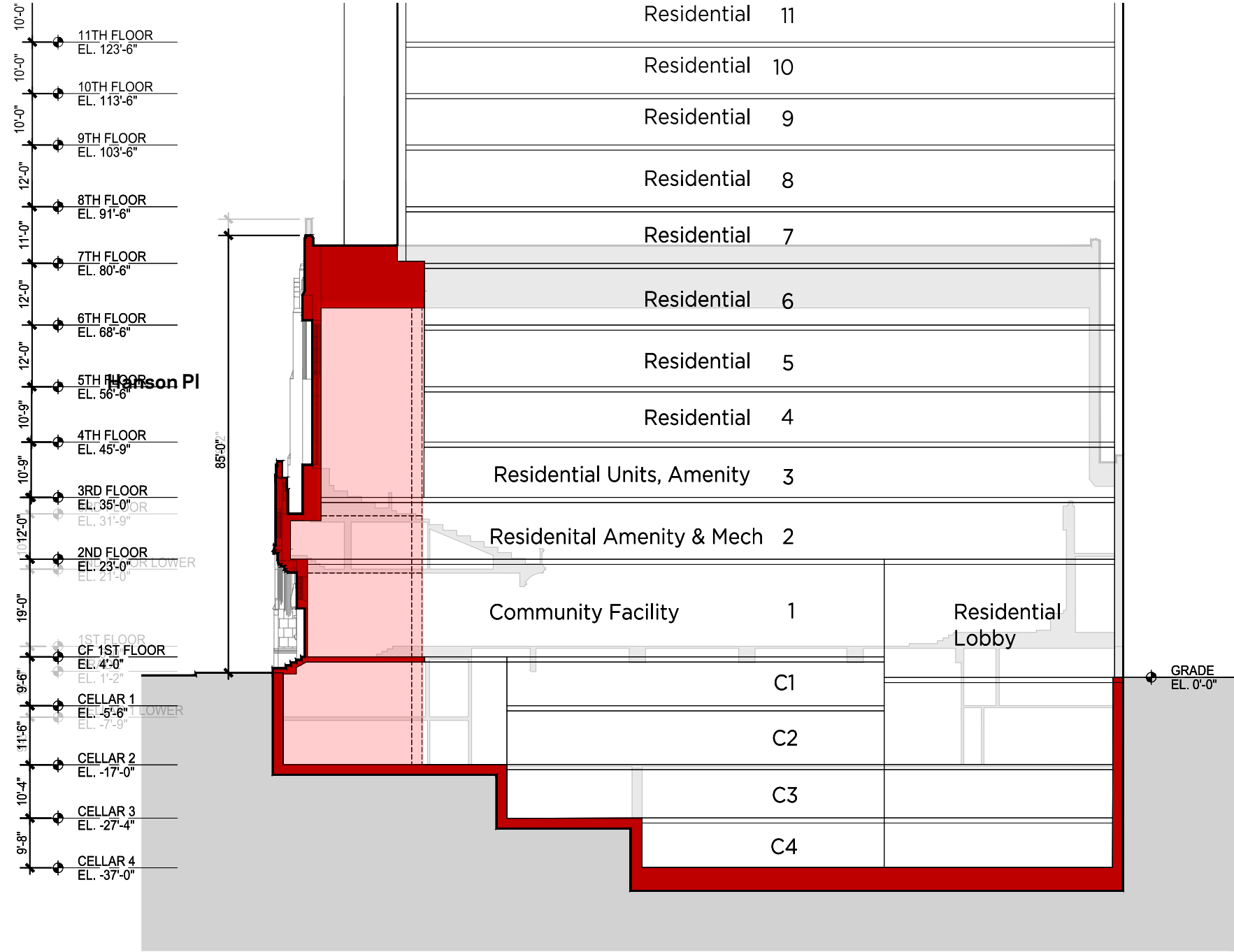


North-South Section

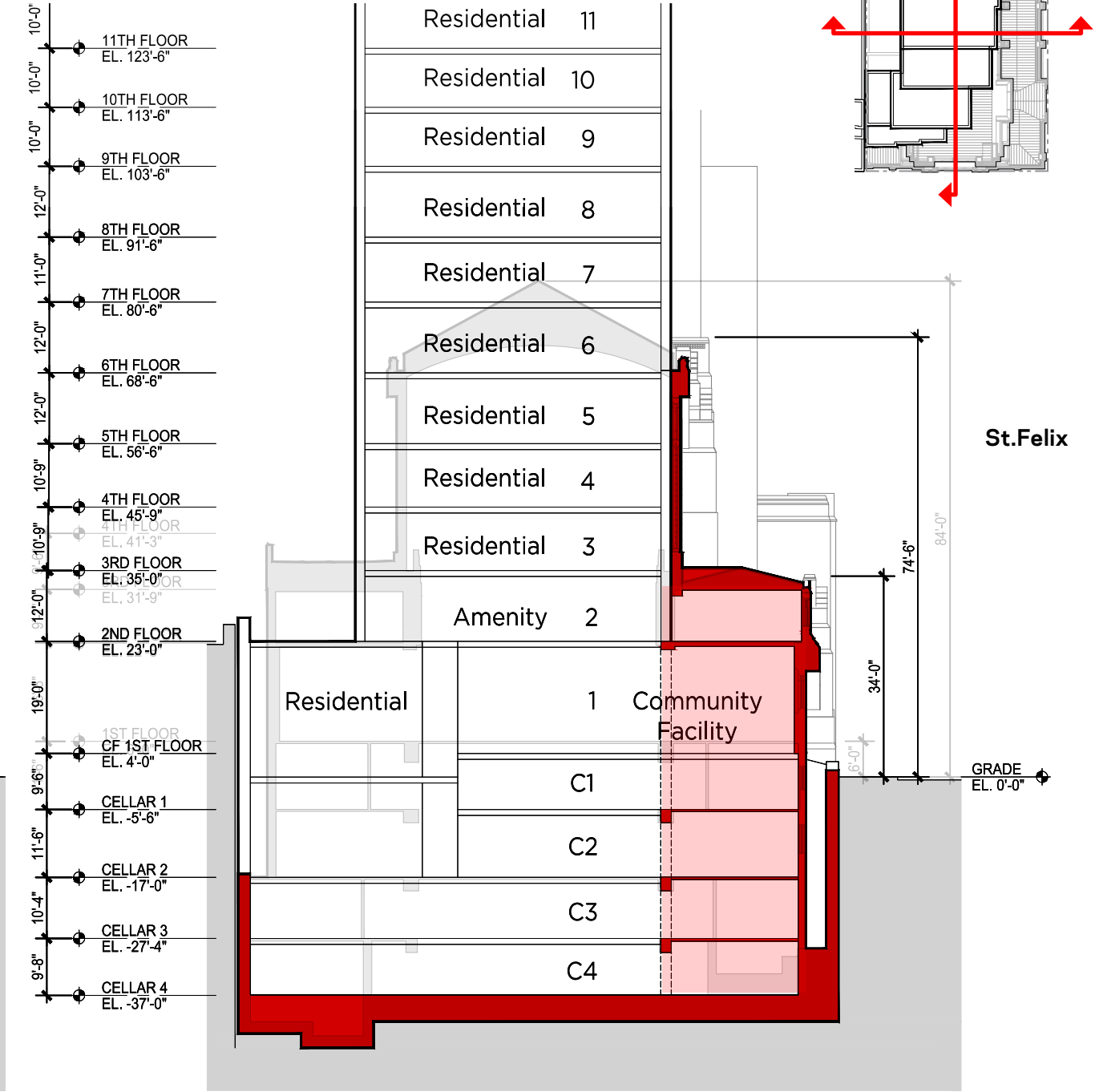


East-West Section

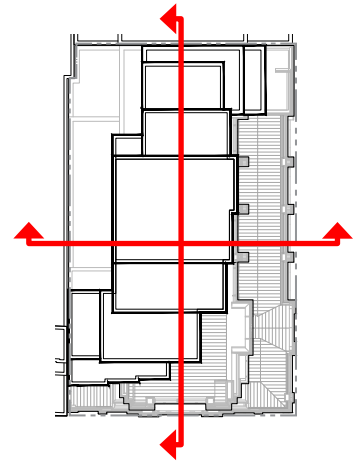




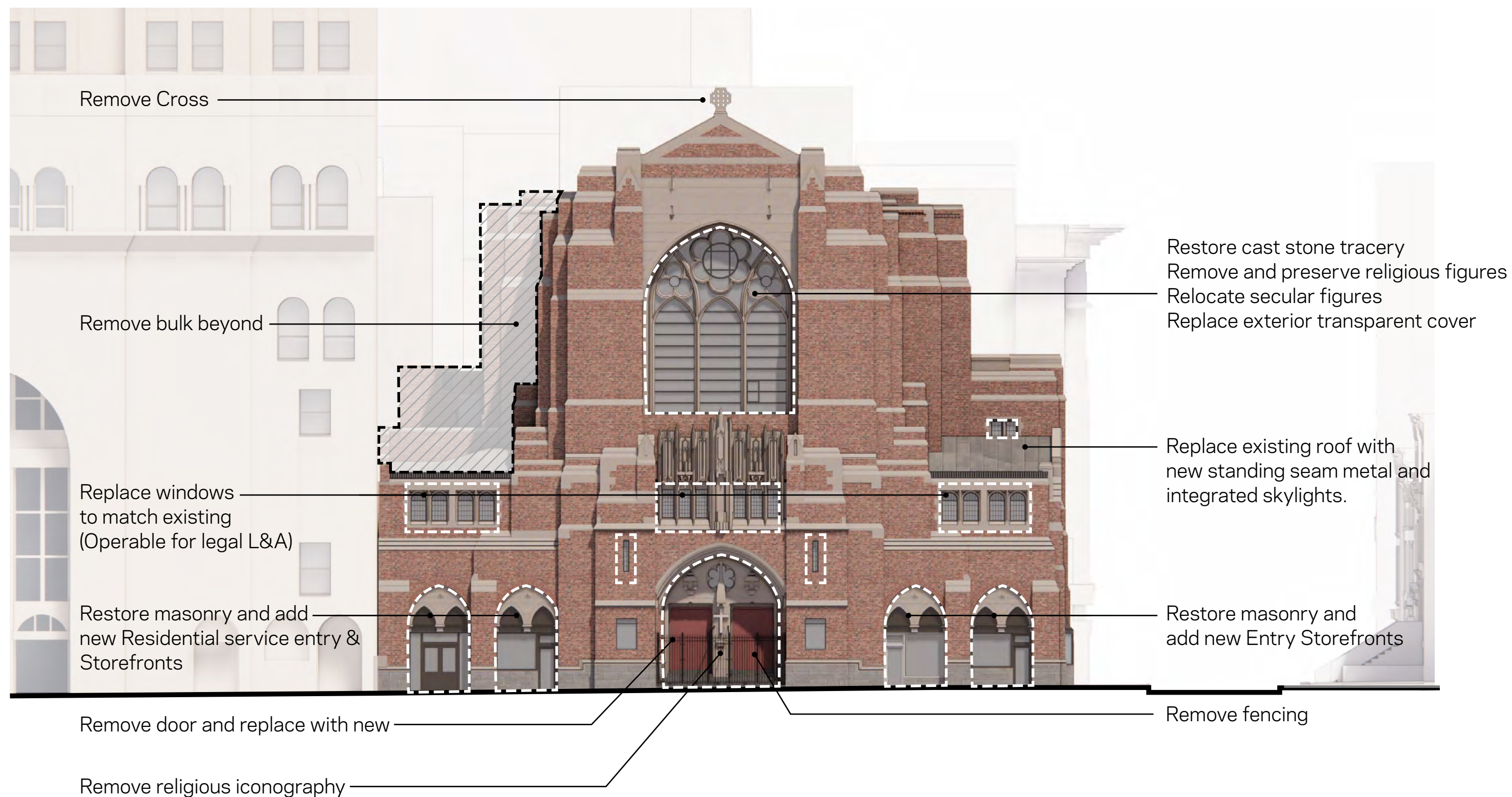
North-South Section

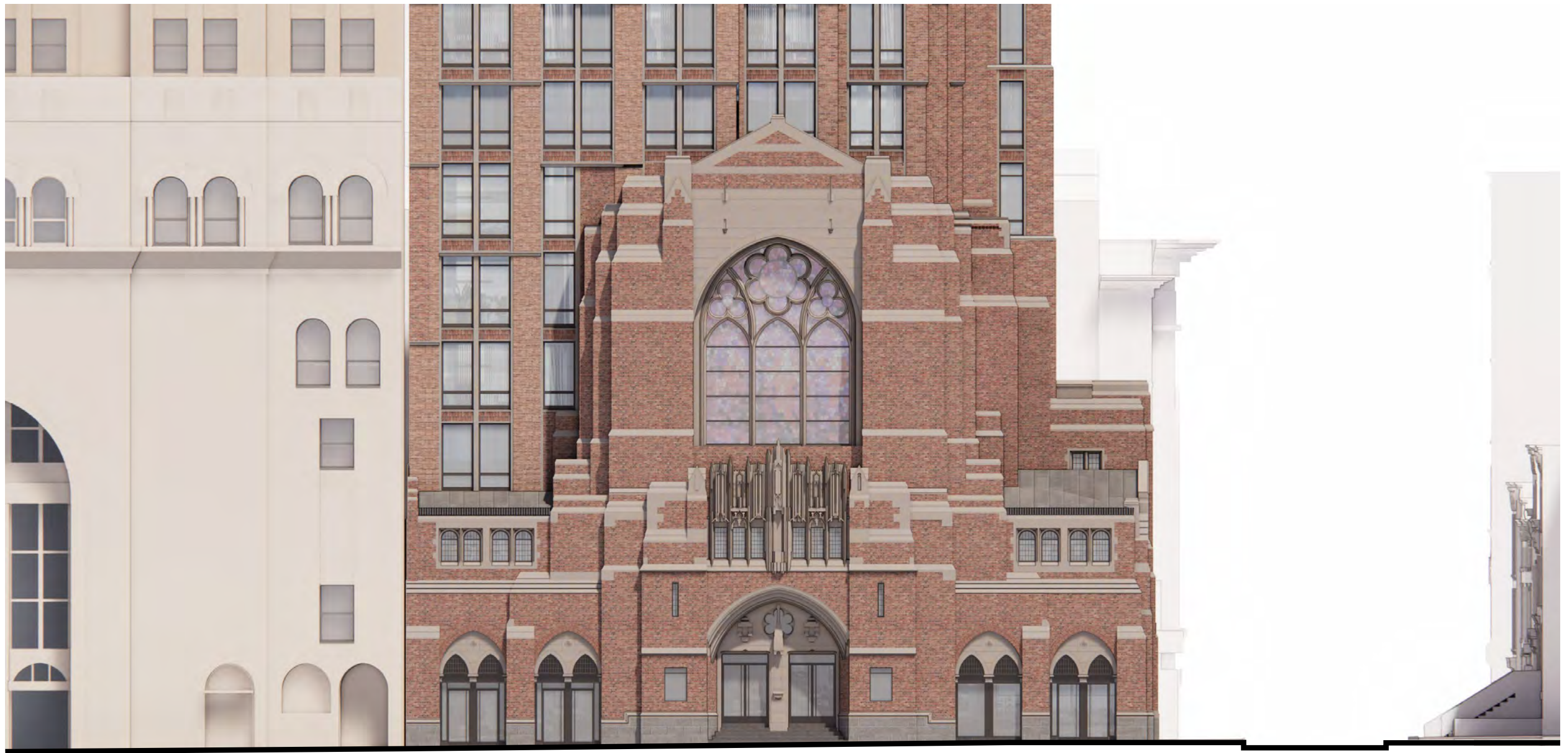


East-West Section

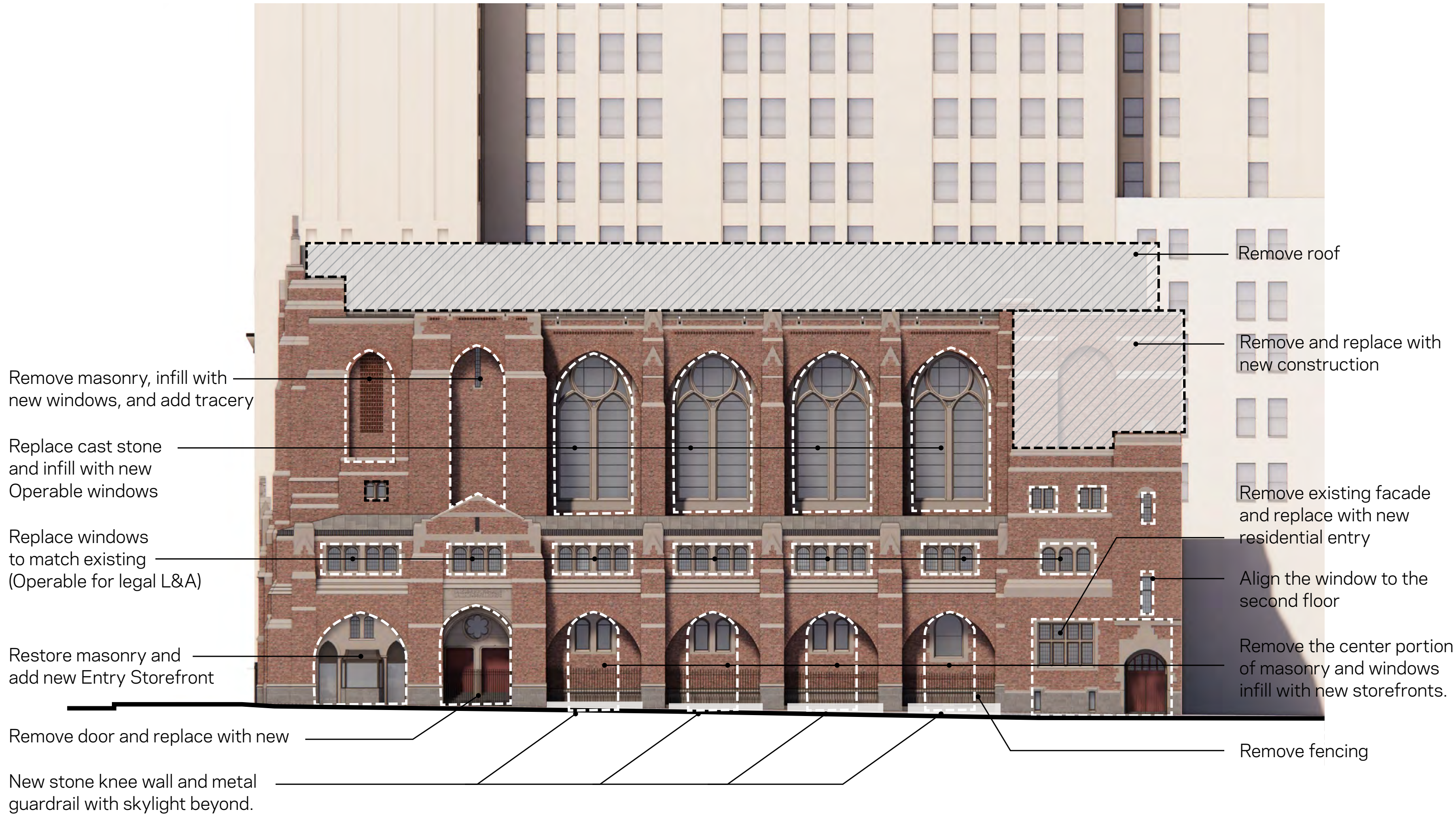






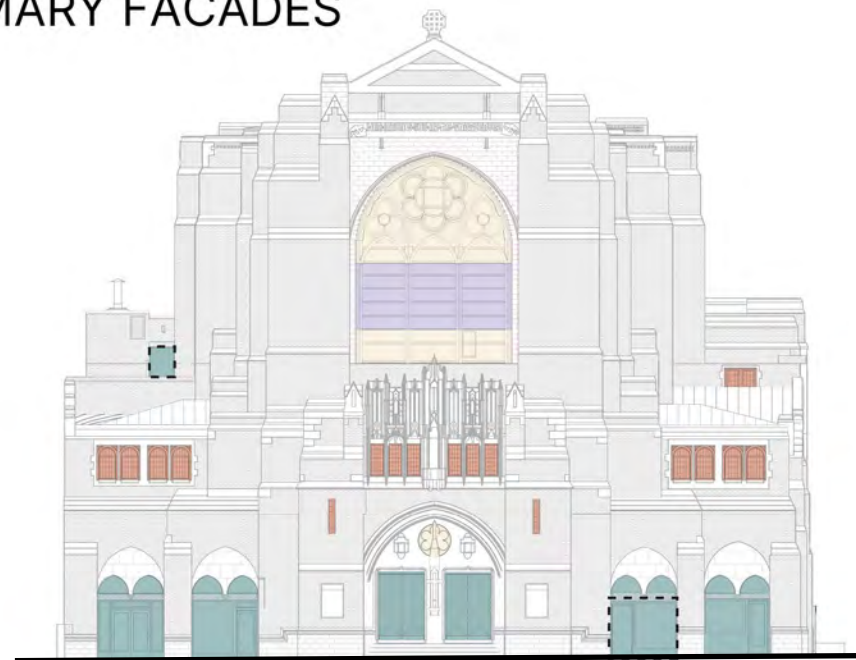








PRIMARY FACADES

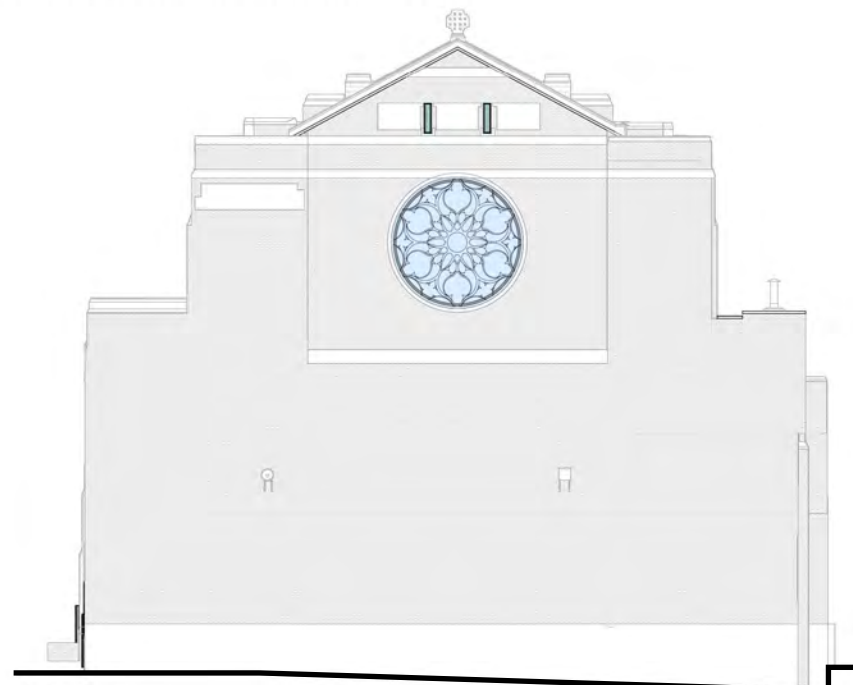


South



East

SECONDARY FACADES



North



West

Restore

Relocate

Donate / Return to Church

Remove

Replace In-Kind

Not Special

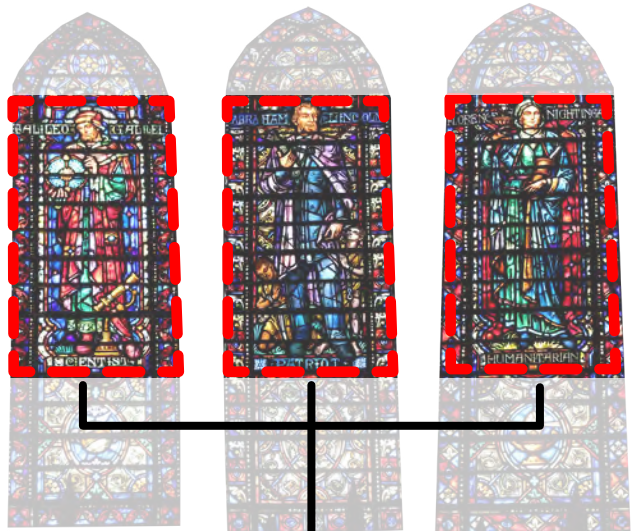
Windows & Doors

Demolition Scope

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

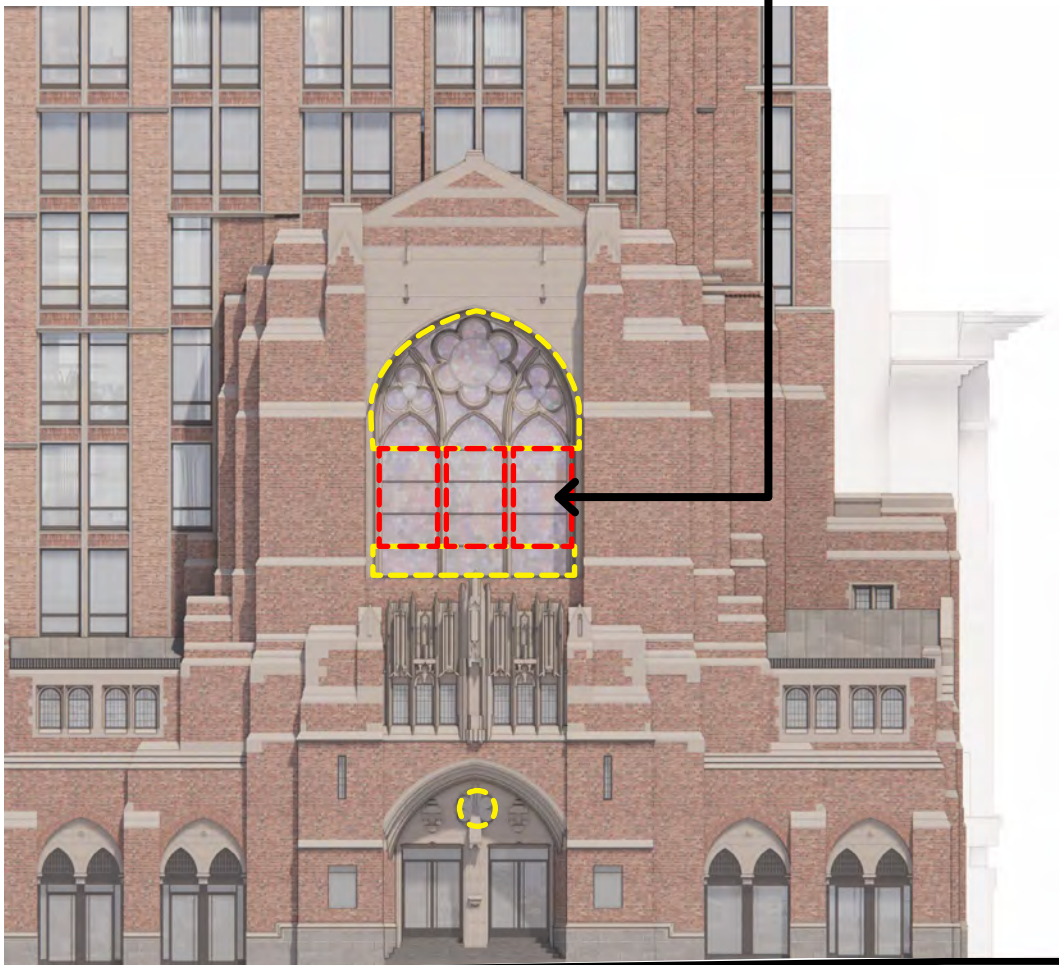


□ Pane with
religious
iconography

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



- 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

Stained Glass Strategy

Proposed Scope





LOW GABLED ROOF
"EMPHASIZES VERTICALITY
OF THE CENTRAL BAY"

JERUSALEM CROSS
DECORATIVE ELEMENT

MAIN FACADE WITH
TWO STORY SIDE WINGS

CLERESTORY OF THREE
STAINED GLASS
WINDOWS AND ROSETTE

DOUBLE ENTRY DOORS
WITH GOTHIC STONE
ARCH

PROPOSED DEMOLITION

EXISTING TO REMAIN
- RESTORED IN KIND

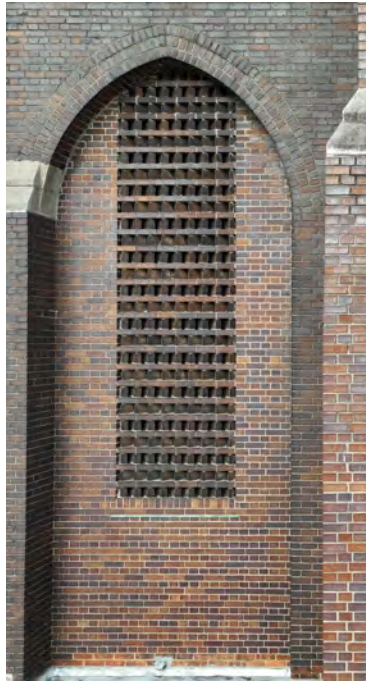
TERRA COTTA PLAGUES

SECOND STORY LEAD GUTTER
WITH EMBLEMS

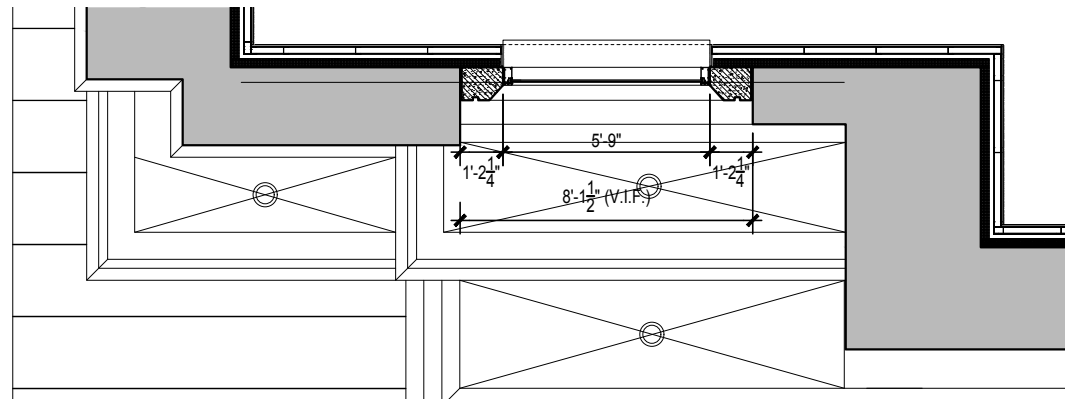
LIGHT STONE TRIM

BRICK AND STONE SURFACE
CONTRAST WITH
INTRICATE CARVED CANOPY AT
ENTRANCE DOORS

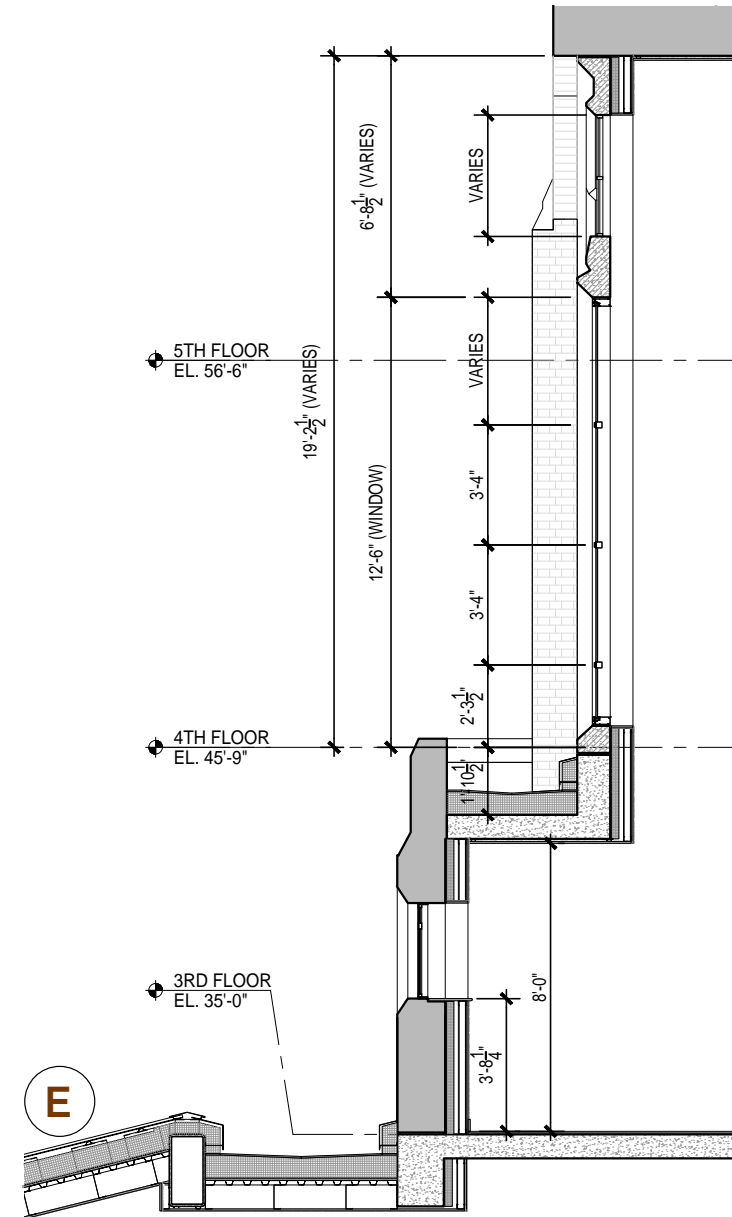
GRANITE BASE



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



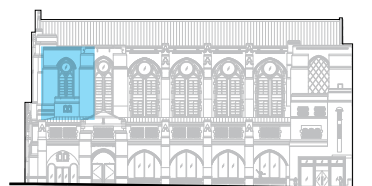
1 PLAN
3/16" = 1'-0"

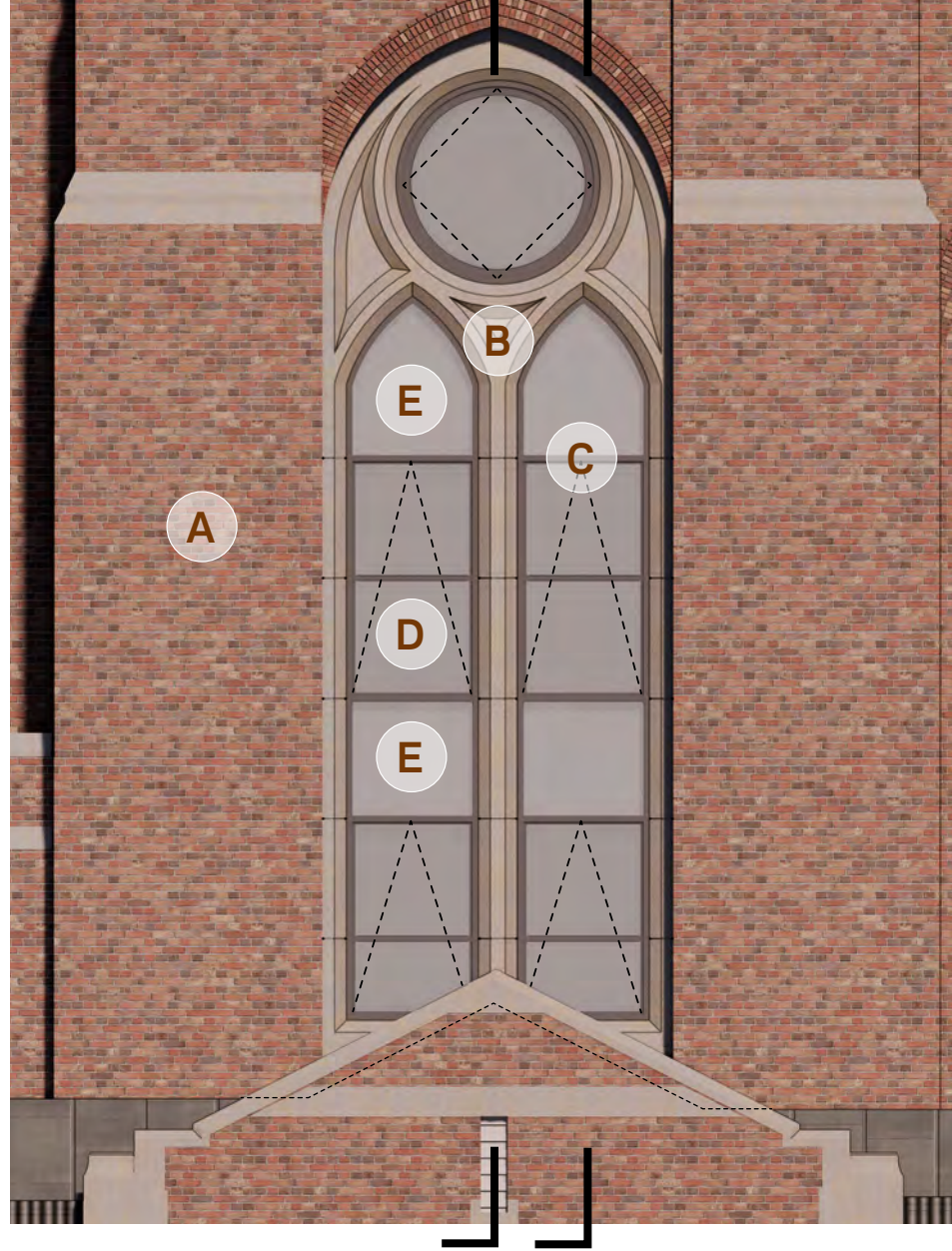


3 SECTION
3/16" = 1'-0"

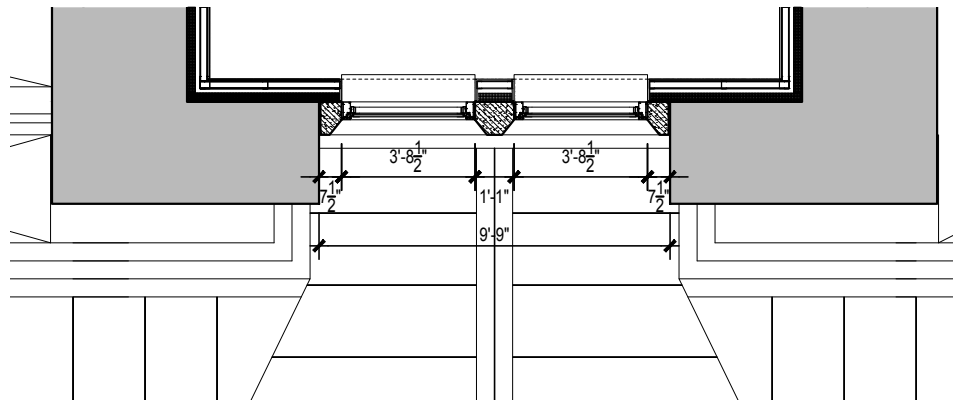
EXTERIOR MATERIALS

- 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

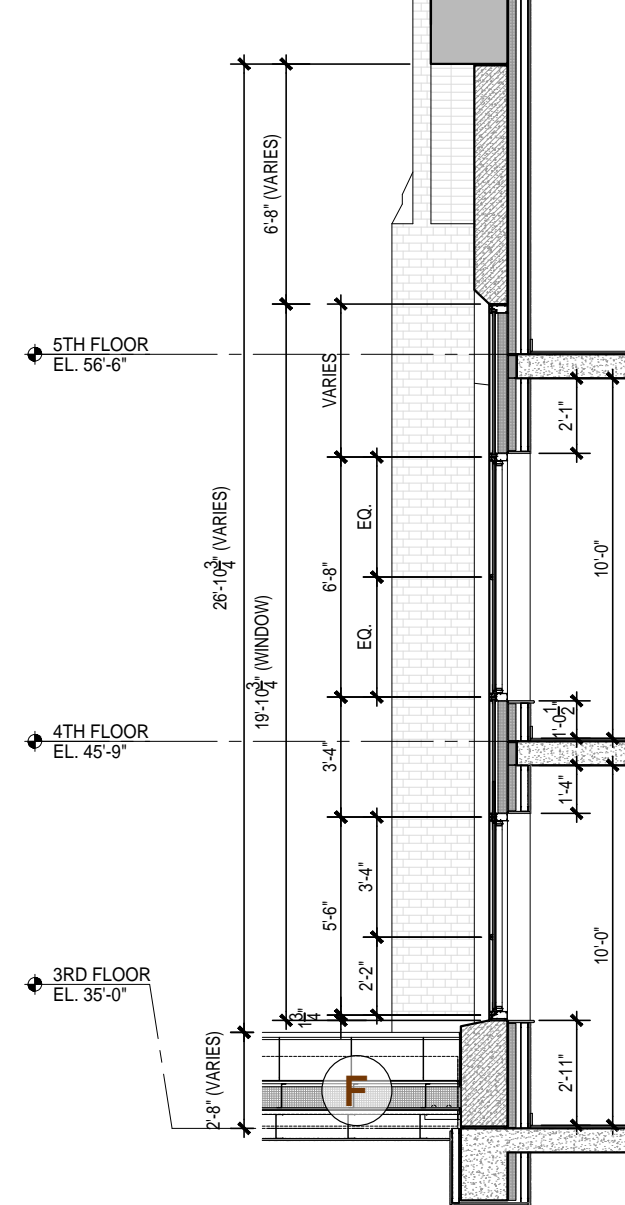




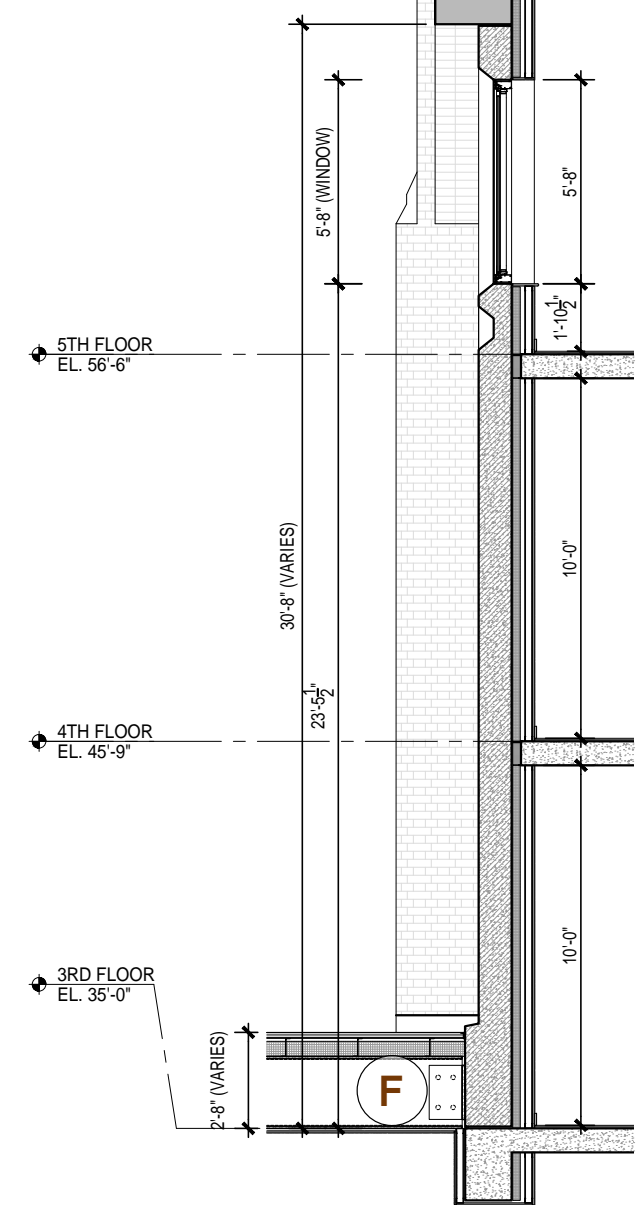
2 ELEVATION
3/16" = 1'-0"



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

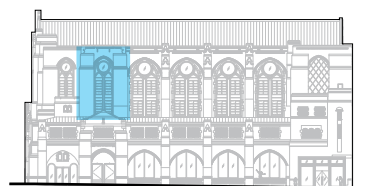


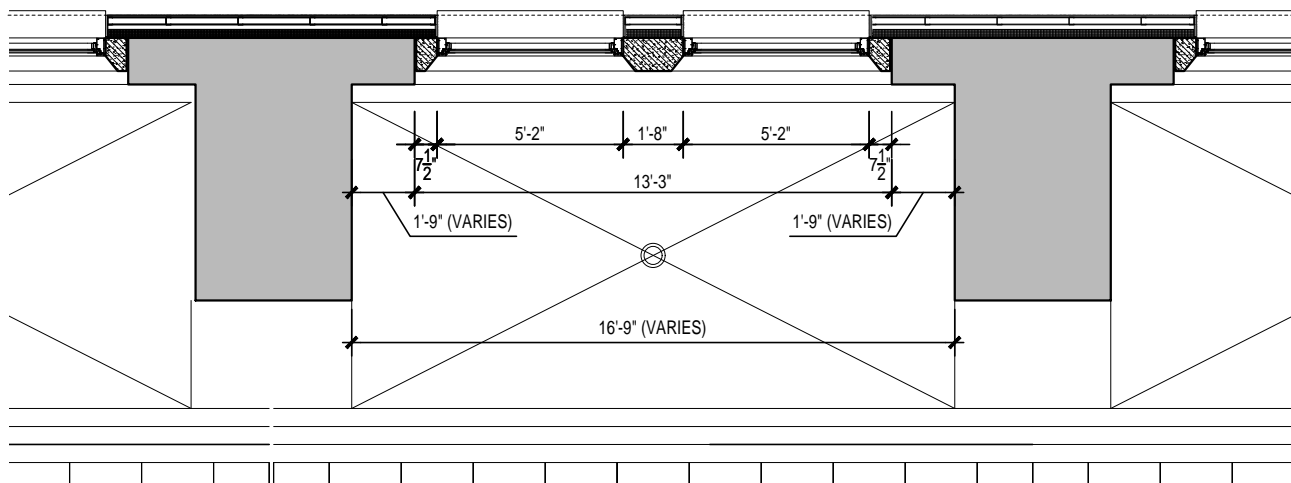
3 SECTION
3/16" = 1'-0"



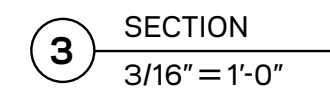
EXTERIOR MATERIALS

- 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

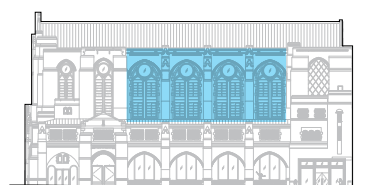




1 PLAN
3/16" = 1'-0"



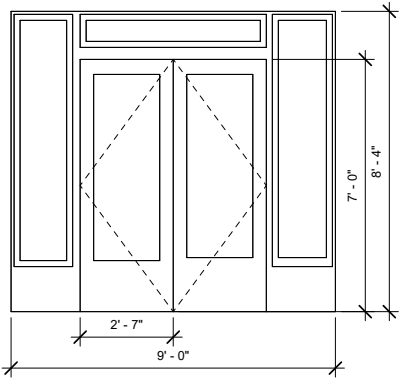
- A** Restored Existing Brick English Bond
- B** Precast Concrete w/ a Limestone Finish
- C** High Performance Painted Aluminum Curtain Wall w/ SSG Mullion Option
- D** Thermally Broken Painted Aluminum Awning Windows
- E** Insulated Glass Shadow Box
- F** Standing Seam Roof w/ Integrated Skylights &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



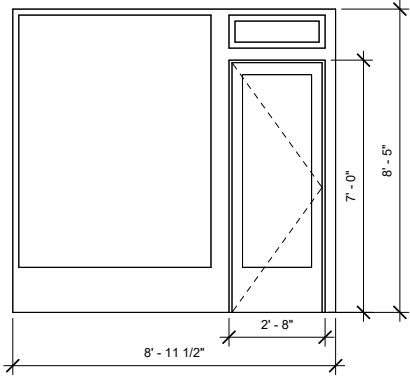
ca. 1930, near end of construction



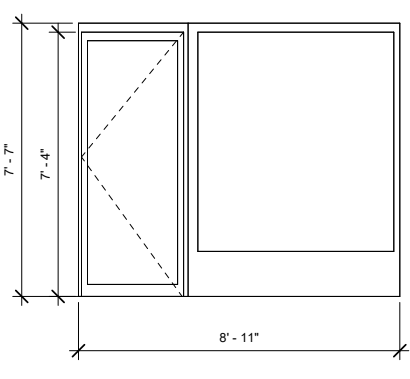
South Facade, Entry Doors



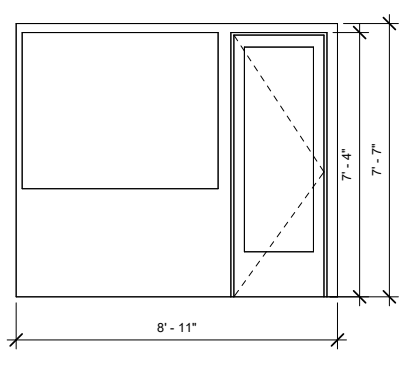
Type D-D



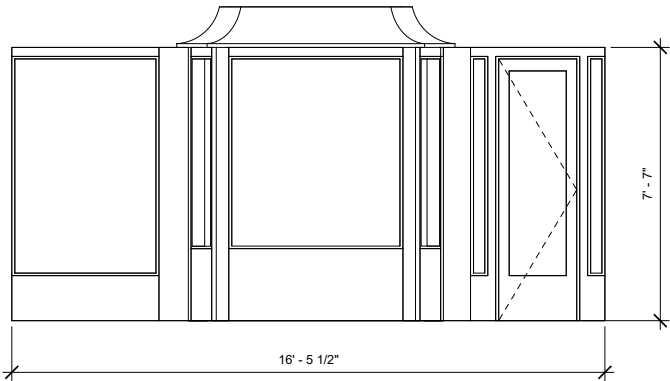
Type D-H



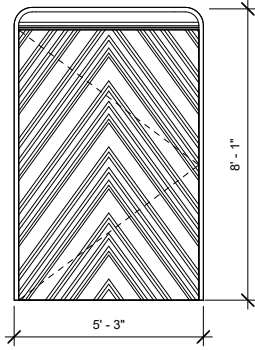
Type D-E *not special



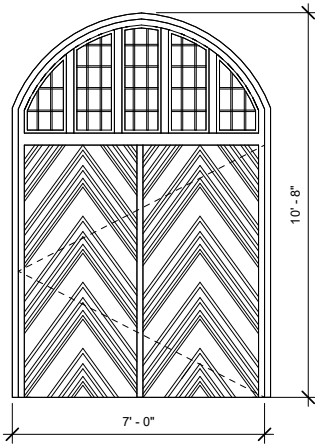
Type D-F



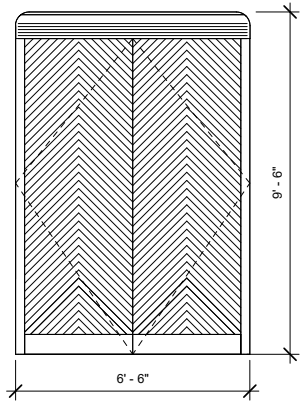
Type D-G



Type D-A



Type D-B
(no historic image available)



Type D-C



Type D-D



Type D-H



Type D-E
(not historic)



Type D-F



Type D-G



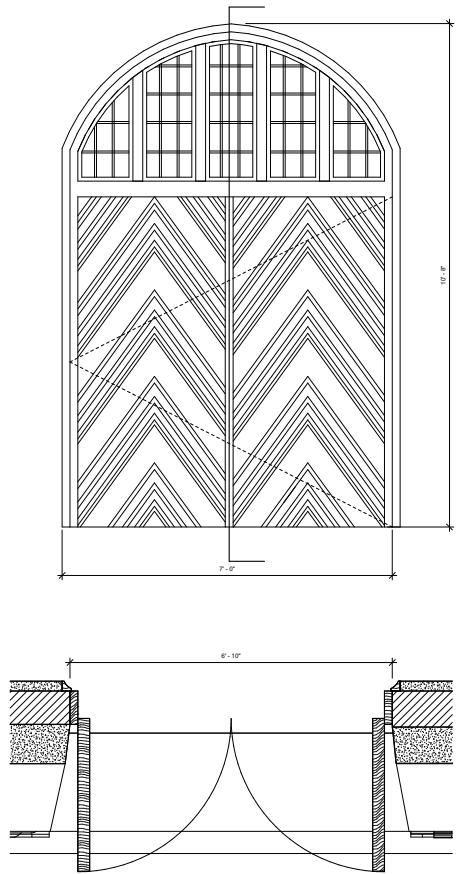
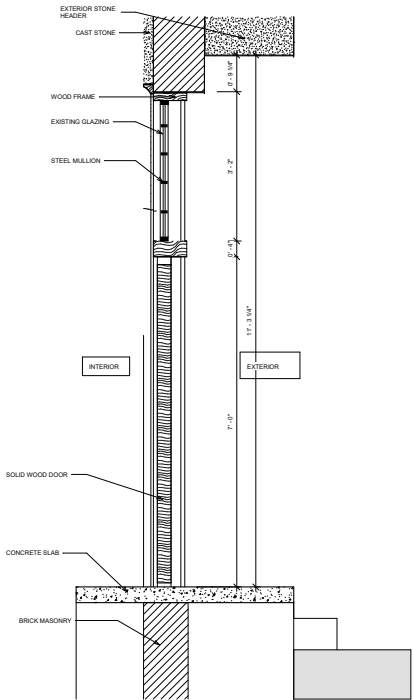
Type D-A

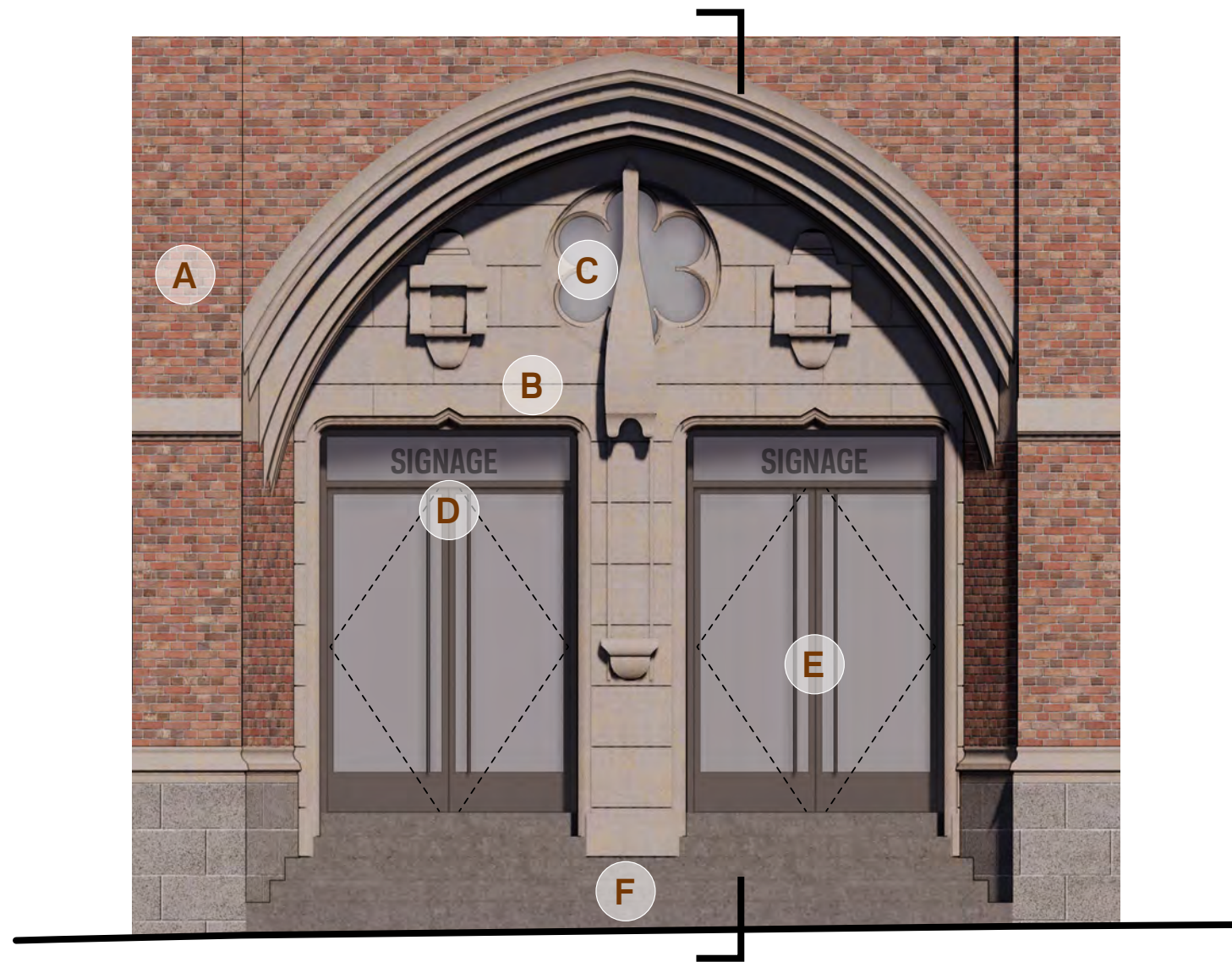


Type D-C

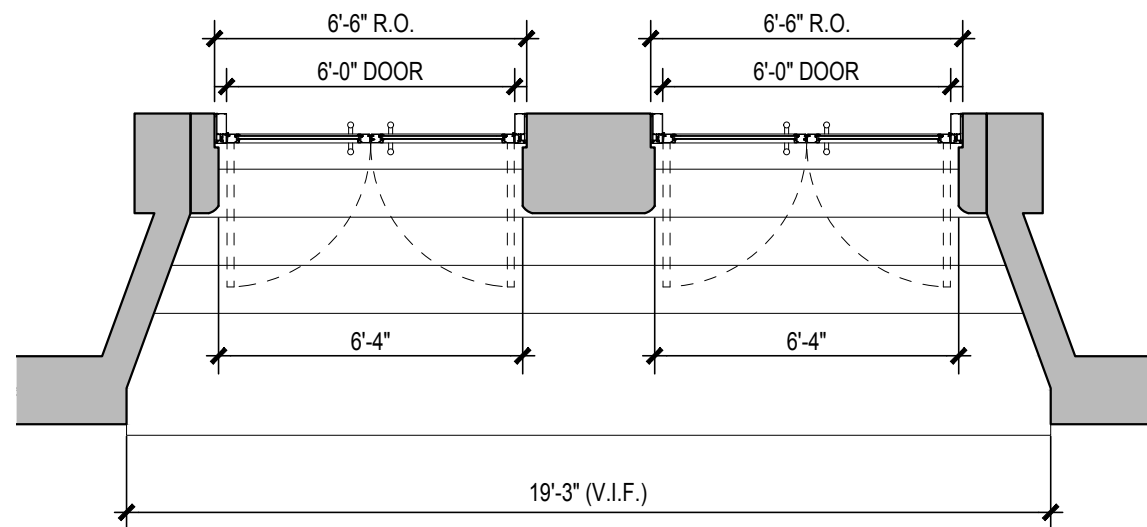


Type D-B

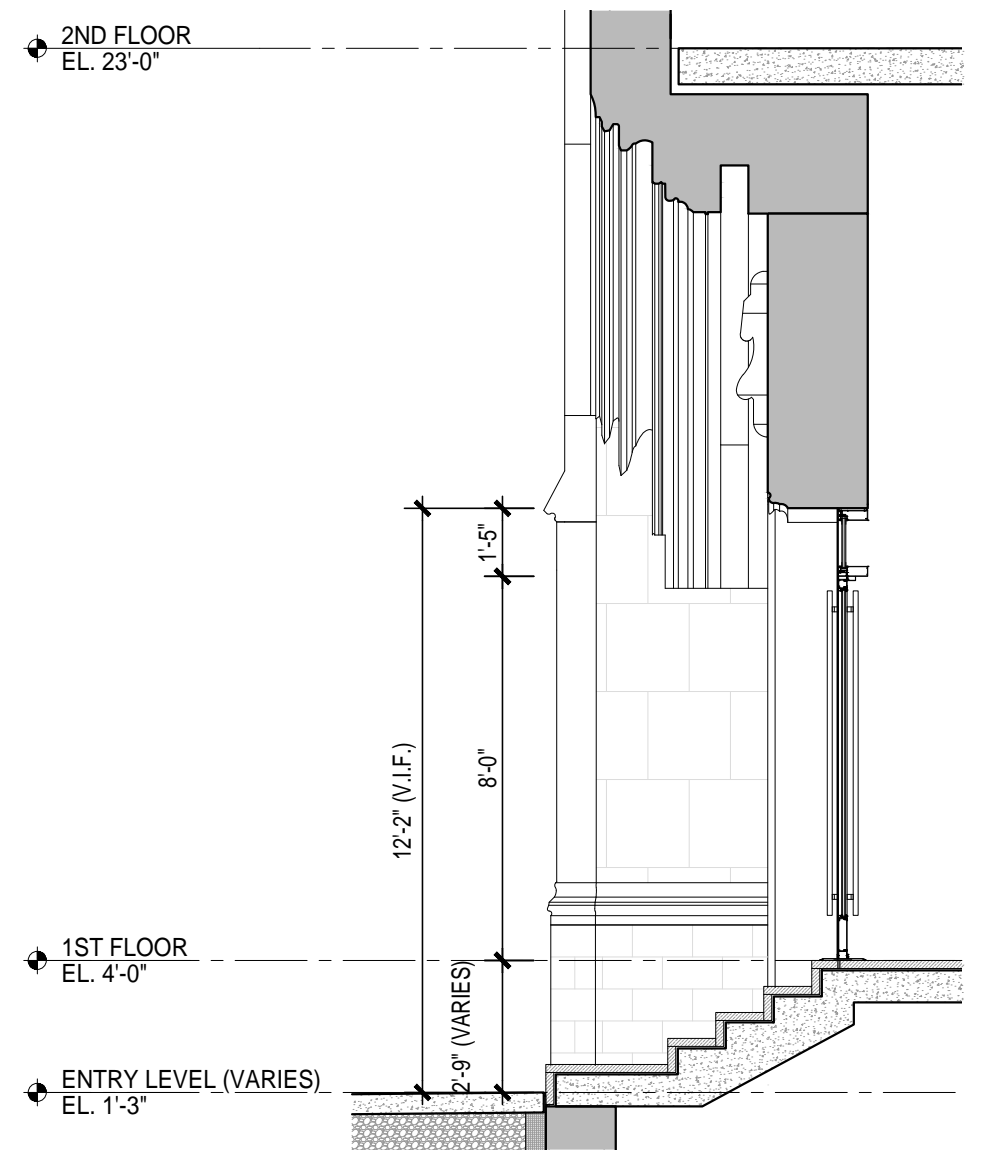




2 ELEVATION
1/4" = 1'-0"



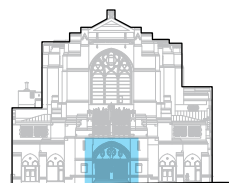
1 PLAN
1/4" = 1'-0"

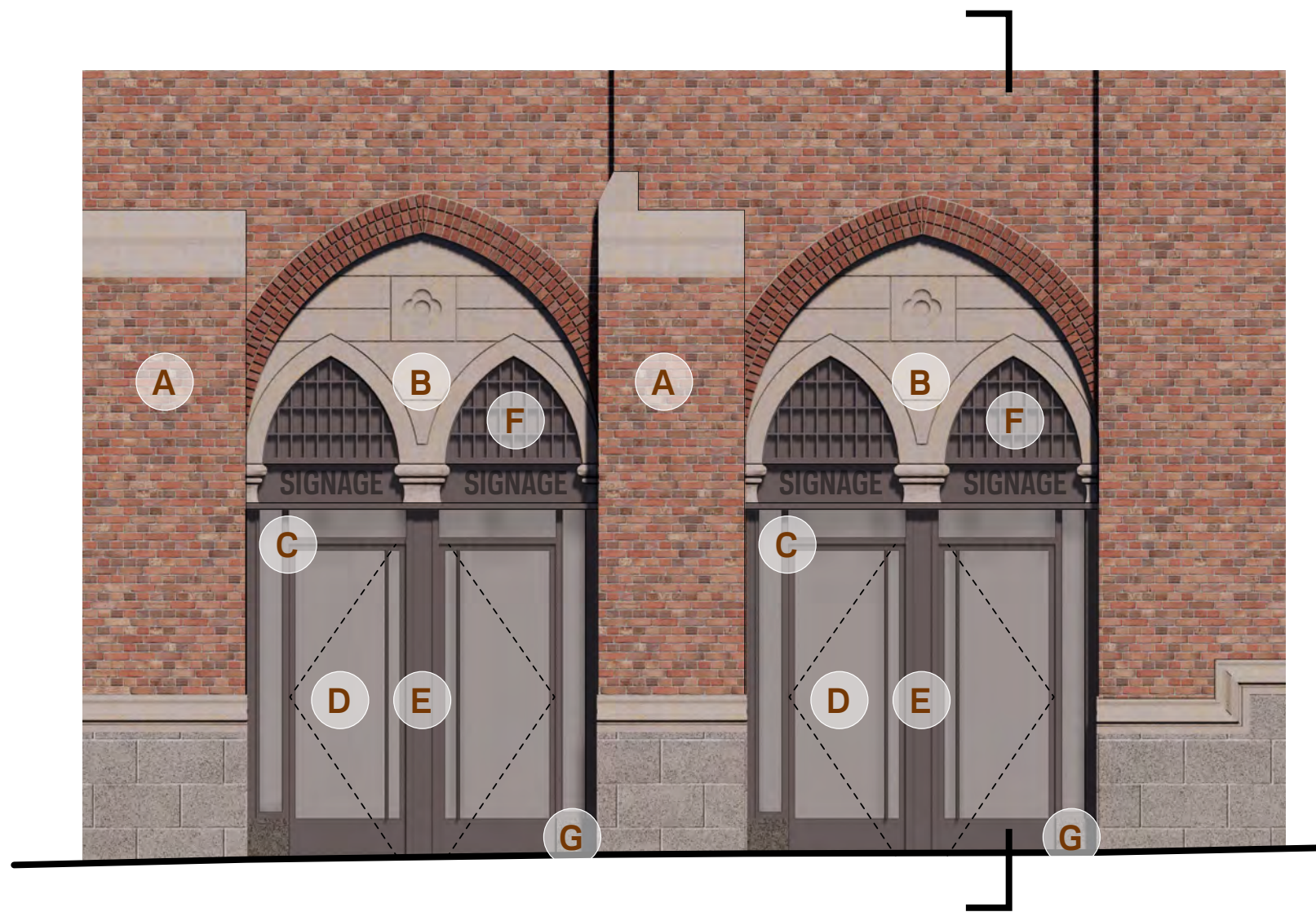


3 SECTION
1/4" = 1'-0"

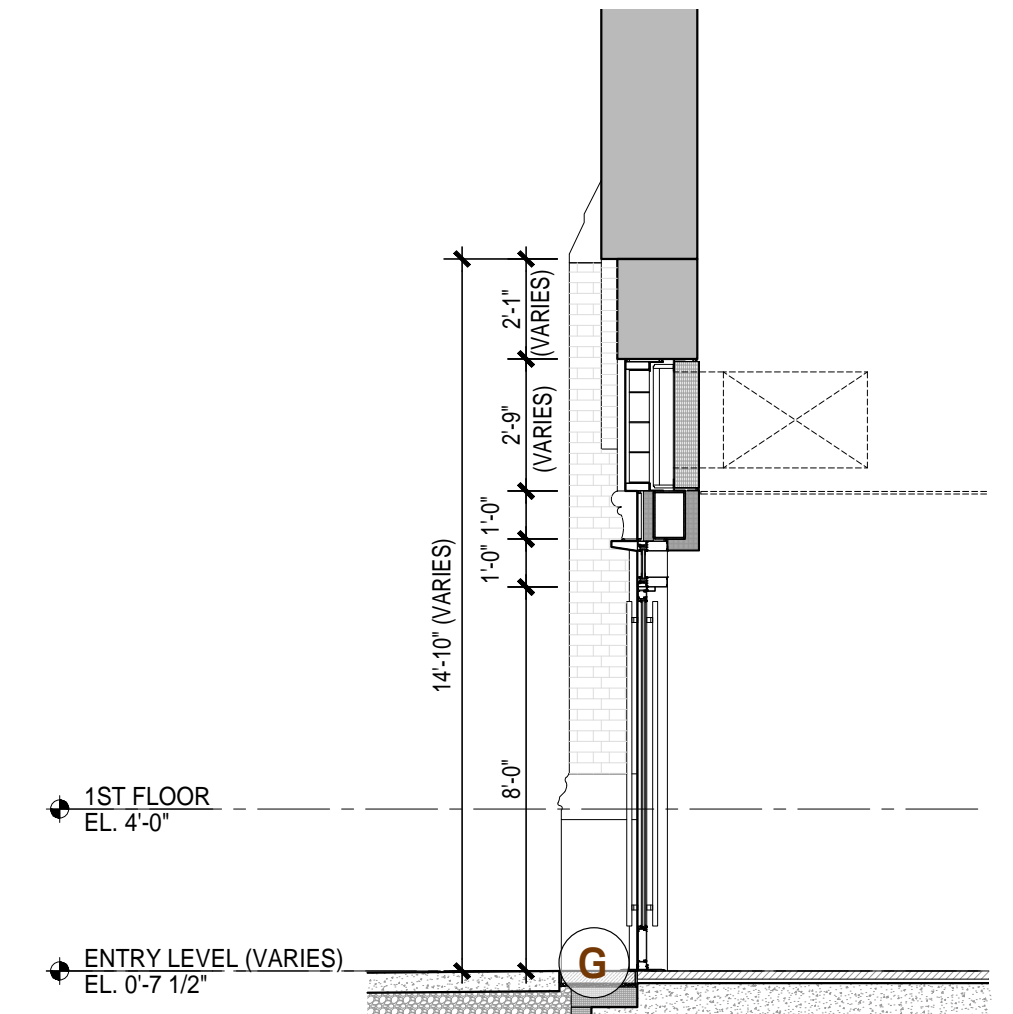
EXTERIOR MATERIALS

- 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

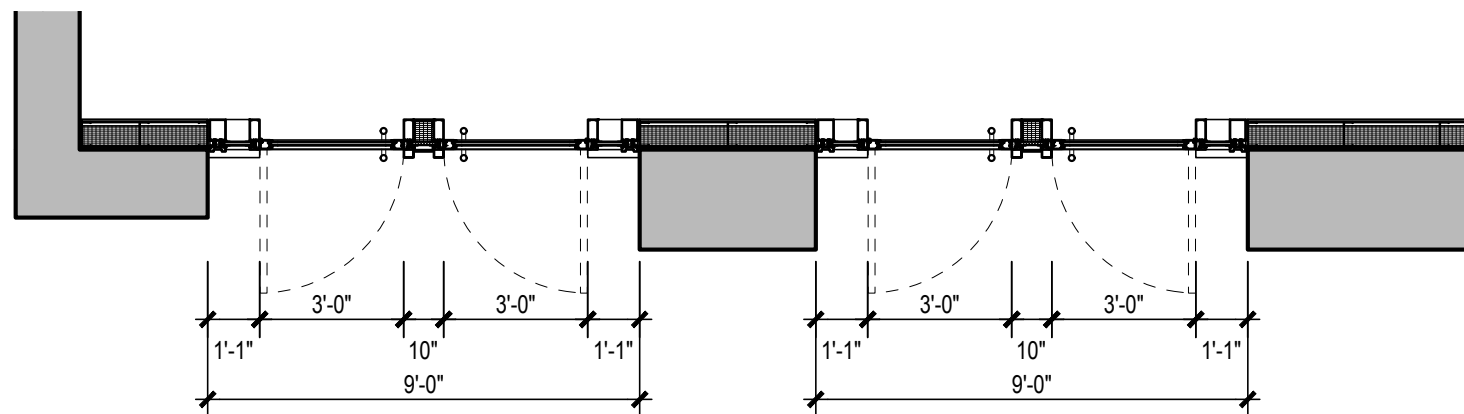




2 ELEVATION
1/4" = 1'-0"



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

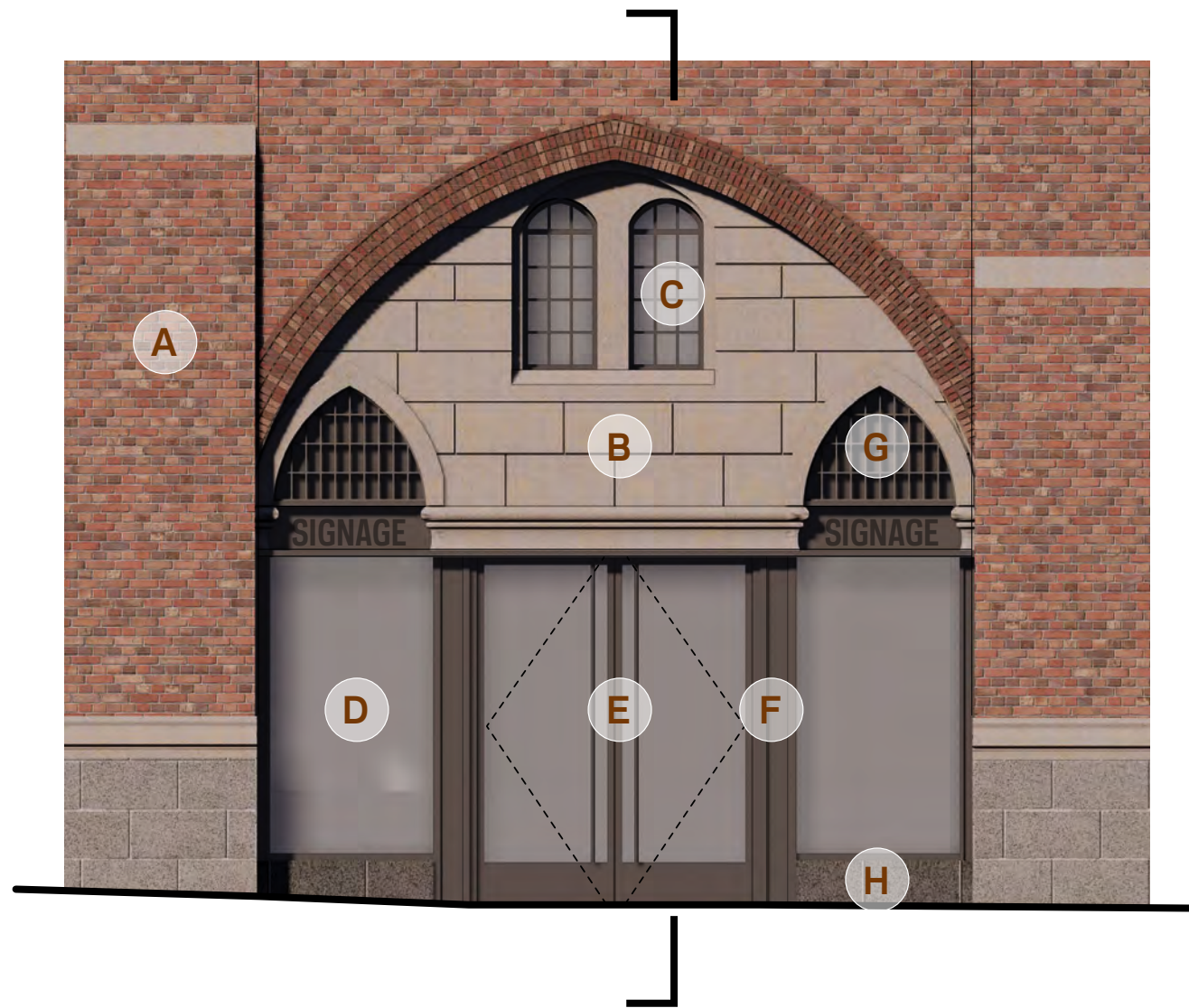


1 PLAN
1/4" = 1'-0"

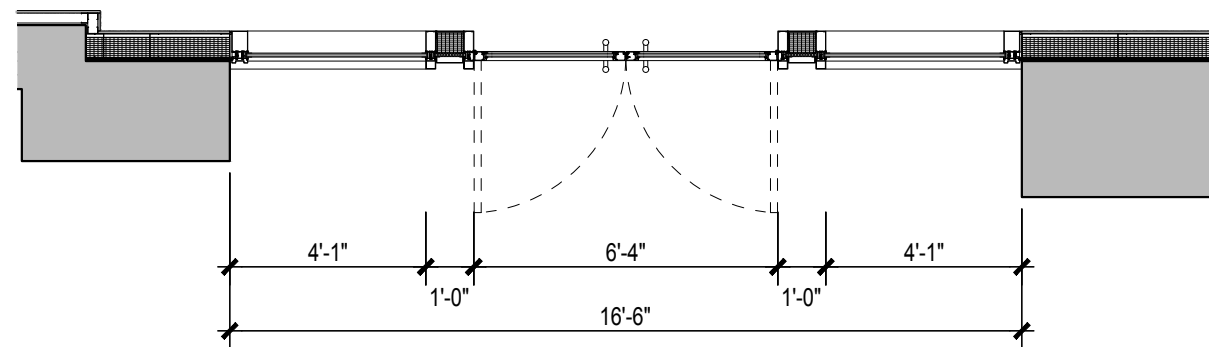
EXTERIOR MATERIALS

- 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

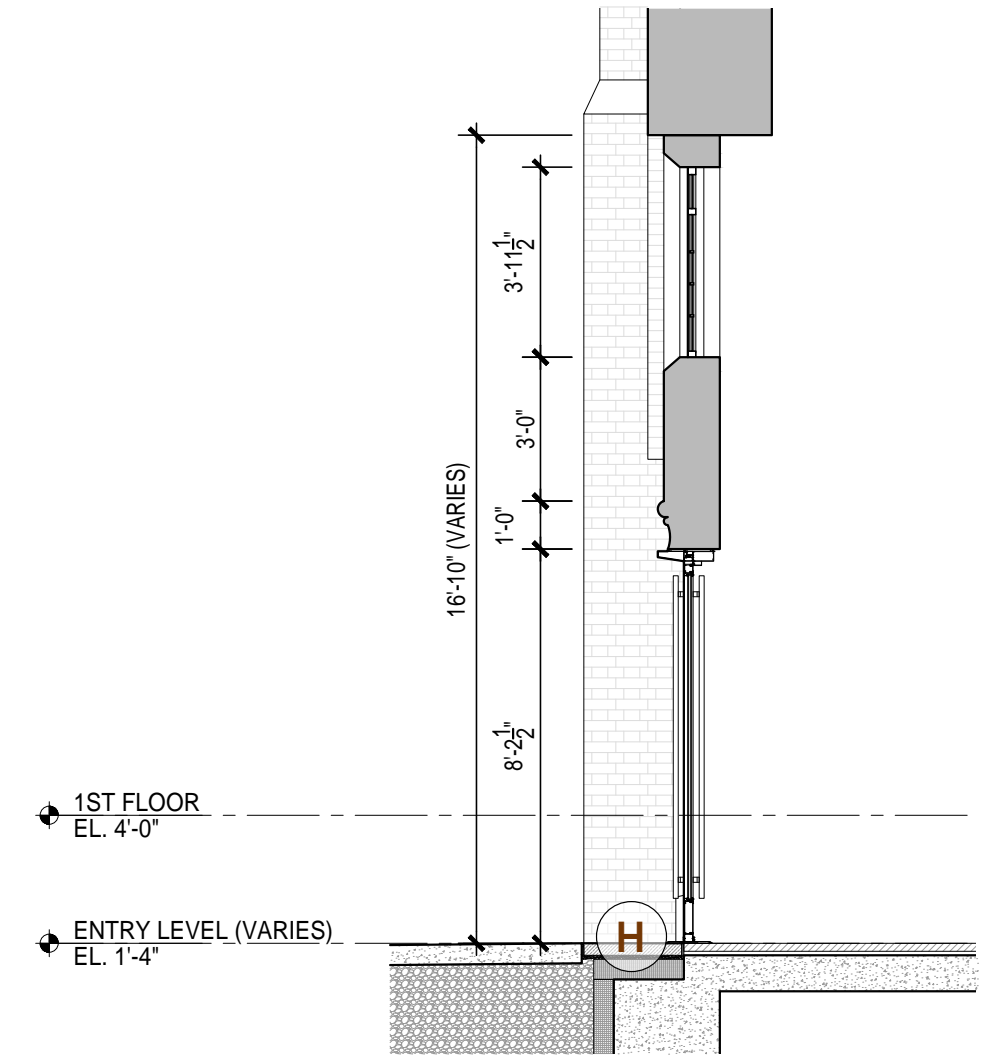




2 ELEVATION
1/4" = 1'-0"



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

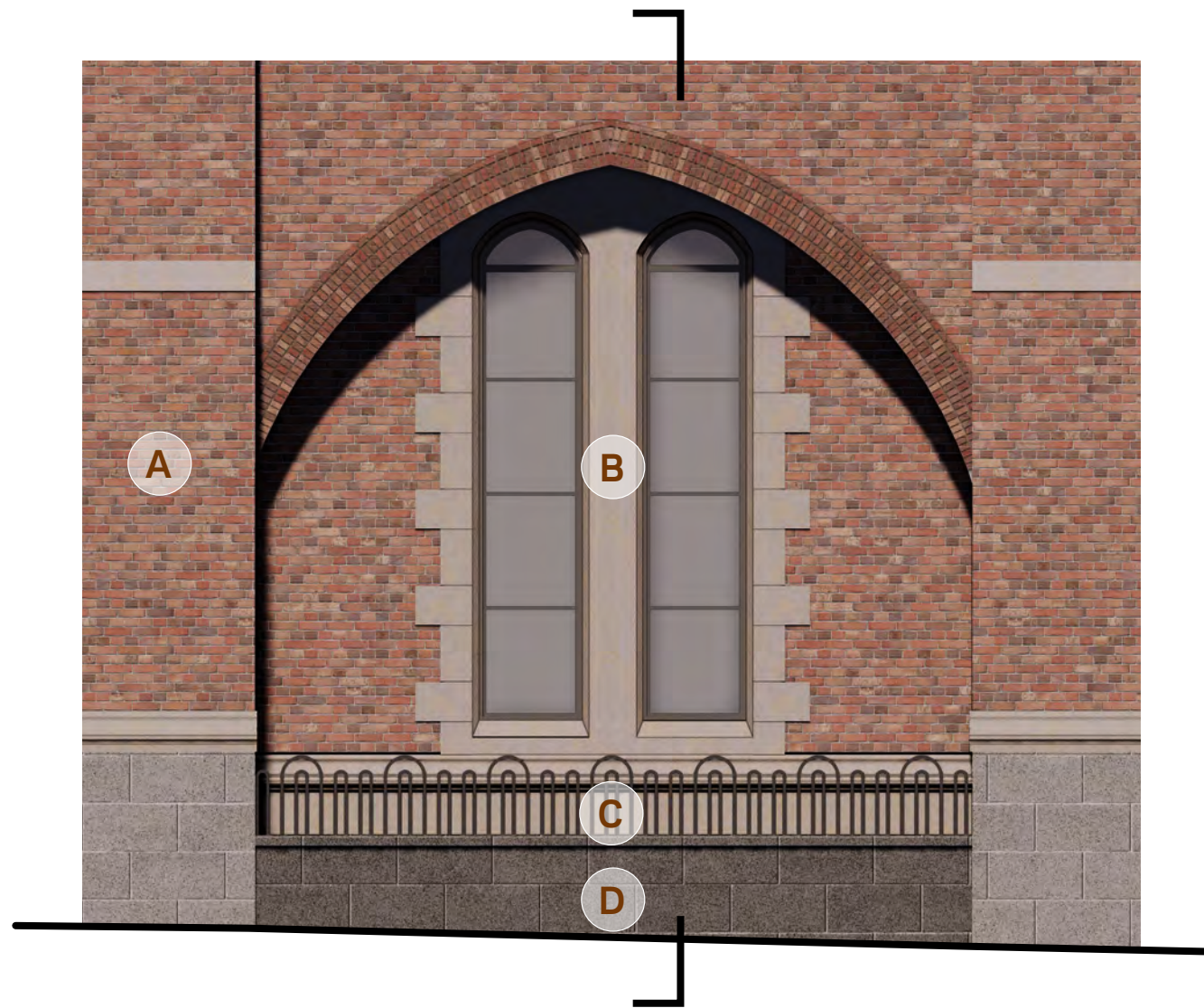


3 SECTION
1/4" = 1'-0"

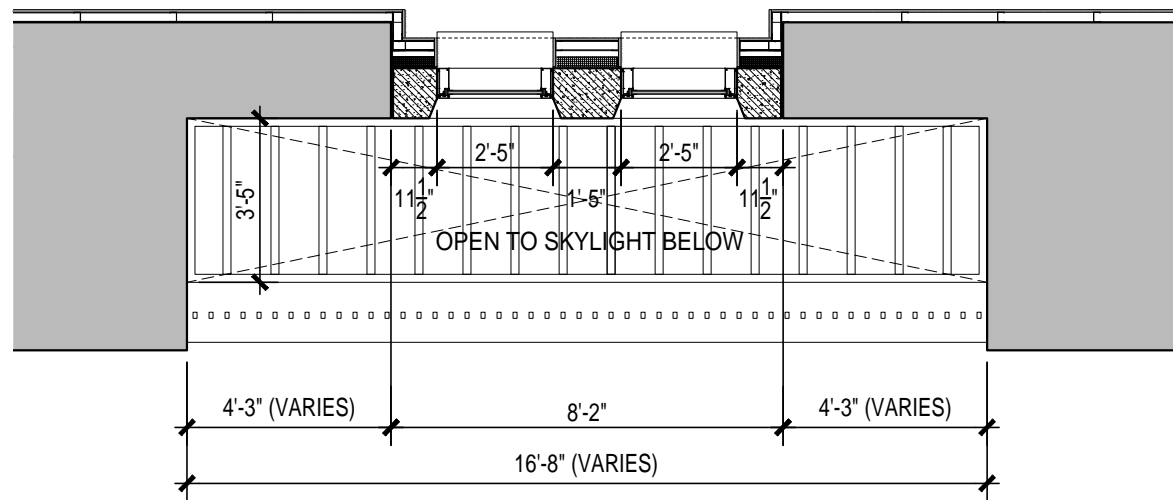
EXTERIOR MATERIALS

- 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

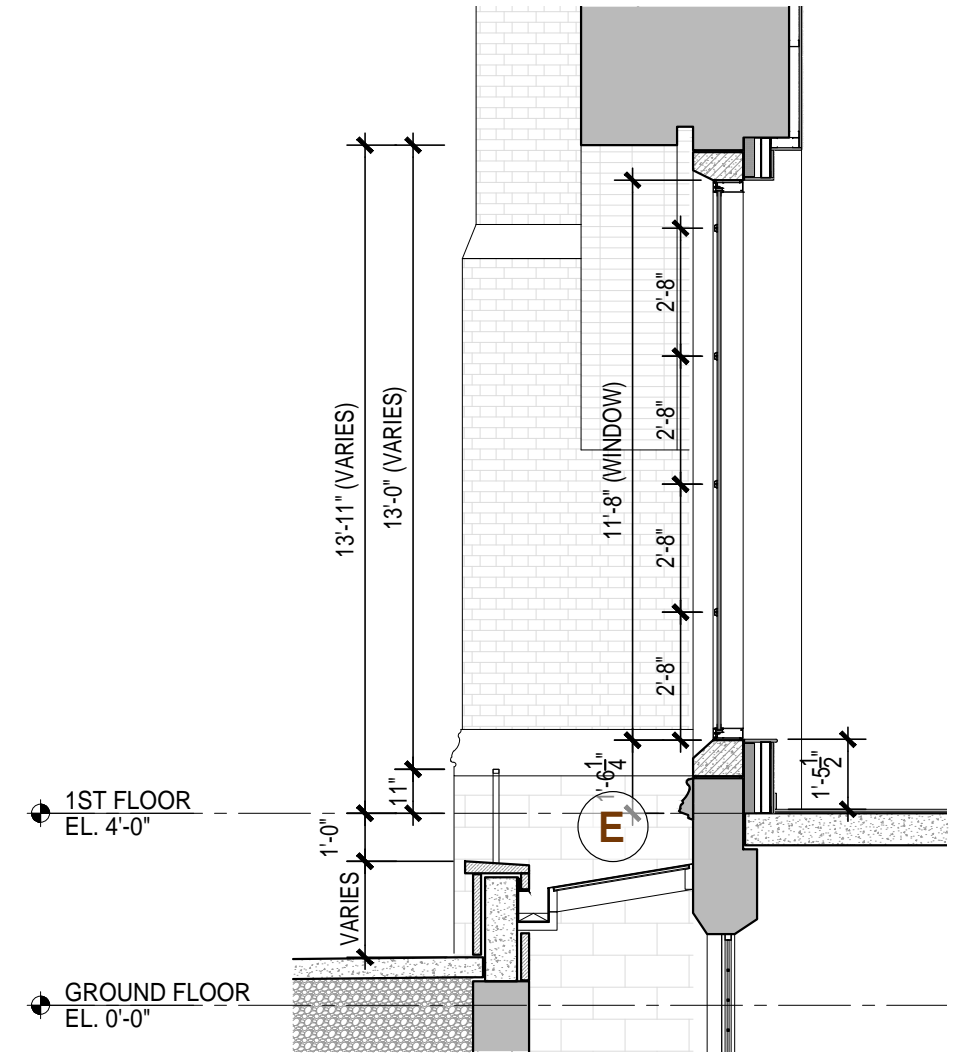




2 ELEVATION
1/4" = 1'-0"



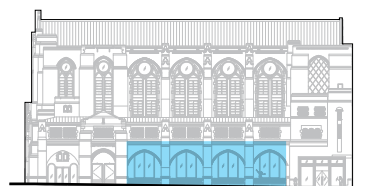
1 PLAN
1/4" = 1'-0"



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

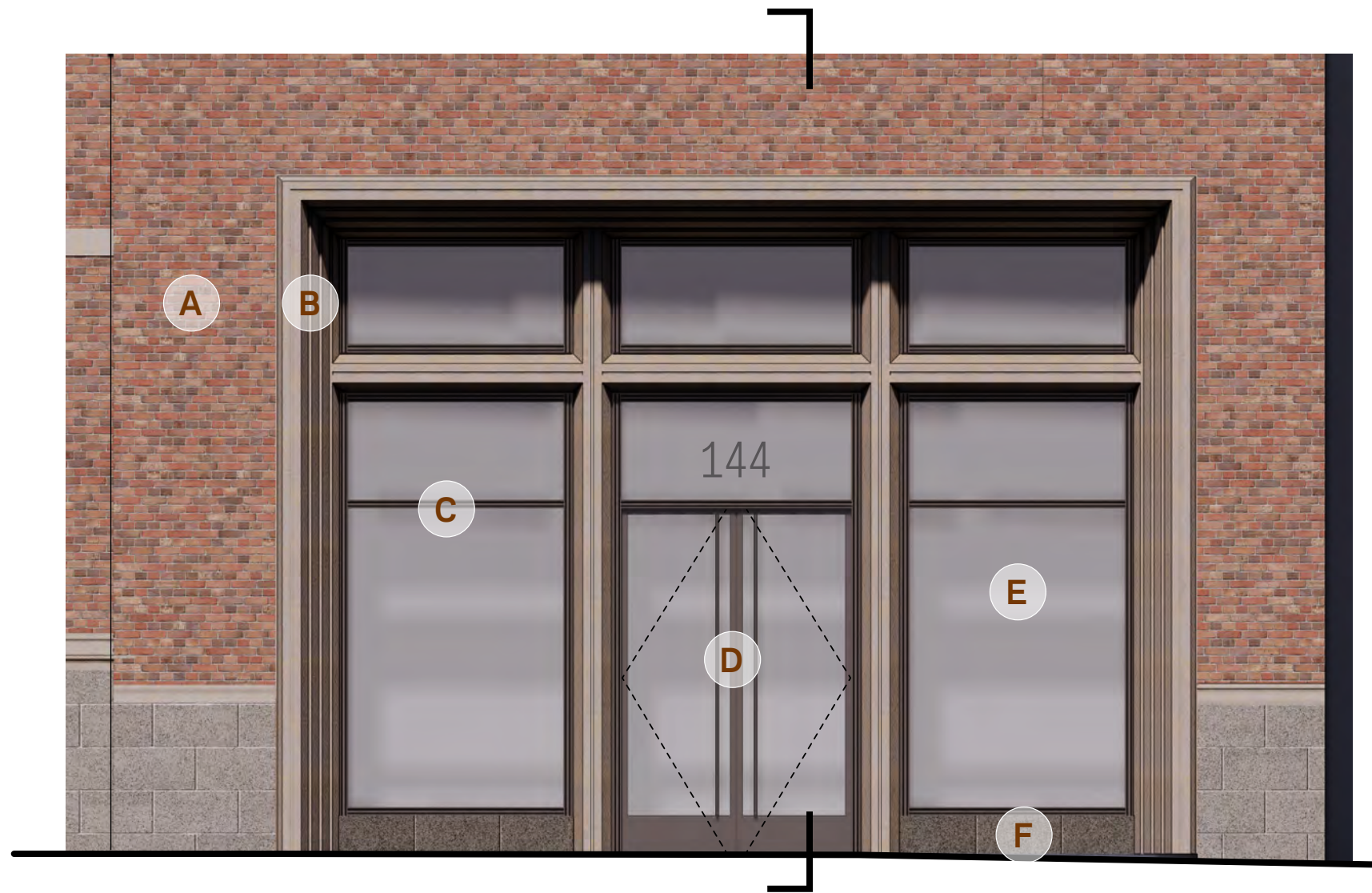
EXISTING



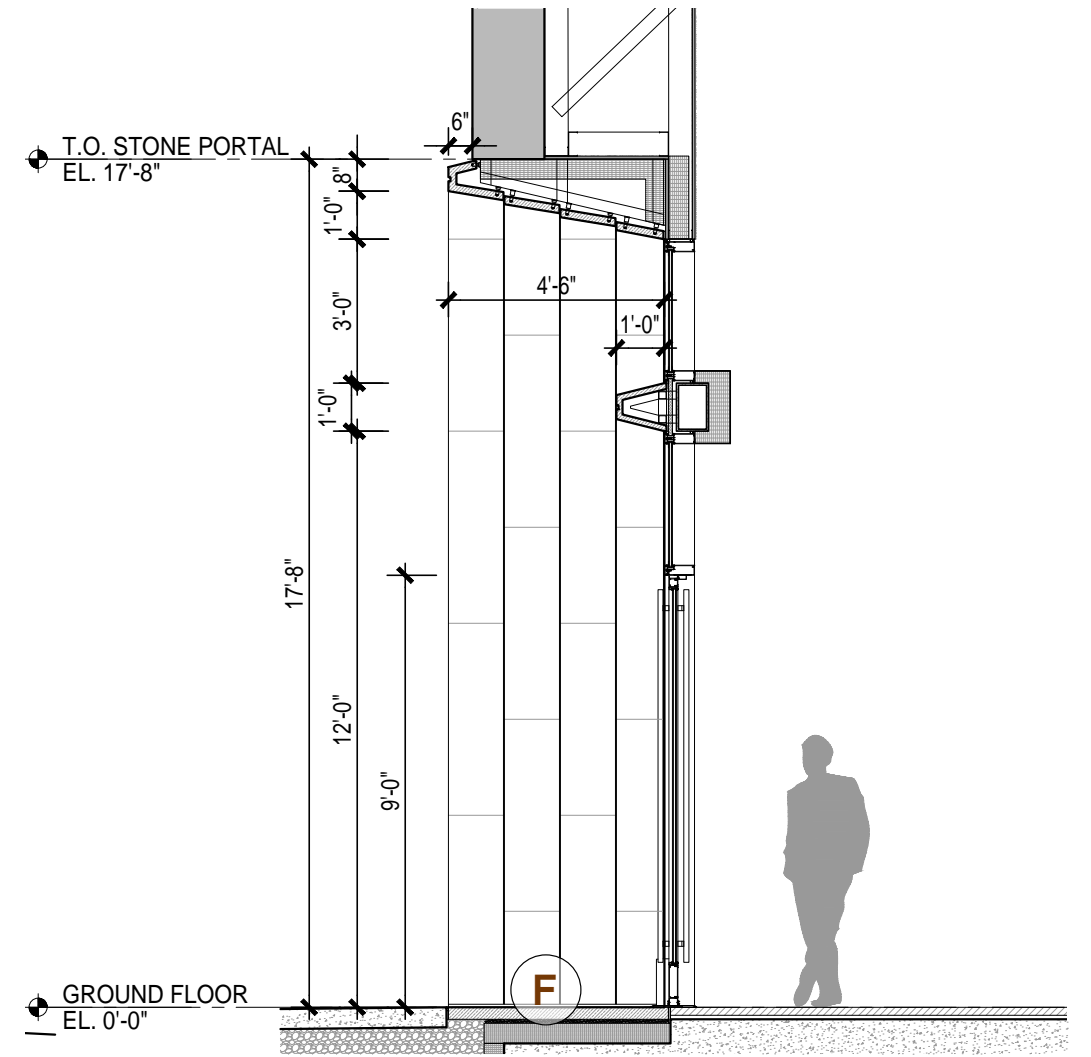
NEW FIRST FLOOR
AT GRADE

PROPOSED

East Elevation: Midblock End Bay



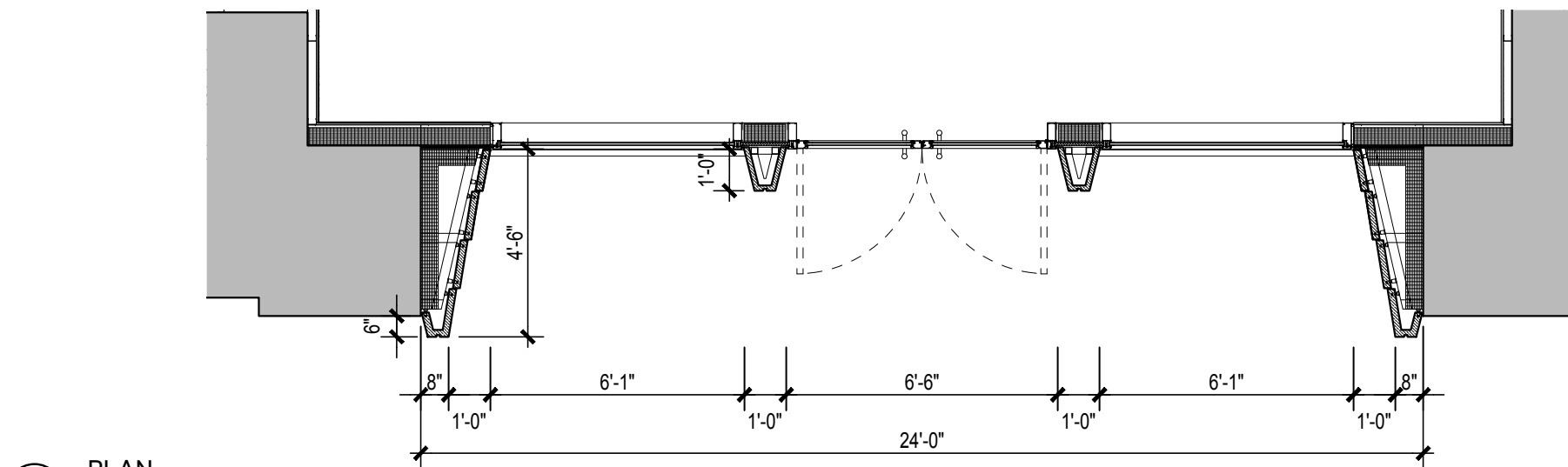
2 ELEVATION
1/4" = 1'-0"



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

EXTERIOR MATERIALS

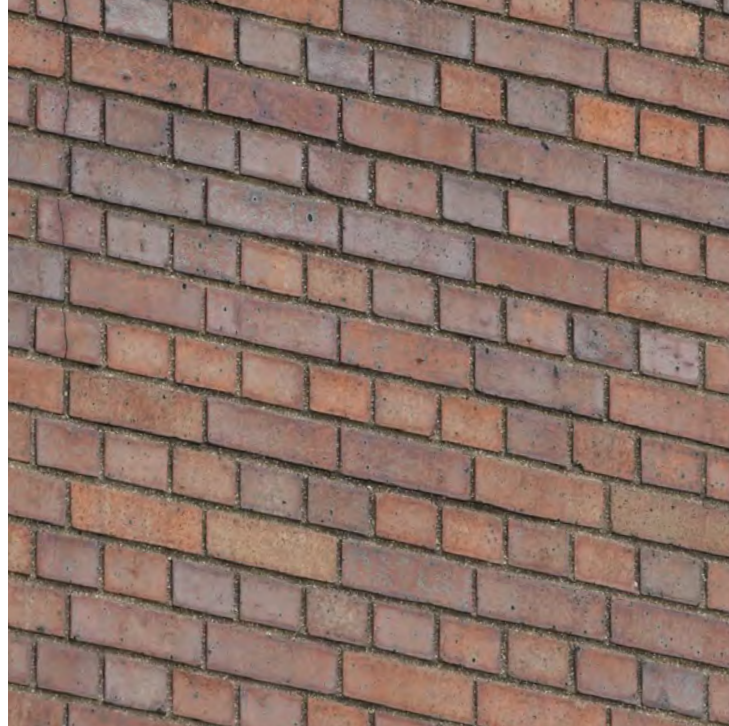
- A** Restored Existing Brick English Bond
- B** Cast stone w/ Limestone Finish to match existing
- C** High Performance Painted Aluminum Storefront w/ Custom Mullion Caps
- D** Thermally Broken Painted Aluminum Storefront Door w/ IGU
- E** Bird-safe Glass
- F** Granite Base and Pavers



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

Proposed Residential Entrance

Existing Brick English Bond



Existing Caststone



Granite Base



Weathered Condition



Protected Condition



Matching Process

Existing Materials

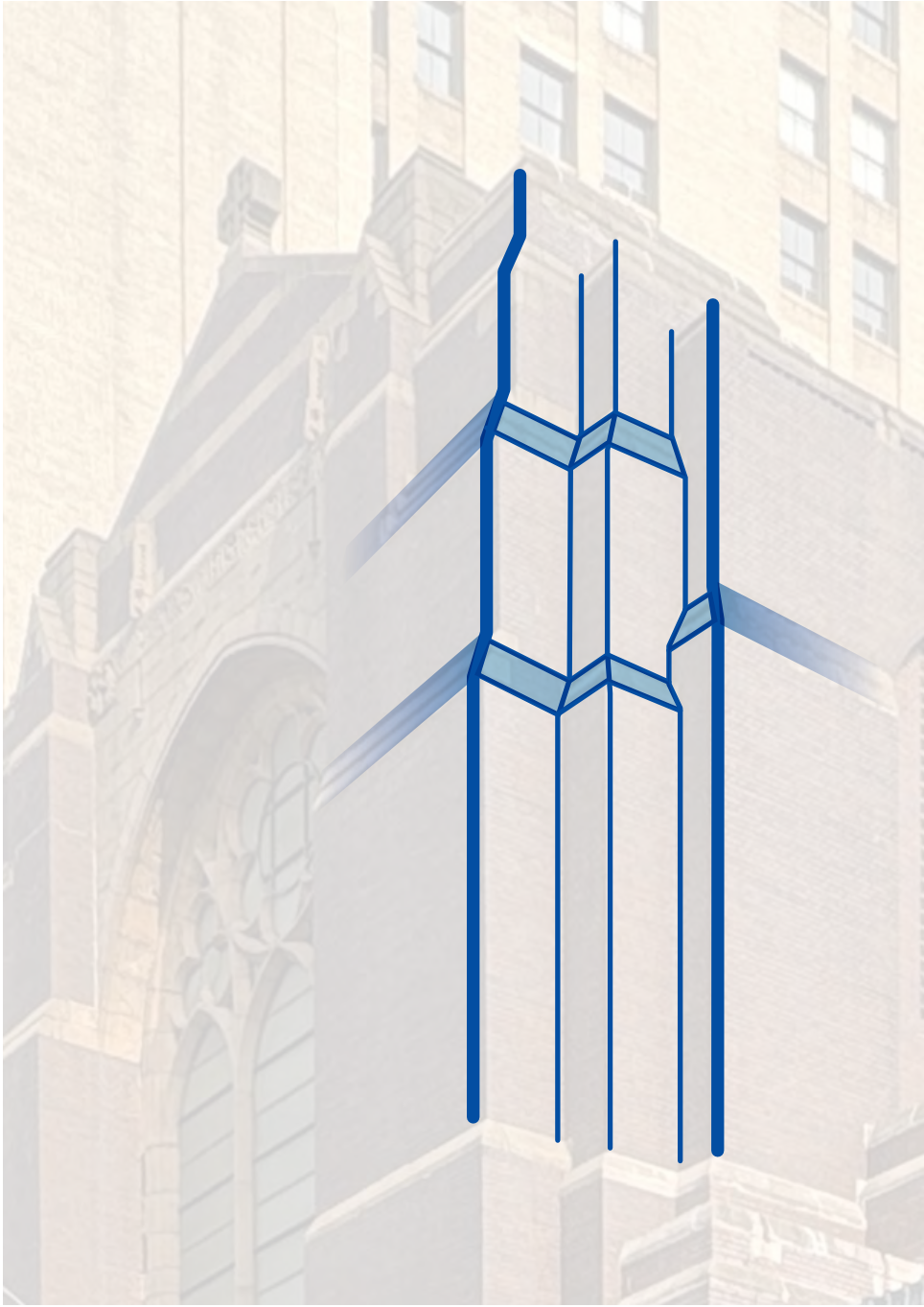


Proposed Residential Enlargement



One Hanson

Facade & Window Organization



144 St. Felix Church Building

Stepped Geometry and Intersections



144 St. Felix Church Building

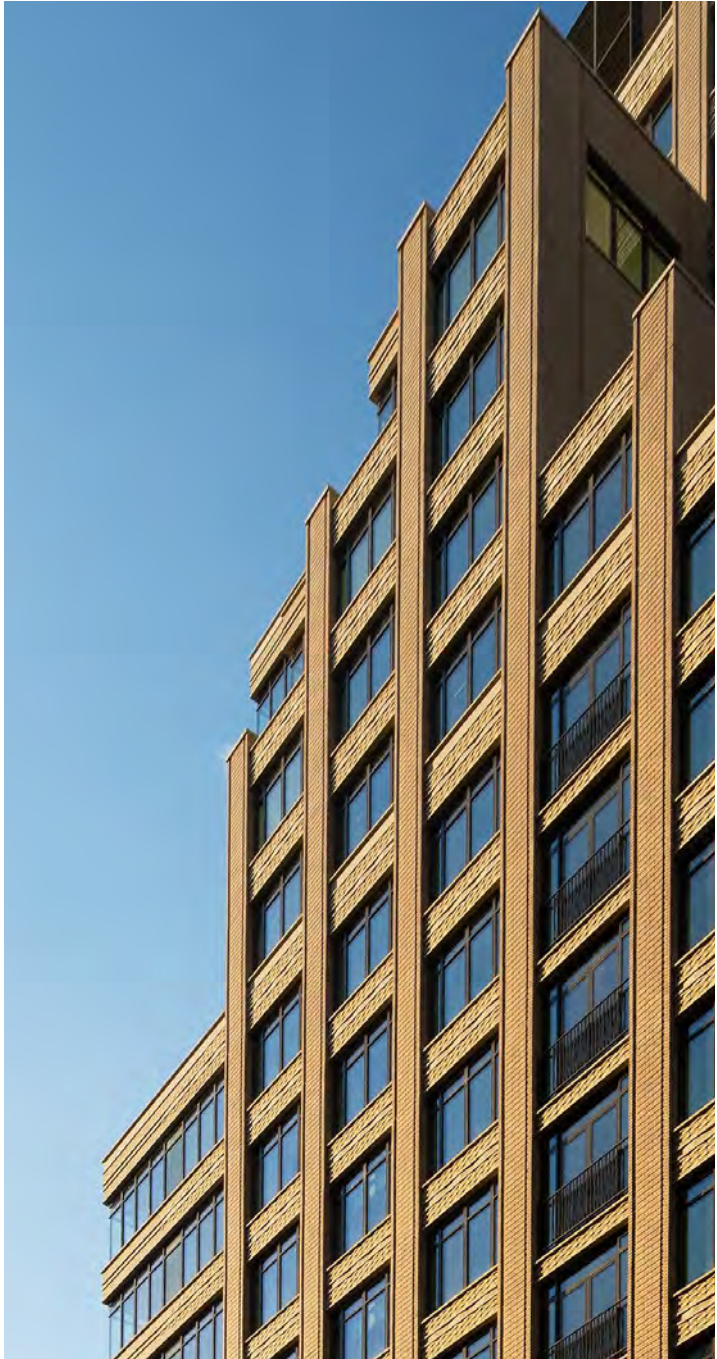
Material, Texture and Articulation

Facade Concept



11 EAST 29TH STREET

Vertical Expression



269 WEST 87TH

Masonry Craft



THE GREENWICH LANE

Facade & Window Articulation

Facade Approach



55 HANSON PLACE
Outside Historic District



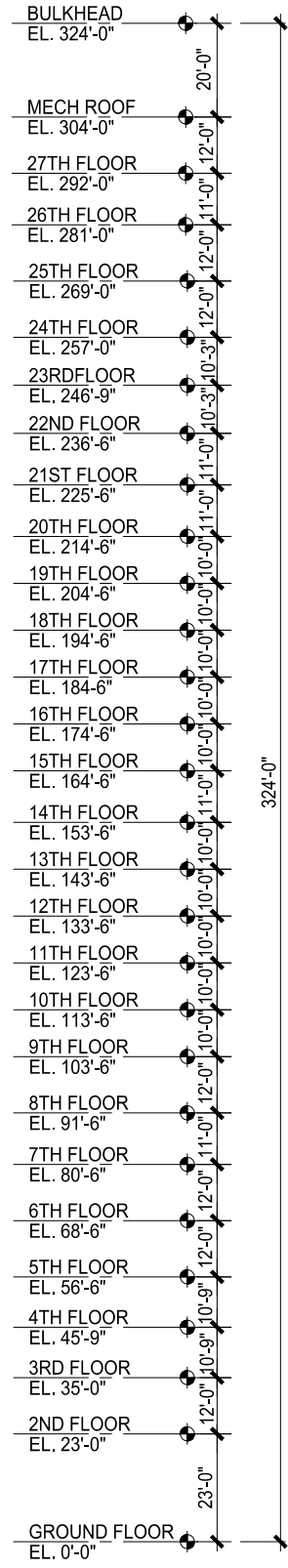
67 HANSON PLACE
Inside Historic District

Compliment other tall masonry buildings along Hanson PL

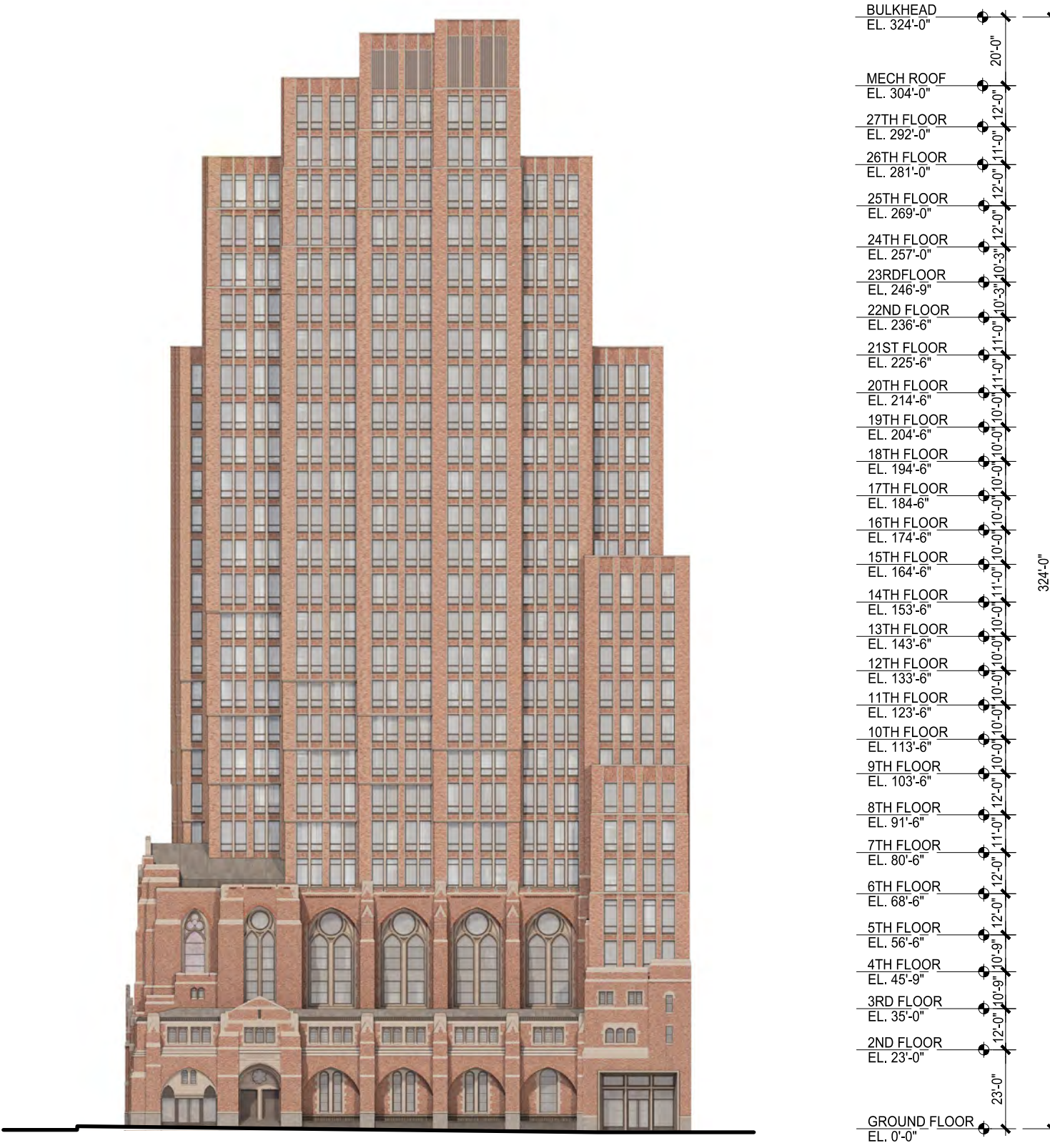






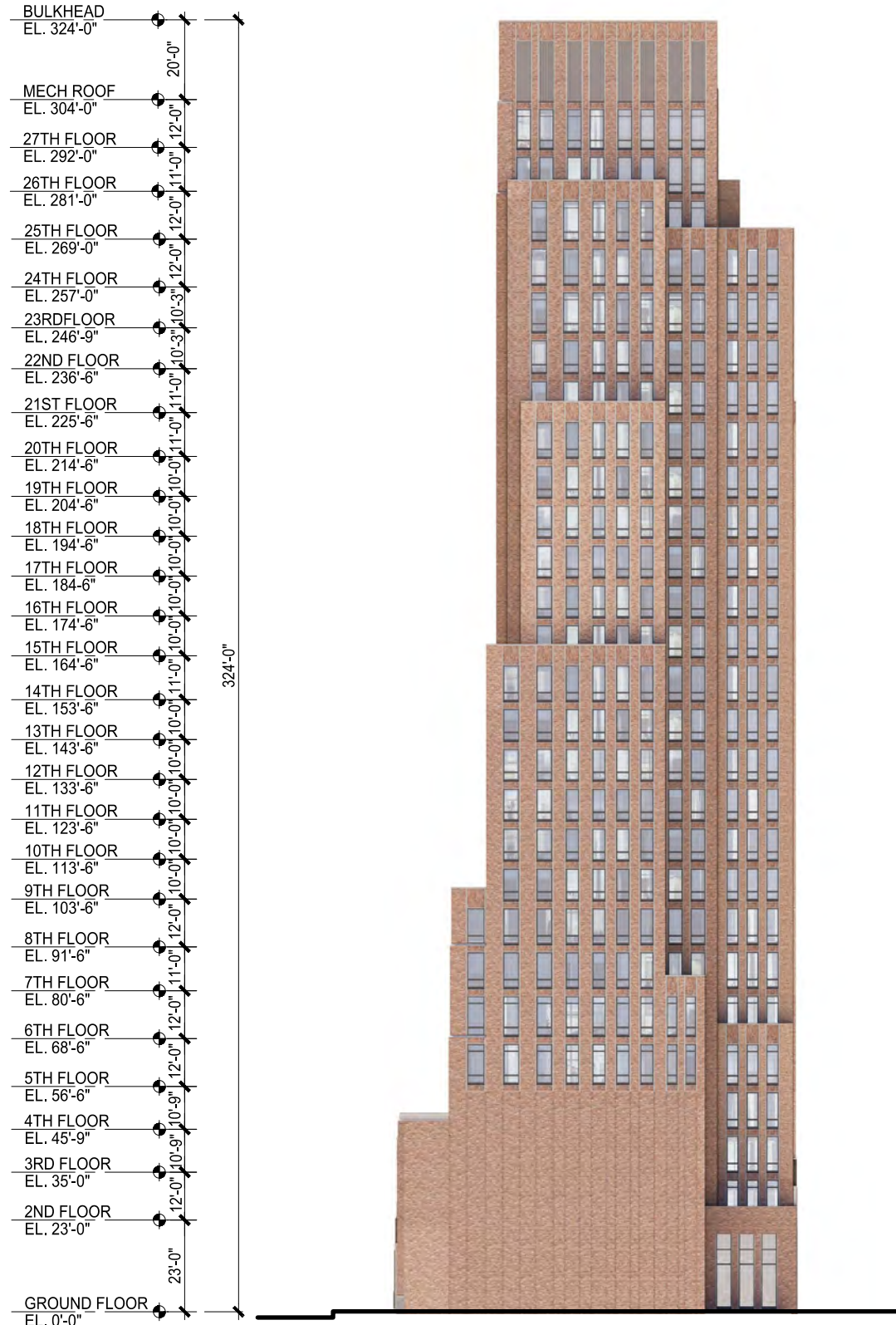


South

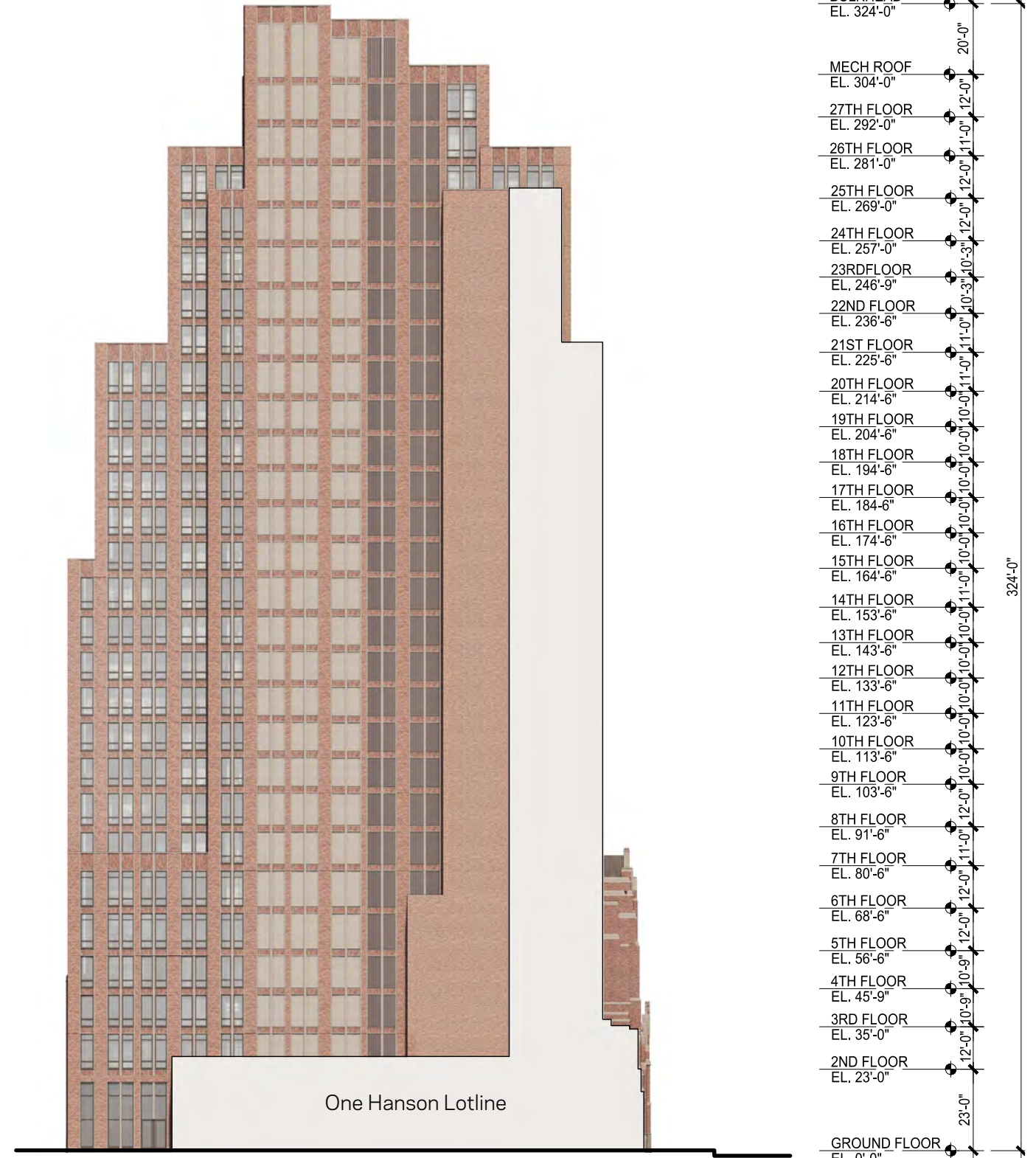


East

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



North

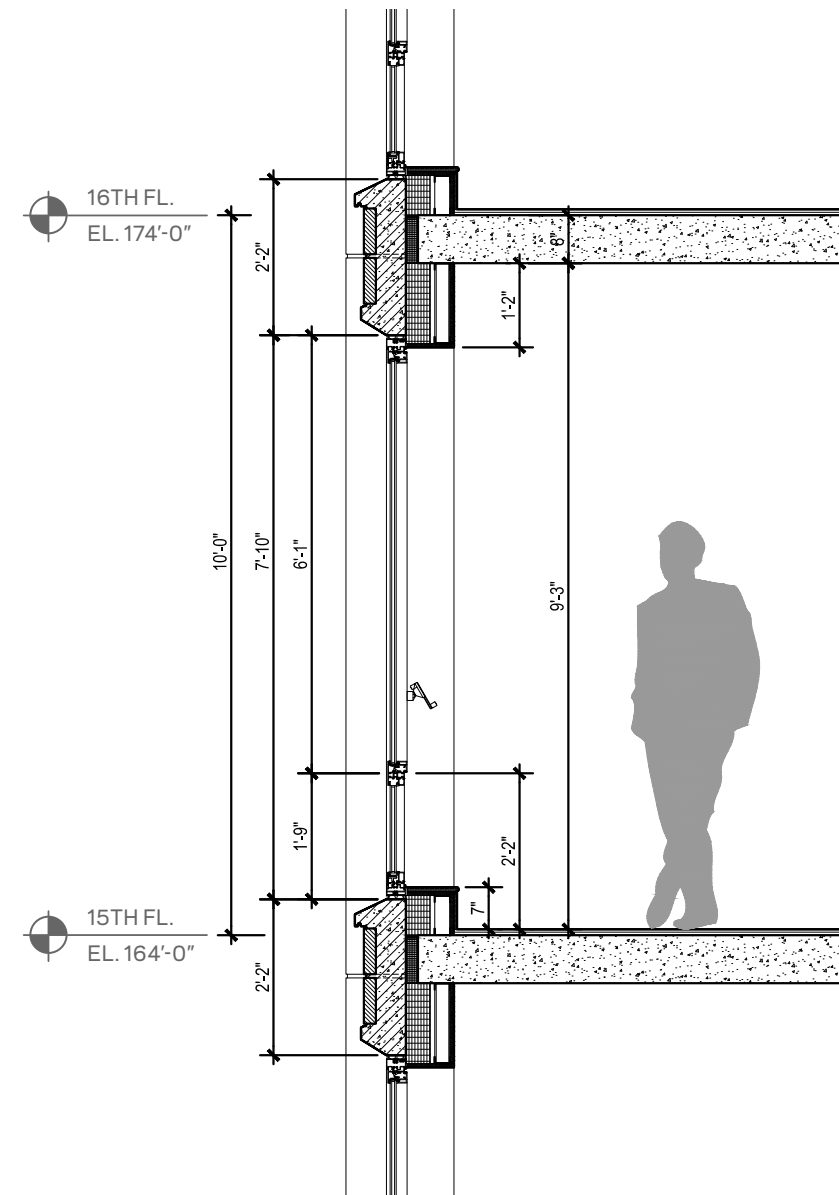


West

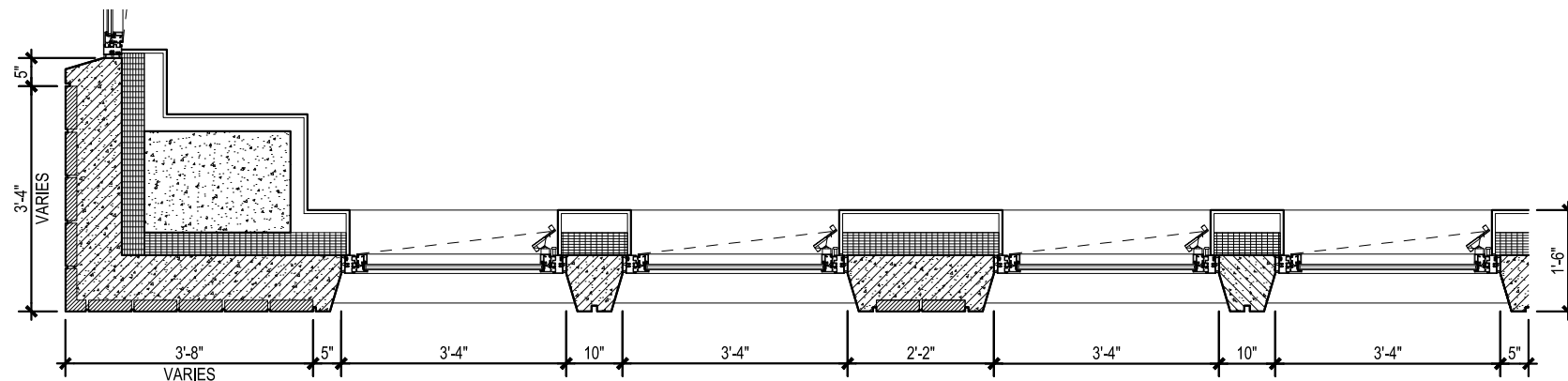
SCALE : 1 / 40 " = 1' - 0"



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



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



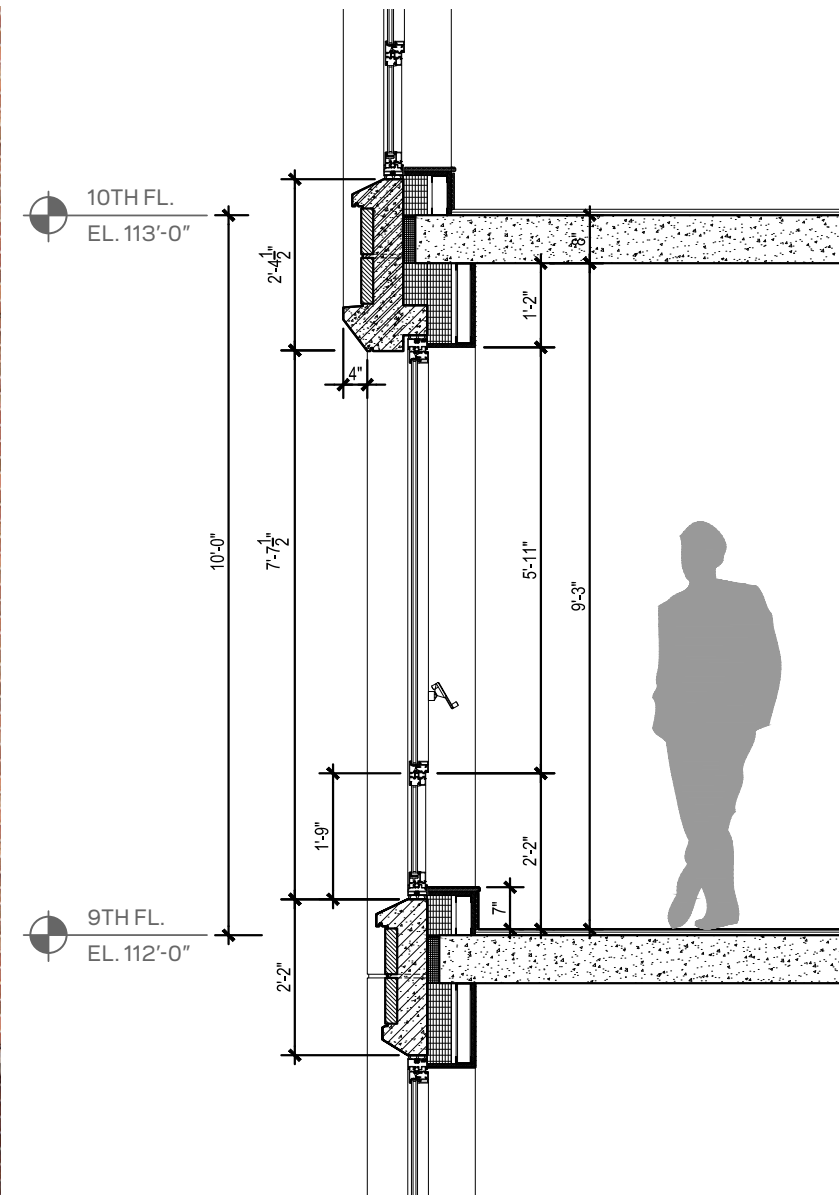
3 PLAN
3/8" = 1'-0"

EXTERIOR MATERIALS

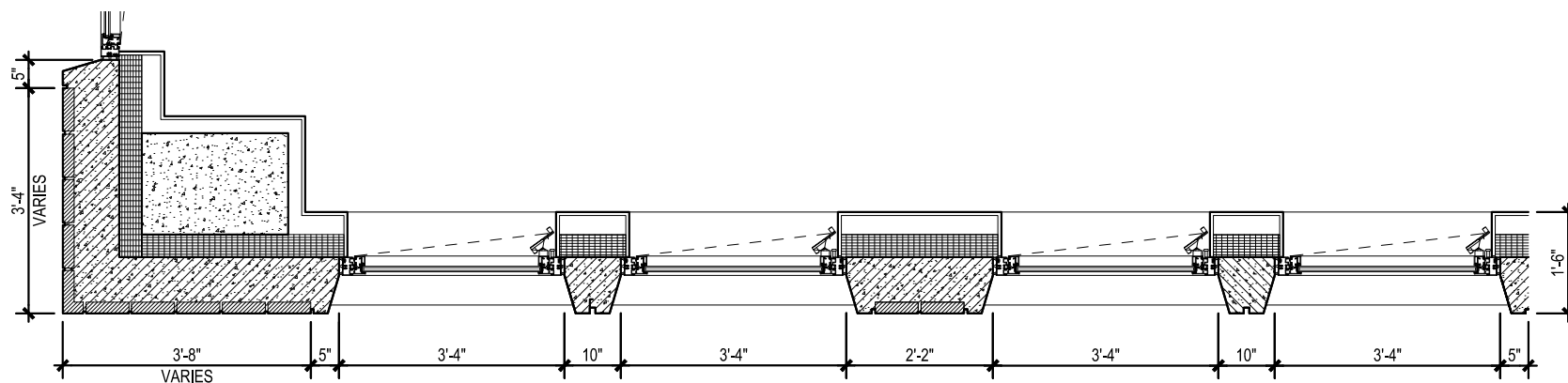
- A** Brick on Precast in a Running Bond
- B** Brick on Precast in a Stack Bond
- C** Painted Aluminum Fixed & Operable Window
- D** Precast Concrete with a Limestone Finish



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



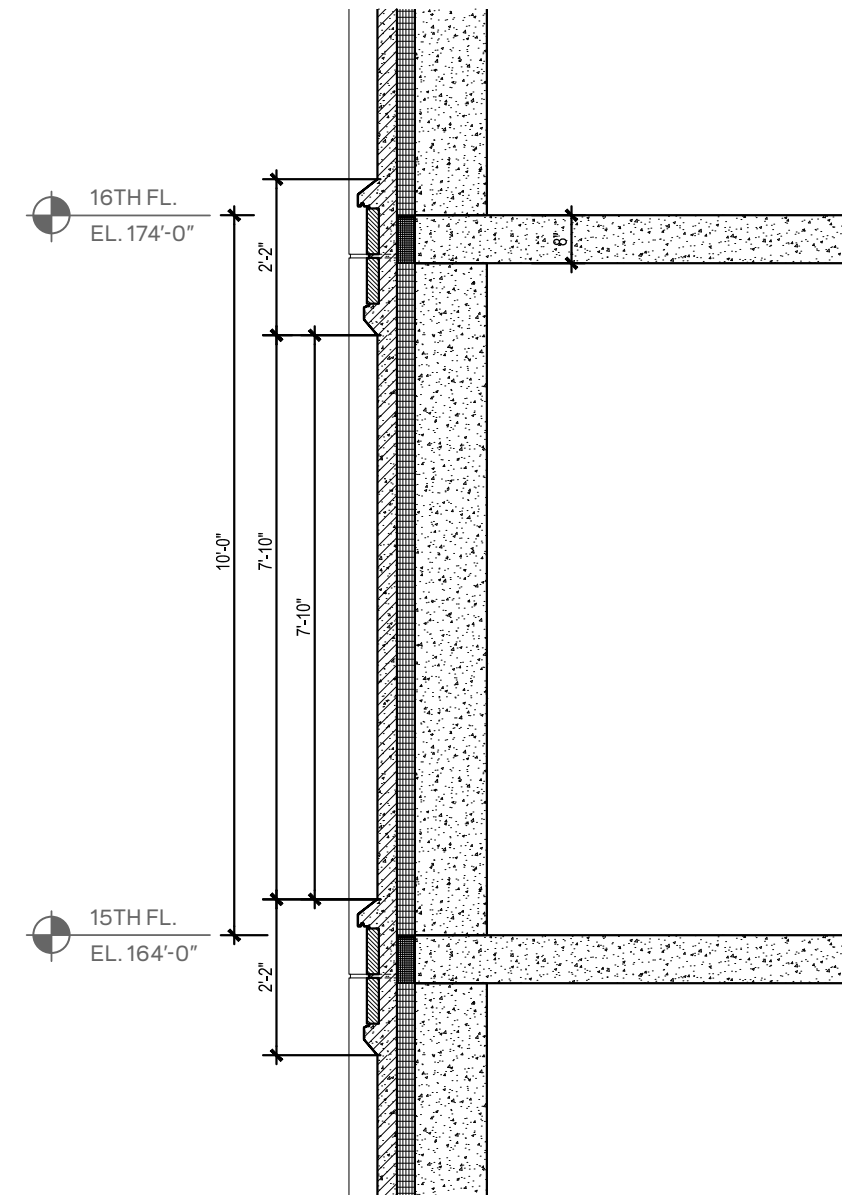
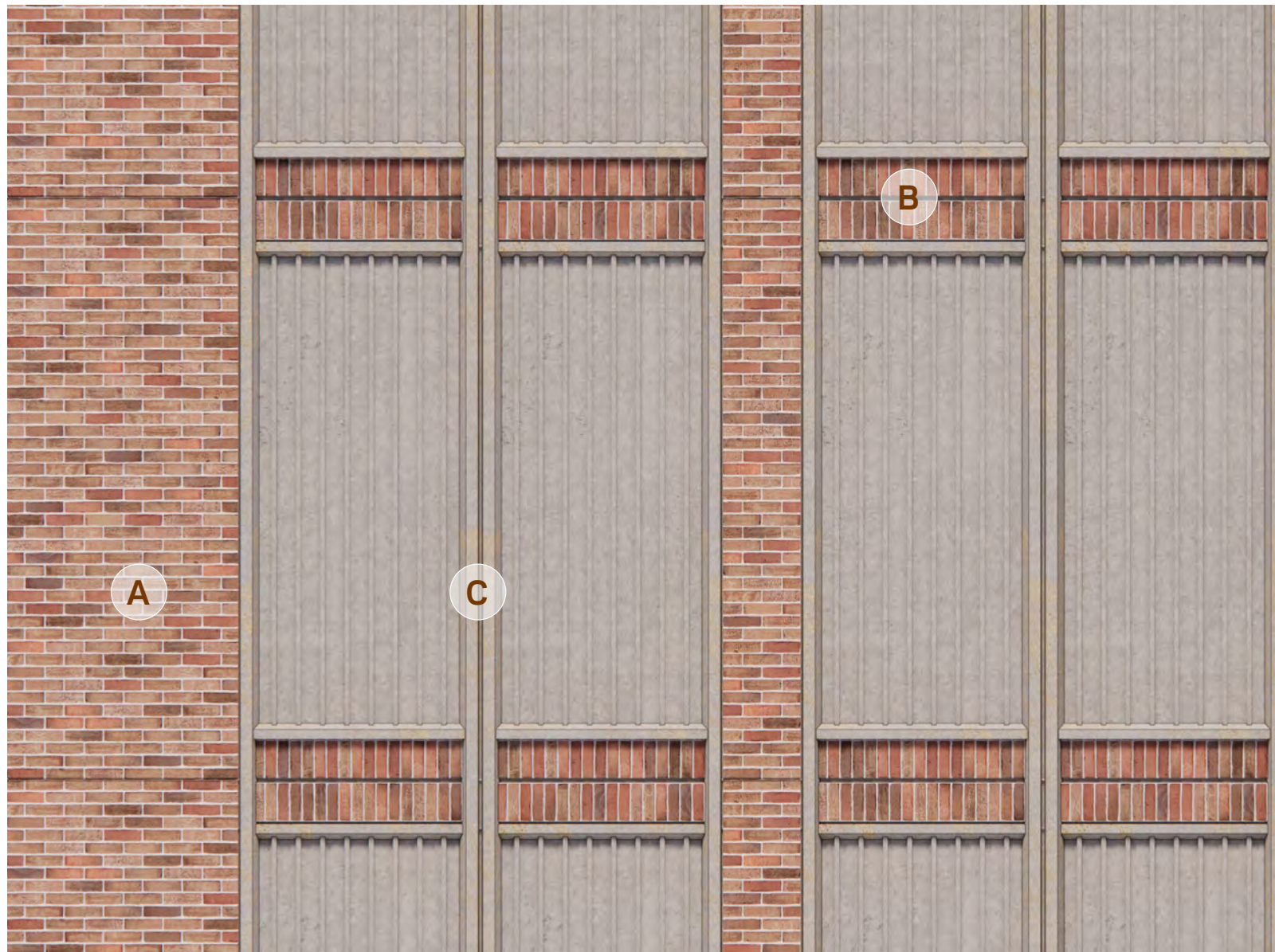
2 SECTION
3/8" = 1'-0"



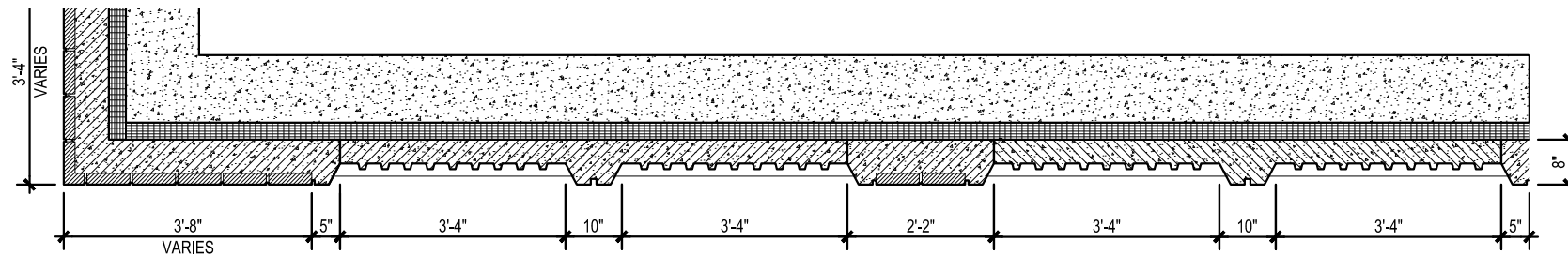
3 PLAN
3/8" = 1'-0"

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



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

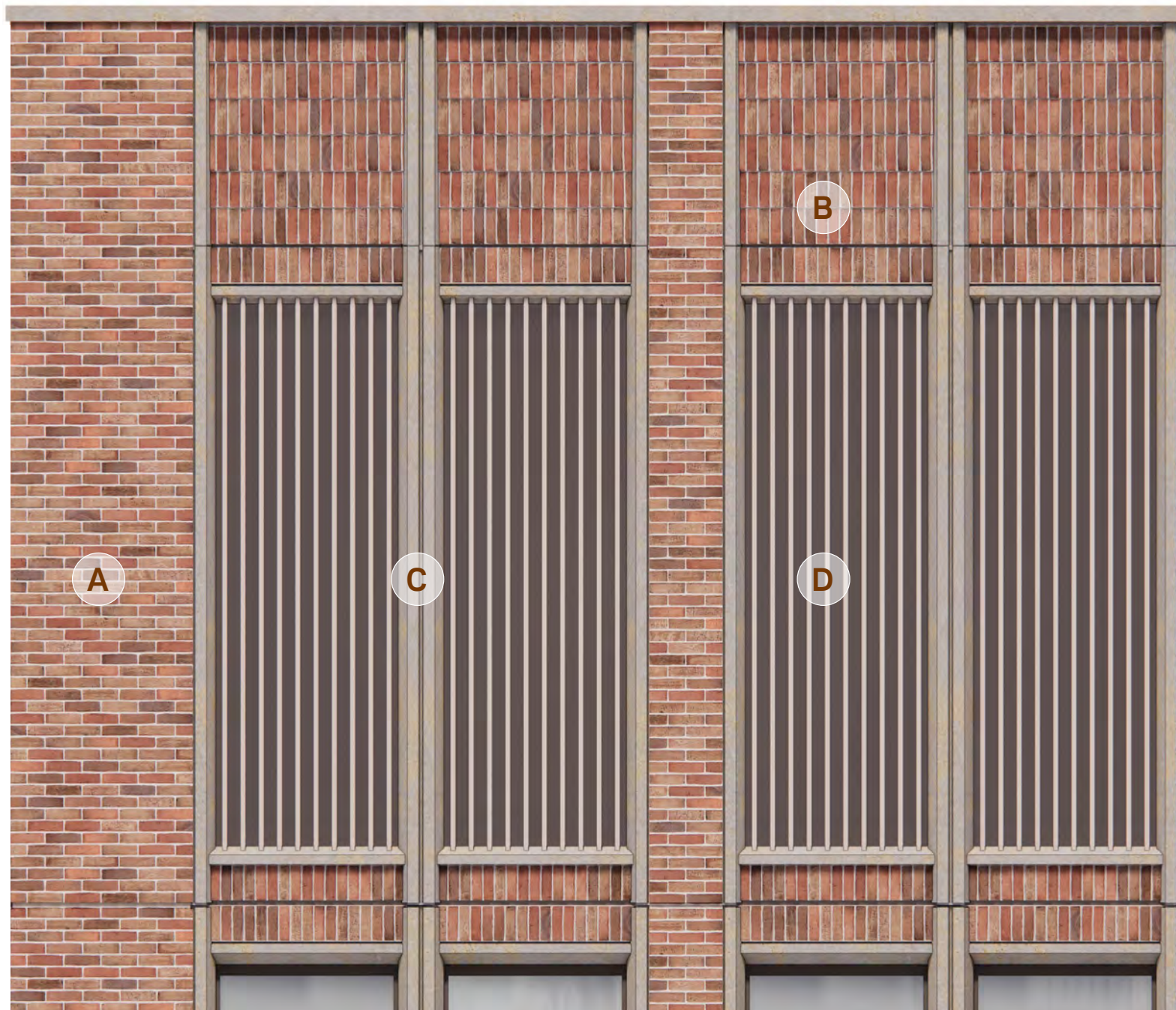


3 PLAN
3/8" = 1'-0"

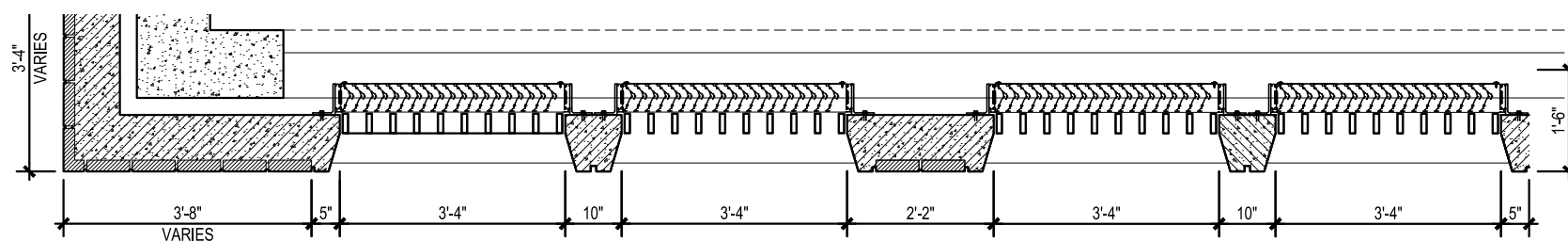
2 SECTION
3/8" = 1'-0"

EXTERIOR MATERIALS

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

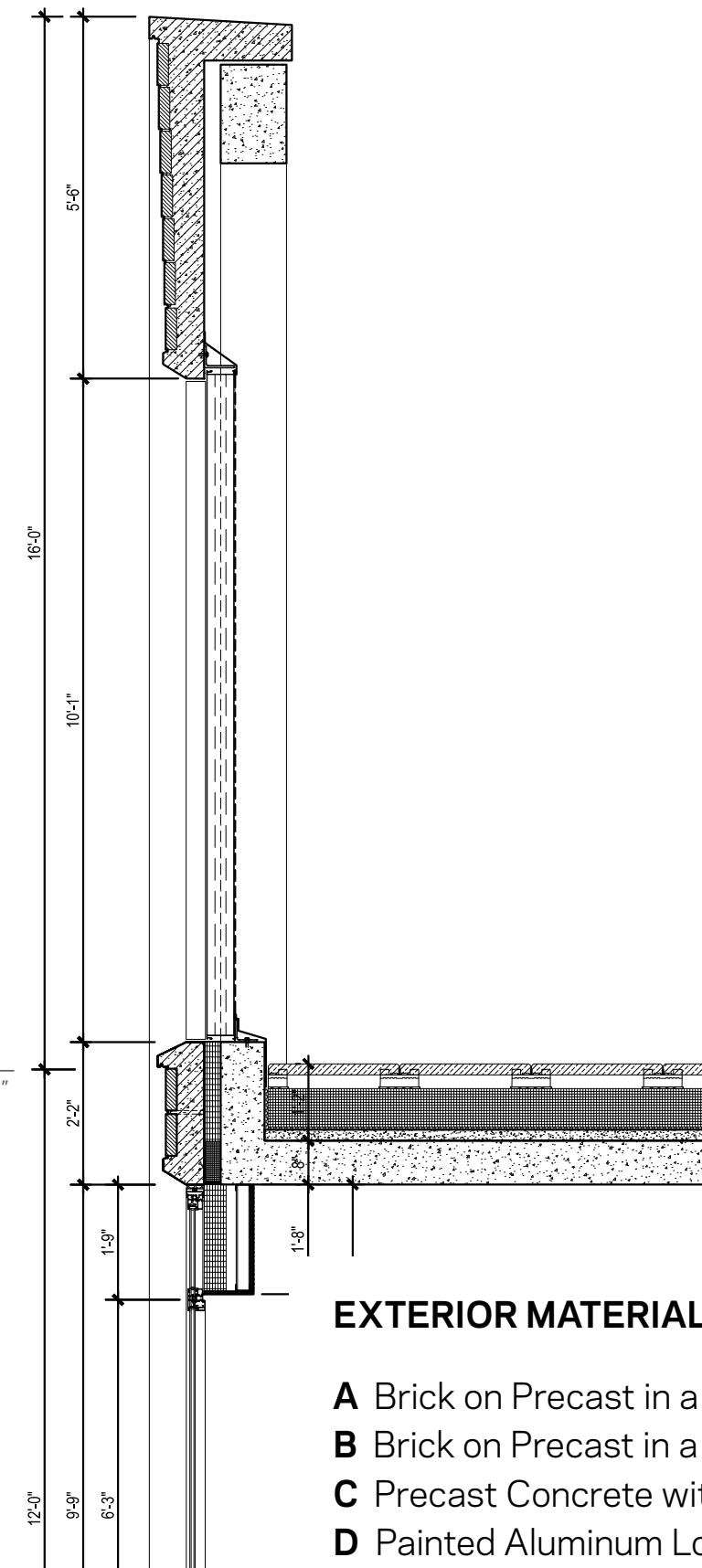


1 ELEVATION
3/8" = 1'-0"



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

ROOF
EL. 303'-6"



EXTERIOR MATERIALS

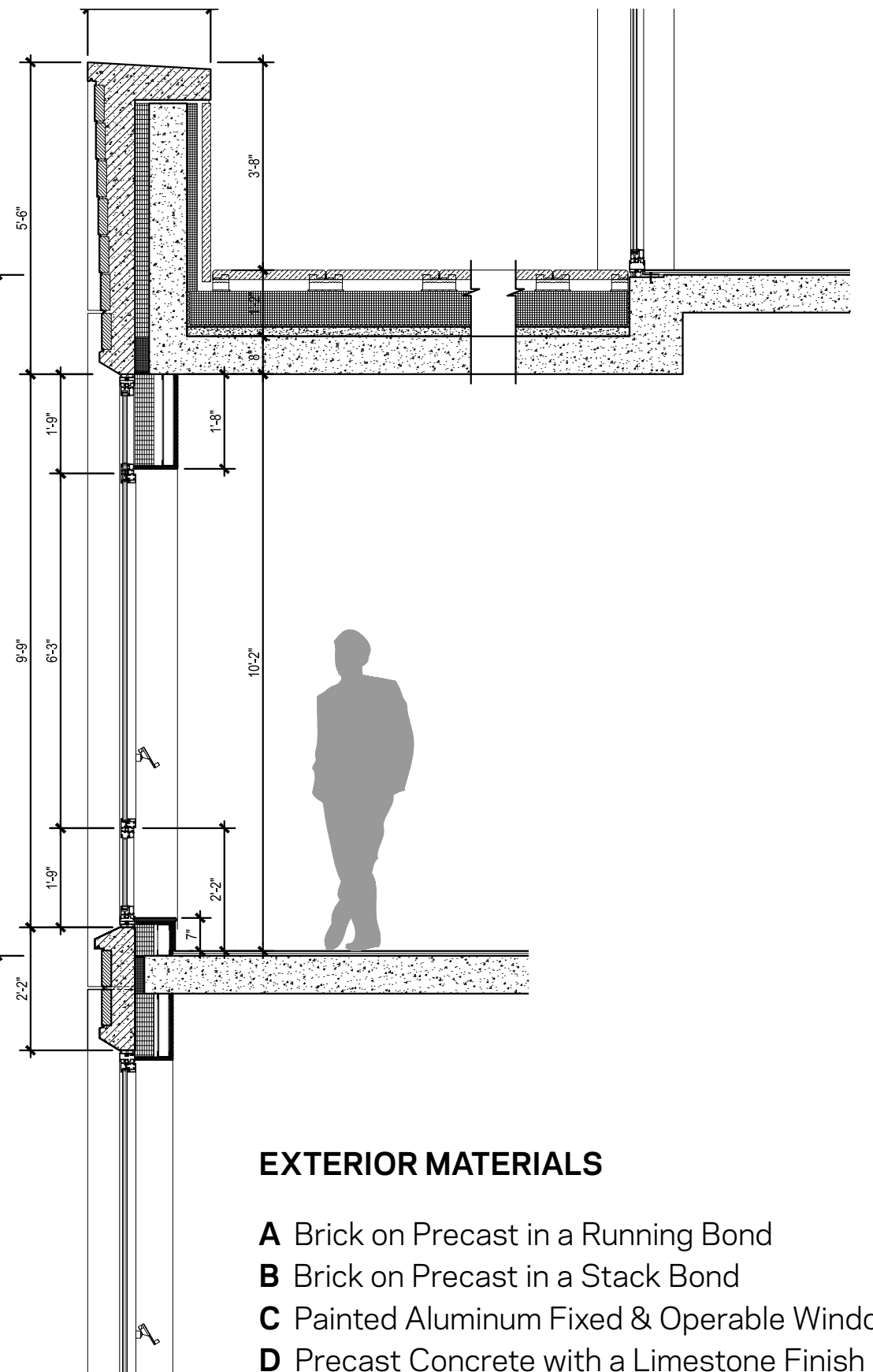
- A** Brick on Precast in a Running Bond
- B** Brick on Precast in a Stack Bond
- C** Precast Concrete with a Limestone Finish
- D** Painted Aluminum Louvers with Vertical Fin

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



ROOF
EL. 303'-6"

27TH FL.
EL. 291'-6"



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"

Glass

GL-1
High Transparency,
Low Reflectivity,
Neutral Coloration



Vitro Glass Solarban 72
Clear Low-Iron Glass
VLT +/- 60%
In/Outside Reflectance 10-15%

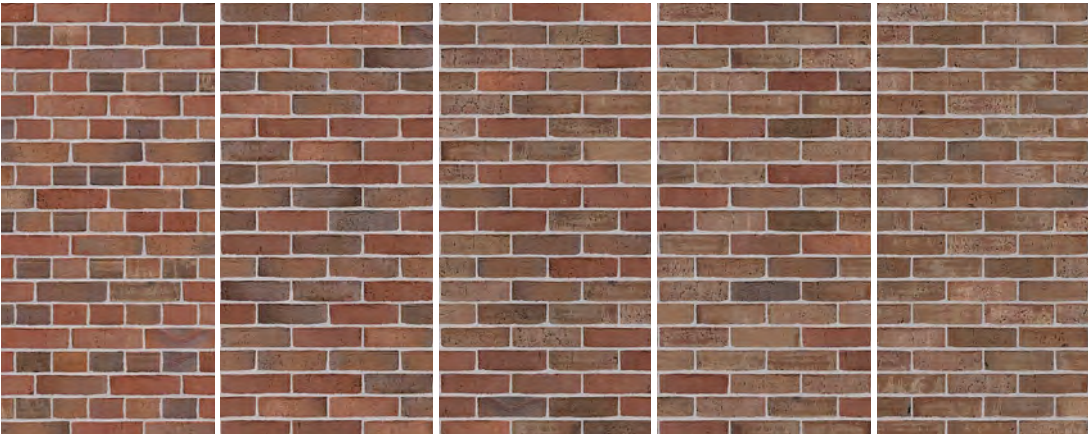
GL-2 Bird-Safe Glass
Visual markers applied on
GL-1 below 75’



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**



BR-1: Stacked Bond

Existing Conditions Reference

Existing Brick English Bond



Existing Caststone



Existing Base



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



EXISTING



PROPOSED

Atlantic & 4th Ave. Looking Northeast

fxcollaborative *ADP*





Lafayette Ave. & Fort Greene Looking Southwest

fxcollaborative *ADP*













Hanson Pl & Fort Greene Pl Looking west



EXISTING

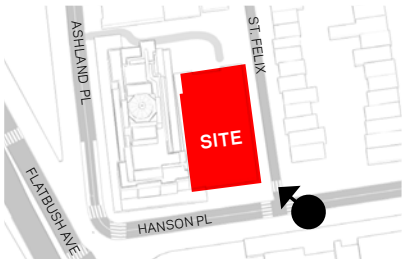


PROPOSED



EXISTING

PROPOSED

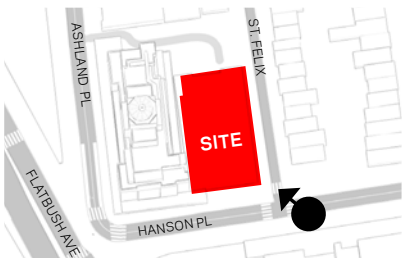


Hanson Pl & St. Felix Looking West



EXISTING

PROPOSED



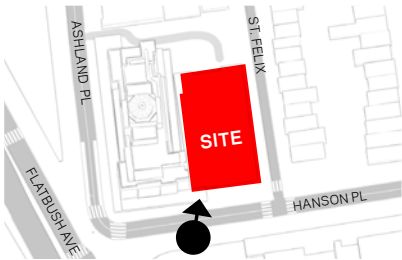
Hanson Pl & St. Felix Looking North



EXISTING



PROPOSED



Hanson Pl & St. Felix Looking East



The current proposal is:

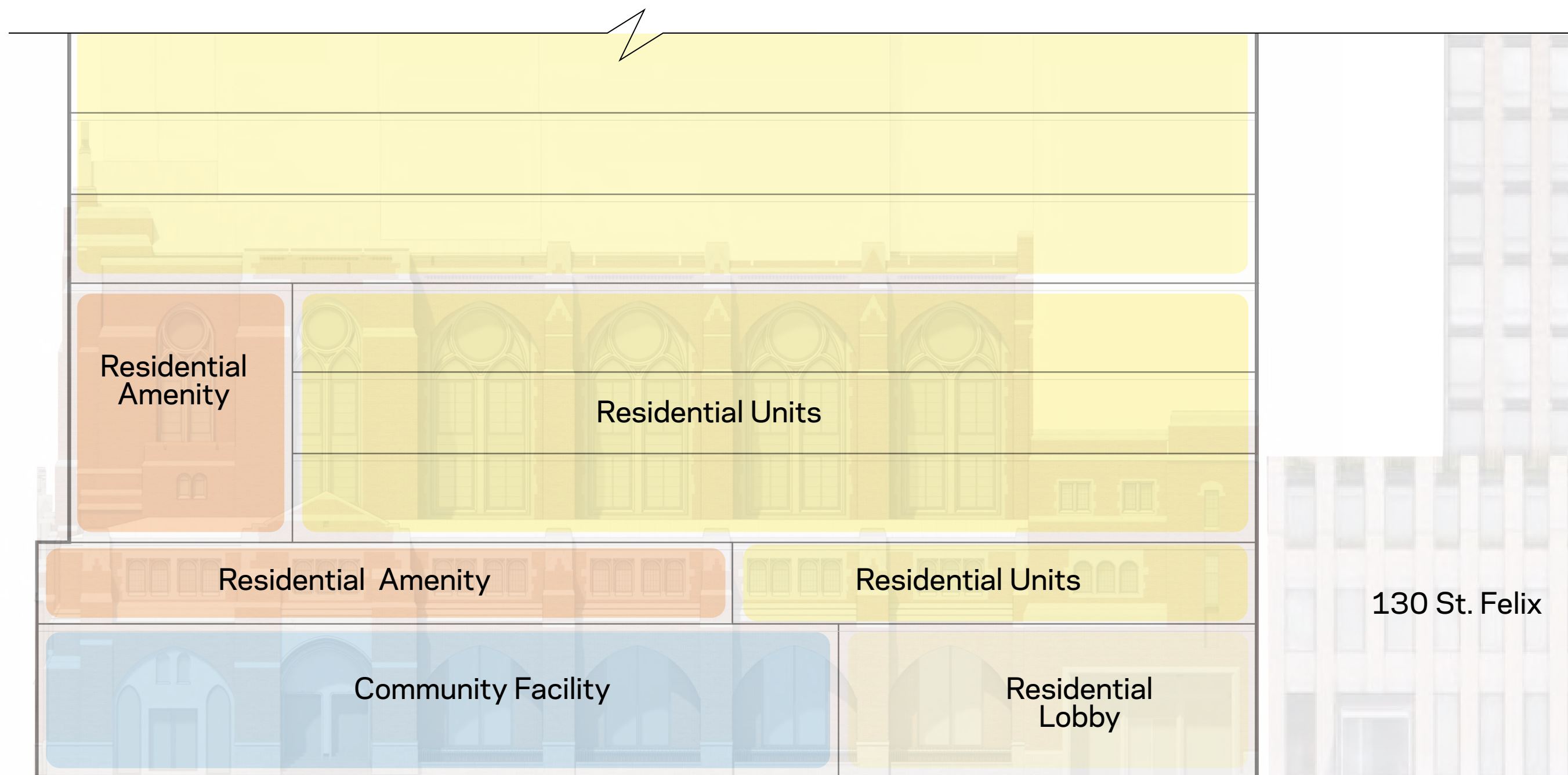
Preservation Department – Item 1, LPC-26-03280

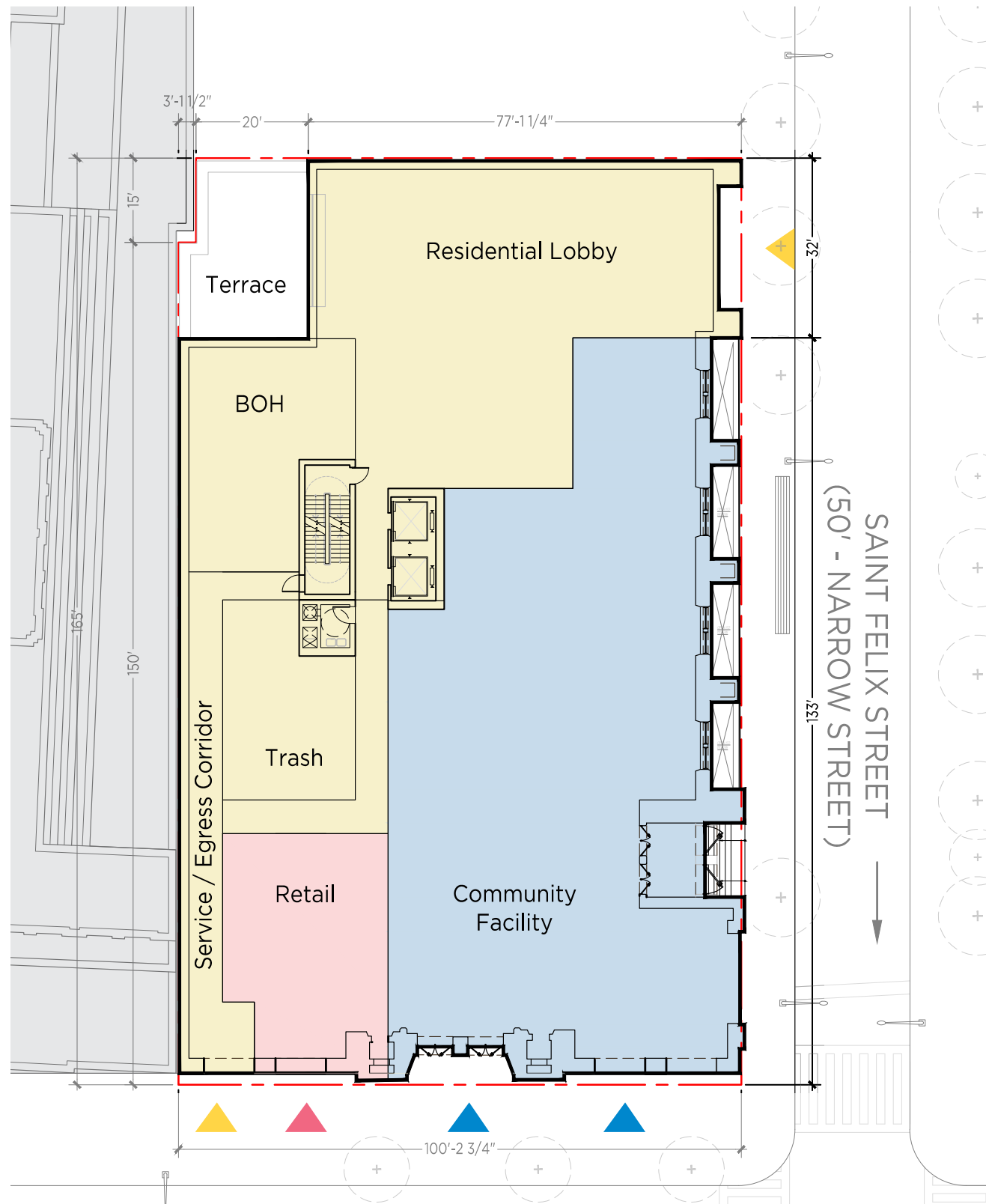
**138-154 St. Felix Street, aka 11-21 Hanson Place –
Brooklyn Academy of Music Historic District
Borough of Brooklyn**

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

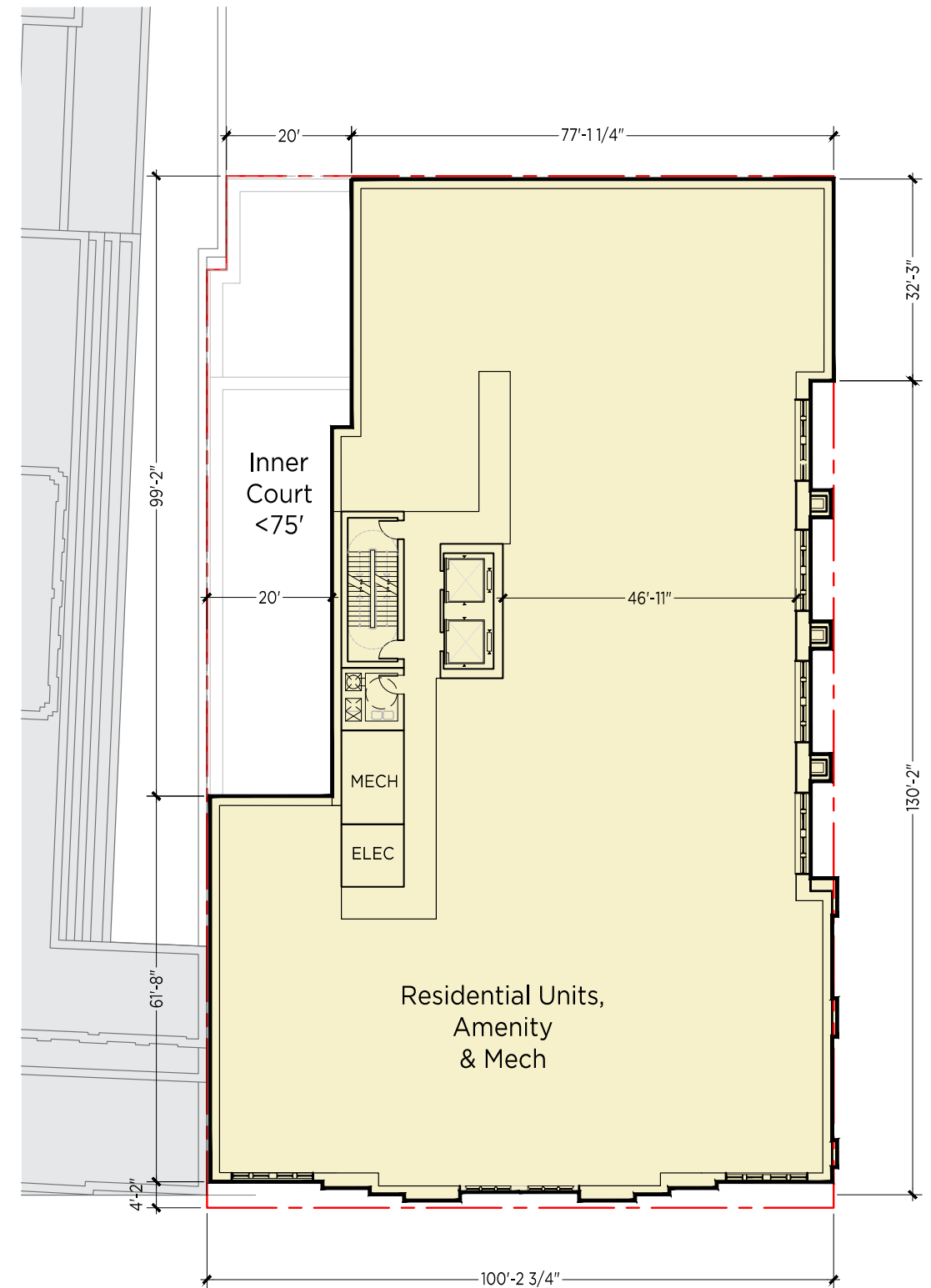
Appendix

Building Organization

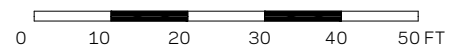


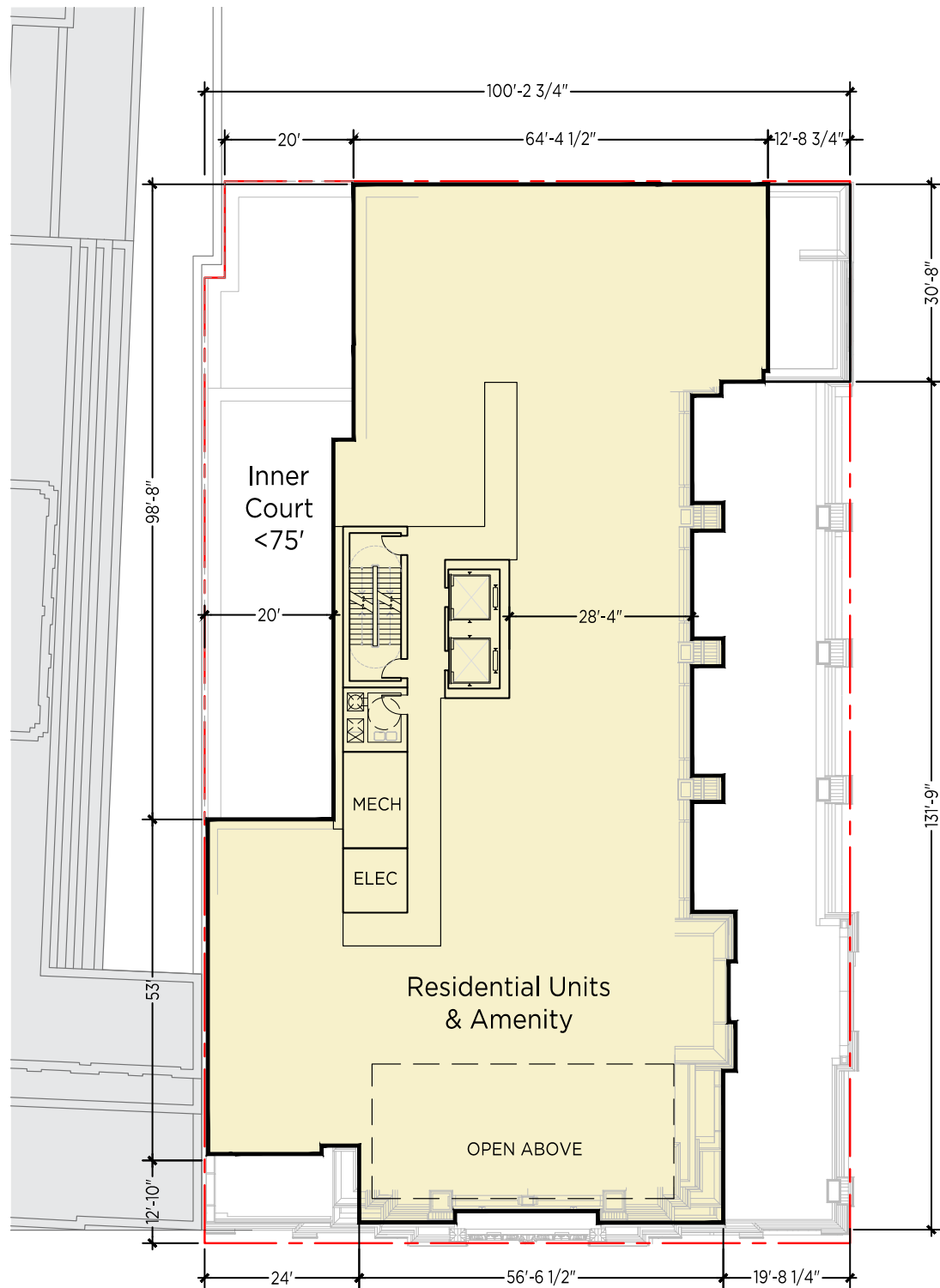


GROUND FLOOR
14,940 GSF

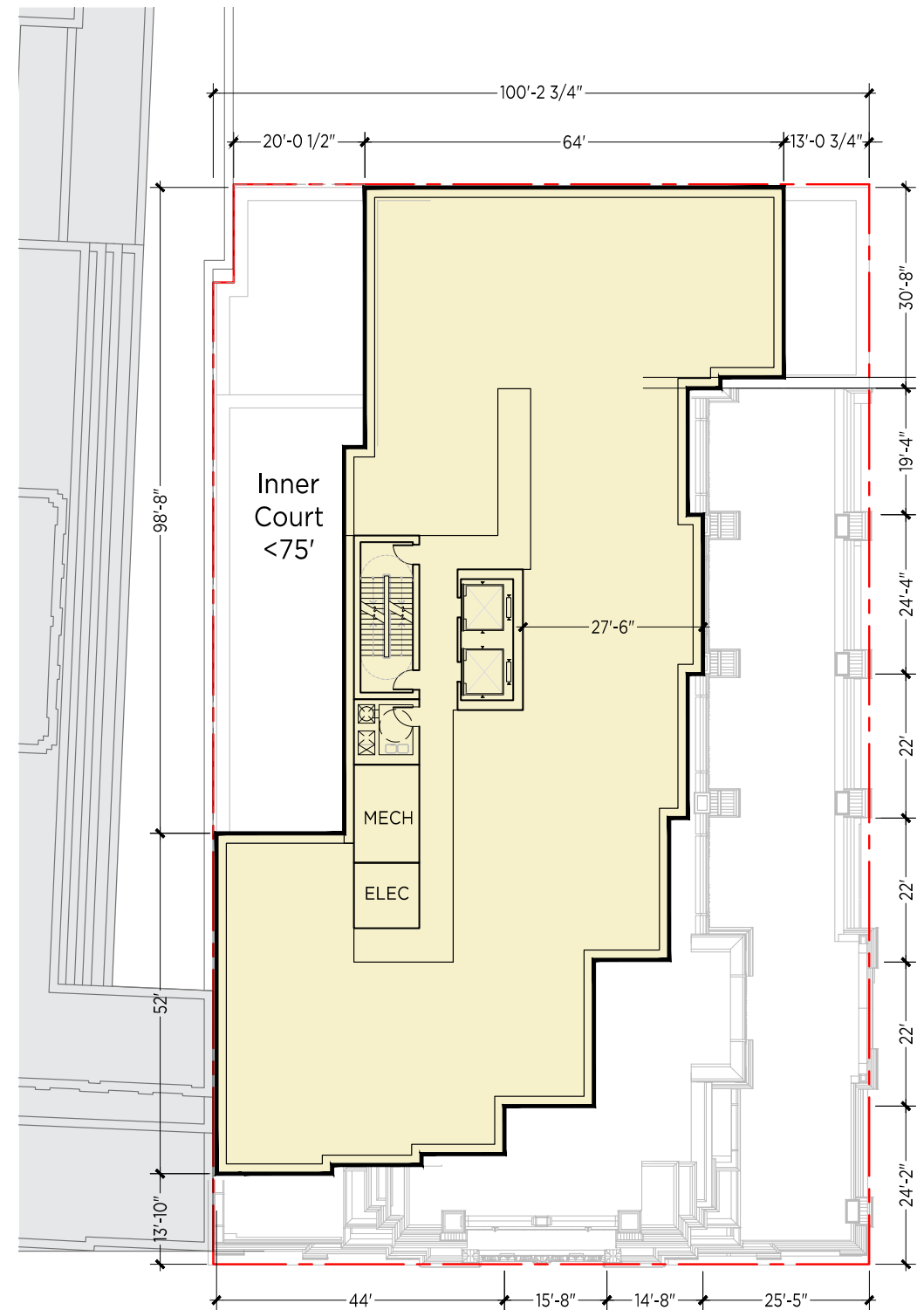


2ND FLOOR
13,817 GSF

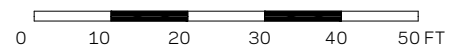


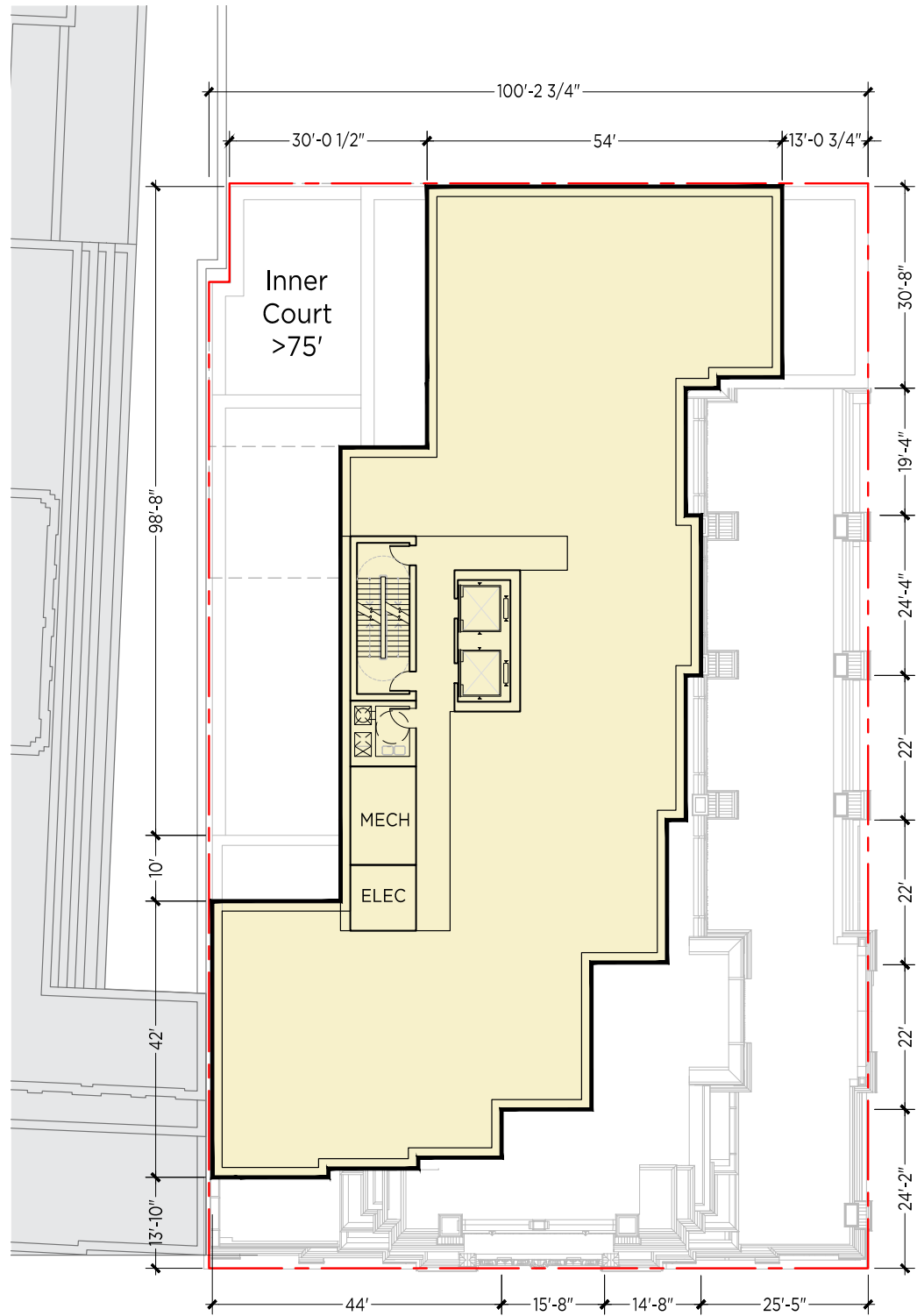


3RD - 5TH FLOOR
10,885 GSF

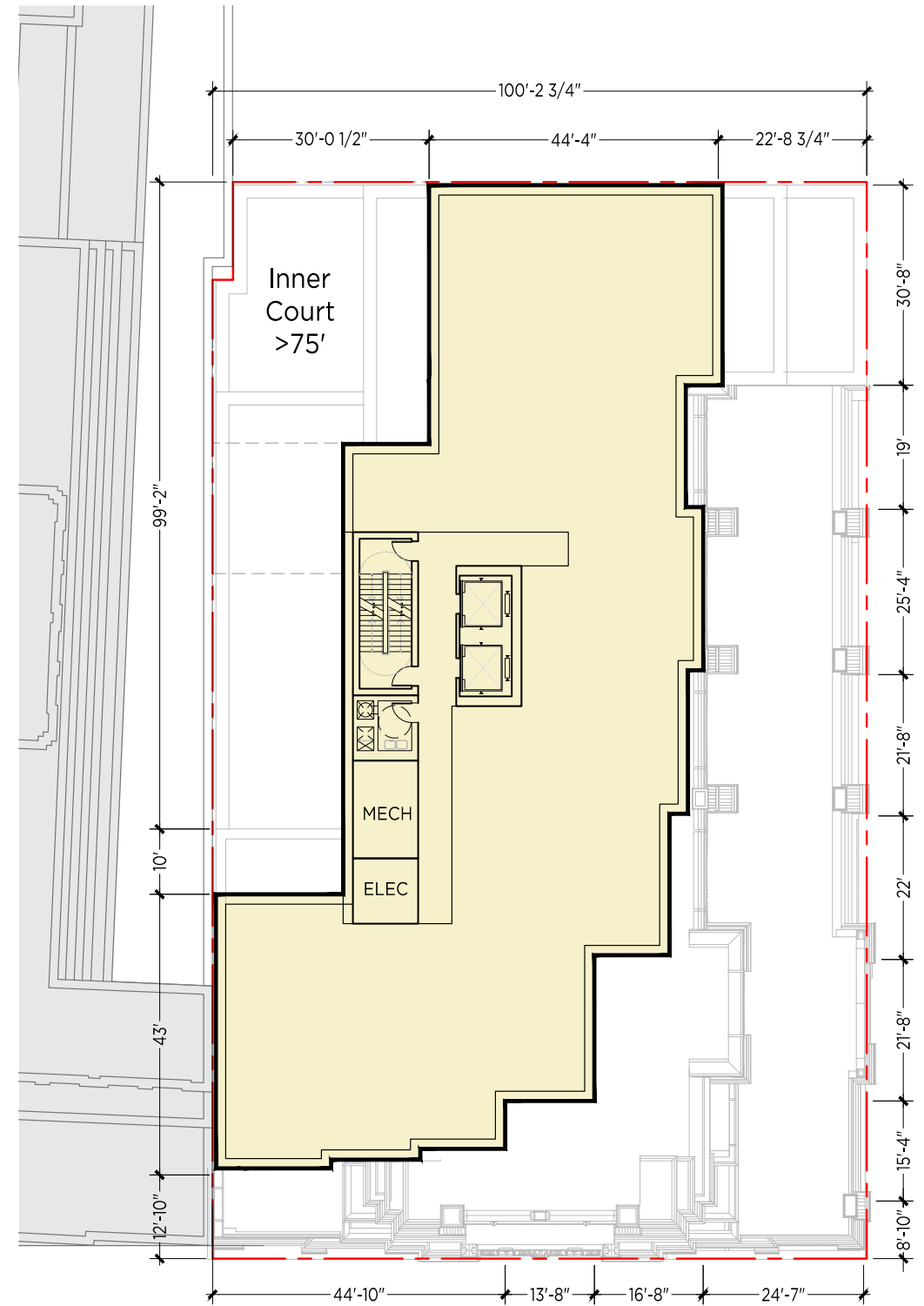


6TH FLOOR @ 75' EL.
8,566 GSF

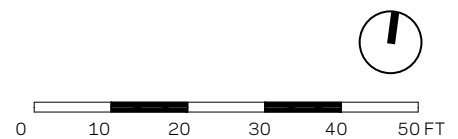


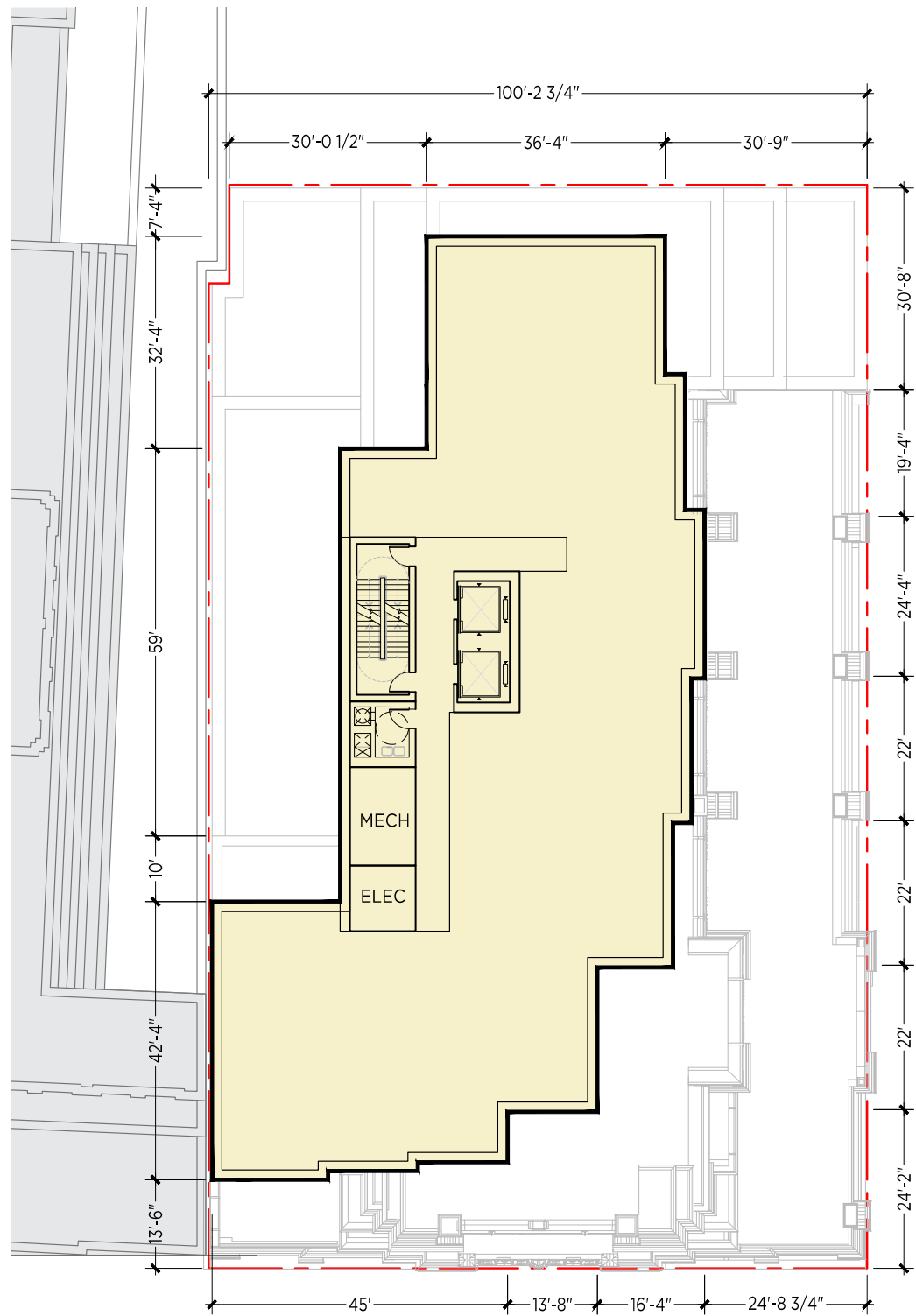


7TH - 8TH FLOOR
7,974 GSF

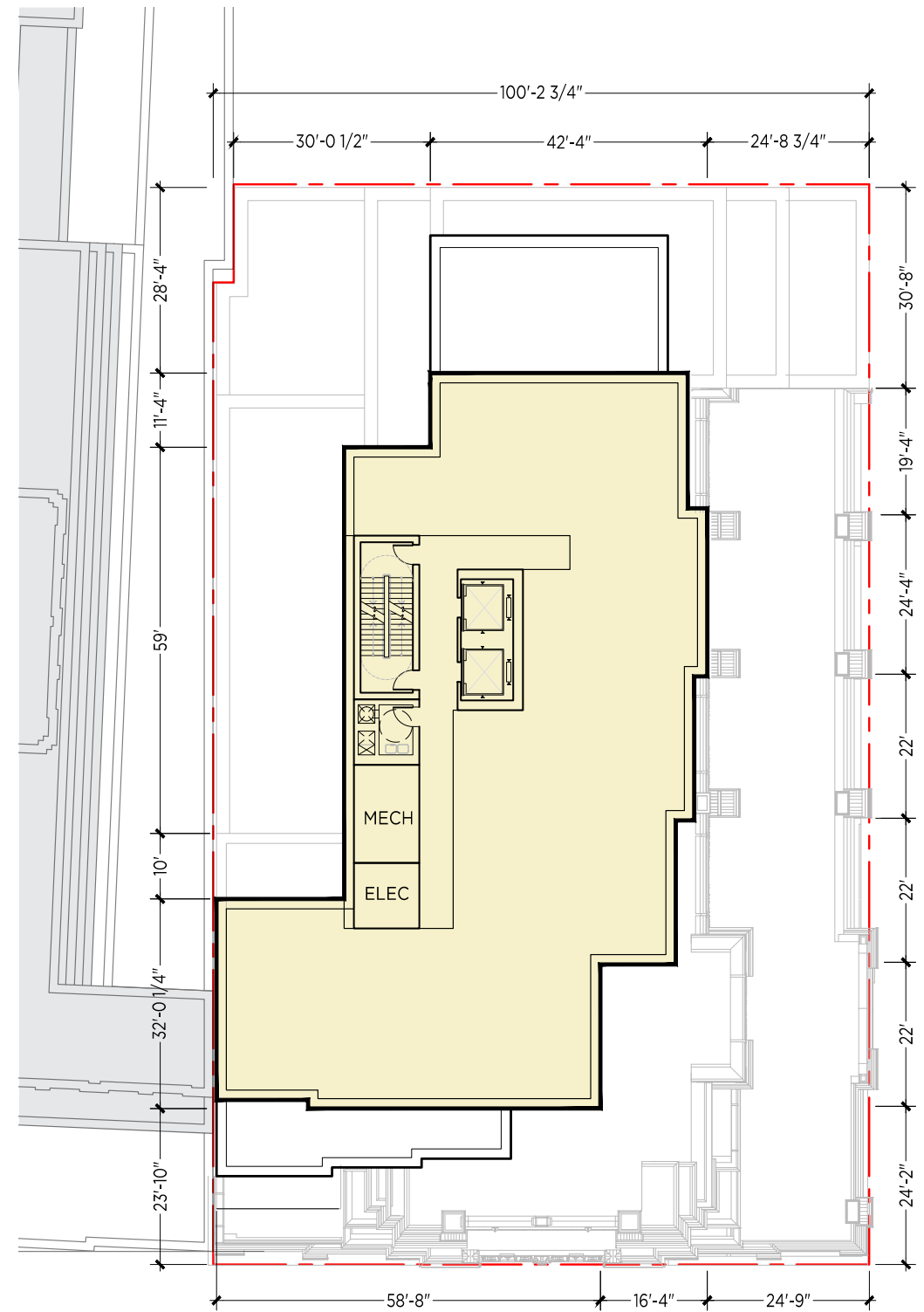


9TH - 14TH FLOOR
7,820 GSF

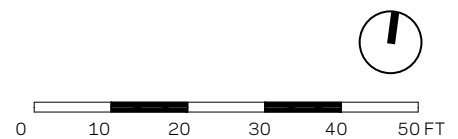


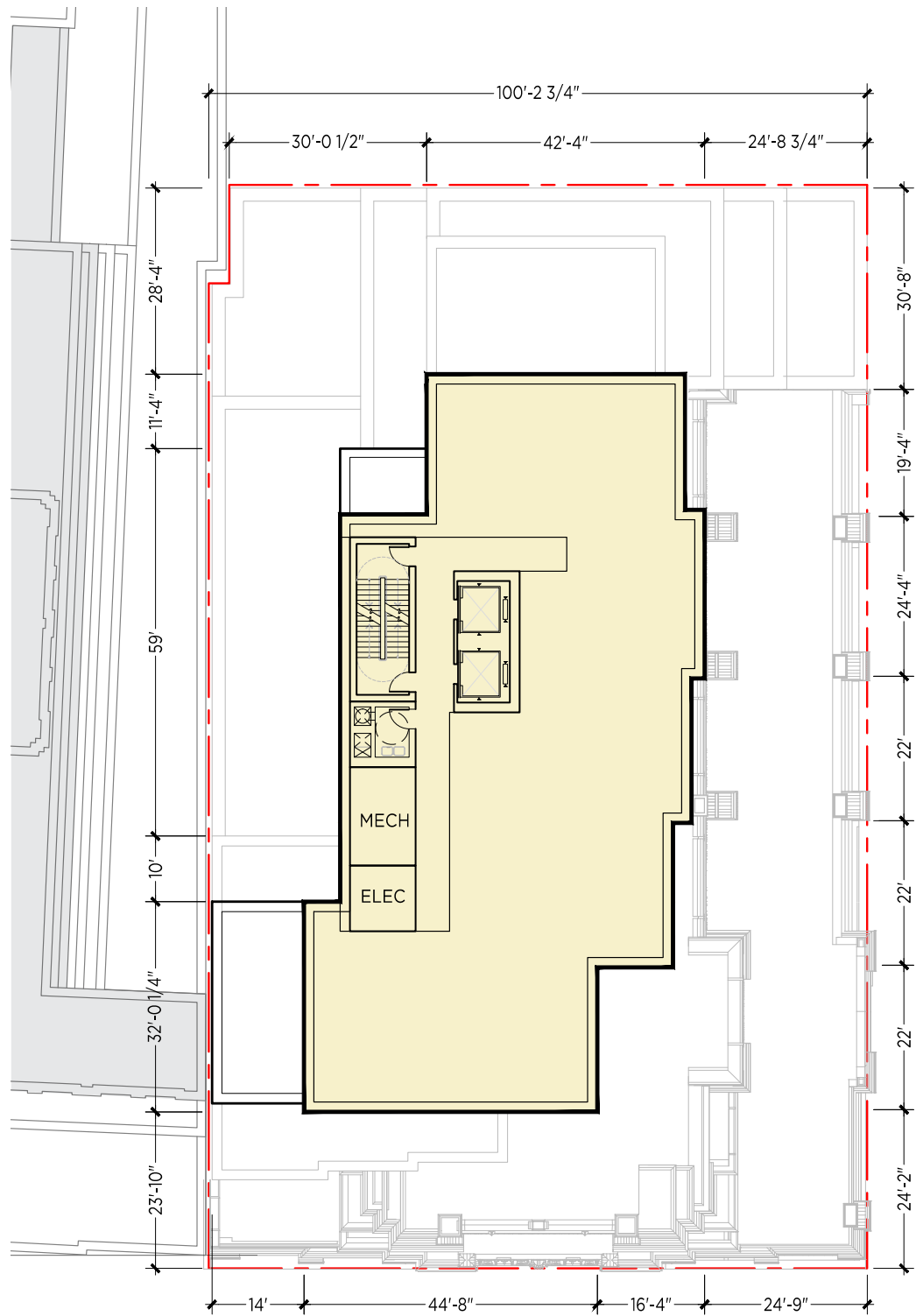


15TH - 20TH FLOOR
7,313 GSF

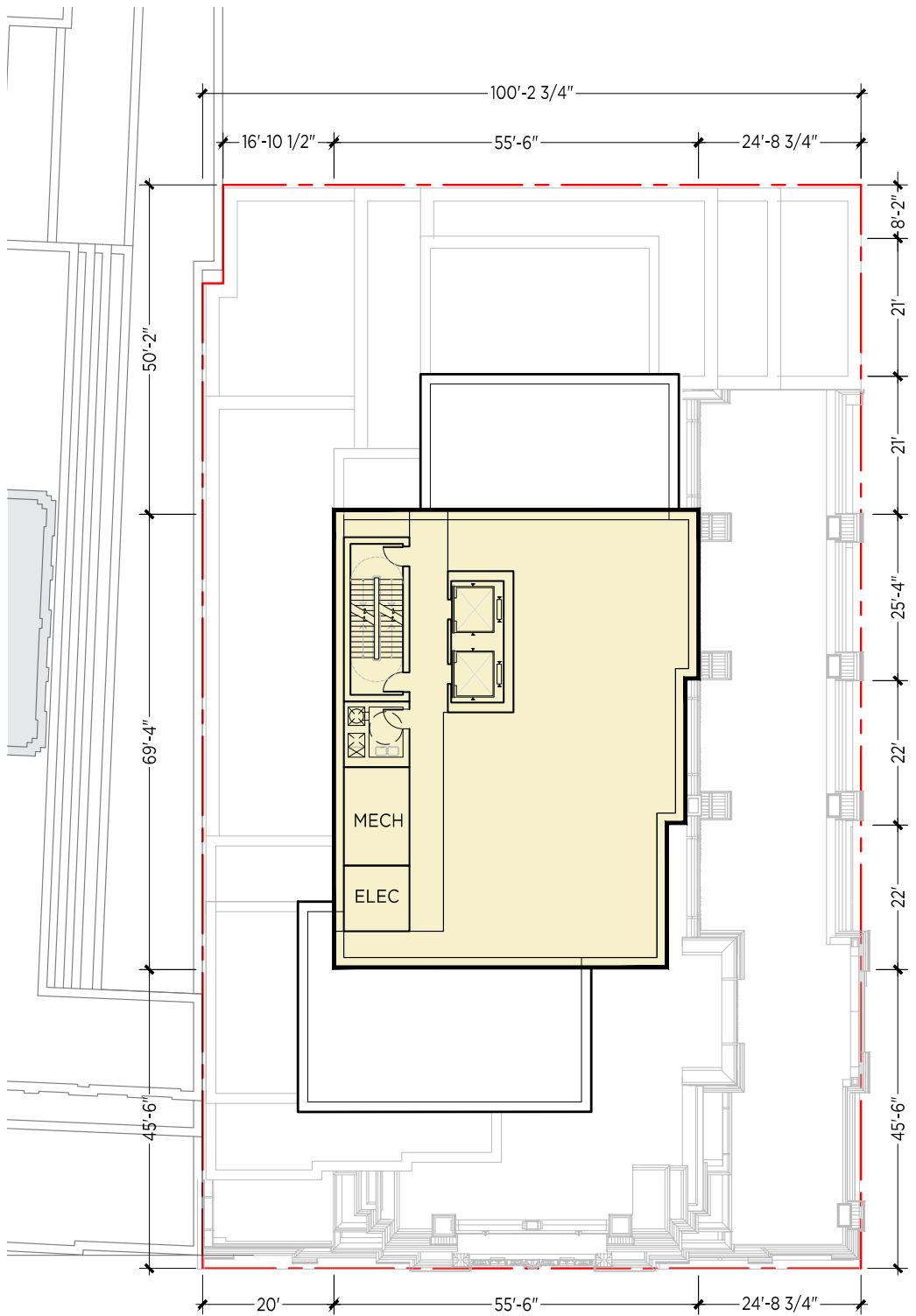


21ST - 24TH FLOOR
6,120 GSF

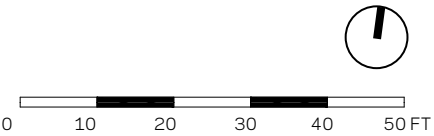


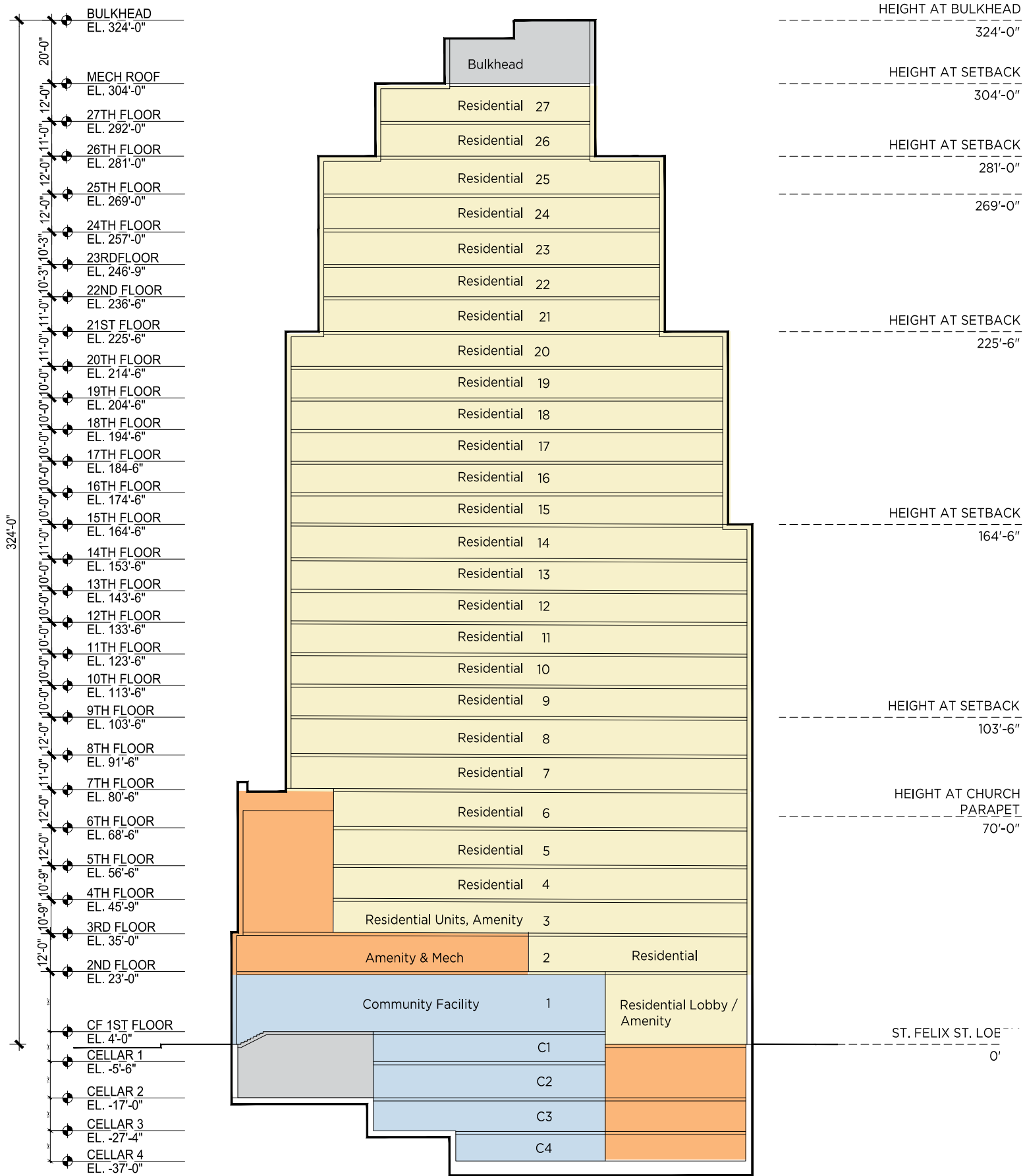


25TH FLOOR
5,558 GSF

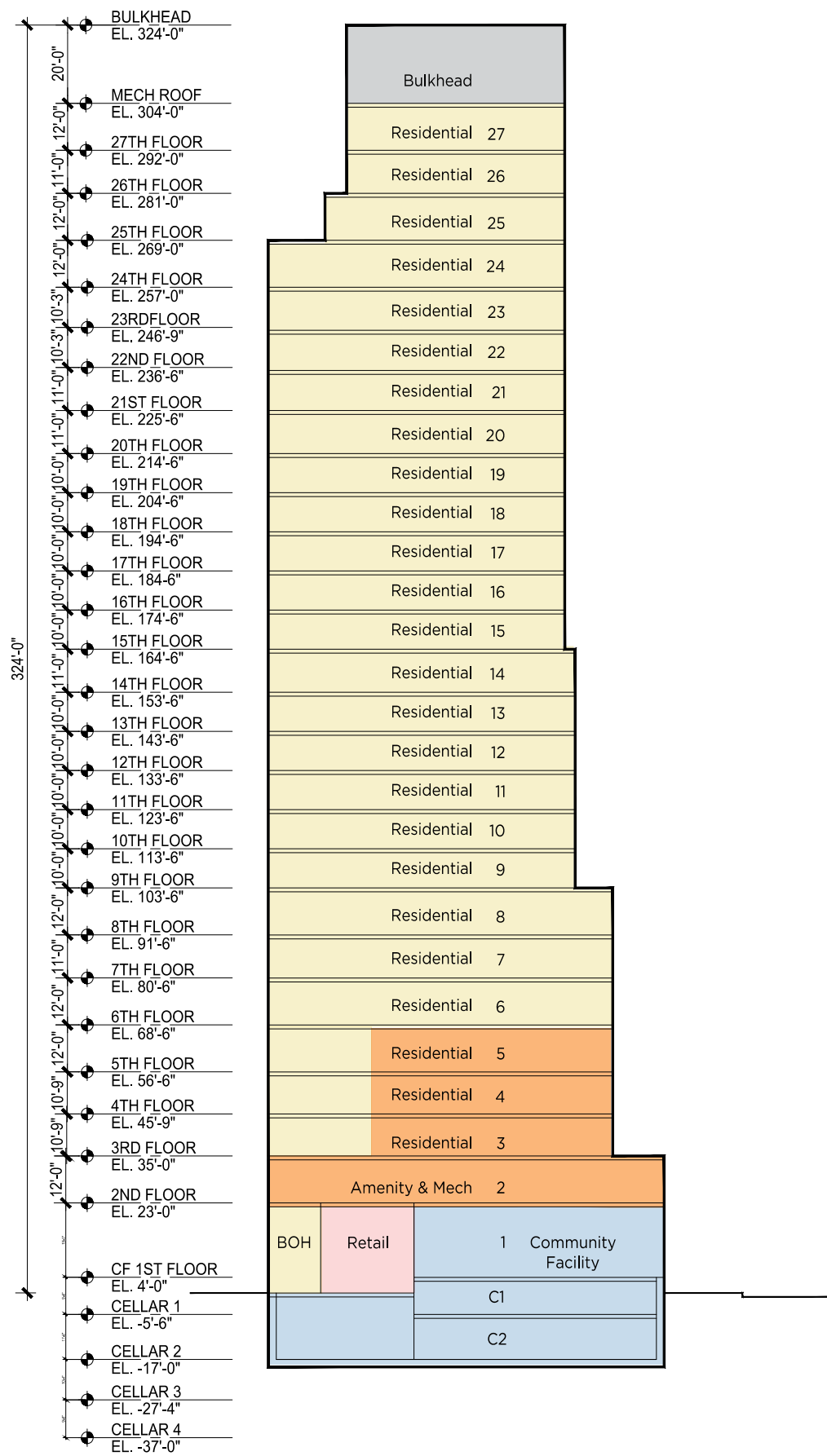


26TH - 27TH FLOOR
3,716 GSF





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 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

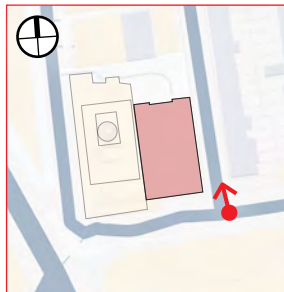
Demolished: 1929

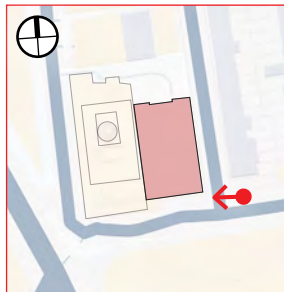


Previous (2nd) Church - Rectory on St. Felix Street

NY Historical Society, 1915



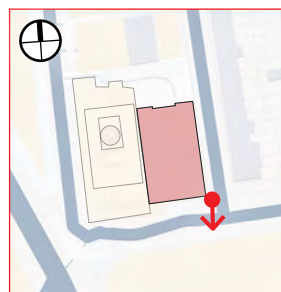






New York Transit Museum

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.

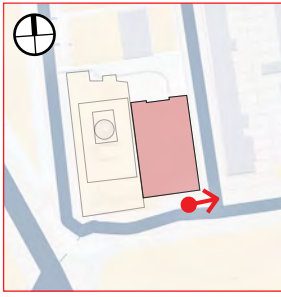




(284) R125-145-147 ST.
FELIX ST. 9-12-1915

New York Transit Museum

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.





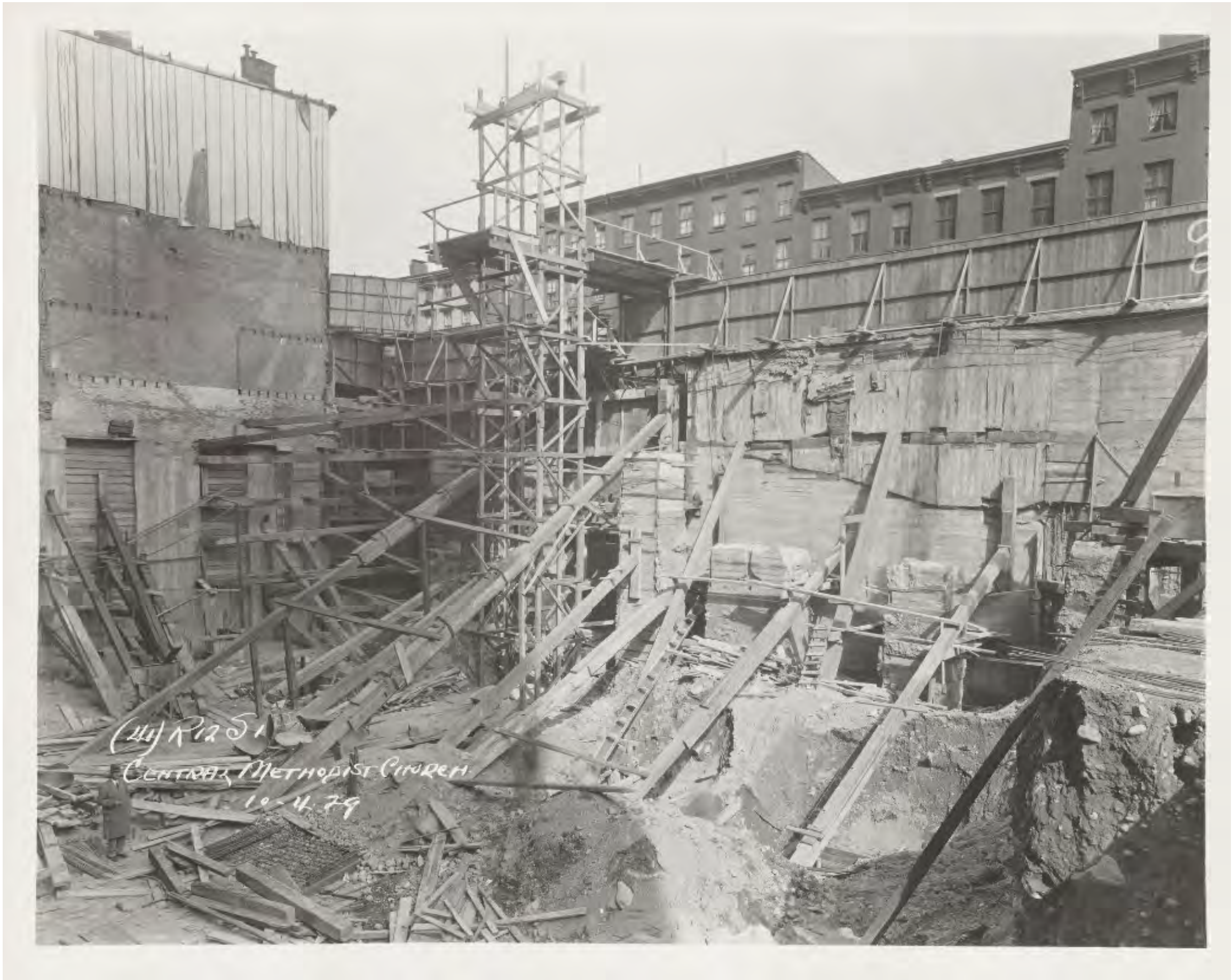
THE NEW YORK
PUBLIC LIBRARY
ASTOR, LENOX AND
TILDEN FOUNDATIONS
R L

190/C1
THE NEW YORK
PUBLIC LIBRARY
ASTOR, LENOX AND
TILDEN FOUNDATIONS
R L

BRONX: Hanson Place - W. St. Felix St - Flatbush Ave









Tiffany Census

BOOTH MEMORIAL WINDOW UNVEILED

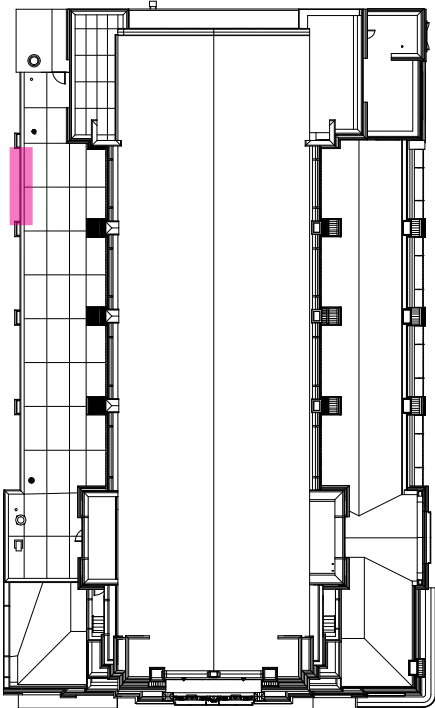
Services attending the unveiling of the Booth memorial window in the Hanson Place Methodist Church were held yesterday morning. The window, which is a handsome production of the Tiffany shops, was presented by members and friends of the Sunday school, of which Mr. Booth was for thirty-six years superintendent. 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 out how highly appropriate such a relation was, comparing Mr. Booth and Mr. French to the two pillars, Jachin and Boaz, which were reared 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 Photo

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

Evidence of Tiffany Windows on Site

D'Ascenzo Studios

ca. 1905 - 1954
Location: Philadelphia, PA

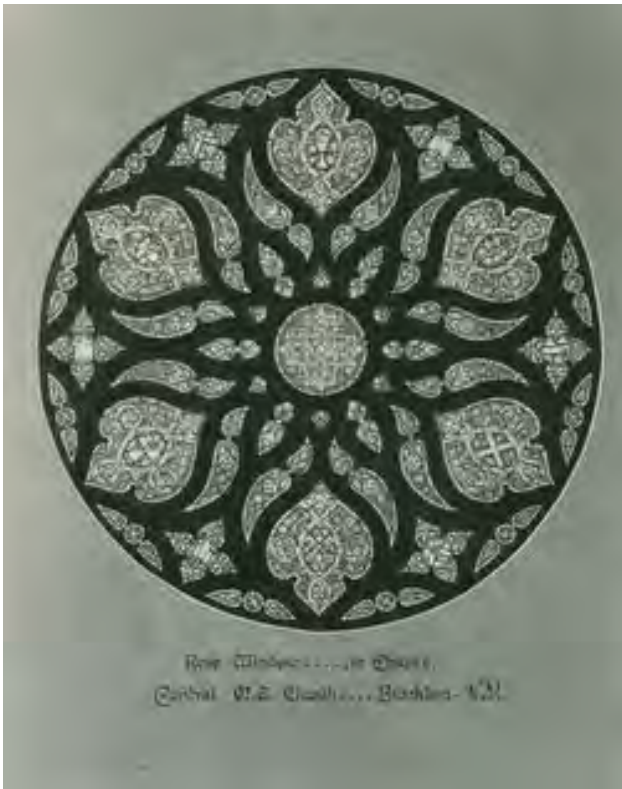
“In 1898 Nicola D’Ascenzo opened his studio at 1010 Chestnut Street, but by 1905 the Philadelphia city directories list the Studios at 36 South 16th Street, followed the next year with a more long-lived address at 1608-10 Ludlow Street in Philadelphia. By the 1920s the Studios had moved to much enlarged 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
(D1)	DEMO NON-ORIGINAL OVERHEAD DOOR AND AWNING	(D17)	DEMO RELIGIOUS ORNAMENTAL MASONRY
(D2)	DEMO NON-ORIGINAL DOOR AND FRAME	(D18)	DEMO BOWED CORRODED STEEL LINTEL
(D3)	DEMO NON-ORIGINAL WINDOW COVER	(D19)	DEMO METAL HANDRAIL
(D4)	DEMO EXISTING STOREFRONTS	(D20)	DEMO CORRODED LOUVER
(D5)	RESTORE TRACERY	(D21)	DEMO ROOF AND FLASHING
(D6)	DEMO LIGHTS	(D22)	REMOVE NON-ORIGINAL PAINT
(D7)	DEMO READERBOARD	(D23)	DEMO CORRODED WROUGHT IRON FENCING
(D8)	DEMO EXISTING STEEL CORRODED WINDOWS AND FRAMES	(D24)	DEMO PORTION OF BUILDING FOR NEW CONSTRUCTION
(D9)	DAMAGED WOOD ENTRY DOORS	(D25)	REMOVE AND SALVAGE STAINED GLASS FOR DONATION
(D10)	DAMAGED MASONRY	(D26)	REMOVE AND SALVAGE WINDOW AND TRACERY FOR RESTORATION

- RESTORE AND REINSTALL

RESTORE

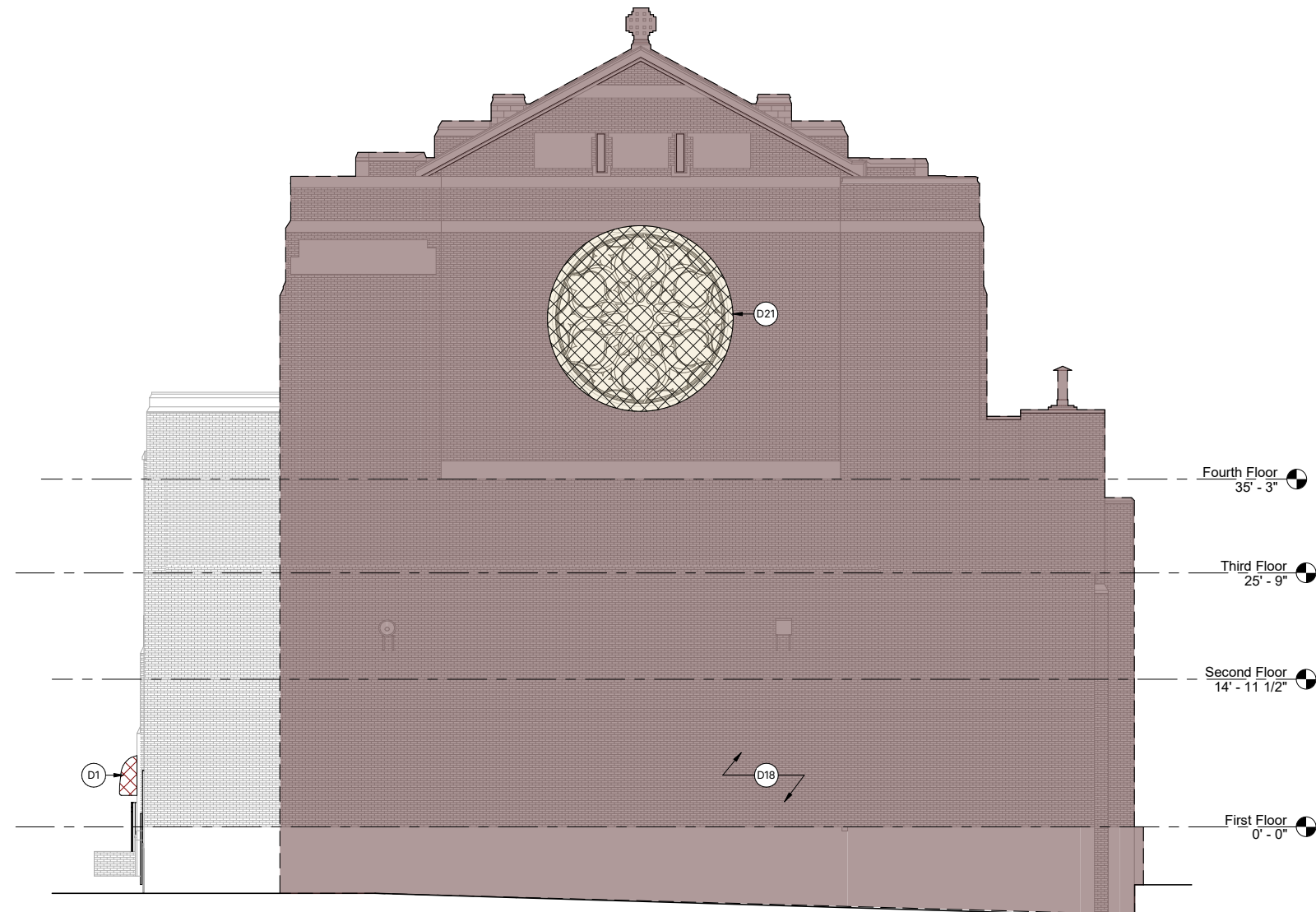
REPLACE IN-KIND
- SALVAGE AND DONATE

REPLACE WITH MODIFICATIONS

REMOVE NON-HISTORIC

REMOVE

Restoration Demolition: North Elevation

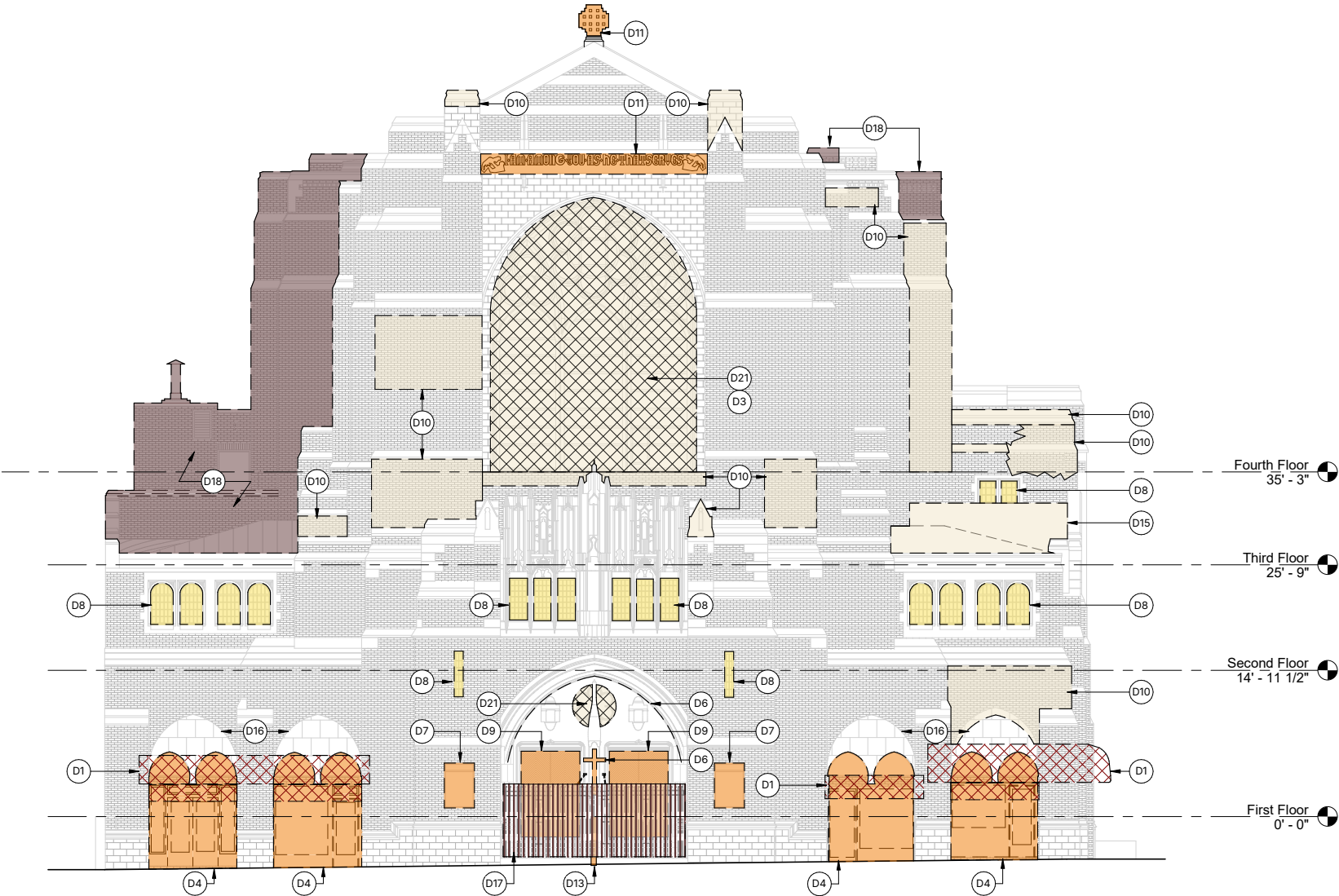


RESTORATION - DEMOLITION NOTES

NO.	SCOPE OF WORK	NO.	SCOPE OF WORK
(E1)	DEMO NON-ORIGINAL OVERHEAD DOOR AND AWNING	(D11)	DEMO RELIGIOUS ORNAMENTAL MASONRY
(E2)	DEMO NON-ORIGINAL DOOR AND FRAME	(D12)	DEMO BOWED CORRODED STEEL LINTEL
(E3)	DEMO NON-ORIGINAL WINDOW COVER	(D13)	DEMO METAL HANDRAIL
(E4)	DEMO EXISTING STOREFRONTS	(D14)	DEMO CORRODED LOUVER
(E5)	RESTORE TRACERY	(D15)	DEMO ROOF AND FLASHING
(E6)	DEMO LIGHTS	(D16)	REMOVE NON-ORIGINAL PAINT
(E7)	DEMO READERBOARD	(D17)	DEMO CORRODED WROUGHT IRON FENCING
(E8)	DEMO EXISTING STEEL CORRODED WINDOWS AND FRAMES	(D18)	DEMO PORTION OF BUILDING FOR NEW CONSTRUCTION
(E9)	DAMAGED WOOD ENTRY DOORS	(D19)	REMOVE AND SALVAGE STAINED GLASS FOR DONATION
(E10)	DAMAGED MASONRY	(D21)	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
021	DEMO NON-ORIGINAL OVERHEAD DOOR AND AWNING	020	DEMO RELIGIOUS ORNAMENTAL MASONRY
022	DEMO NON-ORIGINAL DOOR AND FRAME	019	DEMO BOWED CORRODED STEEL LINTEL
023	DEMO NON-ORIGINAL WINDOW COVER	018	DEMO METAL HANDRAIL
024	DEMO EXISTING STOREFRONTS	017	DEMO CORRODED LOUVER
025	RESTORE TRACERY	016	DEMO ROOF AND FLASHING
026	DEMO LIGHTS	015	REMOVE NON-ORIGINAL PAINT
027	DEMO READERBOARD	014	DEMO CORRODED WROUGHT IRON FENCING
028	DEMO EXISTING STEEL CORRODED WINDOWS AND FRAMES	013	DEMO PORTION OF BUILDING FOR NEW CONSTRUCTION
029	DAMAGED WOOD ENTRY DOORS	012	REMOVE AND SALVAGE STAINED GLASS FOR DONATION
030	DAMAGED MASONRY	011	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: West Elevation

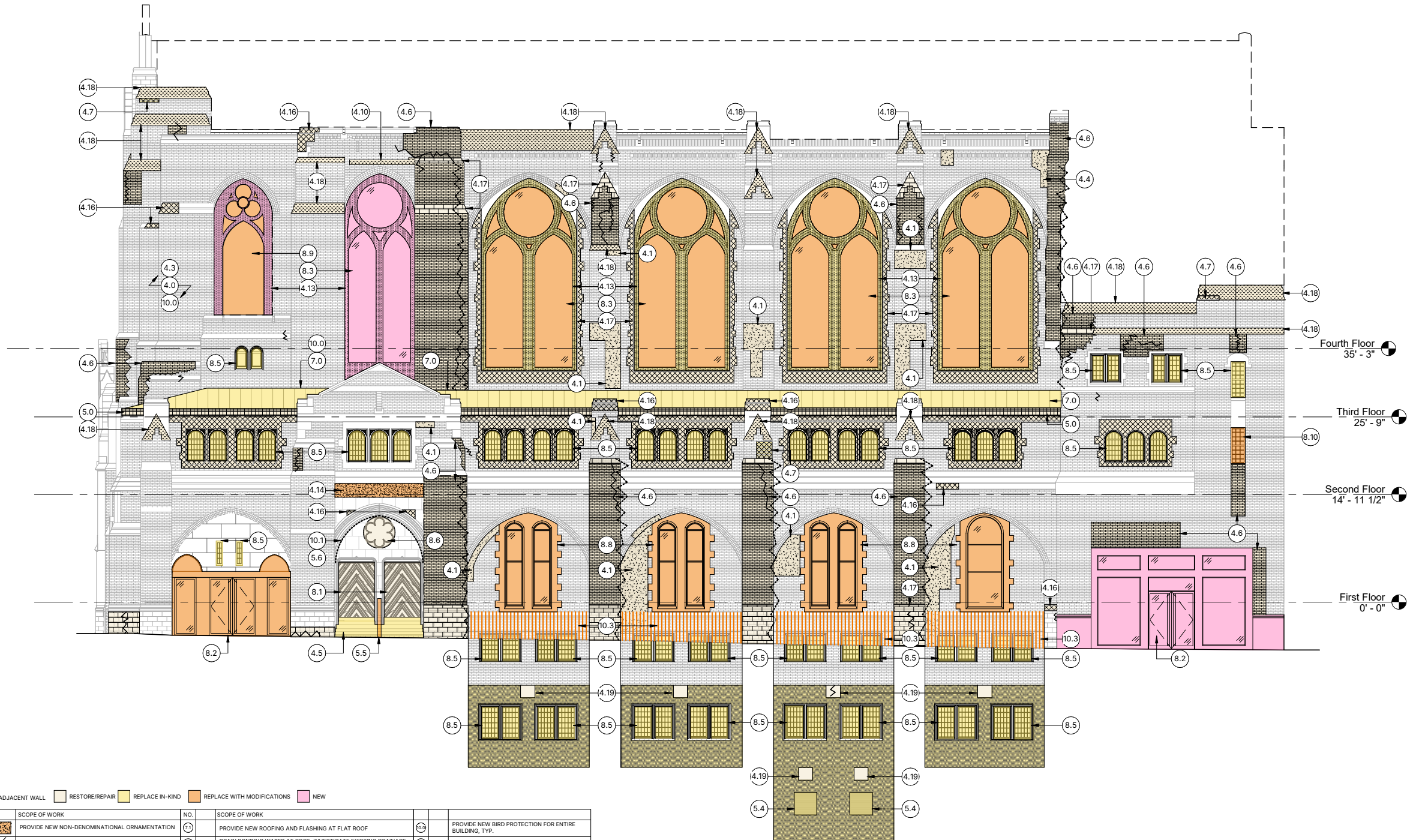


RESTORATION - DEMOLITION NOTES

NO.	SCOPE OF WORK	NO.	SCOPE OF WORK
01	DEMO NON-ORIGINAL OVERHEAD DOOR AND AWNING	011	DEMO RELIGIOUS ORNAMENTAL MASONRY
02	DEMO NON-ORIGINAL DOOR AND FRAME	012	DEMO BOWED CORRODED STEEL LINTEL
03	DEMO NON-ORIGINAL WINDOW COVER	013	DEMO METAL HANDRAIL
04	DEMO EXISTING STOREFRONTS	014	DEMO CORRODED LOUVER
05	RESTORE TRACERY	015	DEMO ROOF AND FLASHING
06	DEMO LIGHTS	016	REMOVE NON-ORIGINAL PAINT
07	DEMO READERBOARD	017	DEMO CORRODED WROUGHT IRON FENCING
08	DEMO EXISTING STEEL CORRODED WINDOWS AND FRAMES	018	DEMO PORTION OF BUILDING FOR NEW CONSTRUCTION
09	DAMAGED WOOD ENTRY DOORS	019	REMOVE AND SALVAGE STAINED GLASS FOR DONATION
010	DAMAGED MASONRY	020	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		

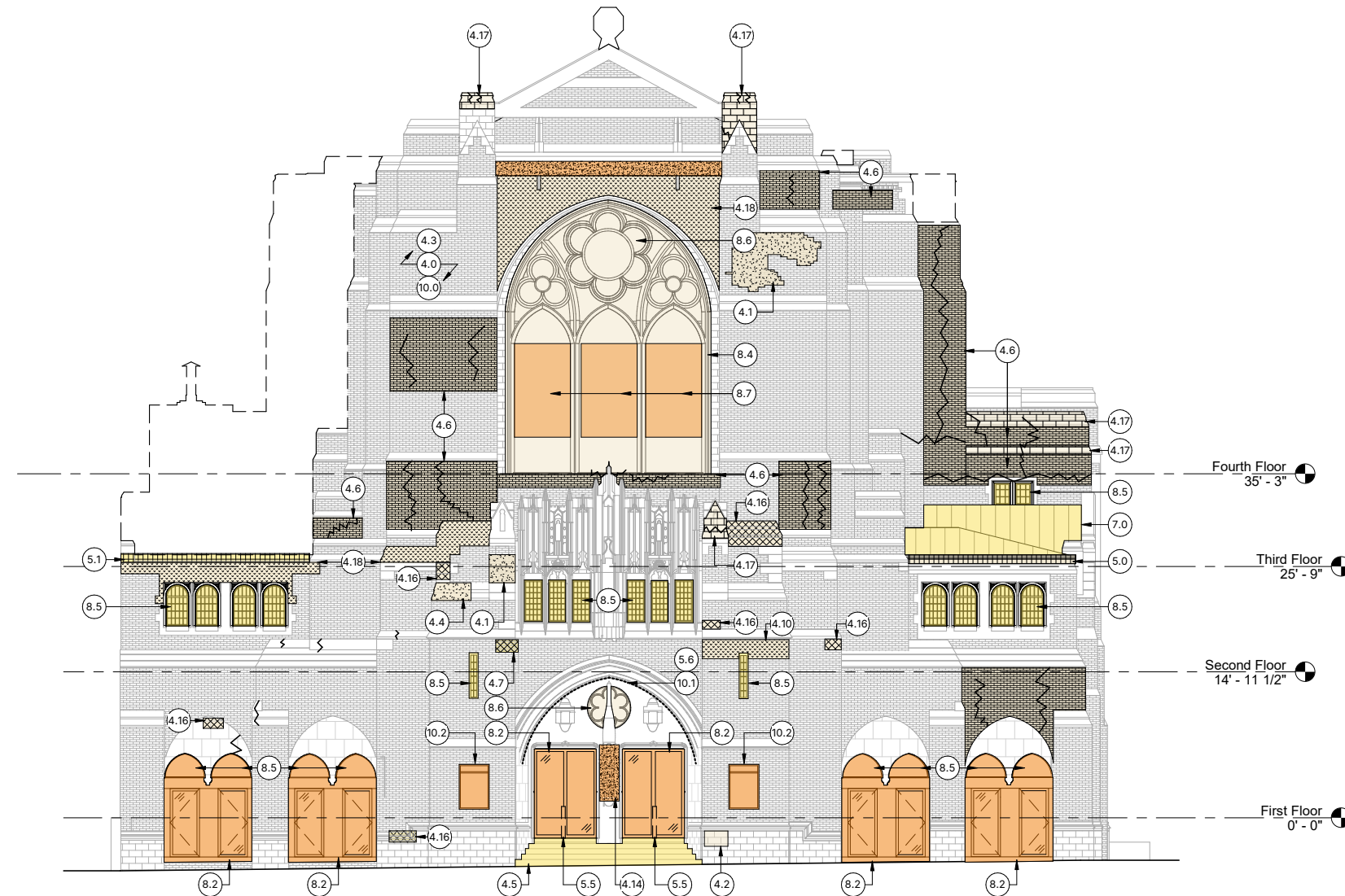
Restoration Construction: East Elevation



RESTORATION - CONSTRUCTION NOTES

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

Restoration Construction: South Elevation



RESTORATION - CONSTRUCTION NOTES

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

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

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

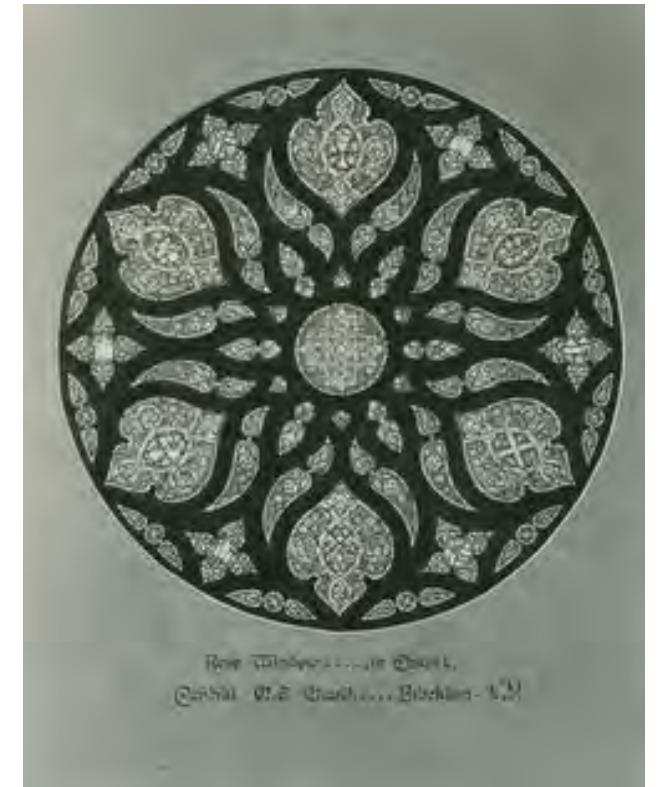
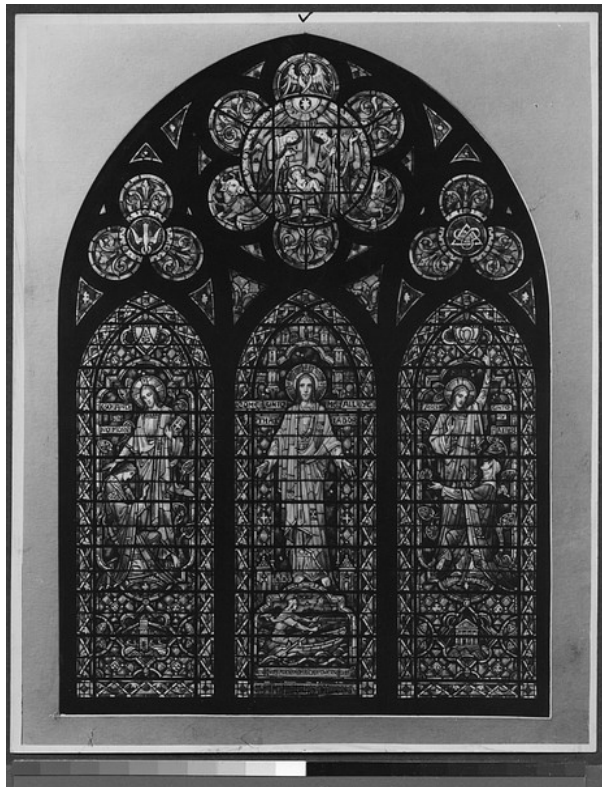
"In 1898 Nicola D'Ascenzo opened his studio at 1010 Chestnut Street, but by 1905 the Philadelphia city directories list the Studios at 36 South 16th Street, followed the next year with a more long-lived address at 1608-10 Ludlow Street in Philadelphia. By the 1920s the Studios had moved to much enlarged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

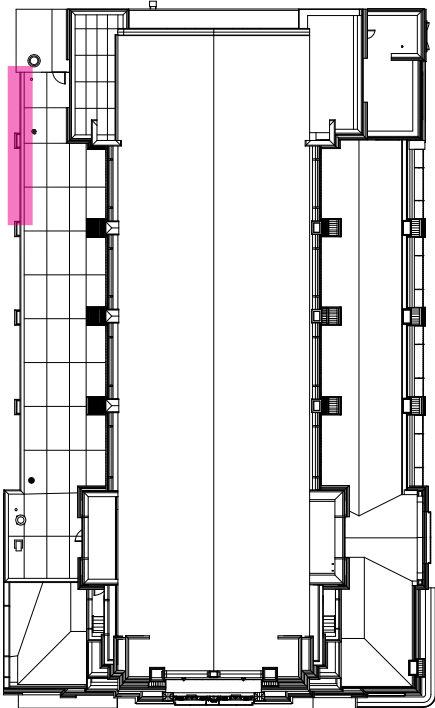
Services attending the unveiling of the Booth memorial window in the Hanson Place Methodist Church were held yesterday morning. The window, which is a handsome production of the Tiffany shops, was presented by members and friends of the Sunday school, of which Mr. Booth was for thirty-six years superintendent. 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 reared 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 Photo

Brooklyn Eagle, 1/9/1904



Existing 2025

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

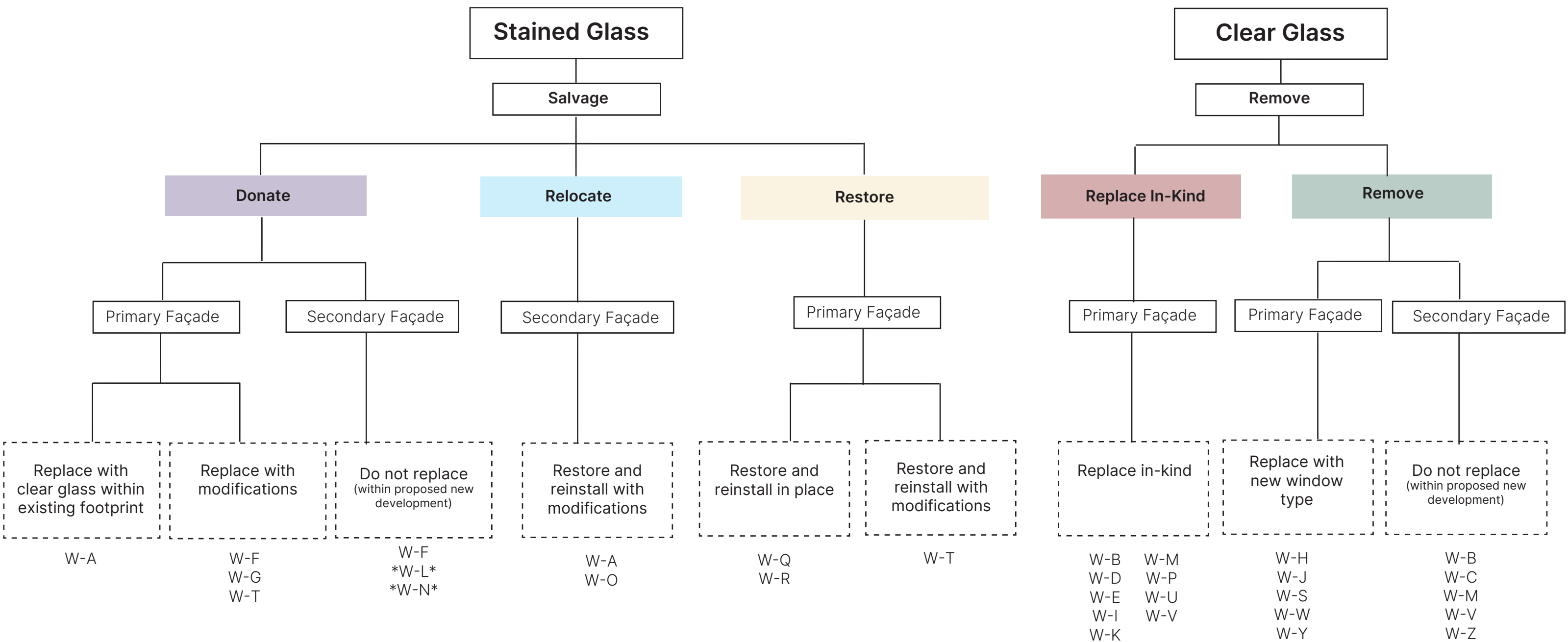
DR. CHARLES L. GOODELL, who has been ill for some little time, was in his pulpit in the Hanson Place M. E. Church. The French memorial window, a handsome art work by the Tiffany Company, was unveiled. Dr. Goodell had for his theme the subject of the window, "Christ Blessing Little Children." The text 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.

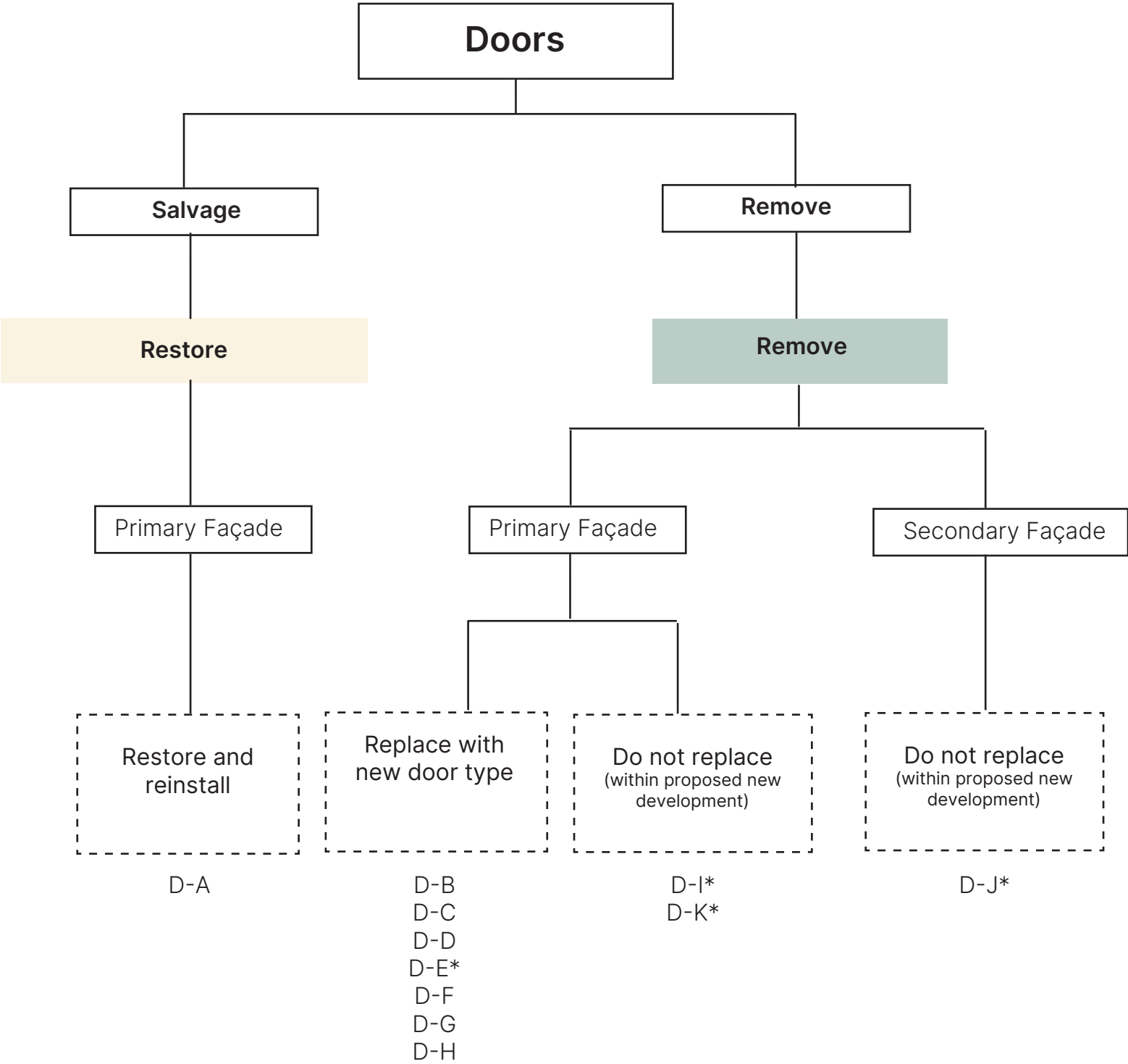
"The One Hundreth Anniversary Messenger", 1/05/1958

Window Restoration & Replacement Strategy:



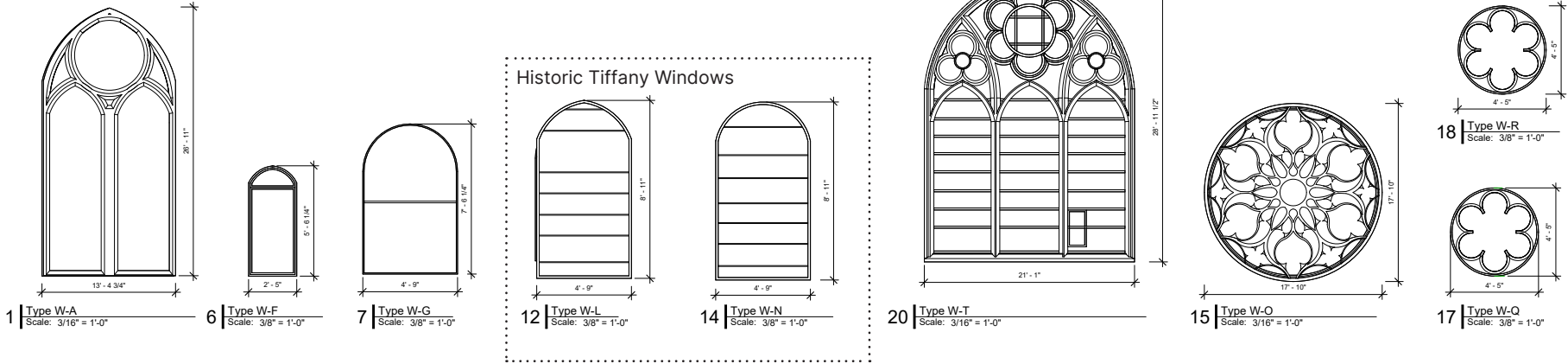
** Historic Tiffany Windows

Door Restoration & Replacement Strategy:

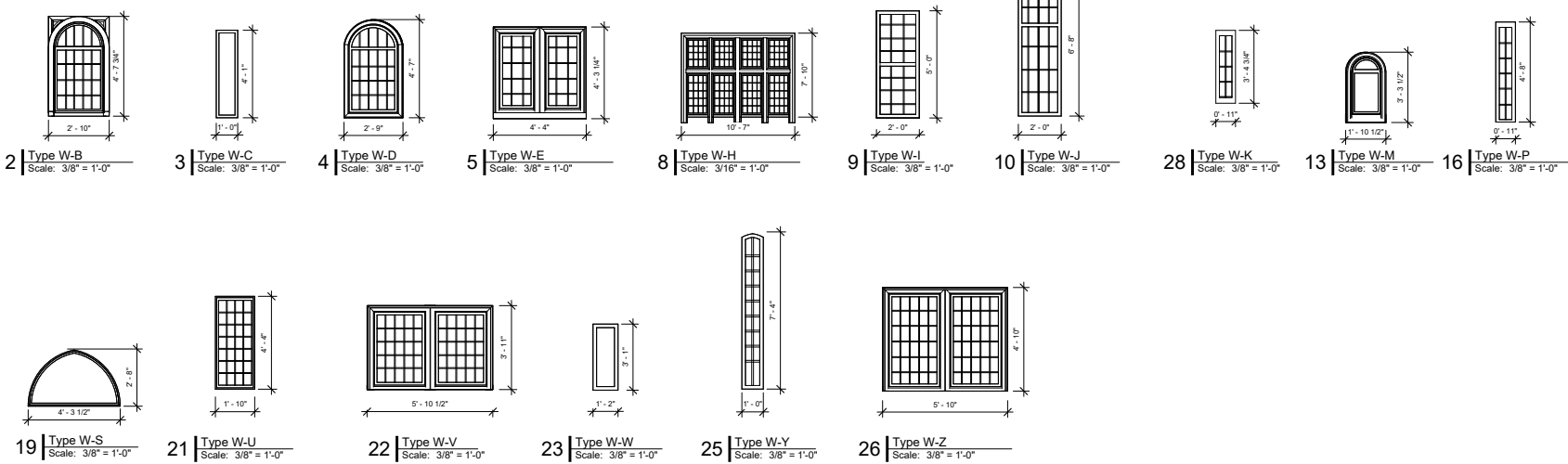


* Not Special

STAINED GLASS



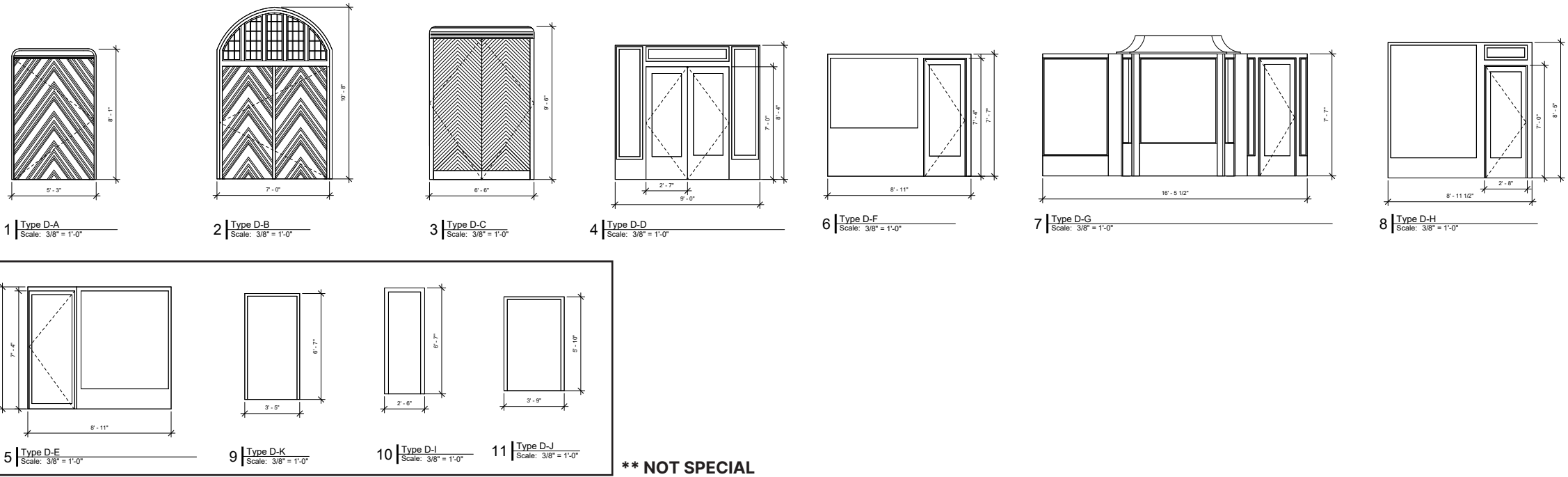
CLEAR GLASS



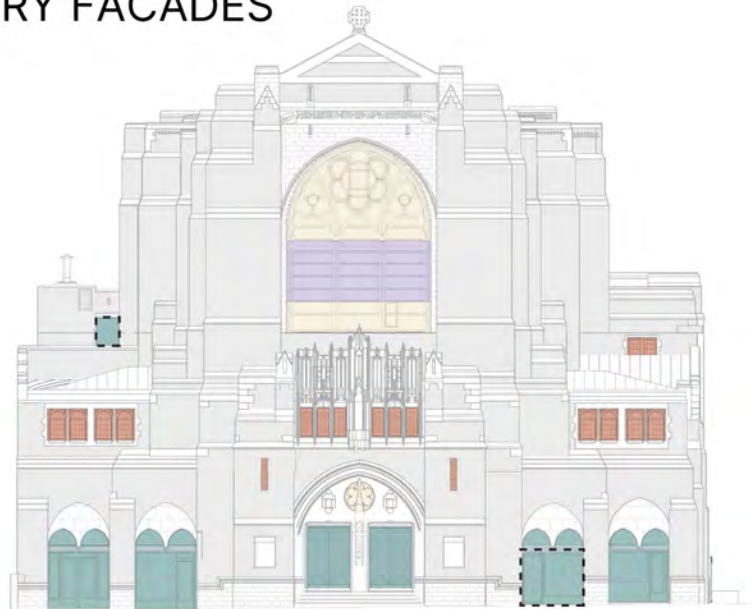
Specialty Windows and Doors Characteristics:

- 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)

DOORS



PRIMARY FACADES

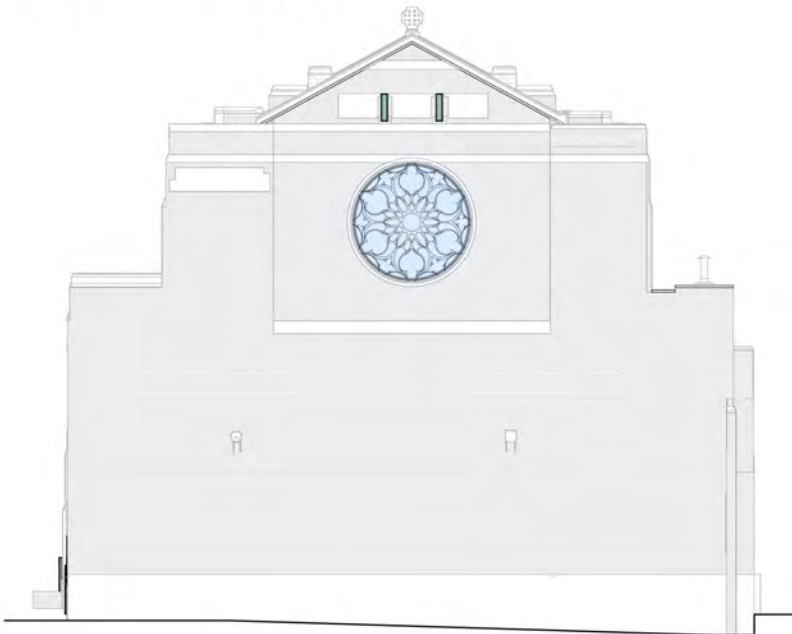


South



East

SECONDARY FACADES



North



West

- Restore
- Relocate
- Donate / Return to Church
- Remove
- Replace In-Kind
- Not Special

East Elevation



KEY

Donate

Relocate

Restore

Remove

Replace In-Kind

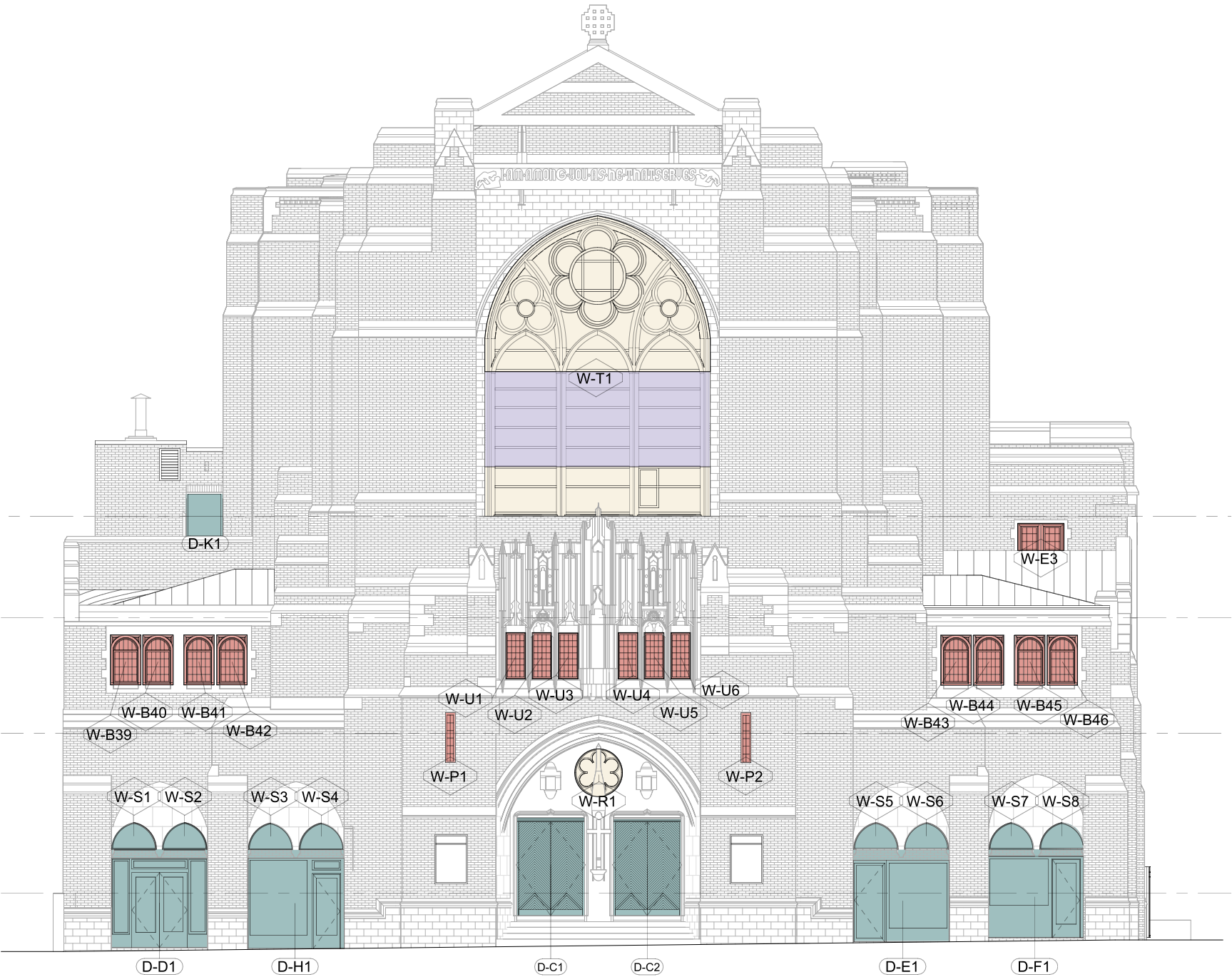
PRIMARY FAÇADE: Windows

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								V-3		
A-4	B-4	B-11	B-18				F-4								V-4		
	B-5	B-12	B-19				F-5								V-5		
	B-6	B-13	B-47				F-6								V-6		
	B-7	B-14	B-48												V-7		
															V-8		

PRIMARY FAÇADE: Doors & Storefront

A-1	B-1	I-1	G-1
A-2			

South Elevation



KEY

- Donate
- Relocate
- Restore
- Remove
- Replace In-Kind

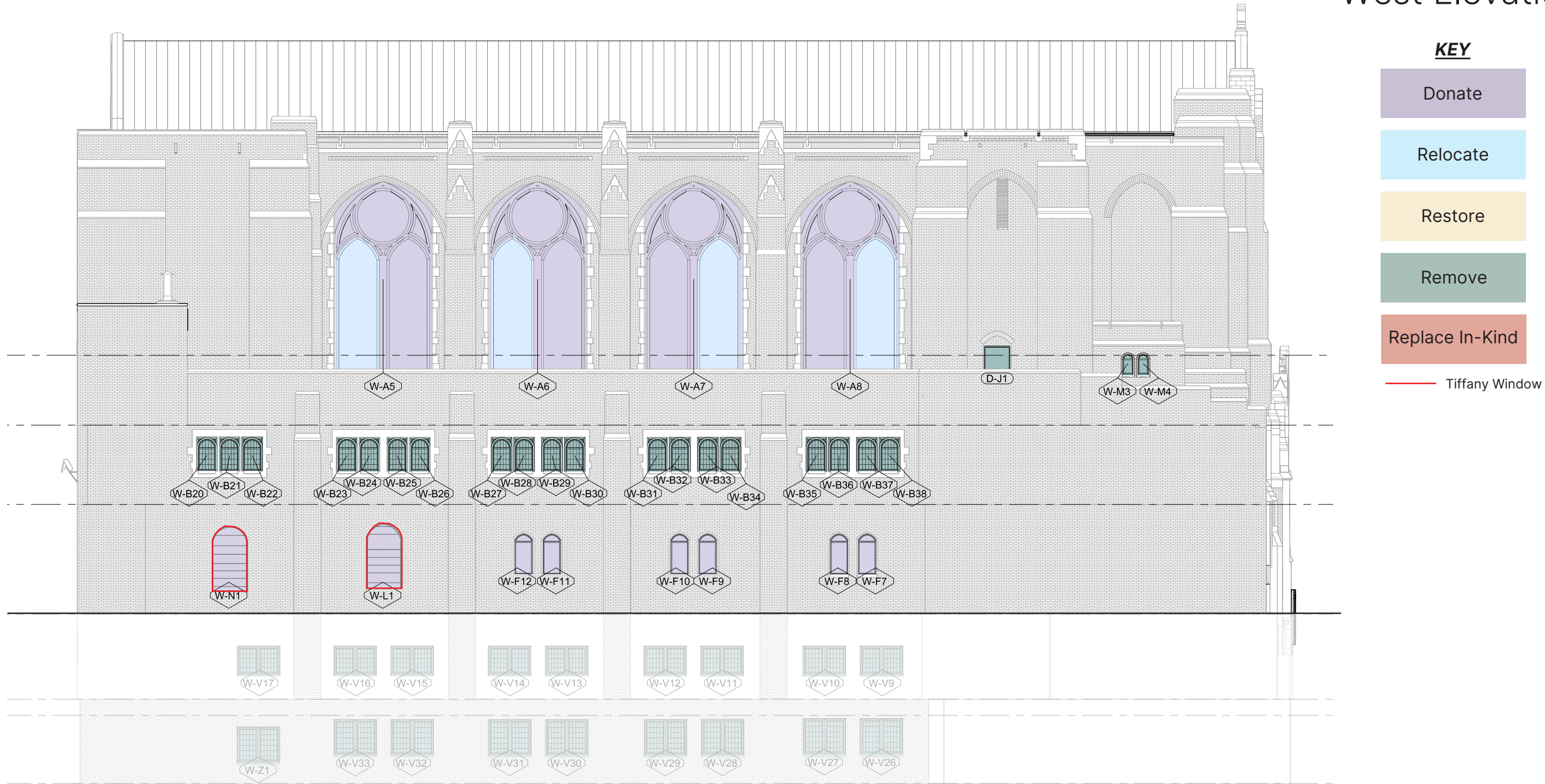
PRIMARY FAÇADE: Windows

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

West Elevation



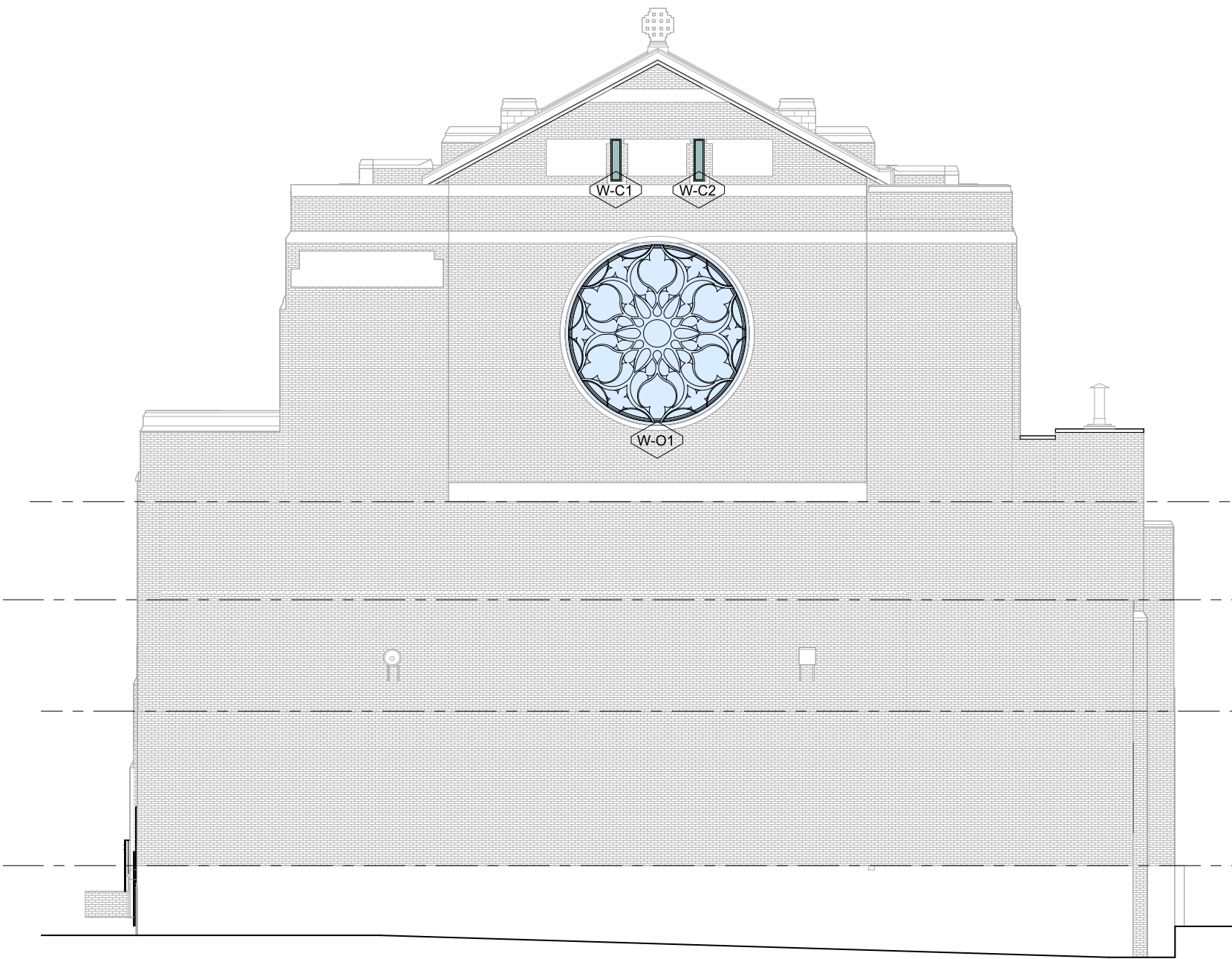
SECONDARY FAÇADE: Windows

A-5	B-20B-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

North Elevation



KEY

- Donate
- Relocate
- Restore
- Remove
- Replace In-Kind

SECONDARY FAÇADE: Windows

C-1 O-1
C-2

Subcellular Plan

KEY

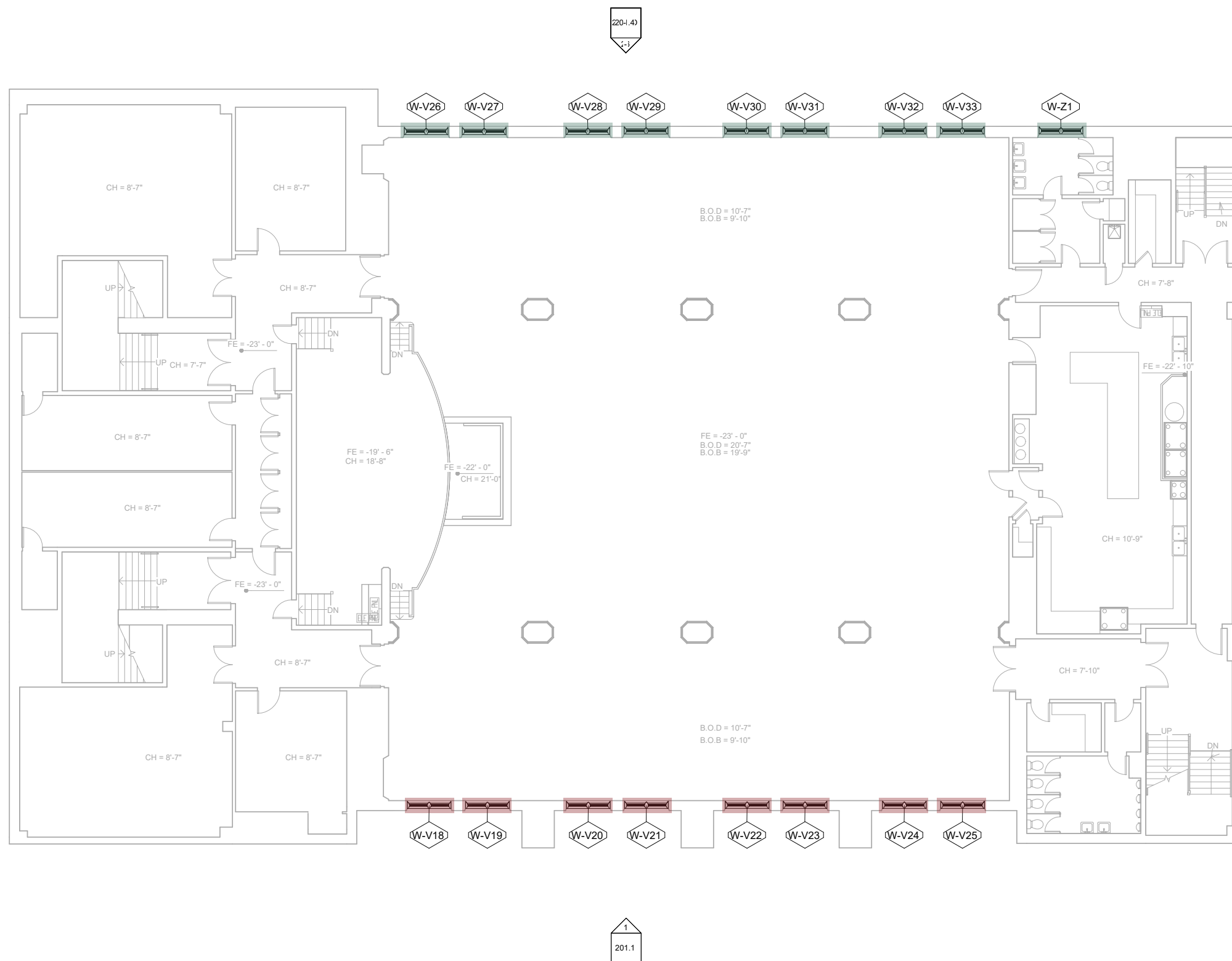
Donate

Relocate

Restore

Remove

Replace In-Kind



Cellar Plan

KEY

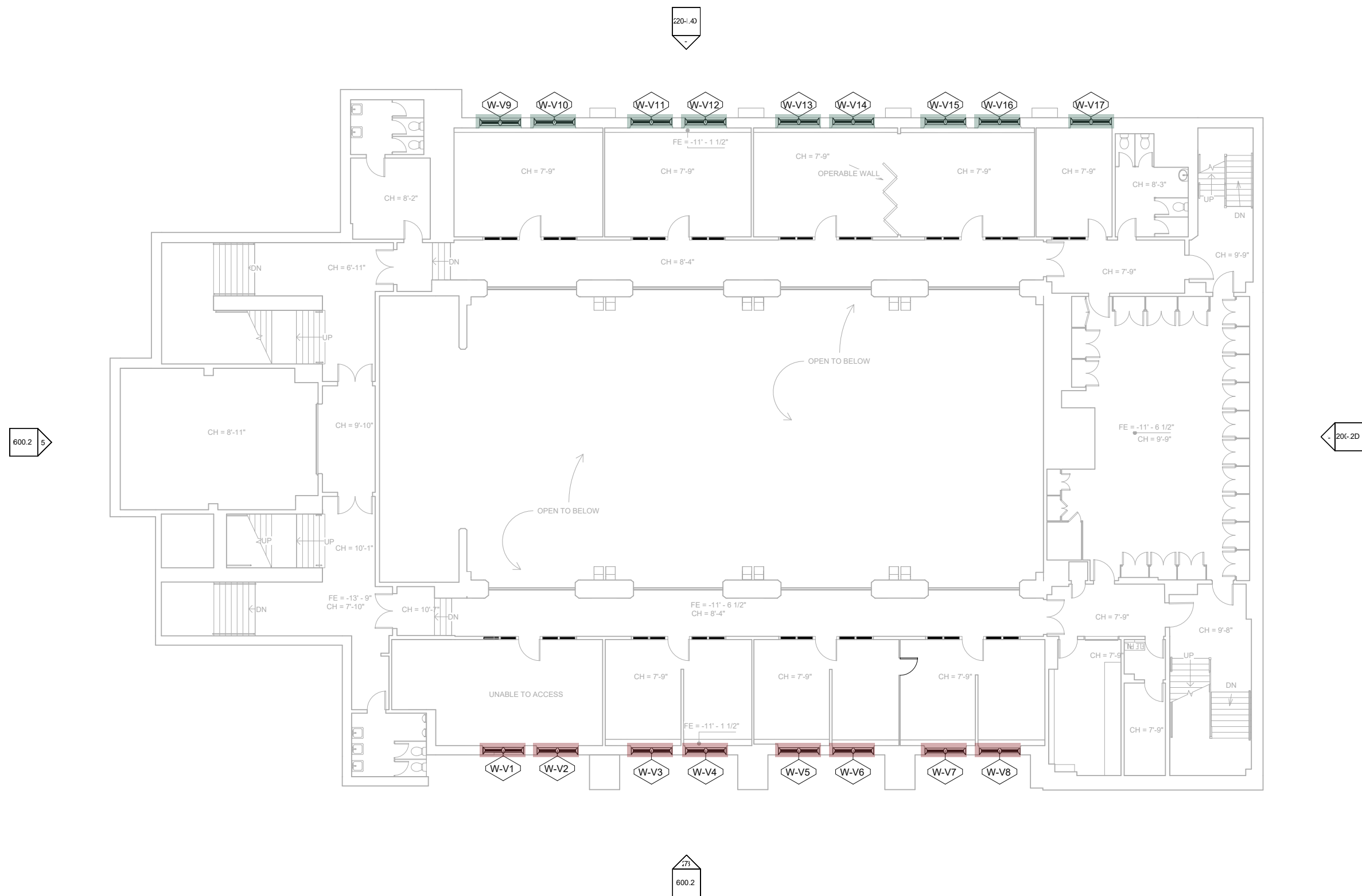
Donate

Relocate

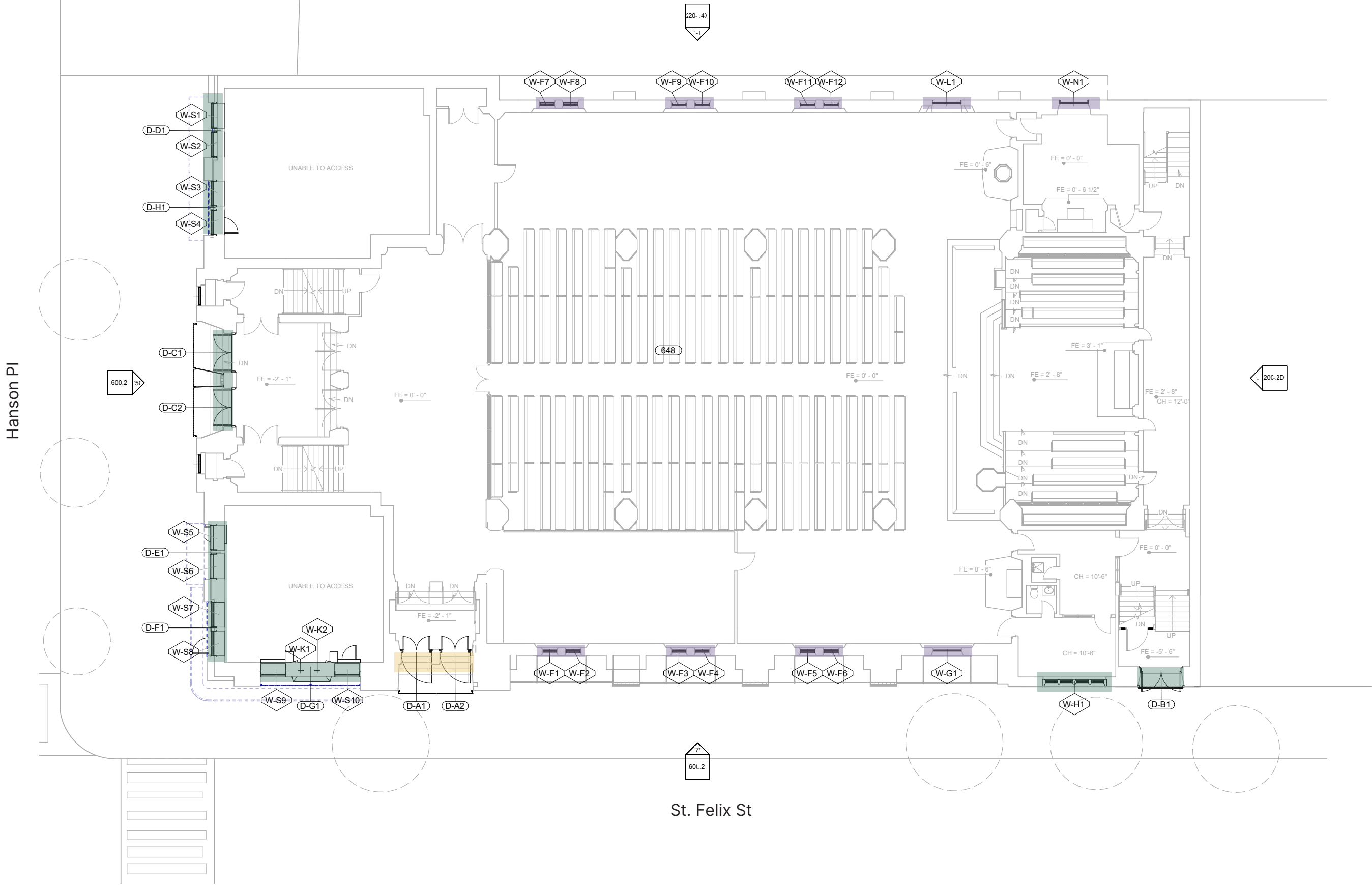
Restore

Remove

Replace In-Kind



First Floor Plan



KEY

- Donate
- Relocate
- Restore
- Remove
- Replace In-Kind

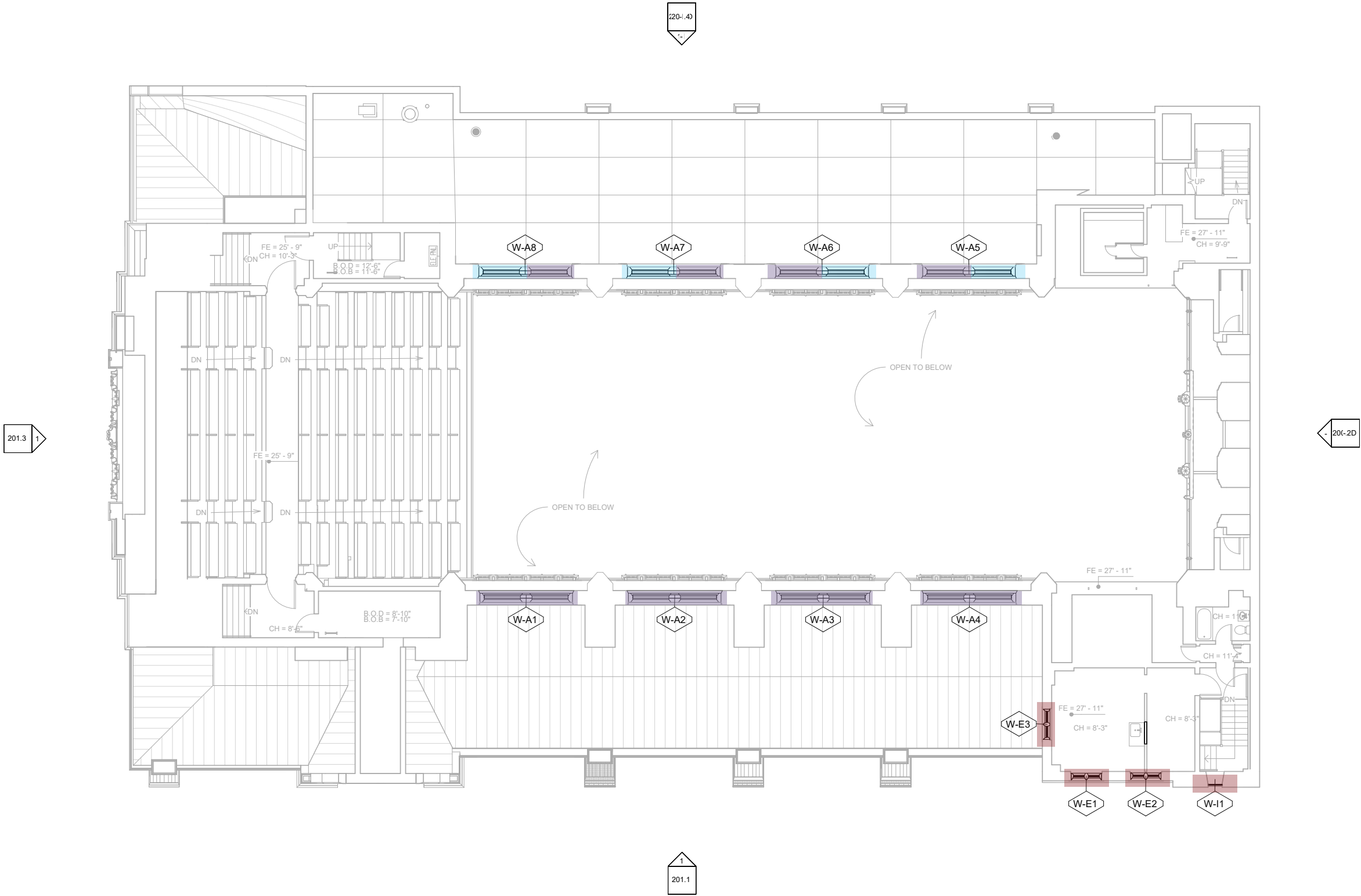
Second Floor Plan



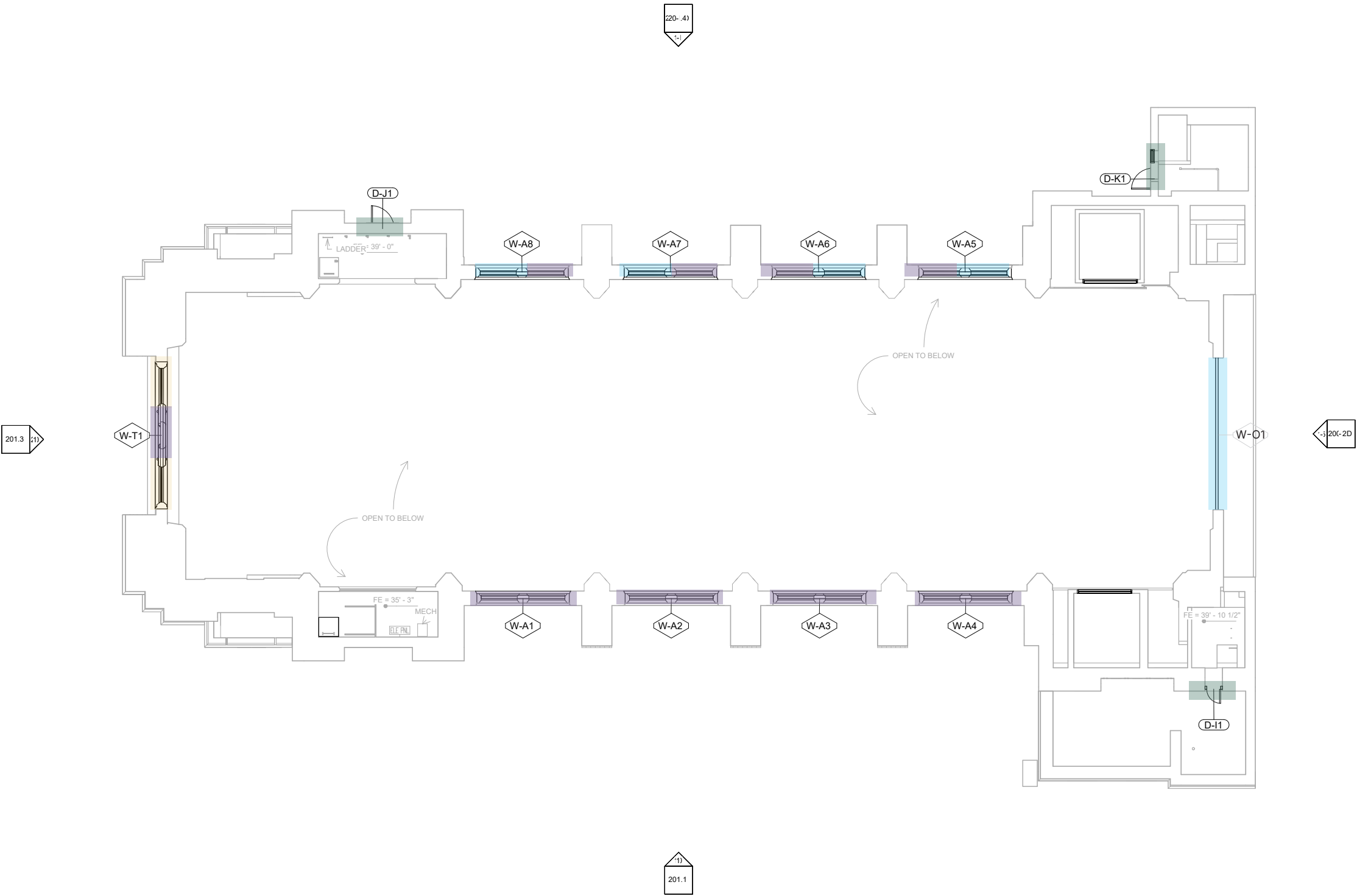
Third Floor Plan

KEY

- Donate
- Relocate
- Restore
- Remove
- Replace In-Kind



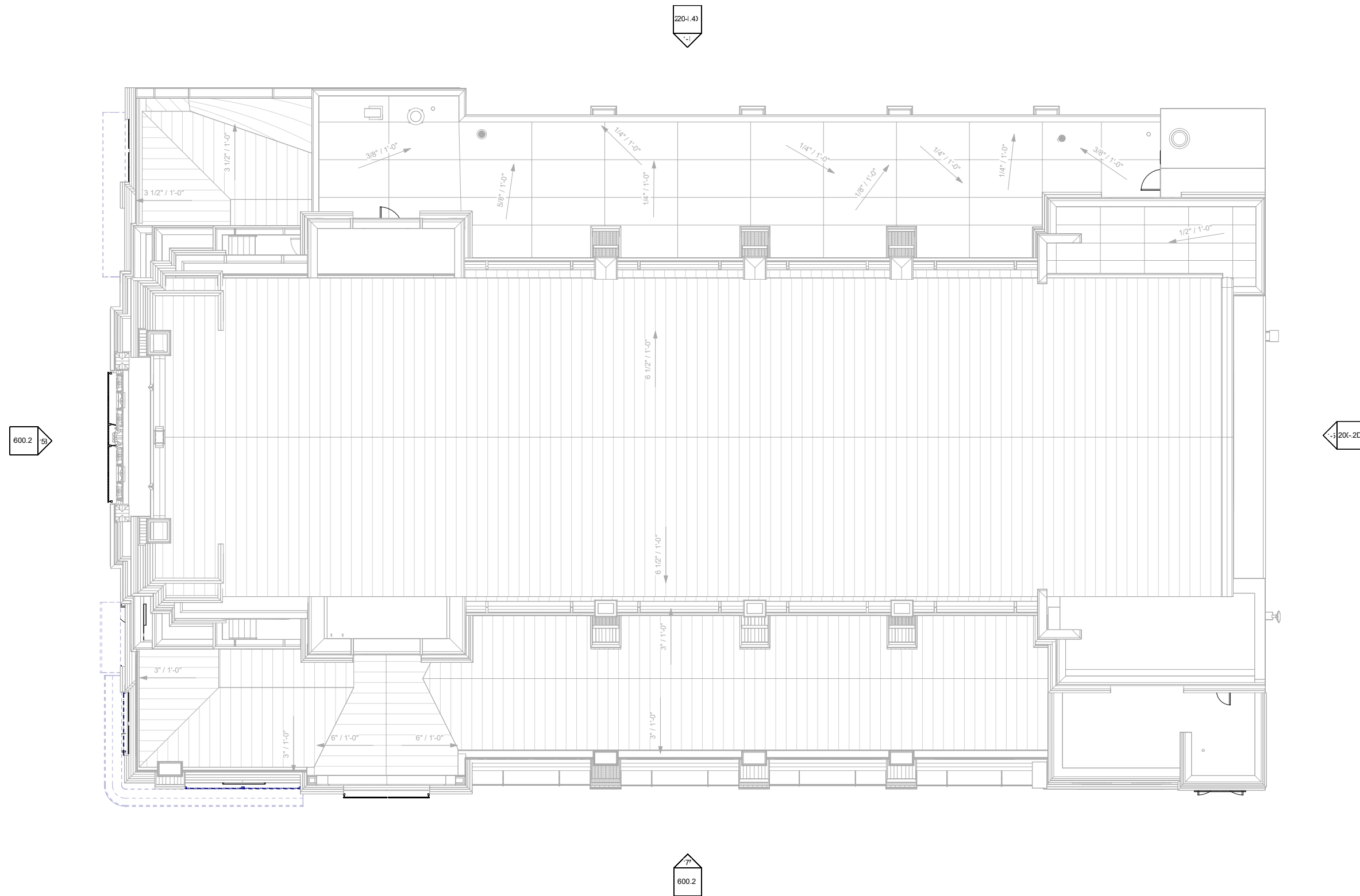
Fourth Floor Plan



KEY

- Donate
- Relocate
- Restore
- Remove
- Replace In-Kind

Roof Plan



Window Survey:

Stained Glass:

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 coming 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

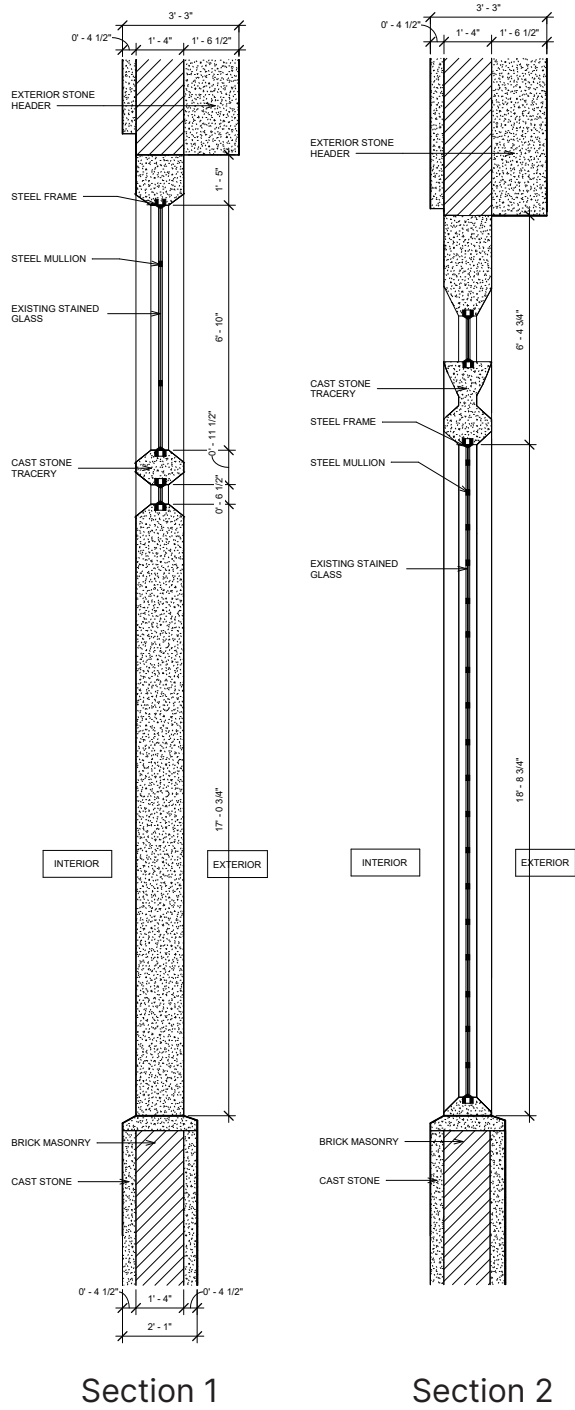
- Minor bowing of stained glass panels
- Minor rusting of steel window frame
- Shattered protective glazing at several instances has exposed original stained glass to the exterior
- Glazing panels A.1, A.2, and A.5 display religious iconography
- Windows A-1 through A-4 represent all Biblical figures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

CONCLUSION

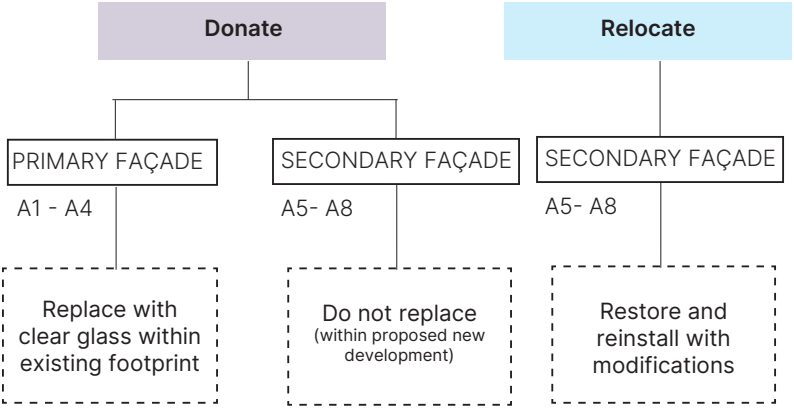
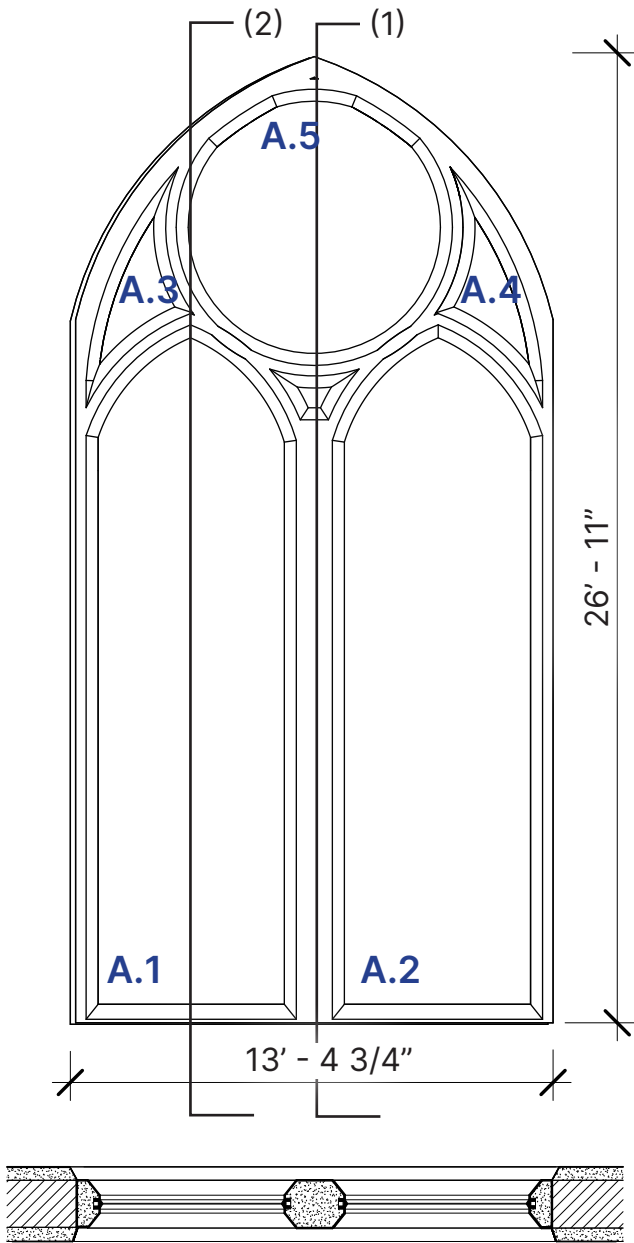
Historic value of windows dates back to church completion in 1931 and Brooklyn Academy of Music Historic District Designation in 1978. While the stained glass is in fair condition, religious iconography makes them unsuitable for present day and future use.

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.

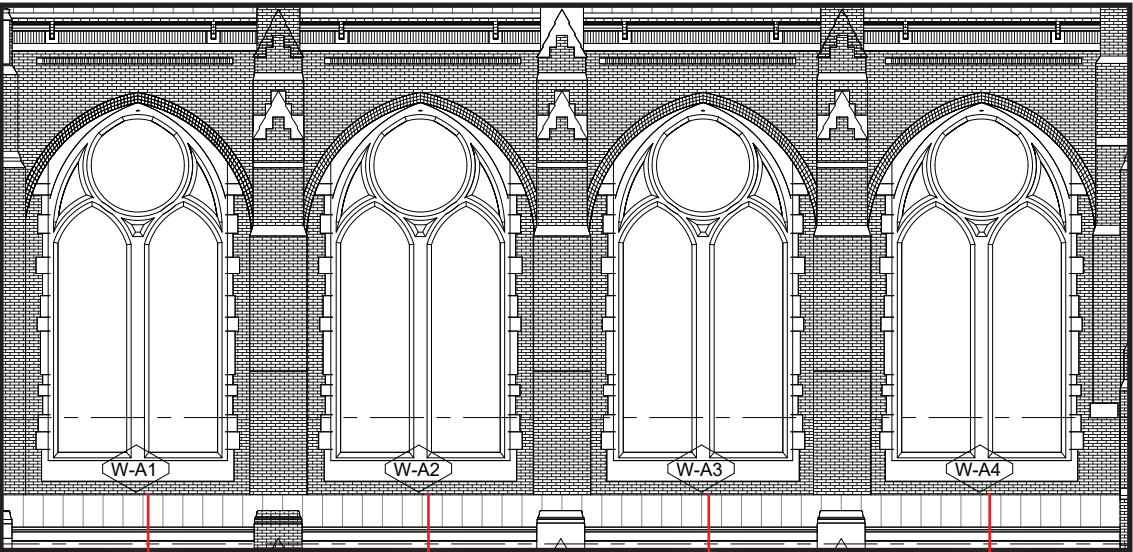


Window Type W-A

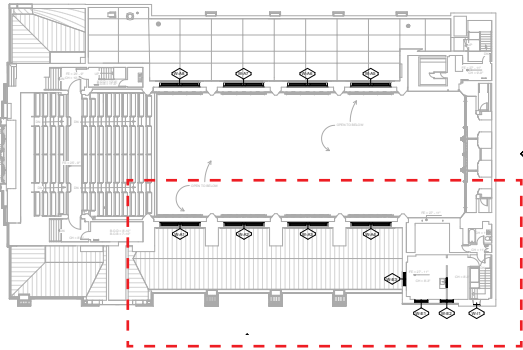
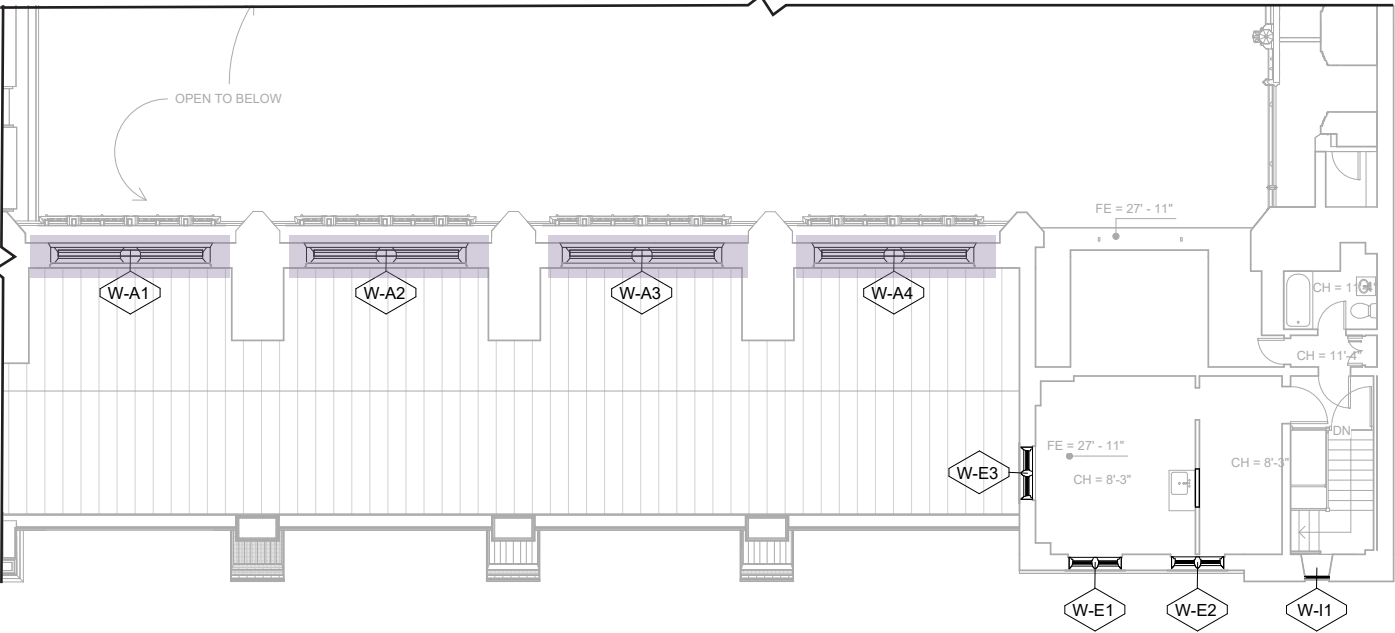


Exterior Conditions East: Type W-A

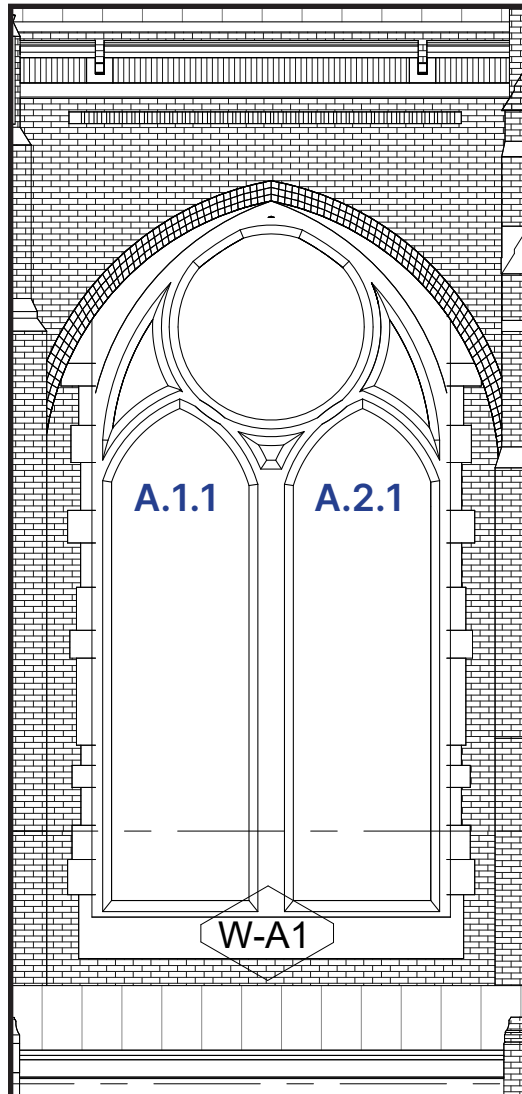
EAST ELEVATION (PRIMARY FAÇADE)



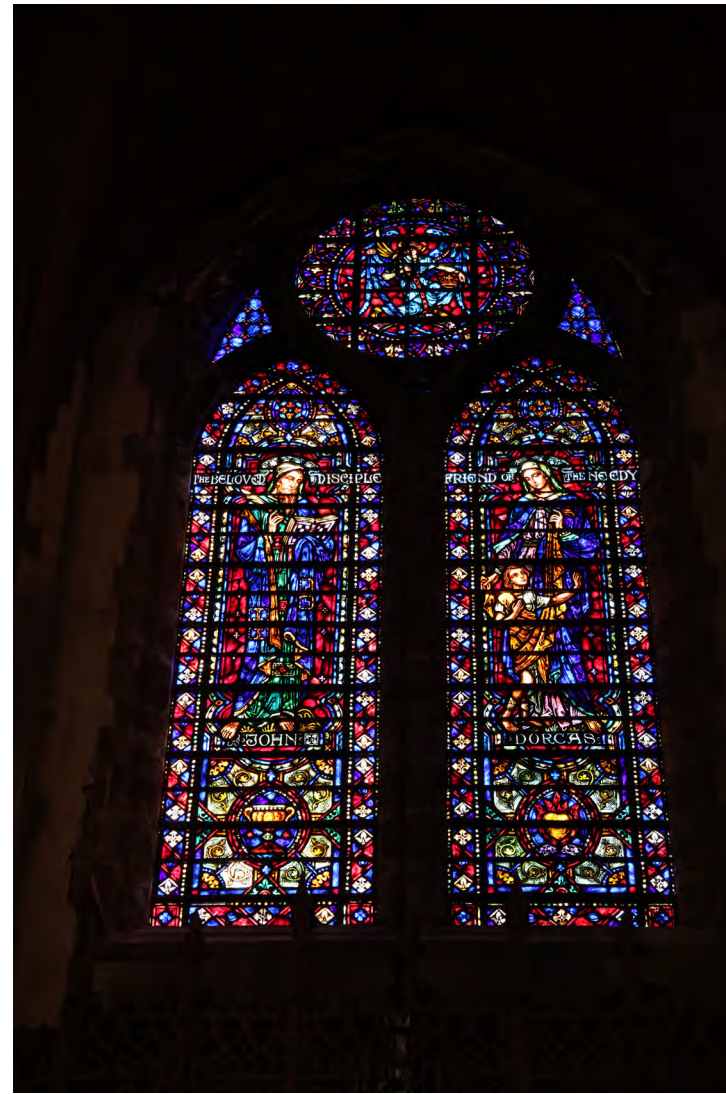
ENLARGED THIRD FLOOR PLAN



EAST ELEVATION



INTERIOR VIEW



A.2.1

A.1.1

DESCRIPTION

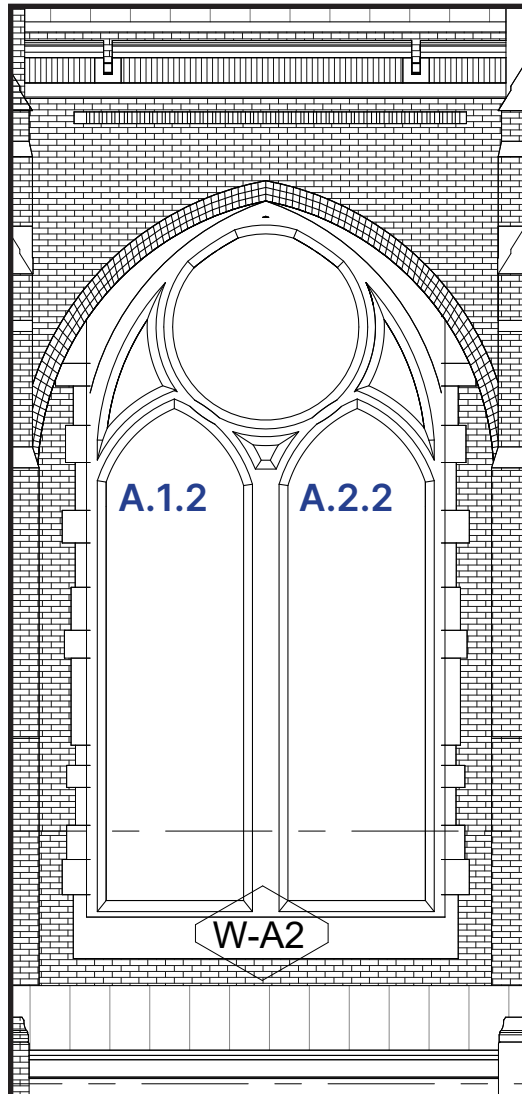
A.1.1: Image of Dorcas, “Friend of the Needy”

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

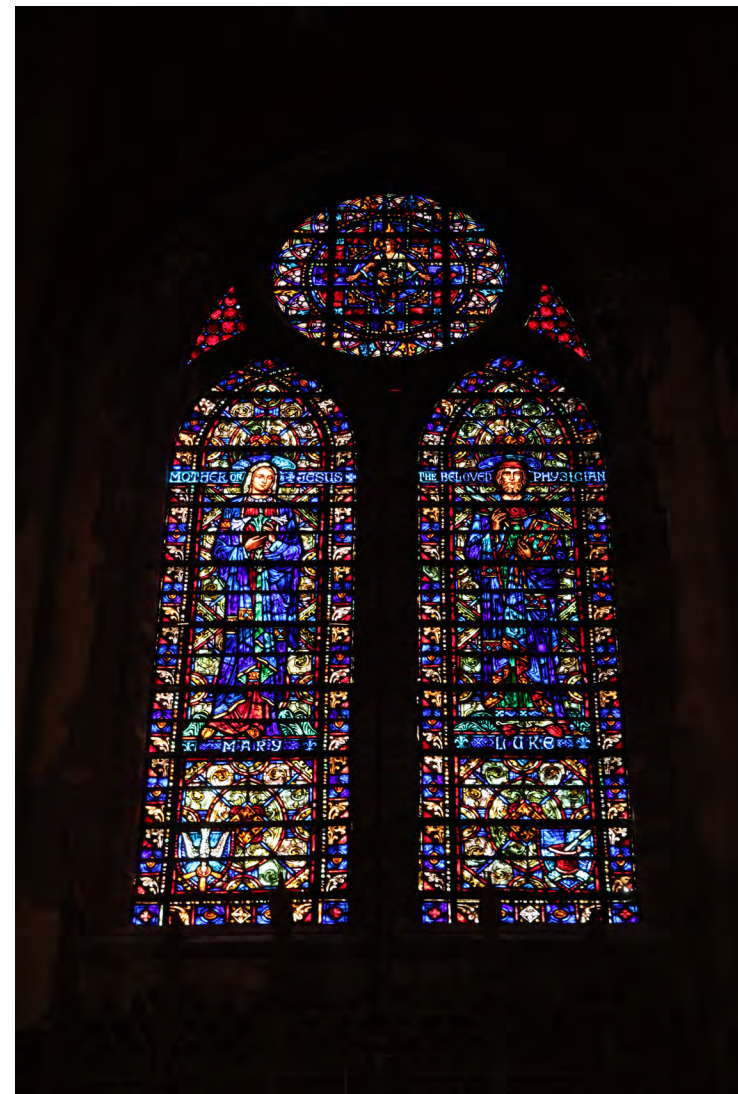
A.2.1: Image of John, “The Beloved Disciple”

- 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

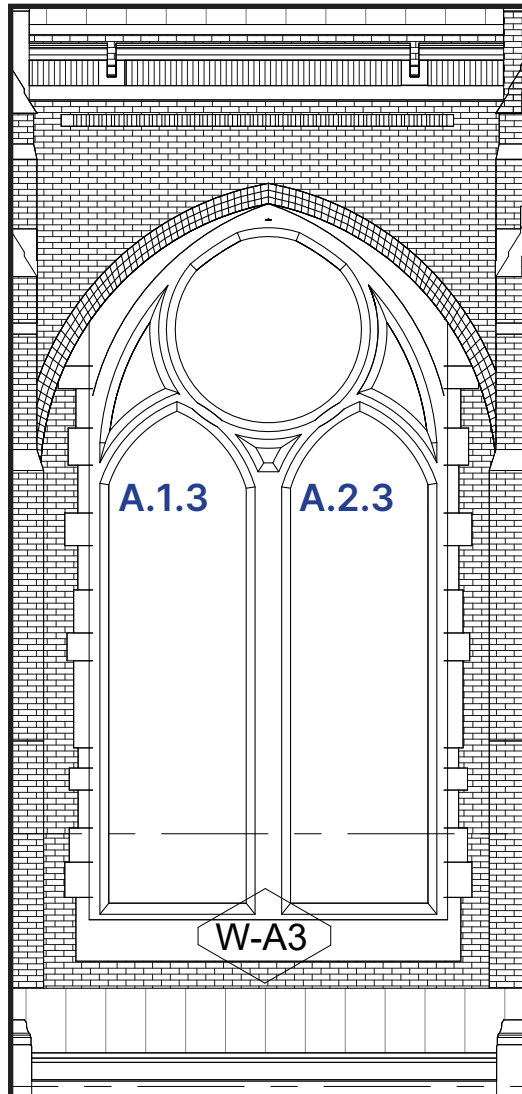
A.1.2: Image of Luke, “The Beloved Physician”

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

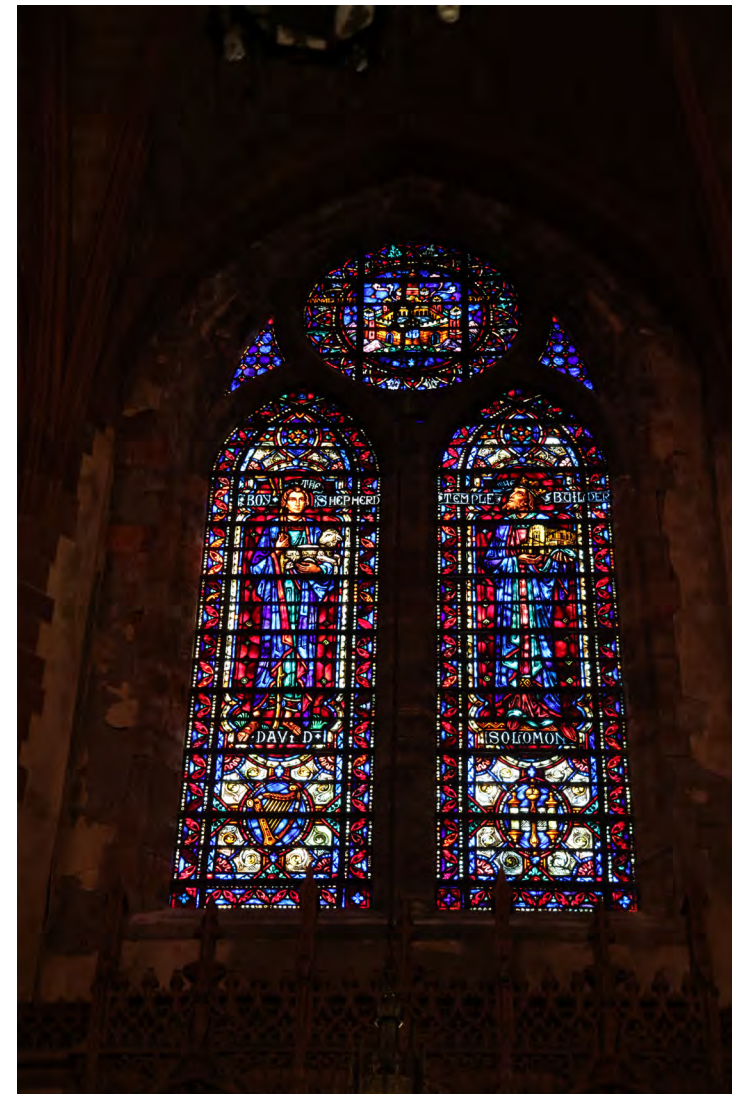
A.2.2: Image of Mary, “Mother of Jesus”

- 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



A.2.3

A.1.3

DESCRIPTION

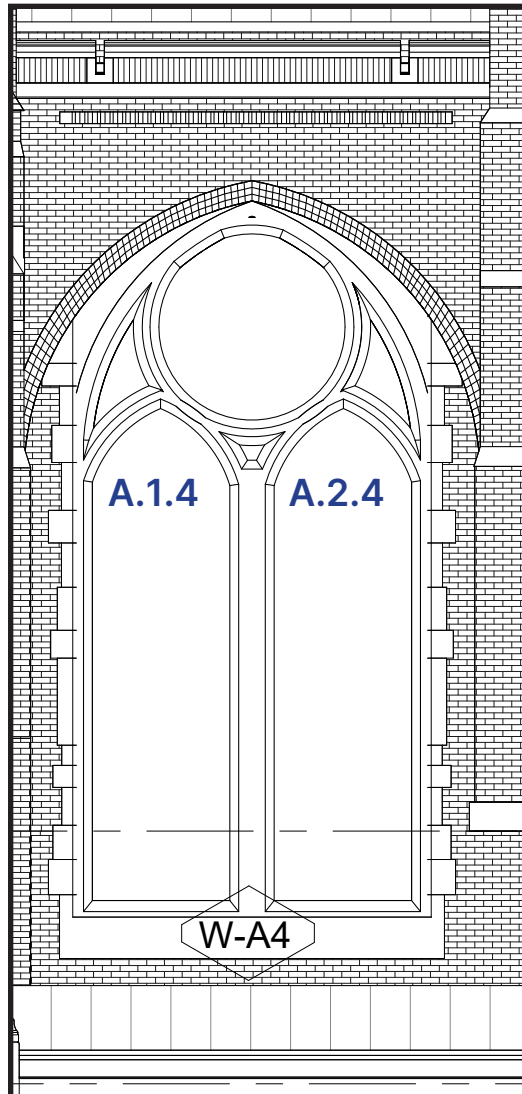
A.1.3: Image of Solomon, "Temple Builder"

- 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

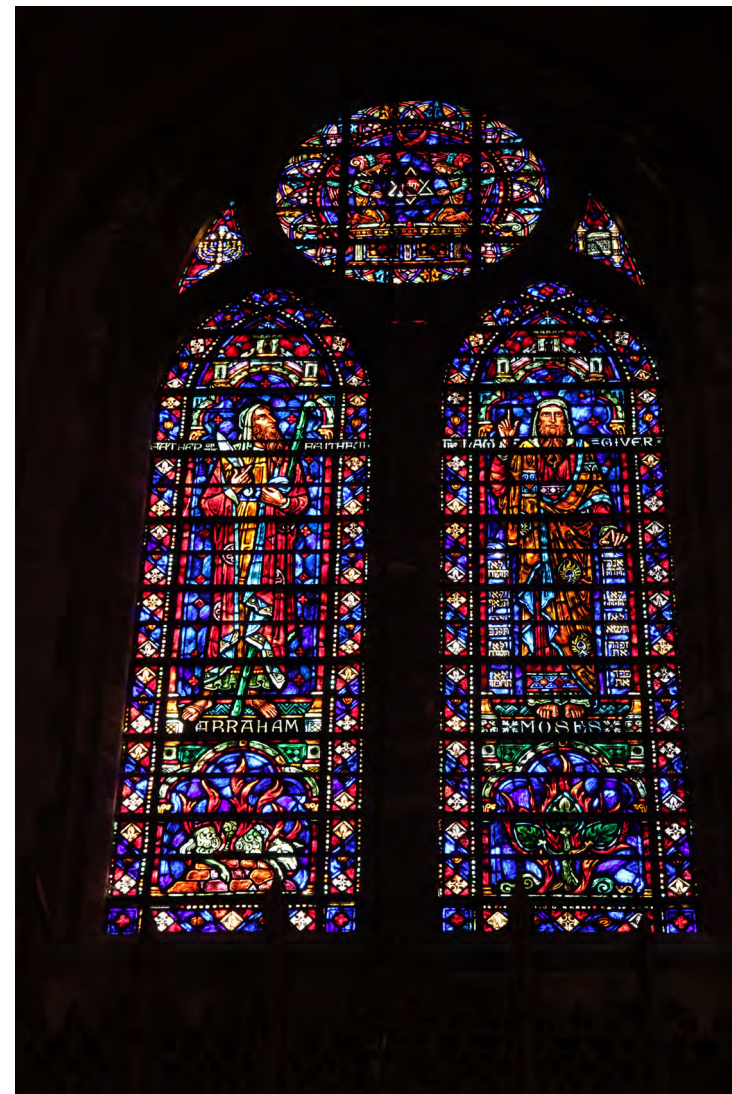
A.2.3: Image of David, "Boy Shephard"

- 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”

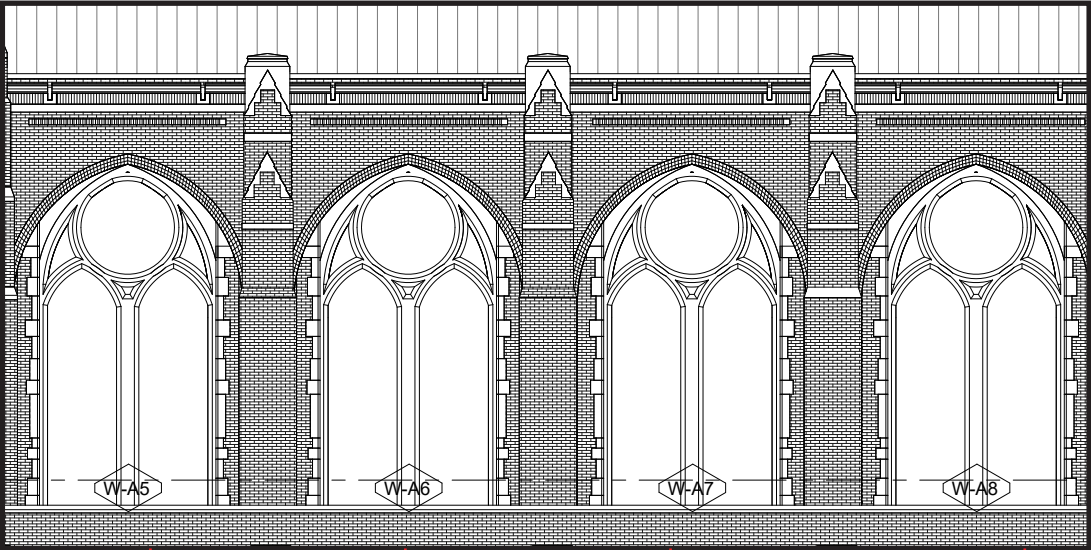
- Moses is known in the Christian faith as a prophet who received the Ten Commandments from God on Mount Sinai.
- Condition is fair

A.2.4: Image of Abraham, “The Father of the Father”

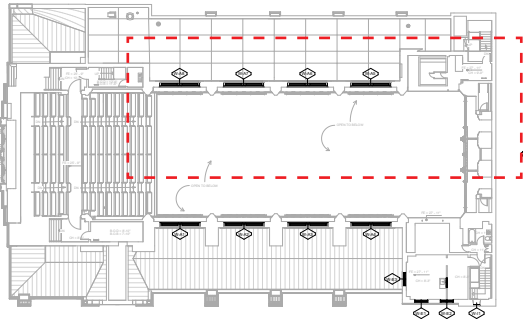
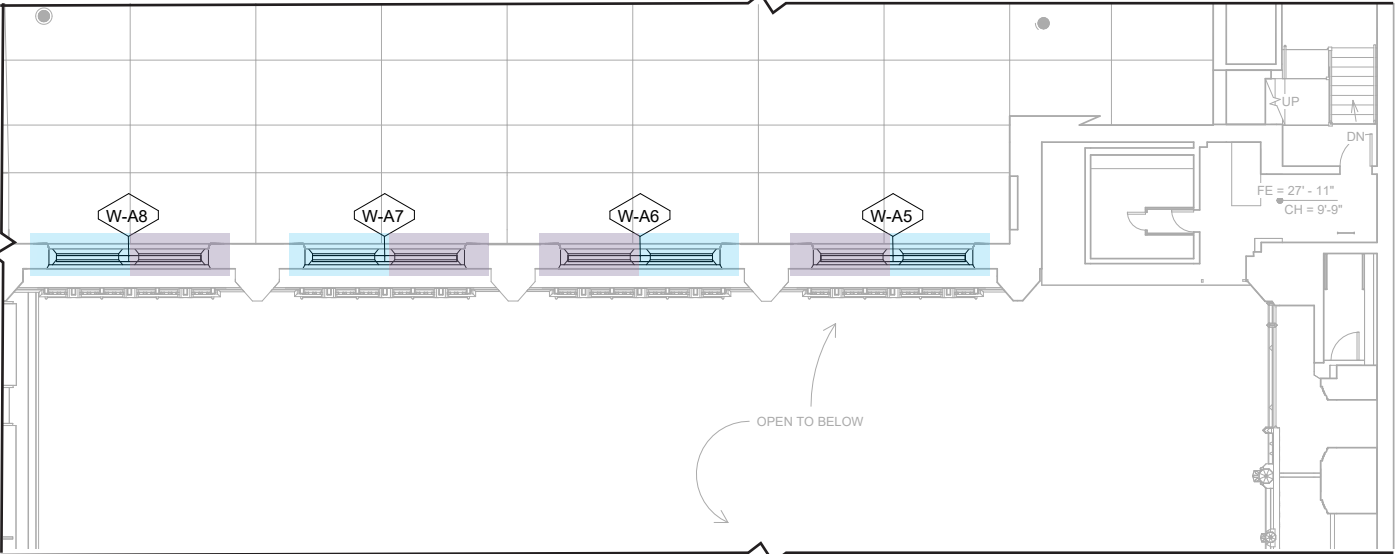
- Abraham is known in the Christian faith as the father of Christianity and to those who accept God’s promises and blessings.
- Condition is fair

Exterior Conditions West: Type W-A

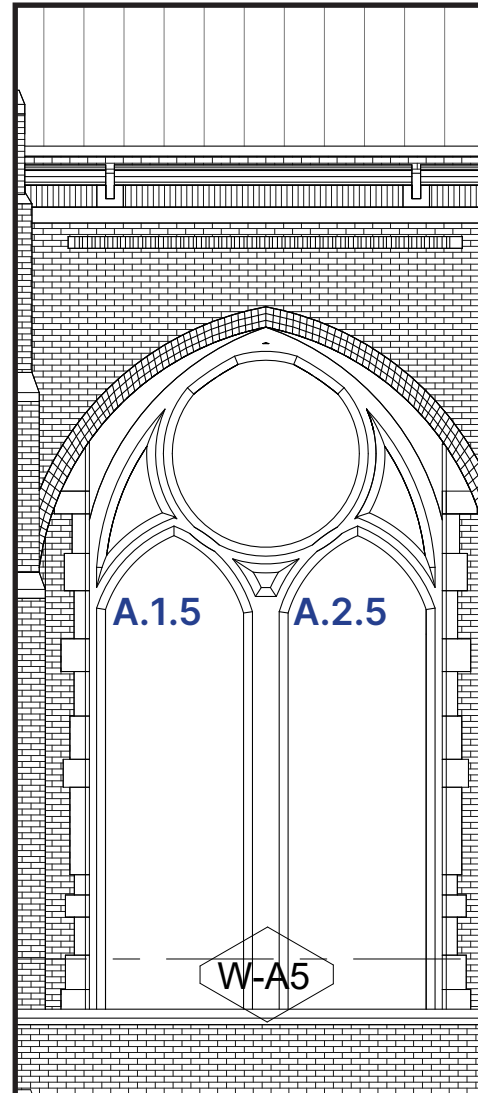
WEST ELEVATION (SECONDARY FAÇADE)



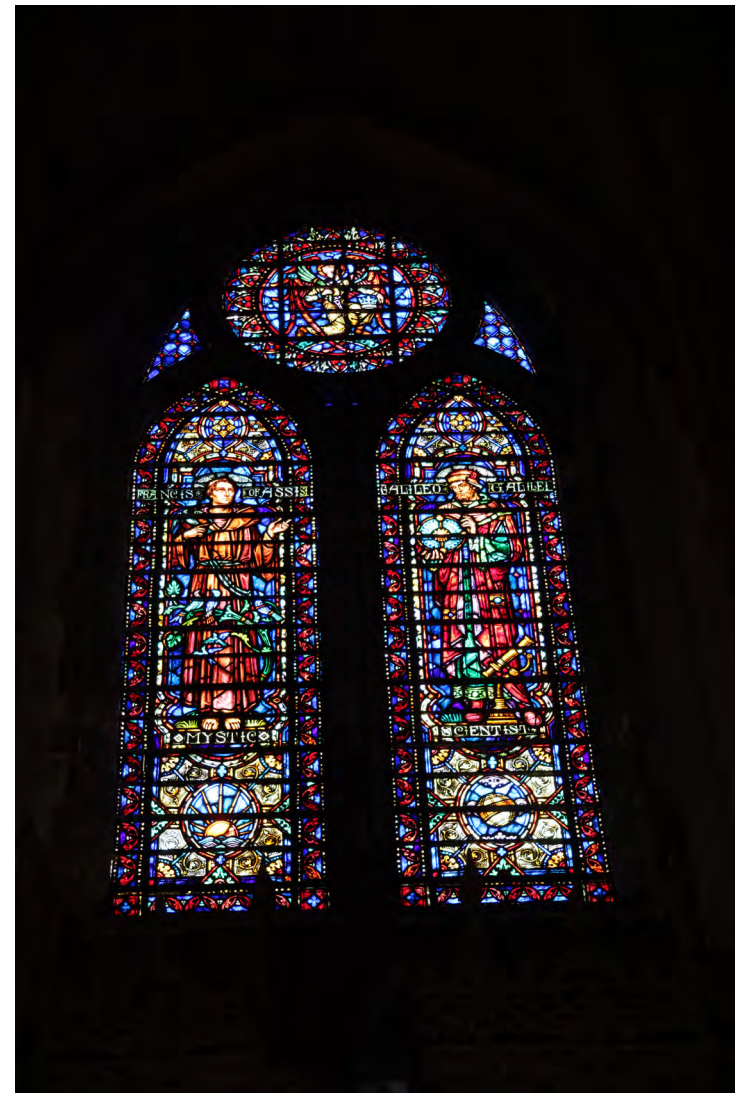
ENLARGED THIRD FLOOR PLAN



WEST ELEVATION



INTERIOR VIEW



DESCRIPTION

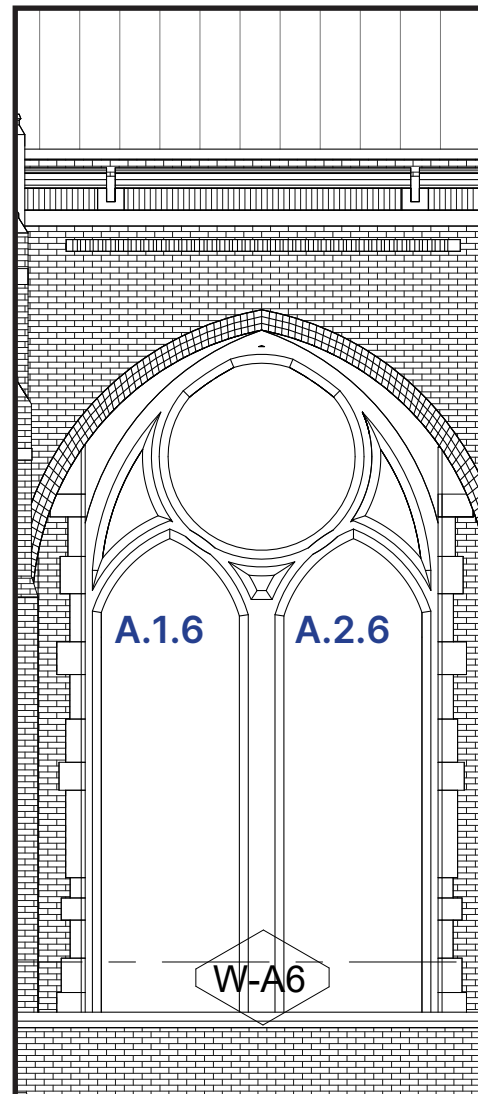
A.1.5: Image of Scientist, “Galileo Galilei”

- 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

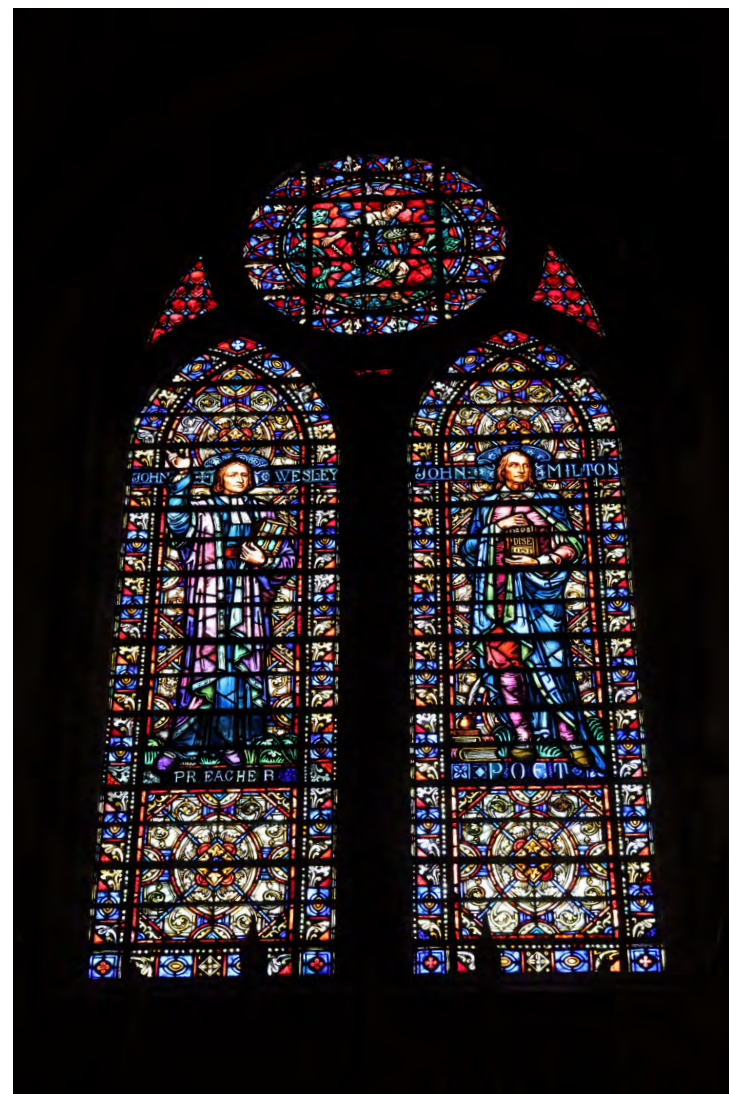
A.2.5: Image of Mystic, “Francis of Assisi”

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

WEST ELEVATION



INTERIOR VIEW



DESCRIPTION

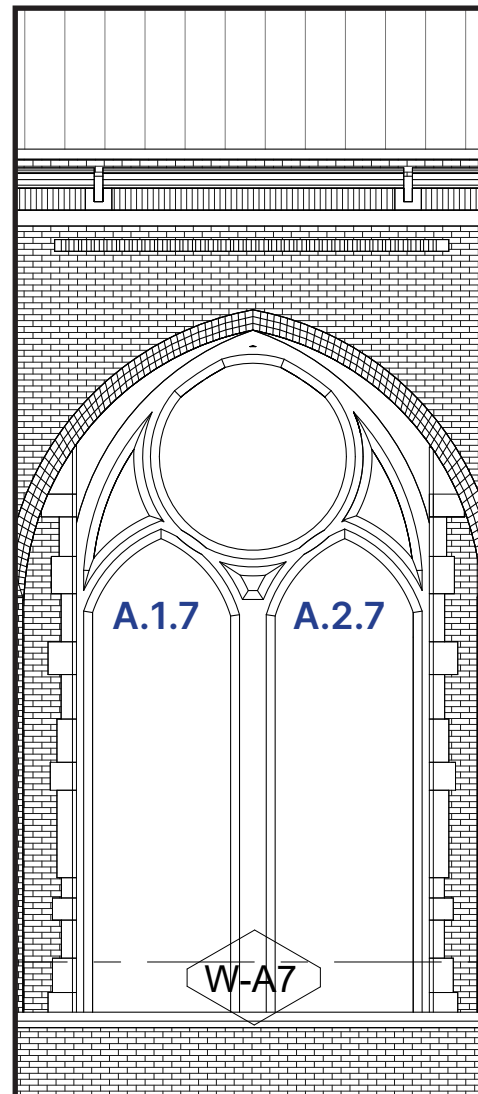
A.1.6: Image of Poet, “John Milton”

- 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

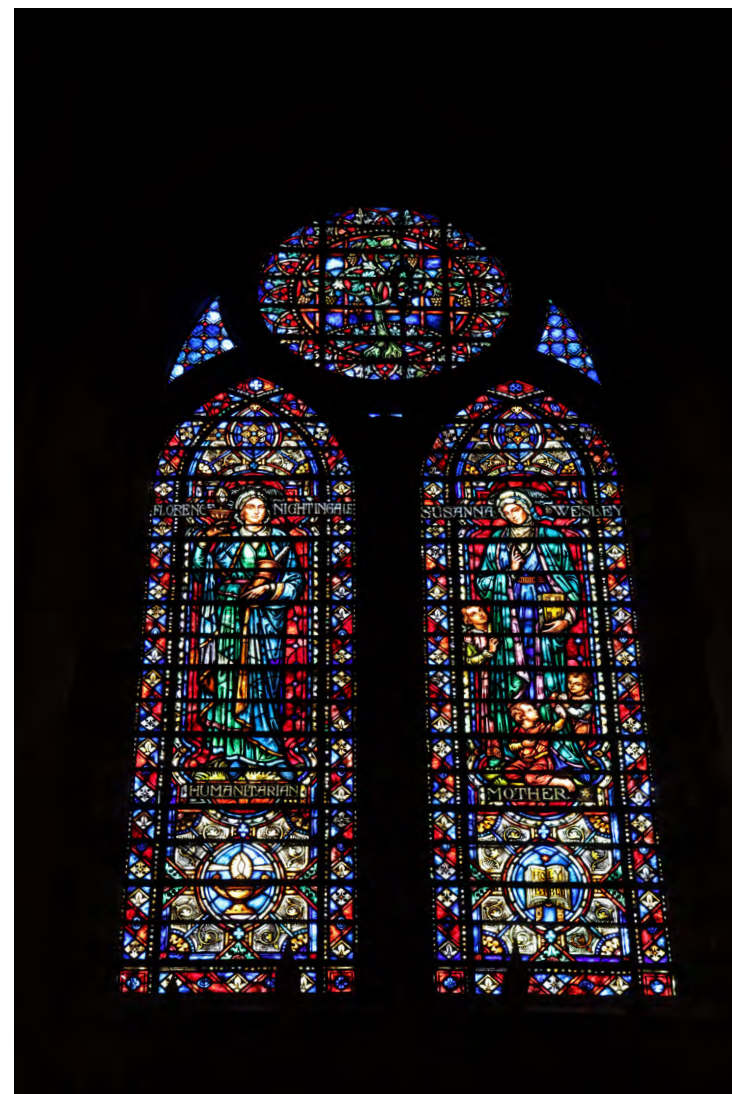
A.2.6: Image of Preacher, “John Wesley”

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

WEST ELEVATION



INTERIOR VIEW



DESCRIPTION

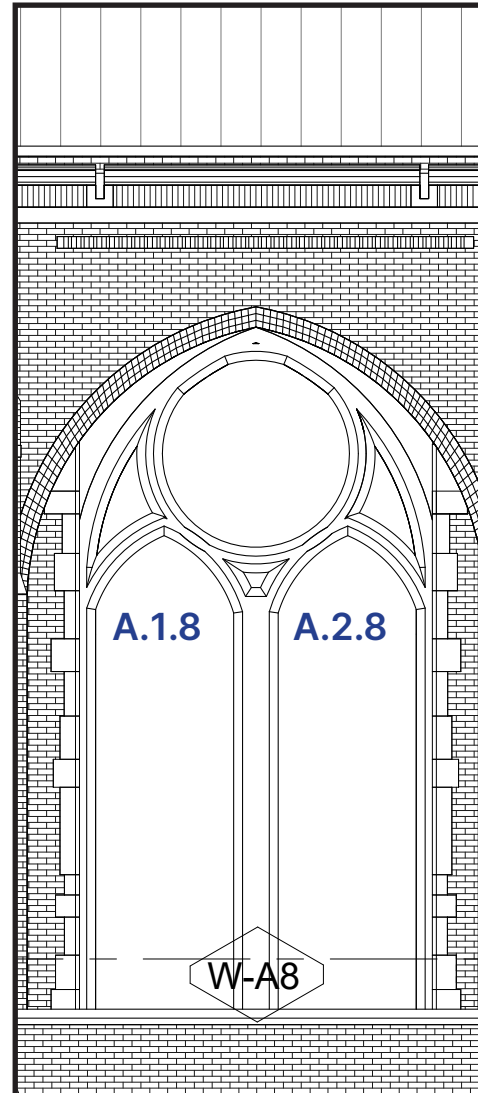
A.1.7: Image of Mother, “Susana Wesley”

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

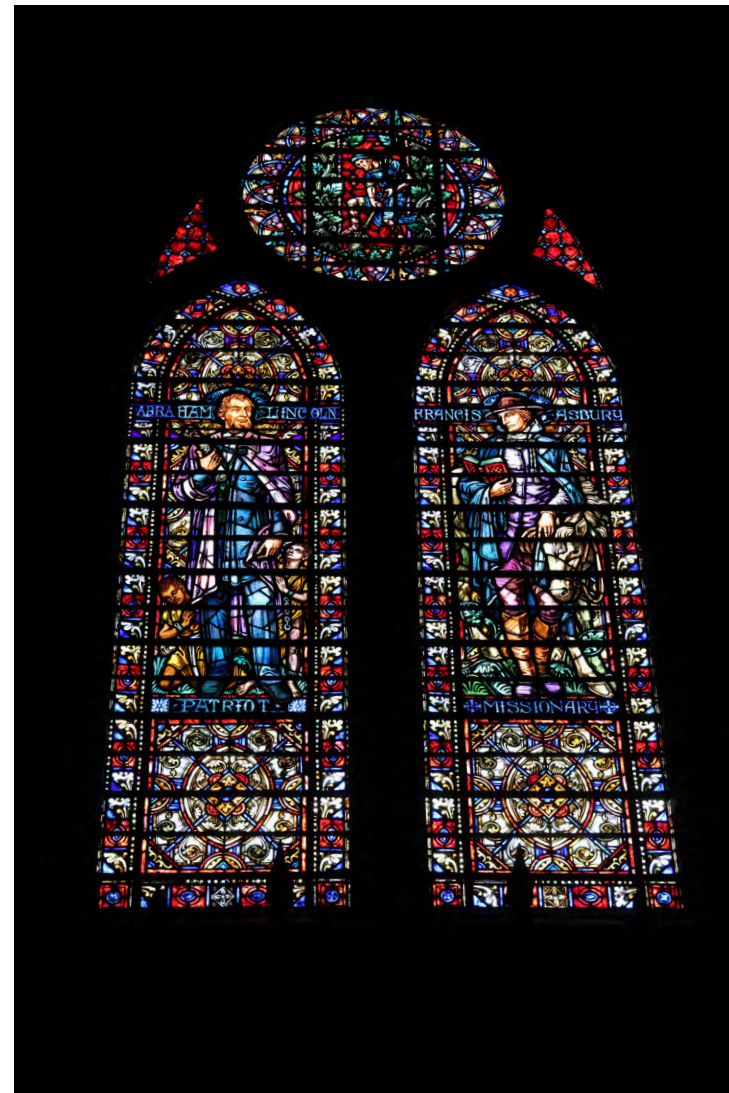
A.2.7: Image of Humanitarian, “Florence Nightingale”

- 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

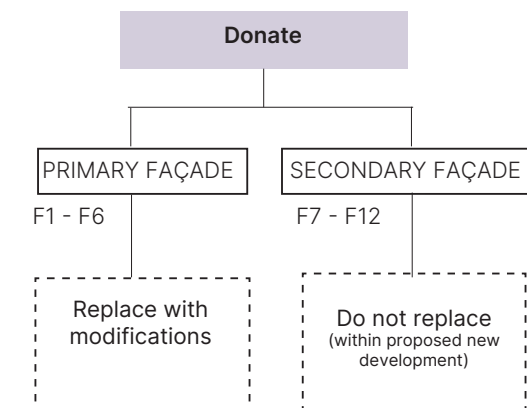
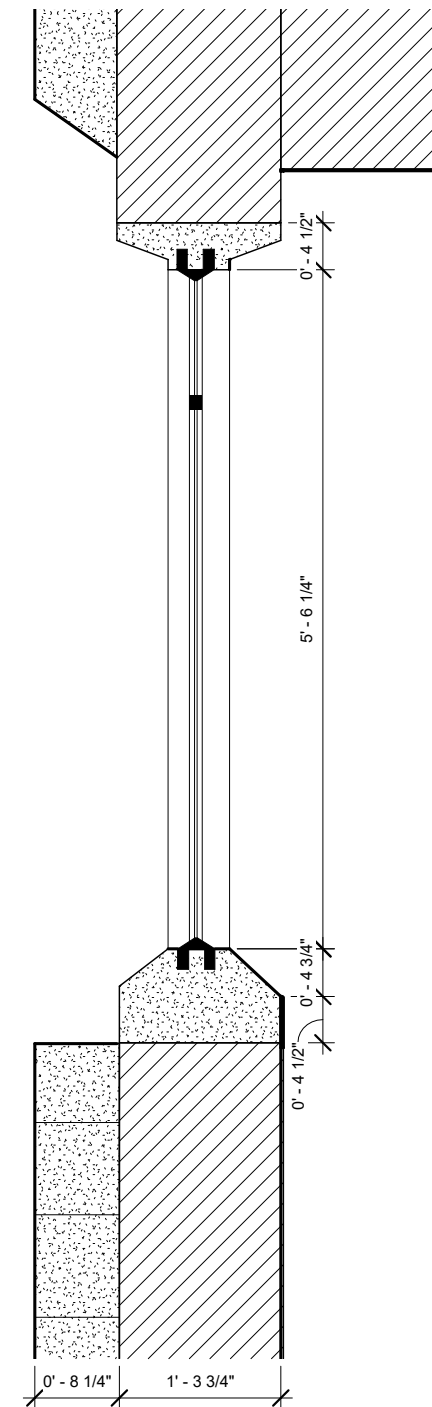
- Quantity: 12
- Operable
- Visibility from street: Yes
- Date: 1931 (Original), Protective glazing (Ca. 1978)
- Condition: Fair
- Manufacturer: D'Ascenzo Studios

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

- 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

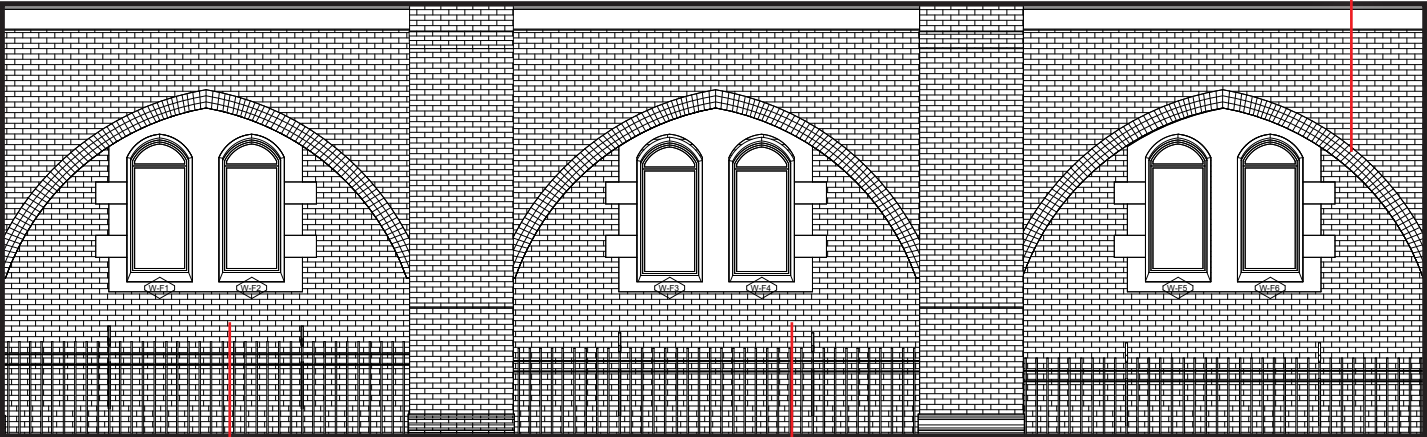
Historic value of windows dates back to church completion in 1931 and Brooklyn Academy of Music Historic District Designation in 1978. While the stained glass is in fair condition, religious iconography makes them unsuitable for present day and future use.

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)



Blocked by trees



W-F1

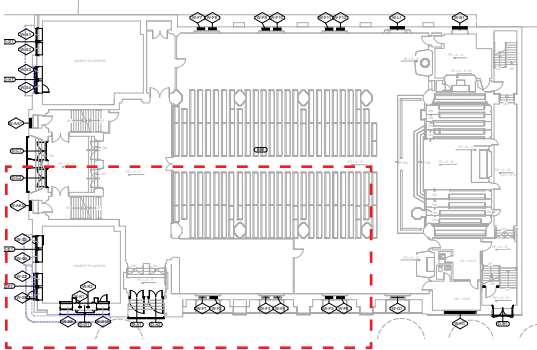
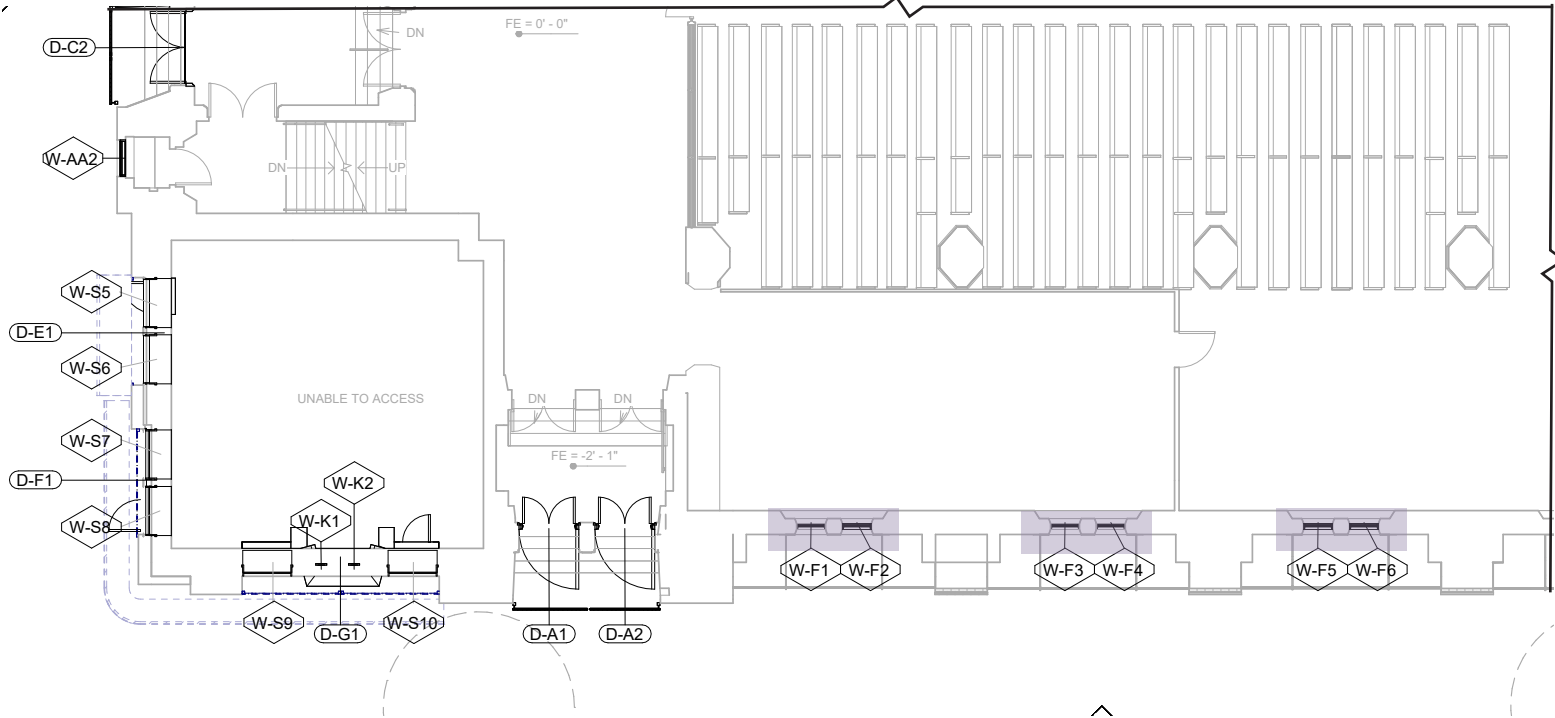
W-F2

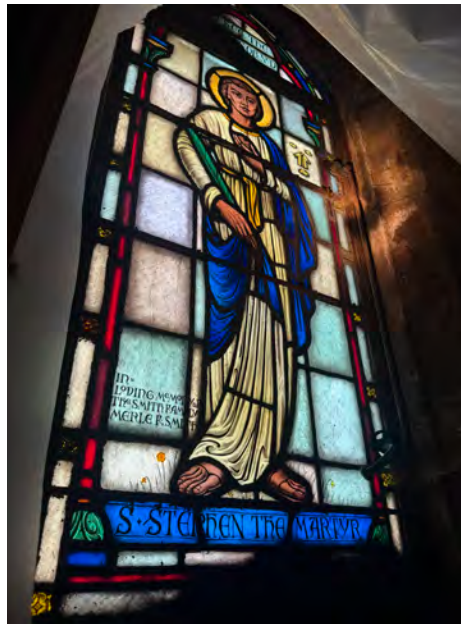
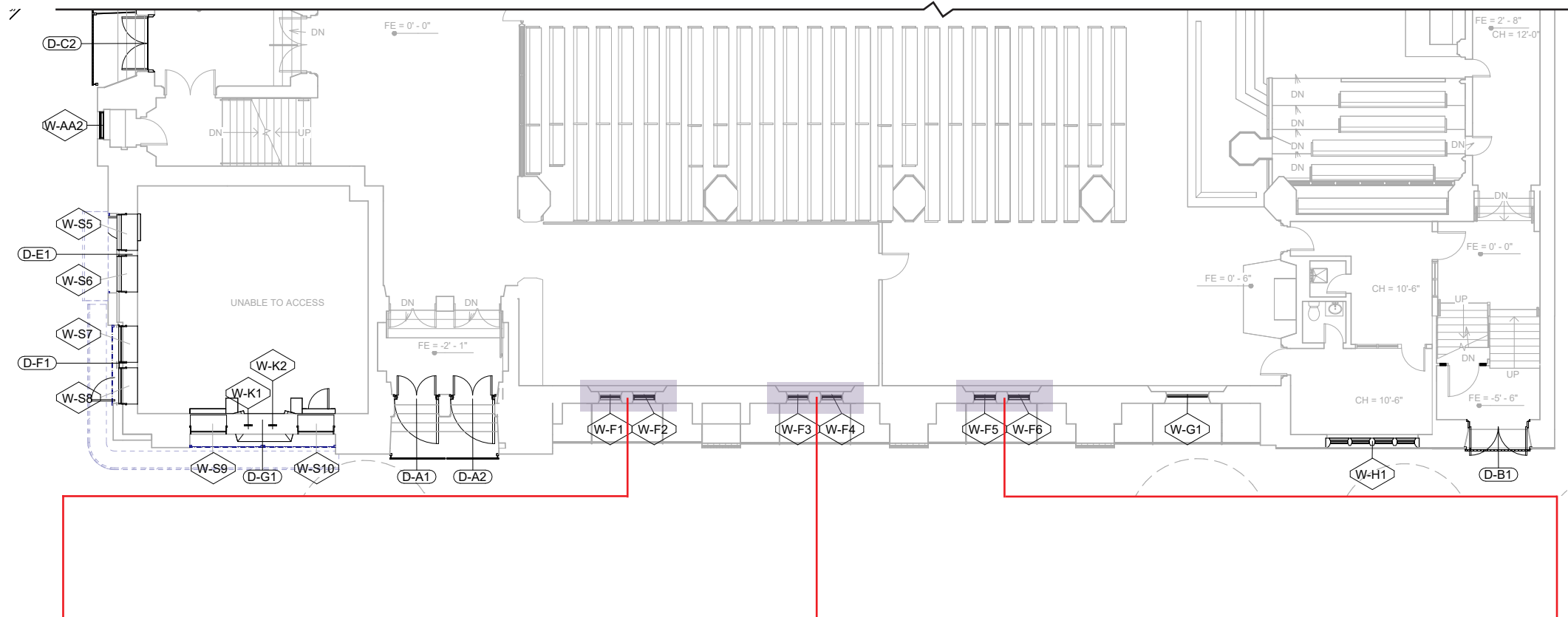


W-F3

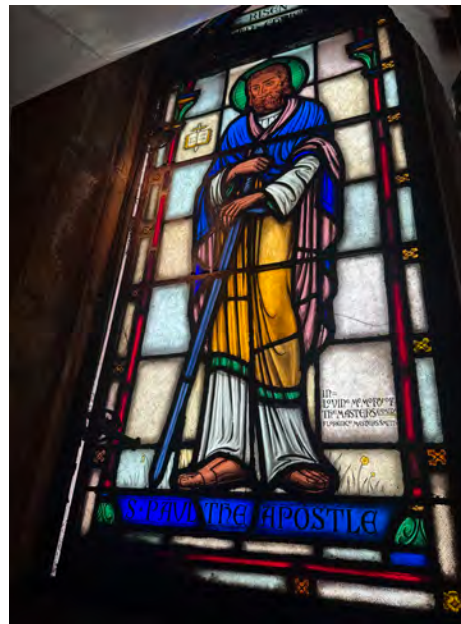
W-F4

ENLARGED FIRST FLOOR PLAN

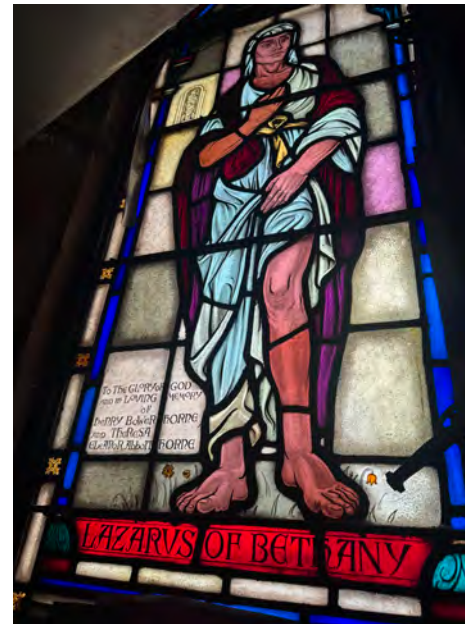




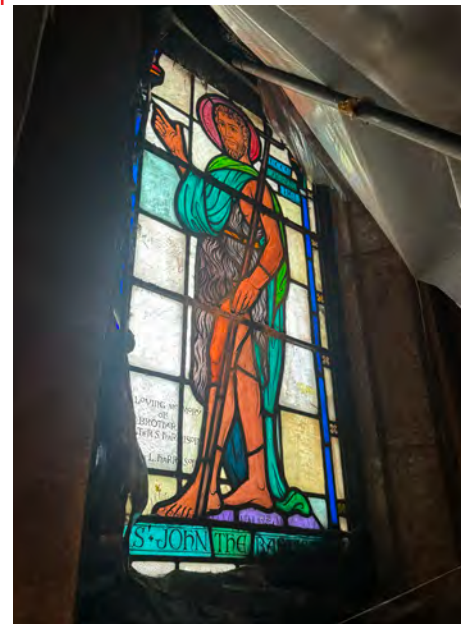
W-F2



W-F1



W-F4



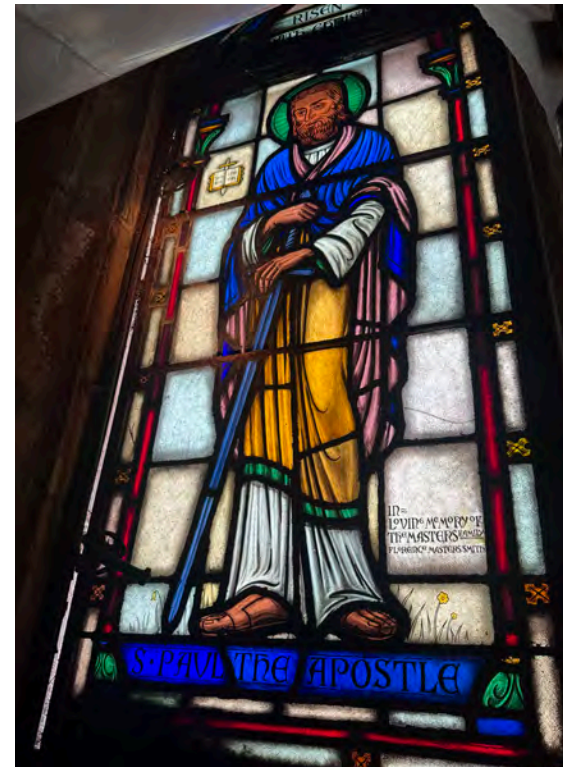
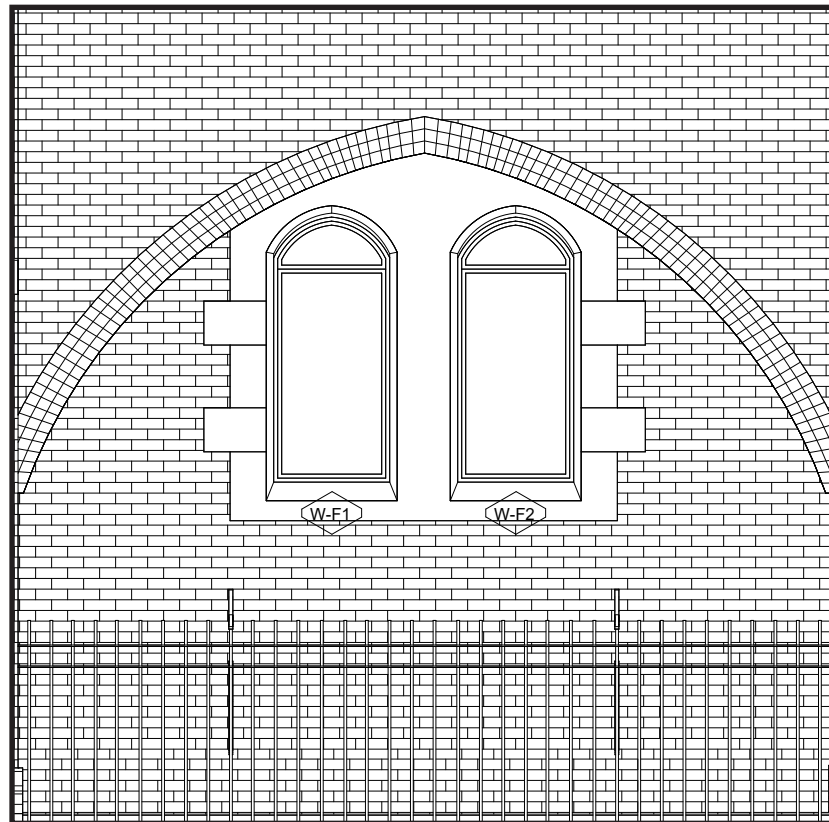
W-F3



W-F6

W-F5

EAST ELEVATION



W-F1

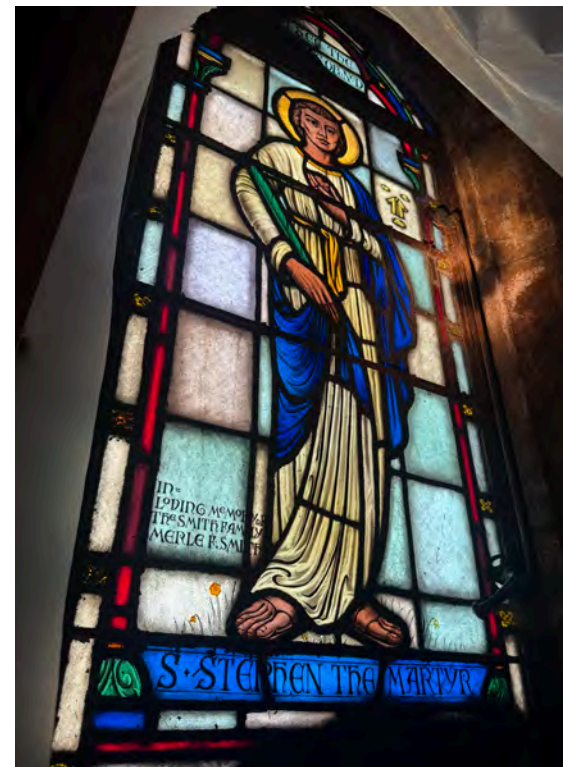
DESCRIPTION

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

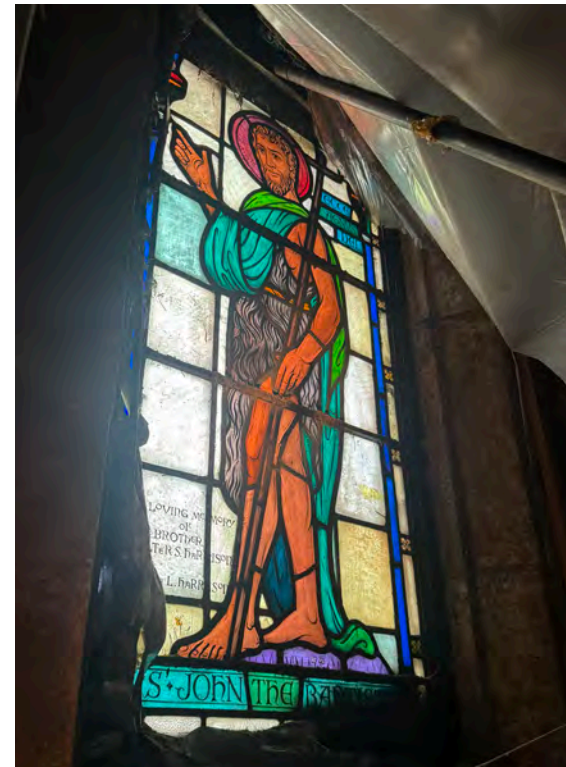
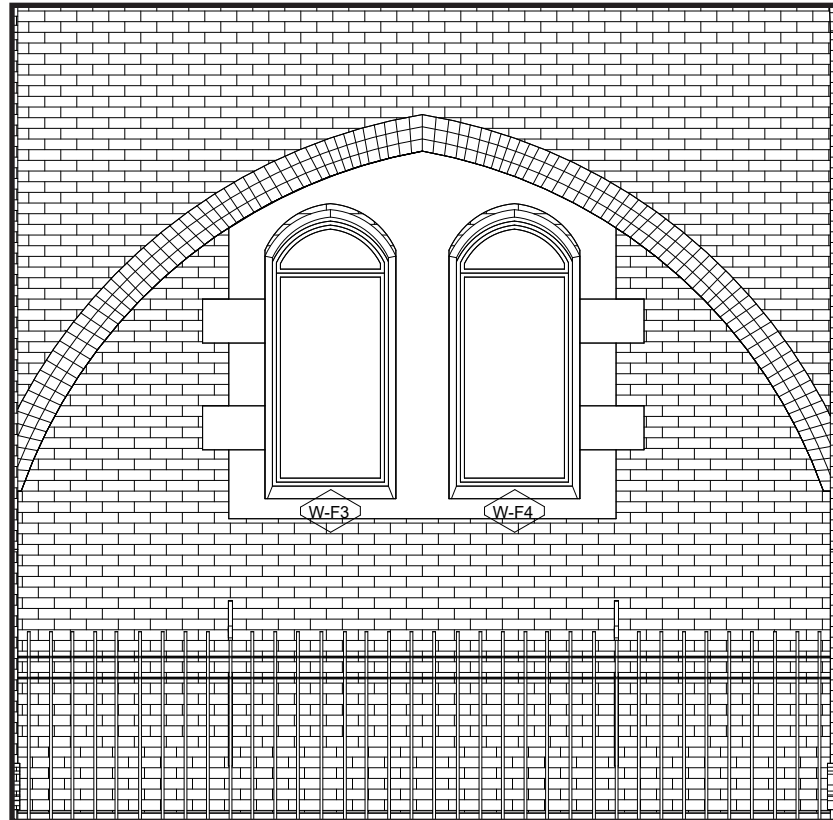
W-F2: S. Stephen the Martyr

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

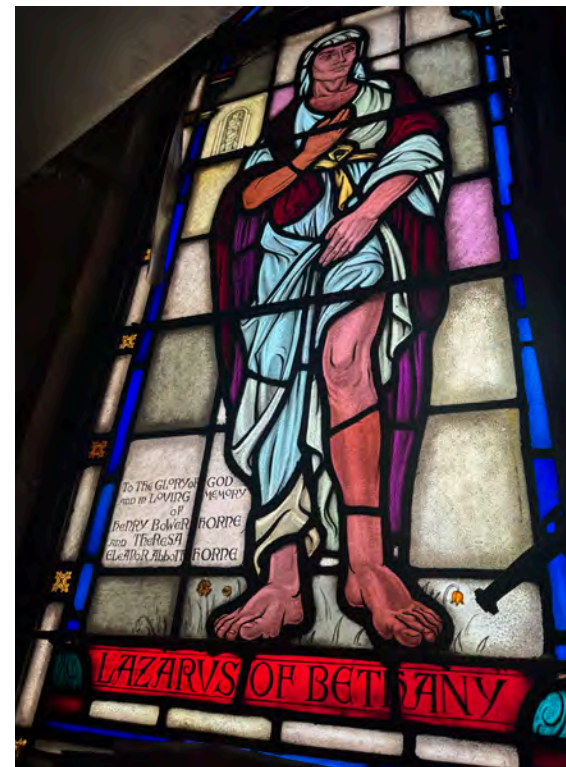


W-F2

EAST ELEVATION



W-F3



W-F4

DESCRIPTION

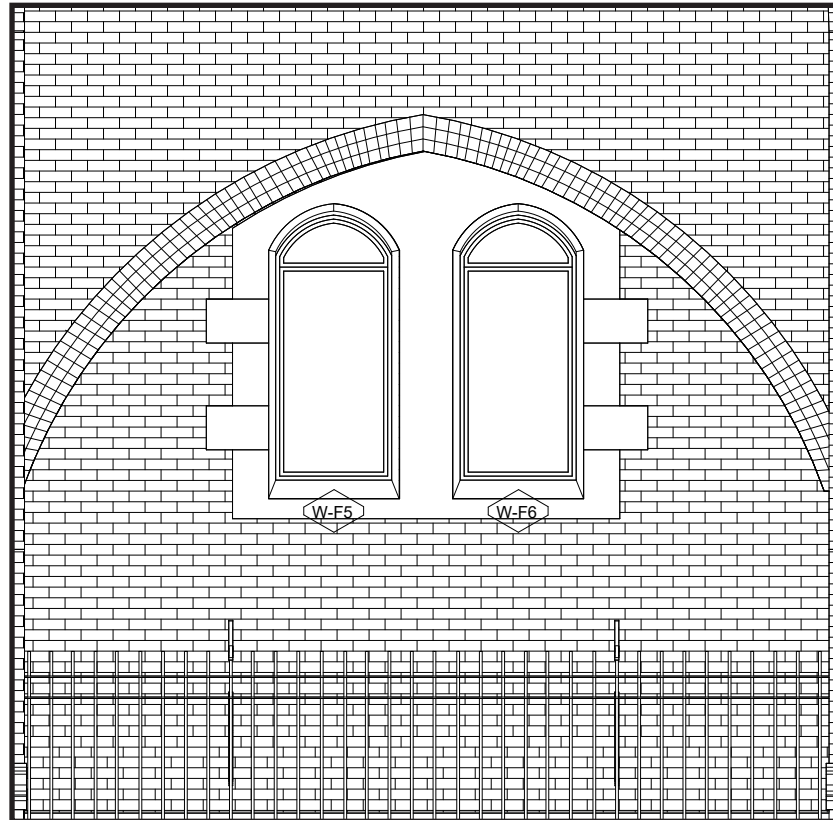
W-F3: St. John the Baptist

- 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

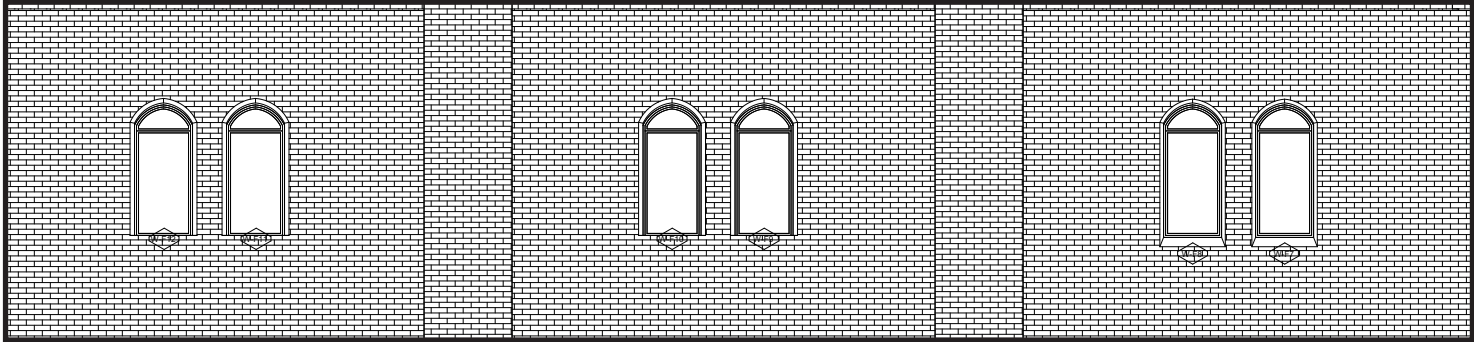


W-F6

W-F5

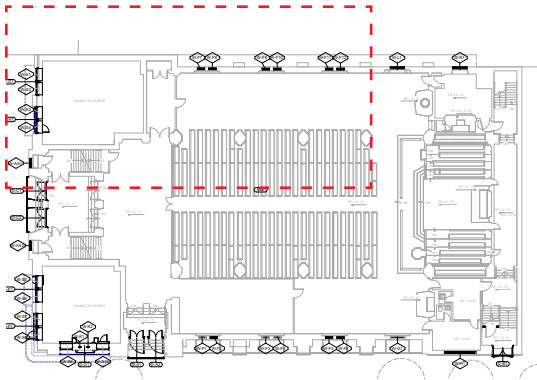
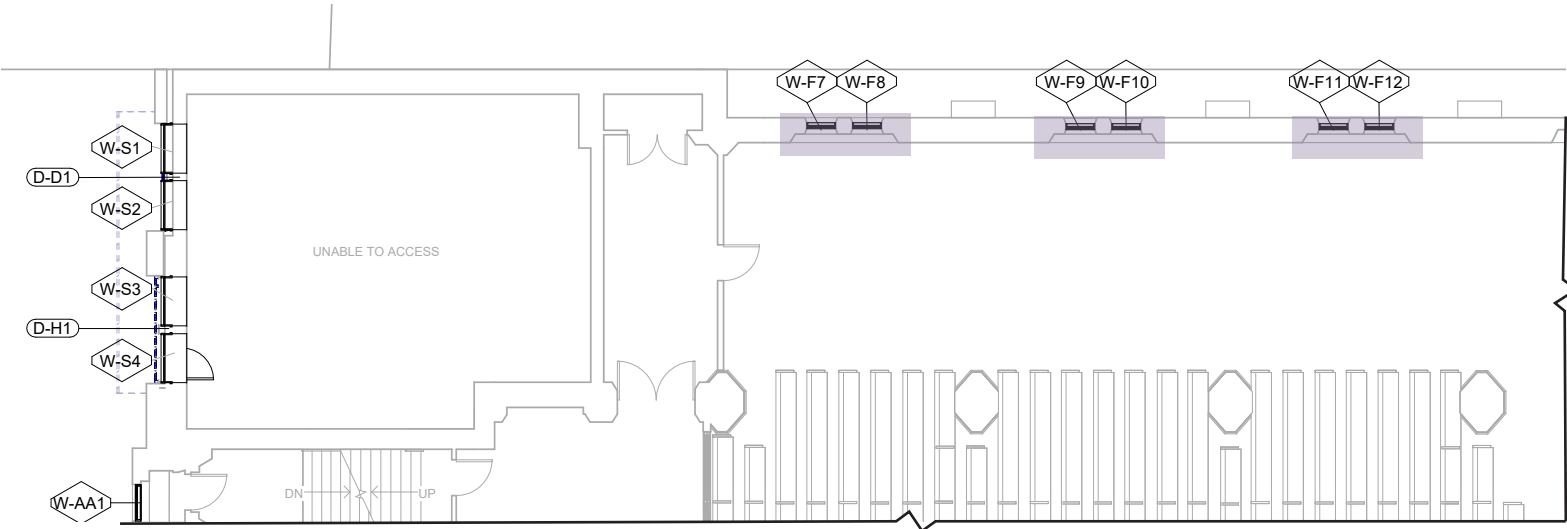
Exterior Conditions West: Window Type W-F

WEST ELEVATION (SECONDARY FAÇADE)

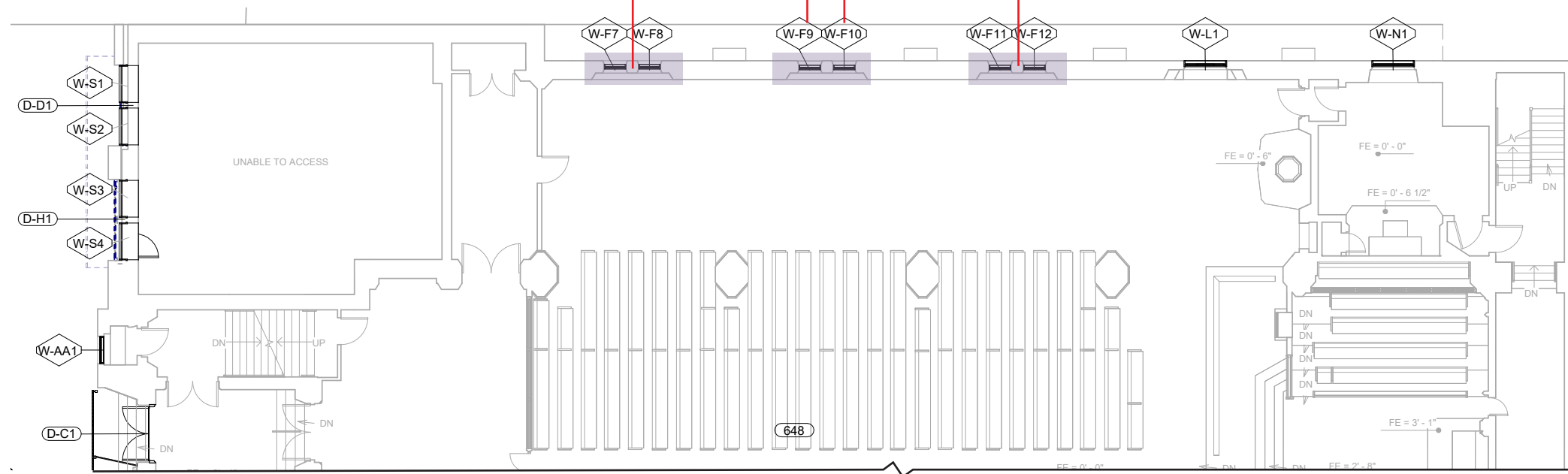
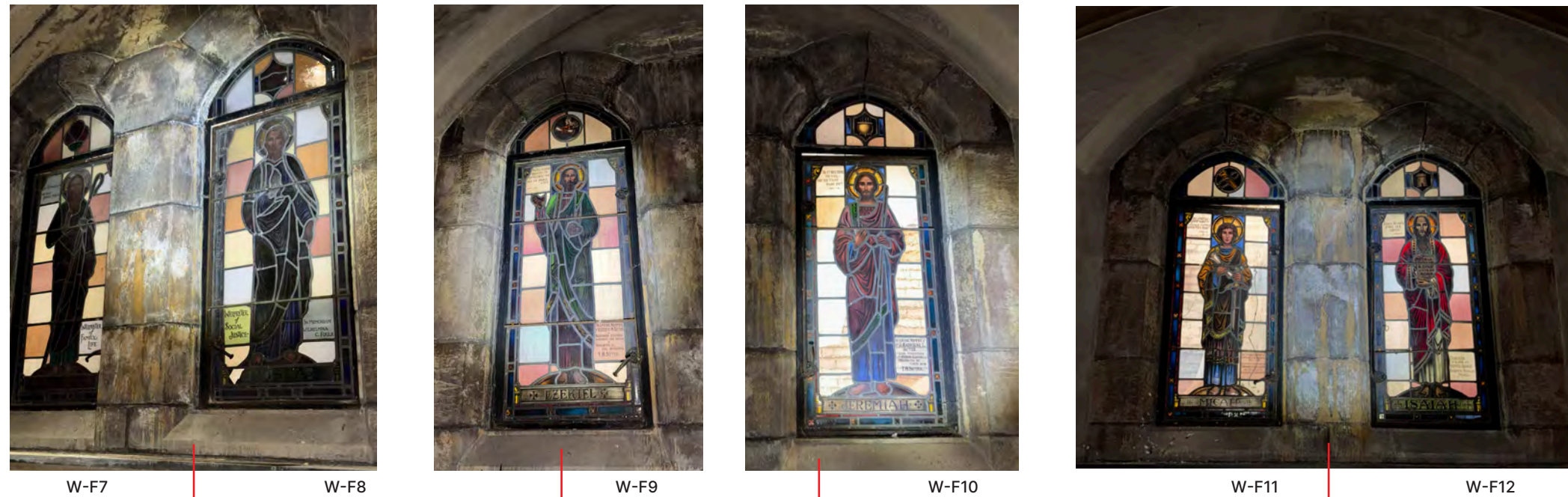


**West façade inaccessible to photograph

ENLARGED FIRST FLOOR PLAN

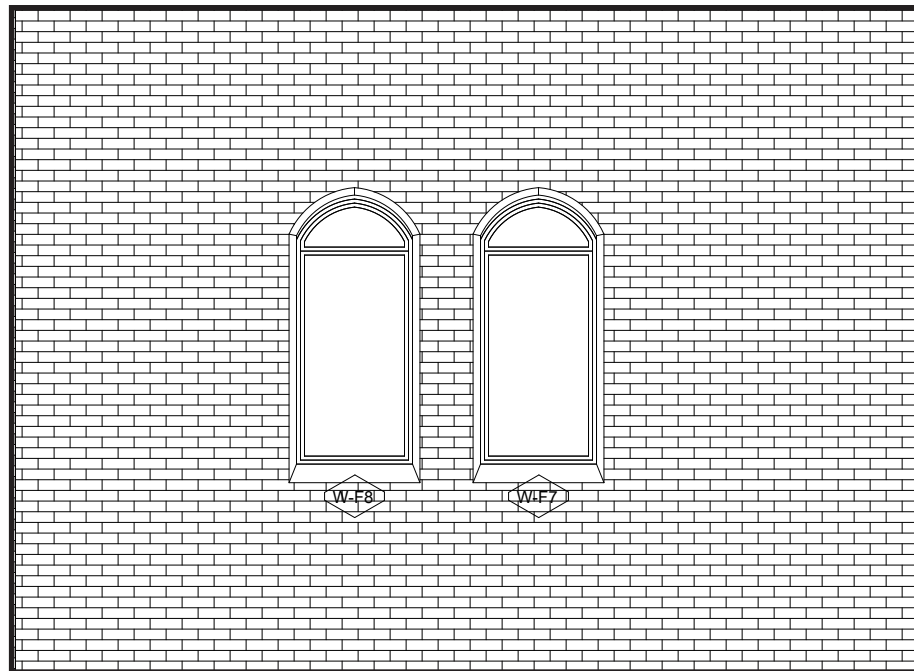


Interior Conditions West: Window Type W-F



FIRST FLOOR PLAN

WEST ELEVATION



W-F7

W-F8

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

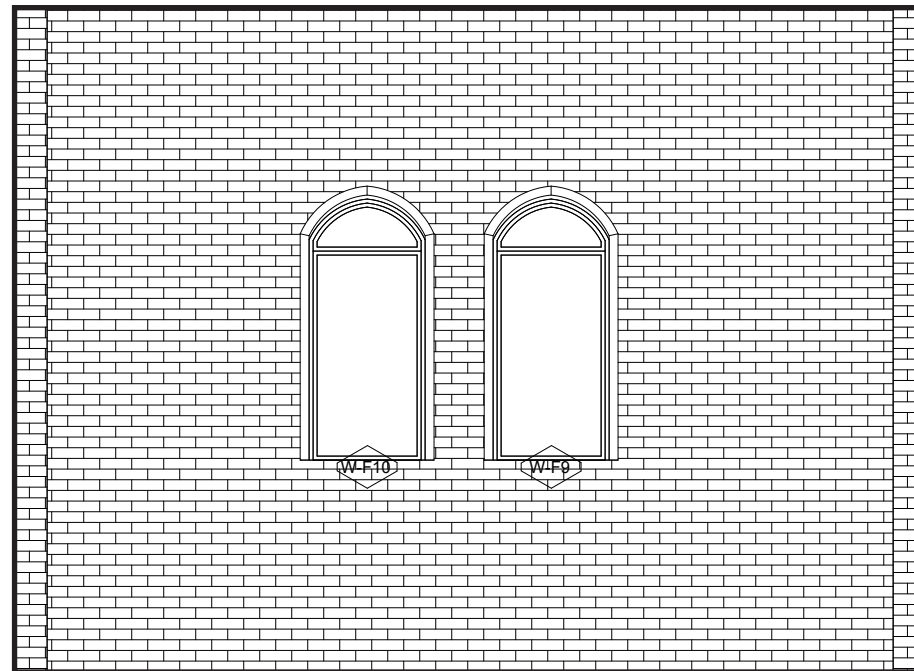


Rusting Frame



Pane Separation

WEST ELEVATION



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

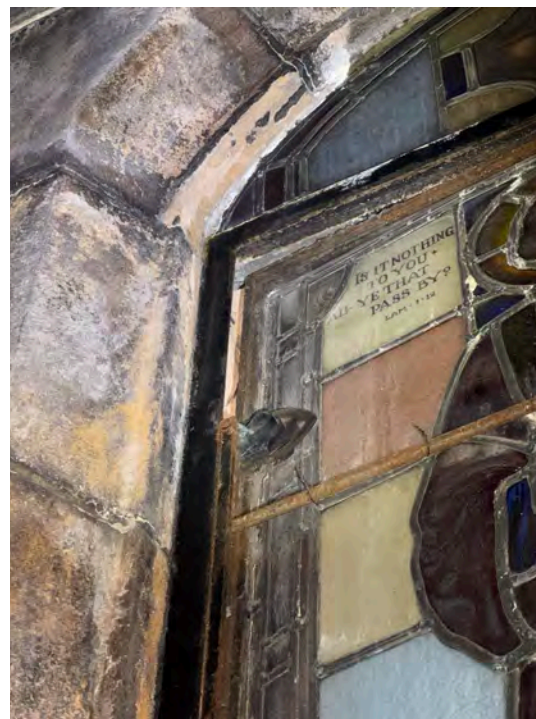
- Jeremiah was a prophet with a legacy of hope.
- Dedicated to Katherine L. Sutter
- Condition is fair



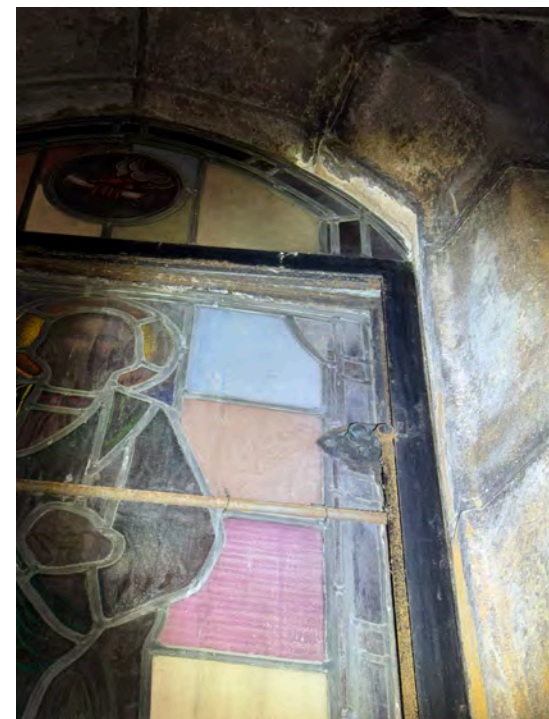
W-F9



W-F10

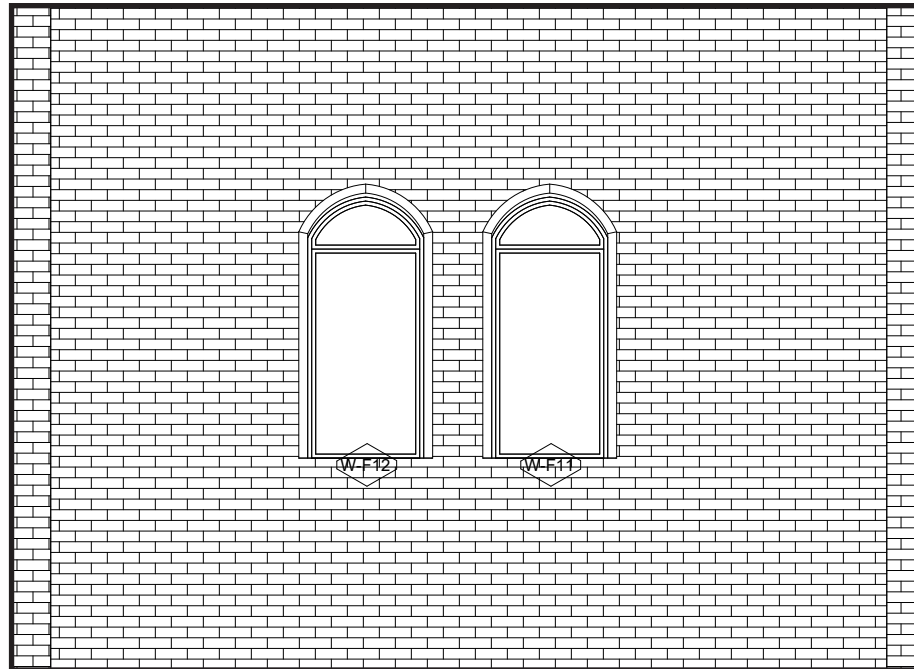


Pane Separation



Pane Separation

WEST ELEVATION



W-F11

W-F12

DESCRIPTION

W-F11: Micah

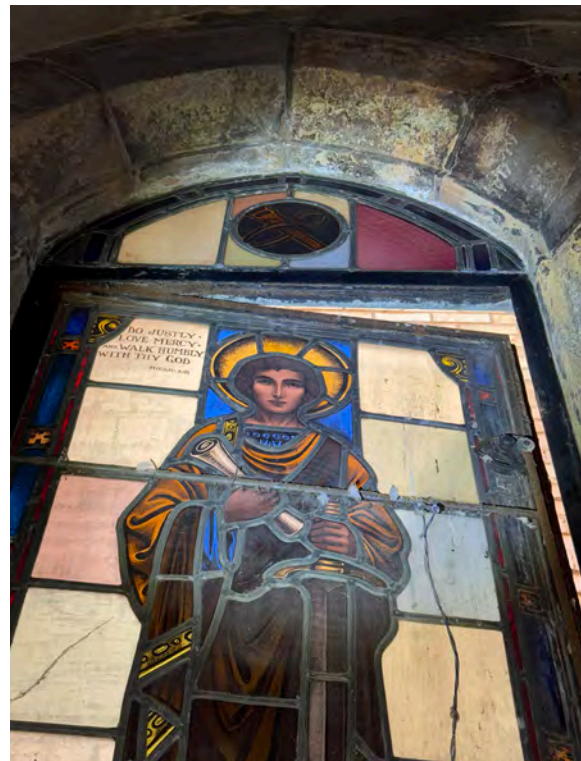
- Micah is one of the Twelve Minor Prophets of the Hebrew Bible with messages of hope and restoration
- Dedicated to Caroline A. Kenworth
- Condition is fair

W-F12: Isaiah

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



Broken Closure



Pane Cracking and Separation

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 coming and decorative stained glass
- Round-headed fixed window
- Windows inset in cast-stone opening

VISUAL INSPECTION & CURRENT CONDITION

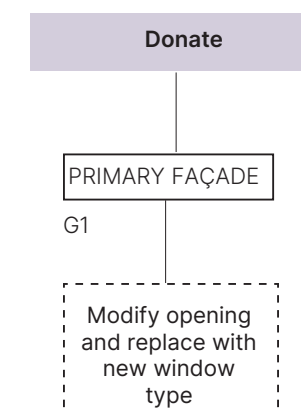
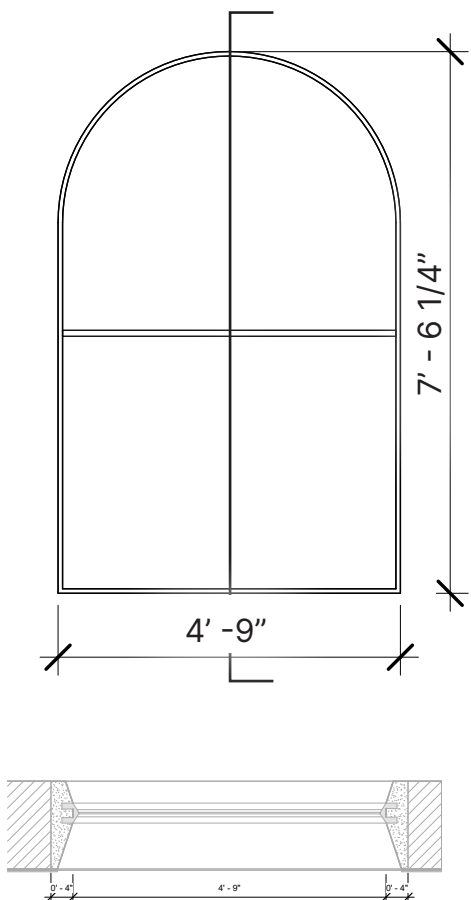
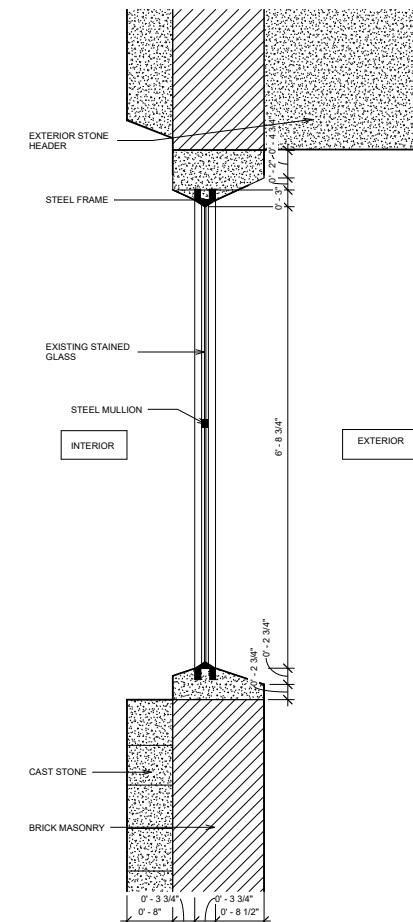
- Minor rusting on steel frame and exterior mullion
- Panels display religious iconography

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.

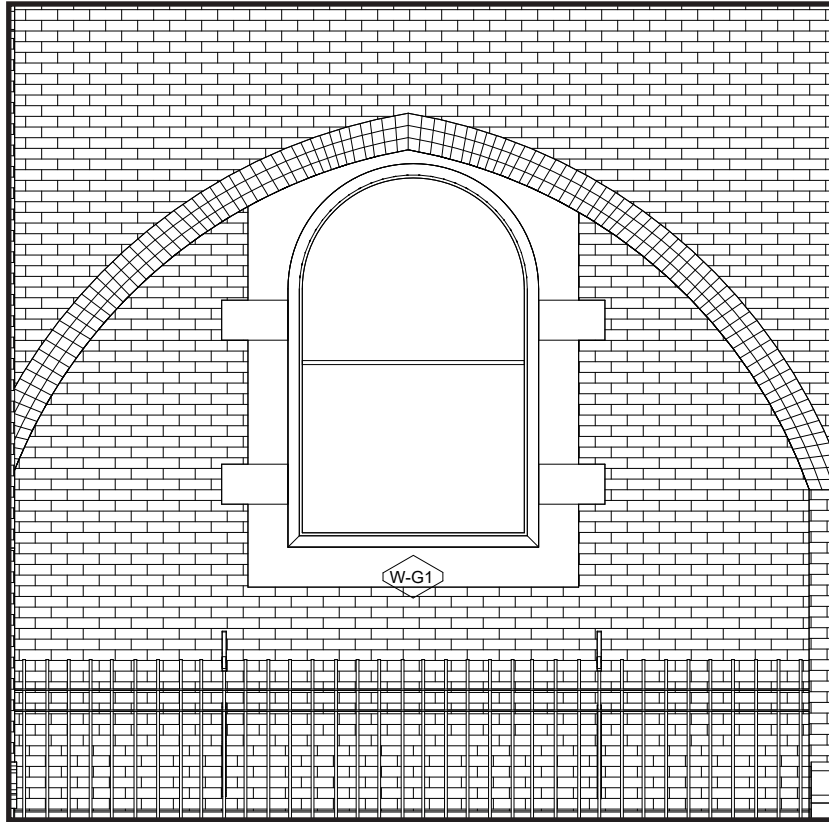
PROPOSAL

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.

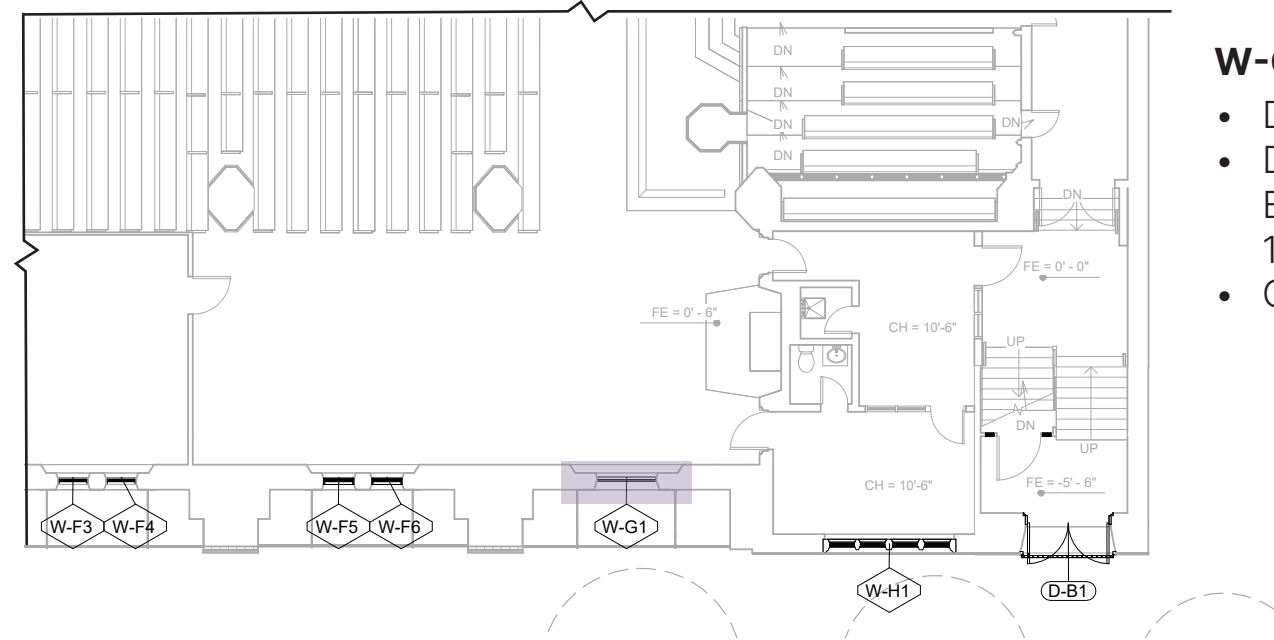


Window Type W-G

EAST ELEVATION (PRIMARY FAÇADE)



ENLARGED FIRST FLOOR PLAN



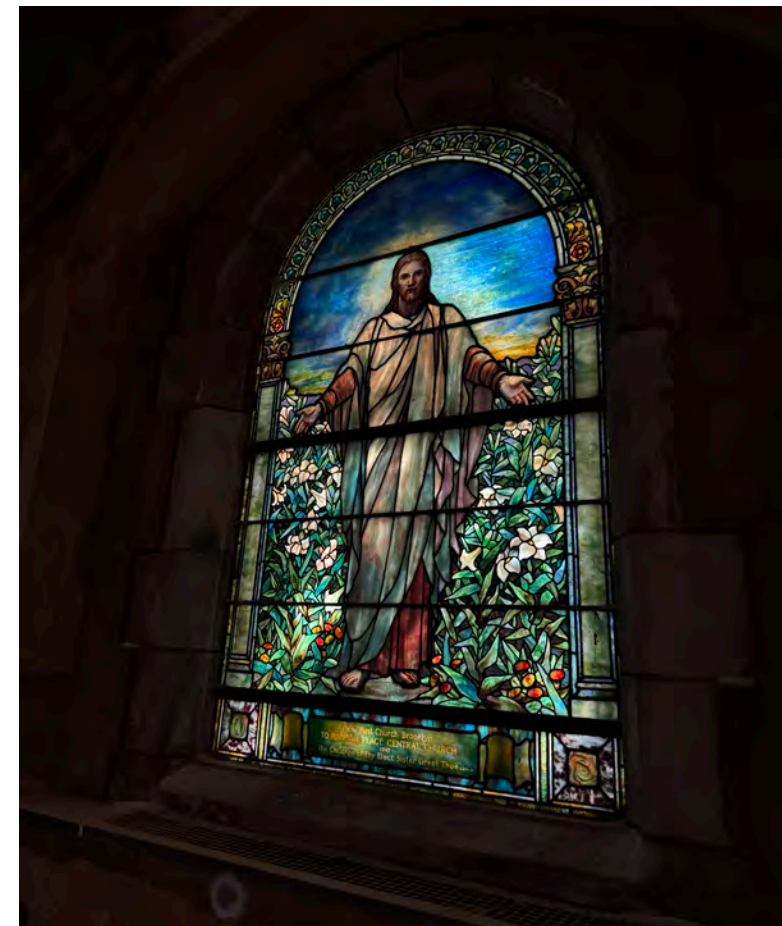
DESCRIPTION

W-G1:

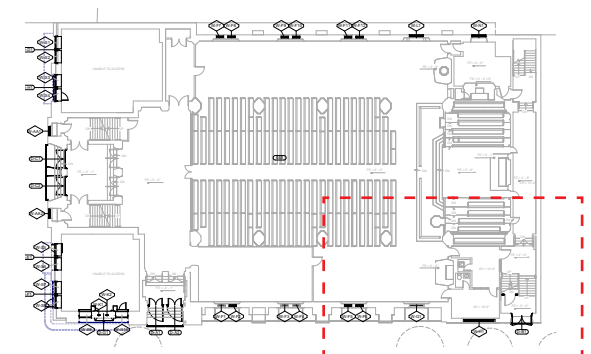
- Depiction of Jesus in a garden of flowers
- Description panel stating: "From First Church Brooklyn, TO HANSON PLACE CENTRAL CHURCH 1947, The Children of Thy Elect Sister Greet Thee"
- Condition is good



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 coming and decorative stained glass
- Round-headed fixed window
- Windows inset in cast-stone opening

VISUAL INSPECTION & CURRENT CONDITION

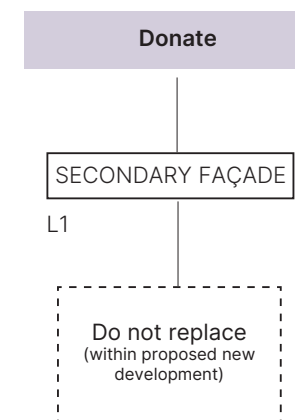
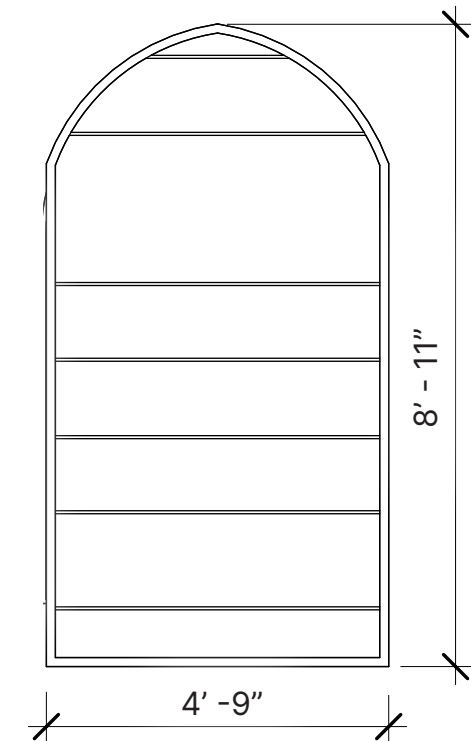
- Minor rusting on steel framing and mullions
- Panels containing religious iconography

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.

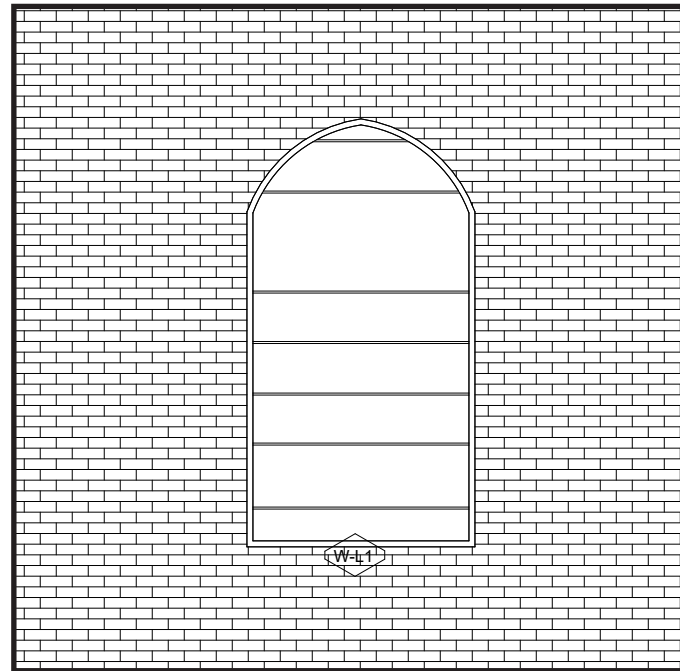
PROPOSAL

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.

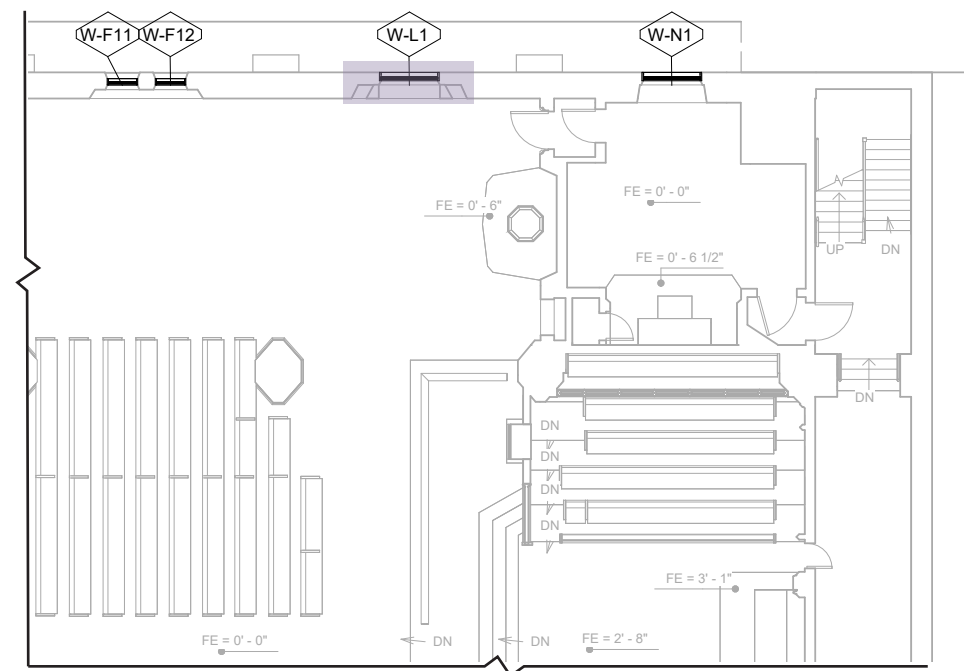


Window Type W-L

WEST ELEVATION (SECONDARY FAÇADE)



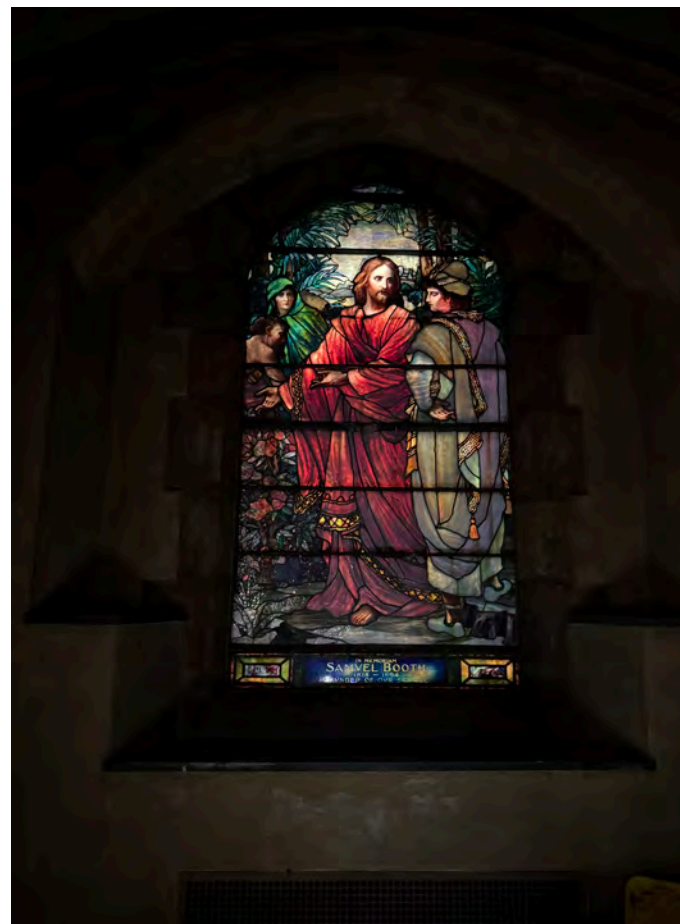
ENLARGED FIRST FLOOR PLAN



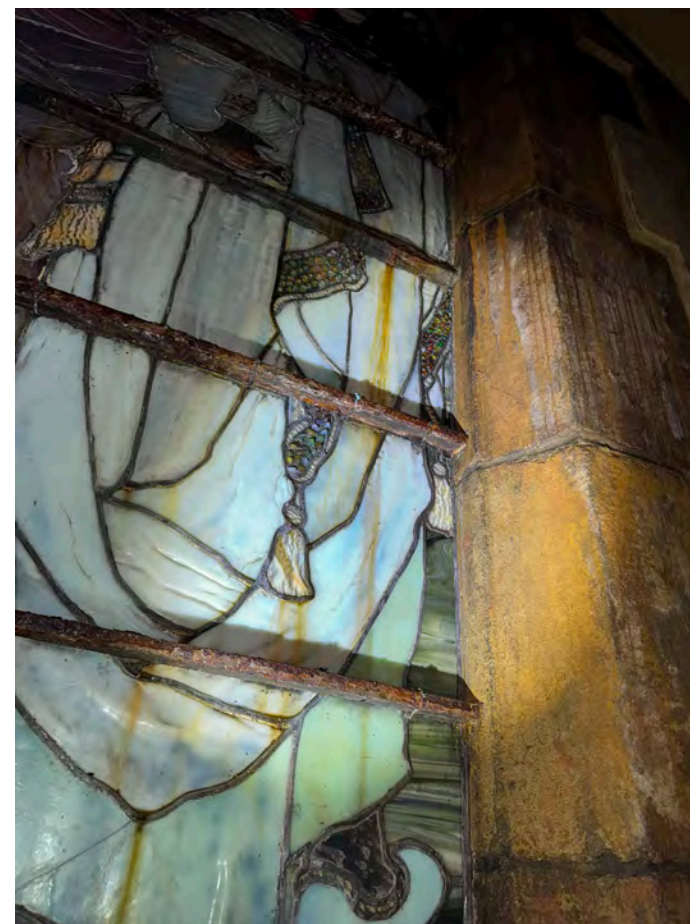
DESCRIPTION

W-L1: Tiffany Window

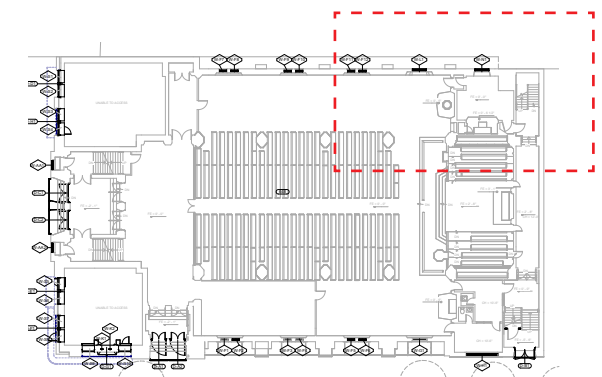
- Depiction of Jesus dressed in a scarlet robe, symbolic of sacrifice and authority.
- Dedicated to Samuel Booth, the founder of the Church School
- Condition is fair



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 coming and decorative stained glass
- Round-headed fixed window
- Windows inset in cast-stone opening

VISUAL INSPECTION & CURRENT CONDITION

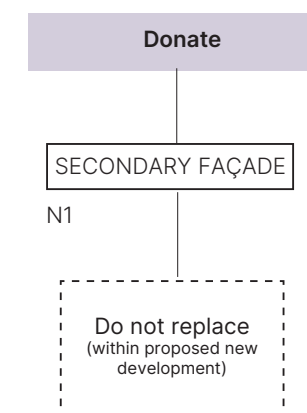
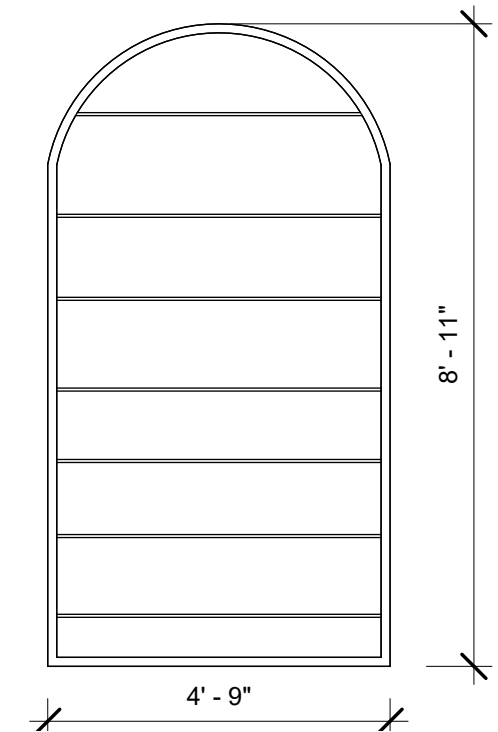
- Minor rusting on steel framing and mullions
- Panels containing religious iconography

CONCLUSION

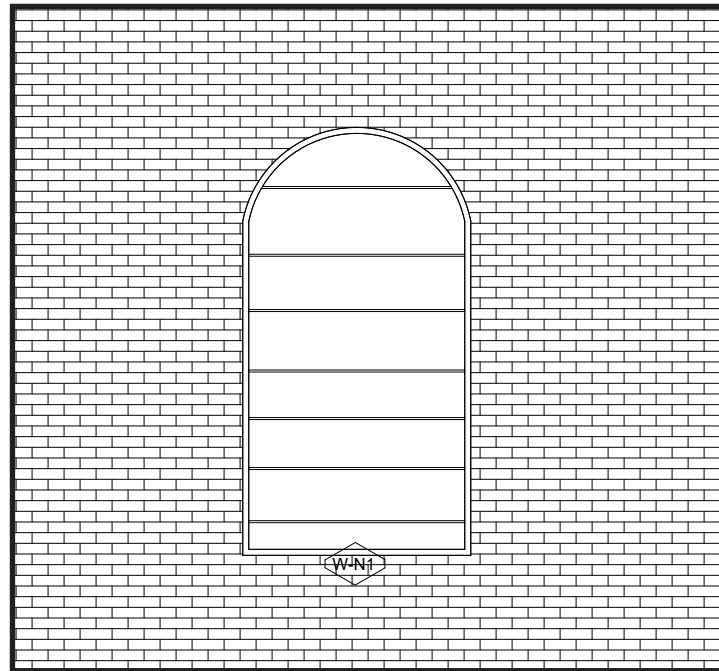
The Tiffany Window has historic value that dates back to church completion in 1931. While the stained glass is in good condition, religious iconography makes the window unsuitable for present day and future use.

PROPOSAL

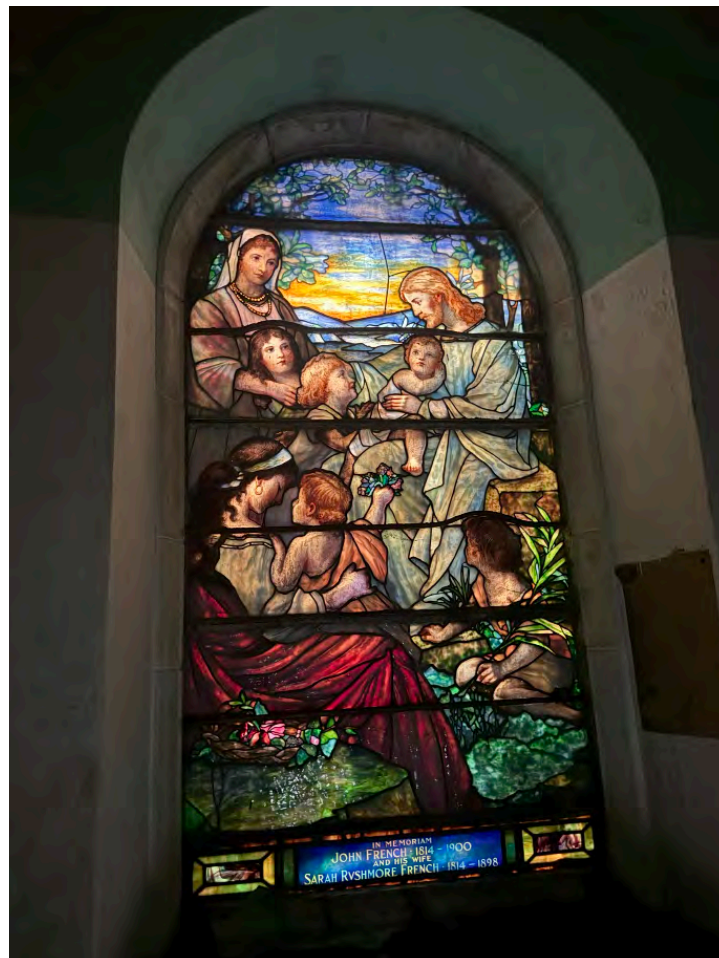
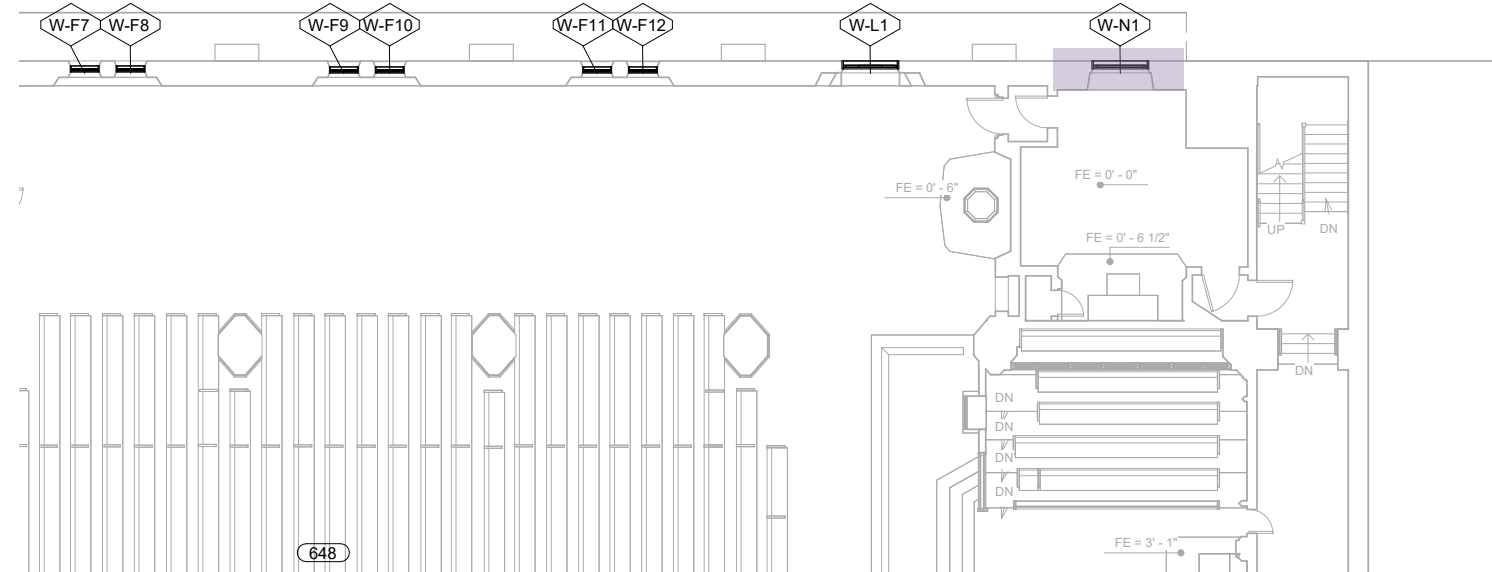
Window shall be salvaged and donated/returned to the church due to good condition and historic value to the original church. Since the window is a historic Tiffany window, it could instead be sold to a Tiffany collection. On the west secondary façade, windows shall be donated and not replaced because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



WEST ELEVATION (SECONDARY FAÇADE)



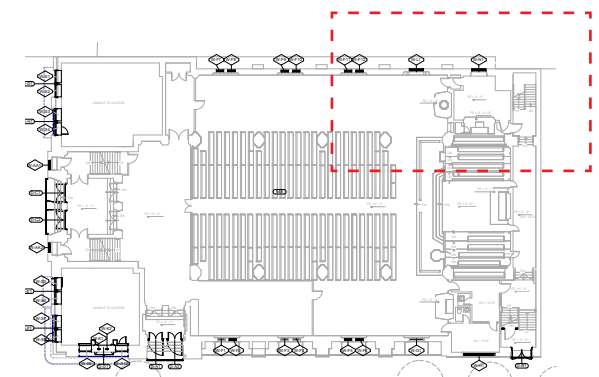
FIRST FLOOR PLAN



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 coming 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

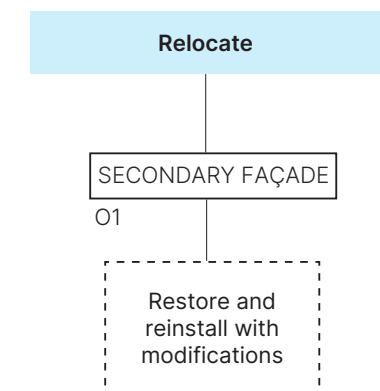
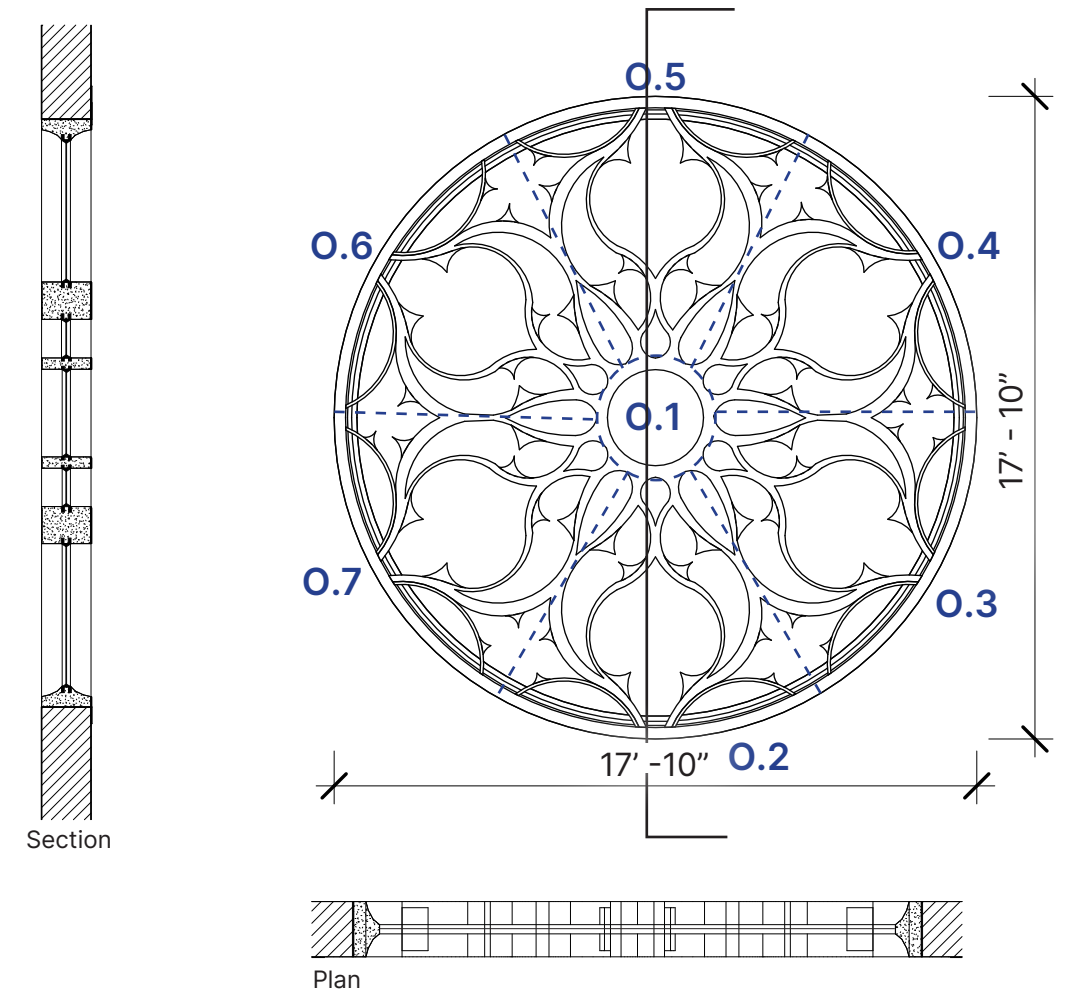
- Minor rusting on steel framing and mullions
- Stained glass in good condition
- Panel O.1 displays religious iconography

CONCLUSION

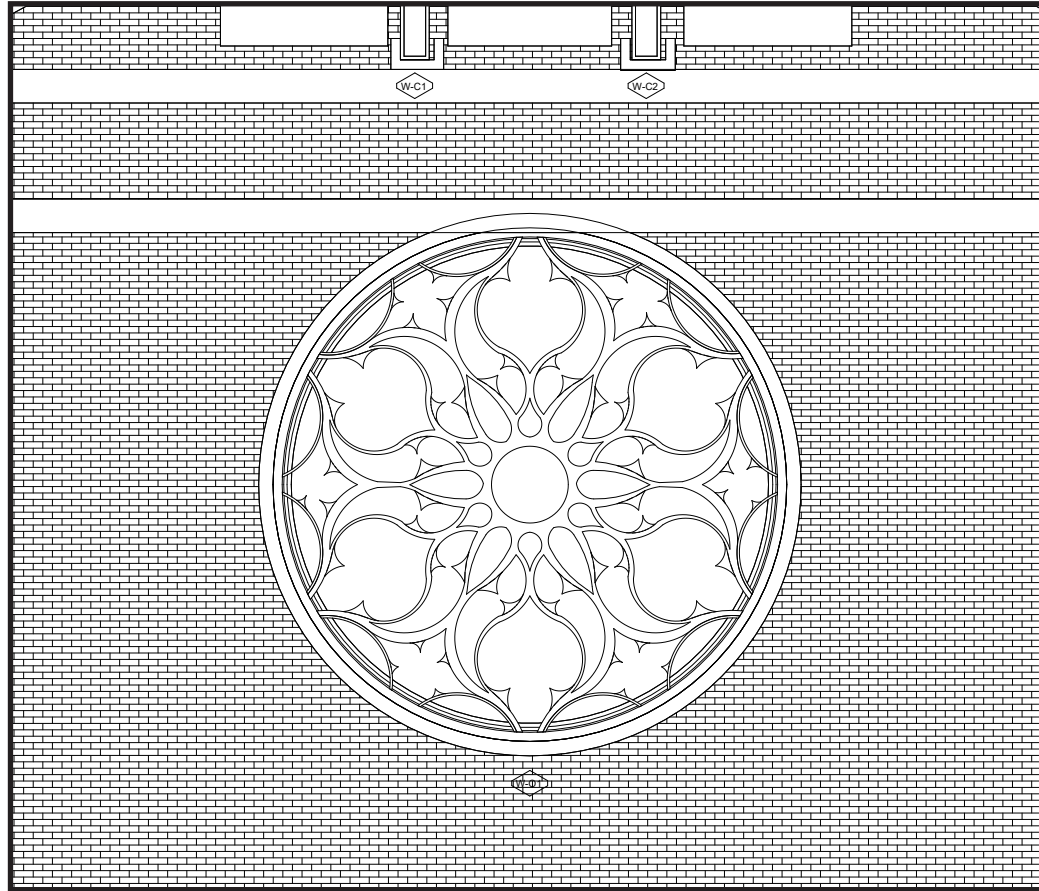
The Rose Window has historic value that dates back to church completion in 1931 and to the Brooklyn Academy of Music Historic District designation in 1978. The stained glass is in good condition and can be reused for the building's restoration and adaptation.

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 is 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)



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 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

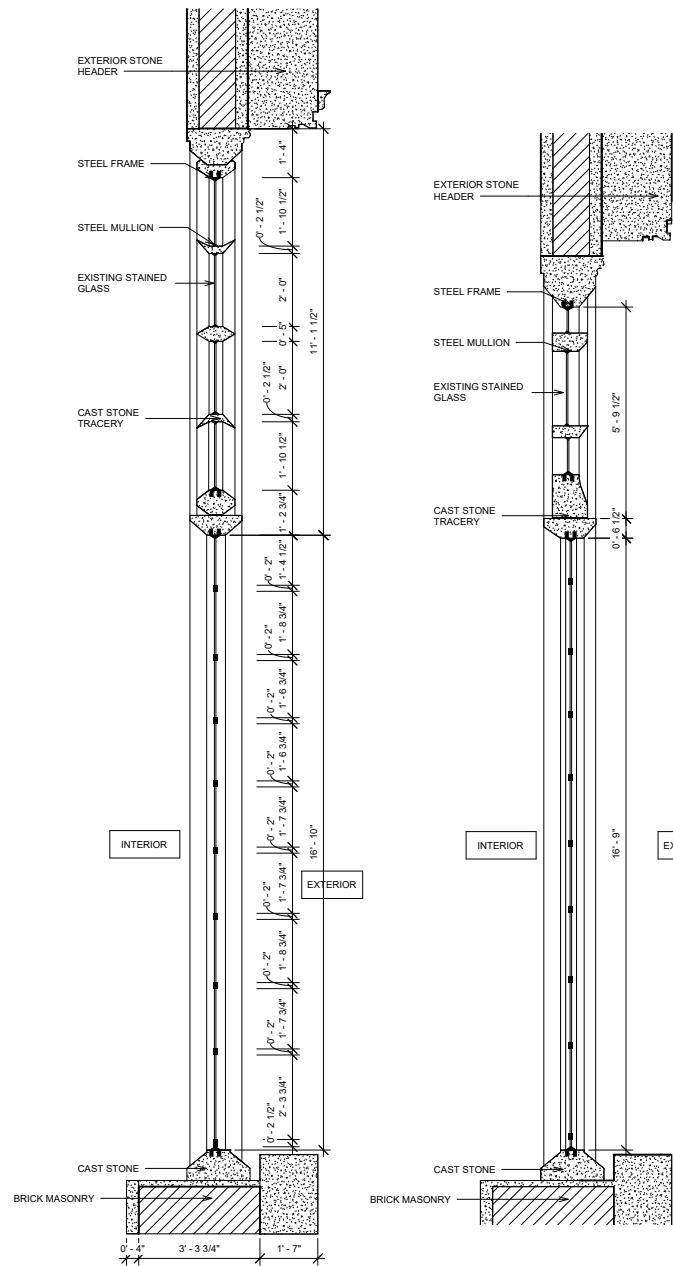
- Window was gifted by Eugene W. Spaulding
- Exterior is covered in non-original protective glazing
- Small operable window was added later in building’s history to provide roof access
- Stained glass is in good condition
- Minor rusting of steel window frame
- Separation of cast-stone surround creates 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.

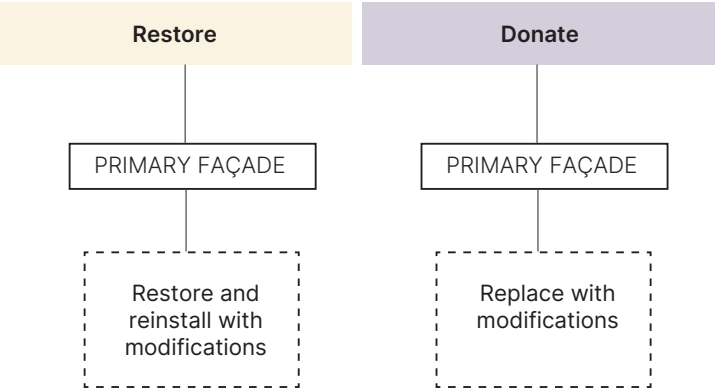
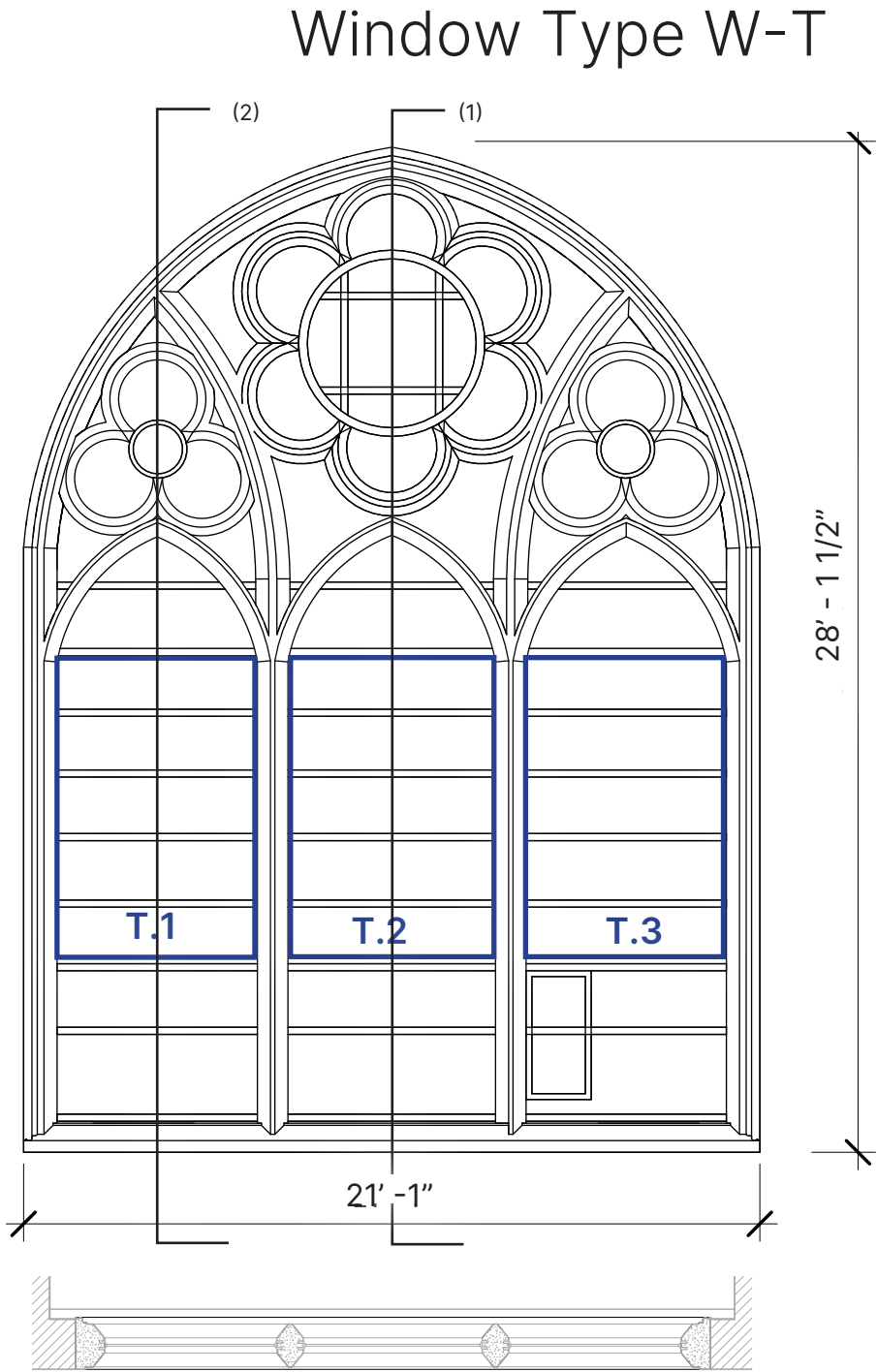
PROPOSAL

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.

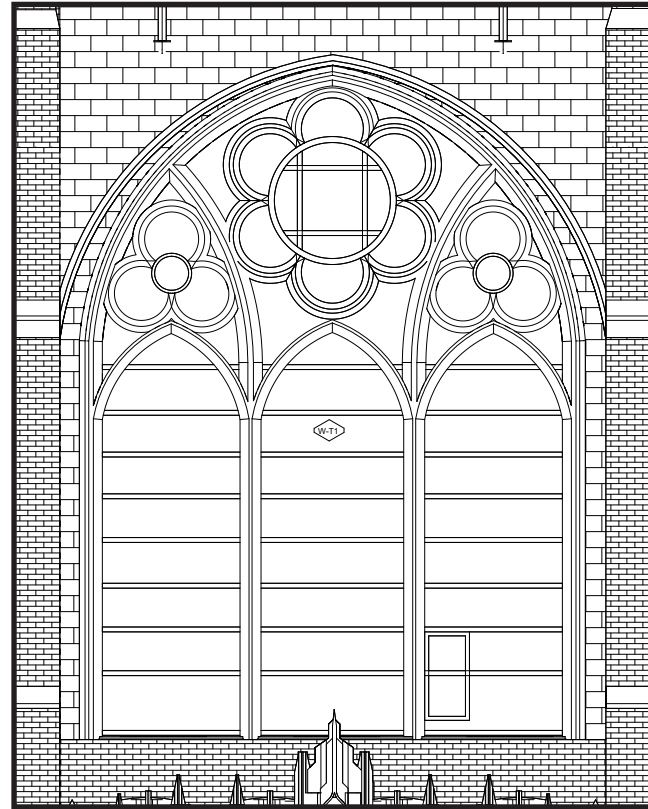


Section 1

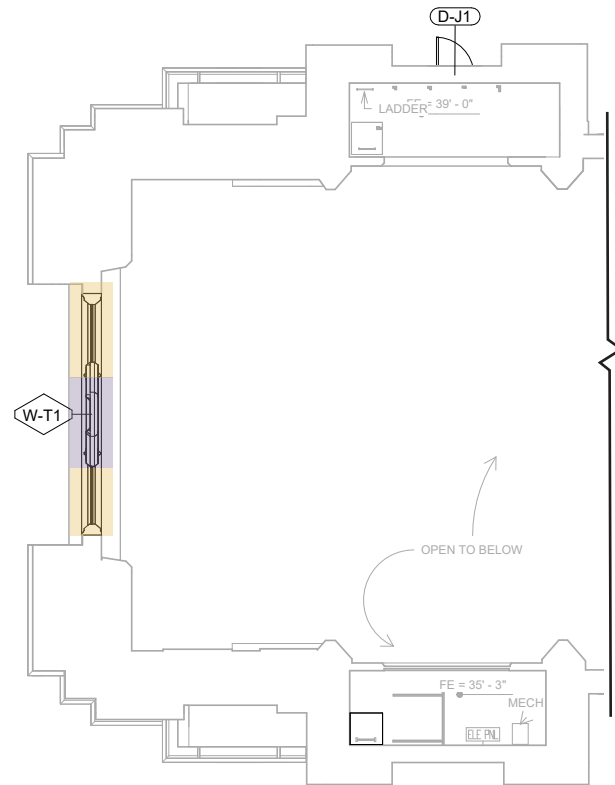
Section 2



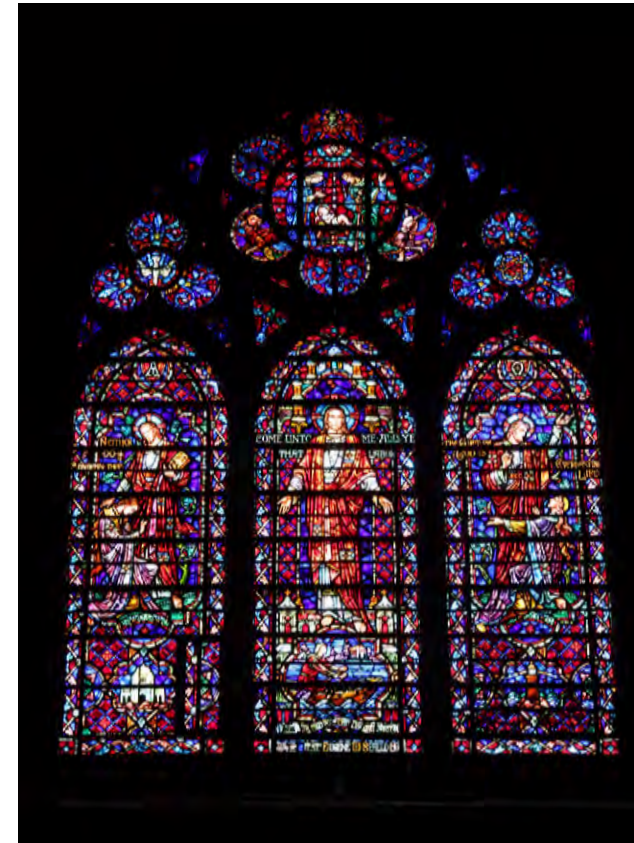
SOUTH ELEVATION (PRIMARY FAÇADE)



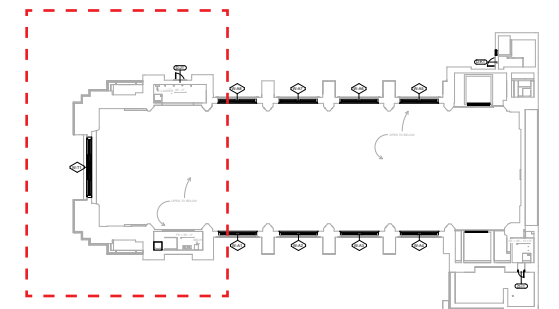
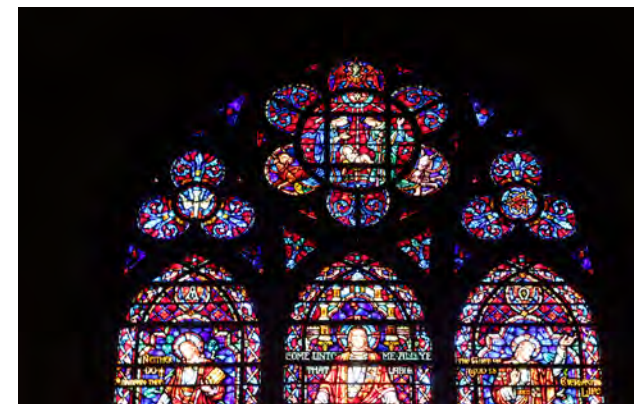
FOURTH FLOOR PLAN



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 caming and decorative stained glass
- Geometric tracery reflects window style W-T above
- Window inset in cast-stone opening

VISUAL INSPECTION & CURRENT CONDITION

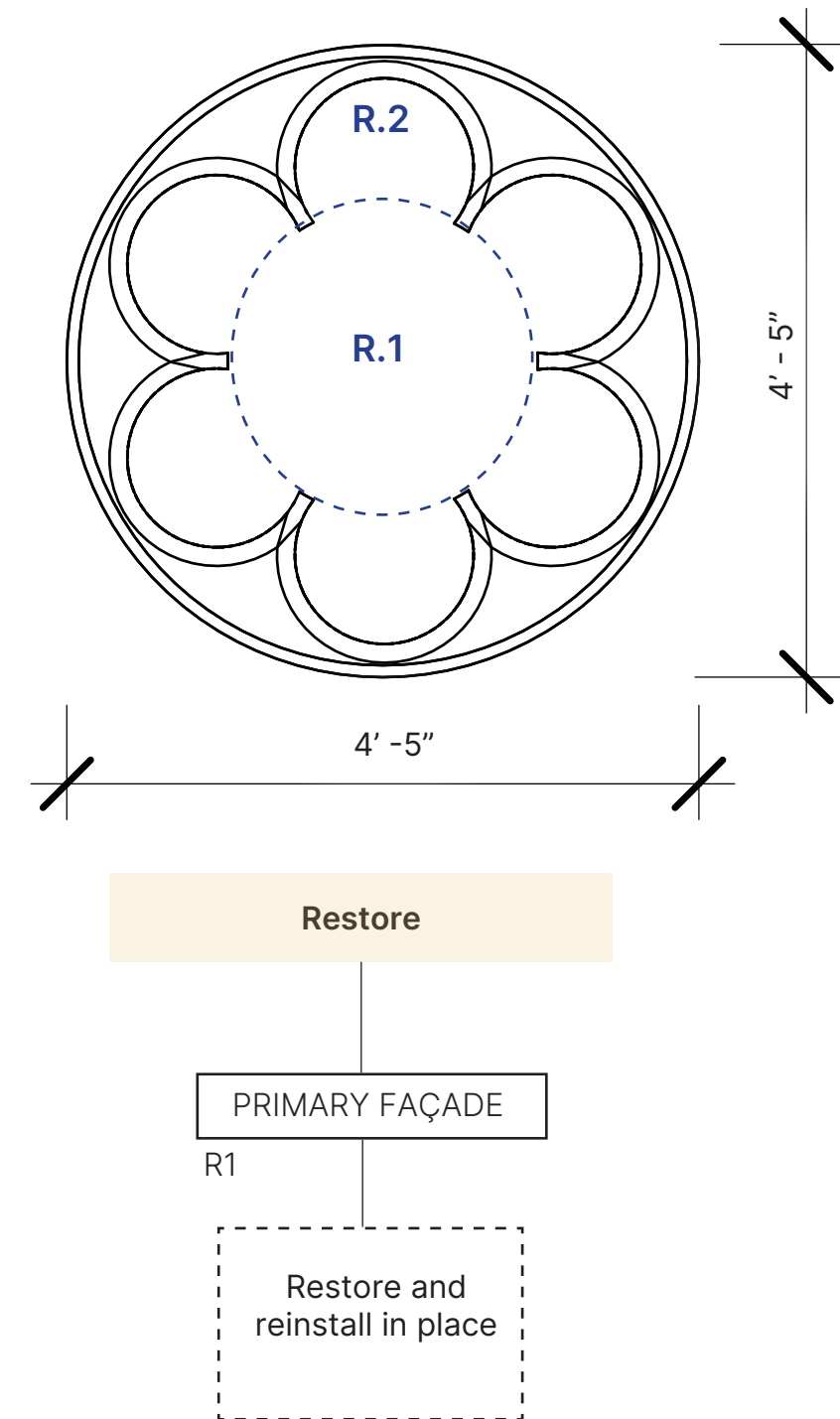
- Stained glass is in good condition without cracks or damage
- Pane R.1 displays religious iconography

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

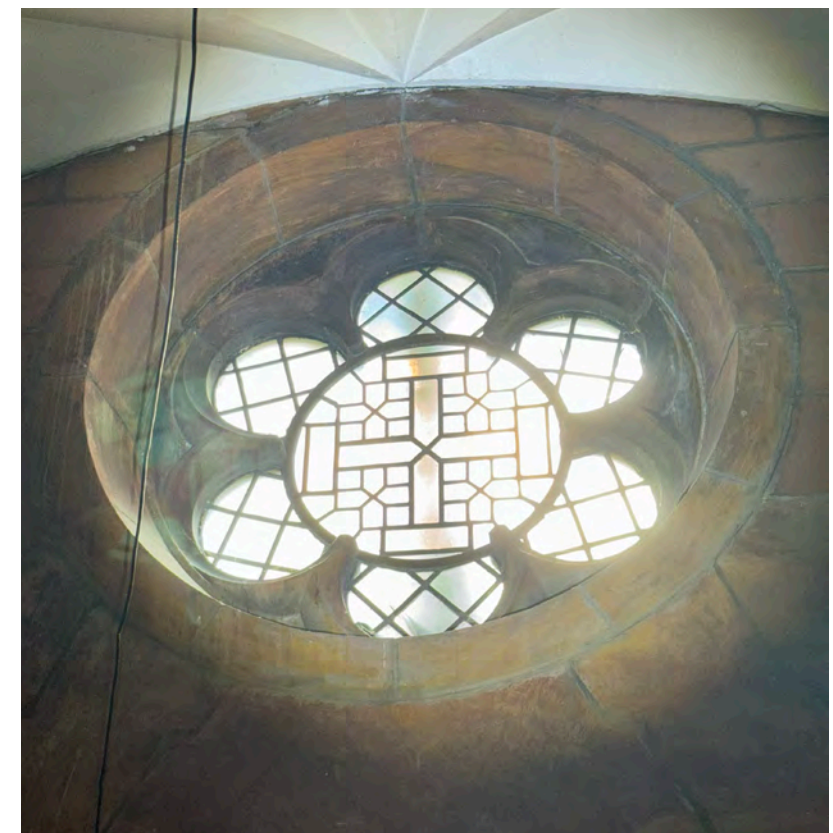
Window shall be salvaged, restored and reinstalled in the existing location for the future use of the building. Tracery shall be salvaged to create casts for new tracery to retain the historic context of the neighborhood and pay tribute to the history of the building in its new construction.



SOUTH ELEVATION (PRIMARY FAÇADE)



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 coming and decorative stained glass
- Geometric tracery
- Window inset in cast-stone opening

VISUAL INSPECTION & CURRENT CONDITION

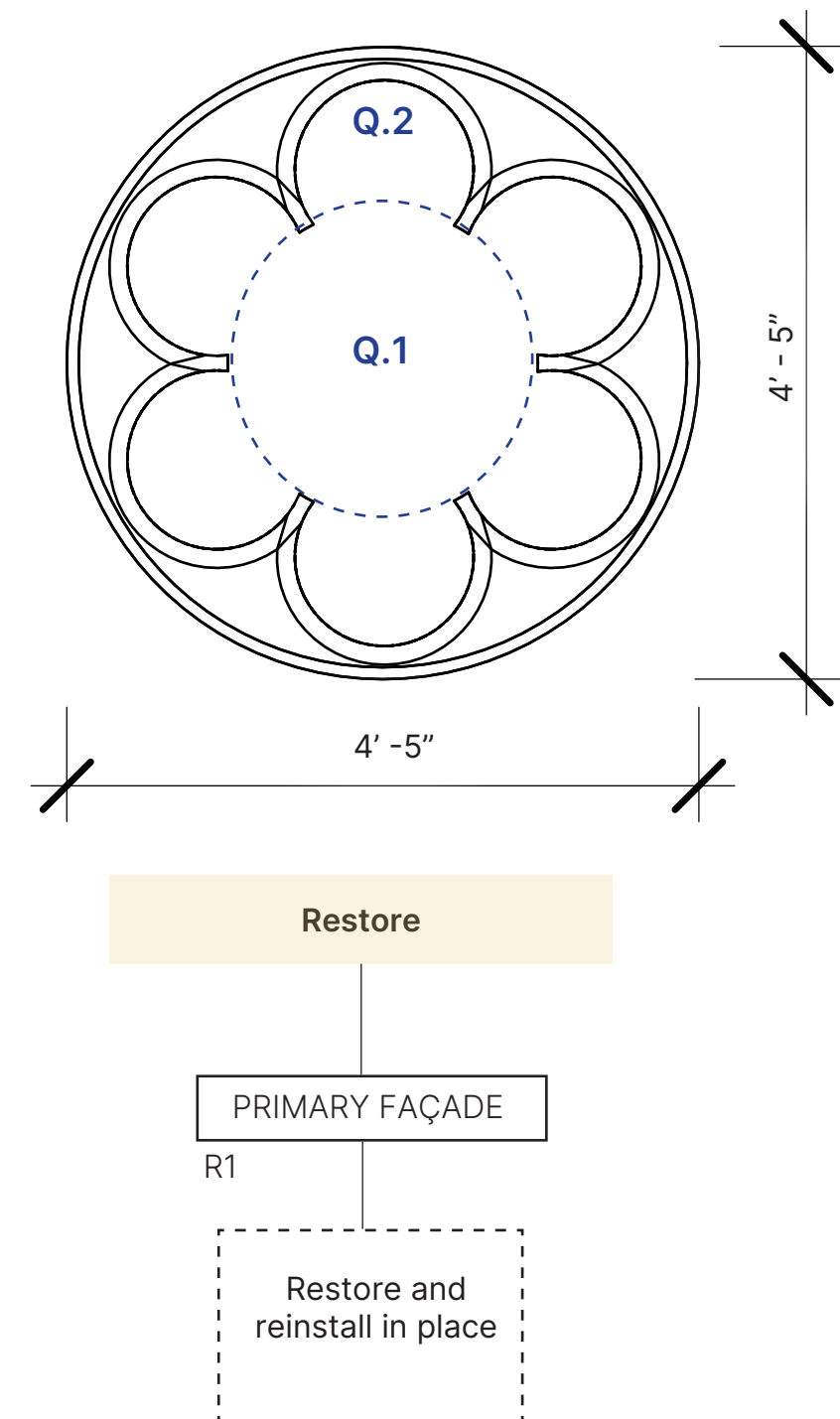
- Stained glass is in good condition without cracks or damage
- Pane Q.1 displays religious iconography

CONCLUSION

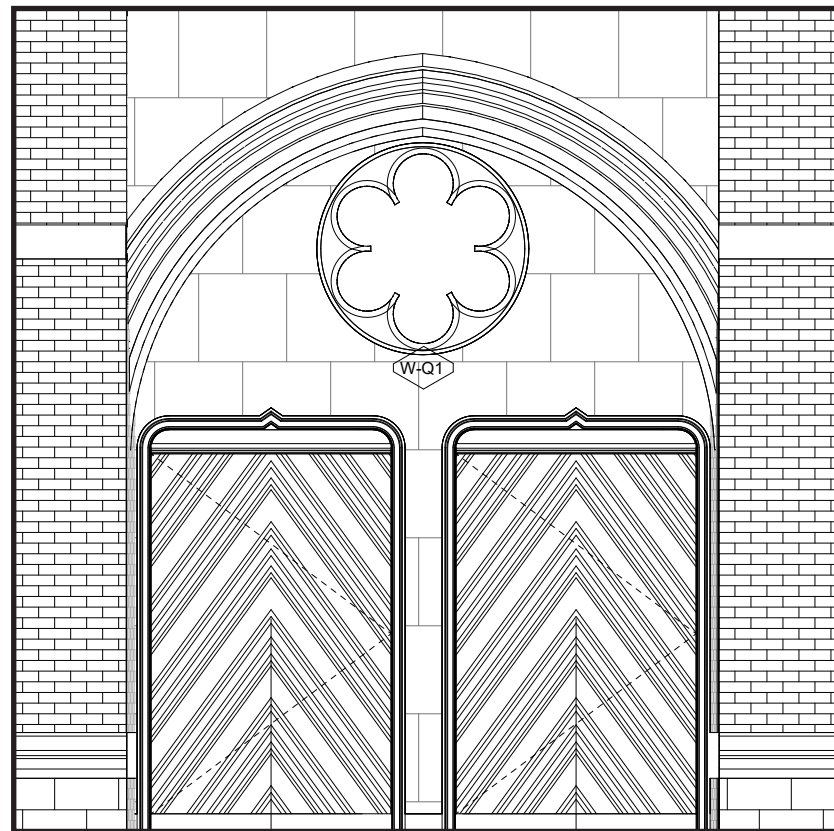
Historic value of the window dates back to the church completion in 1931 and to the Brooklyn Academy of Music Historic District designation in 1978. The stained glass is in good condition and can be reused for the building's restoration and adaptation.

PROPOSAL

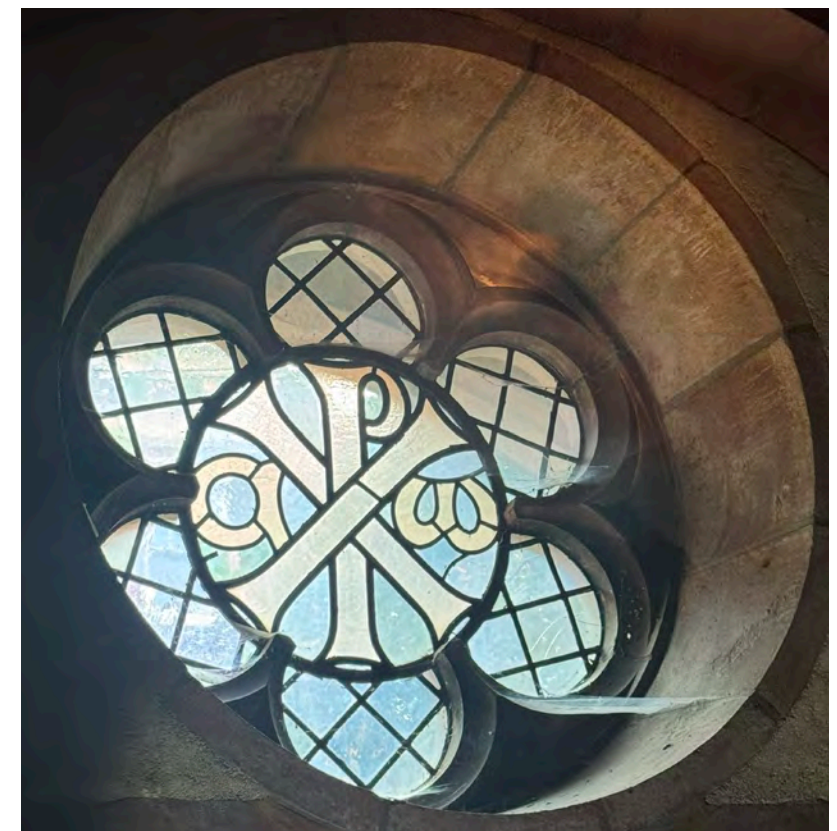
Window shall be salvaged, restored and reinstalled in the existing location for the future use of the building. Tracery shall be salvaged to create casts for new tracery to retain the historic context of the neighborhood and pay tribute to the history of the building in its new construction.



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 coming

VISUAL INSPECTION & CURRENT CONDITION

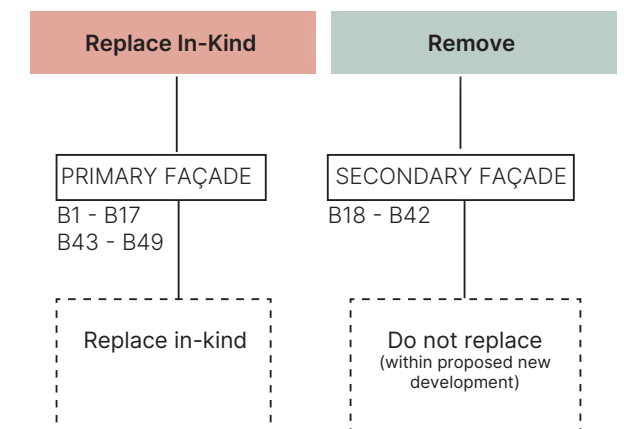
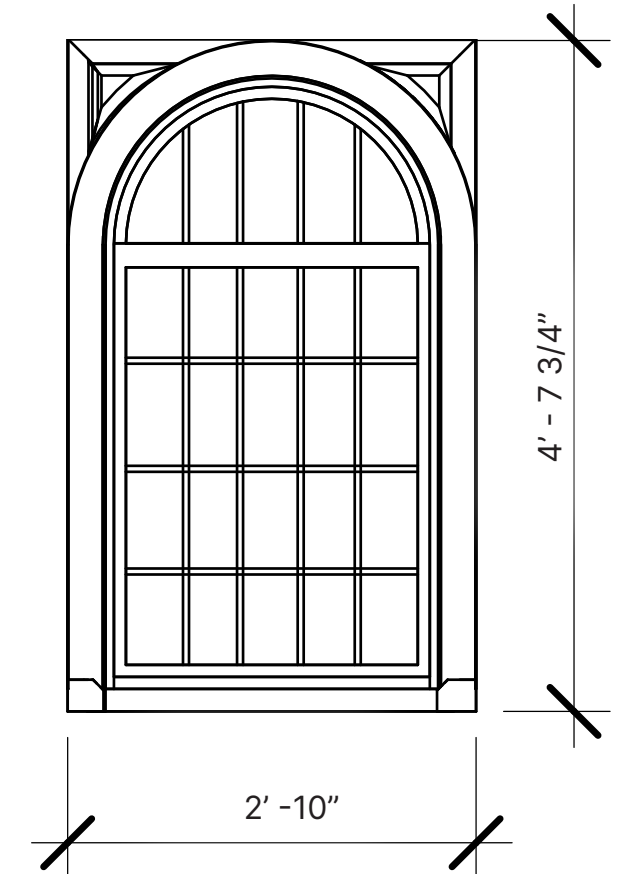
- Generally in poor condition
- Bowing at top and bottom panes
- Rusting along window sills
- No longer operable
- Broken panes

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 accomodate new development.





BOWING

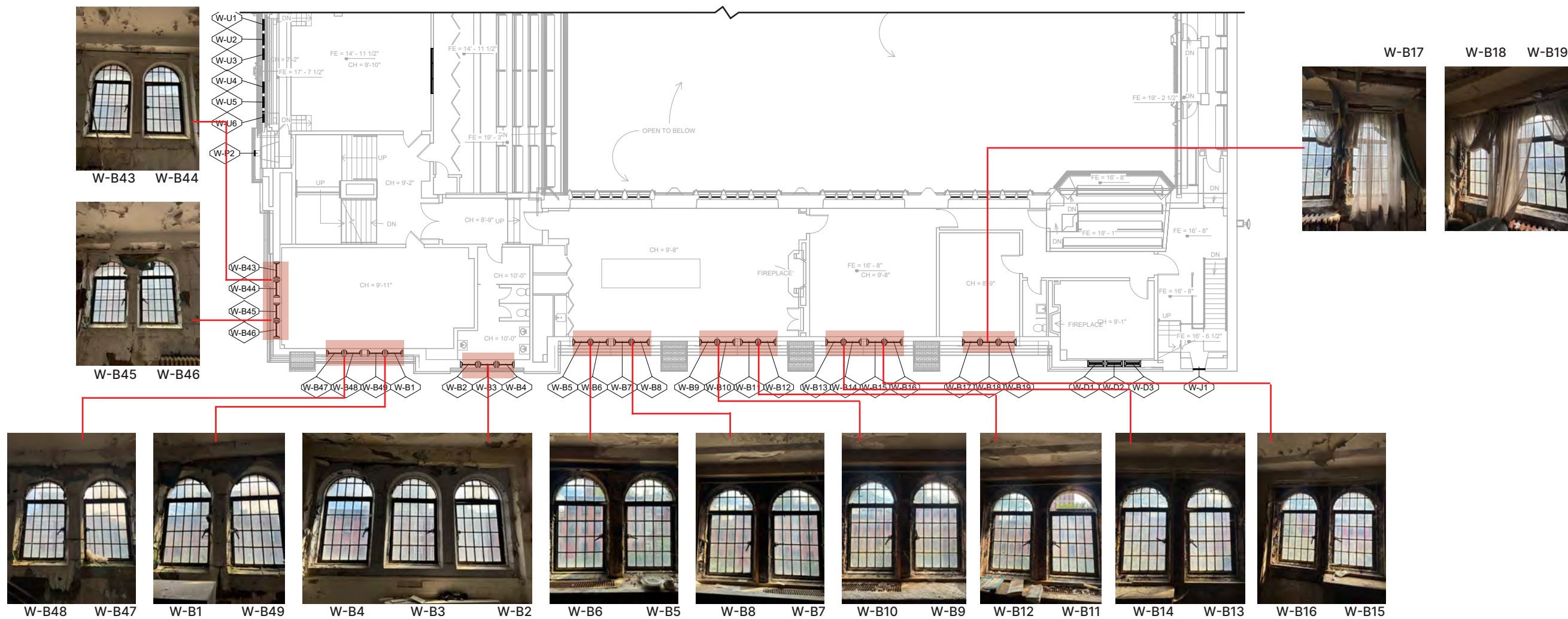


MISSING ELEMENTS

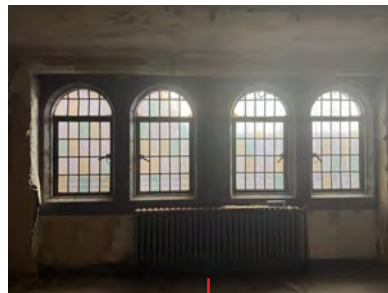


BROKEN PANES

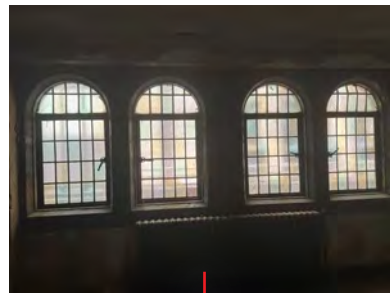
SECOND FLOOR PLAN (PRIMARY FAÇADE)



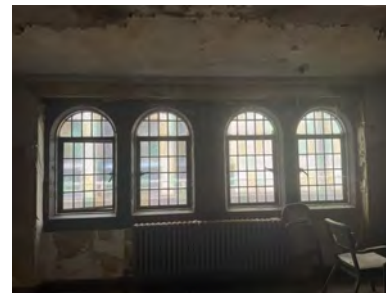
South / West Interiors: Type W-B



W-B38 W-B37 W-B36 W-B35



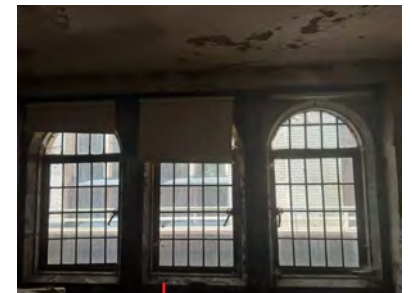
W-B34 W-B33 W-B32 W-B31



W-B30 W-B29 W-B28 W-B27



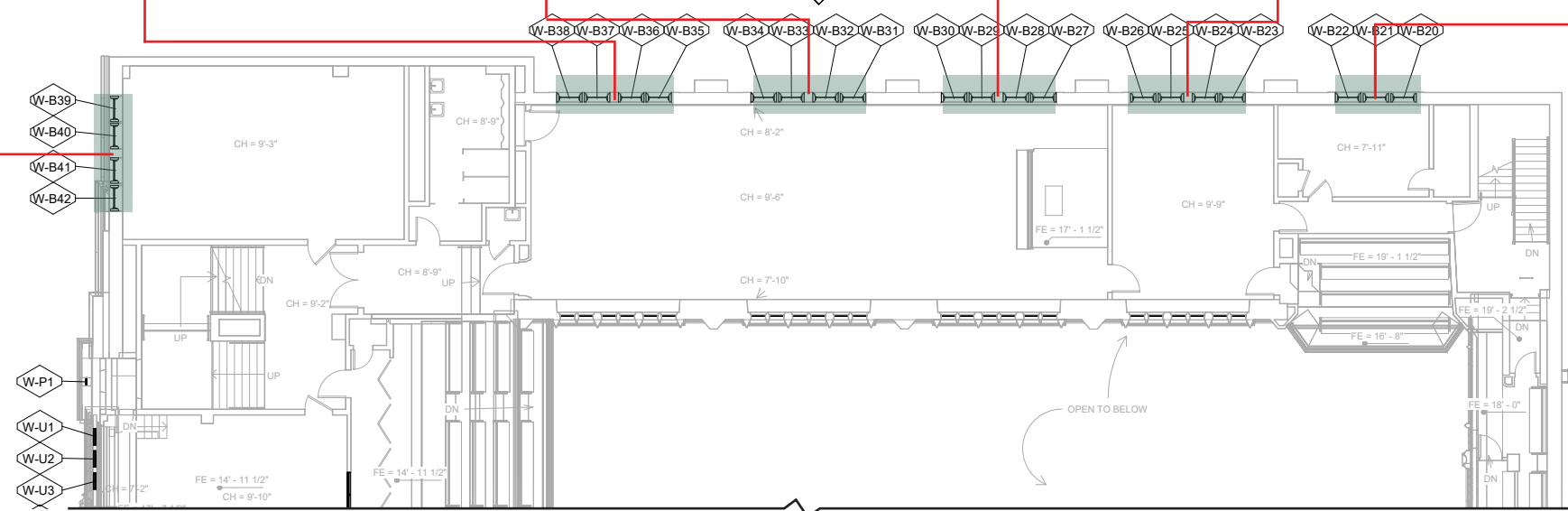
W-B26 W-B25 W-B24 W-B23



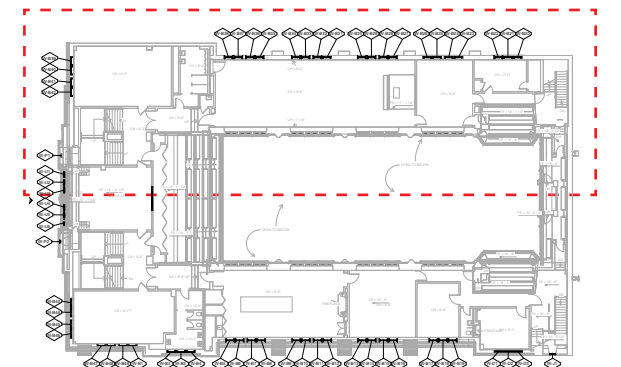
W-B22 W-B21 W-B20



W-B42 W-B41 W-B40 W-B39



SECOND FLOOR PLAN (SECONDARY FAÇADE)



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 coming

VISUAL INSPECTION & CURRENT CONDITION

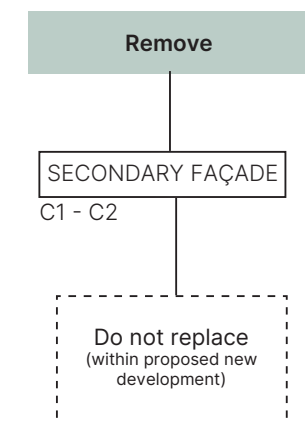
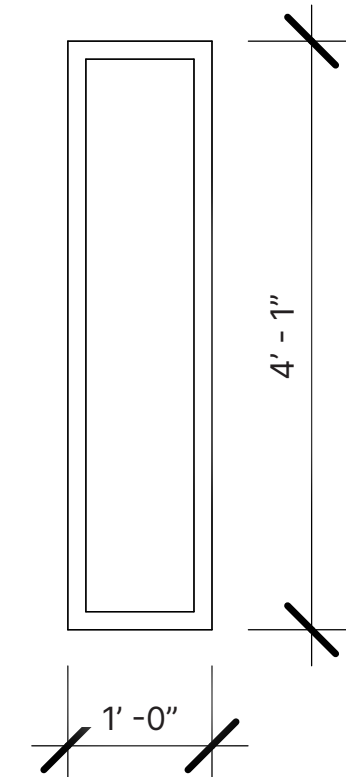
- Generally in poor condition
- Bowing throughout
- Rusting along window sills
- Broken panes

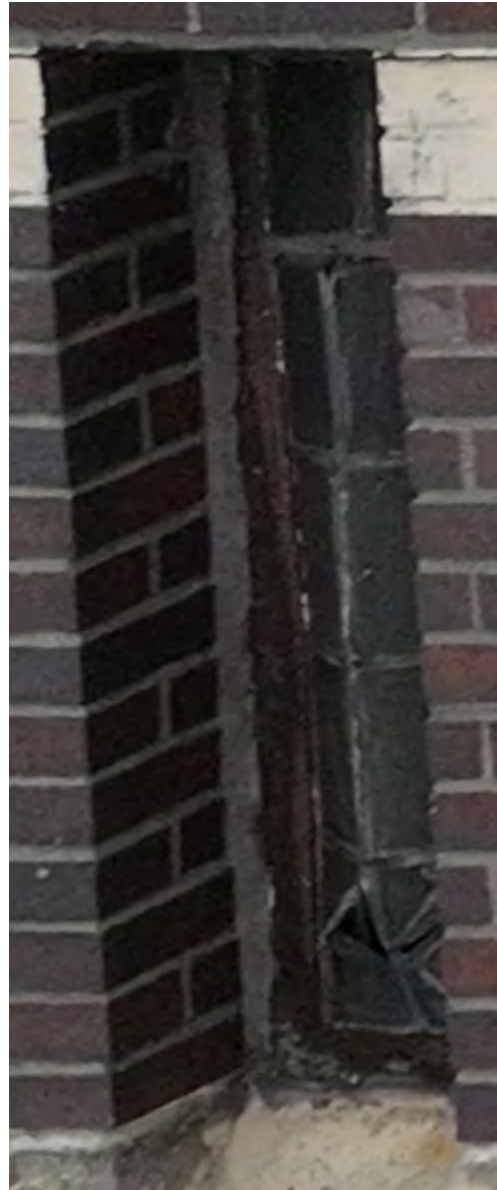
CONCLUSION

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

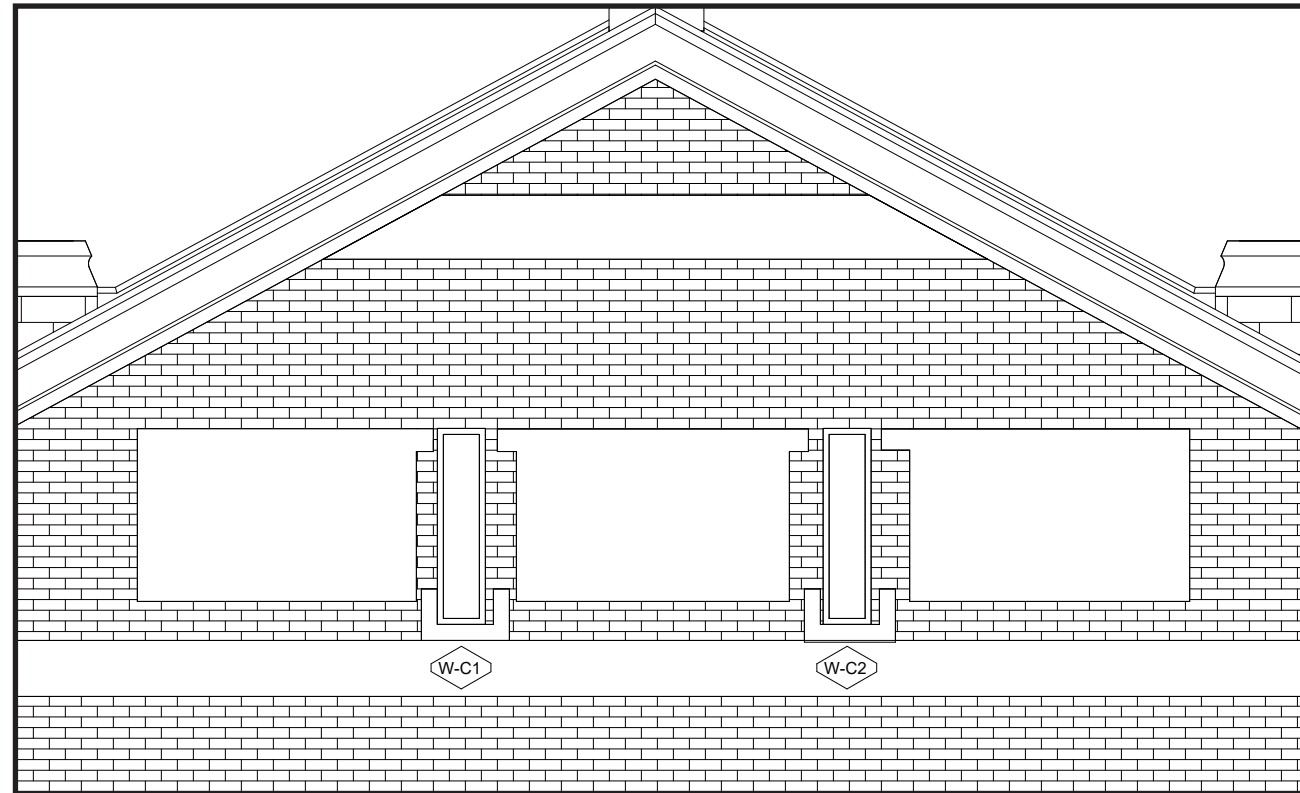
PROPOSAL

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 accomodate new development.

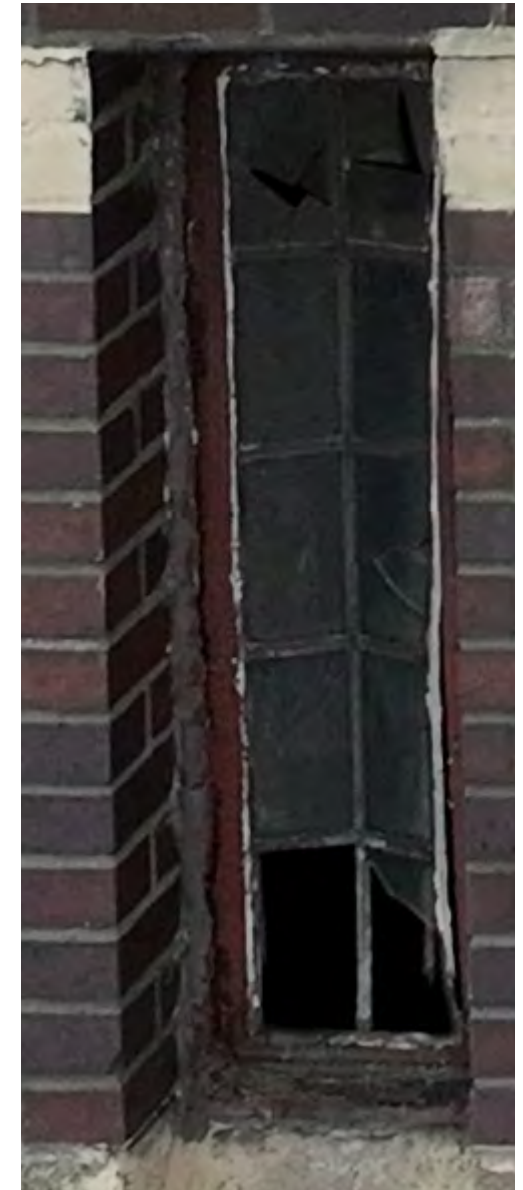




W-C1



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 coming

VISUAL INSPECTION & CURRENT CONDITION

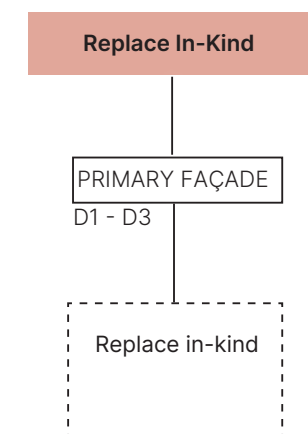
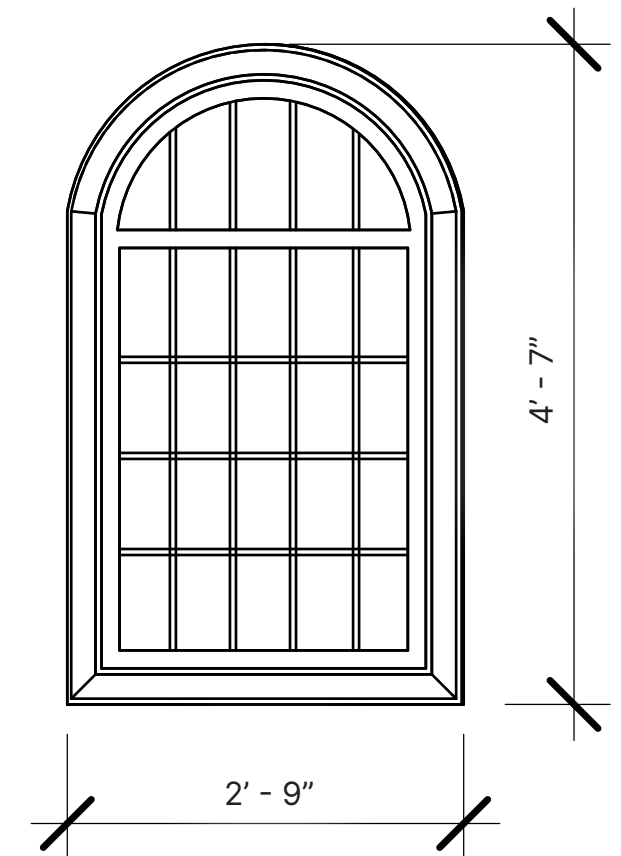
- Major deterioration on interior
- No longer operable
- Rusting along window sills
- Frames detaching on exterior

CONCLUSION

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

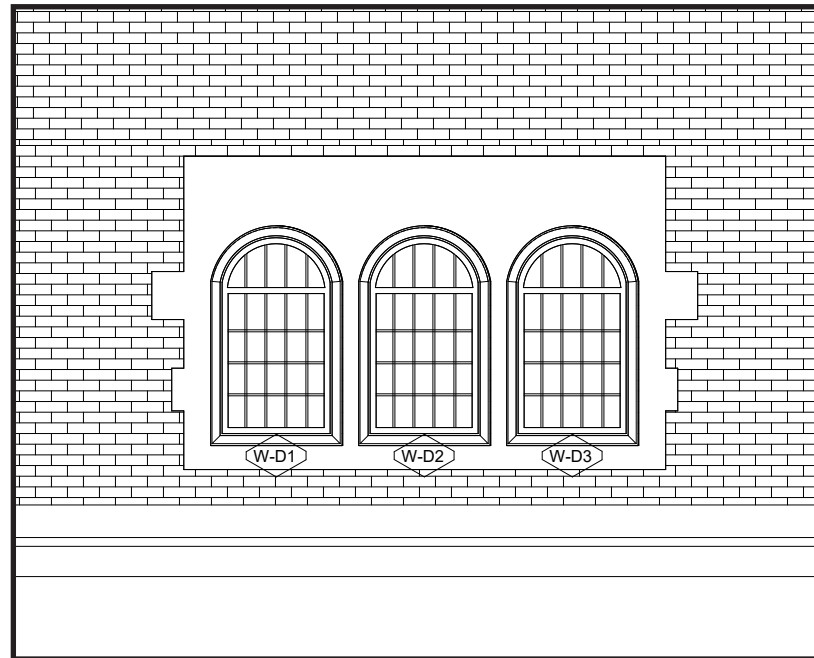
PROPOSAL

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.

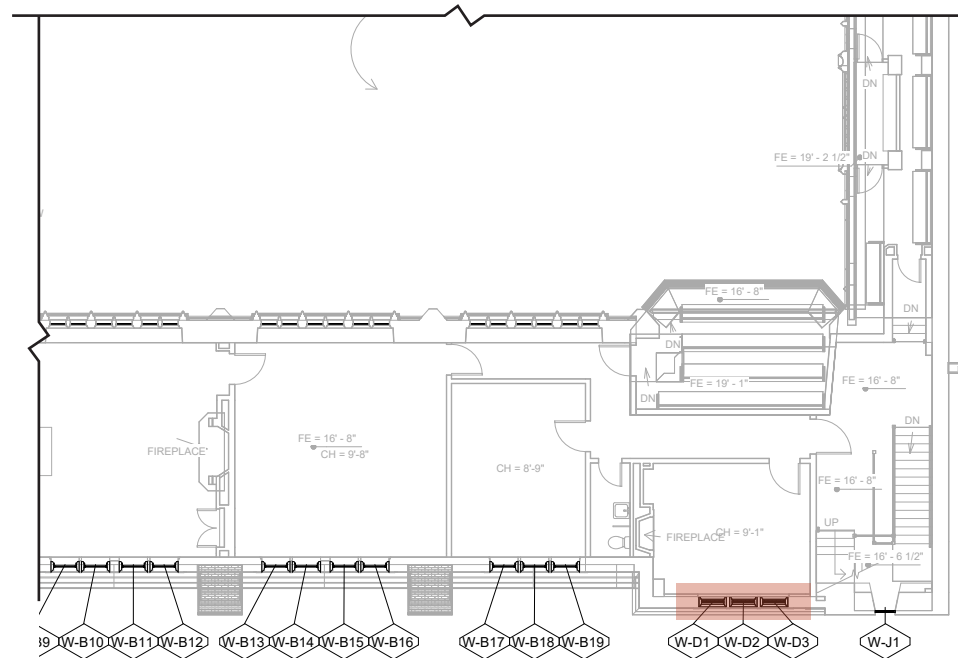


Window Type W-D

EAST ELEVATION (PRIMARY FAÇADE)



SECOND FLOOR PLAN (PRIMARY FAÇADE)



W-D3

W-D2

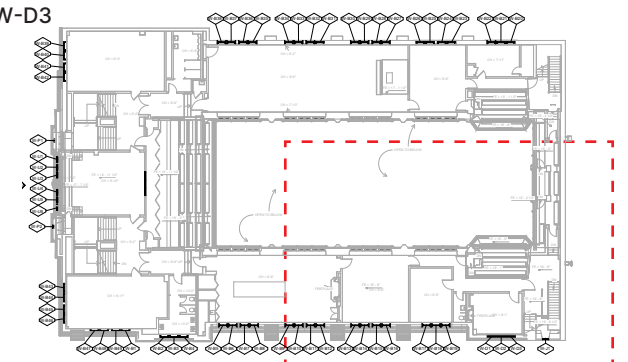
W-D1



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

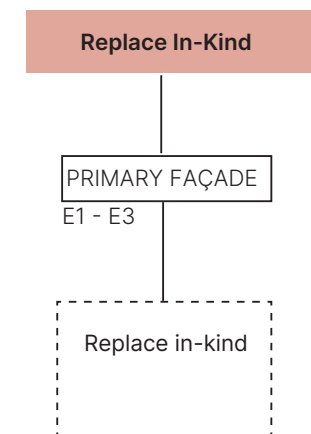
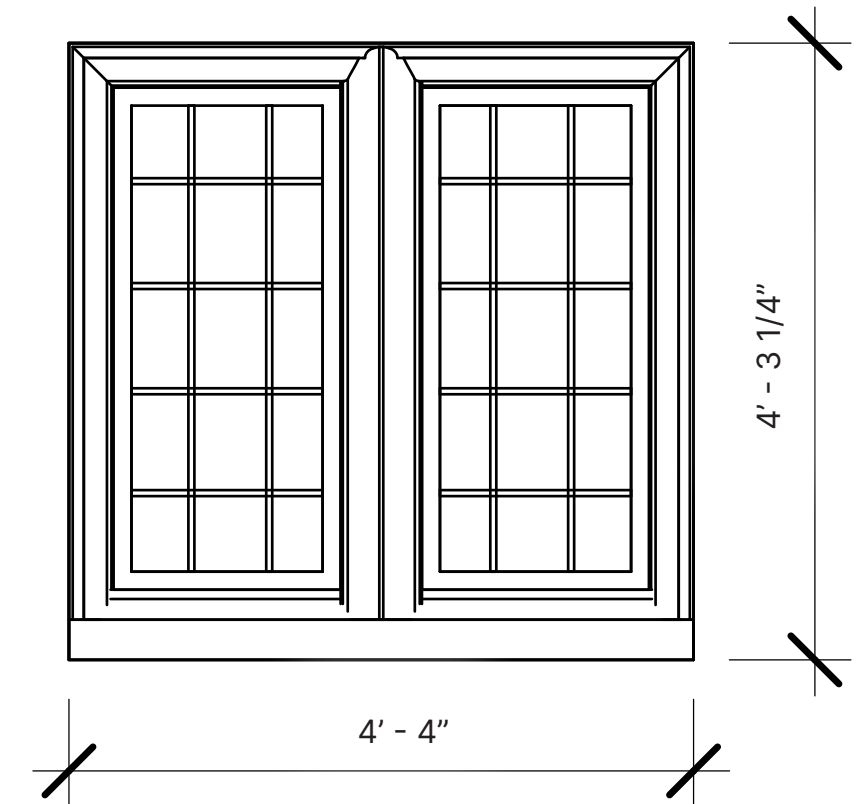
- Major deterioration on interior
- No longer operable
- Rusting along window sills
- Frames are detaching on exterior
- Broken panes

CONCLUSION

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

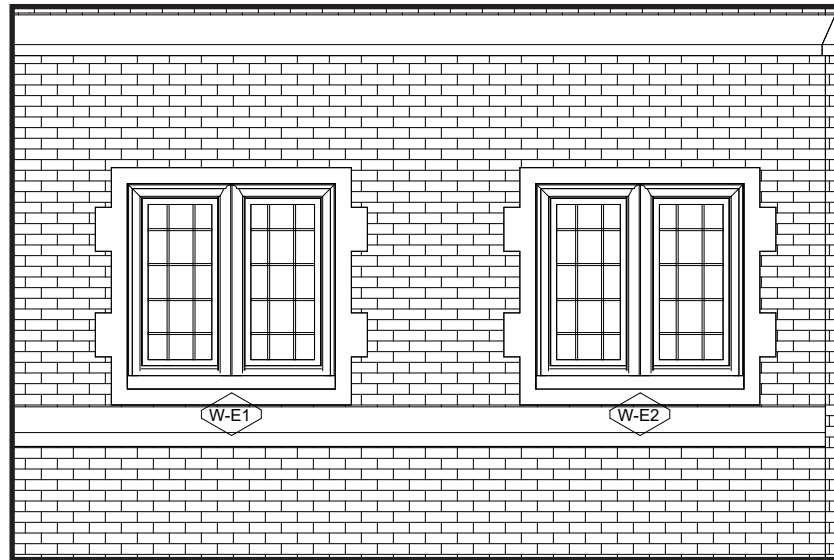
PROPOSAL

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.

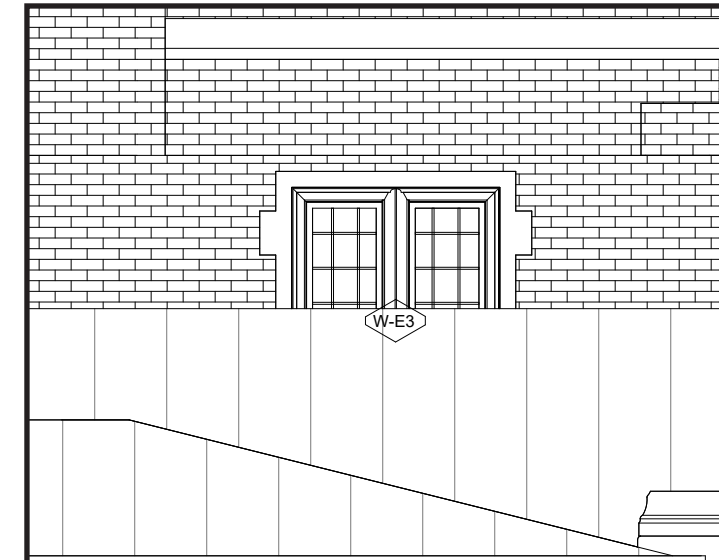


Window Type W-E

EAST ELEVATION (PRIMARY FAÇADE)



SOUTH ELEVATION (PRIMARY FAÇADE)



W-E1

W-E2

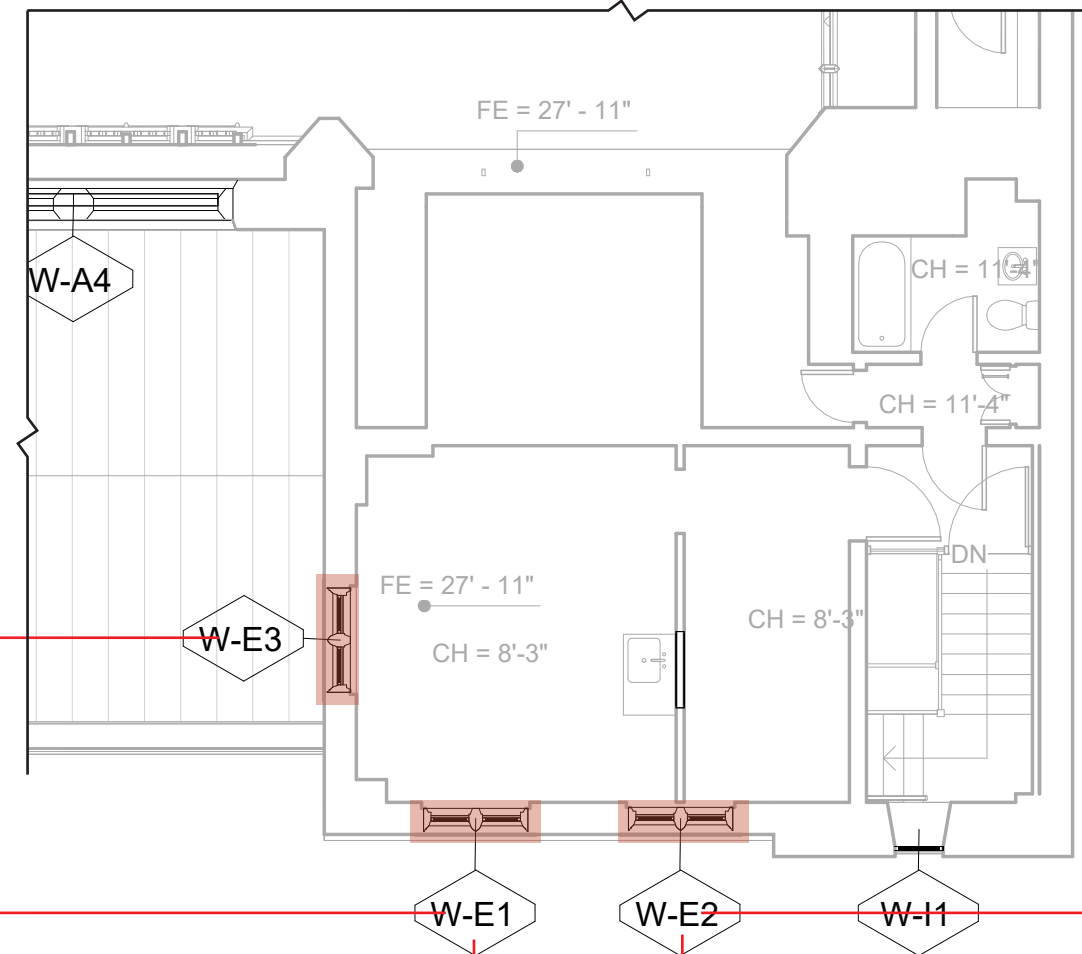


W-E3

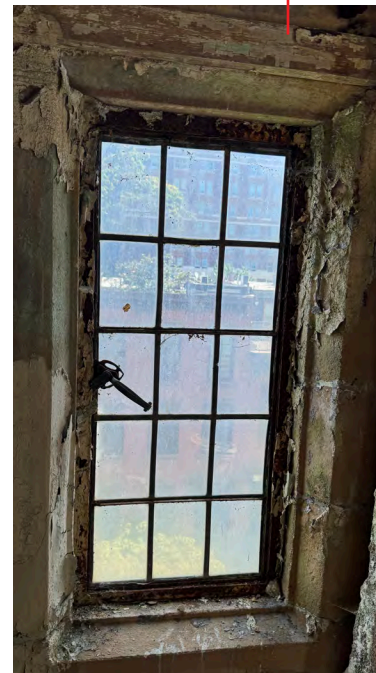
ENLARGED THIRD FLOOR PLAN



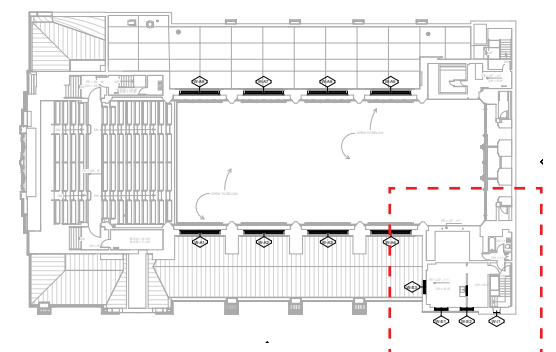
W-E3



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 coming

VISUAL INSPECTION & CURRENT CONDITION

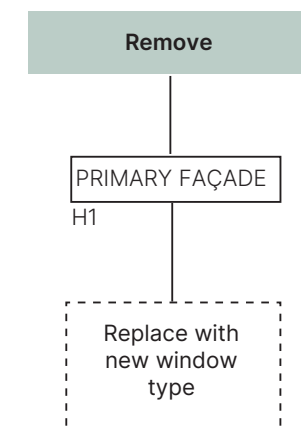
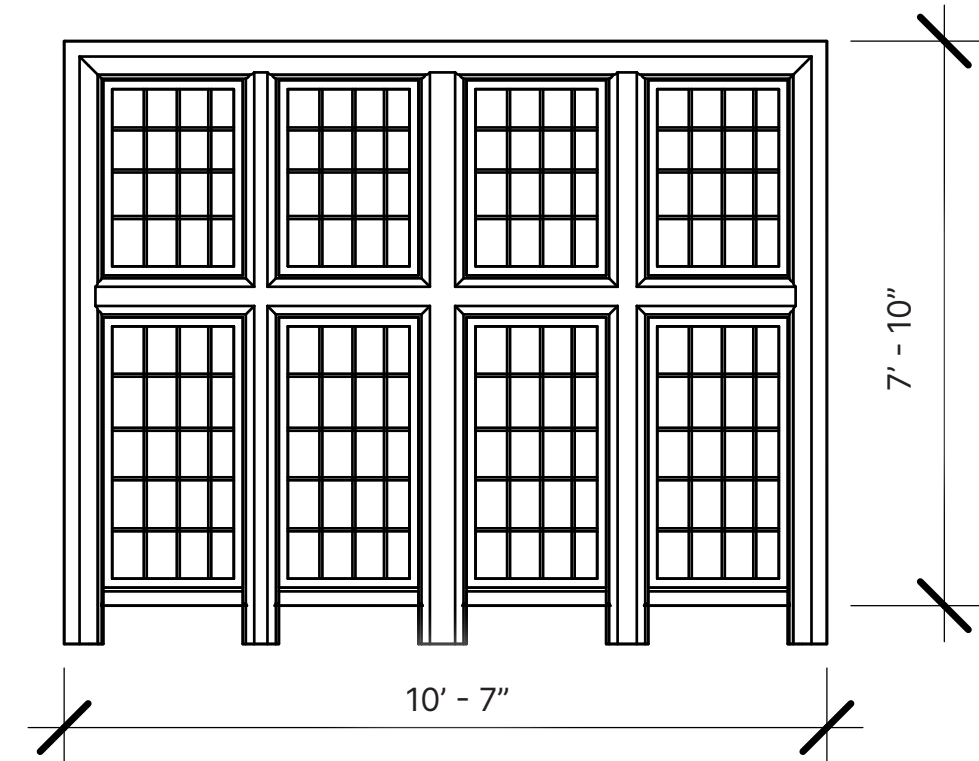
- Major deterioration on interior
- No longer operable
- Rusting along window sills
- Frames are detaching on exterior
- Broken and warping panes

CONCLUSION

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

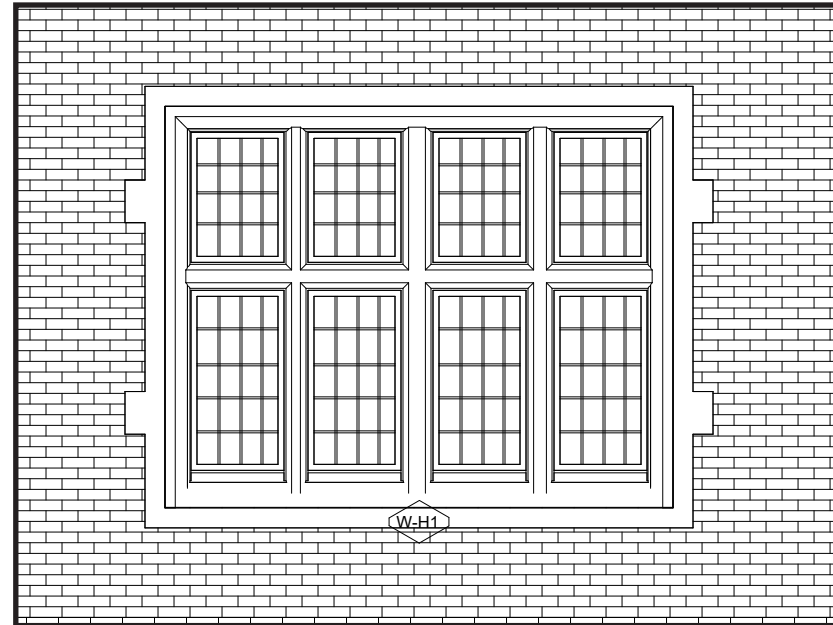
PROPOSAL

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.

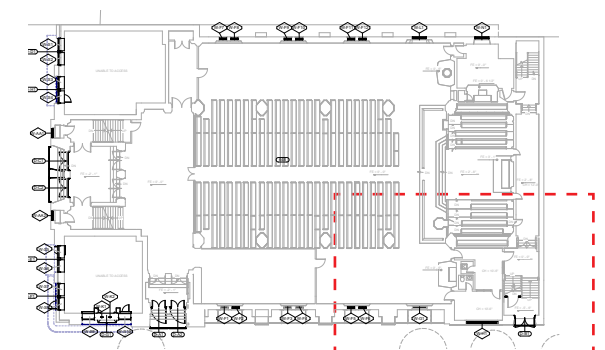
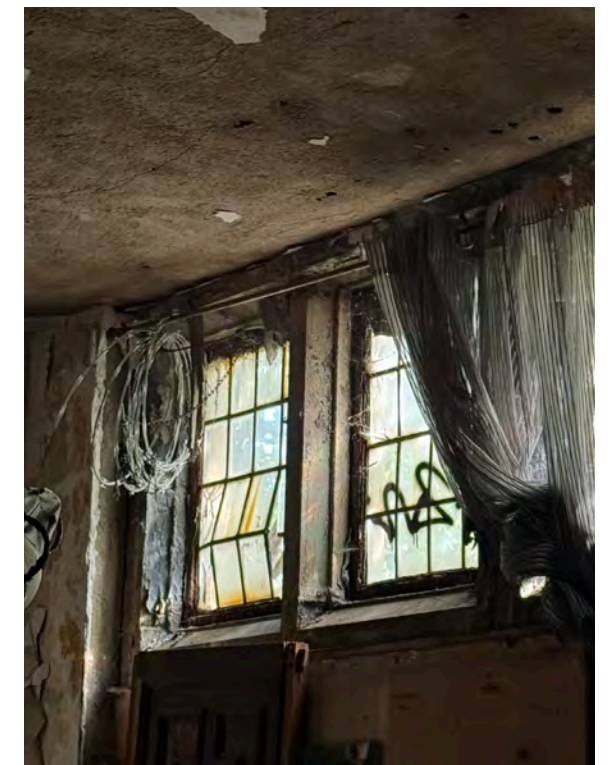
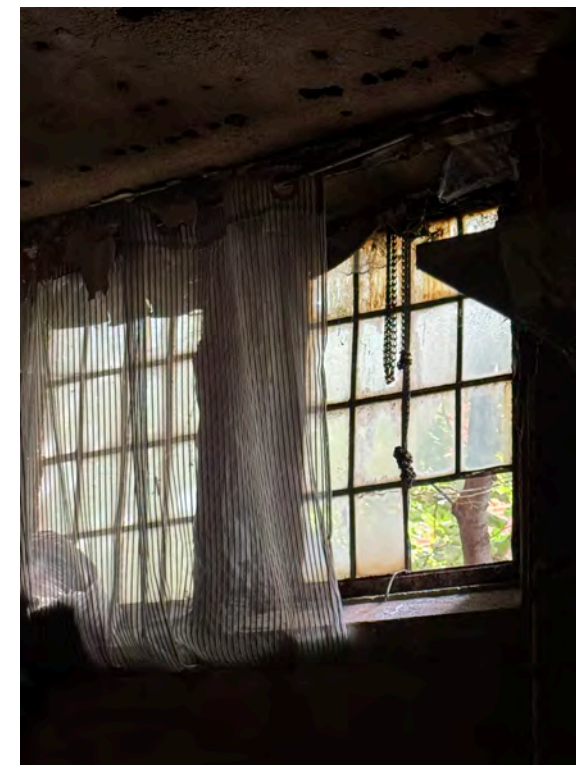
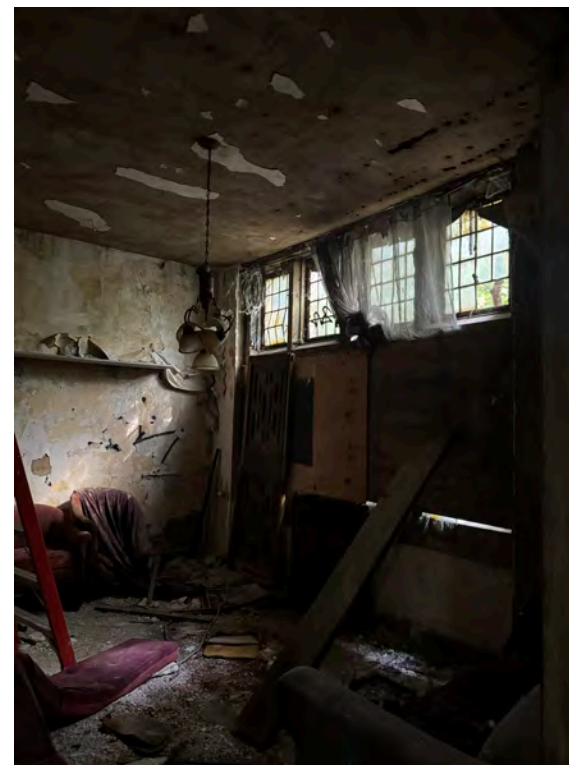
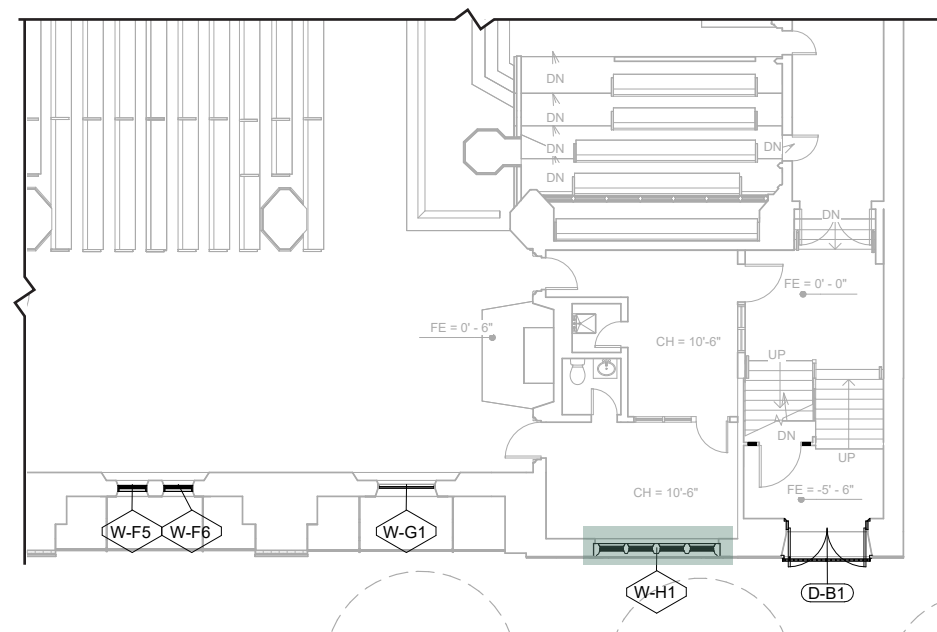


Window Type W-H

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 coming

VISUAL INSPECTION & CURRENT CONDITION

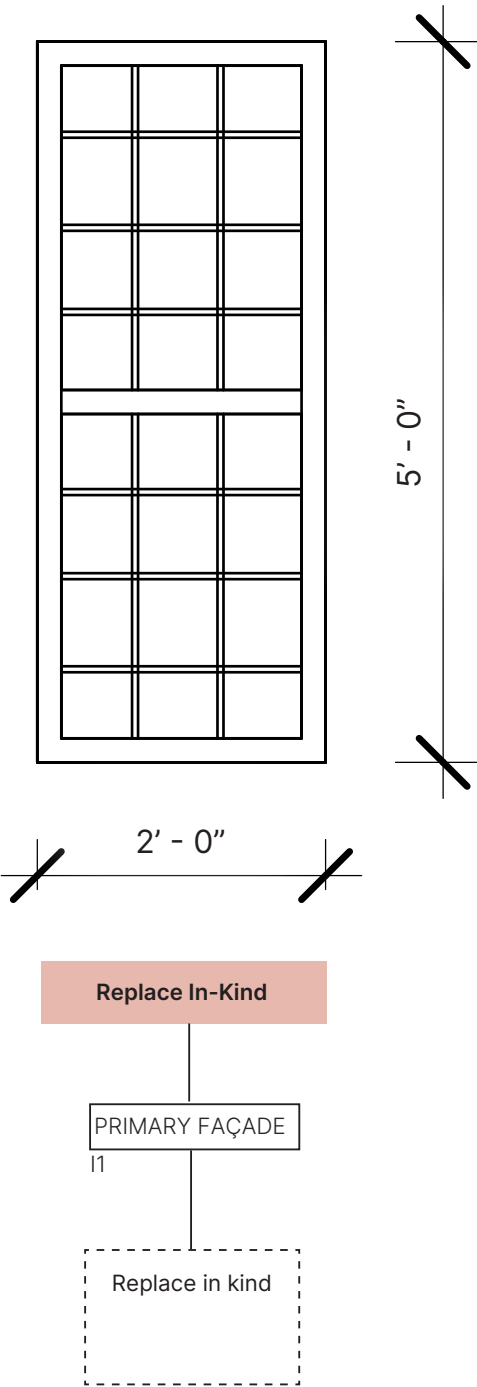
- Major deterioration on interior
- No longer operable
- Rusting along window sills
- Frames are detaching on exterior
- Broken and warping panes

CONCLUSION

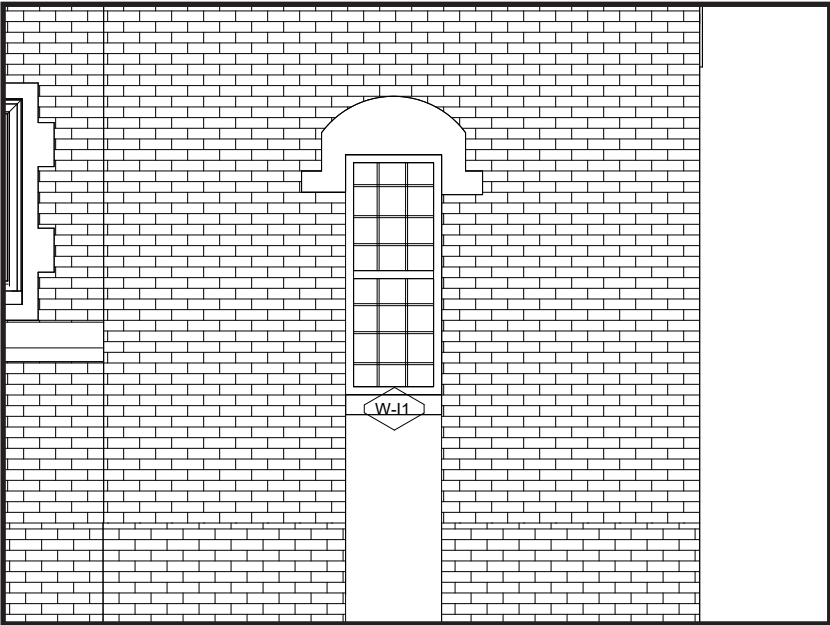
Major damage appears to be typical, windows are broken and susceptible to the elements.

PROPOSAL

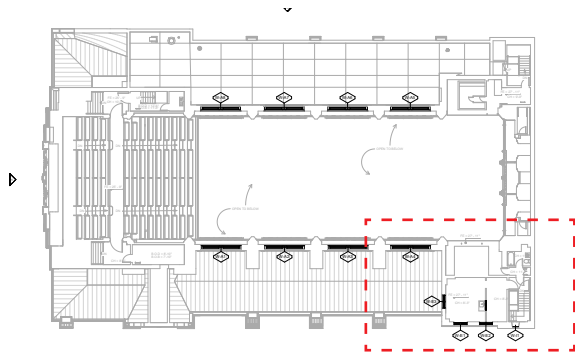
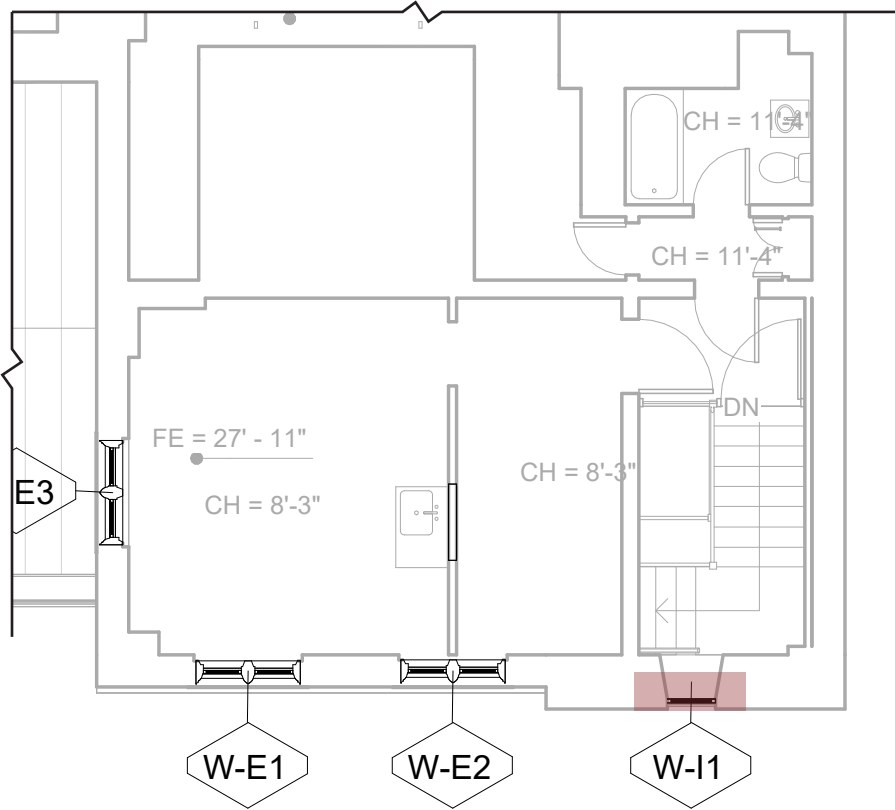
Windows shall be removed and replaced based on proposed design. Windows on the east façade shall be replaced in-kind with steel, operable windows to retain the historic context of the neighborhood.



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 coming

VISUAL INSPECTION & CURRENT CONDITION

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

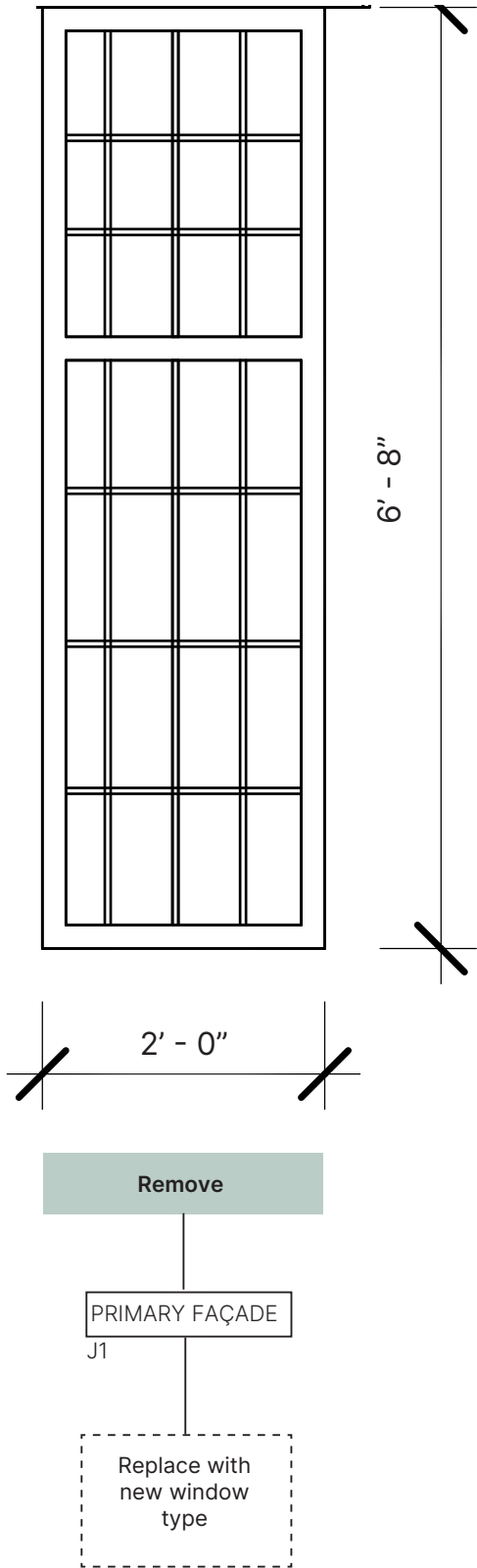
CONCLUSION

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

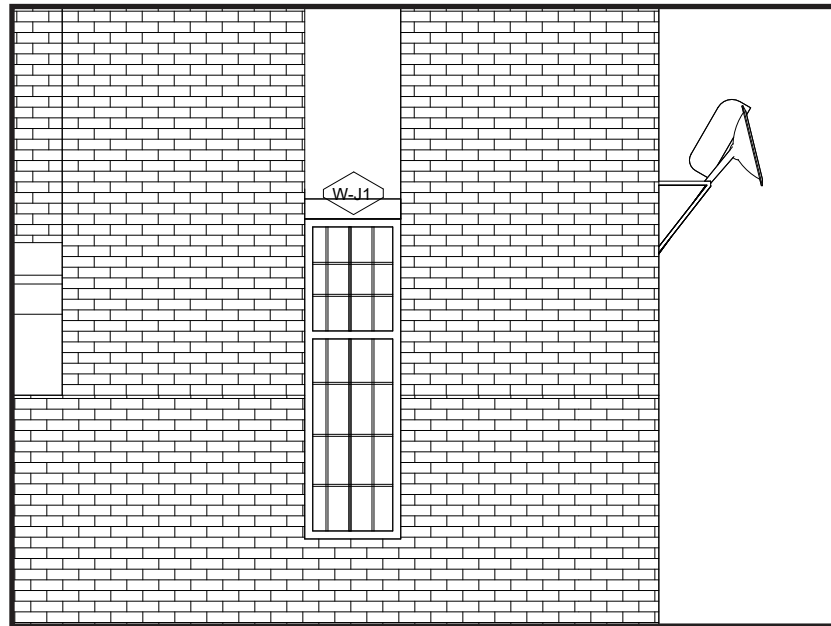
PROPOSAL

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.

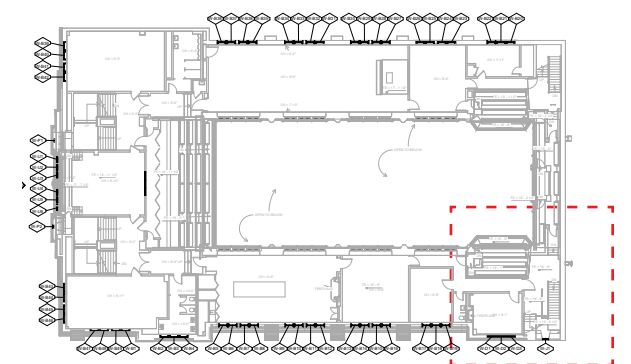
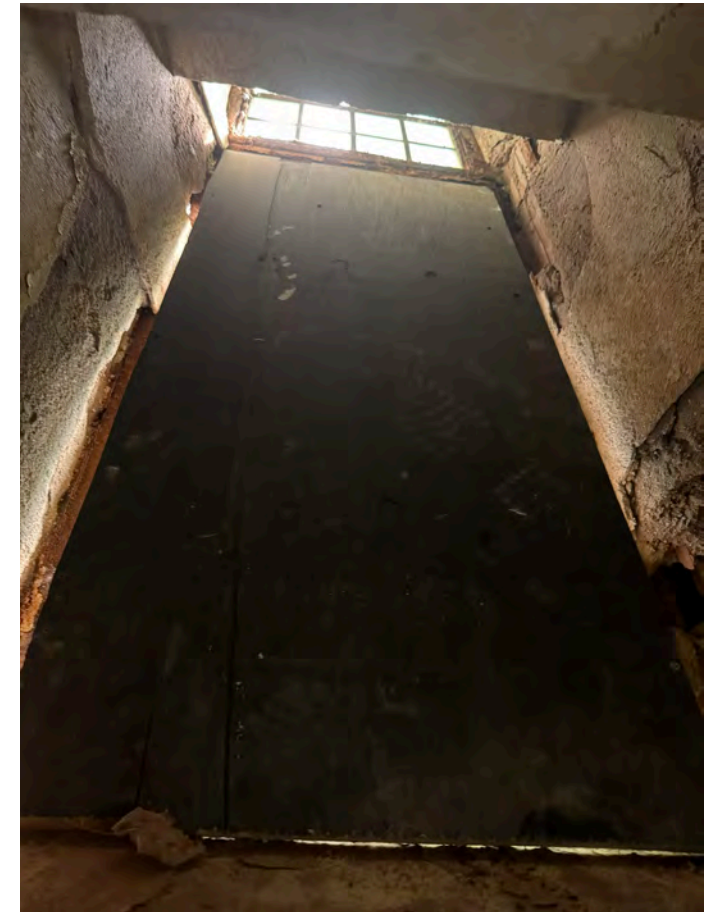
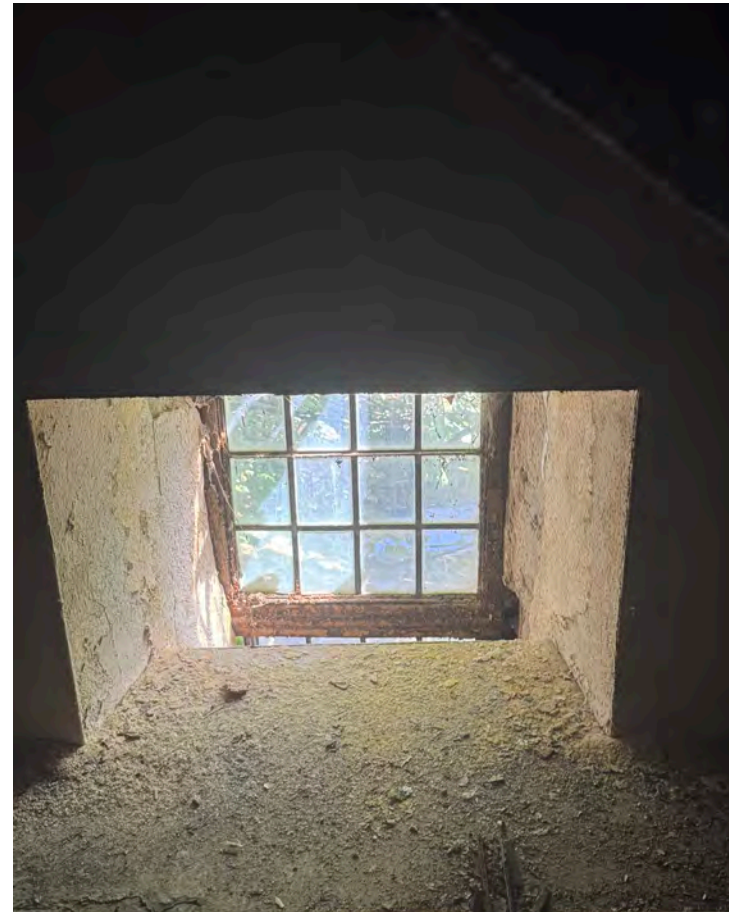
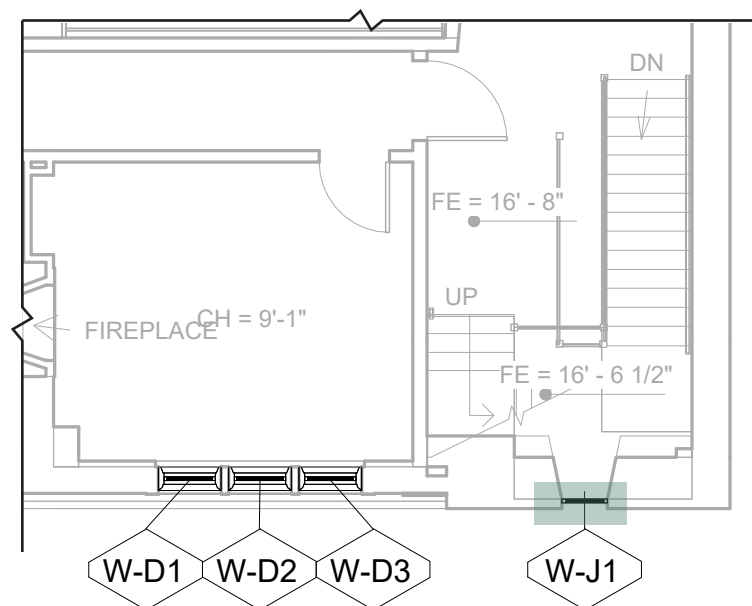
Window Type W-J



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

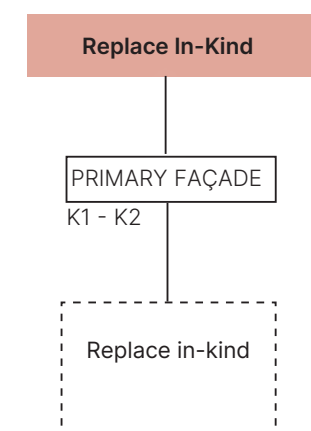
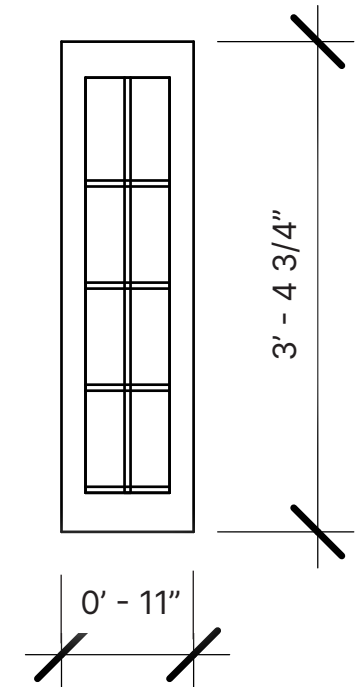
- Broken and warped panes
- One window entirely missing
- Rusted window sills
- Operability impaired

CONCLUSION

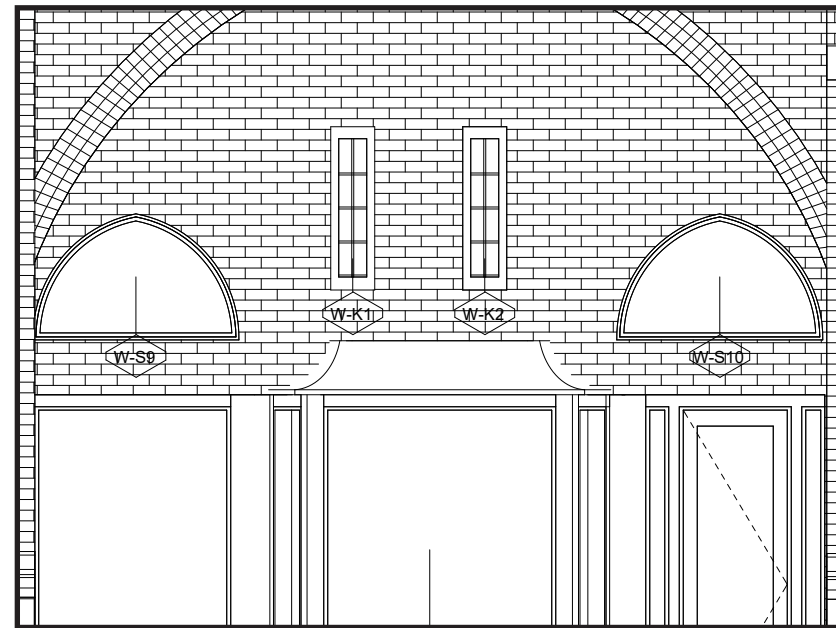
Major damage appears to be typical, windows are broken and susceptible to the elements.

PROPOSAL

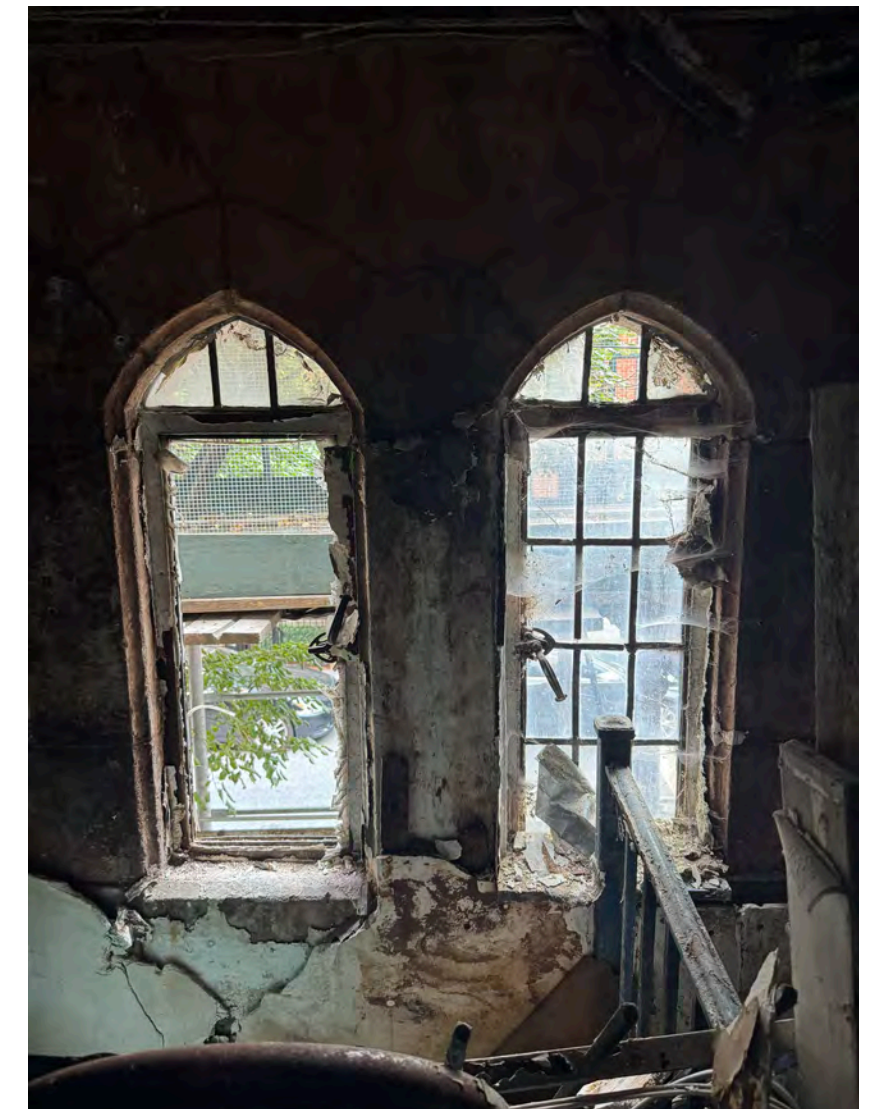
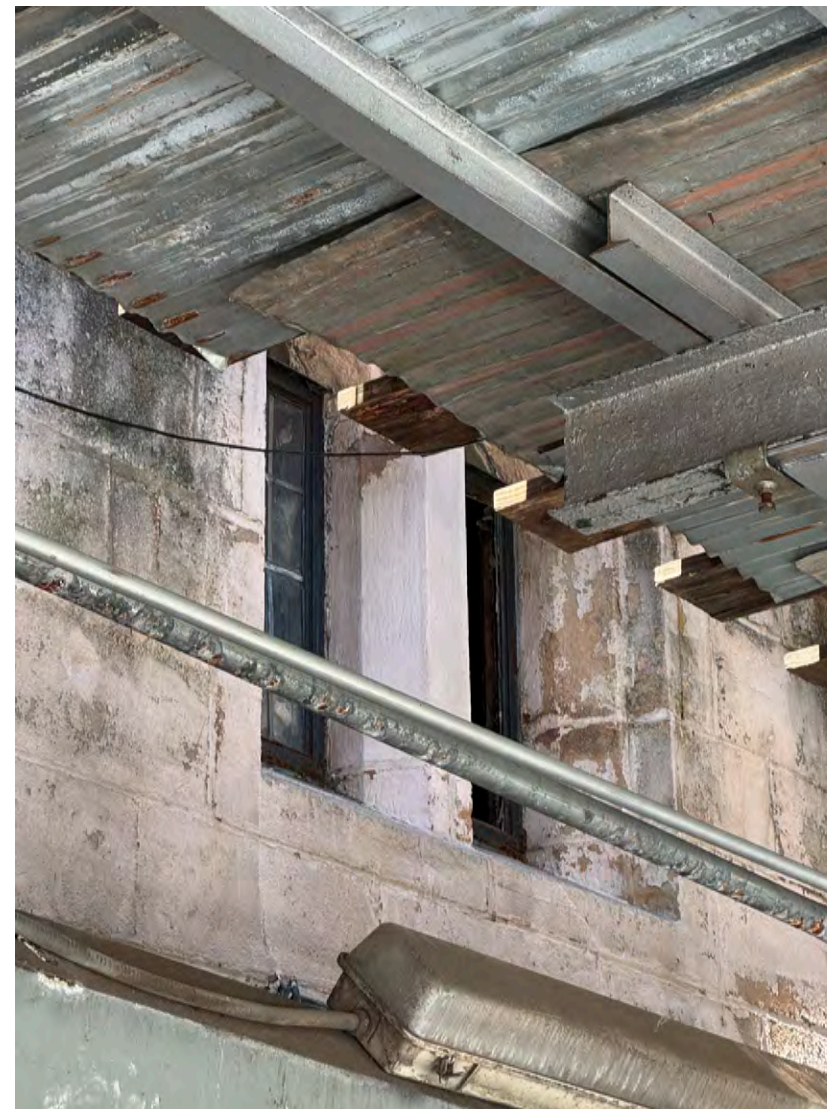
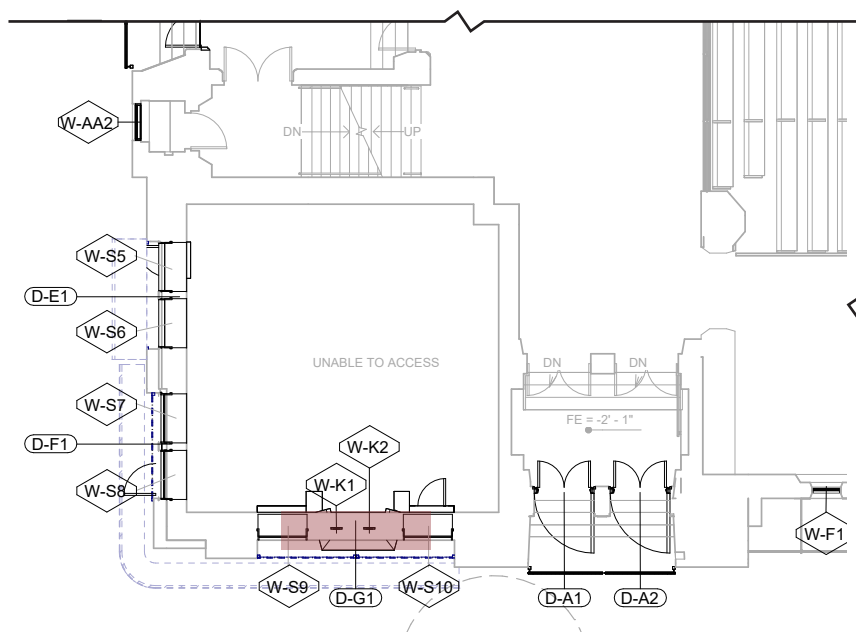
Windows shall be removed and replaced based on proposed design. Windows on the east façade shall be replaced in-kind with steel, fixed windows to retain the historic context of the neighborhood.



EAST ELEVATION (PRIMARY FAÇADE)

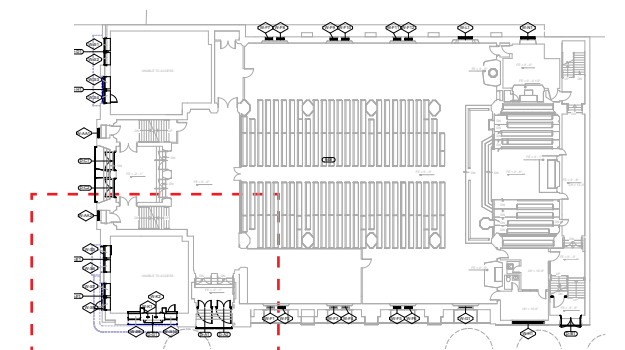


ENLARGED FIRST FLOOR PLAN



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 coming

VISUAL INSPECTION & CURRENT CONDITION

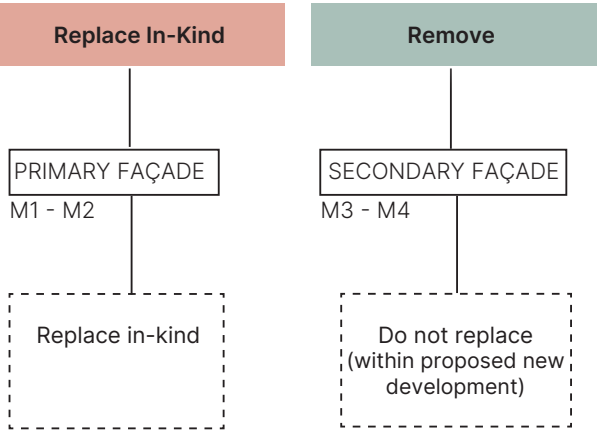
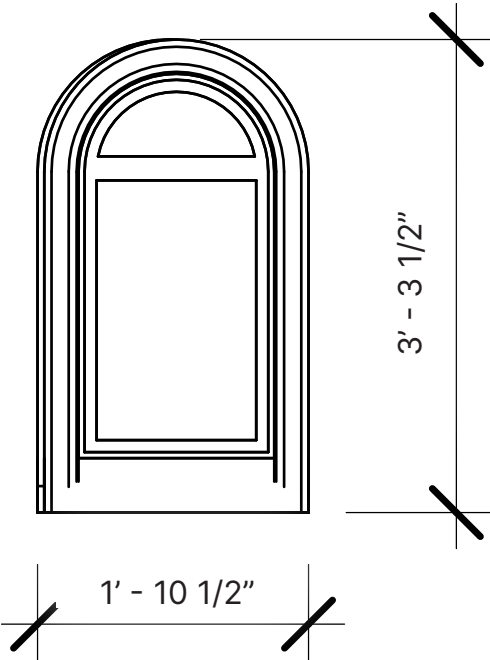
- Major deterioration on interior
- No longer operable
- Rusting along window sills
- Frames detaching on exterior
- Broken and bowing panes

CONCLUSION

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

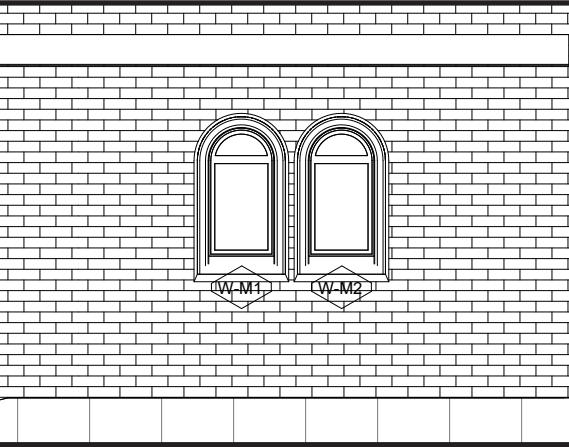
PROPOSAL

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 accomodate new development.

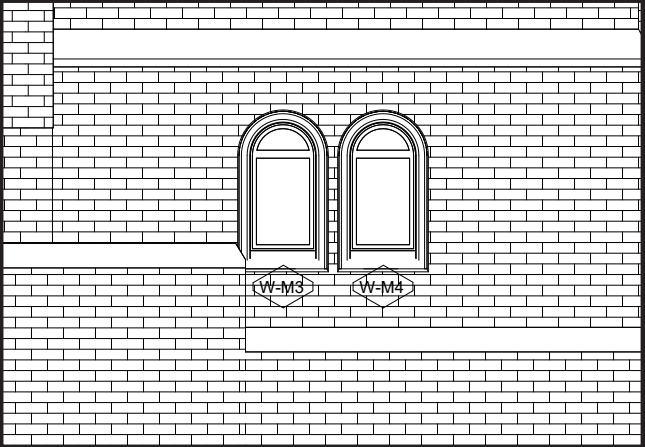


Window Type W-M

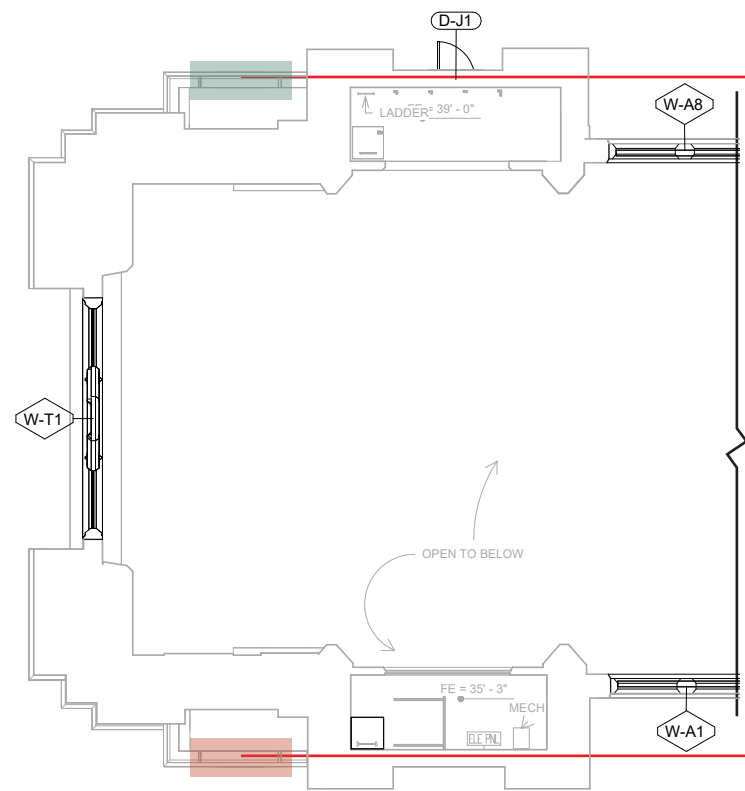
EAST ELEVATION (PRIMARY FAÇADE)



WEST ELEVATION (SECONDARY FAÇADE)



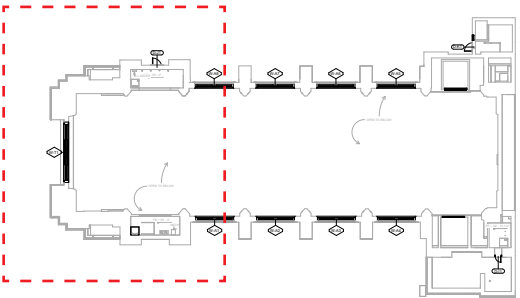
FOURTH FLOOR PLAN



W-M3 W-M4



W-M1 W-M2



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 coming

VISUAL INSPECTION & CURRENT CONDITION

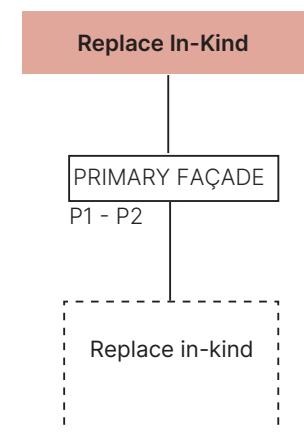
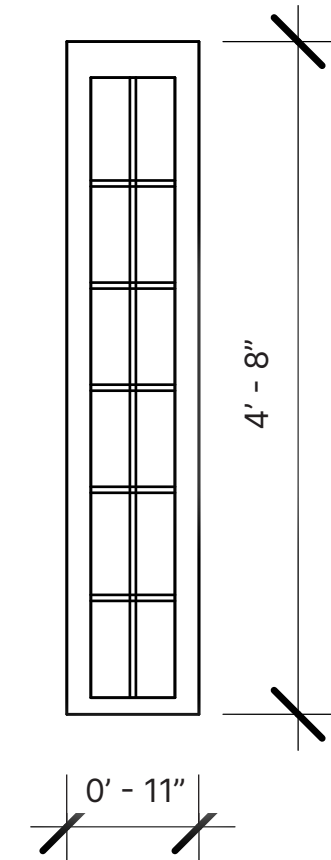
- Major deterioration on interior
- Rusting along window sills
- Frames detaching on exterior
- Boarded up on interior to prevent additional water damage
- Broken and warping panes

CONCLUSION

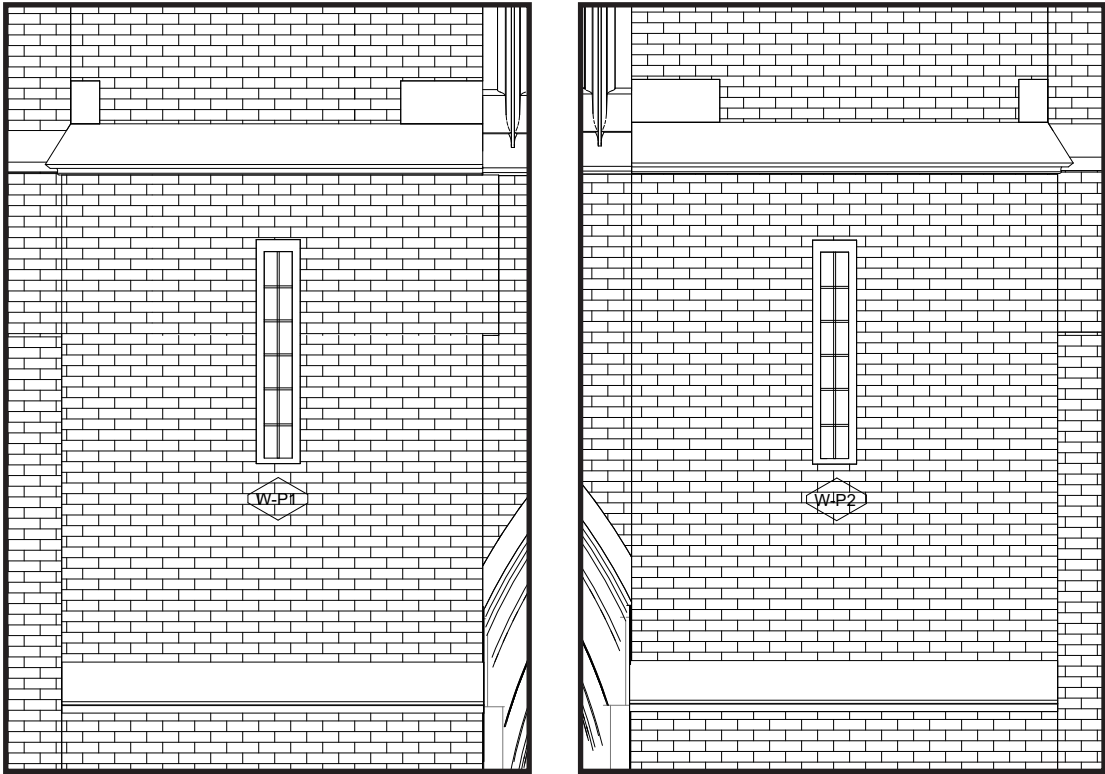
Major damage appears to be typical, windows are broken and susceptible to the elements.

PROPOSAL

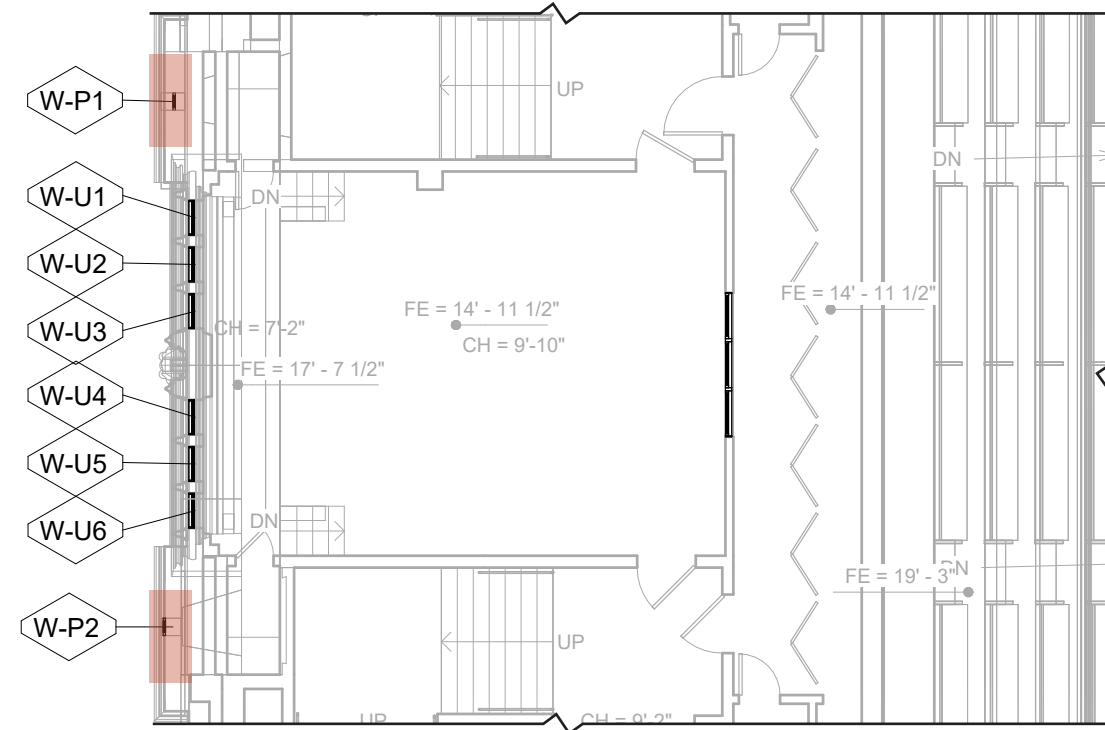
Windows shall be removed and replaced based on proposed design. Windows on the south façade shall be replaced in-kind with steel, fixed windows to retain the historic context of the neighborhood.



SOUTH ELEVATION (PRIMARY FAÇADE)



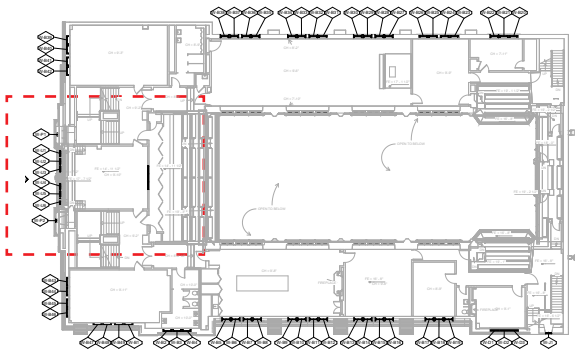
ENLARGED SECOND FLOOR PLAN



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 coming

VISUAL INSPECTION & CURRENT CONDITION

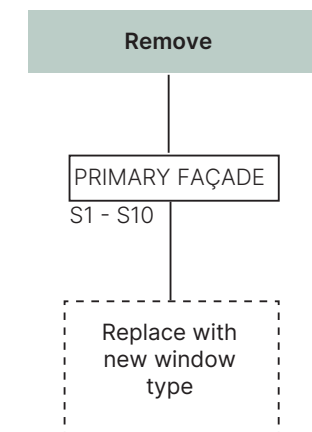
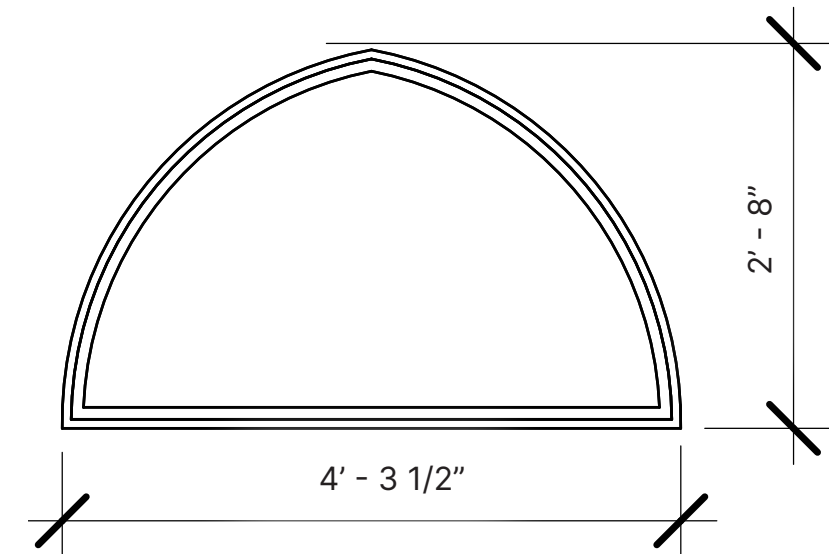
- Panels removed to install air conditioning units
- Rusting along window sills
- Warping and broken panes

CONCLUSION

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

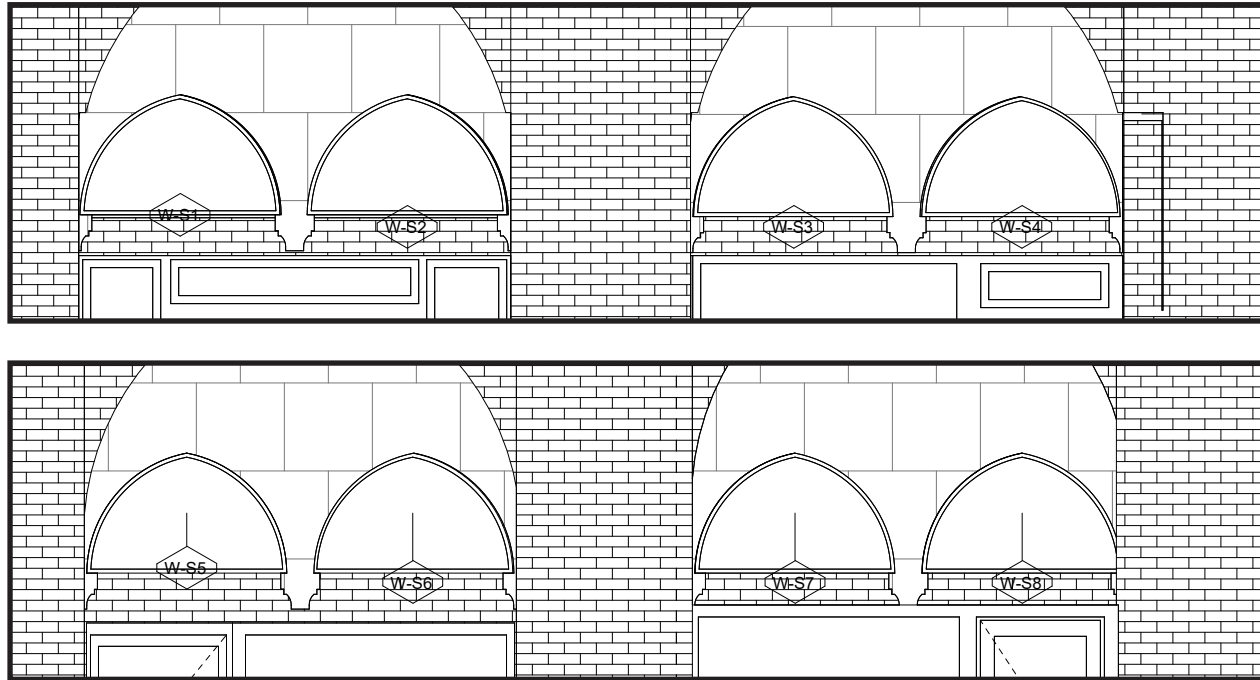
PROPOSAL

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

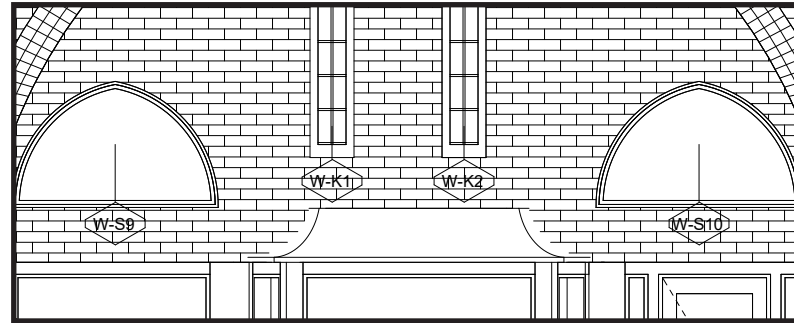


Window Type W-S

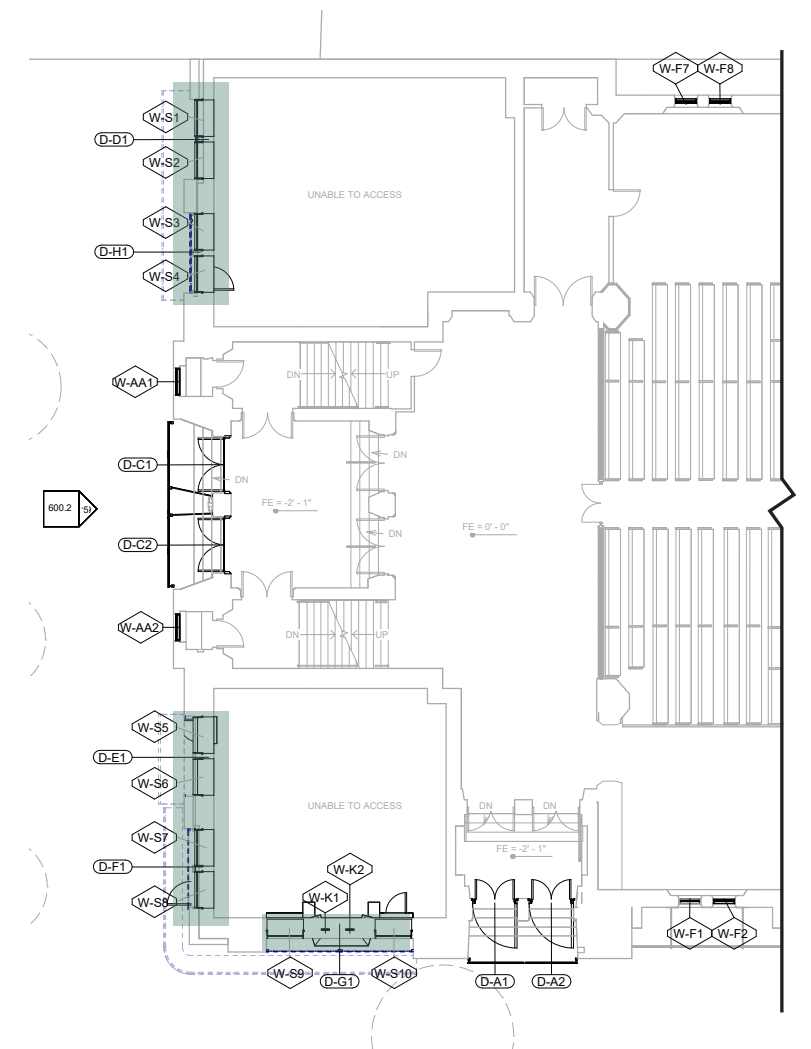
SOUTH ELEVATION (PRIMARY FAÇADE)



EAST ELEVATION (PRIMARY FAÇADE)



FIRST FLOOR PLAN

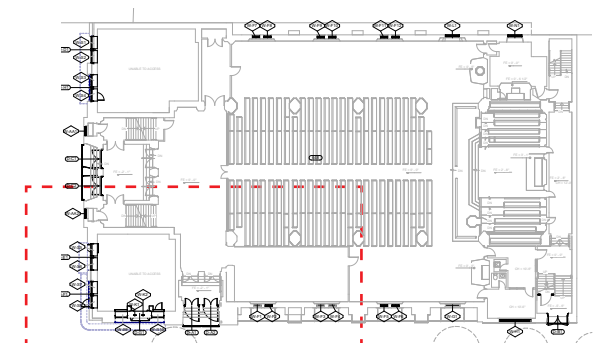


W-S5

W-S6



**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

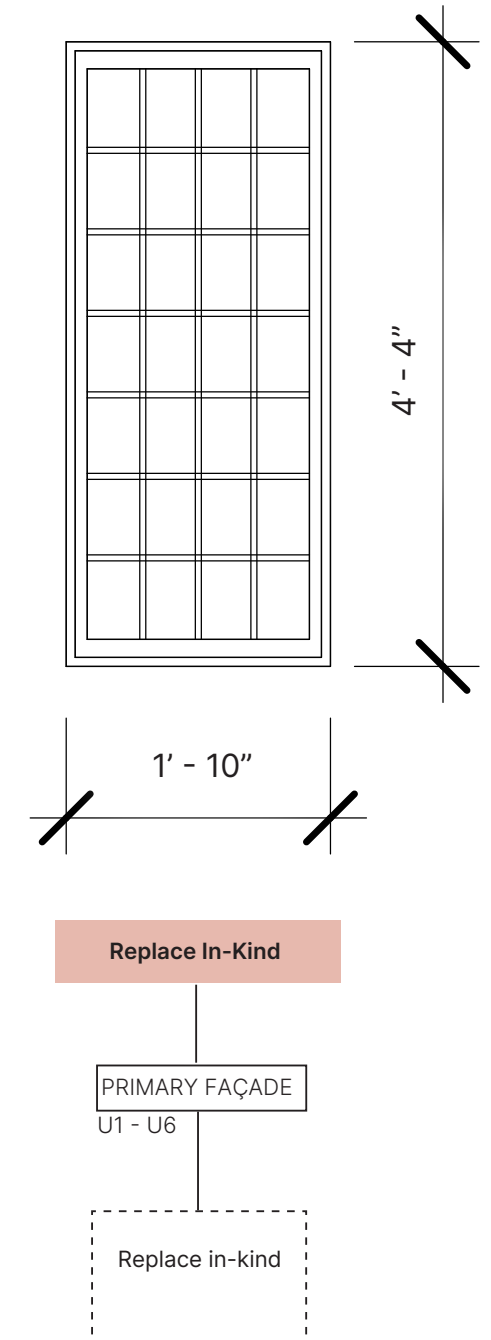
- Broken and bowing panes
- Rusting along window sill
- No longer operable

CONCLUSION

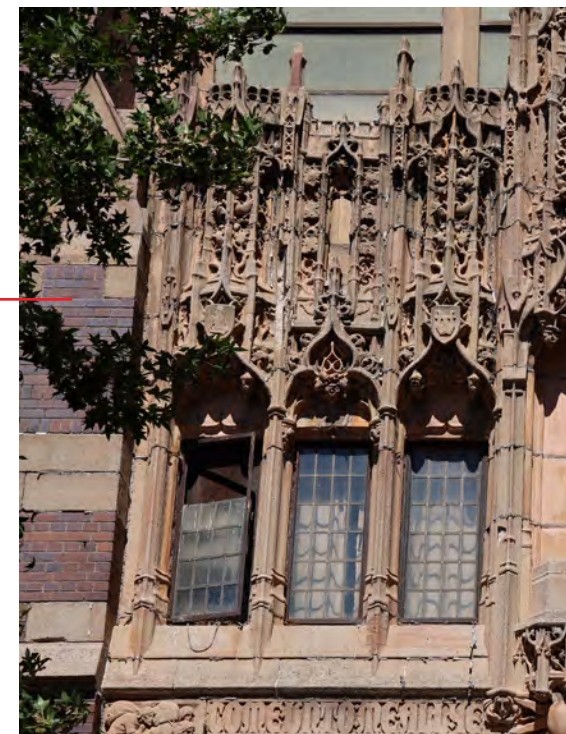
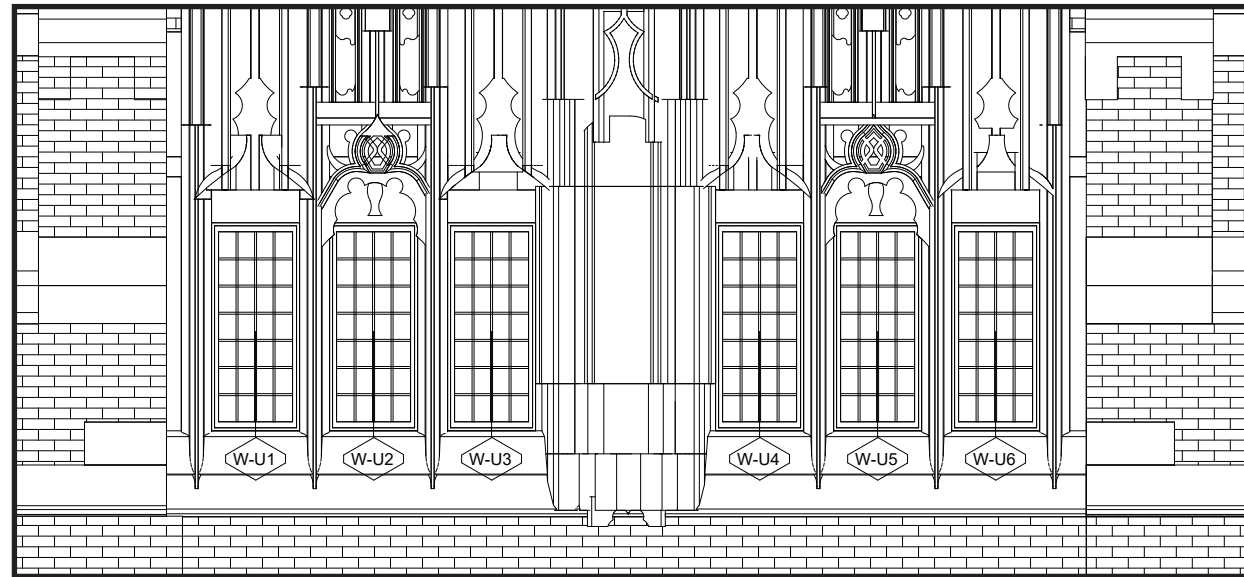
Major damage appears to be typical, windows are broken and susceptible to the elements.

PROPOSAL

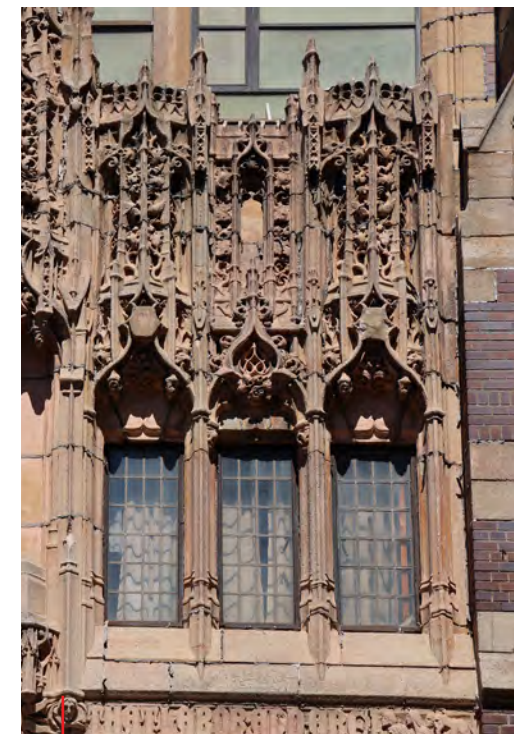
Windows shall be removed and replaced based on new design. Windows on the south façade shall be replaced in-kind with steel, operable windows, meeting all light and air requirements, to retain the historic context of the neighborhood.



SOUTH ELEVATION (PRIMARY FAÇADE)

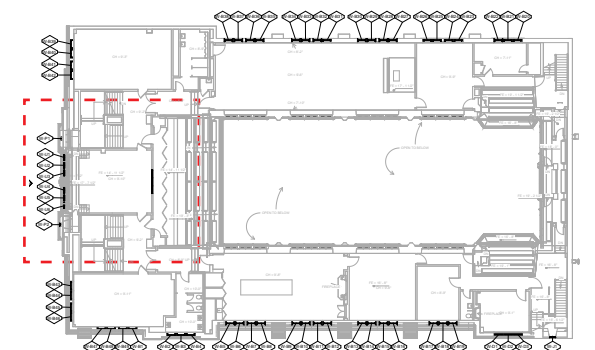
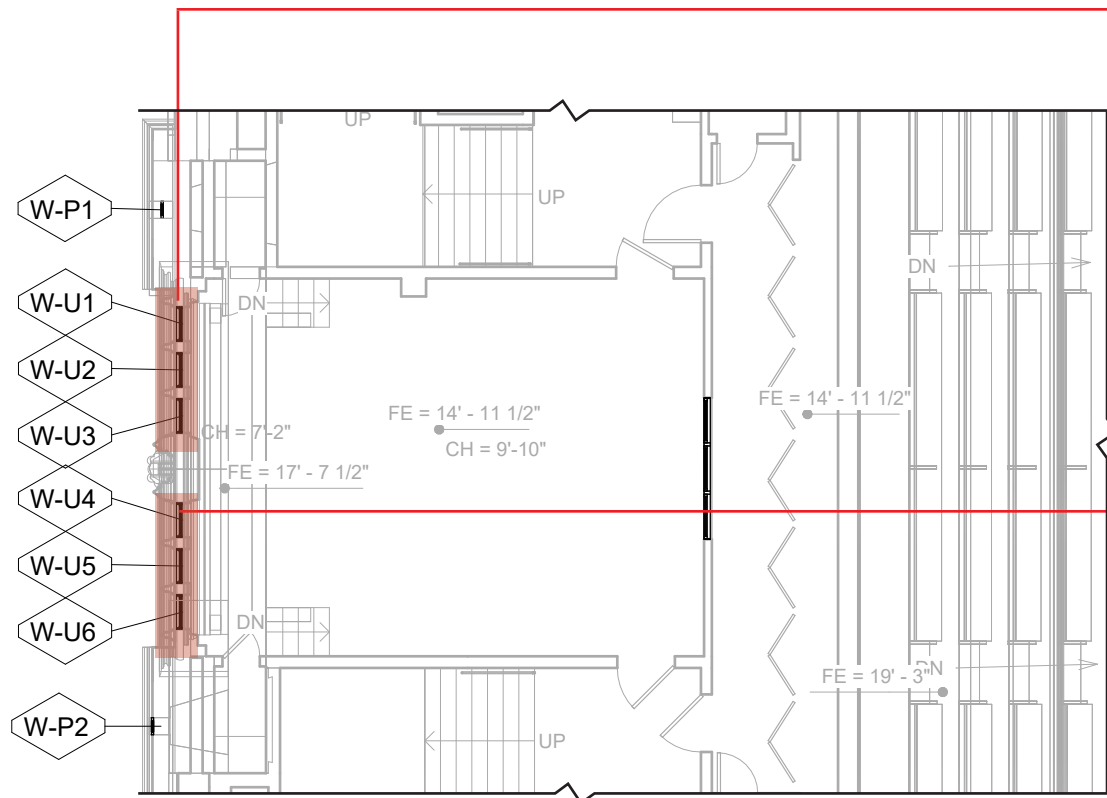


W-U1 W-U2 W-U3



W-U4 W-U5 W-U6

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 coming

VISUAL INSPECTION & CURRENT CONDITION

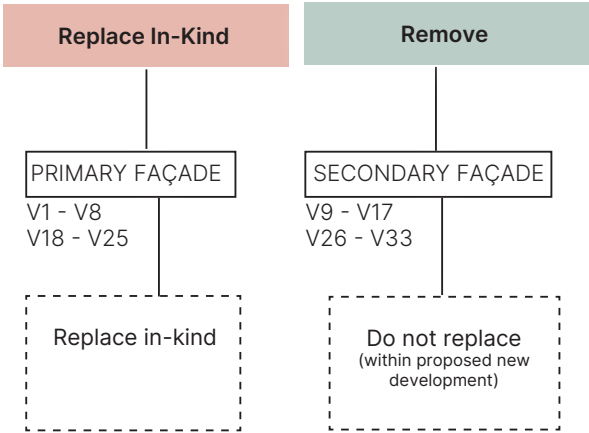
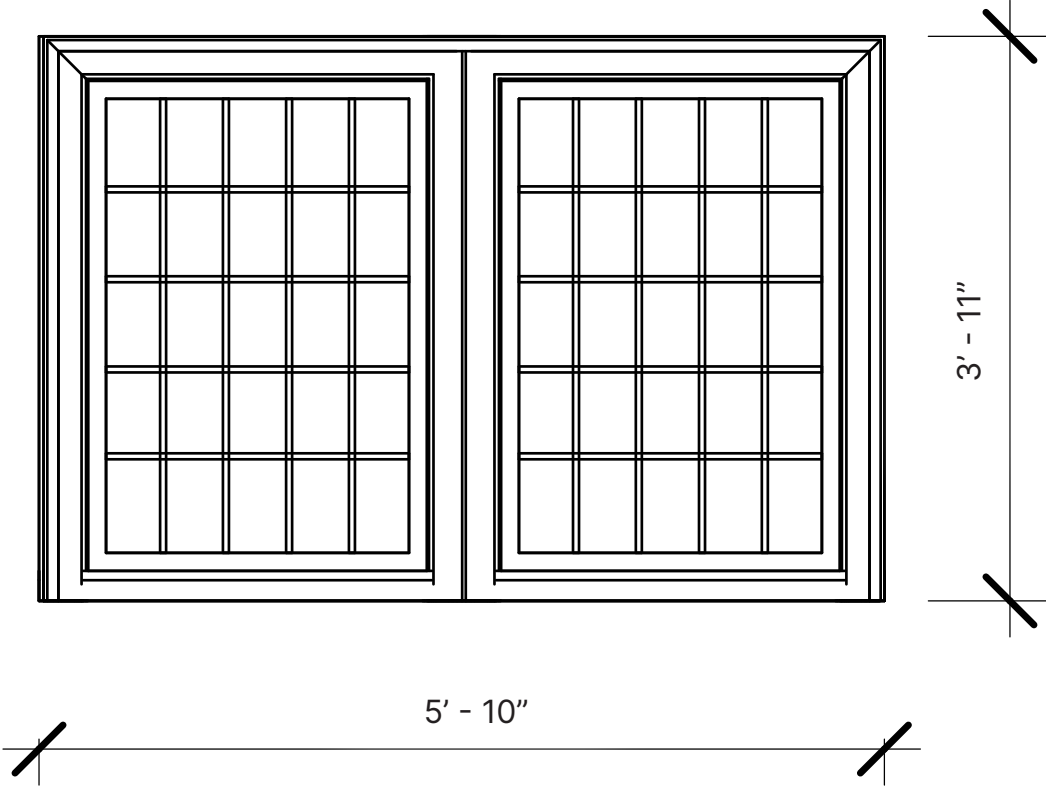
- Standard windows built in lightwells
- Broken and warped panes
- Rusted window sills
- Operability impaired
- Mold growth and water damage observed in select locations at lower levels
- Panes removed for air conditioner installation
- Non-original interior grille added for security

CONCLUSION

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

PROPOSAL

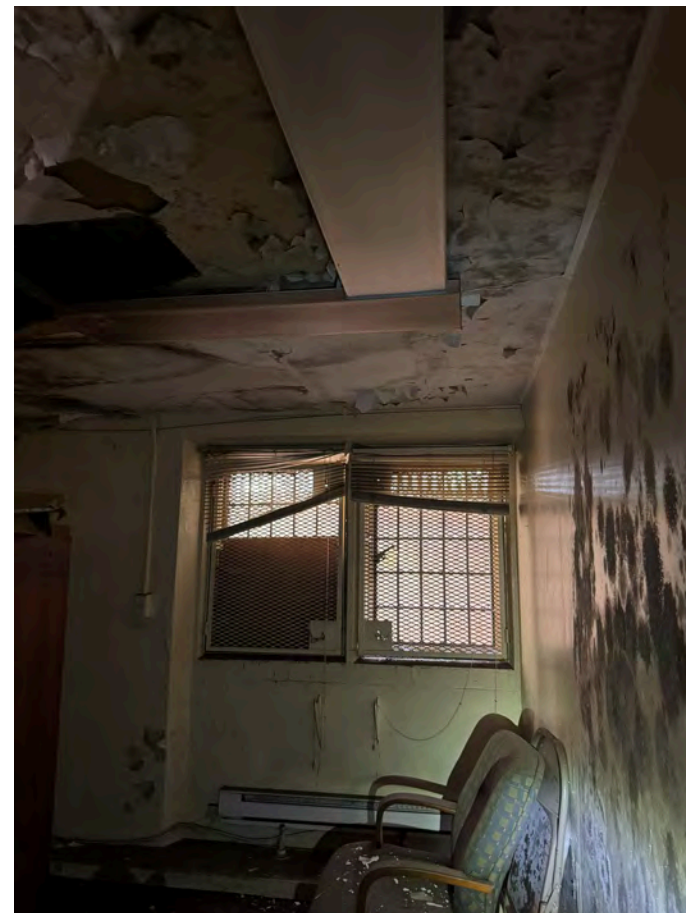
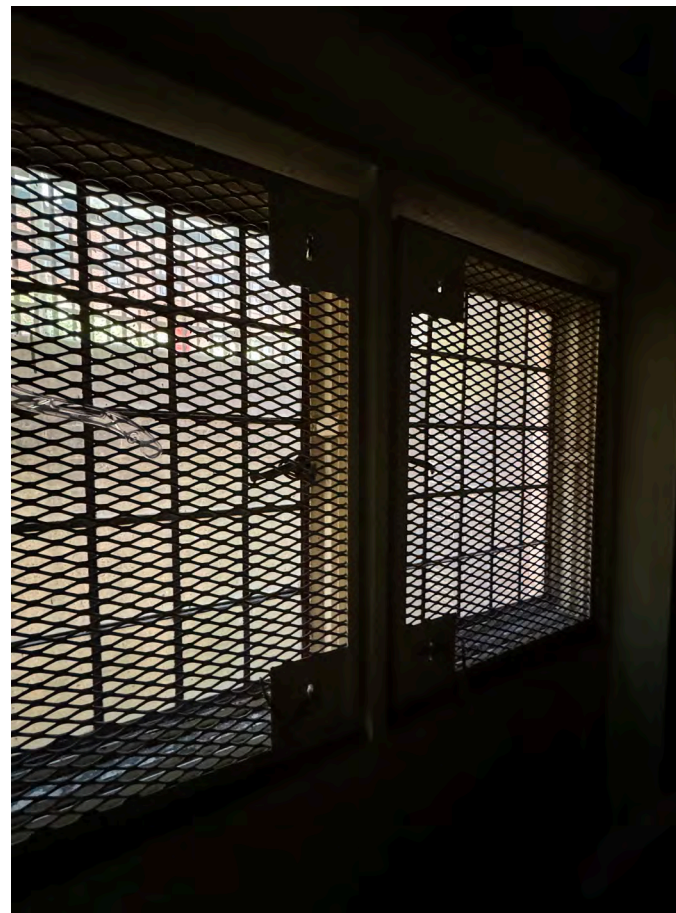
Windows on the south and east primary façades shall be removed and replaced in-kind and meeting all light and air requirements based on proposed design. Thorough repairs shall be made to remove mold and other damage caused by water. Windows on the west secondary façade shall not be replaced because of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



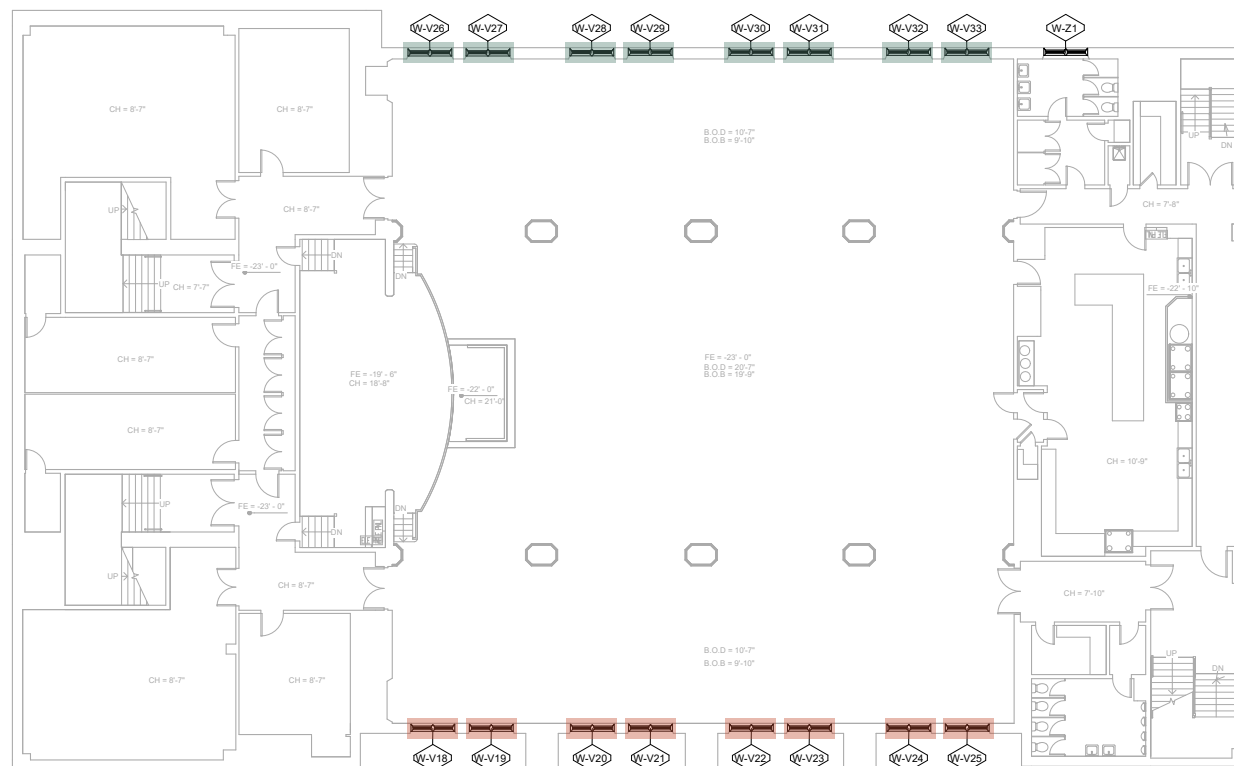
EXTERIOR



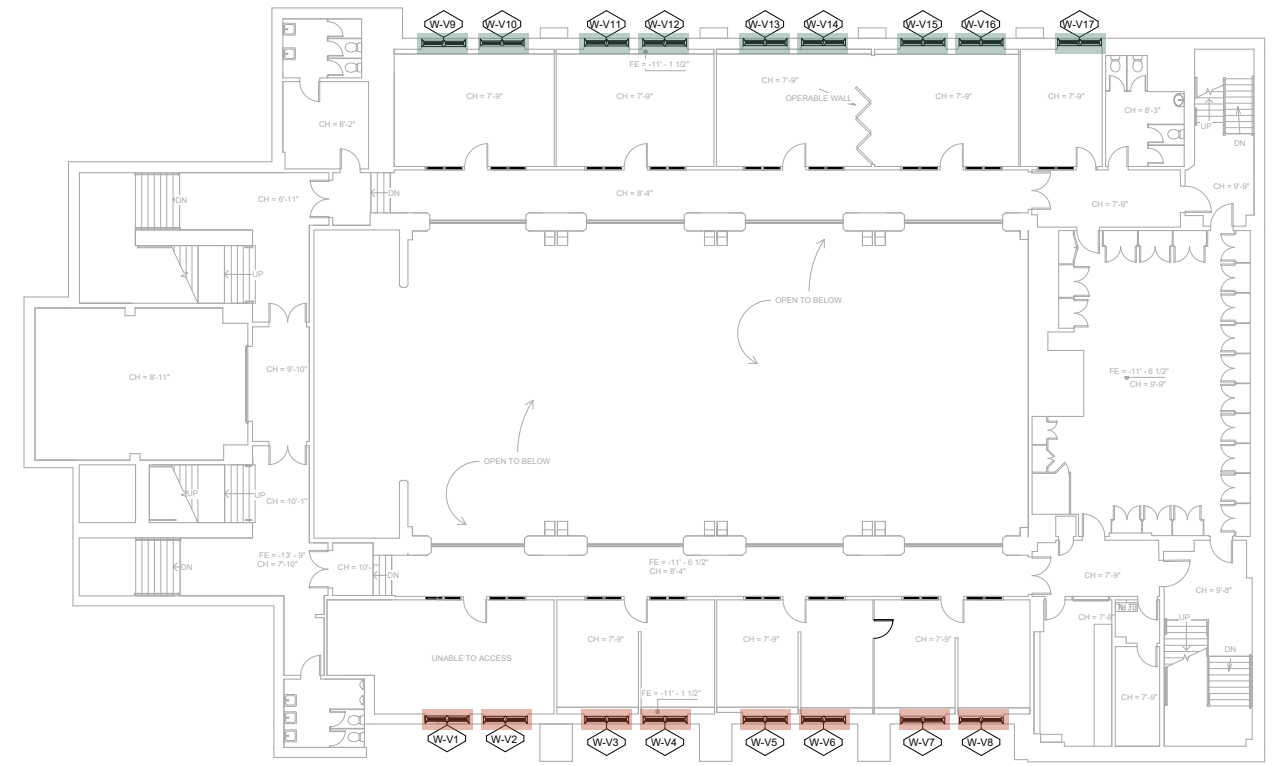
INTERIOR



Window Type W-V



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

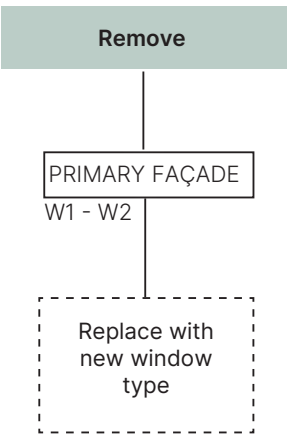
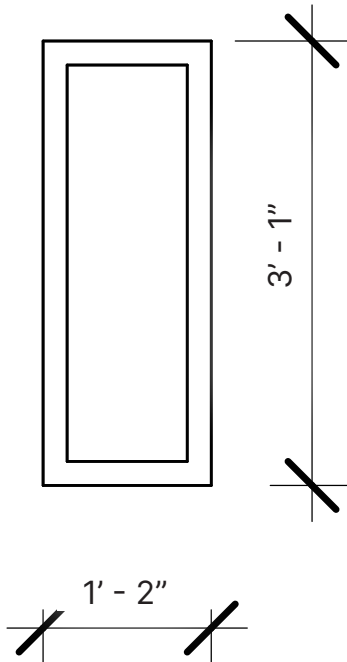
- Standard window built in stairwell
- Rusting along window sill
- Boarded up from the interior due to security risk

CONCLUSION

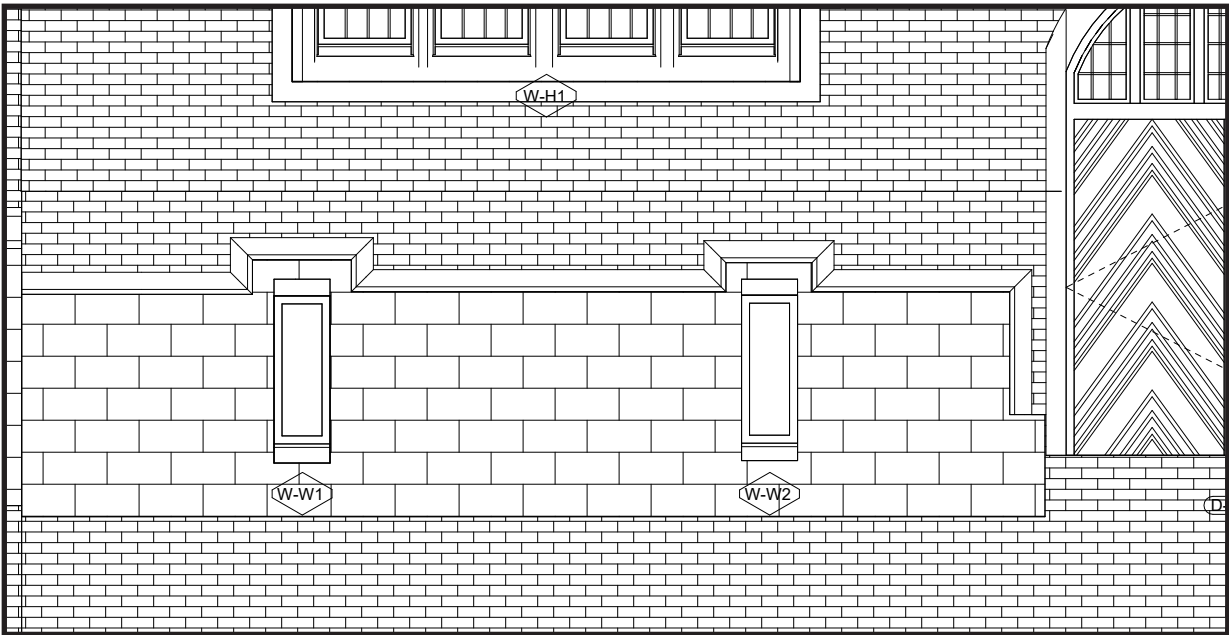
Windows no longer function as originally intended.

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 coming

VISUAL INSPECTION & CURRENT CONDITION

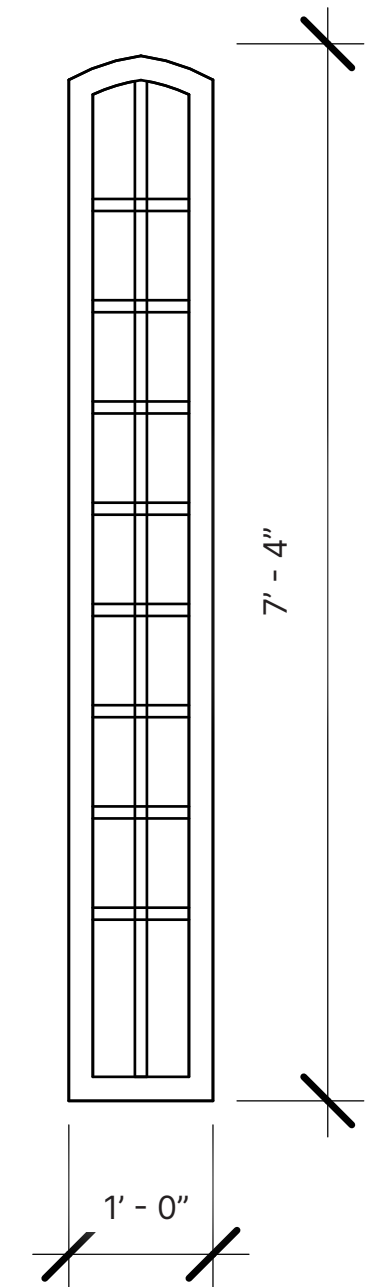
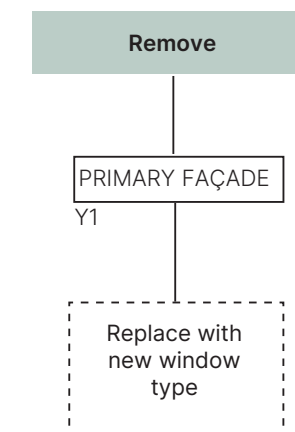
- Rusting along window sills
- Bowing frame on exterior

CONCLUSION

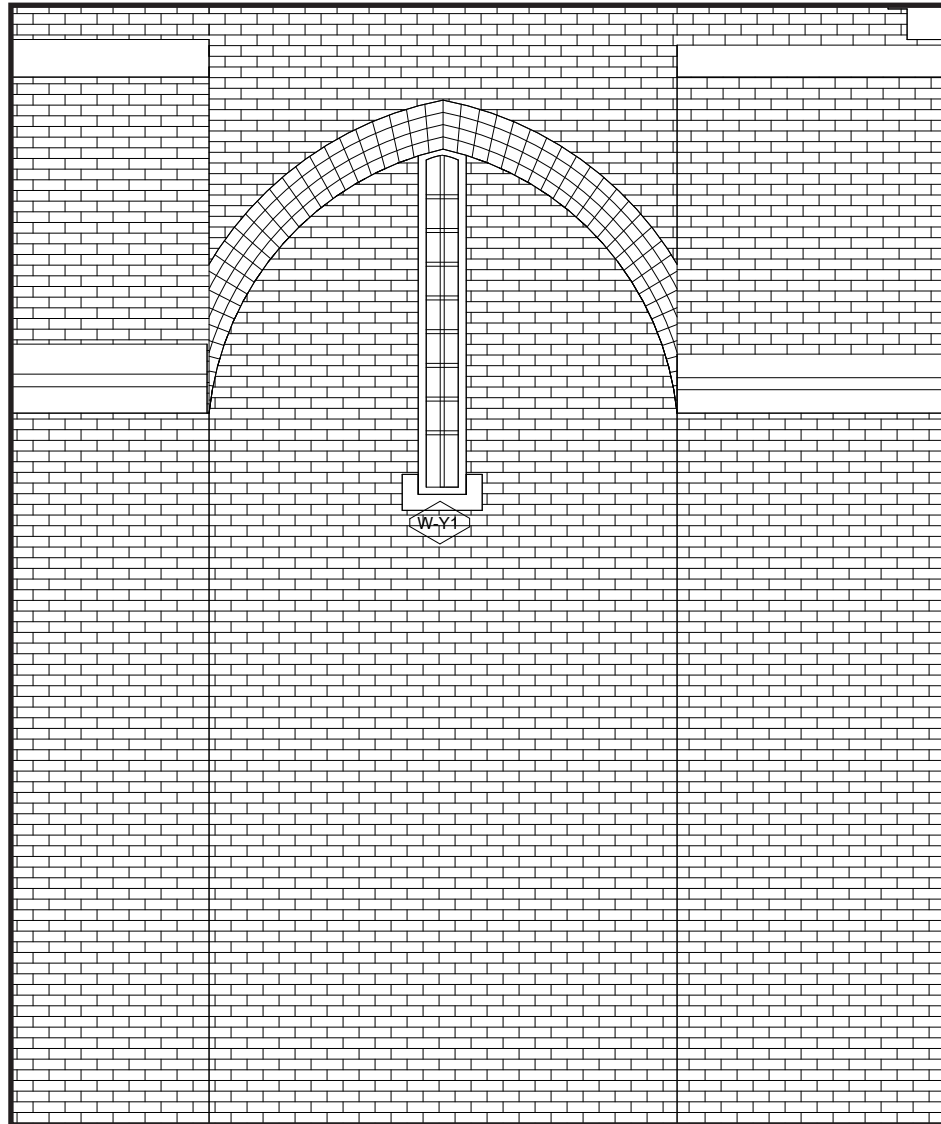
Major damage appears to be typical, windows are broken and susceptible to the elements.

PROPOSAL

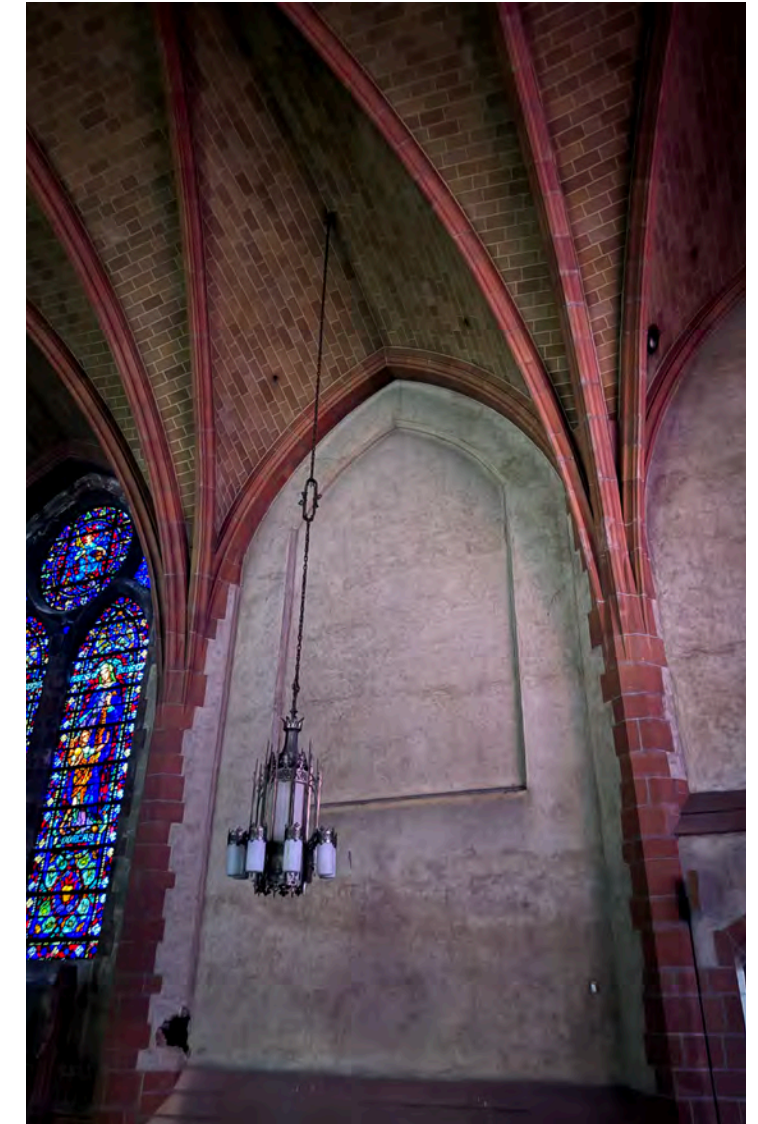
Window shall be removed and replaced based on proposed design. Window on the east façade shall be replaced, meeting all light and air requirements, with a new clear operable steel window with tracery to match the adjacent existing windows retaining the historic context of the neighborhood.



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 coming

VISUAL INSPECTION & CURRENT CONDITION

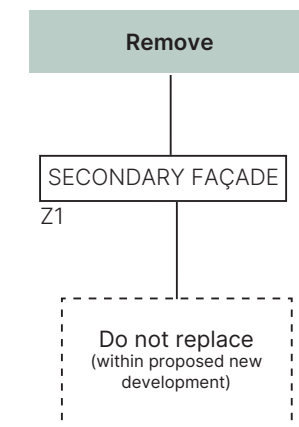
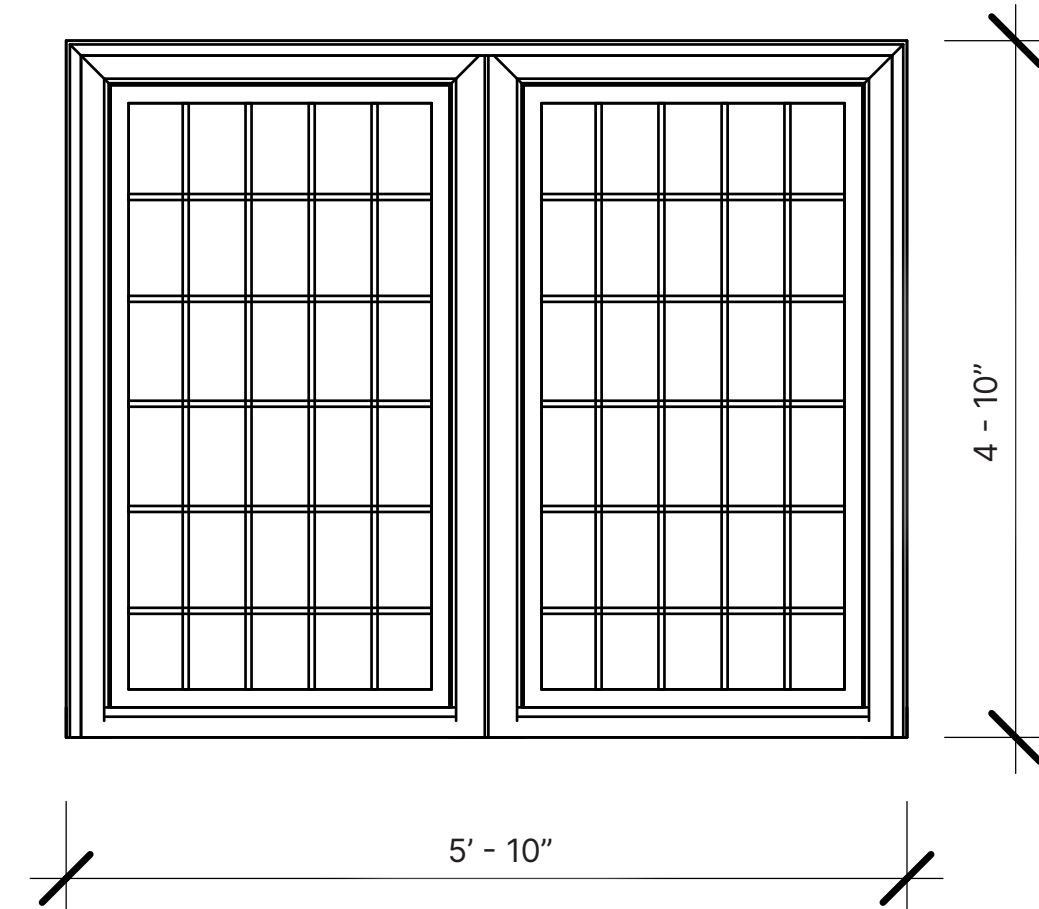
- Window built in lightwells
- Broken and warped panes
- Rusted window sills
- Operability impaired
- Mold growth and water damage observed in select locations at lower levels
- Panes removed for air conditioner installation

CONCLUSION

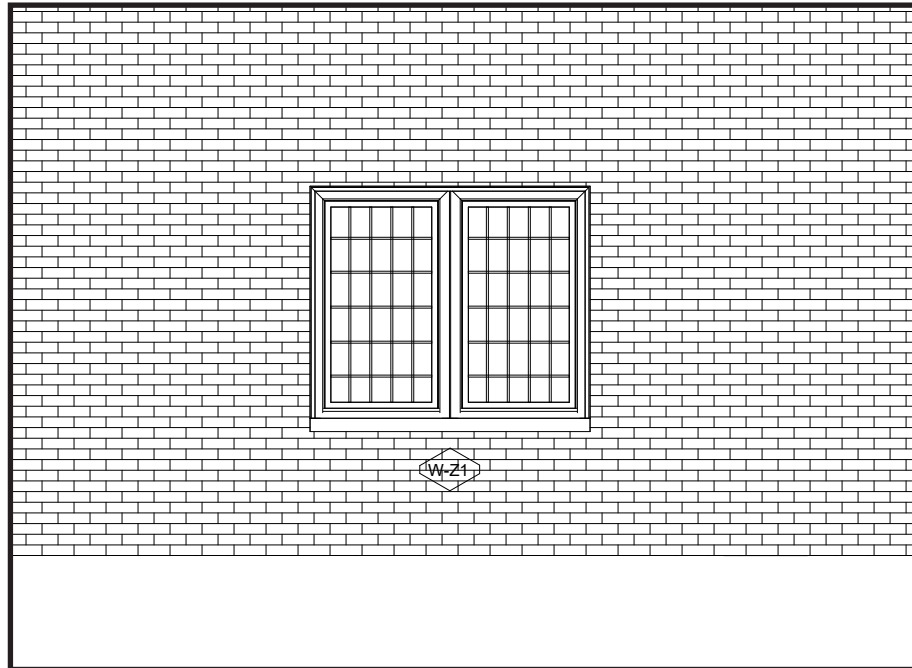
Major damage appears to be typical, windows are broken and susceptible to the elements.

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)



**Innaccessible 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

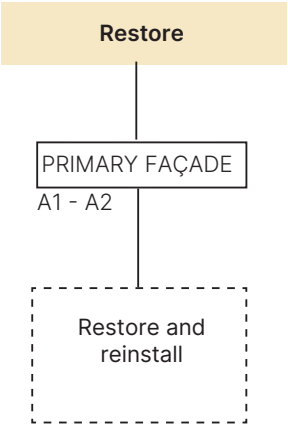
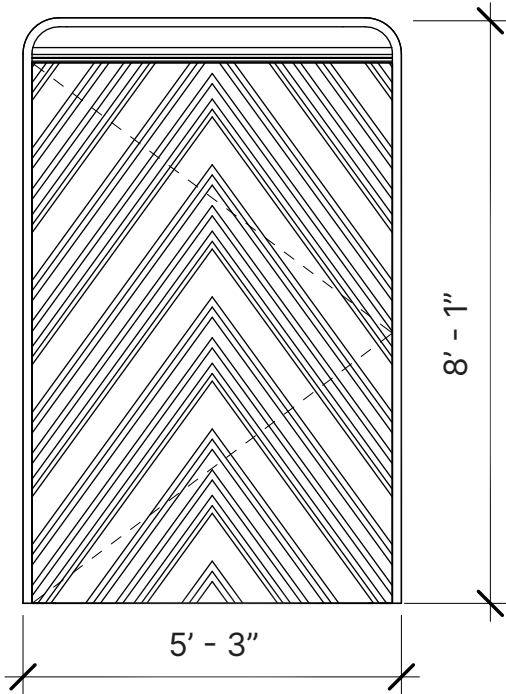
- Warped door does not close as required
- Paint is chipped

CONCLUSION

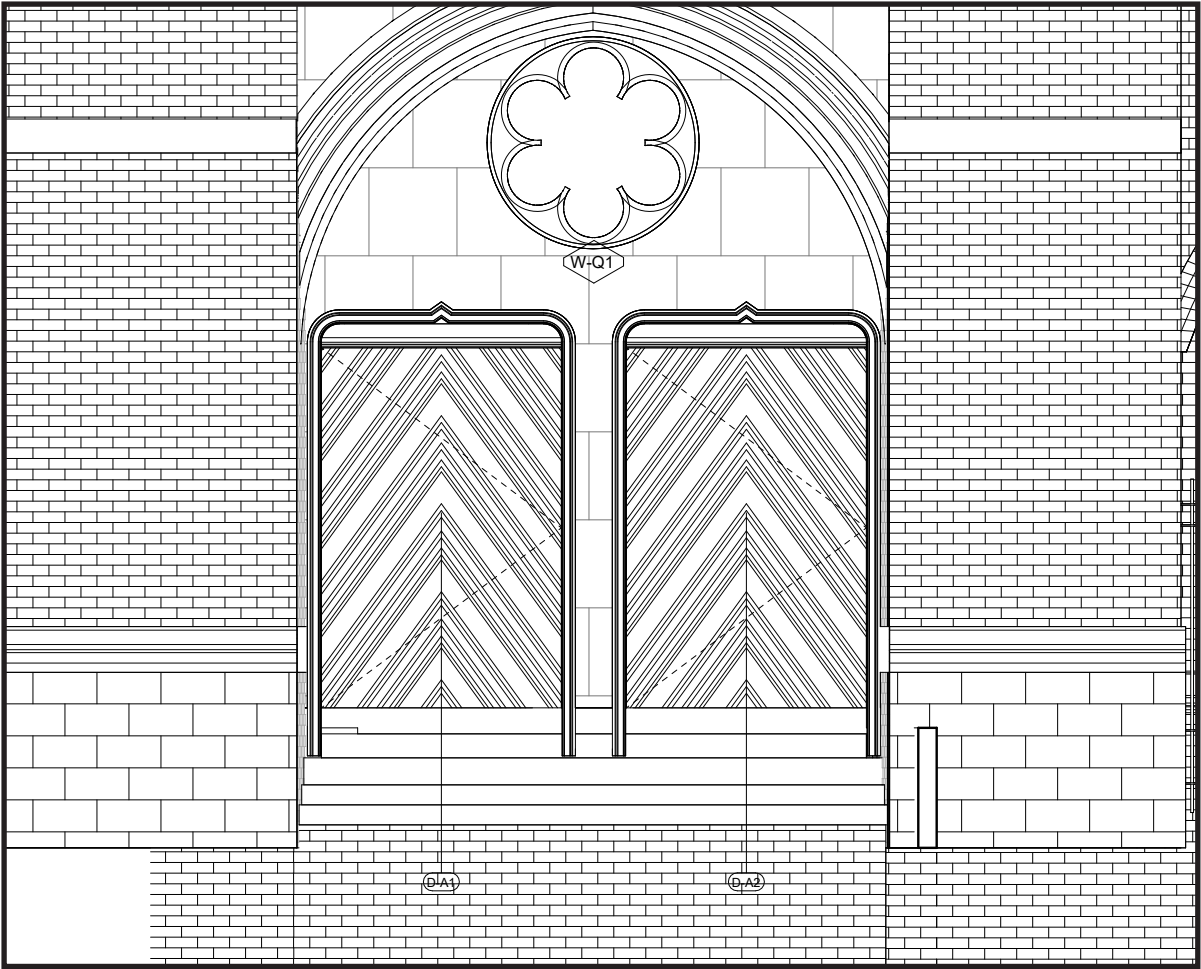
Major damage appears to be typical, doors are broken and susceptible to the elements.

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.



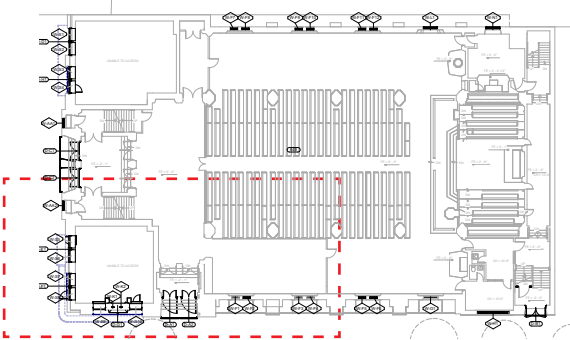
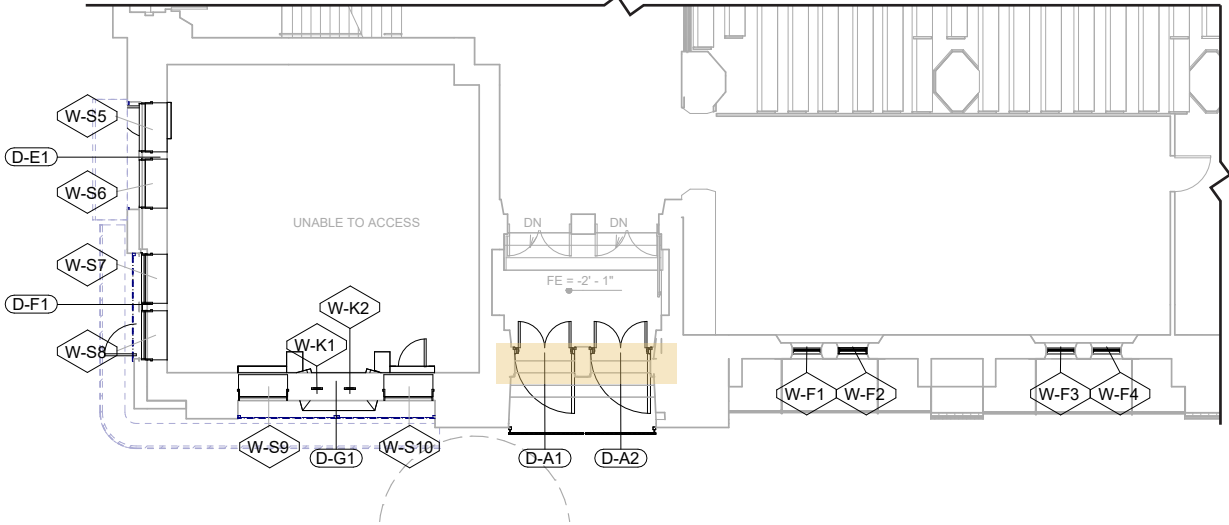
EAST ELEVATION (PRIMARY FAÇADE)



D-A1 D-A2



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

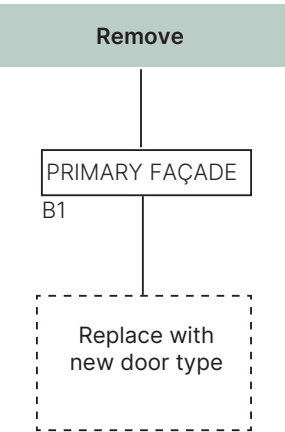
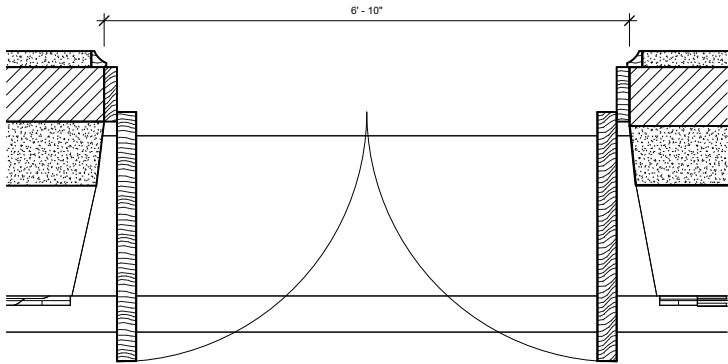
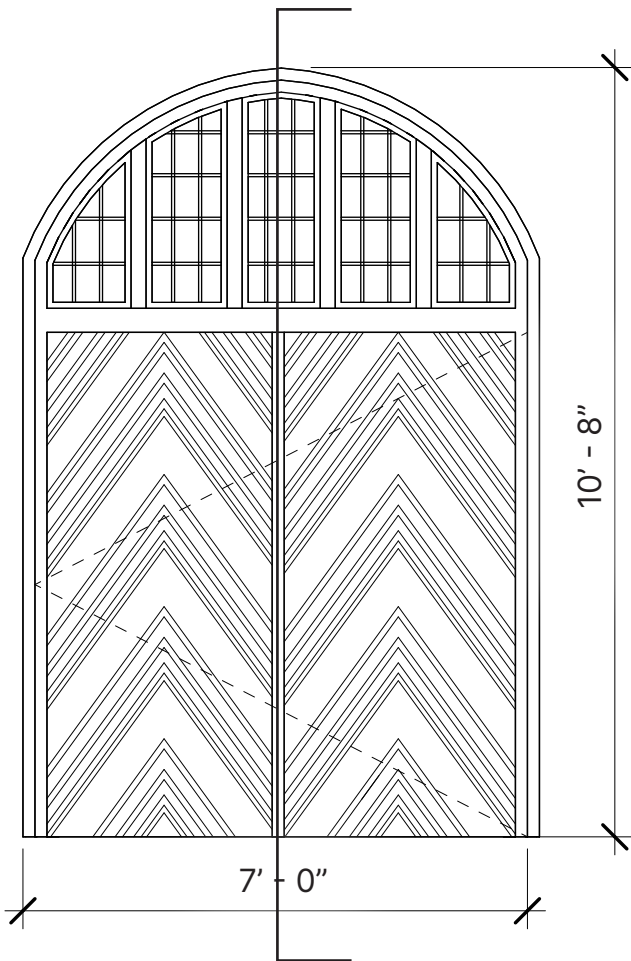
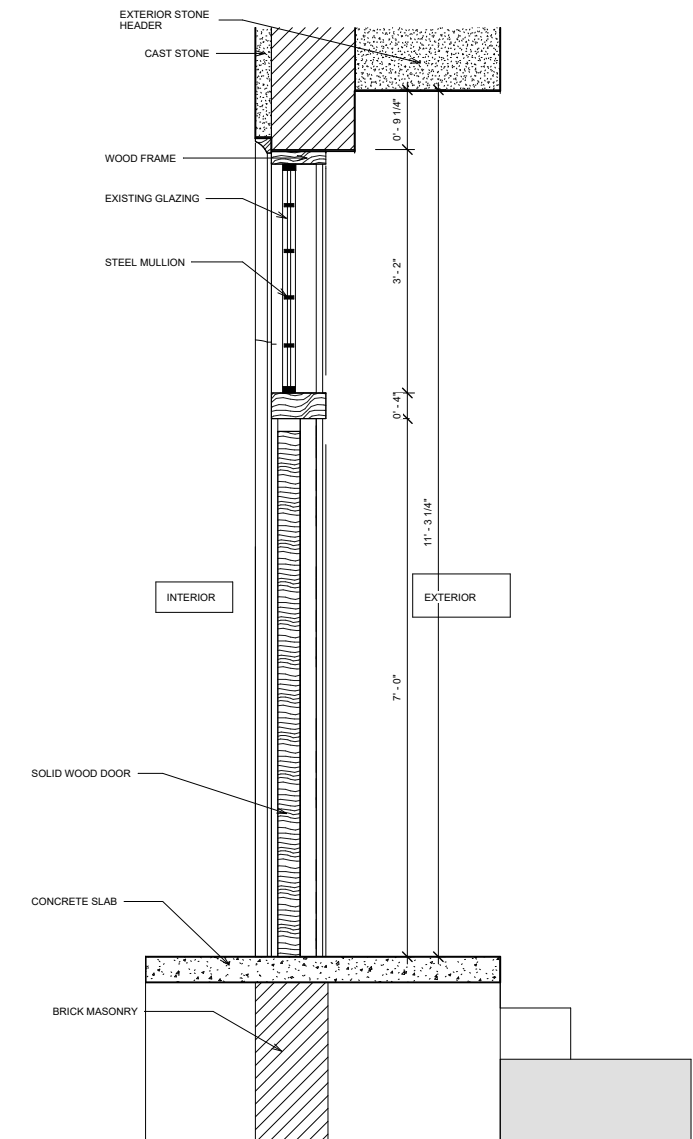
- Warped door does not close as required
- Paint is chipped

CONCLUSION

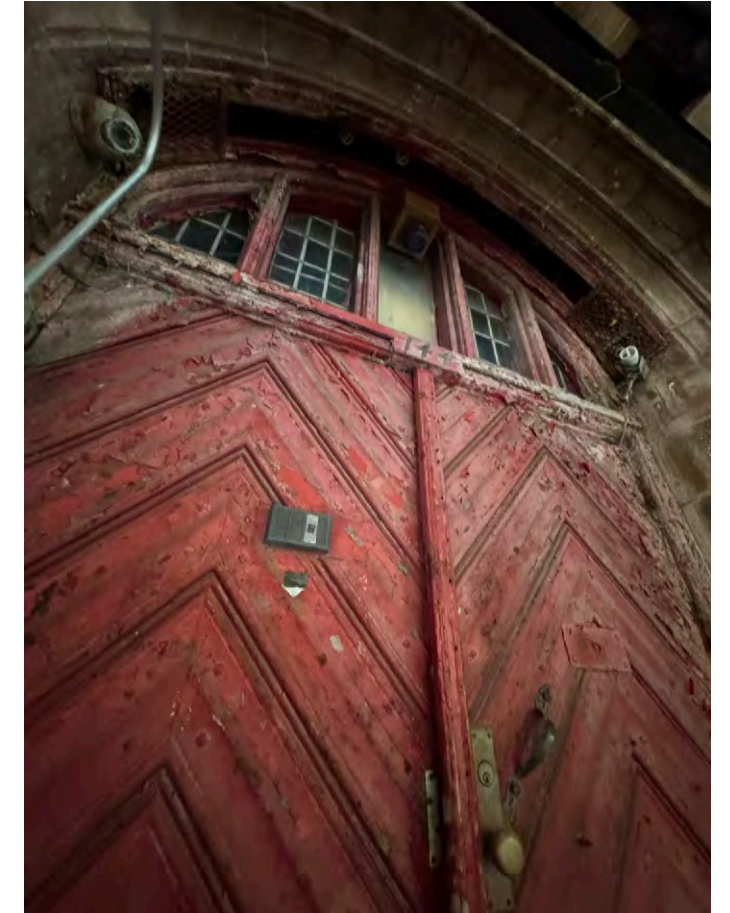
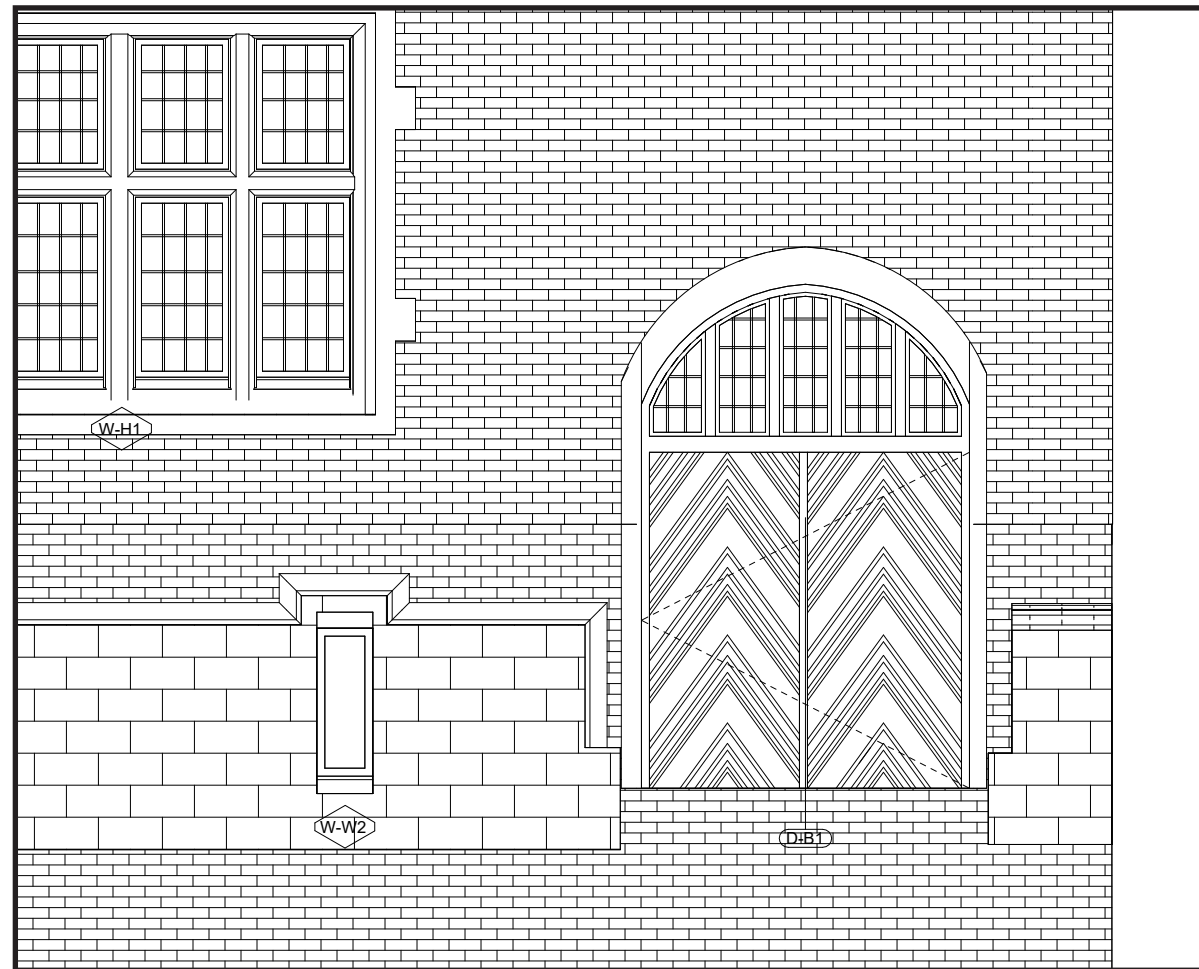
Major damage appears to be typical, doors are broken and susceptible to the elements.

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 accomodate new proposed entry to residential development.

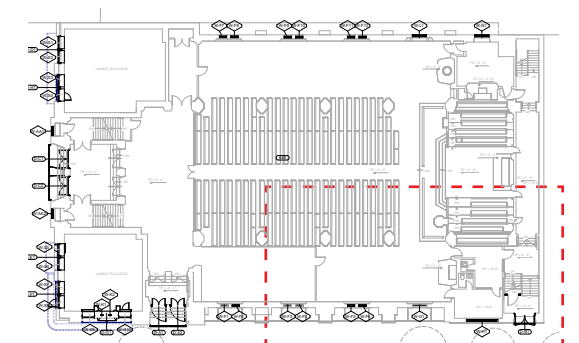
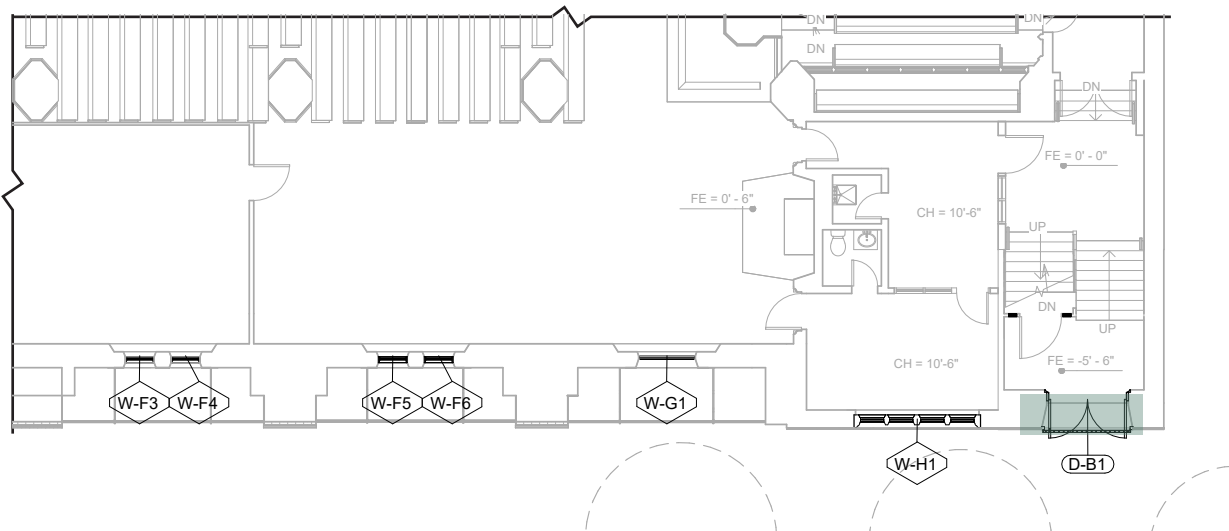


EAST ELEVATION (PRIMARY FAÇADE)



D-B1

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

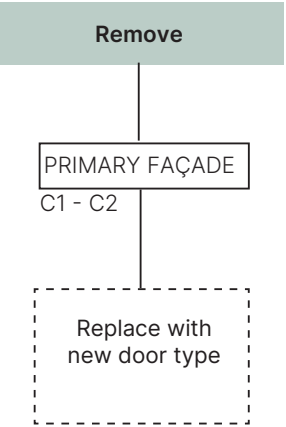
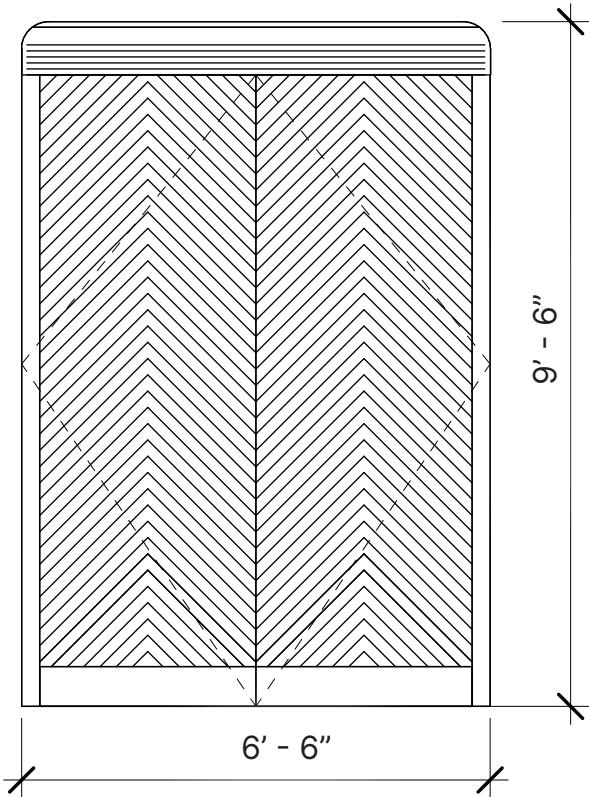
- Warping causes door to no longer shut properly
- Chipping paint
- Doors boarded up from the interior

CONCLUSION

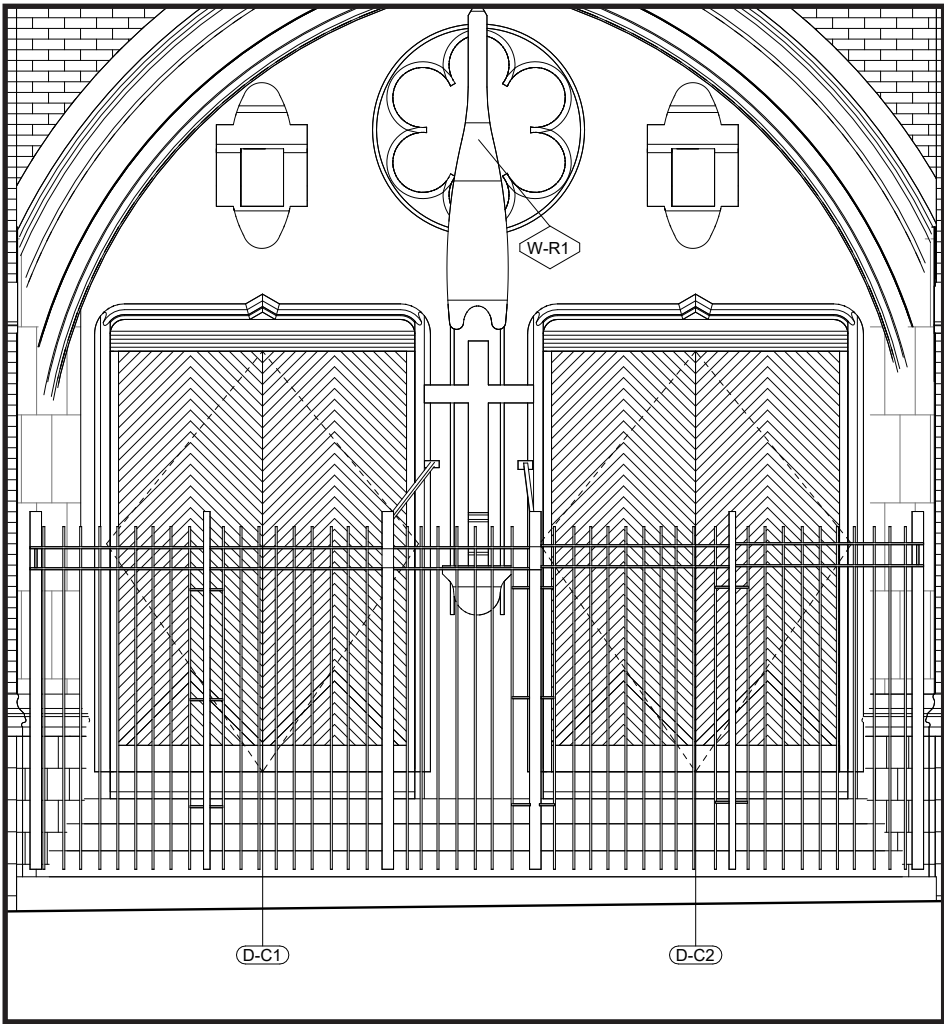
Major damage appears to be typical, doors are broken and susceptible to the elements.

PROPOSAL

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



SOUTH ELEVATION (PRIMARY FAÇADE)

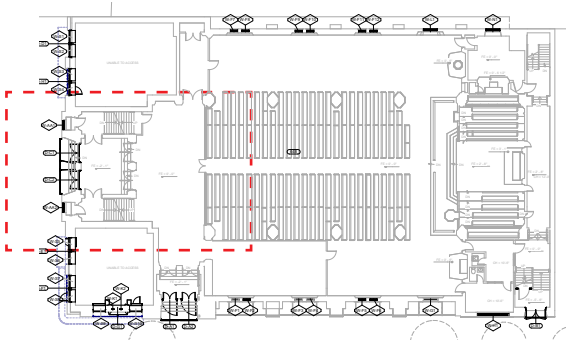
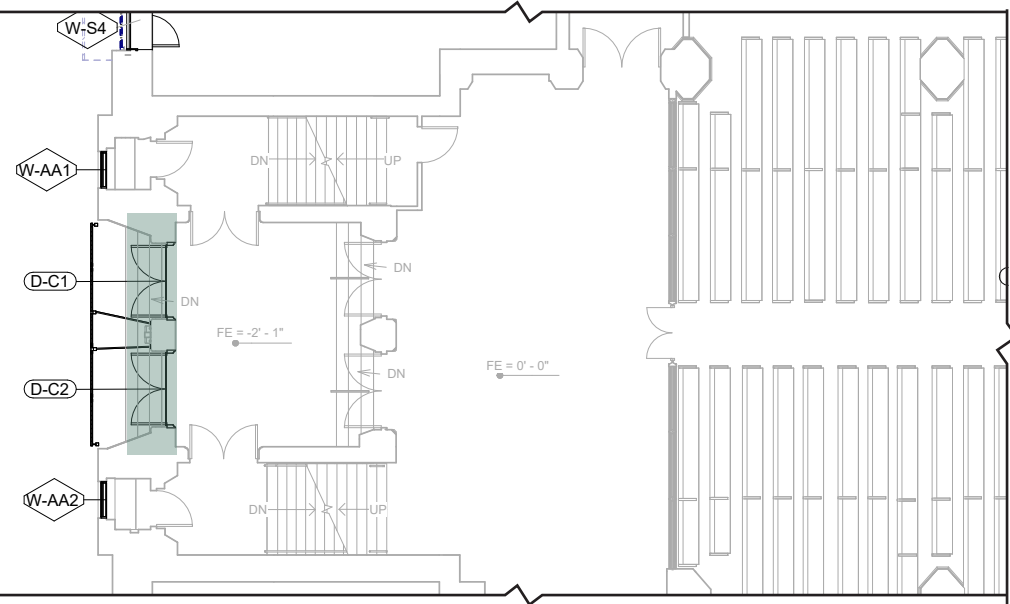


INTERIOR VIEW



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

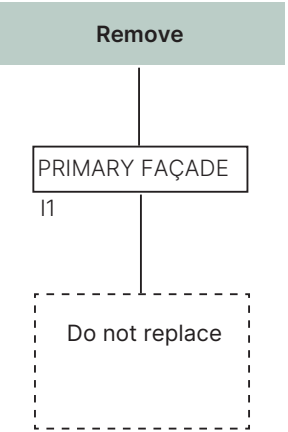
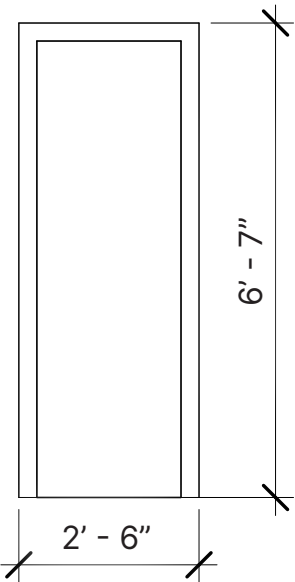
- Original steel door has been removed and makeshift wood board remains in place
- Operability is impaired
- Opening is exposed to the exterior

CONCLUSION

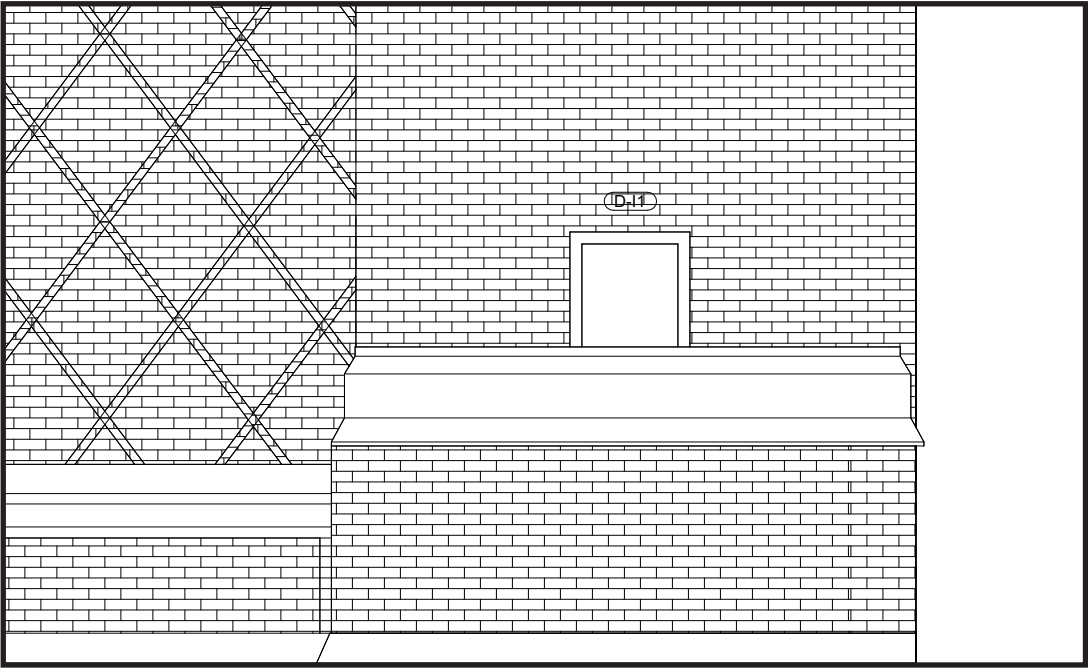
Major damage appears to be typical, doors are broken and susceptible to the elements.

PROPOSAL

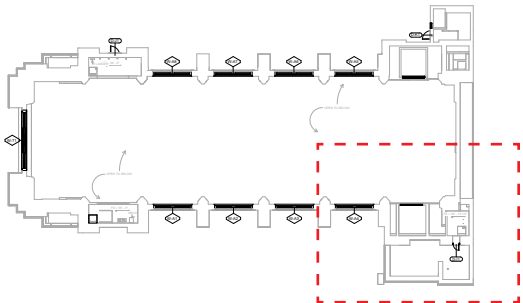
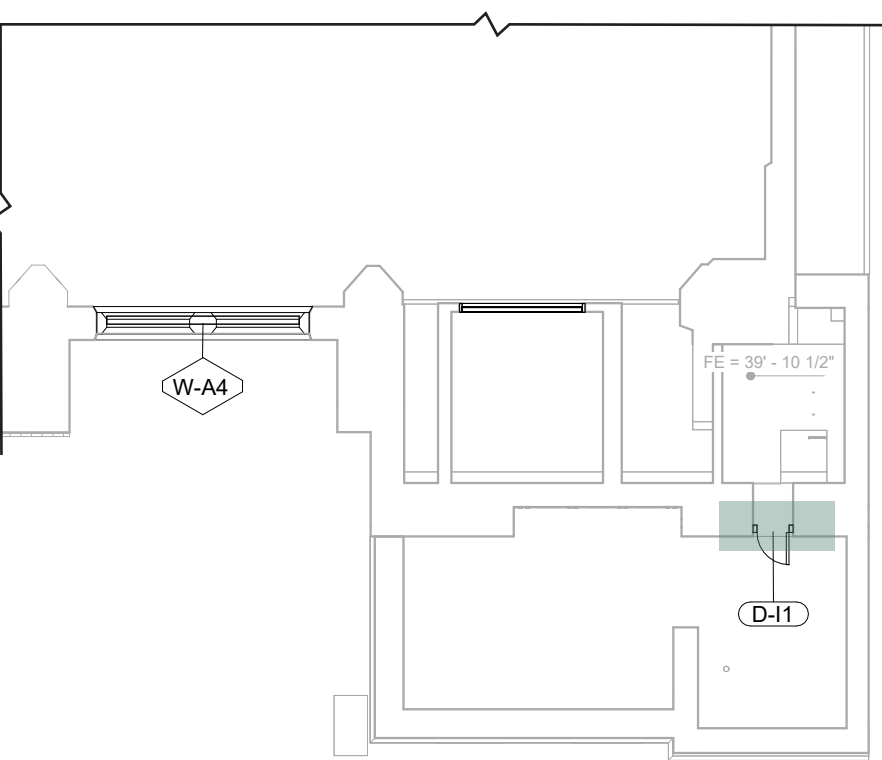
Door shall be removed based on proposed design. Door on the east primary façade shall not be replaced because of the proposal to demolish this area of the building to accomodate new development.



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

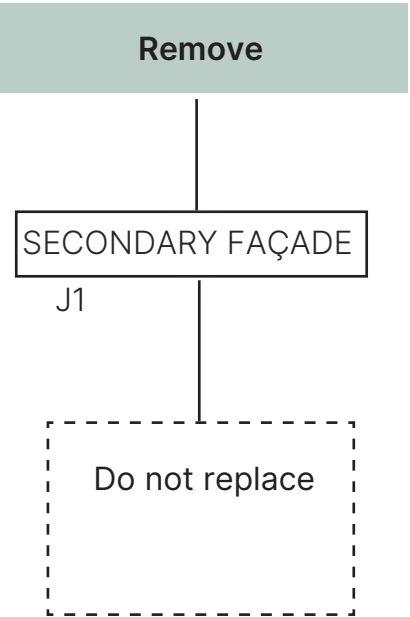
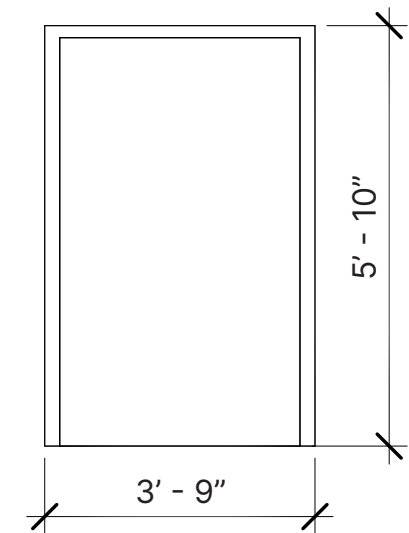
- Warped door does not close as required
- Paint is chipped
- Door is stuck ajar

CONCLUSION

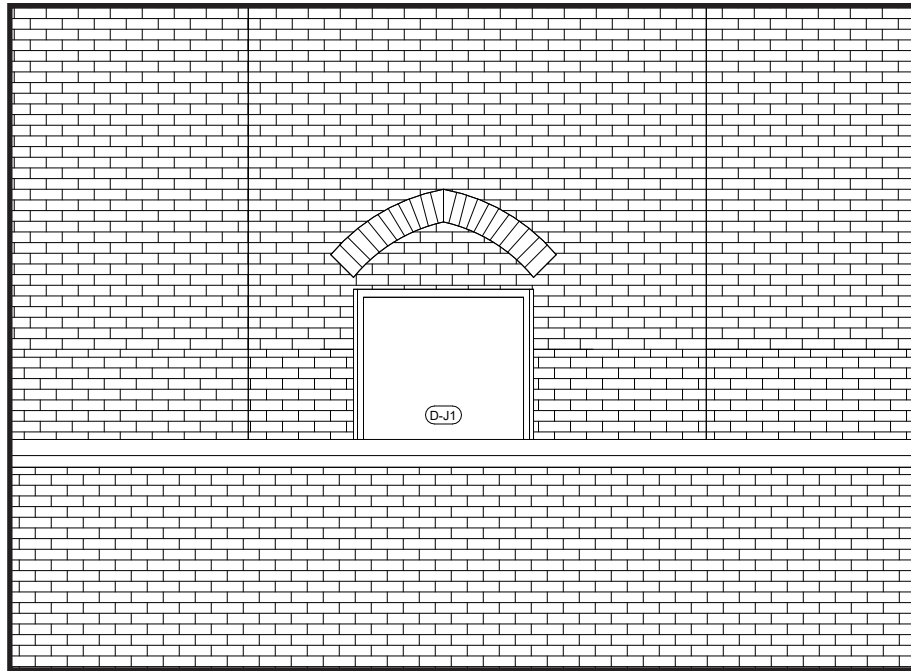
Major damage appears to be typical, doors are broken and susceptible to the elements.

PROPOSAL

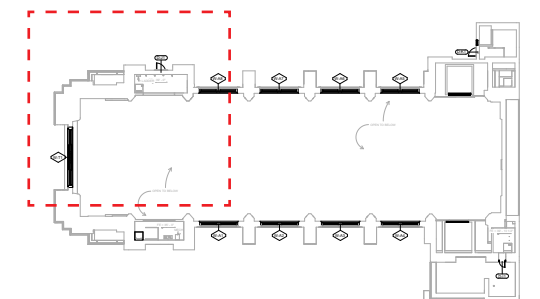
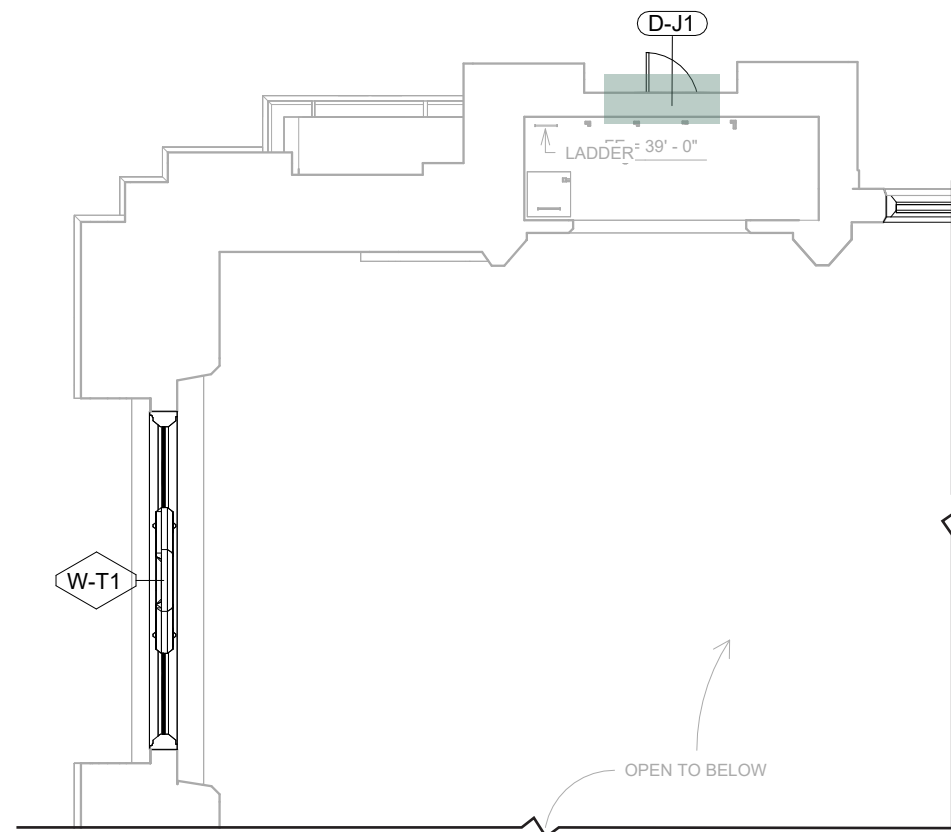
Door shall be removed based on proposed design. Door on the west secondary façade shall not be replaced because of the proposal to demolish this area of the building to accomodate new development.



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

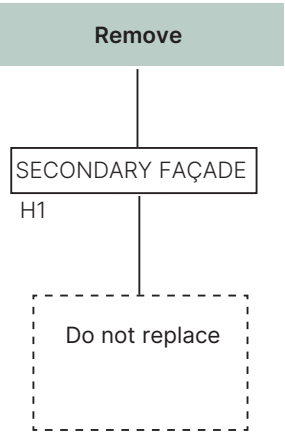
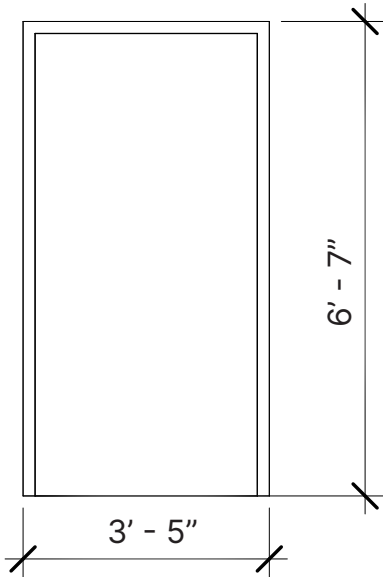
- Warped door does not close as required
- Paint is chipped
- Door is stuck ajar

CONCLUSION

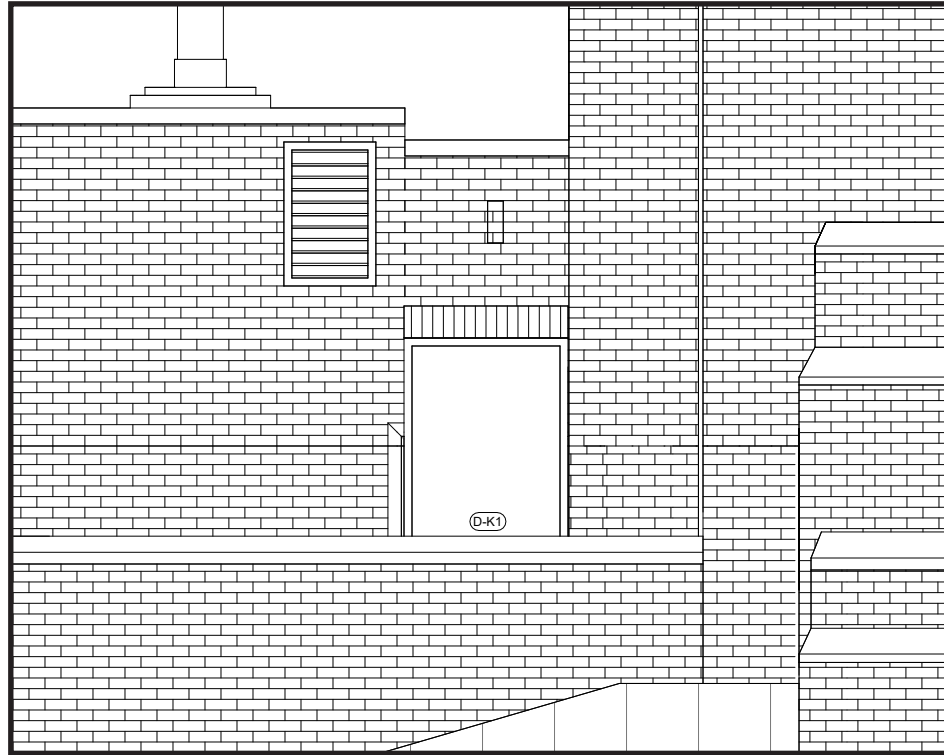
Major damage appears to be typical, doors are broken and susceptible to the elements.

PROPOSAL

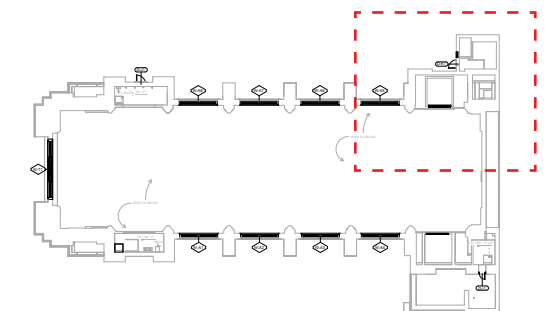
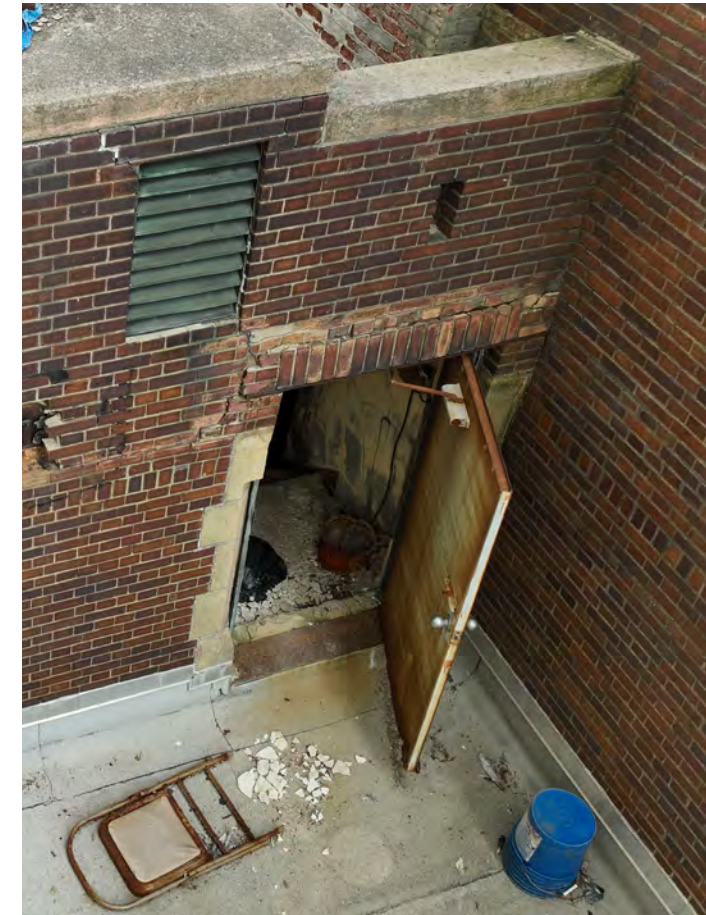
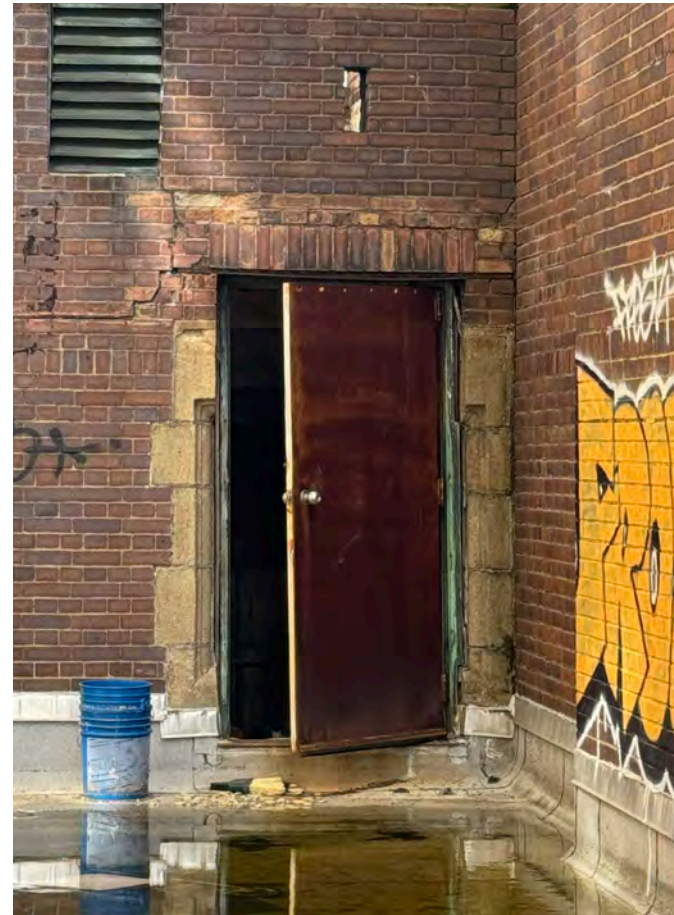
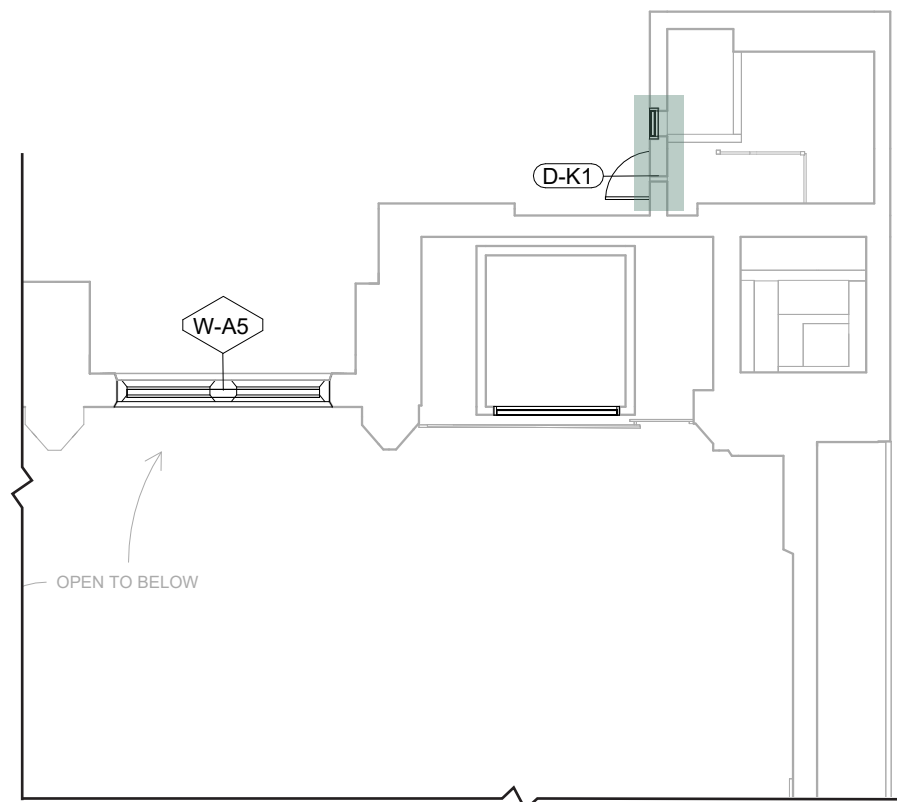
Door shall be removed based on proposed design. Door shall not be replaced because of the proposal to demolish this area of the building to accomodate new development.



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 infront of original storefronts
- Fine condition

Storefronts:

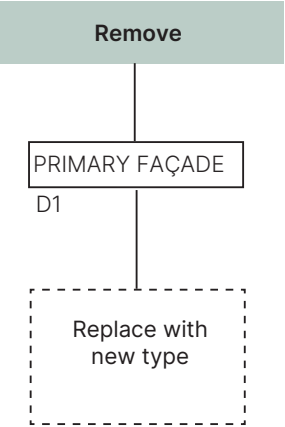
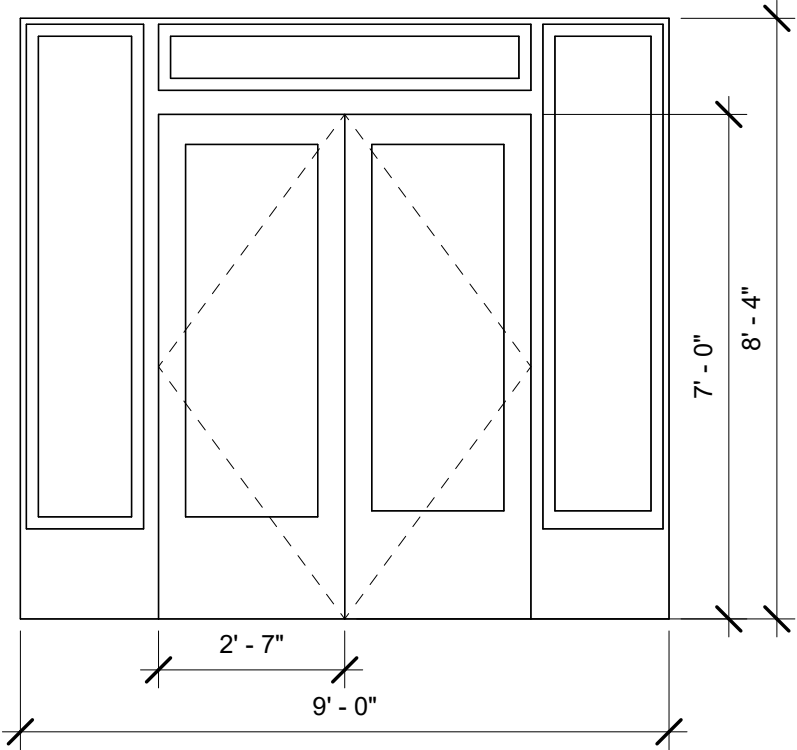
- Framing system is rusted
- Glazing is damaged

CONCLUSION

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

PROPOSAL

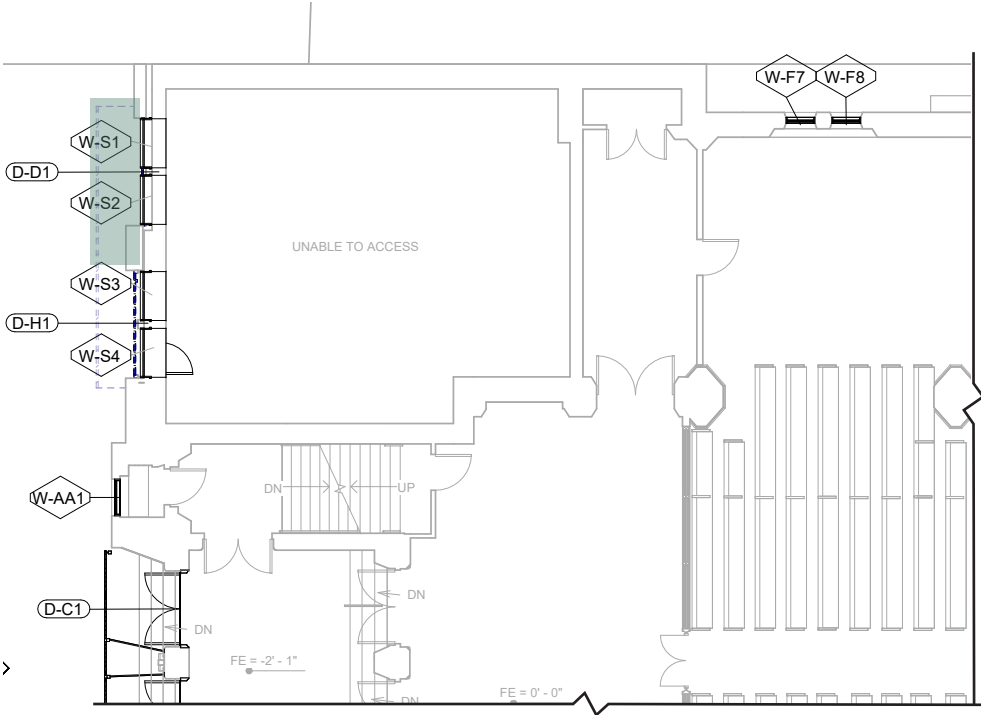
Security grilles and existing storefronts shall be removed. Existing security grilles shall not be replaced to accomodate new proposed storefronts. New storefront material shall be similar to existing and include double doors.



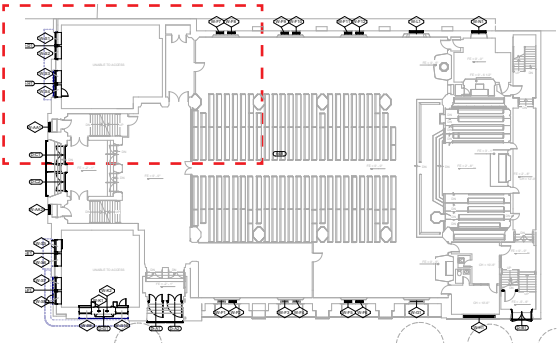
SOUTH ELEVATION (PRIMARY FAÇADE)



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 infront of original storefronts
- Fine condition

Storefronts:

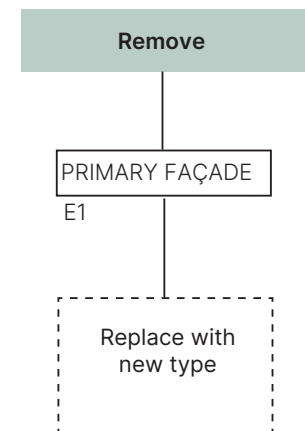
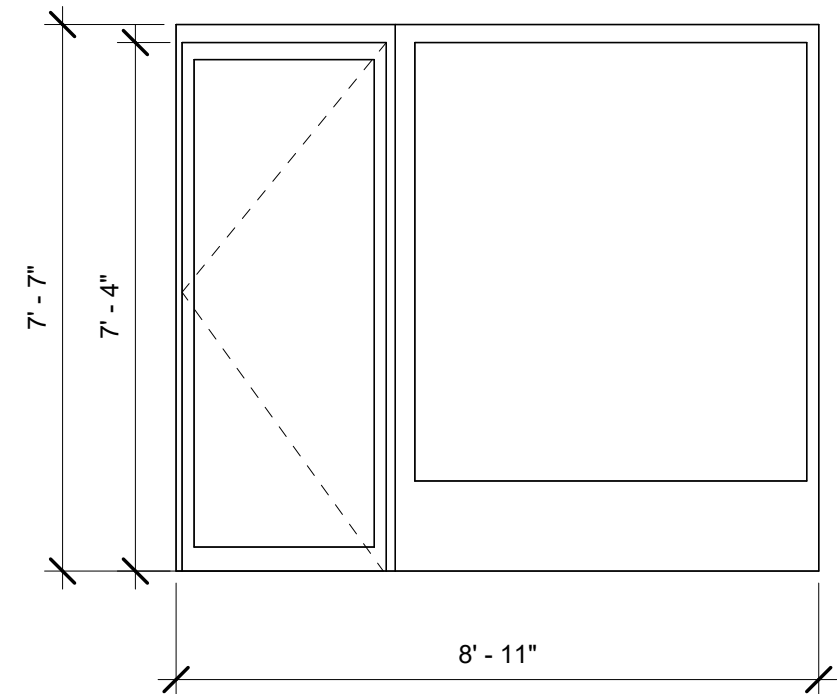
- Framing system is rusted
- Glazing is damaged

CONCLUSION

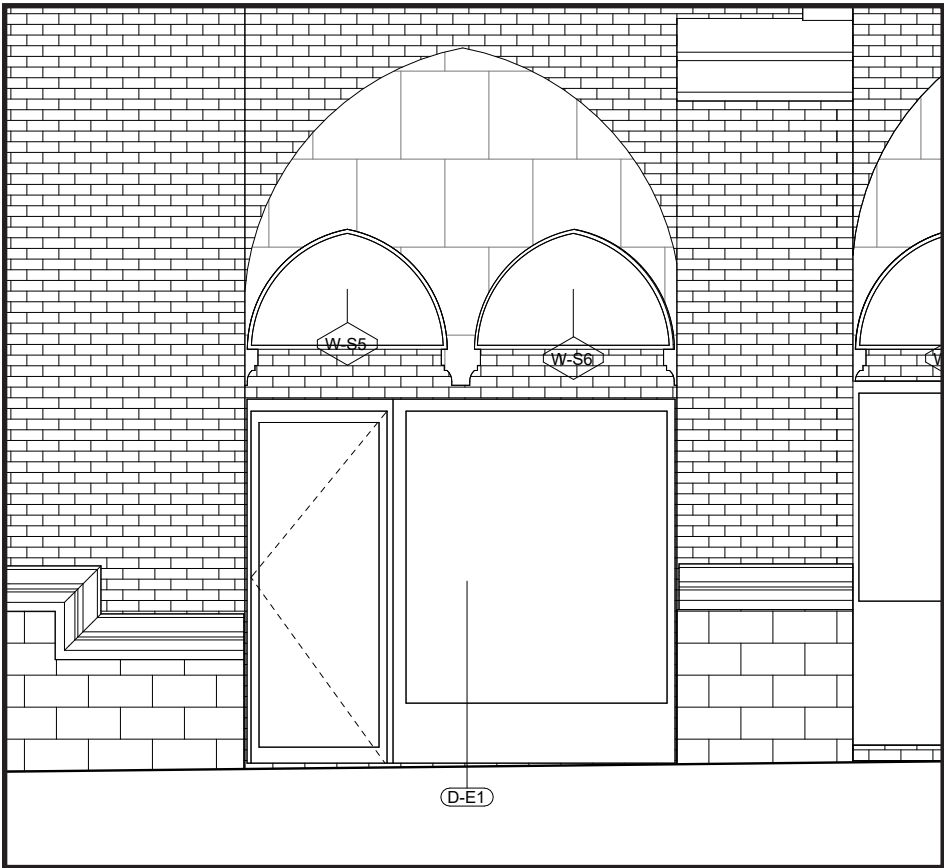
Security grille is generally in good condition but shall not be required for proposed storefronts at ground level in future design.

PROPOSAL

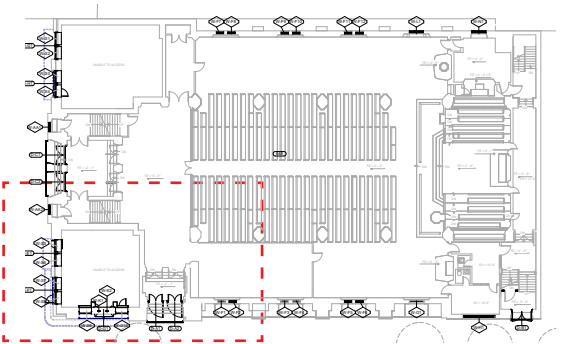
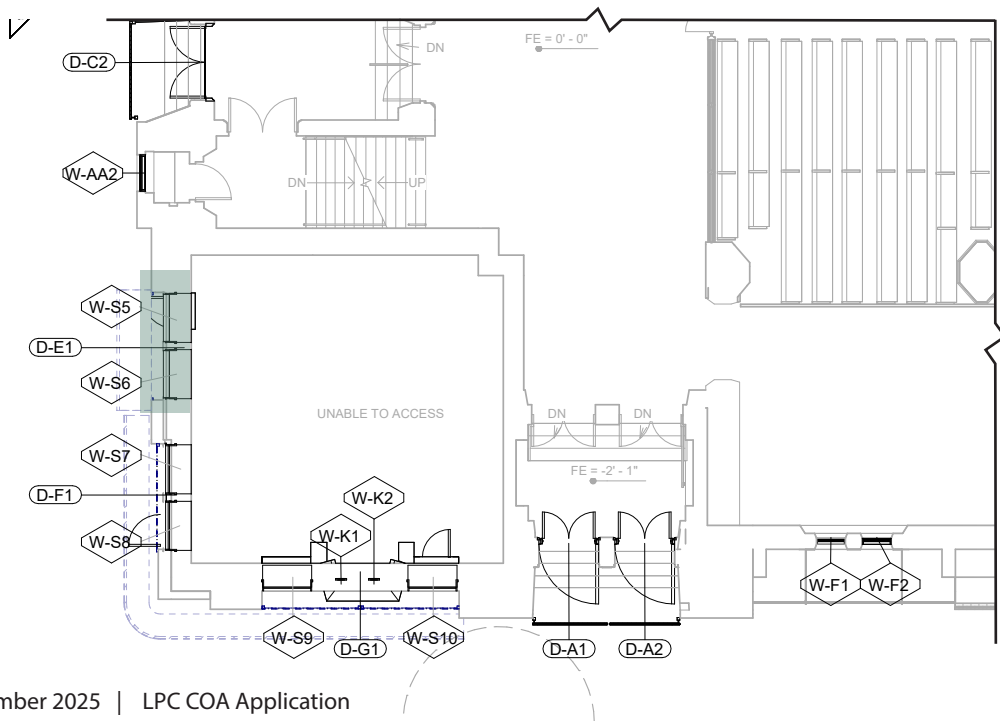
Security grilles and existing storefronts shall be removed. Existing security grilles shall not be replaced to accomodate new proposed storefronts. New storefront material shall be similar to existing and include double doors.



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 infront of original storefronts
- Fine condition

Storefronts:

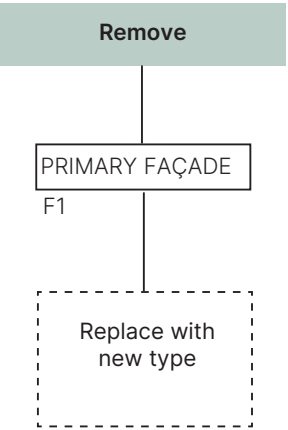
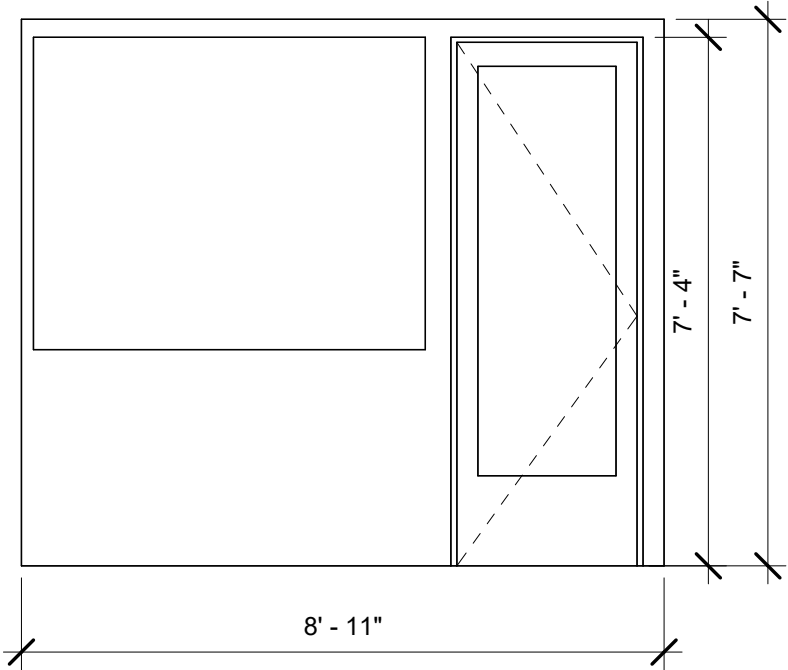
- Framing system is rusted
- Glazing is damaged

CONCLUSION

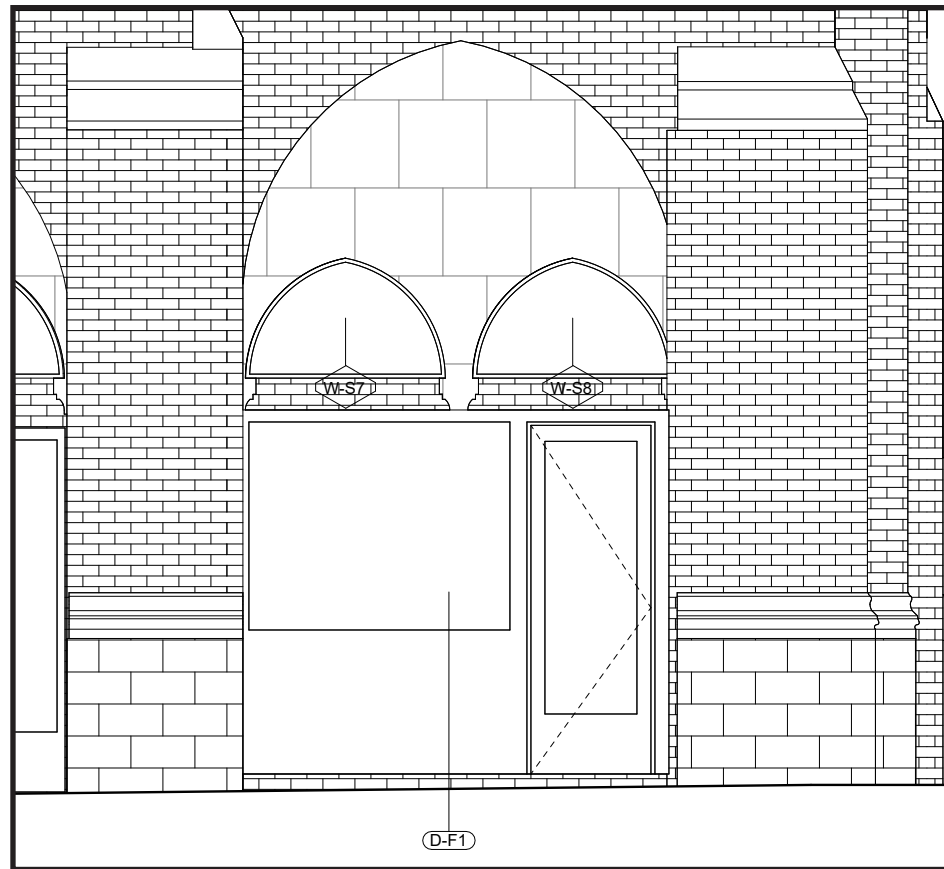
Security grille is generally in good condition but shall not be required for proposed storefronts at ground level in future design.

PROPOSAL

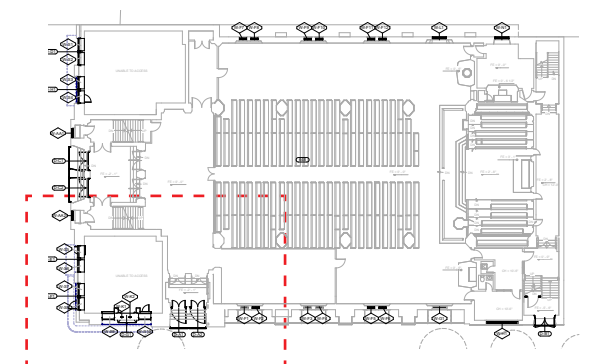
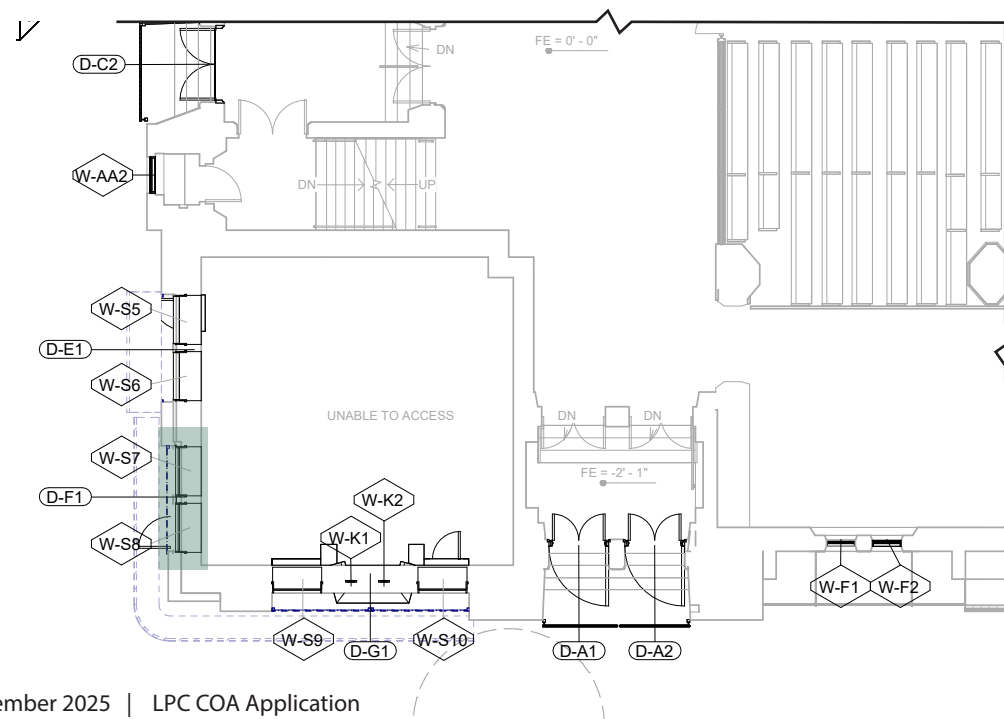
Security grilles and existing storefronts shall be removed. Existing security grilles shall not be replaced to accomodate new proposed storefronts. New storefront material shall be similar to existing and include double doors.



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 infront of original storefronts
- Fine condition

Storefronts:

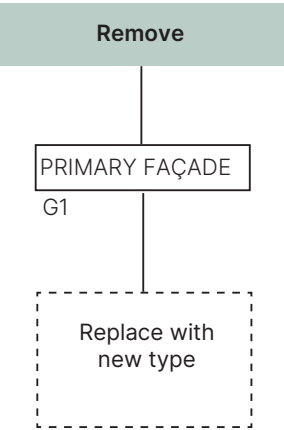
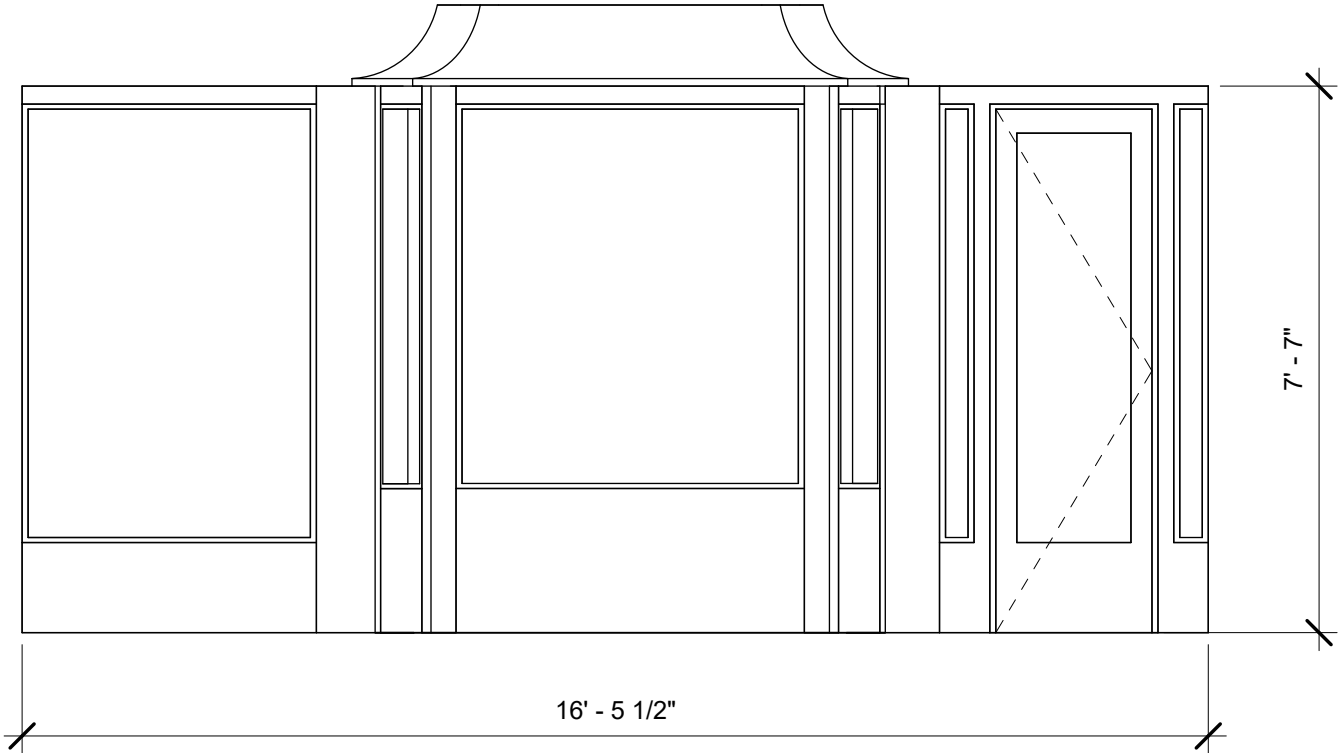
- Framing system is rusted
- Glazing is damaged

CONCLUSION

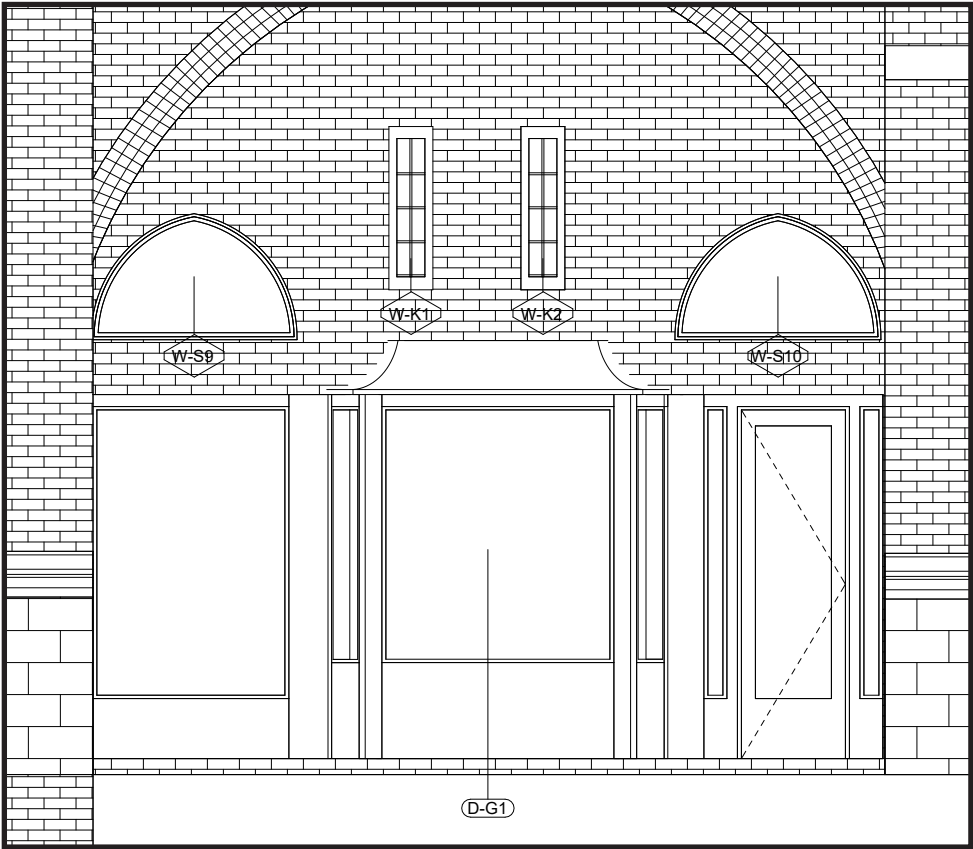
Security grille is generally in good condition but shall not be required for proposed storefronts at ground level in future design.

PROPOSAL

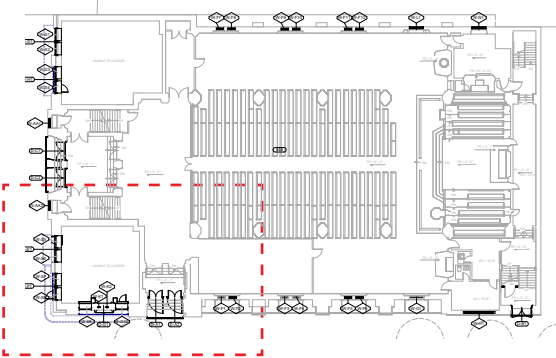
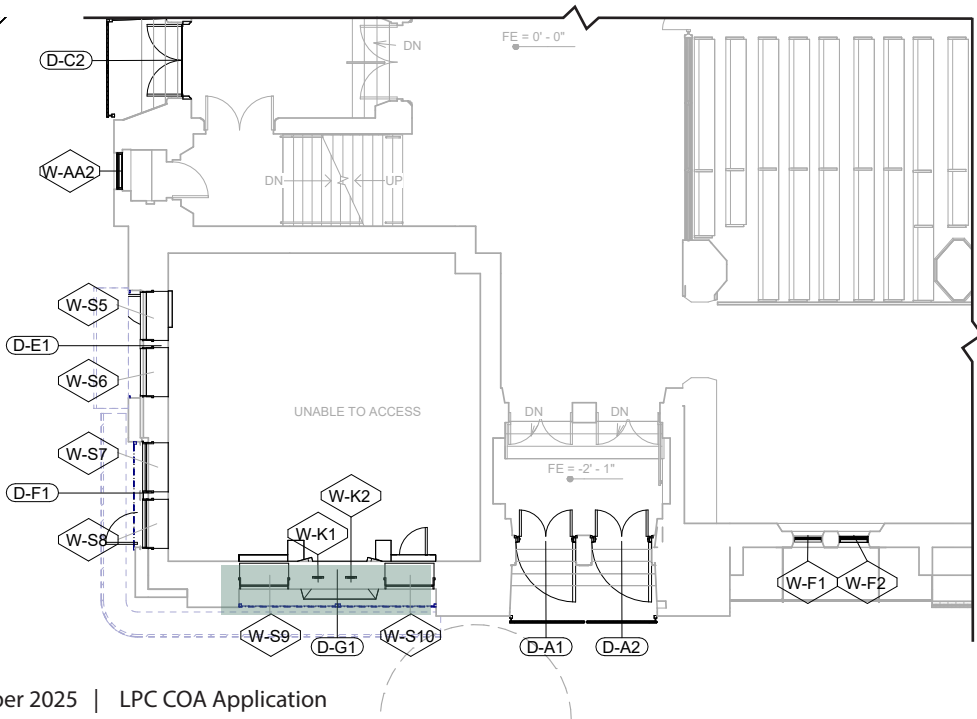
Security grilles and existing storefronts shall be removed. Existing security grilles shall not be replaced to accomodate new proposed storefronts. New storefront material shall be similar to existing and include double doors.



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 infront of original storefronts
- Fine condition

Storefronts:

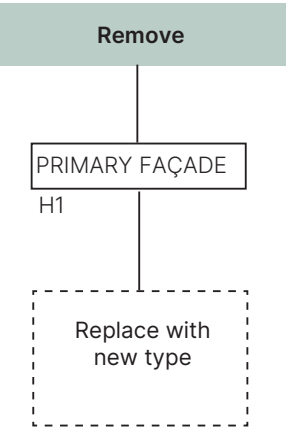
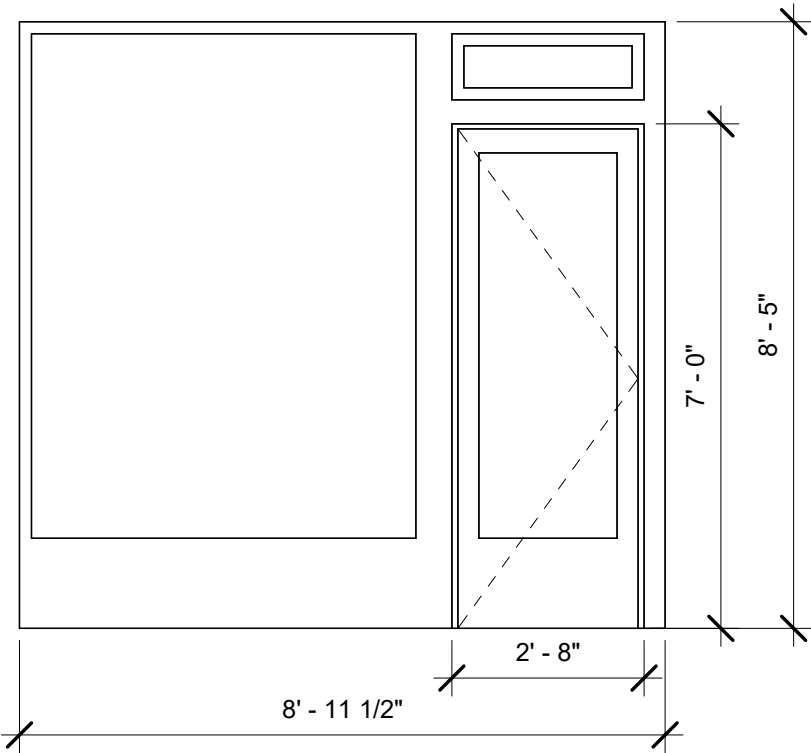
- Framing system is rusted
- Glazing is damaged

CONCLUSION

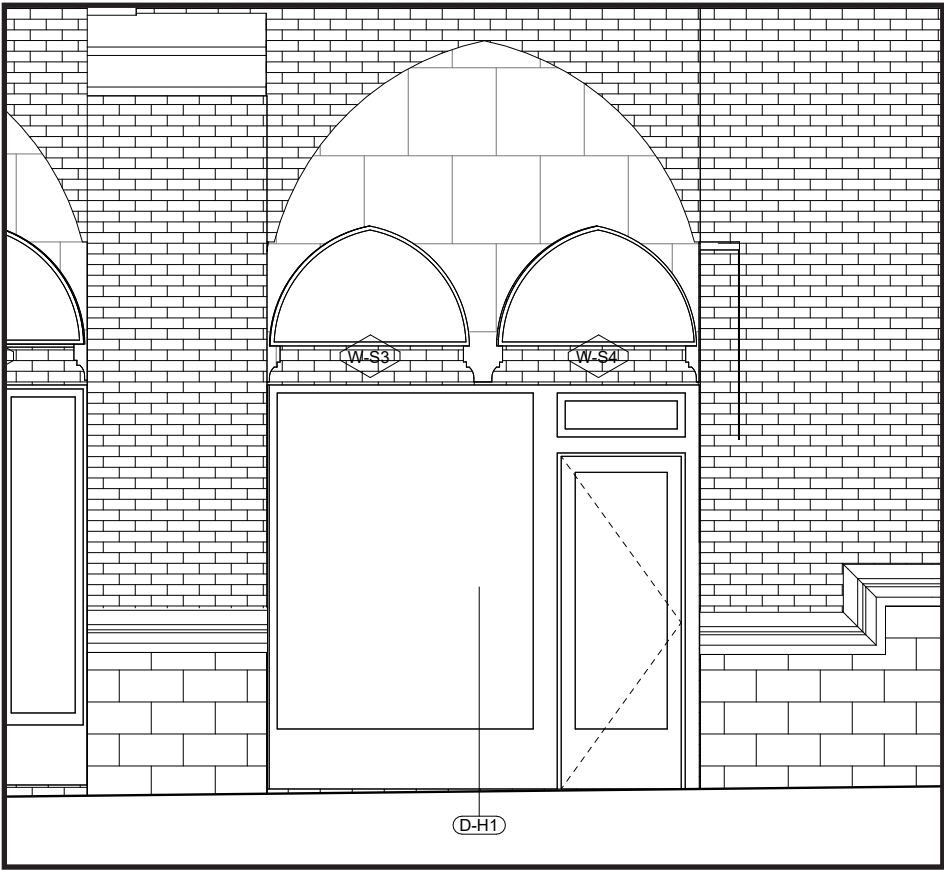
Security grille is generally in good condition but shall not be required for proposed storefronts at ground level in future design.

PROPOSAL

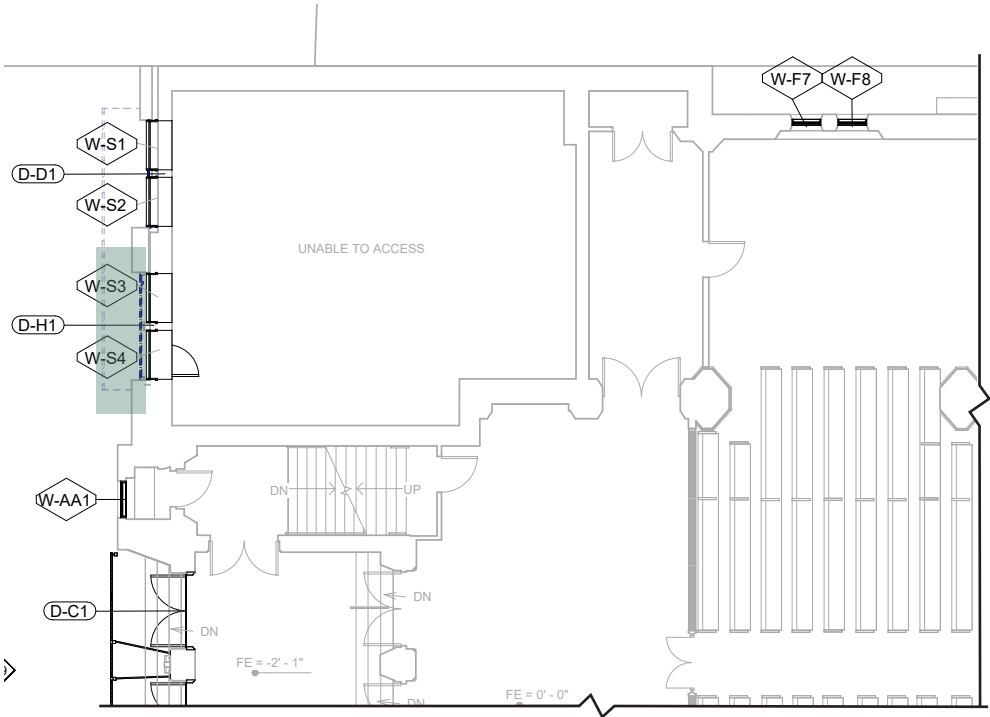
Security grilles and existing storefronts shall be removed. Existing security grilles shall not be replaced to accomodate new proposed storefronts. New storefront material shall be similar to existing and include double doors.



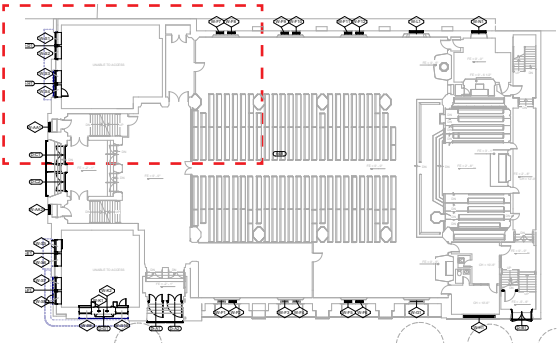
SOUTH ELEVATION (PRIMARY FAÇADE)



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.