

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

fxcollaborative **ADP**
ARCHITECTS

LPC Certificate of Appropriateness Design Update

17 March 2026

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Design & Massing Responses

Residential Enlargement Details

Appendix:

- Supplemental Comparative Views**
- Supplemental Details**
- Building Organization**
- Church Building Restoration & Alterations**

WHAT WE HEARD:

**Strengthen Enlargement's Relationship
to Church's Symmetries**

Reduce building height to 285' Datum

Incorporate Existing North Facade Roof Profile

Create a Transition between Church & Enlargement

WHAT WE DID:

Strengthen Enlargement's Relationship to Church's Symmetries

Reworked the massing to align with the governing geometries of the Church.

Simplified massing steps and introduced cast stone piers to relate to fenestration of the Church.

Reduce building height to 285' Datum

Reduced Building height to 285', and introduced symmetrical setbacks to the East Elevation.

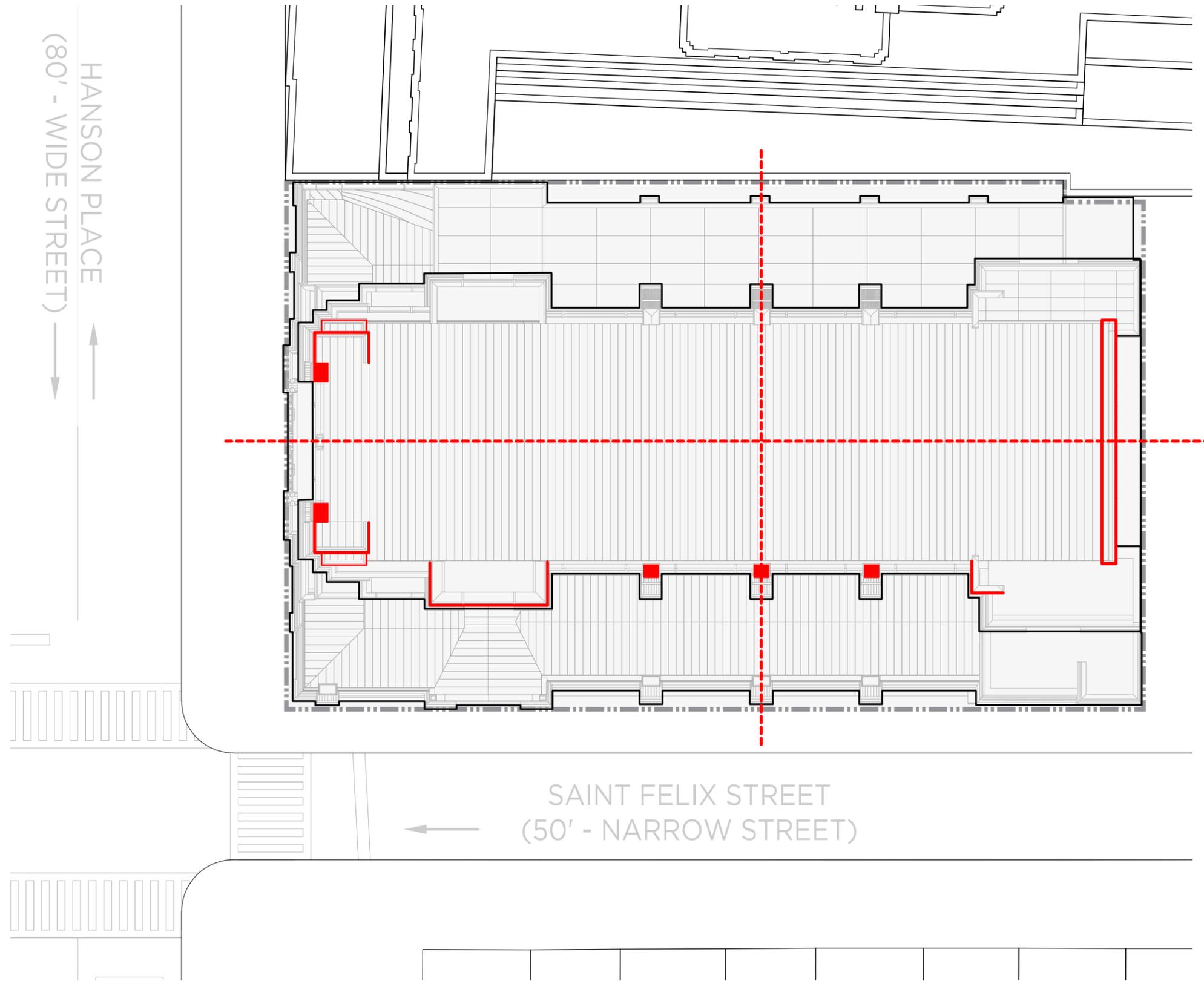
Incorporate the Existing North Facade Roof Profile

Added Roof Profile to the new north facade to match existing and preserved Existing Rose Window.

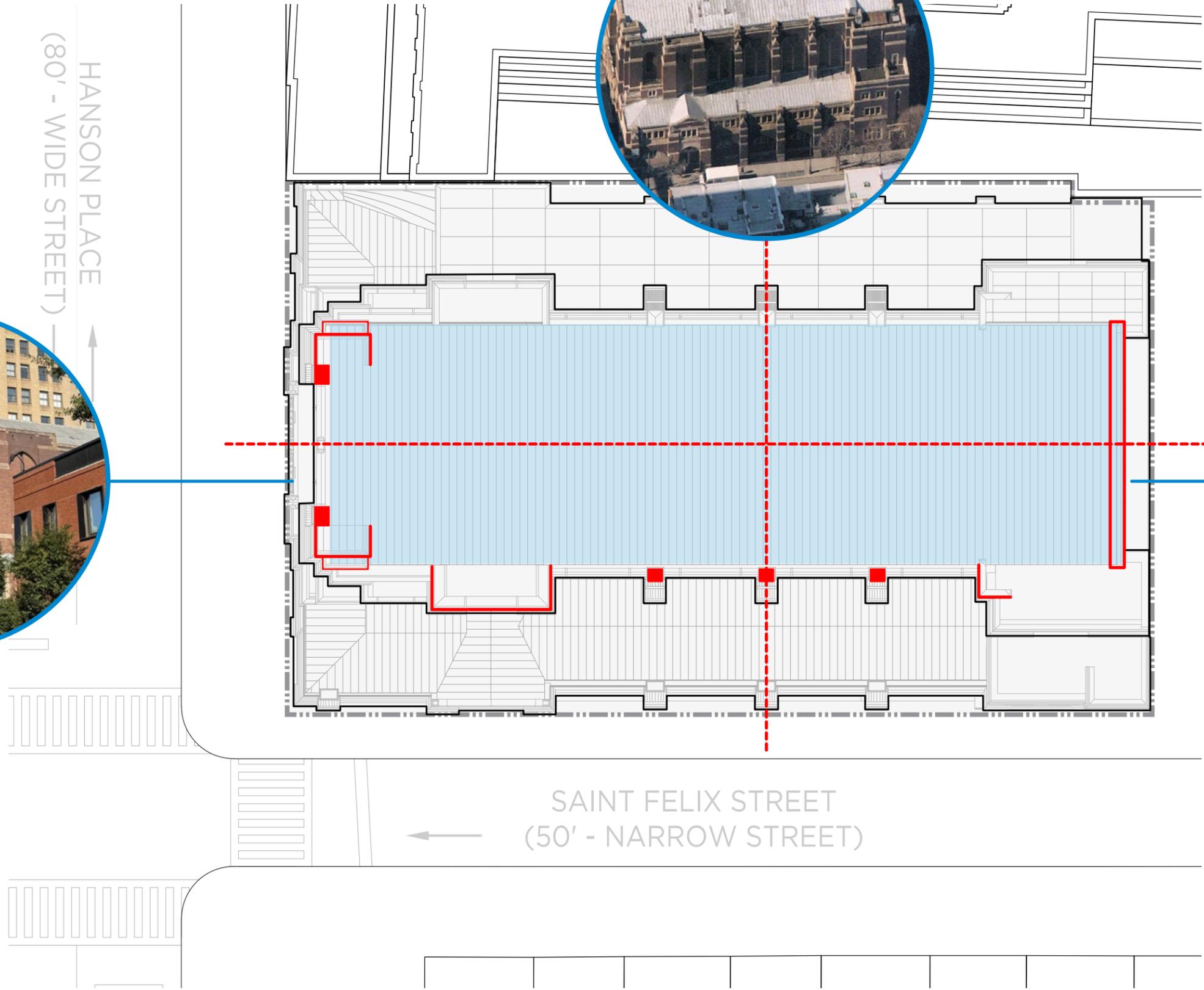
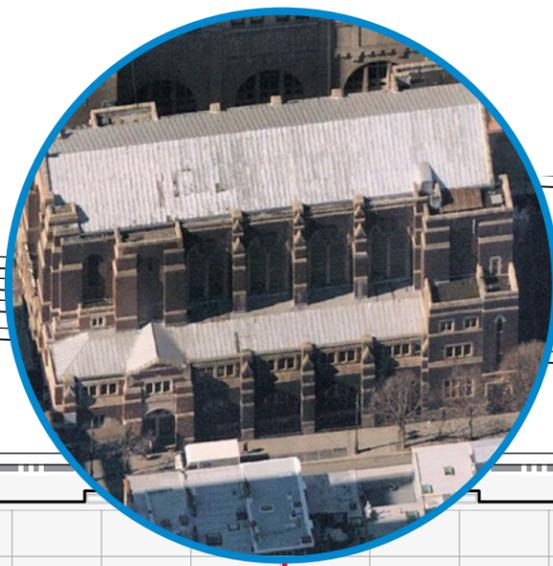
Create a Transition between Church & Enlargement

Introduced a double height recess at first two floors above the Church to create a visual separation while also adding buttressing to the new brick piers to further relate to the church expression

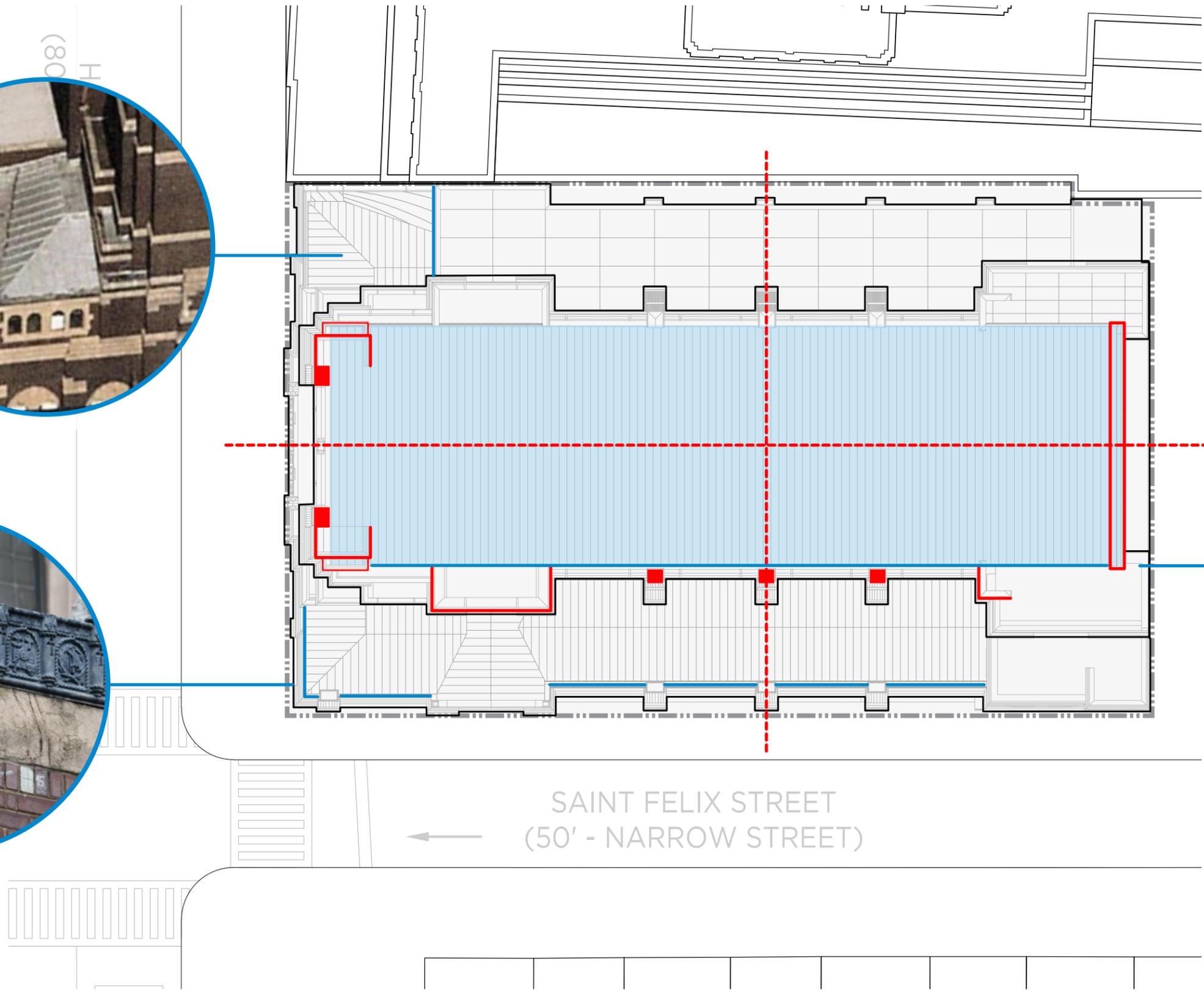
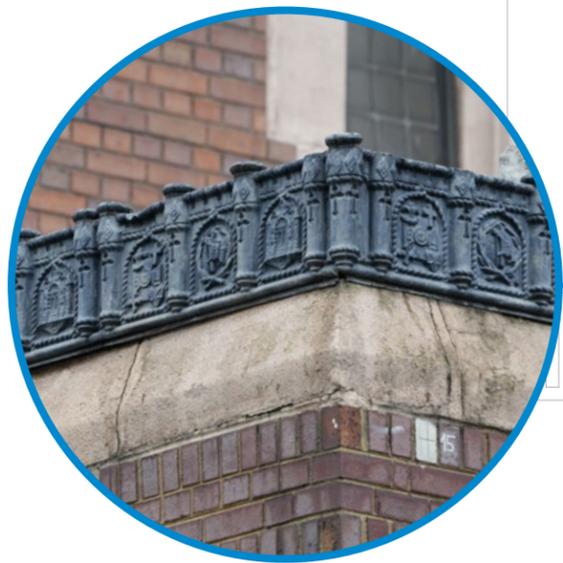
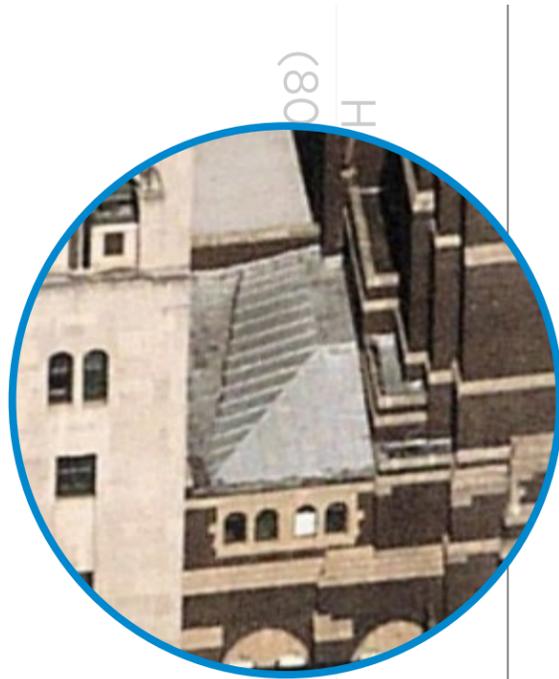
Design & Massing Responses



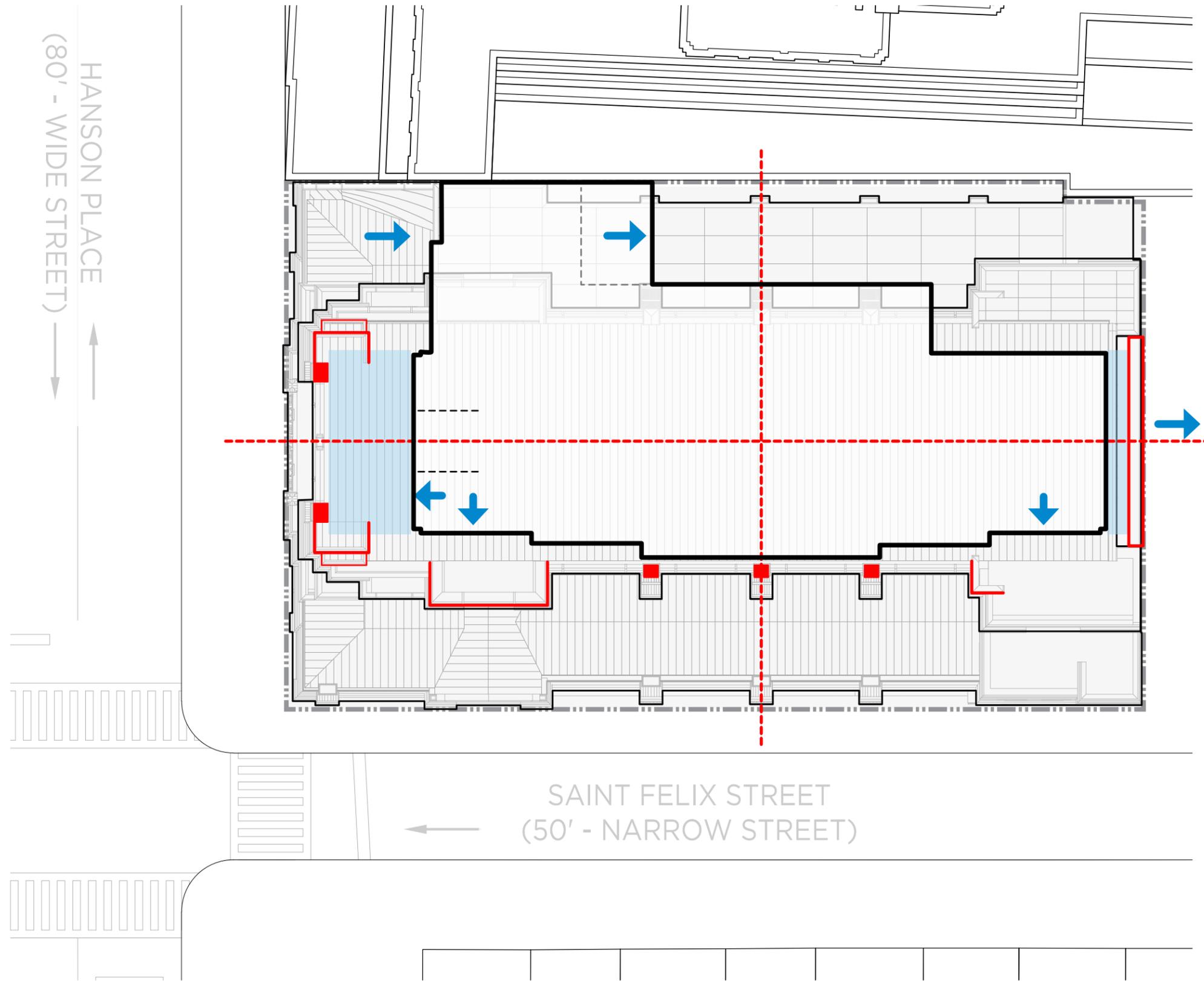
Church Geometry - Centerlines



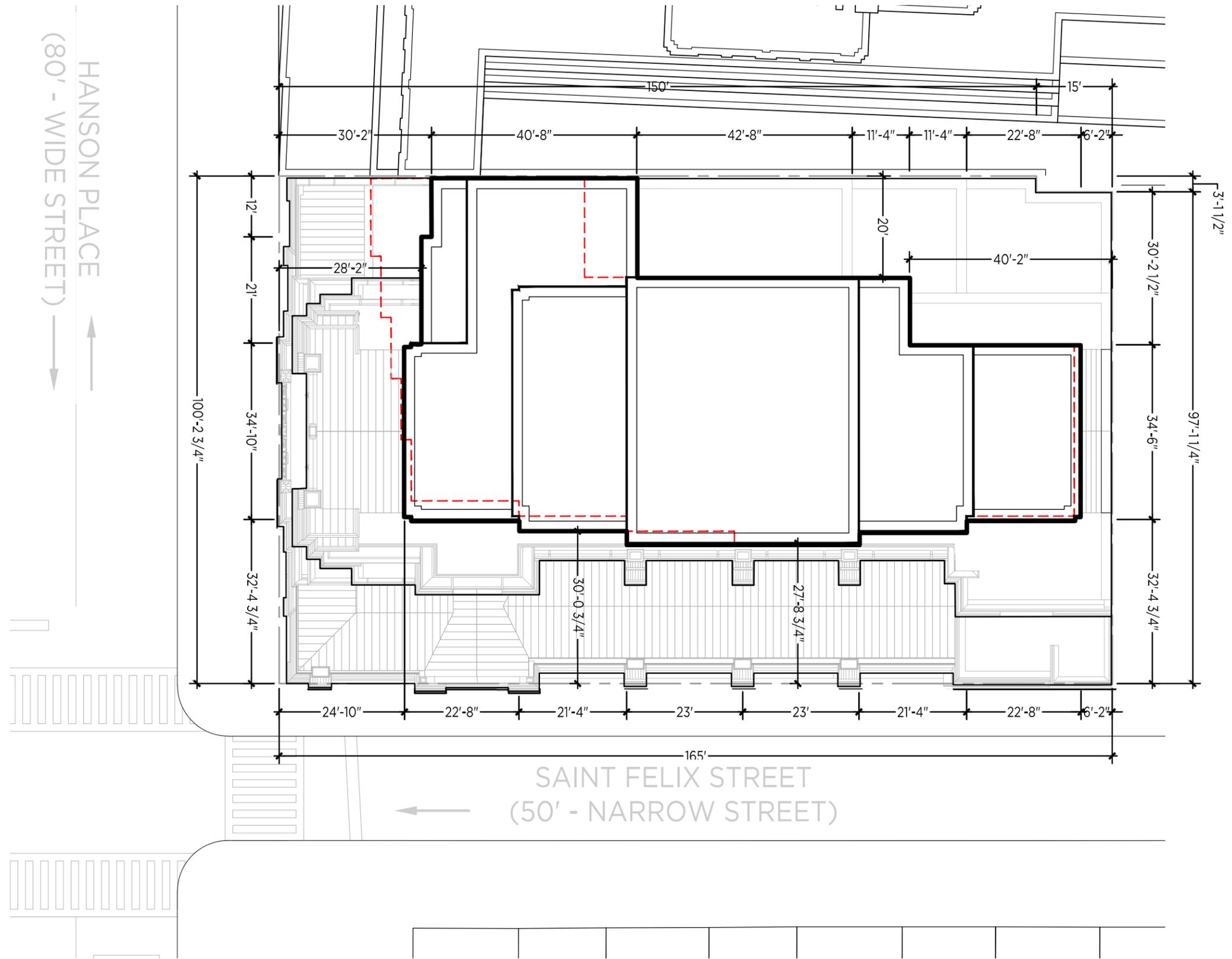
Church Geometry - Guiding Elements



Church Geometry - Roof Transitions



New Enlargement Footprint - Centered Geometry



Proposed Roof Plan



SOUTH ELEVATION

ONE HANSON

TOP OF BUILDING

514 FT

SETBACK

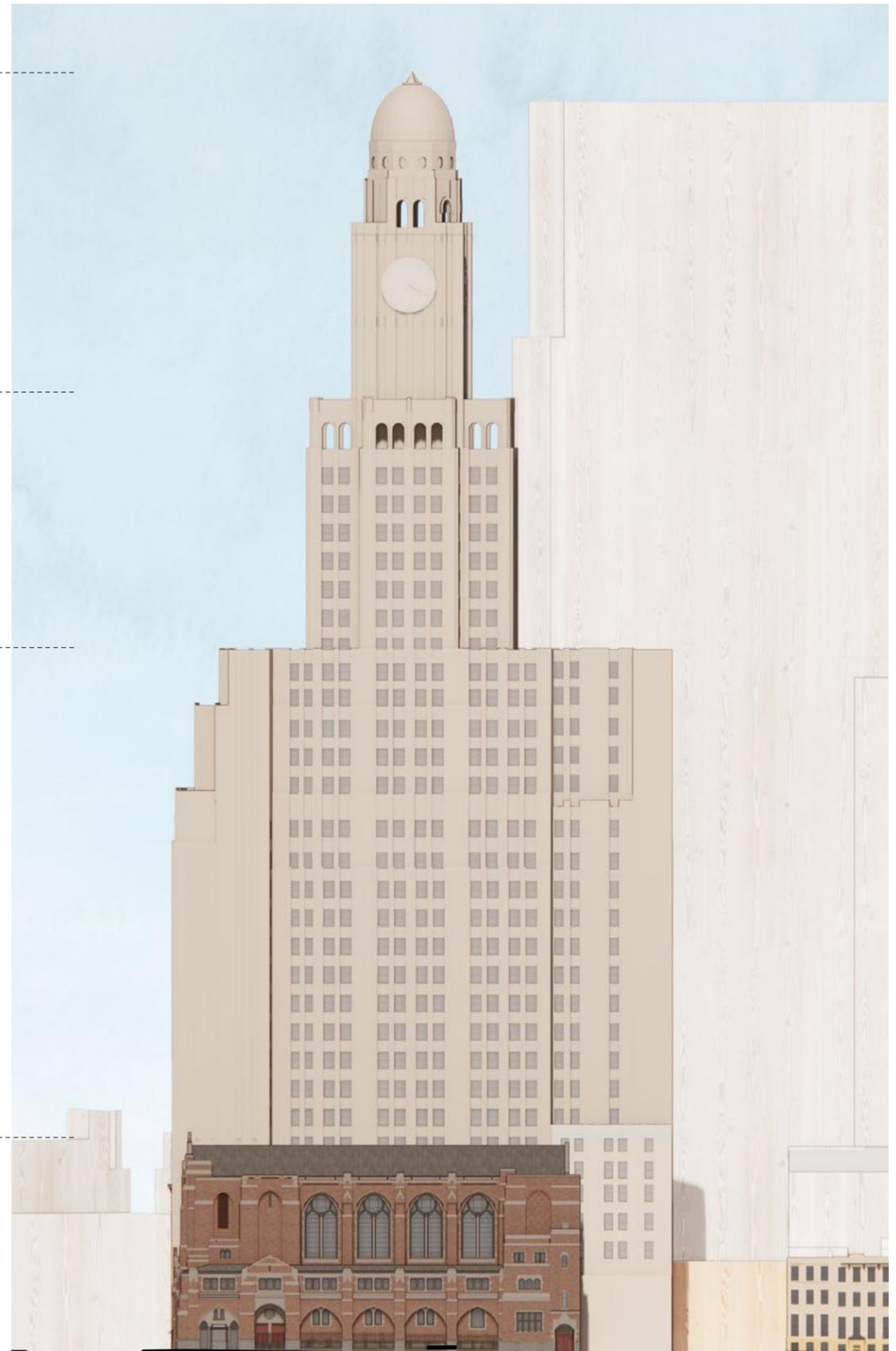
391 FT

SETBACK

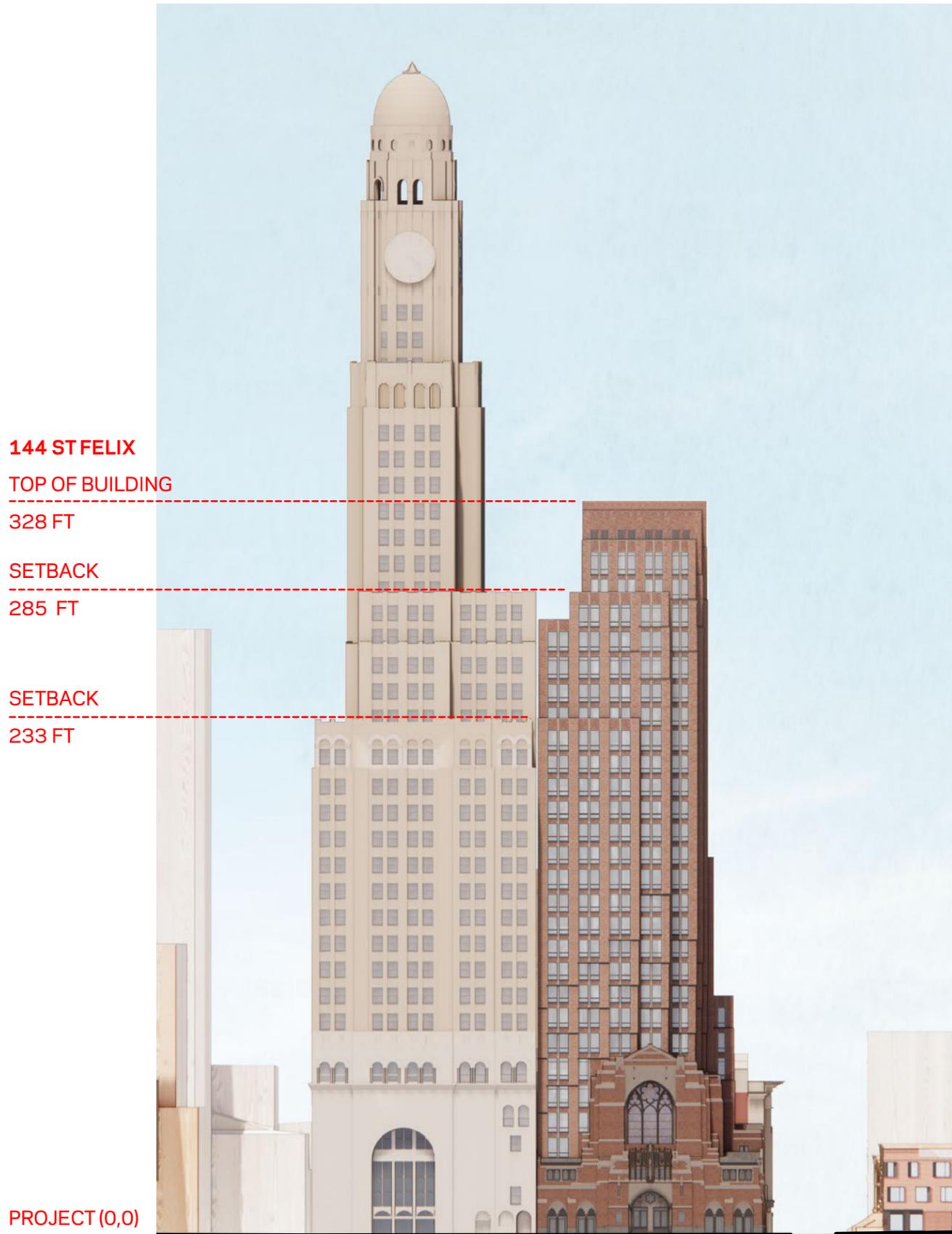
285 FT

CHURCH BLDG ROOF

84 FT



EAST ELEVATION



SOUTH ELEVATION

ONE HANSON

TOP OF BUILDING

514 FT

SETBACK

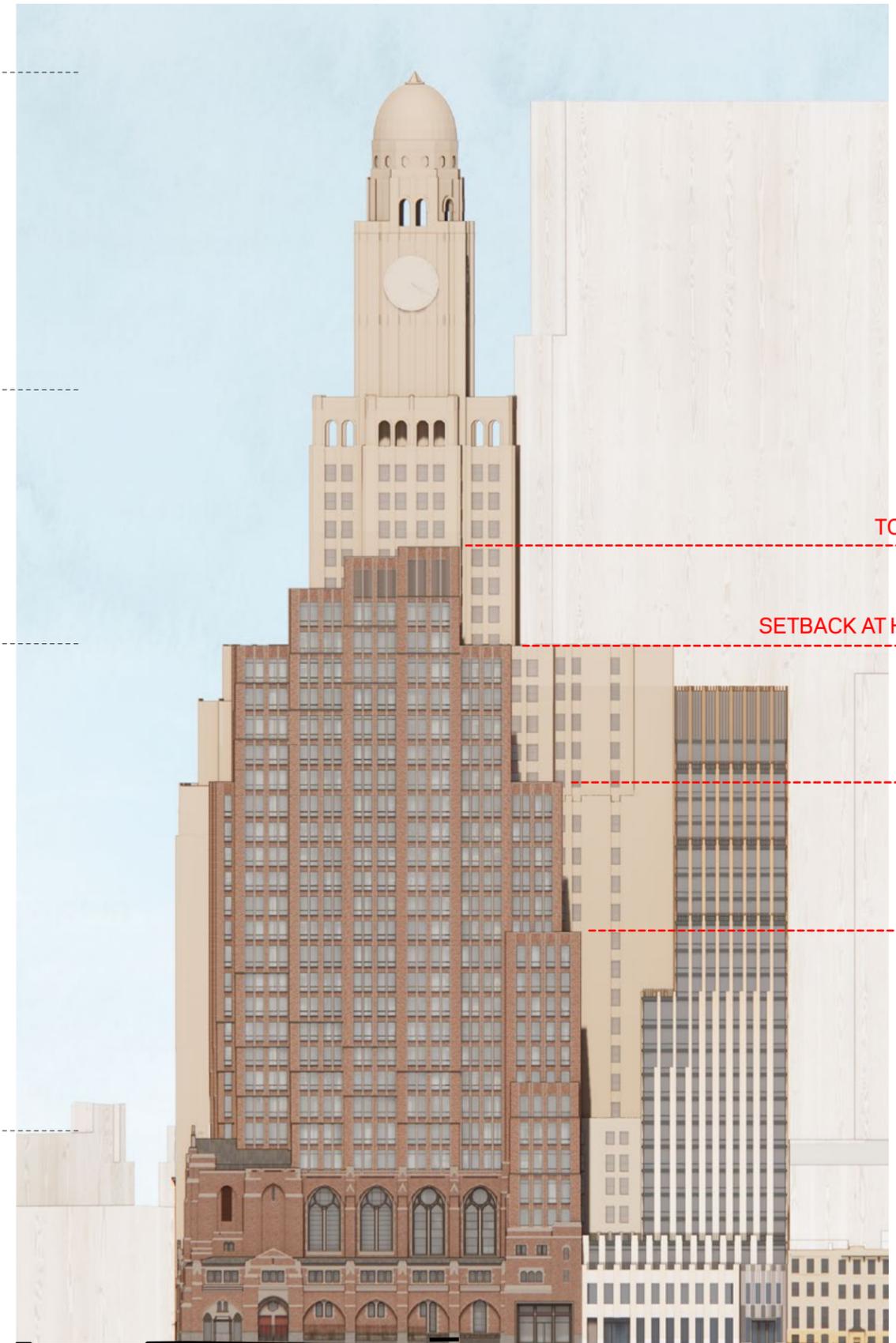
391 FT

SETBACK

285 FT

CHURCH BLDG ROOF

84 FT



EAST ELEVATION

144 ST FELIX

TOP OF BUILDING

328 FT

SETBACK AT HANSON PLACE

285 FT

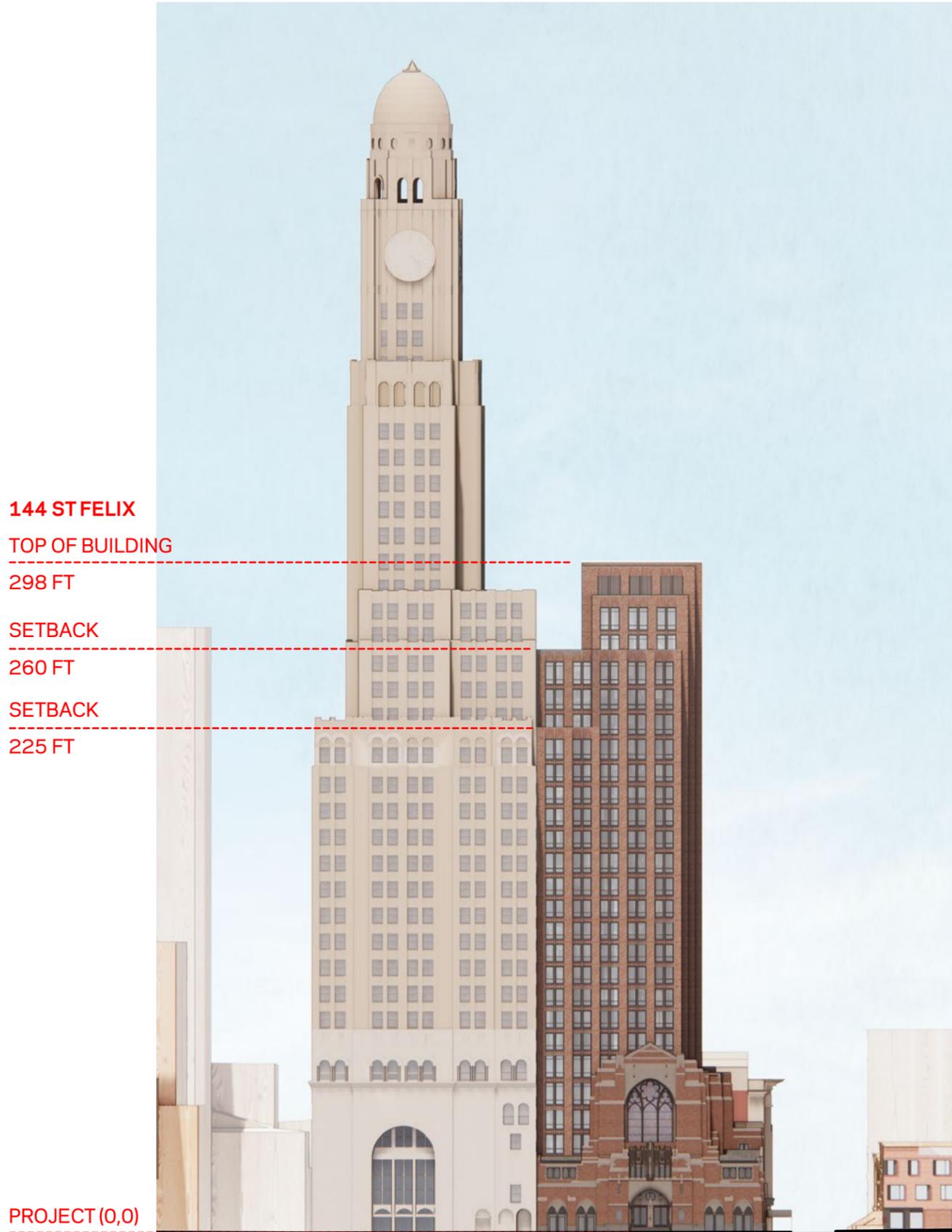
SETBACK

233 FT

SETBACK

172 FT

PROJECT (0,0)



144 ST FELIX
 TOP OF BUILDING
 298 FT
 SETBACK
 260 FT
 SETBACK
 225 FT

PROJECT (0,0)

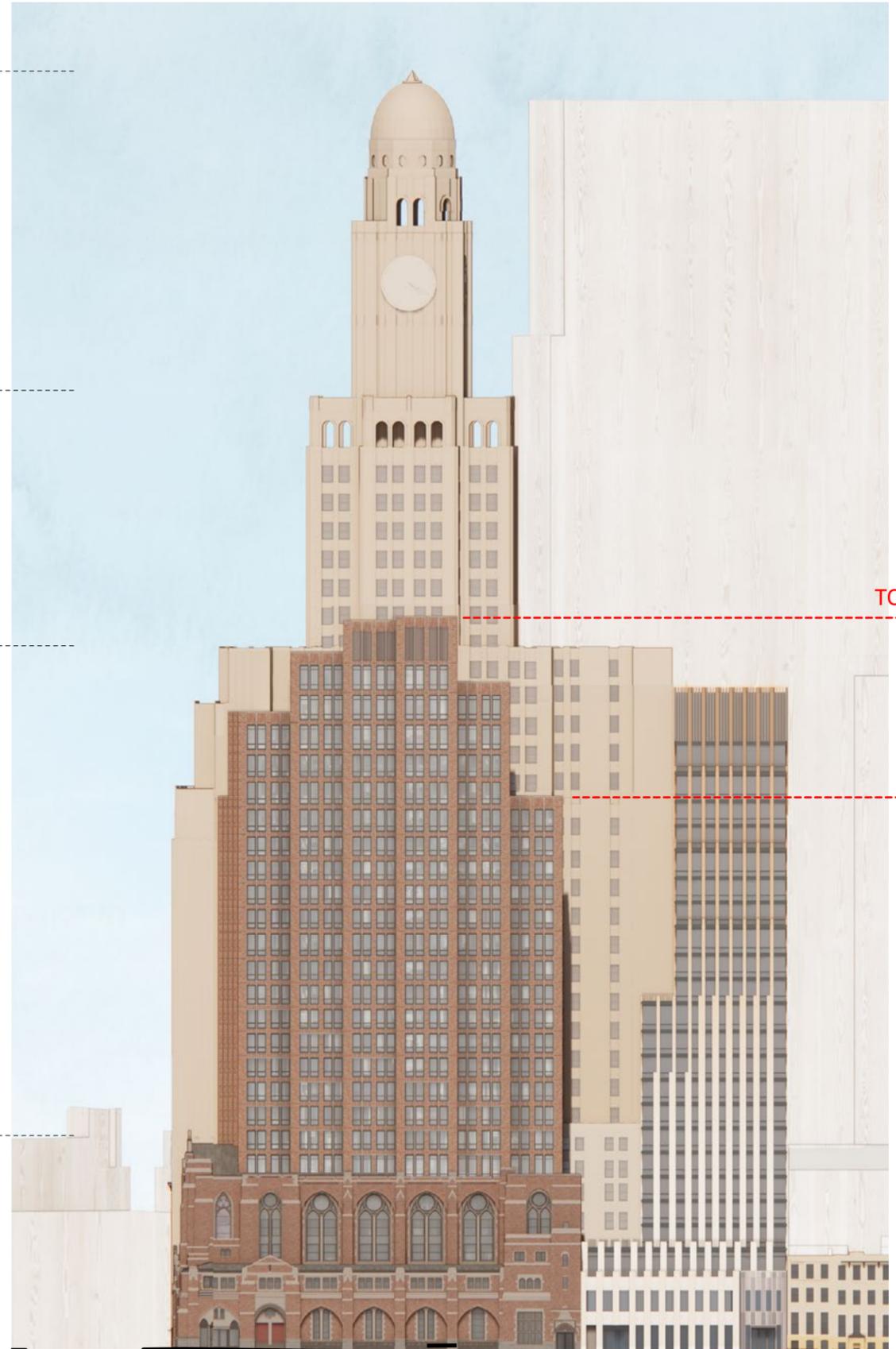
SOUTH ELEVATION

ONE HANSON
 TOP OF BUILDING
 514 FT

SETBACK
 391 FT

SETBACK
 285 FT

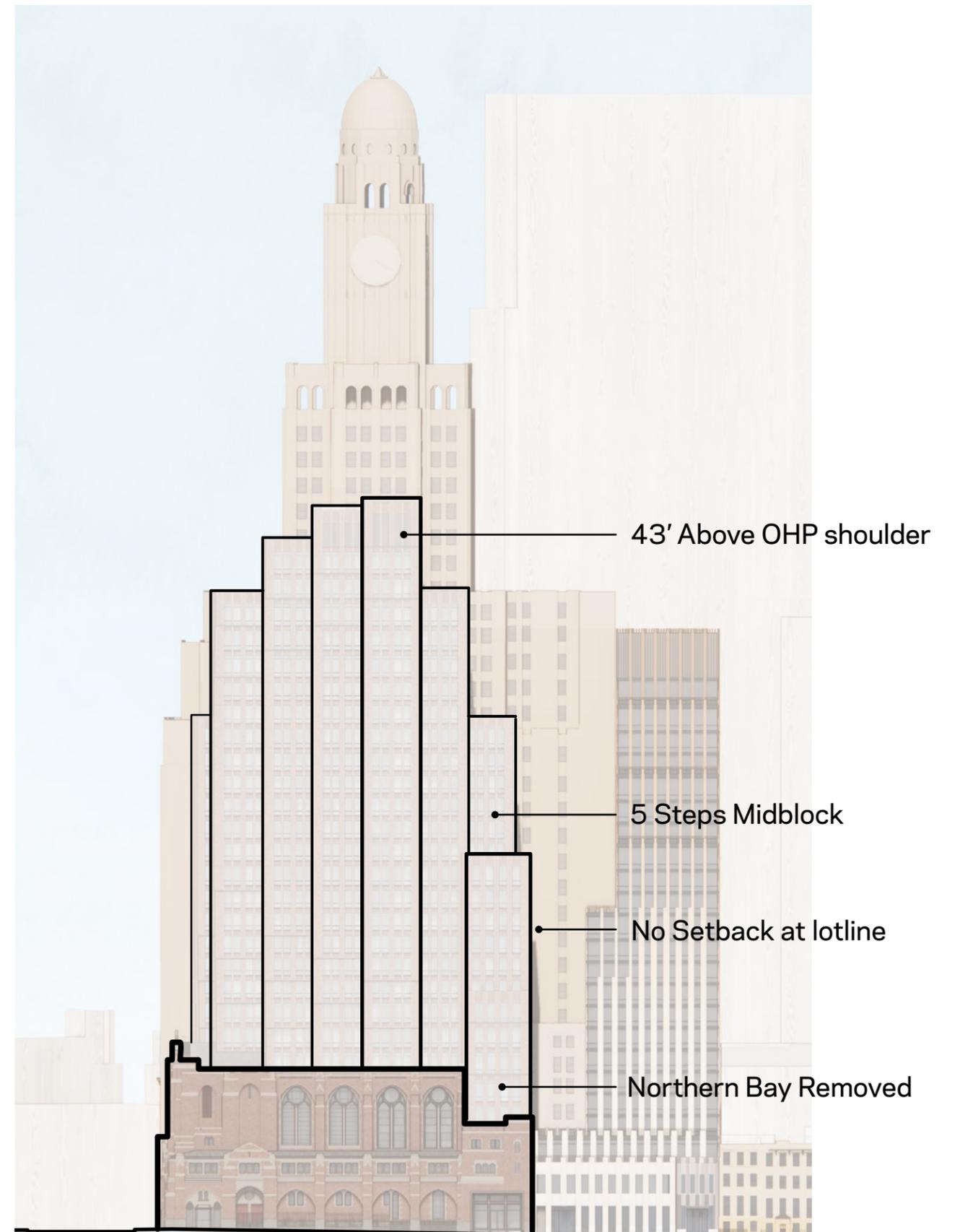
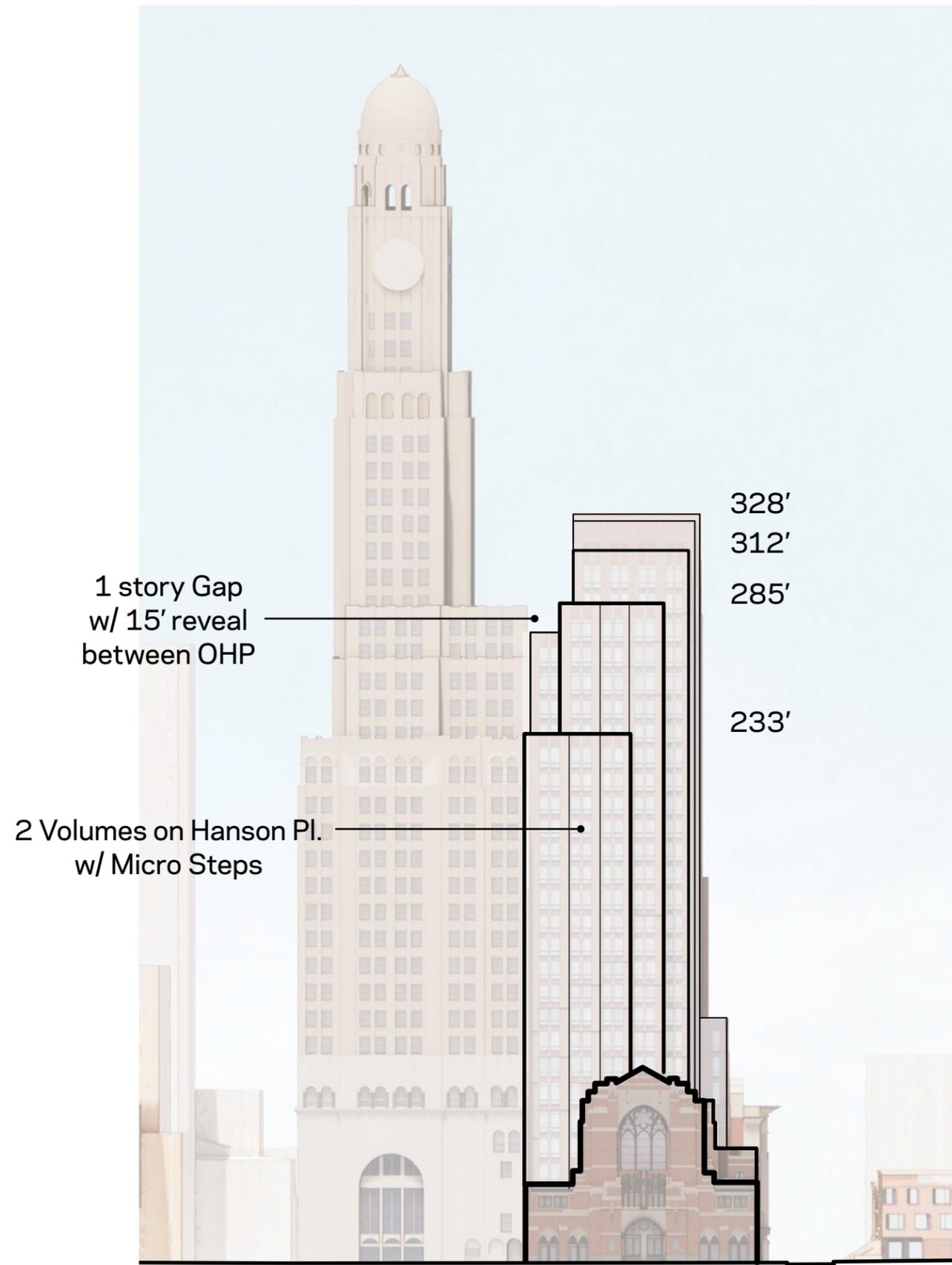
CHURCH BLDG ROOF
 84 FT

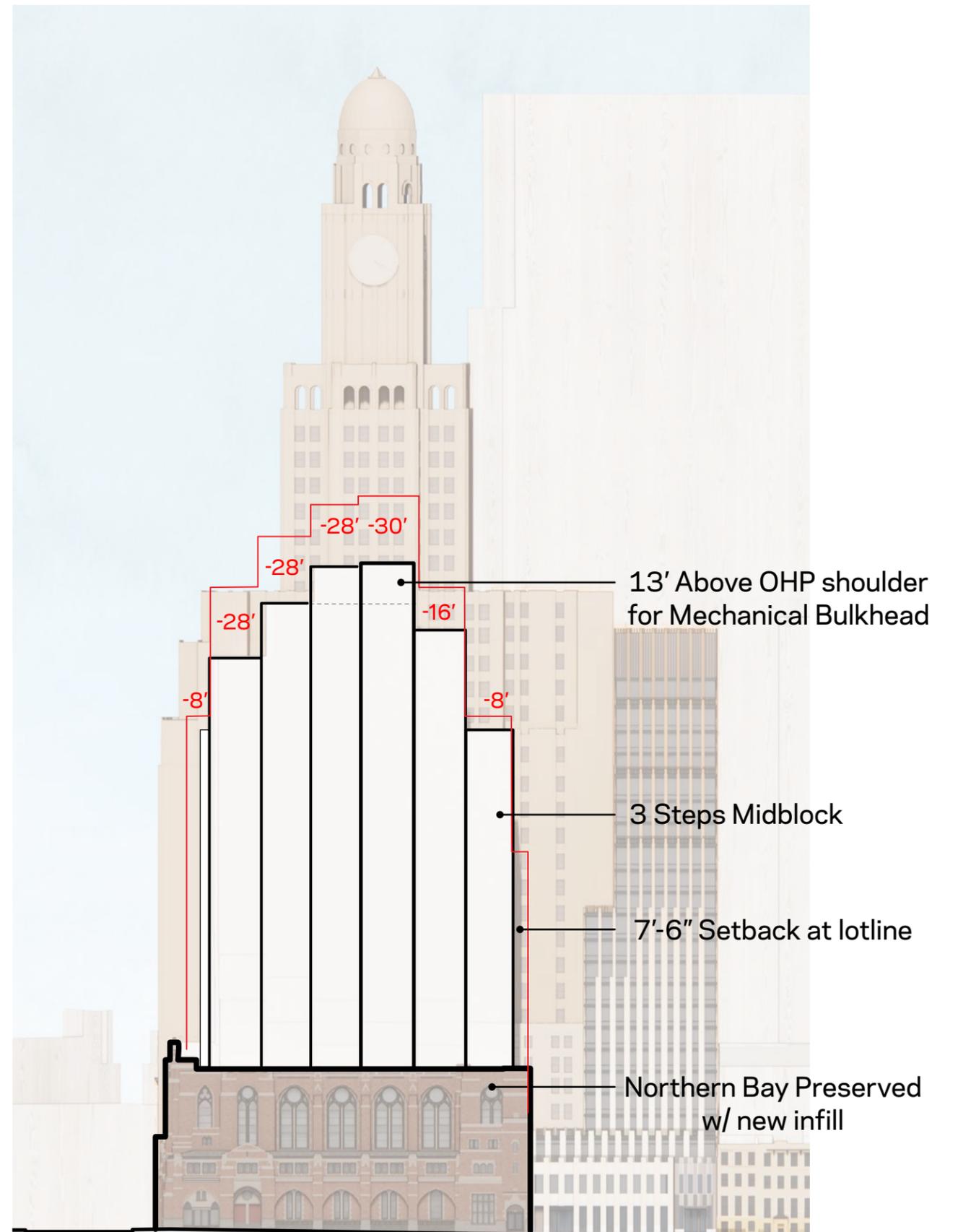
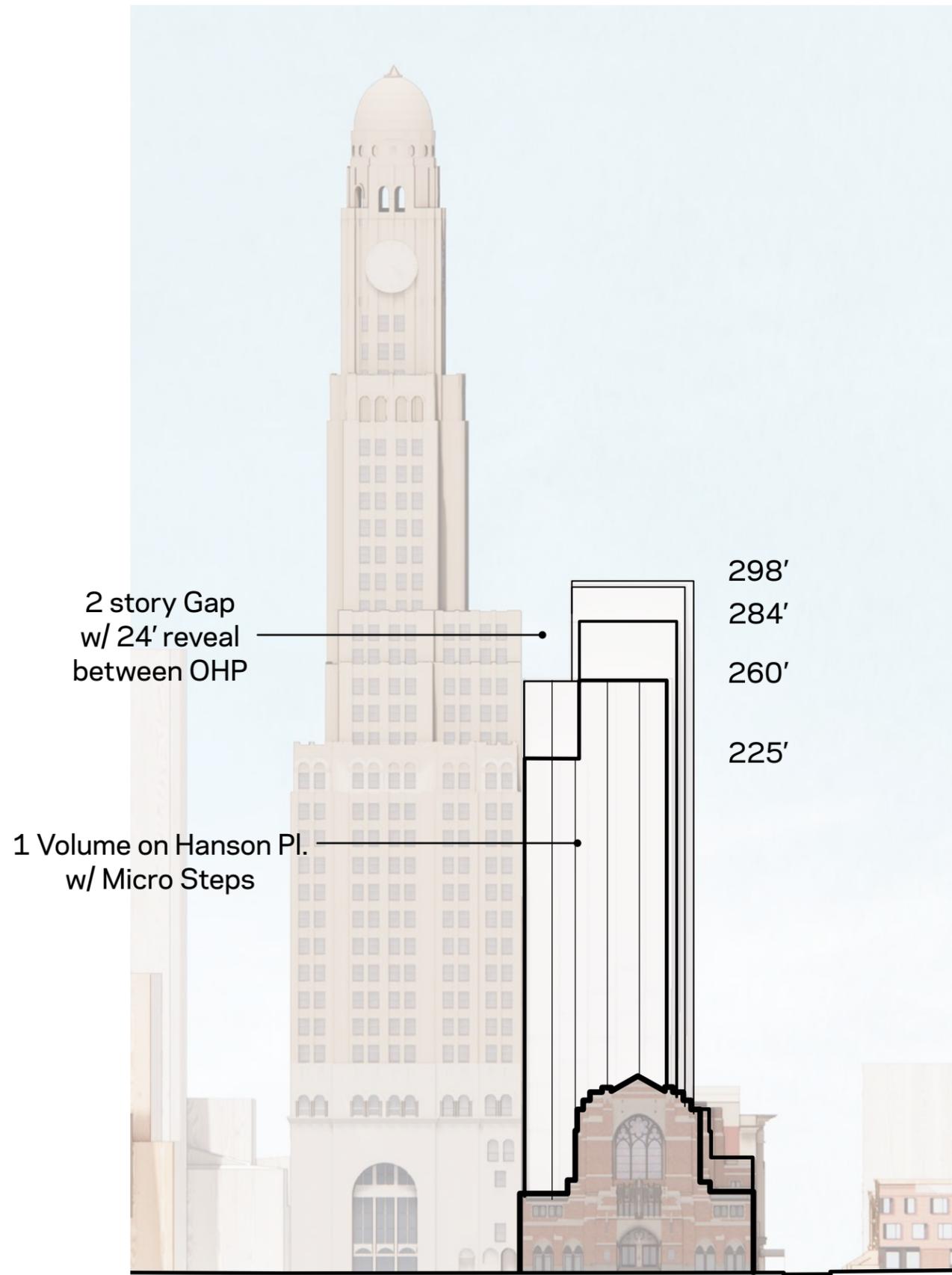


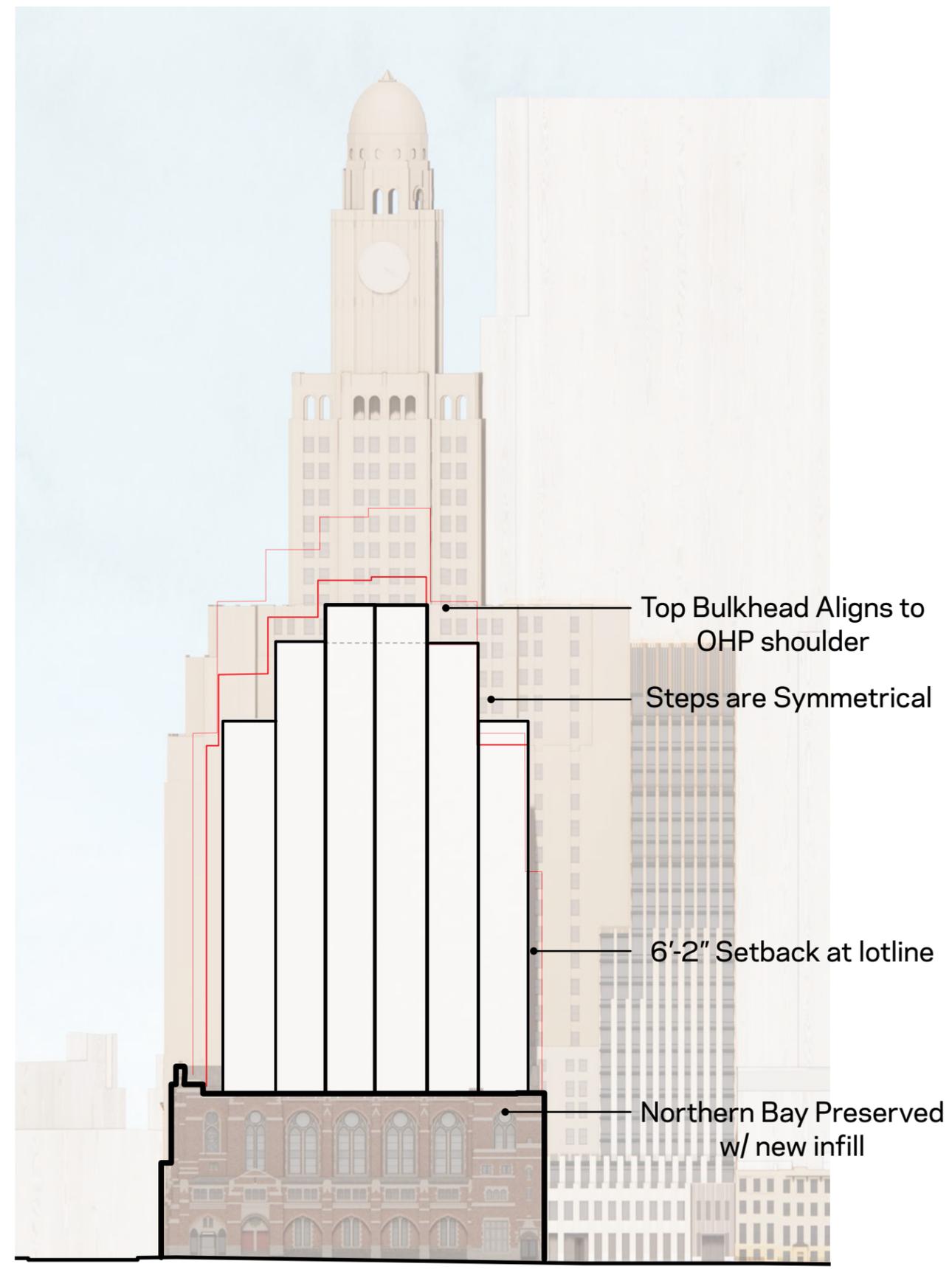
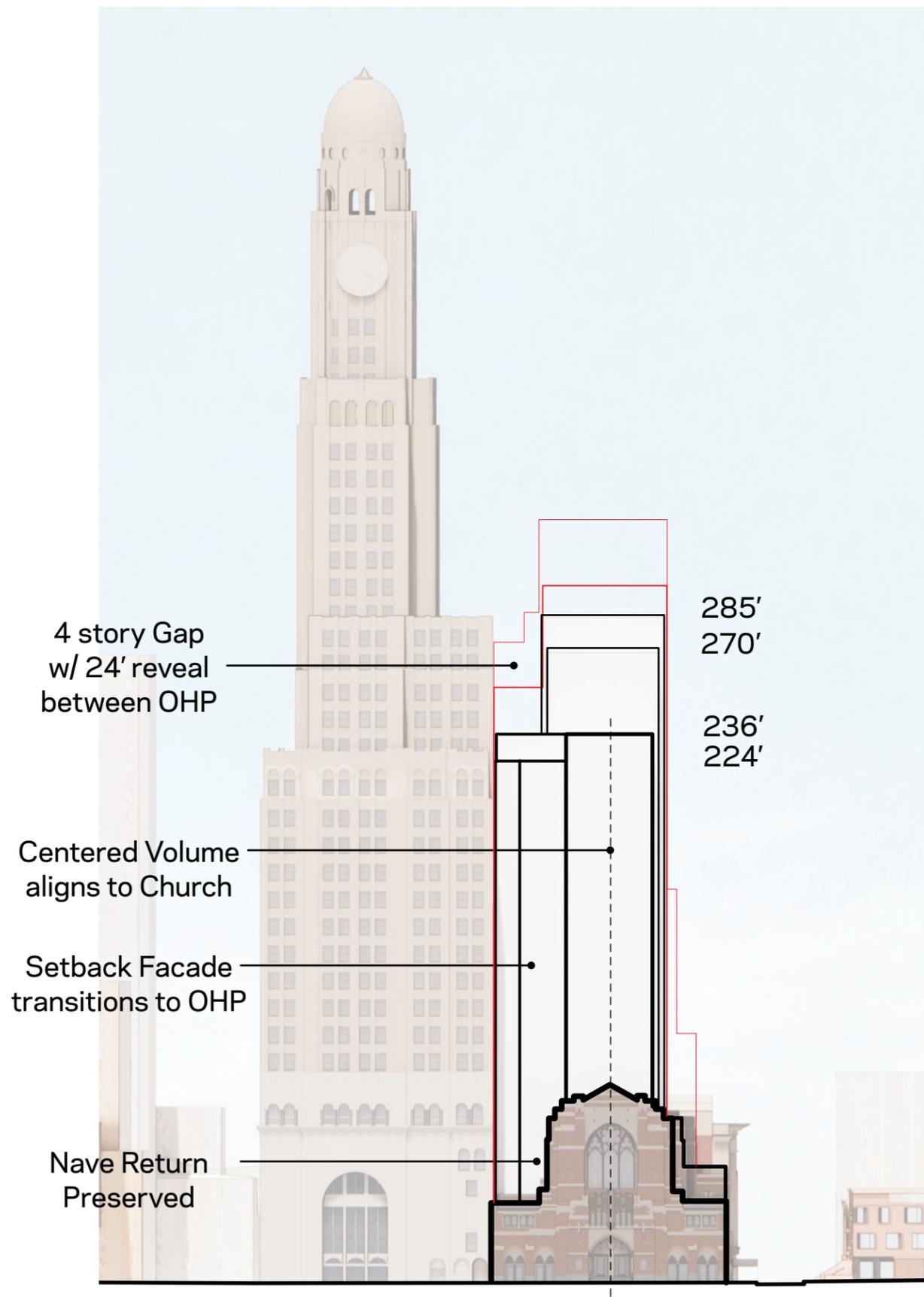
144 ST FELIX
 TOP OF BUILDING
 298 FT
 SETBACK
 225 FT

PROJECT (0,0)

EAST ELEVATION

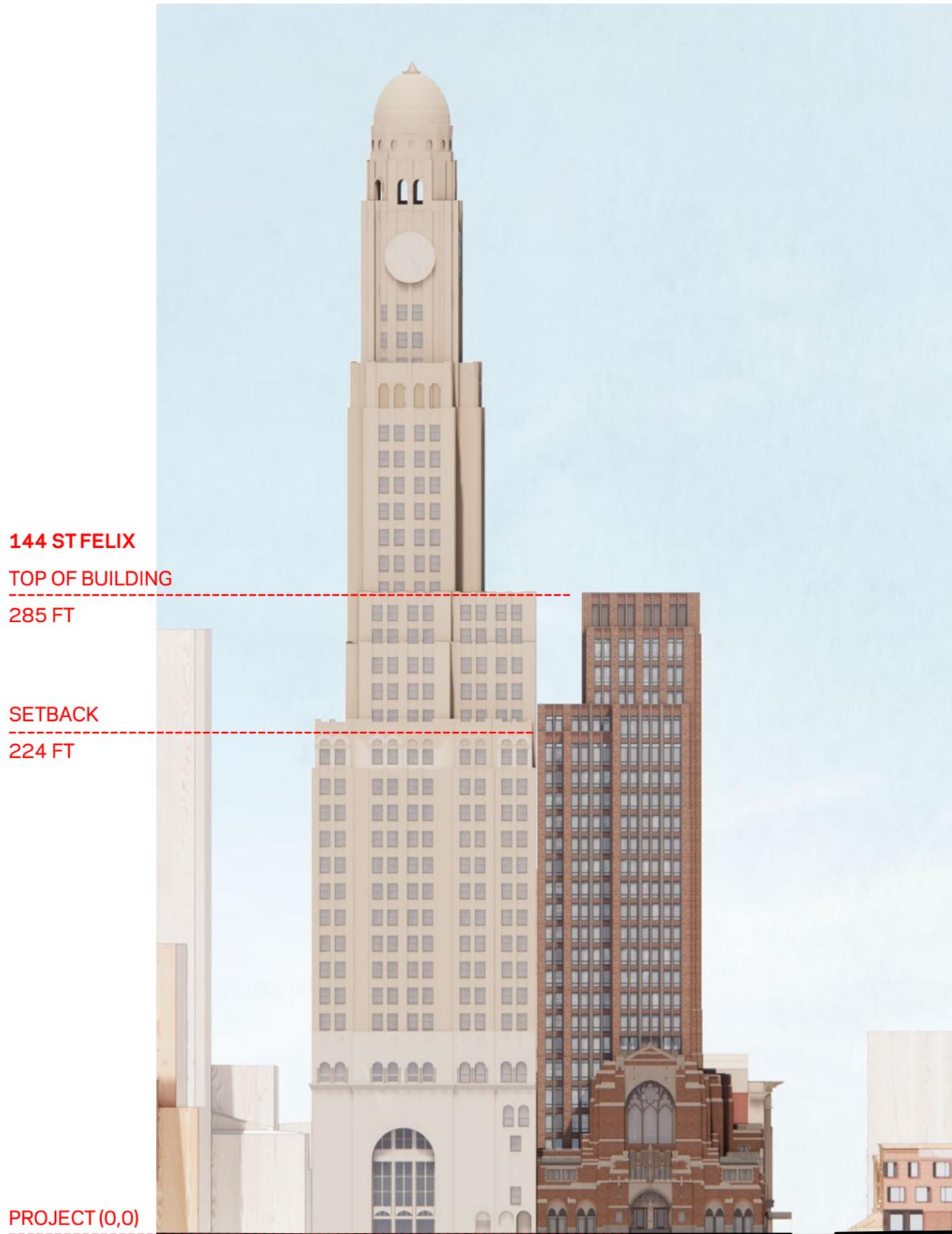






Massing Refinements

Modified Proposal



144 ST FELIX
TOP OF BUILDING
285 FT

SETBACK
224 FT

PROJECT (0,0)

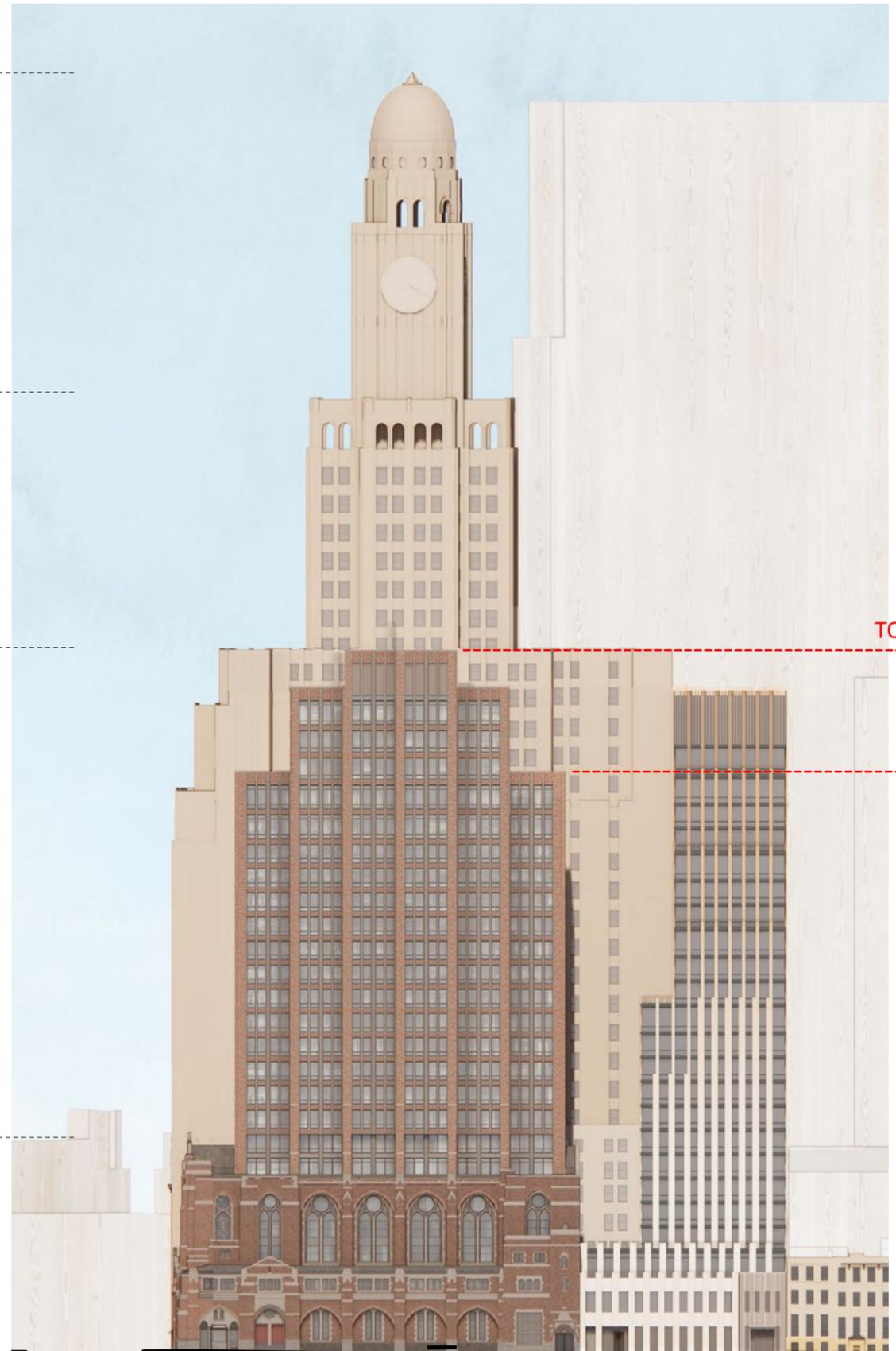
SOUTH ELEVATION

ONE HANSON
TOP OF BUILDING
514 FT

SETBACK
391 FT

SETBACK
285 FT

CHURCH BLDG ROOF
84 FT



144 ST FELIX
TOP OF BUILDING
285 FT

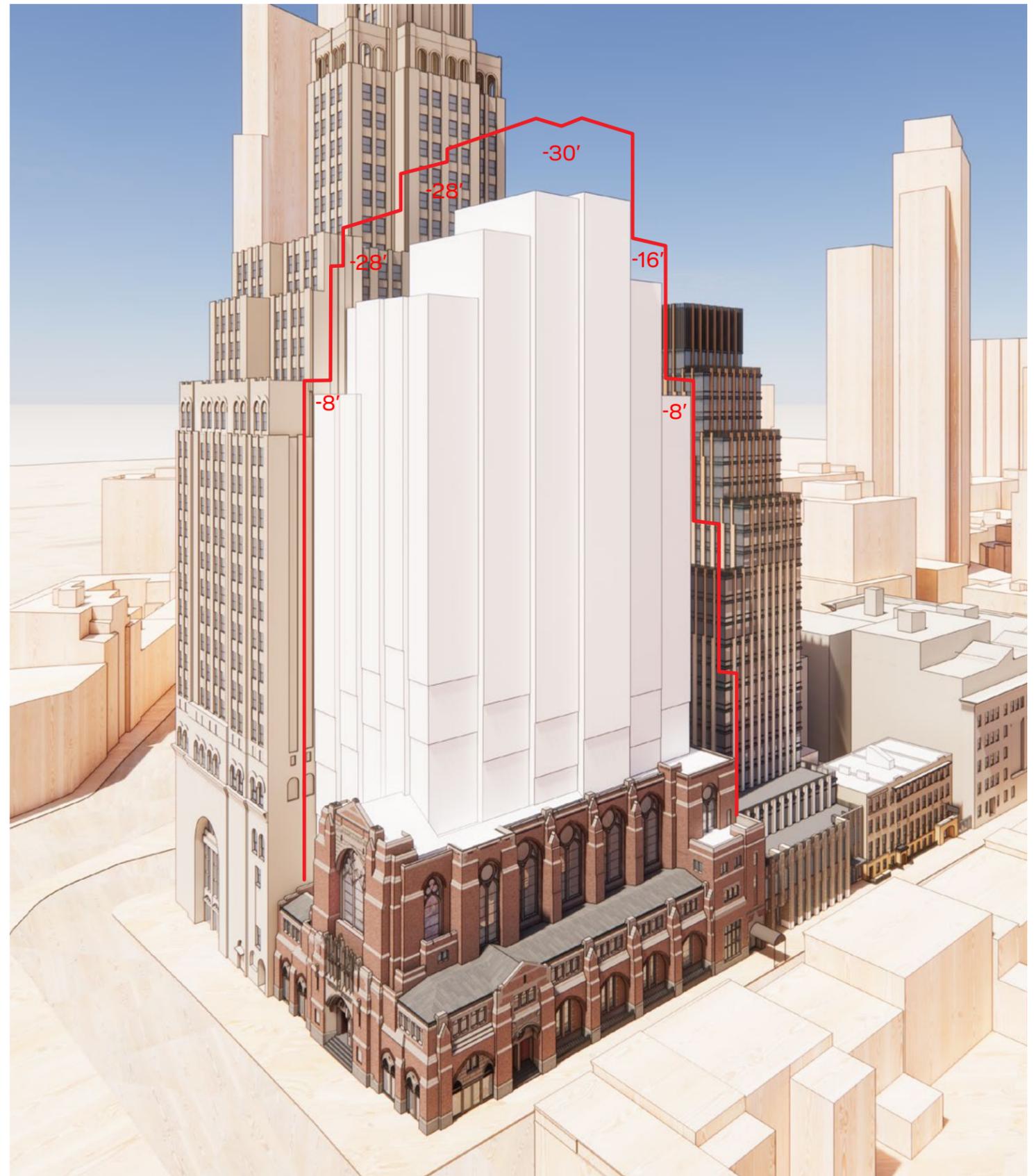
SETBACK
236 FT

PROJECT (0,0)

EAST ELEVATION



Original Proposal



02-10-2026 Proposal



02-10-2026 Proposal



Modified Proposal



02-10-2026 Proposal



Modified Proposal



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Atlantic & 4th Ave. Looking Northeast



ORIGINAL PROPOSAL



02-10-2026 PROPOSAL



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Ashland Pl & Fulton Looking South



EXISTING



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Ashland Pl & Fulton Looking South
 Composition with 130 St. Felix Approved Building



EXISTING



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EXISTING



PROPOSED



ORIGINAL PROPOSAL



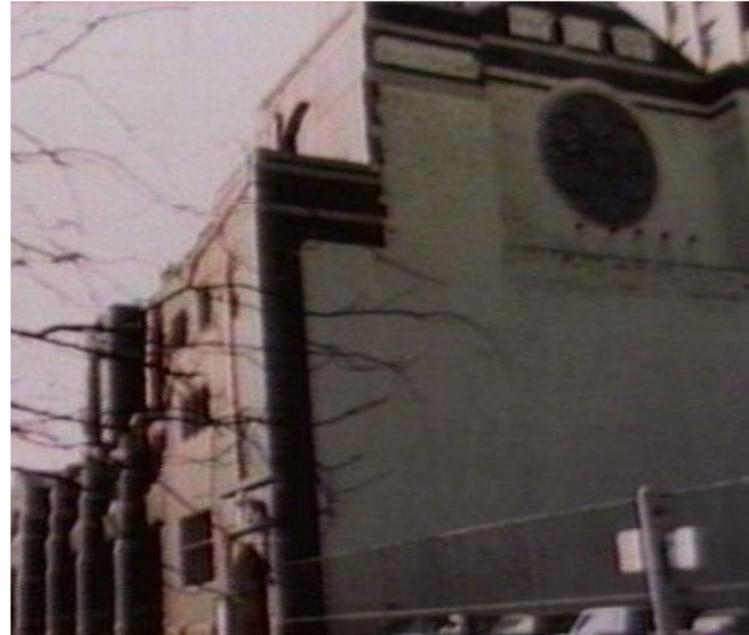
02-10-2026 PROPOSAL



MODIFIED PROPOSAL



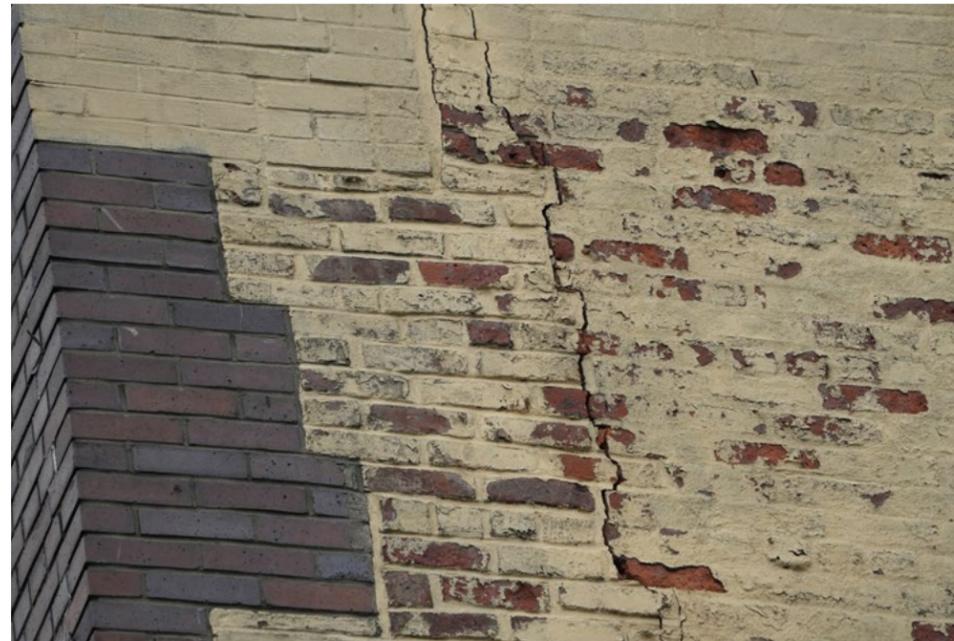
1940 Tax Photo



1980 Tax Photos

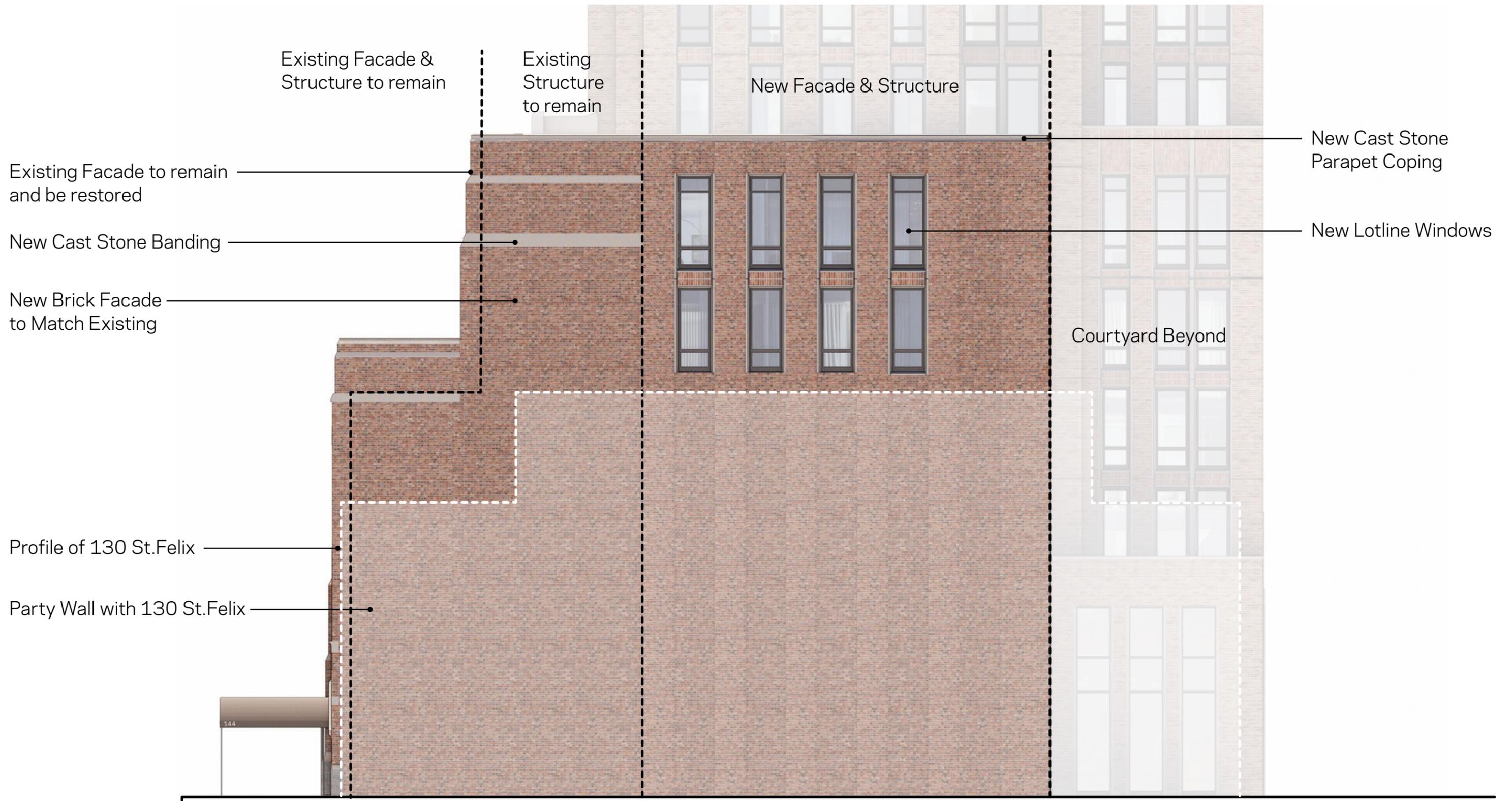


Current Condition



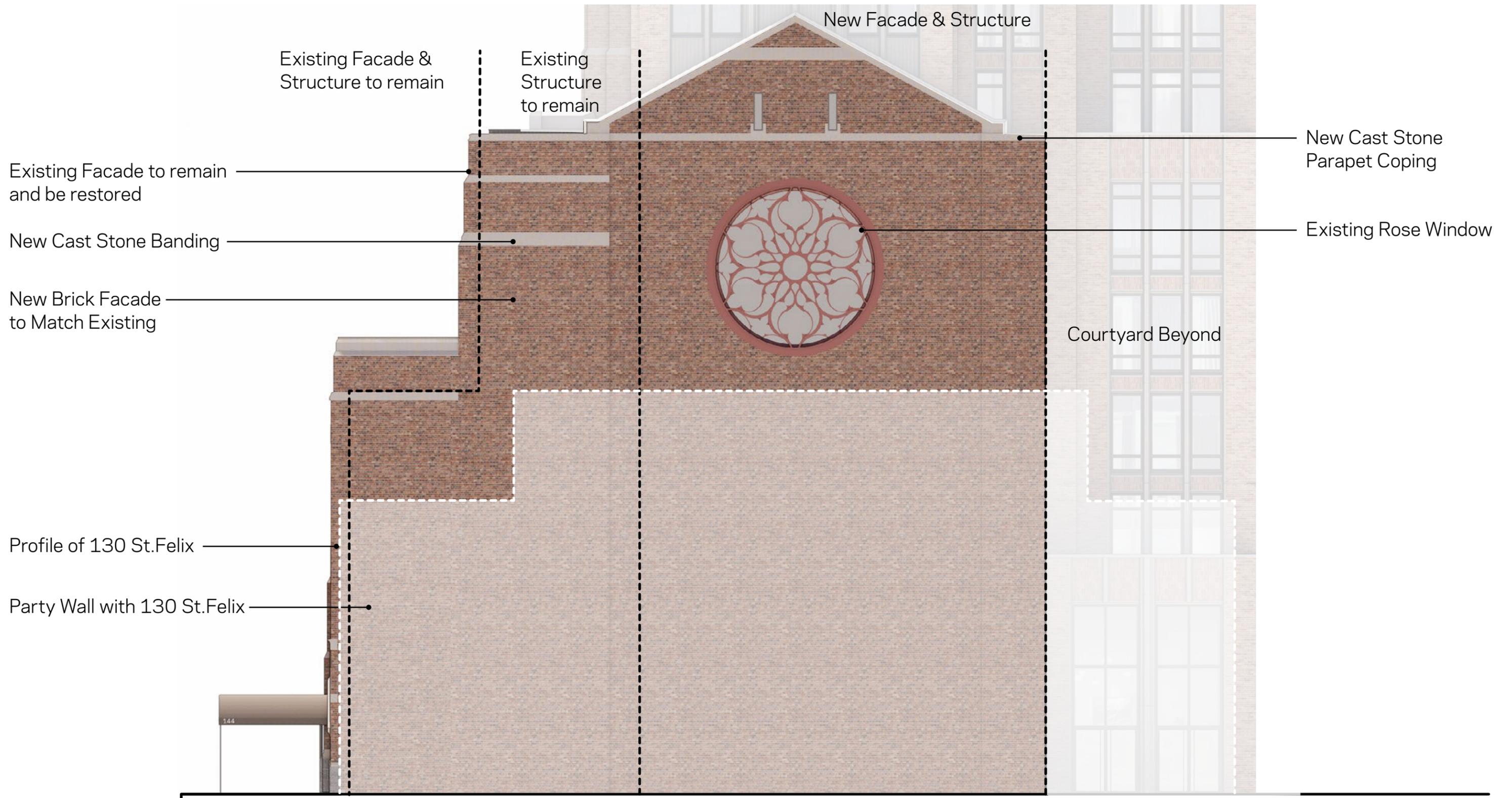
North Elevation Lotline Wall

Existing Conditions



North Elevation Lotline Wall

Previous

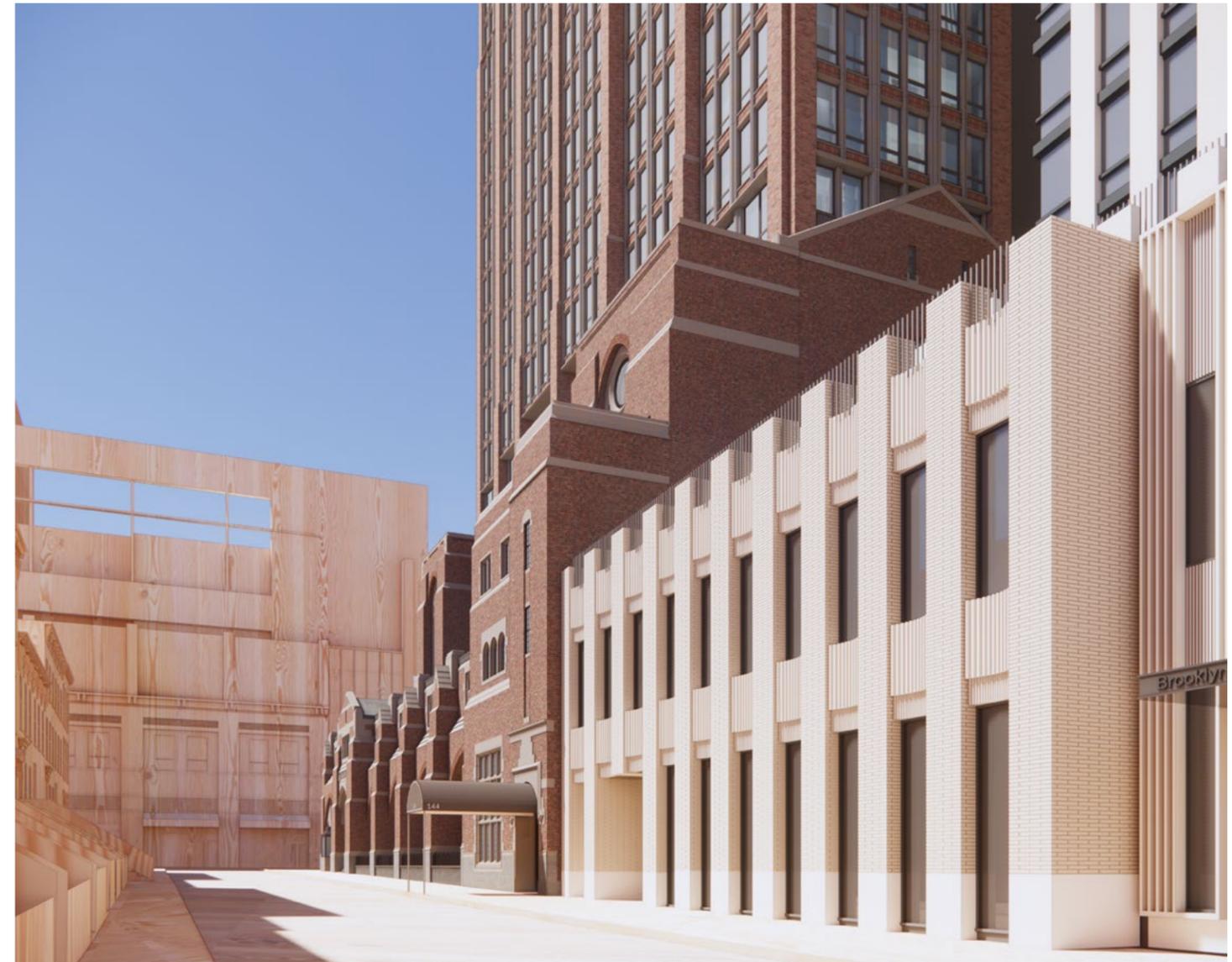


North Elevation Lotline Wall

Proposed



EXISTING



PROPOSED

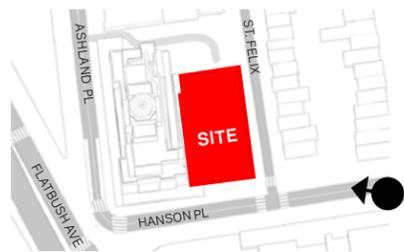
St. Felix Midblock

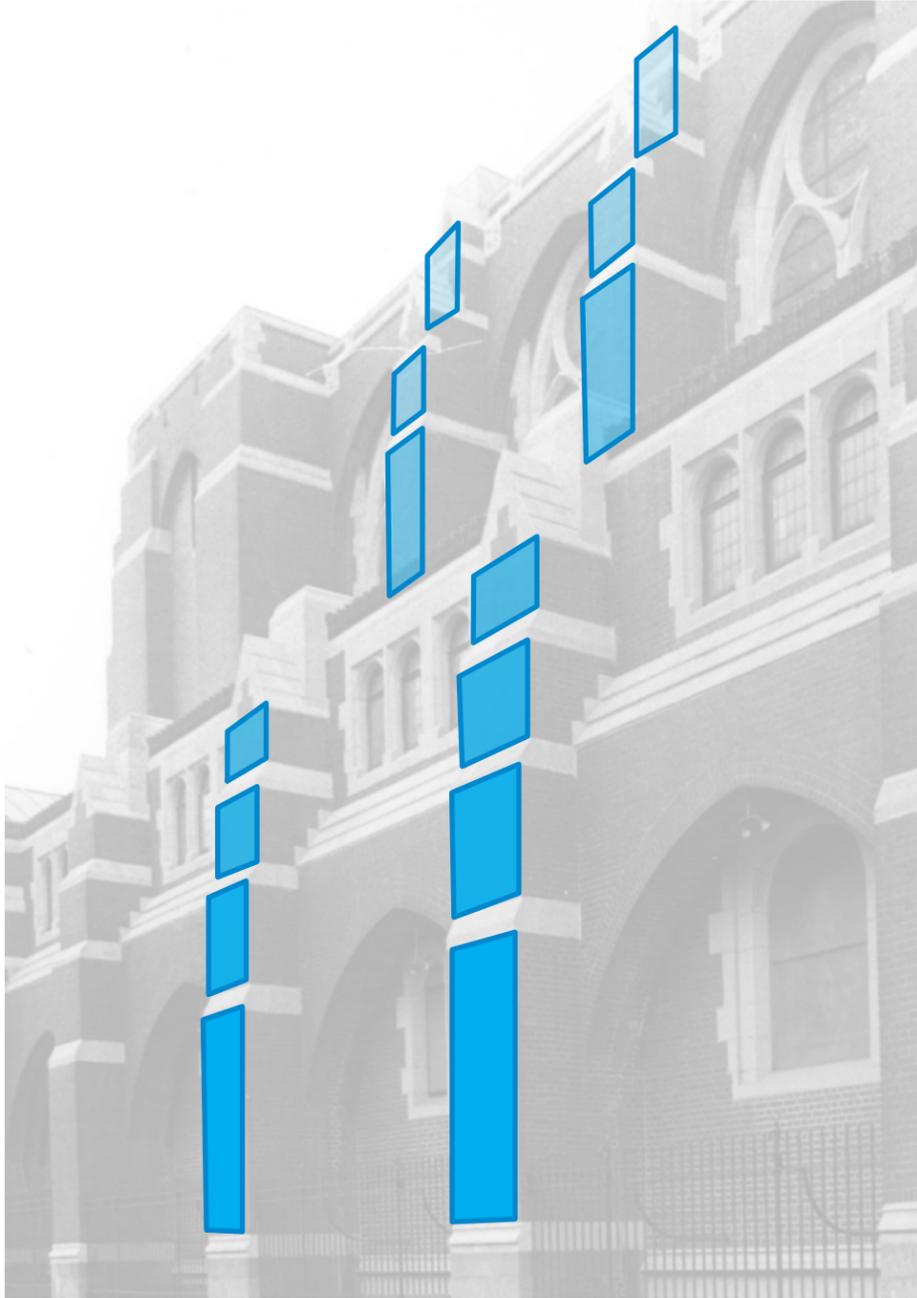


St. Felix Midblock

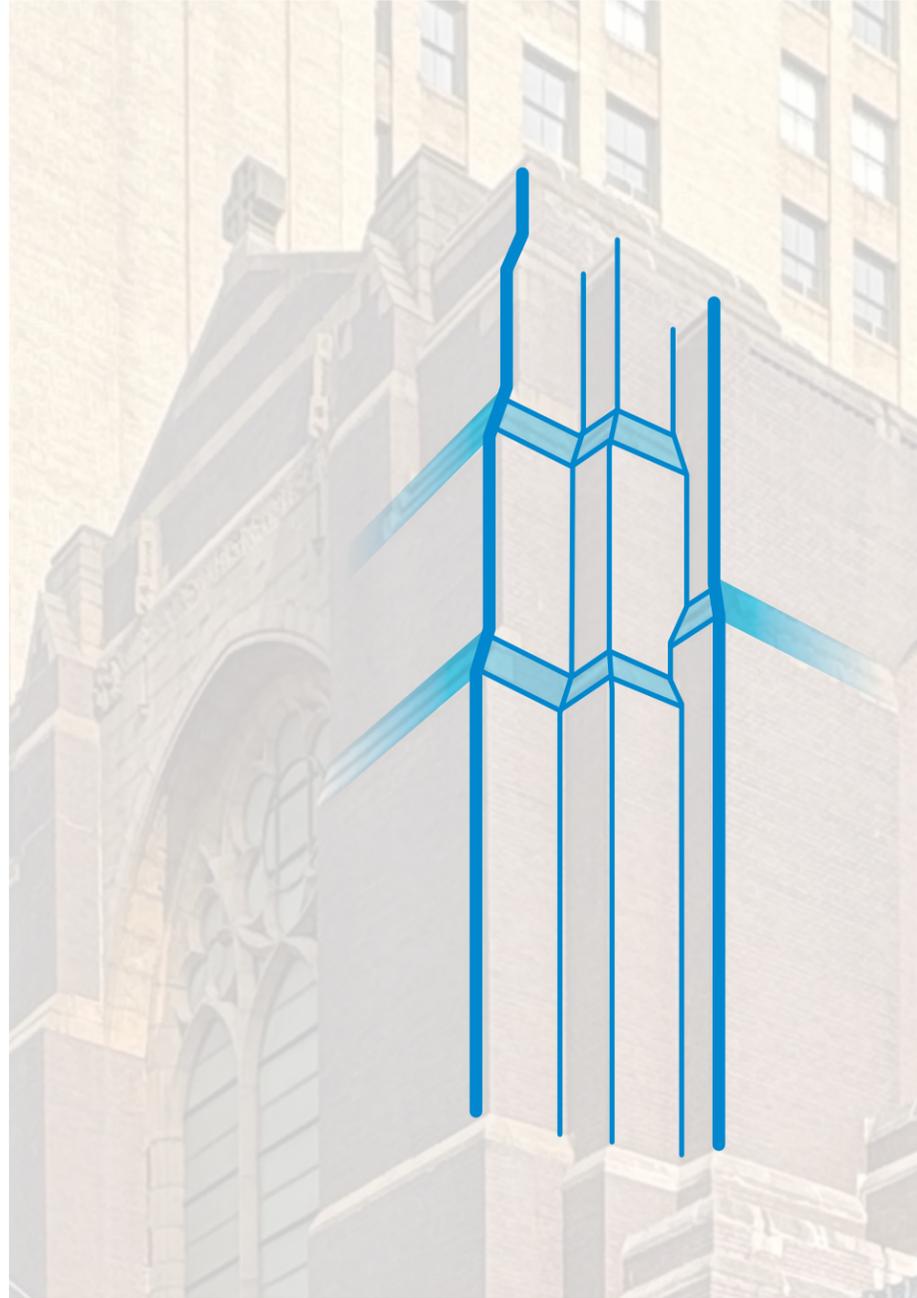
From Stoop

Residential Enlargement Details

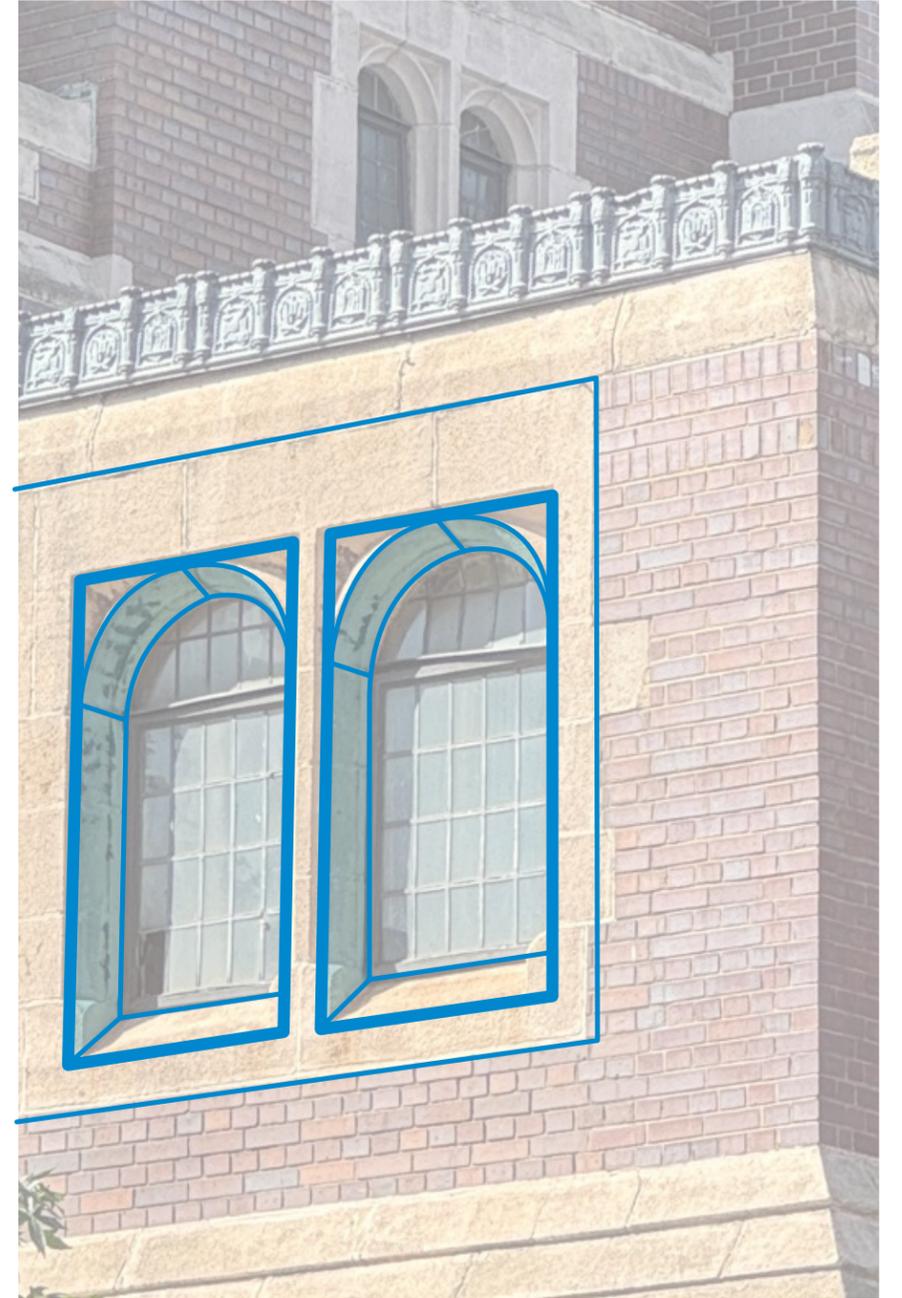




Vertical Expression and Buttressing



Stepped Geometry and Intersections



Material, Texture and Detail

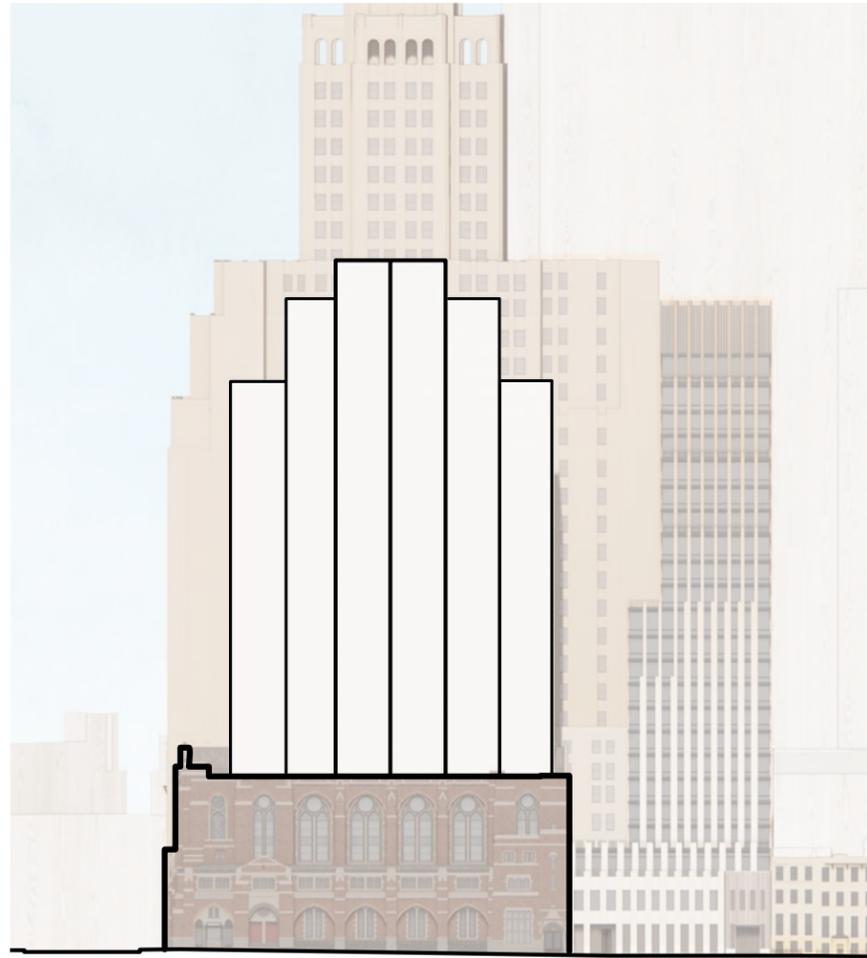
Facade Concept



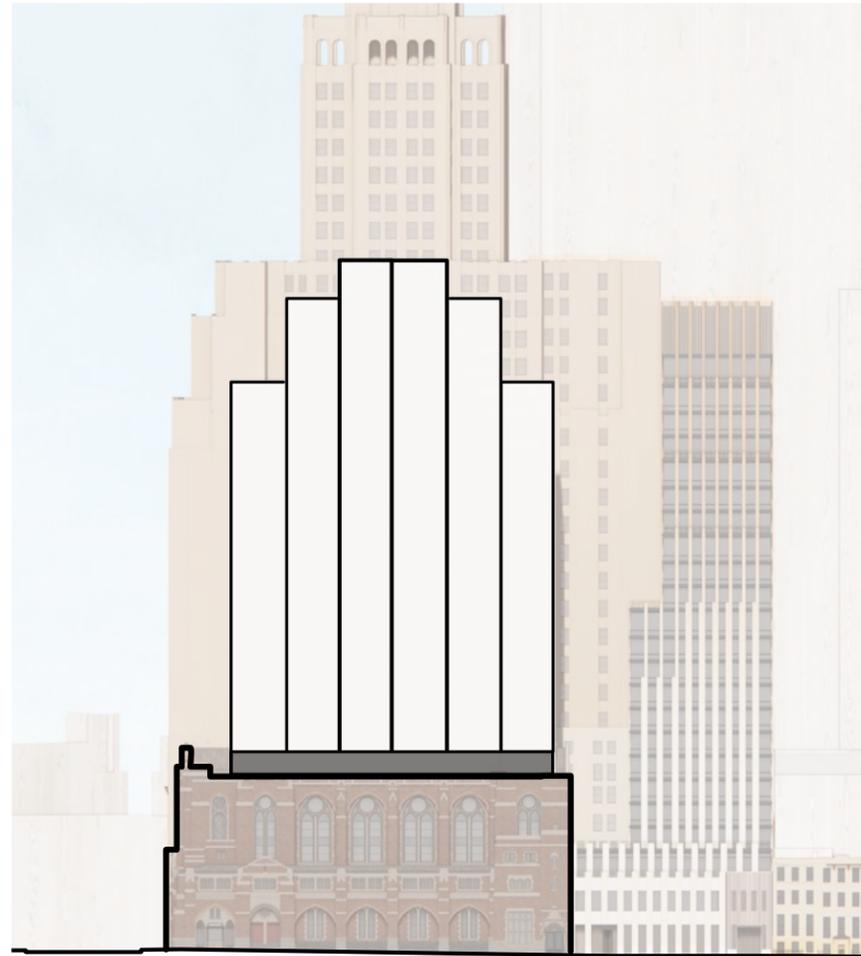
Vertical Expression and Buttressing



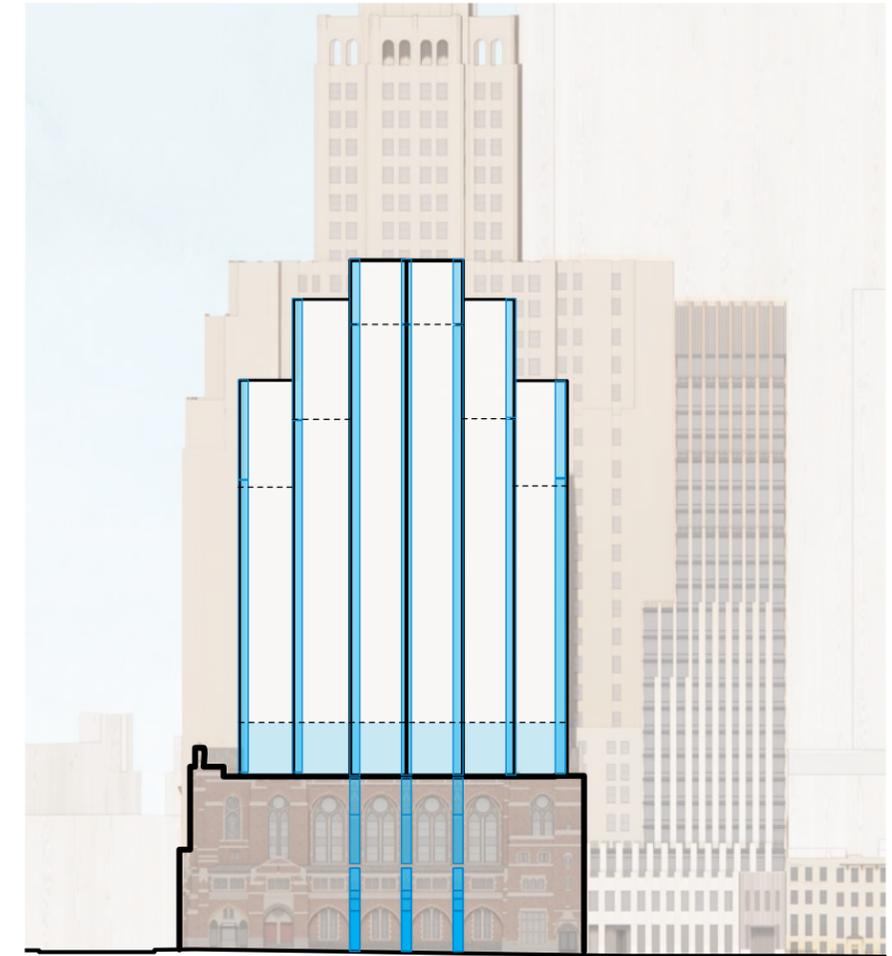
Relating to the Church



Proposed Massing



The 'Gasket'



Buttressing + Recess

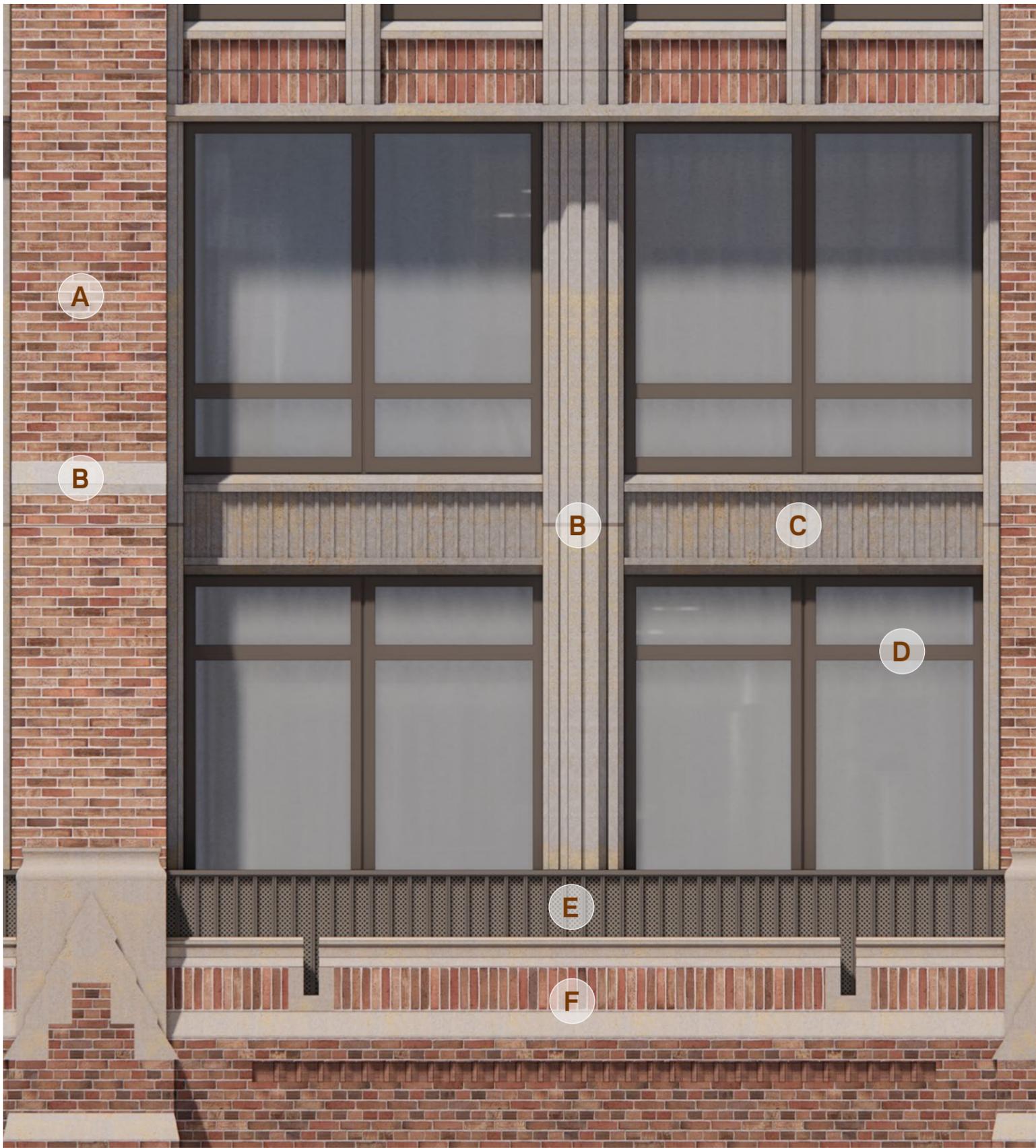




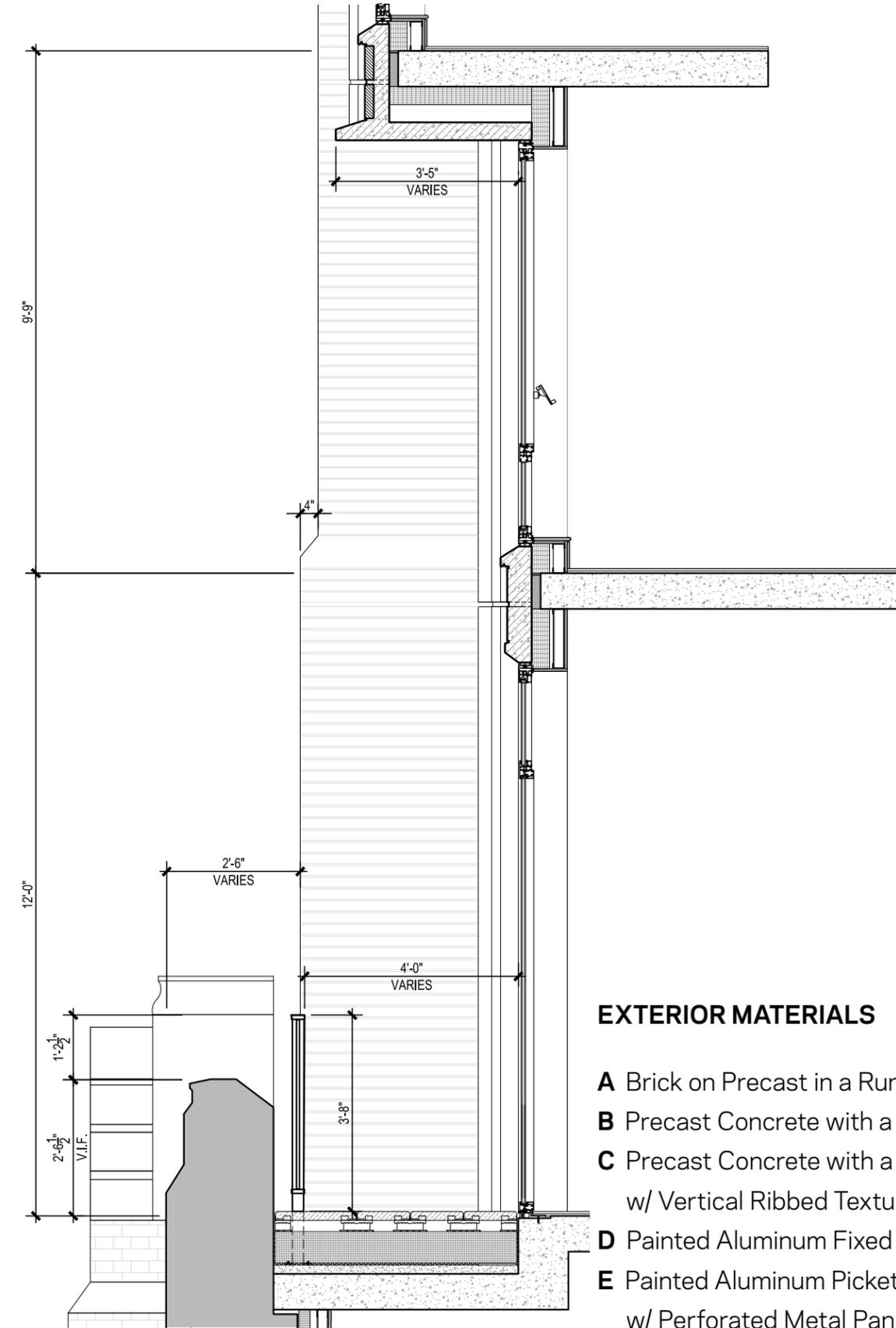
East Facade Base Transition







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

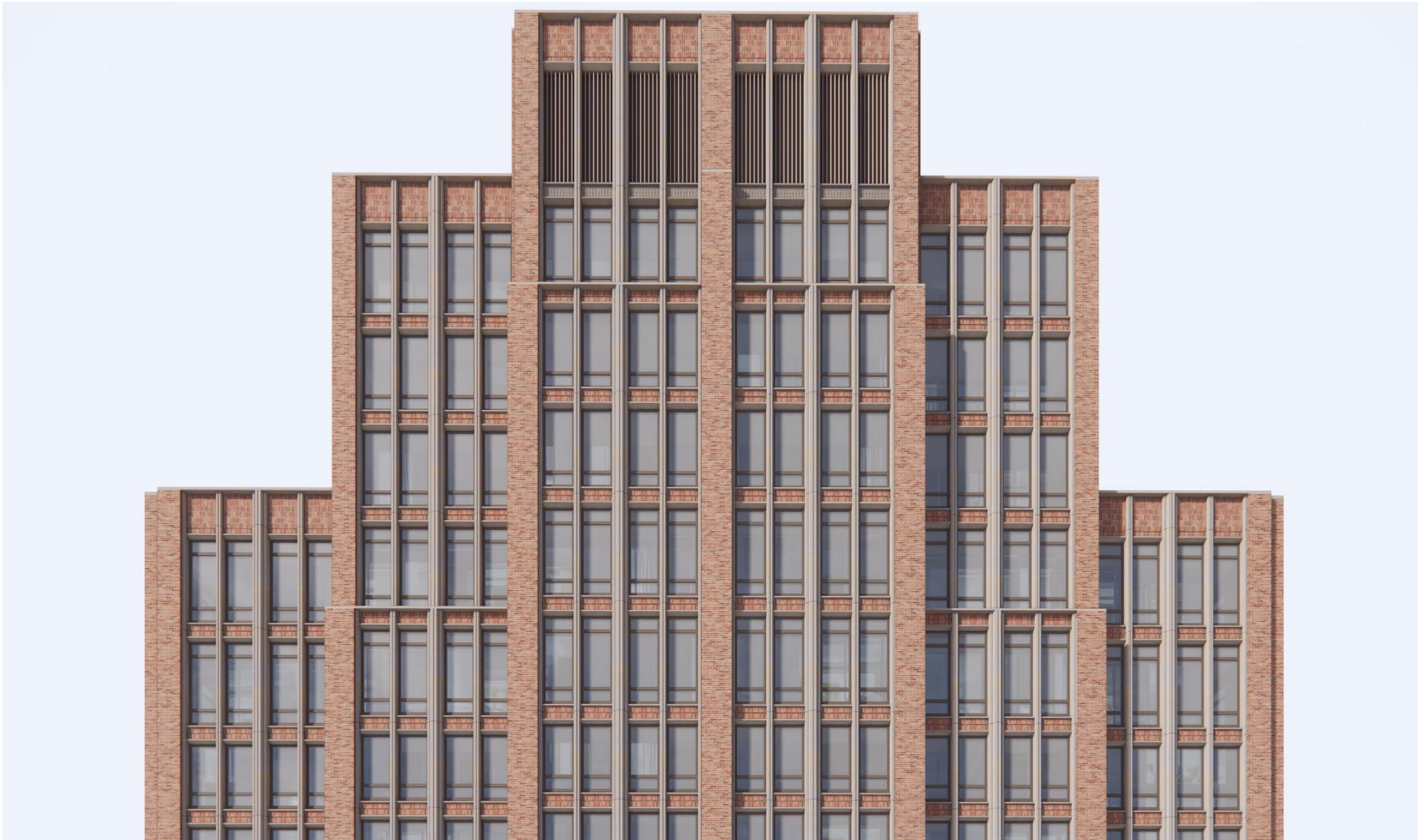


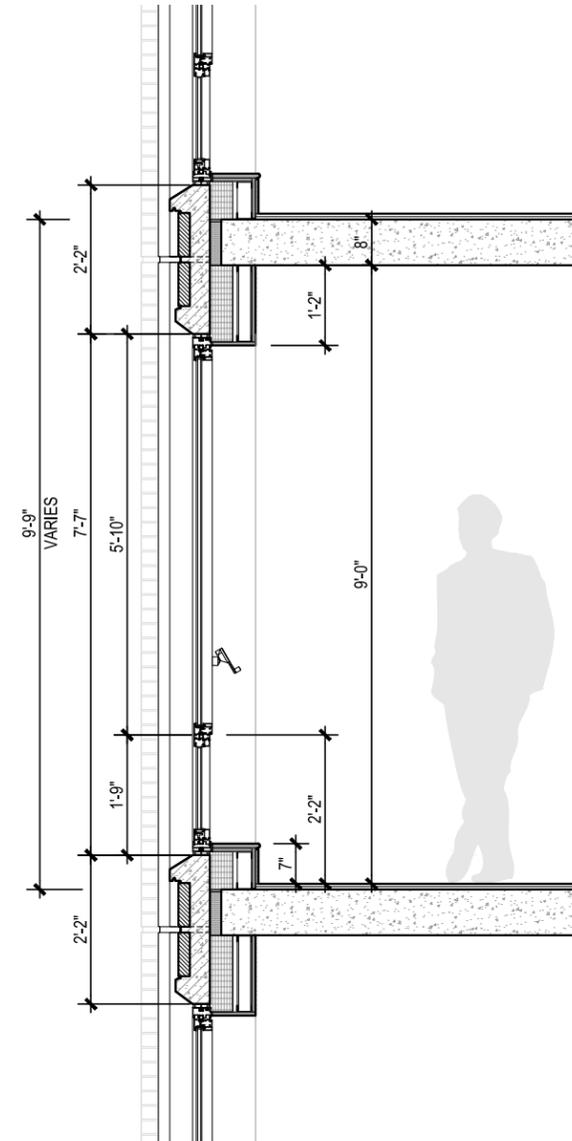
2 SECTION
3/8" = 1'-0"

EXTERIOR MATERIALS

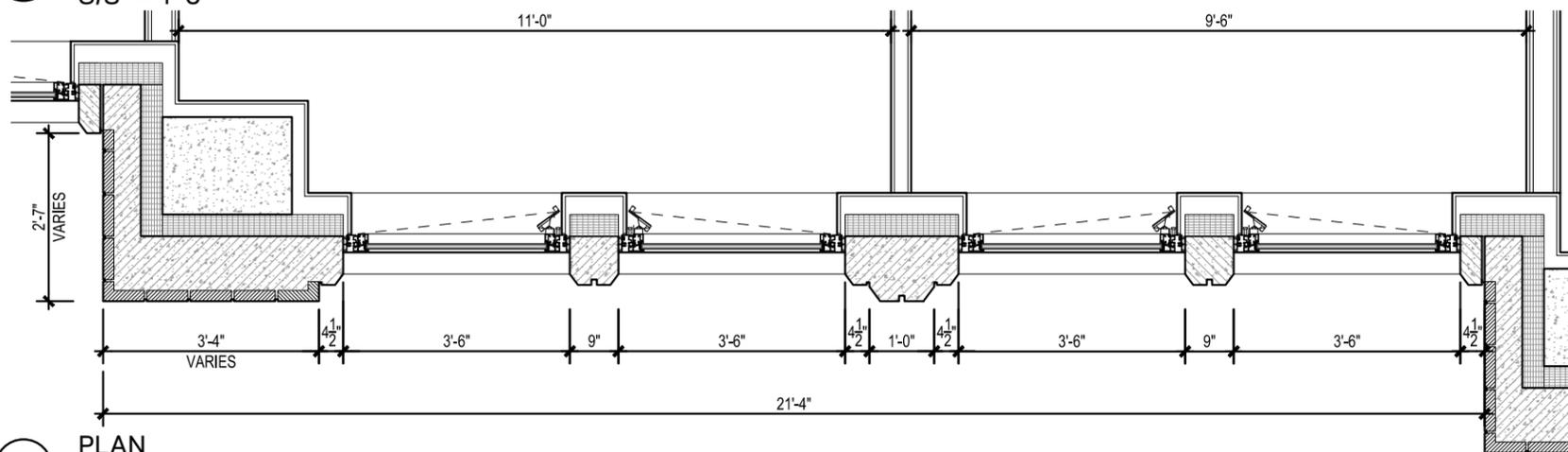
- A** Brick on Precast in a Running Bond
- B** Precast Concrete with a Limestone Finish
- C** Precast Concrete with a Limestone Finish w/ Vertical Ribbed Texture
- D** Painted Aluminum Fixed & Operable Window
- E** Painted Aluminum Picket Railing w/ Perforated Metal Panel Infill
- F** Restored Existing Masonry

Facade Detail at Recess





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
- D** Painted Aluminum Fixed & Operable Window

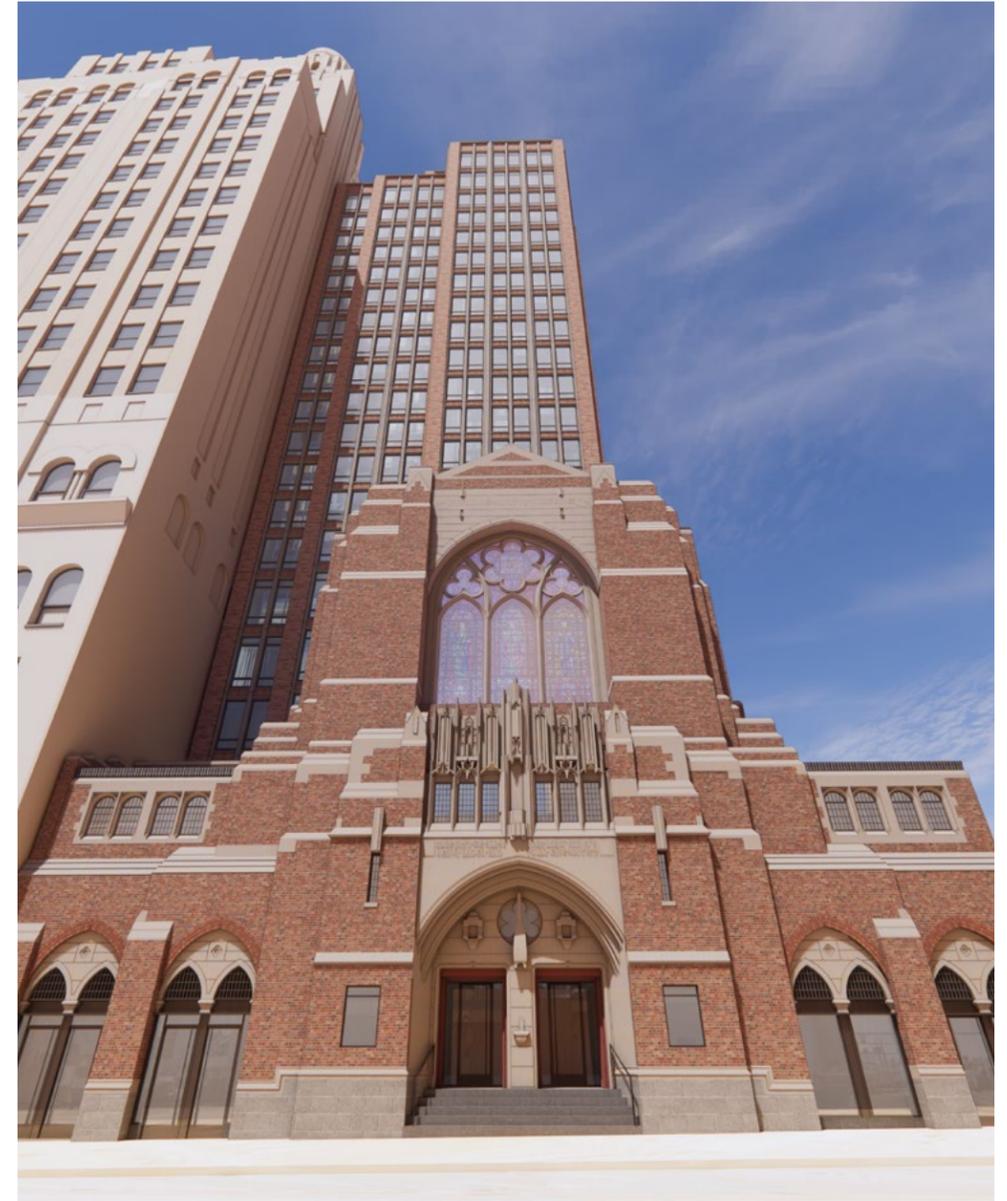




ORIGINAL PROPOSAL

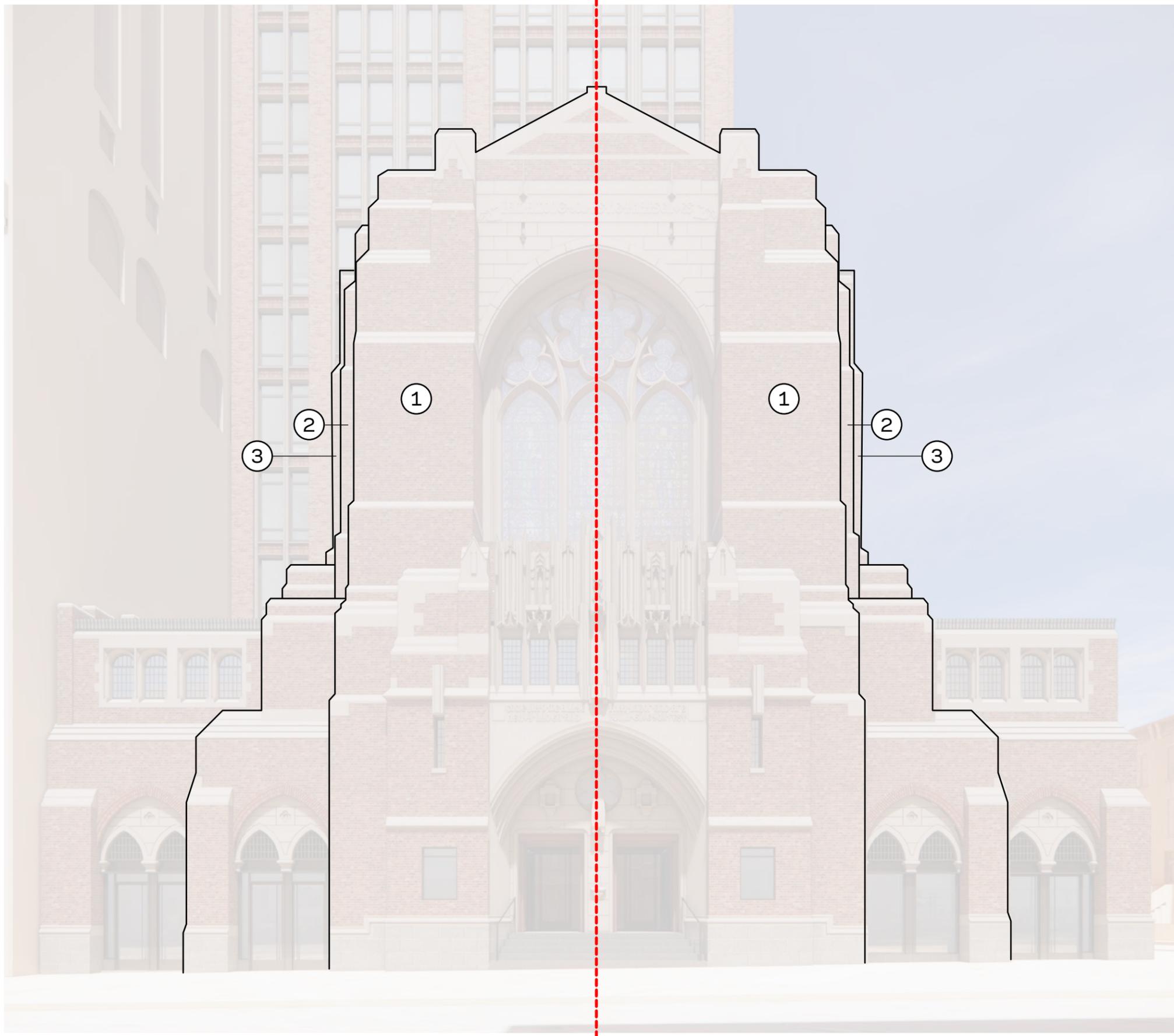


10-02-2026 PROPOSAL



MODIFIED PROPOSAL





Symmetrical Legibility of Steps

South Elevation Base



EXISTING



MODIFIED PROPOSAL

Church Base - West View



EXISTING



MODIFIED PROPOSAL

Church Base - West View







East Elevation

Existing Conditions Representation





East Elevation

Modified Proposal





The current proposal is:

Preservation Department – Item 1, LPC-26-03280

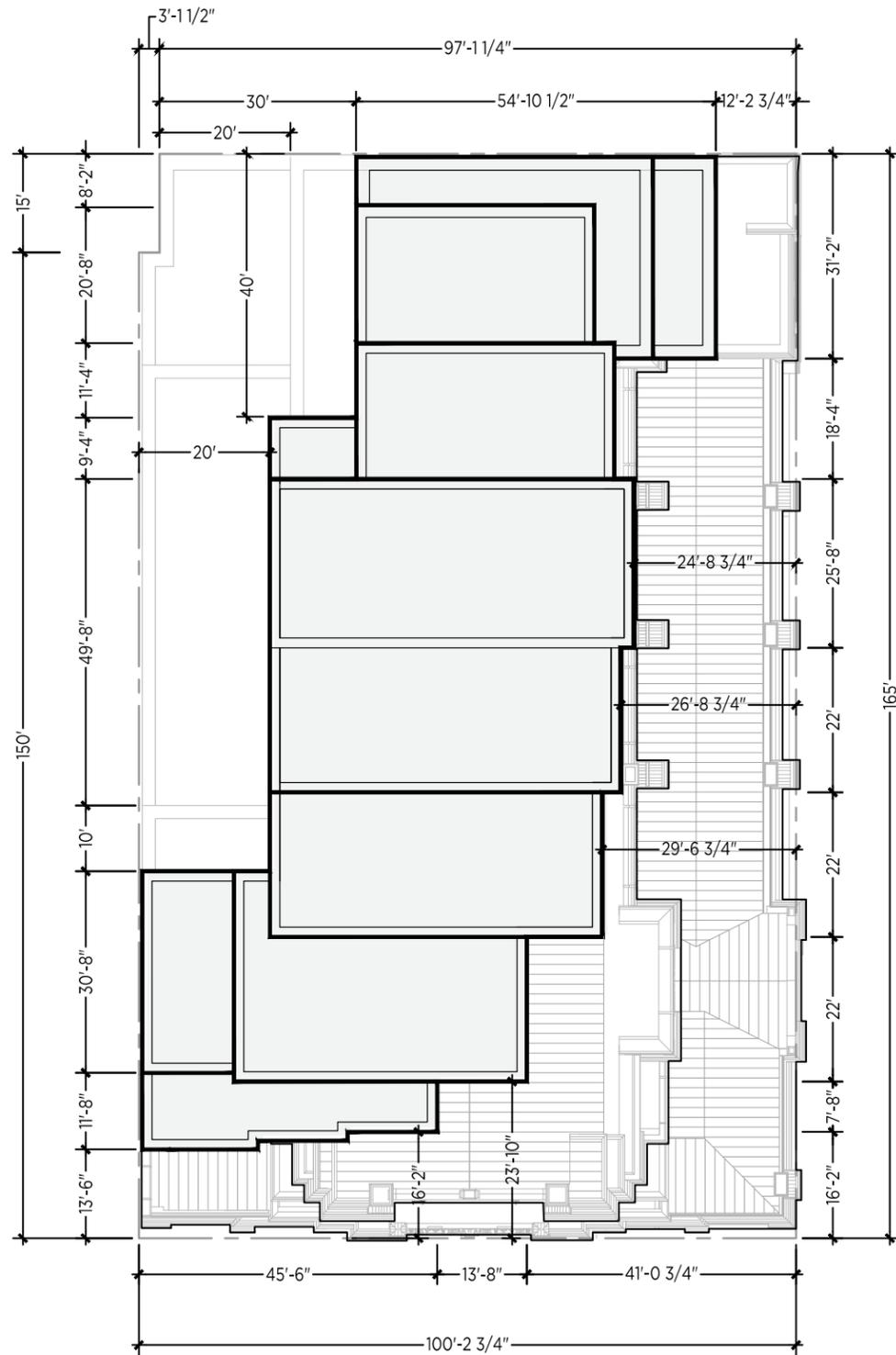
138-154 St. Felix Street, aka 11-21 Hanson Place

Brooklyn Academy of Music Historic District – Borough of Brooklyn

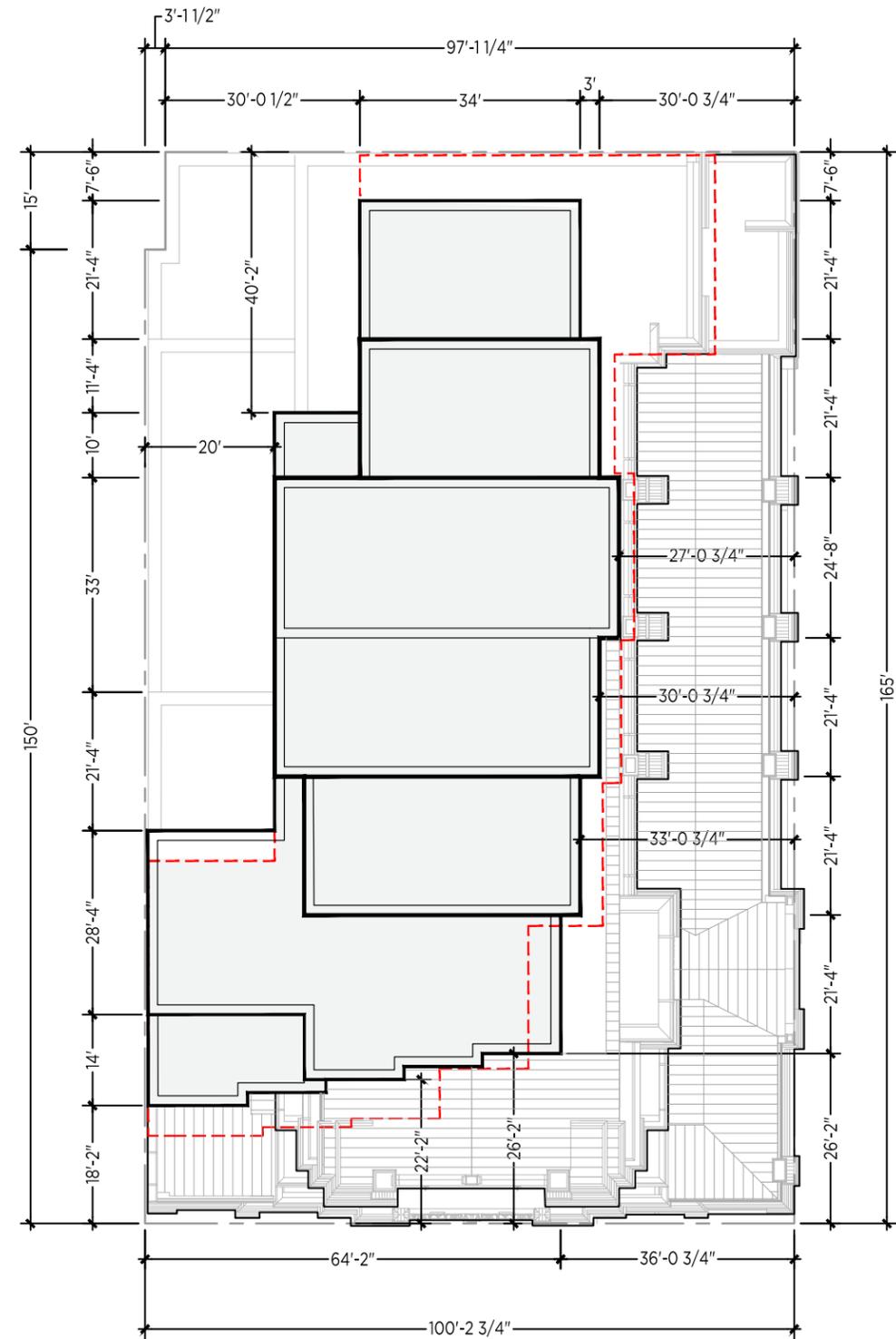
Note: this is a Public Meeting item. No public testimony will be received today as the hearing on this item is closed.

Appendix

Supplemental Comparative Views

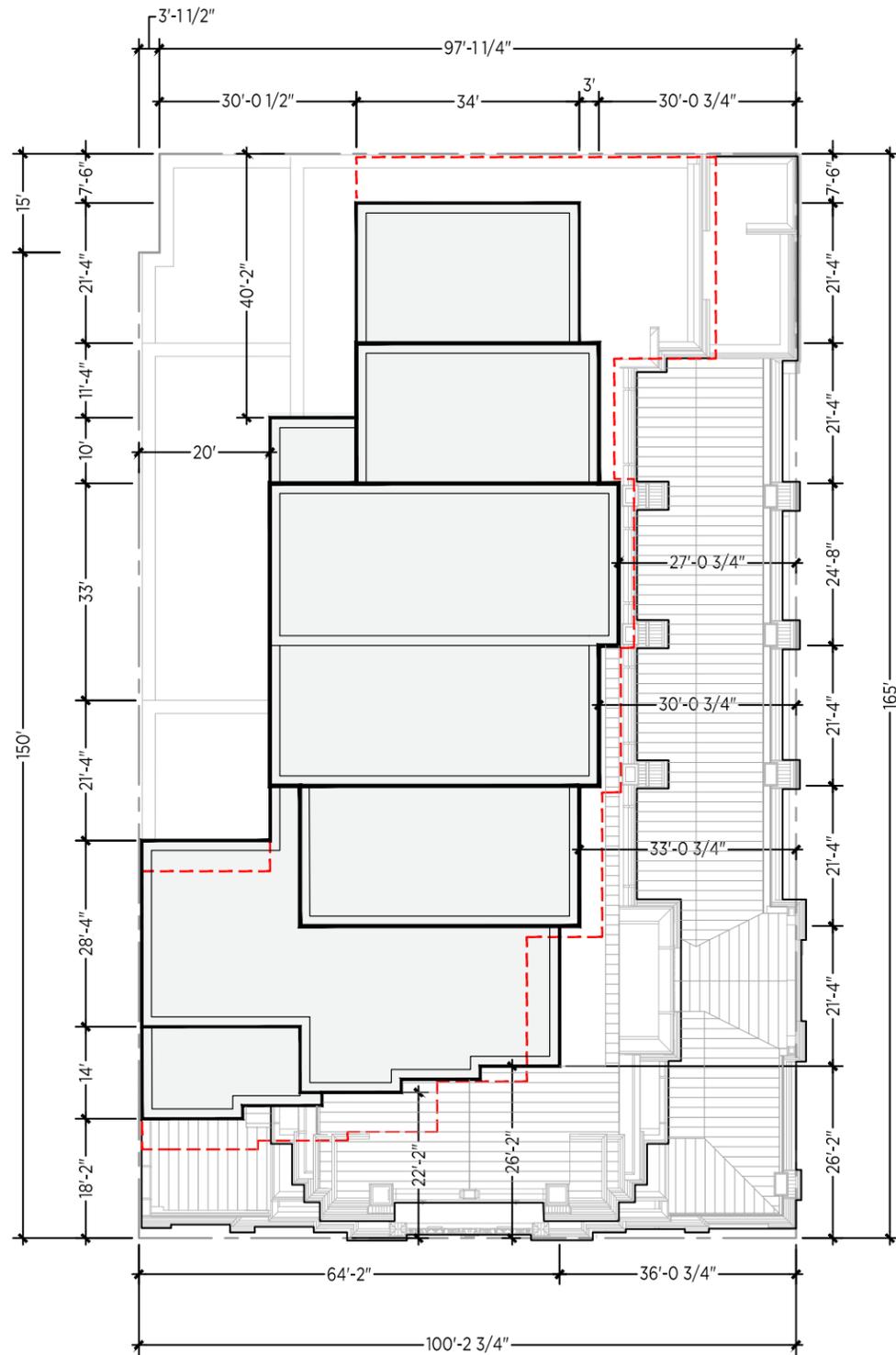


Original Proposal

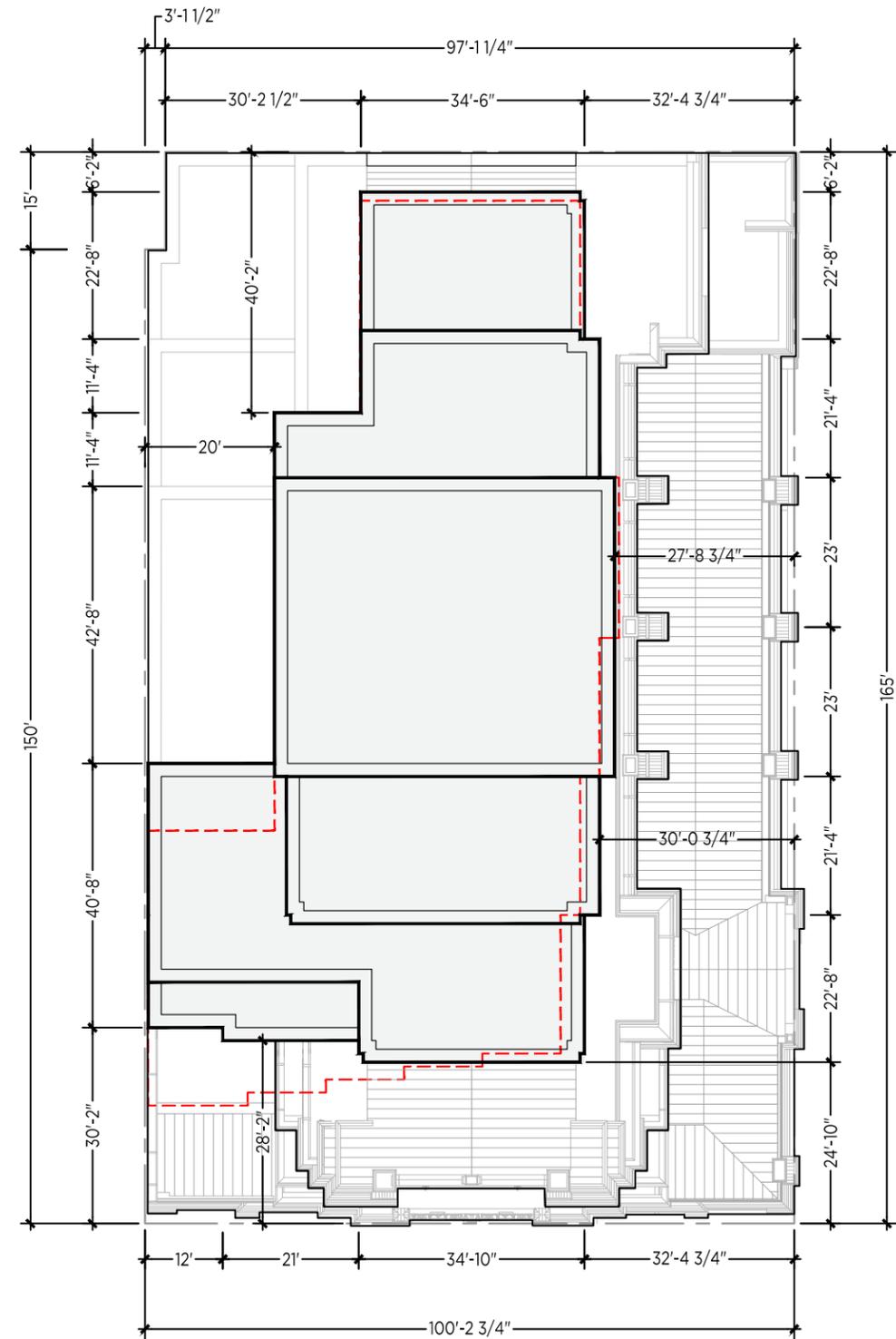


02-10-2026 Proposal

Plan Comparison



02-10-2026 Proposal

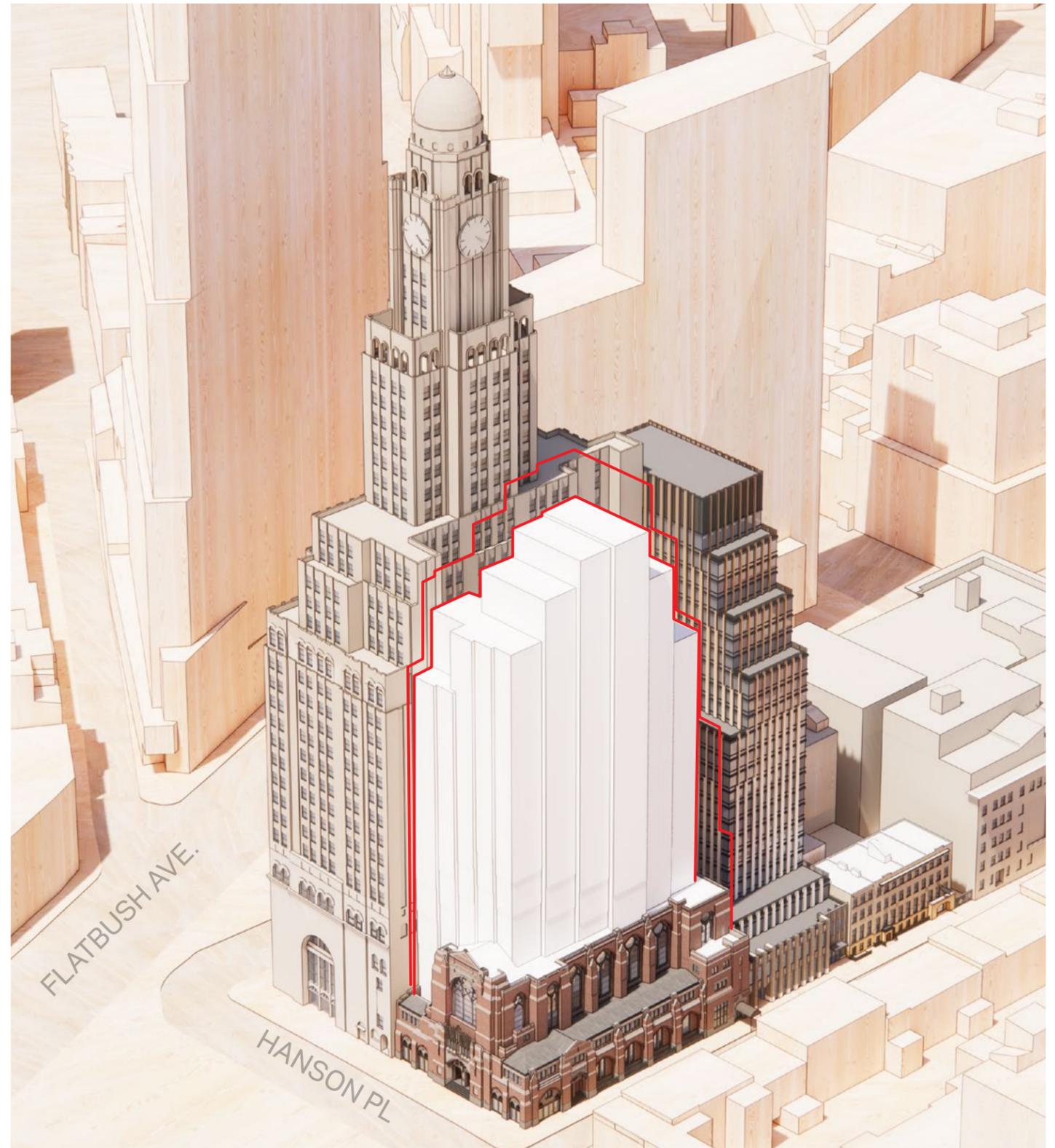


Modified Proposal

Plan Comparison



Original Proposal 12-02-2025



02-10-2026 Proposal



02-10-2026 Proposal



Modified Proposal



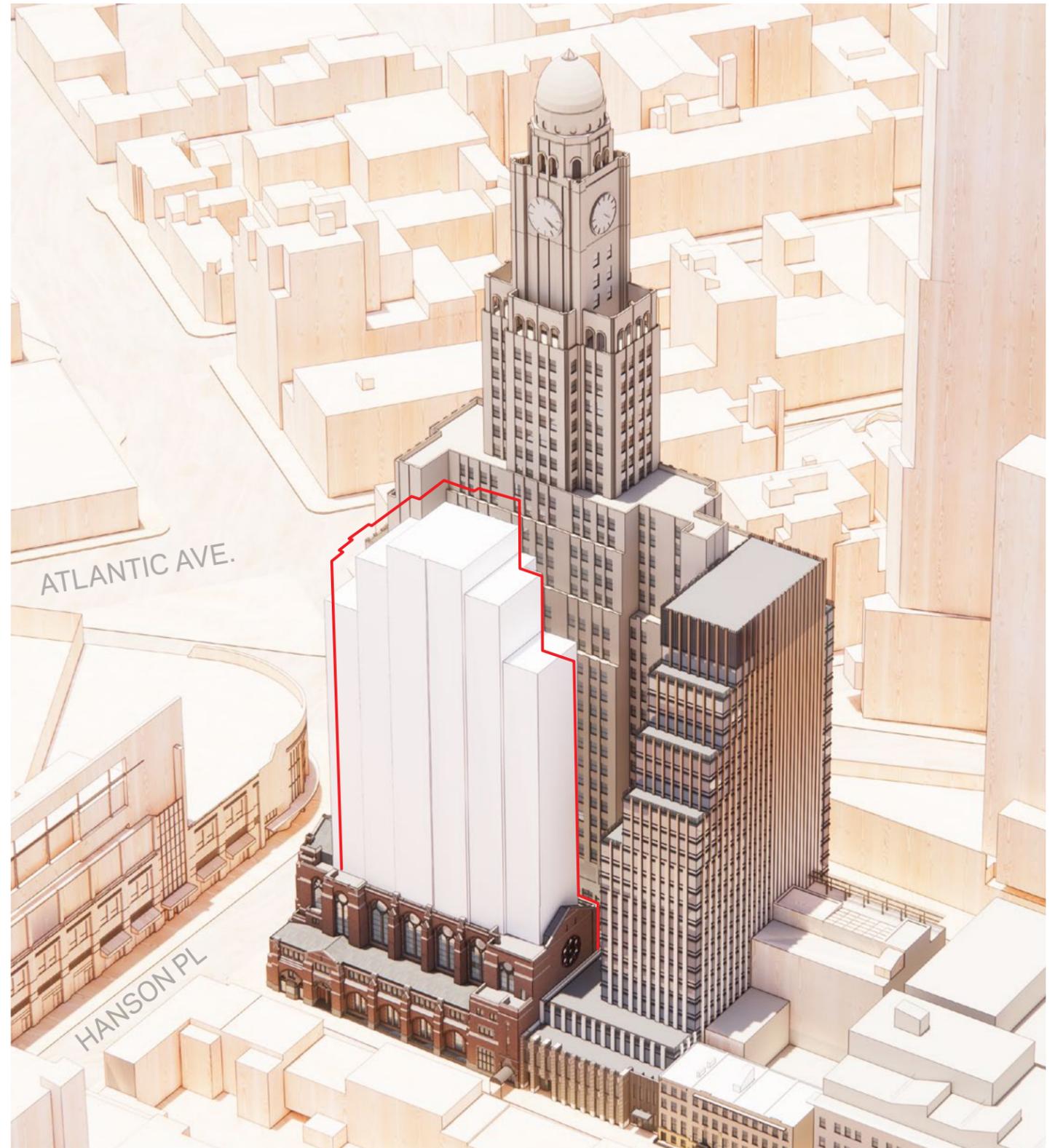
Original Proposal 12-02-2025



02-10-2026 Proposal



02-10-2026 Proposal



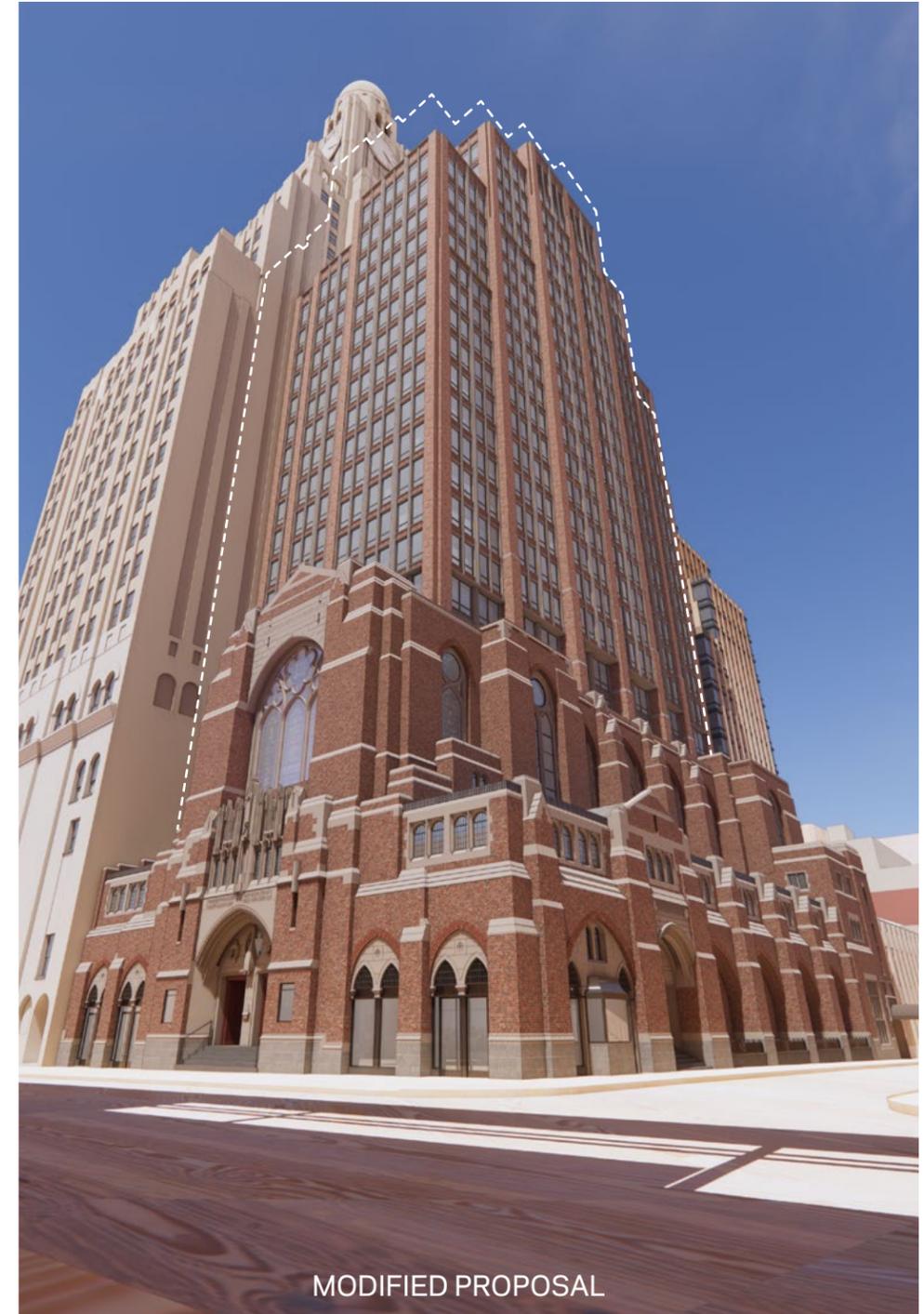
Modified Proposal



ORIGINAL PROPOSAL



02-10-2016 PROPOSAL



MODIFIED PROPOSAL



ORIGINAL PROPOSAL



02-10-2026 PROPOSAL



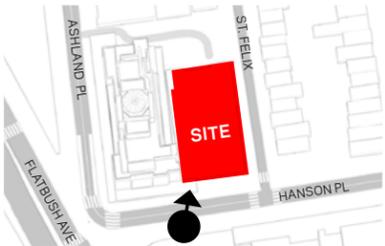
MODIFIED PROPOSAL



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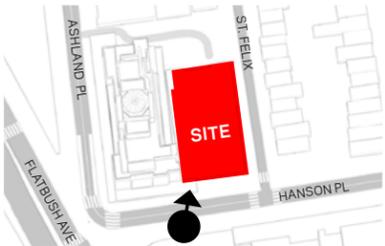
Hanson Pl & St. Felix Looking East



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MODIFIED PROPOSAL



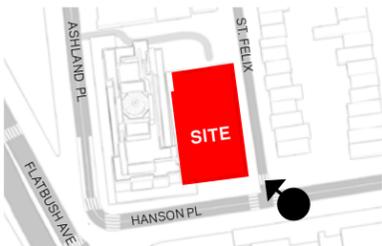
Hanson Pl & St. Felix Looking East



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Hanson Pl & St. Felix Looking West
Composition with 130 St. Felix Approved Building



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02-10-2026 PROPOSAL



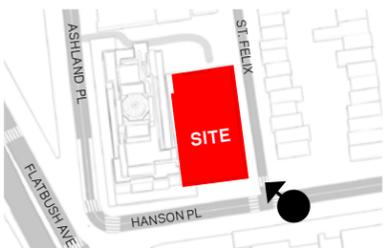
Hanson Pl & St. Felix Looking West



02-10-2026 PROPOSAL



MODIFIED PROPOSAL

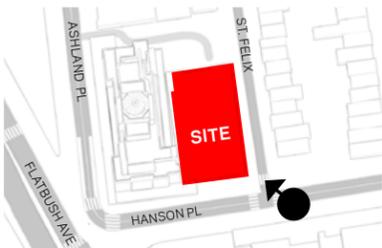


Hanson Pl & St. Felix Looking West



EXISTING

ORIGINAL PROPOSAL

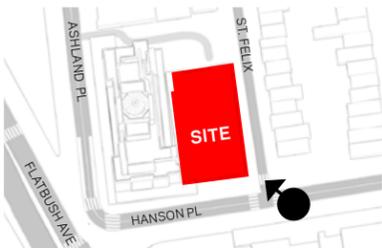


Hanson Pl & St. Felix Looking North



ORIGINAL PROPOSAL

02-10-2026 PROPOSAL



Hanson Pl & St. Felix Looking North

17 March 2026 LPC COA Design Update
 144 Saint Felix Strekte

fxcollaborative *ADP*



02-10-2026 PROPOSAL



MODIFIED PROPOSAL

Supplemental Details

BULKHEAD
 EL. 284'-0"
 18'-9"
 25TH FLOOR
 EL. 265'-3"
 12'-0"
 24TH FLOOR
 EL. 253'-3"
 11'-0"
 23RD FLOOR
 EL. 242'-3"
 11'-0"
 22ND FLOOR
 EL. 231'-3"
 12'-0"
 21ST FLOOR
 EL. 219'-3"
 12'-0"
 20TH FLOOR
 EL. 207'-3"
 9'-9"
 19TH FLOOR
 EL. 197'-6"
 9'-9"
 18TH FLOOR
 EL. 187'-9"
 9'-9"
 17TH FLOOR
 EL. 178'-0"
 9'-9"
 16TH FLOOR
 EL. 168'-3"
 9'-9"
 15TH FLOOR
 EL. 158'-6"
 9'-9"
 14TH FLOOR
 EL. 148'-9"
 9'-9"
 13TH FLOOR
 EL. 139'-0"
 9'-9"
 12TH FLOOR
 EL. 129'-3"
 9'-9"
 11TH FLOOR
 EL. 119'-6"
 9'-9"
 10TH FLOOR
 EL. 109'-9"
 9'-9"
 9TH FLOOR
 EL. 100'-0"
 9'-9"
 8TH FLOOR
 EL. 90'-3"
 9'-9"
 7TH FLOOR
 EL. 80'-6"
 12'-0"
 6TH FLOOR
 EL. 68'-6"
 12'-0"
 5TH FLOOR
 EL. 56'-6"
 10'-9"
 4TH FLOOR
 EL. 45'-9"
 10'-9"
 3RD FLOOR
 EL. 35'-0"
 12'-0"
 2ND FLOOR
 EL. 23'-0"
 23'-0"
 GROUND FLOOR
 EL. 0'-0"



South

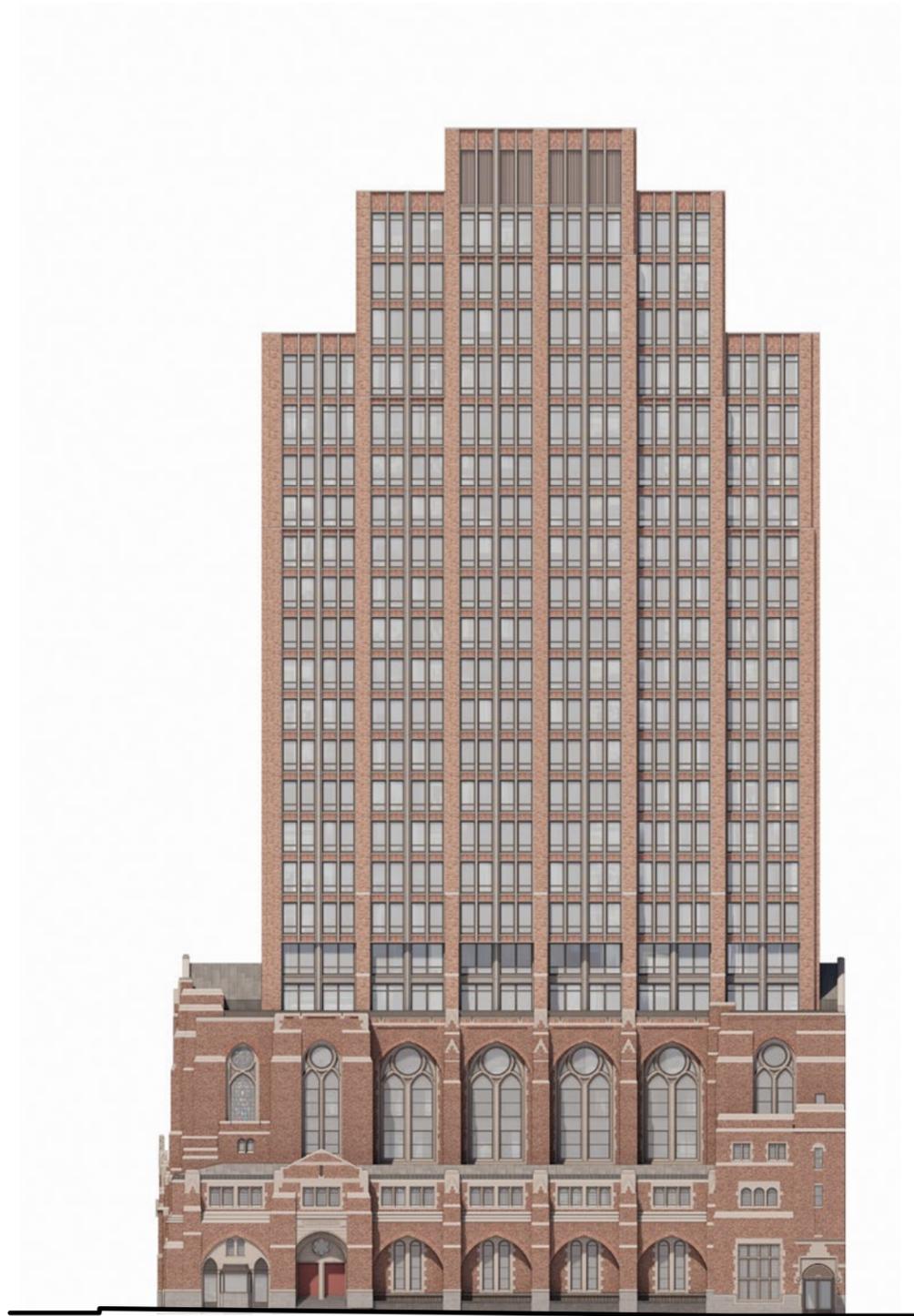
HEIGHT AT BULKHEAD
 284'-0"
 HEIGHT AT SETBACK
 269'-0"

HEIGHT AT SETBACK
 235'-0"
 HEIGHT AT SETBACK
 223'-0"

HEIGHT AT CHURCH
 PARAPET
 71'-0"

ST. FELIX ST. LOBBY
 0'-0"

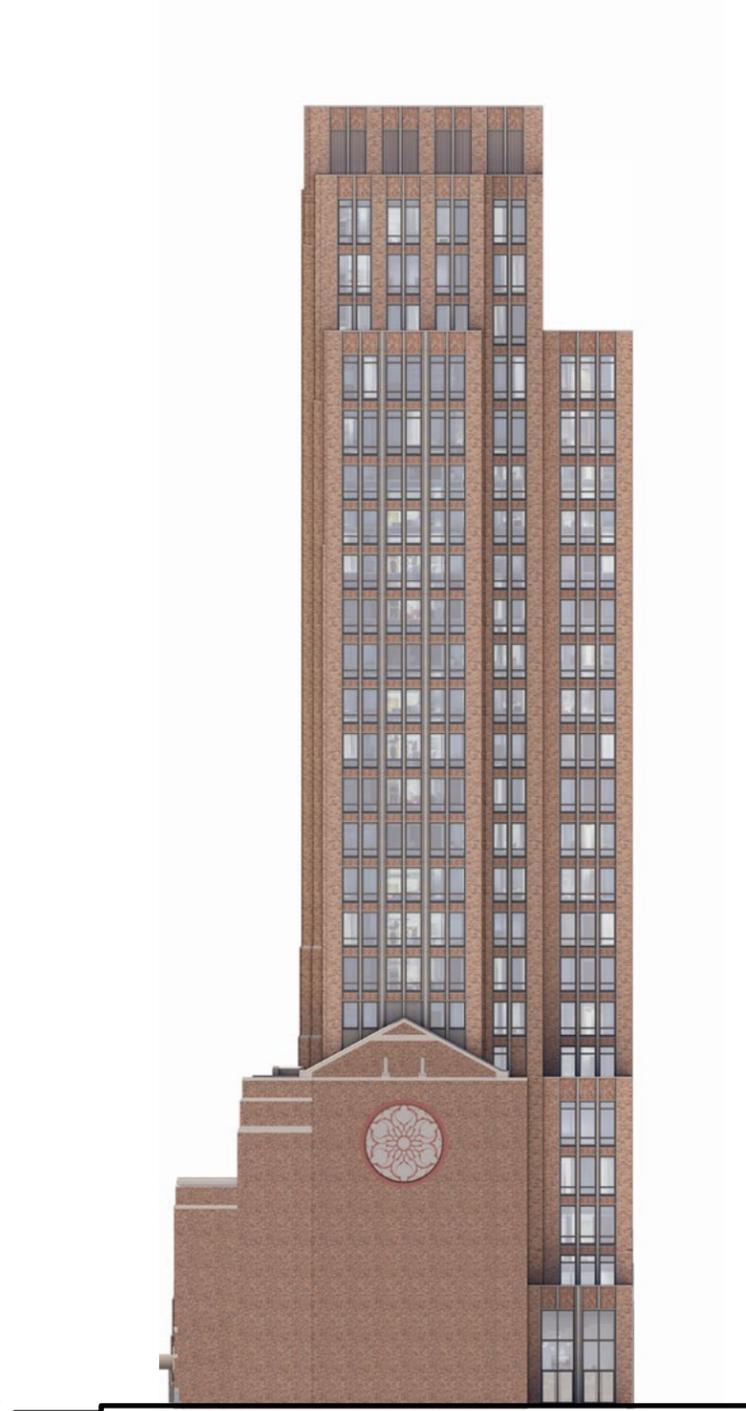
BULKHEAD
 EL. 284'-0"
 18'-9"
 25TH FLOOR
 EL. 265'-3"
 12'-0"
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 EL. 197'-6"
 9'-9"
 18TH FLOOR
 EL. 187'-9"
 9'-9"
 17TH FLOOR
 EL. 178'-0"
 9'-9"
 16TH FLOOR
 EL. 168'-3"
 9'-9"
 15TH FLOOR
 EL. 158'-6"
 9'-9"
 14TH FLOOR
 EL. 148'-9"
 9'-9"
 13TH FLOOR
 EL. 139'-0"
 9'-9"
 12TH FLOOR
 EL. 129'-3"
 9'-9"
 11TH FLOOR
 EL. 119'-6"
 9'-9"
 10TH FLOOR
 EL. 109'-9"
 9'-9"
 9TH FLOOR
 EL. 100'-0"
 9'-9"
 8TH FLOOR
 EL. 90'-3"
 9'-9"
 7TH FLOOR
 EL. 80'-6"
 12'-0"
 6TH FLOOR
 EL. 68'-6"
 12'-0"
 5TH FLOOR
 EL. 56'-6"
 10'-9"
 4TH FLOOR
 EL. 45'-9"
 10'-9"
 3RD FLOOR
 EL. 35'-0"
 12'-0"
 2ND FLOOR
 EL. 23'-0"
 23'-0"
 GROUND FLOOR
 EL. 0'-0"



East

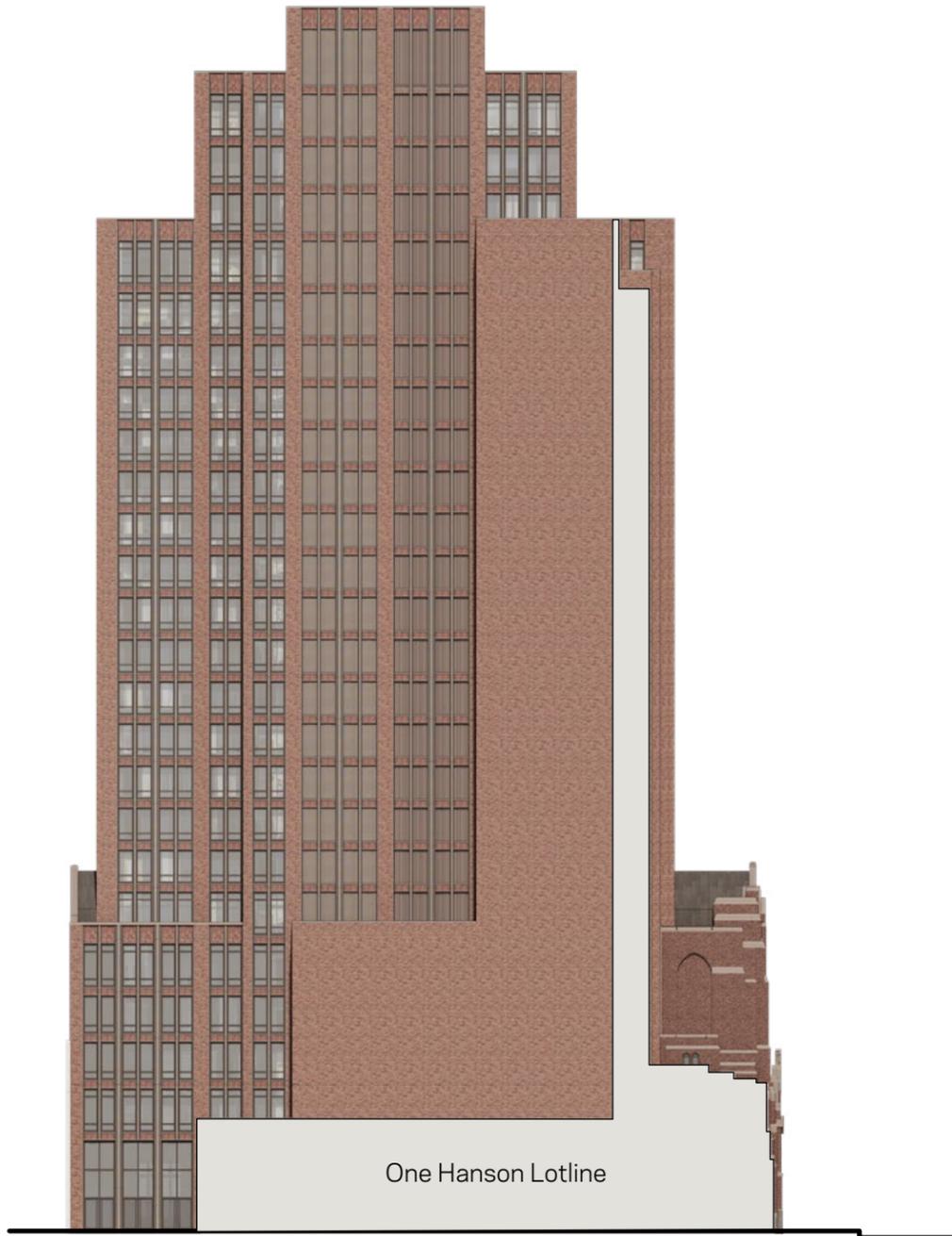
SCALE : 1 / 40 " = 1' - 0"

BULKHEAD
 EL. 284'-0"
 18'-9"
 25TH FLOOR
 EL. 265'-3"
 12'-0"
 24TH FLOOR
 EL. 253'-3"
 11'-0"
 23RD FLOOR
 EL. 242'-3"
 11'-0"
 22ND FLOOR
 EL. 231'-3"
 12'-0"
 21ST FLOOR
 EL. 219'-3"
 12'-0"
 20TH FLOOR
 EL. 207'-3"
 9'-9"
 19TH FLOOR
 EL. 197'-6"
 9'-9"
 18TH FLOOR
 EL. 187'-9"
 9'-9"
 17TH FLOOR
 EL. 178'-0"
 9'-9"
 16TH FLOOR
 EL. 168'-3"
 9'-9"
 15TH FLOOR
 EL. 158'-6"
 9'-9"
 14TH FLOOR
 EL. 148'-9"
 9'-9"
 13TH FLOOR
 EL. 139'-0"
 9'-9"
 12TH FLOOR
 EL. 129'-3"
 9'-9"
 11TH FLOOR
 EL. 119'-6"
 9'-9"
 10TH FLOOR
 EL. 109'-9"
 9'-9"
 9TH FLOOR
 EL. 100'-0"
 9'-9"
 8TH FLOOR
 EL. 90'-3"
 9'-9"
 7TH FLOOR
 EL. 80'-6"
 12'-0"
 6TH FLOOR
 EL. 68'-6"
 12'-0"
 5TH FLOOR
 EL. 56'-6"
 10'-9"
 4TH FLOOR
 EL. 45'-9"
 10'-9"
 3RD FLOOR
 EL. 35'-0"
 12'-0"
 2ND FLOOR
 EL. 23'-0"
 23'-0"
 GROUND FLOOR
 EL. 0'-0"



North

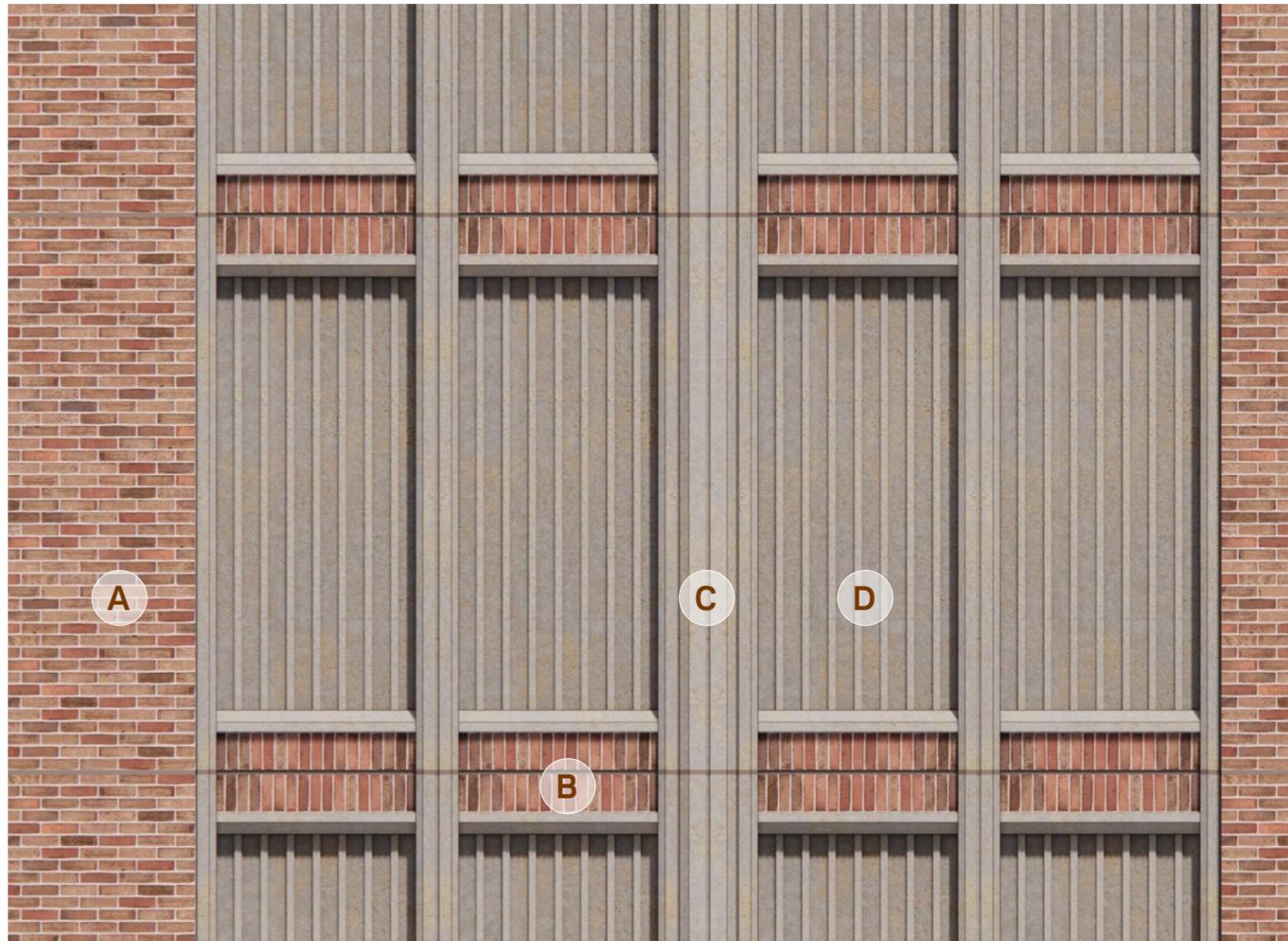
HEIGHT AT BULKHEAD
 284'-0"
 HEIGHT AT SETBACK
 269'-0"
 HEIGHT AT SETBACK
 235'-0"
 HEIGHT AT SETBACK
 223'-0"
 HEIGHT AT CHURCH
 PARAPET
 71'-0"
 ST. FELIX ST. LOBBY
 0'-0"



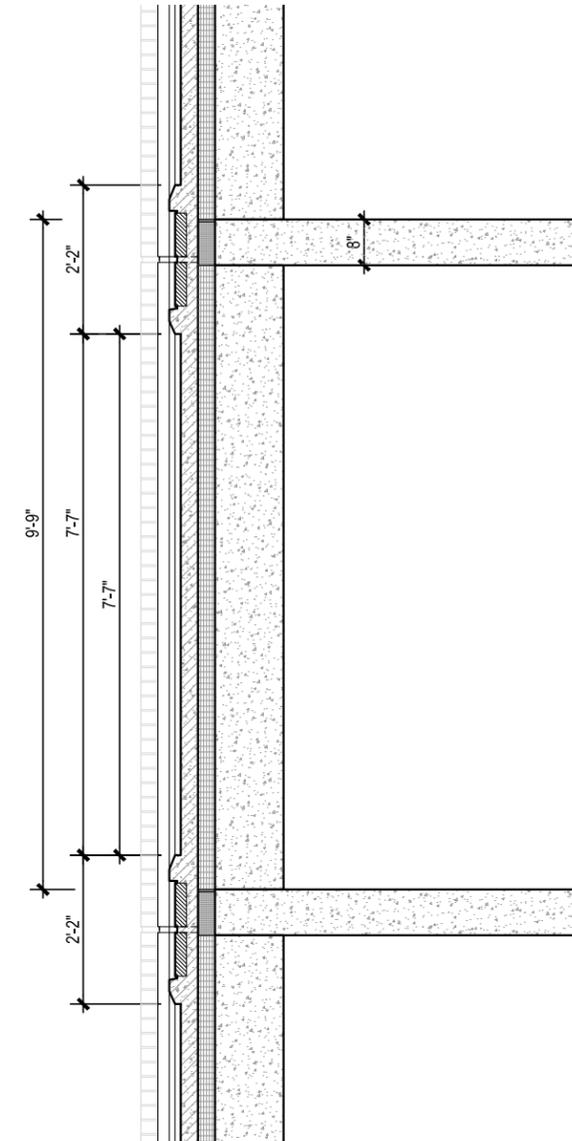
West

BULKHEAD
 EL. 284'-0"
 18'-9"
 25TH FLOOR
 EL. 265'-3"
 12'-0"
 24TH FLOOR
 EL. 253'-3"
 11'-0"
 23RD FLOOR
 EL. 242'-3"
 11'-0"
 22ND FLOOR
 EL. 231'-3"
 12'-0"
 21ST FLOOR
 EL. 219'-3"
 12'-0"
 20TH FLOOR
 EL. 207'-3"
 9'-9"
 19TH FLOOR
 EL. 197'-6"
 9'-9"
 18TH FLOOR
 EL. 187'-9"
 9'-9"
 17TH FLOOR
 EL. 178'-0"
 9'-9"
 16TH FLOOR
 EL. 168'-3"
 9'-9"
 15TH FLOOR
 EL. 158'-6"
 9'-9"
 14TH FLOOR
 EL. 148'-9"
 9'-9"
 13TH FLOOR
 EL. 139'-0"
 9'-9"
 12TH FLOOR
 EL. 129'-3"
 9'-9"
 11TH FLOOR
 EL. 119'-6"
 9'-9"
 10TH FLOOR
 EL. 109'-9"
 9'-9"
 9TH FLOOR
 EL. 100'-0"
 9'-9"
 8TH FLOOR
 EL. 90'-3"
 9'-9"
 7TH FLOOR
 EL. 80'-6"
 12'-0"
 6TH FLOOR
 EL. 68'-6"
 12'-0"
 5TH FLOOR
 EL. 56'-6"
 10'-9"
 4TH FLOOR
 EL. 45'-9"
 10'-9"
 3RD FLOOR
 EL. 35'-0"
 12'-0"
 2ND FLOOR
 EL. 23'-0"
 23'-0"
 GROUND FLOOR
 EL. 0'-0"

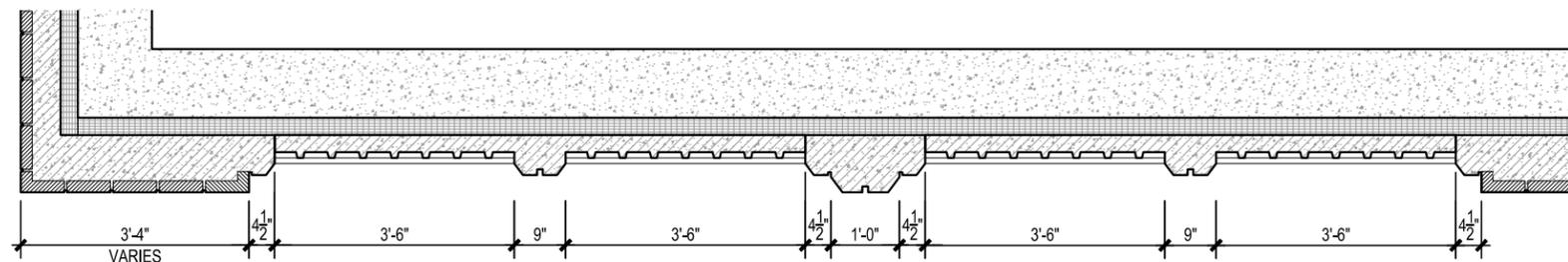
SCALE : 1 / 40 " = 1' - 0"



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



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



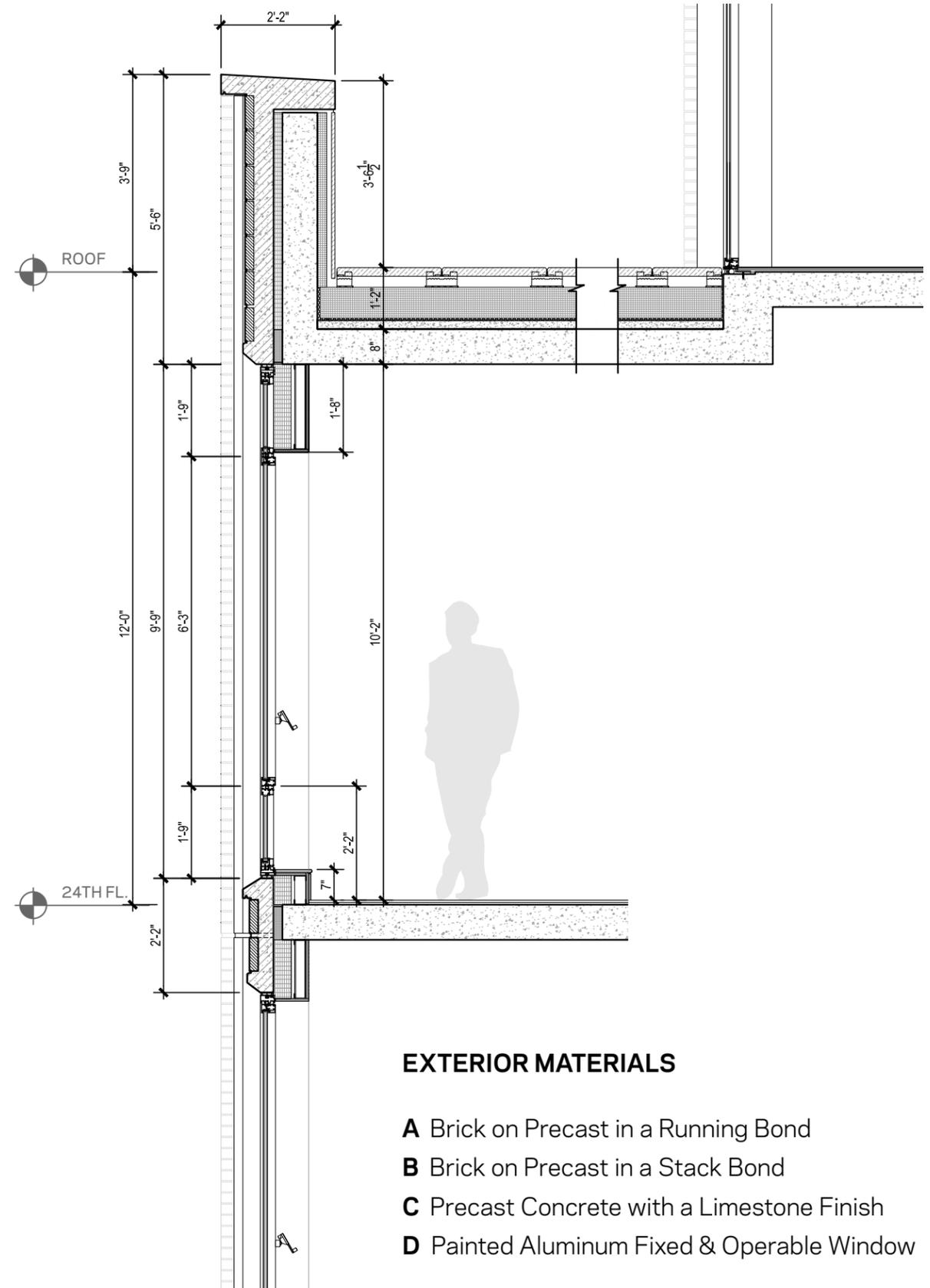
3 PLAN
3/8" = 1'-0"

EXTERIOR MATERIALS

- A** Brick on Precast in a Running Bond
- B** Brick on Precast in a Stack Bond
- C** Precast Concrete with a Limestone Finish
- D** Precast Concrete with a Limestone Finish w/ Vertical Ribbed Texture



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

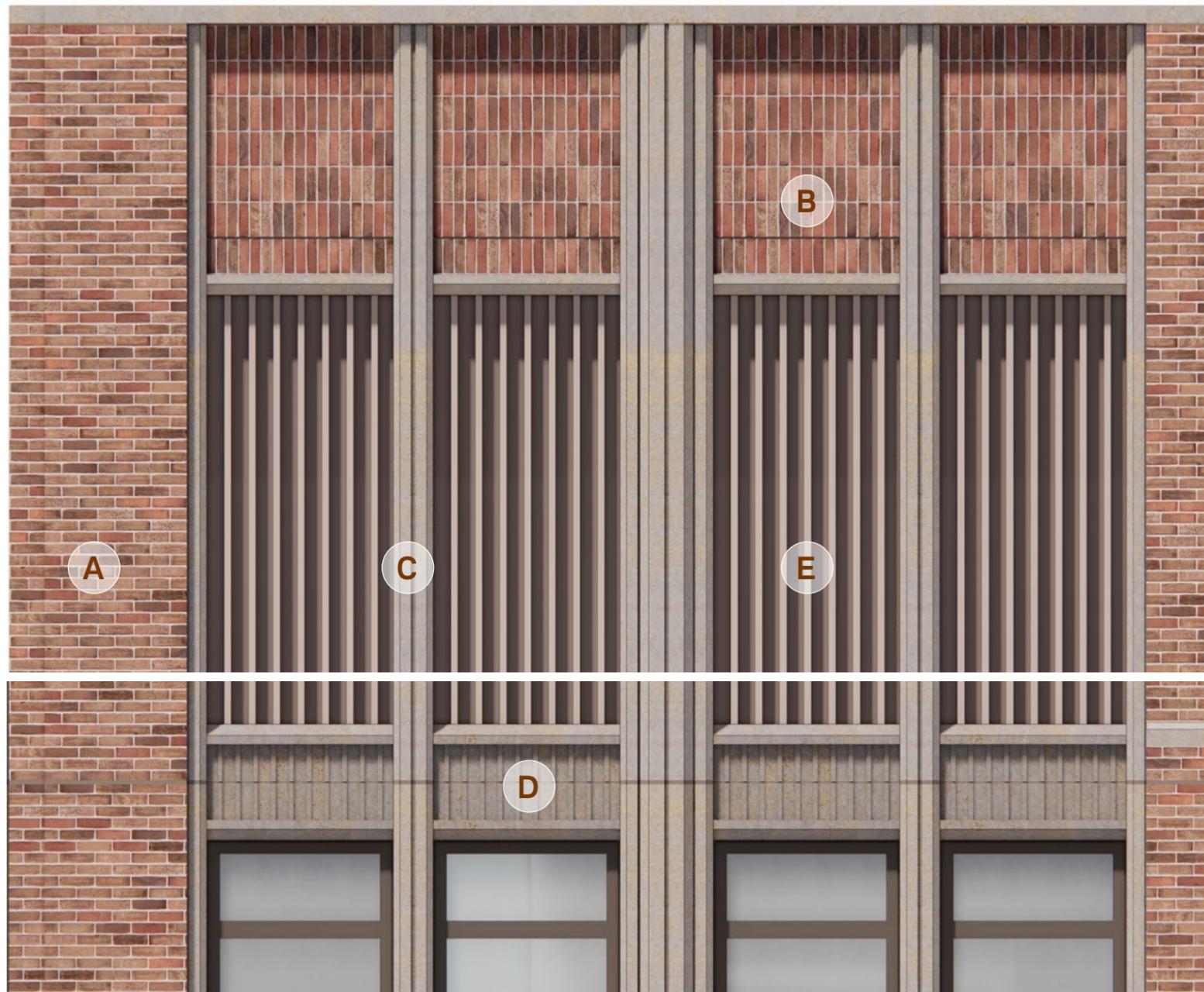


2 SECTION
3/8" = 1'-0"

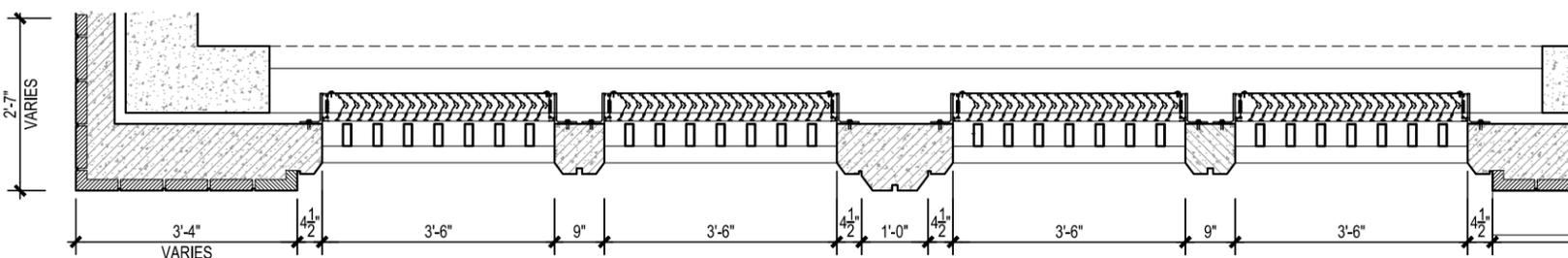
EXTERIOR MATERIALS

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

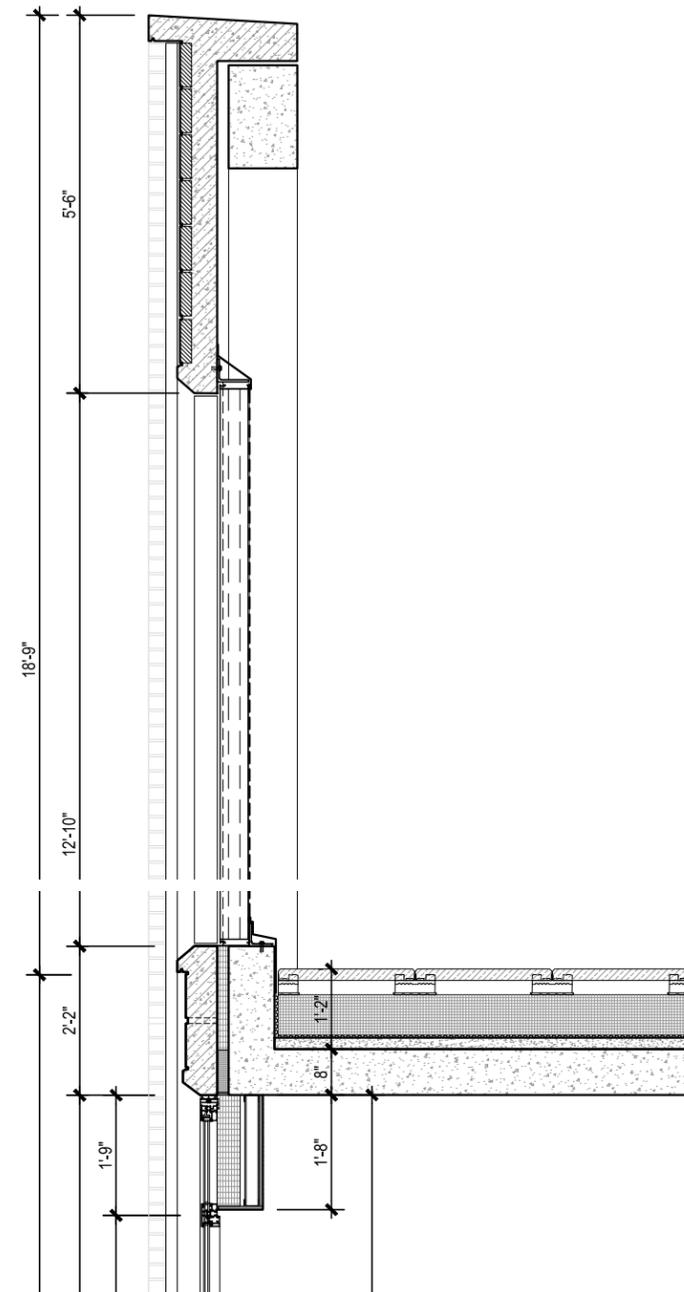
Typical Setback and Parapet Detail



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
- D** Precast Concrete with a Limestone Finish w/ Vertical Ribbed Texture
- E** Painted Aluminum Louvers with Vertical Fin

Glass

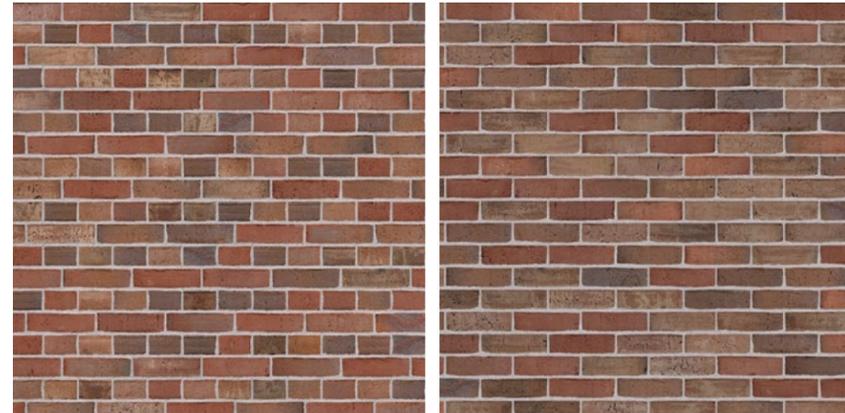
GL-1

High Transparency,
Low Reflectivity,
Neutral Coloration



Brick

BR-1: Existing Restoration BR-2: New Enlargement



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



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'



Stone

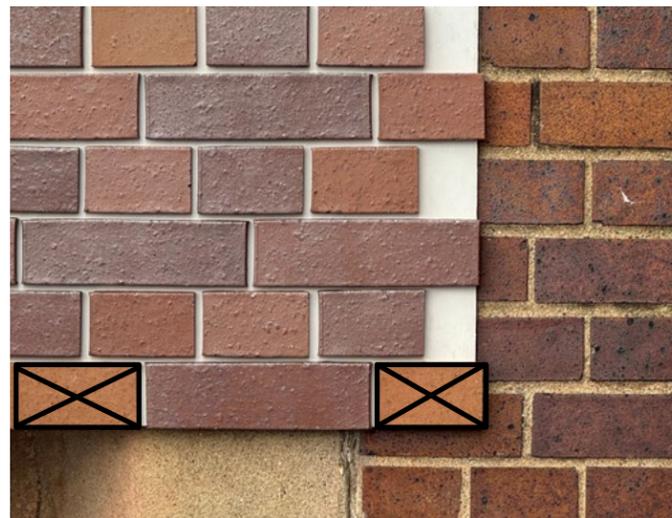
ST-1 Grey Granite Honed / Flamed Finish

New Base & Pavers





Protected Condition



Matching Process



Existing Restoration:
Full Range of Ironspots
English Bond



New Enlargement:
Dark Ironspots omitted
Running Bond



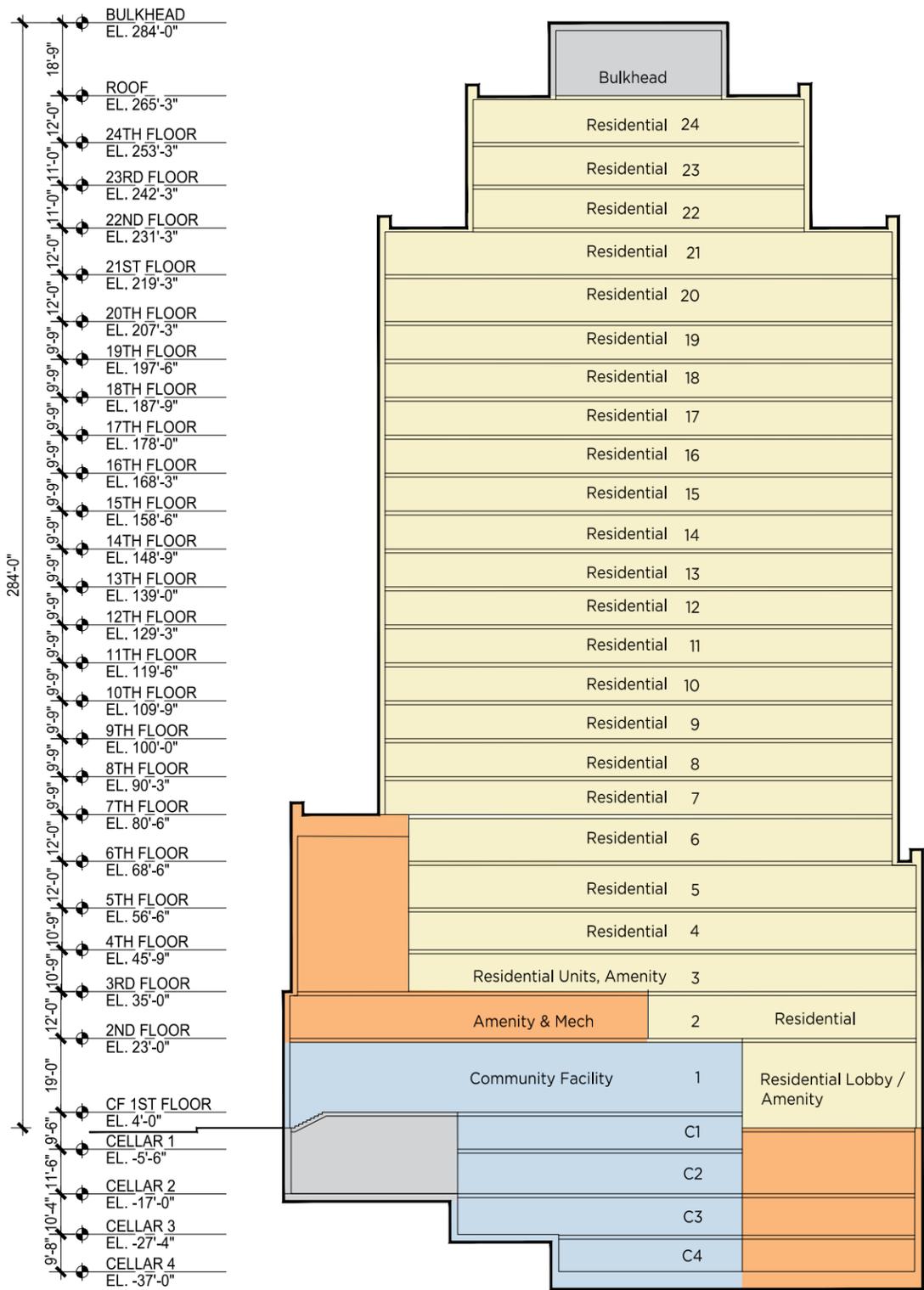
Tower



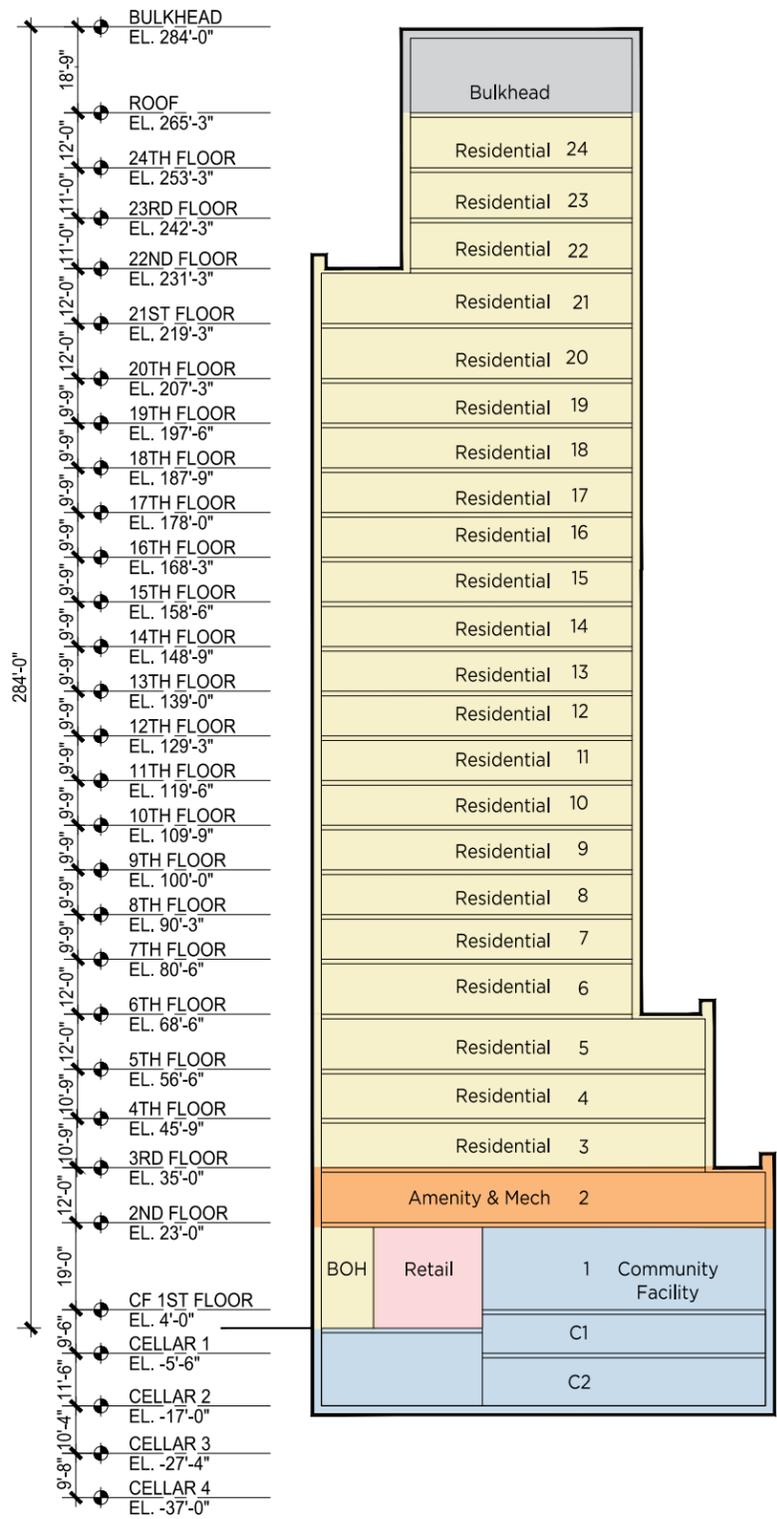
Existing Church

Brick Comparison

Building Organization

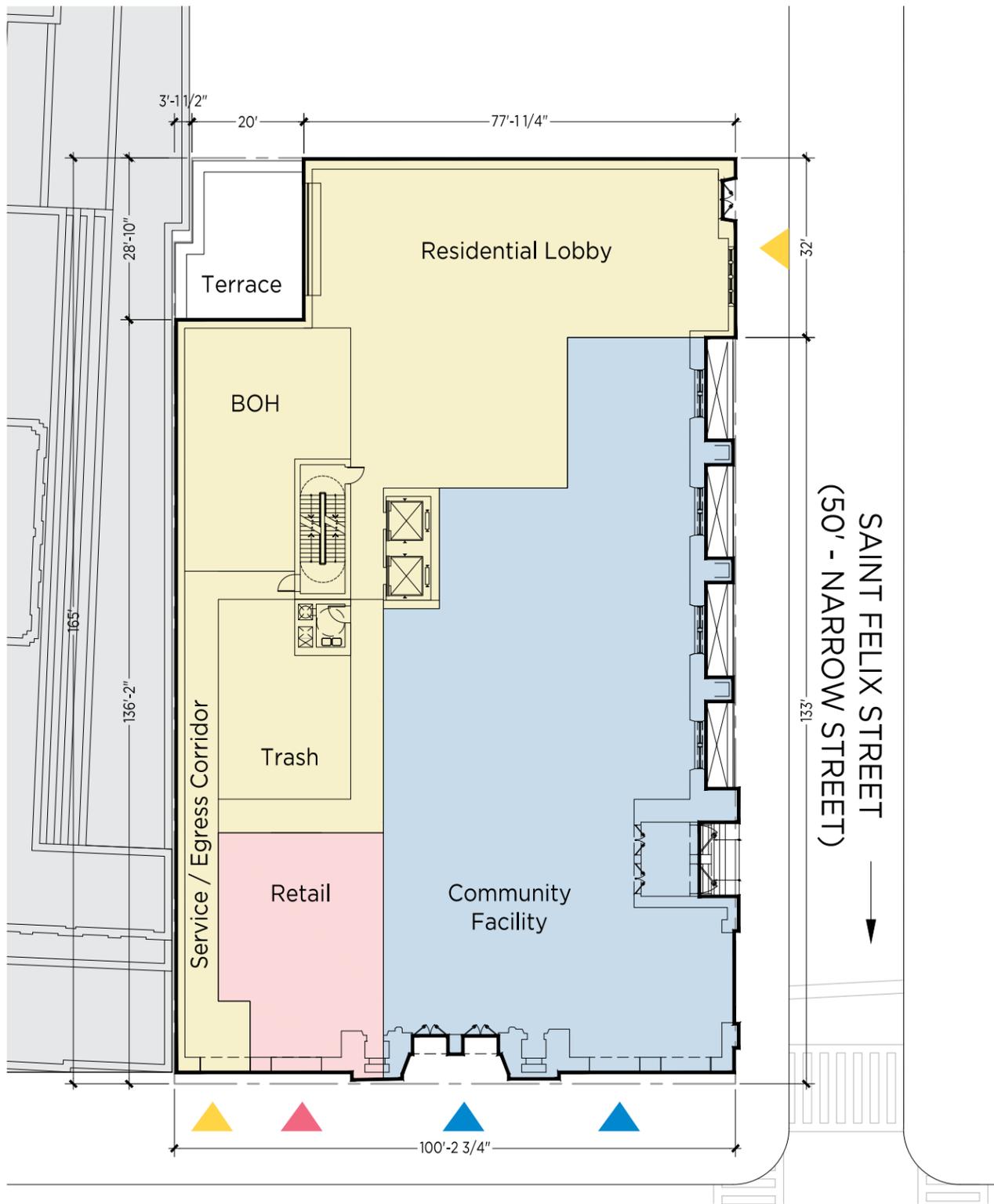


N-S section

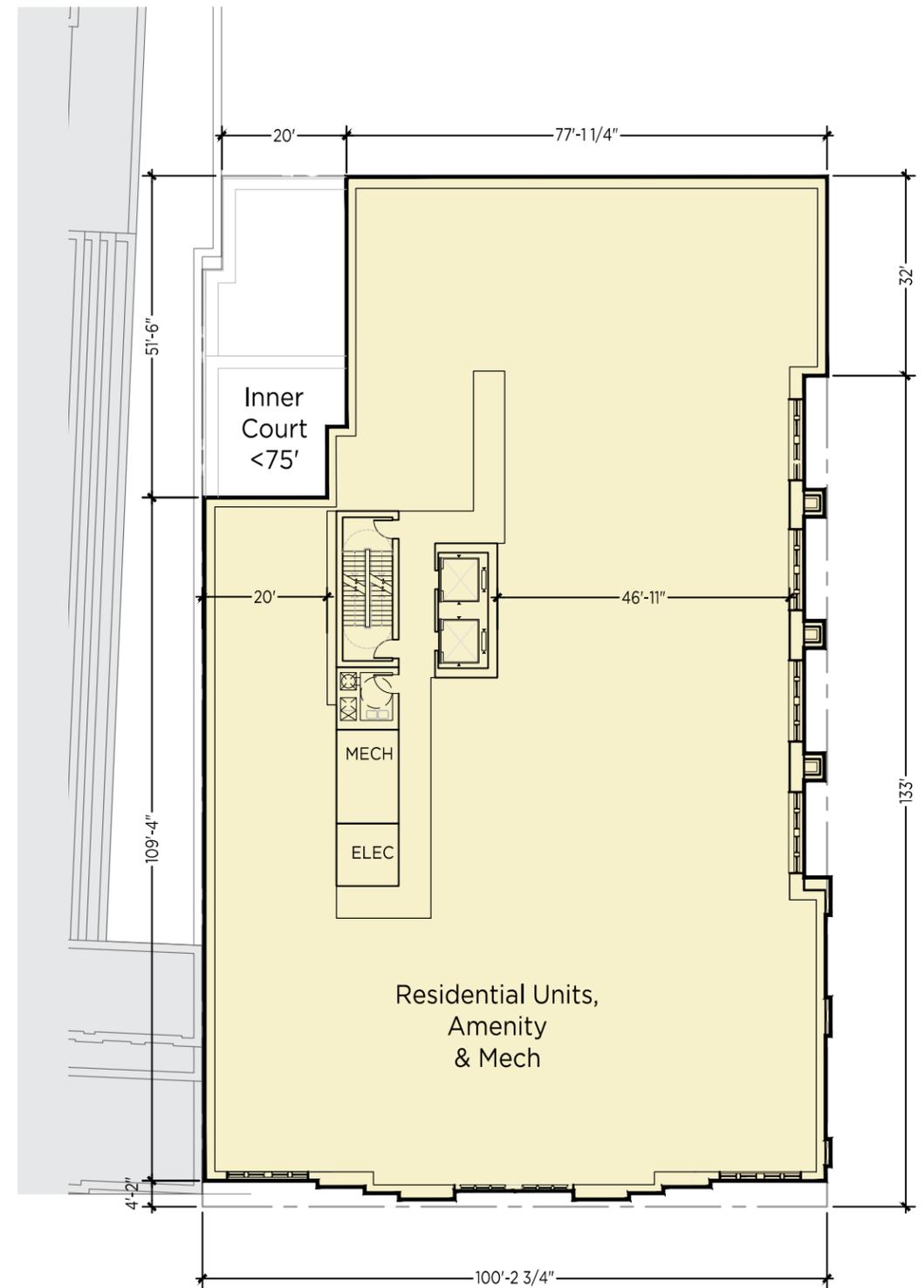


E-W section

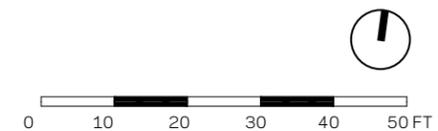
Building Sections



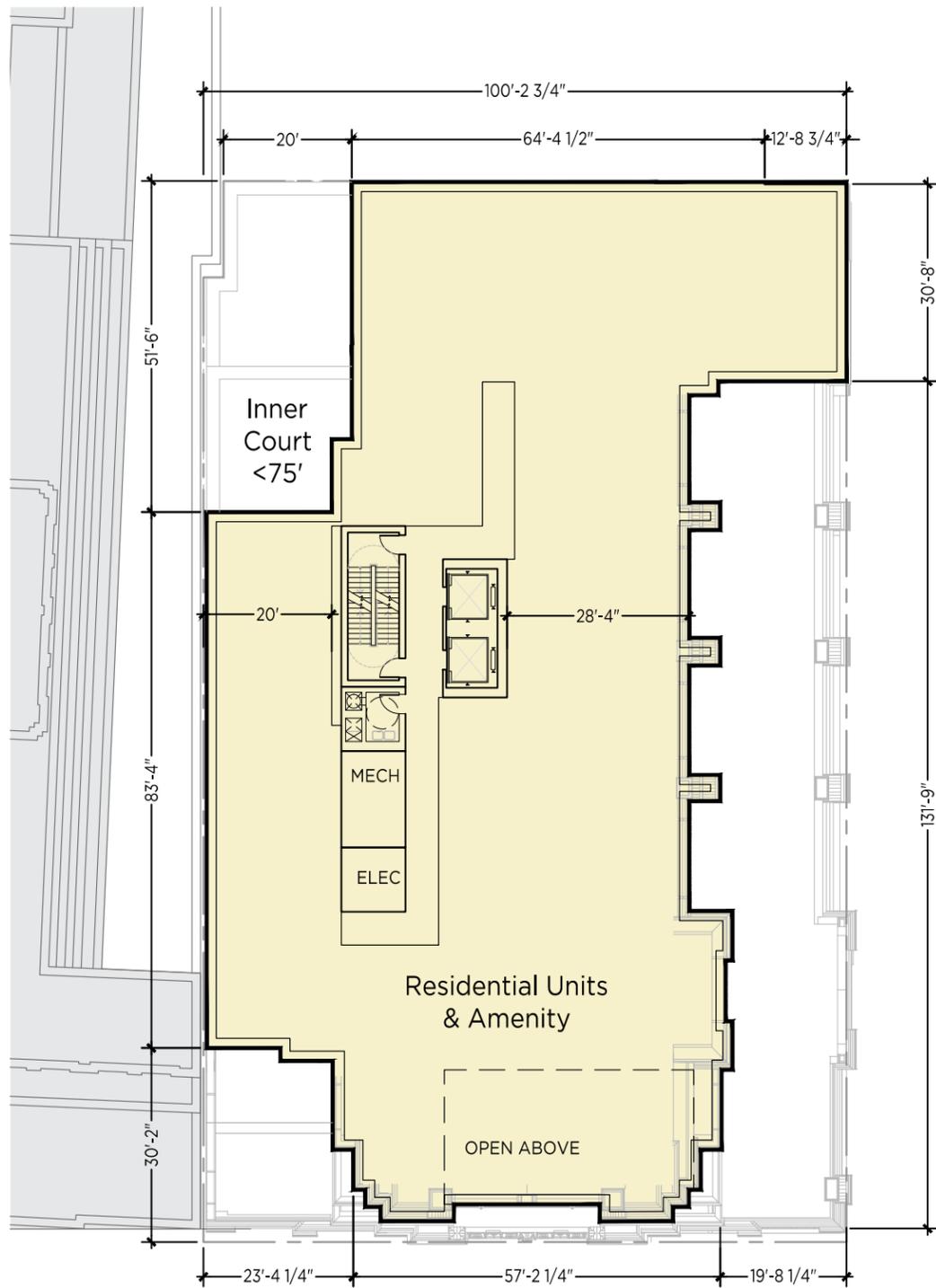
GROUND FLOOR
15,070 GSF



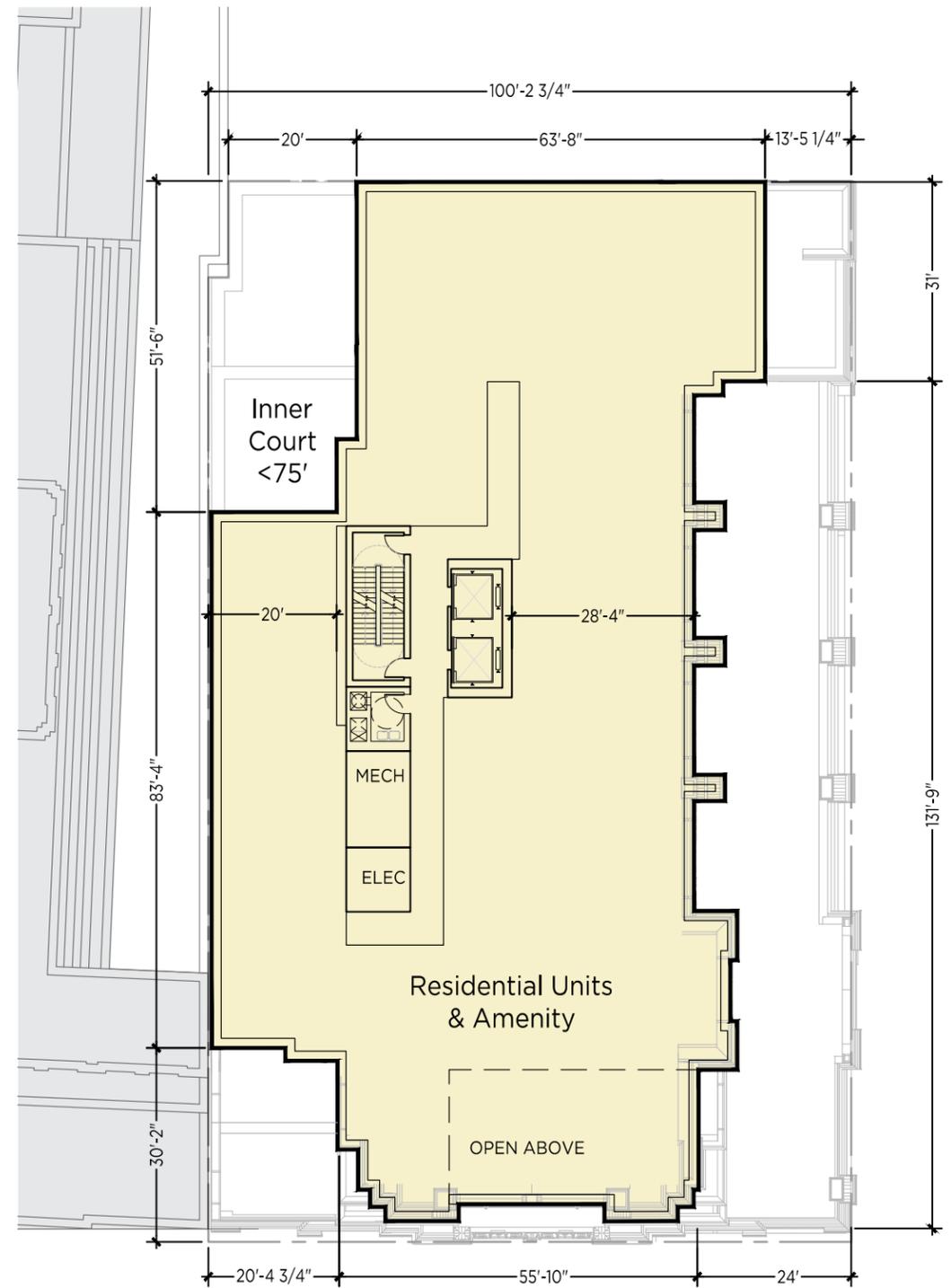
2ND FLOOR
14,788 GSF



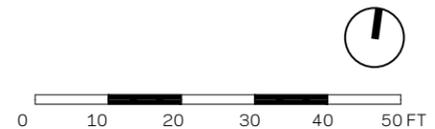
Floor Plans

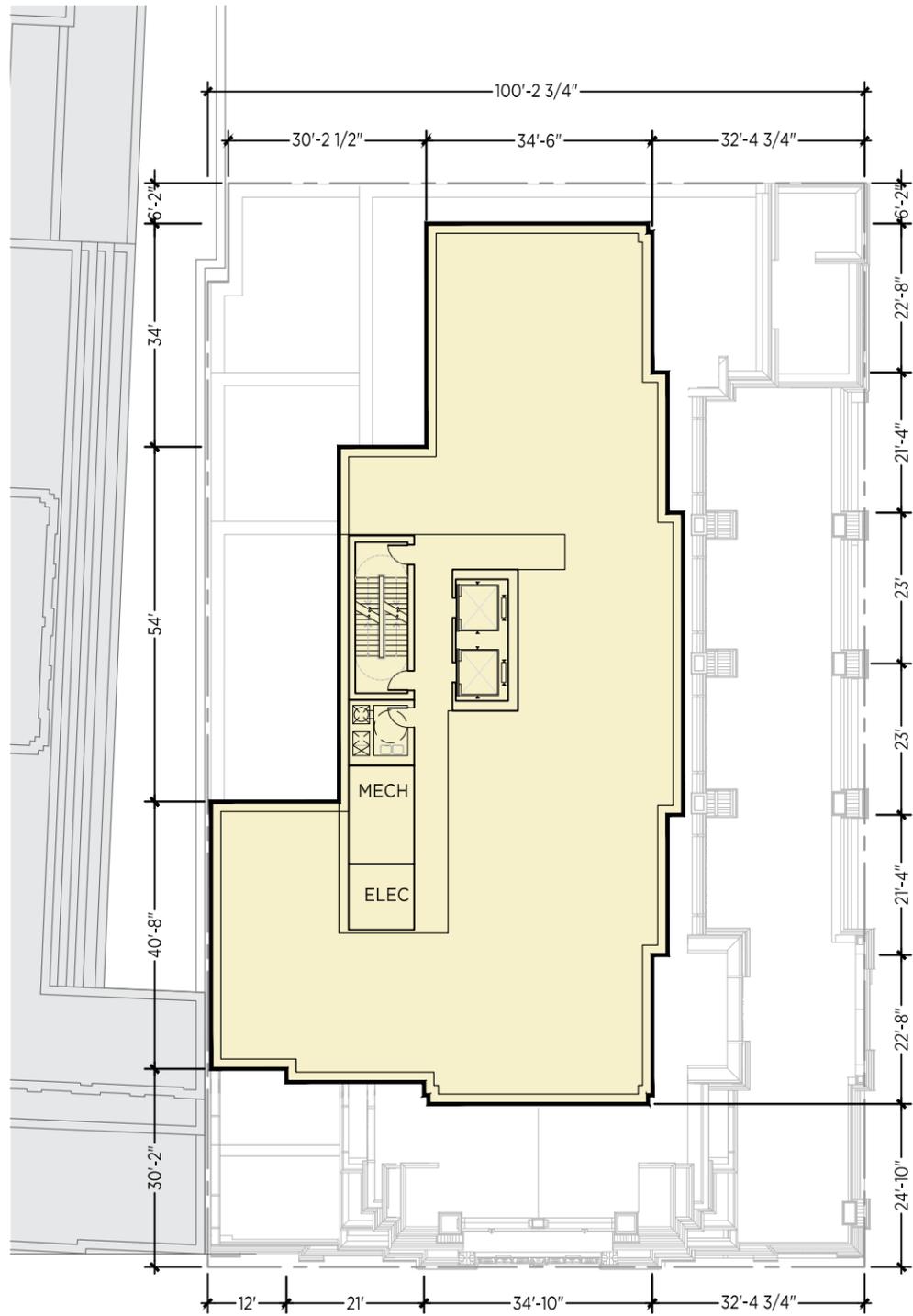


3RD FLOOR
11,470 GSF

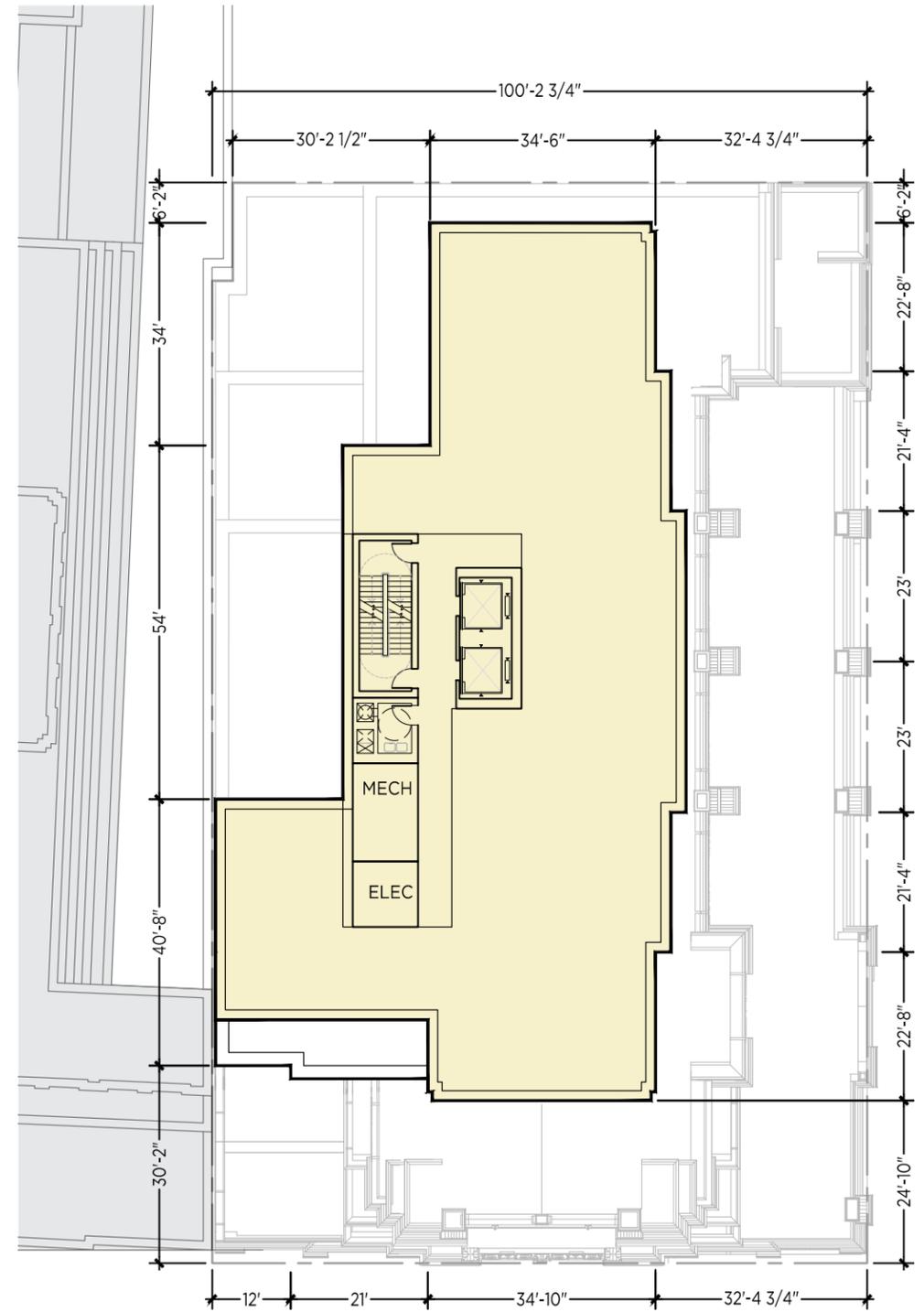


4TH-5TH FLOOR
10,151 GSF

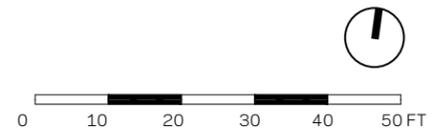


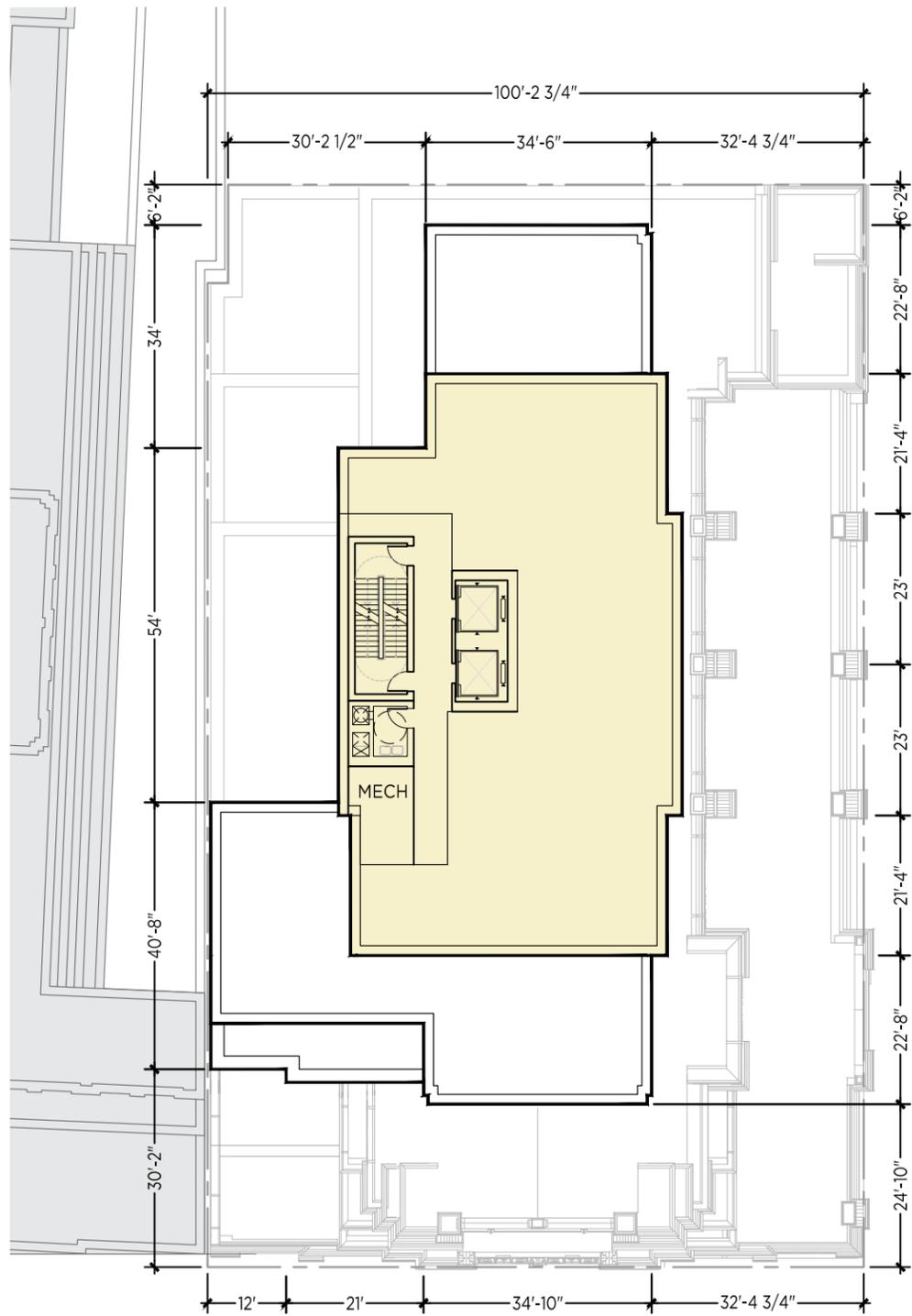


6TH - 20TH FLOOR
7,034 GSF

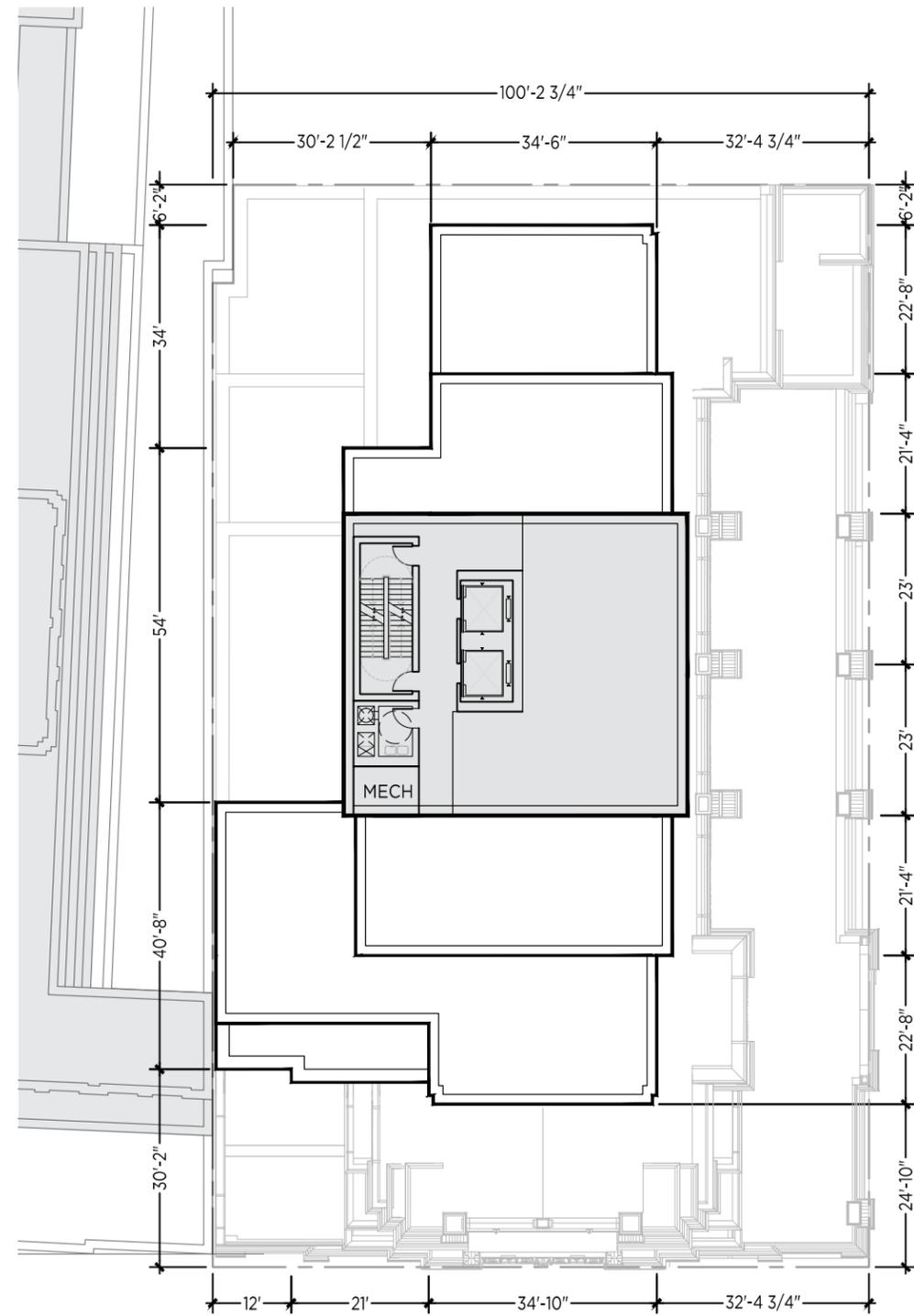


21ST FLOOR
6,763 GSF

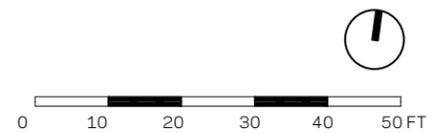




22-24TH FLOOR
4,365 GSF



BULKHEAD
2,415 GSF

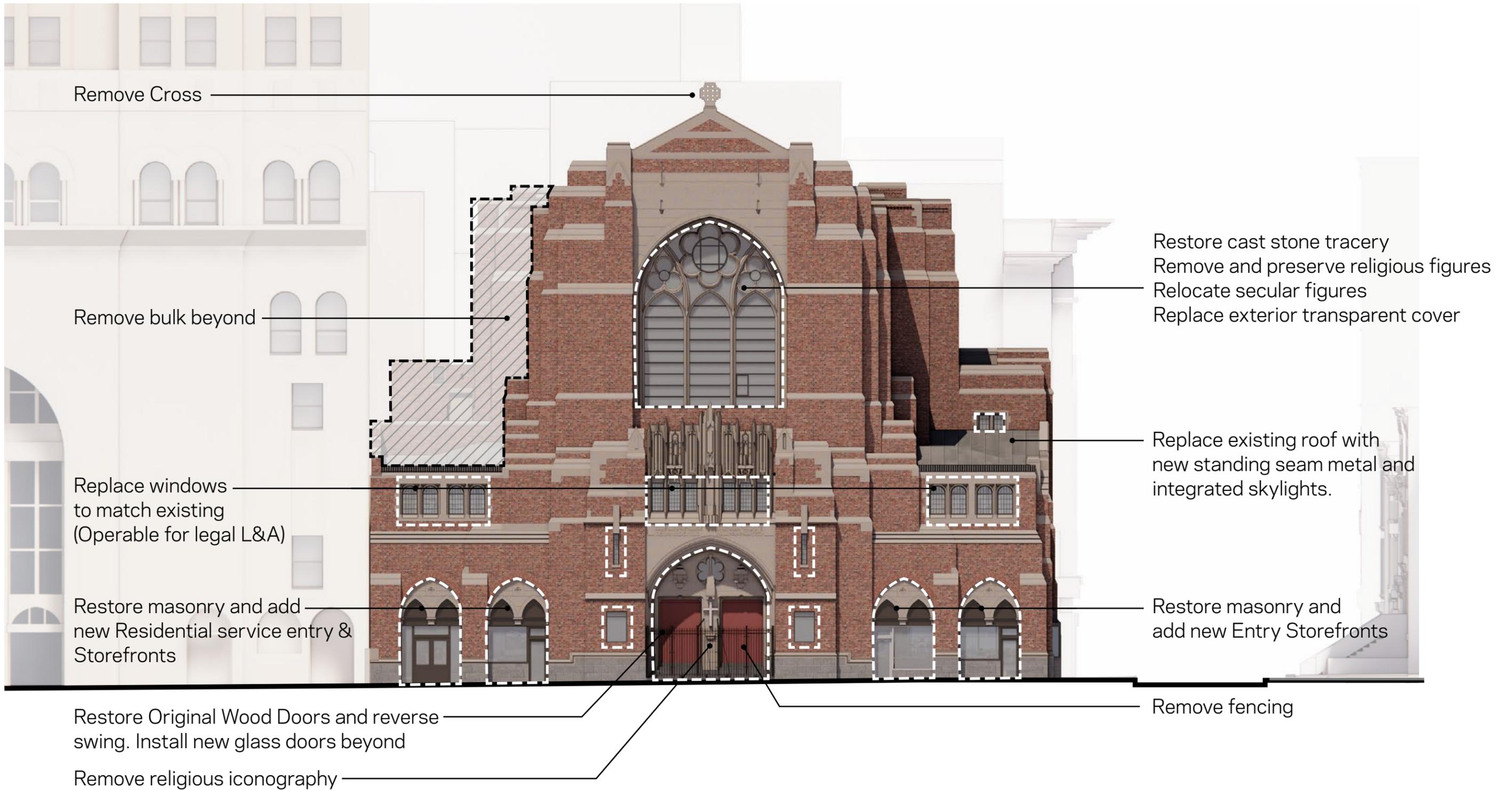


**Church Building
Restoration & Proposed Alterations**



South Elevation

Existing Conditions Representation



South Elevation

Proposed Alterations to Church Building

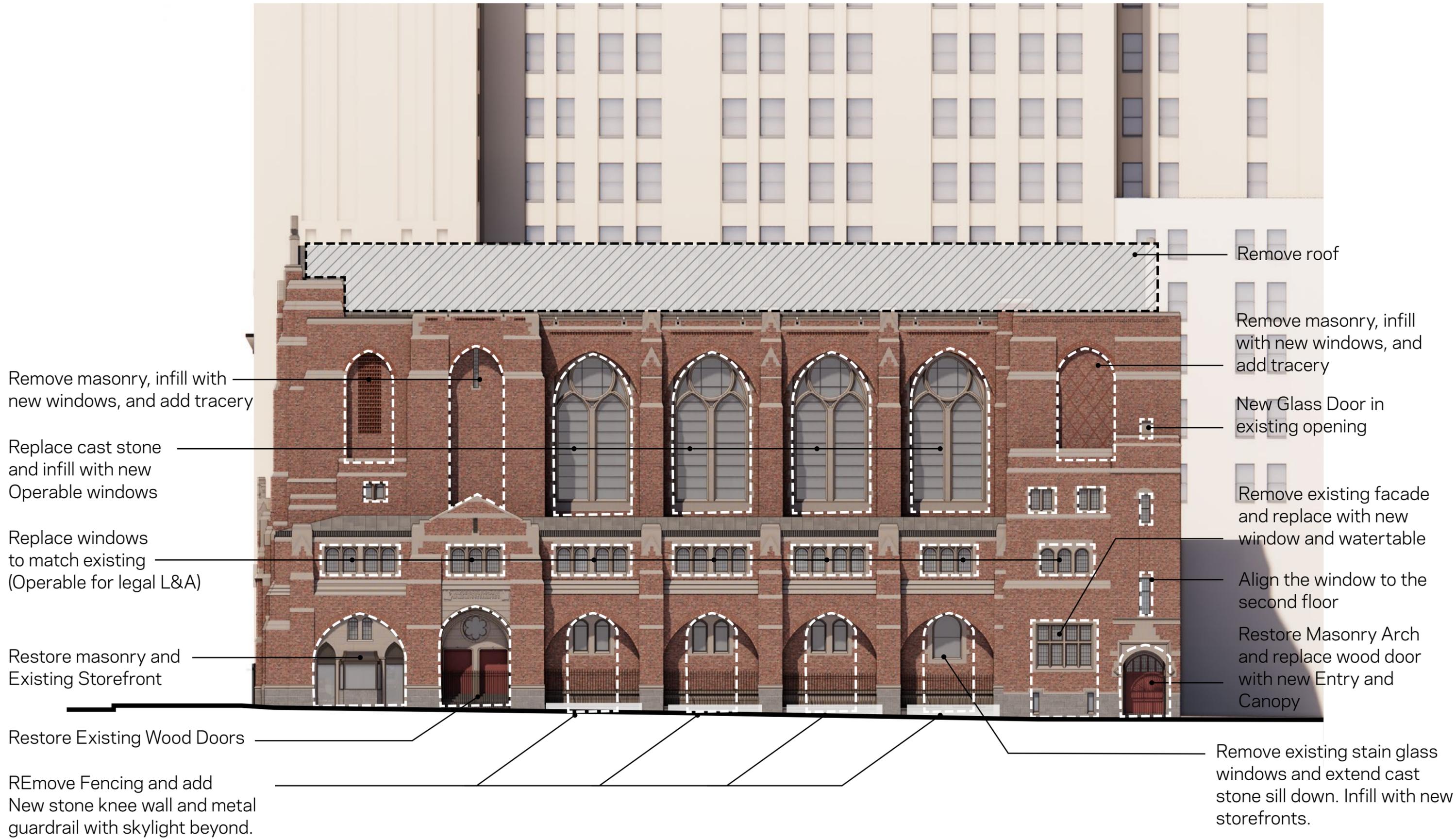


Proposed
Restore Facade & Materials, Reveal the Stained Glass



East Elevation

Existing Conditions Representation



Remove masonry, infill with new windows, and add tracery

Replace cast stone and infill with new Operable windows

Replace windows to match existing (Operable for legal L&A)

Restore masonry and Existing Storefront

Restore Existing Wood Doors

REmove Fencing and add New stone knee wall and metal guardrail with skylight beyond.

Remove roof

Remove masonry, infill with new windows, and add tracery

New Glass Door in existing opening

Remove existing facade and replace with new window and watertable

Align the window to the second floor

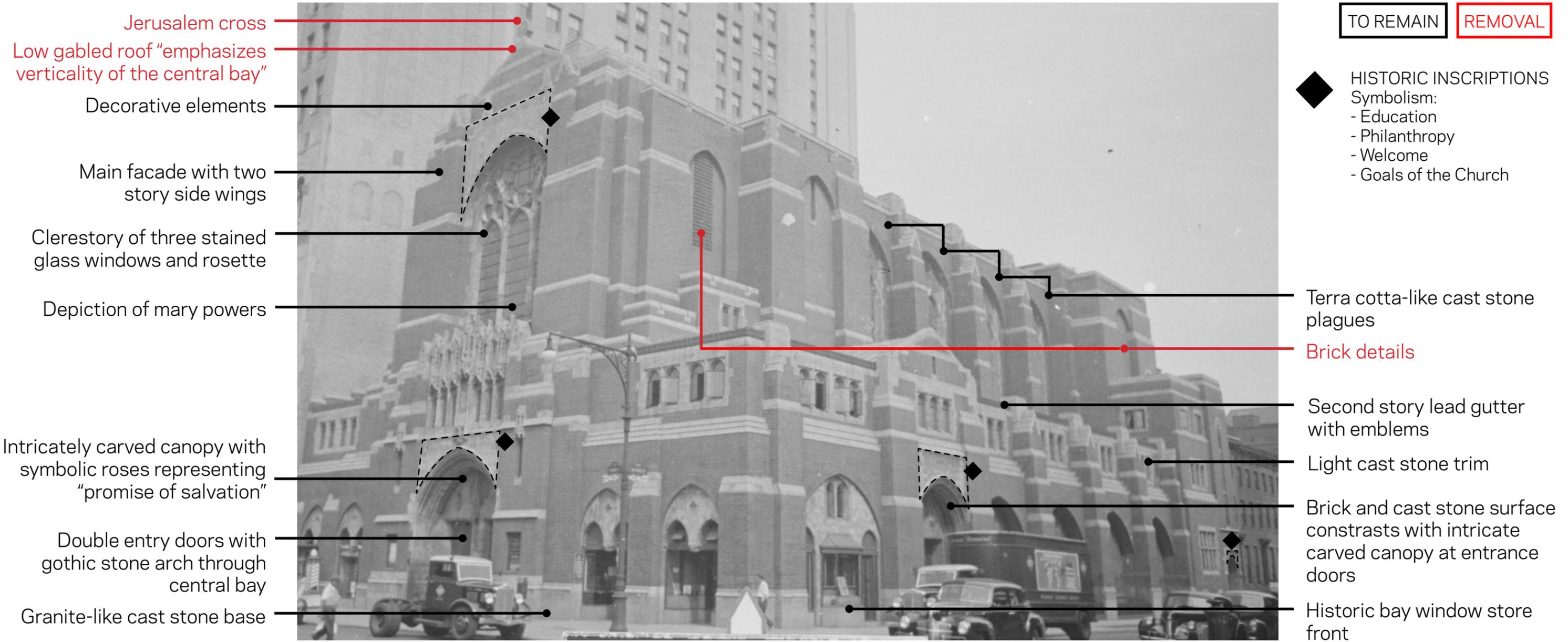
Restore Masonry Arch and replace wood door with new Entry and Canopy

Remove existing stain glass windows and extend cast stone sill down. Infill with new storefronts.

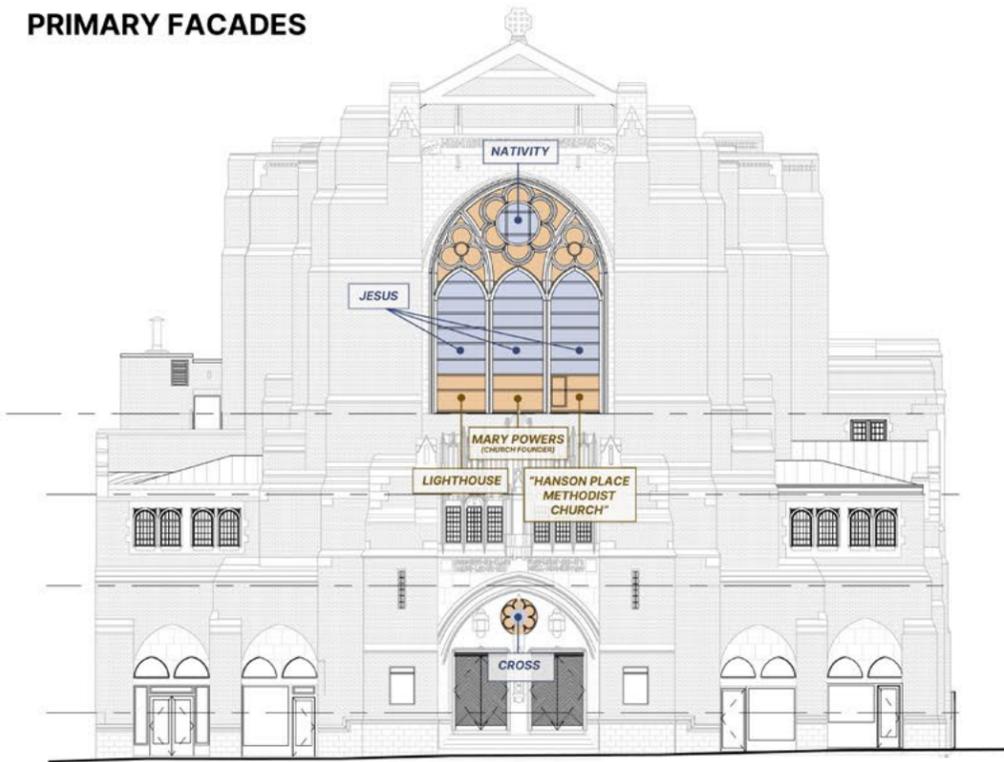
East Elevation

Proposed Alterations to Church Building

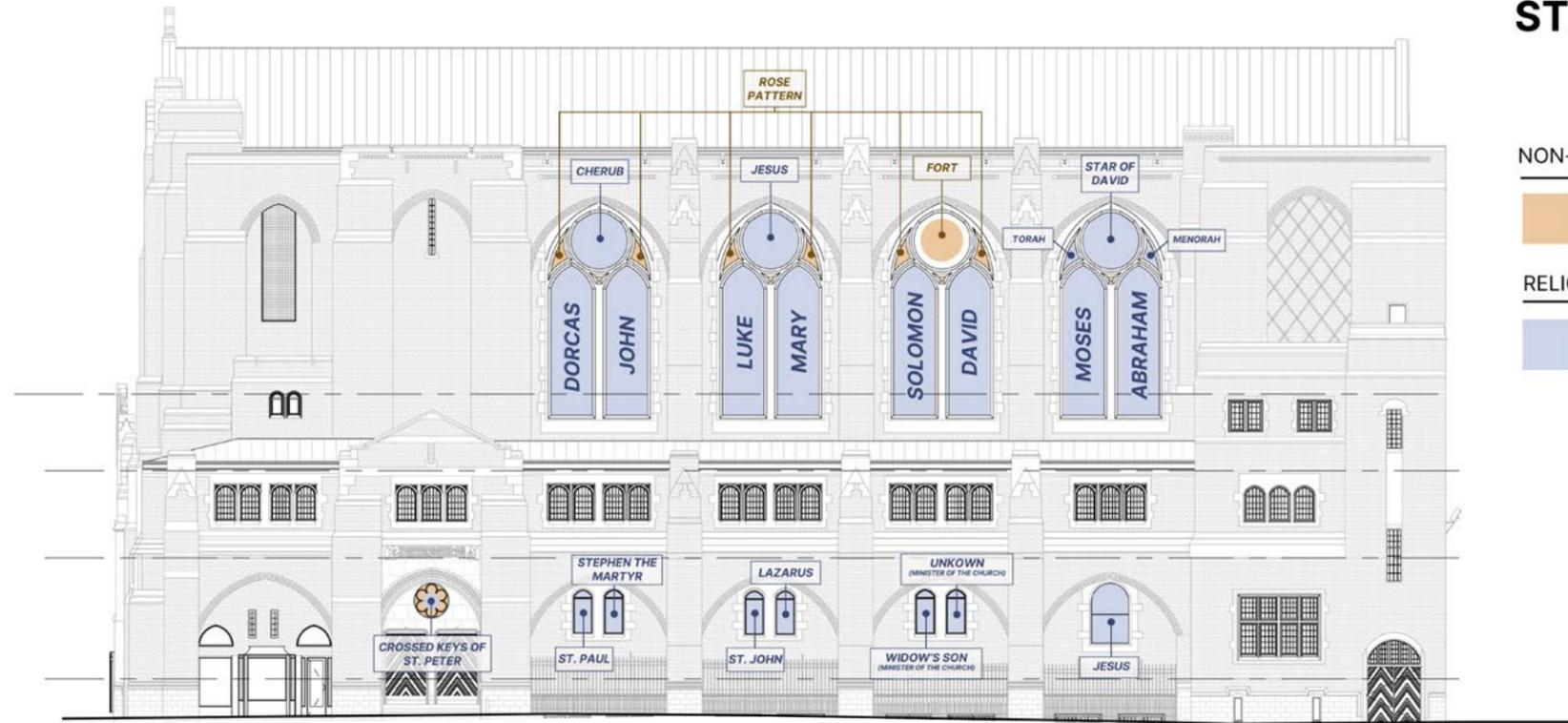




PRIMARY FACADES



South

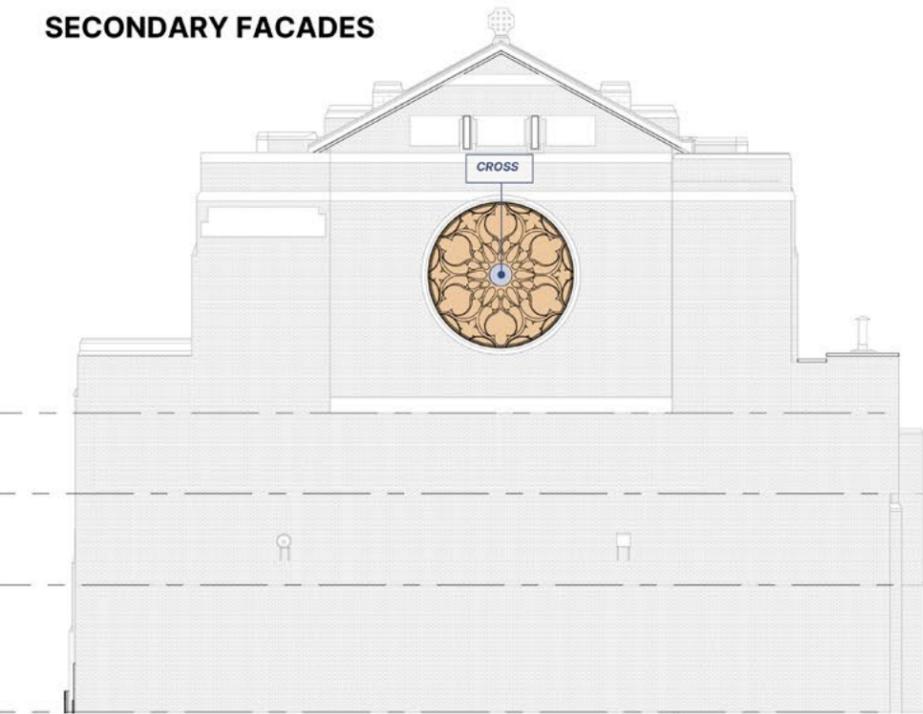


East

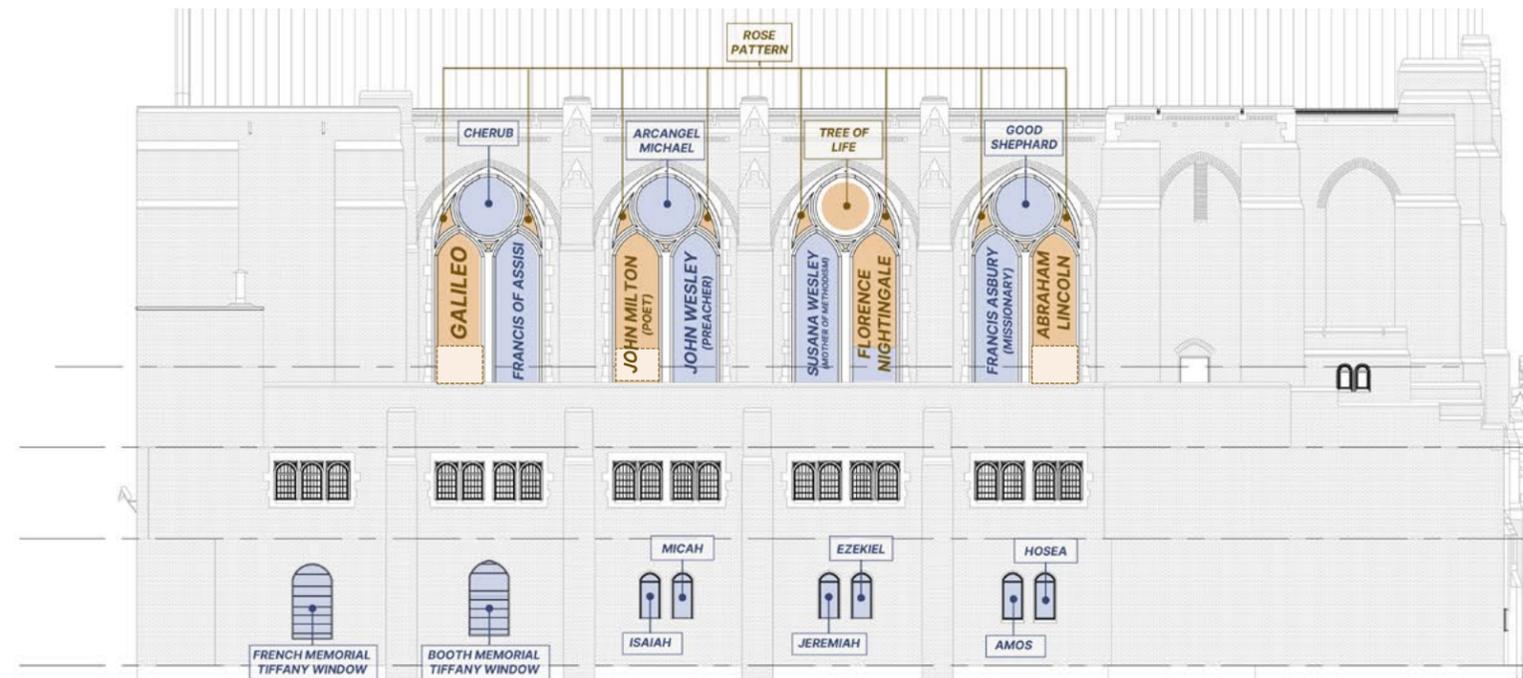
STAINED GLASS ANALYSIS

- NON-RELIGIOUS
 - Non-Religious Iconography to be **RETAINED**
- RELIGIOUS
 - Religious Iconography to be **REMOVED**

SECONDARY FACADES



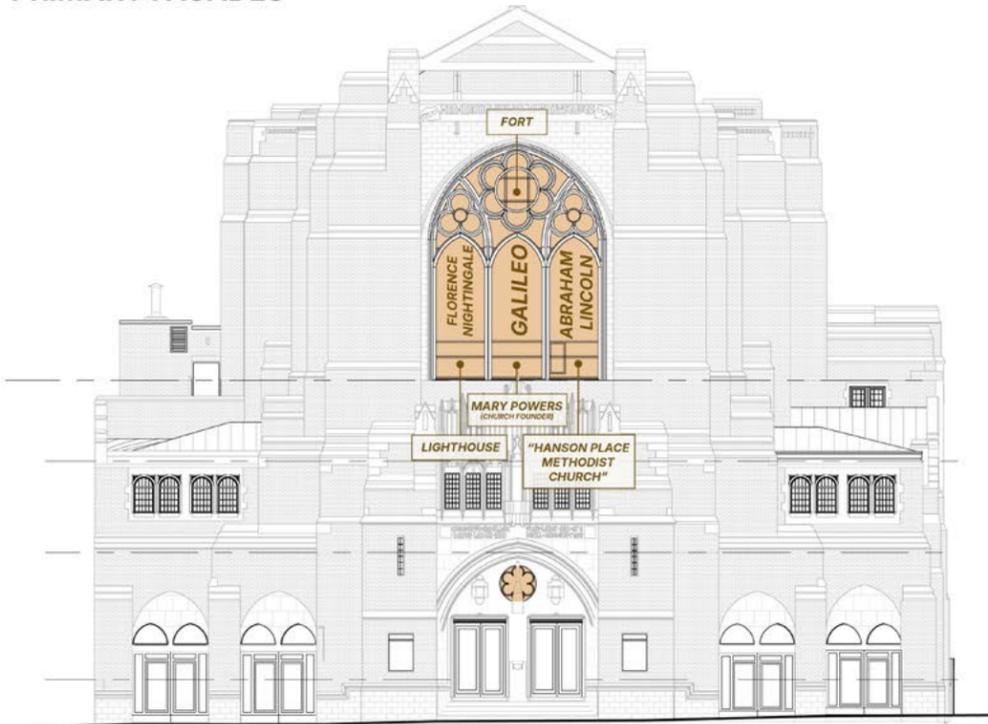
North



West

Stained Glass Diagram
Existing

PRIMARY FACADES



South

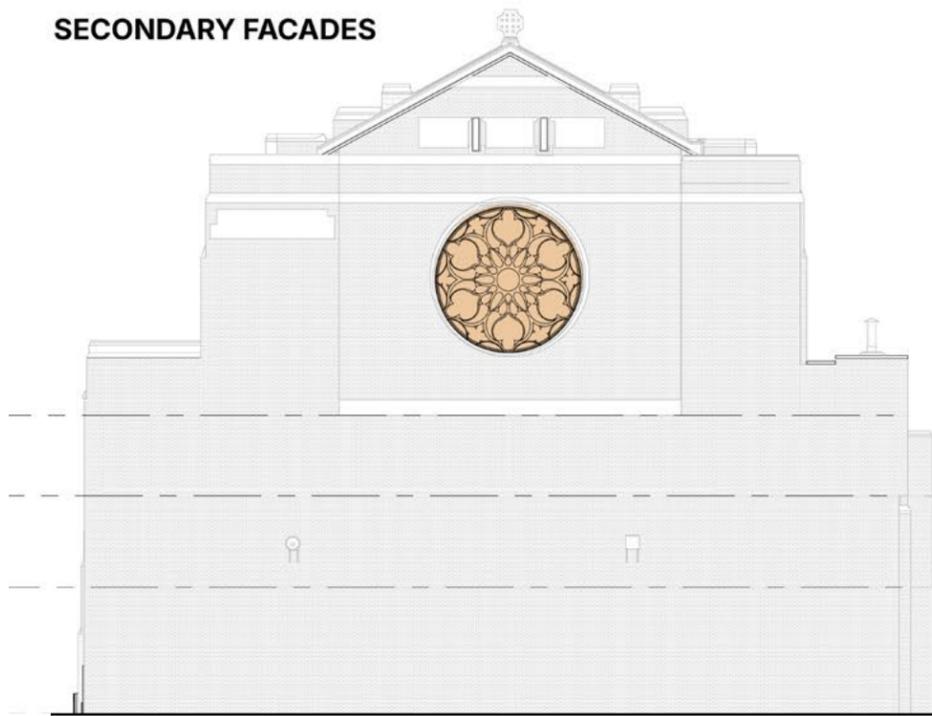


East

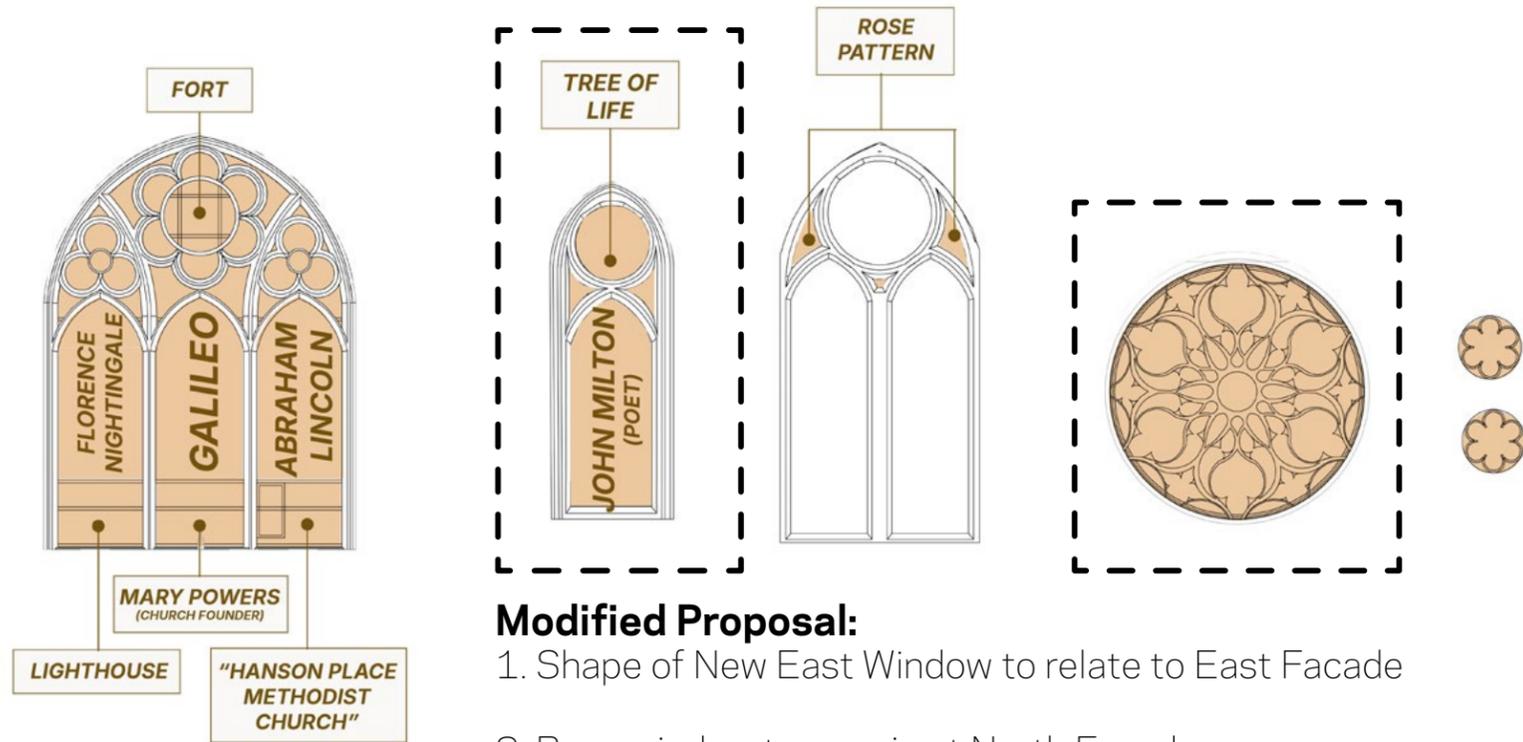
STAINED GLASS ANALYSIS

NON-RELIGIOUS
 Non-Religious Iconography to be **RETAINED**

SECONDARY FACADES



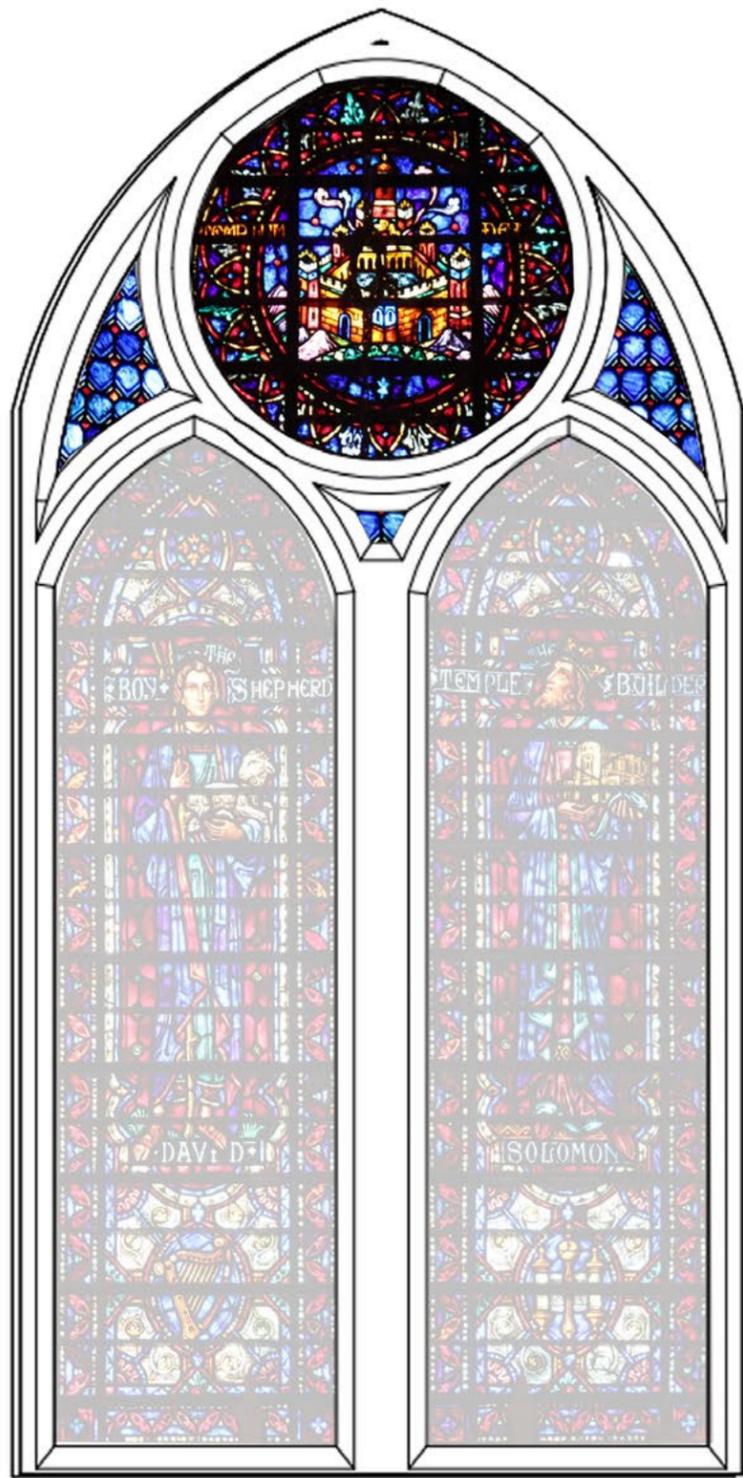
North



Modified Proposal:

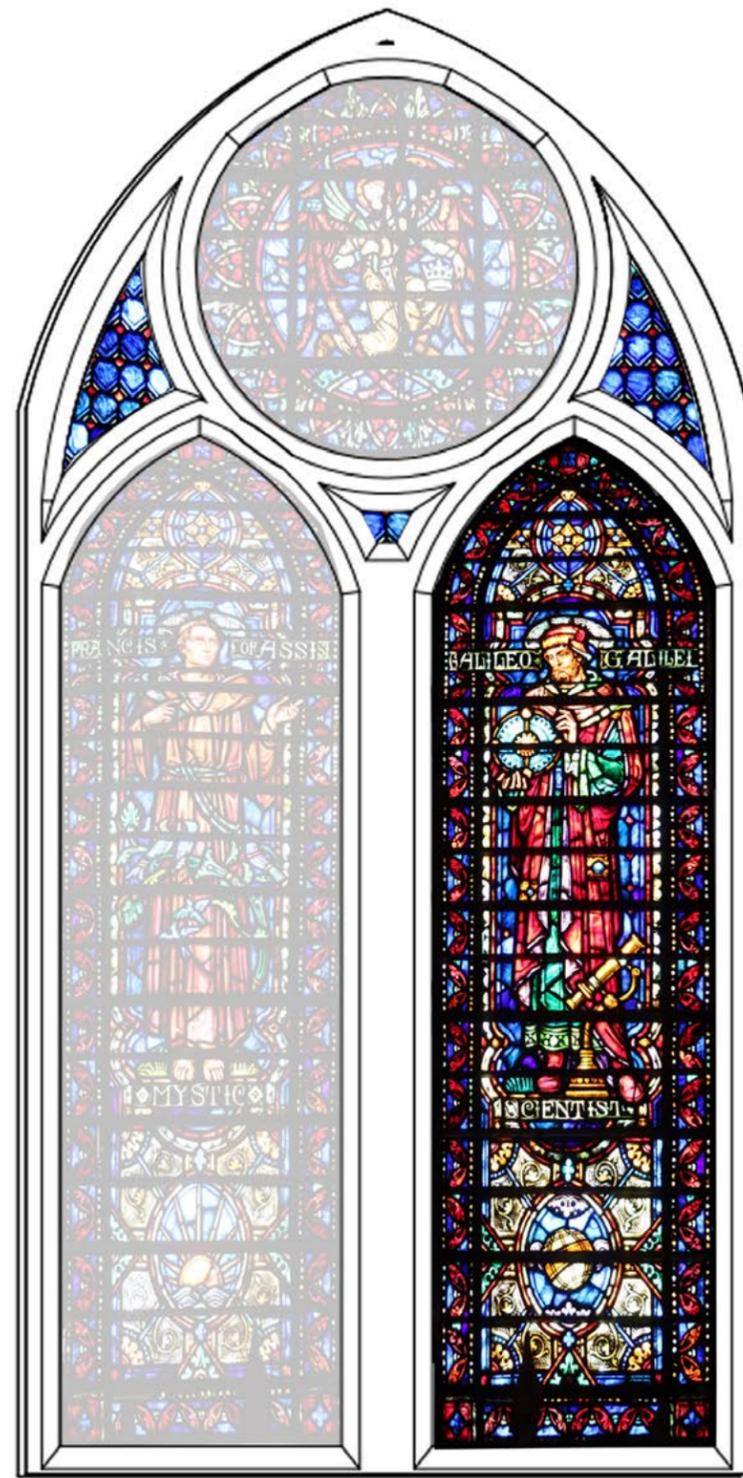
1. Shape of New East Window to relate to East Facade
2. Rose window to remain at North Facade

Type A

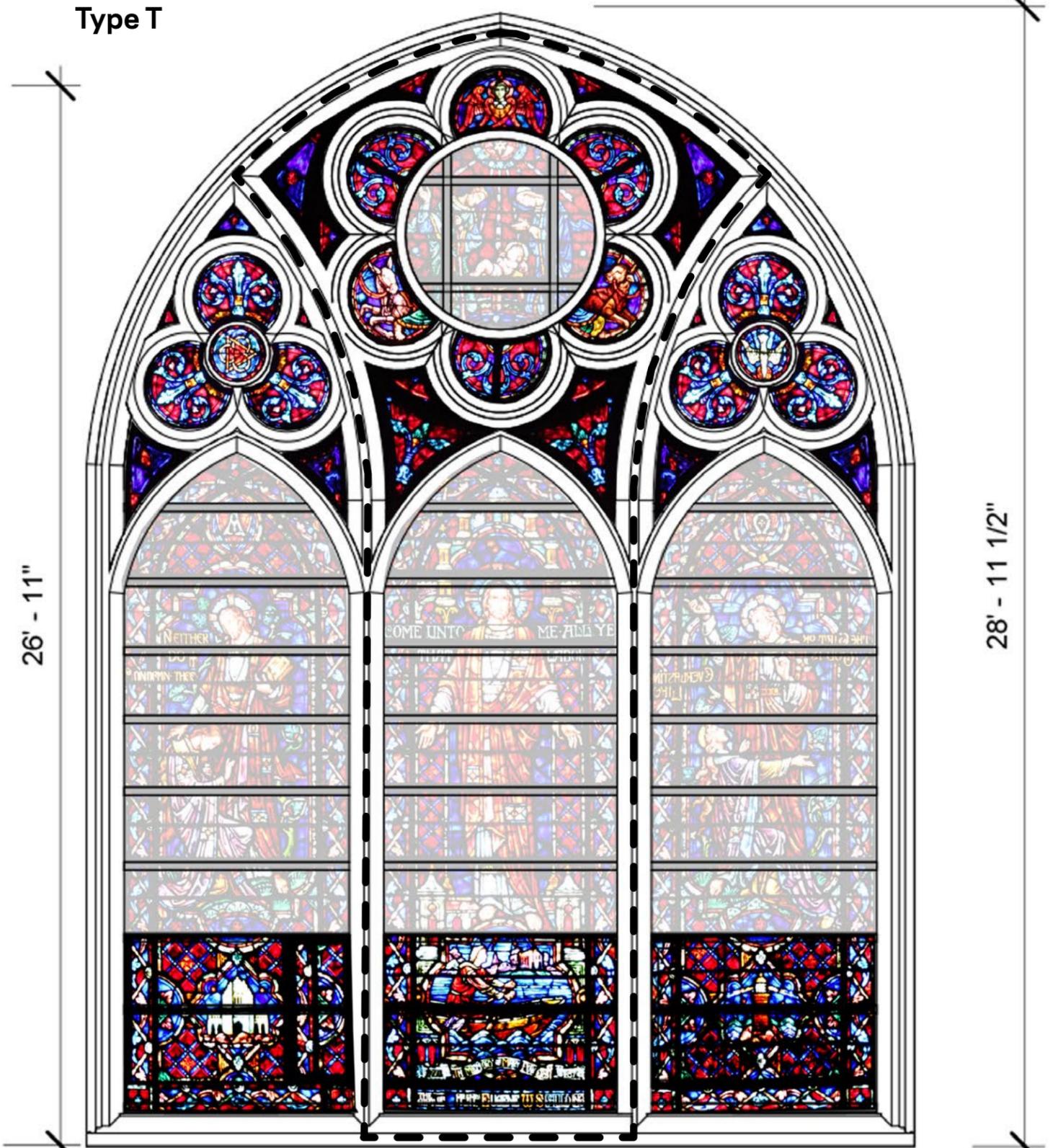


13' - 4 3/4"

Type T



13' - 4 3/4"



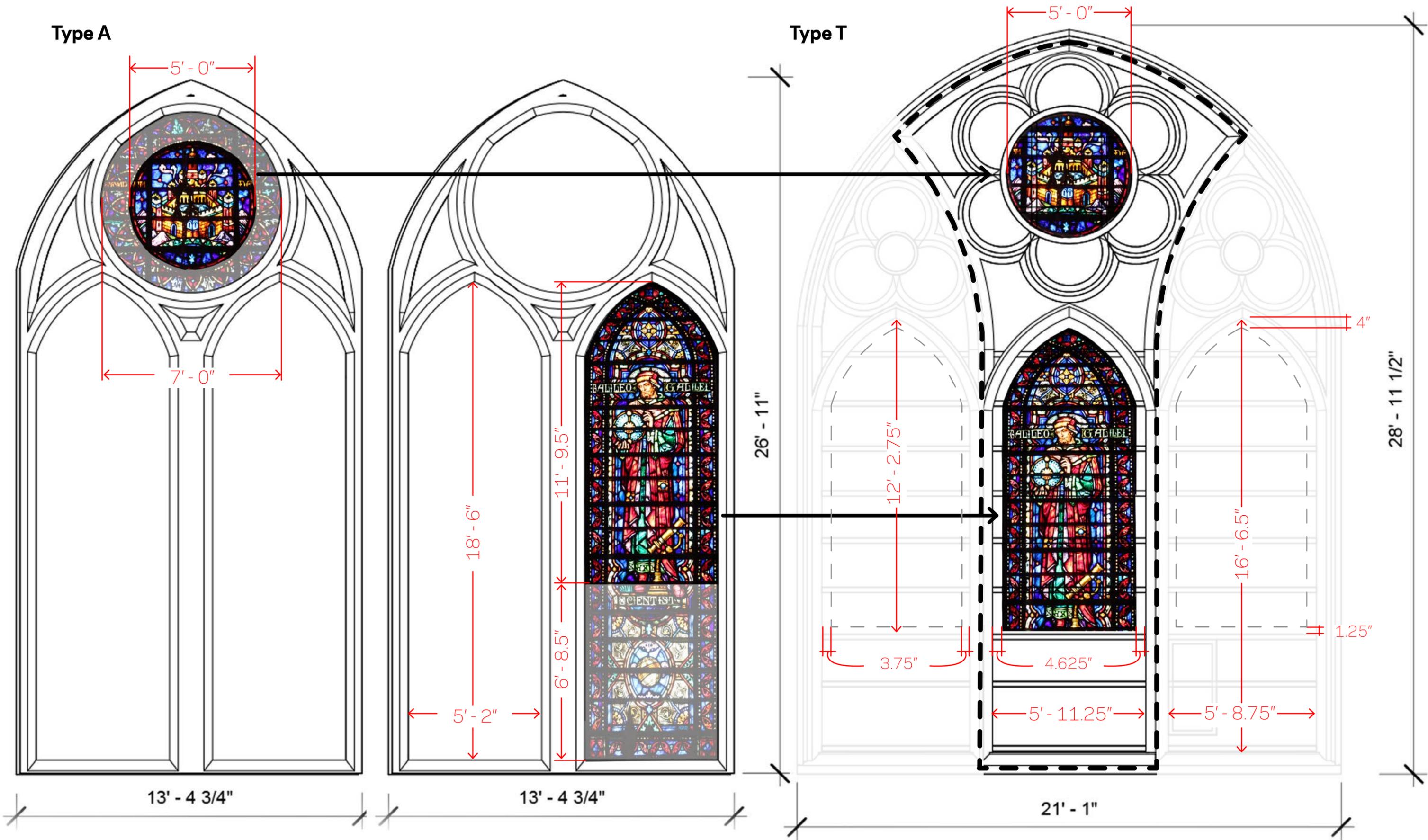
26' - 11"

21' - 1"

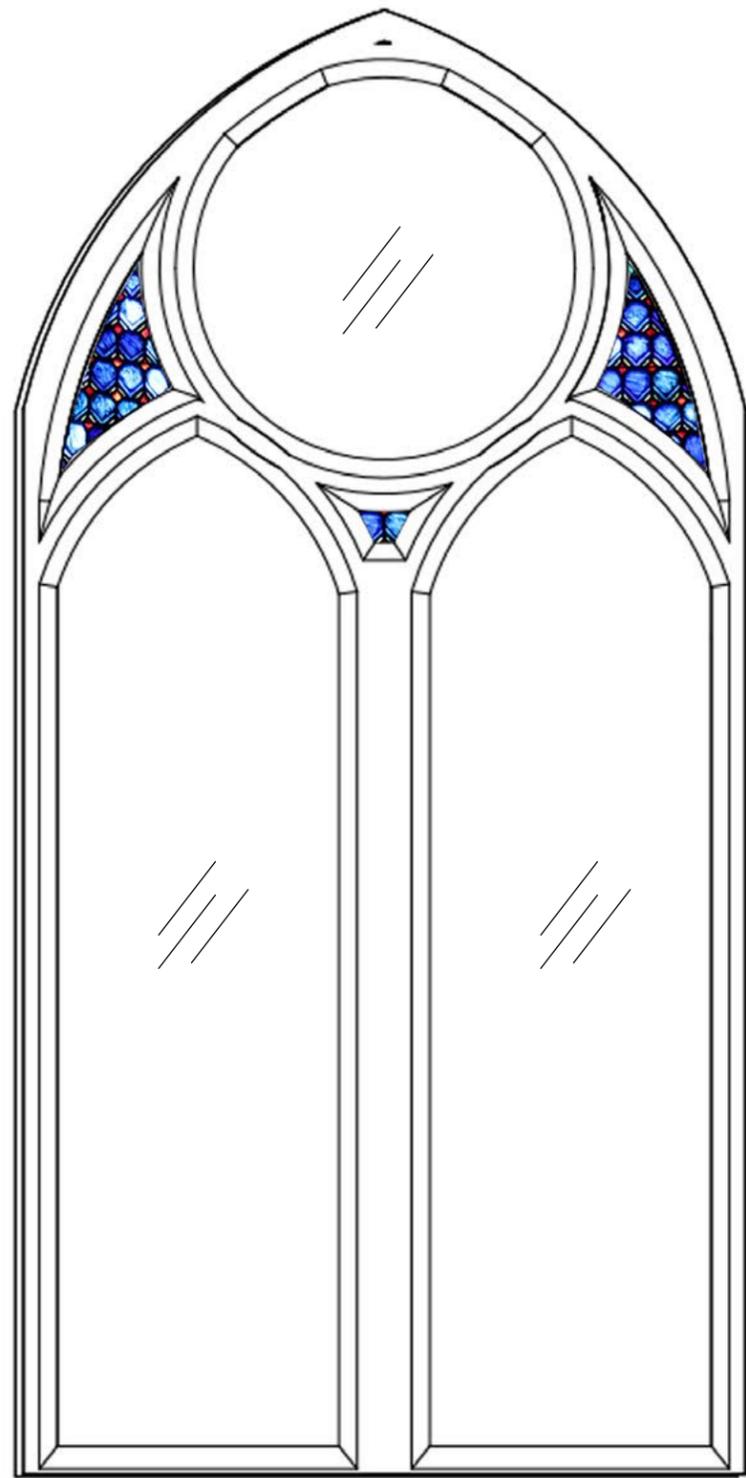
28' - 11 1/2"

Type A

Type T

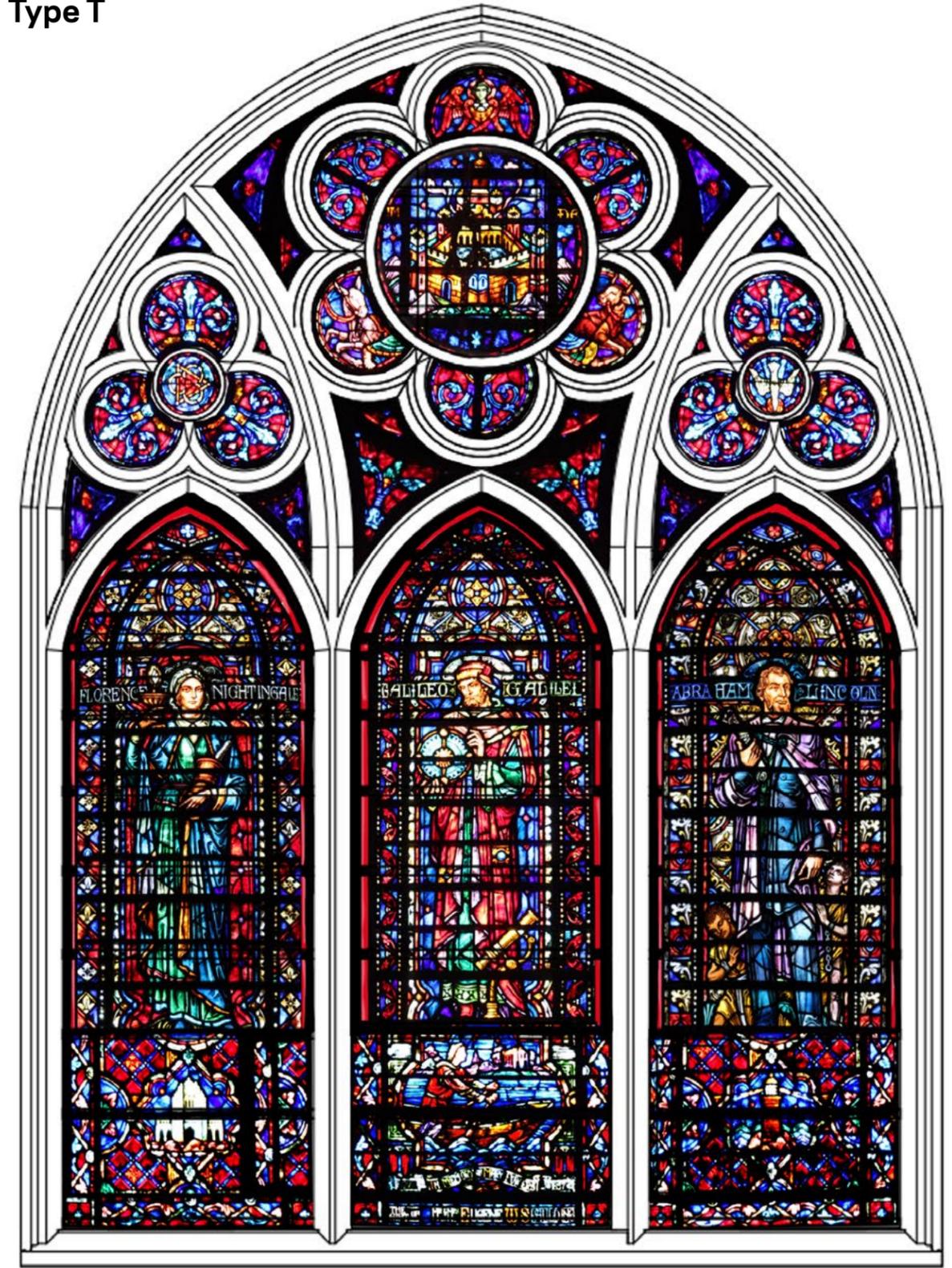


Type A



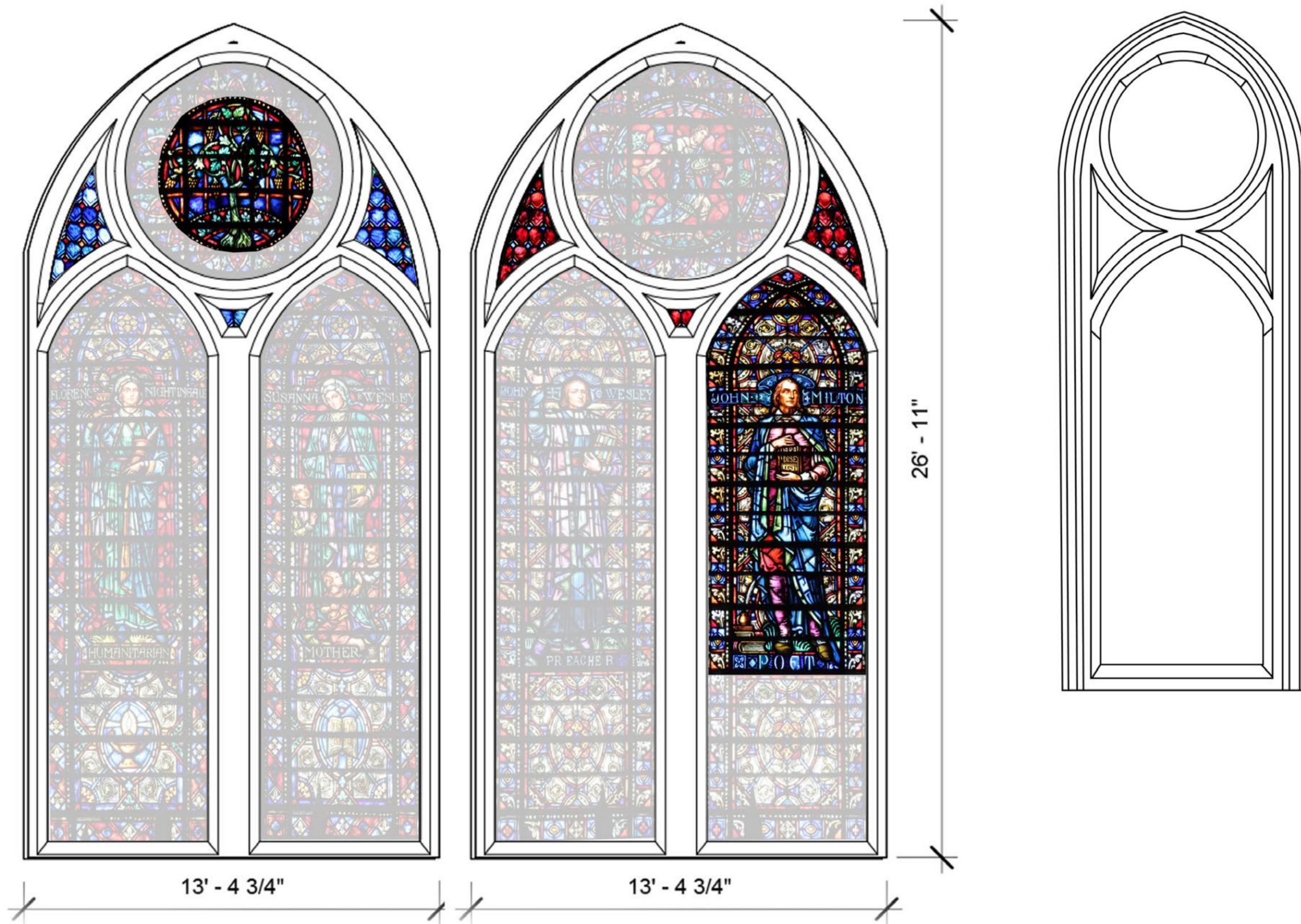
13' - 4 3/4"

Type T



21' - 1"

28' - 11 1/2"



13' - 4 3/4"

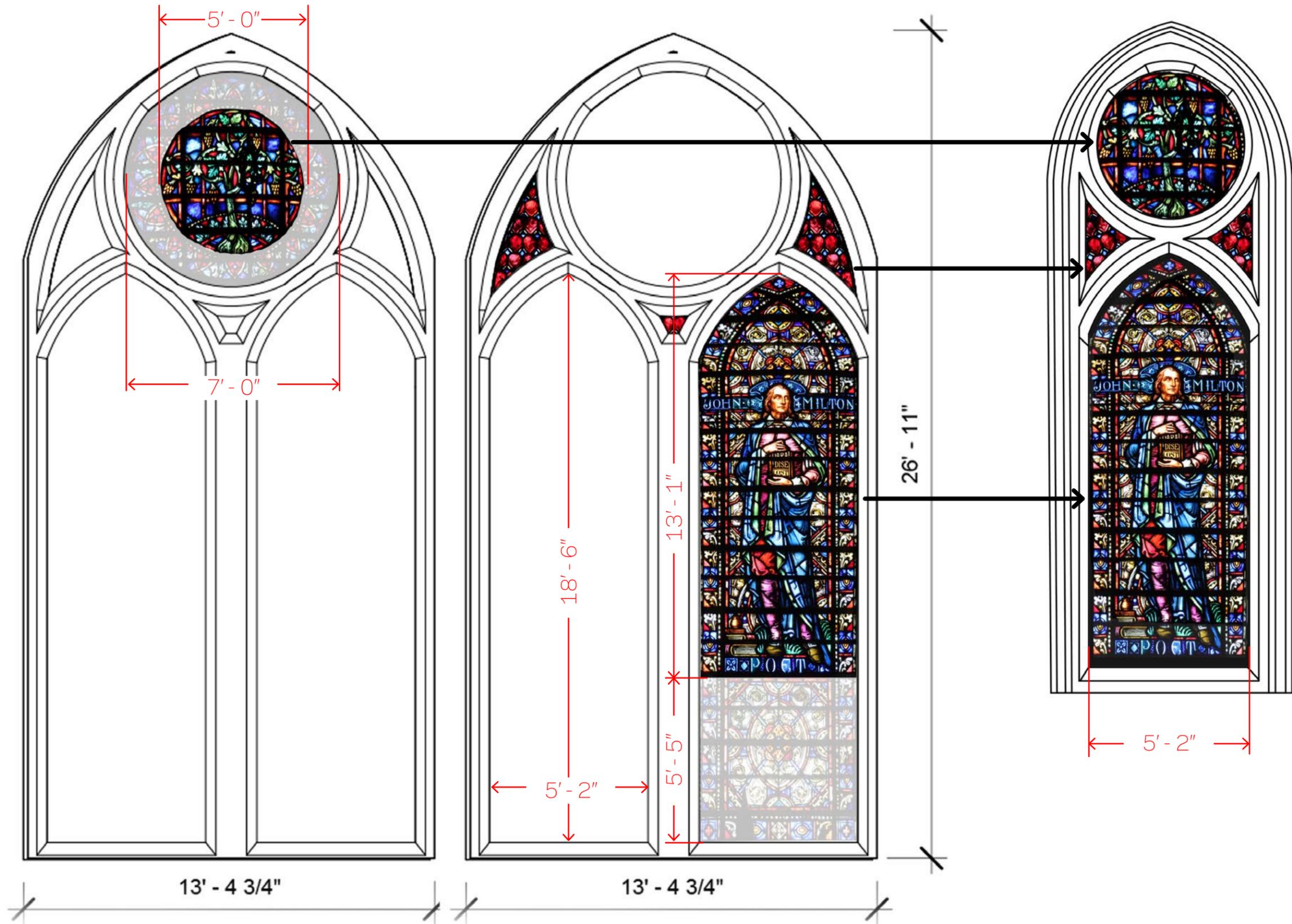
13' - 4 3/4"

26' - 11"

New East Window
Religious Iconography

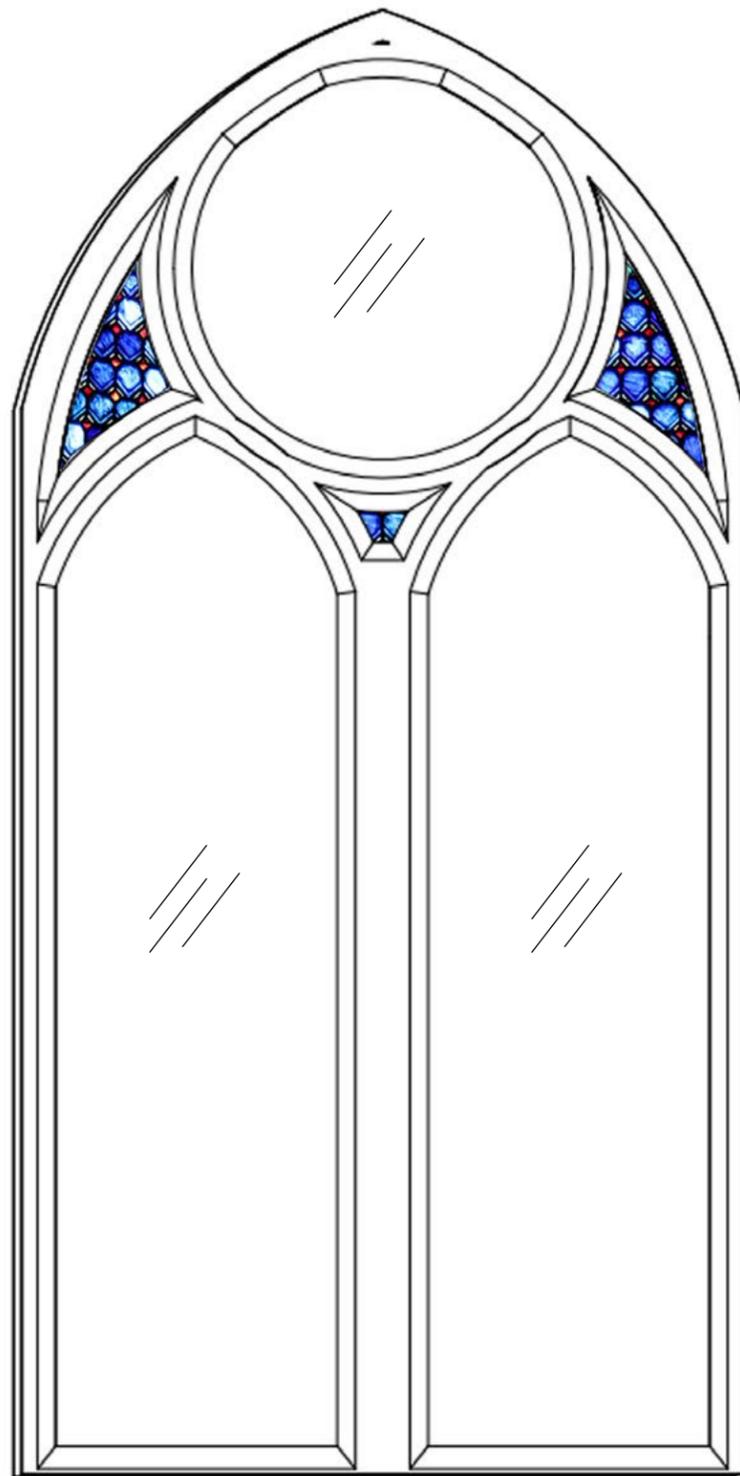
Type A

New

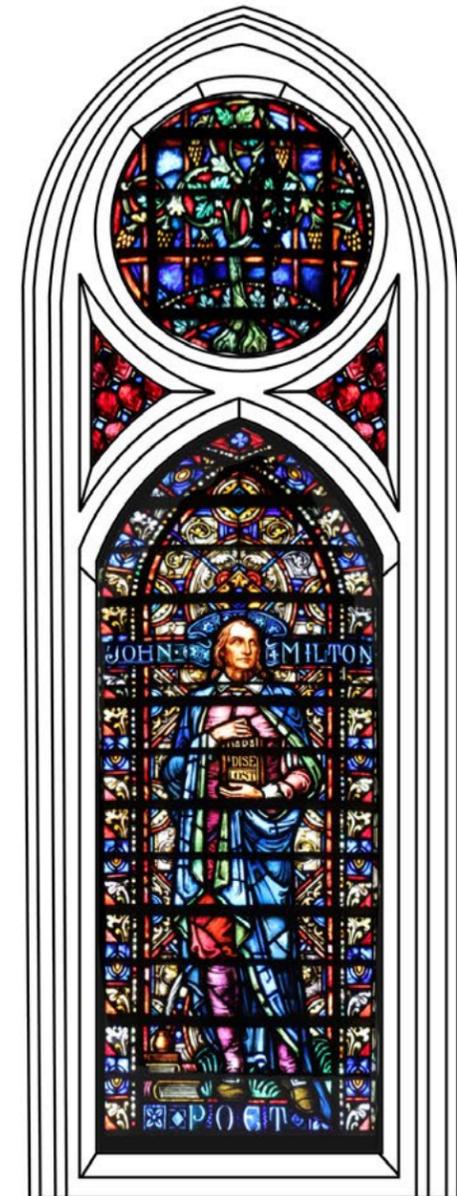


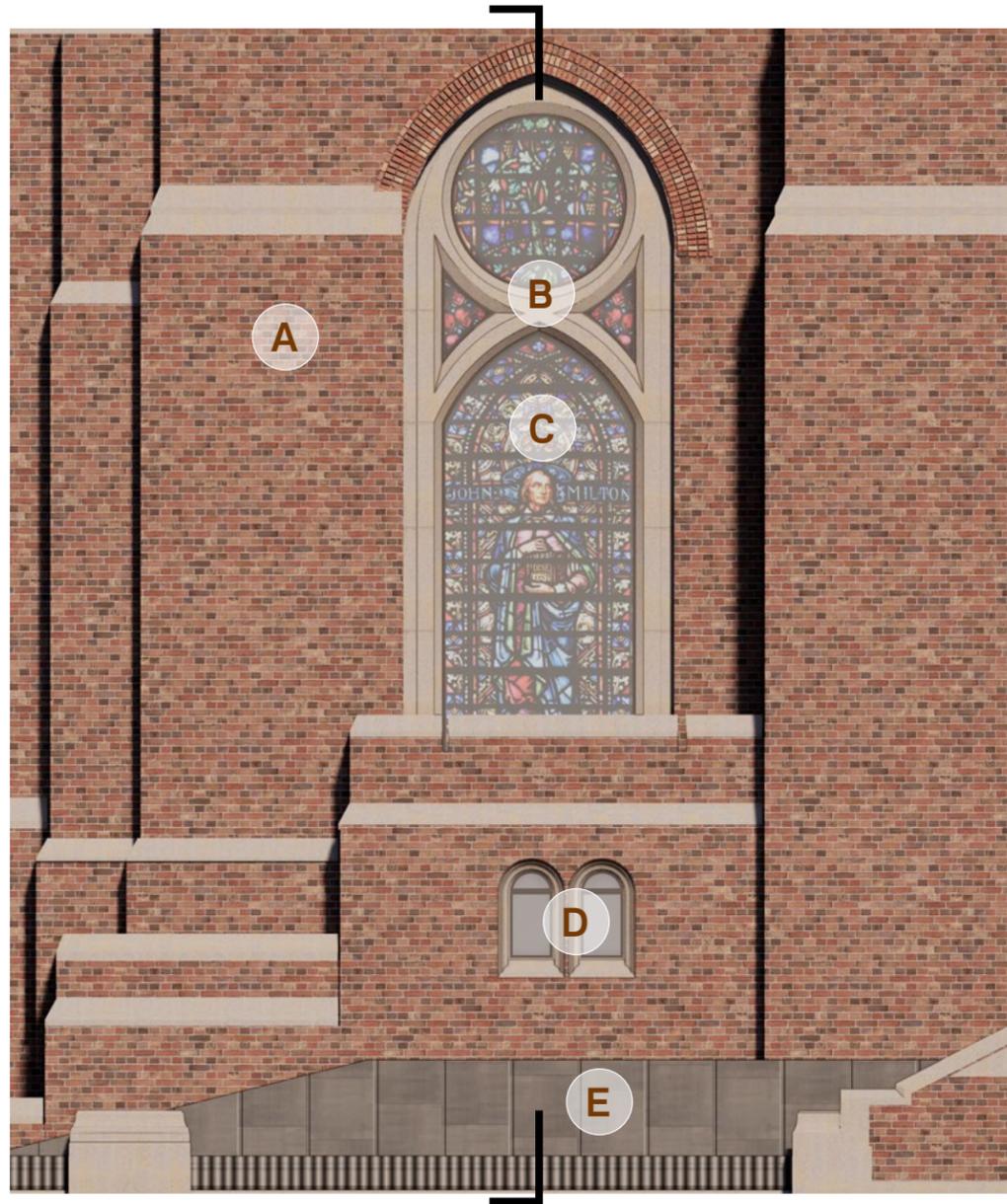
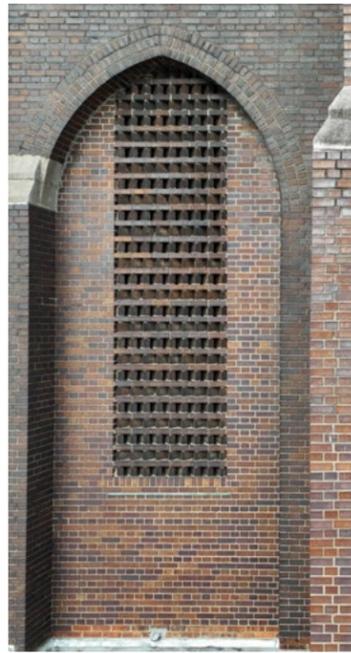
New East Window
Relocation

Type A

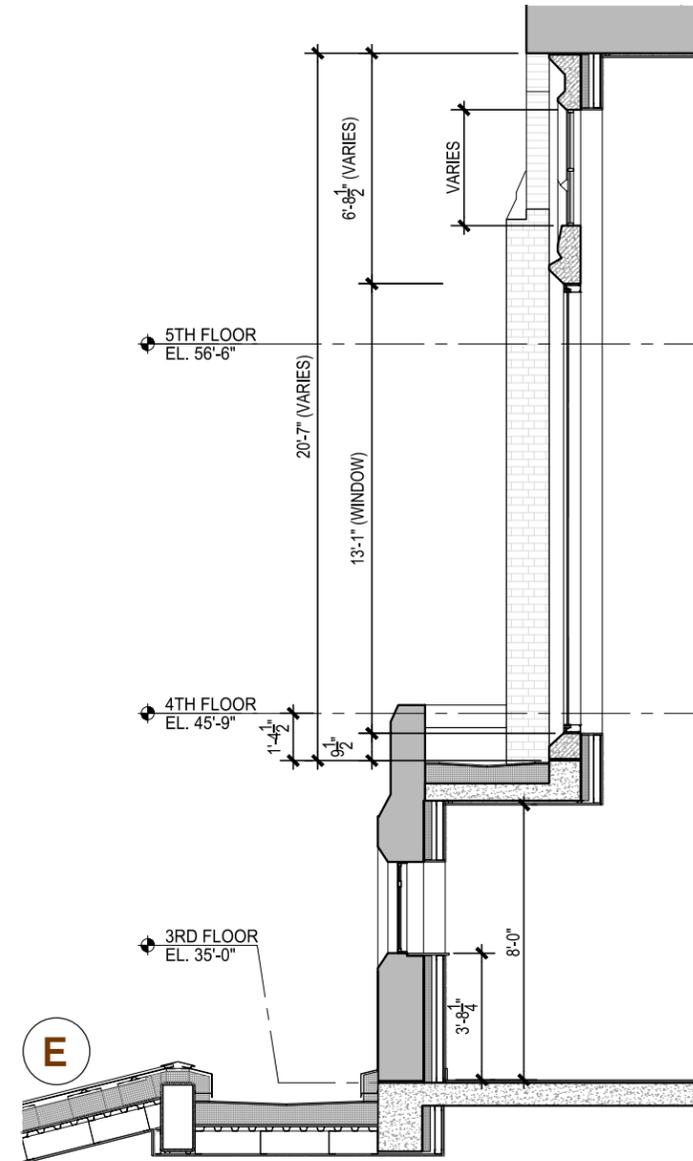


New

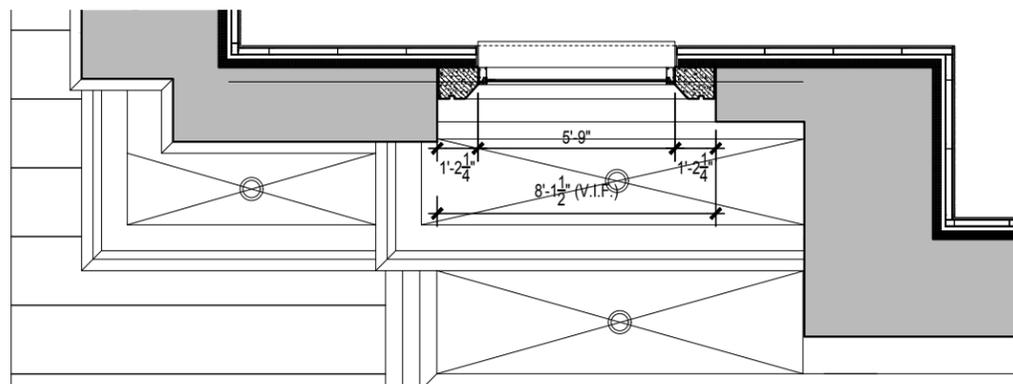




2 ELEVATION
3/16" = 1'-0"



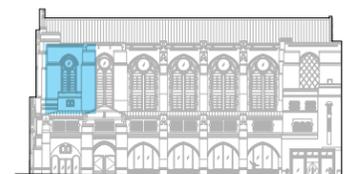
3 SECTION
3/16" = 1'-0"



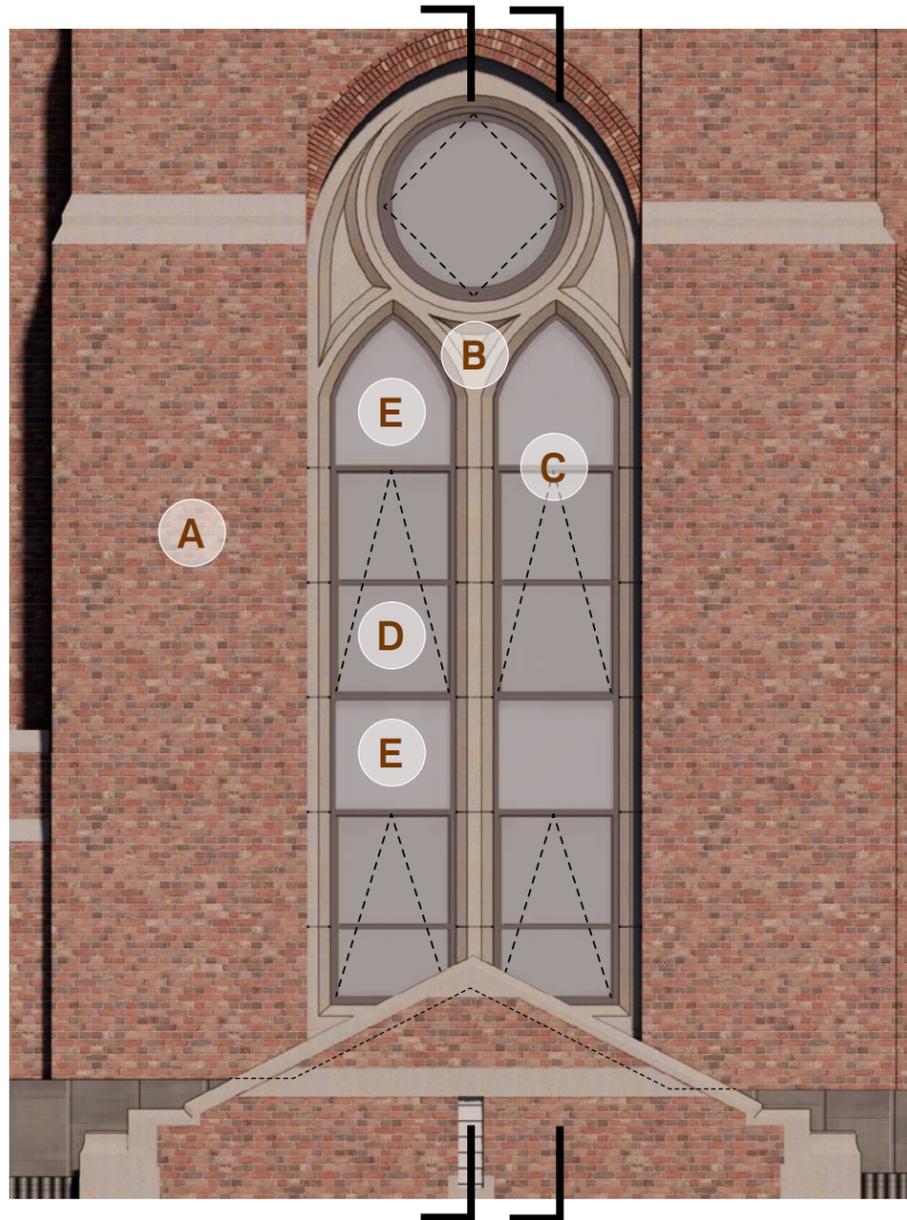
1 PLAN
3/16" = 1'-0"

EXTERIOR MATERIALS

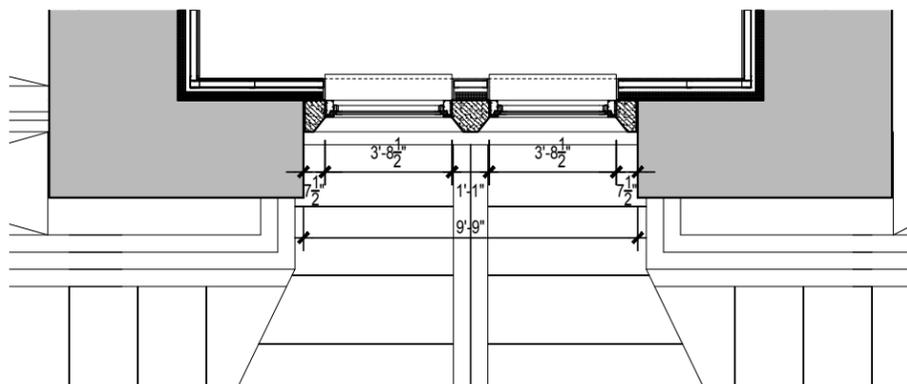
- A** Restored Existing Brick English Bond
- B** Precast Concrete w/ a Limestone Finish
- C** High Performance Painted Aluminum Curtain Wall w/ Relocated Stained Glass
- D** Replaced Existing Windows
- E** Standing Seam Roof w/ Integrated Skylights & Drainage



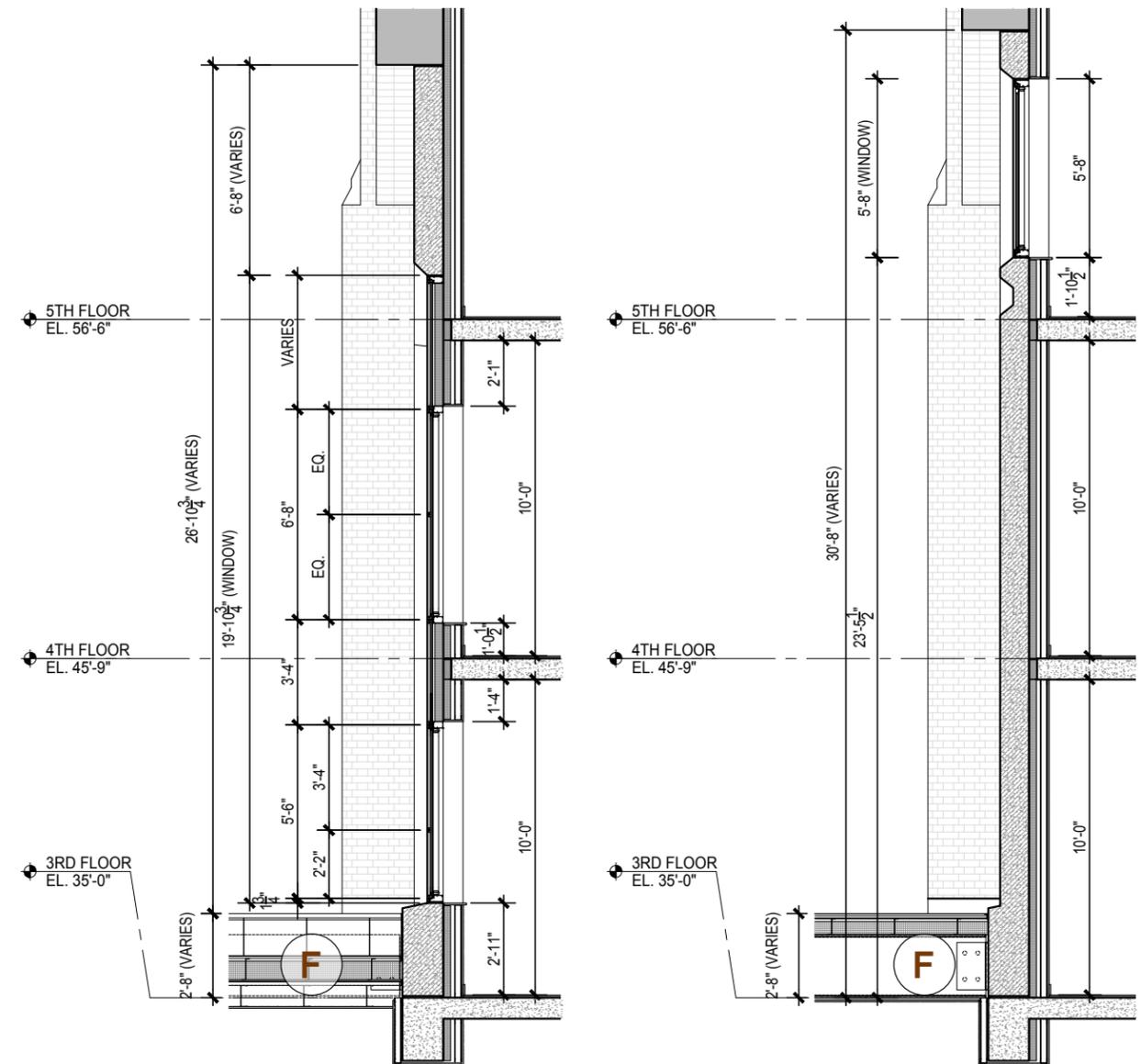
Proposed Details at First Arch 2nd Tier



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



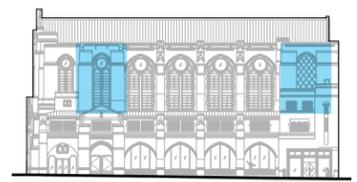
1 PLAN
3/16" = 1'-0"



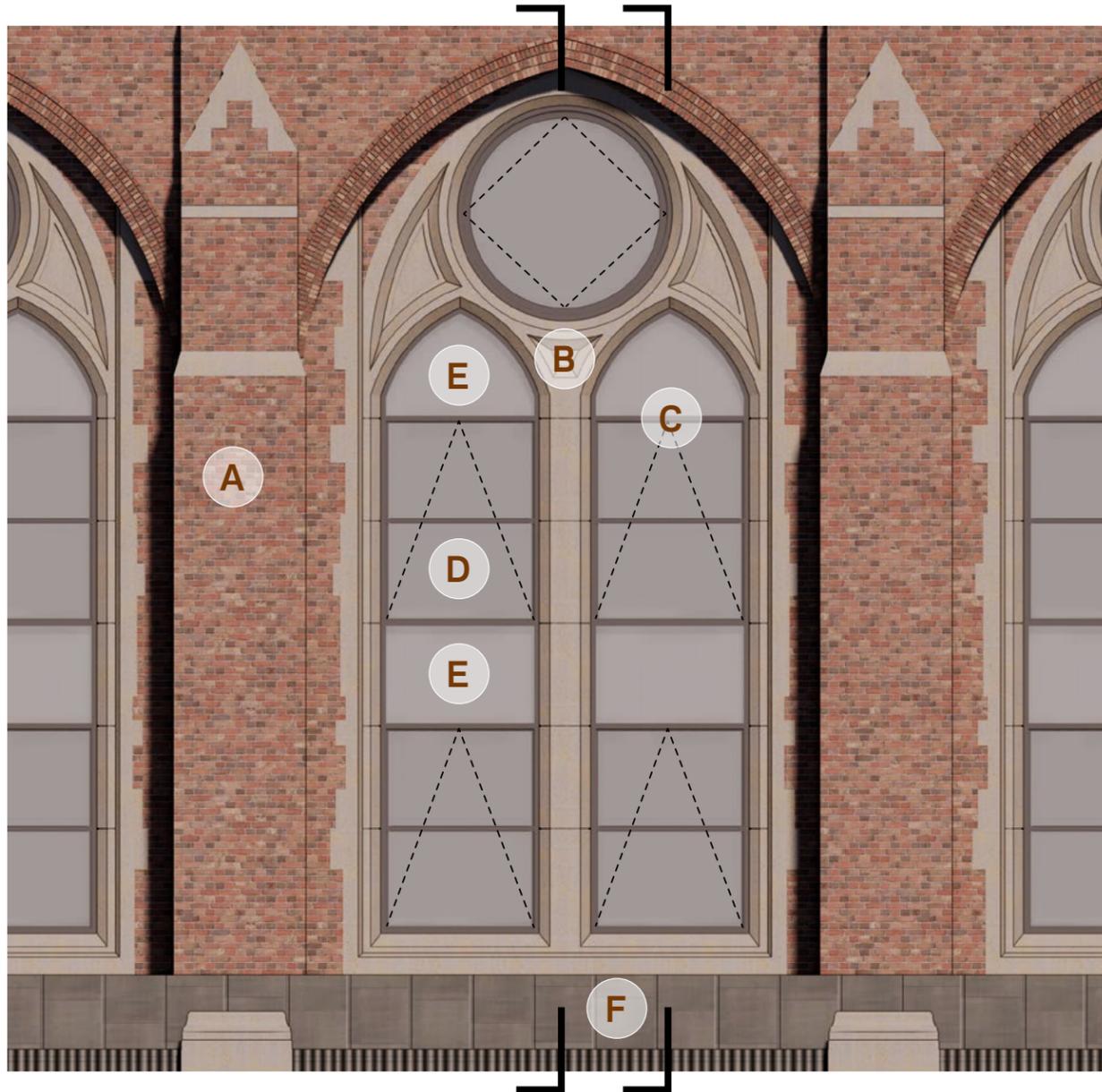
3 SECTION
3/16" = 1'-0"

EXTERIOR MATERIALS

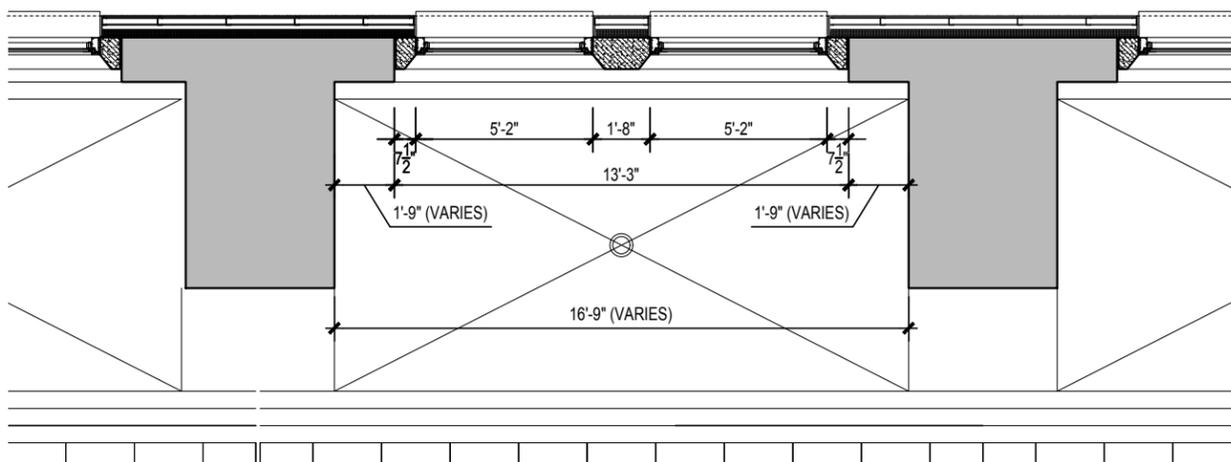
- A** Restored Existing Brick English Bond
- B** Precast Concrete w/ a Limestone Finish
- C** High Performance Painted Aluminum Curtain Wall w/ SSG Mullion Option
- D** Thermally Broken Painted Aluminum Awning Windows
- E** Insulated Glass Shadow Box
- F** Standing Seam Roof w/ Integrated Skylights &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



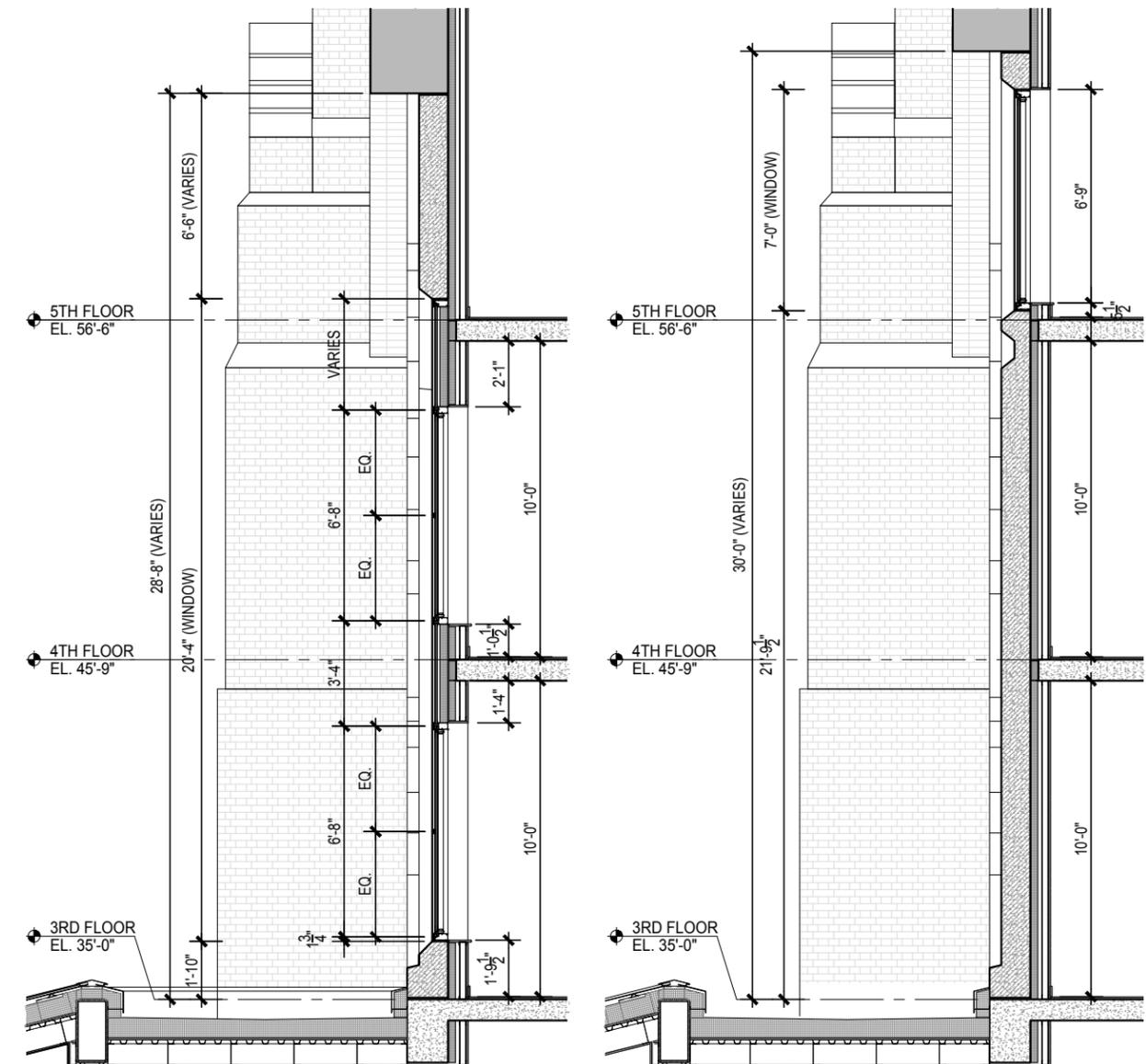
Proposed Details at Second Arch 2nd Tier



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



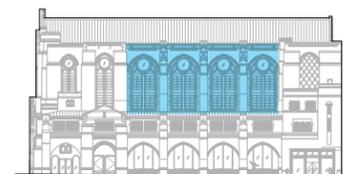
1 PLAN
3/16" = 1'-0"



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



Existing Elevation



Community Facility Entrances - South



Side Entry - East

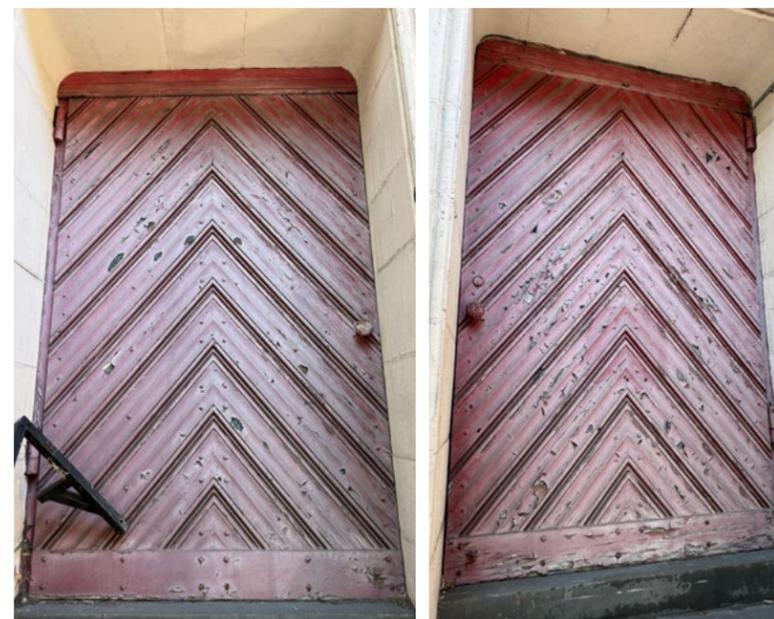


Residential Entry - East

Existing Images



Community Facility Entrances - South



Side Entry - East



Residential Entry - East



Existing Conditions
Wood Doors

Existing



Community Facility Entrances - South



Side Entry - East



Residential Entry - East

**Original Proposal
12.06.25**



Community Facility Entrances - South



Side Entry - East



Residential Entry - East

Modified Proposal



Community Facility Entrances - South



Side Entry - East



Residential Entry - East

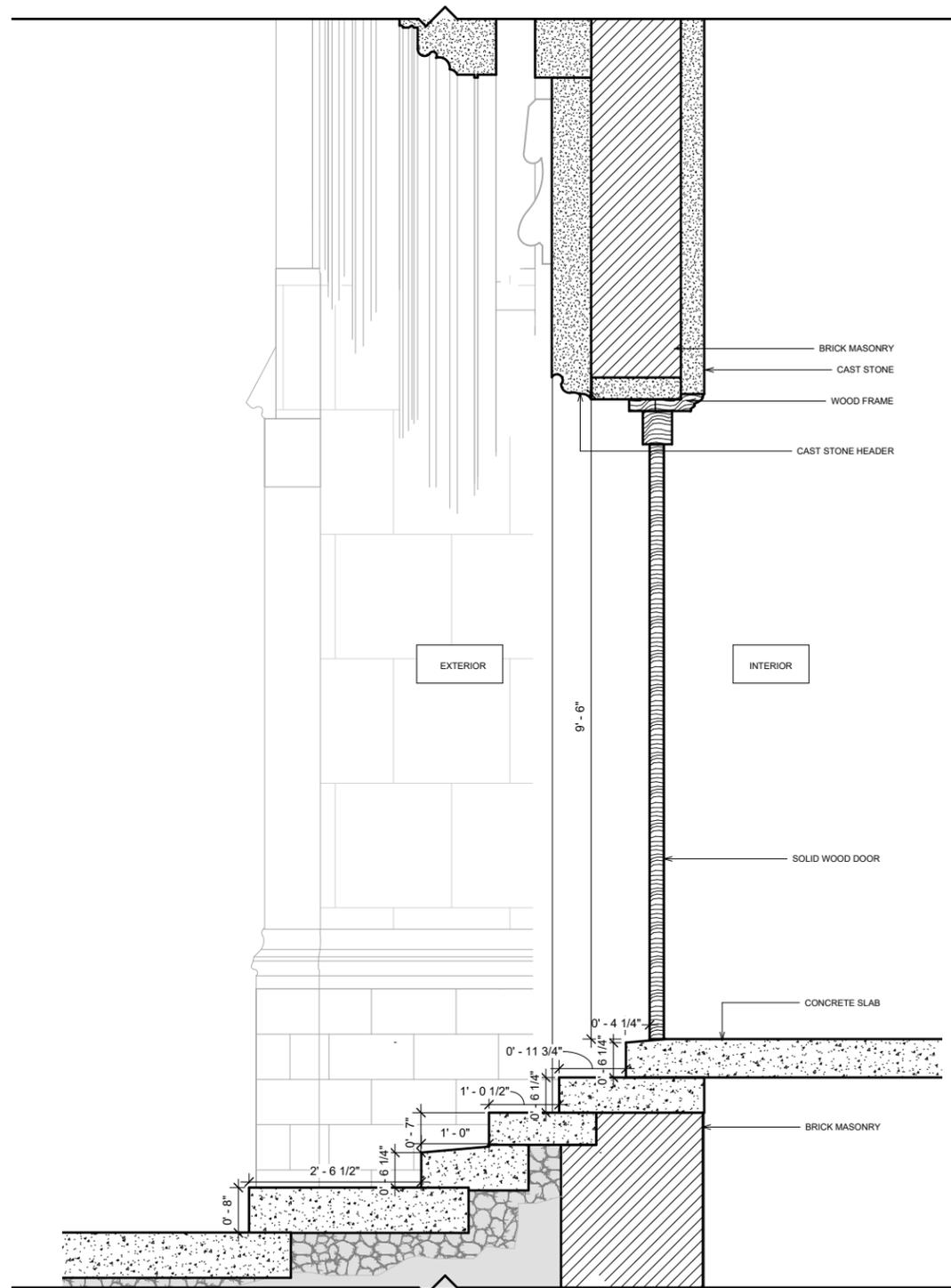
Proposed Conditions
Wood Doors



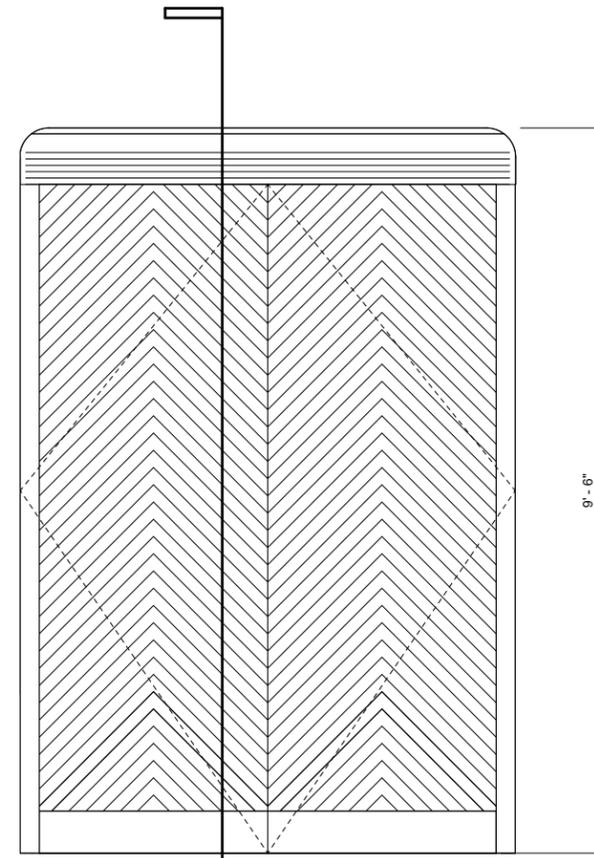
Exterior Condition



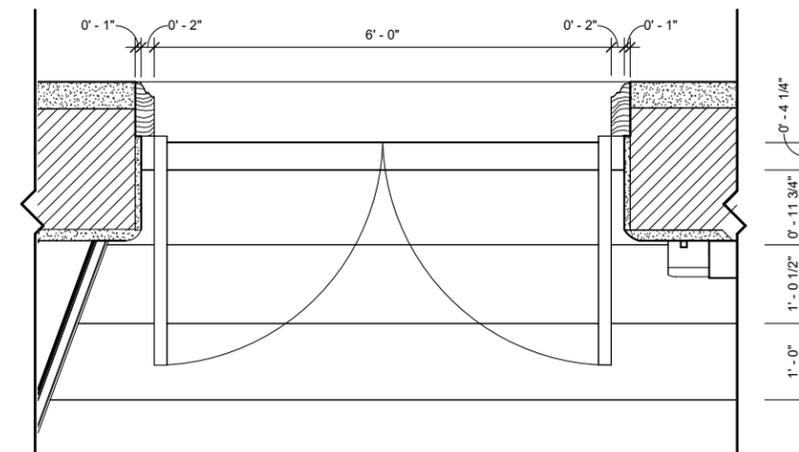
Interior Condition



3 | Type D-C Section
Scale: 1" = 1'-0"

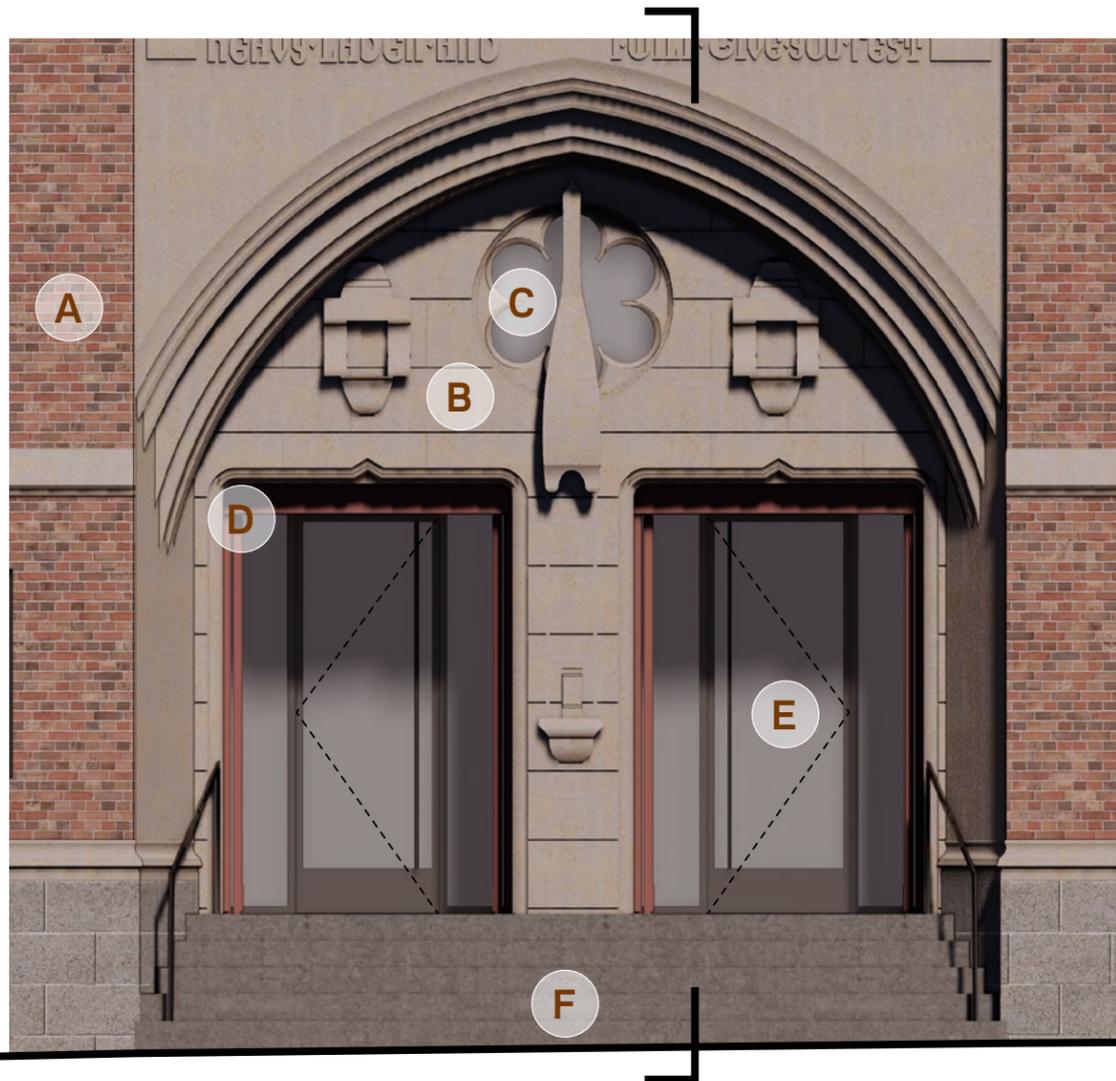


2 | Type D-C Elevation
Scale: 1" = 1'-0"

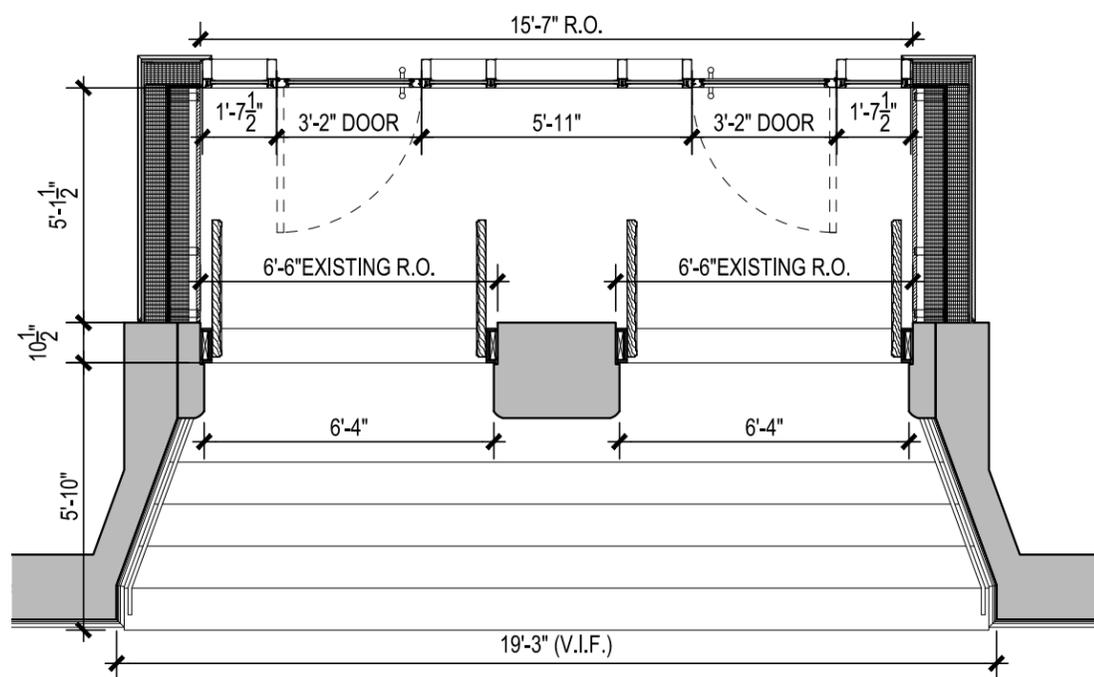


1 | Type D-C Plan
Scale: 1" = 1'-0"

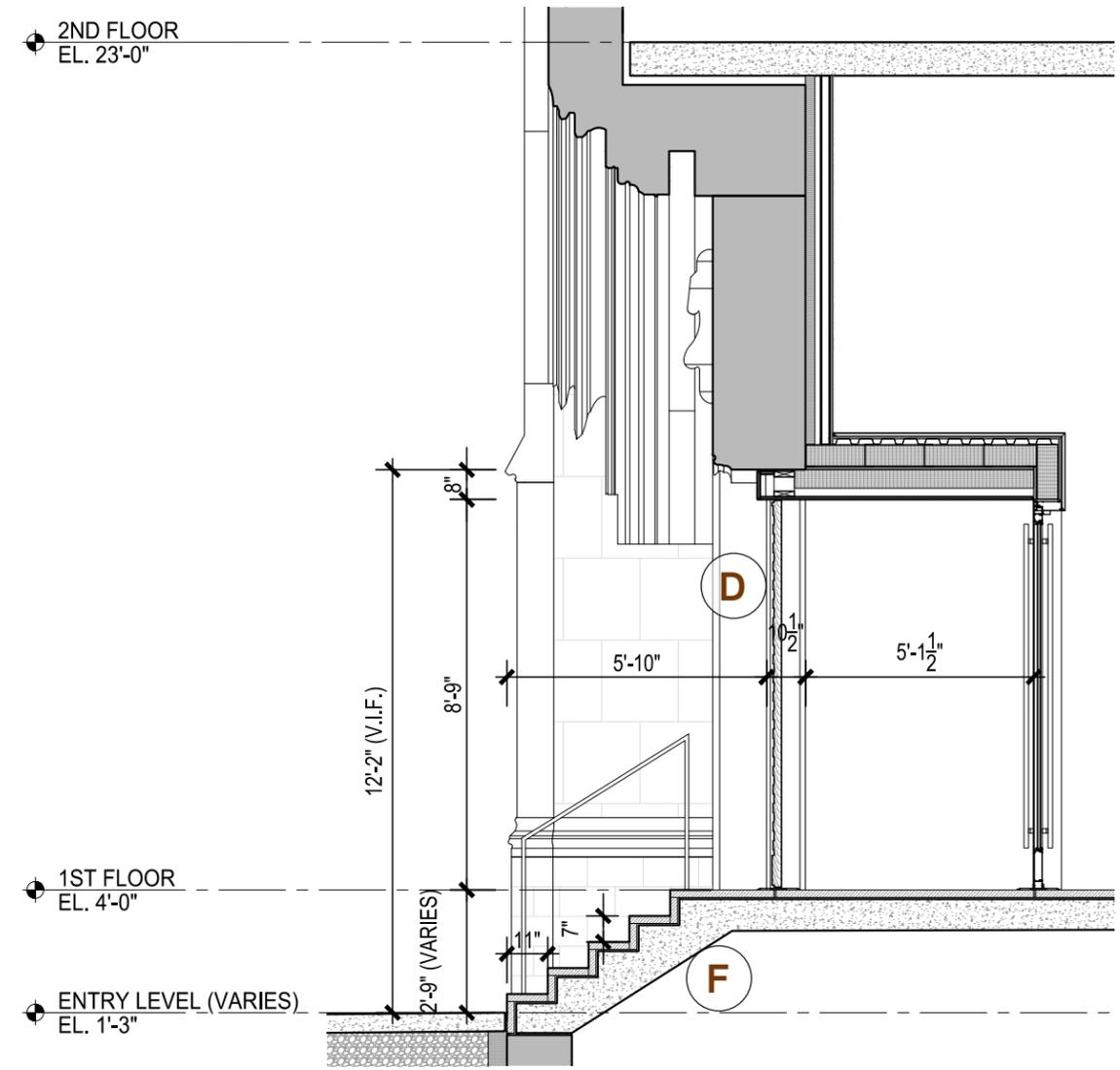




2 ELEVATION
1/4" = 1'-0"



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

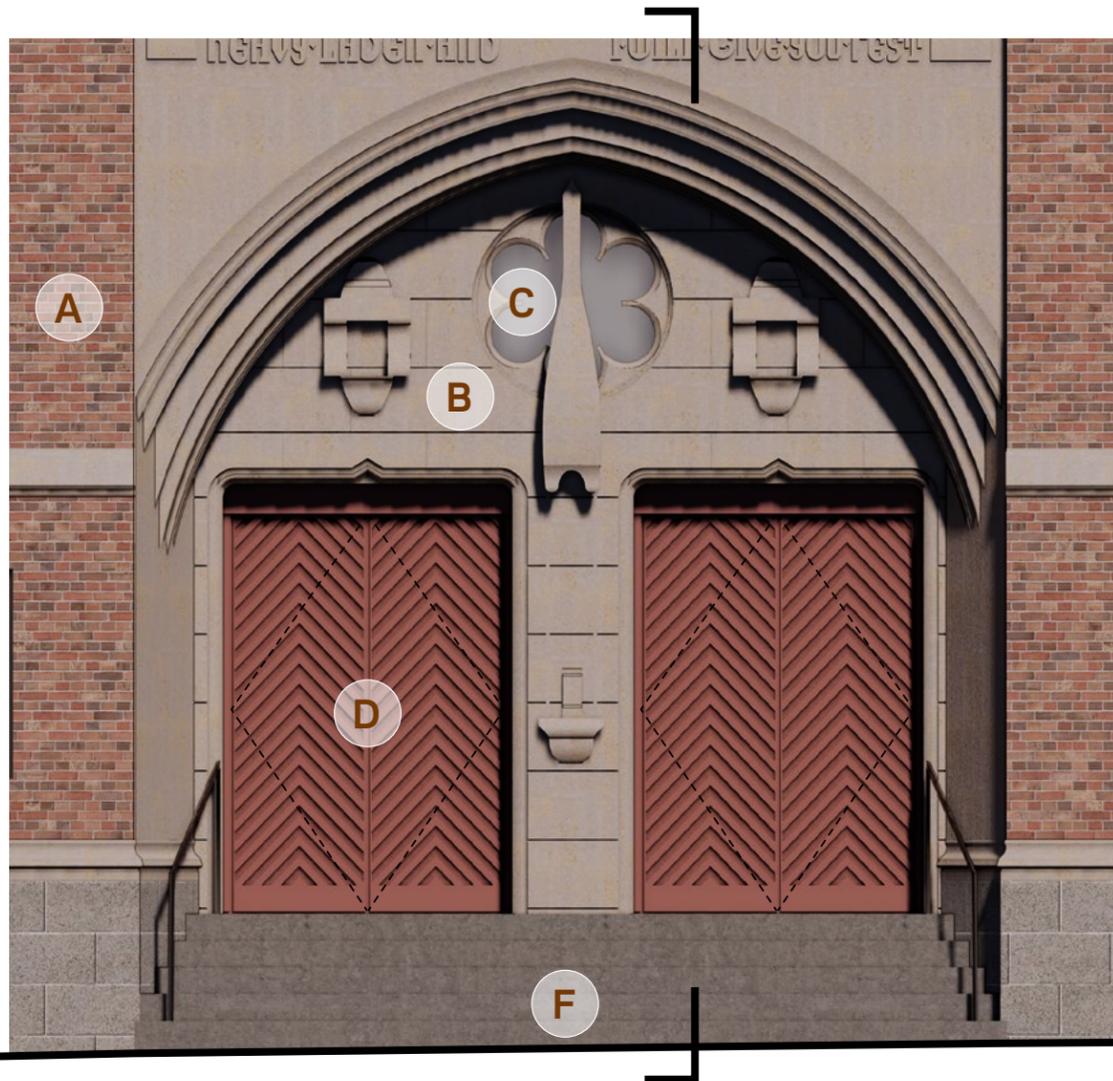


3 SECTION
1/4" = 1'-0"

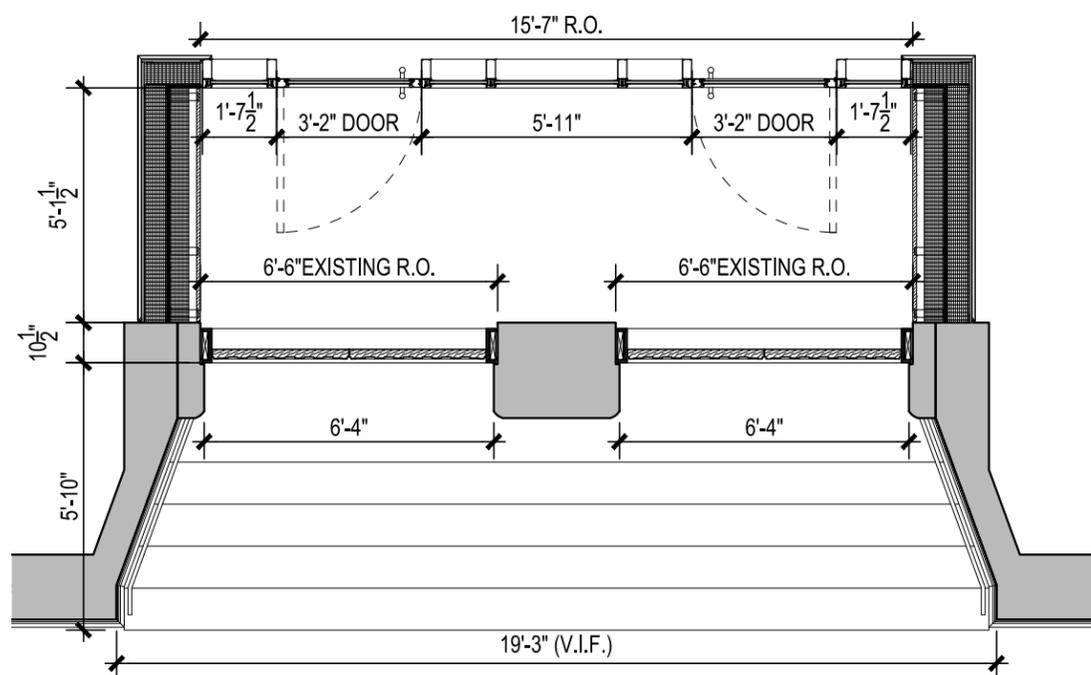
EXTERIOR MATERIALS

- A** Restored Existing Brick English Bond
- B** Restored Existing Masonry Cladding
- C** Restored Existing Windows
- D** Restored Existing Wood Doors & Trim
- E** Thermally Broken Painted Aluminum Storefront Door w/ IGU
- F** Rebuilt Granite Stair to Code

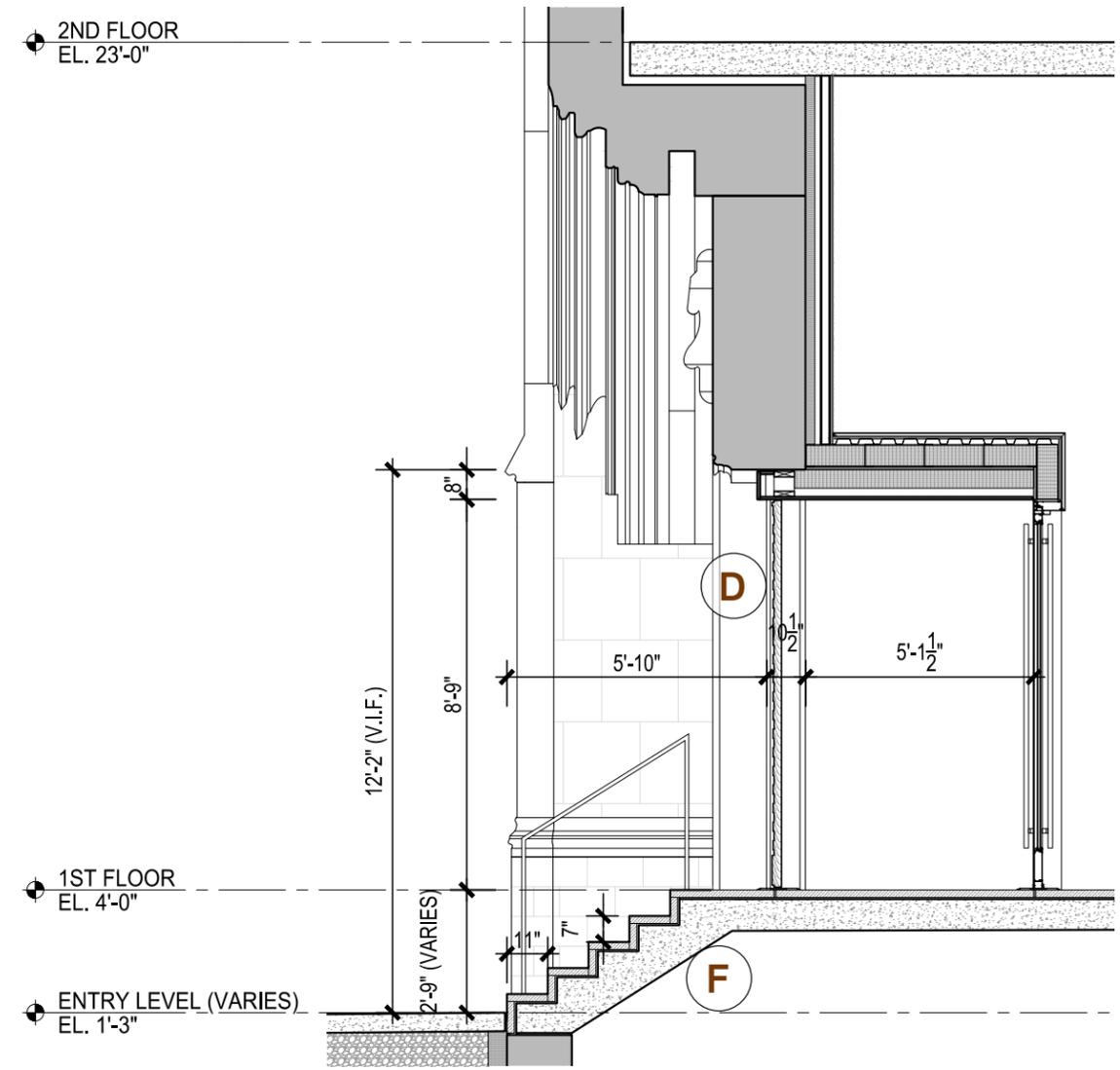




2 ELEVATION
1/4" = 1'-0"



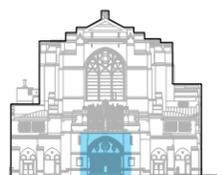
1 PLAN
1/4" = 1'-0"



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

EXTERIOR MATERIALS

- A** Restored Existing Brick English Bond
- B** Restored Existing Masonry Cladding
- C** Restored Existing Windows
- D** Restored Existing Wood Doors & Trim
- E** Thermally Broken Painted Aluminum Storefront Door w/ IGU
- F** Rebuilt Granite Stair to Code





FIRST FLOOR
BEYOND VESTIBULE

EXISTING



NEW FIRST FLOOR
AT GRADE

ORIGINAL PROPOSAL

East Elevation: Midblock End Bay



FIRST FLOOR
BEYOND VESTIBULE

4'-6"

EXISTING

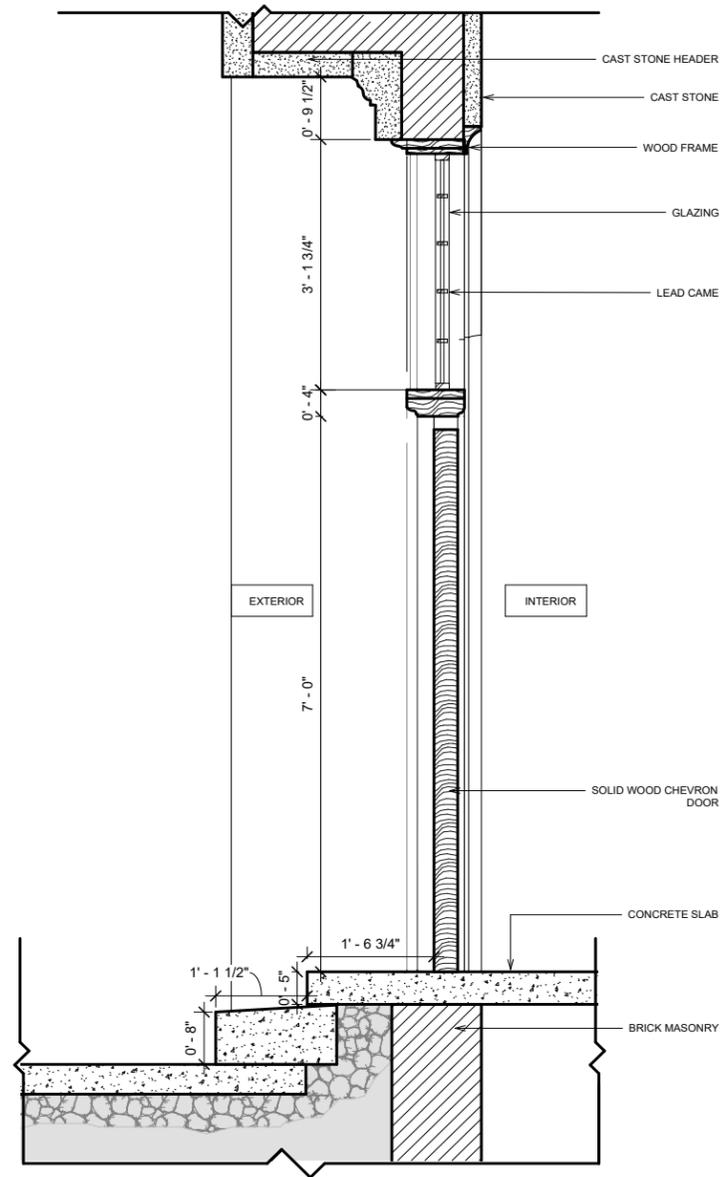


12' x 17' CONSTRUCTION OPENING

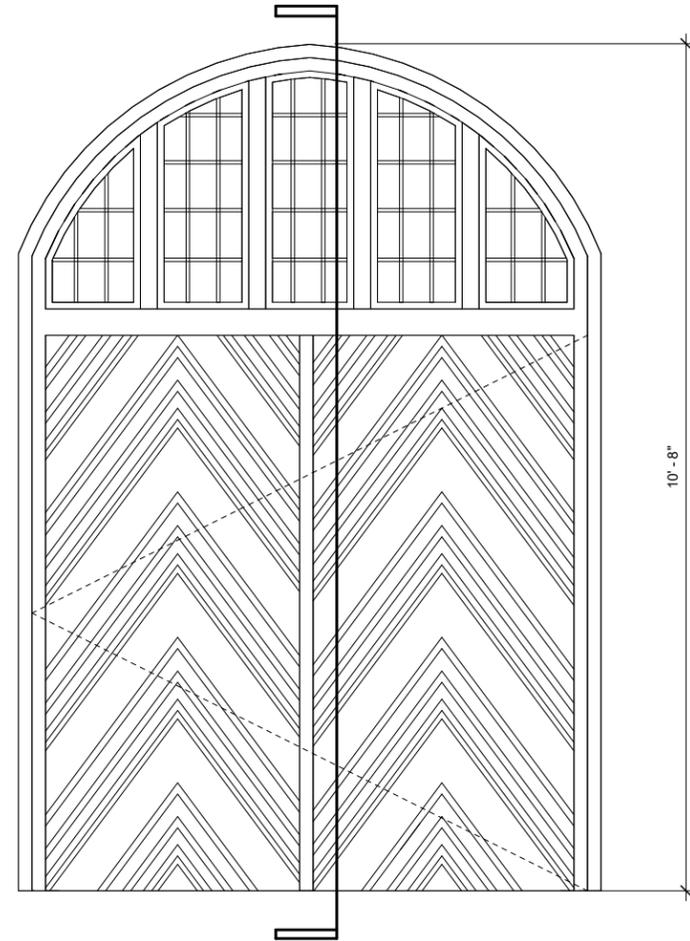
NEW FIRST FLOOR
AT GRADE

PROPOSED

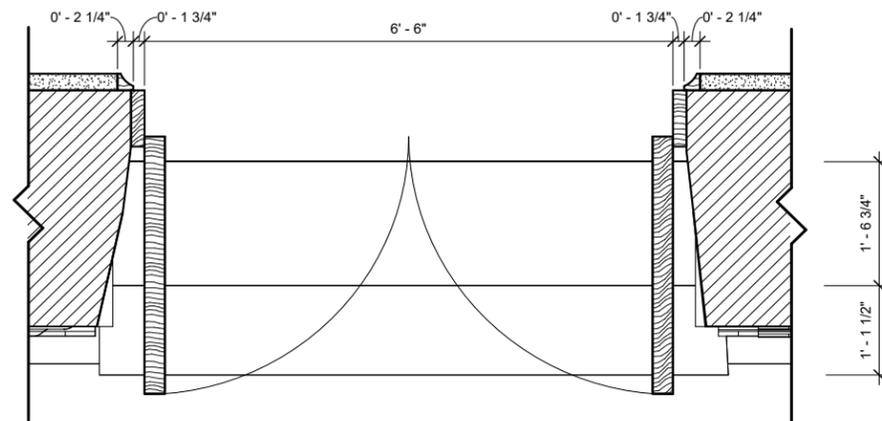
East Elevation: Midblock End Bay



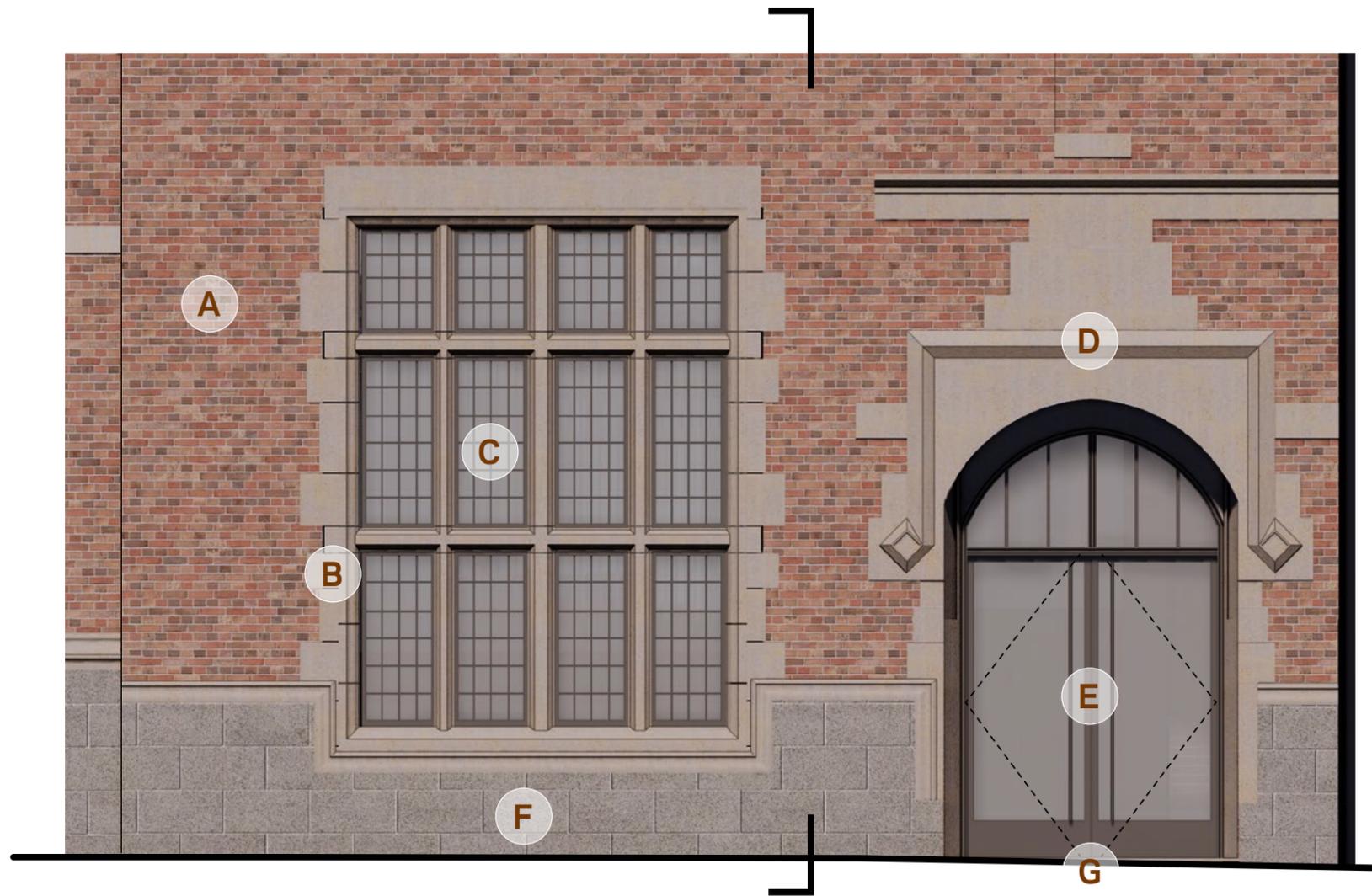
3 | Type D-B
Scale: 1" = 1'-0"



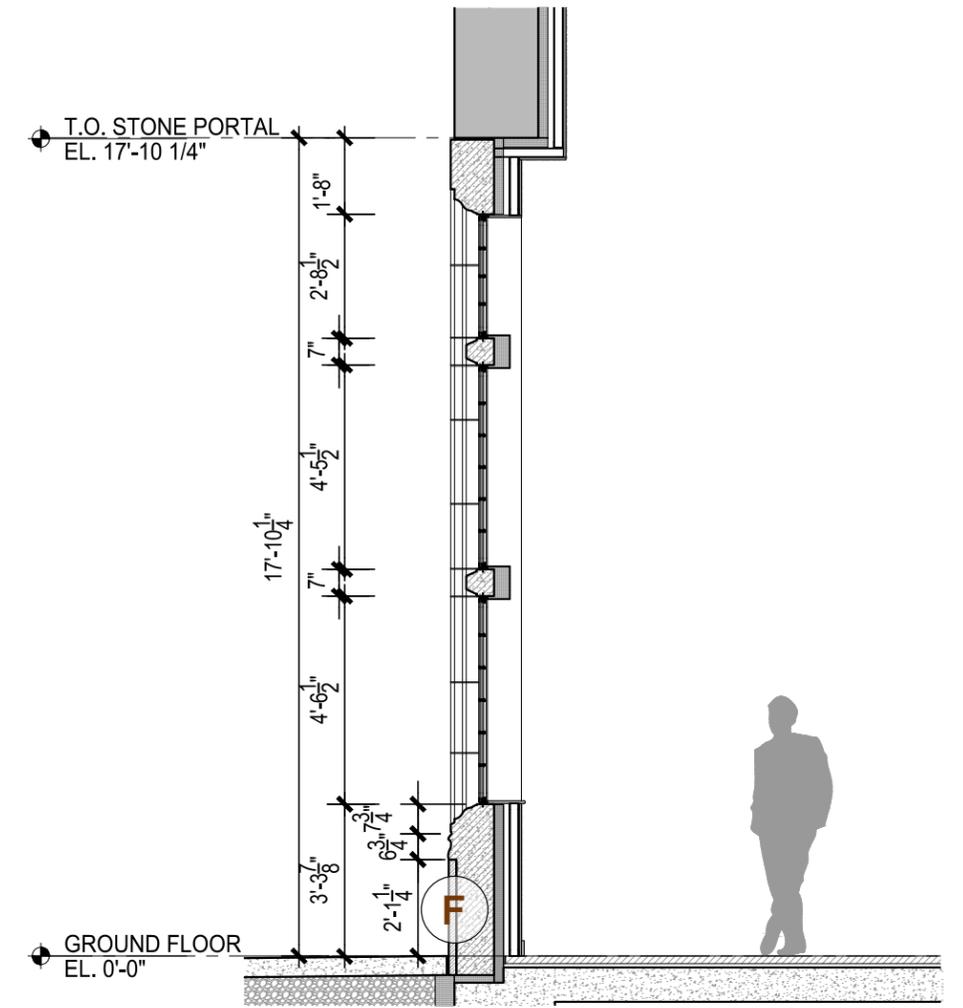
2 | Type D-B Elevation
Scale: 1" = 1'-0"



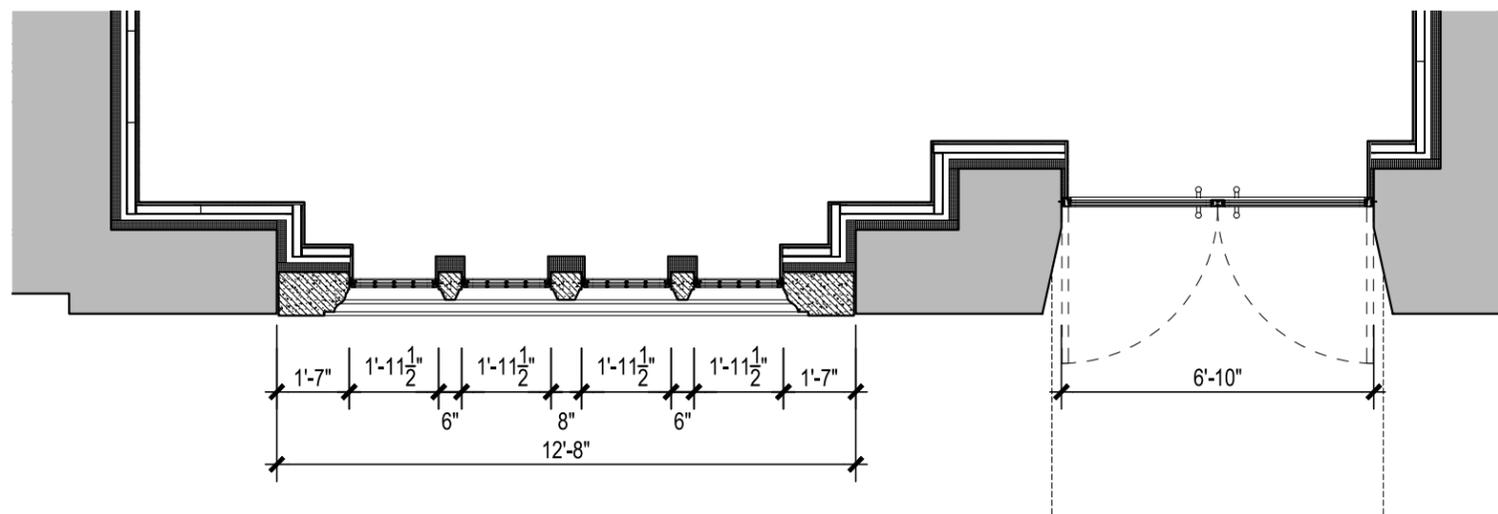
1 | Type D-B Plan
Scale: 1" = 1'-0"



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



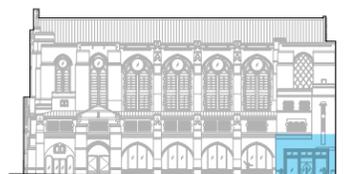
3 SECTION
1/4" = 1'-0"



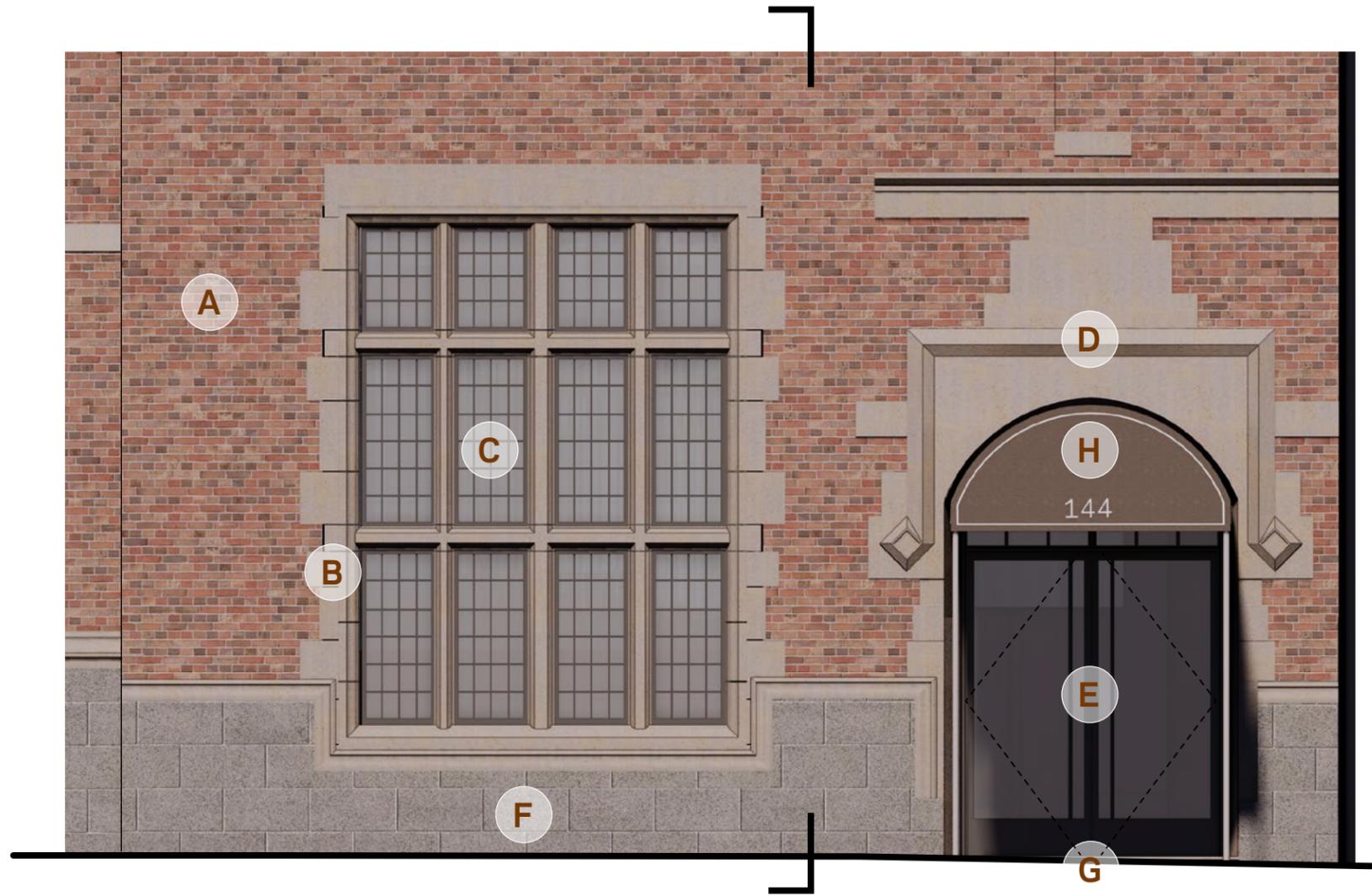
1 PLAN
1/4" = 1'-0"

EXTERIOR MATERIALS

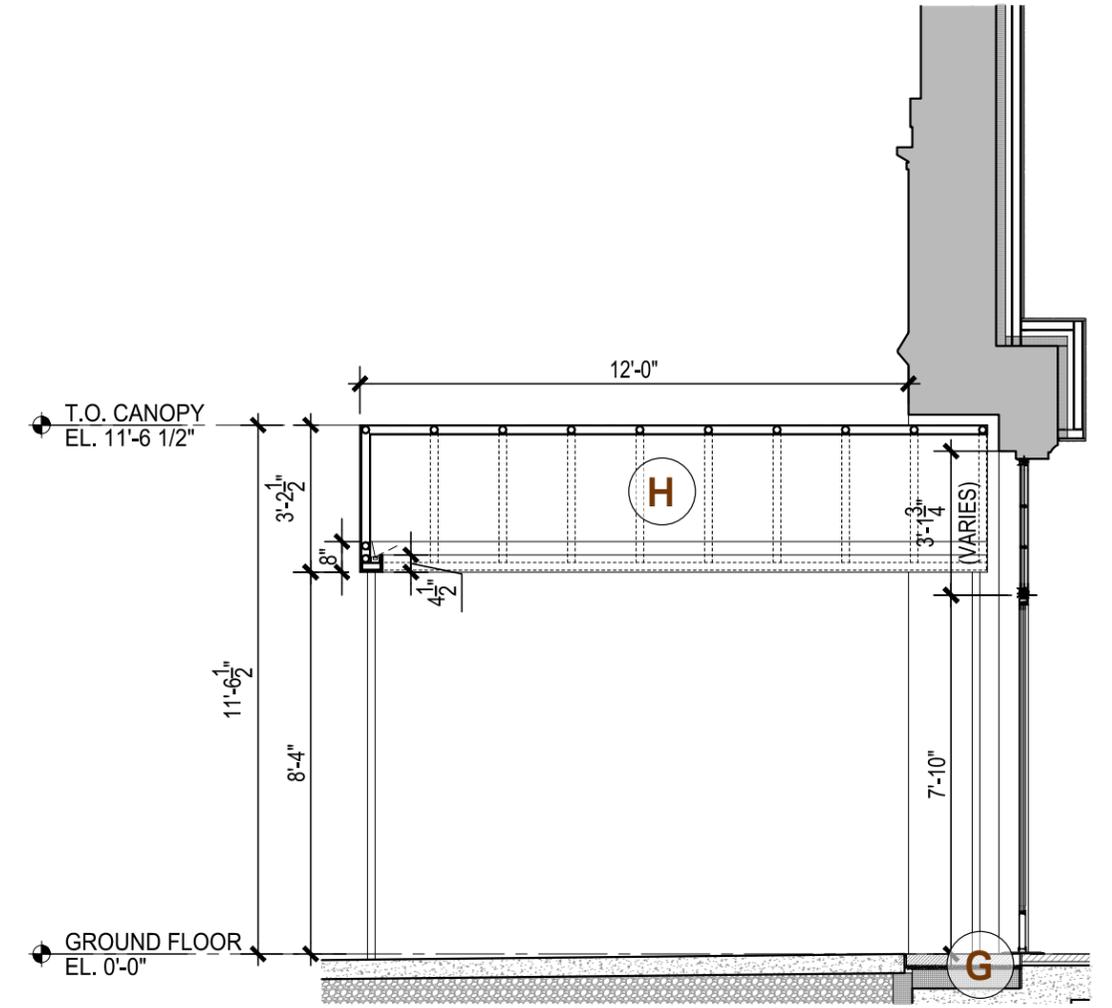
- A** Restored Existing Brick English Bond
- B** Cast stone w/ Limestone Finish to match existing
- C** High Performance Steel Replacement Windows w/ Custom profiles to match existing windows
- D** Restored Existing Masonry Cladding
- E** Thermally Broken Steel Storefront Door w/ IGU & custom profiles
- F** Rebuild Watertable w/ cast stone to match existing
- G** Granite Pavers



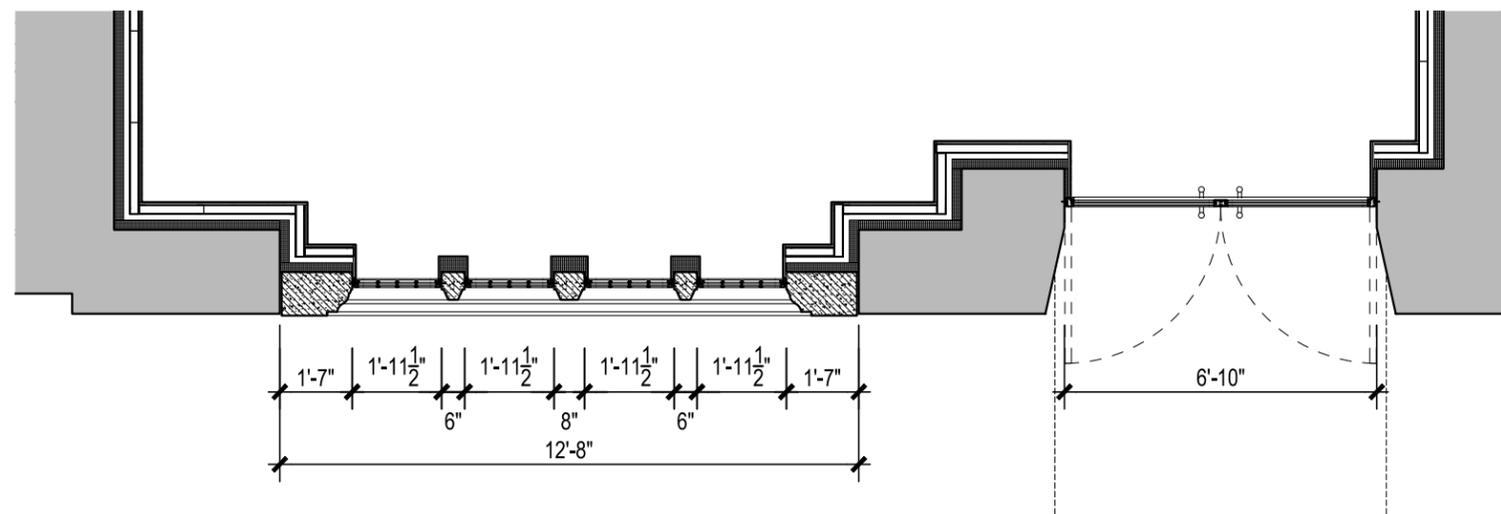
Proposed Residential Entrance



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



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

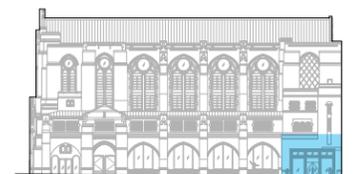


1 PLAN
1/4" = 1'-0"

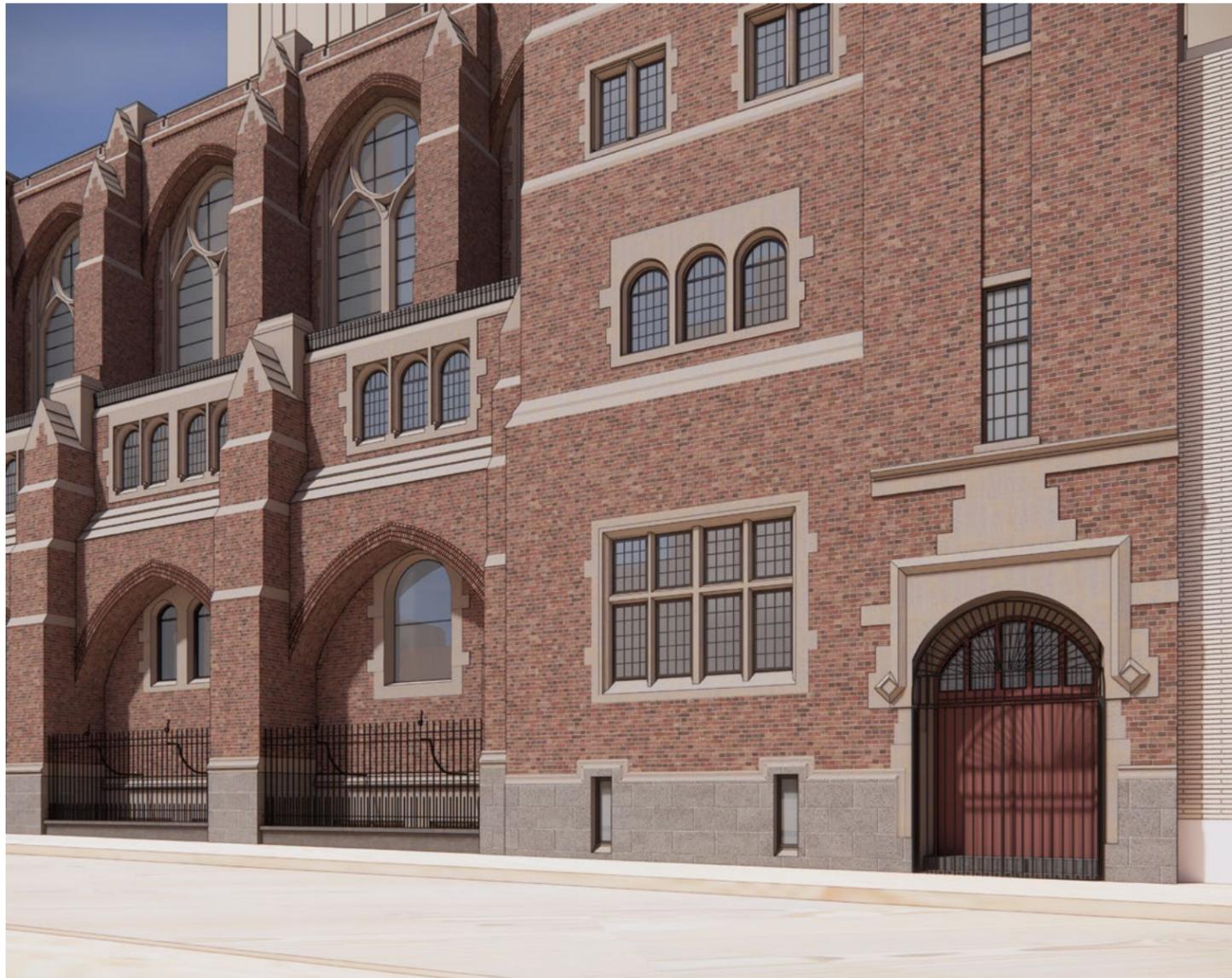
EXTERIOR MATERIALS

- A** Restored Existing Brick English Bond
- B** Cast stone w/ Limestone Finish to match existing
- C** High Performance Steel Replacement Windows w/ Custom profiles to match existing windows
- D** Restored Existing Masonry Cladding
- E** Thermally Broken Steel Storefront Door w/ IGU & custom profiles

- F** Rebuild Watertable w/ cast stone to match existing
- G** Granite Pavers
- H** Canvas Canopy w/ Integrated Lighting & Signage



Proposed Residential Entrance



EXISTING



PROPOSED

Residential Entrance View



c. 1940

original storefronts replaced with new non-original configuration



c. 1978 LPC BAM Historic District Designation Report

Existing



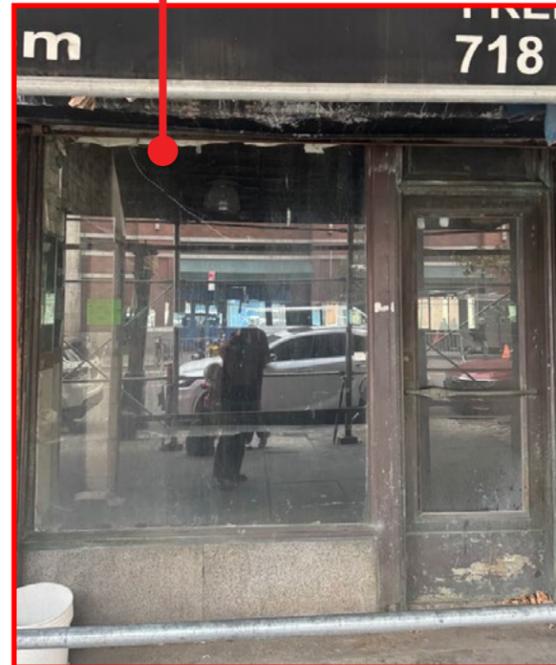
South Elevation



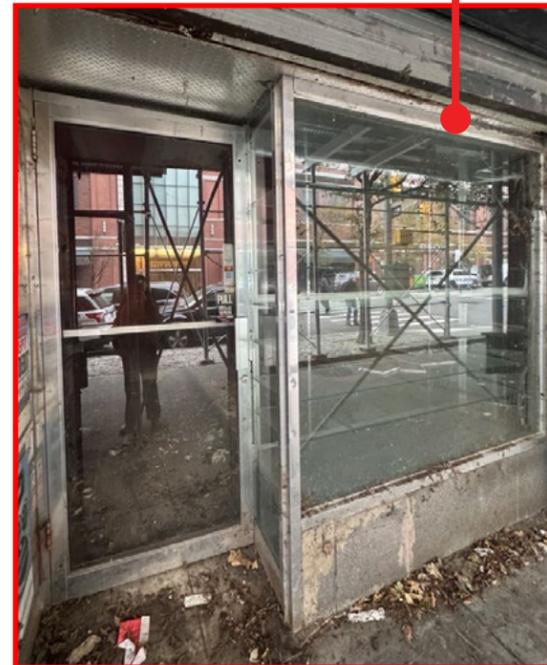
East Elevation



Original Configuration



Non-Original Storefront/Configuration



Non-Original Storefront/Configuration

VIO-10-0053
Replacement of storefront without permit, c. 2009



Non-Original Storefront/Configuration



Interior View

Original Configuration

Existing Storefronts

Storefronts

Existing



South Elevation



East Elevation

**Original
Proposal
12.06.25**



South Elevation



East Elevation

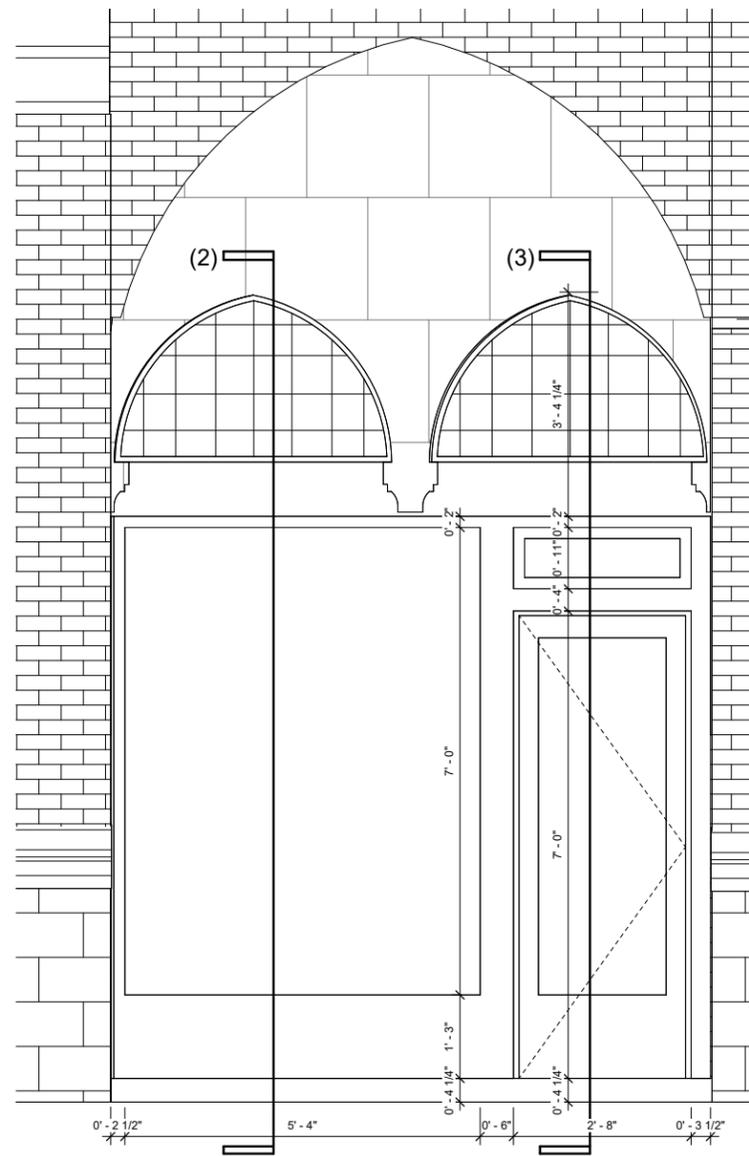
**Modified
Proposal**



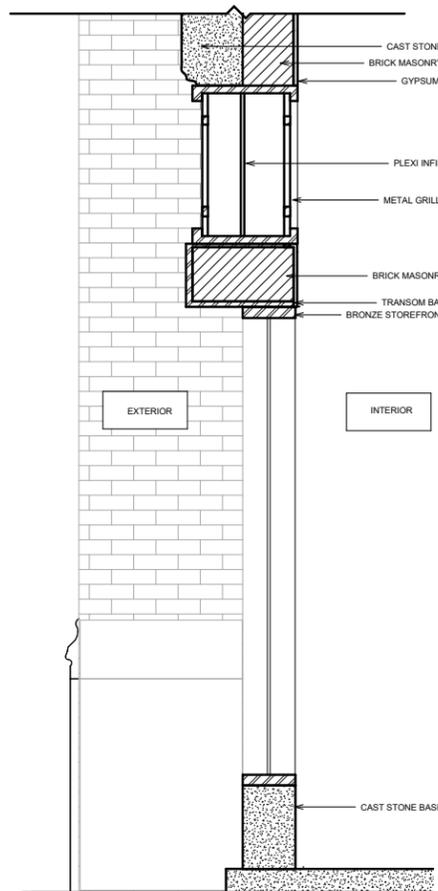
South Elevation



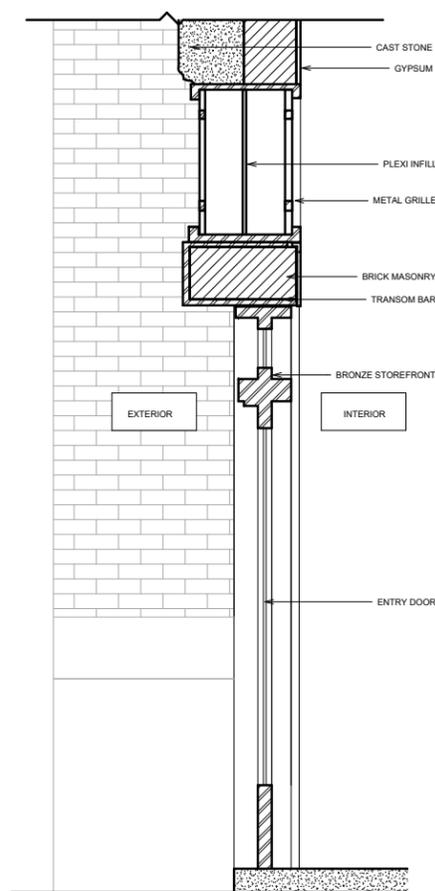
East Elevation



1 | Typical Storefront Elevation



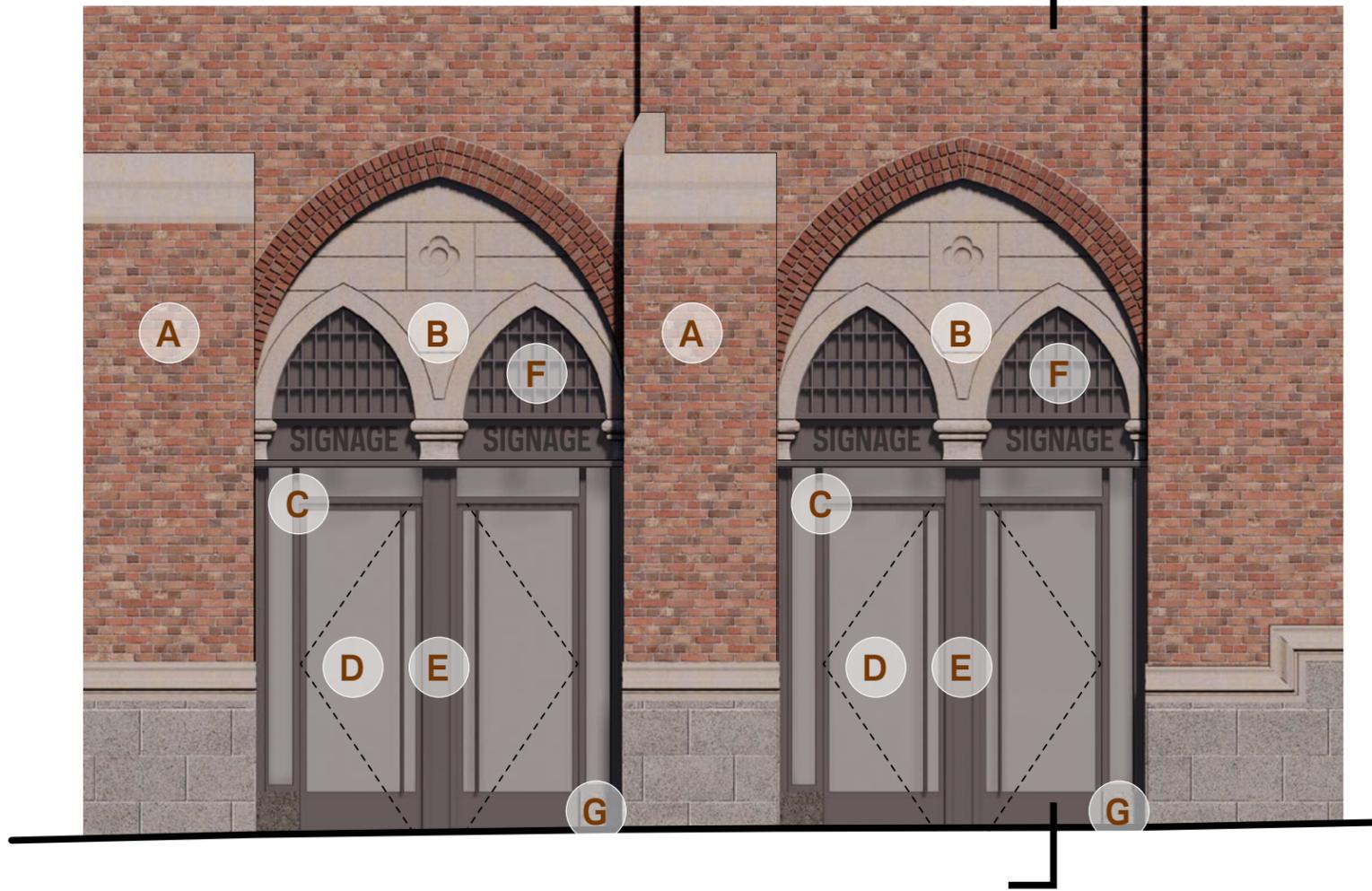
2 | Typical Storefront Section (2)



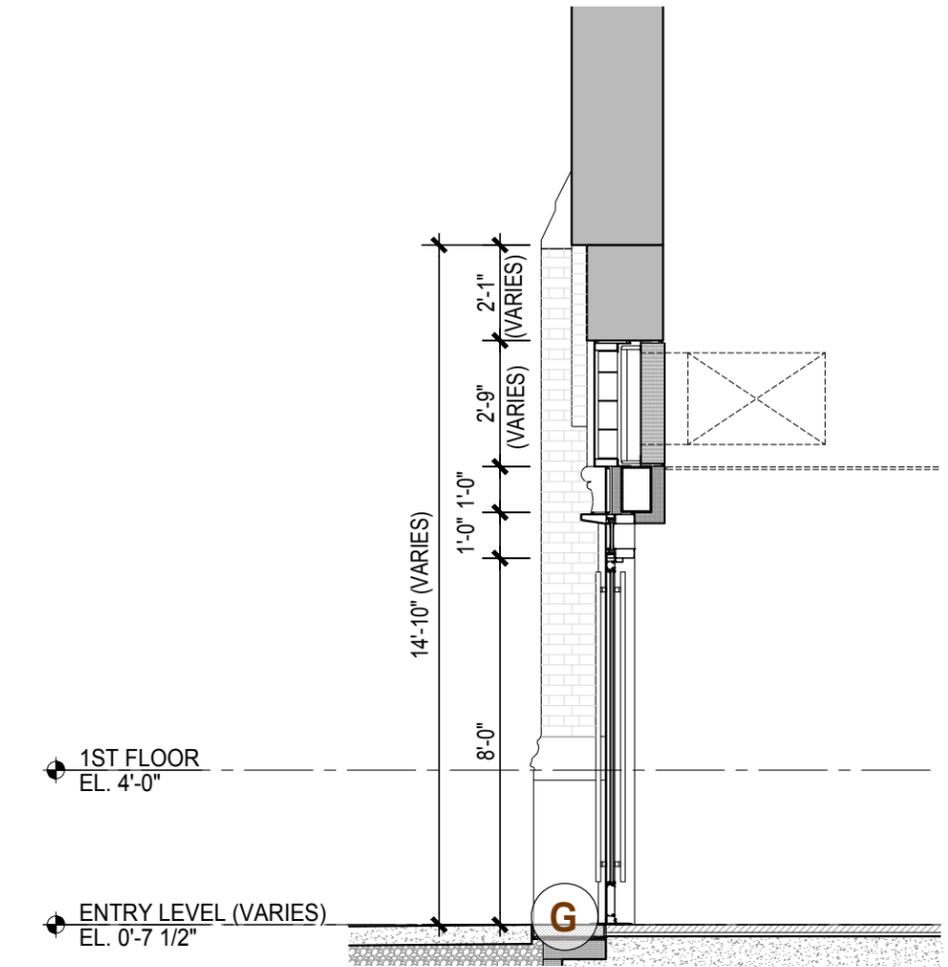
3 | Typical Storefront Section (3)



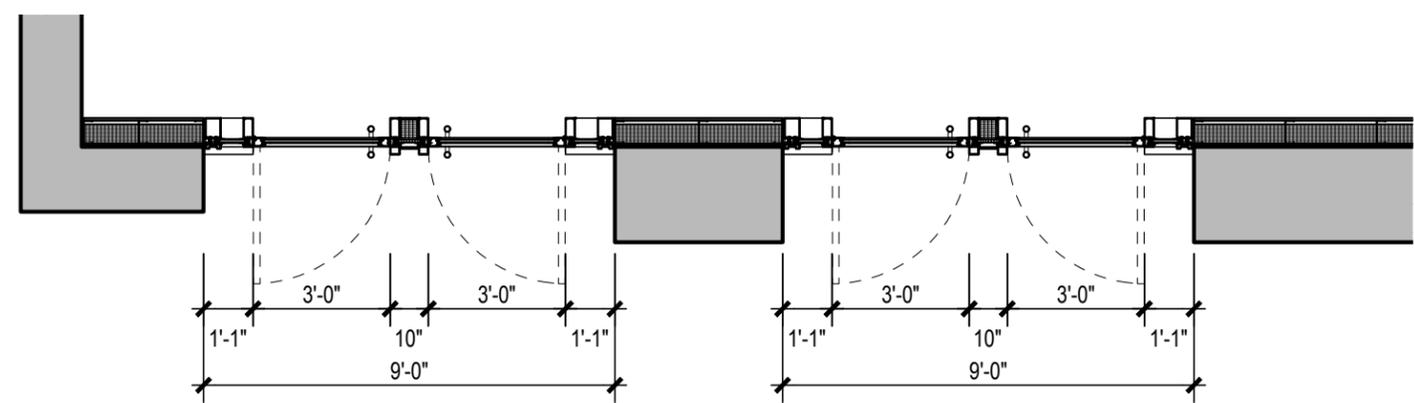
Existing Materials
 Bronze storefronts
 Cast stone base/infill



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



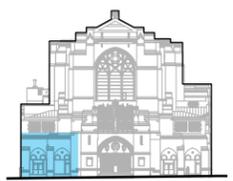
3 SECTION
1/4" = 1'-0"



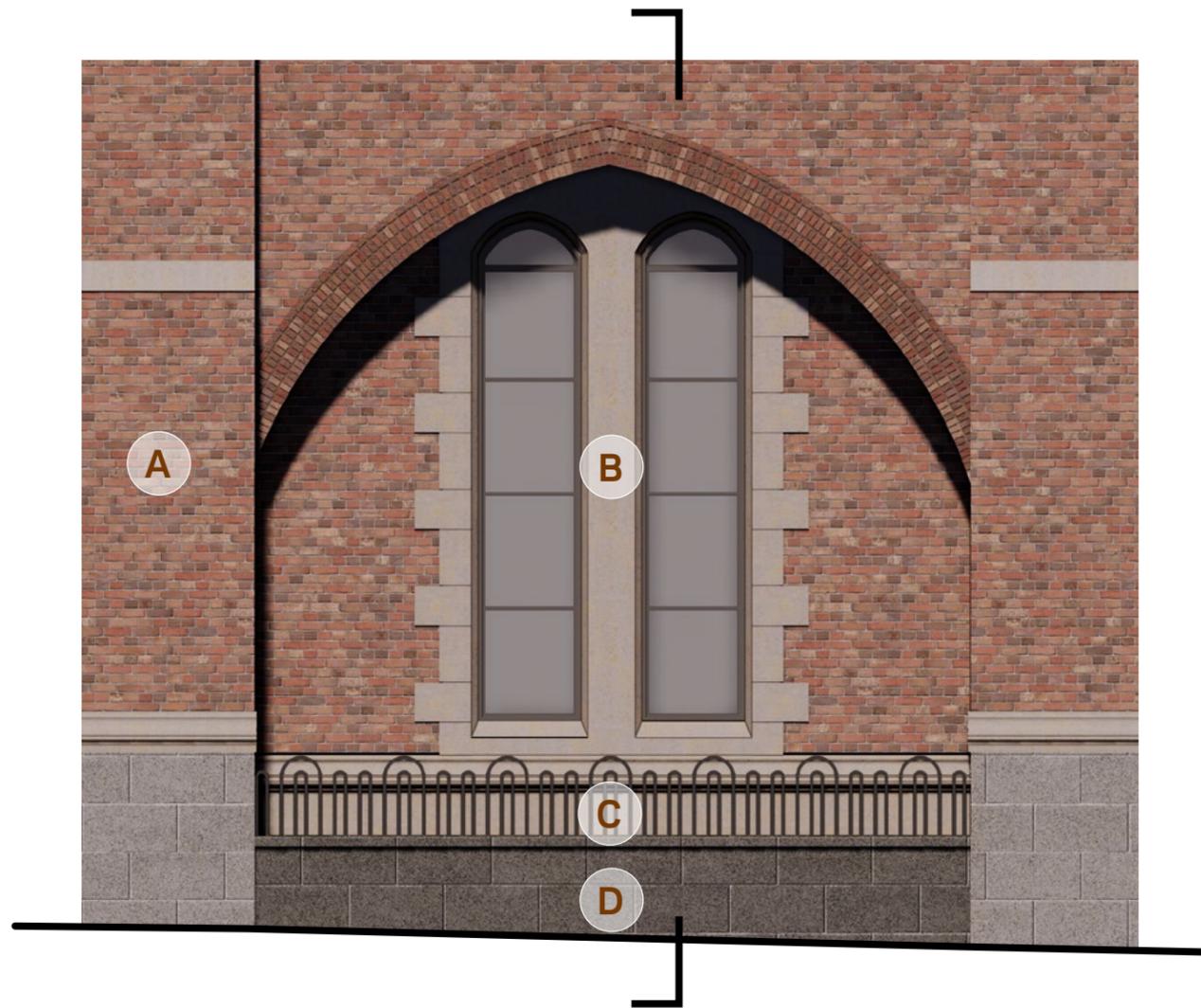
1 PLAN
1/4" = 1'-0"

EXTERIOR MATERIALS

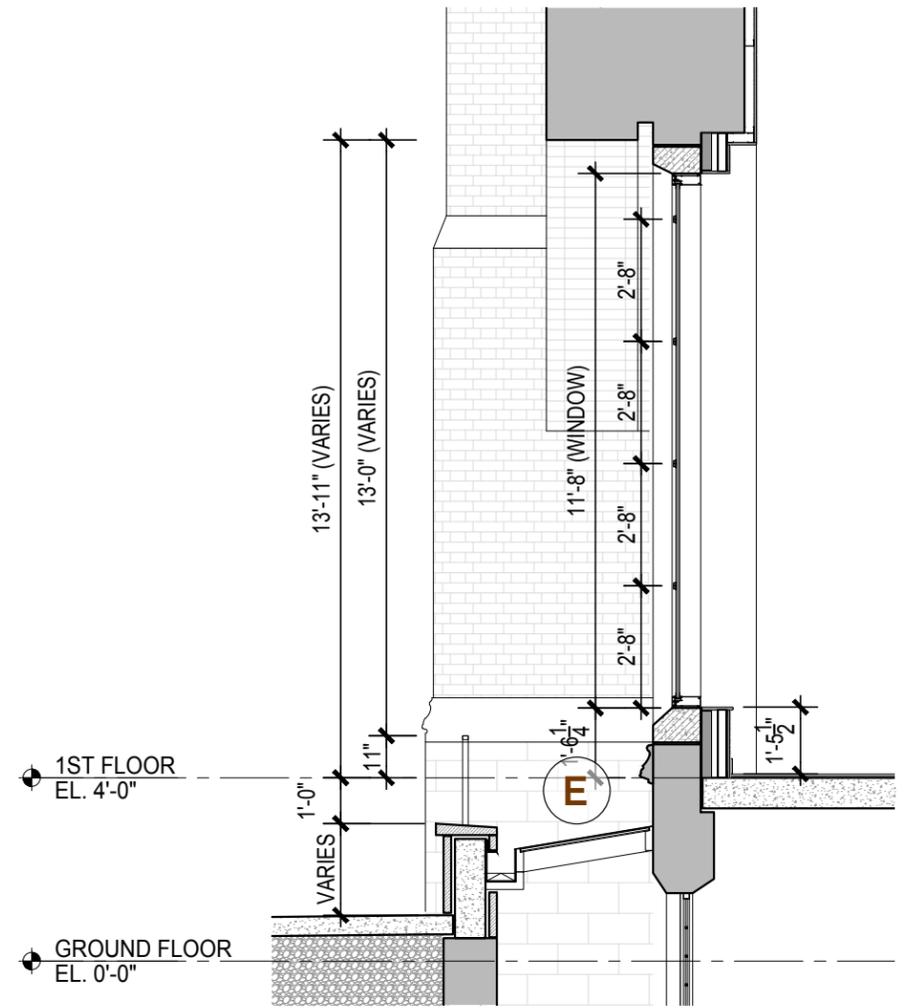
- A** Restored Existing Brick English Bond
- B** Restored Existing Masonry Cladding
- C** High Performance Painted Aluminum Storefront w/ Custom Mullion Caps
- D** Thermally Broken Painted Aluminum Storefront Door w/ IGU
- E** Painted Aluminum Piers
- F** Decorative Painted Aluminum Ventilation Screen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



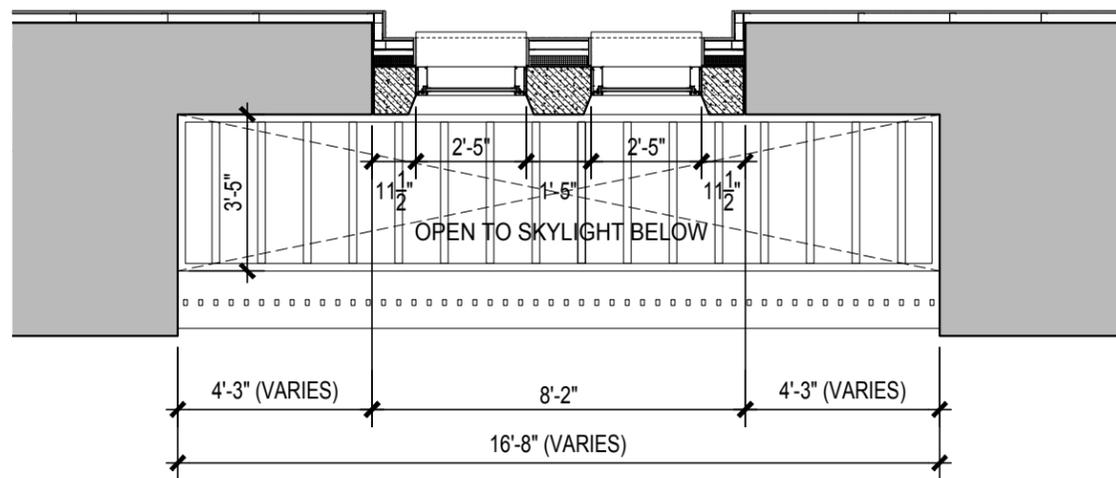
Typical Storefront Entrances on South



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



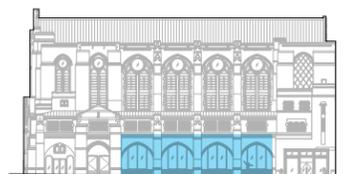
3 SECTION
1/4" = 1'-0"



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

EXTERIOR MATERIALS

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



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.