

June 2, 2026  
Public Hearing

The current proposal is:

Preservation Department – Item 3, LPC-26-08212

# 119 St. Felix Street – Brooklyn Academy of Music Historic District Borough of Brooklyn

To testify virtually, please join Zoom

**Webinar ID:** 165 104 6126

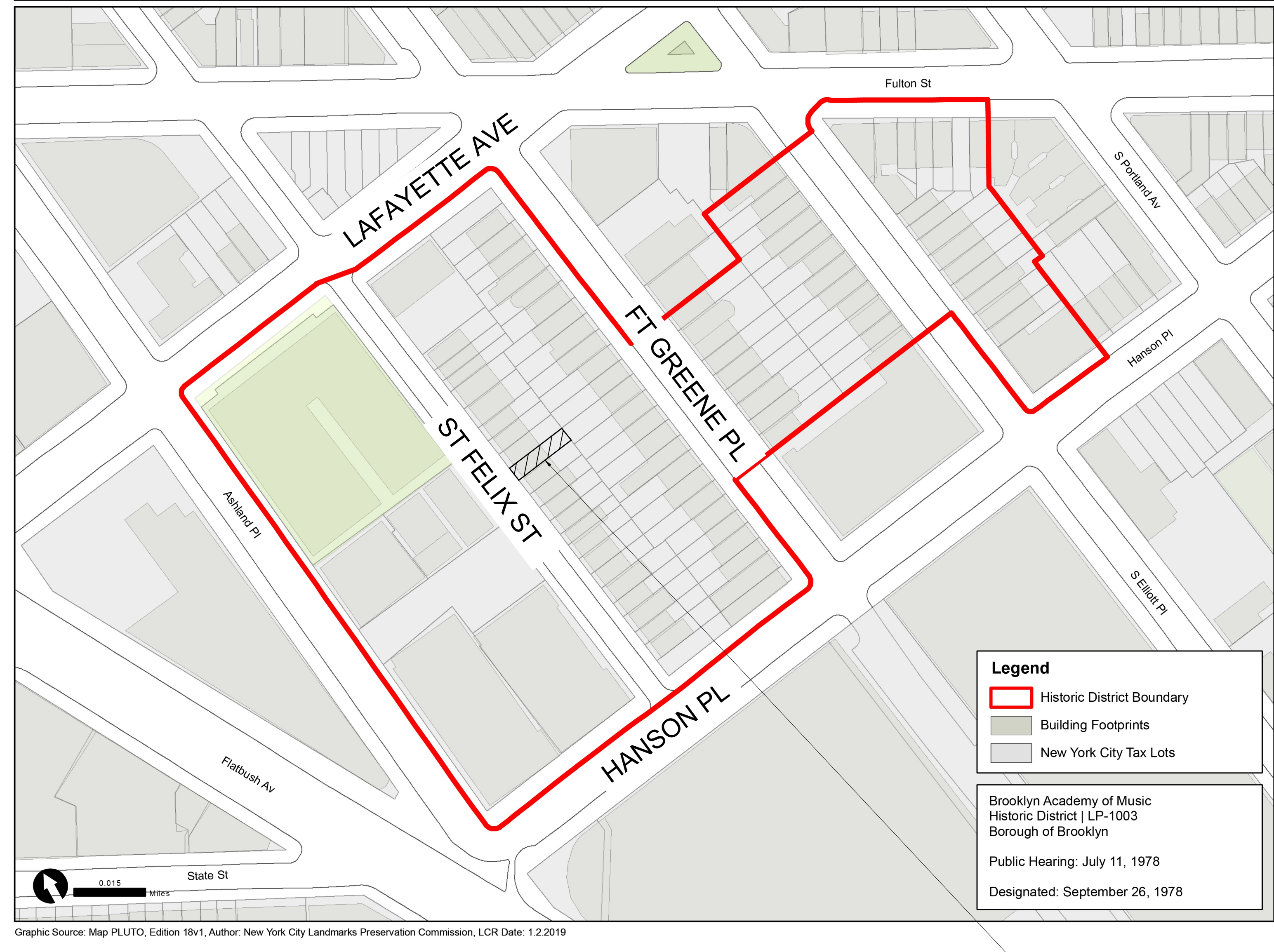
**Passcode:** 717488

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

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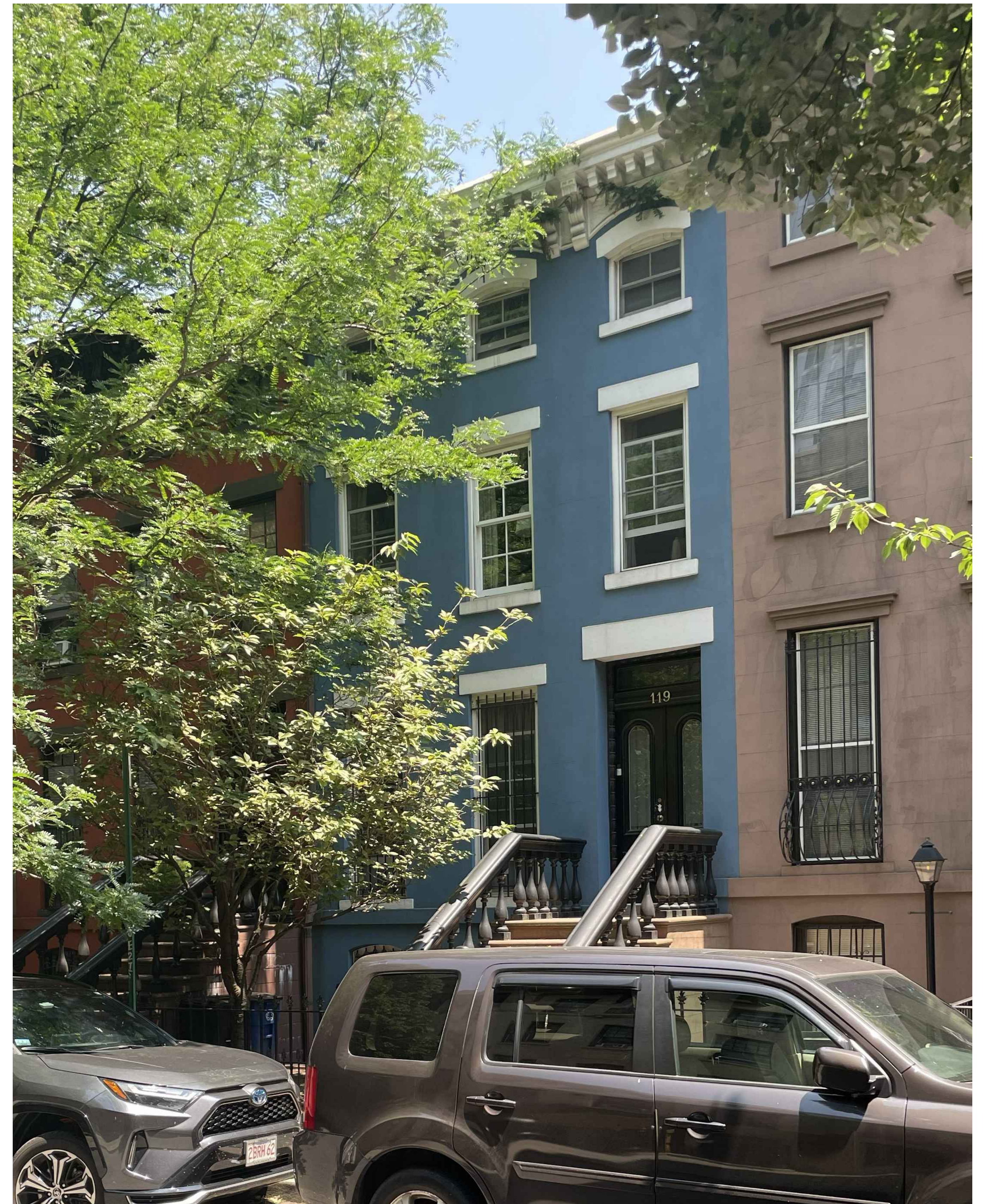
AREA OF WORK

BROOKLYN ACADEMY OF MUSIC DISTRICT MAP

# 119 ST FELIX ST

LANDMARKS PRESERVATION COMMISSION REVIEW

APRIL 17, 2026



FRONT FACADE PHOTO

## SITE INFORMATION

119 SAINT FELIX ST., BROOKLYN, NY 11217



1916 PHOTO



1940 TAX PHOTO



1978 LPC DESIGNATION PHOTO



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## FRONT FACADE PHOTOS

119 SAINT FELIX ST., BROOKLYN, NY 11217



1940 TAX PHOTO



2025 PHOTO

REPLACE EXIST 3RD FLOOR  
2 OVER 2 WOOD WINDOWS  
& ALUMINUM CAPPING. SEE  
DETAILS ON SHEET LPC-07

REPLACE EXIST 2ND FLOOR  
4 OVER 4 WOOD WINDOWS  
& ALUMINUM CAPPING. SEE  
DETAILS ON SHEET LPC-06

REPLACE EXIST 1ST FLOOR  
4 OVER 4 WOOD WINDOWS  
& ALUMINUM CAPPING. SEE  
DETAILS ON SHEET LPC-06

REPLACE EXIST BASEMENT  
6 OVER 6 WOOD WINDOWS  
SEE DETAILS ON SHEET  
LPC-05

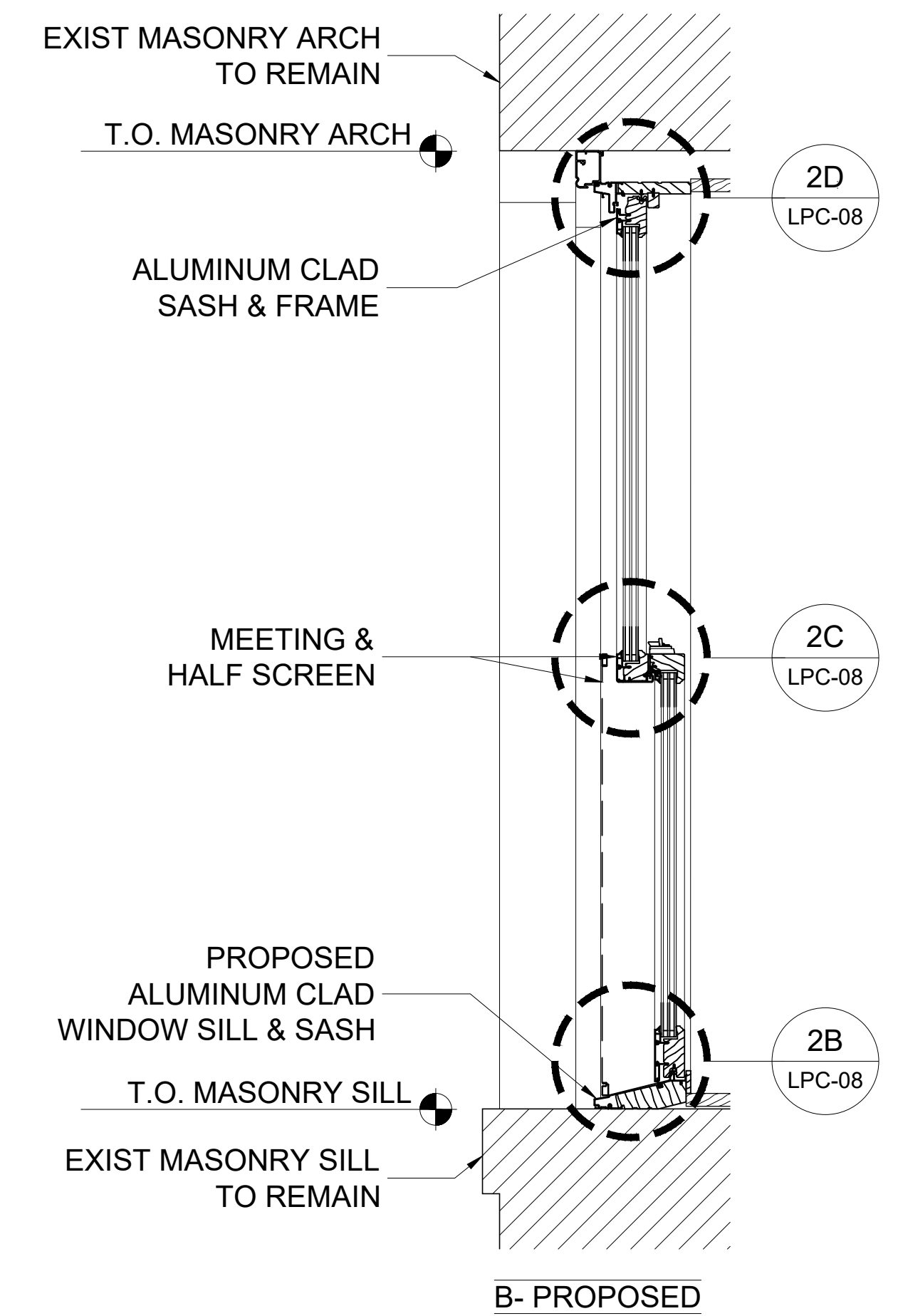
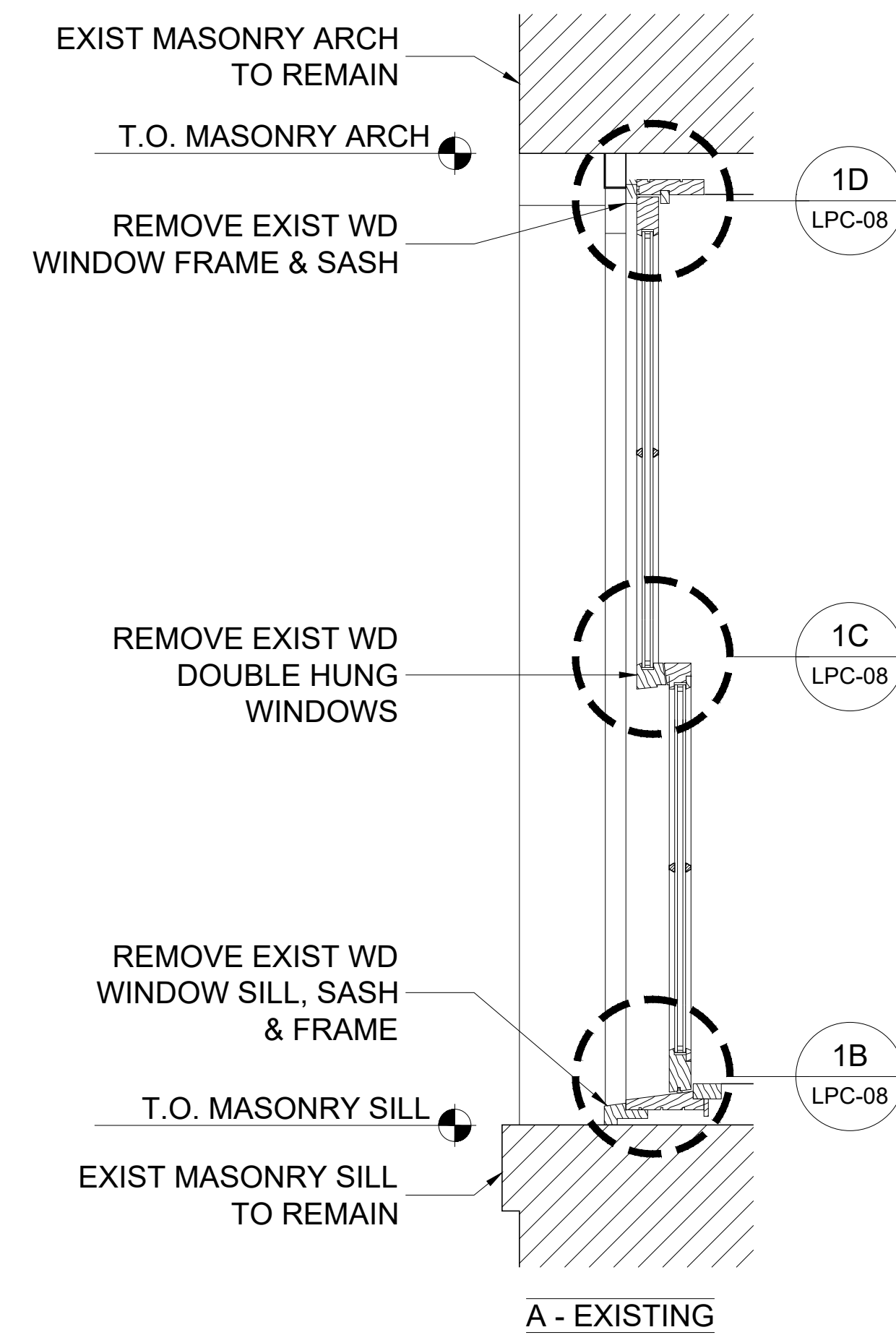
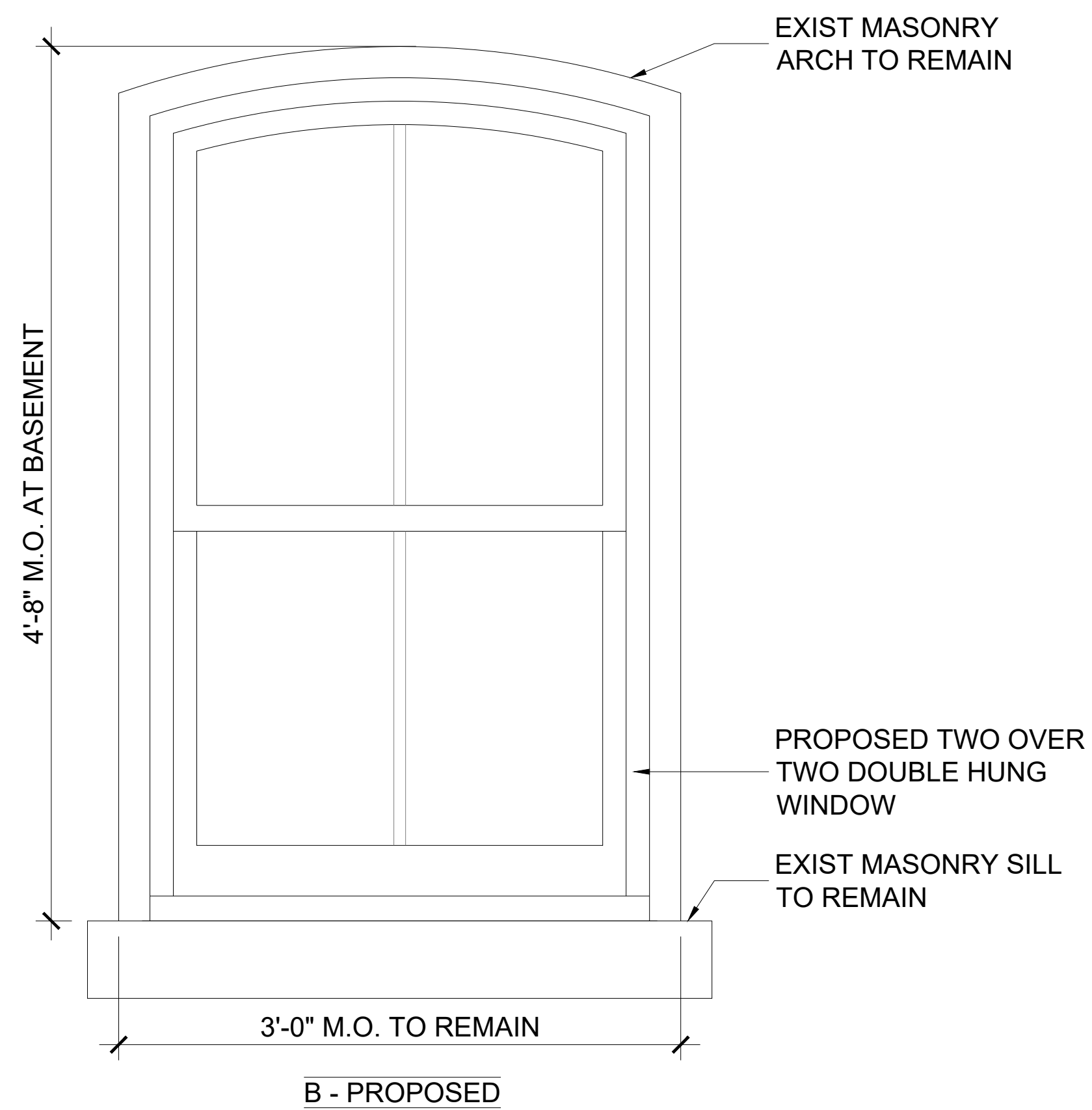
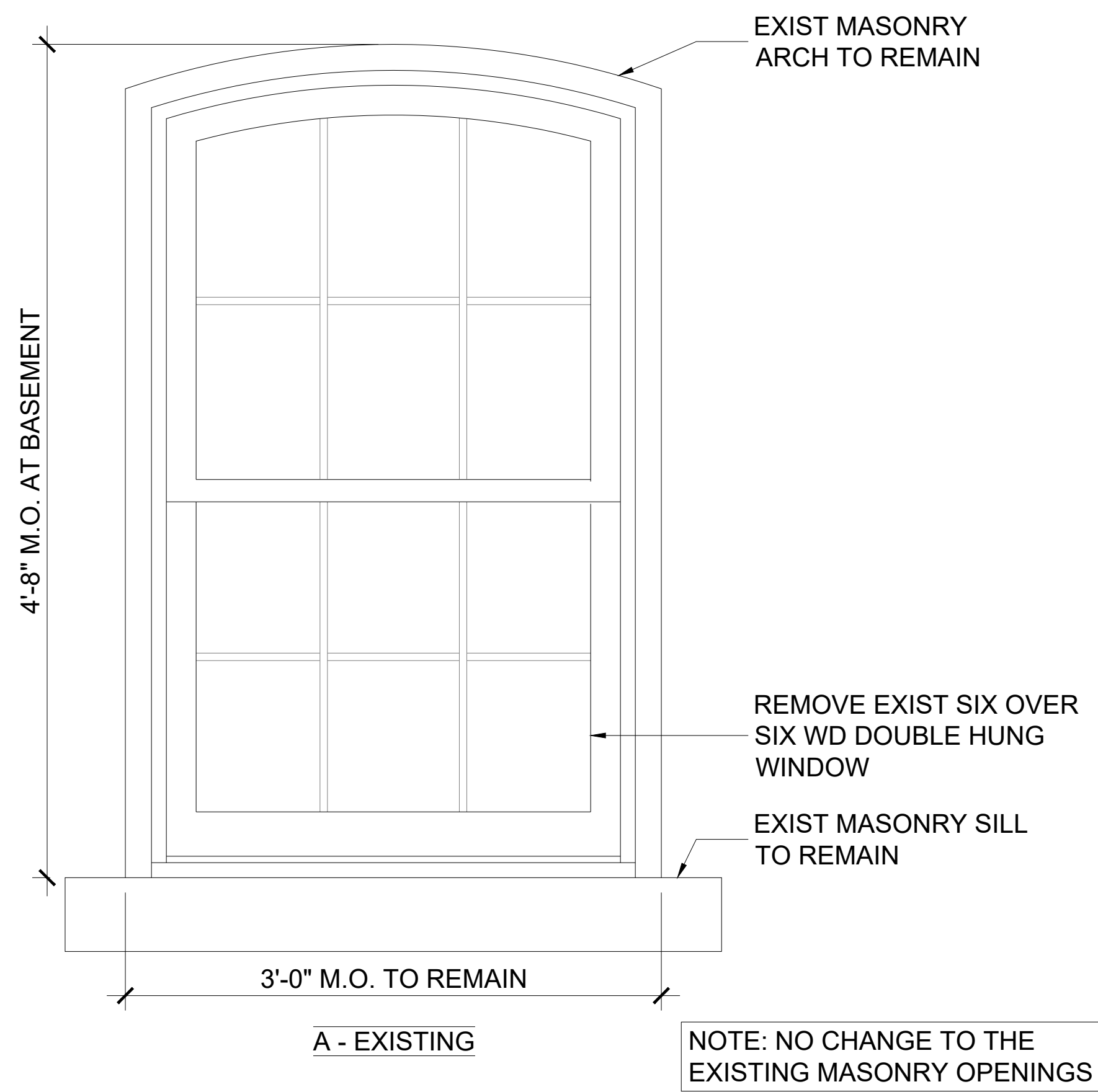
FRONT FACADE PHOTOS

119 SAINT FELIX ST., BROOKLYN, NY 11217



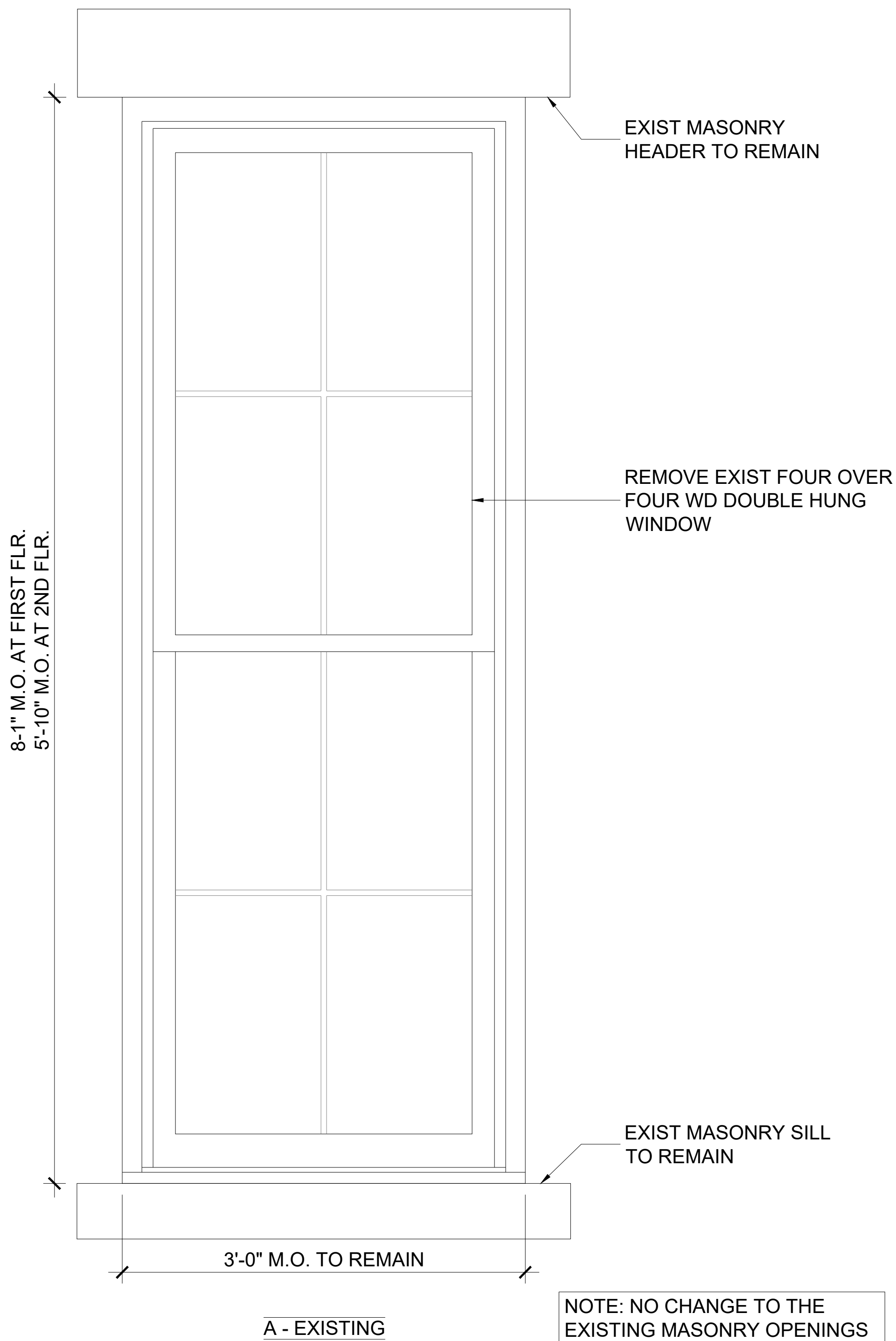
# FRONT ELEVATIONS

119 SAINT FELIX ST., BROOKLYN, NY 11217

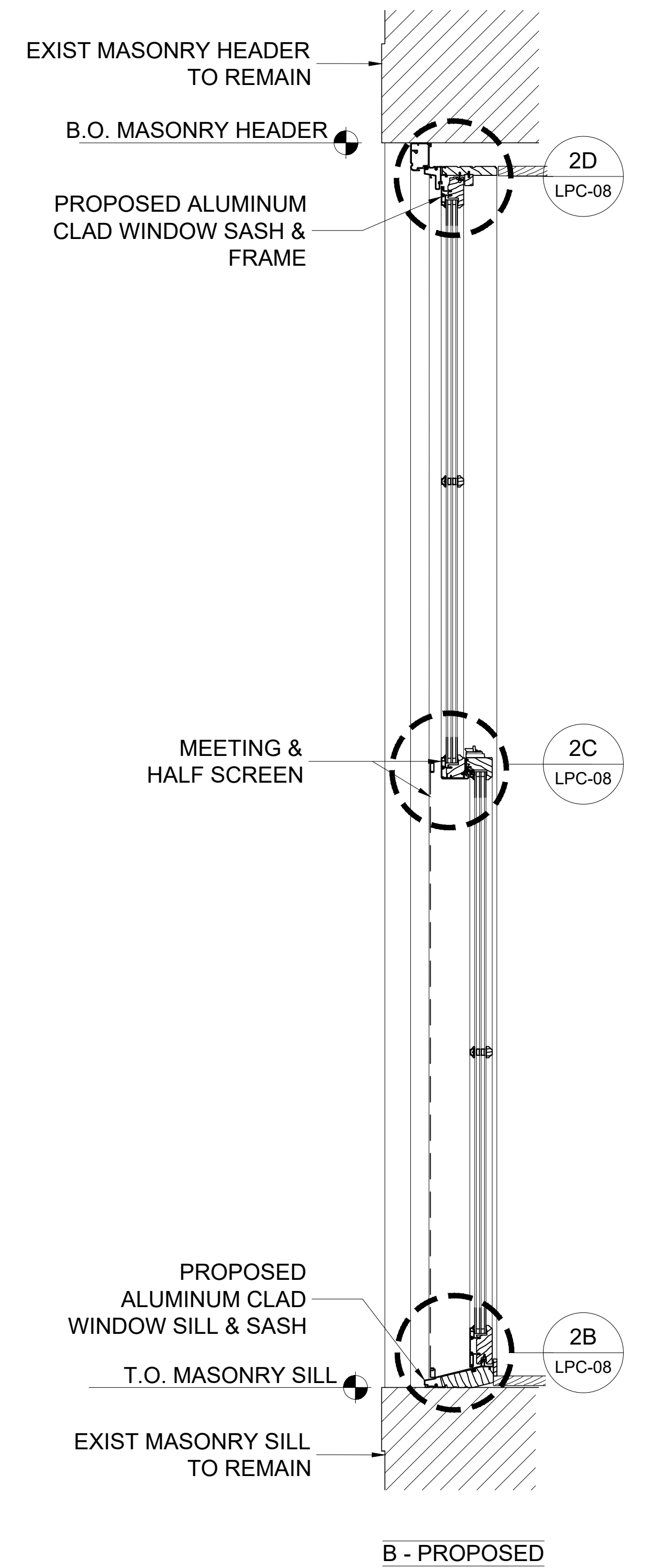
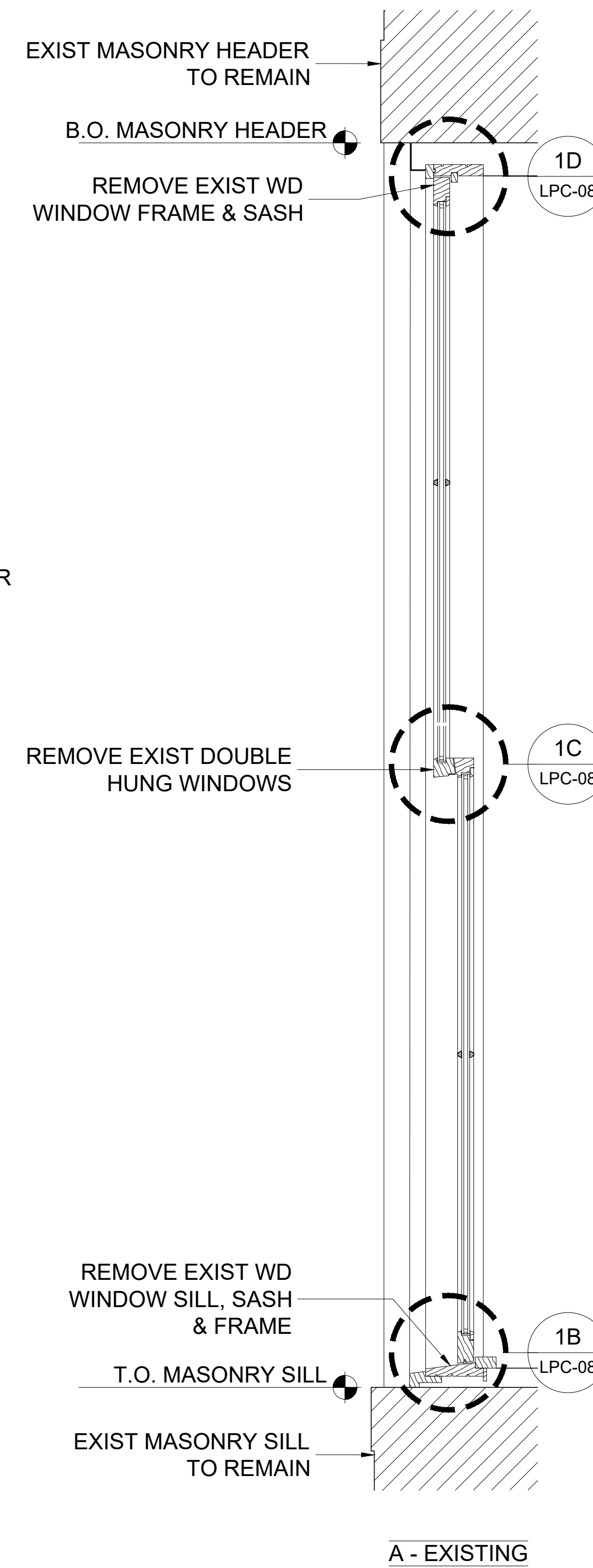
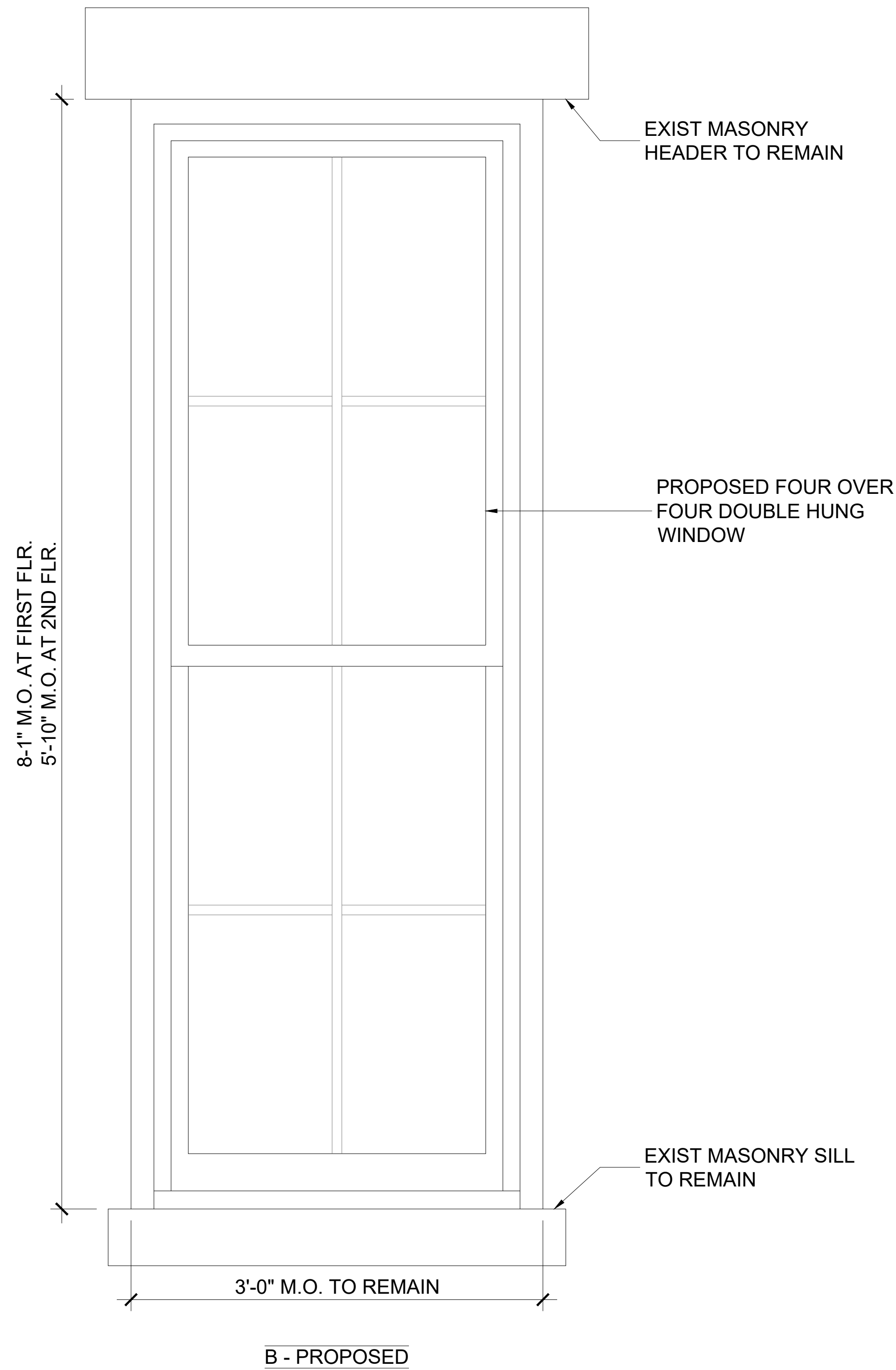


| Window Glazing Calculations - Basement Window: Proposed 2 over 2               |        |                   |                        |         |                    |
|--|--------|-------------------|------------------------|---------|--------------------|
| The existing basement window is an arched double hung divided into (12) panes. |        |                   |                        |         |                    |
| Window Pane:   |        |                   | Total Window Glazing   |         |                    |
| Height   | Width  |                   | Height                 | Width   | # of Panes         |
| Exist  | 12.25  | x 8.86 = 108.53   | 12.25                  | x 8.86  | x 12.00 = 1302.33  |
| Proposed   | 24.81  | x 12.63 = 313.16  | 24.81                  | x 12.63 | x 4.00 = 1252.65   |
| Glazed Area Difference   |        |                   | Glazed Area Difference |         |                    |
|  | 313.16 | - 108.53 = 204.64 |                        | 1252.65 | - 1302.33 = -49.68 |
|  | 204.64 | / 108.53 = 1.89   |                        | -49.68  | / 1302.33 = -0.04  |
|  | 1.89   | x 100.00 = 189%   |                        | -0.04   | x 100.00 = -4%     |

## BASEMENT WINDOWS

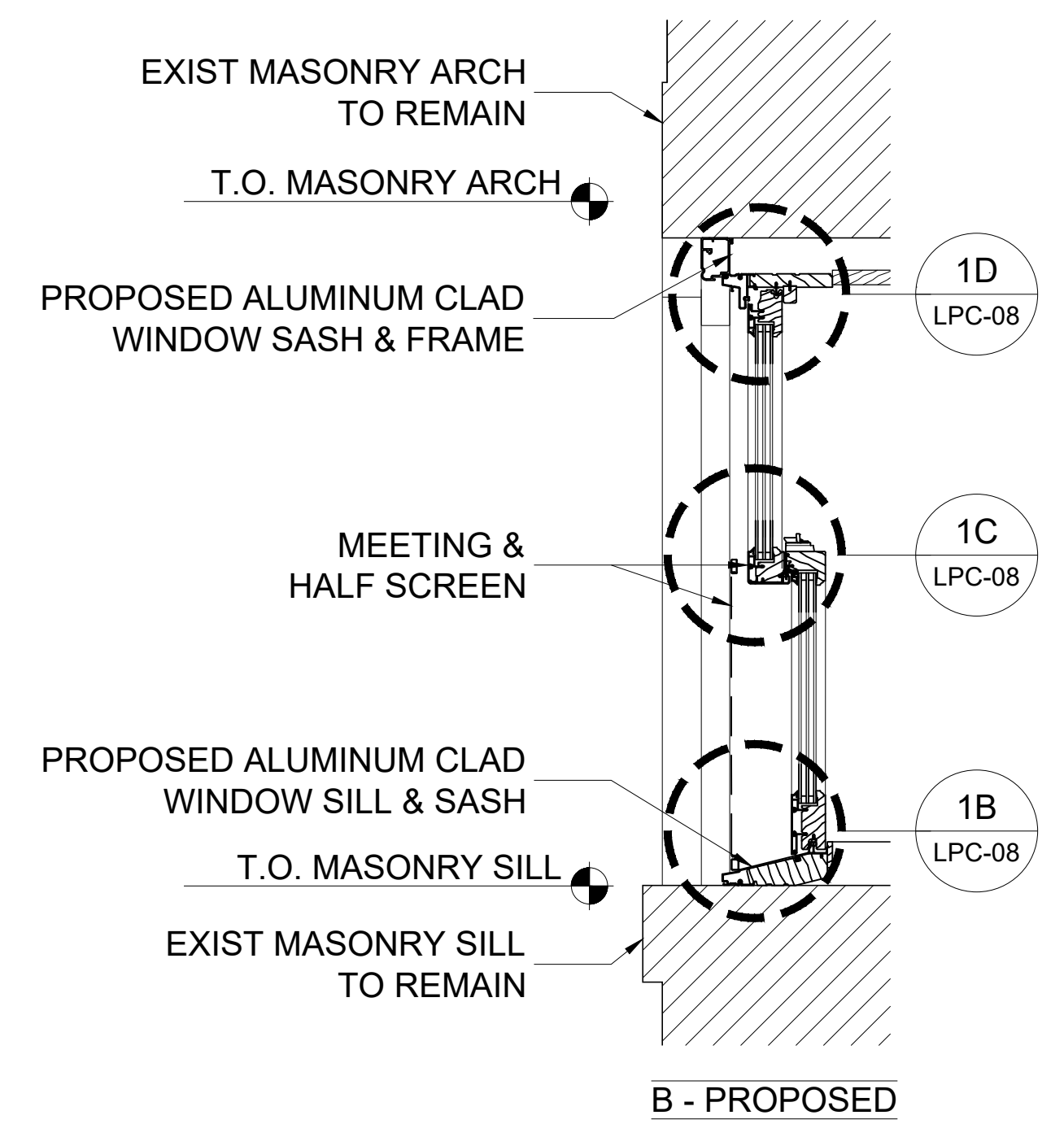
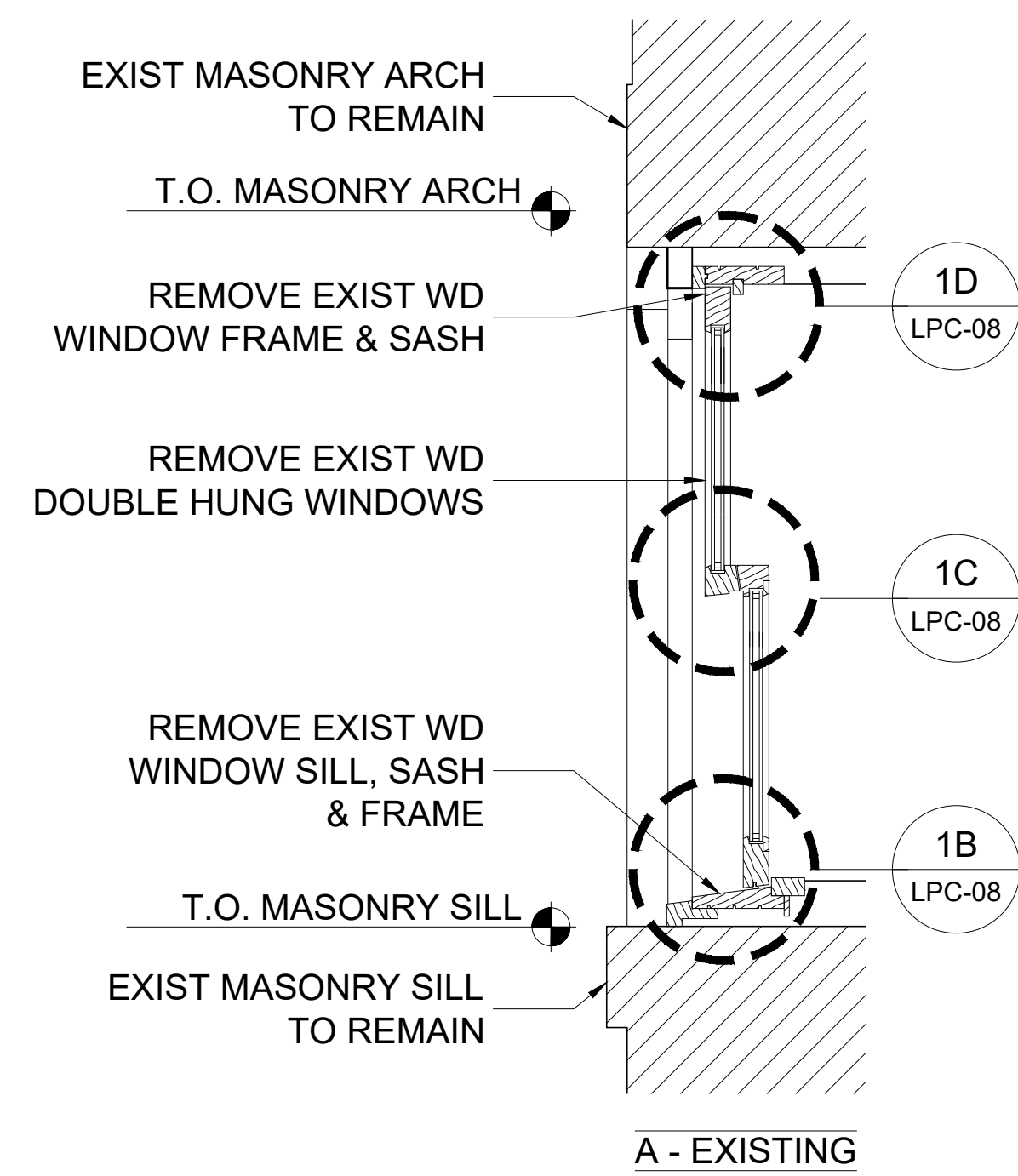
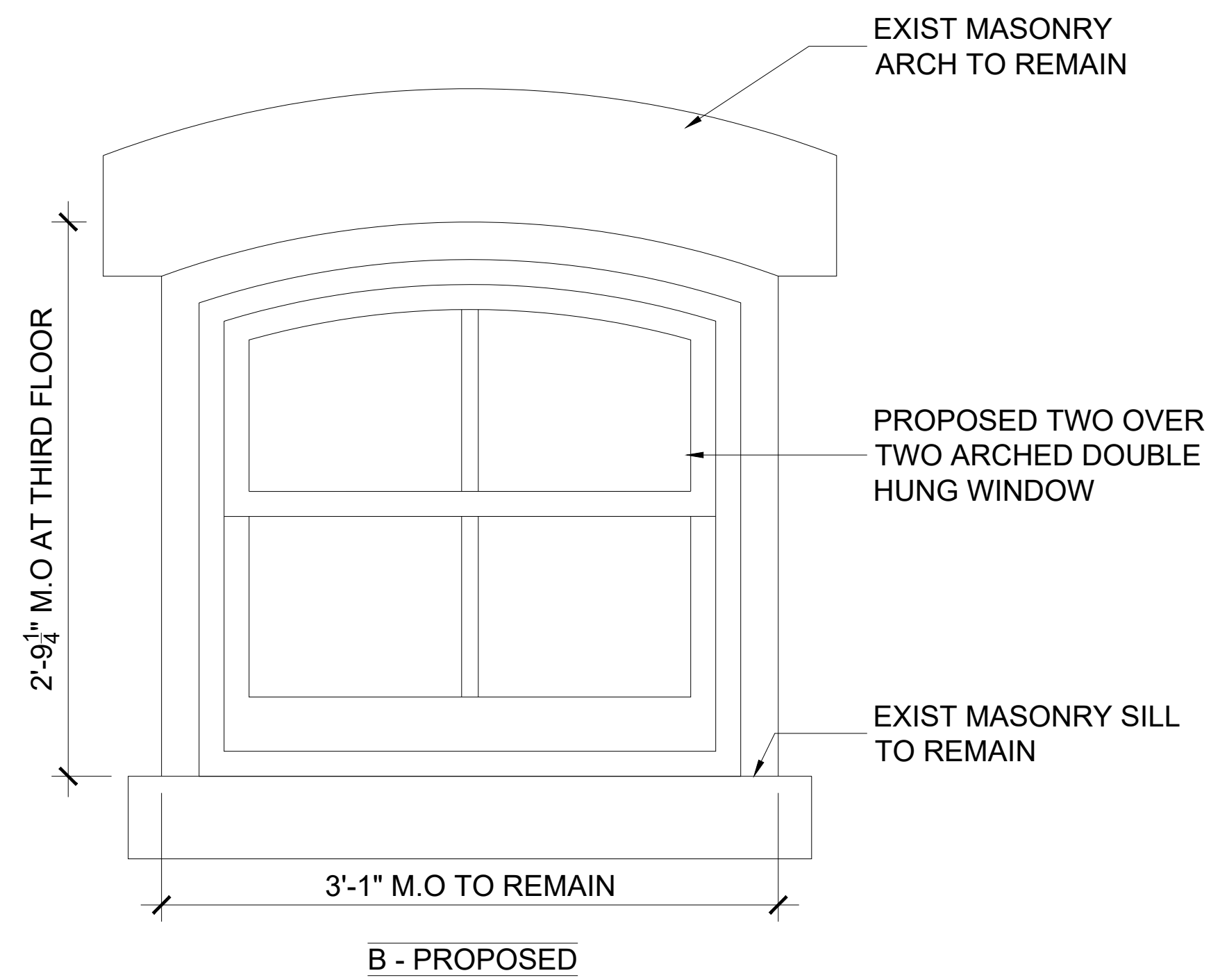
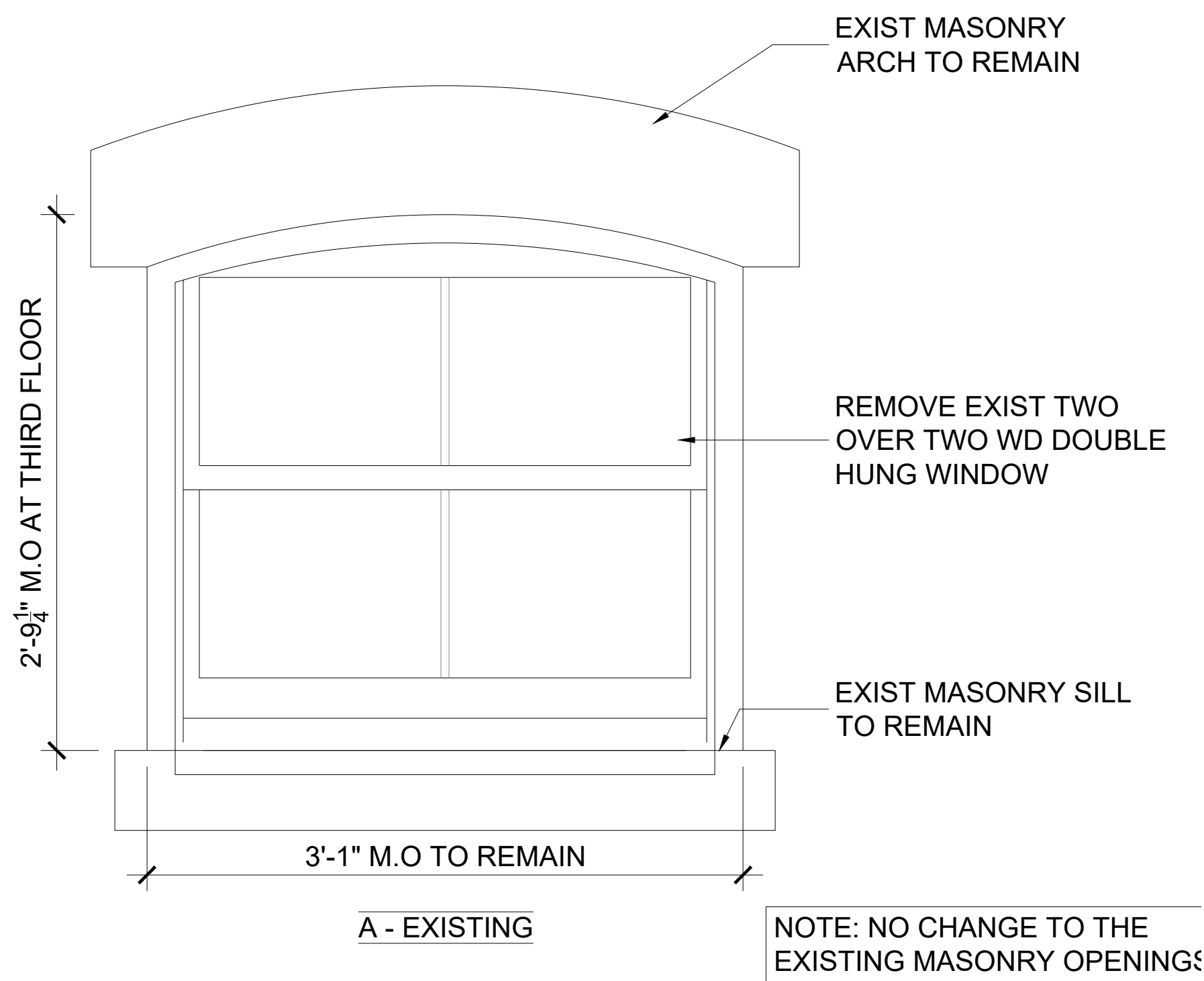


NOTE: NO CHANGE TO THE EXISTING MASONRY OPENINGS



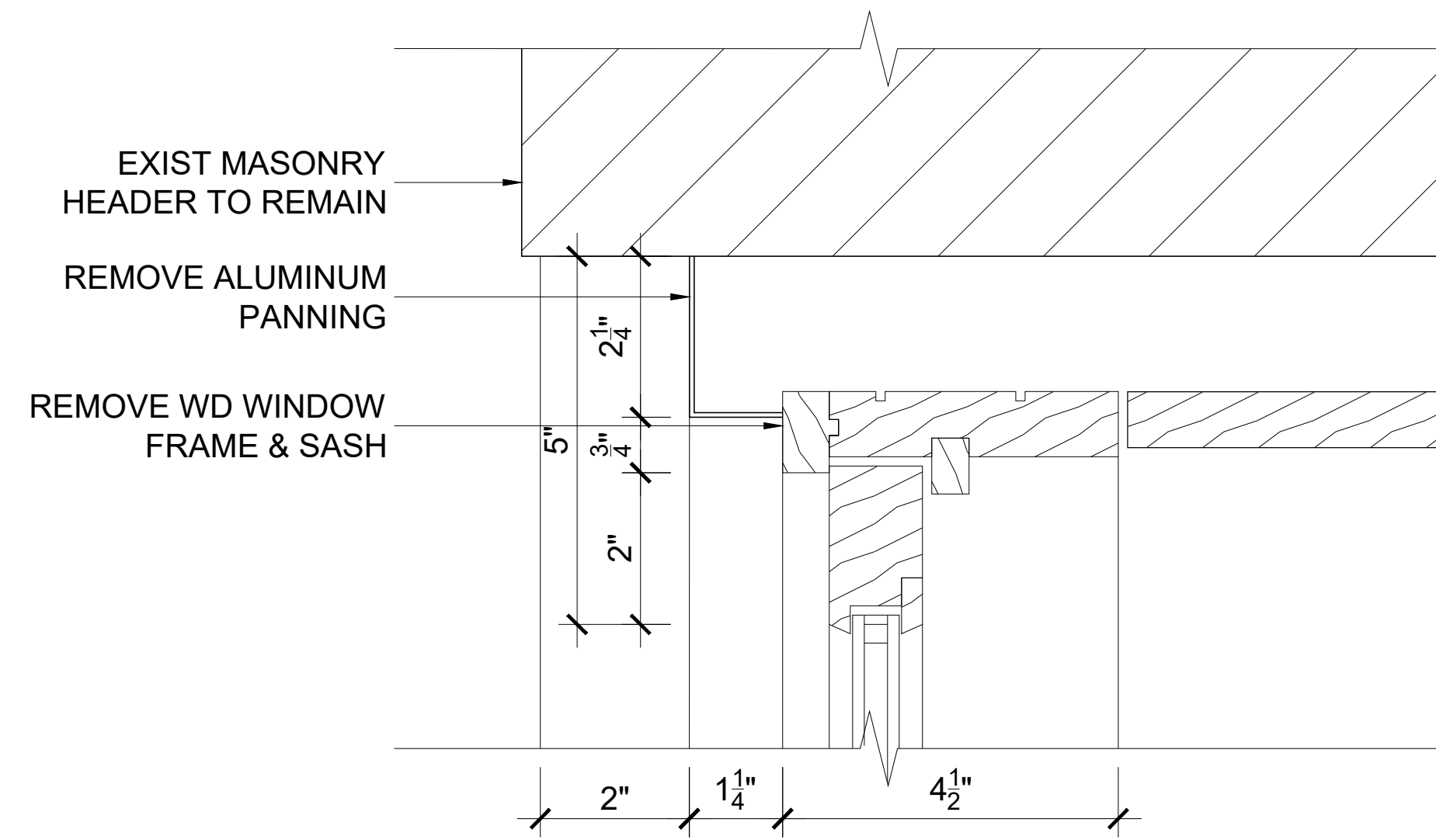
| Window Glazing Calculations - First Floor Windows: |        |          |          |
|--|--------|----------|----------|
| Window Pane:                                       | Height | Width    |          |
| Exist  | 21.29  | x 13.00  | = 276.71 |
| Proposed   | 20.91  | x 12.58  | = 262.92 |
| Glazed Area Difference                             |        |          |          |
|  | 276.71 | - 262.92 | = 13.79  |
|  | 13.79  | / 276.71 | = 0.05   |
|  | 0.05   | x 100.00 | = 5%     |

| Window Glazing Calculations - Second Floor Windows: |        |          |          |
|---|--------|----------|----------|
| Window Pane:  | Height | Width    |          |
| Exist   | 14.61  | x 13.00  | = 189.93 |
| Proposed  | 14.48  | x 12.44  | = 180.15 |
| Glazed Area Difference                              |        |          |          |
|   | 189.93 | - 180.15 | = 9.78   |
|   | 9.78   | / 189.93 | = 0.05   |
|   | 0.05   | x 100.00 | = 5%     |

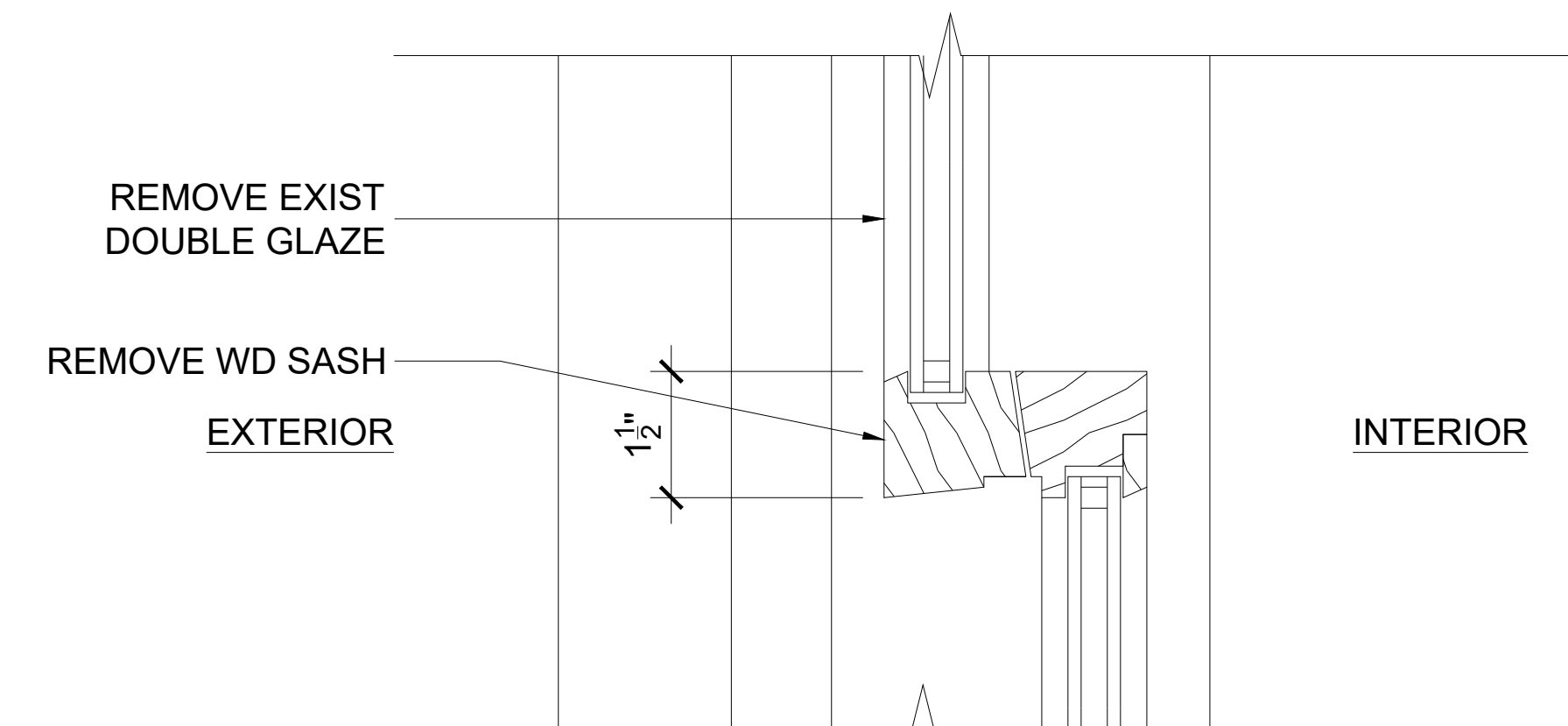
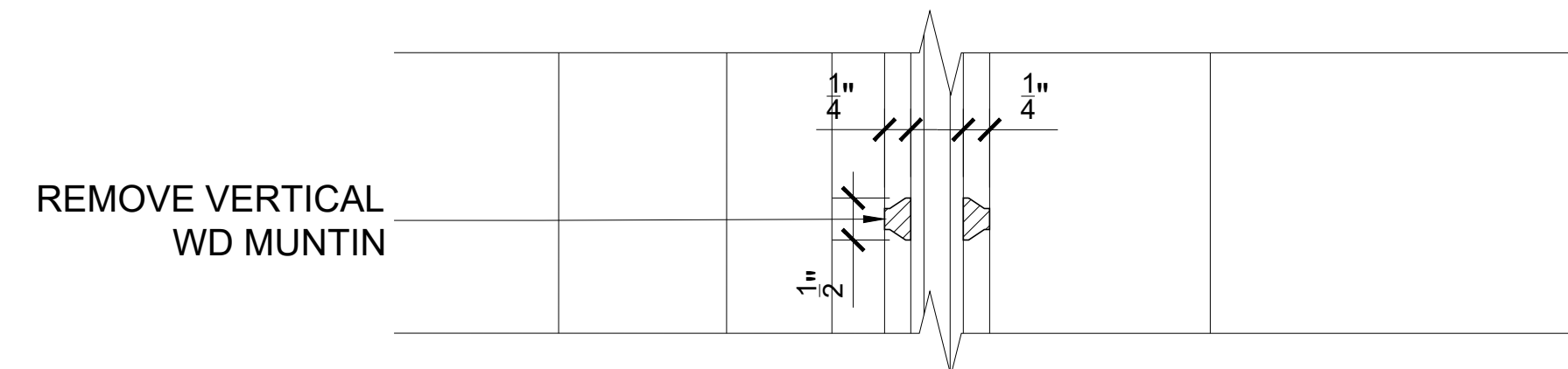


| Window Glazing Calculations - Third Floor Windows |        |          |          |
|---|--------|----------|----------|
| Window Pane:                                      | Height | Width    |          |
| Exist   | 12.42  | x 14.25  | = 177.04 |
| Proposed  | 13.65  | x 12.63  | = 172.29 |
| Glazed Area Difference                            |        |          |          |
|   | 172.29 | - 177.04 | = -4.75  |
|   | -4.75  | / 177.04 | = -0.03  |
|   | -0.03  | x 100.00 | = -3%    |

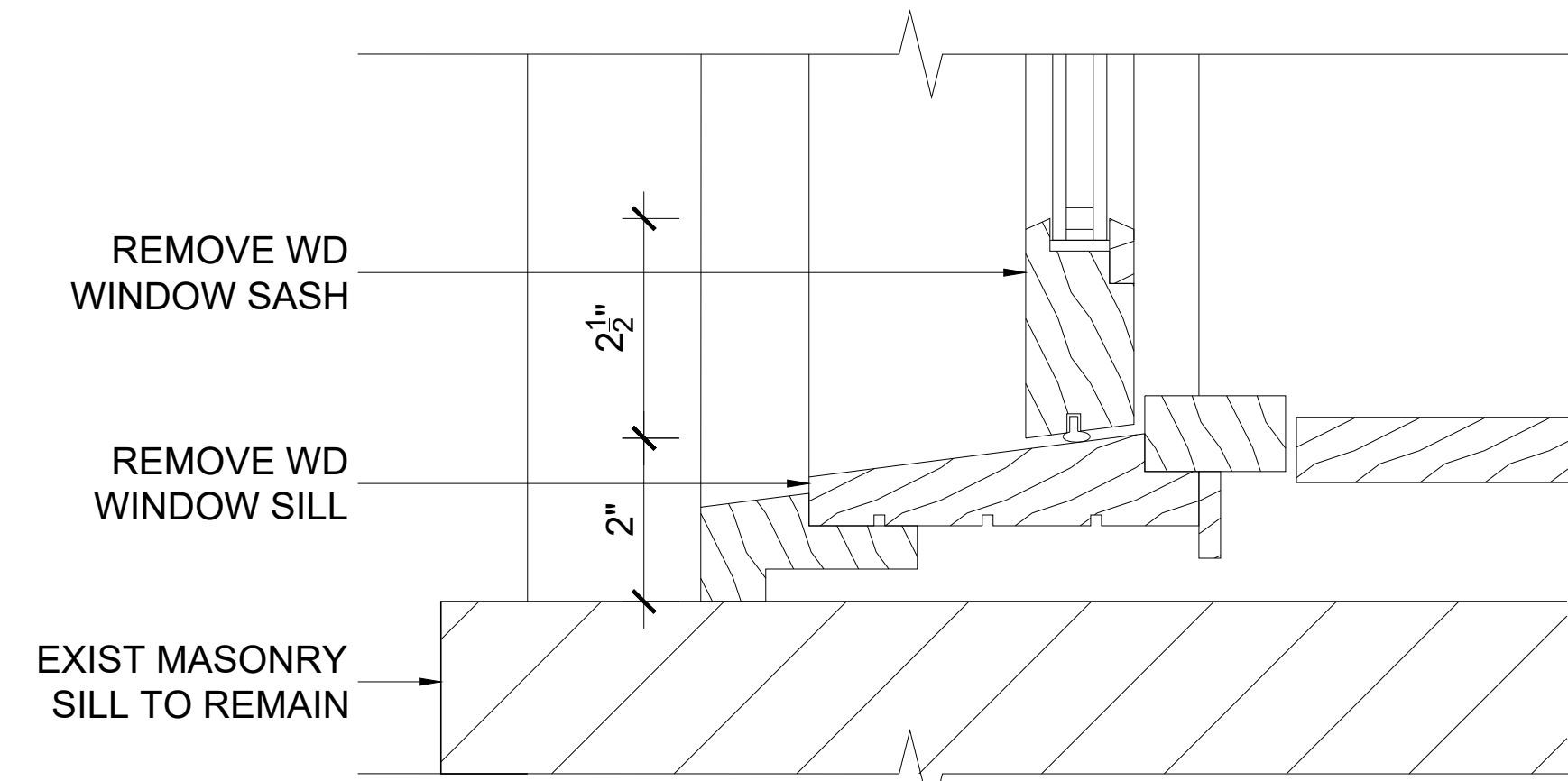
## THIRD FLOOR WINDOWS



D - HEAD

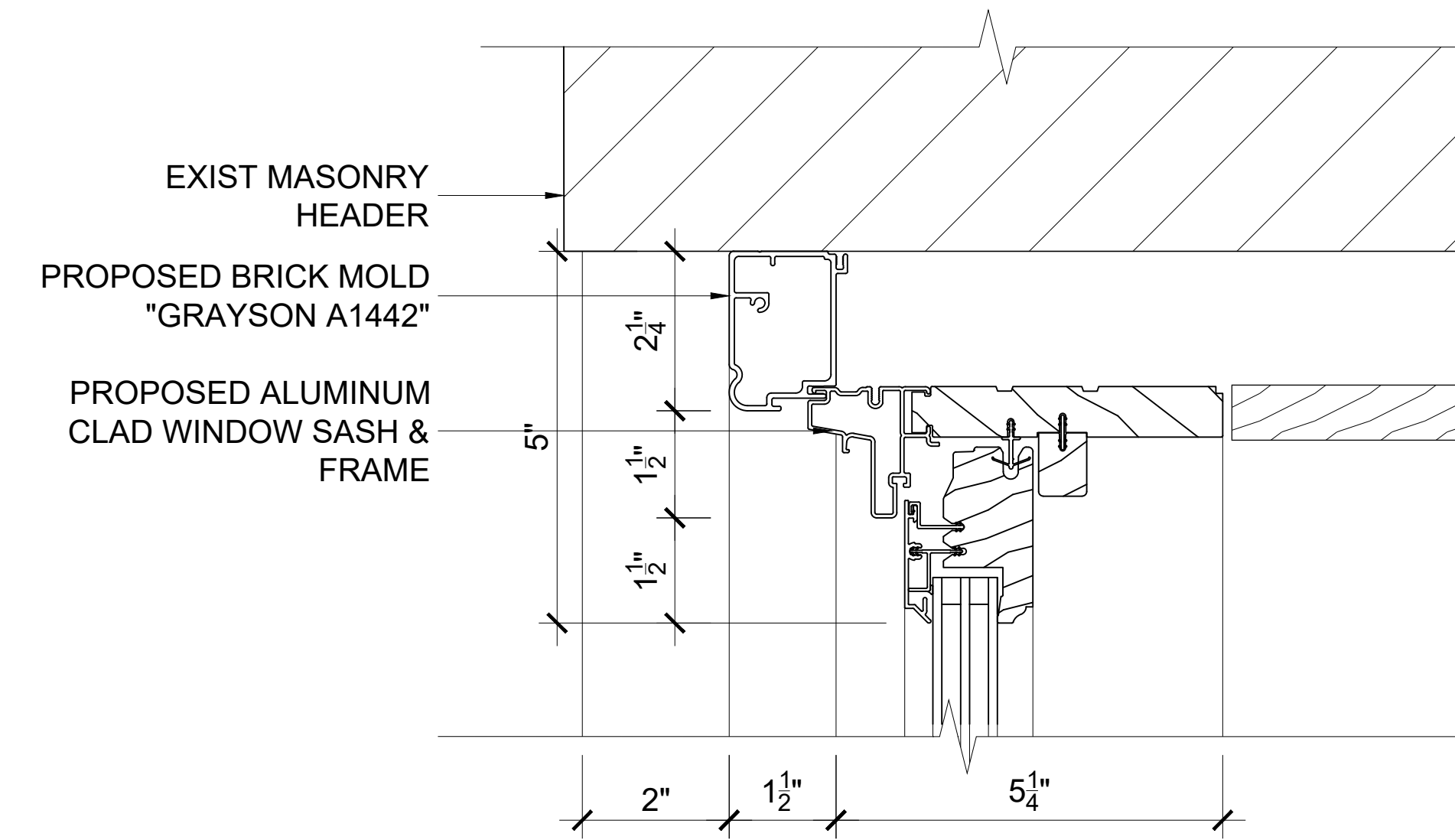


C - MEETING

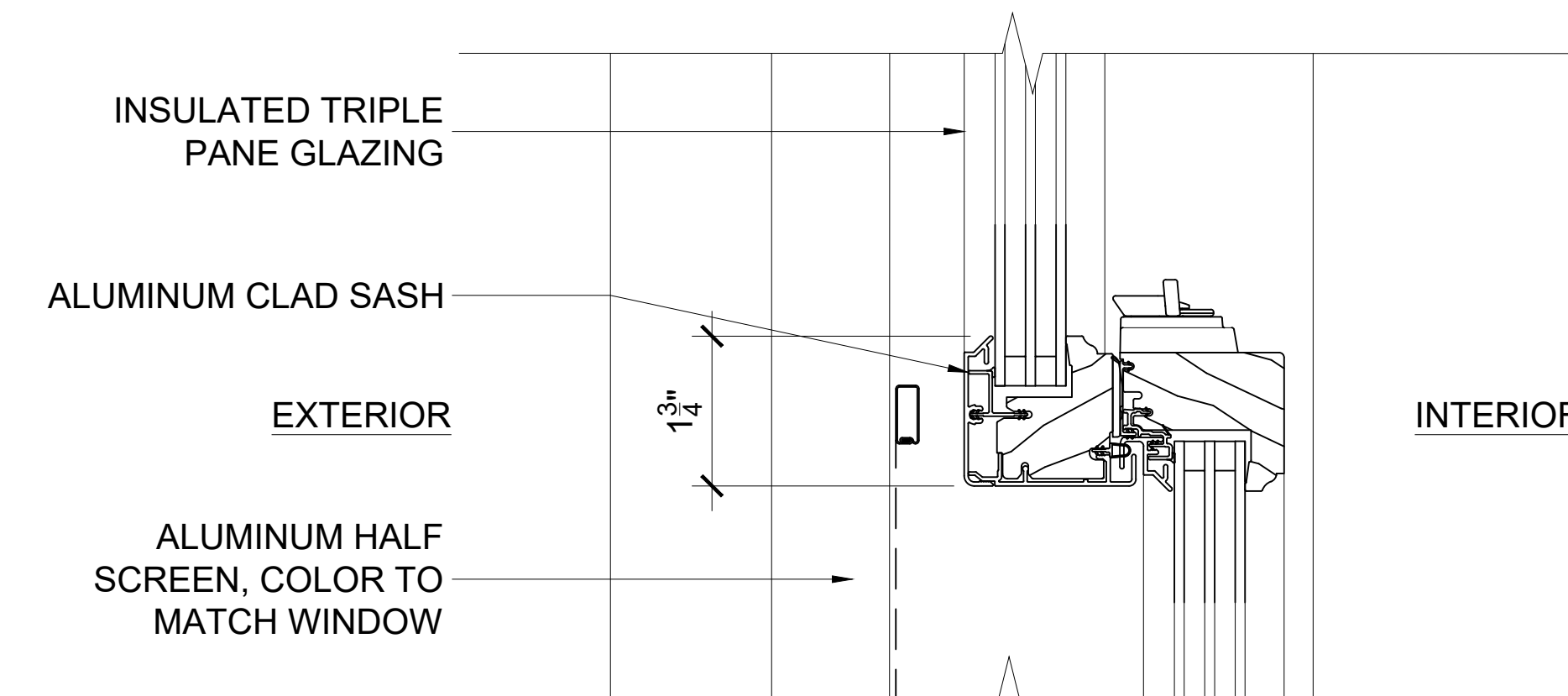
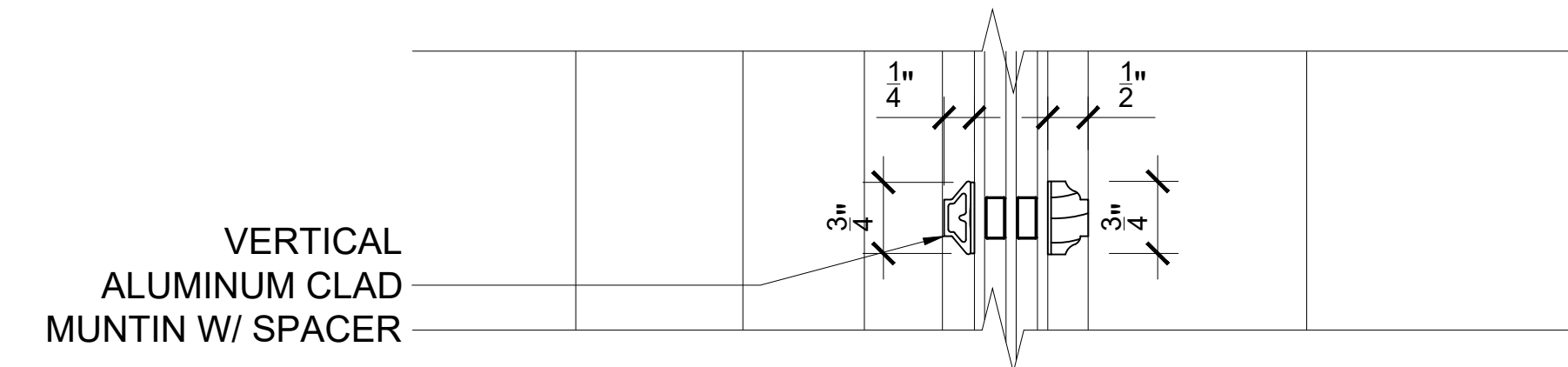


B - SILL

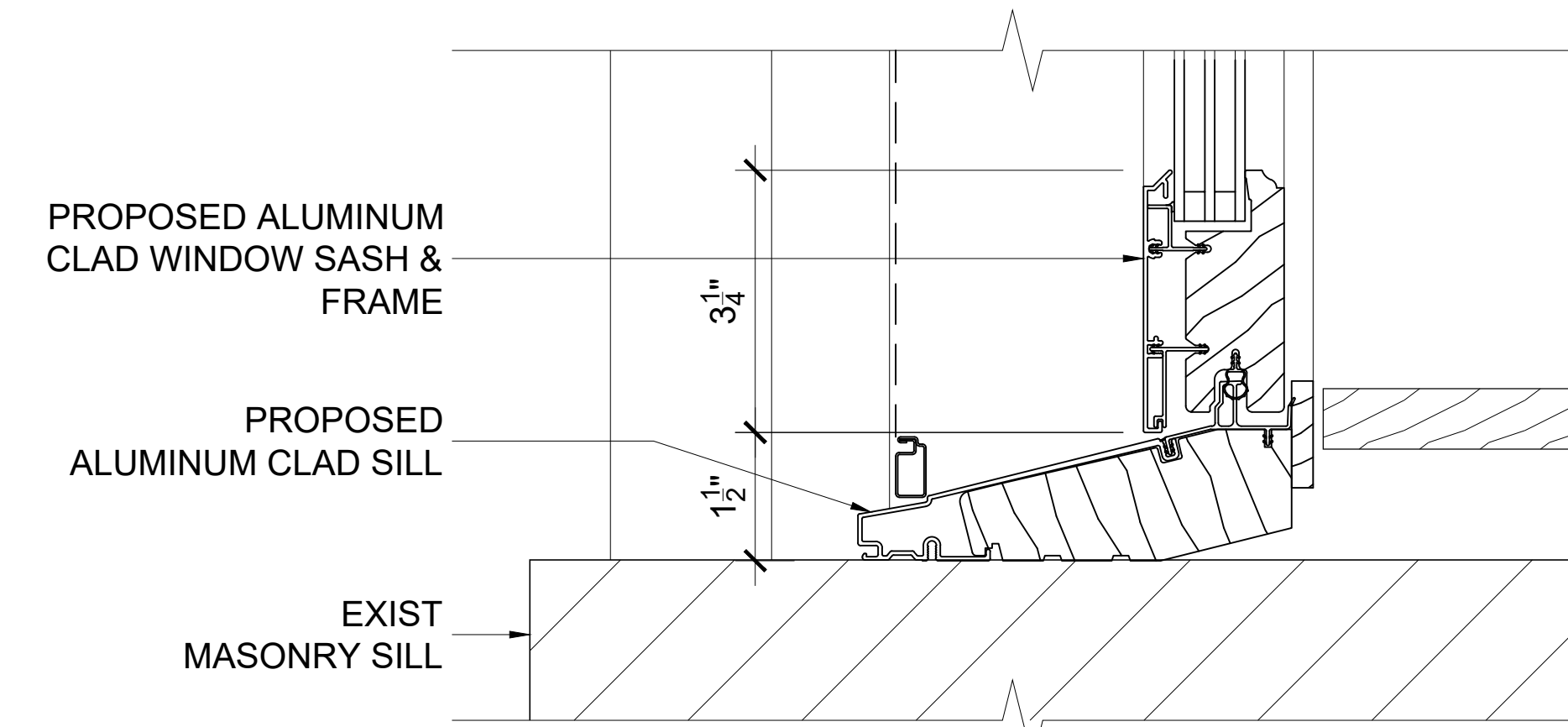
EXISTING WINDOW DETAILS



D - HEAD



C - MEETING



B - SILL

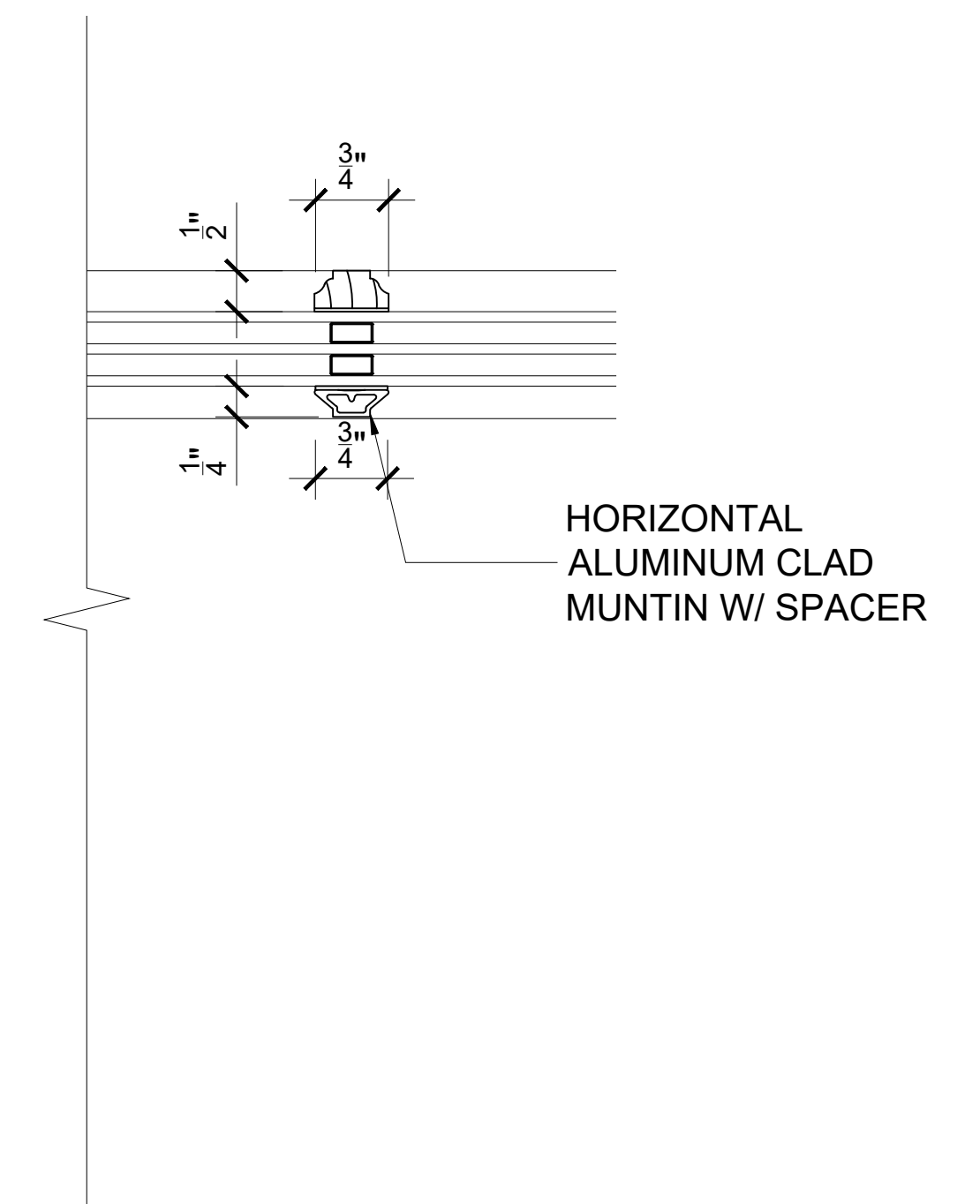
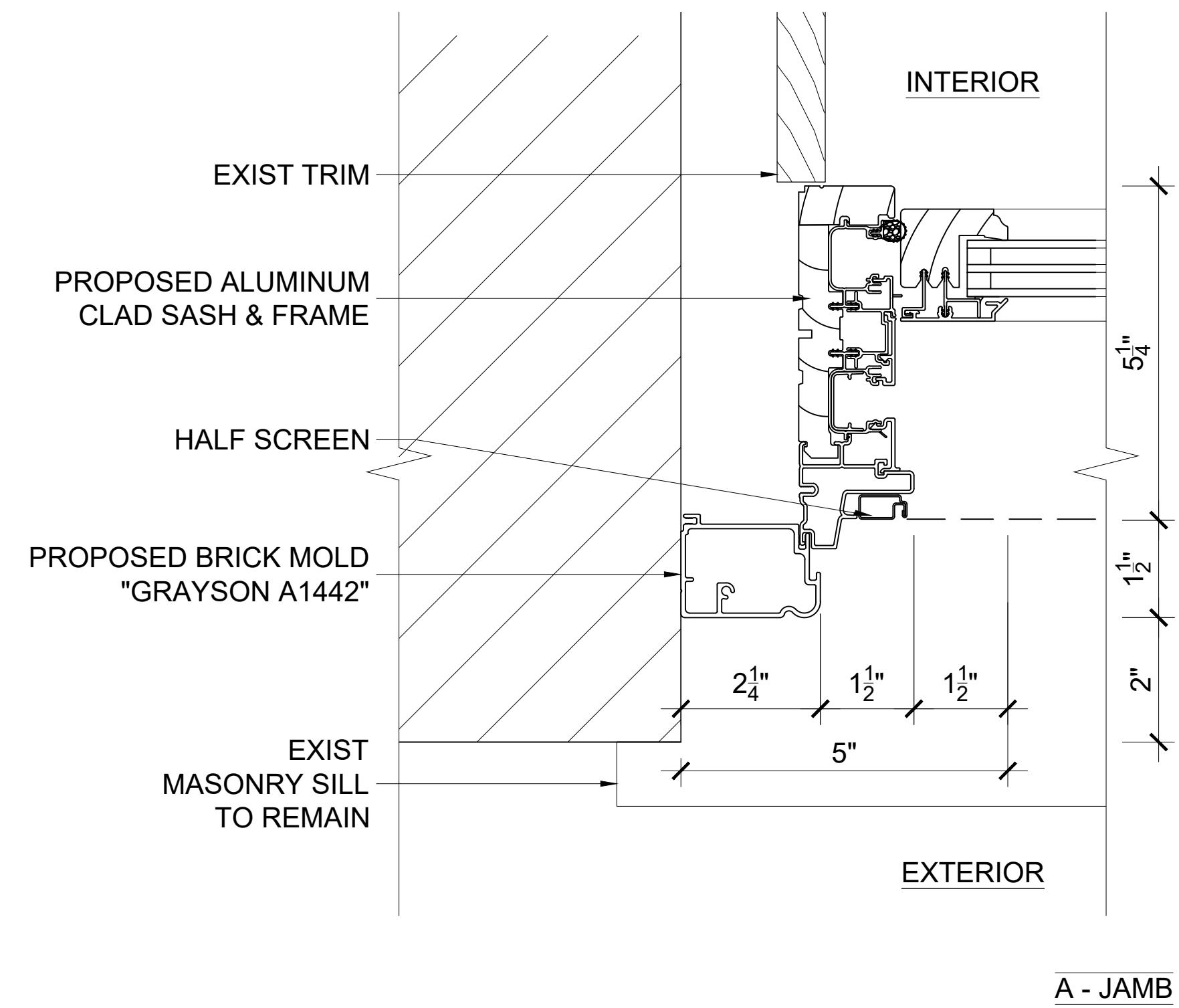
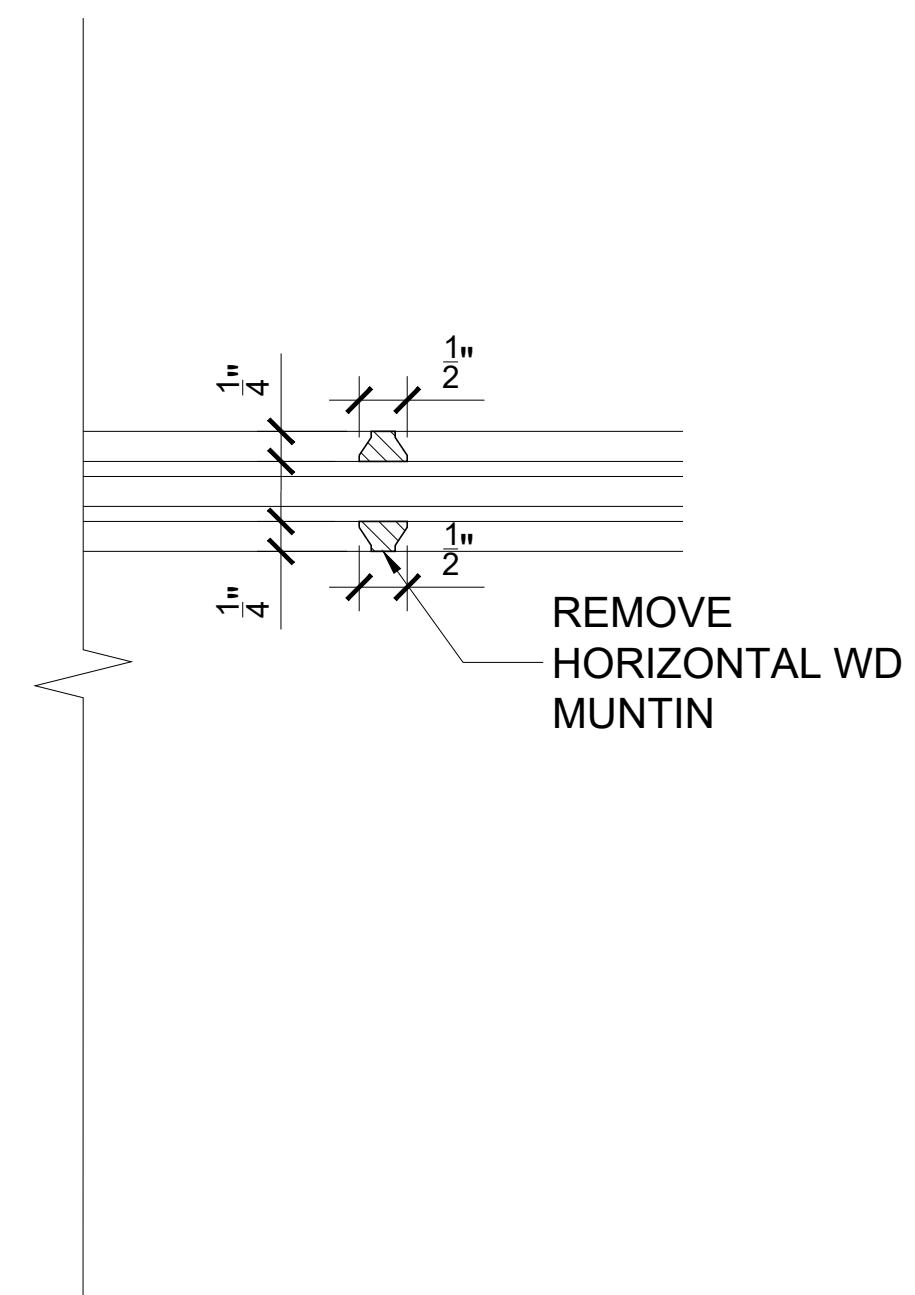
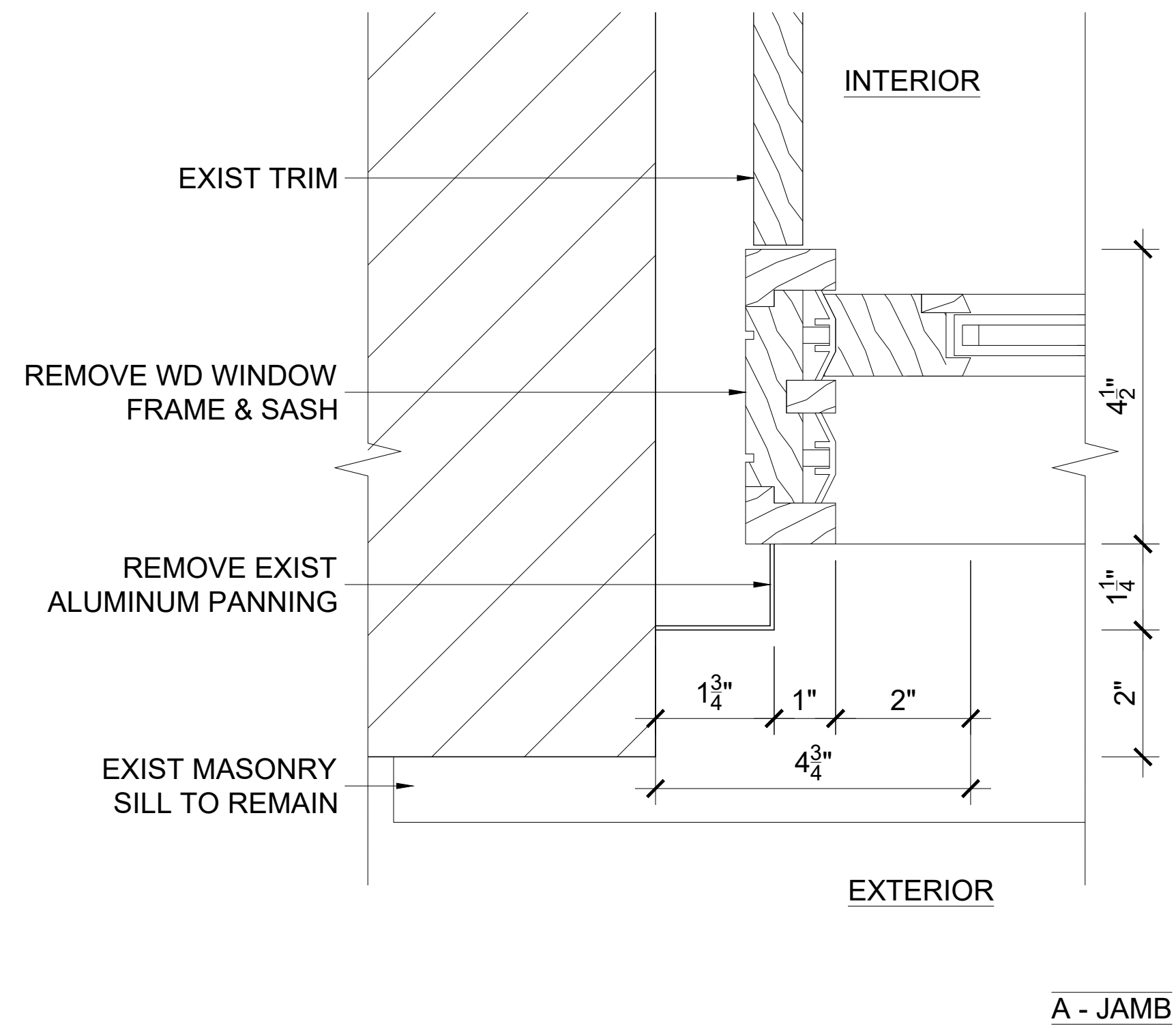
PROPOSED WINDOW DETAILS

# WINDOW DETAILS

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LPC-09

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