

One Hanson Place

BSE Global

Acheson Doyle Partners Architects

LPC Public Hearing

Block 2111, Lot 7501

June 9, 2026

June 9, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 3, LPC-26-10263

1 Hanson Place – Williamsburgh Savings Bank (Hanson Place) Individual and Interior Landmark

To testify virtually, please join Zoom

Webinar ID: 165 868 4773

Passcode: 126605

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

Note: If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.

Contents:

1. Property Overview
2. Proposed New Use
3. Exterior Modifications
4. Contributing Features
5. Mezzanine
6. Detailed Approach
7. Appendix

Property Overview



WILLIAMSBURGH SAVINGS BANK TOWER

Location: One Hanson Place

Built: 1927-1929

Architect: Halsey, McCormack & Helmer

Style: Romanesque Revival

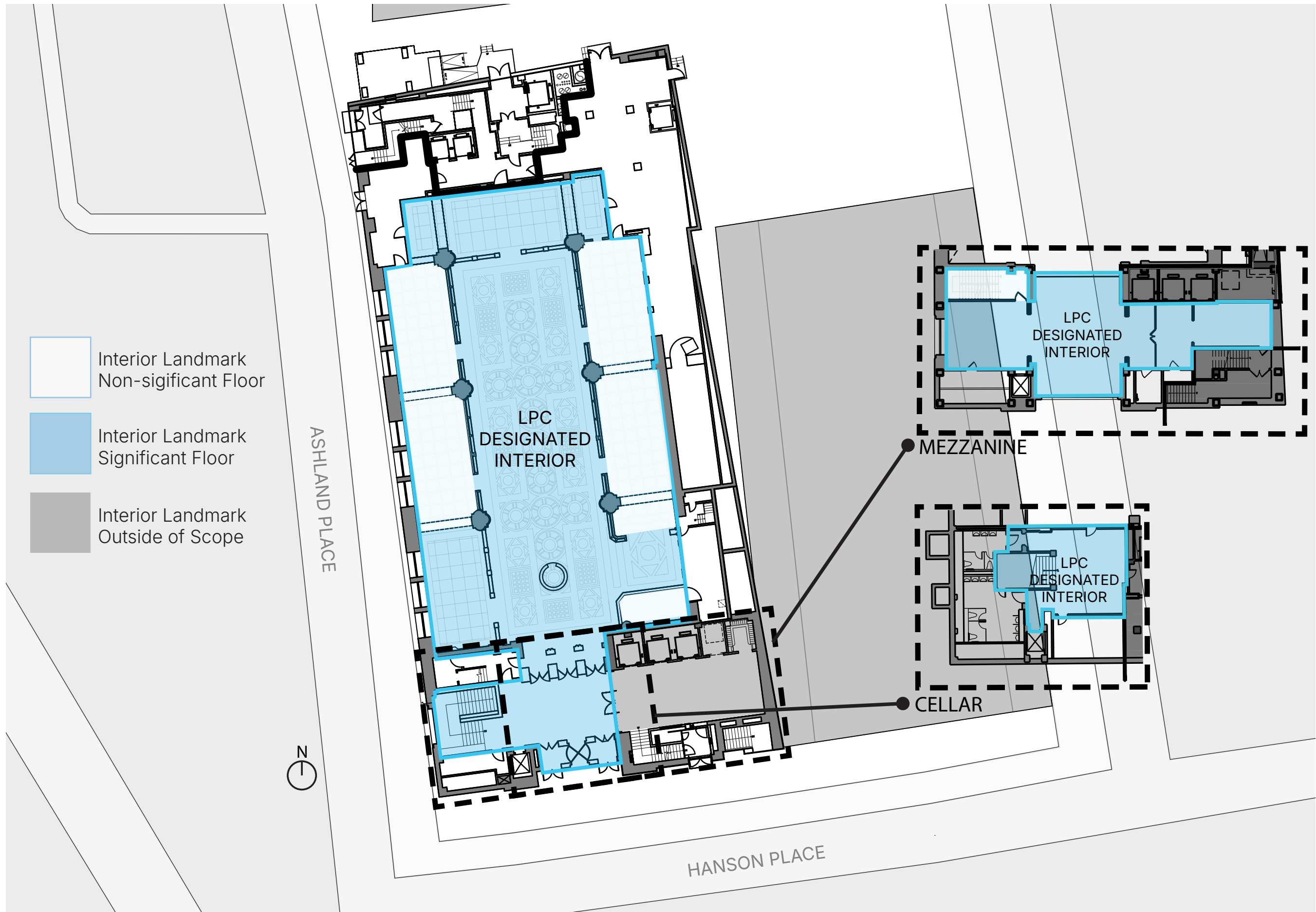
Landmarked: 1977 (Exterior), 1978 (District),
1996 (Interior)

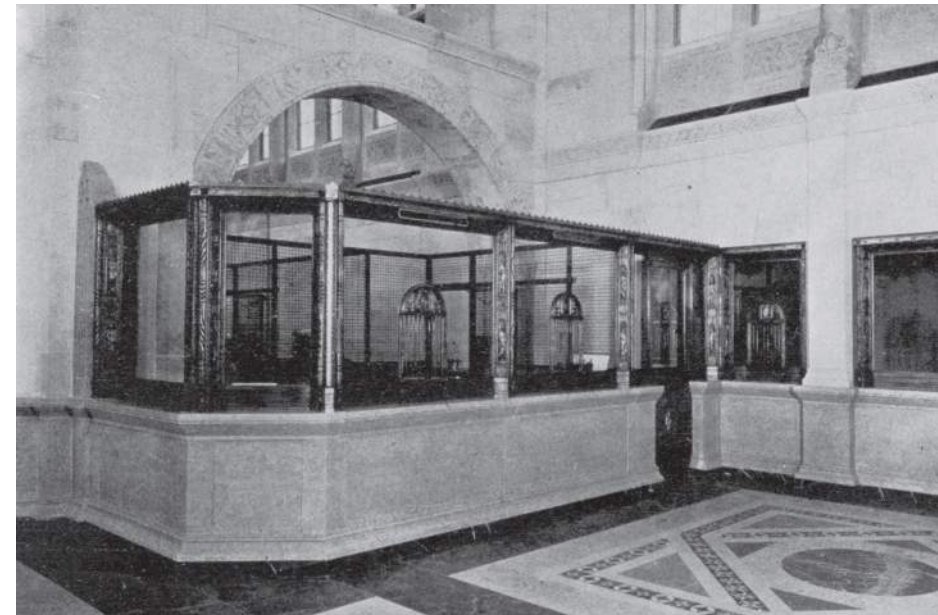
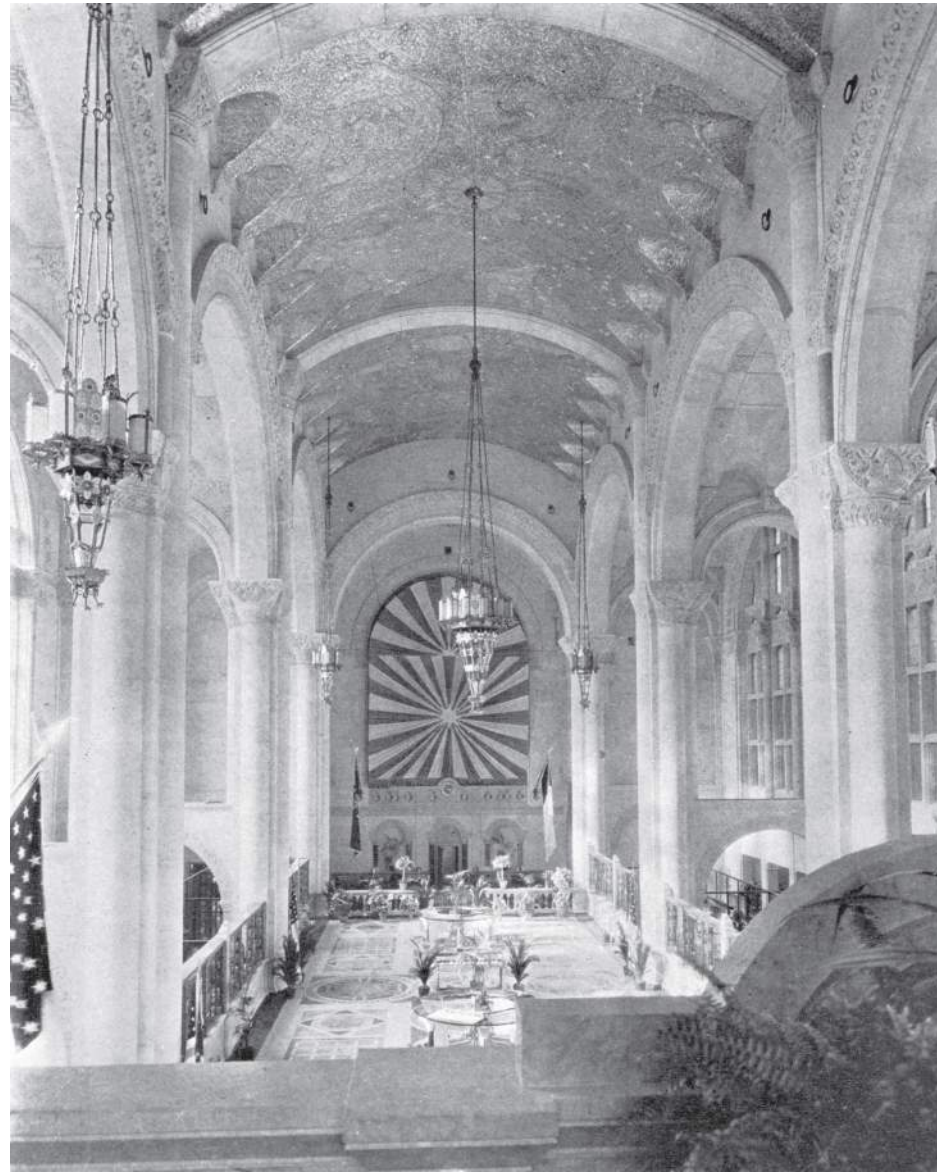
Primary Materials: Limestone, Marble, Mosaic
Tiles, Steel

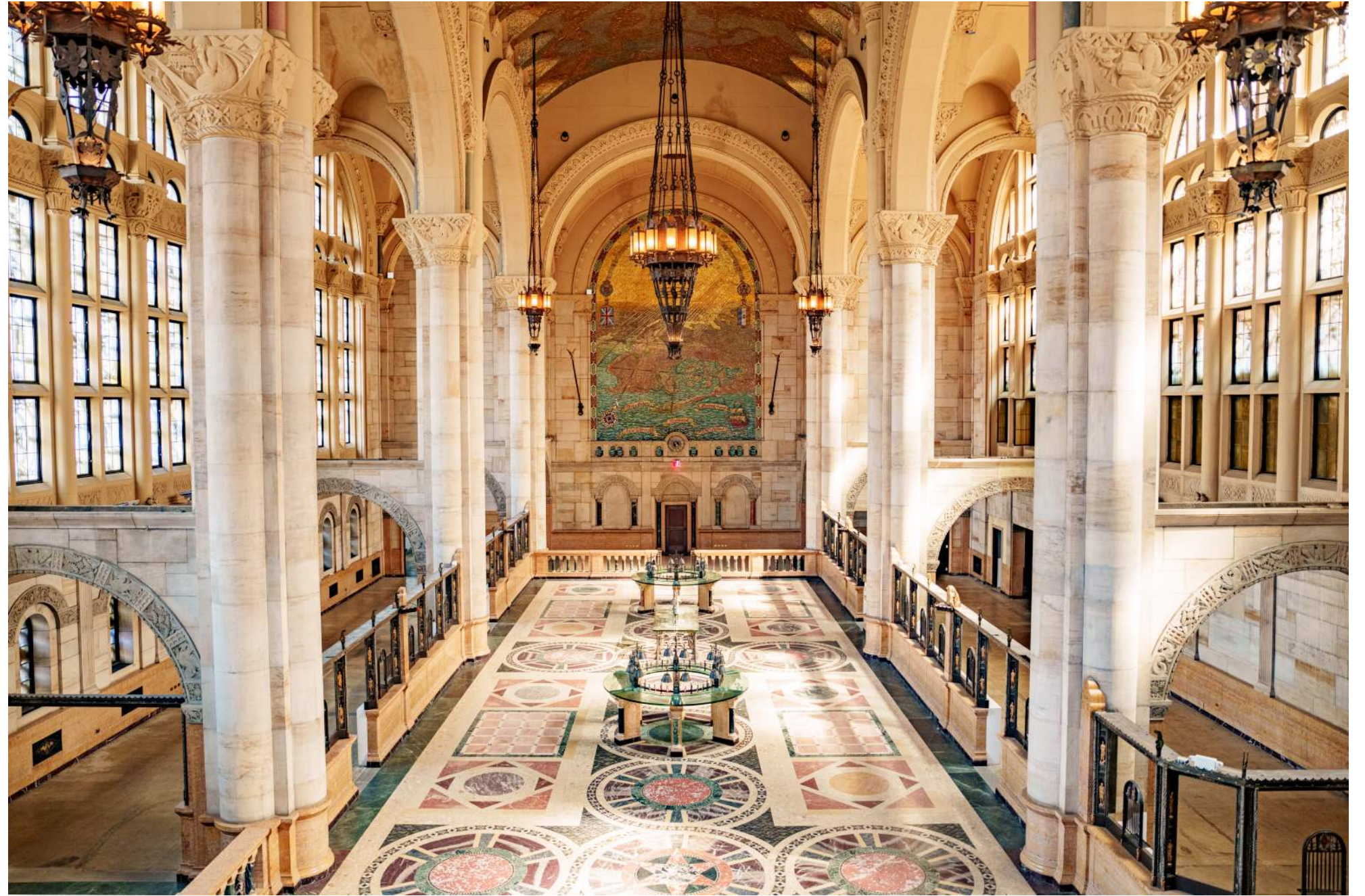


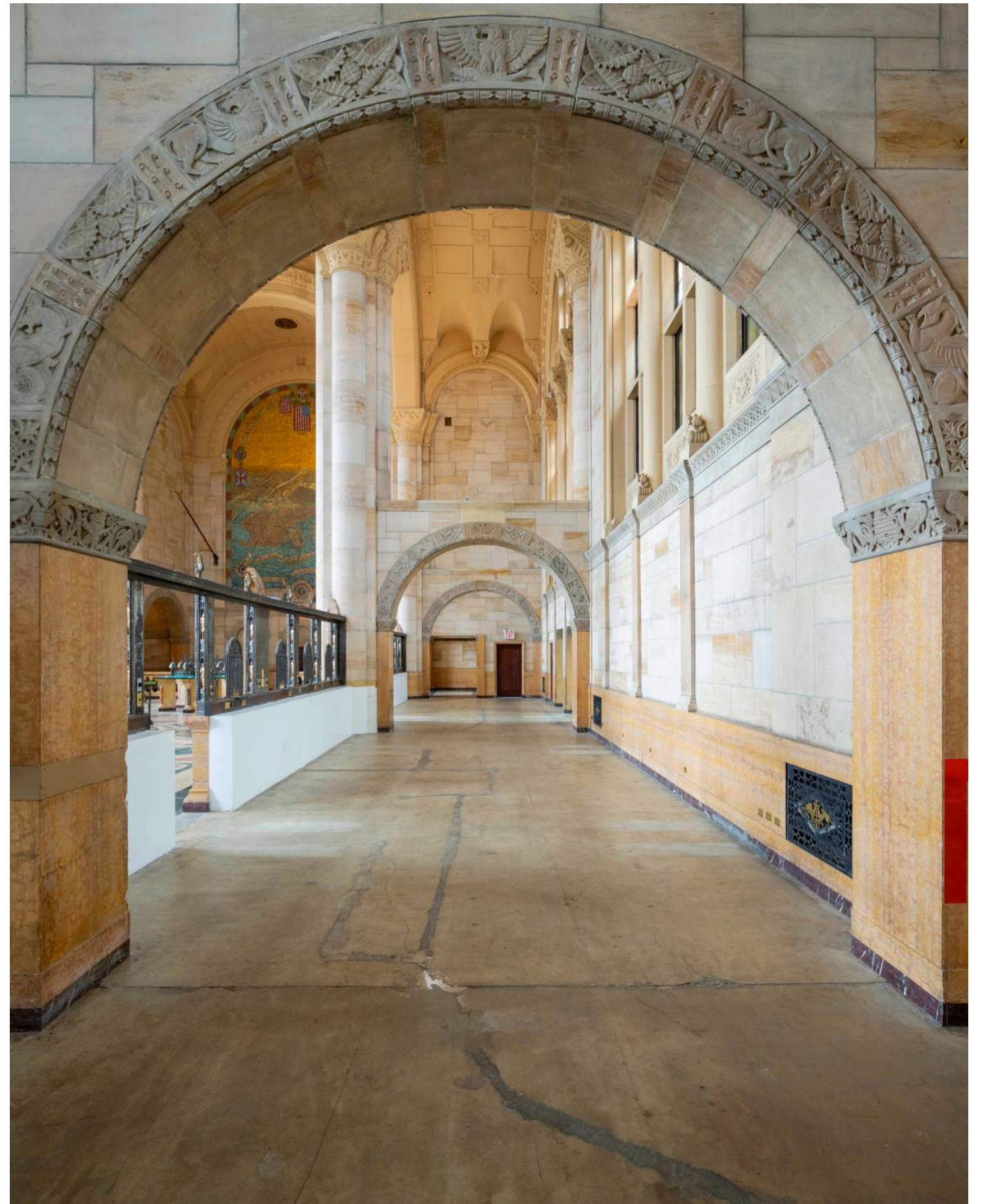
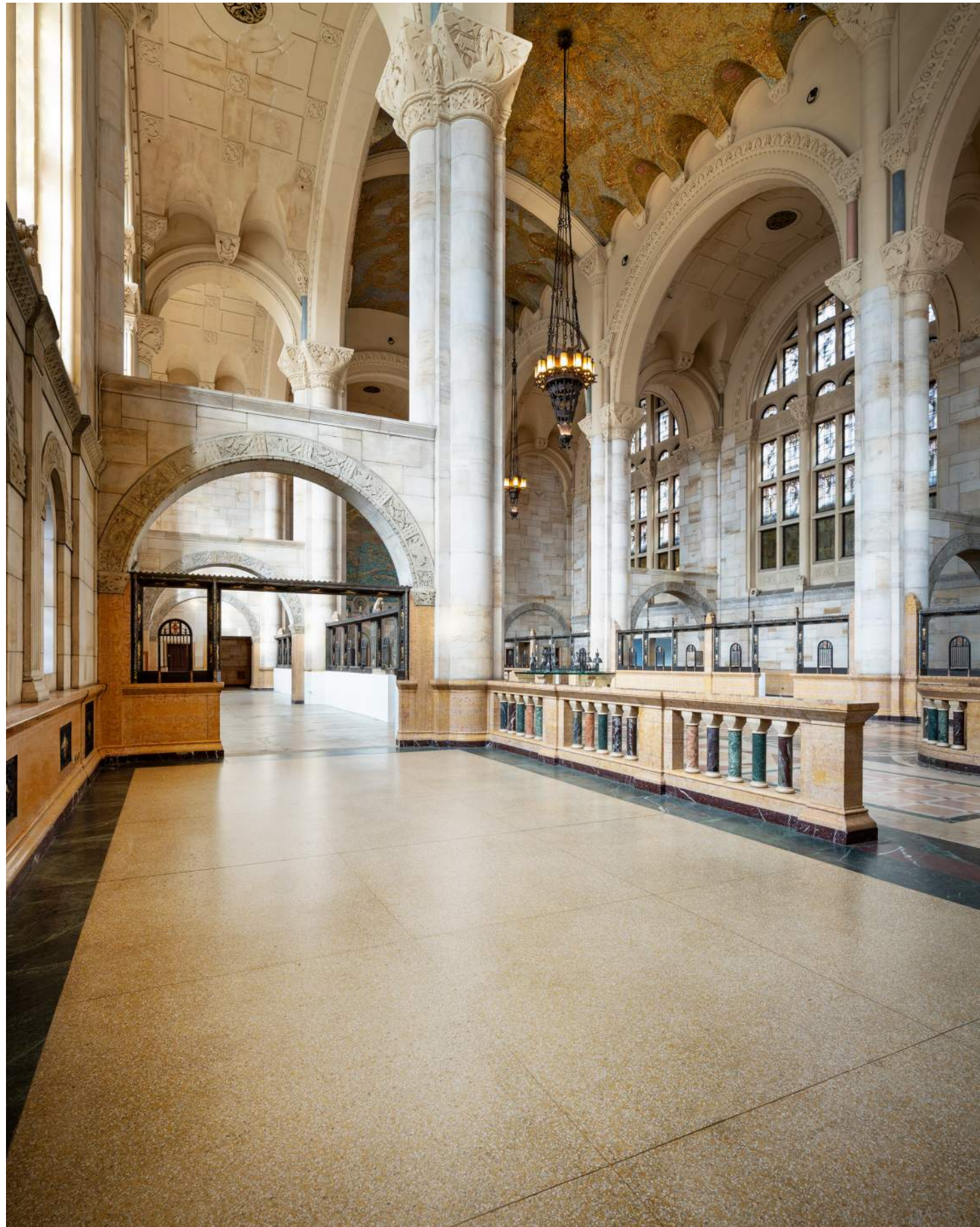
Brooklyn Academy of Music Historic District

Exterior Landmark Boundary









Proposed New Use

1. Use Group
2. Precedents
3. Intervention Components

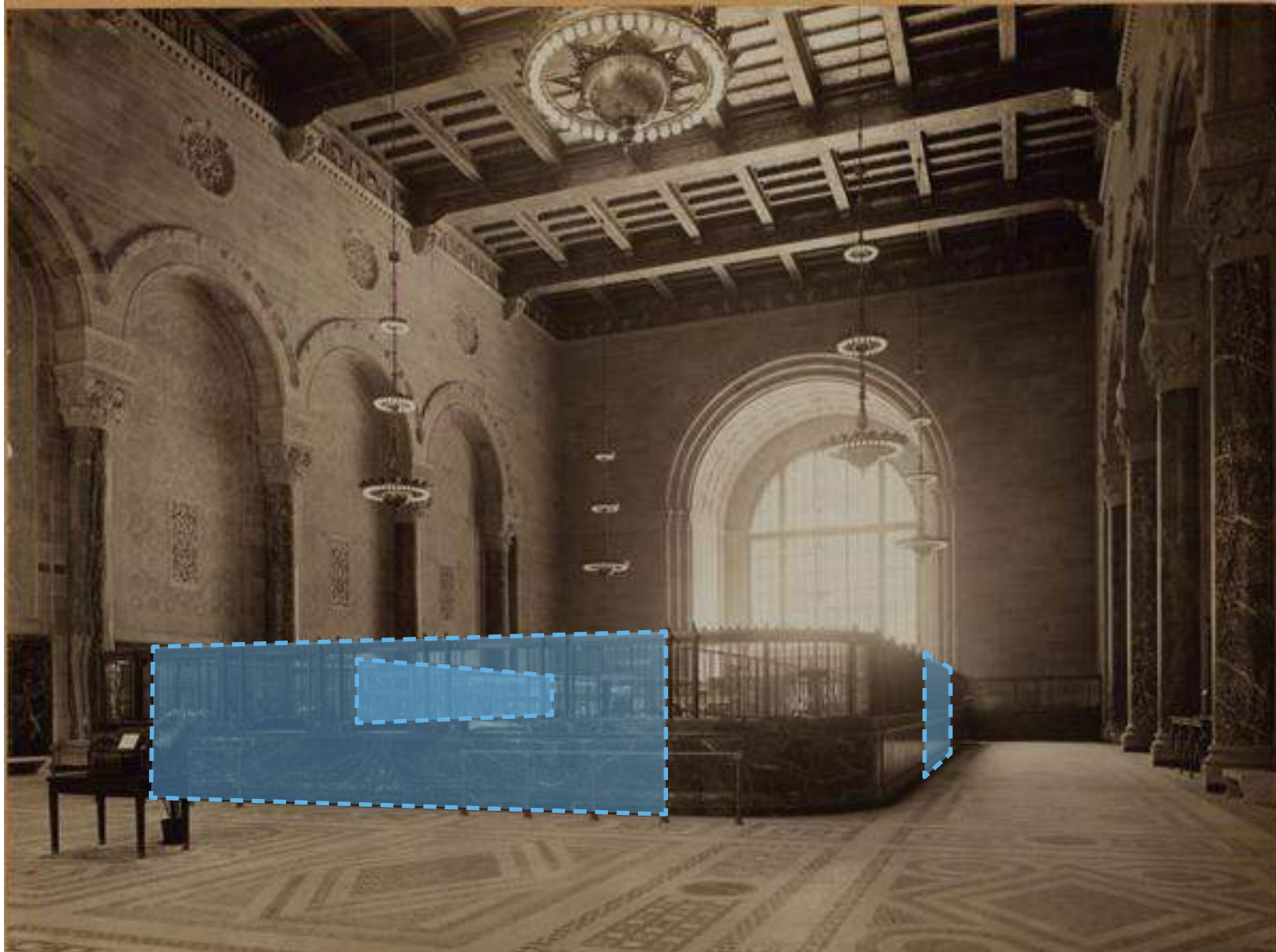


Casa Tua - Restaurant, Lounge, and Club NYC



Casa Tua Cucina - Food Hall Miami

Existing teller windows removed



1923 Existing Bowery Savings Bank



CURRENT Cipriani 42nd St.



1977 Existing Music Room



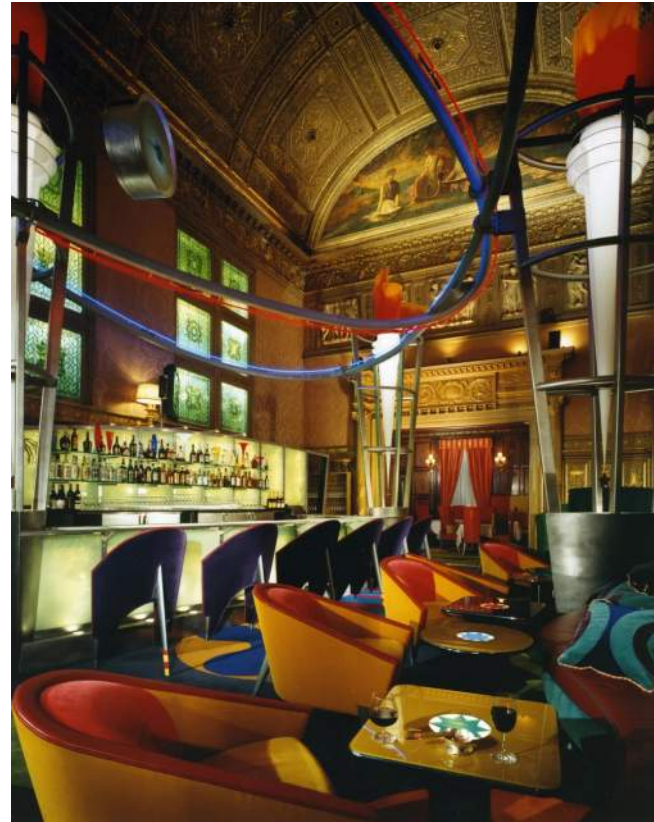
2000 Le Cirque Fit-out



CURRENT Gold Room Fit-out



1977 Existing Music Room

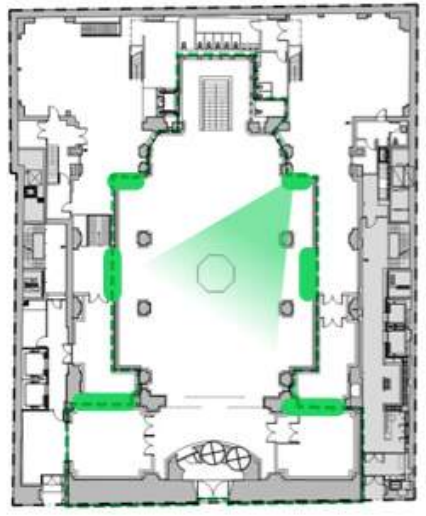



2000 Le Cirque Fit-out



CURRENT Gold Room Fit-out

LPC-0269 Precedent - Individual Landmark Henry Villard House "The Palace"

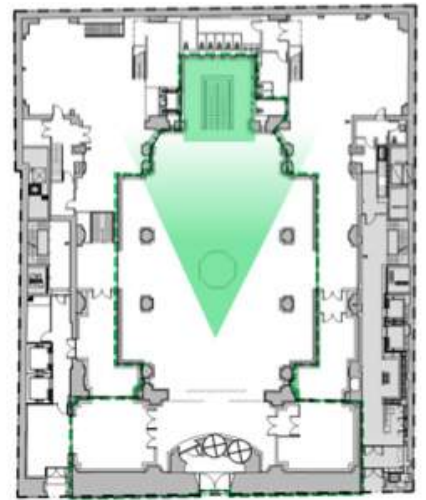


EXISTING
 Existing teller windows removed



APPROVED

Teller Window Removal
New Mezzanine

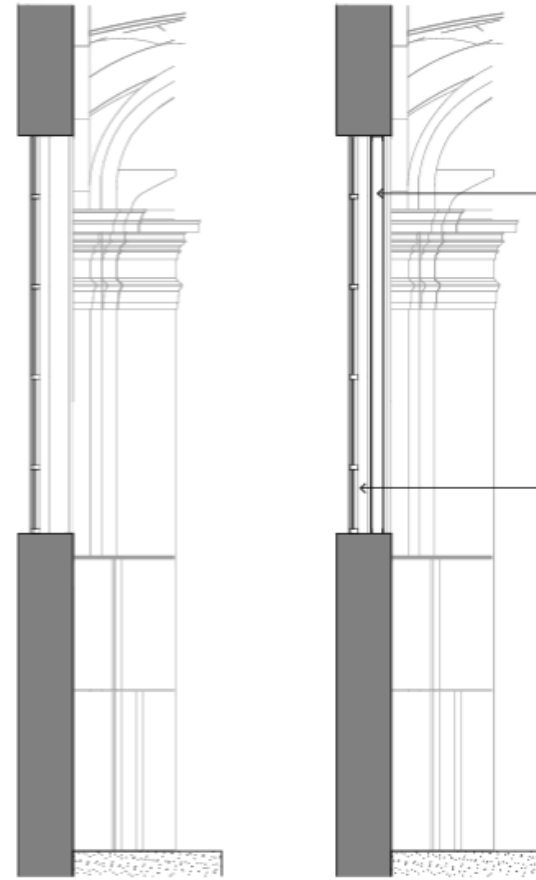
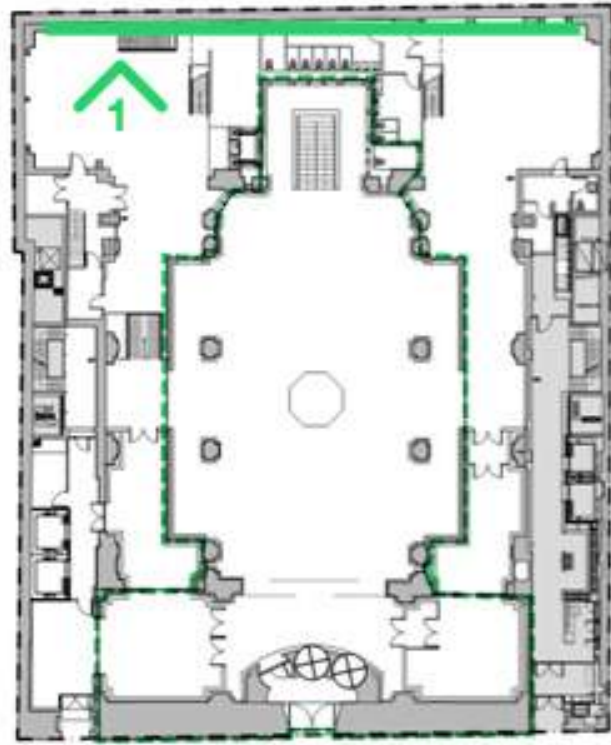


EXISTING



APPROVED

LPC-20-08010 Precedent - Interior Landmark 49-51 Chambers Street



PROPOSED MTL.
FRAMED WALL W/
GYP. BD. TO BLOCK
LIGHT + SOUND

GYP. BD. TO BE
PAINTED LIGHT
GRAY & LOCATION
OF MULLIONS TO BE
REPRESENTED W/
BLACK PAINT

EXISTING
WINDOWS TO
REMAIN

EXISTING

APPROVED



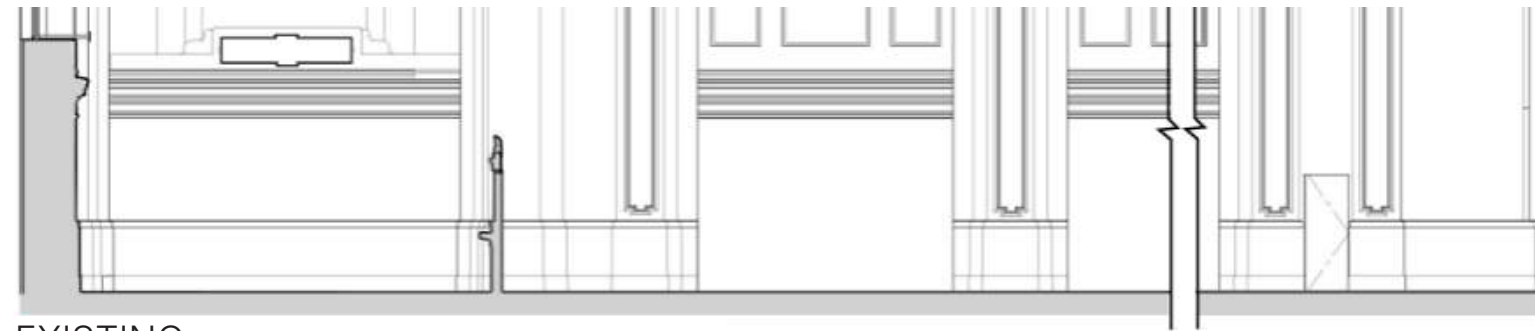
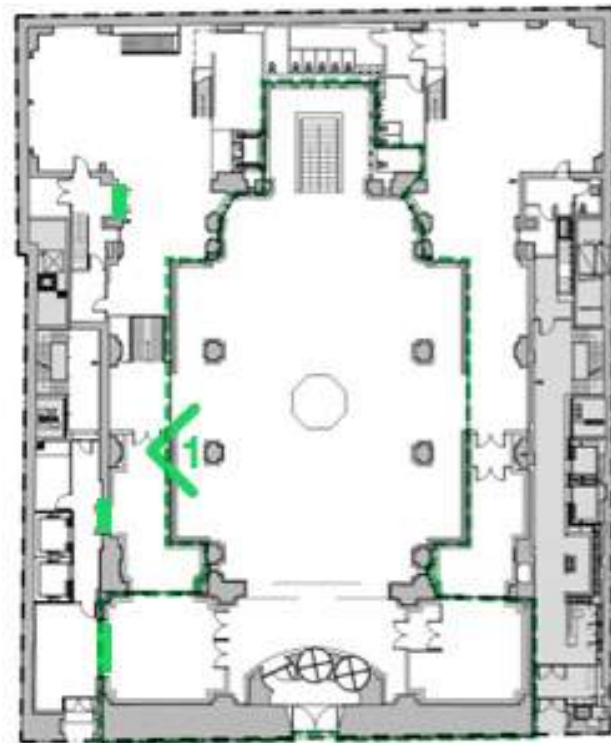
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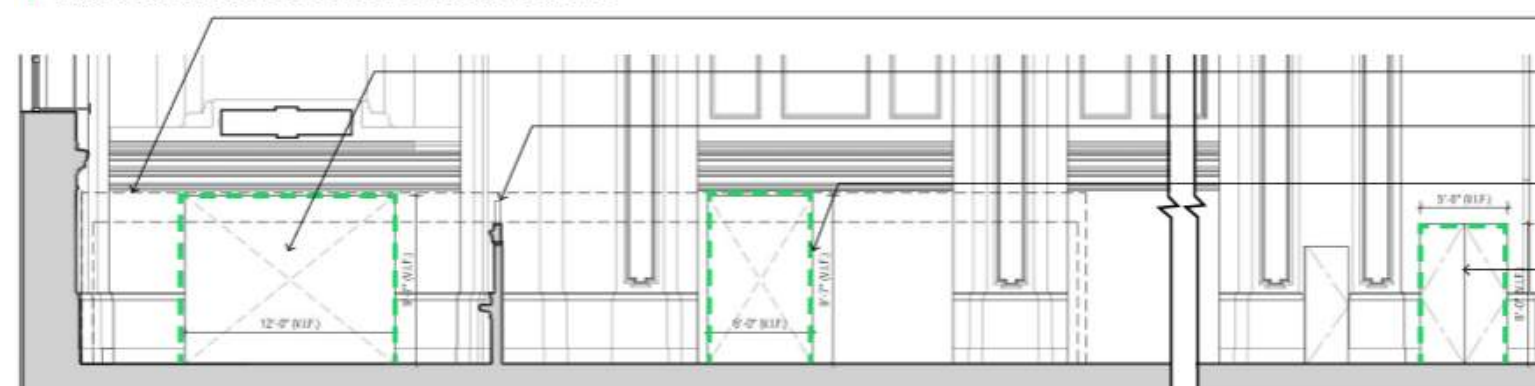
APPROVED

Window Infill

New wall openings



EXISTING



APPROVED

LINE OF PROPOSED ROOM
ENCLOSURE

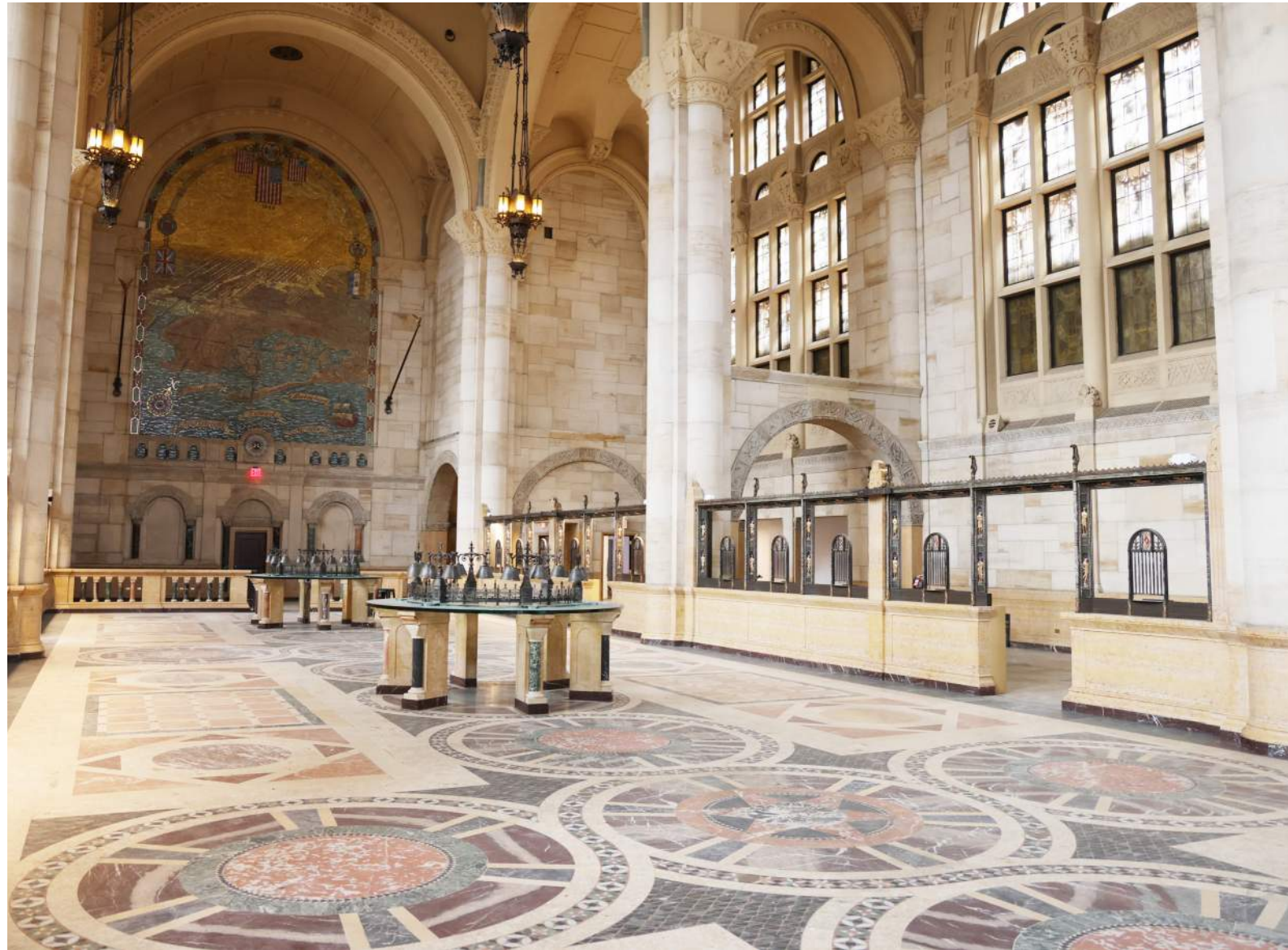
PROVIDE NEW OPENING FOR
ENTRANCE TO EXHIBIT

REMOVE EXISTING ORNAMENTAL
PIECE

PROVIDE NEW OPENING FOR
STAFF ENTRANCE TO EXHIBIT

PROVIDE NEW OPENING FOR
INSTALLATION OF DOOR TO LIFT
STORAGE ROOM

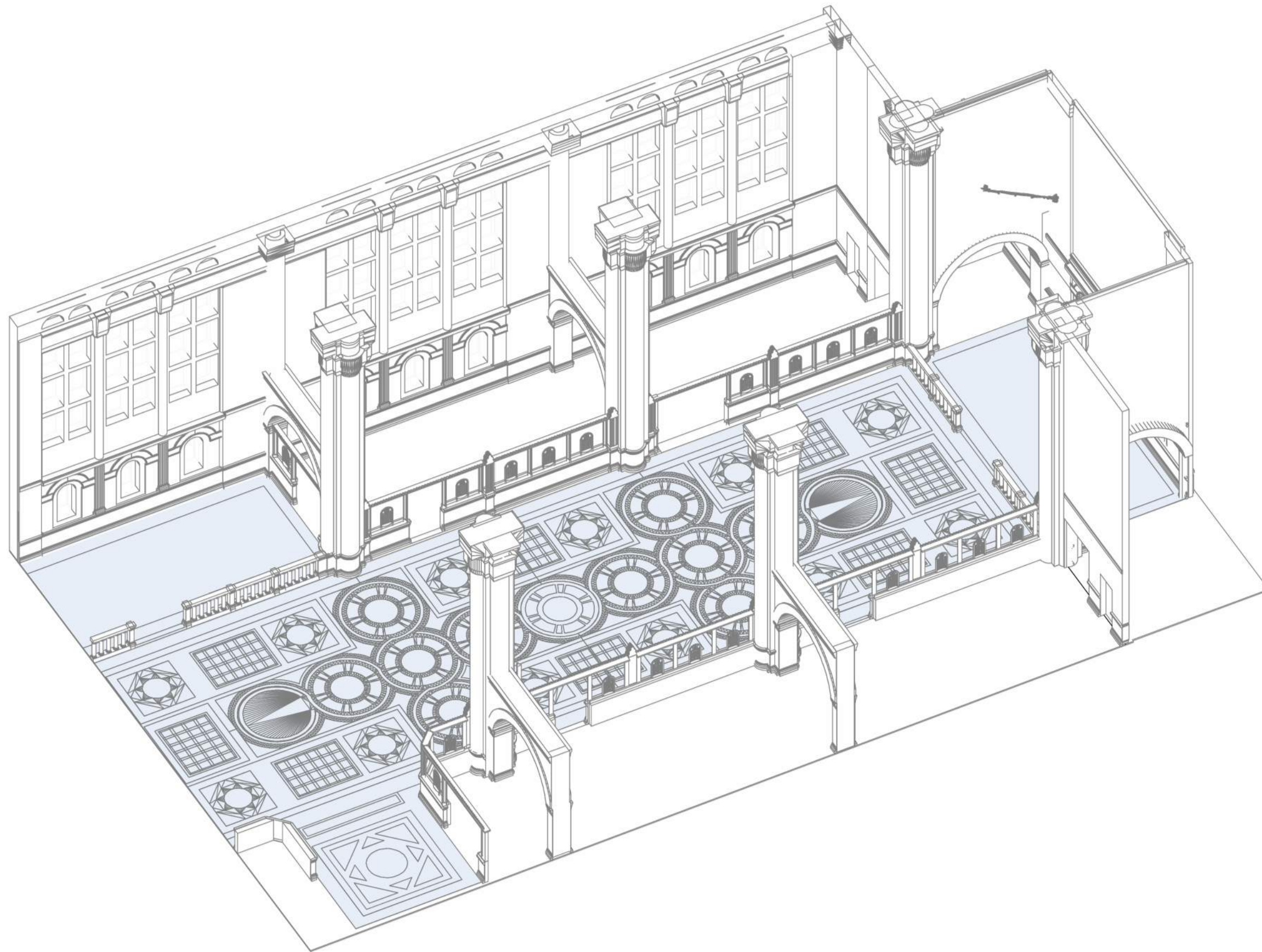
LPC-20-08010 Precedent - Interior Landmark 49-51 Chambers Street

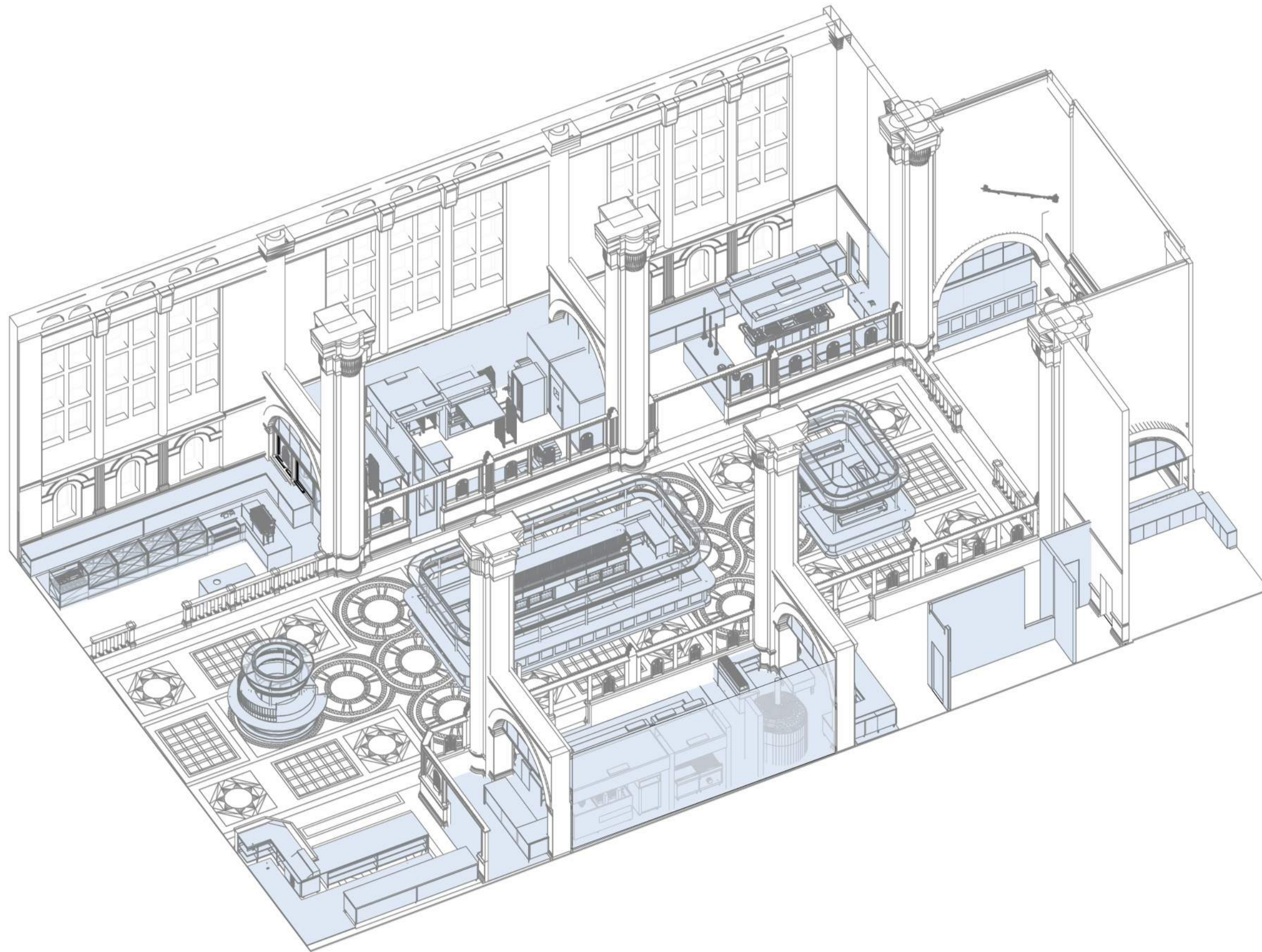


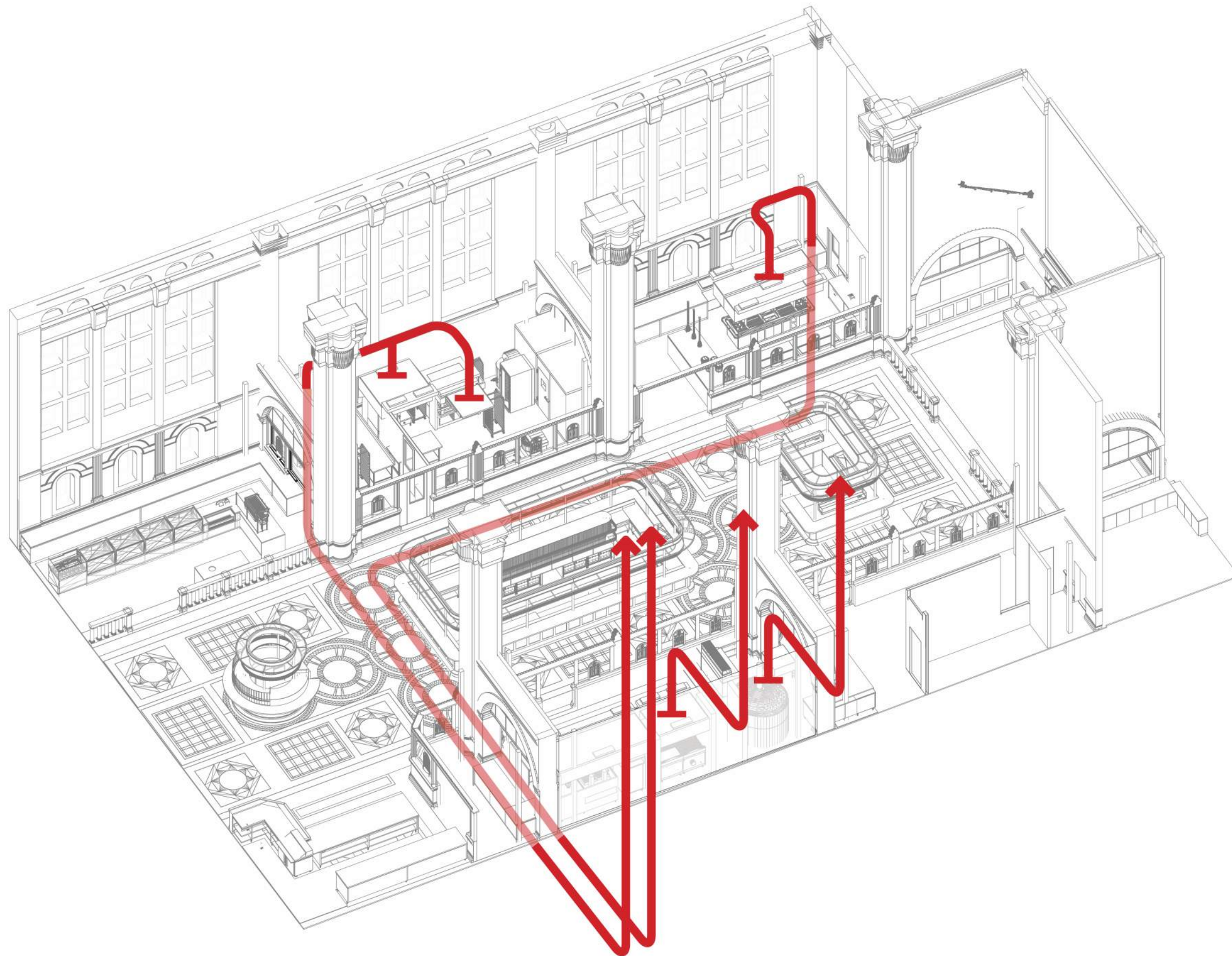
Existing

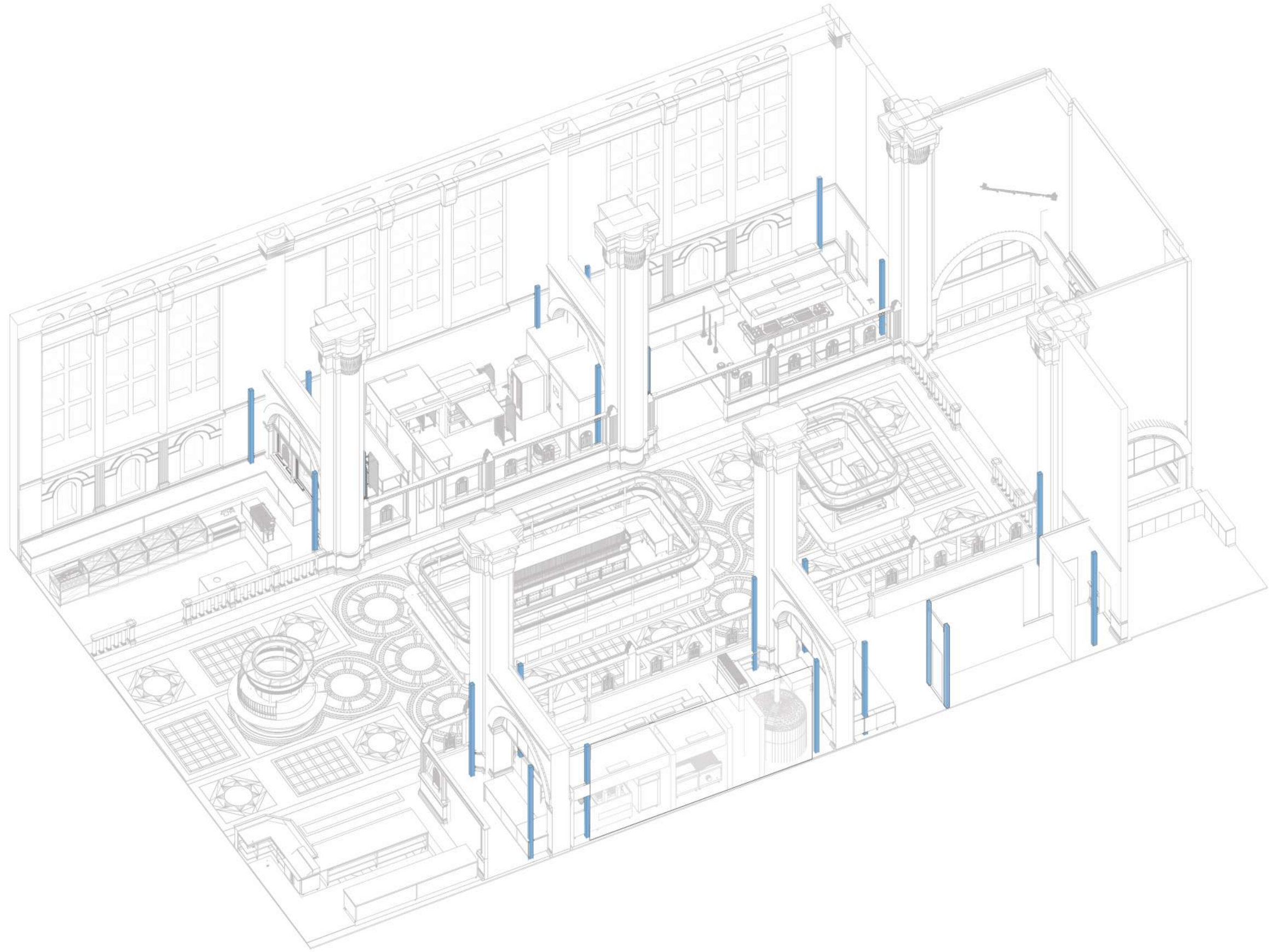


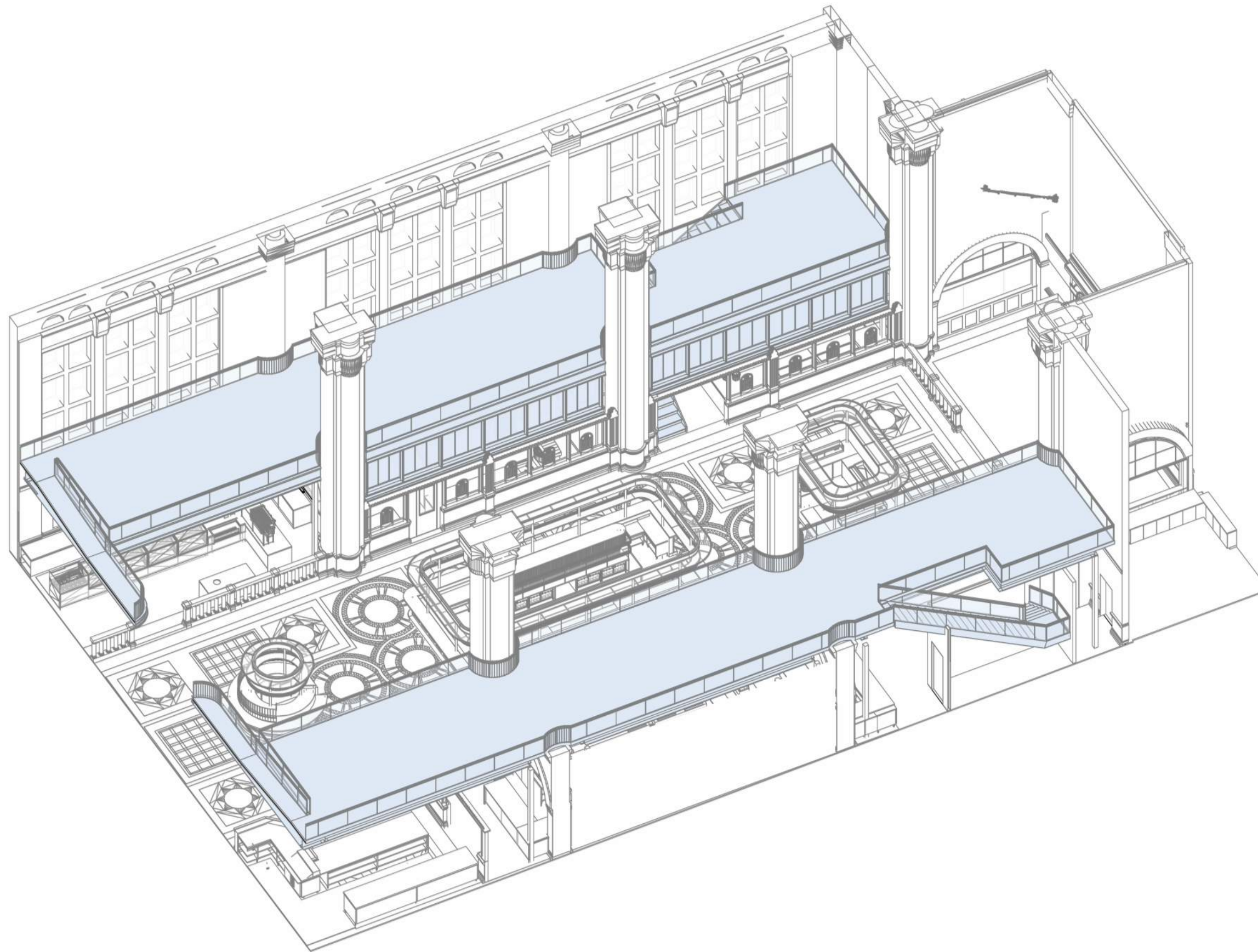
Proposed

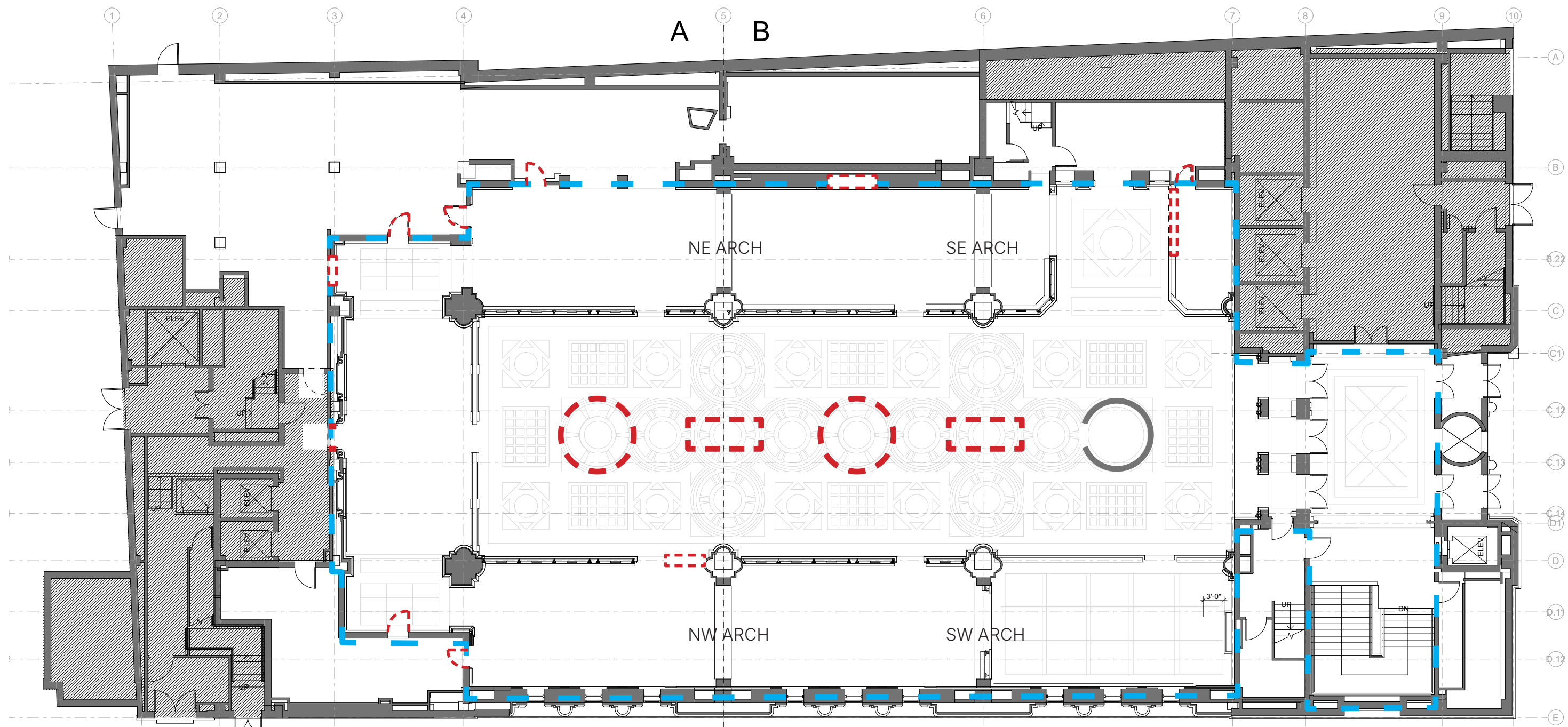








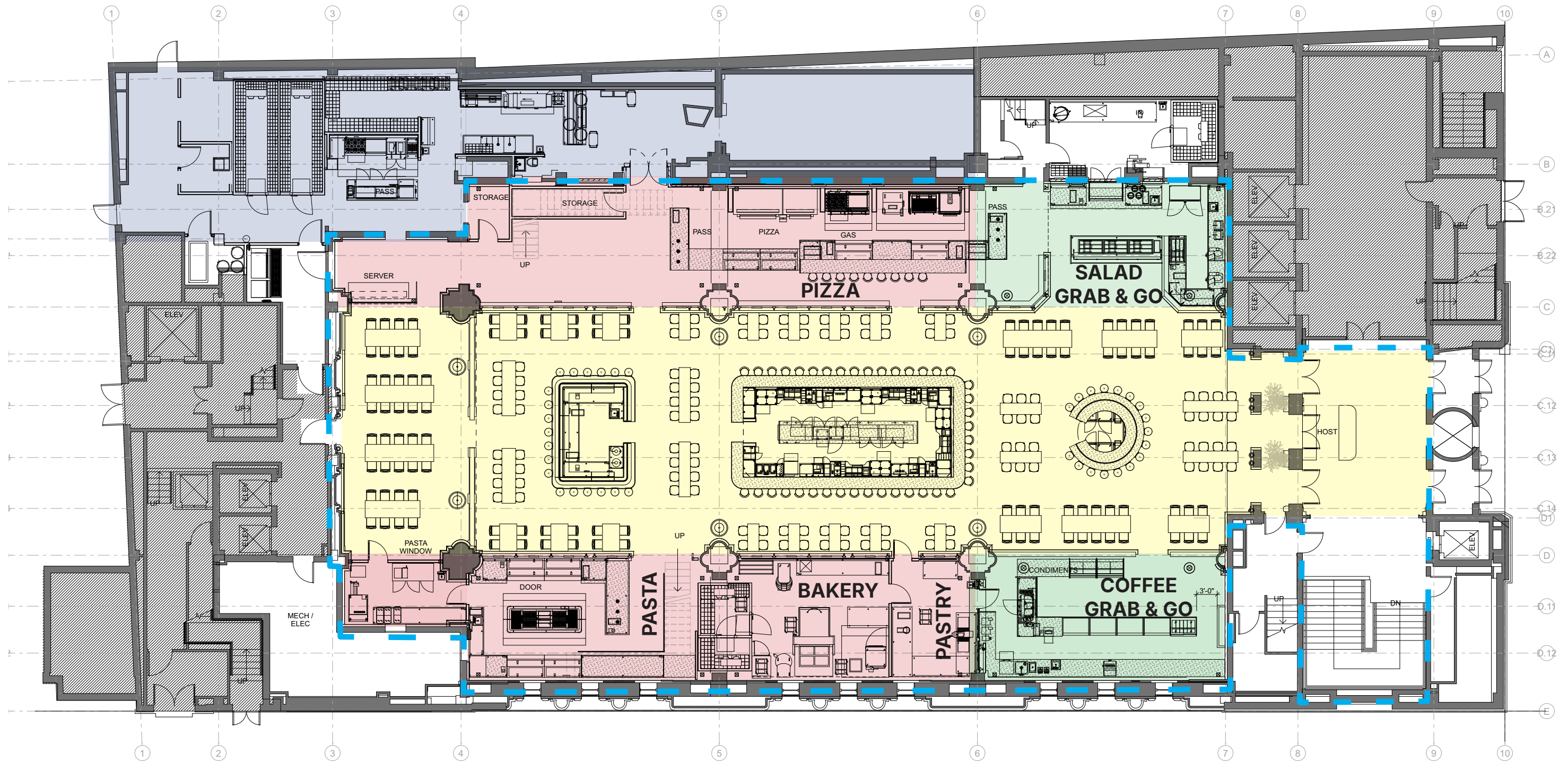




 REMOVE PORTION OF HISTORIC FABRIC,
STORE ONSITE

 LPC DESIGNATED INTERIOR IN SCOPE

Ground Floor Demolition



USERS

- DINING/ENTRY
- GRAB AND GO COUNTER

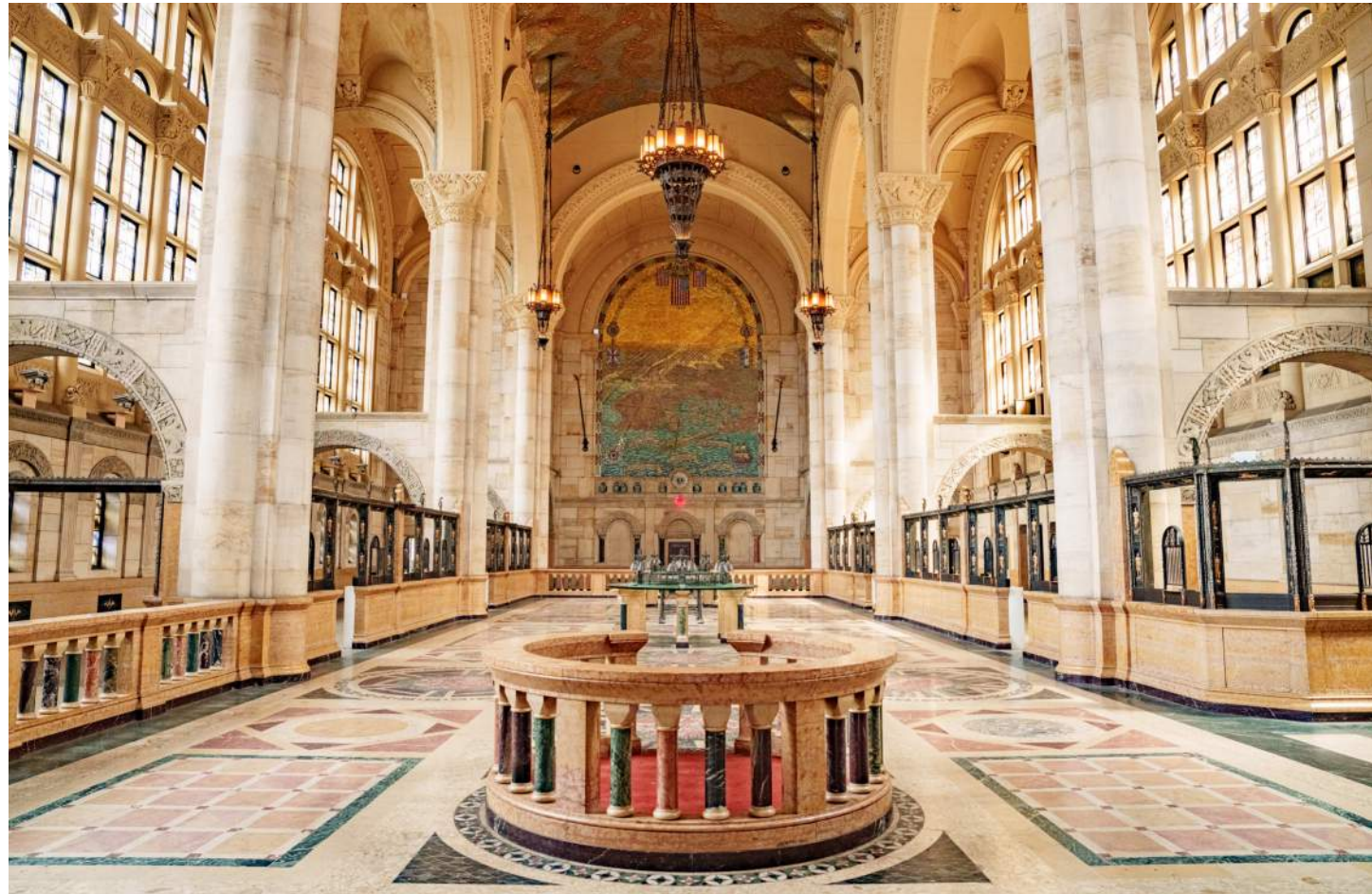
STAFF

- FOH KITCHEN
- BOH KITCHEN



LPC DESIGNATED INTERIOR IN SCOPE

Ground Floor Test Fit

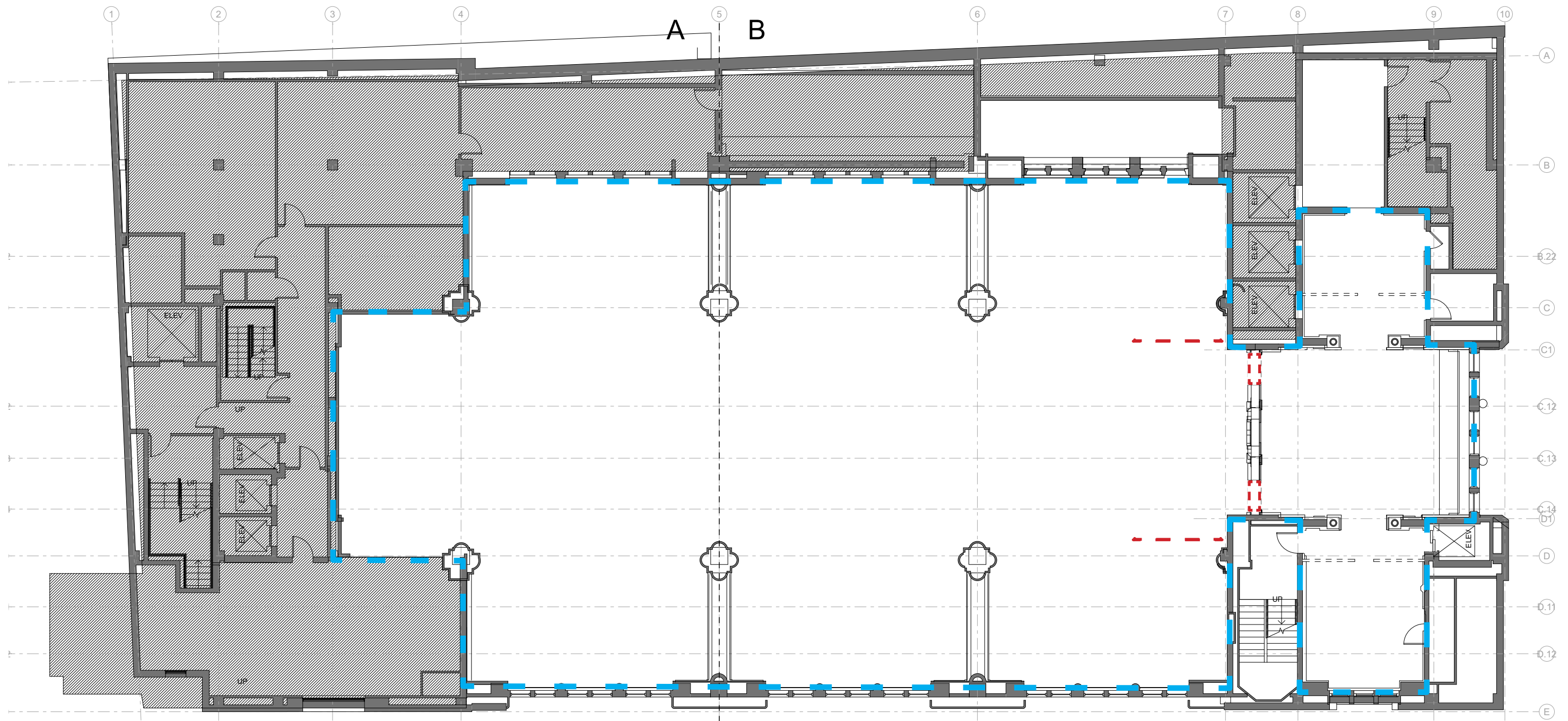


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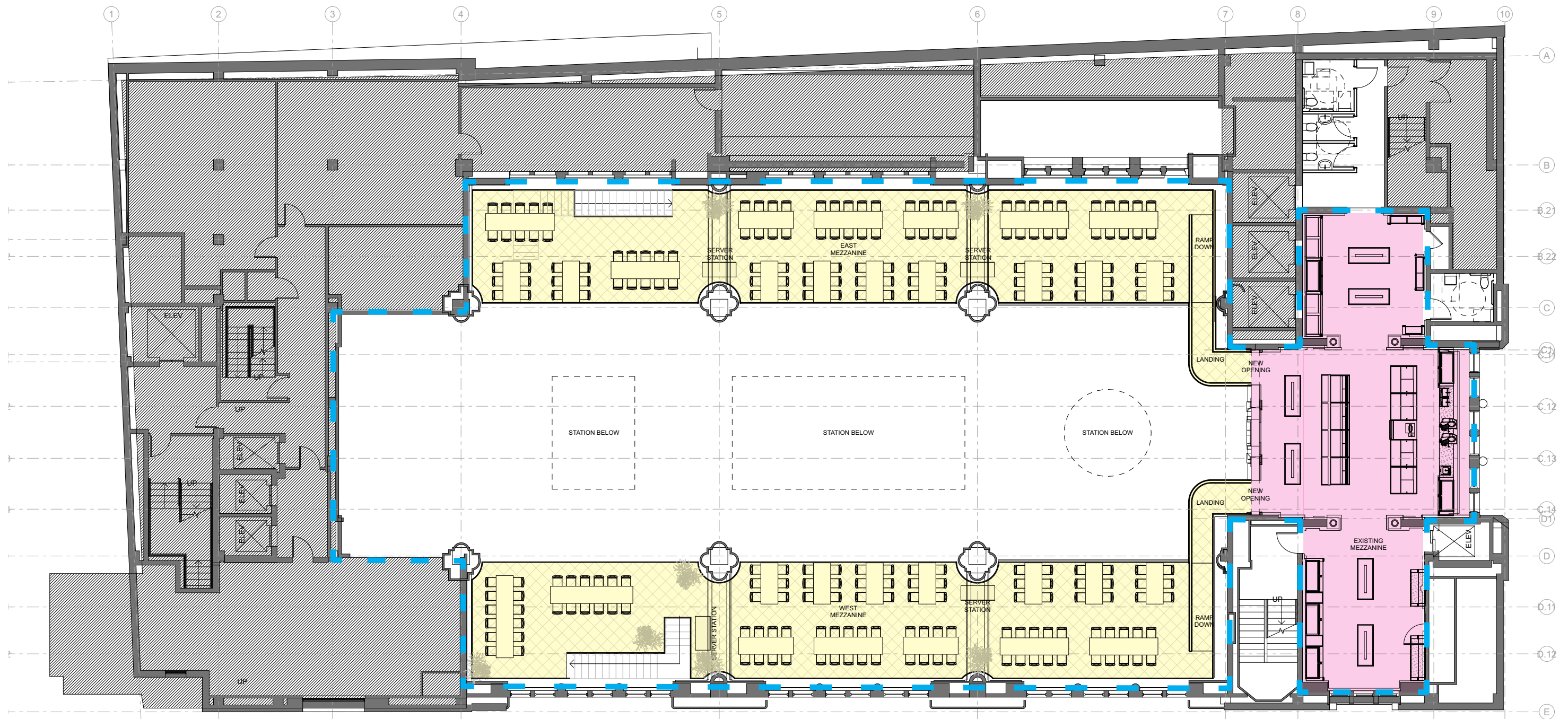
PROPOSED





■ REMOVE PORTION OF HISTORIC FABRIC,
STORE ONSITE

□ LPC DESIGNATED INTERIOR IN SCOPE

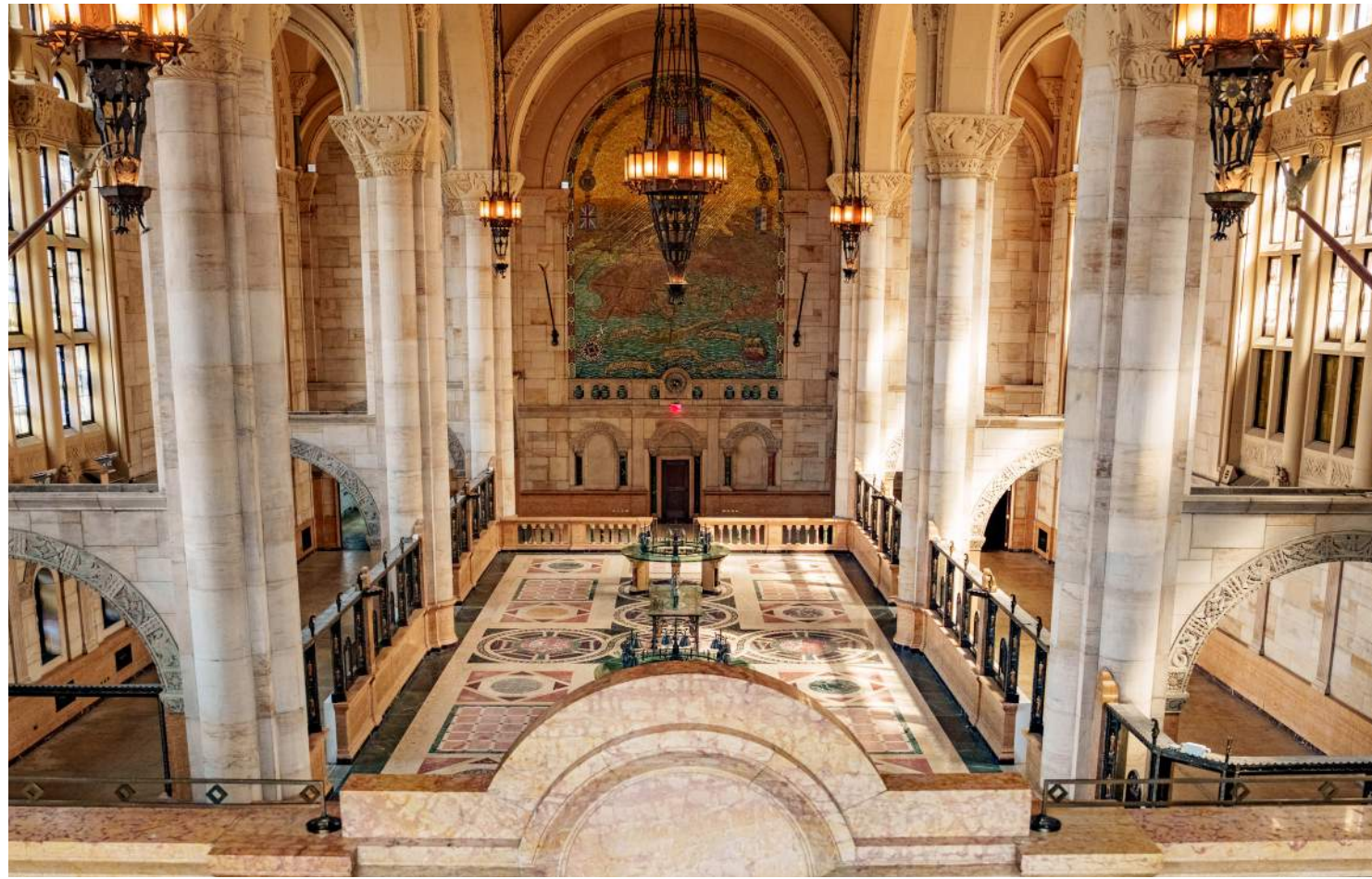


USERS

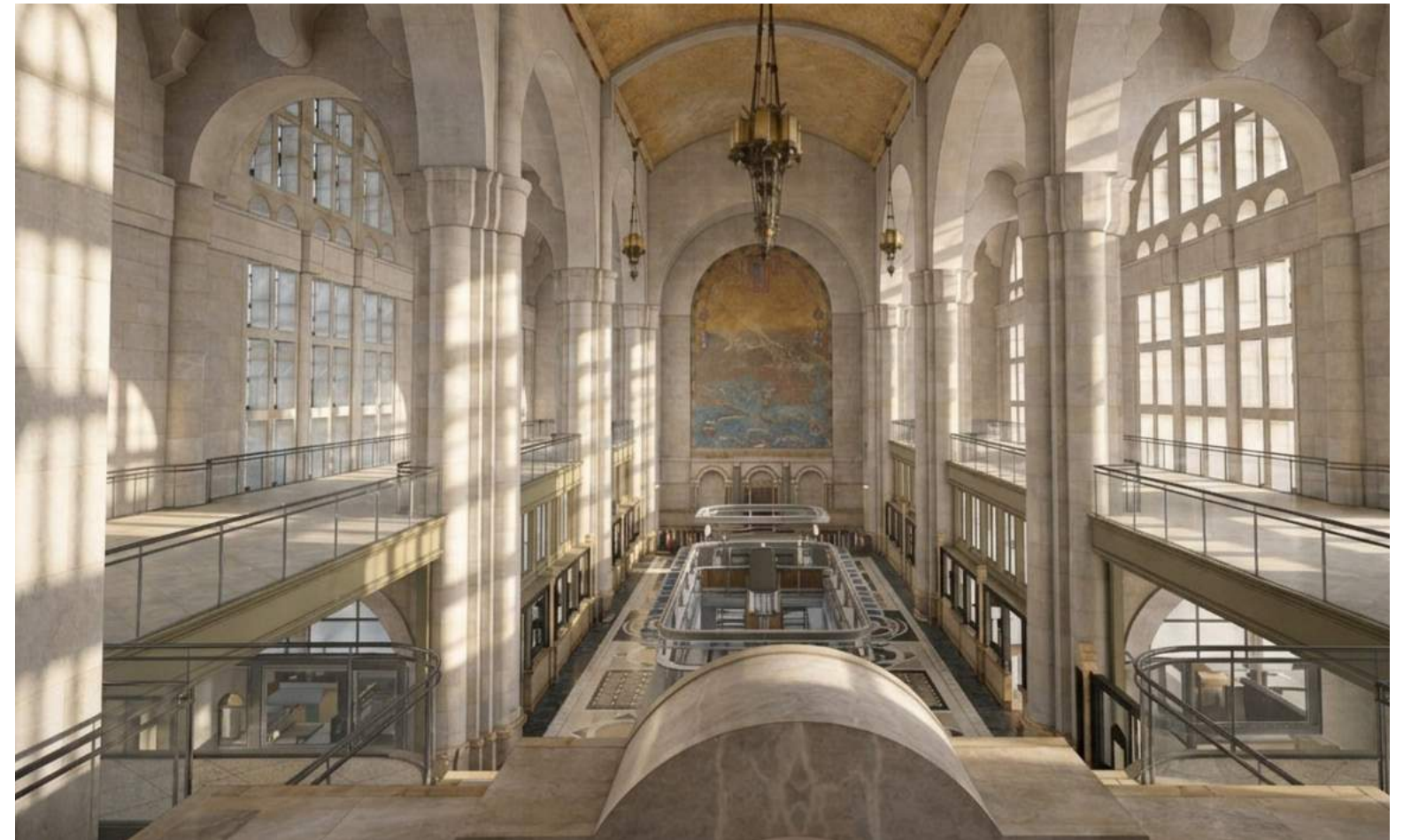
DINING

RETAIL

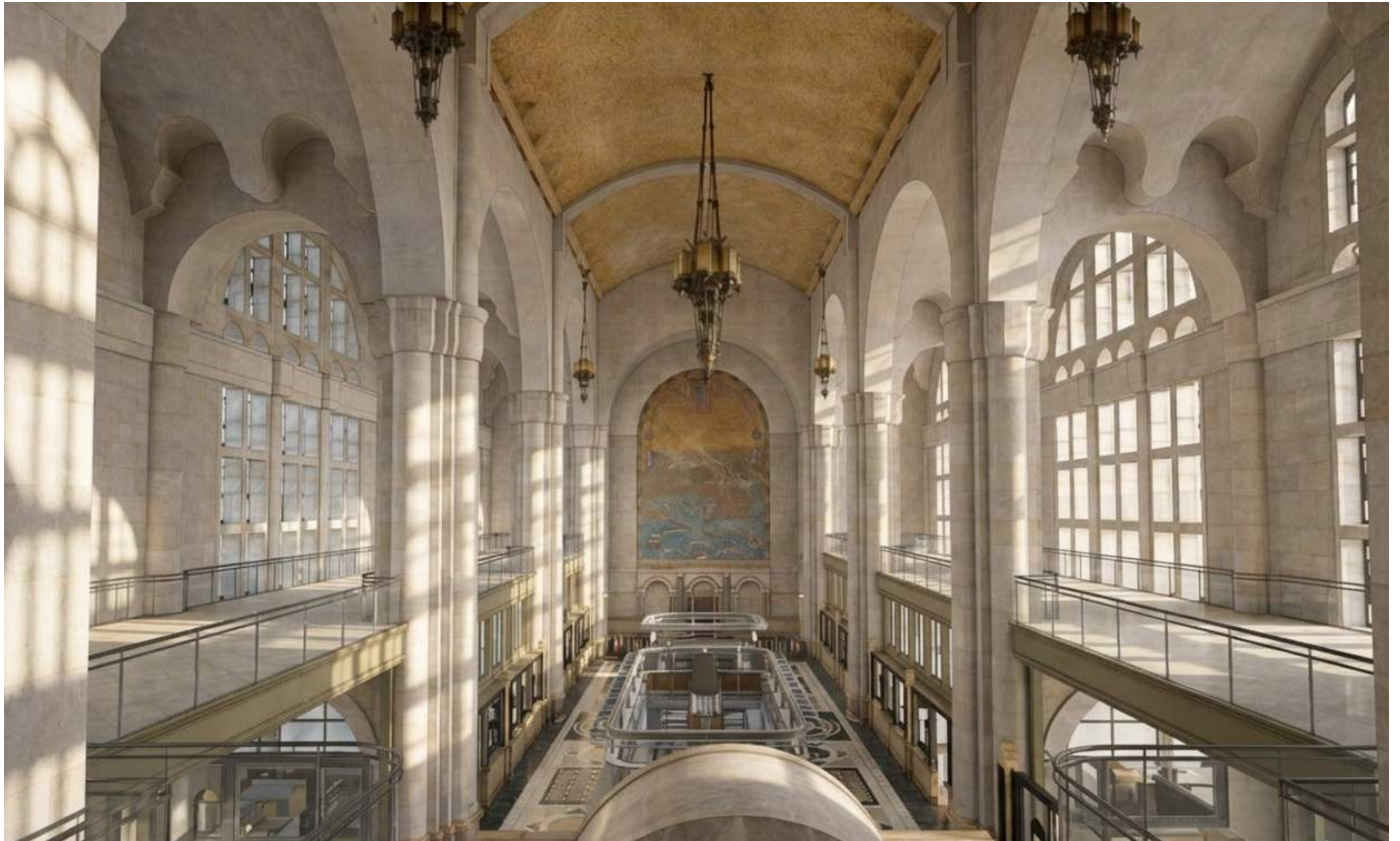
LPC DESIGNATED INTERIOR IN SCOPE

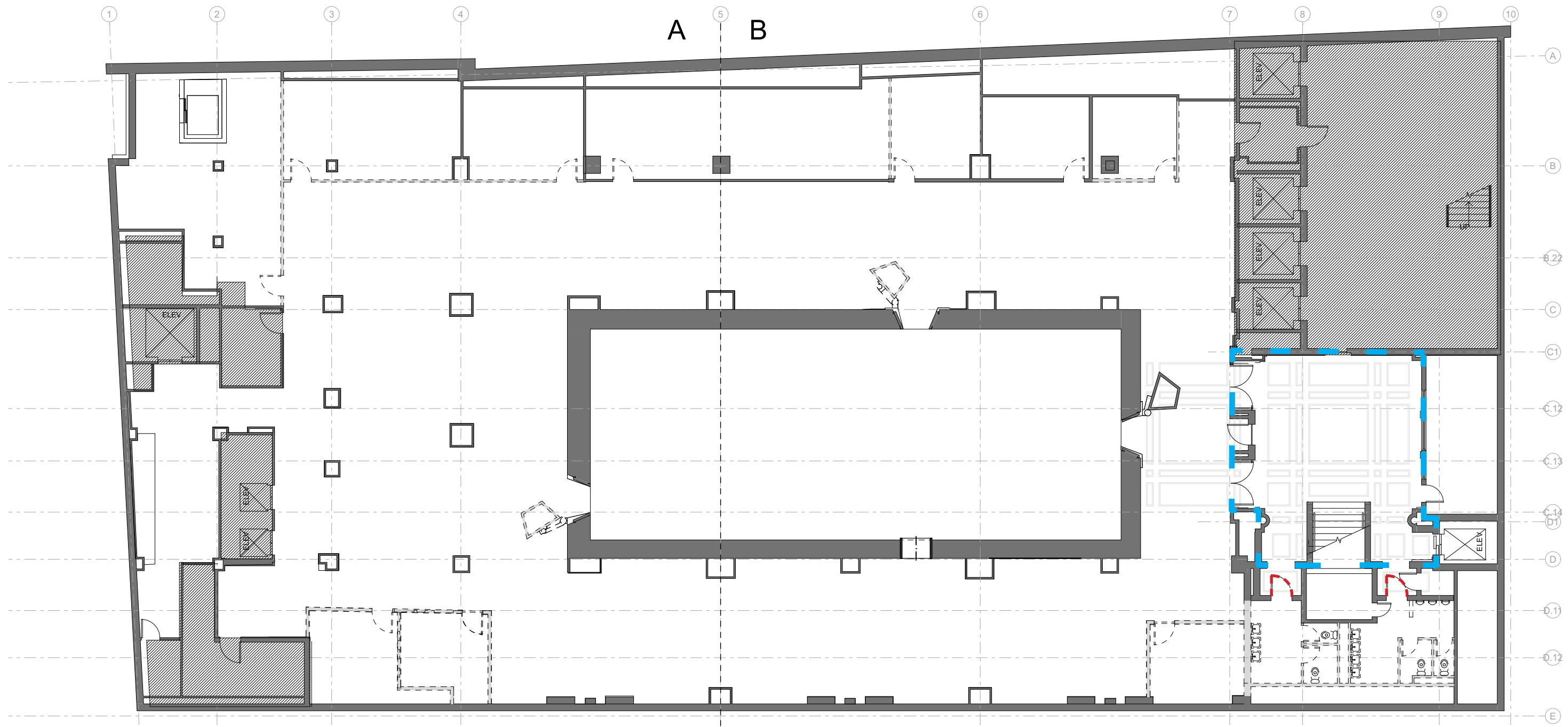


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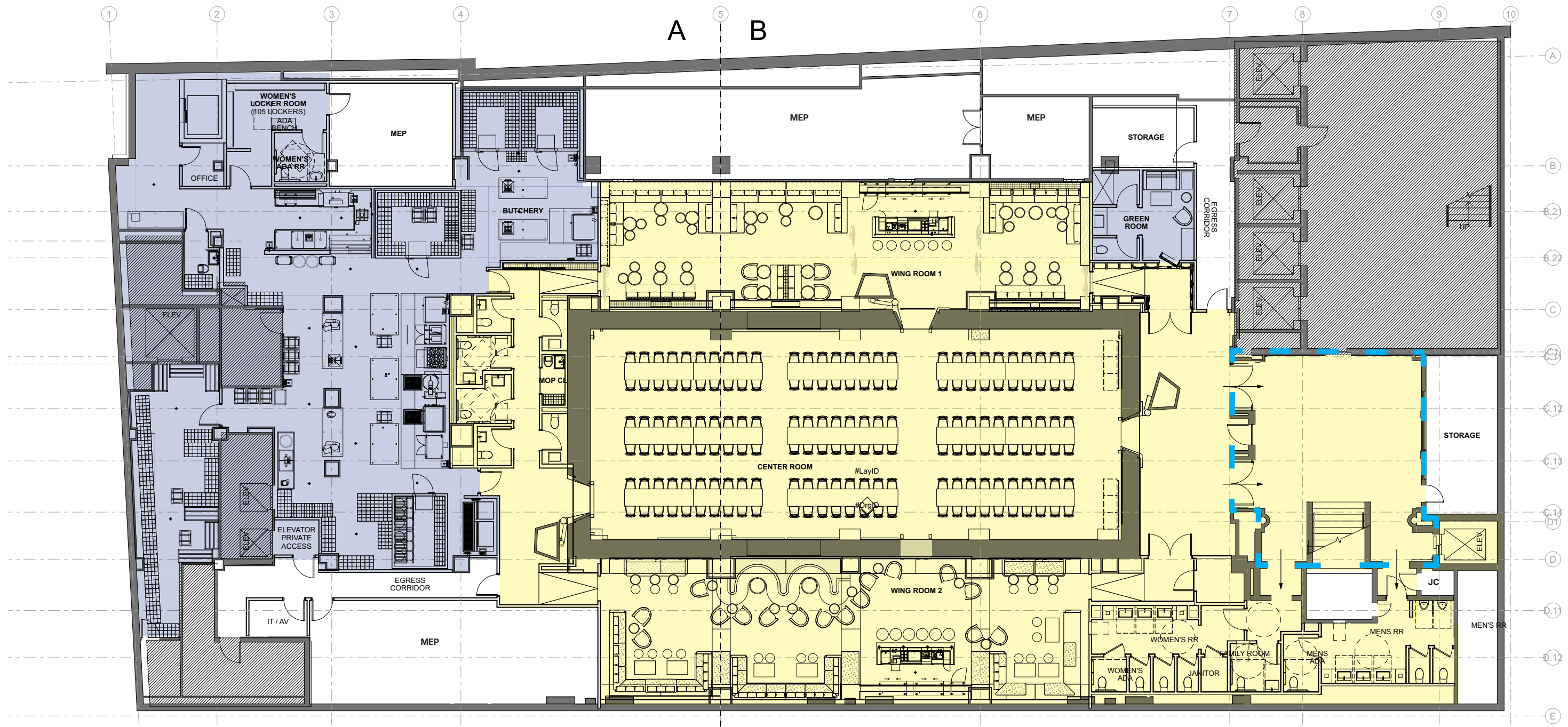
PROPOSED





 REMOVE PORTION OF HISTORIC FABRIC,
STORE ONSITE

 LPC DESIGNATED INTERIOR IN SCOPE



USERS

LOUNGE & RESTROOMS

STAFF

BOH/KITCHEN

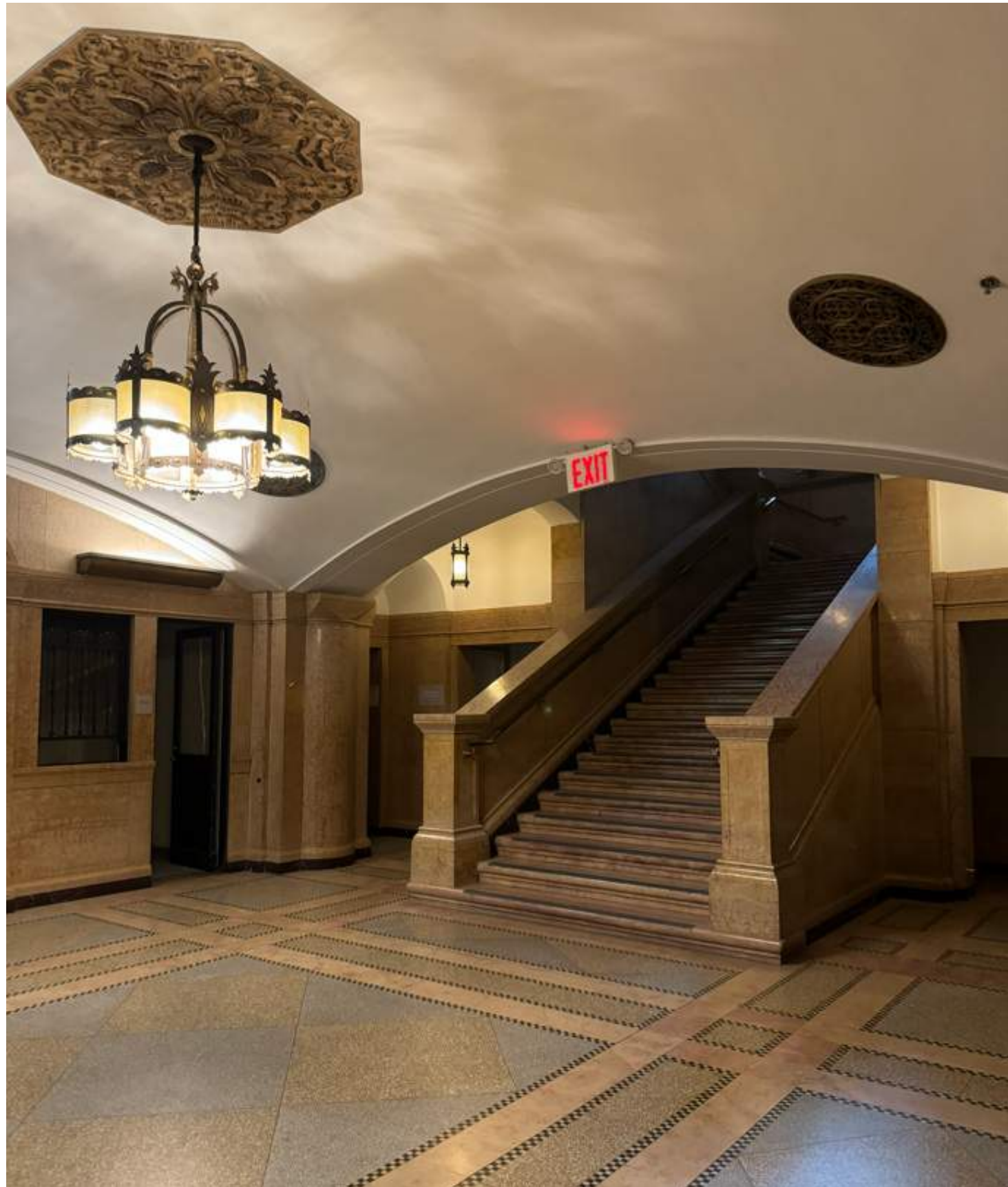
LPC DESIGNATED INTERIOR IN SCOPE



EXISTING



PROPOSED



EXISTING



PROPOSED

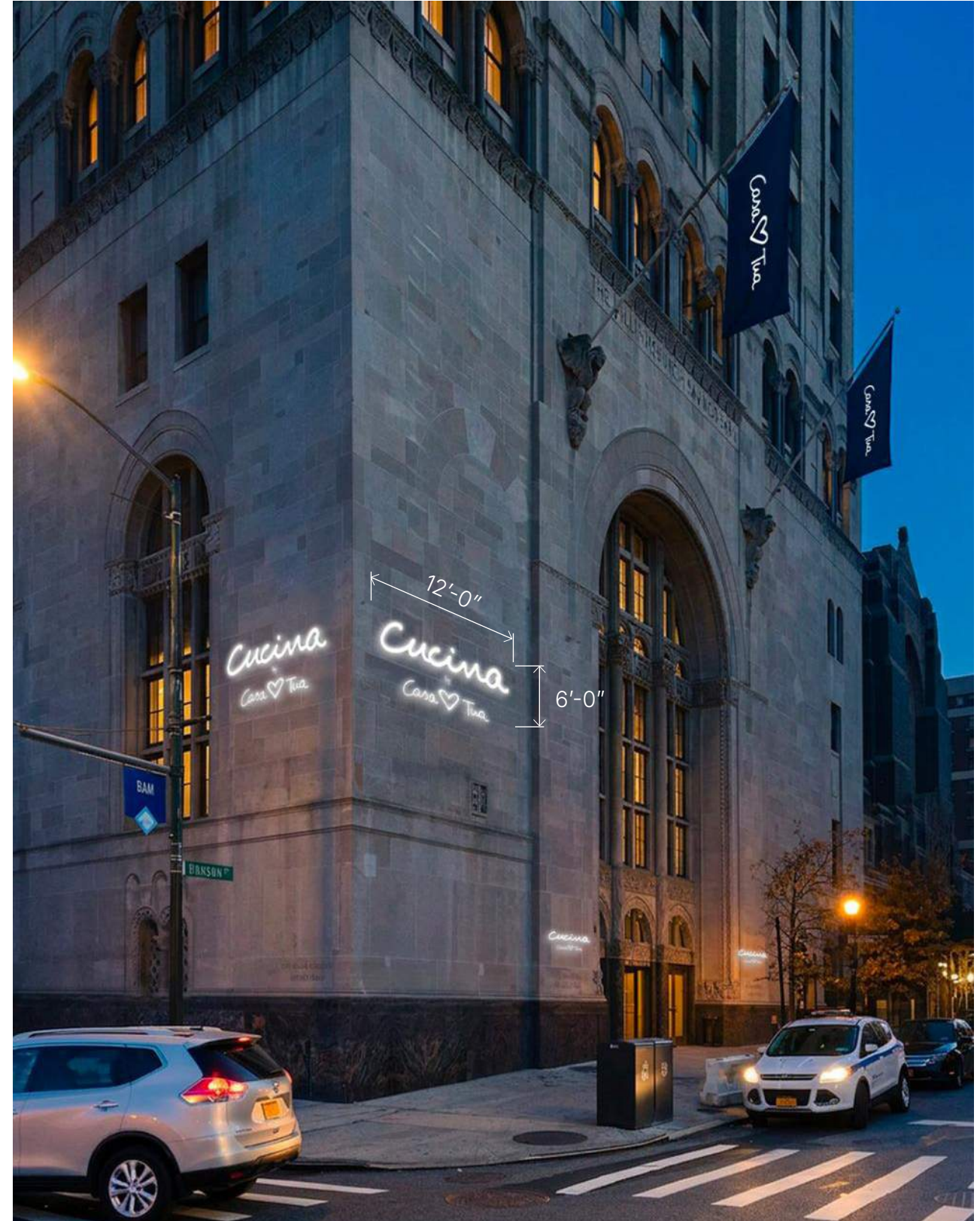
Exterior Modifications

1. Exterior Signage
2. Louvers

Similar design approved on August 11, 2017 under LPC-23-06304 expired January 10, 2026



EXISTING



PROPOSED LIT SIGNAGE

Exterior Signage - Corner

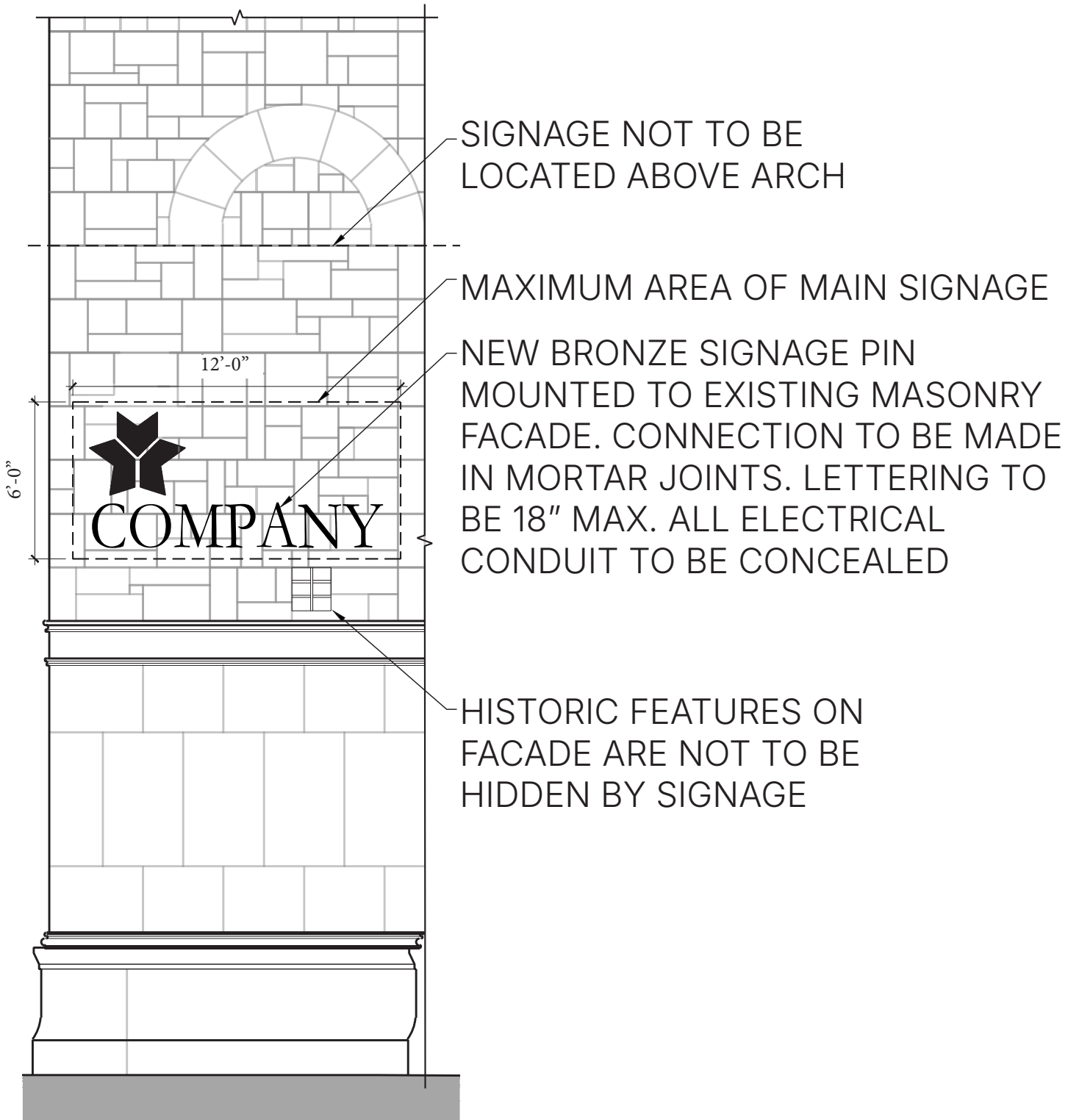
Similar design approved on August 11, 2017 under LPC-23-06304 expired January 10, 2026



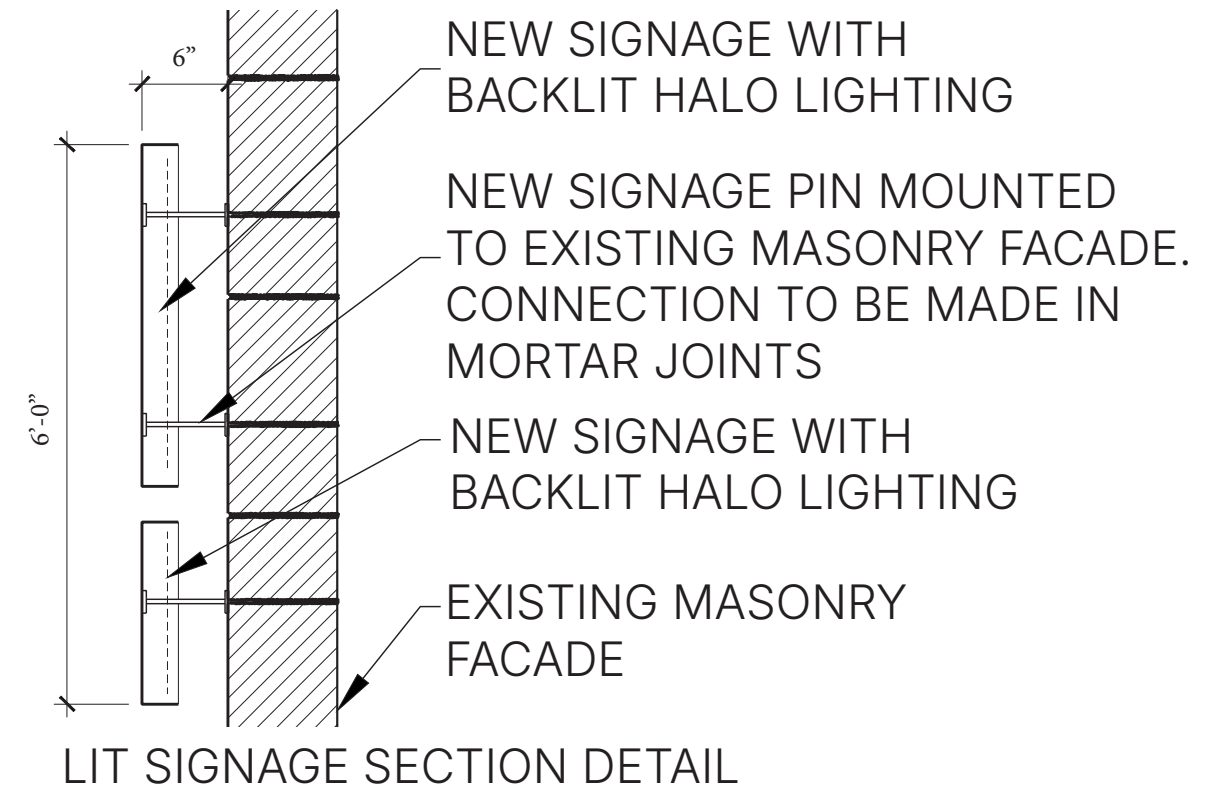
EXISTING



PROPOSED BRONZE PLAQUE SIGNAGE



LIT SIGNAGE ELEVATION DETAIL



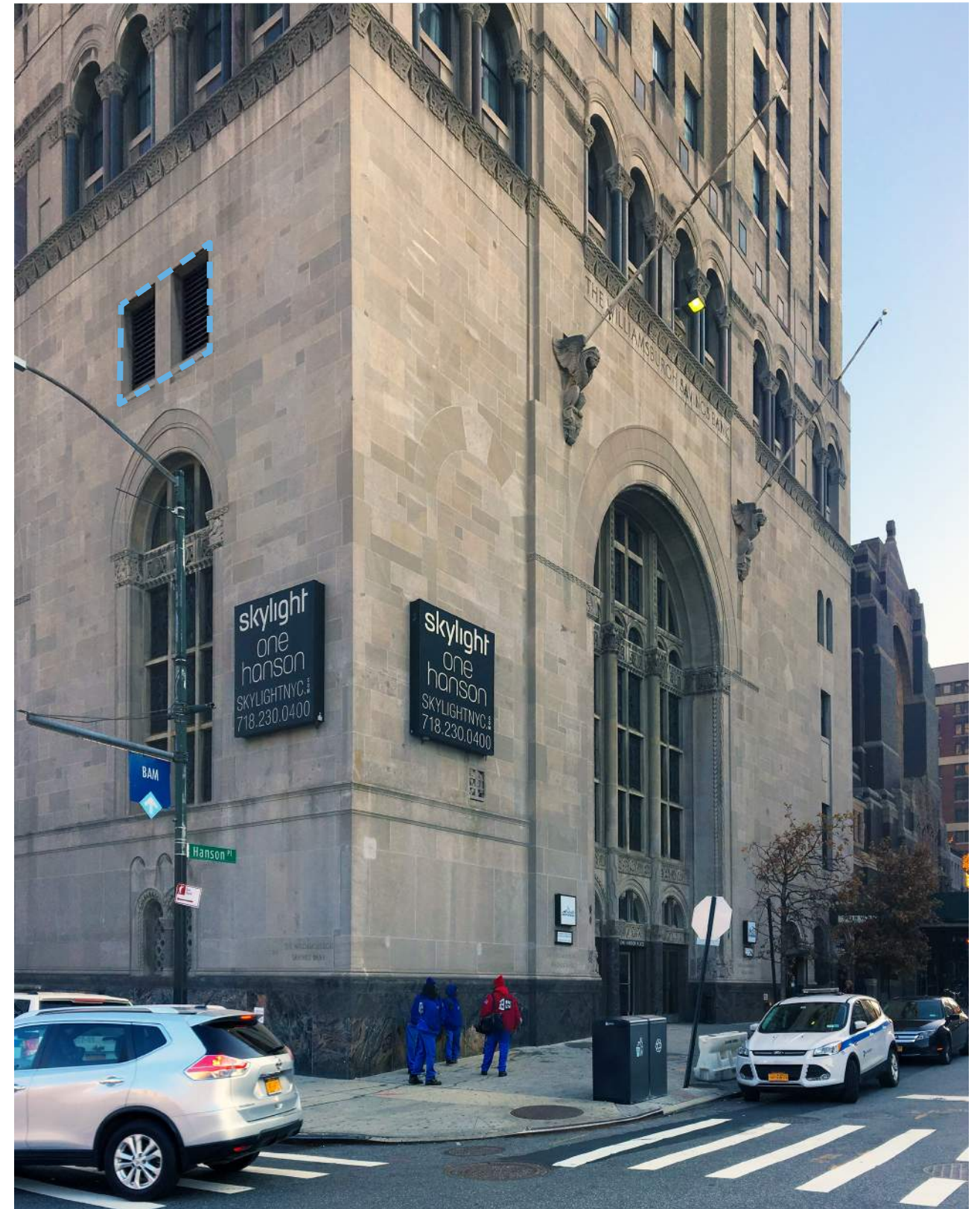
LIT SIGNAGE SECTION DETAIL



BRONZE PLAQUE SIGNAGE SECTION DETAIL



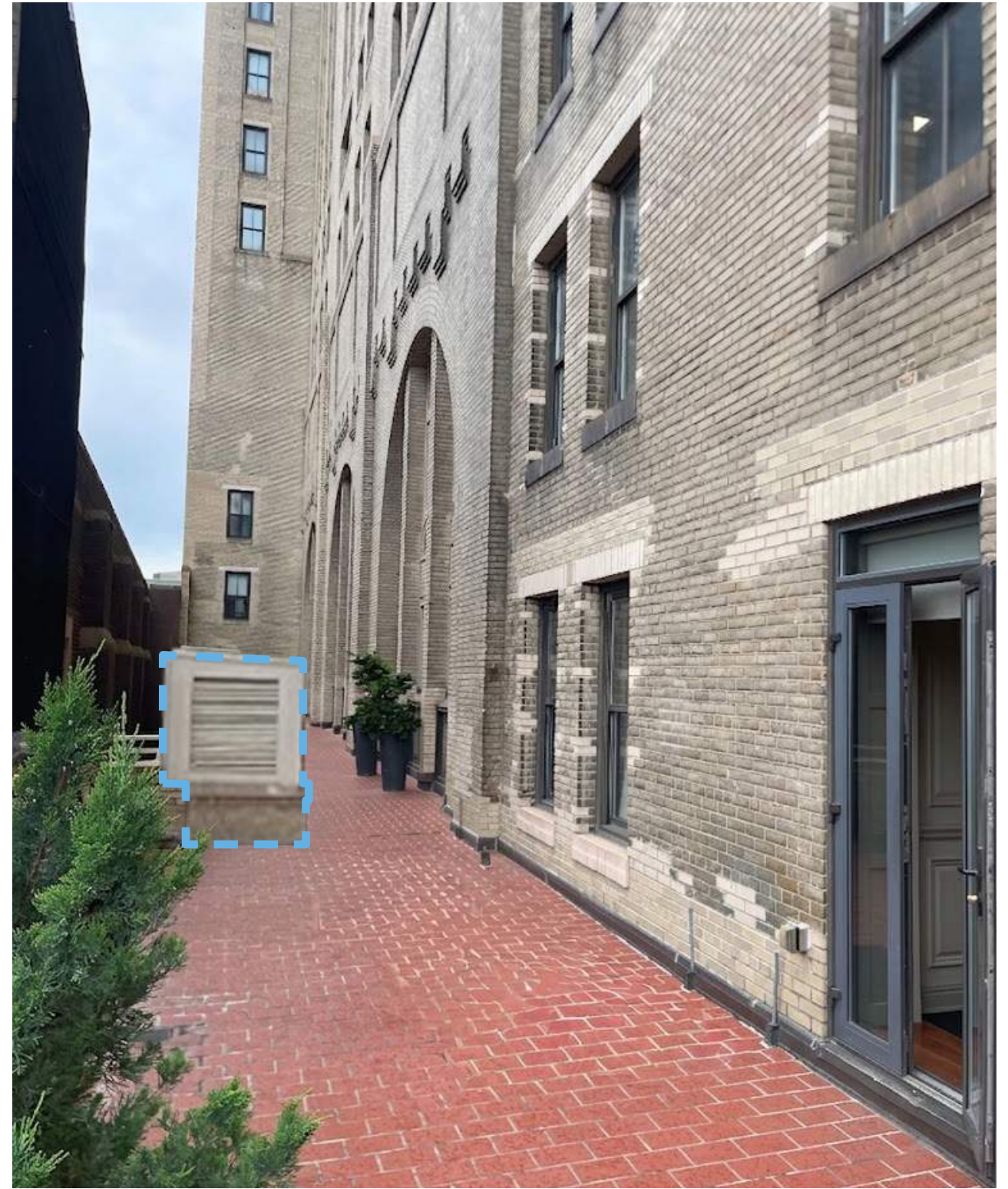
EXISTING



PROPOSED



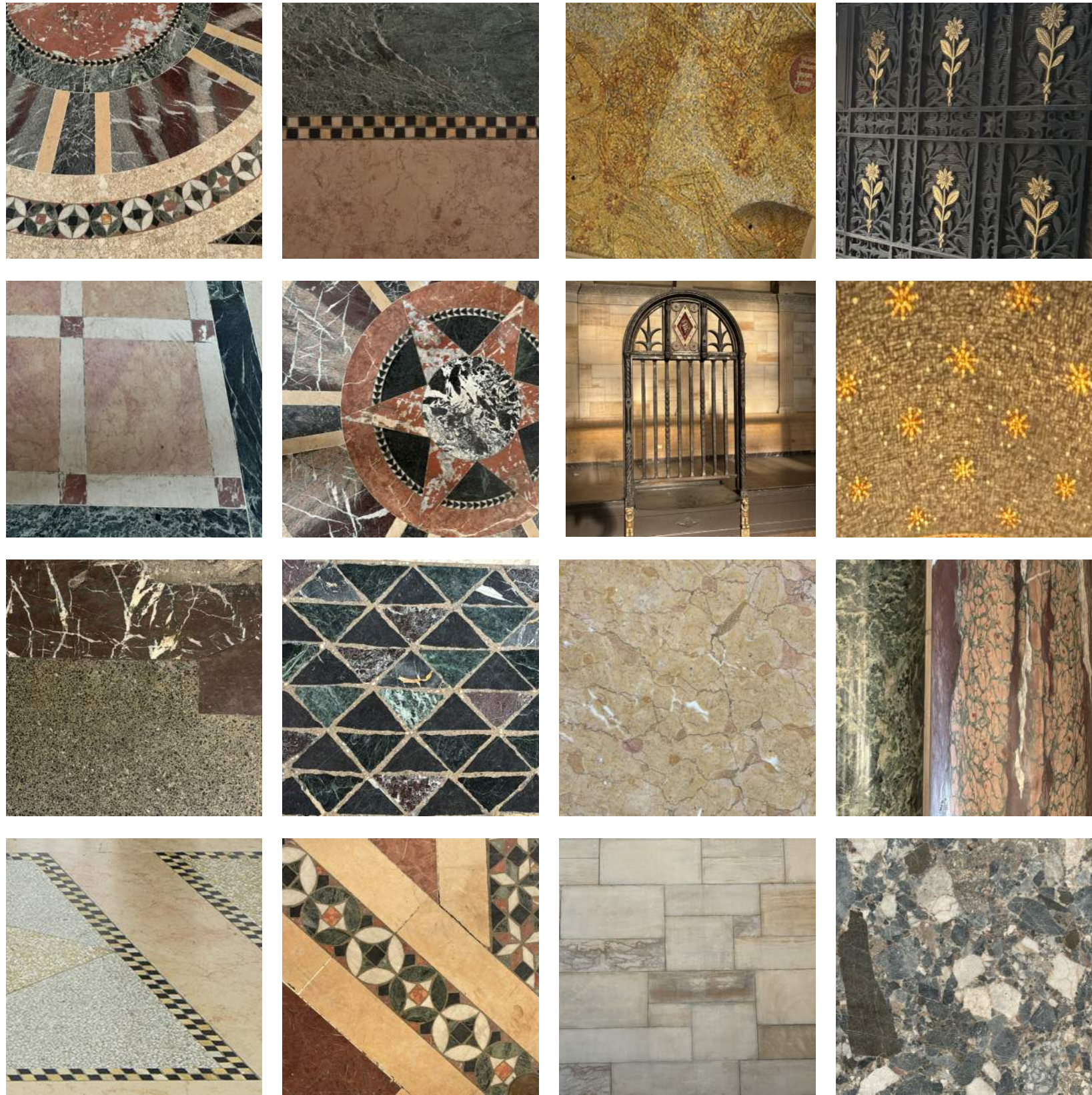
EXISTING



PROPOSED

Contributing Features

1. Material Palette
2. Significant Features
3. Floor Penetration Strategy



EXISTING



PROPOSED



Cast stone with raised bands and square escutcheons

Astrological glass mosaic

Tinted metal windows with figural capitals

Messrs, Cox, Nostrand & Gunnison chandeliers

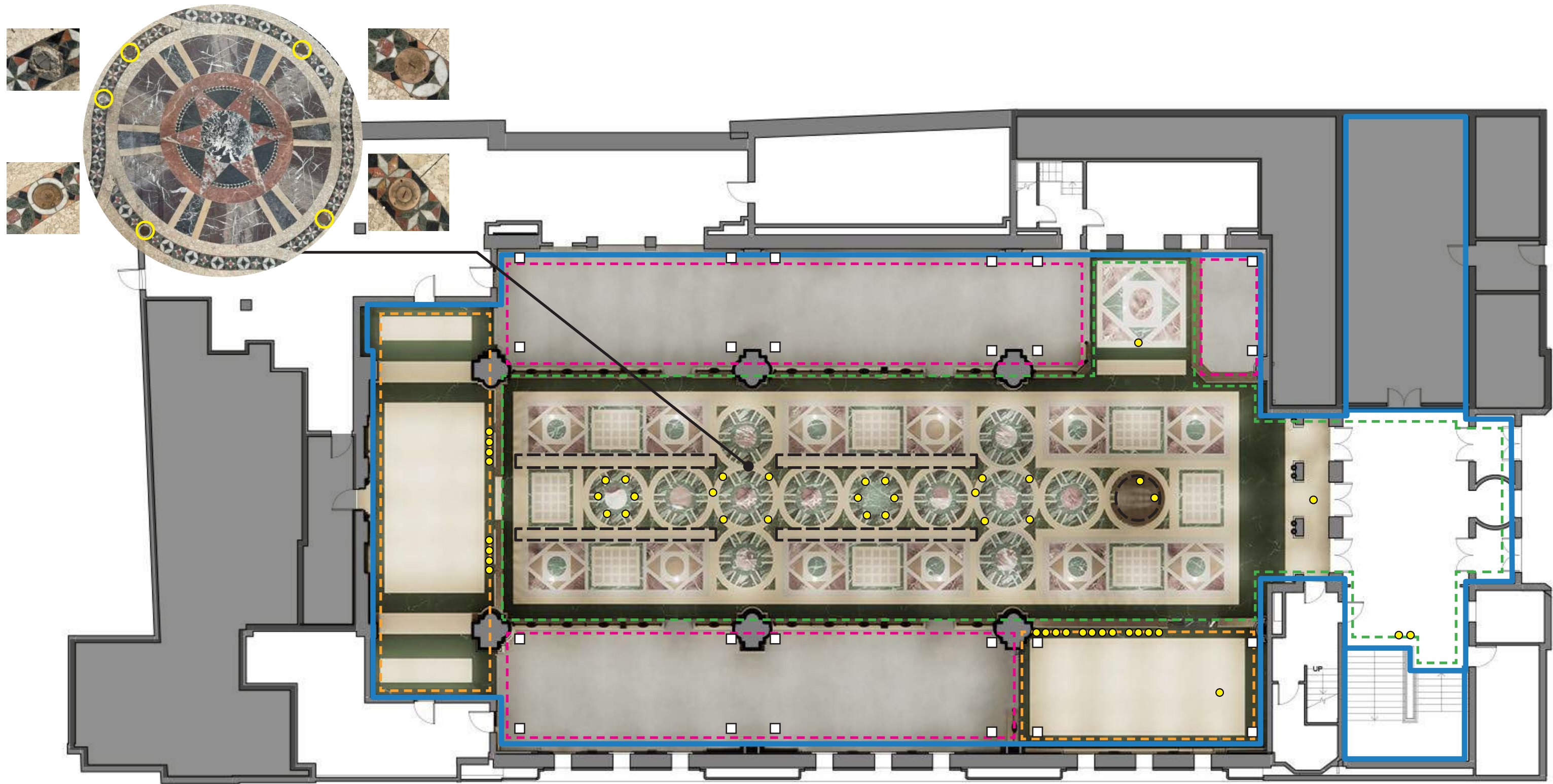
Angelo Magnanti mural showing the bank's role in Brooklyn and it's future

Cast stone faced columns

Metal framed teller windows with crested top

Yellow marble dado

Geometric marble floor with 20+ types of marble

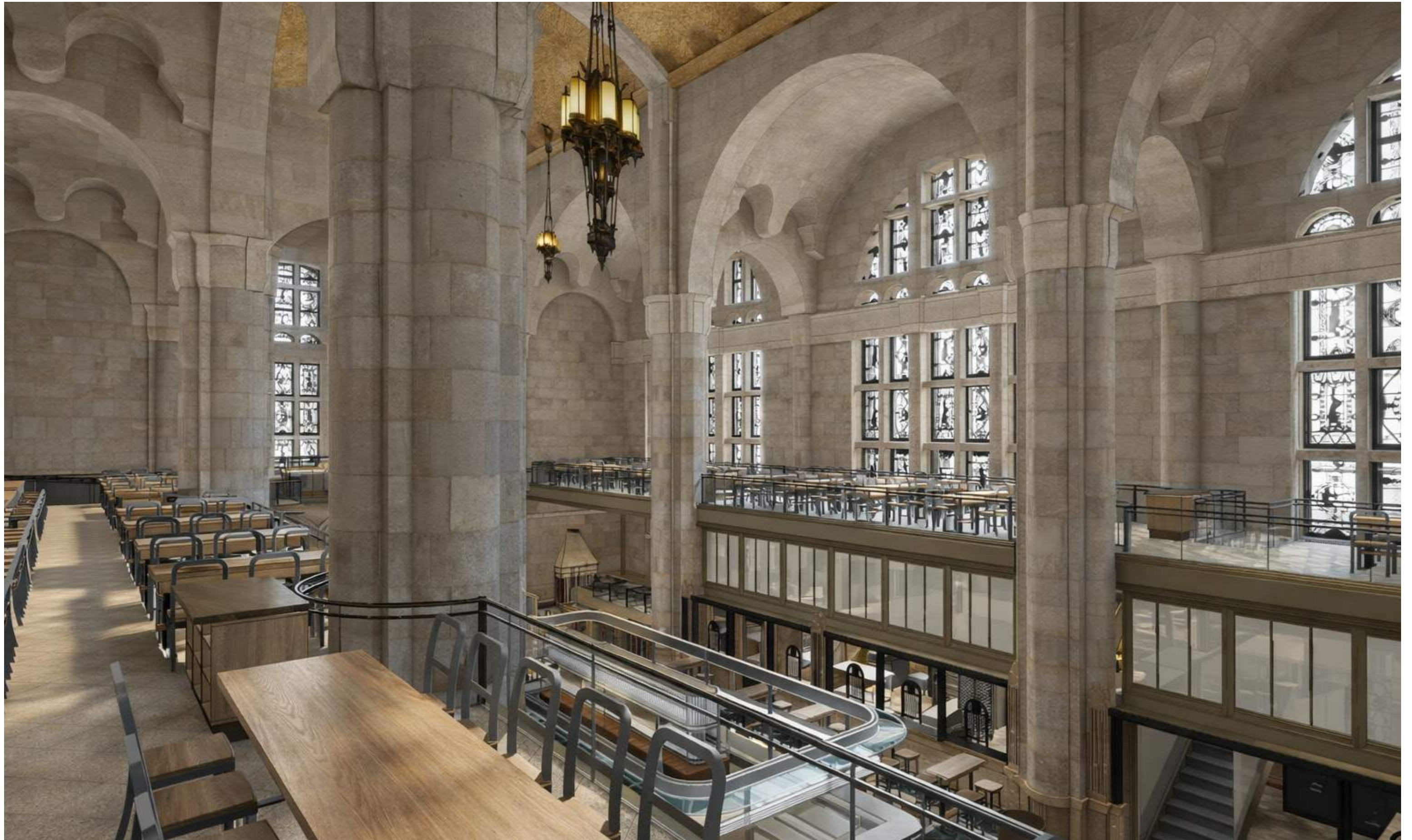


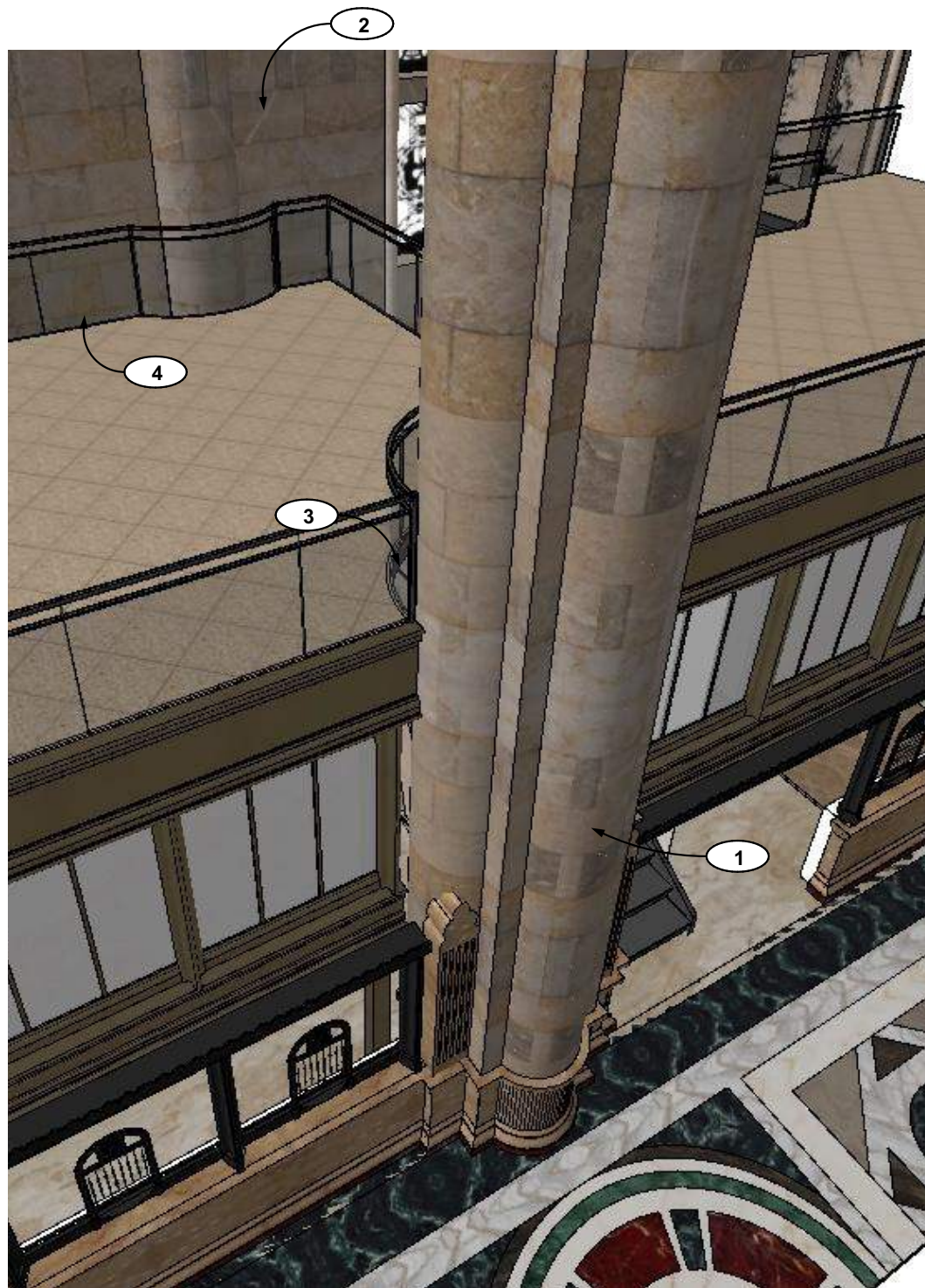
- Interior Landmark Boundary
- - - Area of Stone Flooring
- - - Area of Terrazzo Flooring
- - - Area of Concrete Flooring - Non Significant Floor
- Existing 4" Round Penetration
- Approximate Location of new 6" x 6" Penetration - Mezzanine support
- Localization of New Penetrations at Borders

Floor Penetrations

Mezzanine

1. Diagrams
2. Details
3. Renderings

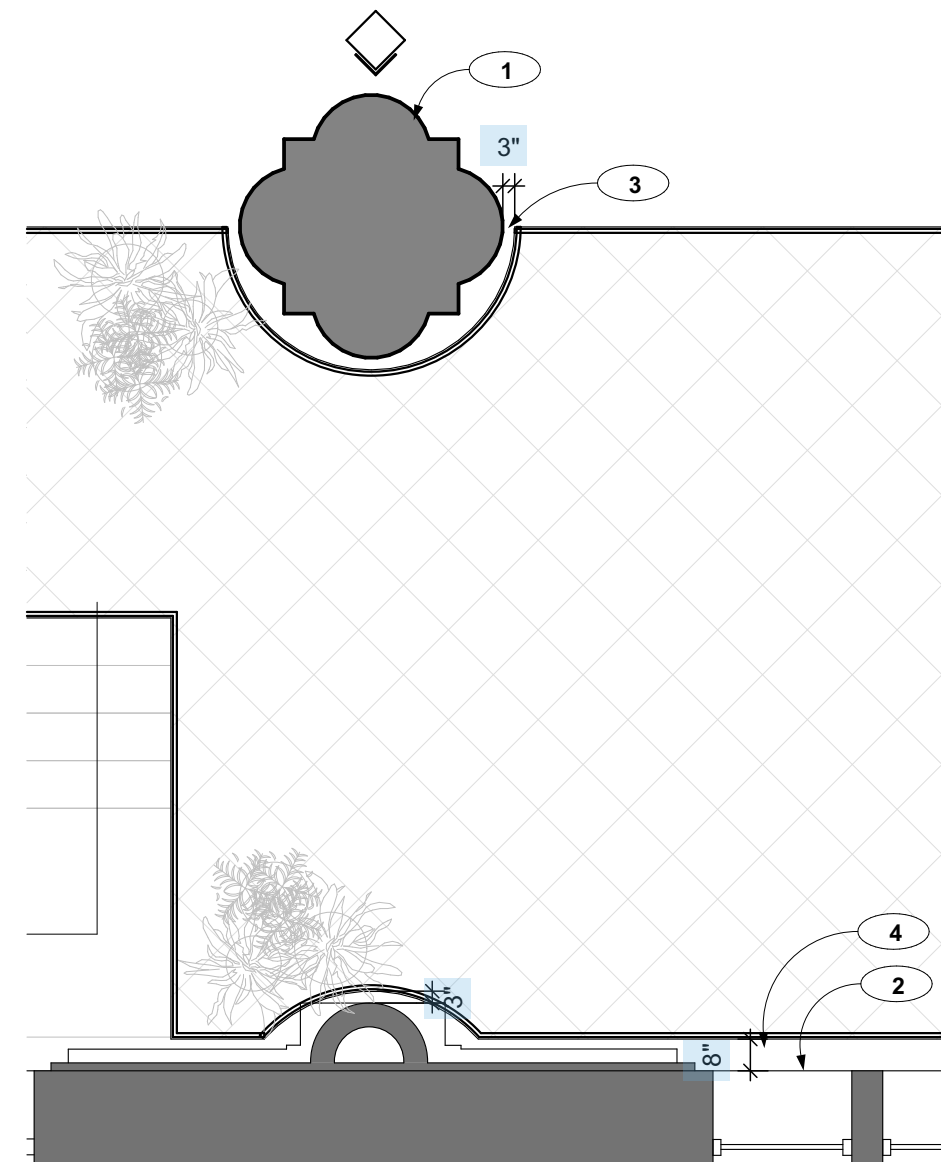




3 FIRST FLOOR PLAN
Scale:1:1.39



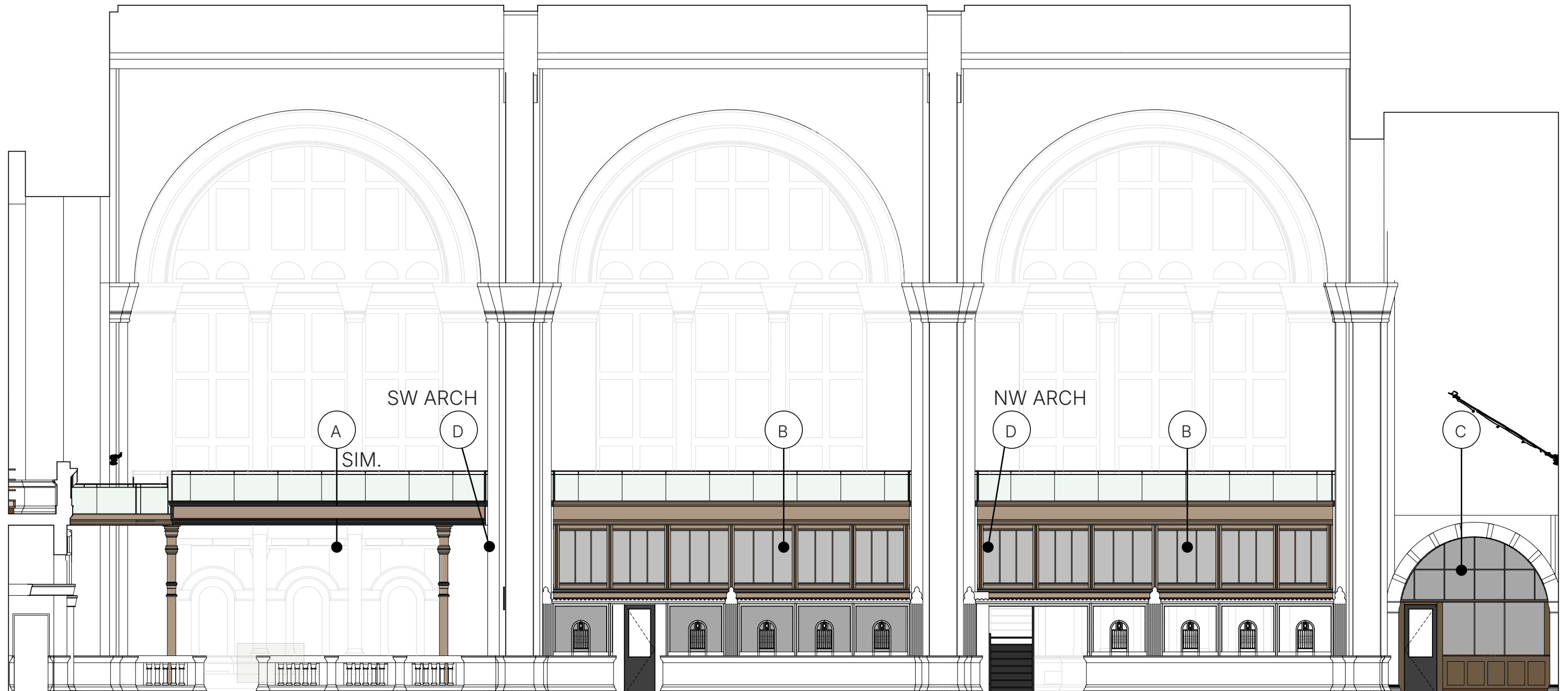
2 ELEVATION
Scale:1/4" = 1'-0"



1 PLAN DETAIL
Scale:1/4" = 1'-0"

MATERIALS

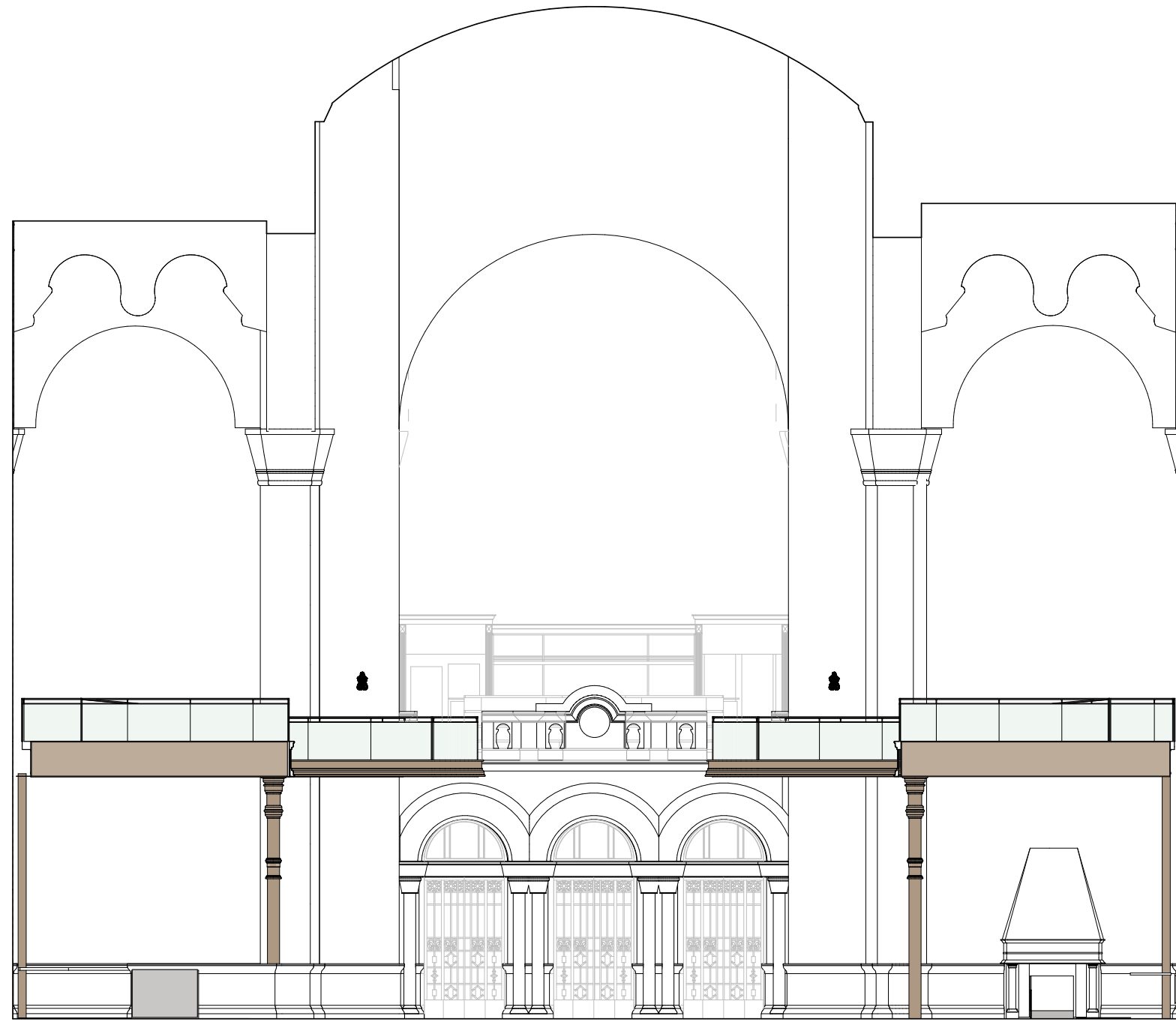
- 1** EXISTING STONE COLUMN
- 2** EXISTING BUILDING
- 3** FLOOR PLATE 3" OFFSET FROM COLUMNS. VERTICAL ENCAPSULATION FOR STATIONS FROM MEZZANINE FACADE.
- 4** FLOOR PLATE 8" AWAY FROM BACK WALL



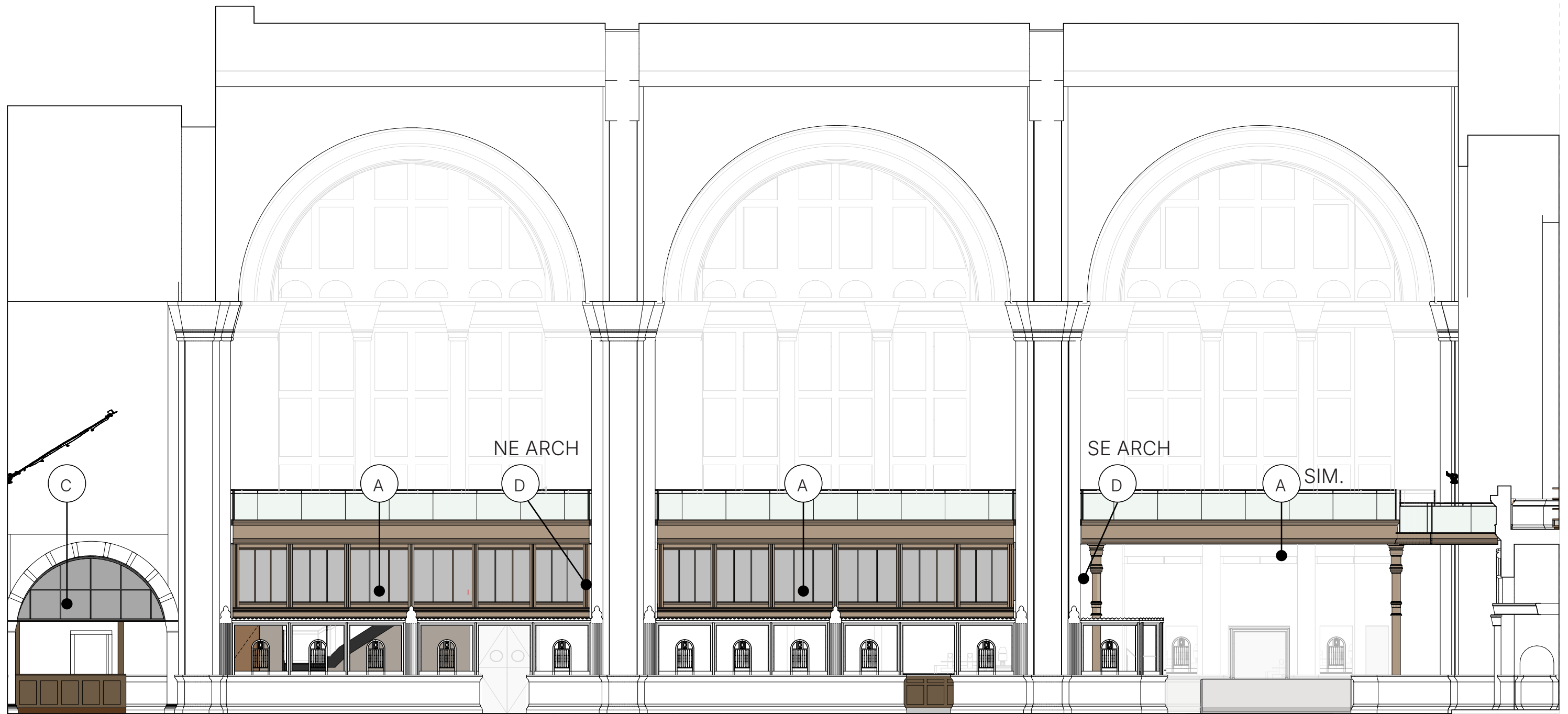
RENDERED AREA DISPLAYS NEW WORK

- (A) Mezzanine at Raised Ceiling
- (B) Mezzanine at Dropped Ceiling
- (C) Archway glazed infill at Raised Ceiling
- (D) Archway glazed infill at Dropped Ceiling

New Mezzanine Elevation - West



RENDERED AREA DISPLAYS NEW WORK



RENDERED AREA DISPLAYS NEW WORK

- (A) Mezzanine at Raised Ceiling
- (B) Mezzanine at Dropped Ceiling
- (C) Archway glazed infill at Raised Ceiling
- (D) Archway glazed infill at Dropped Ceiling

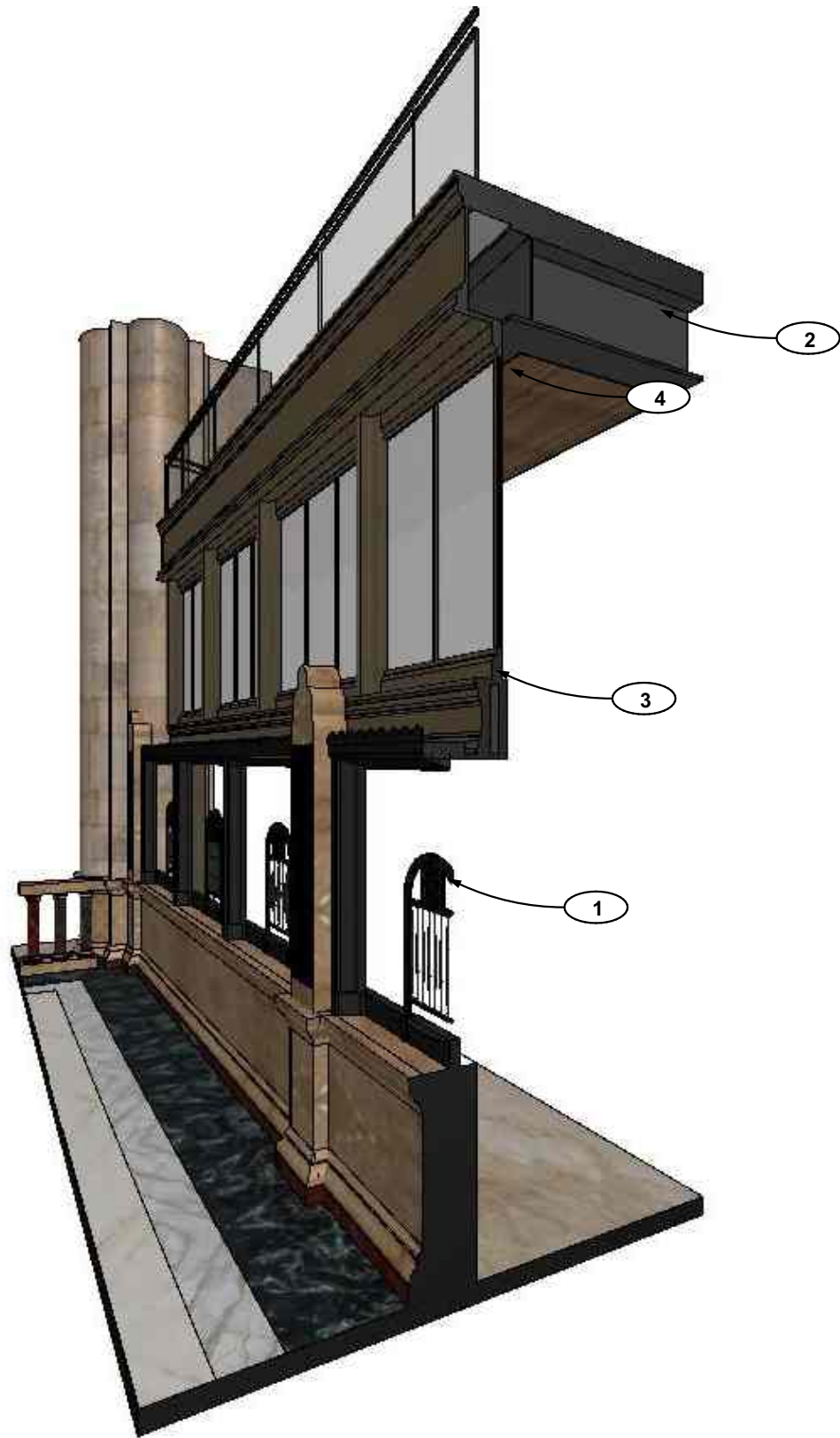
New Mezzanine Elevation - East



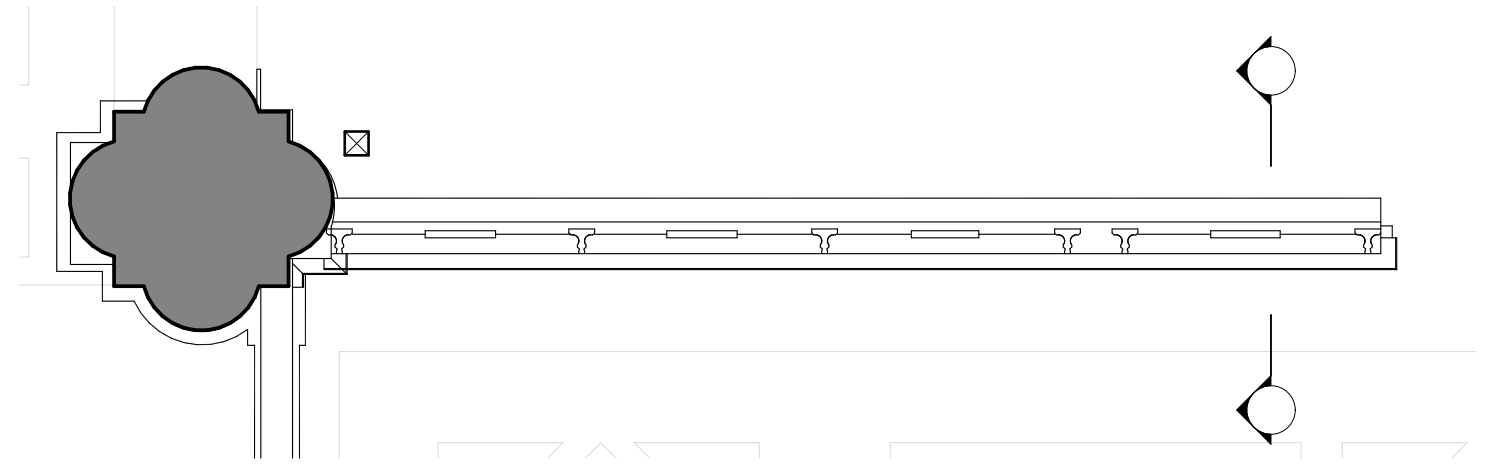
RENDERED AREA DISPLAYS NEW WORK

- (A) Mezzanine at Raised Ceiling
- (B) Mezzanine at Dropped Ceiling
- (C) Archway glazed infill at Raised Ceiling
- (D) Archway glazed infill at Dropped Ceiling

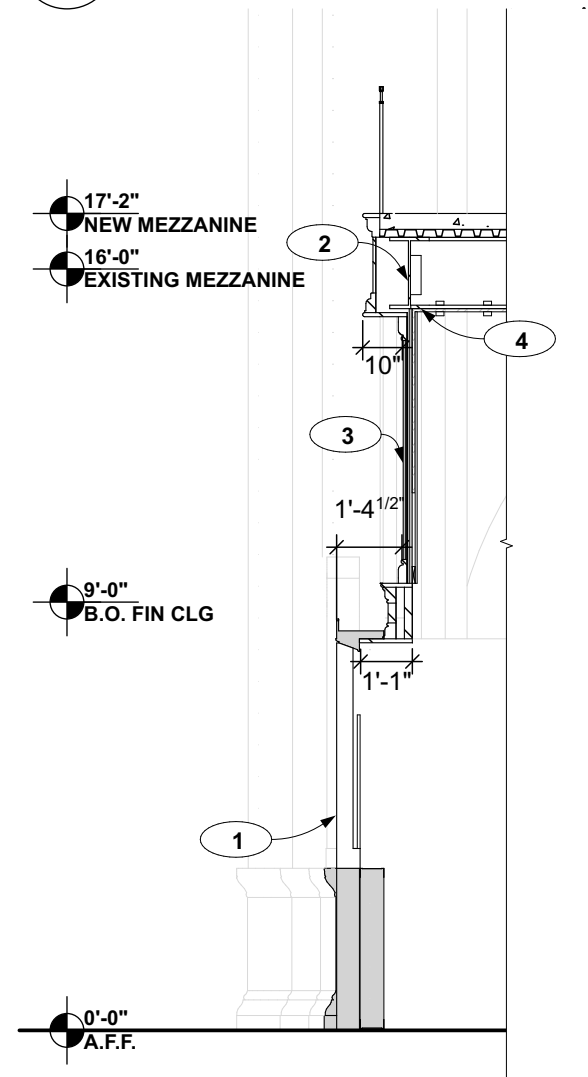
A



3 SECTION AXON



1 PLAN DETAIL
Scale: 1/4" = 1'-0"



2 SECTION DETAIL
Scale: 1/4" = 1'-0"

MATERIALS

- 1 EXISTING TELLER WINDOW & STONE BASE
- 2 NEW MEZZANINE STEEL STRUCTURE BY STRUCTURAL ENGINEER
- 3 NEW MEZZANINE FACADE WITH DECORATIVE METAL TRIM, ANTIQUED MIRROR, AND FIRE-RATED PLYWOOD SUBSTRATE. CROSS-BRACING ATTACHED TO NEW STRUCTURE.
- 4 NEW MEZZANINE FACADE ATTACHED TO STRUCTURAL BRACKET CONNECTED TO NEW MEZZANINE STEEL STRUCTURE. FINISH PLATE APPLIED TO BRACKET ON EAST STAIR VESTIBULE SIDE.

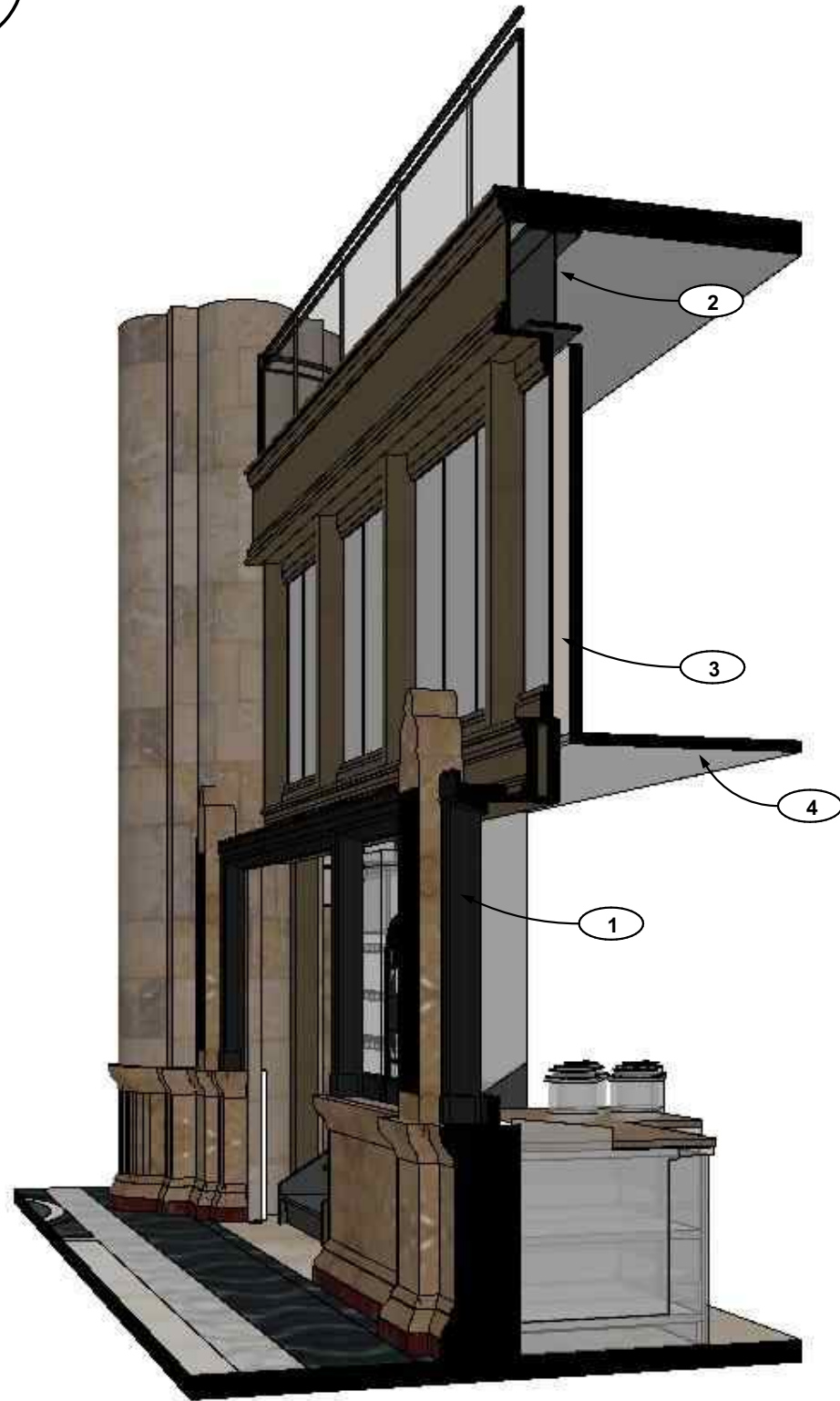


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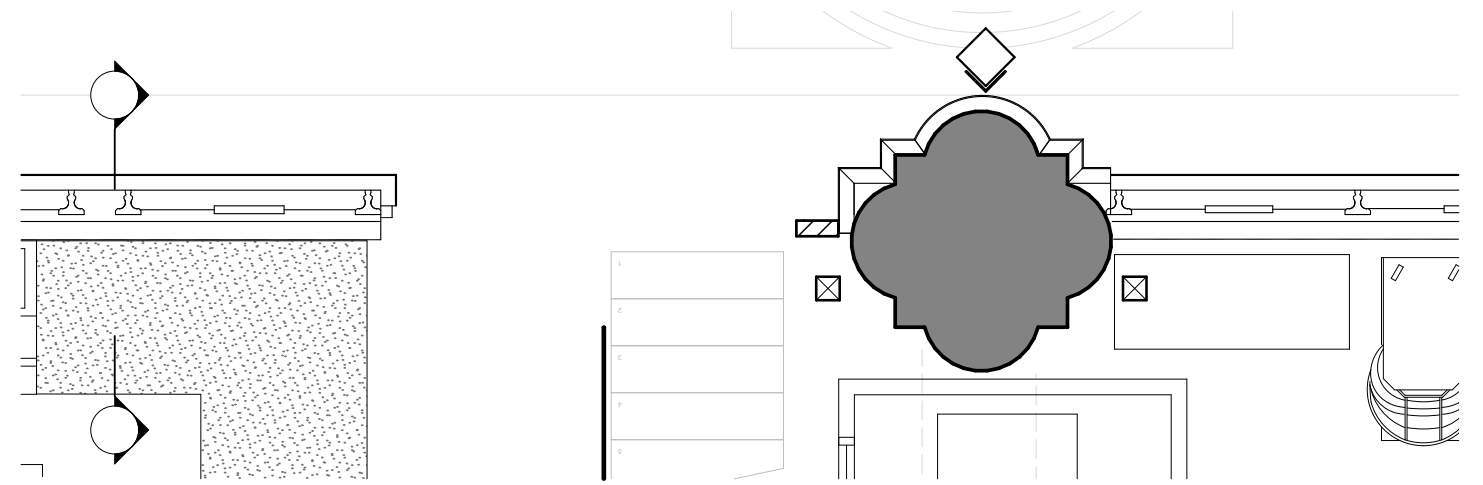


PROPOSED to pizza

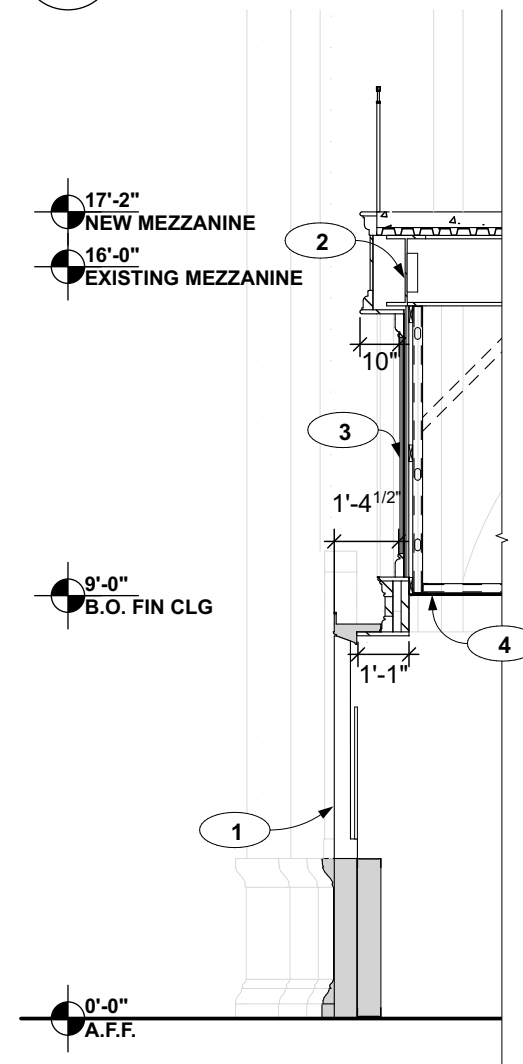
B



3 SECTION AXON



1 PLAN DETAIL
Scale: 1/4" = 1'-0"



2 SECTION DETAIL
Scale: 1/4" = 1'-0"

MATERIALS

- 1 EXISTING TELLER WINDOW & STONE BASE
- 2 NEW MEZZANINE STEEL STRUCTURE BY STRUCTURAL ENGINEER
- 3 NEW MEZZANINE FACADE WITH DECORATIVE METAL TRIM, ANTIQUED MIRROR, AND FIRE-RATED PLYWOOD SUBSTRATE. CROSS-BRACING ATTACHED TO NEW STRUCTURE.
- 4 FINISHED CEILING WITH SHADOWLINE REVEAL

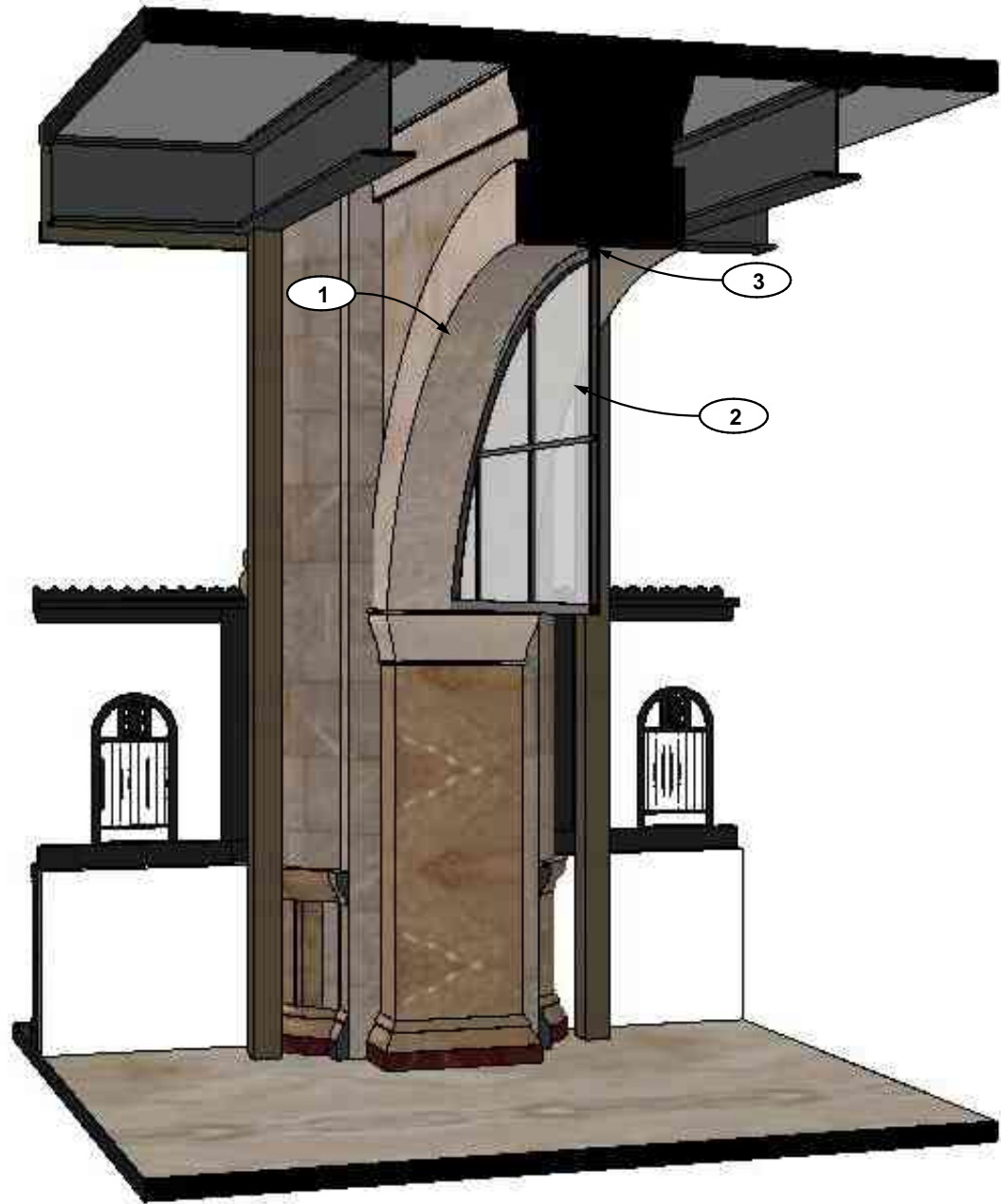


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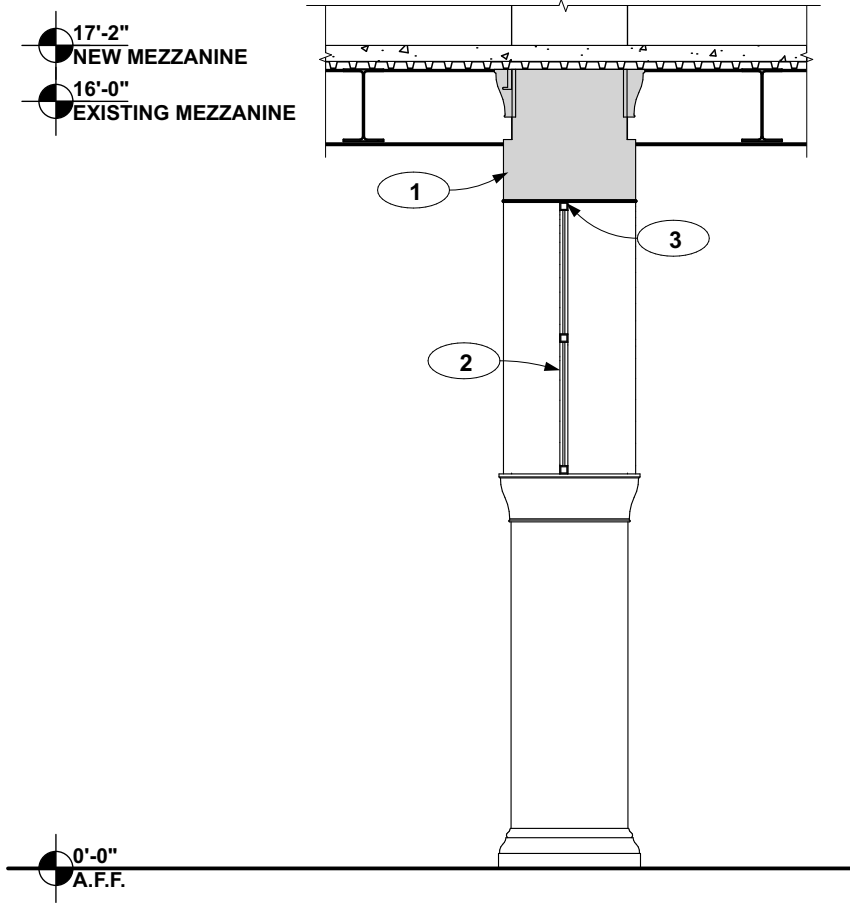


PROPOSED from pasta

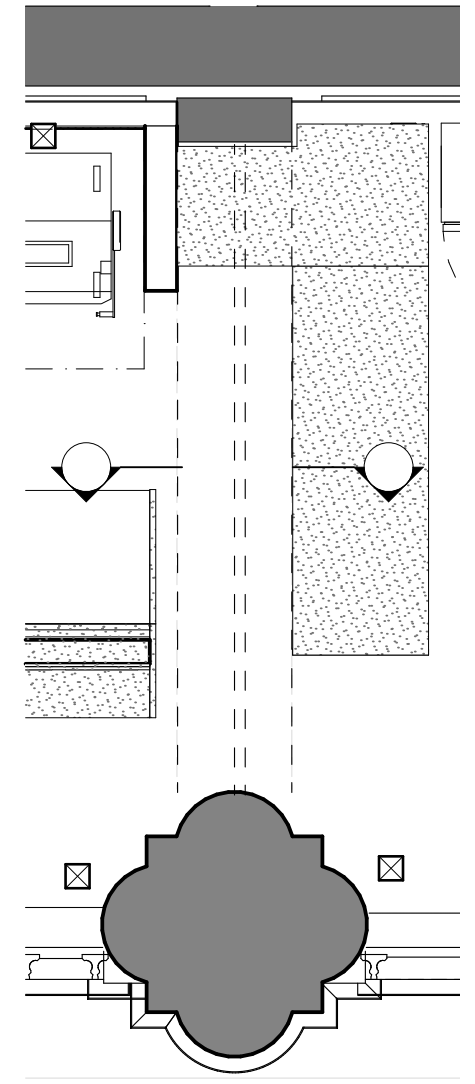
C



3 SECTION AXON



2 SECTION DETAIL
Scale: 1/4" = 1'-0"



1 PLAN DETAIL
Scale: 1/4" = 1'-0"

MATERIALS

- 1 EXISTING LANDMARKED STONE ARCHWAY
- 2 ANTIQUE MIRROR ON BOTH FACES WITH METAL FRAMING. ATTACHMENT TO EXISTING STONE JOINTS. TO BE CONFIRMED BY ARCHITECT. RESTING ON STONE COLUMN LIP ON EACH END.
- 3 NEOPRENE GASKET OR FELT ISOLATION PAD SURROUND



EXISTING



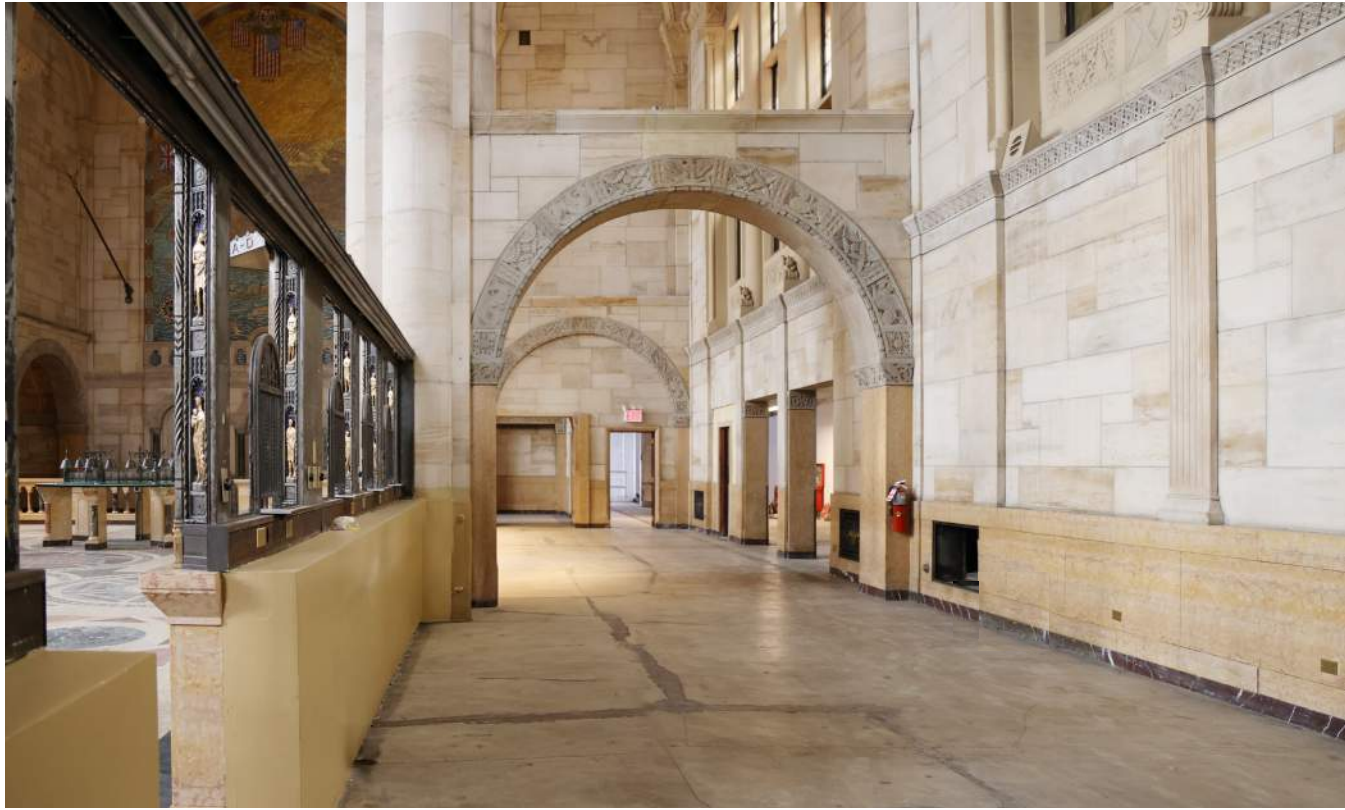
PROPOSED from salad grab & go



EXISTING



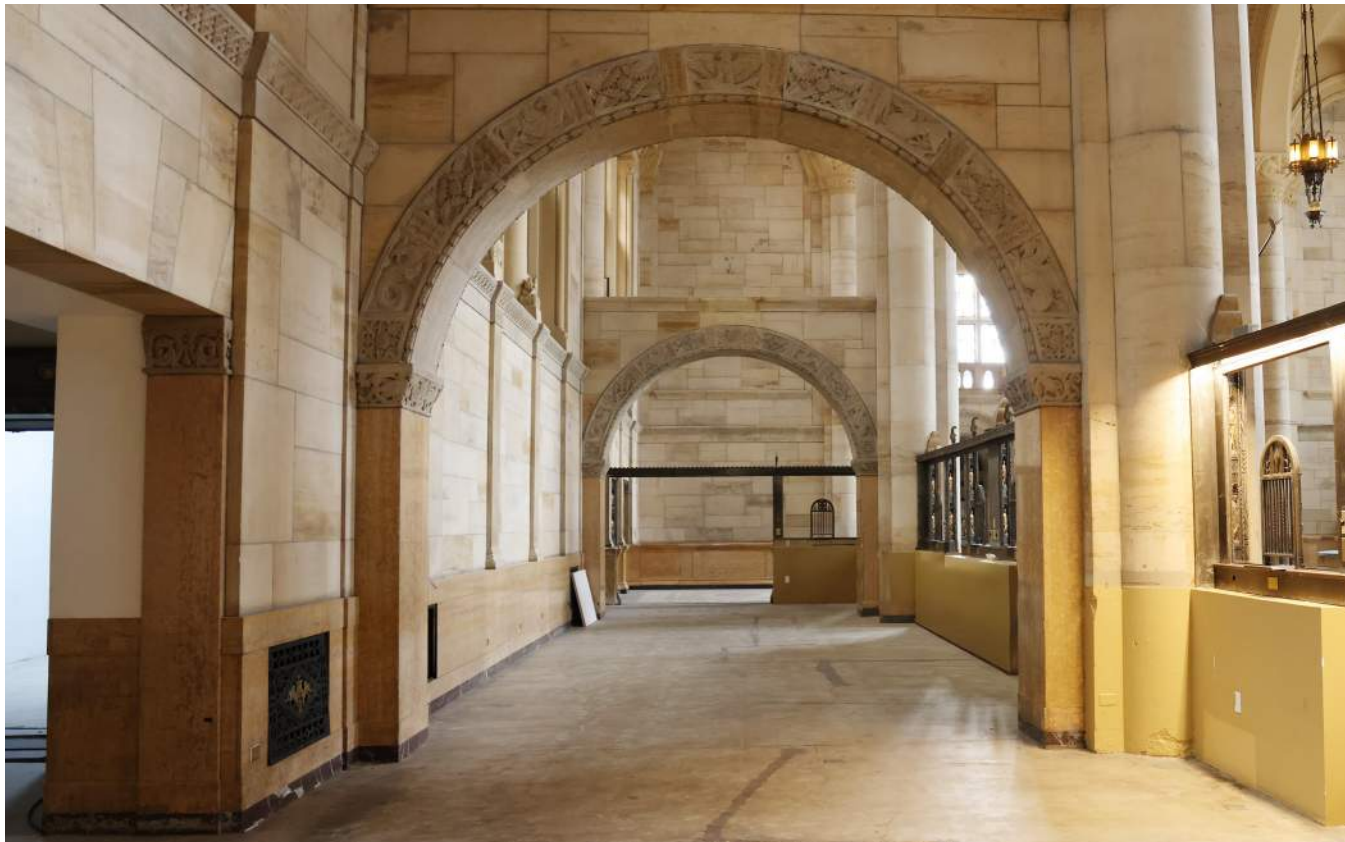
PROPOSED from pizza



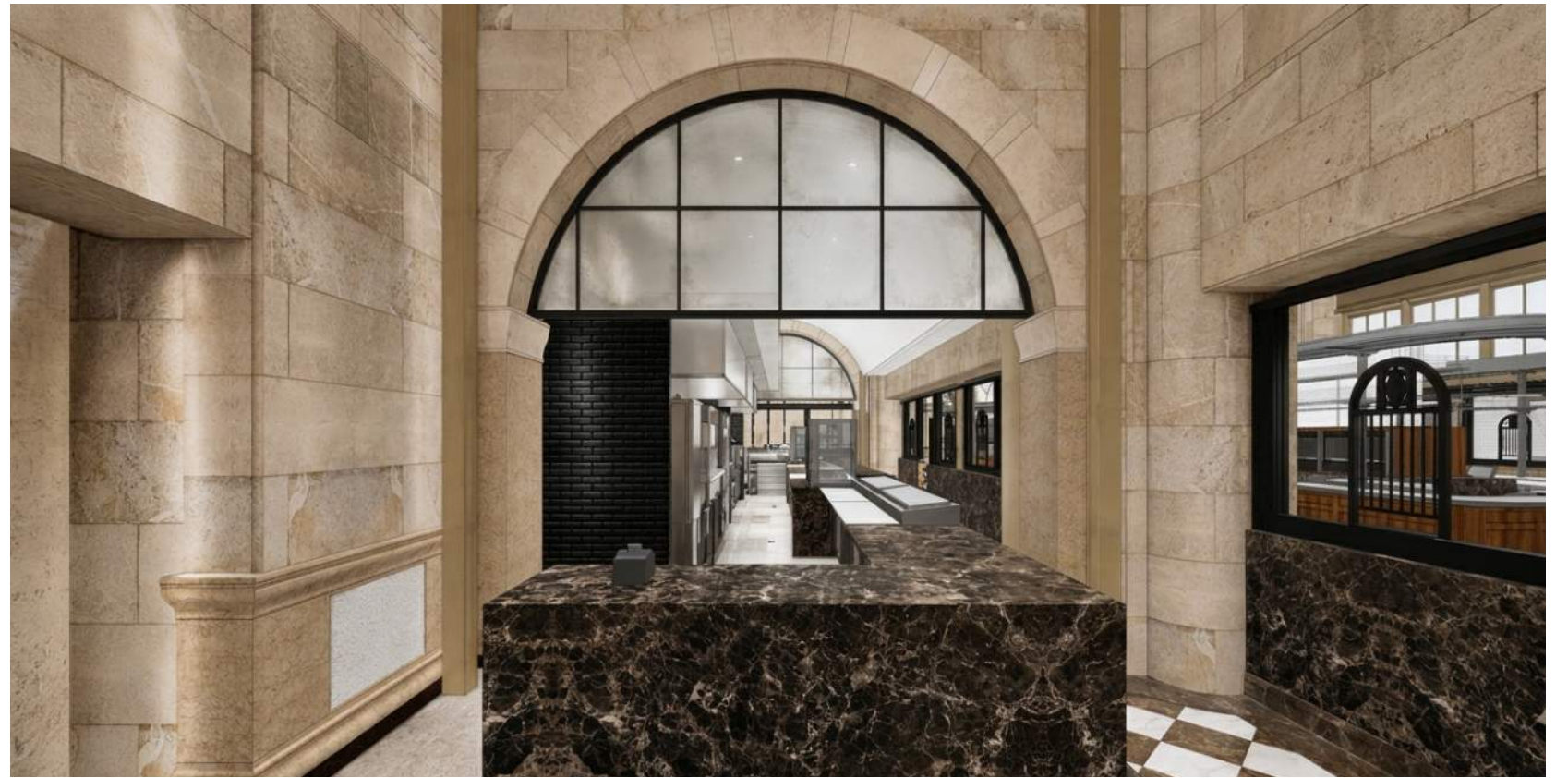
EXISTING



PROPOSED from pizza

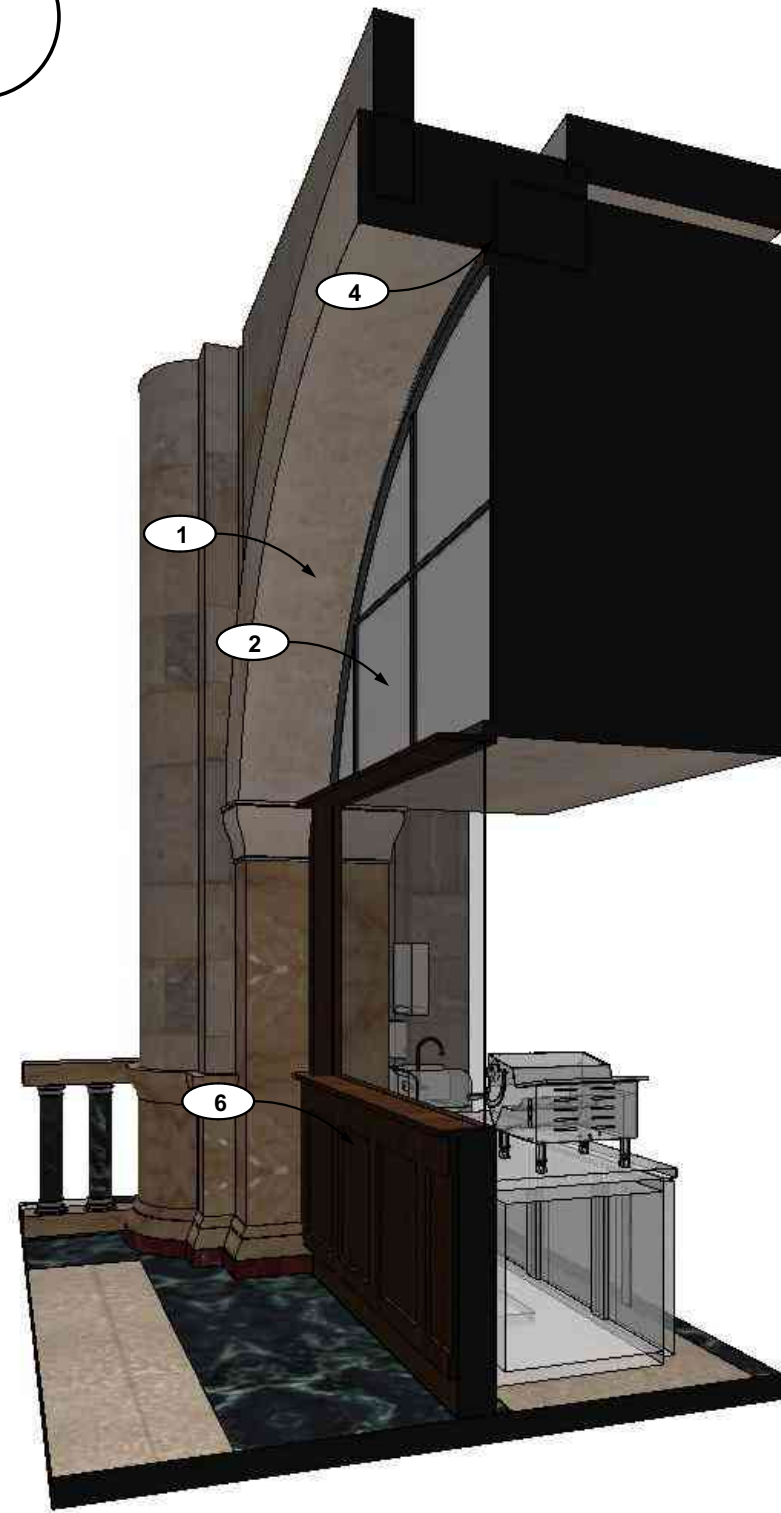


EXISTING



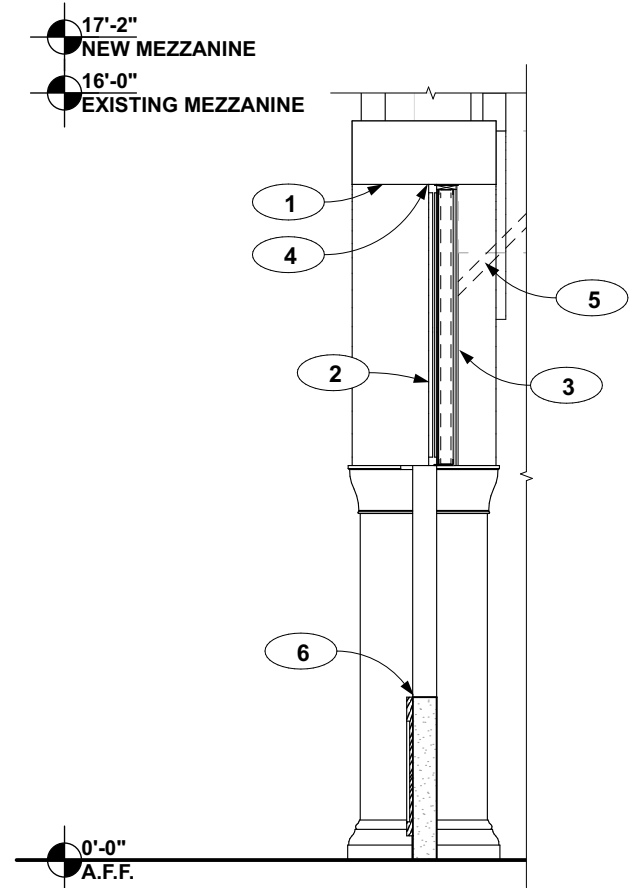
PROPOSED from mezzanine stair passage

D



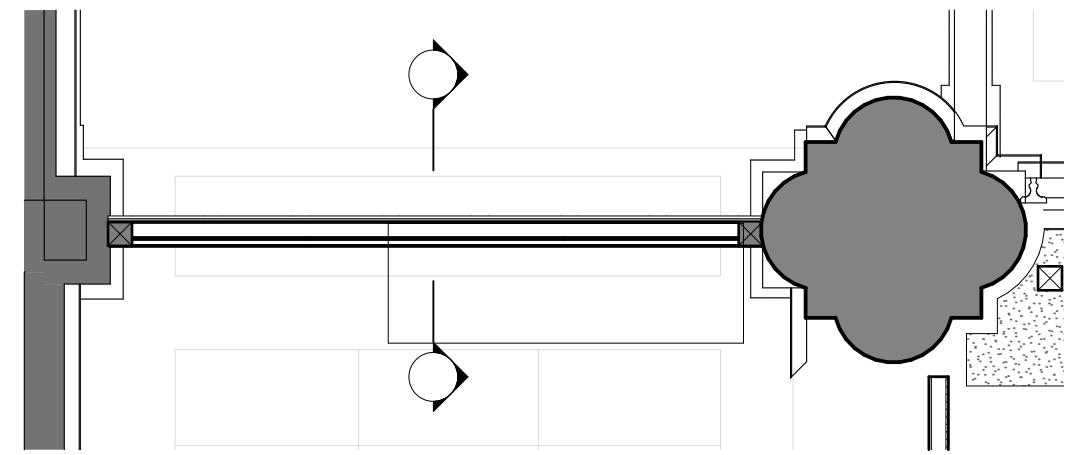
3

SECTION AXON



2

SECTION DETAIL
Scale: 1/4" = 1'-0"

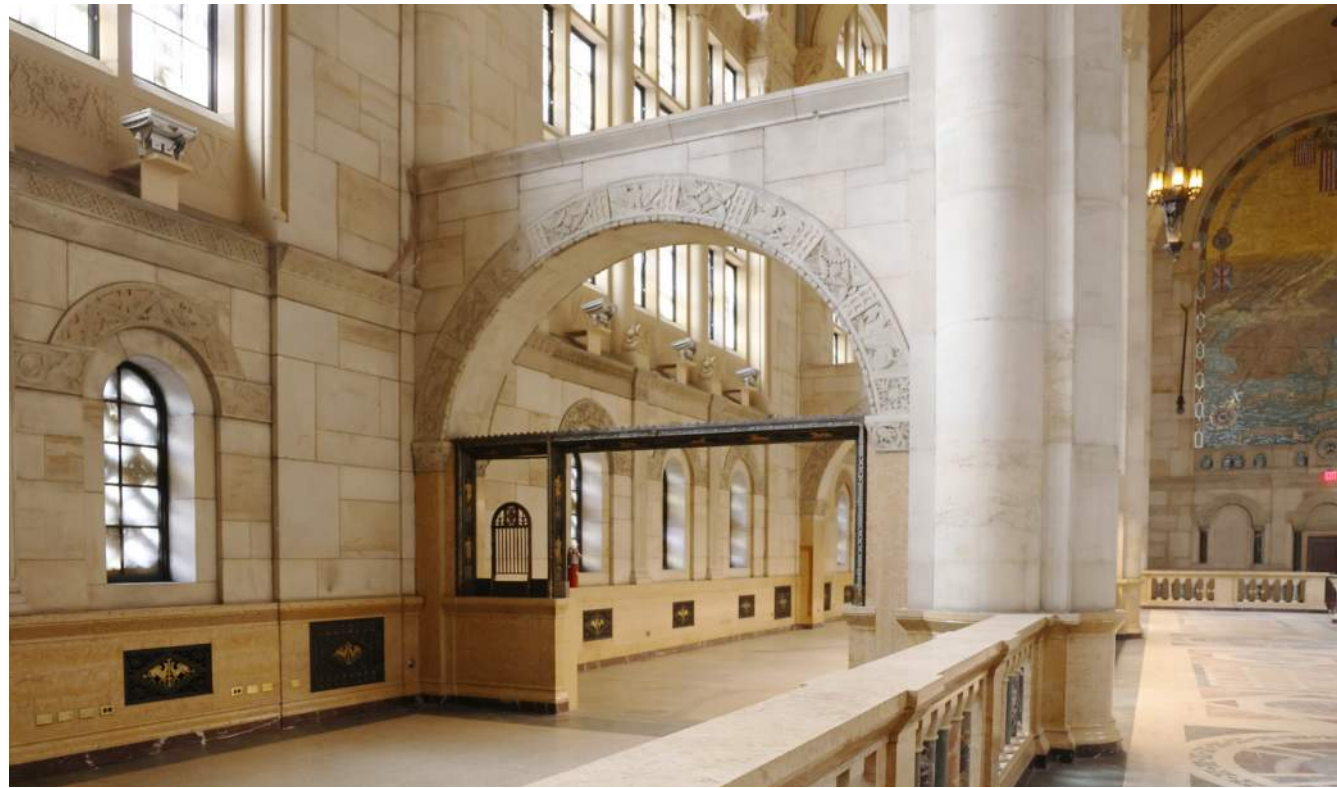


1

PLAN DETAIL
Scale: 1/4" = 1'-0"

MATERIALS

- 1 EXISTING LANDMARKED STONE ARCHWAY
- 2 ANTIQUE MIRROR ON GWB ON METAL STUD.
- 3 ARCHITECTURAL PANEL ON A FIRE-RATED PLYWOOD SUBSTRATE ON METAL STUD.
- 4 NEOPRENE GASKET OR FELT ISOLATION PAD
- 5 DIAGONAL BRACING TO NEW STRUCTURAL SYSTEM
- 6 NEW KNEE WALL ENCLOSURE



EXISTING



PROPOSED from coffee grab & go



EXISTING



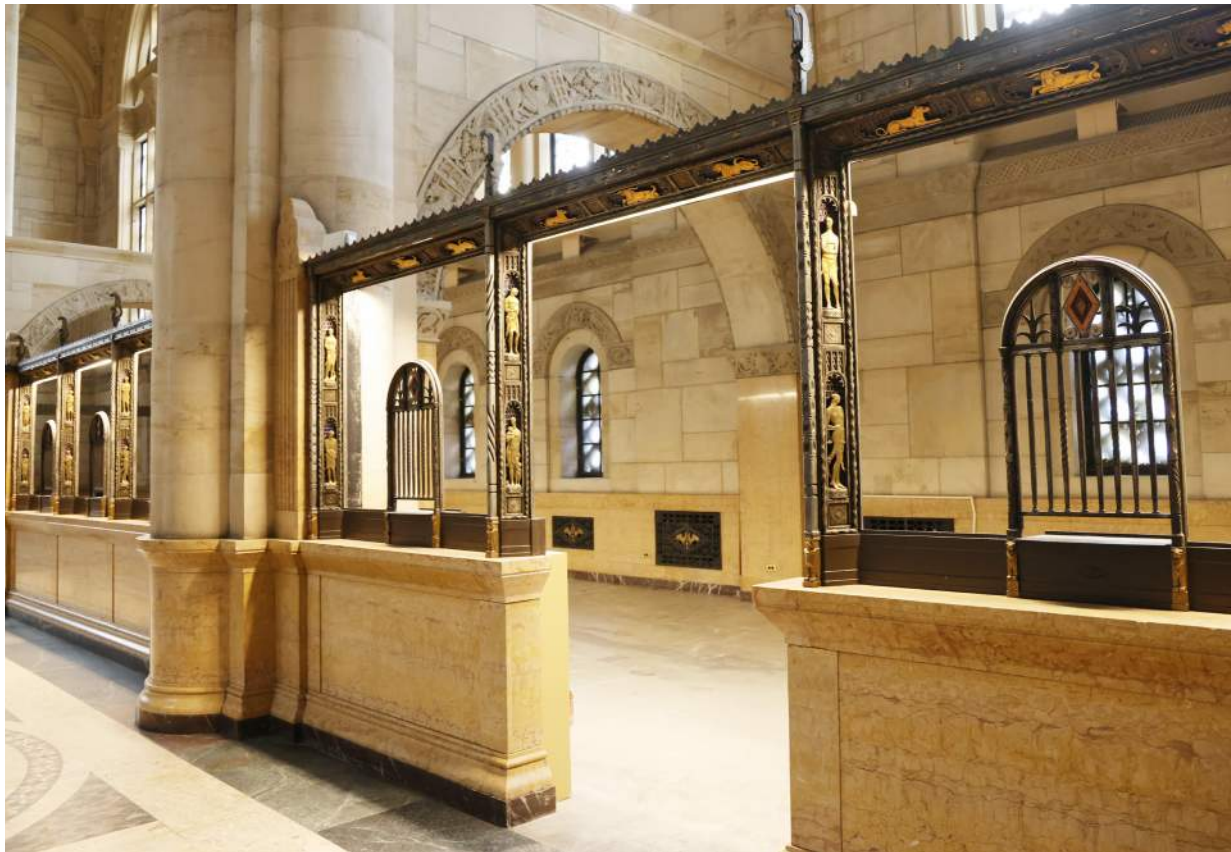
PROPOSED from pastry



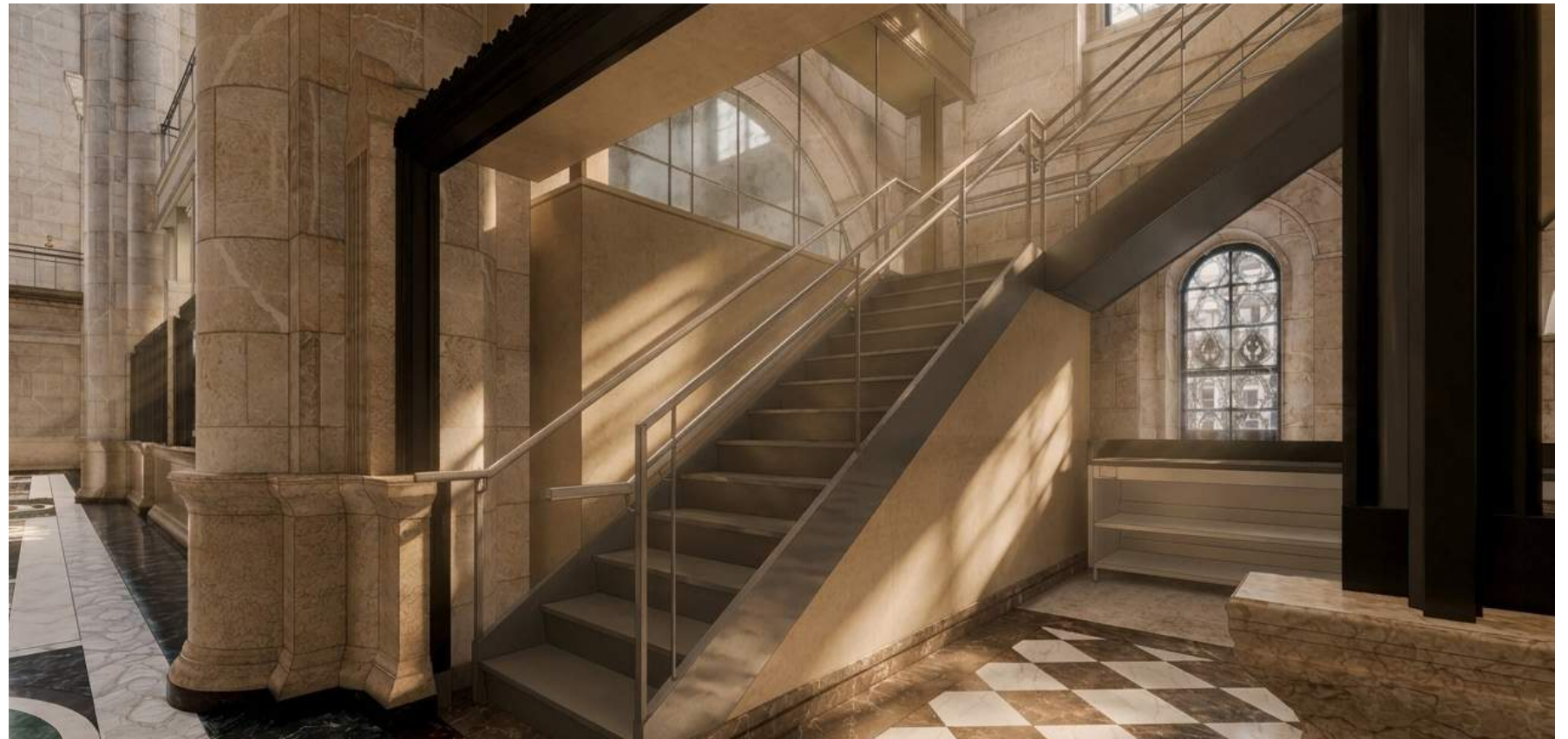
EXISTING



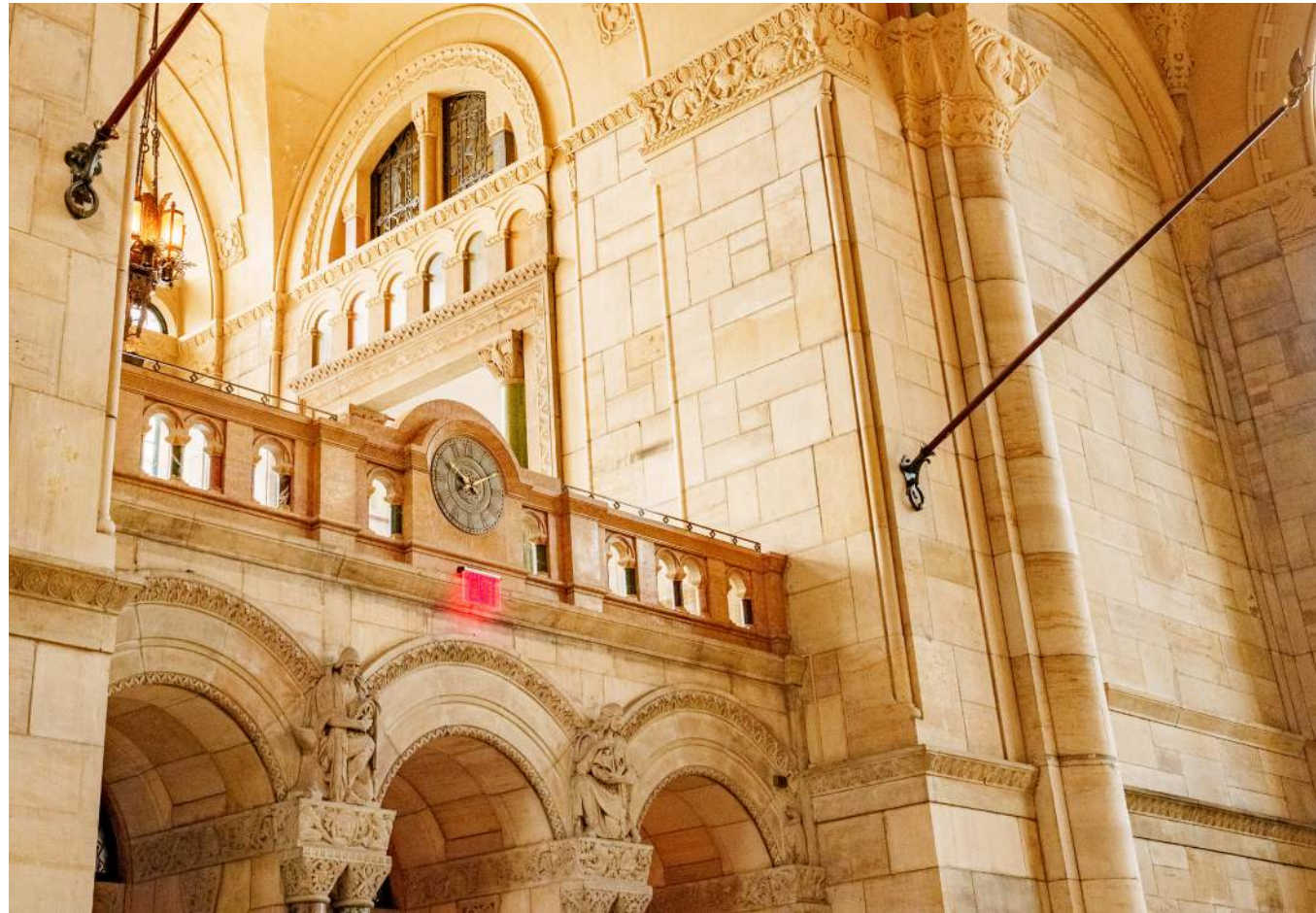
PROPOSED from bakery



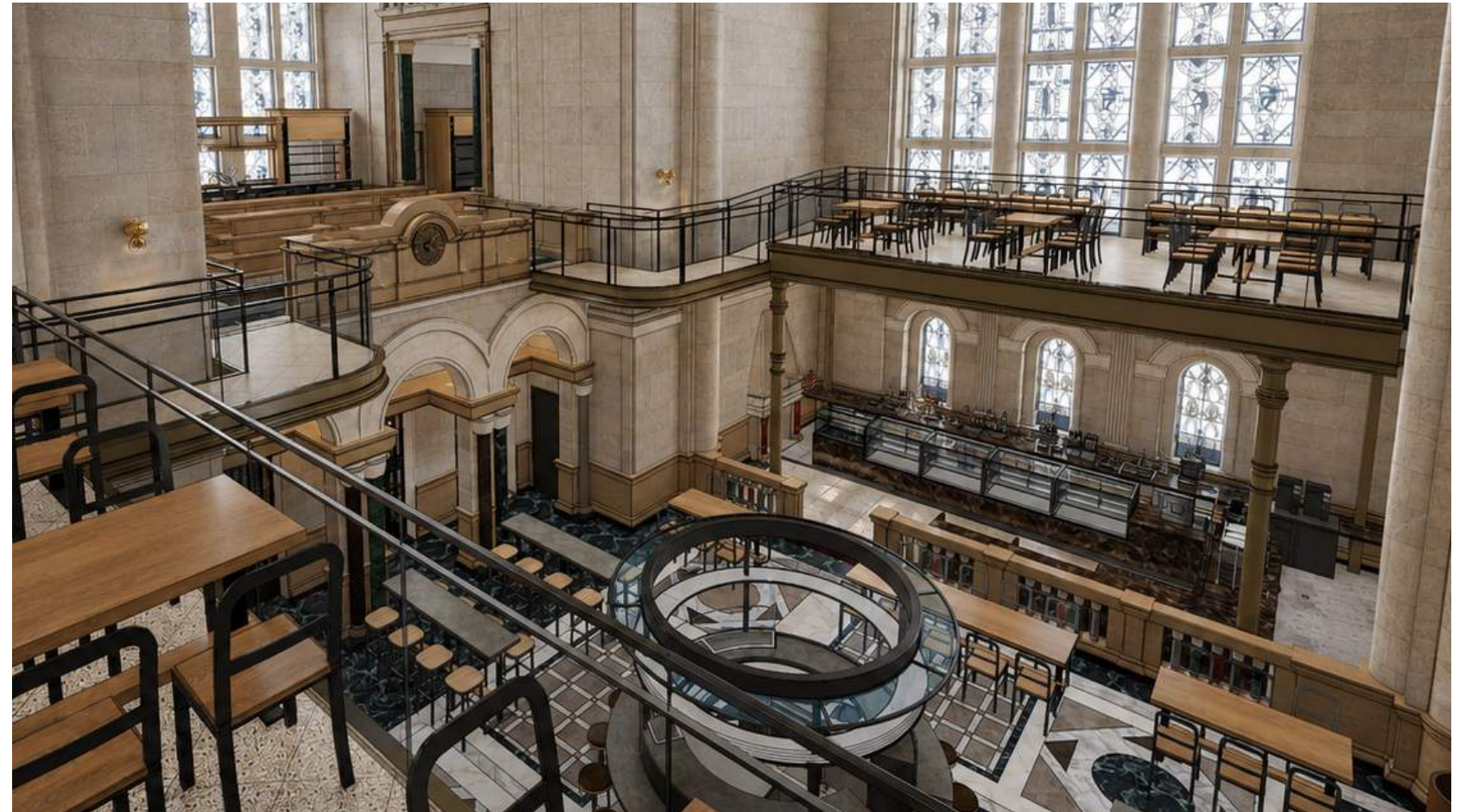
EXISTING



PROPOSED to pasta



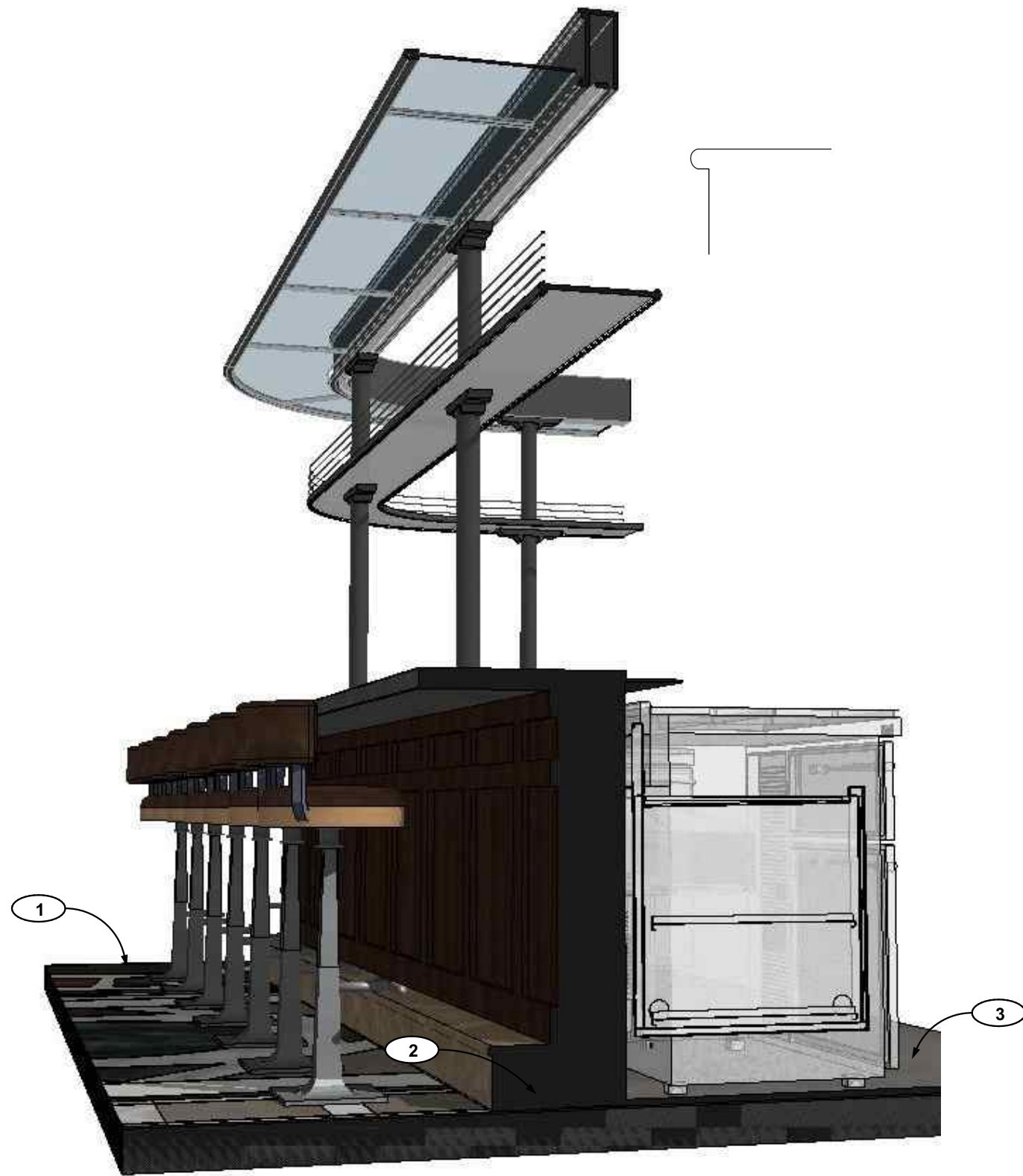
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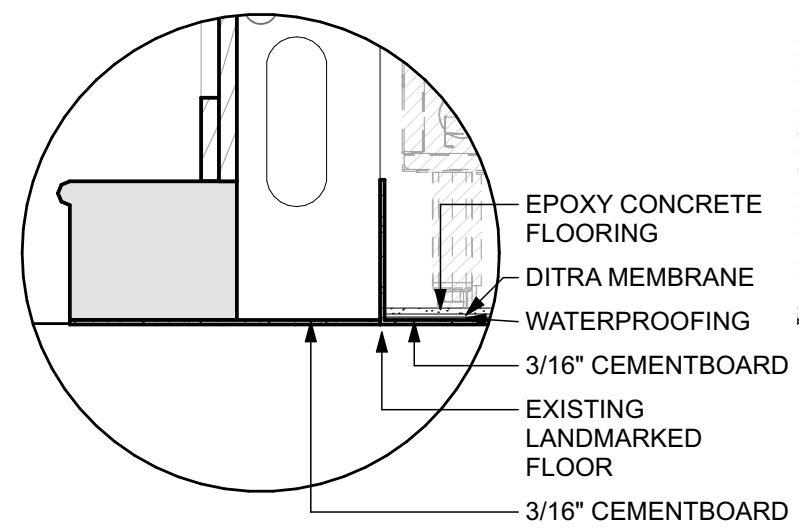
PROPOSED from East mezzanine



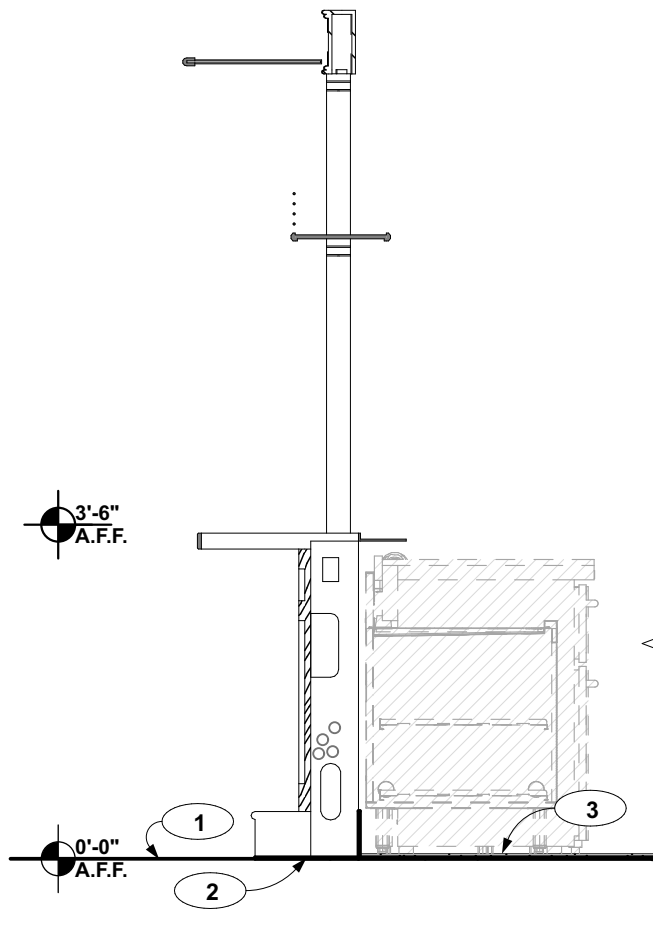
Detailed Approach



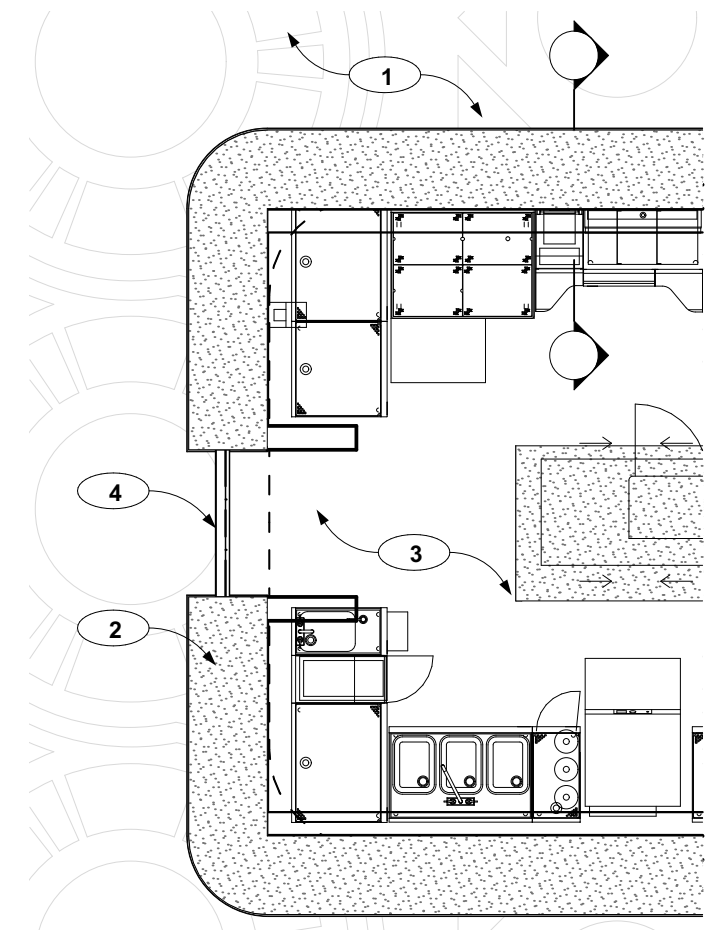
4 SECTION AXON



3 FLOORING DETAIL
Scale: 1 1/2" = 1'-0"



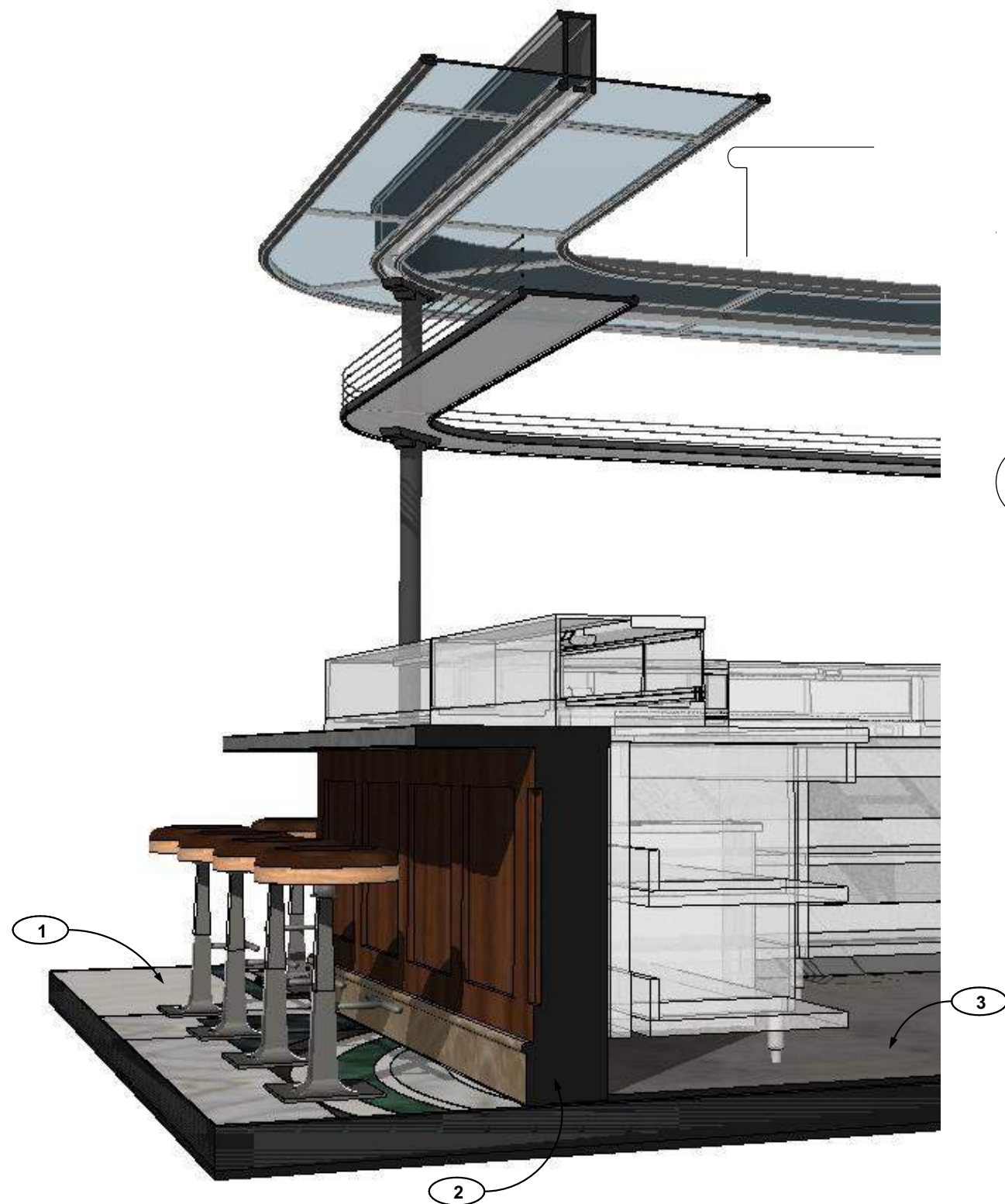
2 SECTION DETAIL
Scale: 1/2" = 1'-0"



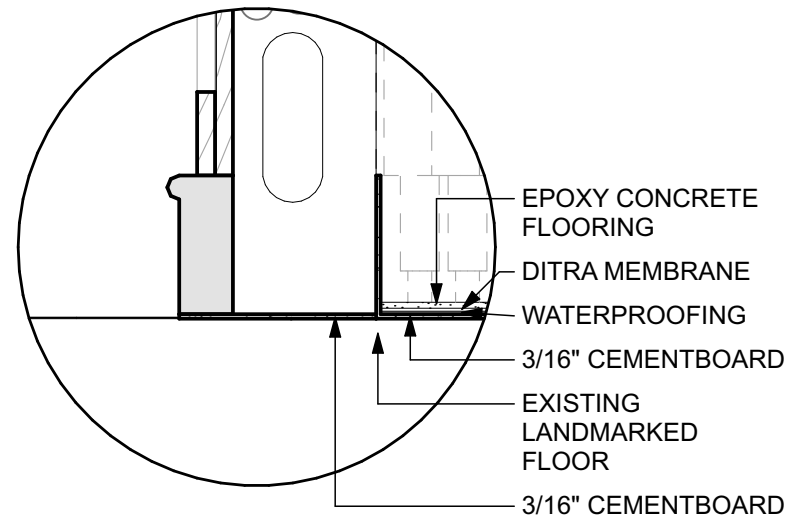
1 PLAN DETAIL - MAIN BAR
Scale: 1/4" = 1'-0"

MATERIALS

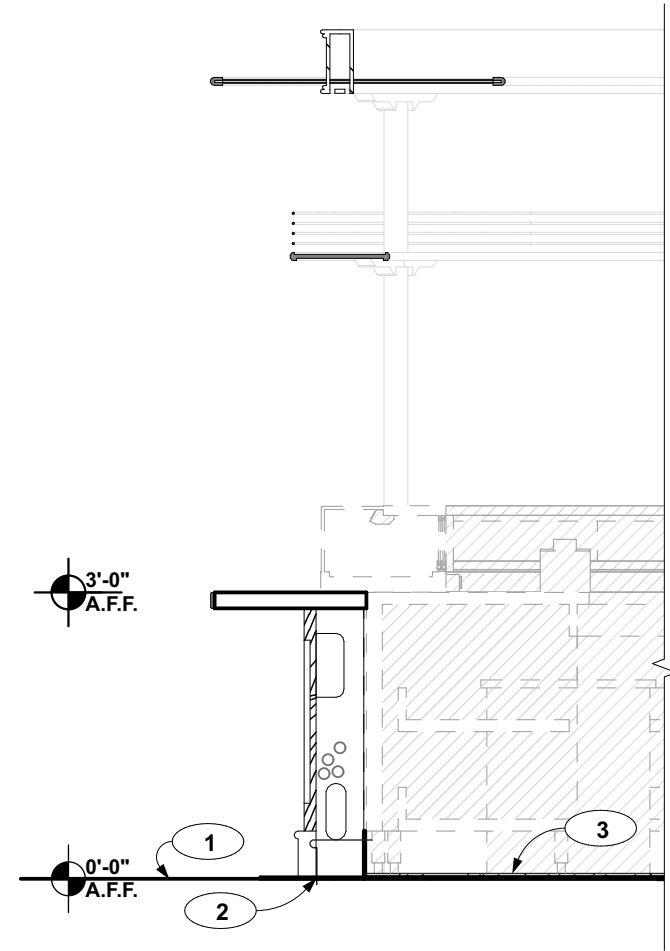
- 1** EXISTING LANDMARKED FLOORING
- 2** NEW BAR MILLWORK TO REST ON 3/16" CEMENT BOARD ON EXISTING LANDMARKED FLOORING. FULL WIDTH TILE TO BE REMOVED AT LOCATIONS CONFIRMED BY GC FOR ATTACHMENT POINTS. 6" BASE AT NEW WALL ASSEMBLY.
- 3** SCHLUTER DITRA UNCOUPLING MEMBRANE SYSTEM WITH EPOXY CONCRETE FLOORING FINISH, ON 3/16" CEMENT BOARD ON EXISTING LANDMARKED FLOORING. 6" BASE AT DIE WALL. FULL WIDTH TILE TO BE REMOVED AT LOCATIONS CONFIRMED BY GC FOR ATTACHMENT POINTS.
- 4** RAMP TRANSITION AT BAR MILLWORK OPENING FROM EXISTING LANDMARKED FLOORING TO NEW EPOXY FLOORING.



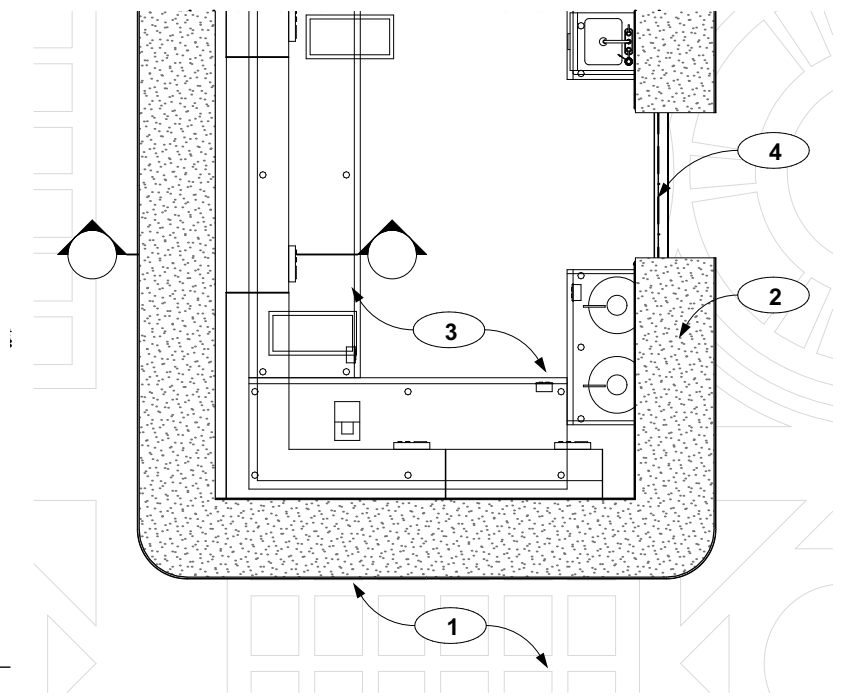
4 SECTION AXON



3 FLOORING DETAIL
Scale: 1 1/2" = 1'-0"



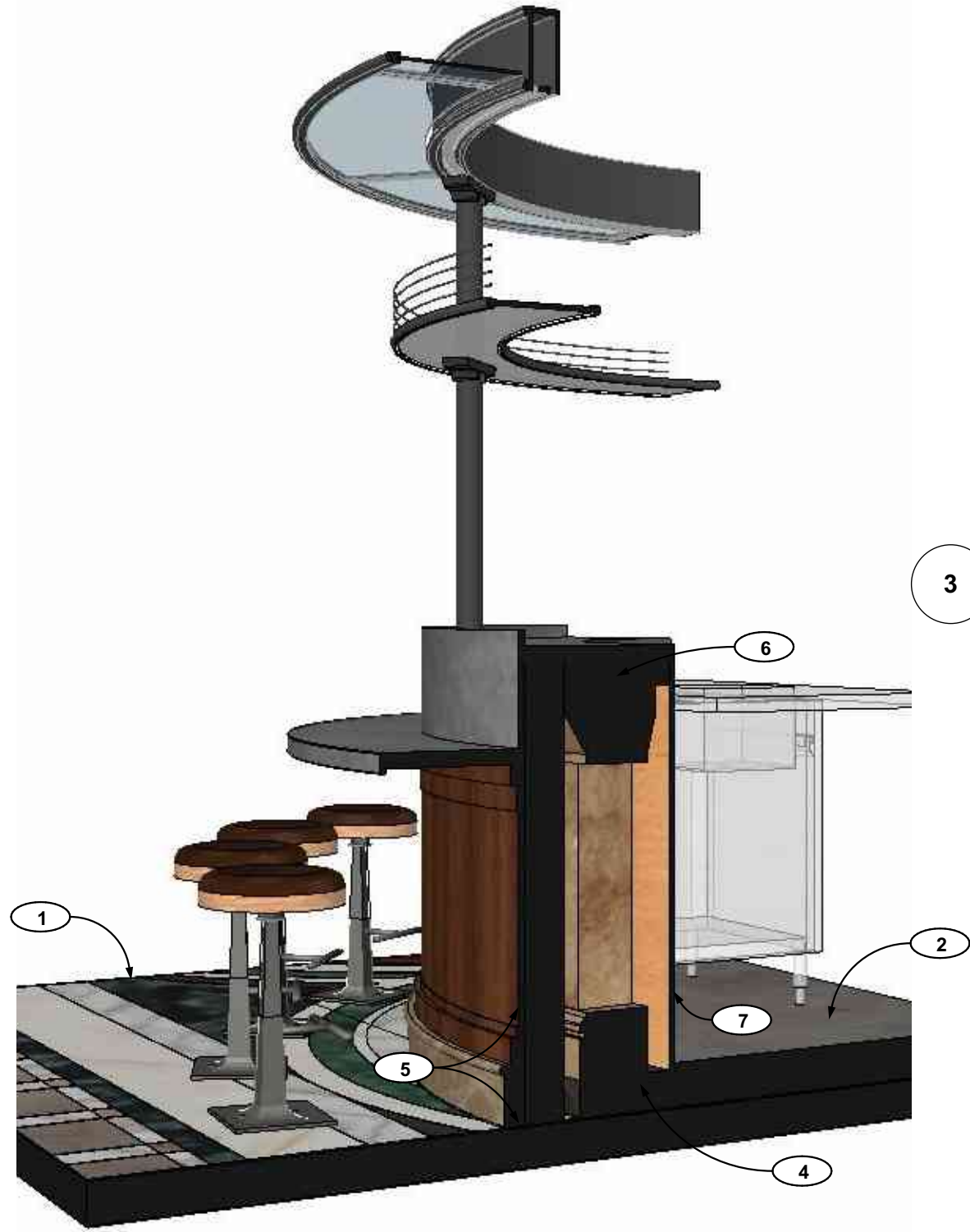
2 SECTION DETAIL
Scale: 1/2" = 1'-0"



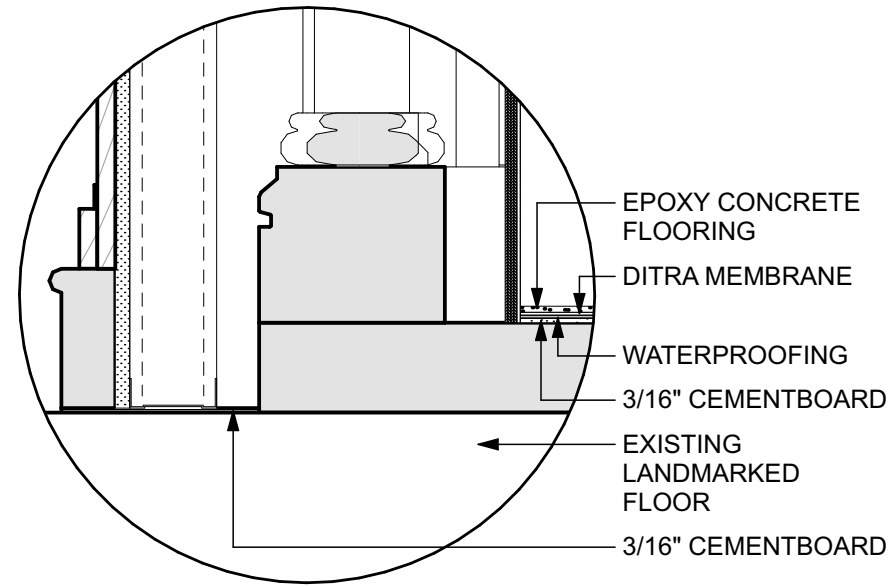
1 PLAN DETAIL - SUSHI/CRUDO STATION
Scale: 1/4" = 1'-0"

MATERIALS

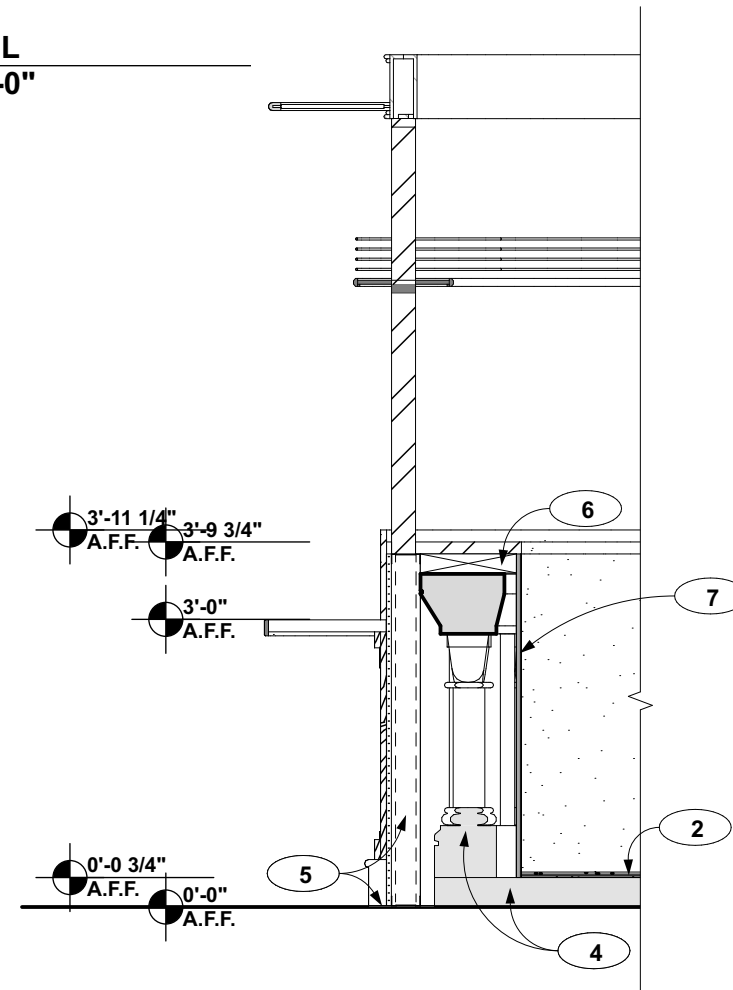
- 1** EXISTING LANDMARKED FLOORING
- 2** NEW BAR MILLWORK TO REST ON 3/16" CEMENT BOARD ON EXISTING LANDMARKED FLOORING. FULL WIDTH TILE TO BE REMOVED AT LOCATIONS CONFIRMED BY GC FOR ATTACHMENT POINTS. 6" BASE AT NEW WALL ASSEMBLY.
- 3** SCHLUTER DITRA UNCOUPLING MEMBRANE SYSTEM WITH EPOXY CONCRETE FLOORING FINISH, ON 3/16" CEMENT BOARD ON EXISTING LANDMARKED FLOORING. 6" BASE AT DIE WALL. FULL WIDTH TILE TO BE REMOVED AT LOCATIONS CONFIRMED BY GC FOR ATTACHMENT POINTS.
- 4** RAMP TRANSITION AT BAR MILLWORK OPENING FROM EXISTING LANDMARKED FLOORING TO NEW EPOXY FLOORING.



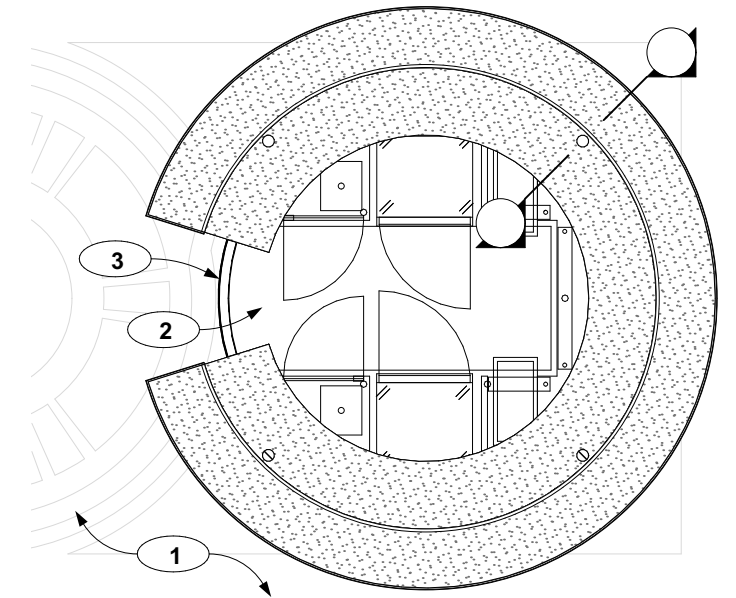
4 SECTION AXON



3 FLOORING DETAIL
Scale: 1 1/2" = 1'-0"



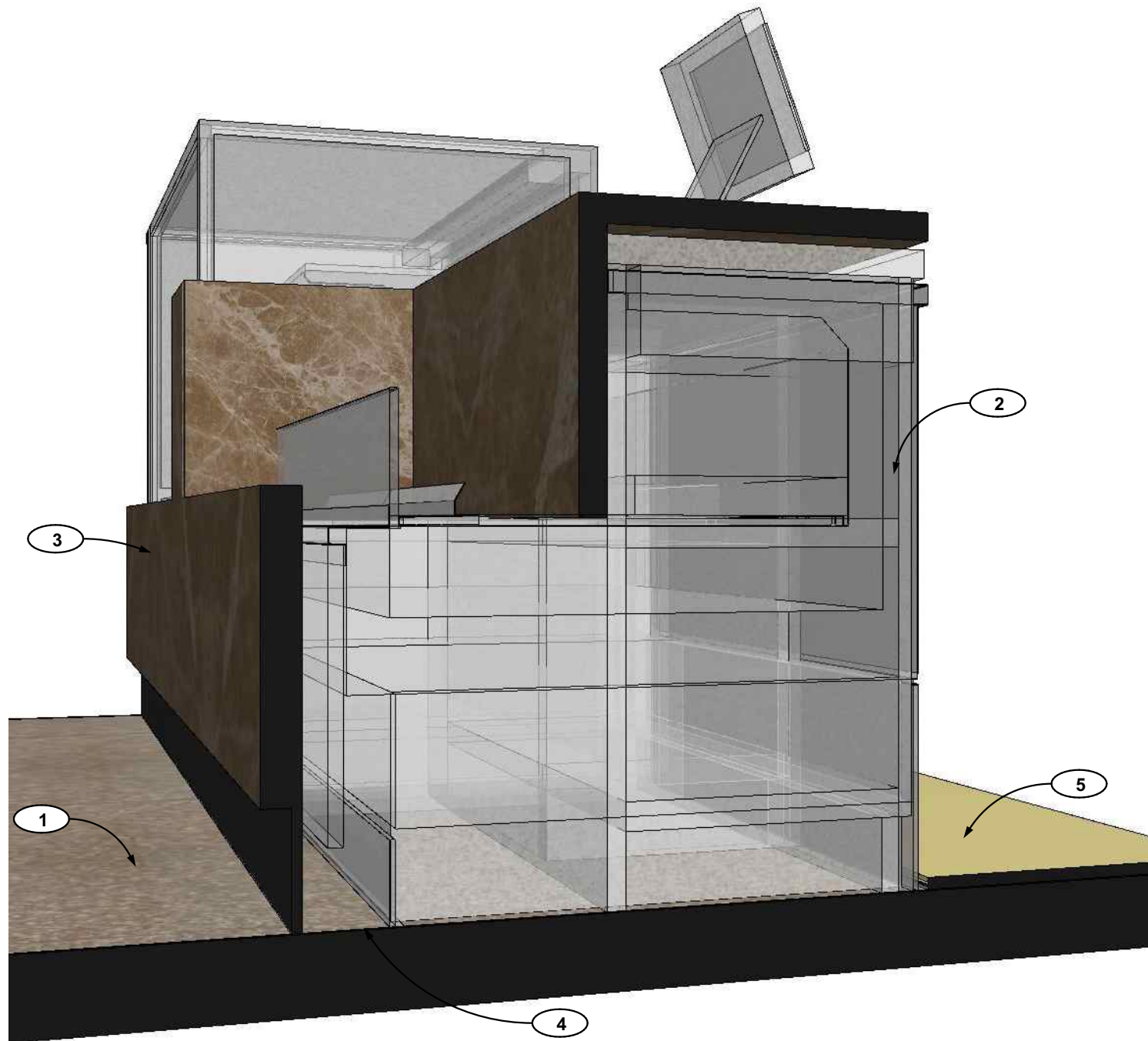
2 SECTION DETAIL
Scale: 1/2" = 1'-0"



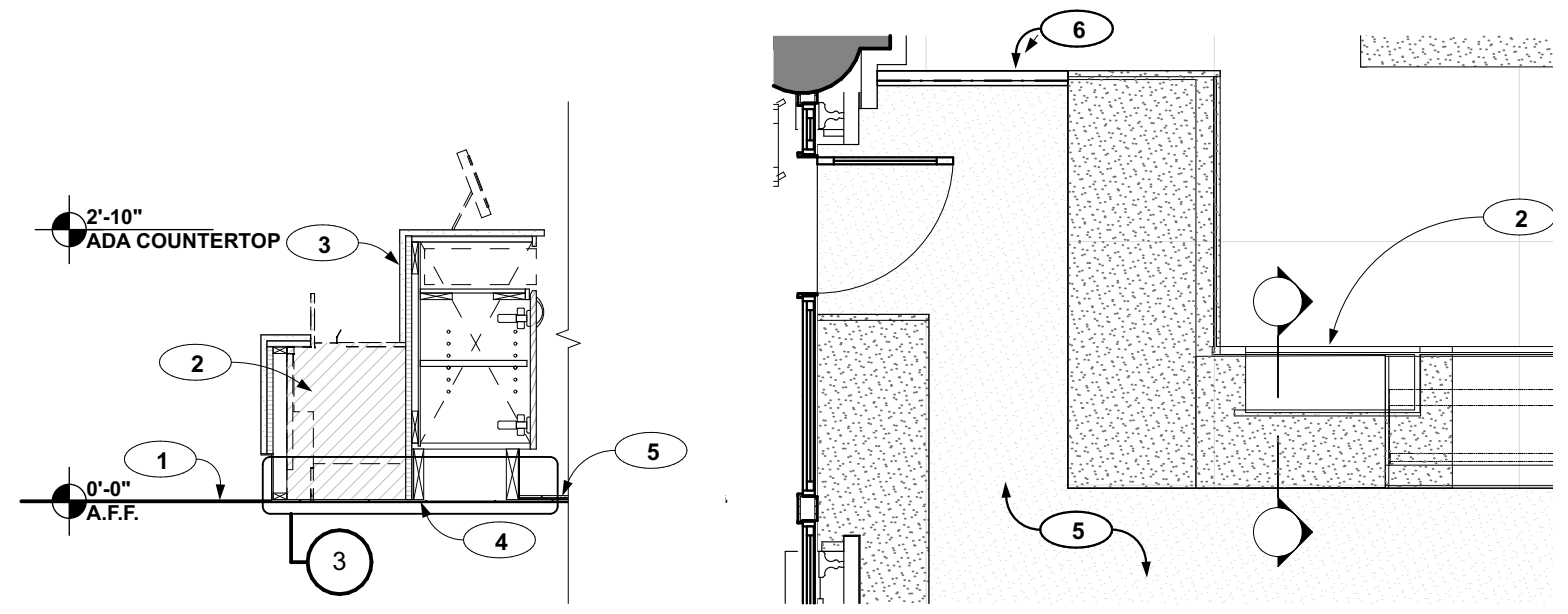
1 PLAN DETAIL
Scale: 1/4" = 1'-0"

MATERIALS

- 1 EXISTING LANDMARKED FLOORING
- 2 SCHLUTER DITRA UNCOUPLING MEMBRANE SYSTEM WITH EPOXY CONCRETE FLOORING FINISH, ON 3/16" CEMENT BOARD ON EXISTING LANDMARKED FLOORING. 6" BASE AT DIE WALL. FULL WIDTH TILE TO BE REMOVED AT LOCATIONS CONFIRMED BY GC FOR ATTACHMENT POINTS.
- 3 RAMP TRANSITION TO EPOXY FLOORING.
- 4 EXISTING LANDMARKED ELEVATED PODIUM
- 5 NEW PODIUM ENCAPSULATION TO REST ON 3/16" CEMENT BOARD ON EXISTING LANDMARKED FLOORING. FULL WIDTH TILE TO BE REMOVED AT LOCATIONS CONFIRMED BY GC FOR ATTACHMENT POINTS. 6" BASE AT NEW WALL ASSEMBLY.
- 6 WOOD BLOCKING TO REST ON TOP OF PODIUM WITH PROTECTIVE LAYER.
- 7 1/2" PLYWOOD SHEET WITH 1/8" STEEL SHEET TIGHT TO EXISTING PODIUM.

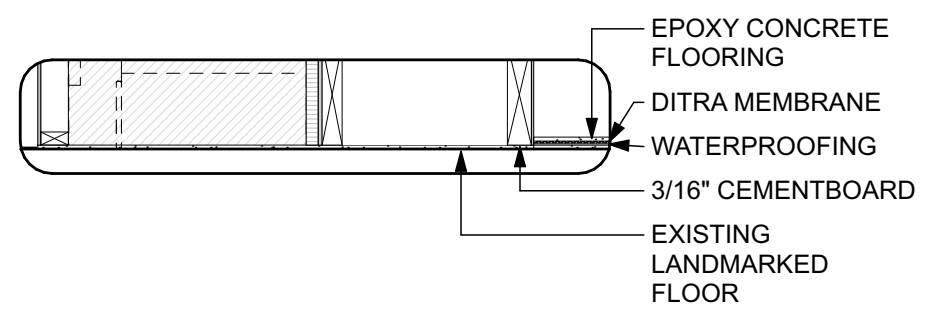


4 SECTION AXON



2 SECTION DETAIL
Scale: 1/2" = 1'-0"

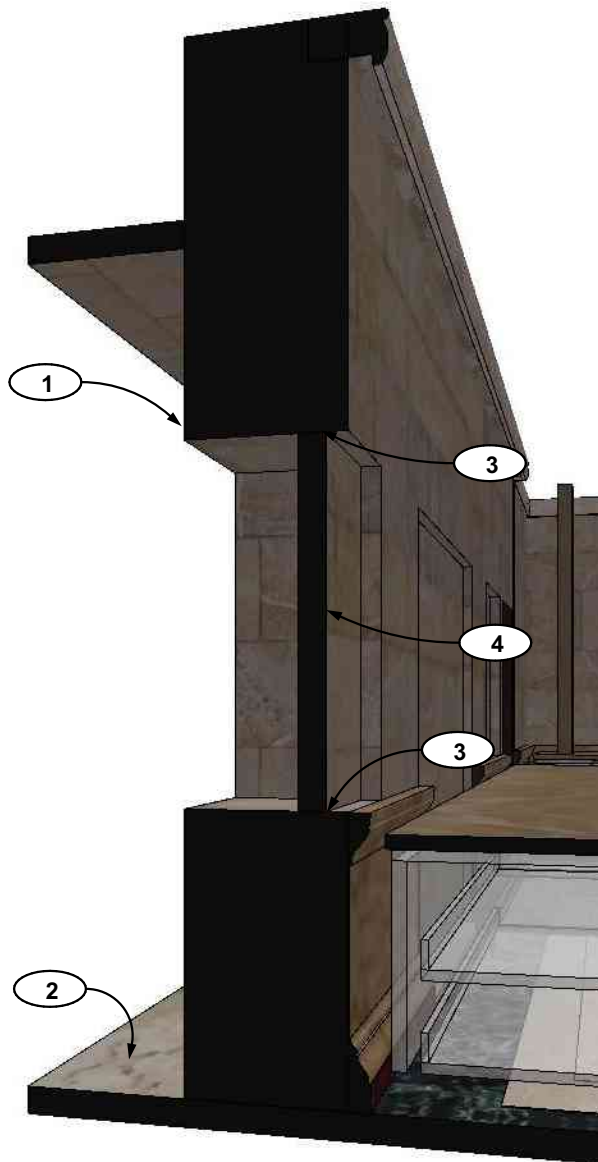
1 PLAN DETAIL
Scale: 1/4" = 1'-0"



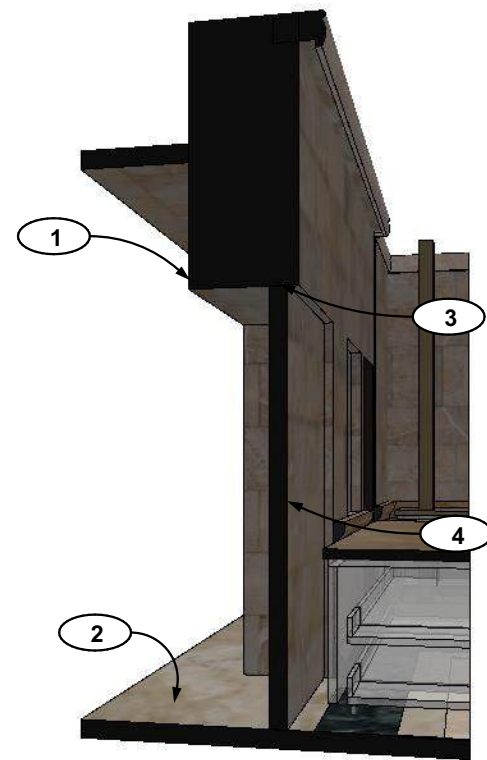
3 FLOORING DETAIL
Scale: 1" = 1'-0"

MATERIALS

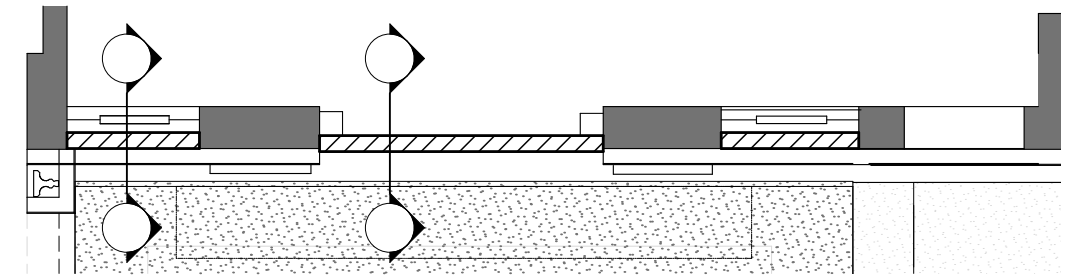
- 1** EXISTING LANDMARKED FLOORING
- 2** NEW KEC EQUIPMENT
- 3** NEW RETAIL MILLWORK
- 4** 3/16" CEMENT BOARD ON EXISTING LANDMARKED FLOORING.
- 5** SCHLUTER DITRA UNCOUPLING MEMBRANE SYSTEM WITH EPOXY CONCRETE FLOORING FINISH, ON 3/16" CEMENT BOARD ON EXISTING LANDMARKED FLOORING. 6" BASE AT DIE WALL. FULL WIDTH TILE TO BE REMOVED AT LOCATIONS CONFIRMED BY GC FOR ATTACHMENT POINTS.
- 6** RAMP UP AT BAR MILLWORK OPENING FOR EXISTING TO EPOXY.



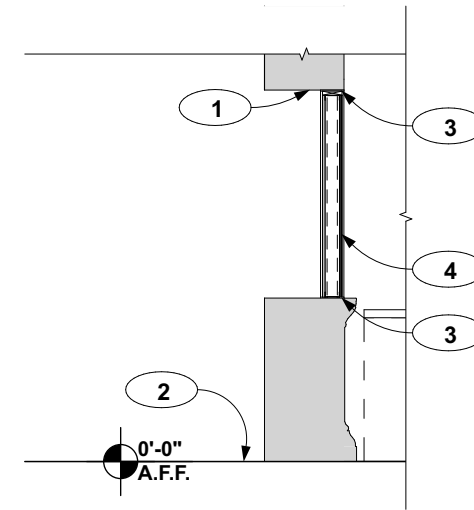
5 SEC AXON - WINDOW INFILL



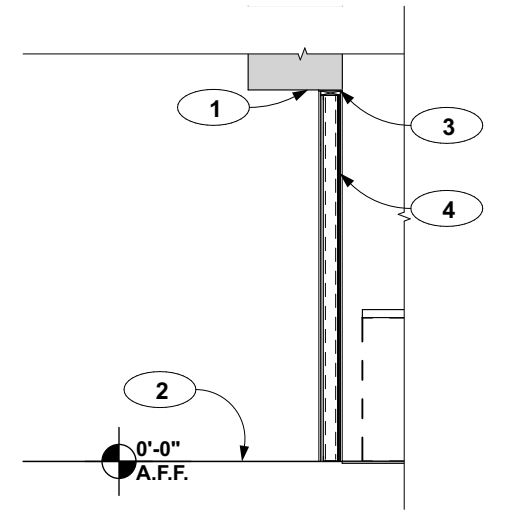
4 SEC AXON - WALL INFILL



1 PLAN DETAIL
Scale: 1/4" = 1'-0"



3 SEC DTL - WINDOW INFILL
Scale: 1/4" = 1'-0"



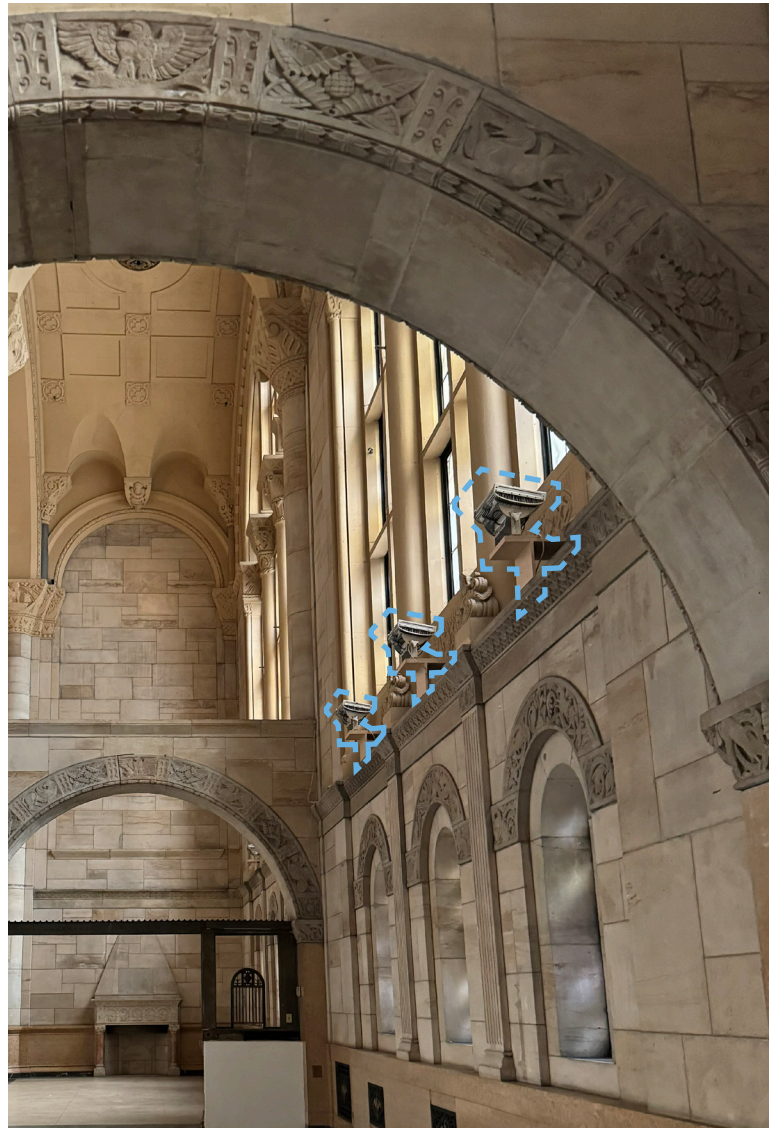
2 SEC DTL - WALL INFILL
Scale: 1/4" = 1'-0"

MATERIALS

- 1 EXISTING LANDMARKED STONE WALL
- 2 EXISTING NON-LANDMARKED CONCRETE FLOORING
- 3 NEOPRENE GASKET OR FELT ISOLATION PAD
- 4 NEW WALL INFILL. ARCHITECTURAL PANEL ON GWB ON METAL STUD WITH FIRE-RATED PLYWOOD SUBSTRATE.



Existing lighting to be relamped with LEDs
Hidden indirect lights to be added



Non-original lighting to be removed



Proposed ambient lighting concept

Lighting Concept



June 9, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 3, LPC-26-10263

1 Hanson Place – Williamsburgh Savings Bank (Hanson Place) Individual and Interior Landmark

To testify virtually, please join Zoom

Webinar ID: 165 868 4773

Passcode: 126605

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

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Appendix

1929



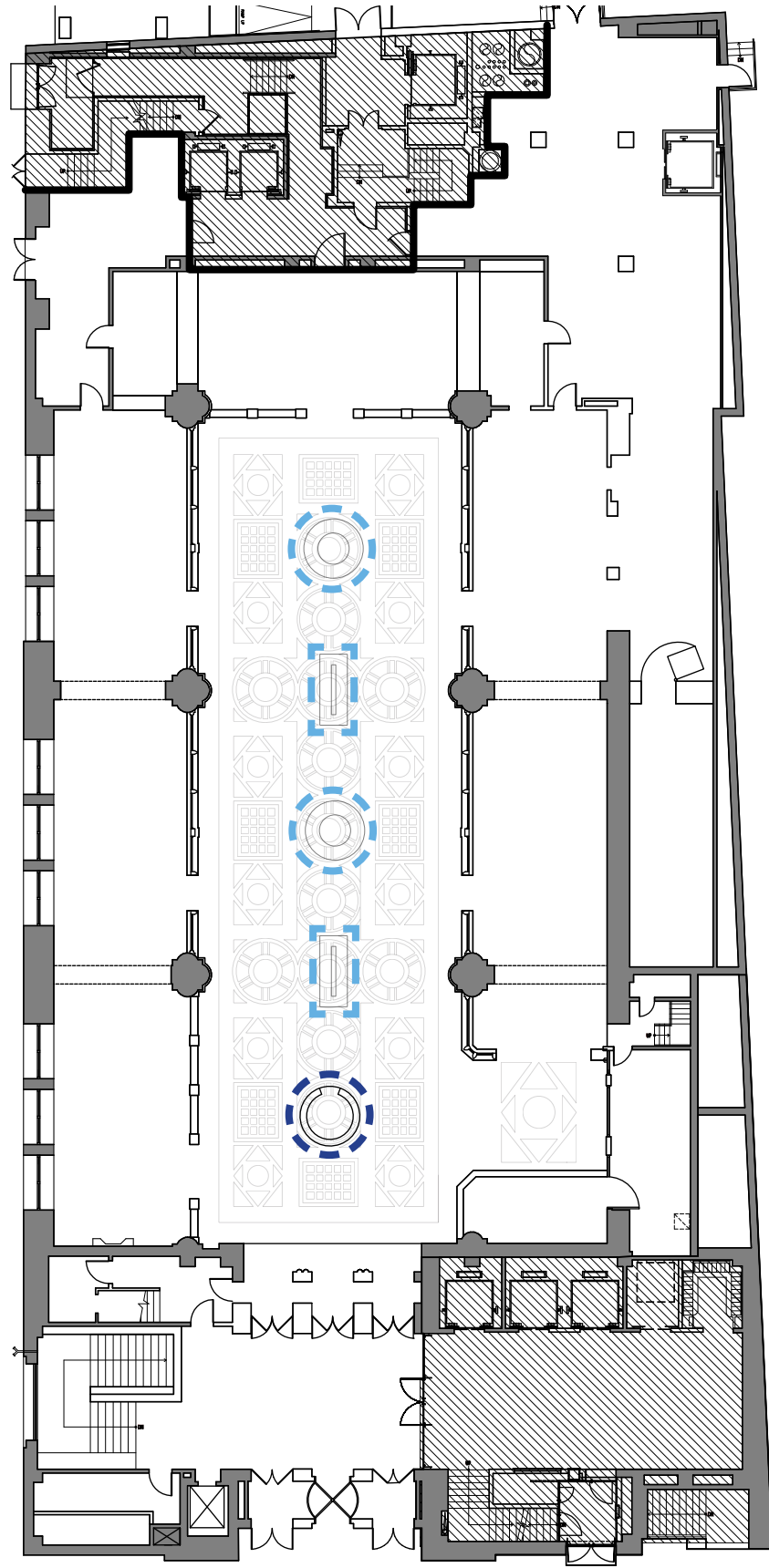
Courtesy, Marjorie Dun

The tables were historically used as check desks for writing checks and displaying pamphlets, deposit slips, and deposit stamps. Rectangular tables were added at a later date.



Tables today

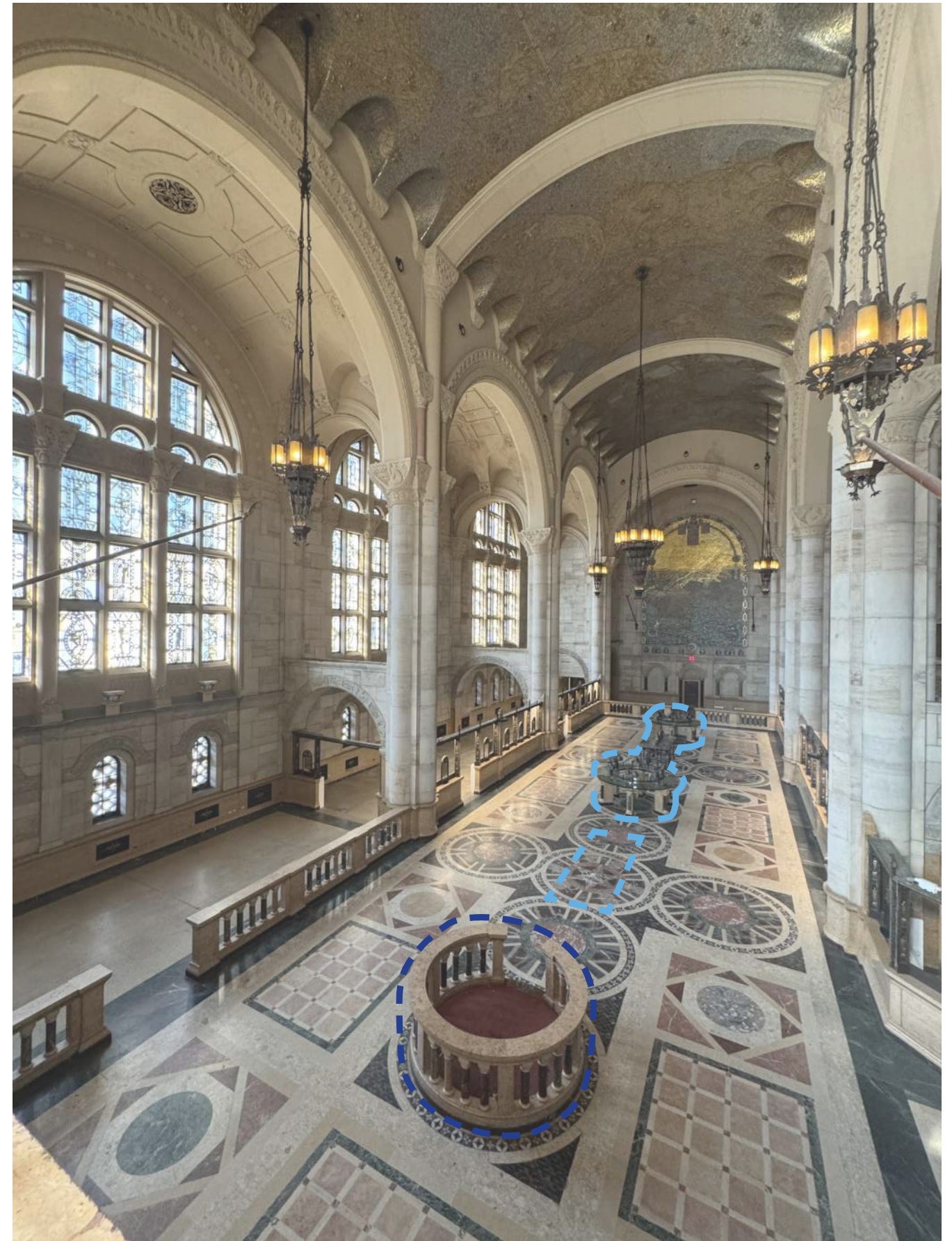
Bank Table Historic Use



EXISTING

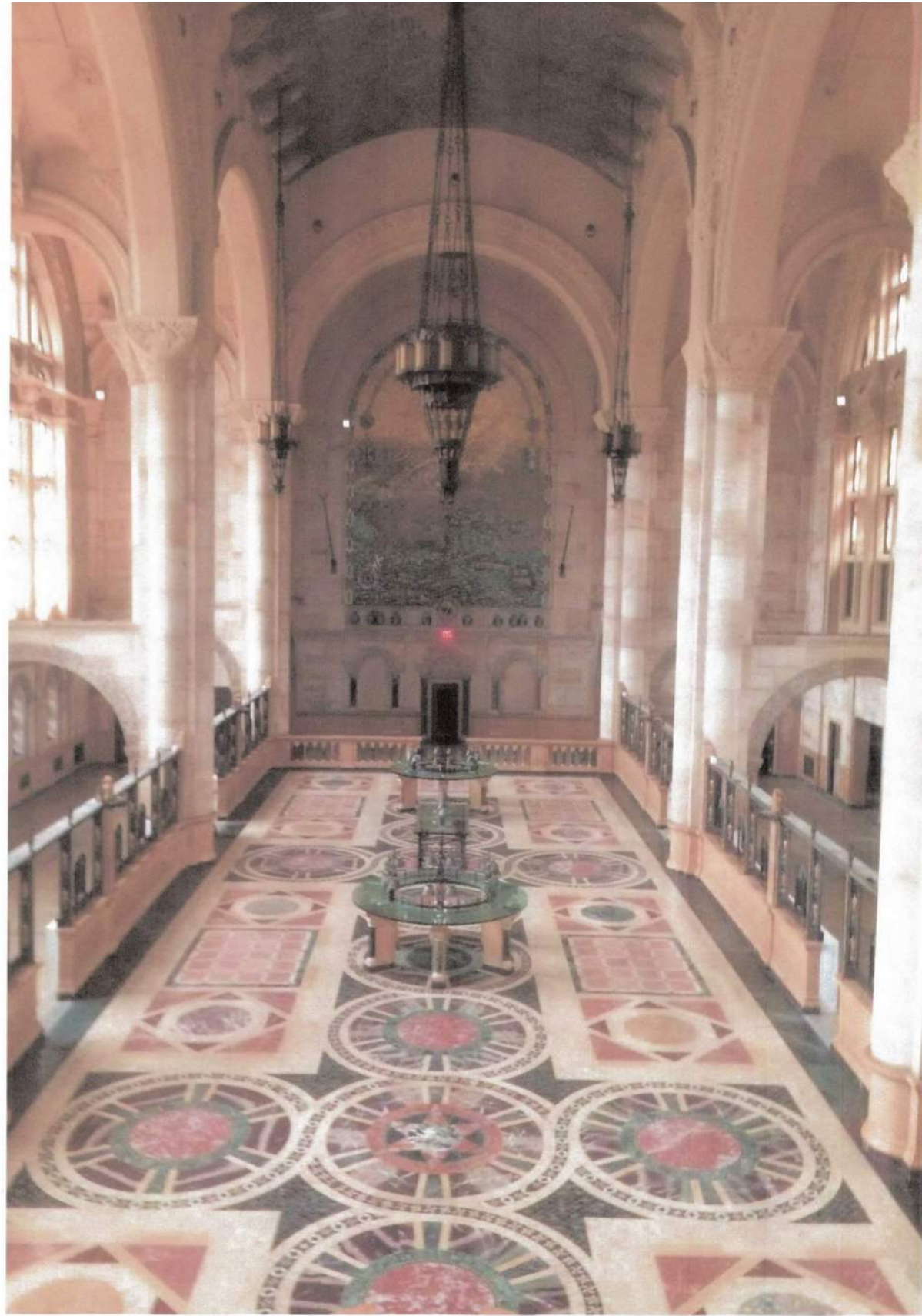
Relocate
to storage

Encapsulate

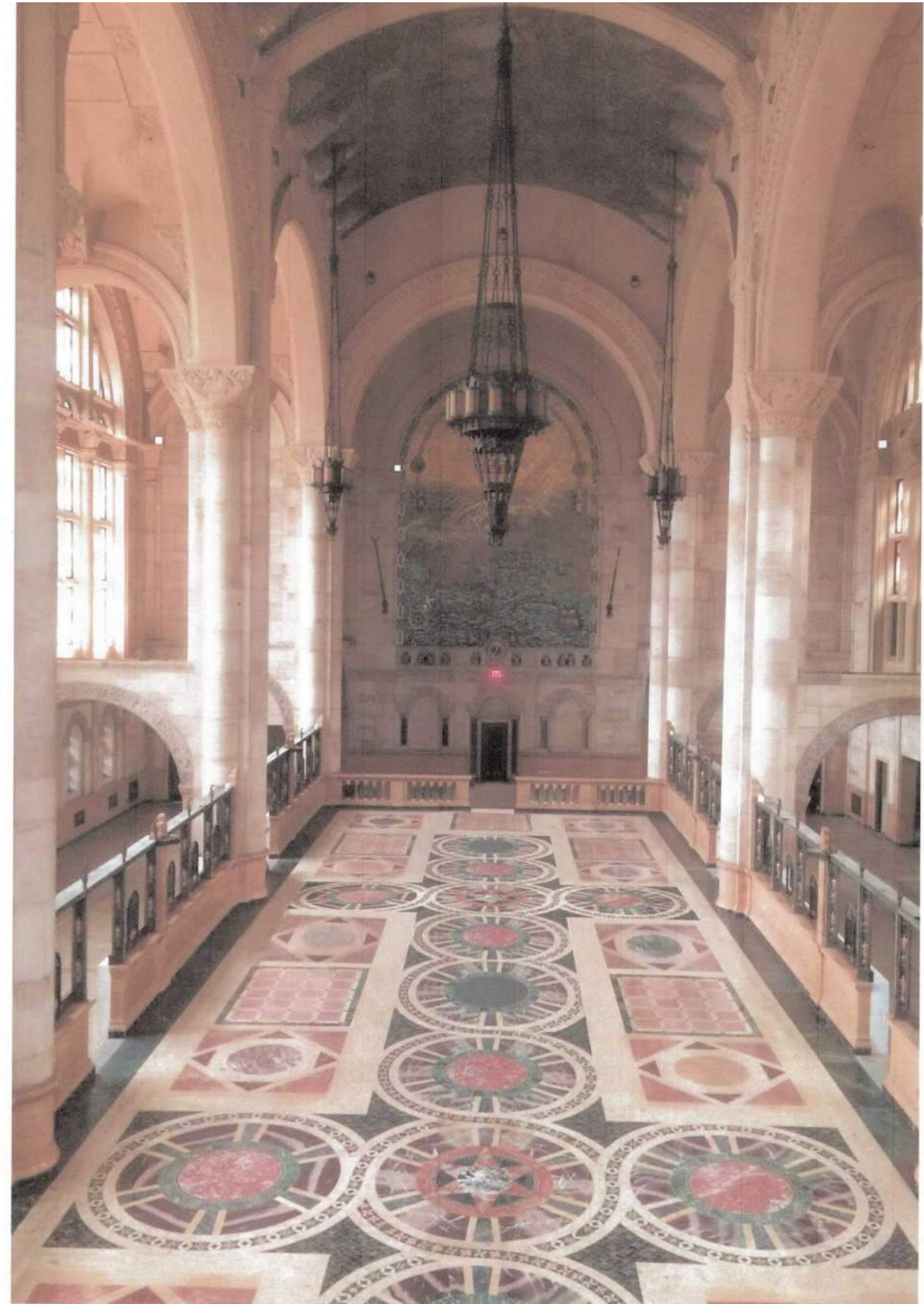


EXISTING

Table Relocation



01 EXISTING MAIN HALL AREA - AERIAL VIEW



02 PROPOSED MAIN HALL AREA - AERIAL VIEW



EXISTING

Previously used as entry desk for pamphlets and information



PROPOSED

Podium Encapsulation Concept



Existing Mezzanine



Proposed



Existing Main Lobby



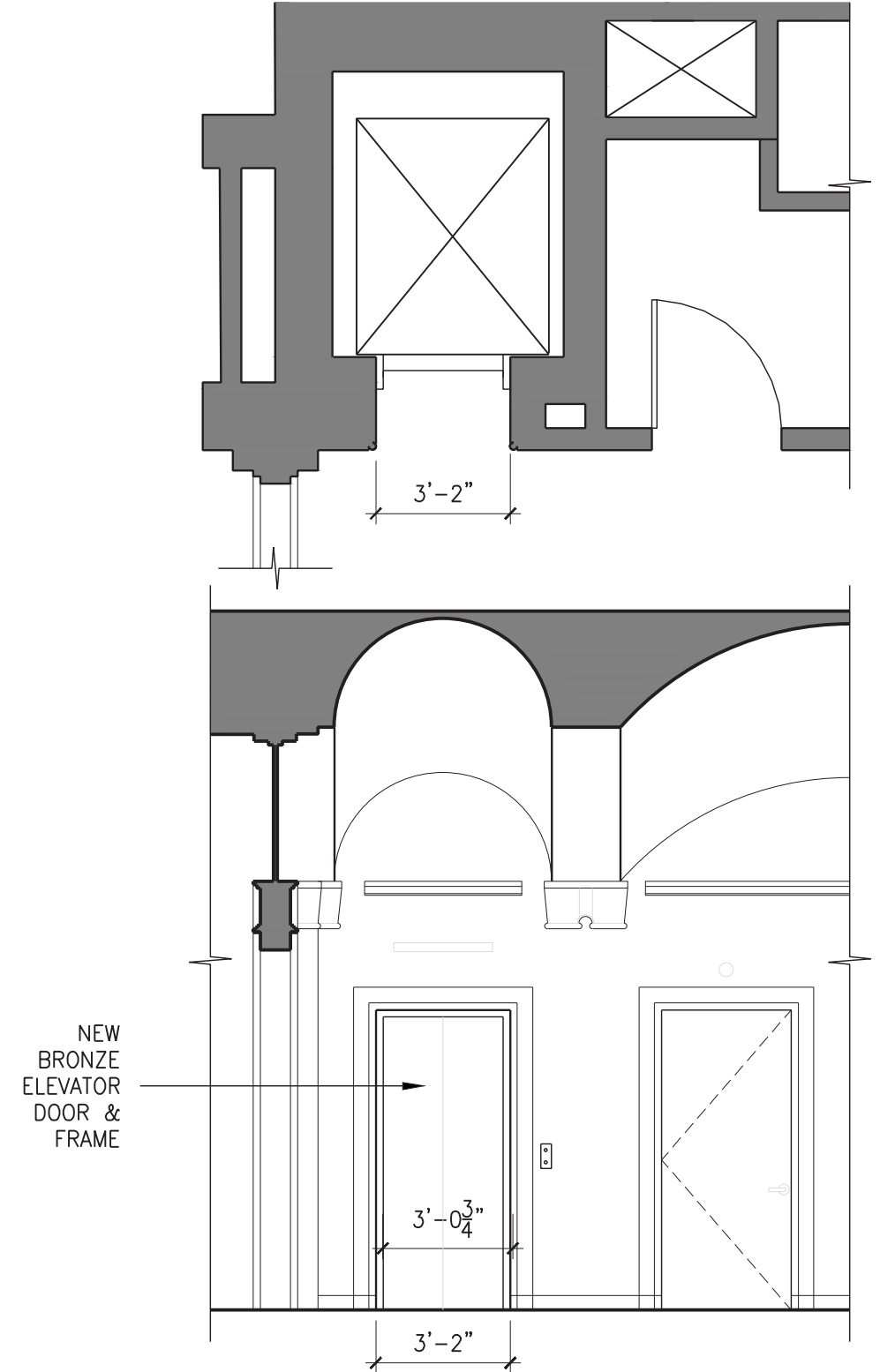
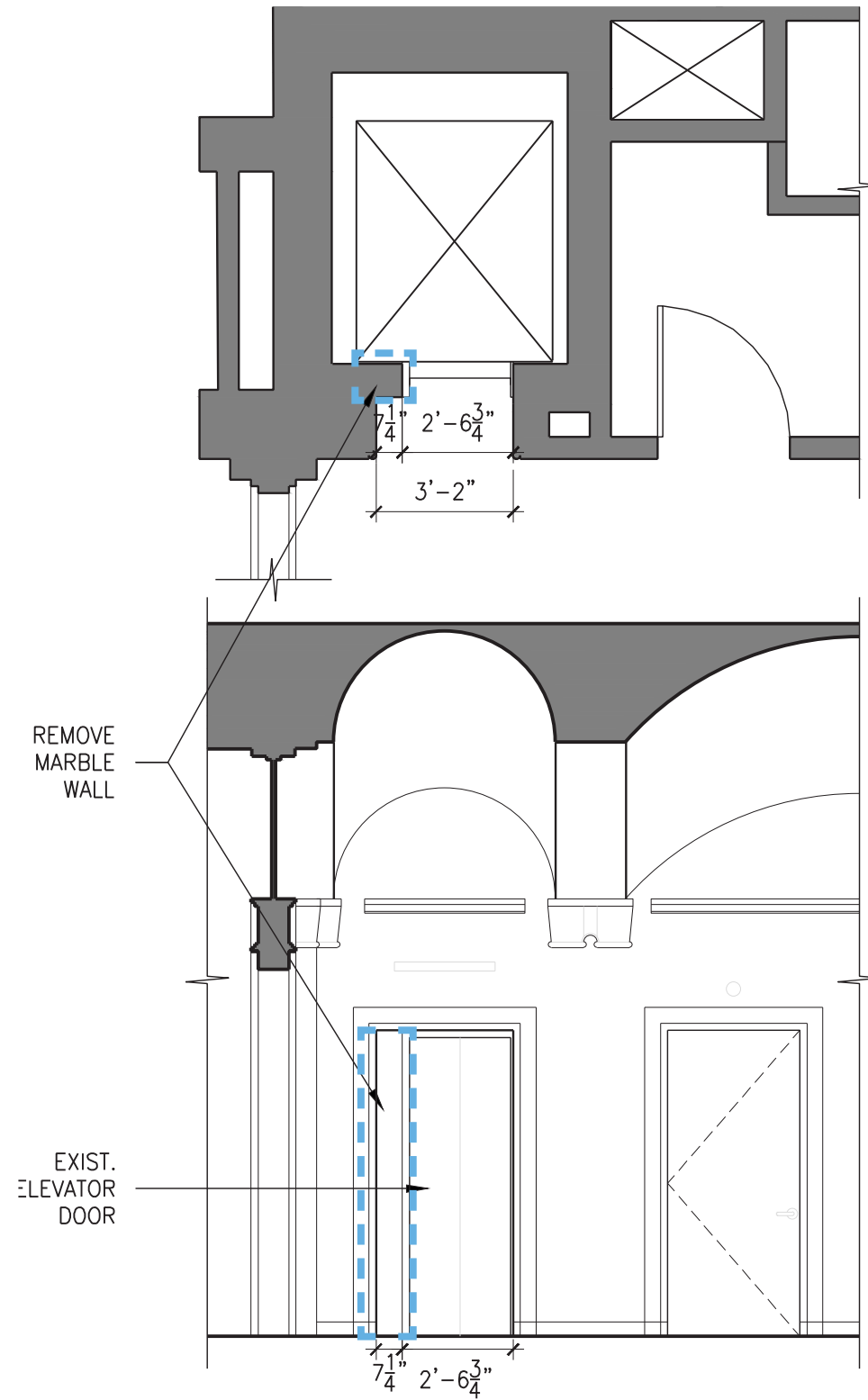
Proposed



Existing Cellar



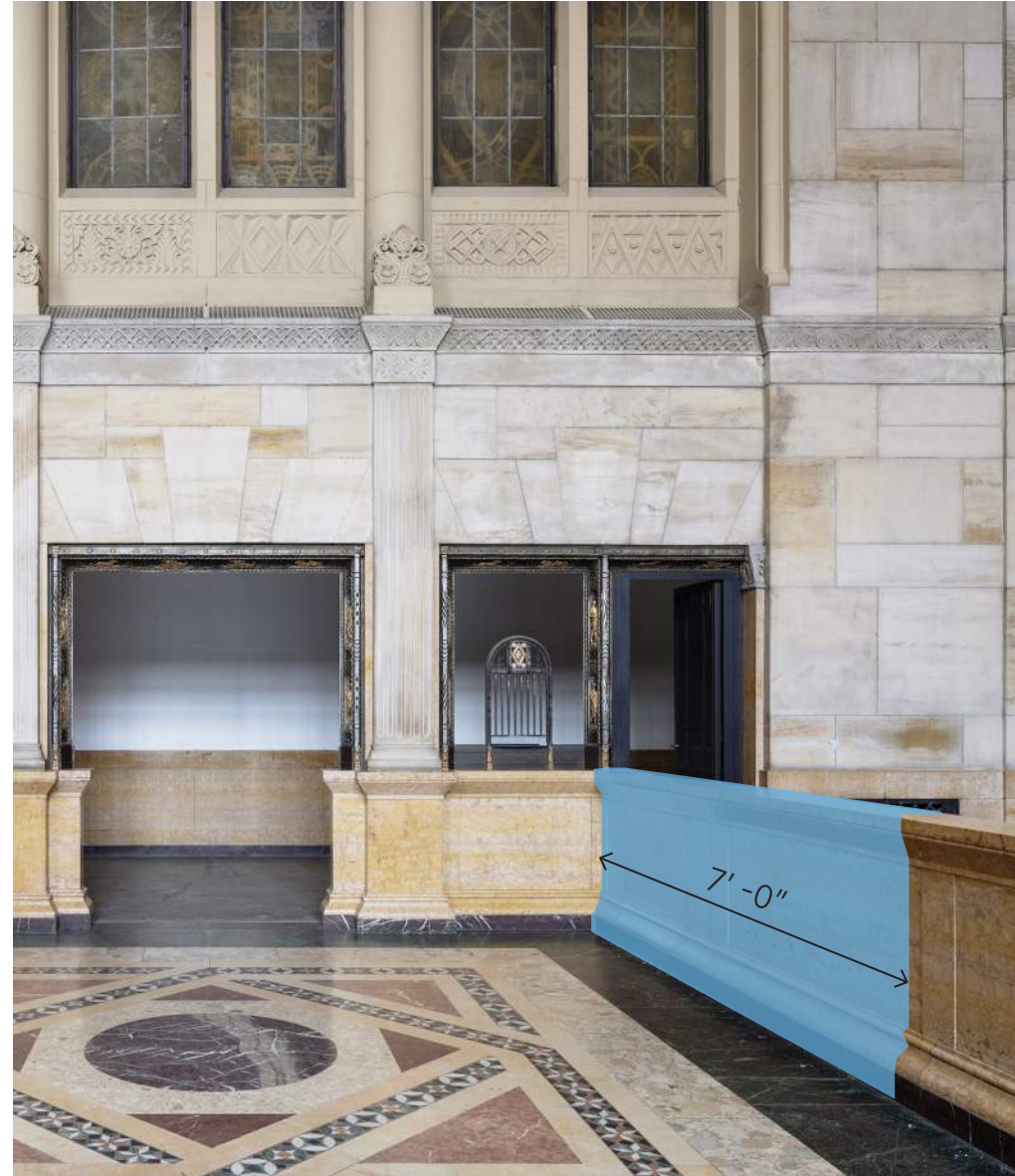
Proposed



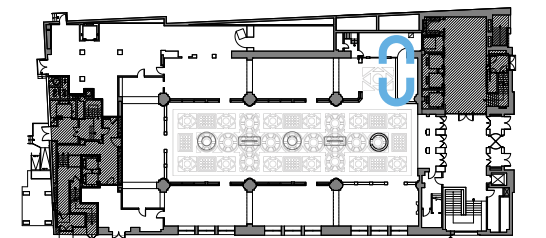
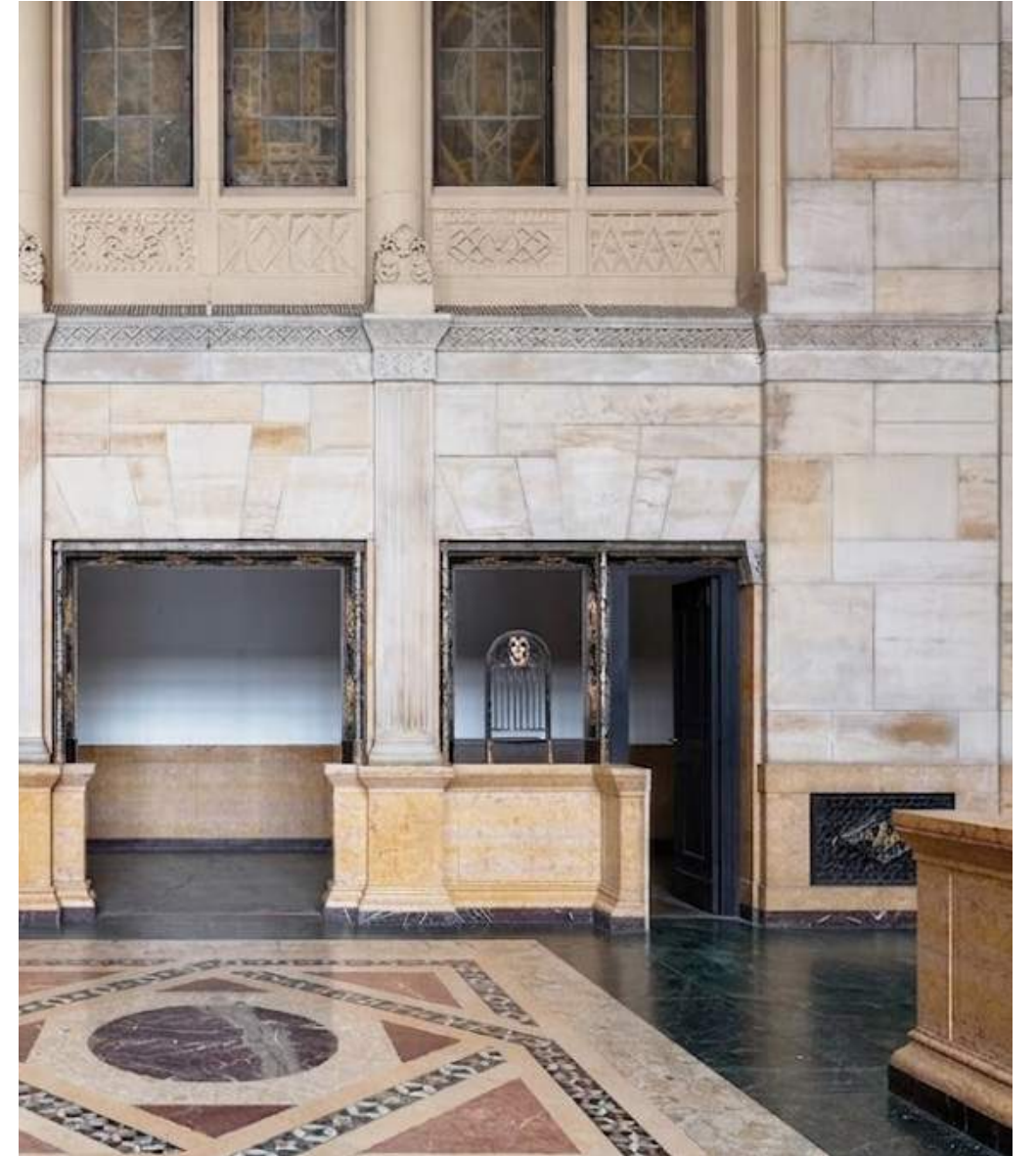
Elevator Modification



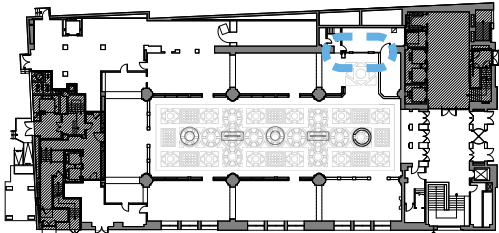
EXISTING

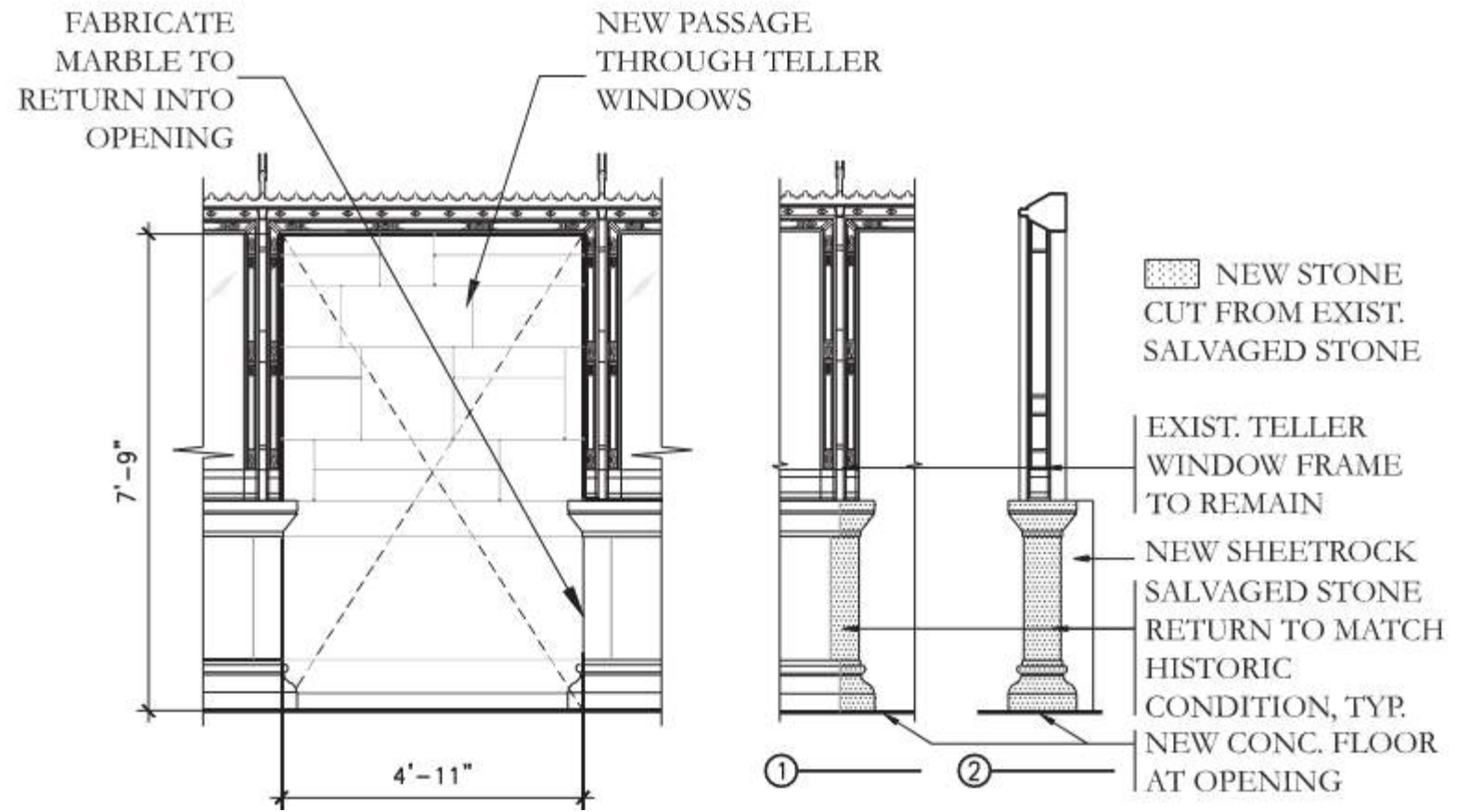
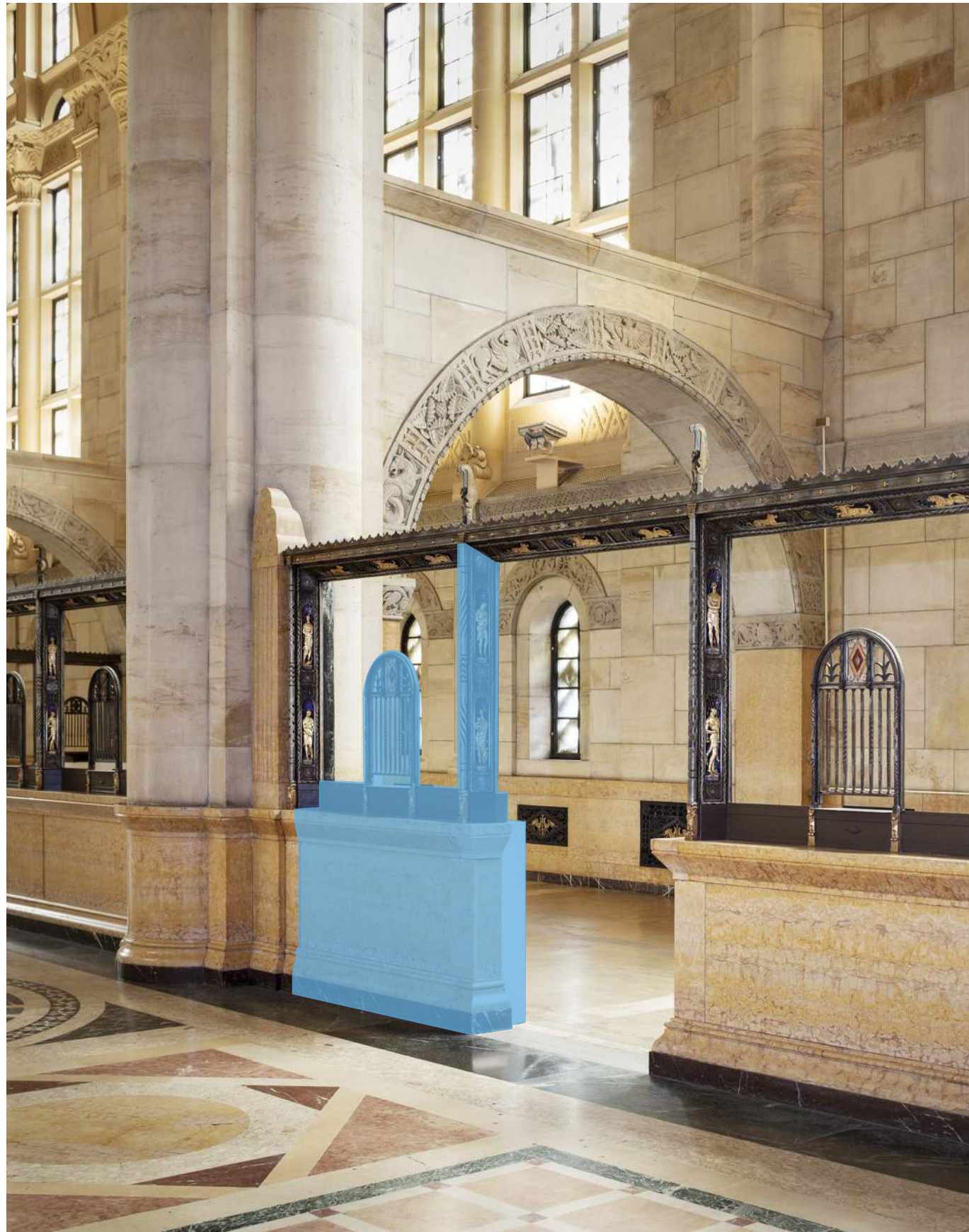


PROPOSED

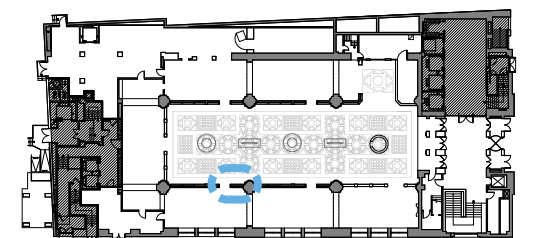


Knee Wall Modification





PROPOSED



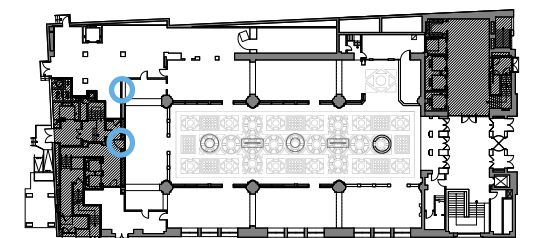
Partial Teller Window Removal



WIDEN OPENING AND REPLACE DOOR WITH SIMILAR



NEW 4'-0" DOOR OPENING



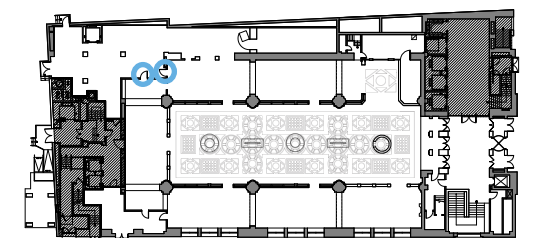
Door Enlargement & New Opening



REMOVE DOOR, FRAME TO REMAIN



REMOVE DOOR, INFILL OPENING



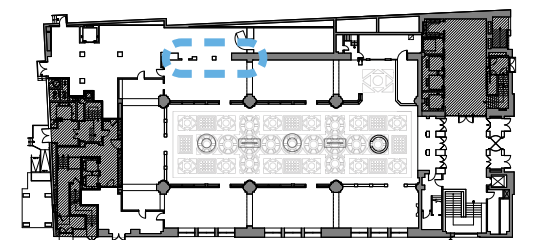
Door Removal



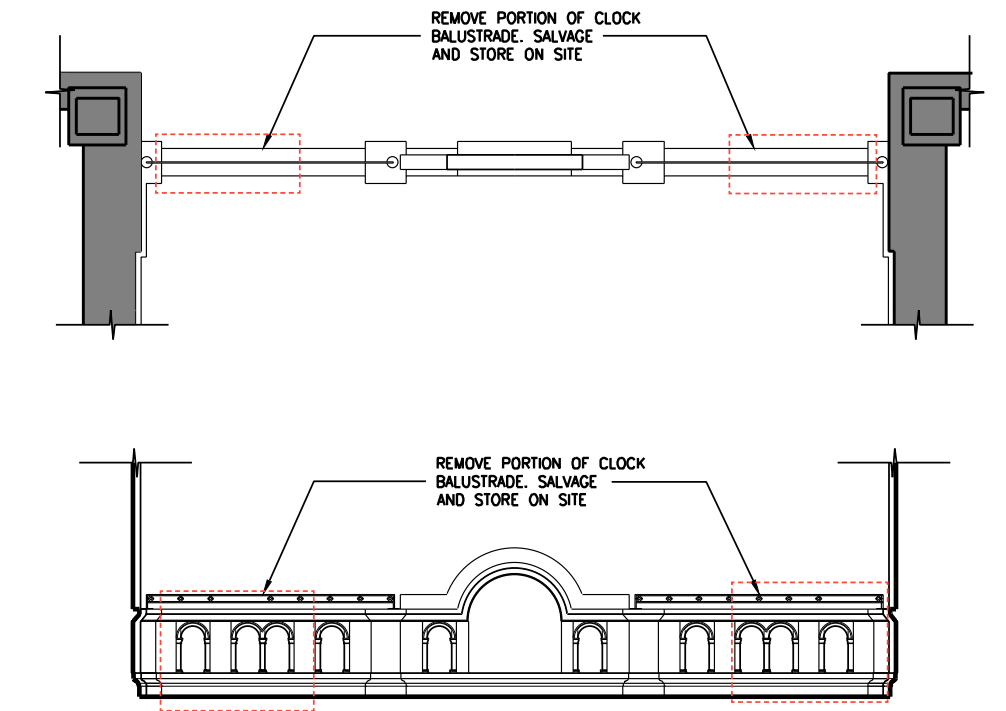
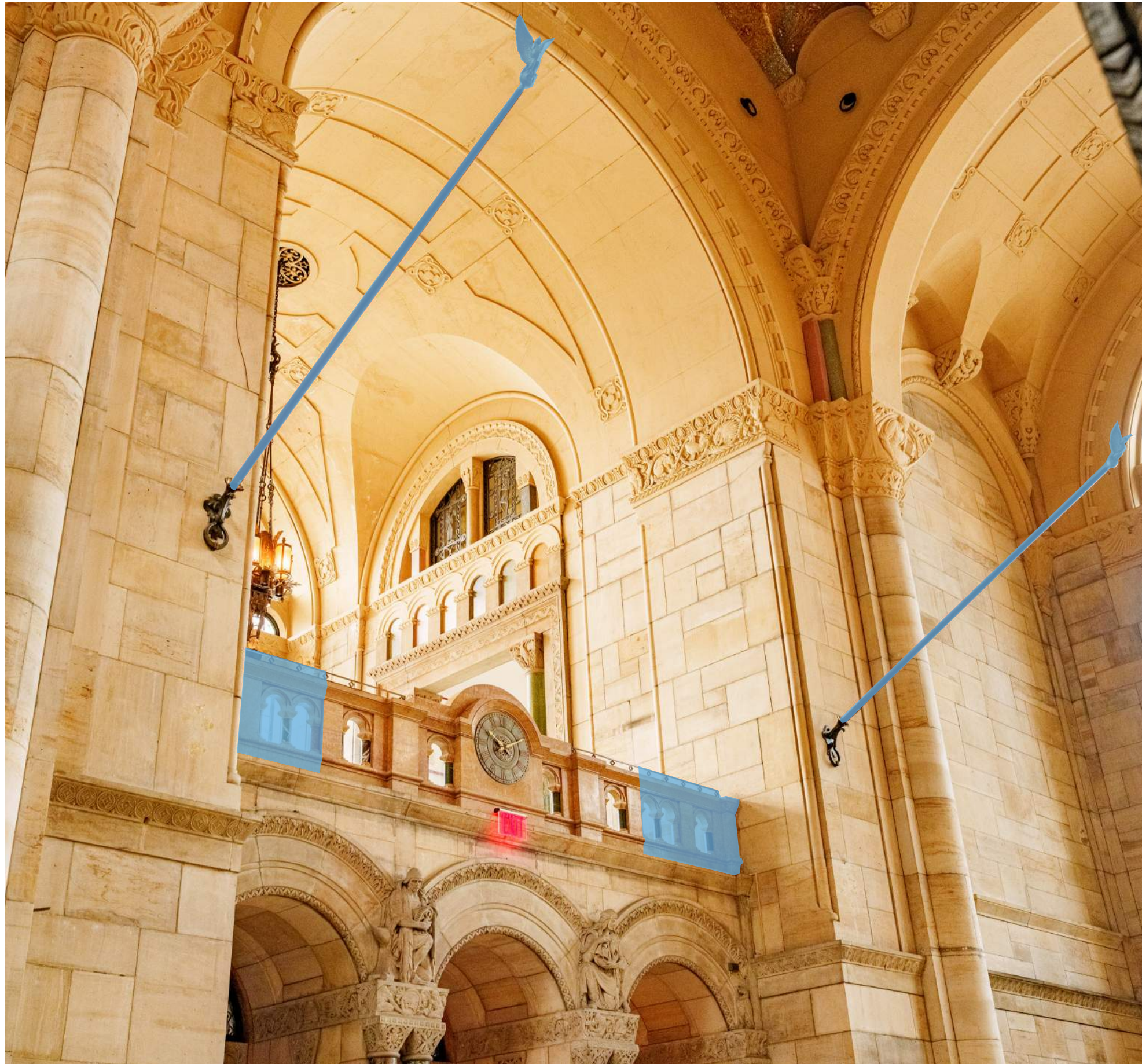
REMOVE DOOR, INFILL
OPENING

INFILL OPENING FROM
NON-LANDMARKED
SIDE OF OPENING

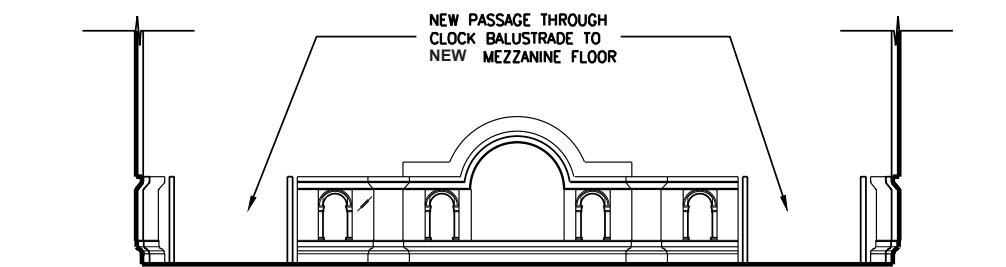
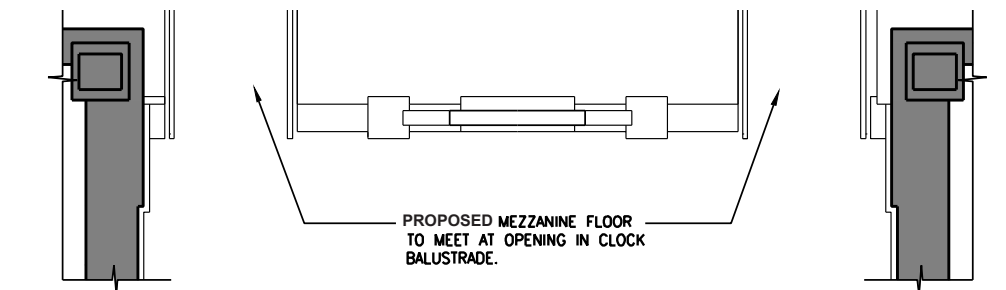
NEW DOUBLE DOOR IN
EXISTING OPENING



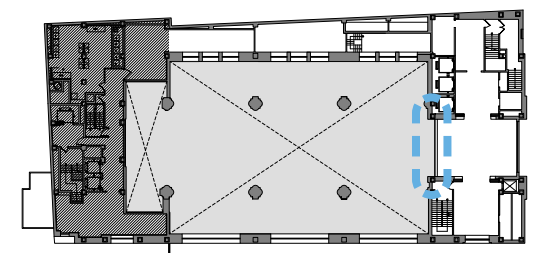
Opening Modifications



DEMOLITION



PROPOSED



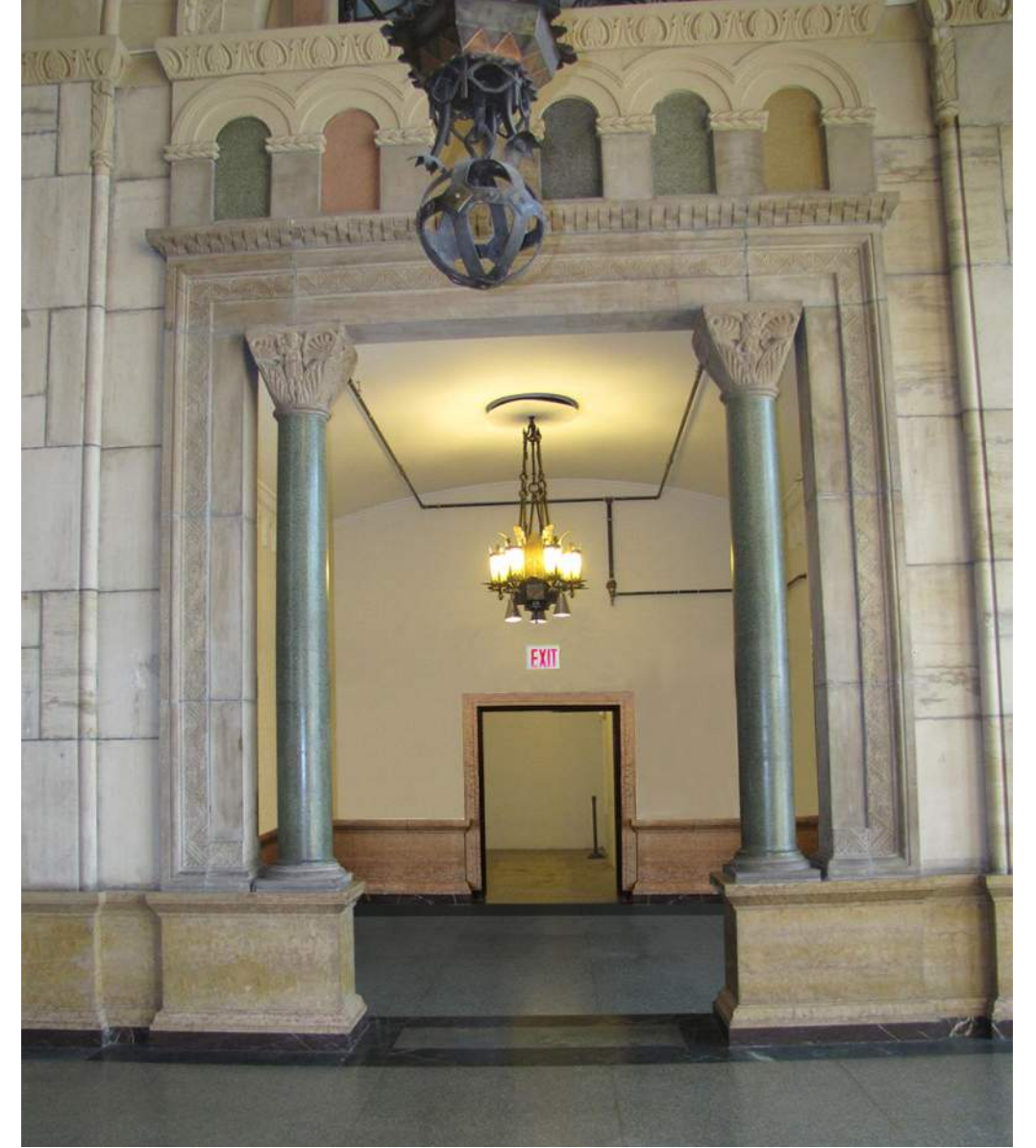
Partial Balustrade and Flag Pole Removal



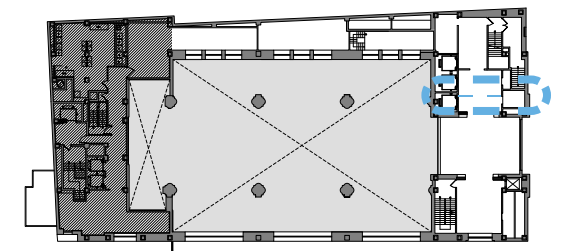
1929



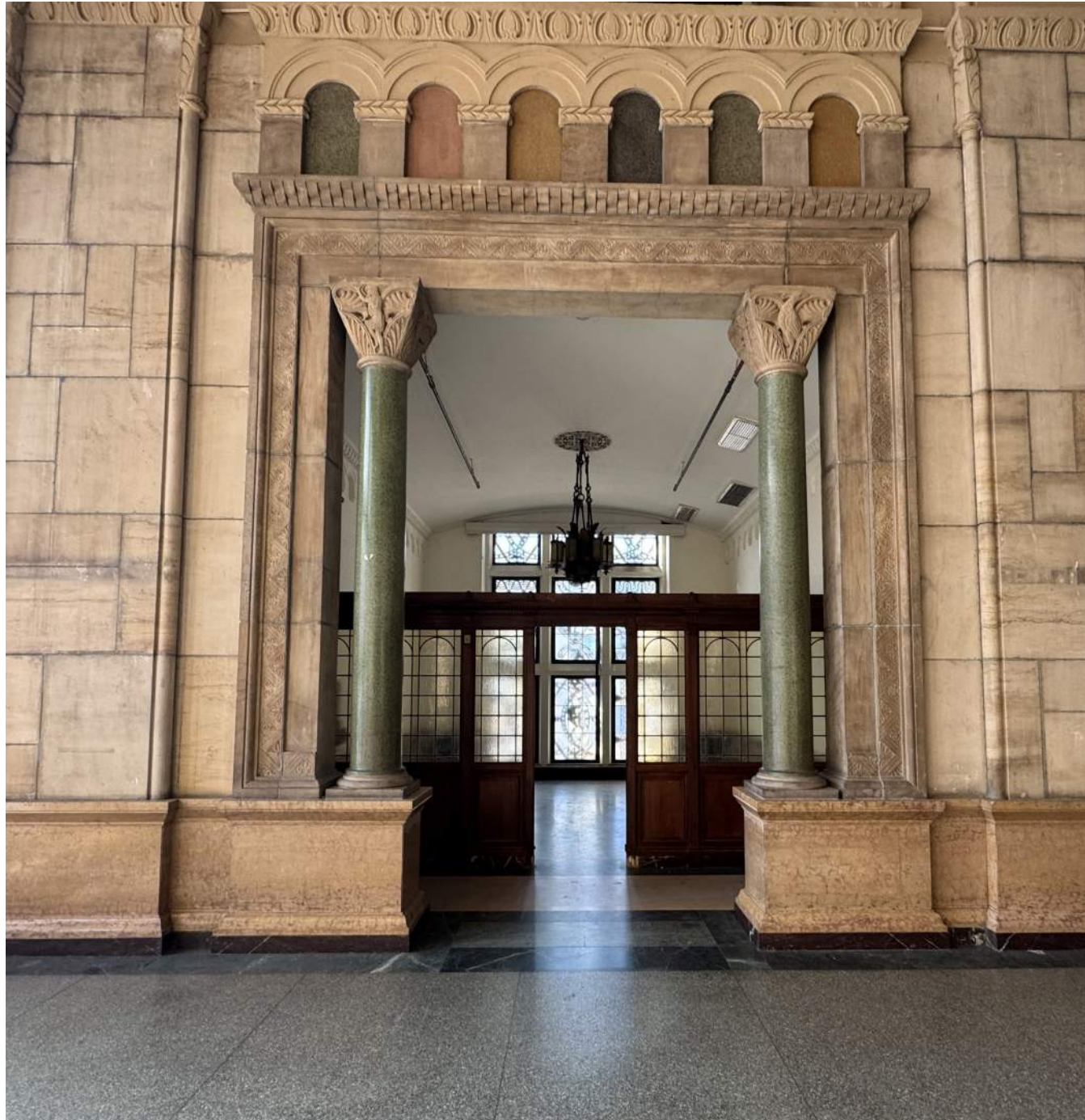
EXISTING



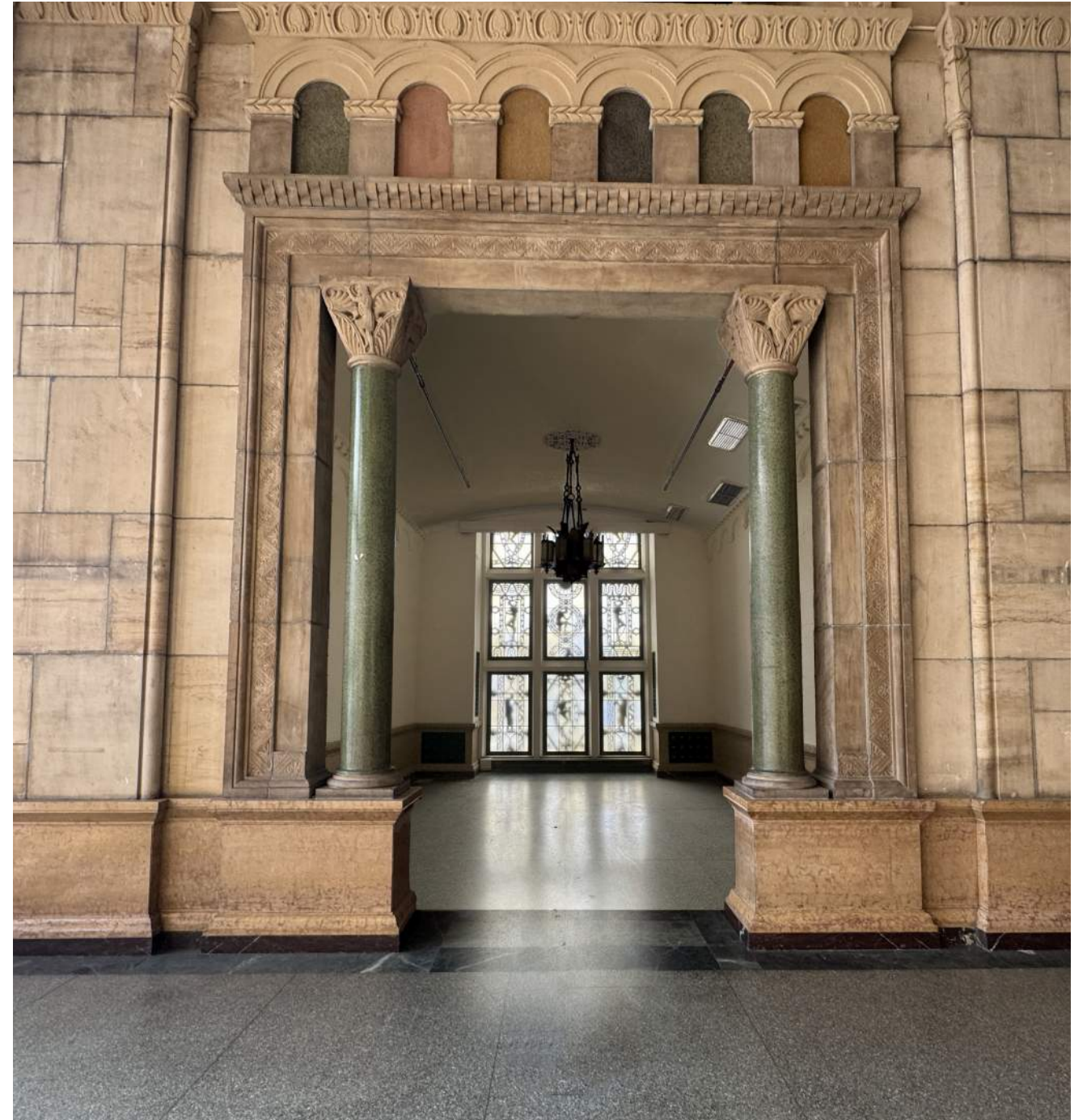
PROPOSED



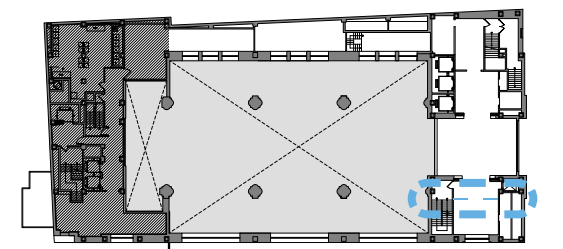
East Wood Wall Removal



EXISTING



PROPOSED



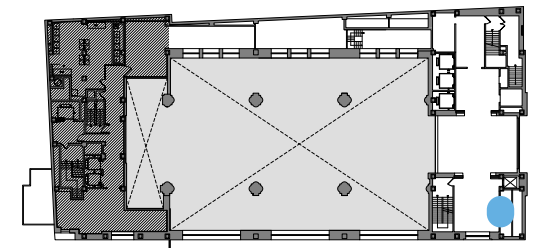
West Wood Wall Removal



EXISTING



PROPOSED



Water Fountain Removal



Mezzanine Windows Existing



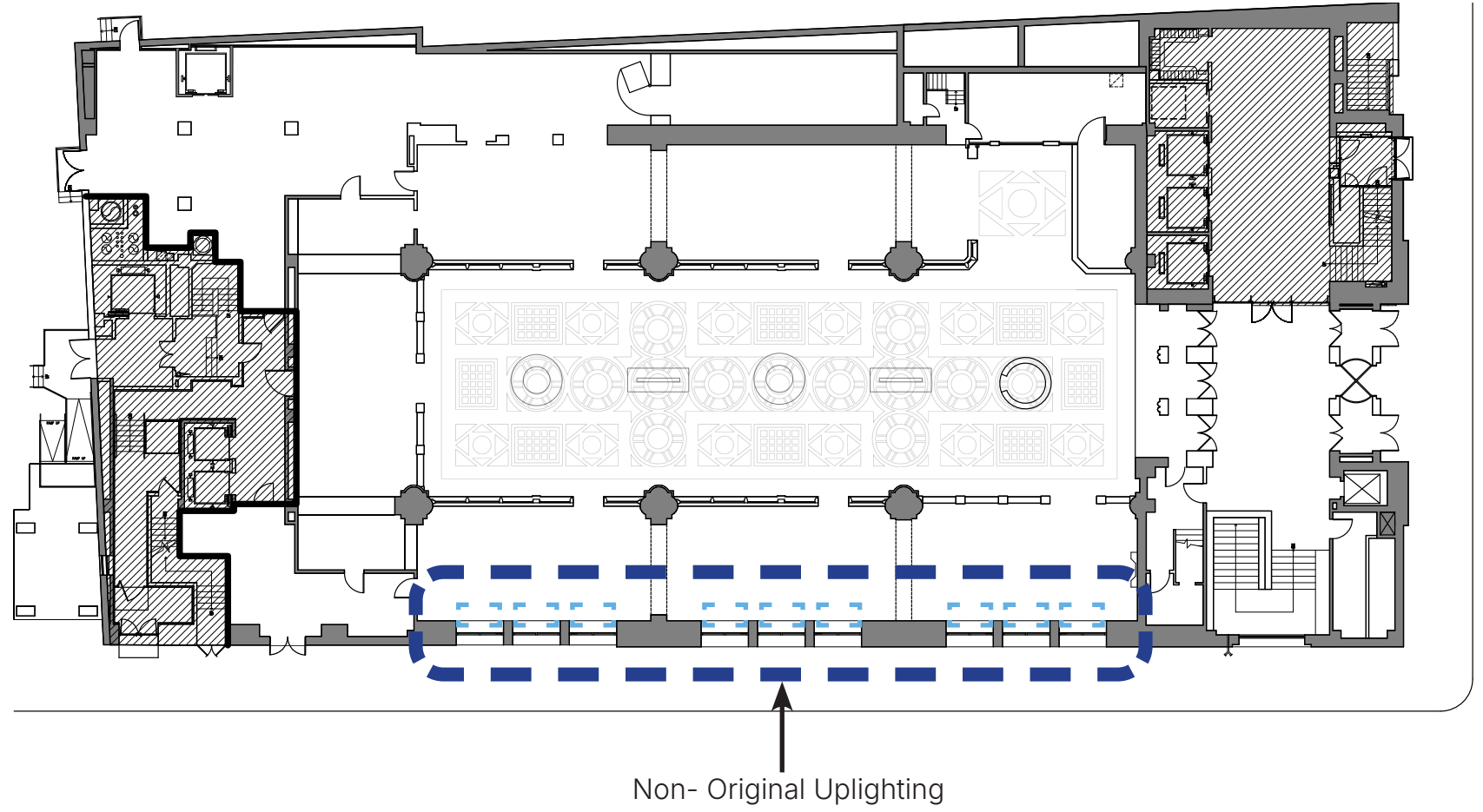
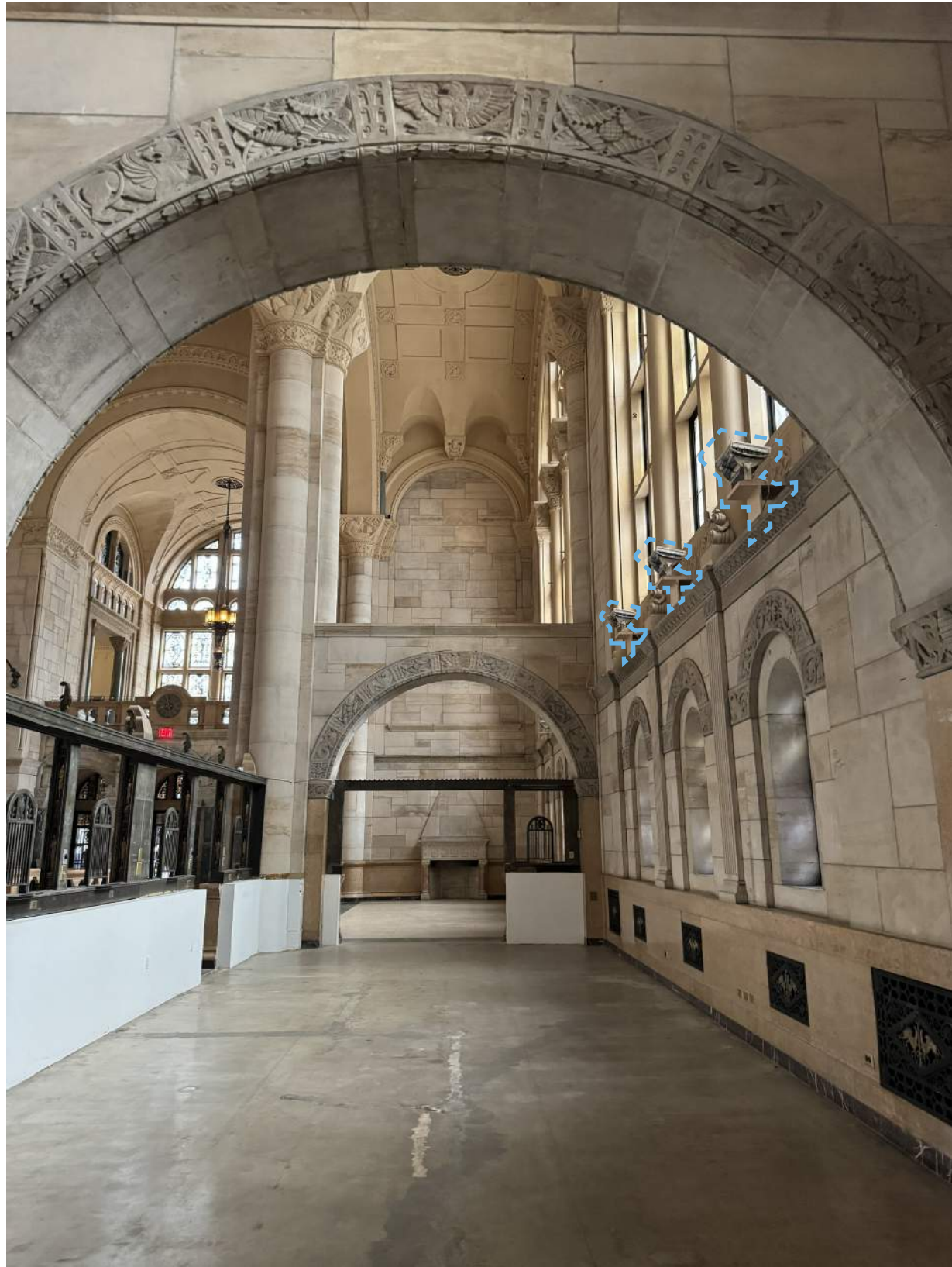
Broken Window Pane- Mezzanine



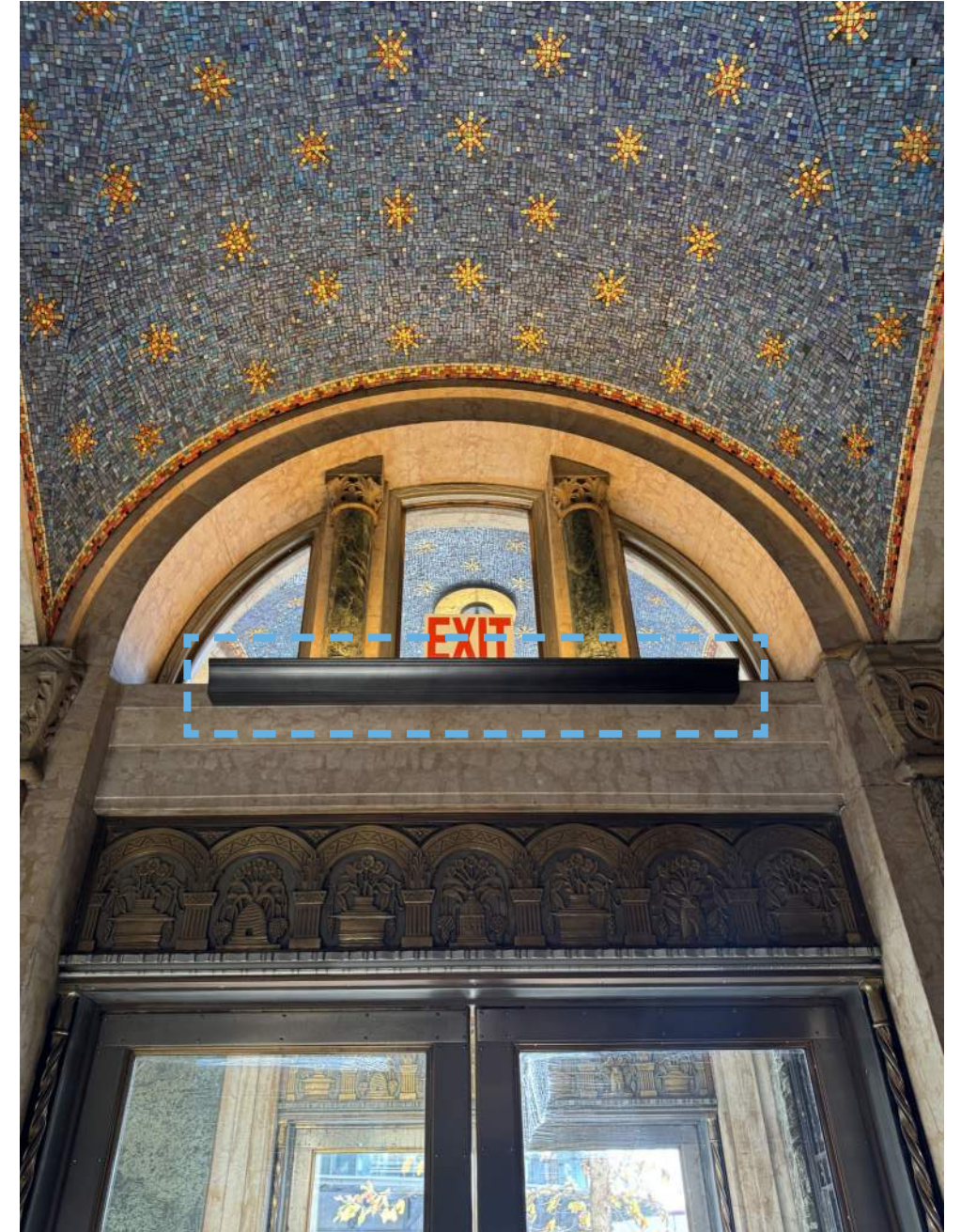
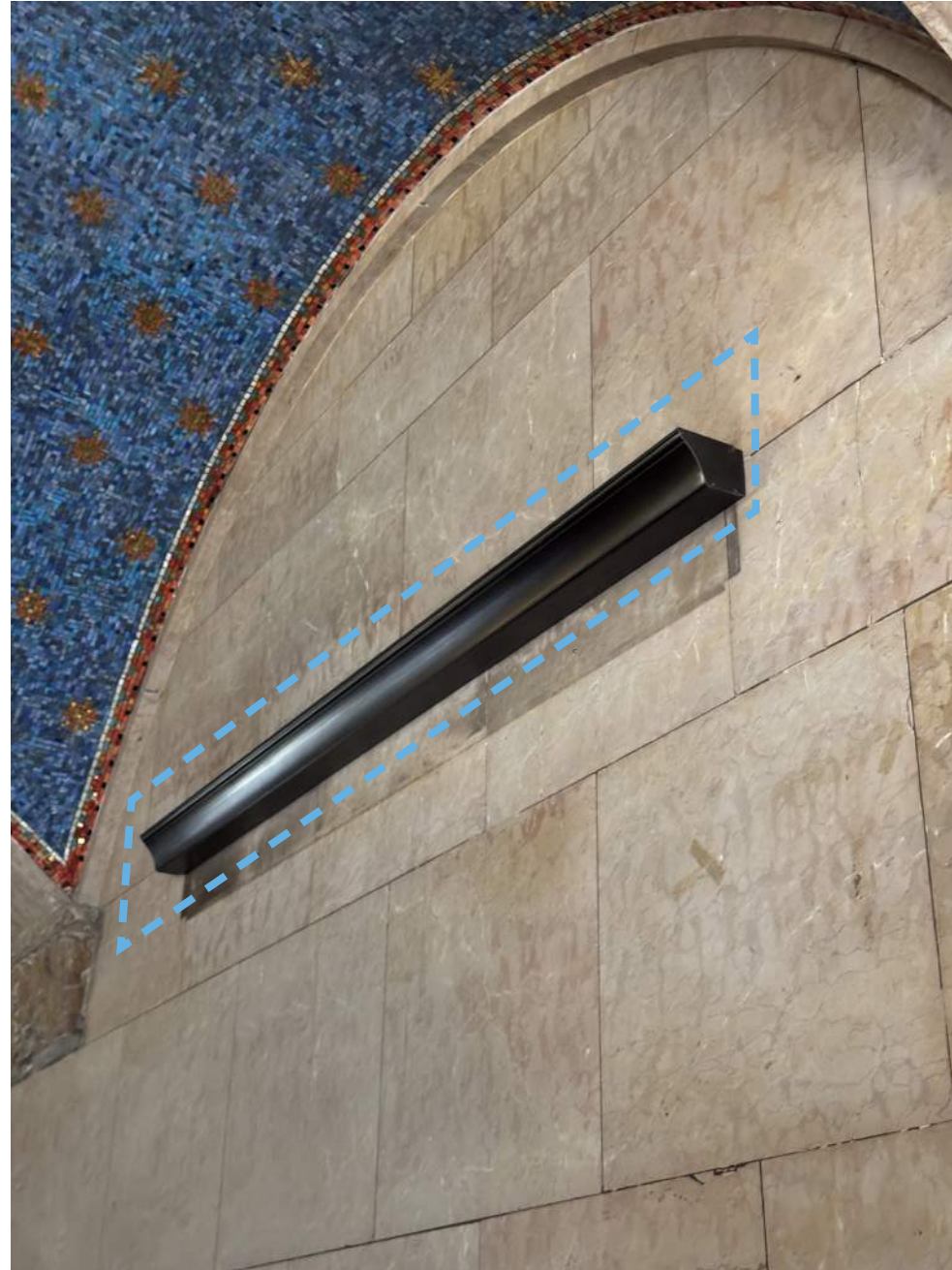
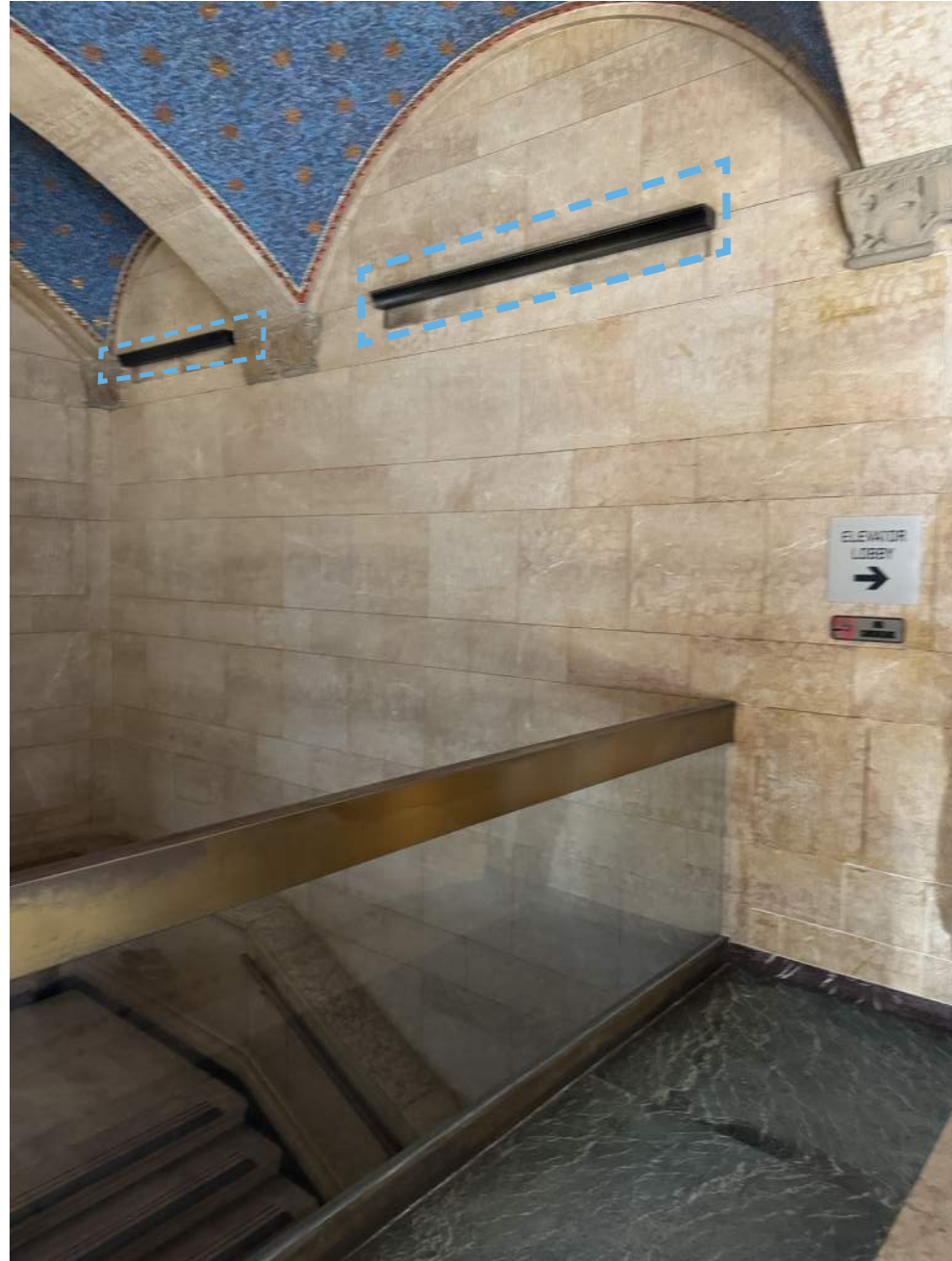
Broken Window Pane- Ground Floor

Window Glass

One Hanson Place 87



Main Hall - Non Historic Lighting





Teller Window Lighting



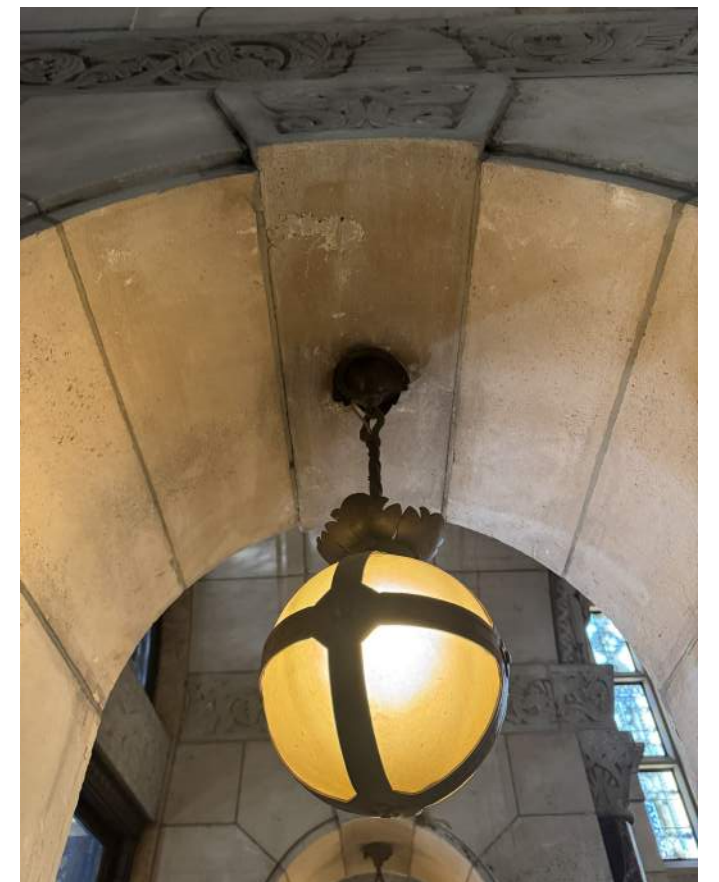
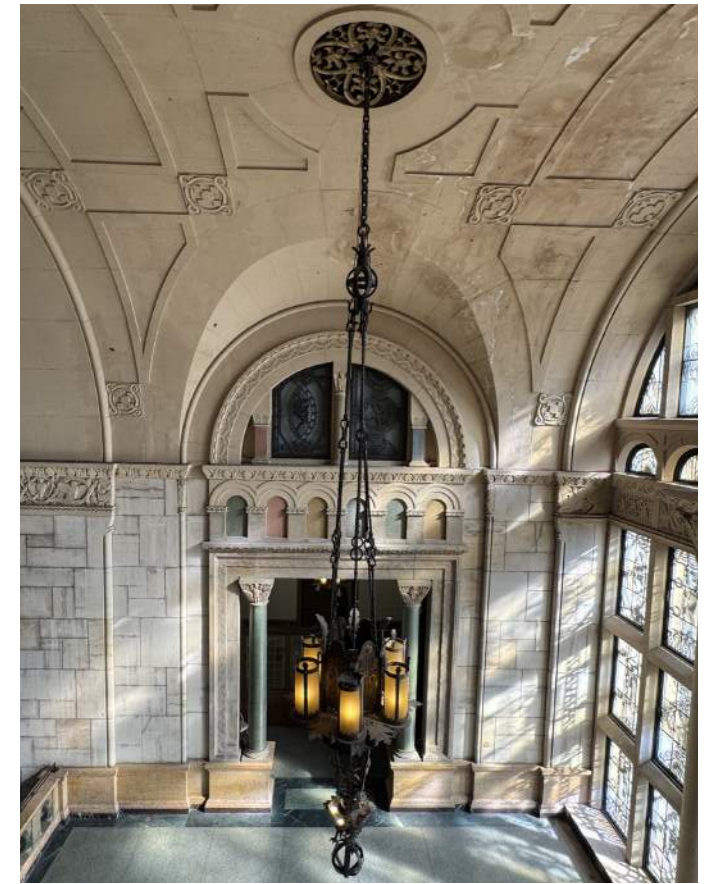
Teller Window Lighting



Main Hall Existing



Main Hall 1929



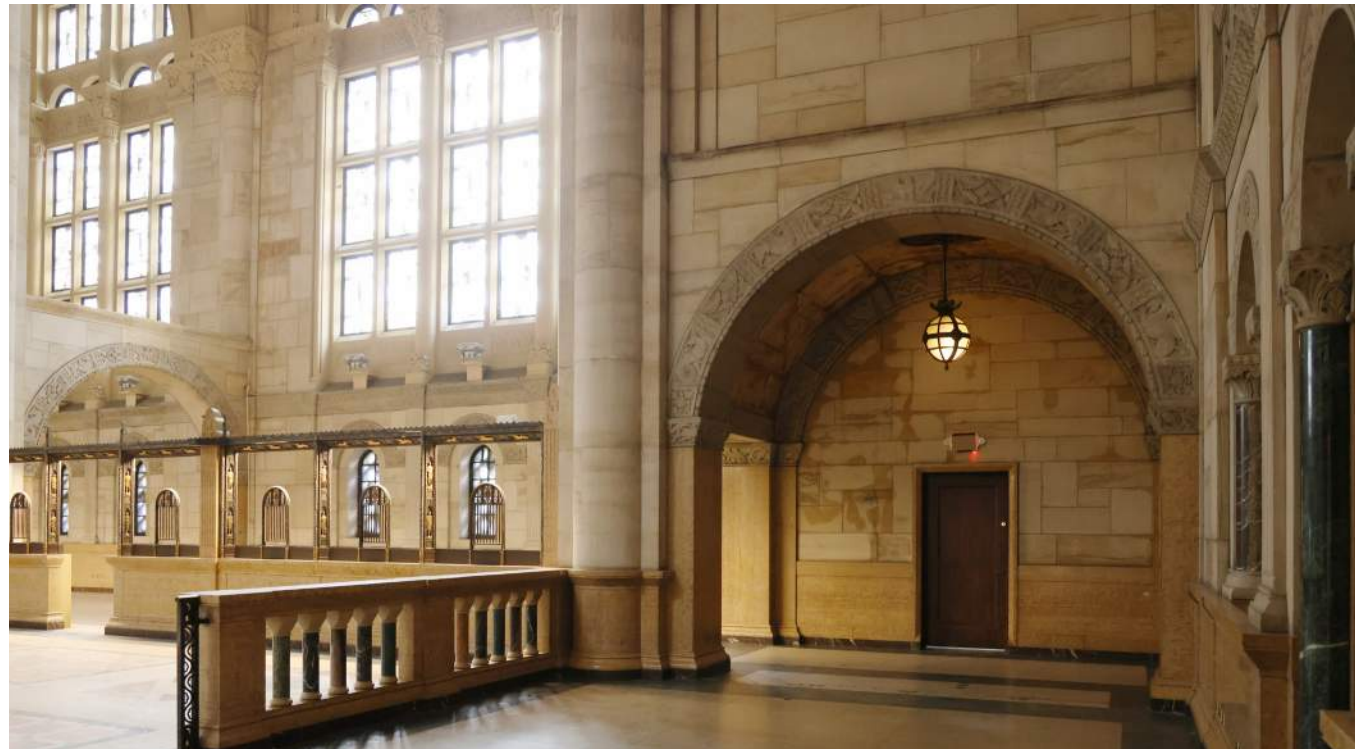
Historic Fixtures - Lighting



EXISTING



PROPOSED from West stair



EXISTING



PROPOSED from north seating area

Additional Archway Views

June 9, 2026
Public Hearing

The current proposal is:

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1 Hanson Place – Williamsburgh Savings Bank (Hanson Place) Individual and Interior Landmark

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