Landmarks Preservation Commission

September 15, 2026
Public Hearing

The current proposal is:

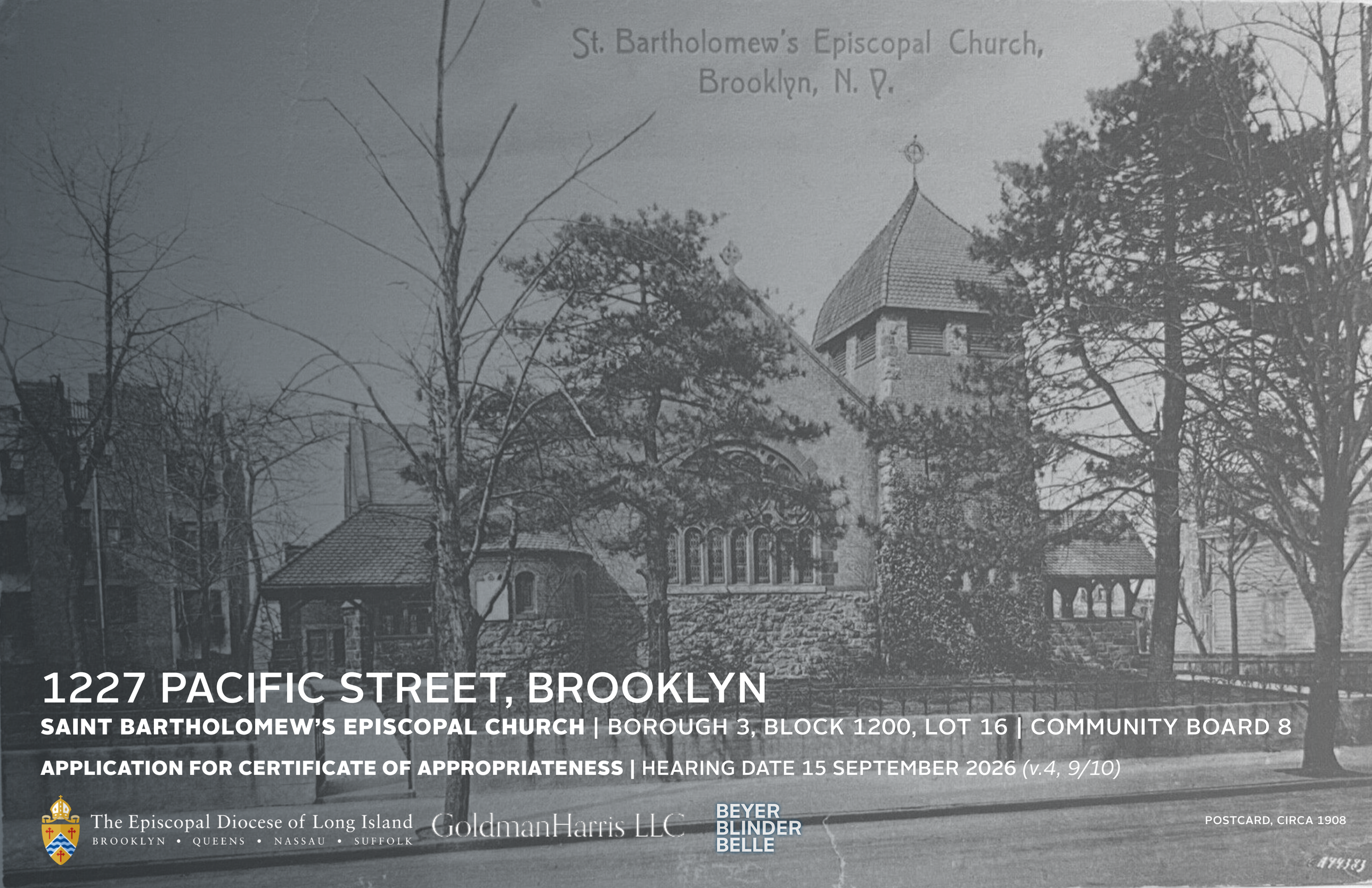
Preservation Department – Item 2, LPC-26-12626

1227 Pacific Street, aka 1230-1234 Atlantic Avenue and 1222-1228 Atlantic Avenue – St. Bartholomew's Church Individual Landmark – Borough of Brooklyn

To testify virtually, please join Zoom

Webinar ID: 165 187 7336
Passcode: 066380
By Phone: 646-828-7666 US (New York)
833 435 1820 US Toll-free
833 568 8864 US 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.



1227 PACIFIC STREET, BROOKLYN

SAINT BARTHOLOMEW'S EPISCOPAL CHURCH | BOROUGH 3, BLOCK 1200, LOT 16 | COMMUNITY BOARD 8

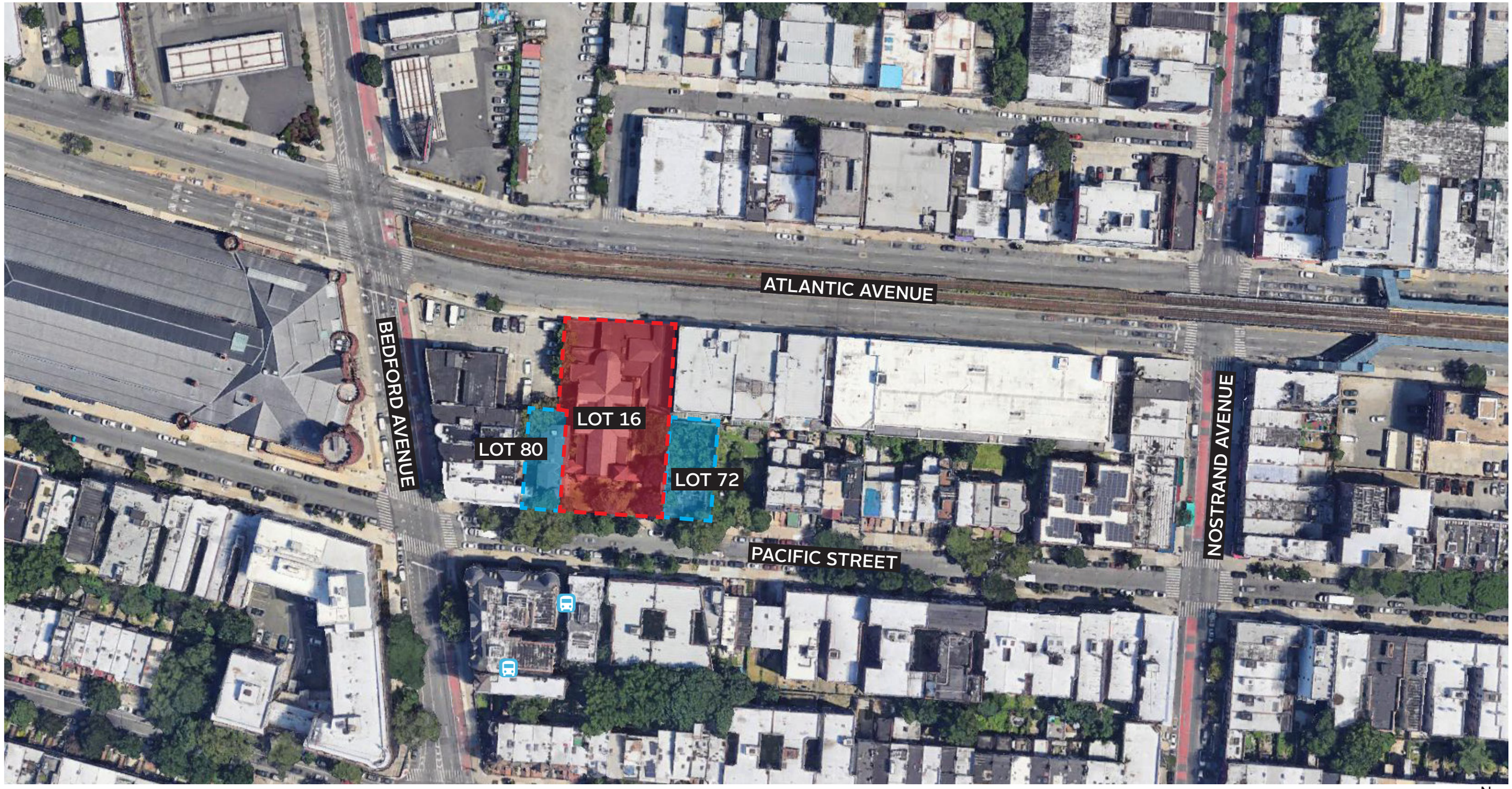
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS | HEARING DATE 15 SEPTEMBER 2026 *(v.4, 9/10)*

The Episcopal Diocese of Long Island
BROOKLYN • QUEENS • NASSAU • SUFFOLK

GoldmanHarris LLC

BEYER BLINDER BELLE

POSTCARD, CIRCA 1908

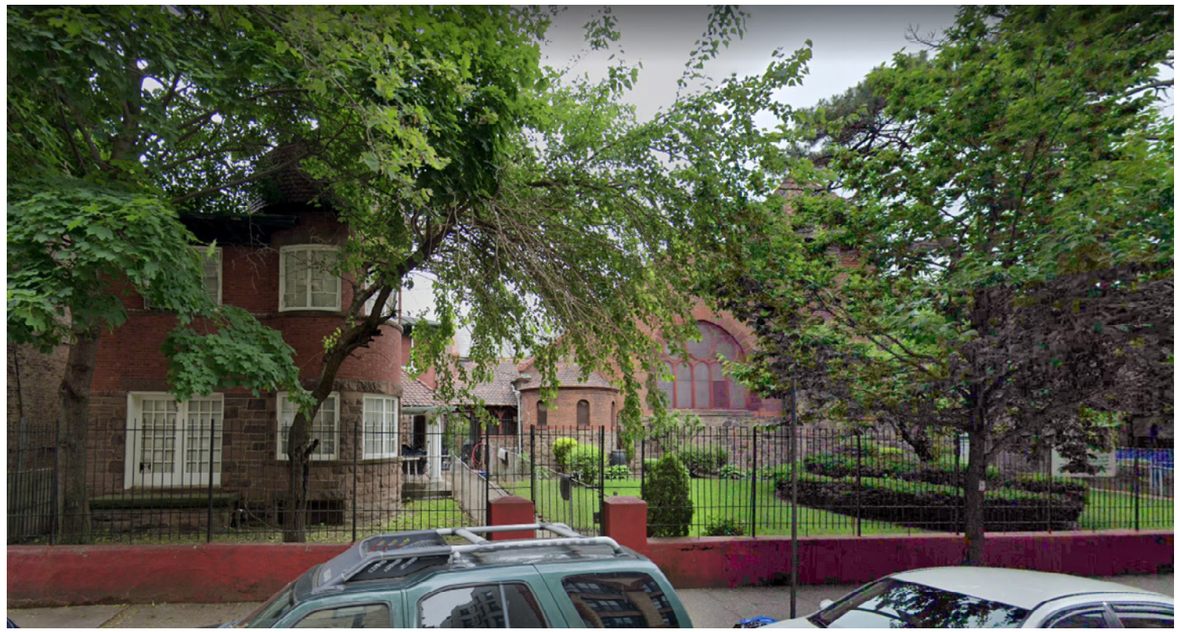


INDIVIDUAL LANDMARK TAX LOT - SUBJECT OF APPLICATION

ADJOINING TAX LOTS CONTAINING OTHER PARTS OF CHURCH COMPLEX

N

LOCATION



STREET VIEW FROM PACIFIC STREET, LOOKING NORTH



VIEW FROM SOUTHEAST CORNER ON PACIFIC STREET, LOOKING NORTHWEST



STREET VIEW FROM CORNER OF BEDFORD AVENUE AND ATLANTIC AVENUE, LOOKING SOUTHEAST



VIEW FROM ATLANTIC AVENUE, LOOKING SOUTHWEST

STREET VIEWS OF THE PROPERTY (2023)

HISTORY OF THE BUILDING & SITE

- **1886**
  St. Bartholomew's Church constructed to designs by George Poole Chappell, architect. Chancel completed 1890. Adjacent rectory completed in 1912, and Parish House in 1921.

- **1931**
  Peterson Memorial Window installed in the church's south facade, replacing original window.

- **1974**
  The church building (Tax Lot 16) is designated as a New York City individual landmark.

- **1990s – 2020s**
  The dwindling congregation is no longer able to support the church's maintenance and upkeep. A 2021 Conditions assessment of church and parish hall identified necessary structural stabilization and envelope repairs in the millions of $$.

- **2022**
  September, 2022: buildings closed due to life safety concerns; the congregation relocates to the Church of St. Luke and St. Matthew (at Clinton and Atlantic).

- **2022-2026**
  Vacant and without a congregation, St. Bartholomew's is in extreme disrepair. Diocese secures property, explores sale opportunities, schedules church for deconsecration (Fall 2026).

WHAT IS THIS APPLICATION?

The Peterson Memorial Window, a monumental window of 12 stained-glass panels, was designed and fabricated by Tiffany Studios. It replaced the church's original south window in 1931.

From 2022 onward, due to the building's vacancy, deteriorated condition, and repeated patterns of trespassing and vandalism, the Peterson Window was determined to be at imminent risk.

Under Permit for Minor Work PMW-25-01633, LPC approved, on a temporary basis, the removal of the Peterson Memorial Window to an offsite location for its safety and stewardship.

In early 2025, the window panels were removed and crated per conservation best practices and transferred to a secure, climate-controlled commercial art-storage facility in Queens.

This application seeks a Certificate of Appropriateness to make the 2025 LPC-approved removal of the window permanent. Permanent status for the removal will:

- Ensure the continued long-term protection of the Peterson Memorial Window.
- Provide the Diocese and potential buyers with a more predictable future for the property.

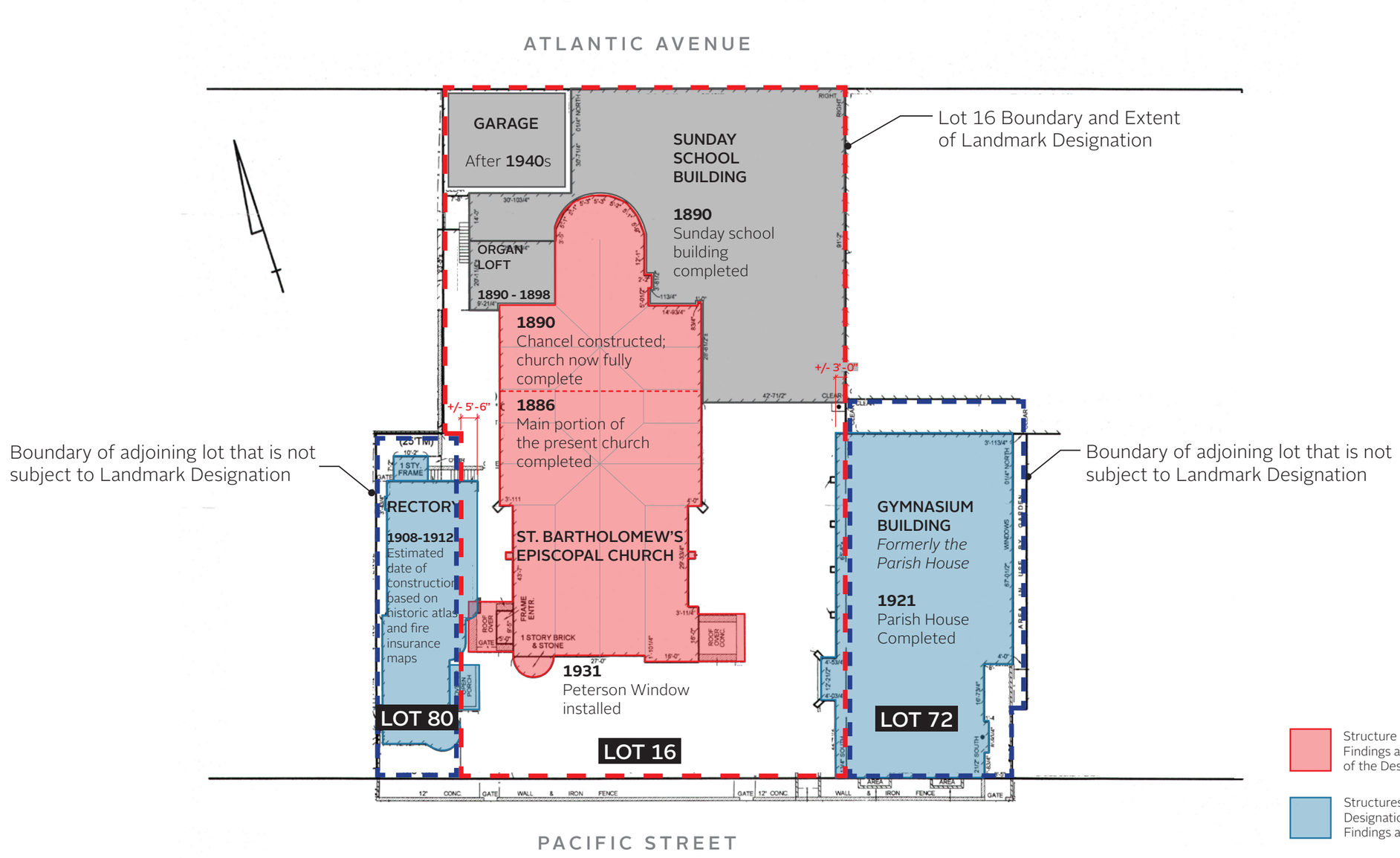


CHURCH EXTERIOR - SOUTH FACADE - 1911
SOURCE: BROOKLYN PUBLIC LIBRARY



CHURCH INTERIOR - 1911
SOURCE: BROOKLYN HISTORICAL SOCIETY

HISTORIC PHOTOGRAPHS: 1911



MORPHOLOGY OF THE CHURCH COMPLEX

DESCRIPTION AND ANALYSIS

St. Bartholomew's Church, in the vicinity of Grant's Square in the Crown Heights section of Brooklyn, was completed in 1890 and designed by Brooklyn architect George P. Chappell. It is a strikingly picturesque Romanesque Revival building, one of the finest in New York City. Chappell also designed the Romanesque Revival Tompkins Avenue Congregational Church of 1889 in the Bedford area of Brooklyn and several fine Romanesque Revival houses in Park Slope during the same period.

Located on the north side of Pacific Street, St. Bartholomew's Church is set back from the rest of the street in a yard enclosed by a low fence with wrought-iron gates. The church, with rough-faced red granite base and red brick above, has a variety of effectively arranged picturesque elements on the Pacific Street facade: A wide gable contains a large round-arched stained glass window. At the west corner of this gable section is a one-story semi-circular projection with a semi-conical roof, while a massive square tower with battered brick walls, a belfry, and low convex, tile roof rises from the east corner of the gable section. From each side of this facade a porch projects. The east porch is quite long and shelters the main entrance to the church. Vertical wood posts supporting a tile

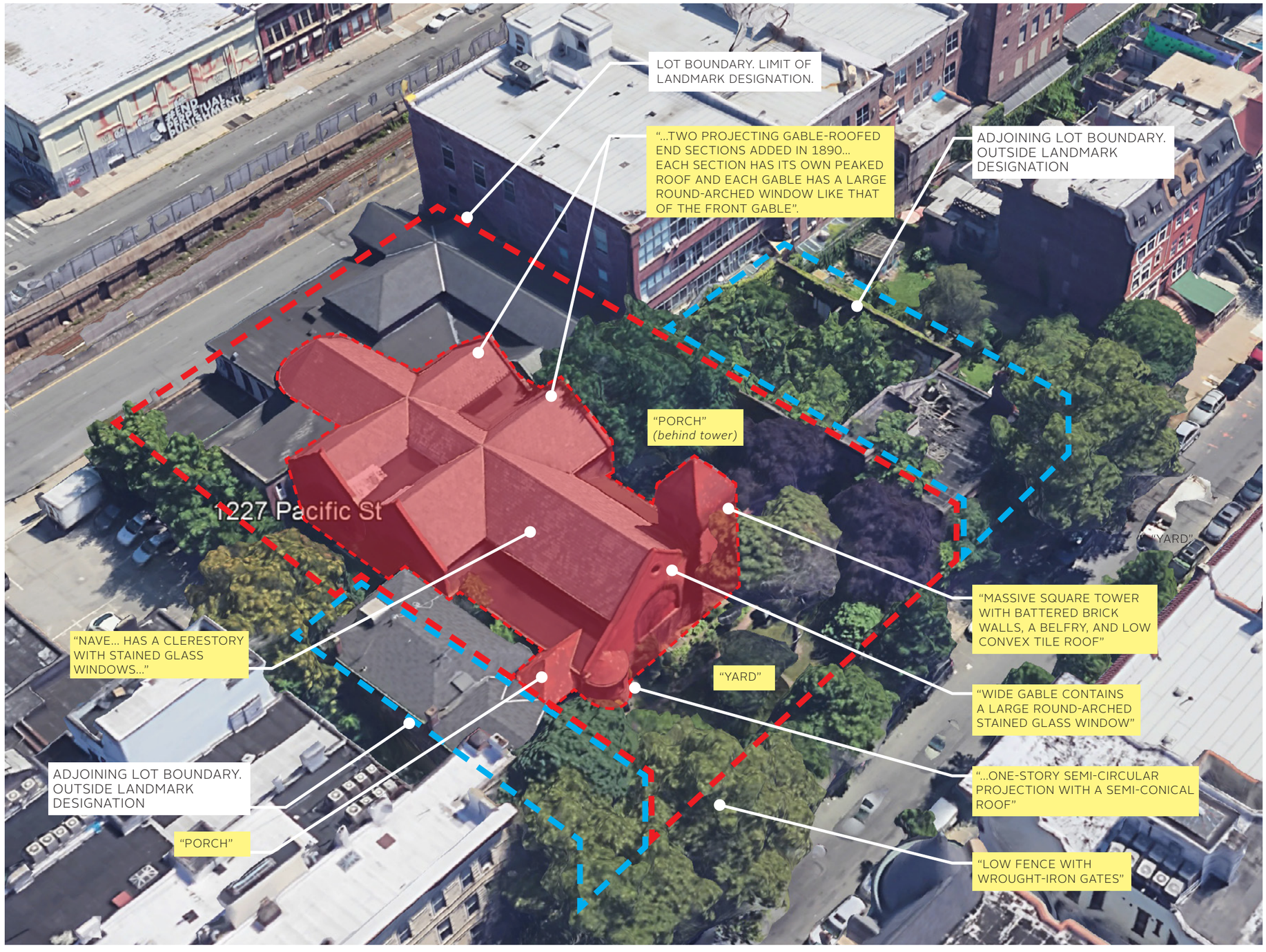
The nave, extending back from the main front gable, has a clerestory with stained glass windows rising above the sloping roofs of the buttressed side aisles. The nave terminates in two projecting gable-roofed end sections--added in 1890 by Chappell to contain a chancel and vestry--set at right angles to it. Each of these sections has its own peaked roof and each gable has a large round-

FINDINGS AND DESIGNATIONS

On the basis of a careful consideration of the history, the architecture and other features of this building, the Landmarks Preservation Commission finds that St. Bartholomew's Church has a special character, special historical and aesthetic interest and value as part of the development, heritage and cultural characteristics of New York City.

The Commission further finds that, among its important qualities, St. Bartholomew's is a strikingly picturesque Romanesque Revival church, that among its outstanding architectural features are its porches, windows and a belfry tower, that the elements were skillfully handled by the architect George Chappell to create a charmingly sited and picturesque building, and that the church building is an outstanding building in the Grant Square neighborhood.

1974 LPC DESIGNATION REPORT EXCERPTS



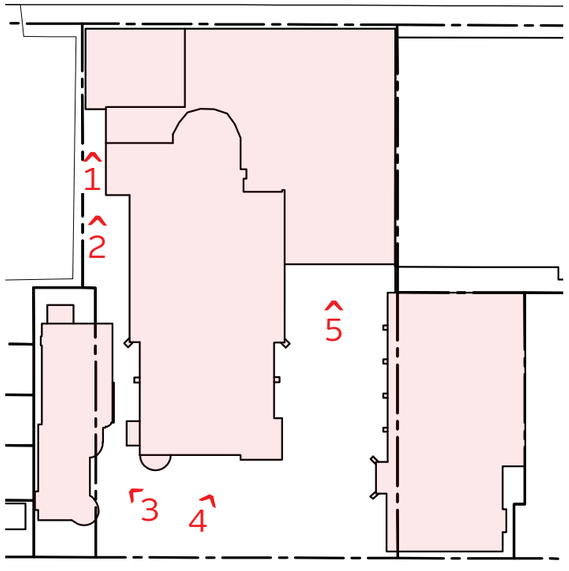
ELEMENTS MENTIONED IN LANDMARK DESIGNATION



1 STAIRS AT WEST SIDE OF ORGAN LOFT STRUCTURE LEADING TO GARAGE



2 ORGAN LOFT STRUCTURE - SOUTH ELEVATION AT WEST SIDE OF CHURCH



KEY PLAN



3 RECTORY - EAST ELEVATION



4 ST. BARTHOLOMEW'S CHURCH - SOUTH ELEVATION



5 SUNDAY SCHOOL BUILDING - SOUTH ELEVATION ON EAST SIDE OF CHURCH

EXISTING CONDITIONS (2023)



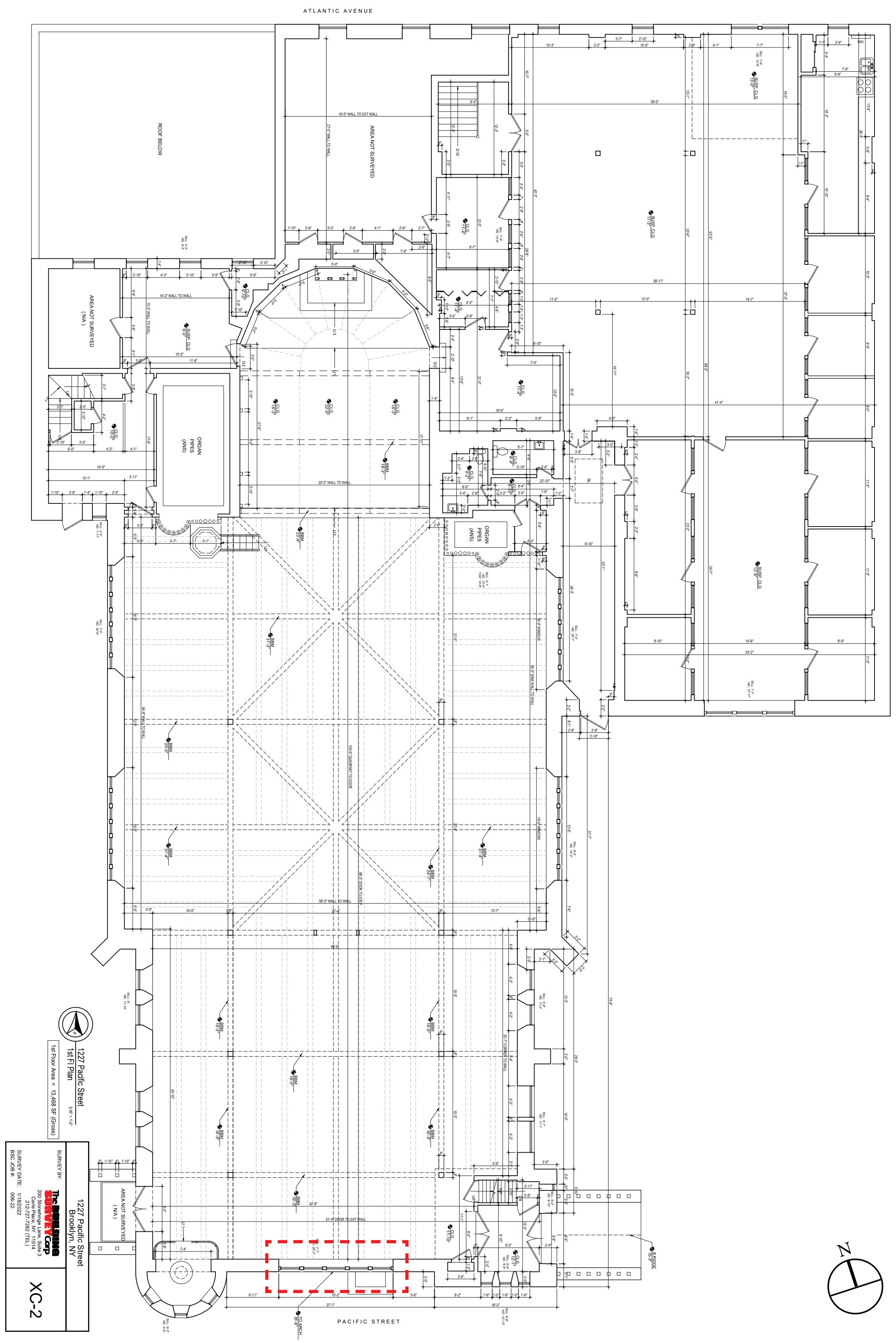
VIEW OF NAVE FACING NORTH TOWARDS THE ALTAR, 2023



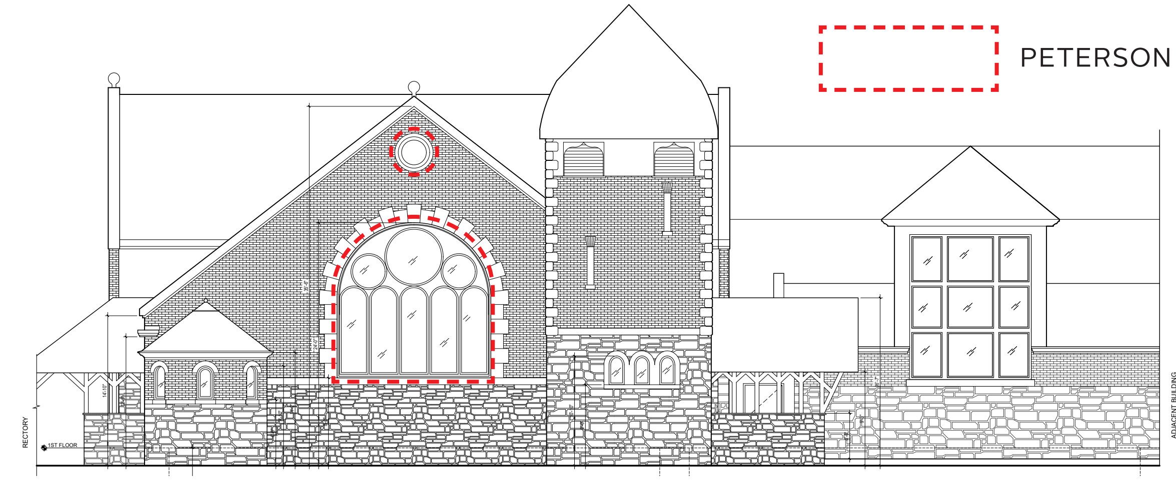
VIEW OF NAVE FACING SOUTH, 2023

INTERIOR PHOTOGRAPHS (2023)

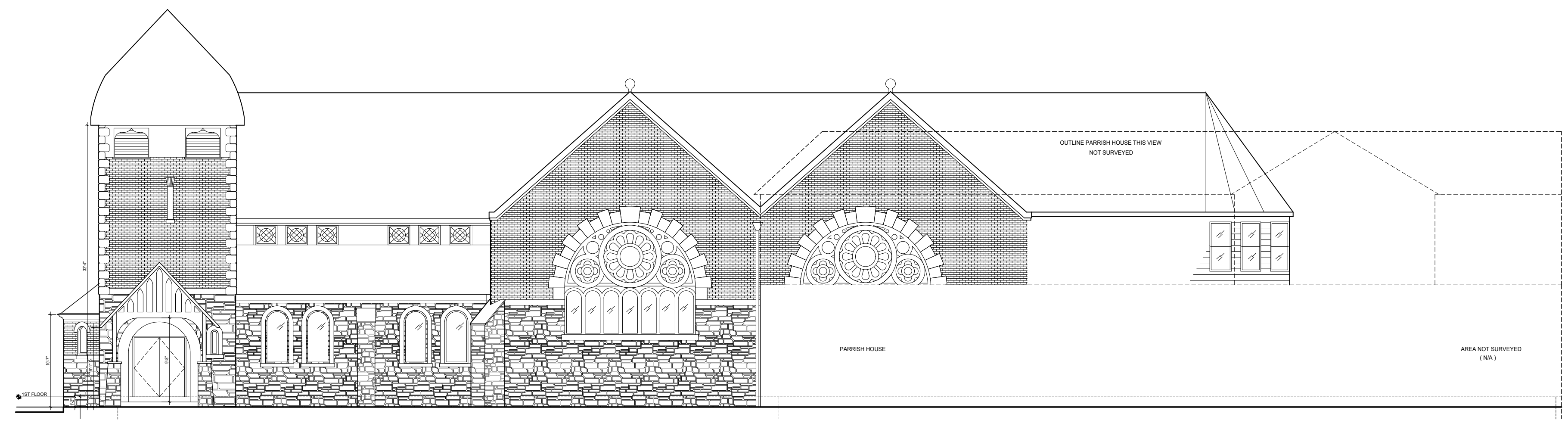
PETERSON MEMORIAL WINDOW



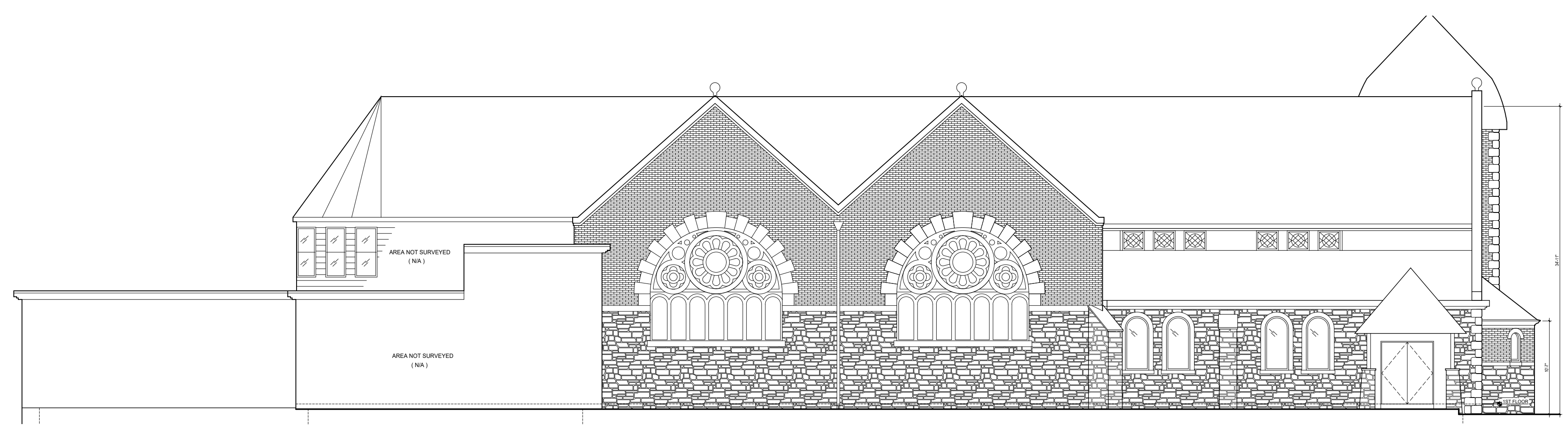
GROUND FLOOR PLAN



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

EXISTING FIRST FLOOR PLAN AND PRINCIPAL ELEVATIONS











- Removal and crating by J&R Lamb Studios, Inc. (prominent U.S. stained-glass fabricator and restorer)
- Prior to removal, condition was confirmed as fair-to-good, with prior damage and prior inappropriate repairs documented.
- Only the stained glass panels and protective glazing was removed. The wood tracery, which was in fair to poor condition, was left intact.
- The crating materials and packing process conformed to best-practices.
- The crated window panels were transported to secure, climate-controlled art storage facility in Queens, where they remain today.

PETERSON MEMORIAL WINDOW - 2025 REMOVAL & PACKING



PHOTO, APRIL 2023

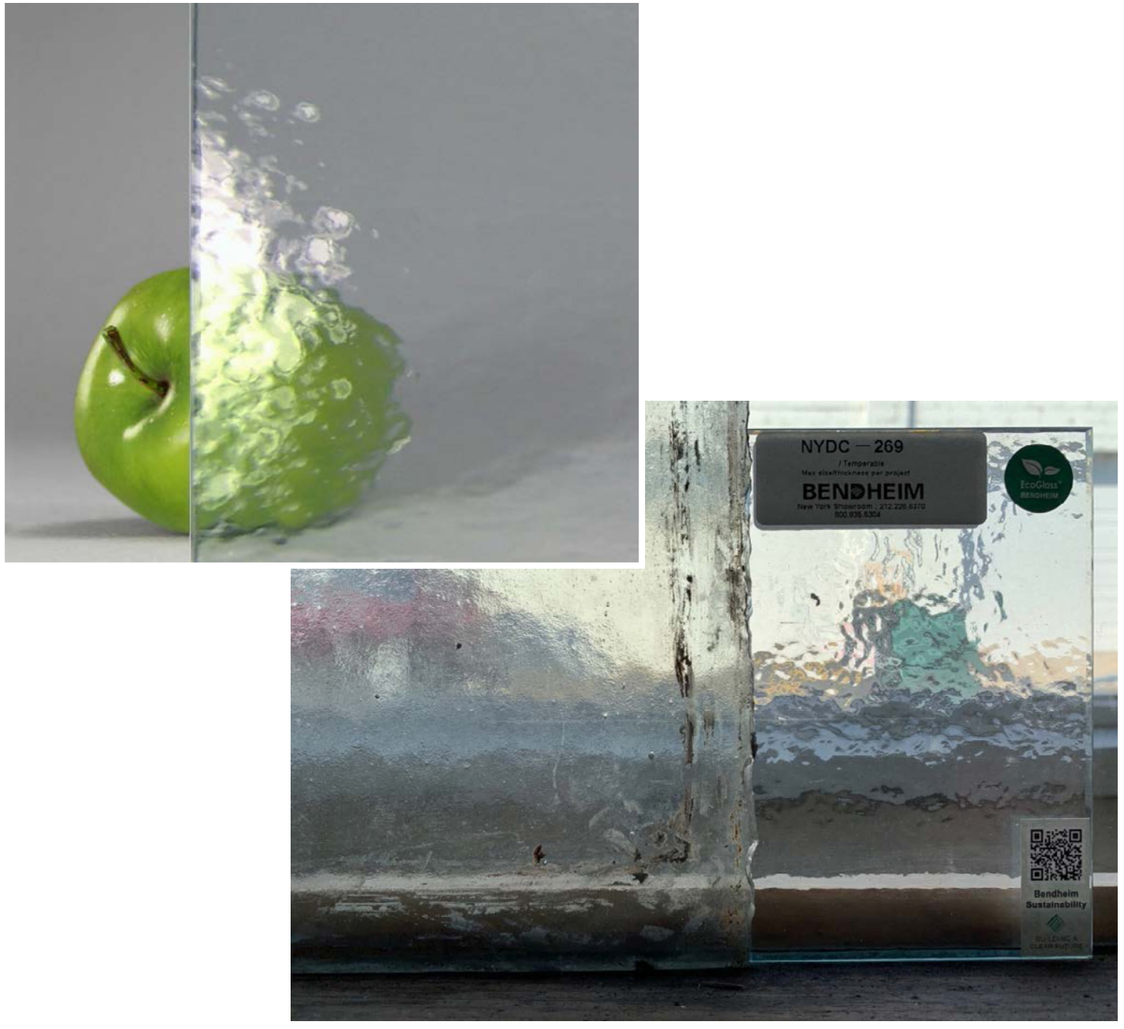


PHOTO OF CONDITION WITH REPLACEMENT GLAZING, MARCH 2026

At time of 2025 window removal:

- The prior discolored existing protective glazing was also removed.
- New tinted glazing was installed in openings, resembling typical protective glazing and blends with masonry.
- The glazing specification is Bendheim's "EcoGlass Gothic" textured glass.

THE SOUTH FACADE TODAY



SAMPLE, REPLACEMENT GLAZING

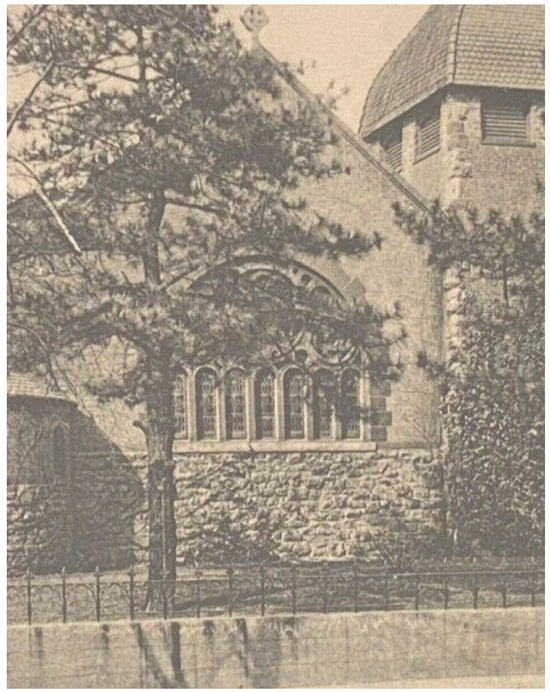


PHOTO OF CONDITION WITH REPLACEMENT GLAZING, MARCH 2026

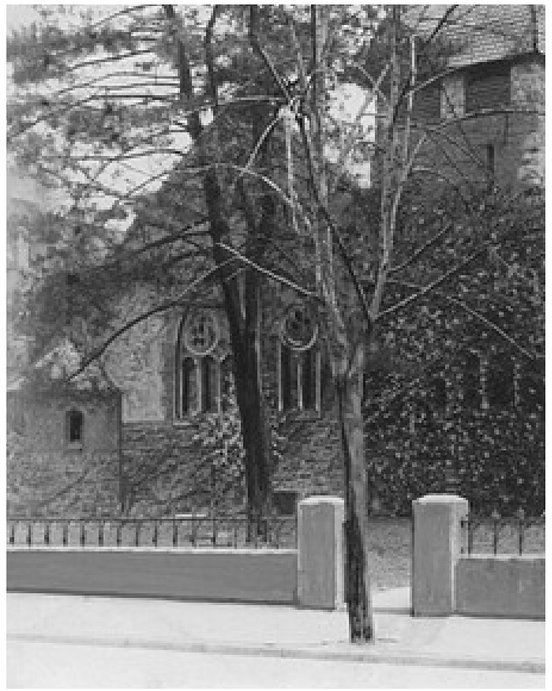
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THE SOUTH FACADE TODAY



POSTCARD, 1908, SHOWING SOUTH WINDOW



PHOTO, 1911, SHOWING SOUTH WINDOW (BPL)



PETERSON MEMORIAL WINDOW, JULY 2023 (CLOSE-UP 2025)



WEST TRANSEPT WINDOW, APRIL 2023

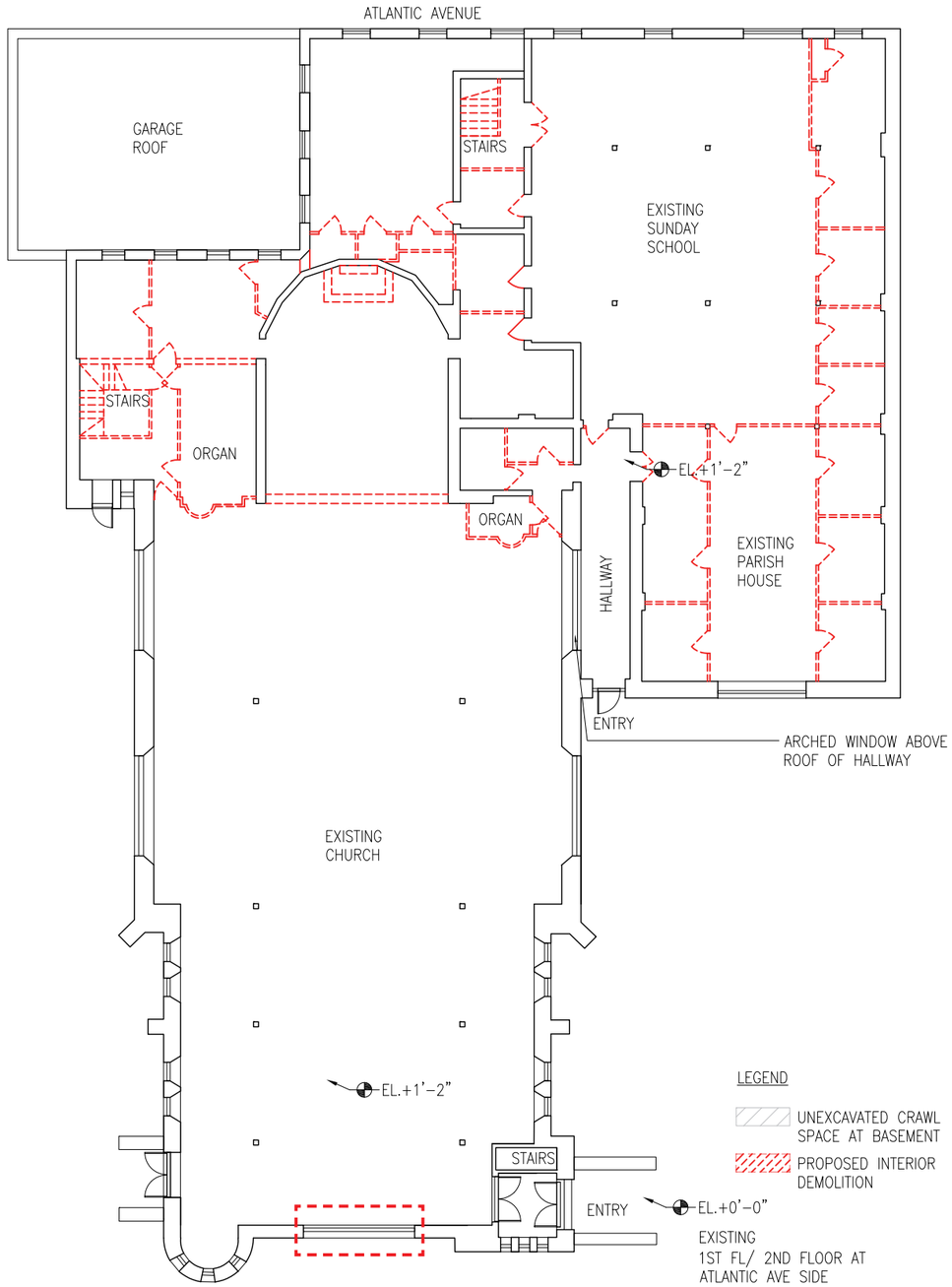
Additional Notes on Window Design and Wood Tracery

- The original (lost) south window stained glass and tracery was consistent with the church's Romanesque Revival style (pattern, lites, larger depth).
- Per historical photographs, tracery design was identical to the east and west transept windows still extant today.
- With the installation of the Peterson Memorial Window (1931), the original tracery was fully replaced with a new design in the existing opening.
- This 1931 tracery is distinct from church's origins and stylistically of its own era. It has an entirely different configuration, depth, and profile.
- This 1931 tracery was nonetheless retained in the 2025 window removal.

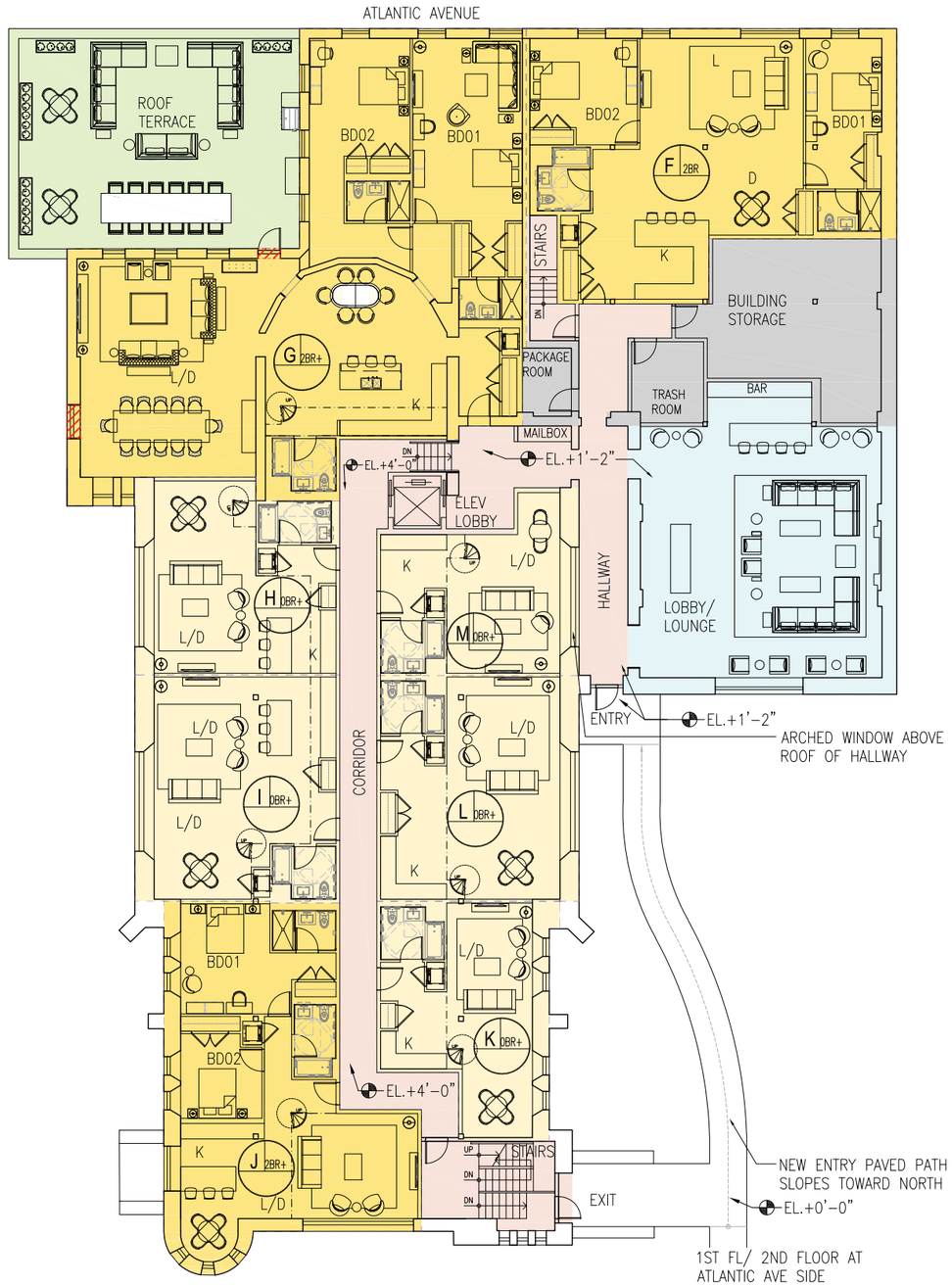
PETERSON MEMORIAL WINDOW AND CHANGES OVER TIME

FEASIBILITY FOR LIGHT & AIR: RESIDENTIAL TEST-FIT STUDY

POSTCARD, CIRCA 1908



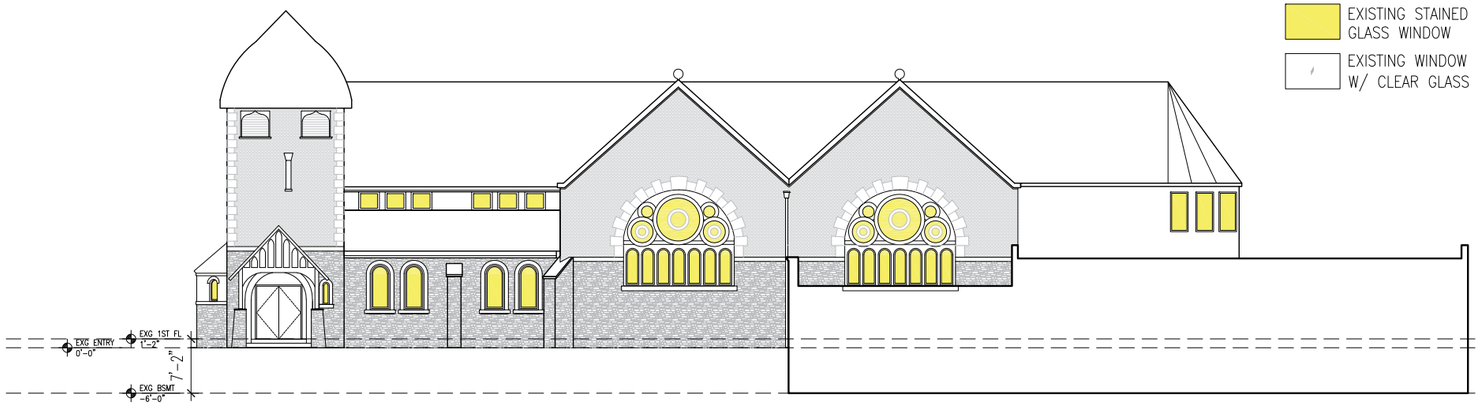
EXISTING FIRST FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

PETERSON MEMORIAL WINDOW

EXISTING & PROPOSED FIRST FLOOR PLANS

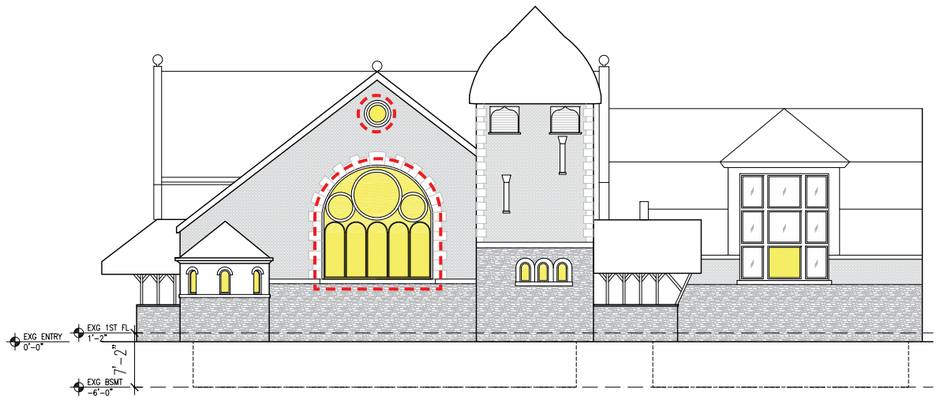


LEGEND

EXISTING STAINED GLASS WINDOW

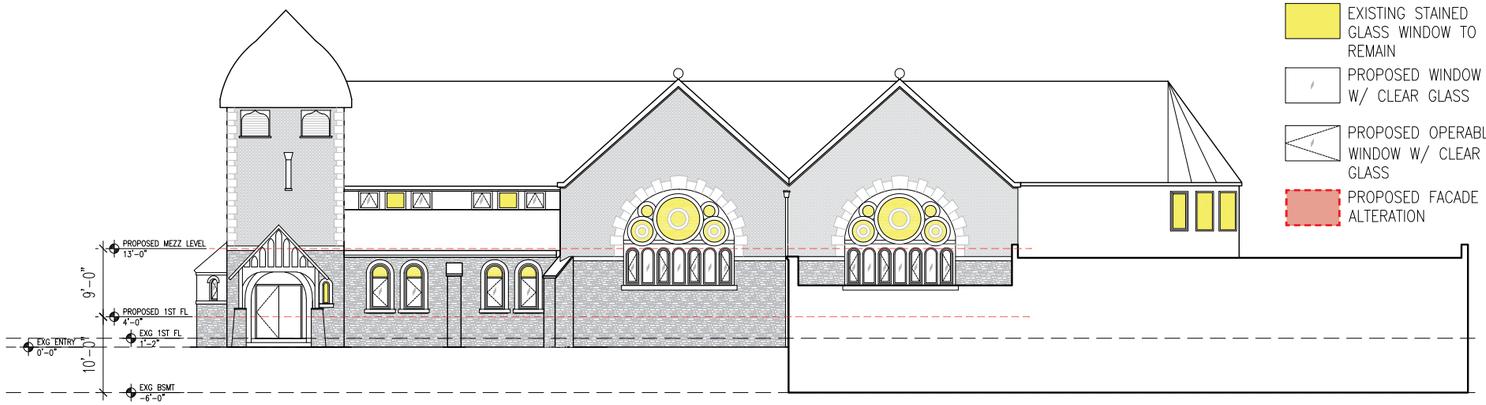
EXISTING WINDOW W/ CLEAR GLASS

EXISTING EAST ELEVATION



PETERSON MEMORIAL WINDOW

EXISTING SOUTH ELEVATION



LEGEND

EXISTING STAINED GLASS WINDOW TO REMAIN

PROPOSED WINDOW W/ CLEAR GLASS

PROPOSED OPERABLE WINDOW W/ CLEAR GLASS

PROPOSED FACADE ALTERATION

PROPOSED EAST ELEVATION



PROPOSED SOUTH ELEVATION

Feasibility Study Notes:

- Seeks to provide a reasonable pro forma regarding unit mix and size/layouts, making best use of the spaces' volumetric qualities
- Stained glass and stained glass window tracery would be retained wherever feasible
- ***NOTE: Operability and additional stained glass removal indicated is not part of this application***

EXISTING & PROPOSED ELEVATIONS

The Episcopal Diocese of Long Island
BROOKLYN • QUEENS • NASSAU • SUFFOLK

GoldmanHarris LLC

BEYER
BLINDER
BELLE

Landmarks Preservation Commission

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Public Hearing

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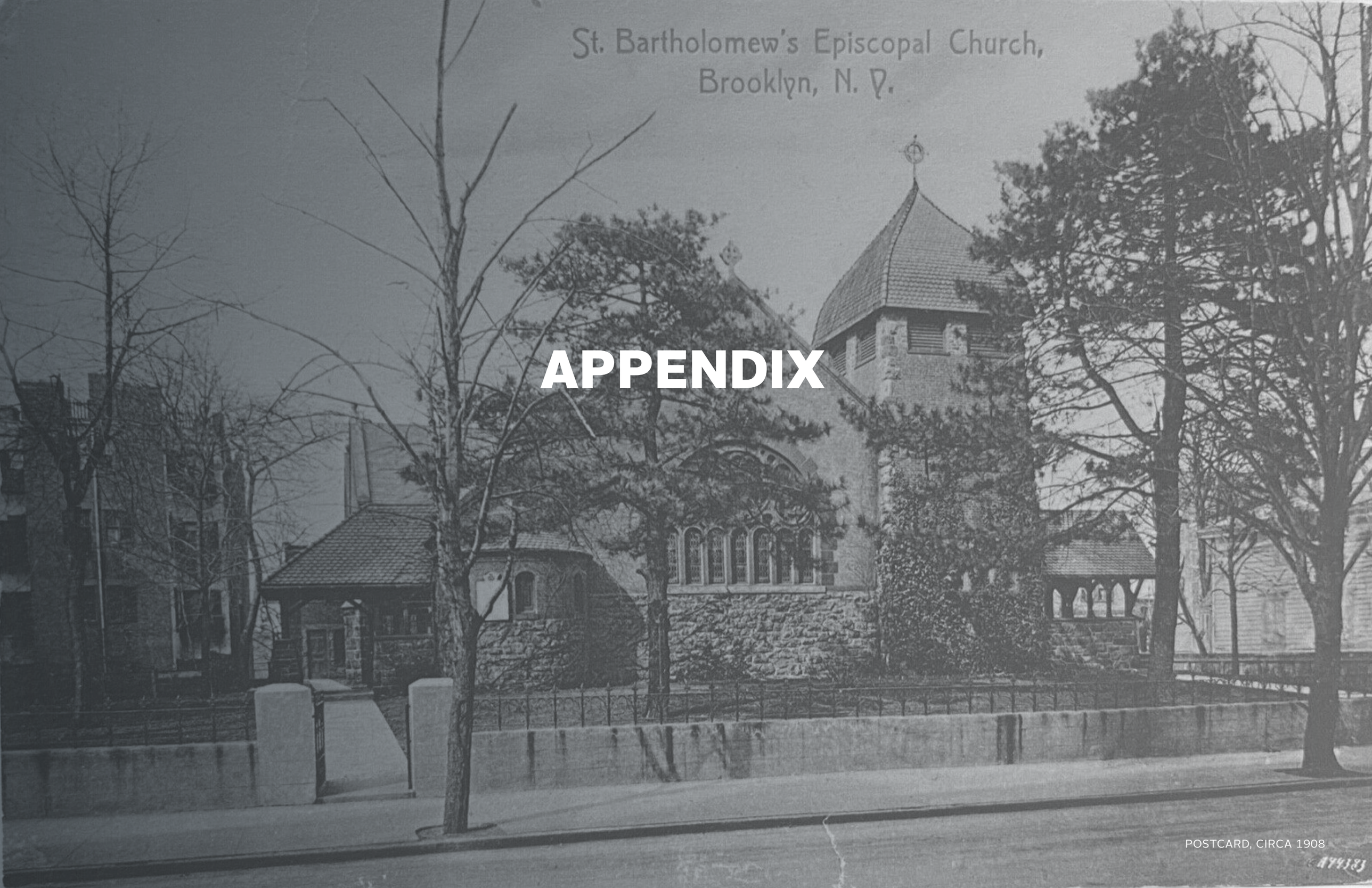
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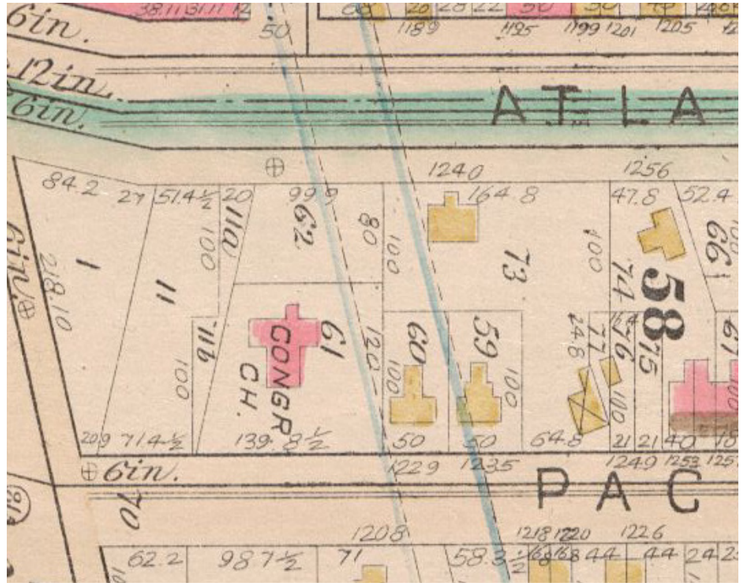
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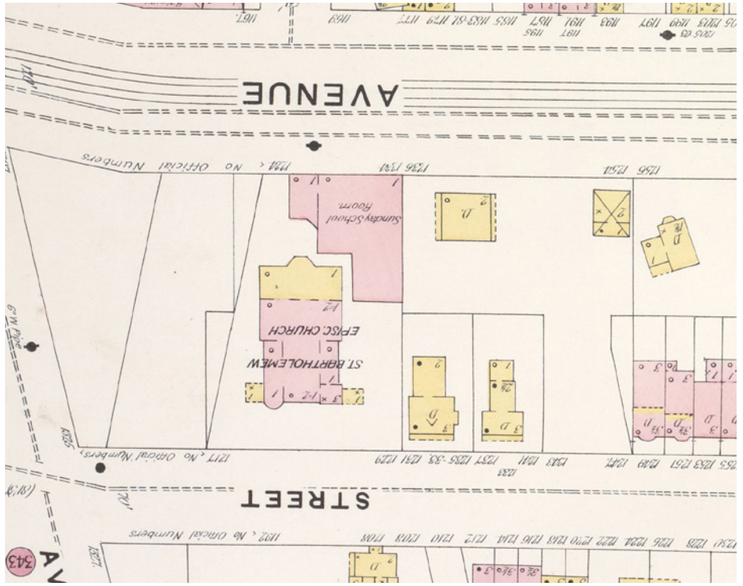
APPENDIX



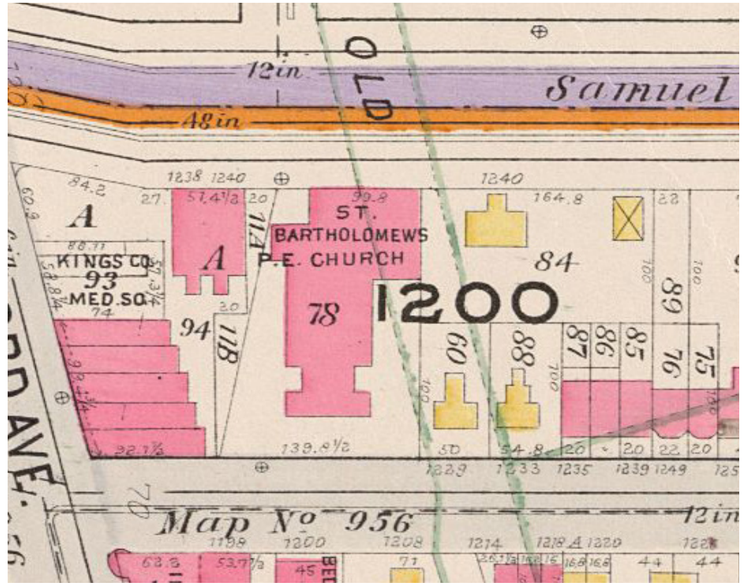
POSTCARD, CIRCA 1908



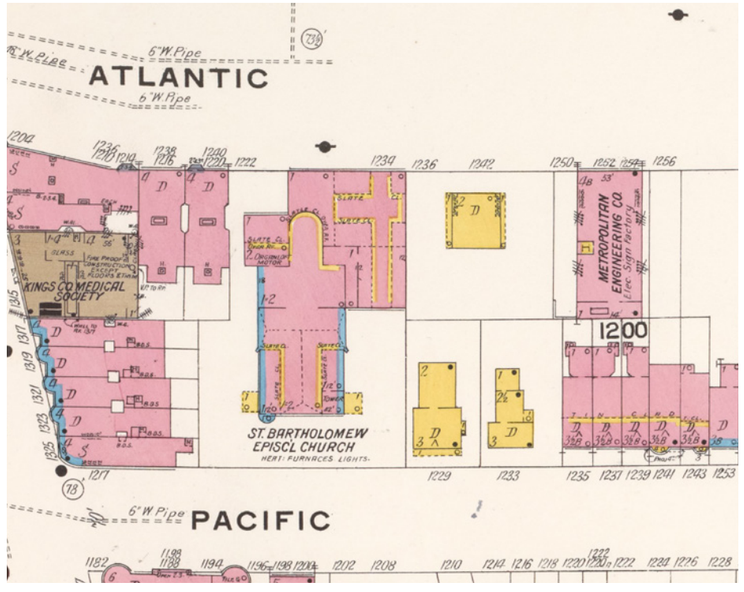
ROBINSON'S ATLAS: 1886
MAIN PORTION OF THE CHURCH WAS COMPLETED THIS YEAR



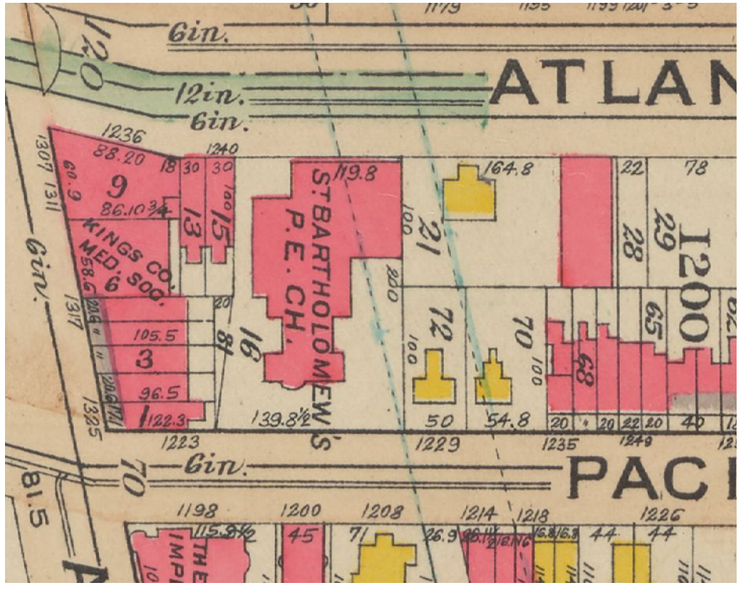
SANBORN MAP: 1888
CHURCH EXPANSION UNDER CONSTRUCTION, SUNDAY SCHOOL BUILDING BUILT, BUT NOT ATTACHED



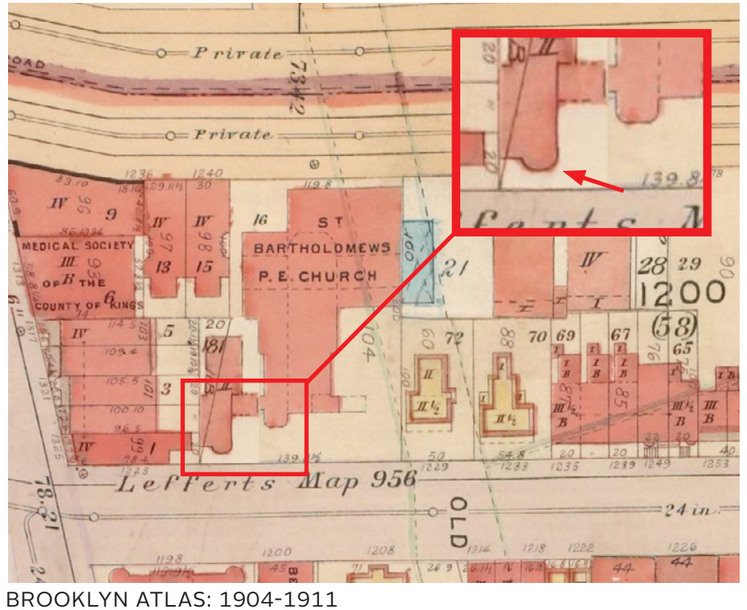
BROOKLYN ATLAS: 1898
EIGHT YEARS AFTER CHURCH COMPLETION, ORGAN LOFT BUILT



SANBORN MAP: 1904

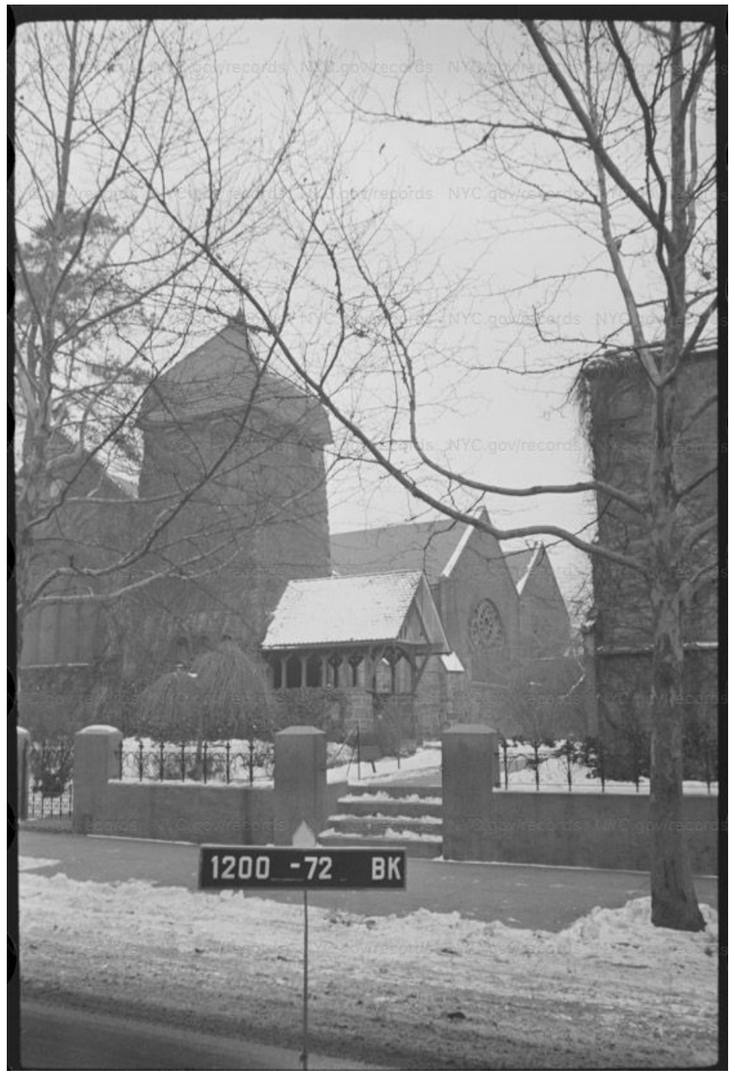


BROOKLYN ATLAS: 1908



BROOKLYN ATLAS: 1904-1911
RECTORY APPEARS AS A POSSIBLE UPDATE TO THE 1904 MAP

EVOLUTION OF SITE AND CONTEXT



TAX PHOTO - 1940s
SOURCE: NYC.GOV



TAX PHOTO - 1940s
SOURCE: NYC.GOV



TAX PHOTO - 1980s
SOURCE: NYC.GOV



DEPT OF FINANCE TAX LOT MAP

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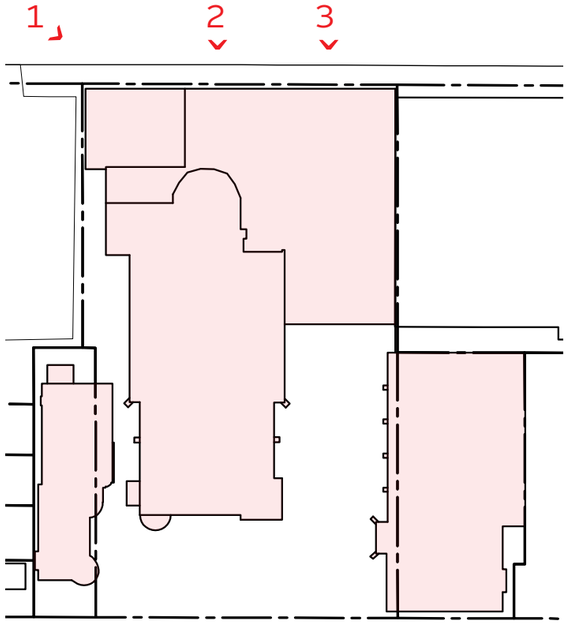
1940s & 1980s NYC TAX LOT PHOTOGRAPHS, DOF TAX LOT MAP



1 NORTHWEST CORNER OF GARAGE FROM ATLANTIC AVENUE



2 SUNDAY SCHOOL - NORTH ELEVATION



KEY PLAN



3 SUNDAY SCHOOL - NORTH ELEVATION

EXISTING CONDITIONS (2023)



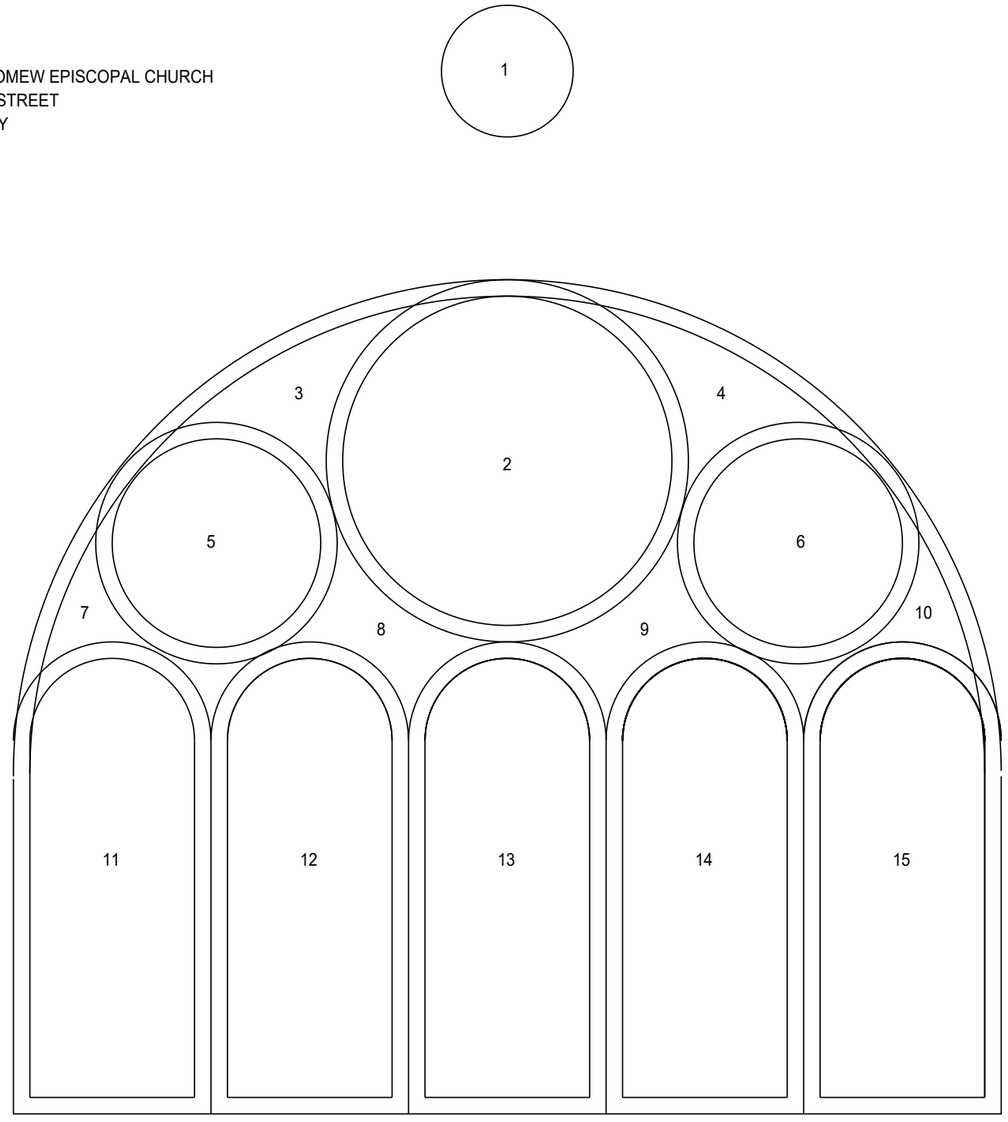
VIEW FROM EXTERIOR, 2023



VIEW FROM INTERIOR, 2023

PETERSON MEMORIAL WINDOW, INSTALLED 1931 (PHOTOS 2023)

ST. BARTHOLOMEW EPISCOPAL CHURCH
1227 PACIFIC STREET
BROOKLYN, NY



ELEVATION KEY, 2025



VIEW FROM INTERIOR, 2023

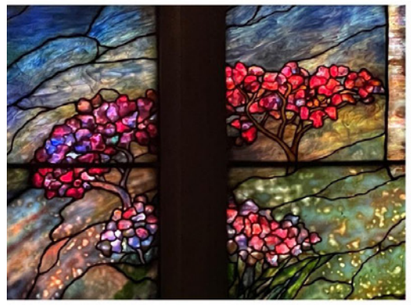
2023 Condition Analysis, Julie L. Sloan, Stained Glass Historian and Conservation Consultant

– Fair to good condition overall. Also assessed provenance/quality. Removal determined to be feasible, and recommended for the window's safety.

PETERSON MEMORIAL WINDOW DETAILS



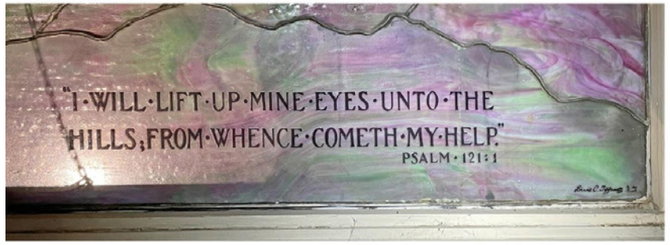






DETAILS OF CRAFTSMANSHIP





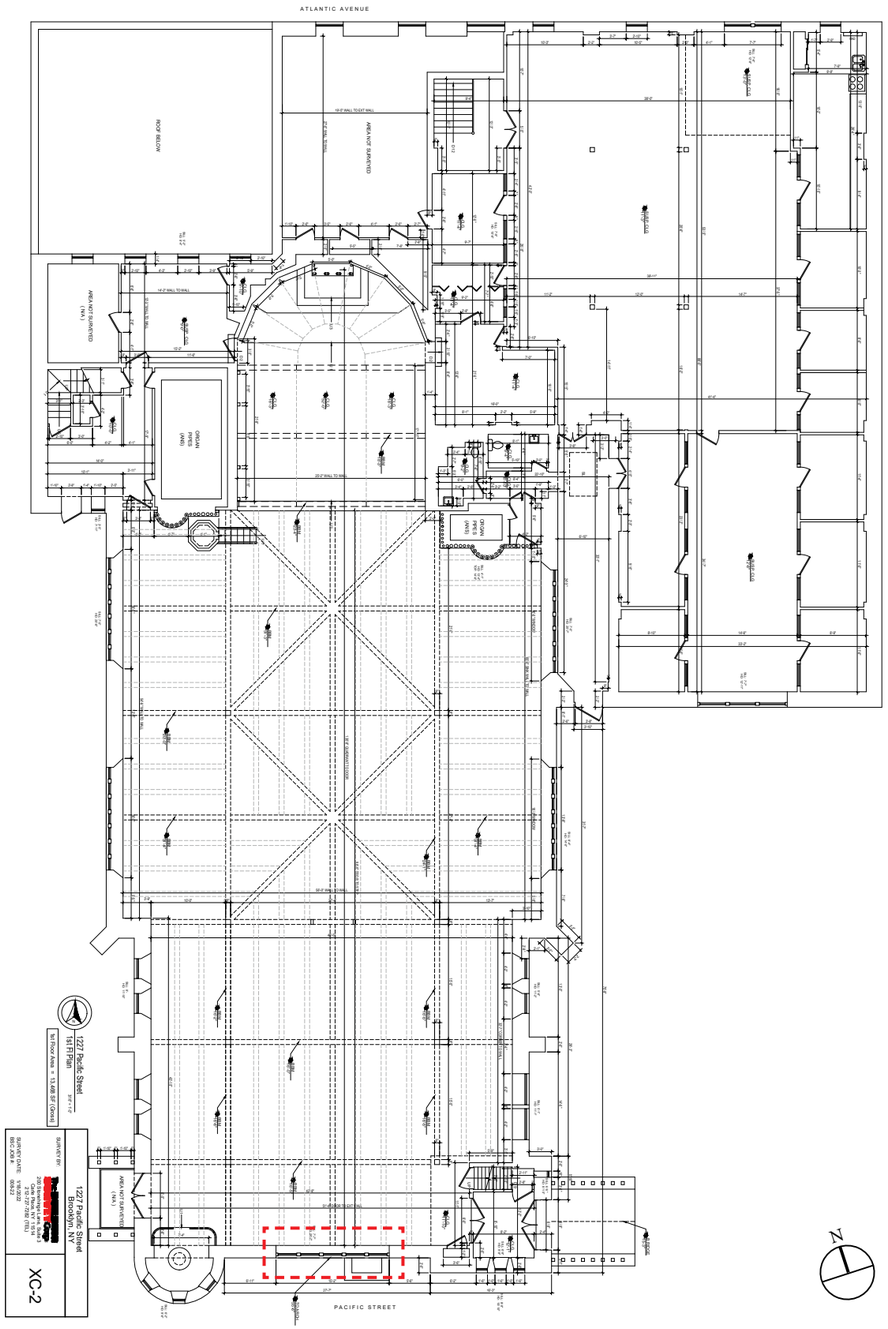


DEDICATION, INSCRIPTION,
AND SIGNATURE

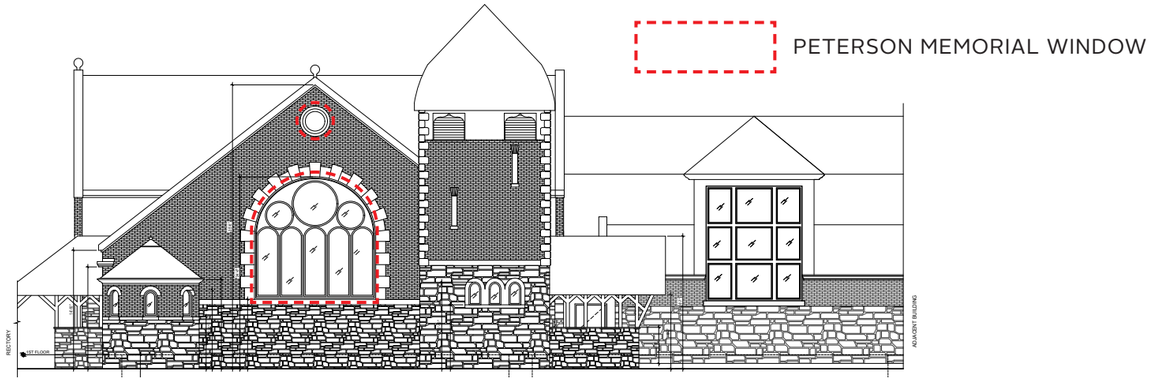
2023 Condition Analysis highlights:

- Window given in memory of parishioner Jonathan Peterson (1867-1929) by his widow, Henrietta Jacques Bissett
- The theme of the composition is Psalm 121:1. The left-hand corner text is a stanza from an unnamed work by poet Winifred M. Letts.
- By 1931, Louis Comfort Tiffany had retired from daily work at Tiffany Studios; the cursive signature was simply the studio's standard.
- The window was most likely designed by Agnes Northrop, the studio's most prominent landscape window designer.
- It is primarily fabricated with copper foil, with lead in some areas. Acid-etching was used extensively, as well as mottled glass.

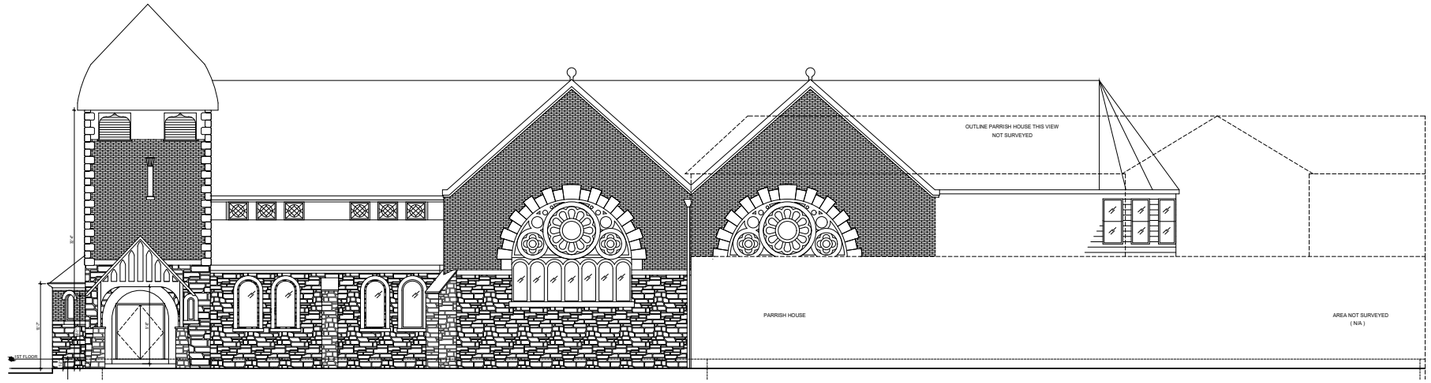
PETERSON MEMORIAL WINDOW DETAILS



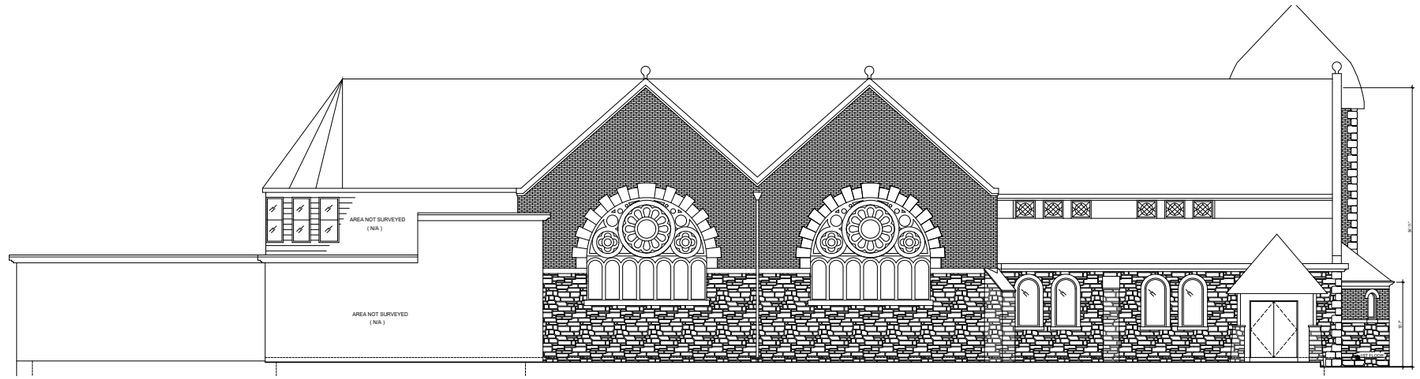
GROUND FLOOR PLAN



SOUTH ELEVATION

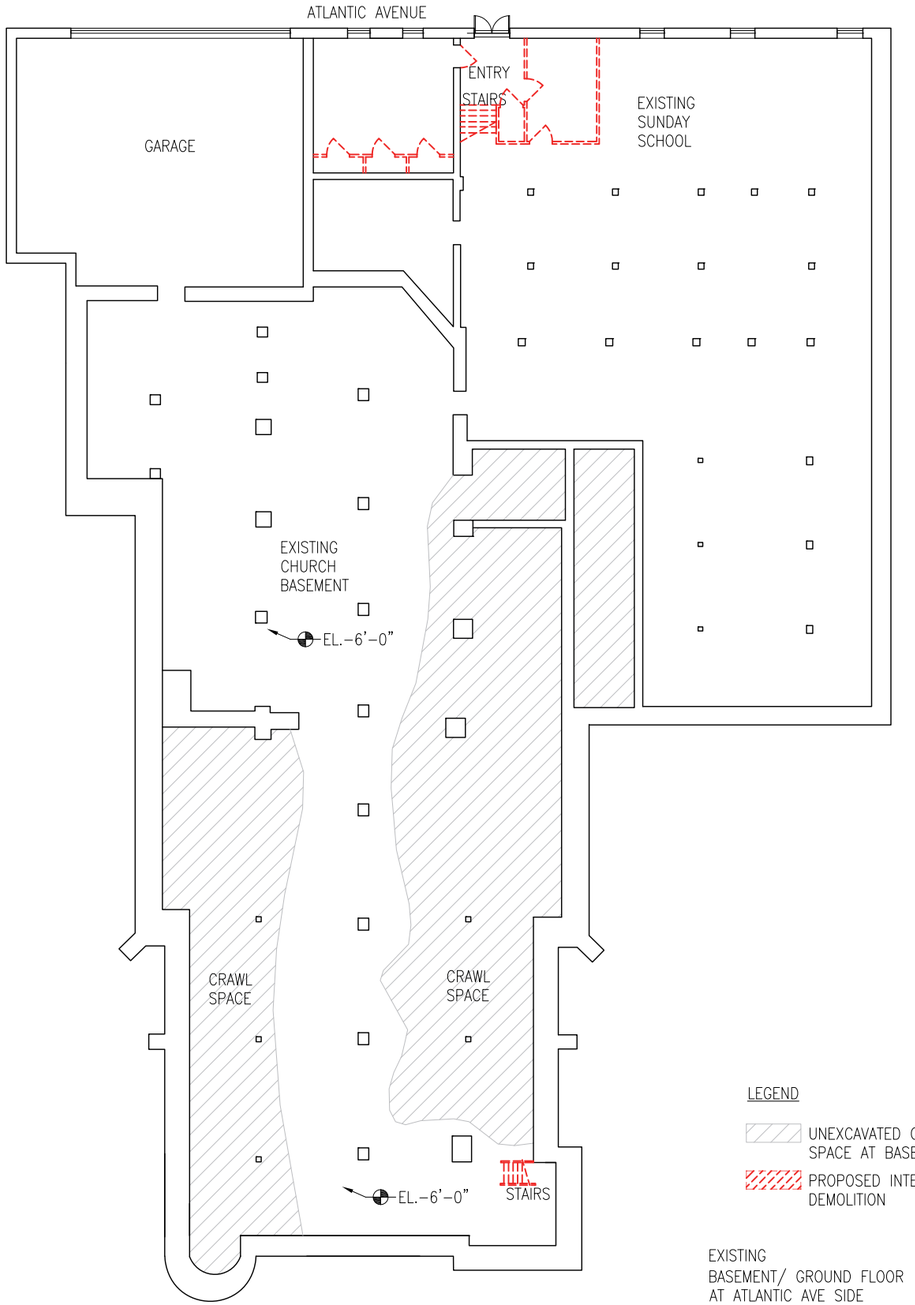


EAST ELEVATION



WEST ELEVATION

EXISTING FIRST FLOOR PLAN AND PRINCIPAL ELEVATIONS



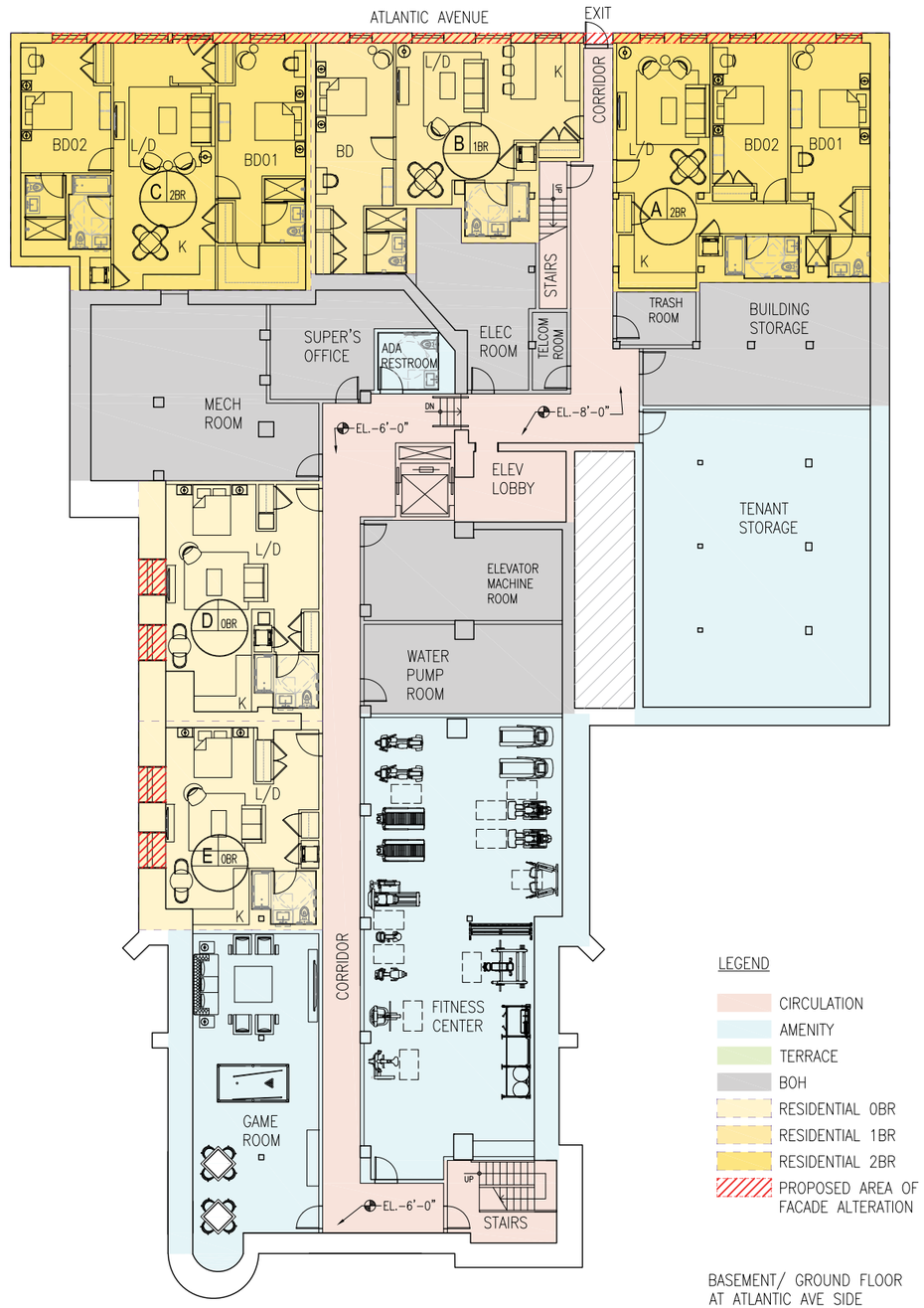
LEGEND

UNEXCAVATED CRAWL SPACE AT BASEMENT

PROPOSED INTERIOR DEMOLITION

EXISTING
BASEMENT/ GROUND FLOOR
AT ATLANTIC AVE SIDE

EXISTING BASEMENT PLAN



LEGEND

CIRCULATION

AMENITY

TERRACE

BOH

RESIDENTIAL 0BR

RESIDENTIAL 1BR

RESIDENTIAL 2BR

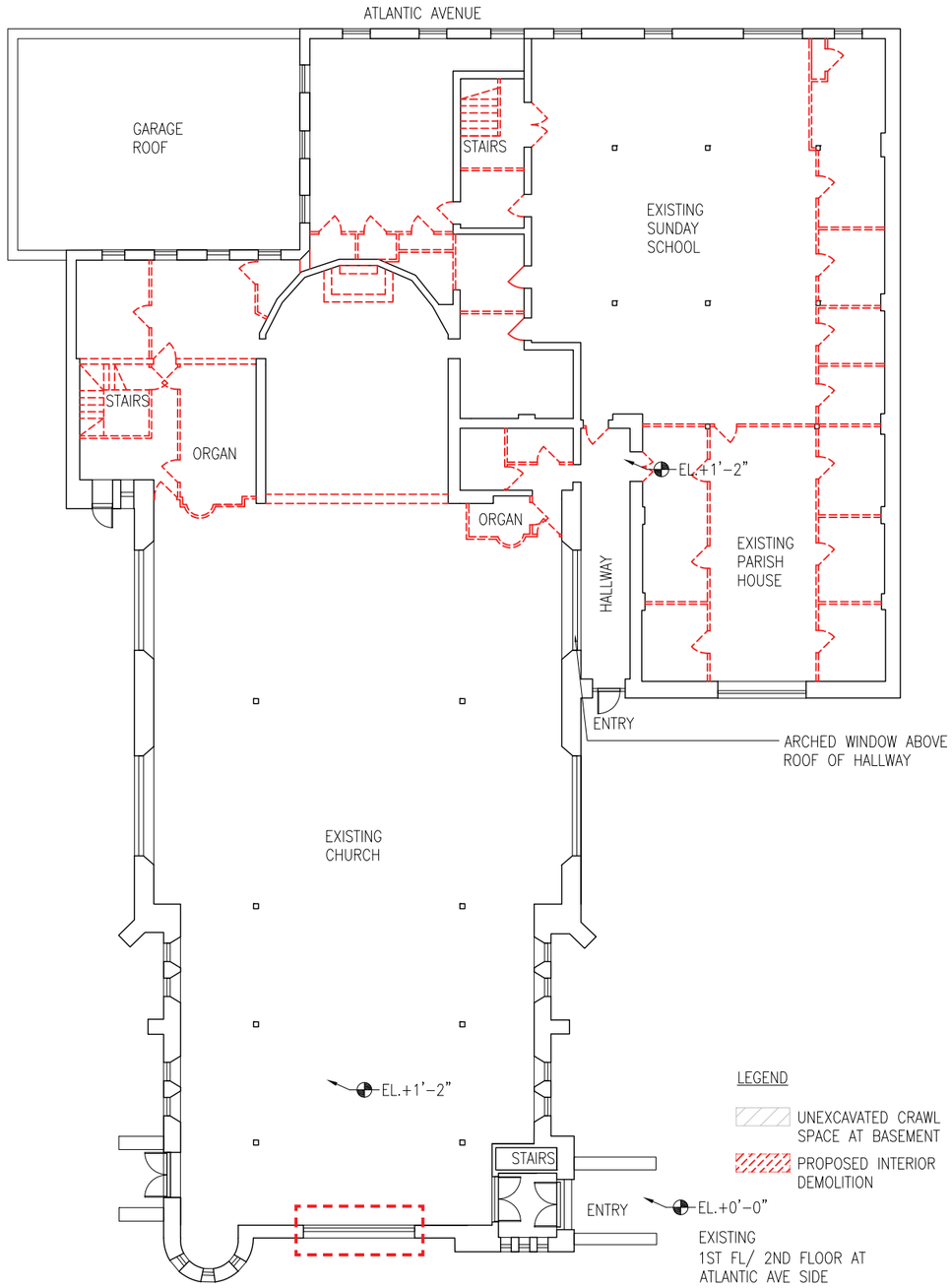
PROPOSED AREA OF FACADE ALTERATION

BASEMENT/ GROUND FLOOR
AT ATLANTIC AVE SIDE

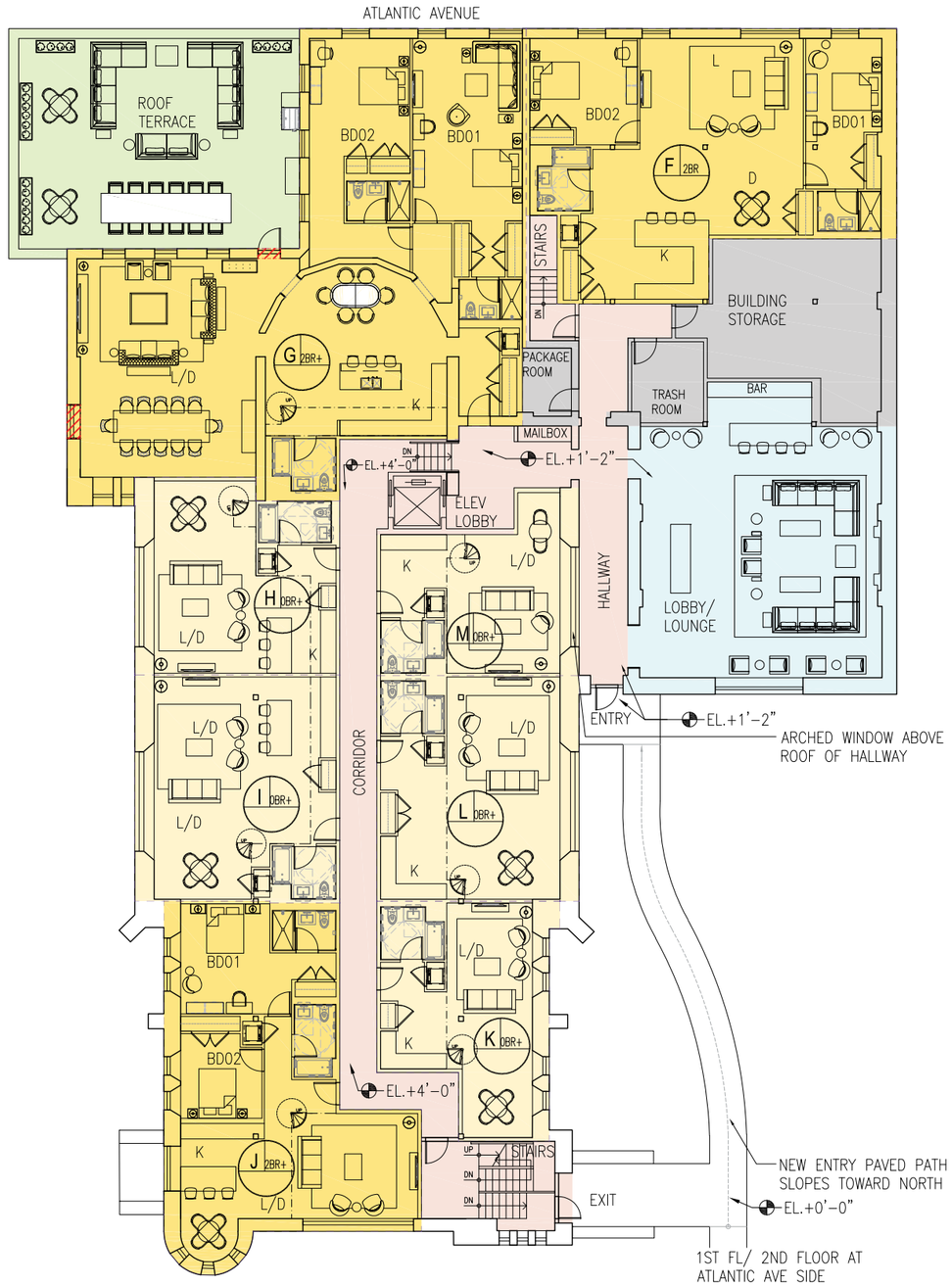
PROPOSED BASEMENT PLAN

N

EXISTING & PROPOSED BASEMENT PLANS



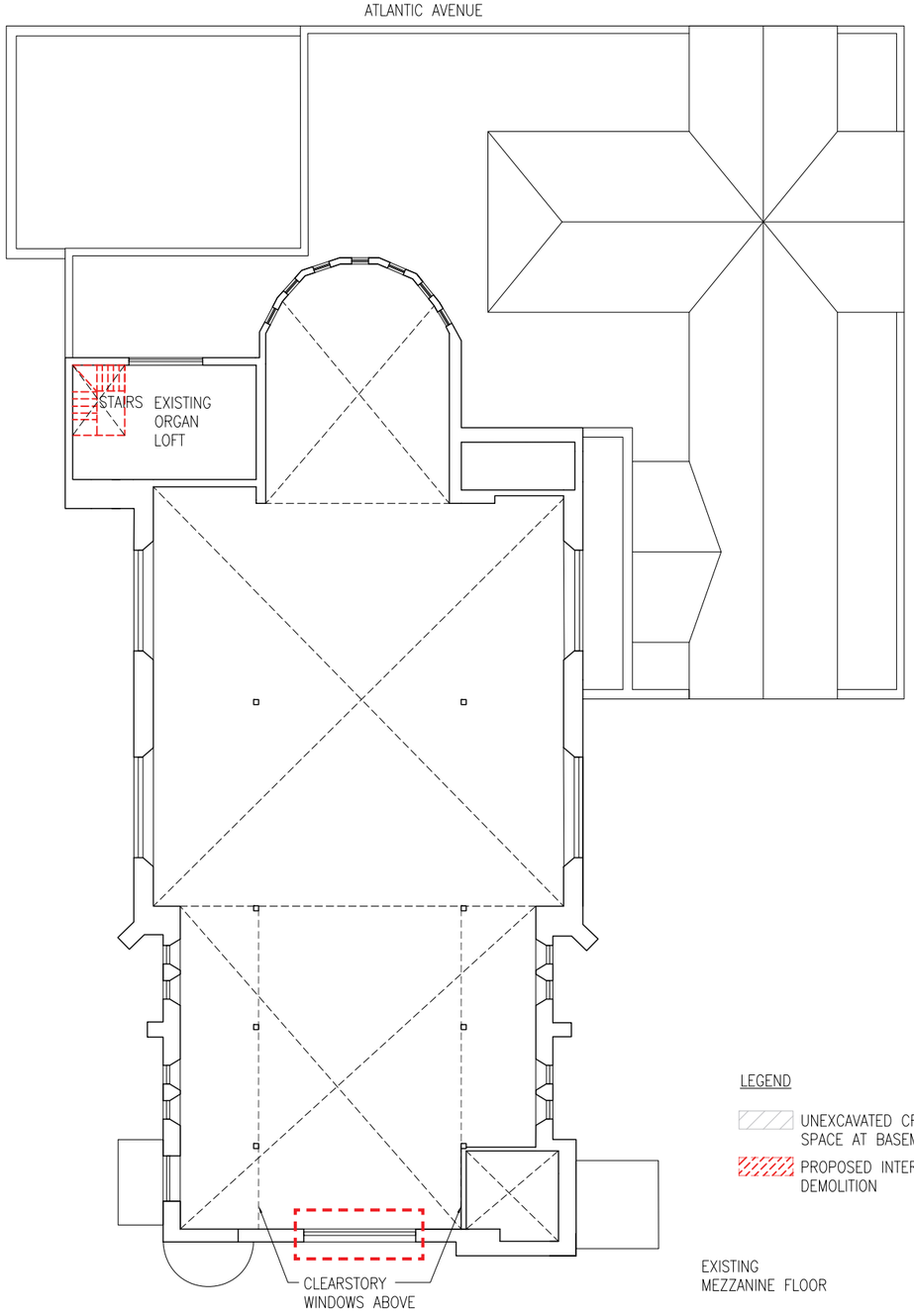
EXISTING FIRST FLOOR PLAN



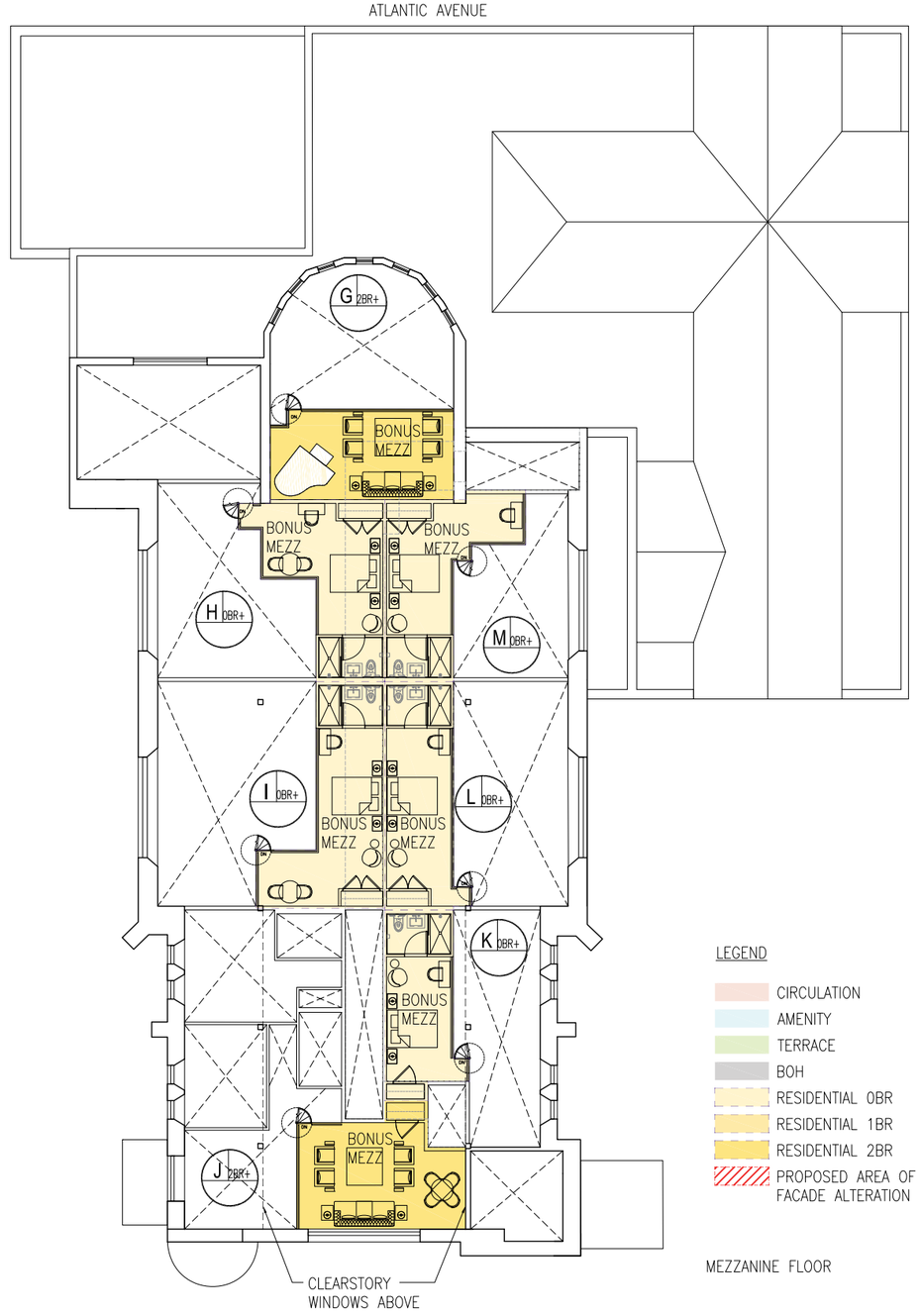
PROPOSED FIRST FLOOR PLAN

PETERSON MEMORIAL WINDOW

EXISTING & PROPOSED FIRST FLOOR PLANS



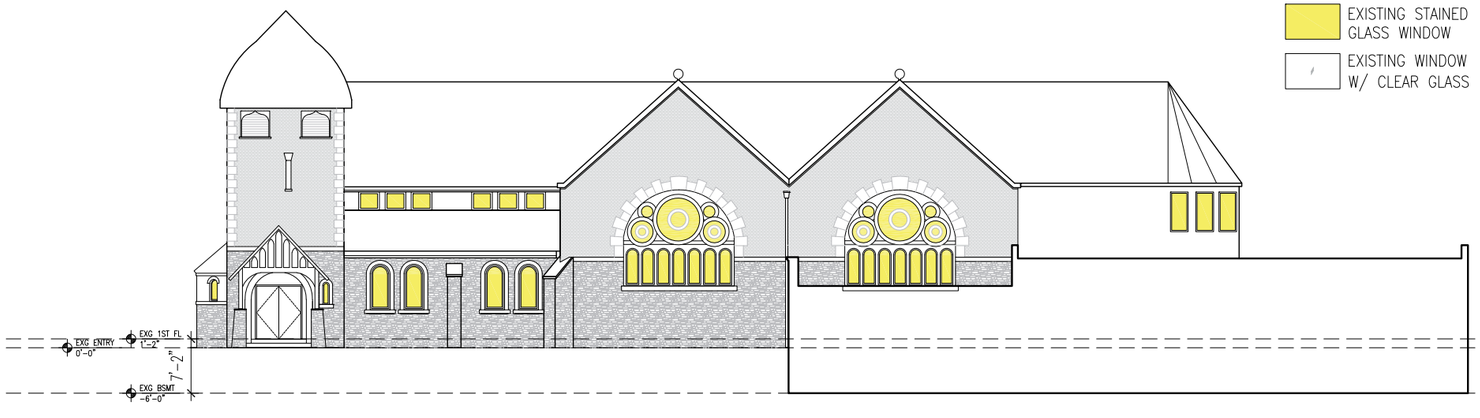
EXISTING MEZZANINE PLAN



PROPOSED MEZZANINE PLAN

PETERSON MEMORIAL WINDOW

EXISTING & PROPOSED MEZZANINE PLANS

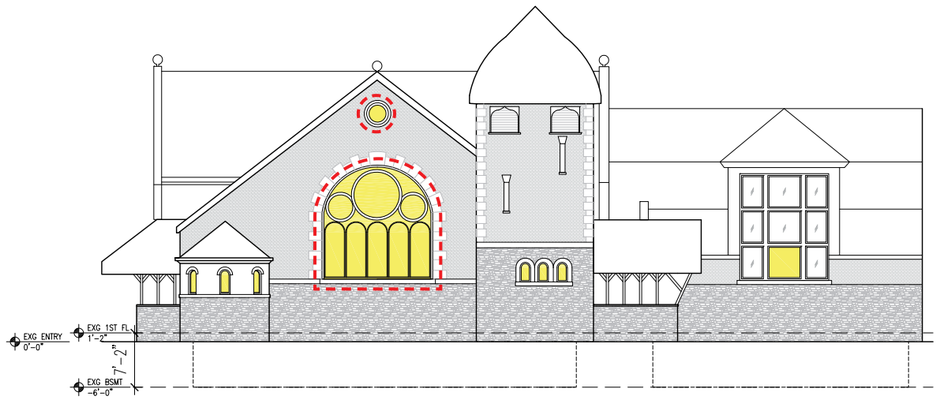


LEGEND

EXISTING STAINED GLASS WINDOW

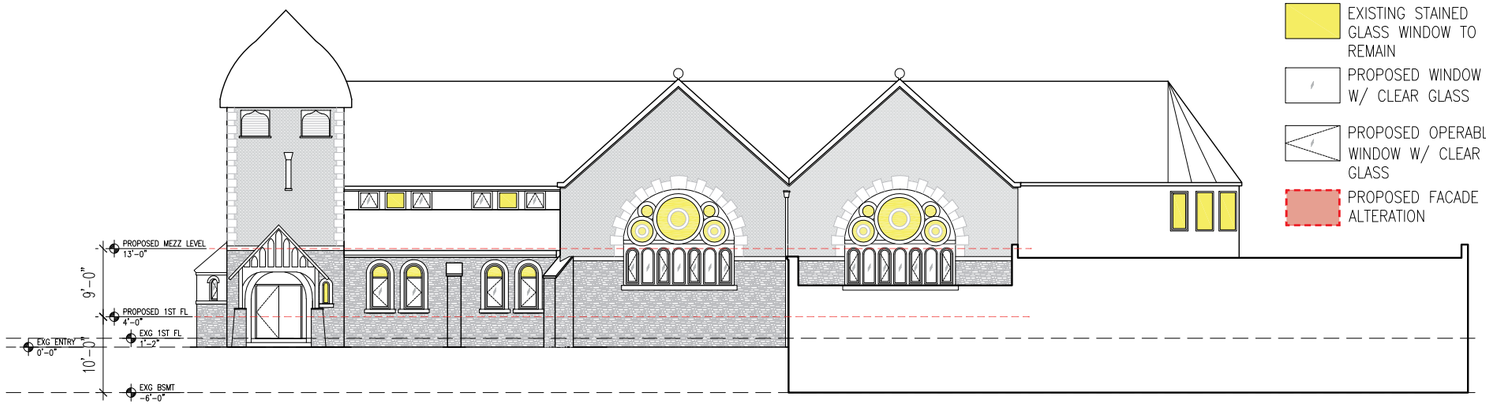
EXISTING WINDOW W/ CLEAR GLASS

EXISTING EAST ELEVATION



PETERSON MEMORIAL WINDOW

EXISTING SOUTH ELEVATION



LEGEND

EXISTING STAINED GLASS WINDOW TO REMAIN

PROPOSED WINDOW W/ CLEAR GLASS

PROPOSED OPERABLE WINDOW W/ CLEAR GLASS

PROPOSED FACADE ALTERATION

PROPOSED EAST ELEVATION



PROPOSED SOUTH ELEVATION

Feasibility Study Notes:

- Seeks to provide a reasonable pro forma regarding unit mix and size/layouts, making best use of the spaces' volumetric qualities
- Stained glass and stained glass window tracery would be retained wherever feasible
- ***NOTE: Operability and additional stained glass removal indicated is not part of this application***

EXISTING & PROPOSED ELEVATIONS

Landmarks Preservation Commission

September 15, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 2, LPC-26-12626

1227 Pacific Street, aka 1230-1234 Atlantic Avenue and 1222-1228 Atlantic Avenue – St. Bartholomew's Church Individual Landmark – Borough of Brooklyn

To testify virtually, please join Zoom

Webinar ID: 165 187 7336
Passcode: 066380
By Phone: 646-828-7666 US (New York)
833 435 1820 US Toll-free
833 568 8864 US 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.