

306-312 RODNEY STREET (AKA 324-334 SOUTH 5TH STREET), BROOKLYN, NY 11211

LPC Public Hearing Presentation  
January 15, 2019

1. PROJECT OVERVIEW
2. SITE AND HISTORIC BACKGROUND
3. EXISTING CONDITIONS
4. PROPOSED ROOF DESIGN
5. PROPOSED SKYBRIDGE
6. PROPOSED EGRESS STAIR AND GATE
7. VISIBILITY MAP, MOCK UP PHOTOS, AND RENDERINGS
8. RESTORATIVE SCOPE AND BENEFITS TO CHURCH
9. MATERIALS & FINISHES





NYC Department of Information, Technology and Telecommunications (DOITT) Map



LPC Map, 2011



306-312 Rodney Street,  
Brooklyn, New York

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January 15, 2019

Location

LI · SALTZMAN ARCHITECTS, PC  
ARCHITECTURE AND PRESERVATION



## PROJECT OVERVIEW

The restoration and maintenance of St. Paul's Evangelical Lutheran Church will be funded through a sale of air rights and certain easements. The exterior envelope, in dire need of repair, will be repaired and restored; the stained-glass windows, currently in poor condition, will be restored and other windows will be replaced. The building will be brought up to code and future maintenance will be funded.

The developers of the adjacent new building at 304 Rodney Street will use the air rights and easements to build a taller building. They will build a rooftop terrace, recreate the original parapets and evoke the original roof line through trusses, construct a sky bridge to the roof from the new building, replace the noncompliant rear façade fire stairs, and replace the unsympathetic and unsafe gate at the side entrance. The new roof will be guaranteed in perpetuity.



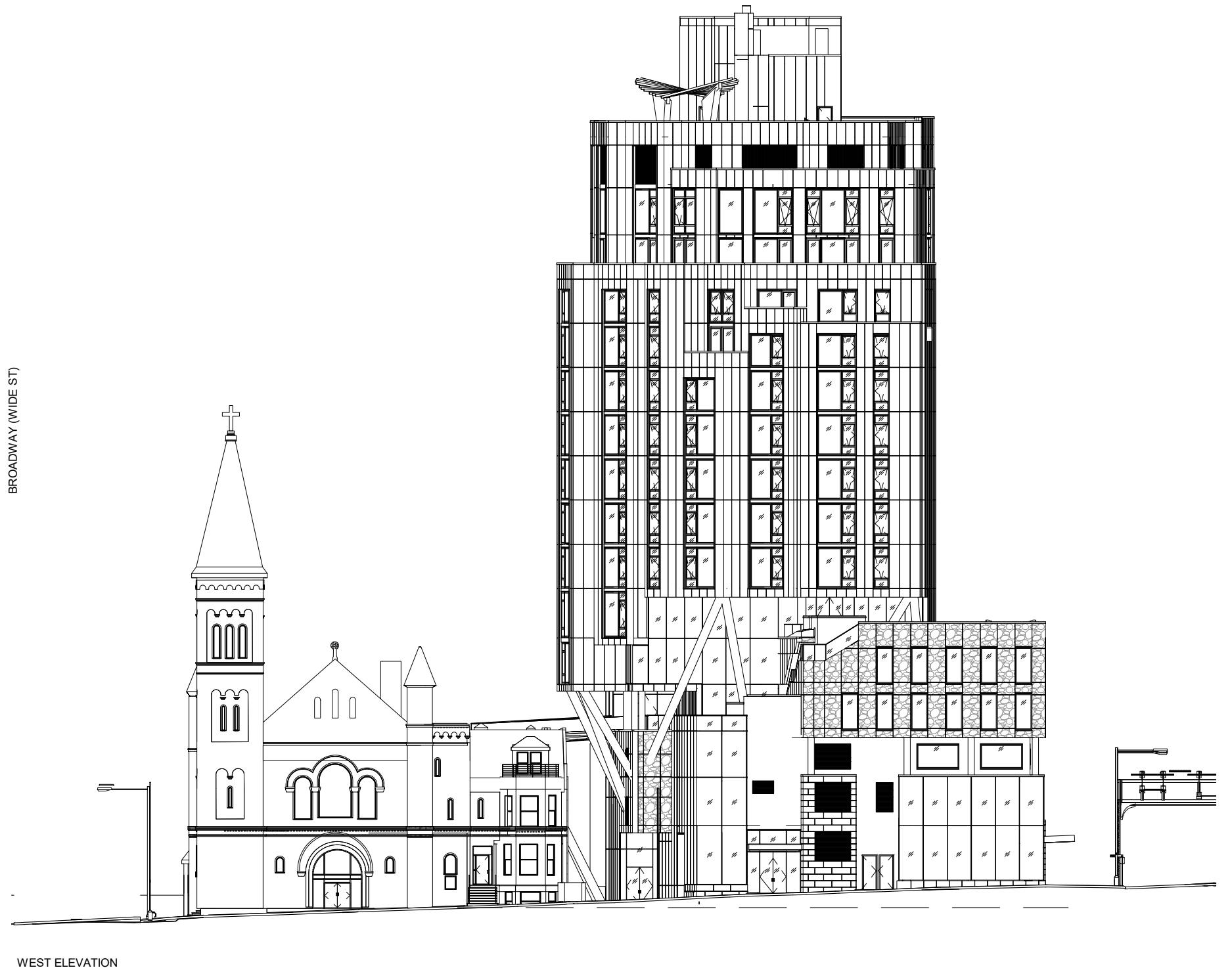
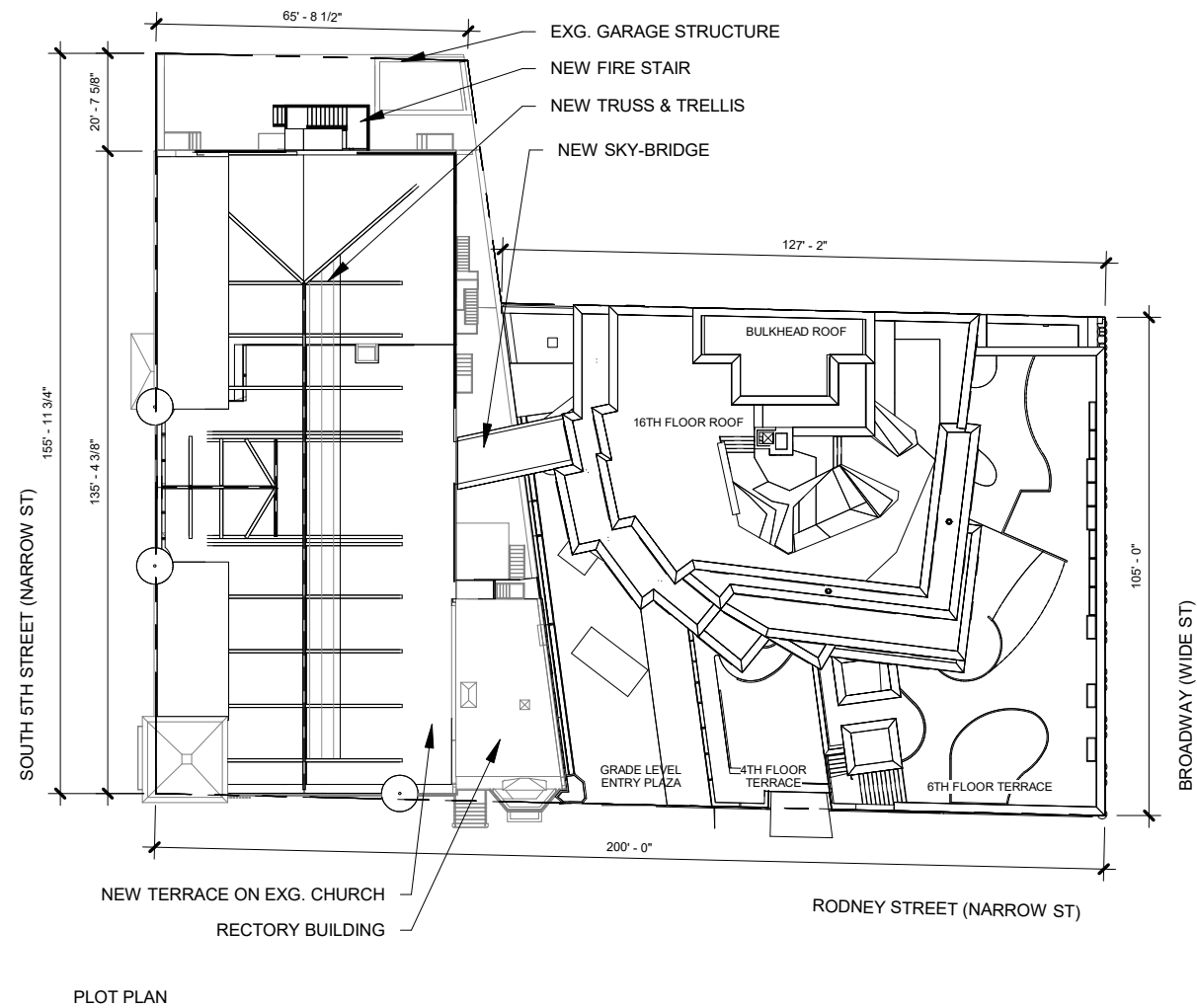
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Project Overview

MARY B DIERICKX PRESERVATION  
CONSULTING





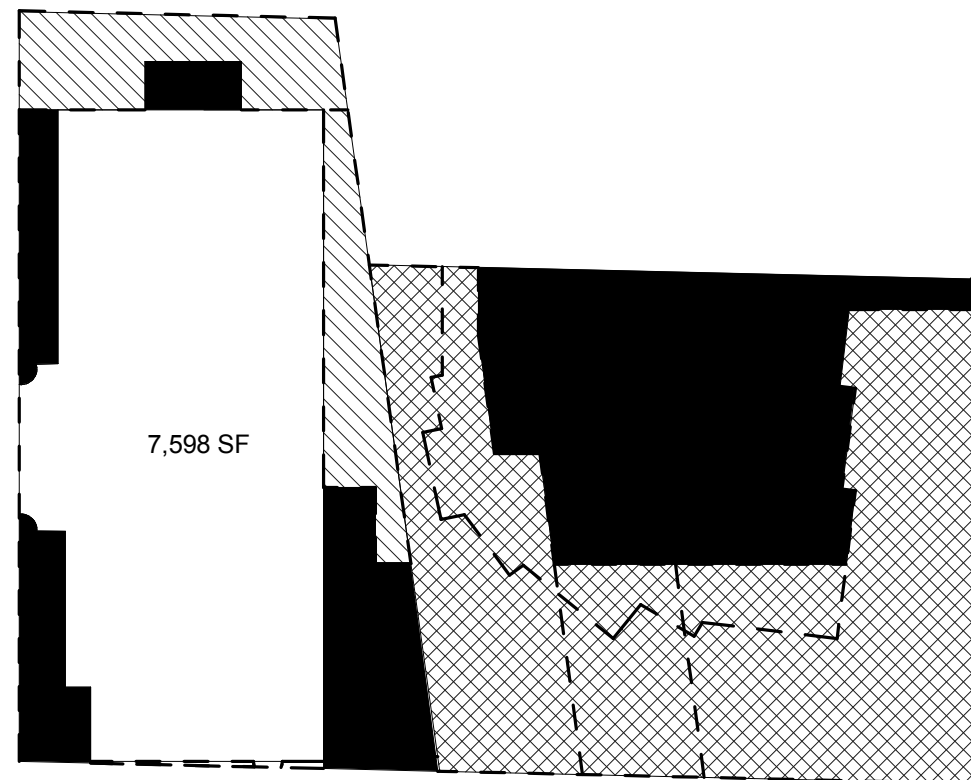
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January 15, 2019

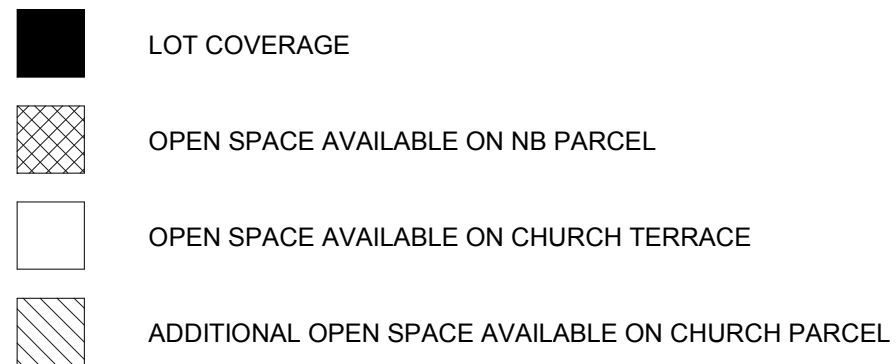
New Building Elevation and  
Plot Plan

**SYNDICATE**





OPEN SPACE/LOT COVERAGE PLAN



#### SCENARIO 1

ALLOWABLE RESI. AREA WITH AIR RIGHTS & TERRACE AGREEMENT:

57,629 SF

#### SCENARIO 2

ALLOWABLE RESI. AREA WITH AIR RIGHTS & NO TERRACE AGREEMENT:

33,119 SF

#### SCENARIO 3

ALLOWABLE RESI. AREA WITH NO TRANSACTION

26,027 SF



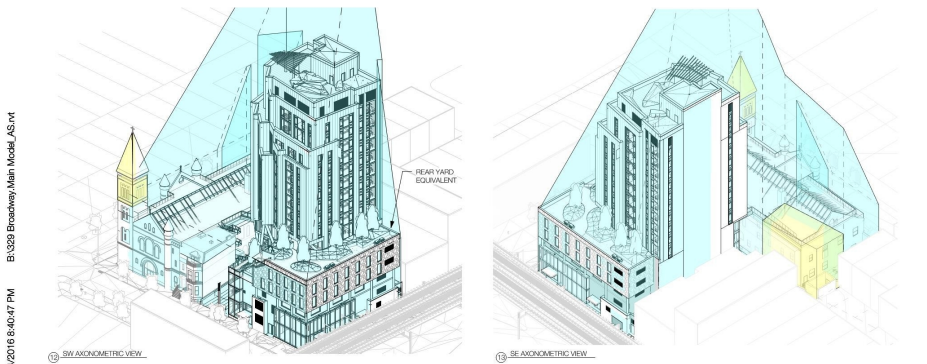
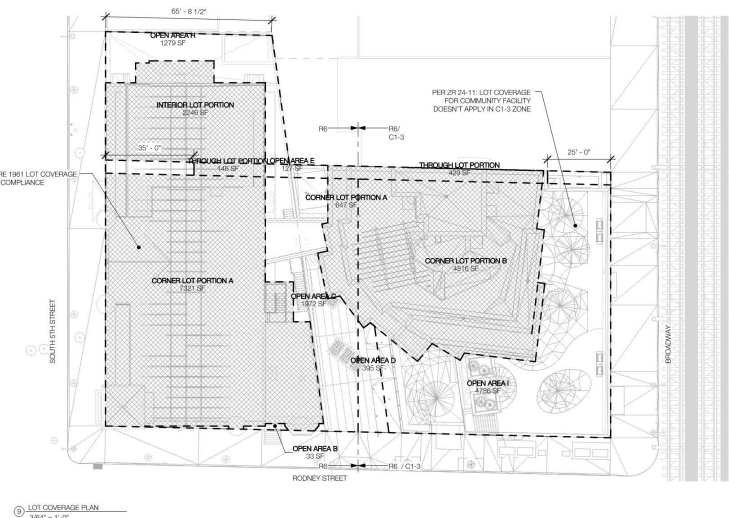
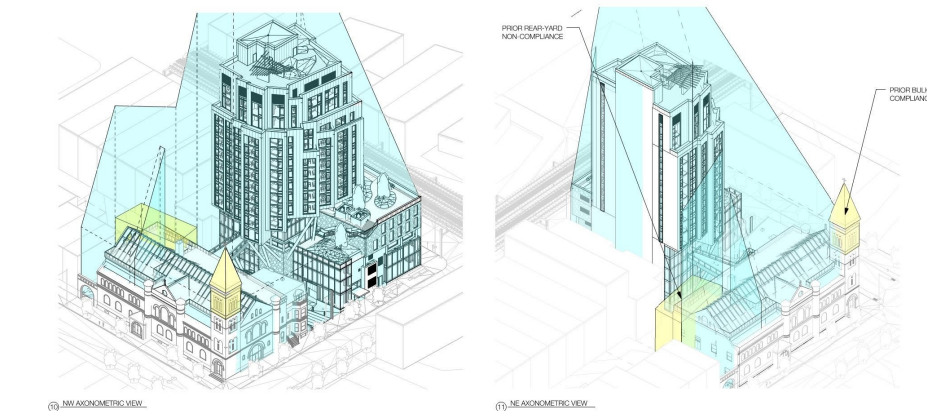
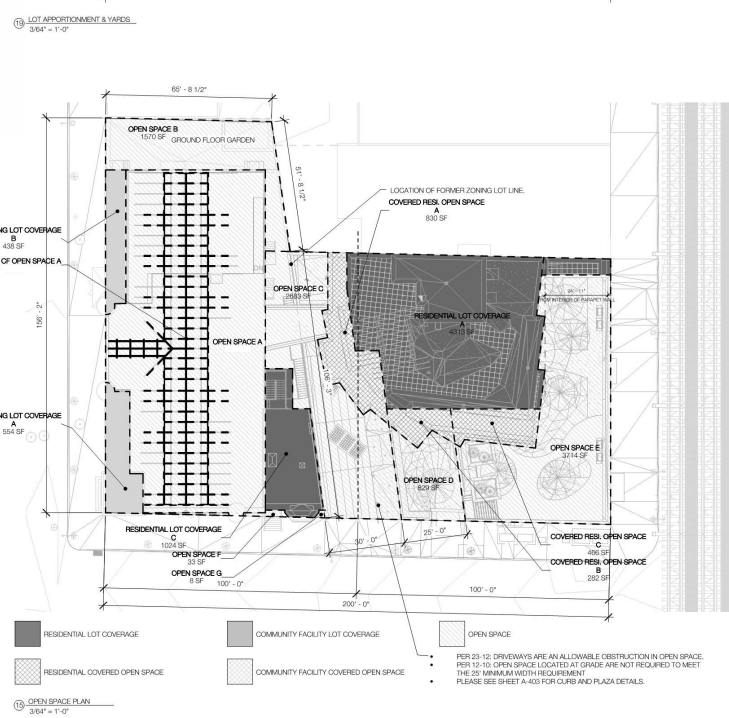
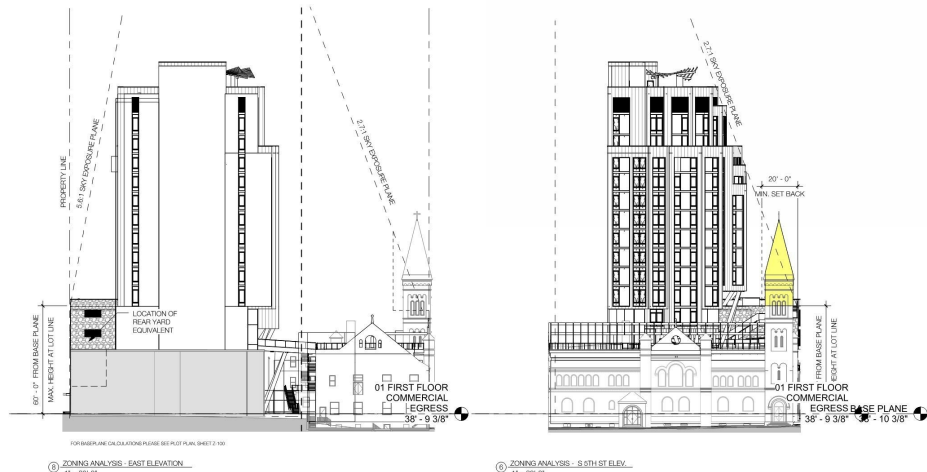
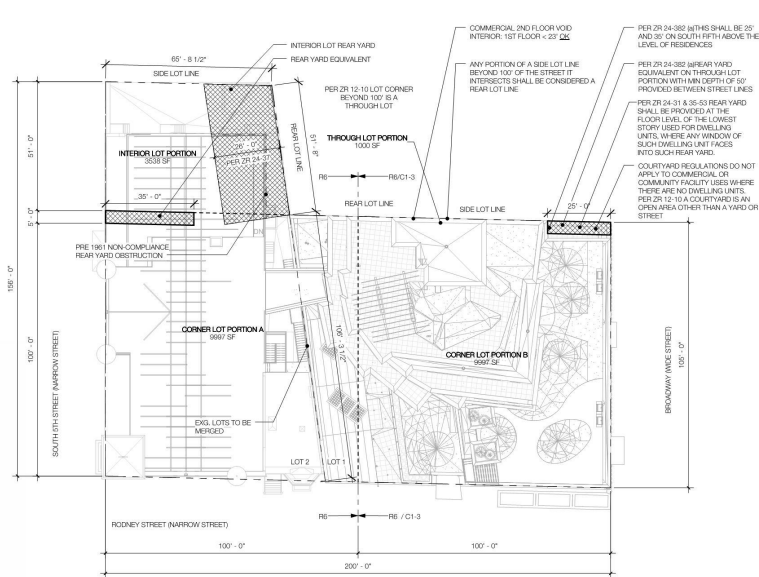
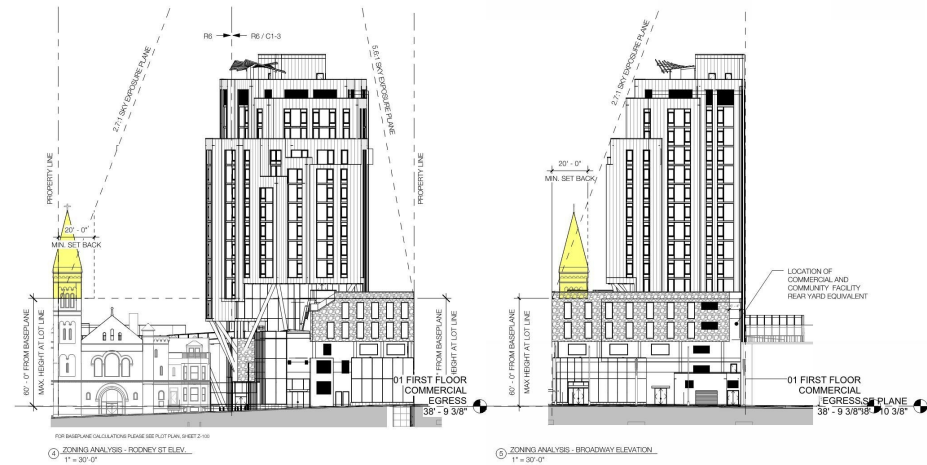
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January 15, 2019

New Building Rendering

**SYNDICATE**





3/24/2018 8:40:47 PM  
B:\329 Broadway Main Model AS.rvt

CURRENT LOT ALLOWABLE FAR CALCULATIONS FOR HEIGHT FACTOR OF 16									
ZONE	AREA	RESIDENTIAL FAR	ALLOWABLE RESIDENTIAL FAR	COMM. FAR	ALLOWABLE COMM. FAR	C.F. FAR	ALLOWABLE C.F. FAR	MAX LOT FAR	MAX LOT SF
R6	2105 SF	2.43	5118 SF	0	0 SF	4.8	10105 SF	4.8	10105 SF
R6 C1-3	10055 SF	2.43	25515 SF	2	21000 SF	4.8	10105 SF	4.8	10105 SF
Grand Total	12260 SF		30633 SF		21000 SF		60555 SF		60555 SF

PURCHASE REQUIRED:  
ADDITIONAL SF NEED = PROPOSED RESIDENTIAL + COMMERCIAL - ALLOWABLE RES. SF:  
ADDITIONAL SF NEED = 44510 - 30633 = 13877 SF  
ADDITIONAL SF NEED = 28,825 SF  
SF FROM CHURCH = ALLOWABLE RESIDENTIAL - CURRENT ALLOWABLE RESIDENTIAL SF  
SF FROM CHURCH = 6507 - 20000  
SF FROM CHURCH = 28,387 SF  
SF REMAINDER TO BE BORROWED ELSEWHERE = 28,825 SF - 28,387 SF  
SF REMAINDER (TO BE BORROWED ELSEWHERE) = 1,238 SF

CURB LEVEL CALCULATION										
PORTION	STREET FRONTAGE	CB EL. 1	CB EL. 2	CB EL. 3	CB EL. 4	CB EL. 5	TOTAL	NO. OF EL.	AVERAGE	CURB LEVEL CAL.
CORNER LOT A	SOUTH 1ST STREET	91.81	90.96	90.93	90.90	90.90	90.90	3	91.233	91.233
CORNER LOT B	BROADWAY	90.85	90.85	90.54	90.27	90.11	107.43	5	90.486	19.743
CORNER LOT C	BROADWAY	90.85	90.85	90.54	90.27	90.11	107.43	5	90.486	19.743
THROUGH LOT	BROADWAY	90.11	90.07	90.00	90.00	90.00	78.18	2	90.000	39.000
THROUGH LOT / INTERIOR LOT	SOUTH 1ST STREET	90.83	90.26	90.00	90.00	90.00	11.19	2	90.585	30.585

TOTAL ALLOWABLE FAR CALCULATIONS FOR HEIGHT FACTOR OF 12 (11.80) PER ZR 23-142									
ZONE	AREA	RESIDENTIAL FAR	ALLOWABLE RESIDENTIAL SF	COMM. FAR	ALLOWABLE COMM. SF	C.F. FAR	ALLOWABLE C.F. SF	MAX LOT FAR	MAX LOT SF
R6	14032 SF	2.43	34099 SF	0	0 SF	4.8	67365 SF	4.8	67365 SF
R6 C1-3	10055 SF	2.43	25515 SF	2	21000 SF	4.8	10105 SF	4.8	10105 SF
Grand Total	24087 SF		59614 SF		21000 SF		117755 SF		117755 SF

PROPOSED RESIDENTIAL AND OF FAR IN R6 (TOTAL)									
PROGRAM	AREA	PROPOSED FAR							
COMMUNITY FACILITY	5553 SF	1.61502							
RESIDENTIAL	58370 SF	2.376025							
Grand Total	63923 SF	3.991073							

PROPOSED COMMERCIAL FAR IN C1-3 ZONE									
PROGRAM	AREA	PROPOSED FAR							
COMMERCIAL	15589 SF	1.484678							
Grand Total	15589 SF	1.484678							

PROPOSED COMMUNITY FACILITY & RESIDENTIAL FAR IN R6 (EX V PROPOSED)									
PROGRAM	AREA	PROPOSED FAR							
EXISTING									
COMMUNITY FACILITY	17181 SF	0.70084							
RESIDENTIAL	2899 SF	0.1096							
PROPOSED	18870 SF	0.80064							
COMMUNITY FACILITY	22381 SF	0.90083							
RESIDENTIAL	7800 SF	1.17868							
Grand Total	97872 SF	3.98673							

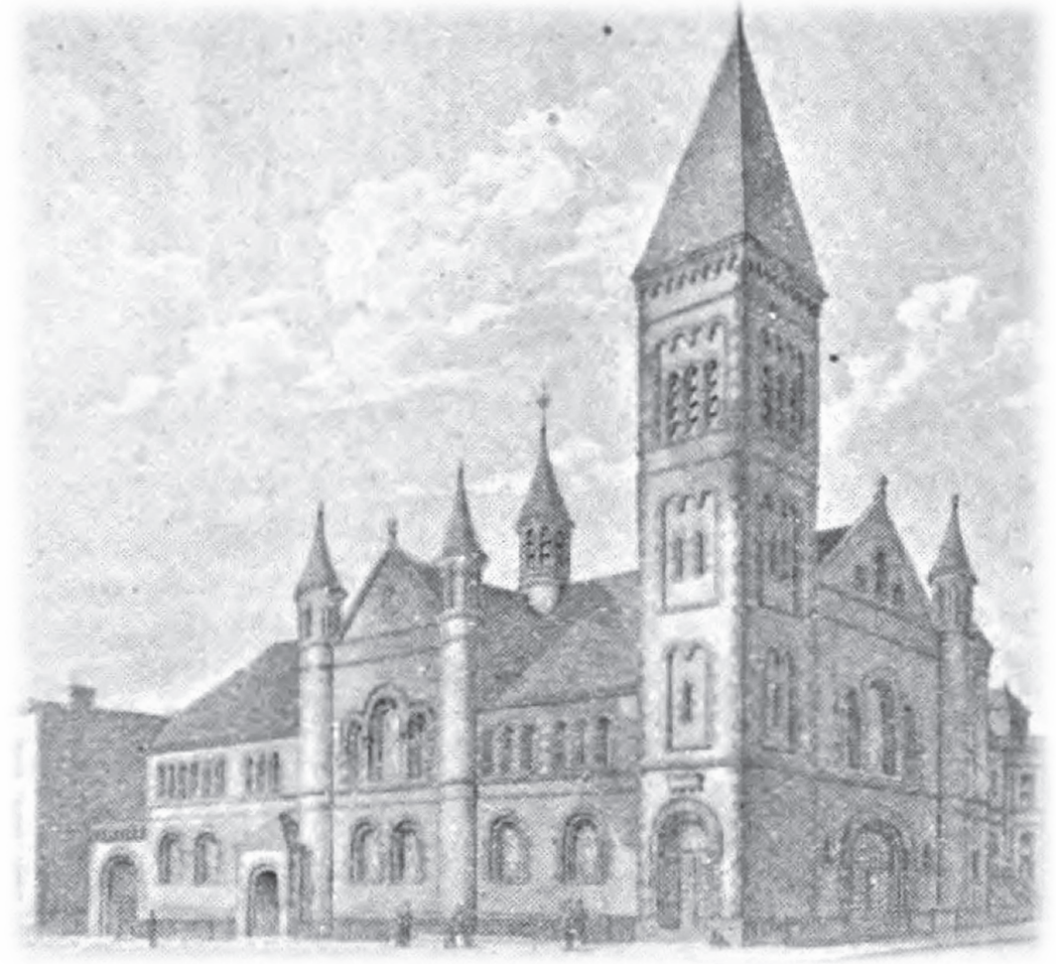
REQUIRED OPEN SPACE FOR GSF HF 8.00 PER 29.35 L42			
PROGRAM	AREA	REQ'D OPEN SPACE (%)	REQ'D OPEN SPACE (SF)
RESIDENTIAL	55370 SF	0.31	15066 SF
TOTAL: 22	55370 SF		15066 SF
PROPOSED OPEN SPACE			
NAME			AREA
COVERED OF OPEN SPACE A			354 SF
COMMUNITY FACILITY 1			354 SF
COVERED RES. OPEN SPACE A			830 SF
COVERED RES. OPEN SPACE B			252 SF
COVERED RES. OPEN SPACE C			486 SF
RESIDENTIAL 3			1578 SF
OPEN SPACE A			7234 SF
OPEN SPACE B			1125 SF
OPEN SPACE C			2952 SF
OPEN SPACE D			829 SF
OPEN SPACE E			2714 SF
OPEN SPACE F			57 SF
OPEN SPACE G			15 SF
OPEN: B1			10000 SF
TOTAL: 16			18037 SF
PROPOSED OPEN SPACE 18,198 SF > 16,074 SF REQ'D OK			



## PROJECT OVERVIEW

### Scope of Total Project

- Exterior envelope: repair & restore
  - Stained-glass windows, repair & restore
  - Windows, repair or replace
  - Building: bring up to code
  - Fund future maintenance
- 
- New rooftop terrace with roof guaranteed in perpetuity
  - Recreate the original parapets and evoke the original roof line through trusses
  - Construct a sky bridge to the roof from the new building
  - replace the noncompliant rear façade fire stairs
  - replace unsympathetic and unsafe gate at the side entrance



### St. Paul's Church Team All Projects

Owner: St. Paul's Evangelical Lutheran Church of Williamsburg  
Church Restoration Architects: Boddewyn Gaynor Architects DPC  
304 Rodney Street Developer: Parkview Management, Inc.

New Building Architects: Syndicate Architecture PLLC

Roof Terrace Preservation Architects: Li Saltzman Architects PC

Roof Terrace Structural Architects: Old Structures Engineering PC

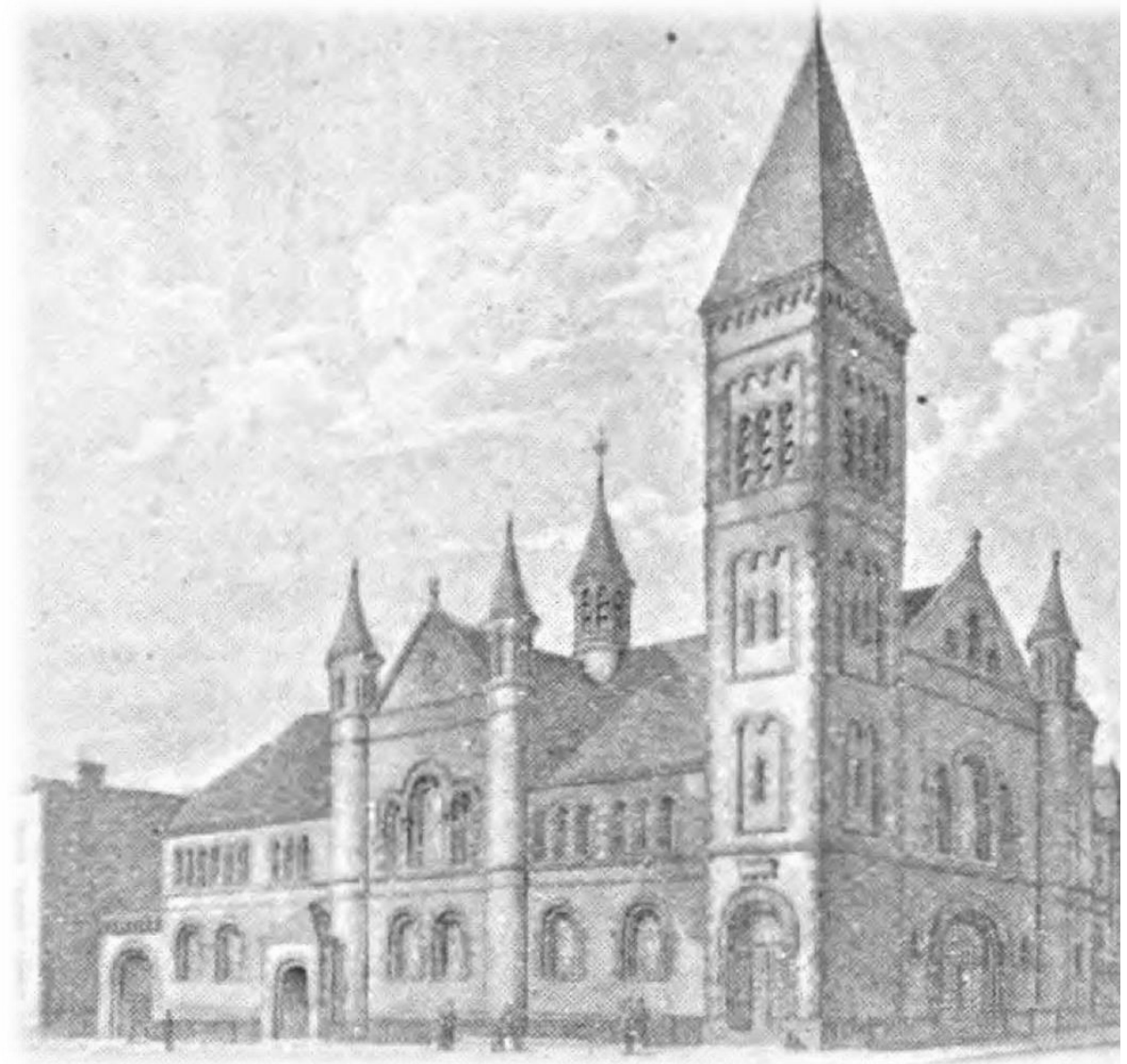
Roof Terrace Preservation Consultant: Mary B Dierickx Historic Preservation Consulting



# SITE & HISTORIC BACKGROUND



1924 Historic Aerial Photograph.  
Source: NYC DOITT



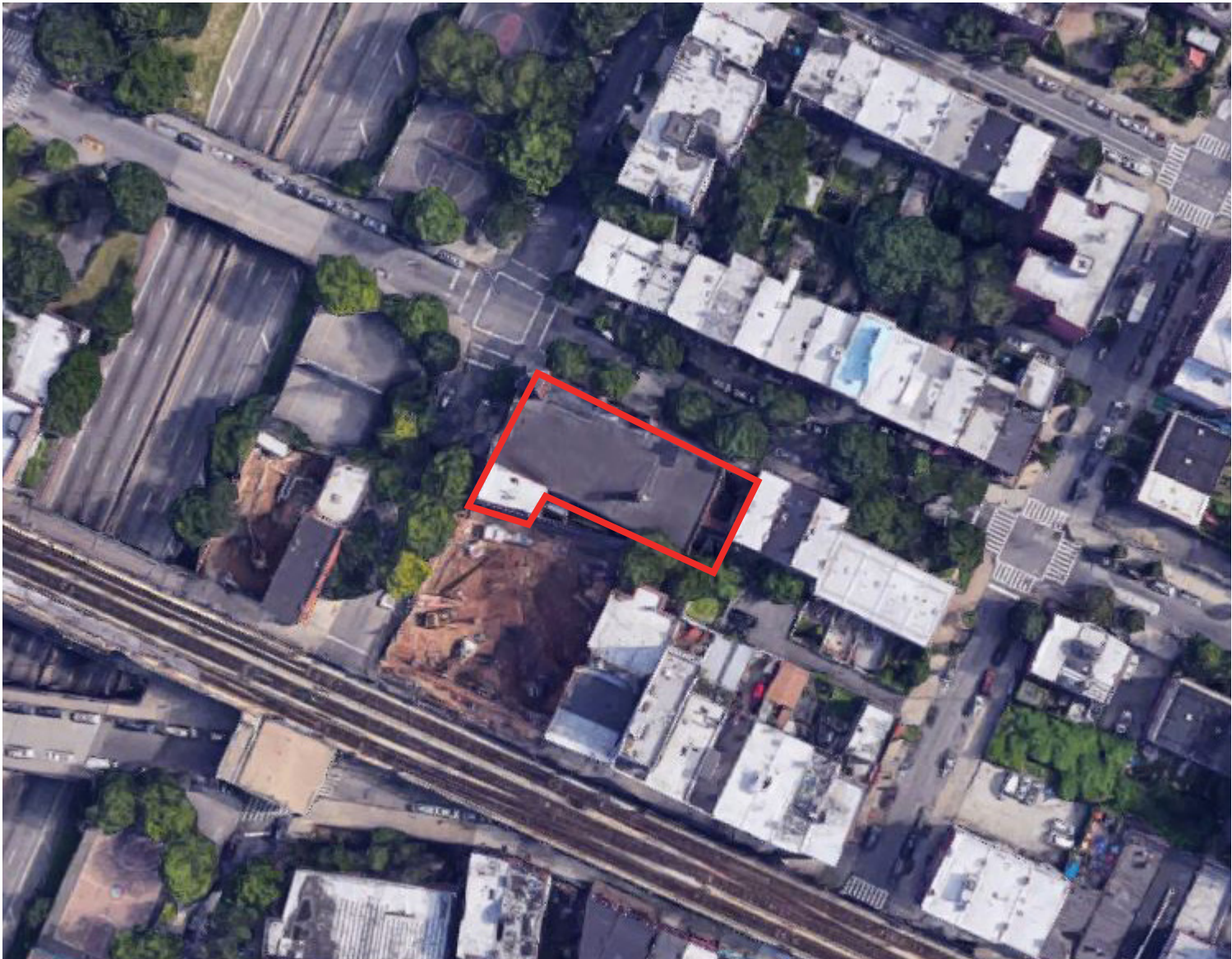
c. 1949 in LPC designation report.  
Source: Landmarks Preservation Commission







2012 Aerial Photograph.  
Source: NYC DOITT



c. 2017 Aerial Photograph.  
Source: Google Maps





View of St. Paul's Evangelical Lutheran Church, Sunday School and Parsonage, c. 1920. Source: Brooklyn Public Library, Brooklyn Collection



View of St. Paul's Evangelical Lutheran Church, Sunday School and Parsonage, c. 1939. Source: NYC Municipal Archives





View of arch on South 5th Street and partial view of secondary East Elevation of the Sunday School and side yard, c. 1939. Source: NYC Municipal Archives



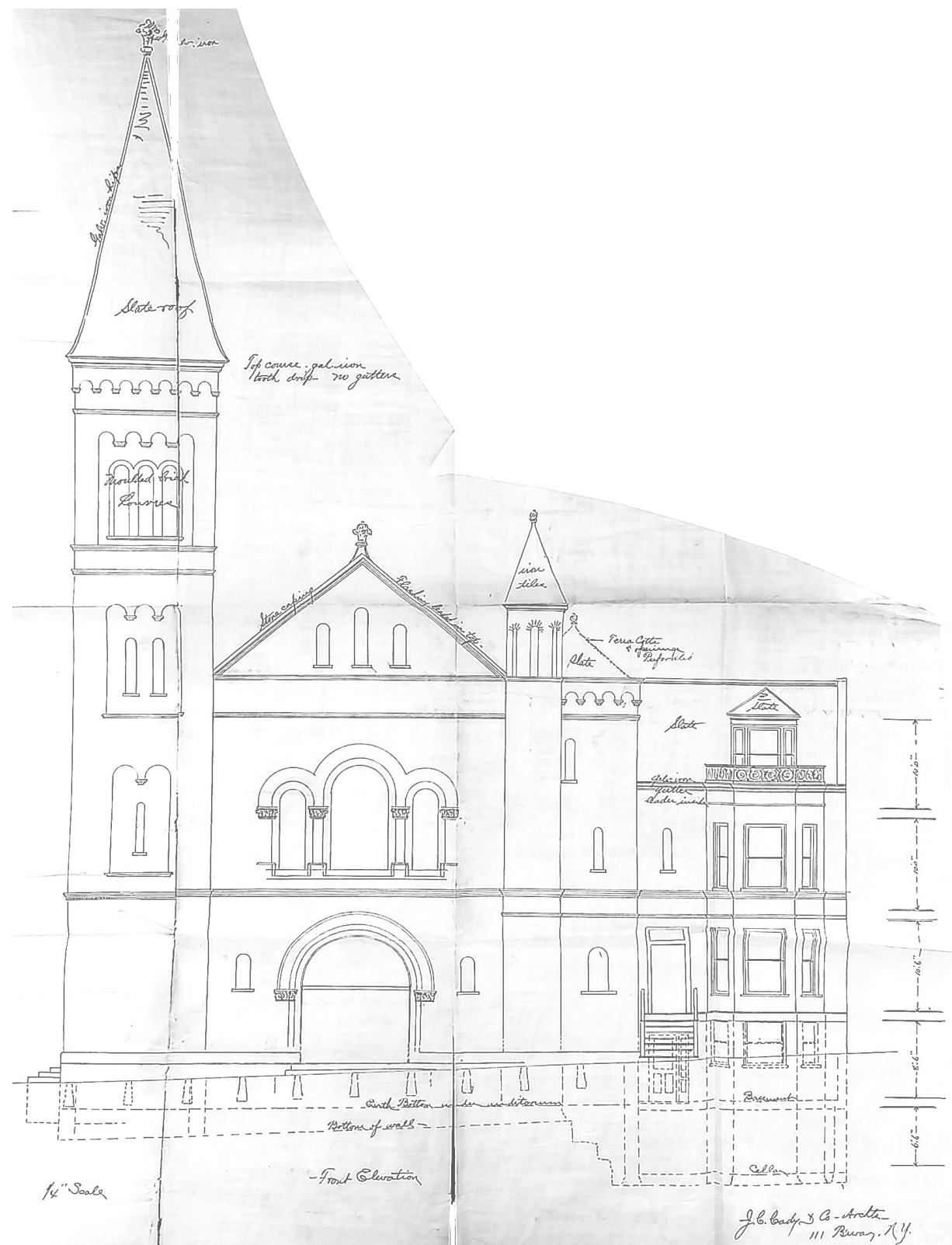
View of South 5th Street showing Sunday School entrance, September 25, 1935. Source: New York Public Library





Fire on February 13, 1944.  
Source: Brooklyn Public Library





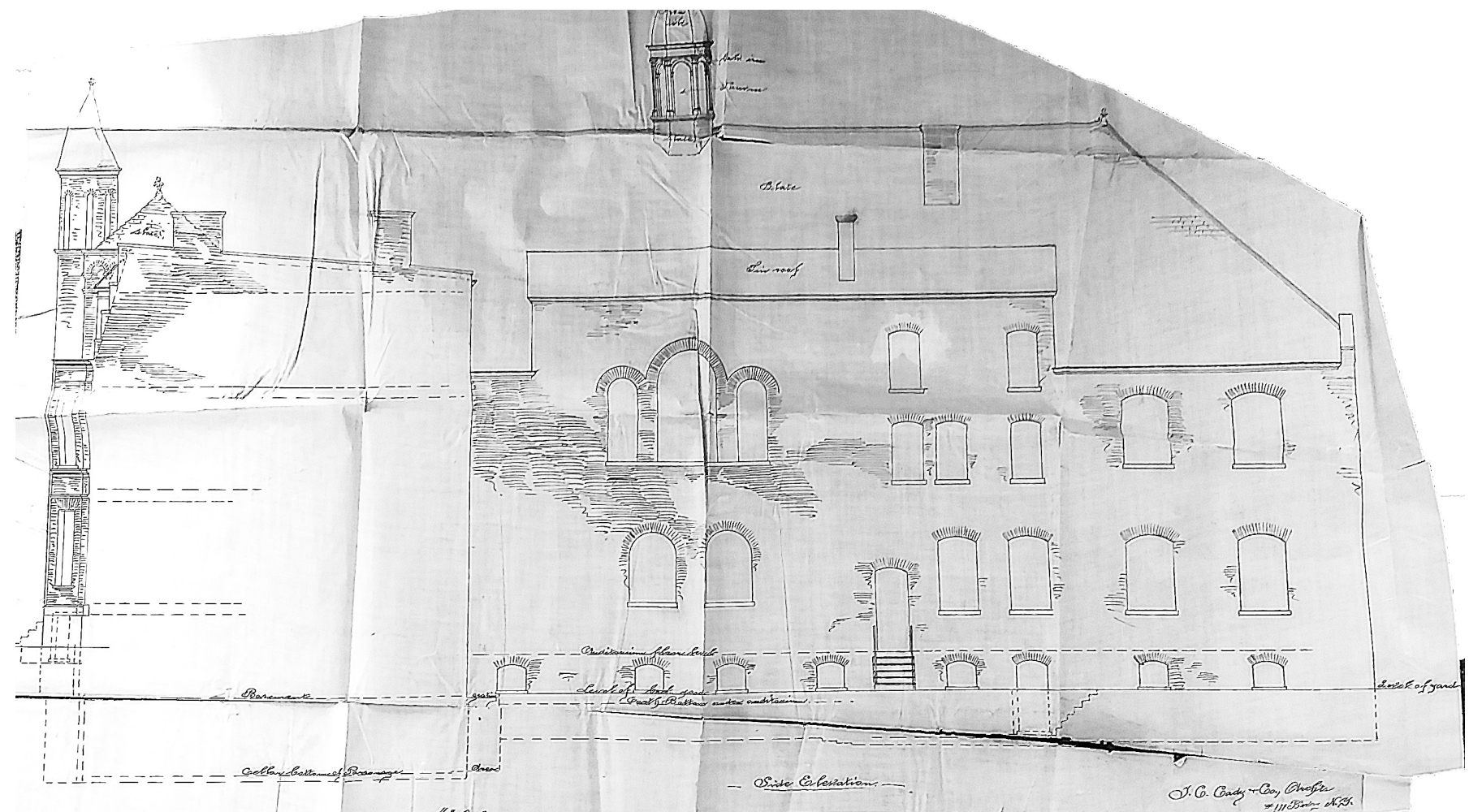
CHURCH

PARSONAGE

Rodney Street Elevation, c. 1884-1885

J. C. Cady Architects

Source: NYC Dept. of Buildings



PARSONAGE

CHURCH

SUNDAY SCHOOL

Side Elevation, c. 1884-1885

J. C. Cady Architects

Source: NYC Dept. of Buildings

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January 15, 2019

Historic Drawings

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# EXISTING CONDITIONS





View of corner of Rodney and South 5th Streets, 2011.  
Source: NYC Landmarks Preservation Commission



Detail View of Rodney Street Elevation, 2011.  
Source: NYC Landmarks Preservation Commission





South 5th Street Elevation and secondary East Elevation, 2011. Source: NYC Landmarks Preservation Commission



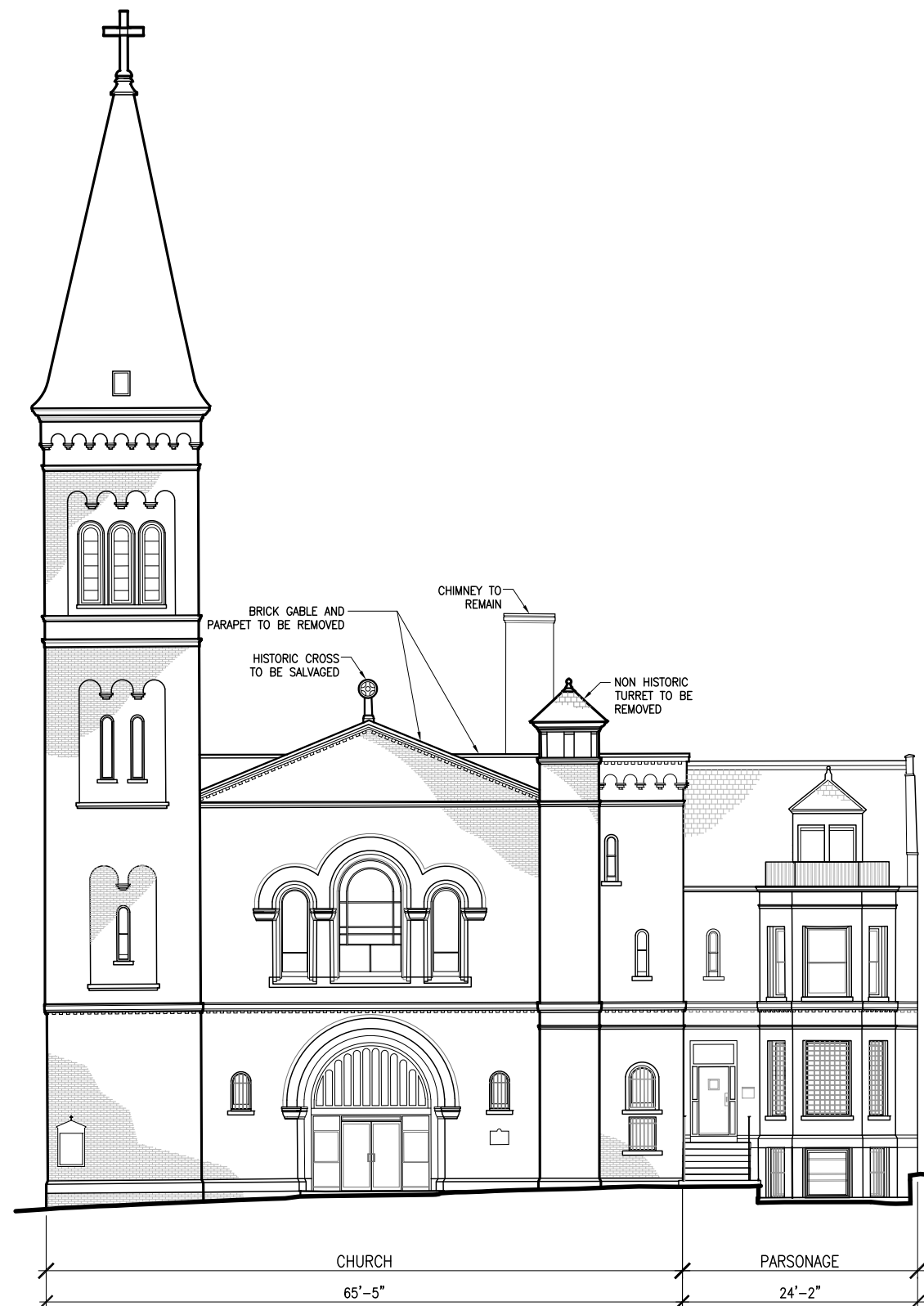


View of Sunday School, South 5th Street Elevation, 2011.  
 Source: NYC Landmarks Preservation Commission



View of Church, South 5th Street Elevation, 2011.  
 Source: NYC Landmarks Preservation Commission



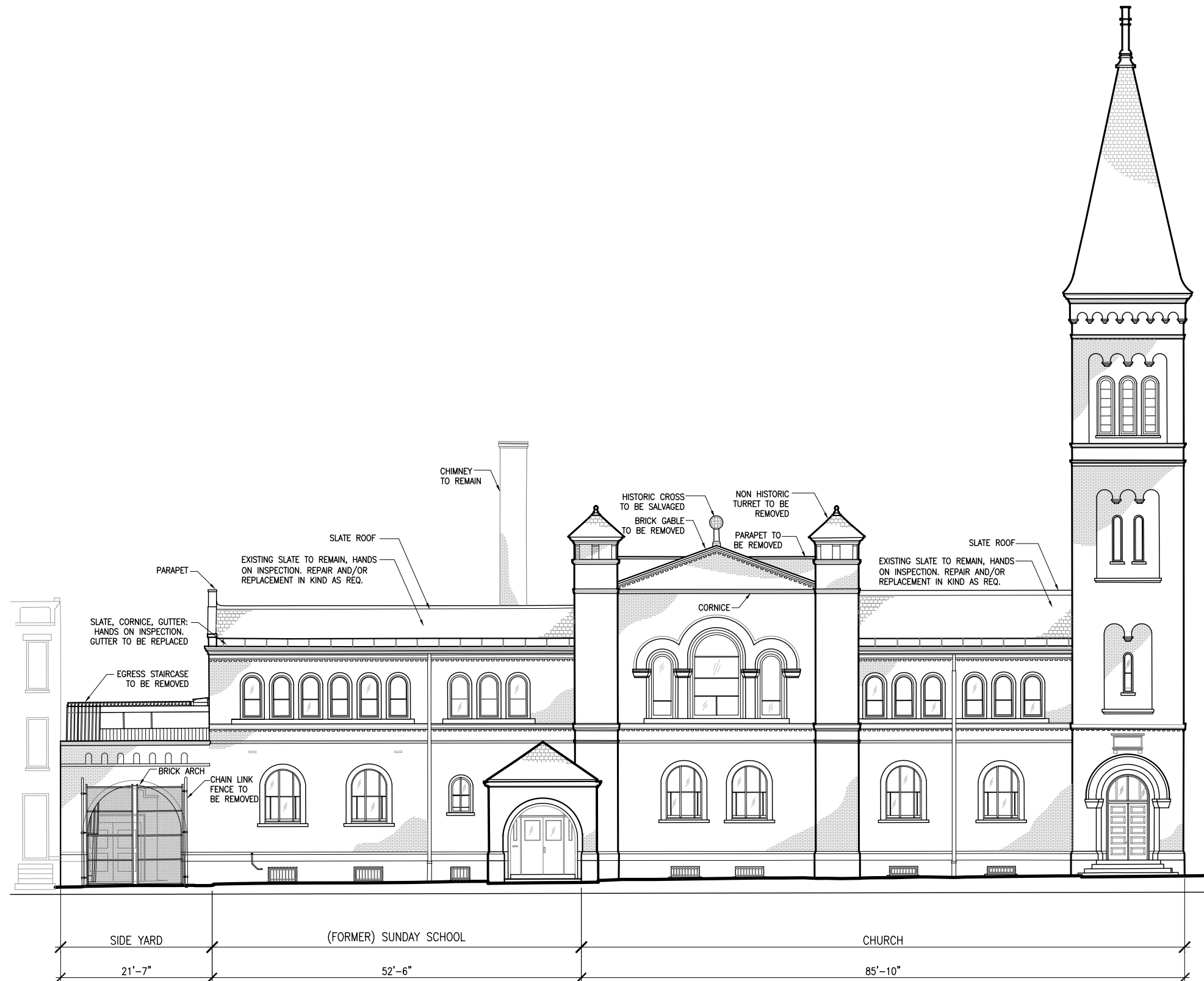


Rodney Street Elevation, 2018  
Source: Control Point



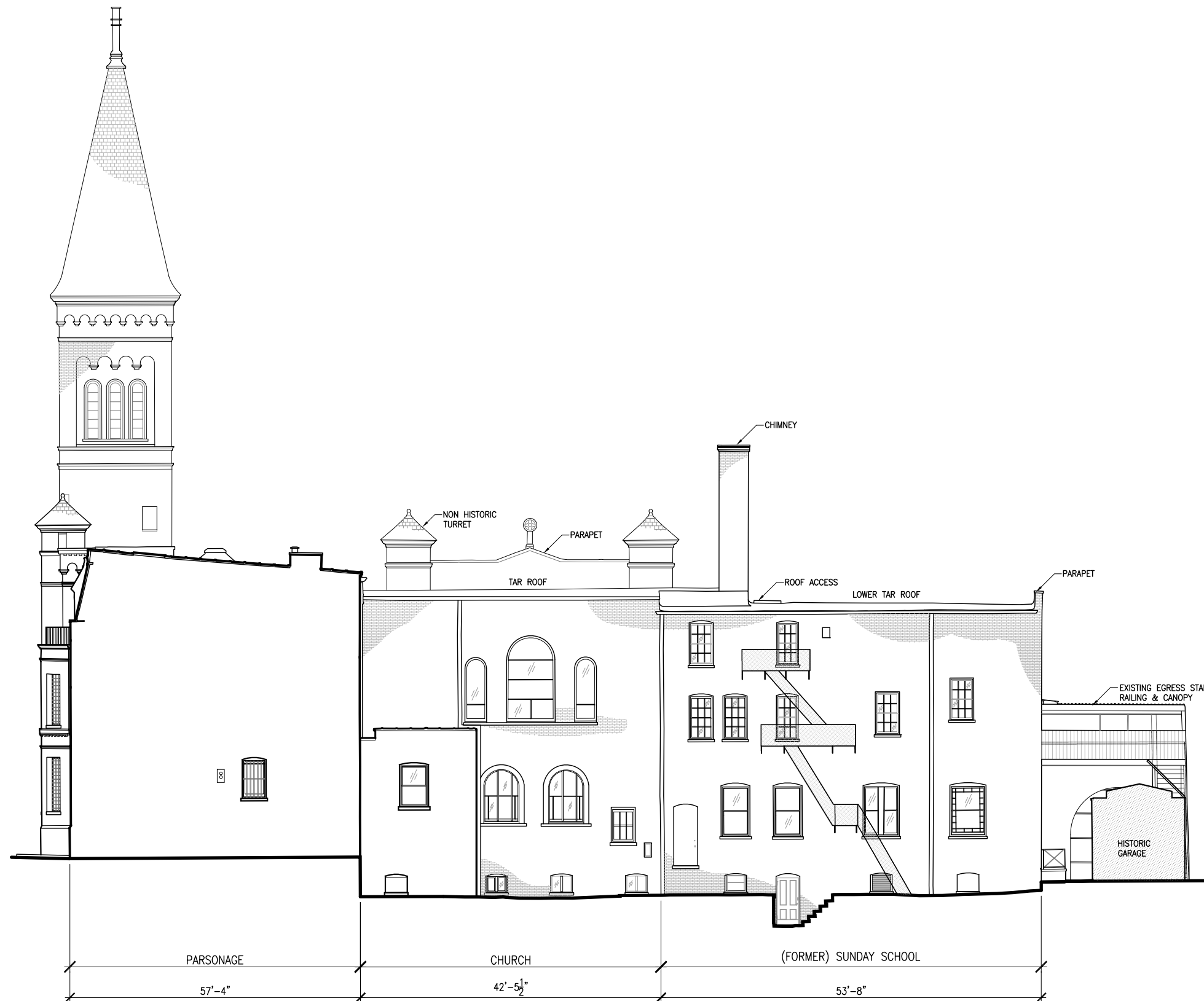
East Elevation, 2018  
Source: Control Point





South 5th Street Elevation, 2018  
Source: Control Point





South Elevation, 2018  
Source: Control Point



# PROPOSED ROOF DESIGN

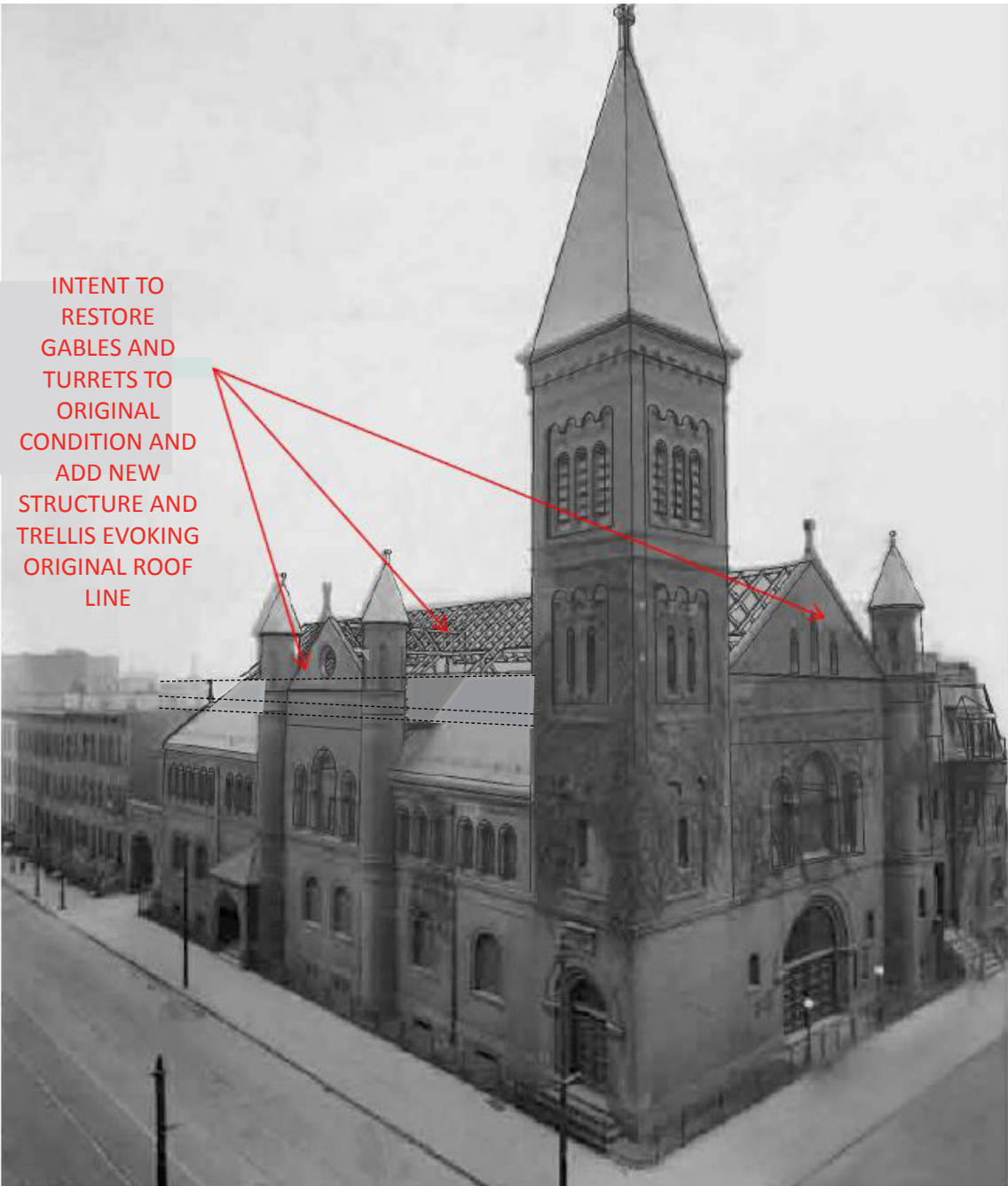




View of St. Paul's Evangelical Lutheran Church, Sunday School and Parsonage, c. 1920.  
Source: Brooklyn Public Library, Brooklyn Collection

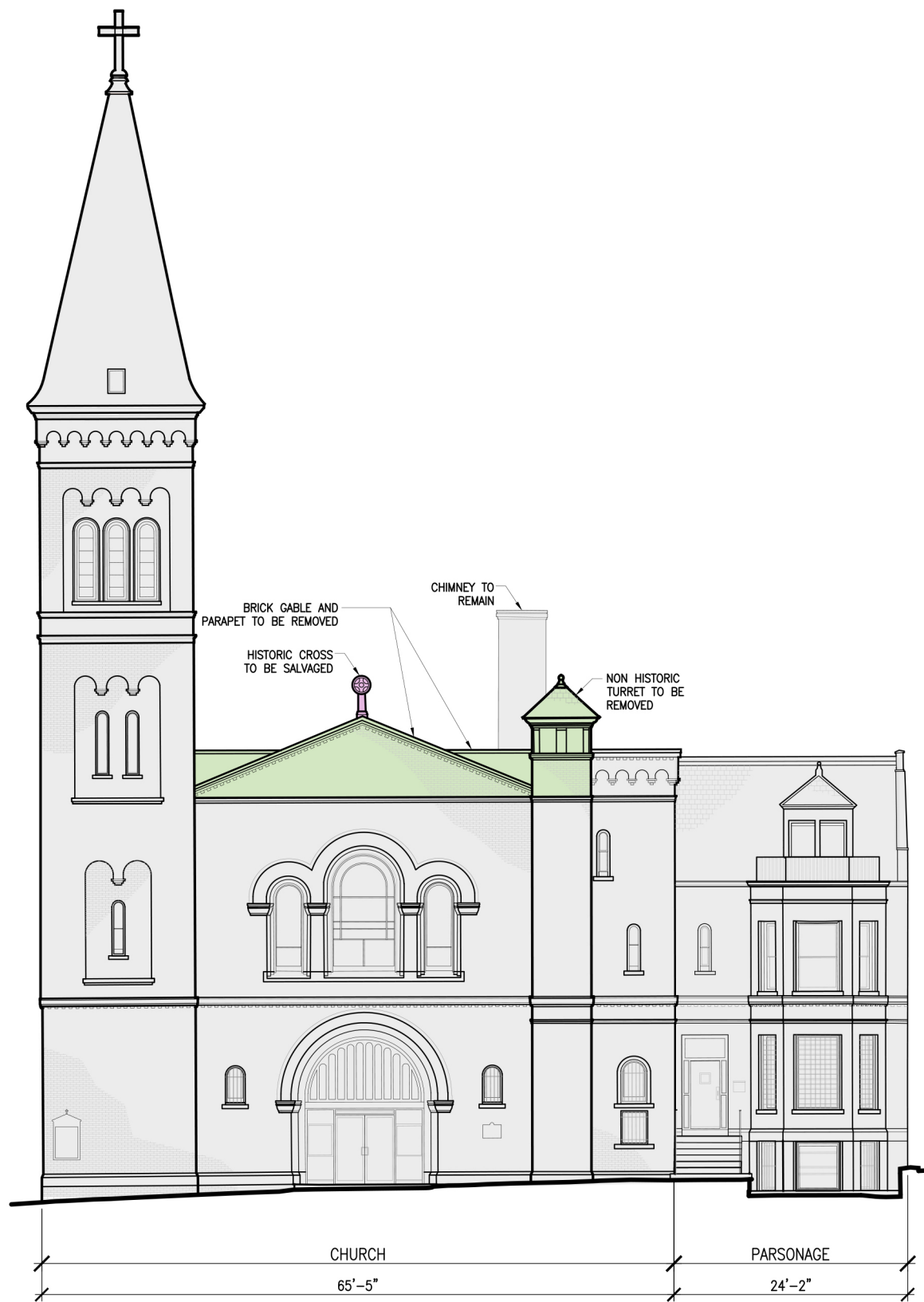


View of Rodney and South 5th Street Elevations, 2011.  
Source: NYC Landmarks Preservation Commission

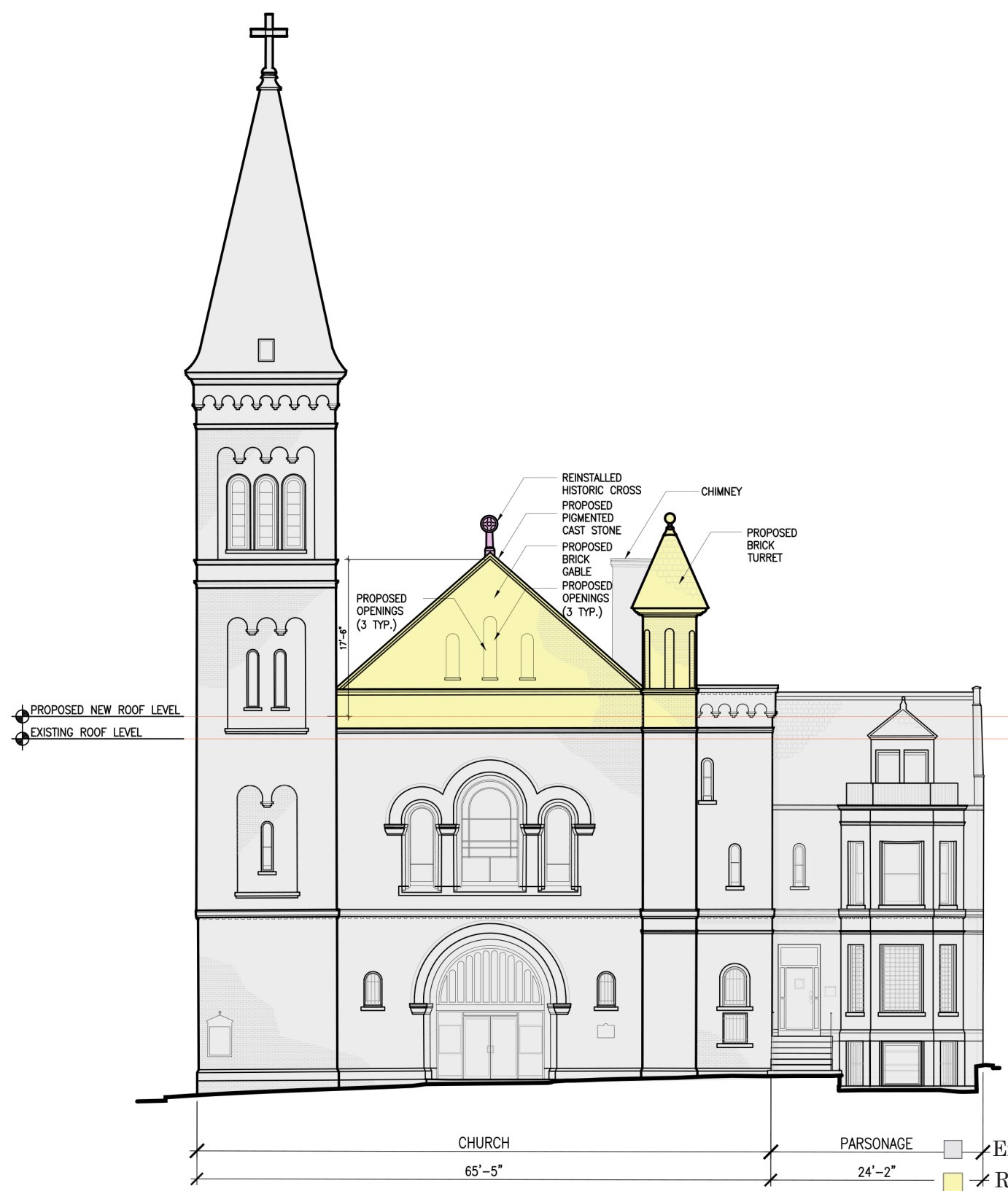


Proposed Roof Design





Existing Rodney Street Elevation

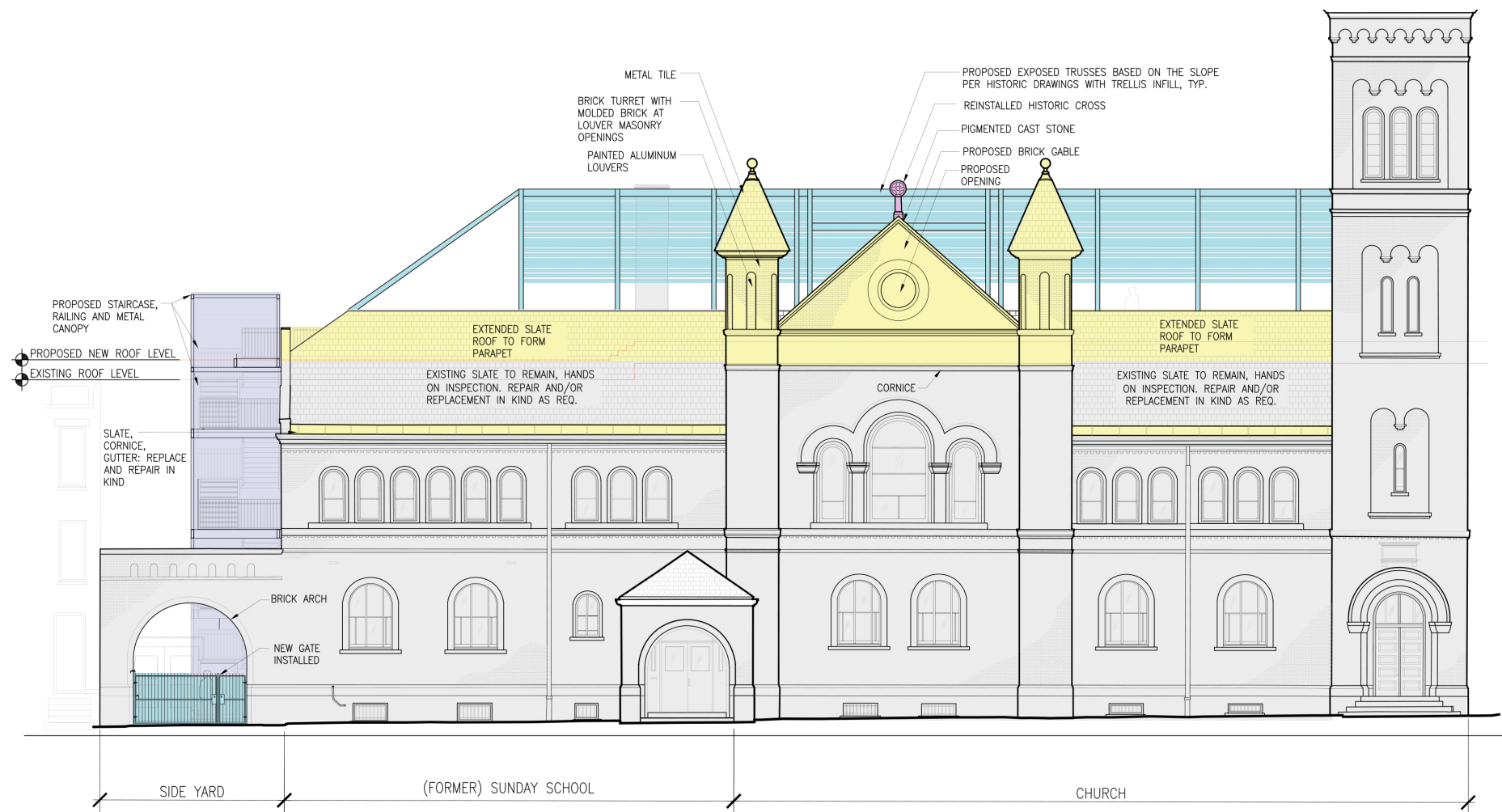


Proposed Rodney Street Elevation





Existing South 5th Street Elevation



Proposed South 5th Street Elevation

- Existing to remain
- Reconstruction
- Selective removals
- Salvage/ Reinstallation
- New construction: evoking historic
- New construction

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




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January 15, 2019

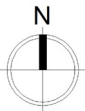
Scope of Work

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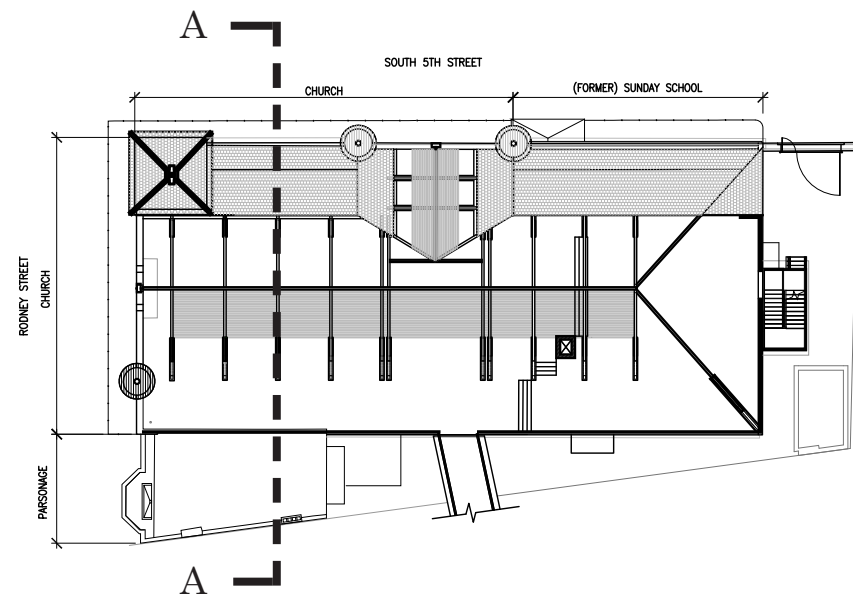




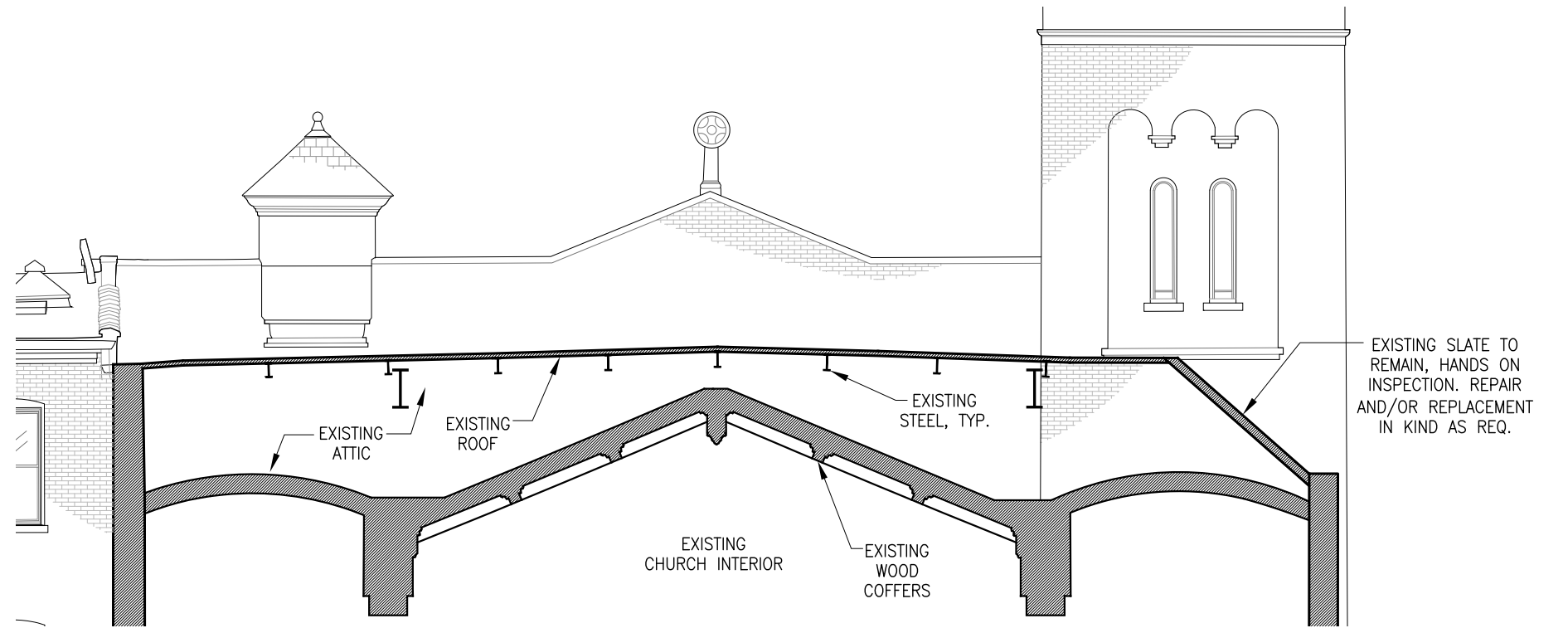
-  Existing to remain
-  Reconstruction
-  Selective removals
-  Salvage/ Reinstallation
-  New construction: evoking historic
-  New construction



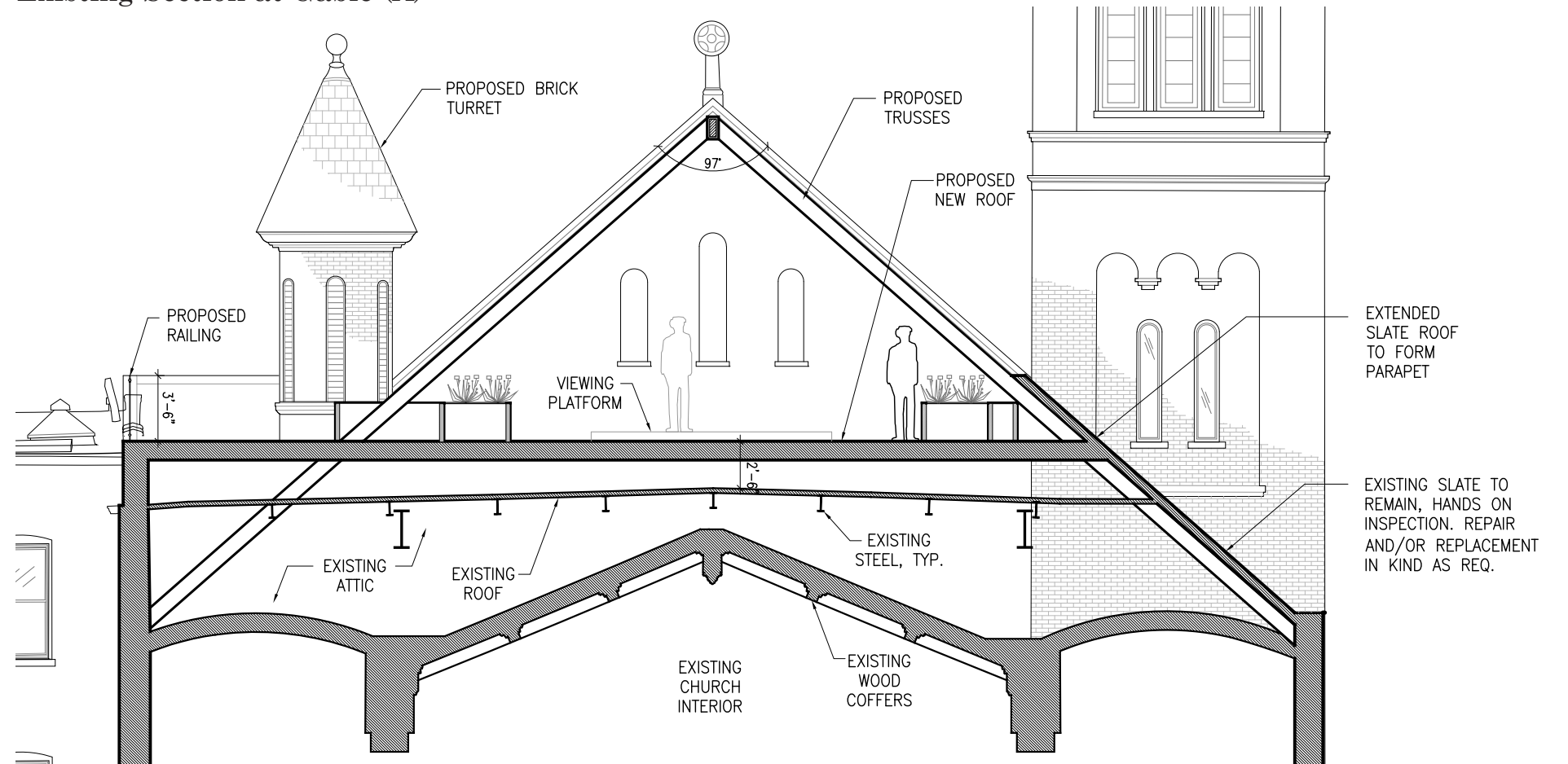




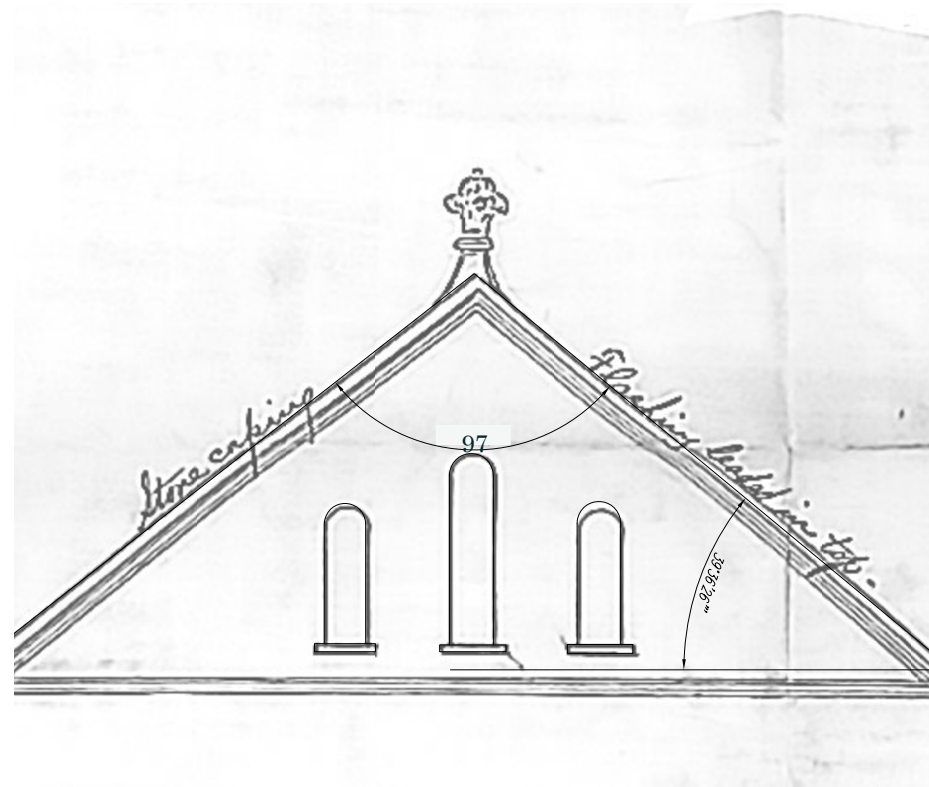
Key Plan



Existing Section at Gable (A)



Proposed Section at Gable (A)



Historic Roof Gable

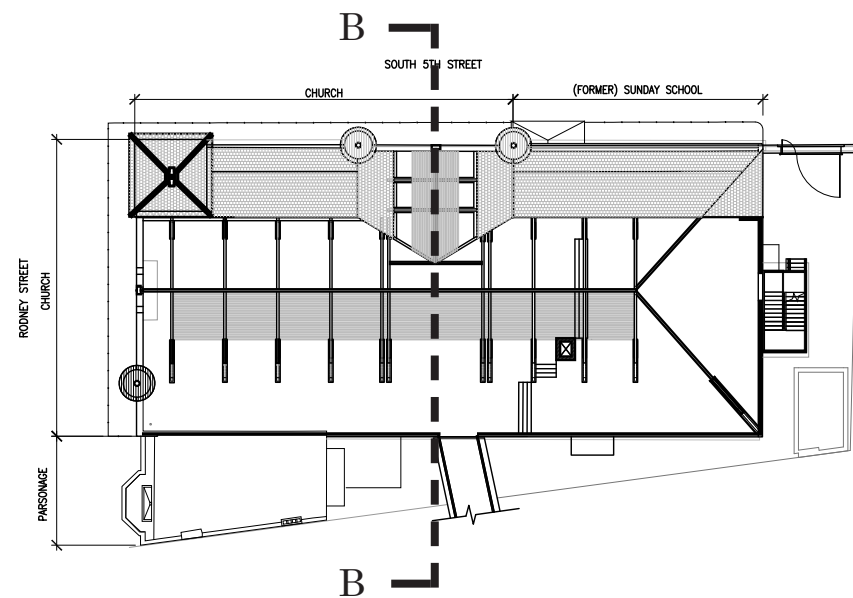
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LPC Public Hearing Presentation  
January 15, 2019

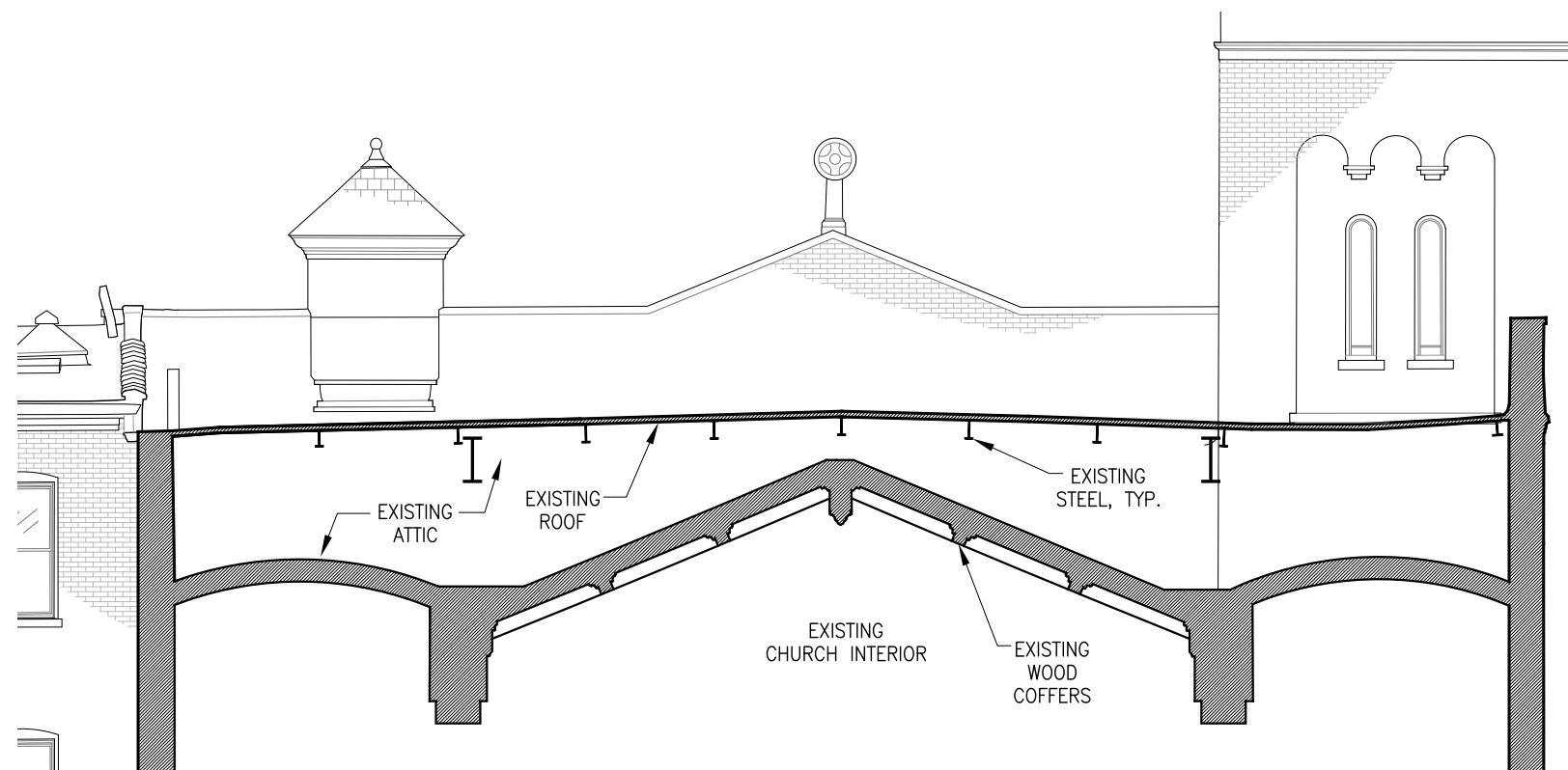
Roof Design:  
Existing & Proposed  
Roof Sections (A)

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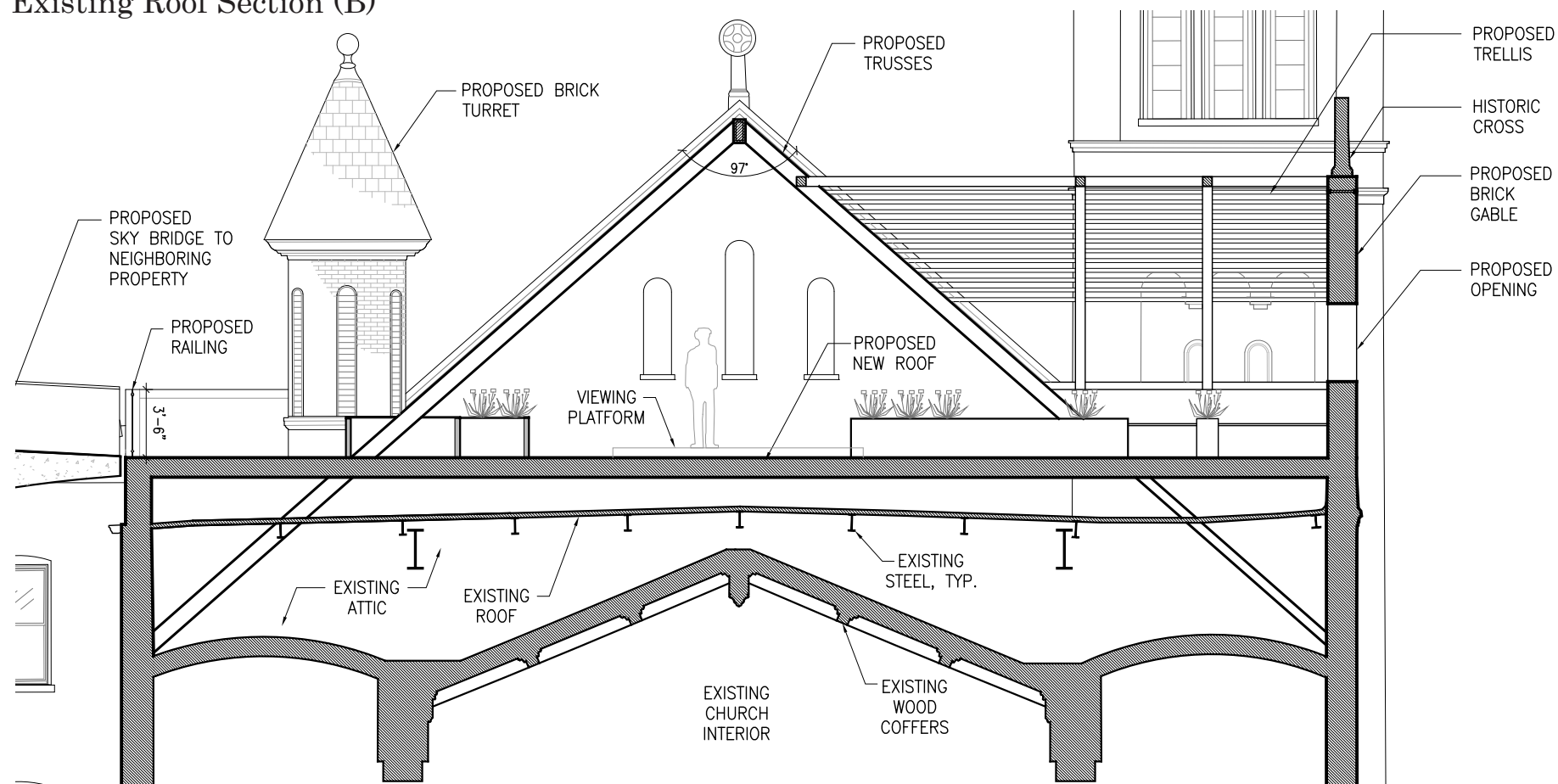




Key Plan

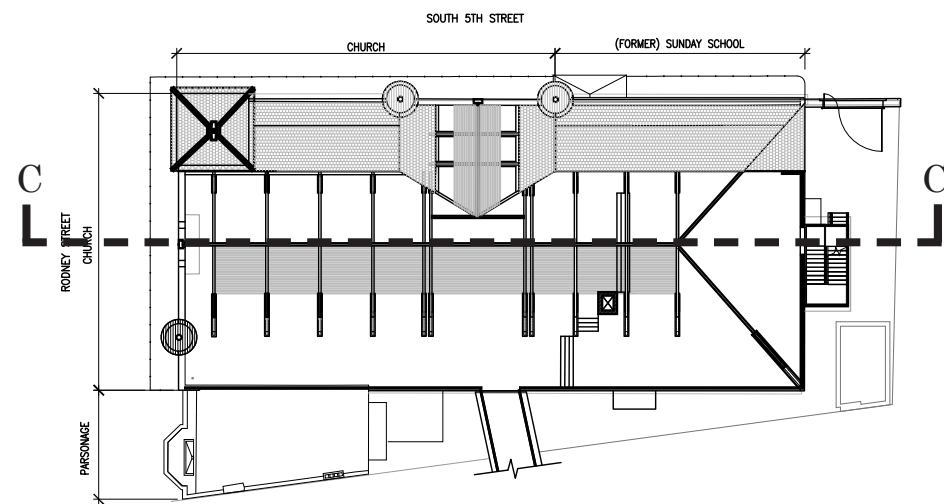


Existing Roof Section (B)

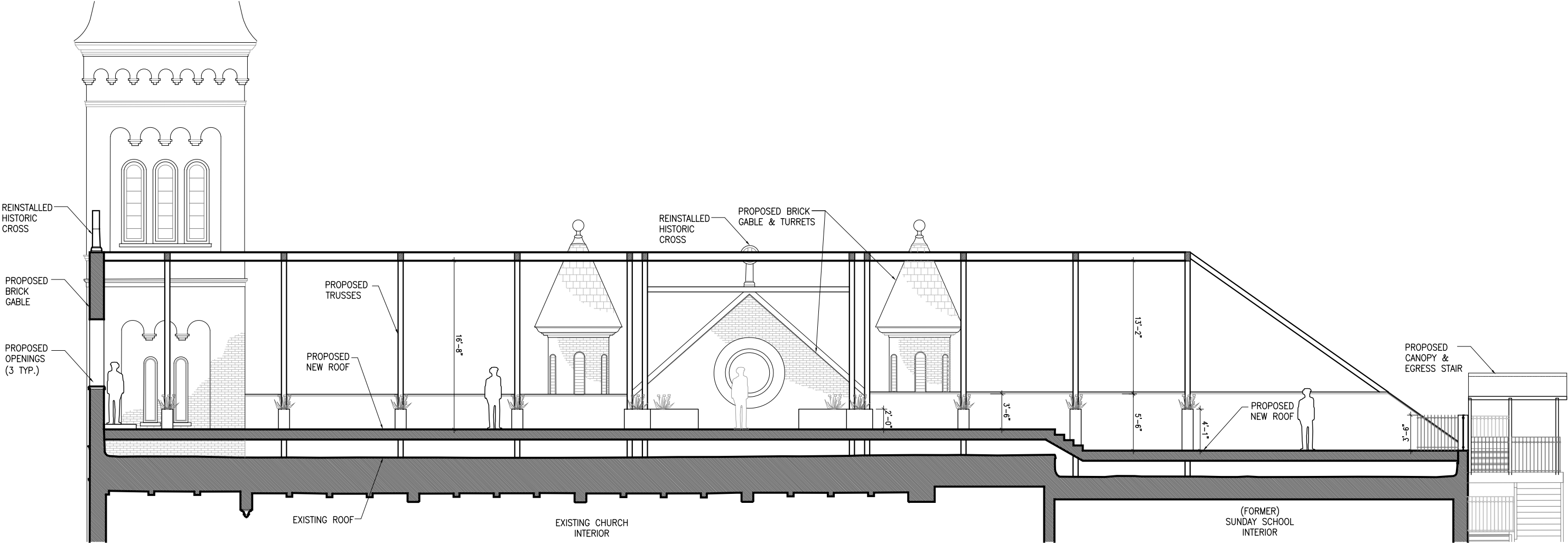


Proposed Roof Section at the intersection of Gable and Dormer (B)





Key Plan



Proposed North South section



Perimeter Masonry and Walls - Linealuce Mini Recessed (iGuzzini)



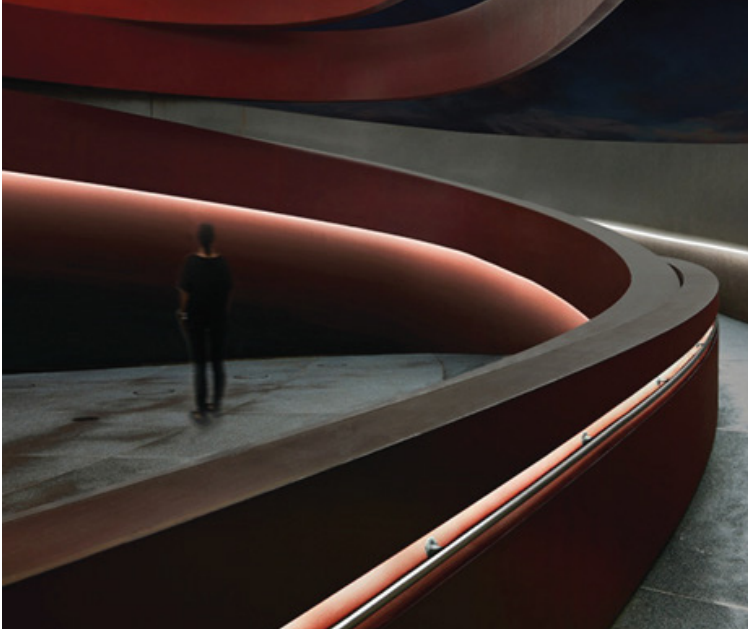
Spot Optic



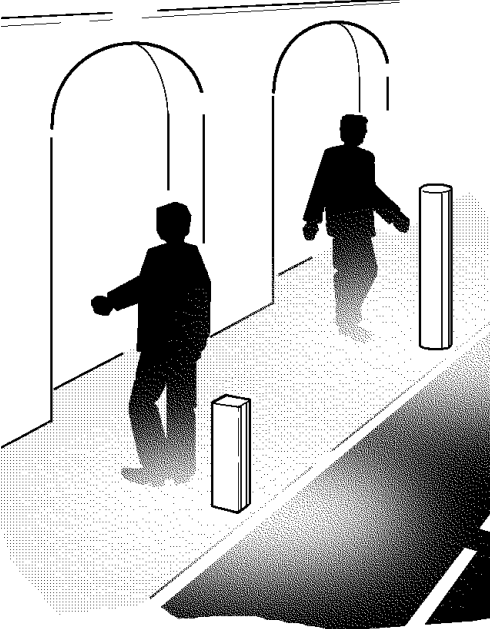
Flood Optic



Exterior Stair Riser Lighting - Underscore (iGuzzini)



Planter - Twilight Bilbao (iGuzzini)





# PROPOSED SKYBRIDGE



KEY PLAN - COLOR LEGEND

EXISTING CONSTRUCTION @ ST PAUL'S LUTHERAN CHURCH

NEW CONSTRUCTION @ 329 BROADWAY

INTERVENTION ON EXG. CHURCH CONSTRUCTION

SKYBRIDGE CONNECTOR



BRIDGE MOCKUP PHOTOGRAPH - FROM RODNEY STREET



BRIDGE MOCKUP PHOTOGRAPH - FROM RODNEY STREET - ENLARGED



MASTER KEY PLAN

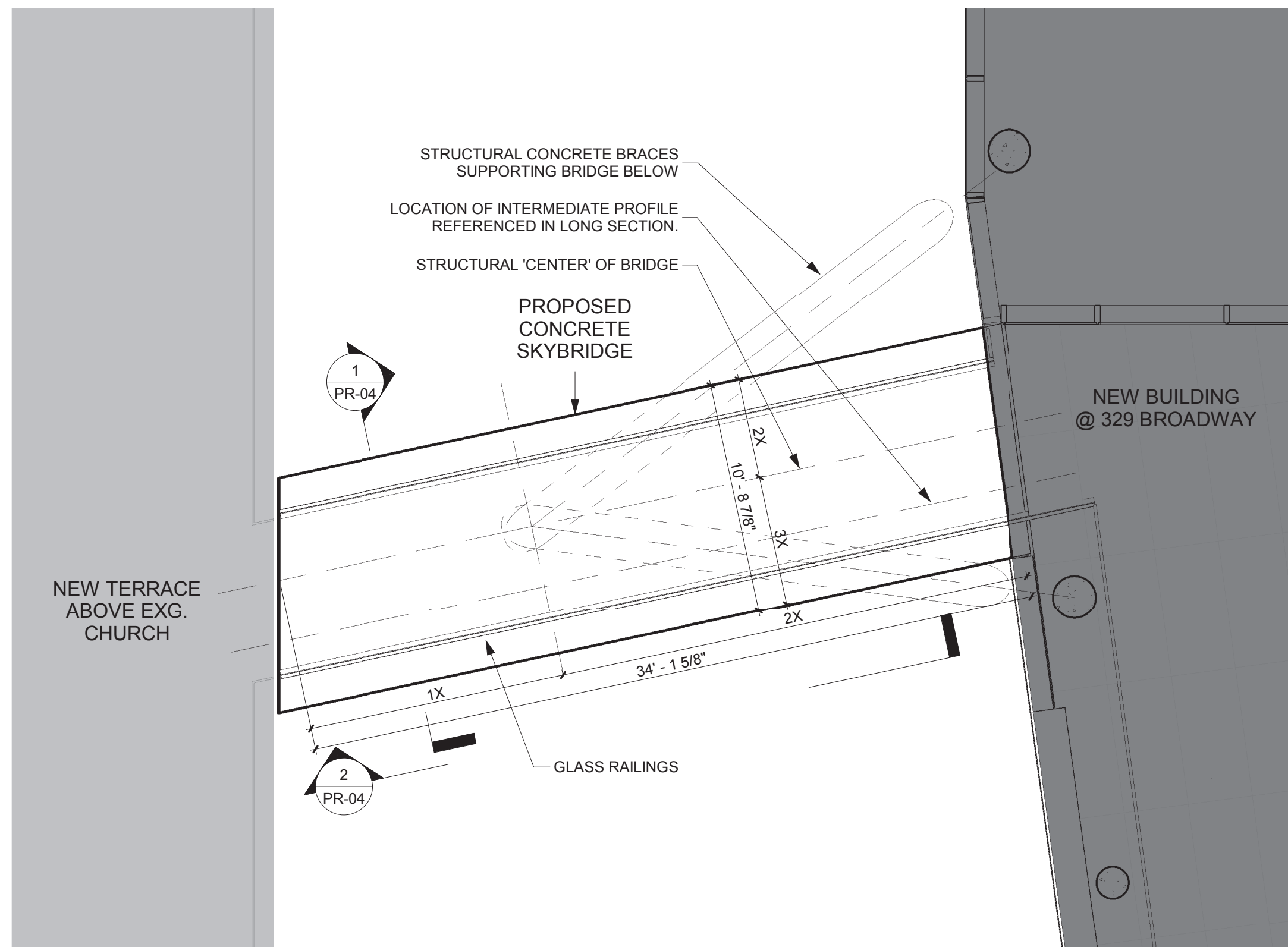




KEY PLAN

KEY PLAN - COLOR LEGEND

- EXISTING CONSTRUCTION @ ST PAUL'S LUTHERAN CHURCH
- NEW CONSTRUCTION @ 329 BROADWAY
- INTERVENTION ON EXG. CHURCH CONSTRUCTION
- SKYBRIDGE CONNECTOR



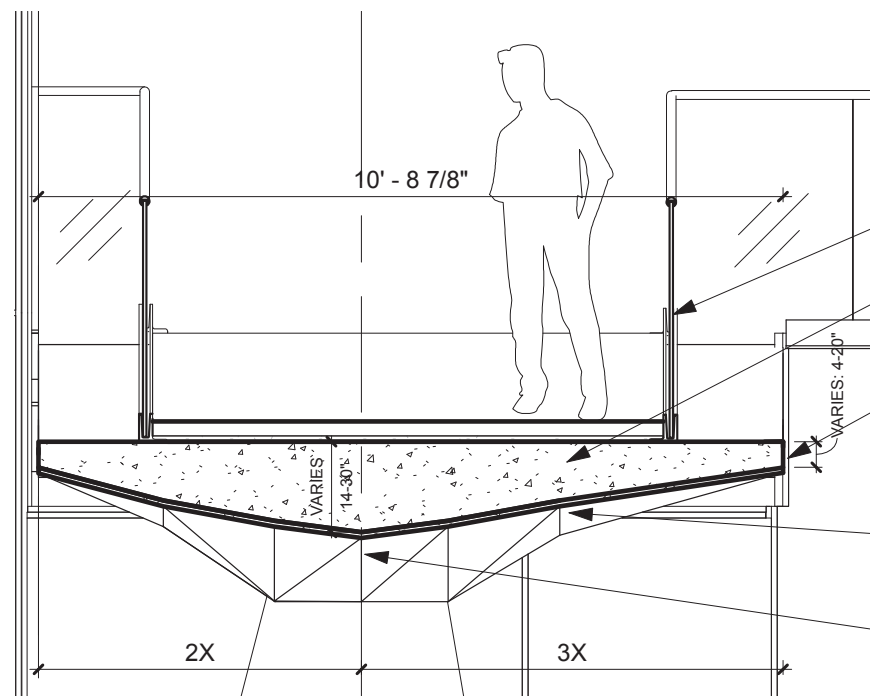
PLAN OF SKYBRIDGE





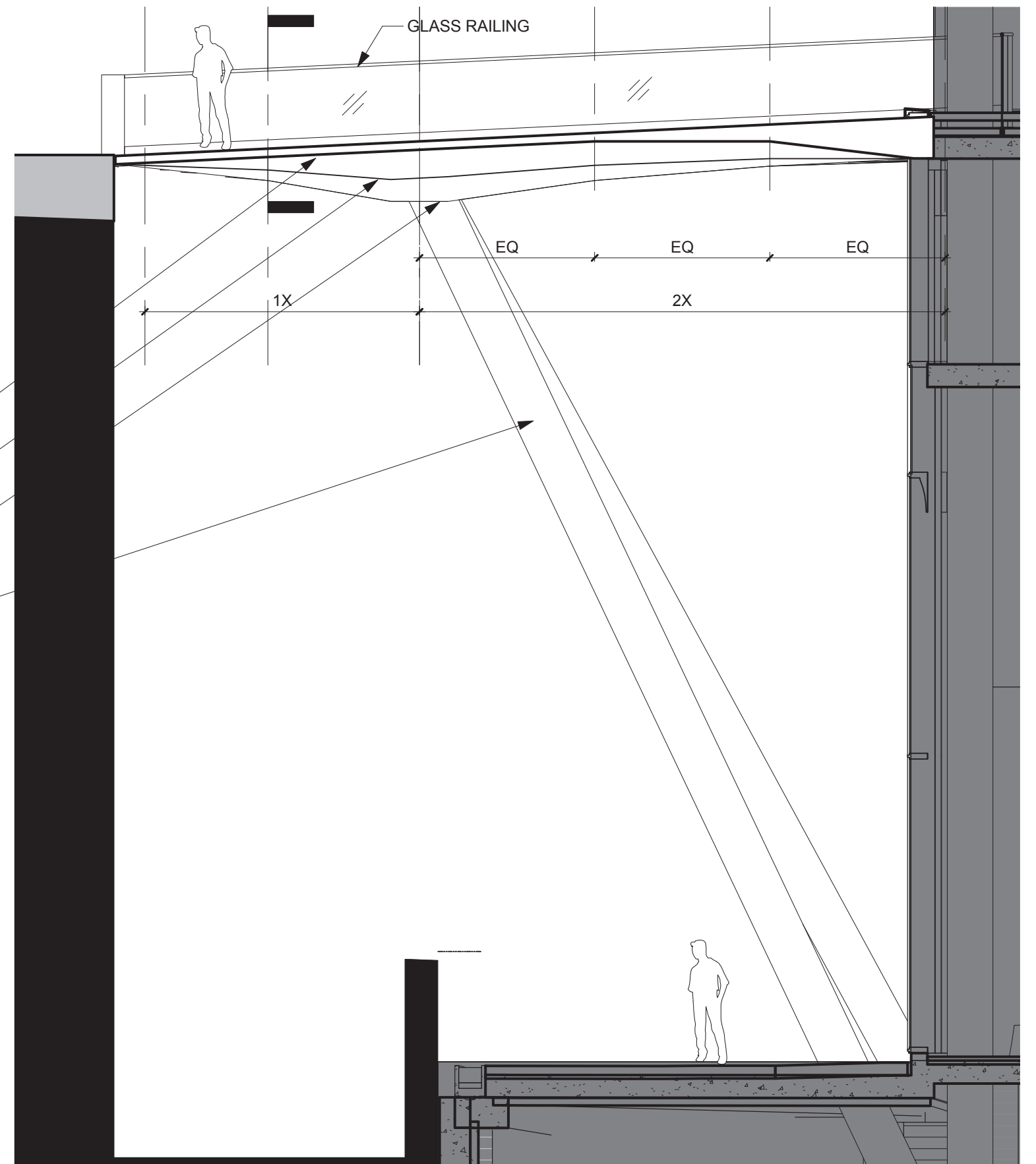
KEY PLAN

KEY PLAN - COLOR LEGEND	
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<span style="display:inline-block; width:15px; height:15px; background-color:lightgray;"></span>	INTERVENTION ON EXG. CHURCH CONSTRUCTION
<span style="display:inline-block; width:15px; height:15px; border:1px solid black;"></span>	SKYBRIDGE CONNECTOR



TRANSVERSE SECTION OF SKYBRIDGE

- INDICATES PROFILE AT EDGE OF BRIDGE SLAB
- INDICATES INTERMEDIATE PROFILE OF BRIDGE
- INDICATES PROFILE AT STRUCTURAL 'CENTER' OF BRIDGE.
- STRUCTURAL CONCRETE BRACES SUPPORTING BRIDGE



LONG. SECTION OF SKYBRIDGE

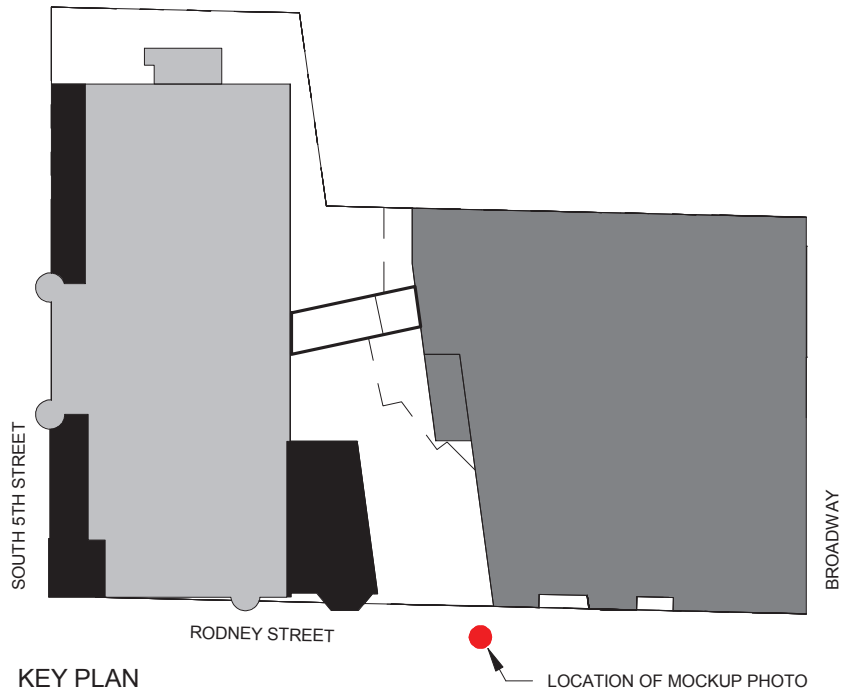
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January 15, 2019

Proposed Skybridge

**SYNDICATE**





#### KEY PLAN - COLOR LEGEND

- EXISTING CONSTRUCTION @ ST PAUL'S LUTHERAN CHURCH
- NEW CONSTRUCTION @ 329 BROADWAY
- INTERVENTION ON EXG. CHURCH CONSTRUCTION
- SKYBRIDGE CONNECTOR



- LOCATION OF SKYBRIDGE MOCKUP
- LOCATION OF PRESPECTIVE

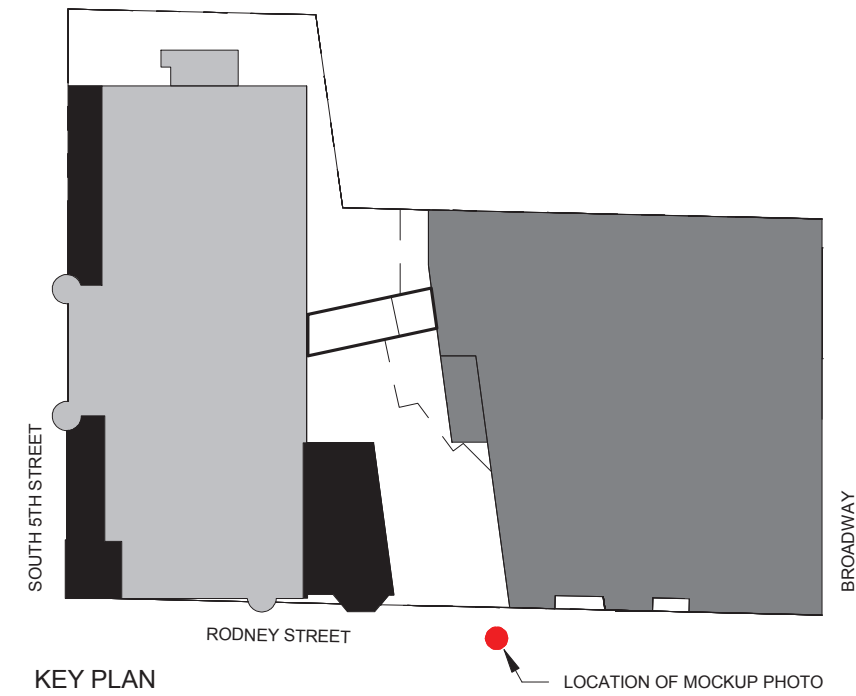
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January 15, 2019

Proposed Skybridge

**SYNDICATE**





KEY PLAN - COLOR LEGEND	
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<span style="display:inline-block; width:15px; height:15px; background-color:gray;"></span>	NEW CONSTRUCTION @ 329 BROADWAY
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<span style="display:inline-block; width:15px; height:15px; border:1px solid black;"></span>	SKYBRIDGE CONNECTOR



BRIDGE MOCKUP PHOTOGRAPH - AERIAL DRONE



BRIDGE MOCKUP PHOTOGRAPH - FROM RODNEY STREET - ENLARGED

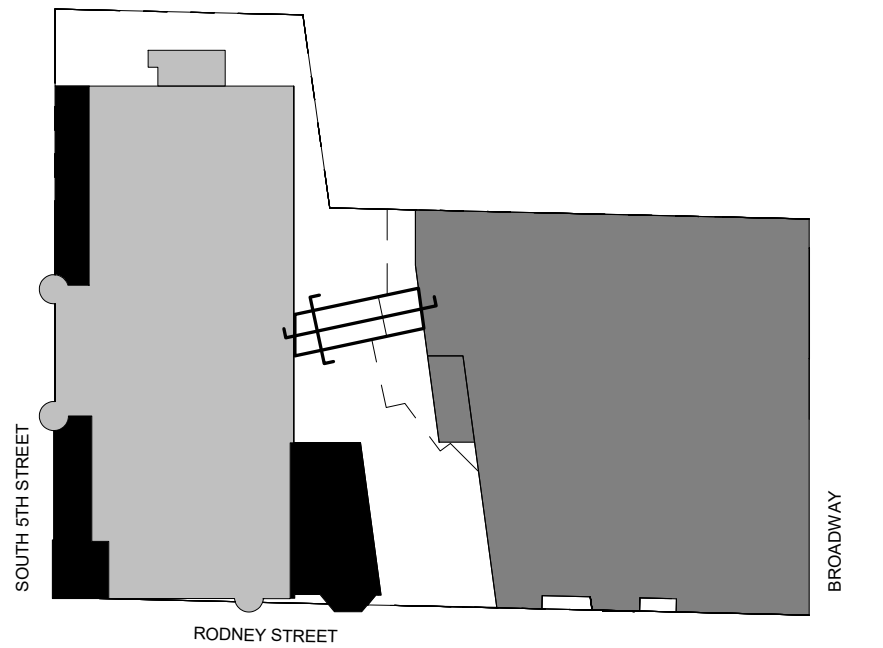
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Proposed Skybridge







KEY PLAN

LOCATION OF RENDERED PERSPECTIVE

KEY PLAN - COLOR LEGEND

- EXISTING CONSTRUCTION @ ST PAUL'S LUTHERAN CHURCH
- NEW CONSTRUCTION @ 329 BROADWAY
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RENDERING FROM RODNEY STREET

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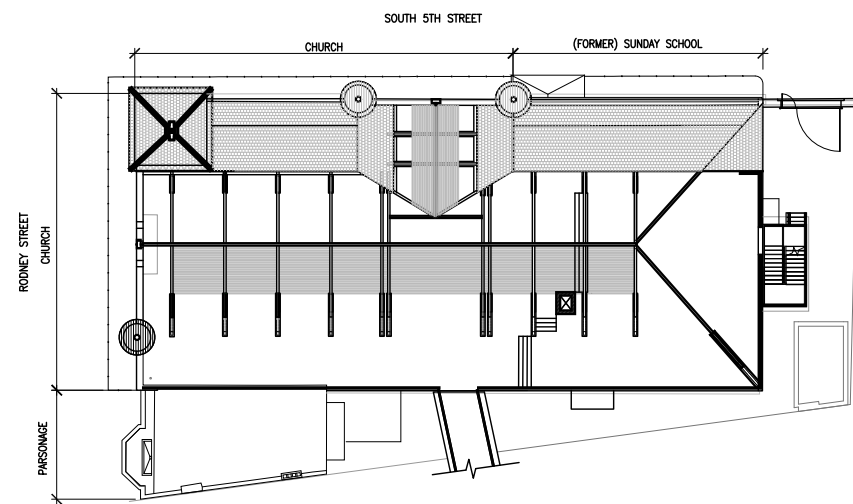
Proposed Skybridge





# PROPOSED EGRESS STAIR & GATE





Key Plan



1. Brick entry arch and chain link fence gate on South 5th Street, 2011.  
Source: NYC Landmarks Preservation Commission



2. Existing covered stair at side yard and historic segmental arched stained glass wood windows at East Elevation, 2018. Source: Syndicate



3. Detail views of historic segmental arched stained glass wood windows, 2018.  
Source: Syndicate

306-312 Rodney Street,  
Brooklyn, New York

LPC Public Hearing Presentation  
January 15, 2019

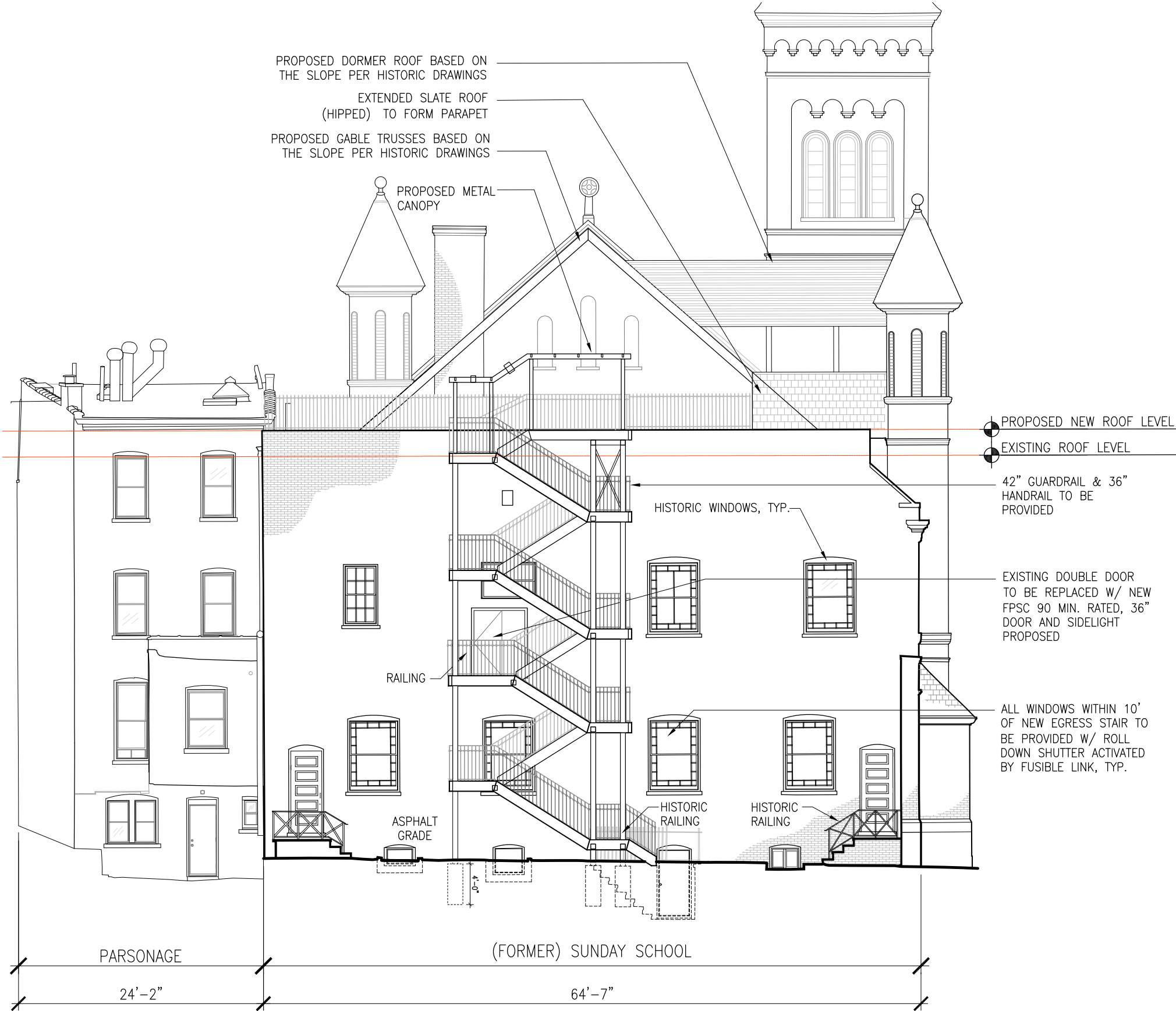
Proposed Egress Stair:  
Location





NEW FIRE SHUTTERS TO BE INSTALLED BEHIND EXISTING WINDOWS WITHIN 10'-0" OF PROPOSED EGRESS STAIR. PROPOSED NEW 90 MIN RATED DOOR AND SIDELIGHT TO BE INSTALLED IN EXISTING MASONRY OPENING.

EXISTING DOUBLE DOOR TO BE REMOVED. PROPOSED NEW 90 MIN. RATED, 36" DOOR AND SIDELIGHT IN EXISTING MASONRY OPENING TO BE INSTALLED.

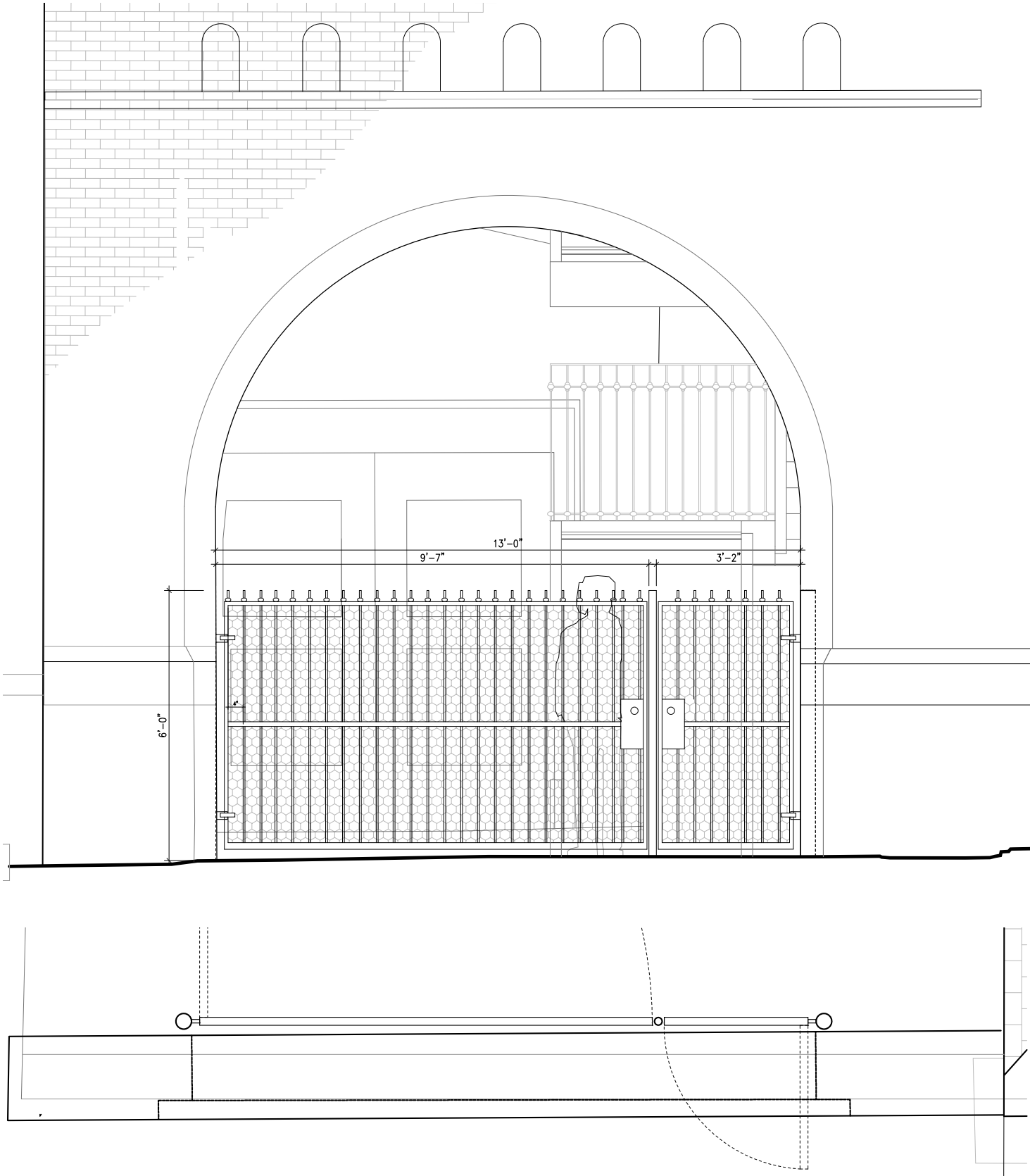


Proposed Egress Stair Elevation, including open stair, railings, canopy, and structure





Detail View of Arch on South 5th Street and partial view of secondary East Elevation of the Sunday School and side yard, c. 1939. Source: NYC Municipal Archives

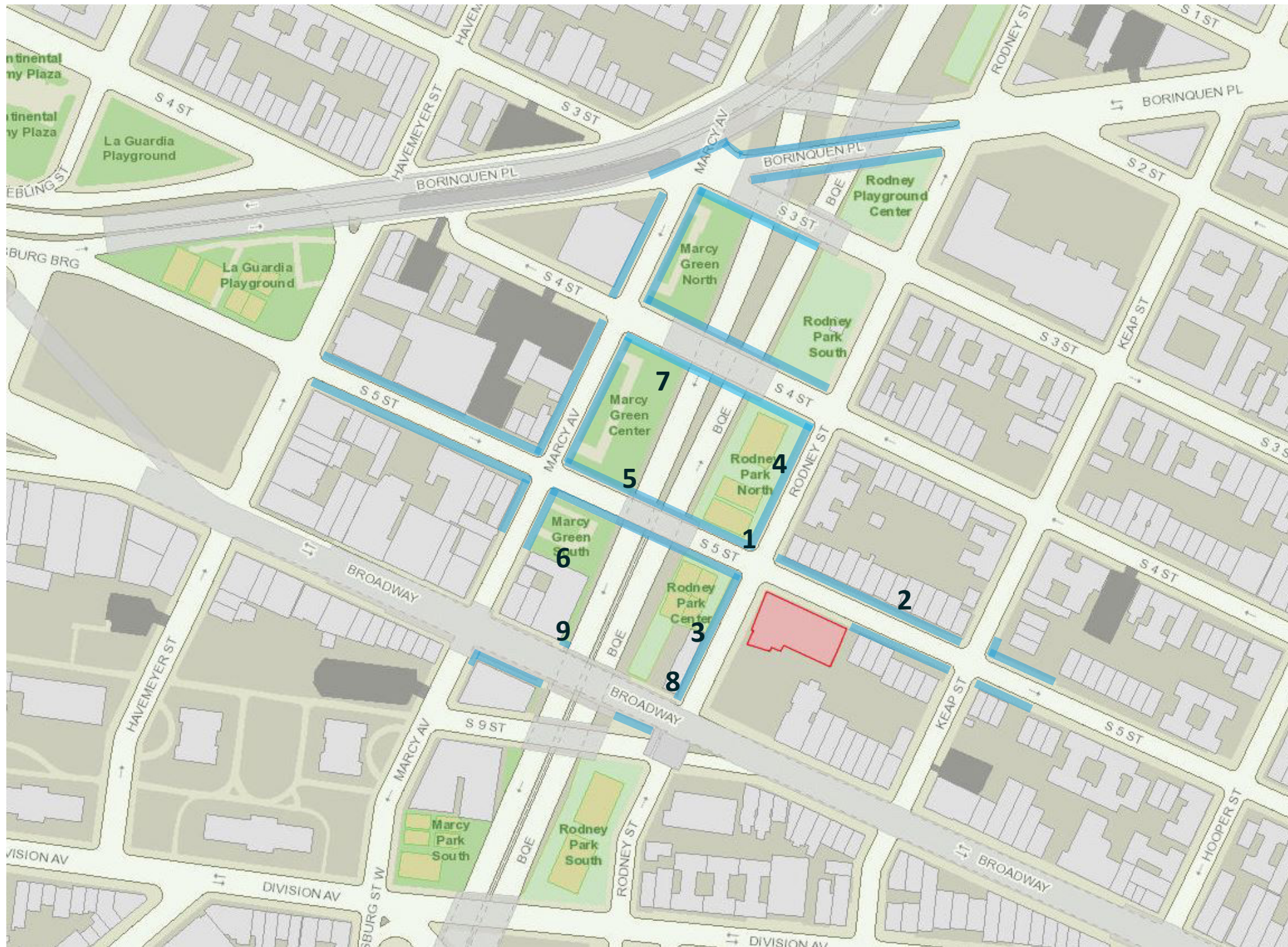


Proposed Elevation and partial plan of new gate at the Arch on South 5th Street.



# VISIBILITY STUDIES & RENDERINGS





NYC Department of Information, Technology and Telecommunications (DOITT) Map

## Visibility from public thoroughfare

- 1** At the NE corner of intersection of Rodney Street and South 5th Street
- 2** At the midblock on South 5th Street, between Rodney Street and Keap Street
- 3** At the midblock on Rodney Street, between South 5th Street and Broadway
- 4** At the midblock on Rodney Street, between South 4th Street and South 5th Street
- 5** At the midblock on South 5th Street, between Marcy Avenue and Rodney Street
- 6** At the midblock within Marcy Green Park (South)
- 7** At the midblock within Marcy Green Park (Center) towards South 4th Street
- 8** At the NE corner of intersection of Rodney Street and Broadway
- 9** At the bridge over Broadway between Marcy Avenue and Rodney Street



1 At the NE corner of intersection of Rodney Street and South 5th Street



Existing



Mock Up





Proposed

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Brooklyn, New York

LPC Public Hearing Presentation  
January 15, 2019

Rendering

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2 At the midblock on South 5th Street, between Rodney Street and Keap Street



Existing



Mock Up





Proposed

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Rendering

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3 At the midblock on Rodney Street, between South 5th Street and Broadway



Existing



Mock Up





Proposed

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Rendering

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4 At the midblock on Rodney Street, between South 4th Street and South 5th Street



Existing



Mock Up

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January 15, 2019

Existing vs. Mock Up

MARY B DIERICKX HISTORIC PRESERVATION  
LI · SALTZMAN ARCHITECTS, PC  
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5 At the midblock on South 5th Street, between Marcy Avenue and Rodney Street



Existing



Mock Up



6 At the midblock within Marcy Green Park (South)



Existing



Mock Up



7 At the midblock within Marcy Green Park (Center) towards South 4th Street



Existing



Mock Up





Existing



Mock Up



9 At the bridge over Broadway between Marcy Avenue and Rodney Street



Existing



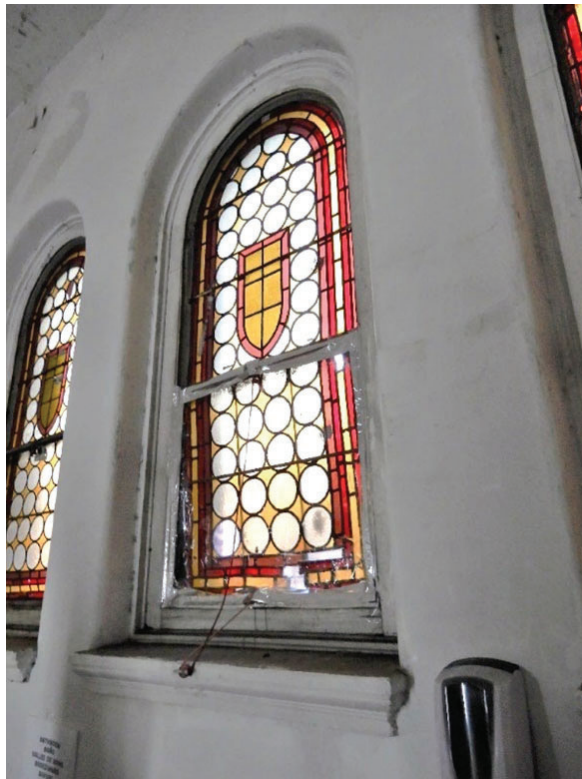
Mock Up



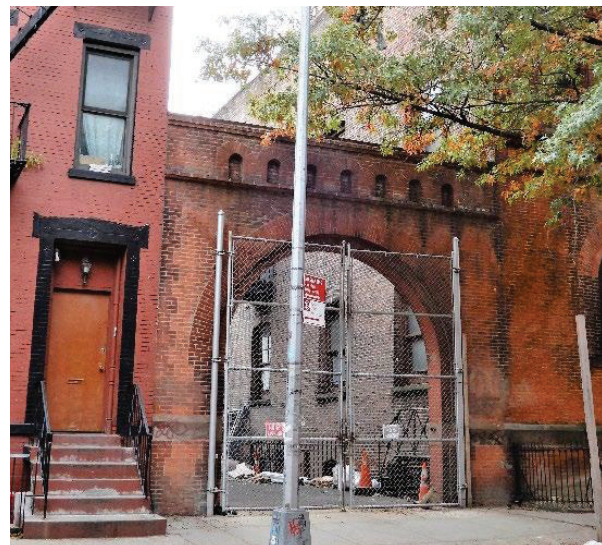
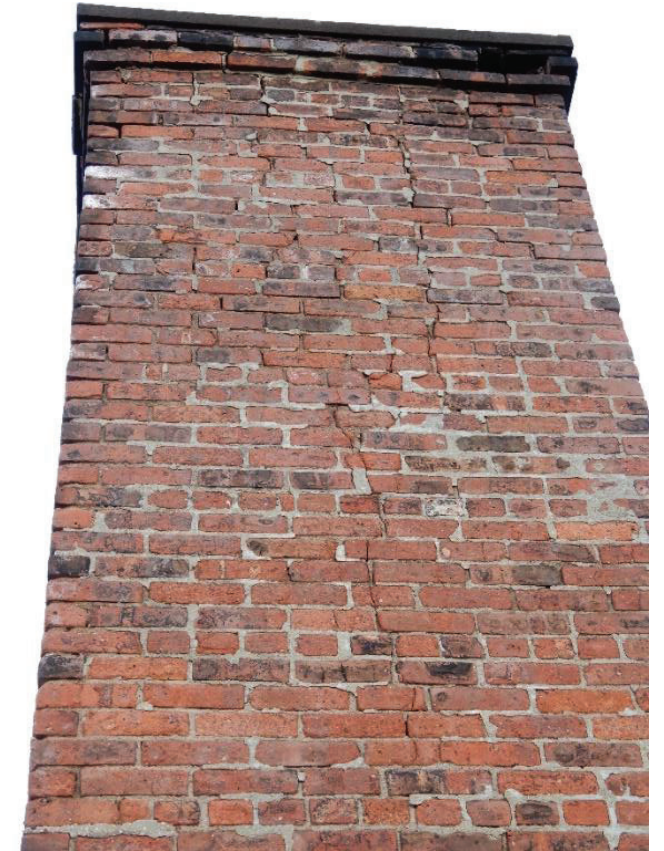
# RESTORATIVE SCOPE & BENEFITS TO ST. PAUL'S CHURCH



## RESTORATION & REPAIR SCOPE



- Masonry Restoration and Repair
  - Brick repointing, repair & replacement
  - Brownstone and bluestone patching and repair
  - Parapet repair (selected)
  - Slate roof repair
- Stained glass and other window restoration & replacement
- Interior Repairs for sound envelope and to bring building to code
- Emergency Repairs: roof and window leaks
- New Roof with perpetual guarantee
- Parapet restoration and repair
- Evocation of historic roof line
- Replace deteriorated and noncompliant east facade fire stairs
- Replace unsympathetic side yard gate with more historical gate



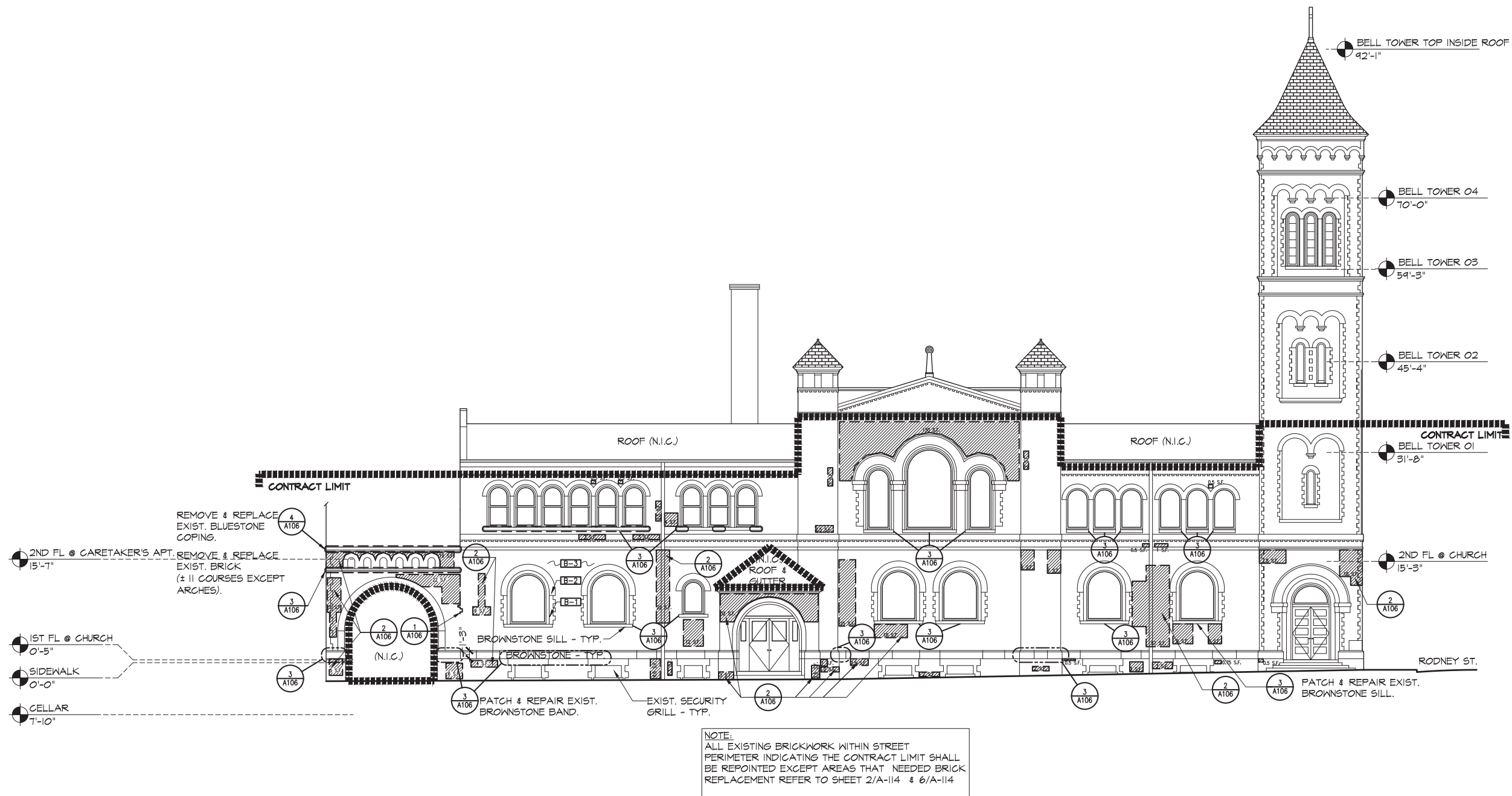
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January 15, 2019

Restorative Scope

MARY B DIERICKX PRESERVATION  
CONSULTING



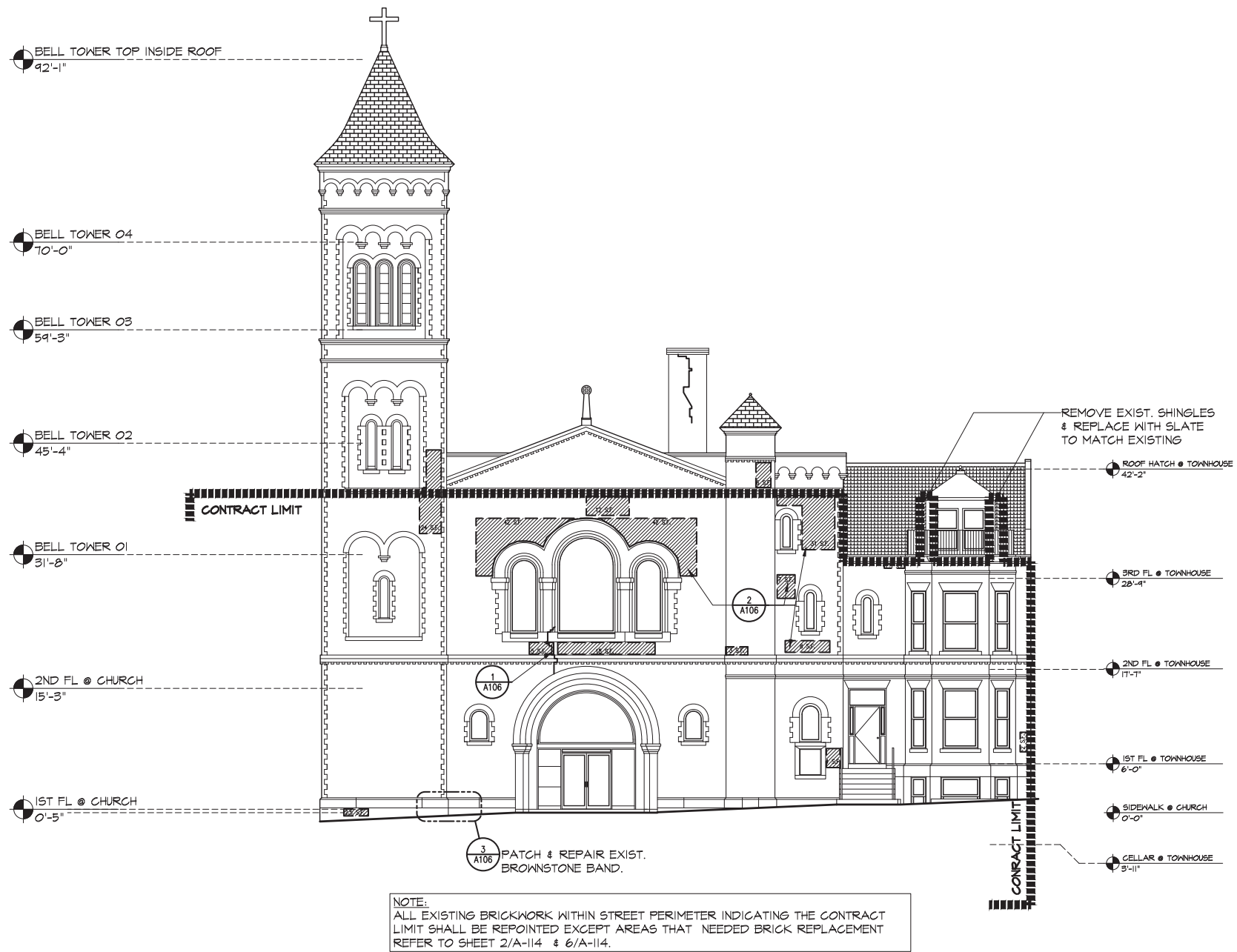


306-312 Rodney Street,  
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January 15, 2019

Masonry Repairs





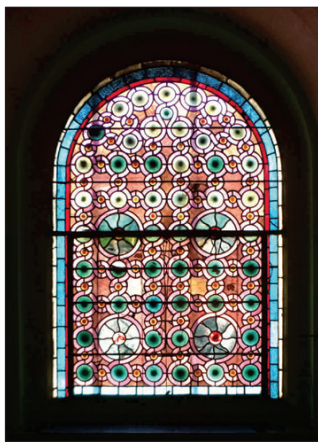
1 WEST ELEVATION @ RODNEY STREET  
1/8"=1'-0"

306-312 Rodney Street,  
Brooklyn, New York

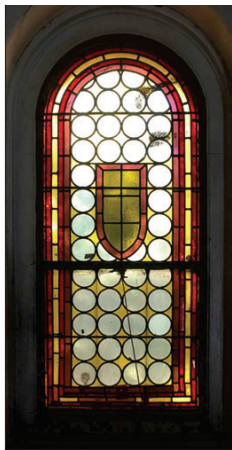
LPC Public Hearing Presentation  
January 15, 2019

Masonry Repairs





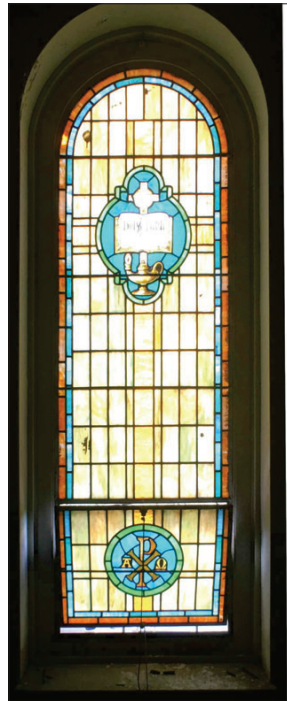
A TYPE "A"  
SEE KEY NOTE #1



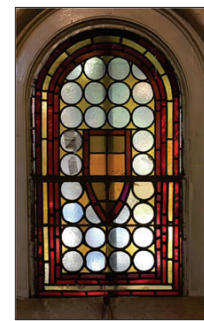
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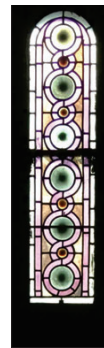
C TYPE "C"  
SEE KEY NOTE #1



D TYPE "D"  
SEE KEY NOTE #1



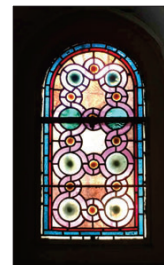
E TYPE "E"  
SEE KEY NOTE #1



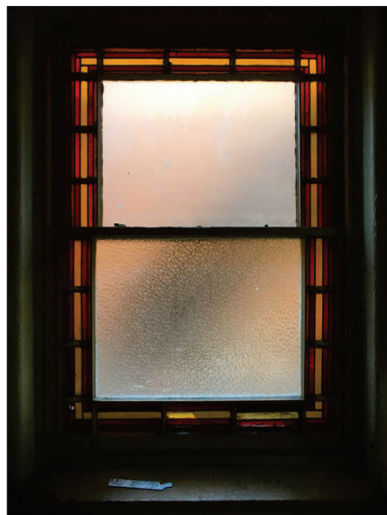
F TYPE "F"  
SEE KEY NOTE #1



G TYPE "G"  
SEE KEY NOTE #1



H TYPE "H"  
SEE KEY NOTE #1



M TYPE "M"  
SEE KEY NOTE #2



J TYPE "J"  
SEE KEY NOTE #4



P TYPE "P"  
SEE KEY NOTE #3



K TYPE "K"  
SEE KEY NOTE #3



L TYPE "L"  
SEE KEY NOTE #3



O TYPE "O"  
SEE KEY NOTE #3



R TYPE "R"  
SEE KEY NOTE #5

WINDOW TYPES	Size W x H (EXIST. M.O.)	Location	Quantity	REMARKS
A	5'-4 1/2" x 7'-9 1/4"	SOUTH/NORTH FAÇADE CHURCH	9	SEE KEY NOTE #1
B	2'-10" x 6'-7-3/4"	NORTH FAÇADE CHURCH	15	SEE KEY NOTE #1
C	7'-0 1/2" x 12'-1"	NORTH/SOUTH/WEST FAÇADE	3	SEE KEY NOTE #1
D	2'-11" x 9'-1-3/4"	NORTH/SOUTH/EAST FAÇADE	6	SEE KEY NOTE #1
E	2'-9-1/2" x 5'-1-1/8"	EAST FAÇADE	2	SEE KEY NOTE #1
E'	2'-6" x 4'-4 1/2"	EAST FAÇADE INTERIOR	1	SEE KEY NOTE #1
F	1'-6" x 4'-10 3/4"	EAST FAÇADE	2	SEE KEY NOTE #1
G	1'-6" x 5'-9 1/2"	NORTH/EAST/WEST TOWER	8	SEE KEY NOTE #1
H	2'-2" x 4'-0 1/2"	WEST FAÇADE	2	SEE KEY NOTE #1
J	2'-10 11/16" x 3'-5 11/16"	WEST FAÇADE	1	SEE KEY NOTE #4
K	3'-4" x 6'-3-3/8"	SOUTH FAÇADE	8	SEE KEY NOTE #3
L	4'-0" x 7'-5 7/8"	SOUTH FAÇADE	3	SEE KEY NOTE #3
M	5'-0" x 7'-4 1/2"	SOUTH FAÇADE	8	SEE KEY NOTE #2
O	5'-0" x 7'-7"	SOUTH FAÇADE	2	SEE KEY NOTE #3
P	3'-0" x 2'-6"	NORTH/SOUTH/EAST FAÇADE	16	SEE KEY NOTE #3
R	1'-7-1/2" x 8'-13/8"	NORTH/SOUTH/EAST/WESTS FAÇADE	12	SEE KEY NOTE #5
TOTAL			98	

KEY NOTES:

1. REPLACE EXIST. DETERIORATED WOOD SILL & FRAMES TO MATCH EXISTING WOOD. CLEAN /REFURBISH /REPAIR AND FILL IN MISSING STAINED GLASS TO MATCH EXISTING.
2. REPLACE EXIST. DETERIORATED WOOD SILL & FRAMES WITH ALUMINUM. CLEAN /REFURBISH /REPAIR AND FILL IN MISSING STAINED GLASS TO MATCH EXISTING. ENGAGED WITH INSULATED GLASS. REFER TYPE "M" WINDOW SHEET A-101 FOR MORE INFORMATION.
3. REPLACE EXIST. WINDOW WITH ALUMINUM FRAMES & SILLS. WITH 3/4" INSULATED GLASS REFER TO SHEET A-101 - 108 FOR MORE INFORMATION.
4. REPLACE EXIST. WINDOW WITH WOOD FRAMES & SILLS. WITH 3/4" INSULATED GLASS REFER TO TYPE "J" SHEET A-101 FOR MORE INFORMATION.
5. REPLACE EXIST. DETERIORATED WOOD SILL, FRAMES AND LOUVERS WITH ALUMINUM. REFER TYPE R WINDOW SHEET A-108 FOR MORE INFORMATION.



## PROJECT OVERVIEW

### Benefits to St. Paul's Church

Revitalizing the church, bringing it back to life as a safe and sound space for the community

Celebrating the architecture and history of the church in the community by restoring the repairing original features of the church, such as masonry restoration and repair and stained-glass window restoration, designing a more sympathetic east gate, and evoking the original design of the church parapets and roofline through the new, public, roof terrace

Ensuring the church building's preservation into the future through roof replacement with a warranty in perpetuity, historic roof slate replacement, and by bringing the building up to code through replacement of the fire stairs and interior upgrades

Addressing the immediate needs of the church through professional services access and emergency repairs for roof and window leaks





# MATERIALS & FINISHES



BRICK



ARLINGTON KT  
(8” Standard size)

Watertown Brick



BRISTOL (M) SANDED SMOOTH  
(8” Standard size)

Watertown Brick



DOVRE SANDED MATT  
(8” Standard size)

Watertown Brick

SLATE



North Country Unfading  
Black

METAL TILES



HEATHER & LITTLE LTD.

No. 11 Ribbed Diamond  
Metal shingle (zinc finish)  
(Sample to Come)

MORTAR

ASTM Standard Type O

Setting Mortar: Spec Mix 210 - Cappuccino (P/L O)  
Pointing Mortar: Spec Mix 2.9P (P/L O)

PIGMENTED CAST STONE COPING

HADDONSTONE

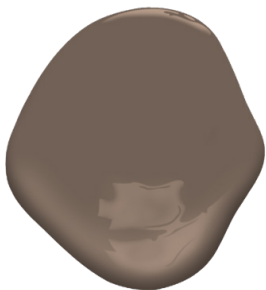
Bluestone Tint (Sample to come)

FINISH FOR TRUSSES, RAILINGS AND CANOPY



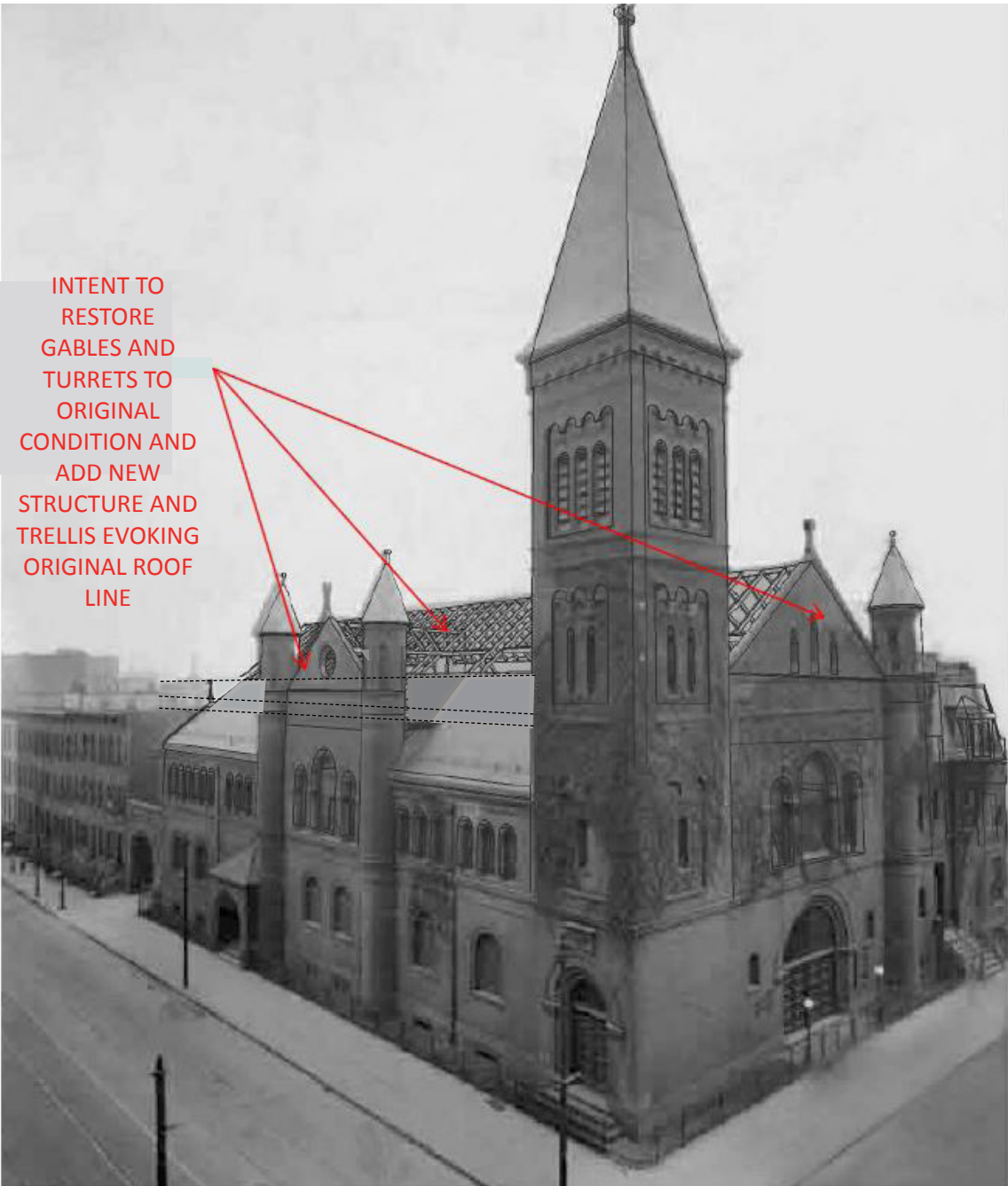
Benjamin Moore Black  
HC - 190

FINISH FOR PAINTED ALUMINUM LOUVRES



Benjamin Moore Clinton  
Brown  
HC- 67







APPENDIX





Ruins of a Conventry Cathedral



Franklin Court, Philadelphia



Randolph County, ARK



Rotterdam Delftsche Poort Stadspoort



Portland industrial past

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January 15, 2019

Precedent Research

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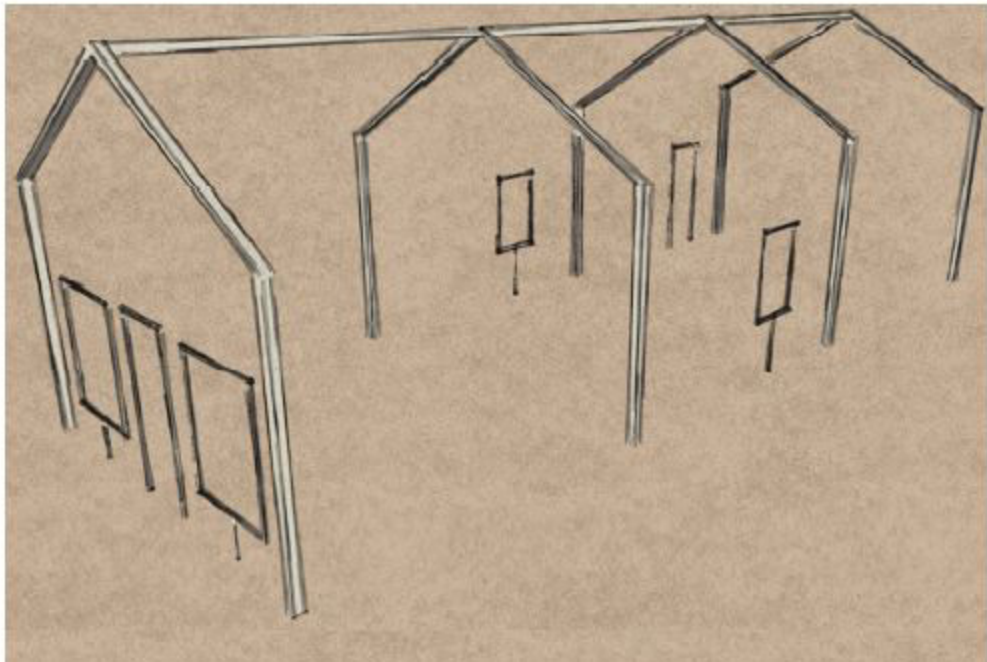




Mann Simmons Site Columbia, SC



407 Richland Street



Concept evoking historic structure



Ghost Structure at Mann-Simmons site





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LPC Public Hearing Presentation  
January 15, 2019

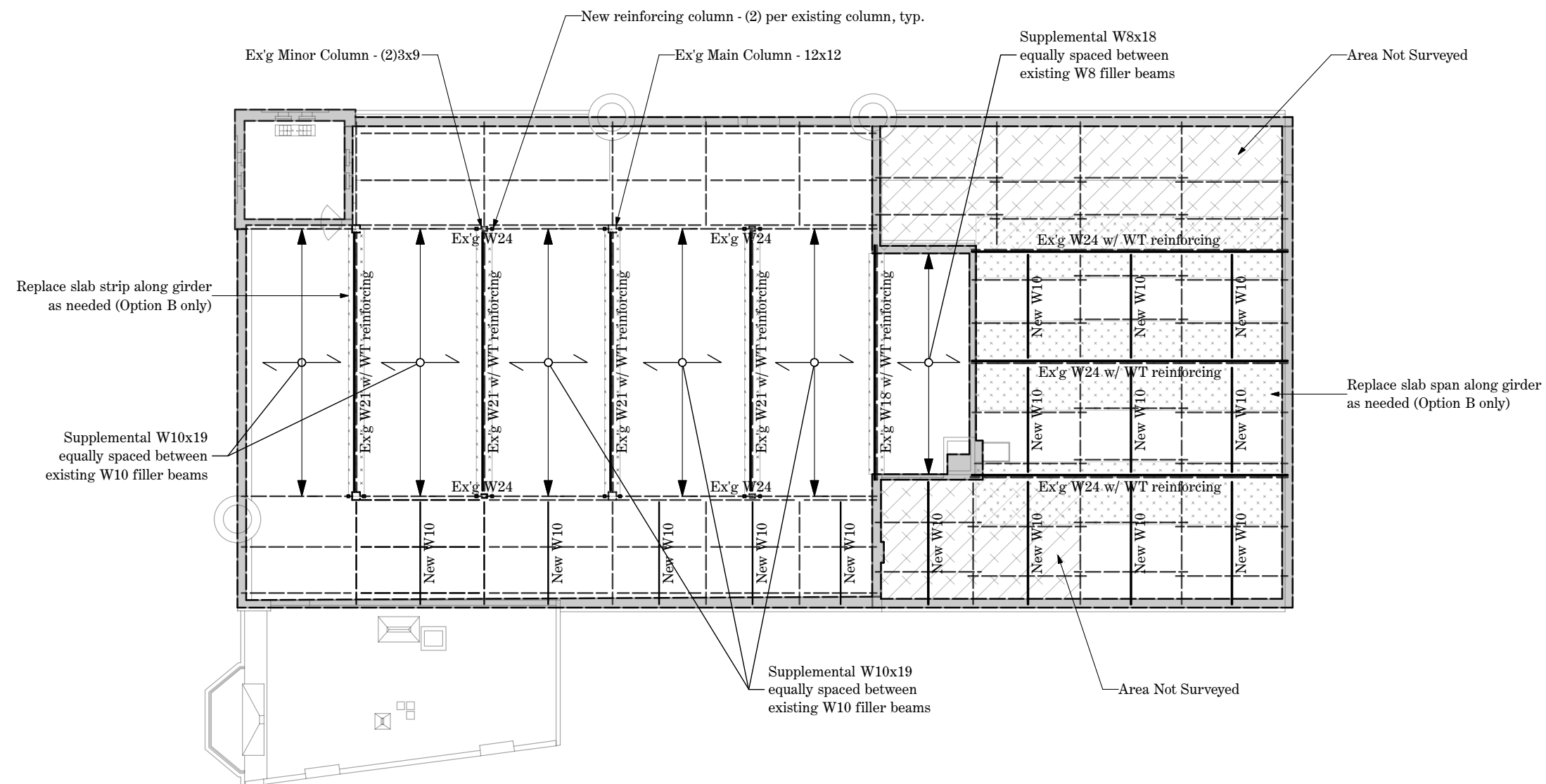
Precedent Research

MARY B DIERICKX HISTORIC PRESERVATION  
LI · SALTZMAN ARCHITECTS, PC  
ARCHITECTURE AND PRESERVATION








PROBE	BRICK FOR ABSORBTION TESTING	MORTAR FOR ANALYSIS
1	None	 A pile of reddish-brown mortar fragments on a dark surface, next to a color calibration chart.
2	 Four reddish-brown bricks of varying sizes and shapes, some showing signs of weathering, next to a color calibration chart.	 A pile of reddish-brown mortar fragments on a dark surface, next to a color calibration chart.
3	 Three reddish-brown bricks of varying sizes and shapes, some showing signs of weathering, next to a color calibration chart.	 A pile of reddish-brown mortar fragments on a dark surface, next to a color calibration chart.





1 Option A and B Plan  
Scale: 1/16" = 1'-0"

	Existing framing to remain
	New steel framing
	Direction of framing
	New light weight concrete slab on metal deck
	Area Not Sureveyed

Reference Drawings:

Drawn By: AL

Scale:

---

306 Rodney Street

### Option A and B Plan

November 28, 2017

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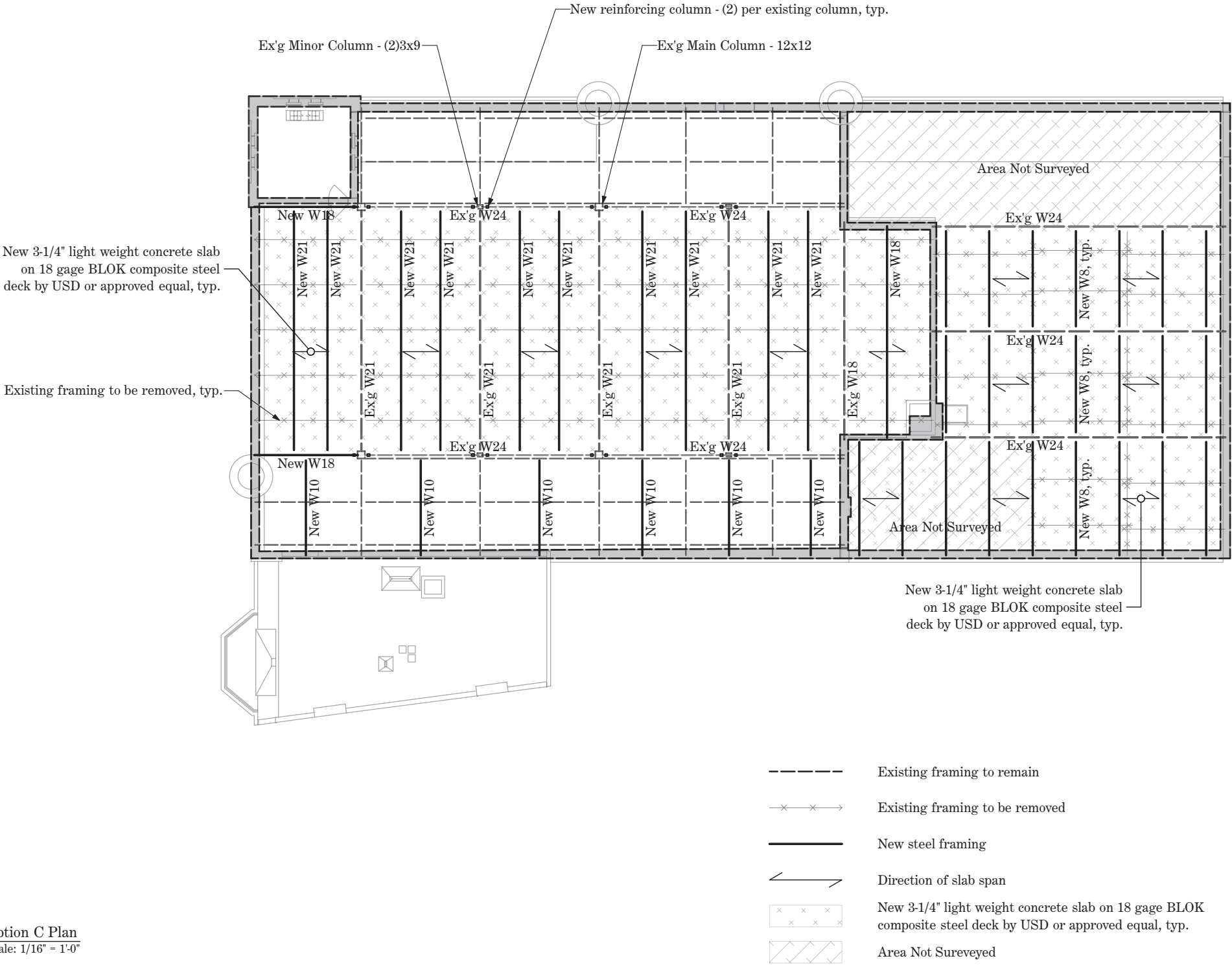
Drawing

SK-01

Old Structures Engineering, PC  
90 Broad Street, 15th Floor  
New York, NY 10004  
212-244-4546 fax 917-591-2189



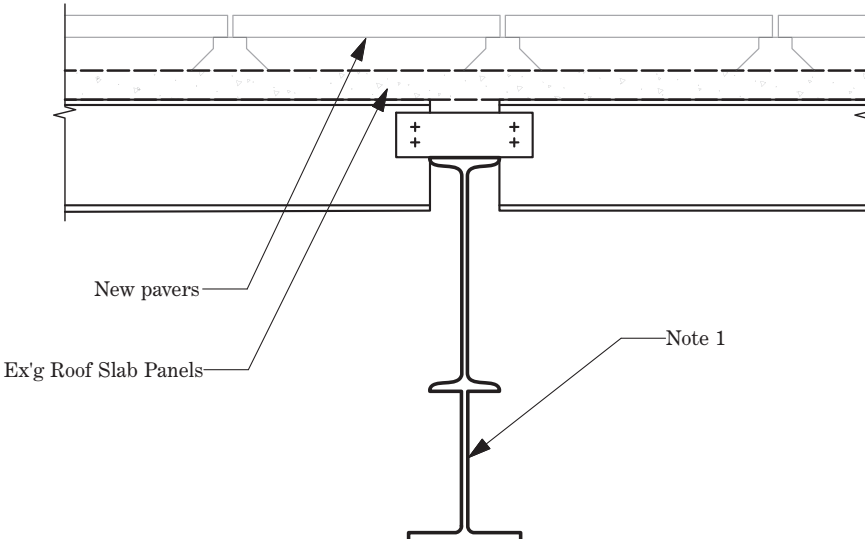
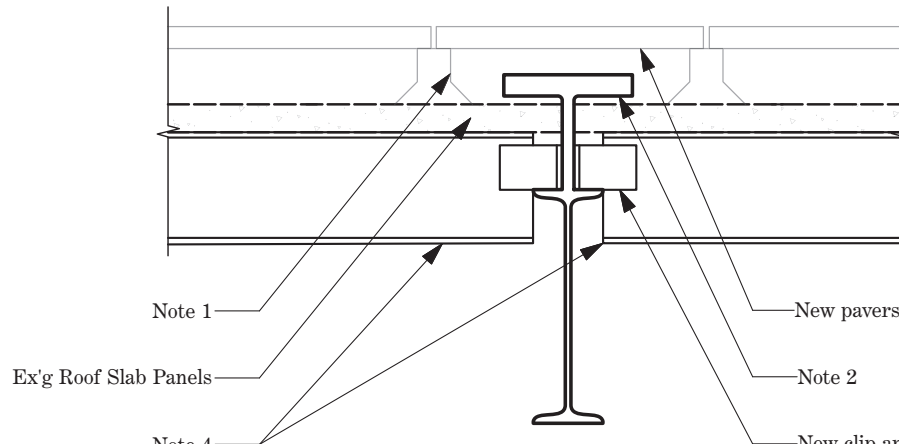
1 Option C Plan  
Scale: 1/16" = 1'-0"



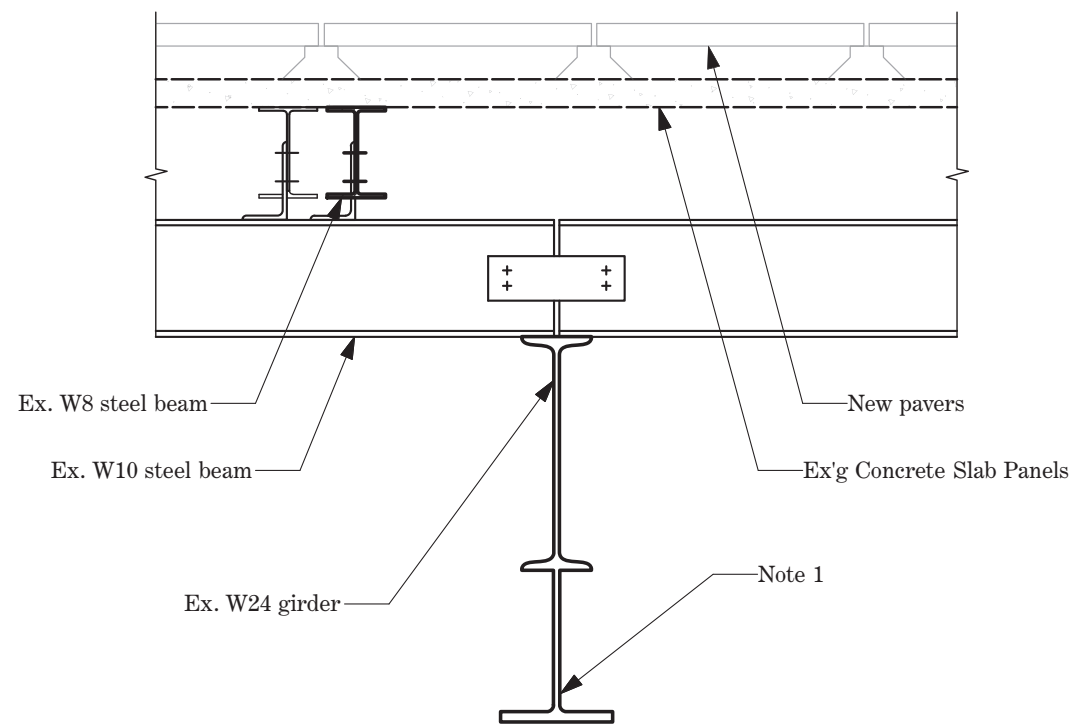
Old Structures Engineering, PC  
90 Broad Street, 15th Floor  
New York, NY 10004  
212-244-4546 fax 917-591-2189

Reference Drawings:	November 28, 2017	
	Job Number	J3863.01
	Drawing	SK-02
Drawn By: AL	306 Rodney Street	
Scale:	Option C Plan	



<div><p>Note:</p><p>1. WT13.5x57 reinforcing to be welded to bottom flange of the existing girder.</p><div><div>1</div><div>Option A</div><div>Scale: 3/4" = 1'-0"</div></div></div> <div><div><p>Note:</p><p>1. Pedestal height to be adjusted to conceal steel. 2. WT9x105.5 reinforcing to be welded to top flange of the existing girder. 3. Additional flashing and fireproofing will be required to protect WT. 4. Existing framing beams to be temporarily shored/braced.</p><div><div>2</div><div>Option B</div><div>Scale: 3/4" = 1'-0"</div></div></div></div>		<div>Old Structures Engineering, PC 90 Broad Street, 15th Floor New York, NY 10004 212-244-4546 fax 917-591-2189</div>	November 28, 2017				
				Job Number	J3863.01	Drawing	SK-03
				Schematic Girder Reinforcing Options above Sanctuary			
Reference Drawings:	S-104	Drawn By:	AL				
		Scale:					

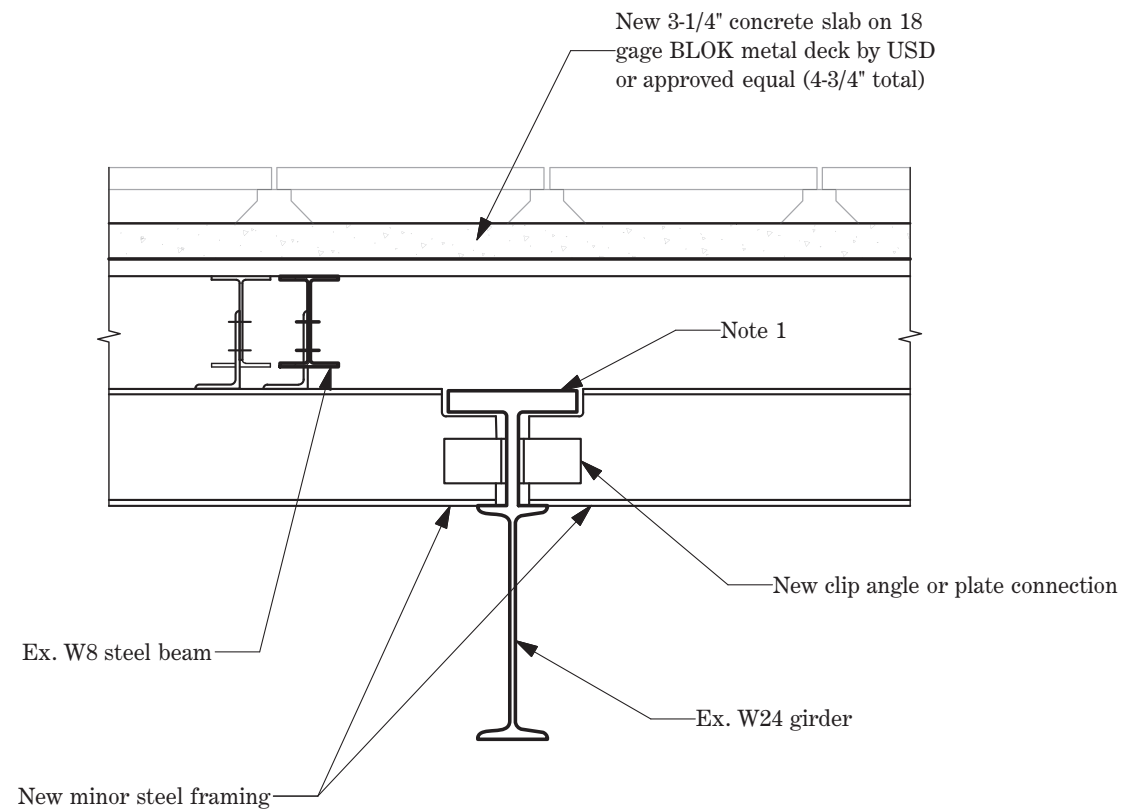




Note:

1. WT13.5x57 reinforcing to be welded to bottom flange of the existing girder.

1 Option A  
Scale: 3/4" = 1'-0"



Note:

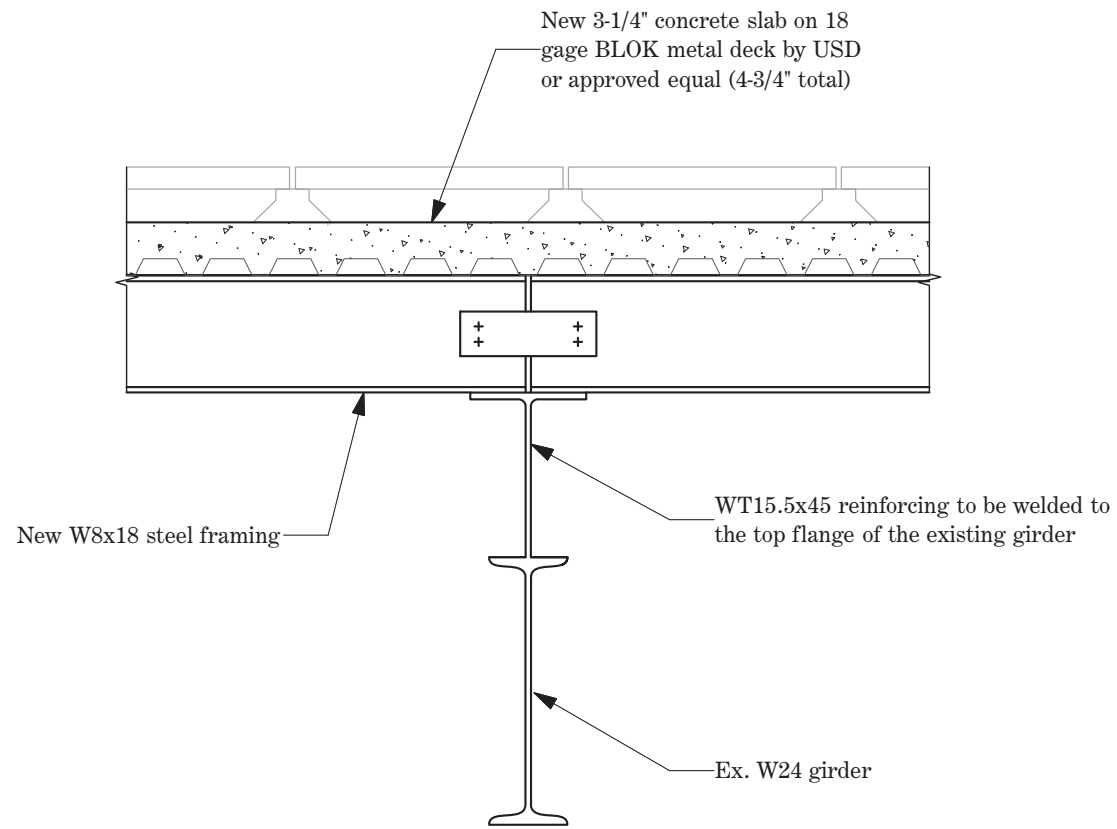
1. WT9x105.5 reinforcing to be welded to top flange of the existing girder.
2. New minor steel framing.

2 Option B  
Scale: 3/4" = 1'-0"

Reference Drawings:	Old Structures Engineering, PC 90 Broad Street, 15th Floor New York, NY 10004 212-244-4546 fax 917-591-2189		
Drawn By: AL	306 Rodney Street	November 28, 2017	
		Job Number	Drawing
Scale:	Schematic Girder Reinforcing Options above Rear Auditorium	J3863.01	SK-04



1 Option C  
Scale: 3/4" = 1'-0"



Reference Drawings:

Old Structures Engineering, PC  
90 Broad Street, 15th Floor  
New York, NY 10004  
212-244-4546 fax 917-591-2189

Drawn By: AL

306 Rodney Street

November 28, 2017

Scale:

Schematic Girder Reinforcing Options above Auditorium

Job Number

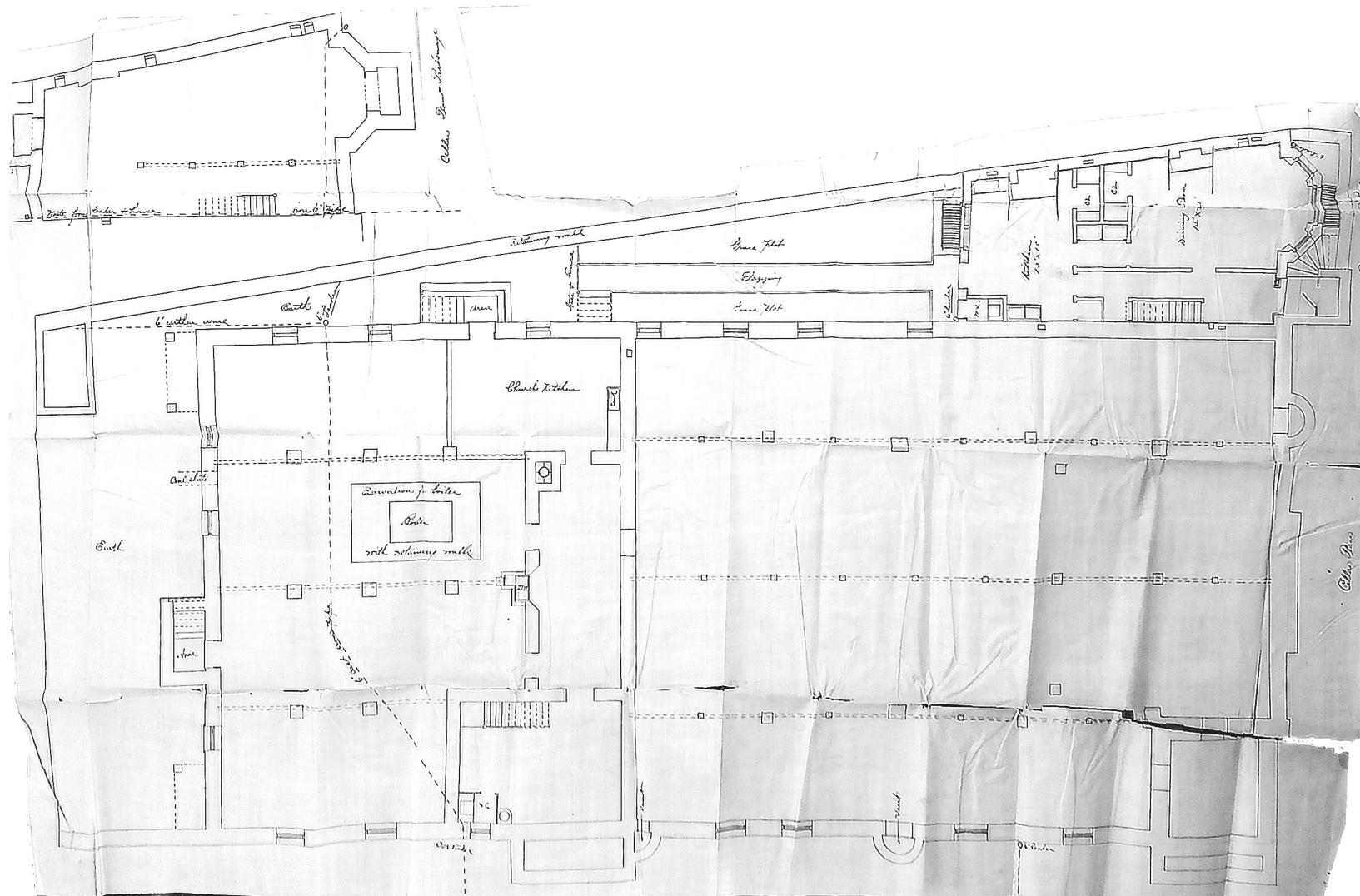
Drawing

J3863.01 SK-05

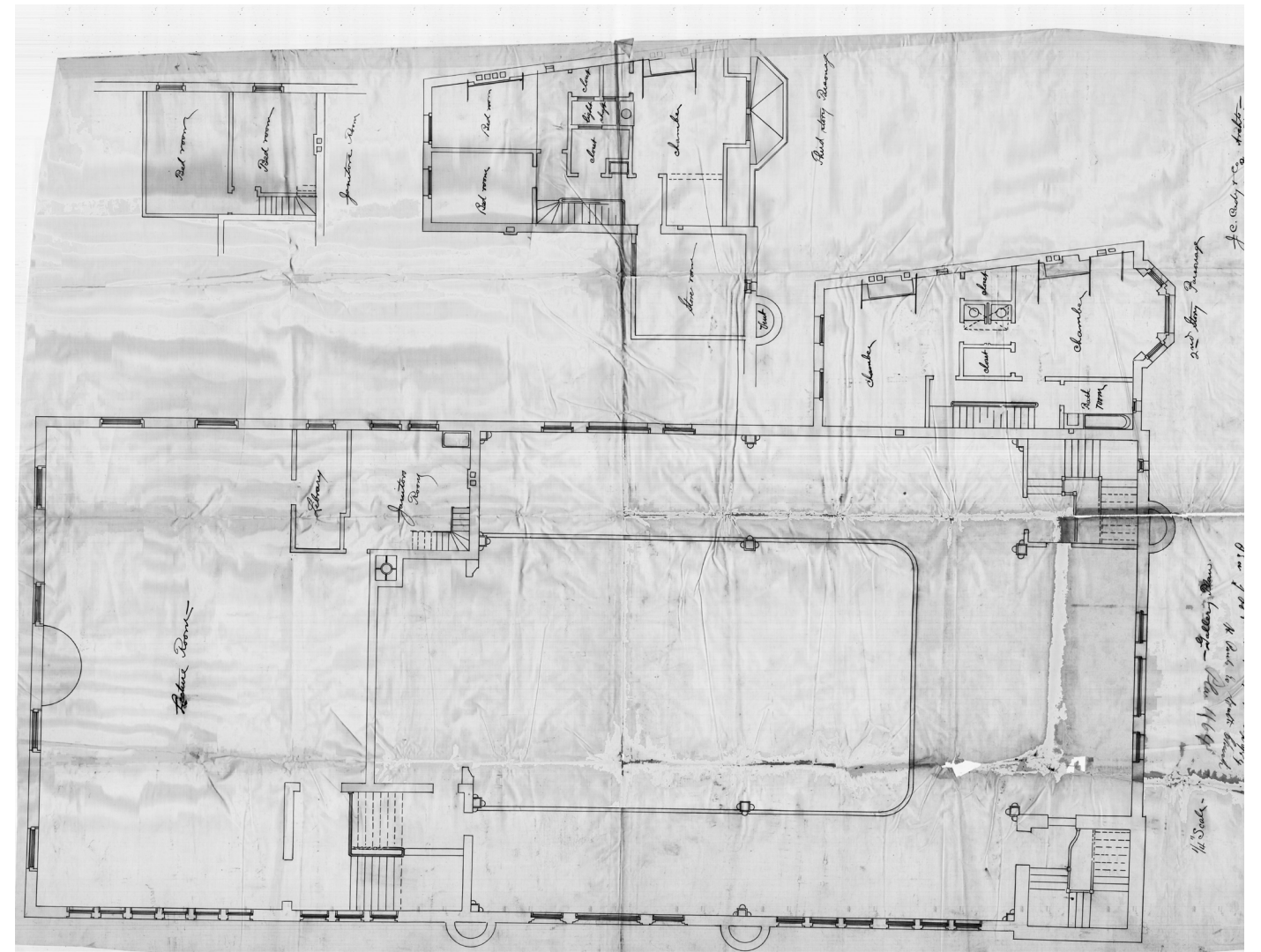






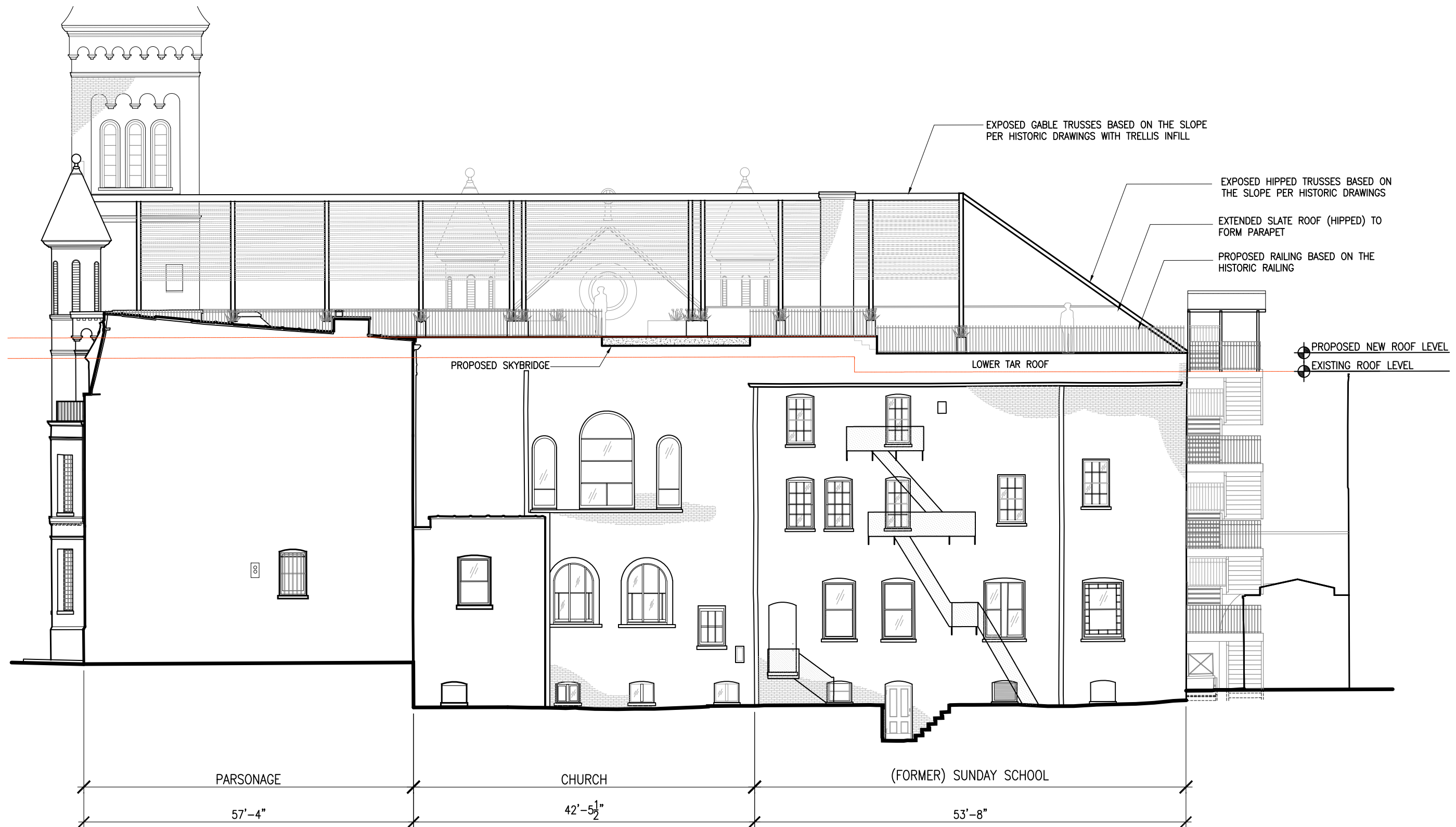


Cellar Plan, c. 1884-1885  
J. C. Cady Architects



Mezzanine Plan, c. 1884-1885  
J. C. Cady Architects





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Proposed South Elevation

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