Landmarks Preservation Commission

February 10, 2026
Public Meeting

The current proposal is:

Preservation Department – Item 1, LPC-26-03280

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

Brooklyn Academy of Music Historic District – Borough of Brooklyn

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

144 ST. FELIX STREET

ADAPTIVE-REUSE & ENLARGEMENT

STREKTE

fxcollaborative ADP ARCHITECTS

LPC Certificate of Appropriateness Design Update

10 February 2026

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Church Building Restoration & Alterations Update

Residential Enlargement Updates

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-Building Organization
- Window Report

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Site Plan

Fort Greene, Brooklyn, NY

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Existing Conditions of the Church Building

(Summer 2025)

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Enable the adaptive reuse of the Church Building and preserve historic fabric.

Create a unique, distinctive & complementary Enlargement.

Ensure the design is contextually responsive within the Historic District.

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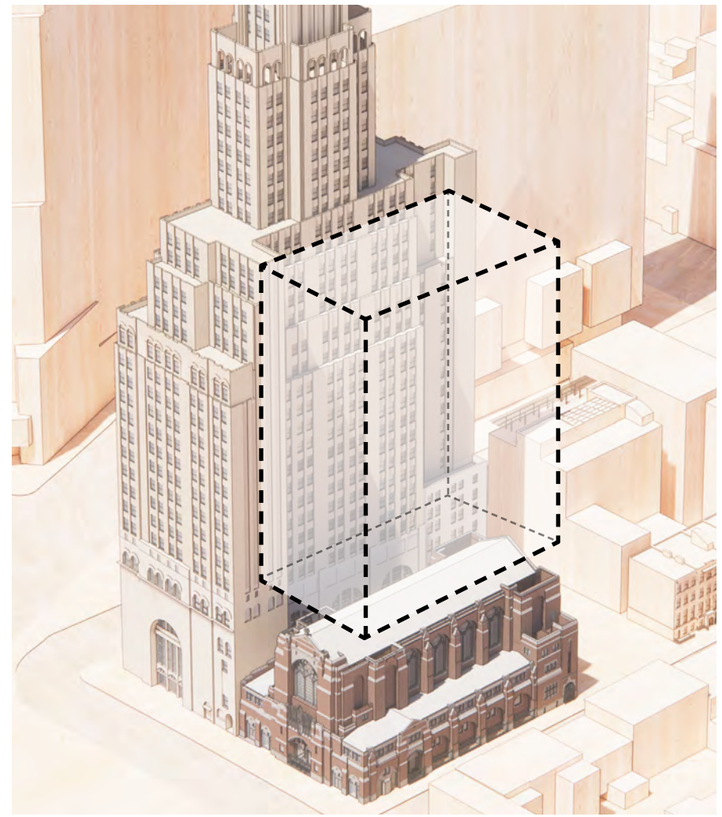
Project Design Goals

The Church Building



The Massing

The Historic District

Design Drivers

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WHAT WE HEARD:

Reduce building height and scale

Preserve more of the church building

Refine massing and facade to respond more to the church building & neighbors

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WHAT WE DID:

Reduce building height and scale

Reduced height by 30′ and bulk by 12%

Preserve more of the church building

Preserved northern bay at 2nd tier

Reworked entries to preserve more fabric

Retained additional non-religious stained glass

Refine massing and facade to respond more to the church building & neighbors

Setback more from 2nd tier

Reduced steps from the midblock

Created more separation to OHP

Revised tower relation to church facade

Clarified materiality of New Enlargement

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Massing Updates

SOUTH ELEVATION

ONE HANSON

TOP OF BUILDING

514 FT

SETBACK

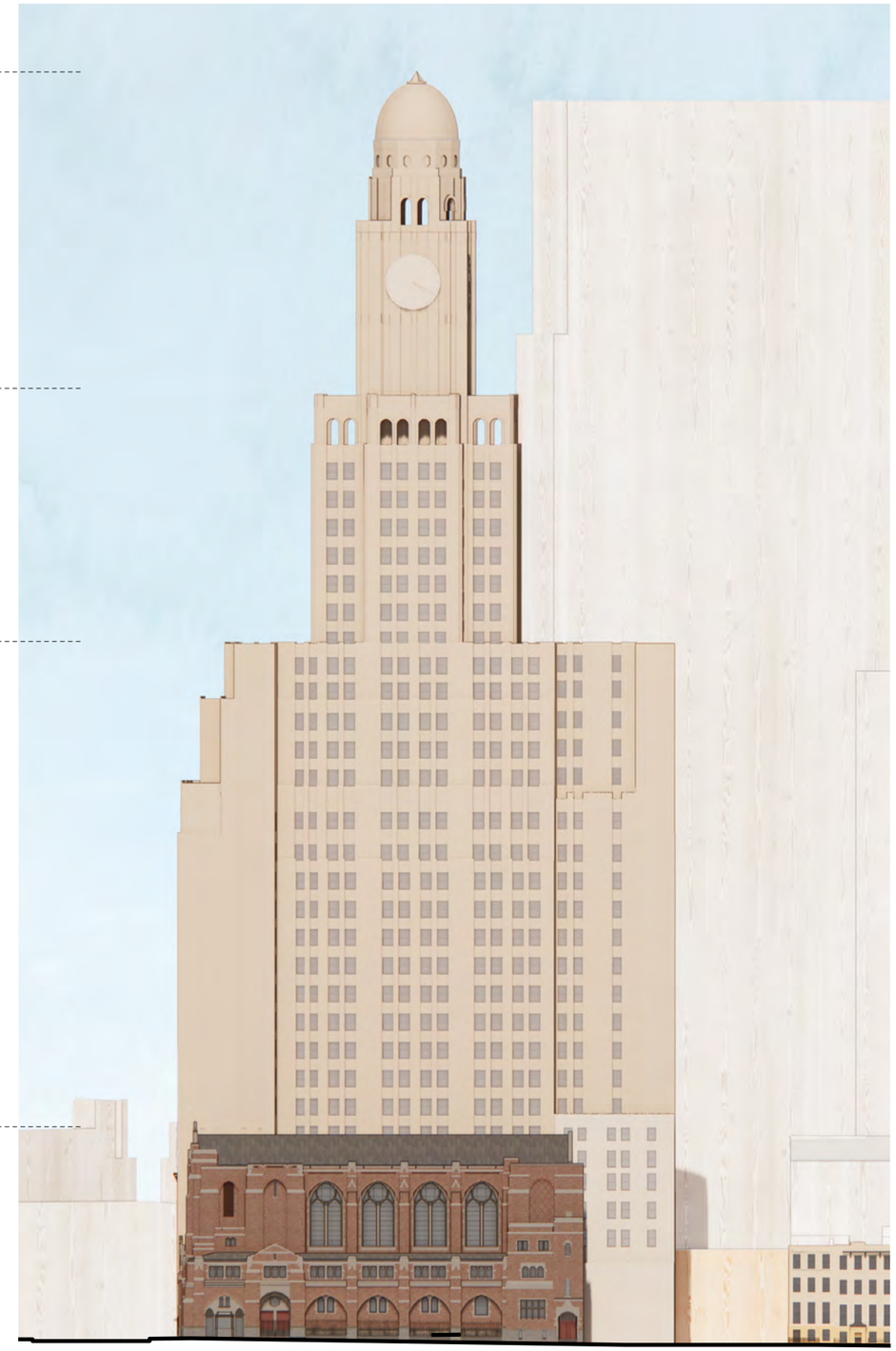
391 FT

SETBACK

285 FT

CHURCH BLDG ROOF

84 FT



EAST ELEVATION

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Massing Refinements

Existing

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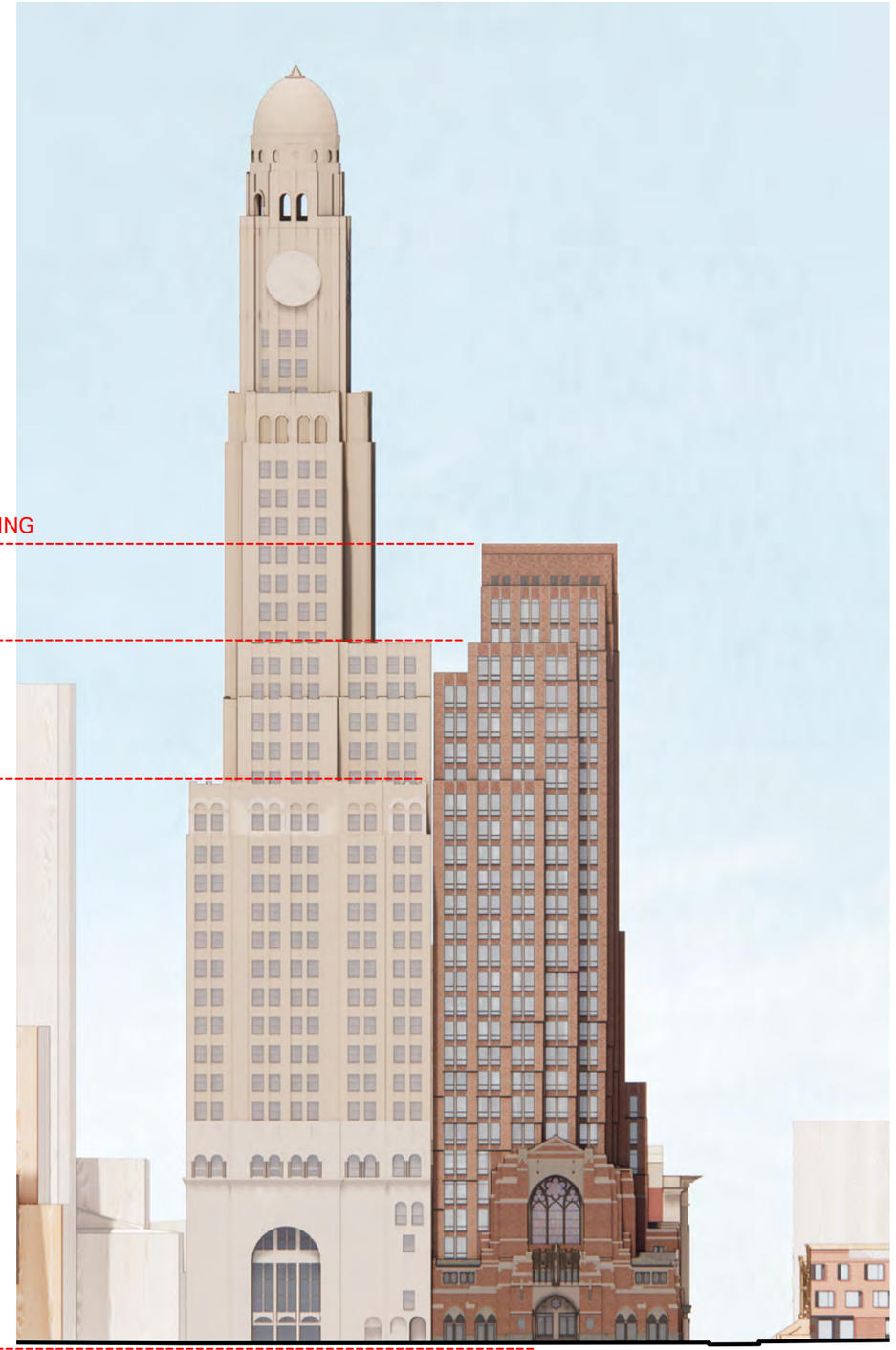

SOUTH ELEVATION

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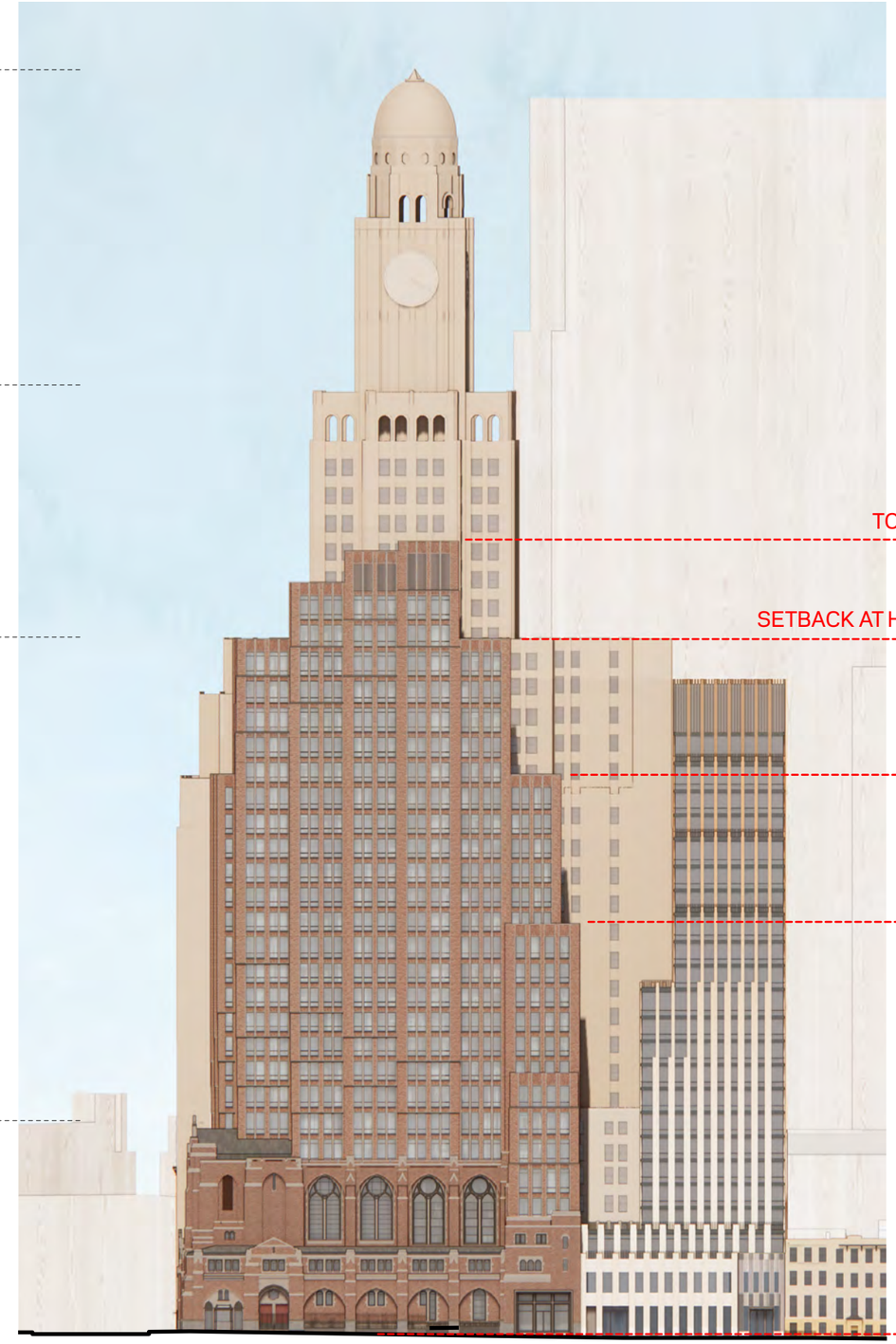

EAST ELEVATION

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Massing Refinements

Original Proposal 12-02-2025

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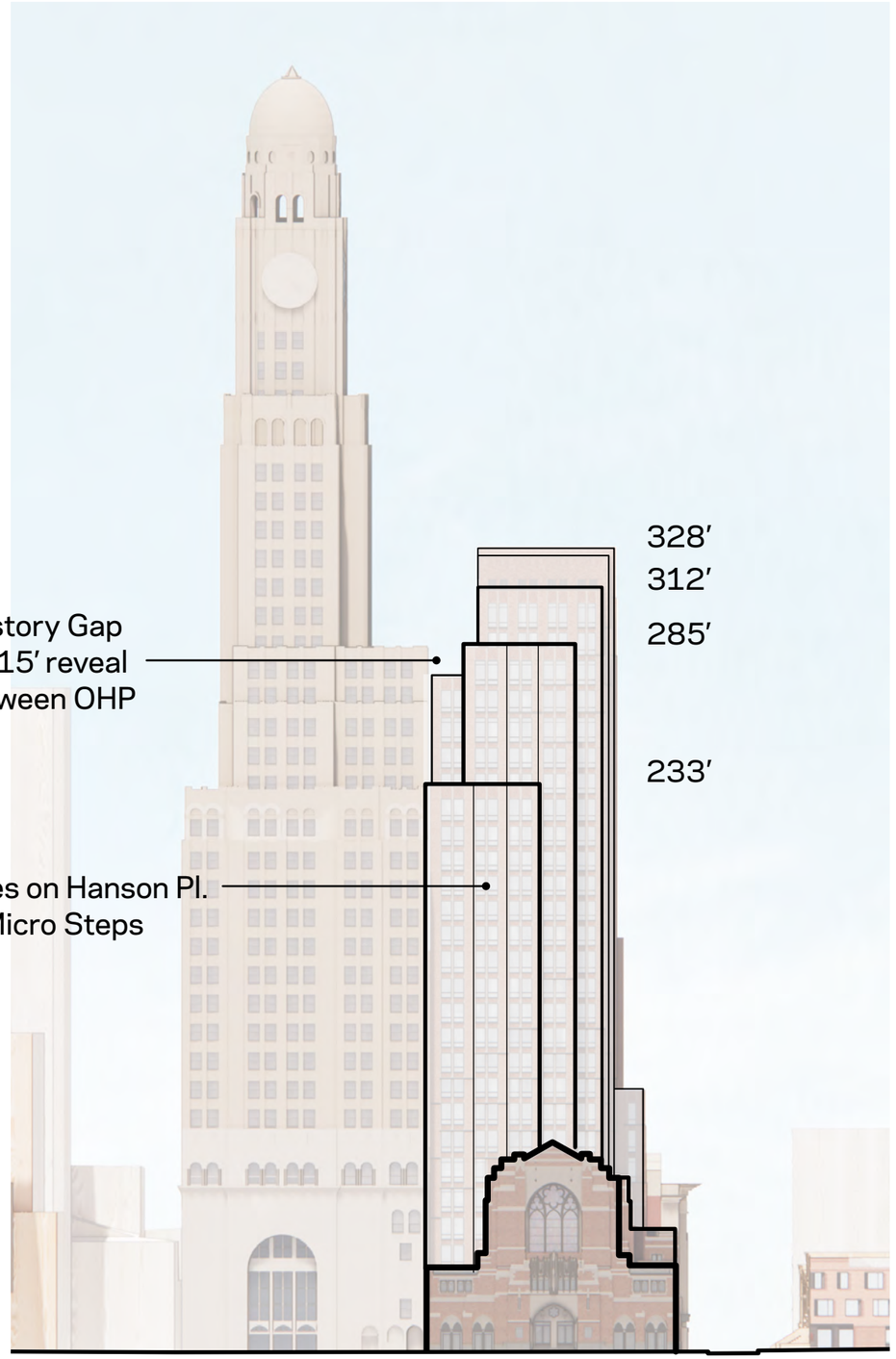

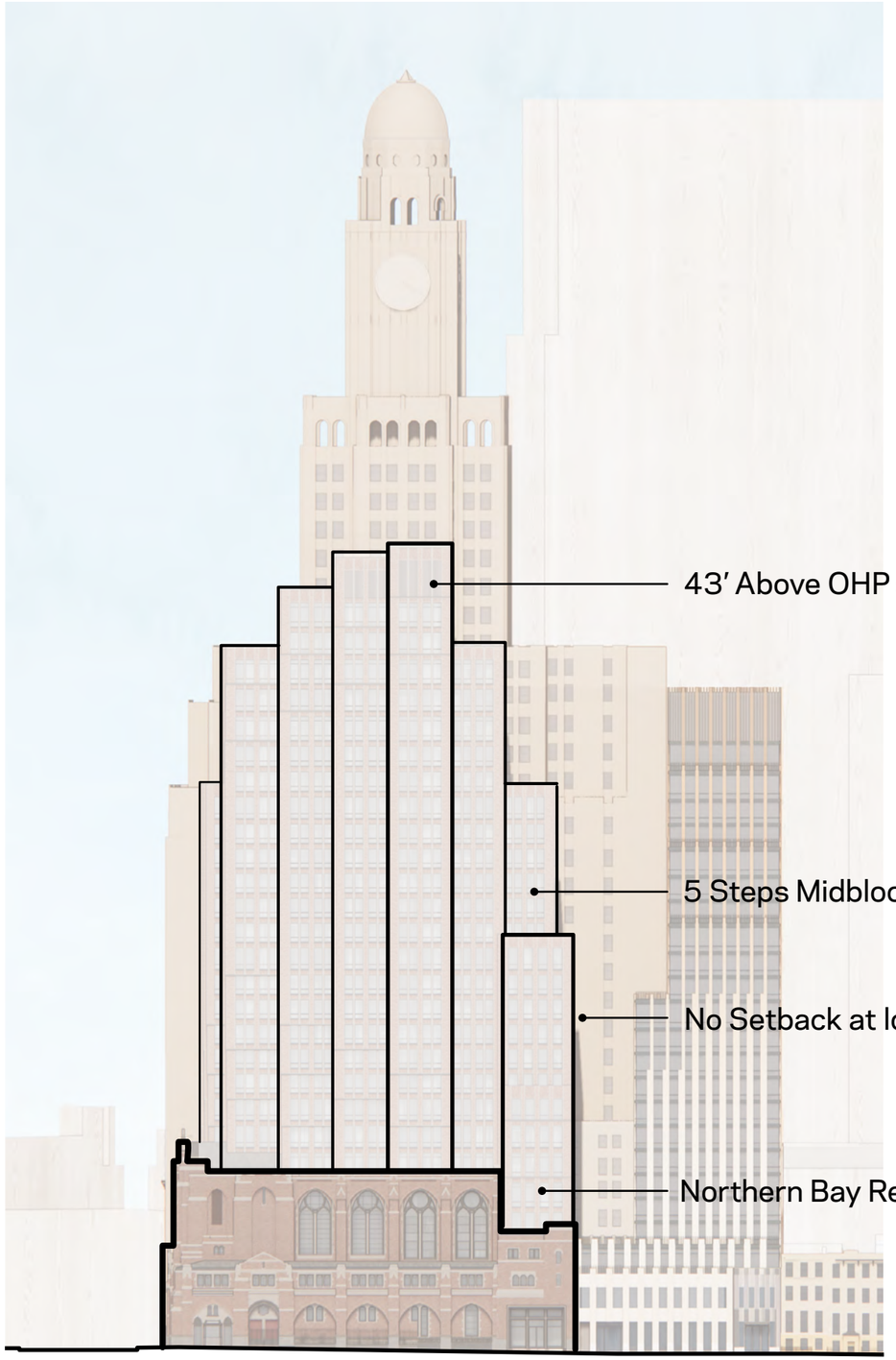

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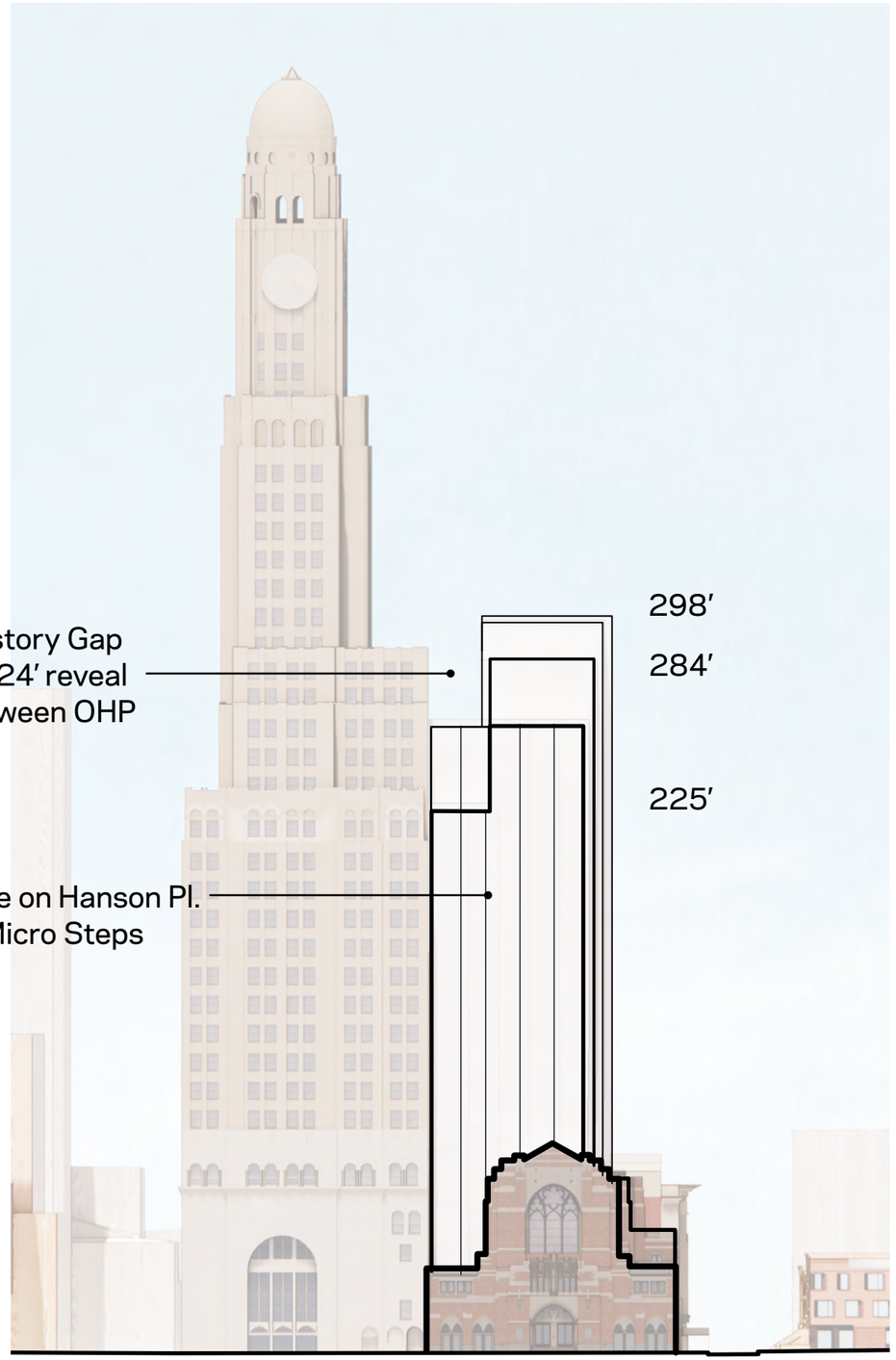
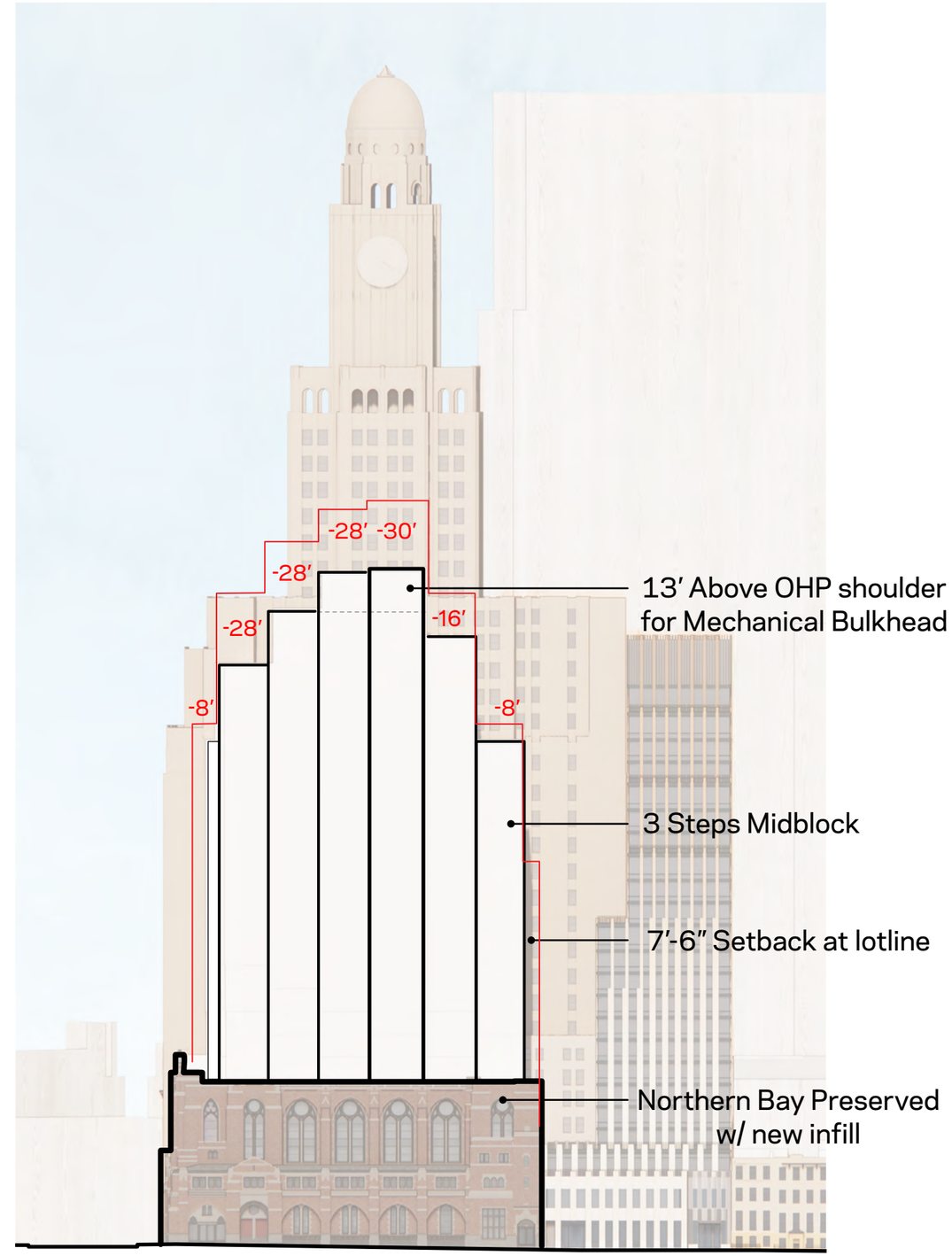
Massing Refinements

Original Proposal 12-02-2025

fxcollaborative ADP





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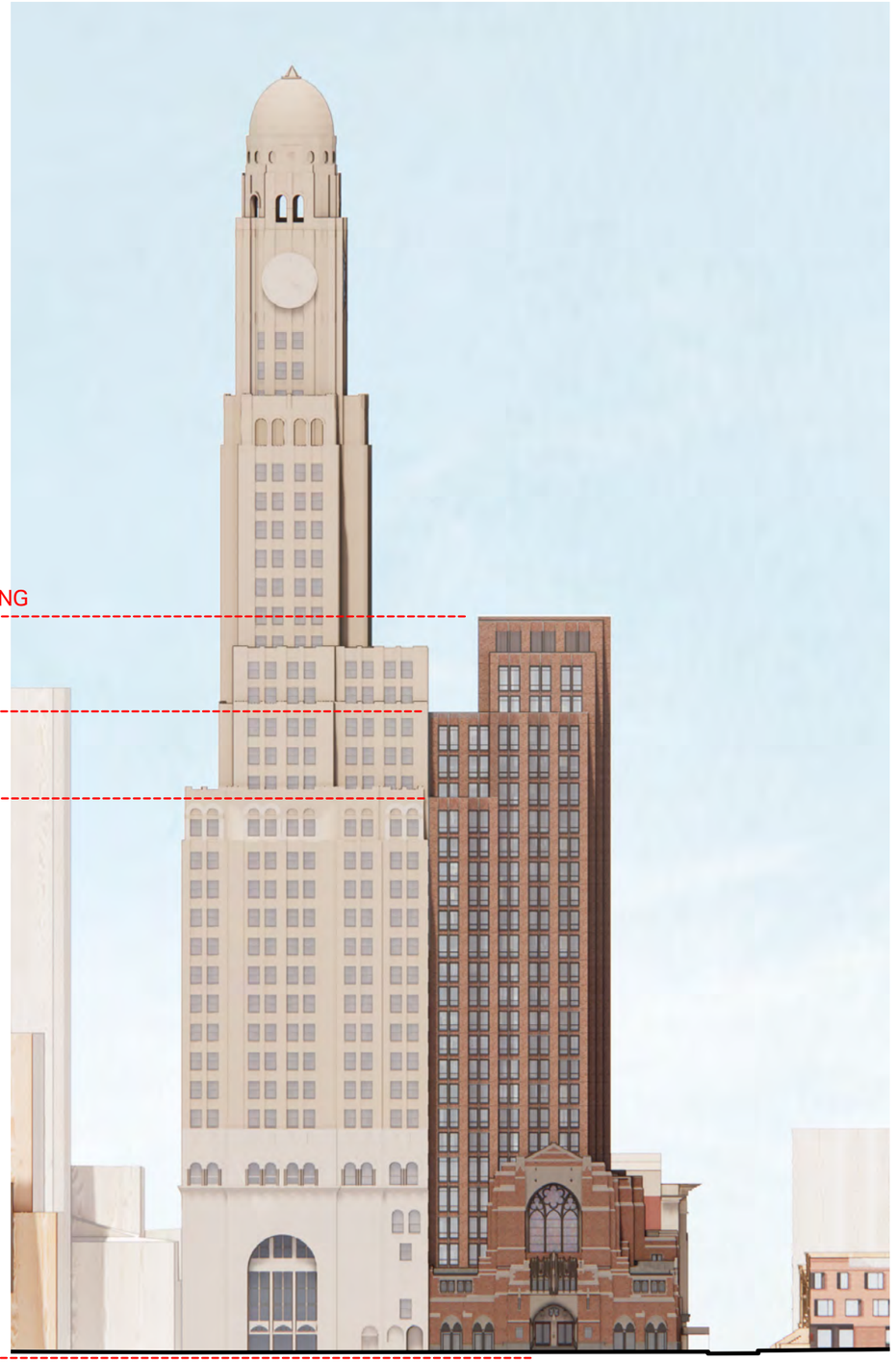
Massing Refinements

Modified Proposal



SOUTH ELEVATION

ONE HANSON

TOP OF BUILDING

514 FT

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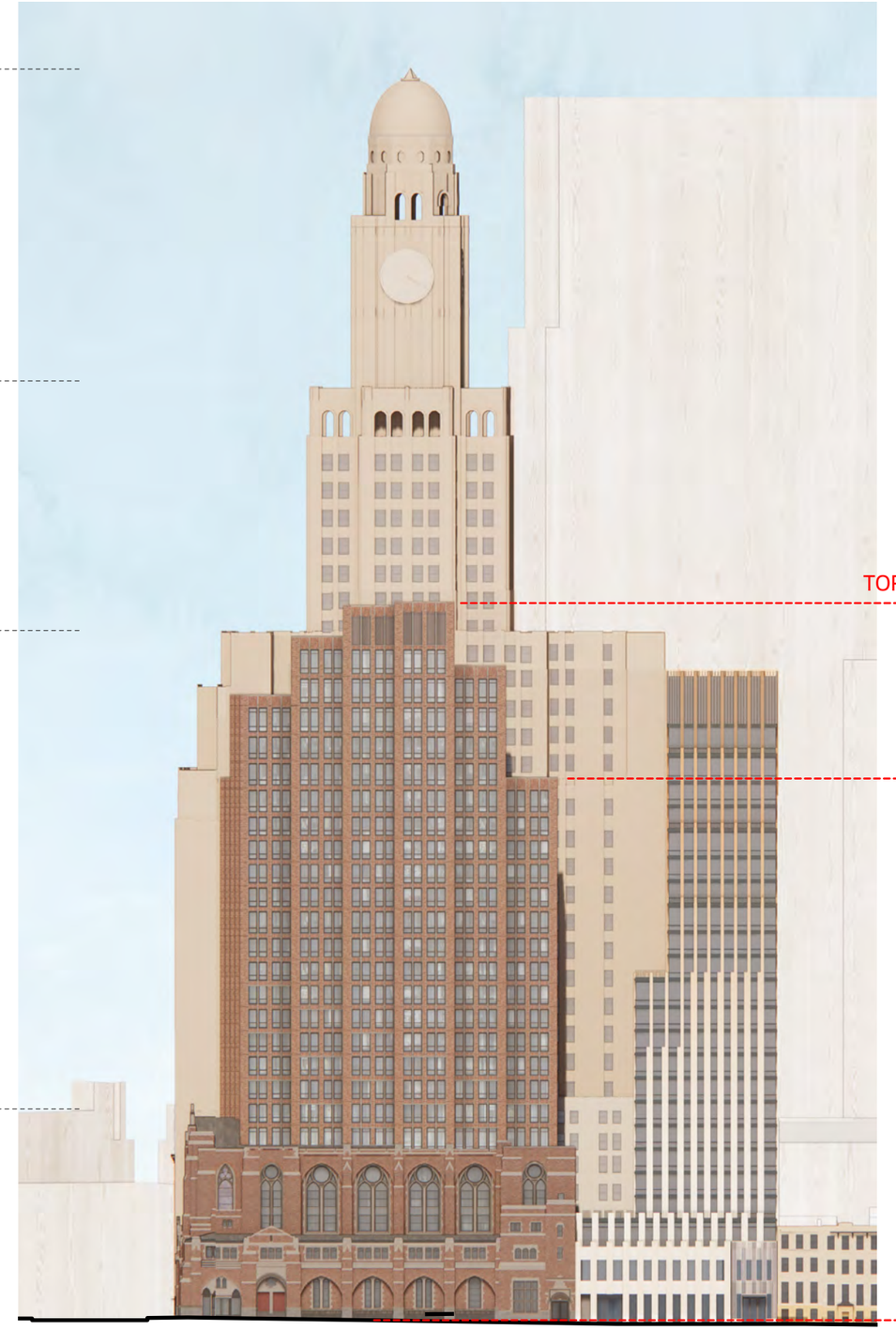

EAST ELEVATION

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Massing Refinements

Modified Proposal

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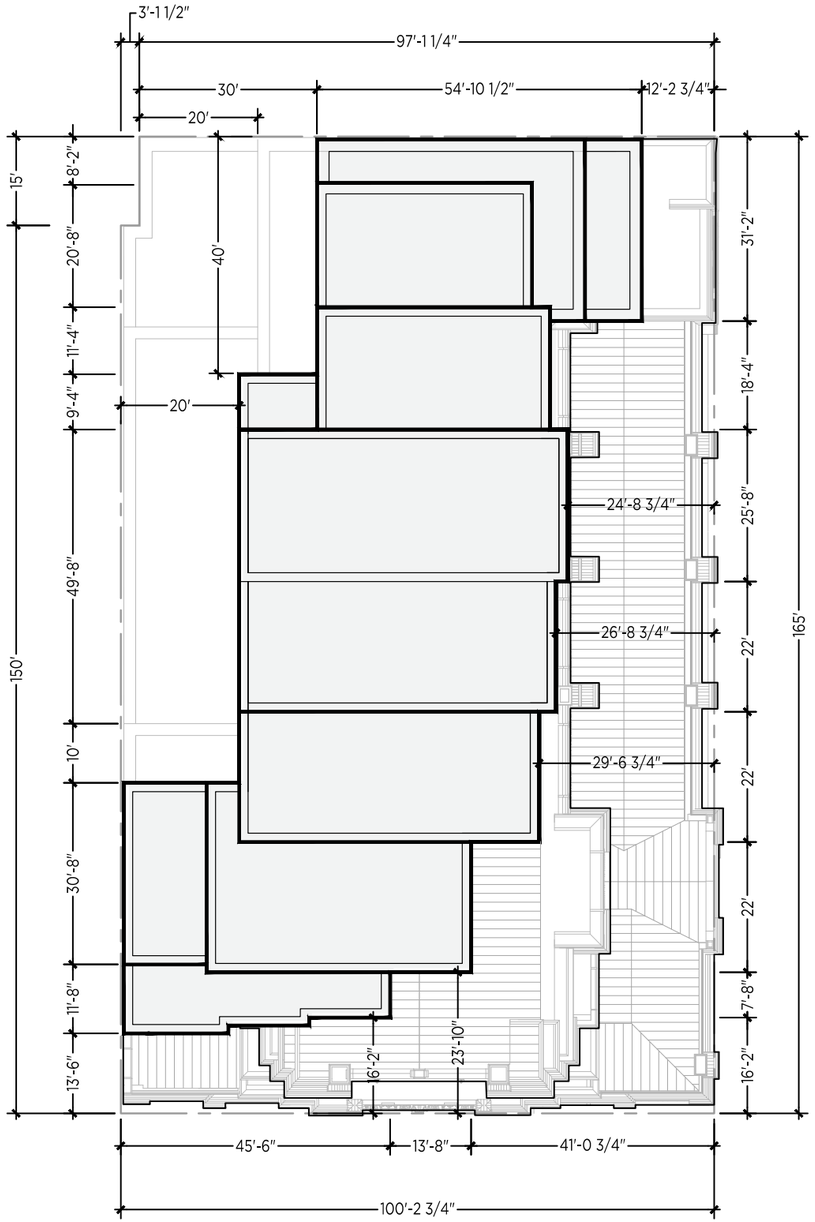

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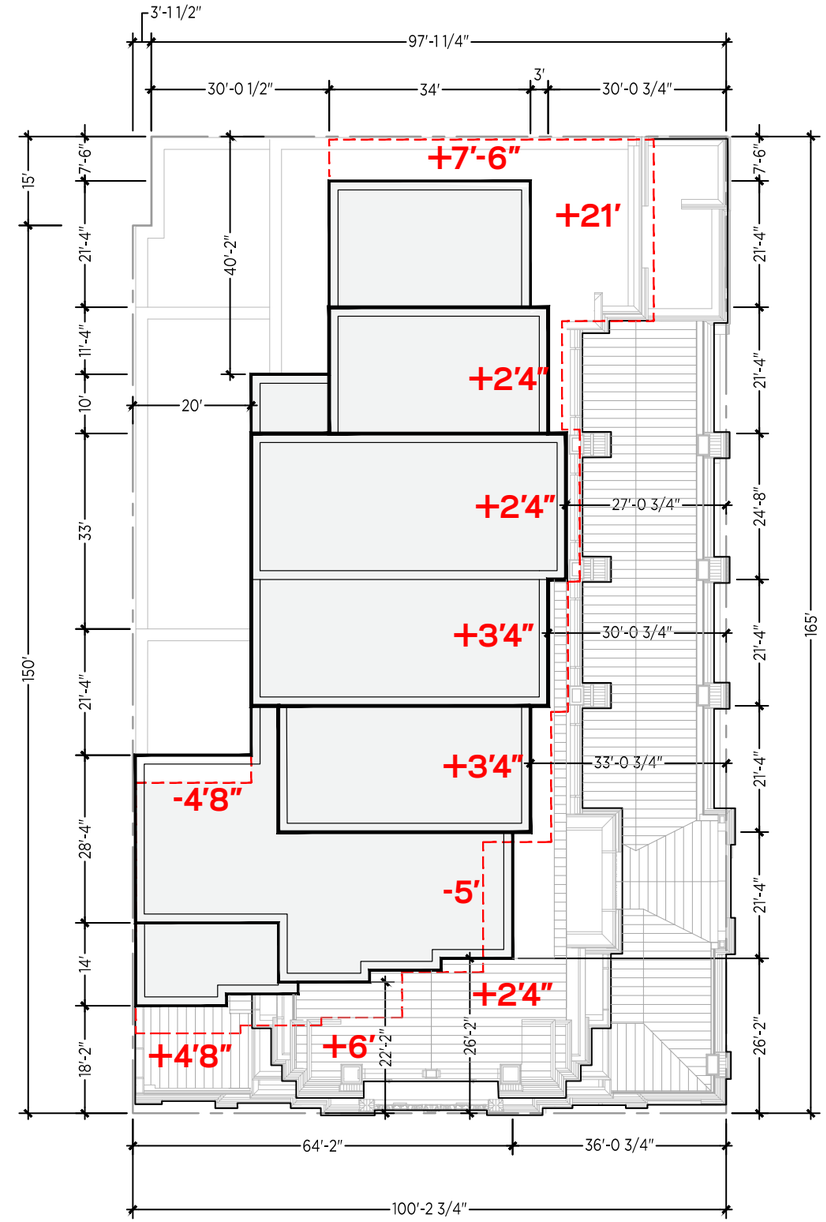

Modified Proposal

Plan Comparison

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Original Proposal

Modified Proposal

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Massing Comparison

Axon Looking Northwest

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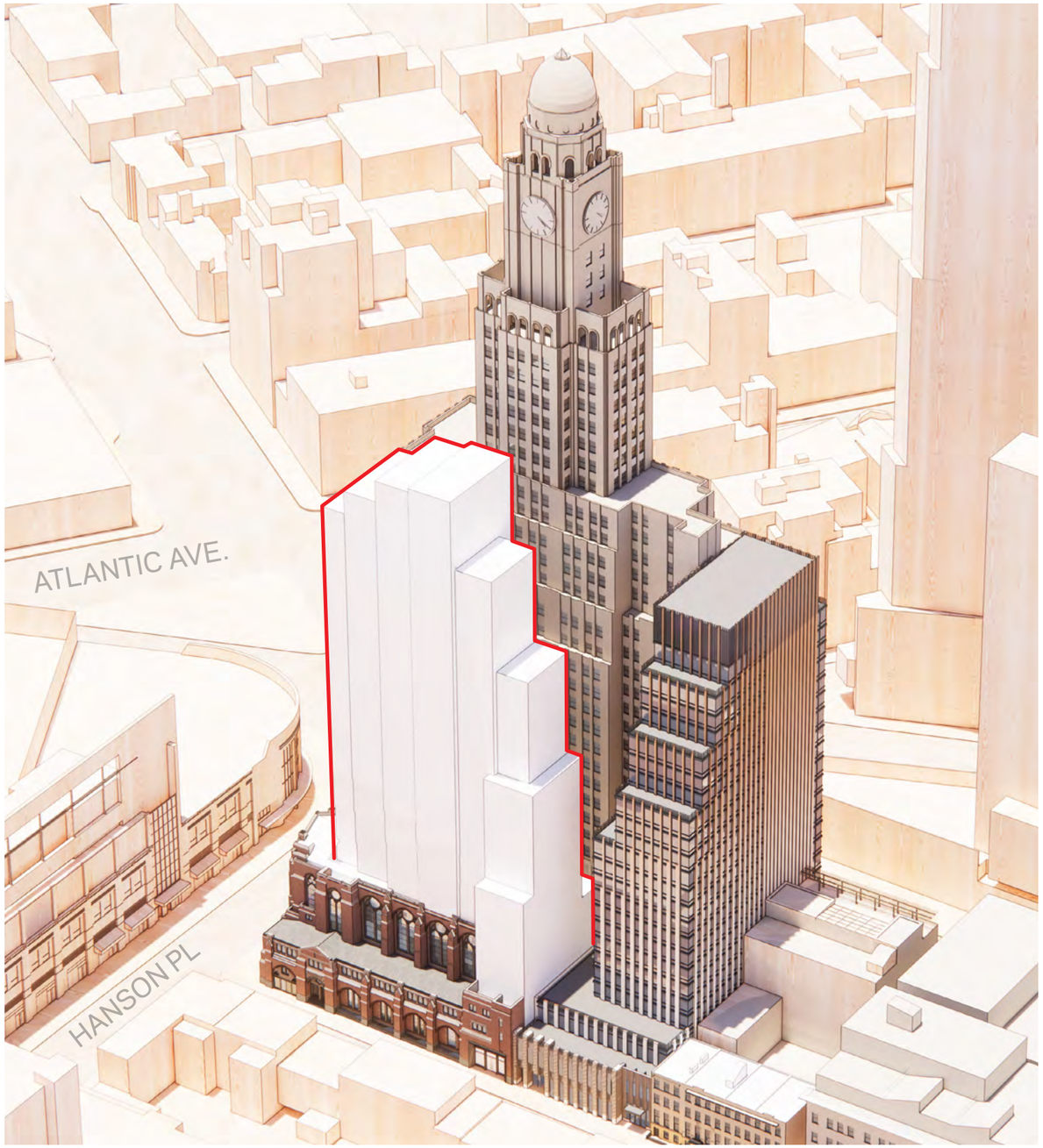
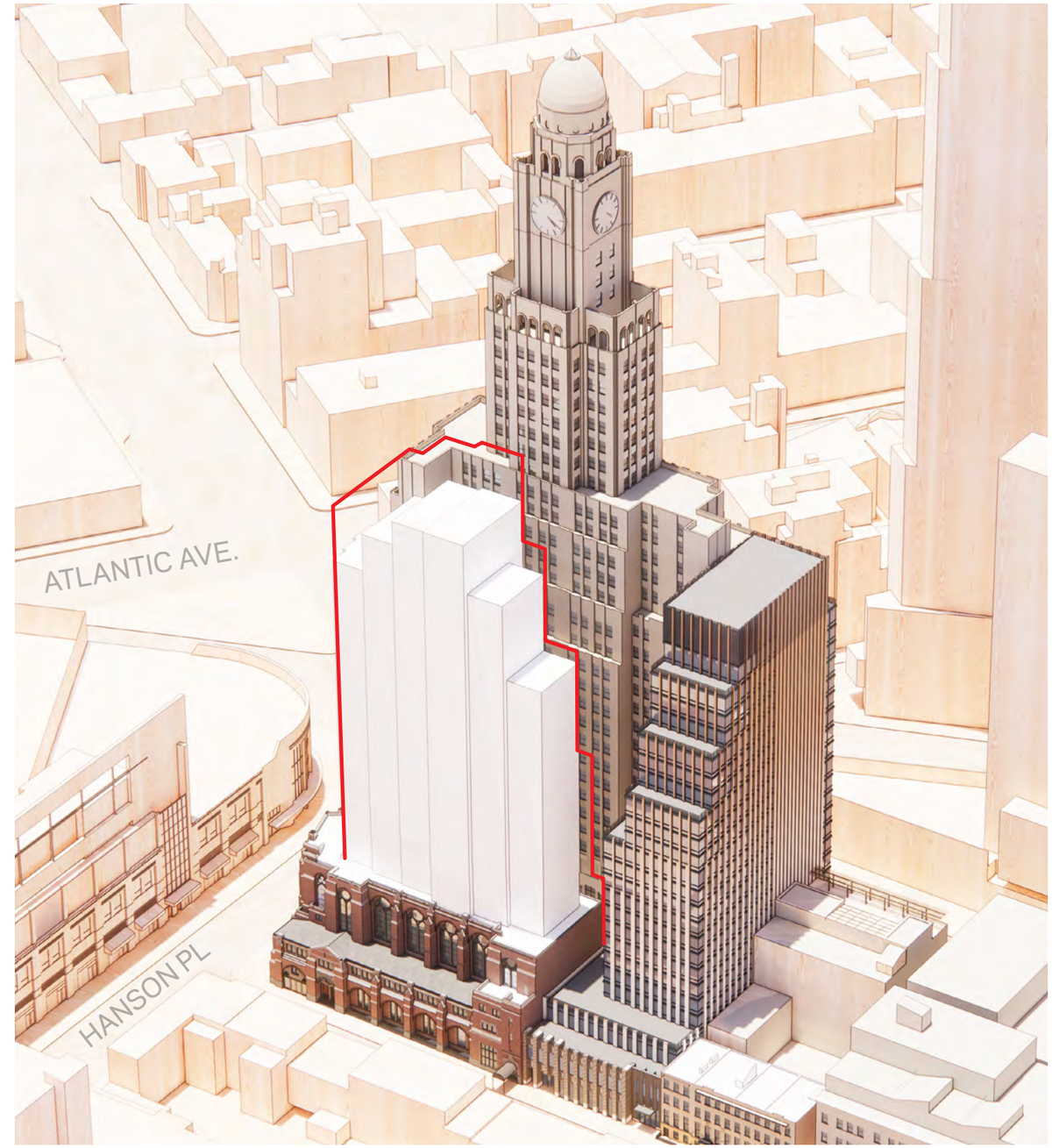


Original Proposal



Modified Proposal

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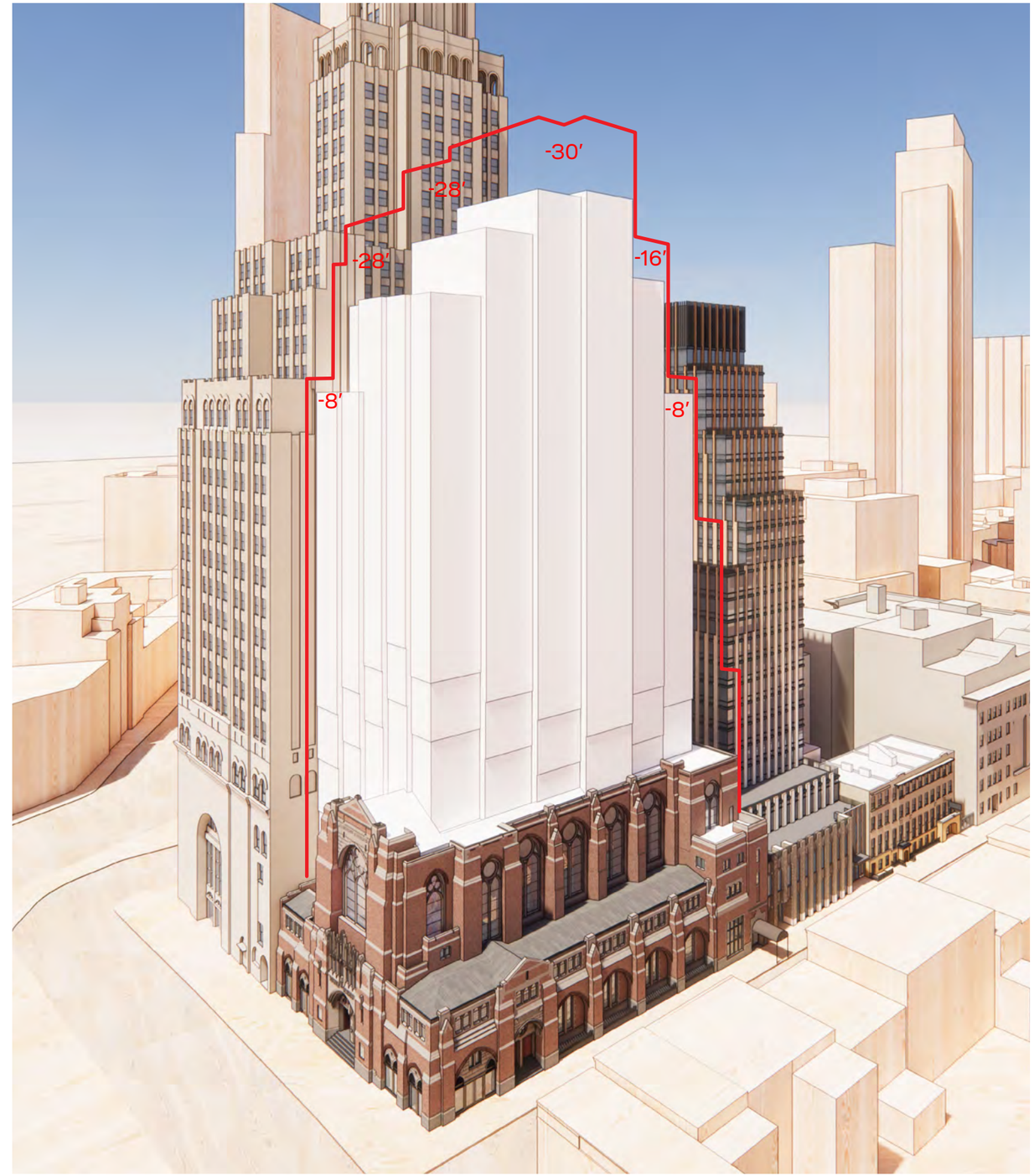
Massing Comparison

Axon Looking Southwest

Original Proposal: 215,000 SF



Modified Proposal: 190,000 SF (25K reduction)

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Aerial Comparison

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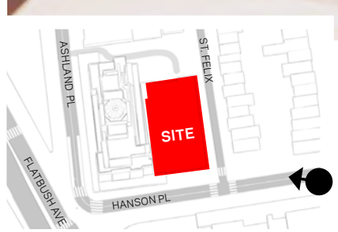
ORIGINAL PROPOSAL

MODIFIED PROPOSAL



Hanson Pl Looking west

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Hanson Pl & Fort Greene Pl Looking west

Composition with 130 St. Felix Approved Building

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Hanson Pl & Fort Greene Pl Looking west

Composition with 130 St. Felix Approved Building

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Flatbush at Barclays Looking North

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Flatbush at Barclays Looking North

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Atlantic & 4th Ave. Looking Northeast

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Atlantic & 4th Ave. Looking Northeast

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Lafayette Ave. & Fort Greene Looking Southwest

Composition with 130 St. Felix Approved Building

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Lafayette Ave. & Fort Greene Looking Southwest

Composition with 130 St. Felix Approved Building

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ORIGINAL PROPOSAL

MODIFIED PROPOSAL

Lafayette Ave. & St. Felix Looking South

Composition with 130 St. Felix Approved Building

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Church Building
Restoration & Proposed Alterations

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South Elevation

Existing Conditions Representation

South Elevation

Proposed Alterations to Church Building

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Proposed

Restore Facade & Materials, Reveal the Stained Glass

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East Elevation

Existing Conditions Representation

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East Elevation

Proposed Alterations to Church Building

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Proposed
East Elevation

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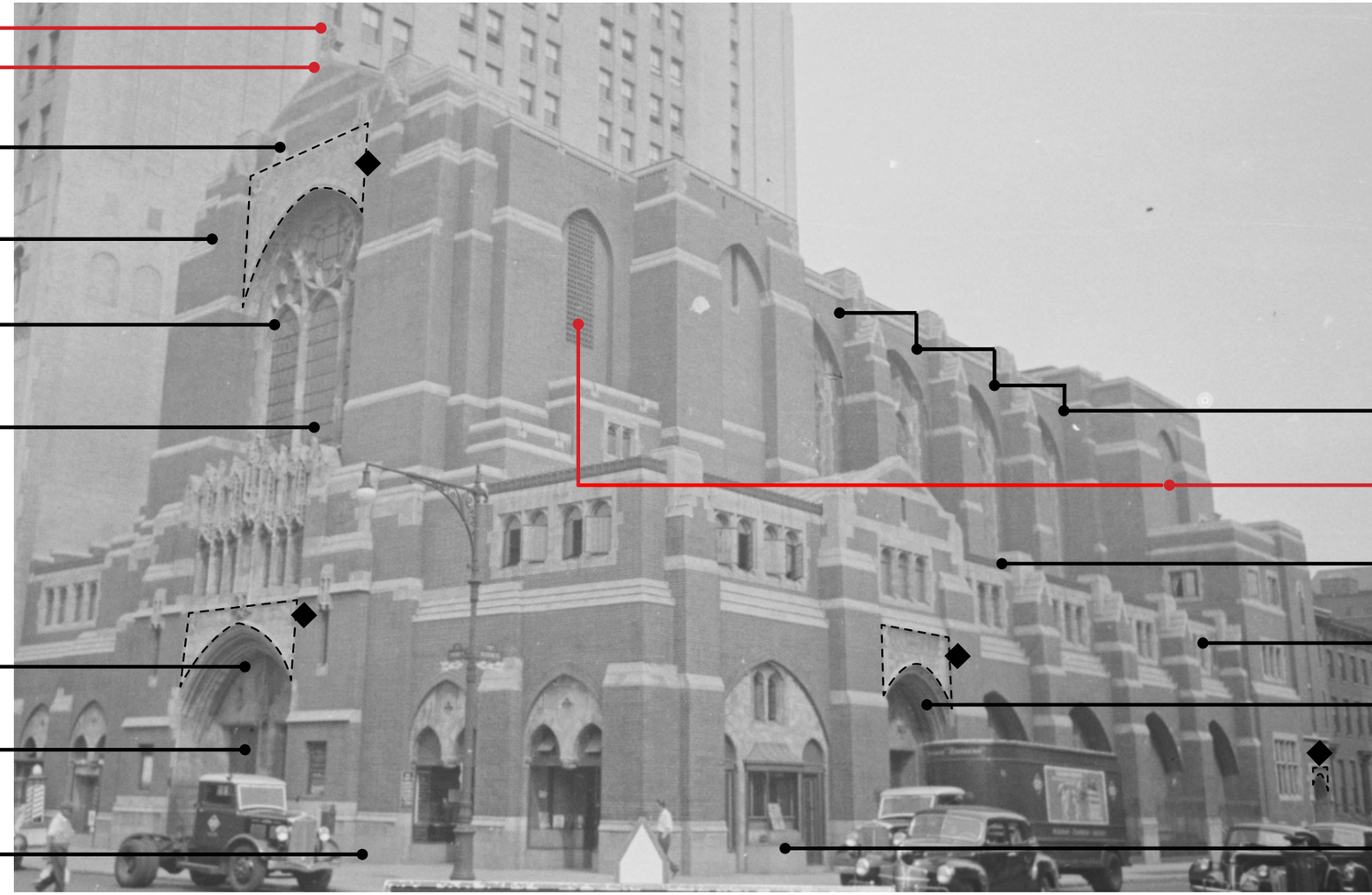
TO REMAIN | REMOVAL

HISTORIC INSCRIPTIONS
Symbolism:
- Education
- Philanthropy
- Welcome
- Goals of the Church



Jerusalem cross

Low gabled roof "emphasizes verticality of the central bay"

Decorative elements

Main facade with two story side wings

Clerestory of three stained glass windows and rosette

Depiction of mary powers

Intricately carved canopy with symbolic roses representing "promise of salvation"

Double entry doors with gothic stone arch through central bay

Granite-like cast stone base

Terra cotta-like cast stone plagues

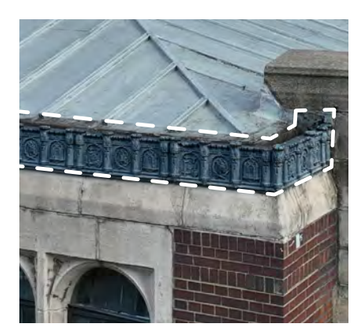
Brick details

Second story lead gutter with emblems

Light cast stone trim

Brick and cast stone surface constrasts with intricate carved canopy at entrance doors

Historic bay window store front



Historic Fabric

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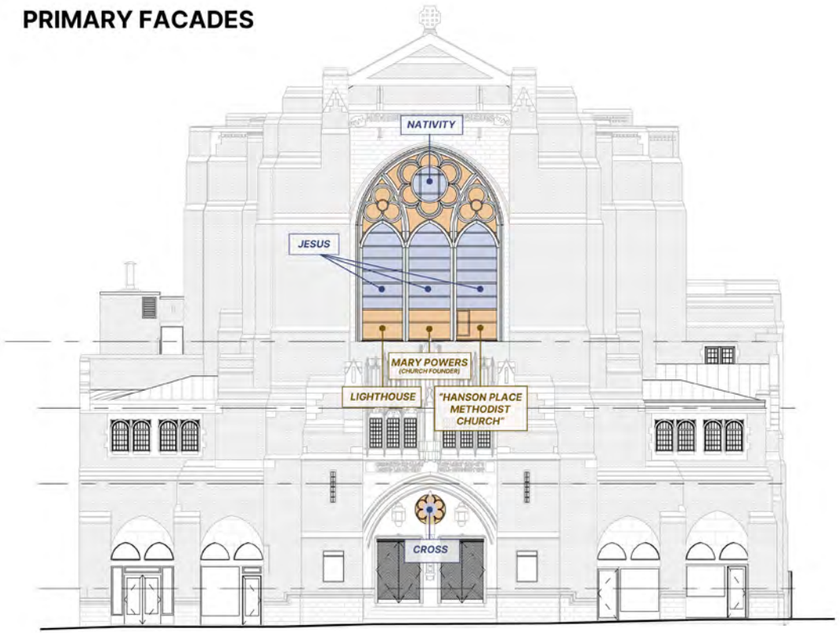
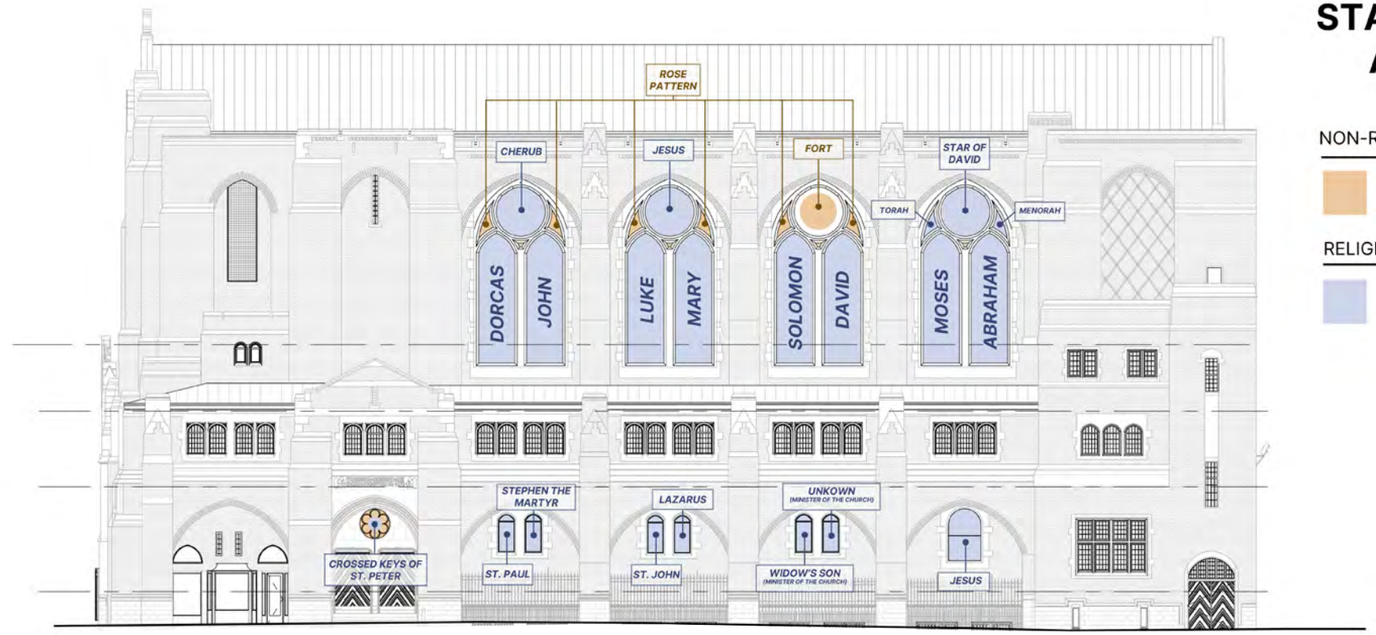
PRIMARY FACADES



South



East

STAINED GLASS ANALYSIS

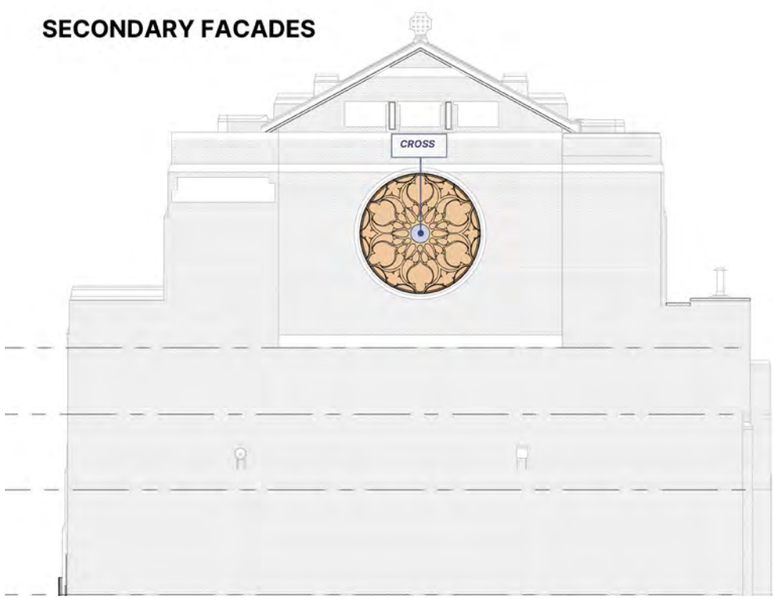
NON-RELIGIOUS

Non-Religious Iconography to be **RETAINED**

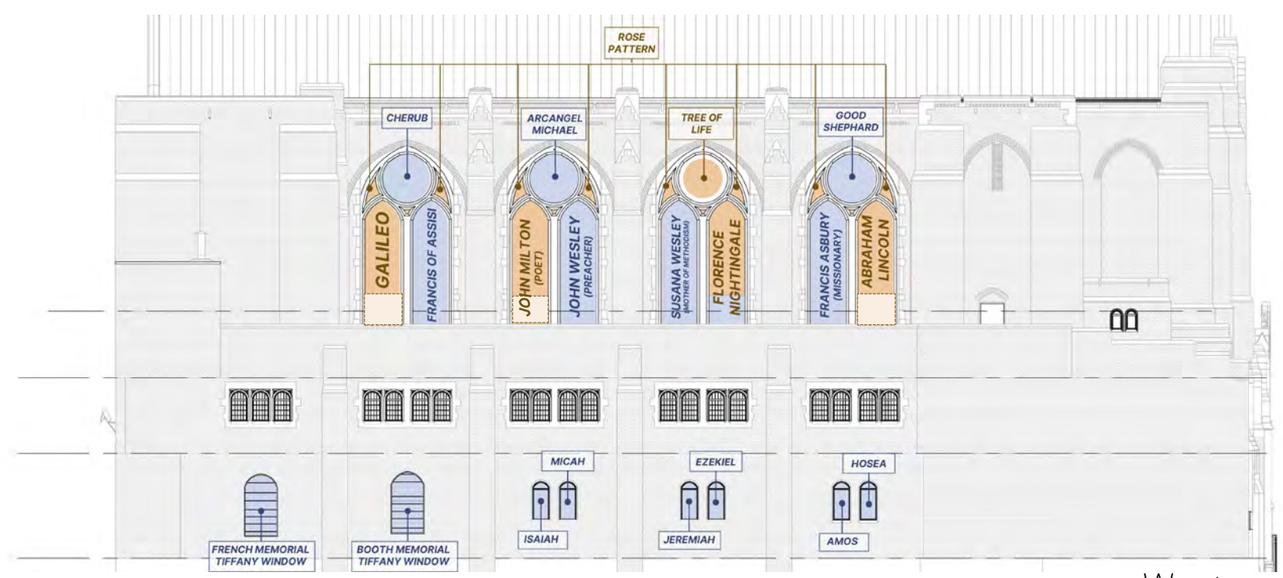
RELIGIOUS

Religious Iconography to be **REMOVED**

SECONDARY FACADES



North



West

Stained Glass Diagram

Existing

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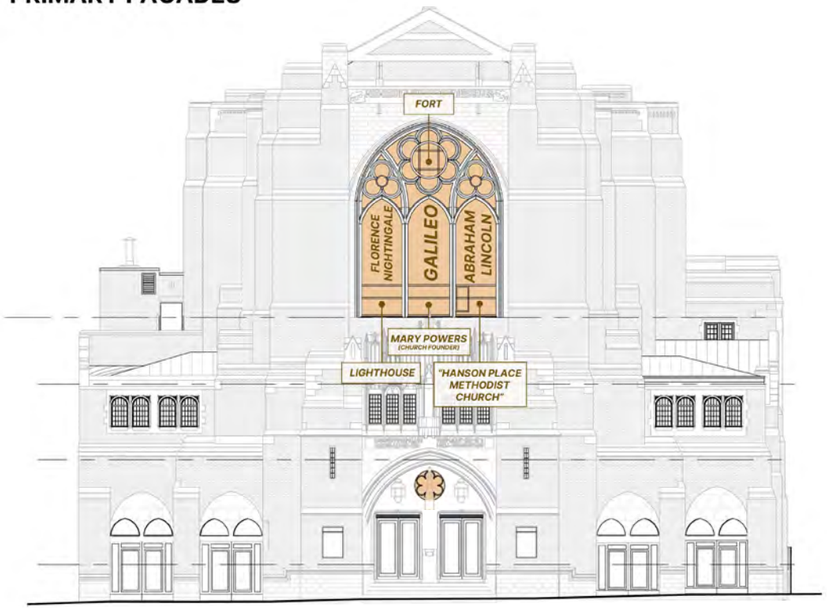
PRIMARY FACADES



South

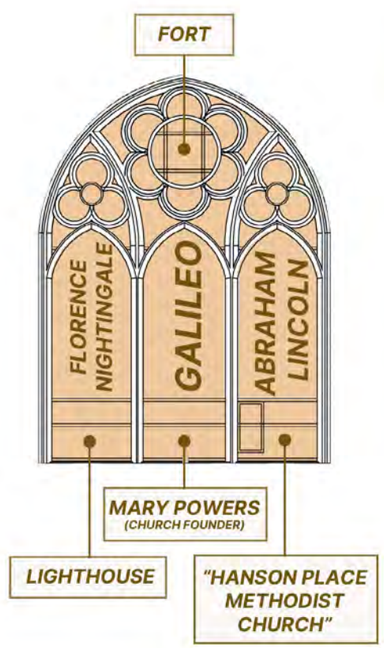
East

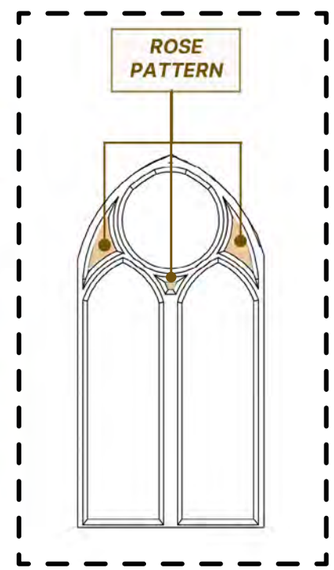
STAINED GLASS ANALYSIS

NON-RELIGIOUS

Non-Religious Iconography to be **RETAINED**

Rose Window relocated to residential lobby interior





Modified Proposal:
Retain stained glass trefoils at East facade

Rose Window relocated to residential lobby interior

Stained Glass Diagram

Proposed

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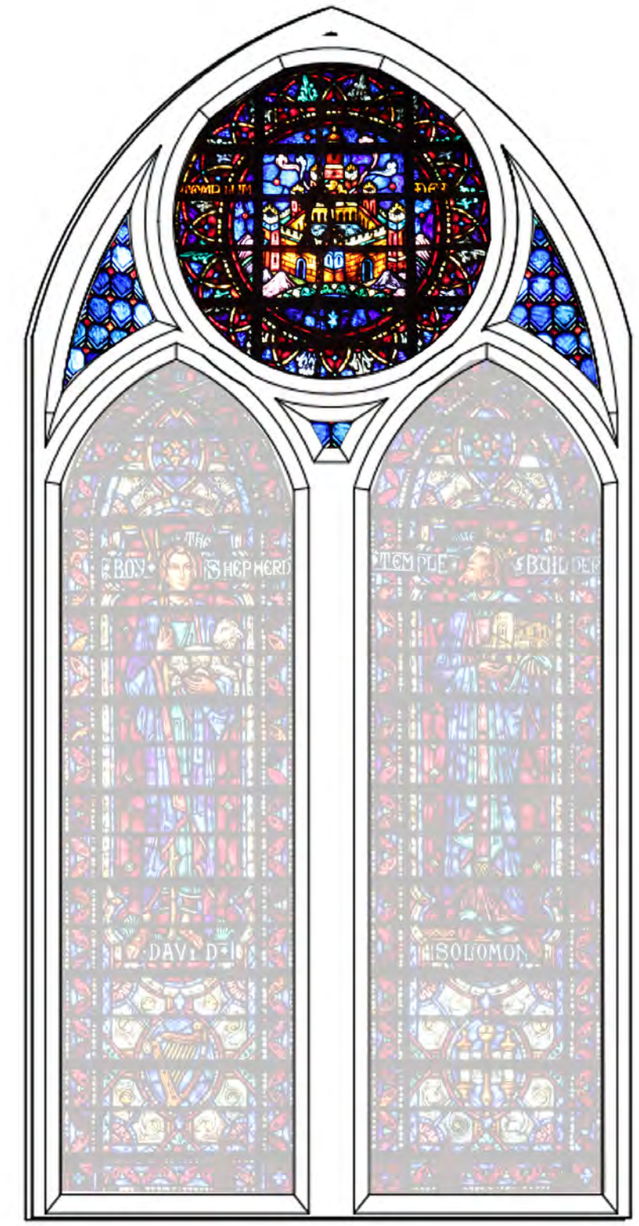
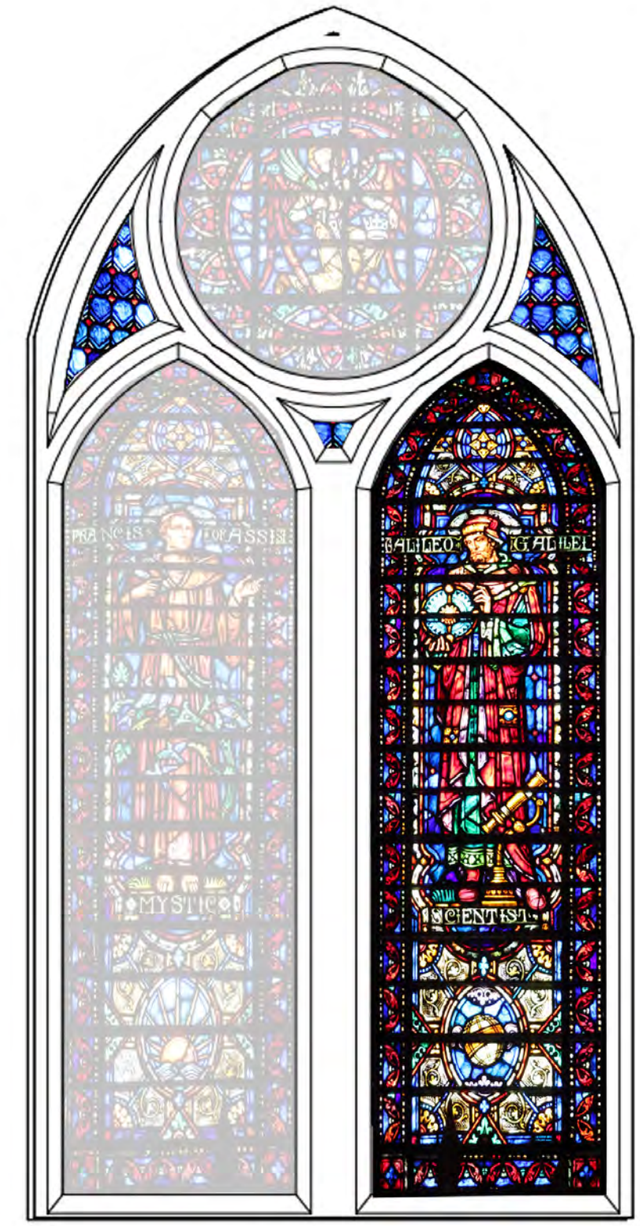
Type A

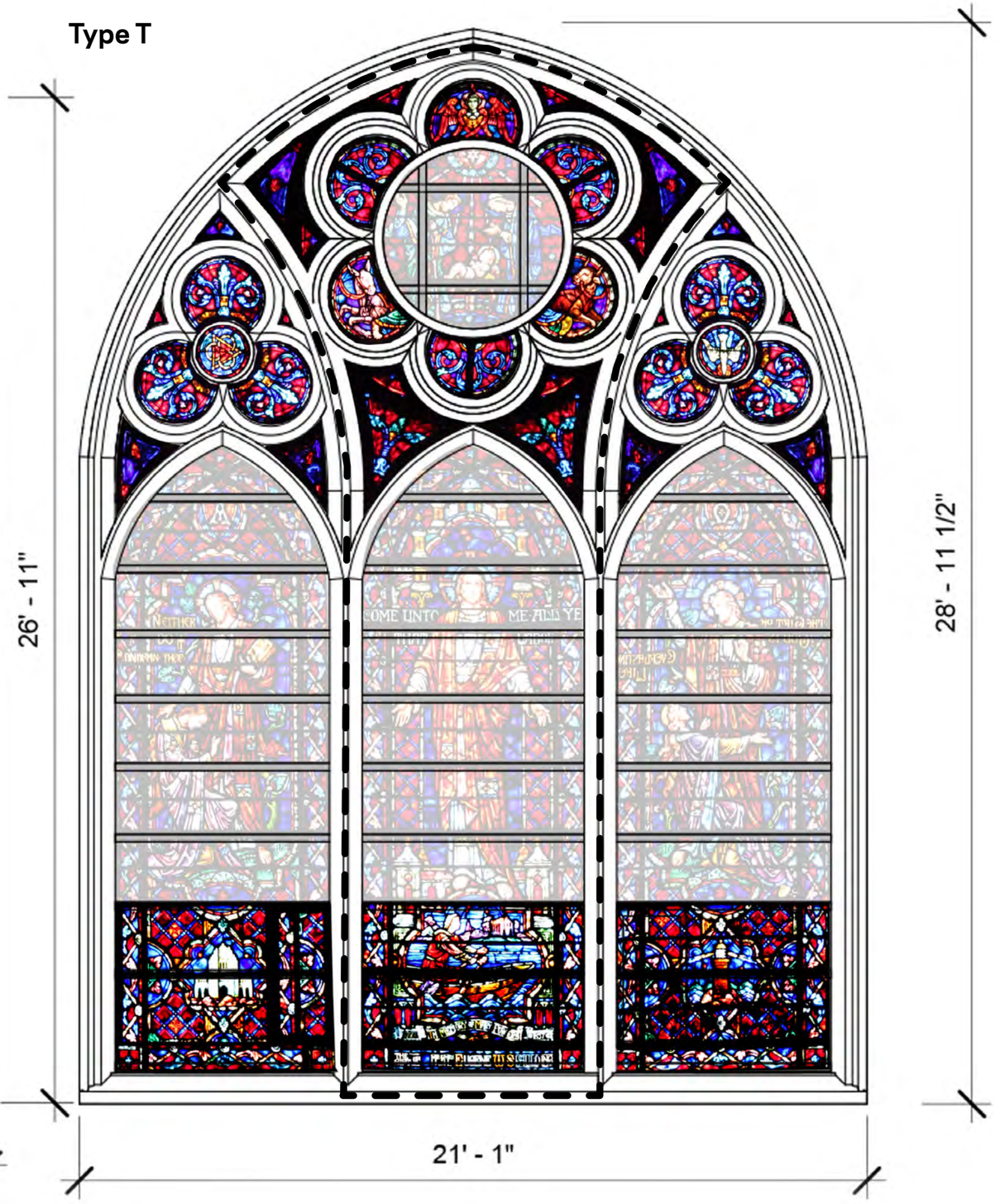


13' - 4 3/4"



13' - 4 3/4"

Type T



26' - 11"

28' - 11 1/2"

21' - 1"

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South Triptec Window

Religious Iconography

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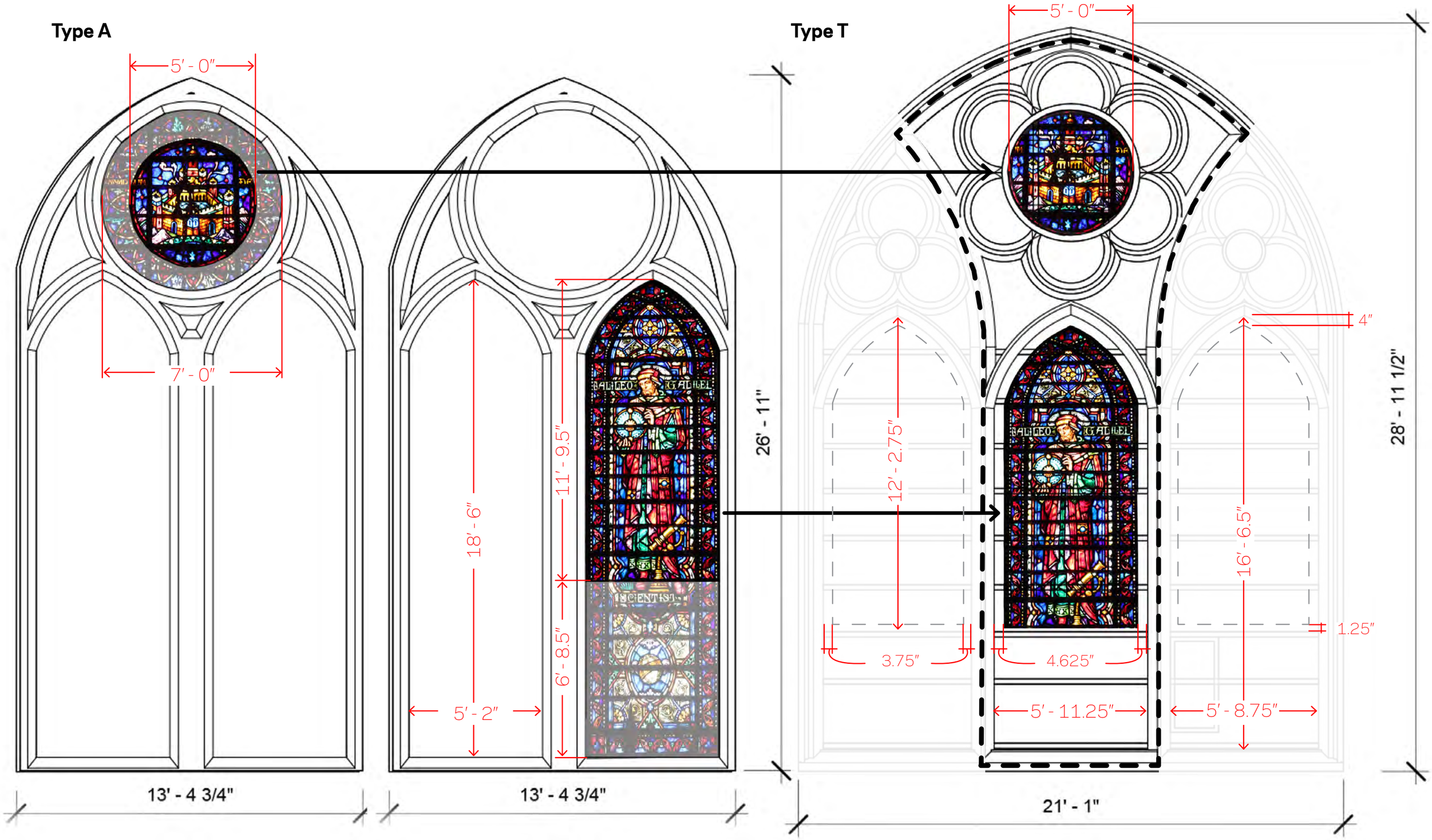

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South Triptec Window

Relocatation

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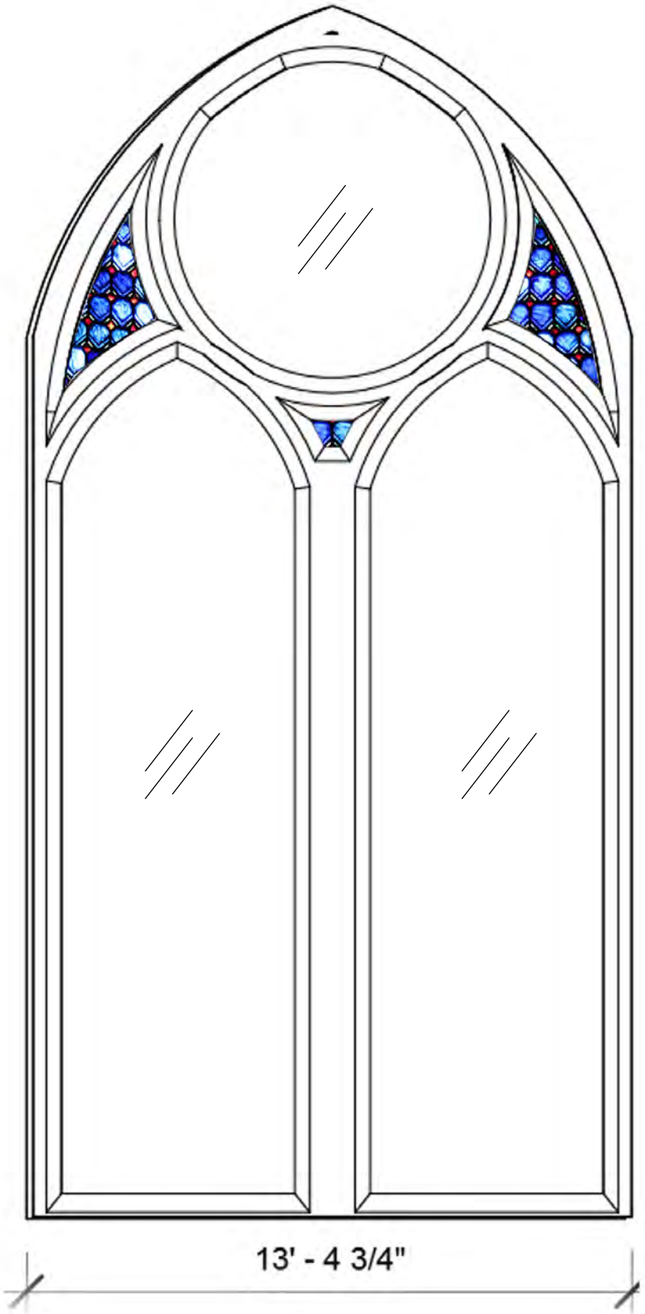
Type A



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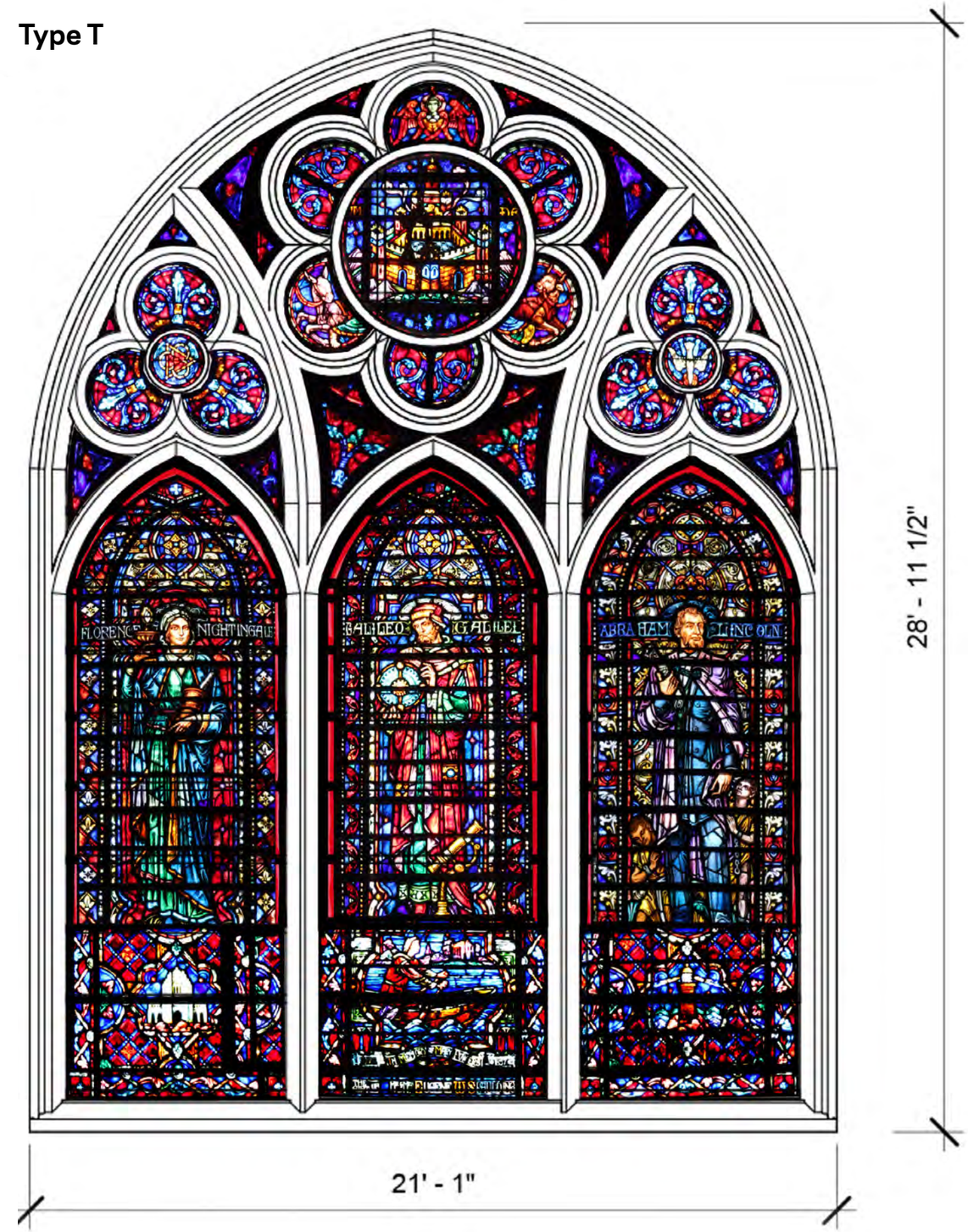

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South Triptec Window

Completed

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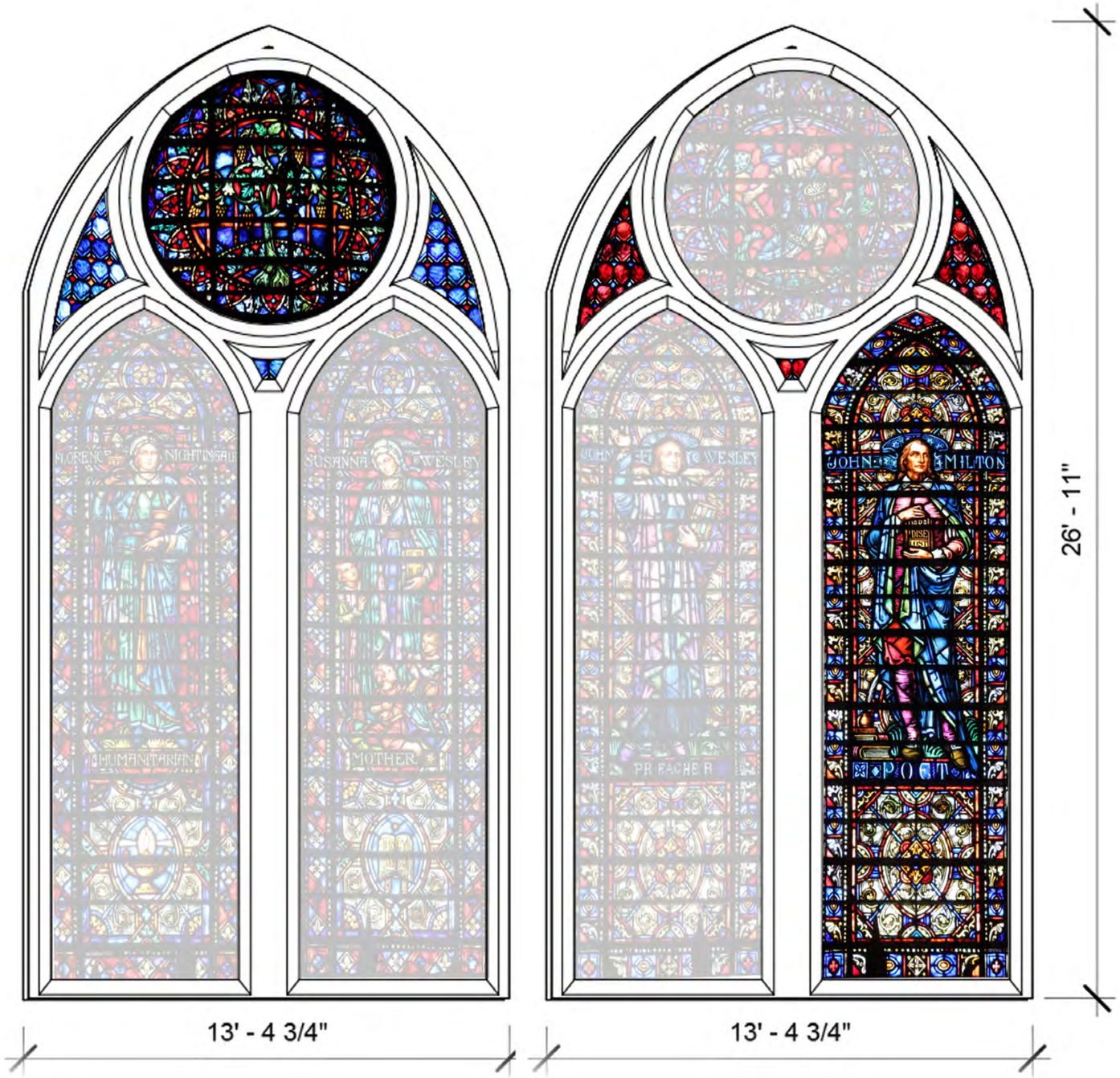
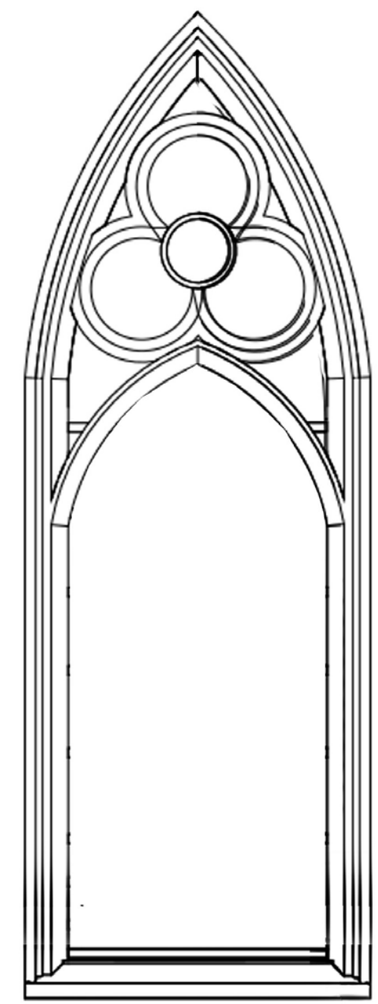
Type A



New



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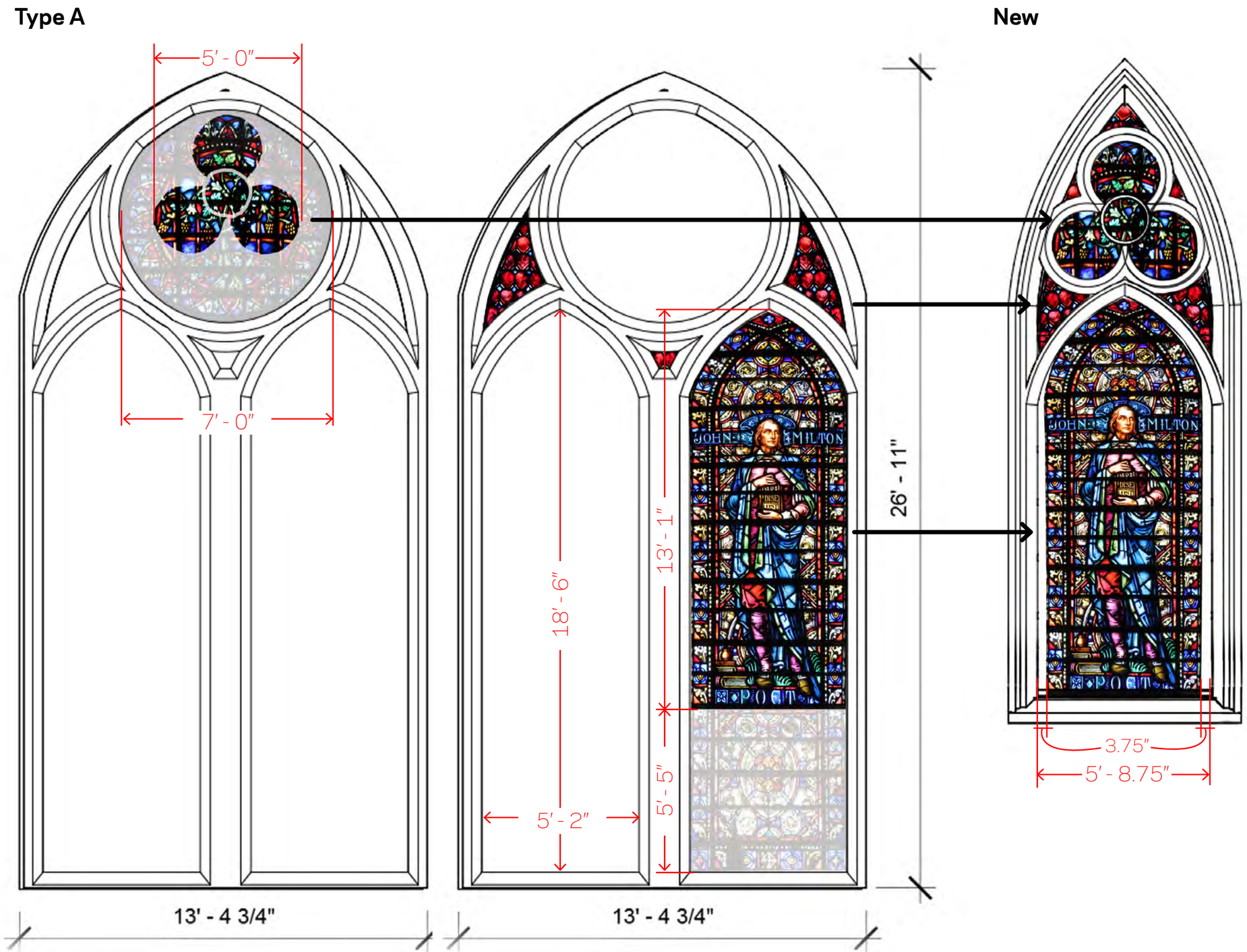
New East Window

Religious Iconography



New East Window

Relocation

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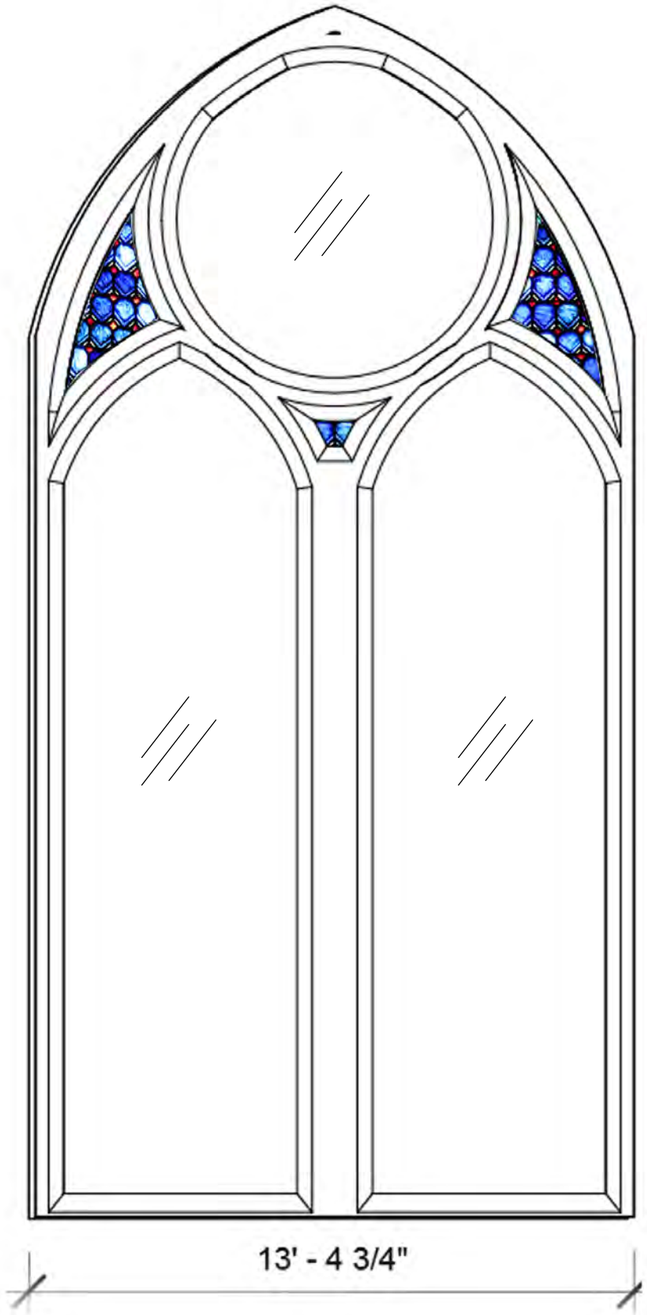
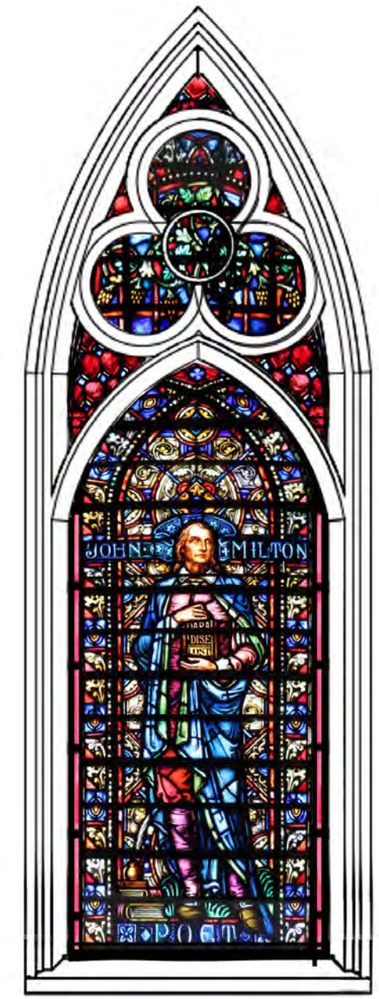
Type A



New



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New East Window

Completed

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Proposed
South Elevation

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Existing Elevation

Community Facility Entrances - South

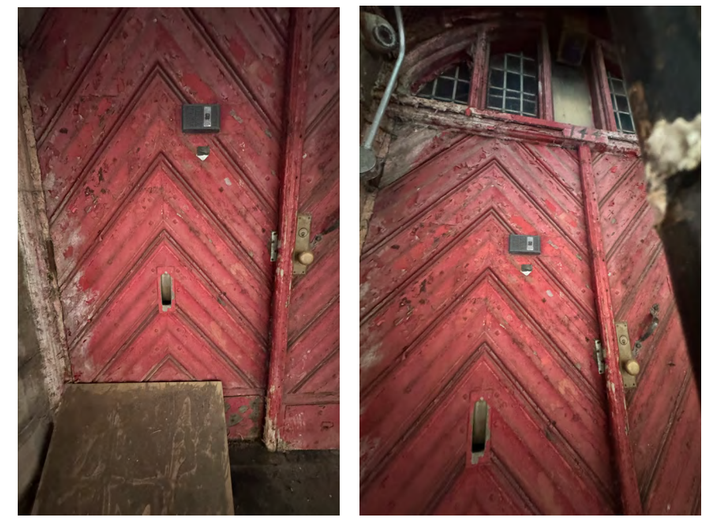
Side Entry - East

Residential Entry - East

Existing Images

Community Facility Entrances - South

Side Entry - East


Residential Entry - East

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Existing Conditions
Wood Doors

Existing

Community Facility Entrances - South

Side Entry - East

Residential Entry - East

Original Proposal 12.06.25

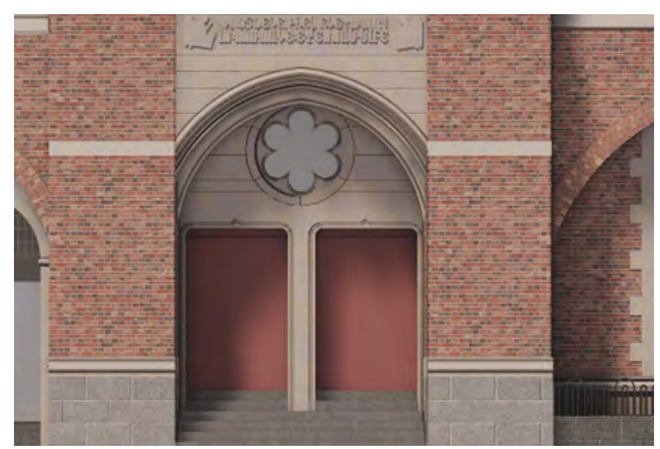
Community Facility Entrances - South

Side Entry - East

Residential Entry - East

Modified Proposal

Community Facility Entrances - South


Side Entry - East

Residential Entry - East

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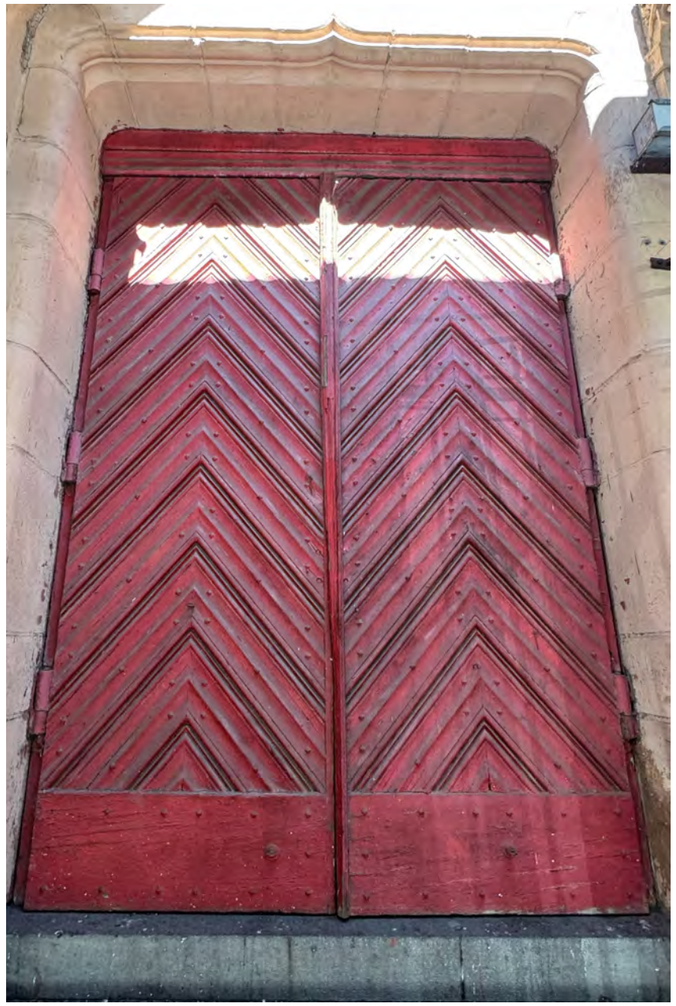
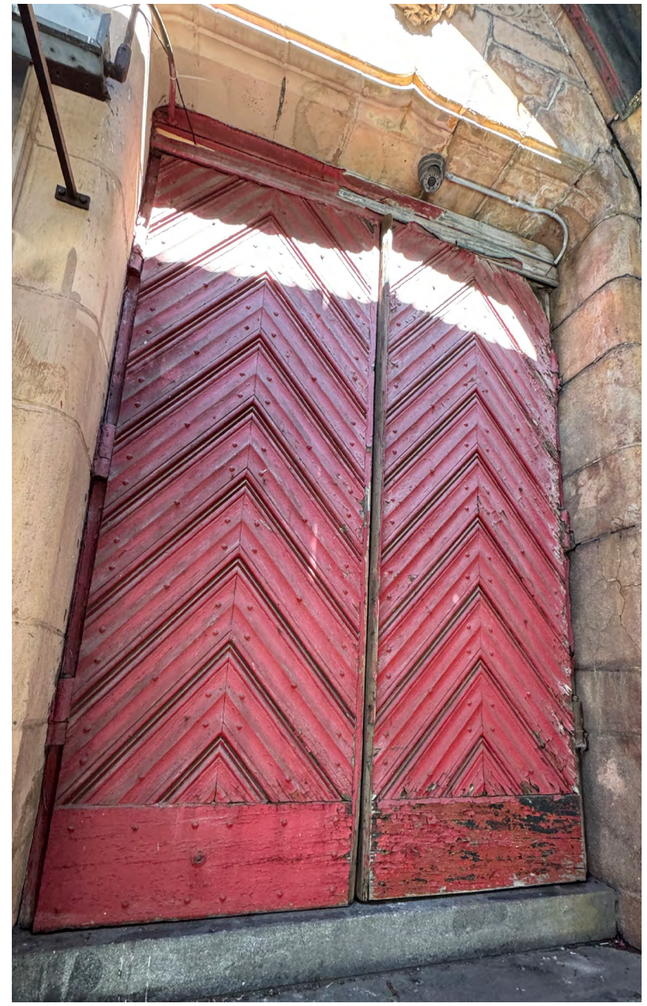
Proposed Conditions

Wood Doors





Exterior Condition

Interior Condition

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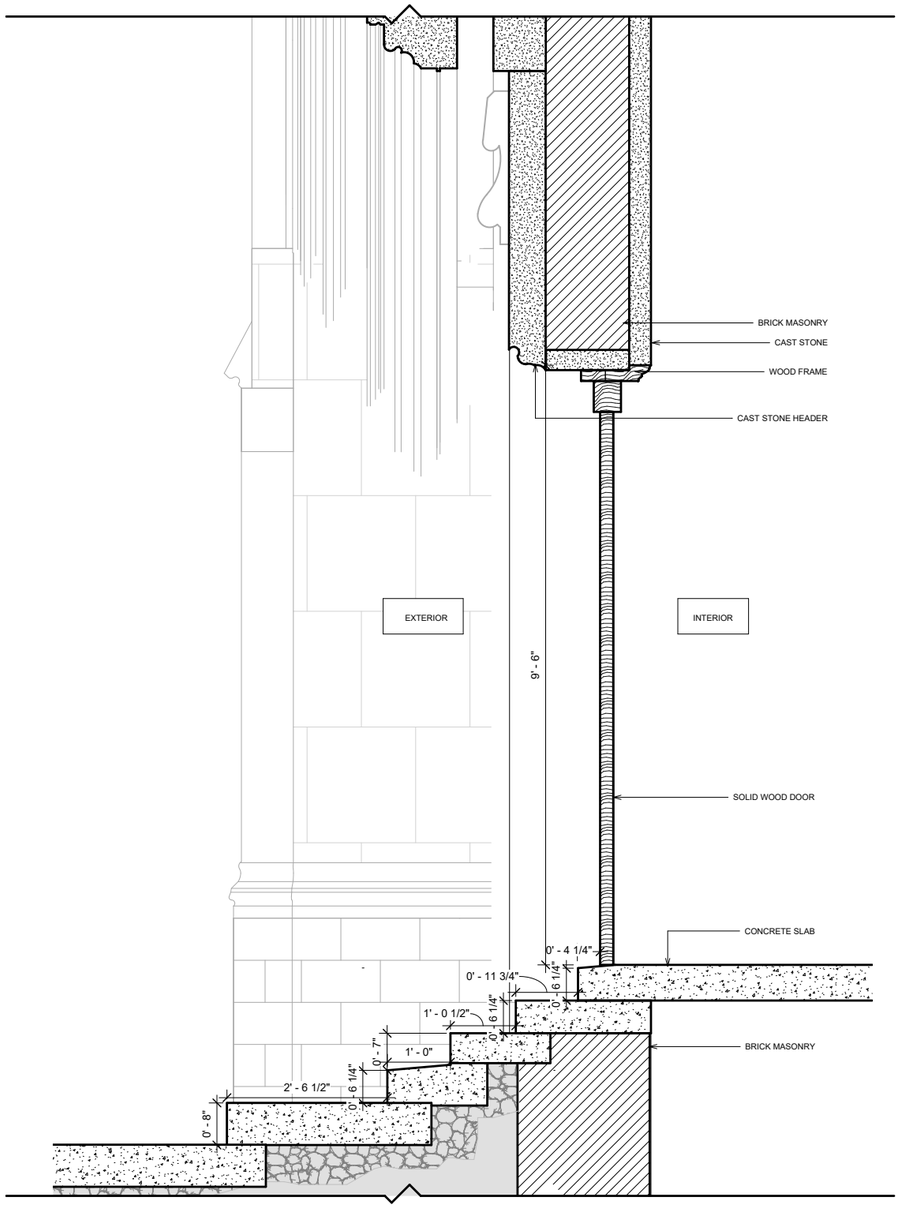
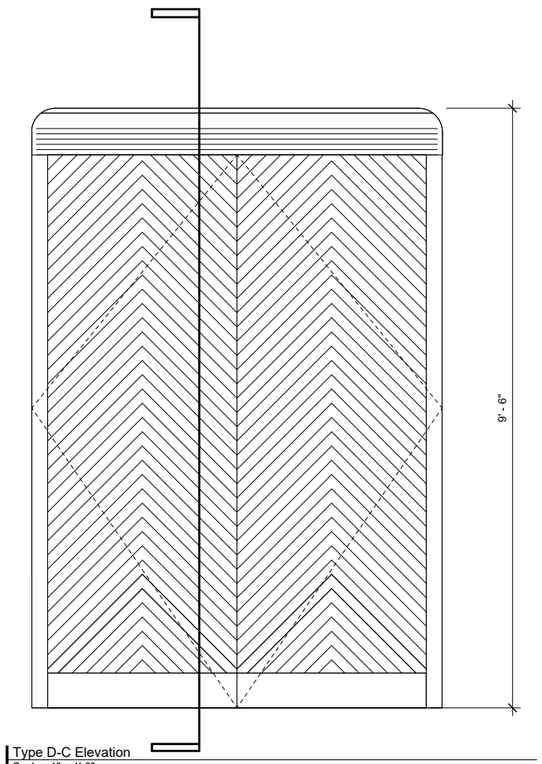
Existing Door Configuration

Community Facility Entrances - South



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



2 Type D-C Elevation
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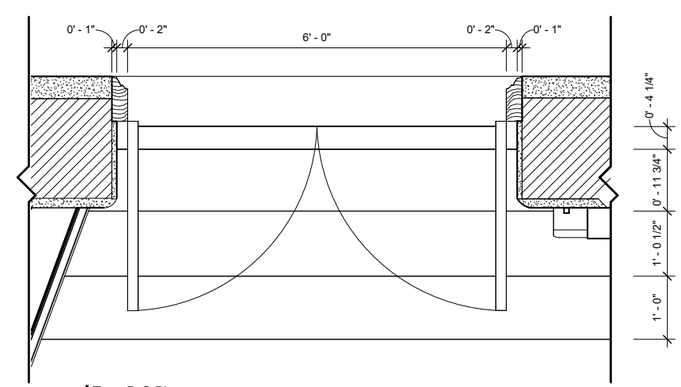

1 Type D-C Plan
Scale: 1" = 1'-0"

Existing Details

Community Facilities Entrances - South

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South Entry Update

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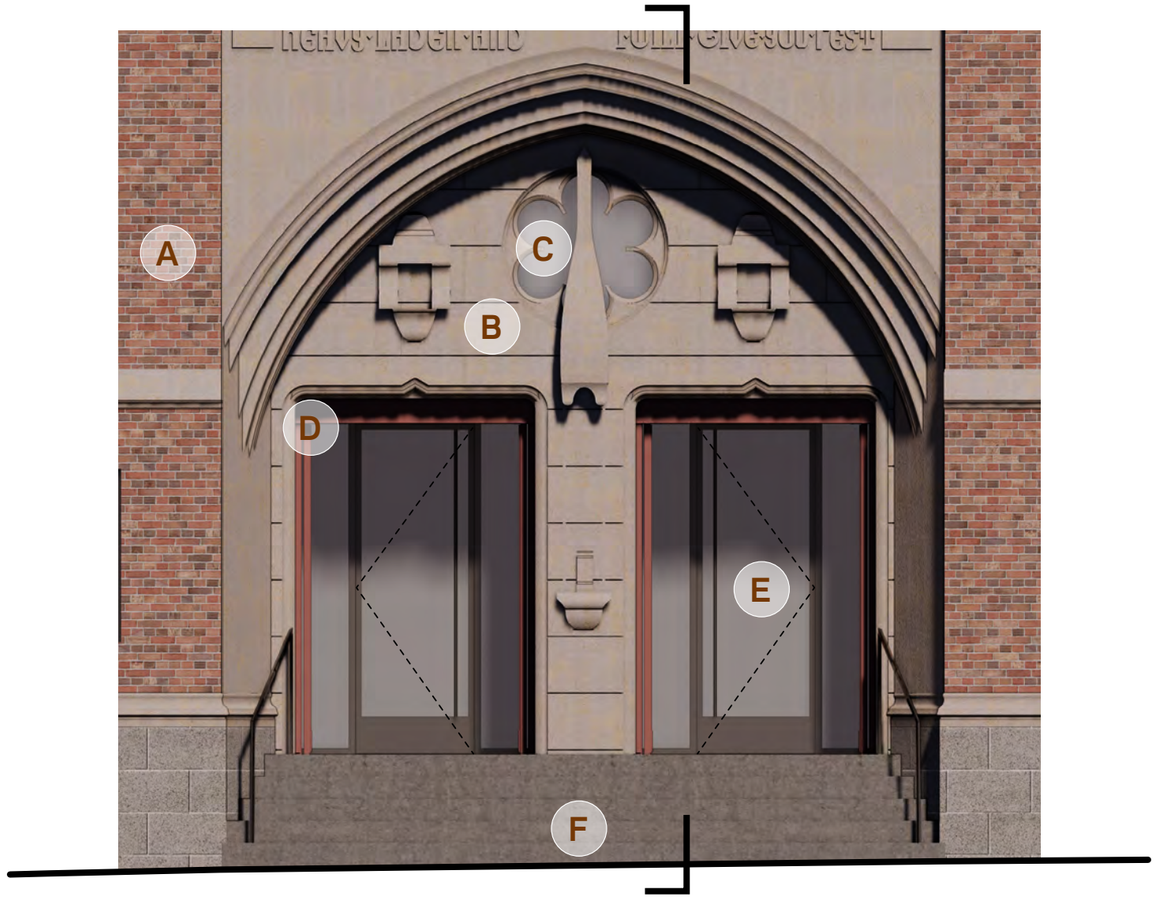
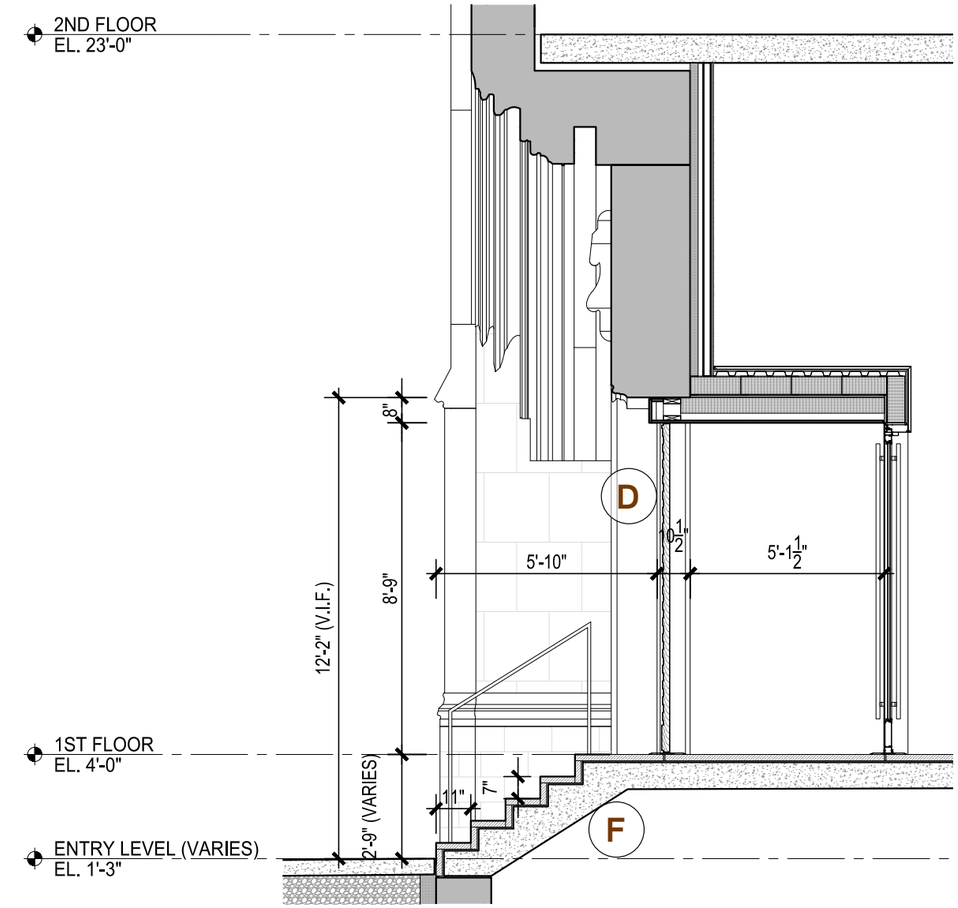
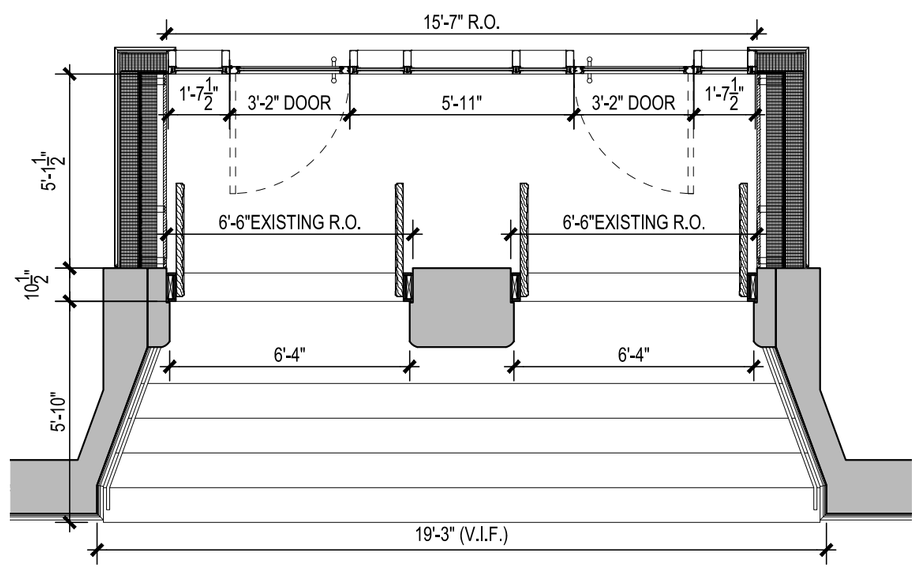


2 ELEVATION
1/4″ = 1′-0″



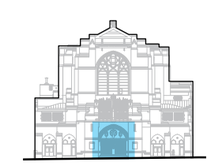
3 SECTION
1/4″ = 1′-0″



1 PLAN
1/4″ = 1′-0″

EXTERIOR MATERIALS

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



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Community Facility Entrances on South

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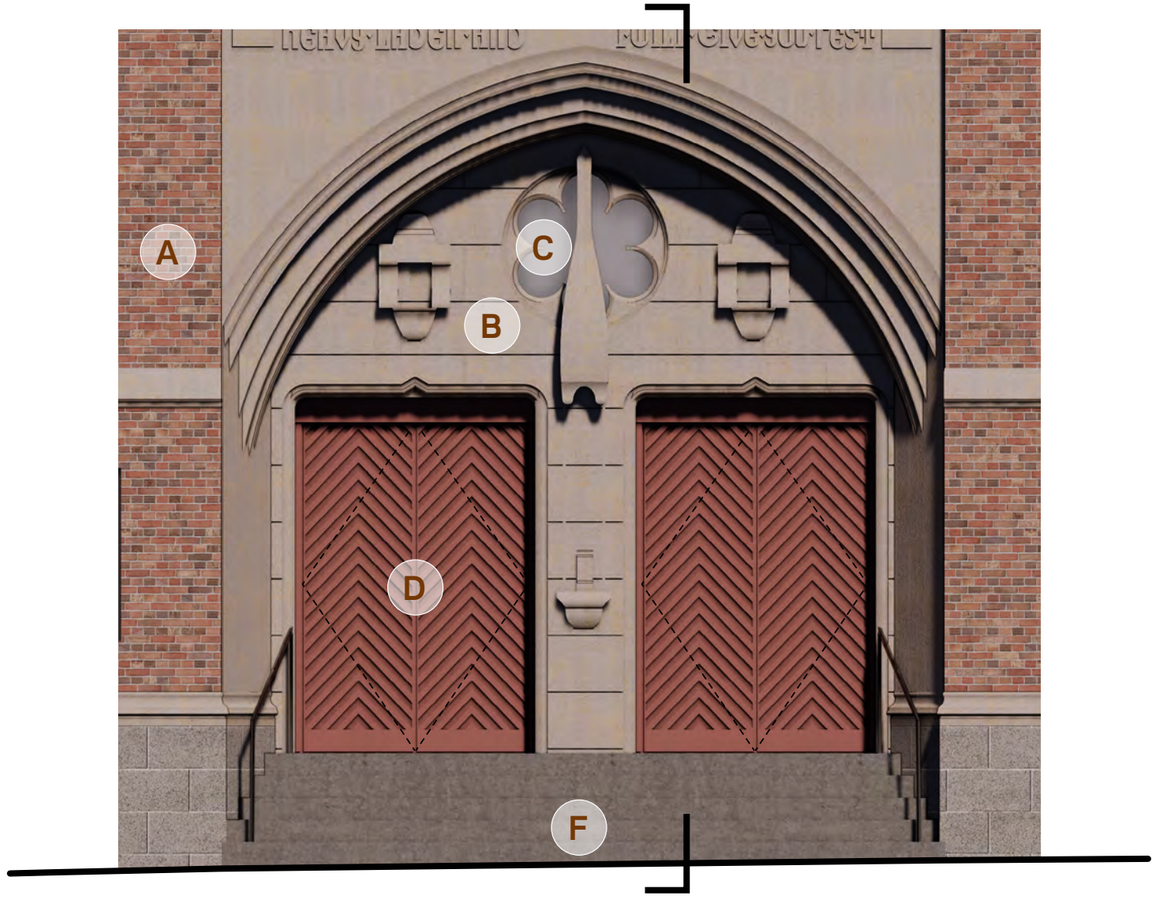
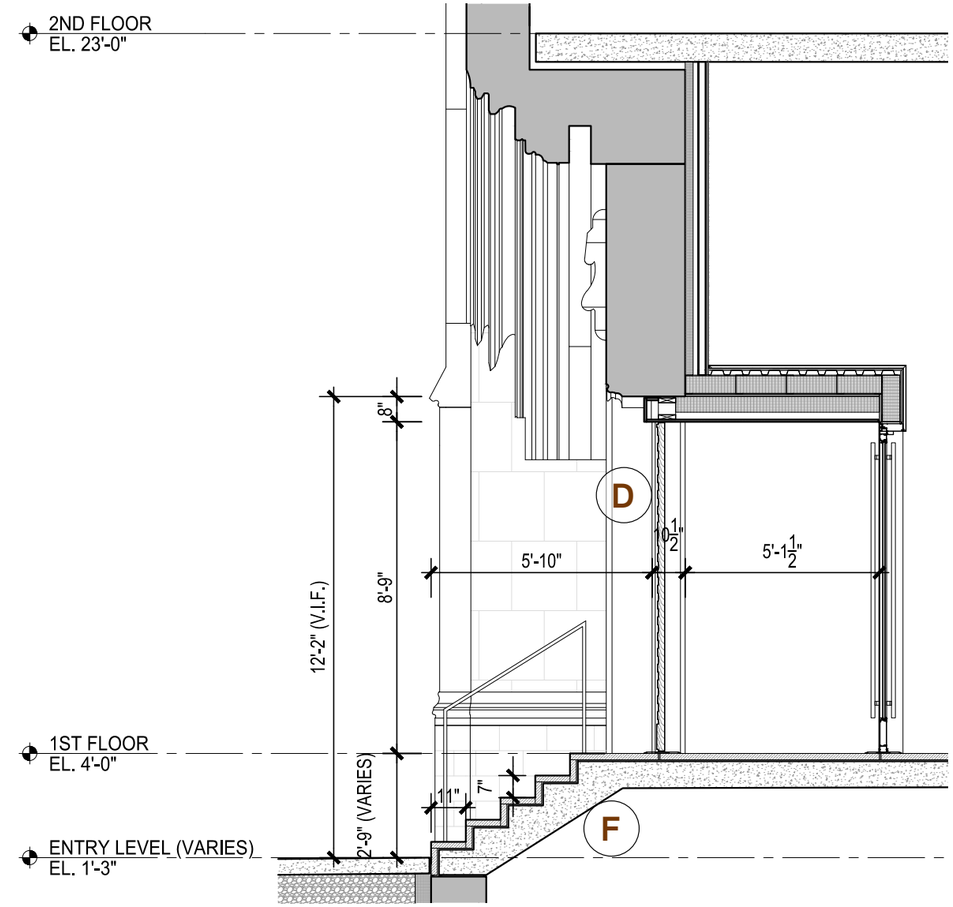
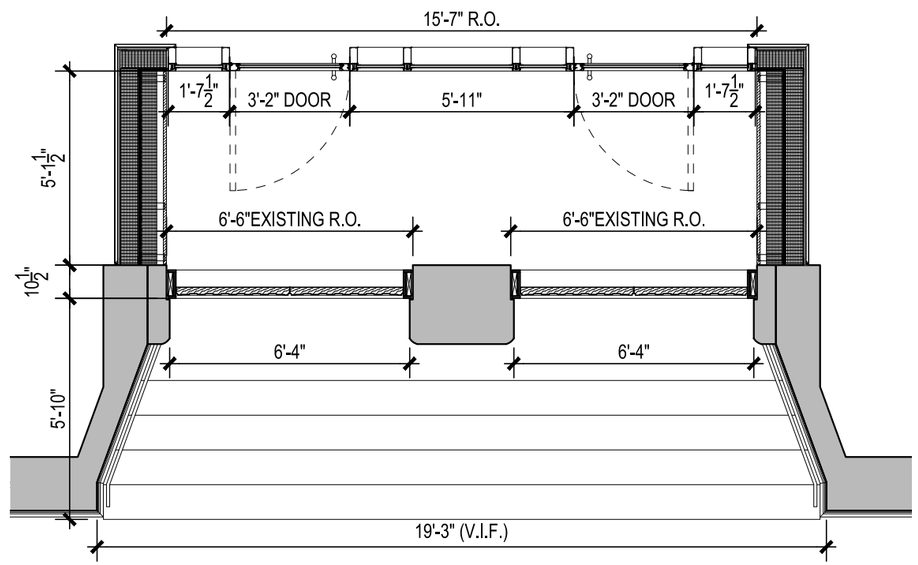


2 ELEVATION
1/4″ = 1′-0″



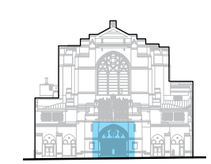
3 SECTION
1/4″ = 1′-0″



1 PLAN
1/4″ = 1′-0″

EXTERIOR MATERIALS

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



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Community Facility Entrances on South

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EXISTING

ORIGINAL PROPOSAL

East Elevation: Midblock End Bay

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EXISTING

PROPOSED

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East Elevation: Midblock End Bay

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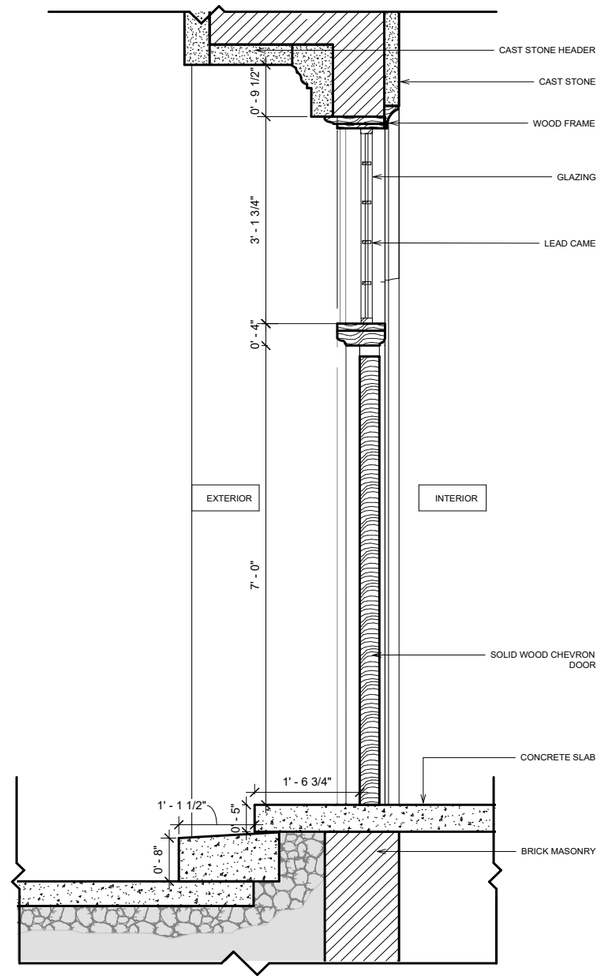

3 Type D-B
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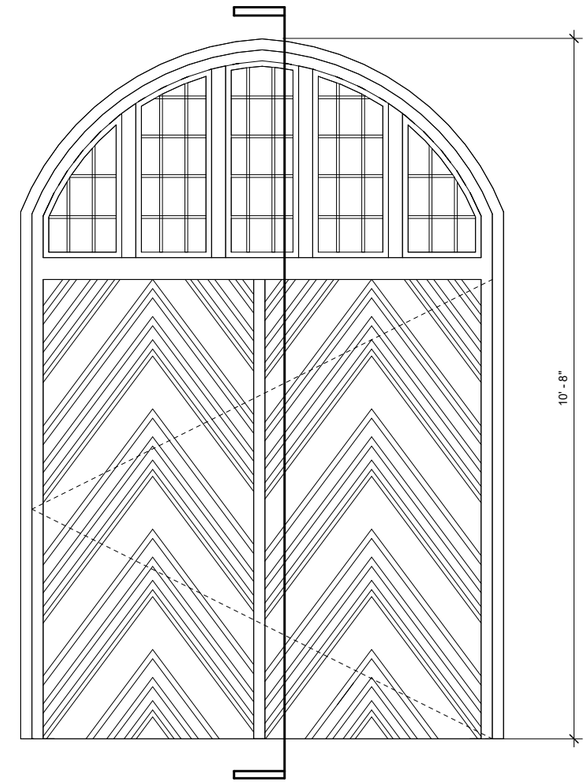
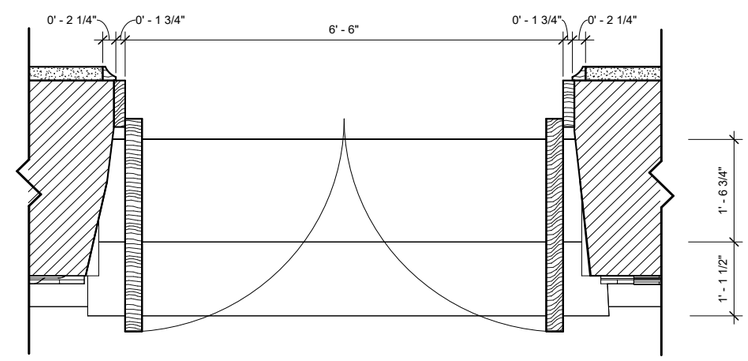


2 Type D-B Elevation
Scale: 1" = 1'-0"



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

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Existing Details

Residentail Entry - East

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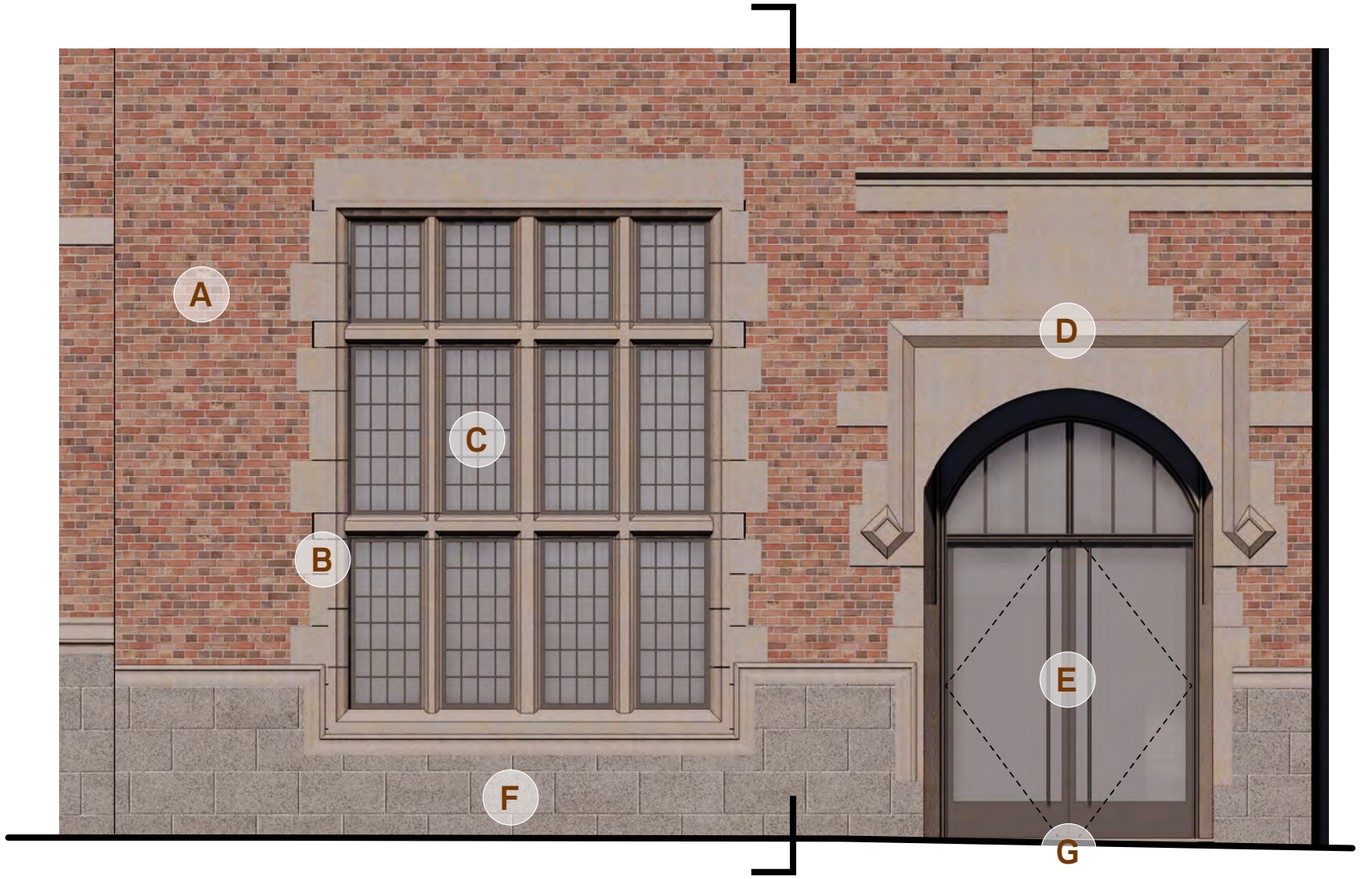
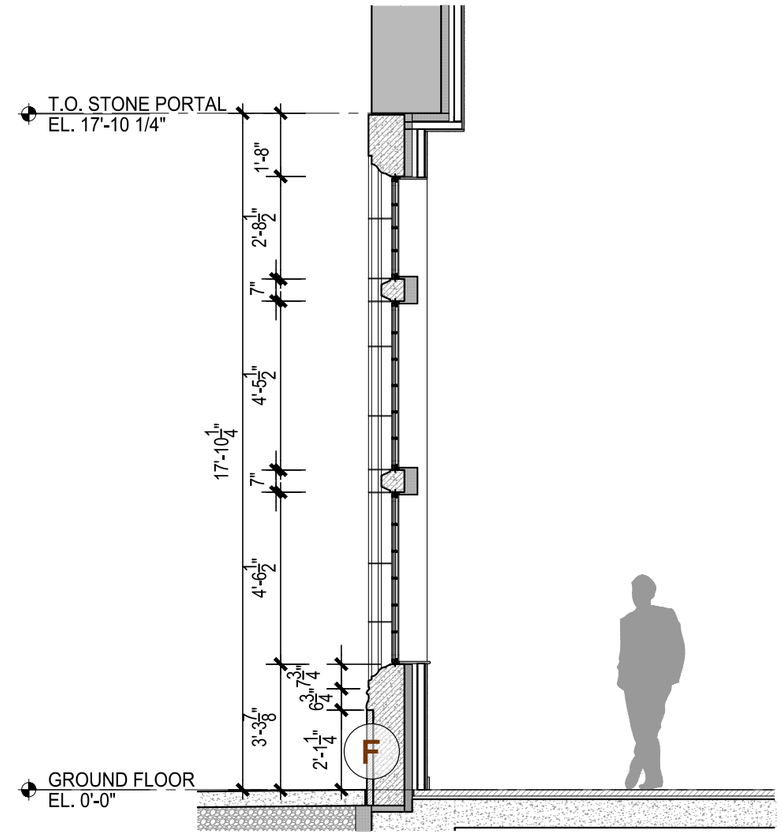
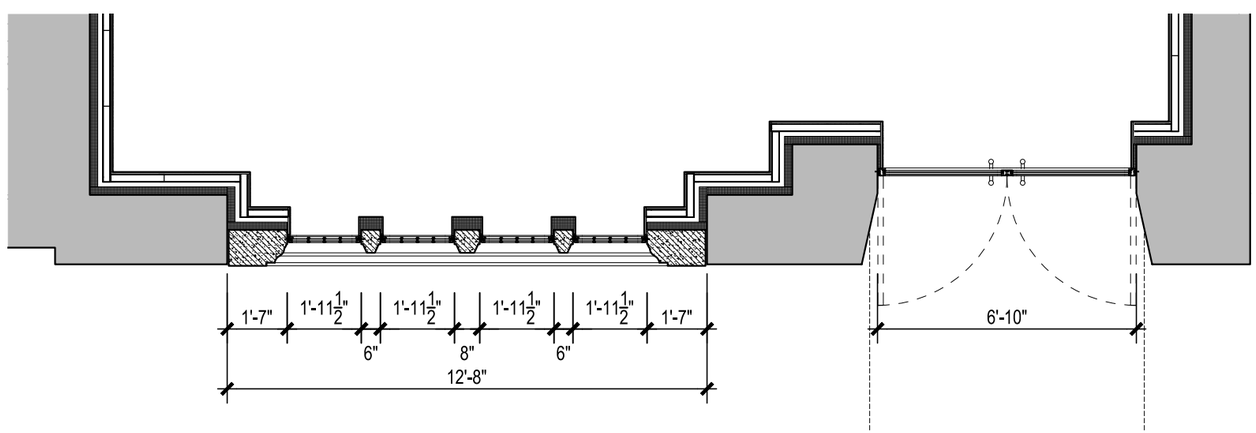


2 ELEVATION
1/4″ = 1′-0″



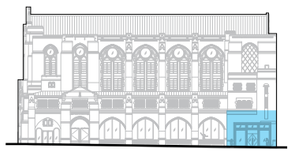
3 SECTION
1/4″ = 1′-0″



1 PLAN
1/4″ = 1′-0″

EXTERIOR MATERIALS

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



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Proposed Residential Entrance

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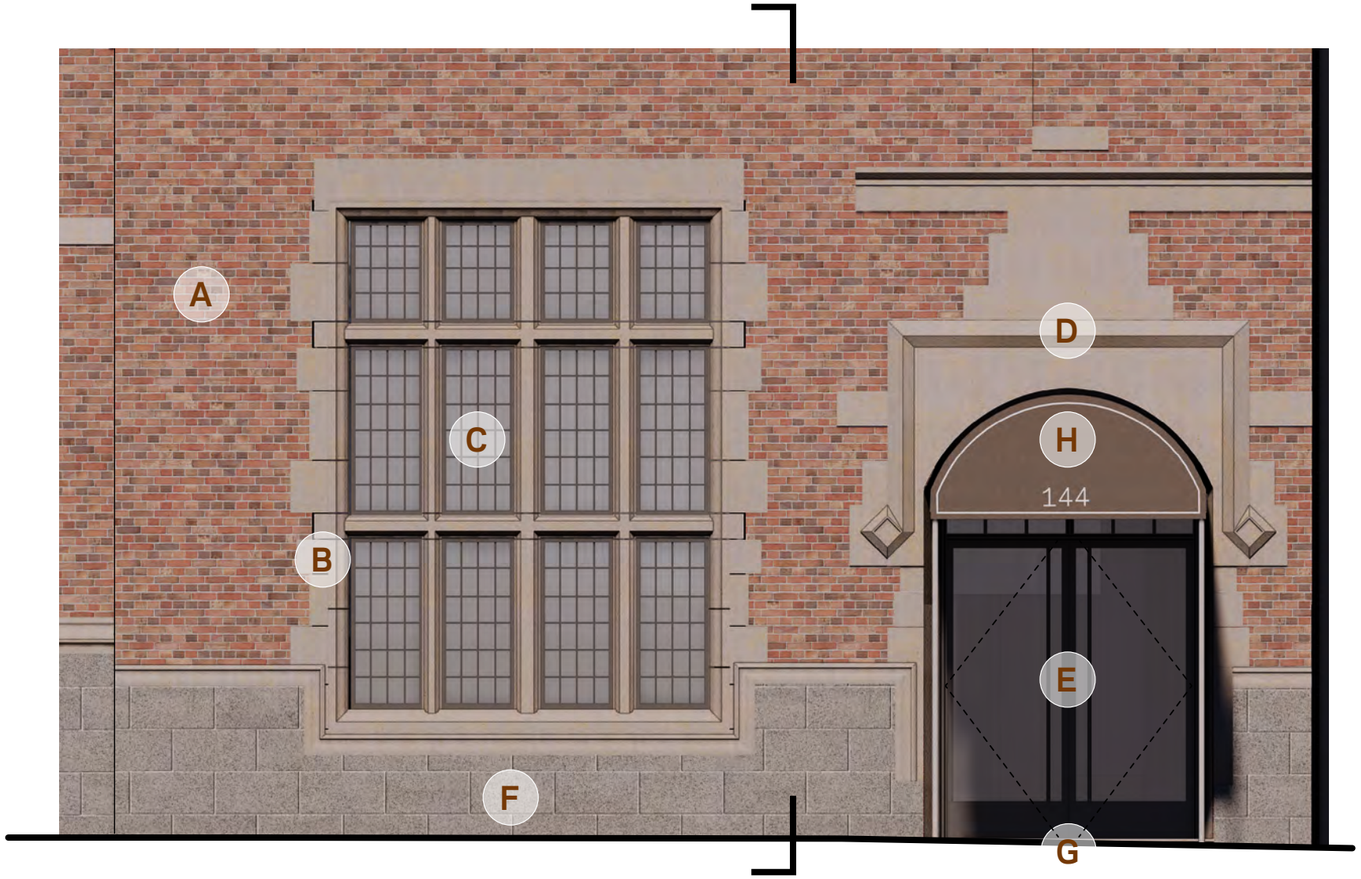
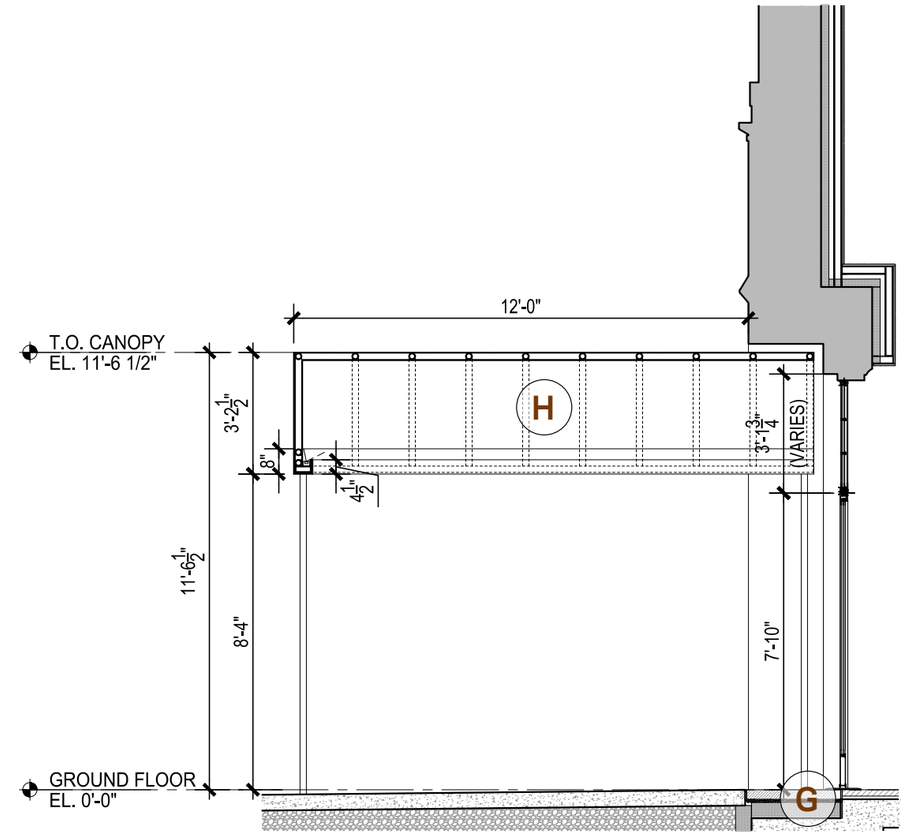
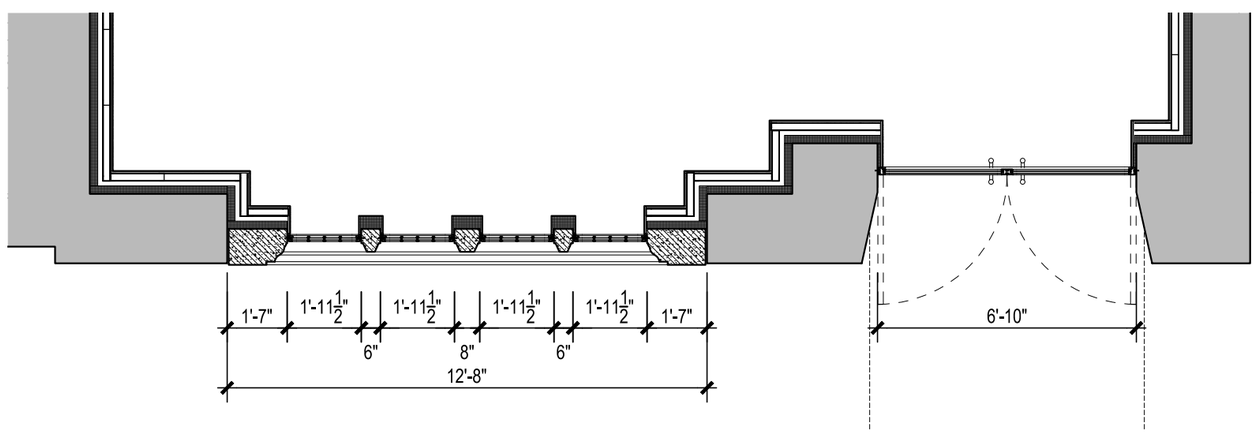


2 ELEVATION
1/4″ = 1′-0″



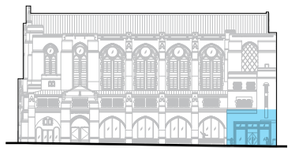
3 SECTION
1/4″ = 1′-0″



1 PLAN
1/4″ = 1′-0″

EXTERIOR MATERIALS

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



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144 Saint Felix Strekte

Proposed Residential Entrance

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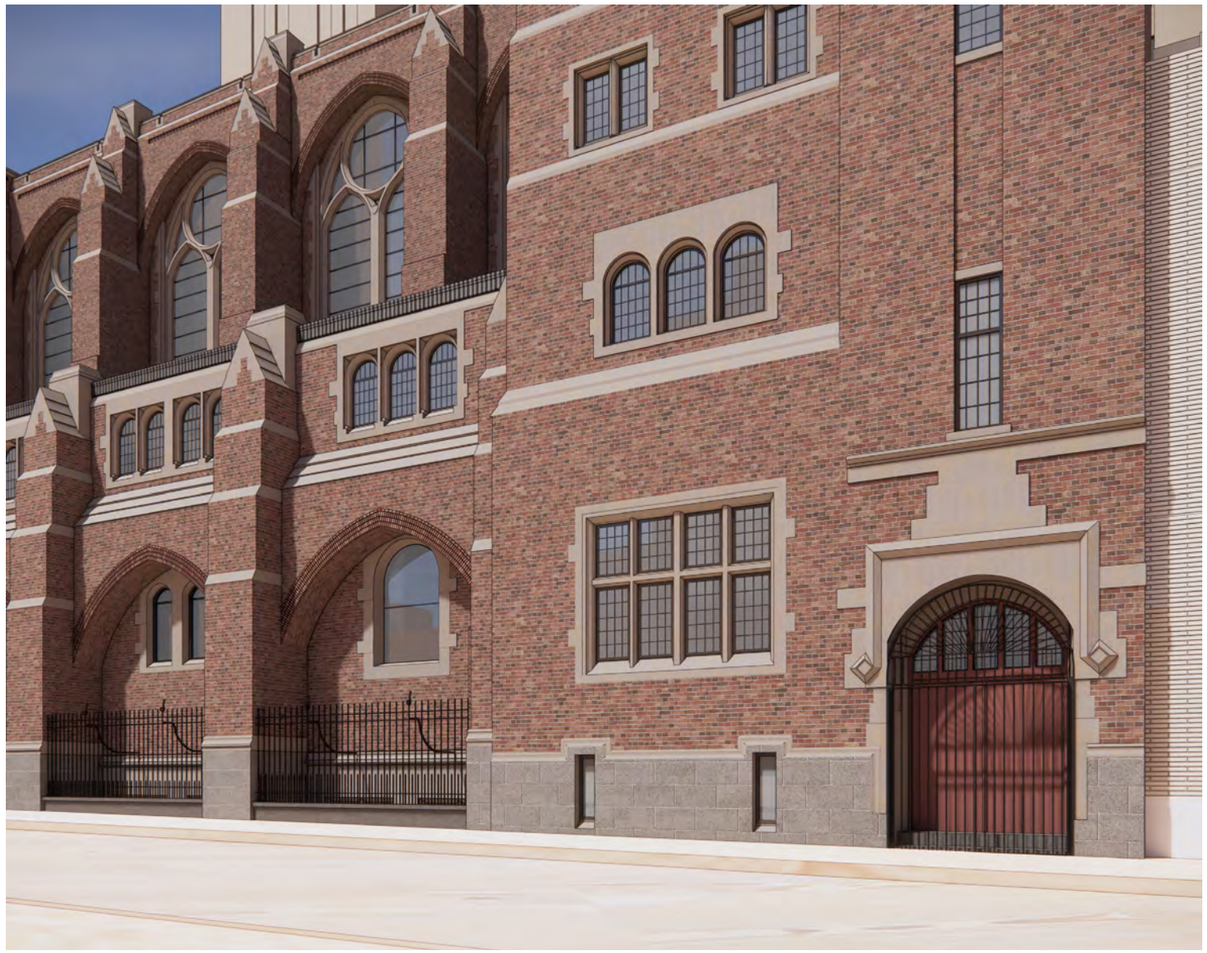

EXISTING

PROPOSED

Residential Entrance View

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Rose window and tracery to be removed and restored in an interior space

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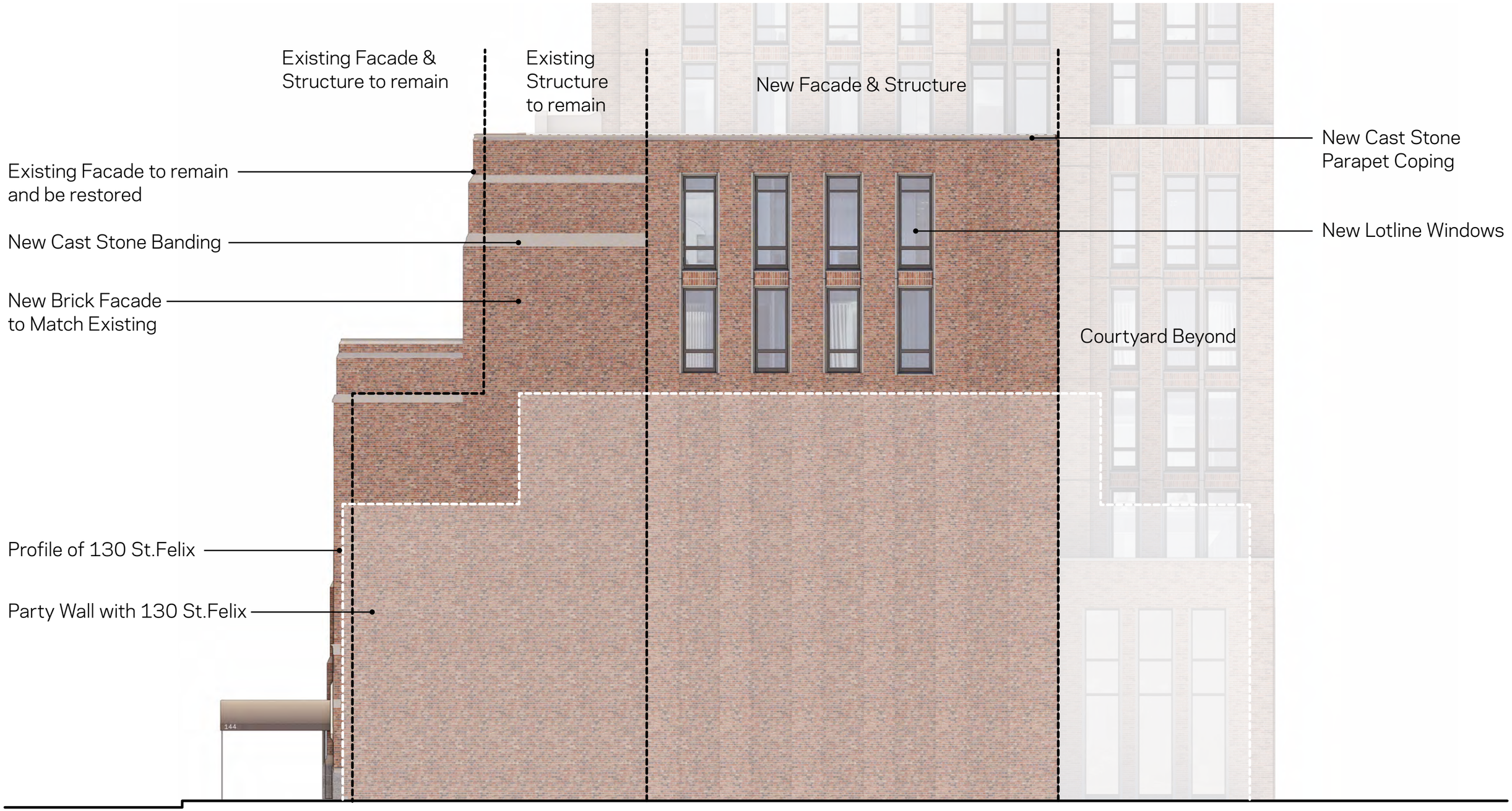
North Elevation Lotline Wall

Existing Conditions



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North Elevation Lotline Wall

Proposed

EXISTING PROPOSED

St. Felix Midblock

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c. 1940

c. 1978 LPC BAM Historic District Designation Report

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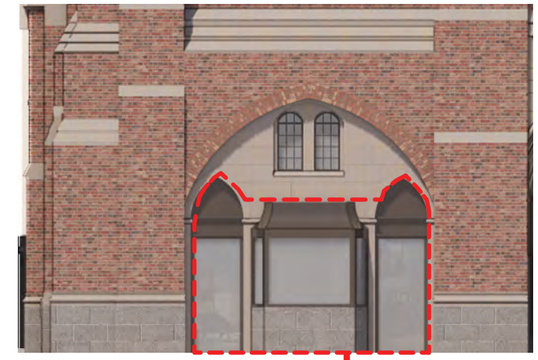
Historic Images

Storefronts

Existing

South Elevation



East Elevation

Original Configuration

Non-Original Storefront/Configuration

Non-Original Storefront/Configuration
VIO-10-0053
Replacement of storefront without permit, c. 2009

Non-Original Storefront/Configuration

Interior View

Original Configuration

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Existing Storefronts

Storefronts

Existing

South Elevation

East Elevation

Original Proposal 12.06.25

South Elevation

East Elevation

Modified Proposal

South Elevation

East Elevation

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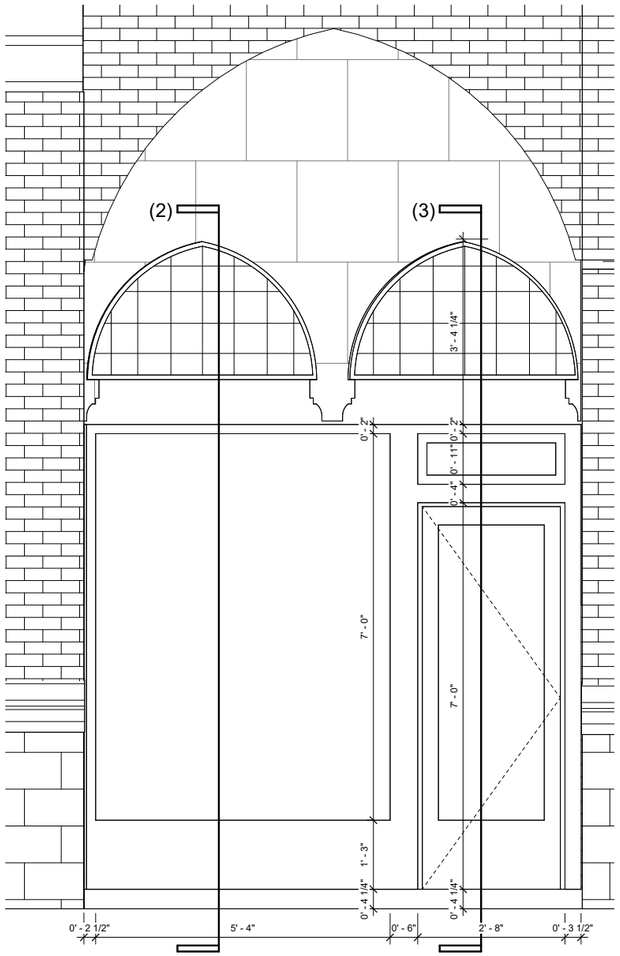
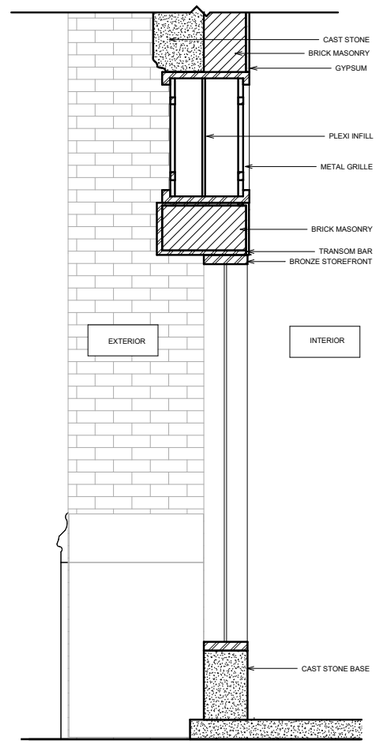
Proposed Conditions

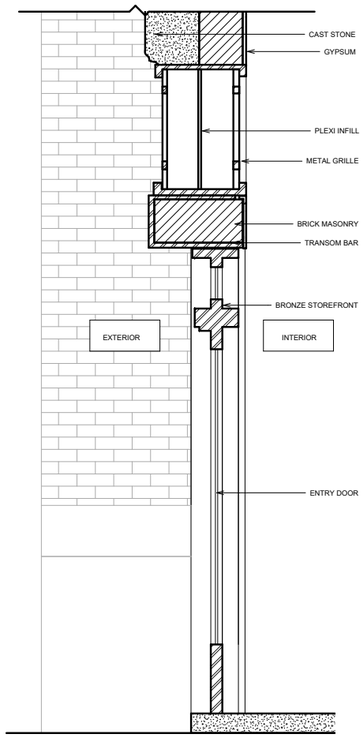
Storefronts



1 Typical Storefront Elevation



2 Typical Storefront Section (2)



3 Typical Storefront Section (3)

Existing Materials
Bronze storefronts
Cast stone base/infill

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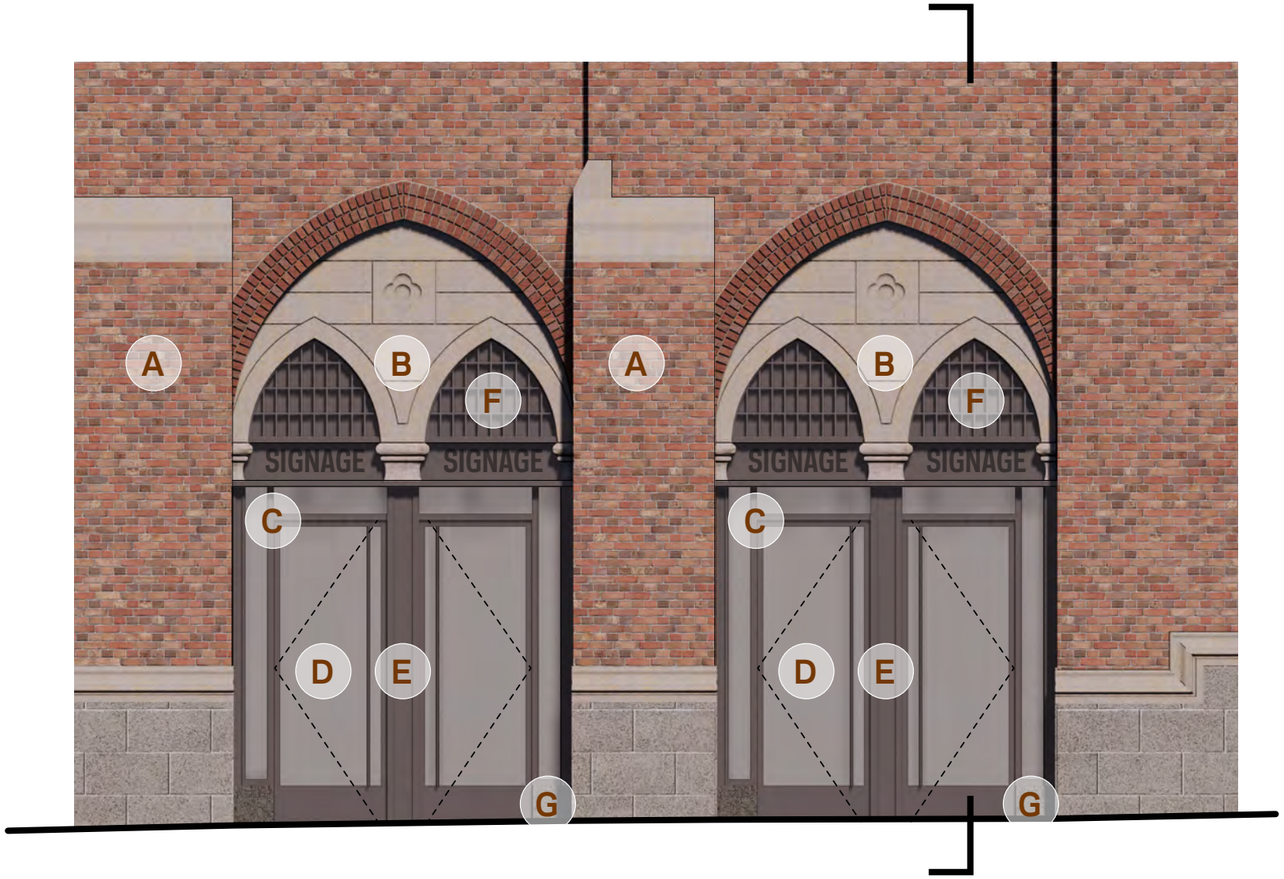
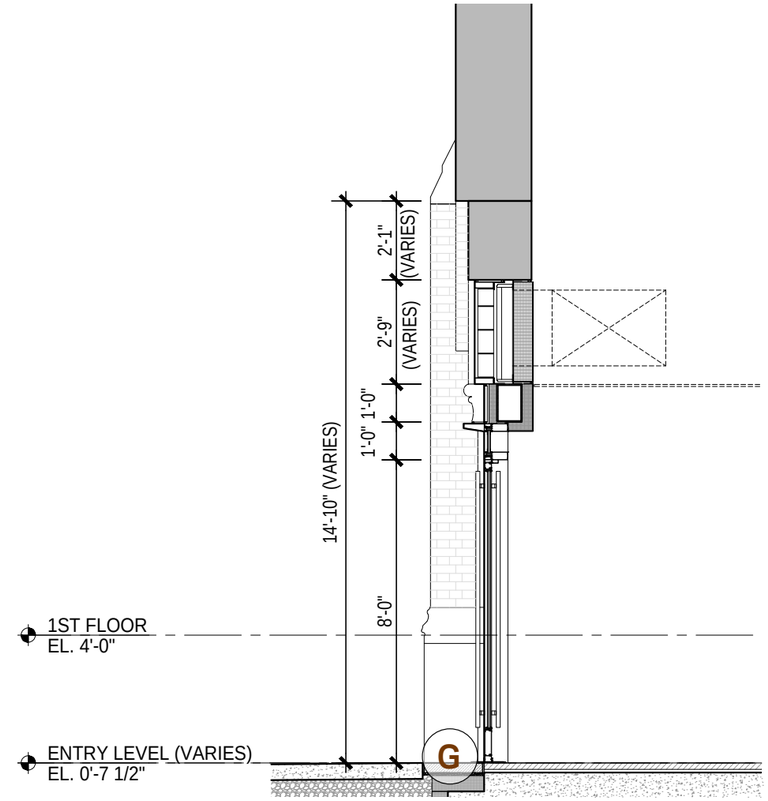
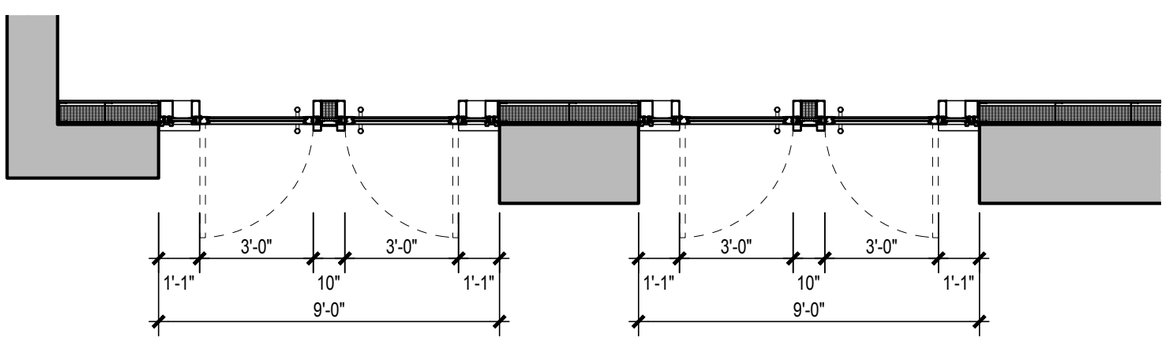
Existing Details
Typical Storefront Entrances - South



2 ELEVATION
1/4″ = 1′-0″



3 SECTION
1/4″ = 1′-0″



1 PLAN
1/4″ = 1′-0″

EXTERIOR MATERIALS

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

Typical Storefront Entrances on South

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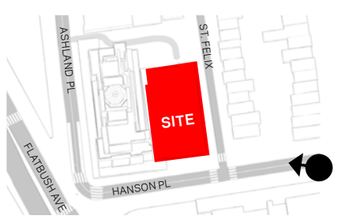
Proposed Residential Enlargement



Hanson Pl & Fort Greene Pl Looking west

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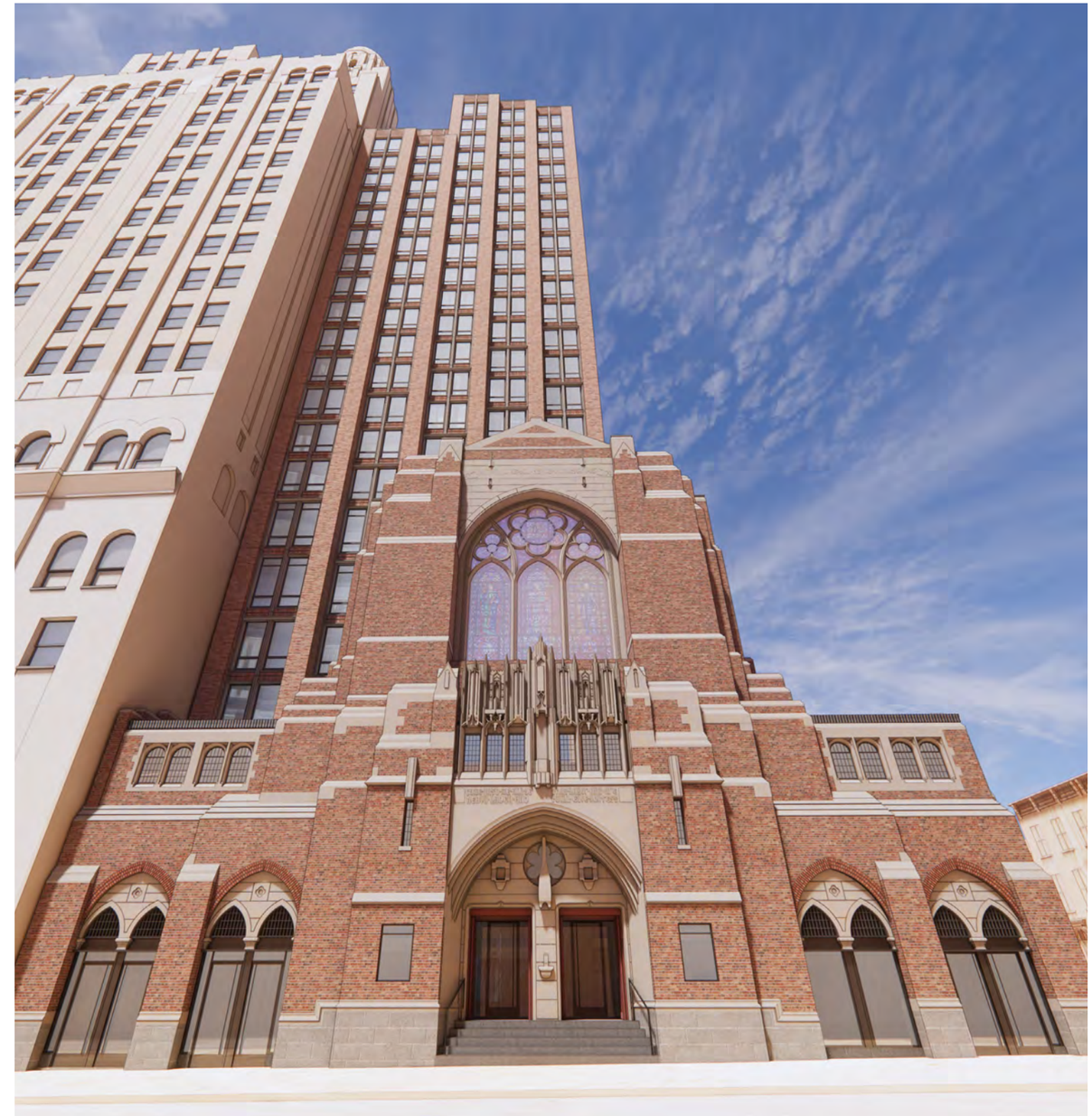
ORIGINAL PROPOSAL



MODIFIED PROPOSAL

Hanson Pl South View Looking Up

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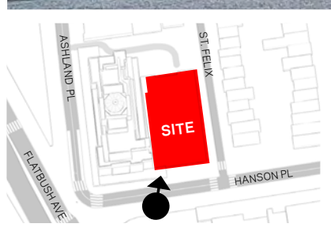
EXISTING

ORIGINAL PROPOSAL



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Hanson Pl & St. Felix Looking East

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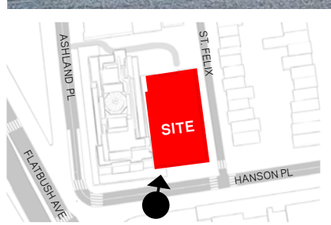
ORIGINAL PROPOSAL

MODIFIED PROPOSAL



Hanson Pl & St. Felix Looking East

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Corner Looking Up

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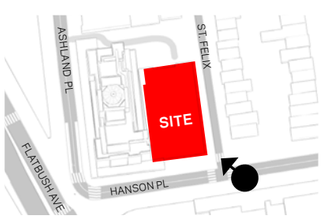
EXISTING

ORIGINAL PROPOSAL



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Hanson Pl & St. Felix Looking West

Composition with 130 St. Felix Approved Building

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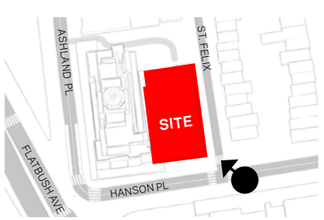
ORIGINAL PROPOSAL

MODIFIED PROPOSAL



Hanson Pl & St. Felix Looking West

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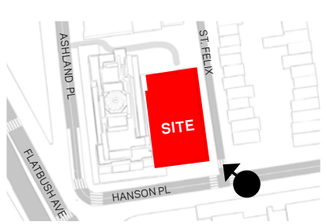
EXISTING

ORIGINAL PROPOSAL



Hanson Pl & St. Felix Looking North

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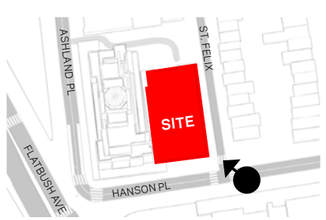
ORIGINAL PROPOSAL

MODIFIED PROPOSAL



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144 Saint Felix Strekte

Hanson Pl & St. Felix Looking North

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ORIGINAL PROPOSAL

MODIFIED PROPOSAL

View East

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Glass

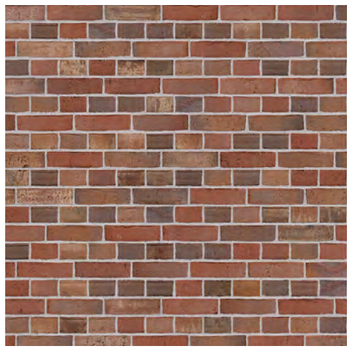
GL-1
High Transparency,
Low Reflectivity,
Neutral Coloration

Vitro Glass Solarban 72
Clear Low-Iron Glass
VLT +/- 60%
In/Outside Reflectance 10-15%

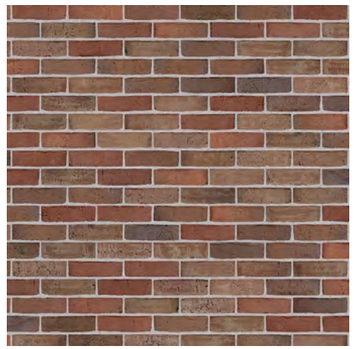
GL-2 Bird-Safe Glass
Visual markers applied on
GL-1 below 75'

Brick

BR-1: Existing Restoration



BR-2: New Enlargement



BR-1: Stacked Bond

Existing Conditions Reference

Existing Brick English Bond

Existing Caststone

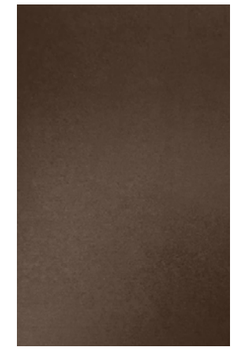
Existing Base

Concrete

PC-1
Limestone Finish
Precast Concrete &
Caststone to Match
Existing

Metal

M-1
Dark Bronze
Low-Gloss
Replacement
Windows, Louvers
Storefronts



M-2
Warm Gray
Low-Gloss
Window Mullions
Facade Panels

M-3
Zinc Gray Tone
Low-Gloss
Church Building
Roof Replacement

Stone

ST-1 Grey Granite
Honed / Flamed Finish
New Base & Pavers

Material Palette

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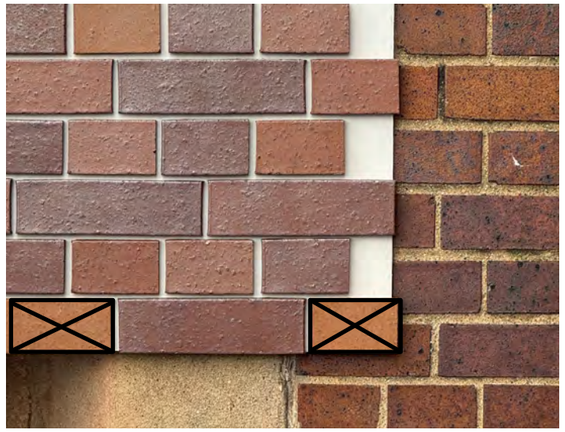
Protected Condition



Matching Process

Existing Restoration:
Full Range of Ironspots
English Bond

New Enlargement:
Dark Ironspots omitted
Running Bond

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Material Samples

Tower

Existing Church

Brick Comparison

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Landmarks Preservation Commission

February 10, 2026
Public Meeting

The current proposal is:

Preservation Department – Item 1, LPC-26-03280

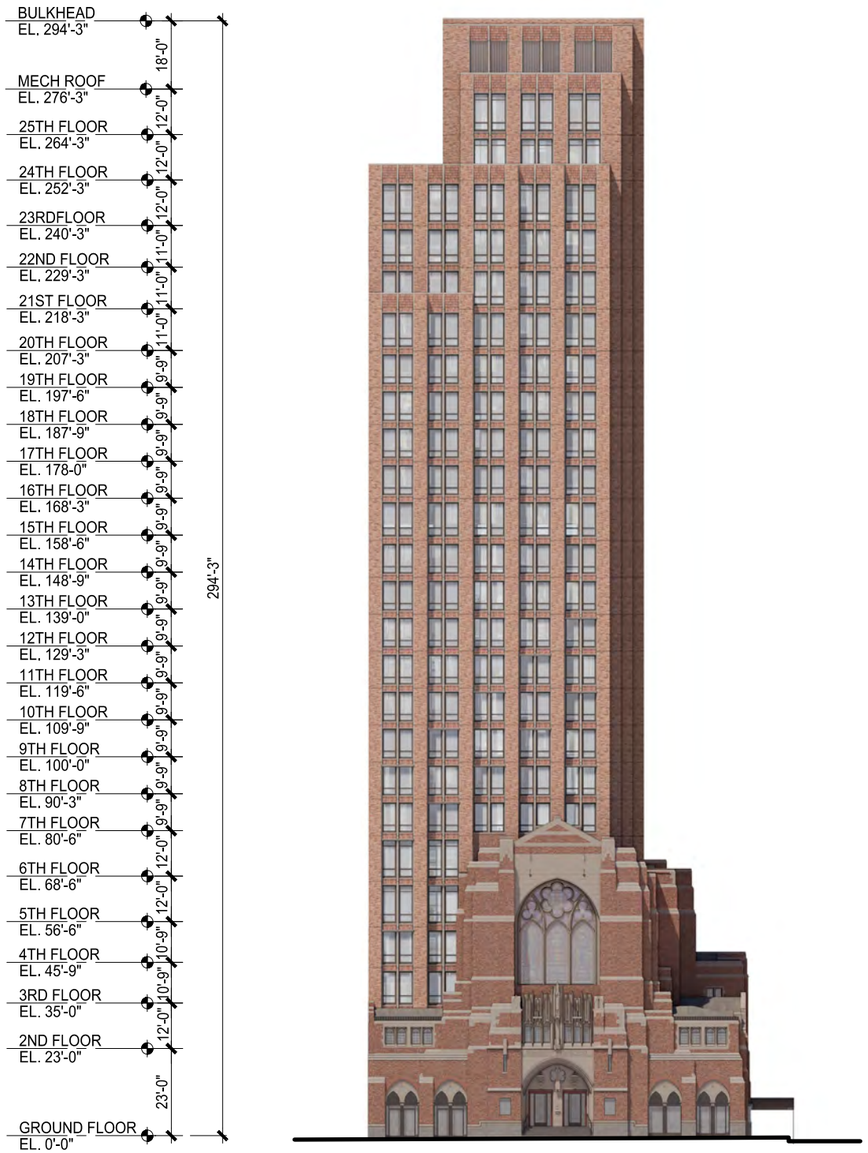
138-154 St. Felix Street, aka 11-21 Hanson Place

Brooklyn Academy of Music Historic District – Borough of Brooklyn

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

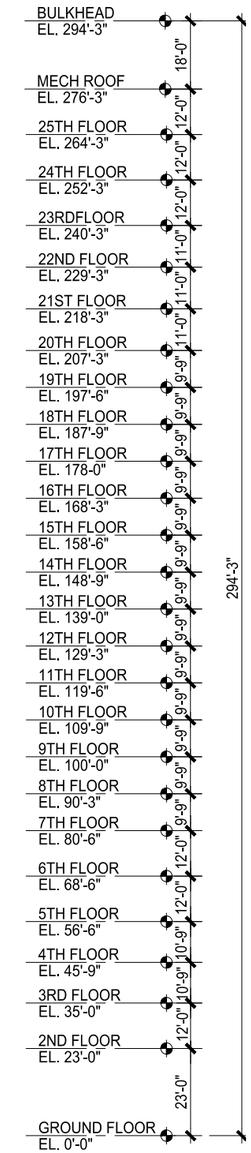
Appendix

Facade Details



South

East



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

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Building Elevations

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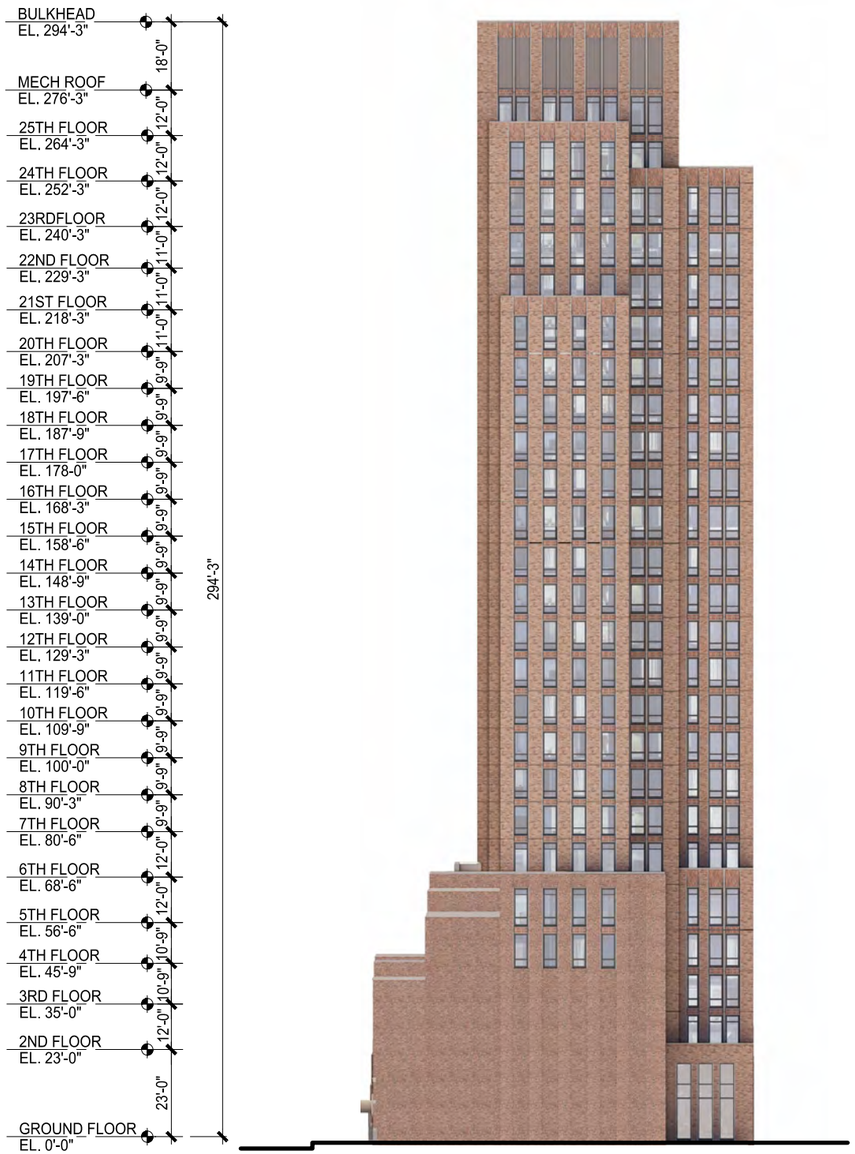
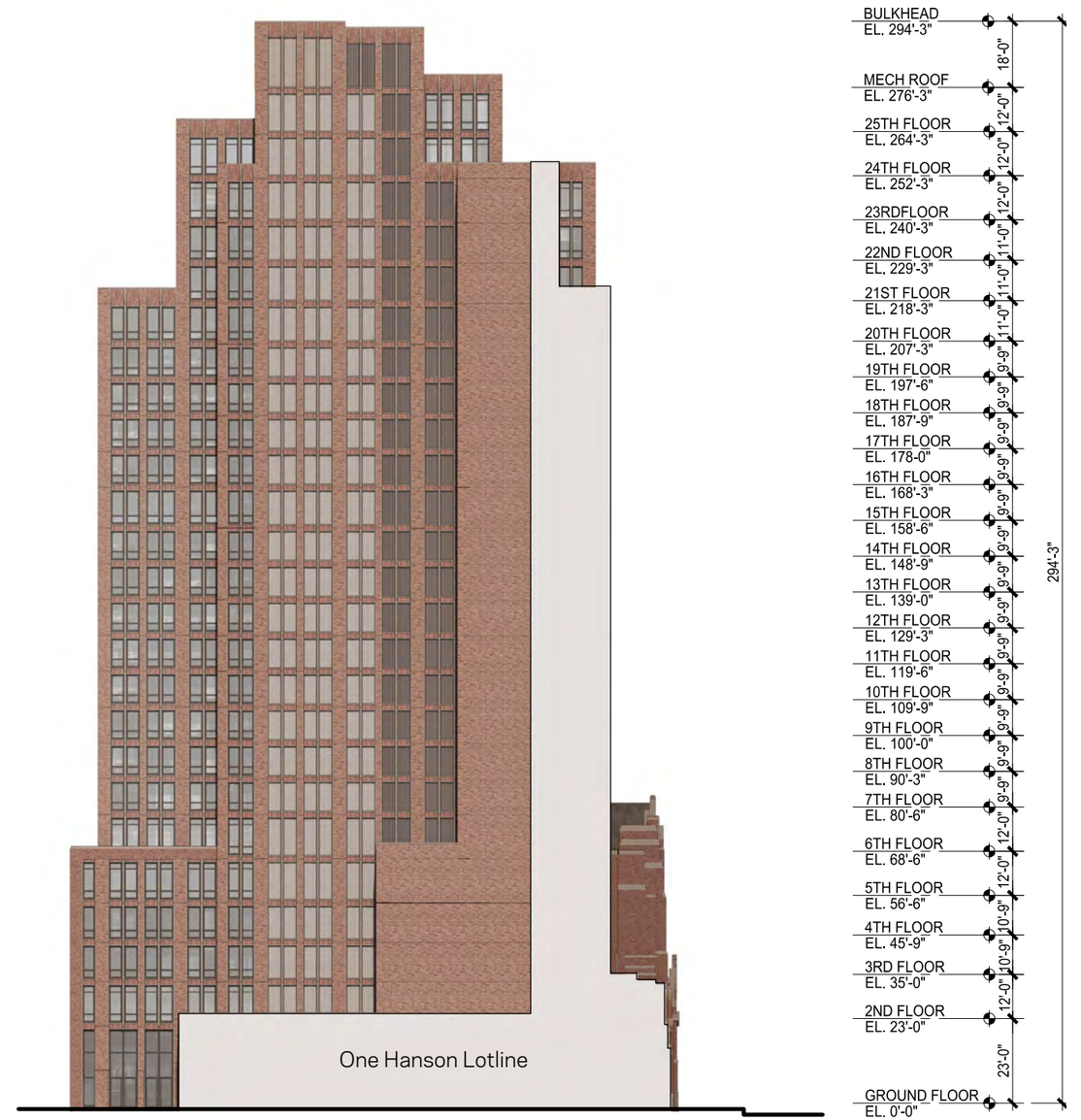


North



West

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

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Building Elevations

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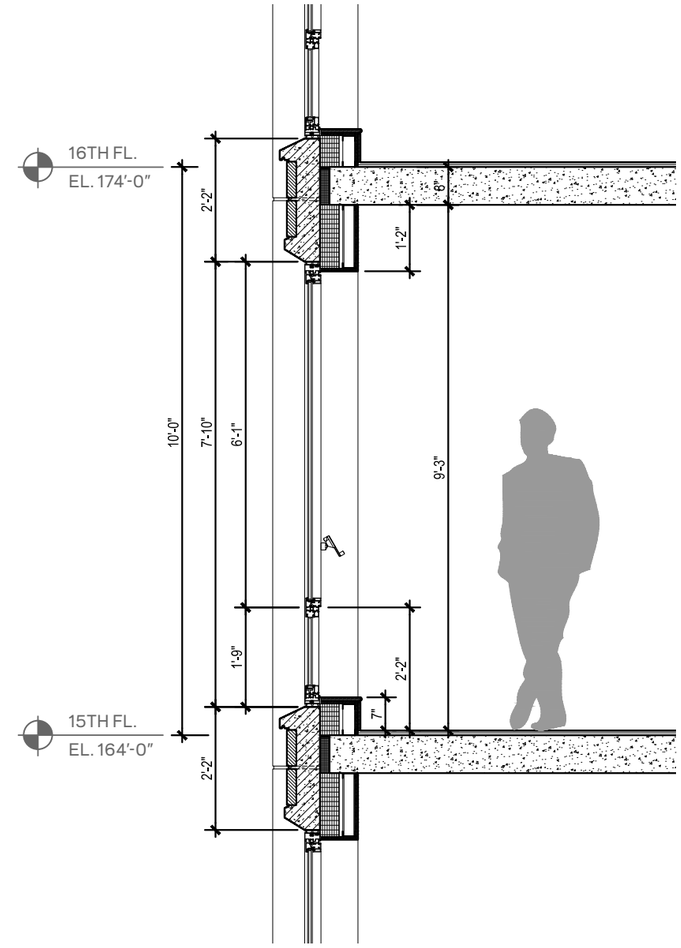
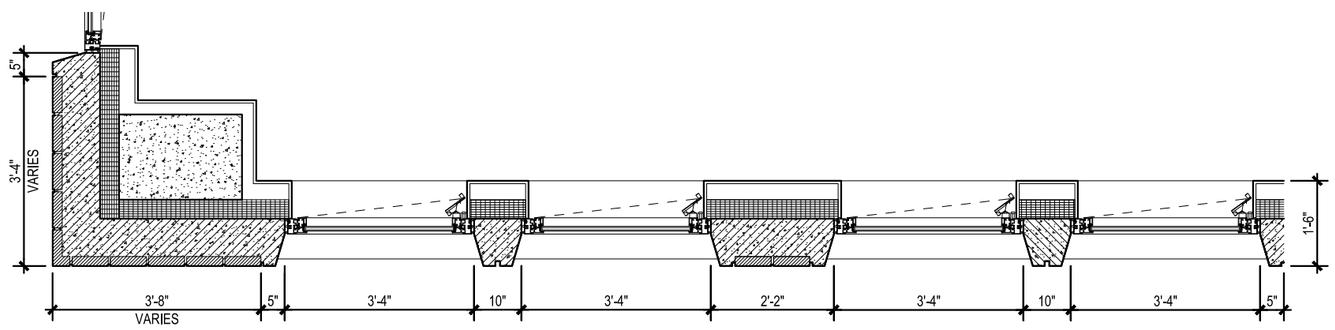
1 ELEVATION
3/8″ = 1′-0″



2 SECTION
3/8″ = 1′-0″



3 PLAN
3/8″ = 1′-0″

EXTERIOR MATERIALS

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

Typical New Facade Detail

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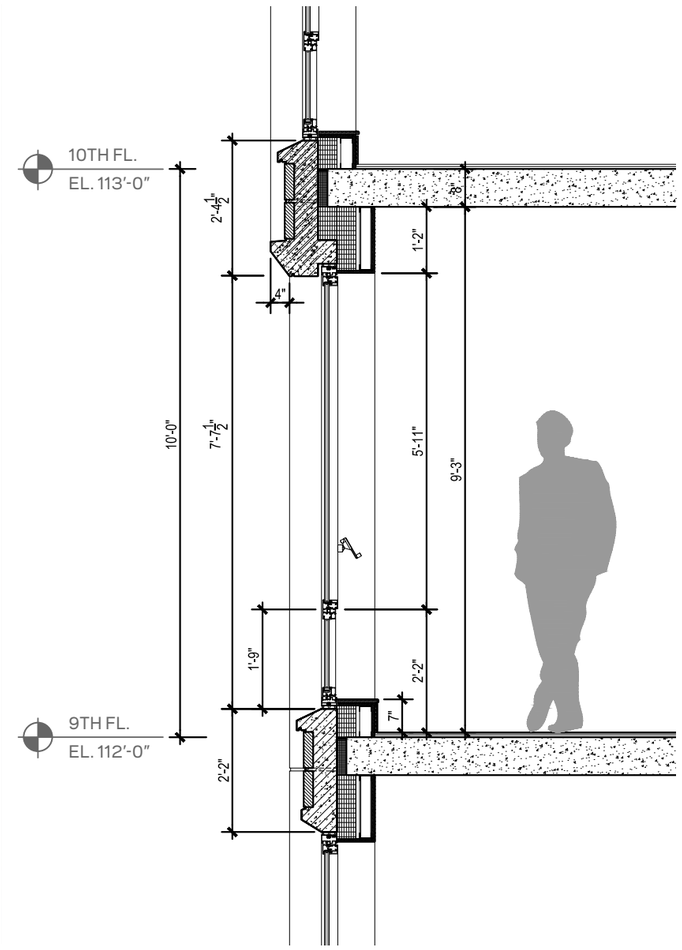
1 ELEVATION
3/8″ = 1′-0″



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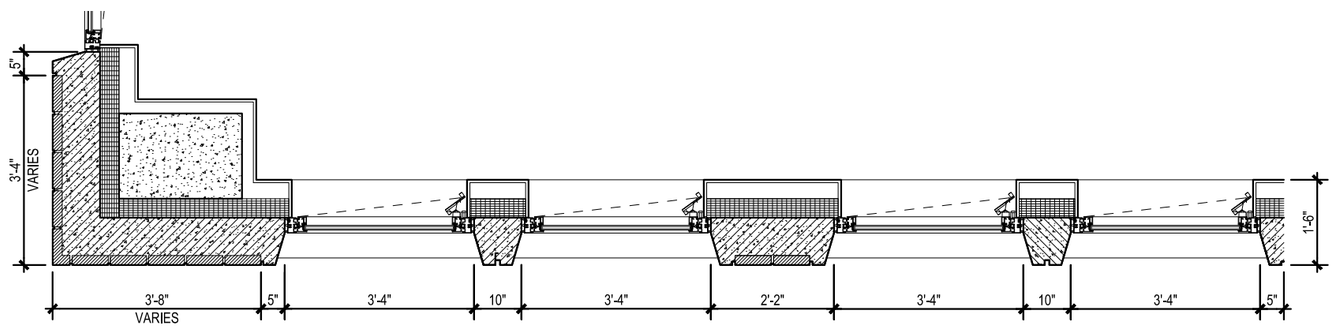

3 PLAN
3/8″ = 1′-0″

EXTERIOR MATERIALS

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

Typical Corbeling Detail

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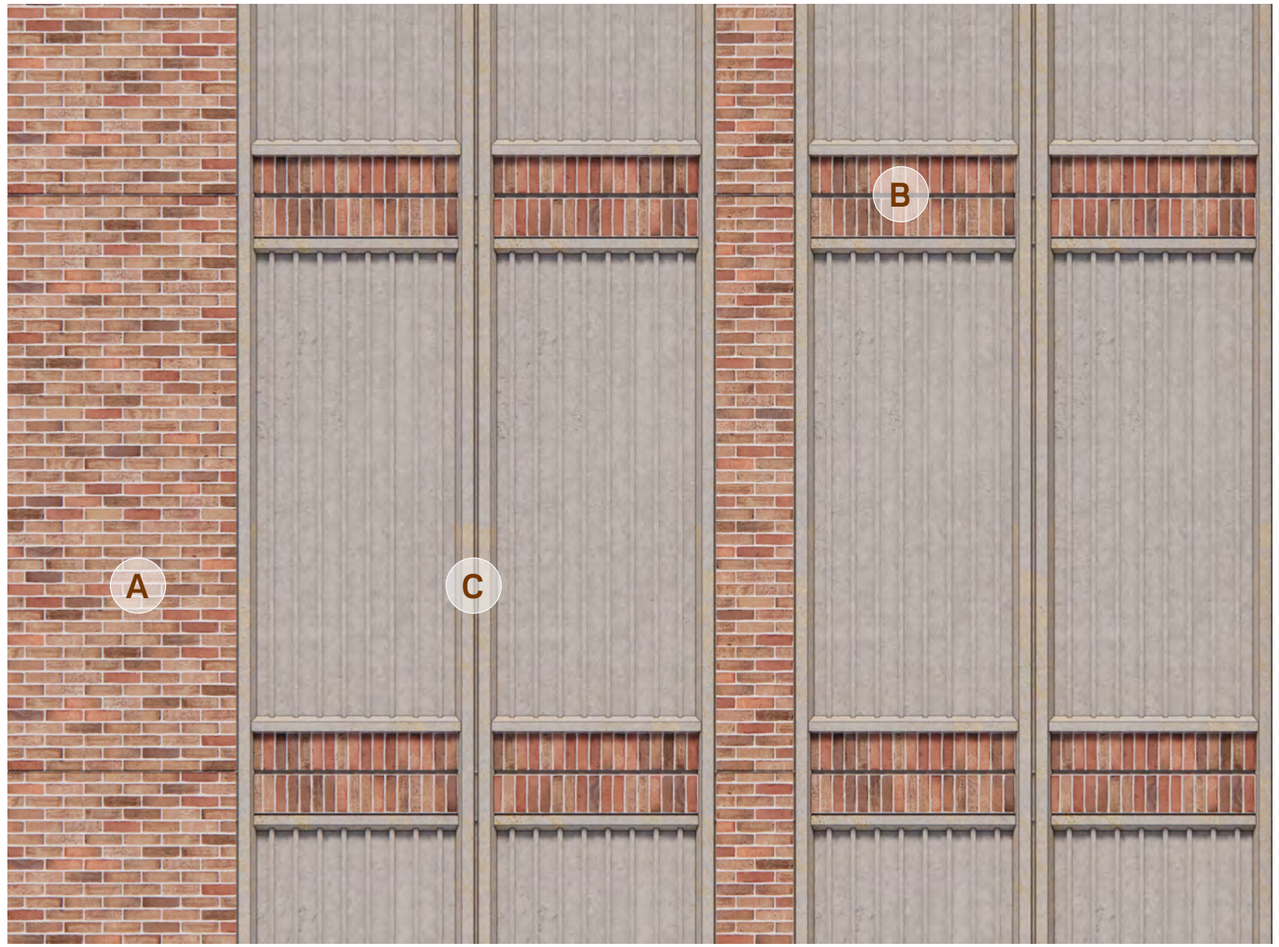

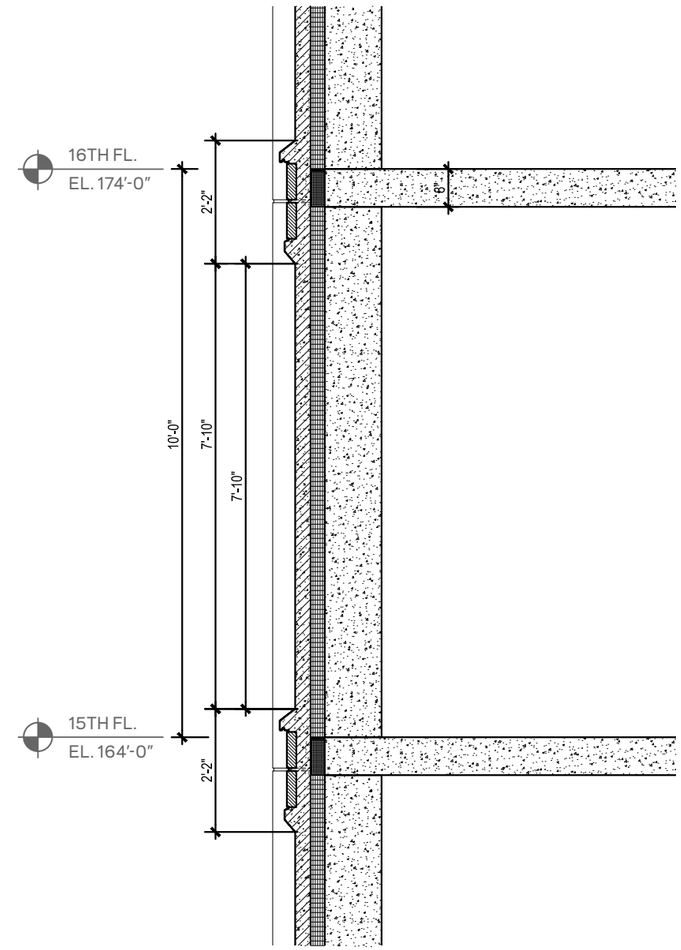

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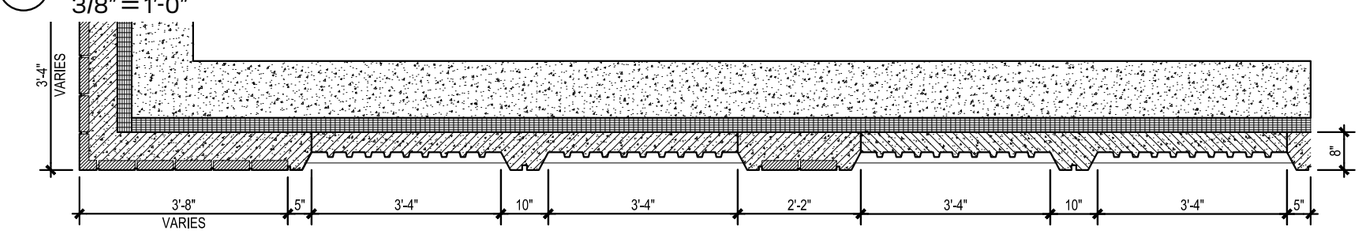

3 PLAN
3/8" = 1'-0"

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

EXTERIOR MATERIALS

A Brick on Precast in a Running Bond
B Brick on Precast in a Stack Bond
C Precast Concrete with a Limestone Finish

Typical Core Wall Detail

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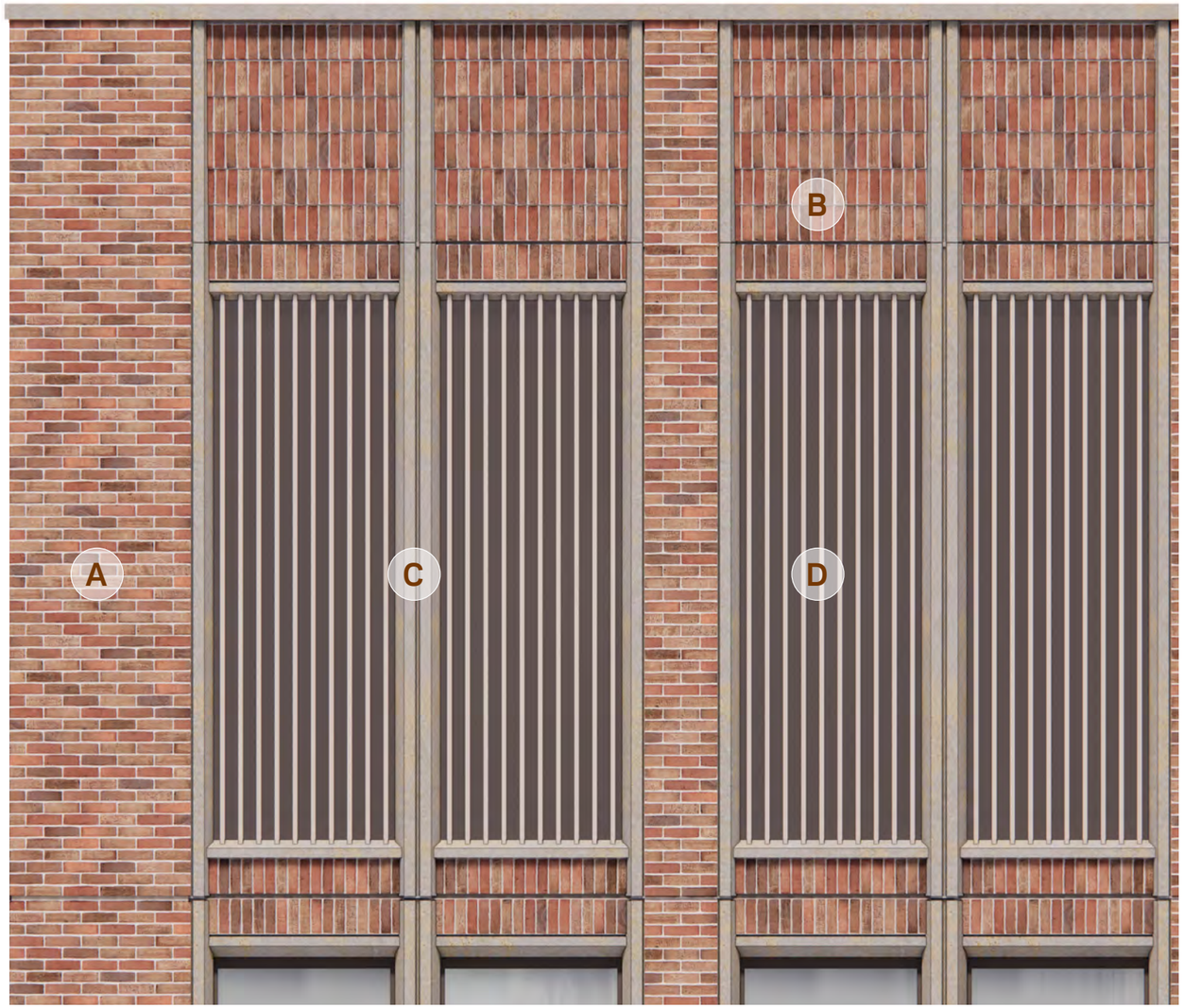

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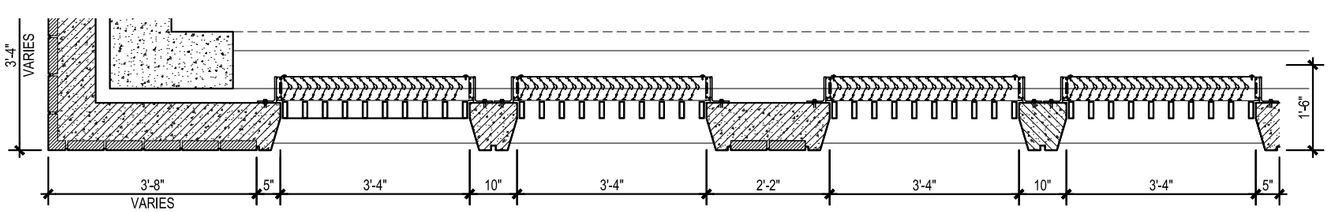

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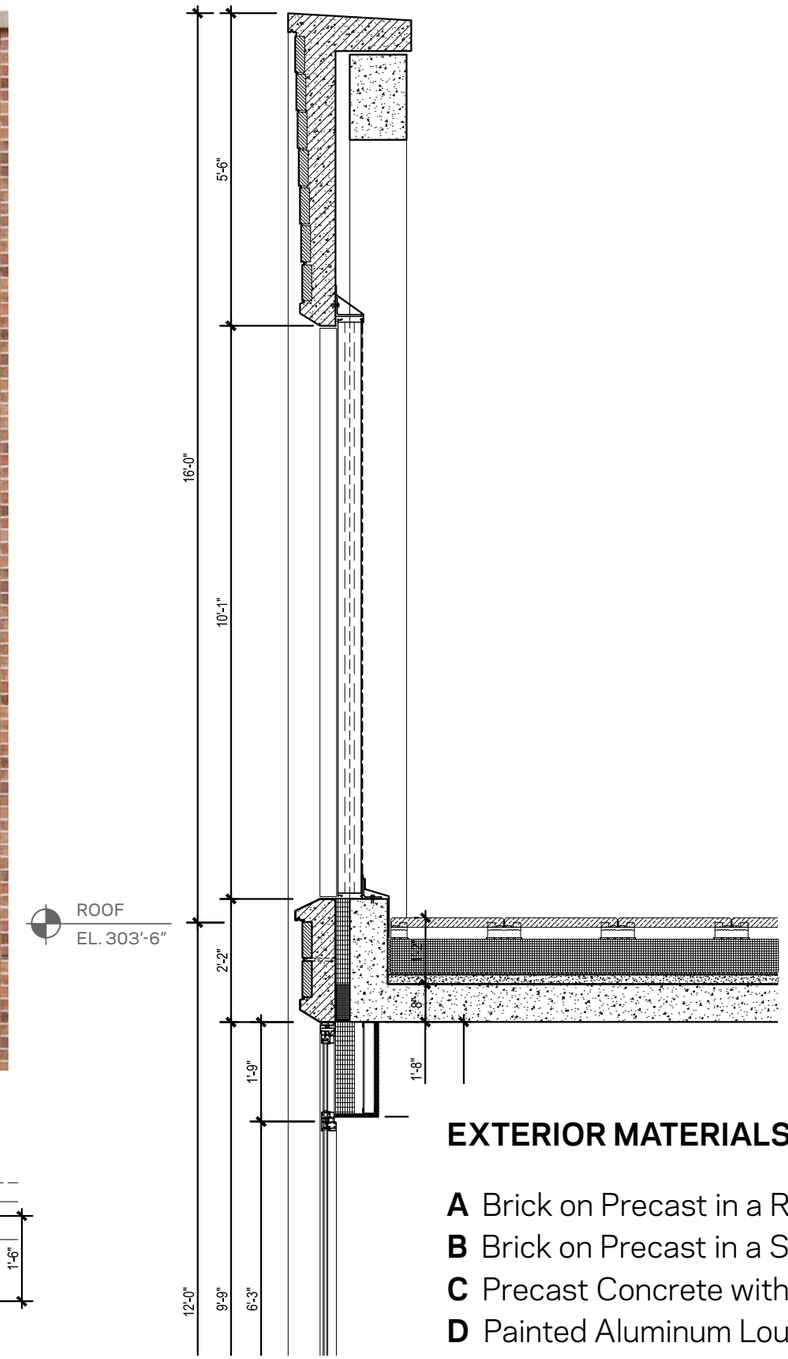

2 SECTION
3/8″ = 1′-0″

EXTERIOR MATERIALS

A Brick on Precast in a Running Bond
B Brick on Precast in a Stack Bond
C Precast Concrete with a Limestone Finish
D Painted Aluminum Louvers with Vertical Fin

Bulkhead & Screen Wall Detail

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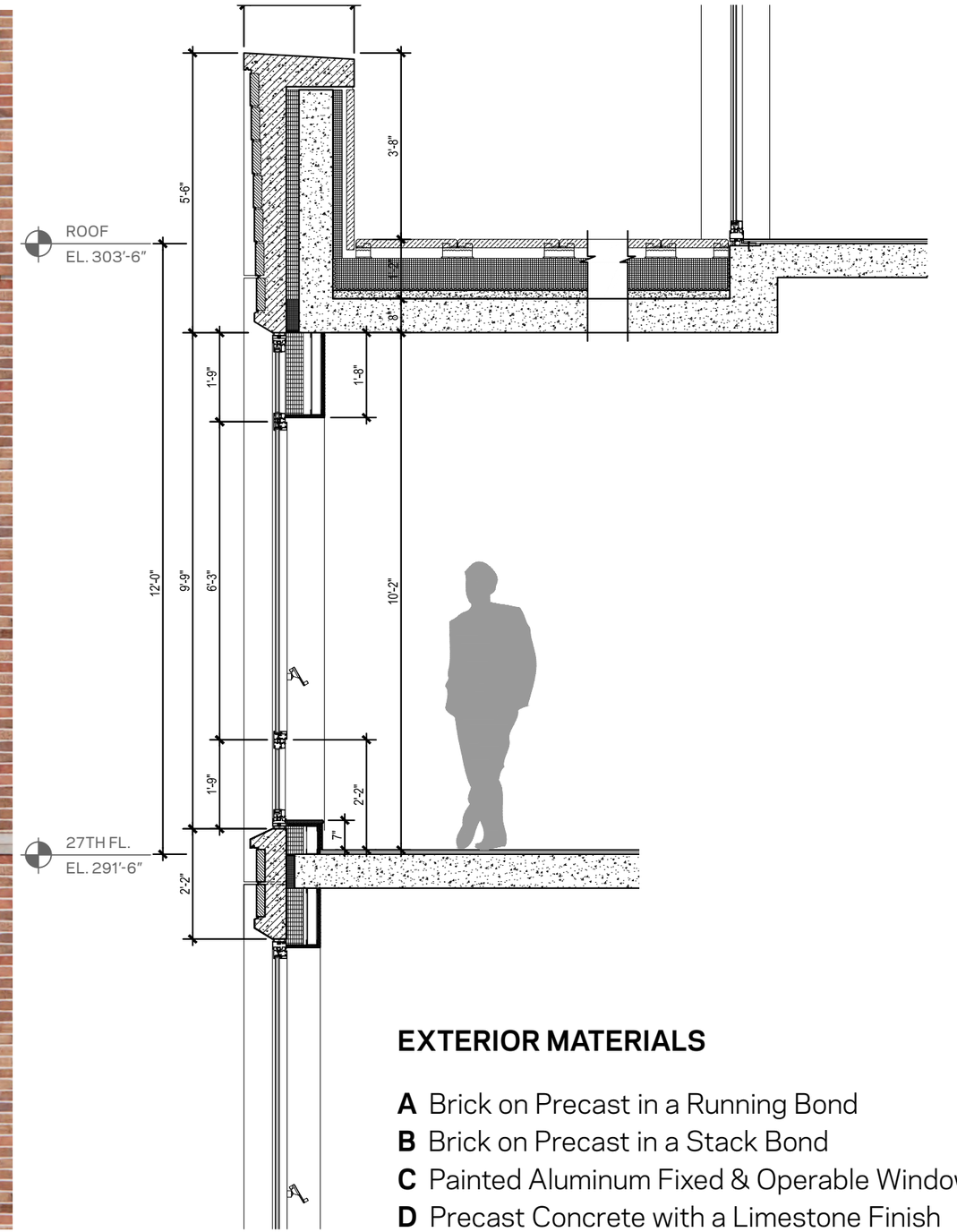
1 ELEVATION
3/8″ = 1′-0″



2 SECTION
3/8″ = 1′-0″

EXTERIOR MATERIALS

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

Typical Setback and Parapet Detail

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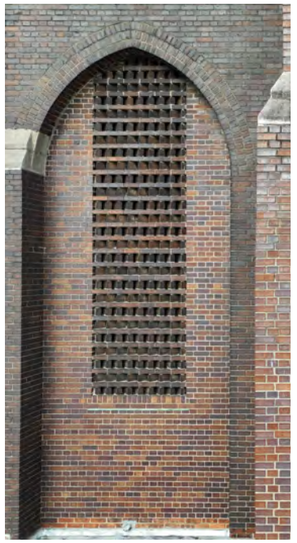

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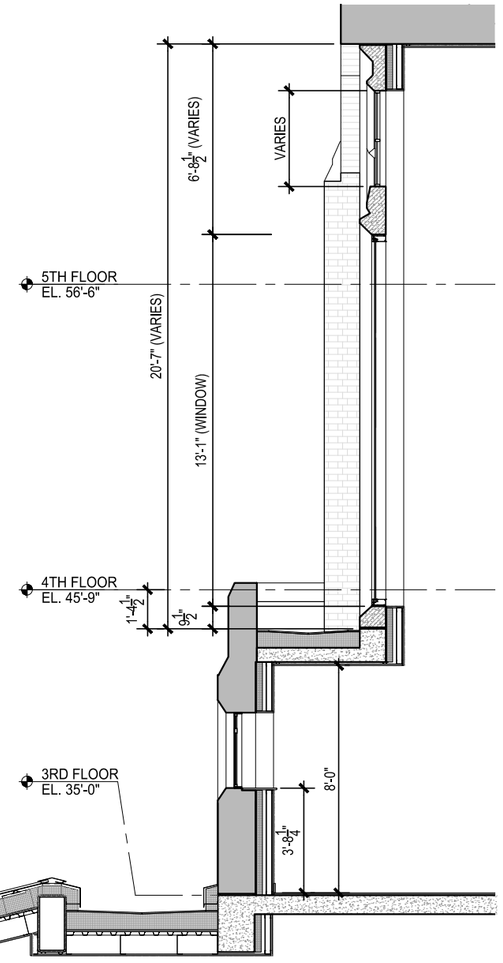

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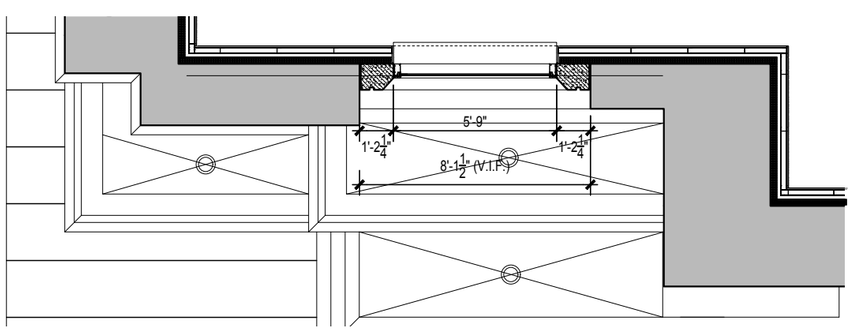
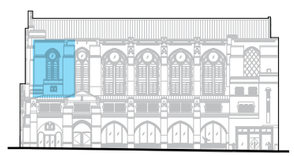


1 PLAN
3/16″ = 1′-0″

EXTERIOR MATERIALS

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



Proposed Details at First Arch 2nd Tier

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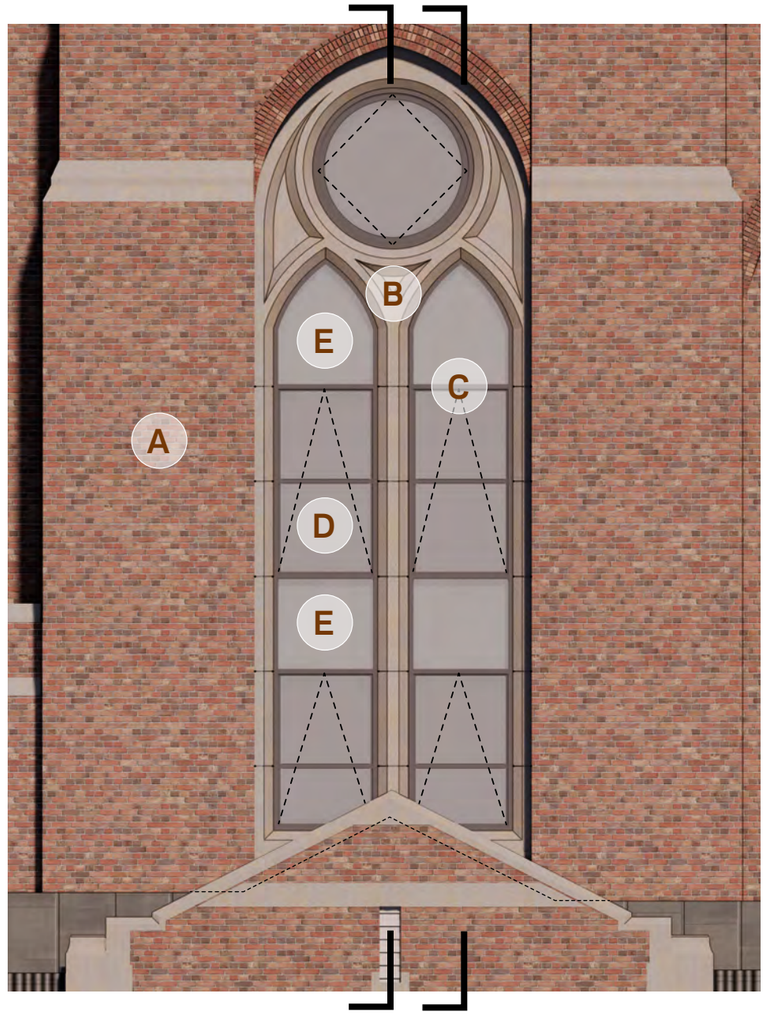

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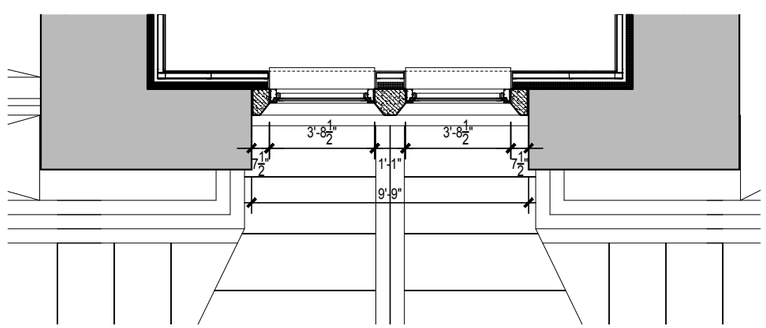

1 PLAN
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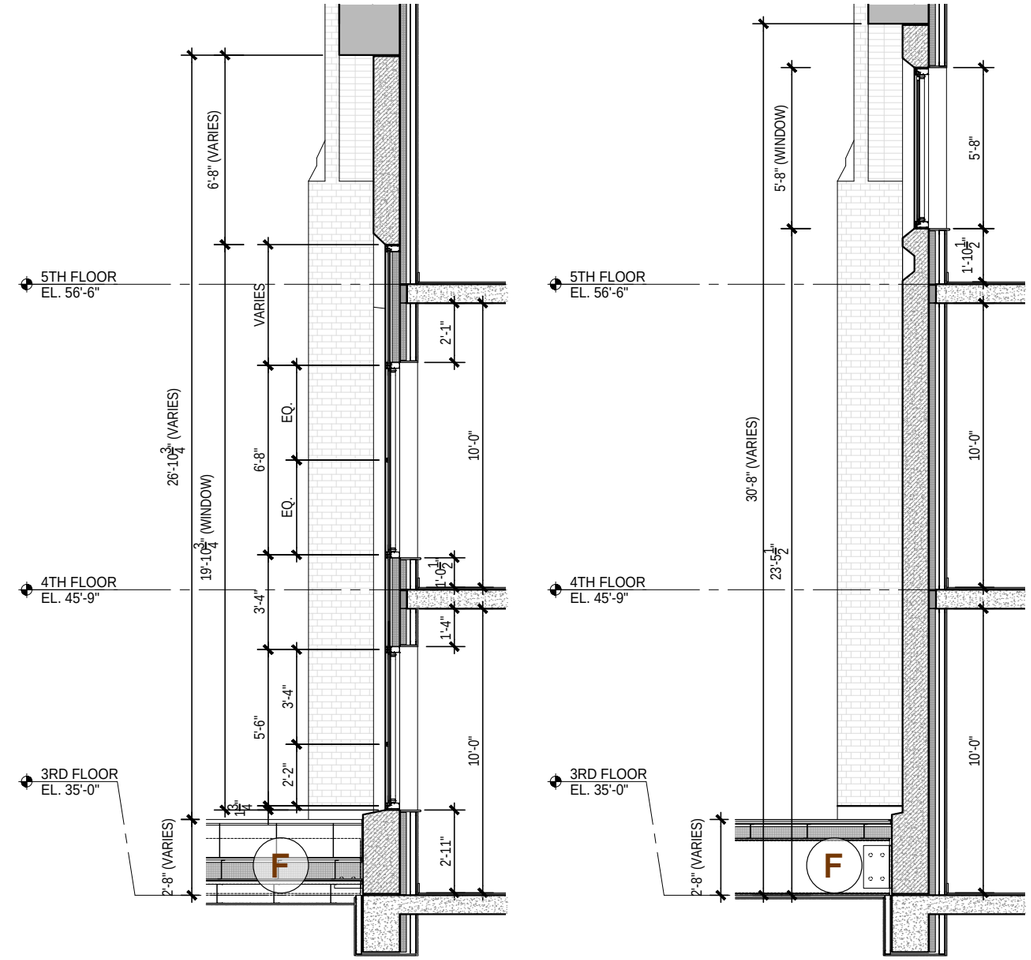
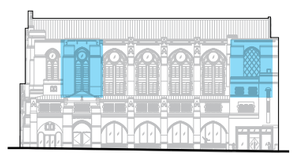


3 SECTION
3/16″ = 1′-0″

EXTERIOR MATERIALS

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



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Proposed Details at Second Arch 2nd Tier

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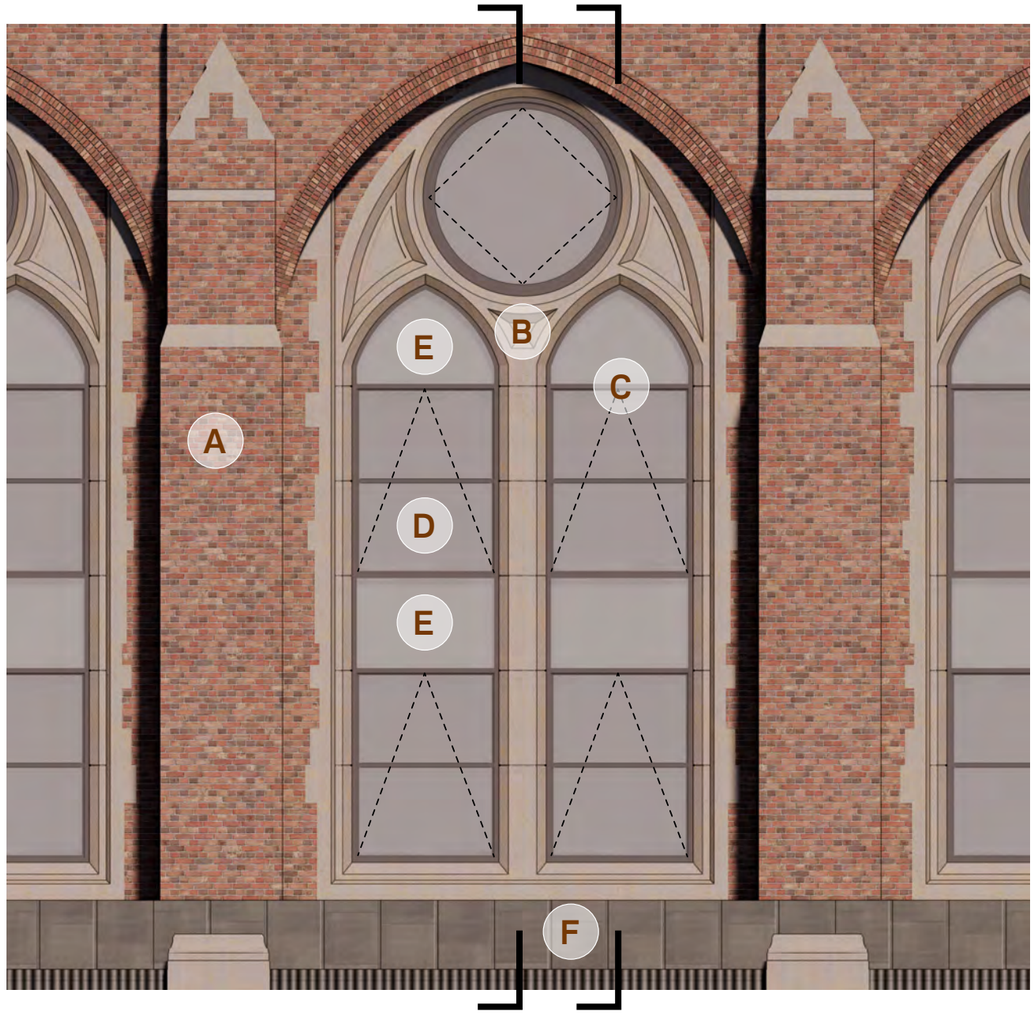

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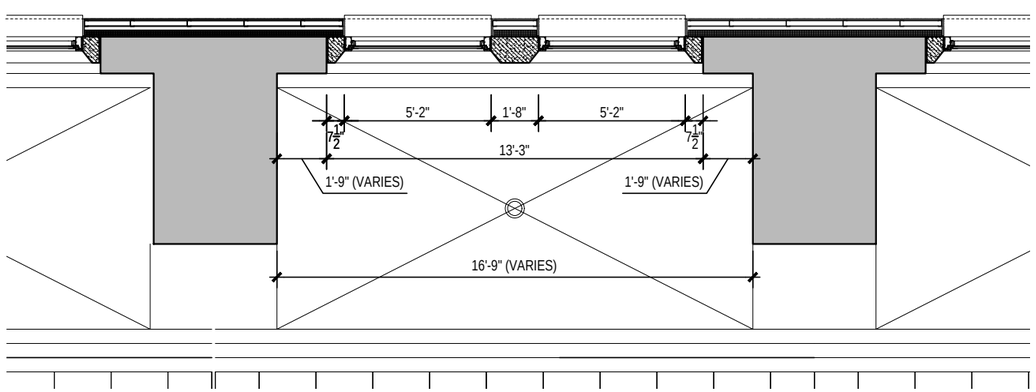

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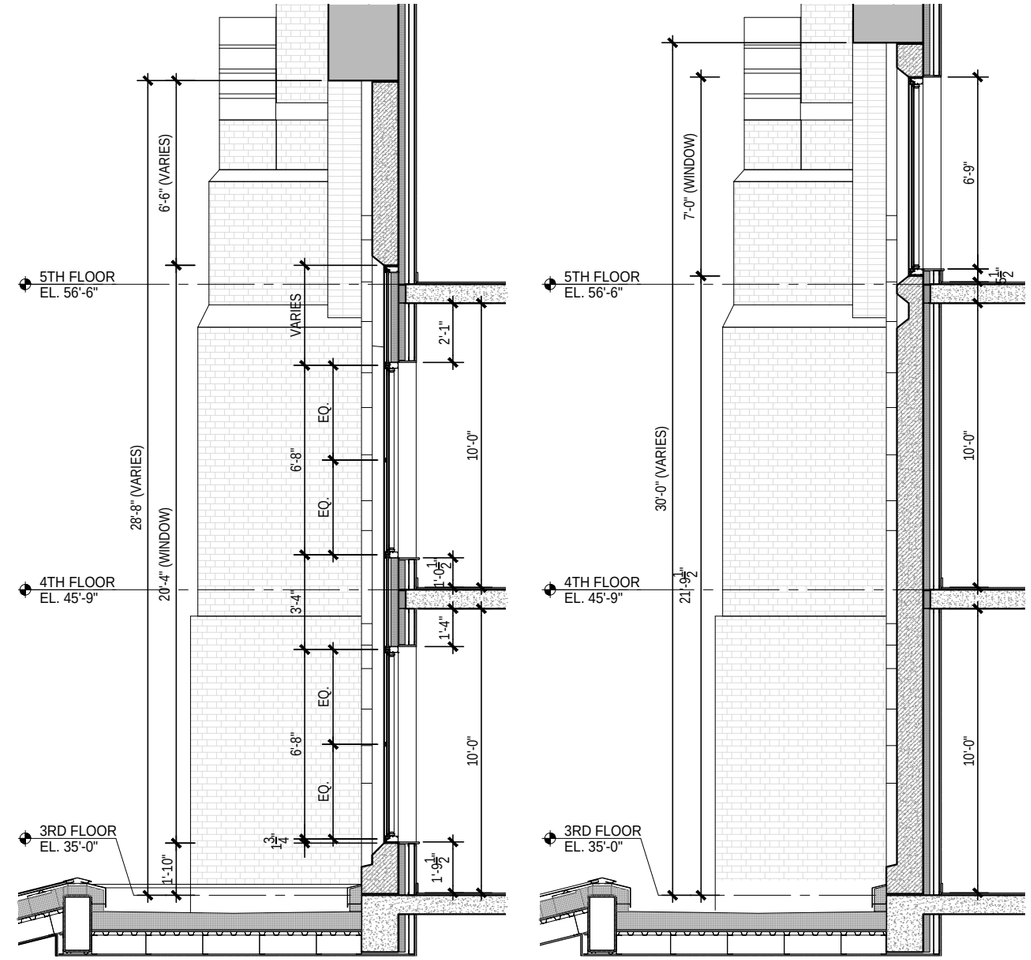
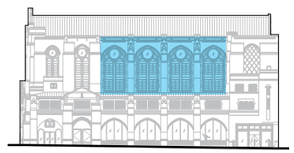


3 SECTION
3/16″ = 1′-0″

EXTERIOR MATERIALS

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



10 January 2026 **LPC COA Design Update**
144 Saint Felix Strekte

Proposed Details at Central Arches 2nd Tier

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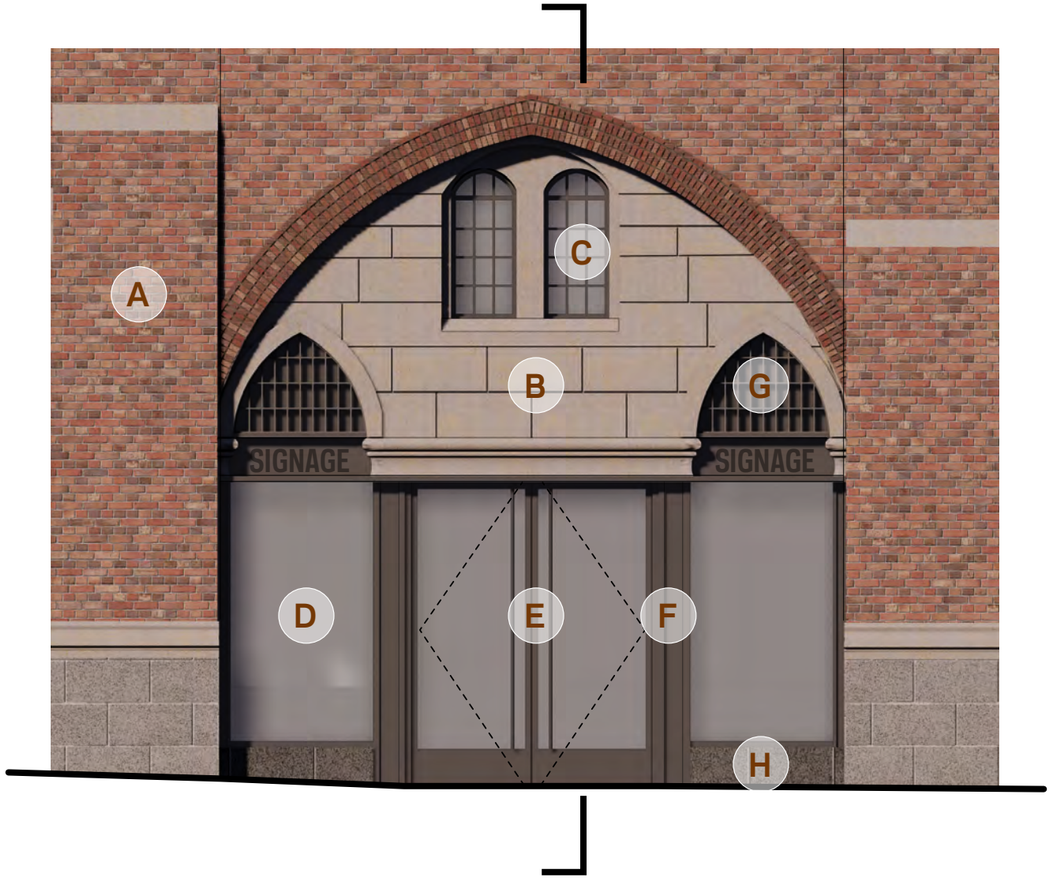
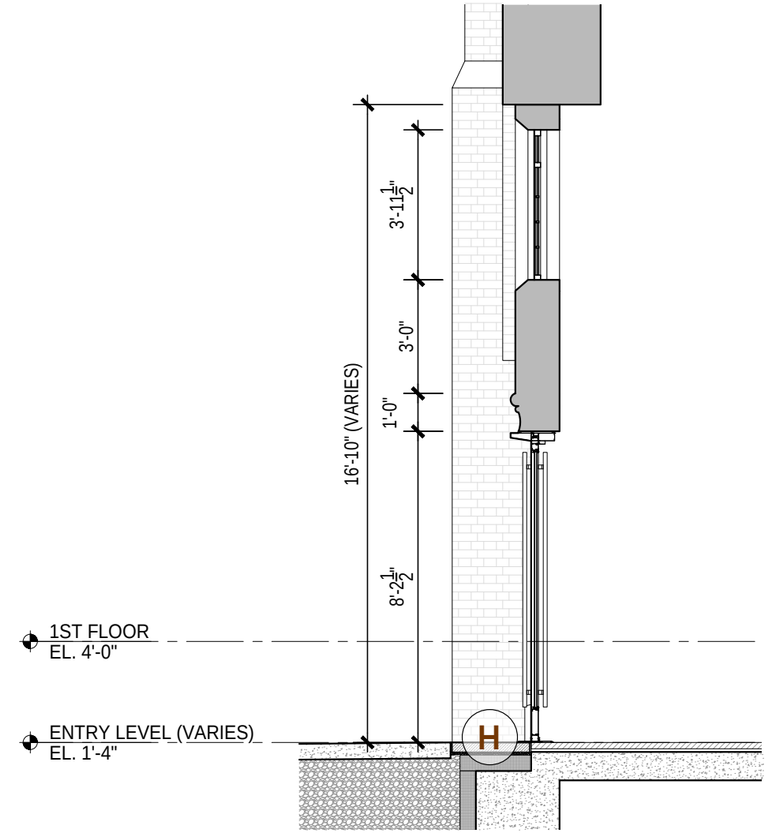
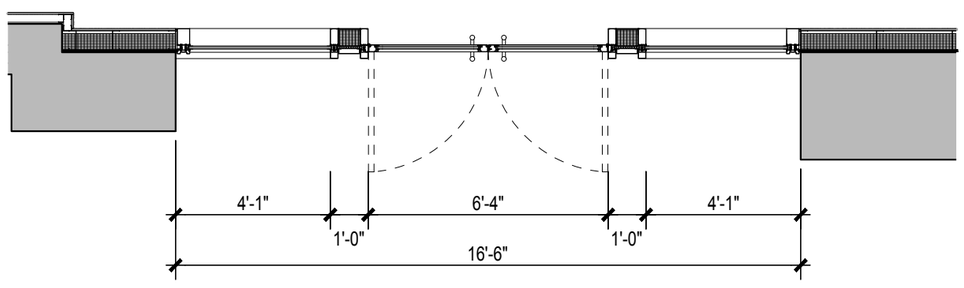


2 ELEVATION
1/4″ = 1′-0″



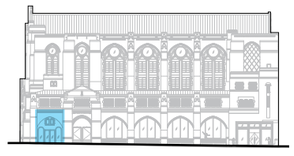
3 SECTION
1/4″ = 1′-0″



1 PLAN
1/4″ = 1′-0″

EXTERIOR MATERIALS

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



10 January 2026 **LPC COA Design Update**
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Proposed Arched Bay at Corner

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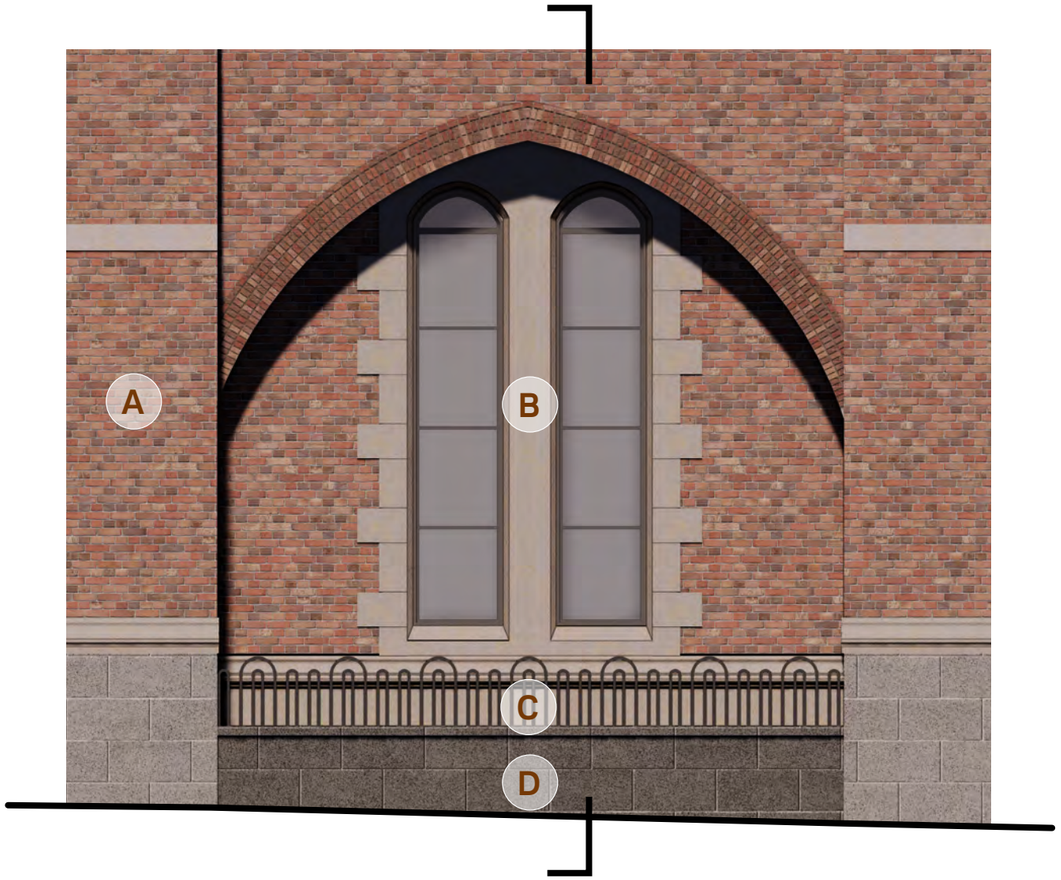
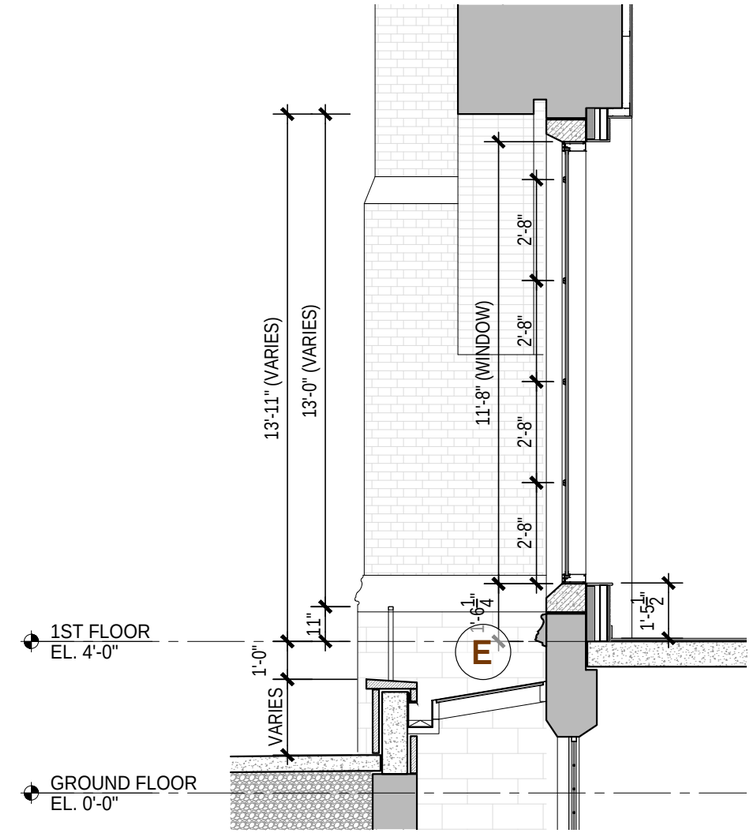
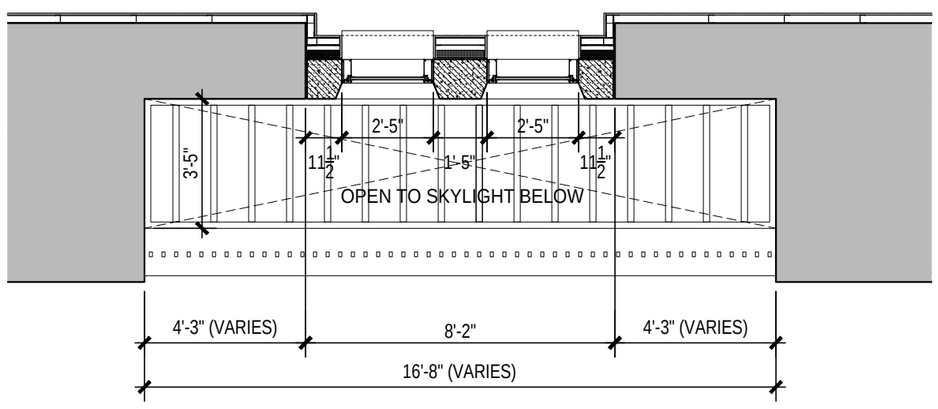


2 ELEVATION
1/4″ = 1′-0″



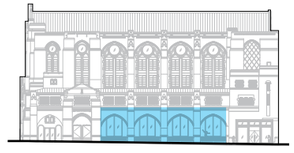
3 SECTION
1/4″ = 1′-0″



1 PLAN
1/4″ = 1′-0″

EXTERIOR MATERIALS

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



10 January 2026 **LPC COA Design Update**
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Proposed Ground Level Arched Bay

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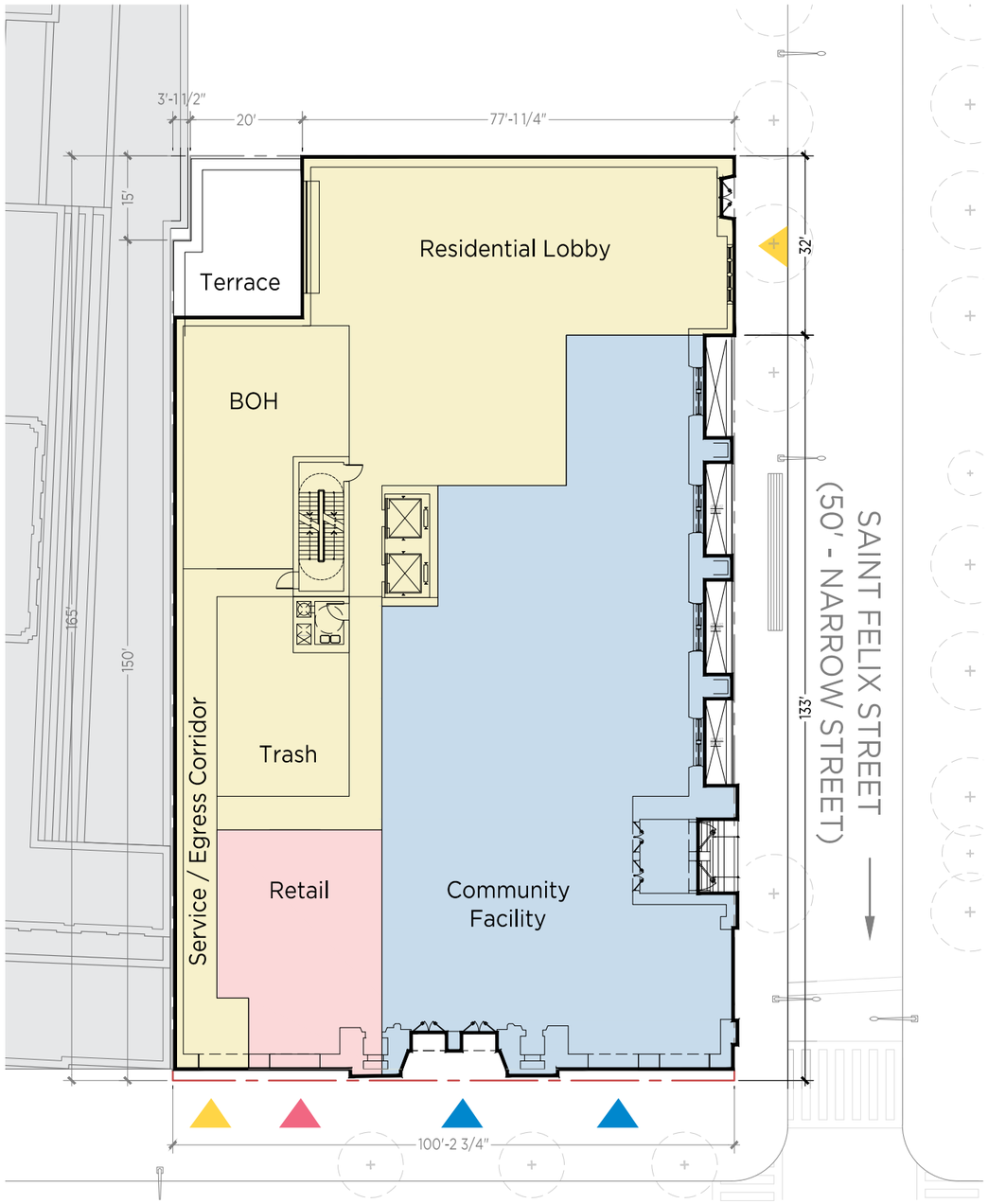
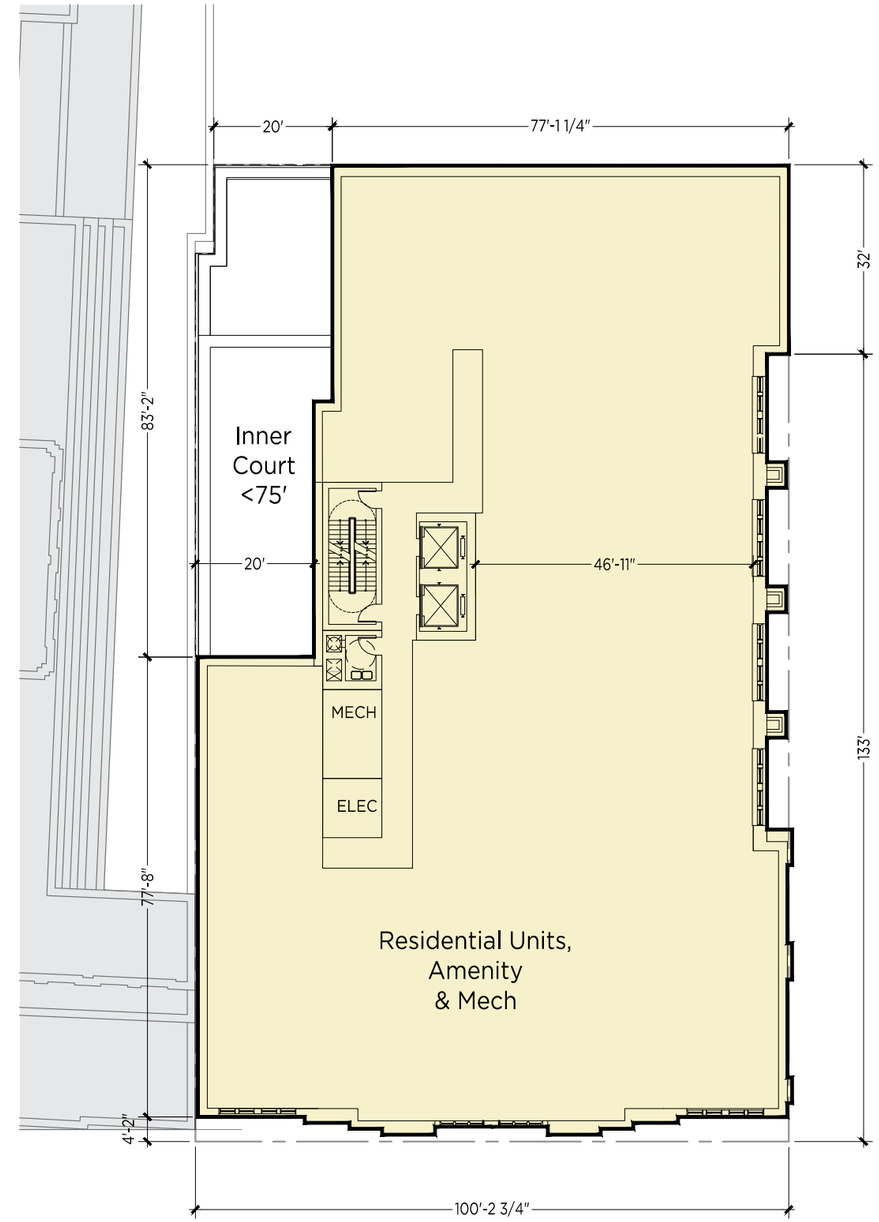
Building Organization



GROUND FLOOR
14,940 GSF



2ND FLOOR
13,817 GSF

0 10 20 30 40 50 FT

10 January 2026 **LPC COA Design Update**
144 Saint Felix Strekte

Floor Plans

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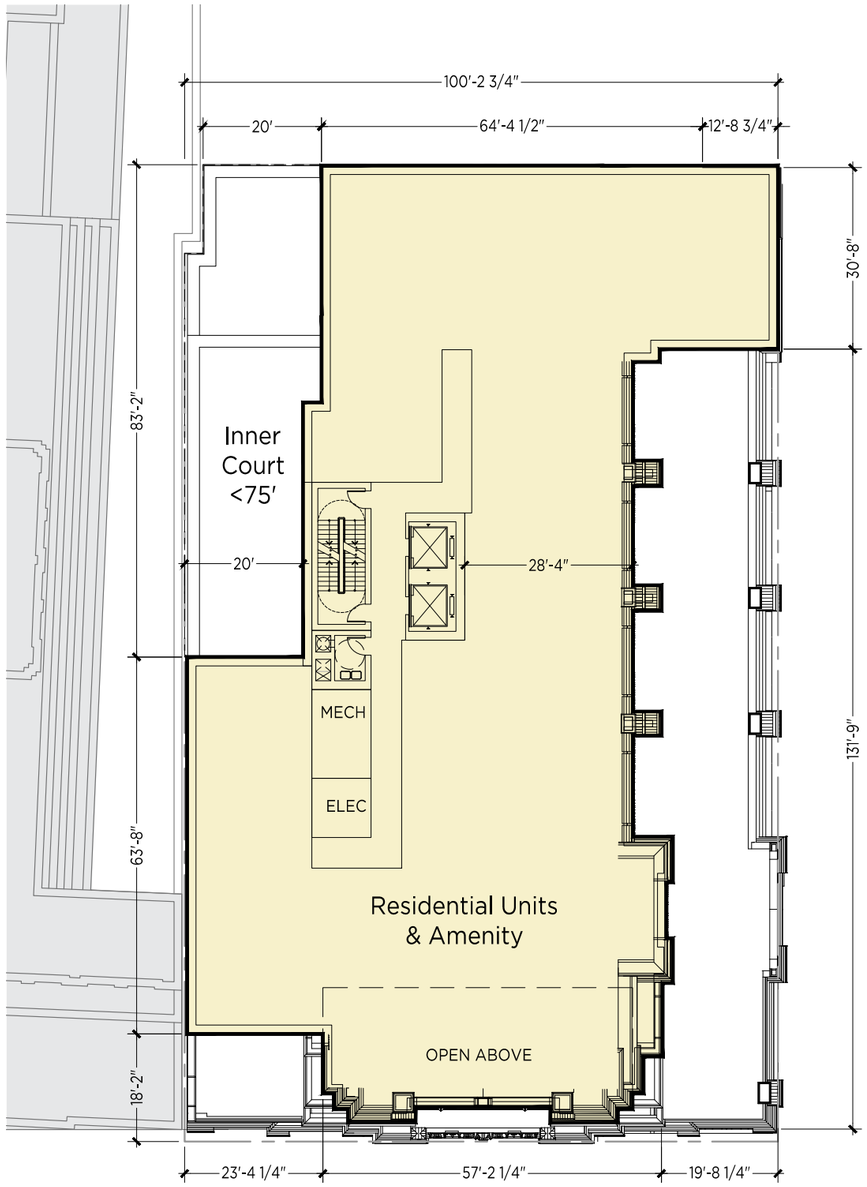
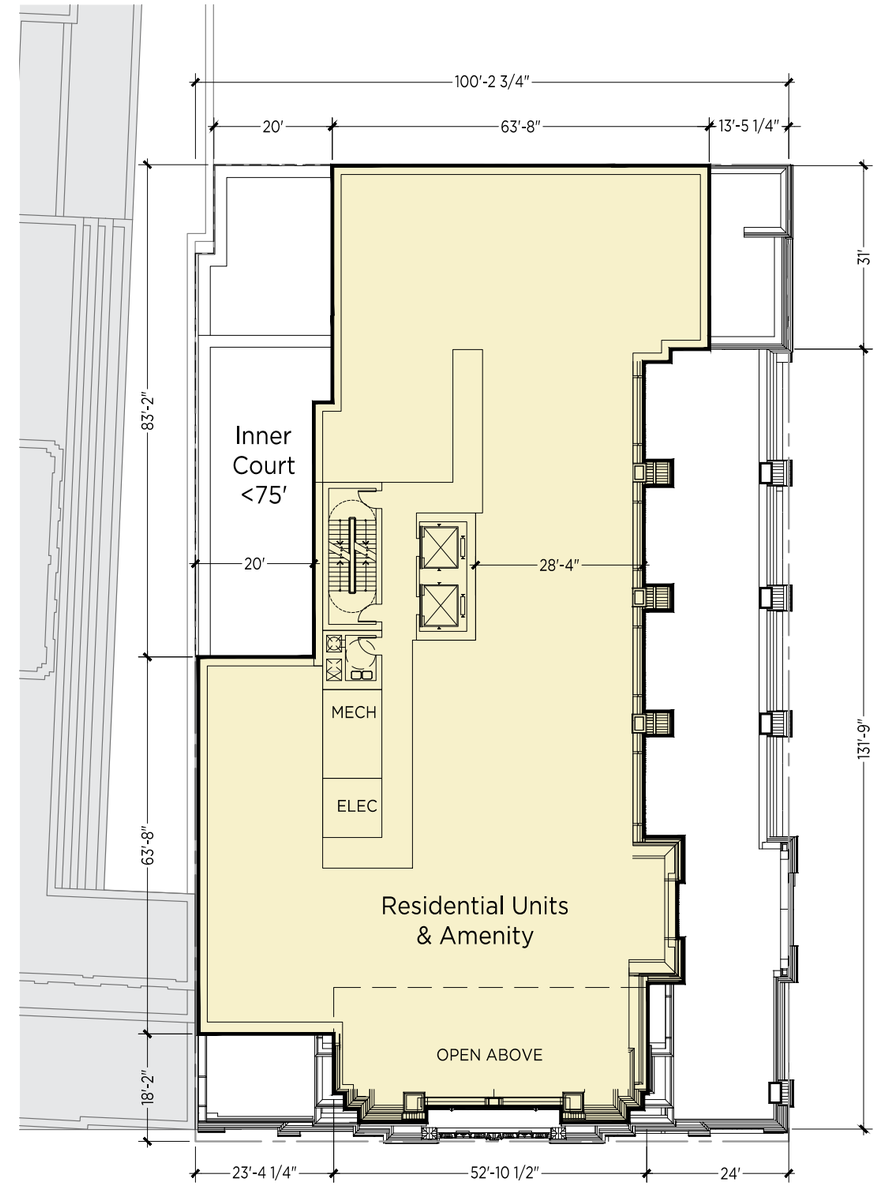


3RD FLOOR
11,058 GSF



4TH-5TH FLOOR
10,576 GSF

0 10 20 30 40 50 FT

Floor Plans

10 January 2026 **LPC COA Design Update**
144 Saint Felix Strekte

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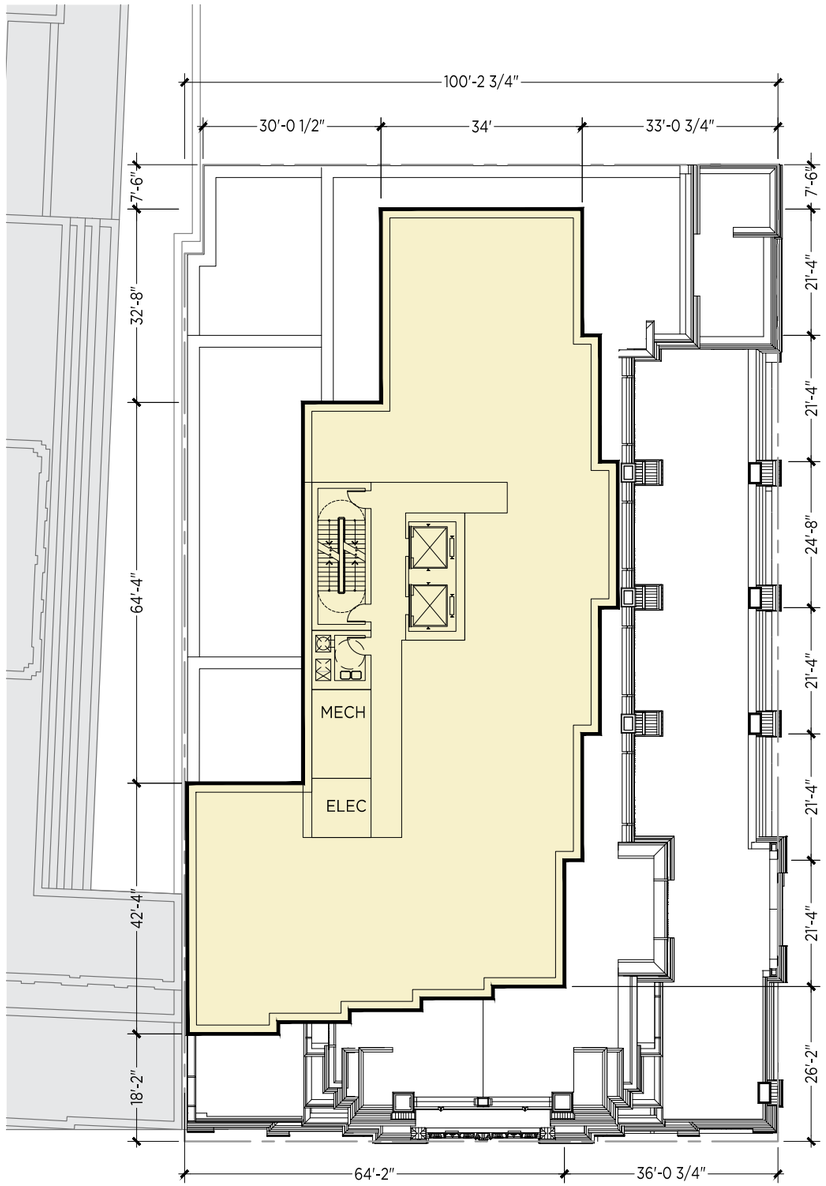
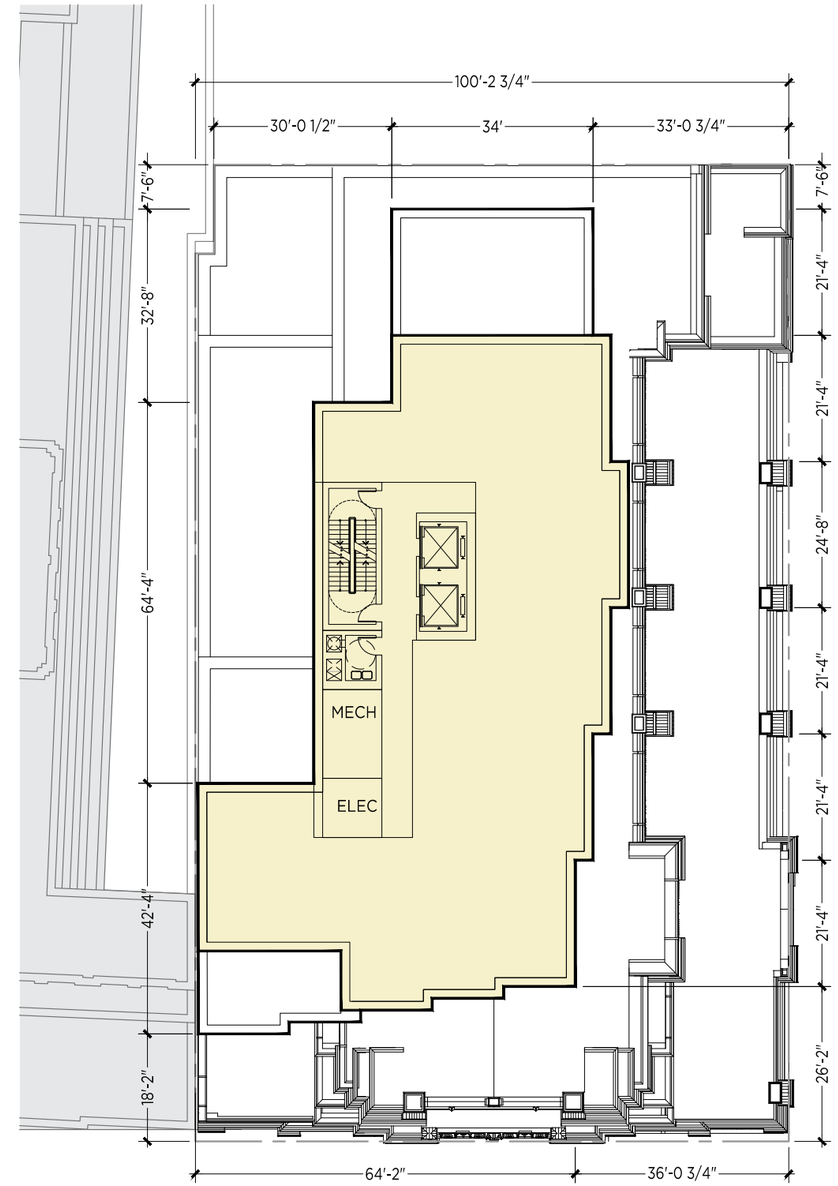


6TH - 20TH FLOOR
6,916 GSF



21ST-23RD FLOOR
5,865 GSF

0 10 20 30 40 50 FT

Floor Plans

10 January 2026 **LPC COA Design Update**
144 Saint Felix Strekte

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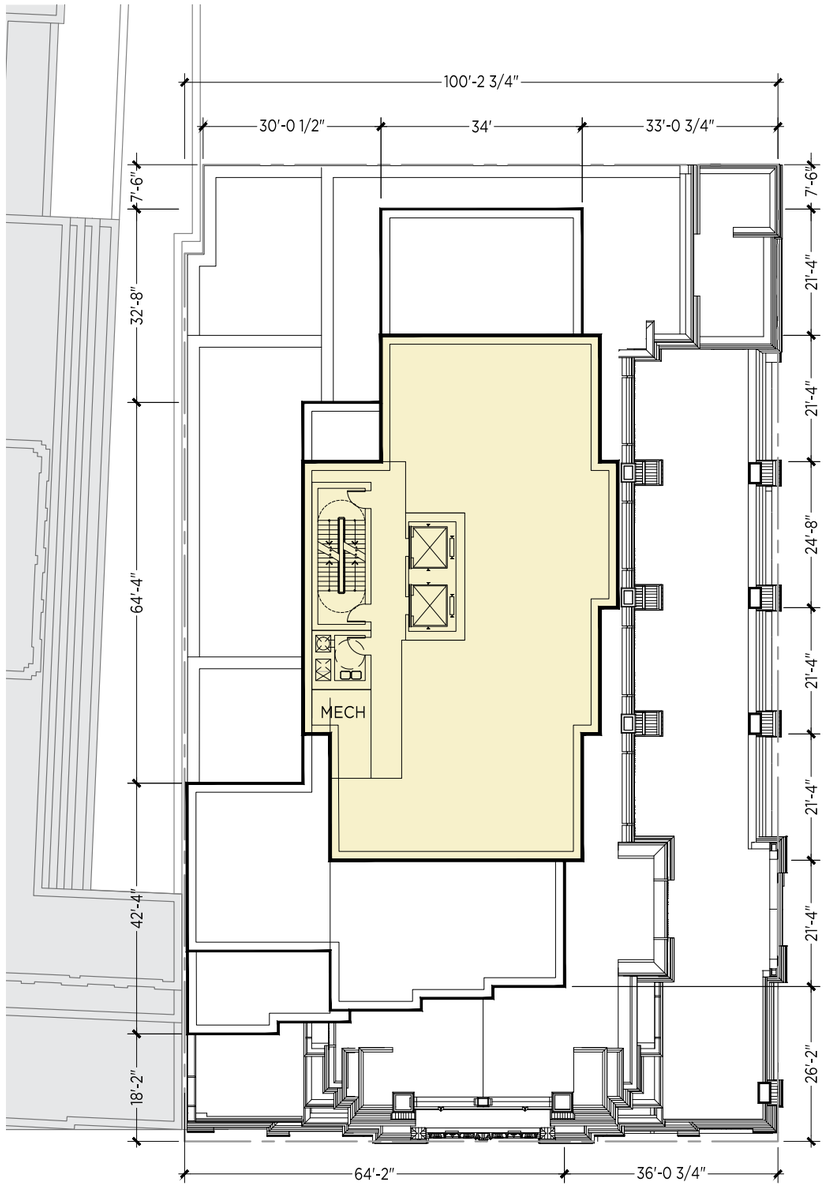
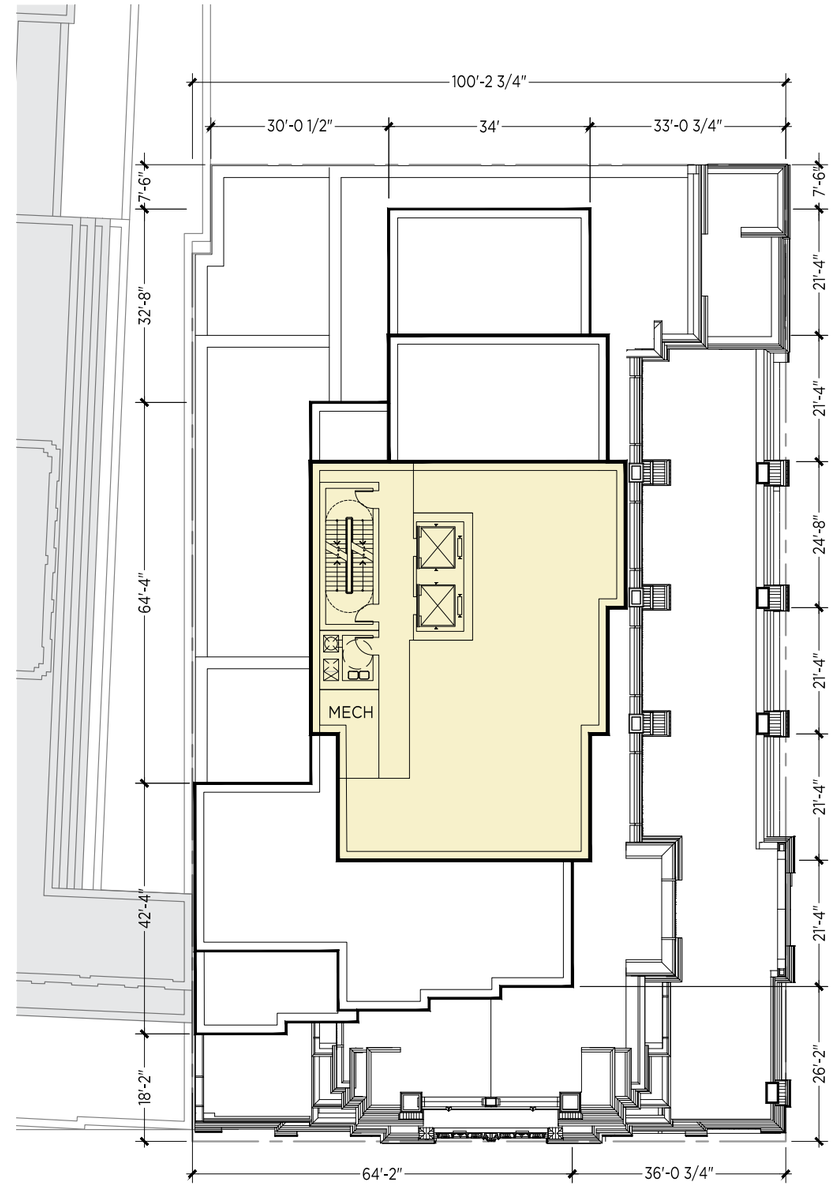


24TH FLOOR
4,079 GSF



25TH FLOOR
3,291 GSF

0 10 20 30 40 50 FT

10 January 2026 **LPC COA Design Update**
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Floor Plans

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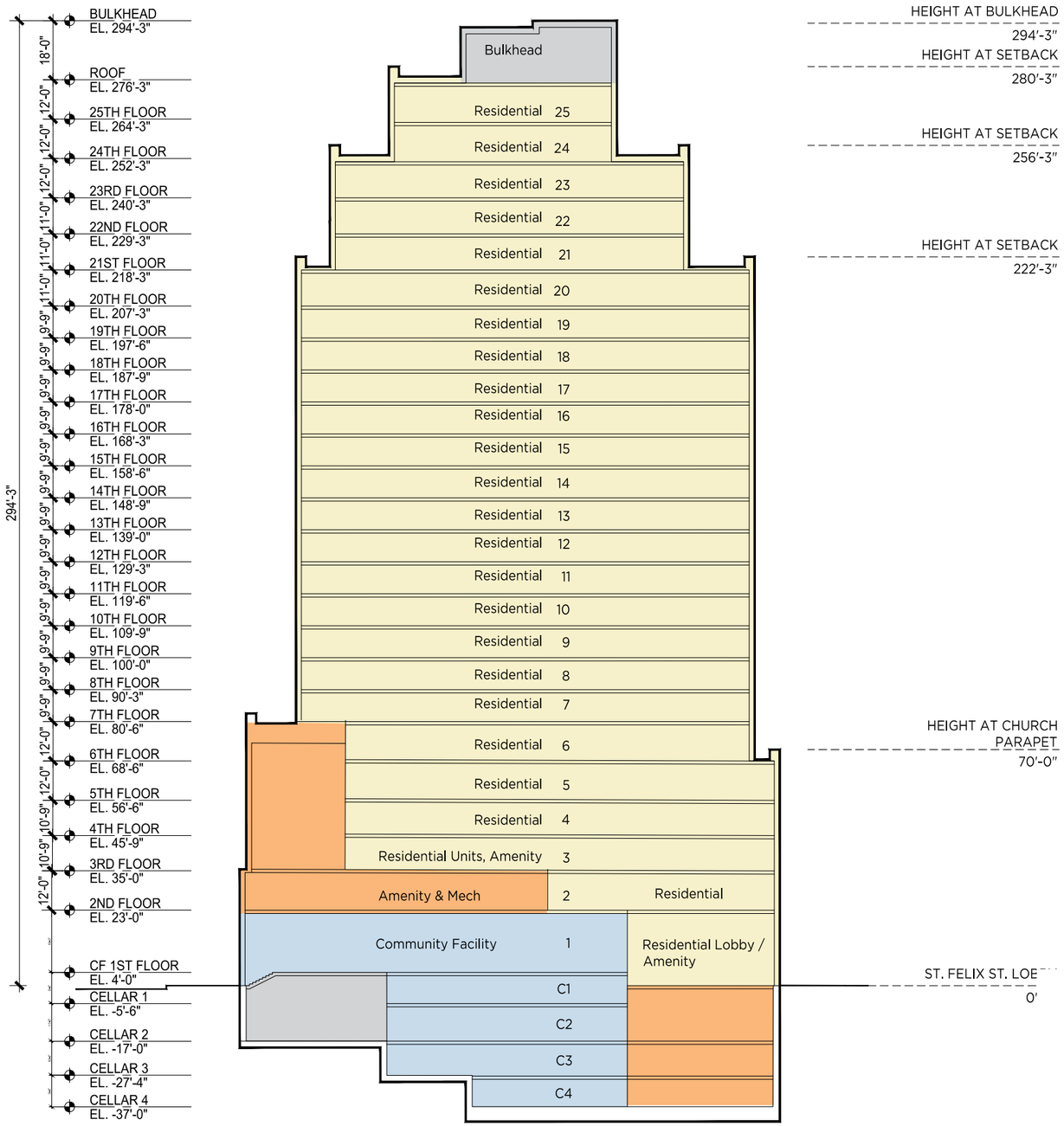
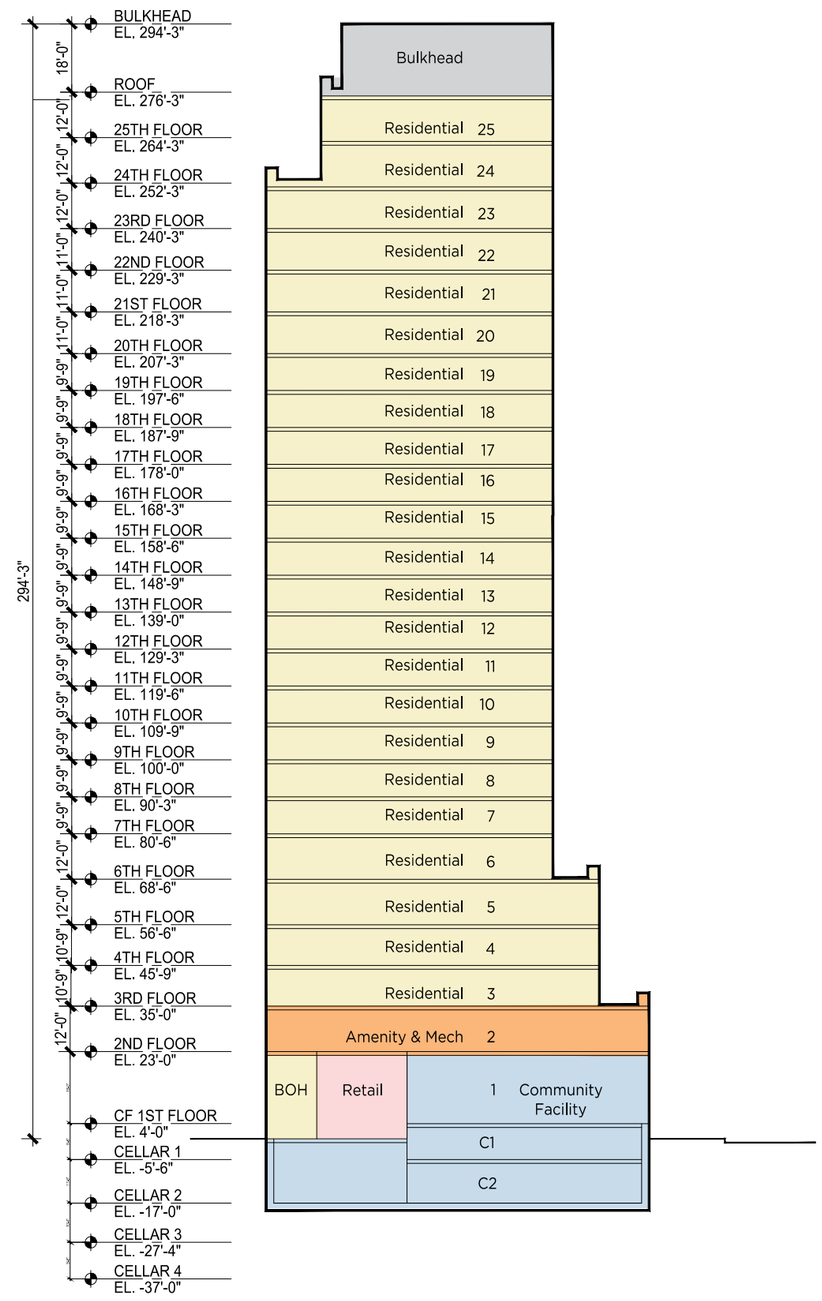


N-S section



E-W section

10 January 2026 **LPC COA Design Update**
144 Saint Felix Strekte

Building Sections

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Window Report

144 St. Felix Street Church

Restoration Scope

November 26th, 2025

AS PRESENTED ON 01.13.2026 -
PUBLIC MEETING

Contents:

1. Restoration Demolition
    a. East Elevation
    b. North Elevation
    c. South Elevation
    d. West Elevation

2. Restoration Construction
    a. East Elevation
    b. South Elevation

Restoration Demolition: East Elevation

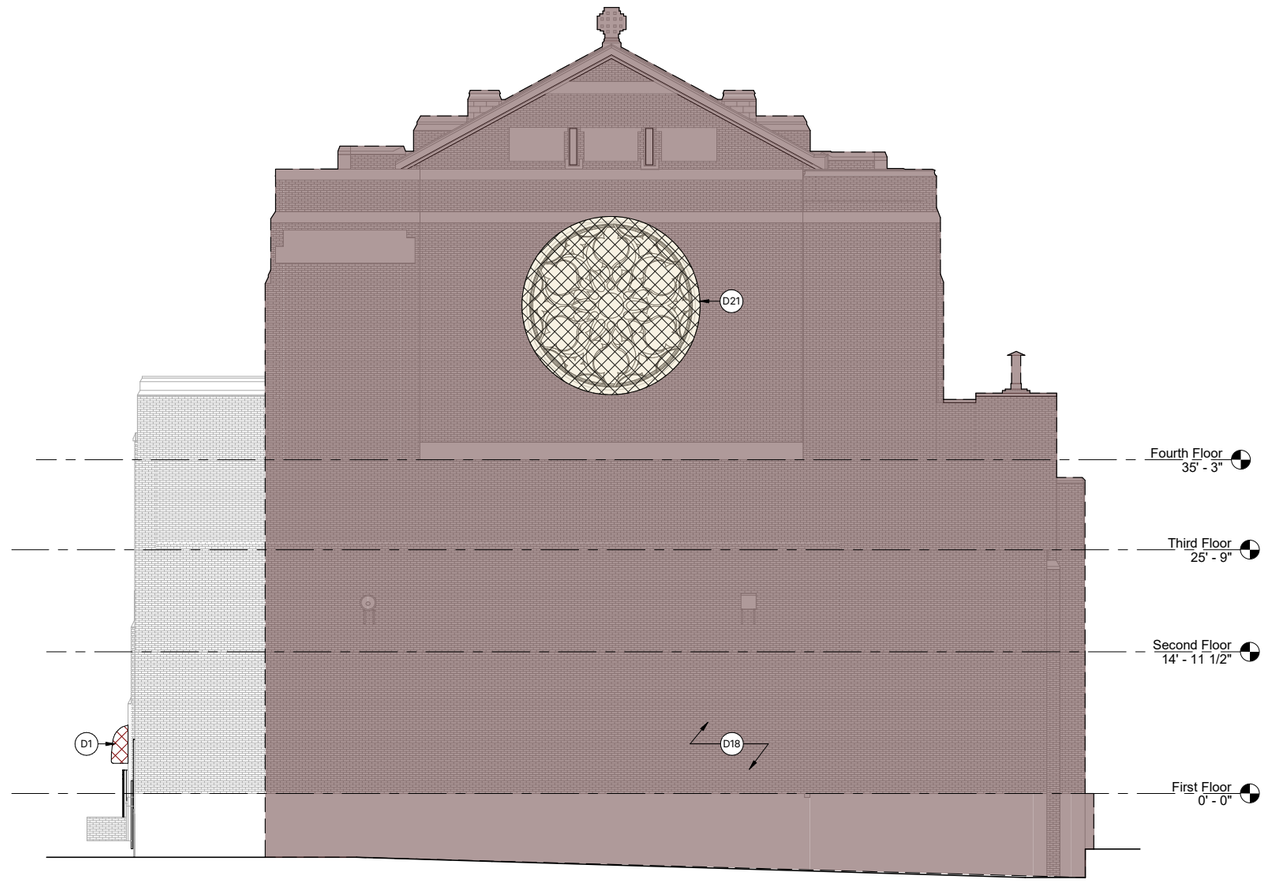
RESTORATION - DEMOLITION NOTES

NO.		SCOPE OF WORK	NO.		SCOPE OF WORK
D1		DEMO NON-ORIGINAL OVERHEAD DOOR AND AWNING	D11		DEMO RELIGIOUS ORNAMENTAL MASONRY
D2		DEMO NON-ORIGINAL DOOR AND FRAME	D12		DEMO BOWED CORRODED STEEL LINTEL
D3		DEMO NON-ORIGINAL WINDOW COVER	D13		DEMO METAL HANDRAIL
D4		DEMO EXISTING STOREFRONTS	D14		DEMO CORRODED LOUVER
D5		RESTORE TRACERY	D15		DEMO ROOF AND FLASHING
D6		DEMO LIGHTS	D16		REMOVE NON-ORIGINAL PAINT
D7		DEMO READERBOARD	D17		DEMO CORRODED WROUGHT IRON FENCING
D8		DEMO EXISTING STEEL CORRODED WINDOWS AND FRAMES	D18		DEMO PORTION OF BUILDING FOR NEW CONSTRUCTION
D9		DAMAGED WOOD ENTRY DOORS	D20		REMOVE AND SALVAGE STAINED GLASS FOR DONATION
D10		DAMAGED MASONRY	D21		REMOVE AND SALVAGE WINDOW AND TRACERY FOR RESTORATION

RESTORE AND REINSTALL | RESTORE | REPLACE IN-KIND
SALVAGE AND DONATE | REPLACE WITH MODIFICATIONS | REMOVE NON-HISTORIC | REMOVE

AS PRESENTED ON 01.13.2026 - PUBLIC MEETING

Restoration Demolition: North Elevation



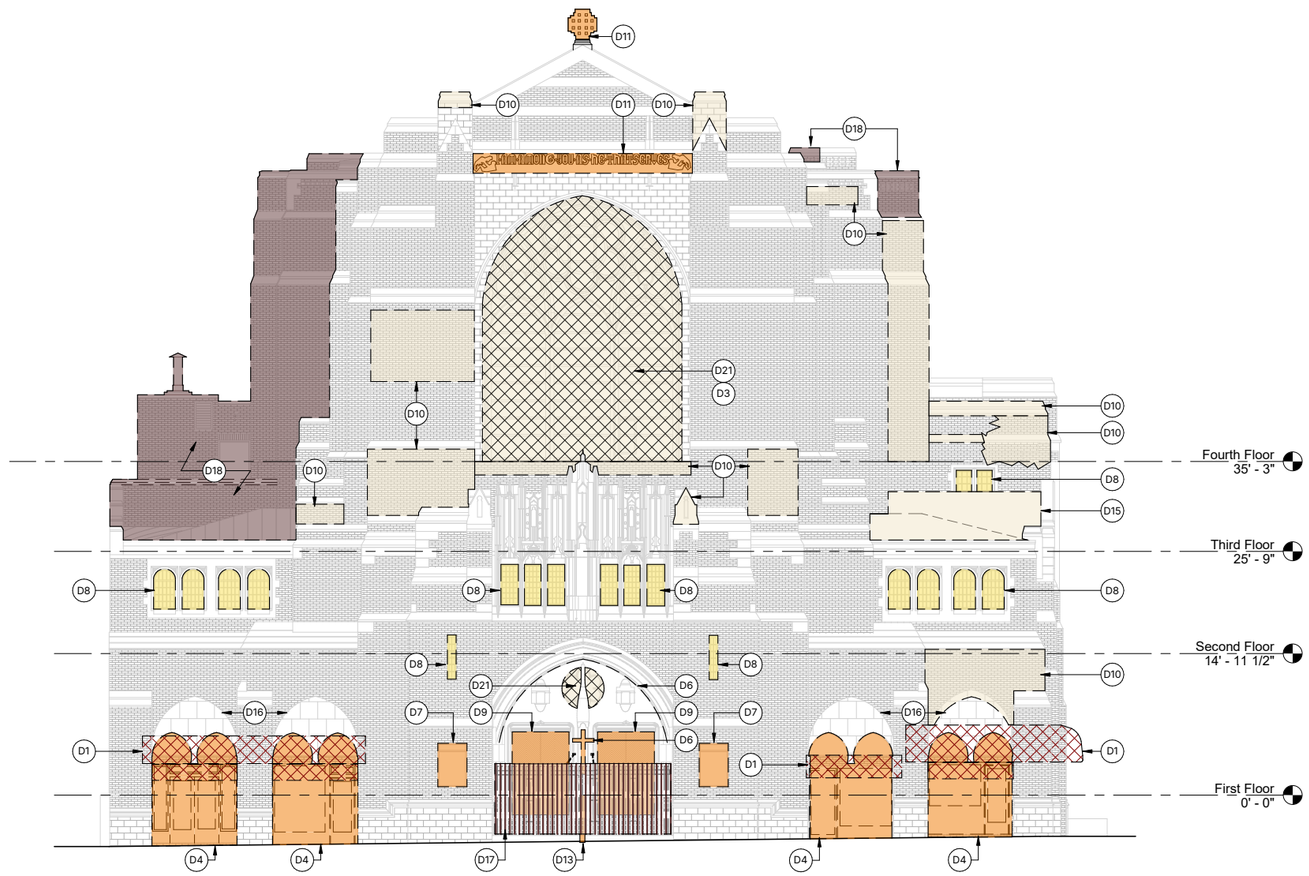
RESTORATION - DEMOLITION NOTES

NO.		SCOPE OF WORK	NO.		SCOPE OF WORK
D1		DEMO NON-ORIGINAL OVERHEAD DOOR AND AWNING	D11		DEMO RELIGIOUS ORNAMENTAL MASONRY
D2		DEMO NON-ORIGINAL DOOR AND FRAME	D12		DEMO BOWED CORRODED STEEL LINTEL
D3		DEMO NON-ORIGINAL WINDOW COVER	D13		DEMO METAL HANDRAIL
D4		DEMO EXISTING STOREFRONTS	D14		DEMO CORRODED LOUVER
D5		RESTORE TRACERY	D15		DEMO ROOF AND FLASHING
D6	----------	DEMO LIGHTS	D16		REMOVE NON-ORIGINAL PAINT
D7		DEMO READERBOARD	D17		DEMO CORRODED WROUGHT IRON FENCING
D8		DEMO EXISTING STEEL CORRODED WINDOWS AND FRAMES	D18		DEMO PORTION OF BUILDING FOR NEW CONSTRUCTION
D9		DAMAGED WOOD ENTRY DOORS	D20		REMOVE AND SALVAGE STAINED GLASS FOR DONATION
D10		DAMAGED MASONRY	D21		REMOVE AND SALVAGE WINDOW AND TRACERY FOR RESTORATION

RESTORE AND REINSTALL
RESTORE
REPLACE IN-KIND
SALVAGE AND DONATE
REPLACE WITH MODIFICATIONS
REMOVE NON-HISTORIC
REMOVE

AS PRESENTED ON 01.13.2026 - PUBLIC MEETING

Restoration Demolition: South Elevation



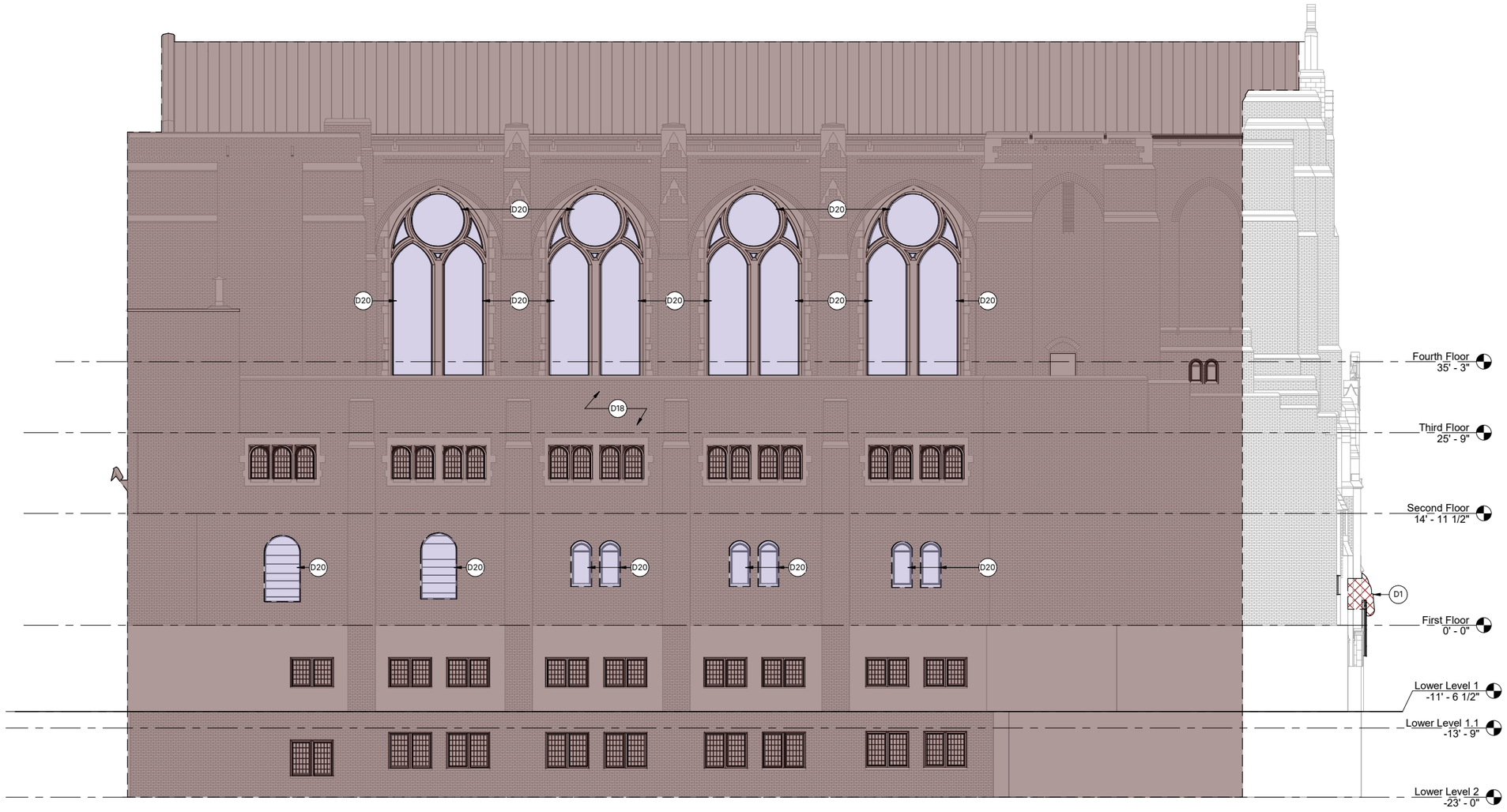
RESTORATION - DEMOLITION NOTES

NO.		SCOPE OF WORK	NO.		SCOPE OF WORK
D1		DEMO NON-ORIGINAL OVERHEAD DOOR AND AWNING	D11		DEMO RELIGIOUS ORNAMENTAL MASONRY
D2		DEMO NON-ORIGINAL DOOR AND FRAME	D12		DEMO BOWED CORRODED STEEL LINTEL
D3		DEMO NON-ORIGINAL WINDOW COVER	D13		DEMO METAL HANDRAIL
D4		DEMO EXISTING STOREFRONTS	D14		DEMO CORRODED LOUVER
D5		RESTORE TRACERY	D15		DEMO ROOF AND FLASHING
D6	----------	DEMO LIGHTS	D16		REMOVE NON-ORIGINAL PAINT
D7		DEMO READERBOARD	D17		DEMO CORRODED WROUGHT IRON FENCING
D8		DEMO EXISTING STEEL CORRODED WINDOWS AND FRAMES	D18		DEMO PORTION OF BUILDING FOR NEW CONSTRUCTION
D9		DAMAGED WOOD ENTRY DOORS	D20		REMOVE AND SALVAGE STAINED GLASS FOR DONATION
D10		DAMAGED MASONRY	D21		REMOVE AND SALVAGE WINDOW AND TRACERY FOR RESTORATION

RESTORE AND REINSTALL
RESTORE
REPLACE IN-KIND
SALVAGE AND DONATE
REPLACE WITH MODIFICATIONS
REMOVE NON-HISTORIC
REMOVE

AS PRESENTED ON 01.13.2026 - PUBLIC MEETING

Restoration Demolition: West Elevation



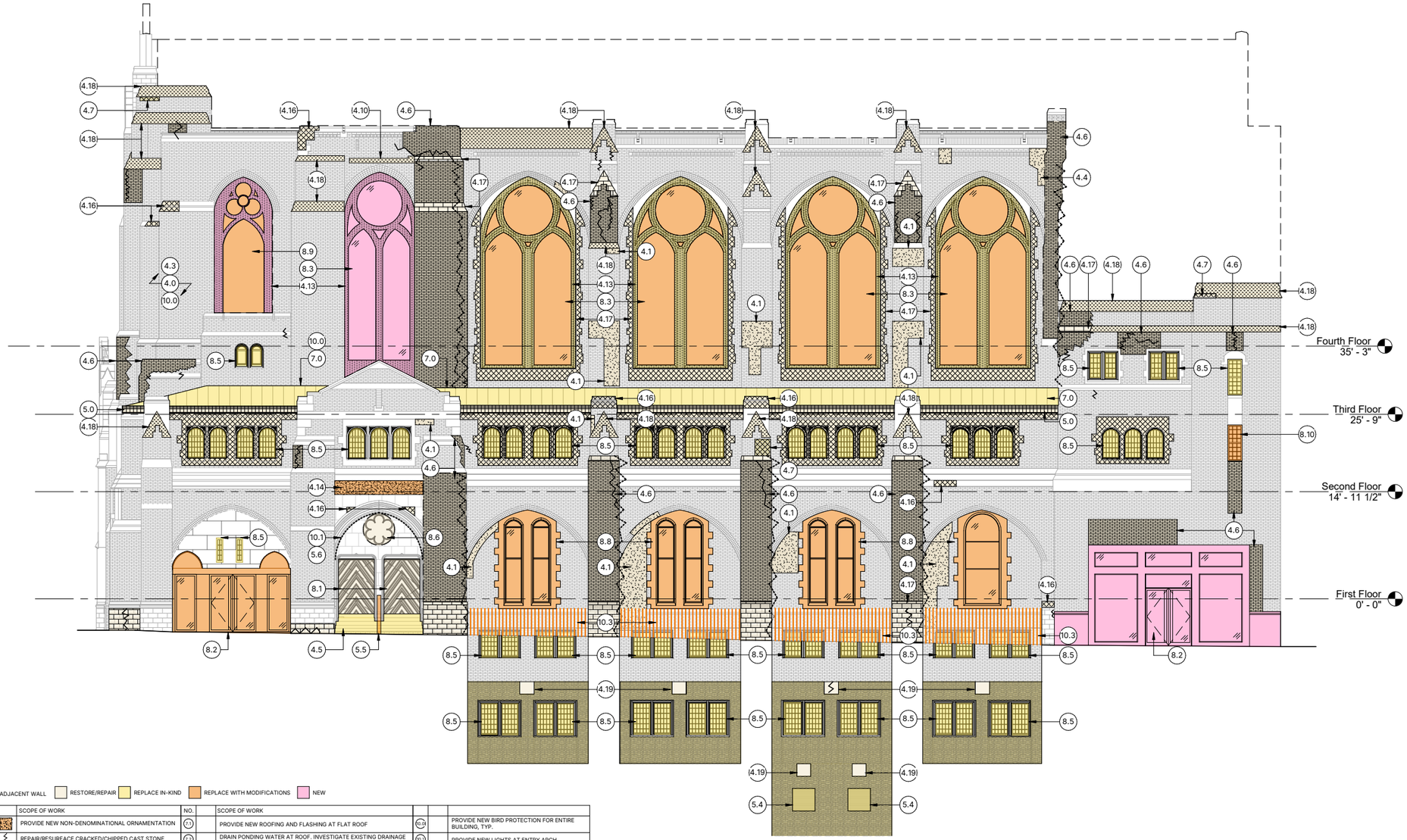
RESTORATION - DEMOLITION NOTES

NO.		SCOPE OF WORK	NO.		SCOPE OF WORK
D1		DEMO NON-ORIGINAL OVERHEAD DOOR AND AWNING	D11		DEMO RELIGIOUS ORNAMENTAL MASONRY
D2		DEMO NON-ORIGINAL DOOR AND FRAME	D12		DEMO BOWED CORRODED STEEL LINTEL
D3		DEMO NON-ORIGINAL WINDOW COVER	D13		DEMO METAL HANDRAIL
D4		DEMO EXISTING STOREFRONTS	D14		DEMO CORRODED LOUVER
D5		RESTORE TRACERY	D15		DEMO ROOF AND FLASHING
D6	----------	DEMO LIGHTS	D16		REMOVE NON-ORIGINAL PAINT
D7		DEMO READERBOARD	D17		DEMO CORRODED WROUGHT IRON FENCING
D8		DEMO EXISTING STEEL CORRODED WINDOWS AND FRAMES	D18		DEMO PORTION OF BUILDING FOR NEW CONSTRUCTION
D9		DAMAGED WOOD ENTRY DOORS	D20		REMOVE AND SALVAGE STAINED GLASS FOR DONATION
D10		DAMAGED MASONRY	D21		REMOVE AND SALVAGE WINDOW AND TRACERY FOR RESTORATION

RESTORE AND REINSTALL
RESTORE
REPLACE IN-KIND
SALVAGE AND DONATE
REPLACE WITH MODIFICATIONS
REMOVE NON-HISTORIC
REMOVE

AS PRESENTED ON 01.13.2026 - PUBLIC MEETING

Restoration Construction: East Elevation



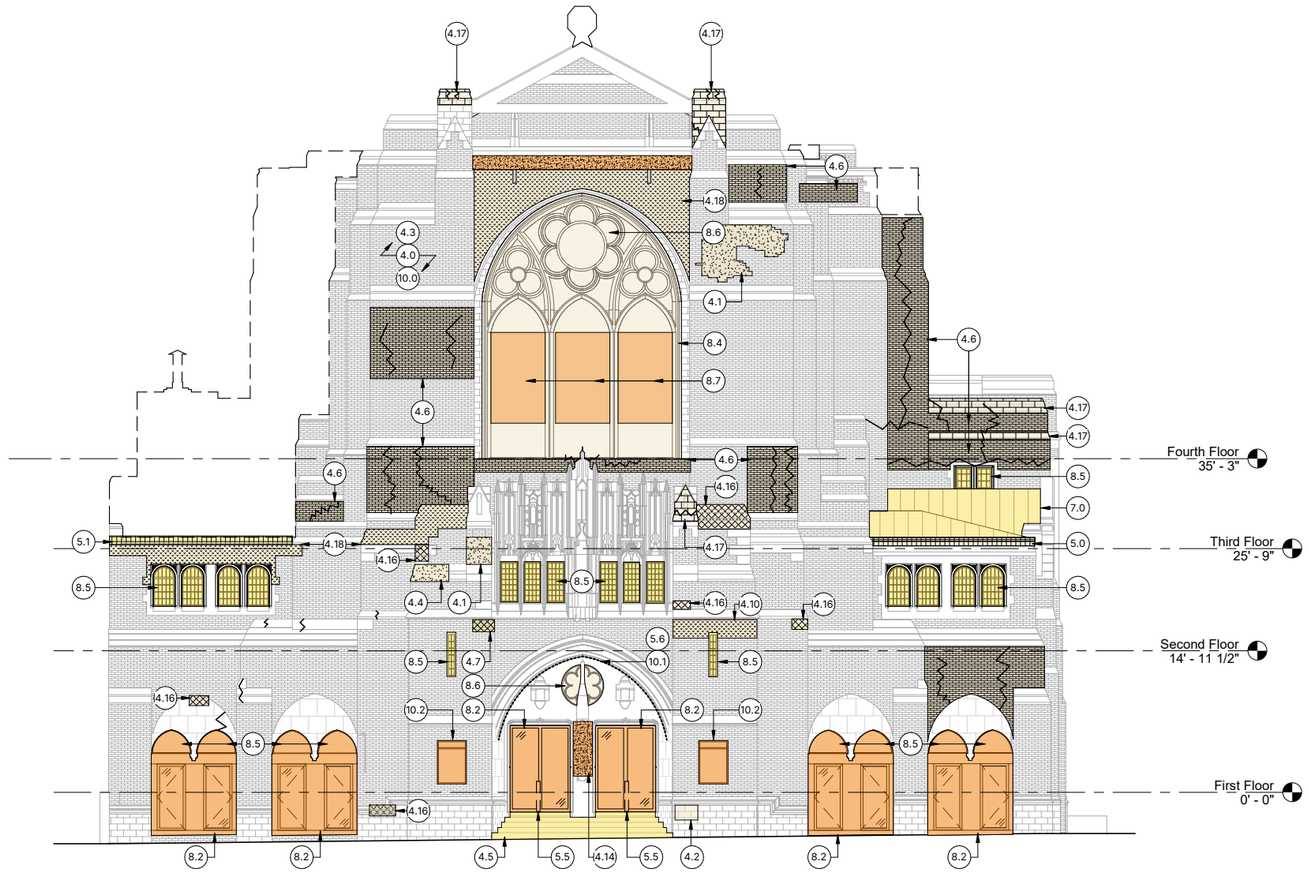
RESTORATION - CONSTRUCTION NOTES

CRACK LOCATED AT ADJACENT WALL | RESTORE/REPAIR | REPLACE IN-KIND | REPLACE WITH MODIFICATIONS | NEW

NO.		SCOPE OF WORK	NO.		SCOPE OF WORK	NO.		SCOPE OF WORK			
4.0		CLEAN MASONRY, TYP.	4.14		PROVIDE NEW NON-DENOMINATIONAL ORNAMENTATION	7.1		PROVIDE NEW ROOFING AND FLASHING AT FLAT ROOF	10.04		PROVIDE NEW BIRD PROTECTION FOR ENTIRE BUILDING, TYP.
4.1		CLEAN EFFLORESCENCE AT BRICK	4.15		REPAIR/RESURFACE CRACKED/CHIPPED CAST STONE	7.2		DRAIN PONDING WATER AT ROOF. INVESTIGATE EXISTING DRAINAGE SYSTEM, REPAIR AS REQUIRED	10.1		PROVIDE NEW LIGHTS AT ENTRY ARCH
4.2		CLEAN HISTORIC DATESTONE	4.16		REPAIR SPALLED CAST STONE	8.0		PROVIDE NEW DOOR AND FRAME	10.2		PROVIDE NEW SIGNAGE
4.3		CLEAN CAST STONE, TYP.	4.17		REPAIR DAMAGED CAST STONE IN-KIND	8.1		RESTORE EXISTING HISTORIC ENTRY DOORS	10.3		PROVIDE NEW 18" HIGH WROUGHT IRON FENCE WITH CAST STONE CURB AND SKYLIGHT BEHIND
4.4		CLEAN EFFLORESCENCE AT CAST STONE	4.18		RAKE AND REPOINT DETERIORATED CAST STONE JOINTS IN-KIND	8.2		PROVIDE NEW STOREFRONTS			
4.5		PROVIDE NEW GRANITE STOREFRONT TO MATCH EXISTING	4.19		ASSESS CONDITION OF CAST STONE ENCASED TIE BEAM, REPAIR STRUCTURE AS NEEDED IN-KIND	8.3		PROVIDE NEW OPERABLE STEEL WINDOWS WITH CLEAR GLASS			
4.6		ASSESS CONDITION OF EXISTING STRUCTURE. REBUILD AS REQUIRED. REPAIR IN-KIND, STITCH AND PIN TO EXISTING	5.0		CLEAN AND REPAIR ORNAMENTAL PARAPET COPING	8.4		PROVIDE NEW TRANSPARENT WINDOW COVER			
4.7		REPLACE SPALLED BRICK IN-KIND	5.1		PROVIDE NEW ORNAMENTAL PARAPET COPING TO MATCH EXISTING	8.5		PROVIDE NEW STEEL WINDOWS AND FRAMES TO MATCH HISTORIC			
4.8		REPLACE CRACKED/CHIPPED BRICK IN-KIND	5.2		SCRAPE AND REFINISH CORRODED STEEL LINTEL	8.6		RESTORE AND REINSTALL WINDOW AND TRACERY			
4.9		REPLACE DETERIORATED WATER STAINED BRICK IN-KIND	5.3		PROVIDE NEW STEEL LINTEL	8.7		RESTORE WINDOW AND REPLACE RELIGIOUS STAINED GLASS PANES WITH RELOCATED SECULAR STAINED GLASS PANES			
4.10		RAKE AND REPOINT DETERIORATED BRICK MORTAR JOINTS IN-KIND	5.4		PROVIDE NEW GRILL VENT	8.8		PROVIDE NEW CLEAR GLASS WINDOWS TO MATCH EXISTING WITH LOWERED SILLS			
4.11		ASSESS CONDITIONS AT PREVIOUSLY REPLACED BRICK, REPAIR IN-KIND AS REQUIRED	5.5		PROVIDE NEW METAL HANDRAIL	8.9		RELOCATE SECULAR STAINED GLASS PANES TO NEW WINDOW			
4.12		INVESTIGATE AND REPAIR CONTINUOUS CRACK AT BRICK, STITCH AND PIN TO EXISTING	5.6		CLEAN, PATCH, AND REPAIR METAL AT ARCHED DOORWAY	8.10		RELOCATE WINDOW			
4.13		PROVIDE NEW TRACERY, MATCH EXISTING PROFILE	7.0		PROVIDE NEW STANDING SEAM ROOFING AND FLASHING						

AS PRESENTED ON 01.13.2026 - PUBLIC MEETING

Restoration Construction: South Elevation



RESTORATION - CONSTRUCTION NOTES

CRACK LOCATED AT ADJACENT WALL | RESTORE/REPAIR | REPLACE IN-KIND | REPLACE WITH MODIFICATIONS | NEW

NO.		SCOPE OF WORK	NO.		SCOPE OF WORK	NO.		SCOPE OF WORK			
4.0		CLEAN MASONRY, TYP.	4.19		PROVIDE NEW NON-DENOMINATIONAL ORNAMENTATION	7.1		PROVIDE NEW ROOFING AND FLASHING AT FLAT ROOF	10.0		PROVIDE NEW BIRD PROTECTION FOR ENTIRE BUILDING, TYP.
4.1		CLEAN EFFLORESCENCE AT BRICK	4.19		REPAIR/RESURFACE CRACKED/CHIPPED CAST STONE	7.2		DRAIN PONDING WATER AT ROOF. INVESTIGATE EXISTING DRAINAGE SYSTEM, REPAIR AS REQUIRED	10.1		PROVIDE NEW LIGHTS AT ENTRY ARCH
4.2		CLEAN HISTORIC DATESTONE	4.19		REPAIR SPALLED CAST STONE	8.0		PROVIDE NEW DOOR AND FRAME	10.2		PROVIDE NEW SIGNAGE
4.3		CLEAN CAST STONE, TYP.	4.19		REPAIR DAMAGED CAST STONE IN-KIND	8.1		RESTORE EXISTING HISTORIC ENTRY DOORS	10.3		PROVIDE NEW 18" HIGH WROUGHT IRON FENCE WITH CAST STONE CURB AND SKYLIGHT BEHIND
4.4		CLEAN EFFLORESCENCE AT CAST STONE	4.19		RAKE AND REPOINT DETERIORATED CAST STONE JOINTS IN-KIND	8.2		PROVIDE NEW STOREFRONTS			
4.5		PROVIDE NEW GRANITE STOREFRONT TO MATCH EXISTING	4.19		ASSESS CONDITION OF CAST STONE ENCASED TIE BEAM, REPAIR STRUCTURE AS NEEDED IN-KIND	8.3		PROVIDE NEW OPERABLE STEEL WINDOWS WITH CLEAR GLASS			
4.6		ASSESS CONDITION OF EXISTING STRUCTURE, REBUILD AS REQUIRED, REPAIR IN-KIND, STITCH AND PIN TO EXISTING	5.0		CLEAN AND REPAIR ORNAMENTAL PARAPET COPING	8.4		PROVIDE NEW TRANSPARENT WINDOW COVER			
4.7		REPLACE SPALLED BRICK IN-KIND	5.1		PROVIDE NEW ORNAMENTAL PARAPET COPING TO MATCH EXISTING	8.5		PROVIDE NEW STEEL WINDOWS AND FRAMES TO MATCH HISTORIC			
4.8		REPLACE CRACKED/CHIPPED BRICK IN-KIND	5.2		SCRAPE AND REFINISH CORRODED STEEL LINTEL	8.6		RESTORE AND REINSTALL WINDOW AND TRACERY			
4.9		REPLACE DETERIORATED WATER STAINED BRICK IN-KIND	5.3		PROVIDE NEW STEEL LINTEL	8.7		RESTORE WINDOW AND REPLACE RELIGIOUS STAINED GLASS PANES WITH RELOCATED SECULAR STAINED GLASS PANES			
4.10		RAKE AND REPOINT DETERIORATED BRICK MORTAR JOINTS IN-KIND	5.4		PROVIDE NEW GRILL VENT	8.8		PROVIDE NEW CLEAR GLASS WINDOWS TO MATCH EXISTING WITH LOWERED SILLS			
4.11		ASSESS CONDITIONS AT PREVIOUSLY REPLACED BRICK, REPAIR IN-KIND AS REQUIRED	5.5		PROVIDE NEW METAL HANDRAIL	8.9		RELOCATE SECULAR STAINED GLASS PANES TO NEW WINDOW			
4.12		INVESTIGATE AND REPAIR CONTINUOUS CRACK AT BRICK, STITCH AND PIN TO EXISTING	5.6		CLEAN, PATCH, AND REPAIR METAL AT ARCHED DOORWAY	8.10		RELOCATE WINDOW			
4.13		PROVIDE NEW TRACERY, MATCH EXISTING PROFILE	7.0		PROVIDE NEW STANDING SEAM ROOFING AND FLASHING						

AS PRESENTED ON 01.13.2026 - PUBLIC MEETING

144 St. Felix Street Church

Window & Door Survey

February 4th, 2026

Contents:

1. Building Overview
   a. Window History
   b. Restoration & Replacement Strategy
   c. Window & Door Elevations
   d. Building Elevations
   e. Floorplans

2. Window Survey
   a. Stained Glass
   b. Clear Glass

3. Door Survey

4. Storefront Survey

Building Overview

D'Ascenzo Studios

ca. 1905 - 1954
Location: Philadelphia, PA

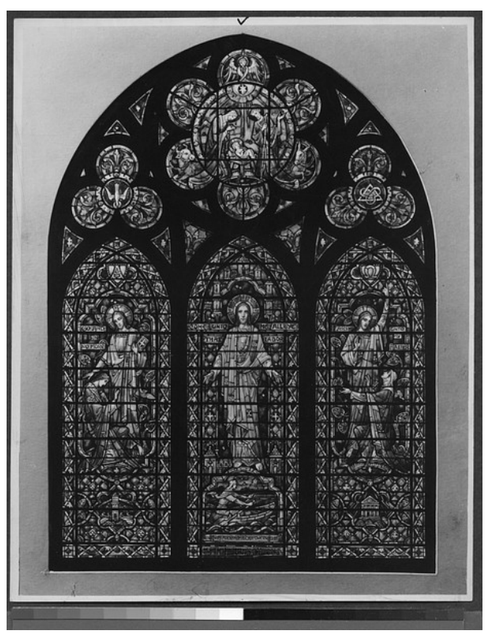
"In 1898 Nicola D'Ascenzo opened his studio at 1010 Chestnut Street, but by 1905 the Philadelphia city directories list the Studios at 36 South 16th Street, followed the next year with a more long-lived address at 1608-10 Ludlow Street in Philadelphia. By the 1920s the Studios had moved to much enlarged space at 1604 Summer Street.

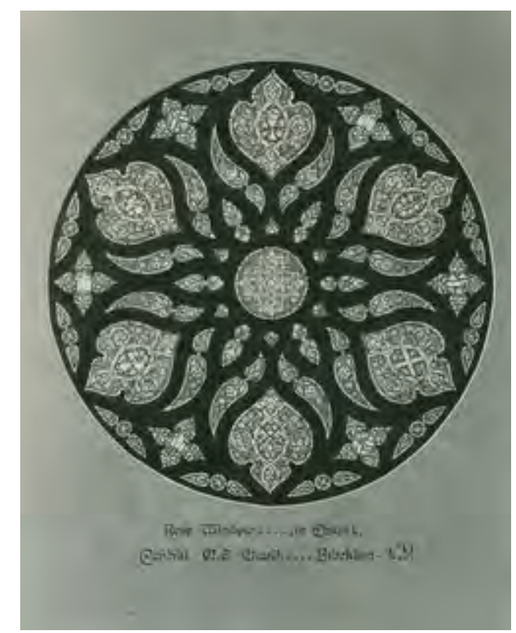
During the early days before the Studios achieved its great successes, D'Ascenzo himself made the first rough sketch for the design, but later the work was a collaborative effort likened by D'Ascenzo to "an orchestra composed of a group of artists but directed by an individual. It is in the ancient guild spirit where men worked for the love of the thing they created." It is not surprising that we find an echo here in D'Ascenzo's words of John Ruskin and the belief that the medieval worker differed from Ruskin's contemporaries in that he found joy in his labor.

The work of the studio extended across the country and abroad and clearly departed from the traditional mainstay of ecclesiastical glass. The success of the D'Ascenzo Studios can be measured, therefore, not only in the more visible projects such as the Ages of Man window installed in the Folger Shakespeare Library in Washington, DC, or the complete installation of windows for the Washington Memorial Chapel at Valley Forge, PA, or the windows designed for the now defunct Horn & Hardart Automats in New York and Philadelphia, but also in lesser known residential projects stretching from the East Coast to New Mexico.

In addition to Nicola D'Ascenzo's own hand in the studio designs, the work of at least two other artists has been identified. Both Edwin J. Sharkey (1879-1951) and David Bramnick (1892-1959) contributed to the success of the D Ascenzo Studios."

- Sandra L. Tatman, Athenaeum of Philadelphia





Evidence of Tiffany Windows

Tiffany Census

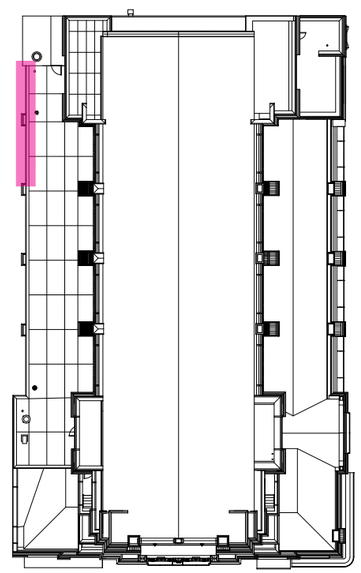
BOOTH MEMORIAL WINDOW UNVEILED

Services attending the unveiling of the Booth memorial window in the Hanson Place Methodist Church were held yesterday morning. The window, which is a handsome production of the Tiffany shops, was presented by members and friends of the Sunday school, of which Mr. Booth was for thirty-six years superintendent. Mr. Booth died ten years ago after a life of usefulness in the church and in the old city of Brooklyn, having been both its Postmaster and Mayor.

The pastor of the church, the Rev. Charles Edward Locke, made the introductory address, taking his theme from the scriptural motto which Mr. Booth had pasted on the wall of the Sunday school room, "Keep thy heart with all diligence." The Rev. George E. Reid, for six years pastor of the Hanson Place Church, was the second speaker, and Judge Charles E. Teale, for many years assistant superintendent of the Sunday school under Mr. Booth, brought the addresses to a close. Favorite hymns of Mr. Booth were sung during the services and the curtain was drawn from the window during the singing of the last hymn. The Booth window immediately adjoins a window in memory of the late John French, who was an intimate friend of Mr. Booth. Dr. Locke drew attention to this fact and pointed how highly appropriate such a relation was, comparing Mr. Booth and Mr. French to the two pillars, Jachin and Boaz, which were erected on the porch of Solomon's temple.

Times Union, 10/31/1904

Existing 2024

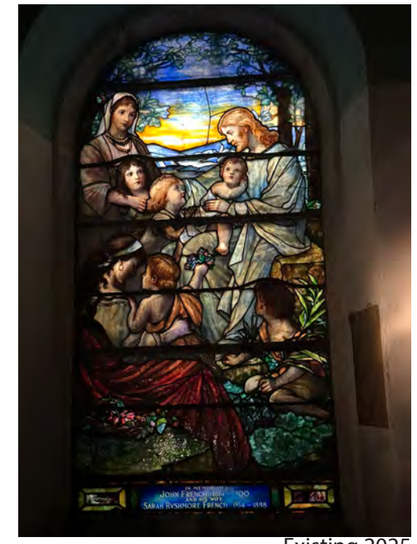


FRENCH MEMORIAL WINDOW

To Be Unveiled in Hanson Place M. E. Church To-morrow.

A memorial window in honor of John and Sarah French will be unveiled to-morrow morning in the Hanson Place M. E. Church.

Brooklyn Eagle, 1/9/1904



Existing 2025

Dr. Charles L. Goodell on Christ Blessing Little Children.

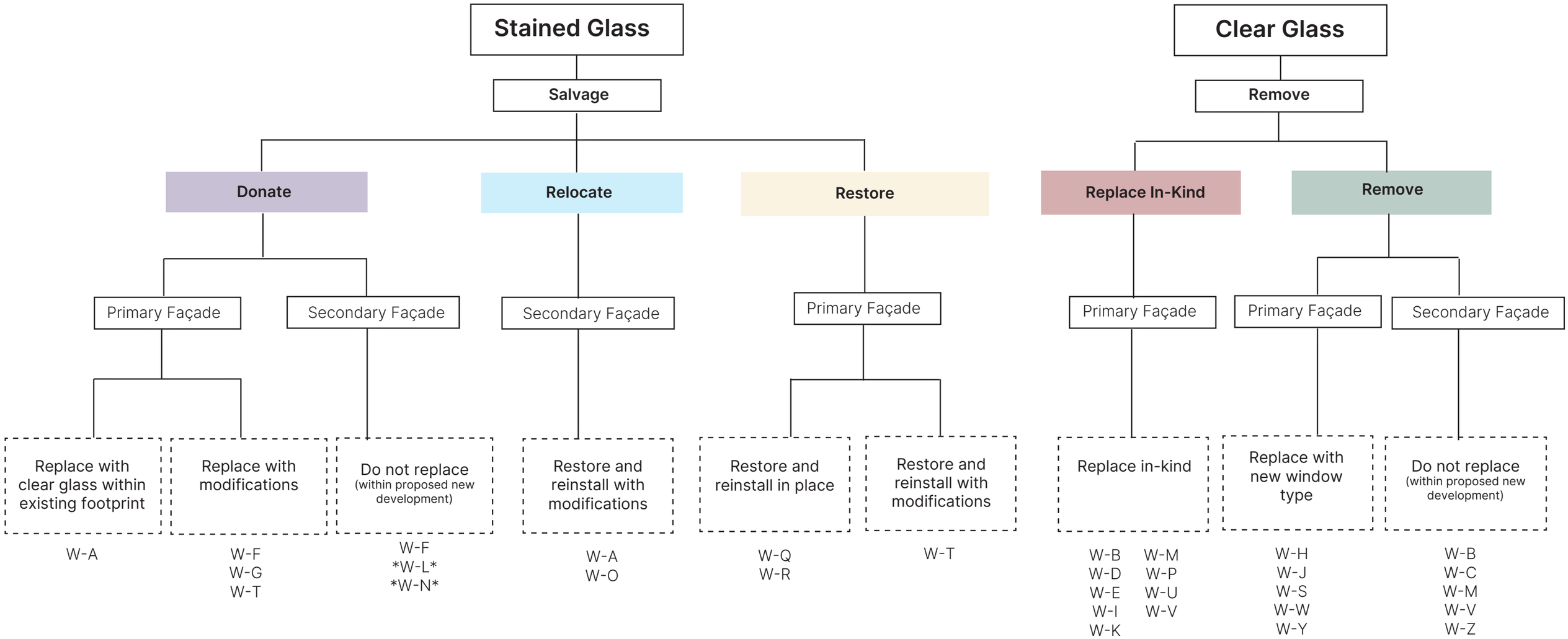
DR. CHARLES L. GOODELL, who has been ill for some little time, was in his pulpit in the Hanson Place M. E. Church. The French memorial window, a handsome art work by the Tiffany Company, was unveiled. Dr. Goodell had for his theme the subject of the window, "Christ Blessing Little Children." The text was from Mark x:16: "And he took them up in his arms, put his hands upon them and blessed them." Dr. Goodell said:

Brooklyn Eagle, 1/11/1904

The window in this Chapel is the "Good Shepherd" from the old Hanson Place Church.

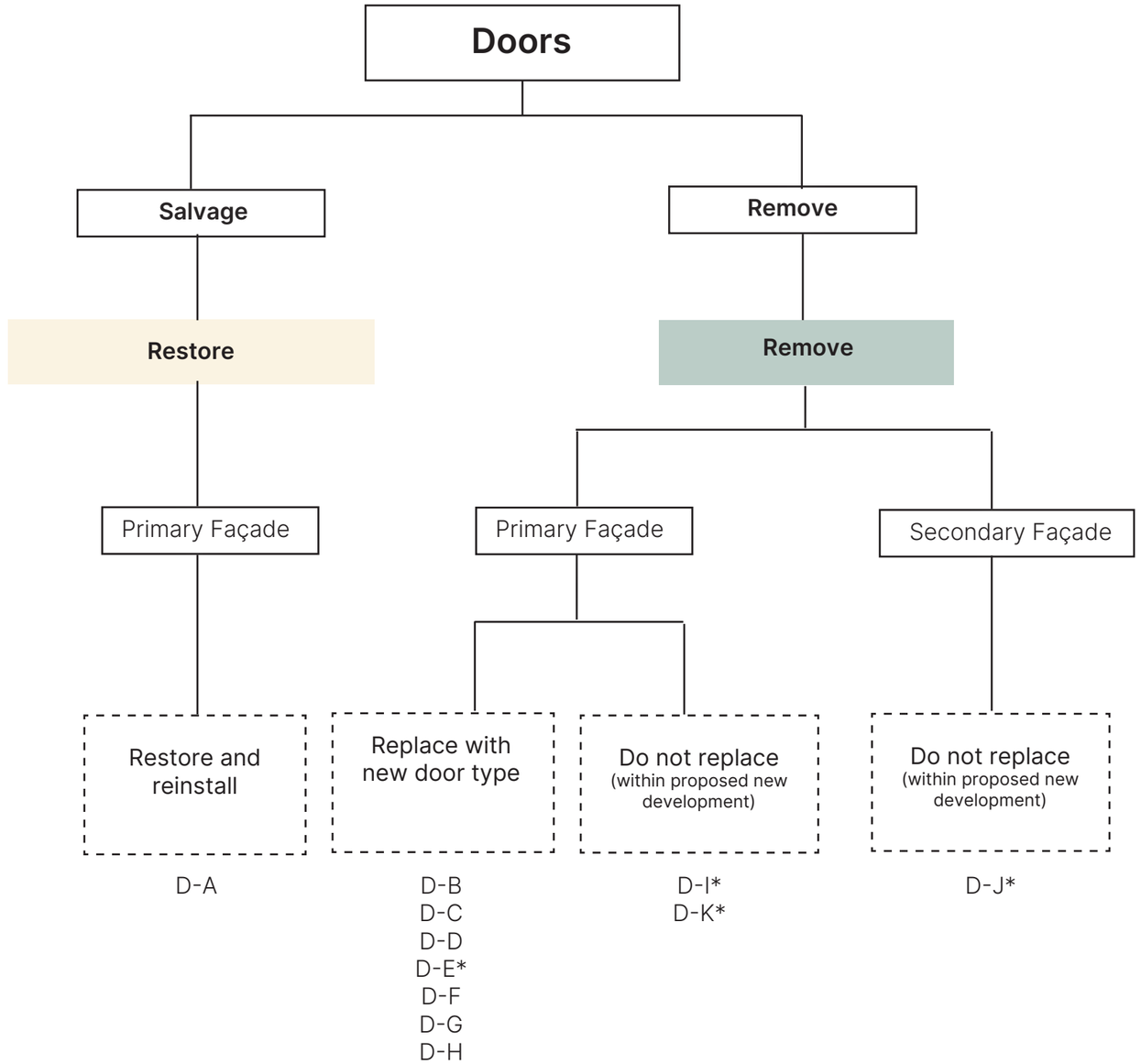
"The One Hundreth Anniversary Messenger", 1/05/1958

Window Restoration & Replacement Strategy:



*** Historic Tiffany Windows*

Door Restoration & Replacement Strategy:

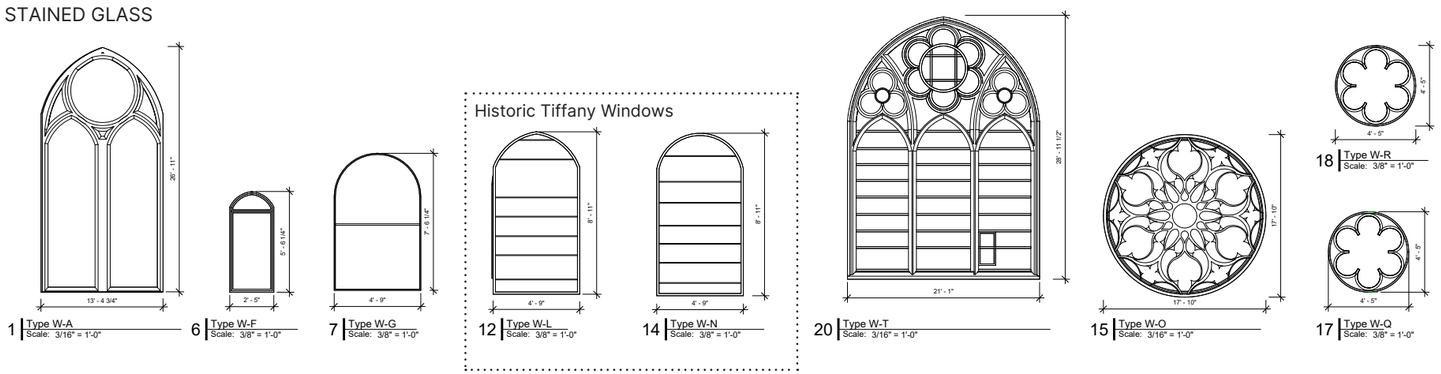


** Not Special*

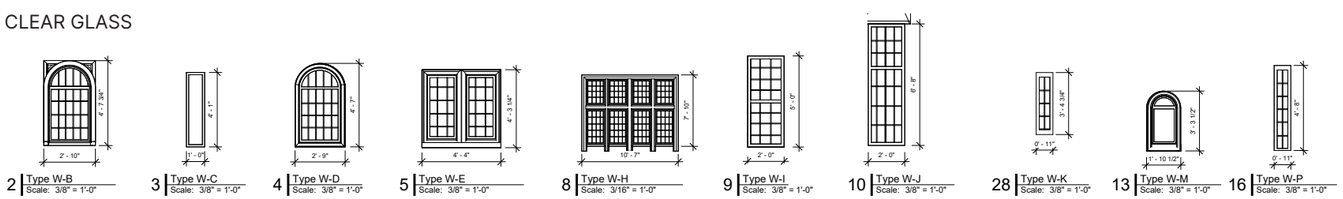
Elevations

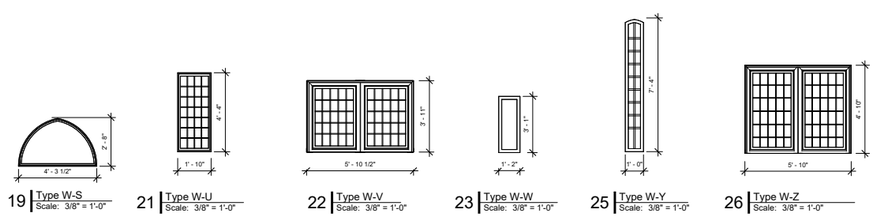
WINDOWS

STAINED GLASS



CLEAR GLASS

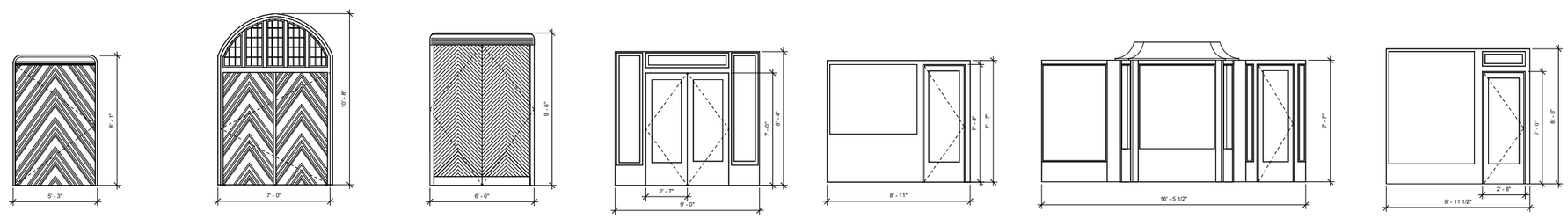


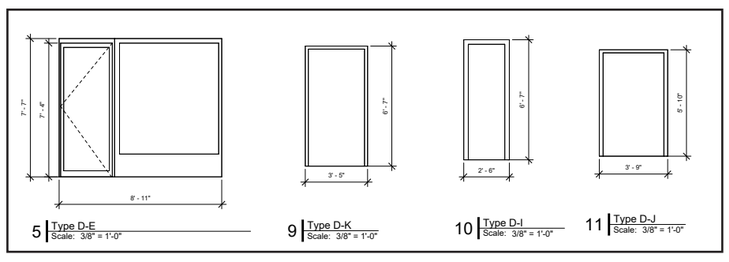


Specialty Windows and Doors Characteristics:

- A rare shape and distinctive pattern
- Gridded panes measuring 30 square inches or less
- Distinctive glazing
- Fine crafstmanship or distinctive materials
- Unique typology
- Age (original, prior to 1850)

DOORS





** NOT SPECIAL

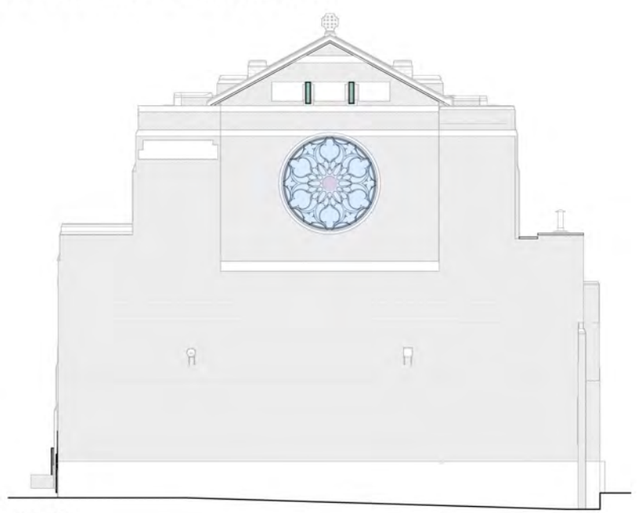
Window and Door Summary

PRIMARY FACADES

South

East

SECONDARY FACADES



North

West

Restore | Relocate | Donate / Return to Church | Remove | Replace In-Kind | Not Special

East Elevation

KEY

- Donate
- Relocate
- Restore
- Remove
- Replace In-Kind

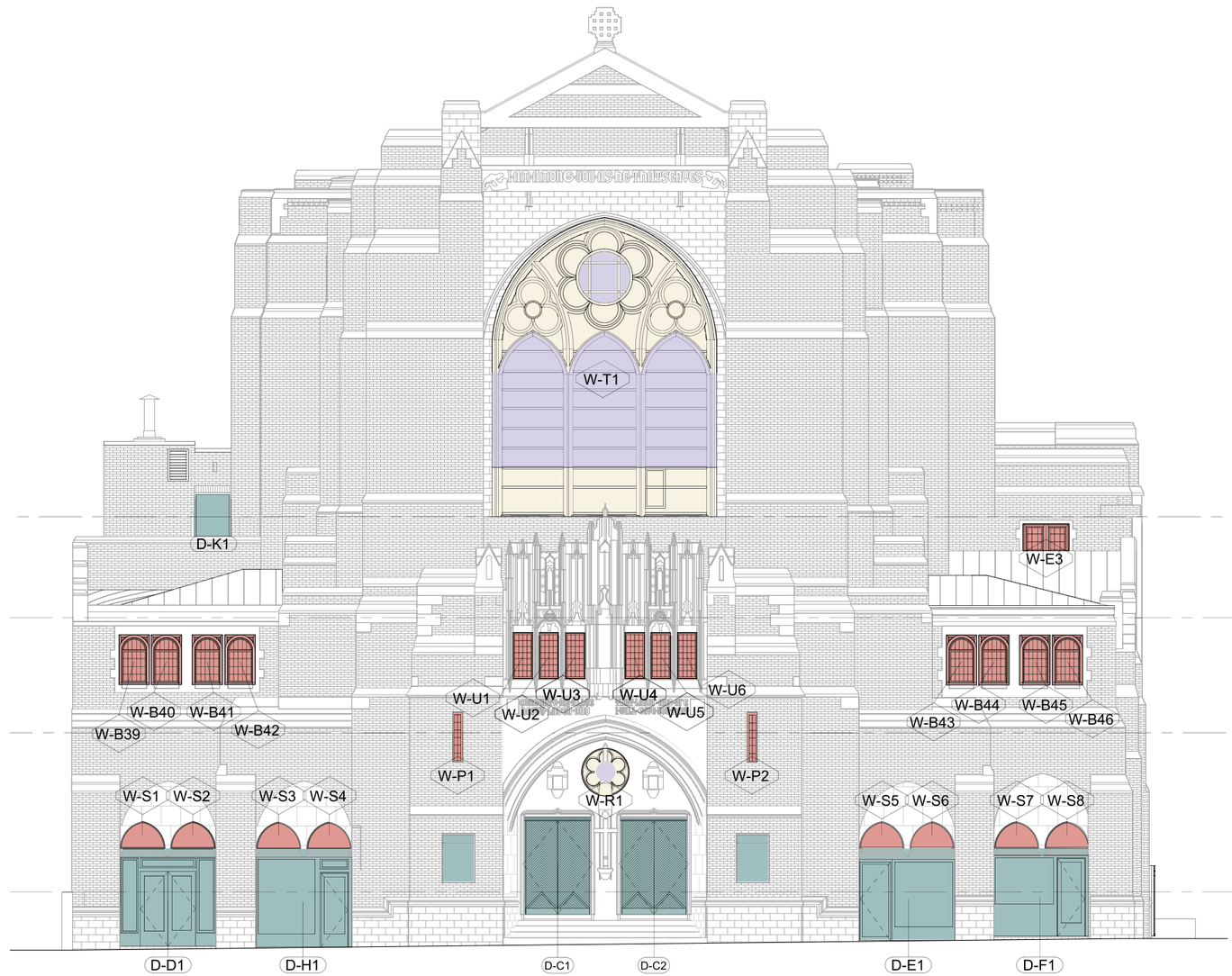
***PRIMARY** FAÇADE: Windows*

A-1	B-1	B-8	B-15	B-49	D-1	E-1	F-1	G-1	H-1	I-1	J-1	M-1	Q-1	S-9	V-1	W-1	Y-1
A-2	B-2	B-9	B-16		D-2	E-2	F-2					M-2		S-10	V-2	W-2	
A-3	B-3	B-10	B-17		D-3		F-3								V-3		
A-4	B-4	B-11	B-18				F-4								V-4		
	B-5	B-12	B-19				F-5								V-5		
	B-6	B-13	B-47				F-6								V-6		
	B-7	B-14	B-48												V-7		
															V-8		

***PRIMARY** FAÇADE: Doors & Storefront*

A-1	B-1	I-1	G-1
A-2			

South Elevation



KEY

- Donate
- Relocate
- Restore
- Remove
- Replace In-Kind

***PRIMARY** FAÇADE: Windows*

B-39	B-45	E-3	P-1	R-1	S-1	T-1	U-1
B-40	B-46		P-2		S-2		U-2
B-41					S-3		U-3
B-42					S-4		U-4
B-43					S-5		U-5
B-42					S-6		U-6
B-44					S-7		
					S-8		

***PRIMARY** FAÇADE: Doors & Storefront*

C-1 D-1 E-1 F-1 H-1 K-1
C-2

West Elevation

KEY

- Donate
- Relocate
- Restore
- Remove
- Replace In-Kind
- Tiffany Window

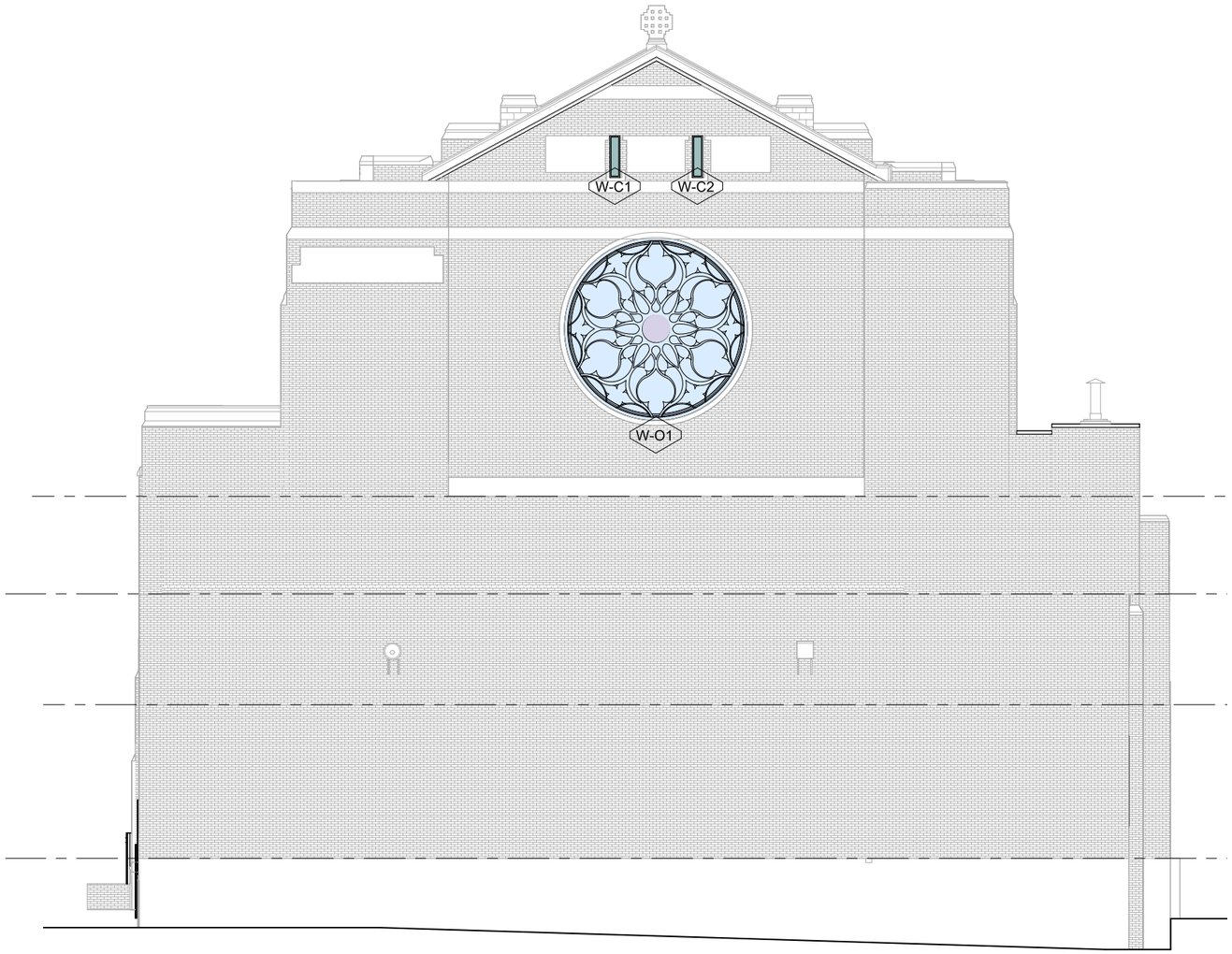
***SECONDARY** FAÇADE: Windows*

A-5	B-20	B-27	B-34	F-7	L-1	M-3	N-1	V-9	V-17	Z-1
A-6	B-21	B-28	B-36	F-8		M-4		V-10		
A-7	B-22	B-29	B-37	F-9				V-11		
A-8	B-23	B-30	B-38	F-10				V-12		
	B-24	B-31		F-11				V-13		
	B-25	B-32		F-12				V-14		
	B-26	B-33						V-15		
								V-16		

***SECONDARY** FAÇADE: Doors & Storefront*

J-1

North Elevation



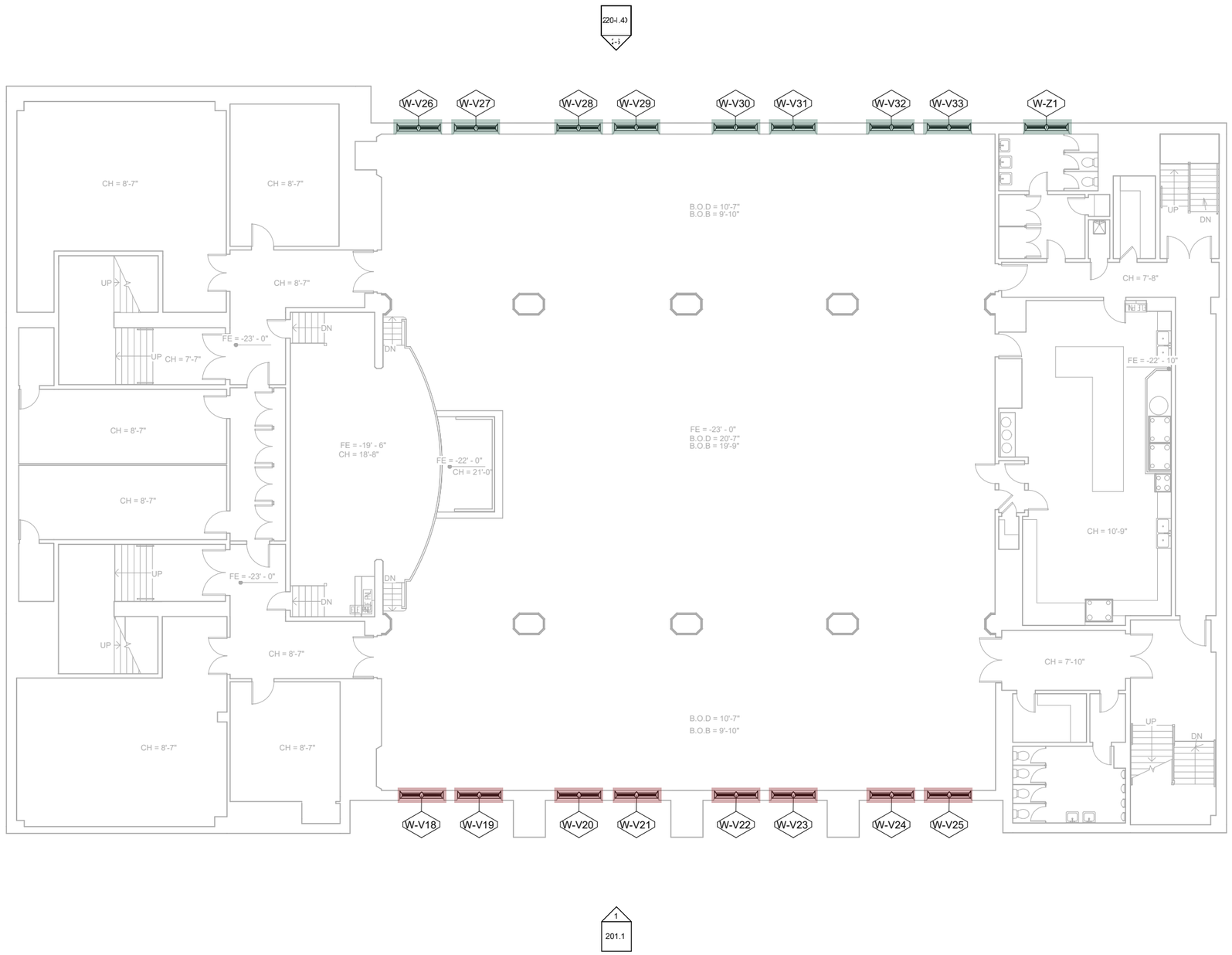
KEY

- Donate
- Relocate
- Restore
- Remove
- Replace In-Kind

SECONDARY *FAÇADE: Windows*

C-1 O-1
C-2

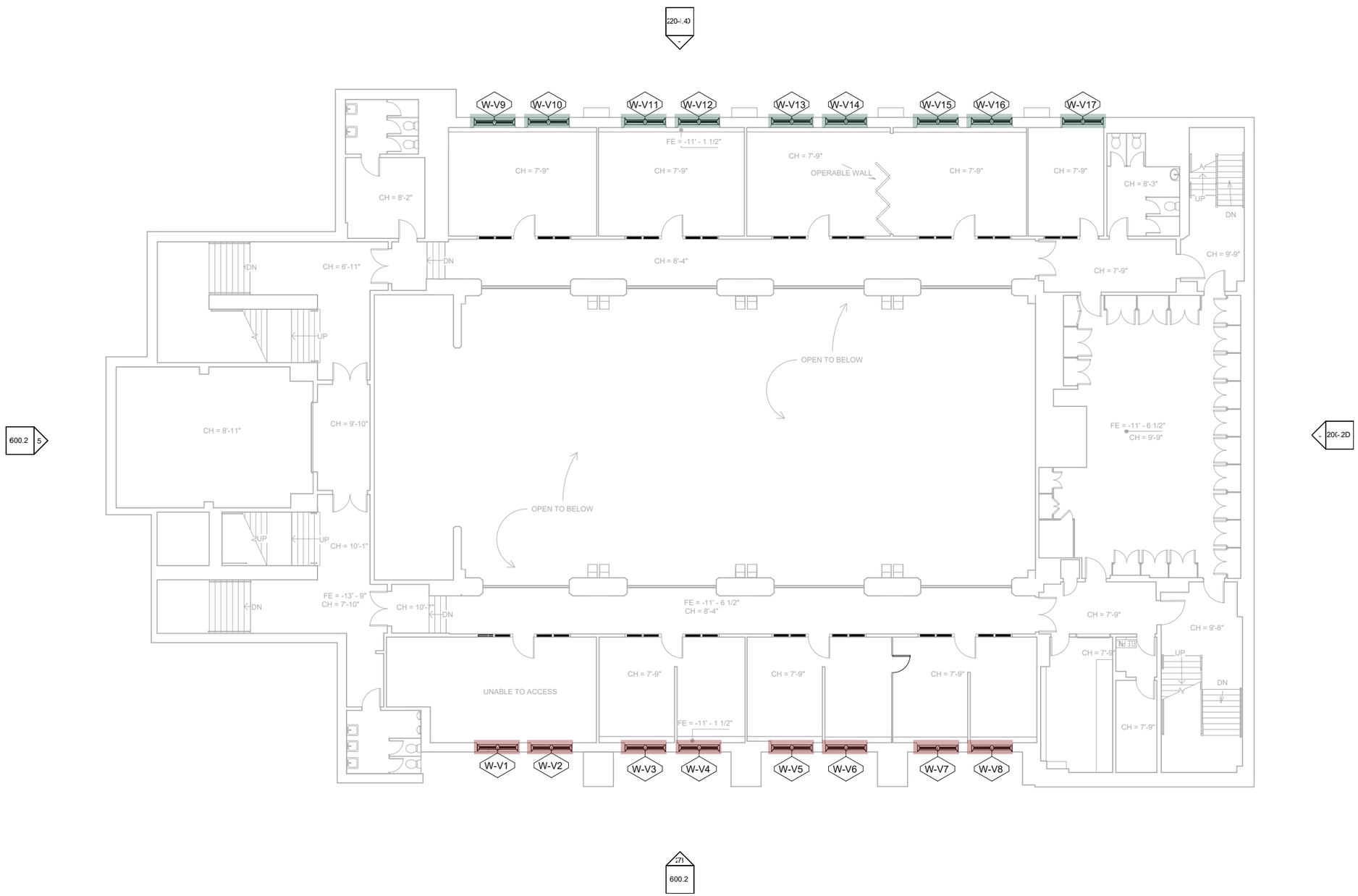
Subcellar Plan



KEY

- Donate
- Relocate
- Restore
- Remove
- Replace In-Kind

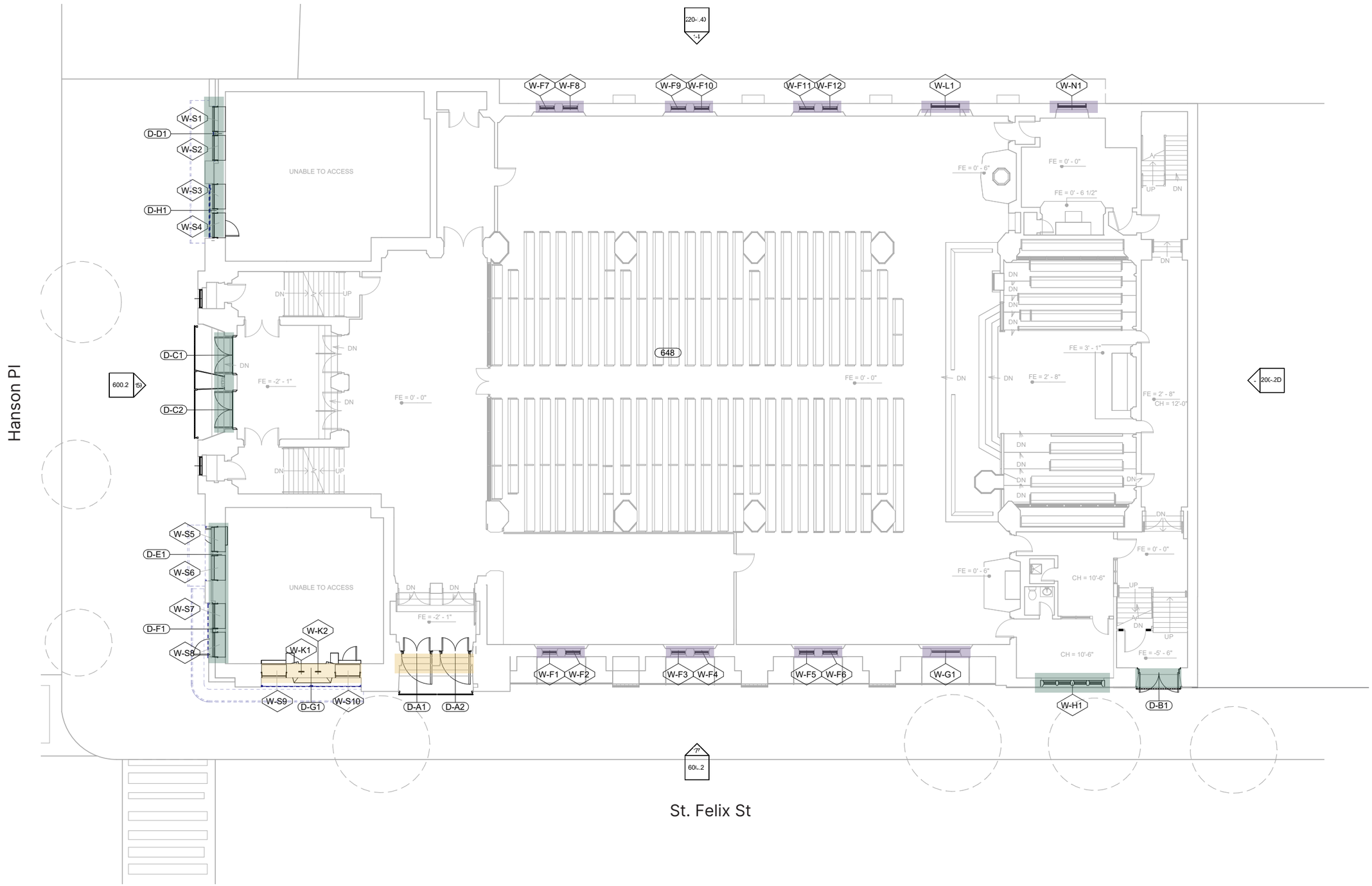
Cellar Plan



KEY

- Donate
- Relocate
- Restore
- Remove
- Replace In-Kind

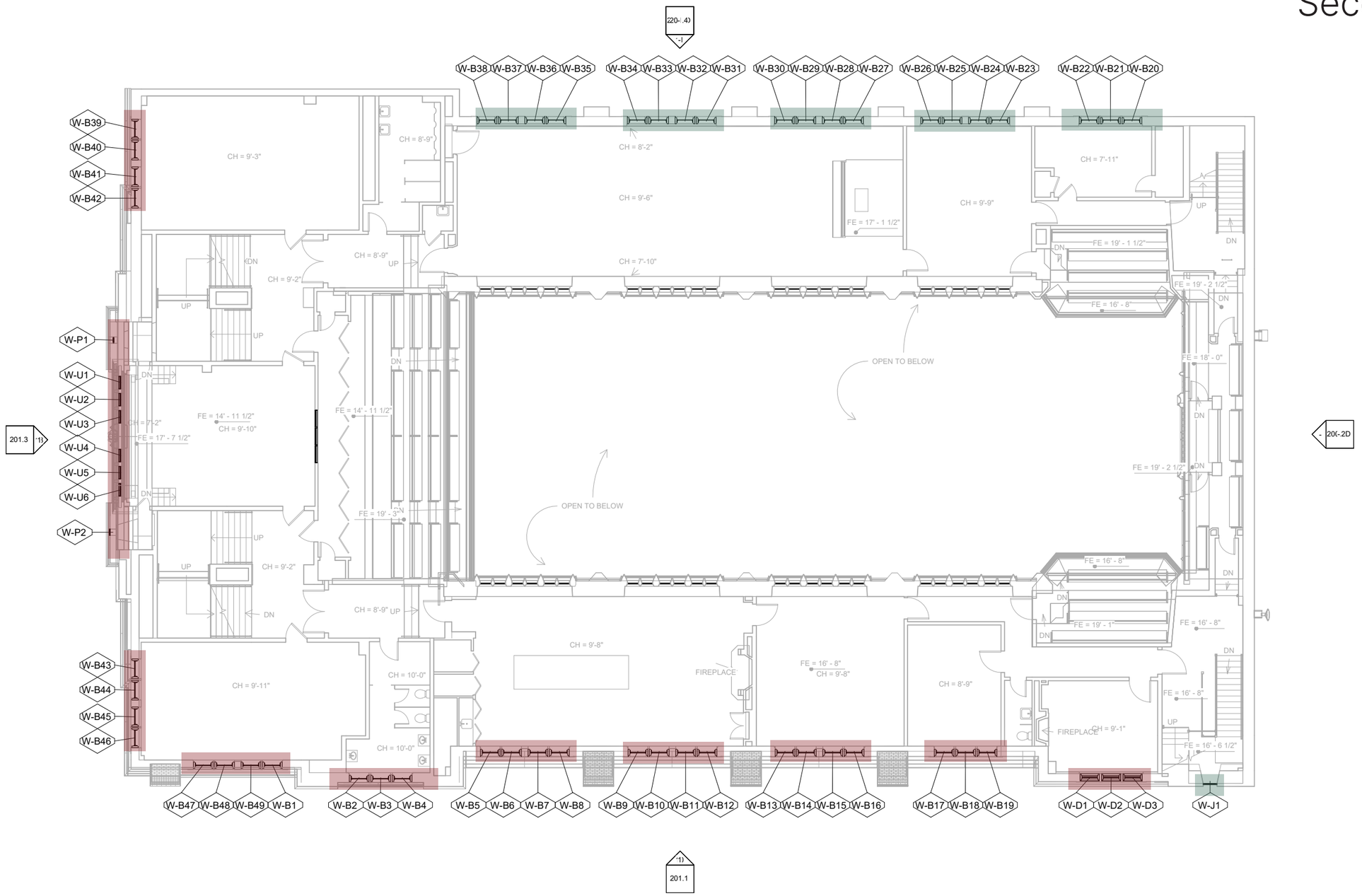
First Floor Plan



KEY

- Donate
- Relocate
- Restore
- Remove
- Replace In-Kind

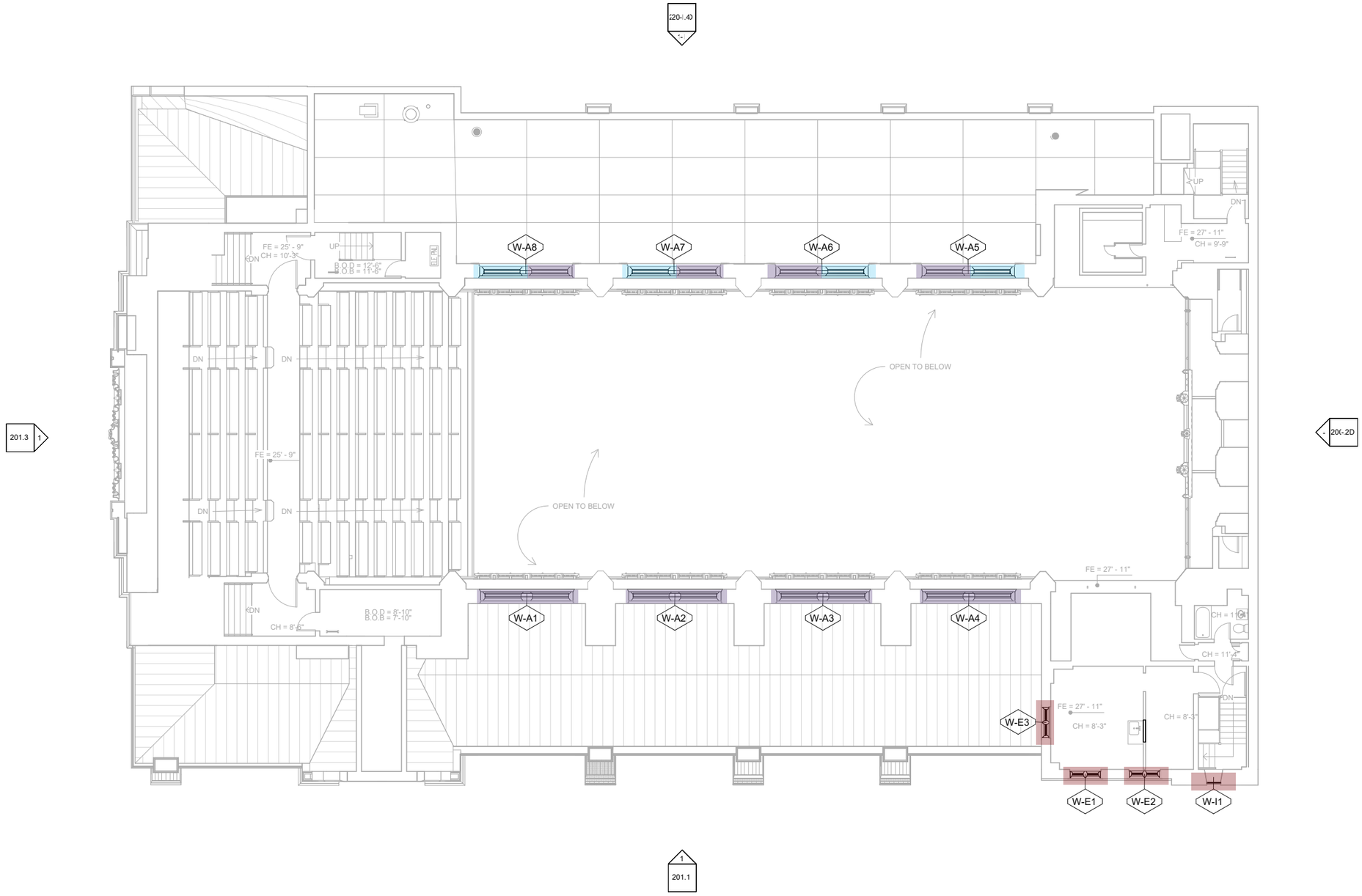
Second Floor Plan



KEY

- Donate
- Relocate
- Restore
- Remove
- Replace In-Kind

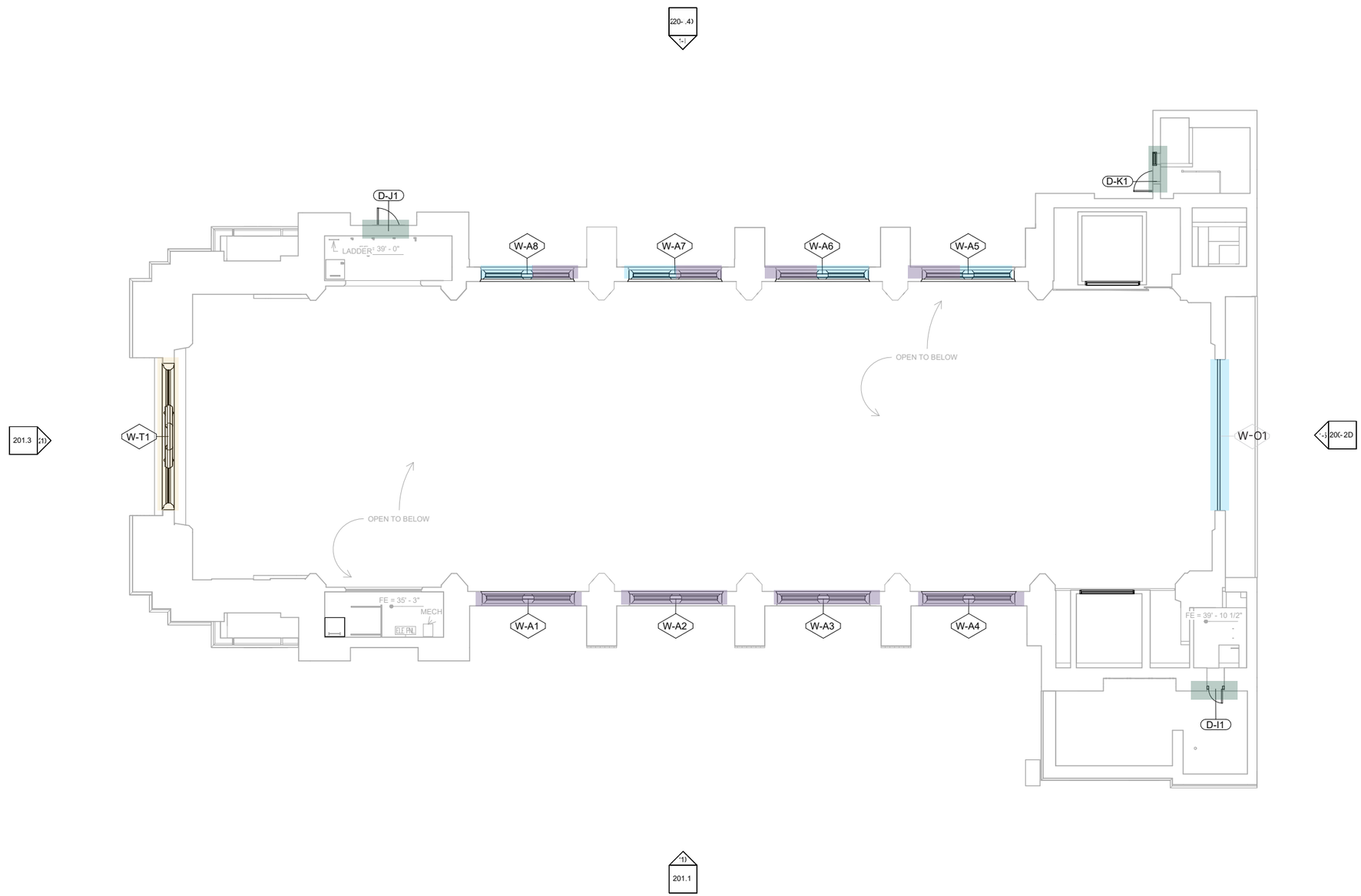
Third Floor Plan



KEY

- Donate
- Relocate
- Restore
- Remove
- Replace In-Kind

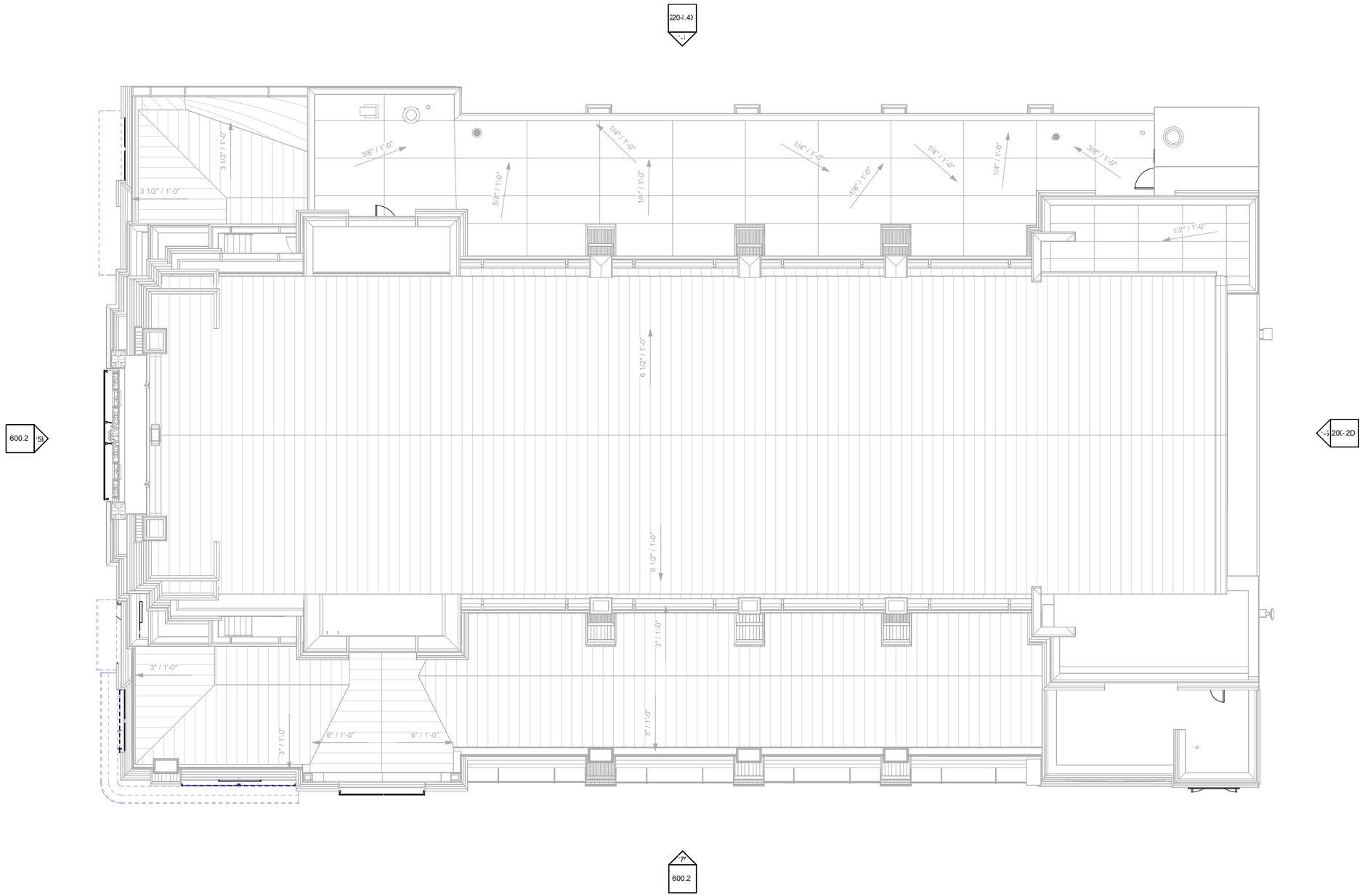
Fourth Floor Plan



KEY

- Donate
- Relocate
- Restore
- Remove
- Replace In-Kind

Roof Plan


220-1.4
600.2
220-2D
600.2
3/8" / 1'-0"
1/4" / 1'-0"
1/4" / 1'-0"
1/4" / 1'-0"
1/8" / 1'-0"
1/4" / 1'-0"
3/8" / 1'-0"
5/8" / 1'-0"
1/4" / 1'-0"
3 1/2" / 1'-0"
3 1/2" / 1'-0"
1/2" / 1'-0"
6 1/2" / 1'-0"
6 1/2" / 1'-0"
3" / 1'-0"
3" / 1'-0"
3" / 1'-0"
6" / 1'-0"
6" / 1'-0"

Window Survey:

Stained Glass:

Window Type W-A

GENERAL INFORMATION

- Quantity: 8
- Fixed
- Visibility from street: Yes
- Date: 1931 (Original), Protective glazing (Ca. 1978)
- Condition: Fair
- Manufacturer: D'Ascenzo Studios

CONSTRUCTION & STYLE

- Steel frame with lead caming and decorative stained glass
- Gothic style openings with plate and Y-tracery elements
- Windows inset in cast-stone opening with cast stone tracery
- Non-original protective glazing added to the exterior surface

VISUAL INSPECTION & CURRENT CONDITION

- Minor bowing of stained glass panels
- Minor rusting of steel window frame
- Shattered protective glazing at several instances has exposed original stained glass to the exterior
- Glazing panels A.1, A.2, and A.5 display religious iconography, with select panels displaying non-religious iconography
- Windows A-1 through A-4 represent all Biblical figures while windows A-5 through A-8 display both religious figures and those who represent types of human personalities through whom God has revealed His will (Brooklyn Historic Society, 1958).

CONCLUSION

Historic value of windows dates back to church completion in 1931 and Brooklyn Academy of Music Historic District Designation in 1978. While the stained glass is in fair condition, religious iconography makes them unsuitable for present day and future use.

PROPOSAL

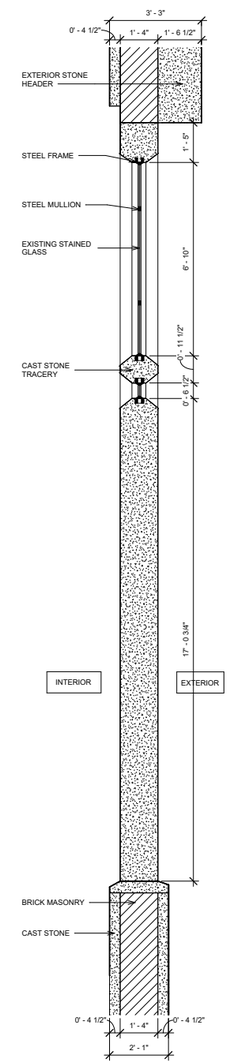
Approaches to this window type are as follows:

1. EAST FACADE

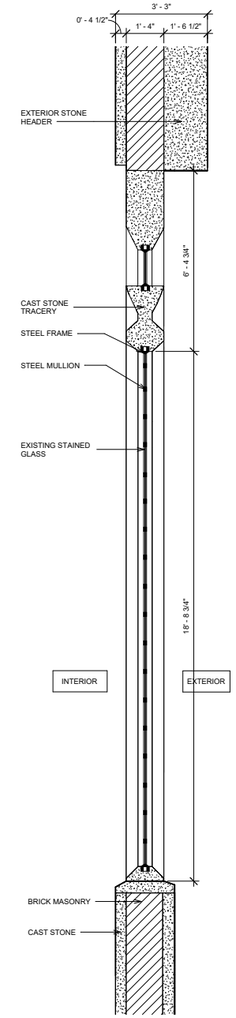
- Non-religious Trefoils shall be restored in place.
- All windows containing religious iconography shall be removed and donated back to the parish.
- Non-religious panels shall be relocated to the south facade to be incorporated into window type W-T, to replace religious trefoils, or to be installed in new stained glass windows.
- Replacement windows shall match the existing aesthetic, size, and shape not including the religious iconography or stained glass.
- Tracery shall be salvaged to create casts for new tracery.

2. WEST FACADE

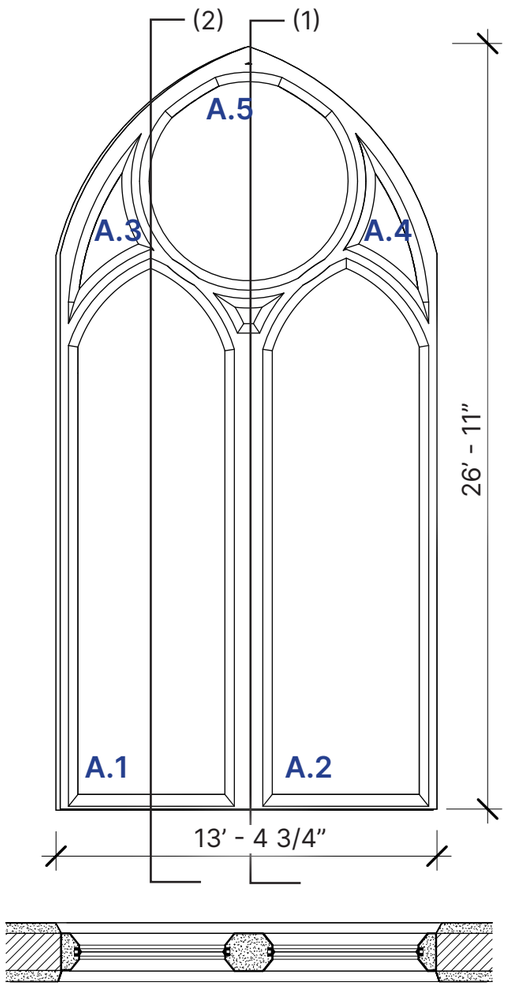
- 4 of the existing eight stained glass figure panes shall be salvaged and donated/returned to the church. The additional 4 non-religious figures shall be salvaged, modified and relocated to the east and south facades.
- Non-religious trefoils and circular panes shall be salvaged, modified, and relocated to the south and east facades
- No new windows are proposed because of demolition.

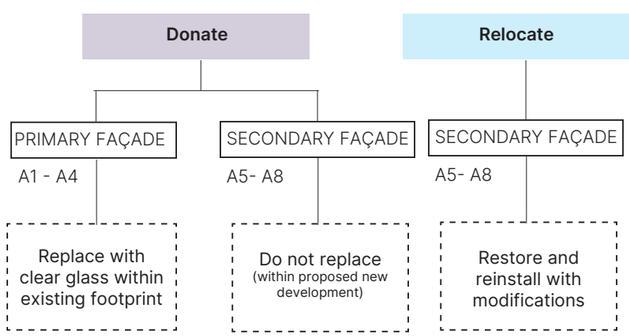


Section 1



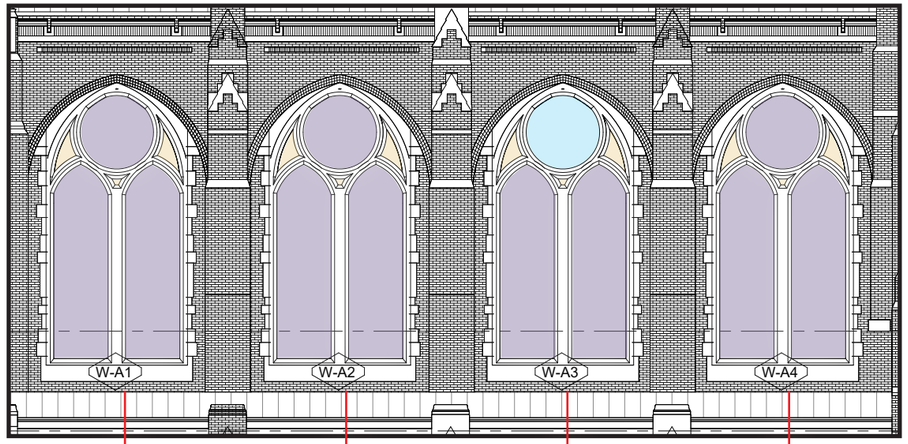
Section 2



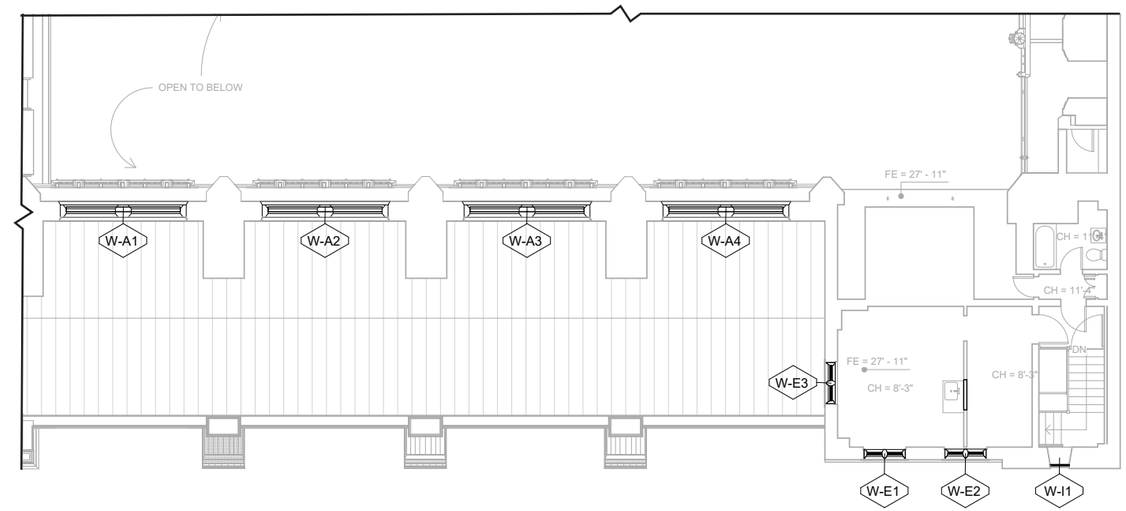


Exterior Conditions East: Type W-A

EAST ELEVATION (PRIMARY FAÇADE)

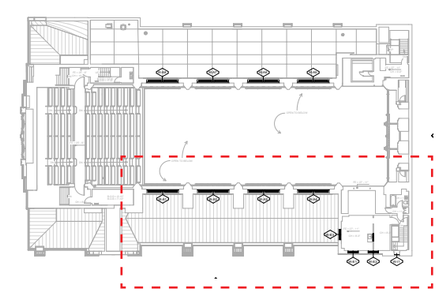


ENLARGED THIRD FLOOR PLAN

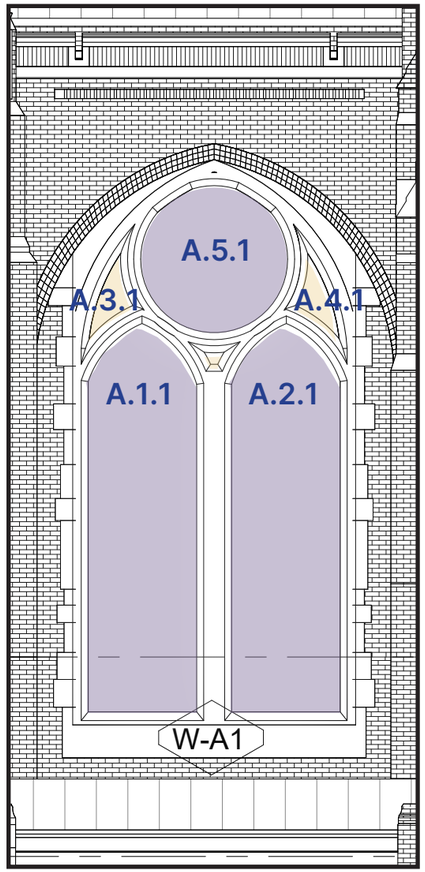


KEY

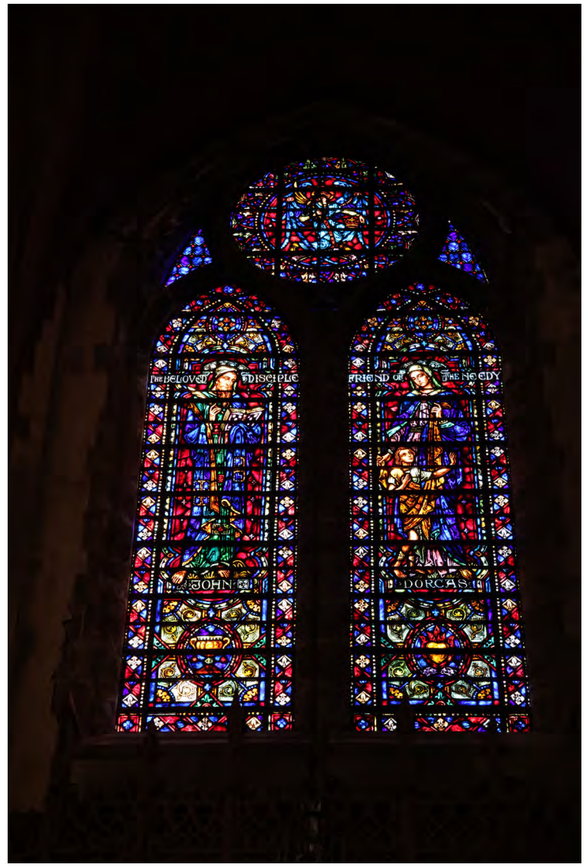
- Donate
- Relocate
- Restore
- Remove
- Replace In-Kind



EAST ELEVATION



INTERIOR VIEW



A.2.1 A.1.1

DESCRIPTION

A.1.1: Image of Dorcas, “Friend of the Needy”

- Dorcas is known in the Christian faith for her charitable deeds and compassion, including sewing clothes for the poor.
- Condition is fair

A.2.1: Image of John, “The Beloved Disciple”

- John the Baptist is known in the Christian faith as one of the four evangelists who baptized Jesus in the river Jordan.
- Condition is fair

A.3.1 / A.4.1: Non-Religious blue rose pattern

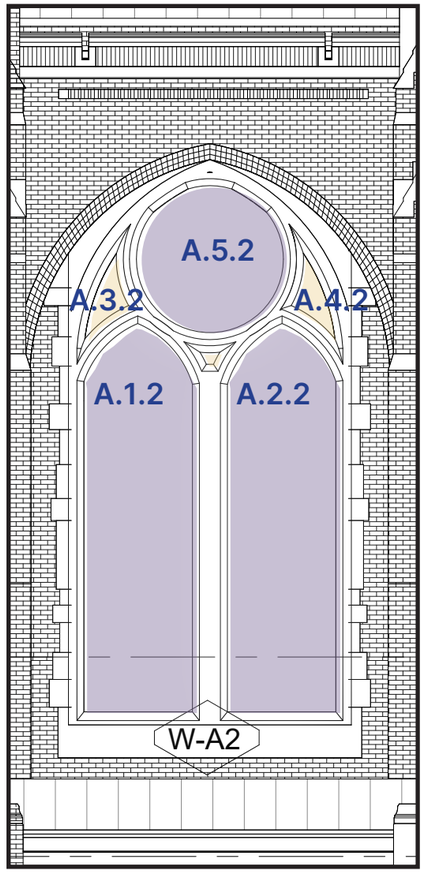
A.5.1: Cherub

KEY

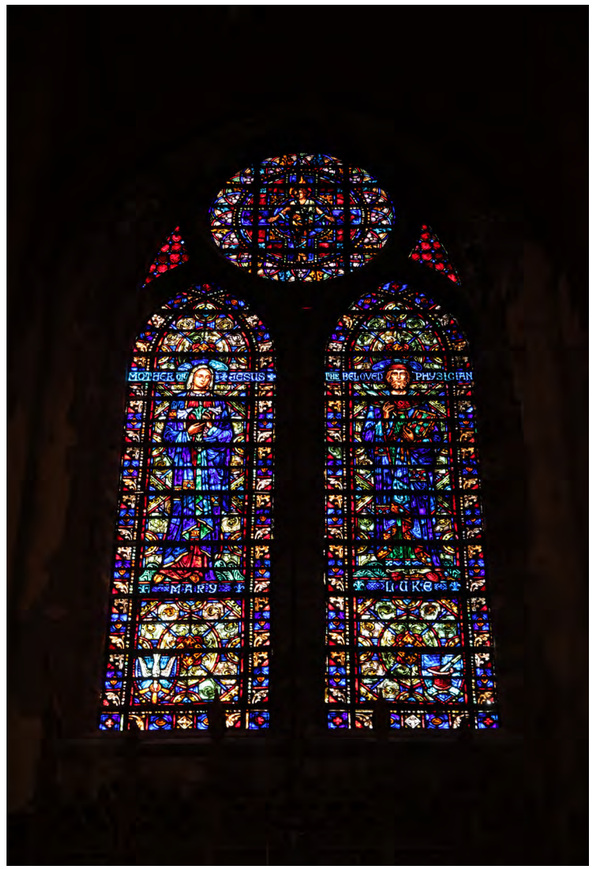
- Donate
- Relocate
- Restore
- Remove
- Replace In-Kind

Window Type W-A

EAST ELEVATION



INTERIOR VIEW



A.2.2 A.1.2

DESCRIPTION

A.1.2: Image of Luke, “The Beloved Physician”

- Luke is known in the Christian faith as one of the four evangelists who was a healer.
- Condition is fair

A.2.2: Image of Mary, “Mother of Jesus”

- Mary is known in the Christian faith as Jesus’s mother, who she conceived through the holy spirit. She is one of the most well-known religious figures.
- Condition is fair

A.3.2 / A.4.2: Non-Religious red rose pattern

A.5.2: Jesus

KEY

Donate

Relocate

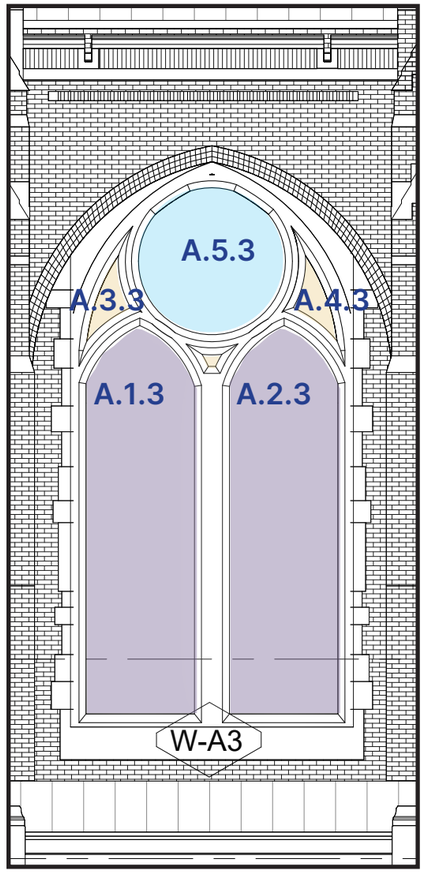
Restore

Remove

Replace In-Kind

Window Type W-A

EAST ELEVATION



INTERIOR VIEW

A.2.3 A.1.3

DESCRIPTION

A.1.3: Image of Solomon, “Temple Builder”

- Solomon is known as a biblical King of Israel who built the “First Temple” which would hold the Ark of the Covenant.
- Condition is fair

A.2.3: Image of David, “Boy Shephard”

- David is known as a biblical King of Israel who was a young shepherd and harpist who eventually rose to the throne.
- Condition is fair

A.3.3 / A.4.3: Non-Religious blue rose pattern

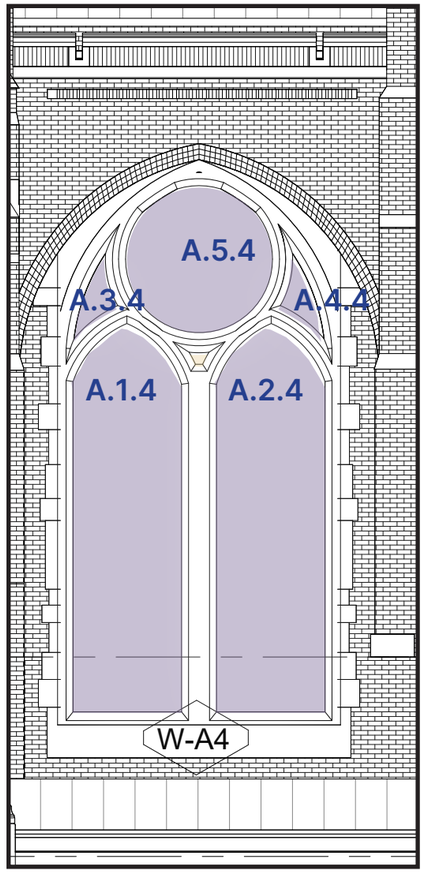
A.5.3: Non-Religious Fort depiction

KEY

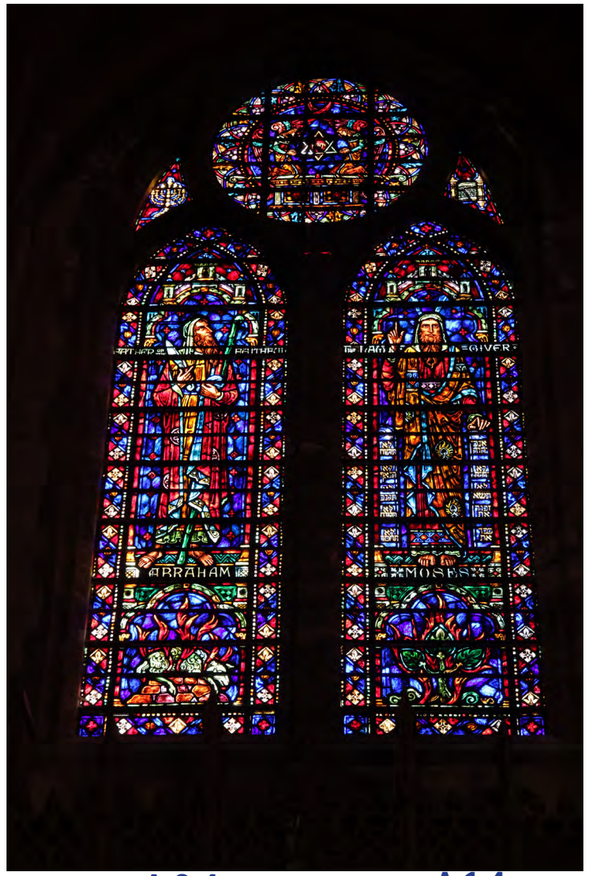
- Donate
- Relocate
- Restore
- Remove
- Replace In-Kind

Window Type W-A

EAST ELEVATION



INTERIOR VIEW



A.2.4 A.1.4

DESCRIPTION

A.1.4: Image of Moses, "The Law Giver"

- Moses is known in the Christian faith as a prophet who received the Ten Commandments from God on Mount Sinai.
- Condition is fair

A.2.4: Image of Abraham, "The Father of the Father"

- Abraham is known in the Chrisitan faith as the father of Christianity and to those who accept God's promises and blessings.
- Condition is fair

A.3.4: Torah

A.4.4: Menorah

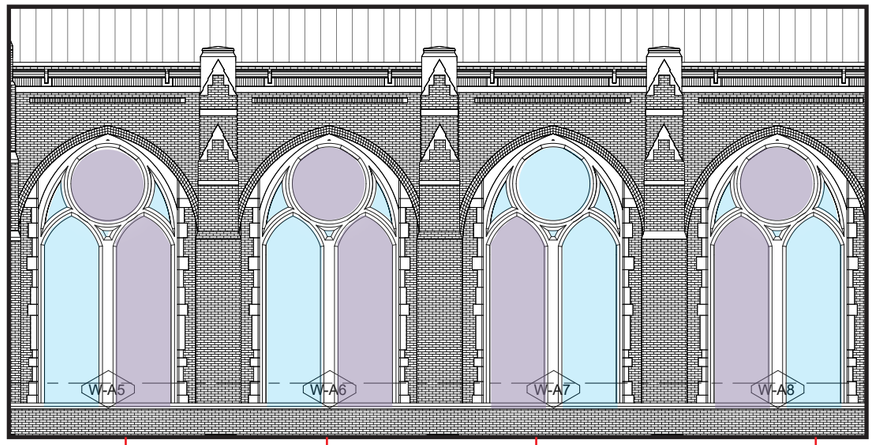
A.5.4: Cherub

KEY

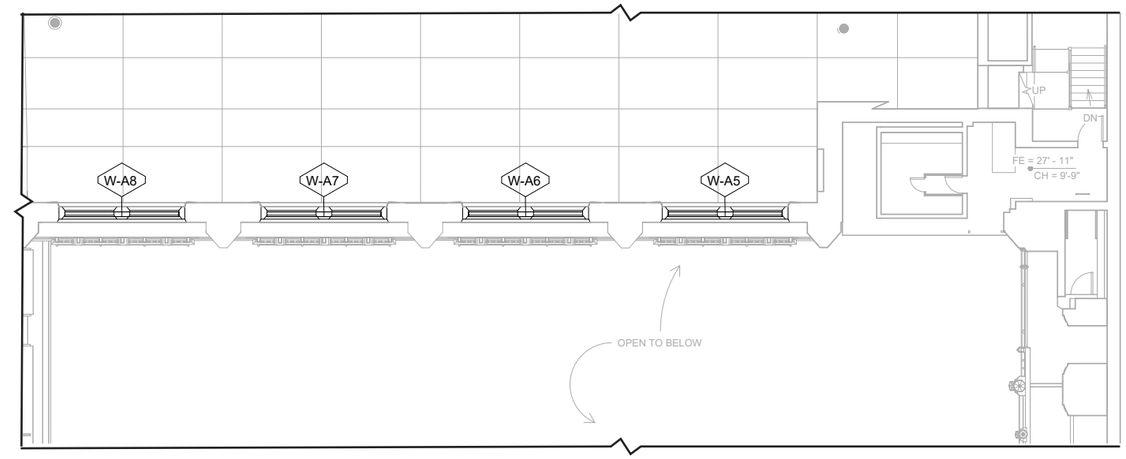
- Donate
- Relocate
- Restore
- Remove
- Replace In-Kind

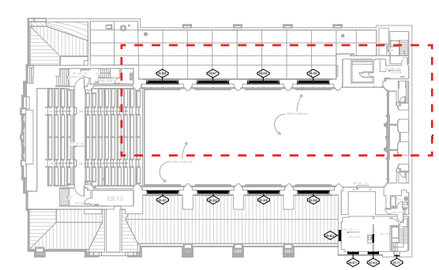
Exterior Condisions West: Type W-A

WEST ELEVATION (SECONDARY FAÇADE)

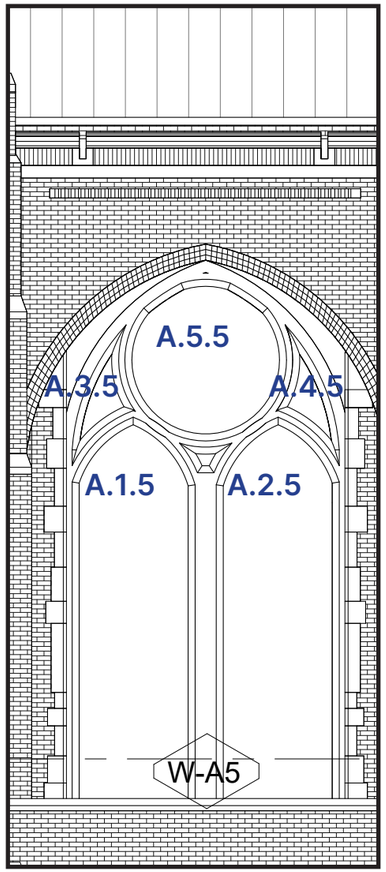


ENLARGED THIRD FLOOR PLAN

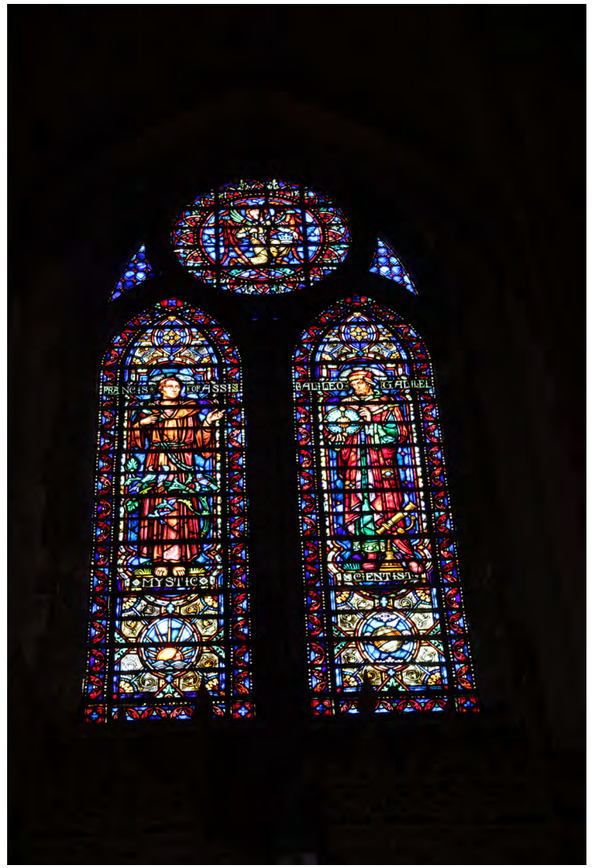




WEST ELEVATION



INTERIOR VIEW



A.2.5 A.1.5

DESCRIPTION

A.1.5: Image of Scientist, “Galileo Galilei”

- Galileo serves as a controverial religious figure who opposed the Church’s idea that the Earth was at the center of the universe. Galileo is celebrated here for his contributions to science.
- Condition is fair

A.2.5: Image of Mystic, “Francis of Assisi”

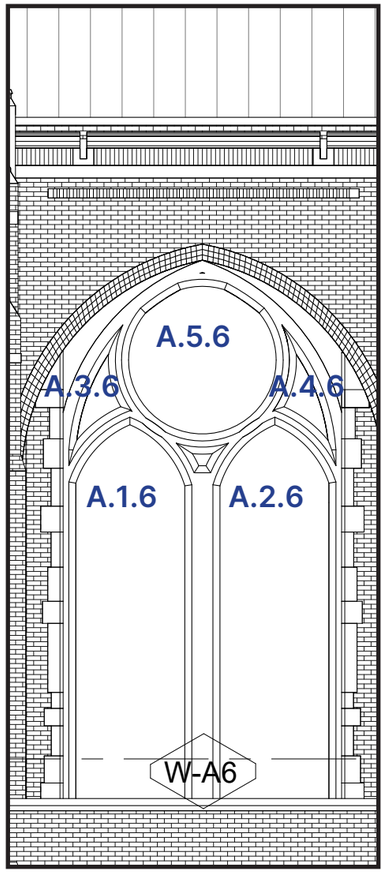
- Francis of Assisi is a Catholic Saint known for dedicating his life to poverty and charity.
- Condition is fair

A.3.5 / A.4.5: Non-Religious blue rose pattern

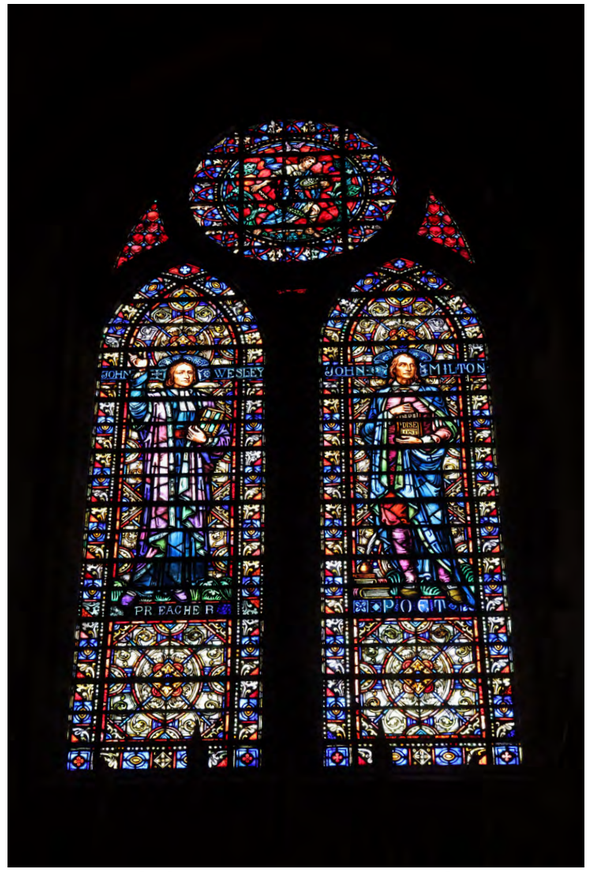
A.5.5: Cherub

Window Type W-A

WEST ELEVATION



INTERIOR VIEW



A.2.6 A.1.6

DESCRIPTION

A.1.6: Image of Poet, “John Milton”

- John Milton was an English poet and civil servant. His work “Paradise Lost” addressed the fall of man, including the story of Adam and Eve.
- Condition is fair

A.2.6: Image of Preacher, “John Wesley”

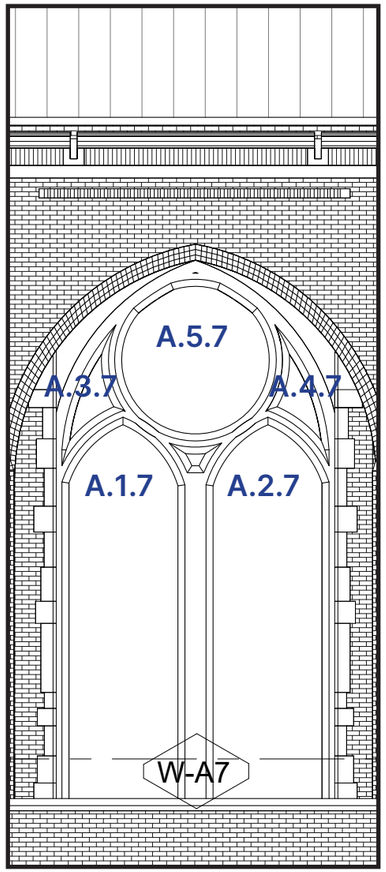
- John Wesley was an English theologin and evangilist who led the revival movement of Methodism within the Church of England.
- Condition is fair

A.3.6 / A.4.6: Non-Religious red rose pattern

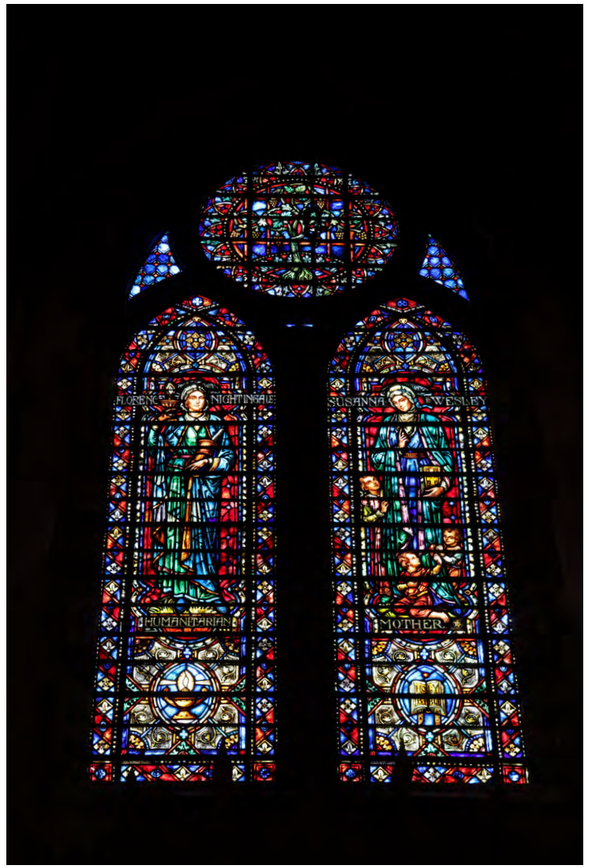
A.5.6: Arcangel Michael

Window Type W-A

WEST ELEVATION



INTERIOR VIEW



A.2.7 A.1.7

DESCRIPTION

A.1.7: Image of Mother, “Susana Wesley”

- Susana Wesley is seen as the Mother of Methodism for shaping children’s spiritual education and for her writing.
- Condition is fair

A.2.7: Image of Humanitarian, “Florence Nightingale”

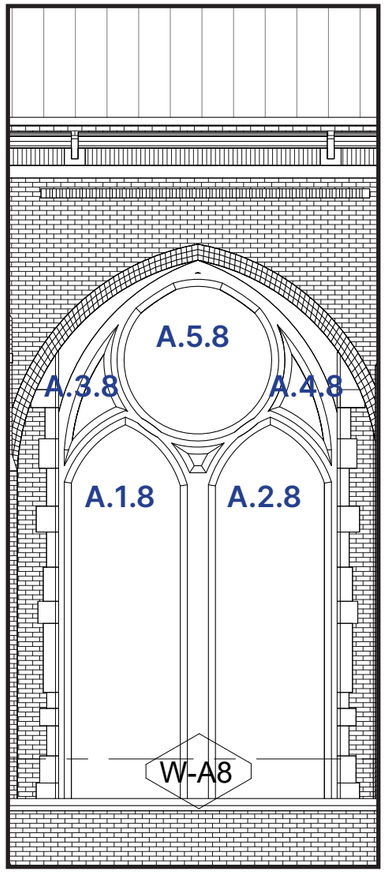
- Florence Nightingale was an English social reformer and the founder of modern nursing.
- Condition is fair

A.3.7 / A.4.7: Non-Religious blue rose pattern

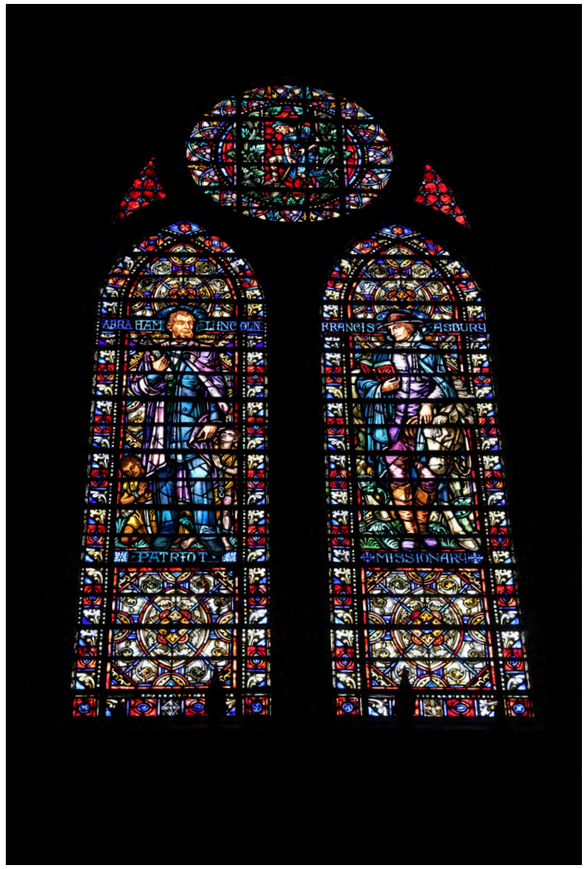
A.5.7: Tree of Life

Window Type W-A

WEST ELEVATION



INTERIOR VIEW



A.2.8 A.1.8

DESCRIPTION

A.1.8: Image of Missionary, “Francis Asbury”

- Francis Asbury was a British-American Methodist minister known as one of the first two bishops of the Methodist Church in the United States.
- Condition is fair

A.2.8: Image of Patriot, “Abraham Lincoln”

- Abraham Lincoln was the 16th President of the United States known for abolishing slavery, his role in the Civil War, and his assassination in 1865.
- Condition is fair

A.3.8 / A.4.8: Non-Religious red rose pattern

A.5.8: The Good Shephard

Window Type W-F

GENERAL INFORMATION

- Quantity: 12
- Operable
- Visibility from street: Yes
- Date: 1931 (Original), Protective glazing (Ca. 1978)
- Condition: Fair
- Manufacturer: D'Ascenzo Studios

CONSTRUCTION & STYLE

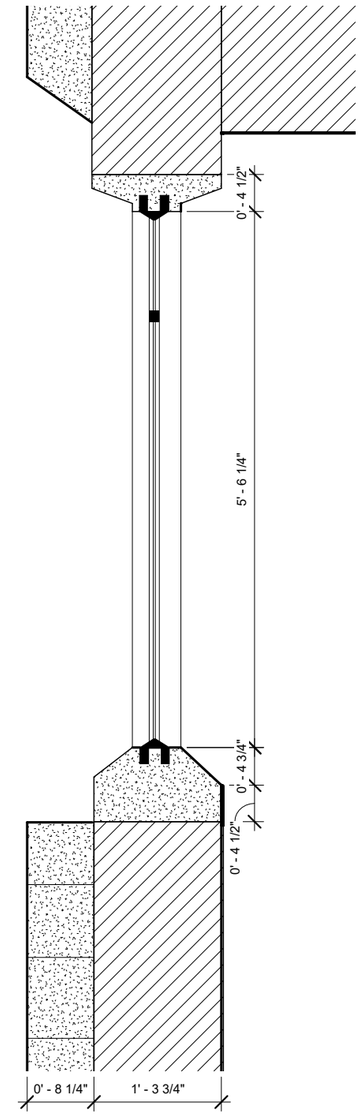
- Steel frame with lead caming and decorative stained glass
- Round-headed casement window
- Windows inset in cast-stone opening

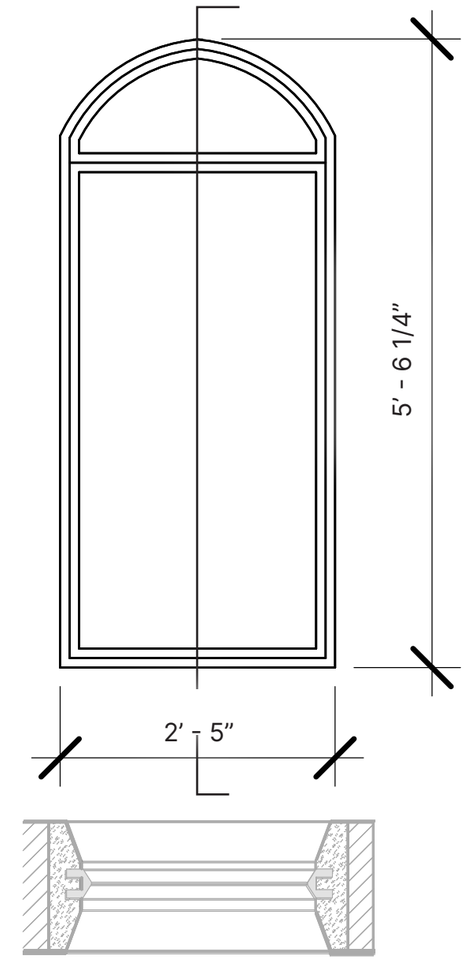
VISUAL INSPECTION & CURRENT CONDITION

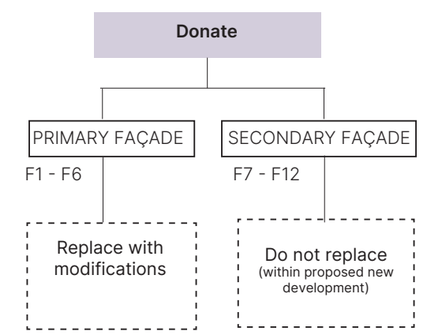
- Pane separation from steel frame
- Water leakage due to shattered panes
- Select windows wrapped in waterproofing plastic
- Minor rusting on interior frame and operator
- Protective glazing was added to the exterior of select windows
- Panels display religious iconography

CONCLUSION

Historic value of windows dates back to church completion in 1931 and Brooklyn Academy of Music Historic District Designation in 1978. While the stained glass is in fair condition, religious iconography makes them unsuitable for present day and future use.







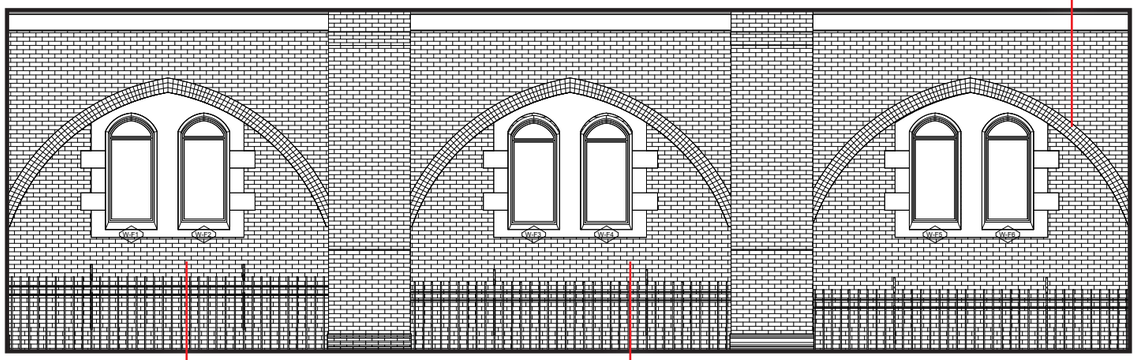
PROPOSAL

Windows shall be salvaged and donated/returned to the church due to fair condition and historic value. On the primary façade facing St. Felix Street, windows shall be donated and replaced with new, clear fixed steel windows to allow light into the new community space. The new windows shall have lowered sills, but reflect the original design intent to retain the historic context of the neighborhood and pay tribute to the history of the building in its new construction. On the west secondary façade, windows shall be donated/returned to the church. They will not be replaced due to the proposal to demolish this area of the building to accomodate new development.

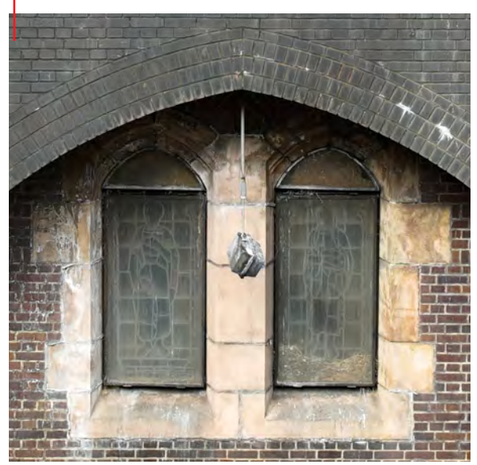
Exterior Conditions East: Window Type W-F

EAST ELEVATION (PRIMARY FAÇADE)

Blocked by trees

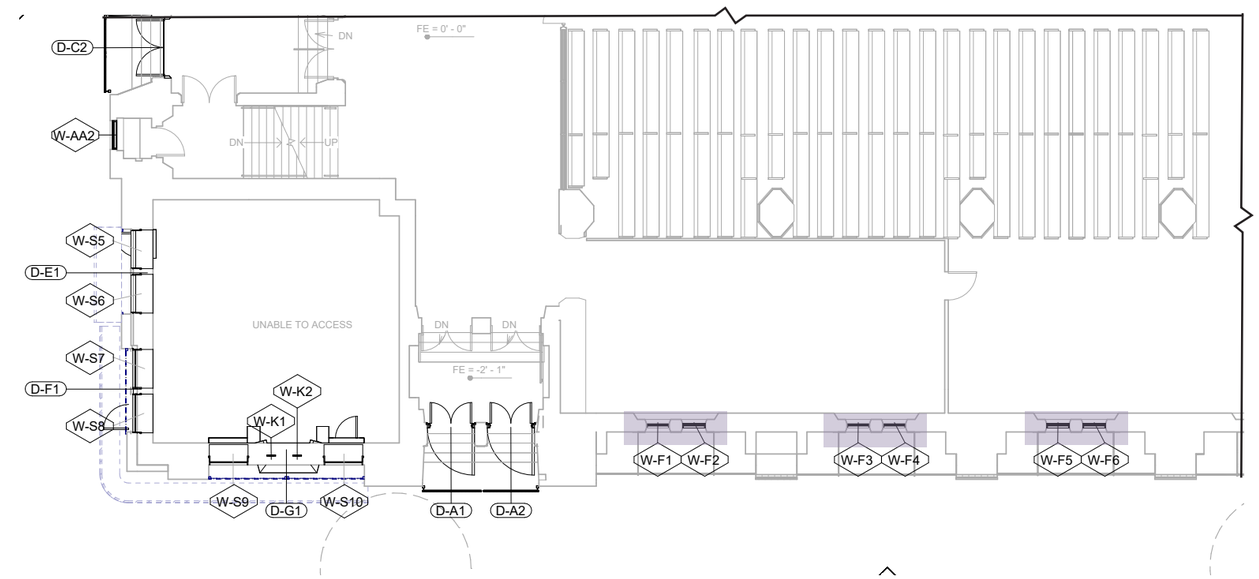


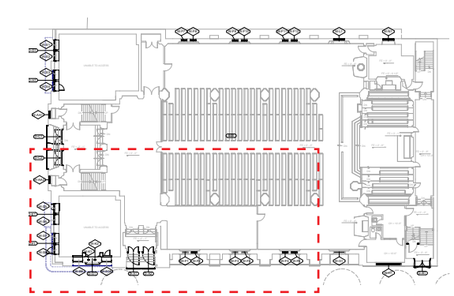
W-F1 W-F2



W-F3 W-F4

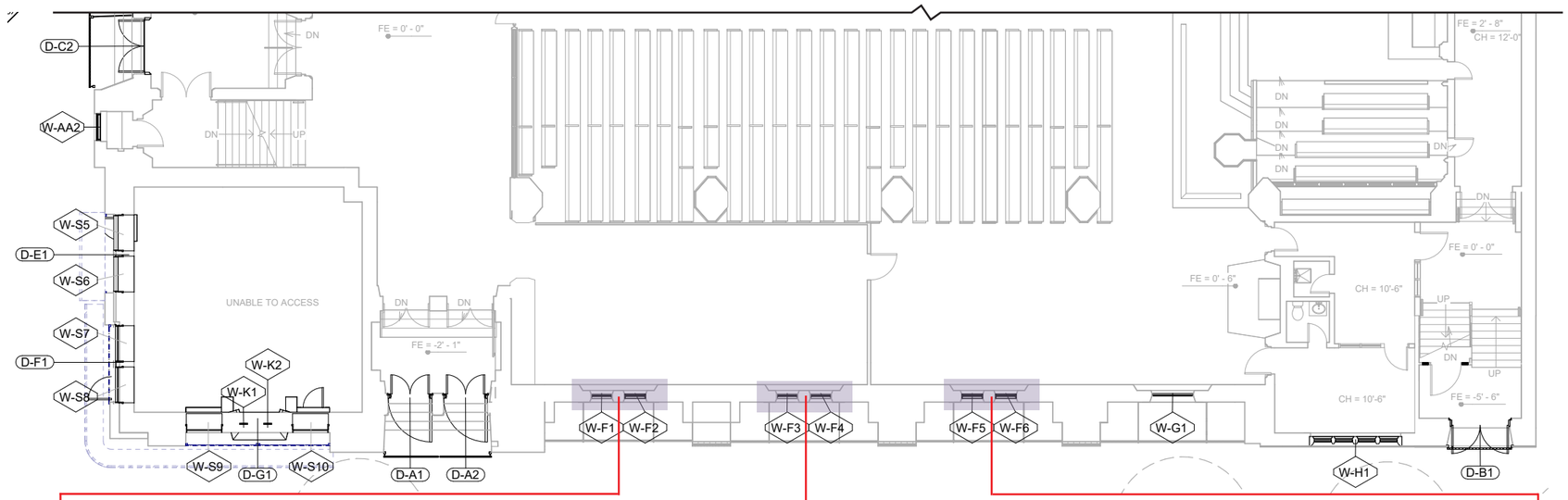
ENLARGED FIRST FLOOR PLAN

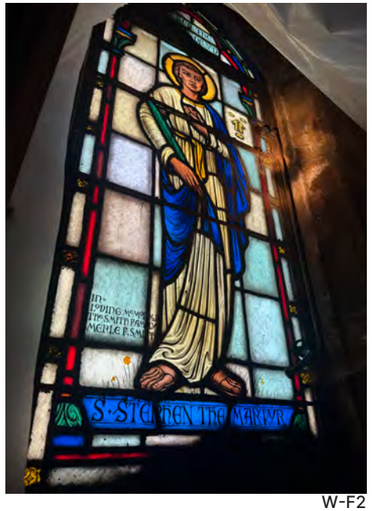




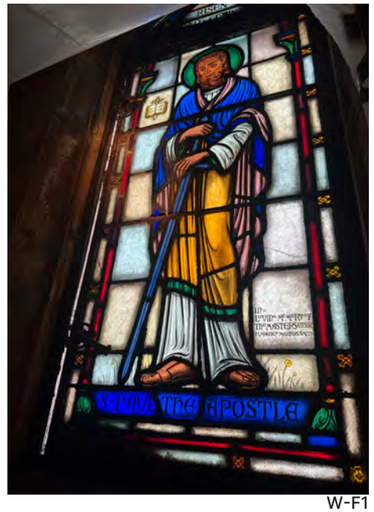
ENLARGED FIRST FLOOR PLAN

Interior Conditions East: WindowType W-F

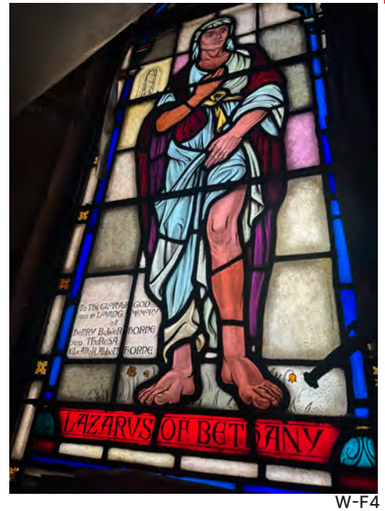




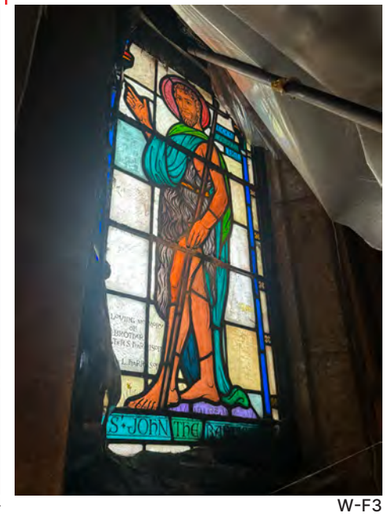
W-F2



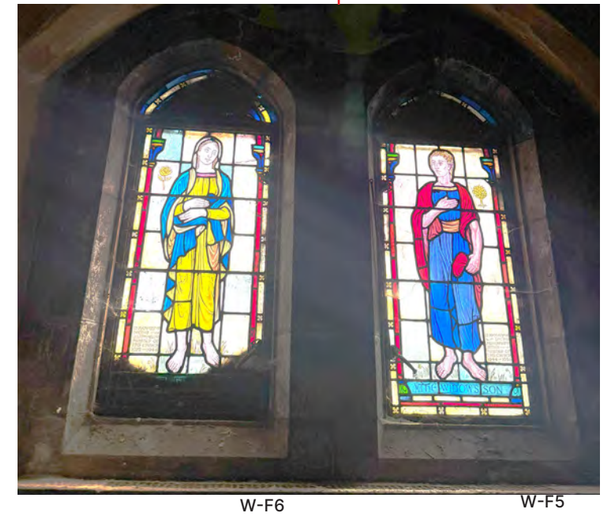
W-F1



W-F4

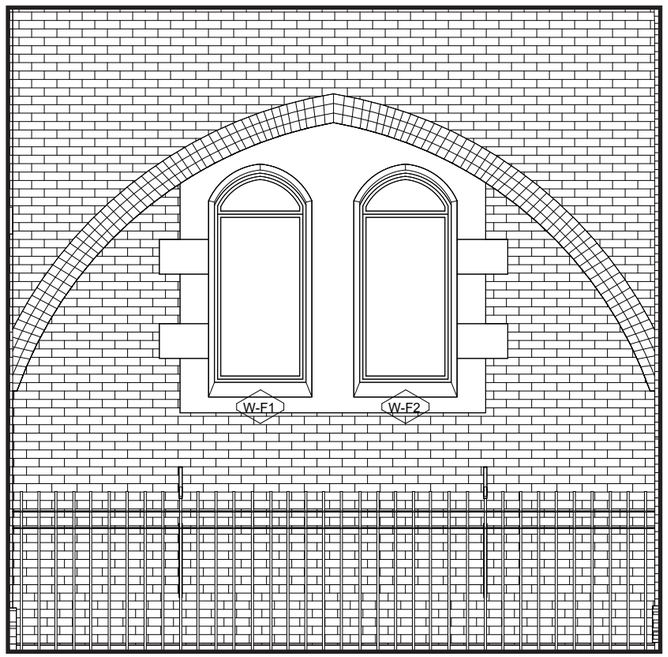


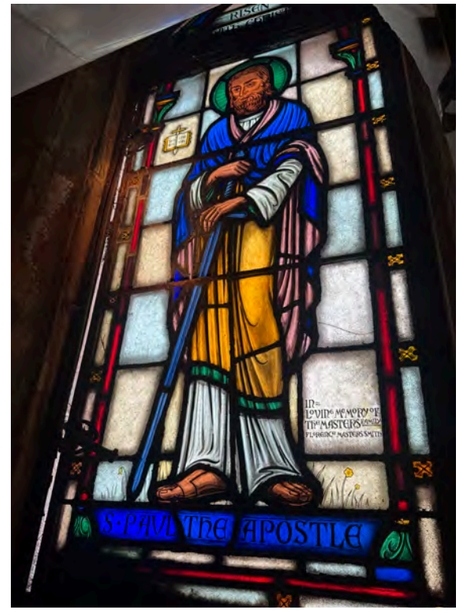
W-F3


W-F6 W-F5

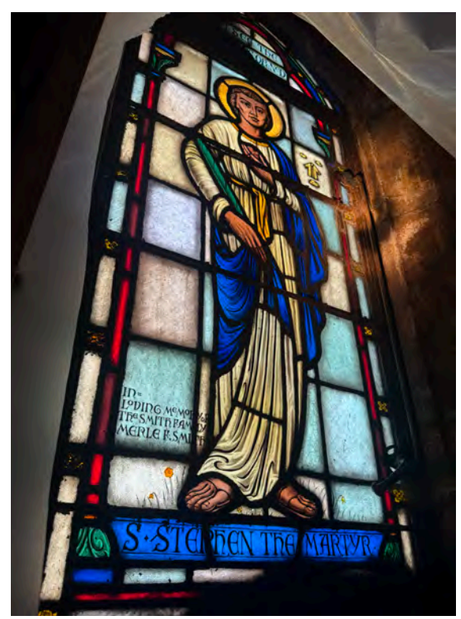
Window Type W-F

EAST ELEVATION





W-F1



W-F2

DESCRIPTION

W-F1: St. Paul the Apostle

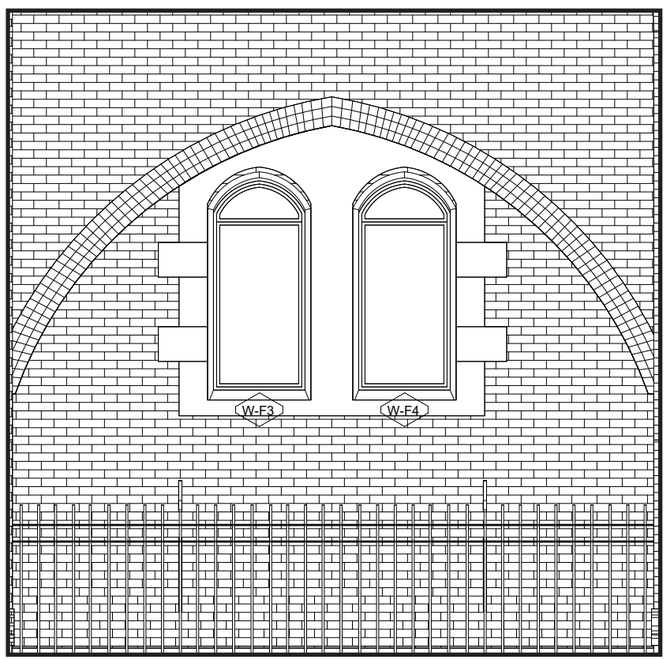
- Paul the Apostle is known for spreading Christian teachings and his contributions to the New Testament
- Dedicated to the Masters Family
- Condition is fair

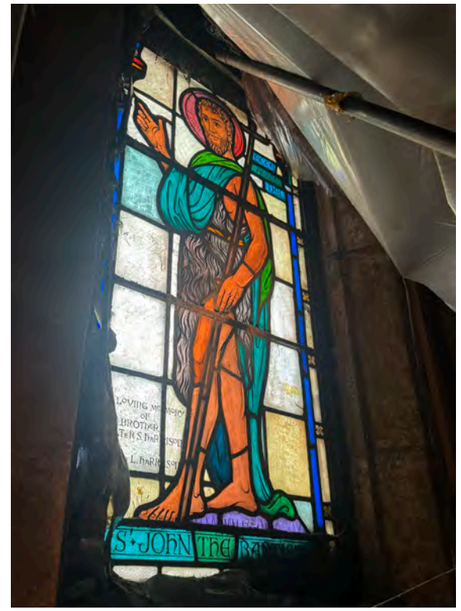
W-F2: S. Stephen the Martyr

- Known for being a deacon in Jerusalem and for his charitable acts
- Dedicated to the Smith Family
- Condition is fair

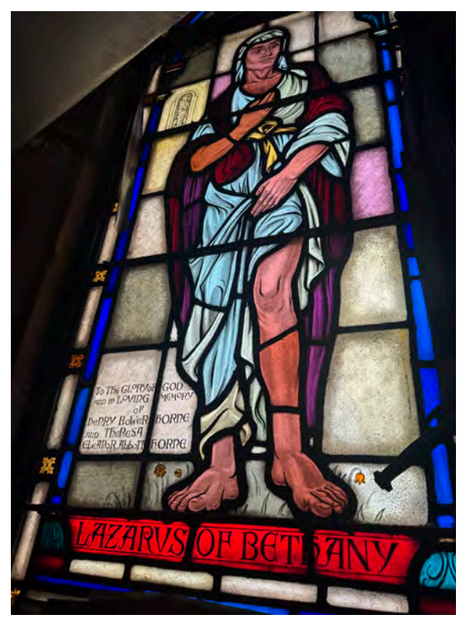
Window Type W-F

EAST ELEVATION





W-F3



W-F4

DESCRIPTION

W-F3: St. John the Baptist

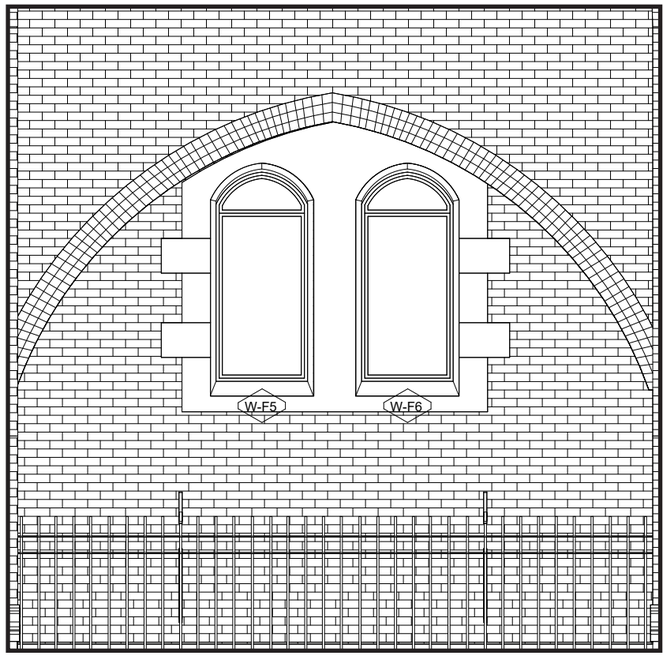
- Known for being a preacher and for baptizing Jesus
- Dedicated to Walter S. Harrison
- Condition is fair

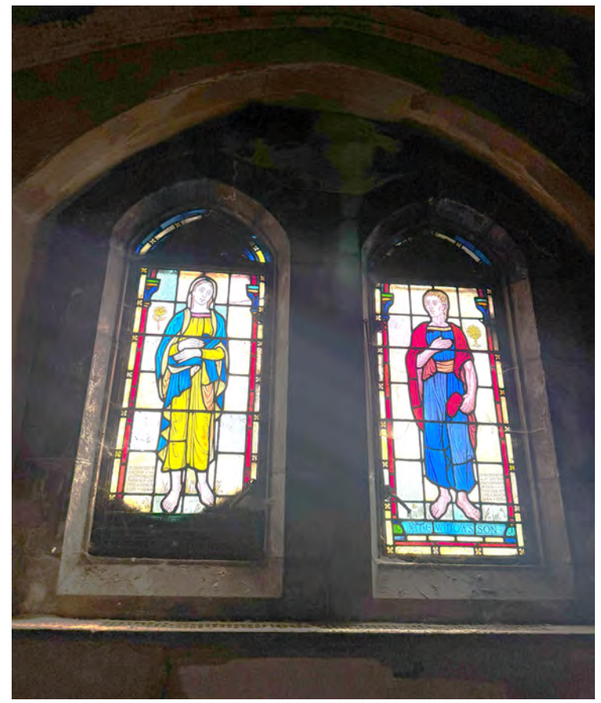
W-F4: Lazarus of Bethany

- Known for being raised from the dead by Jesus
- Dedicated to Henry Bower Horne and Theresa Eleanor Abbott Horne
- Condition is fair

Window Type W-F

EAST ELEVATION





W-F6 W-F5

DESCRIPTION

W-F5: The Widow's Son

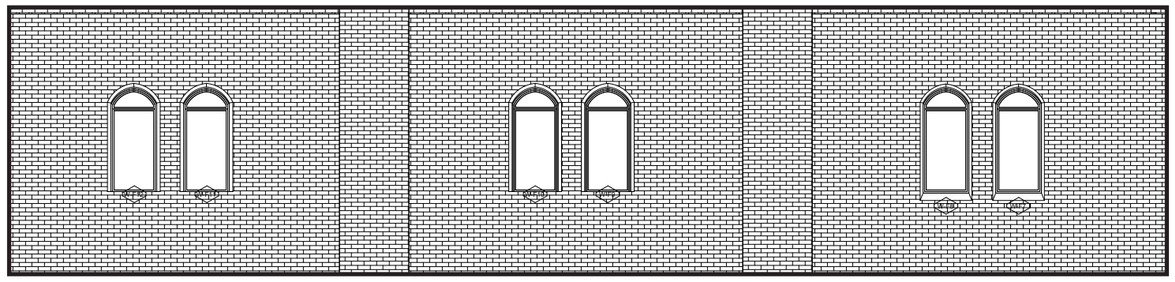
- Dedicated to Doctor John Emerson Zeiter, the minister of the Church from 1944-1956
- Condition is fair

W-F6: **Title Illegible - VIF**

- Dedicated to Doctor J. Lane Miller, the minister of the Church from 1922-1944
- Condition is fair

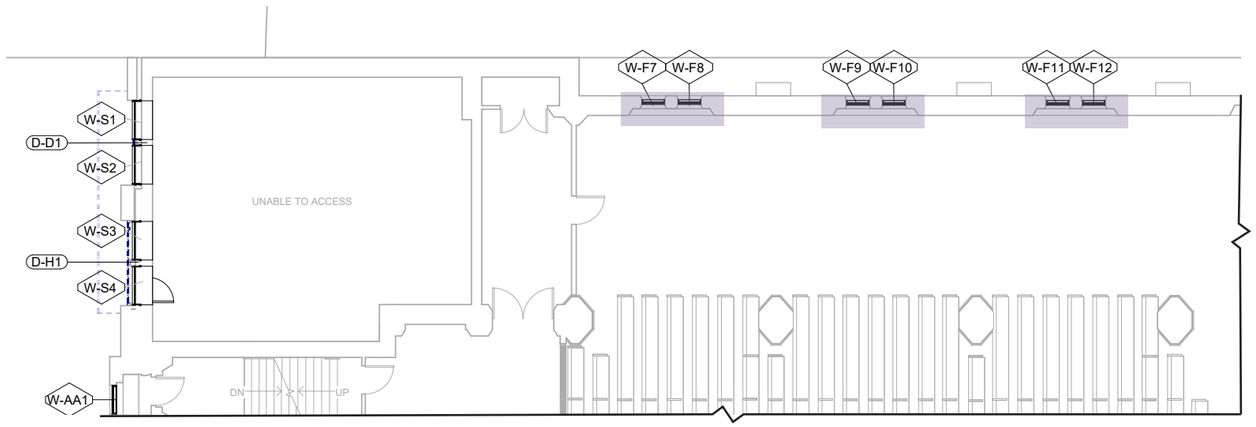
Exterior Conditions West: Window Type W-F

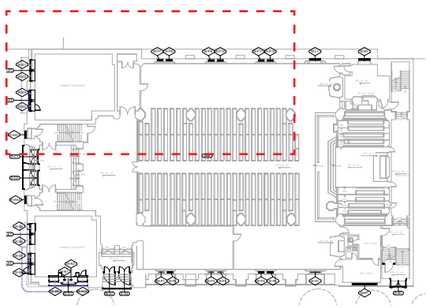
WEST ELEVATION (SECONDARY FAÇADE)



**West façade inaccessible to photograph

ENLARGED FIRST FLOOR PLAN

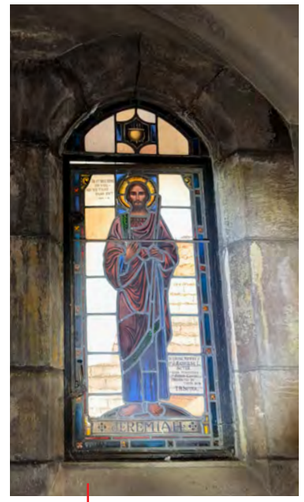




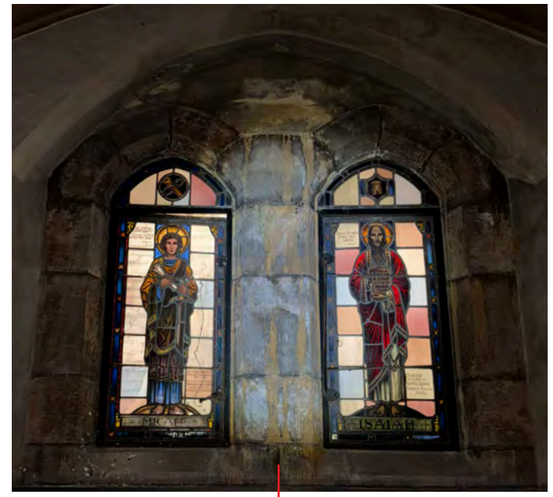
Interior Conditions West: Window Type W-F

W-F7 W-F8

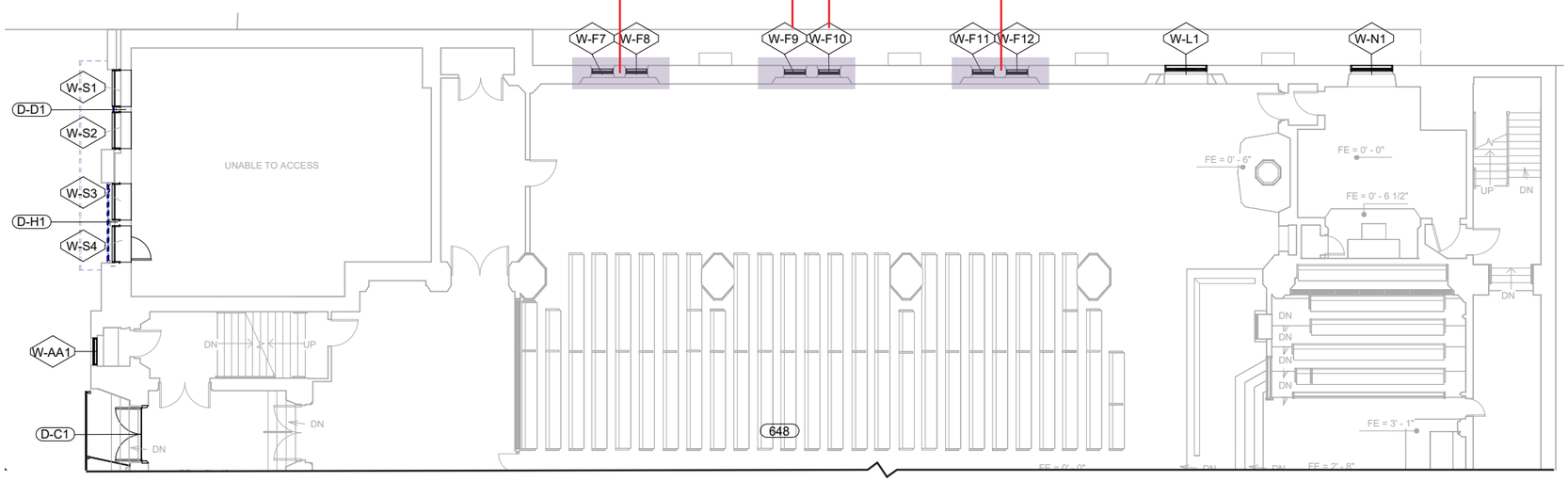
W-F9



W-F10



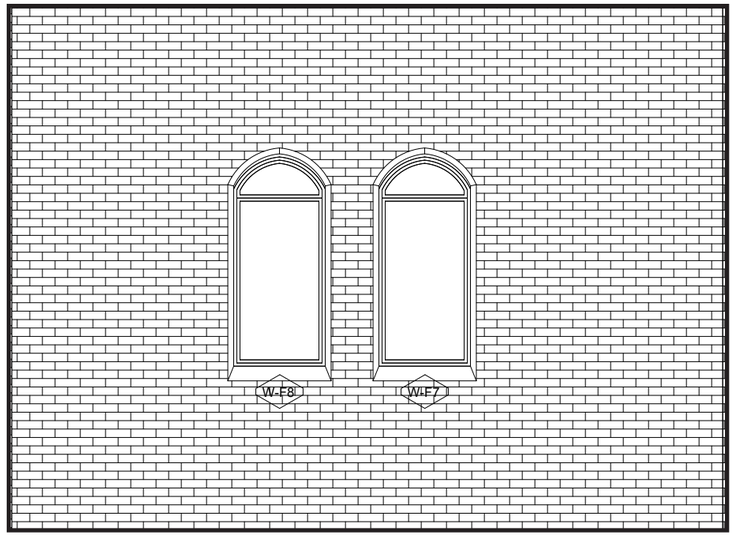
W-F11 W-F12



FIRST FLOOR PLAN

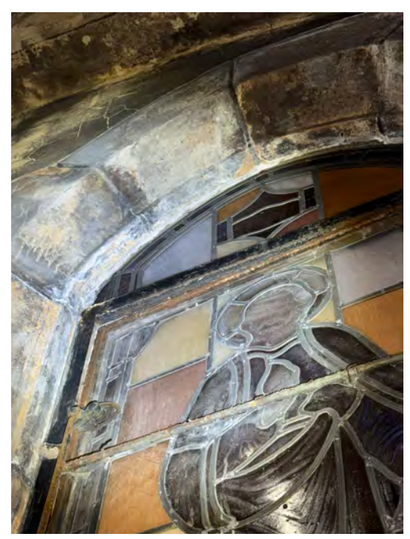
Window Type W-F

WEST ELEVATION



W-F7 W-F8

Rusting Frame



Pane Separation

DESCRIPTION

W-F7: Hosea

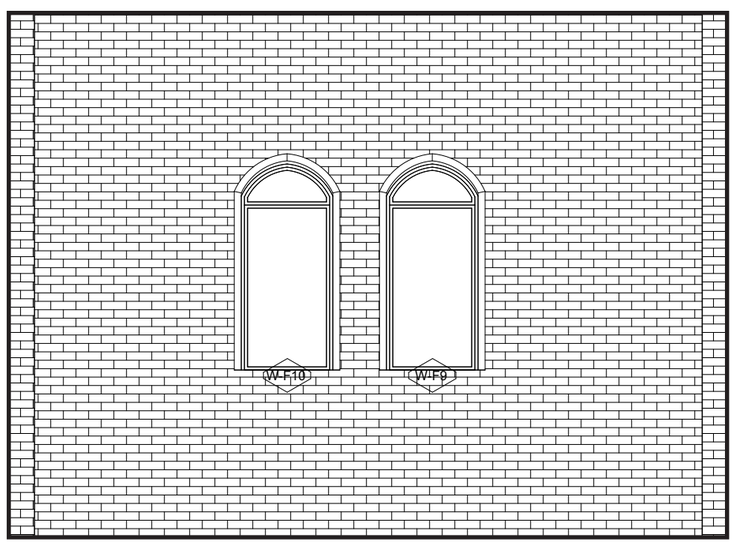
- Interpreter of Social Justice
- In memory of George Pierce Foulk
- Condition is fair

W-F8: Amos

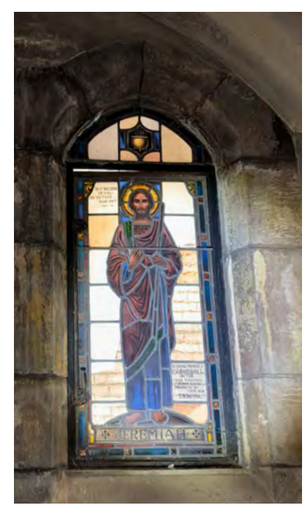
- Interpreter of Family Life
- Condition is fair

Window Type W-F

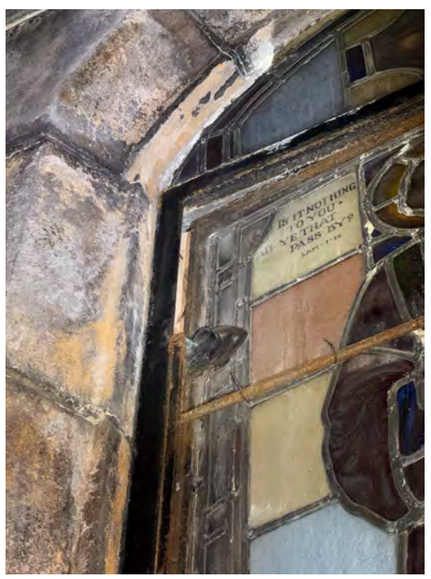
WEST ELEVATION



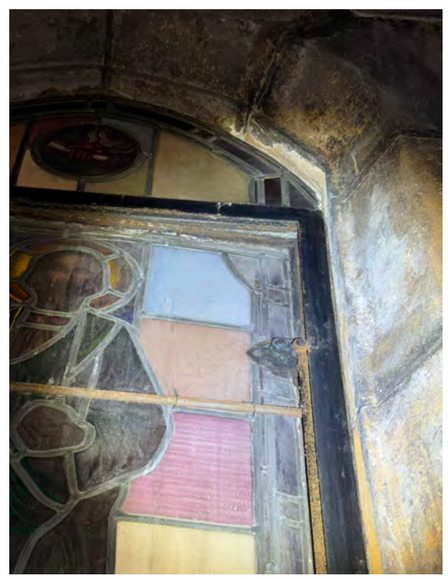
W-F9



W-F10



Pane Separation



Pane Separation

DESCRIPTION

W-F9: Ezekiel

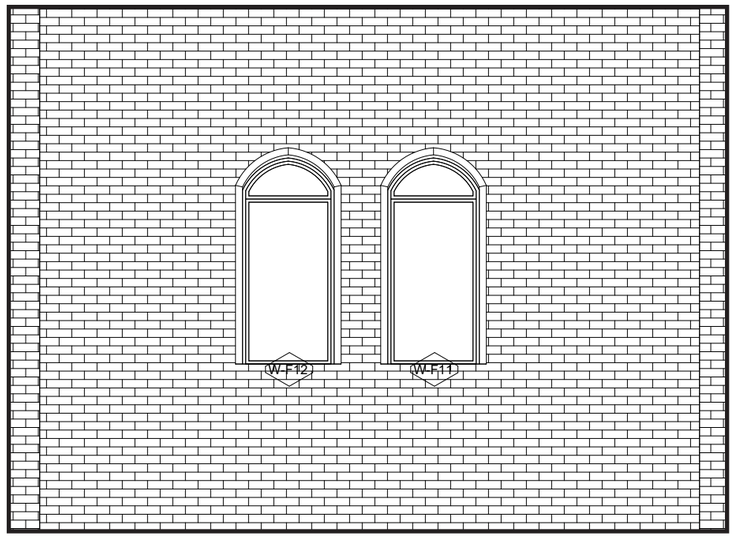
- Ezekiel was an Israelite priest known for his visions and for guiding those in despair.
- Dedicated to Estelle M. Sutter, a teacher of the Church Day School
- Condition is fair

W-F10: Jeremiah

- Jeremiah was a prophet with a legacy of hope.
- Dedicated to Katherine L. Sutter
- Condition is fair

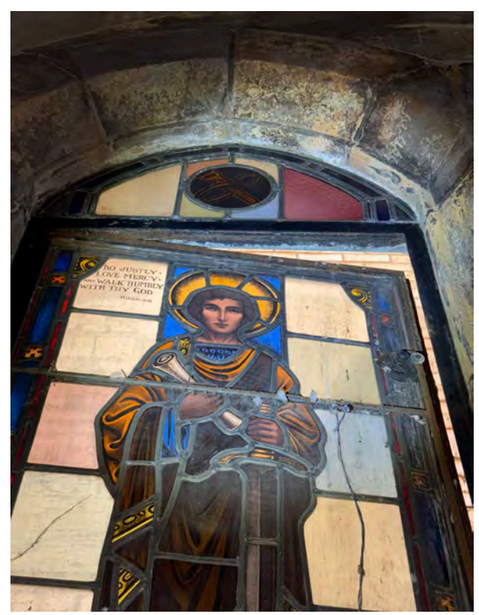
Window Type W-F

WEST ELEVATION



W-F11 W-F12

Broken Closure



Pane Cracking and Separation

DESCRIPTION

W-F11: Micah

- Micah is one of the Twelve Minor Prophets of the Hebrew Bible with messages of hope and restoration
- Dedicated to Caroline A. Kenworth
- Condition is fair

W-F12: Isaiah

- Isaiah is known in Chrisitanity for foreshadowing the coming of Jesus Christ.
- Dedicated to Bishop Frederick Buckley Newell
- Condition is fair

Window Type W-G

GENERAL INFORMATION

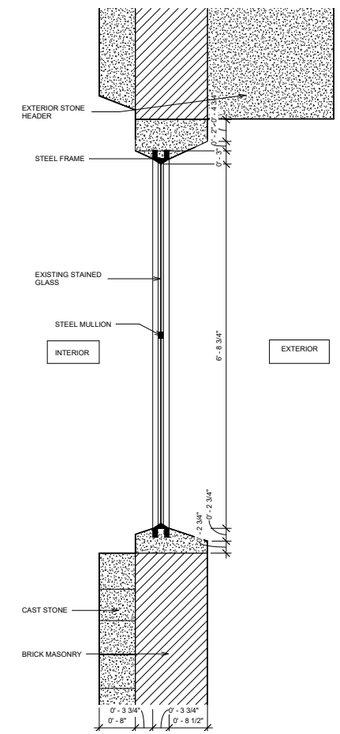
- Quantity: 1
- Fixed
- Visibility from street: Yes
- Date: 1931 (Original), Protective glazing (Ca. 1978)
- Condition: Good
- Manufacturer: D'Ascenzo Studios

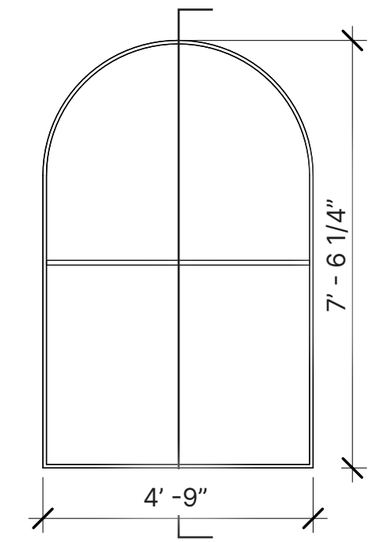
CONSTRUCTION & STYLE

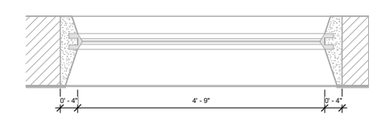
- Steel frame with lead caming and decorative stained glass
- Round-headed fixed window
- Windows inset in cast-stone opening

VISUAL INSPECTION & CURRENT CONDITION

- Minor rusting on steel frame and exterior mullion
- Panels display religious iconography

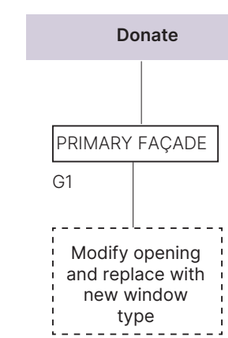






CONCLUSION

Historic value of windows dates back to church completion in 1931 and Brooklyn Academy of Music Historic District Designation in 1978. While the stained glass is in fair condition, religious iconography makes them unsuitable for present day and future use.

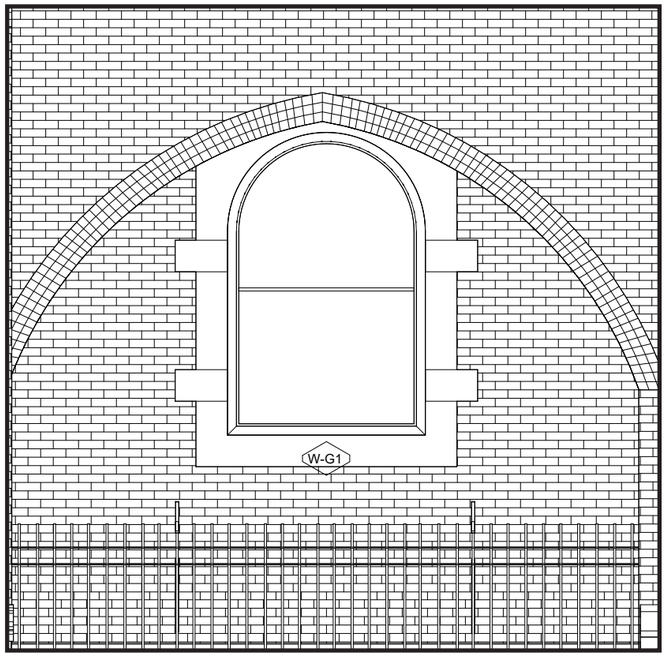


PROPOSAL

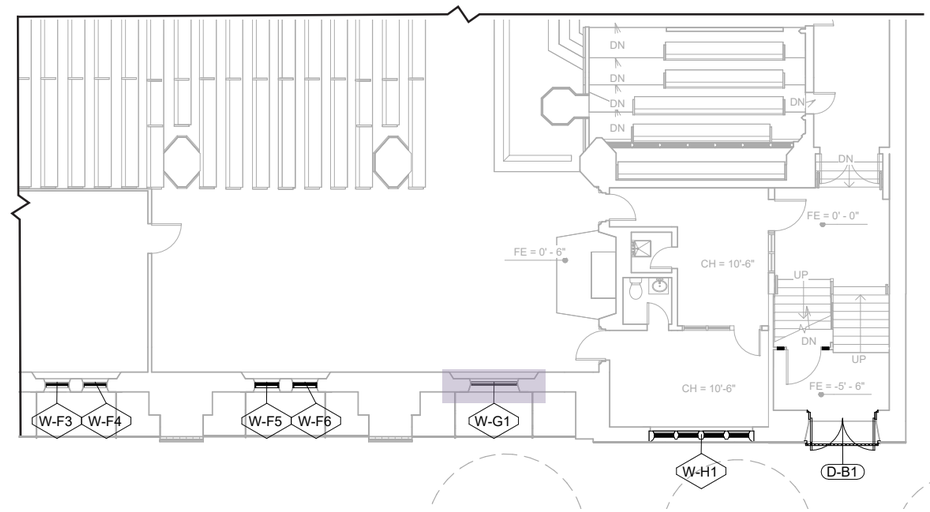
Window shall be salvaged and donated/returned to the church due to fair condition and historic value. On the primary façade facing St. Felix Street, the window shall be donated and replaced with new, clear fixed steel windows to allow light into the new community facility. The new window shall have a lowered sill, but reflect the original design intent to retain the historic context of the neighborhood and pay tribute to the history of the building in its new construction.

Window Type W-G

EAST ELEVATION (PRIMARY FAÇADE)



ENLARGED FIRST FLOOR PLAN

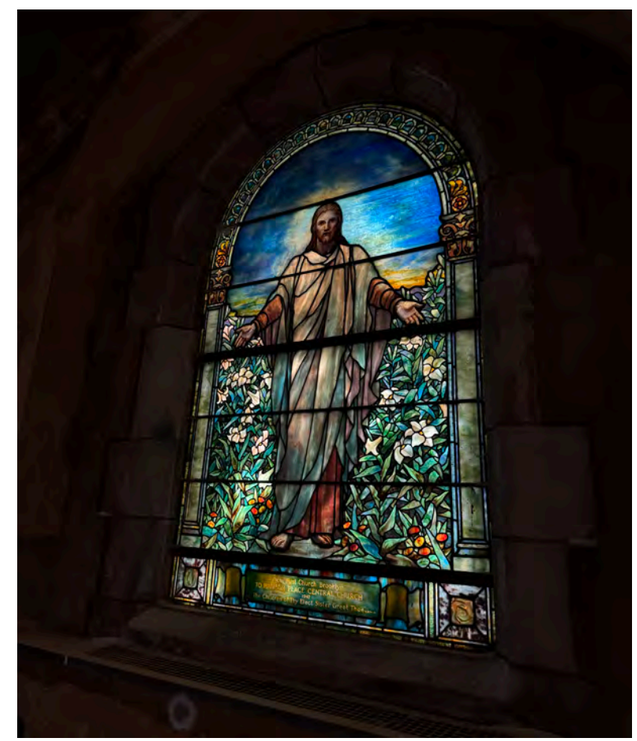


DESCRIPTION

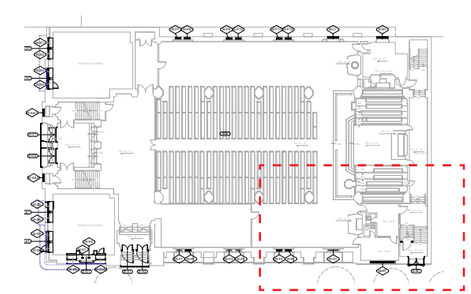
W-G1:

- Depiction of Jesus in a garden of flowers
- Description panel stating: “From First Church Brooklyn, TO HANSON PLACE CENTRAL CHURCH 1947, The Children of Thy Elect Sister Greet Thee”
- Condition is good

EXTERIOR VIEW



INTERIOR VIEW



Window Type W-L

GENERAL INFORMATION

- Quantity: 1
- Fixed
- Visibility from street: No
- ***Historic Tiffany Window:*** Booth Memorial Window
- Date: 1904 (Predates Building)
- Condition: Fair

CONSTRUCTION & STYLE

- Steel frame with lead caming and decorative stained glass
- Round-headed fixed window
- Windows inset in cast-stone opening

VISUAL INSPECTION & CURRENT CONDITION

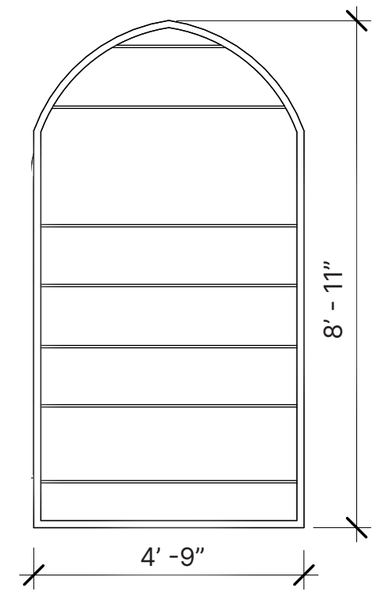
- Minor rusting on steel framing and mullions
- Panels containing religious iconography

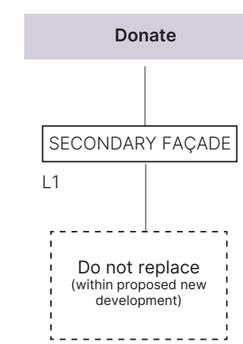
CONCLUSION

The Tiffany Window has historic value that dates back to church completion in 1931. While the stained glass is in good condition, religious iconography makes the window unsuitable for present day and future use.

PROPOSAL

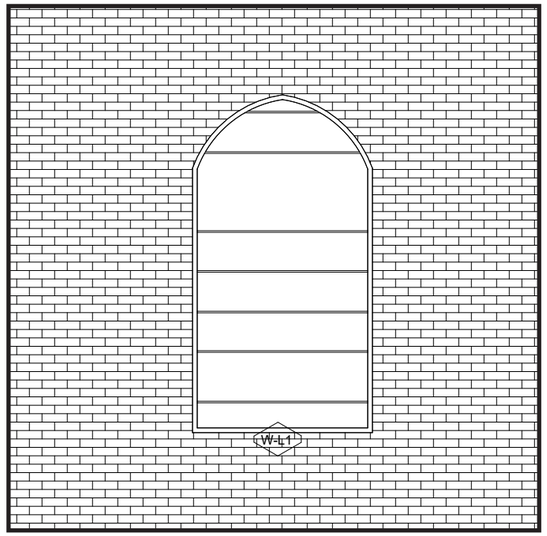
Window shall be salvaged and donated/returned to the church due to good condition and historic value from the original school that was founded in 1858. Since the window is a historic Tiffany window, it could instead be sold to a Tiffany collection. On the west secondary façade, windows shall be donated and not replaced because of the proposal to demolish this area of the building to accomodate new development.



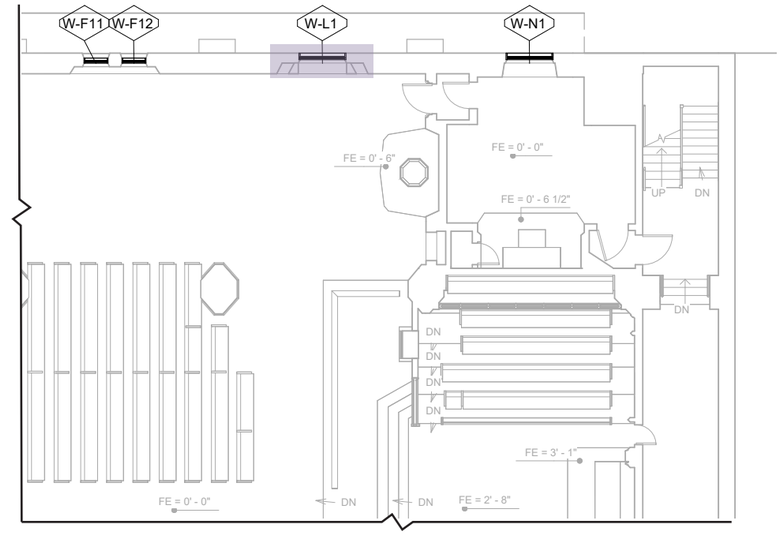


Window Type W-L

WEST ELEVATION (SECONDARY FAÇADE)



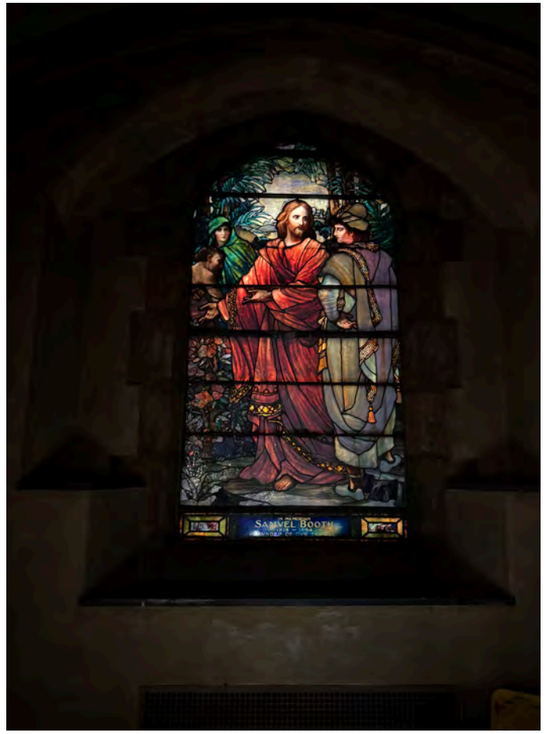
ENLARGED FIRST FLOOR PLAN



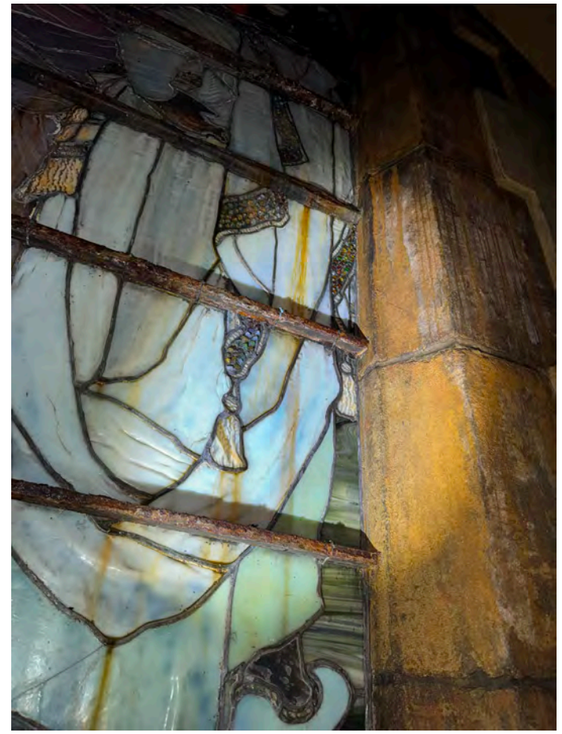
DESCRIPTION

W-L1: Tiffany Window

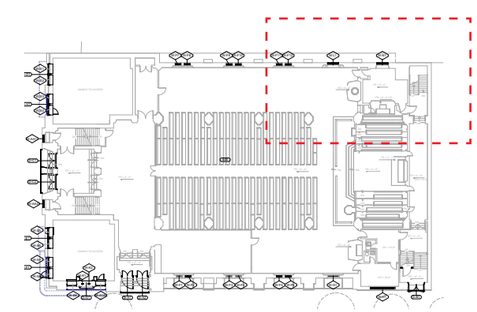
- Depiction of Jesus dressed in a scarlet robe, symbolic of sacrifice and authority.
- Dedicated to Samuel Booth, the founder of the Church School
- Condition is fair



INTERIOR VIEW



Rusting Mullions

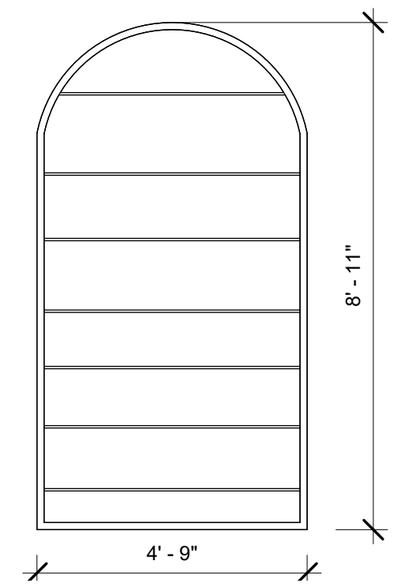


fxcollaborative ADP

Window Type W-N

GENERAL INFORMATION

- Quantity: 1
- Fixed
- Visibility from street: No
- ***Historic Tiffany Window:*** French Memorial Window
- Date: 1904 (Predates Building)
- Condition: Fair



CONSTRUCTION & STYLE

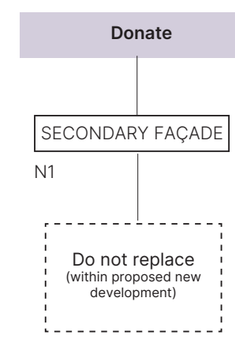
- Steel frame with lead caming and decorative stained glass
- Round-headed fixed window
- Windows inset in cast-stone opening

VISUAL INSPECTION & CURRENT CONDITION

- Minor rusting on steel framing and mullions
- Panels containing religious iconography

CONCLUSION

The Tiffany Window has historic value that dates back to church completion in 1931. While the stained glass is in good condition, religious iconography makes the window unsuitable for present day and future use.

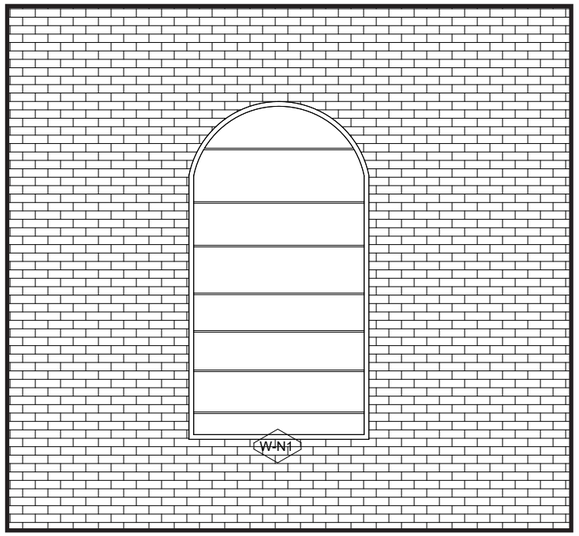


PROPOSAL

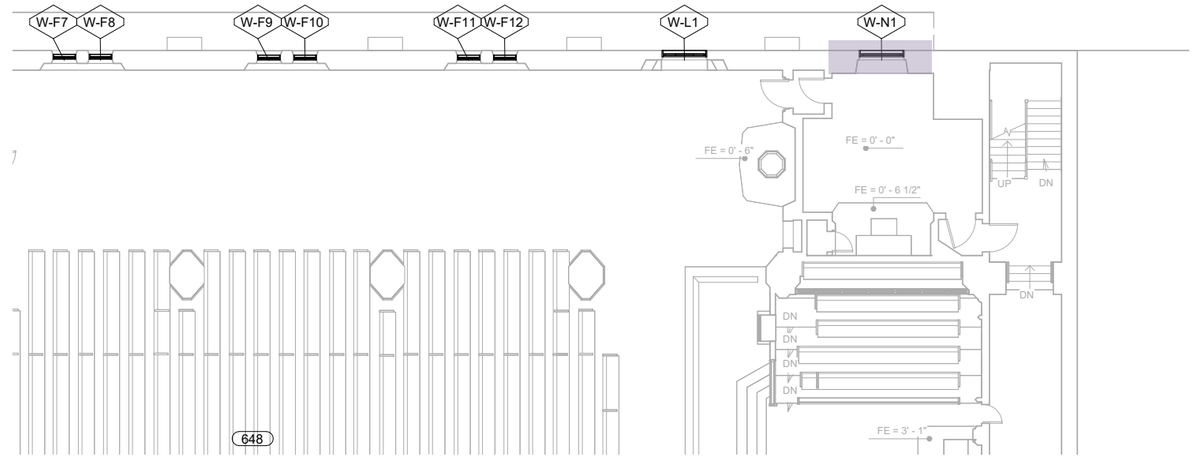
Window shall be salvaged and donated/returned to the church due to good condition and historic value to the original church. Since the window is a historic Tiffany window, it could instead be sold to a Tiffany collection. On the west secondary façade, windows shall be donated and not replaced because of the proposal to demolish this area of the building to accomodate new development.

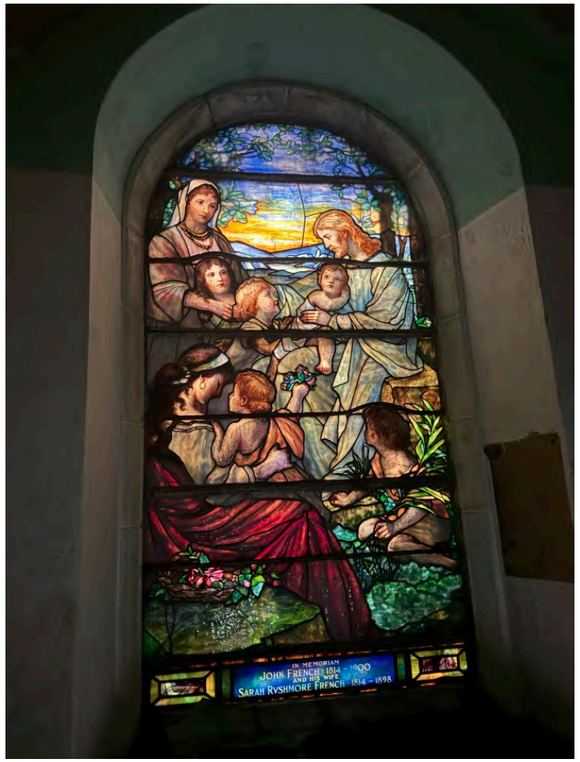
Window Type W-N

WEST ELEVATION (SECONDARY FAÇADE)



FIRST FLOOR PLAN



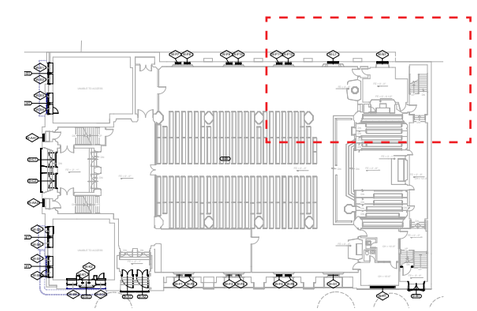


INTERIOR VIEW

DESCRIPTION

W-N1: Tiffany Window

- Depiction of Jesus blessing children.
- Dedicated to John French and his whife Sarah Rushmore French
- Condition is fair



Window Type W-O

GENERAL INFORMATION

- Quantity: 1
- Fixed
- Visibility from street: Yes
- Date: 1931 (Original), Protective glazing (Ca. 1978)
- Condition: Fair
- Manufacturer: D'Ascenzo Studios

CONSTRUCTION & STYLE

- Steel frame with lead caming and decorative stained glass
- Rose Window style including dagger, mouchette, and cusp tracery elements
- Window inset in cast-stone opening with cast stone tracery
- Symbol of Jerusalem Cross with imagery of the Twelve Disciples in the petals.

VISUAL INSPECTION & CURRENT CONDITION

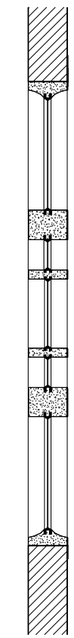
- Minor rusting on steel framing and mullions
- Stained glass in good condition
- Panel O.1 displays religious iconography

CONCLUSION

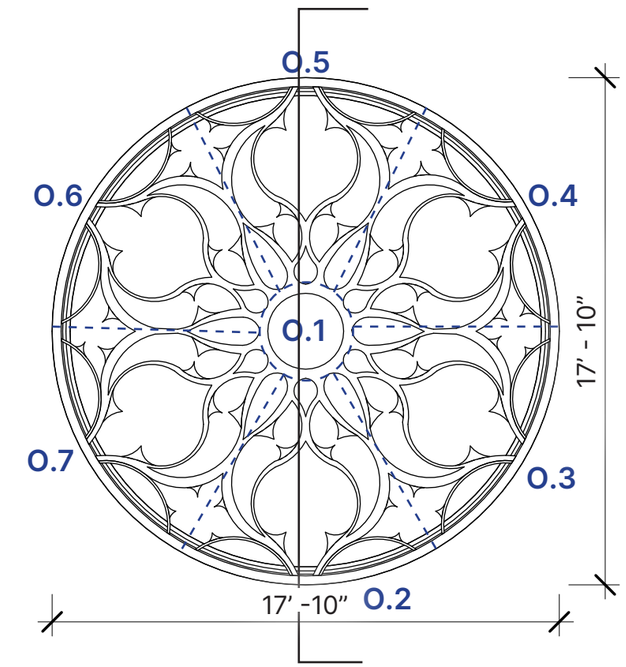
The Rose Window has historic value that dates back to church completion in 1931 and to the Brooklyn Academy of Music Historic District designation in 1978. The stained glass is in good condition and can be reused for the building's restoration and adaptation.

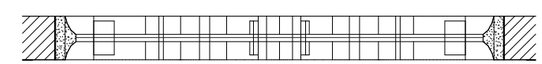
PROPOSAL

Window shall be salvaged, restored and reused at the interior of the new residential lobby removing it from the lot line of the building to a location where is can be visible to residents of the new building. Tracery shall be salvaged and restored as a part of the window relocation. The window shall not be reinstalled at the same location on the exterior due to the proposed demolition of the north façade and proposed new construction.

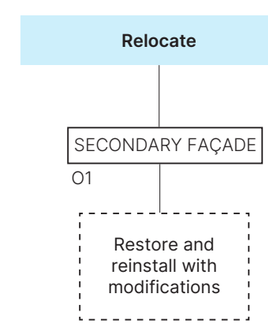


Section



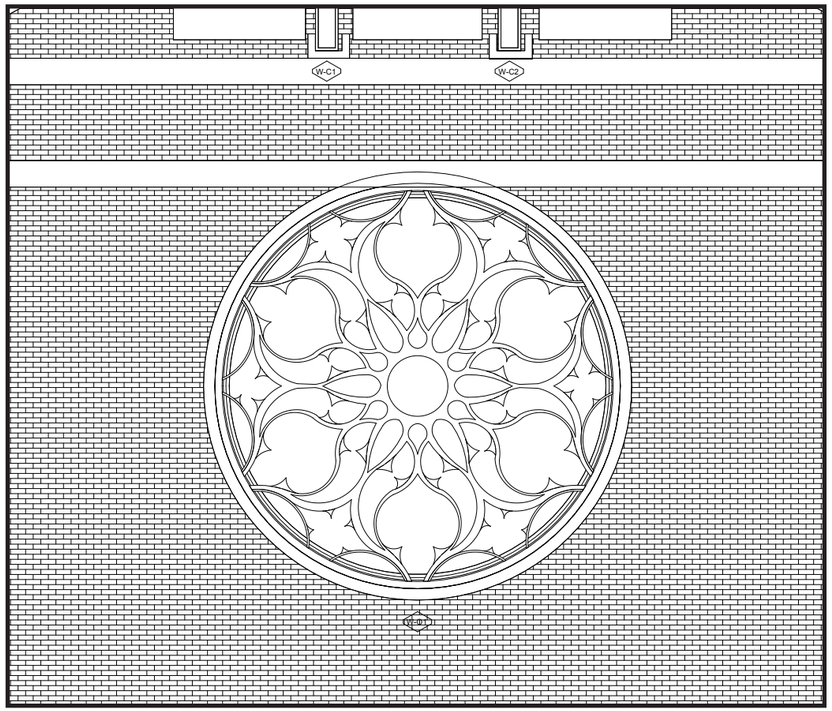


Plan



Window Type W-O

NORTH ELEVATION (SECONDARY FAÇADE)



EXTERIOR VIEW

INTERIOR VIEW

Window Type W-T

GENERAL INFORMATION

- Quantity: 1
- Fixed
- Visibility from street: Yes
- Date: 1931 (Original), Protective glazing (Ca. 1978)
- Condition: Fair
- Manufacturer: D'Ascenzo Studios

CONSTRUCTION & STYLE

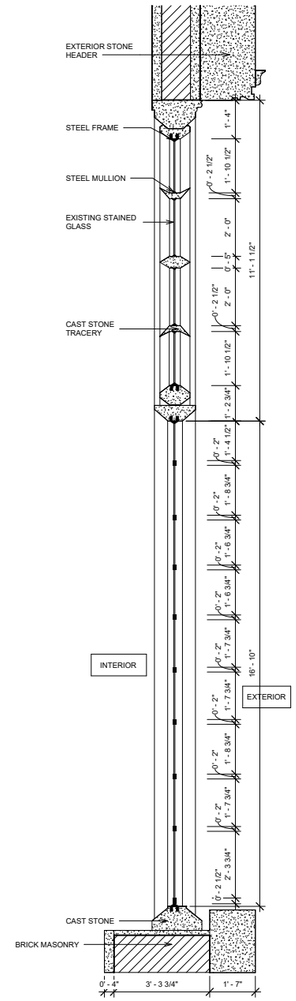
- Steel frame with lead caming and decorative stained glass
- Geometric tracery with a series of pointed windows and non-original single casement window
- Window inset in cast-stone opening with cast stone tracery

VISUAL INSPECTION & CURRENT CONDITION

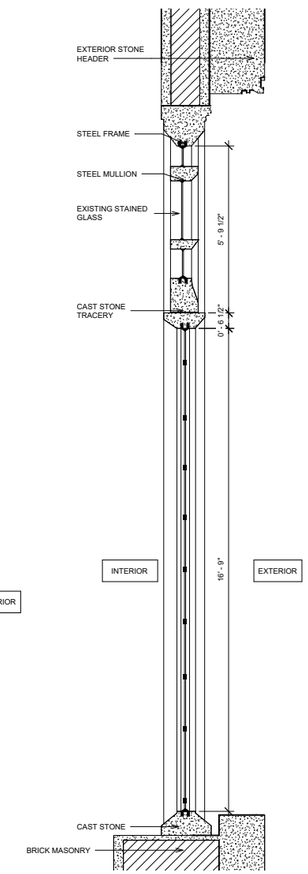
- Window was gifted by Eugene W. Spaulding
- Exterior is covered in non-original protective glazing
- Small operable window was added later in building's history to provide roof access
- Stained glass is in good condition
- Minor rusting of steel window frame
- Separation of cast-stone surround creates breaks in insulation continuity
- Glazing panels T.1, T.2, T.3 and T.5 display religious iconography including the Three Kings and the Nativity scene

CONCLUSION

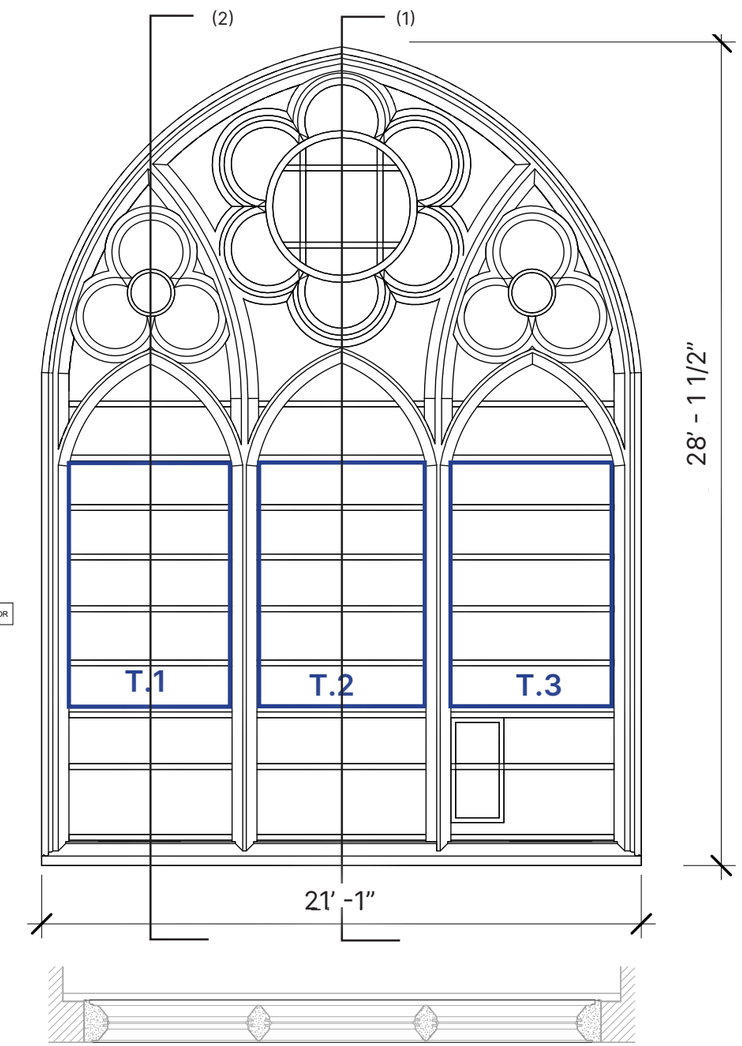
The large stained glass window at the south façade has historic value that dates back to church completion in 1931 and to the Brooklyn Academy of Music Historic District designation in 1978. The stained glass is in good condition and can be reused for the building's restoration and adaptation.



Section 1

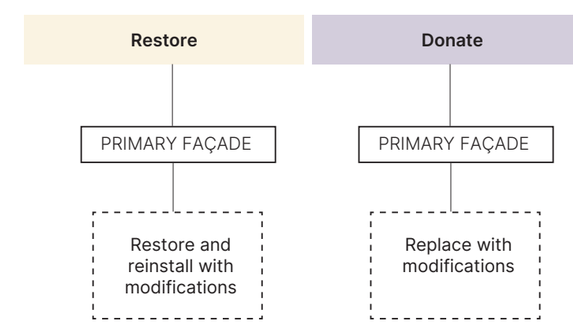


Section 2



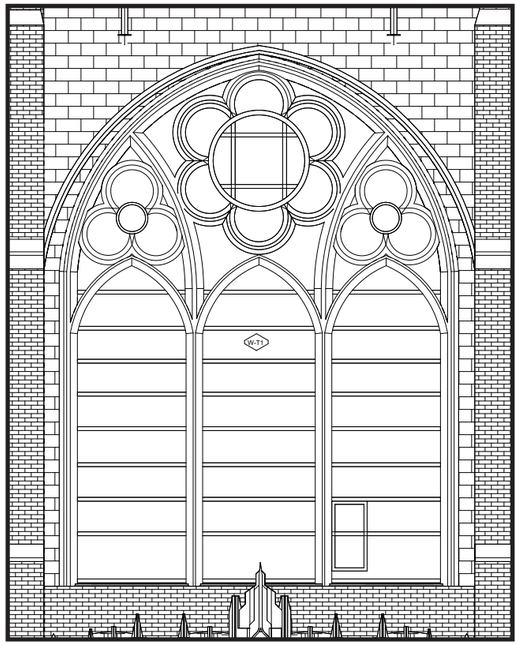
PROPOSAL

Window shall be salvaged, restored, modified and reinstalled in the existing location for use in the new building amenity space. Panels T.1, T.2, and T.3 shall be removed and donated/returned to the church. The design proposes to replace these panels with salvaged stained glass from the secular panels on the West facade of the church, pending review from stained glass artisan. Tracery shall be salvaged to create casts for new tracery to retain the historic context of the neighborhood and pay tribute to the history of the building in its new construction.

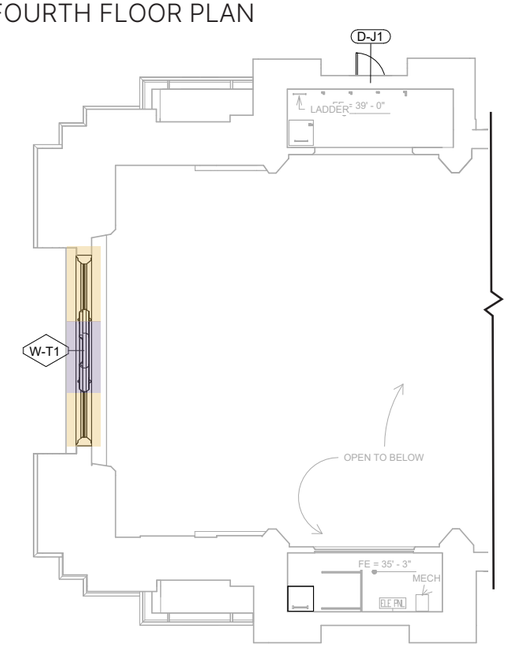


Window Type W-T

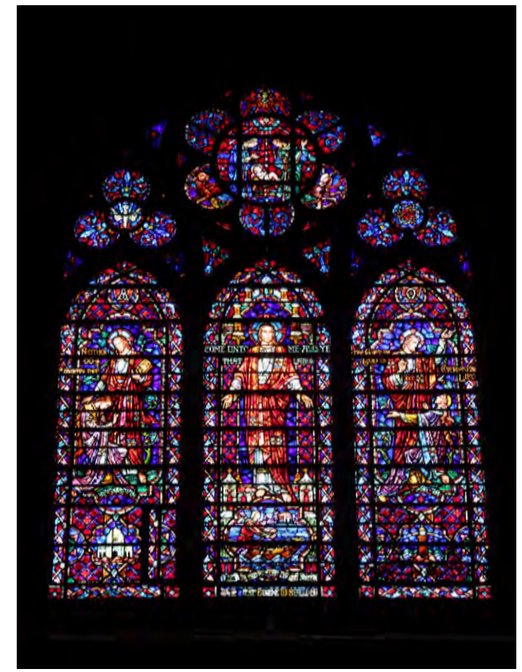
SOUTH ELEVATION (PRIMARY FAÇADE)



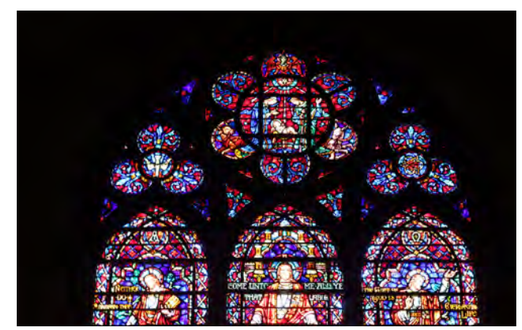
FOURTH FLOOR PLAN

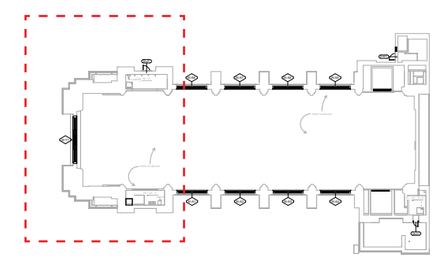


EXTERIOR VIEW



INTERIOR VIEW





Window Type W-R

GENERAL INFORMATION

- Quantity: 1
- Fixed
- Visibility from street: Yes
- Date: 1931 (Original), Protective glazing (Ca. 1978)
- Condition: Fair
- Manufacturer: D'Ascenzo Studios

CONSTRUCTION & STYLE

- Steel frame with lead caming and decorative stained glass
- Geometric tracery reflects window style W-T above
- Window inset in cast-stone opening

VISUAL INSPECTION & CURRENT CONDITION

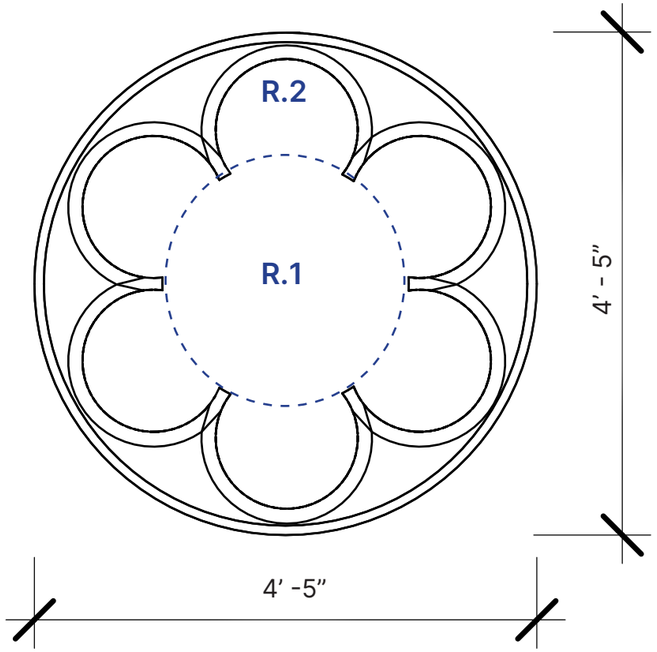
- Stained glass is in good condition without cracks or damage
- Pane R.1 displays religious iconography

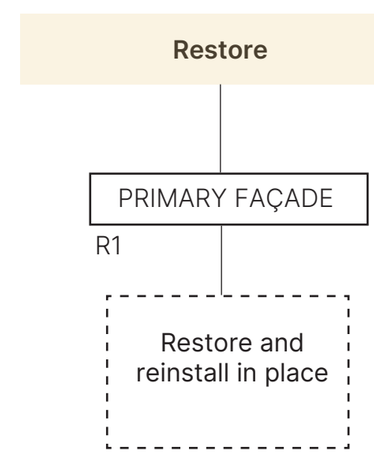
CONCLUSION

Historic value of the window dates back to the church completion in 1931 and to the Brooklyn Academy of Music Historic District designation in 1978. The stained glass is in good condition and can be reused for the building's restoration and adaptation.

PROPOSAL

Window shall be salvaged, restored and reinstalled in the existing location for the future use of the building. Tracery shall be salvaged to create casts for new tracery to retain the historic context of the neighborhood and pay tribute to the history of the building in its new construction.





Window Type W-R

SOUTH ELEVATION (PRIMARY FAÇADE)

EXTERIOR VIEW

INTERIOR VIEW

Window Type W-Q

GENERAL INFORMATION

- Quantity: 1
- Fixed
- Visibility from street: Yes
- Date: 1931 (Original), Protective glazing (Ca. 1978)
- Condition: Fair
- Manufacturer: D'Ascenzo Studios

CONSTRUCTION & STYLE

- Steel frame with lead caming and decorative stained glass
- Geometric tracery
- Window inset in cast-stone opening

VISUAL INSPECTION & CURRENT CONDITION

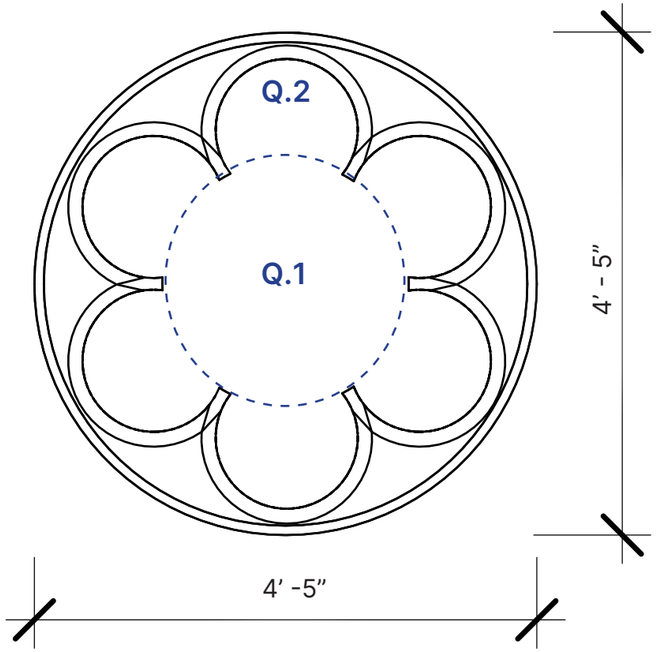
- Stained glass is in good condition without cracks or damage
- Pane Q.1 displays religious iconography

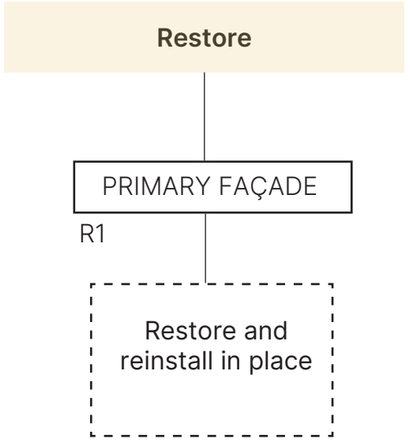
CONCLUSION

Historic value of the window dates back to the church completion in 1931 and to the Brooklyn Academy of Music Historic District designation in 1978. The stained glass is in good condition and can be reused for the building's restoration and adaptation.

PROPOSAL

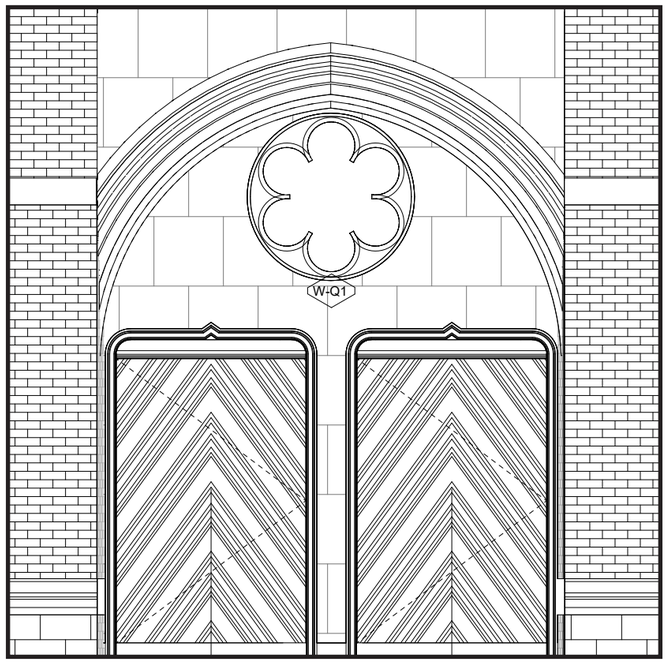
Window shall be salvaged, restored and reinstalled in the existing location for the future use of the building. Tracery shall be salvaged to create casts for new tracery to retain the historic context of the neighborhood and pay tribute to the history of the building in its new construction.



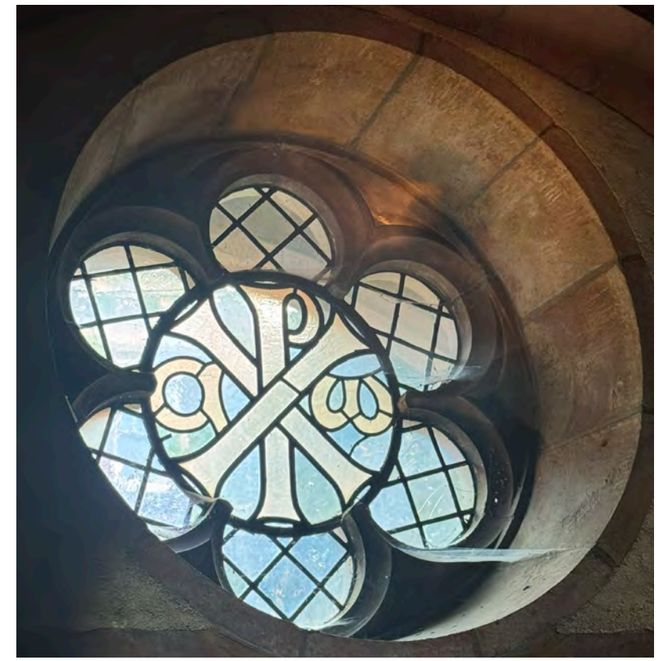


Window Type W-Q

EAST ELEVATION (PRIMARY FAÇADE)



EXTERIOR VIEW



INTERIOR VIEW

Clear Glass:

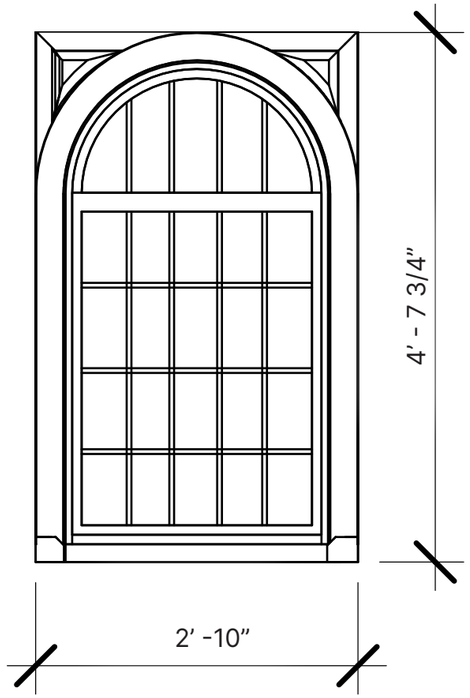
Window Type W-B

GENERAL INFORMATION

- Quantity: 49
- Operable
- Visibility from street: Yes
- Date: 1931 (Original)
- Condition: Poor

CONSTRUCTION & STYLE

- Divided lite round-headed casement windows
- Single pane
- Steel frame with lead caming

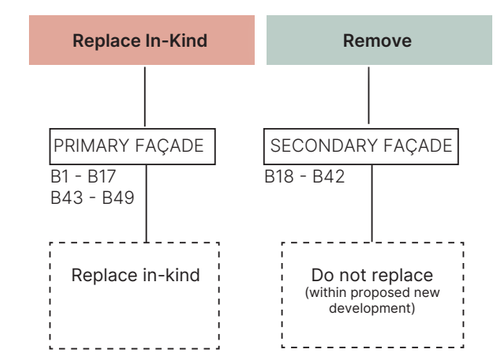


VISUAL INSPECTION & CURRENT CONDITION

- Generally in poor condition
- Bowing at top and bottom panes
- Rusting along window sills
- No longer operable
- Broken panes

CONCLUSION

These are standard windows found on several floors of the church. Major damage was observed, windows are inoperable, and susceptible to the elements.



PROPOSAL

Windows shall be removed and replaced based on proposed design. Windows on the south and east primary façades shall be replaced in-kind with steel, operable windows to retain the historic context of the neighborhood. Windows on the west secondary façade shall not be replaced because of the proposal to demolish this area of the building to accomodate new development.

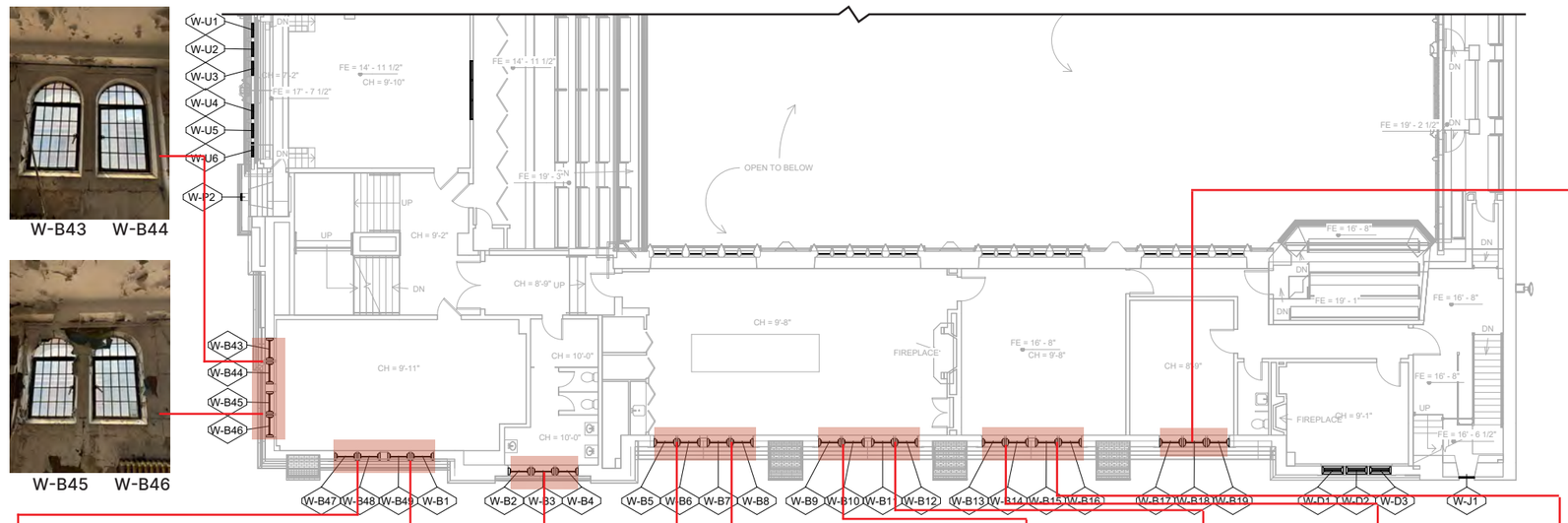
BOWING

MISSING ELEMENTS

BROKEN PANES

South / East Interiors: Type W-B

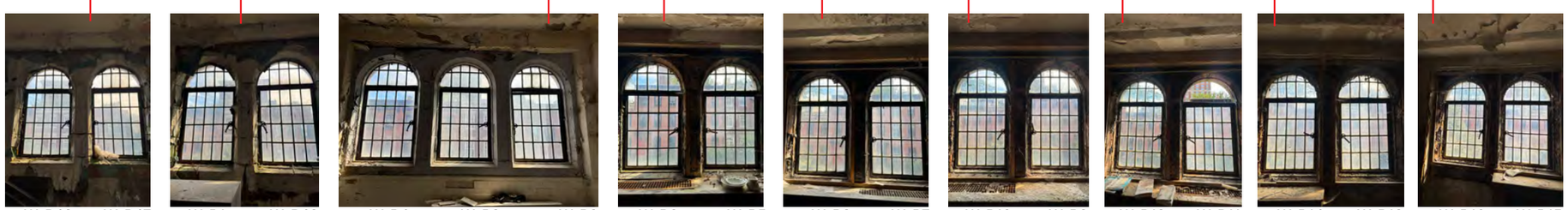
SECOND FLOOR PLAN (PRIMARY FAÇADE)



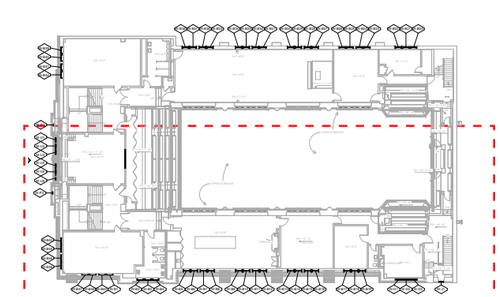
W-B43 W-B44

W-B45 W-B46

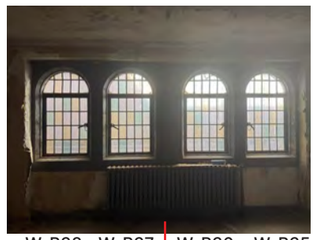
W-B17 W-B18 W-B19



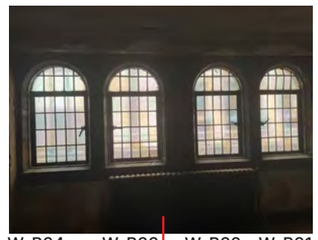
W-B48 W-B47 W-B1 W-B49 W-B4 W-B3 W-B2 W-B6 W-B5 W-B8 W-B7 W-B10 W-B9 W-B12 W-B11 W-B14 W-B13 W-B16 W-B15



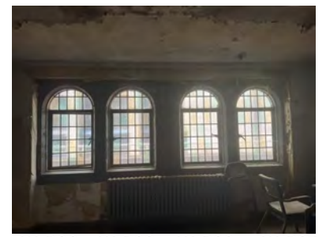
South / West Interiors: Type W-B



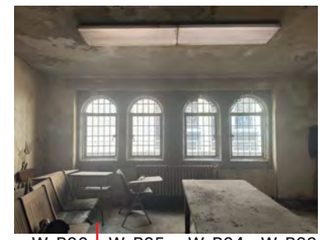
W-B38 W-B37 W-B36 W-B35



W-B34 W-B33 W-B32 W-B31



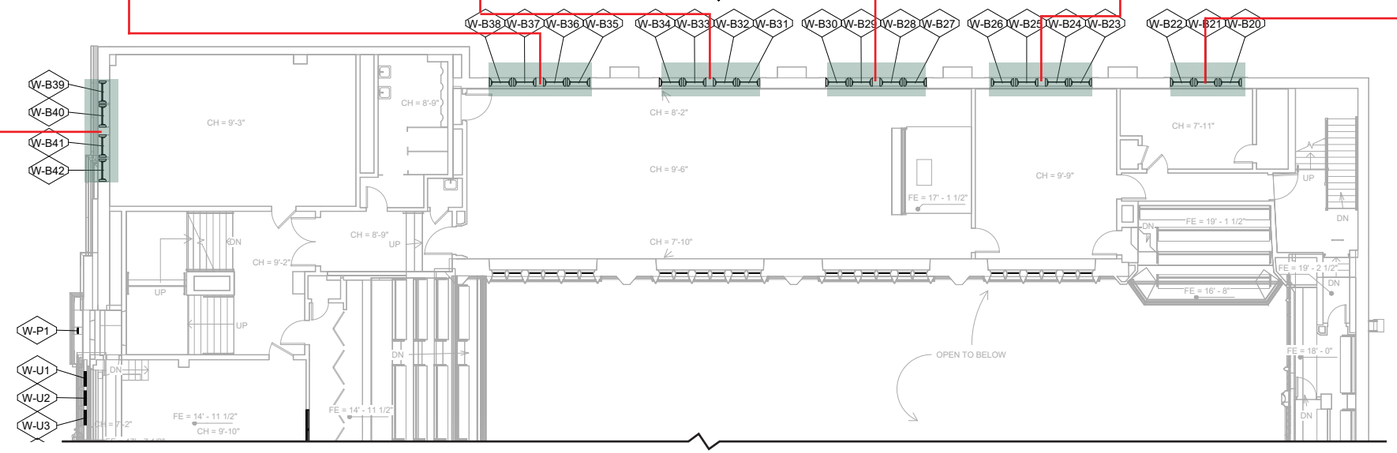
W-B30 W-B29 W-B28 W-B27



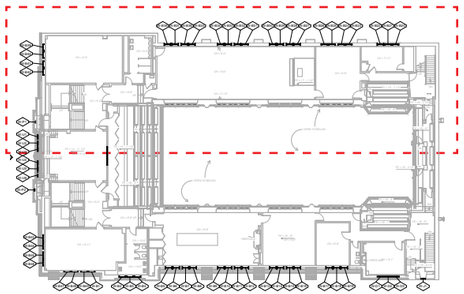
W-B26 W-B25 W-B24 W-B23

W-B22 W-B21 W-B20

W-B42 W-B41 W-B40 W-B39



SECOND FLOOR PLAN (SECONDARY FAÇADE)



Window Type W-C

GENERAL INFORMATION

- Quantity: 2
- Fixed
- Visibility from street: Yes
- Date: 1931 (Original)
- Condition: Poor

CONSTRUCTION & STYLE

- Divided lite single pane fixed
- Steel frame with lead caming

VISUAL INSPECTION & CURRENT CONDITION

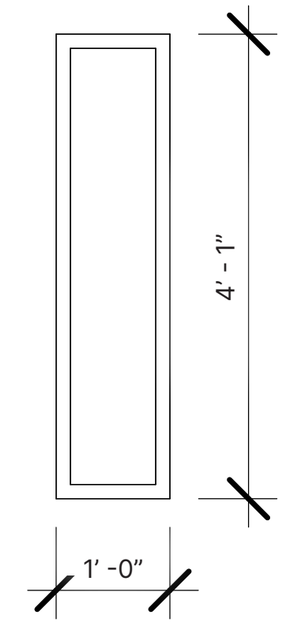
- Generally in poor condition
- Bowing throughout
- Rusting along window sills
- Broken panes

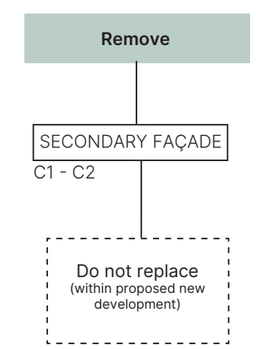
CONCLUSION

Major damage appears to be typical, windows are broken and susceptible to the elements.

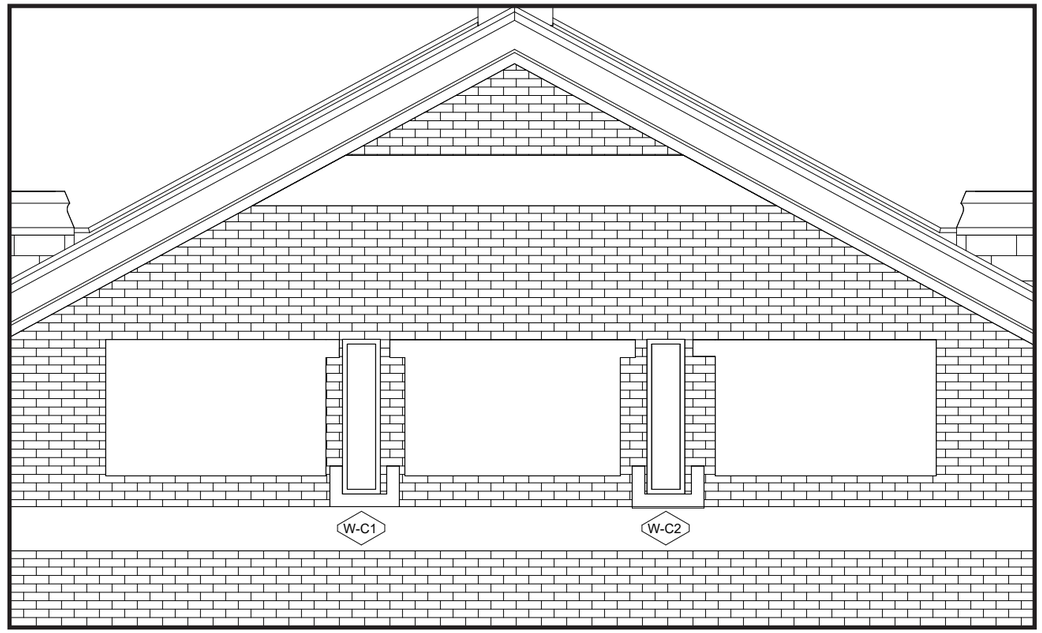
PROPOSAL

Windows on the north secondary façade shall be removed based on proposed design. Windows shall not be replaced because of the proposal to demolish this area of the building to accomodate new development.

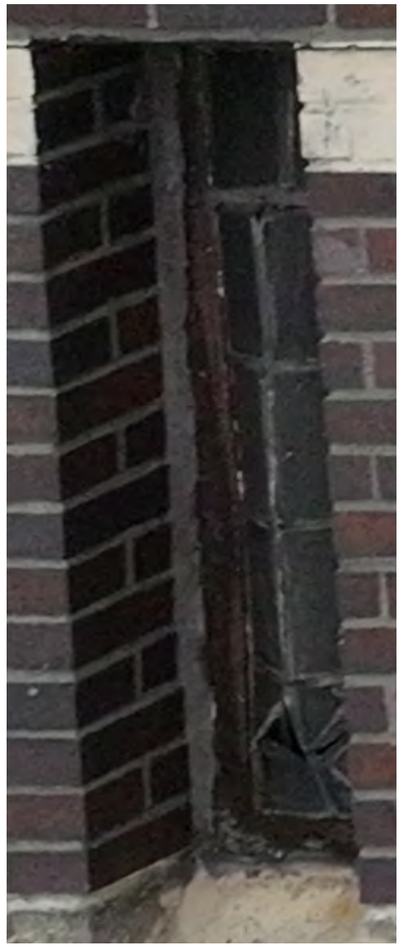




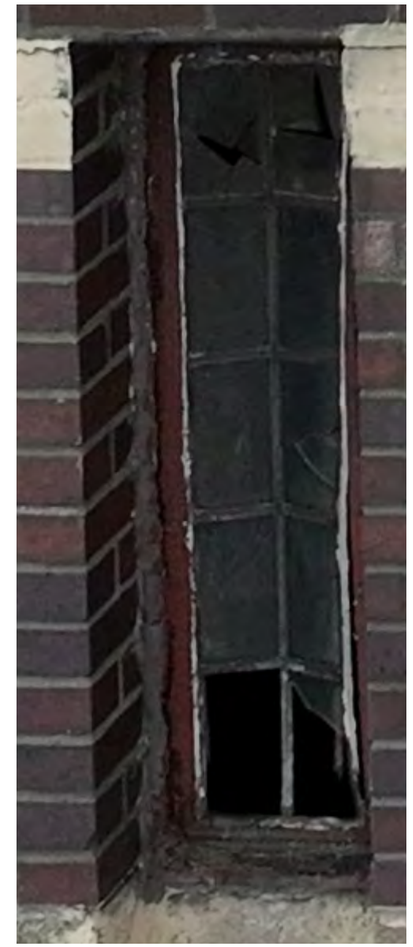
Window Type W-C



NORTH ELEVATION (SECONDARY FAÇADE)



W-C1

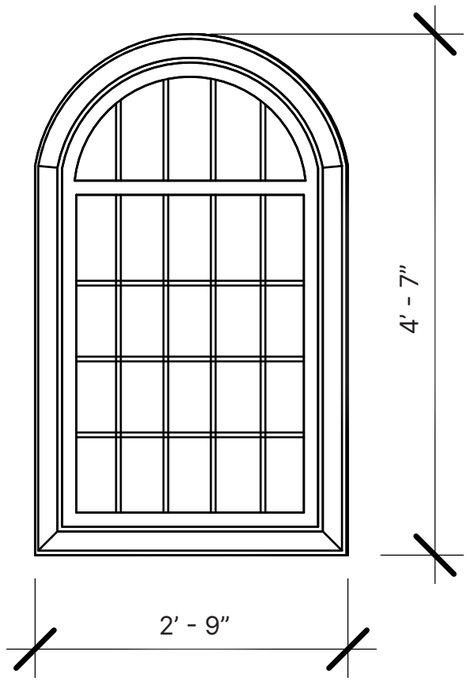


W-C2

Window Type W-D

GENERAL INFORMATION

- Quantity: 3
- Operable
- Visibility from street: Yes
- Date: 1931 (Original)
- Condition: Poor



CONSTRUCTION & STYLE

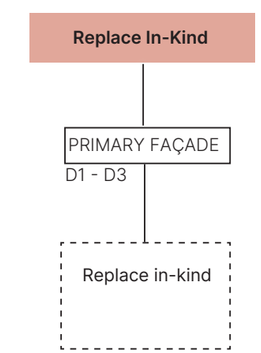
- Divided lite round headed casement windows
- Single pane
- Steel frame with lead caming

VISUAL INSPECTION & CURRENT CONDITION

- Major deterioration on interior
- No longer operable
- Rusting along window sills
- Frames detaching on exterior

CONCLUSION

Major damage appears to be typical, windows are broken and susceptible to the elements.

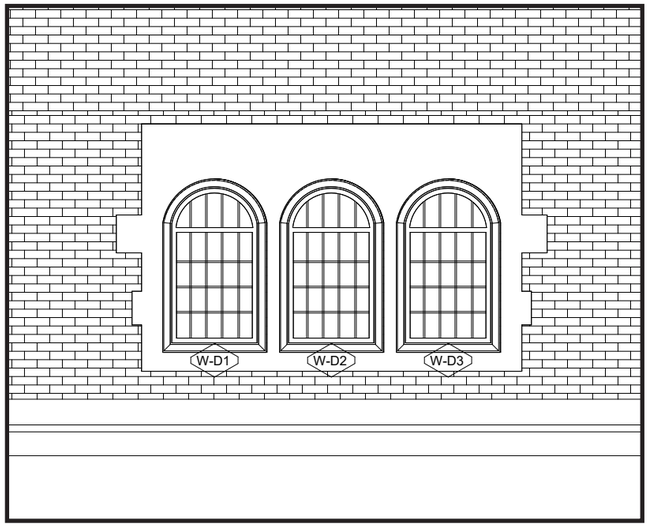


PROPOSAL

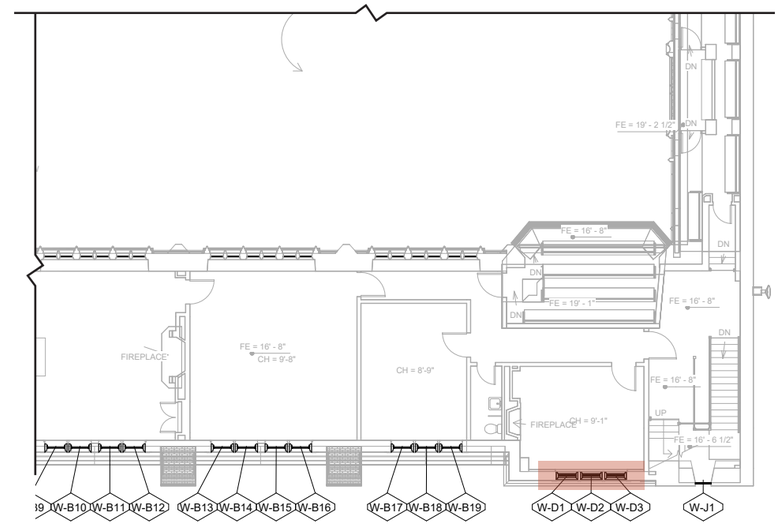
Windows on the east primary façade shall be removed and replaced in-kind with steel, operable windows meeting all light and air standards based on proposed design and retaining the historic context of the neighborhood.

Window Type W-D

EAST ELEVATION (PRIMARY FAÇADE)

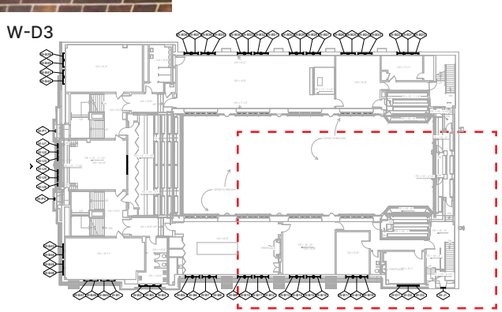


SECOND FLOOR PLAN (PRIMARY FAÇADE)



W-D3 W-D2 W-D1

W-D1 W-D2 W-D3



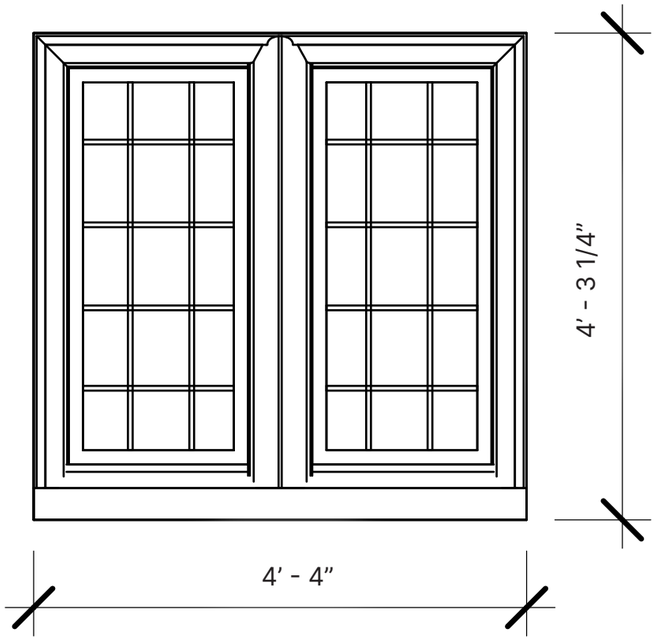
Window Type W-E

GENERAL INFORMATION

- Quantity: 3
- Operable
- Visibility from street: Yes
- Date: 1931 (Original)
- Condition: Poor

CONSTRUCTION & STYLE

- Divided lite single pane casement
- Steel frame with lead caming

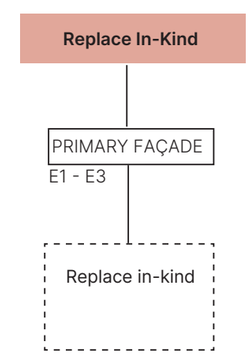


VISUAL INSPECTION & CURRENT CONDITION

- Major deterioration on interior
- No longer operable
- Rusting along window sills
- Frames are detaching on exterior
- Broken panes

CONCLUSION

Major damage appears to be typical, windows are broken and susceptible to the elements.

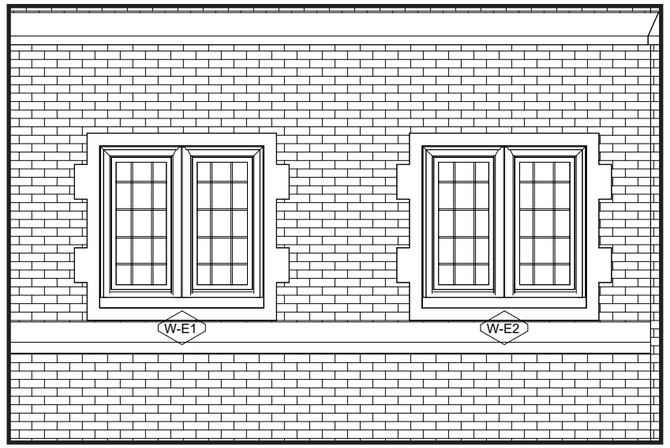


PROPOSAL

Windows shall be removed and replaced based on proposed design. Windows on the south and east façades shall be replaced in-kind with steel, operable windows meeting all light and air standards, retaining the historic context of the neighborhood.

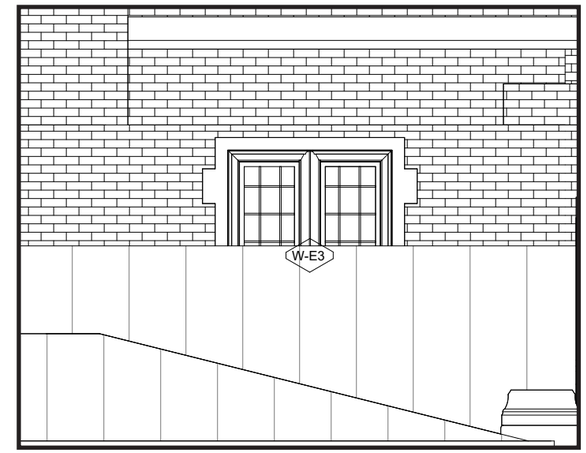
Window Type W-E

EAST ELEVATION (PRIMARY FAÇADE)



W-E1 W-E2

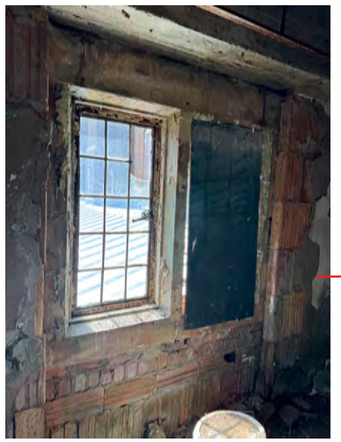
SOUTH ELEVATION (PRIMARY FAÇADE)



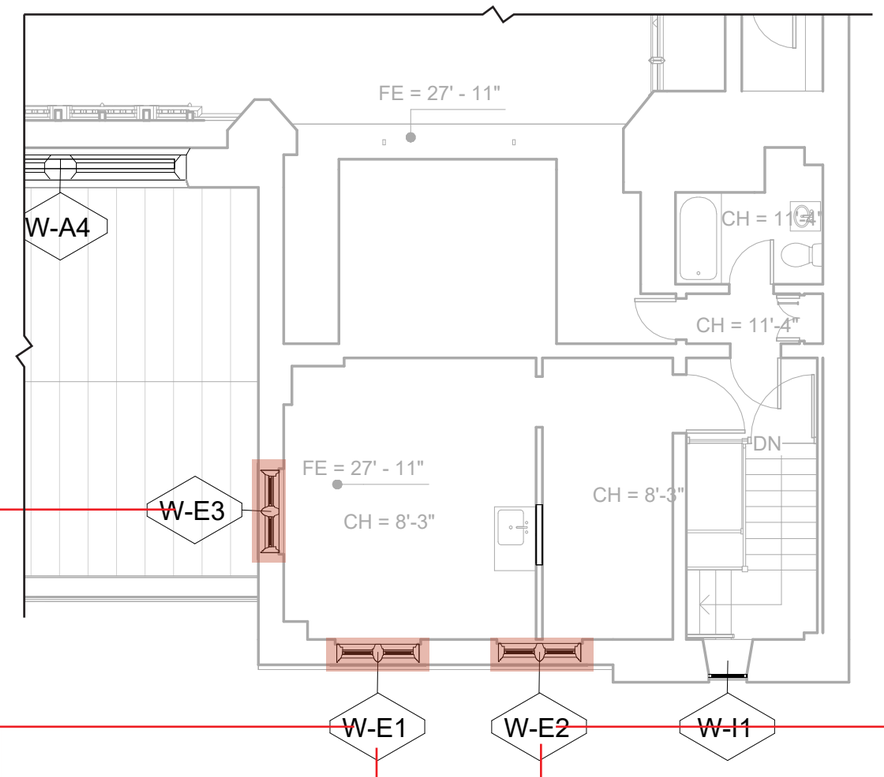
W-E3

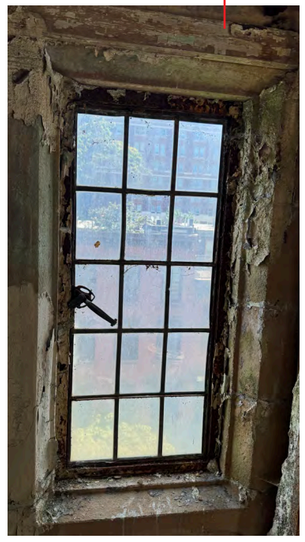
Window Type W-E

ENLARGED THIRD FLOOR PLAN



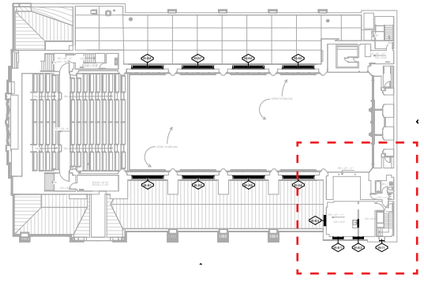
W-E3





W-E1

W-E2



Window Type W-H

GENERAL INFORMATION

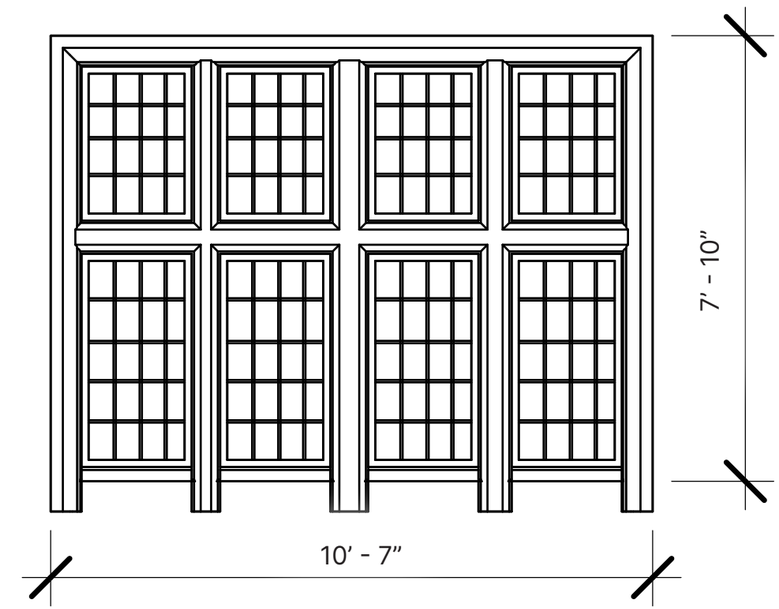
- Quantity: 1
- Operable
- Visibility from street: Yes
- Date: 1931 (Original)
- Condition: Poor

CONSTRUCTION & STYLE

- Divided lite cross windows with transom
- Single pane
- Steel frame with lead caming

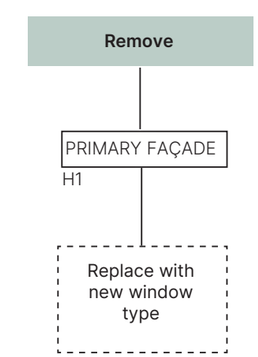
VISUAL INSPECTION & CURRENT CONDITION

- Major deterioration on interior
- No longer operable
- Rusting along window sills
- Frames are detaching on exterior
- Broken and warping panes



CONCLUSION

Major damage appears to be typical, windows are broken and susceptible to the elements.

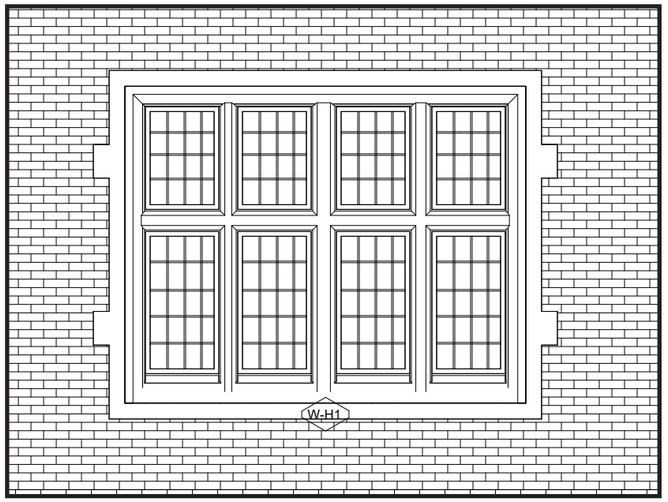


PROPOSAL

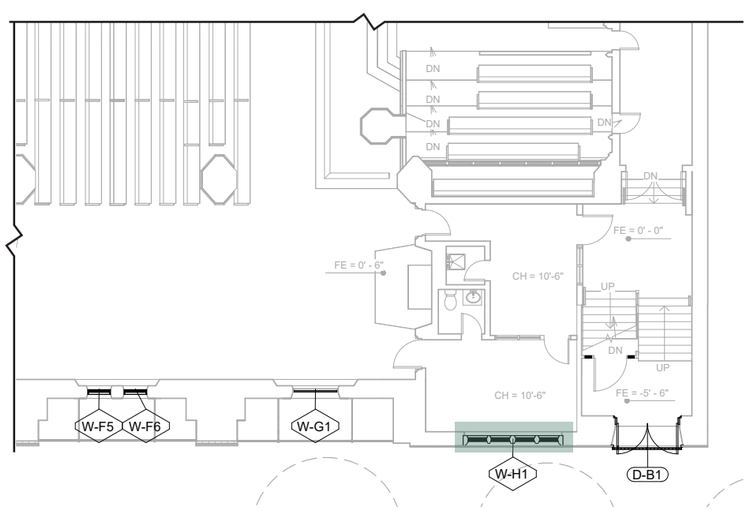
Windows shall be removed and replaced based on proposed design. This window shall be replaced with a new, modified, steel storefront to accomodate the new entrance into the proposed residential development.

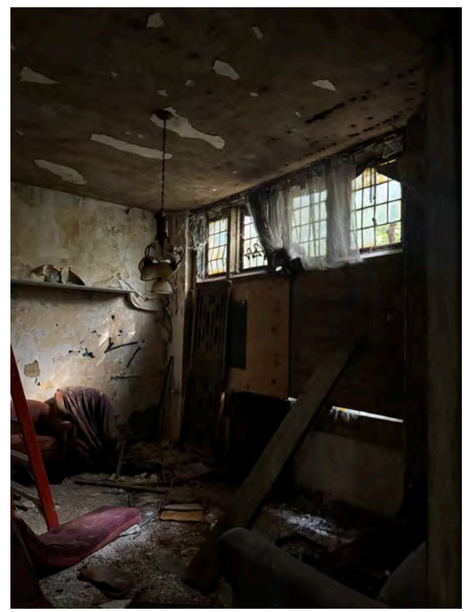
Window Type W-H

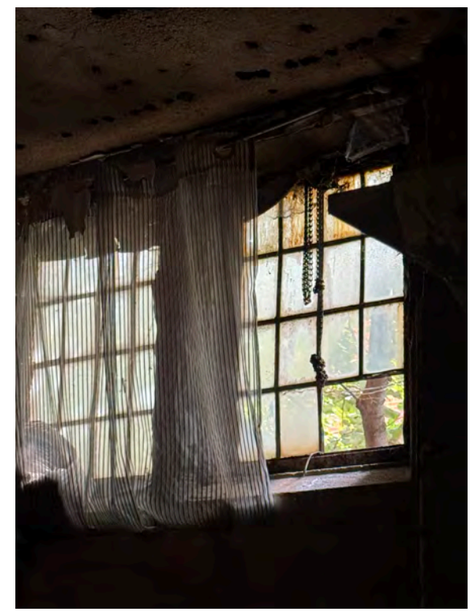
EAST ELEVATION (PRIMARY FAÇADE)

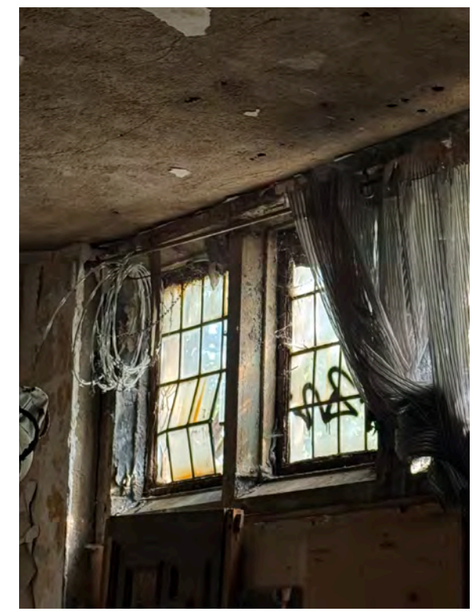


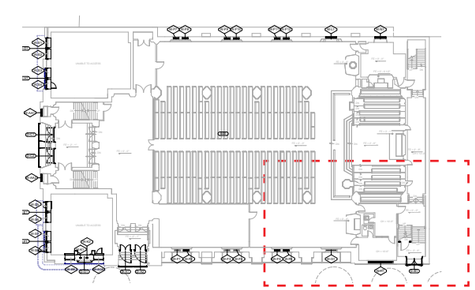
ENLARGED FIRST FLOOR PLAN











Window Type W-I

GENERAL INFORMATION

- Quantity: 1
- Operable
- Visibility from street: Yes
- Date: 1931 (Original)
- Condition: Poor

CONSTRUCTION & STYLE

- Divided lite single pane awning window
- Steel frame with lead caming

VISUAL INSPECTION & CURRENT CONDITION

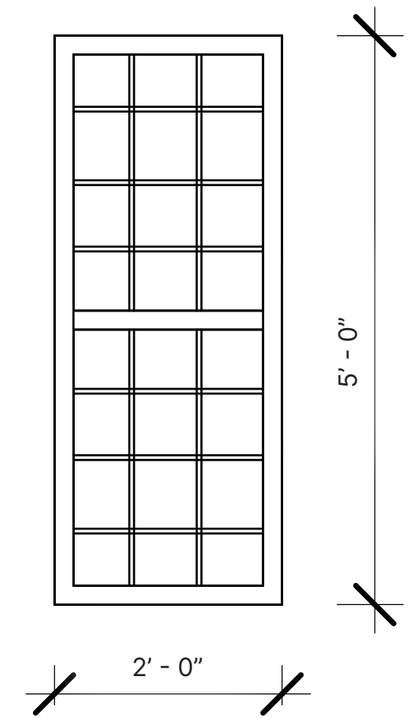
- Major deterioration on interior
- No longer operable
- Rusting along window sills
- Frames are detaching on exterior
- Broken and warping panes

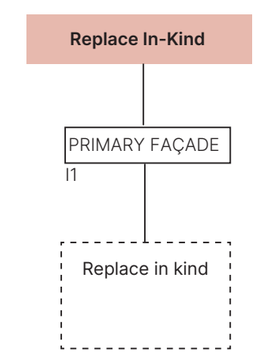
CONCLUSION

Major damage appears to be typical, windows are broken and susceptible to the elements.

PROPOSAL

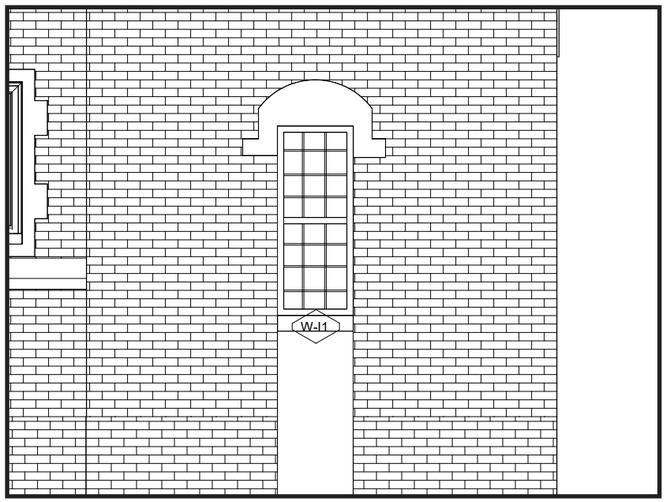
Windows shall be removed and replaced based on proposed design. Windows on the east façade shall be replaced in-kind with steel, operable windows to retain the historic context of the neighborhood.



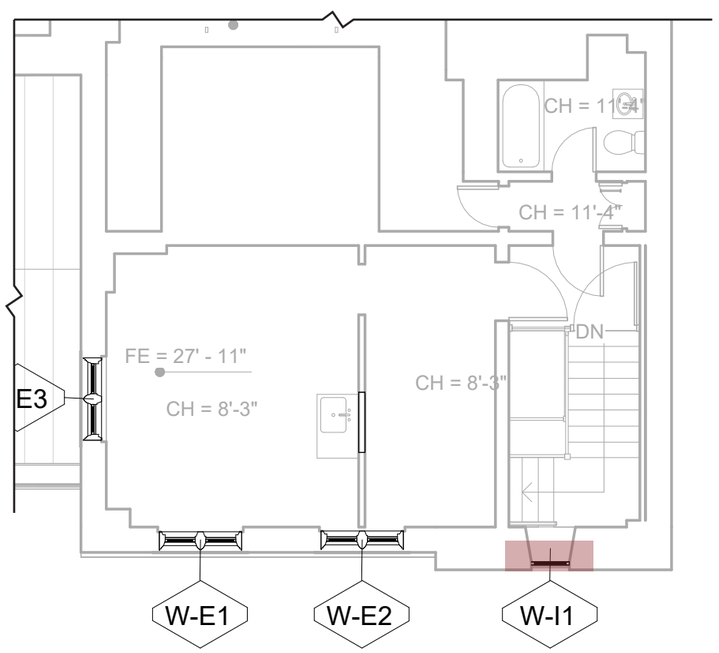


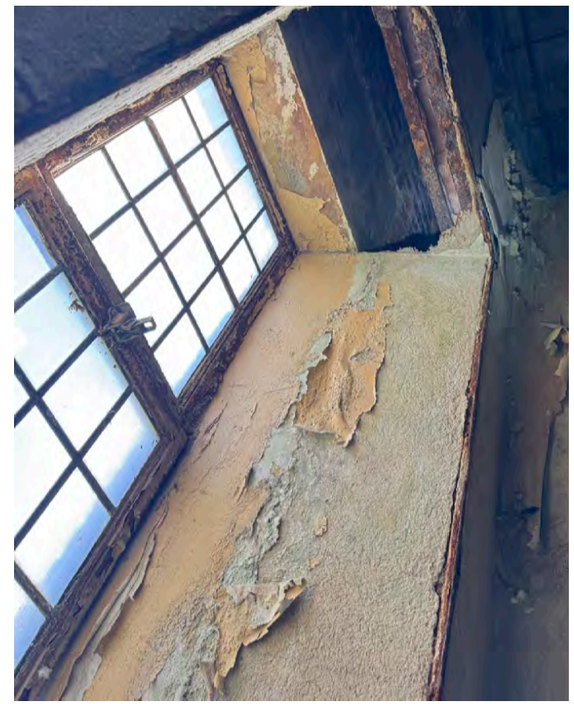
Window Type W-I

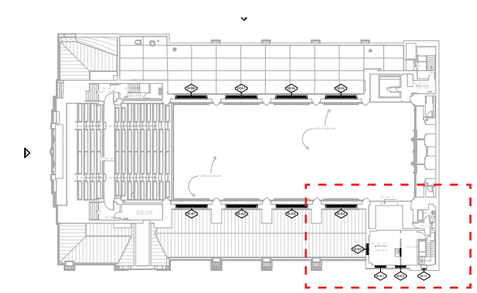
EAST ELEVATION (PRIMARY FAÇADE)



ENLARGED THIRD FLOOR PLAN







Window Type W-J

GENERAL INFORMATION

- Quantity: 1
- Operable
- Visibility from street: Yes
- Date: 1931 (Original)
- Condition: Poor

CONSTRUCTION & STYLE

- Divided lite single pane awning window
- Steel frame with lead caming

VISUAL INSPECTION & CURRENT CONDITION

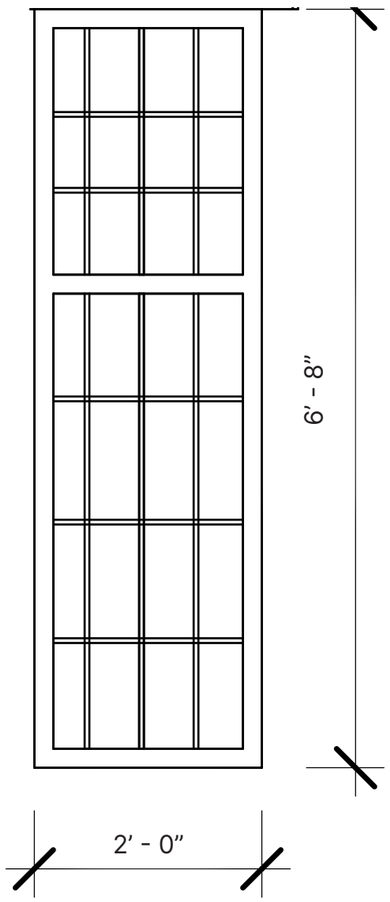
- Major deterioration on interior
- No longer operable
- Rusting along window sills
- Frames detaching on exterior
- Broken and warping panes

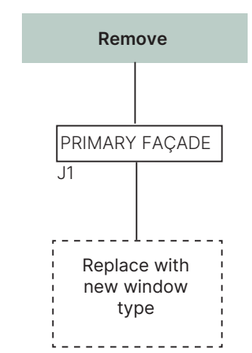
CONCLUSION

Major damage appears to be typical, windows are broken and susceptible to the elements.

PROPOSAL

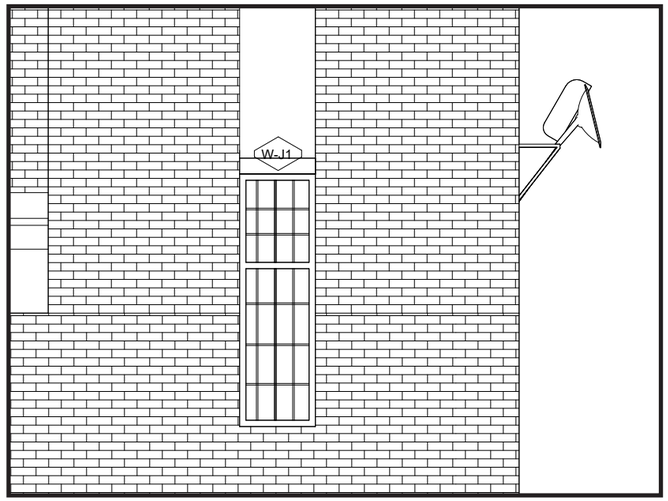
Windows shall be removed and replaced based on proposed design. This window on the east façade shall be replaced with a steel, operable window that is similar to the existing window, but shifted up half of a story to align with windows on the third floor and the revised floor plate.



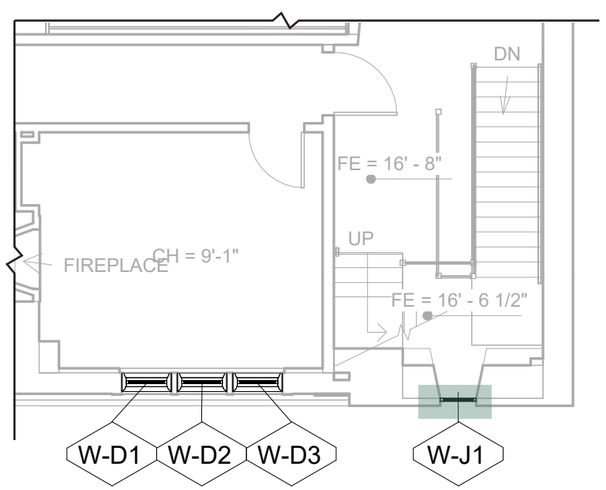


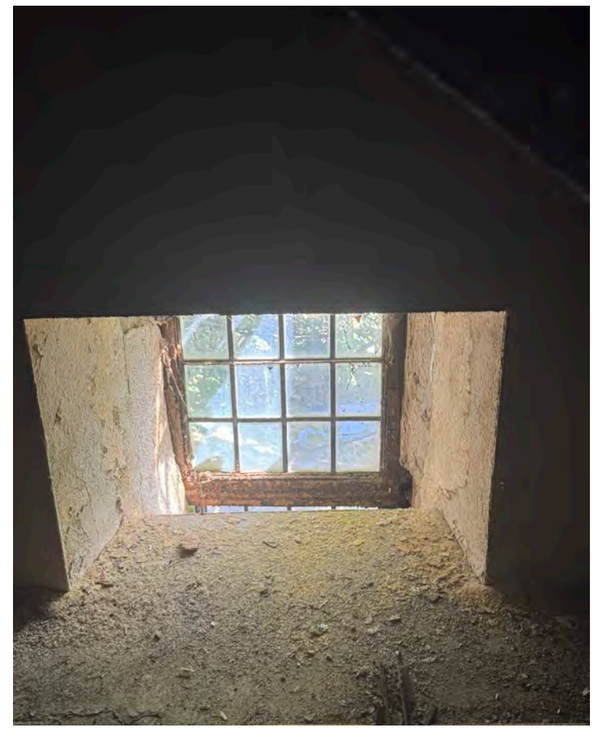
Window Type W-J

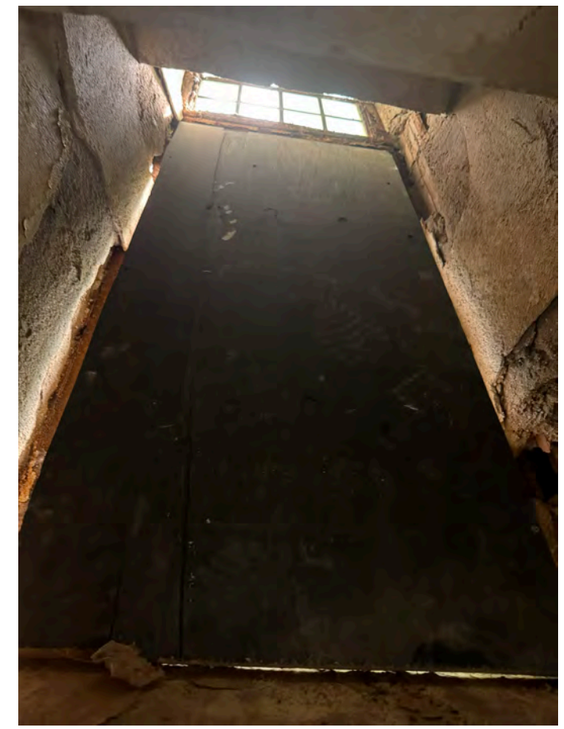
EAST ELEVATION (PRIMARY FAÇADE)

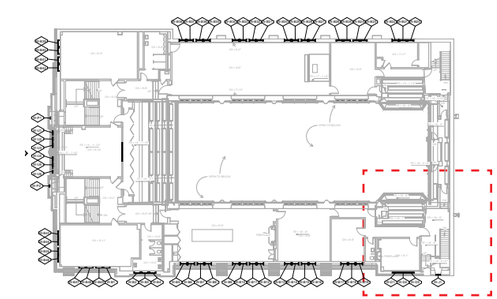


ENLARGED SECOND FLOOR PLAN









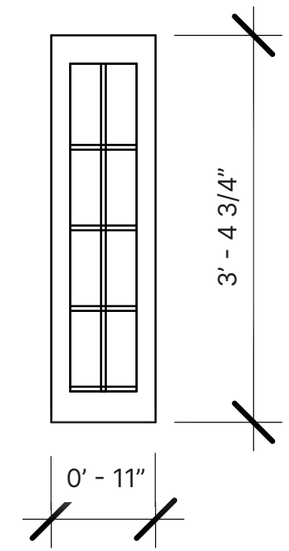
Window Type W-K

GENERAL INFORMATION

- Quantity: 2
- Fixed
- Visibility from street: Yes
- Date: 1931 (Original)
- Condition: Poor

CONSTRUCTION & STYLE

- Divided lite single pane fixed window
- Steel frame with lead caming

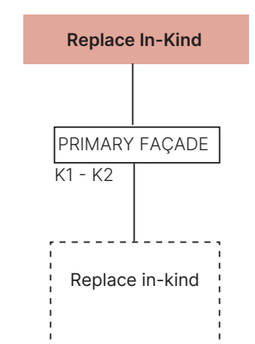


VISUAL INSPECTION & CURRENT CONDITION

- Broken and warped panes
- One window entirely missing
- Rusted window sills
- Operability impaired

CONCLUSION

Major damage appears to be typical, windows are broken and susceptible to the elements.

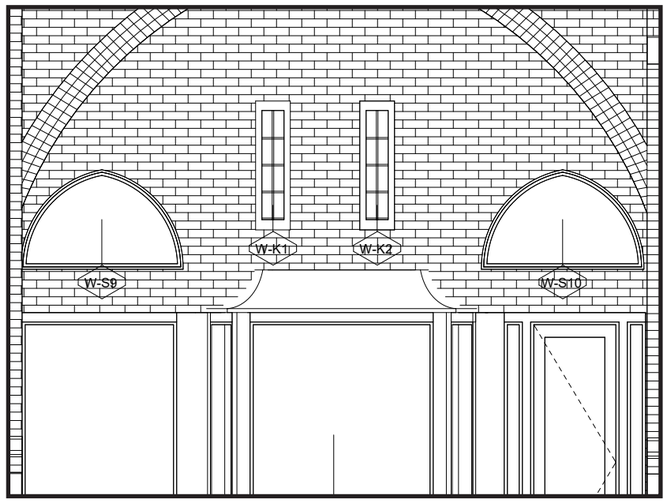


PROPOSAL

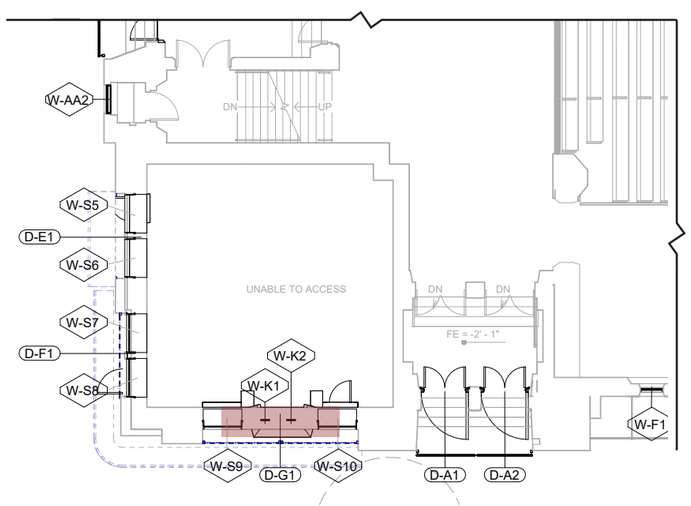
Windows shall be removed and replaced based on proposed design. Windows on the east façade shall be replaced in-kind with steel, fixed windows to retain the historic context of the neighborhood.

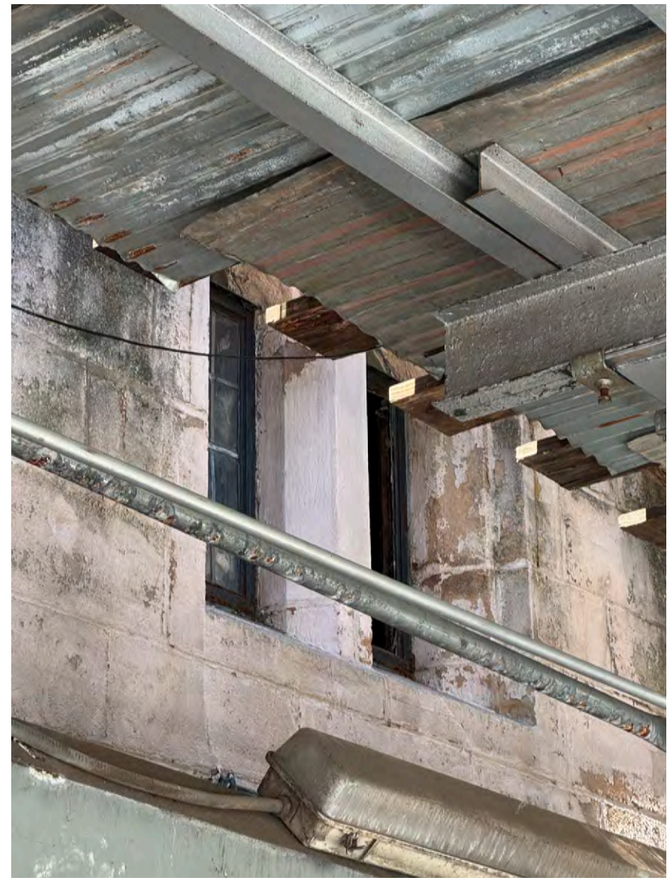
Window Type W-K

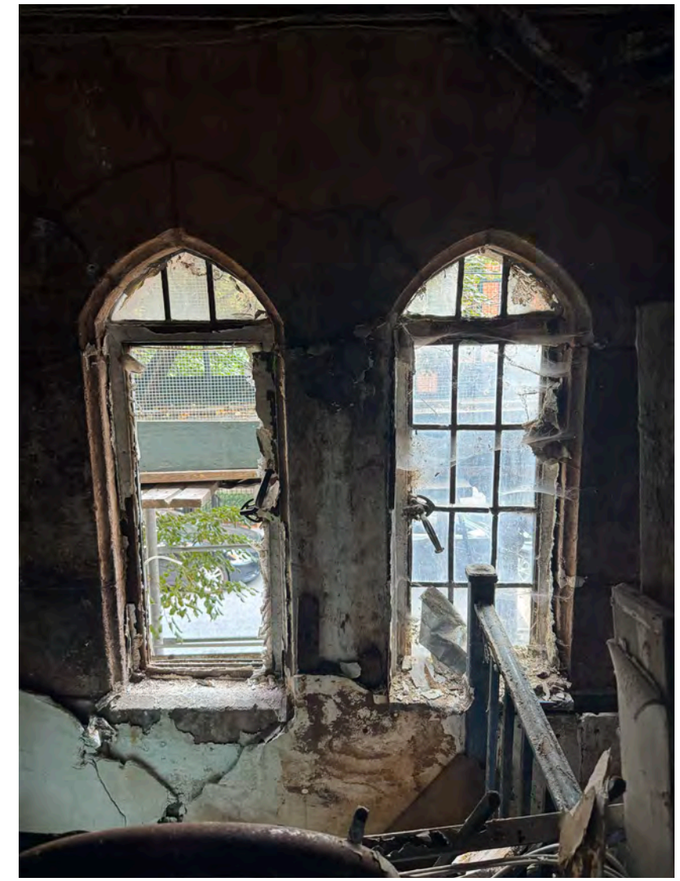
EAST ELEVATION (PRIMARY FAÇADE)



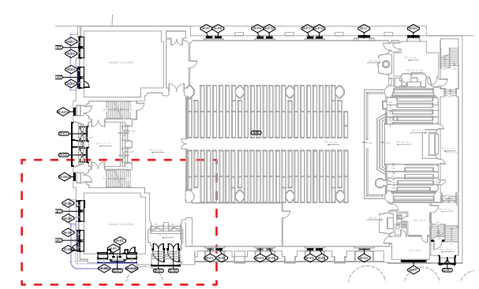
ENLARGED FIRST FLOOR PLAN







W-K2 W-K1



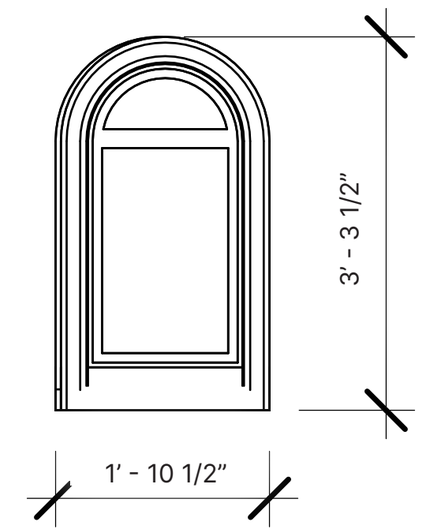
Window Type W-M

GENERAL INFORMATION

- Quantity: 4
- Operable
- Visibility from street: Yes
- Date: 1931 (Original)
- Condition: Poor

CONSTRUCTION & STYLE

- Divided lite round-headed awning windows
- Single pane
- Steel frame with lead caming

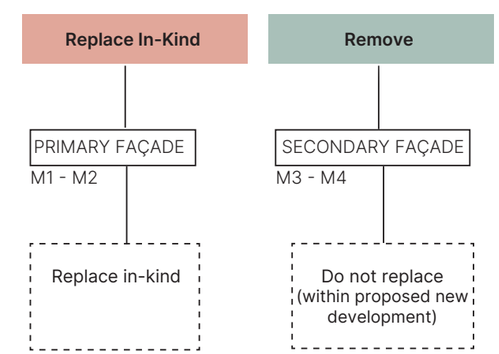


VISUAL INSPECTION & CURRENT CONDITION

- Major deterioration on interior
- No longer operable
- Rusting along window sills
- Frames detaching on exterior
- Broken and bowing panes

CONCLUSION

Major damage appears to be typical, windows are broken and susceptible to the elements.

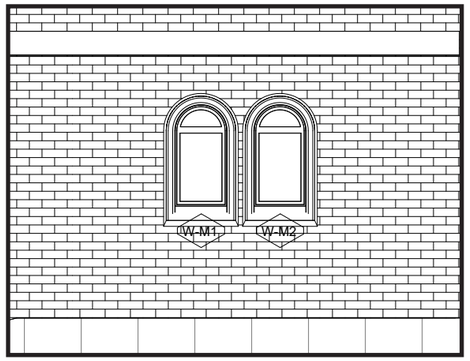


PROPOSAL

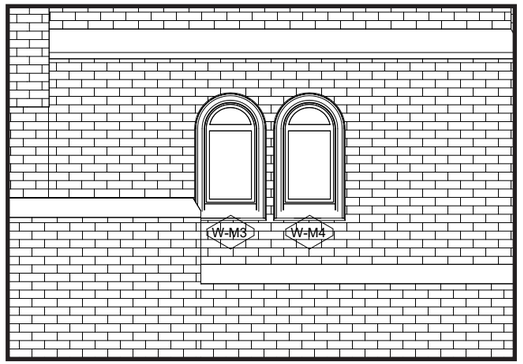
Windows shall be removed and replaced based on proposed design. Windows on the east primary façade shall be replaced in-kind with steel, operable windows to retain the historic context of the neighborhood. Windows on the west secondary façade shall not be replaced because of the proposal to demolish this area of the building to accomodate new development.

Window Type W-M

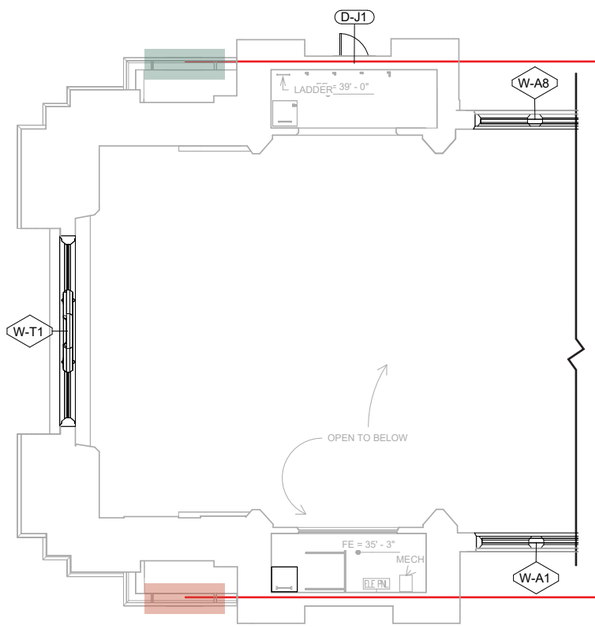
EAST ELEVATION (PRIMARY FAÇADE)



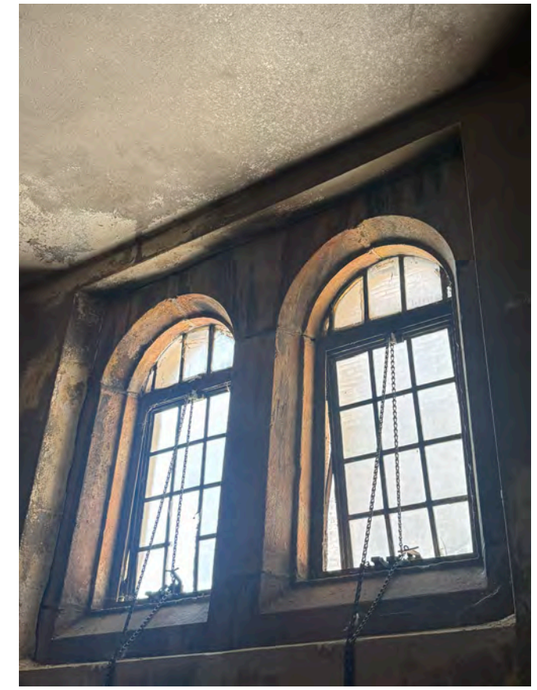
WEST ELEVATION (SECONDARY FAÇADE)



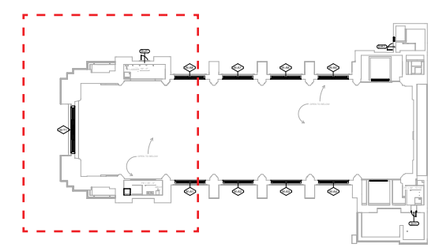
FOURTH FLOOR PLAN



W-M3 W-M4



W-M1 W-M2



Window Type W-P

GENERAL INFORMATION

- Quantity: 2
- Fixed
- Visibility from street: Yes
- Date: 1931 (Original)
- Condition: Poor

CONSTRUCTION & STYLE

- Divided lite lancet Window
- Single pane
- Steel frame with lead caming

VISUAL INSPECTION & CURRENT CONDITION

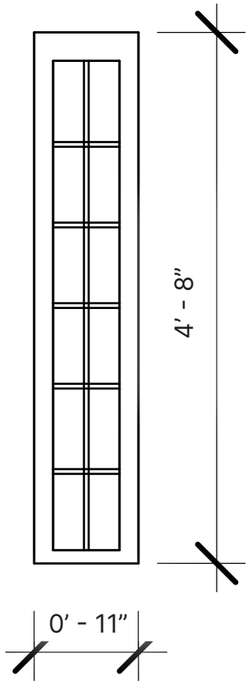
- Major deterioration on interior
- Rusting along window sills
- Frames detaching on exterior
- Boarded up on interior to prevent additional water damage
- Broken and warping panes

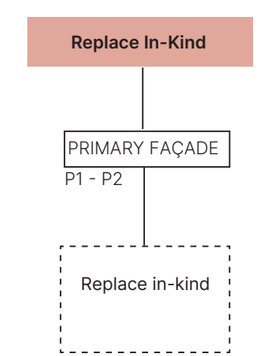
CONCLUSION

Major damage appears to be typical, windows are broken and susceptible to the elements.

PROPOSAL

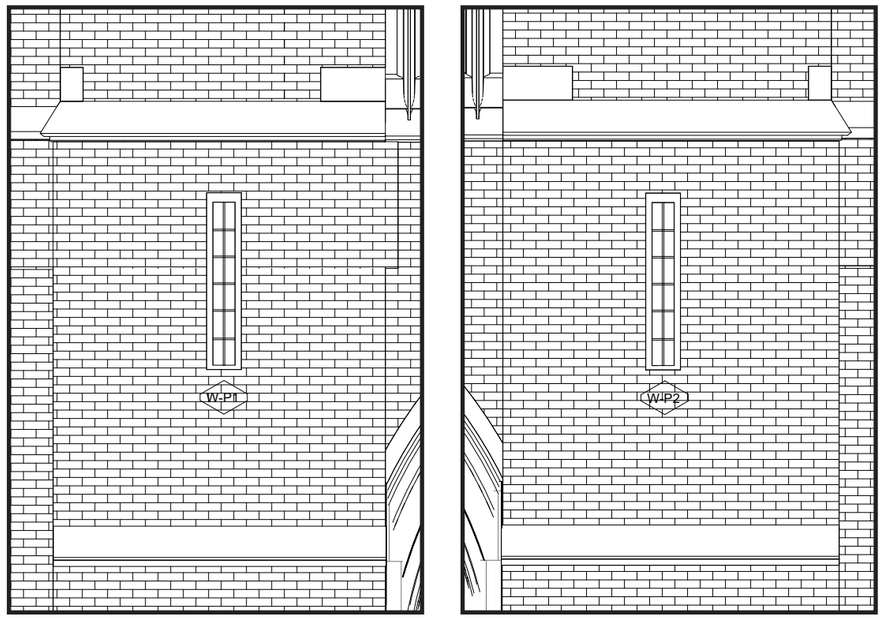
Windows shall be removed and replaced based on proposed design. Windows on the south façade shall be replaced in-kind with steel, fixed windows to retain the historic context of the neighborhood.



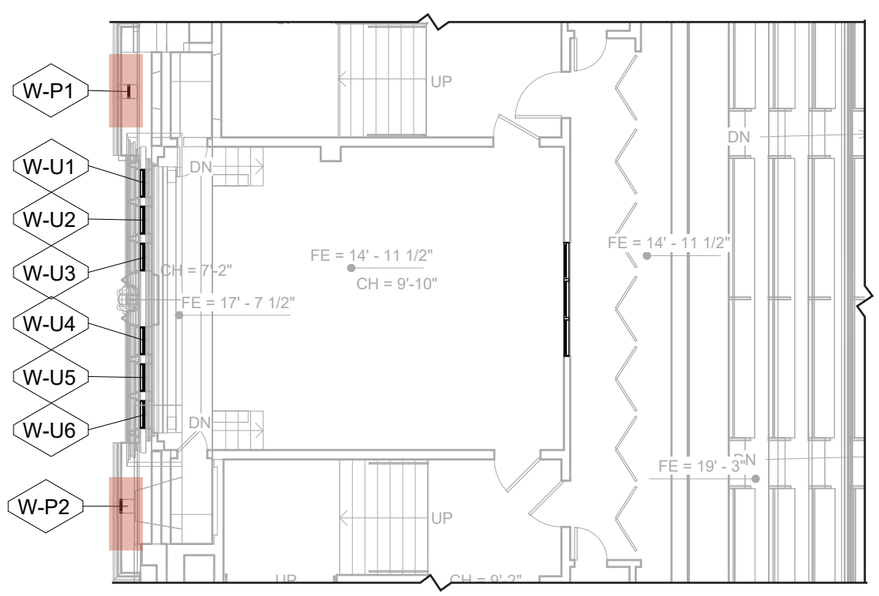


Window Type W-P

SOUTH ELEVATION (PRIMARY FAÇADE)

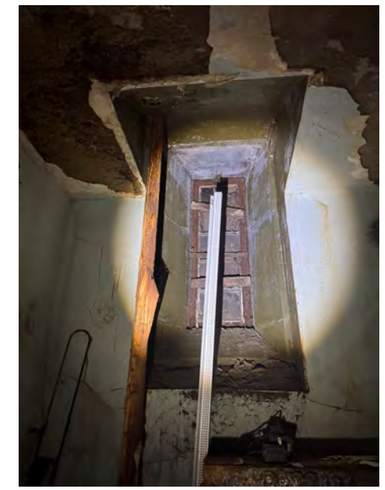


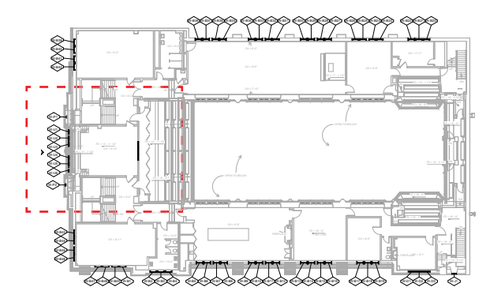
ENLARGED SECOND FLOOR PLAN



W-P2

W-P1





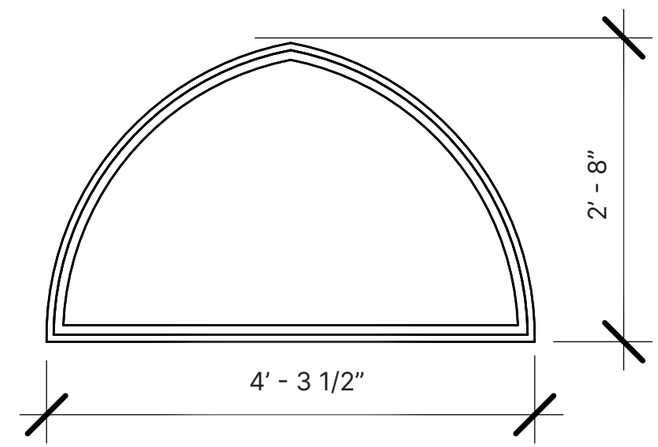
Window Type W-S

GENERAL INFORMATION

- Quantity: 10
- Operable
- Visibility from street: Yes
- Date: 1931 (Original)
- Condition: Poor/Fair

CONSTRUCTION & STYLE

- Divided lite storefront pointed windows
- Single pane
- Steel frame with lead caming

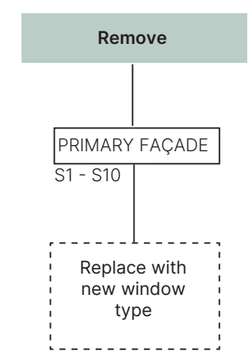


VISUAL INSPECTION & CURRENT CONDITION

- Panels removed to install air conditioning units
- Rusting along window sills
- Warping and broken panes

CONCLUSION

Major damage appears to be typical, windows are blocked by mechanical equipment, and are no longer functioning as originally intended.

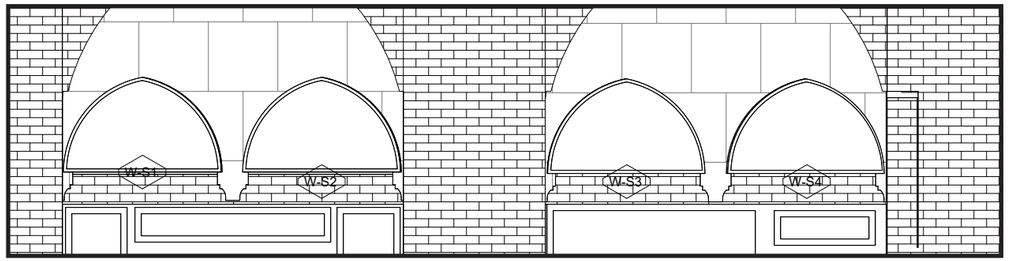


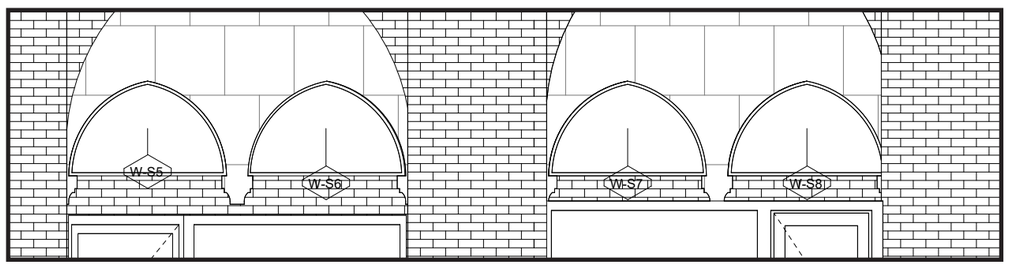
PROPOSAL

Windows shall be removed and replaced based on proposed design. Window openings shall accomodate new decorative aluminum ventilation screens for the storefronts similar to what was replaced in certain locations of the building.

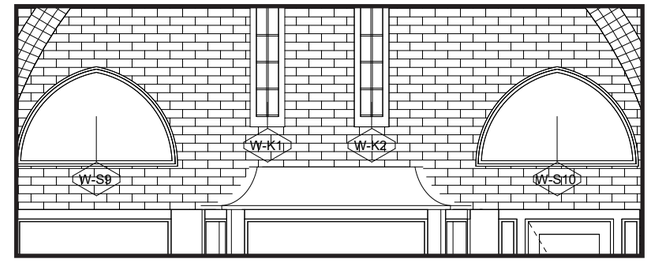
Window Type W-S

SOUTH ELEVATION (PRIMARY FAÇADE)

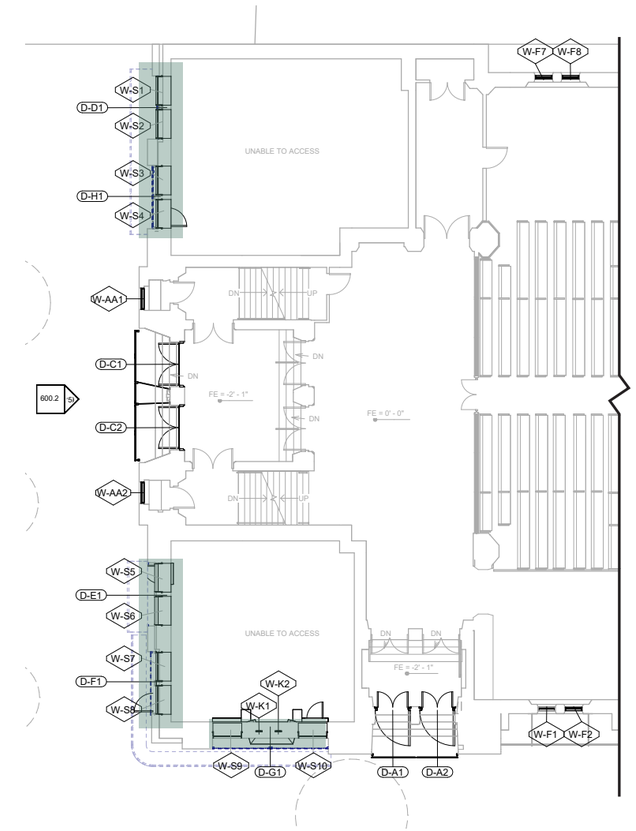




EAST ELEVATION (PRIMARY FAÇADE)

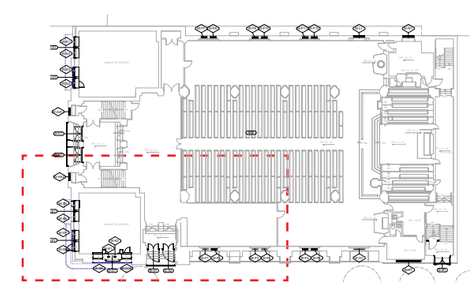


FIRST FLOOR PLAN



W-S5 W-S6

**Additional windows covered by scaffolding



Window Type W-U

GENERAL INFORMATION

- Quantity: 6
- Operable
- Visibility from street: Yes
- Date: 1931 (Original)
- Condition: Poor

CONSTRUCTION & STYLE

- Divided lite single pane casement window
- Steel frame with lead caming
- Cast-stone detailing above

VISUAL INSPECTION & CURRENT CONDITION

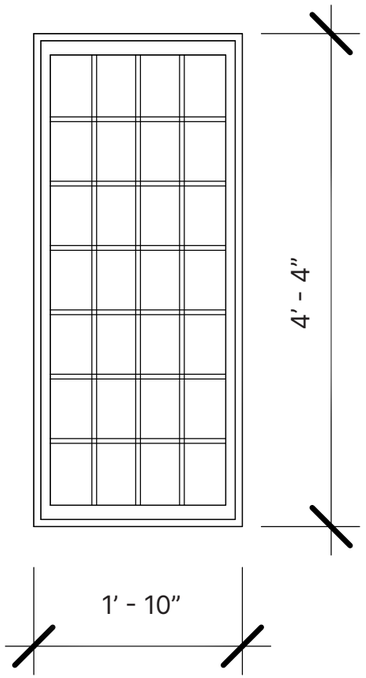
- Broken and bowing panes
- Rusting along window sill
- No longer operable

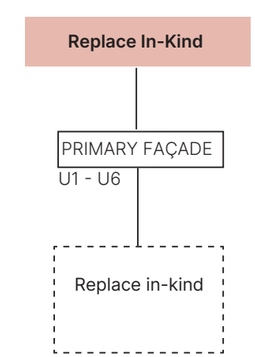
CONCLUSION

Major damage appears to be typical, windows are broken and susceptible to the elements.

PROPOSAL

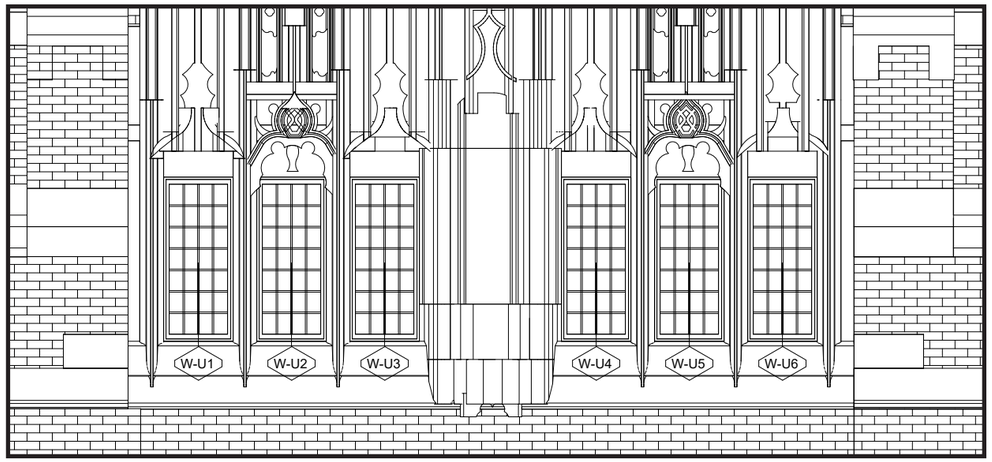
Windows shall be removed and replaced based on new design. Windows on the south façade shall be replaced in-kind with steel, operable windows, meeting all light and air requirements, to retain the historic context of the neighborhood.

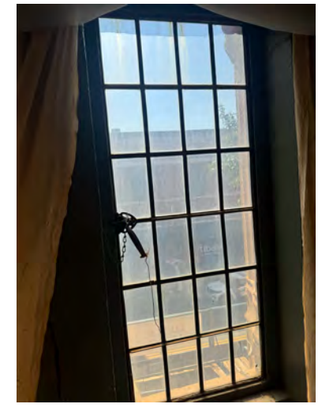




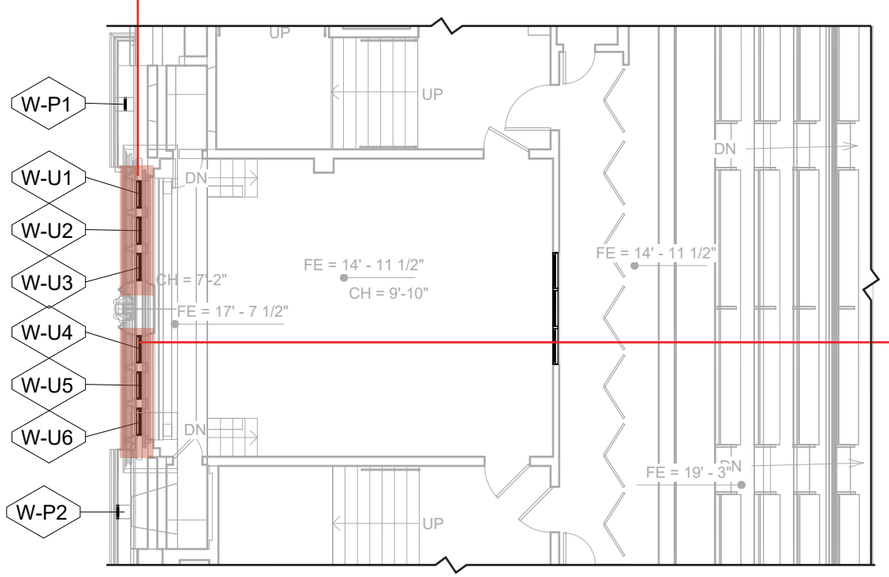
Window Type W-U

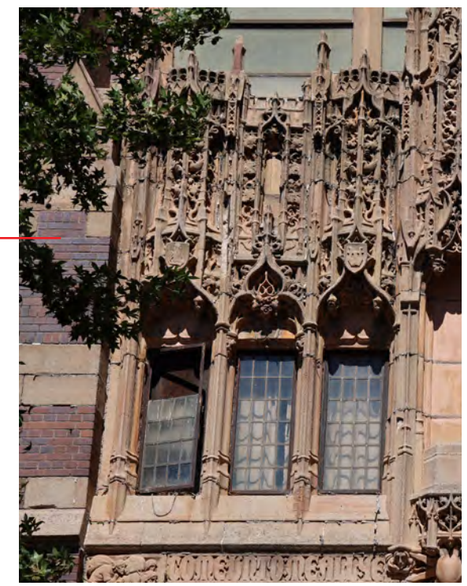
SOUTH ELEVATION (PRIMARY FAÇADE)



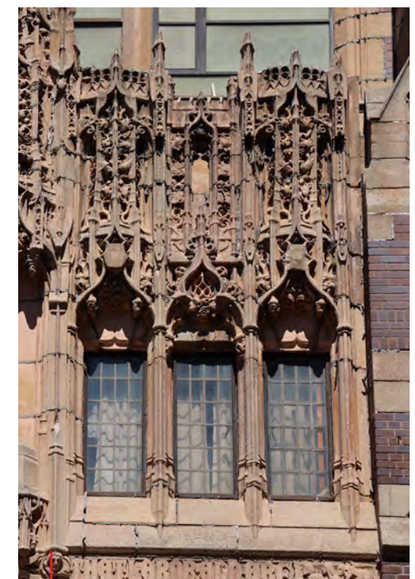


ENLARGED SECOND FLOOR PLAN

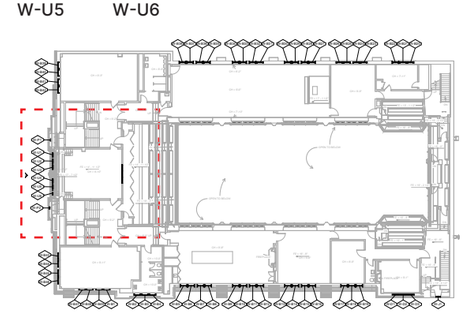




W-U1 W-U2 W-U3



W-U4 W-U5 W-U6



Window Type W-V

GENERAL INFORMATION

- Quantity: 33
- Operable
- Visibility from street: No
- Date: 1931 (Original)
- Condition: Poor

CONSTRUCTION & STYLE

- Divided lite single pane casement windows
- Steel frame with lead caming

VISUAL INSPECTION & CURRENT CONDITION

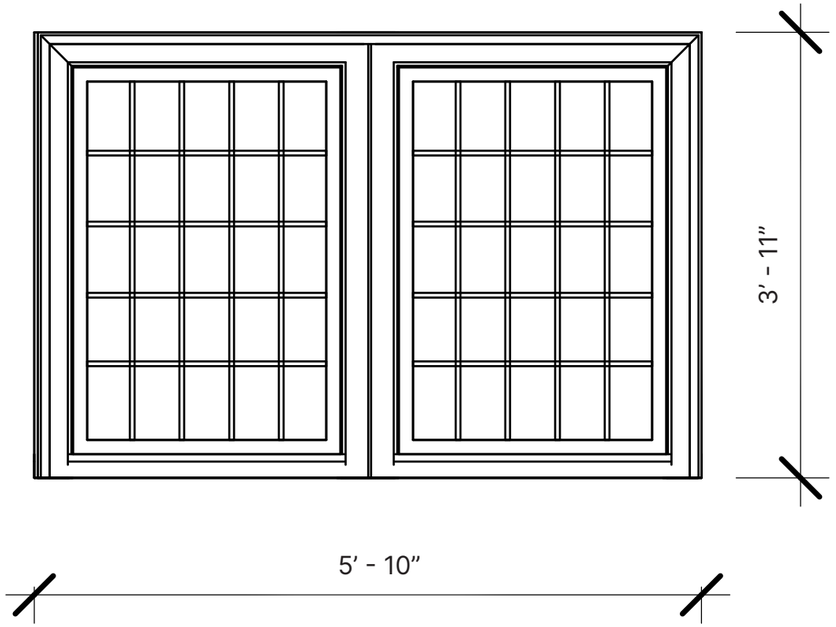
- Standard windows built in lightwells
- Broken and warped panes
- Rusted window sills
- Operability impaired
- Mold growth and water damage observed in select locations at lower levels
- Panes removed for air conditioner installation
- Non-original interior grille added for security

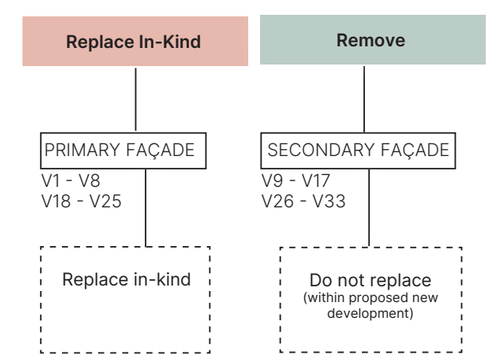
CONCLUSION

Major damage appears to be typical, windows are broken and susceptible to the elements.

PROPOSAL

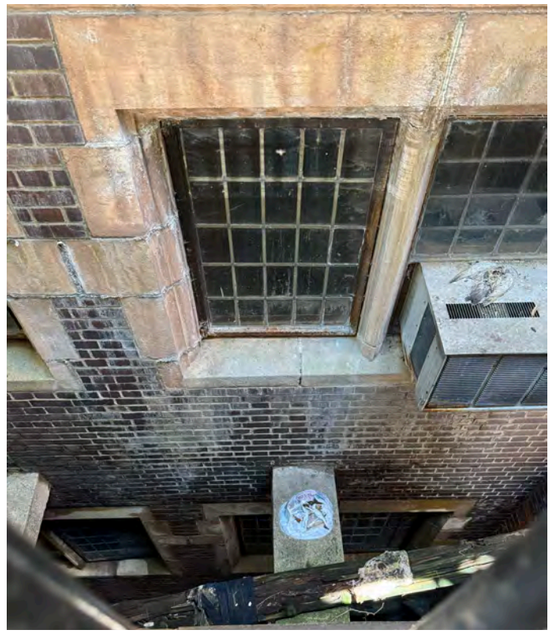
Windows on the south and east primary façades shall be removed and replaced in-kind and meeting all light and air requirements based on proposed design. Thorough repairs shall be made to remove mold and other damage caused by water. Windows on the west secondary façade shall not be replaced because of the proposal to demolish this area of the building to accomodate new development.



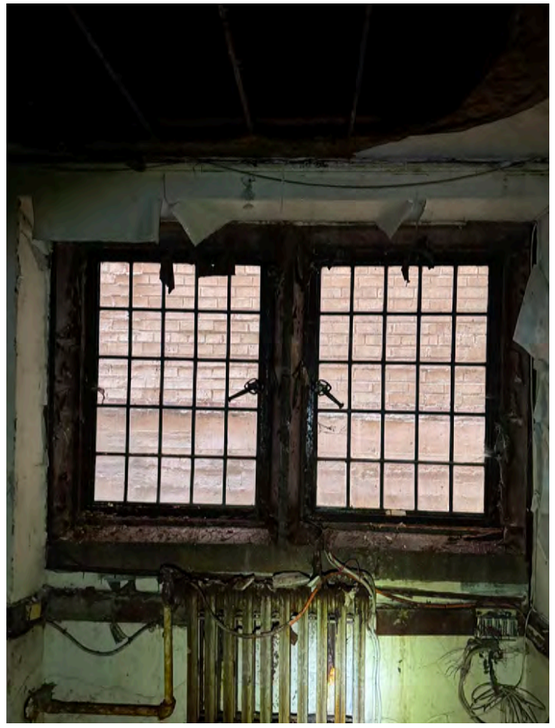


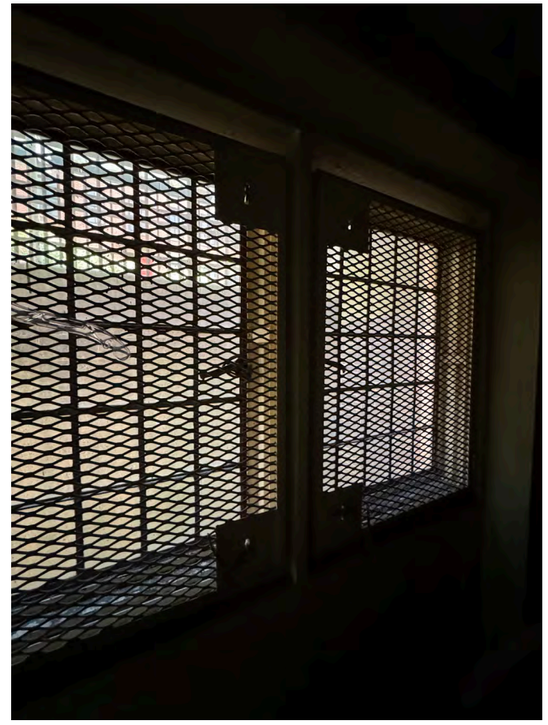
Window Type W-V

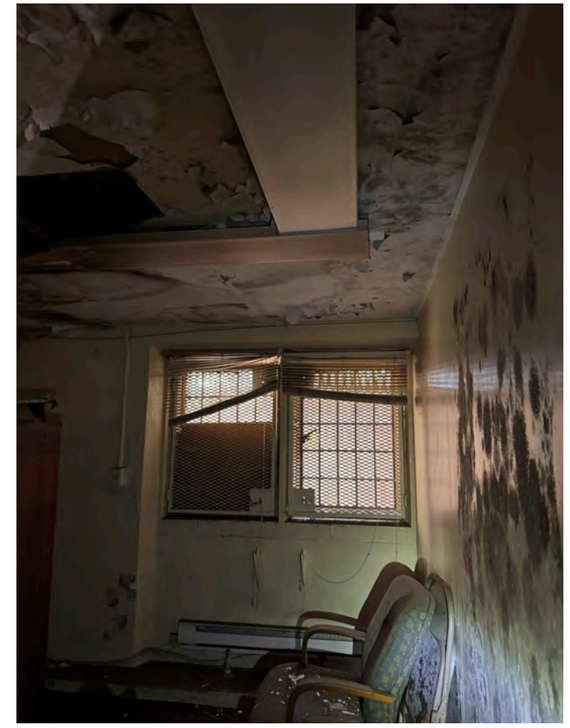
EXTERIOR



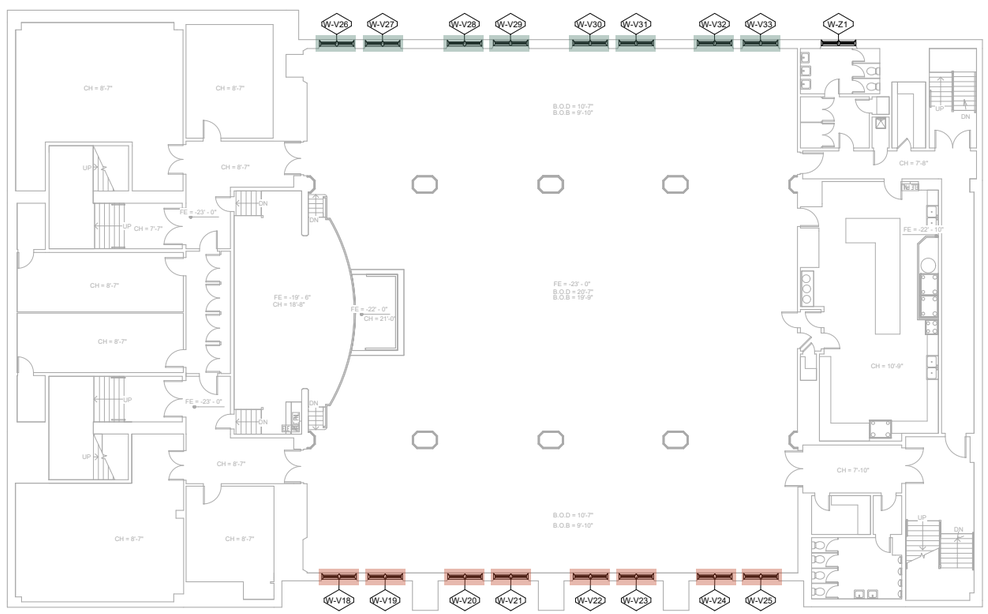
INTERIOR



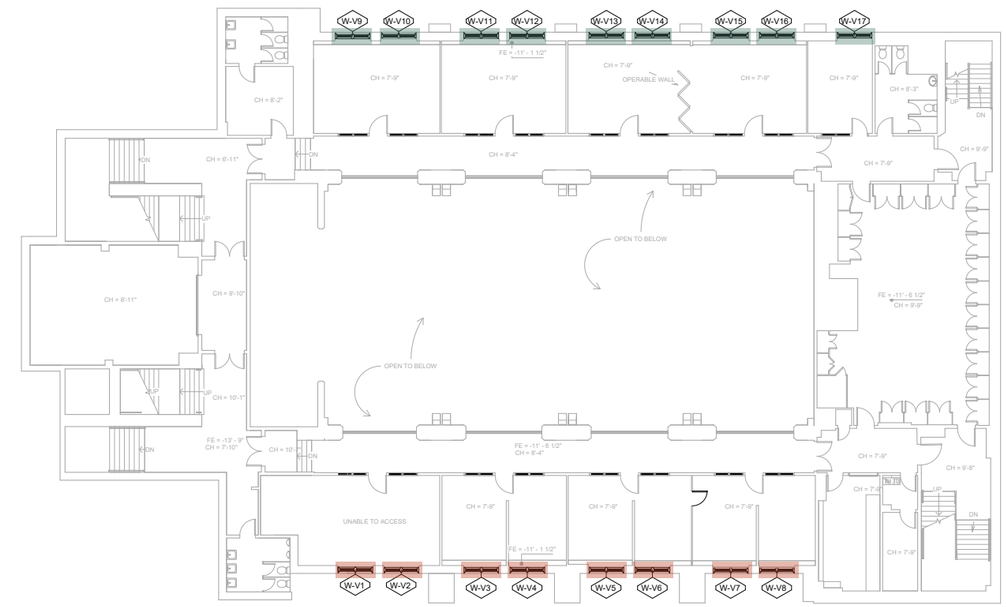




Window Type W-V



LOWER LEVEL TWO PLAN



LOWER LEVEL ONE PLAN

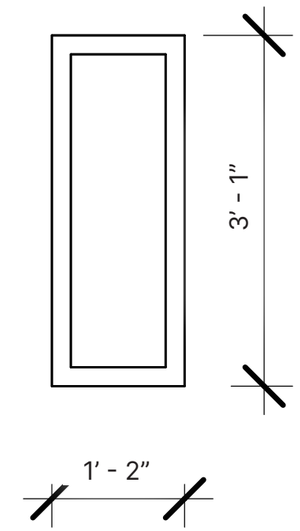
Window Type W-W

GENERAL INFORMATION

- Quantity: 2
- Fixed
- Visibility from street: Yes
- Date: 1931 (Original)
- Condition: Poor

CONSTRUCTION & STYLE

- Single pane fixed windows
- Steel frame and mullions
- Windows are inset into cast-stone opening

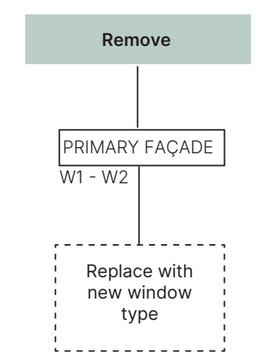


VISUAL INSPECTION & CURRENT CONDITION

- Standard window built in stairwell
- Rusting along window sill
- Boarded up from the interior due to security risk

CONCLUSION

Windows no longer function as originally intended.

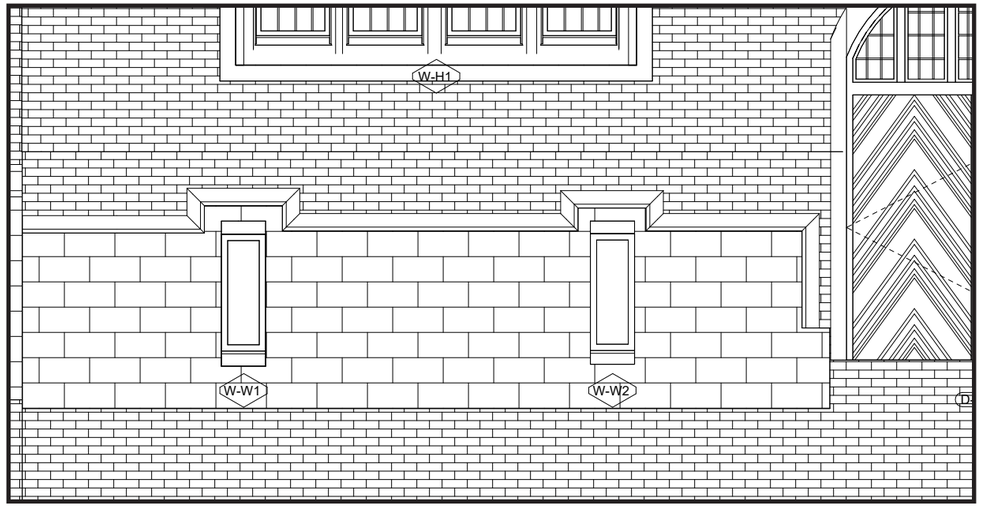


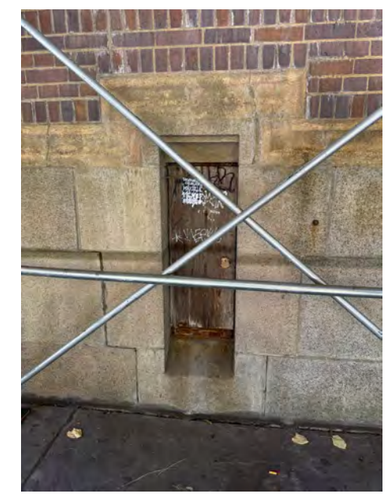
PROPOSAL

Windows shall be removed and replaced based on proposed design. Windows on the east primary facade shall be replaced with a new, modified, steel storefront to accomodate the new entrance into the proposed residential development.

Window Type W-W

EAST ELEVATION (PRIMARY FAÇADE)





Window Type W-Y

GENERAL INFORMATION

- Quantity: 1
- Fixed
- Visibility from street: Yes
- Date: 1931 (Original)
- Condition: Fair

CONSTRUCTION & STYLE

- Divided lite lancet Window
- Single pane
- Steel frame with lead caming

VISUAL INSPECTION & CURRENT CONDITION

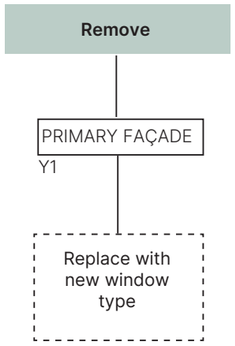
- Rusting along window sills
- Bowing frame on exterior

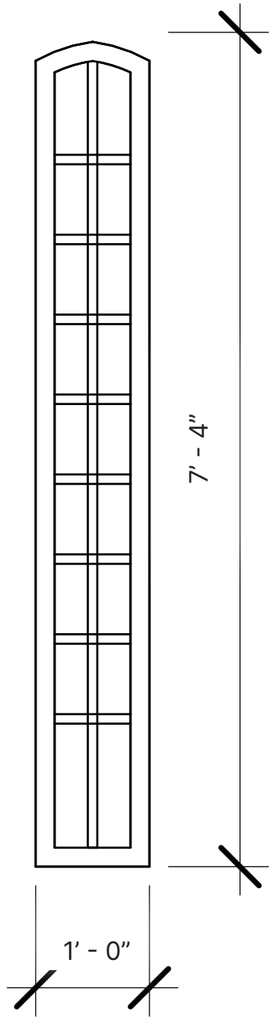
CONCLUSION

Major damage appears to be typical, windows are broken and susceptible to the elements.

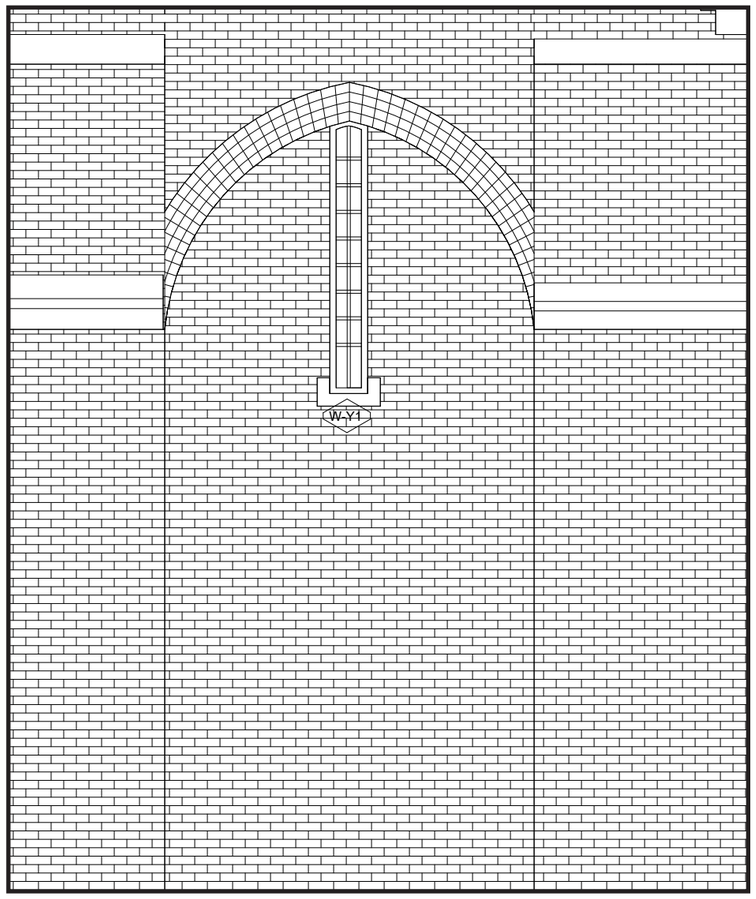
PROPOSAL

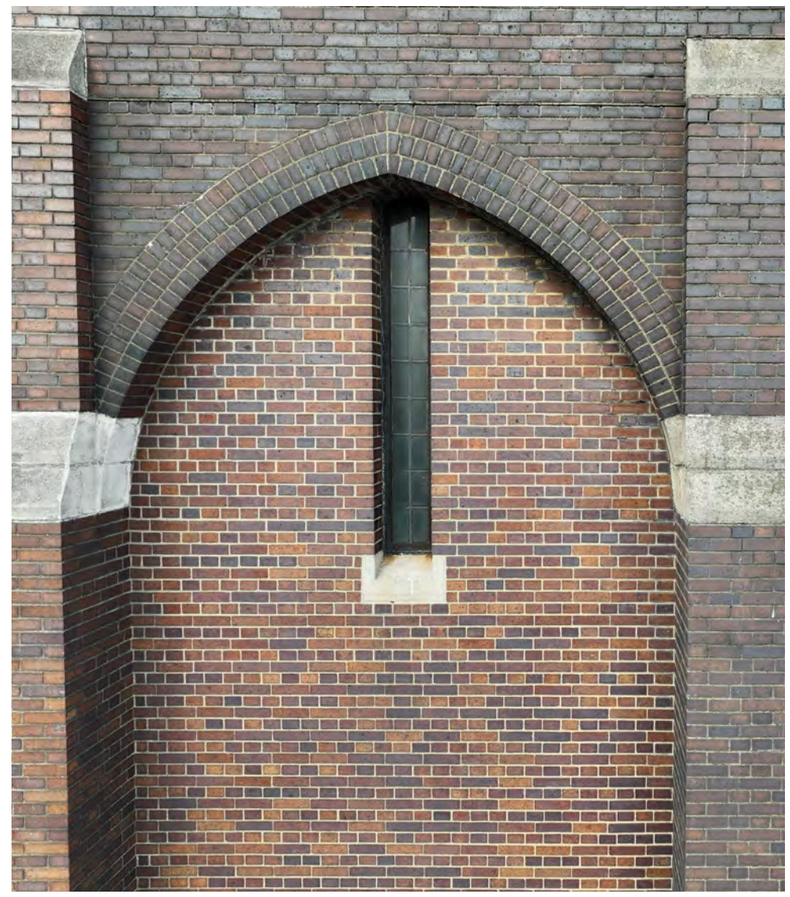
Window shall be removed and replaced based on proposed design. Window on the east façade shall be replaced, meeting all light and air requirements, with a new clear operable steel window with tracery to match the adjacent existing windows retaining the historic context of the neighborhood.



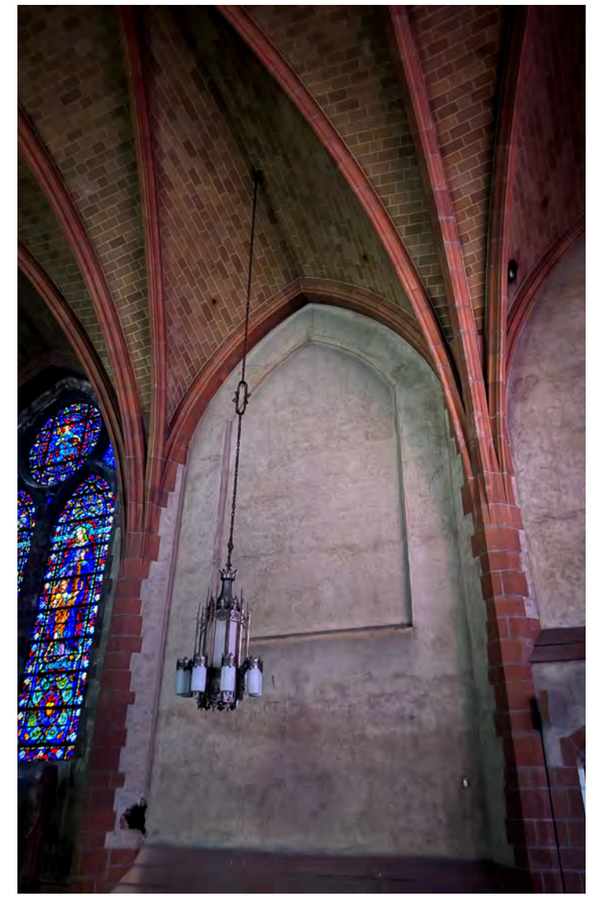


EAST ELEVATION (PRIMARY FAÇADE)





EXTERIOR VIEW



INTERIOR VIEW

Window Type W-Z

GENERAL INFORMATION

- Quantity: 1
- Operable
- Visibility from street: No
- Date: 1931 (Original)
- Condition: Unknown

CONSTRUCTION & STYLE

- Divided lite single pane casement window
- Steel frame with lead caming

VISUAL INSPECTION & CURRENT CONDITION

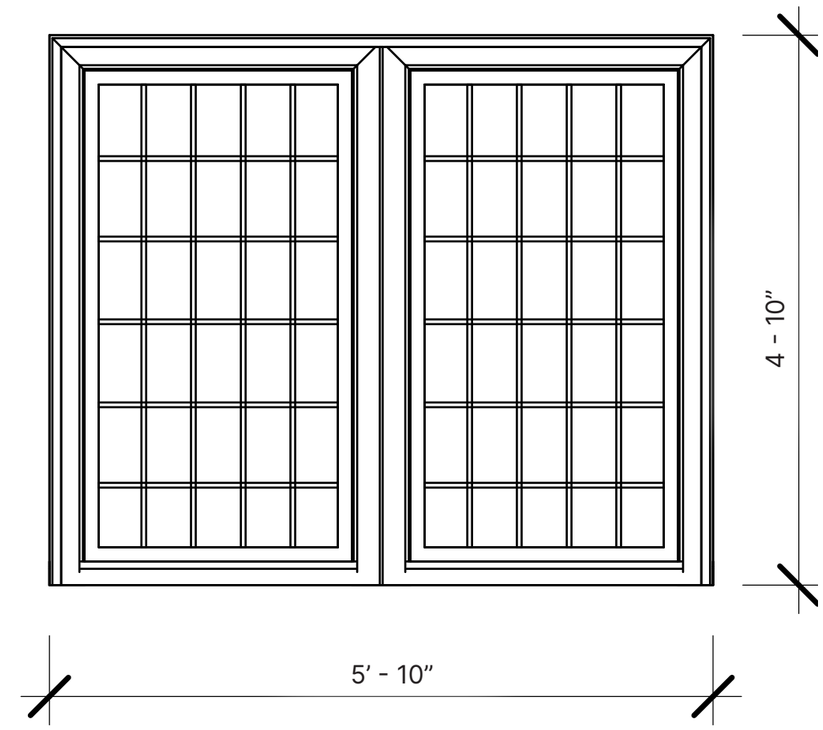
- Window built in lightwells
- Broken and warped panes
- Rusted window sills
- Operability impaired
- Mold growth and water damage observed in select locations at lower levels
- Panes removed for air conditioner installation

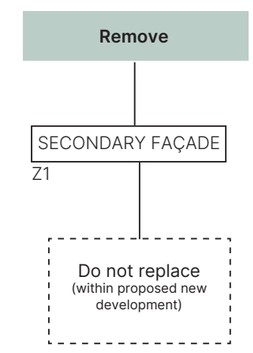
CONCLUSION

Major damage appears to be typical, windows are broken and susceptible to the elements.

PROPOSAL

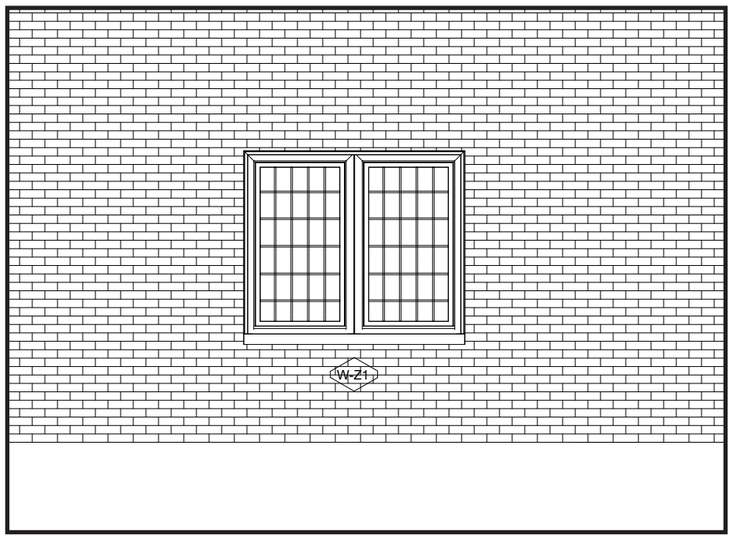
Window shall be removed based on proposed design. Thorough repairs shall be made to remove mold and other damage caused by water in the existing openings. Windows on the west secondary façade shall not be replaced because of the proposal to demolish this area of the building to accomodate new development.





Window Type W-Z

WEST ELEVATION (SECONDARY FAÇADE)



**Innaccessible to photograph interior and exterior

Door Survey:

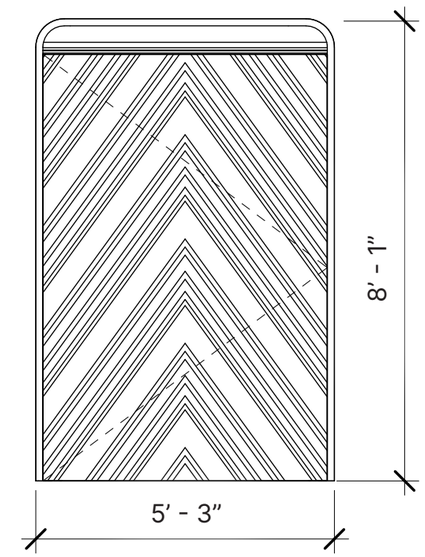
Door Type: D-A

GENERAL INFORMATION

- Quantity: 2
- Visibility from street: Yes
- Date: 1931 (Original)
- Condition: Fair

CONSTRUCTION & STYLE

- Single solid wood door
- Diagonal detailed paneling
- Red painted surface

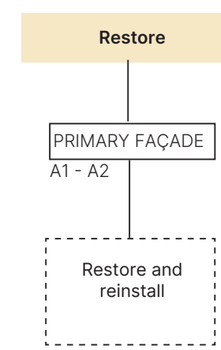


VISUAL INSPECTION & CURRENT CONDITION

- Warped door does not close as required
- Paint is chipped

CONCLUSION

Major damage appears to be typical, doors are broken and susceptible to the elements.

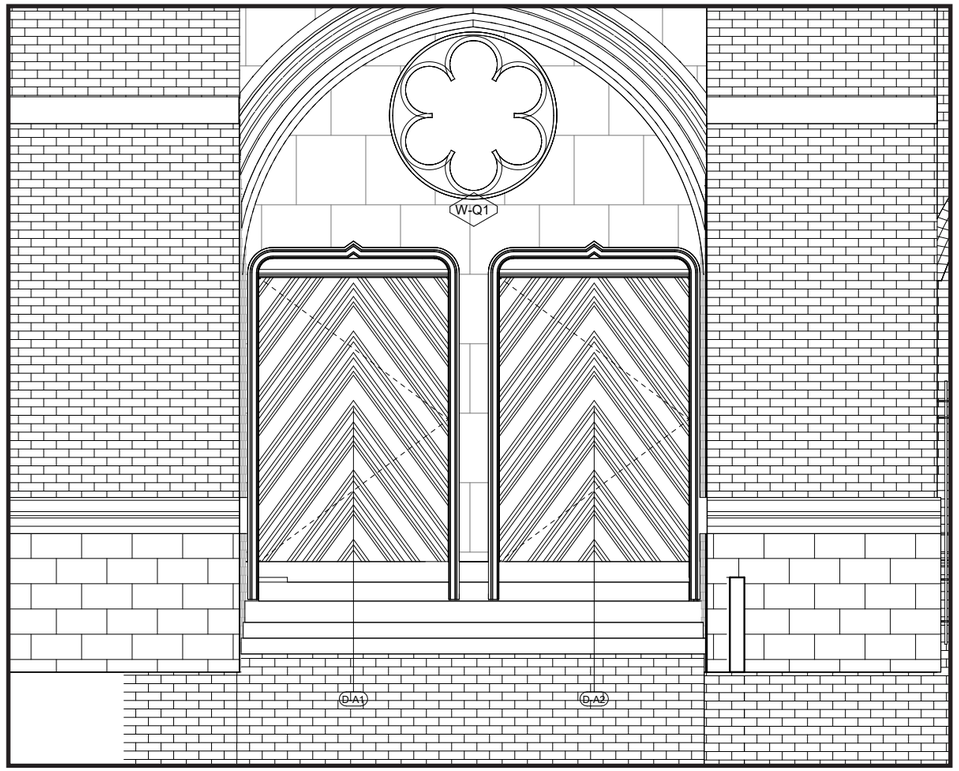


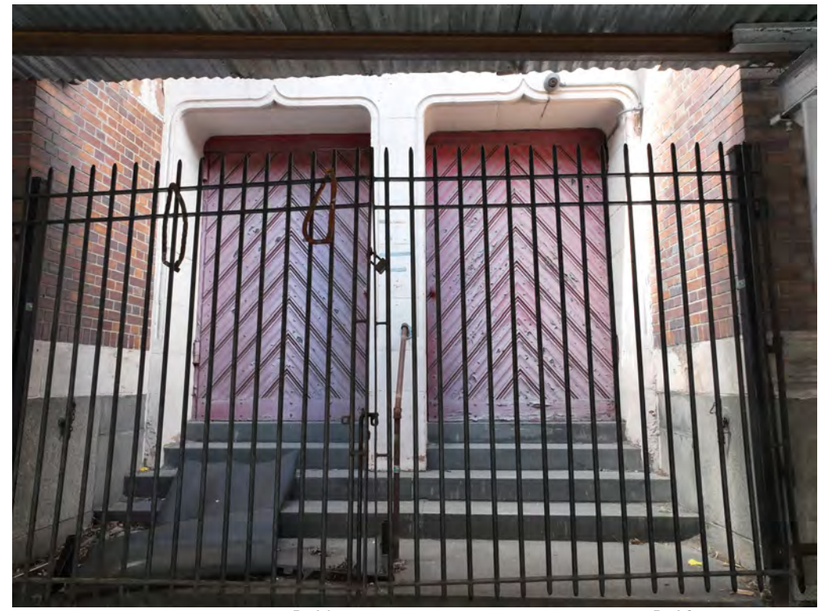
PROPOSAL

Doors shall be salvaged and restored. Doors on the east primary façade shall be reinstalled and used for egress purposes only to retain the historic context of the neighborhood.

Door Type: D-A

EAST ELEVATION (PRIMARY FAÇADE)

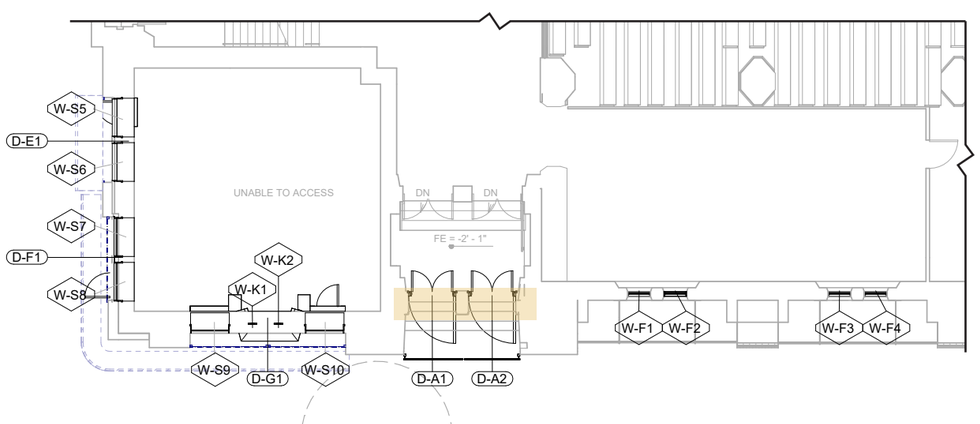


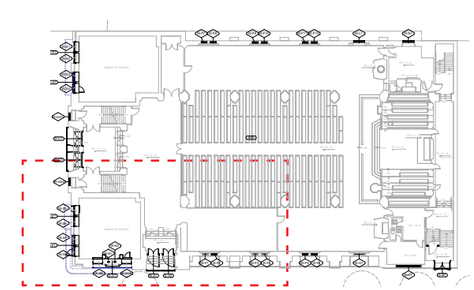


D-A1

D-A2

FIRST FLOOR PLAN





Door Type: D-B

GENERAL INFORMATION

- Quantity: 1
- Visibility from street: Yes
- Date: 1931 (Original)
- Condition: Poor

CONSTRUCTION & STYLE

- Double solid wood door with rounded glazing
- Diagonal detailed paneling
- Red painted surface

VISUAL INSPECTION & CURRENT CONDITION

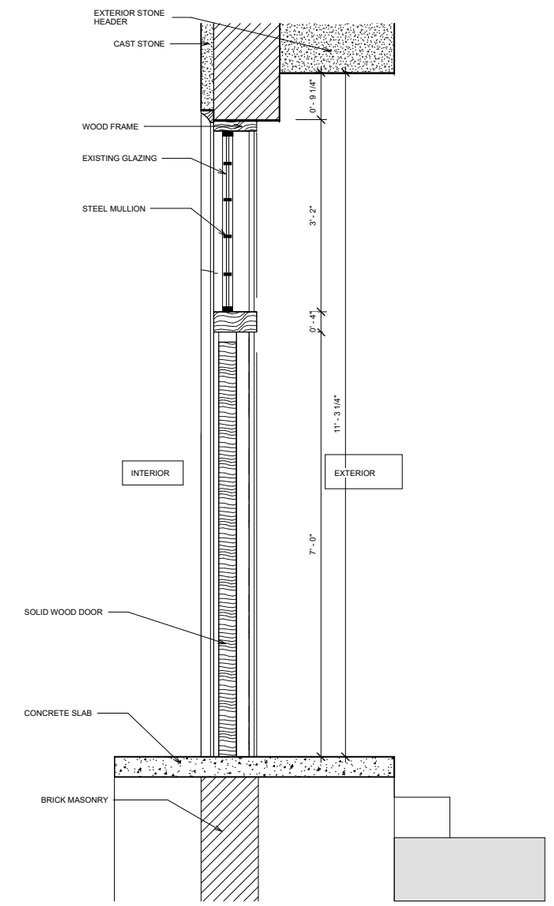
- Warped door does not close as required
- Paint is chipped

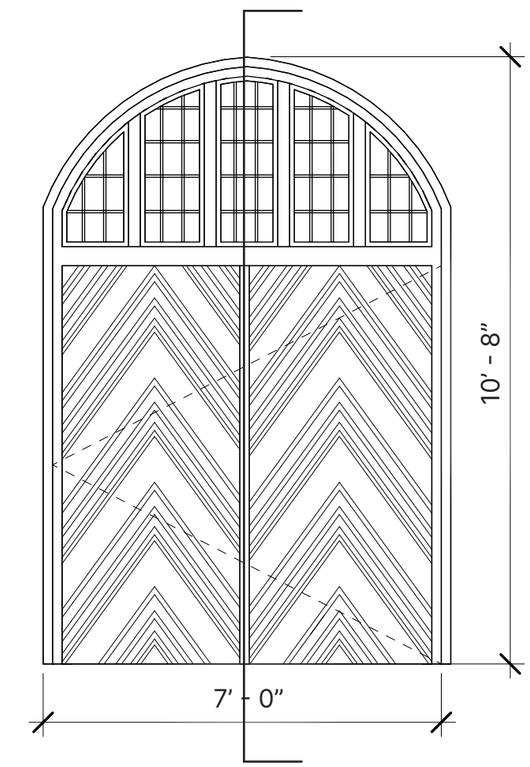
CONCLUSION

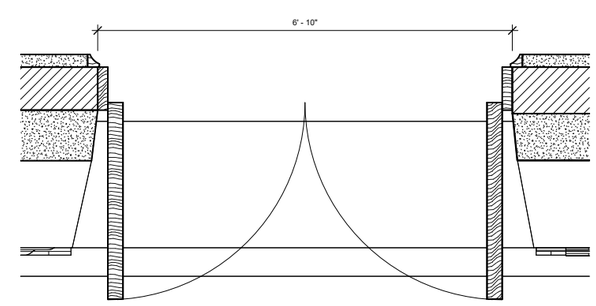
Major damage appears to be typical, doors are broken and susceptible to the elements.

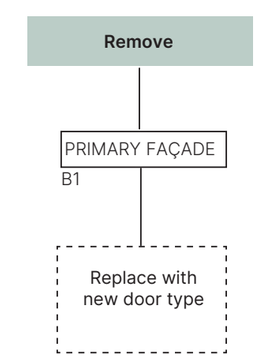
PROPOSAL

Doors shall be removed and replaced based on proposed design. Door on the east primary façade shall be replaced with a new storefront to accomodate new proposed entry to residential development.



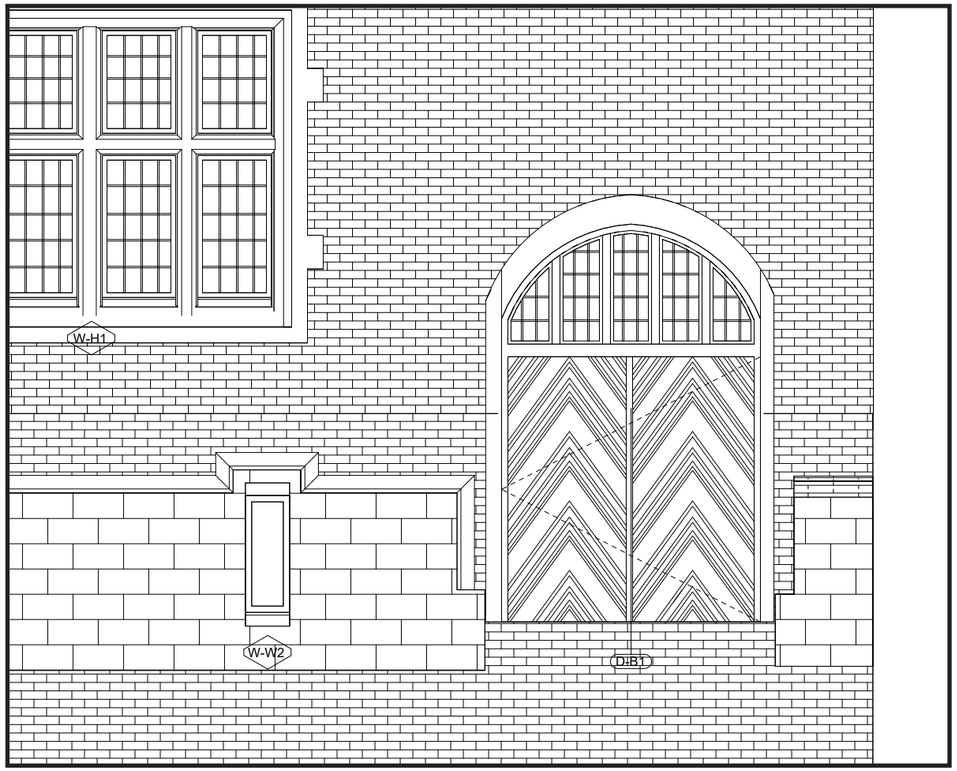






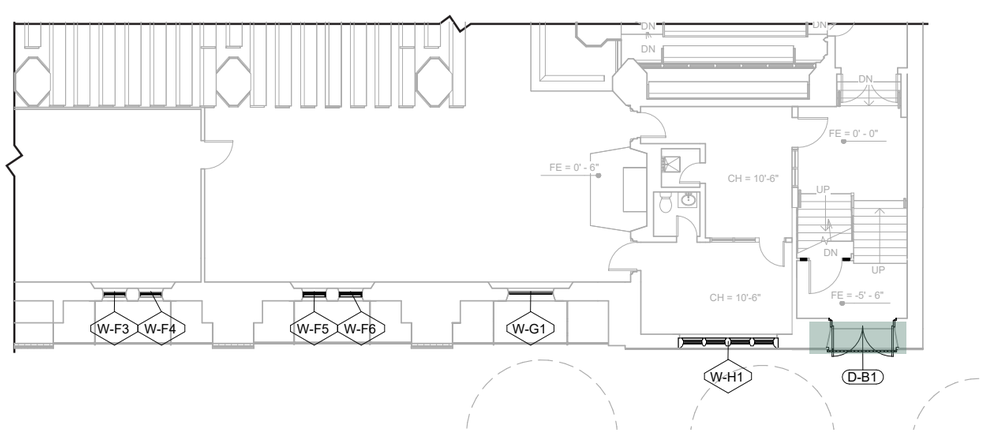
Door Type: D-B

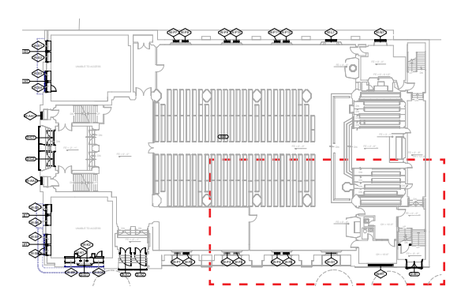
EAST ELEVATION (PRIMARY FAÇADE)



D-B1

FIRST FLOOR PLAN

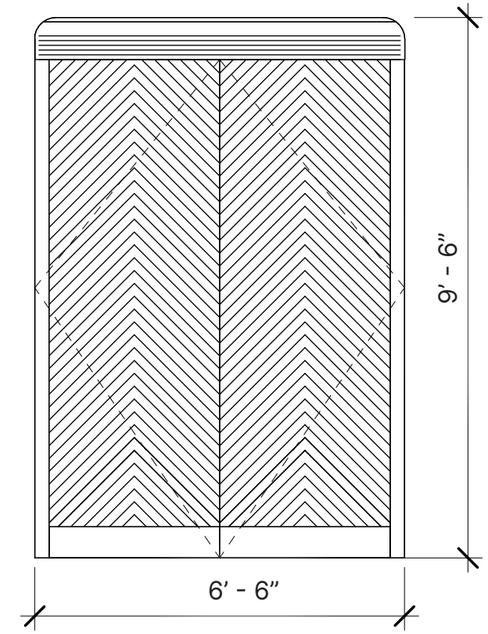




Door Type: D-C

GENERAL INFORMATION

- Quantity: 2
- Visibility from street: Yes
- Date: 1931 (Original)
- Condition: Poor



CONSTRUCTION & STYLE

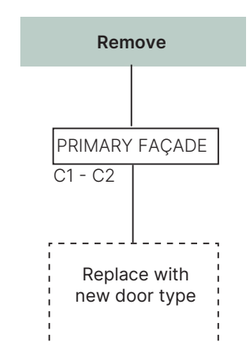
- Double wood door
- Diagonal detailed paneling
- Red painted surface

VISUAL INSPECTION & CURRENT CONDITION

- Warping causes door to no longer shut properly
- Chipping paint
- Doors boarded up from the interior

CONCLUSION

Major damage appears to be typical, doors are broken and susceptible to the elements.

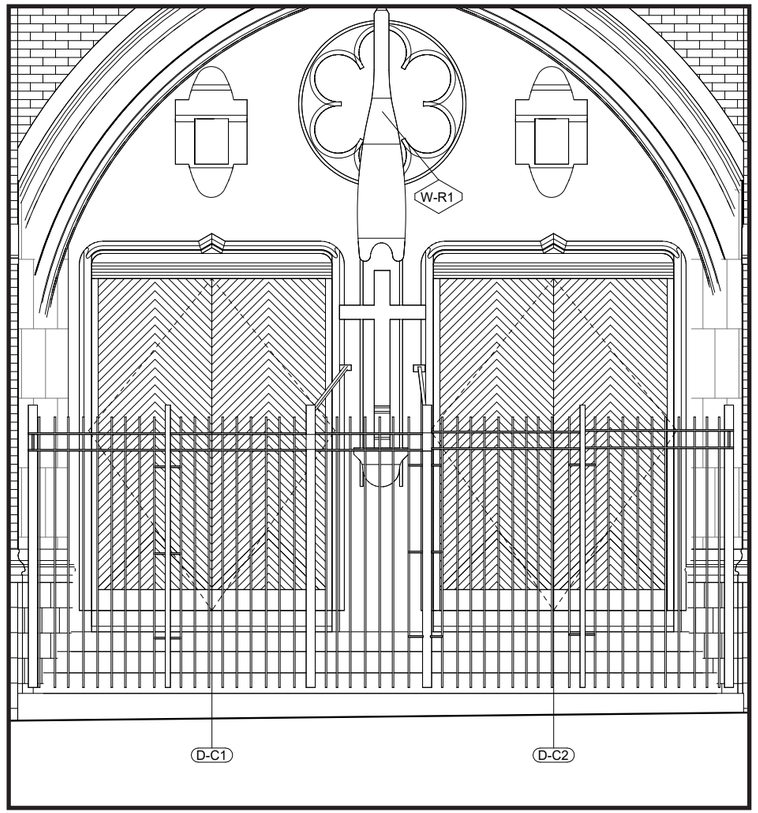


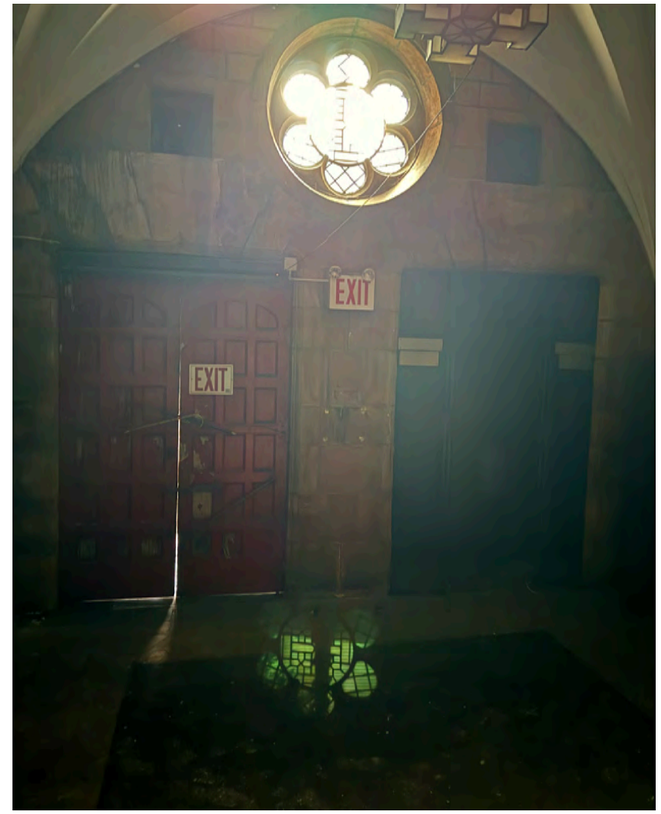
PROPOSAL

Doors shall be removed and replaced based on proposed design. Doors on the south primary façade shall be replaced with new storefront to accomodate proposed new community main entrance.

Door Type: D-C

SOUTH ELEVATION (PRIMARY FAÇADE)

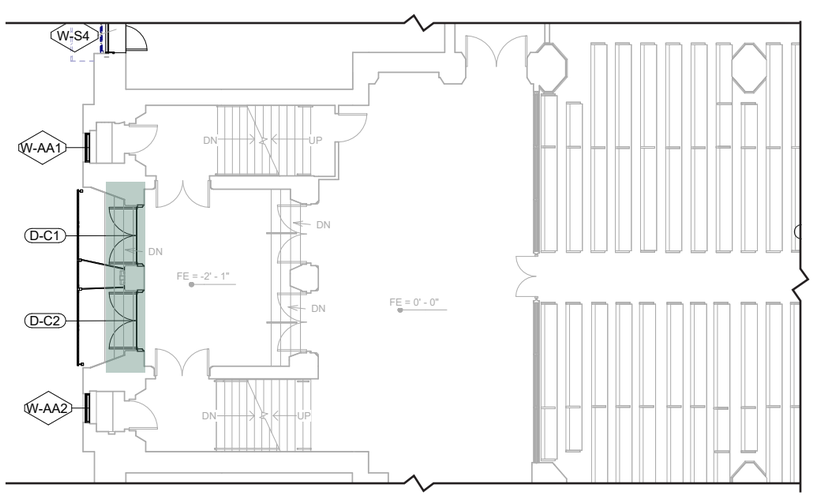


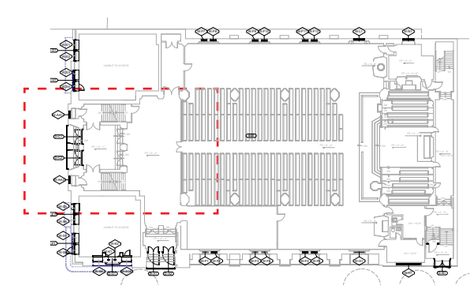


INTERIOR VIEW

EXTERIOR VIEW

FIRST FLOOR PLAN





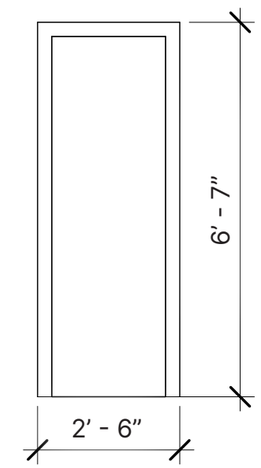
Door Type: D-I

GENERAL INFORMATION

- Quantity: 1
- Visibility from street: No
- Date: Unknown (Non-original)
- Condition: Poor

CONSTRUCTION & STYLE

- Steel single door
- Painted to match brick
- Non-original door added for rooftop access

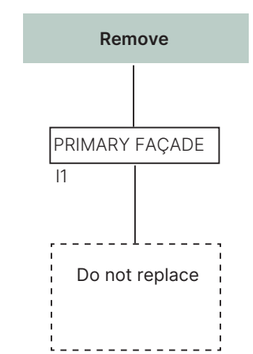


VISUAL INSPECTION & CURRENT CONDITION

- Original steel door has been removed and makeshift wood board remains in place
- Operability is impaired
- Opening is exposed to the exterior

CONCLUSION

Major damage appears to be typical, doors are broken and susceptible to the elements.

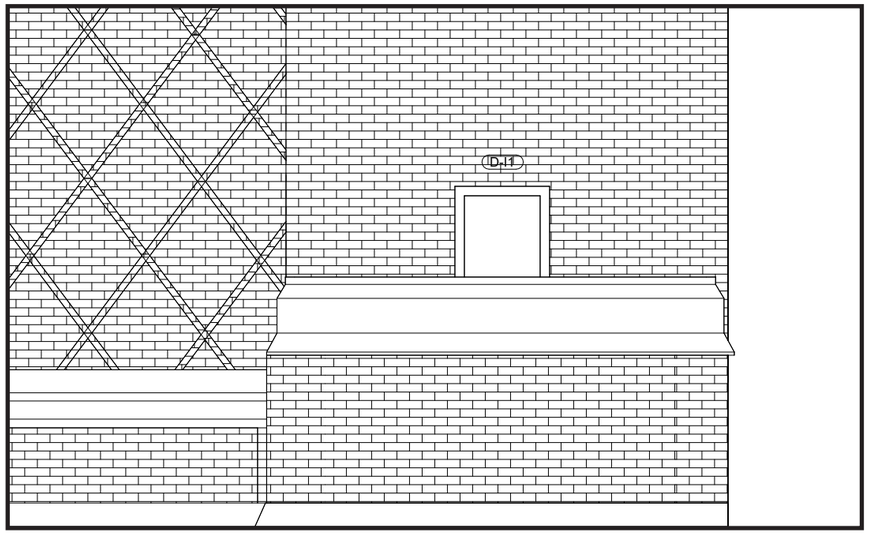


PROPOSAL

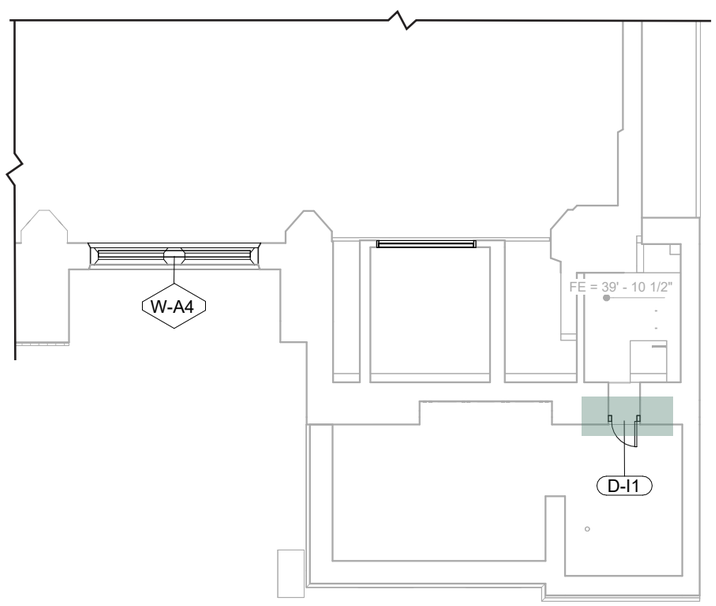
Door shall be removed based on proposed design. Door on the east primary façade shall not be replaced because of the proposal to demolish this area of the building to accomodate new development.

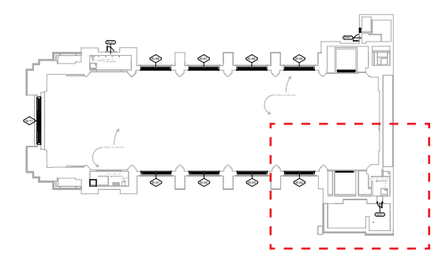
Door Type: D-I

EAST ELEVATION (PRIMARY FAÇADE)



ENLARGED FOURTH FLOOR PLAN





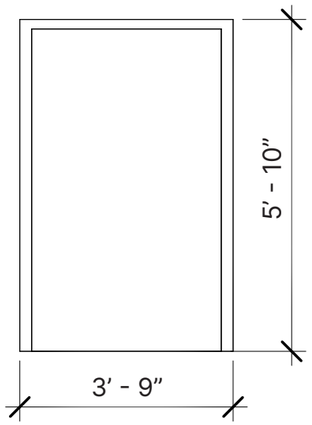
Door Type: D-J

GENERAL INFORMATION

- Quantity: 1
- Visibility from street: No
- Date: Unknown (Non-Original)
- Condition: Poor

CONSTRUCTION & STYLE

- Steel single door
- Painted to match brick
- Non-original door added for rooftop access

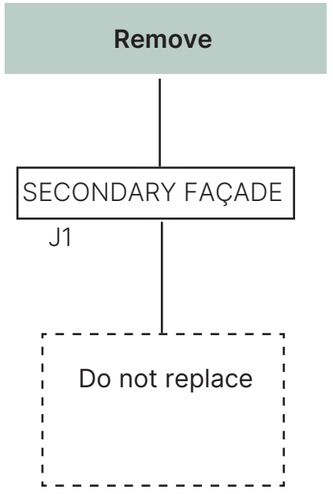


VISUAL INSPECTION & CURRENT CONDITION

- Warped door does not close as required
- Paint is chipped
- Door is stuck adjar

CONCLUSION

Major damage appears to be typical, doors are broken and susceptible to the elements.

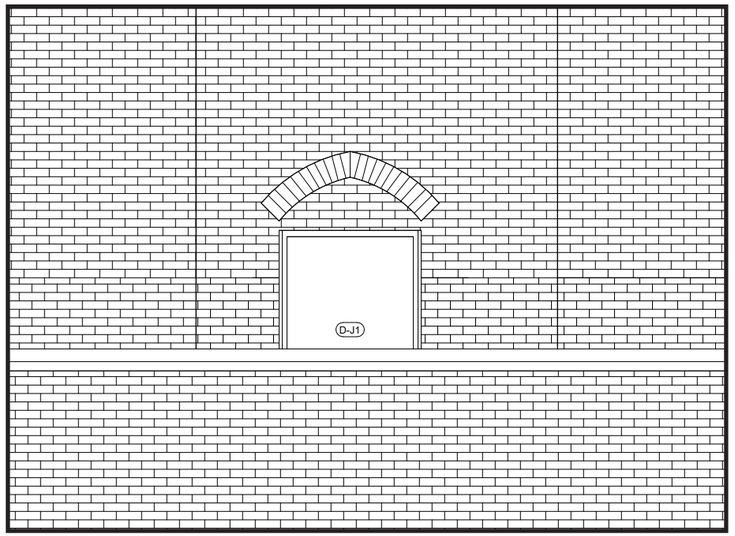


PROPOSAL

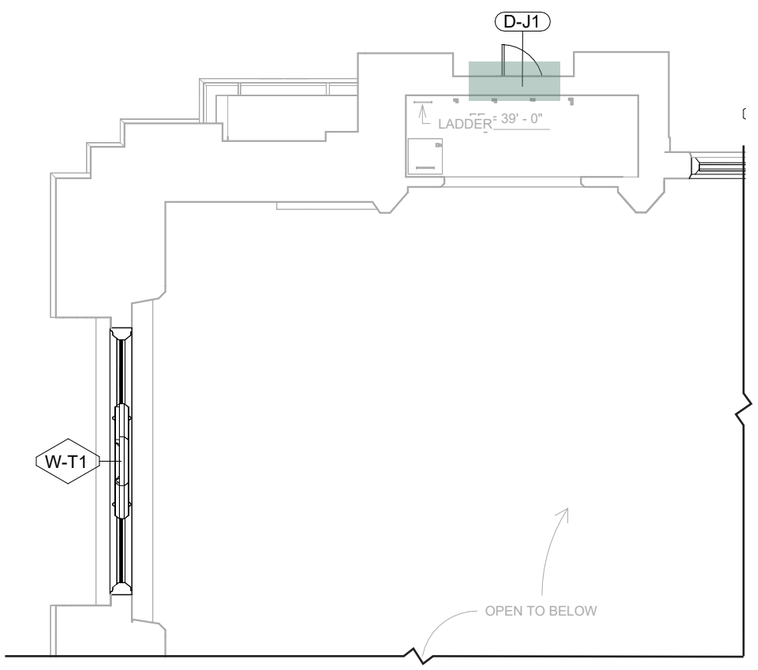
Door shall be removed based on proposed design. Door on the west secondary façade shall not be replaced because of the proposal to demolish this area of the building to accomodate new development.

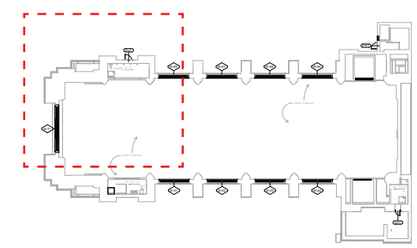
Door Type: D-J

WEST ELEVATION (SECONDARY FAÇADE)



ENLARGED FOURTH FLOOR PLAN





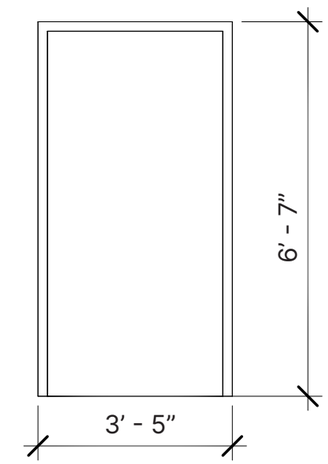
Door Type: D-K

GENERAL INFORMATION

- Quantity: 1
- Visibility from street: No
- Date: Unknown (Non-original)
- Condition: Poor

CONSTRUCTION & STYLE

- Steel single door
- Painted to match brick
- Non-original door added for rooftop access

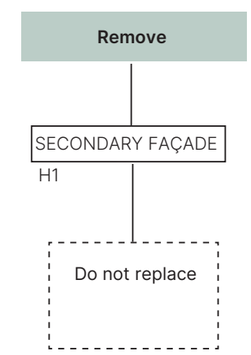


VISUAL INSPECTION & CURRENT CONDITION

- Warped door does not close as required
- Paint is chipped
- Door is stuck adjar

CONCLUSION

Major damage appears to be typical, doors are broken and susceptible to the elements.

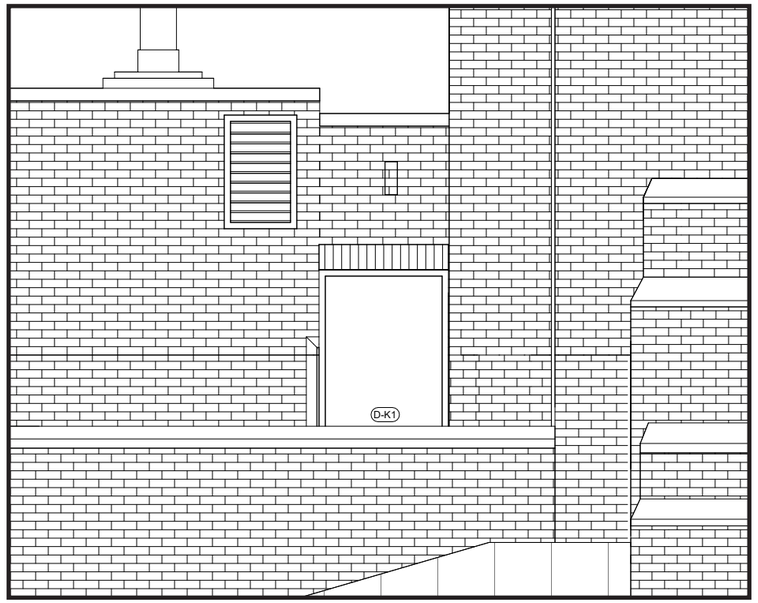


PROPOSAL

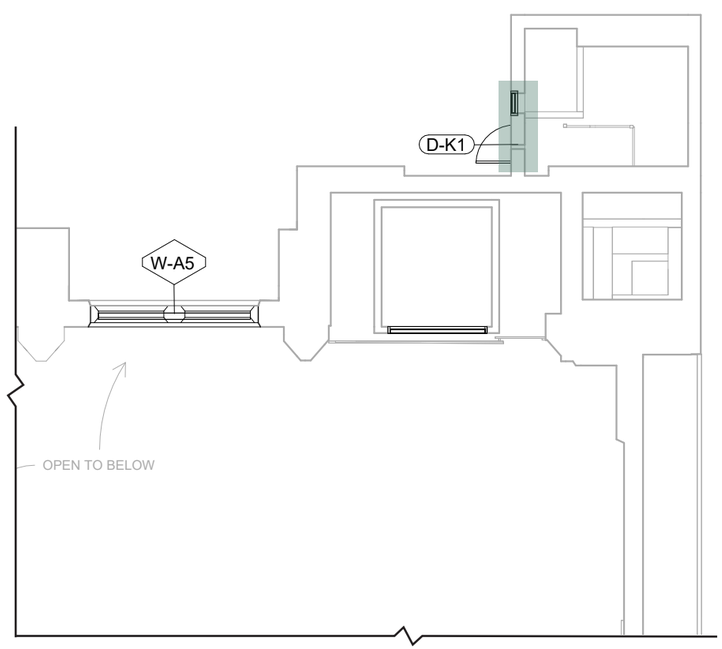
Door shall be removed based on proposed design. Door shall not be replaced because of the proposal to demolish this area of the building to accomodate new development.

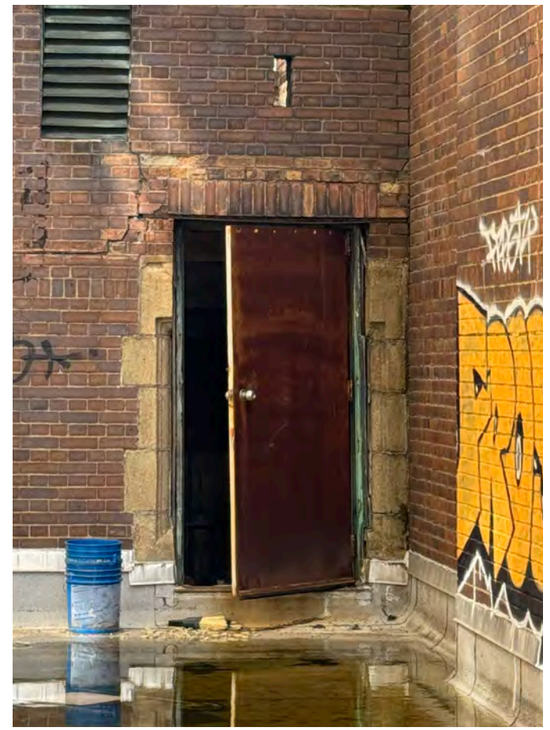
Door Type: D-K

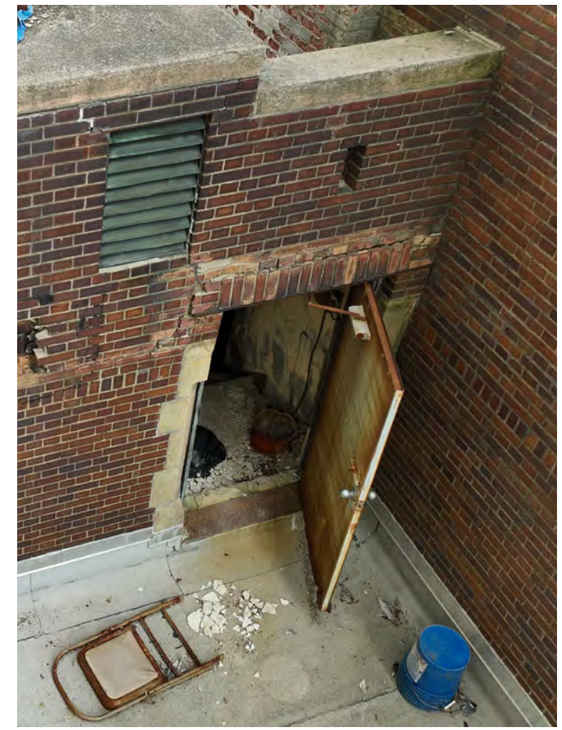
SOUTH ELEVATION (PRIMARY FAÇADE)

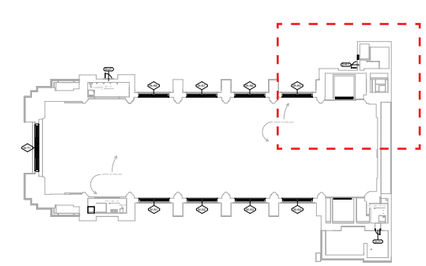


ENLARGED FOURTH FLOOR PLAN









Storefront Survey:

Door Type: D-D

GENERAL INFORMATION

- Quantity: 1
- Visibility from street: Yes
- Date: 1931 (Original)
- Condition: Fair

CONSTRUCTION & STYLE

- Steel overhead security grille
- Non-original: Installed for security over storefront
- Steel storefront system

VISUAL INSPECTION & CURRENT CONDITION

Security Grille:

- Installed infront of original storefronts
- Fine condition

Storefronts:

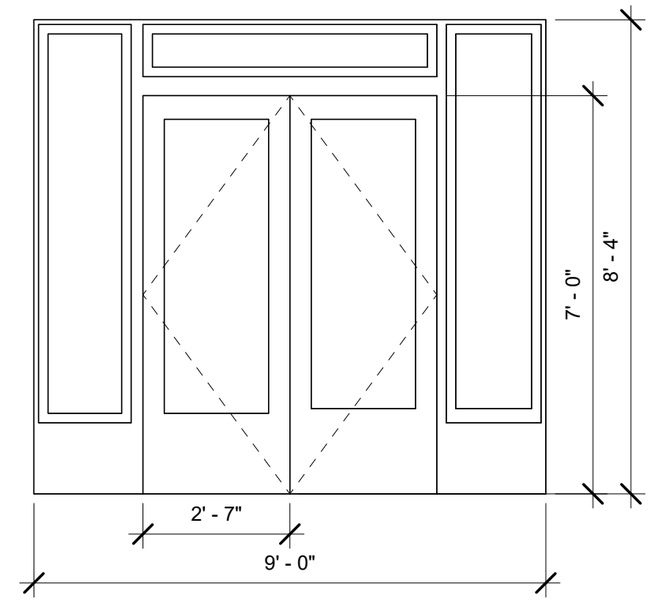
- Framing system is rusted
- Glazing is damaged

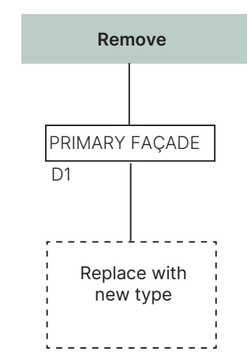
CONCLUSION

Security grille is generally in good condition but shall not be required for proposed storefronts at ground level in future design.

PROPOSAL

Security grilles and existing storefronts shall be removed. Existing security grilles shall not be replaced to accomodate new proposed storefronts. New storefront material shall be similar to existing and include double doors.

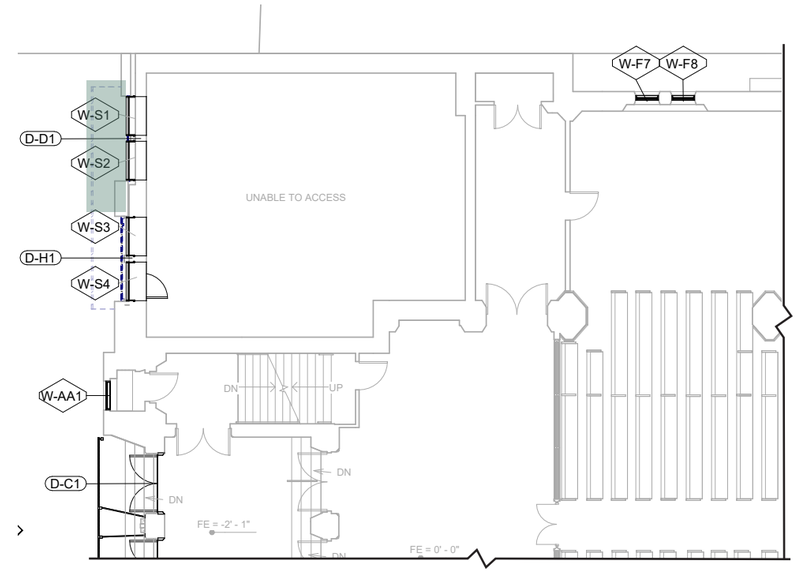


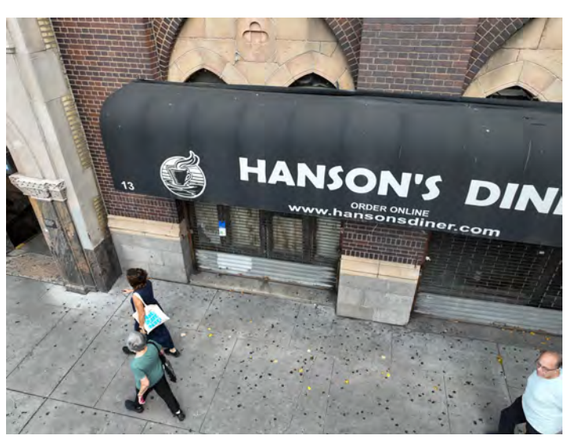


Door Type: D-D

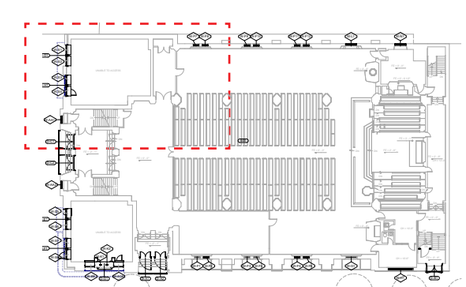
SOUTH ELEVATION (PRIMARY FAÇADE)

FIRST FLOOR PLAN





D-D1



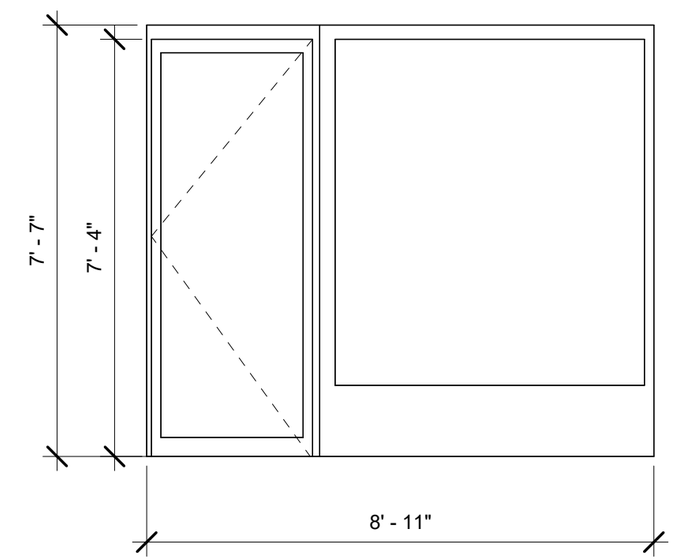
Door Type: D-E

GENERAL INFORMATION

- Quantity: 1
- Visibility from street: Yes
- Date: Unknown (Non-original)
- Condition: Fair

CONSTRUCTION & STYLE

- Steel overhead door
- Non-original and installed for security over storefront
- Steel storefront system



VISUAL INSPECTION & CURRENT CONDITION

Security Grille:

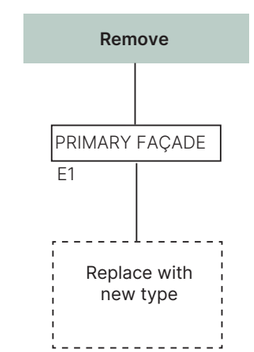
- Installed infront of original storefronts
- Fine condition

Storefronts:

- Framing system is rusted
- Glazing is damaged

CONCLUSION

Security grille is generally in good condition but shall not be required for proposed storefronts at ground level in future design.

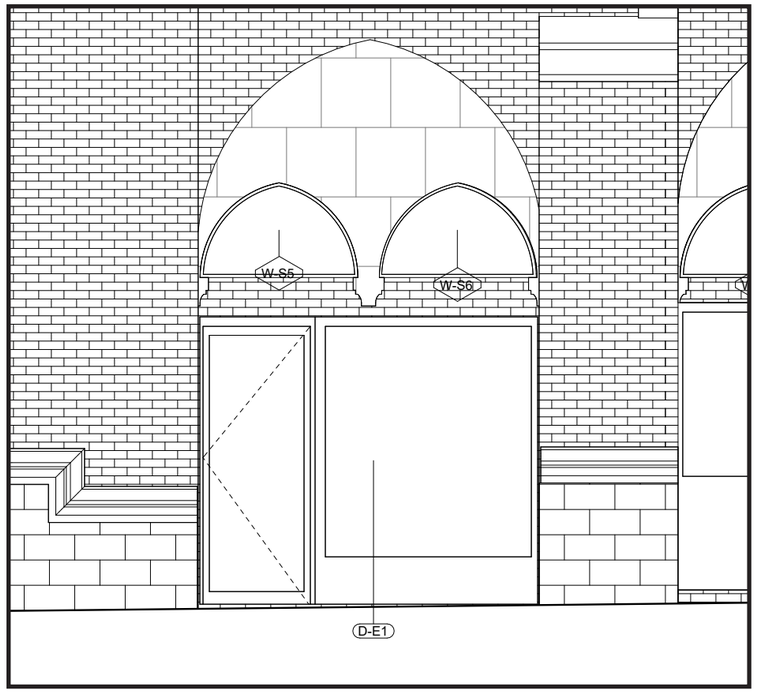


PROPOSAL

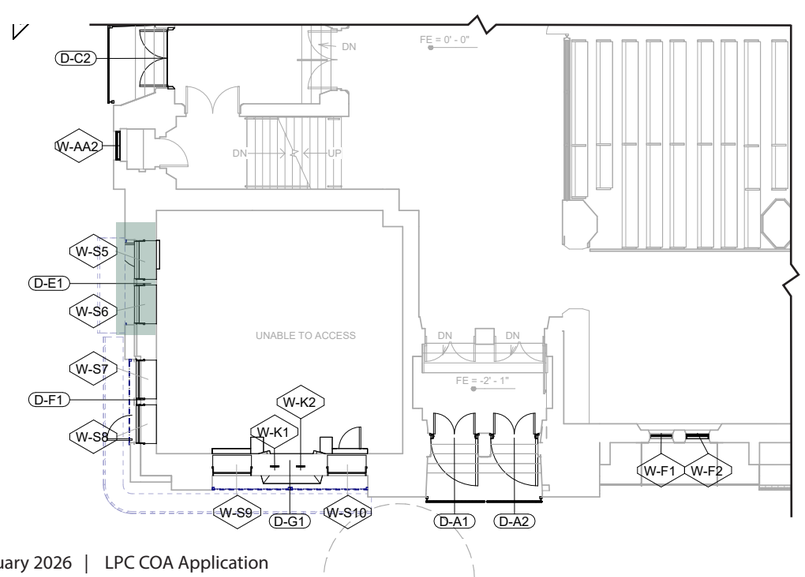
Security grilles and existing storefronts shall be removed. Existing security grilles shall not be replaced to accomodate new proposed storefronts. New storefront material shall be similar to existing and include double doors.

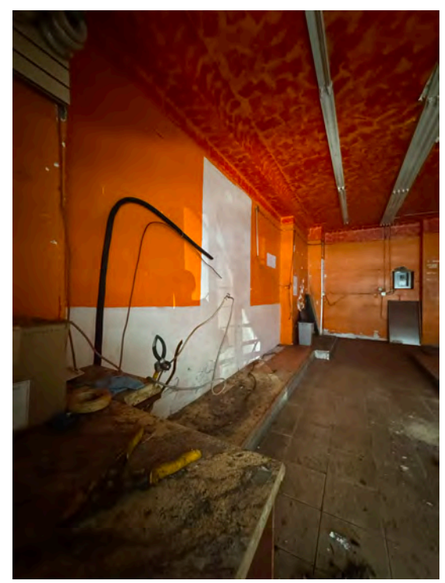
Door Type: D-E

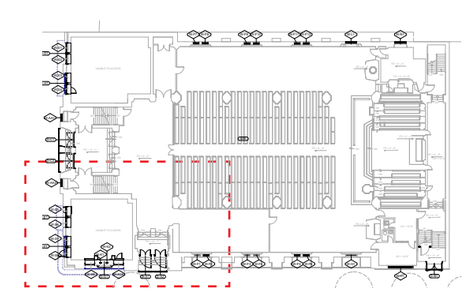
SOUTH ELEVATION (PRIMARY FAÇADE)



FIRST FLOOR PLAN



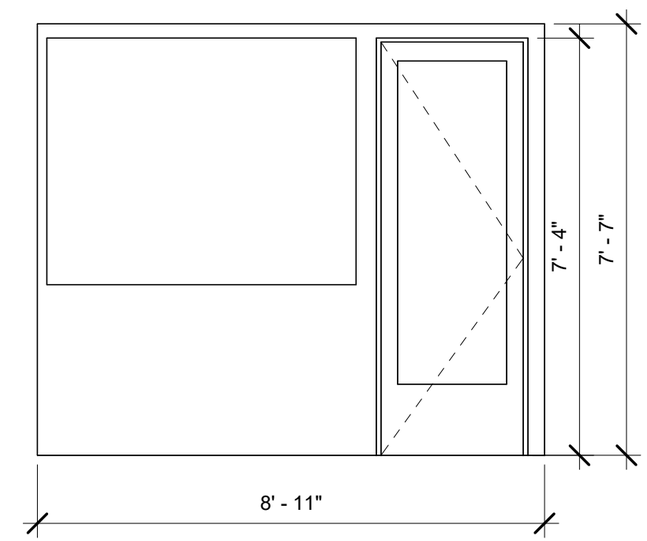




Door Type: D-F

GENERAL INFORMATION

- Quantity: 1
- Visibility from street: Yes
- Date: 1931 (Original)
- Condition: Fair



CONSTRUCTION & STYLE

- Steel overhead door
- Non-original and installed for security over storefront
- Steel storefront system

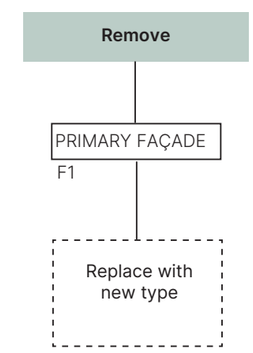
VISUAL INSPECTION & CURRENT CONDITION

Security Grille:

- Installed infront of original storefronts
- Fine condition

Storefronts:

- Framing system is rusted
- Glazing is damaged



CONCLUSION

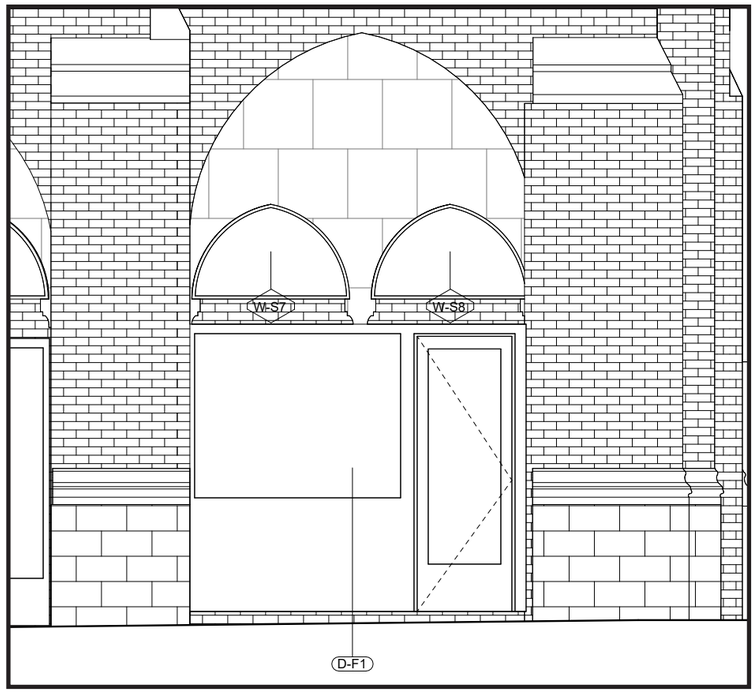
Security grille is generally in good condition but shall not be required for proposed storefronts at ground level in future design.

PROPOSAL

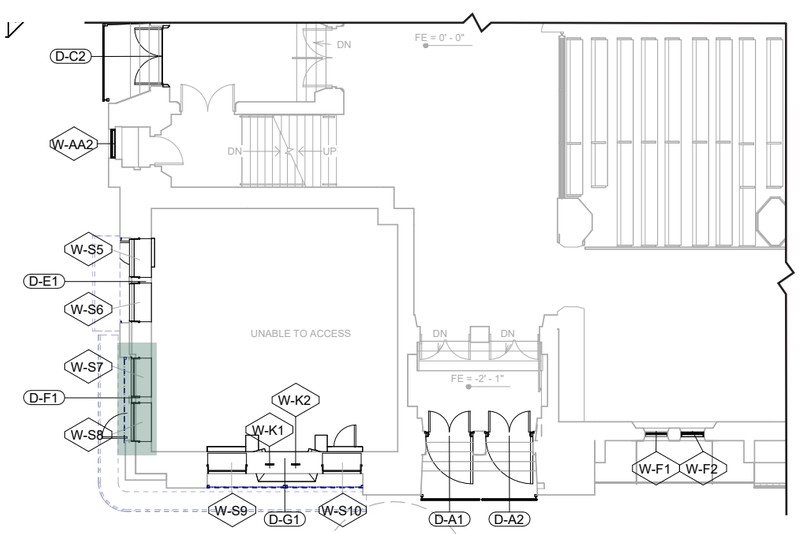
Security grilles and existing storefronts shall be removed. Existing security grilles shall not be replaced to accomodate new proposed storefronts. New storefront material shall be similar to existing and include double doors.

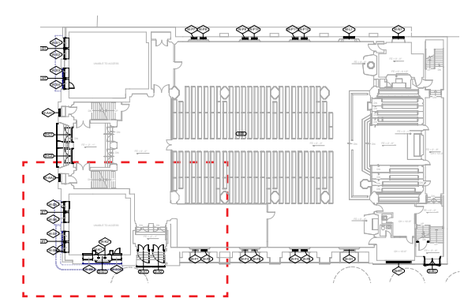
Door Type: D-F

SOUTH ELEVATION (PRIMARY FAÇADE)



FIRST FLOOR PLAN





Door Type: D-G

GENERAL INFORMATION

- Quantity: 1
- Visibility from street: Yes
- Date: 1931 (Original)
- Condition: Fair

CONSTRUCTION & STYLE

- Steel overhead door
- Non-original and installed for security over storefront
- Steel storefront system

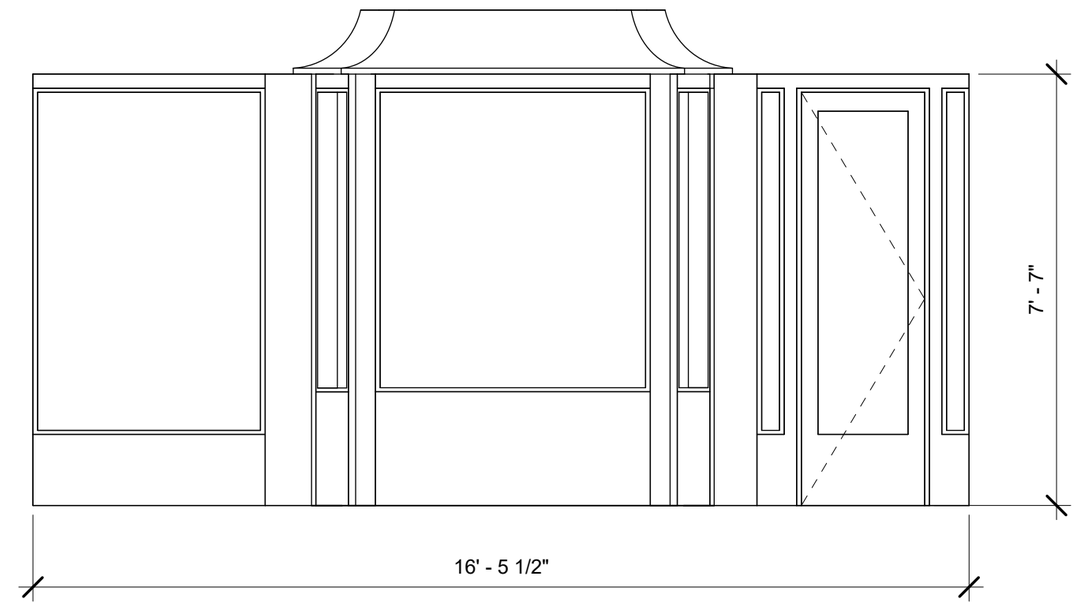
VISUAL INSPECTION & CURRENT CONDITION

Security Grille:

- Installed infront of original storefronts
- Fine condition

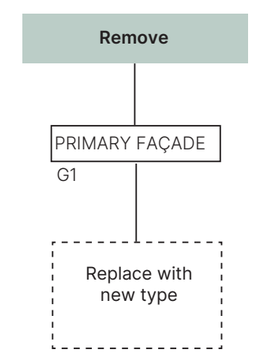
Storefronts:

- Framing system is rusted
- Glazing is damaged



CONCLUSION

Security grille is generally in good condition but shall not be required for proposed storefronts at ground level in future design.

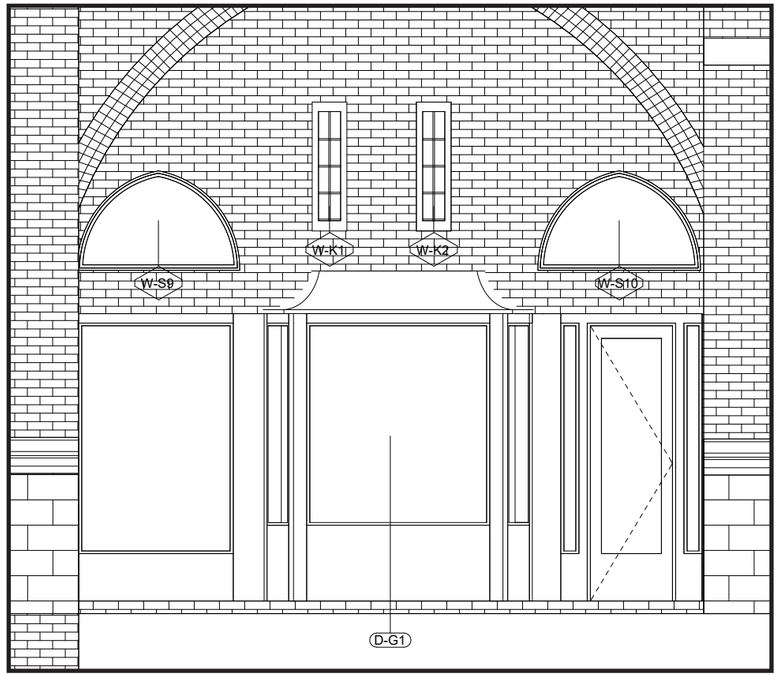


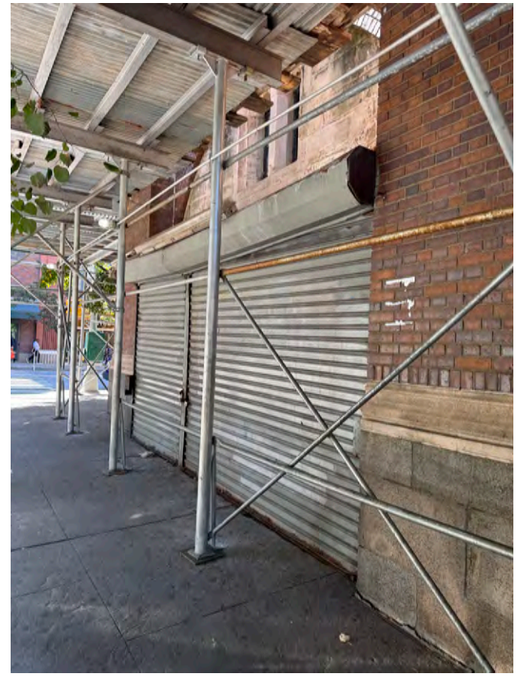
PROPOSAL

Security grilles and existing storefronts shall be removed. Existing security grilles shall not be replaced to accomodate new proposed storefronts. New storefront material shall be similar to existing and include double doors.

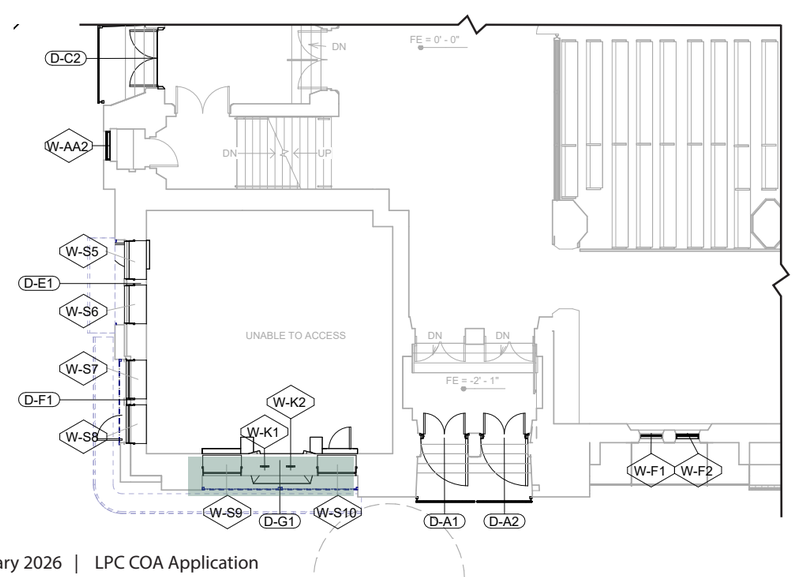
Door Type: D-G

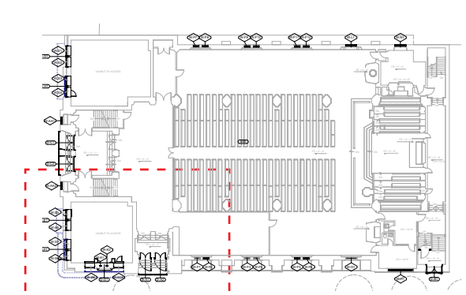
EAST ELEVATION (PRIMARY FAÇADE)





FIRST FLOOR PLAN





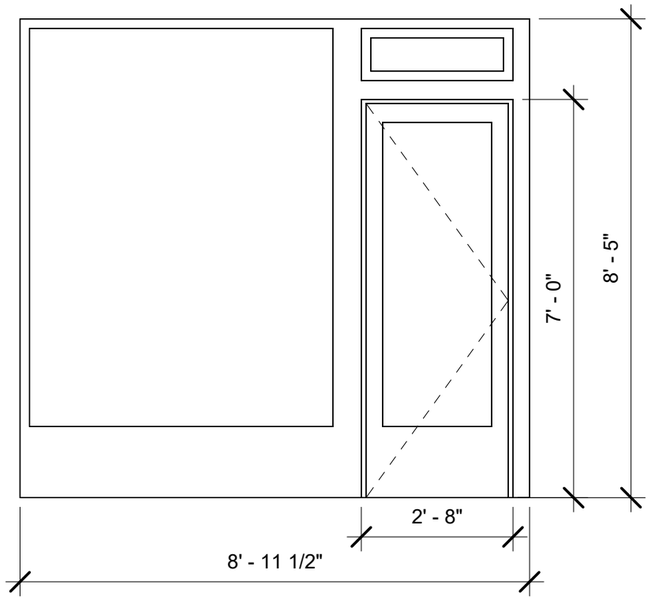
Door Type: D-H

GENERAL INFORMATION

- Quantity: 1
- Visibility from street: Yes
- Date: 1931 (Original)
- Condition: Fair

CONSTRUCTION & STYLE

- Steel overhead security grille
- Non-original: Installed for security over storefront
- Steel storefront system



VISUAL INSPECTION & CURRENT CONDITION

Security Grille:

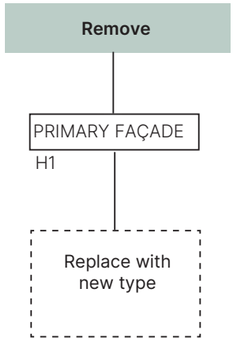
- Installed infront of original storefronts
- Fine condition

Storefronts:

- Framing system is rusted
- Glazing is damaged

CONCLUSION

Security grille is generally in good condition but shall not be required for proposed storefronts at ground level in future design.



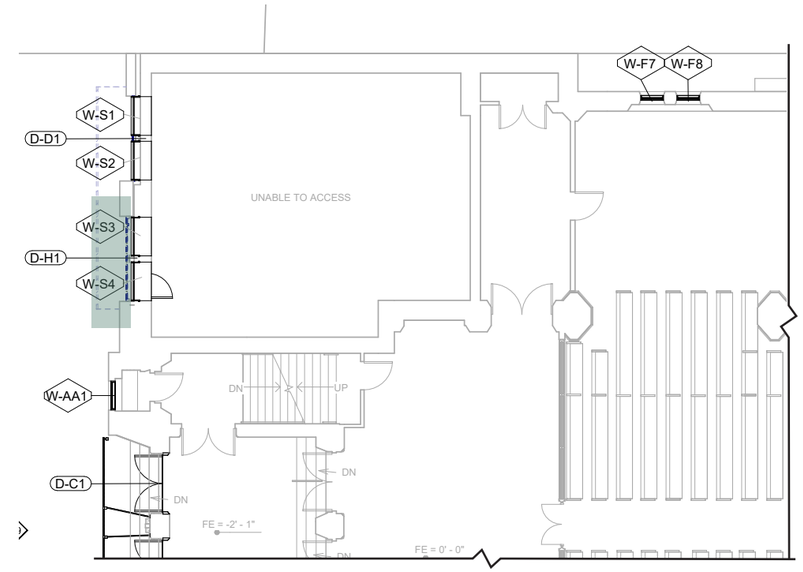
PROPOSAL

Security grilles and existing storefronts shall be removed. Existing security grilles shall not be replaced to accomodate new proposed storefronts. New storefront material shall be similar to existing and include double doors.

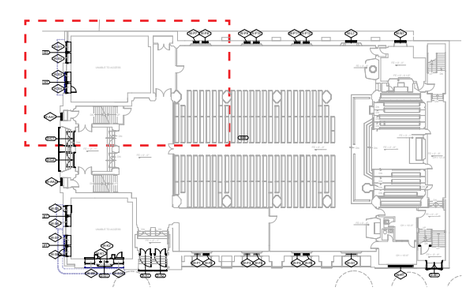
Door Type: D-H

SOUTH ELEVATION (PRIMARY FAÇADE)

FIRST FLOOR PLAN



D-H1



Landmarks Preservation Commission

February 10, 2026
Public Meeting

The current proposal is:

Preservation Department – Item 1, LPC-26-03280

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

Brooklyn Academy of Music Historic District – Borough of Brooklyn

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