

The current proposal is:

Preservation Department – Item 8, LPC-20-09702

130 St. Felix Street,

Borough of Brooklyn

How to Testify

Via Zoom: <https://us02web.zoom.us/j/87580483826?pwd=dmJyMHdNcDd5ZFBMVExsaVhyNWxwUT09>

Meeting ID: 875 8048 3826

Password: 866423

By Phone: 1 646-558-8656

US (New York) 877-853-5257 (Toll free)

US 888 475 4499 (Toll free)

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

130 Saint Felix

Gotham Development

Landmarks Preservation Commission
Certificate of Appropriateness Application Hearing
June 23, 2020

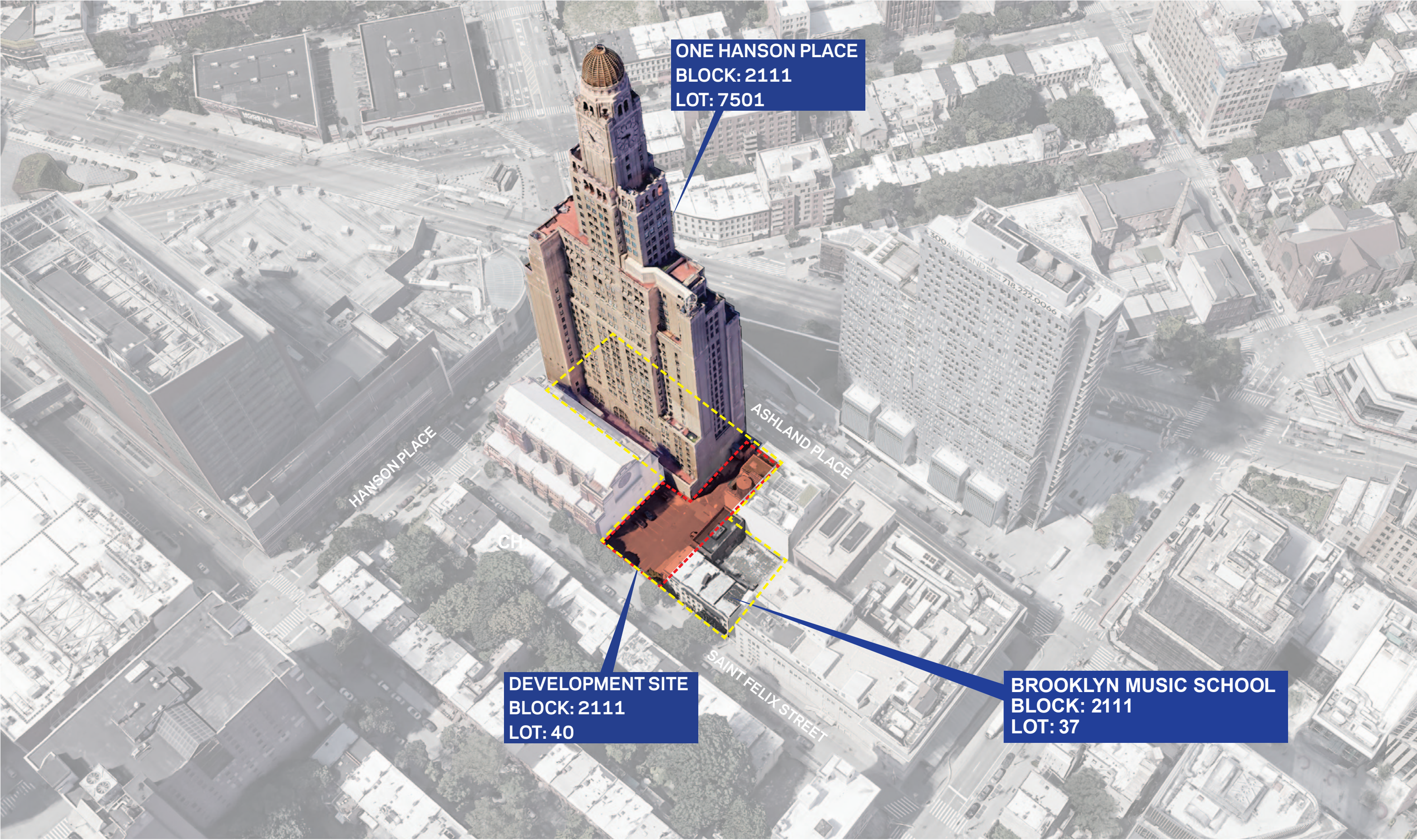
130 ST. FELIX FACTS

- 164,000 Total GSF (152,000 ZSF)
 - 20,000 GSF for Brooklyn Music School Expansion
- 285' Total Height to Top of Mechanical Bulkhead
 - Does not exceed the height of One Hanson 'Shoulder'
- Approximately 120 Total Units with 30% MIH



Site Plan

----- BAM Historic District - - - - - site





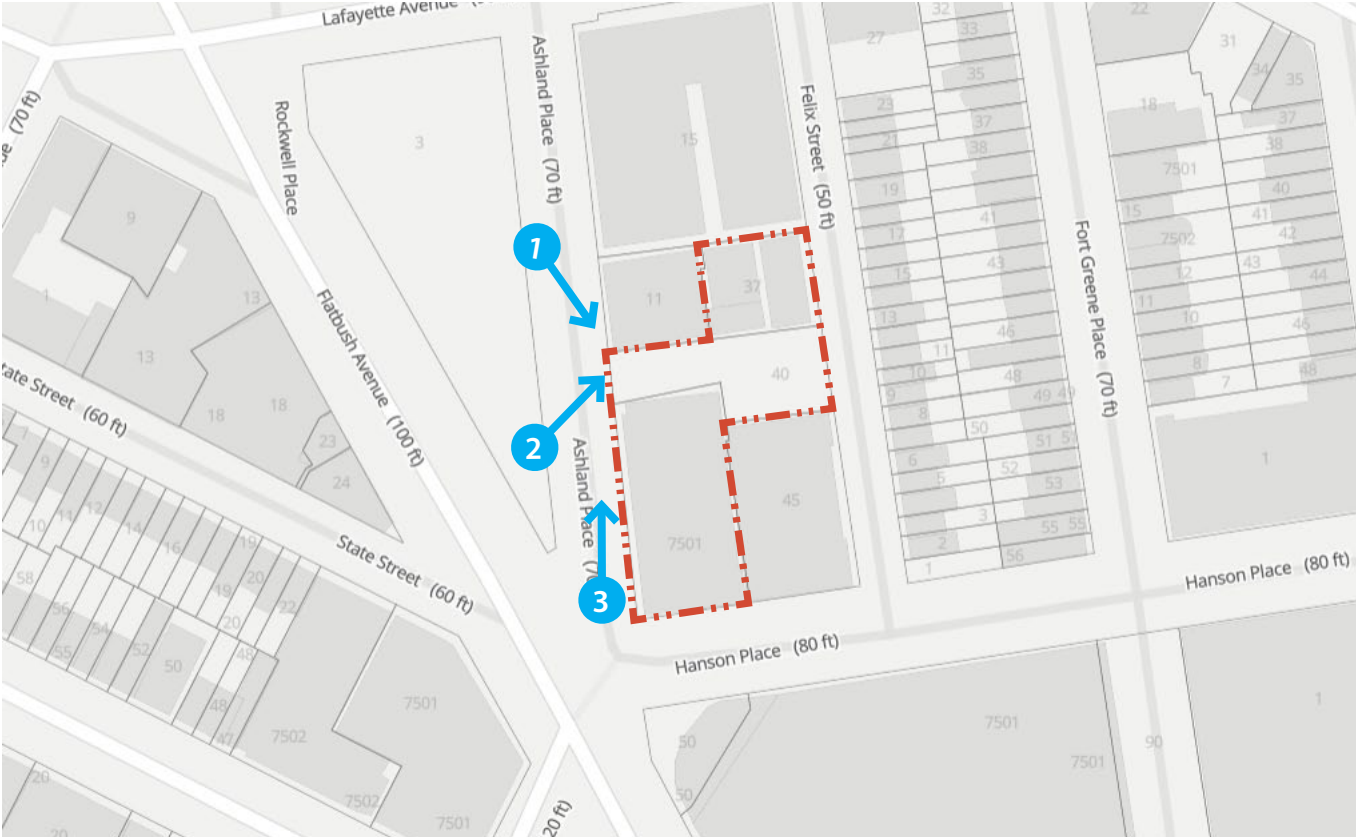
1. VIEW FROM ASHLAND PLACE LOOKING SOUTH



2. VIEW OF THE EXISTING PARKING ENTRY ON ASHLAND PLACE



3. VIEW FROM THE INTERSECTION OF ASHLAND PLACE AND HANSON PLACE LOOKING NORTH



NOTE: PHOTOGRAPHS TAKEN IN SEPTEMBER 2019





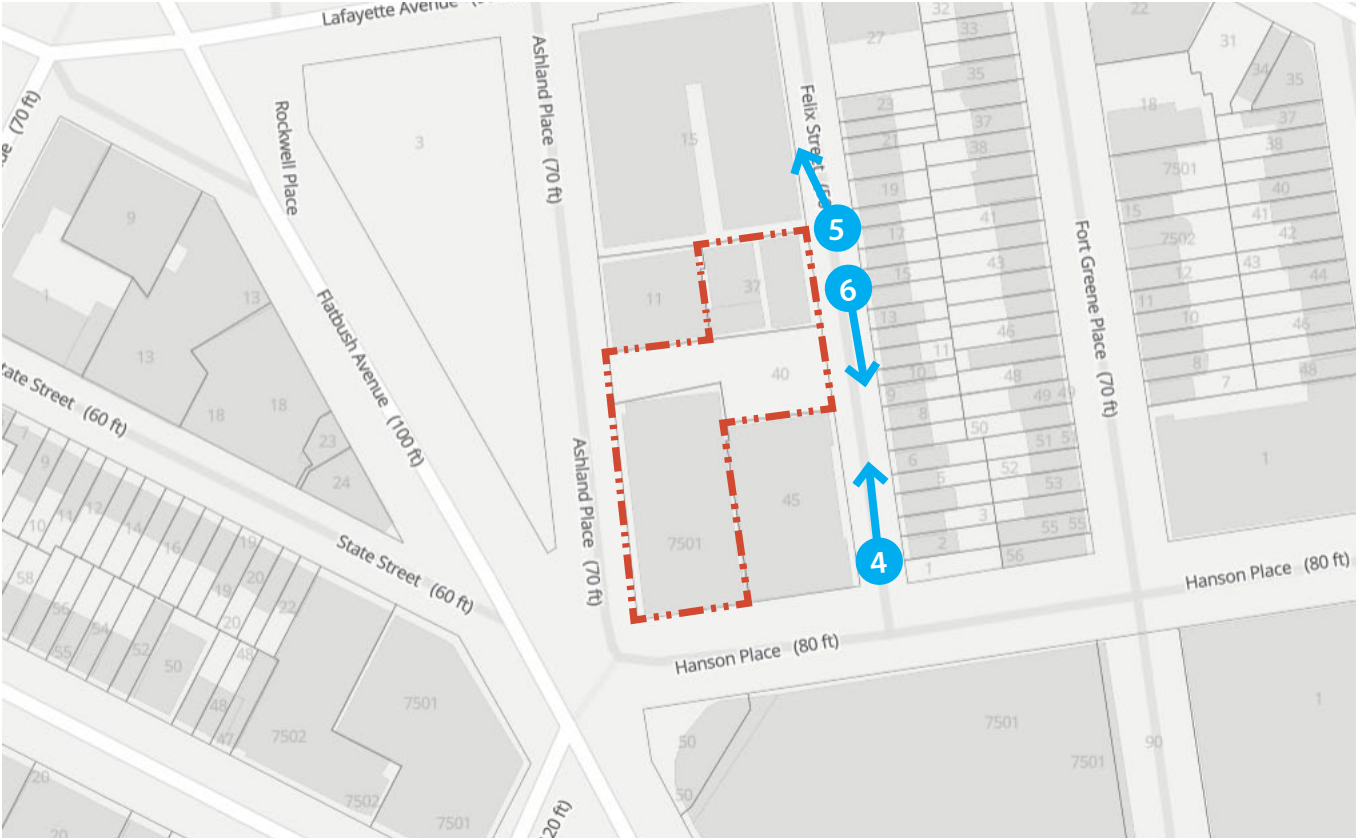
4. VIEW LOOKING NORTH ON ST FELIX STREET



5. VIEW LOOKING NORTHWEST ON ST FELIX STREET SHOWING BROOKLYN MUSIC SCHOOL



6. VIEW LOOKING SOUTH ON ST FELIX STREET SHOWING THE DEVELOPMENT SITE ON THE RIGHT



NOTE: PHOTOGRAPHS TAKEN IN SEPTEMBER 2019





Ashland Place looking East



St. Felix Street looking West

ONE HANSON EASEMENTS

All easements are either preserved, incorporated, or relocated within the new design as permissible by the recorded ZLDA

LIGHT & AIR EASEMENT
NO RELOCATION
NO INCORPORATION
BOTTOM: +92.45'
TOP: INFINITY

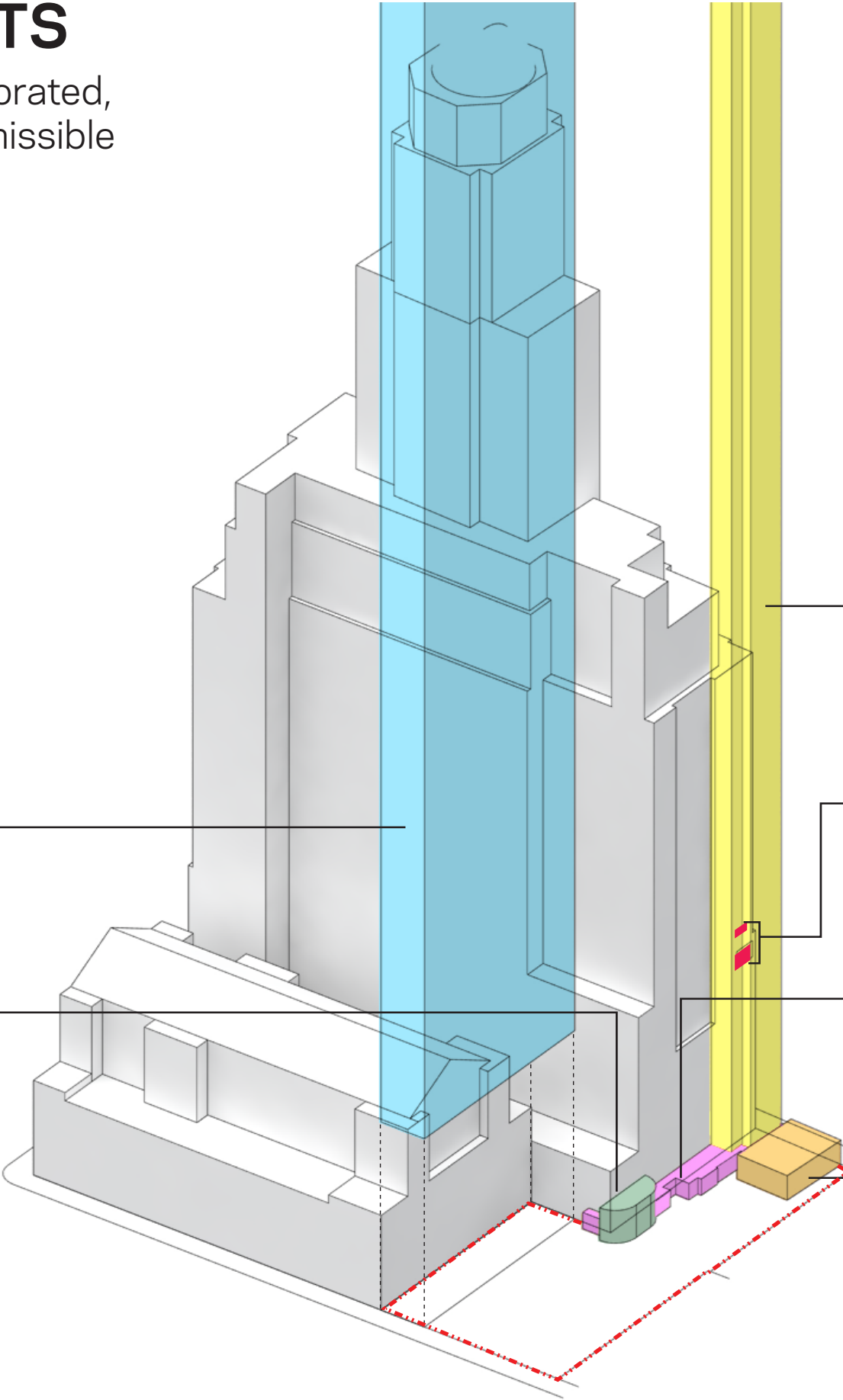
GAS VENT EASEMENT
YES RELOCATION
NO INCORPORATION
BOTTOM: GRADE
TOP: +16.02'

GENERATOR EASEMENT
YES RELOCATION
NO INCORPORATION
BOTTOM: GRADE
TOP: INFINITY

LOUVER EASEMENT
NO RELOCATION
NO INCORPORATION
BOTTOM: GRADE
TOP: +/- 105'

EGRESS EASEMENT
YES RELOCATION
YES INCORPORATION
BOTTOM: GRADE
TOP: +8' CLEAR

LOADING EASEMENT
NO RELOCATION
YES INCORPORATION
BOTTOM: GRADE
TOP: +13.7'

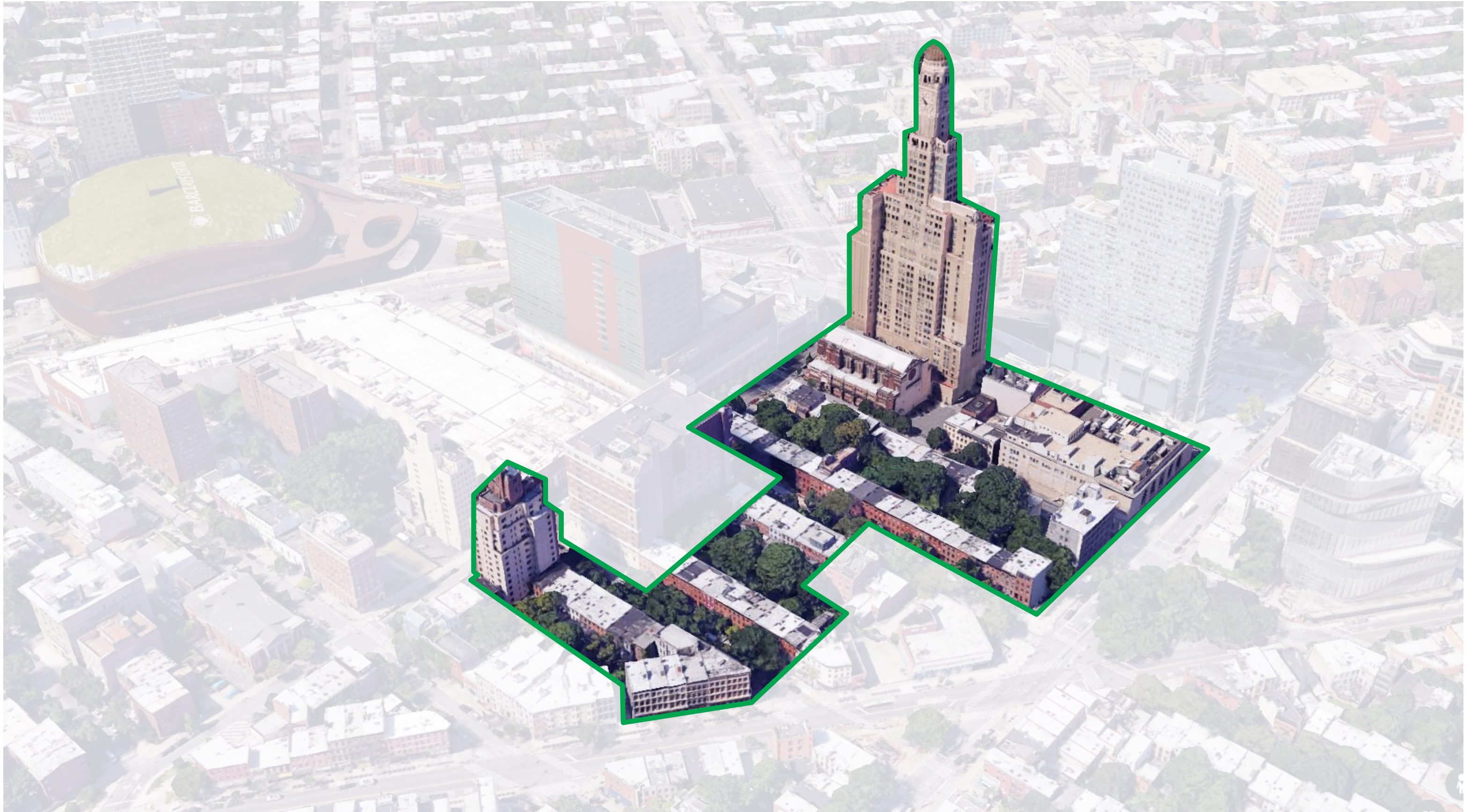


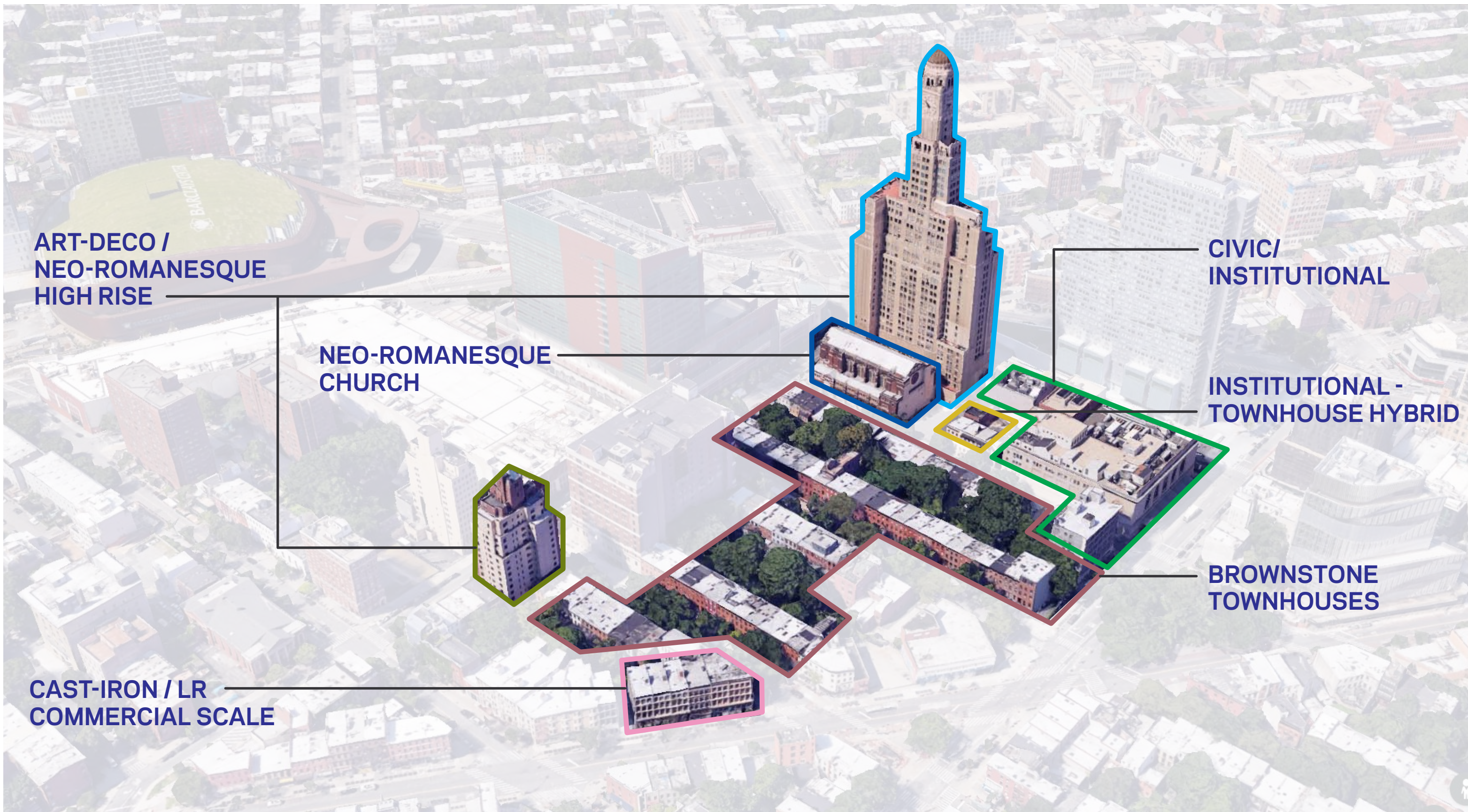
Easement Constraints

Brooklyn Academy of Music Historic District

Designated: September 26, 1978

Tapestry of Style, Use, & Density





Civic / Institutional Identity



Brooklyn Academy of Music (BAM)



BAM Fisher



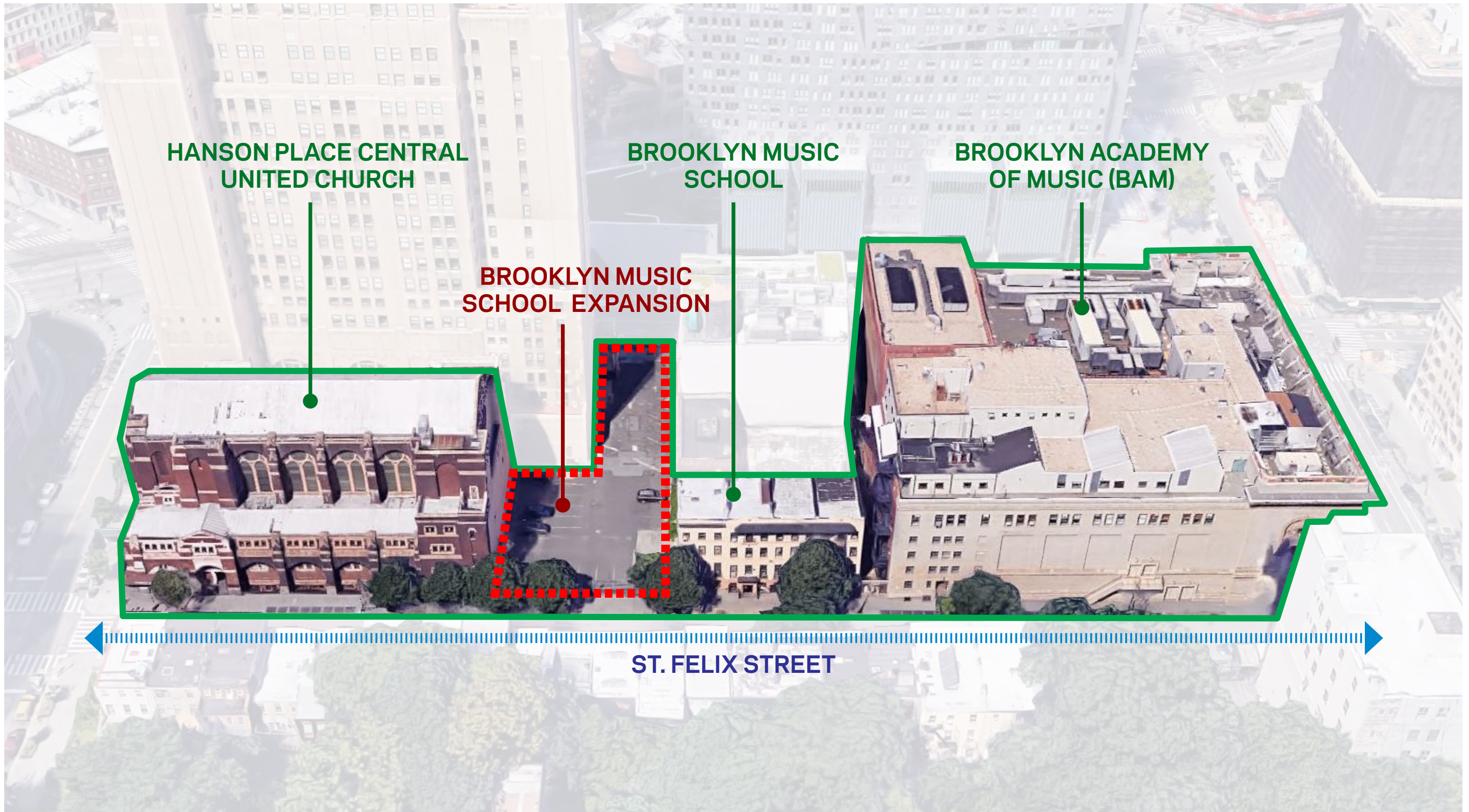
Hanson Place Central United Church



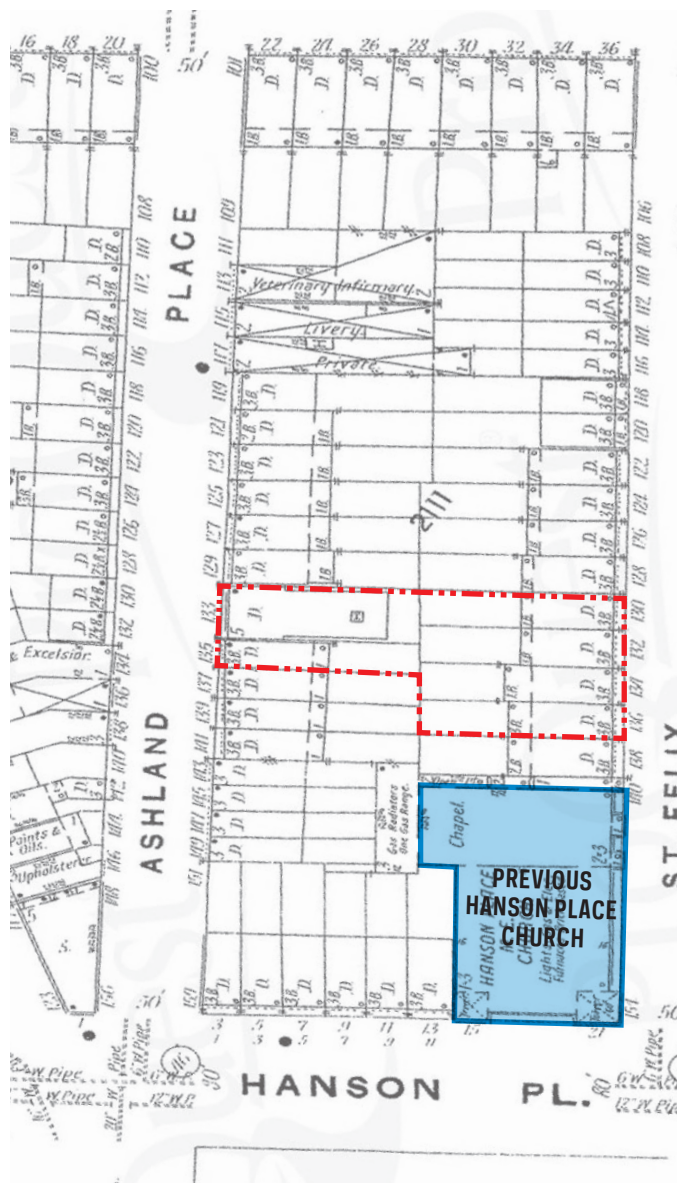
Brooklyn Music School



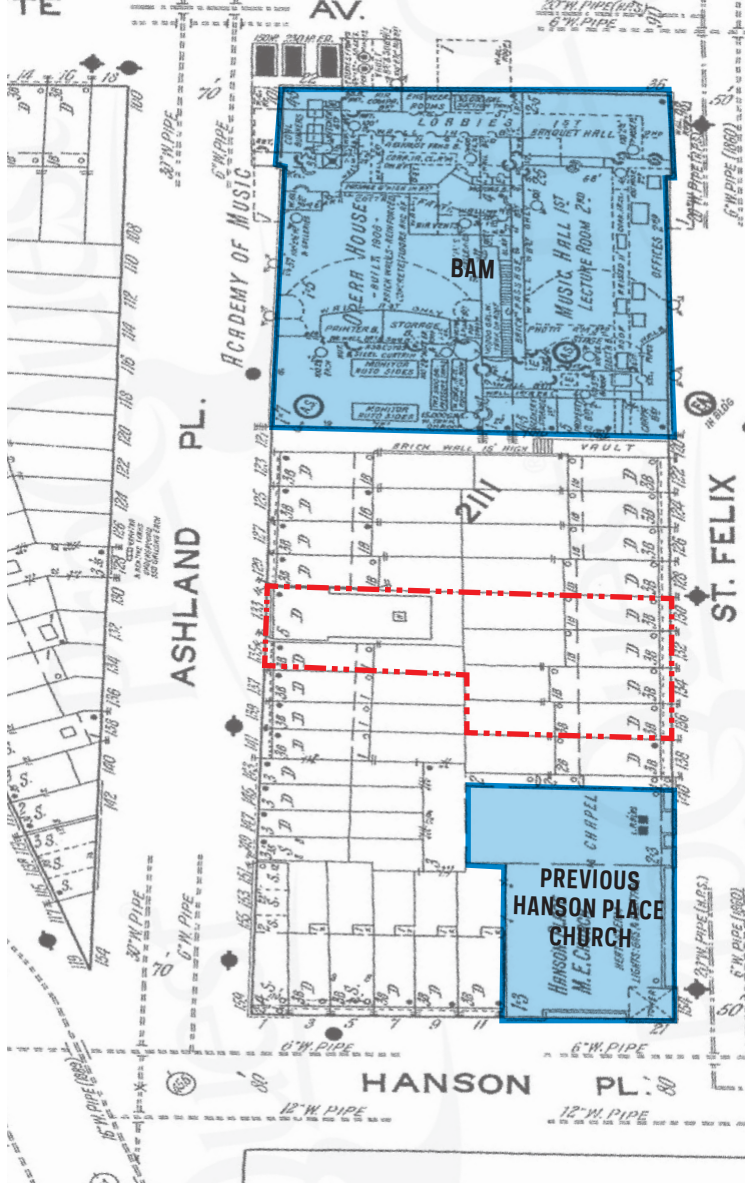
Williamsburgh Savings Bank (One Hanson)



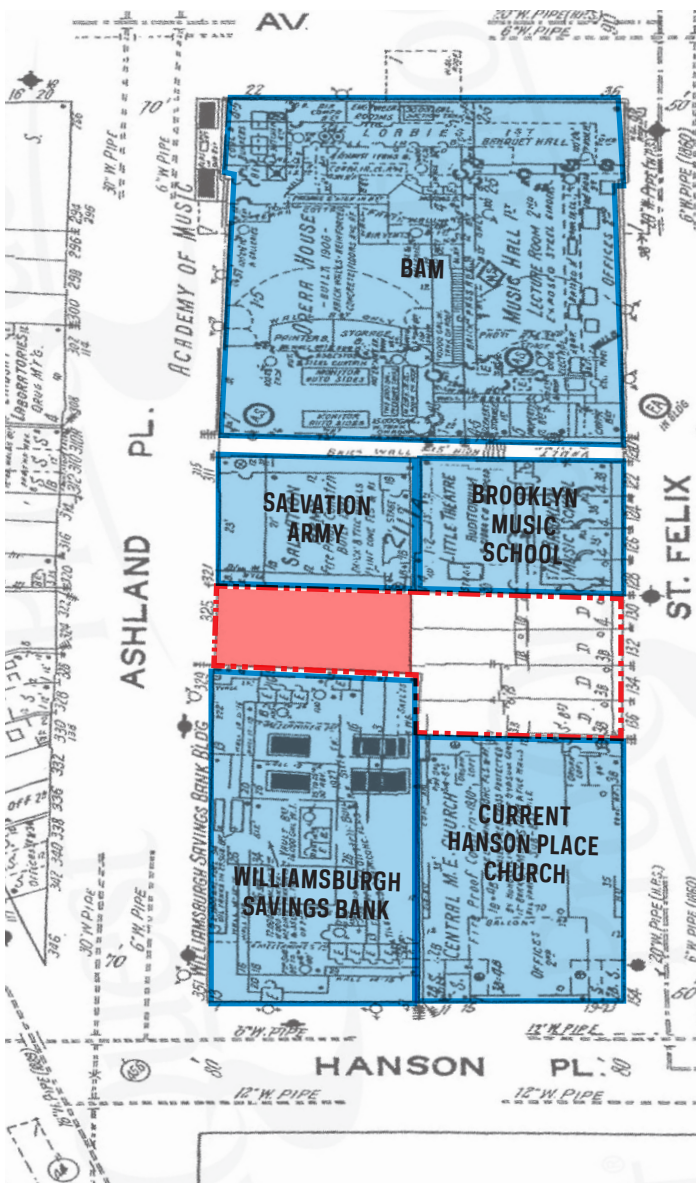
Site History



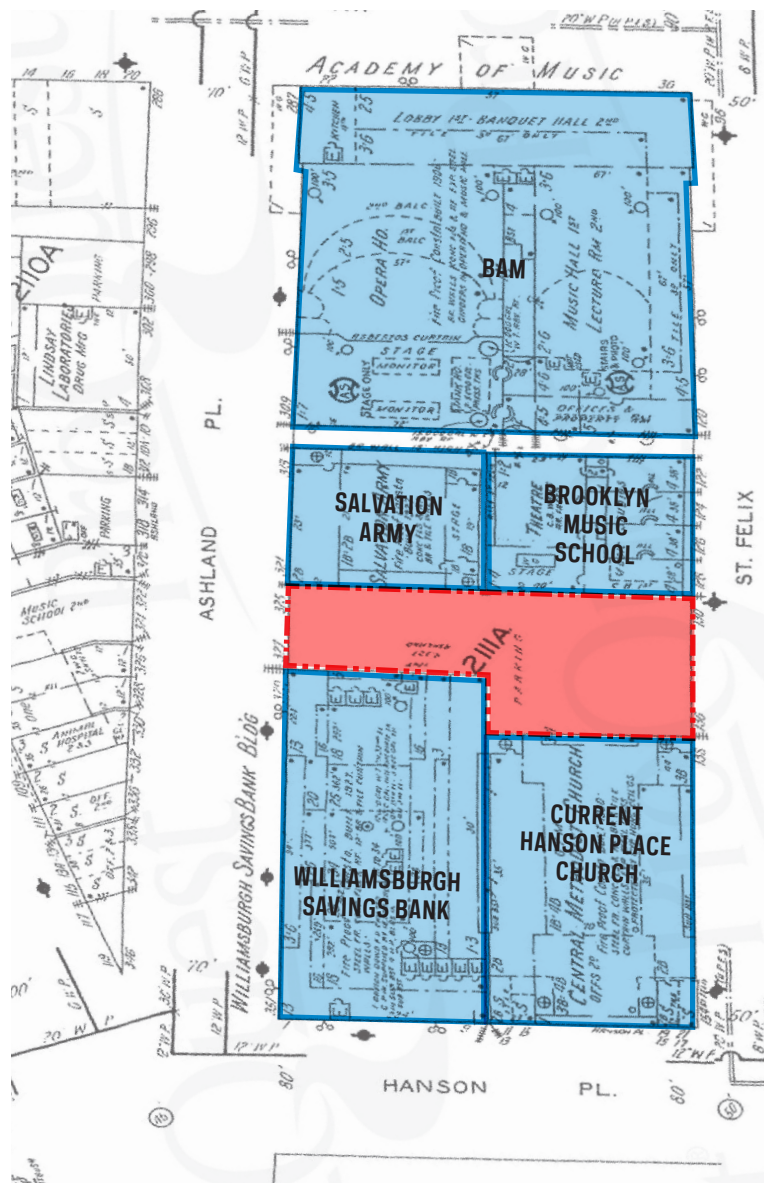
1904 : Sanborn Map



1915 : Sanborn Map

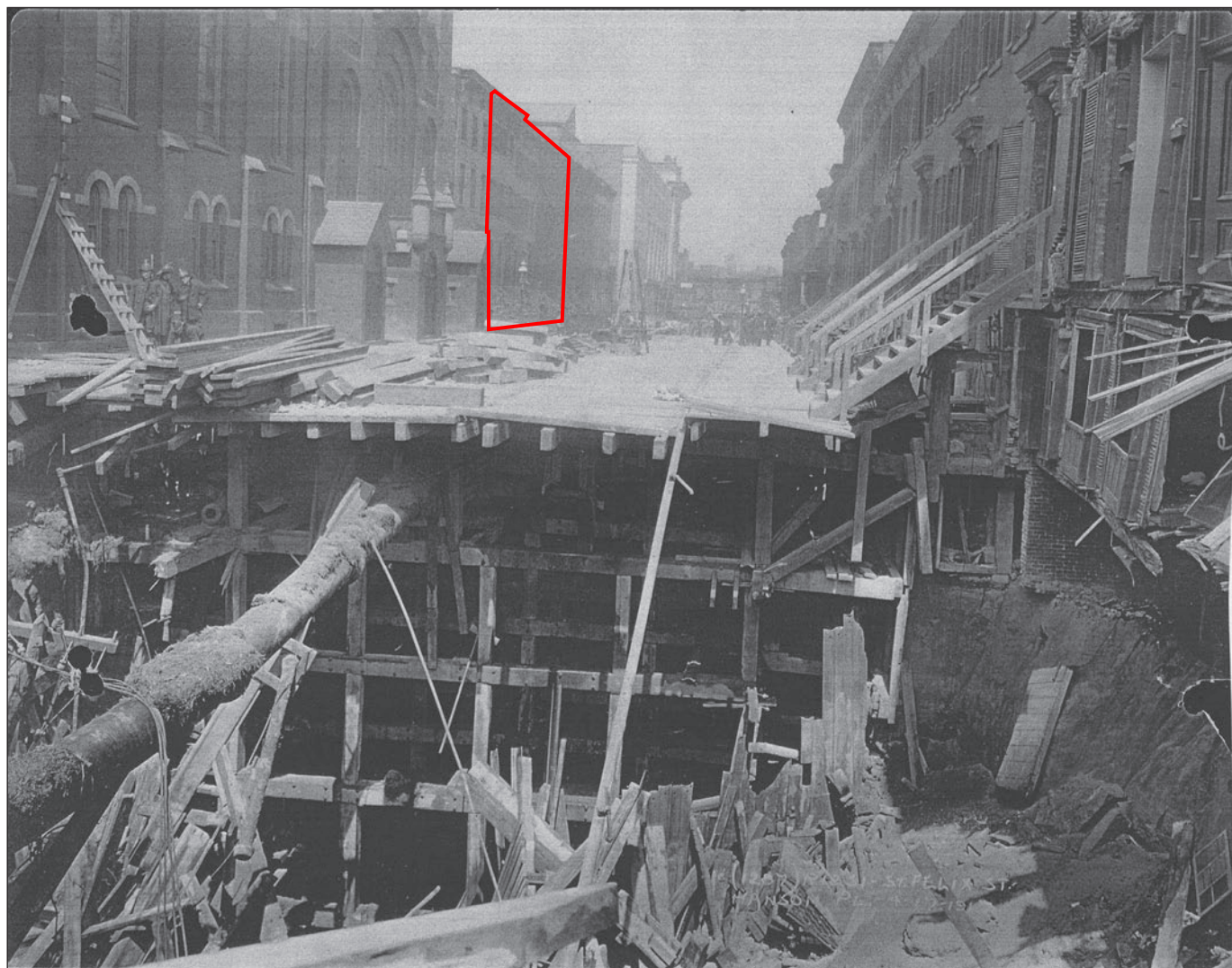


1939 : Sanborn Map

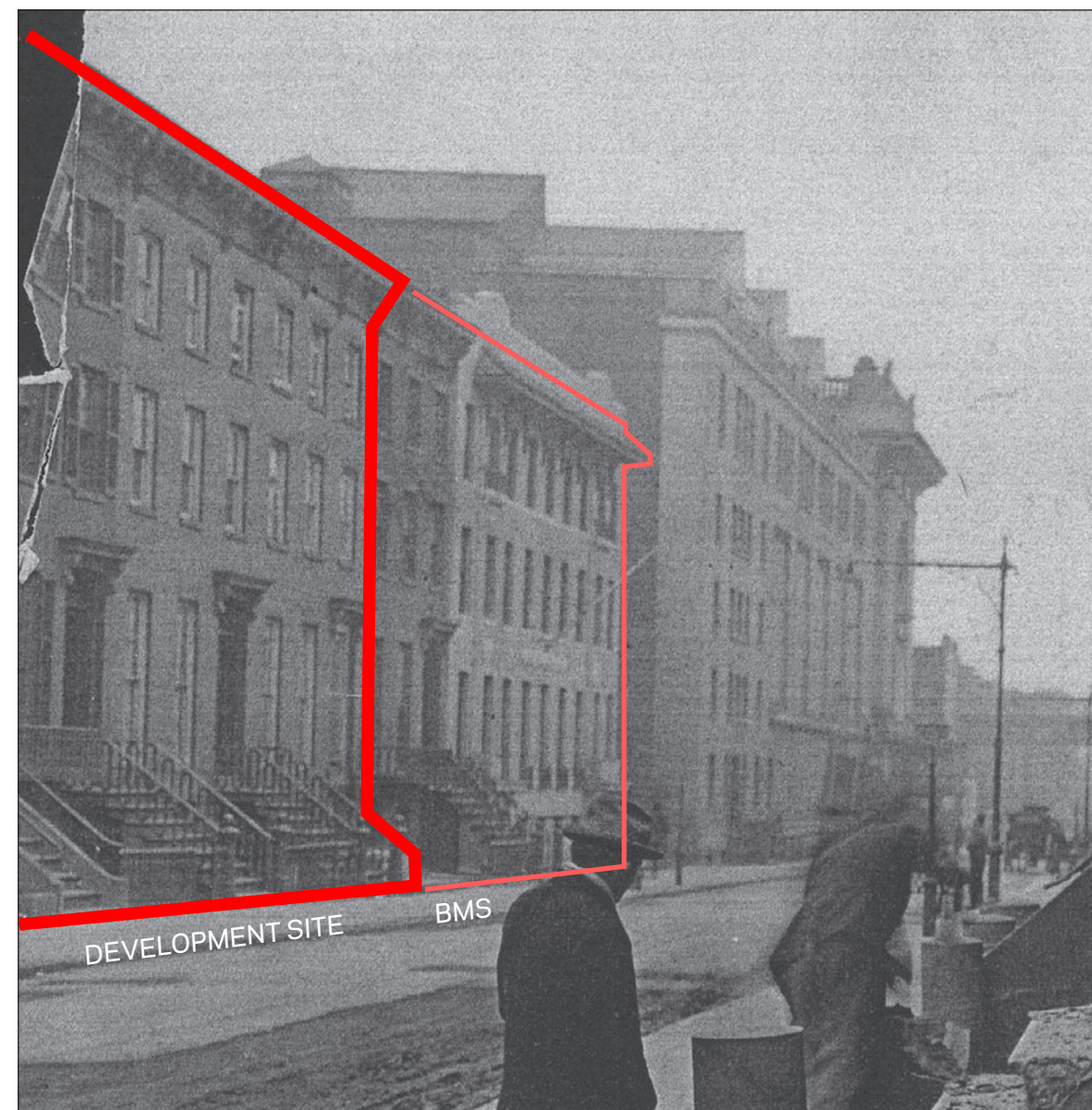


1950 : Sanborn Map

Increased Density and Institutional Use on the Block

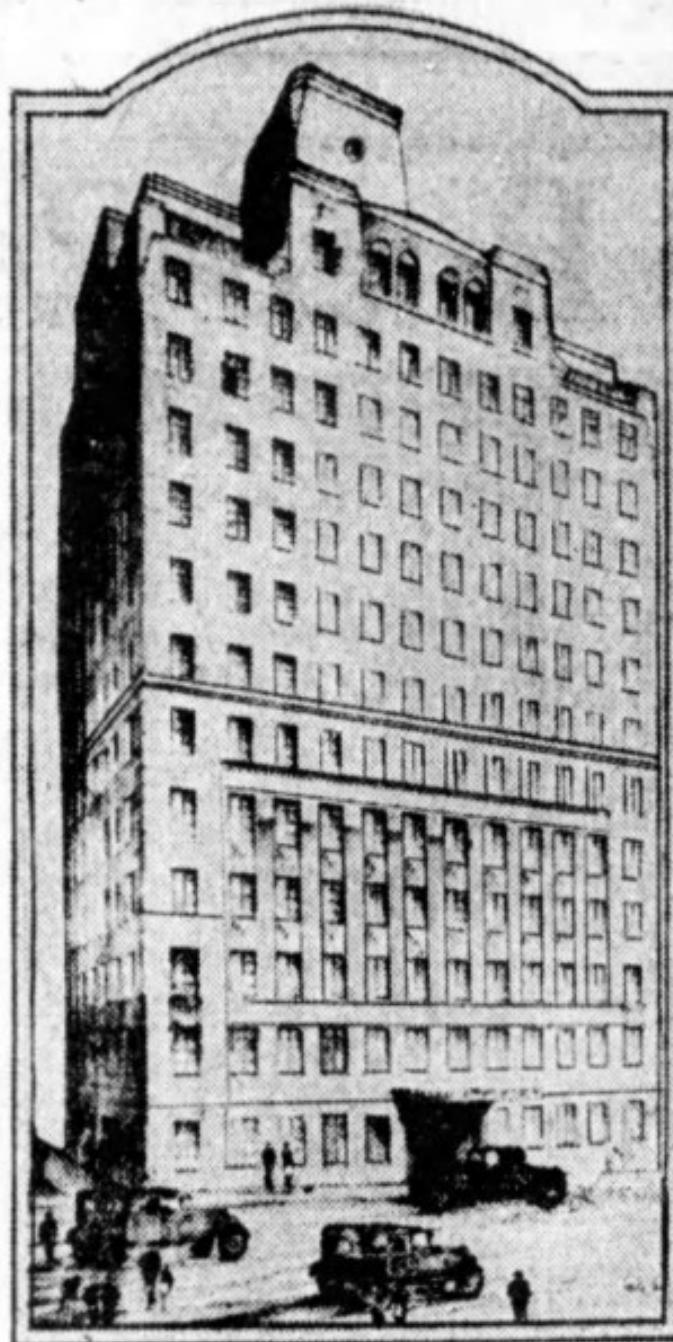


View of St. Felix Place looking North during the construction of the BMT Brighton Line, 1917.
(New-York Historical Society)



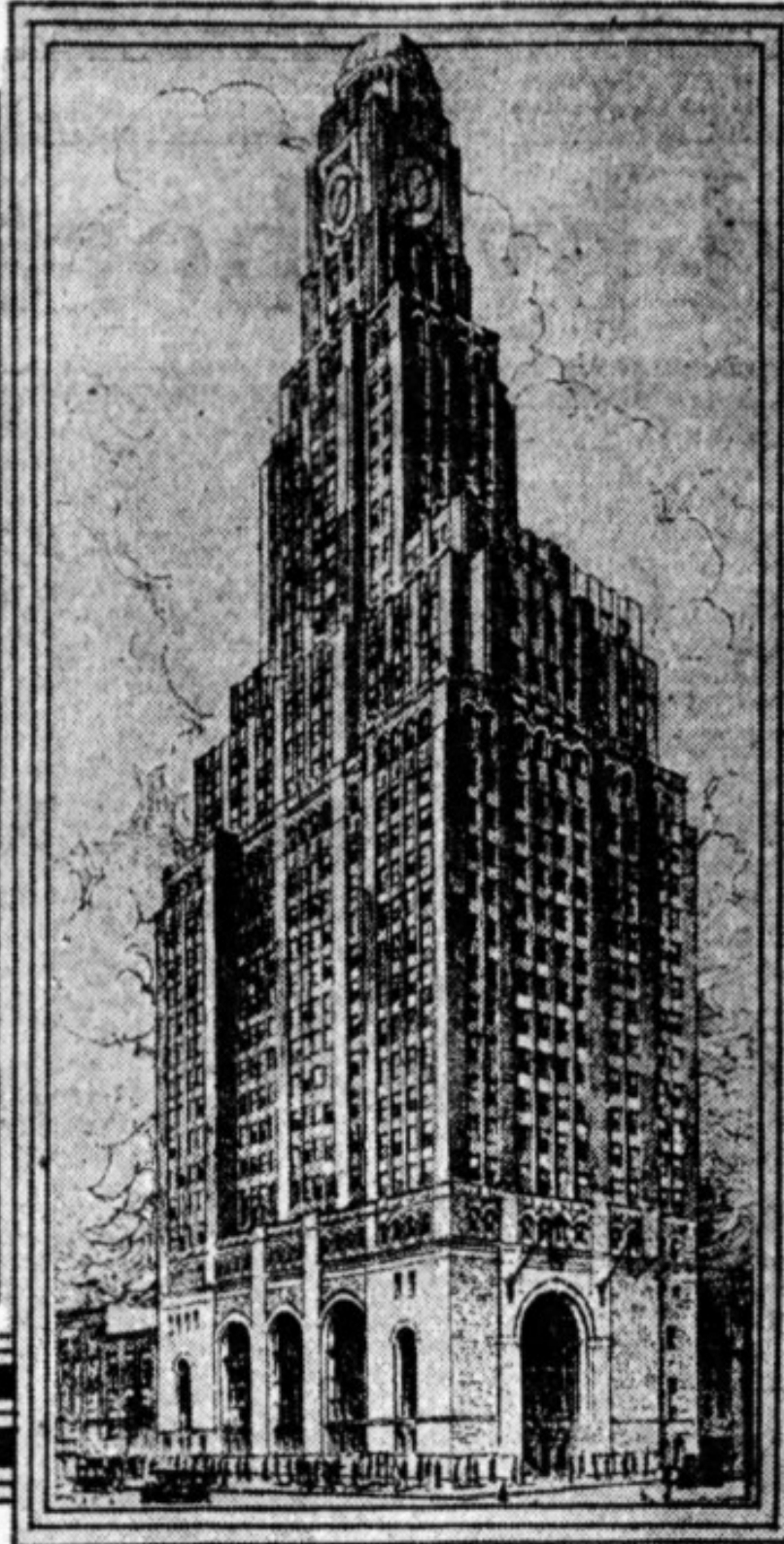
View of 122-26 St. Felix Place after the buildings are consolidated for the Brooklyn School of Music, 1922. (New-York Historical Society)

Peaks in Changing Skyline of Hanson Place Area

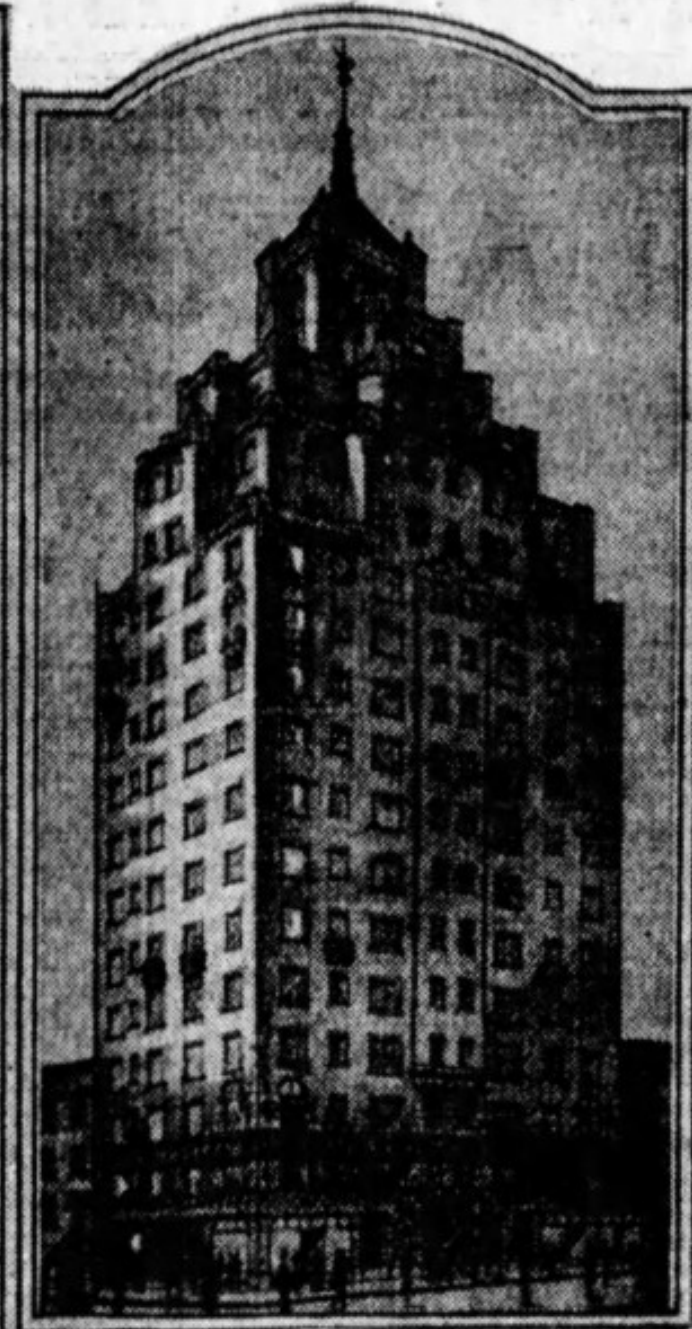


62 Hanson Place apartment and professional building extended from six to 12 stories. Six lower floors are occupied by dentists and physicians.

DEPOT AREA SEEN

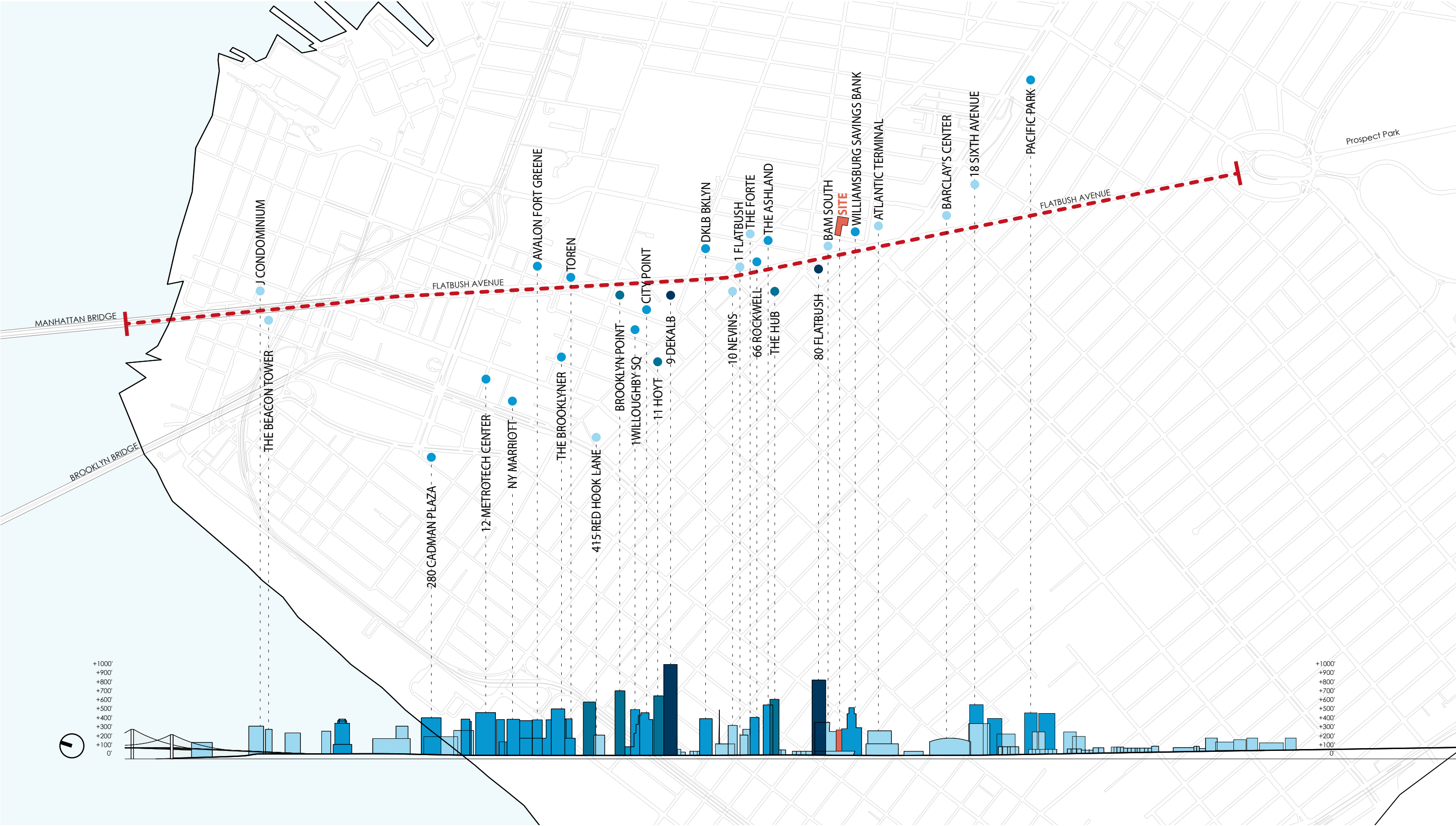


Williamsburgh Savings Bank Building, Hanson Place and Ashland Place, hub of new developments near L. I. R. R. Depot



67 Hanson Place apartment built by Dr. Louis Silverman, head of Hanson Place Elliot Corporation.

Boro R. E. Broker

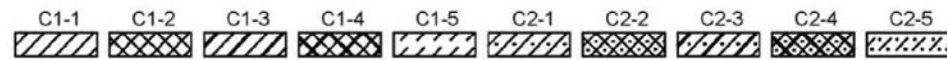


Rezoning

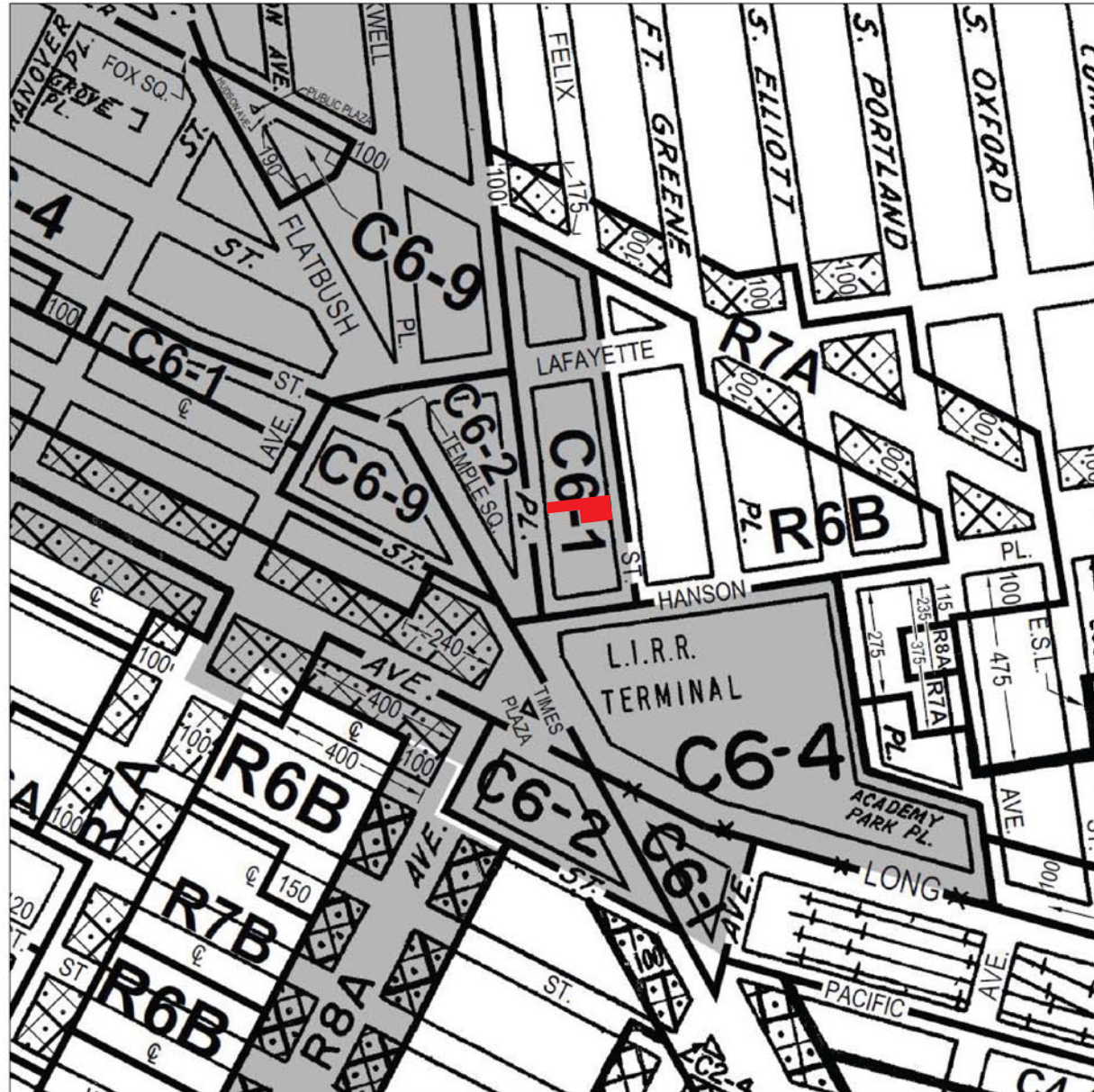
REZONING RATIONALE

Rezone C6-1 DB District to C6-4 DB and C6-6 DB to facilitate:

- Infill of vacant site completing the block (nothing can be built as-of-right due to One Hanson overbuild)
- Density at a transit rich location
- Provide affordable homeownership through MIH
- 20k SF expansion of Brooklyn Music School will:
 - more than double instructional space
 - provide accessibility to seniors and the disabled
 - enable upgrade / renovation of existing facility once new space is available
 - ensure the continued growth and vitality of an institution that has been operating at this location for over 100 years



NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.



CURRENT ZONING MAP 16C



PROPOSED ZONING MAP 16C - Area being rezoned is outlined with dotted lines
Rezoning from a C6-1 DB to a C6-4 DB & C6-6 DB

AREA SUMMARY:

One Hanson Existing ZSF:	323,642
Brooklyn Music School Existing ZSF:	12,150
Brooklyn Music School Expansion ZSF:	18,036
130 St. Felix Residential ZSF:	132,144
Total New ZSF:	150,911
Total New GSF:	167,291

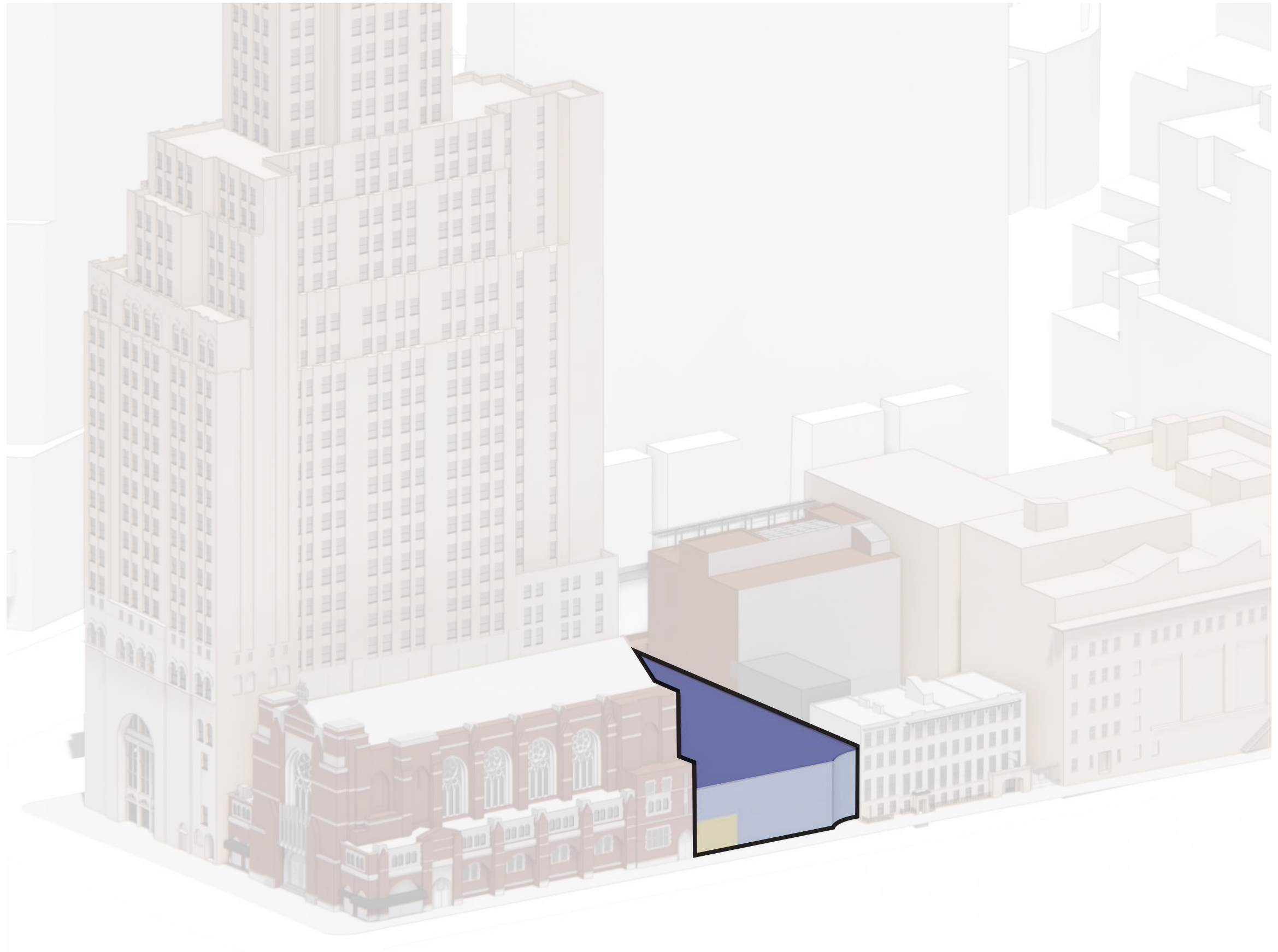
Design Proposal

DESIGN PRINCIPLES

- Create an ensemble with One Hanson + Central United Church
 - Scale transition between 2 existing buildings
 - Reference Deco - Neo Romanesque
 - Relate in Color + Materials
- Establish appropriate scale and treatment of Saint Felix street wall
 - Create relationship to Brooklyn Music School Building
 - Extend Civic / Cultural use and scale
- Articulate north lot line facade

1. Infill Development

- Completes the block and maintains streetwall continuity
- Continues institutional use at grade along St. Felix

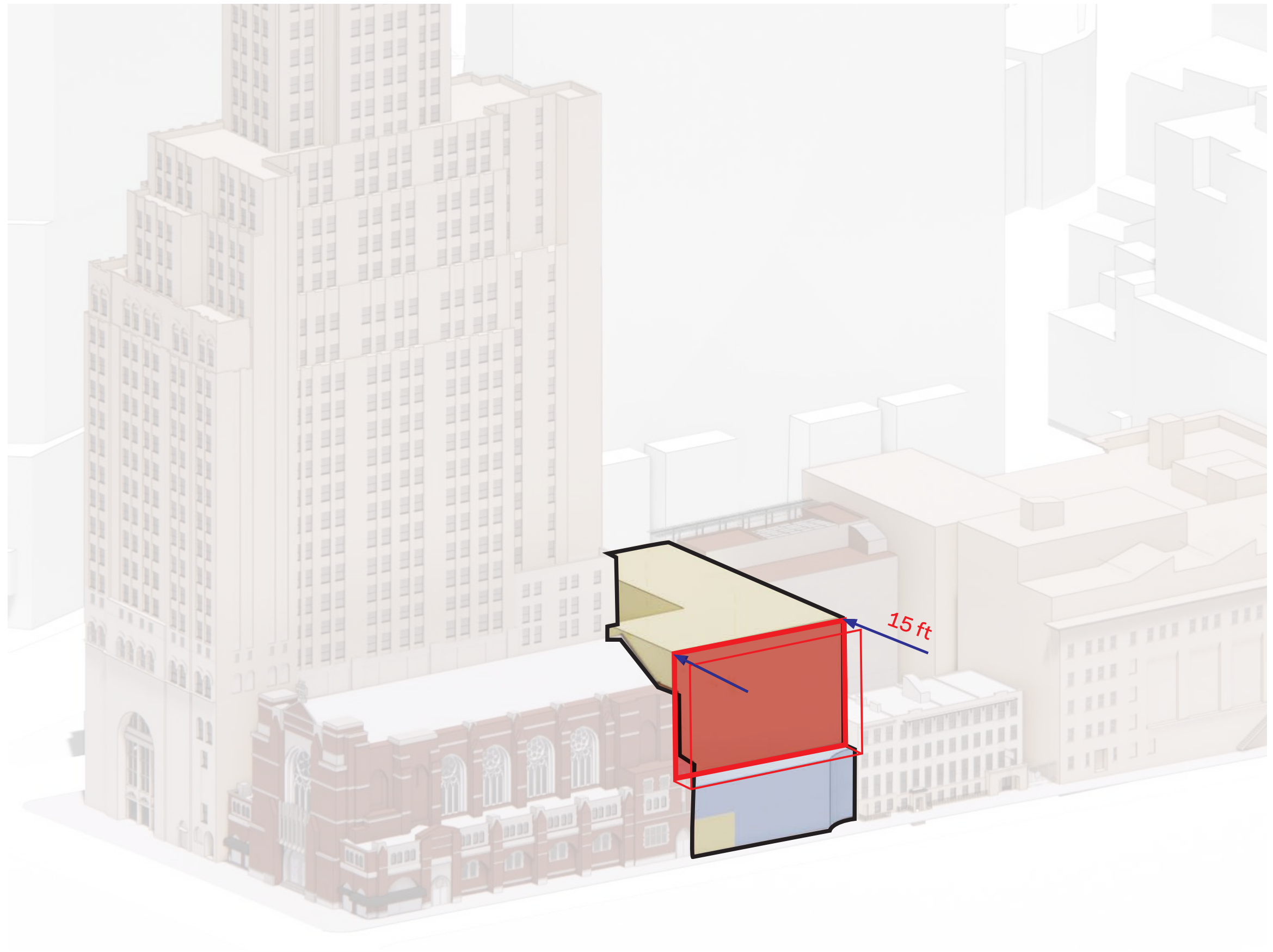


Building Massing Diagrams

■ BROOKLYN MUSIC SCHOOL ■ RESIDENTIAL ■ AMENITY ■ CIRCULATION ■ MECH / BOH ■ TERRACE

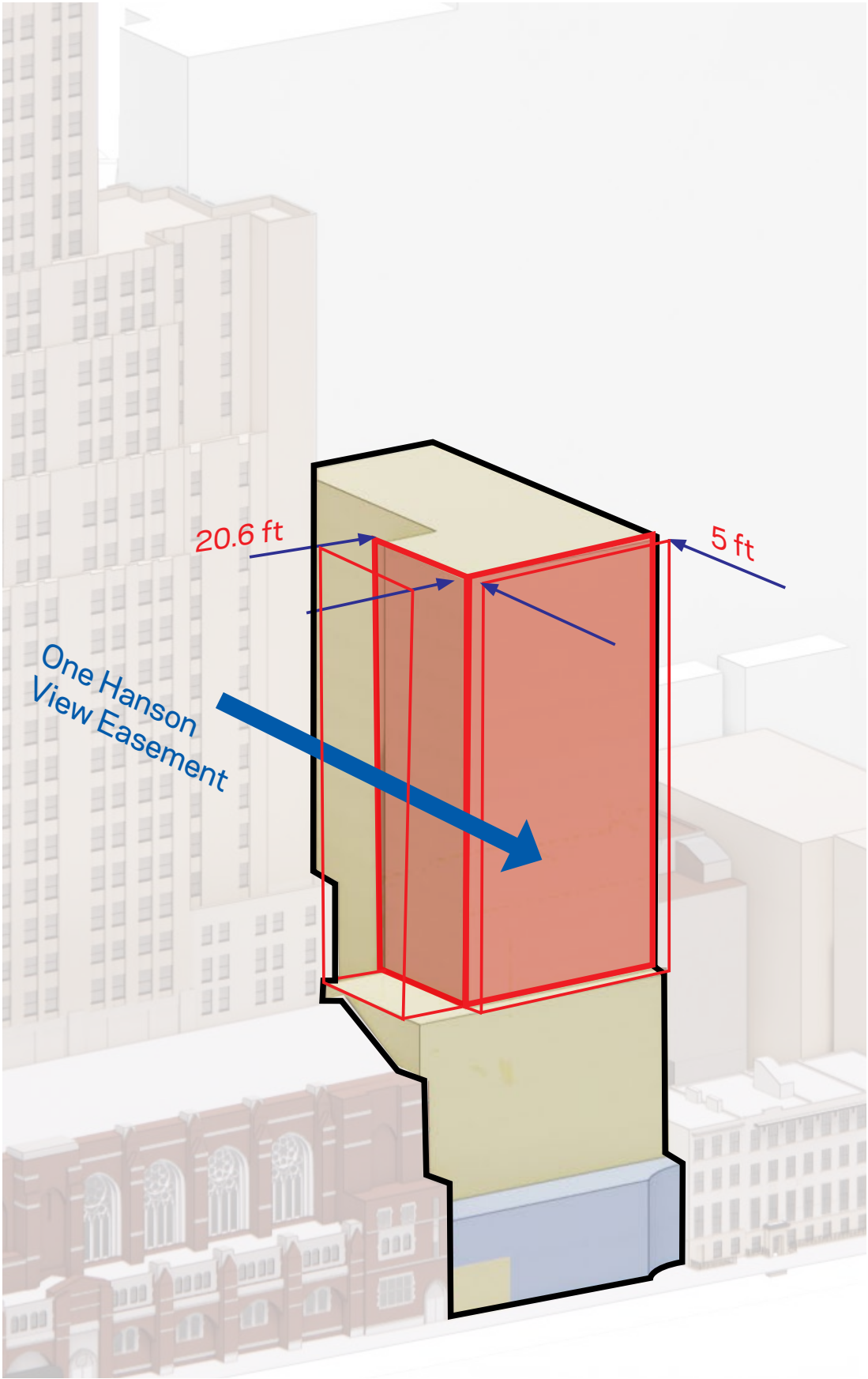
2. 15' setback above the base

- Establishes townhouse scale at the street and direct relationship with BMS
- Setback relates to church setback above the base

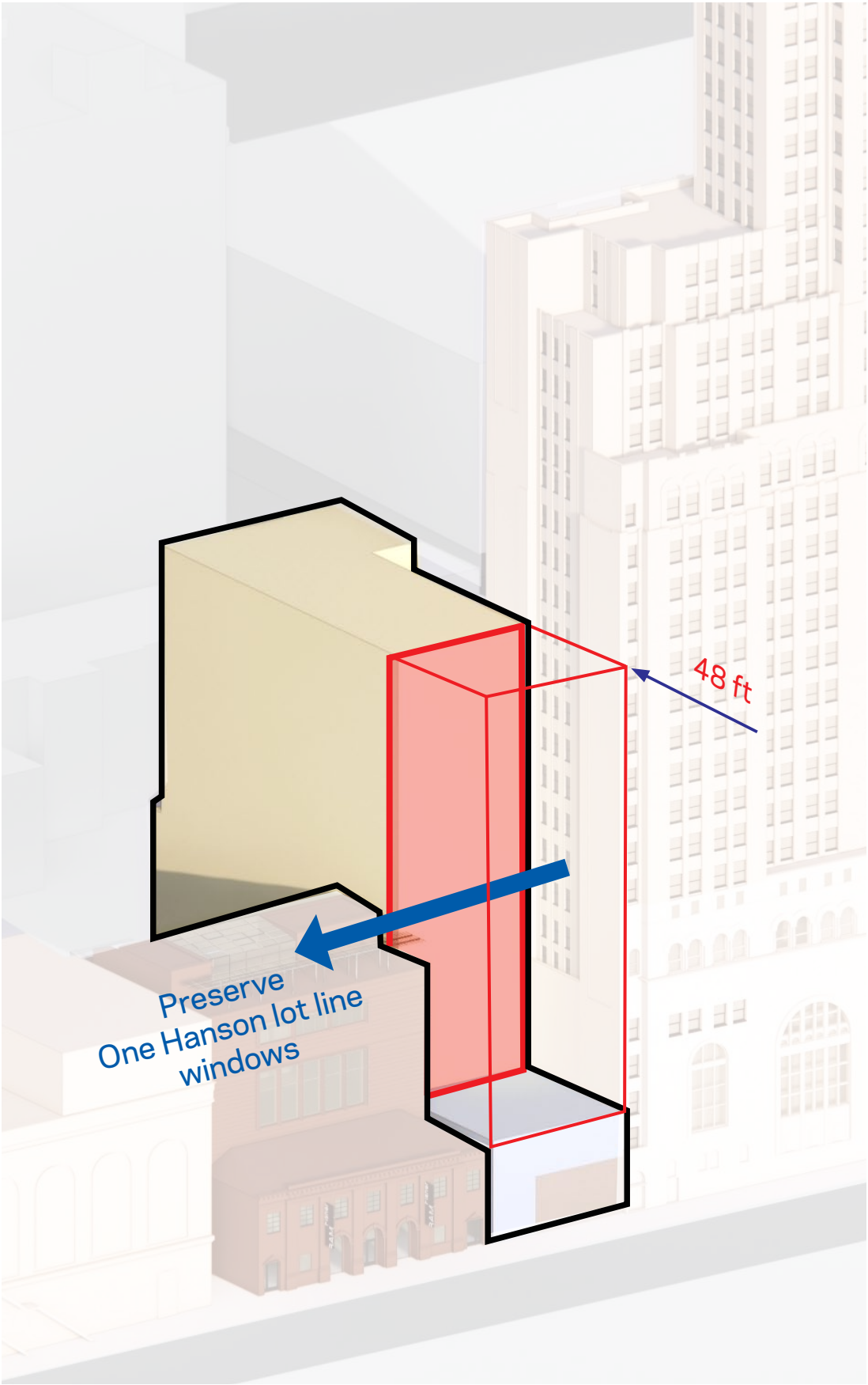


3. Shaping the middle of the tower

- 20.6' setback at south facade preserves One Hanson view easement
- 5' setback at east facade aligned with height of Church roof
- 48' setback at west facade to preserve One Hanson lot line windows



Looking Northwest



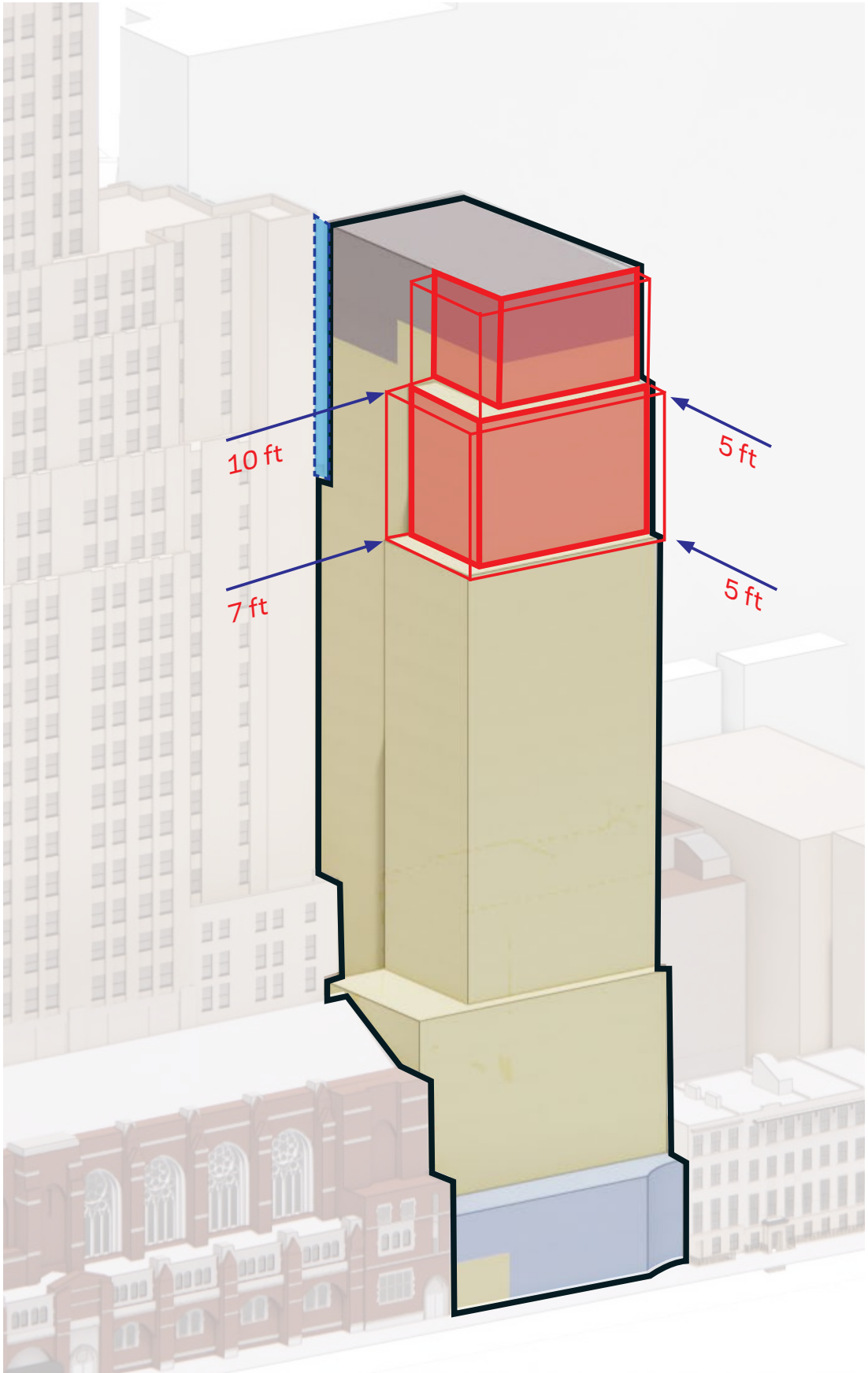
Looking Southeast

Building Massing Diagrams

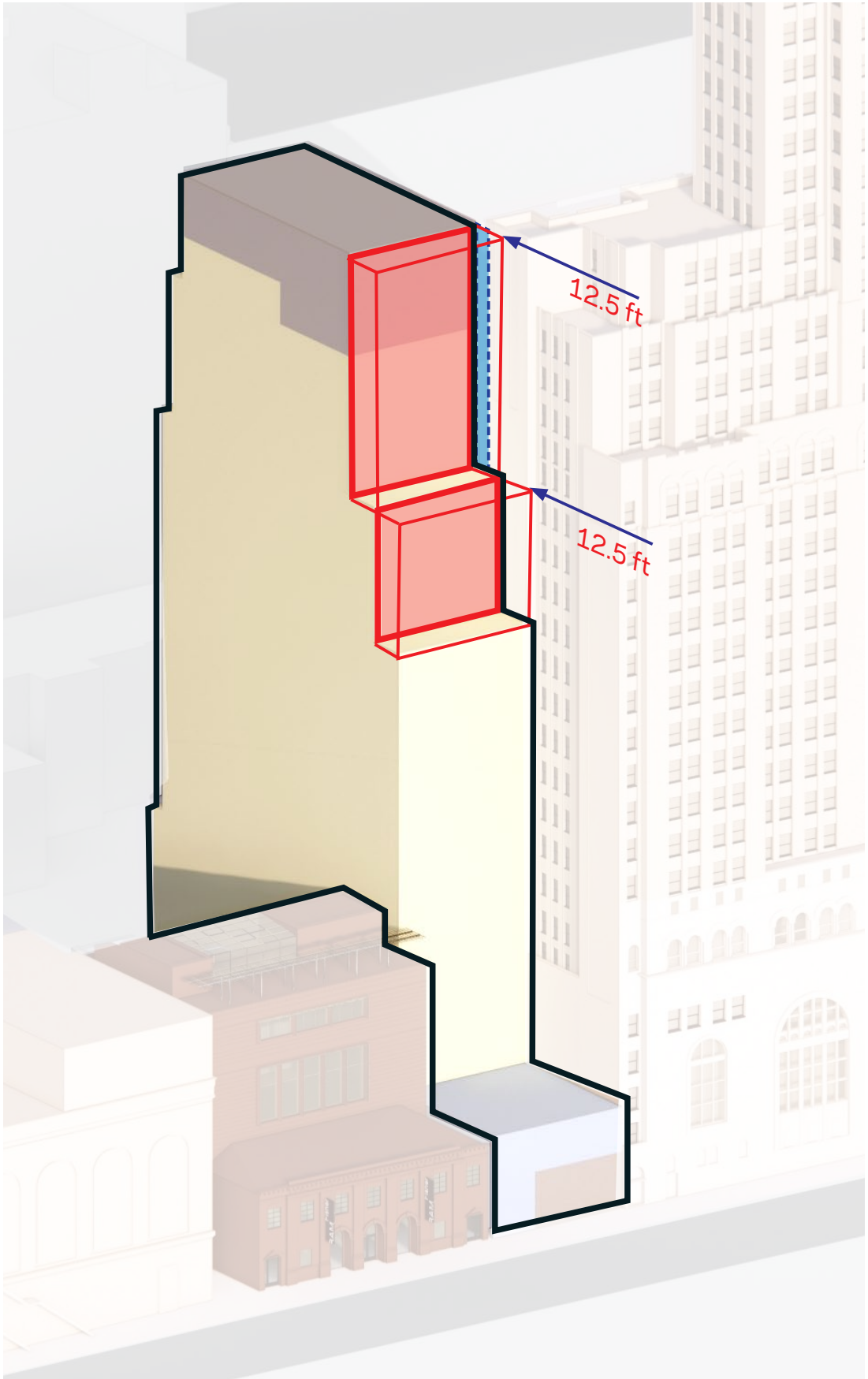
BROOKLYN MUSIC SCHOOL RESIDENTIAL AMENITY CIRCULATION MECH / BOH TERRACE

4. Additional setbacks as the tower rises to the top

- Multiple setbacks towards the top slenderize the tower form and reduce bulk as it rises
- These setbacks create separation from the shoulder of One Hanson at the top of the building allowing each to have its own identity



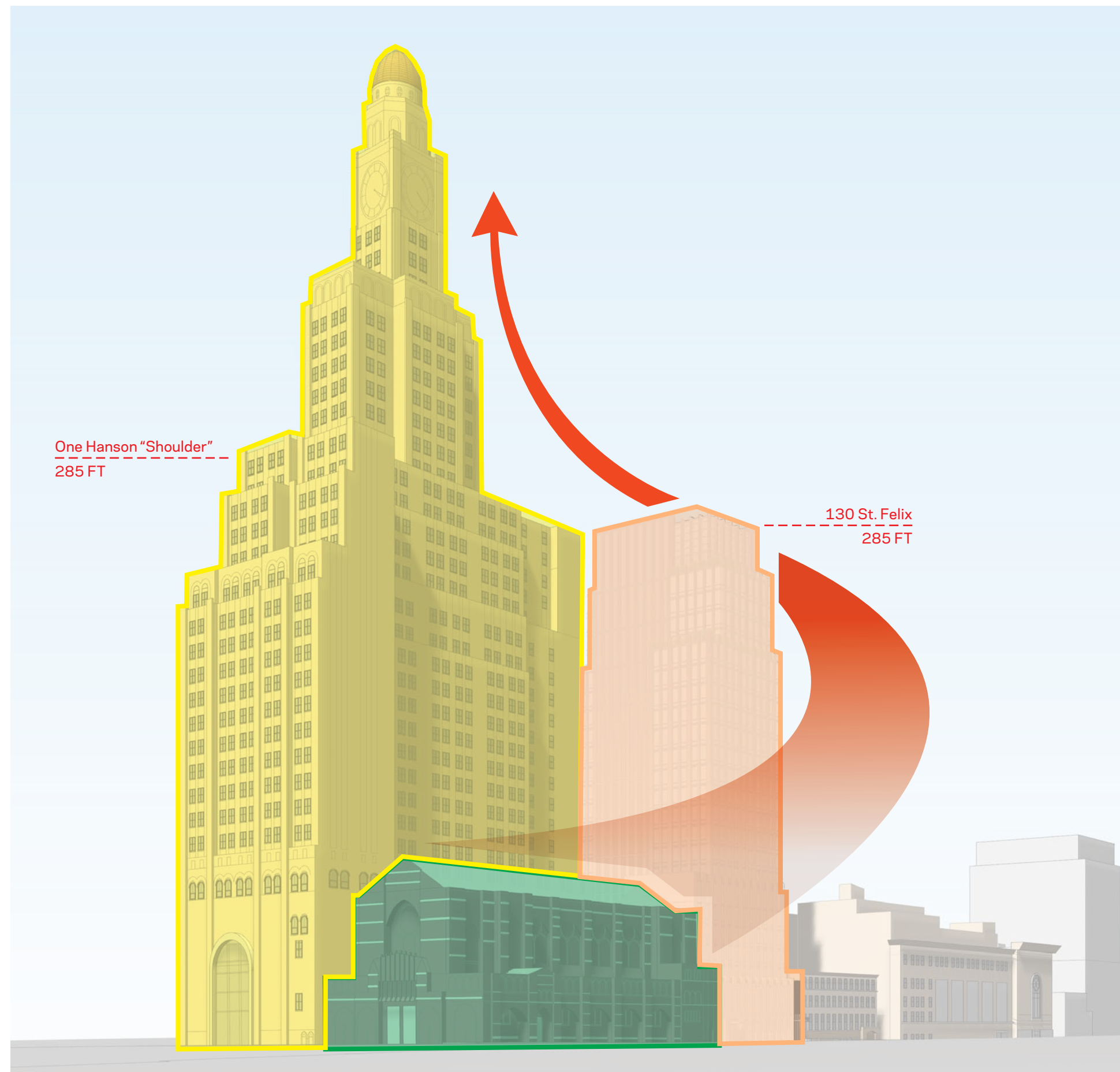
Looking Northwest



Looking Southeast

Building Massing Diagrams

BROOKLYN MUSIC SCHOOL RESIDENTIAL AMENITY CIRCULATION MECH / BOH TERRACE





BAM



BROOKLYN MUSIC SCHOOL



ONE HANSON



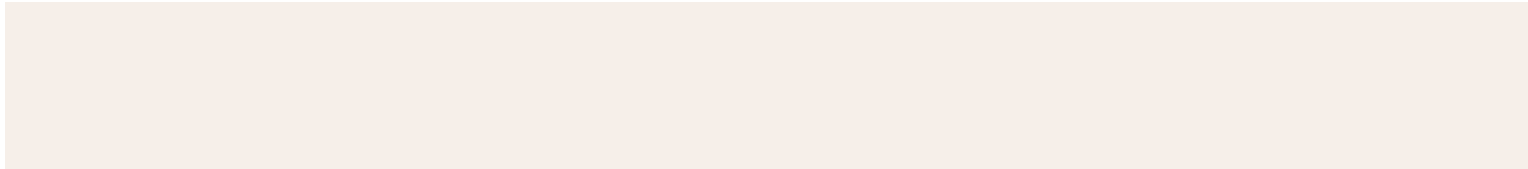
BAM FISHER



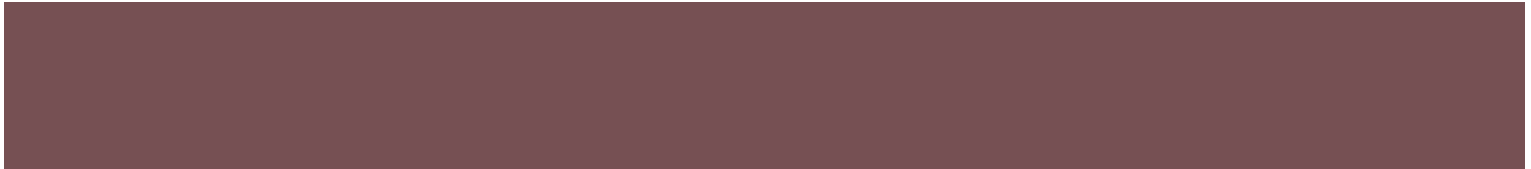
HANSON PLACE CHURCH



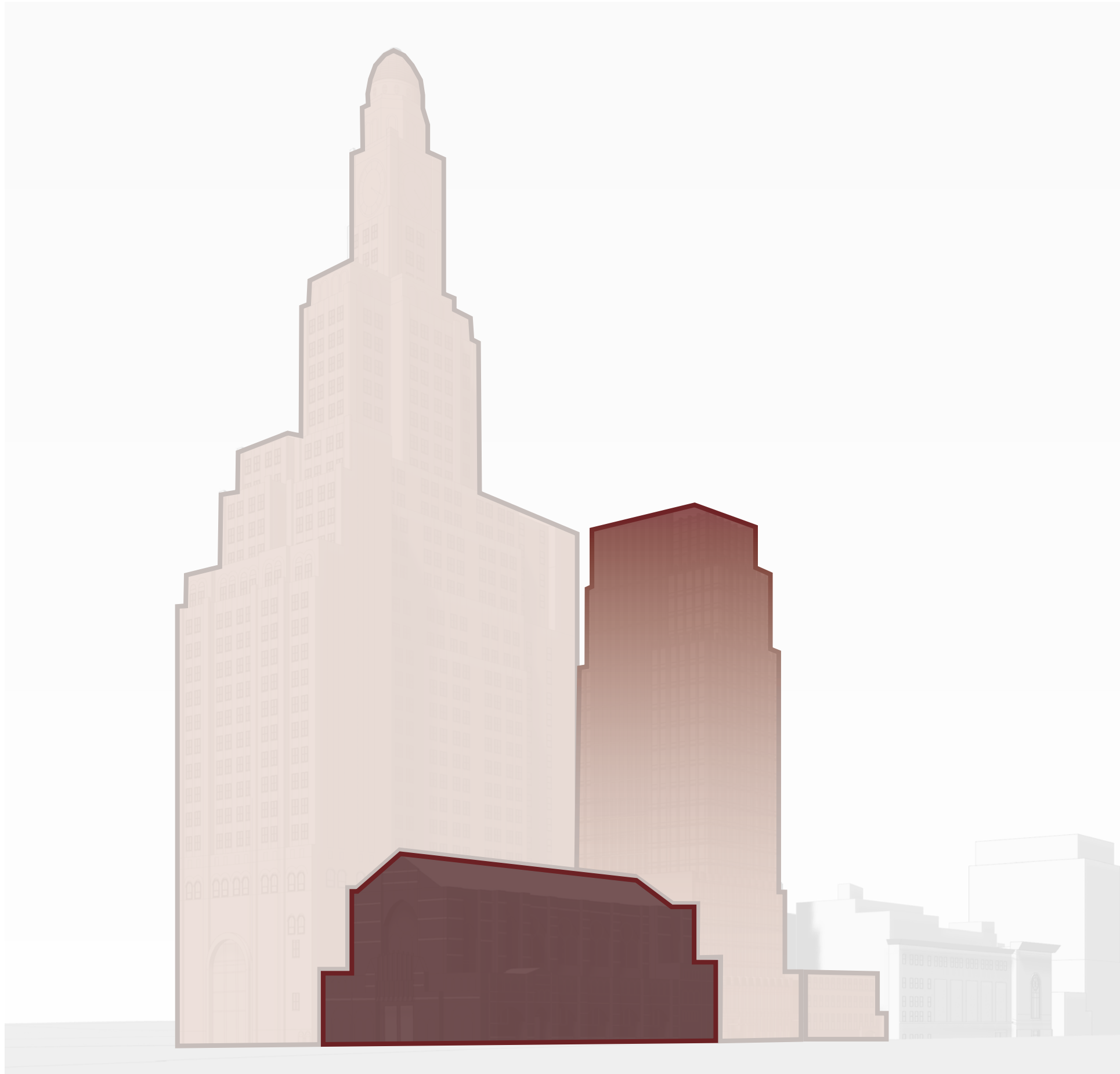
TOWNHOUSES

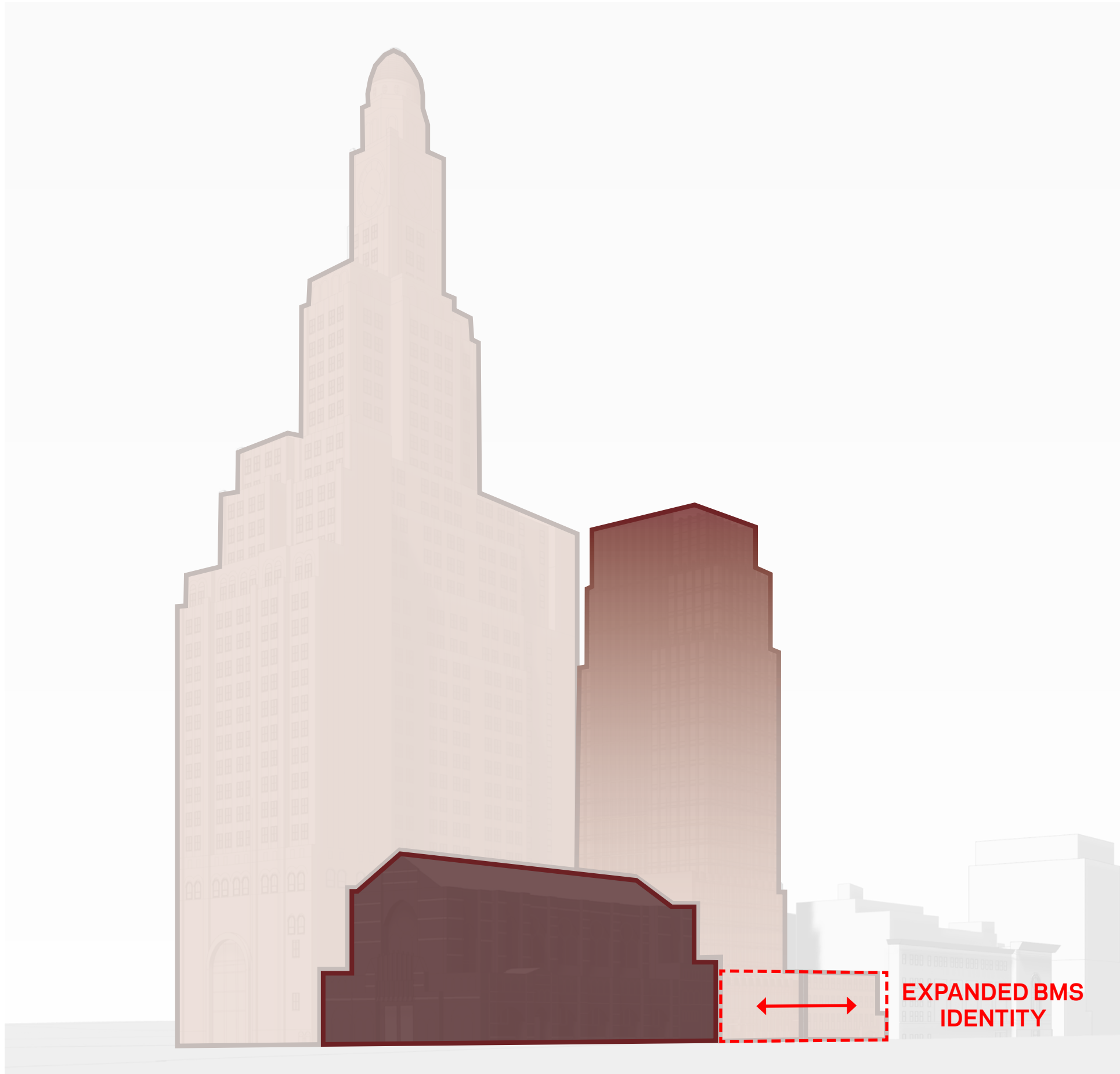


WARM GREY MASONRY



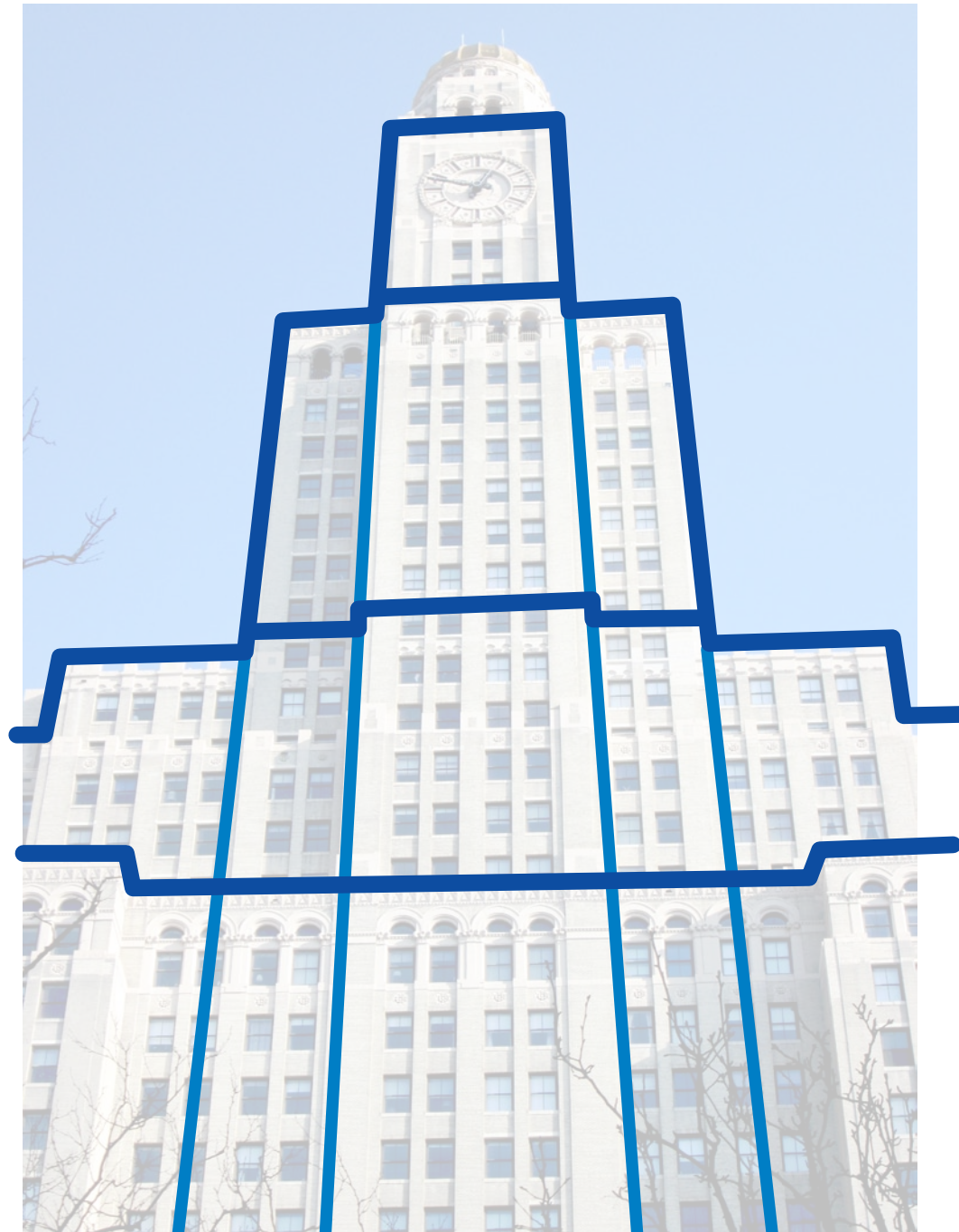
RED-BROWN MASONRY







A - B VERTICAL RHYTHM



STEPPED PROFILE

Vertical Planes

Punched windows with
subtle frame bas-relief

Vertical Piers with horizontal slab-edge

Vertical Piers with horizontal slab-edge

Base facade

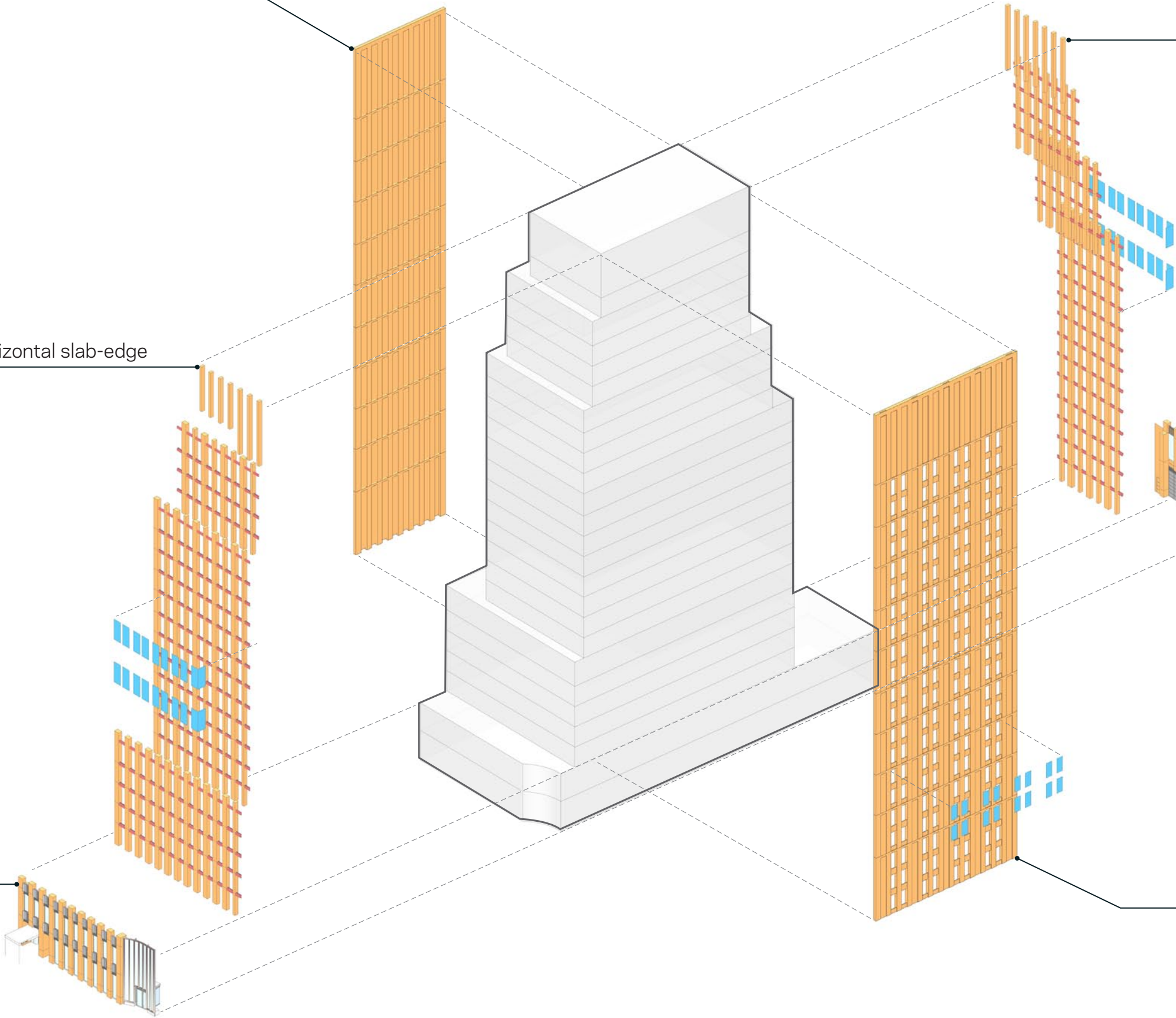
Wide piers with
terra-cotta infill

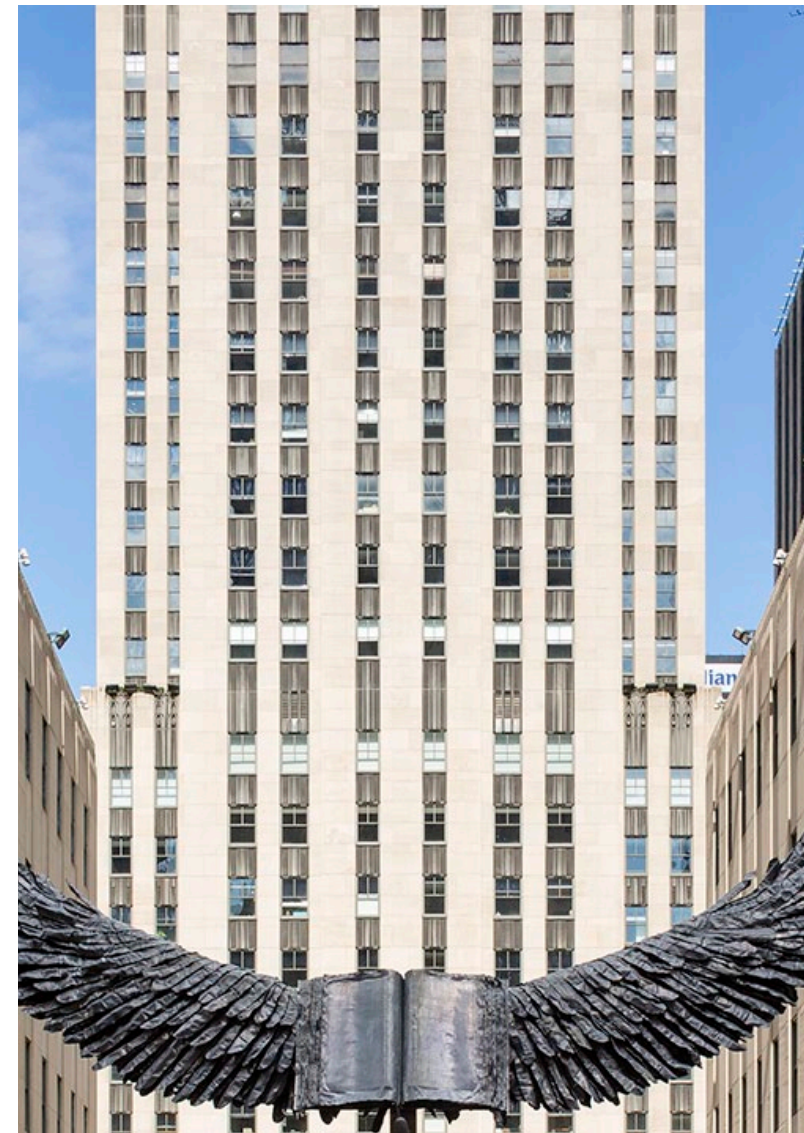
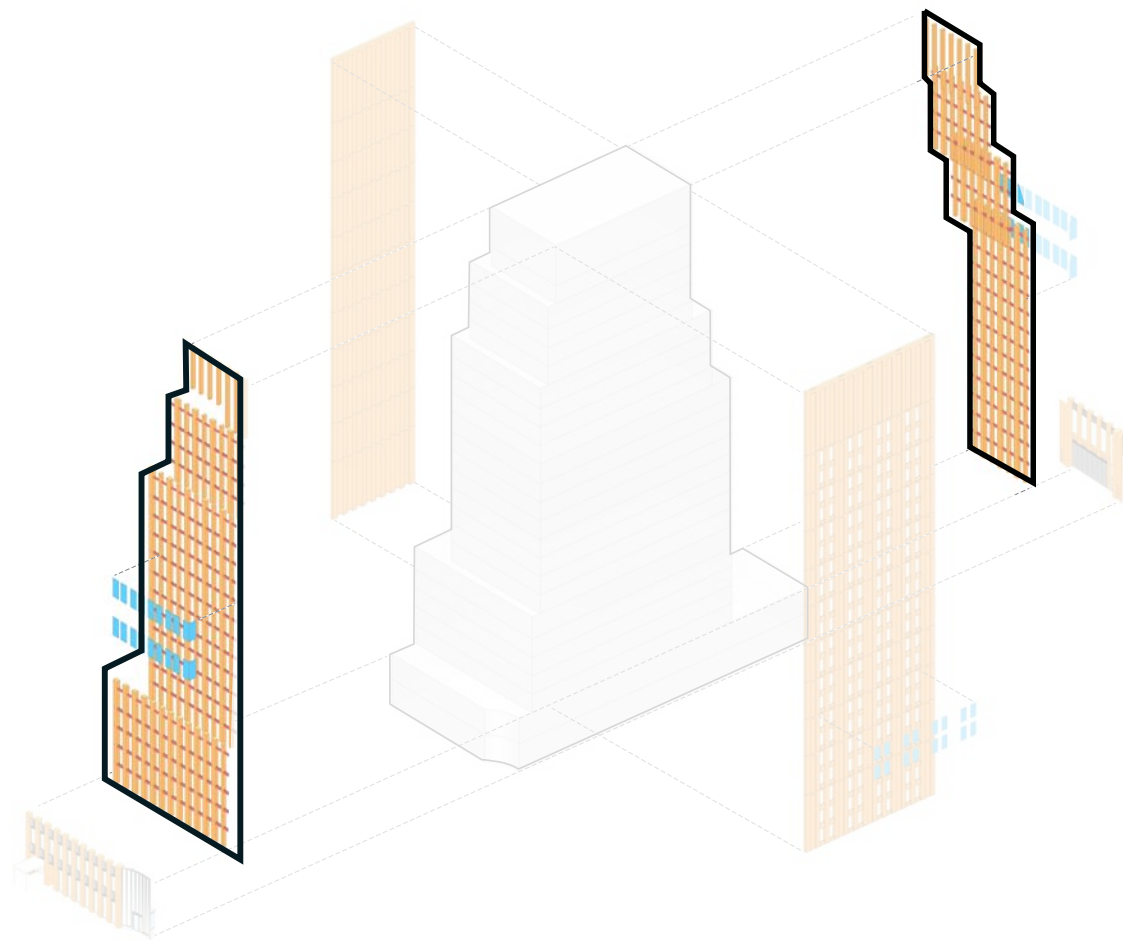
Base facade

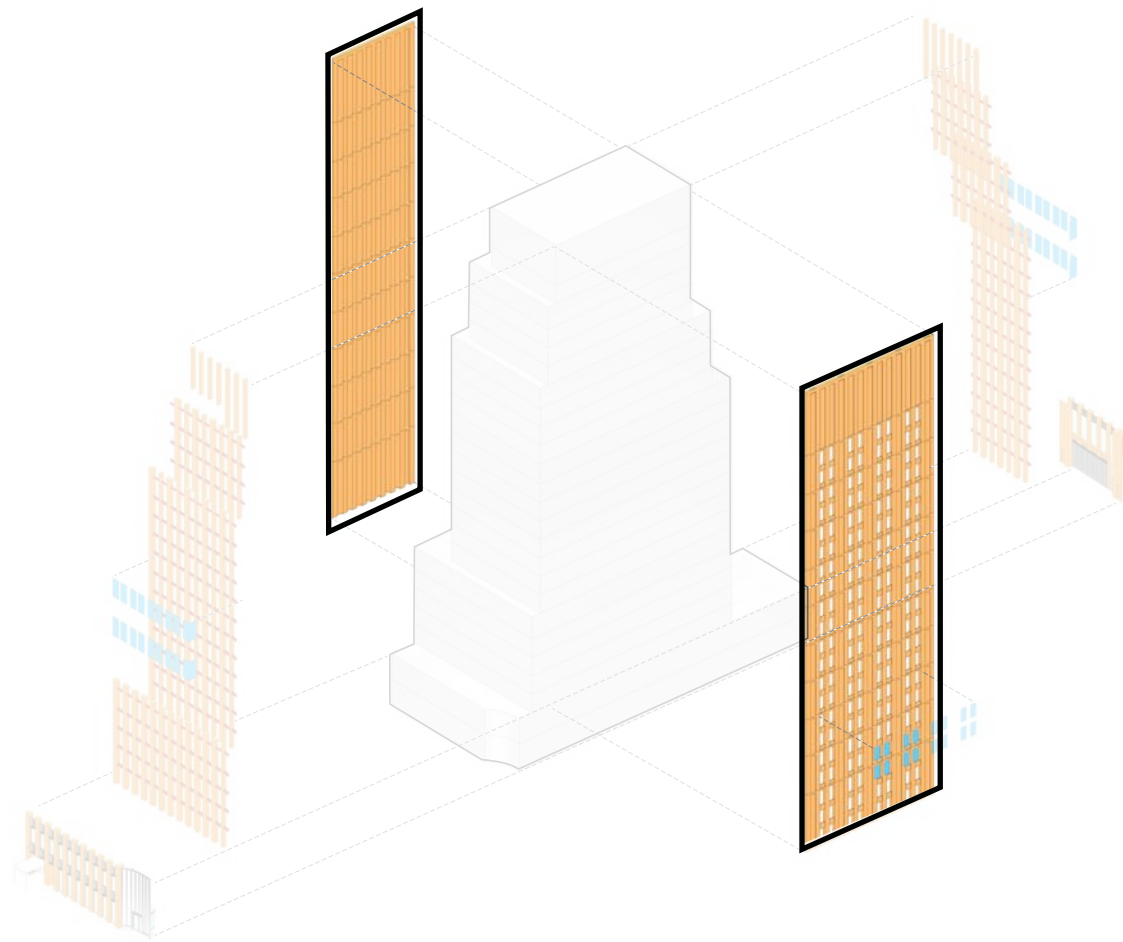
Wide piers with
terra-cotta infill

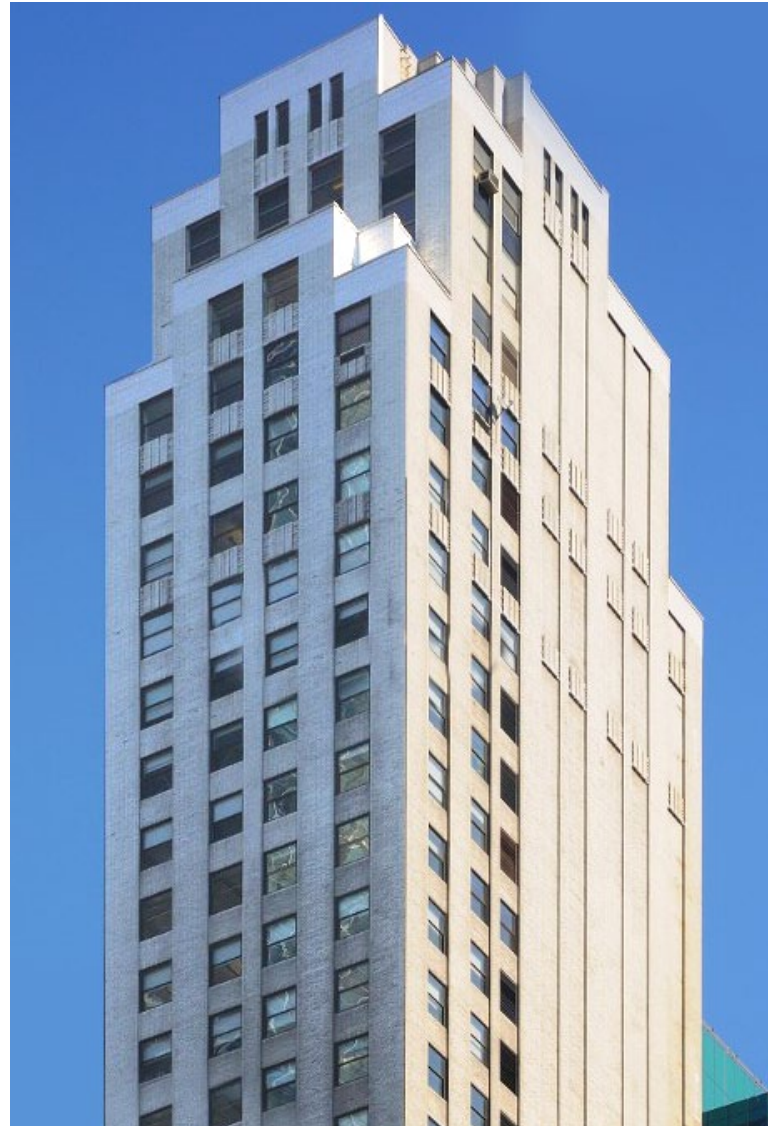
Vertical Planes

Punched windows with
subtle frame bas-relief









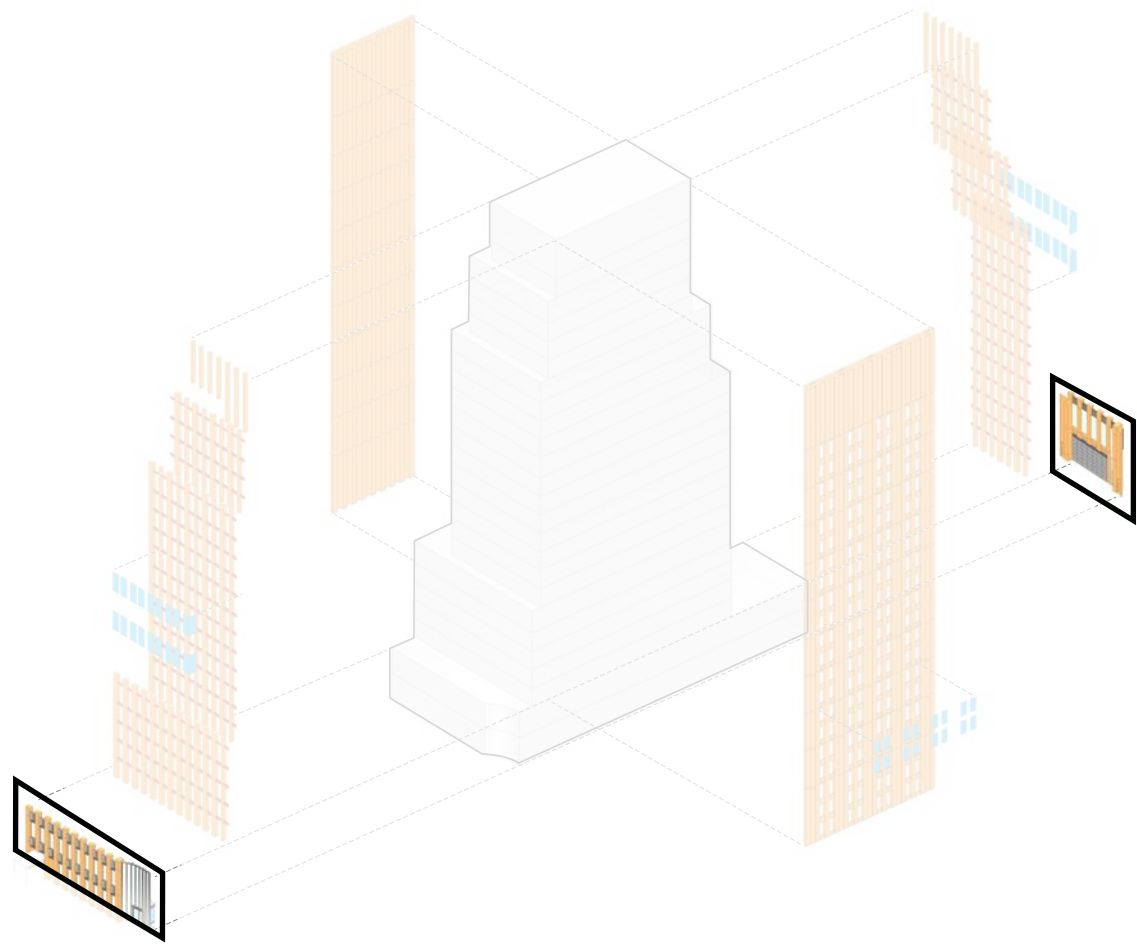
1450 Broadway



20 Pine Street



212 5th Ave.



Base Facade: Precedents

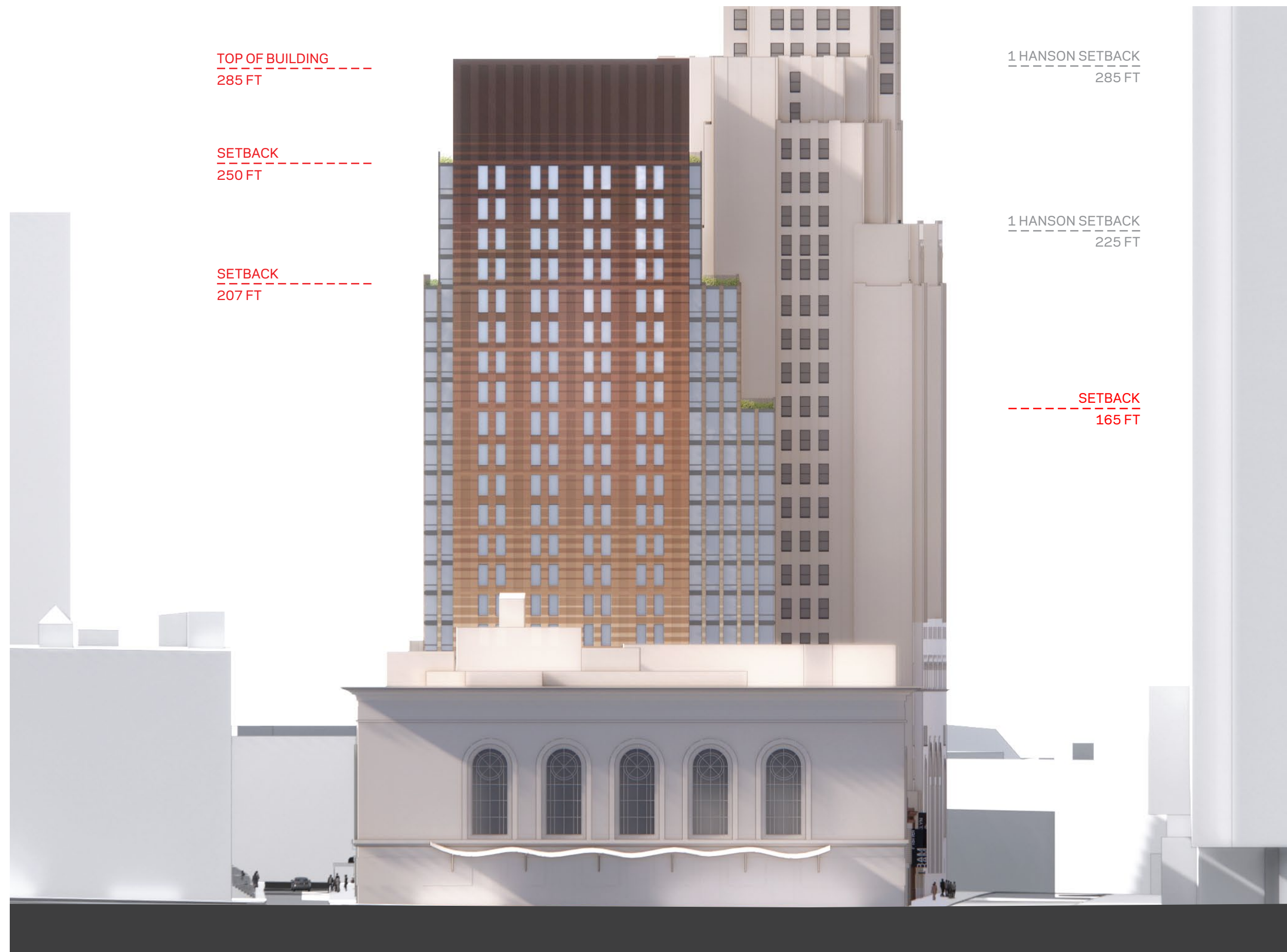














1 HANSON SETBACK
285 FT

1 HANSON SETBACK
225 FT

CHURCH ROOF
82 FT

CHURCH SETBACK
67 FT

CHURCH SETBACK
30 FT

TOP OF BUILDING
285 FT

SETBACK
250 FT

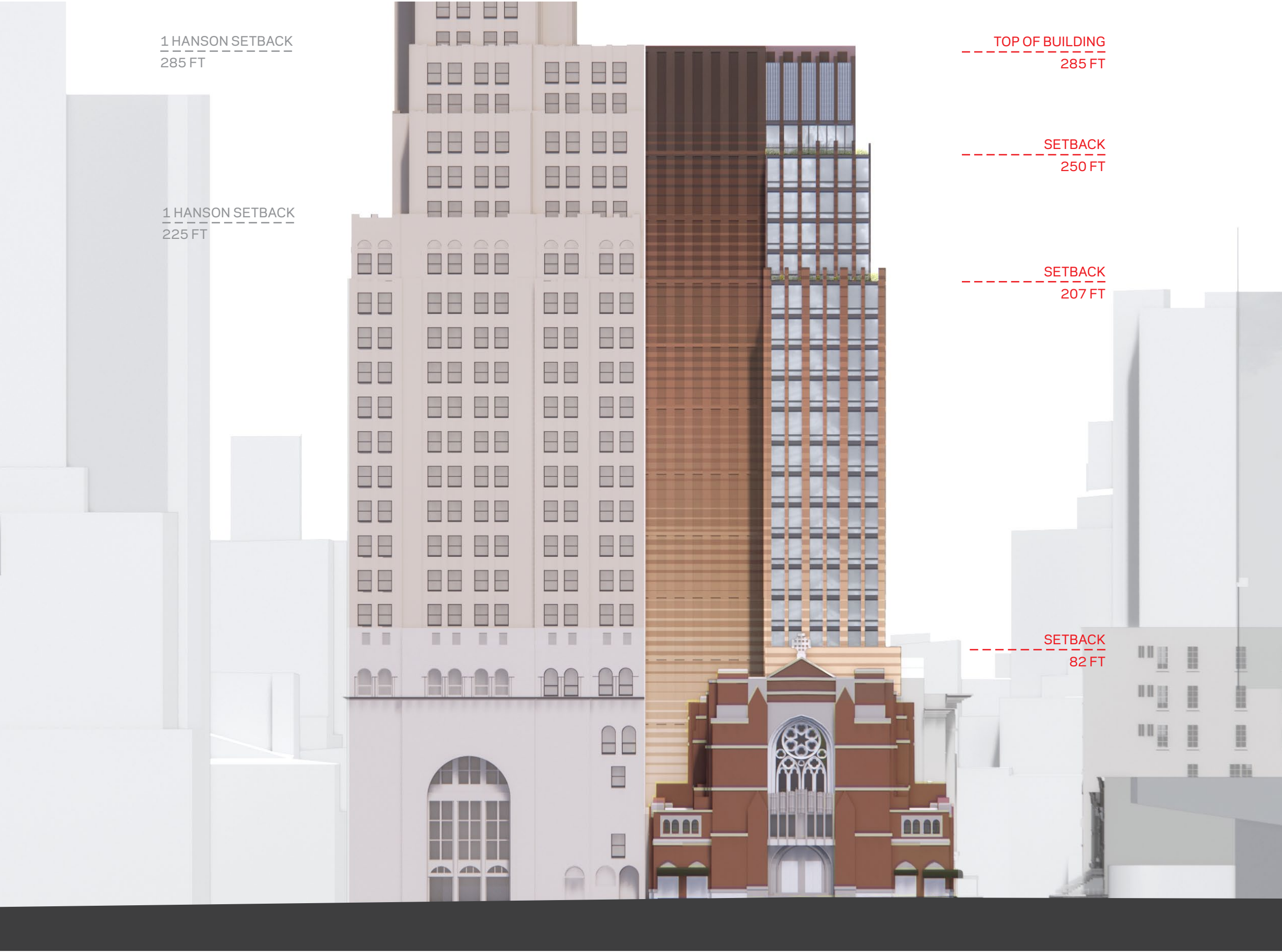
SETBACK
207 FT

SETBACK
82 FT

SETBACK
29 FT







Contextual Views



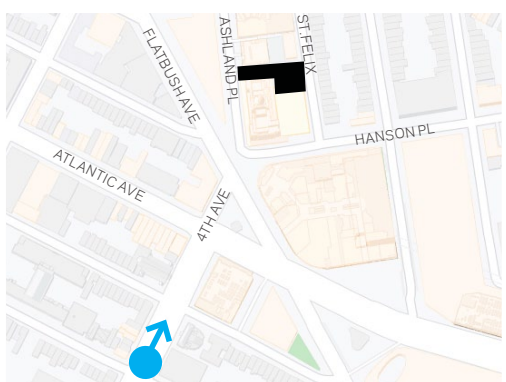




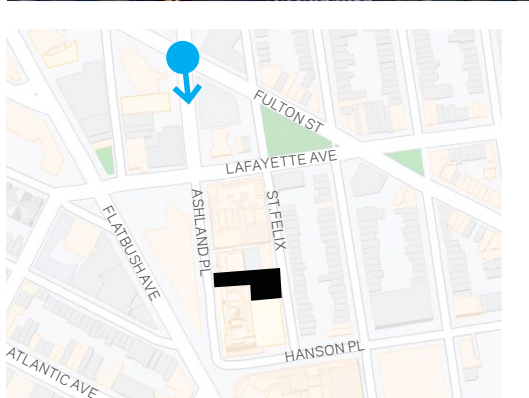
Outline of proposed
130 St. Felix.
Not visible in this view

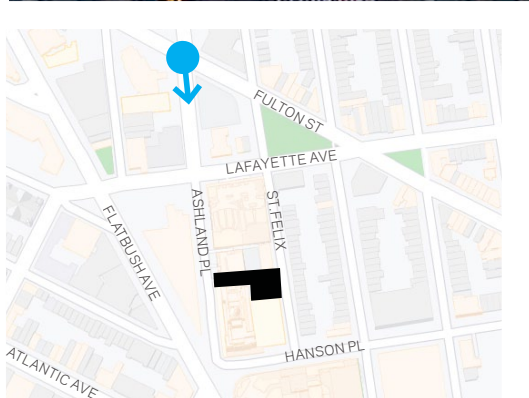


Outline of proposed
130 St. Felix.
Not visible in this view









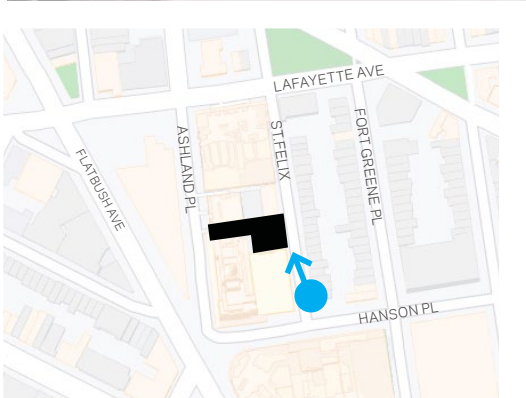








St. Felix Base



Existing St. Felix & Hanson Place
 Looking North









130 ST. FELIX

FAMILY OF LOYALTY

H

HAT-2943



Canvas Canopy

Terra Cotta

Glass
with Graduated Frit

Brick

Metal Guardrail

Limestone

Terra Cotta Fins



Ashland Base



Option 1 (preferred)
2-Story Infill with Rooftop Amenity

- Masonry piers with glazing infill and perforated, segmented loading doors
- Preserves existing One Hanson Easements for Loading, Ingress/Egress etc. as recorded against the Property.
- Requires relocation of One Hanson generator as permissible by recorded ZLDA
- Provides through-block access at street level for BMS
- Provides 2nd Floor identity to BMS
- 2-story height similar to BAM Fisher



Option 2
No Infill: Decorative fence to complete streetwall

- Masonry piers with perforated, segmented loading doors
- Preserves existing One Hanson Easements for Loading, Ingress/Egress etc. as recorded against the Property.
- No through-block access at street level for BMS
- 1-story height aligns with base articulation of One Hanson



Existing View from Ashland Place







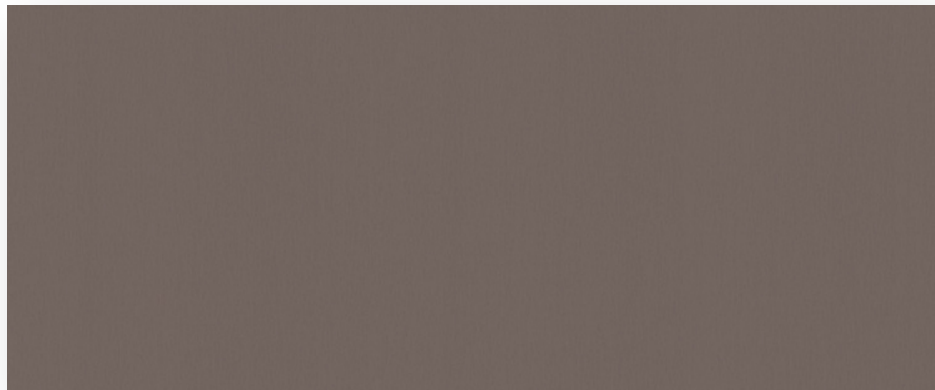




Materials & Details



Glazing IGU with Low-e Coating



Painted Metal



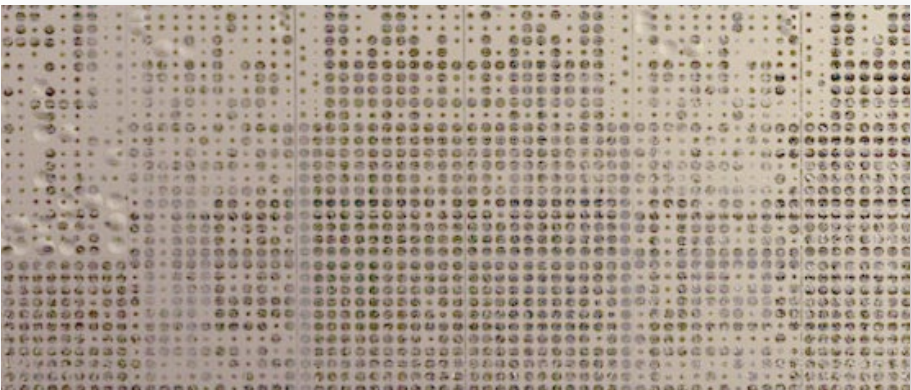
Brick Gradient (16" Norman, wire-cut)



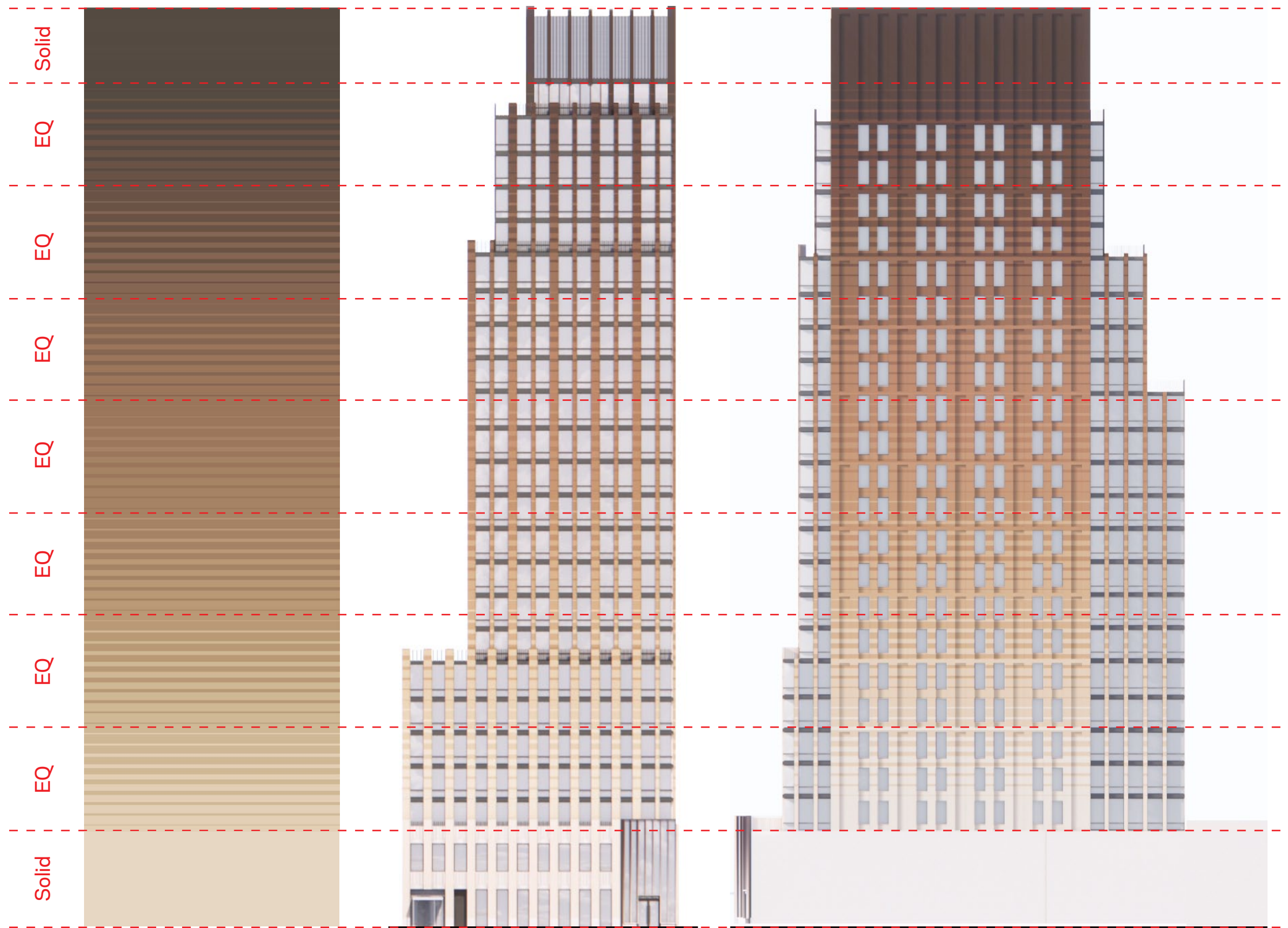
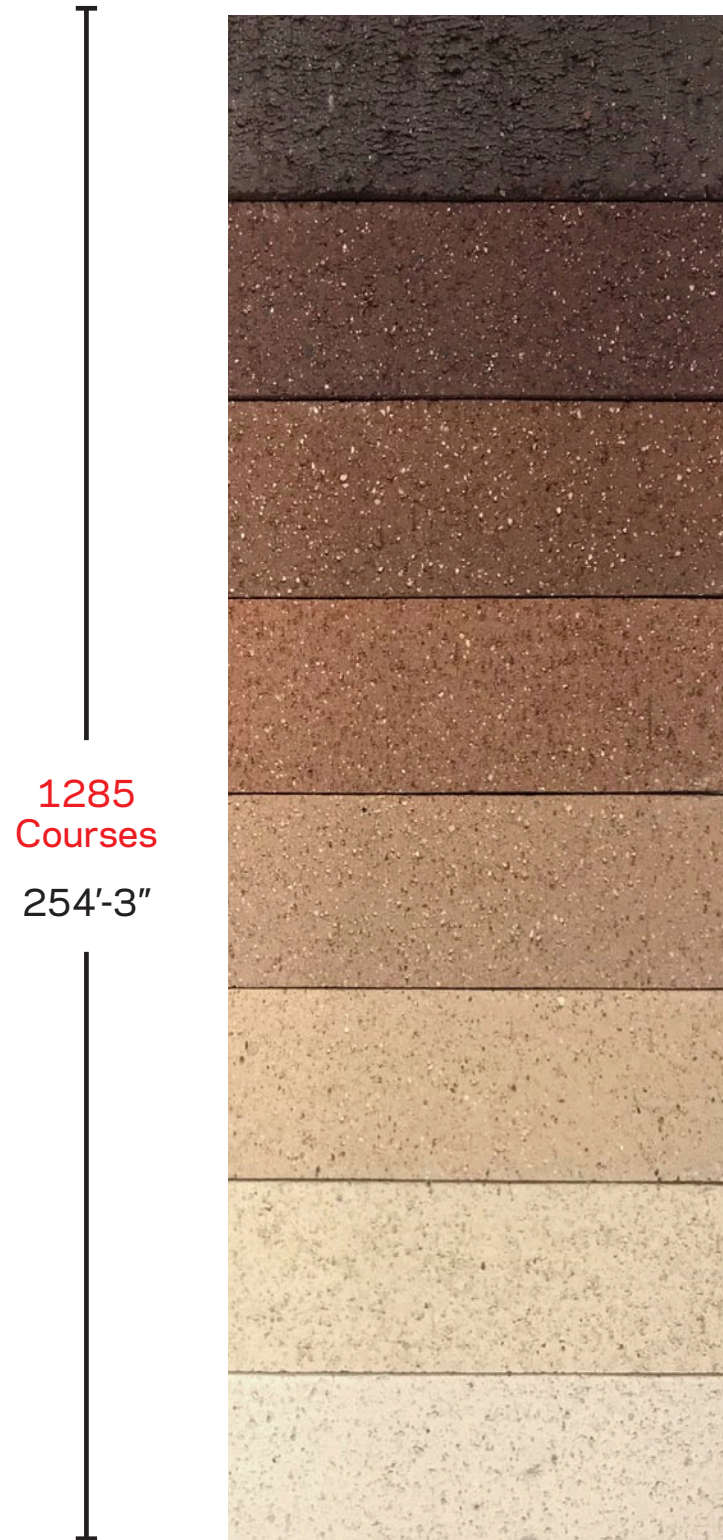
Glazed Terra Cotta Accent

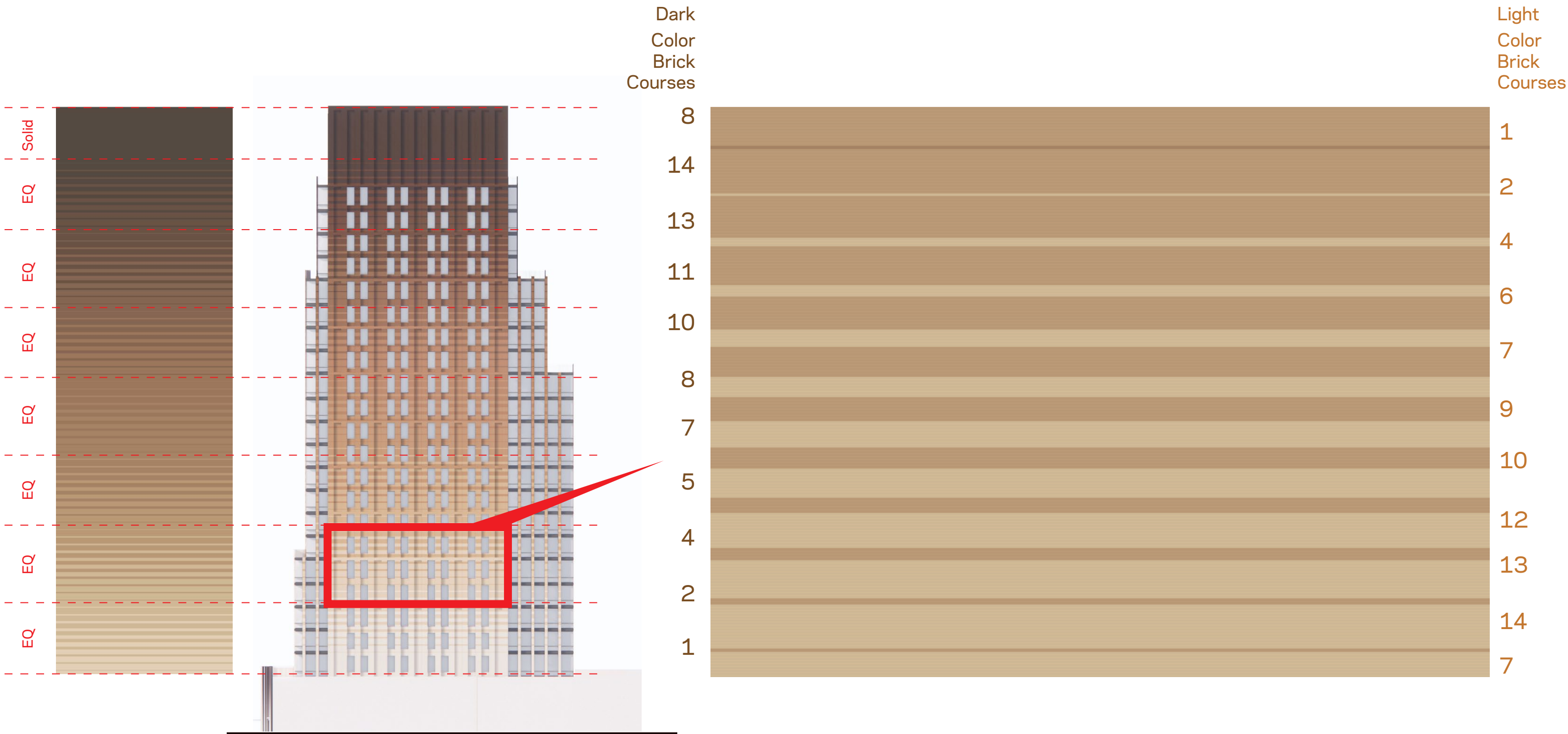


Limestone Accent with Granite Shoe (honed)



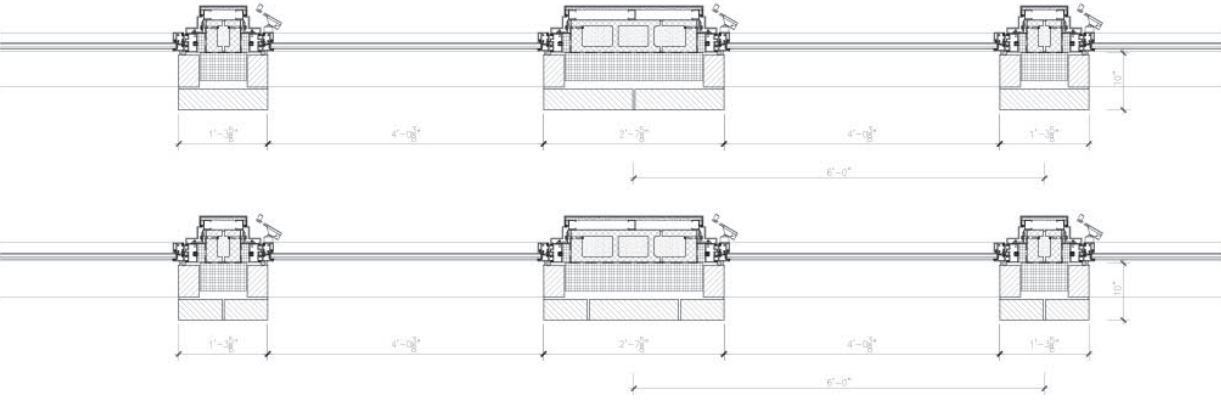
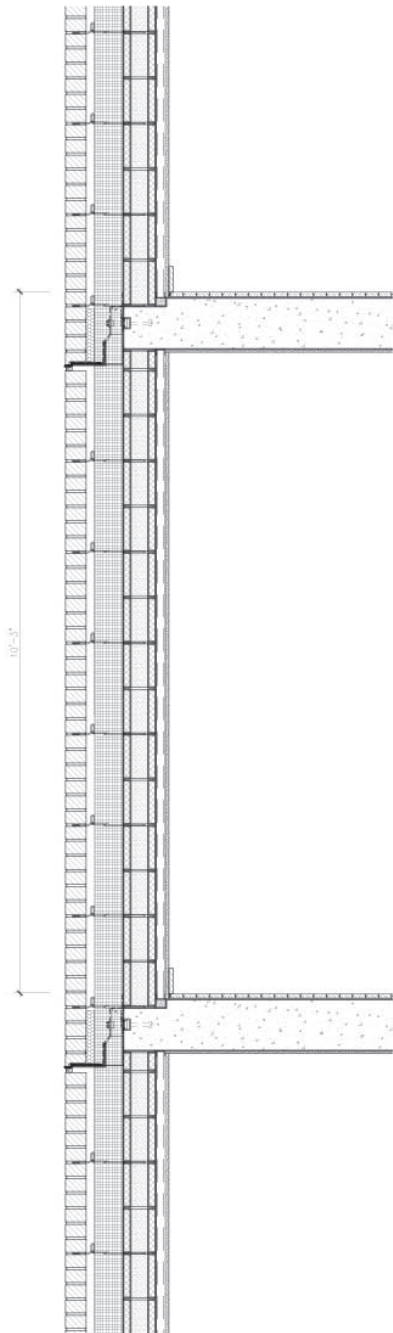
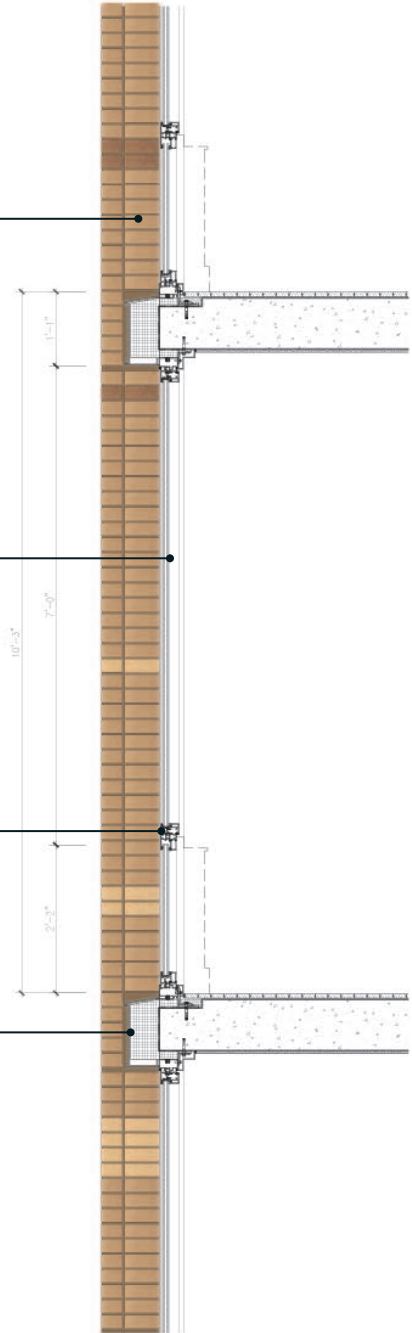
Perforated Metal Panel





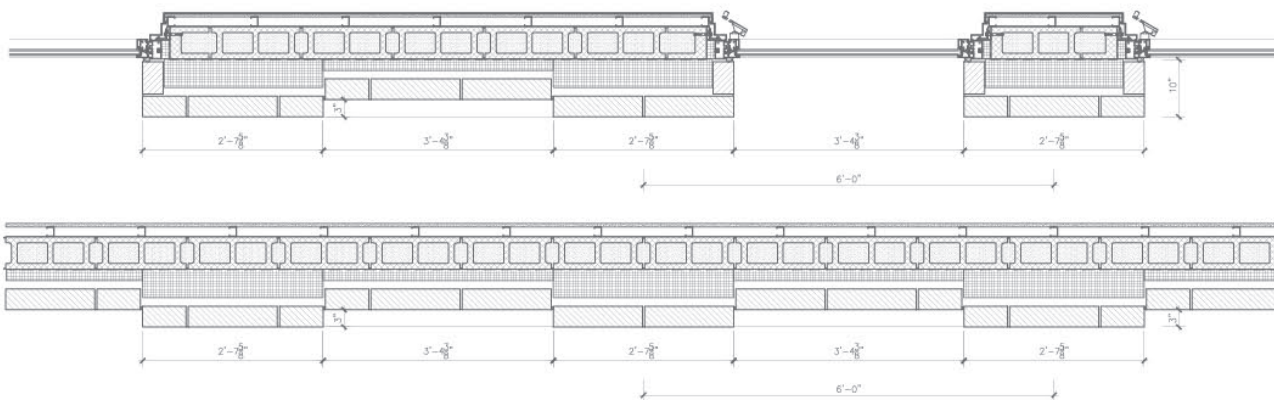


- Brick
- Vision Glass
- Painted Window Frame
- Painted Metal Slab Edge Cover



East Elevation

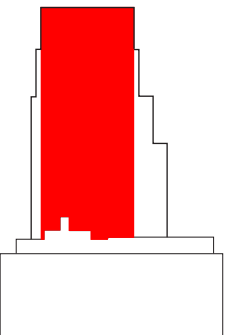
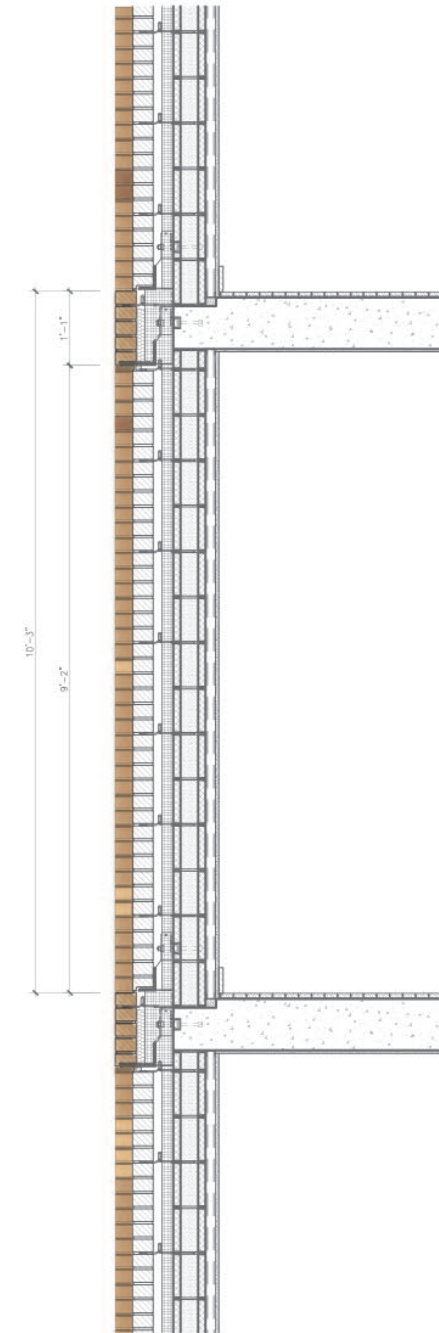
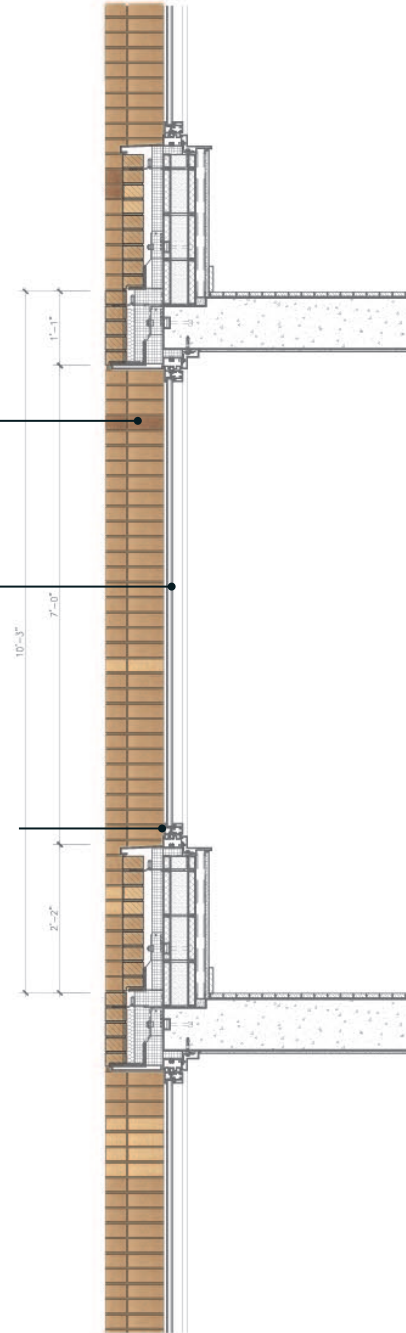
Facade Type A (East/West)



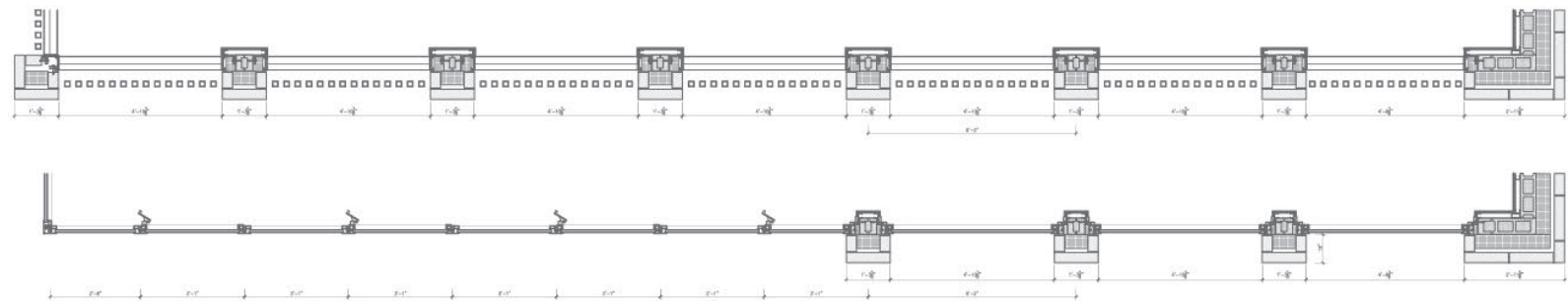
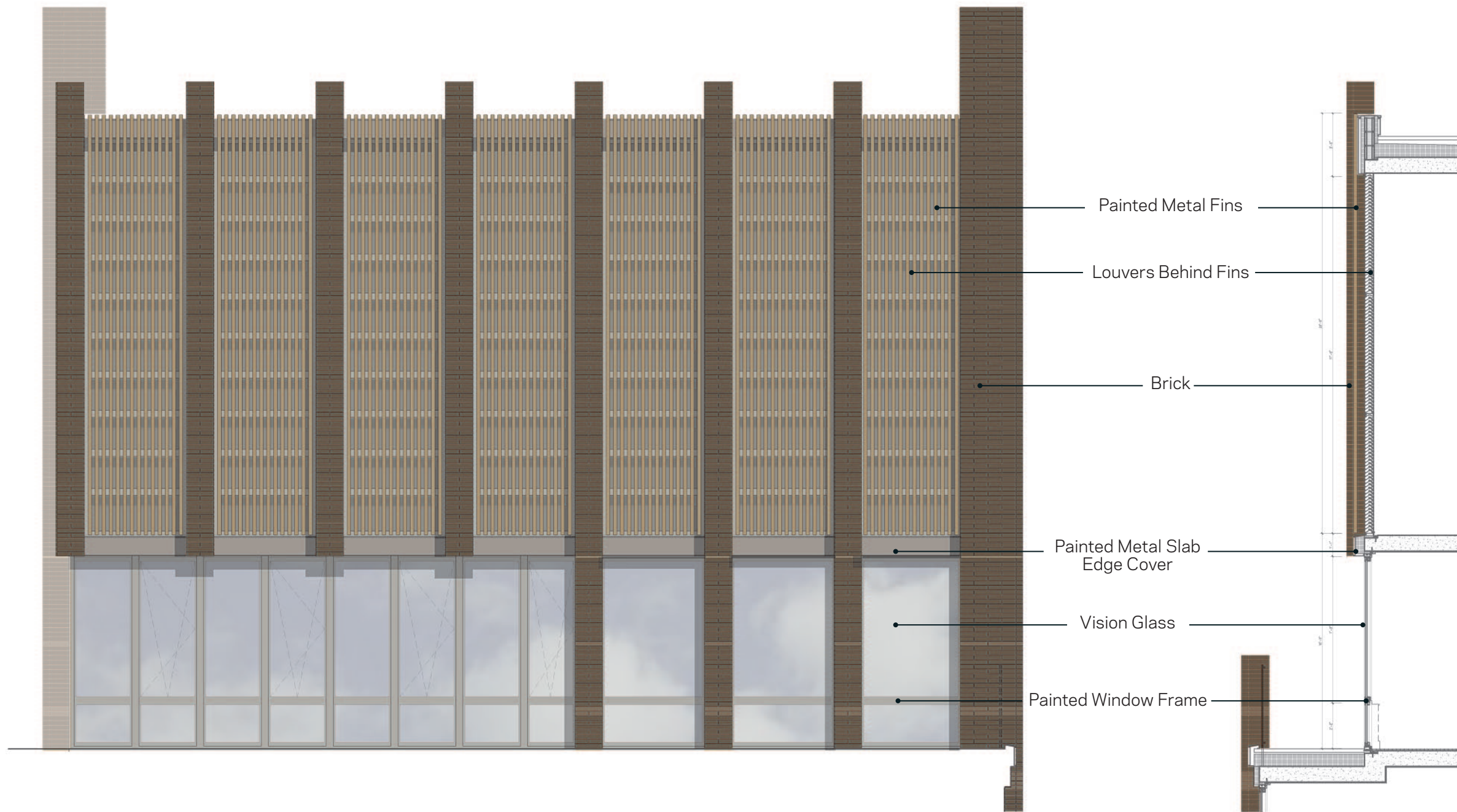
Brick

Vision Glass

Painted Window Frame



North Elevation



East Elevation



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Borough of Brooklyn**

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