

The current proposal is:

**Preservation Department – Item 1, LPC-20-09702**

**130 St. Felix Street,  
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

# **130 Saint Felix**

## **Brooklyn Music School**

### **Gotham Development**

Landmarks Preservation Commission  
Certificate of Appropriateness Application Hearing #2  
August 04, 2020

# Revised Design Proposal



# What We Heard: **Massing**

*Amenable to a taller building at this location given mix of typologies at this end of the Historic District, however:*

- Relocate tower to the Ashland Place side (previously 48' setback from Ashland)
- Reduce height so it does not compete with One Hanson - below it's shoulder
- St. Felix frontage should be either townhouse or BAM scale (previously 2 story base with 15' setback to tower)
- Concern about blocking Hanson Pl. Church's rose window
- Two story base on Ashland preferred





# What We Heard: Articulation & Other

- “Planes” on north and south facades are too strong in the overall composition
- Consider moving core north
- Simplify Materiality - too dark, too “mannered”
- Concerned about service entry on St. Felix Street





# Design Response: Massing

*Amenable to a taller building at this location given mix of typologies at this end of the Historic District, however:*

-Relocate tower to the Ashland Place side  
(previously 48' setback from Ashland)

**Tower pushed west 30' (now 18' setback from Ashland)**

-Reduce height so it does not compete with One Hanson -  
below it's shoulder

**Tower height reduced by 20'**

-St. Felix frontage should be either townhouse or BAM scale  
(previously 2 story base with 15' setback to tower)

**2 story base replicates townhouse scale, 20' setback to  
3rd floor and 20' setback to tower, totalling 40' from base**

-Concern about blocking Hanson Pl. Church's rose window

**Revised massing no longer blocks rose window**

-Two story base on Ashland preferred

**2-story design incorporated, 1 story option for Ashland  
eliminated**





# Design Response: Articulation & Other

-“Planes” on north and south facades are too strong in the overall composition

**Planes eliminated on north and south facades and replaced with same vertical pier articulation used elsewhere**

-Consider moving core north

**Core relocated to north facade to open up glazing along the south facade**

-Simplify Materiality - too dark, too “mannered”

**Gradient of 8 brick colors reduced to 5 (3 darkest colors removed): more gradual transitions and lighter overall**

-Concerned about service entry on St. Felix Street

**Residential loading and trash relocated to Ashland**

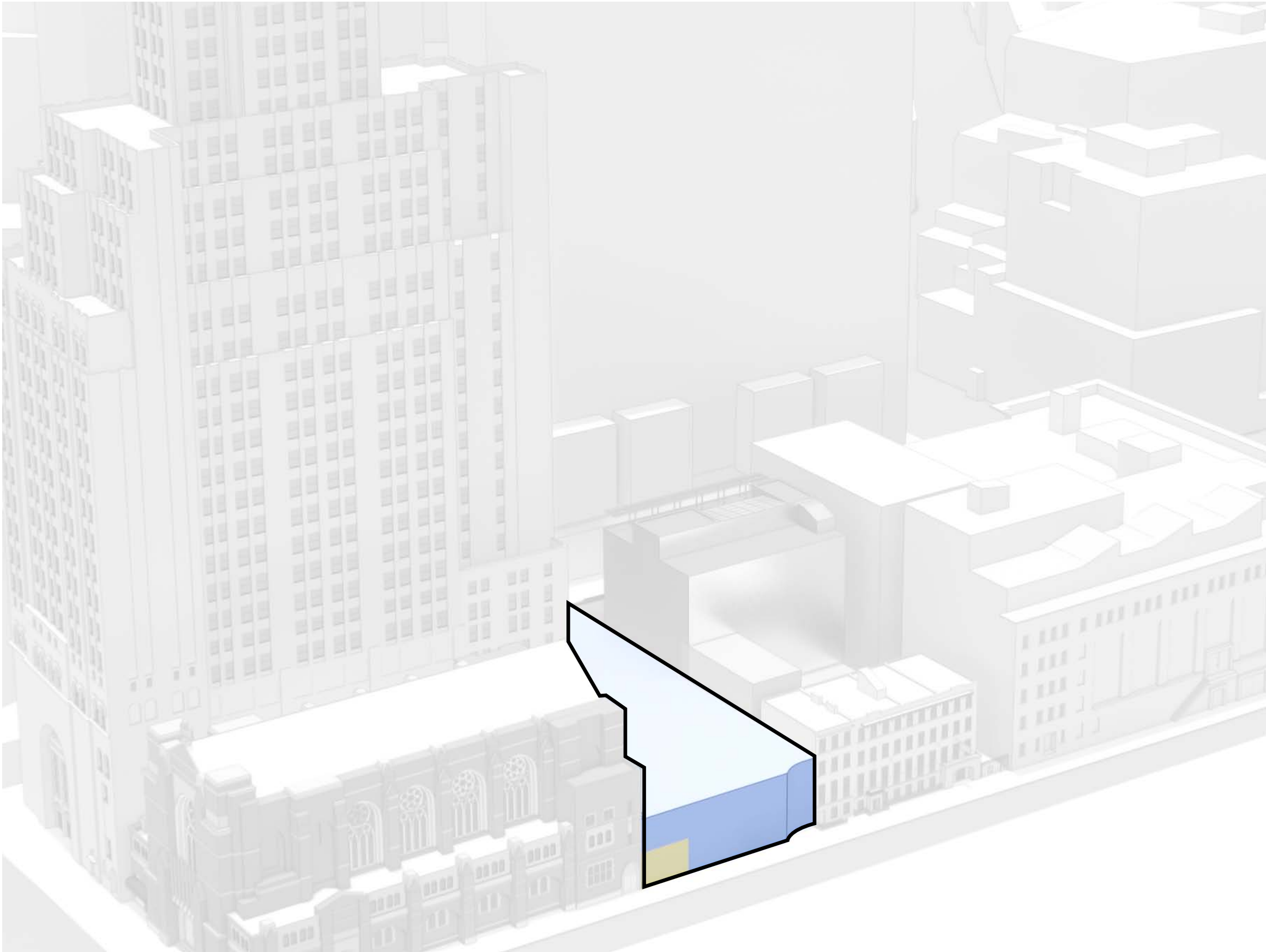




# St. Felix Massing

## Infill Development

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



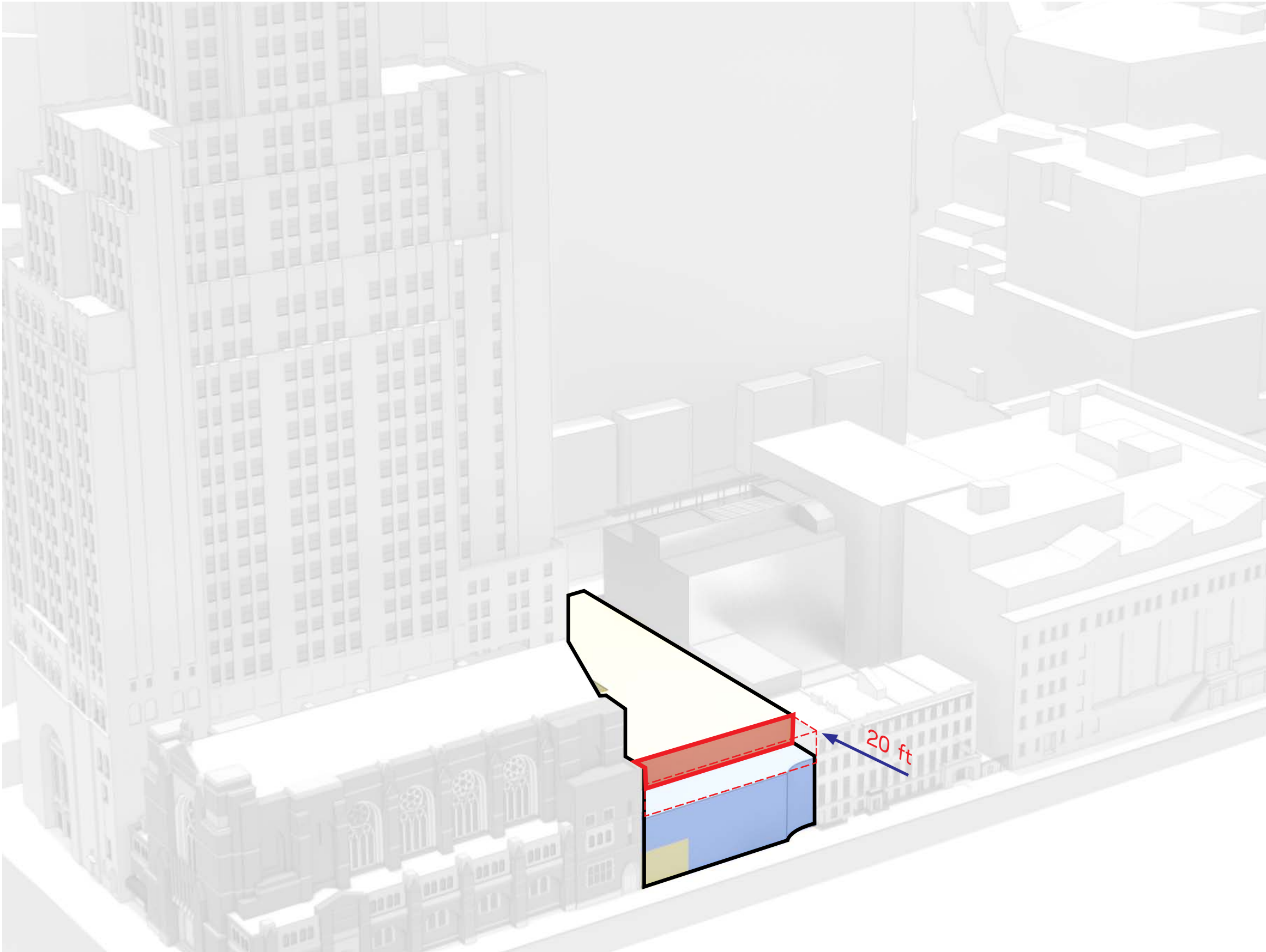
### Building Massing Diagrams

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

# St. Felix Massing

## 20' initial setback

- Establishes townhouse scale at the street and direct relationship with BMS



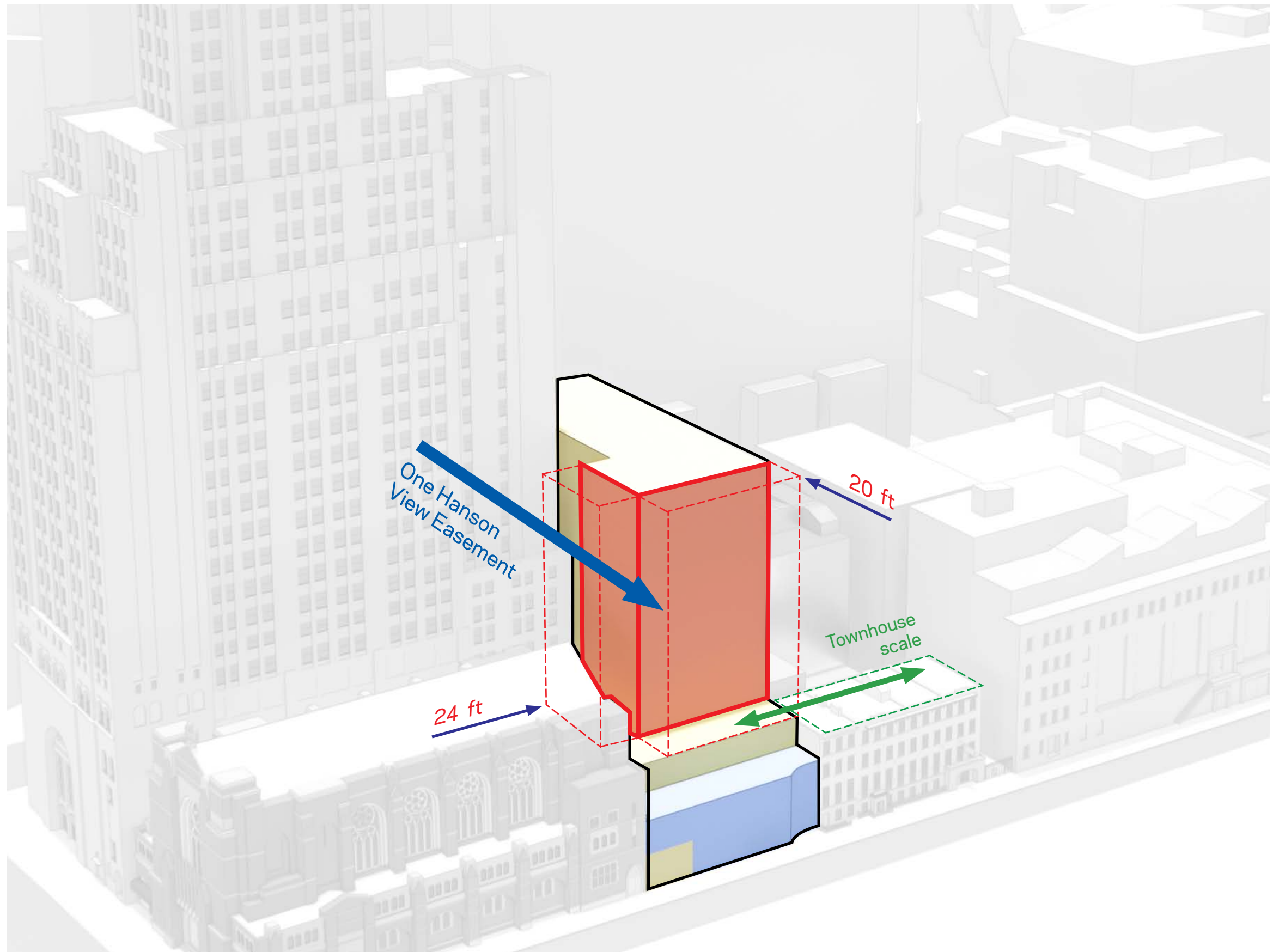
### Building Massing Diagrams

BROOKLYN MUSIC SCHOOL RESIDENTIAL AMENITY CIRCULATION MECH / BOH TERRACE

# St. Felix Massing

## Extensive setbacks above base

- Additional 20' setback to face of tower (40' total from streetwall) ; tower located at townhouse depth
- 24' setback at south facade preserves One Hanson view easement
- Does not block rose window of neighboring Hanson Place Church

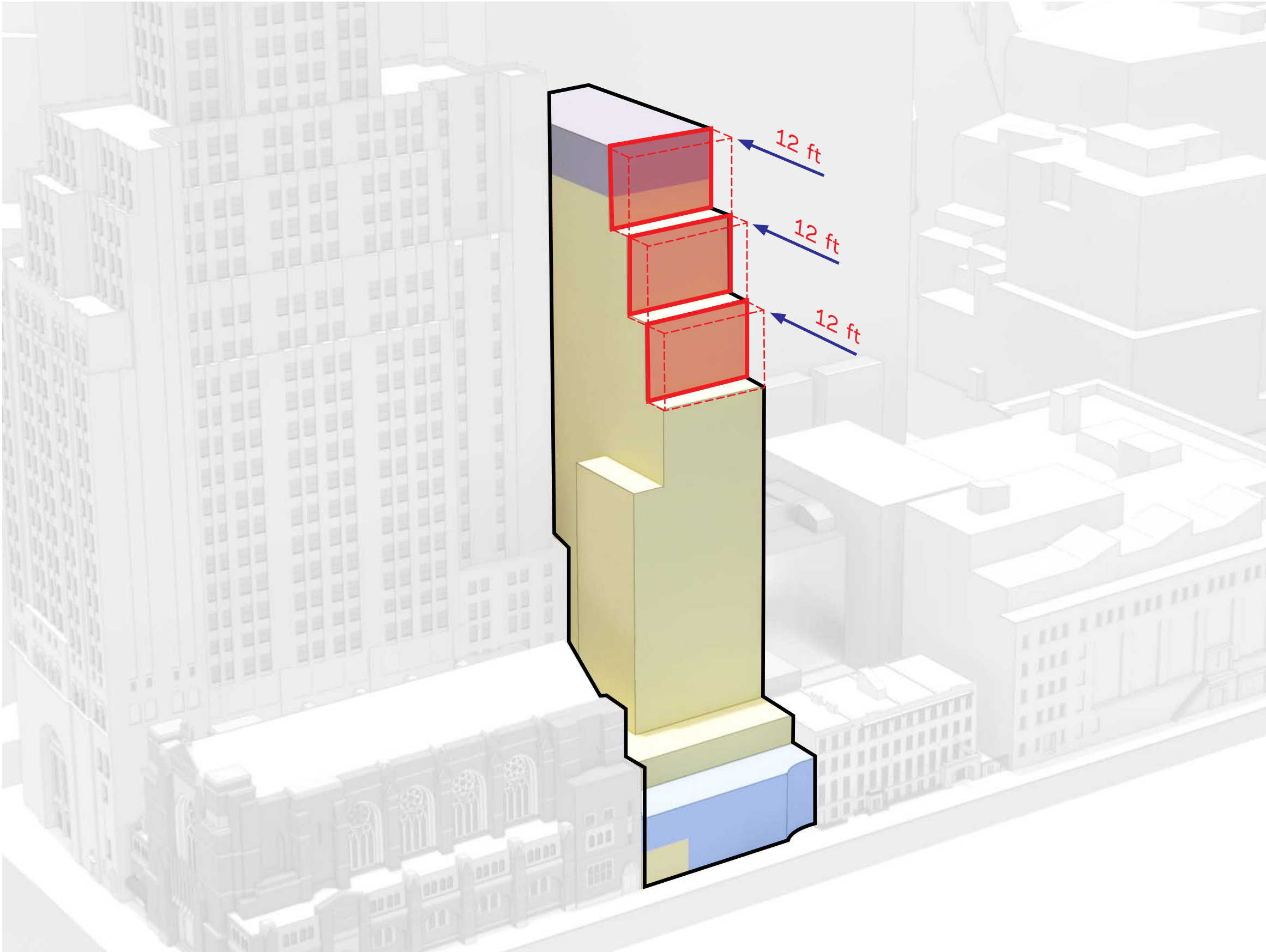




# St. Felix Massing

## Additional setbacks as the tower rises to the top

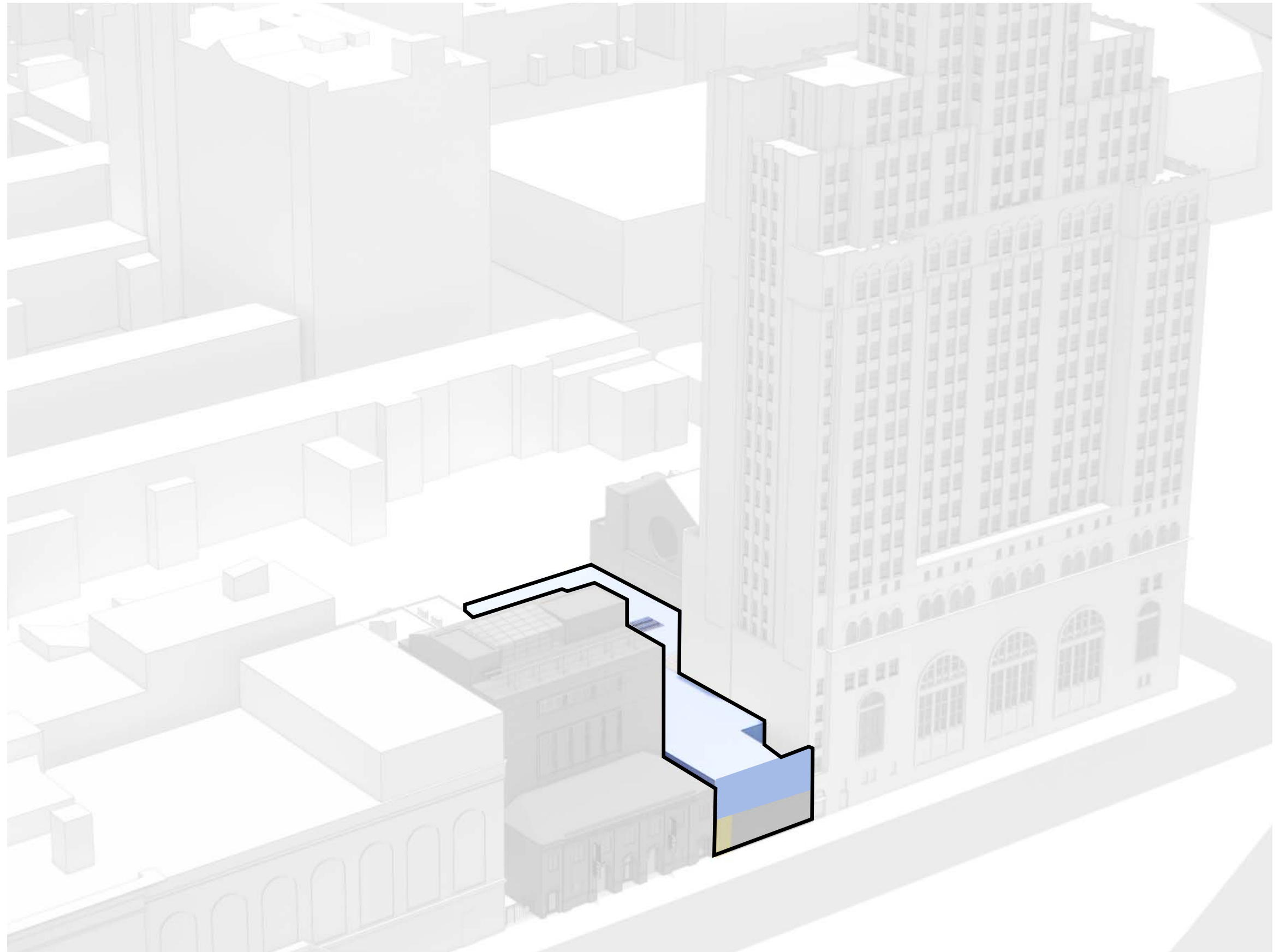
- Multiple setbacks towards the top slenderize the tower form, push height closer to Ashland, and reduce bulk as it rises



# Ashland Massing

## Infill Development

- Completes the block and maintains streetwall continuity
- 2 story height similar to BAM Fisher
- Provides visual screen for One Hanson loading and generator easements



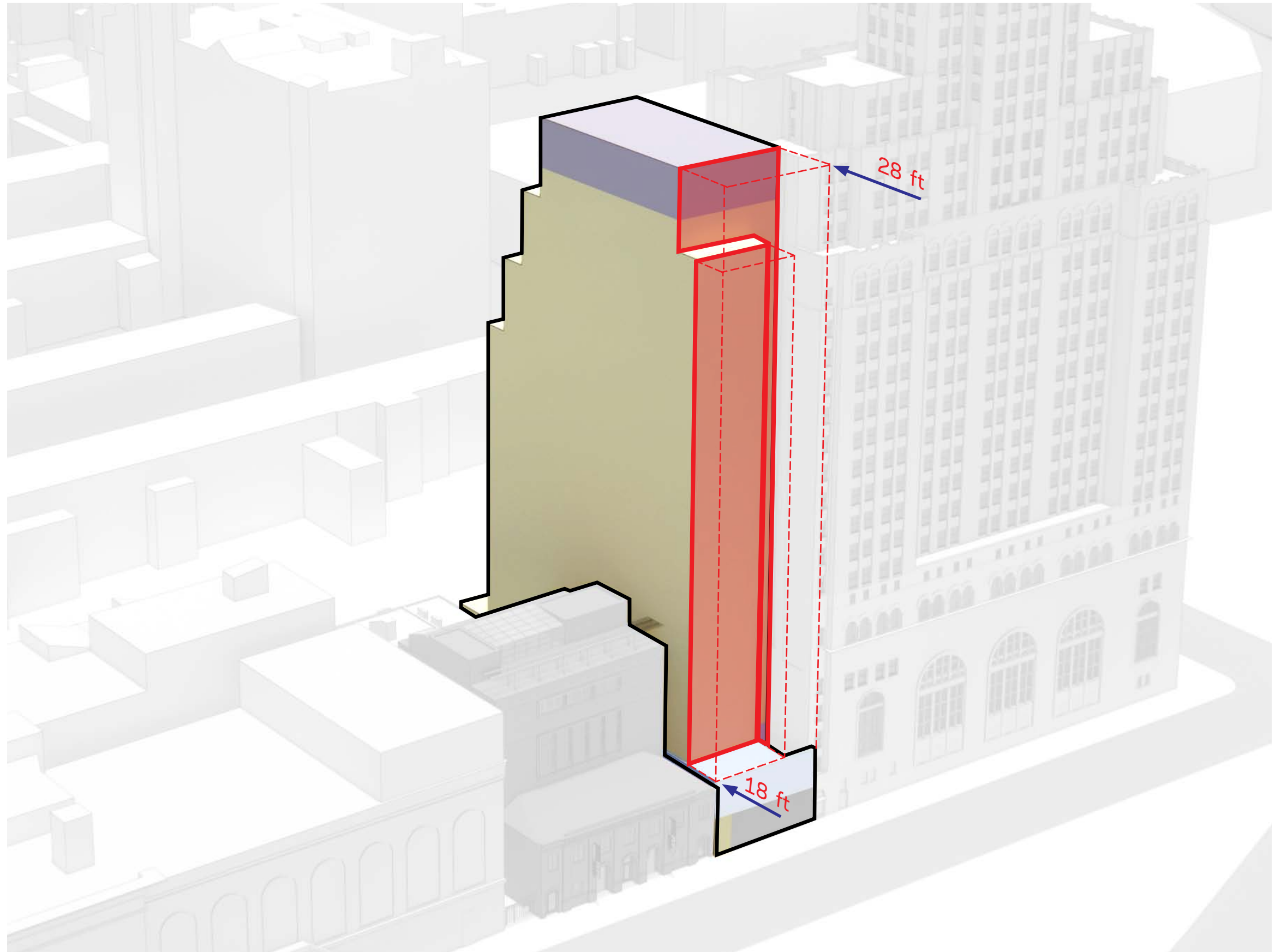
## Building Massing Diagrams

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

# Ashland Massing

## Height and Bulk on Ashland

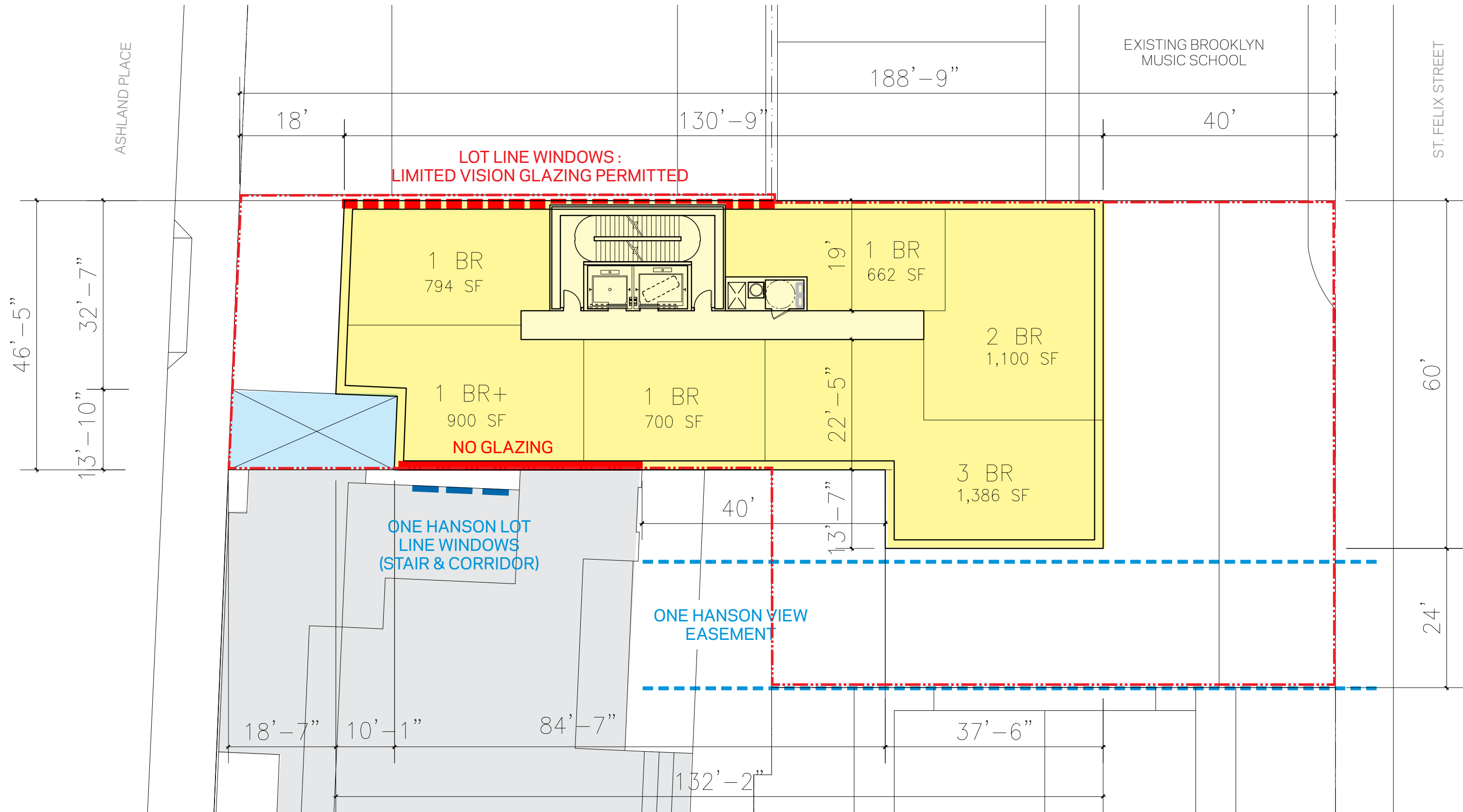
- Tower bulk is pushed as far towards Ashland as possible without interfering with One Hanson easements at grade
- Generator easement at grade is open to the sky and creates notch in the facade, visually separating from One Hanson



## Building Massing Diagrams

BROOKLYN MUSIC SCHOOL RESIDENTIAL AMENITY CIRCULATION MECH / BOH TERRACE





NOT TO SCALE

### Typical Floor Plan (9 - 13)





BAM



BROOKLYN MUSIC SCHOOL



ONE HANSON



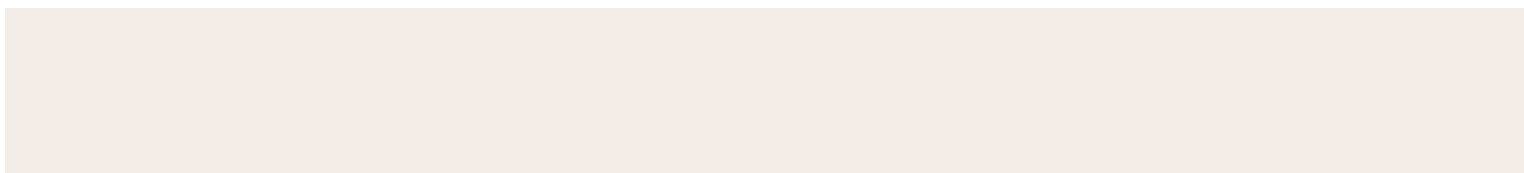
BAM FISHER



HANSON PLACE CHURCH



TOWNHOUSES

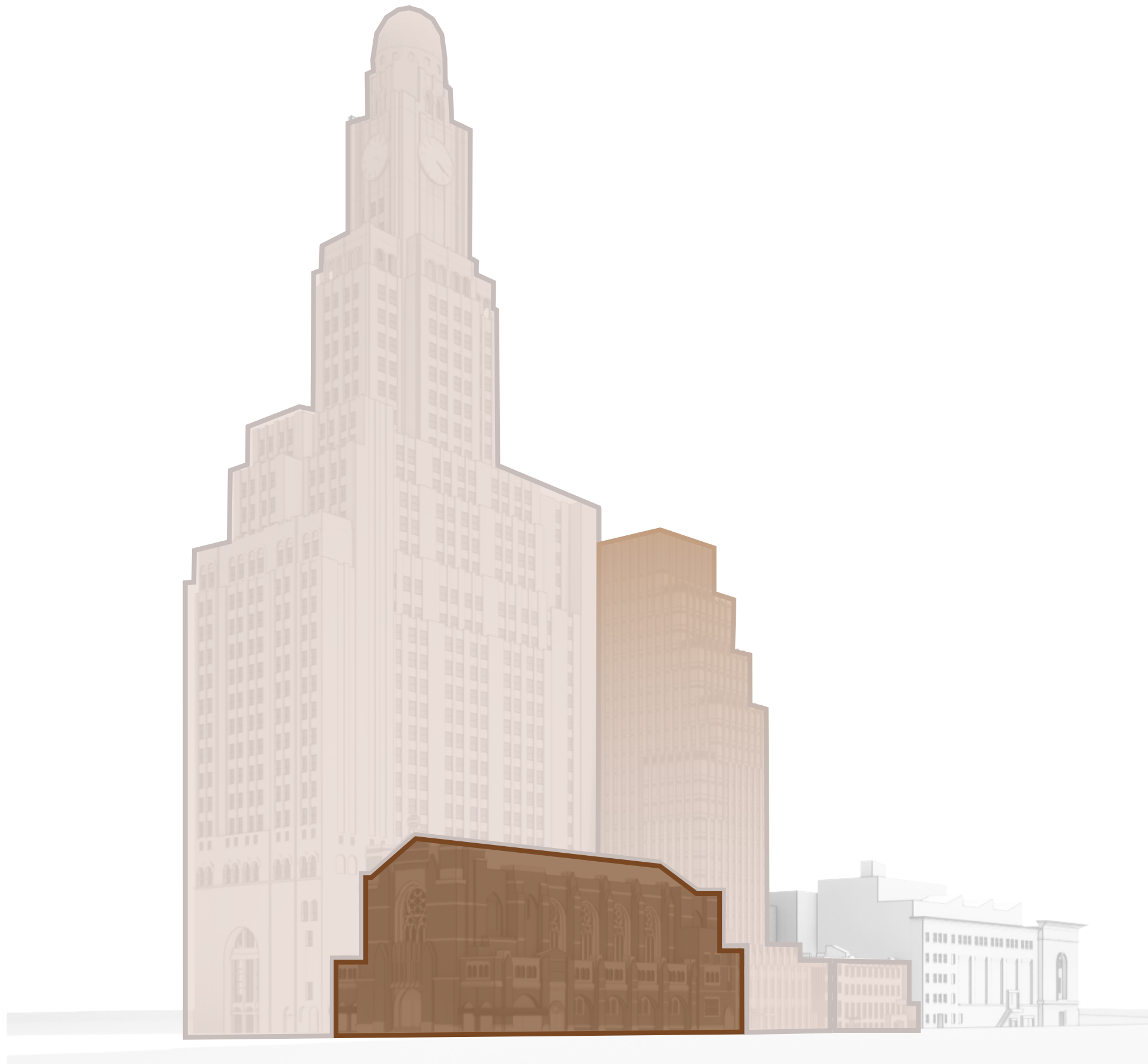


WARM GREY MASONRY

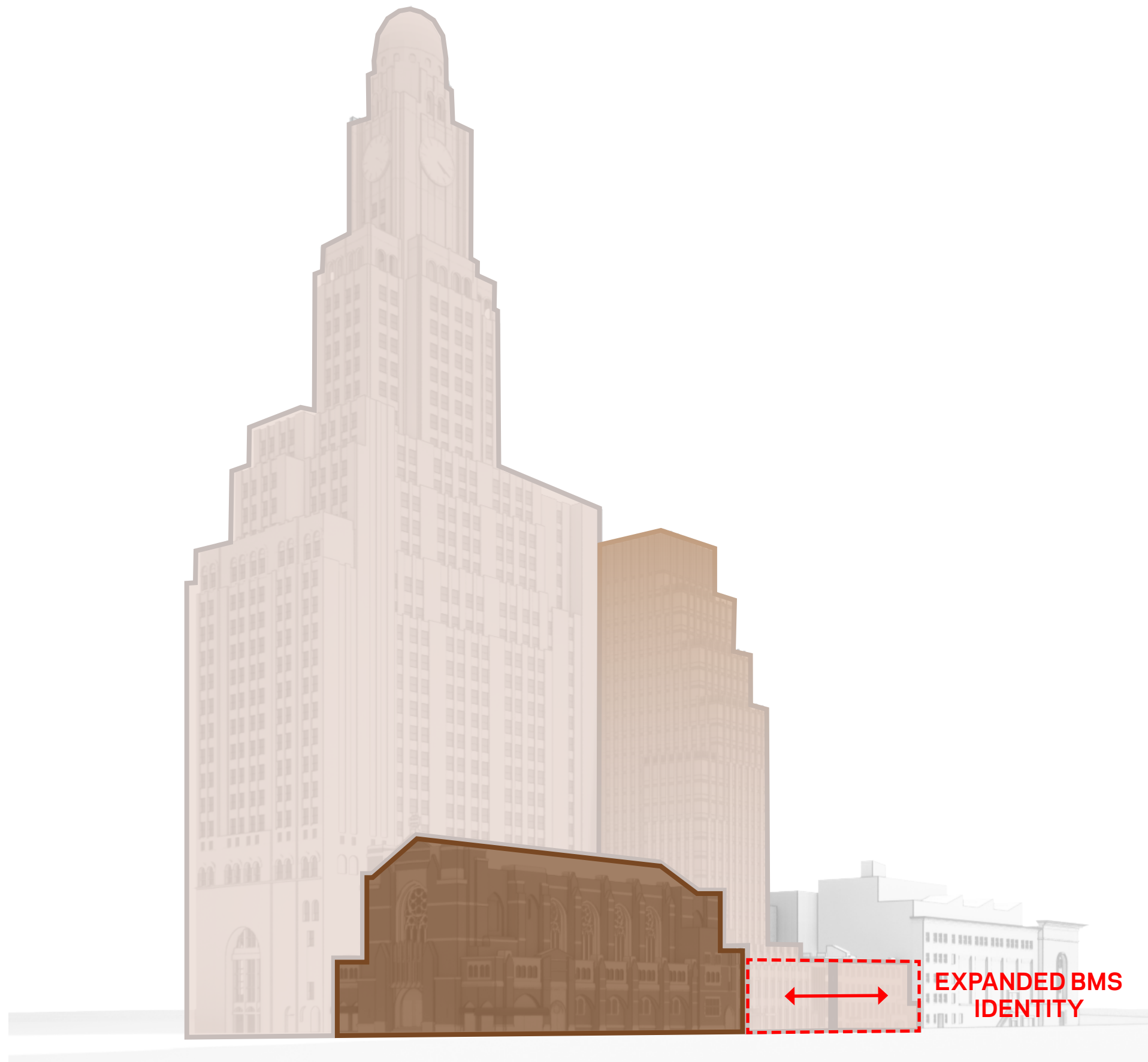


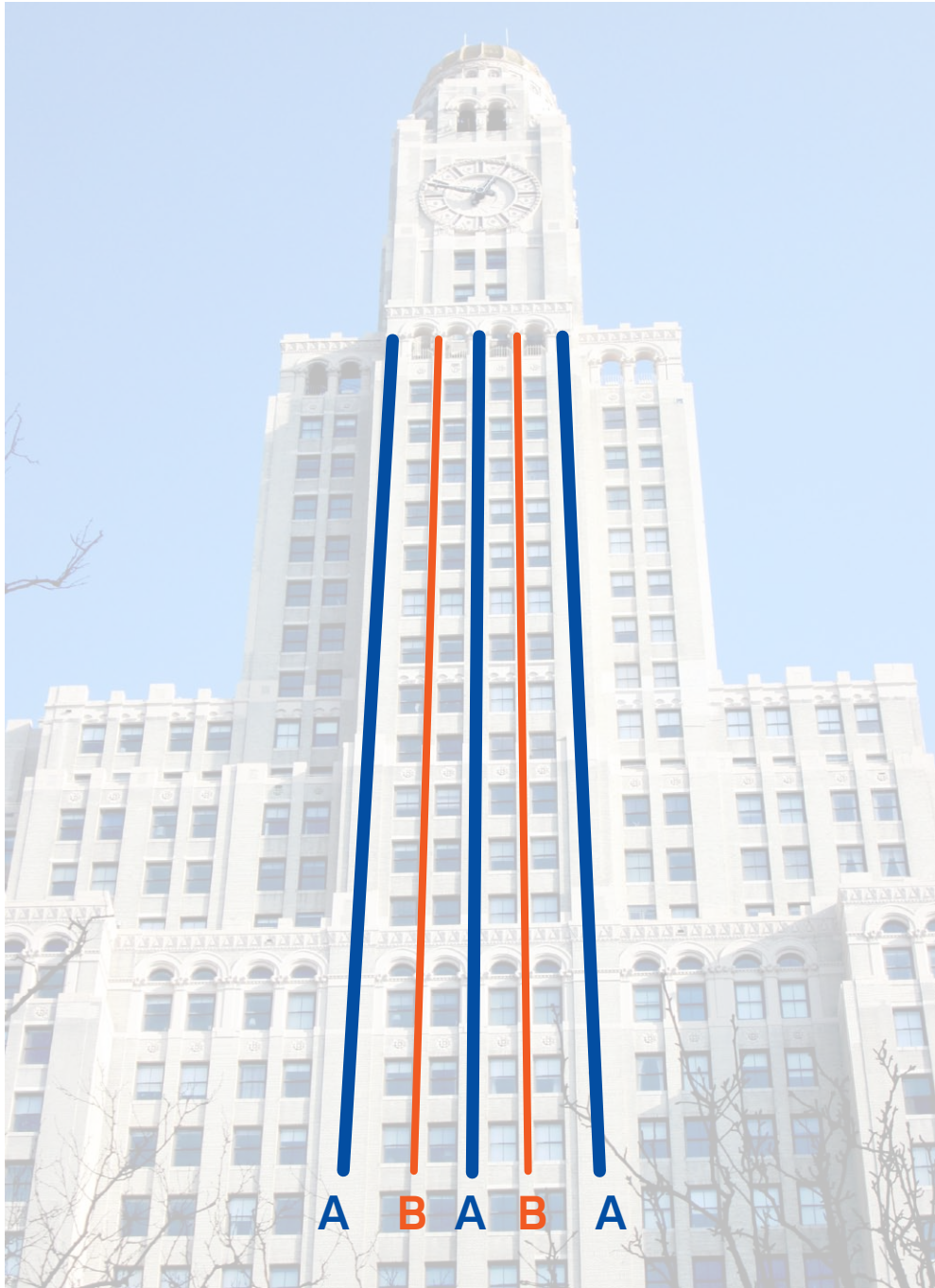
RED-BROWN MASONRY



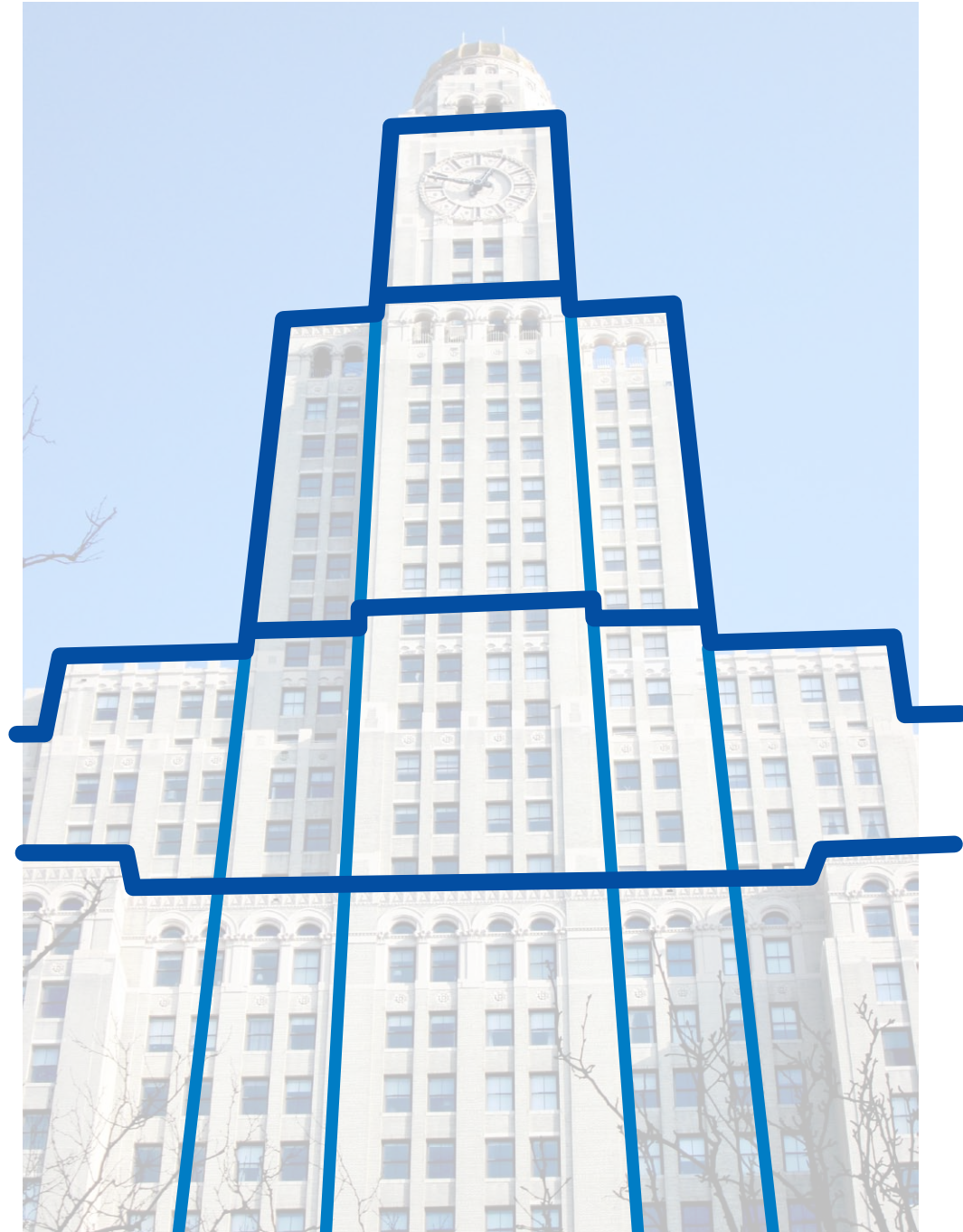








Vertical Rhythm



Stepped Profile





Vertical Piers with Horizontal Slab-Edge



Glazed Terra Cotta Spandrel at Base





1450 Broadway



20 Pine Street



212 5th Ave.







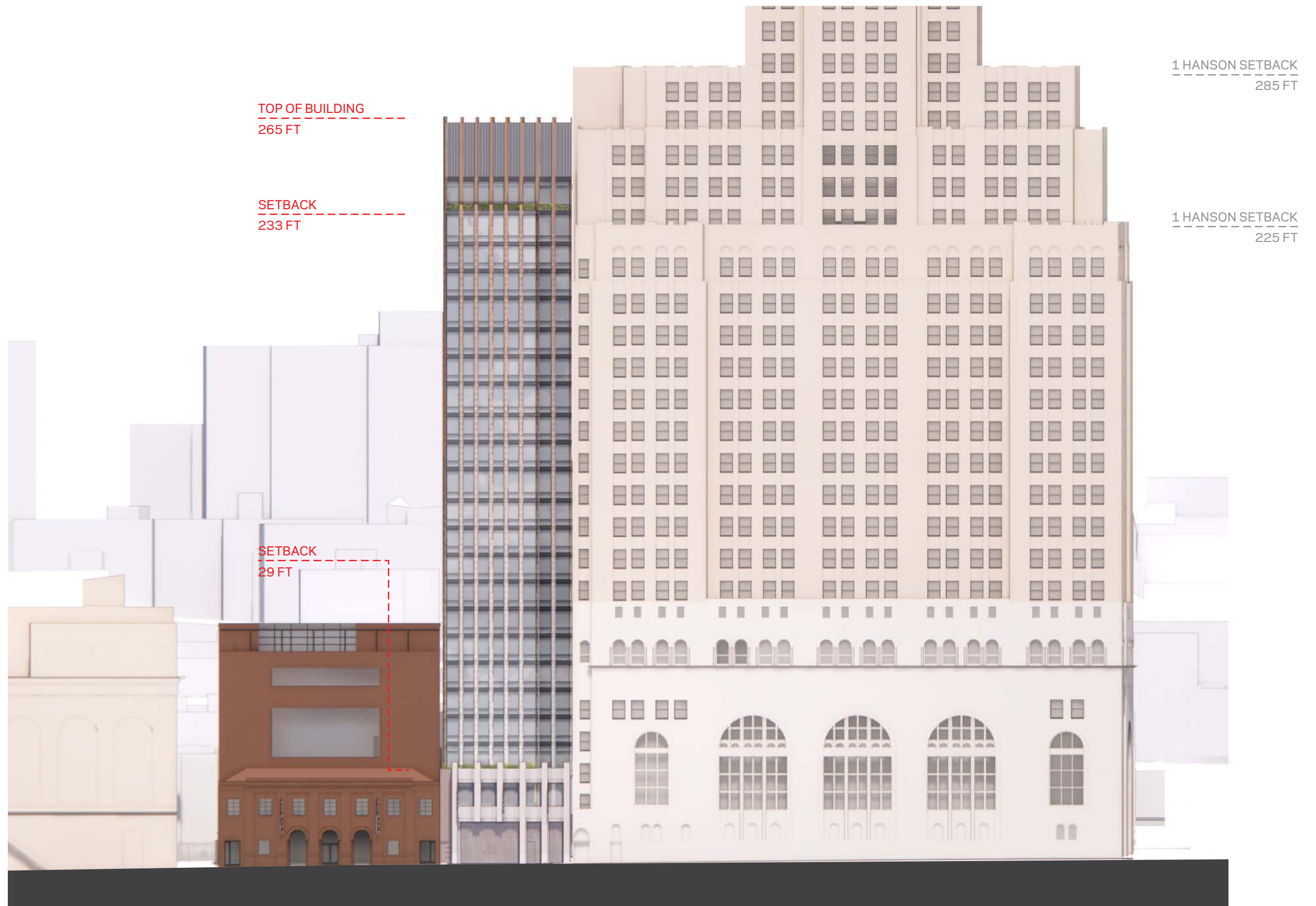






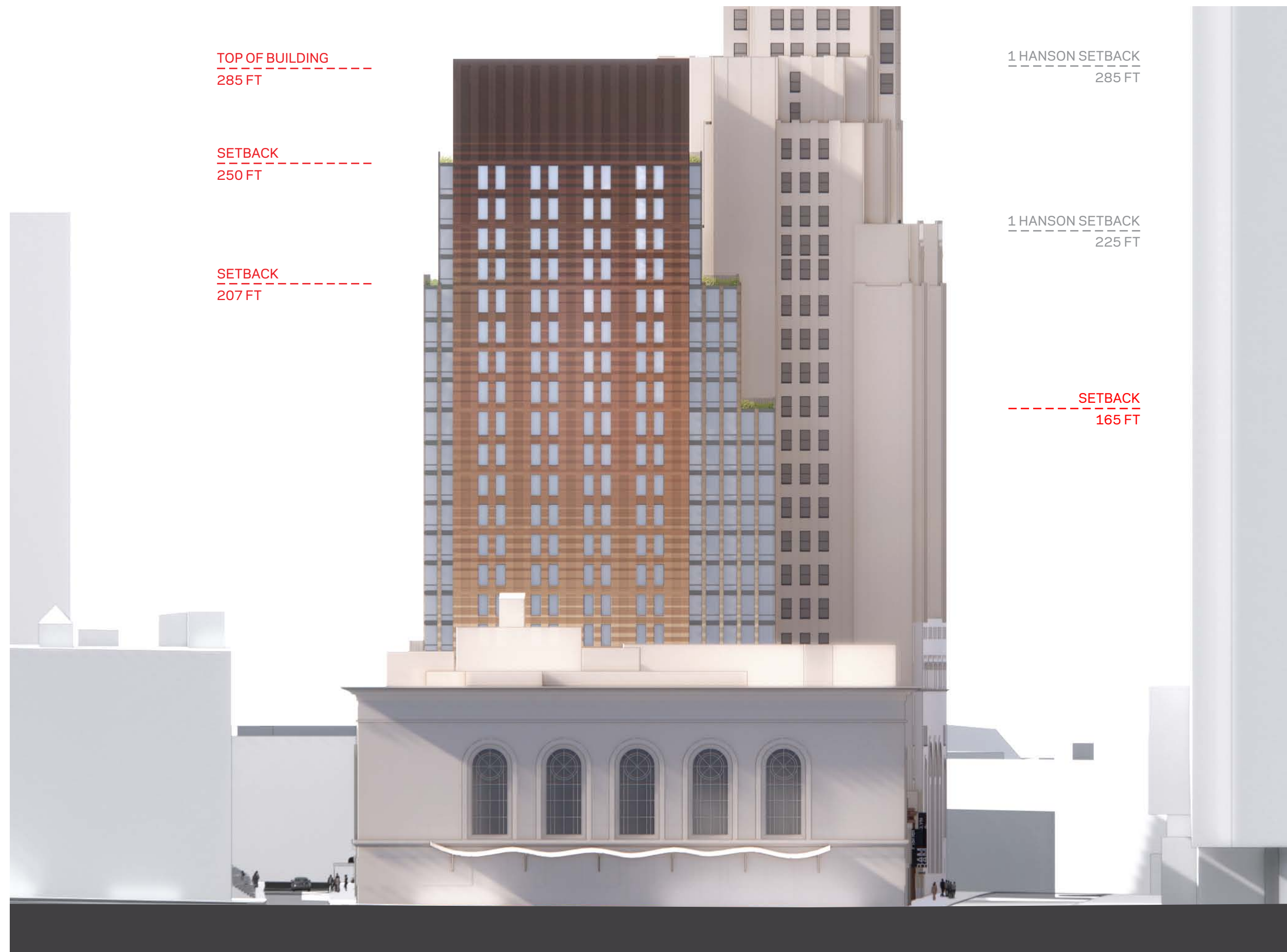




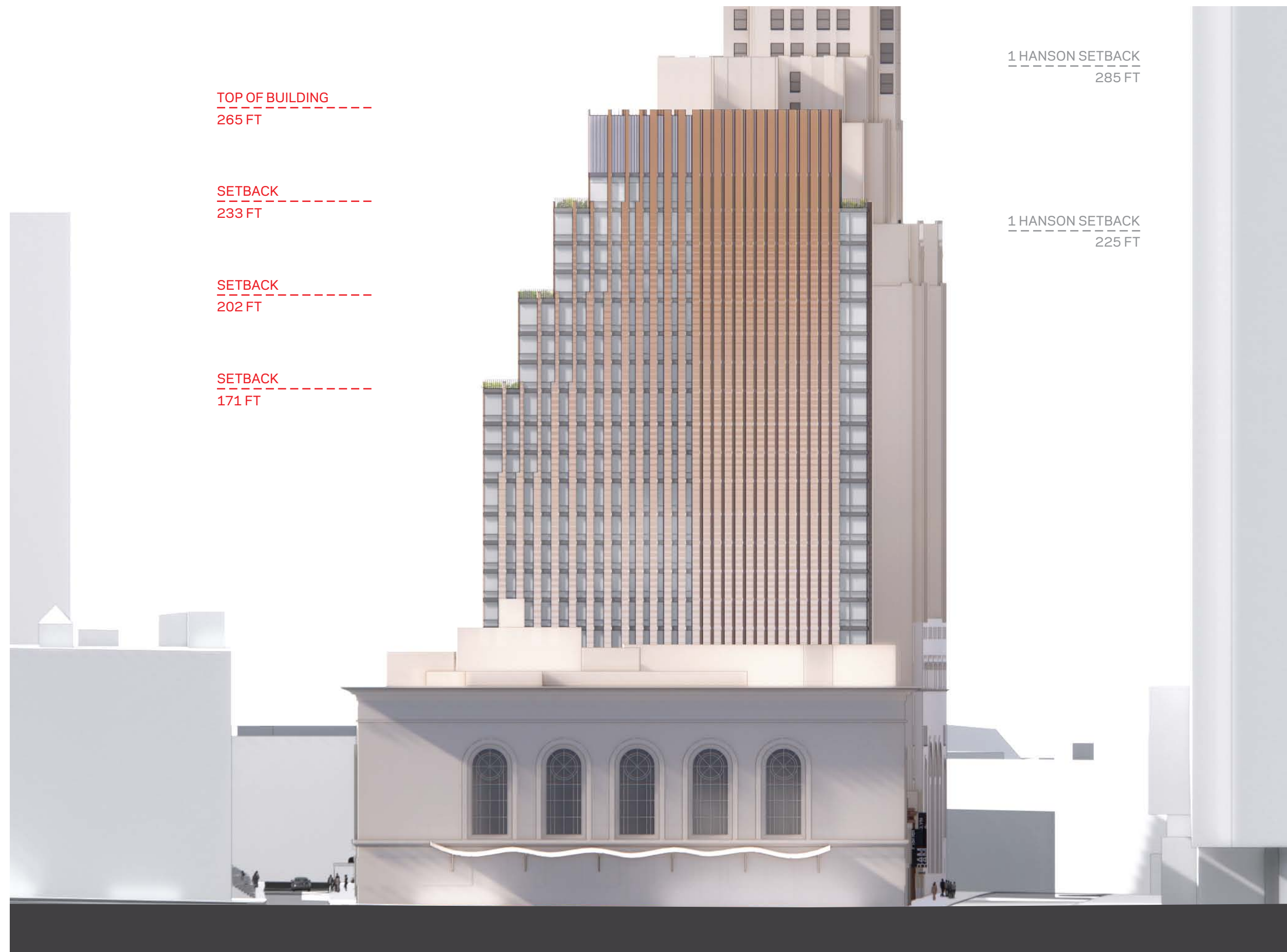


















1 HANSON SETBACK  
285 FT

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





Architectural rendering of a proposed high-rise building. The building features a series of setbacks, with the following heights indicated on the right side:

- TOP OF BUILDING: 265 FT
- SETBACK: 233 FT
- SETBACK: 202 FT
- SETBACK: 171 FT
- SETBACK: 140 FT
- SETBACK: 41 FT
- SETBACK: 29 FT

The building is shown in a light tan color, contrasting with the surrounding urban environment. The setbacks are marked with red dashed lines and corresponding height labels.

Architectural rendering of a proposed high-rise building. The building features a series of setbacks, with the following heights indicated on the right side:

- TOP OF BUILDING: 265 FT
- SETBACK: 233 FT
- SETBACK: 202 FT
- SETBACK: 171 FT
- SETBACK: 140 FT
- SETBACK: 41 FT
- SETBACK: 29 FT

The building is shown in a light tan color with a grid of windows. The setbacks are marked with red dashed lines and labels. The building is situated in an urban environment, with other buildings visible in the background.

Architectural rendering of a proposed high-rise building. The building features a series of setbacks, with the following heights indicated on the right side:

- TOP OF BUILDING: 265 FT
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- SETBACK: 171 FT
- SETBACK: 140 FT
- SETBACK: 41 FT
- SETBACK: 29 FT

The building is shown in a light tan color, contrasting with the darker, more ornate historic building in the foreground. The setbacks are marked with red dashed lines and corresponding height labels.

Architectural rendering of a proposed high-rise building. The building features a series of setbacks, with the following heights indicated on the right side:

- TOP OF BUILDING: 265 FT
- SETBACK: 233 FT
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- SETBACK: 140 FT
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The building is shown in a light tan color with a grid of windows. The setbacks are marked by horizontal dashed lines. The building is situated in an urban environment, with other buildings visible in the background and foreground.

Architectural rendering of a proposed high-rise building. The building features a series of setbacks, with the following heights indicated on the right side:

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The building is shown in a light tan color, contrasting with the darker, more ornate historic building in the foreground. The setbacks are marked with red dashed lines and corresponding height labels.

Architectural rendering of a proposed high-rise building. The building features a series of setbacks, with the following heights indicated on the right side:

- TOP OF BUILDING: 265 FT
- SETBACK: 233 FT
- SETBACK: 202 FT
- SETBACK: 171 FT
- SETBACK: 140 FT
- SETBACK: 41 FT
- SETBACK: 29 FT

The building is shown in a light tan color, contrasting with the darker, more ornate historic building in the foreground. The setbacks are marked with red dashed lines and corresponding height labels.

Architectural rendering of a proposed building with setbacks. The building is a tall, multi-story structure with a light beige facade and a grid of windows. The setbacks are indicated by red dashed lines and labels on the right side of the image:

- TOP OF BUILDING: 265 FT
- SETBACK: 233 FT
- SETBACK: 202 FT
- SETBACK: 171 FT
- SETBACK: 140 FT
- SETBACK: 41 FT
- SETBACK: 29 FT

The building is situated in an urban environment, with other buildings visible in the background and foreground. The foreground features a historic building with a red brick facade and large arched windows, and a modern building with a glass facade. The background shows a city skyline with various building shapes and colors.

Architectural rendering of a proposed high-rise building. The building features a series of setbacks, with the following heights indicated on the right side:

- TOP OF BUILDING: 265 FT
- SETBACK: 233 FT
- SETBACK: 202 FT
- SETBACK: 171 FT
- SETBACK: 140 FT
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The building is shown in a light tan color with a grid of windows. The setbacks are marked with red dashed lines. The building is situated in an urban environment, with other buildings visible in the background and foreground.

Architectural rendering of a proposed high-rise building. The building features a series of setbacks, with the following heights indicated on the right side:

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Architectural rendering of a proposed high-rise building. The building features a series of setbacks, with the following heights indicated on the right side:

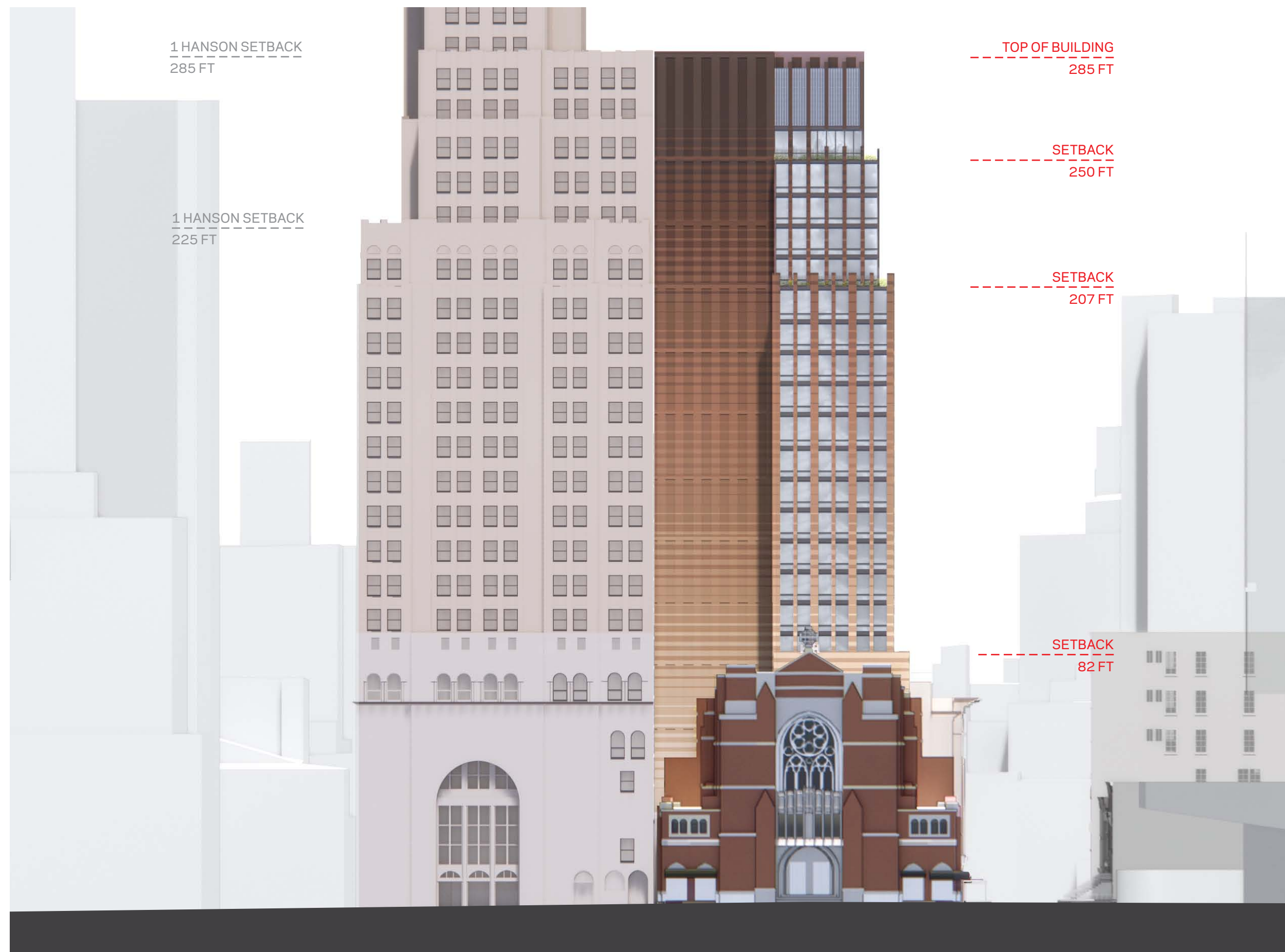
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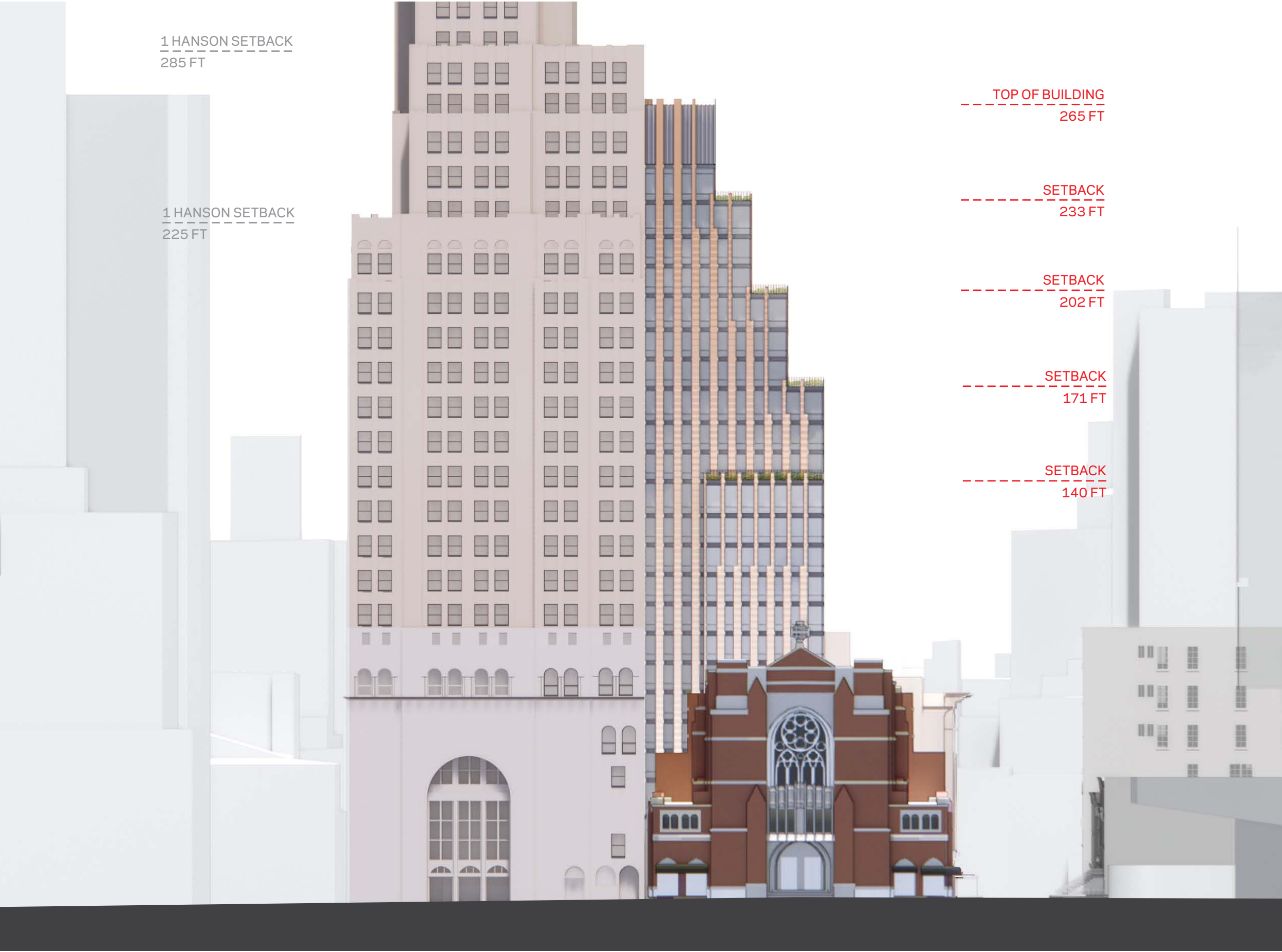














# Contextual Views





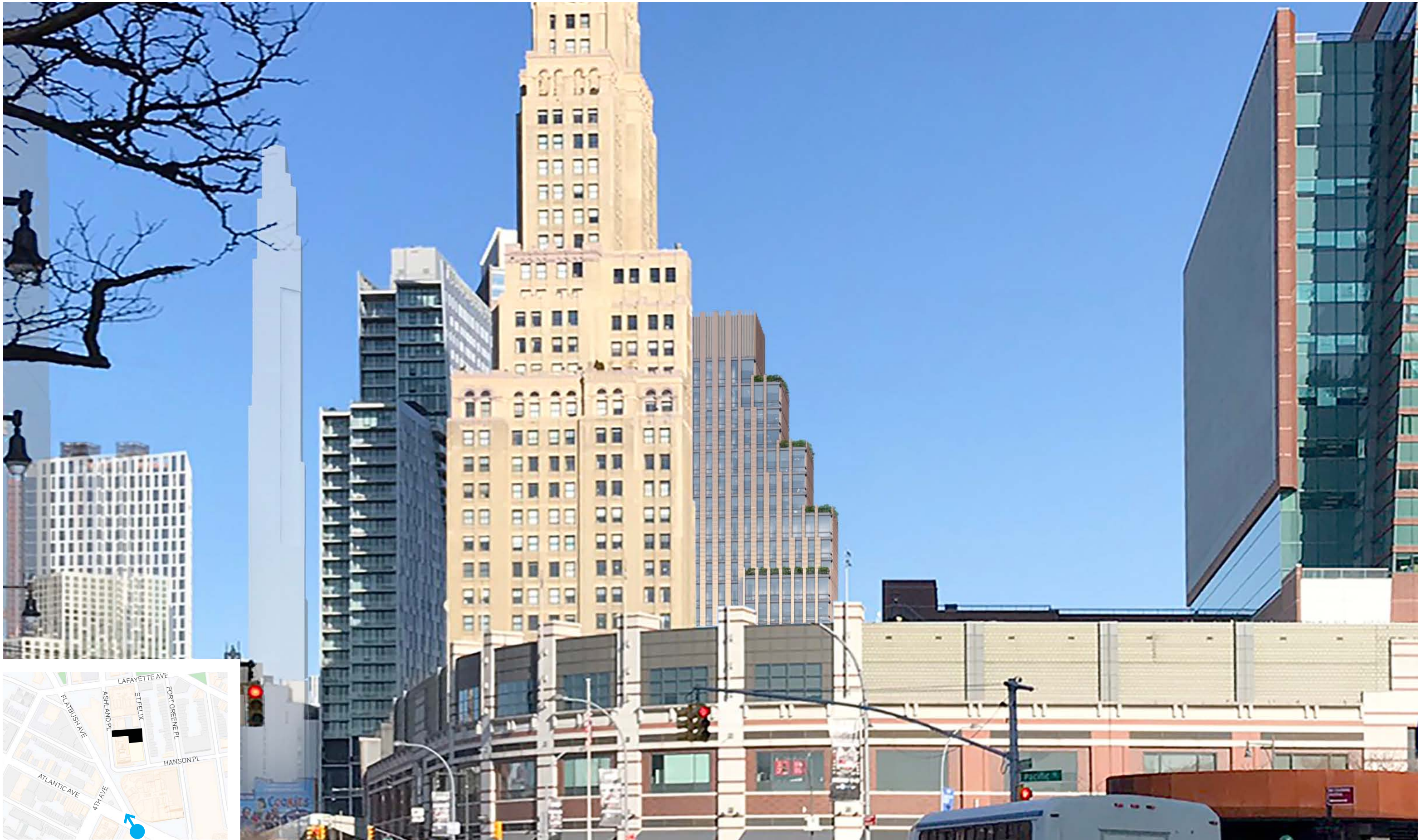












04 August 2020 | LPC COA Application Hearing #2  
130 Saint Felix Gotham Development

**Revised Design**  
Flatbush Looking North - Zoom

**GOTHAM** **fx**collaborative





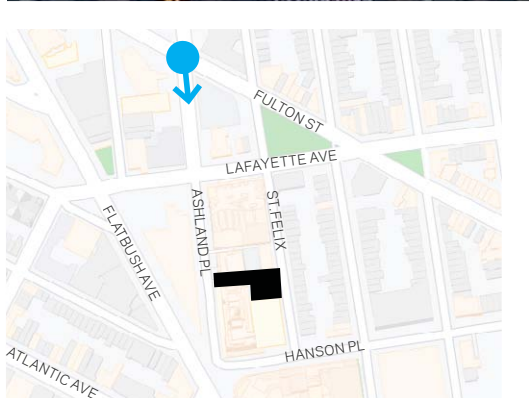
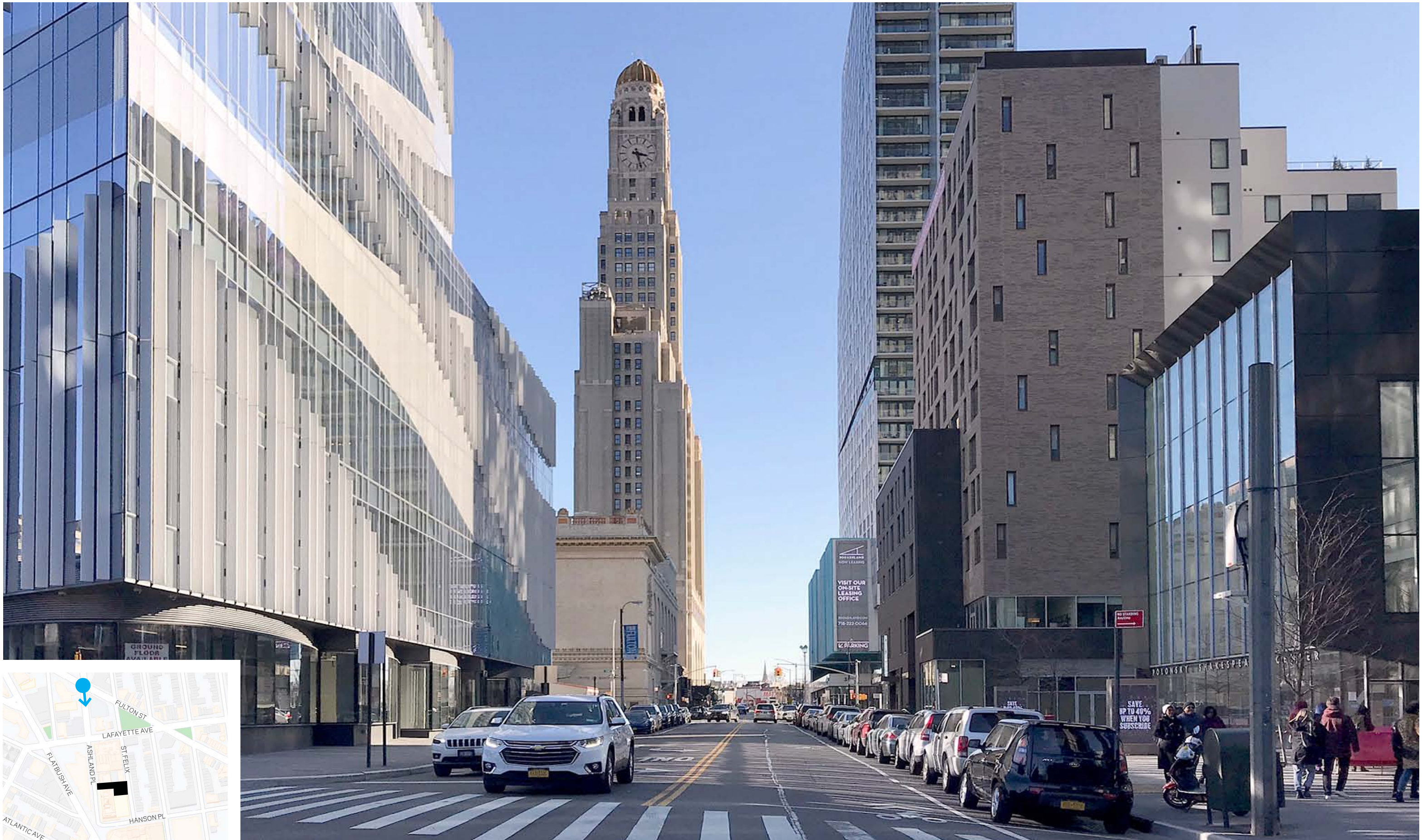




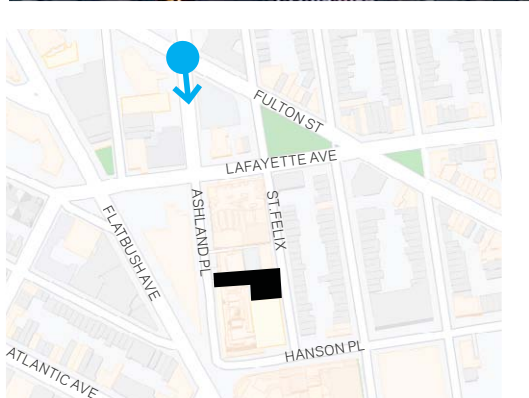




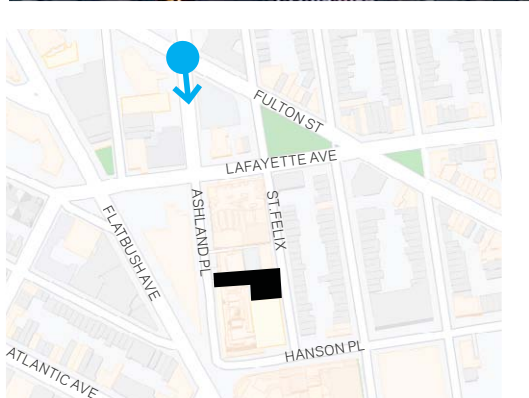
















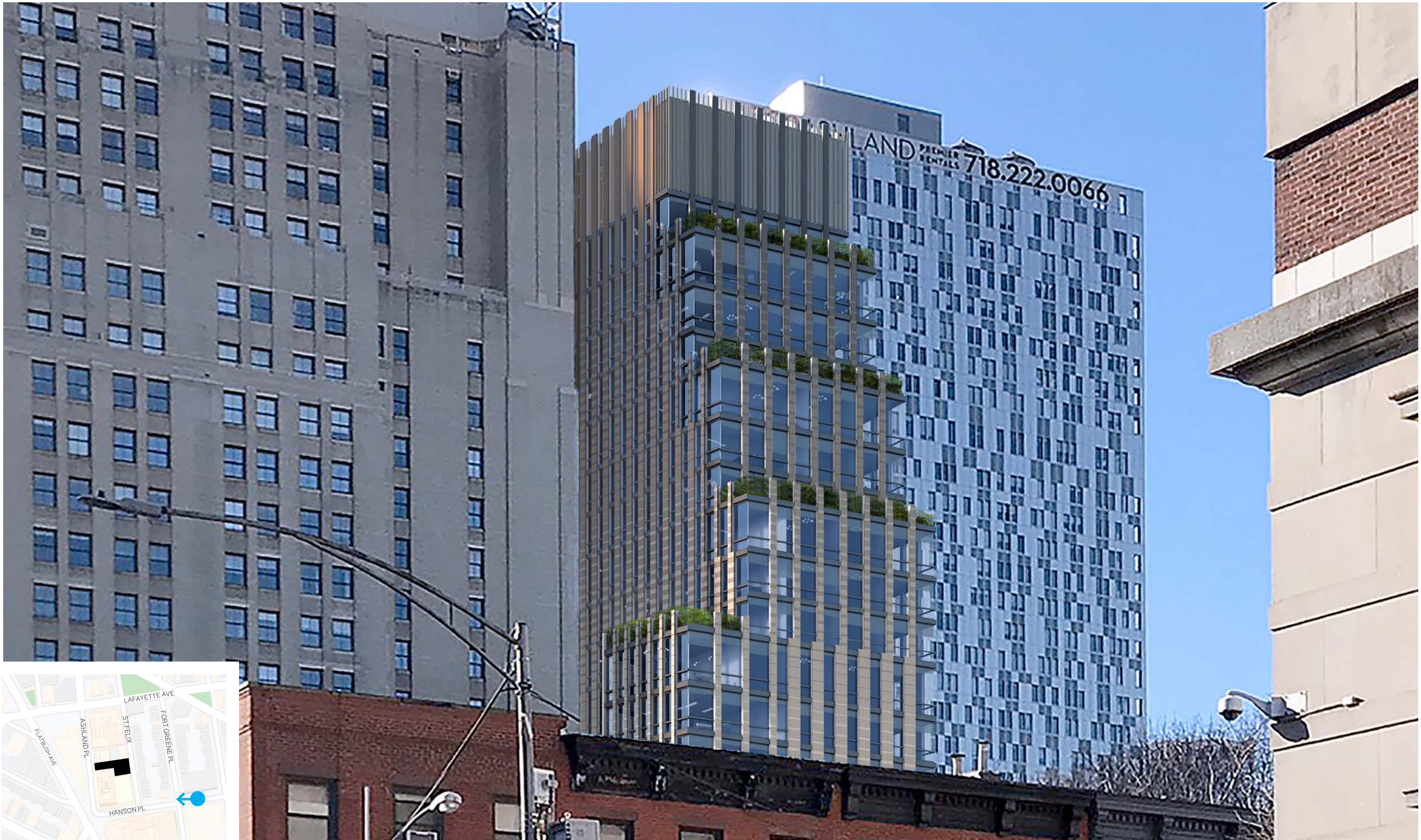


















































# St. Felix Base

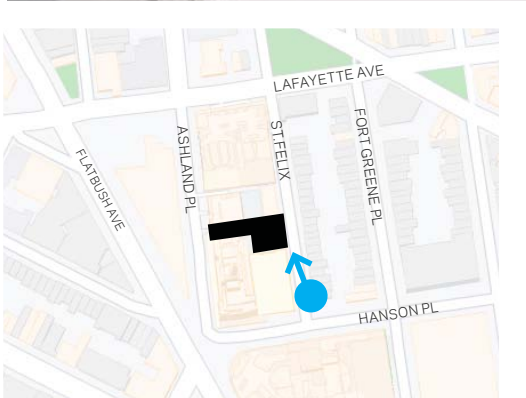
























04 August 2020 | LPC COA Application Hearing #2  
130 Saint Felix Gotham Development

**Revised Design**  
St. Felix Looking South

**GOTHAM** **fx**collaborative





130 ST. FELIX

Brooklyn Music School





04 August 2020 | LPC COA Application Hearing #2  
130 Saint Felix Gotham Development

**Existing**  
St. Felix Looking West

**GOTHAM** **fx**collaborative



















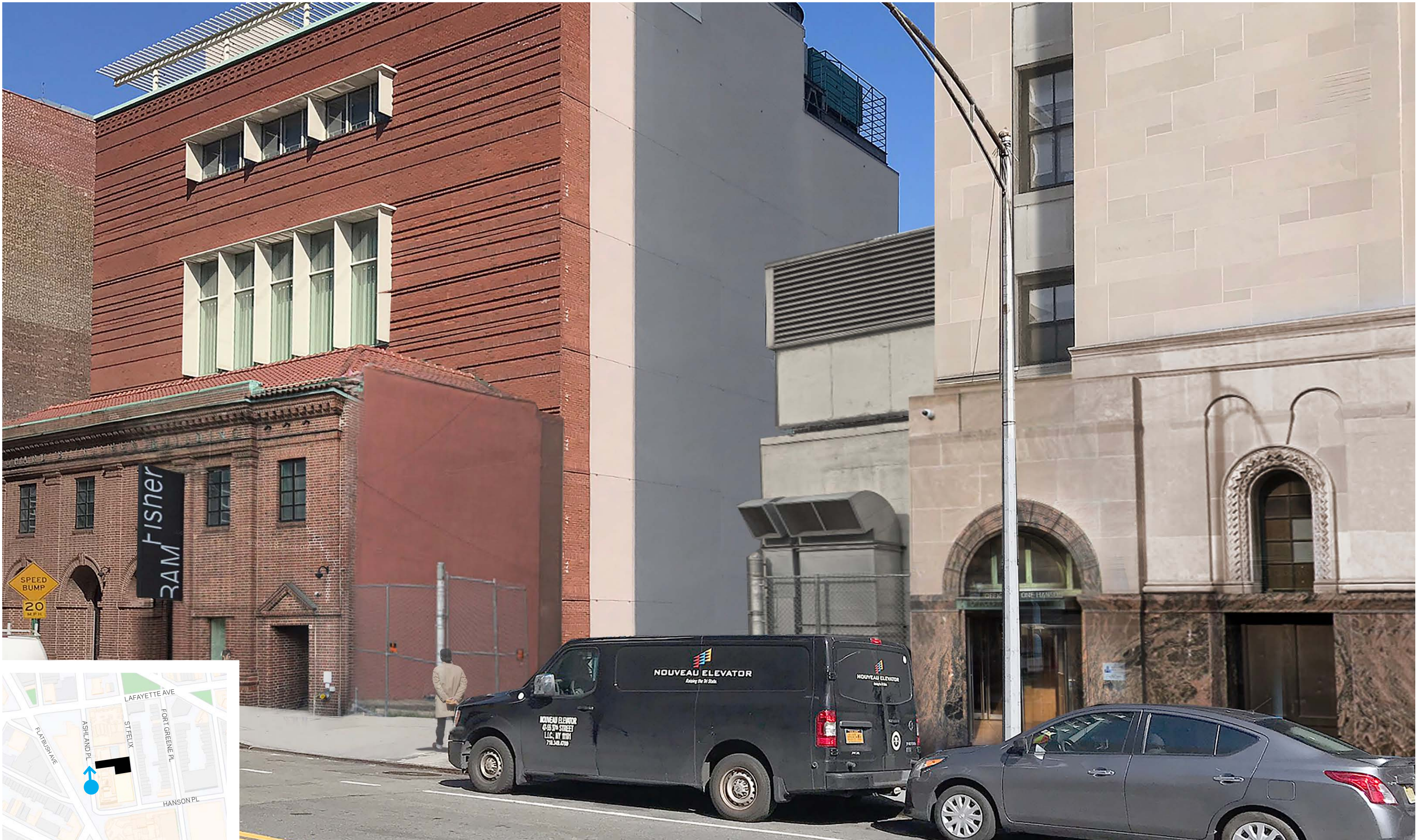
# Ashland Base





- Masonry piers with glazing infill and perforated, segmented loading doors
- Preserves existing One Hanson Easements for Loading, Generator, Ingress/Egress etc. as recorded against the Property.
- Provides 2nd Floor identity to BMS
- 2-story height similar to BAM Fisher



























# Materials & Details





Glazing IGU with Low-e Coating



Painted Metal



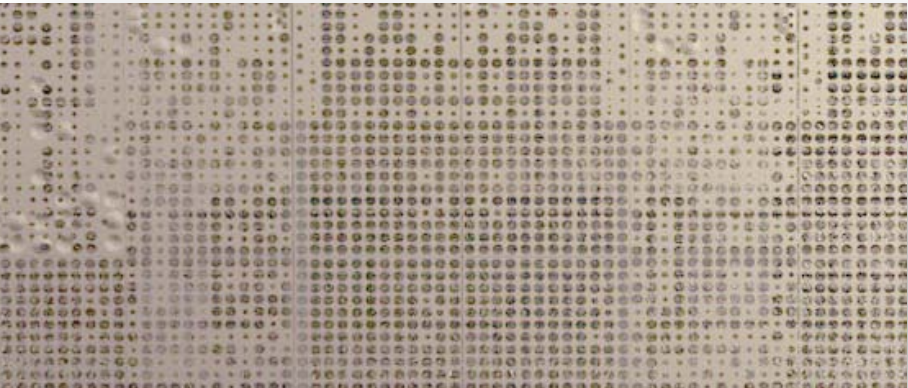
Brick Gradient (16" Norman, wire-cut)



Glazed Terra Cotta Accent



Limestone Accent with Granite Shoe (honed)

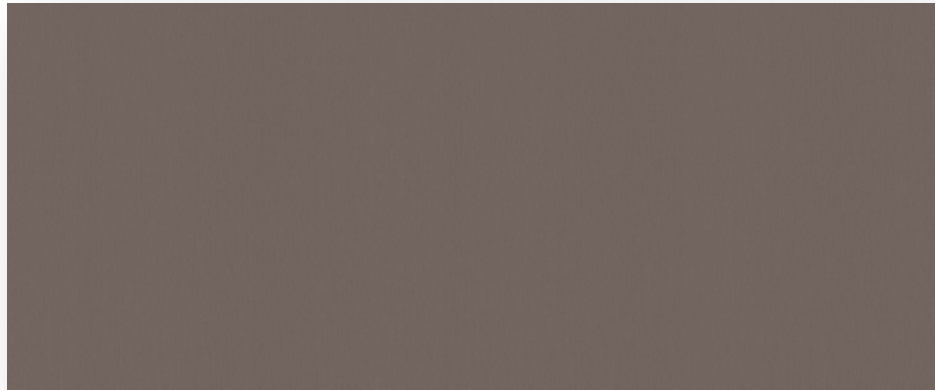


Perforated Metal Panel





Glazing IGU with Low-e Coating



Painted Metal



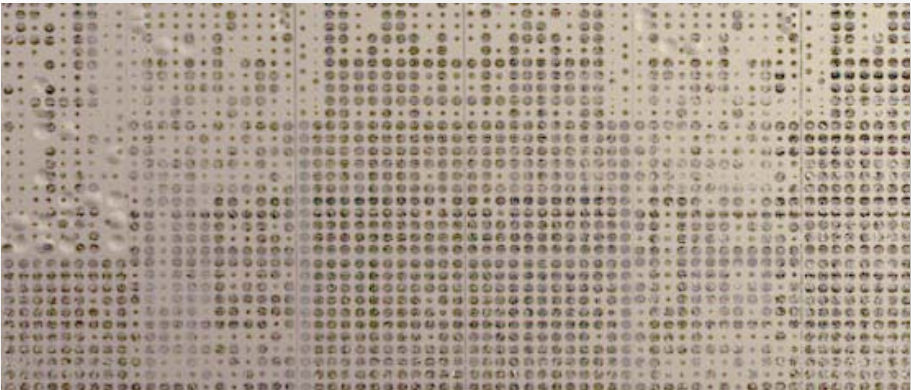
Brick Gradient (16" Norman, wire-cut)



Glazed Terra Cotta Accent

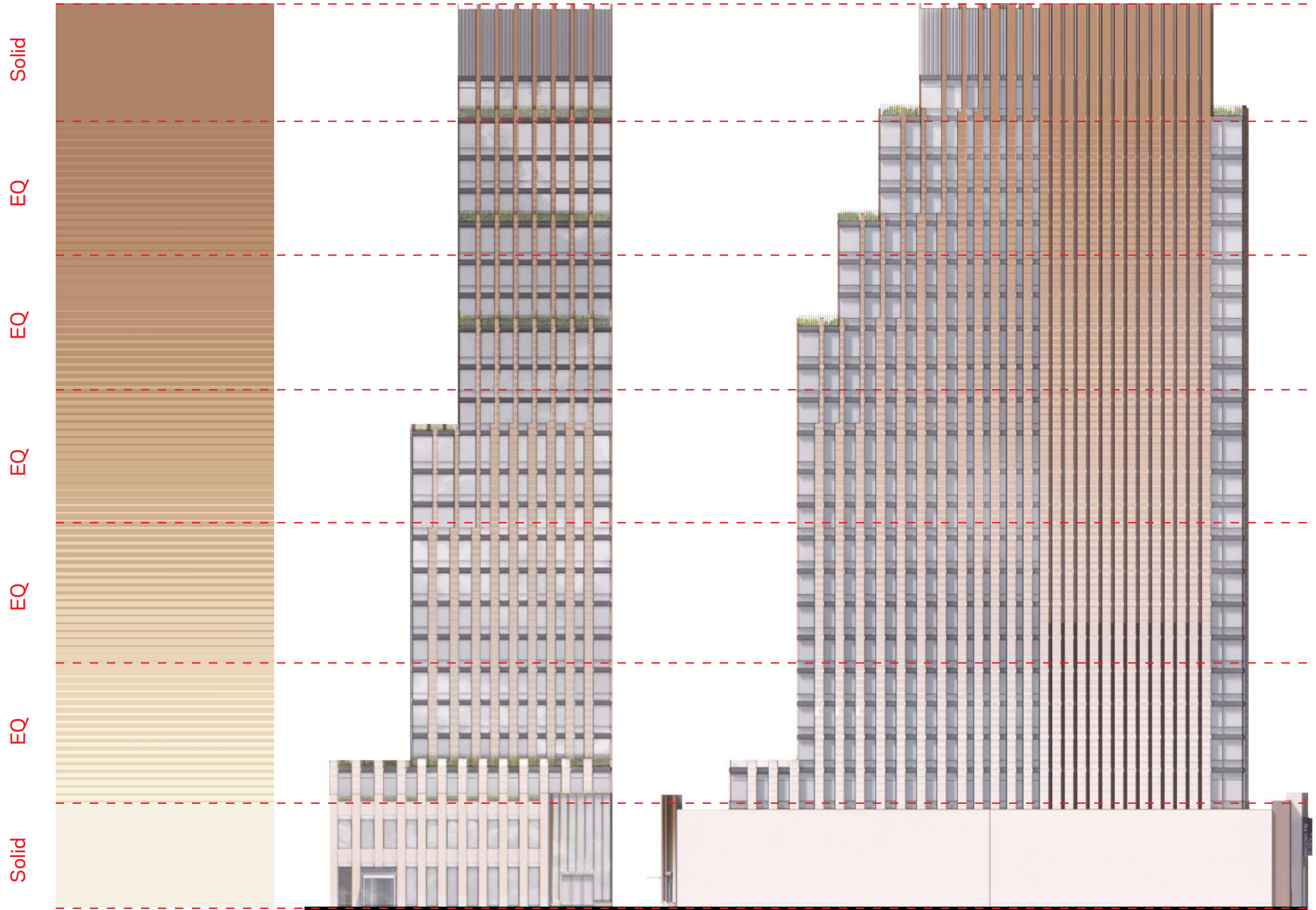


Limestone Accent with Granite Shoe (honed)

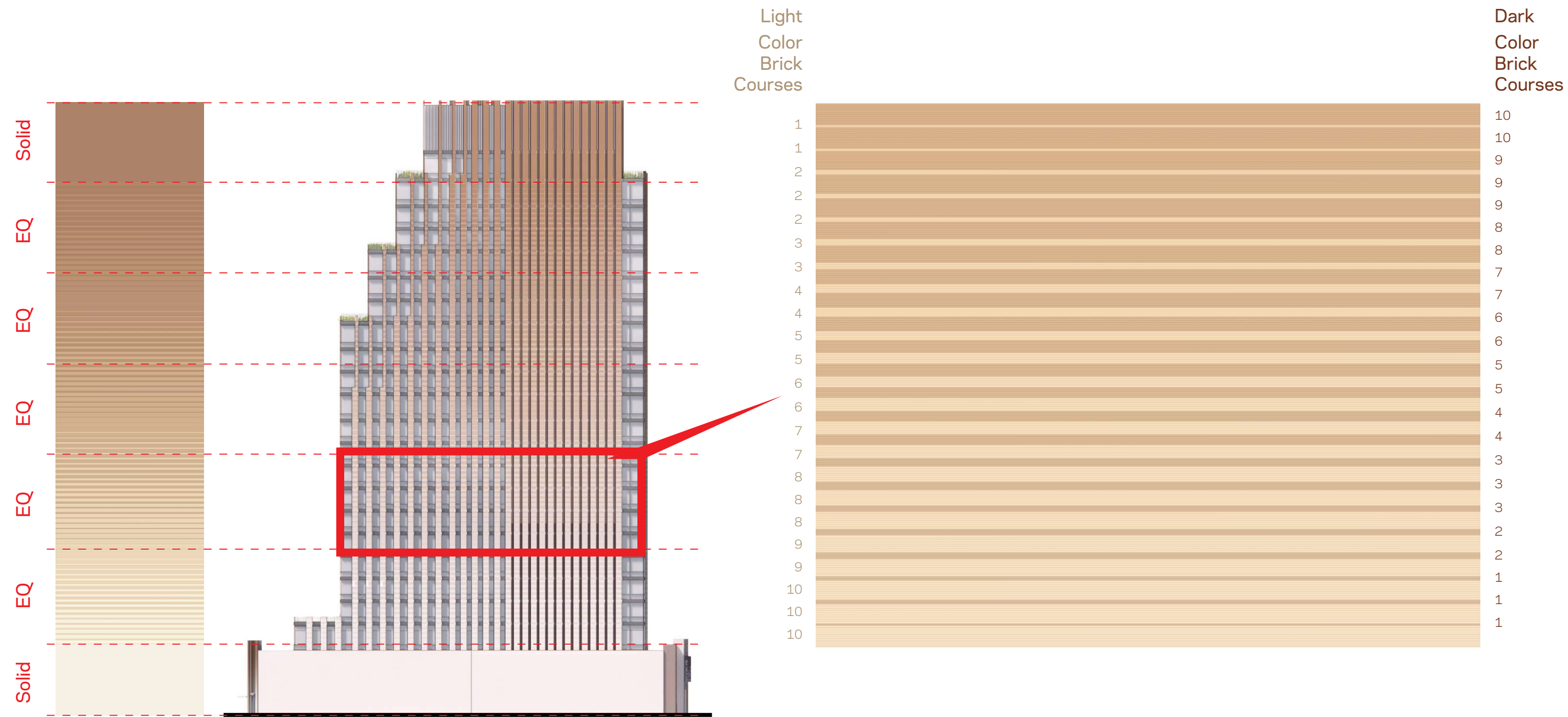


Perforated Metal Panel

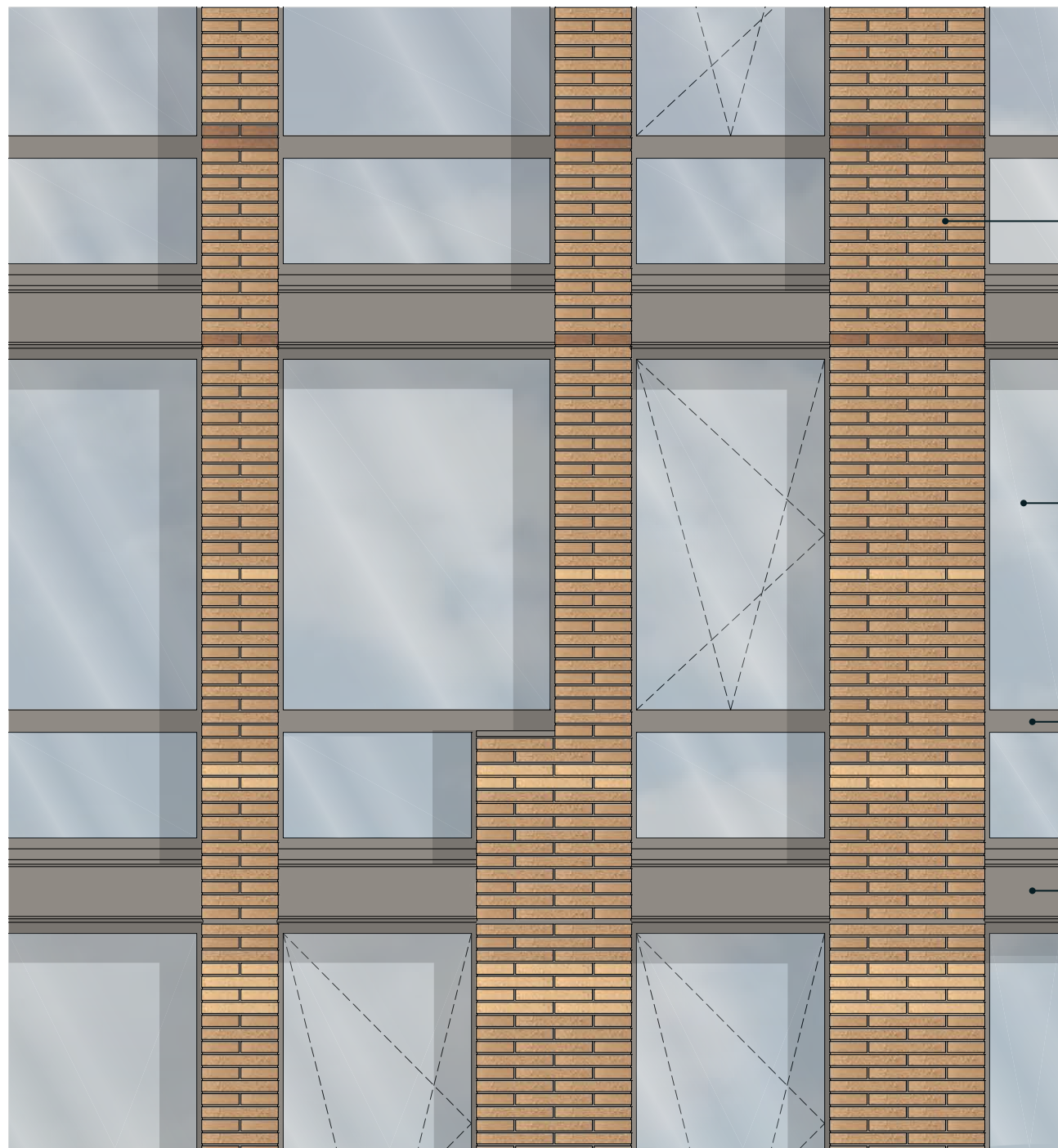










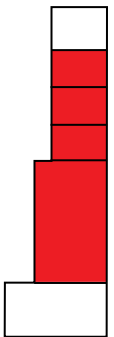
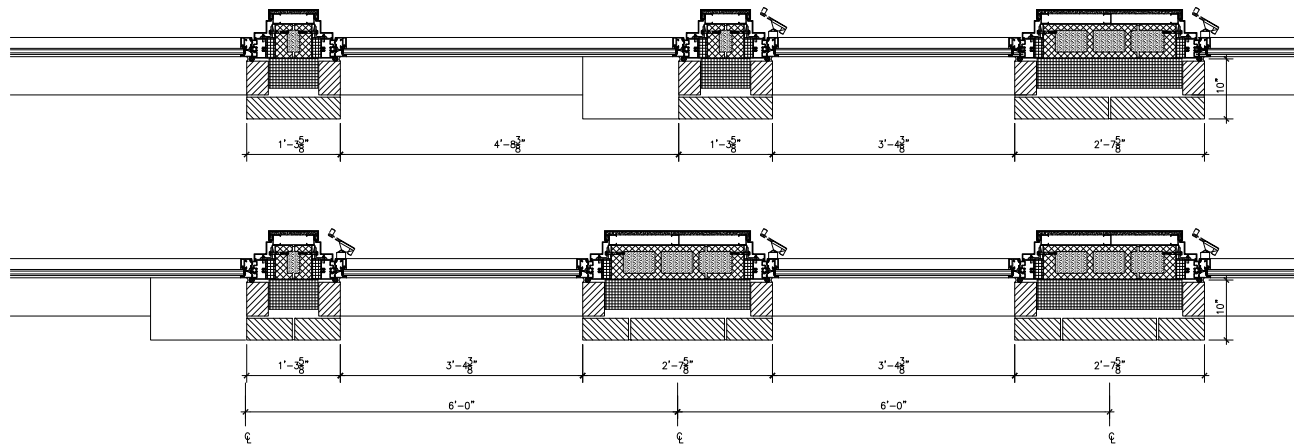
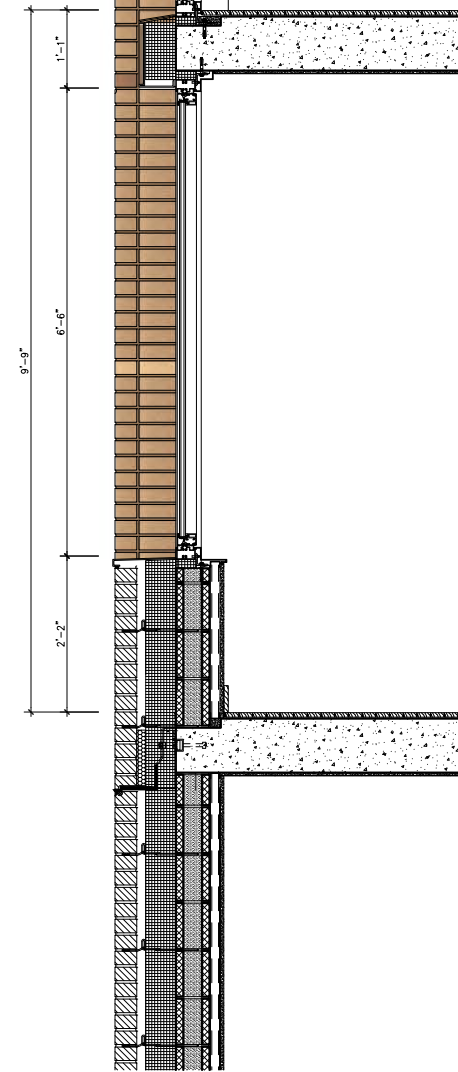
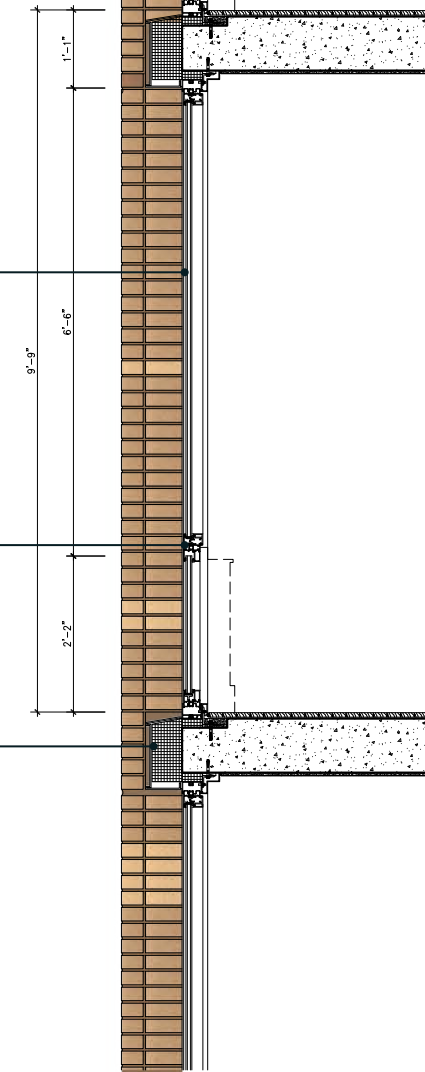


Brick

Vision Glass

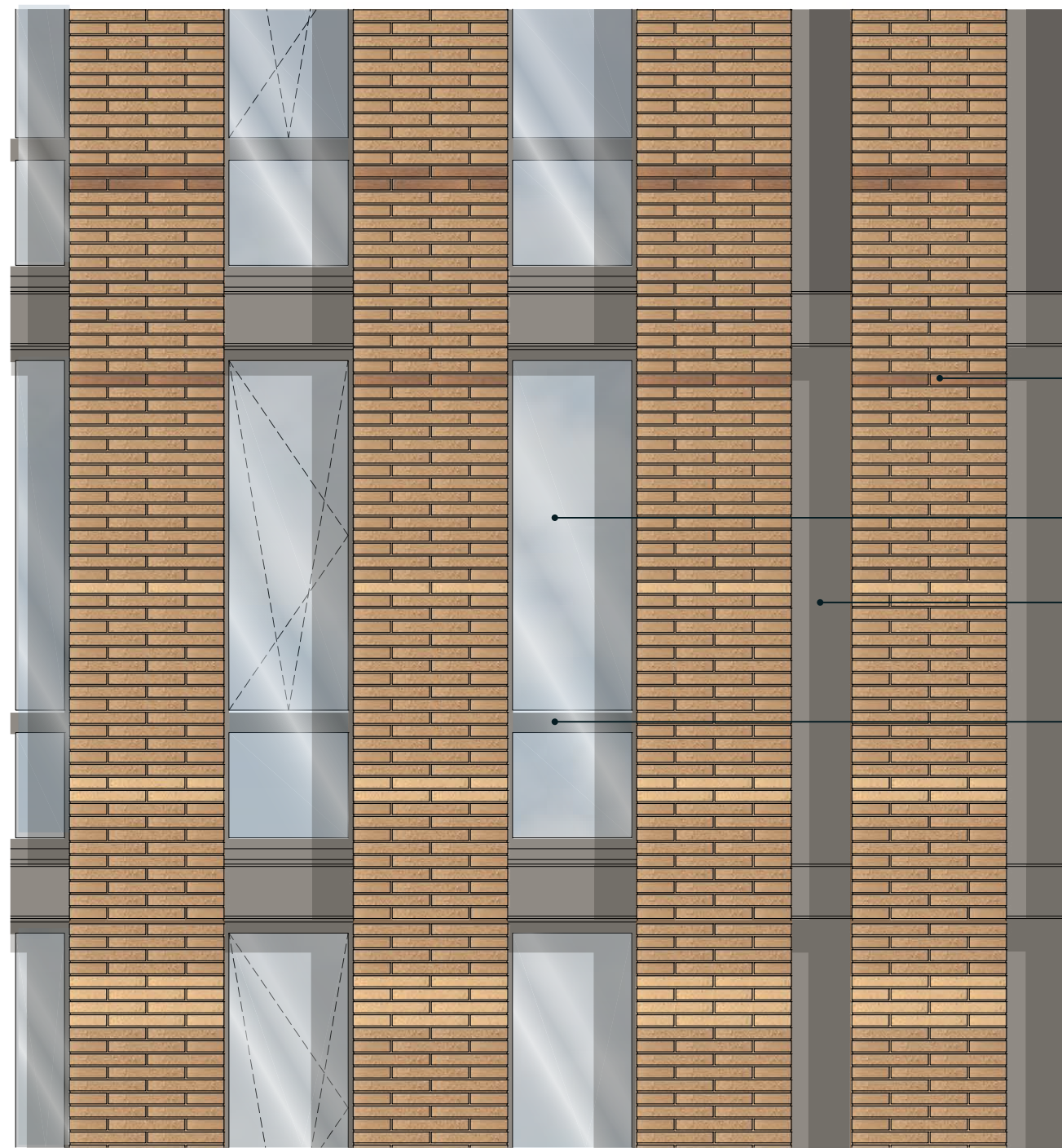
Painted Window Frame

Painted Metal Slab Edge  
Cover



East Elevation



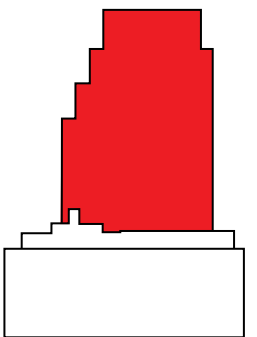
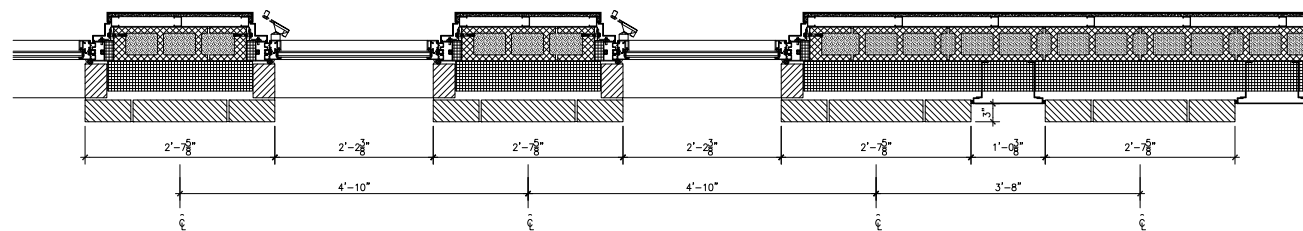
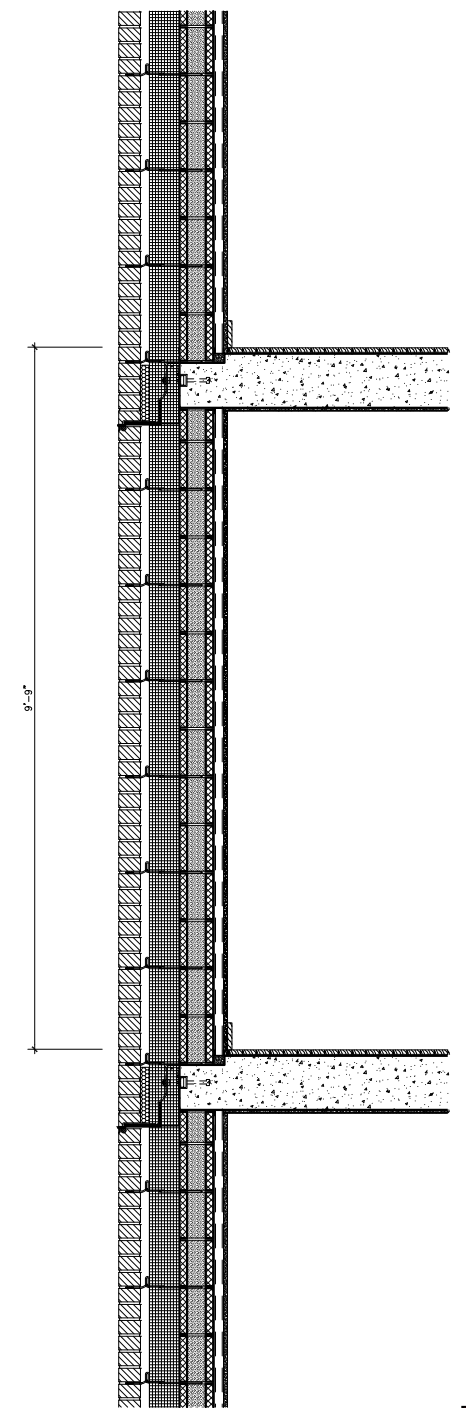
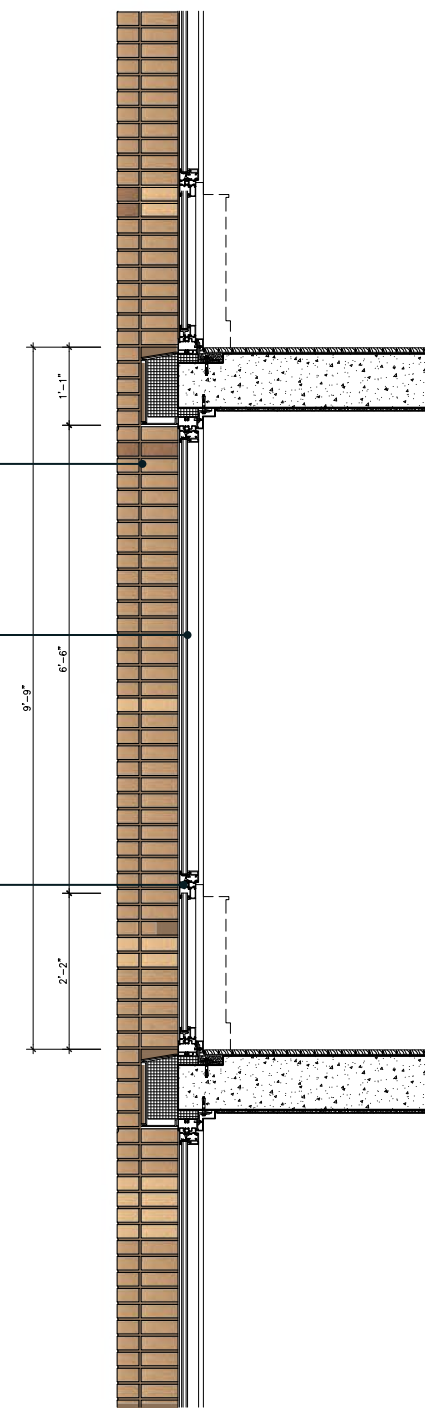


Brick

Vision Glass

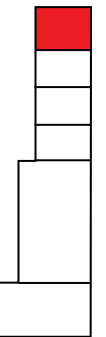
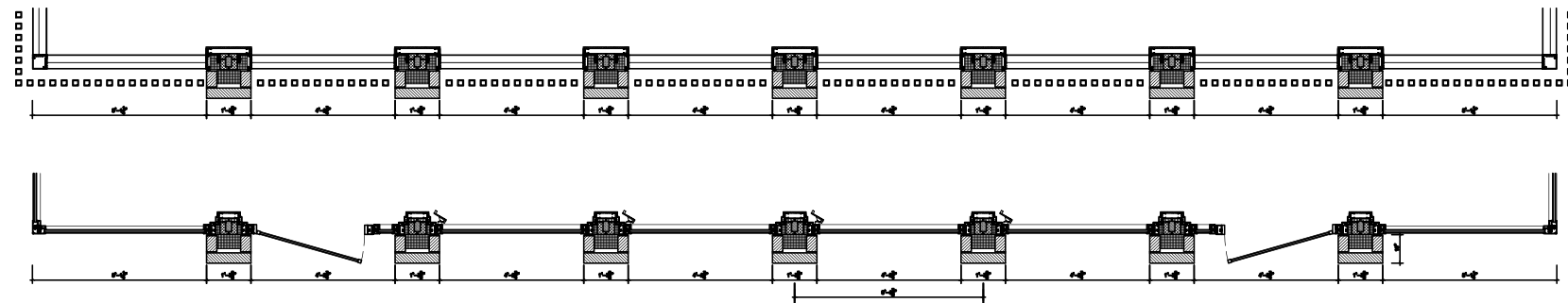
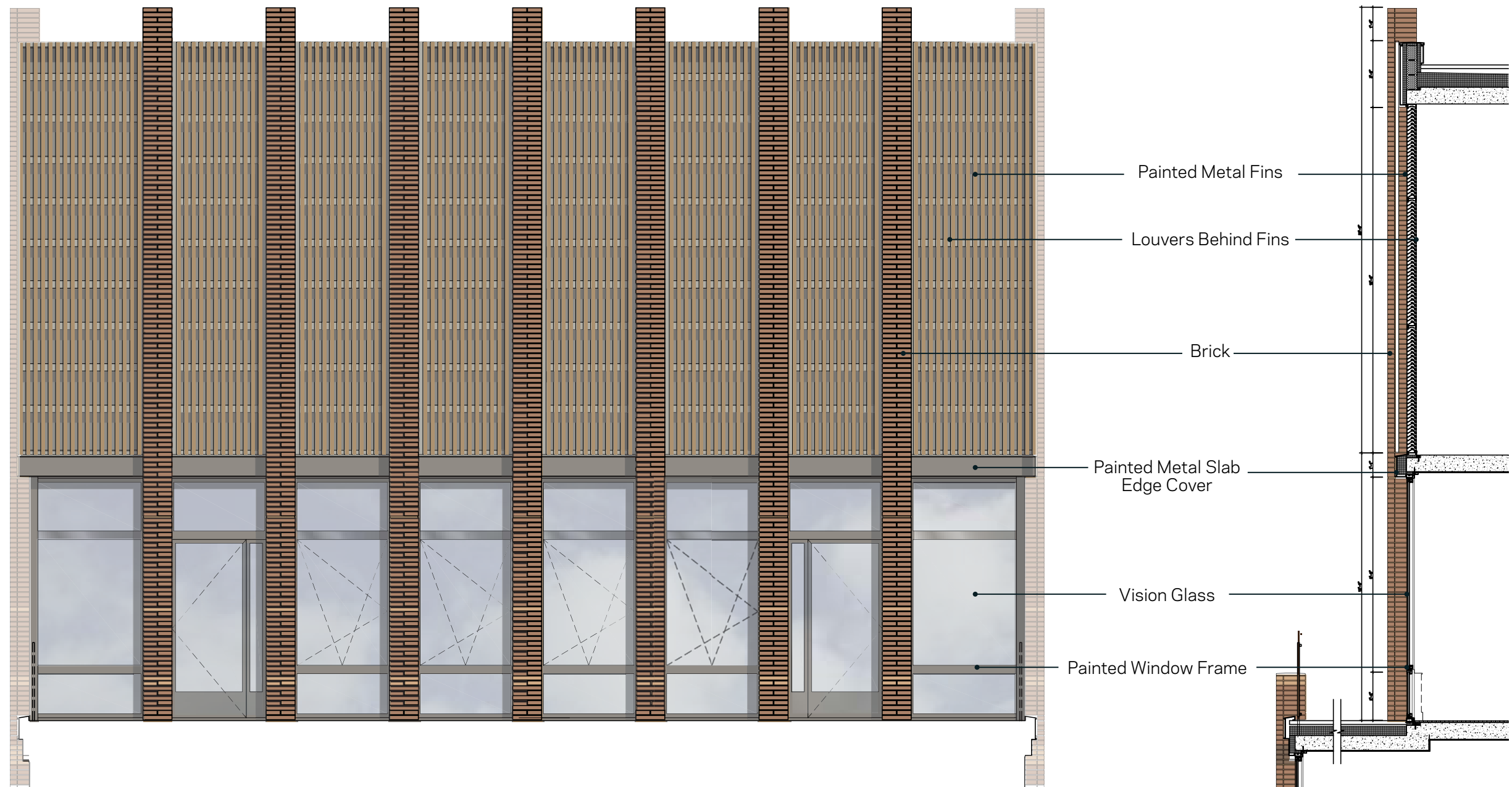
Painted Metal Infill

Painted Window Frame



North Elevation





East Elevation







The current proposal is:

**Preservation Department – Item 1, LPC-20-09702**

**130 St. Felix Street,  
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