The current proposal is:

Preservation Department – Item 3, LPC-23-00830

147 St. Felix Street – Brooklyn Academy of Music Historic District
Borough of Manhattan

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

9/13/2022
LPC PUBLIC MEETING
PROPOSED MODULAR DESIGN
APPROX. REQUIRED EXTENT OF ADJACENT PROPERTY FLUE, (IF ACTIVE, TBC). FLUE FINISH: MATTE & LIGHT-COLORED

PROPOSED PARAPET HEIGHT WILL BE WITHIN 1' FROM ADJACENT CORNICE HEIGHT (PENDING SURVEY)

GLAZED AREA = 193.50 SF

GLAZED AREA = 615.03 SF

GLAZED AREA = 174.76 SF

GLAZED AREA = 543.36 SF
ELEVATION DEVIATIONS FROM PREVIOUSLY APPROVED DESIGN

APPROX. REQUIRED EXTENT OF ADJACENT PROPERTY FLUE, (IF FLUE IS ACTIVE, TBC), FLUE FINISH TO BE MATTE & LIGHT-COLORED

WINDOW SILL AND HEADER ELEVATIONS FROM FINISH FLOOR

PREVIOUSLY APPROVED DESIGN

REVISED DESIGN
APPROX. REQUIRED EXTENT OF ADJACENT PROPERTY FLUE, (IF FLUE IS ACTIVE, TBC). FLUE FINISH TO BE MATTE & LIGHT-COLORED.
APPROX. REQUIRED EXTENT OF ADJACENT PROPERTY FLUE, (IF FLUE IS ACTIVE, TBC). FLUE FINISH TO BE MATTE & LIGHT-COLORED.
200S.F.
431S.F.
DN
OPEN TO BELOW
CL.
CL.
UP
TWO CAR GARAGE
17'-6" X 18'-10"

ADJ. BUILDING
3 STY BRICK W/ BASEMENT AND CELLAR
F.FL. EL. 49.86
PARAPET EL. 88.77

NEW STONE SIDEWALK
EXISTING STONE / BRICK PAVEMENT TO REMAIN

EXISTING STREET LIGHT
NEW CURB CUT

SITE / GROUND FLOOR PLAN
HANSON PLACE
WARRIOR STREET

LEGEND:
PARKING
RESIDENTIAL COMMON AREAS
COMMUNITY FACILITY

REMOVABLE PLANTERS
REMOVABLE PLANTERS

COMMUNITY FACILITY
MECH GARAGE
OPEN TO BELOW

ST ST FELIX ST
NARROW STREET

T.L.
T.L.
T.S.
L.P.

NEL BUILDING
1 STY

P.L.
C.B.

CUT

49'-6" 74'-6"
19' 22'-11"
13'-1" 22'-11"
12'-1" 22'-11"
14'-1" 20'
4' 8'
8'-5" 20'

HANSON PLACE
07/25/22  P. 8
147 ST. FELIX STREET
07/25/22
ROOF PLAN

PROJECT GRANDFATHERED FROM LL94 GREEN/SOLAR ROOF REQUIREMENTS. (APPROVED PRIOR TO NOV. 14, 2019 DEADLINE)

ESTIMATED LOCATION OF FLUE TO BE EXTENDED ON ADJACENT PROPERTY (TBC)

LEGEND:
- RESIDENTIAL COMMON AREAS
- RESIDENTIAL UNIT 1
- RESIDENTIAL UNIT 2
LONGITUDINAL SECTION

APPROX. REQUIRED EXTENT OF ADJACENT PROPERTY FLUE. IF FLUE IS ACTIVE, TBC. FLUE FINISH TO BE MATTE & LIGHT-COLORED

STAIR BULKHEAD

MECHANICAL EQUIPMENT AND SCREEN

BASE PLANE

COMMUNITY CENTER

BEDROOMS

LIVING/DINING

BEDROOMS

LIVING/DINING

MECH

GARAGE

7'-6"
PROPOSED ELEVATION ALONG ST. FELIX

HAND- LAID BRICK FACADE BUILT ON SITE. CONTROL JOINT WIDTH/TREATMENT AND WEEP LOCATION TO MATCH CONVENTIONAL STRATEGY. NO IMPACT FROM MODULAR CONSTRUCTION.

MATTE LIGHT-COLORED FINISH FLUE (IF ACTIVE)

LIGHT GREY ZINC PANELS (SEE MATERIAL BOARD)

METAL FLASHING

IN-FILL METAL PANEL

METAL LOUVER

COMMUNITY FACILITY ENTRANCE

LIGHT GREY ZINC PANELS (SEE MATERIAL BOARD)

MATTE LIGHT-COLORED FINISH FLUE (IF ACTIVE)

META LIGHT-COLORED FINISH FLUE (IF ACTIVE)

IN-FILL METAL PANEL
MATTE LIGHT-COLORED FINISH FLUE (IF ACTIVE)

LIGHT GREY ZINC PANELS (SEE MATERIAL BOARD)

PAINTED METAL FLASHING

IN-FILL METAL PANEL

MTL. LOUVER

SIGNAGE

HAND-LAI D BRICK FACADE. BUILT ON SITE. CONTROL JOINT WIDTH/TREATMENT AND WEEP LOCATION TO MATCH CONVENTIONAL STRATEGY. NO IMPACT FROM MODULAR CONSTRUCTION.

PRELIMINARY BRICK CONTROL JOINTS LOCATIONS. TO BE CONFIRMED BY FACADE CONSULTANT/FABRICATOR.
ELEVATION AND SECTION ALONG HANSON PLACE

PLAN DETAIL

SECTION DETAIL - PARAPET

SECTION DETAIL
PROPOSED MATERIALS

HAND-LAIRED BRICK FACADE

PAINTED METAL PANEL: WINDOW WALL AND STOREFRONT MULLION, LOUVER, INFILL PANELS, CORNICE

LIGHT-GREY ZINC PANELS, STANDING SEAM: STAIR BULKHEADS
BULKHEAD VIEW FROM NORTH OF SITE ALONG ST. FELIX
AFTER MTA TUNNEL COLLAPSE

BUILDING BEFORE DEMOLITION
LOOKING NORTHEAST AT SITE ON HANSON PLACE (1)

LOOKING NORTH ON HANSON PLACE (2)
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