



Date:	9/20/2022
LPC Docket #:	LPC-22-08731
LPC Action:	Approved
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

Address: 6301 12th Avenue, aka 6301-6323 12th Avenue, 1202-1216 63rd Street, and 1201-1215 64th Street - Angel
Borough: Brooklyn

Block: 5739 **Lot:** 1

Historic District: Individual Landmark

Description: A Renaissance Revival/Beaux-Arts style orphanage building designed by George H. Streeton and built in 1899, with additions built c. 1910. Application is remove religious iconography including crosses and stained glass, replace entrance infill and windows, construct a rooftop bulkhead and courtyard additions, install rooftop mechanical equipment and railings, modify and remove ironwork, install a fire stair and ramp, alter the hardscape and boundary walls, and install signage and light fixtures.

COMMISSION FINDINGS

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Commission APPROVED THE PROPOSAL, finding:

- that the proposed work will facilitate the adaptive reuse of the building from Catholic orphanage to Jewish Yeshiva, and religious icons including cross finials and stained glass will be carefully removed and salvaged for possible for re-use at different religious properties;
- that the installation of a new signage panel over the central entrance terra cotta cartouche with religious iconography will preserve this original feature in a reversible and non-destructive manner while allowing for the new use;
- that new signage at various entrances, including plaques and pin mounted letters is modest and will be installed without causing damage to historic fabric;
- that the stained glass windows, almost all of which contain religious iconography, will be removed in their entirety, and donated for future reuse offsite, and will be replaced with clear glass windows that harmonize with the building's overall fenestration in terms of material, operation, configuration, and finish, thereby facilitating the adaptive reuse of the building;
- that the installation of a poured-in-place rubber play surface in a green color at the front yard will create usable children's play areas, and that the retention of hedges and trees and the installation of grass edging will maintain a verdant front yard as seen from the street;
- that the proposed lampposts are simple and neutral in design and finish, and their height, number and placement will not call undue attention to themselves or detract from the building or site;
- that the lampposts will also serve as mounting poles for security cameras and building upright fixtures, allowing these elements to be attached to something other than the building facades;
- that the proposed location and design of the low-profile metal-clad elevator bulkhead at the corner of the mansard roof will not disrupt the special character of the roof or call undue attention to itself;
- that the rooftop mechanical installations will be located at the least visible locations possible and will not detract from the significant architectural features;
- that the two-tiered platform of mechanical equipment at the roof of the rear extension will concentrate most of the building's mechanical units at a secondary façade and an area that is largely unseen from a public thoroughfare;
- that the construction of a ramp at the 63rd Street Wing, installation of railings, removal of a window and masonry to create new openings in the boundary wall and façade will enable barrier-free access in an unobtrusive manner, and that that new ramp cheek wall and railings will match the materials of the historic;
- that the removal of two granite steps, lowering the granite threshold, and the replacement of non-historic entrance infill at the 64th Street Wing will enable barrier-free access in a discrete manner, and historic transom ironwork will be retained;
- that modifications to the boundary gates along 12th Avenue, including relocating the decorative metal piers and installing new wider matching gates to accommodate greater circulation, and installing signage plaques at the masonry piers will maintain the overall character of this feature;
- that the rebuilt and regraded steps leading from the gates up to the central entrance will retain the historic fabric of the granite cheekwalls, and that the new railings flanking the central path will match the historic boundary railings and will meet code requirements;



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-that rebuilding the main entrance steps to feature a bluestone landing, raising the decorative bluestone cheekwalls, installing simple metal handrails, and replacing the Kalamein entrance infill with paired metal doors is necessary to bring this entrance to code, and will reuse as much historic material as possible and feature details recalling the historic infill;

-that the proposed modifications and infilling of rear façade openings will rationalize the fenestration pattern along the existing floor plates and central stair, exposed by the demolition of additions located off the landmark site;

-that the proposed infill addition in the recess between the main building and the 64th Street Wing will be set back to preserve the historic stone quoining;

-that the light court between the main building and the 63rd Street Wing to be infilled with an addition is not visible from any public thoroughfare, and the work will not disrupt any significant historic fabric or features;

-that regrading the stairs at the 63rd Street Wing basement entrance and excavating the rear yard to regrade the stairs at the 64th Street Wing basement entrance will enable easier access to these entrances, will not conceal significant architectural features, and will infill exposed areas with matching masonry;

-that the removal of the decorative ironwork and the two gates at the front yard between the wings and the main building will be limited in scope and will not detract from the overall site, given their setback locations and relative scale;

-and that the cumulative effect of the proposed work will enable adaptive reuse of a very large, long unoccupied institutional building, will not detract from the significant architectural character of the building, or disrupt the overall composition of the primary facades and rooftop.

VOTE:

Present: Sarah Carroll, Frederick Bland, Diana Chapin, Michael Devonshire, Michael Goldblum, Jeanne Lutfy, Anne HolFord Smith

7-0-0

In Favor = S.Carroll, F.Bland, D.Chapin, M.Devonshire, M.Goldblum, J.Lutfy, A.HolFord Smith
Oppose =
Abstain =
Recuse =

Please note that these “Commission Findings” are a summary of the findings related to the application. This is NOT a permit or approval to commence any work. No work may occur until the Commission has issued a Certificate of Appropriateness, which requires review and approval of Department of Buildings filing drawings and/or other construction drawings related to the approved work. In addition, no work may occur until the work has been reviewed and approved by other City agencies, such as the Department of Buildings, as required by law