

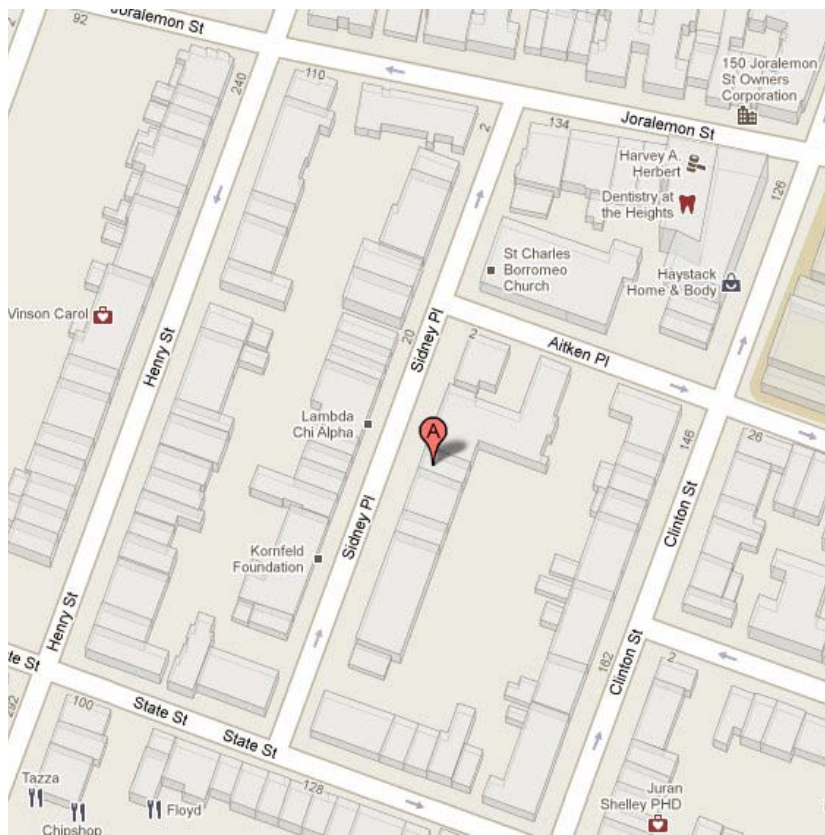


St. Charles Borromeo Church

*A Roman Catholic faith community
in the heart of Brooklyn Heights*

Renovation of Parish House Office & Rectory

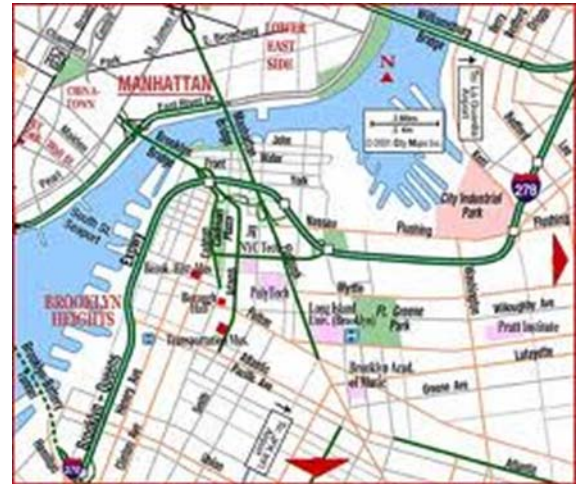
31 Sidney Place, Brooklyn Heights, New York



31 Sidney Place, Brooklyn Heights,
New York 11201

Block:	264
Tax Lot:	18
BIN#:	3002577
Community Board No.:	302
Landmark Status:	Yes
City Map No.:	16C
Certificate of Occupancy:	#103203 - 1941

Location:



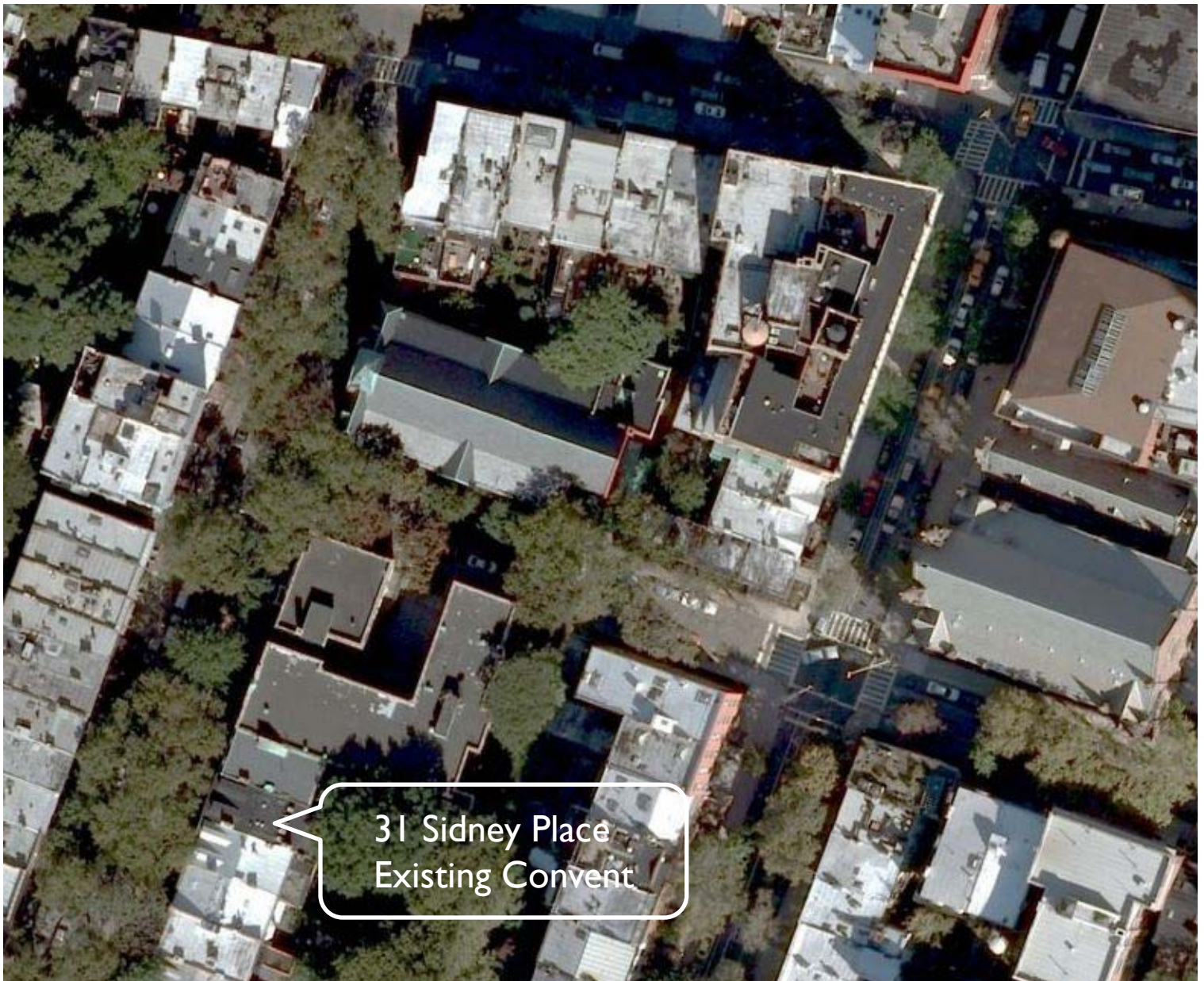
Zoning:

31 Sidney Pl.



Brooklyn Heights
Historic District





31 Sidney Place
Existing Convent





ST. CHARLES BORROMEO CONVENT:

31 Sidney Place, Brooklyn Heights,
New York 11201

Block : 264

Lot : 18

Area: 3,122.8 sq.ft.

Height: 47'

Foot Print: 1,376.99 sq.ft.

Stories: 4

Square Footage: 5,988.26 sq.ft.





This Row House is a brick and wood structure that is 4-stories tall designed in the reminiscent styles of The Second Empire Style (1860-1975), which is similar to the Italianate Style that is also present in the neighborhood.

There are portions of the building that are accented with brownstone lintels. Once there was a wide stoop that was classically inspired, with wrought iron handrails, fence and newels. The mansard roof is slate with iron cresting.

Front View of Existing Convent





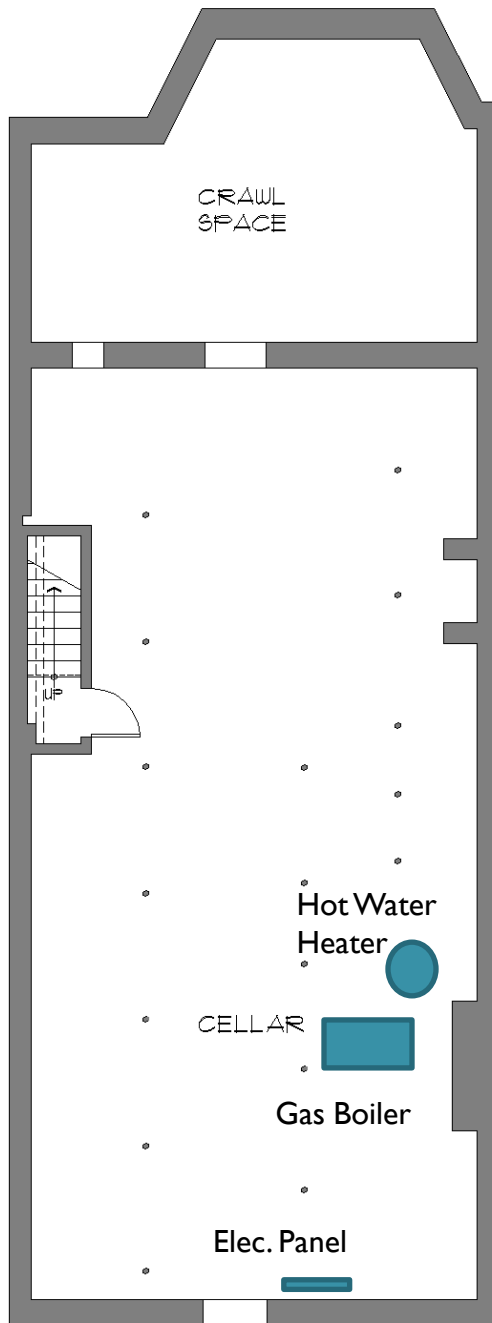
At the rear of the building there is a flat bituminous roof which is accessible and use as terrace without protection. Therefore, this roof area is being damaged by the furniture that is located upon it.

The exterior façade is of brick construction, with wood framing. Generally, the brick appears to be in good condition, and has a coat of paint in these areas.

There appears to be the intrusion of water that is occurring with the exterior brick in several areas.

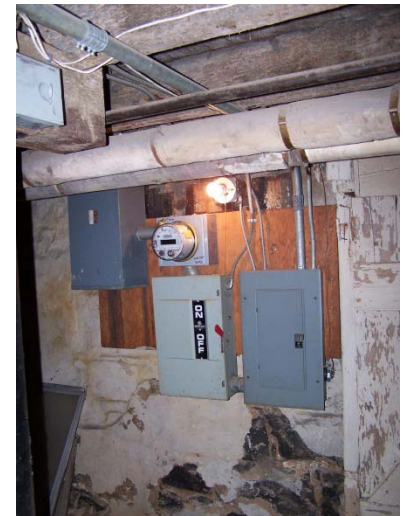
Rear View of Existing Convent





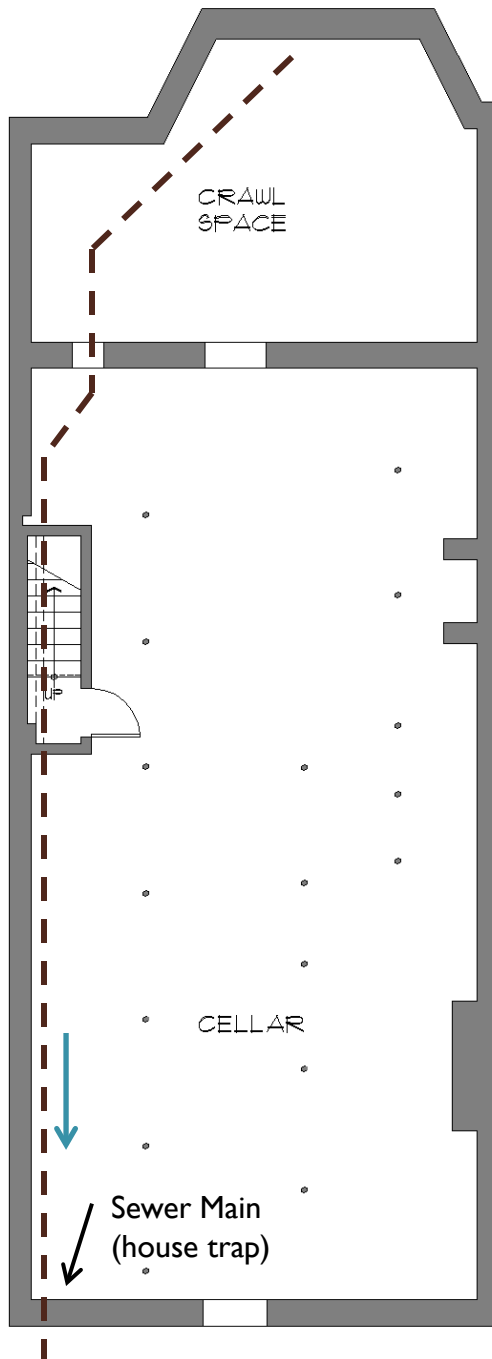
Use:

- Building System Equipment
 - Boiler
 - Hot Water Heater
 - Electrical Panel



Existing Cellar





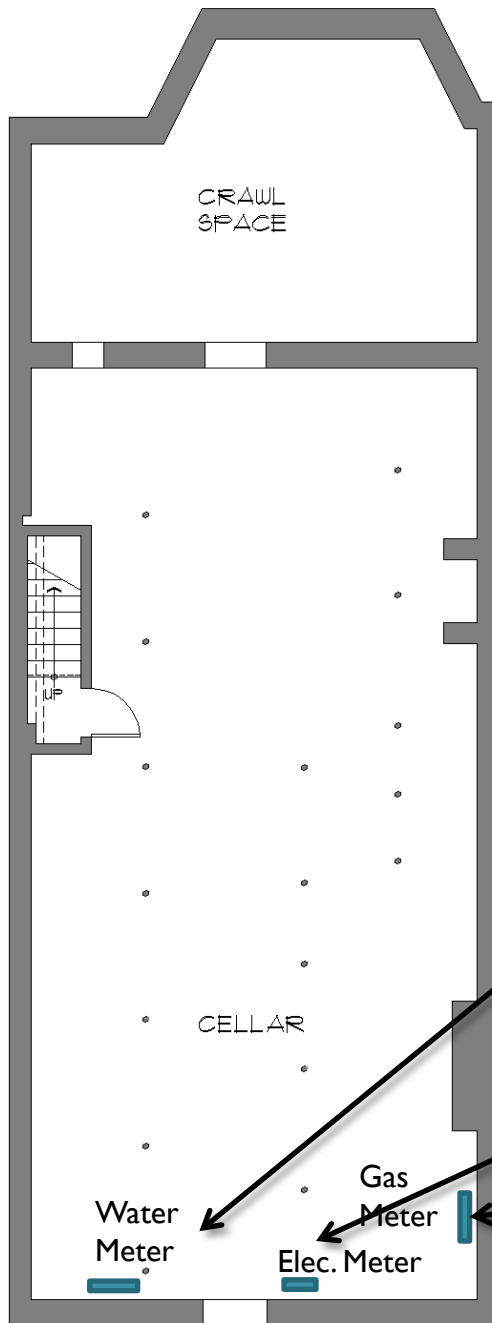
Use:

- Building System Equipment
 - Boiler
 - Hot Water Heater
 - Electrical Panel
 - Sewer Main (house trap)



Existing Cellar





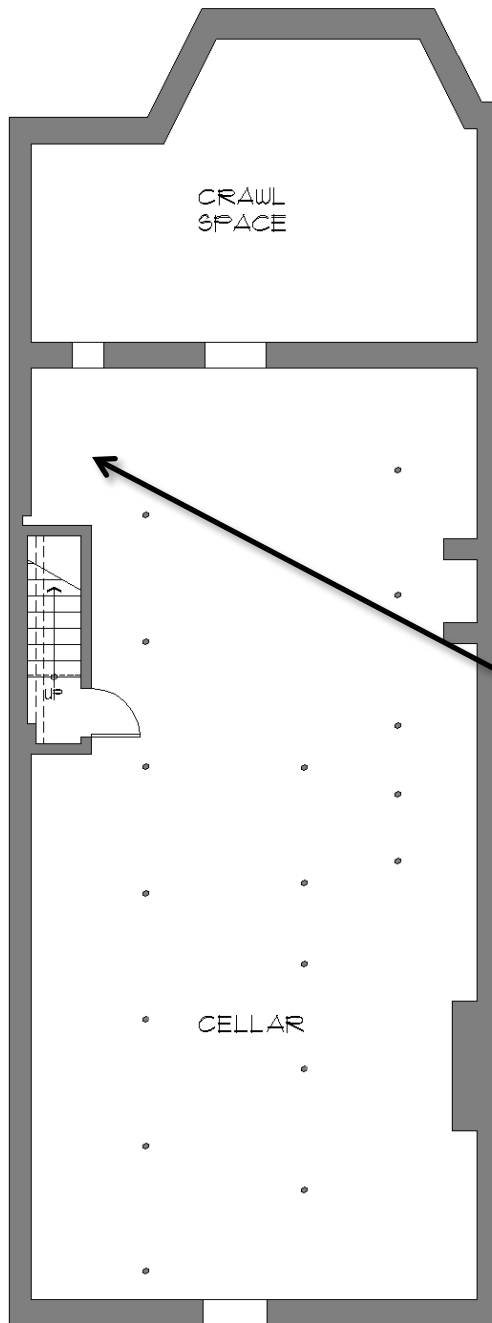
Use:

- Building System Equipment
 - Boiler
 - Hot Water Heater
 - Electrical Panel
 - Sewer Main (house trap)
 - Meter (water, elec. , and gas)



Existing Cellar





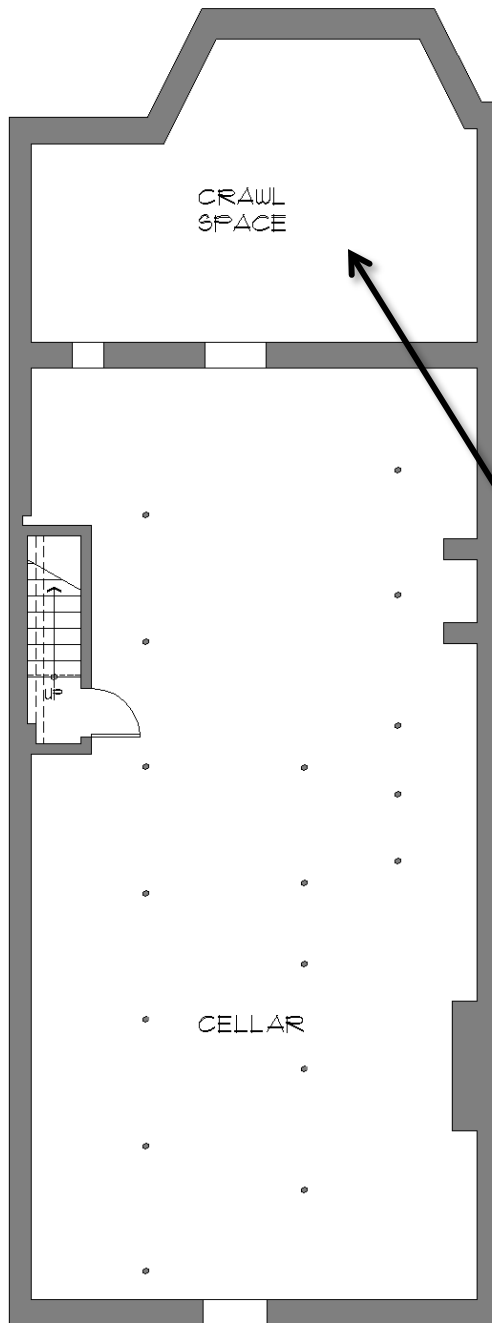
Use:

- Building System Equipment
 - Boiler
 - Hot Water Heater
 - Electrical Panel
 - Sewer Main (house trap)
 - Meter (water, elec., and gas)
- Storage



Existing Cellar





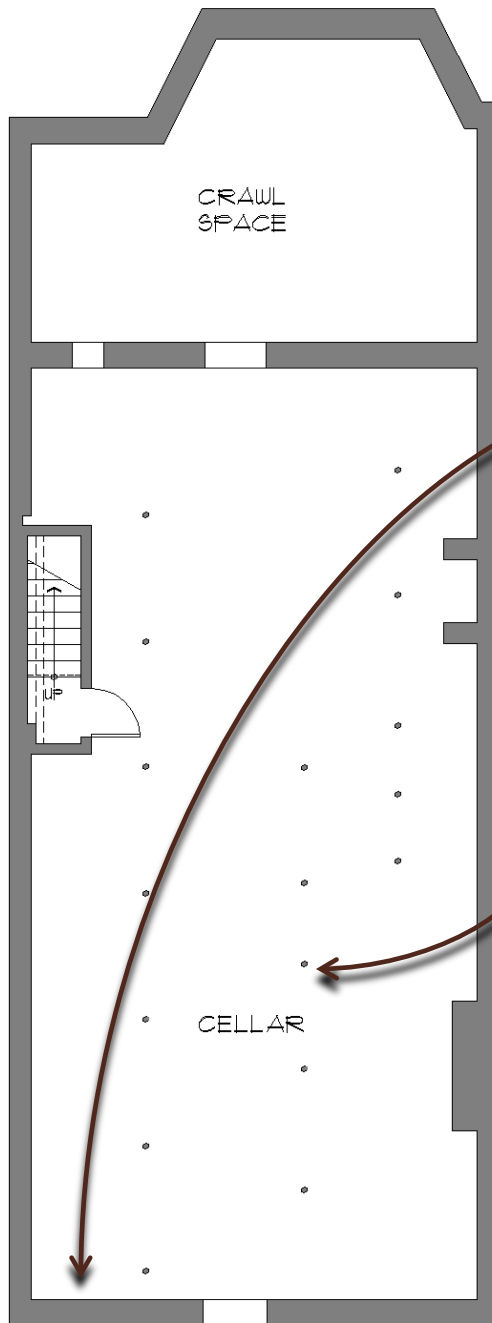
Use:

- Building System Equipment
 - Boiler
 - Hot Water Heater
 - Electrical Panel
 - Sewer Main (house trap)
 - Meter (water, elec. , and gas)
- Storage
- Crawl Space



Existing Cellar





Finding:

- Minor moisture migration

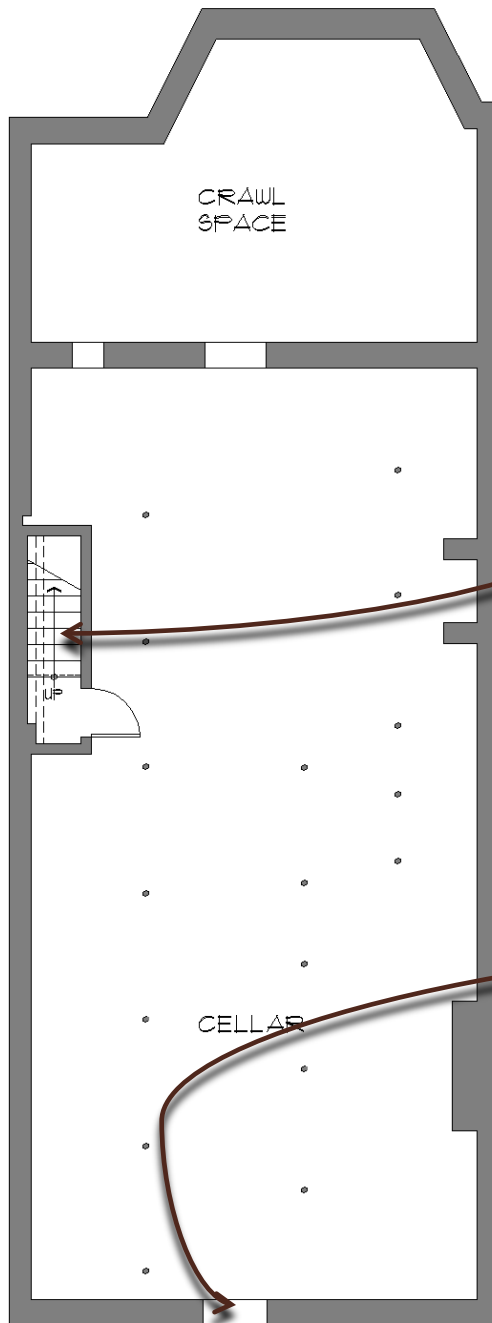


- Some wood beam sagging over the years, steel beam and lolly columns were added.



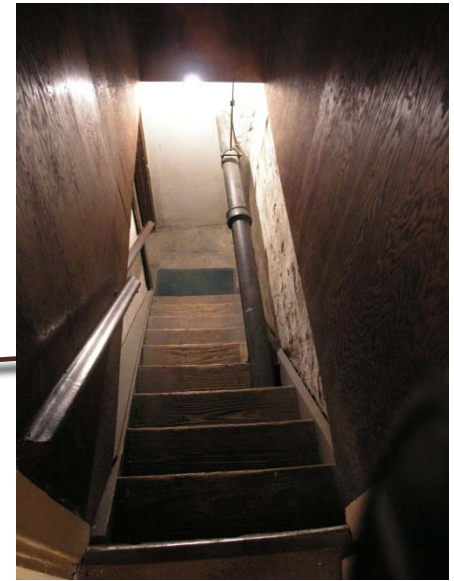
Existing Cellar





Finding:

- Stair to cellar is in poor condition

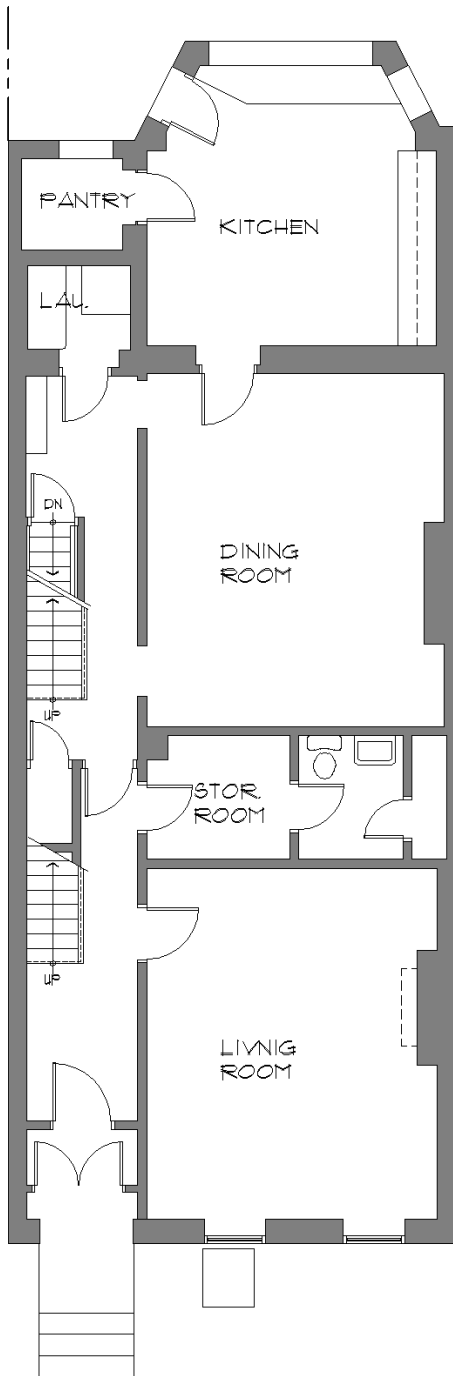


- Door to exterior hatch is in very poor condition



Existing Cellar





Use:

- Building Main Entrance

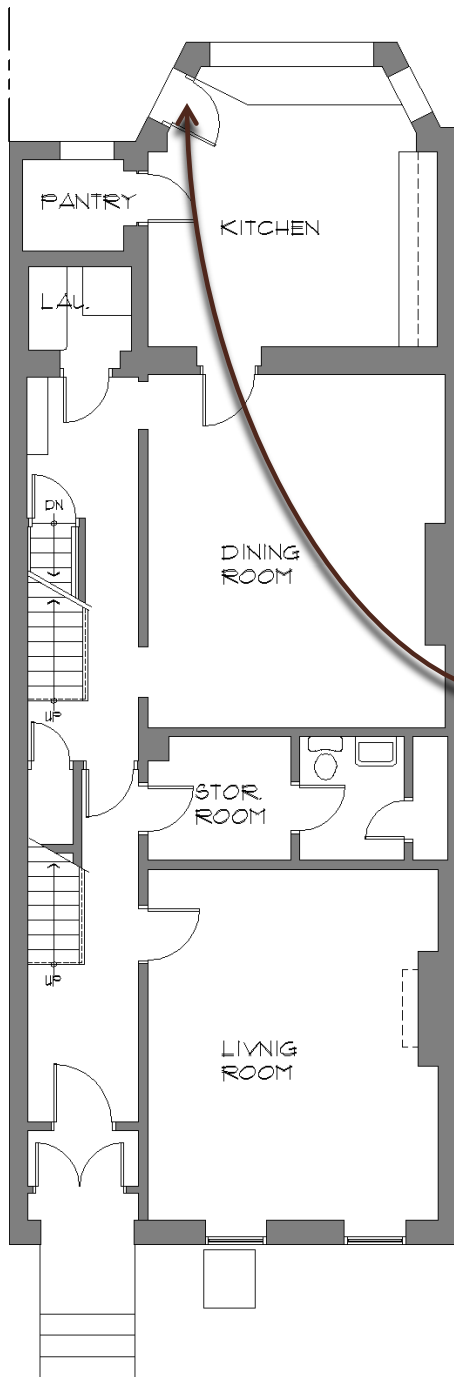


- Living Room



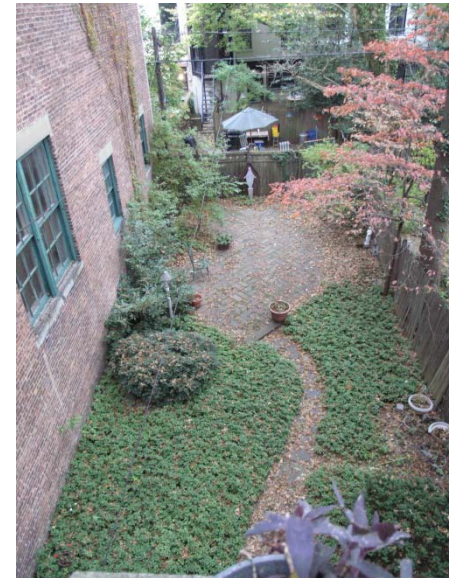
Existing Basement Level





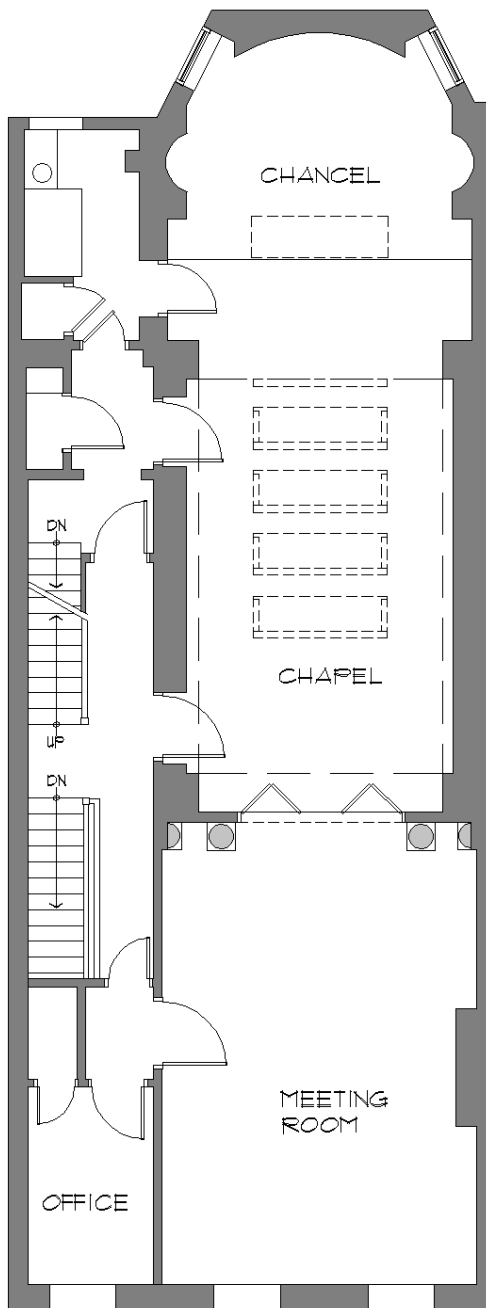
Use:

- Building Main Entrance
- Living Room
- Storage
- Common Toilet
- Dining Room
- Kitchen
- Pantry
- Laundry
- Access to Backyard



Existing Basement Level





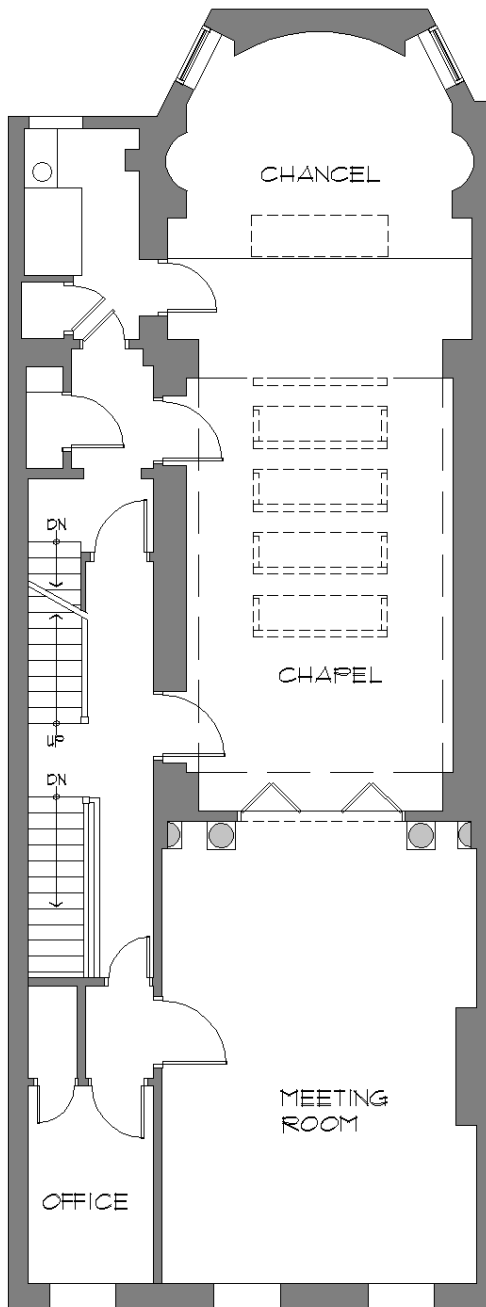
Use:

- Office
- Meeting Room
- Chapel
- Storage
- Sacristy



Existing Parlor Level





Finding:

- Stain Glass Window Frames are in poor condition

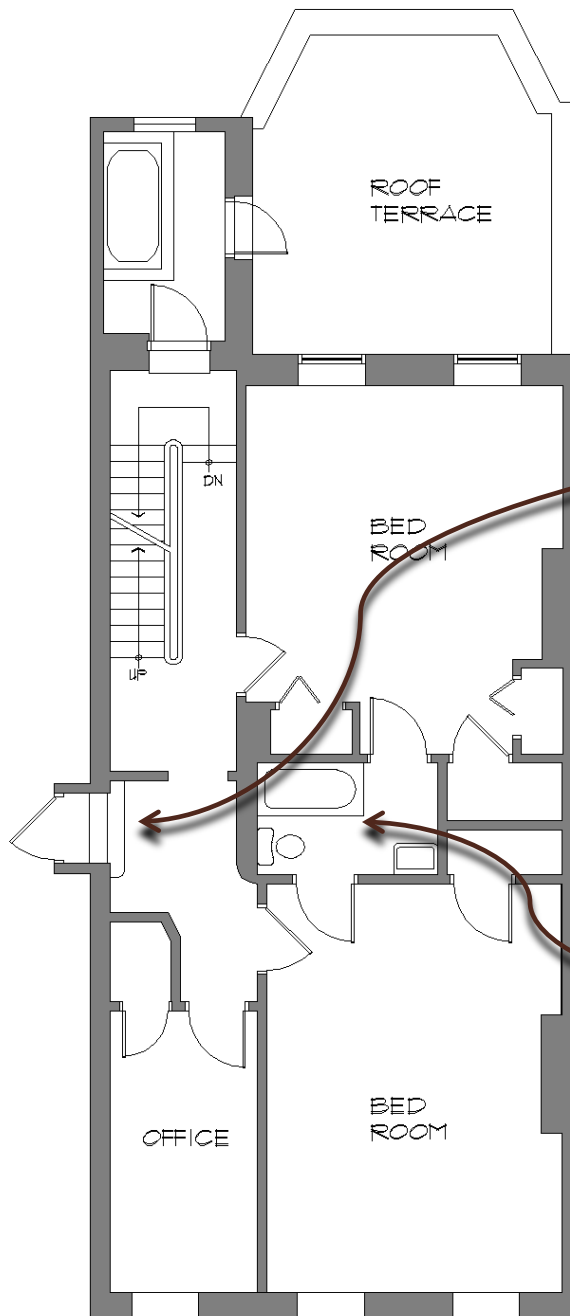


- Window A/C units are inefficient



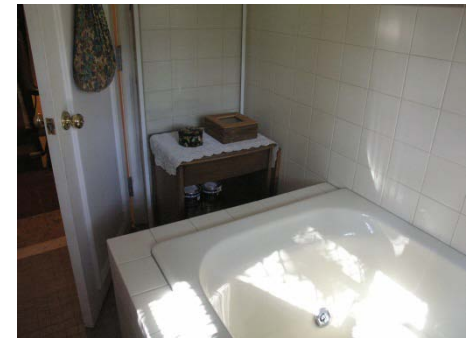
Existing Parlor Level





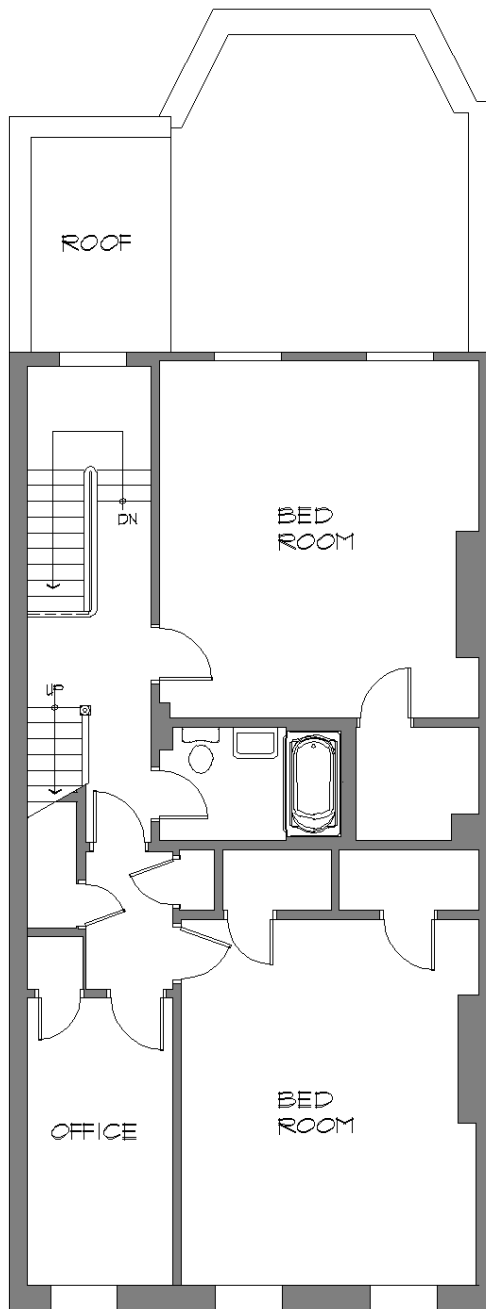
Use:

- Office
- Bed Rooms (2)
- Bath Room (Share)
- Tub Room
- Access to School Building



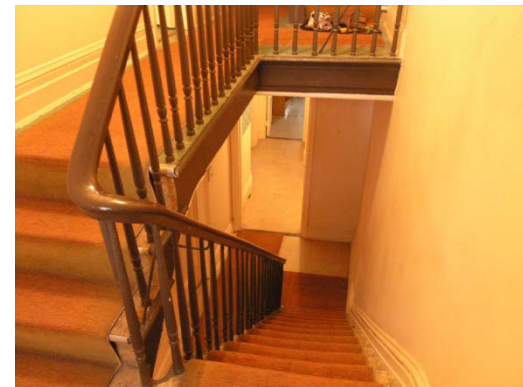
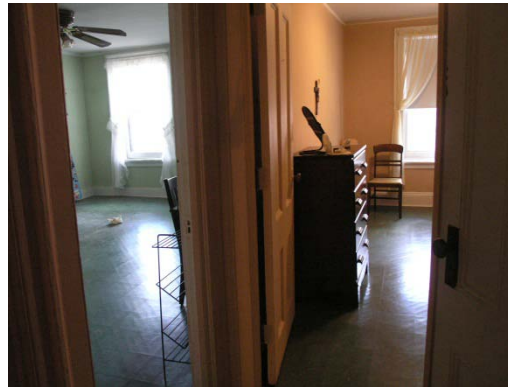
Existing 2nd Floor





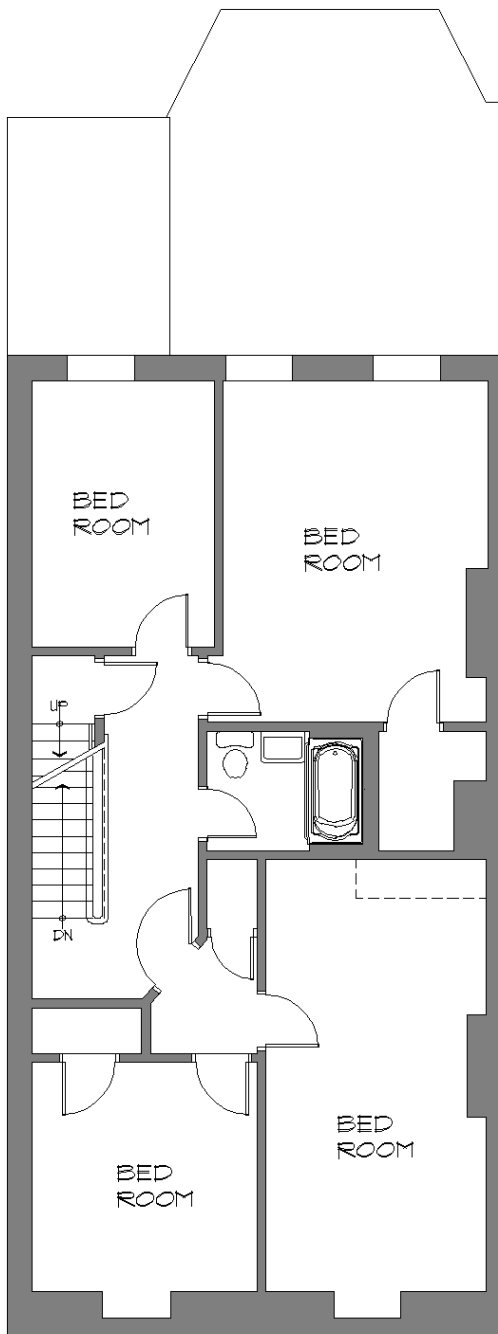
Use:

- Office
- Bed Rooms (2)
- Bath Room



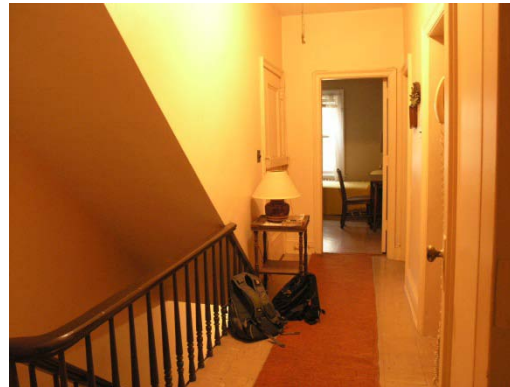
Existing 3rd Floor





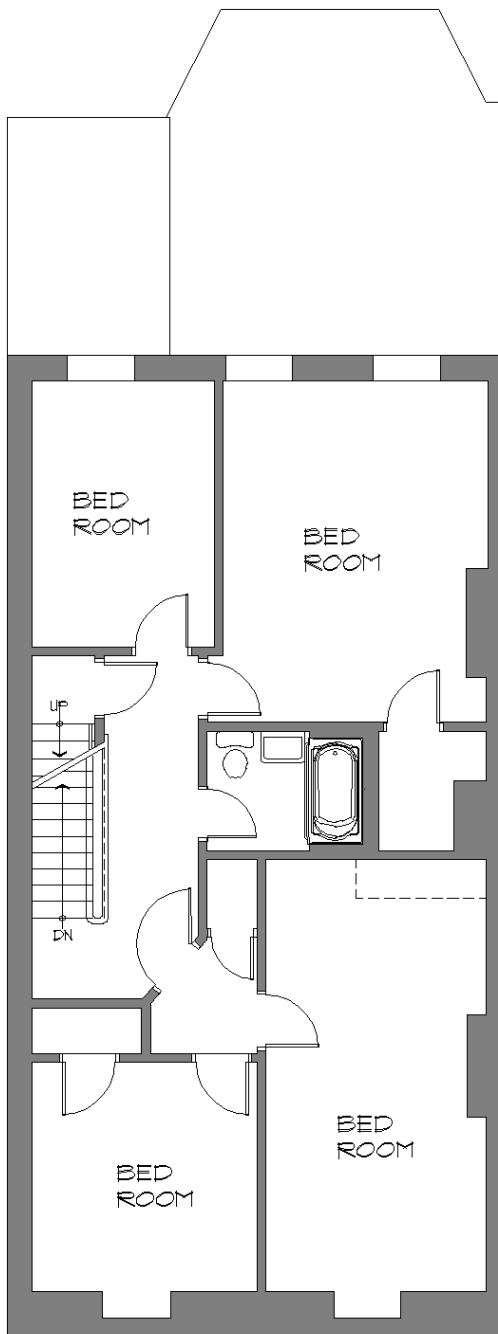
Use:

- Bed Rooms (4)
- Bath Room



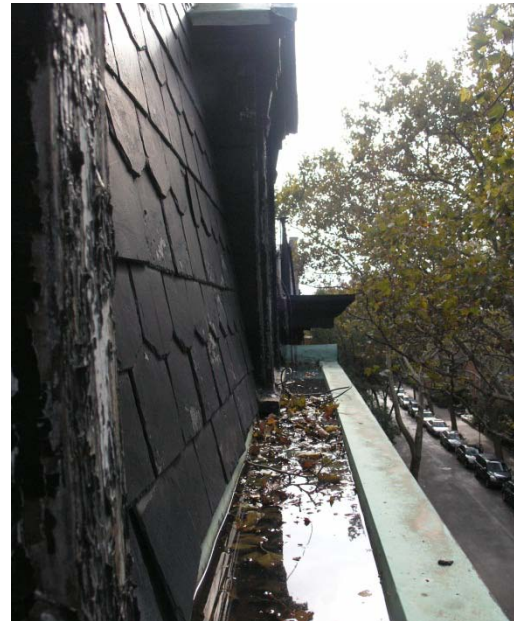
Existing Attic Floor





Finding:

- Front Windows / trim are deteriorated
- Mansard Roof Slates are in disrepair

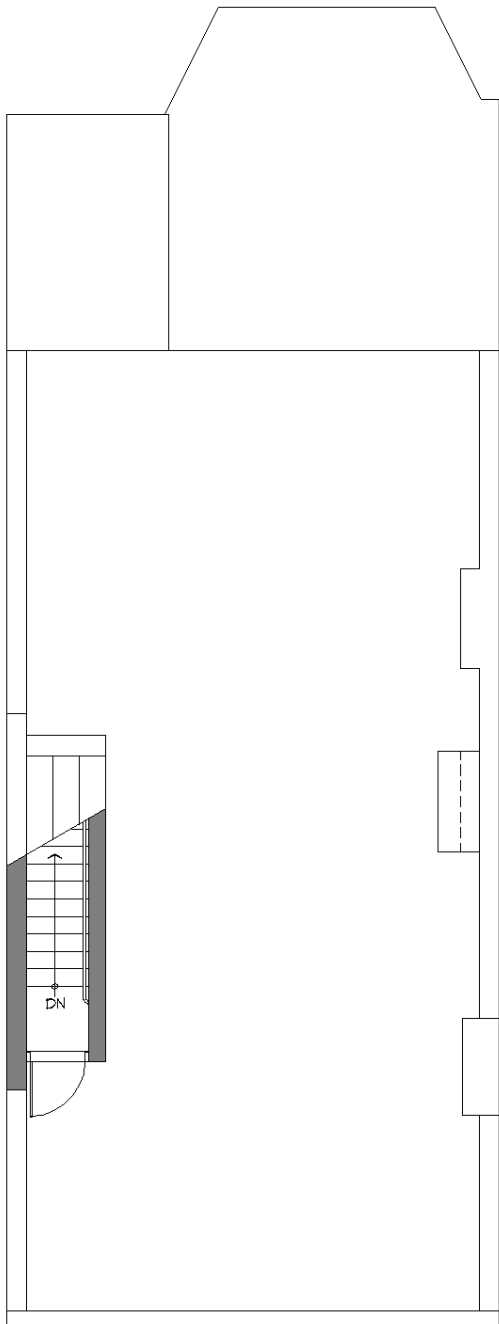


Existing Attic Floor



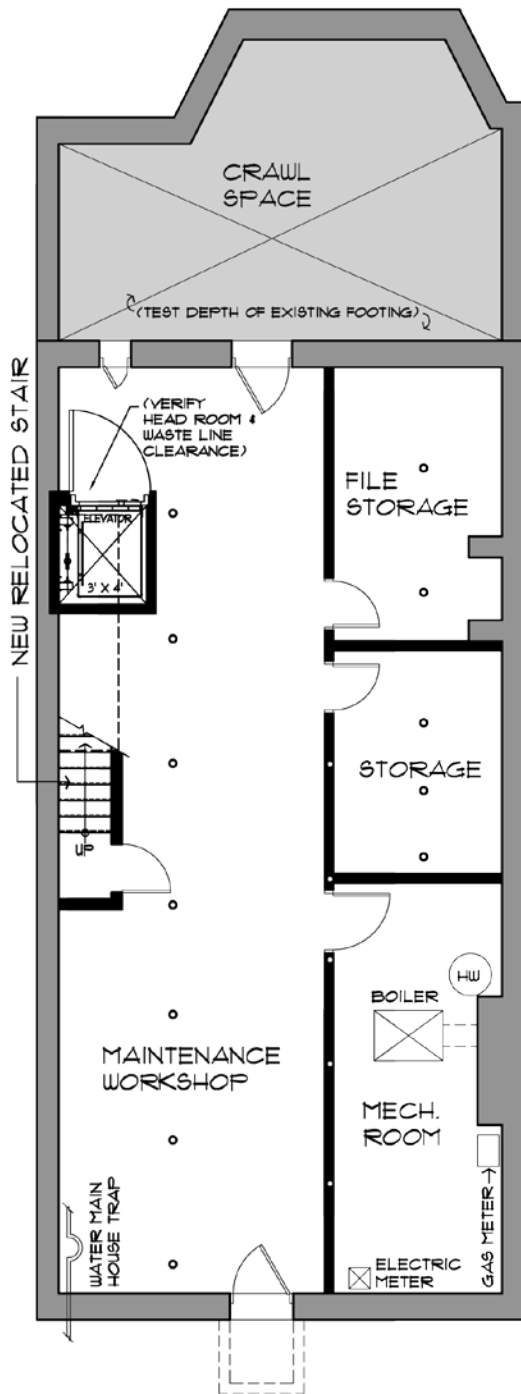
Use:

- Stair Bulkhead



Existing Roof

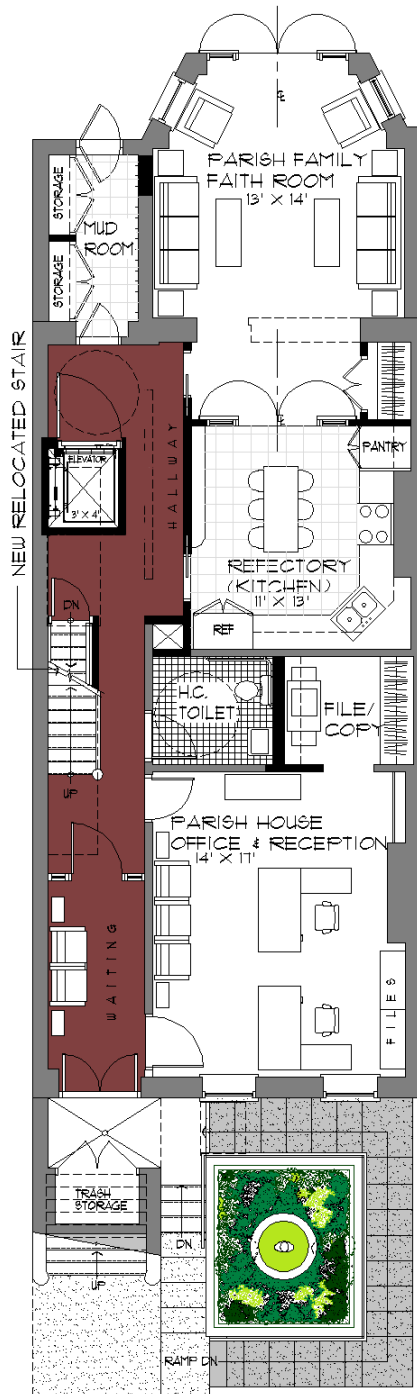




Proposed Use:

- Maintenance Workshop
- Mech. Room
- General Storage
- File Storage
- Elevator Mech. Room
- Crawl Space (or additional storage space and access to rear yard).

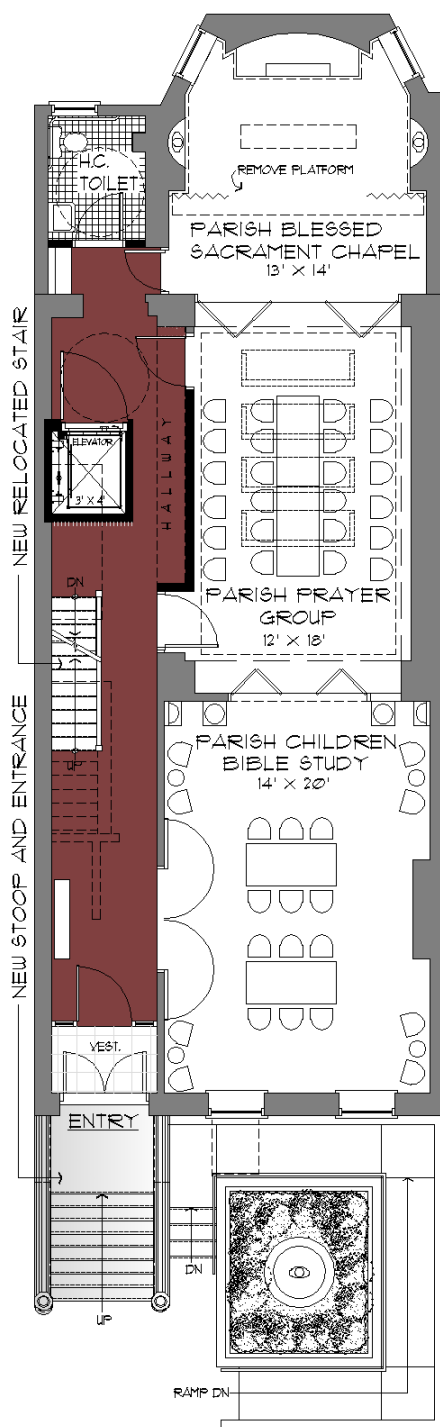
Proposed Cellar Level



Proposed Use:

- Parish Office Entrance
- Handicap Access
- Parish House Office & Reception
- File / Copy
- Handicap Toilet (Common)
- Refectory (Kitchen)
- Parish Family Faith Room
- Mud Room
- Storage Closet

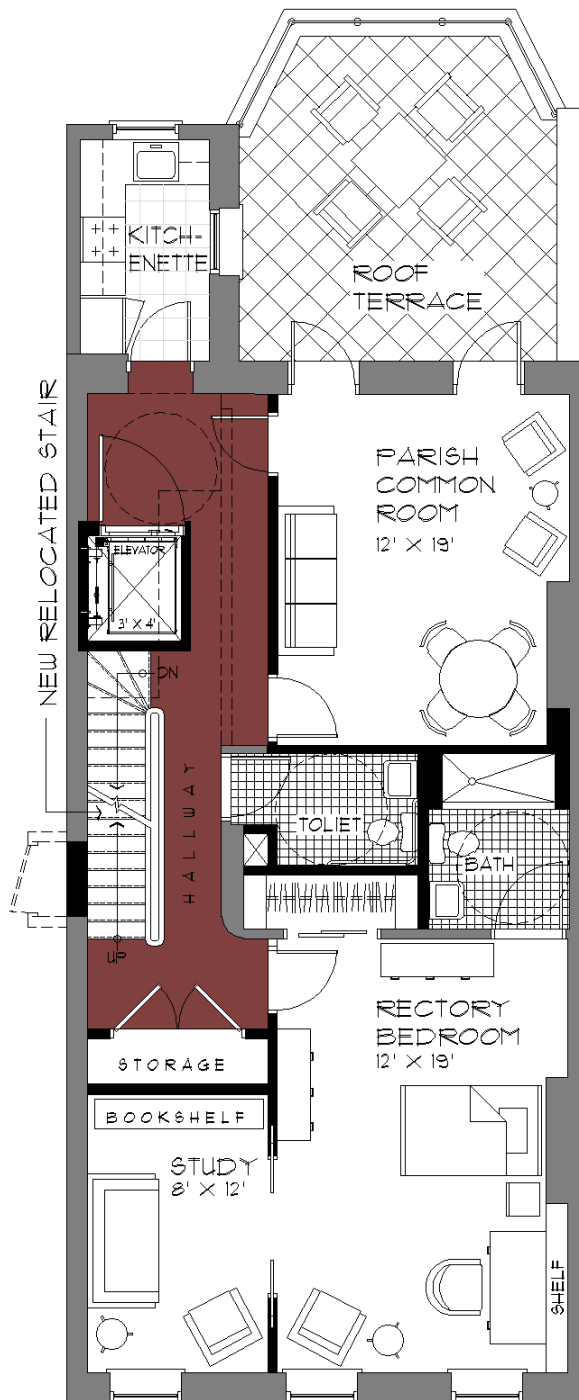
Proposed Basement Level



Proposed Use:

- Main Building Entrance & Stoop
- Parish Children / Bible Study
- Parish Prayer Group
- Parish Blessed Sacrament Chapel
- Handicap Toilet (Common)

Proposed Parlor Level



Proposed Use:

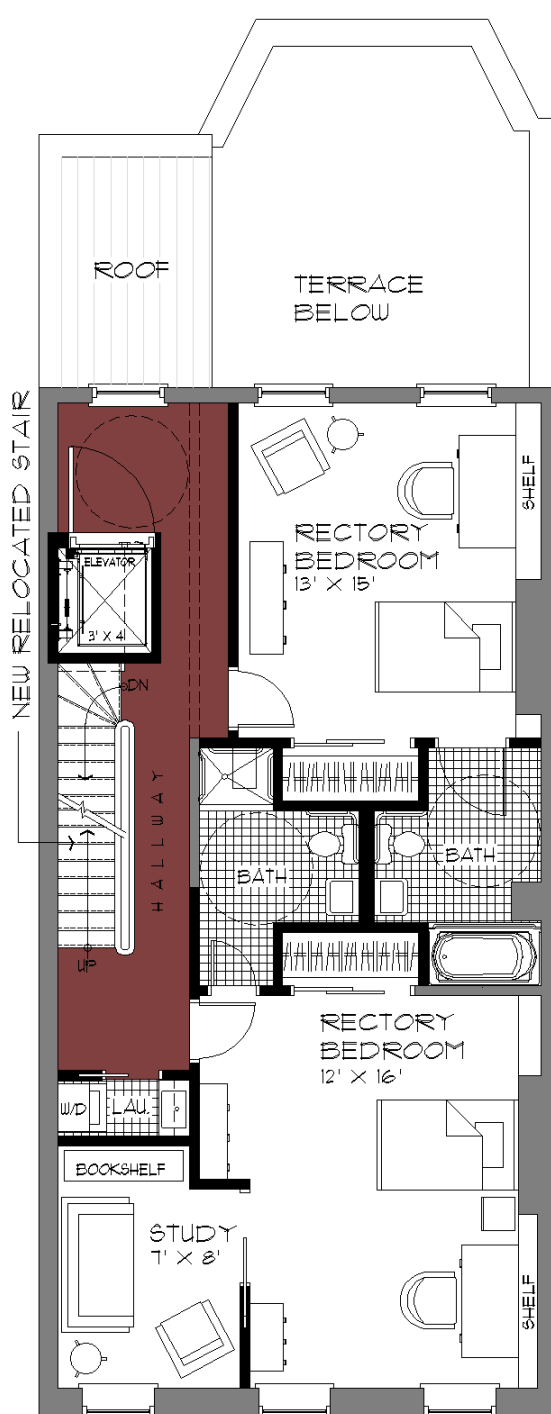
- Rectory Bedroom w/Study room
- Common Toilet
- Parish Common Room
- Kitchenette
- Roof Terrace

Proposed 2nd Floor



Proposed Use:

- Rectory Bedroom (2), one w/ Study Room

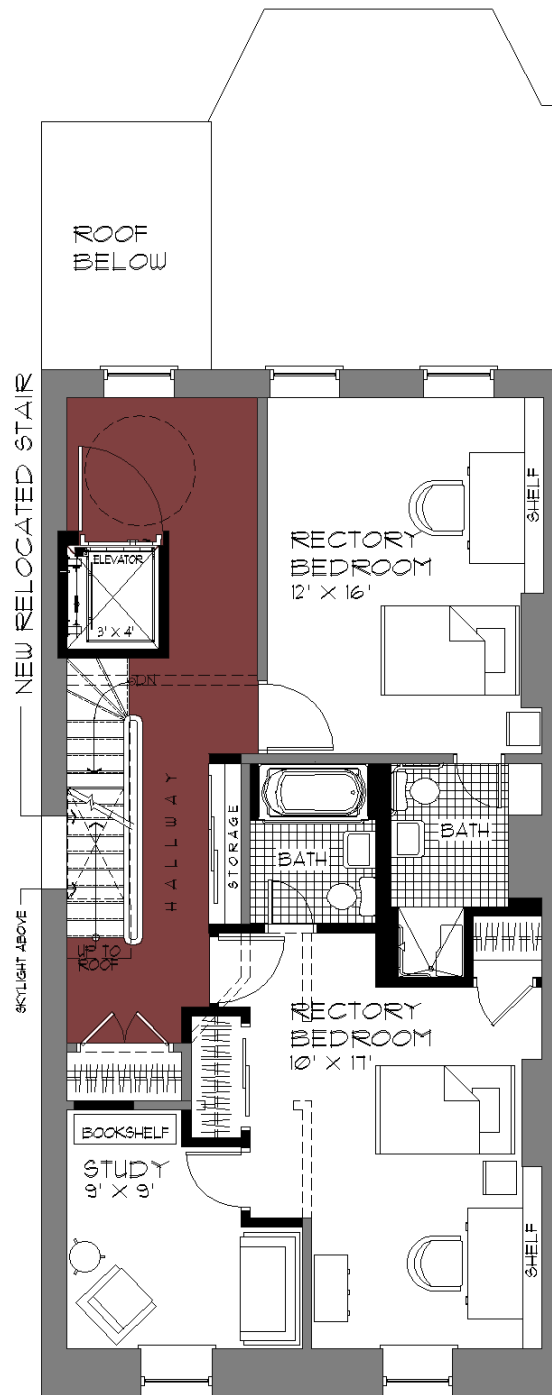


Proposed 3rd Floor



Proposed Use:

- Rectory Bedroom (2), w/ Study Room



Proposed Attic Floor

NEW RELOCATED STAIR
AND BULKHEAD

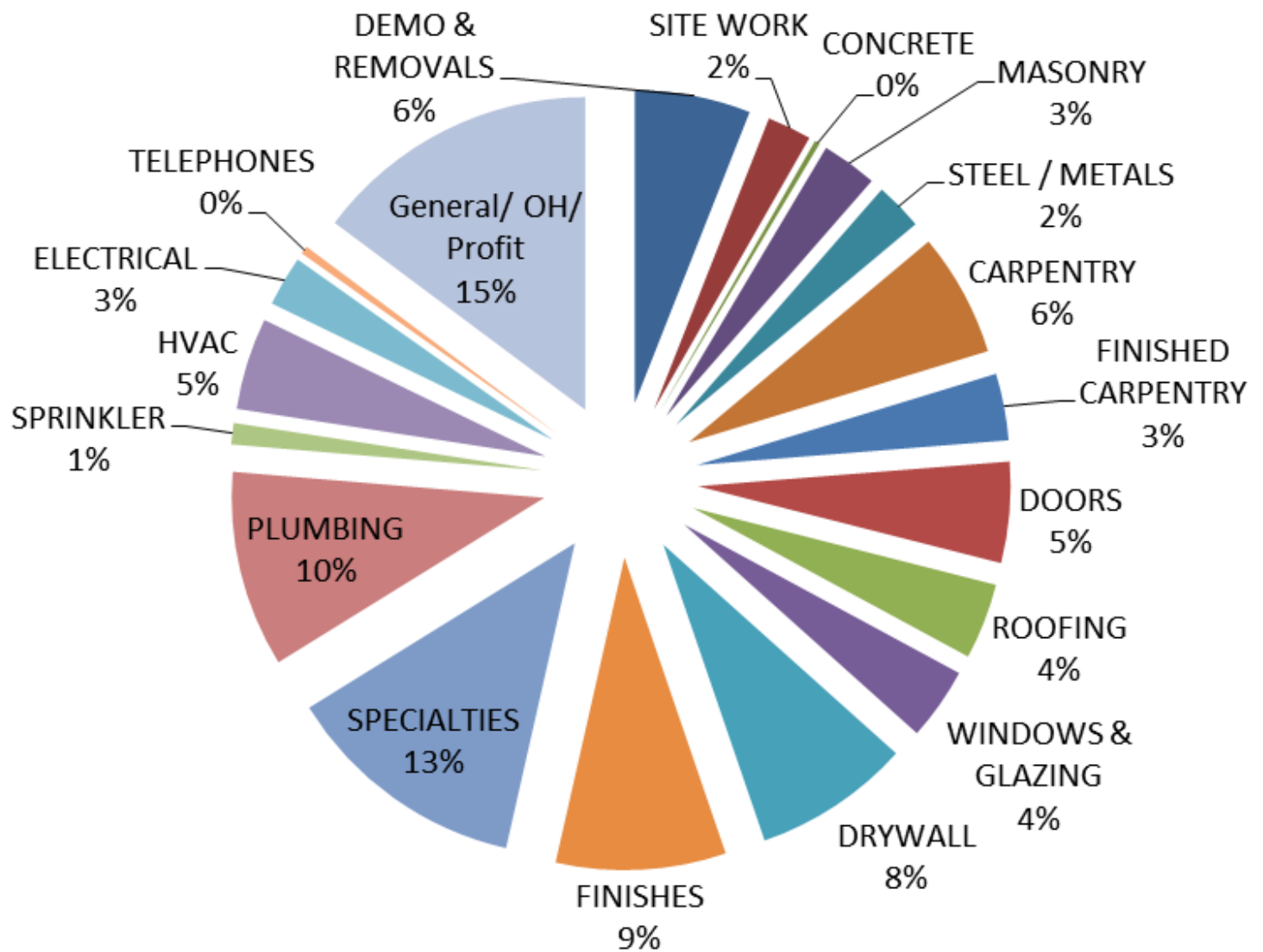
SKYLIGHT ABOVE

SLOPE

Proposed Use:

- Rectory Bedroom (2), one w/ Study Room

Proposed Roof Level



Renovation Cost Estimate

Date: Dec.6, 2010



