

KURZON

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152 Washington Apts. Project Narrative

152 Washington Ave. is at the corner of Washington Ave. and Dove Street and was built in 1934 as headquarters for the NYS United Teachers Association, first established in 1845. A rear annex was constructed in 1937 and the complex was occupied by the organization until 1972. It is currently vacant but has at varying times housed The Business Council of NYS and other non-profits. The structure is 3 ½ stories, brick veneered in what is best described as “Georgian Revival” with 3 window bays facing Washington and 18 fronting Dove. The main façade faces Dove Street on Washington. The former Harmanus Bleecker Library is immediately across Dove Street.

The proposed conversion to apartments will yield 35 dwelling units: 28 1BR units of which 22 will be micro-apartments of 400-500 s.f., 1-2BR unit and 6 3BR units configured as Townhouses with separate entrances and stoops at Dove Street. The building currently has 25,000s.f. A fourth floor addition above the 1937 annex will add 3500 s.f. to accommodate 6 – 1BR duplex units. This 4th floor will be faced in glass providing a neutral background aesthetic. While 152 is not in a Historic District, with the exception of new stoops, the integrity of the existing, original limestone trimmed brick façade will be maintained.

The site consist of 0.20 acres and is fully developed. Open space including an easement over property abutting to the south provides 12 on-site parking spaces accessed via an archway facing Dove Street. The sole additional site development will be a new water service necessary to support code required sprinkler system. The building is and will continue to be served by municipal water and sewer. Existing electric and gas services will be reused. Pending jurisdictional approvals, it is anticipated that construction will start September 2019 with occupancy summer of 2020.