

113 NOBLE STREET RESIDENCE

113 NOBLE STREET, BROOKLYN, NY 11222

113 NOBLE STREET

BLOCK: 2566
LOT: 73
ZONE: R6B
MAP: 13A

NO. OF STORIES: 3 + BASEMENT, CELLAR & PENTHOUSE
EX'G BUILDING HEIGHT: 35'-6"
PROPOSED BUILDING HEIGHT: 48'-1"

SCOPE OF WORK

FRONT FACADE RESTORATION TO INCLUDE:

- REPLACEMENT OF FRONT FACADE WINDOWS;
- REPLACEMENT OF FRONT FACADE SIDING;
- REPLACEMENT OF 1ST FLOOR FRONT ENTRY DOOR;
- REFURBISHMENT OF FRONT FACADE ORIGINAL CORNICE & DOOR SURROUND;
- REPLACEMENT OF FRONT STOOP;
- IMPROVEMENTS TO FRONT AREAWAY;
- INSTALLATION OF NEW IRONWORK AT FRONT FACADE STOOP.

REAR/ROOF EXTERIOR RENOVATIONS TO INCLUDE:

- REBUILDING OF REAR EXTENSION/FACADE WITH NEW WINDOWS AND DOORS;
- INSTALLATION OF NEW PENTHOUSE AT ROOF;
- INSTALLATION OF NEW STEEL DECK & STAIR FROM 1ST FLOOR TO REAR YARD;
- CHANGES TO REAR YARD



113 NOBLE STREET, 1940S TAX PHOTO



113 NOBLE STREET, 1980S TAX PHOTO



113 NOBLE STREET, 2025 PHOTO

SHEET INDEX

NO	TITLE
LPC-101	PROJECT AND SITE INFORMATION
LPC-102	BLOCK PLAN
LPC-103	AERIAL SITE IMAGERY
LPC-104	AERIAL SITE IMAGERY
LPC-105	NOBLE STREET FACADE IMAGERY
LPC-106	EXISTING/PROPOSED PLOT PLAN

	FRONT
LPC-107	TAX PHOTOS
LPC-108	EXISTING FRONT FACADE PHOTOS
LPC-109	EXISTING/PROPOSED FRONT ELEVS
LPC-110	EXISTING/PROP FRONT AREAWAY ELEVS
LPC-111	PROPOSED FRONT FACADE MATERIALS
LPC-112	EXISTING/PROPOSED FRONT ISOMETRIC

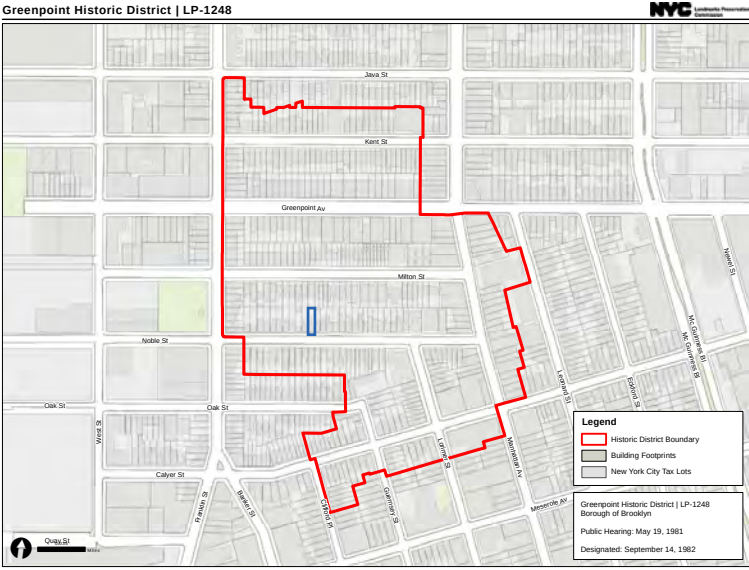
REAR	
LPC-113	EXISTING REAR FACADE PHOTOS
LPC-114	EXISTING REAR FACADE PHOTOS
LPC-115	EXISTING/PROPOSED REAR ELEVS
LPC-116	PROPOSED REAR FACADE MATERIALS
LPC-117	EXISTING/PROPOSED REAR ISOMETRIC
LPC-118	EXISTING REAR YARD PHOTOS
LPC-119	EXISTING REAR YARD PLAN
LPC-120	PROPOSED REAR YARD PLAN

BUILDING SECTIONS	
LPC-121	EXISTING/DEMO BUILDING SECTION
LPC-122	PROPOSED BUILDING SECTION

ROOF/PENTHOUSE	
LPC-123	EXISTING ROOF PHOTOS
LPC-124	EXISTING/PROPOSED ROOF/PH PLANS
LPC-125	EXISTING/PROPOSED PENTHOUSE ELEVATIONS
LPC-126	EXISTING/PROPOSED PENTHOUSE ELEVATIONS

VISIBILITY	
LPC-127	EXISTING SIGHT-LINE DIAGRAM
LPC-128	PROPOSED SIGHT-LINE DIAGRAM
LPC-129	PLANTER & PENTHOUSE MOCKUP
LPC-130	PLANTER & PENTHOUSE MOCKUP
LPC-131	PLANTER & PENTHOUSE MOCKUP
LPC-132	PLANTER & PENTHOUSE PHOTO COMP.

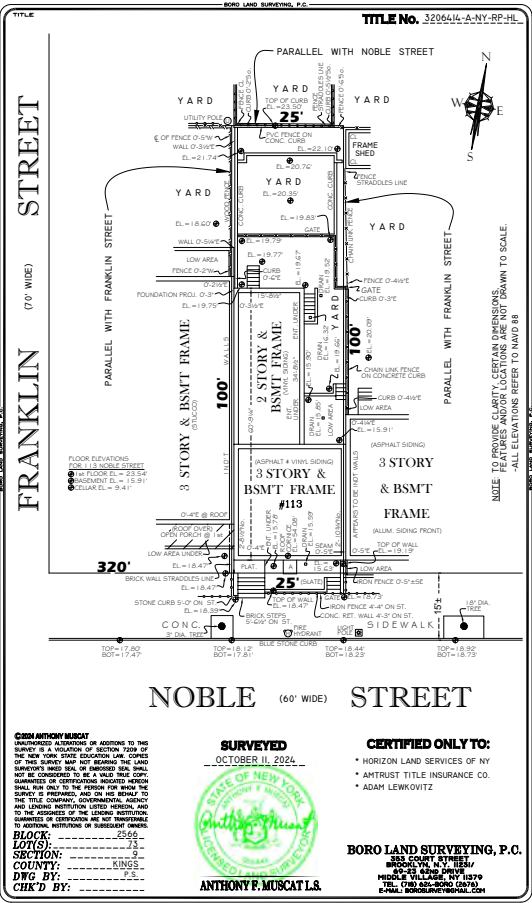
APPENDIX	
LPC-134	EXISTING FRONT FACADE PHOTOS
LPC-135	NEIGHBORING FRONT AREAWAY PHOTOS
LPC-136	EXISTING FRONT AREAWAY PHOTOS
LPC-137	EXISTING/PROP FRONT AREAWAY PLANS
LPC-138	EXISTING/PROP FRONT WALL ASSEMBLY



113 NOBLE STREET, GREENPOINT HISTORIC DISTRICT LPC MAP



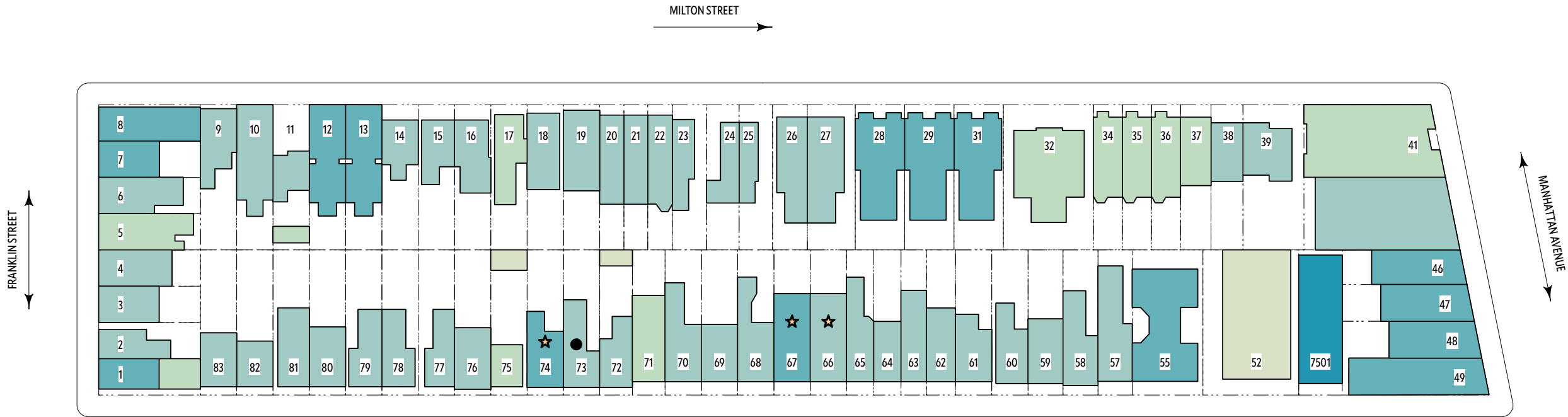
113 NOBLE STREET, NYC DIGITAL TAX LOT MAP



113 NOBLE STREET, PROPERTY SURVEY

- LEGEND
- 1-STORY
 - 2-STORY
 - 3-STORY
 - 4-STORY
 - 5-STORY
 - 6-STORY
 - 7-STORY
 - 8-STORY & UP

★ ROWHOUSE WITH VERTICAL EXTENSION



#113 NOBLE STREET

CONSTRUCTION DATE: C. 1861
ARCHITECT/BUILDER: JOHN T. FAIRFIELD
STYLE(S): ITALIANATE
MATERIAL(S): WOOD FRAME, ASPHALT SHINGLES,
WOOD CORNICE
BUILDING TYPE: WOOD FRAME HOUSE
ORIGINAL USE: RESIDENTIAL

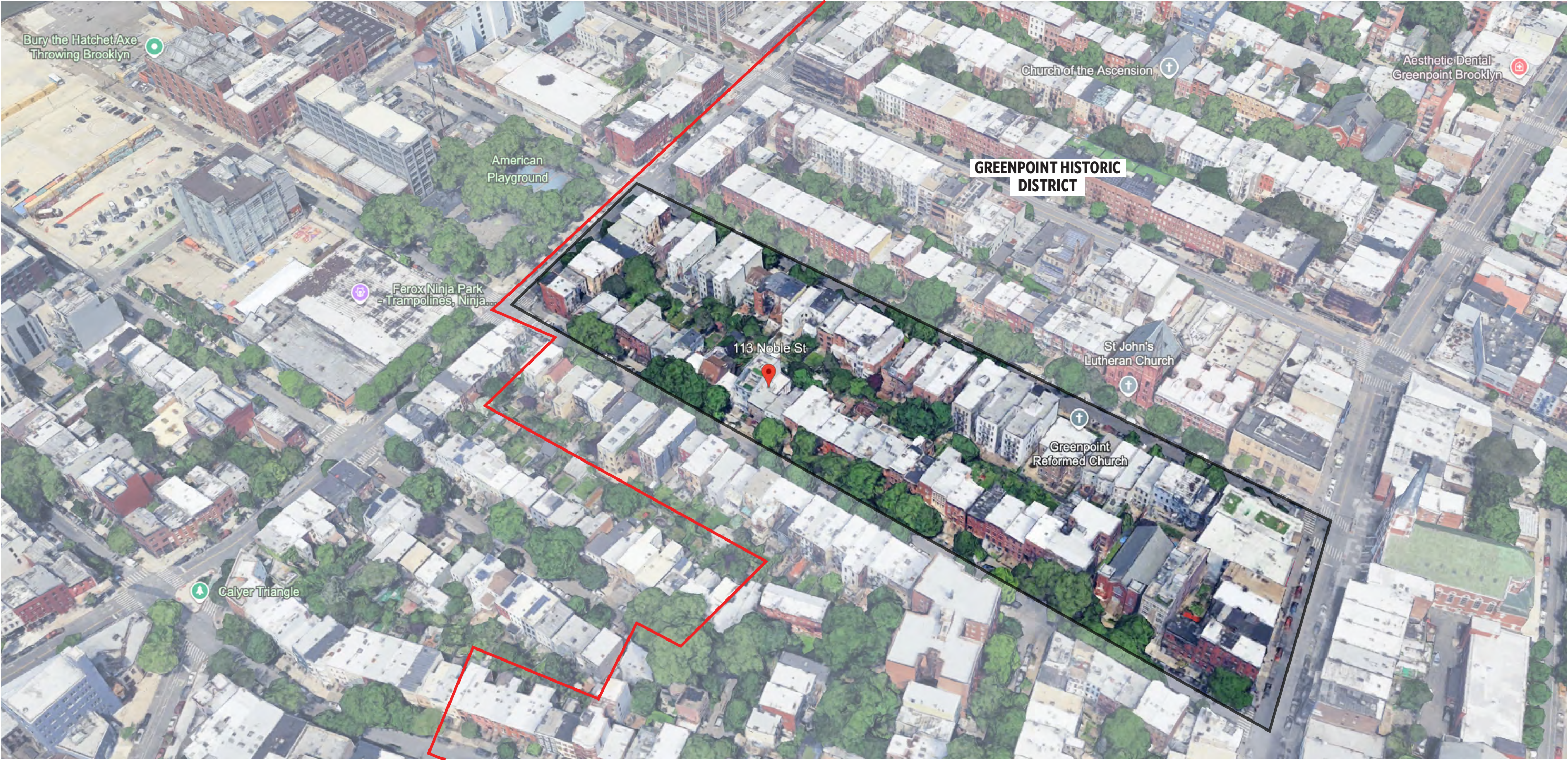
THE BROOKLYN STUDIO

45 Main Street, Studio 824
Brooklyn, NY 11201
718 624 1700
brooklyn.studio

113 NOBLE ST RESIDENCE
113 NOBLE STREET,
BROOKLYN, NY 11222
DATE: 10/16/2025

BLOCK PLAN

LPC-102.00



— BLOCK 2556 (SITE LOCATION)

— GREENPOINT HISTORIC DISTRICT BOUNDARY

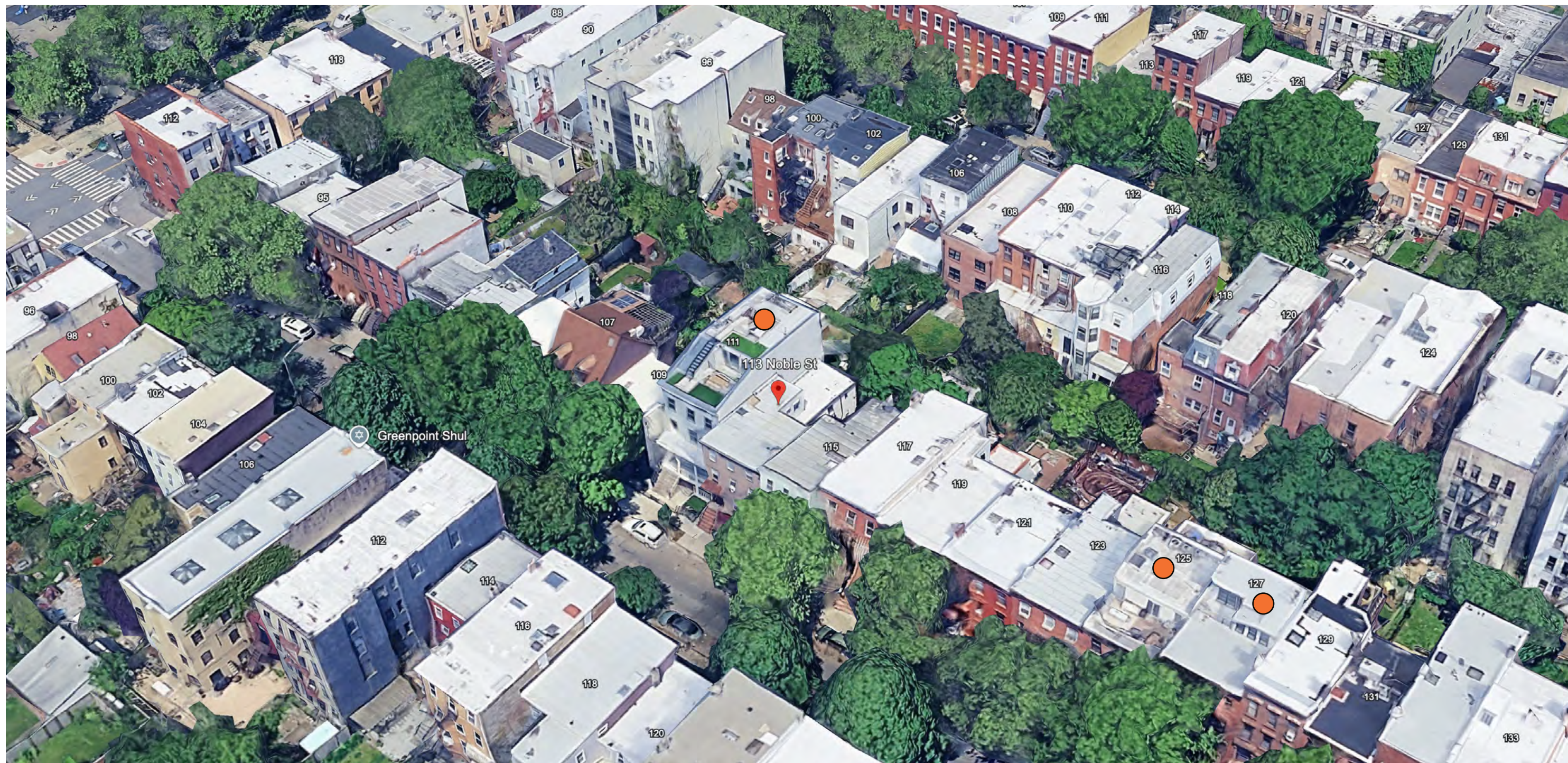
THE BROOKLYN STUDIO

45 Main Street, Studio 824
Brooklyn, NY 11201
718 624 1700
brooklyn.studio

113 NOBLE ST RESIDENCE
113 NOBLE STREET,
BROOKLYN, NY 11222
DATE: 10/16/2025

AERIAL IMAGERY OF
BLOCK 2556

LPC-103.00



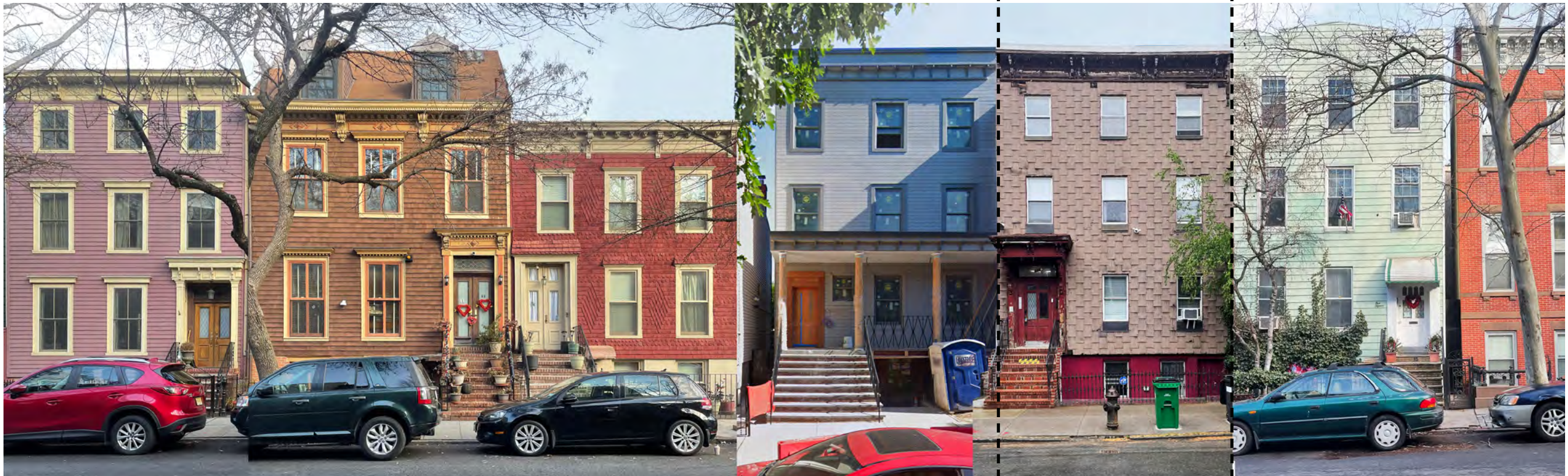
THE BROOKLYN STUDIO

45 Main Street, Studio 824
Brooklyn, NY 11201
718 624 1700
brooklyn.studio

113 NOBLE ST RESIDENCE
113 NOBLE STREET,
BROOKLYN, NY 11222
DATE: 10/16/2025

AERIAL IMAGERY OF BLOCK 2556

LPC-104.00



#105

#107

#109

#111

#113

#115

NOBLE STREET

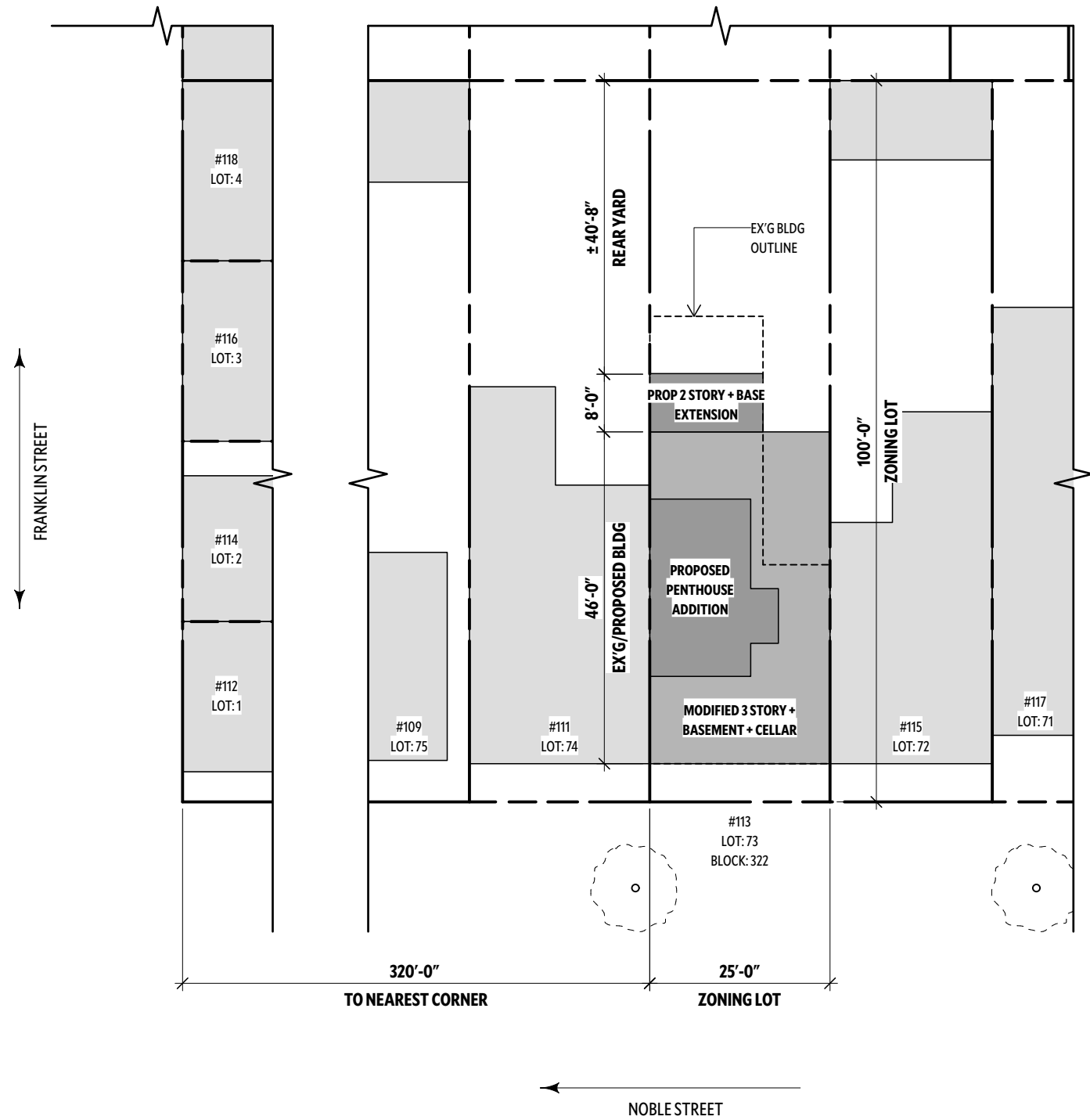
THE BROOKLYN STUDIO

45 Main Street, Studio 824
Brooklyn, NY 11201
718 624 1700
brooklyn.studio

113 NOBLE ST RESIDENCE
113 NOBLE STREET,
BROOKLYN, NY 11222
DATE: 10/16/2025

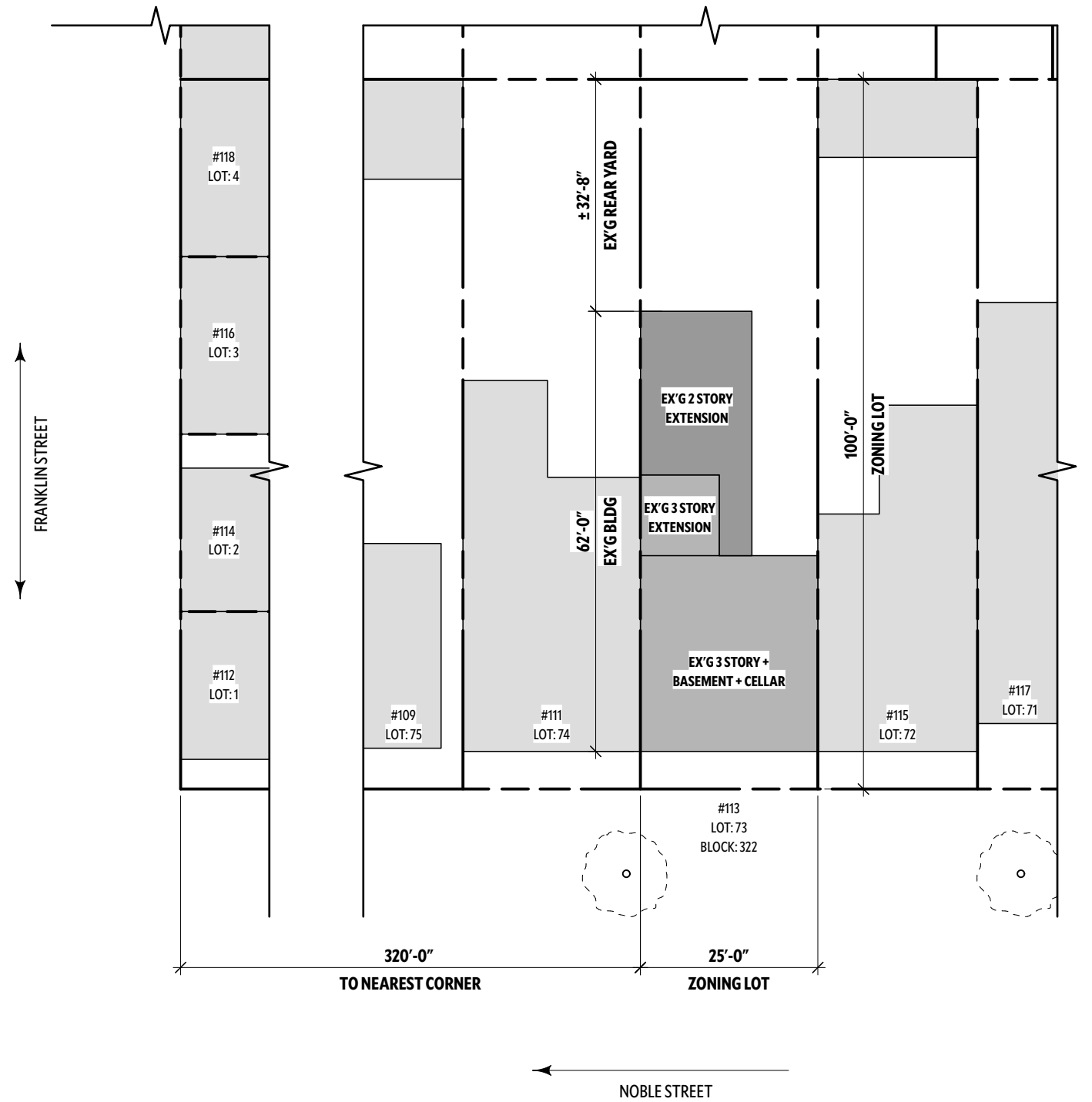
STREET FACADE

LPC-105.00



PROPOSED PLOT PLAN
NTS

2



EXISTING PLOT PLAN
NTS

1

THE BROOKLYN STUDIO

45 Main Street, Studio 824
Brooklyn, NY 11201
718 624 1700
brooklyn.studio

113 NOBLE ST RESIDENCE
113 NOBLE STREET,
BROOKLYN, NY 11222
DATE: 10/16/2025

EXISTING/PROPOSED
PLOT PLAN

LPC-106.00



113 NOBLE STREET, 1940s TAX PHOTO



113 NOBLE STREET, 1980s TAX PHOTO

THE BROOKLYN STUDIO

45 Main Street, Studio 824
Brooklyn, NY 11201
718 624 1700
brooklyn.studio

113 NOBLE ST RESIDENCE
113 NOBLE STREET,
BROOKLYN, NY 11222
DATE: 10/16/2025

TAX PHOTOS

LPC-107.00



113 NOBLE STREET, EXISTING FRONT FACADE



113 NOBLE STREET, EXISTING FRONT FACADE LOOKING EAST

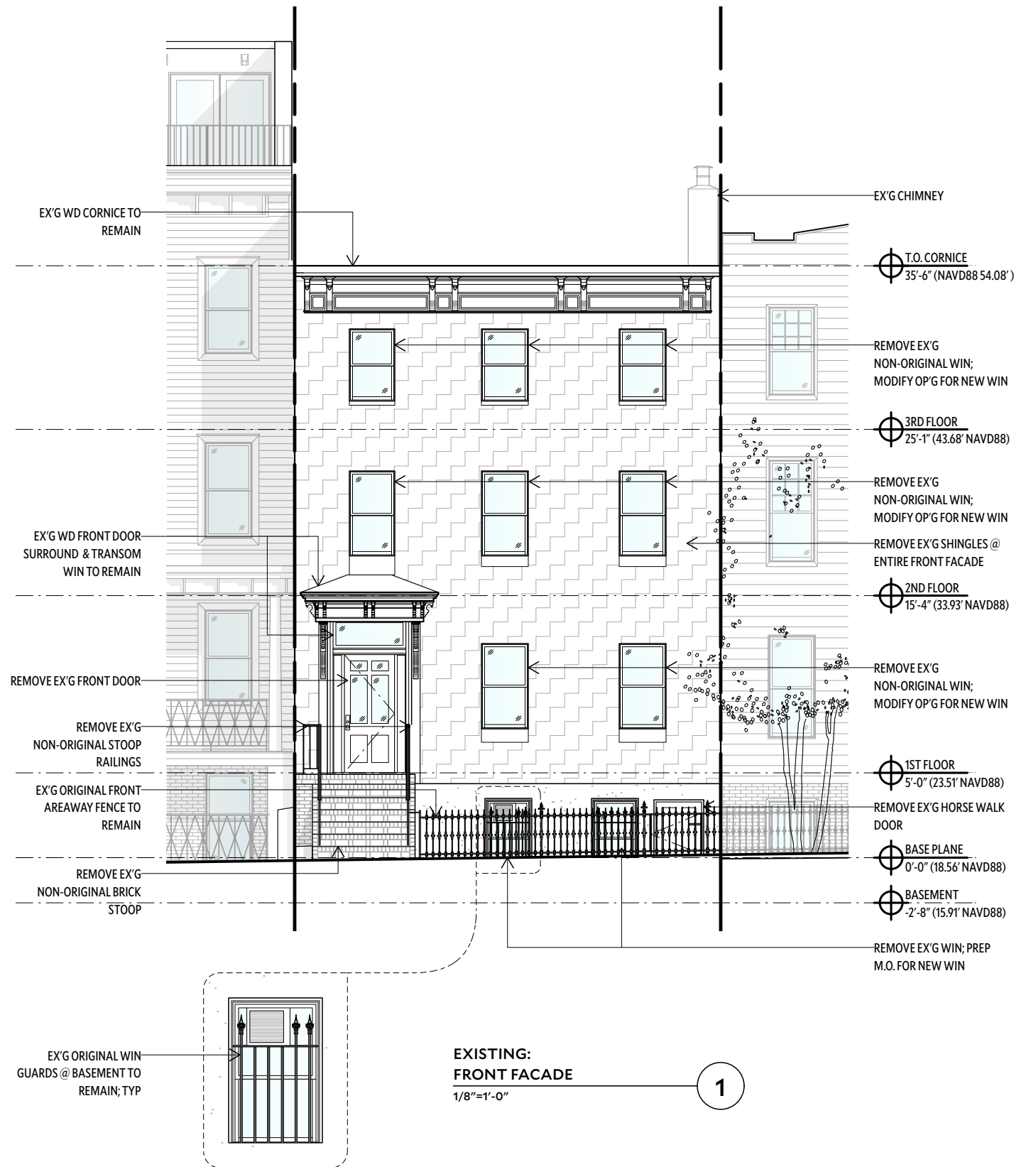
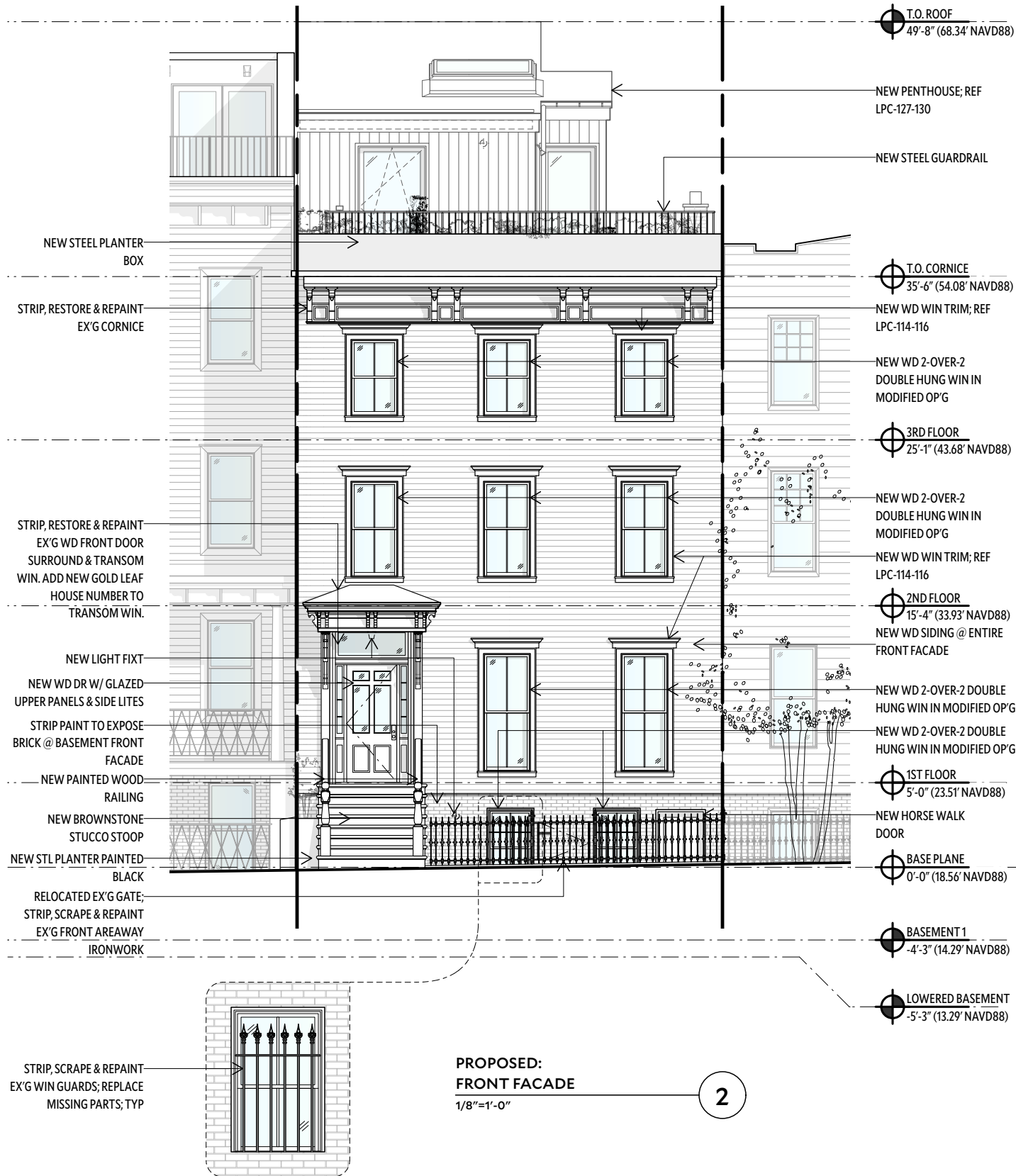
THE BROOKLYN STUDIO

45 Main Street, Studio 824
Brooklyn, NY 11201
718 624 1700
brooklyn.studio

113 NOBLE ST RESIDENCE
113 NOBLE STREET,
BROOKLYN, NY 11222
DATE: 10/16/2025

EXISTING FRONT FACADE

LPC-108.00



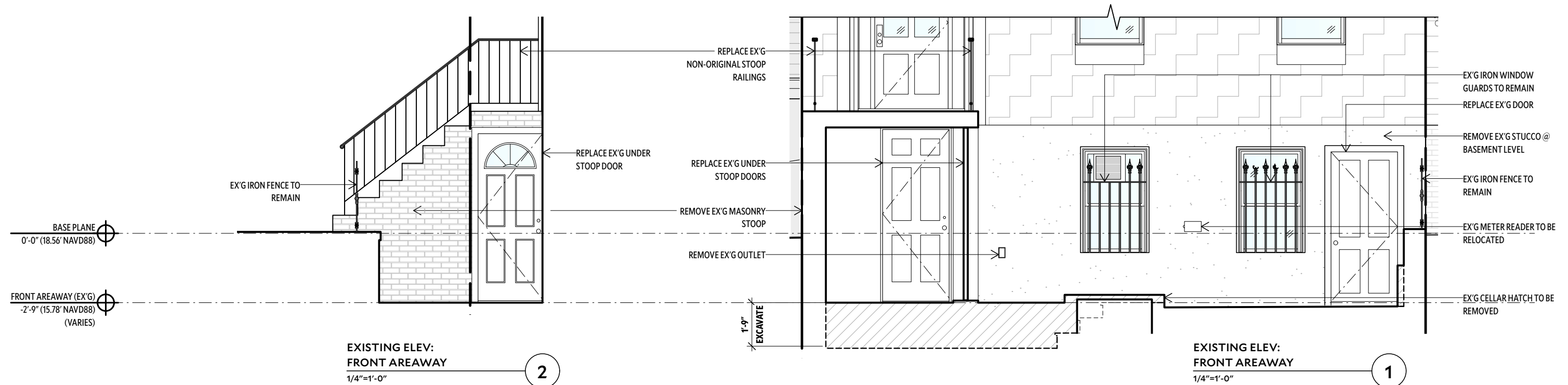
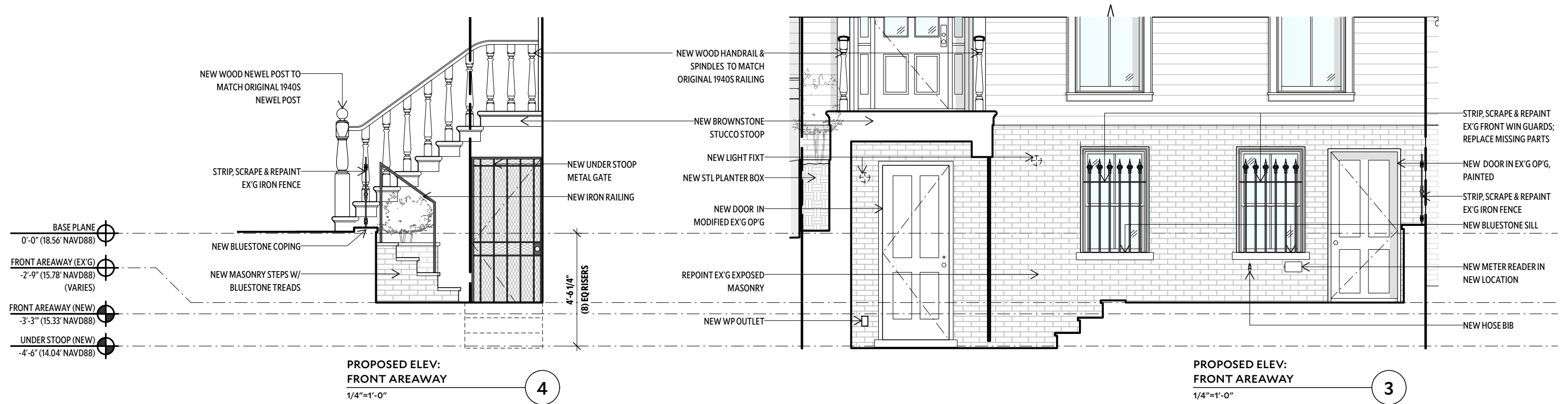
THE BROOKLYN STUDIO

45 Main Street, Studio 824
Brooklyn, NY 11201
718 624 1700
brooklyn.studio

113 NOBLE ST RESIDENCE
113 NOBLE STREET,
BROOKLYN, NY 11222
DATE: 10/16/2025

EXISTING/
PROPOSED FRONT
ELEVATIONS

LPC-109.00



THE BROOKLYN STUDIO

45 Main Street, Studio 824
Brooklyn, NY 11201
718 624 1700
brooklyn.studio

113 NOBLE ST RESIDENCE
113 NOBLE STREET,
BROOKLYN, NY 11222
DATE: 10/16/2025

EXISTING/
PROPOSED FRONT
AREAWAY

LPC-110.00



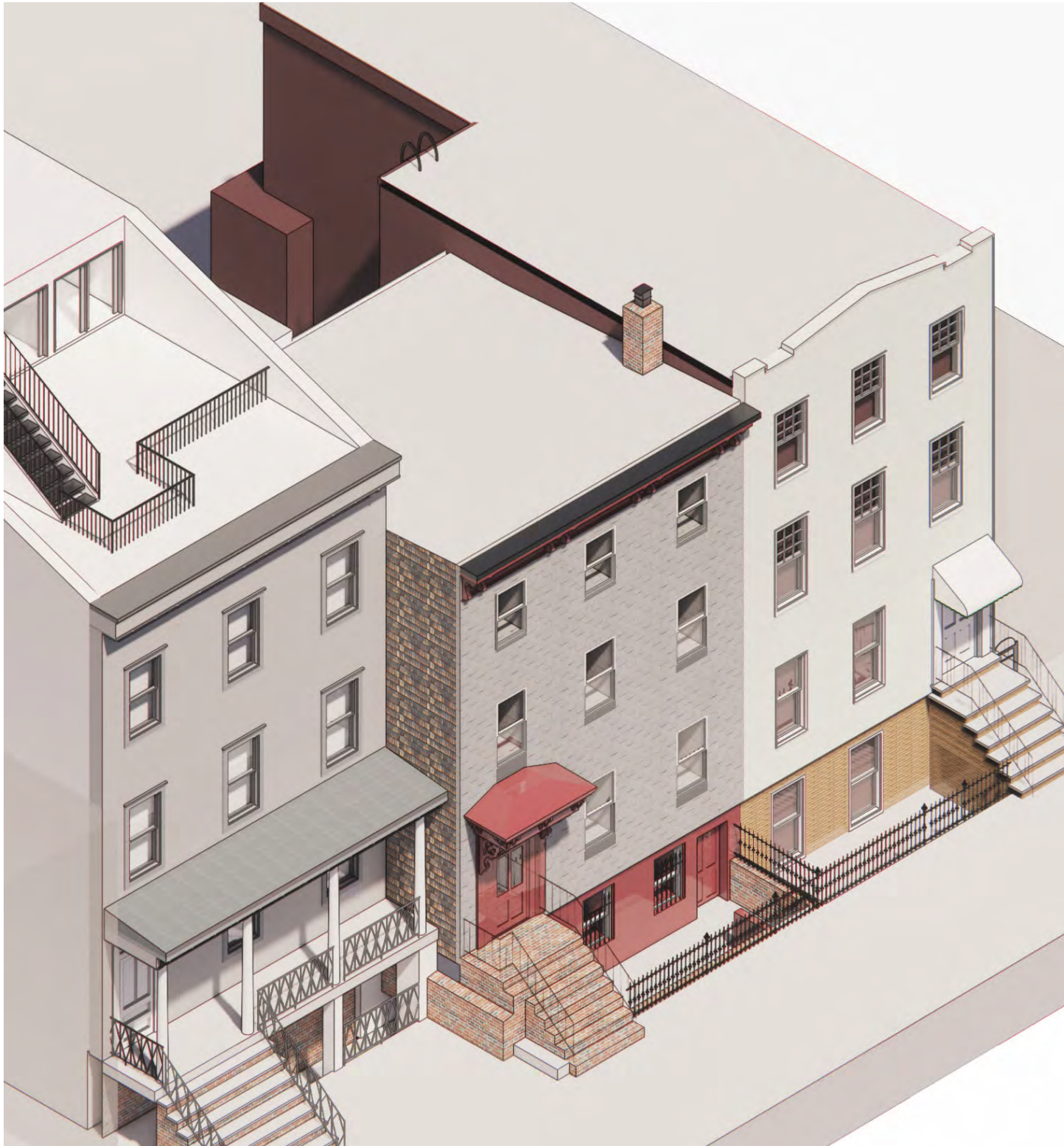
THE BROOKLYN STUDIO

45 Main Street, Studio 824
Brooklyn, NY 11201
718 624 1700
brooklyn.studio

113 NOBLE ST RESIDENCE
113 NOBLE STREET,
BROOKLYN, NY 11222
DATE: 10/16/2025

PROPOSED FRONT
FACADE MATERIALS

LPC-111.00



EXISTING FRONT AXONOMETRIC DIAGRAM



PROPOSED FRONT AXONOMETRIC DIAGRAM

10/16 BK CB1 LAND USE MEETING PRESENTATION -
UPDATED PENTHOUSE WITH SIMPLIFIED ROOF

THE BROOKLYN STUDIO

45 Main Street, Studio 824
Brooklyn, NY 11201
718 624 1700
brooklyn.studio

113 NOBLE ST RESIDENCE
113 NOBLE STREET,
BROOKLYN, NY 11222
DATE: 10/16/2025

EXISTING/PROPOSED
FRONT ISOMETRIC
DIAGRAMS - UPDATED

LPC-112.00



115 NOBLE STREET, REAR FACADE



113 NOBLE STREET, REAR FACADE



113 NOBLE STREET, REAR FACADE

THE BROOKLYN STUDIO

45 Main Street, Studio 824
Brooklyn, NY 11201
718 624 1700
brooklyn.studio

113 NOBLE ST RESIDENCE
113 NOBLE STREET,
BROOKLYN, NY 11222
DATE: 10/16/2025

EXISTING REAR FACADE

LPC-113.00



113 NOBLE STREET, REAR EXTENSION



113 NOBLE STREET, REAR BASEMENT ENTRY



113 NOBLE STREET, REAR BASEMENT ENTRY



113 NOBLE STREET, REAR EXTENSION



113 NOBLE STREET, REAR



113 NOBLE STREET, REAR

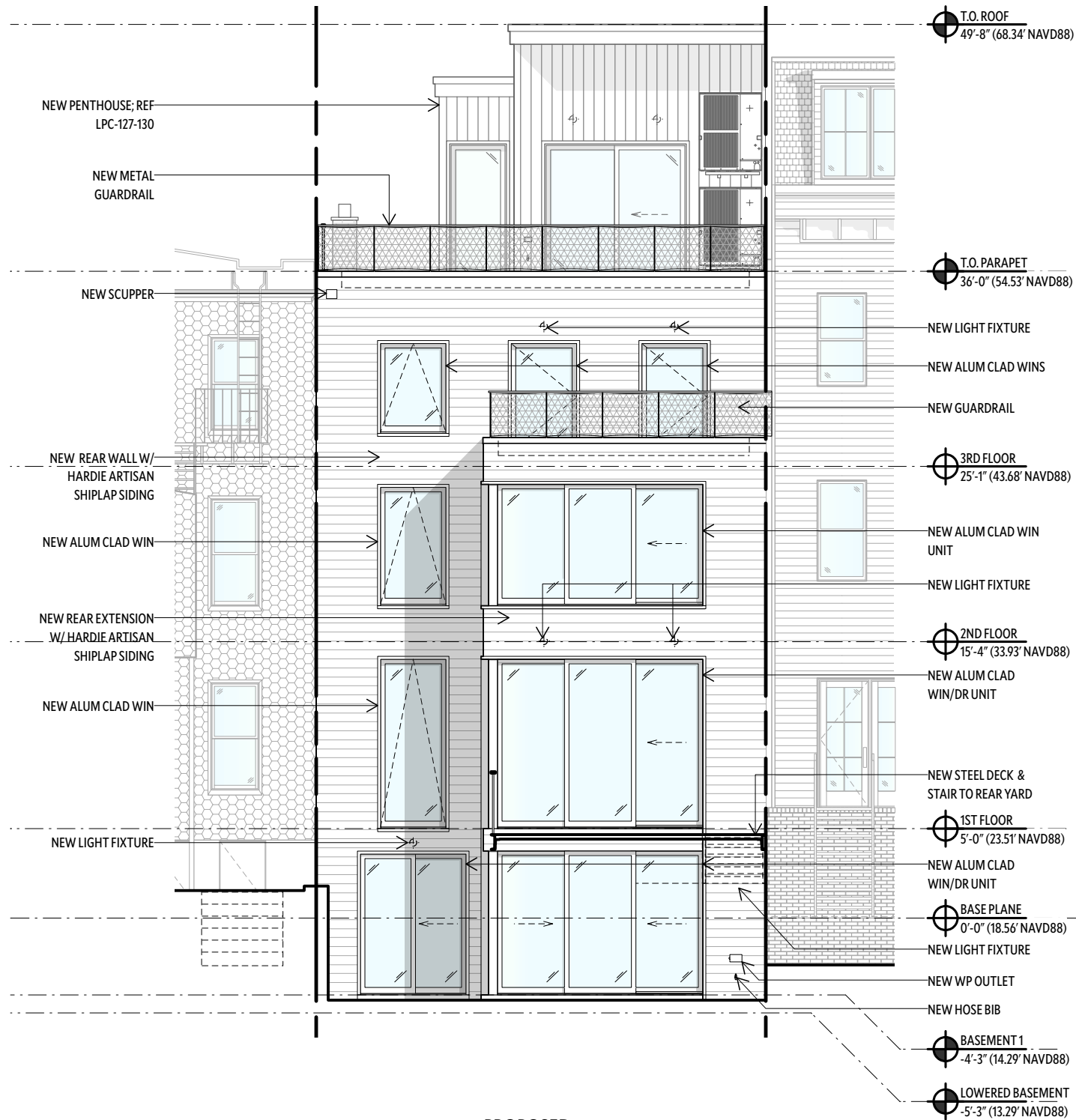
THE BROOKLYN STUDIO

45 Main Street, Studio 824
Brooklyn, NY 11201
718 624 1700
brooklyn.studio

113 NOBLE ST RESIDENCE
113 NOBLE STREET,
BROOKLYN, NY 11222
DATE: 10/16/2025

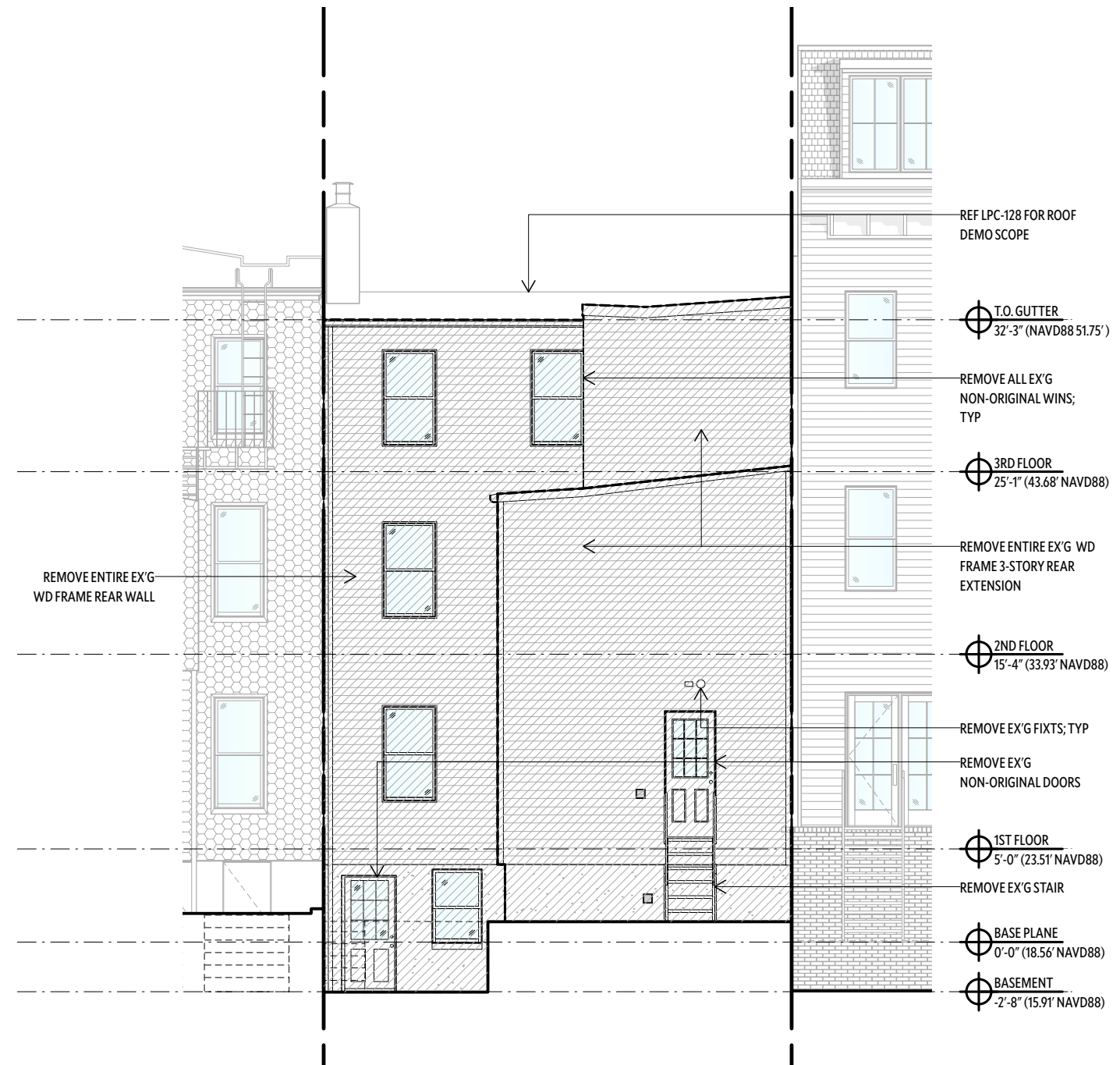
EXISTING REAR FACADE

LPC-114.00



PROPOSED:
REAR FACADE
1/8"=1'-0"

2



EXISTING:
REAR FACADE
1/8"=1'-0"

1

THE BROOKLYN STUDIO

45 Main Street, Studio 824
Brooklyn, NY 11201
718 624 1700
brooklyn.studio

113 NOBLE ST RESIDENCE
113 NOBLE STREET,
BROOKLYN, NY 11222
DATE: 10/16/2025

EXISTING/PROPOSED
REAR ELEVATIONS

LPC-115.00

PENTHOUSE FACADES:
HARDIE ARTISON SHIPLAP SIDING,
IRON GRAY,
VERTICAL ORIENTATION

SCUPPER:
WHITE ALUMINIUM

3RD FLOOR WINDOWS:
ALUM CLAD POWDER COATED BLACK

REAR FACADE:
HARDIE ARTISON SHIPLAP SIDING,
ARTIC WHITE,
HORIZONTAL ORIENTATION

PENTHOUSE WINDOWS:
ALUM CLAD POWDER COATED BLACK

2ND FLOOR WINDOWS:
ALUM CLAD POWDER COATED BLACK

1ST FLOOR WINDOWS:
ALUM CLAD POWDER COATED BLACK

BASEMENT WINDOWS:
ALUM CLAD POWDER COATED BLACK



THE BROOKLYN STUDIO

45 Main Street, Studio 824
Brooklyn, NY 11201
718 624 1700
brooklyn.studio

113 NOBLE ST RESIDENCE
113 NOBLE STREET,
BROOKLYN, NY 11222
DATE: 10/16/2025

PROPOSED REAR FACADE
MATERIALS

LPC-116.00



EXISTING REAR AXONOMETRIC DIAGRAM



PROPOSED REAR AXONOMETRIC DIAGRAM

10/16 BK CB1 LAND USE MEETING PRESENTATION -
UPDATED PENTHOUSE WITH SIMPLIFIED ROOF

THE BROOKLYN STUDIO

45 Main Street, Studio 824
Brooklyn, NY 11201
718 624 1700
brooklyn.studio

113 NOBLE ST RESIDENCE
113 NOBLE STREET,
BROOKLYN, NY 11222
DATE: 10/16/2025

EXISTING/PROPOSED
REAR ISOMETRIC
DIAGRAMS

LPC-117.00



113 NOBLE STREET, REAR YARD



113 NOBLE STREET, REAR YARD

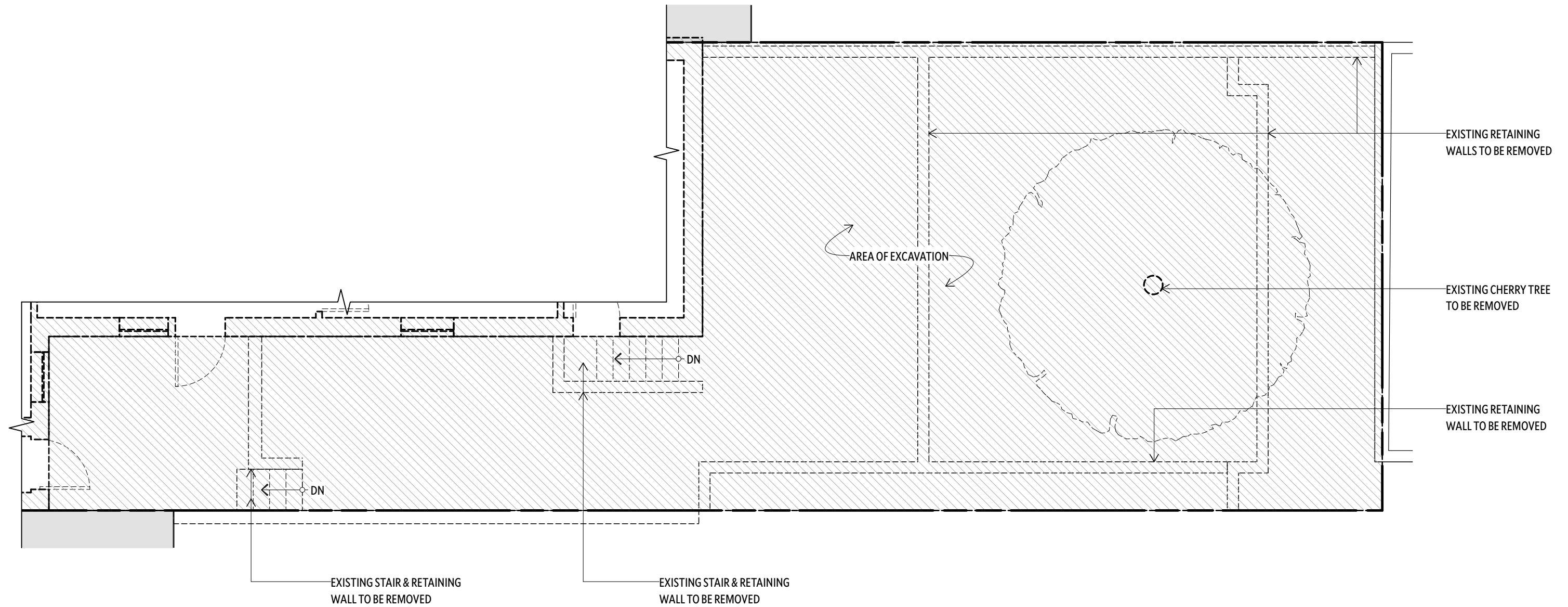
THE BROOKLYN STUDIO

45 Main Street, Studio 824
Brooklyn, NY 11201
718 624 1700
brooklyn.studio

113 NOBLE ST RESIDENCE
113 NOBLE STREET,
BROOKLYN, NY 11222
DATE: 10/16/2025

EXISTING REAR YARD

LPC-118.00



EXISTING/DEMO:
REAR YARD
1/4"=1'-0"

1

THE BROOKLYN STUDIO

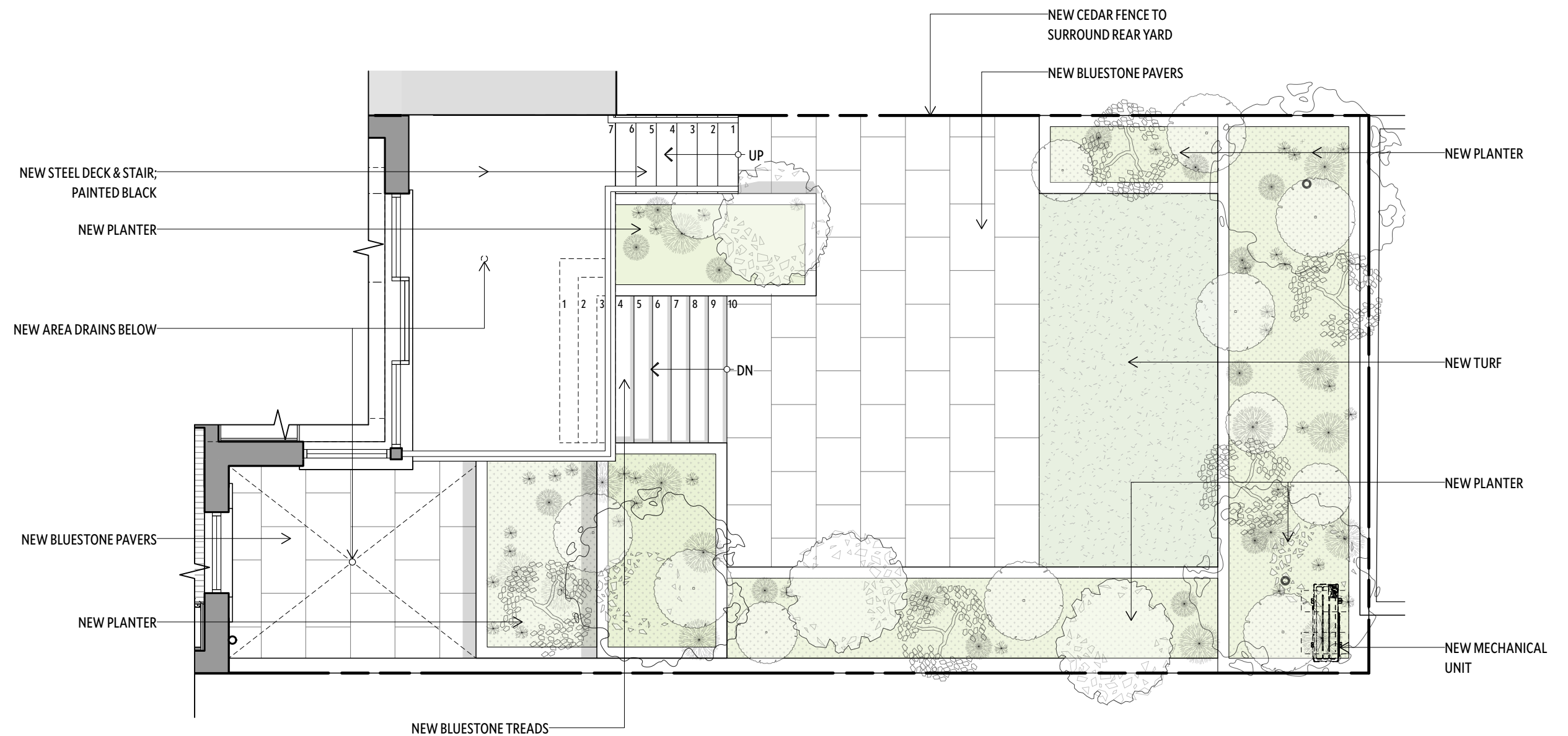
45 Main Street, Studio 824
Brooklyn, NY 11201
718 624 1700
brooklyn.studio



113 NOBLE ST RESIDENCE
113 NOBLE STREET,
BROOKLYN, NY 11222
DATE: 10/16/2025

EXISTING REAR YARD
PLAN

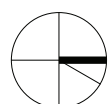
LPC-119.00

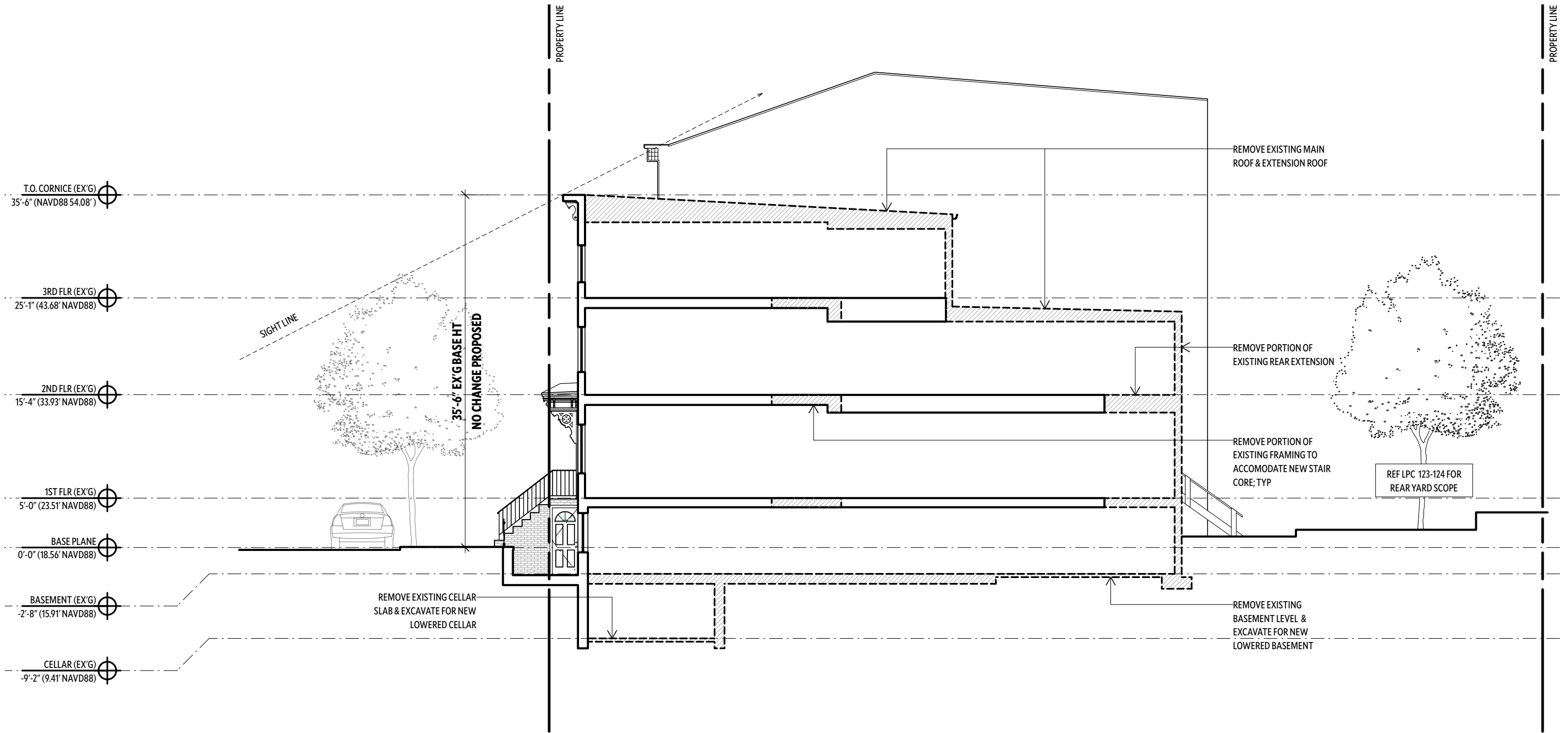


**PROPOSED:
REAR YARD**

1/4"=1'-0"

1





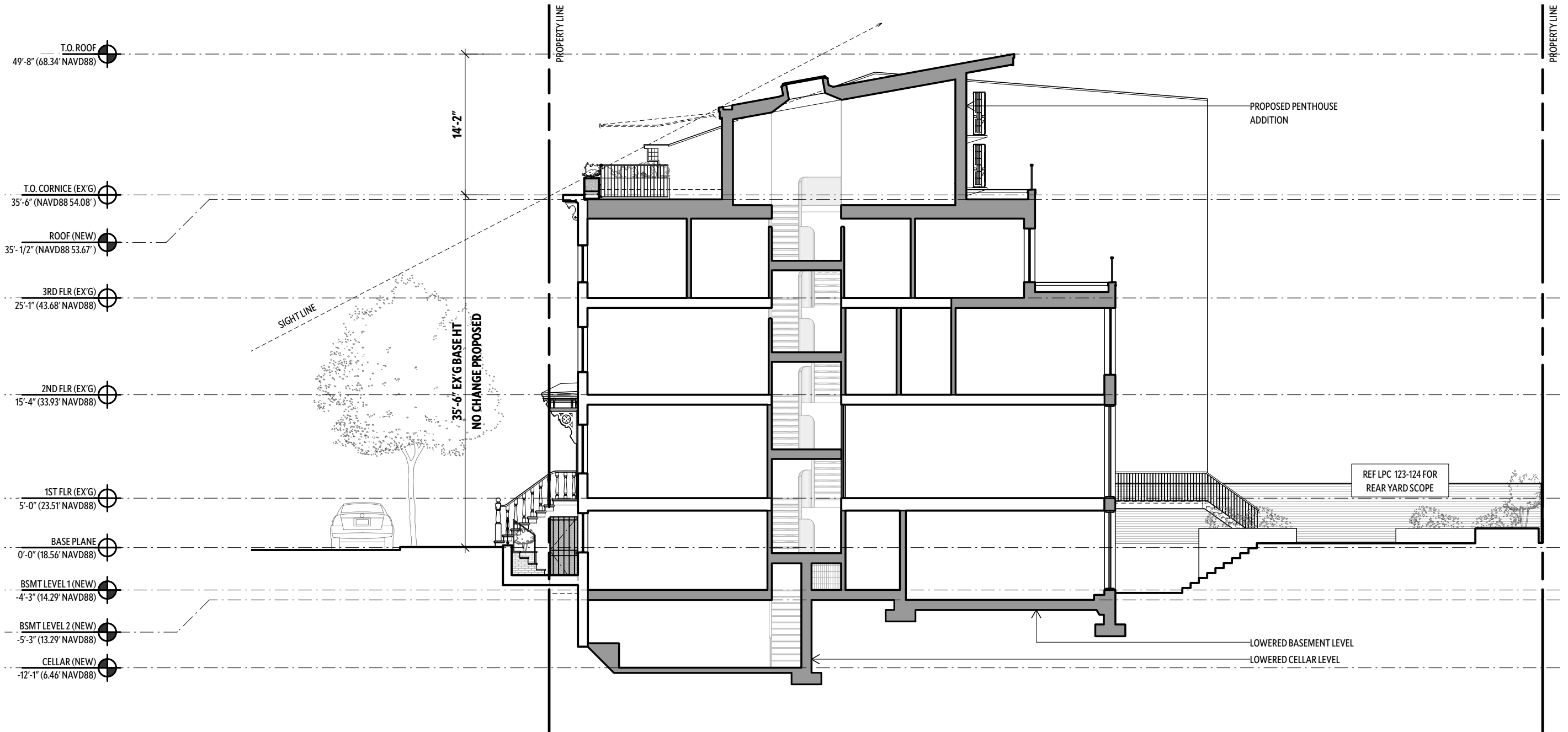
THE BROOKLYN STUDIO

45 Main Street, Studio 824
Brooklyn, NY 11201
718 624 1700
brooklyn.studio

113 NOBLE ST RESIDENCE
113 NOBLE STREET,
BROOKLYN, NY 11222
DATE: 10/16/2025

EXISTING BUILDING
SECTION

LPC-121.00



PROPOSED:
BUILDING SECTION
3/32"=1'-0"

1

THE BROOKLYN STUDIO

45 Main Street, Studio 824
Brooklyn, NY 11201
718 624 1700
brooklyn.studio

113 NOBLE ST RESIDENCE
113 NOBLE STREET,
BROOKLYN, NY 11222
DATE: 10/16/2025

PROPOSED BUILDING
SECTION

LPC-122.00



113 NOBLE STREET, ROOF LOOKING NORTH



113 NOBLE STREET, ROOF LOOKING EAST



113 NOBLE STREET, ROOF LOOKING SOUTH



113 NOBLE STREET, ROOF LOOKING WEST

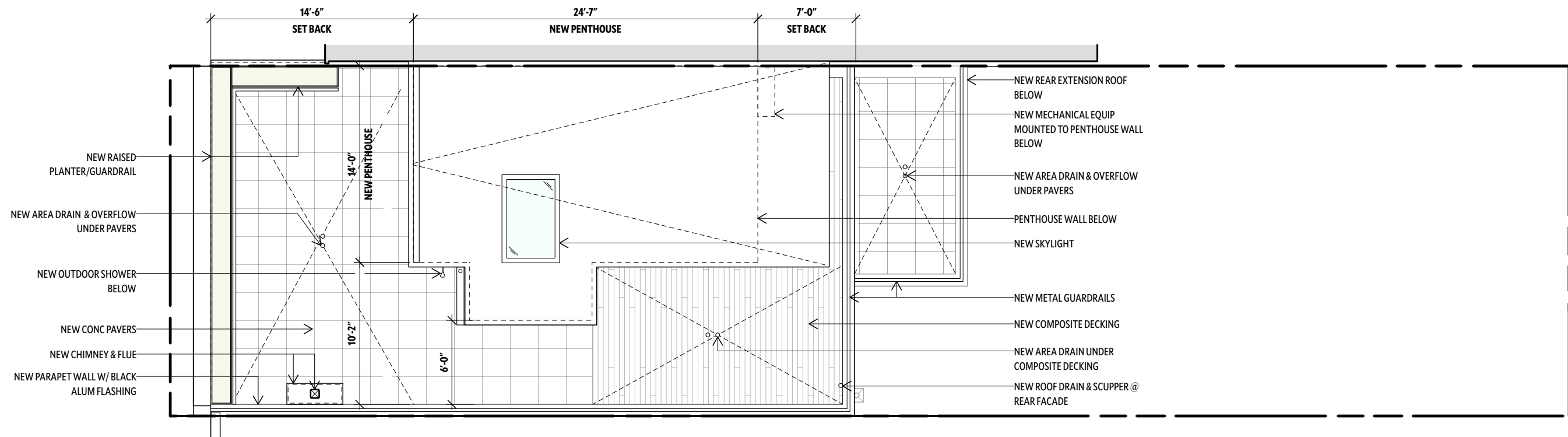
THE BROOKLYN STUDIO

45 Main Street, Studio 824
Brooklyn, NY 11201
718 624 1700
brooklyn.studio

113 NOBLE ST RESIDENCE
113 NOBLE STREET,
BROOKLYN, NY 11222
DATE: 10/16/2025

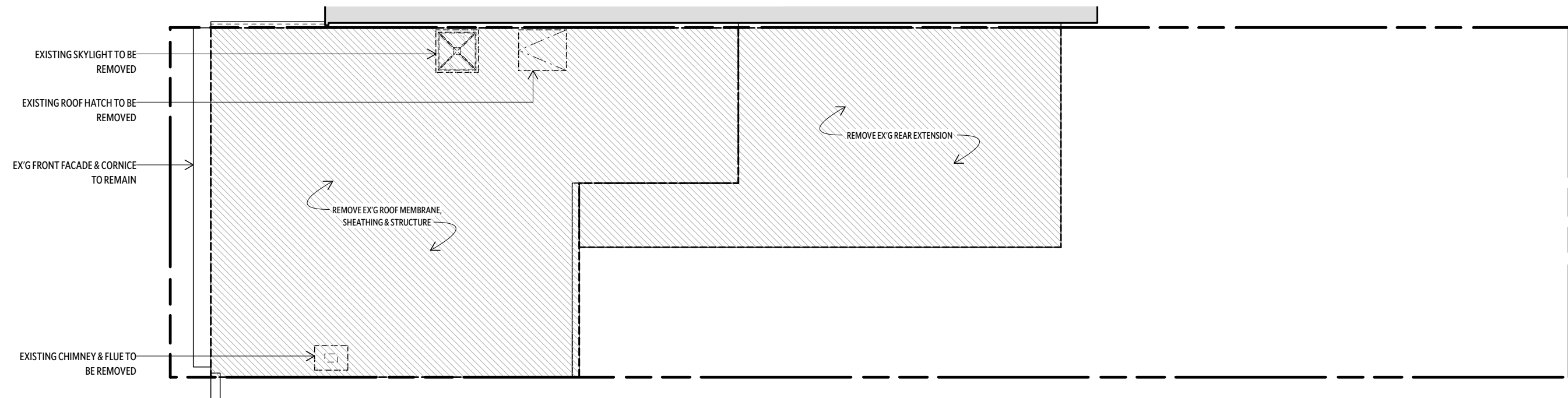
EXISTING ROOF

LPC-123.00



PROPOSED ROOF PLAN
1/4"=1'-0"

2



EXISTING ROOF PLAN
1/4"=1'-0"

1

THE BROOKLYN STUDIO

45 Main Street, Studio 824
Brooklyn, NY 11201
718 624 1700
brooklyn.studio



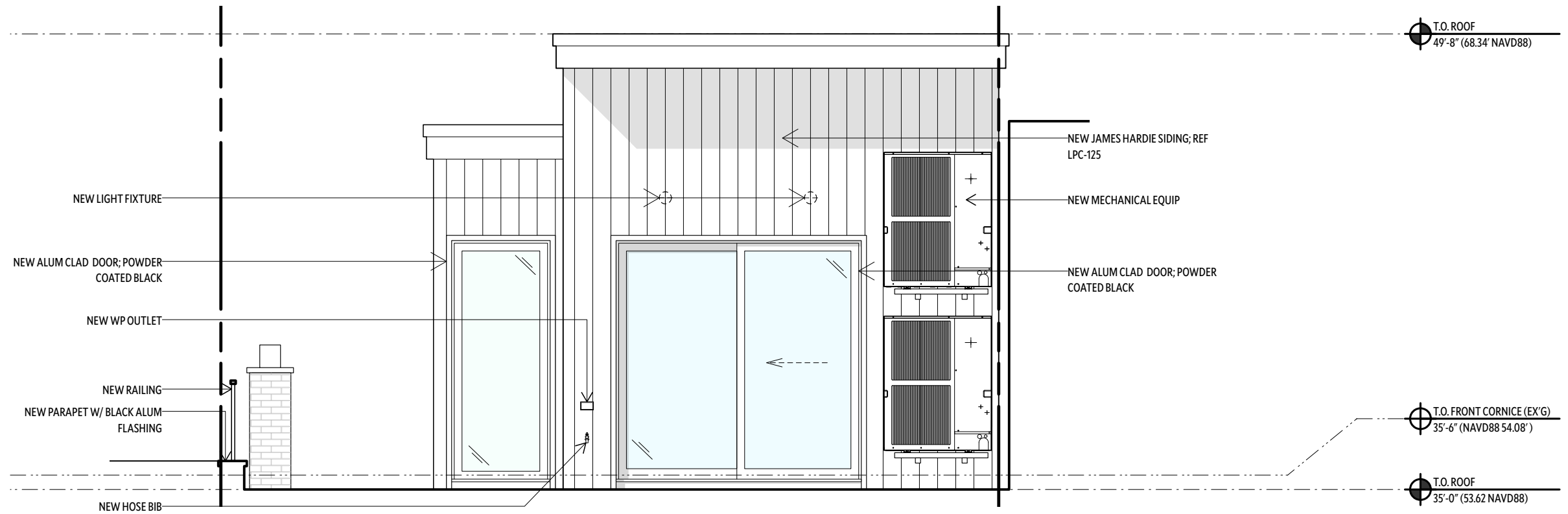
113 NOBLE ST RESIDENCE
113 NOBLE STREET,
BROOKLYN, NY 11222
DATE: 10/16/2025

EXISTING/PROPOSED
ROOF PLANS

LPC-124.00

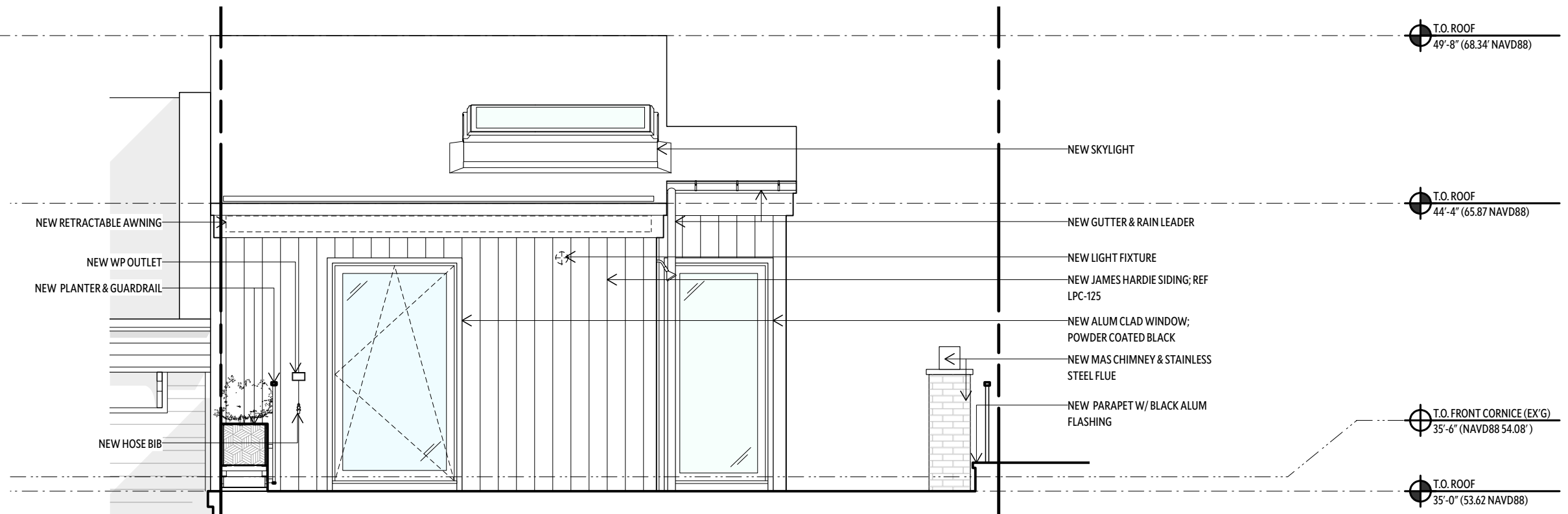
PROPOSED:
PENTHOUSE REAR FACADE
1/4"=1'-0"

2



PROPOSED:
PENTHOUSE FRONT FACADE
1/4"=1'-0"

1



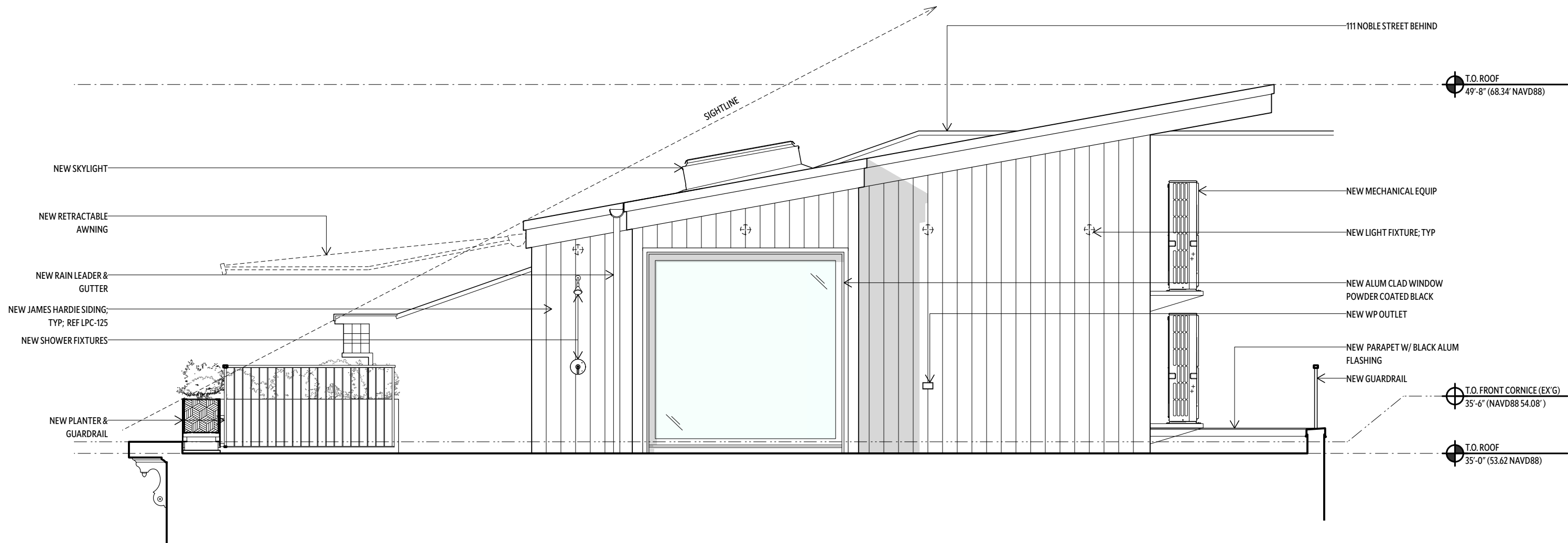
THE BROOKLYN STUDIO

45 Main Street, Studio 824
Brooklyn, NY 11201
718 624 1700
brooklyn.studio

113 NOBLE ST RESIDENCE
113 NOBLE STREET,
BROOKLYN, NY 11222
DATE: 10/16/2025

PROPOSED PENTHOUSE
ELEVATIONS

LPC-125.00



PROPOSED:
PENTHOUSE SIDE FACADE
1/4"=1'-0"

1

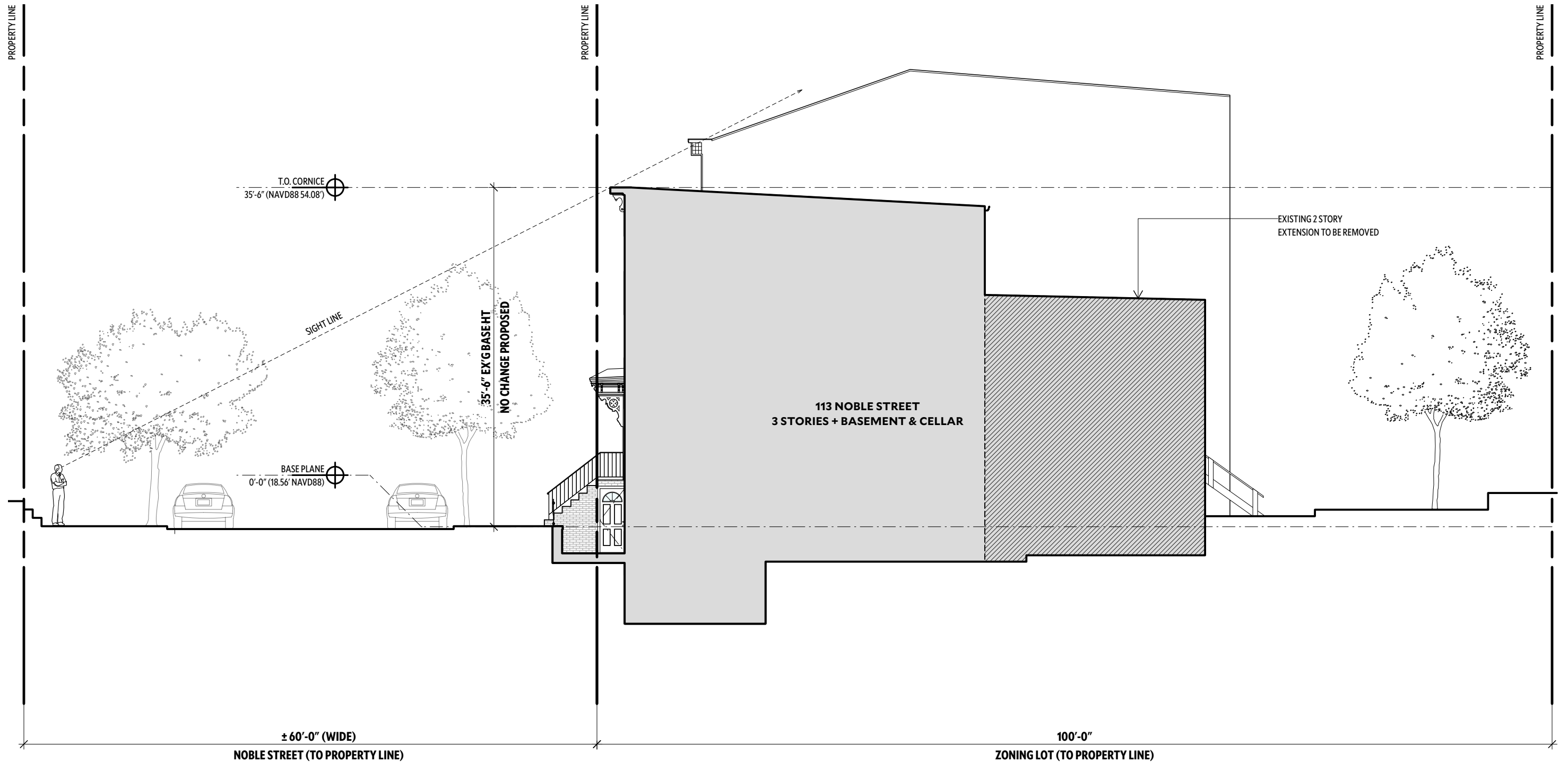
THE BROOKLYN STUDIO

45 Main Street, Studio 824
Brooklyn, NY 11201
718 624 1700
brooklyn.studio

113 NOBLE ST RESIDENCE
113 NOBLE STREET,
BROOKLYN, NY 11222
DATE: 10/16/2025

PROPOSED PENTHOUSE
ELEVATIONS

LPC-126.00



EXISTING:
SECTION/SIGHTLINE DIAGRAM
3/32"=1'-0"

1

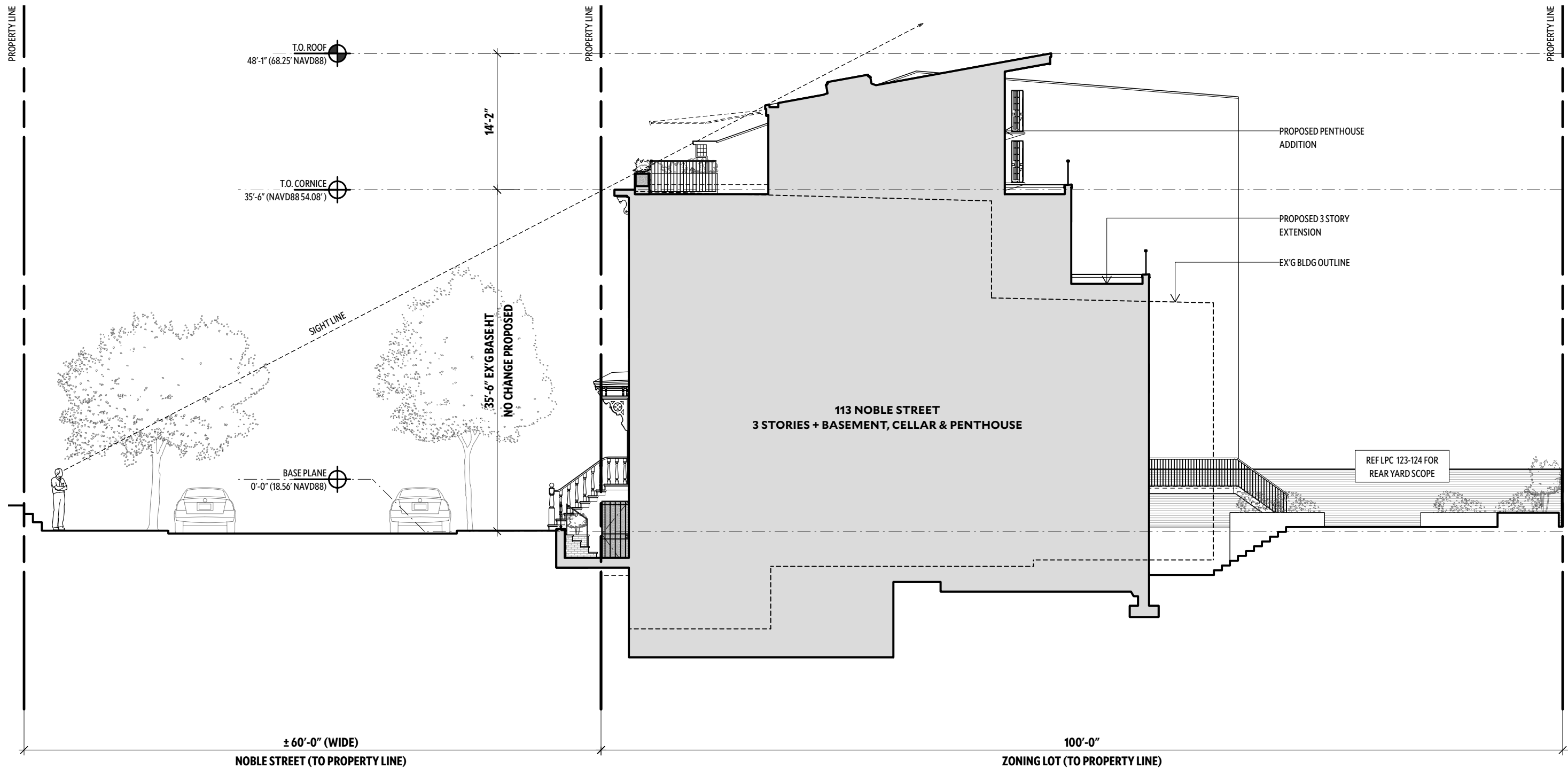
THE BROOKLYN STUDIO

45 Main Street, Studio 824
Brooklyn, NY 11201
718 624 1700
brooklyn.studio

113 NOBLE ST RESIDENCE
113 NOBLE STREET,
BROOKLYN, NY 11222
DATE: 10/16/2025

EXISTING SIGHT-LINE
DIAGRAM

LPC-127.00



PROPOSED:
SECTION/SIGHTLINE DIAGRAM
3/32"=1'-0"

1

THE BROOKLYN STUDIO

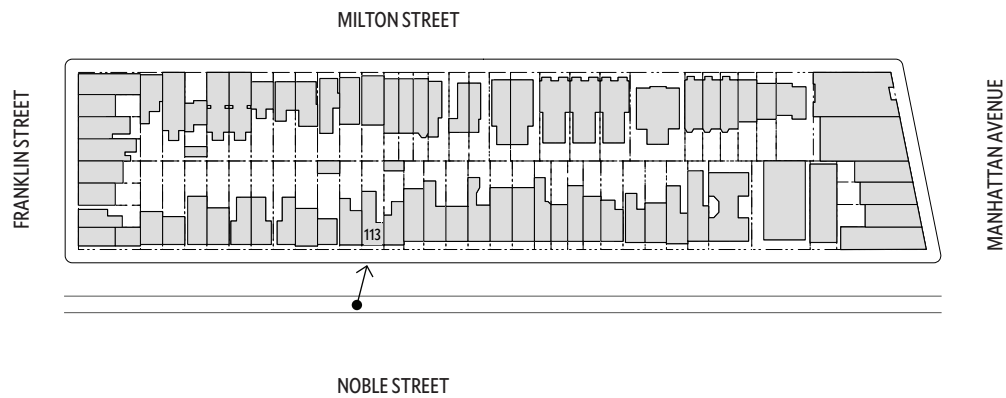
45 Main Street, Studio 824
Brooklyn, NY 11201
718 624 1700
brooklyn.studio

113 NOBLE ST RESIDENCE
113 NOBLE STREET,
BROOKLYN, NY 11222
DATE: 10/16/2025

PROPOSED SIGHT-LINE
DIAGRAM

LPC-128.00

VIEW 1 POSITION



MINIMAL VISIBILITY OF PENTHOUSE
@ 111 NOBLE STREET RECESSED UPPER FACADE

PROPOSED PLANTER;
HEIGHT DIMINISHED
AFTER 9/9
BK CB1 PRESENTATION



VIEW 1 OF PLANTER AND PENTHOUSE MOCKUP

THE BROOKLYN STUDIO

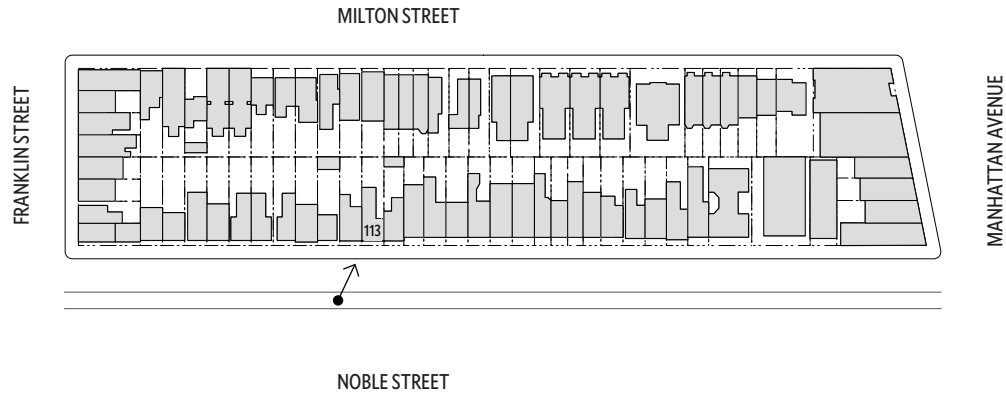
45 Main Street, Studio 824
Brooklyn, NY 11201
718 624 1700
brooklyn.studio

113 NOBLE ST RESIDENCE
113 NOBLE STREET,
BROOKLYN, NY 11222
DATE: 10/16/2025

PLANTER & PENTHOUSE
MOCKUP

LPC-129.00

VIEW 2 POSITION



MINIMAL VISIBILITY OF PENTHOUSE
@ 111 NOBLE STREET RECESSED UPPER FACADE

PROPOSED PLANTER



VIEW 2 OF PLANTER AND PENTHOUSE MOCKUP

THE BROOKLYN STUDIO

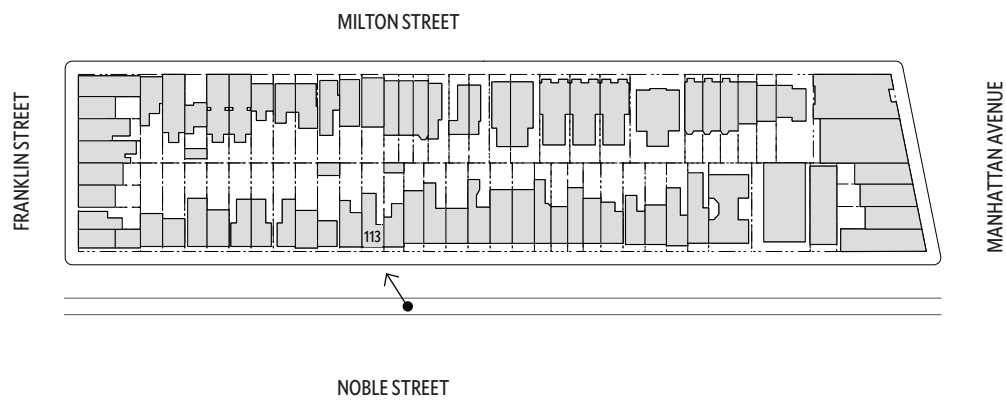
45 Main Street, Studio 824
Brooklyn, NY 11201
718 624 1700
brooklyn.studio

113 NOBLE ST RESIDENCE
113 NOBLE STREET,
BROOKLYN, NY 11222
DATE: 10/16/2025

PLANTER & PENTHOUSE
MOCKUP

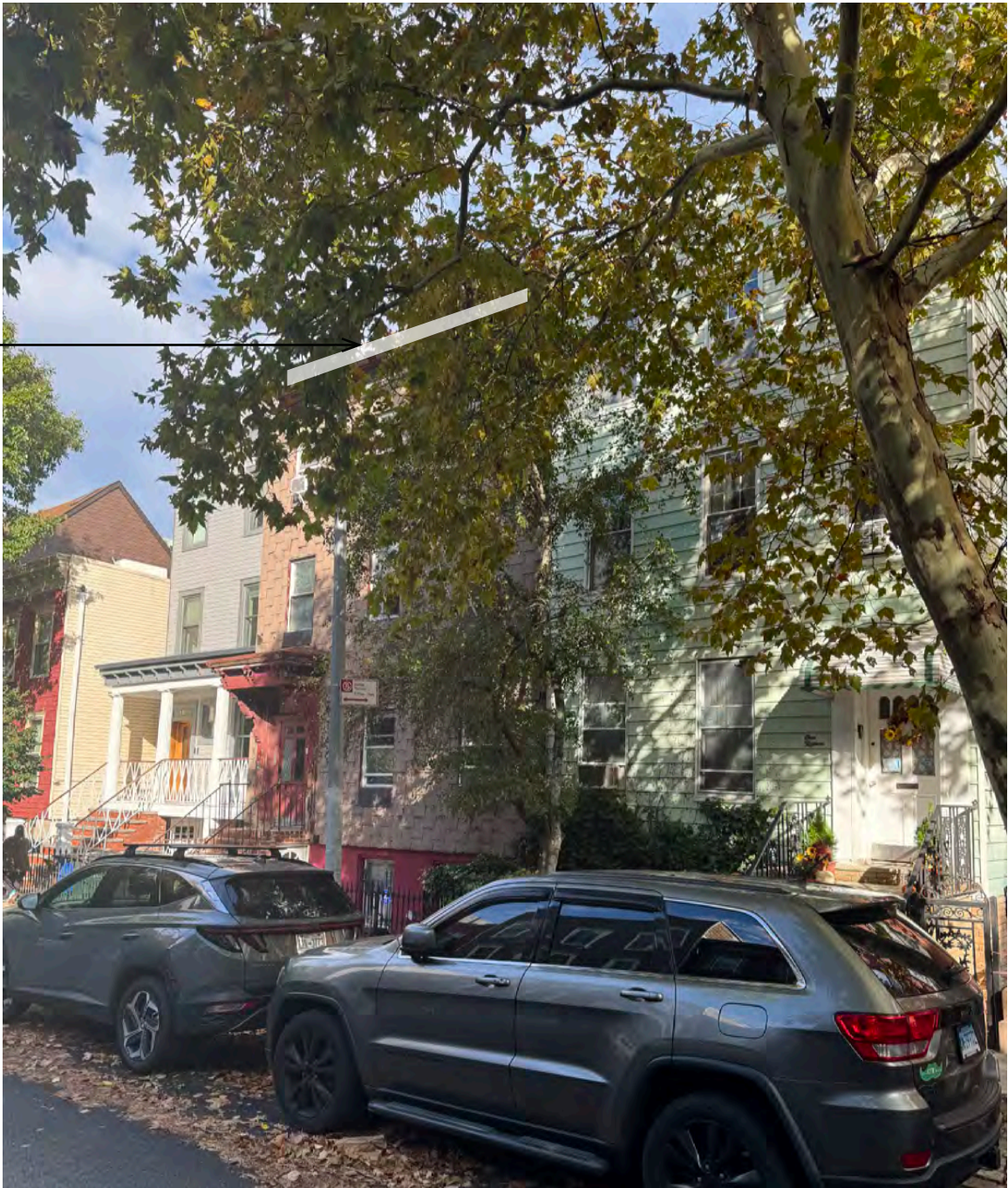
LPC-130.00

VIEW 3 POSITION



NO VISIBILITY OF PENTHOUSE
BEHIND TREE

MINIMAL VISIBILITY OF PROPOSED PLANTER
BEHIND TREE



VIEW 3 OF PLANTER AND PENTHOUSE MOCKUP

THE BROOKLYN STUDIO

45 Main Street, Studio 824
Brooklyn, NY 11201
718 624 1700
brooklyn.studio

113 NOBLE ST RESIDENCE
113 NOBLE STREET,
BROOKLYN, NY 11222
DATE: 10/16/2025

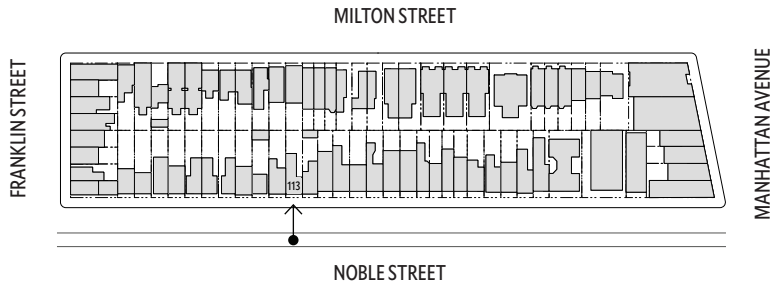
PLANTER & PENTHOUSE
MOCKUP

LPC-131.00

VIEW OF PLANTER & RAILING BEHIND
WITH PLANTS REMOVED



VIEW 4 POSITION



VIEW 4 - 113 NOBLE STREET, EXISTING

VIEW 4 - 113 NOBLE STREET, PROPOSED
REVISED PER COMMENTS AT 09/09 CB1 PRESENTATION

THE BROOKLYN STUDIO

45 Main Street, Studio 824
Brooklyn, NY 11201
718 624 1700
brooklyn.studio

113 NOBLE ST RESIDENCE
113 NOBLE STREET,
BROOKLYN, NY 11222
DATE: 10/16/2025

NEW PLANTER &
PENTHOUSE MOCKUP

LPC-132.00

APPENDINX

THE BROOKLYN STUDIO

45 Main Street, Studio 824
Brooklyn, NY 11201
718 624 1700
brooklyn.studio

113 NOBLE ST RESIDENCE
113 NOBLE STREET,
BROOKLYN, NY 11222
DATE: 10/16/2025

LPC-133.00



113 NOBLE STREET, EXISTING STOOP & FRONT DOOR



113 NOBLE STREET, EXISTING FRONT CORNICE



113 NOBLE STREET, EXISTING FRONT DOOR SURROUND



113 NOBLE STREET, EXISTING FRONT CORNICE



113 NOBLE STREET, EXISTING FRONT DOOR SURROUND

THE BROOKLYN STUDIO

45 Main Street, Studio 824
Brooklyn, NY 11201
718 624 1700
brooklyn.studio

113 NOBLE ST RESIDENCE
113 NOBLE STREET,
BROOKLYN, NY 11222
DATE: 10/16/2025

EXISTING FRONT FACADE

LPC-134.00



105 NOBLE STREET, FRONT AREAWAY



107 NOBLE STREET, FRONT AREAWAY



109 NOBLE STREET, FRONT AREAWAY

THE BROOKLYN STUDIO

45 Main Street, Studio 824
Brooklyn, NY 11201
718 624 1700
brooklyn.studio

113 NOBLE ST RESIDENCE
113 NOBLE STREET,
BROOKLYN, NY 11222
DATE: 10/16/2025

NEIGHBORING
FRONT AREAWAYS

LPC-135.00



113 NOBLE STREET, EXISTING FRONT AREAWAY



113 NOBLE STREET, EXISTING FRONT AREAWAY



113 NOBLE STREET, EXISTING FRONT AREAWAY UNDERSTOOP DOOR



113 NOBLE STREET, EXISTING FRONT AREAWAY

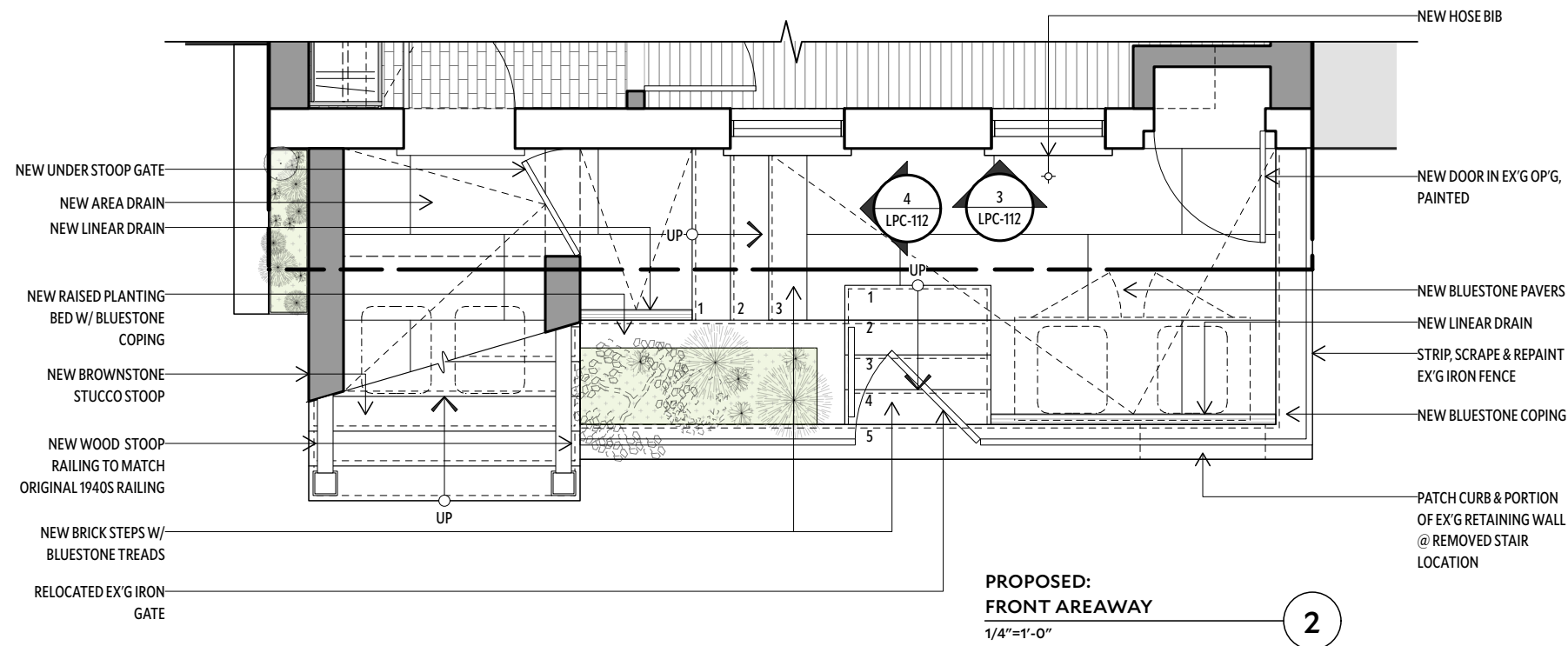
THE BROOKLYN STUDIO

45 Main Street, Studio 824
Brooklyn, NY 11201
718 624 1700
brooklyn.studio

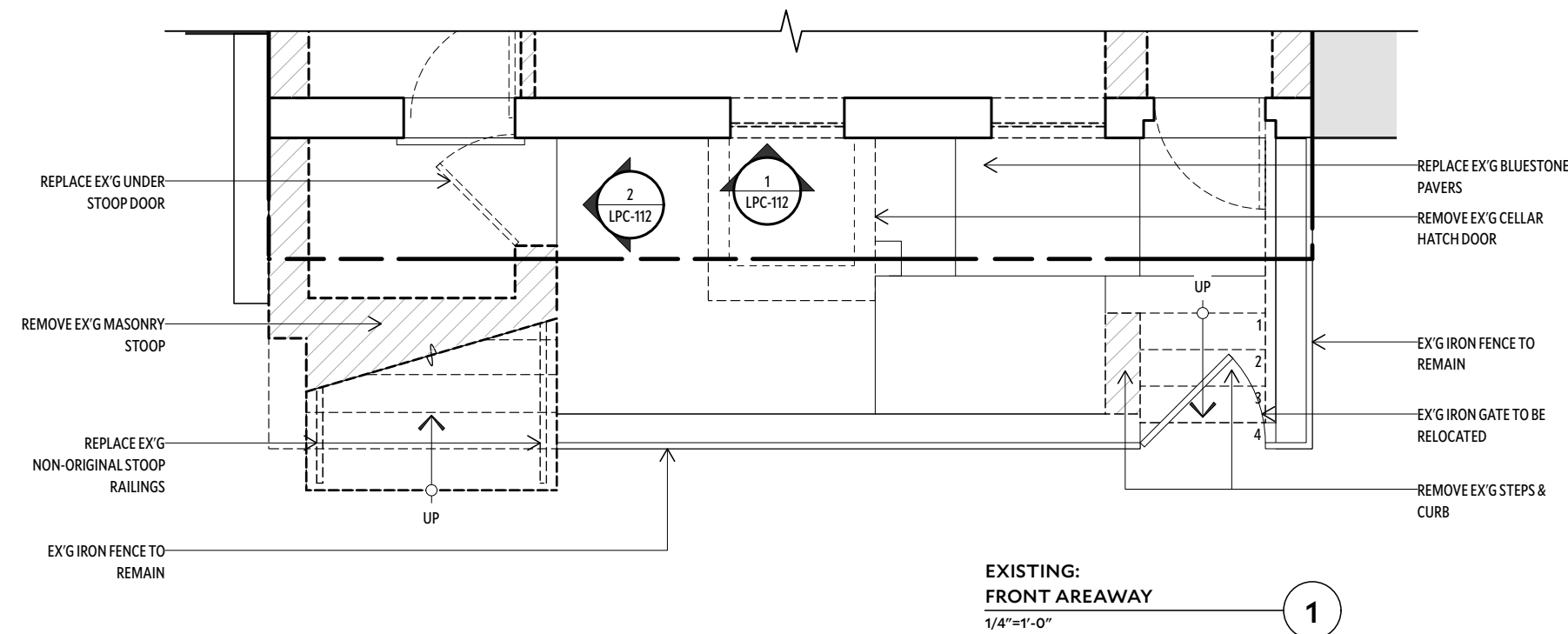
113 NOBLE ST RESIDENCE
113 NOBLE STREET,
BROOKLYN, NY 11222
DATE: 10/16/2025

EXISTING FRONT
AREAWAY

LPC-136.00



113 NOBLE STREET, EXISTING FRONT AREAWAY IRONWORK



113 NOBLE STREET, EXISTING FRONT AREAWAY IRONWORK

THE BROOKLYN STUDIO

45 Main Street, Studio 824
Brooklyn, NY 11201
718 624 1700
brooklyn.studio



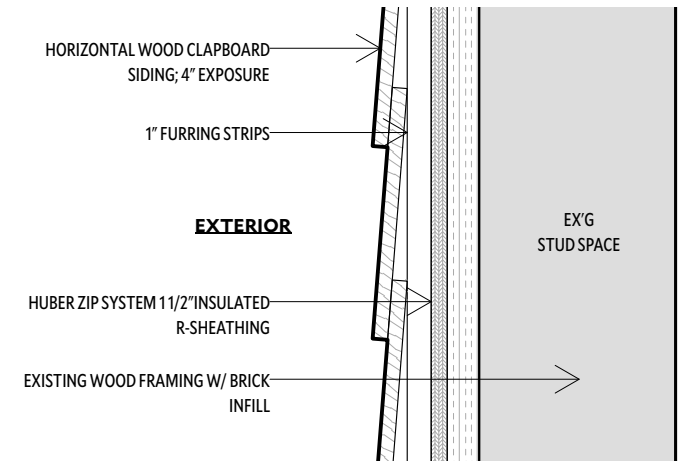
113 NOBLE ST RESIDENCE
113 NOBLE STREET,
BROOKLYN, NY 11222
DATE: 10/16/2025

EXISTING/
PROPOSED FRONT
AREAWAY

LPC-137.00



113 NOBLE STREET, EXISTING CLAPBOARD, NOVELTY SHINGLE & ASPHALT SHINGLE LAYERS

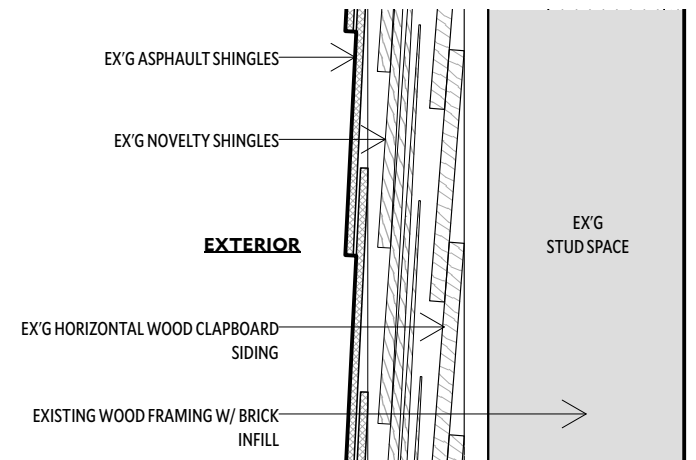


WALL SECTION: PROPOSED FRONT FACADE ASSEMBLY
2"=1'-0"

2



113 NOBLE STREET, EXISTING CLAPBOARD & NOVELTY SHINGLE LAYERS



WALL SECTION: EX'G FRONT FACADE ASSEMBLY
2"=1'-0"

1

THE BROOKLYN STUDIO

45 Main Street, Studio 824
Brooklyn, NY 11201
718 624 1700
brooklyn.studio

113 NOBLE ST RESIDENCE
113 NOBLE STREET,
BROOKLYN, NY 11222
DATE: 10/16/2025

EXISTING/PROPOSED
FRONT WALL ASSEMBLY

LPC-138.00