

May 19, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 2, LPC-26-08566

122-124 Greenpoint Avenue – Greenpoint Historic District Borough of Brooklyn

To testify virtually, please join Zoom

Webinar ID: 165 215 8714

Passcode: 958652

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

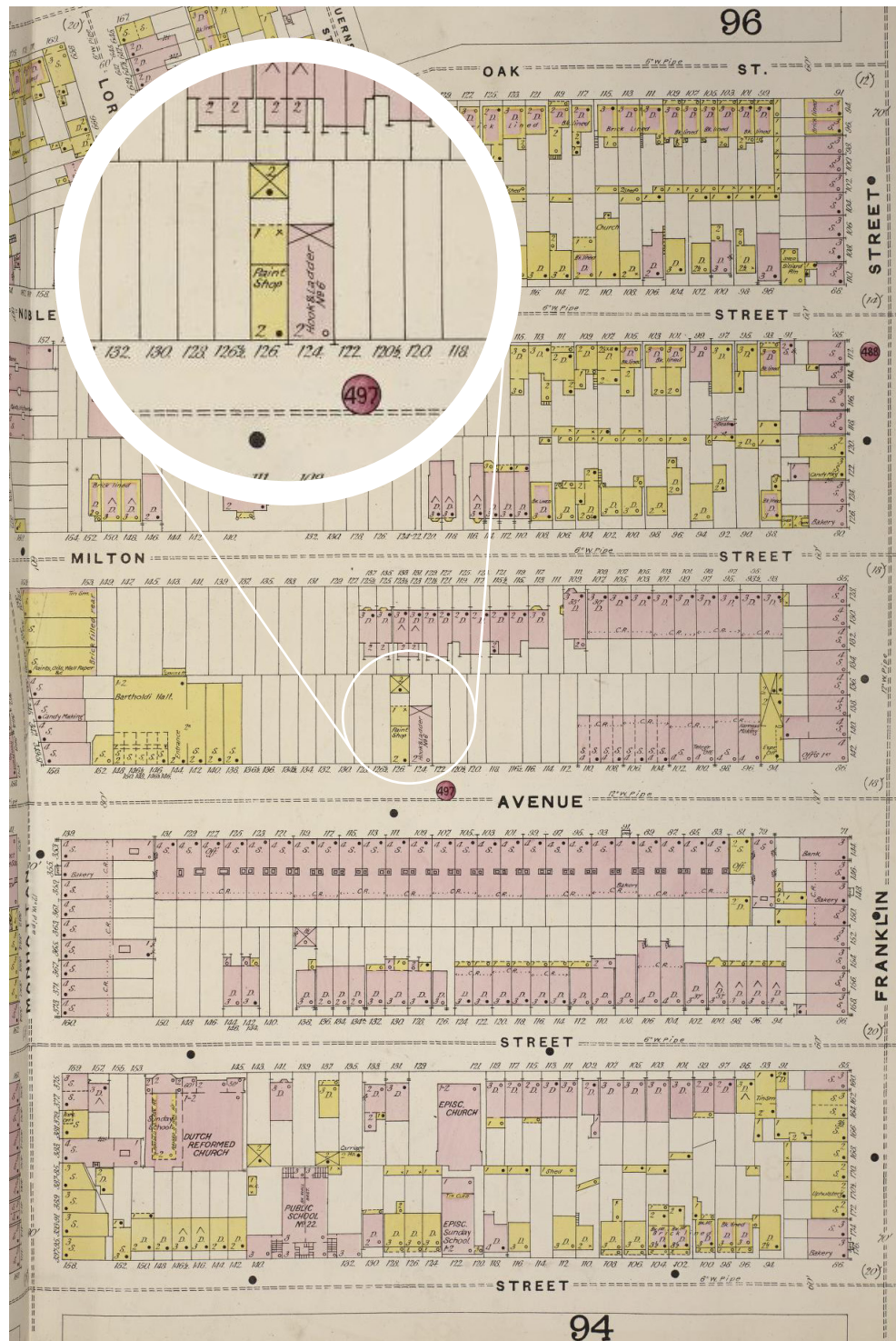
Note: If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.

122-124 Greenpoint Avenue
Brooklyn, NY

Greenpoint Historic District

Block 2563 / Lot 23 and 25
Proposed Ten Unit Residential Building with
Commercial space at the ground floor
Zoning District C2-4/R6A

Part 1 - Context



1887 Sanborn Map

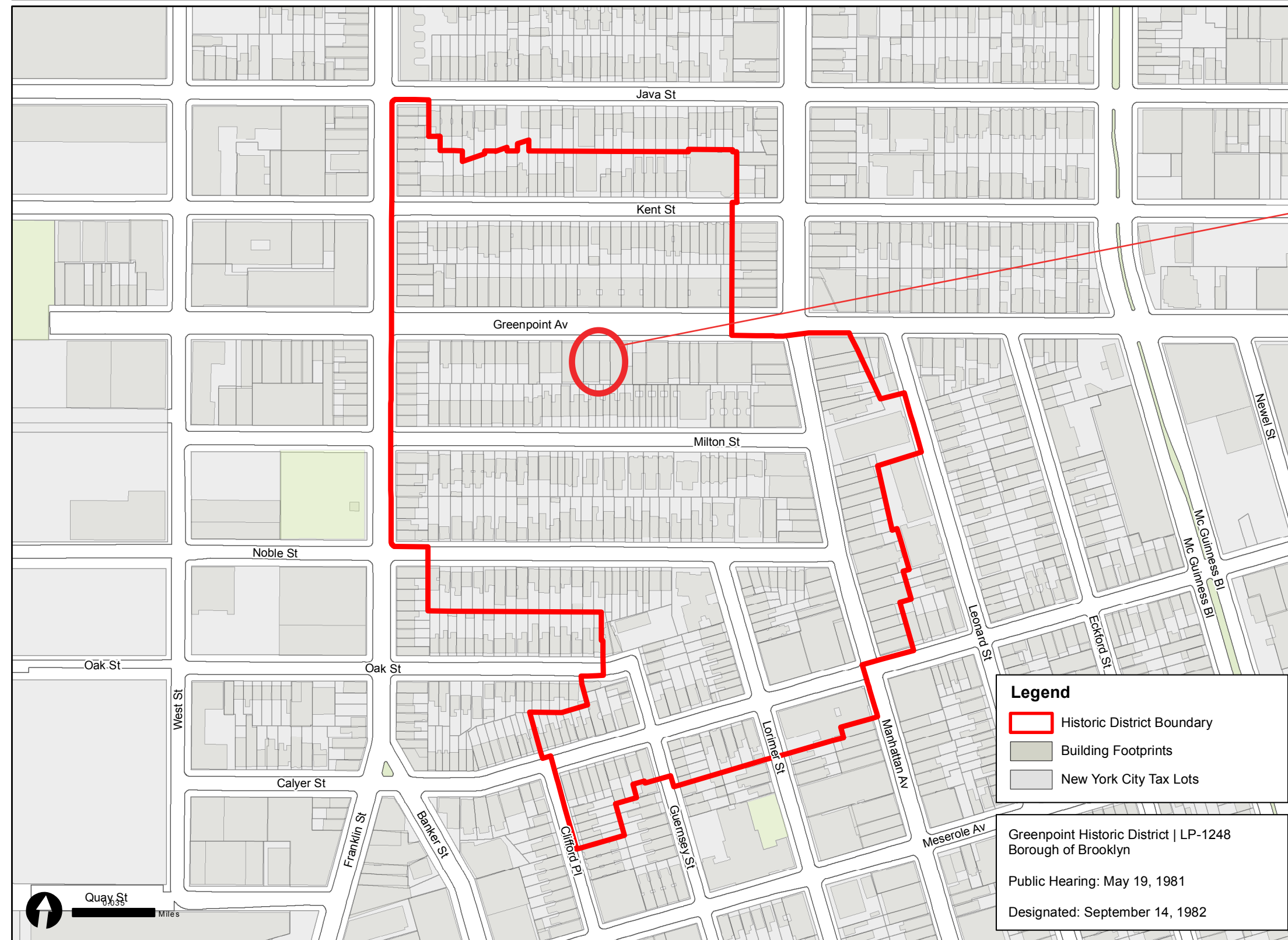


1916 Sanborn Map



1942 Sanborn Map

SANBORN MAP



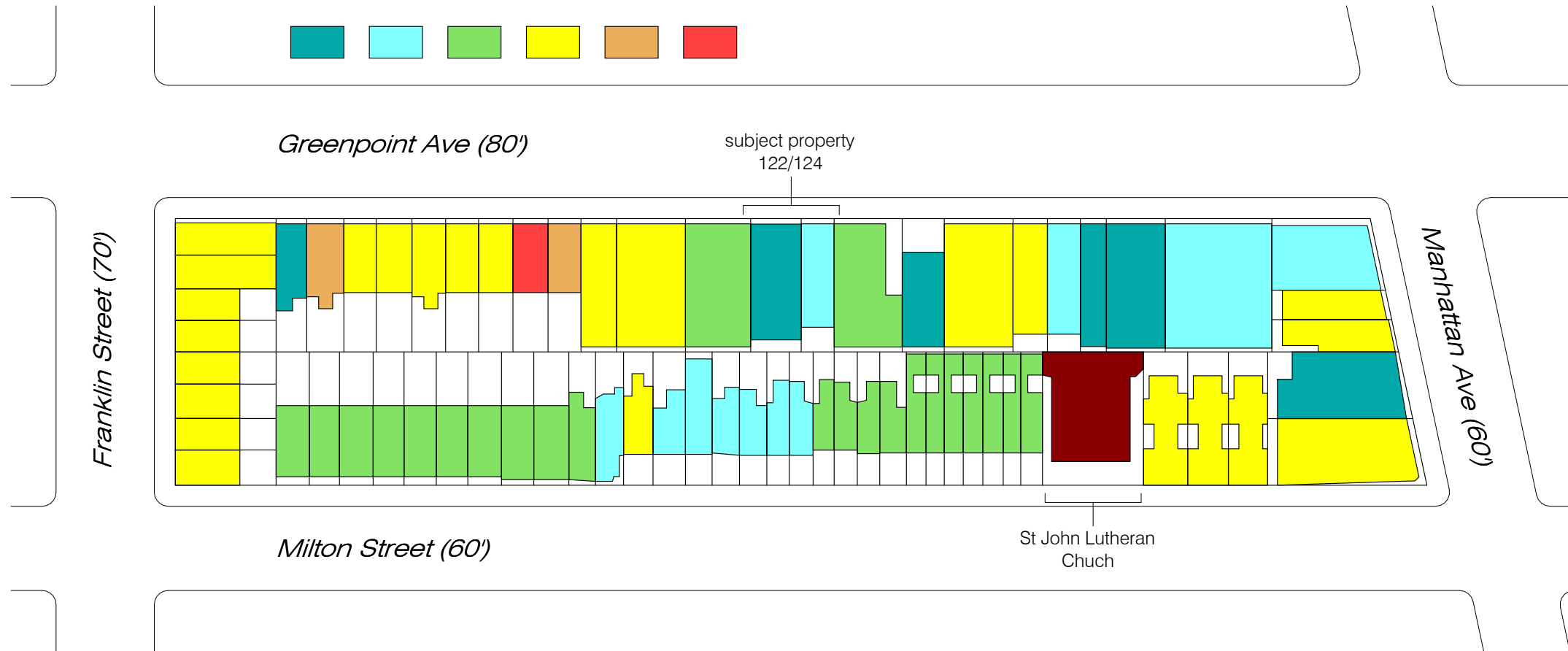
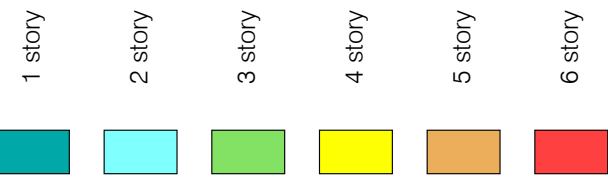
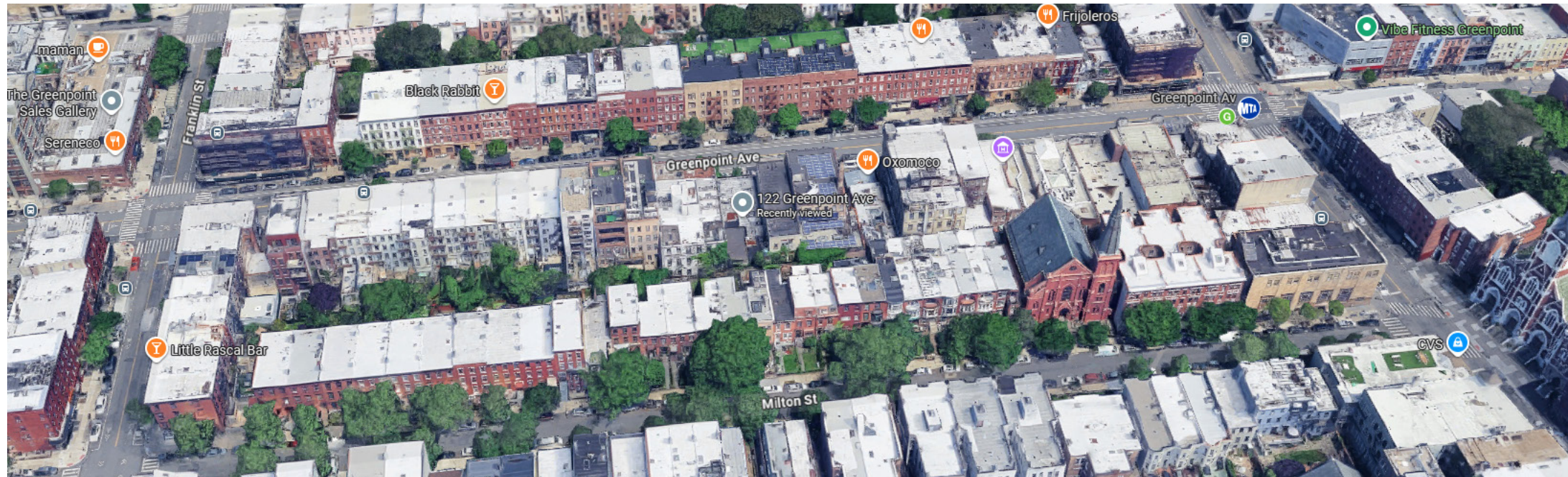
Graphic Source: Map PLUTO, Edition 18v1, Author: New York City Landmarks Preservation Commission, LCR Date: 1.31.2019



street wall lacks uniformity between subject site and Manhattan Ave; building typology and style also varies greatly



street wall between subject site and Franklin street becomes more cohesive with a general brick materiality and four story mixed use building type with ground floor retail



BLOCK PLAN



Historic Photo of 1880-1909
Hook and Ladder No. 6



1940s Tax Photo



1980s Tax Photo

Hook and Ladder Company No. 6 went into active operation in 1869. An Italianate brick building was finished constructed around 1880 and was in use until around 1909 when it was replaced by the limestone clad building currently occupying the site.

HISTORIC PHOTO



1940s Tax Photo



1980s Tax Photo

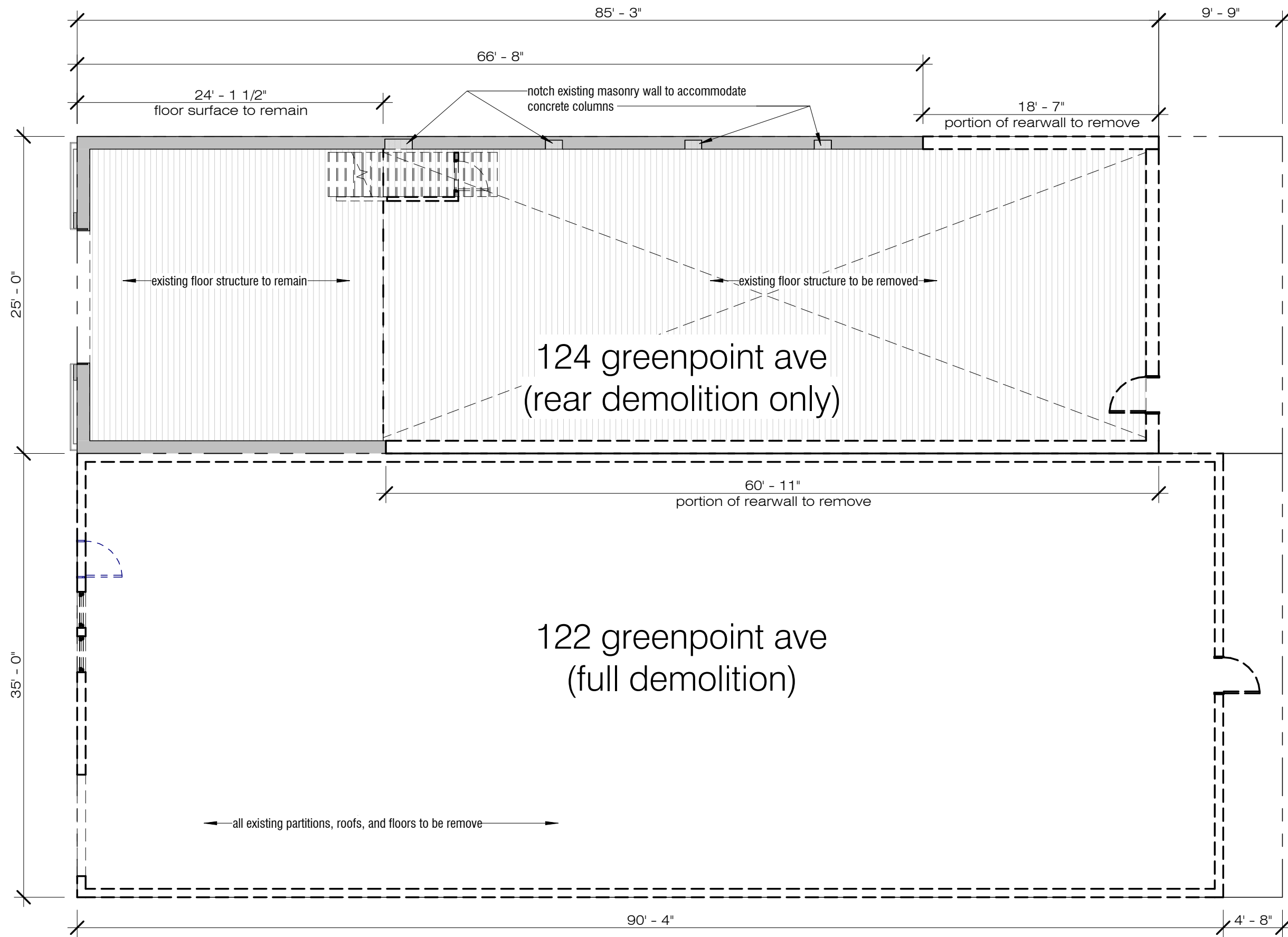
122 Greenpoint Avenue to be demolished under a separate demolition permit. Building contains no historic significance or detailing. Per landmarks designation report the original wood shed was replaced

HISTORIC PHOTO



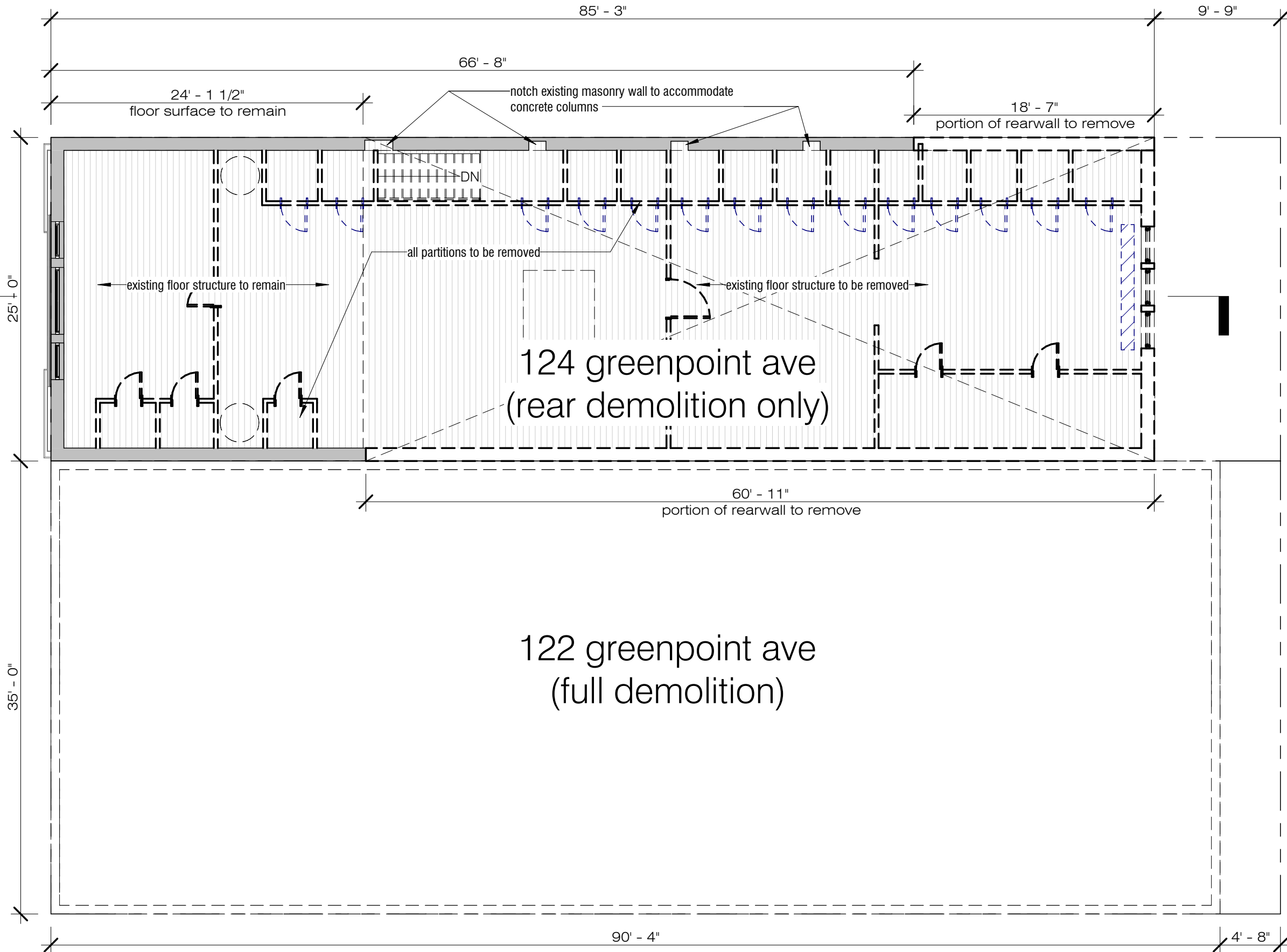
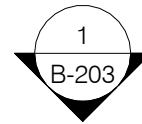
CURRENT PHOTO OF PROJECT SITE

GREENPOINT AVE

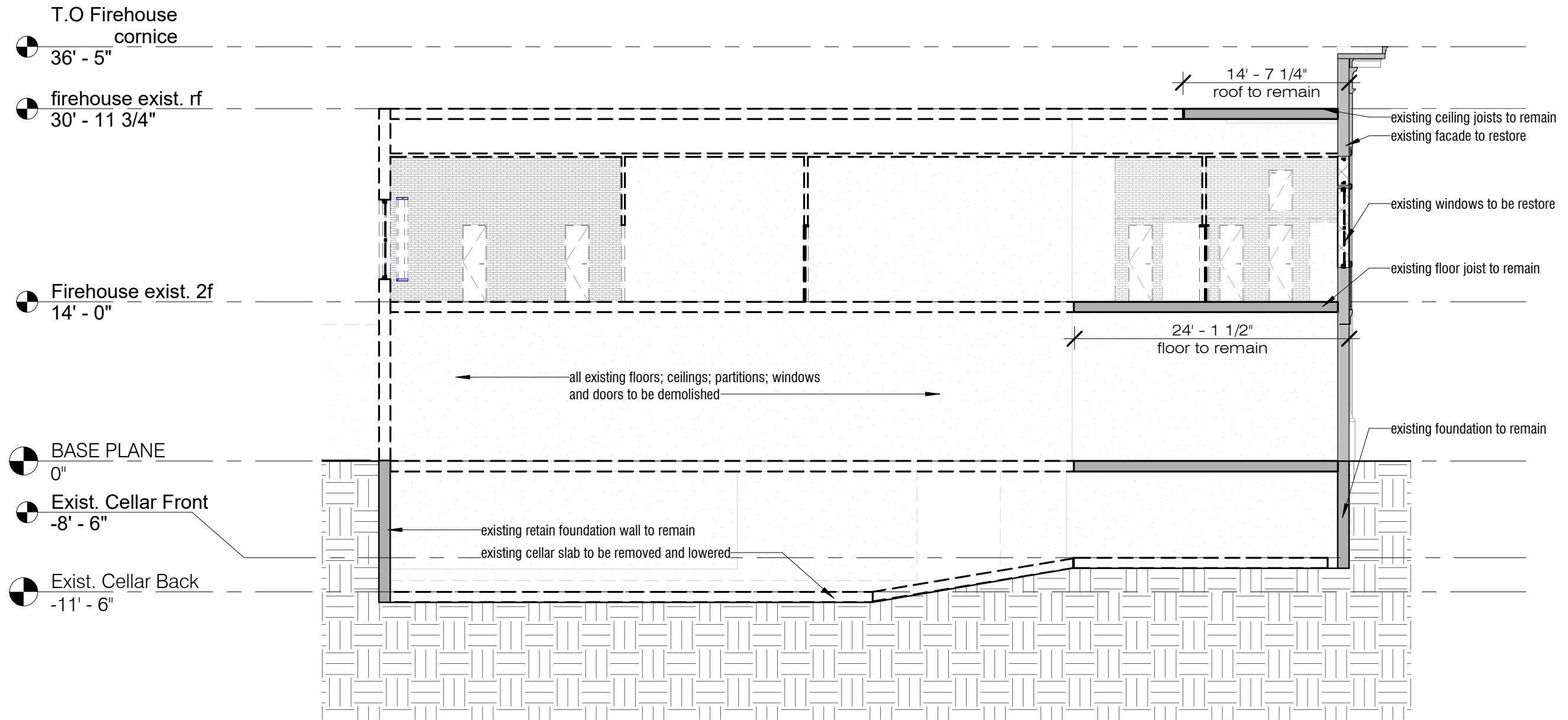


1F DEMO

GREENPOINT AVE



2F DEMO



DEMO SECTION



CURRENT PHOTO OF PROJECT SITE



CURRENT PHOTO OF PROJECT SITE



Rear of 144 Greenpoint (firestation). Facade will be demolished at rear of site. Rear facade contains no existing historical detailing or significance.

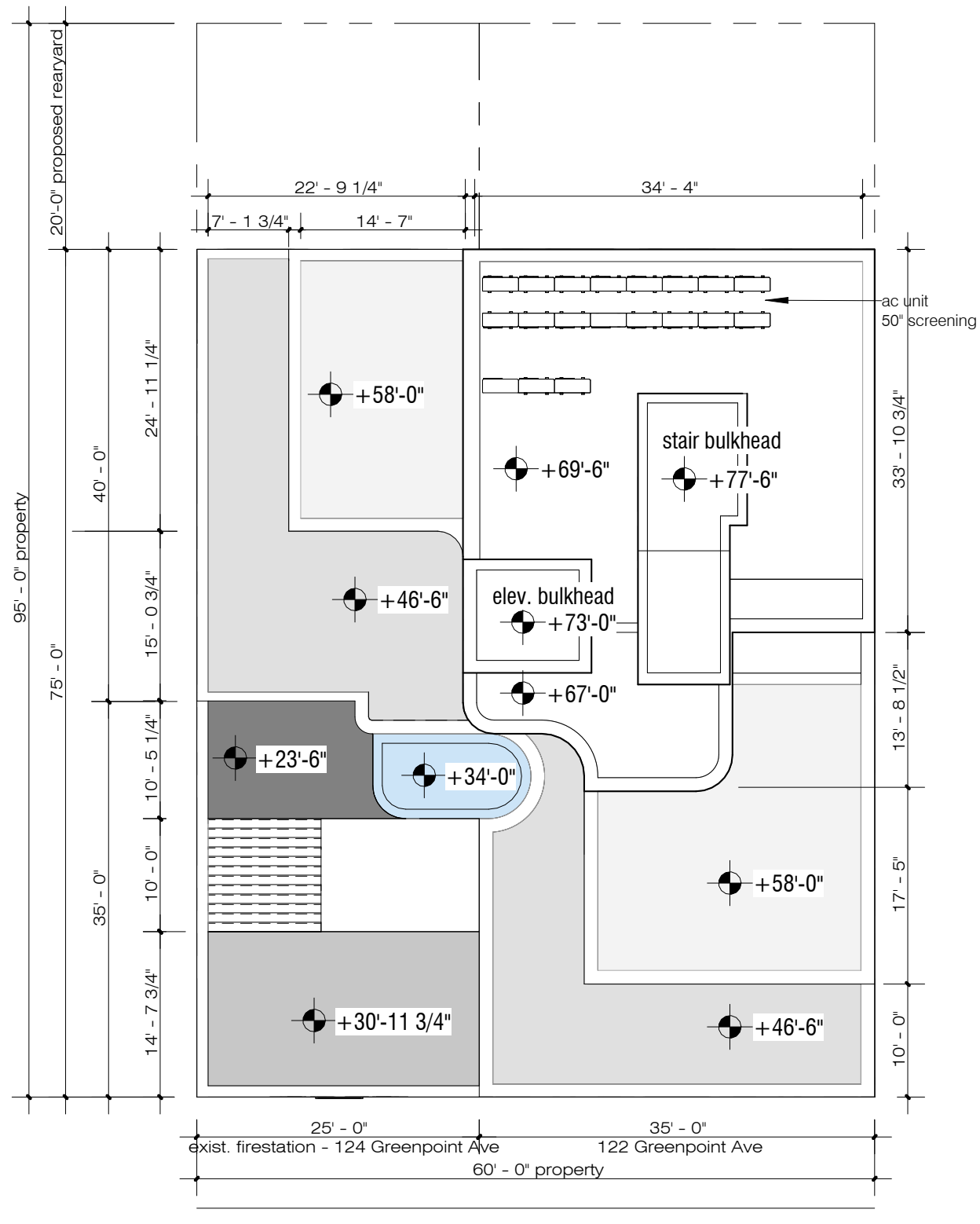


CURRENT PHOTO OF PROJECT SITE

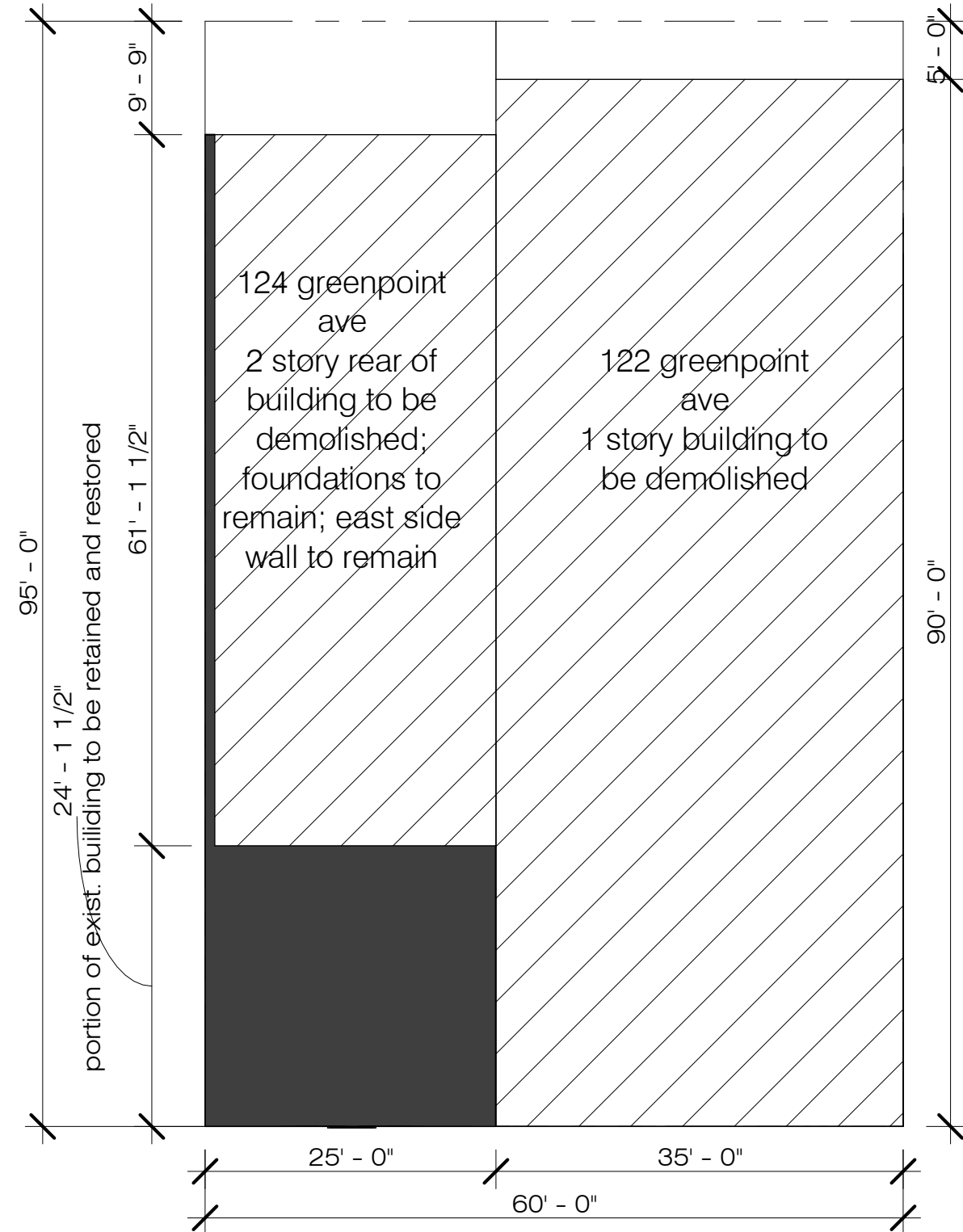


CURRENT PHOTO OF PROJECT SITE

Part 2 - Design Proposal



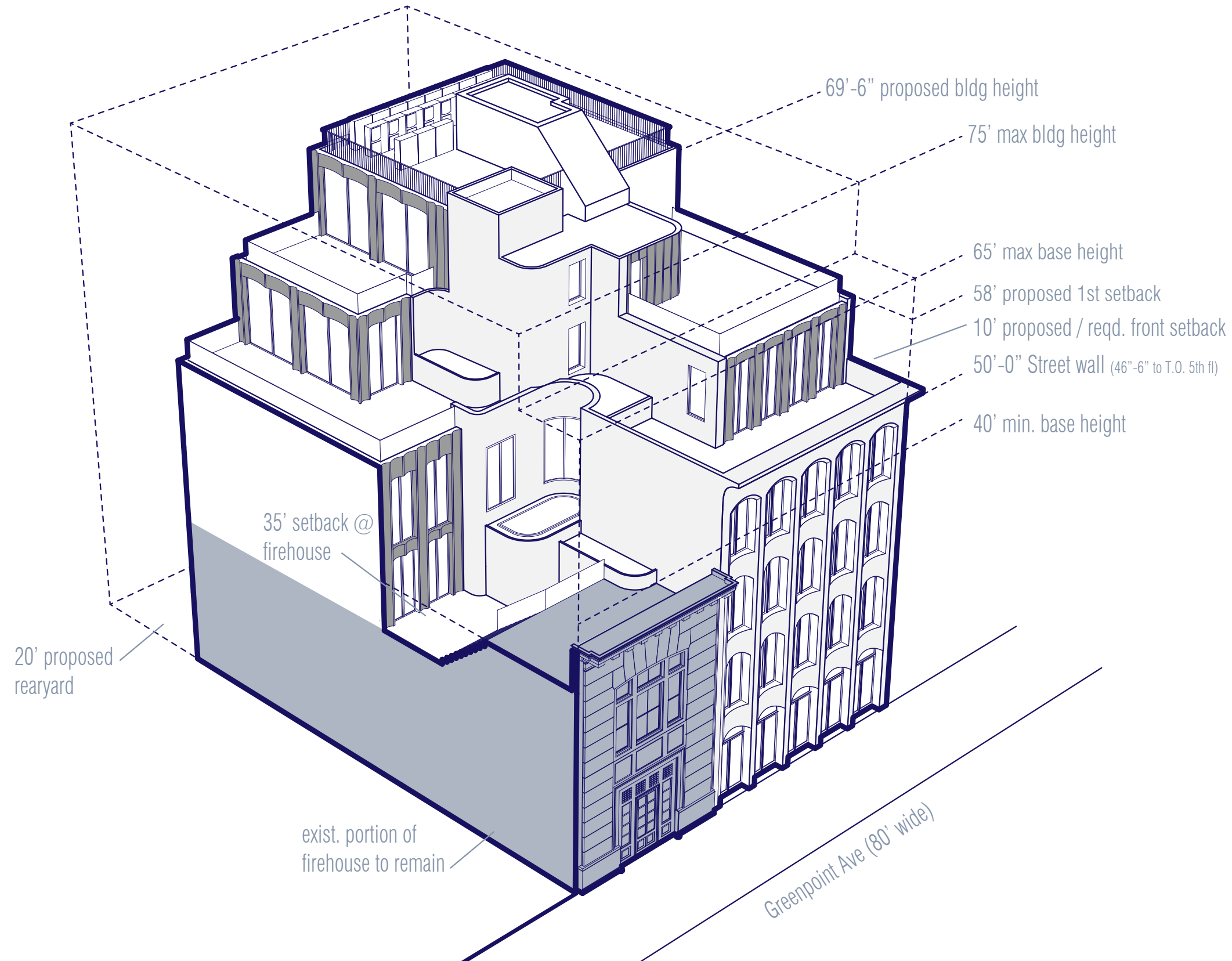
greenpoint ave (80' wide)



Demolition Site Plan

Proposed Site Plan

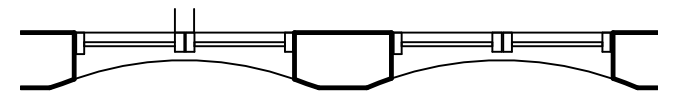
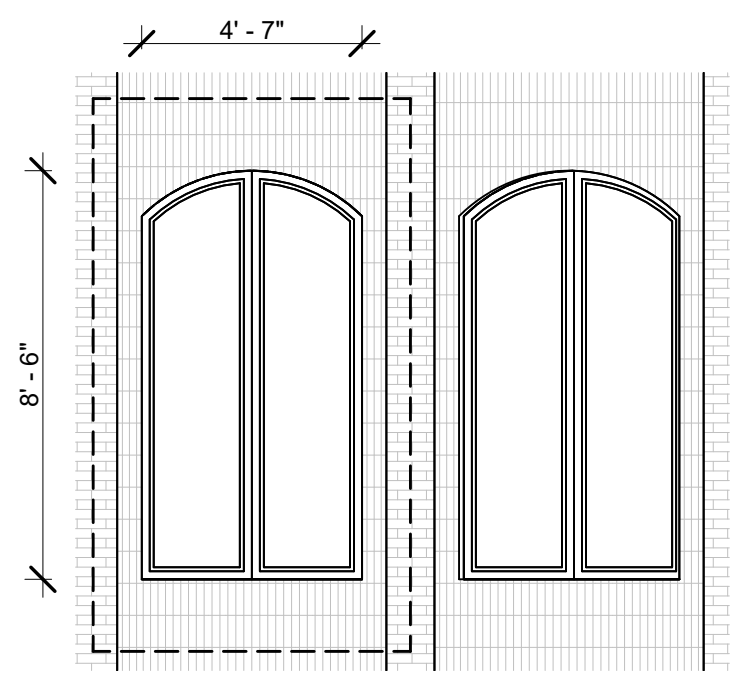
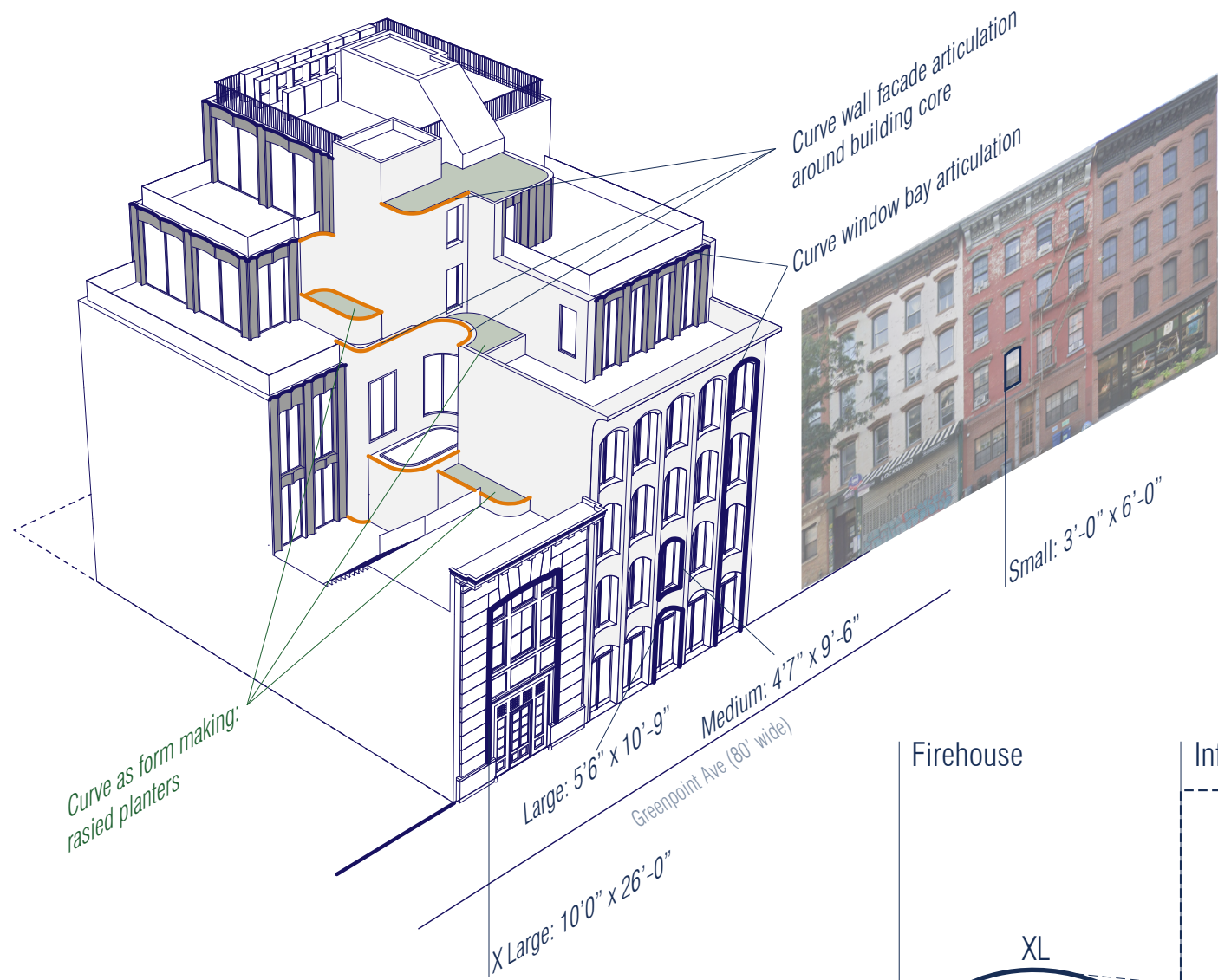
PROPOSED ZONING SITE PLAN



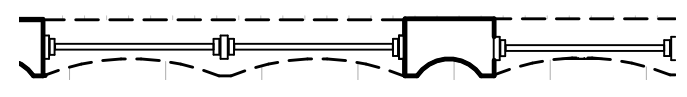
95' max bldg. height
 allowed for Qualifying
 Affordable Housing or
 Qualifying Senior Housing

ZONING AXON
 SCALE : NTS

PROPOSED ZONING AXON



Brick facade Window
 - 50 % facade: brick + 50 % facade: window



Offset Facade Window
 - Concave facade articulation mimics segmented arches
 - Provide depth/ shadow/ detail to facade

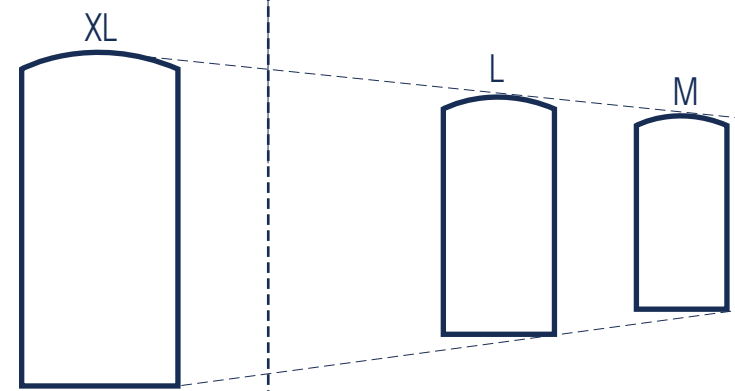


130 Greenpoint Ave

Firehouse

Infill lot

Typical lot along Greenpoint Avenue



Windows at new facade with segmented arch to march the firestation and properties further down block.

Scale of arch shifts become an inbetween size scaled down from firehouse and up from typical window opening

FACADE STRATEGY





greenpoint ave.

Aluminum and brick facade components at setbacks

Bronze anodized alum. clad windows

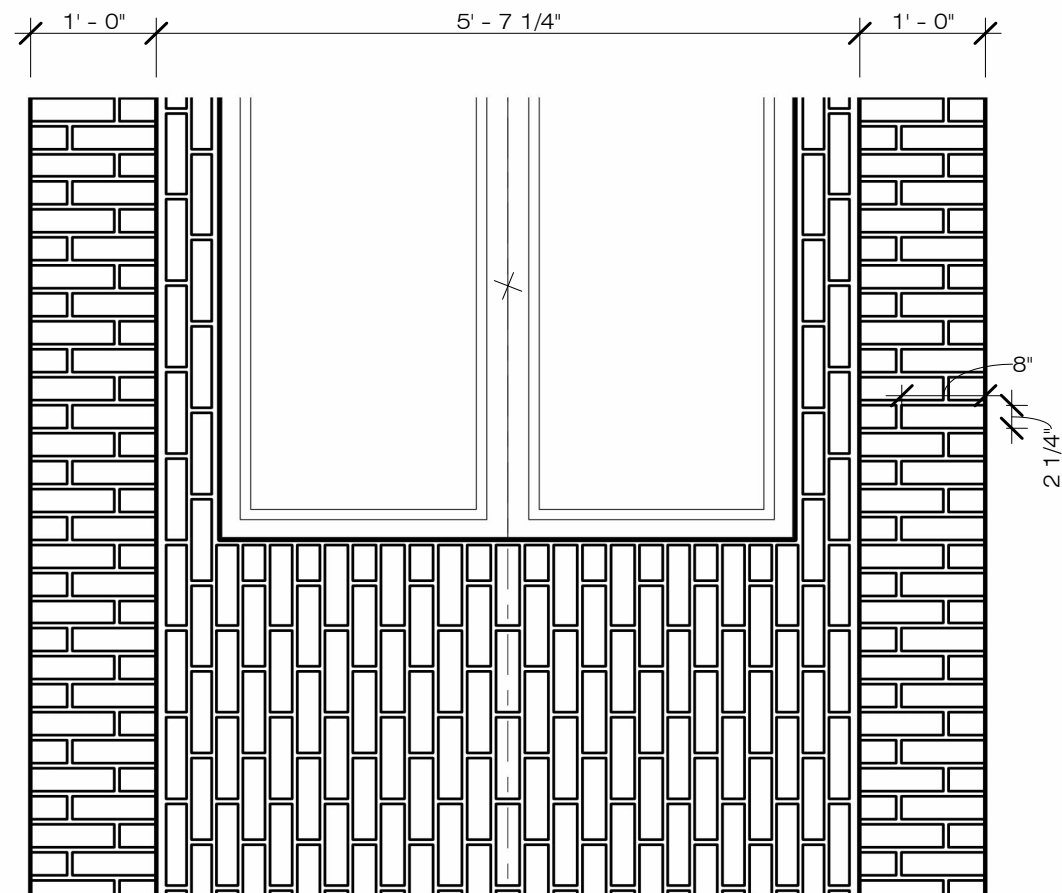
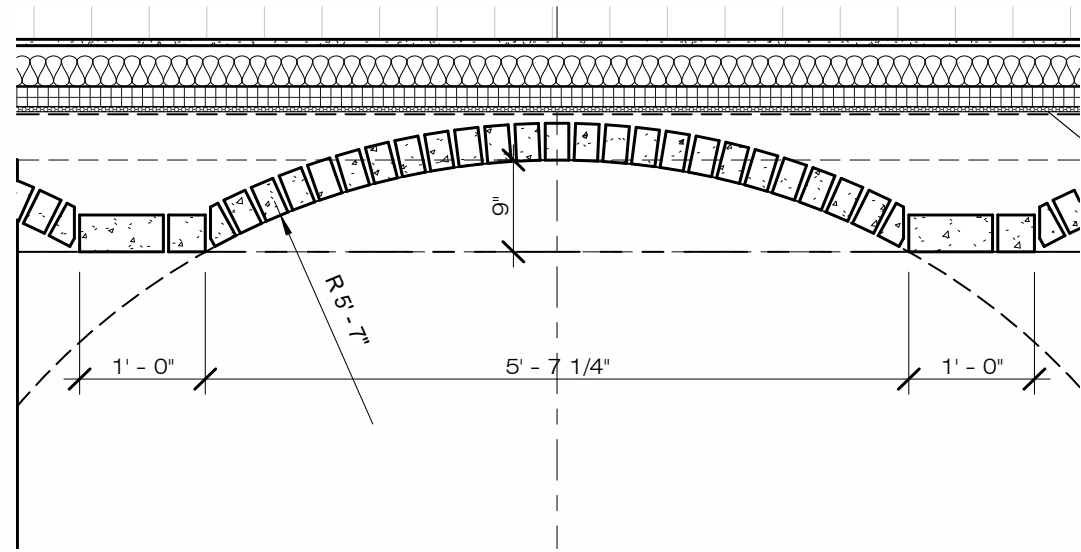
Existing limestone facade to be repaired, resurfaced as required, paint removed

New Steel windows at existing opening to match existing

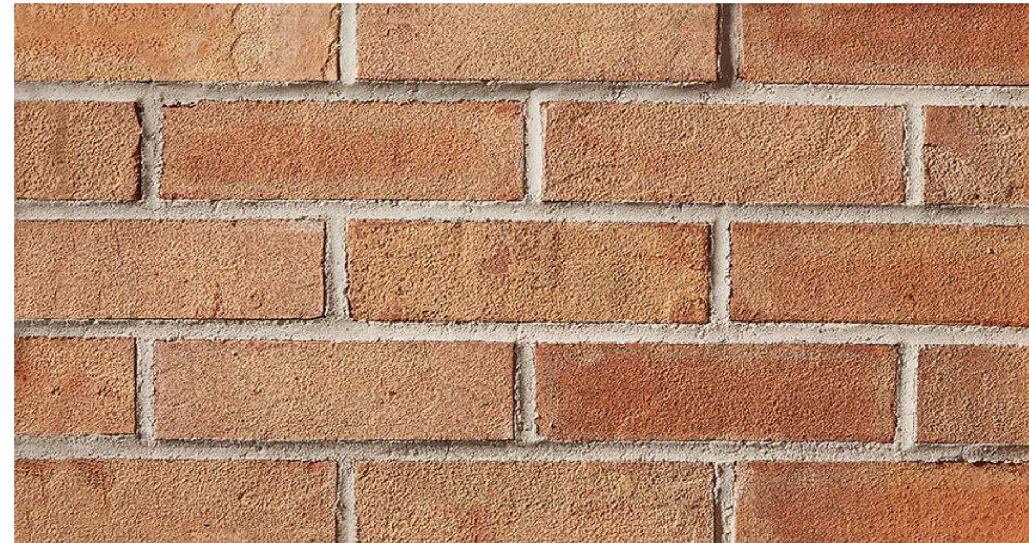
Brick facade w/ arched windows and cornice; arches to tie into geometry of firestation arches and arches from windows elsewhere on street

New Apartment entry door to match firestation doors

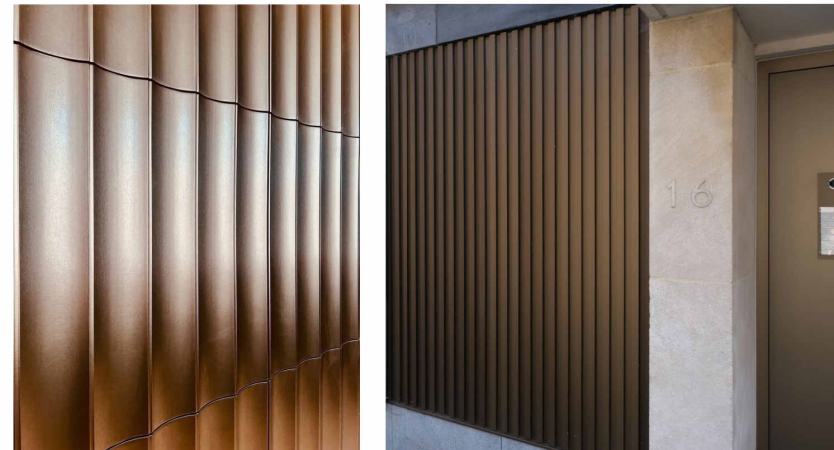
Storefront Entry Glazing



Front Facade Brick Pattern



Brickcraft; Crawford Commons or Equal



Curved Anodized Aluminum Cladding



20822 ■ 56

Sto Stucco

Diamond Dust

STREETSCAPE STRATEGY

subject site

Manhattan Avenue



street wall lacks uniformity between subject site and Manhattan Ave; building typology and style also varies greatly

subject site

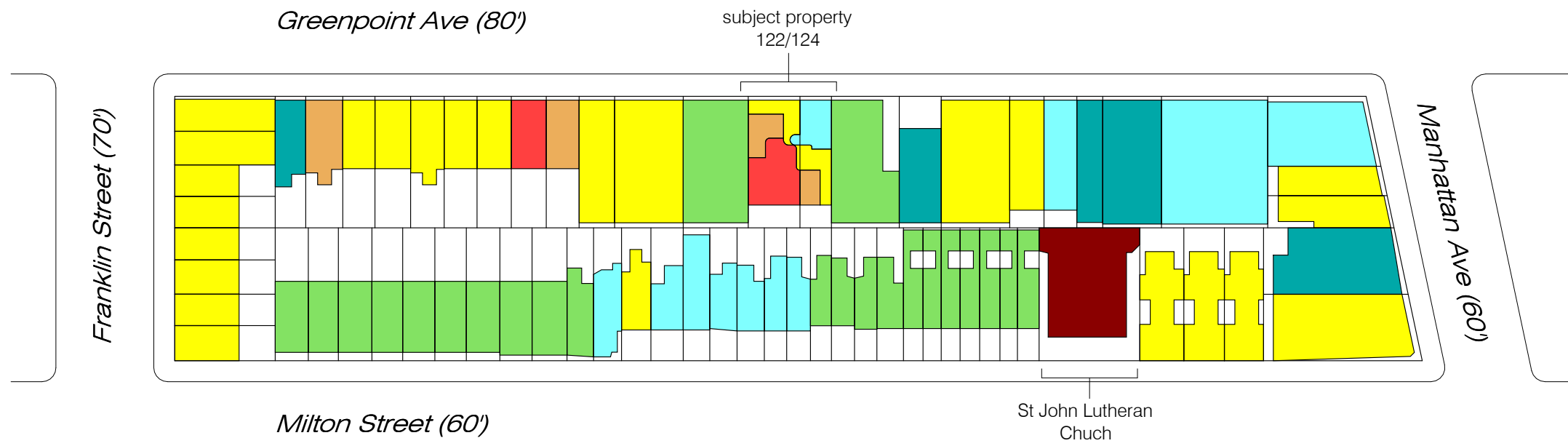
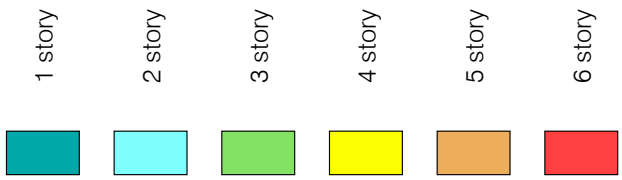
Proposed building in alignment with 4 story context

Consistent four story brick faced context between 46 and 49 foot height

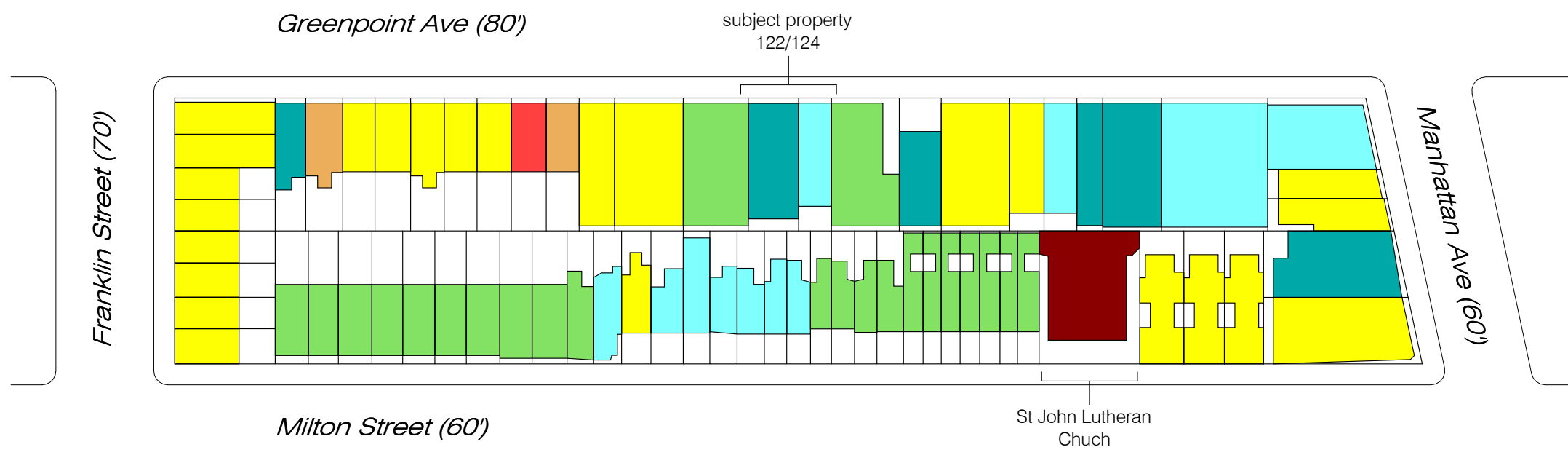
Franklin Avenue



street wall between subject site and Franklin street becomes more cohesive with a general brick materiality and four story mixed use building type with ground floor retail



block plan existing



block plan proposed

BLOCK PLAN







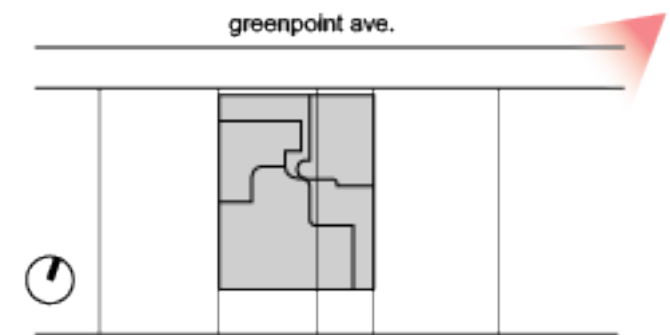






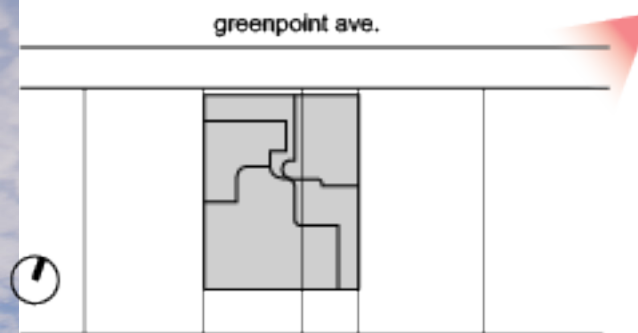
greenpoint ave.

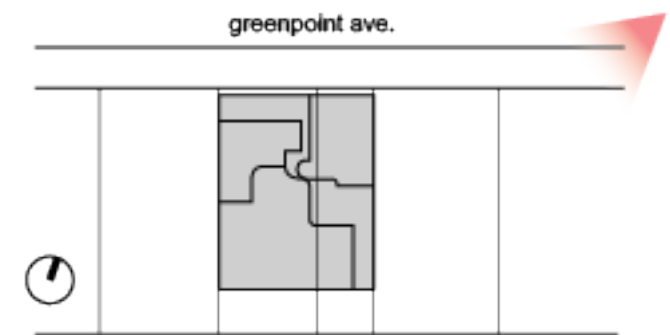


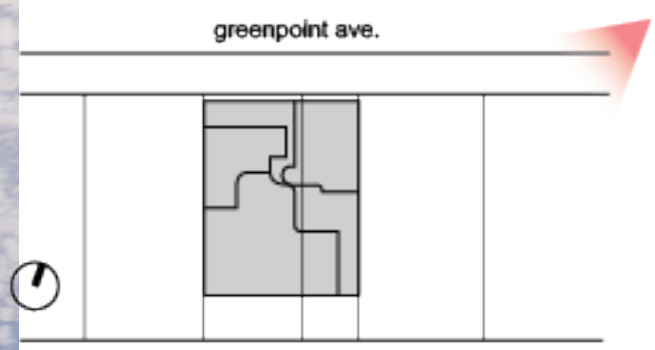




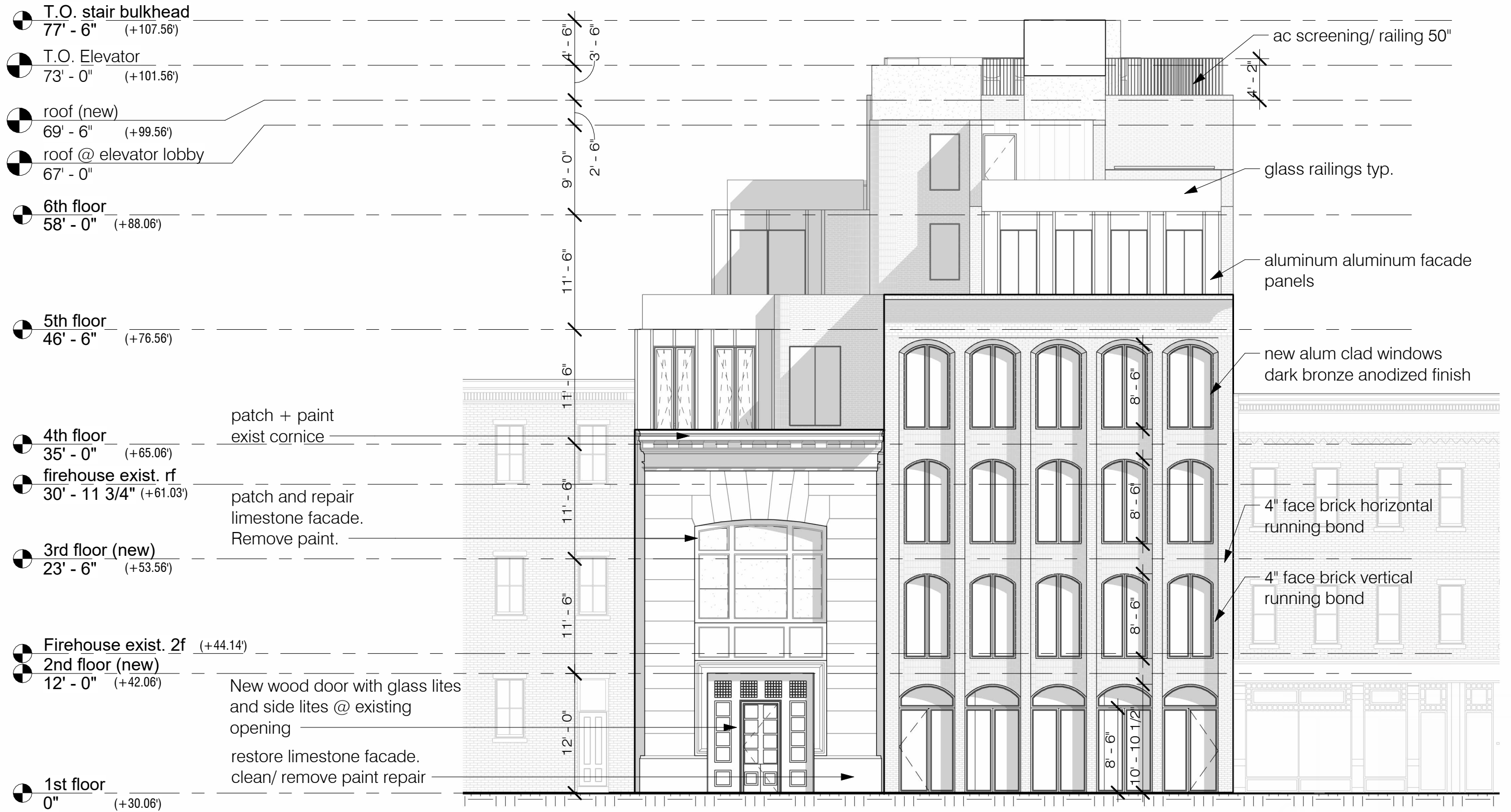




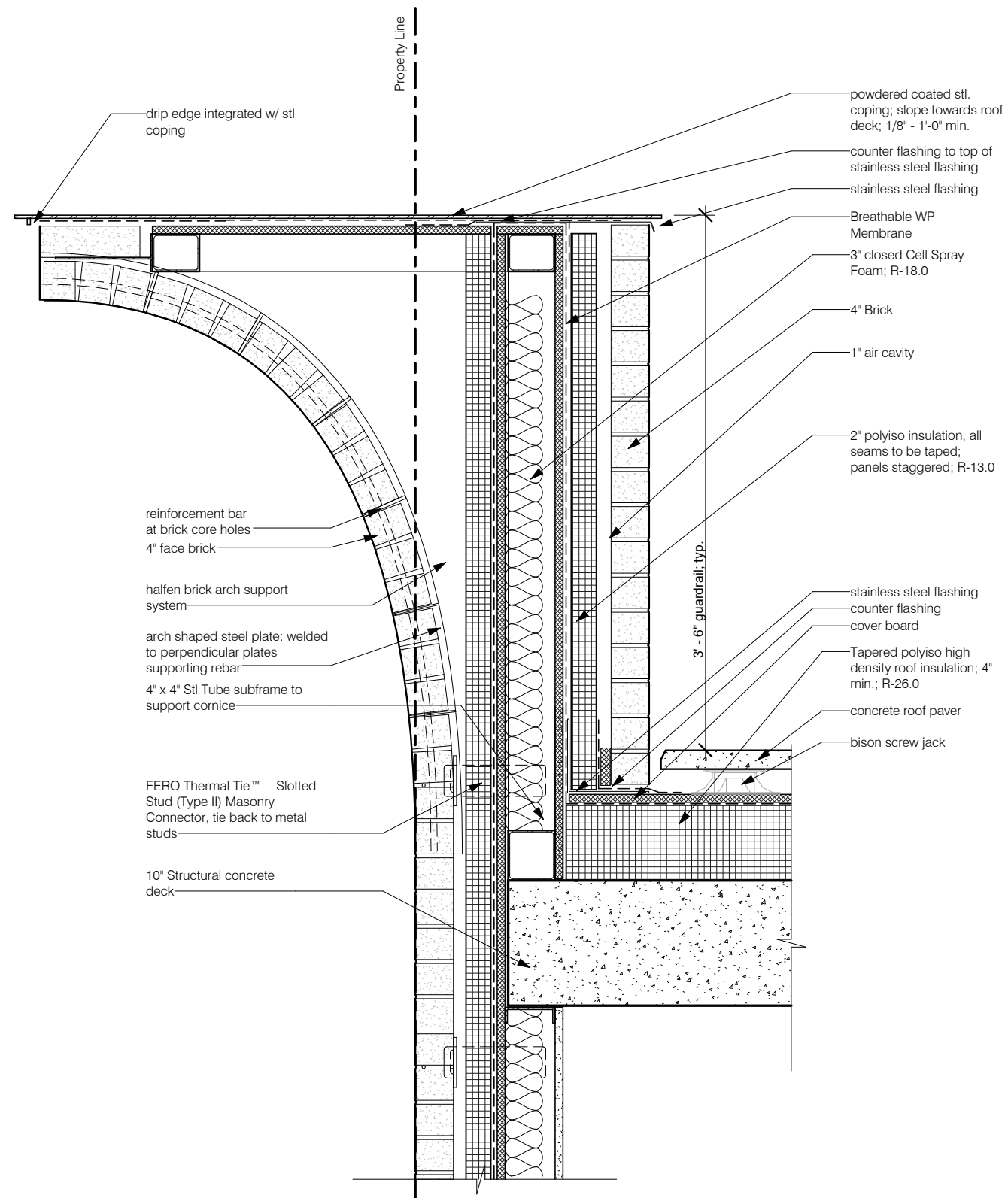






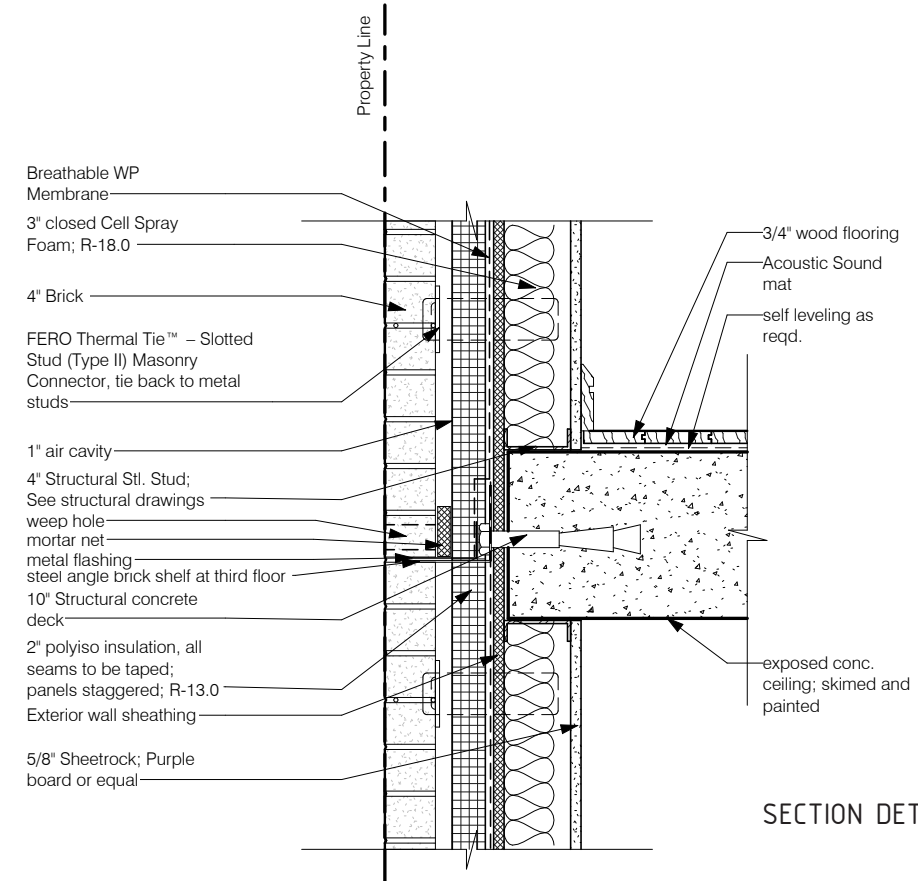


PROPOSED FRONT/NORTH ELEVATION

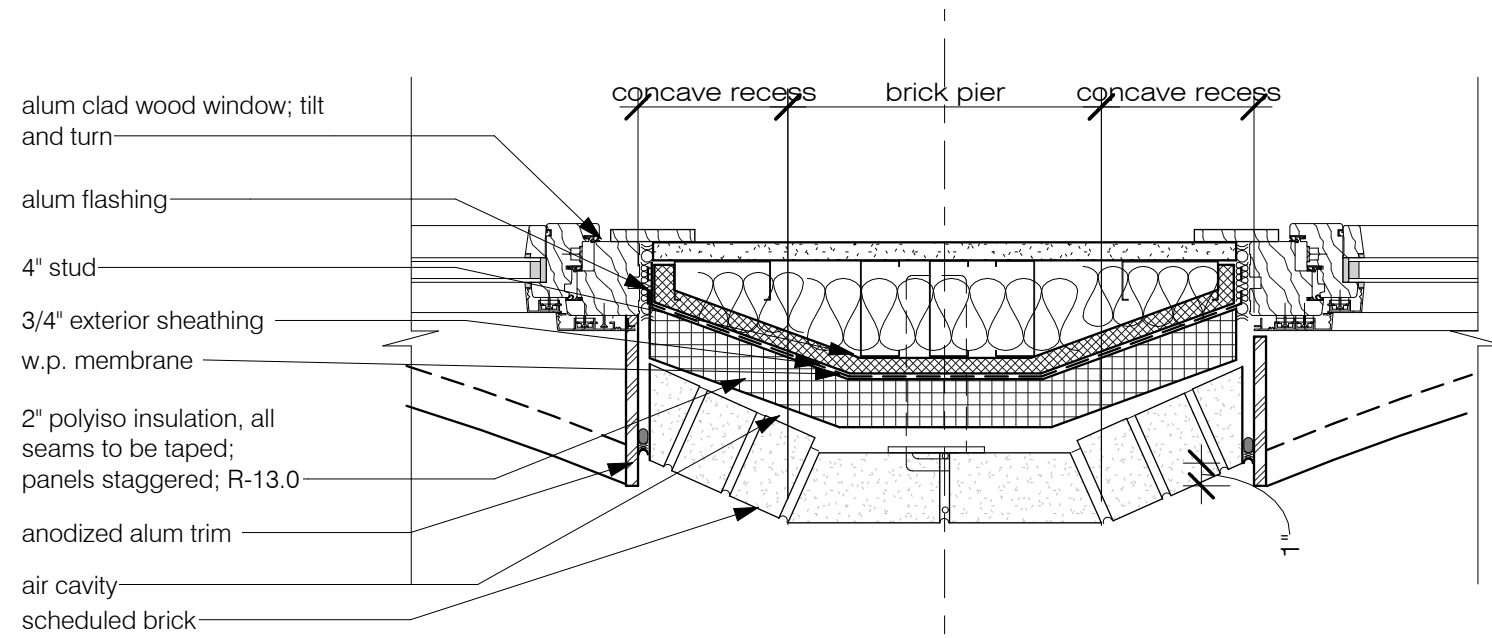


SECTION DETAIL @ BRICK FACADE

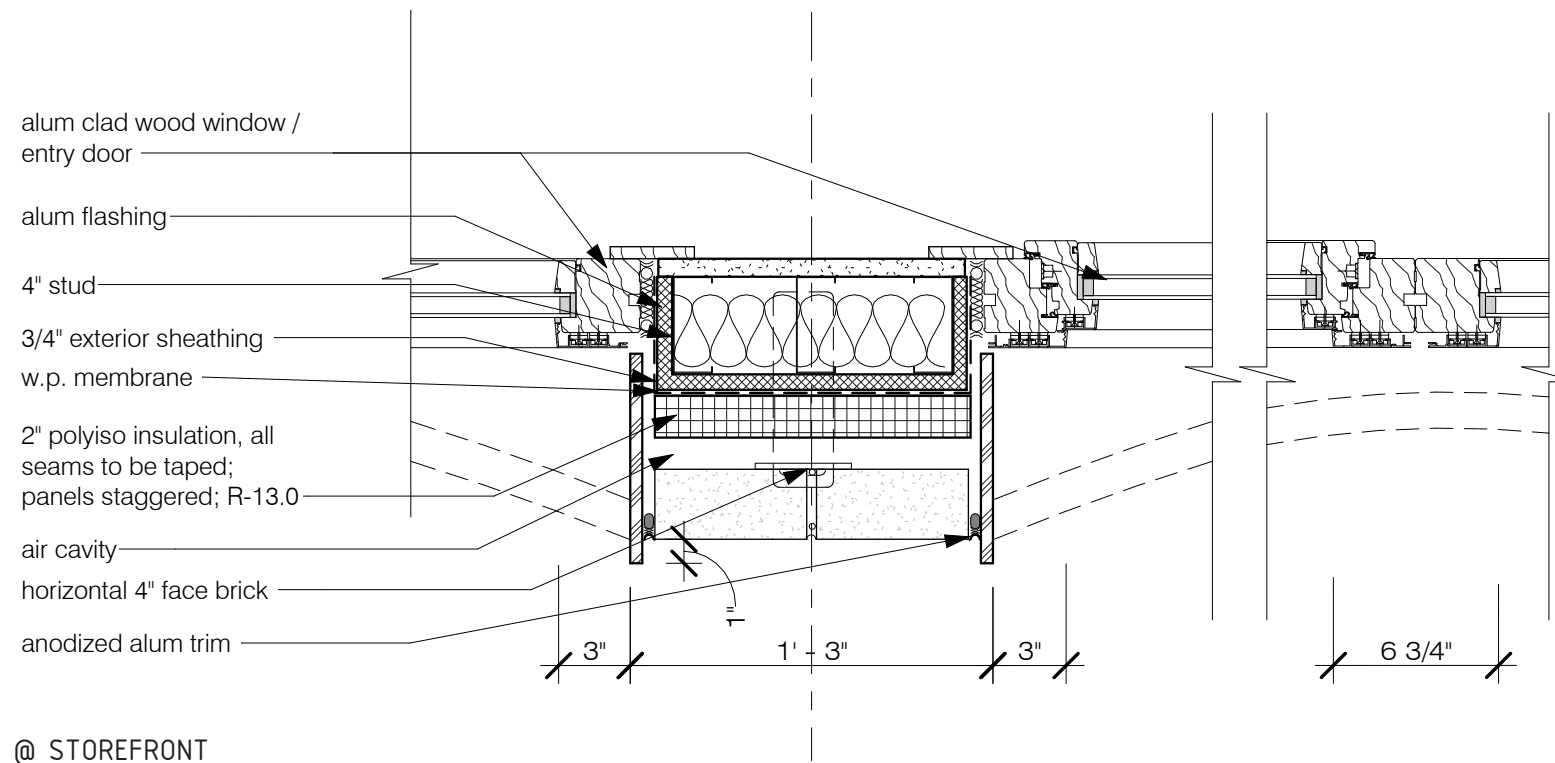
DETAIL @ BRICK FACADE



SECTION DETAIL @ BRICK FACADE

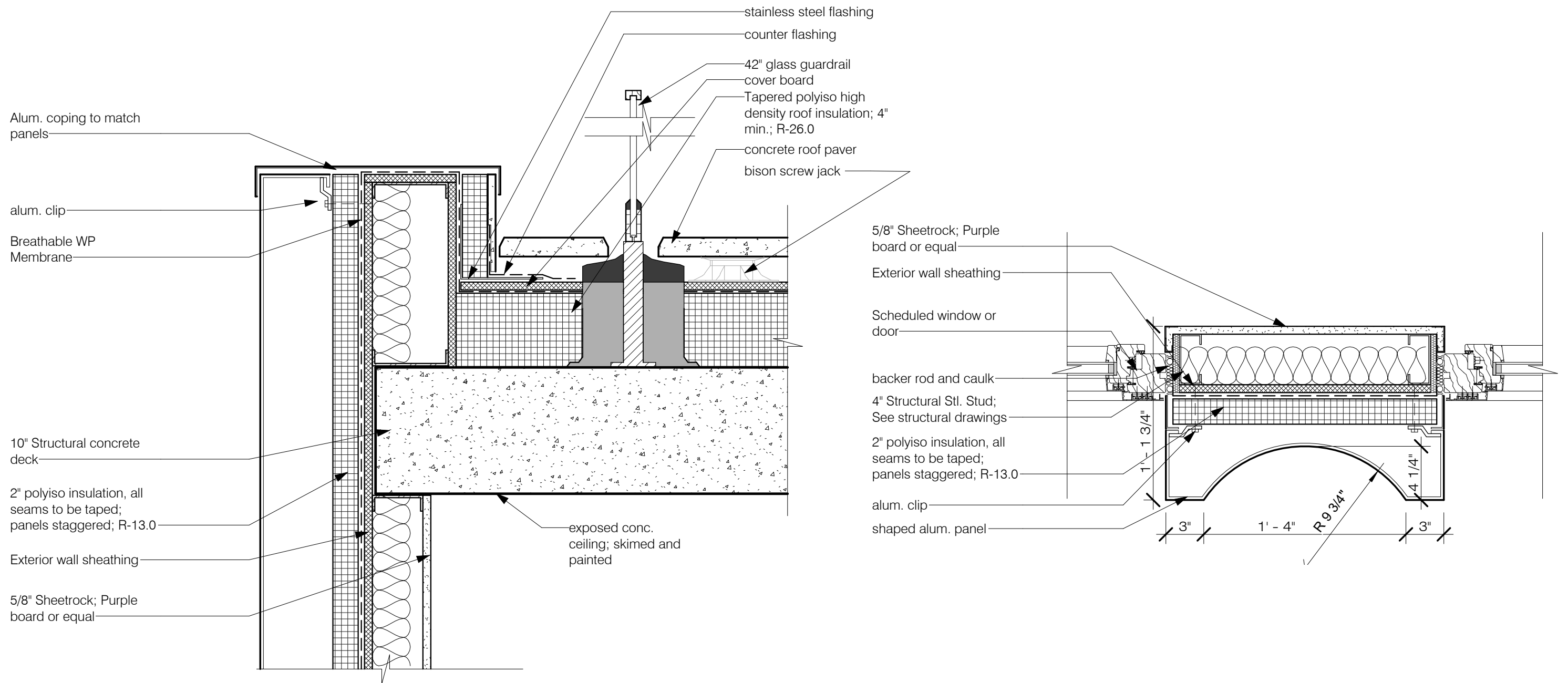


PLAN DETAIL @ UPPER WINDOWS

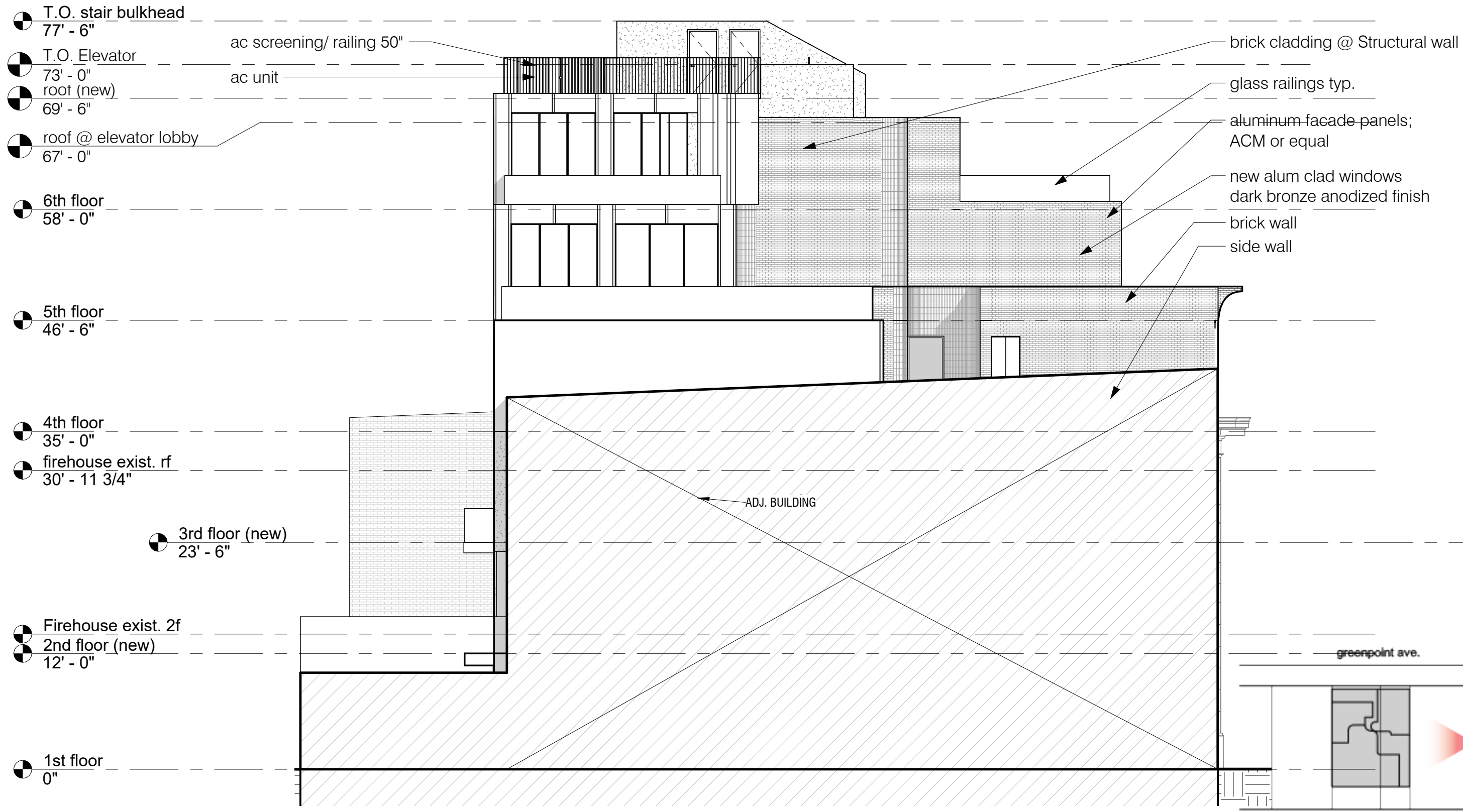


PLAN DETAIL @ STOREFRONT

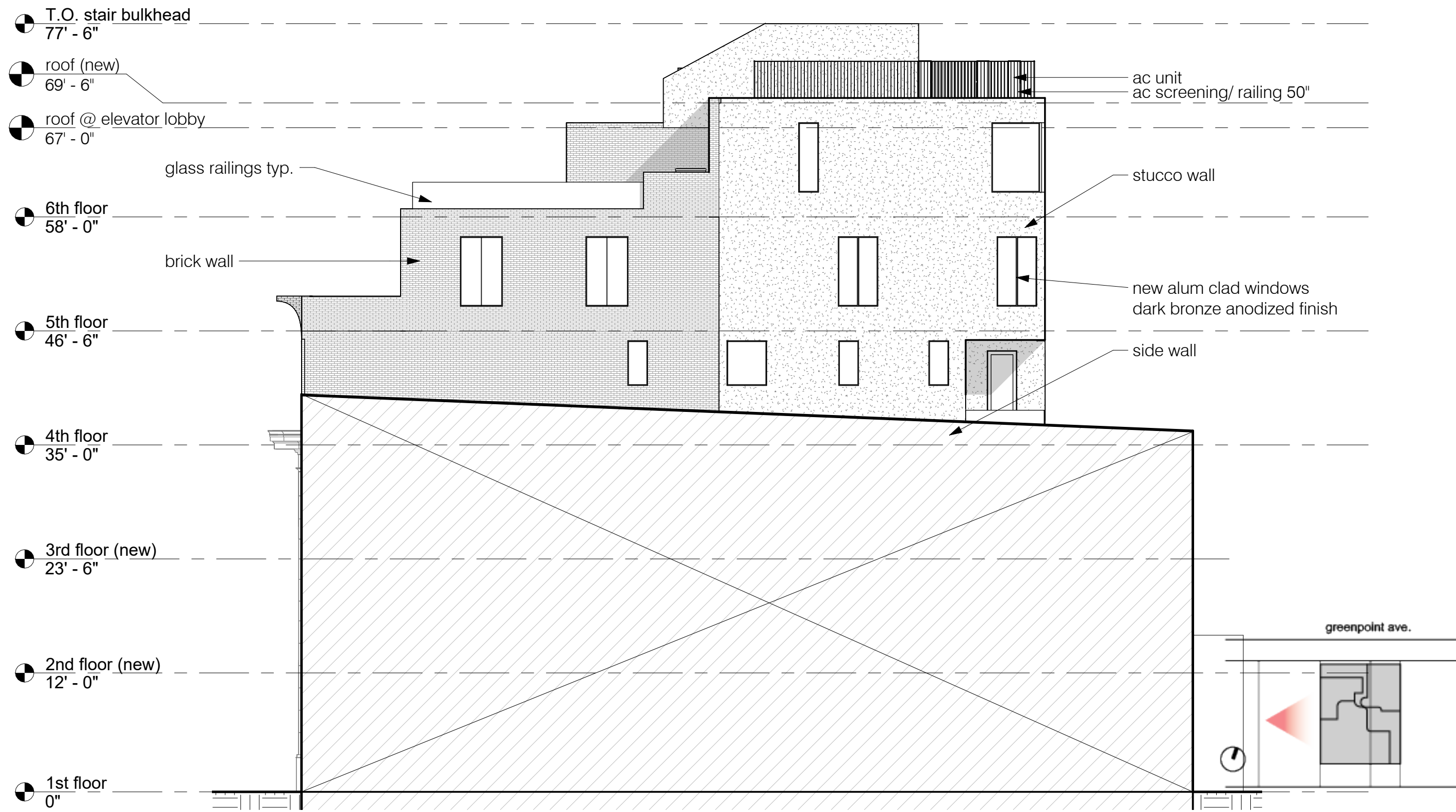
DETAIL @ BRICK FACADE



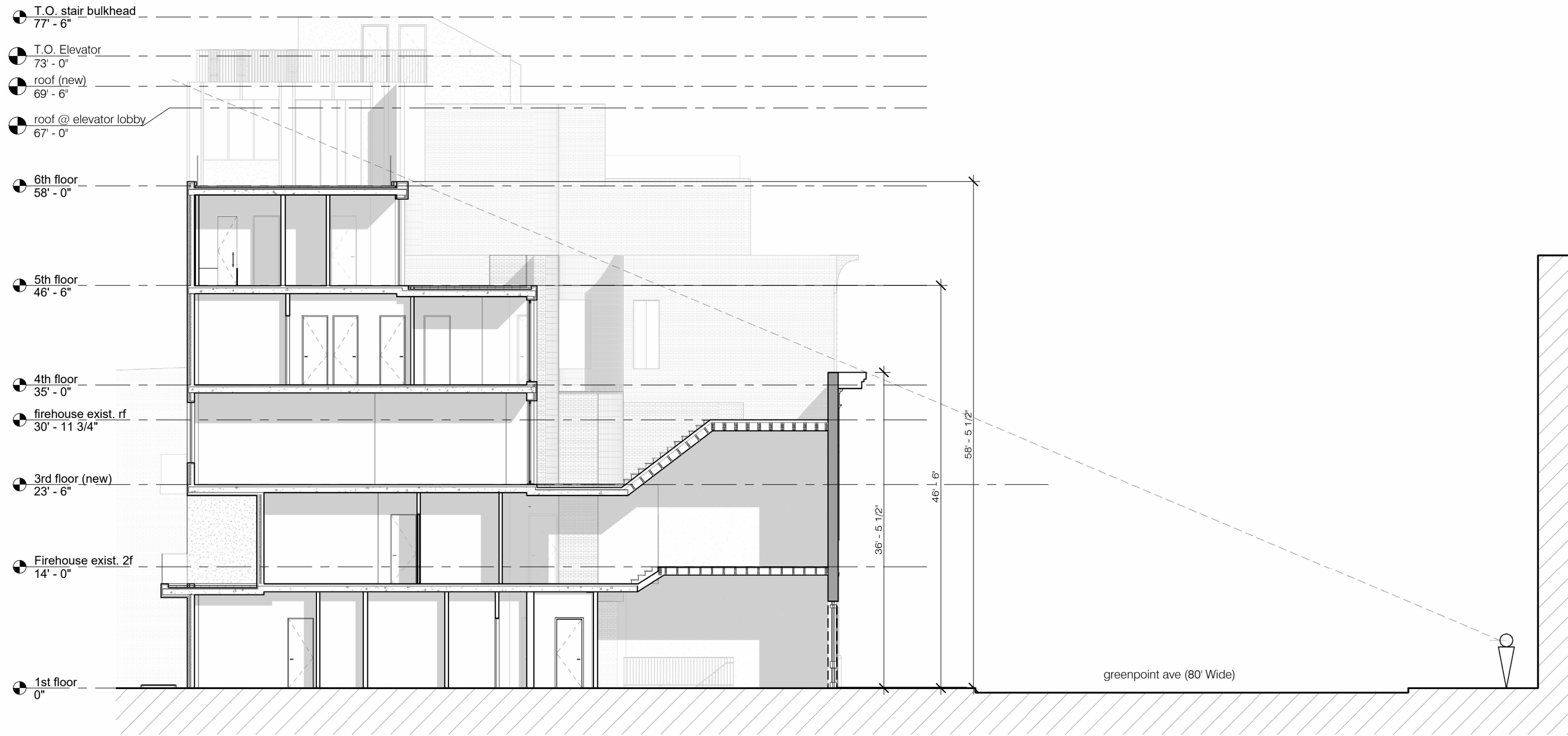
DETAIL @ ALUMINUM FACADE



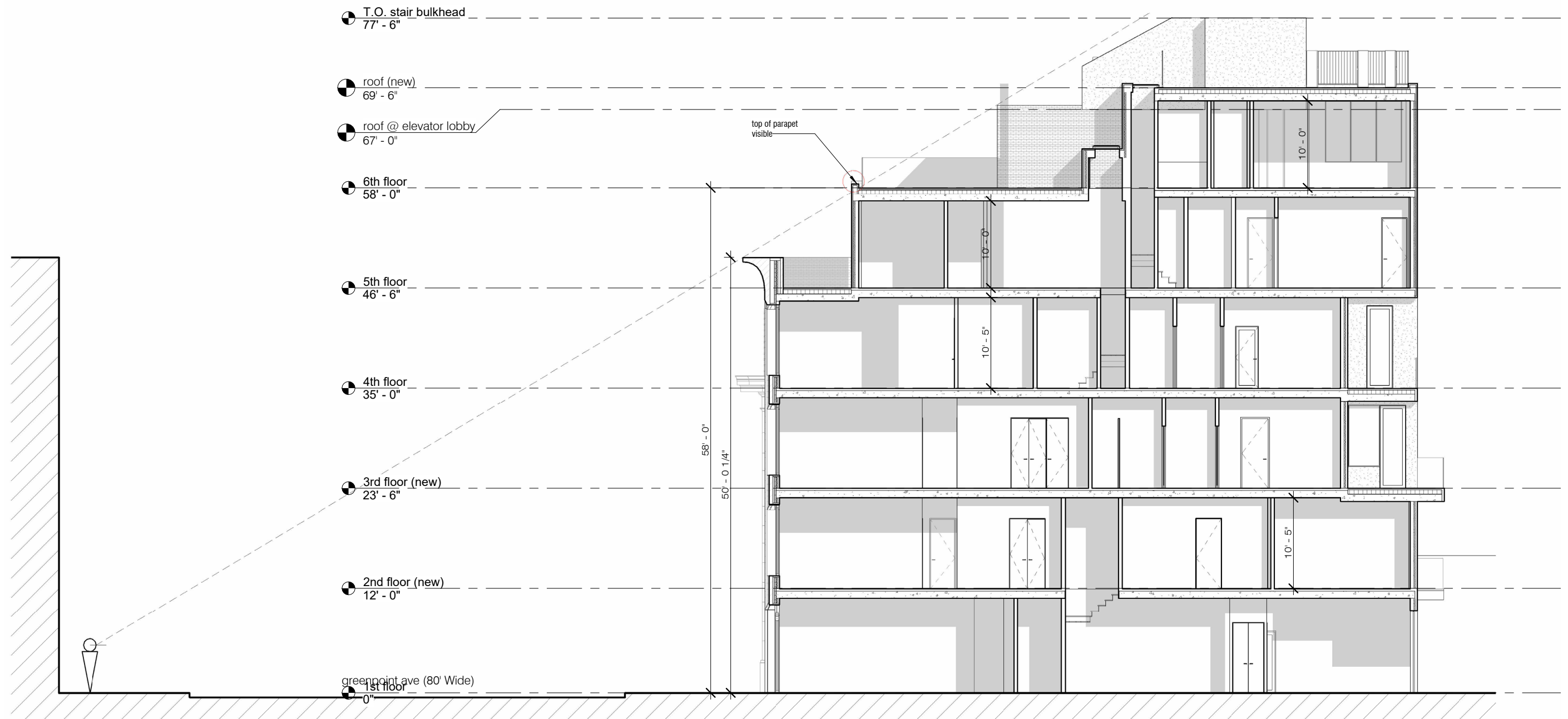
PROPOSED SIDE/EAST ELEVATION



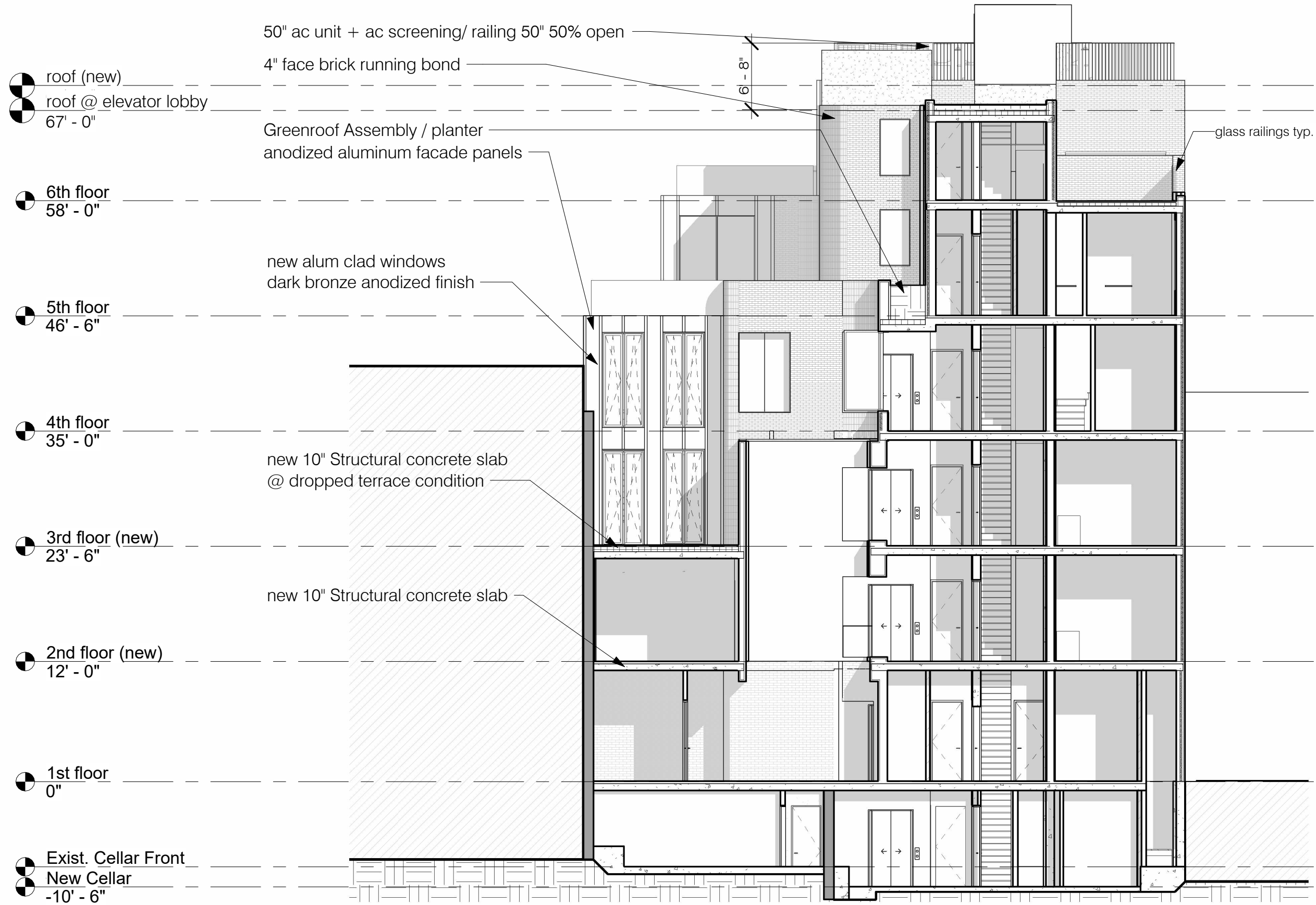
PROPOSED SIDE/WEST ELEVATION



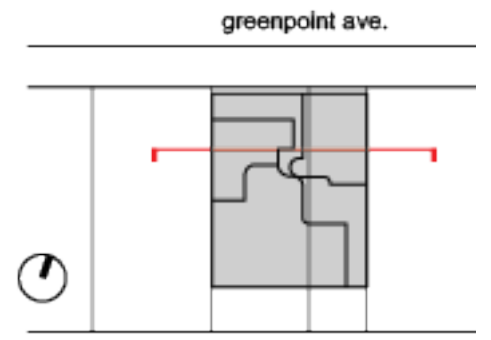
SIGHT LINE



SIGHT LINE



glass railings typ.



PROPOSED EAST/WEST SECTION

T.O. stair bulkhead
77' - 6"

T.O. Elevator
73' - 0"

roof (new)

roof @ elevator lobby
67' - 0"

ac screening/ railing 50" 50% open

50" ac unit

glass railings typ.

6th floor
58' - 0"

10" concrete slab + roof pavers

stucco finish

5th floor
46' - 6"

4th floor
35' - 0"

side wall

3rd floor (new)
23' - 6"

New 10" Structural concrete slab

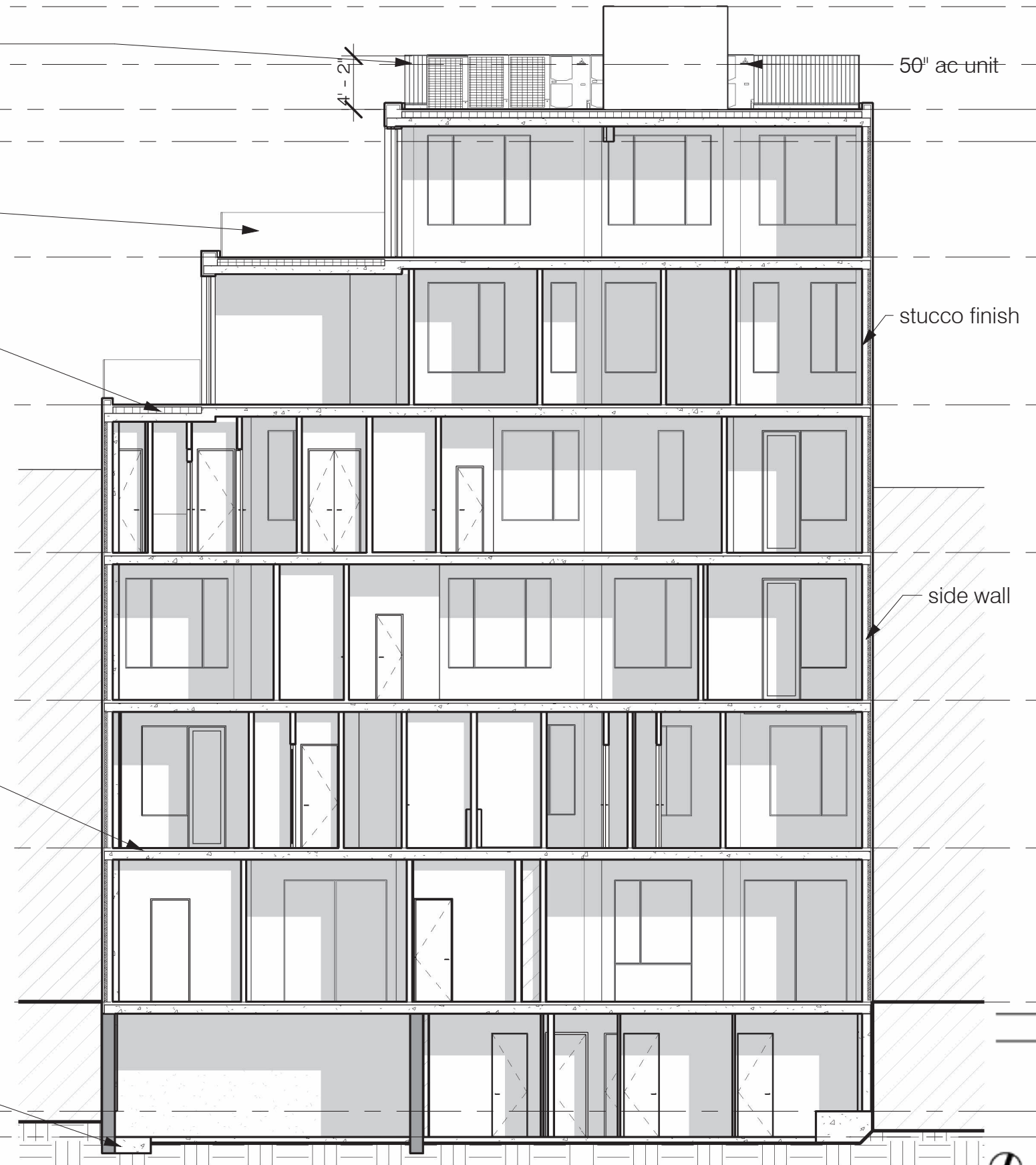
2nd floor (new)
12' - 0"

1st floor
0"

greenpoint ave.

Exist. Cellar Front
New Cellar
-10' - 6"

exist. foundation wall; haunch at interior to accommodate lowered slab; see structural drawings



PROPOSED EAST/WEST SECTION

T.O. stair bulkhead
77' - 6"

T.O. Elevator
73' - 0"

root (new)

roof @ elevator lobby
67' - 0"

6th floor
58' - 0"

5th floor
46' - 6"

4th floor
35' - 0"

firehouse exist. rf
30' - 11 3/4"

3rd floor (new)
23' - 6"

Firehouse exist. 2f
2nd floor (new)
12' - 0"

1st floor
0"

Exist. Cellar Front
New Cellar
-10' - 6"

ac screening/ railing 50" 50% open
50" ac unit

New 10" Structural concrete slab @ dropped terrace condition

Stucco Finish

New 10" Structural concrete slab

New 10" Structural concrete slab @ dropped terrace condition

Walkable glass skylight

10' - 9"
(min. 10' clear at all unit interiors)

Brick Cladding @ Structural wall

glass railings typ.

Aluminum facade panels;

new alum clad windows
dark bronze anodized finish

brick wall

Exist. Wood Roof Assembly;
sister joists as reqd. to
accommodate new roof load

Exist. Masonry Wall; patch
and repair limestone facade.
Remove paint.

Exist. Wood Floor
Assembly.

Exist. Foundation wall;
haunch at interior to
accommodate lowered slab;
see structural drawings

greenpoint ave.

PROPOSED SOUTH/NORTH SECTION

T.O. stair bulkhead
77' - 6"

ac screening/ railing 50" 50% open

roof (new)

glass railings typ.

roof @ elevator lobby
67' - 0"

New 10" Structural
concrete slab

ac unit 50"

6th floor
58' - 0"

aluminum facade panels

5th floor
46' - 6"

New 10" Structural concrete slab

new alum clad windows
dark bronze anodized finish

4th floor
35' - 0"

Brick Cladding @
Structural wall

3rd floor (new)
23' - 6"

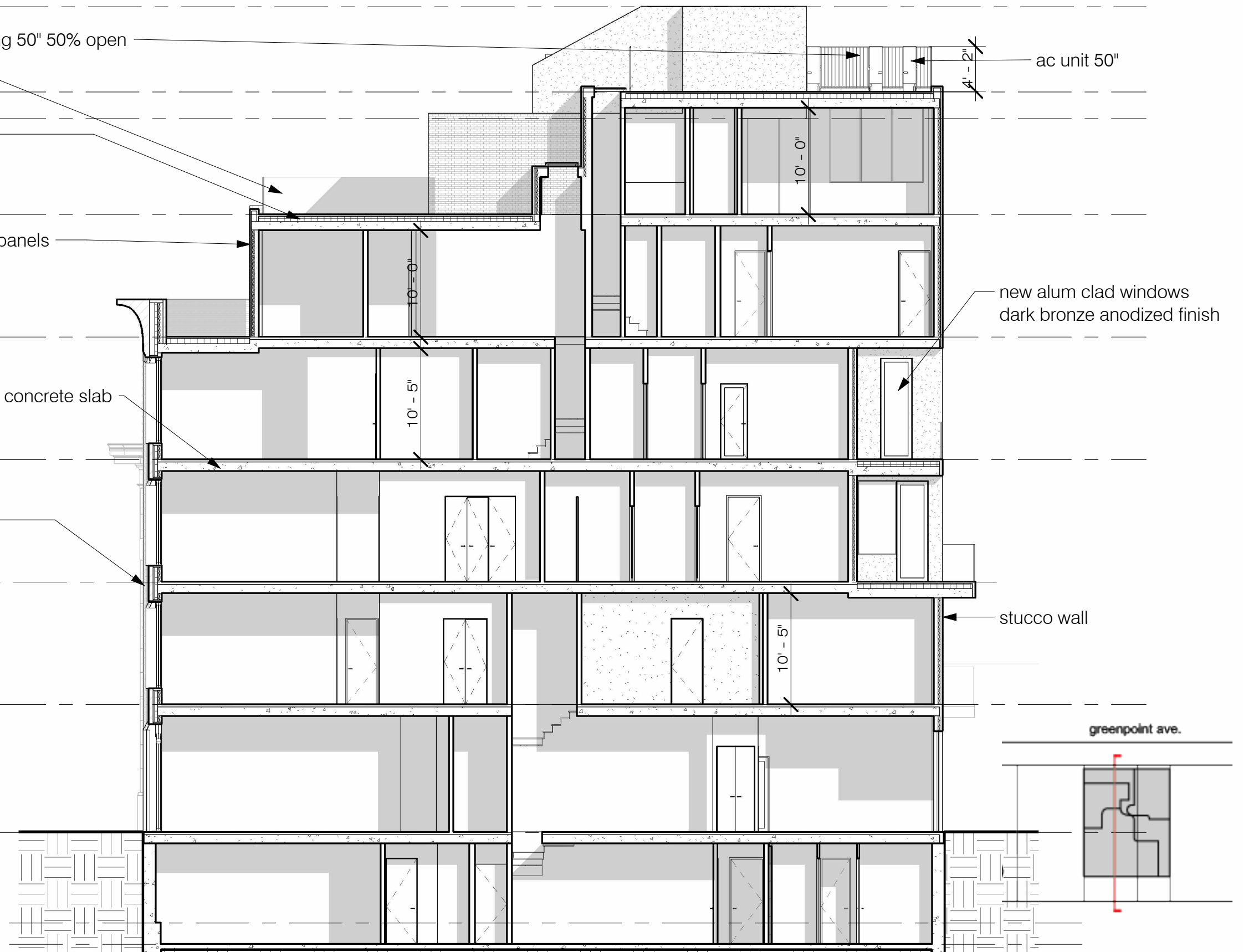
stucco wall

2nd floor (new)
12' - 0"

greenpoint ave.

1st floor
0"

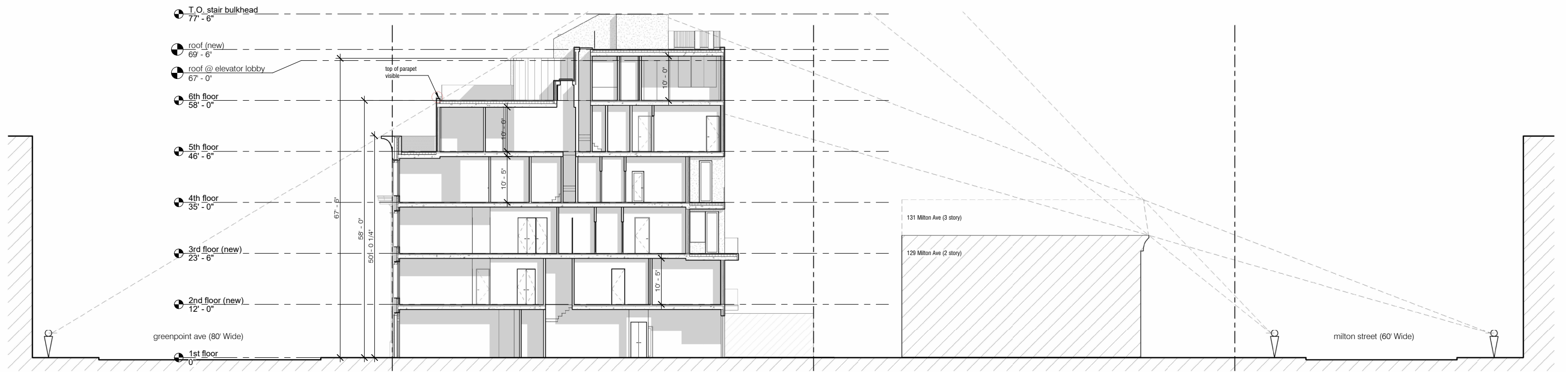
Exist. Cellar Front
New Cellar
-10' - 6"



PROPOSED SOUTH/NORTH SECTION



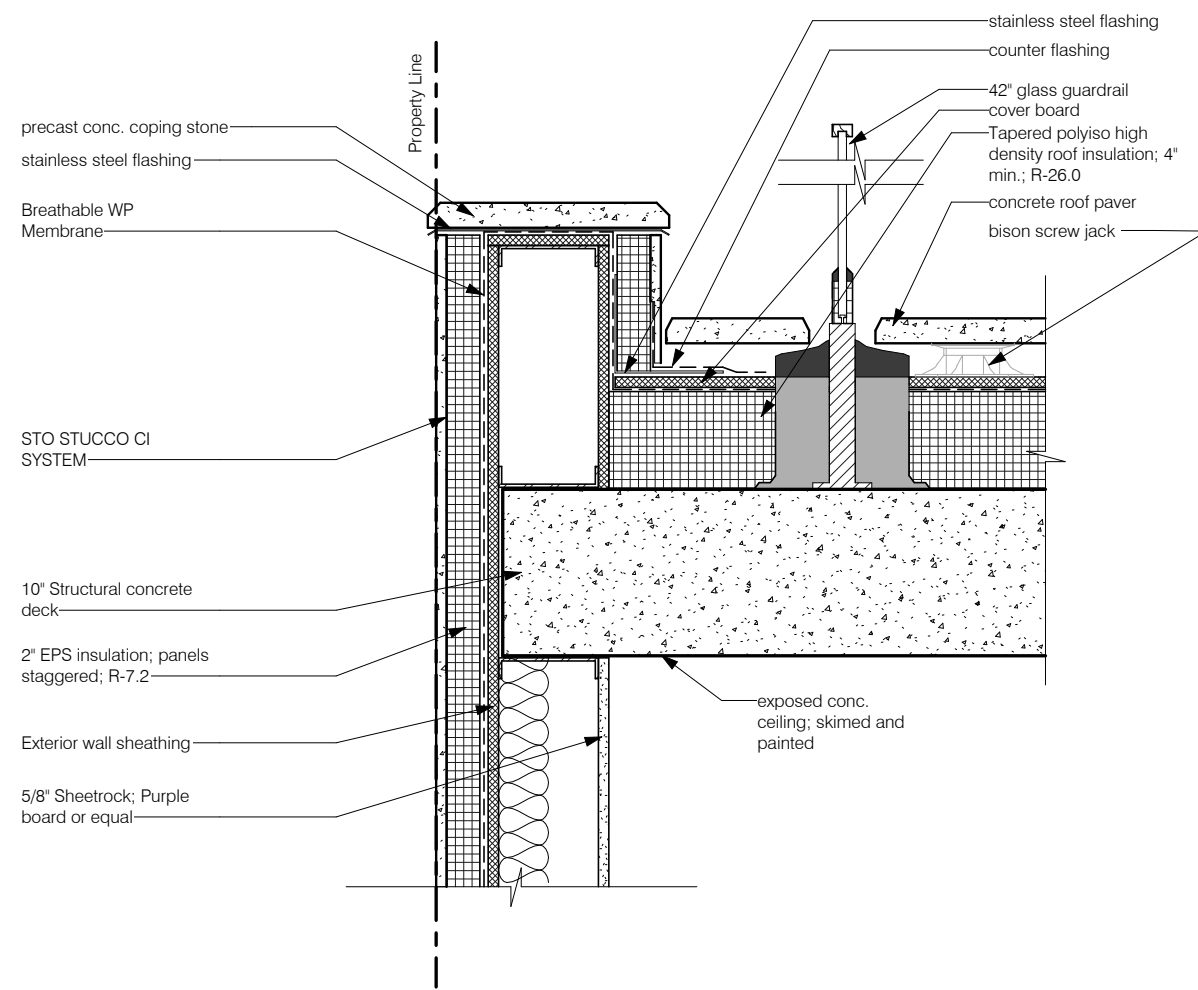
NEW ENTRY DOOR TO REFLECT ORIGINAL FIREHOUSE DOOR



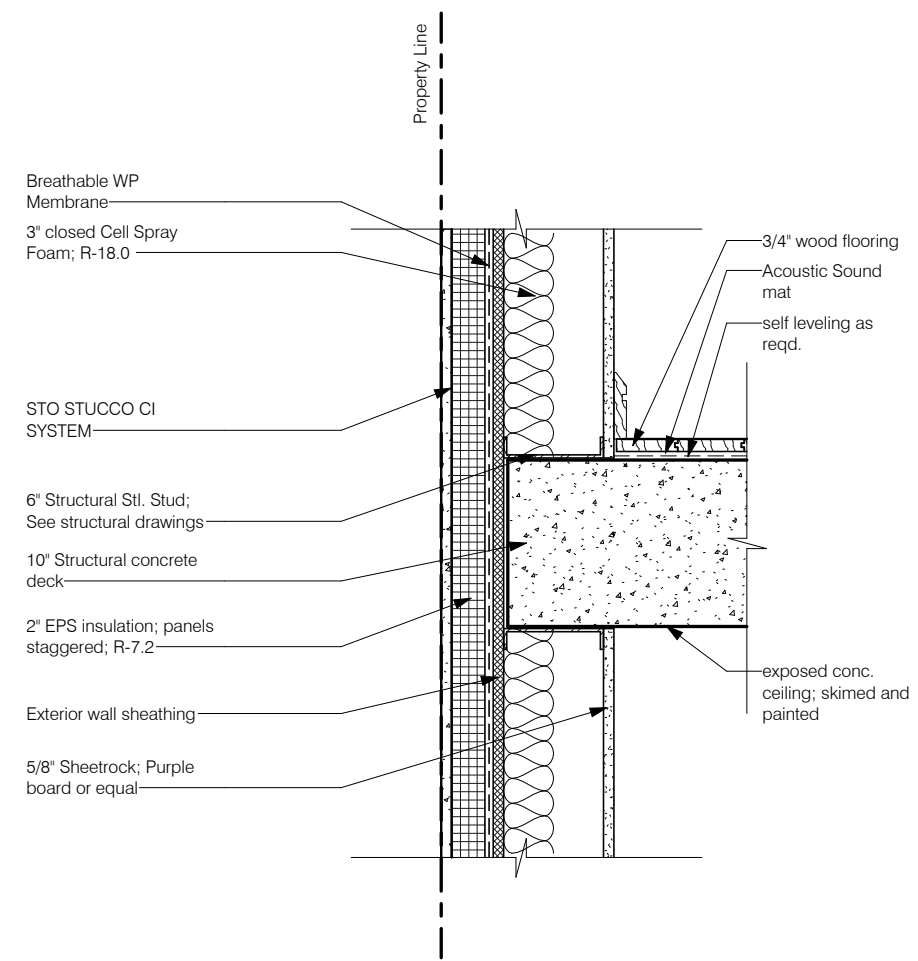
SIGHT LINE



PROPOSED REAR/SOUTH ELEVATION



SECTION DETAIL @ REAR FACADE



SECTION DETAIL @ REAR FACADE

DETAIL @ REAR FACADE



129 - 131 Milton ave



127 - 129 Milton Ave



117 Milton ave

new developments visible above existing context



Franklin and Milton



Kent St



Kent St



Kent Street



Franklin and Oak



Franklin and Kent



122 Greenpoint Ave - rear Yard



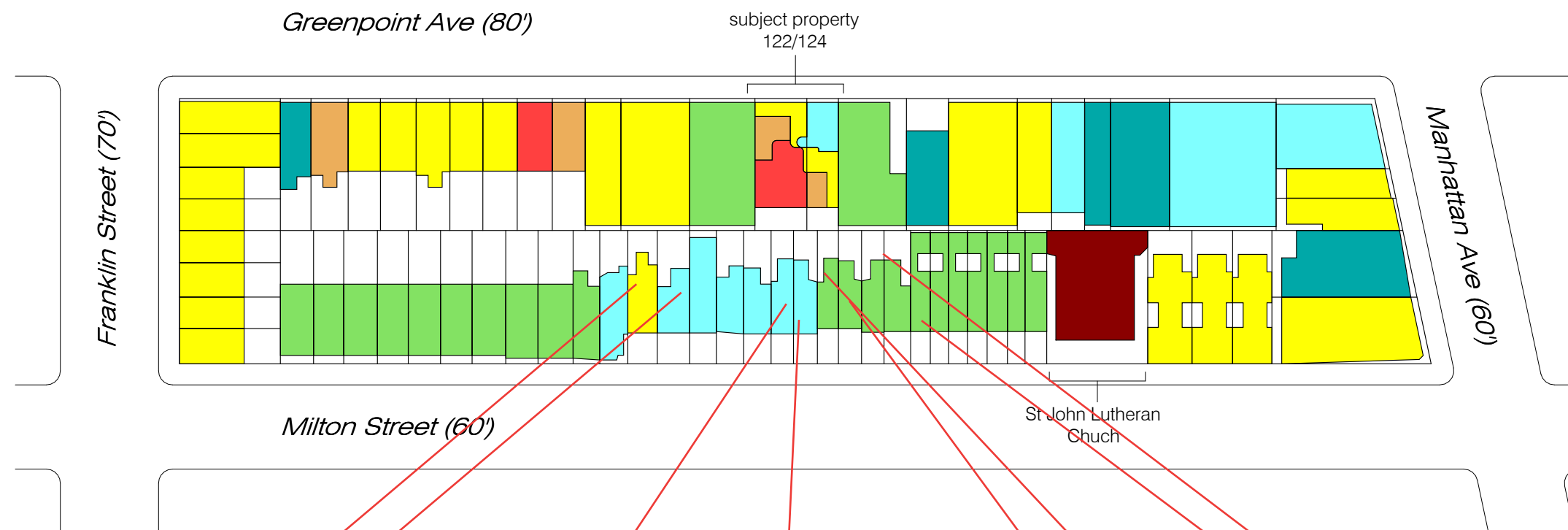
124 Greenpoint Ave - rear Yard

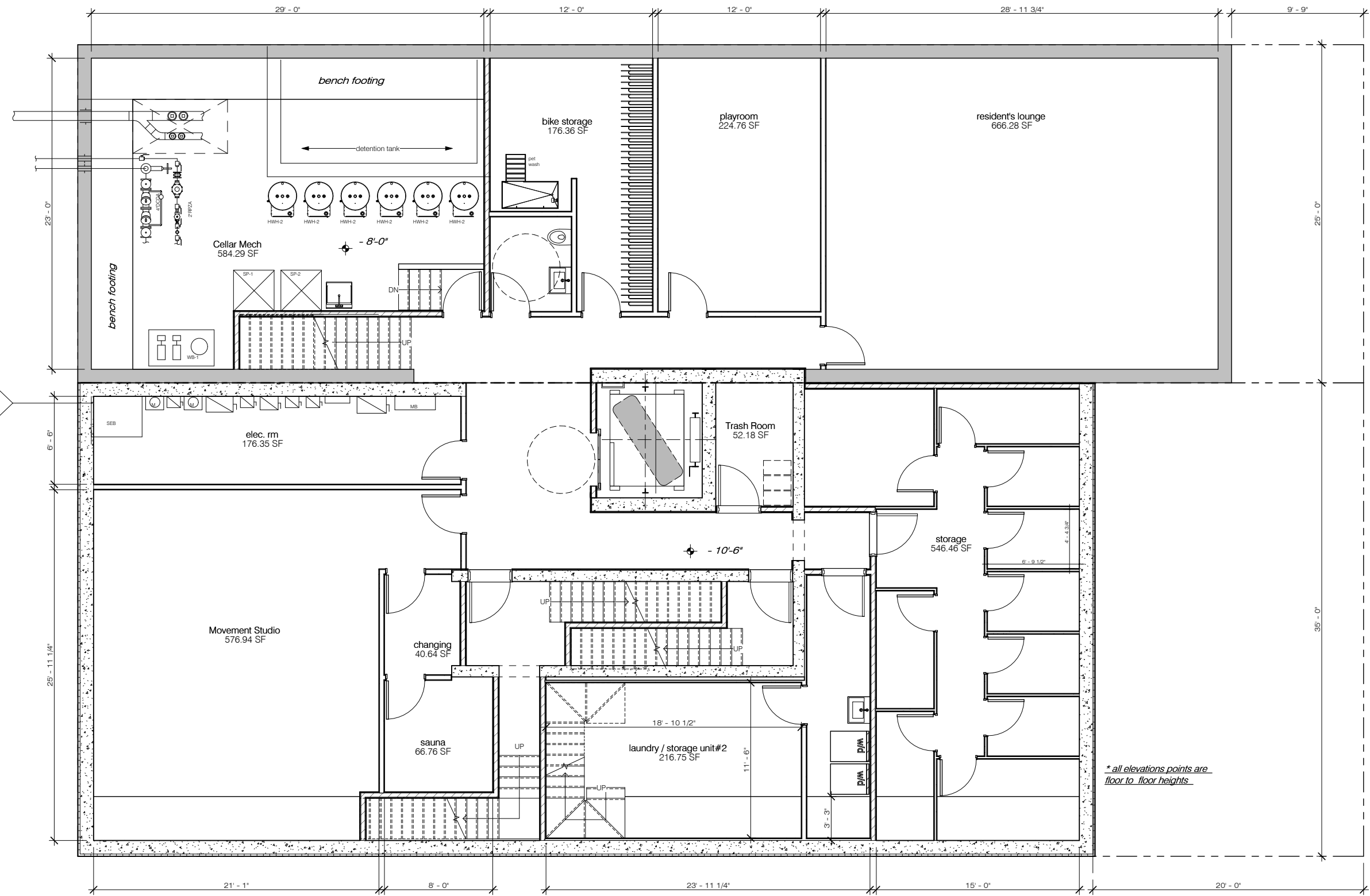


Block Court From 126 Greenpoint to 131 Milton

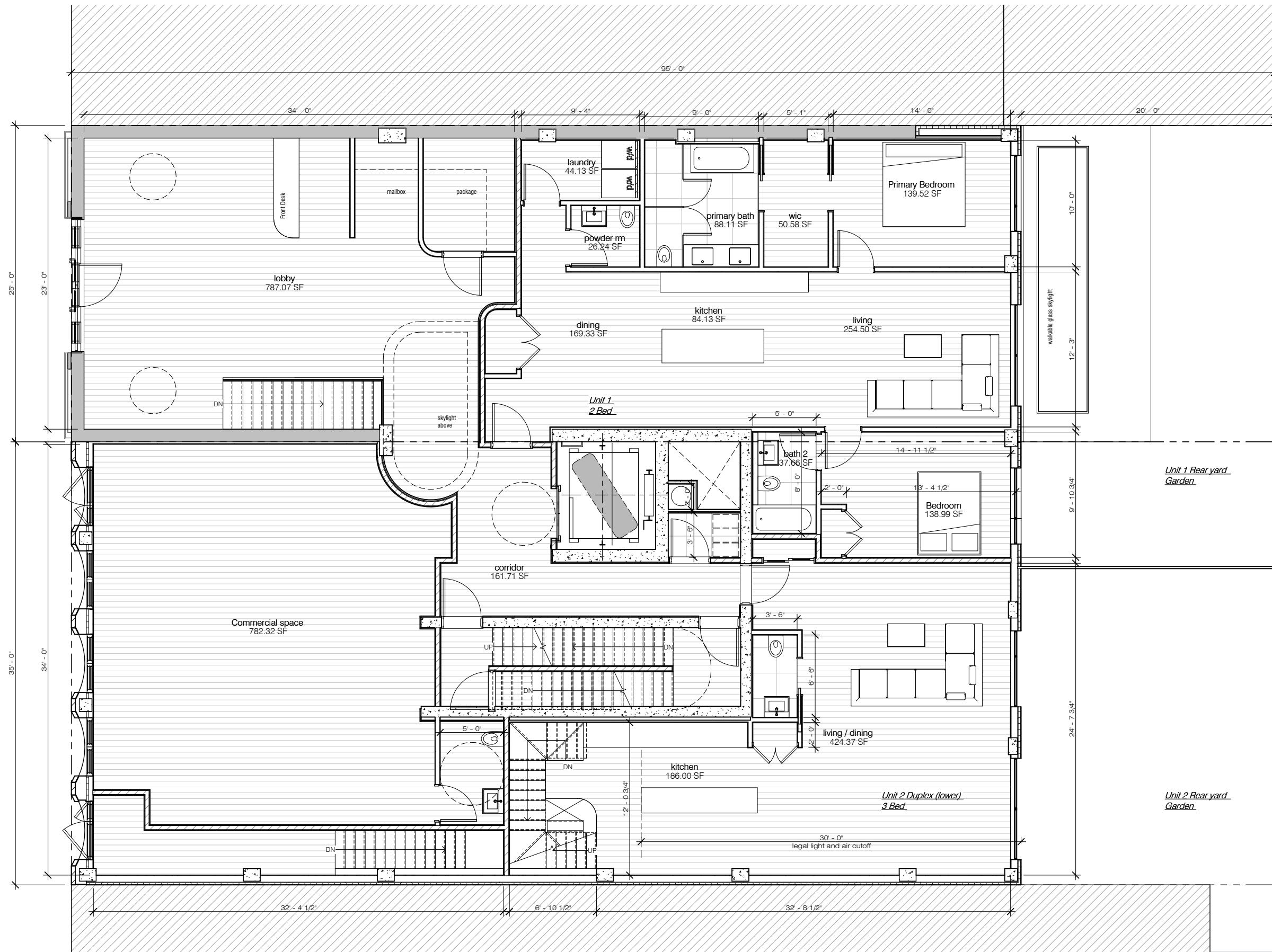


Block Court From 131 Milton 117 Milton

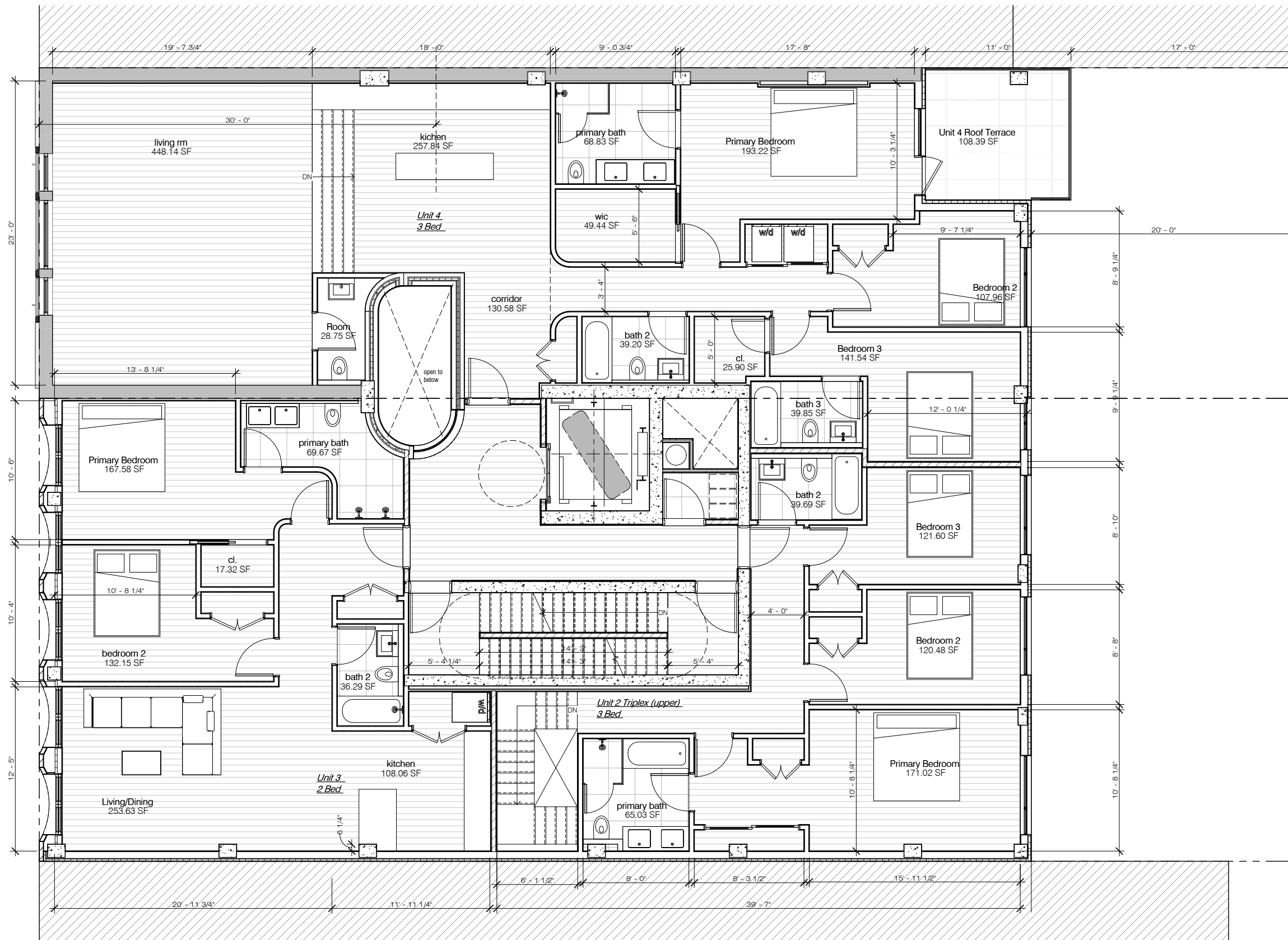




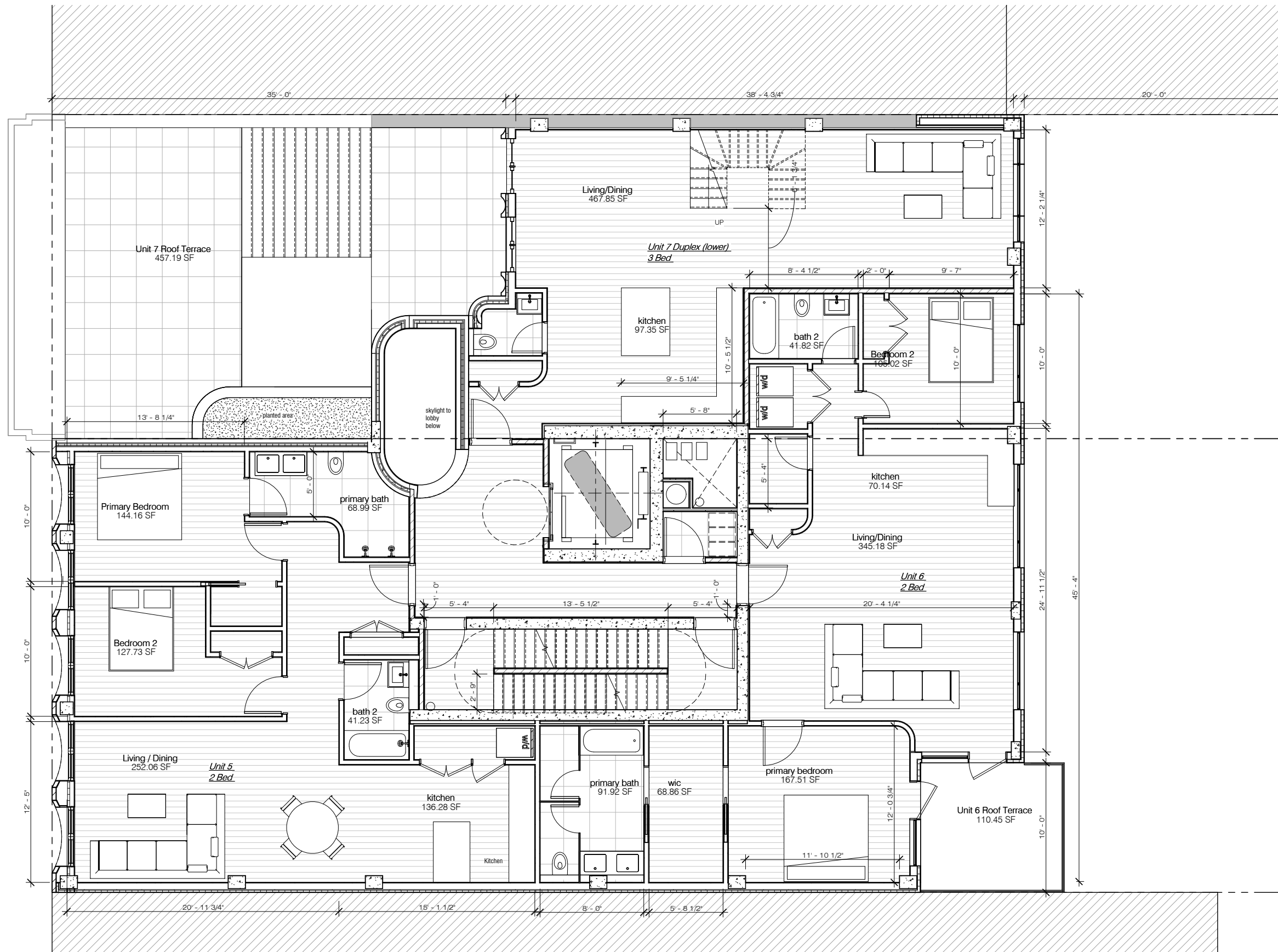
PROPOSED CELLAR FLOOR PLAN



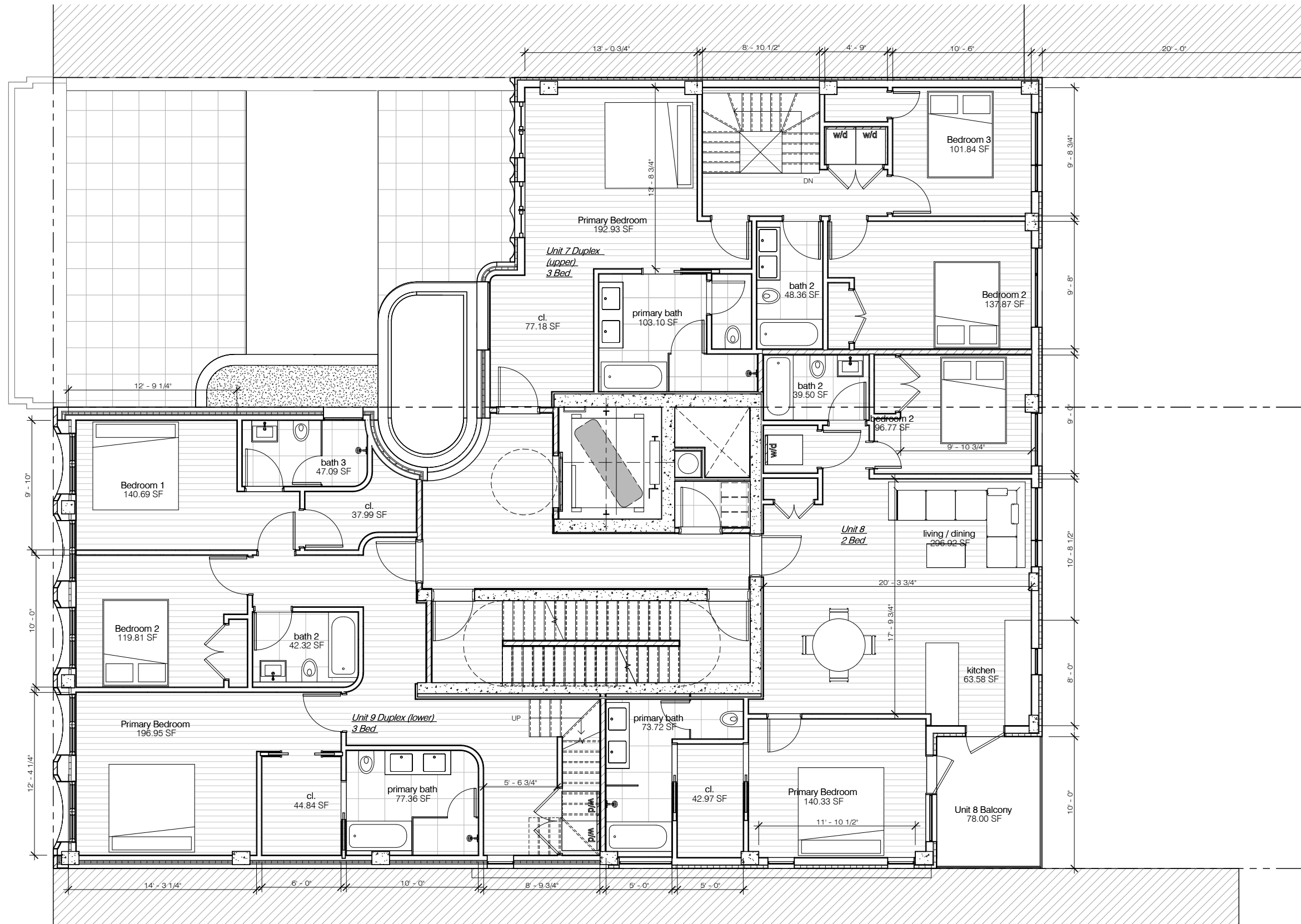
PROPOSED 1st FLOOR PLAN



PROPOSED 2nd FLOOR PLAN



PROPOSED 3rd FLOOR PLAN

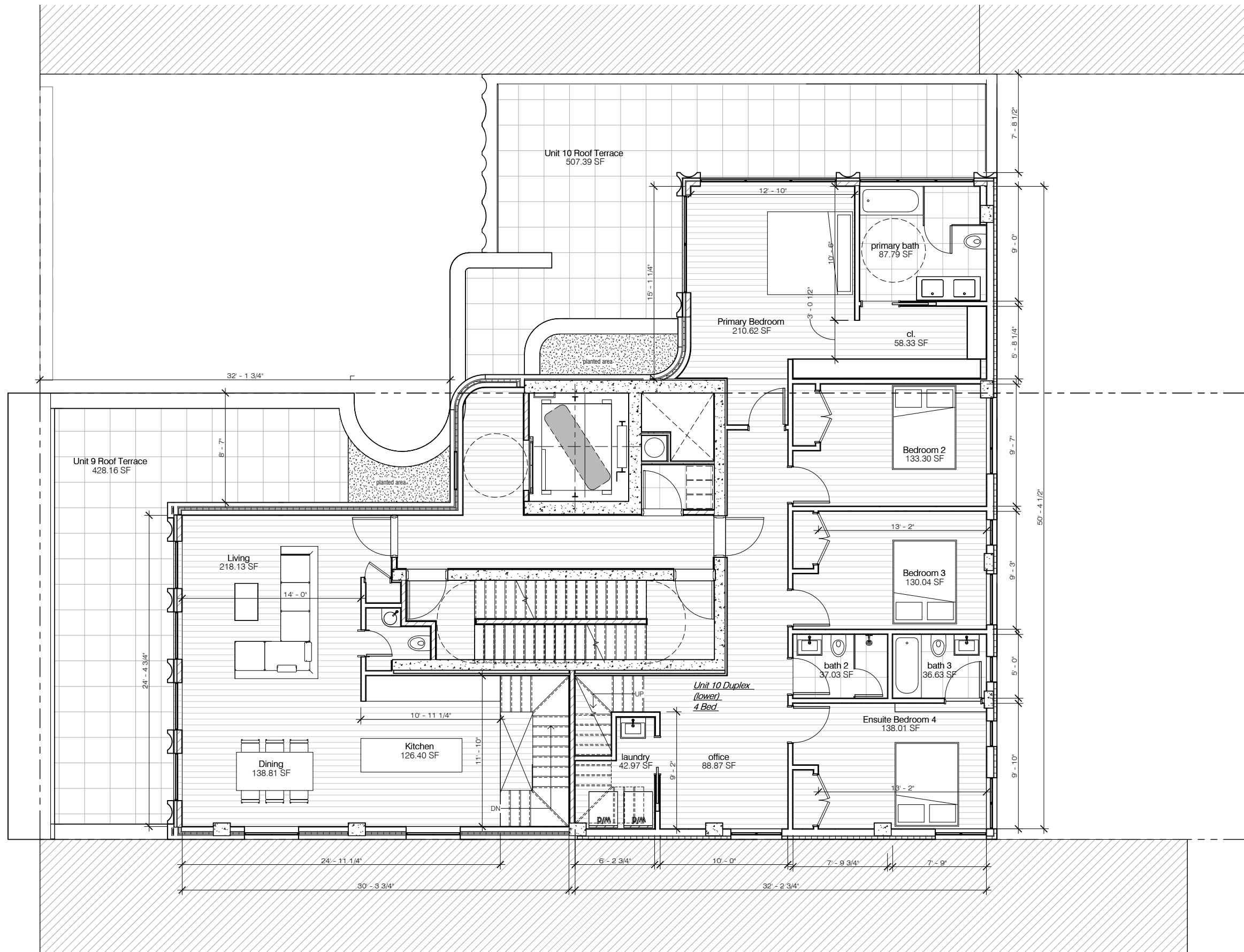


Greenpoint Avenue

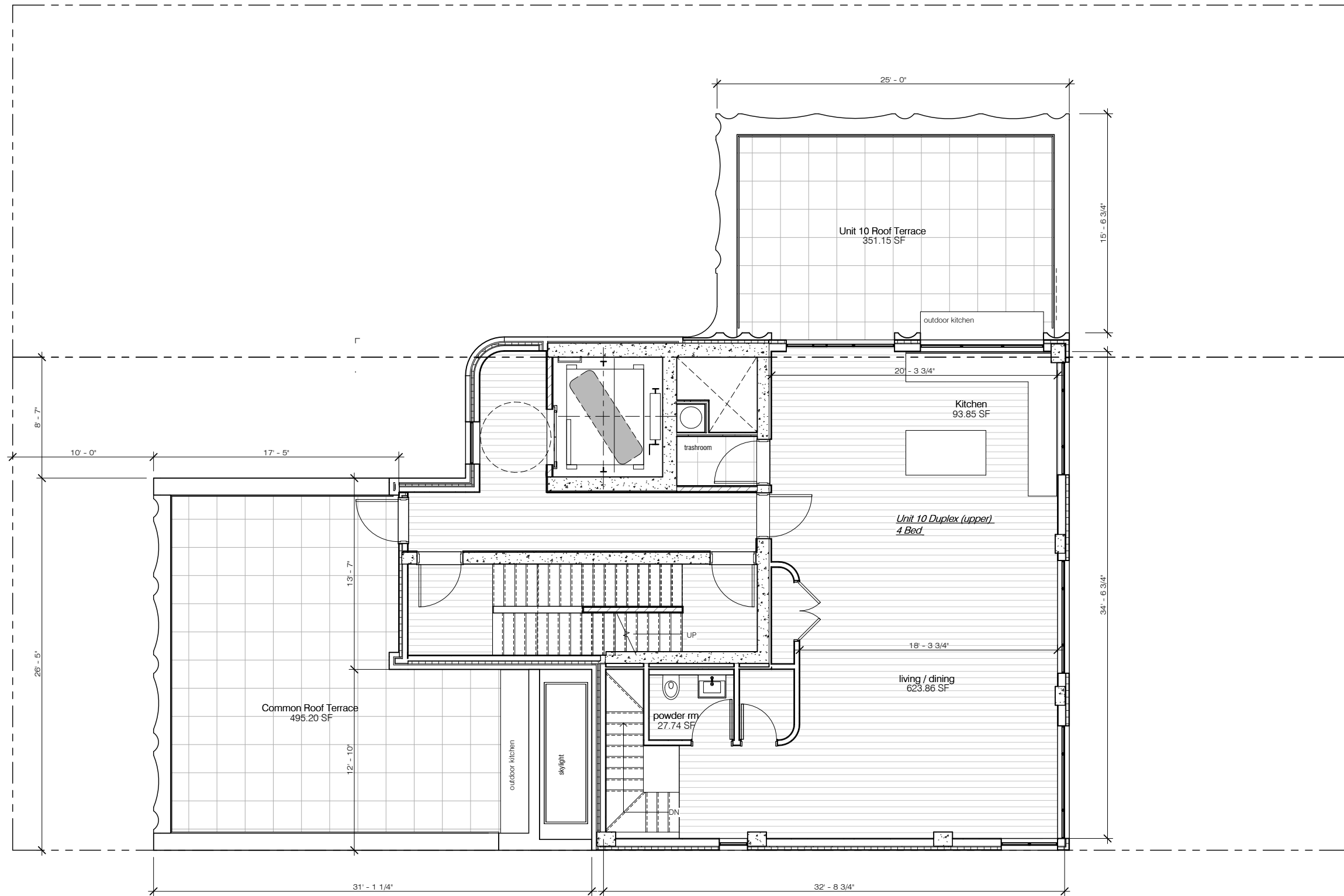


PROPOSED 4th FLOOR PLAN

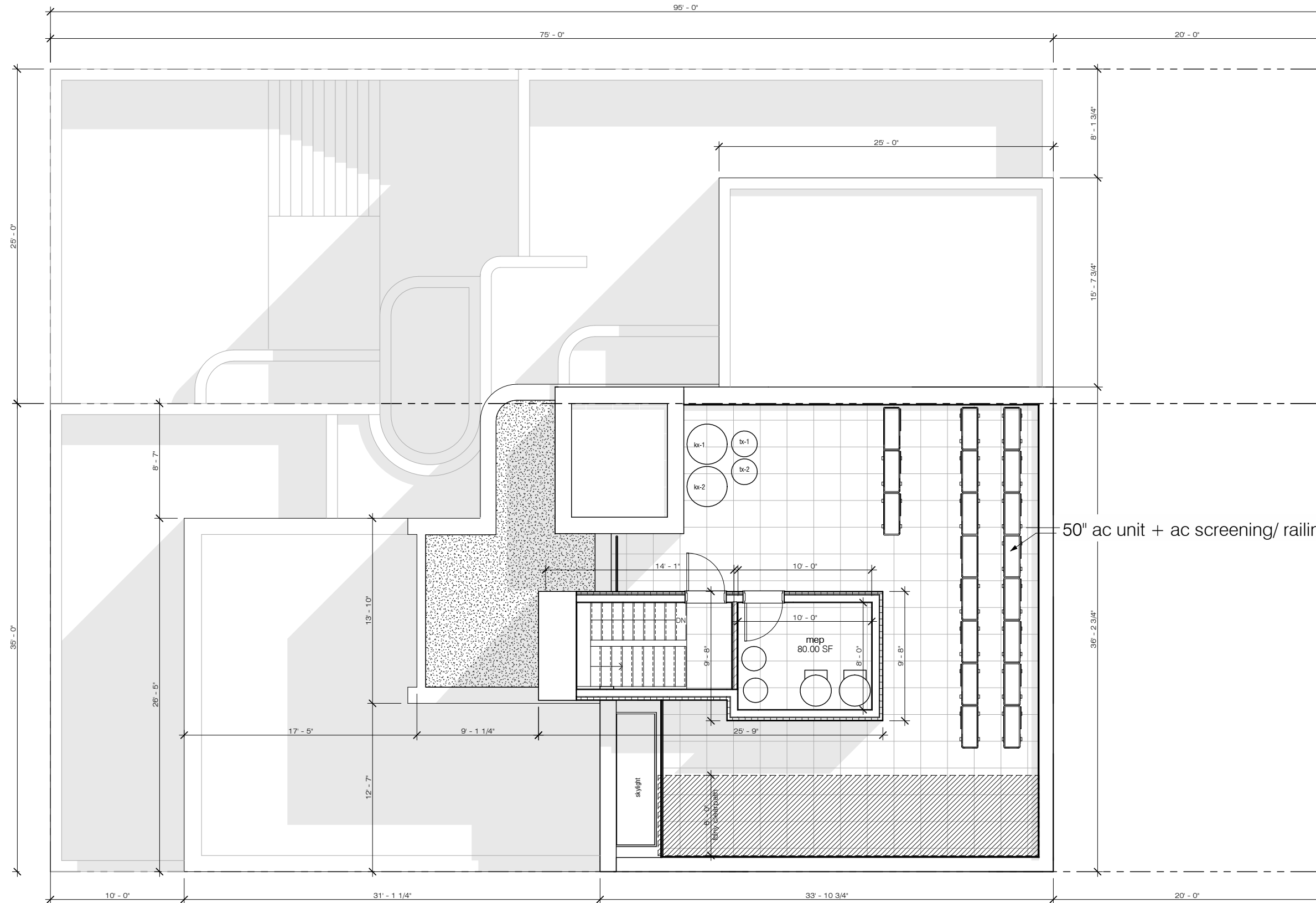
Greenpoint Avenue
N



PROPOSED 5th FLOOR PLAN



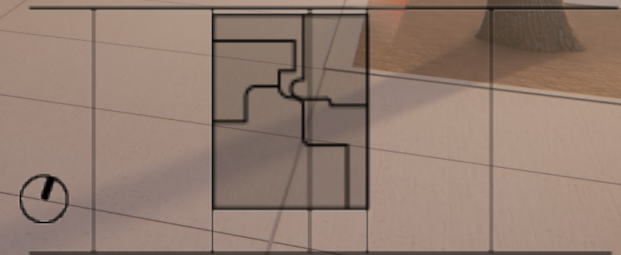
PROPOSED 6th FLOOR PLAN



PROPOSED ROOF PLAN



greenpoint ave.



Part 3 - Addendum



EXISTING WOOD WINDOWS TO BE REPLACED IN KIND

STREETSCAPE STRATEGY

Proposed new building
at 144 Greenpoint
Avenue

Manhattan Avenue



street wall lacks uniformity between subject site and Manhattan Ave; building typology and style also varies greatly

subject site

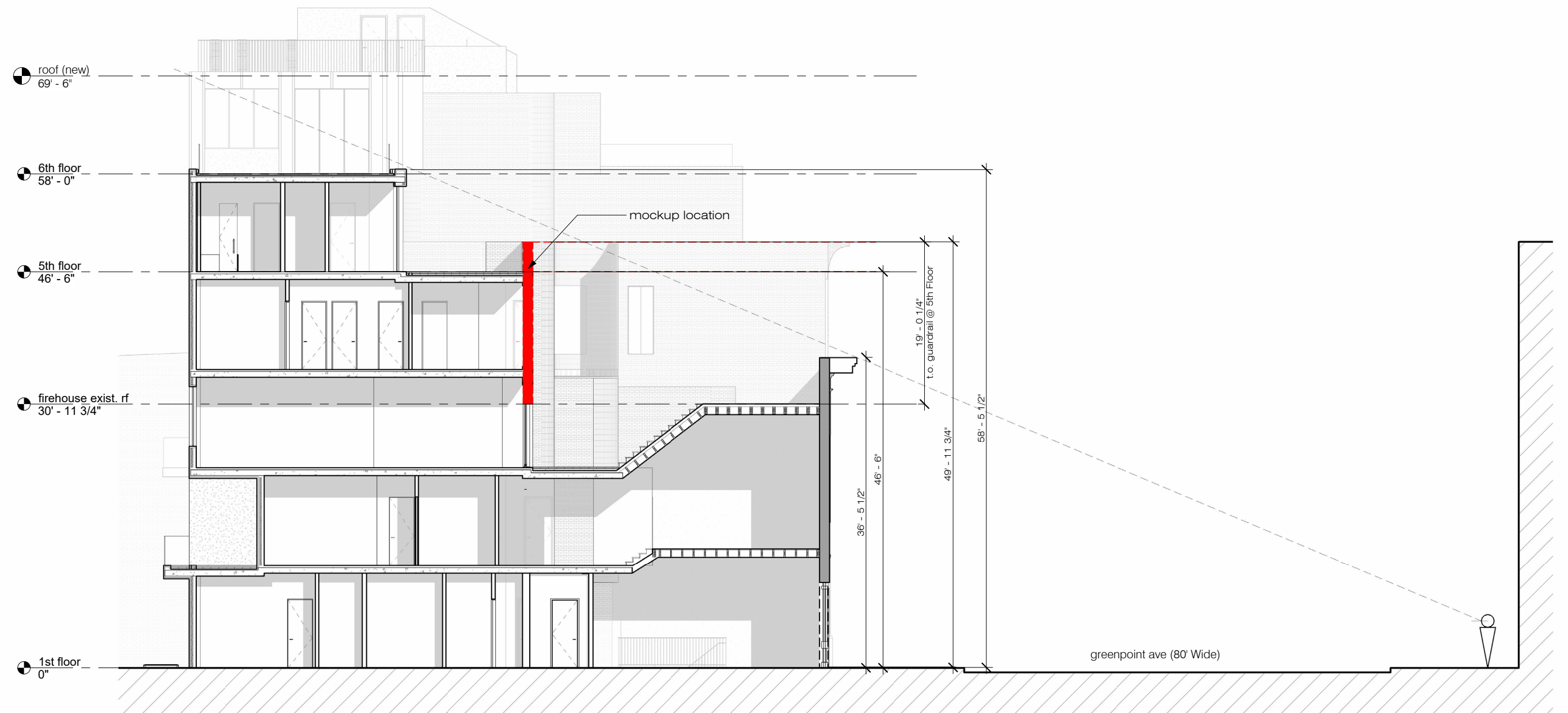
Proposed building in
alignment with 4
story context

Consistent four
story brick faced
context between 46 and
49 foot height

Franklin Avenue

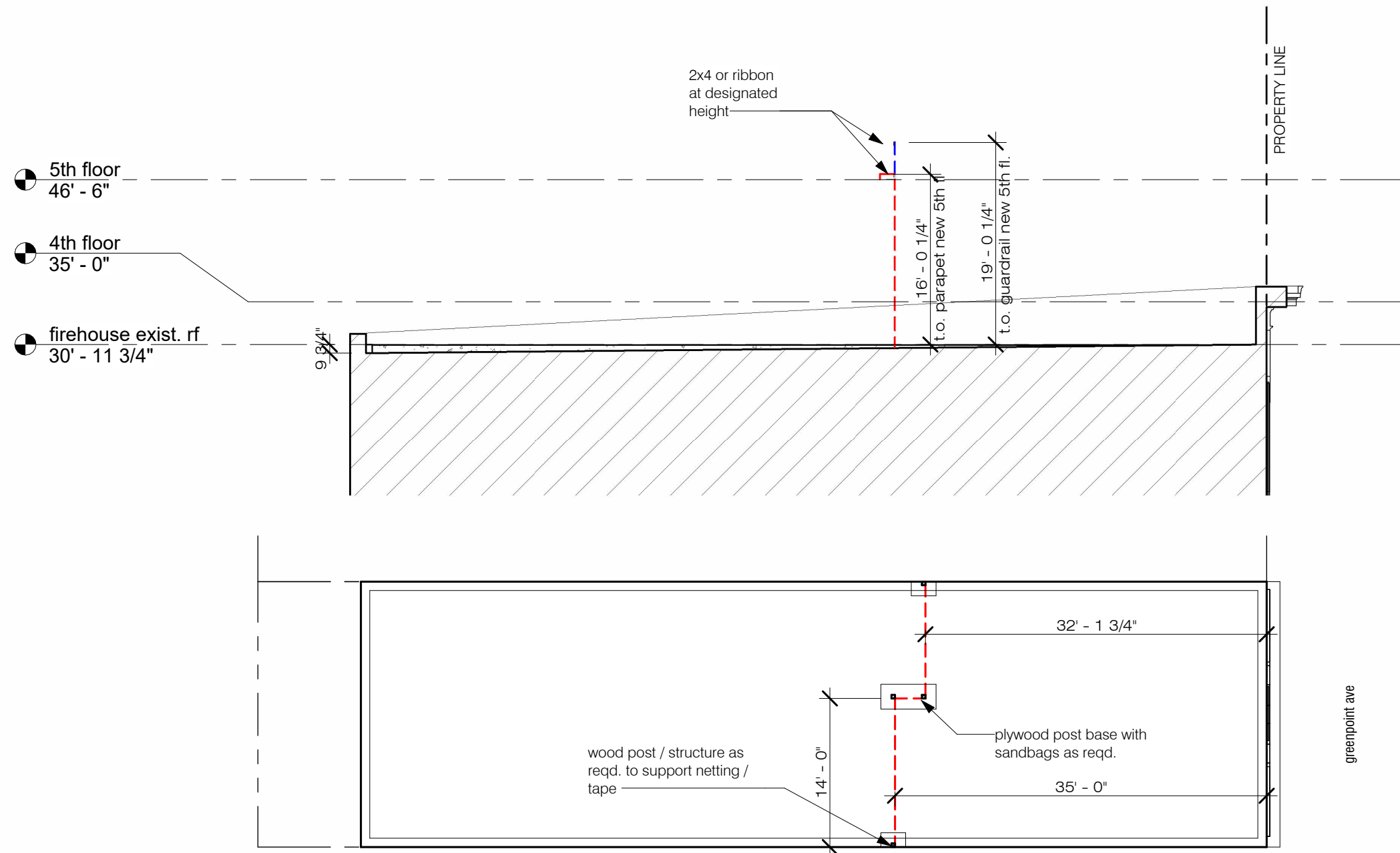


street wall between subject site and Franklin street becomes more cohesive with a general brick materiality and four story mixed use building type with ground floor retail



MOCK UP

① Section 03 @ 3rd fl Mockup
3/32" = 1'-0"

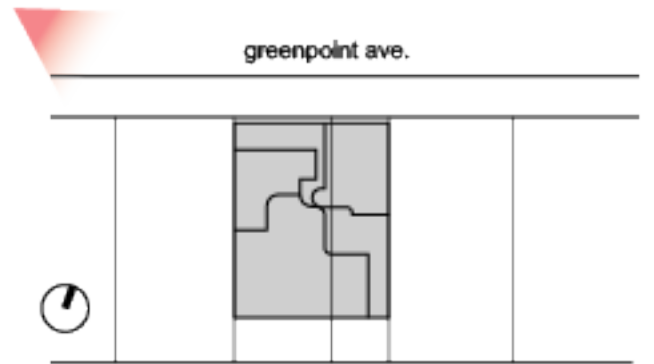
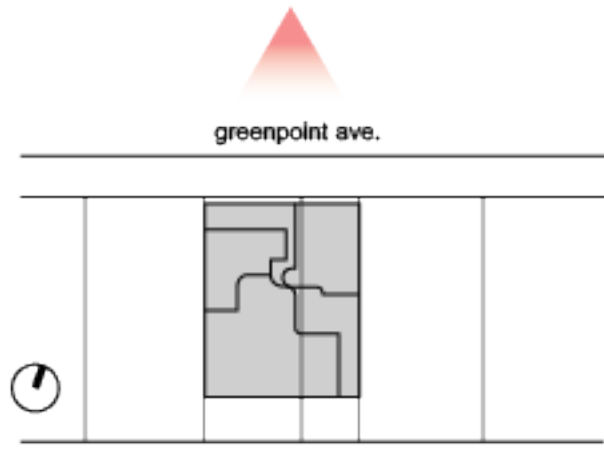
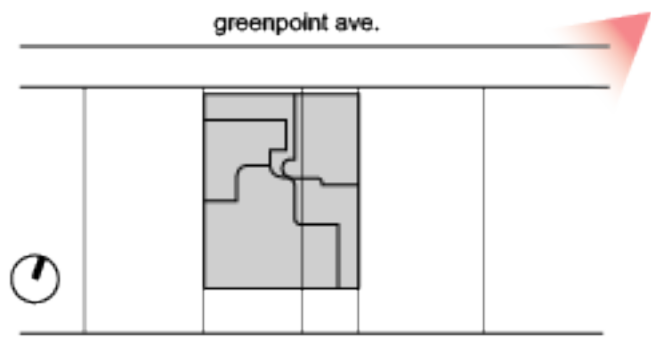
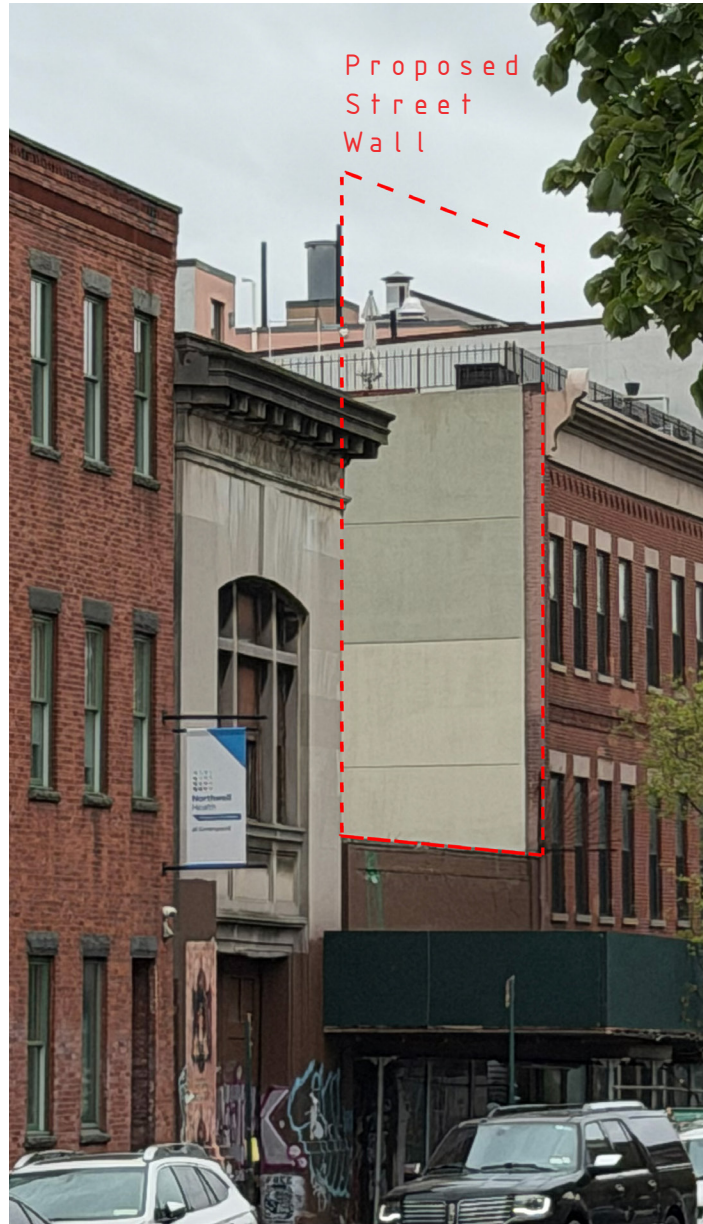


② 3rd fl Roof Mockup
3/32" = 1'-0"

MOCK UP



MOCK UP



MOCK UP

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