

May 19, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 1, LPC-26-01803

**144 Greenpoint Avenue – Greenpoint Historic District
Borough of Brooklyn**

To testify virtually, please join Zoom

Webinar ID: 165 215 8714

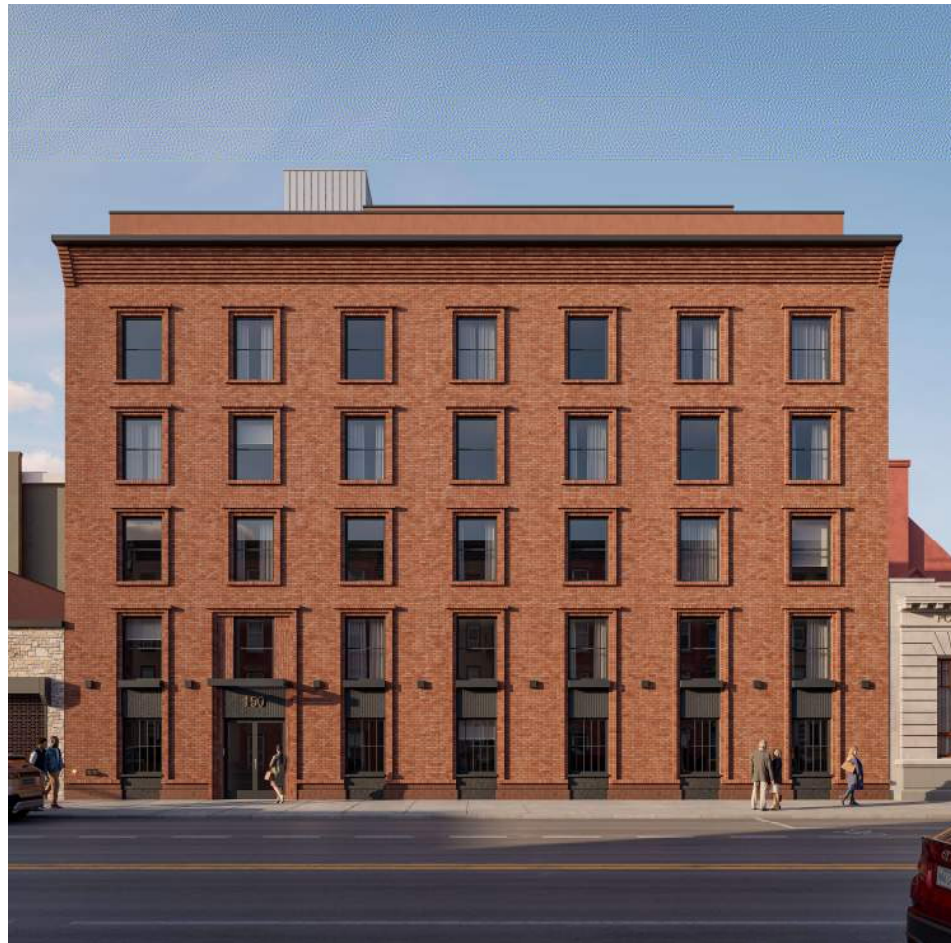
Passcode: 958652

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

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LANDMARKS PRESERVATION COMMISSION

REVISED PRESENTATION

144 GREENPOINT AVE, BROOKLYN NY 11222

MULTIFAMILY RESIDENTIAL BUILDING

LPC DOCKET: 26-01803

MAY 19, 2026

BOROUGH: BROOKLYN

BLOCK: 2563

TAX LOT: 37

ZONING DISTRICT: C4-3A (R6A Equivalent) MAP 13a



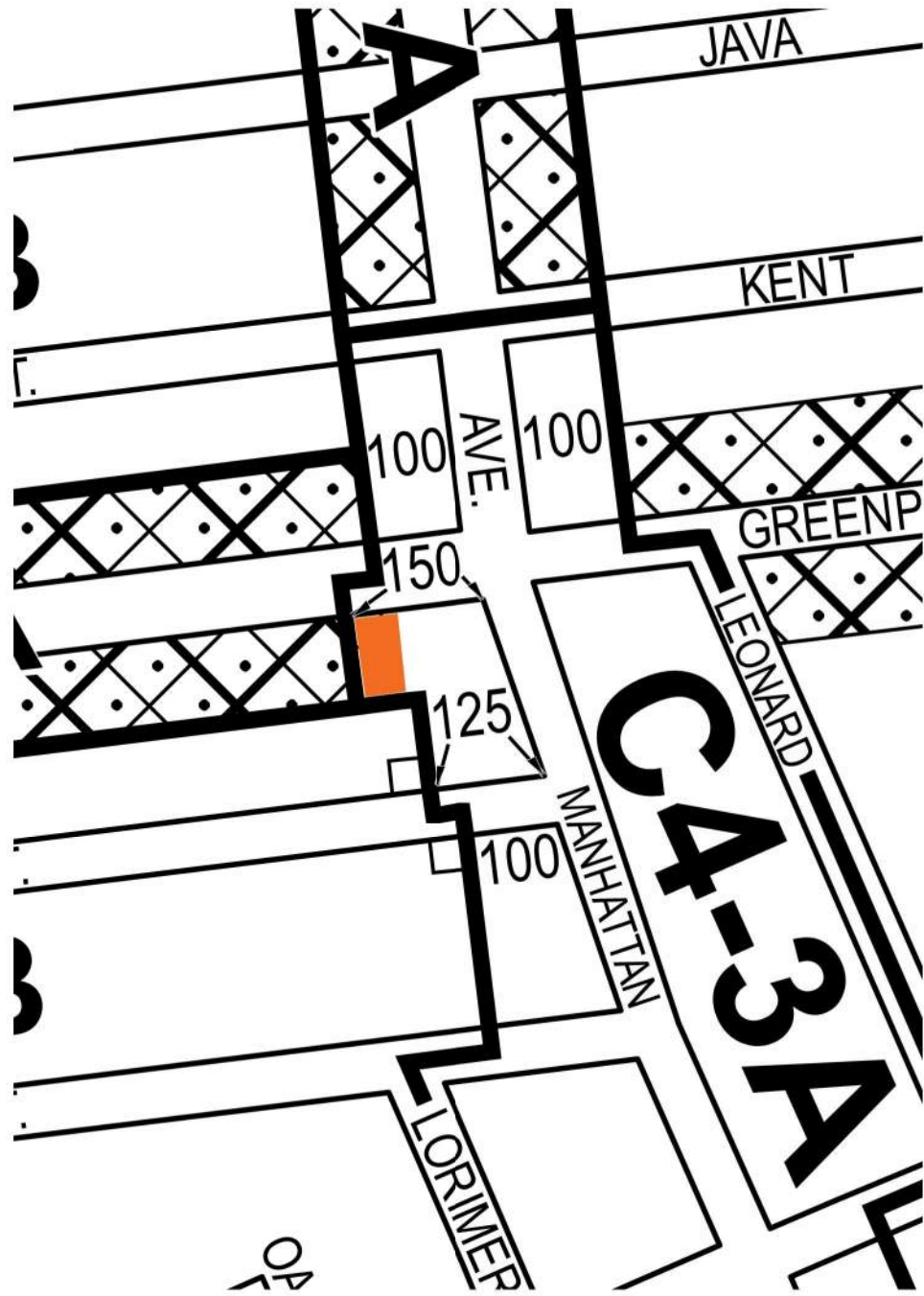
1940 TAX PHOTO



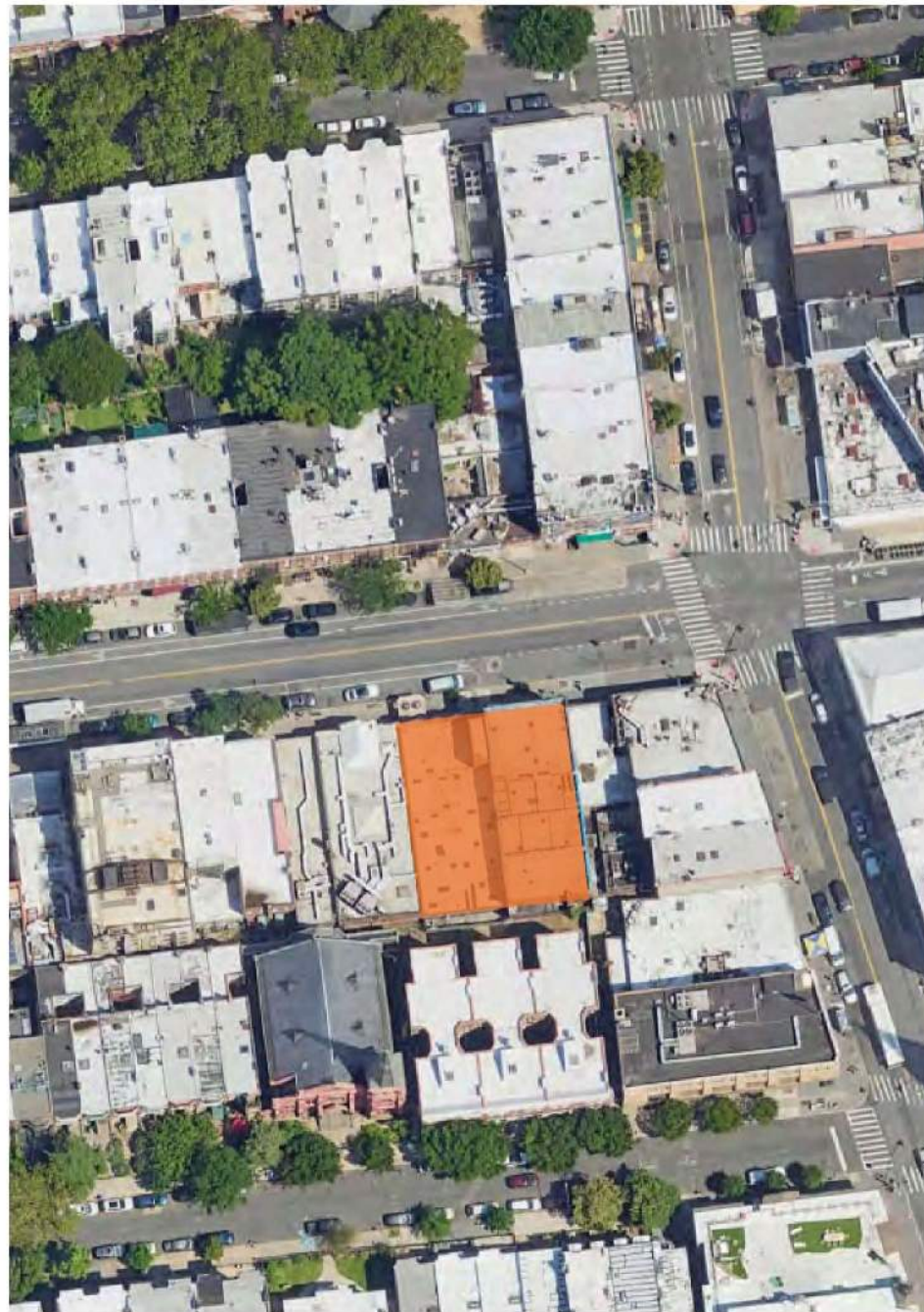
" LA POLINAISE "



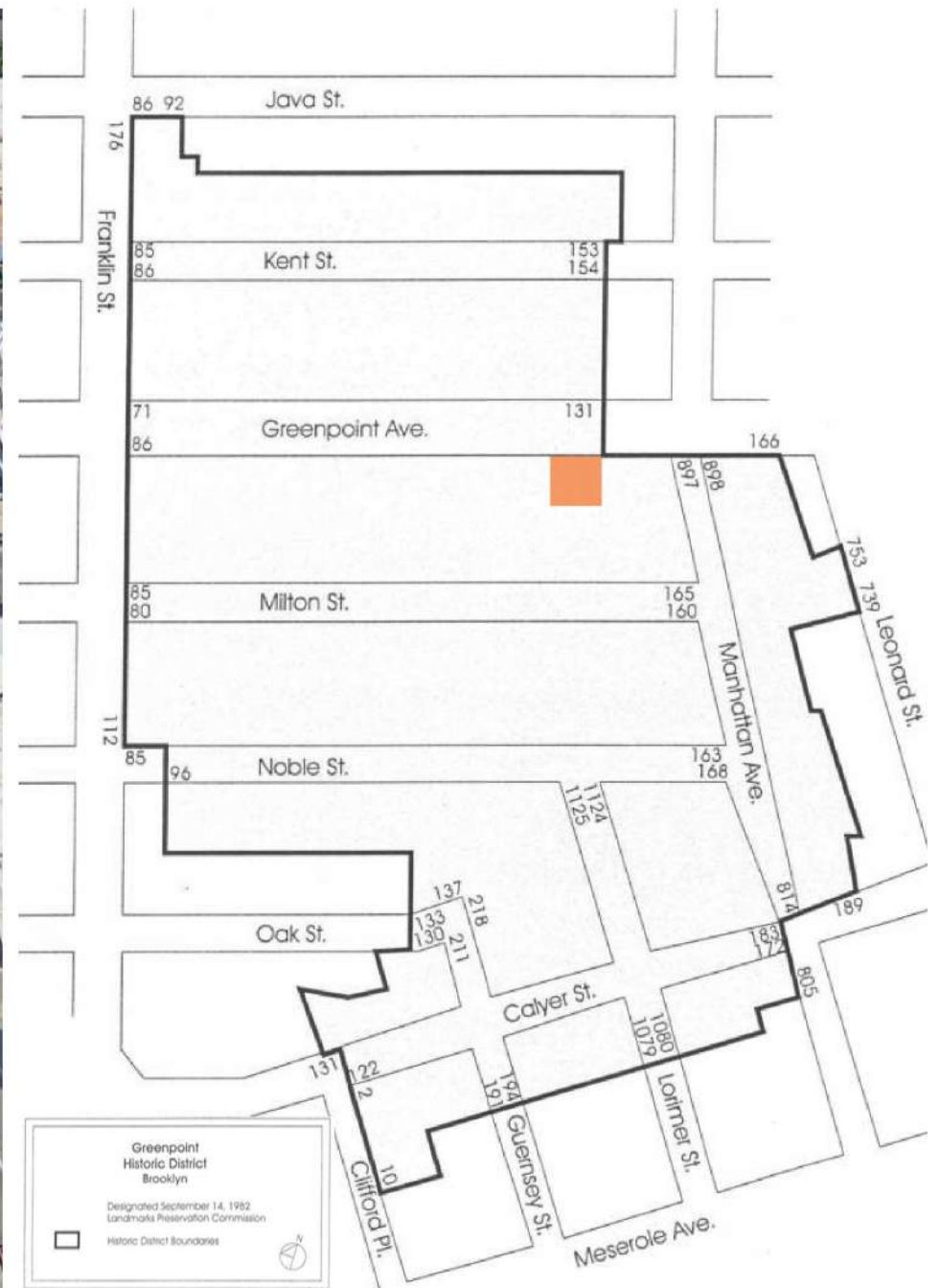
PREVIOUS PRESENTATION 12/16/2025



ZONING MAP



AERIAL VIEW OF SITE



GREENPOINT HISTORIC DISTRICT BROOKLYN

DISTRICT INFORMATION
 BOROUGH: BROOKLYN
 BLOCK: 2563
 TAX LOT: 37
 ZONING DISTRICT: C4-3A (R6A Equivalent) MAP 13a
 LANDMARK STATUS: L - LANDMARK



BACKGROUND:

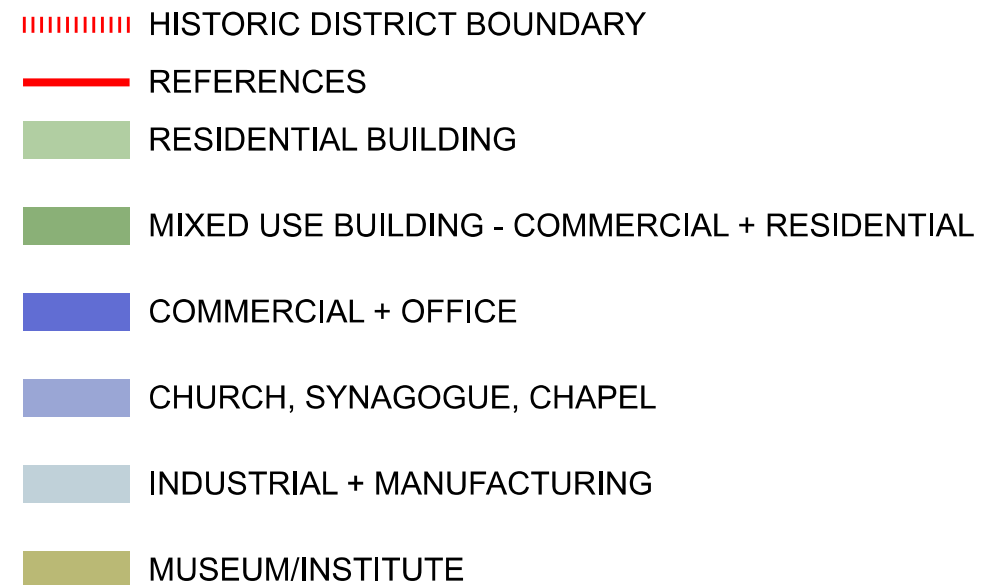
New multifamily residential project with 55 dwelling units was proposed. Change in setback added 5 units, total 60. 30 are 1 bedrooms, 30 are studios and 20% of which will be 485X affordable and permanently stabilized under the new City of Yes Zoning.

The intent of the design is a standalone building, with a brick facade and regular cadence of windows with modern detailing that reflects the tenement typology across Greenpoint Avenue.

PRIOR PUBLIC HEARING COMMENTS:

General discussion and reasonable consensus of street wall height, massing, brick facade material and residential use at the street. Differing views on items below which we have worked to address:

- Organization and detailing of facade - proportions revisited
- Fenestration - square modern proportions revisited
- Penthouse massing, setbacks, materiality and cladding revisited
- Raised 6th floor to quiet and conceal setback penthouse and increase units
- 3 part stucco system at penthouse, sides and rear brick returning at facade
- Updated lot line windows for consistency.
- Addition of full green roof recreation for tenant use
- Street frontage expressed with detailing at base and planter removal.





1906 PHOTO OF UNION BANK AT 894 MANHATTAN AVE, CORNER VIEW



894 MANHATTAN AVE, CORNER VIEW





171 CALYER ST, SOUTH VIEW, RENDERING

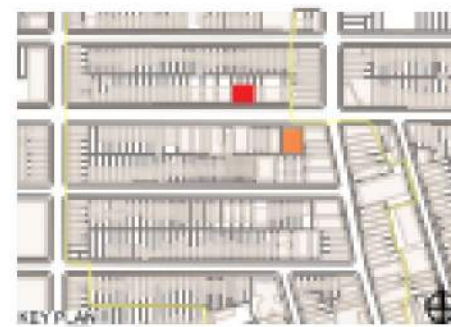


807 MANHATTAN AVE, CORNER VIEW





119 + 121 GREENPOINT AVE



KEY PLAN



KEY PLAN



● 138 GREENPOINT AVE



● 144 FRANKLIN ST



● 104 GREENPOINT AVE



● 130 GREENPOINT AVE



● 887 MANHATTAN AVE

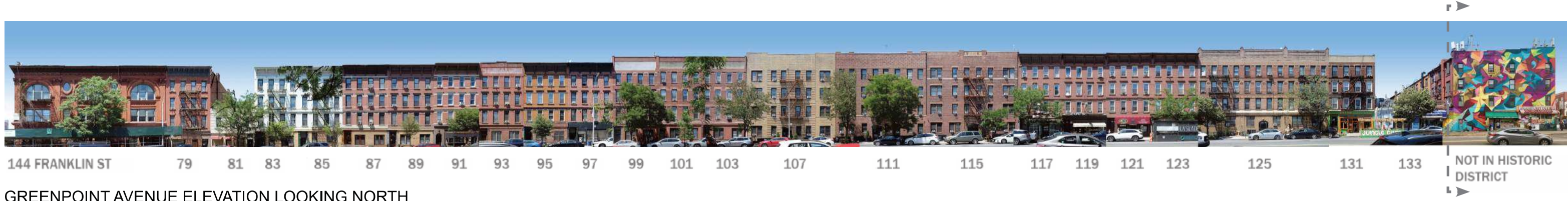


● 807 MANHATTAN AVE





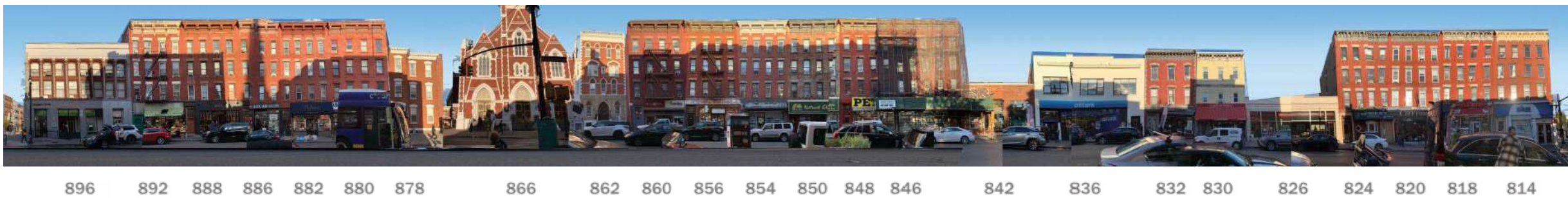
GREENPOINT AVENUE ELEVATION LOOKING SOUTH



GREENPOINT AVENUE ELEVATION LOOKING NORTH



MANHATTAN AVENUE ELEVATION LOOKING WEST



MANHATTAN AVENUE ELEVATION LOOKING EAST



897 MANHATTAN AVE **144 GREENPOINT AVE** 140 138 136 134 130 128 126 124 122 118 114

GREENPOINT AVENUE LOOKING SOUTH
IMMEDIATE BLOCKFRONT CORRUGATED HEIGHTS



845 849 851 853 863



875 885 887 889 897

MANHATTAN AVENUE LOOKING WEST
IMMEDIATE BLOCKFRONT CORRUGATED HEIGHTS



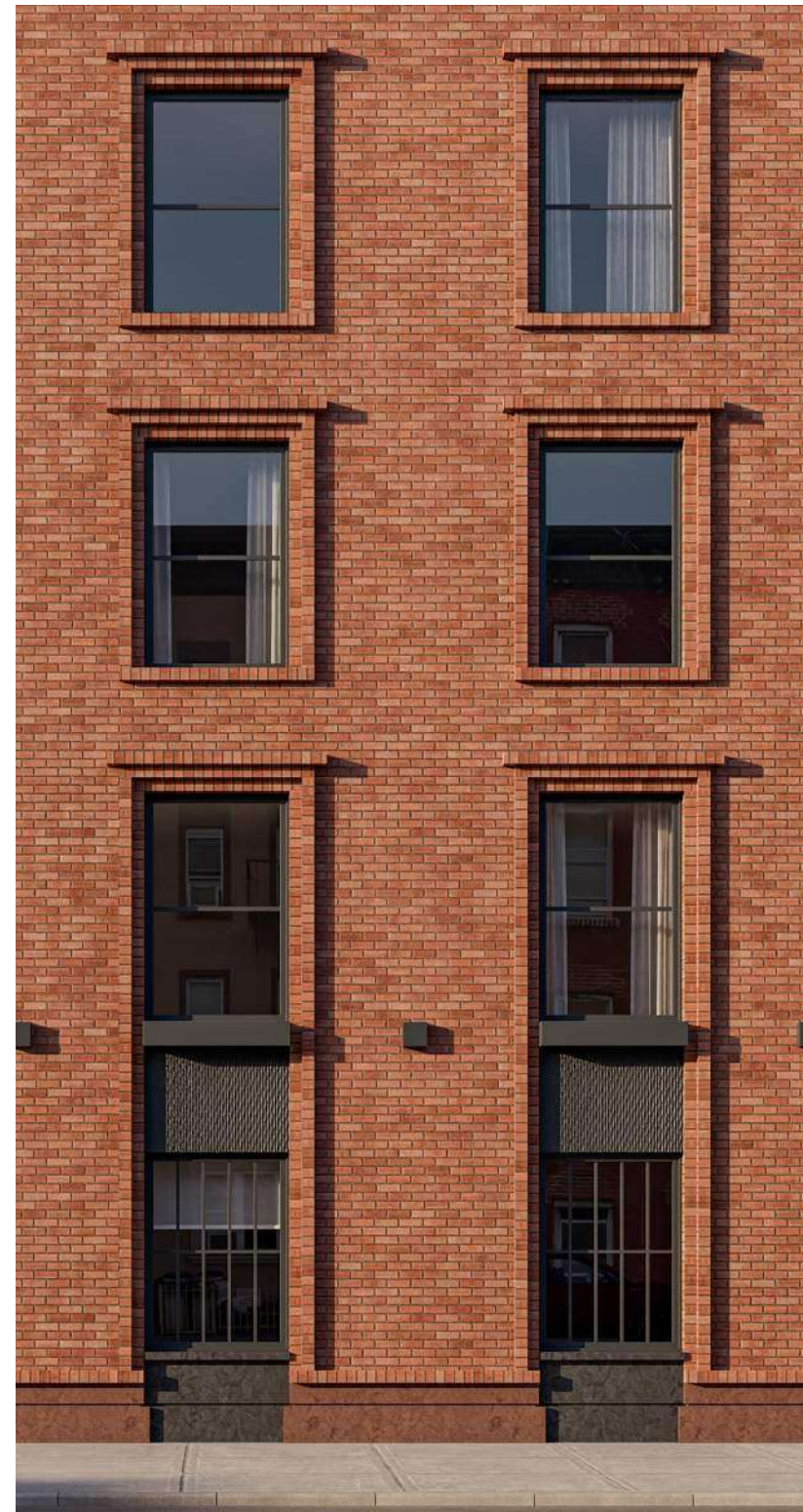
REVISED STREET ELEVATION : INCREASED STREETWALL -
CORRUGATED HEIGHTS AT SOUTH SIDE OF GREENPOINT AVENUE



PREVIOUSLY PRESENTED STREET ELEVATION



PREVIOUSLY PRESENTED



REVISED FACADE

FACADE CHANGES:

WINDOW PROPORTIONS
FIXED LITE OVER AWNING
[SIMULATING DH WDWS]

DETAILING EXTENDED, STRAIGHTENED
TOPS

ANCHOR PIERS TO GRADE, REMOVED
PLANTERS, DATUM OF 2 FLOOR
REMAINS.

DECOUPLED WINDOWS AT FIRST FLOOR
FROM WATER TABLE.

CAST "BLUESTONE" BASE BETWEEN
PIERS,

CAST "BROWNSTONE" BASE AT PIERS
WITH BRICK SILL.

AT ROOF:

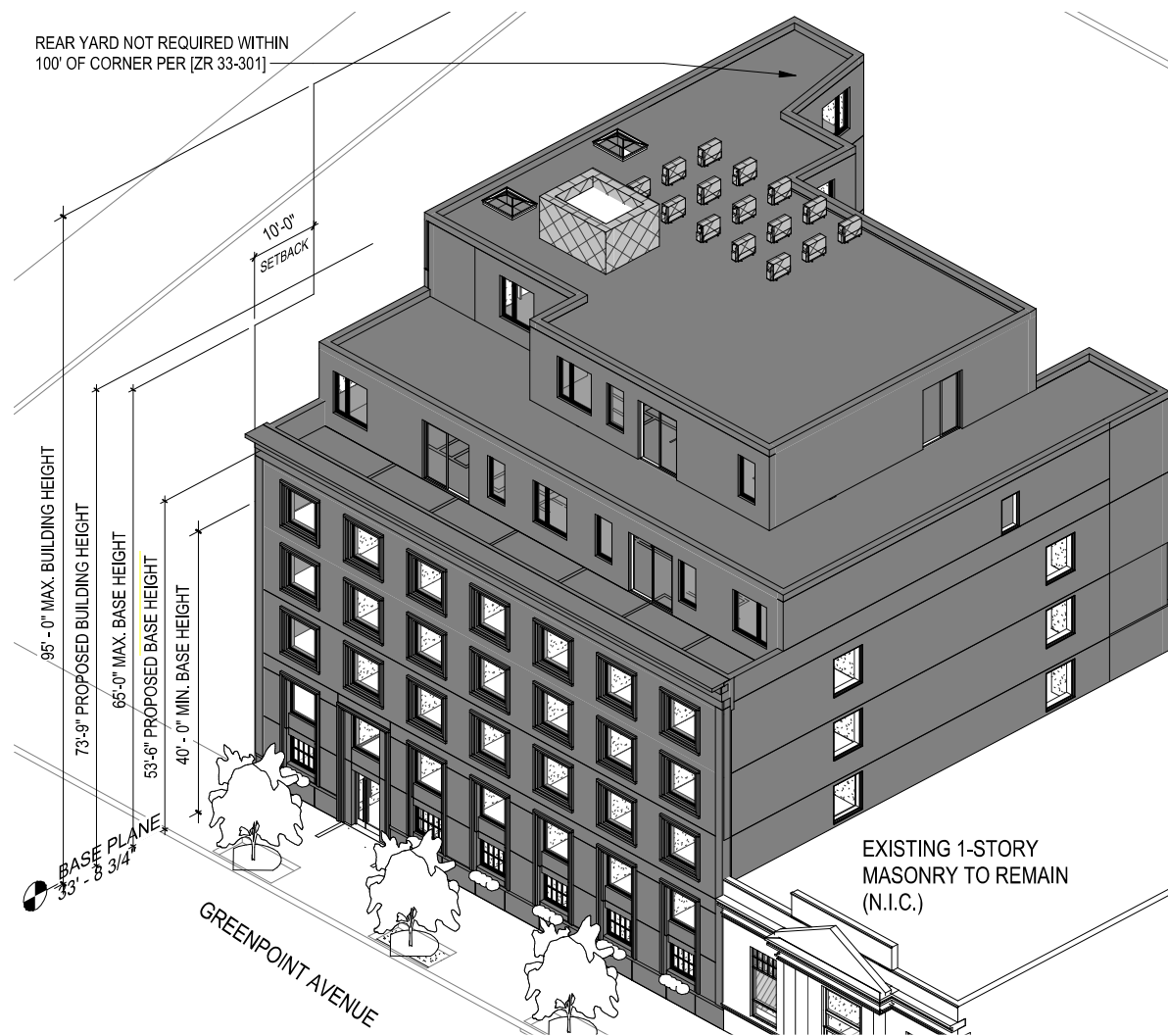
STUCCO TREATMENT THROUGHOUT
QUIETS OVERHEAD, REMOVES RAILING

ACTIVATED ROOF, GREEN RECREATION
ROOF RAISED ELEVATOR BULKHEAD.

VRFS REMOVED TO YARD

AT SIDEWALLS:

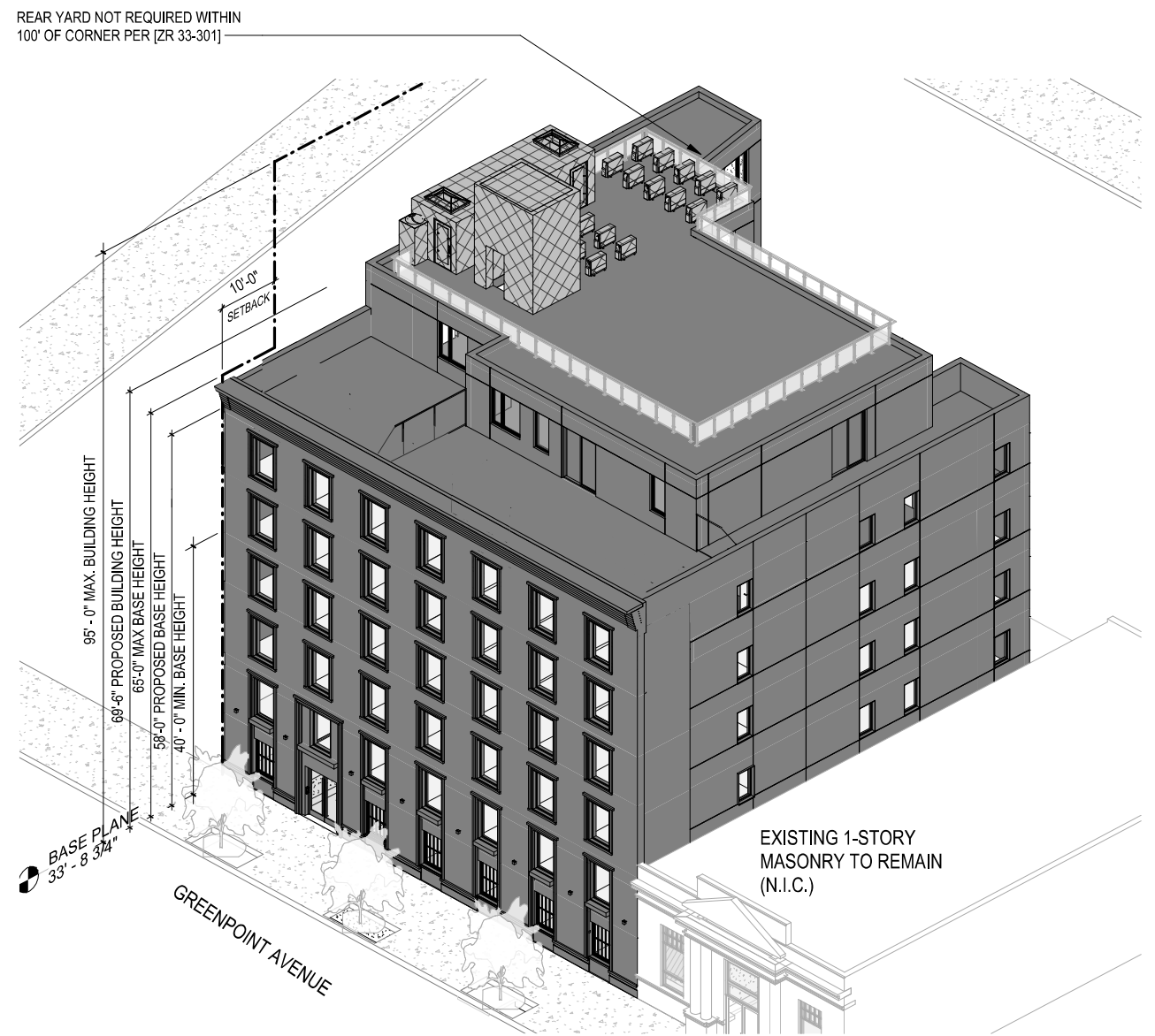
BRICK RETURNS, STUCCO REMAINDER
LOT LINE WINDOWS MADE SMALLER,
REDUCED SIZE AND REGULARIZED.



PREVIOUSLY PRESENTED

PROPOSED: RESIDENTIAL, 20% AFFORDABLE

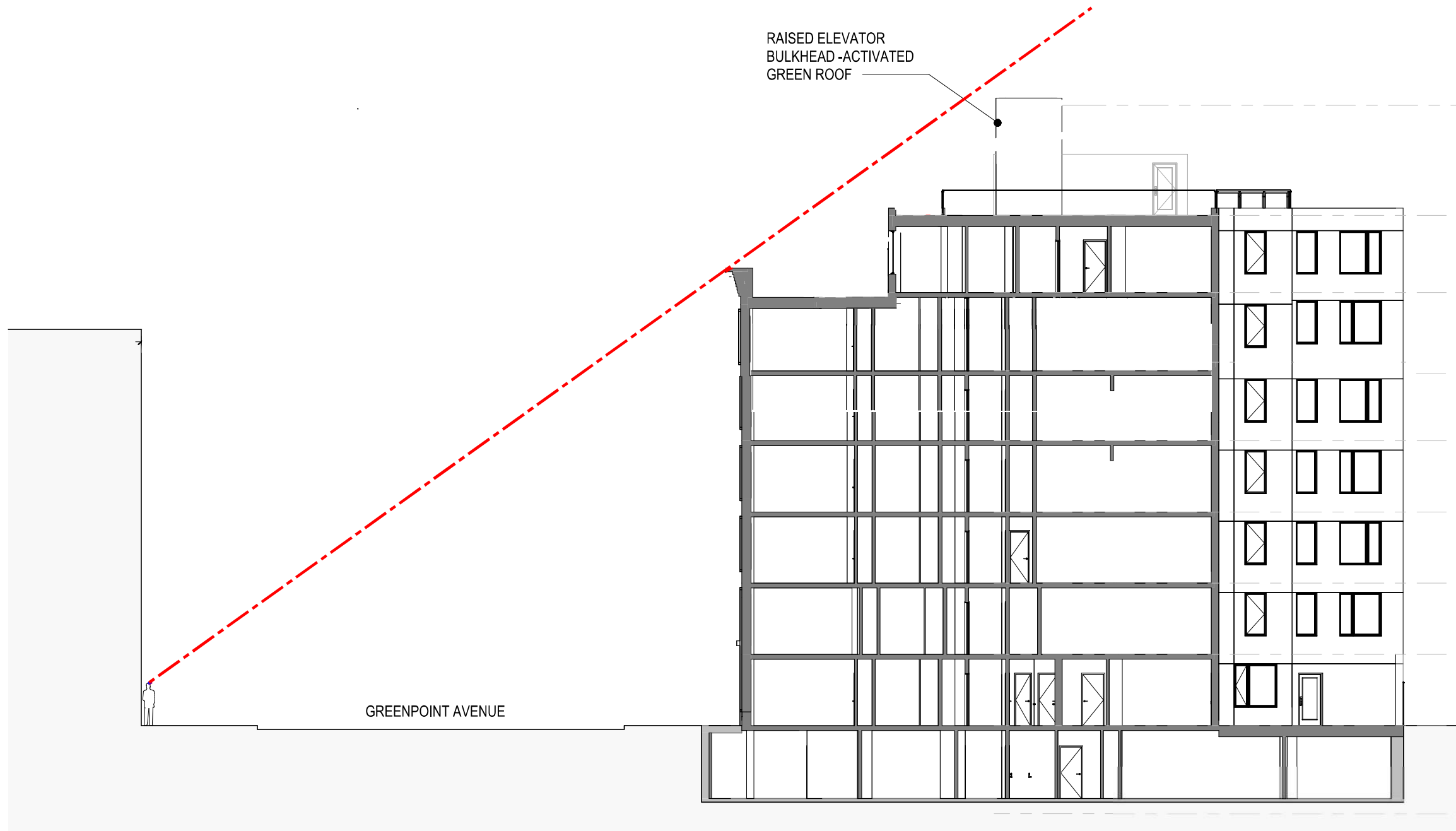
- COMMERCIAL FLOOR AREA TO RESIDENTIAL CONVERSION: [ZR 15-11] 11,163 SF
- ALLOWABLE NEW F.A.R.: ZR23-22: 3.90 [ZR 23-22] x 7,600 SF = 29,640.00 SF
- MAX ALLOWABLE FLOOR AREA: [ZR - 15-11] 40,803 SF
- PROPOSED ZONING FLOOR AREA: [ZR23-22, 15-11] 34,351 SF
- STORIES: 7
- BUILDING HEIGHT: 73'-9"
- BASE HEIGHT: 53'-6"
- FRONT SETBACK: 10'
- REAR YARD: 20'
- TOTAL STREET FRONTAGE: 80'
- DWELLING UNITS: 55



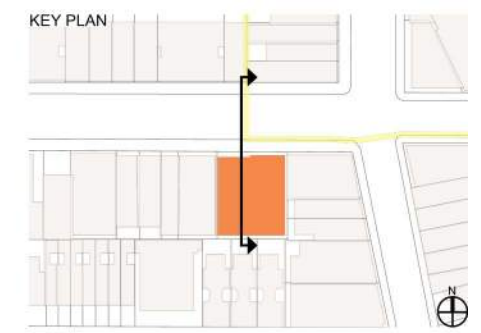
REVISED PRESENTATION

- INCREASED 6TH FLOOR BULK, NO SETBACK
- ADJUSTED WINDOW PROPORTIONS: MORE VERTICALITY
- INCREASED STREET WALL HEIGHT ~8'
- INCREASED DWELLING UNITS COUNT FROM 55 to 60
- 20% REMAIN AFFORDABLE

RAISED ELEVATOR
BULKHEAD -ACTIVATED
GREEN ROOF



- 08 - Elevator Bulkhead 119' - 0"
- 15'-0"
- 08 - Roof 103' - 0"
- 10'-6"
- 07- Seventh Floor 92' - 6"
- 10'-6"
- 06 - Sixth Floor 82' - 0"
- 9'-6"
- 05 - Fifth Floor 72' - 6"
- 9'-6"
- 04 - Fourth Floor 63' - 0"
- 9'-6"
- 03 - Third Floor 53' - 6"
- 9'-6"
- 02 Second Floor 44' - 0"
- 9'-6"
- 01 - First Floor 34' - 6"
- 12'-0"
- 00 - Cellar 22' - 6"





PREVIOUSLY PRESENTED



REVISED FACADE AND SETBACK



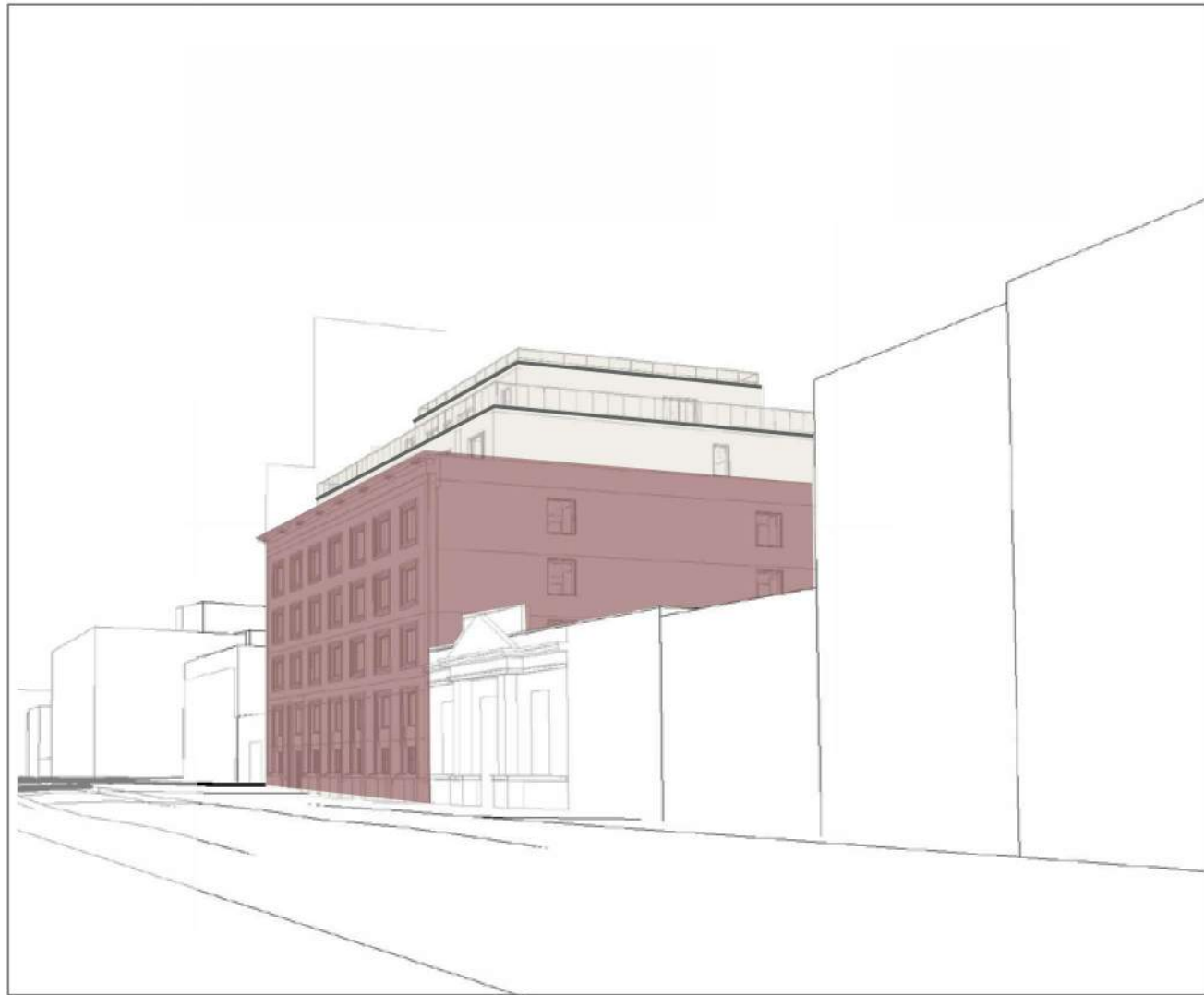


PREVIOUSLY PRESENTED



REVISED FACADE AND SETBACK



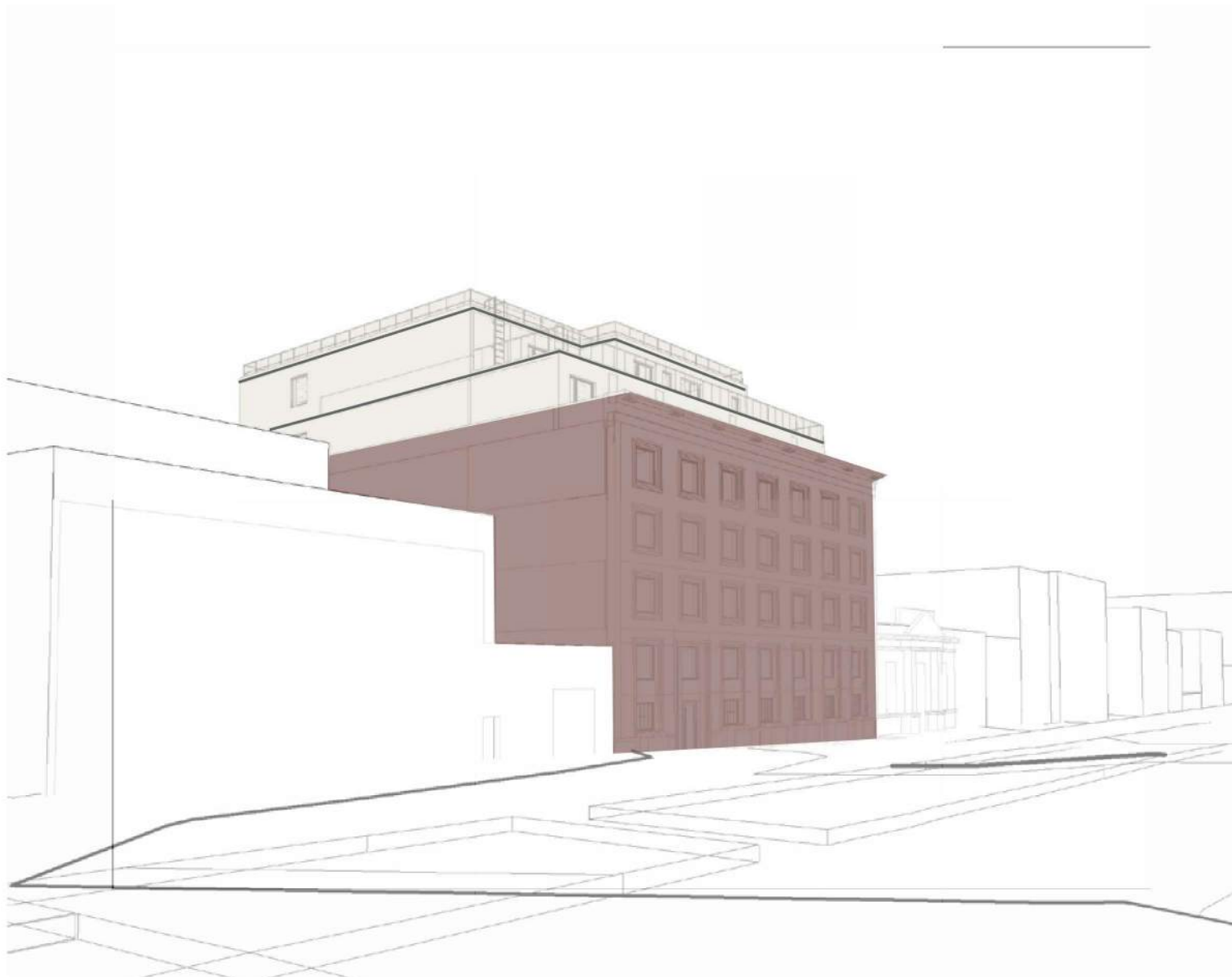


PREVIOUSLY PRESENTED



REVISED FACADE AND SETBACK



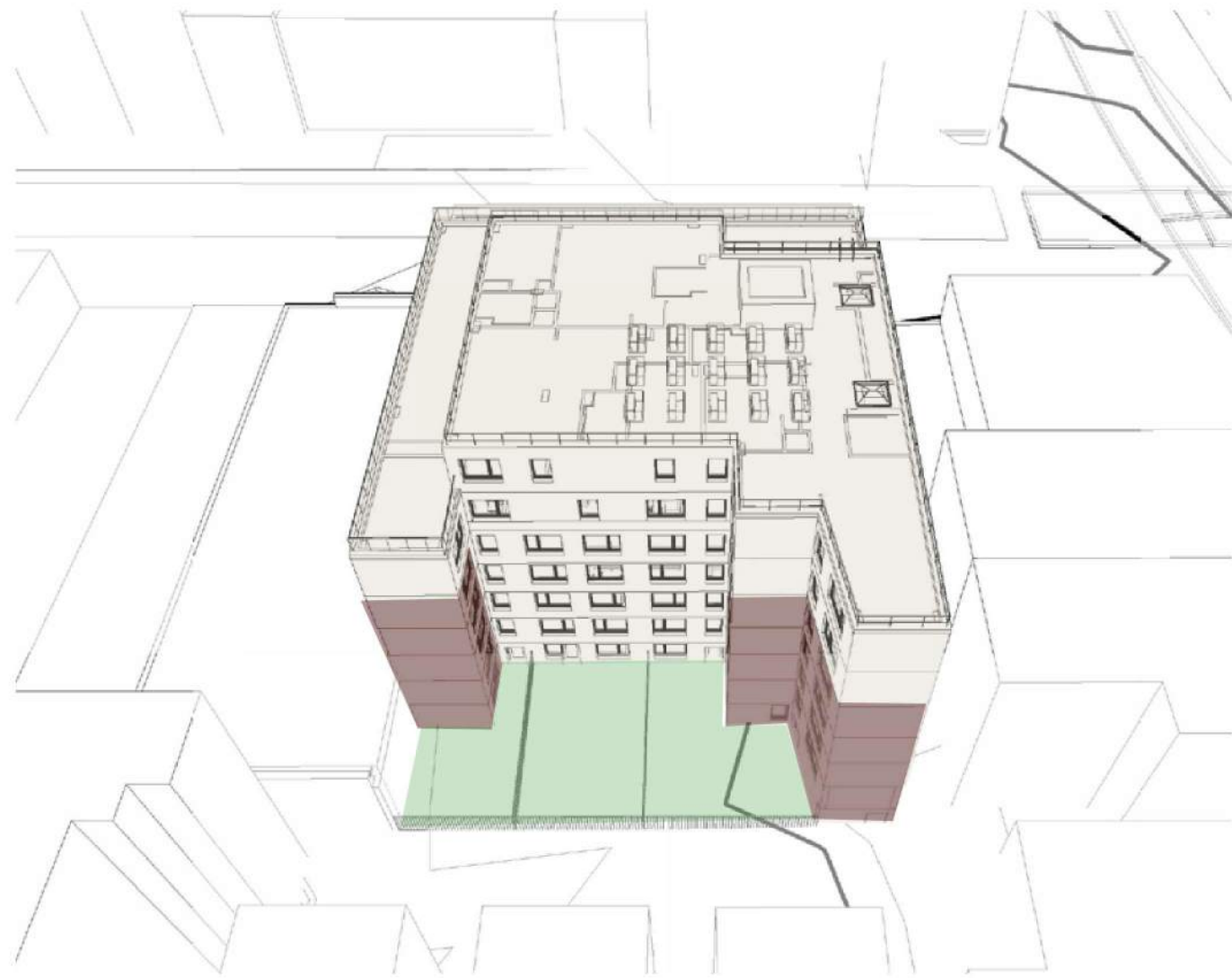


PREVIOUSLY PRESENTED



REVISED FACADE AND SETBACK







rendering by stasis3D





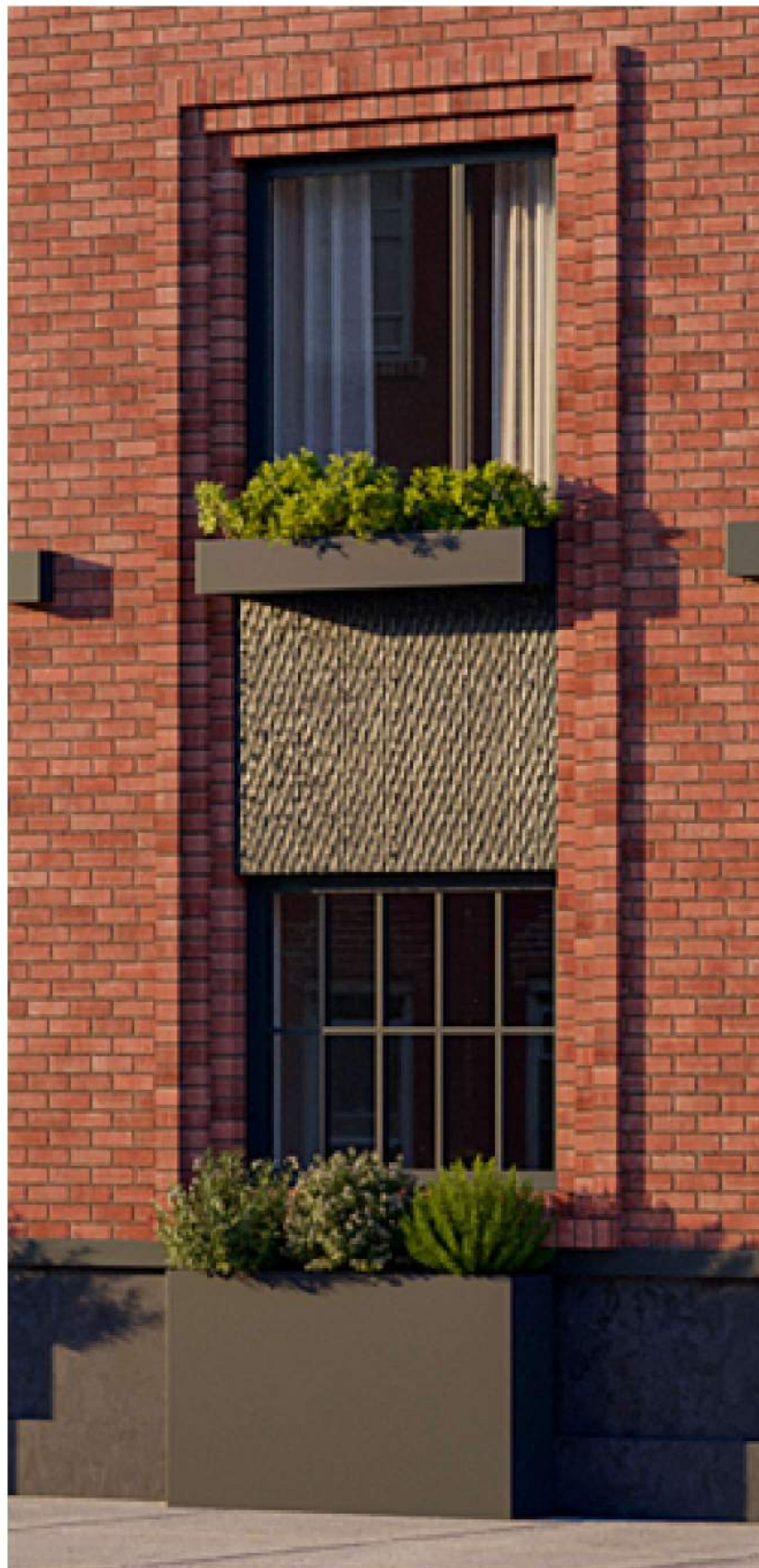




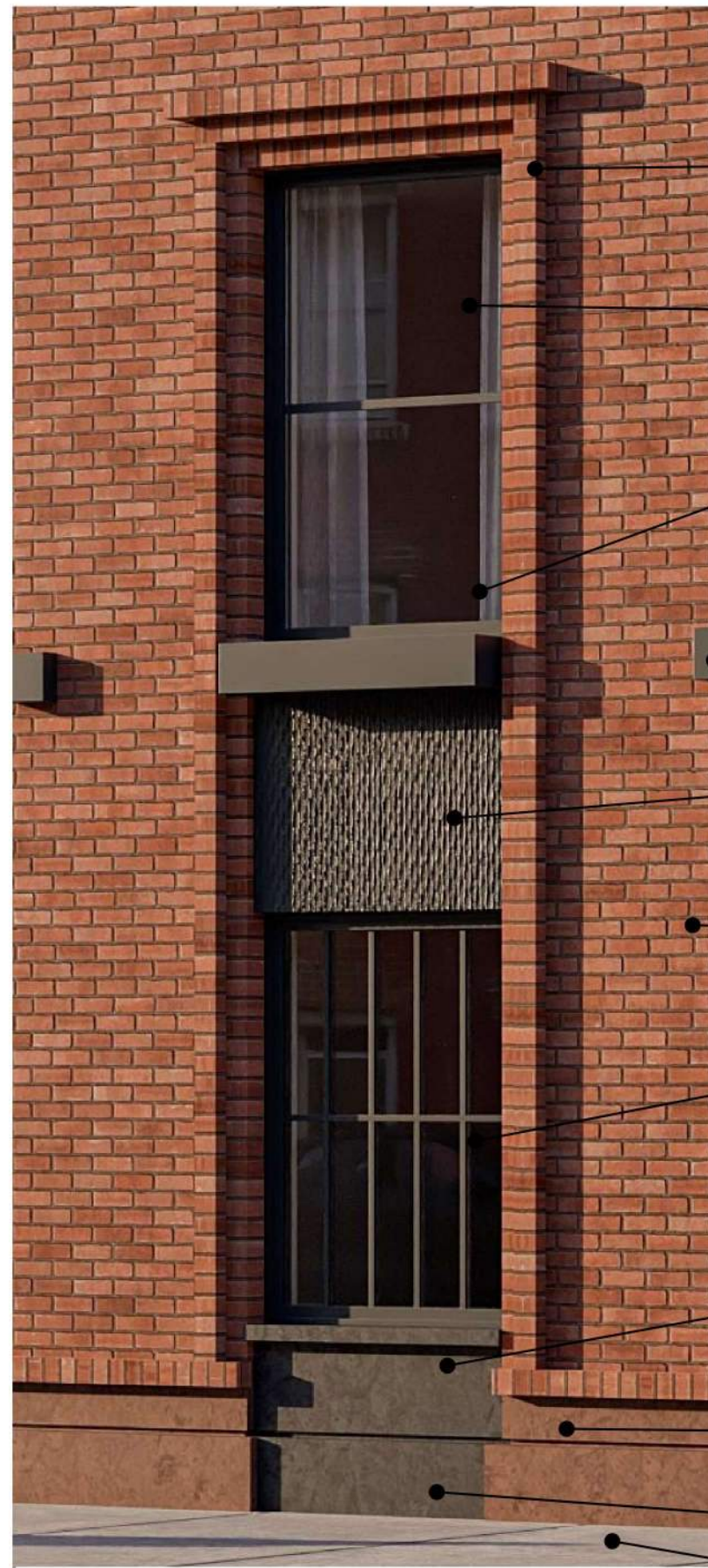


PULLED BACK VIEW FROM BEYOND DISTRICT
EAST ON GREENPOINT





PREVIOUSLY PRESENTED



REVISED PROPORTIONS

CORBLED BRICK WINDOW SURROUND

YKK ALUMINUM FIXED OVER AWNING WINDOW SIMULATED DH

HEAD ORNAMENT BOX 10" X 10"

WALL SCONCE

TEXTURED BLACK METAL PANEL

McAVOY FACE BRICK

FIRST FLOOR WINDOW WITH SDL MULLIONS

GRAY CAST SILL

BRICK ROWLOCK SILL

GRAY CAST INSET BASE
RED BROWN CAST BASE



RIMEX PEGASUS BLACK COLORTX TEXTURED METAL



WARM GRAY BROWN GROUT, SANDED 617 / WESTBROOK / 617 COFFEE DCS



McAVOY FULL RANGE CHARLESTON SANDED SMOOTH TOWN SERIES FLASHED



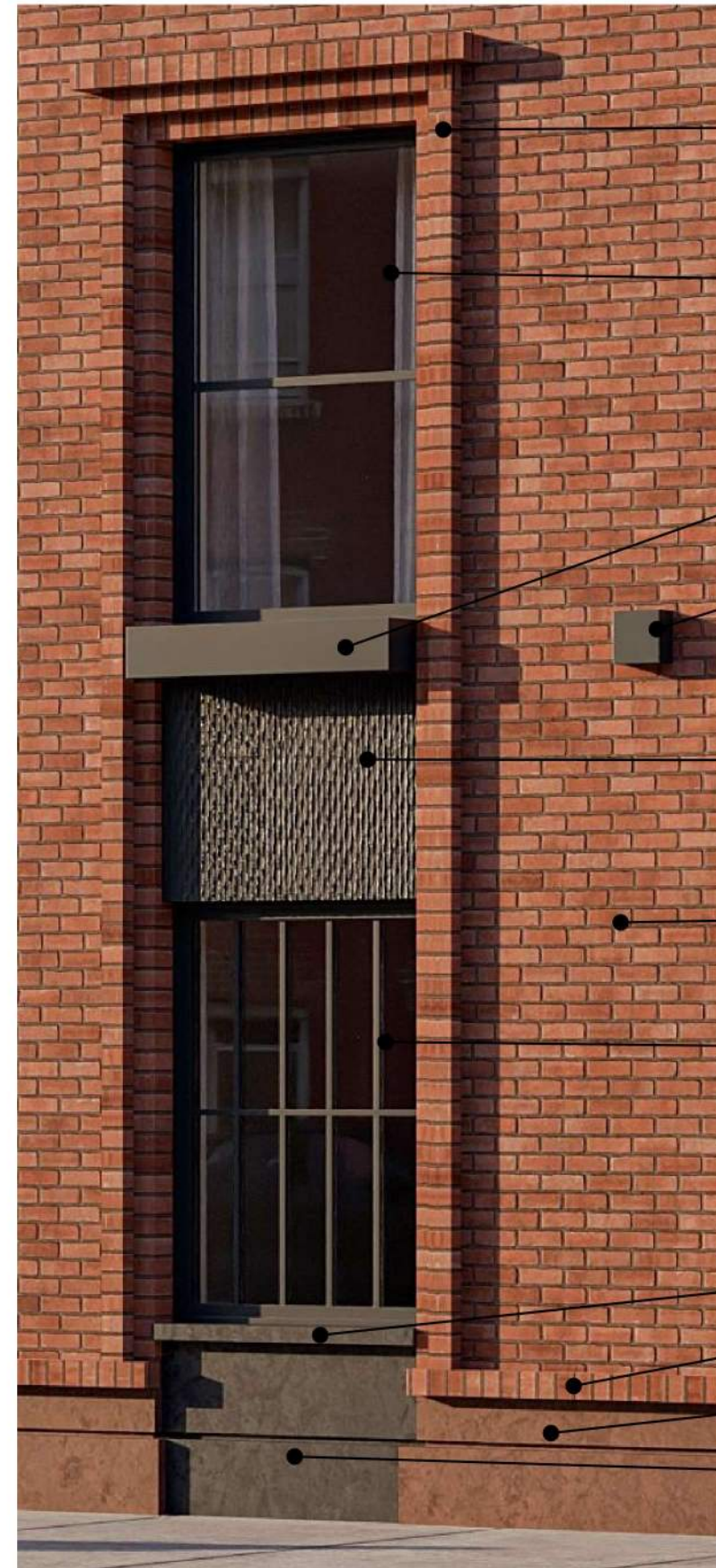
ACCESS LIGHTING BLACK METAL OUTDOOR WALL SCONCE UP AND DOWNLIGHT



SIDEWALL STUCCO MATCHES BRICK RED



CAST GRAY AND BROWN WATER TABLE BASE AND SILL



CORBLED BRICK WINDOW SURROUND

BLACK ALUMINUM FIXED WINDOW OVER OPERABLE AWNING

BOX HEAD DETAIL AT SECOND FLOOR

WALL SCONCE

TEXTURED BLACK METAL PANEL

McAVOY FACE BRICK

FIRST FLOOR WINDOW WITH SDL MULLIONS

GRAY CAST SILL

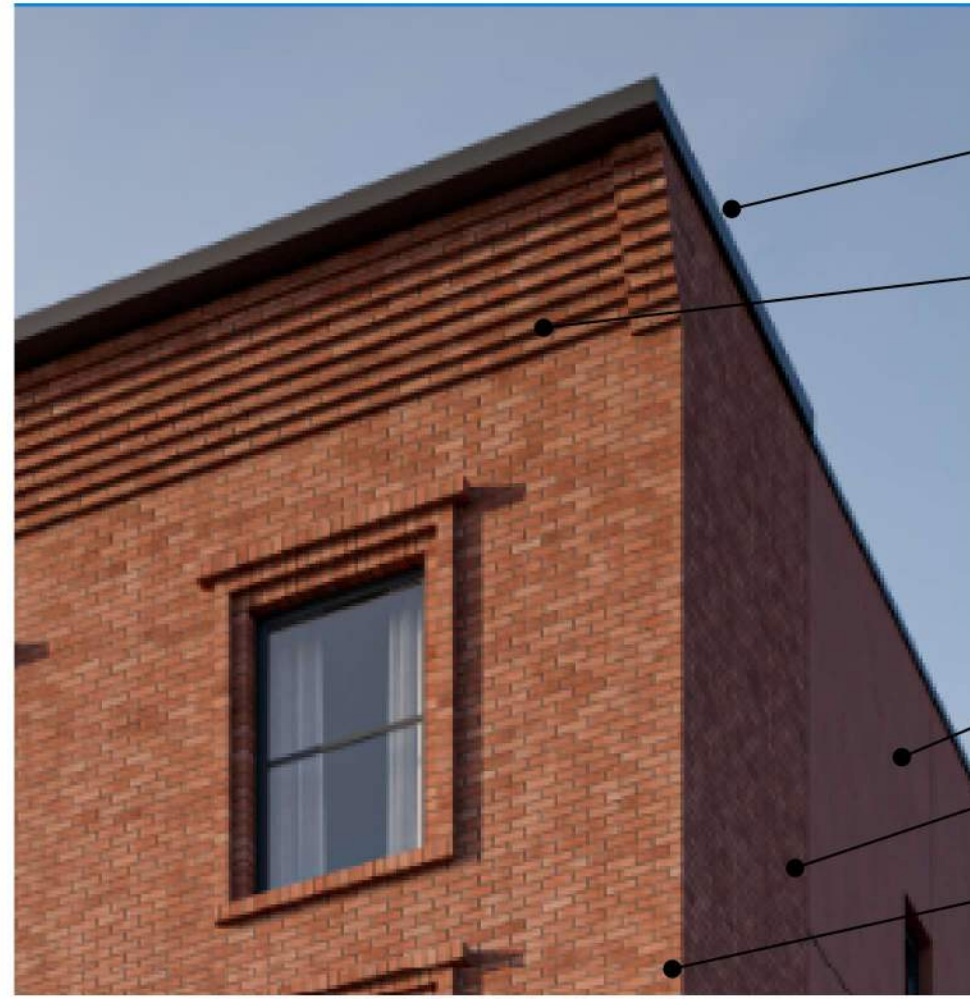
BRICK SILL

REDBROWN CAST WATERTABLE BASE

GRAY CAST INSET WATERTABLE BASE



PREVIOUSLY PRESENTED



REVISED

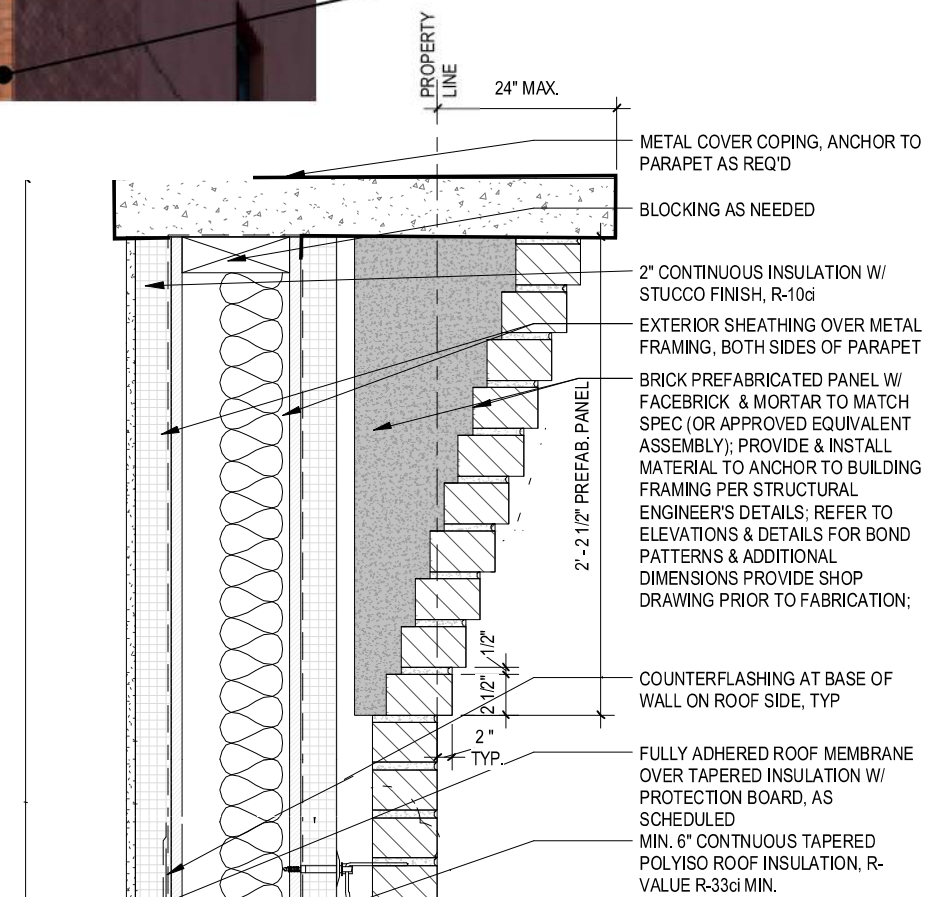
BLACK METAL COPING

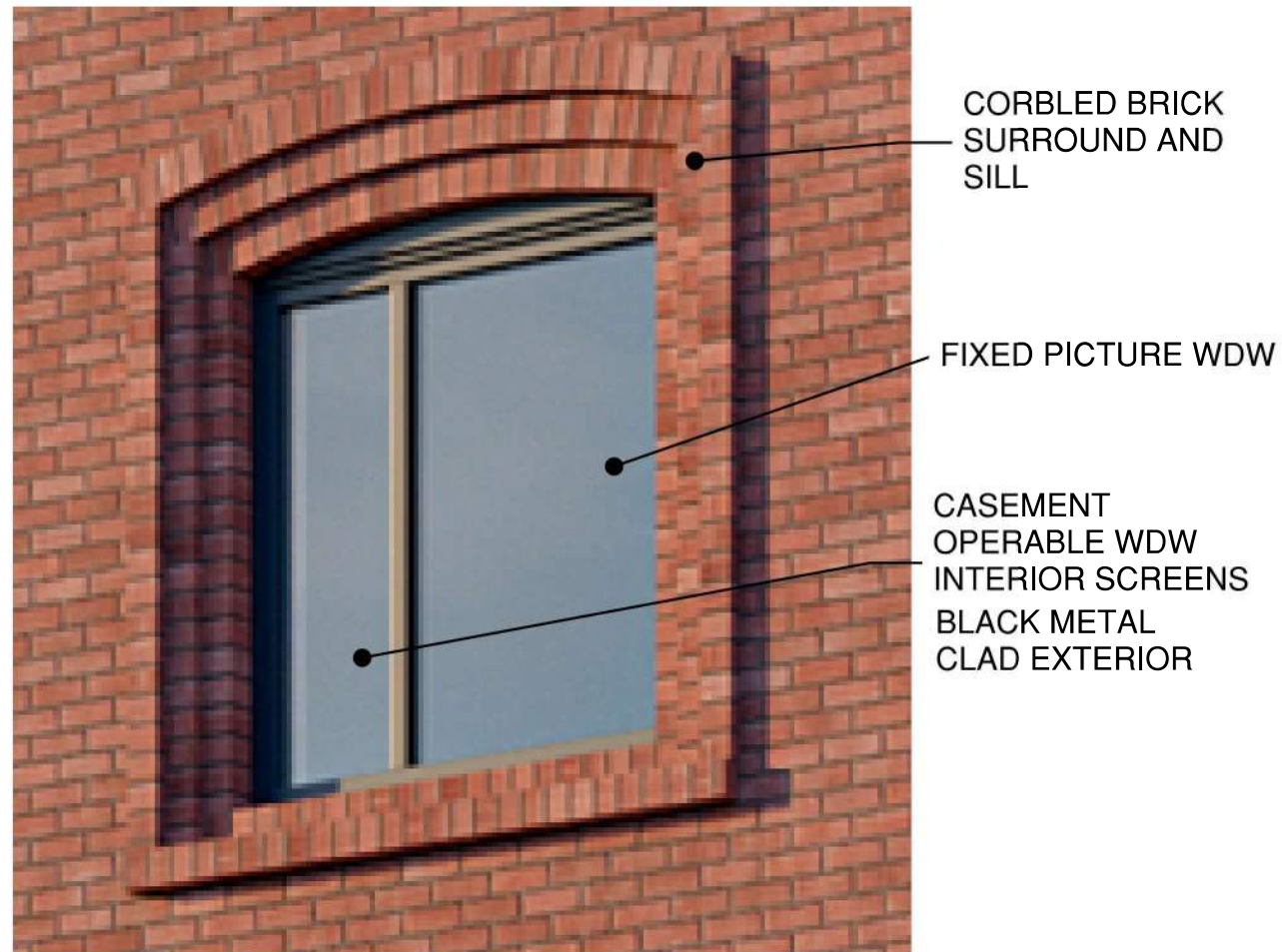
BRICK CORBLED CORNICE

STUCCO SIDEWALL

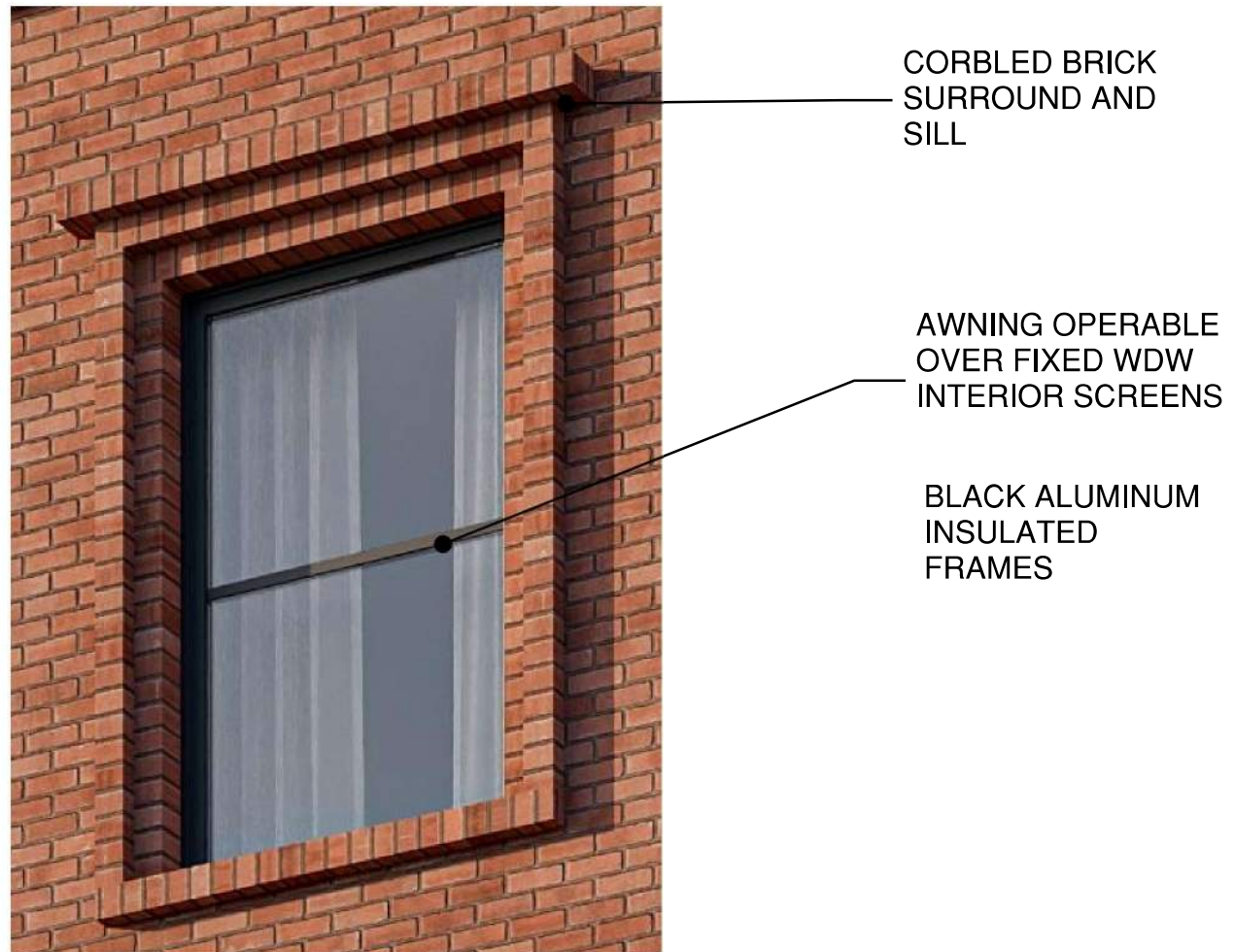
FACE BRICK SIDE RETURN

SANDED McAVOY FACE BRICK





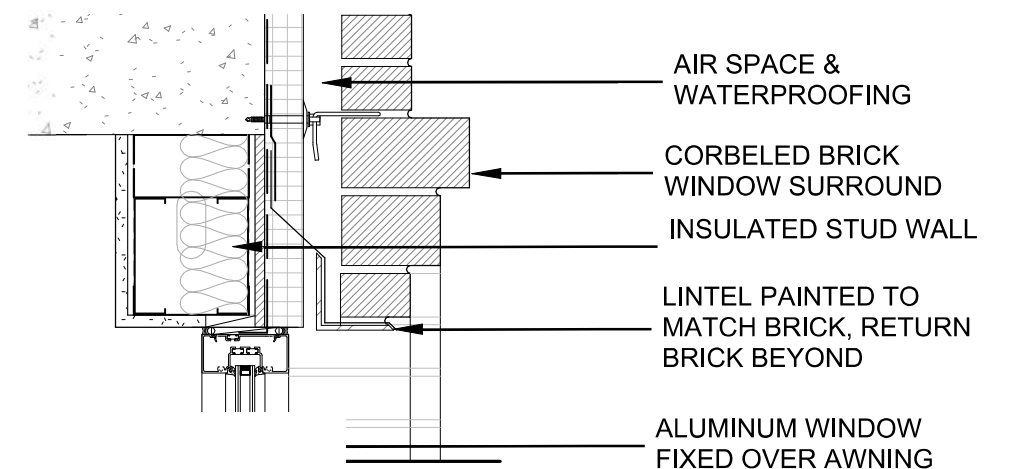
PREVIOUSLY PRESENTED [PELLA CLAD]



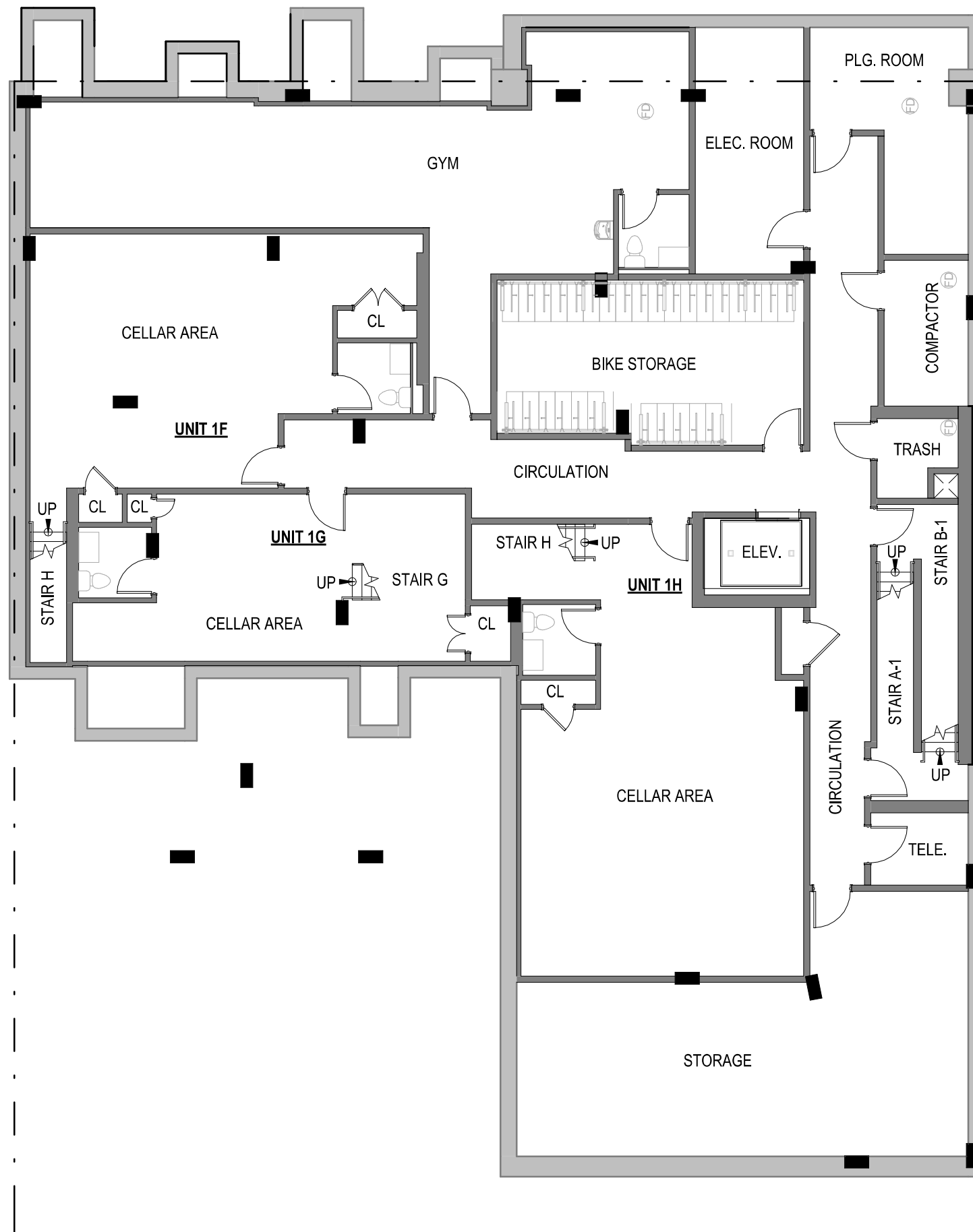
REVISED



YKK BLACK ALUMINUM INSULATED WINDOWS

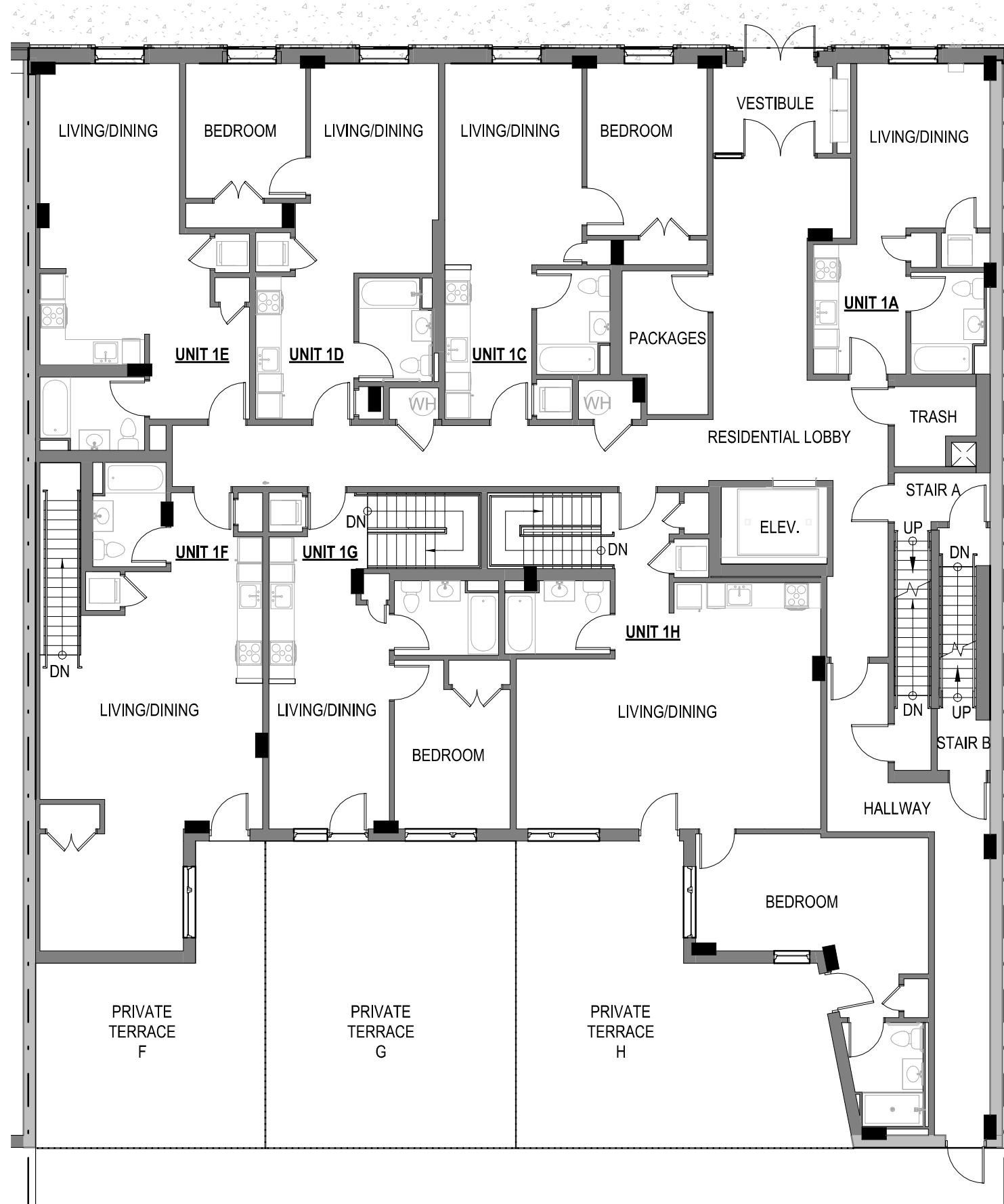




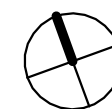


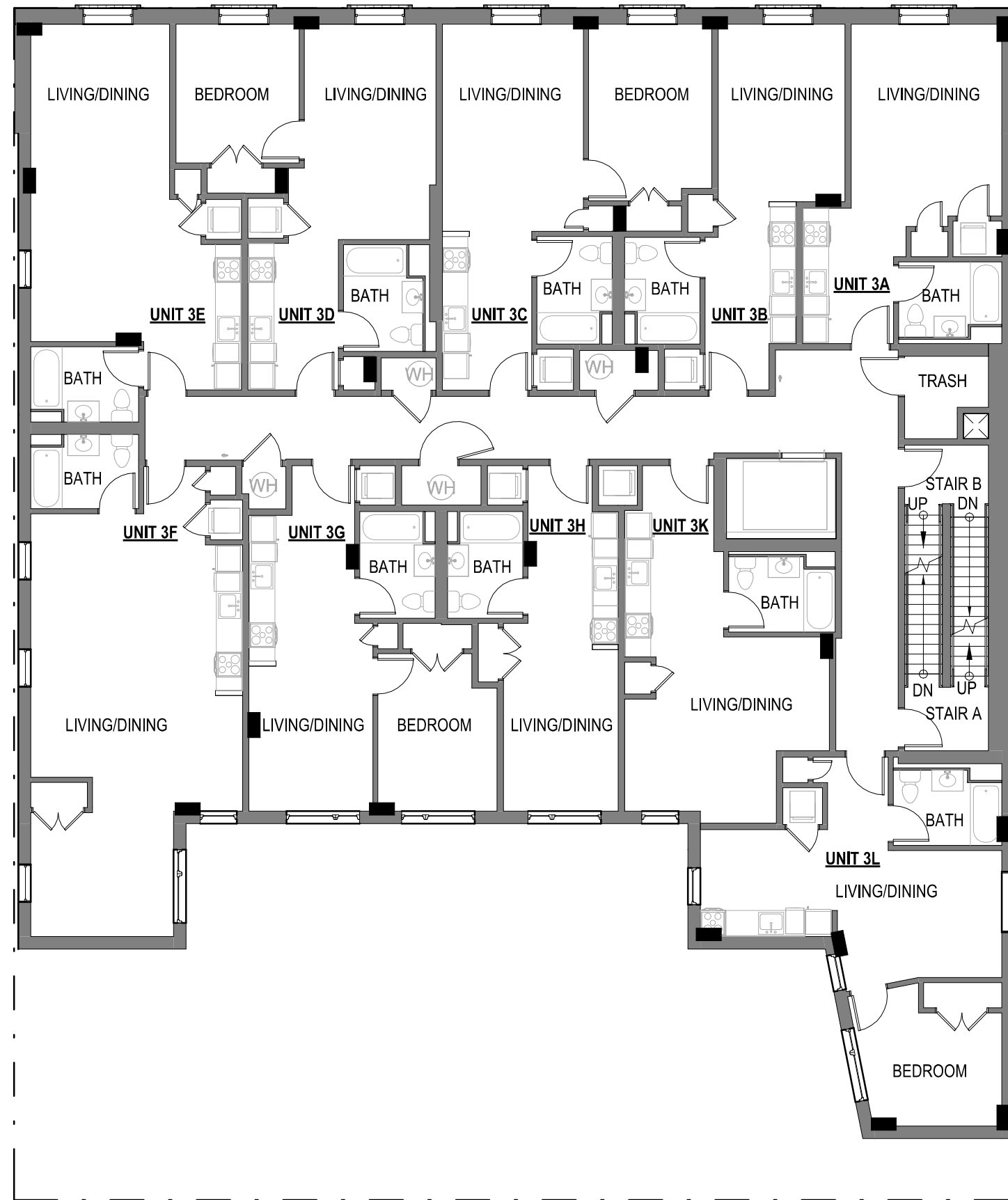
1 CELLAR FLOOR PLAN
SCALE: 3/32" = 1'-0"





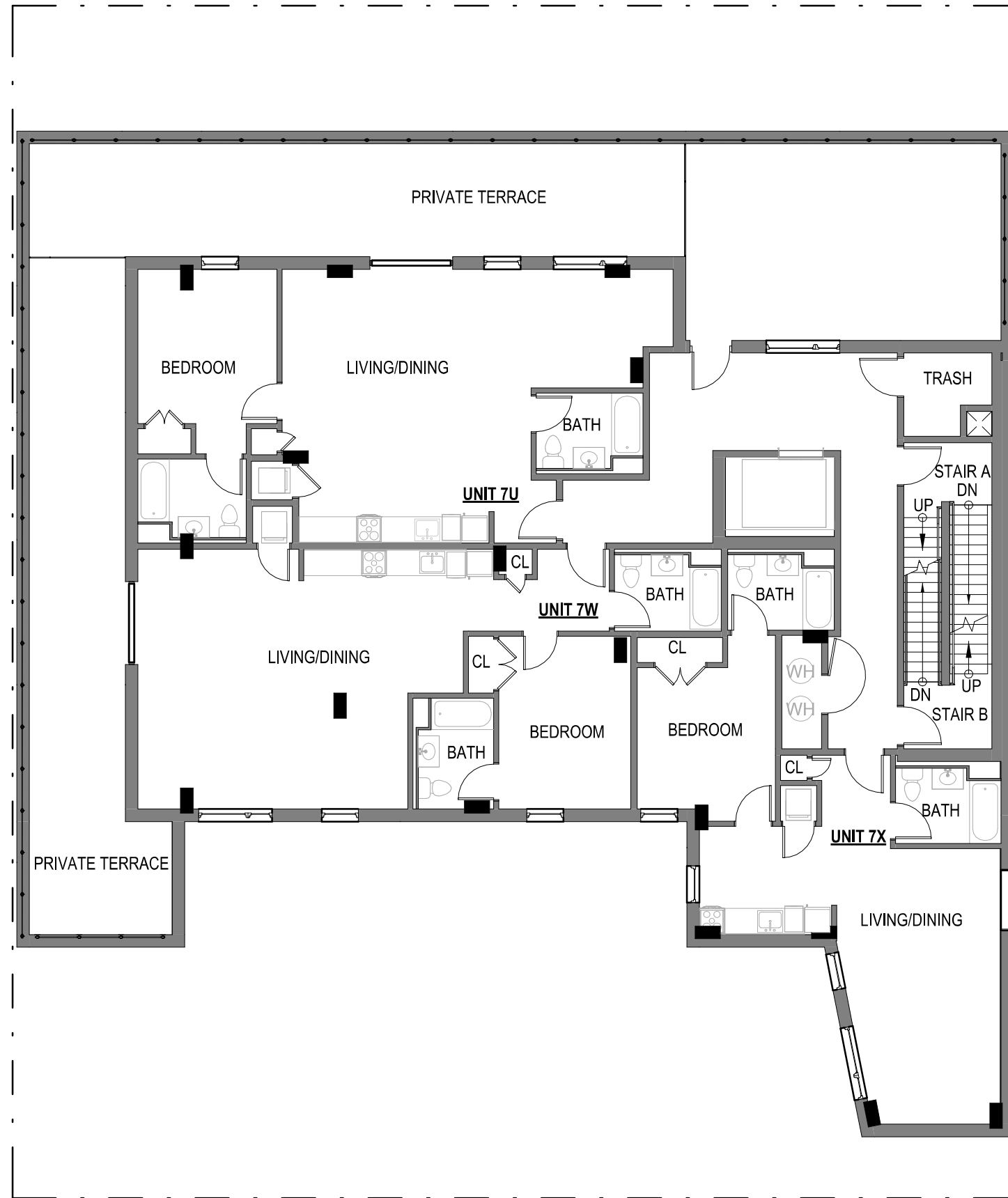
1 GROUND FLOOR PLAN
SCALE: 3/32" = 1'-0"





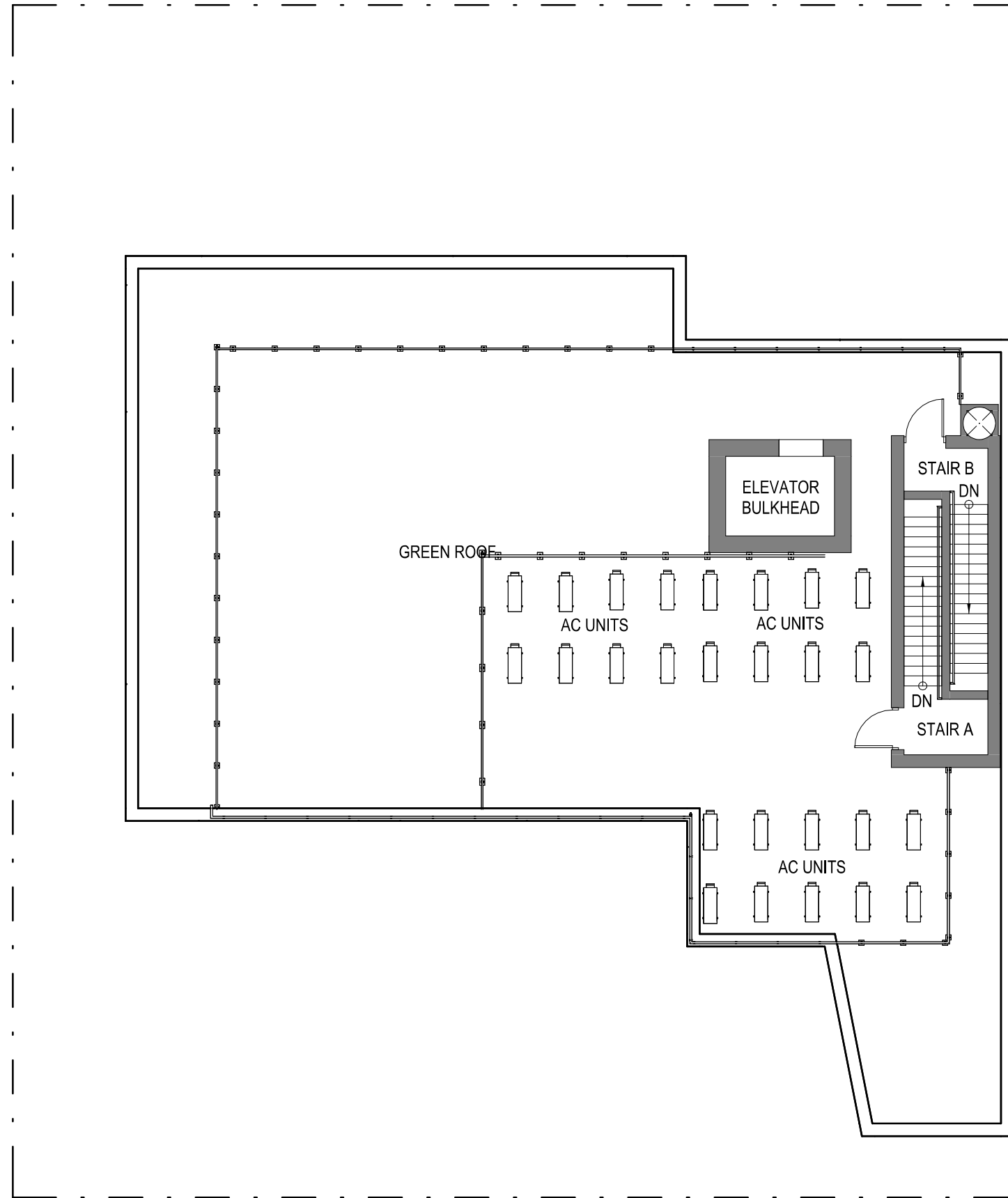
1 TYP. FLOOR PLAN
SCALE: 3/32" = 1'-0"





1 SEVENTH FLOOR PLAN
SCALE: 3/32" = 1'-0"





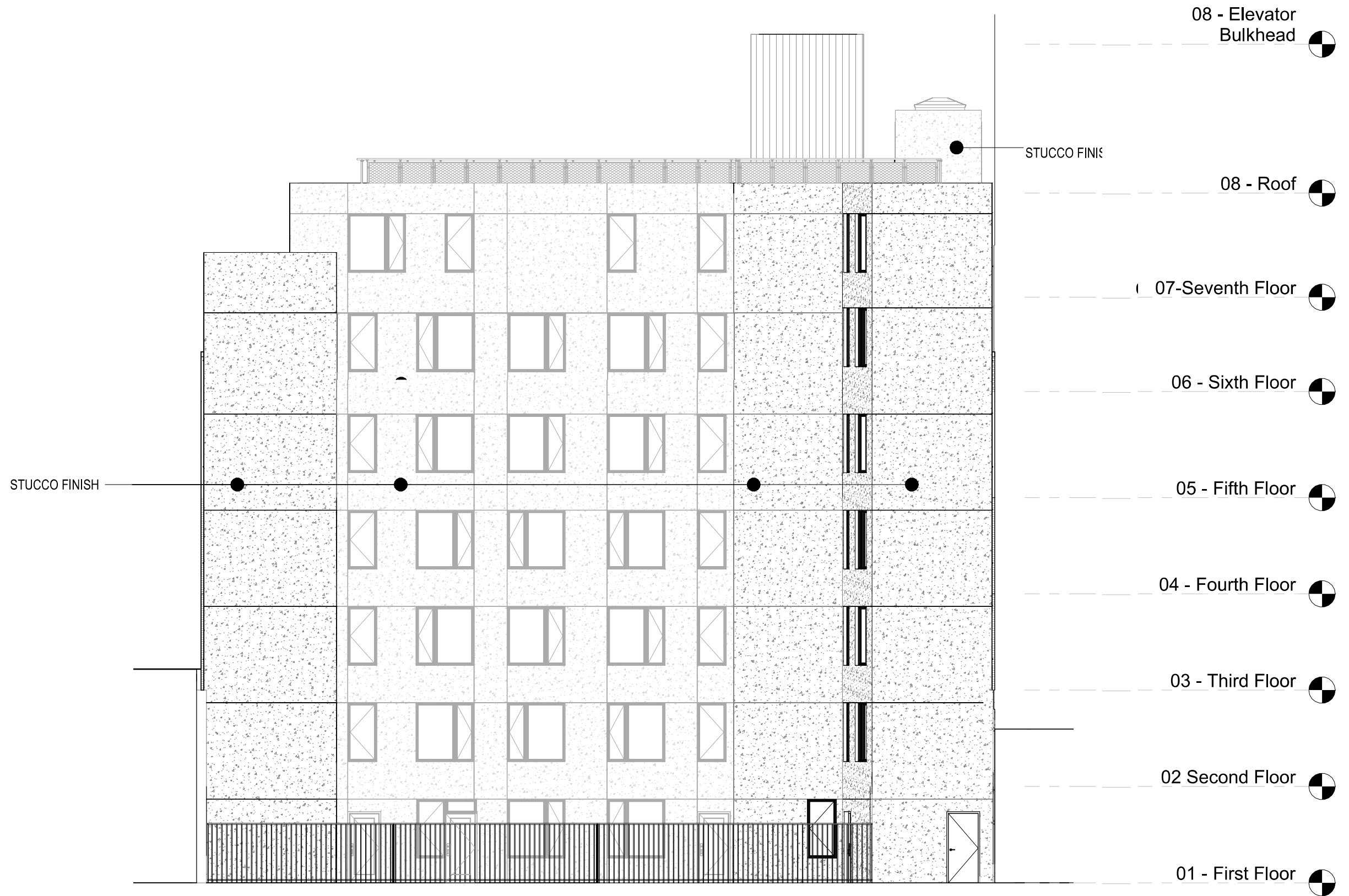
1 ROOF PLAN
SCALE: 3/32" = 1'-0"



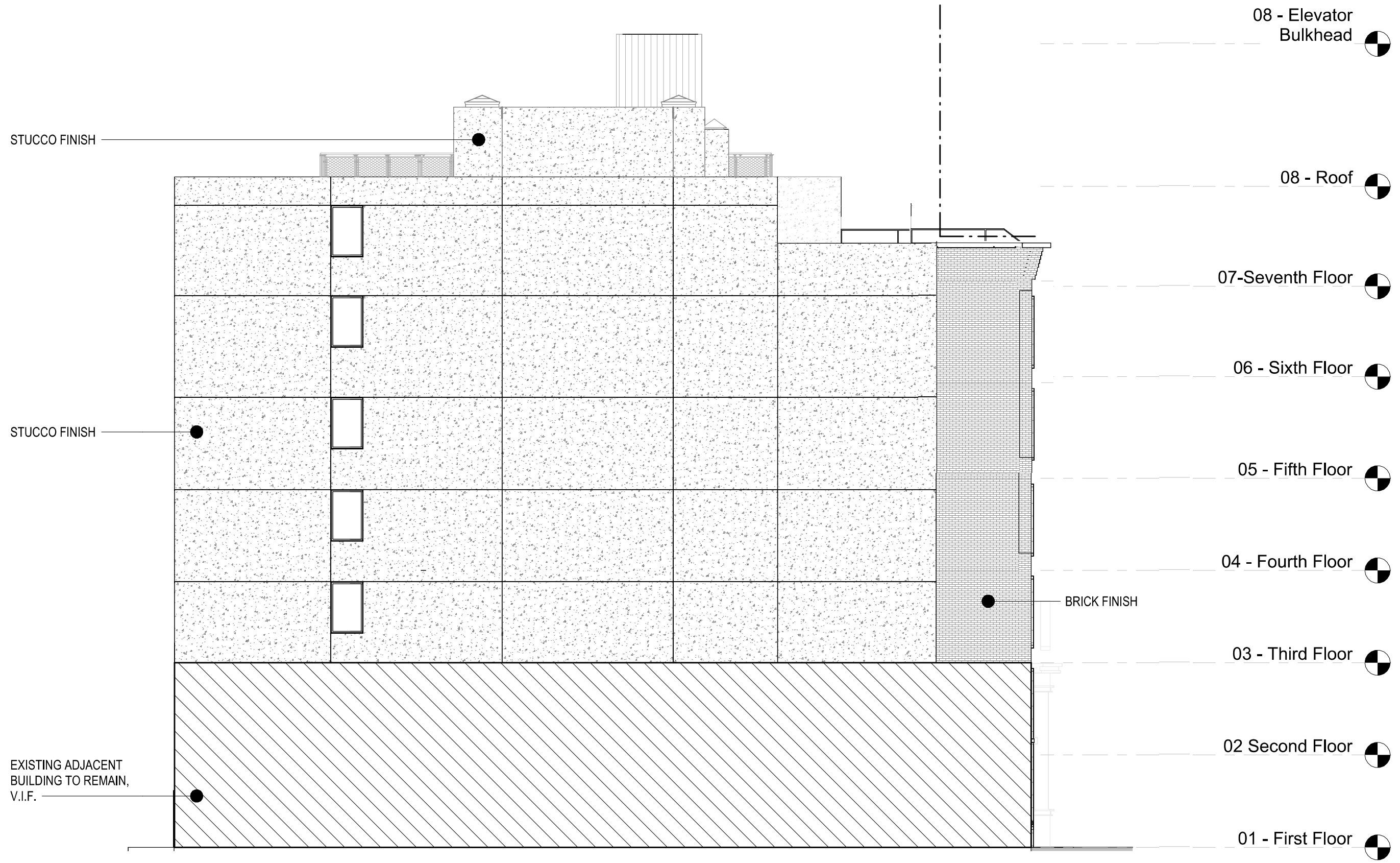




1 WEST ELEVATION



① SOUTH ELEVATION



1 EAST ELEVATION



1 BUILDING SECTION N/S



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