

June 23 2026
Public Hearing

The current proposal is:

Preservation Department – Item 12, LPC-26-09771

54 Greene Avenue – Fort Greene Historic District
Borough of Brooklyn

To testify virtually, please join Zoom

Webinar ID: 165 458 2708

Passcode: 937299

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.

#56

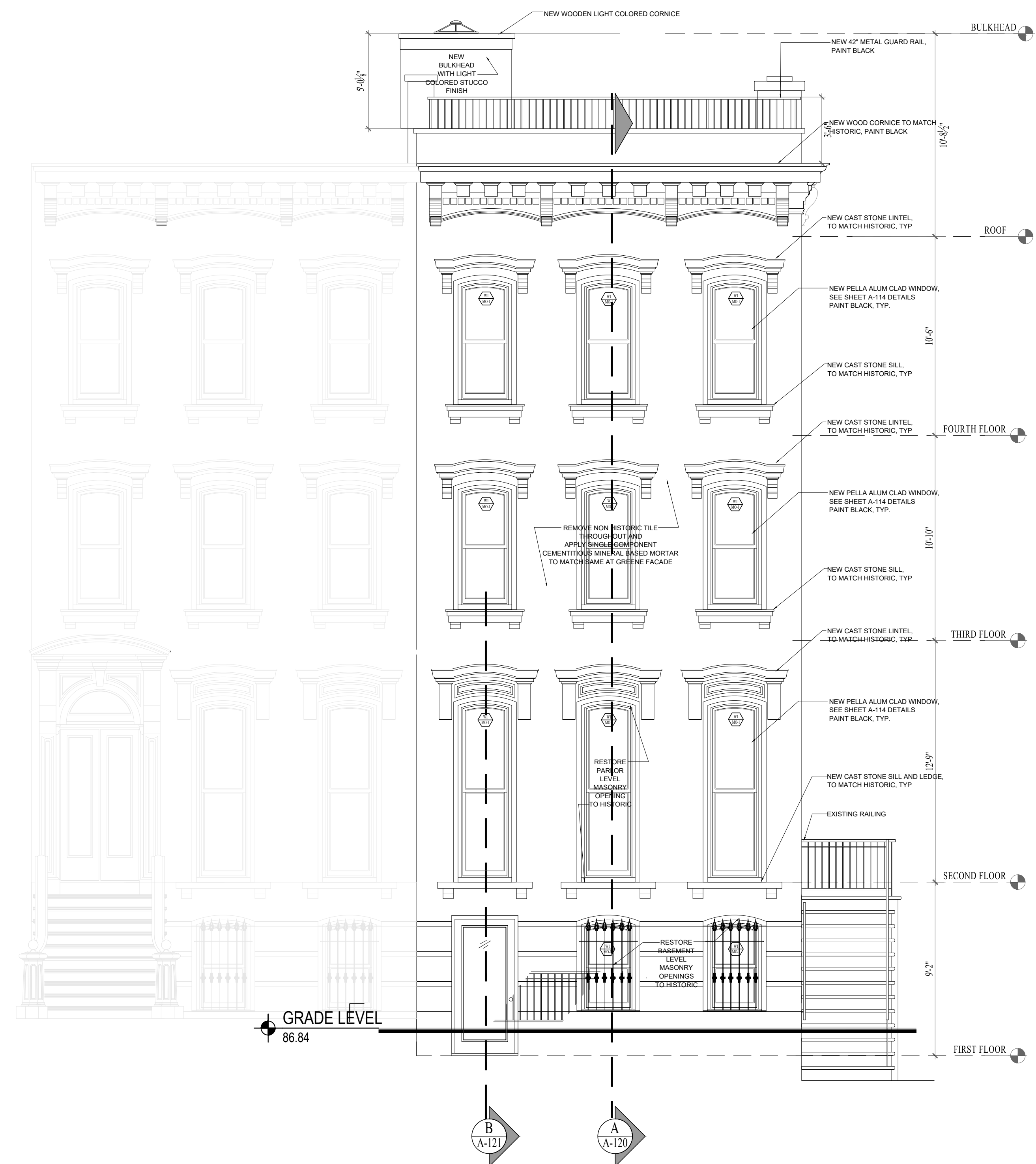
#54



1 EXISTING CONDITION - GREENE AVE
1/4" = 1'-0"

#56

#54



2 PROPOSED ELEVATION - GREENE AVE
1/4" = 1'-0"

ALTERATION

54 GREENE AVENUE
FORT GREENE HD
BROOKLYN, NY 11238

BLOCK 1958/LOT 19

RACHEL FRANKEL ARCHITECTURE

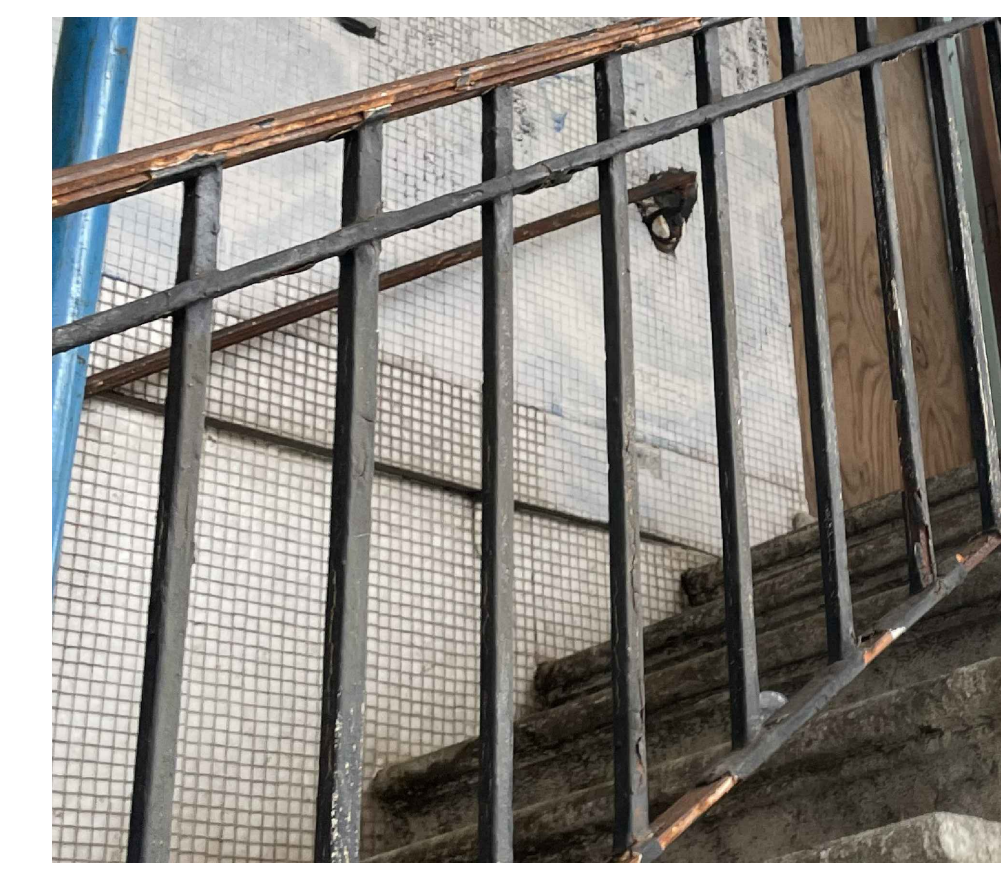
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REVISIONS		
NO.	DESCRIPTION	DATE
1.	REVISION	04.22.2026
2.	REVISION	05.07.2026
3.	REVISION	05.14.2026
4.	REVISION	06.01.2026
5.	REVISION	06.09.2026
6.	LPC	06.11.2026
5.	LPC	06.05.2026
4.	LPC+CB	05.14.2026
3.	LPC	05.07.2026
2.	LPC	04.22.2026
1.	LPC	04.06.2026
NO.	DESCRIPTION	DATE
ISSUES		

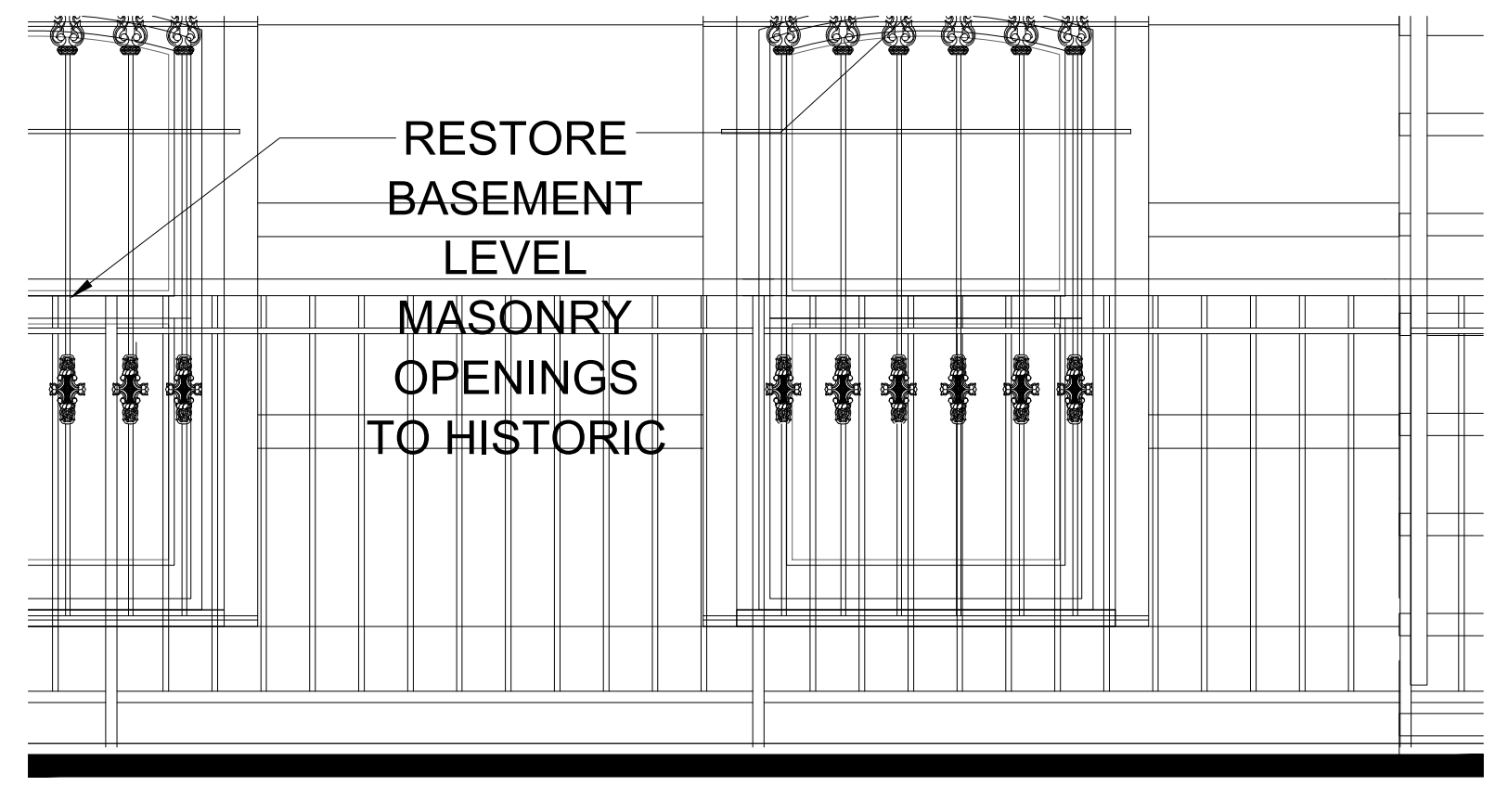
54 GREENE AVENUE
BROOKLYN

EXISTING AND PROPOSED
GREENE AVENUE ELEVATIONS

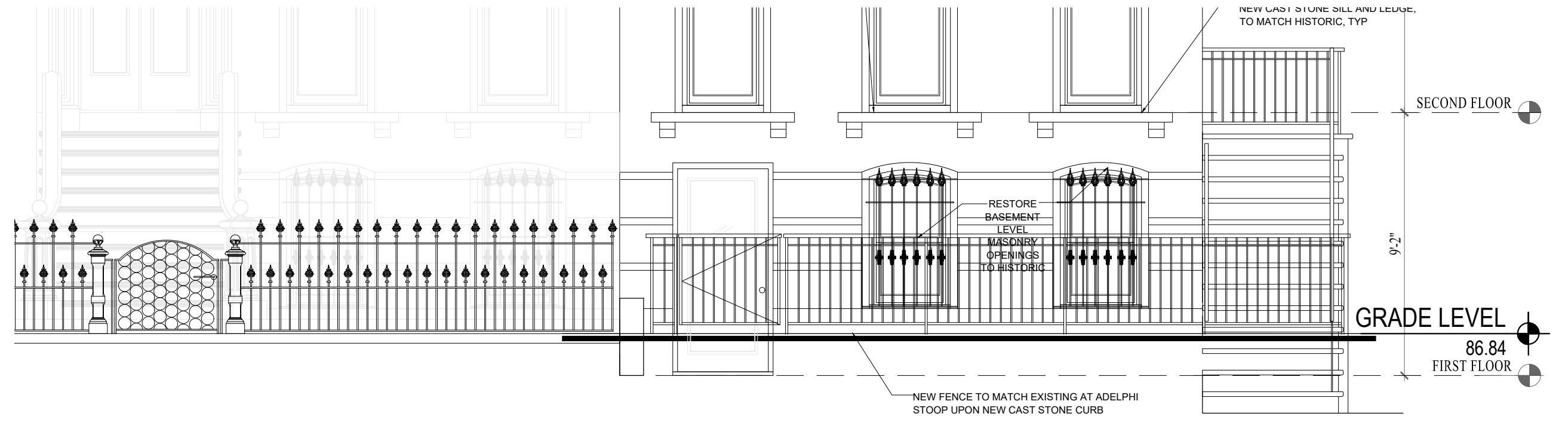
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	CHK BY: RF
	DWG #: A-103.00
	4 OF 23



5 EXISTING RAILING
NOT TO SCALE



4 PROPOSED ELEVATION - GREENE AVE
3/4" = 1'-0"



3 PROPOSED ELEVATION - GREENE AVE
1/4" = 1'-0"

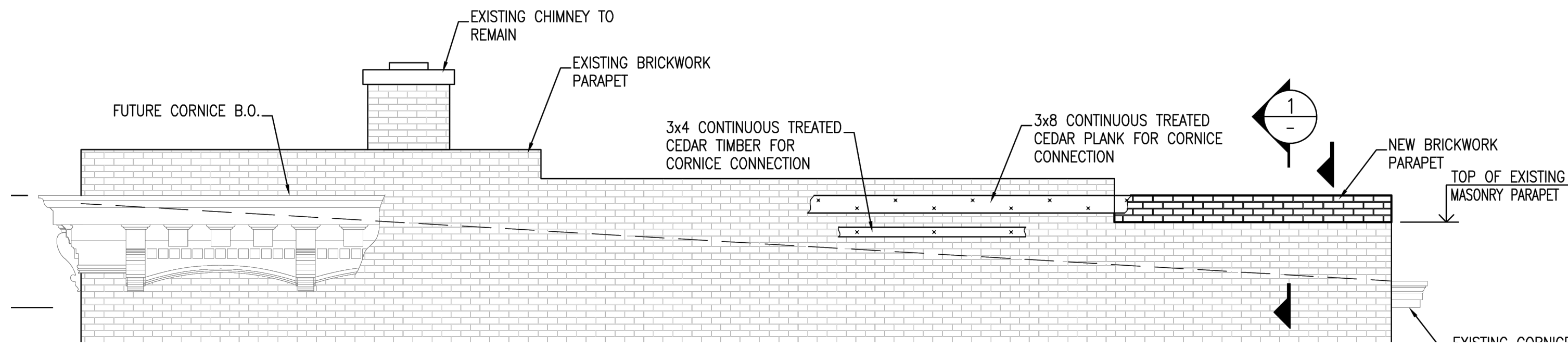
ALTERATION

54 GREENE AVENUE
FORT GREENE HD
BROOKLYN, NY 11238

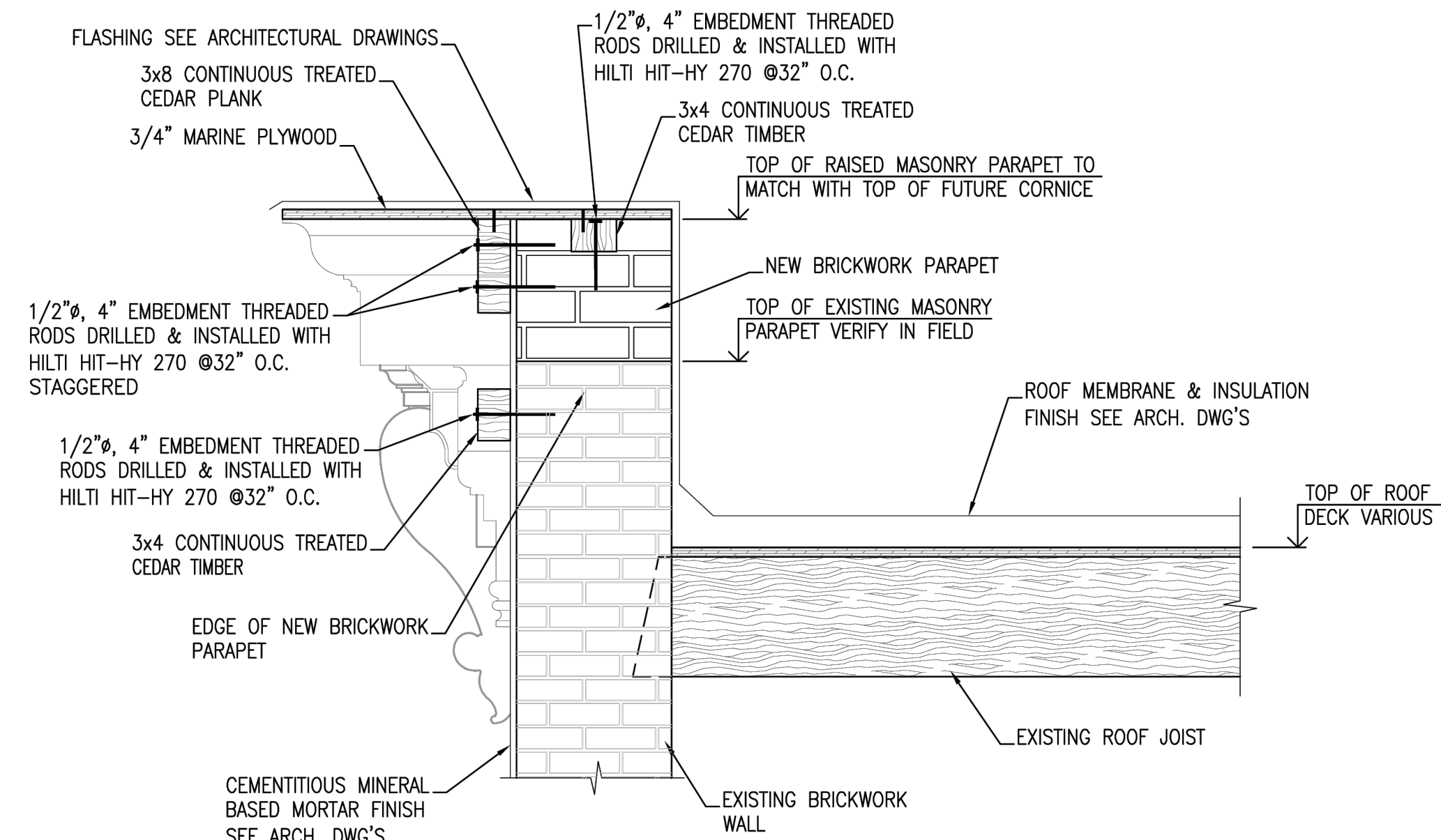
BLOCK 1958/LOT 19

RACHEL FRANKEL ARCHITECTURE

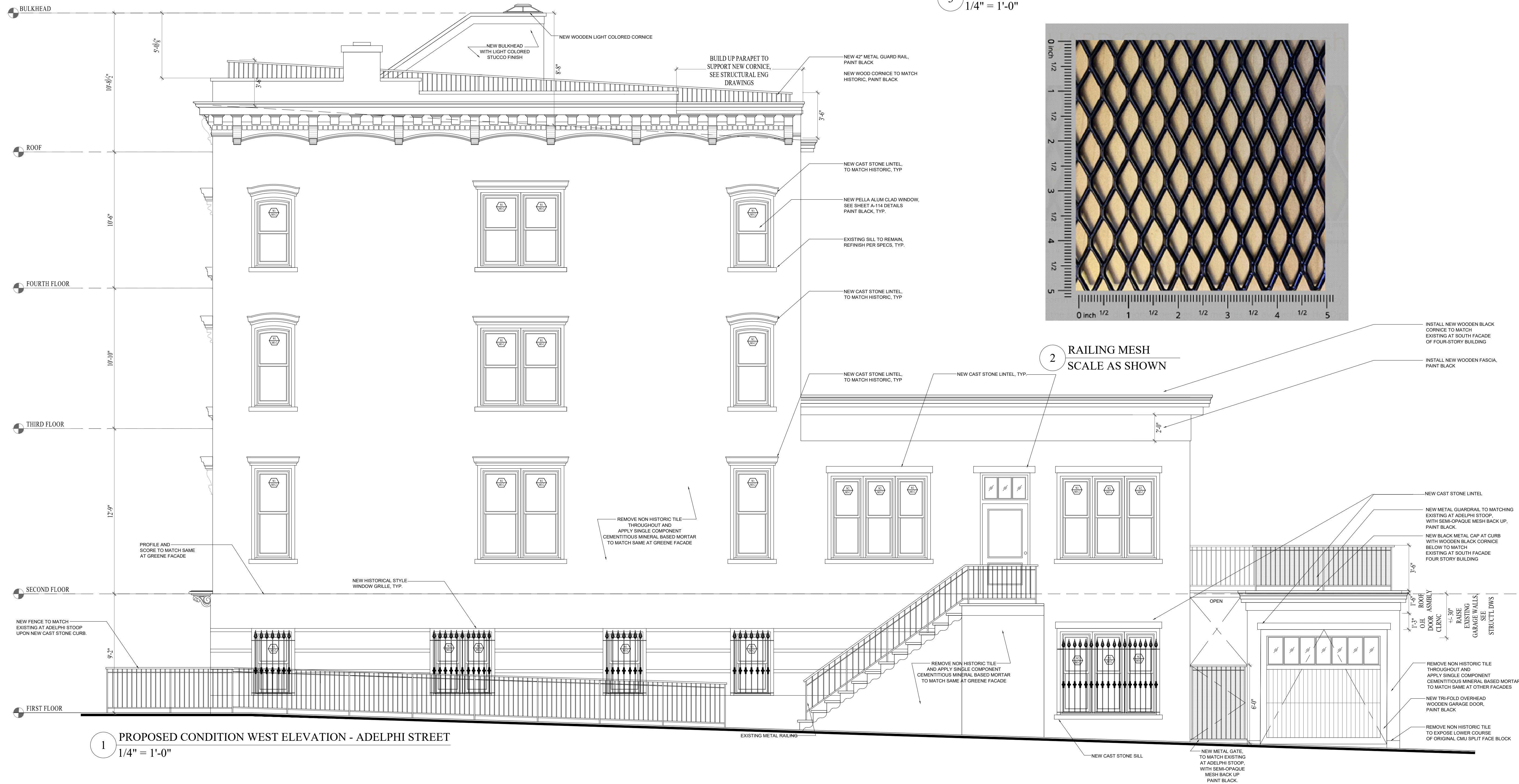
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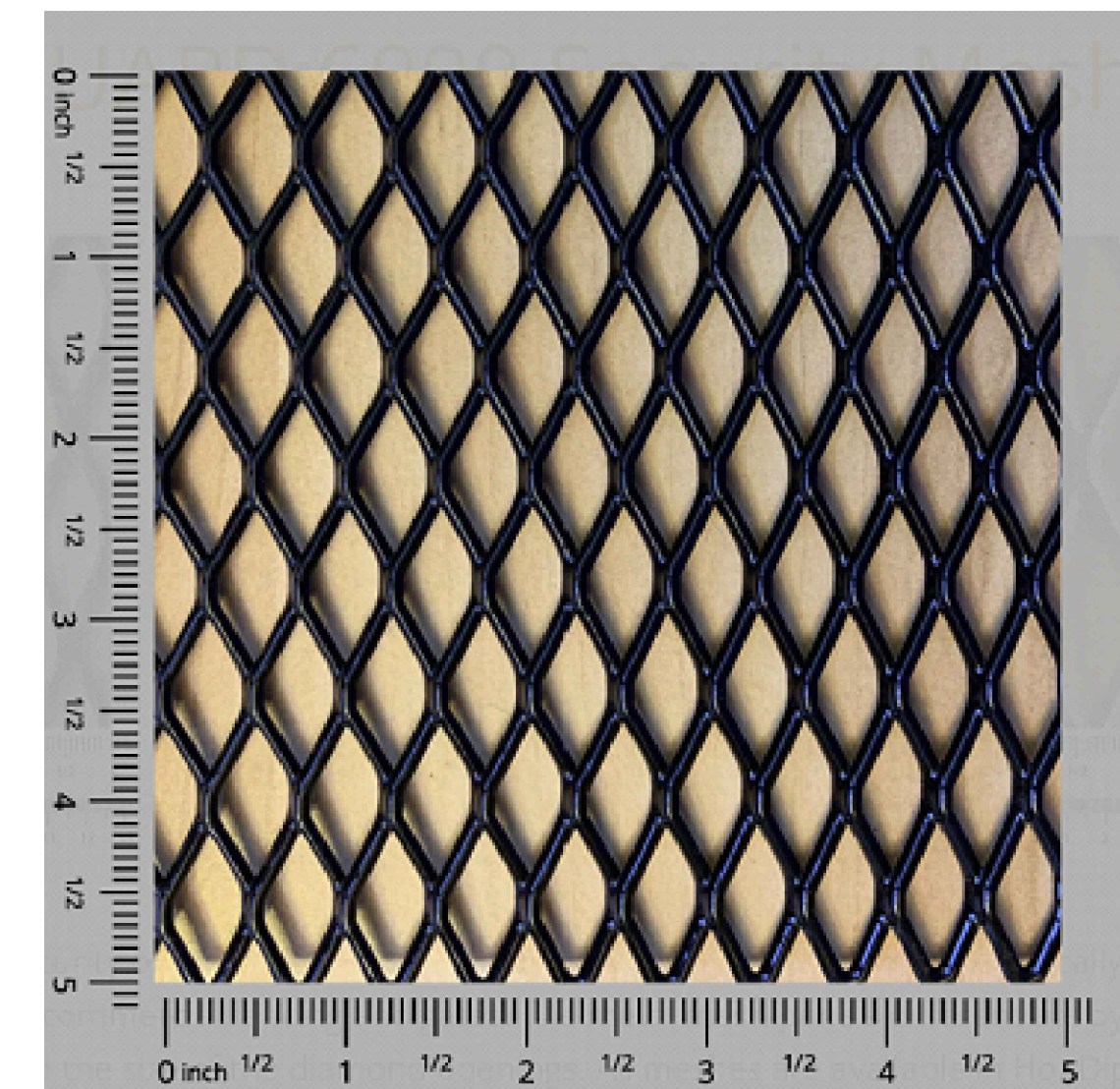
2 STRUCTURAL DESIGN FOR RESTORATIVE CORNICE WEST ELEVATION - ADELPHI STREET
1/4" = 1'-0"



3 STRUCTURAL DESIGN FOR RESTORATIVE CORNICE PARAPET AUGMENTATION DETAIL - ADELPHI STREET
1/4" = 1'-0"



1 PROPOSED CONDITION WEST ELEVATION - ADELPHI STREET
1/4" = 1'-0"



2 RAILING MESH SCALE AS SHOWN

REVISIONS		
NO.	DESCRIPTION	DATE
1.	REVISION	04.22.2026
2.	REVISION	05.07.2026
3.	REVISION	05.14.2026
4.	REVISION	05.20.2026
5.	REVISION	06.05.2026
6.	REVISION	06.09.2026

ISSUES		
NO.	DESCRIPTION	DATE
7.	LPC	06.11.2026
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2.	LPC	04.22.2026
1.	LPC	04.06.2026

54 GREENE AVENUE
BROOKLYN

PROPOSED CONDITION
WEST ELEVATION

SEAL & SIGNATURE: _____ DATE: 02.26.26

PROJ. #: _____ DWG BY: KM

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6 OF 23

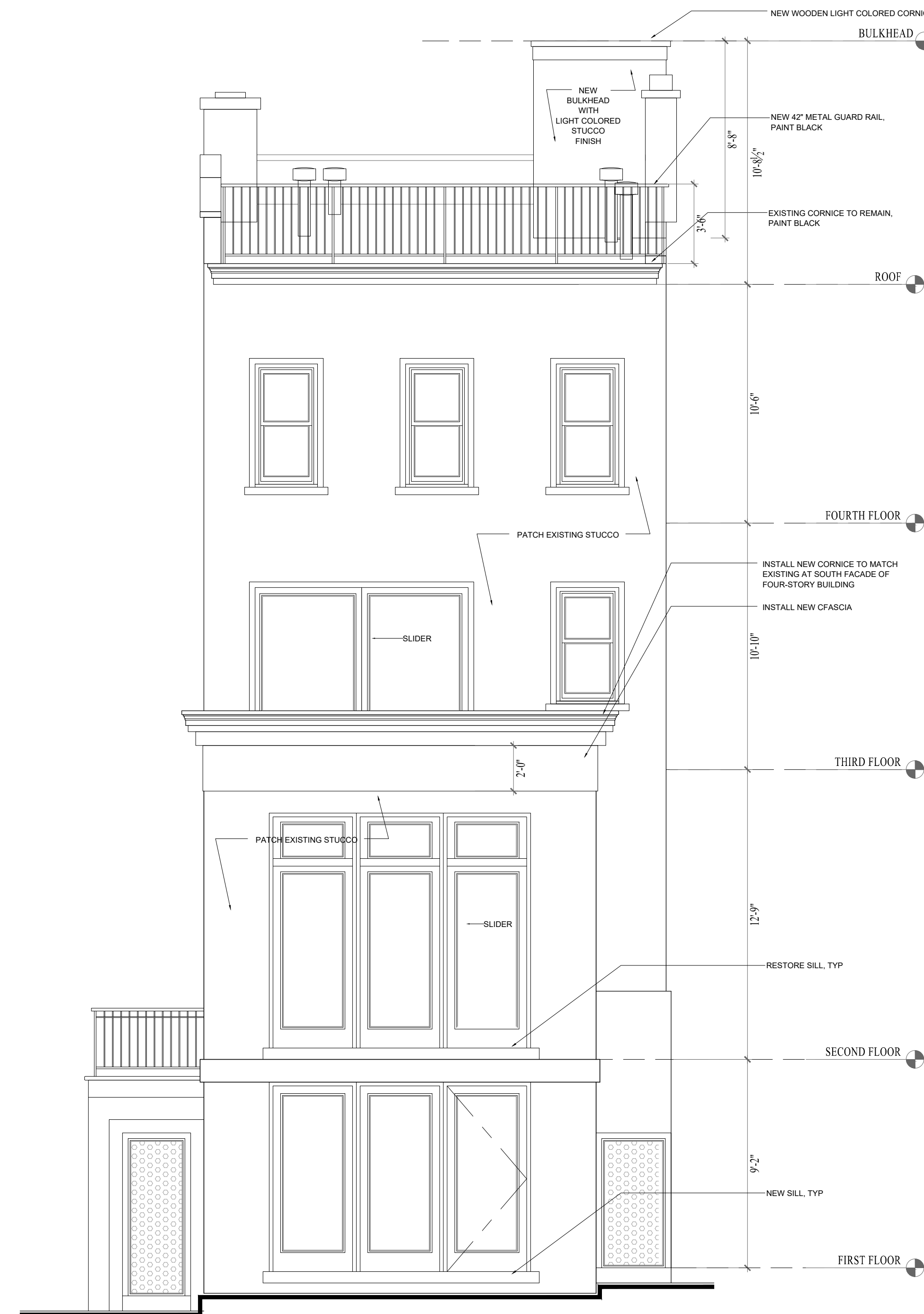
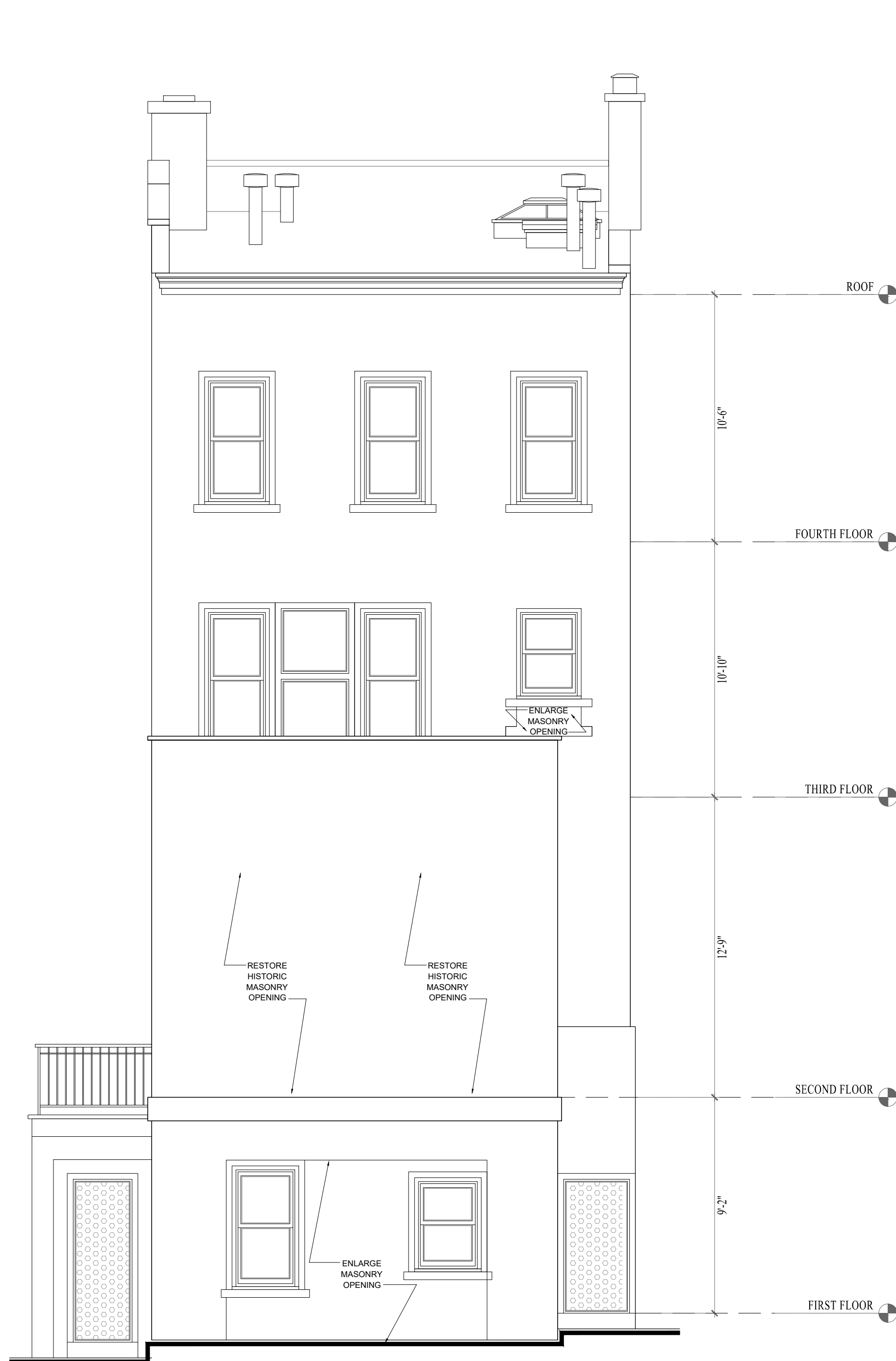
ALTERATION

54 GREENE AVENUE
FORT GREENE HD
BROOKLYN, NY 11238

BLOCK 1958/LOT 19

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1 EXISTING CONDITION SOUTH ELEVATION
1/4" = 1'-0"

2 PROPOSED CONDITION SOUTH ELEVATION
1/4" = 1'-0"

3 PROPOSED CONDITION SOUTH ELEVATION AT GARAGE
1/4" = 1'-0"

REVISIONS

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NO.	DESCRIPTION	DATE
ISSUES		

54 GREENE AVENUE
BROOKLYN

EXISTING AND PROPOSED
SOUTH ELEVATIONS

SEAL & SIGNATURE: DATE: 02.26.26

PROJ. #:

DWG BY: KM

CHK BY: RF

DWG #:

A-106.00

7 OF 23



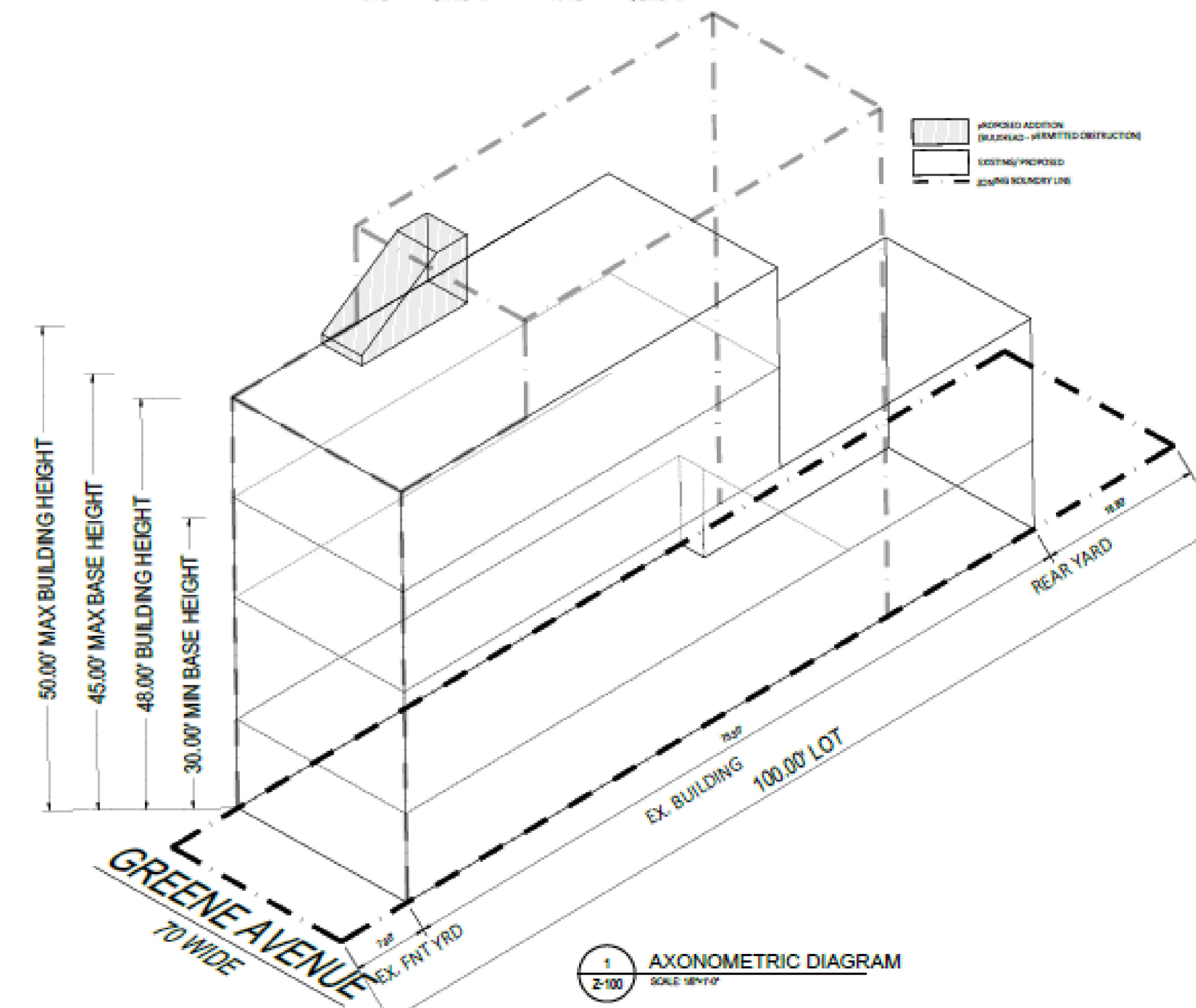
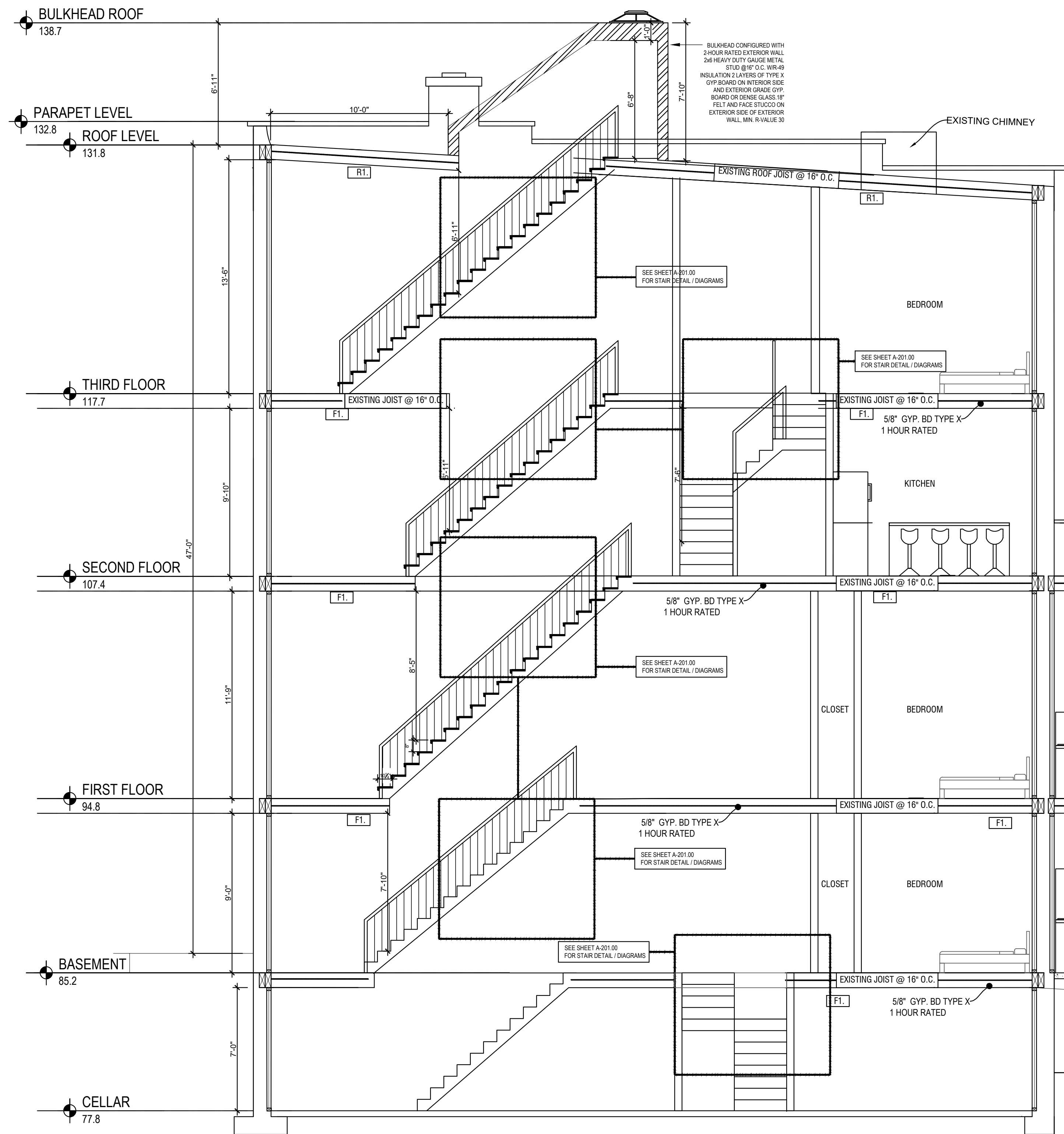
ALTERATION

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BLOCK 1958/LOT 19

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2 PROPOSED AXONOMETRIC
NOT TO SCALE

REVISIONS

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1.	REVISION	05.14.2026

6.	LPC	06.11.2026
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1.	LPC	04.06.2026

NO.	DESCRIPTION	DATE
ISSUES		

54 GREENE AVENUE
BROOKLYN

PROPOSED CONDITION
SECTION

SEAL & SIGNATURE: DATE: 02.26.26

PROJ. #:

DWG BY: KM

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DWG #:

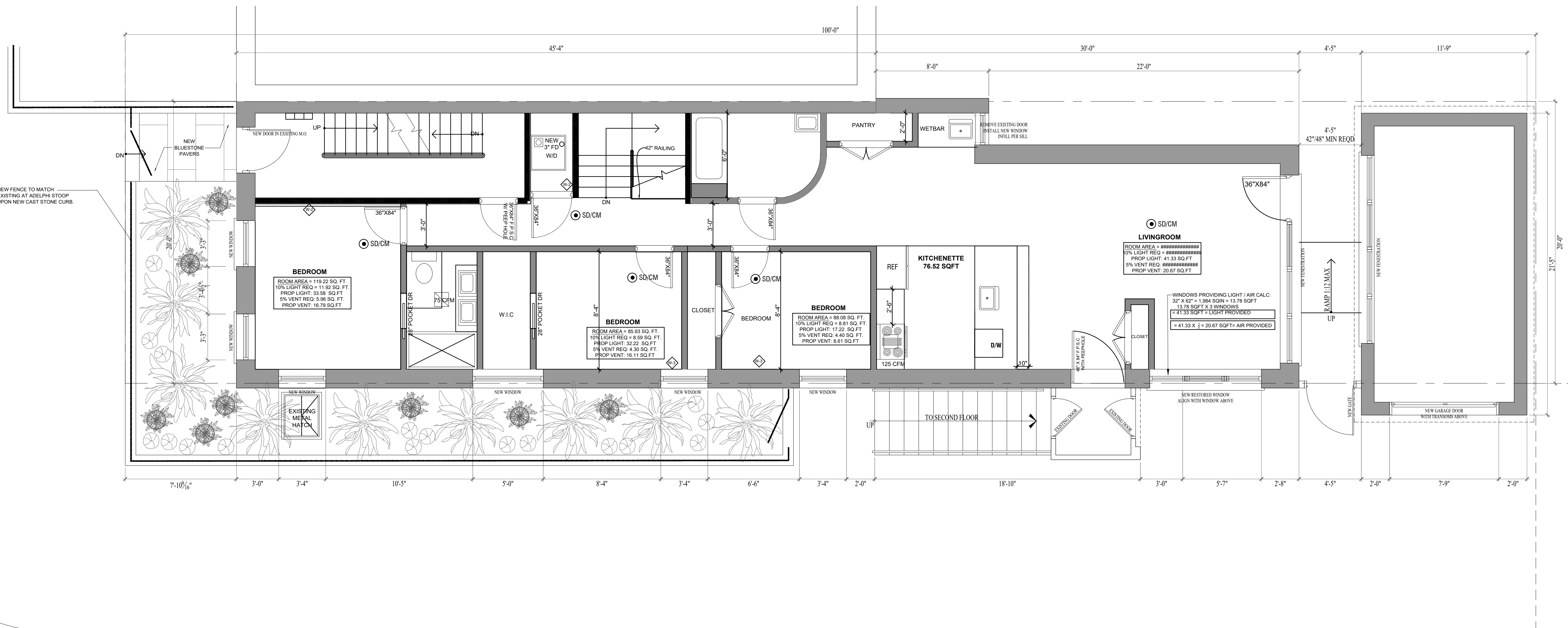
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11 OF 23



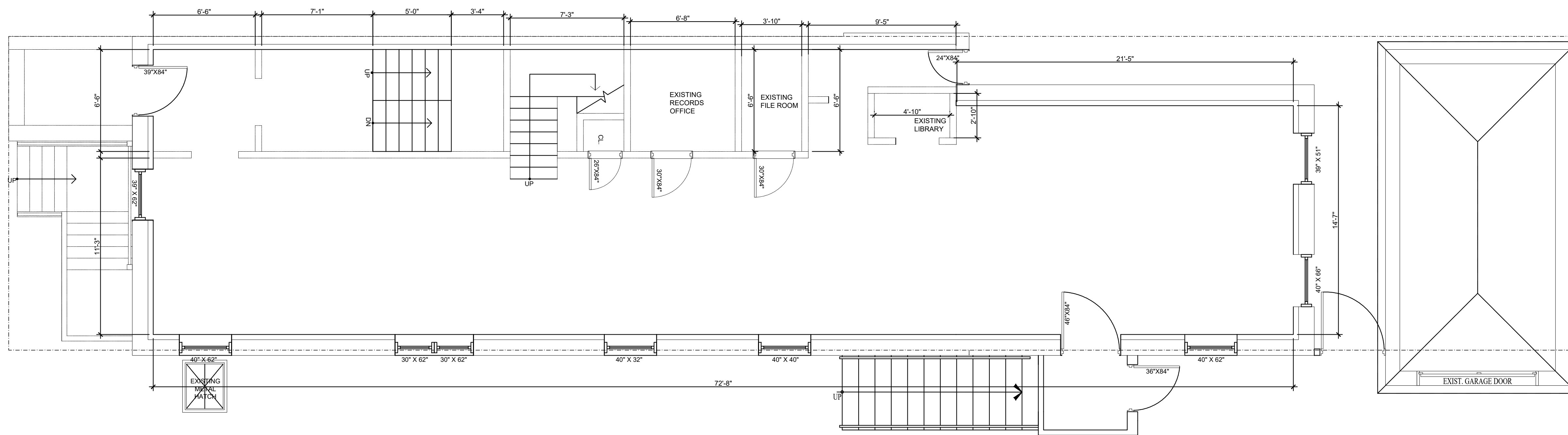
1 PROPOSED CONDITION SECTION
1/4" = 1'-0"

GREENE AVENUE



ADELPHI STREET

2 PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"



1 EXISTING FIRST FLOOR PLAN
1/4" = 1'-0"

ALTERATION

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BLOCK 1958/LOT 19

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NO.	DESCRIPTION	DATE
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5.	LPC	06.05.2026
4.	LPC+CB	05.14.2026
3.	LPC	05.07.2026
2.	LPC	04.22.2026
1.	LPC	04.06.2026

ISSUES

54 GREENE AVENUE
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EXISTING AND PROPOSED
CONDITION FIRST FLOOR PLAN

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12 OF 23



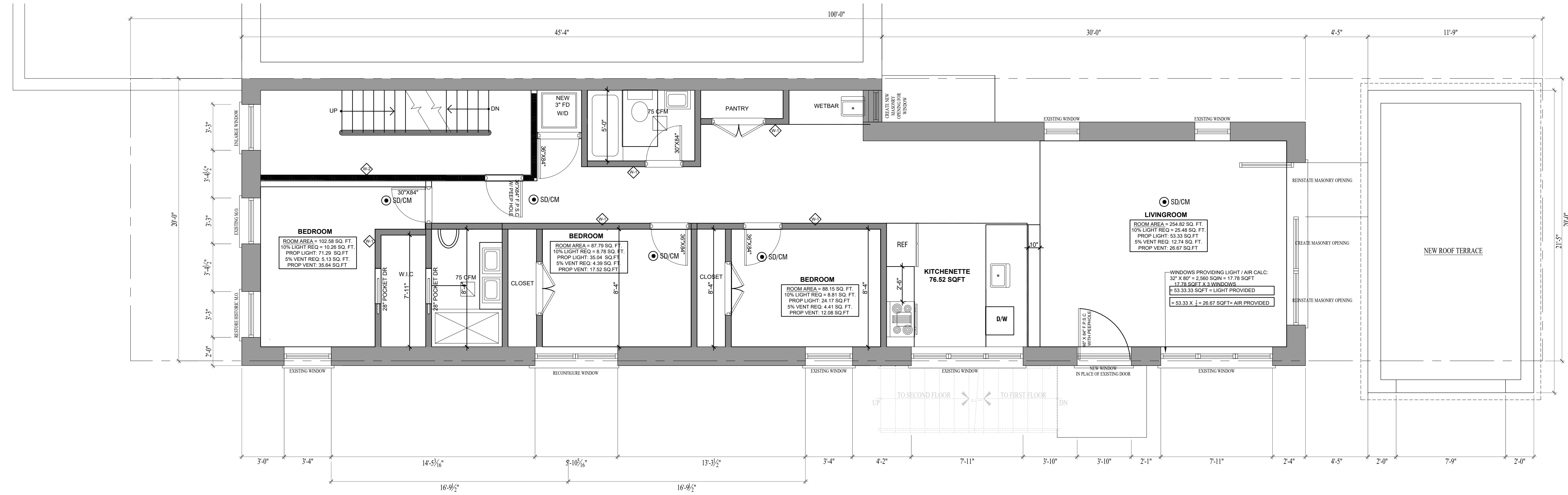
ALTERATION

54 GREENE AVENUE
FORT GREENE HD
BROOKLYN, NY 11238

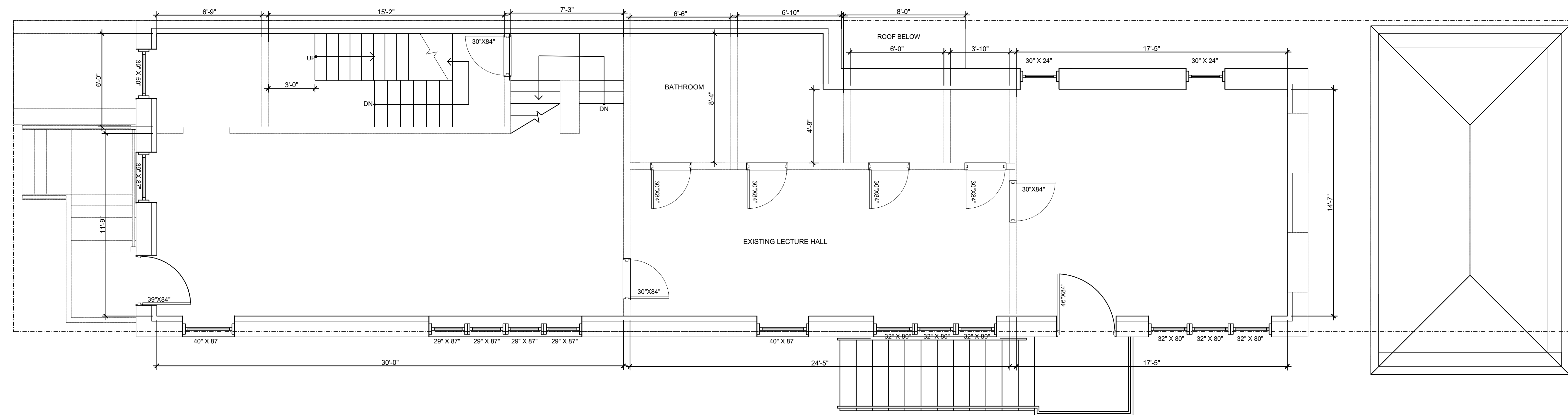
BLOCK 1958/LOT 19

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2 PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"



1 EXISTING SECOND FLOOR PLAN
1/4" = 1'-0"

REVISIONS		
NO.	DESCRIPTION	DATE
1.	REVISION	04.22.2026
2.	REVISION	05.07.2026
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4.	REVISION	05.20.2026

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4.	LPC+CB	05.14.2026
3.	LPC	05.07.2026
2.	LPC	04.22.2026
1.	LPC	04.06.2026

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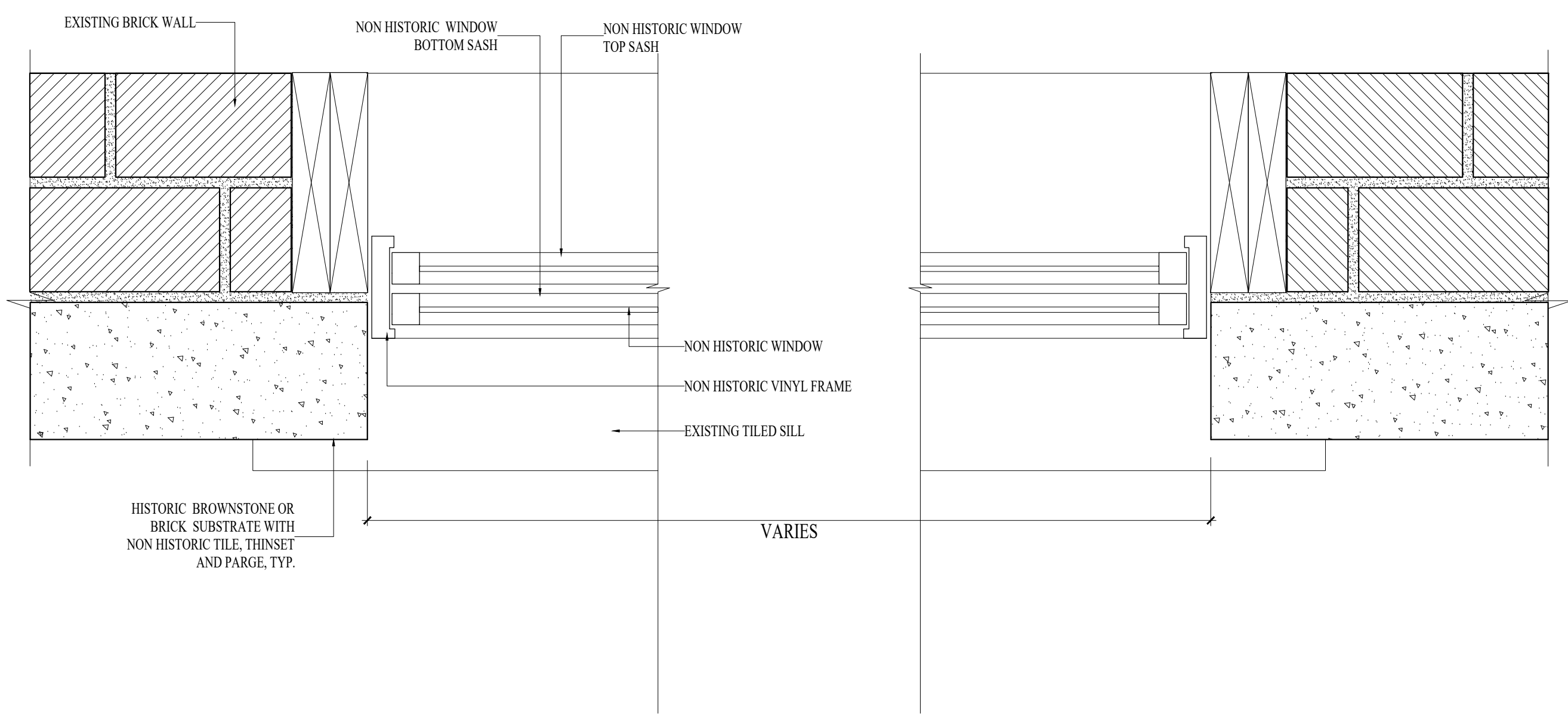
54 GREENE AVENUE
BROOKLYN

EXISTING AND PROPOSED
CONDITION SECOND FLOOR PLAN

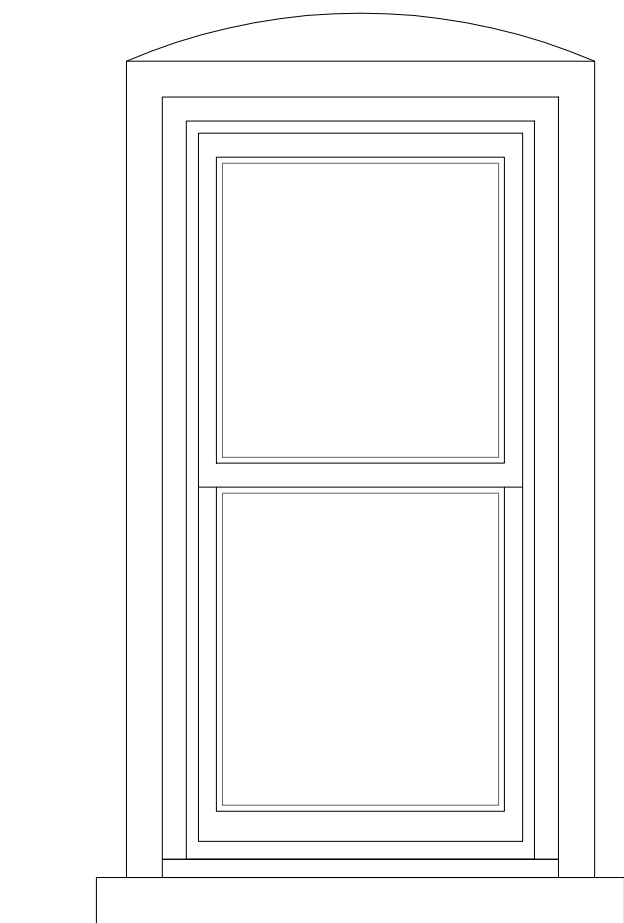
SEAL & SIGNATURE: DATE: 02.26.26

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DWG BY: KM
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DWG #:
A-112.00
13 OF 23

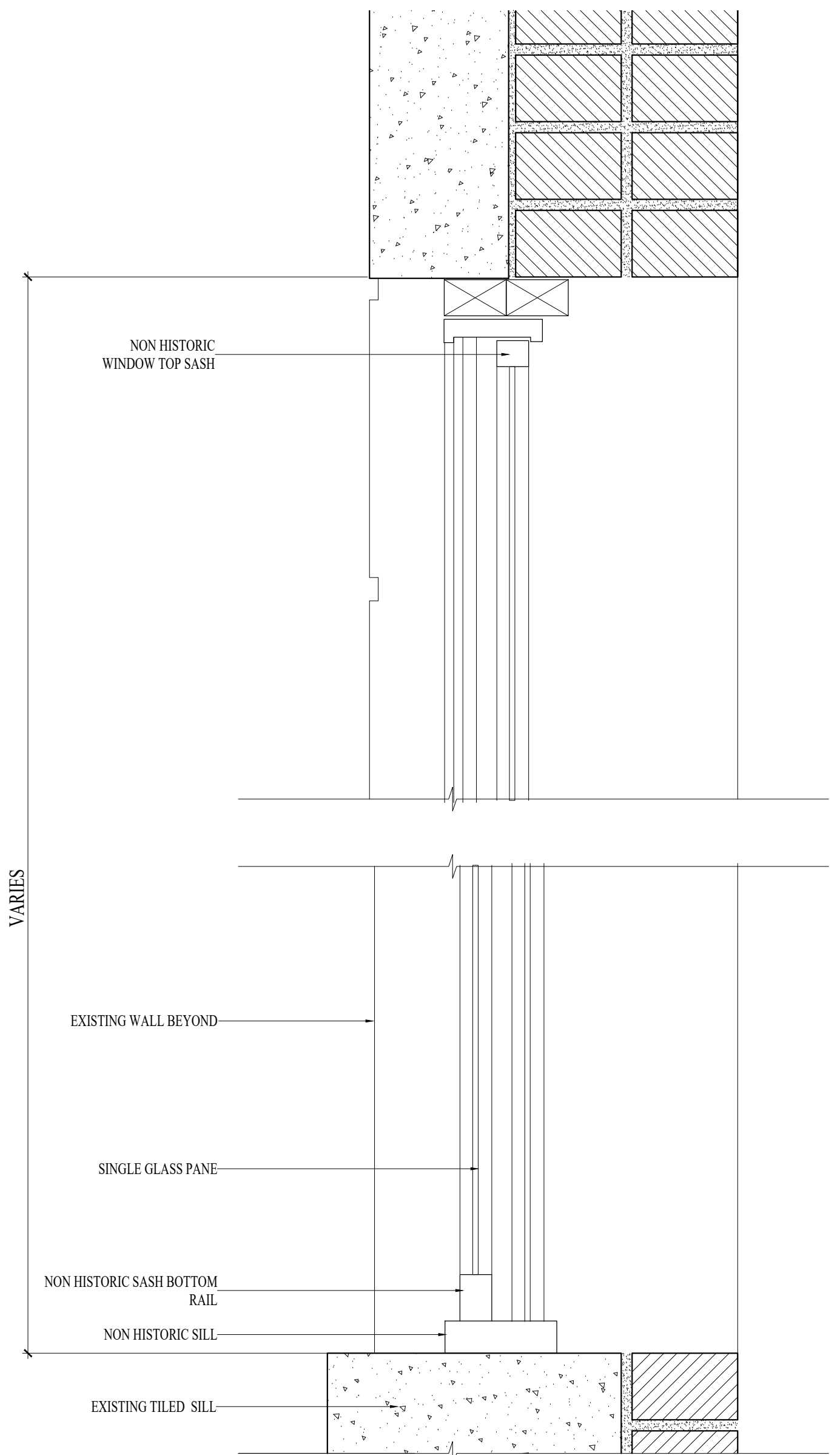




1 WINDOW PLAN SECTION
3" = 1'-0"

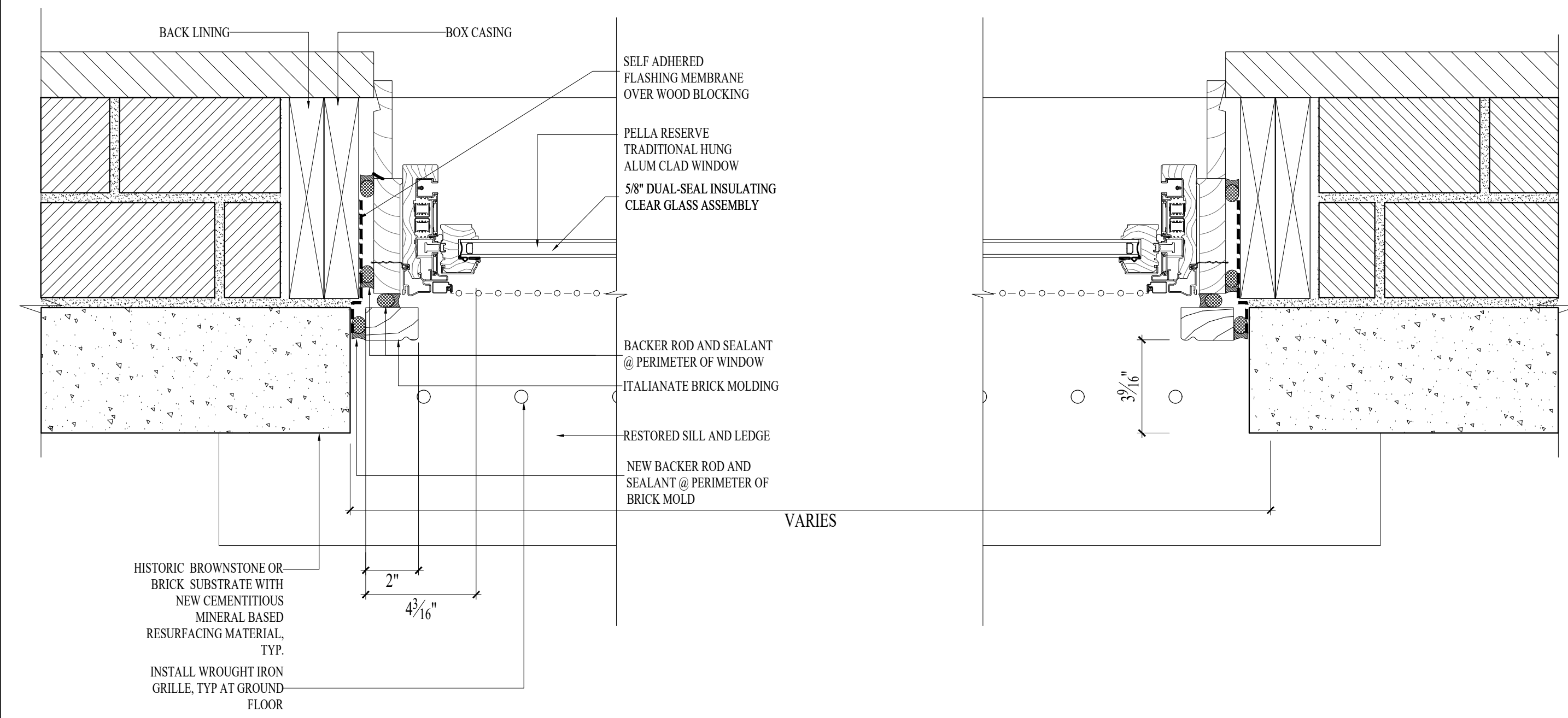


2 WINDOW ELEVATION, TYP.
3/4" = 1'-0"

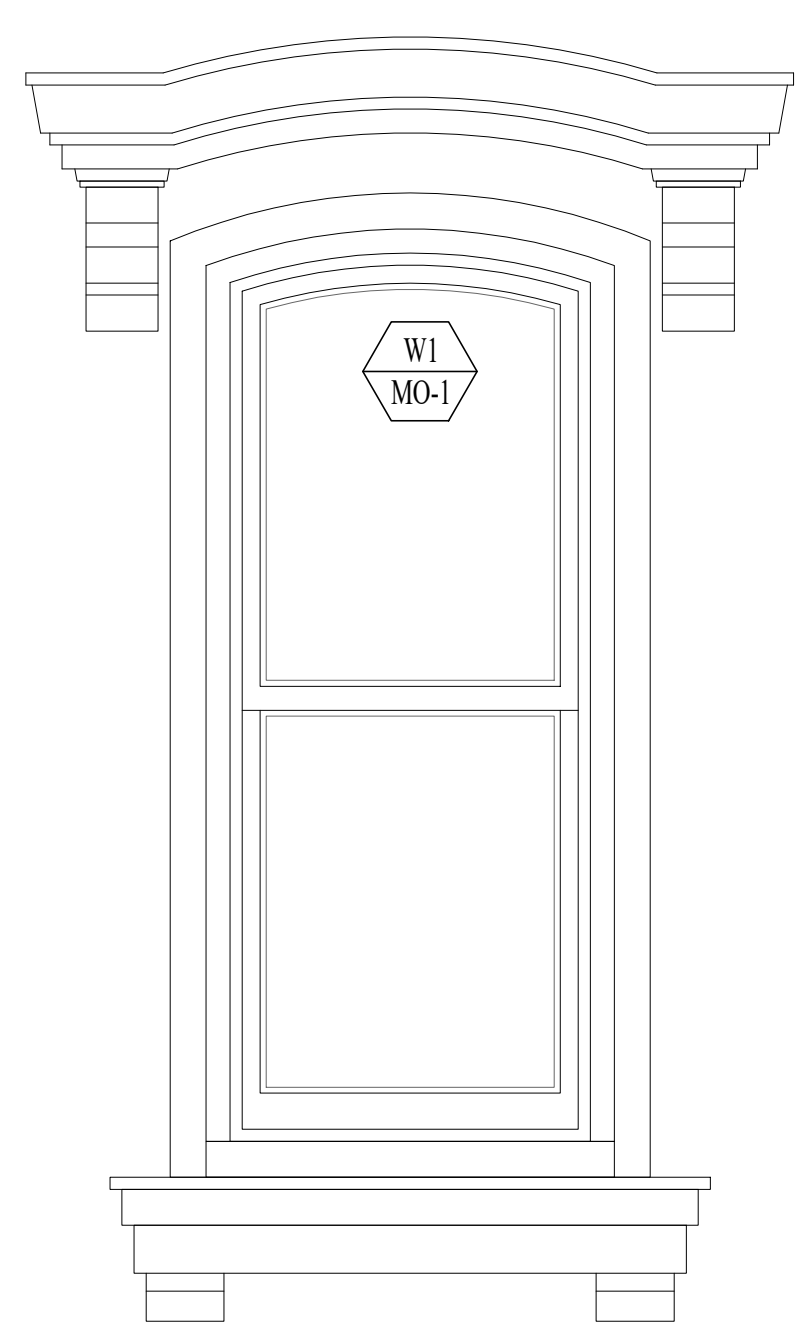


3 WINDOW CROSS SECTION
3" = 1'-0"

MASONRY OPENING TYPE "MO-1" AND "MO-2" EXISTING CONDITION
SCALE AS NOTED

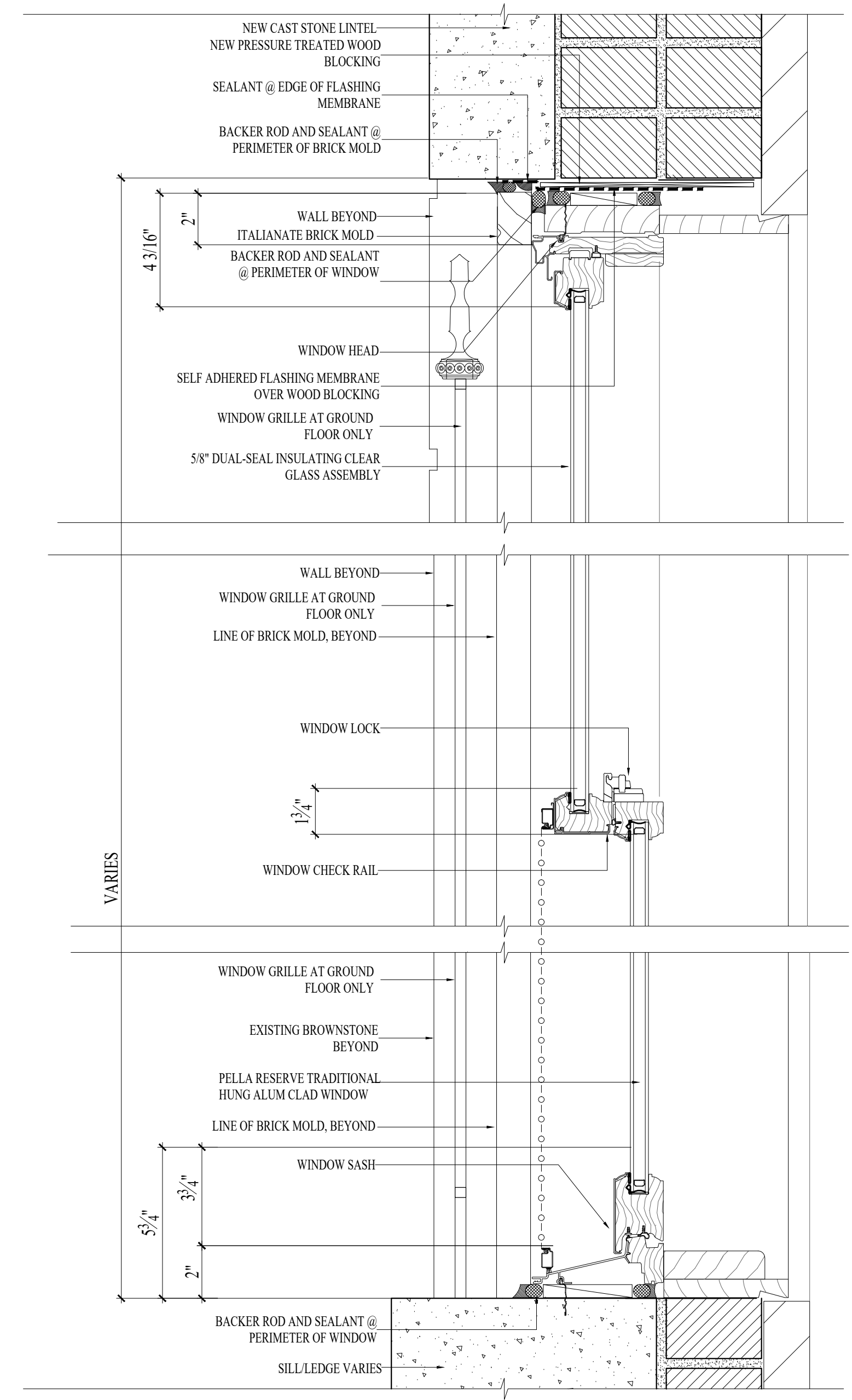


4 WINDOW PLAN SECTION
3" = 1'-0"



3 WINDOW ELEVATION, TYP.
3/4" = 1'-0"

MASONRY OPENING TYPE "MO-1" AND "MO-2" PROPOSED CONDITION
SCALE AS NOTED



6 WINDOW CROSS SECTION
3" = 1'-0"

ALTERATION

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BLOCK 1958/LOT 19

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REVISIONS		
NO.	DESCRIPTION	DATE
1.	REVISION	05.14.2026

6.	LPC	06.11.2026
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4.	LPC+CB	05.14.2026
3.	LPC	05.07.2026
2.	LPC	04.22.2026
1.	LPC	04.06.2026

NO.	DESCRIPTION	DATE
ISSUES		

54 GREENE AVENUE
BROOKLYN

EXISTING AND PROPOSED WINDOW, TYPE 1

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	PROJ. #:
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	DWG #:
	A-114.00
	15 OF 23



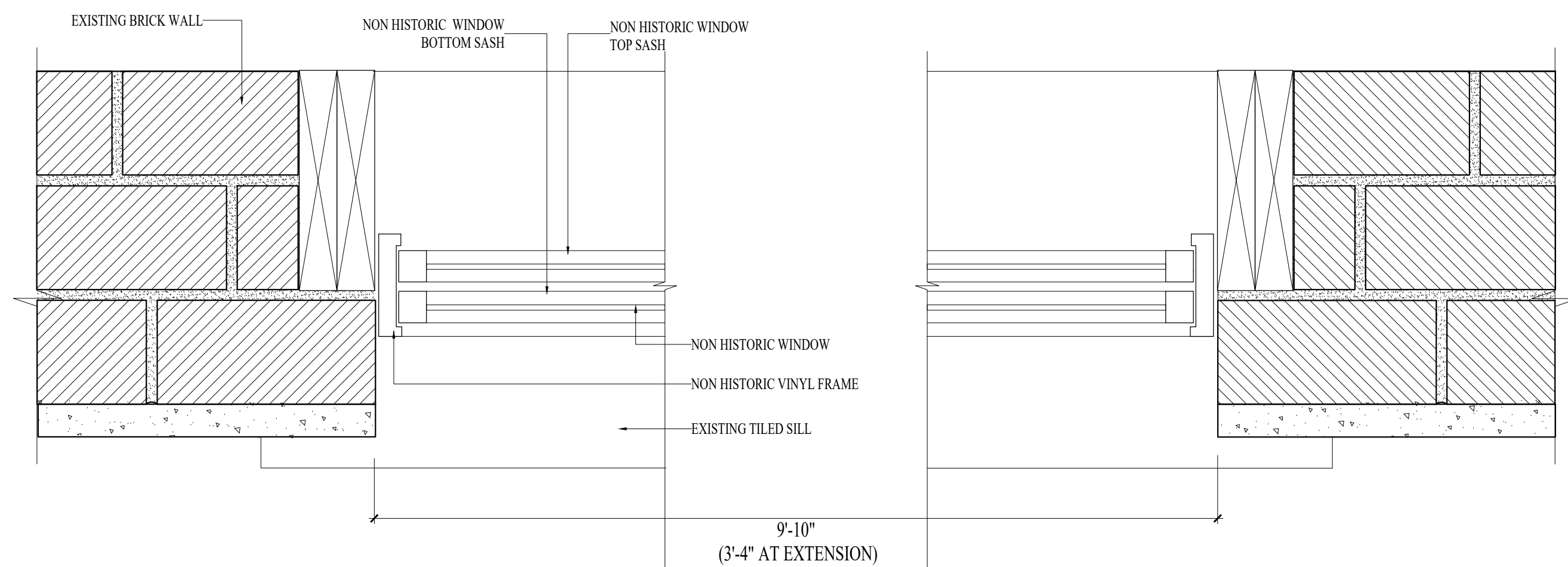
ALTERATION

54 GREENE AVENUE
FORT GREENE HD
BROOKLYN, NY 11238

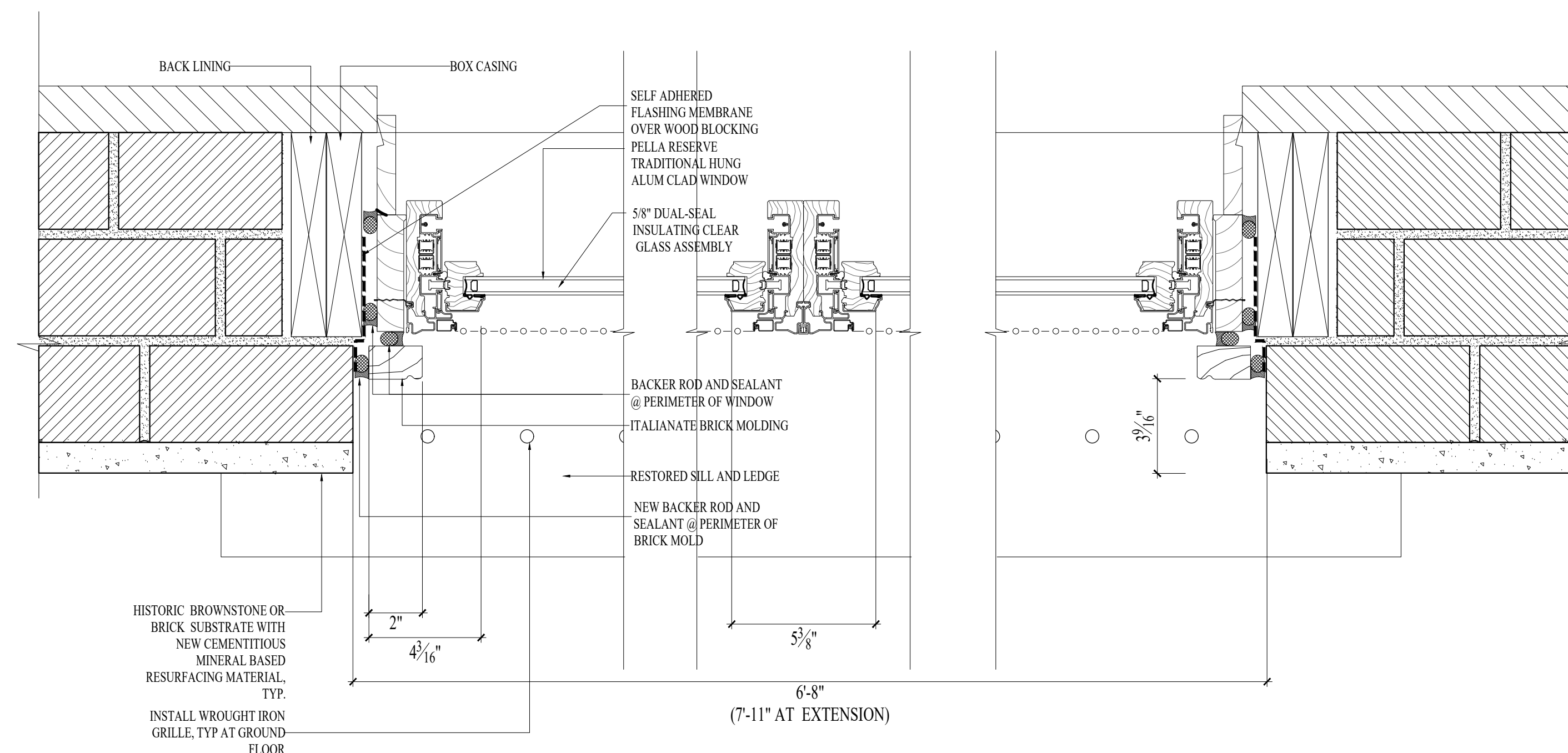
BLOCK 1958/LOT 19

RACHEL FRANKEL ARCHITECTURE

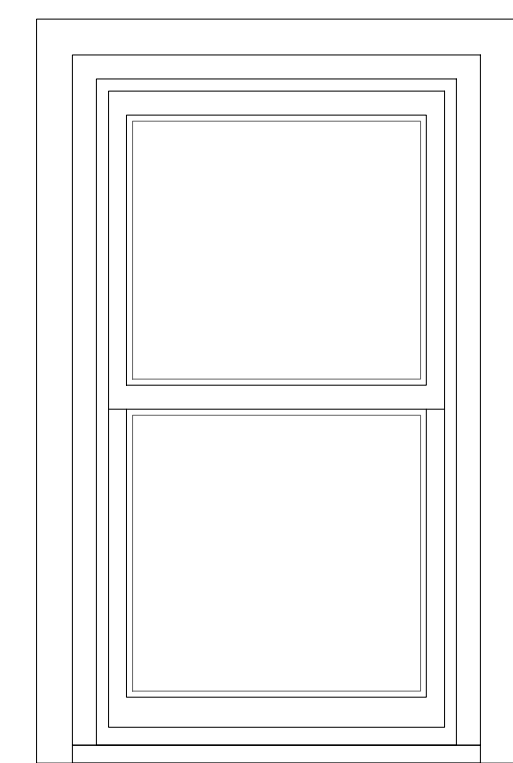
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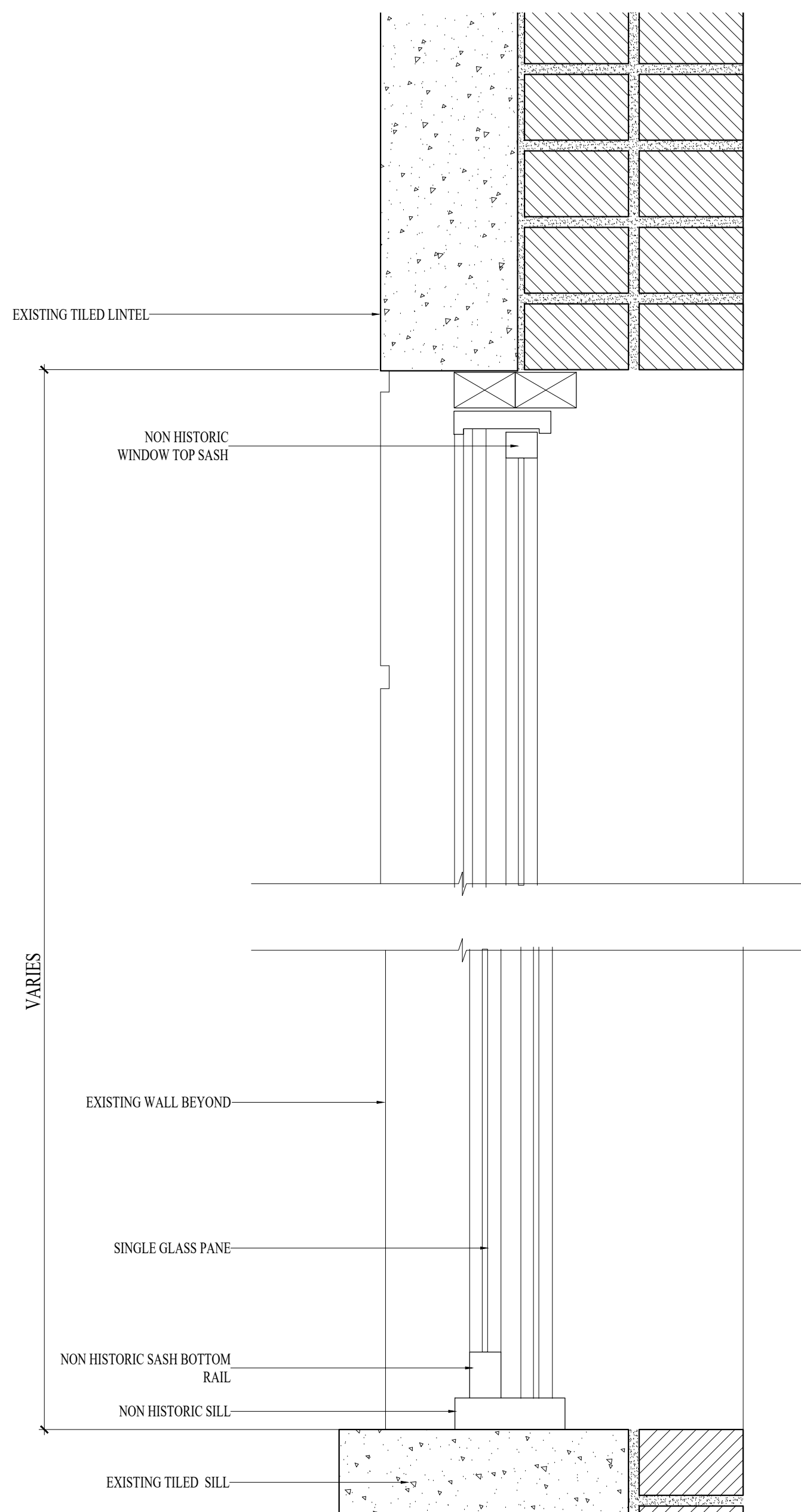
1 WINDOW PLAN SECTION
3" = 1'-0"



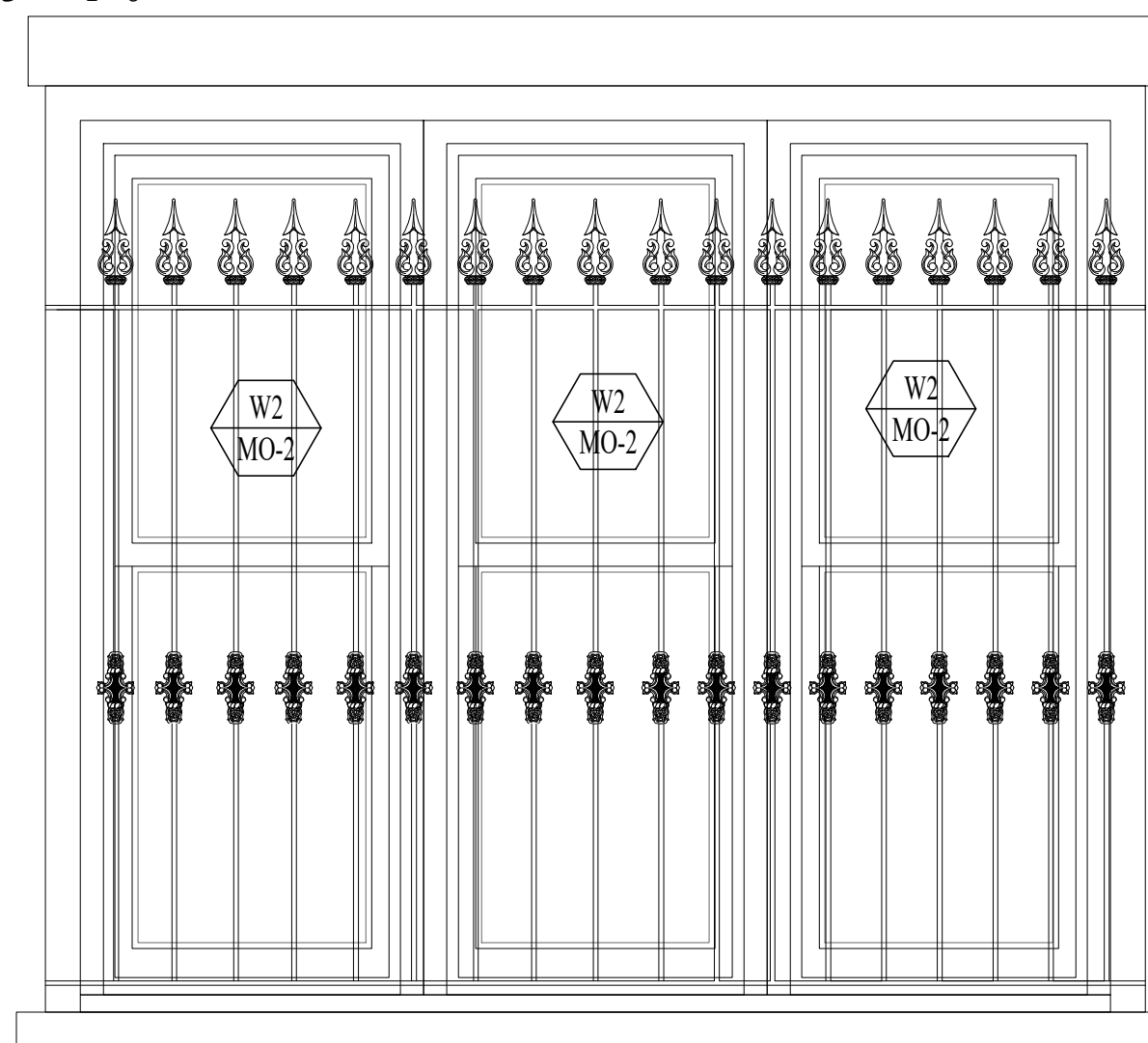
4 WINDOW PLAN SECTION
3" = 1'-0"



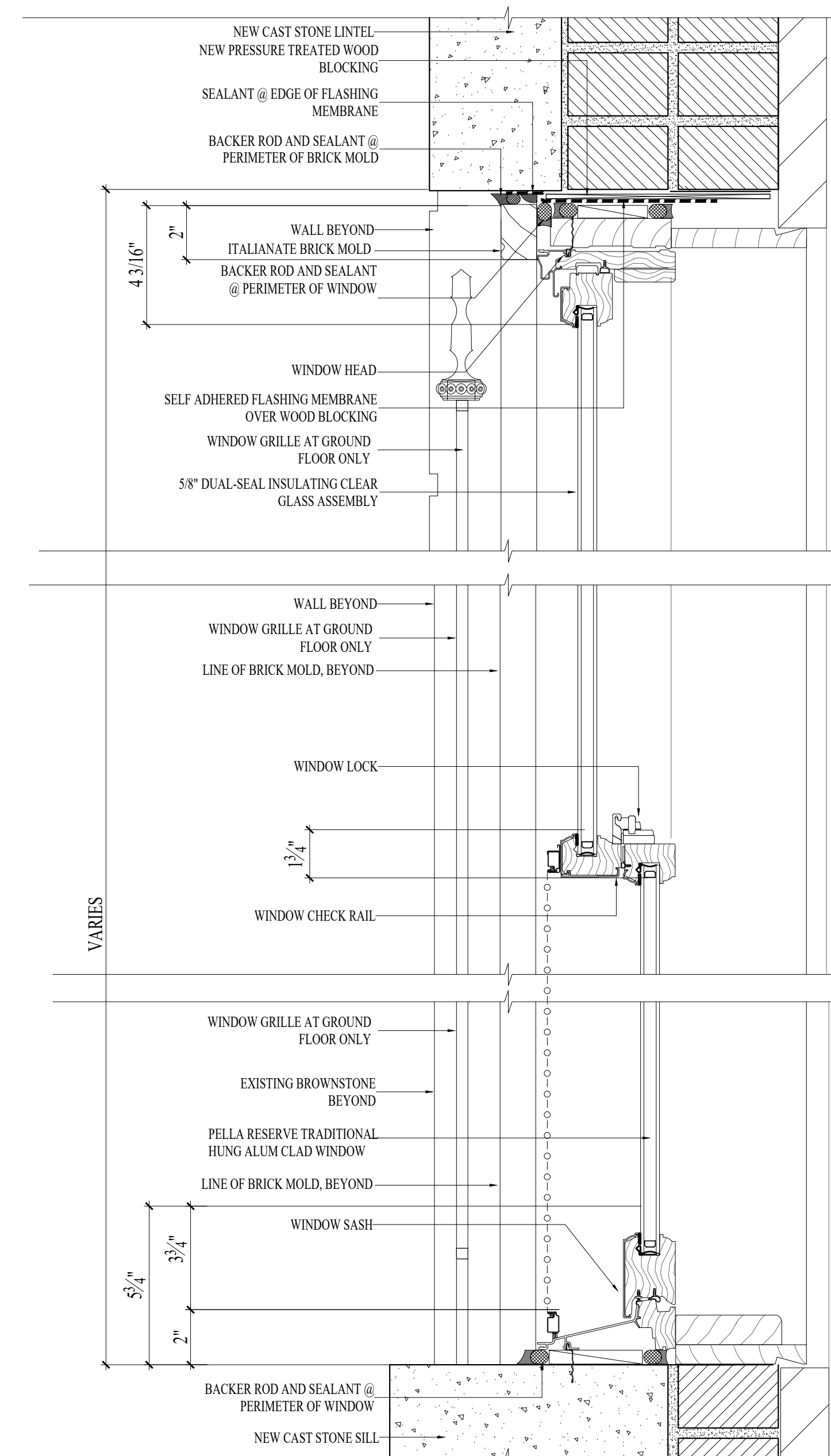
2B WINDOW ELEVATION AT EXTENSION
3/4" = 1'-0"



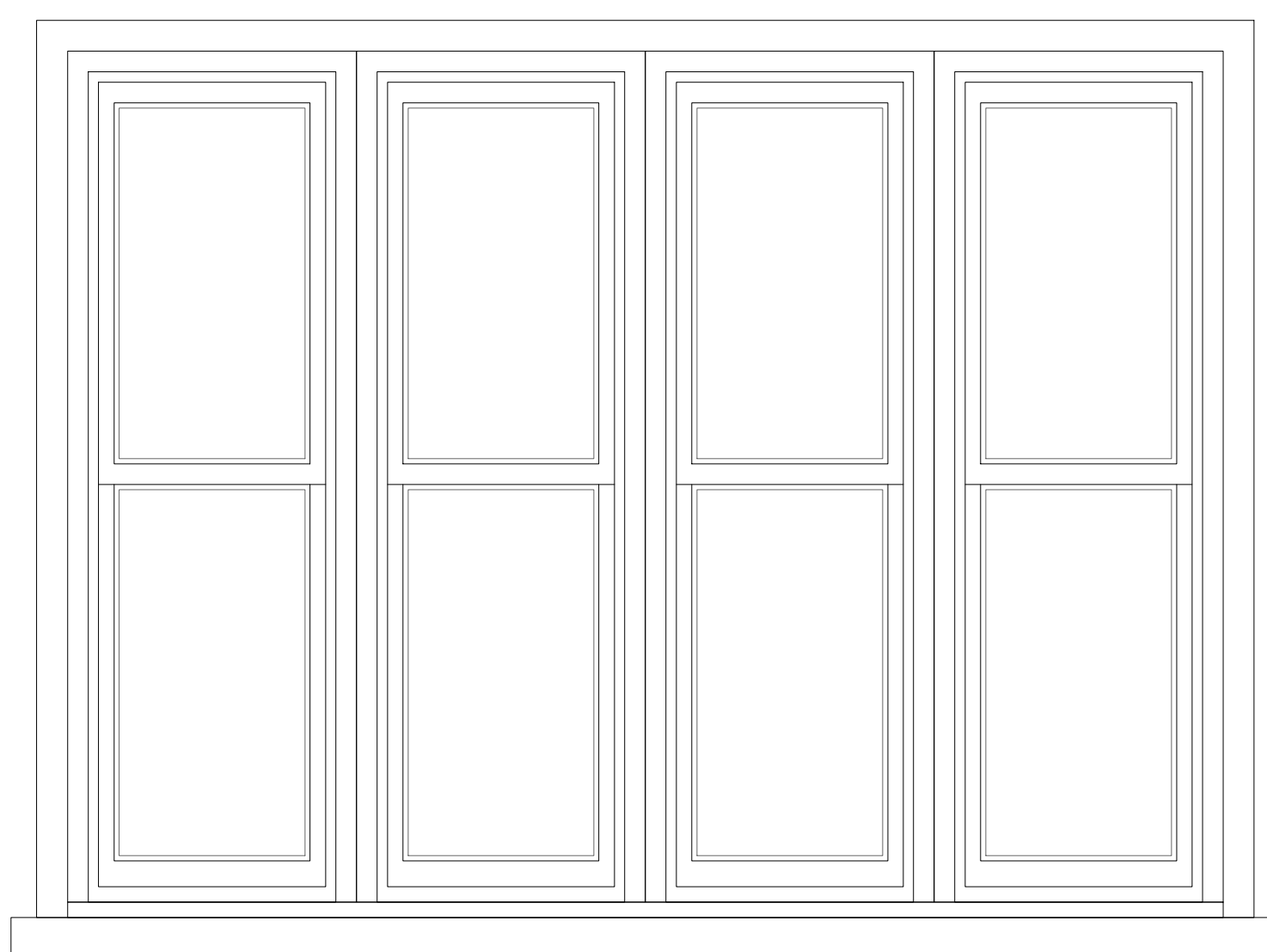
3 WINDOW CROSS SECTION
3" = 1'-0"



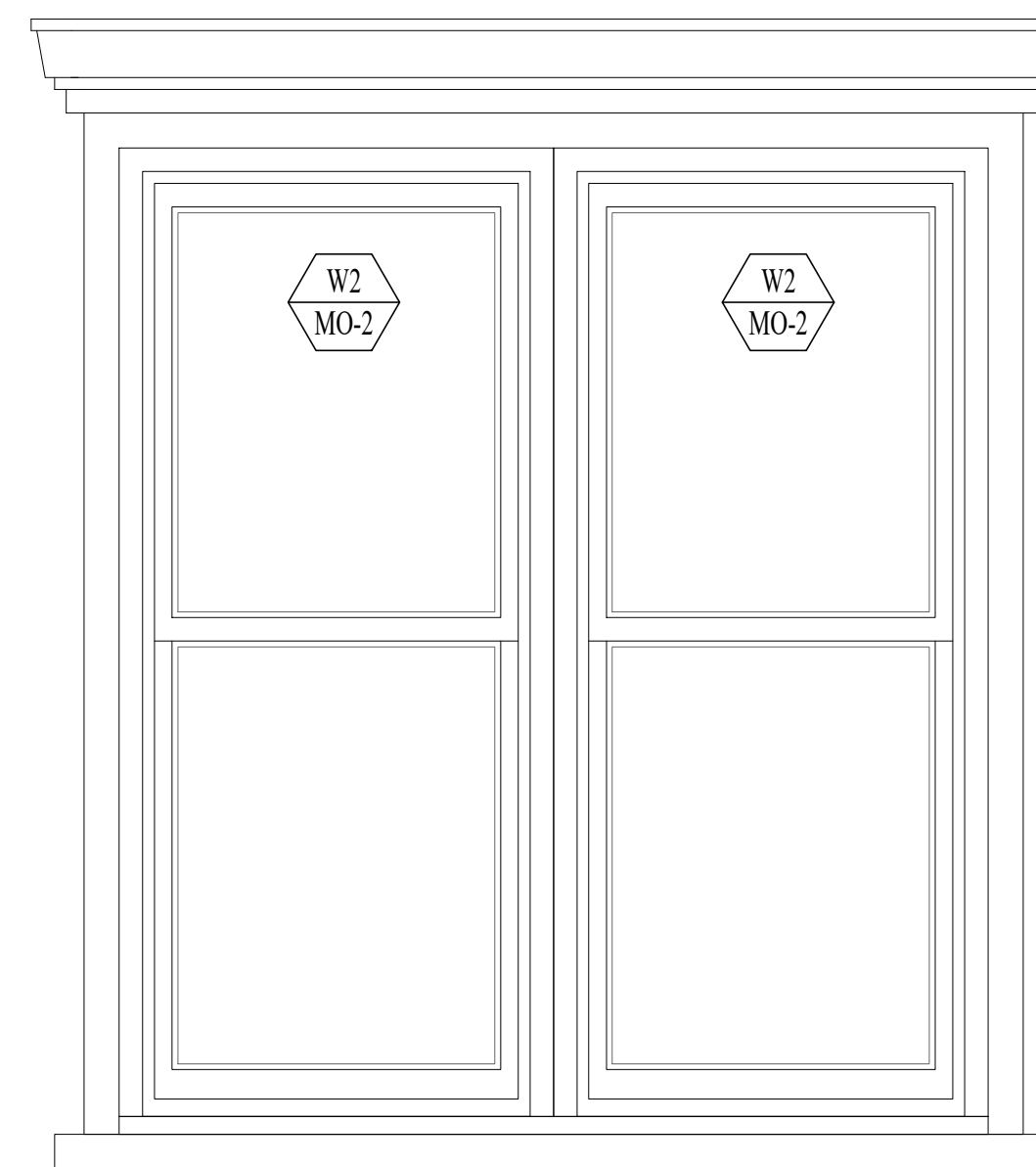
3B WINDOW ELEVATION AT EXTENSION
3/4" = 1'-0"



6 WINDOW CROSS SECTION
3" = 1'-0"



2A WINDOW ELEVATION, TYP.
3/4" = 1'-0"



3A WINDOW ELEVATION, TYP.
3/4" = 1'-0"
MASONRY OPENING TYPE "MO-2" PROPOSED CONDITION
SCALE AS NOTED

MASONRY OPENING TYPE "MO-2" EXISTING CONDITION
SCALE AS NOTED

REVISIONS		
NO.	DESCRIPTION	DATE
3.	LPC	06.11.2026
2.	LPC	06.05.2026
1.	LPC/CB	05.15.2026
NO.	DESCRIPTION	DATE
ISSUES		

54 GREENE AVENUE
BROOKLYN

EXISTING AND PROPOSED
WINDOW TYPE 2, ADELPHI FACADE

SEAL & SIGNATURE:	DATE: 02.26.26
	PROJ. #:
	DWG BY: KM
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	DWG #: A-115.00
	16 OF 23



RED OUTLINES PROPOSED MASONRY OPENING
BLUE OUTLINES HISTORIC MASONRY OPENING

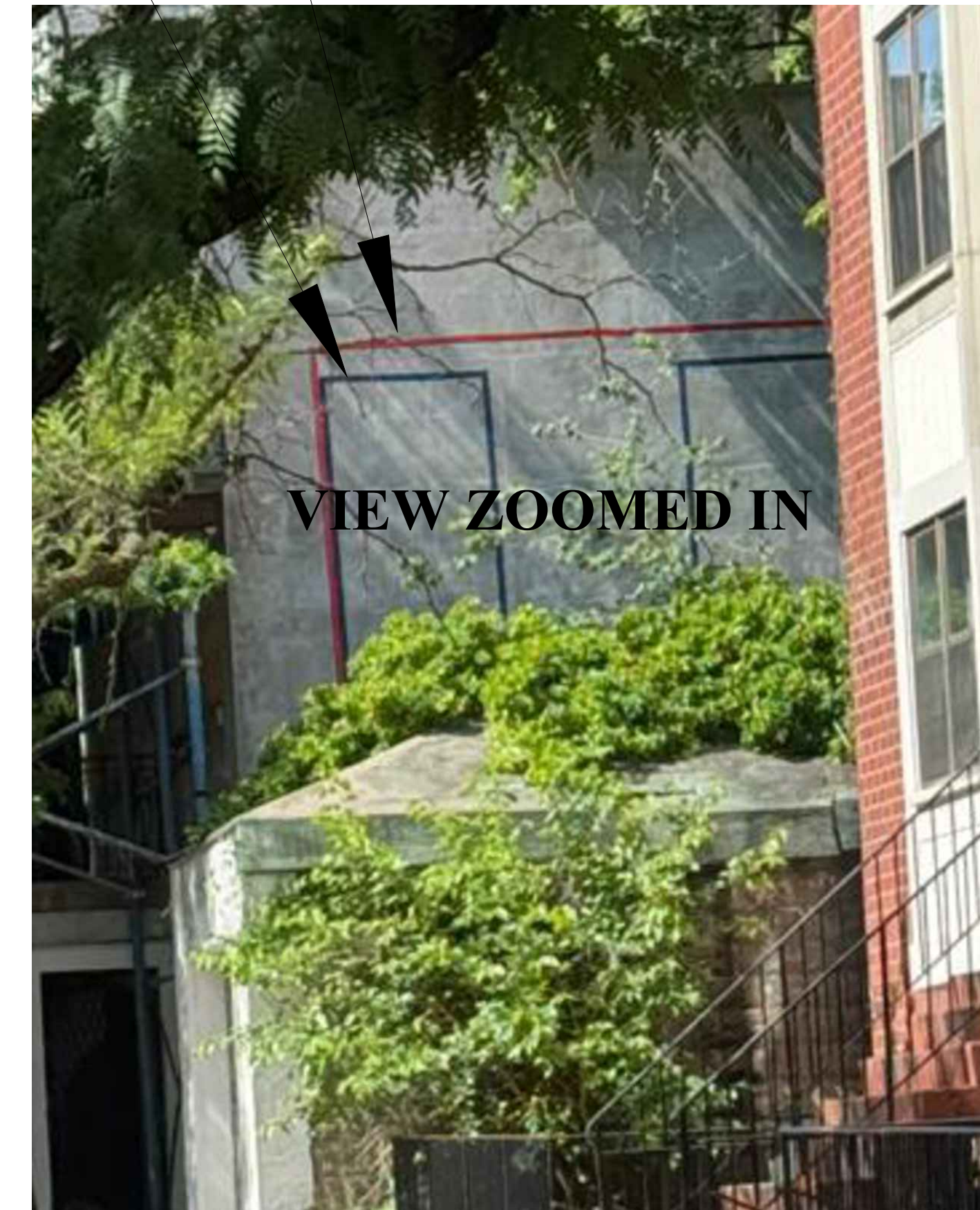
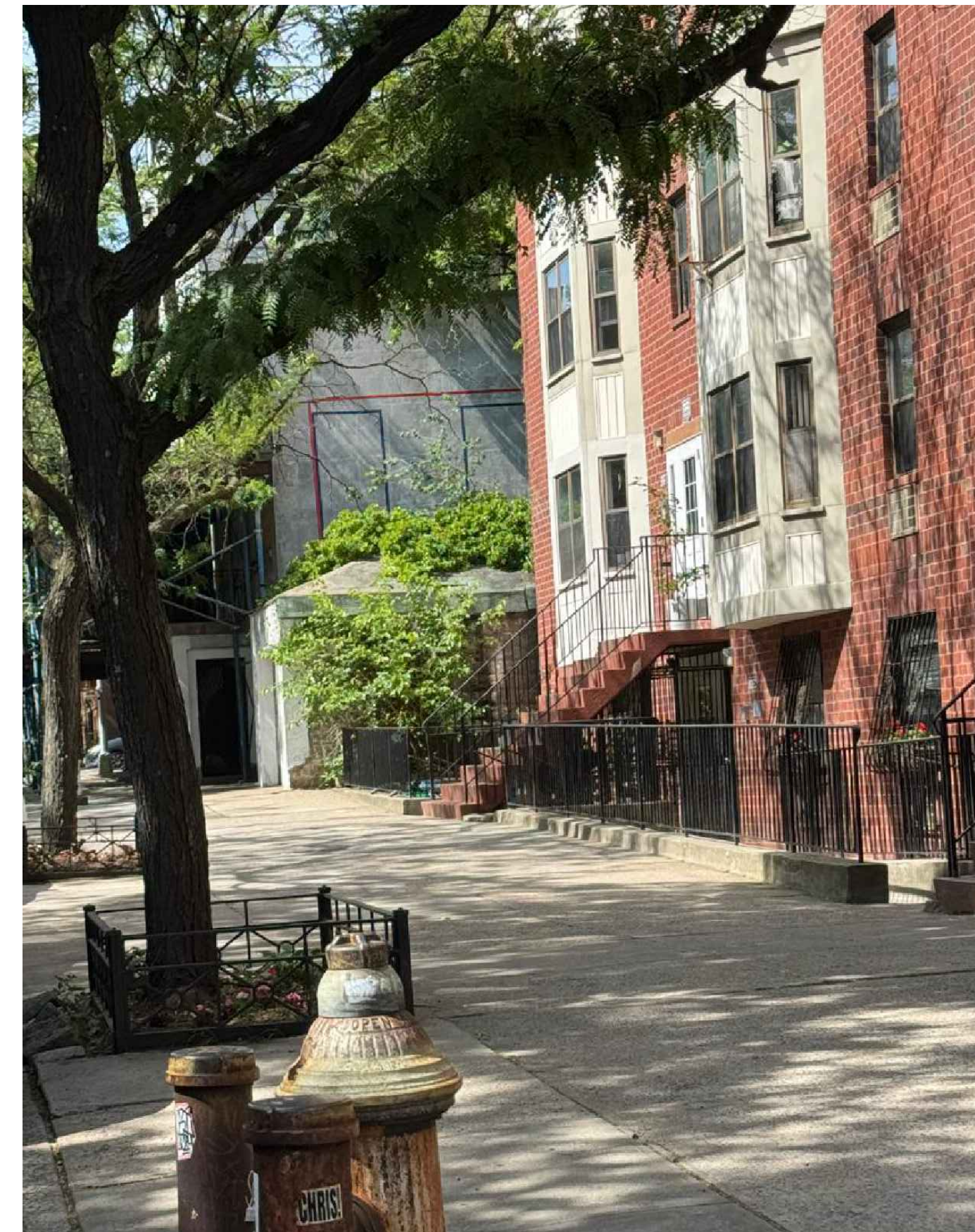
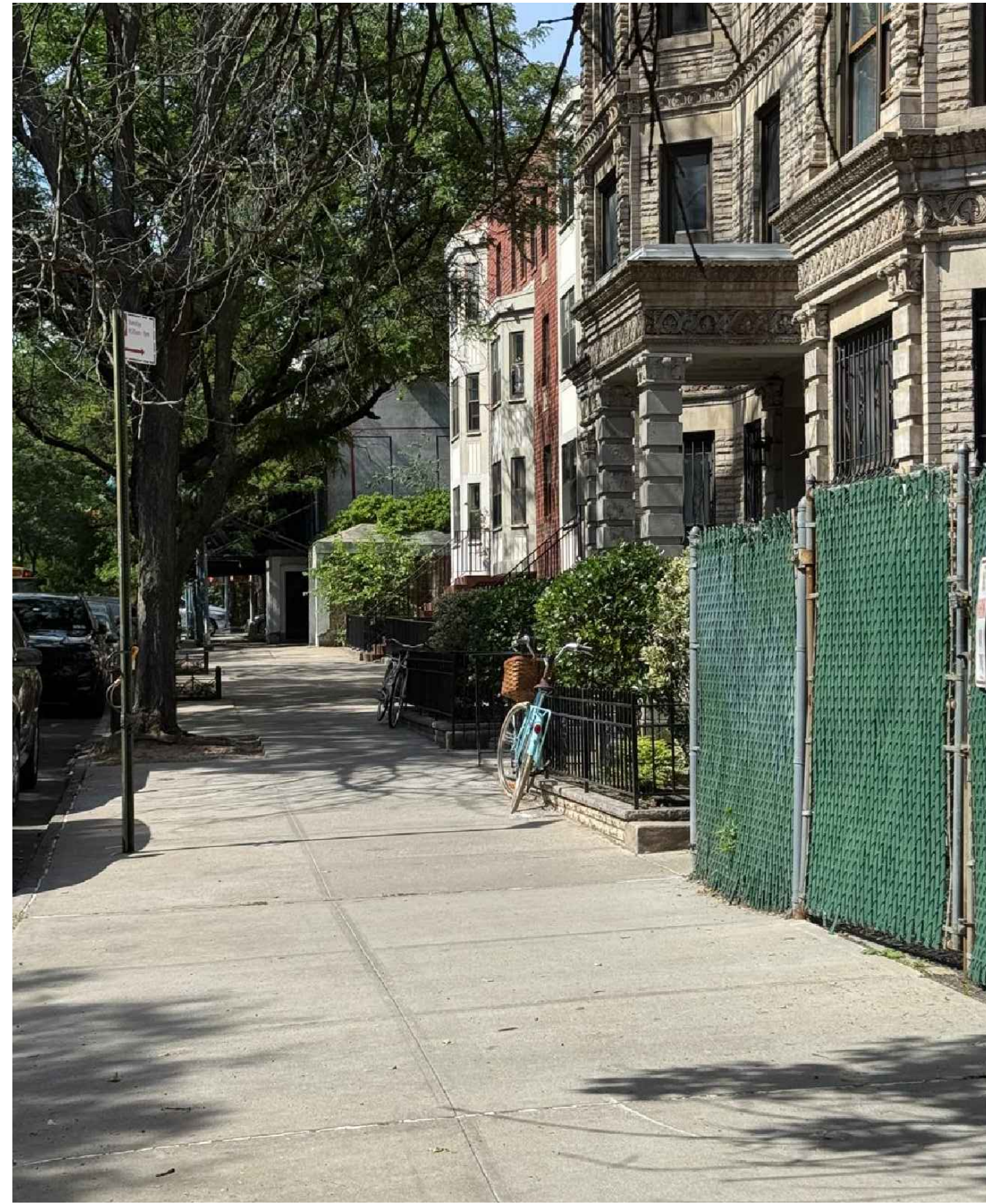
ALTERATION

54 GREENE AVENUE
 FORT GREENE HD
 BROOKLYN, NY 11238

BLOCK 1958/LOT 19

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2 VIEW II
NTS

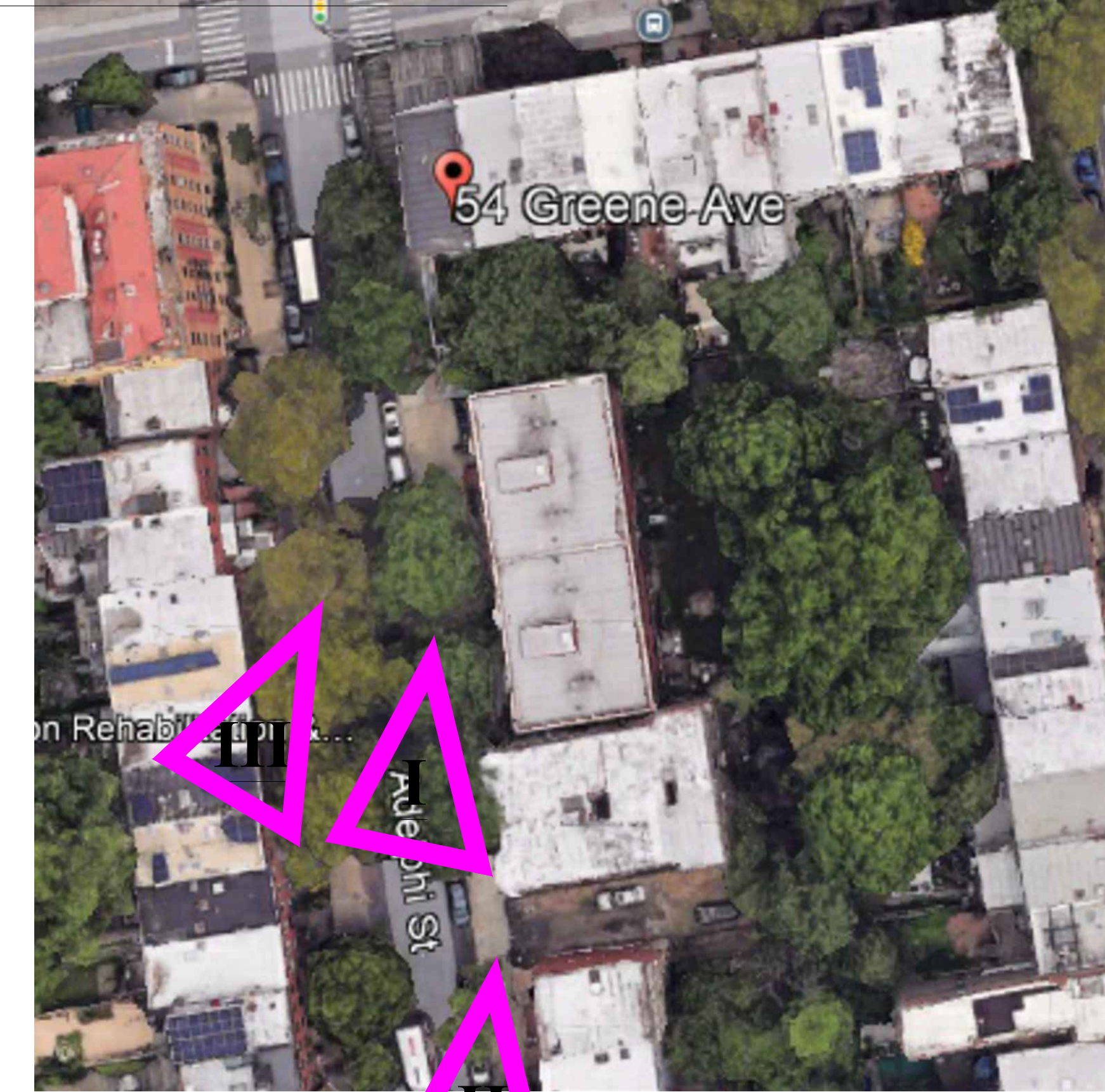
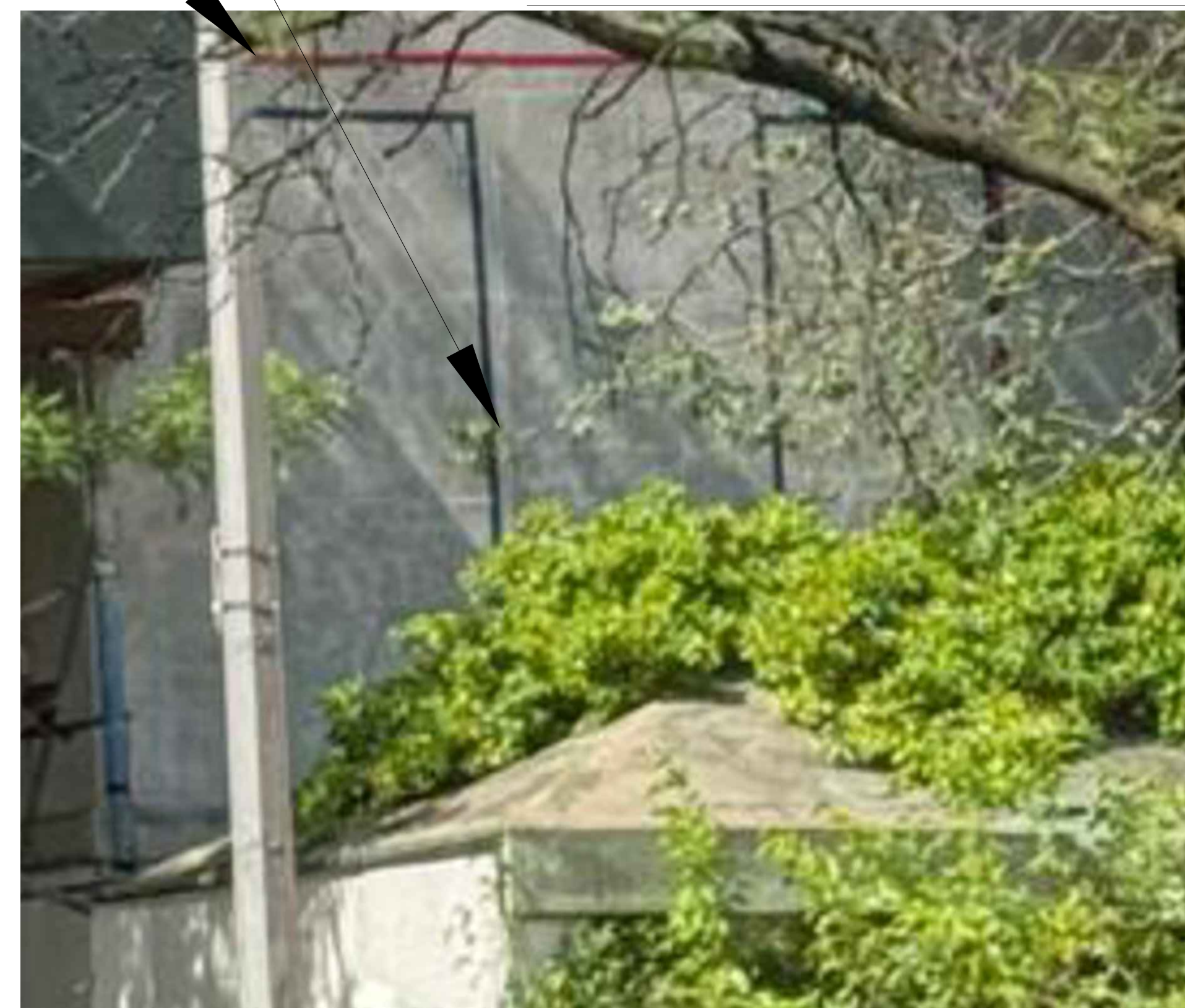
3 VIEW II ZOOMED IN
NTS

4 VIEW I
NTS

5 VIEW I ZOOMED IN
NTS

RED OUTLINES PROPOSED MASONRY OPENING
BLUE OUTLINES HISTORIC MASONRY OPENING

REVISIONS		
NO.	DESCRIPTION	DATE
1.	REVISION	06.03.2026
2.	REVISION	06.11.2026



NO.	DESCRIPTION	DATE
2.	LPC	06.11.2026
1.	LPC	06.05.2026

ISSUES

54 GREENE AVENUE
 BROOKLYN

VISIBILITY OF PROPOSED
 SOUTH ELEVATION
 FENESTRATION, VIEWS I & II

SEAL & SIGNATURE:	DATE: 02.26.26
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	DWG #:
	A-121.00
	22 OF 23

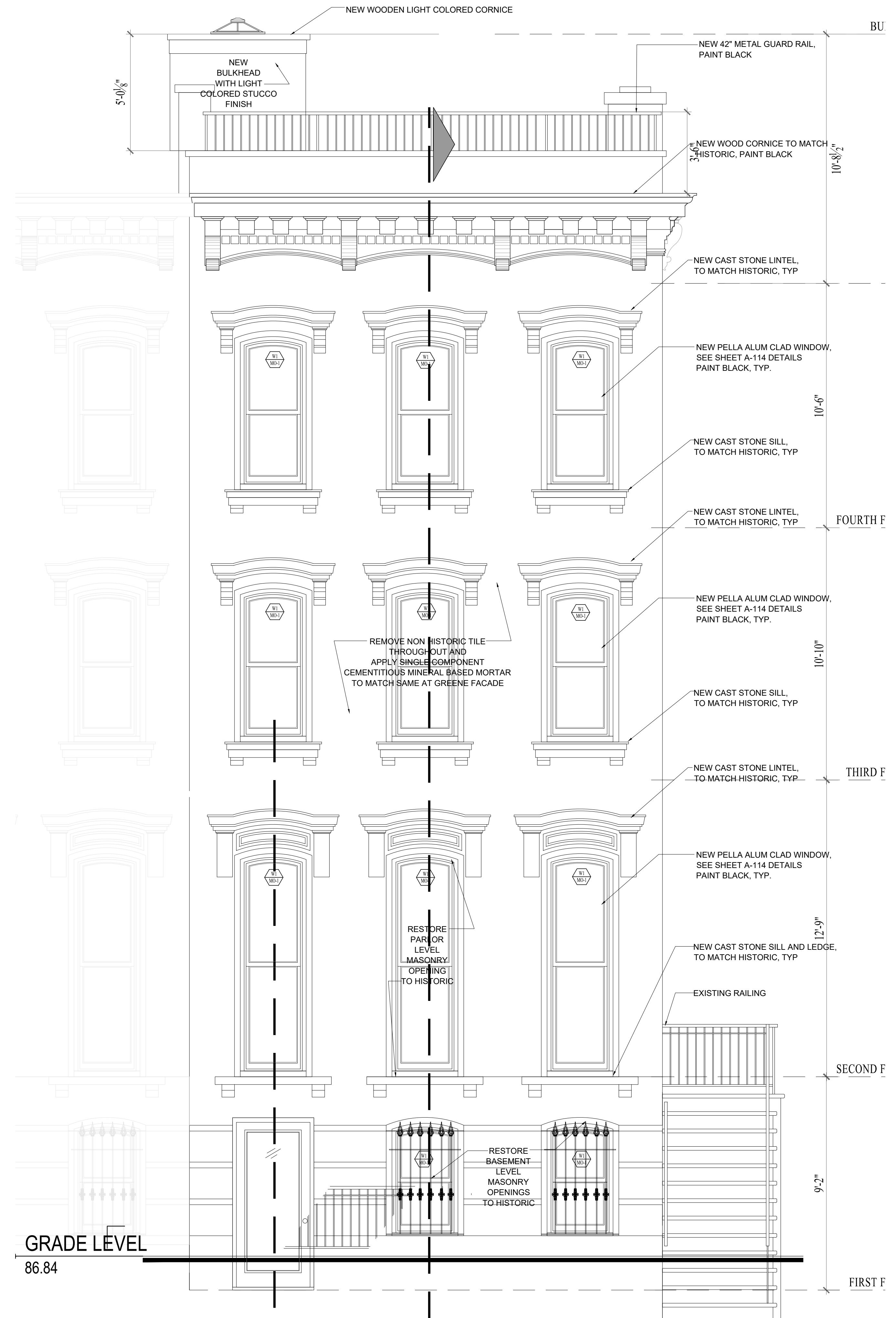
6 VIEW III
NTS

7 VIEW III ZOOMED IN
NTS

1 KEY PLAN
NTS



1 EXISTING FACADE
NOT TO SCALE



2 PROPOSED PRIMARY FACADE
3/8" = 1'-0"

REVISIONS		
NO.	DESCRIPTION	DATE
1.	REVISION	06.09.2026

ISSUES		
NO.	DESCRIPTION	DATE
2.	LPC	06.11.2026
1.	LPC	06.05.2026

ISSUES		
NO.	DESCRIPTION	DATE

54 GREENE AVENUE
BROOKLYN

LANDING PAGE

SEAL & SIGNATURE:  DATE: 02.26.26

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CHK BY: RF
DWG #: A-122.00
23 OF 23

June 23 2026
Public Hearing

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Borough of Brooklyn

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