Landmarks Preservation Commission

August 18, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 1, LPC-26-09739

119 St. Mark's Avenue – Prospect Heights Historic District

Borough of Brooklyn

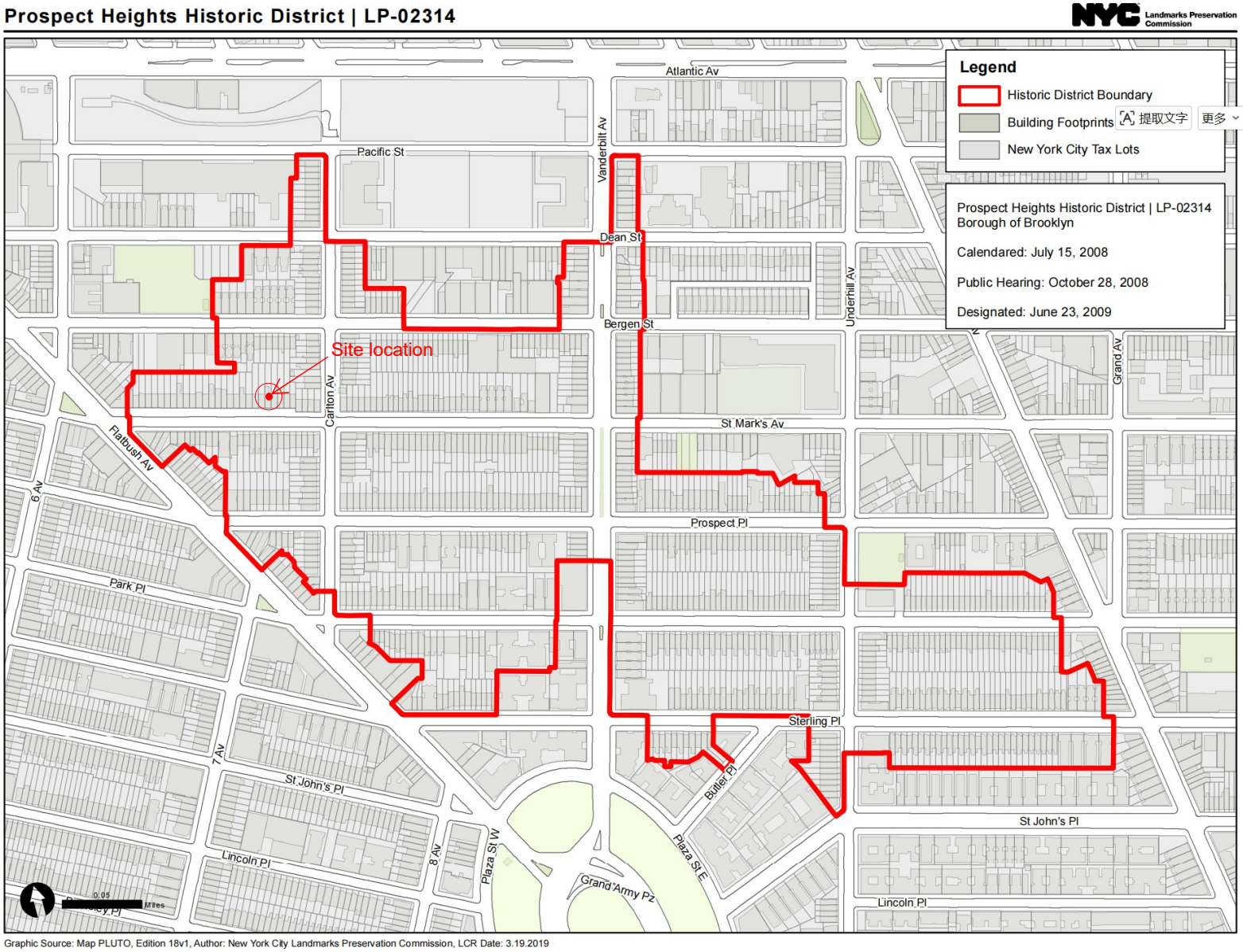
To testify virtually, please join Zoom

Webinar ID: 165 261 7707
Passcode: 899688
By Phone: 646-828-7666 US (New York)
833 435 1820 US Toll-free
833 568 8864 US Toll-free

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119 ST MARKS AVENUE UNIT2, BROOKLYN, NY, 11217

SECOND FLOOR REAR YARD HORIZONTAL EXTENSION. NO CHANGE IN OCCUPANCY, USE, OR EGRESS UNDER THIS APPLICATION.



Graphic Source: Map PLUTO, Edition 18v1, Author: New York City Landmarks Preservation Commission, LCR Date: 3.19.2019

BOROUGH: 3
TAX BLOCK: 1143
LOT: 7501
LOT SIZE:21'X147.25'
LOT AREA: 3,092 SF

OCCUPANCY CLASS:
RES - OLD CODE –
RESIDENCE BUILDINGS
CONSTRUCTION
CLASSIFICATION:
3 NON-FIREPROOFED
STRUCTURES (OLD CODE)

ZONING: R6B
MAP #: 16C
HOUSE FLOOR AREA:
4,505.8 SQ.FT.
THE NEW YORK CITY
BUILDING CODE 1968
EDITION SHALL APPLY

FLOOD ZONE STATEMENT:
FEMA NOTE: THIS
PROPERTY IS NOT
LOCATED IN SFHA

119 ST MARKS AVENUE UNIT2, BROOKLYN, NY, 11217

EXISTING BLOCK – TOP VIEW



2023 GOOGLE MAP

119 ST MARKS AVENUE UNIT2, BROOKLYN, NY, 11217

EXISTING BLOCK – BIRD VIEW



119 ST MARKS AVENUE UNIT2, BROOKLYN, NY, 11217

EXISTING BLOCK – BIRD VIEW



119 ST MARKS AVENUE UNIT2, BROOKLYN, NY, 11217

HISTORICAL PICTURE



HISTORICAL PICTURE



119 ST MARKS AVENUE UNIT2, BROOKLYN, NY, 11217

EXISTING BLOCK PLAN



1 STORY
2 STORY
3 STORY
4 STORY

119 ST MARKS AVENUE UNIT2, BROOKLYN, NY, 11217

EXISTING BLOCK – SITE PLAN



119 ST MARKS AVENUE UNIT2, BROOKLYN, NY, 11217

SIGHT LINE VIEWS FROM PUBLIC THOROUGHFARE



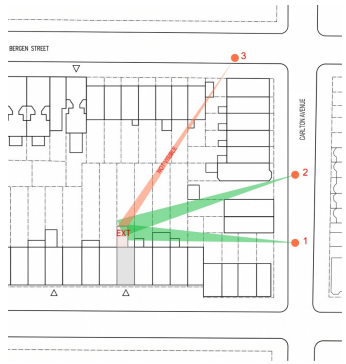
VIEW 1



VIEW 2



1940s Tax Photo



VIEW FROM CARLTON AVENUE

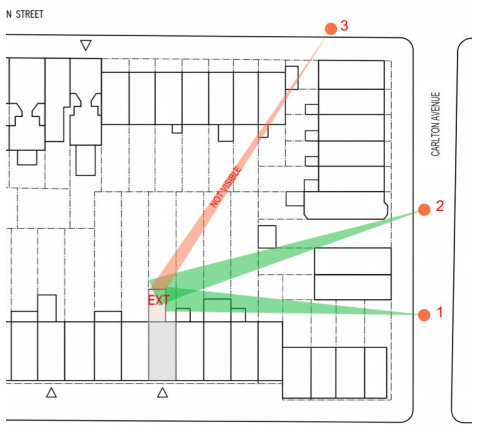
119 ST MARKS AVENUE UNIT2, BROOKLYN, NY, 11217

SIGHT LINE VIEWS FROM PUBLIC THOROUGHFARE



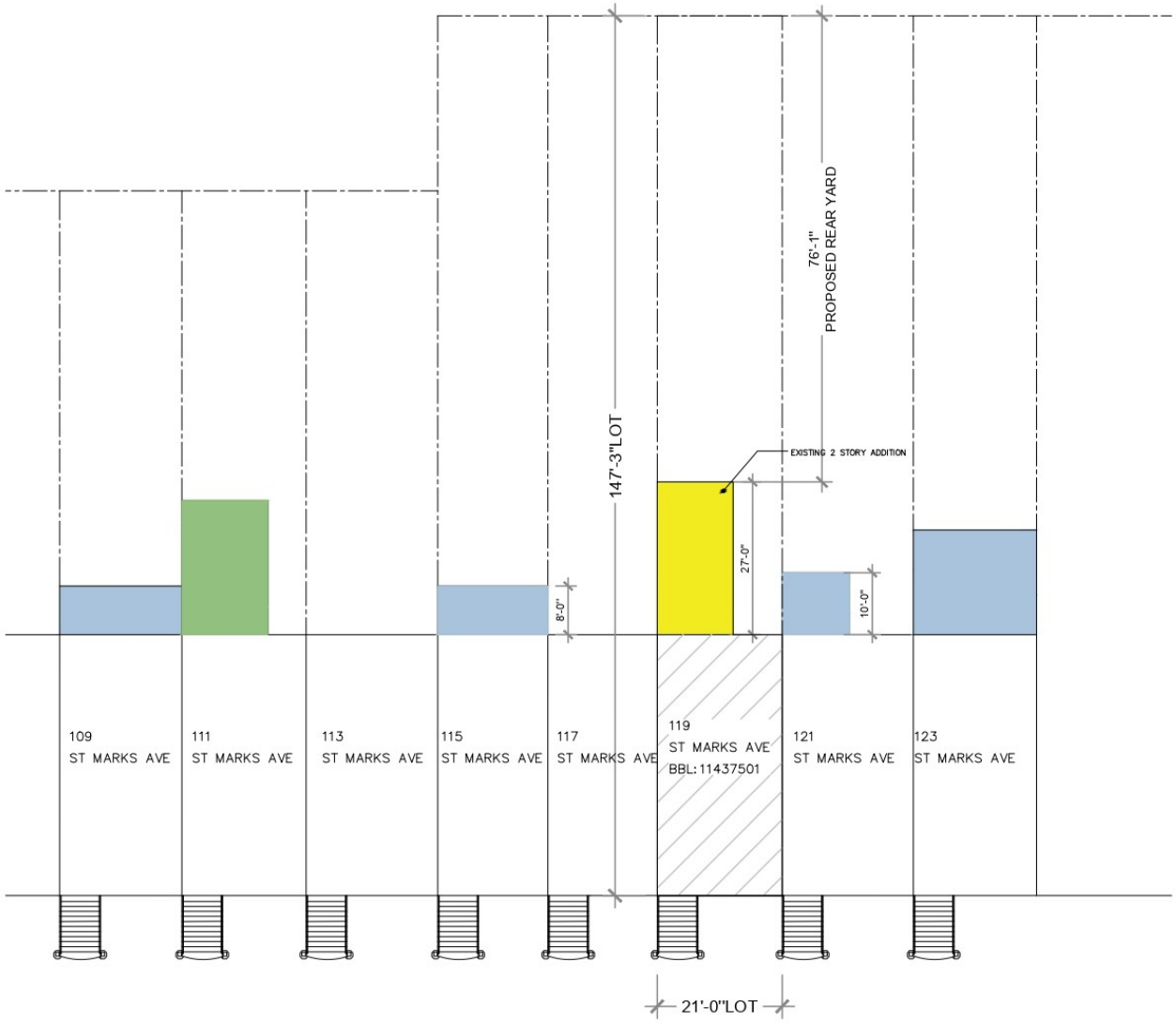
VIEW 3

VIEW FROM BERGEN ST



119 ST MARKS AVENUE UNIT2, BROOKLYN, NY, 11217

EXISTING SITE DIAGRAM



N

1 STORY
2 STORY
3 STORY
4 STORY

NOTE
- REAR ADDITONS ARE PER 2023 GOOGLE MAPS
- ALL DIMENSIONS SHOWN FOR REAR ADDITIONS ARE APPROXIMATE

119 ST MARKS AVENUE UNIT2, BROOKLYN, NY, 11217

EXISTING CONDITIONS



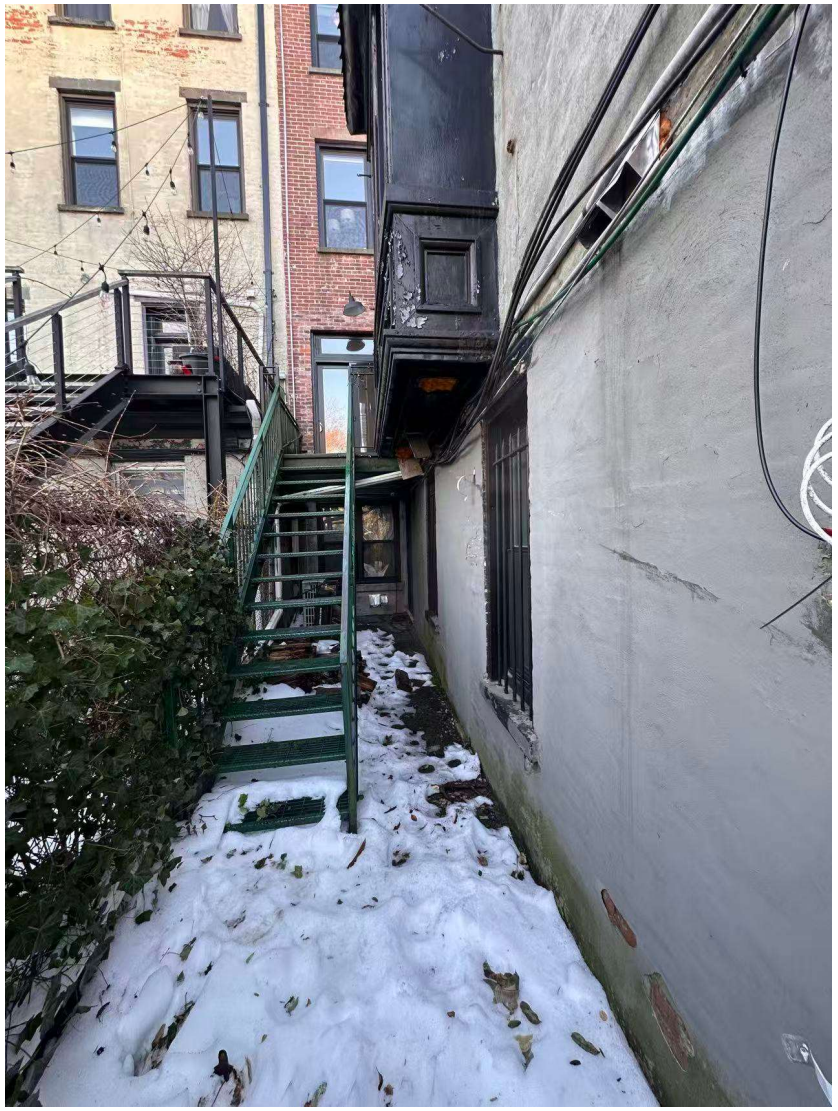
FRONT FAÇADE FROM ST MARKS AVE

119 ST MARKS AVENUE UNIT2, BROOKLYN, NY, 11217

EXISTING CONDITIONS



REAR FACADE

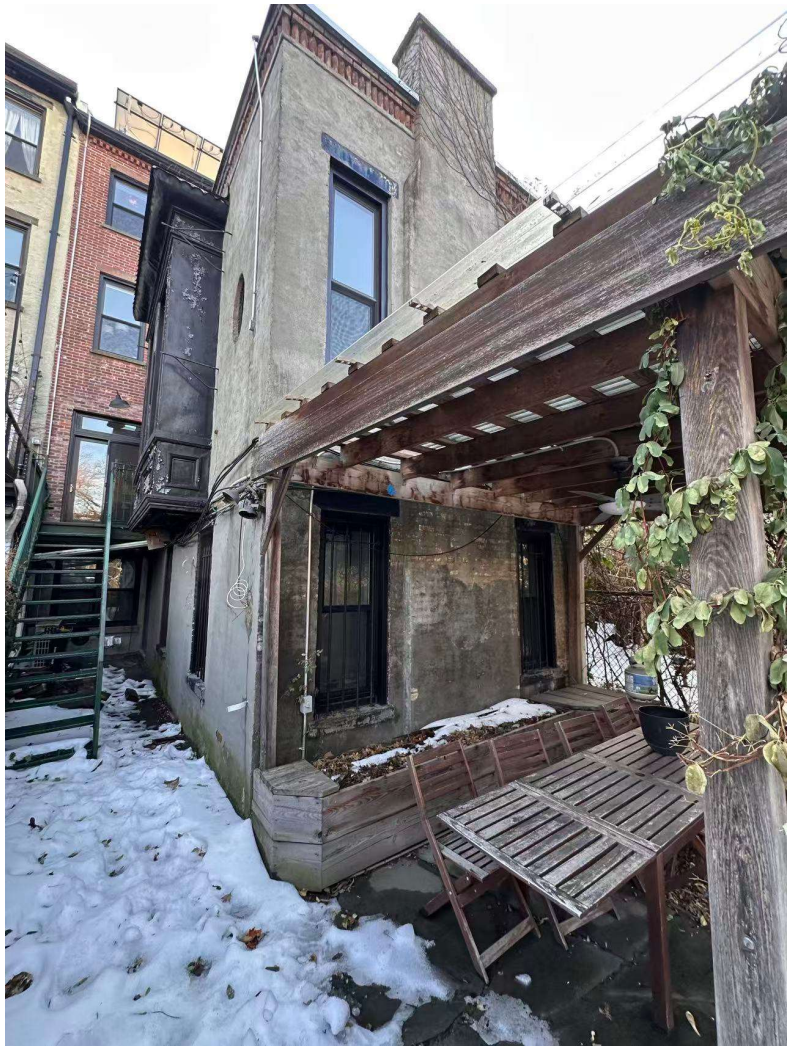


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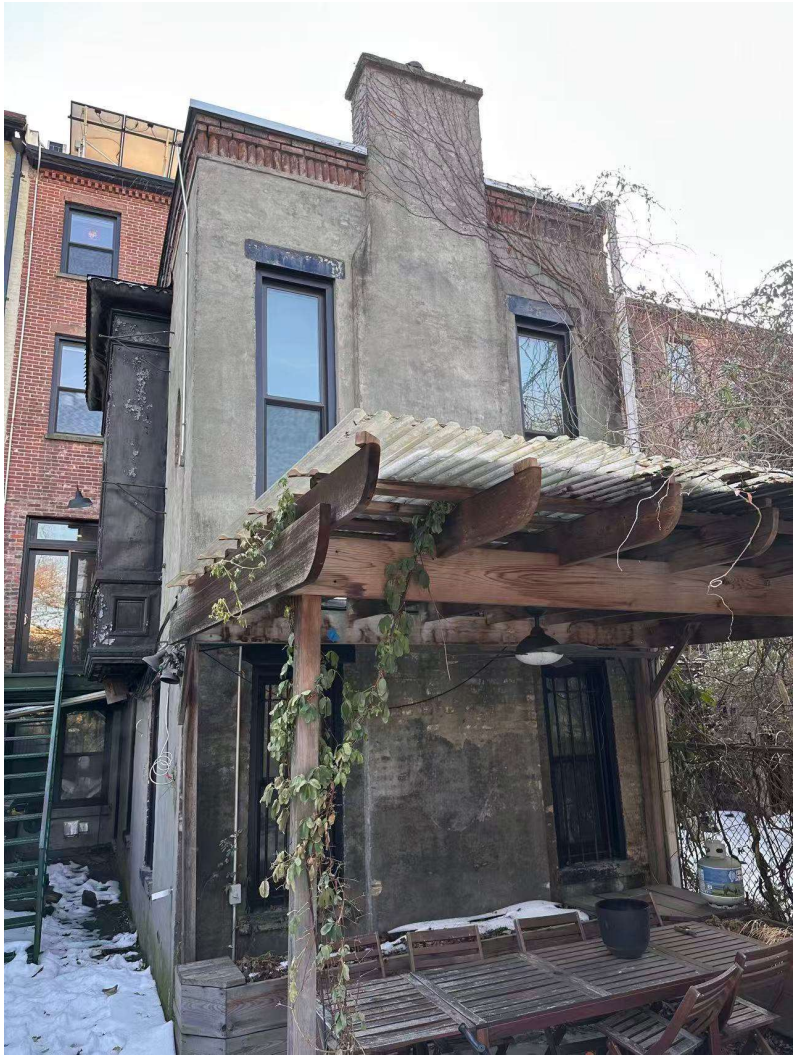
NOTE:TRELLIS TO BE REMOVED DURING CONSTRUCTION

119 ST MARKS AVENUE UNIT2, BROOKLYN, NY, 11217

EXISTING CONDITIONS



REAR FACADE

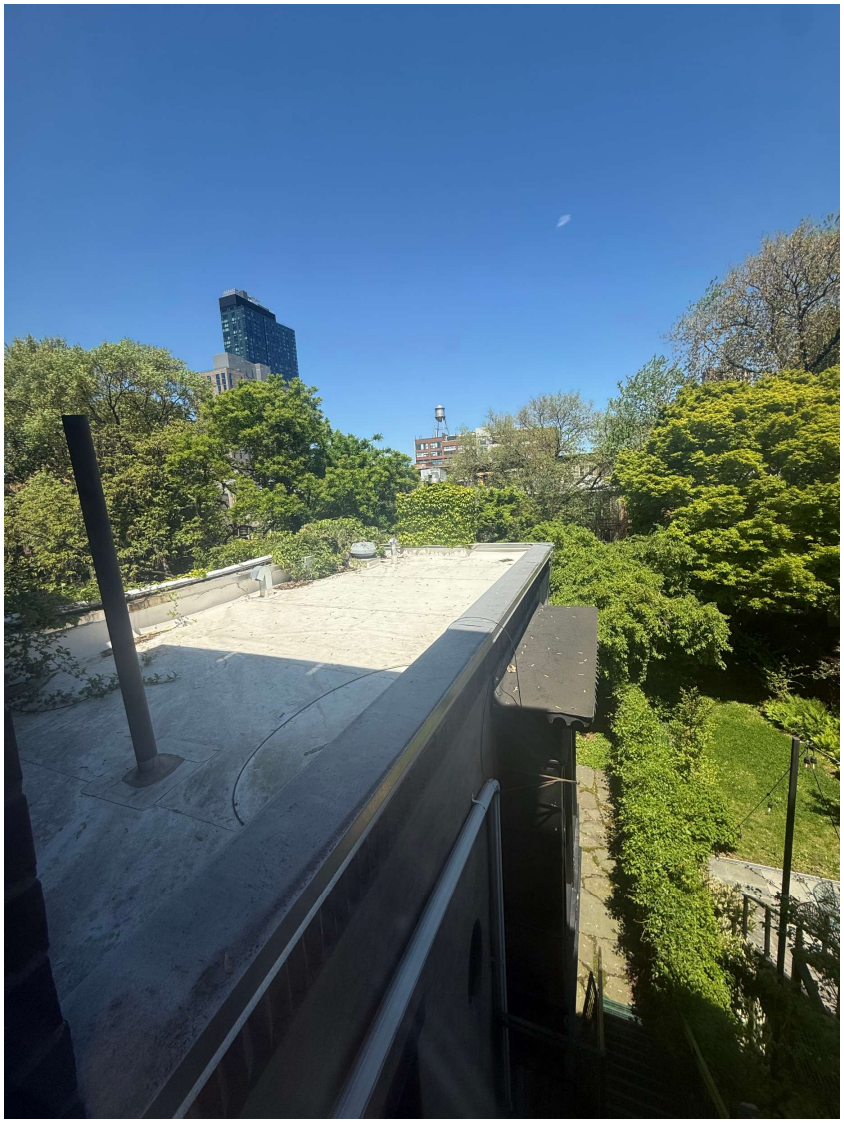


REAR FACADE

NOTE:TRELLIS TO BE REMOVED DURING CONSTRUCTION

119 ST MARKS AVENUE UNIT2, BROOKLYN, NY, 11217

EXISTING CONDITIONS



FROM 2ND FLOOR LOOKING AT THE REAR YARD



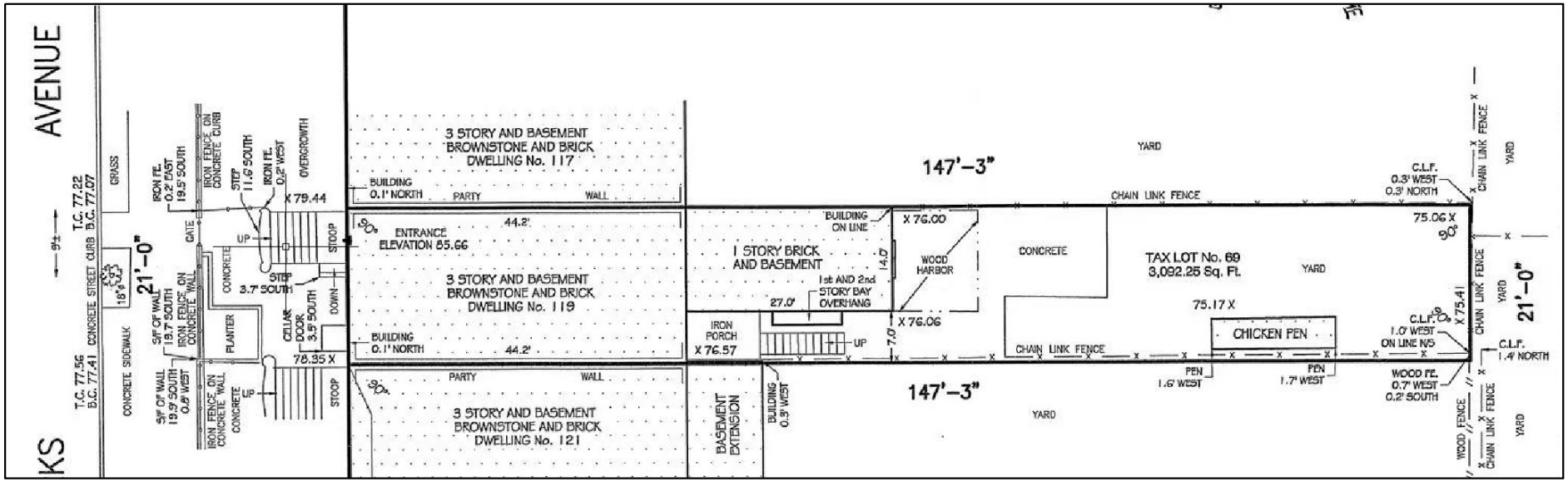
LOOKING WEST AT THE ADJACENT TOWNHOUSES AND A 3-STORY REAR YARD ADDITION AT 111 ST MARKS AVE



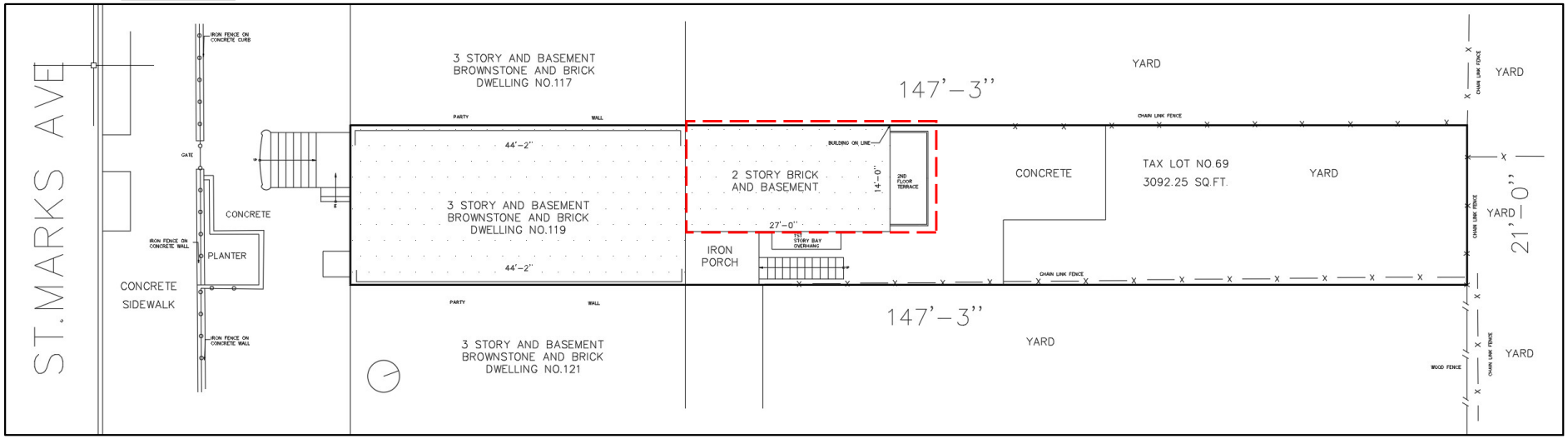
LOOKING EAST

119 ST MARKS AVENUE UNIT2, BROOKLYN, NY, 11217

PLOT PLAN



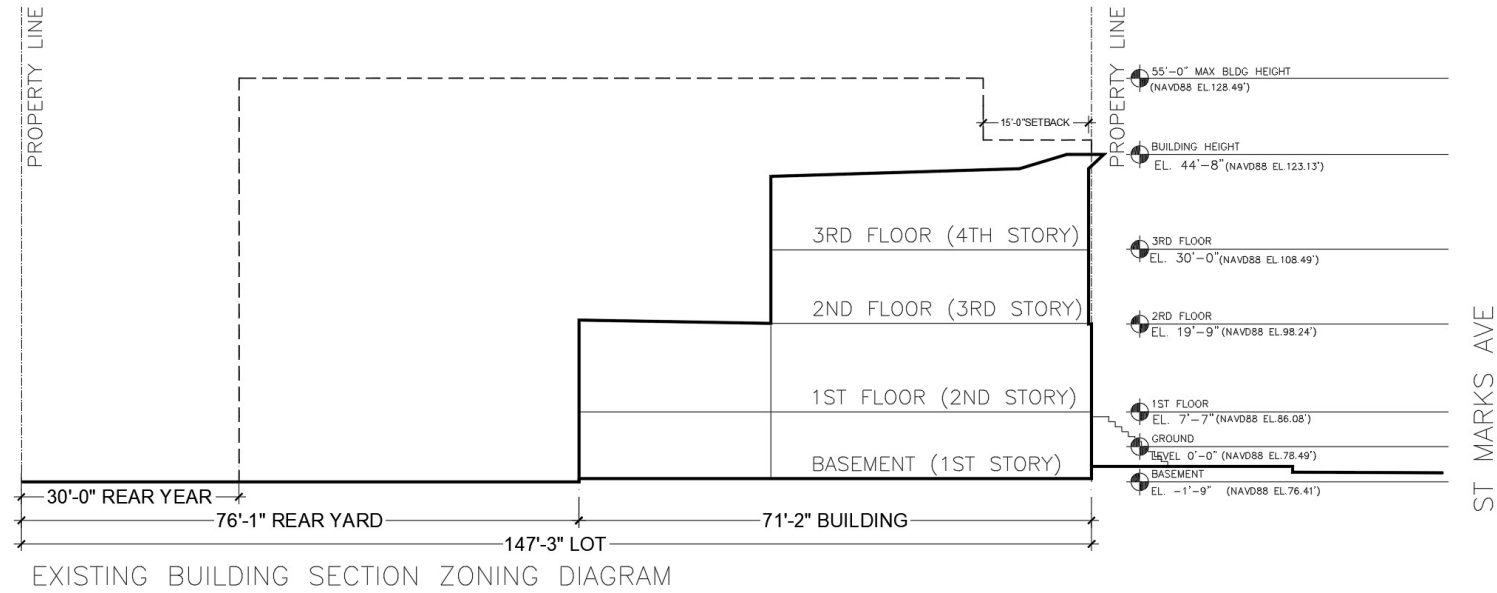
EXISTING



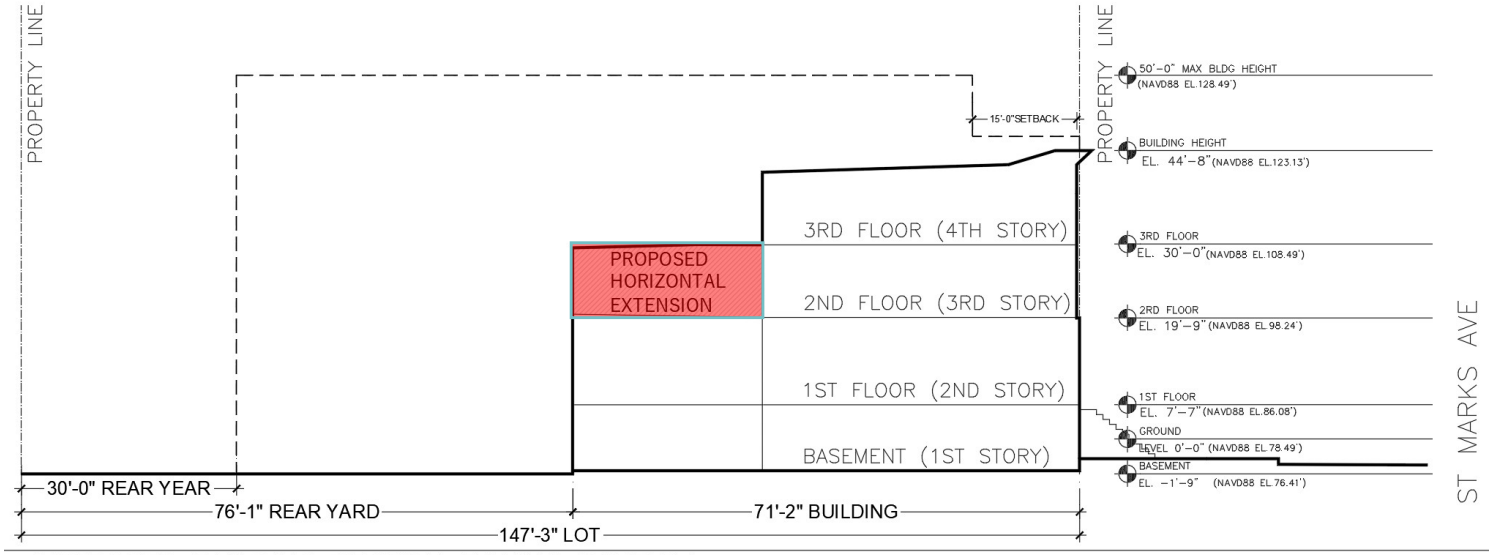
PROPOSED

119 ST MARKS AVENUE UNIT2, BROOKLYN, NY, 11217

BUILDING SECTION ZONING DIAGRAM



EXISTING BUILDING SECTION ZONING DIAGRAM



PROPOSED BUILDING SECTION ZONING DIAGRAM

119 ST MARKS AVENUE UNIT2, BROOKLYN, NY, 11217

REAR FACADE--PROPOSED SCOPE OF WORK



PERMIT #:
CNE-26-09776
DOCKET #:
LPC-26-09776

EXISTING

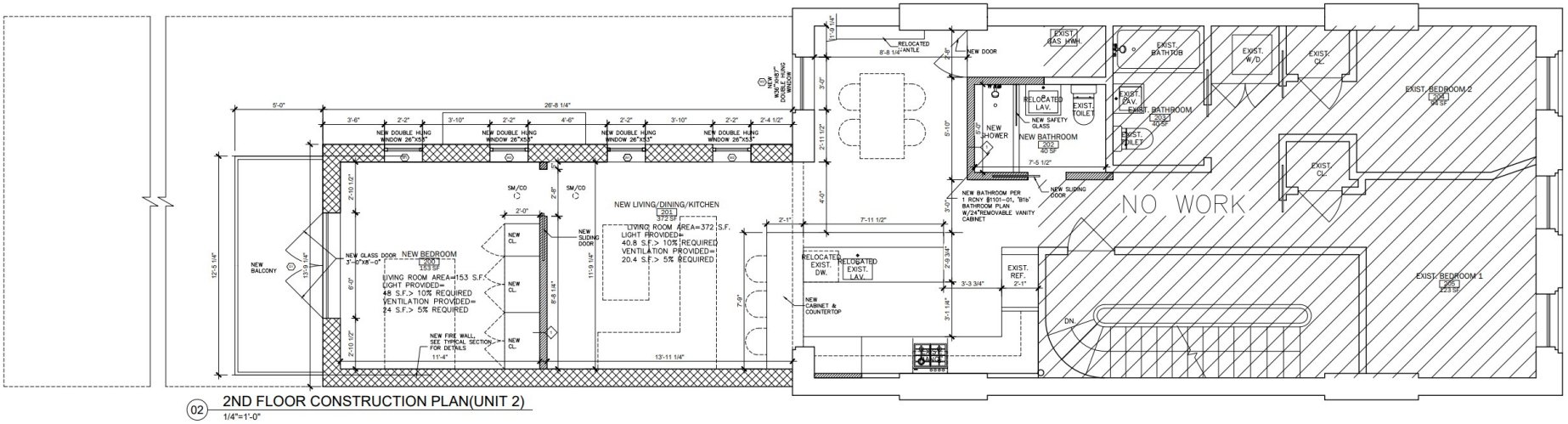


PERMIT #:
CNE-26-09776
DOCKET #:
LPC-26-09776

PROPOSED

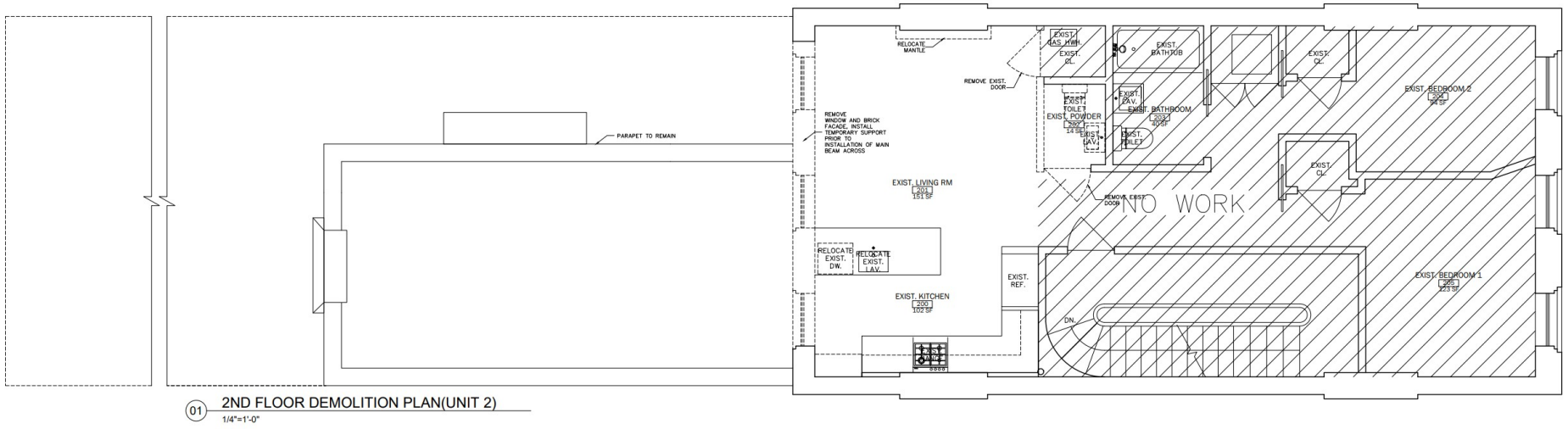
119 ST MARKS AVENUE UNIT2, BROOKLYN, NY, 11217

EXISTING & PROPOSED SECOND FLOOR PLANS



02 2ND FLOOR CONSTRUCTION PLAN(UNIT 2)
1/4"=1'-0"

PROPOSED

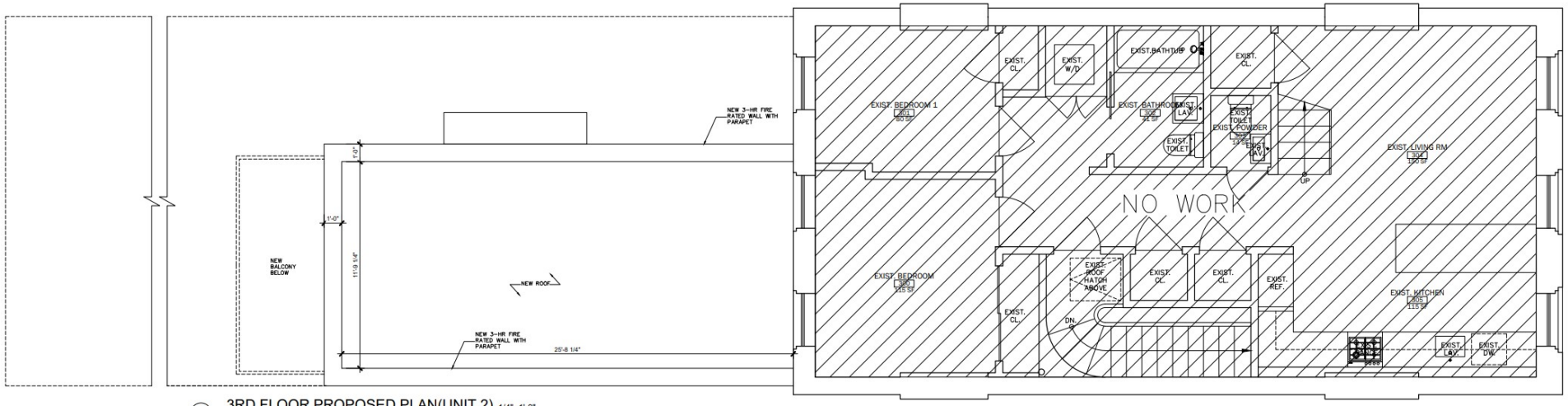


01 2ND FLOOR DEMOLITION PLAN(UNIT 2)
1/4"=1'-0"

EXISTING

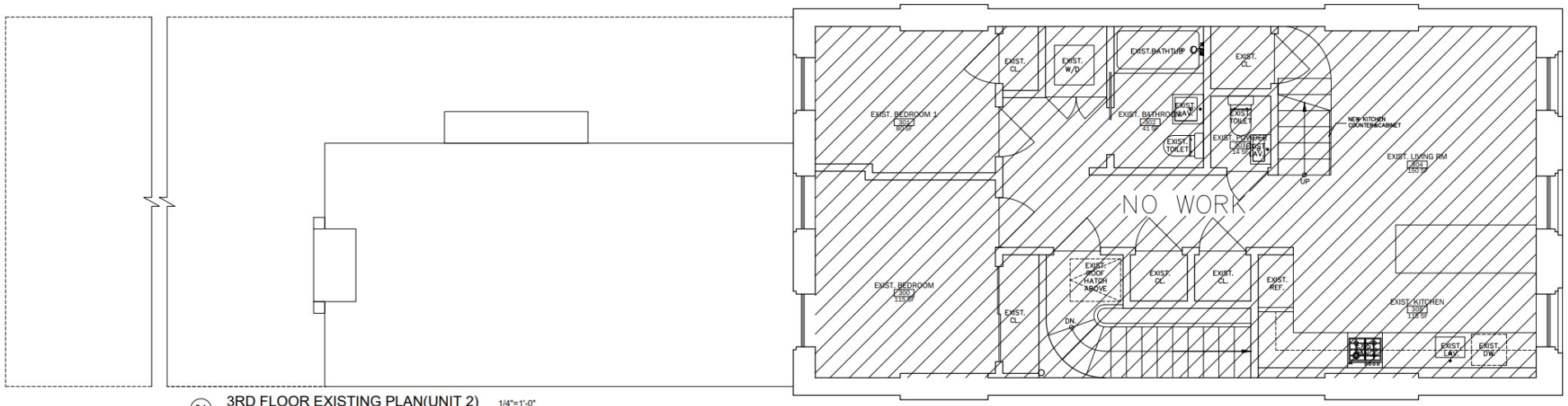
119 ST MARKS AVENUE UNIT2, BROOKLYN, NY, 11217

EXISTING & PROPOSED THIRD FLOOR PLANS



02 3RD FLOOR PROPOSED PLAN(UNIT 2) 1/4"=1'-0"

PROPOSED



01 3RD FLOOR EXISTING PLAN(UNIT 2) 1/4"=1'-0"

EXISTING

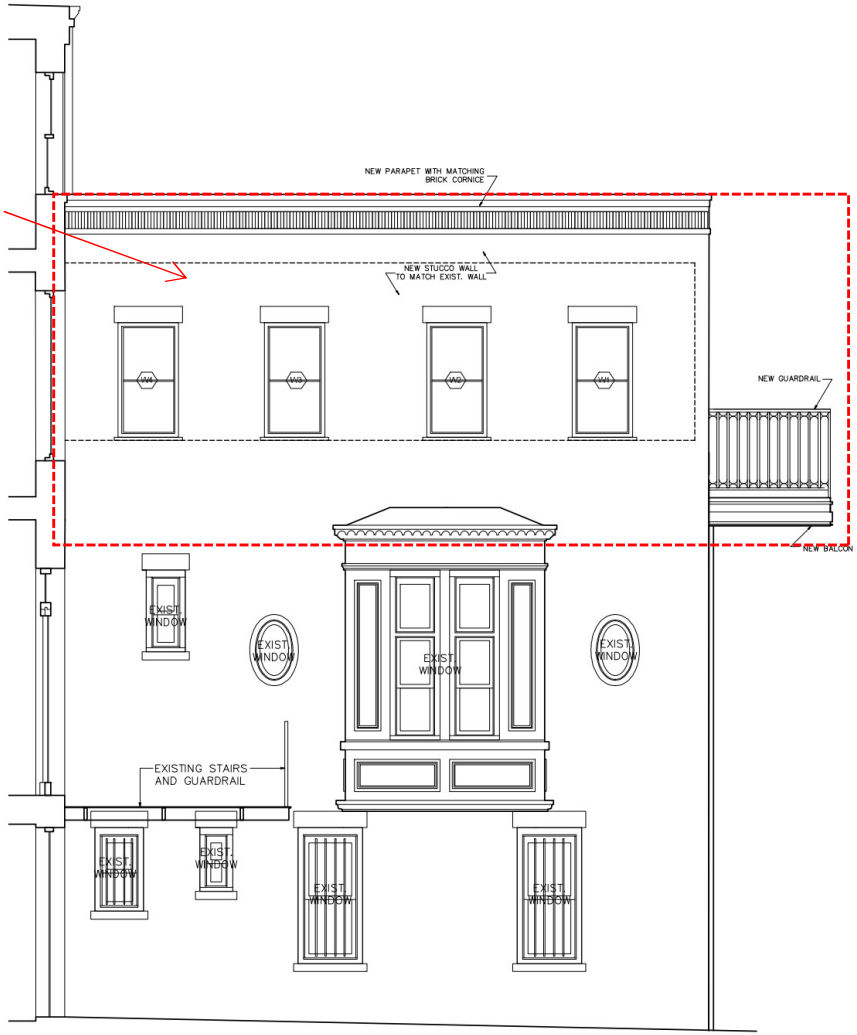
119 ST MARKS AVENUE UNIT2, BROOKLYN, NY, 11217

EXISTING & PROPOSED ELEVATIONS



01 EAST ELEV. DEMOLITION PLAN
1/4"=1'-0"

SECOND FLOOR REAR YARD HORIZONTAL EXTENSION.



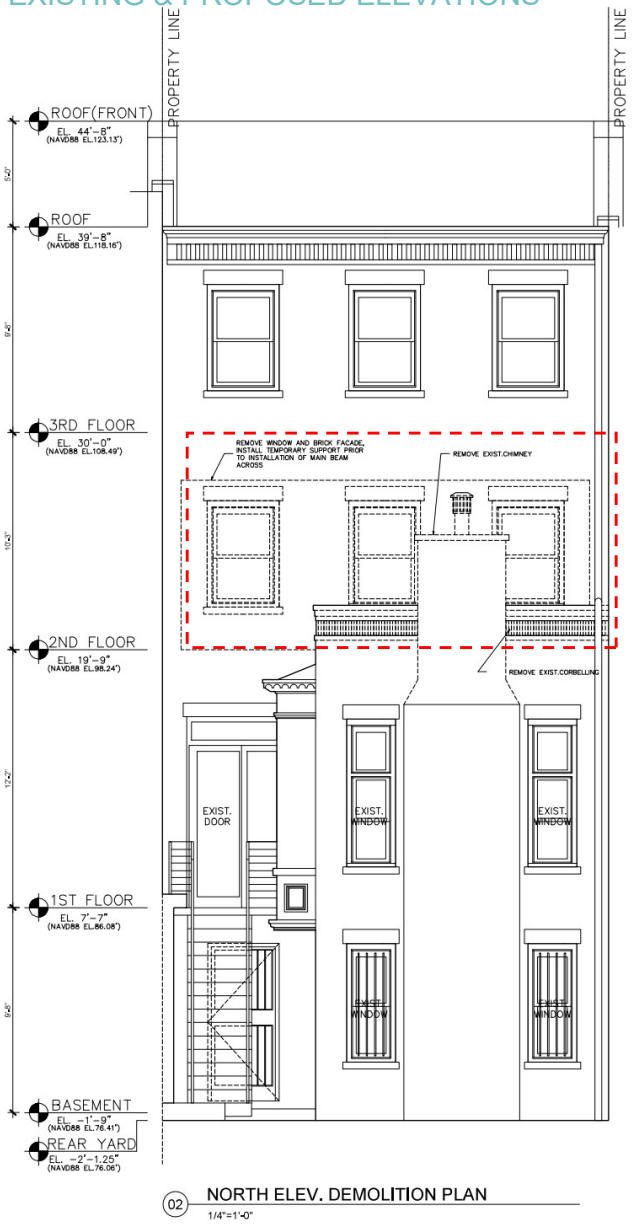
03 PROPOSED EAST ELEVATION
1/4"=1'-0"

EXISTING

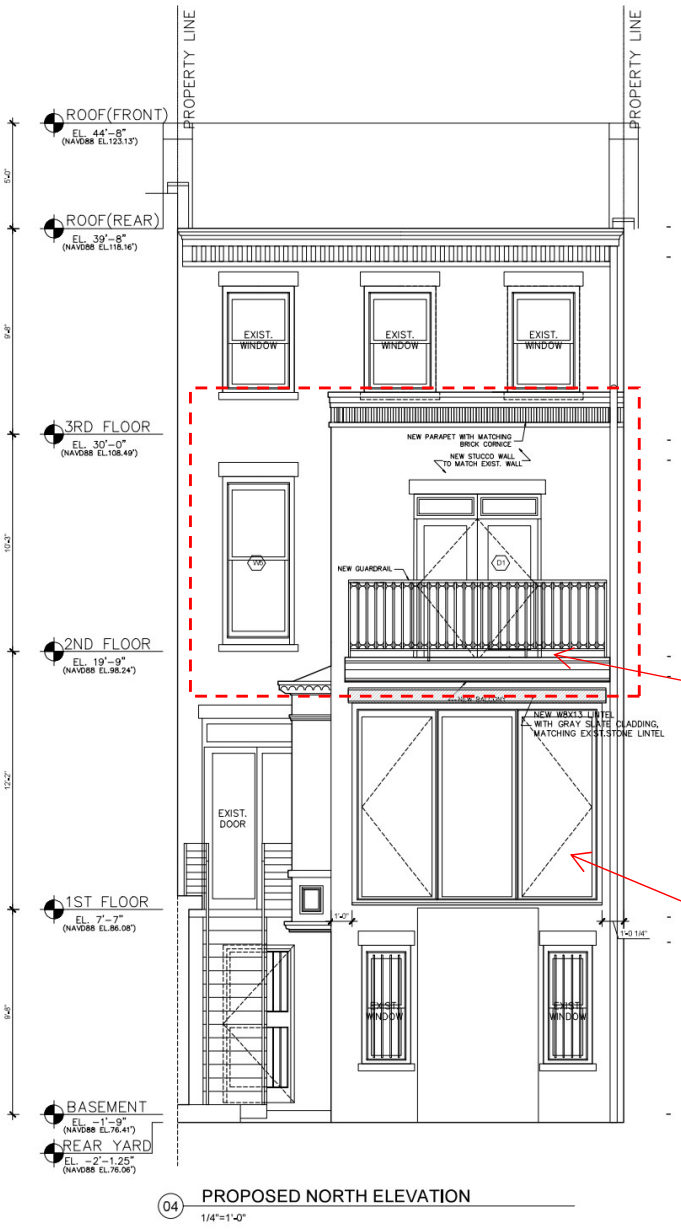
PROPOSED

119 ST MARKS AVENUE UNIT2, BROOKLYN, NY, 11217

EXISTING & PROPOSED ELEVATIONS



02 NORTH ELEV. DEMOLITION PLAN
1/4"=1'-0"



04 PROPOSED NORTH ELEVATION
1/4"=1'-0"

121 119



REAR FAÇADE OF 121 ST MARKS AVE, THE ADJACENT NEIGHBOR

SECOND FLOOR REAR YARD HORIZONTAL EXTENSION.

PROPOSED UNIT1 WINDOW HAS BEEN APPROVED AT THE STAFF LEVEL

PERMIT #:
CNE-26-09776
DOCKET #:
LPC-26-09776

EXISTING

PROPOSED

119 ST MARKS AVENUE UNIT2, BROOKLYN, NY, 11217

EXTRIOR RENDERINGS



EAST ELEVATION



NORTH ELEVATION

119 ST MARKS AVENUE UNIT2, BROOKLYN, NY, 11217

PROPOSED MATERIALS REAR ADDITION



GREY STUCCO
Traditional Three-Coat Portland Cement Stucco



METAL COPPING



BRICK CORNICE

Proposed Stucco Specification

Exterior Finish: Traditional Three-Coat Portland Cement Stucco
-Finish to be a traditional three-coat Portland cement plaster system, complying with ASTM C926 (Application of Portland Cement-Based Plaster).

-Materials to comply with ASTM C150 (Portland Cement), ASTM C897 (Job-Mixed Portland Cement-Based Plasters), and applicable ASTM standards.

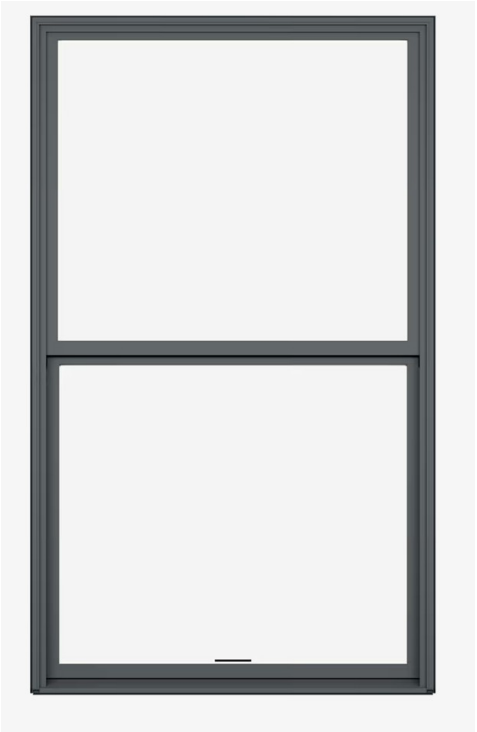
Assembly shall consist of: 1.Scratch coat 2.Brown coat 3. Finish coat

Total nominal thickness: 7/8 inch over metal lath

Reinforcement:
Self-furred galvanized expanded metal lath complying with ASTM C847, where required.

Finish:
Hand-troweled sand finish (or smooth finish if matching existing historic façade).

Color:
Integral mineral pigment or field-painted with breathable mineral/silicate paint, subject to LPC approval.
No EIFS, synthetic acrylic stucco, foam-backed stucco systems, or panelized stucco systems shall be used.



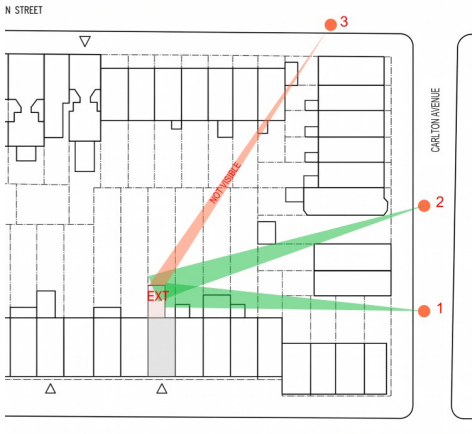
MARVIN WINDOW WITH BLACK ALUMINUM WINDOW FRAME

Manufacturer: Marvin
Series: Ultimate Collection
Type: Aluminum-Clad Wood Double Hung
Exterior Finish: Ebony (Black)
Interior: Pine, paint grade
Glass: Low-E Insulated Glass
Simulated Divided Lite: Match existing historic muntin pattern (N/A)
Brickmold: Custom profile to match existing
Installation: Flush with existing masonry plane

119 ST MARKS AVENUE UNIT2, BROOKLYN, NY, 11217

BULKHEAD MOCK-UP





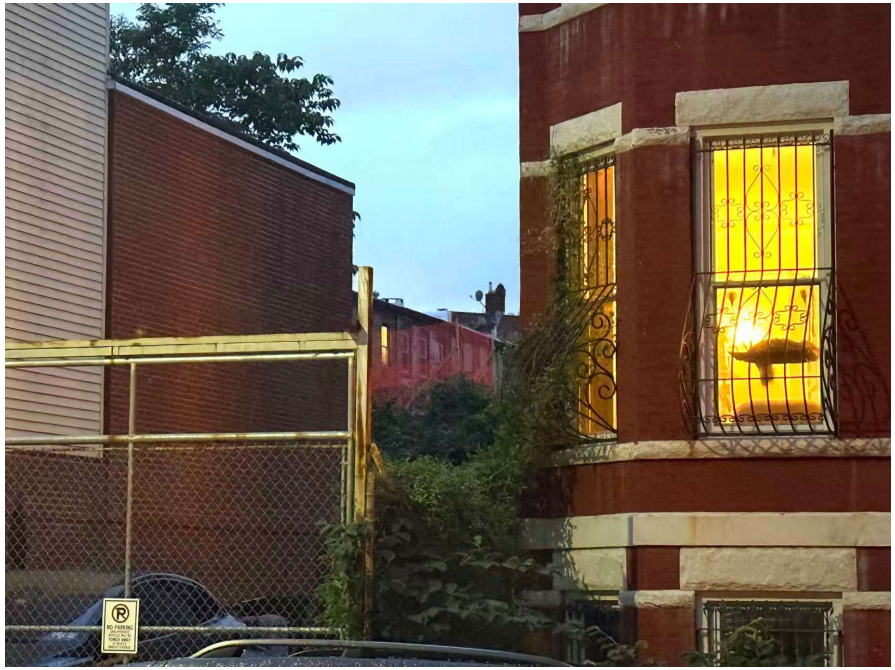


VIEW 1

VIEW FROM CARLTON AVENUE

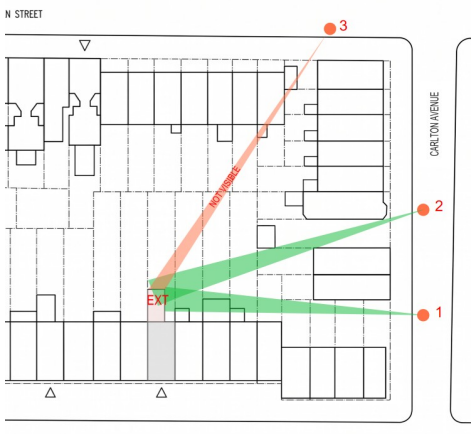
119 ST MARKS AVENUE UNIT2, BROOKLYN, NY, 11217

BULKHEAD MOCK-UP



VIEW 2

VIEW FROM CARLTON AVENUE





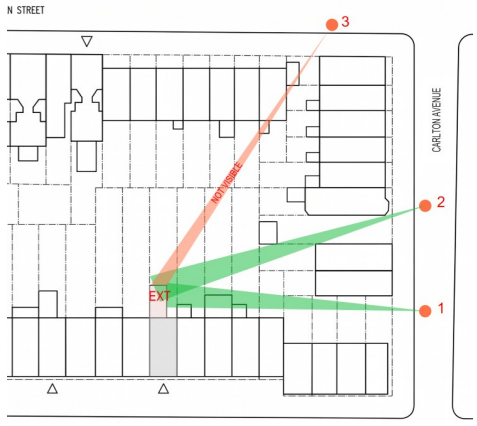
VIEW 3

VIEW FROM BERGEN ST

119 ST MARKS AVENUE UNIT2, BROOKLYN, NY, 11217

STREE VIEW RENDERINGS





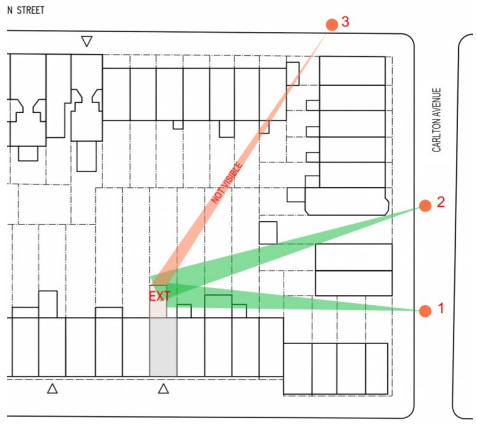
VIEW 1

VIEW FROM CARLTON AVENUE

119 ST MARKS AVENUE UNIT2, BROOKLYN, NY, 11217

STREE VIEW RENDERINGS





VIEW 2

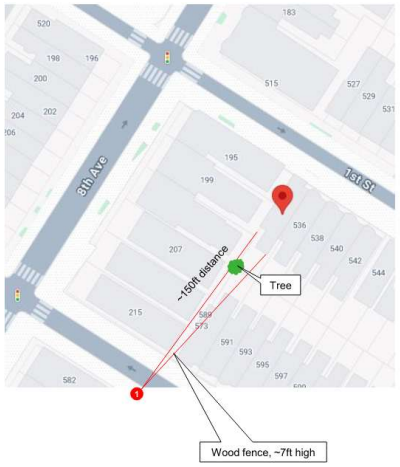
VIEW FROM CARLTON AVENUE

119 ST MARKS AVENUE UNIT2, BROOKLYN, NY, 11217

PRECEDENTS AND APPROVED CASES



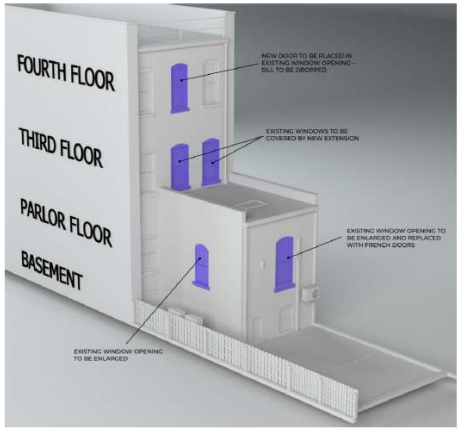


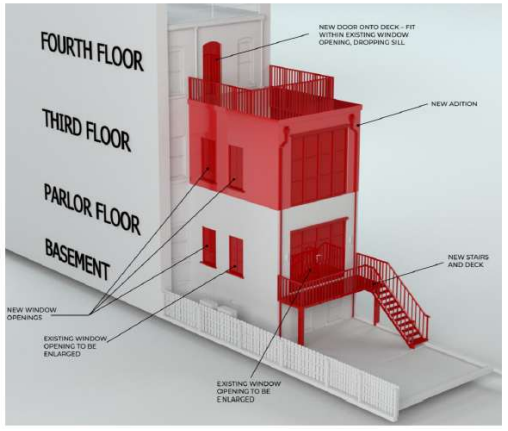




1 View from 2nd street – 150ft distance

VISIBLE FROM 2ND STREET





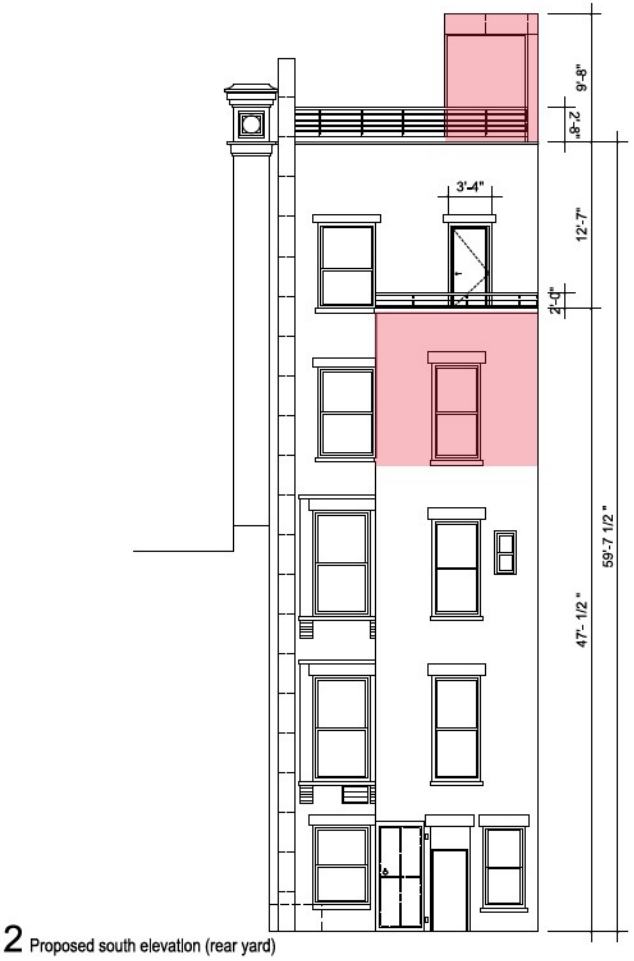
PRECEDENT 1: 534 1st Street, Brooklyn, NY 11215

119 ST MARKS AVENUE UNIT2, BROOKLYN, NY, 11217

PRECEDENTS AND APPROVED CASES



1 Existing south elevation (rear yard)

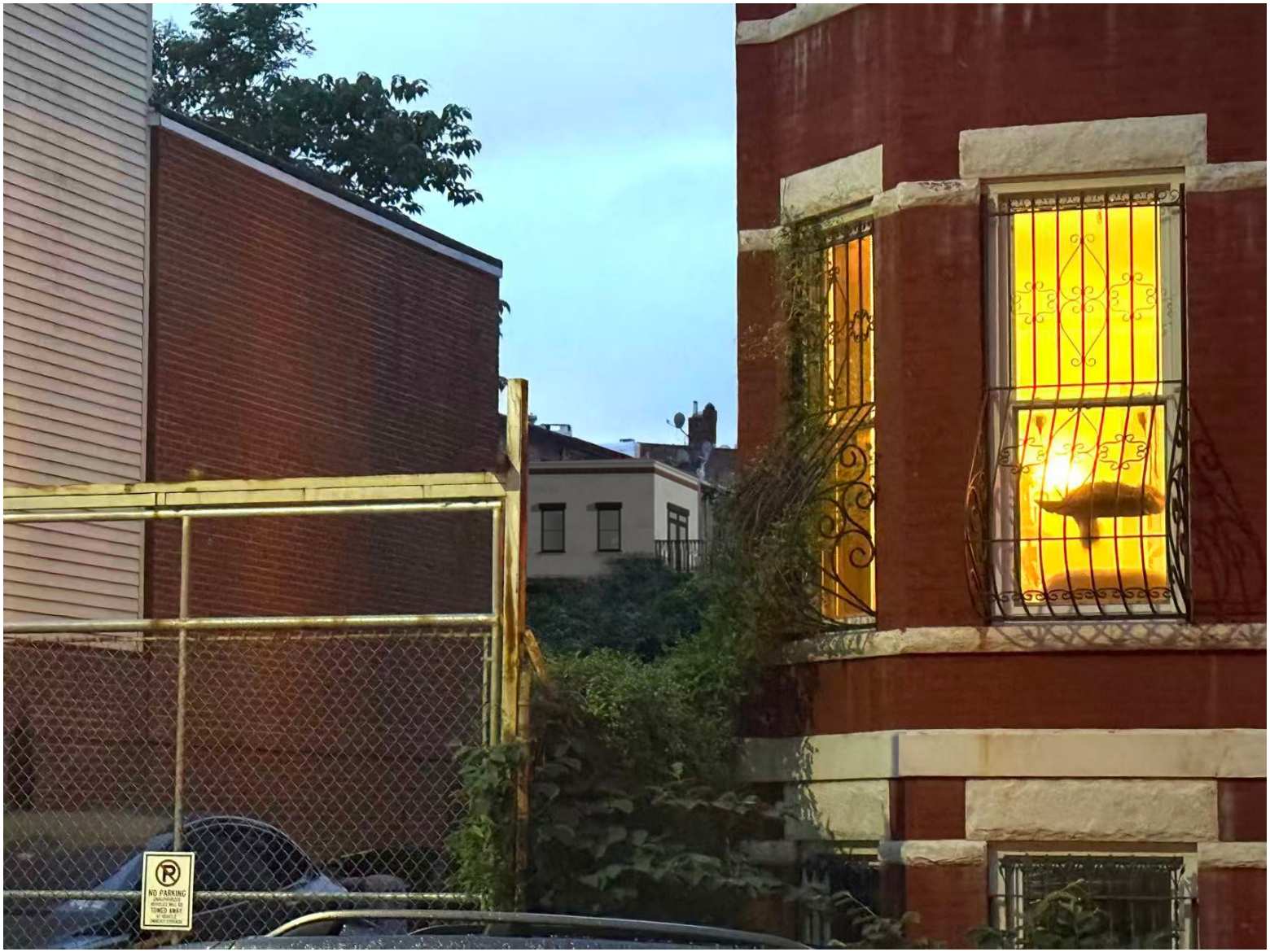


2 Proposed south elevation (rear yard)



PRECEDENT 2: 344 West 89th Street, New York, NY 10024

119 ST MARKS AVENUE UNIT2, BROOKLYN, NY, 11217



THANK YOU!

Landmarks Preservation Commission

August 18, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 1, LPC-26-09739

119 St. Mark's Avenue – Prospect Heights Historic District

Borough of Brooklyn

To testify virtually, please join Zoom

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Passcode: 899688
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