Landmarks Preservation Commission

**August 18, 2026**
Public Meeting

**The current proposal is:**

**Preservation Department – Item 1, LPC-26-08566**

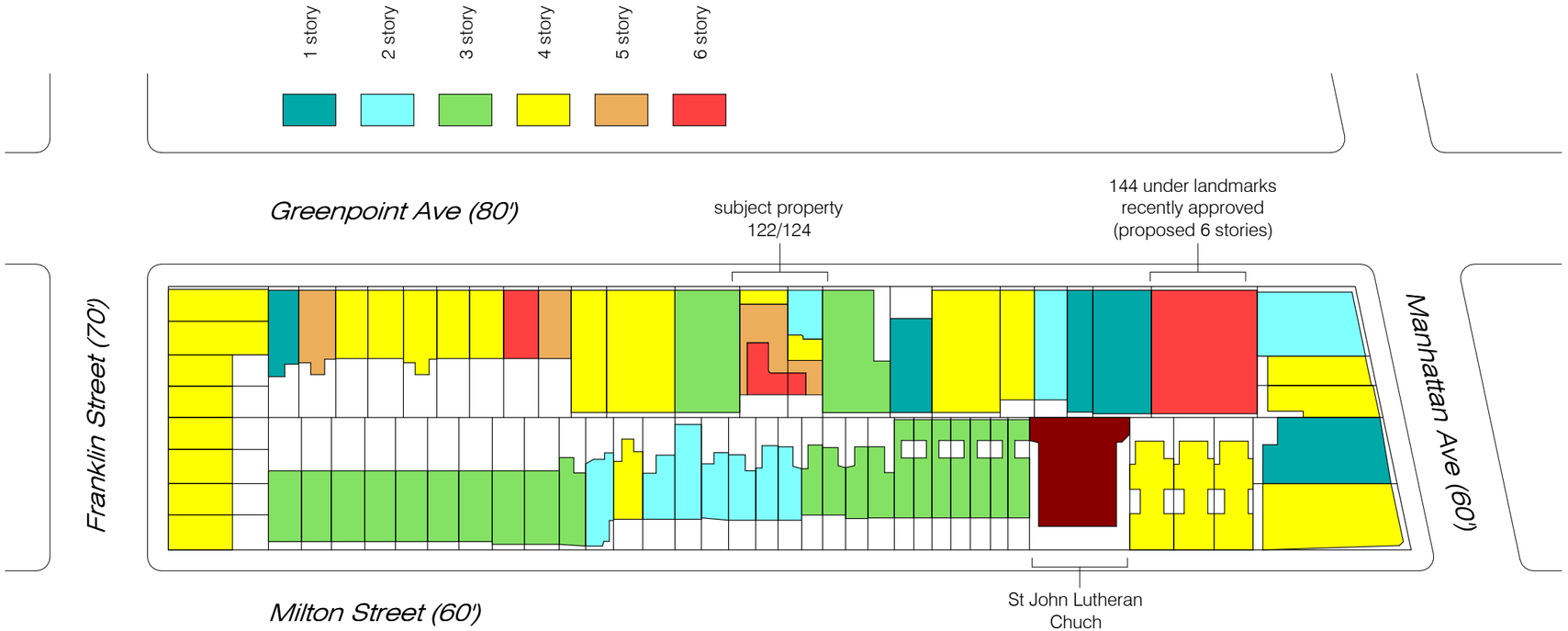
# 122-124 Greenpoint Avenue – Greenpoint Historic District

# Borough of Brooklyn

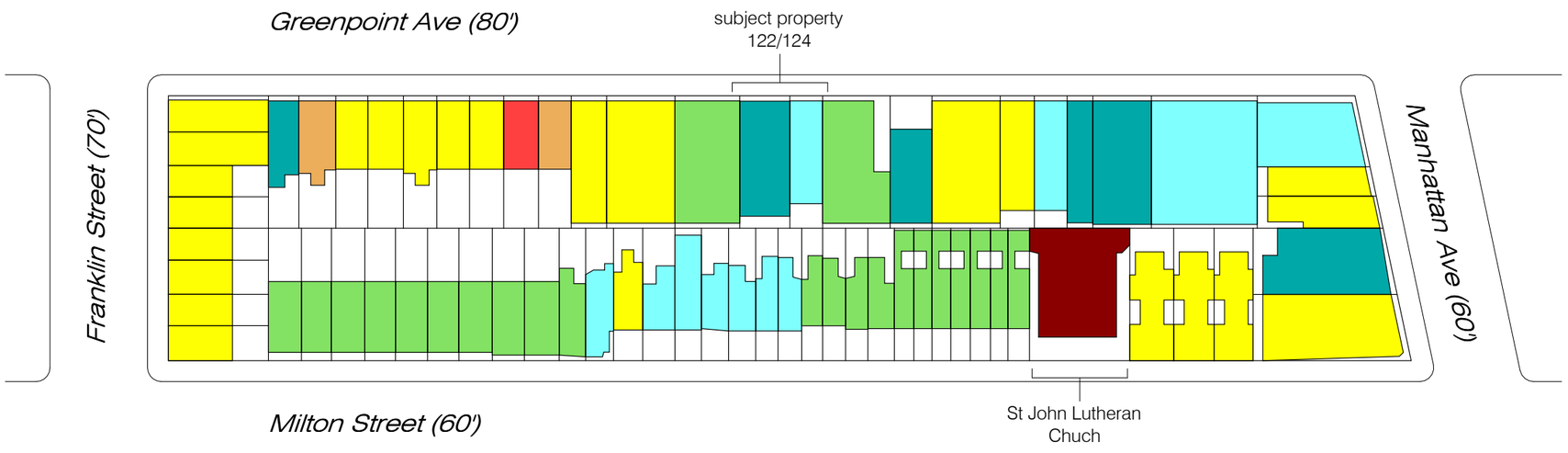
**Note: this is a Public Meeting item. No public testimony will be received today as the hearing on this item is closed.**

122-124 Greenpoint Avenue
Brooklyn, NY

Revision 1 - 7/27/2026

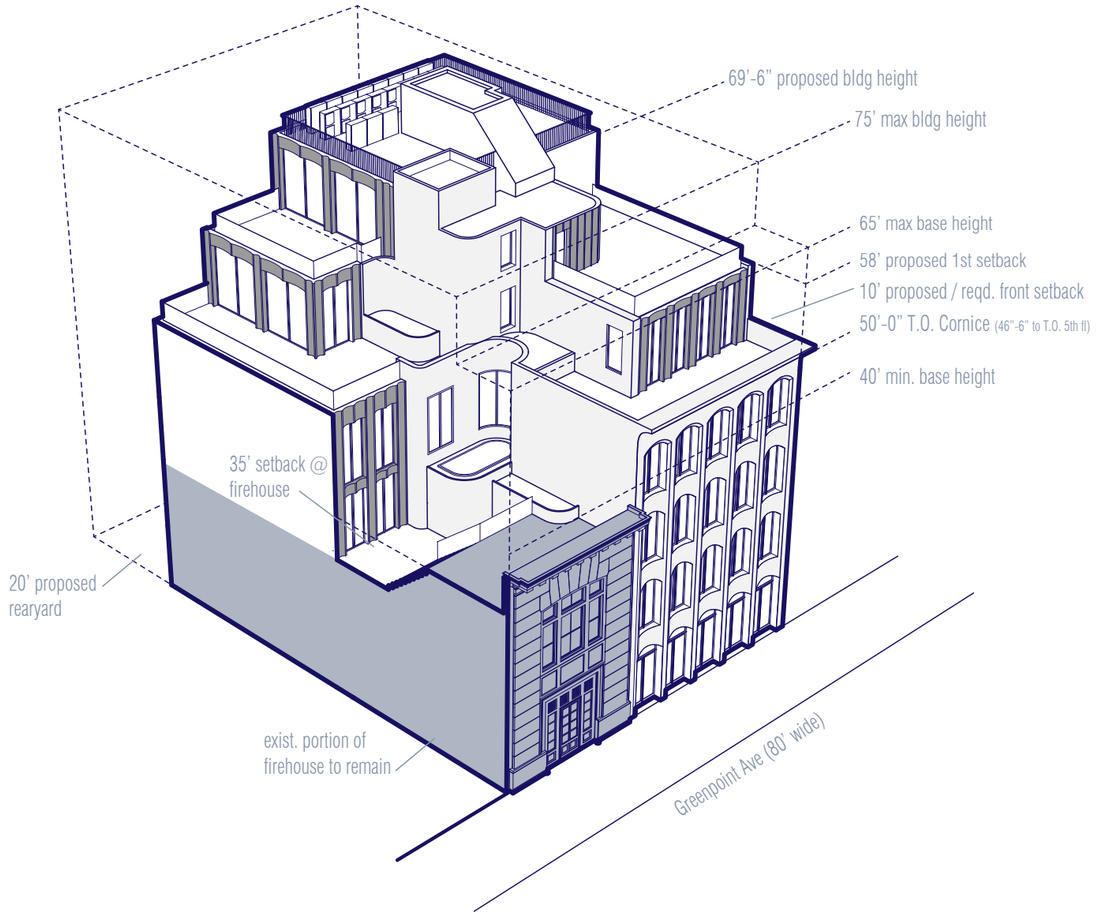



block plan existing

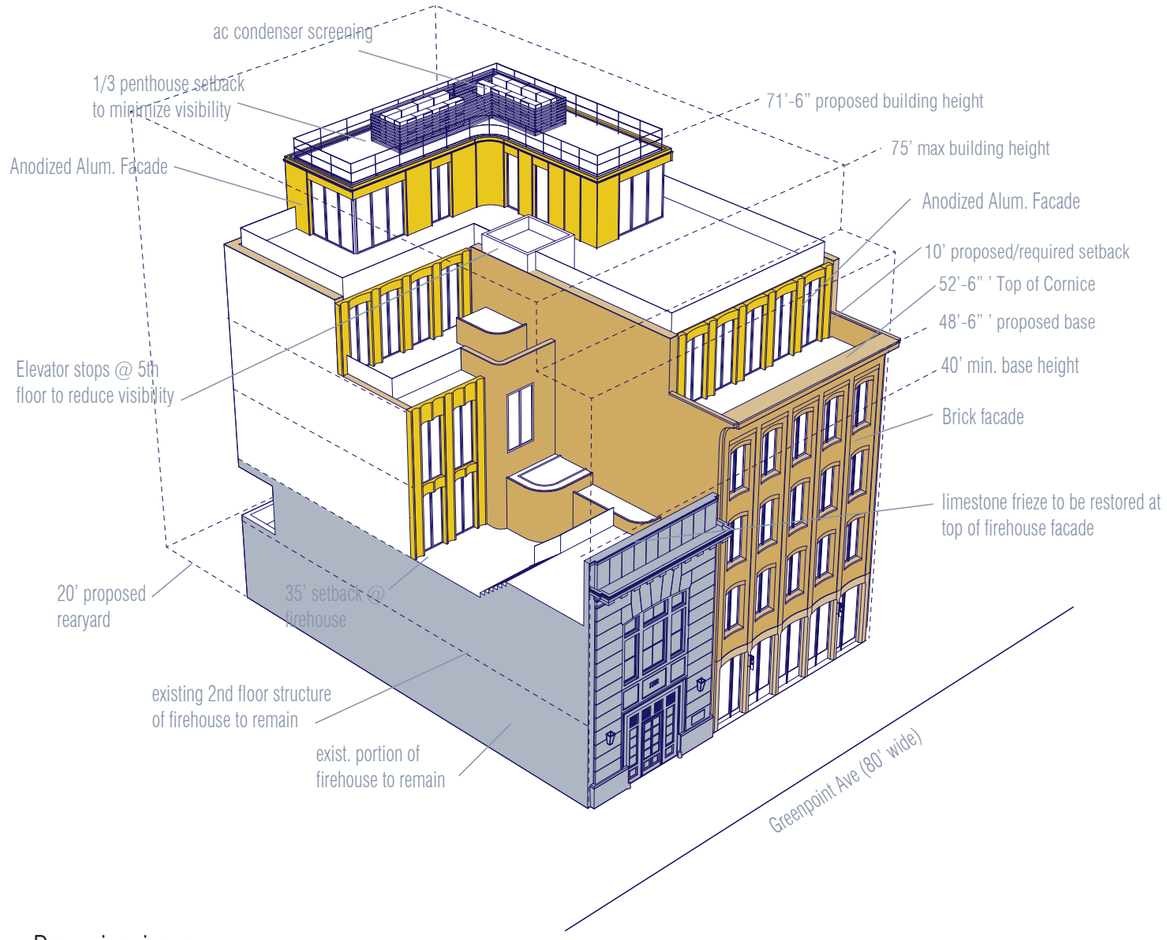



block plan proposed

# BLOCK PLAN

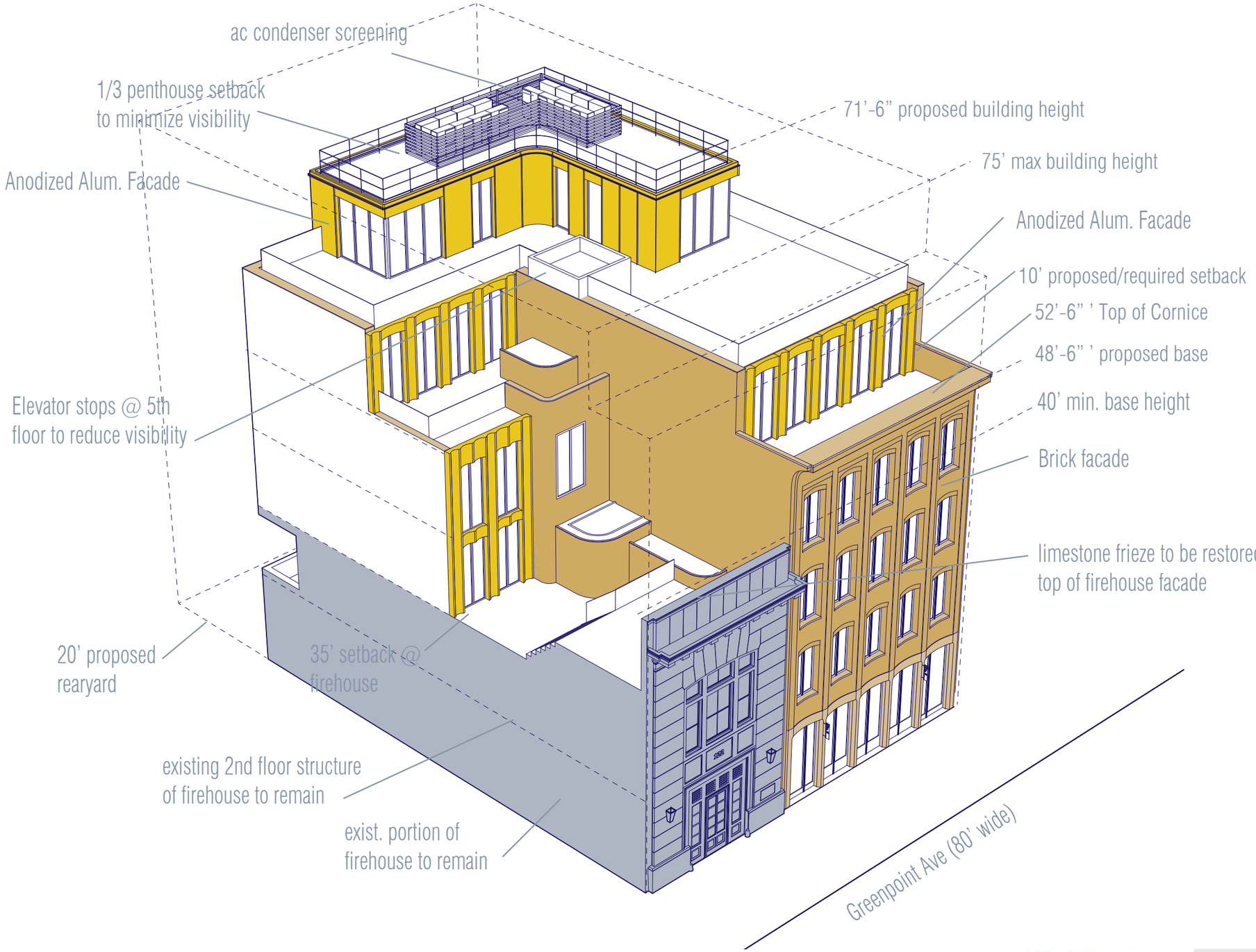


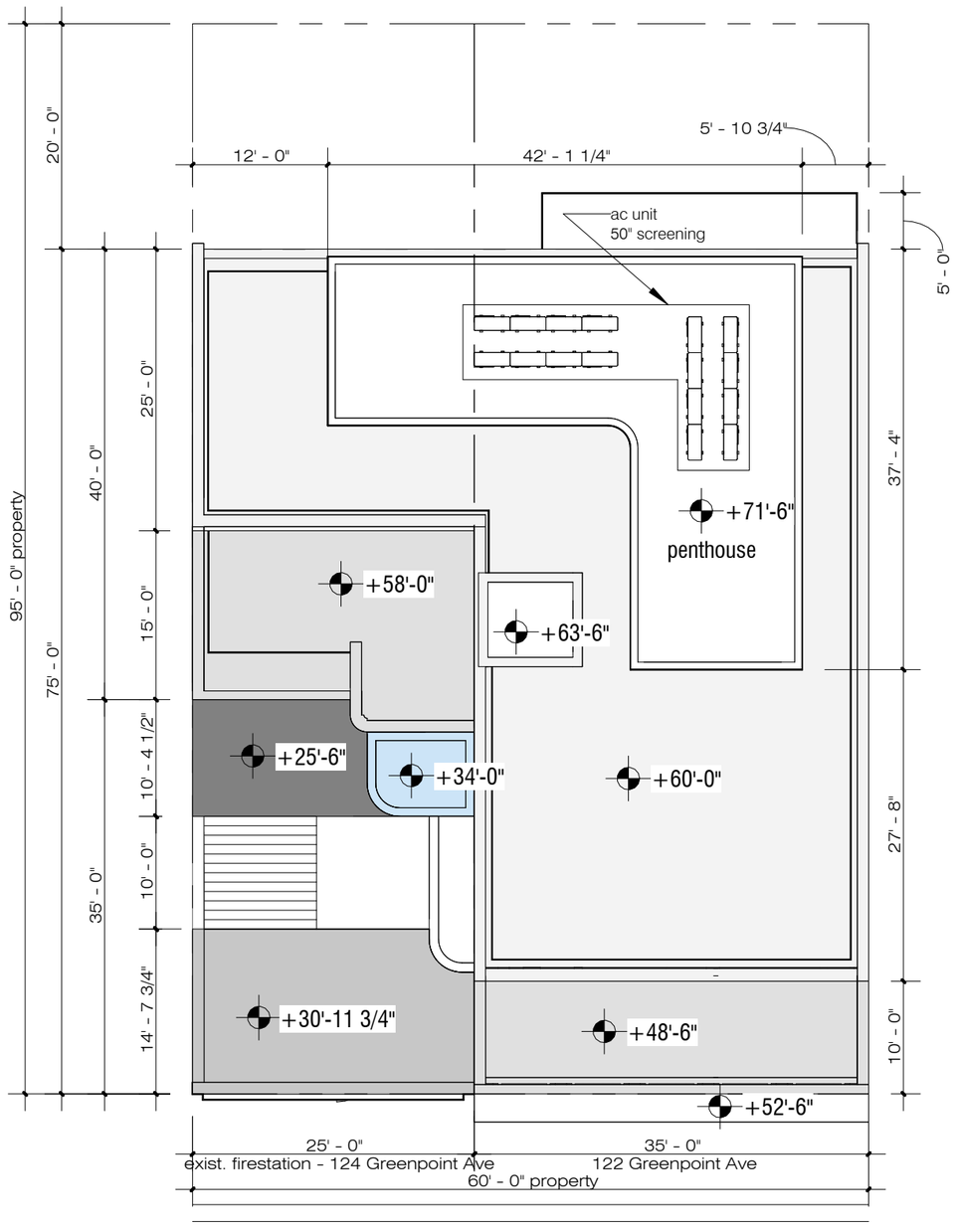

Landmarks - Presentation



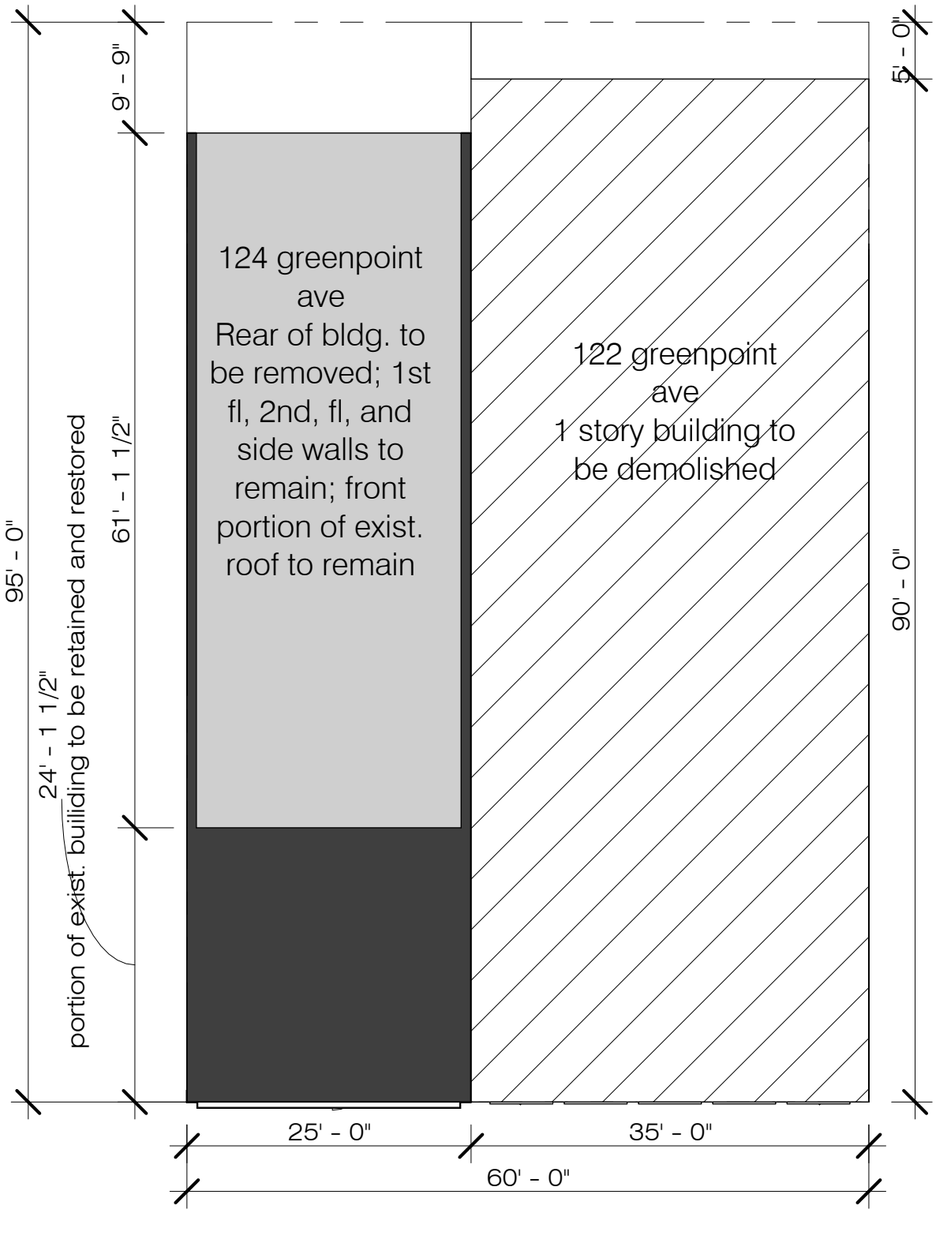

Revision

# Revision


ac condenser screening
1/3 penthouse setback
to minimize visibility
Anodized Alum. Facade
Elevator stops @ 5th
floor to reduce visibility
71’-6” proposed building height
75’ max building height
Anodized Alum. Facade
10’ proposed/required setback
52’-6” ’ Top of Cornice
48’-6” ’ proposed base
40’ min. base height
Brick facade
limestone frieze to be restored at
top of firehouse facade
20’ proposed
rearyard
35’ setback @
firehouse
existing 2nd floor structure
of firehouse to remain
exist. portion of
firehouse to remain
Greenpoint Ave (80’ wide)




Proposed Site Plan




Demolition Site Plan

# PROPOSED ZONING SITE PLAN

# Previously Presented to Landmarks



Revision - 7.27.2026



# Revision - 7.27.2026



Landmarks Presentation

Revision





# Previously Presented to Landmarks



# Revision - 7.27.2026



# Revision - 7.27.2026



Landmarks Presentation

Revision





# Previously Presented to Landmarks





# Revision - 7.27.2026



Landmarks Presentation



Revision



# Previously Presented to Landmarks



# Revision - 7.27.2026



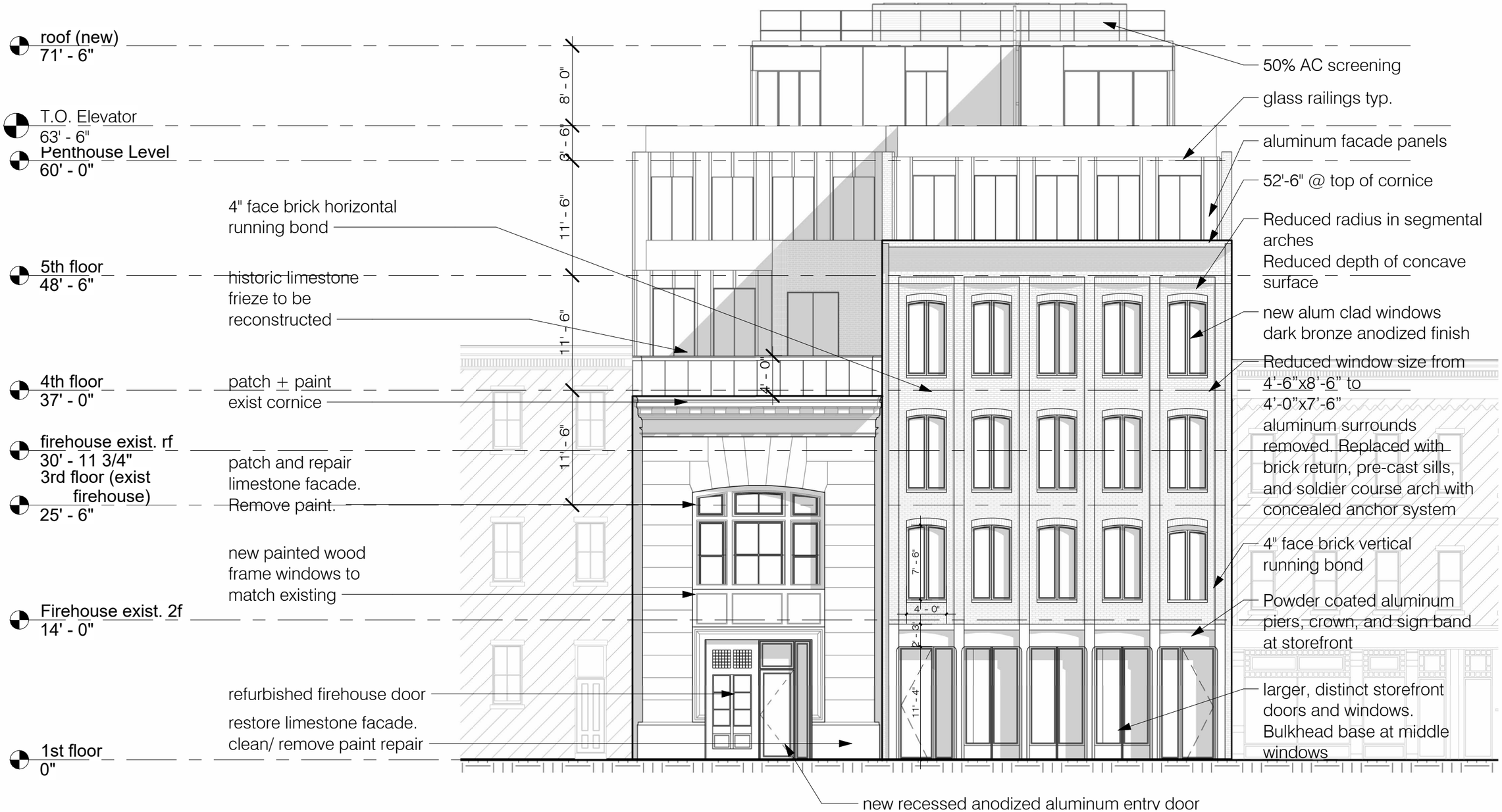
Landmarks Presentation

Revision

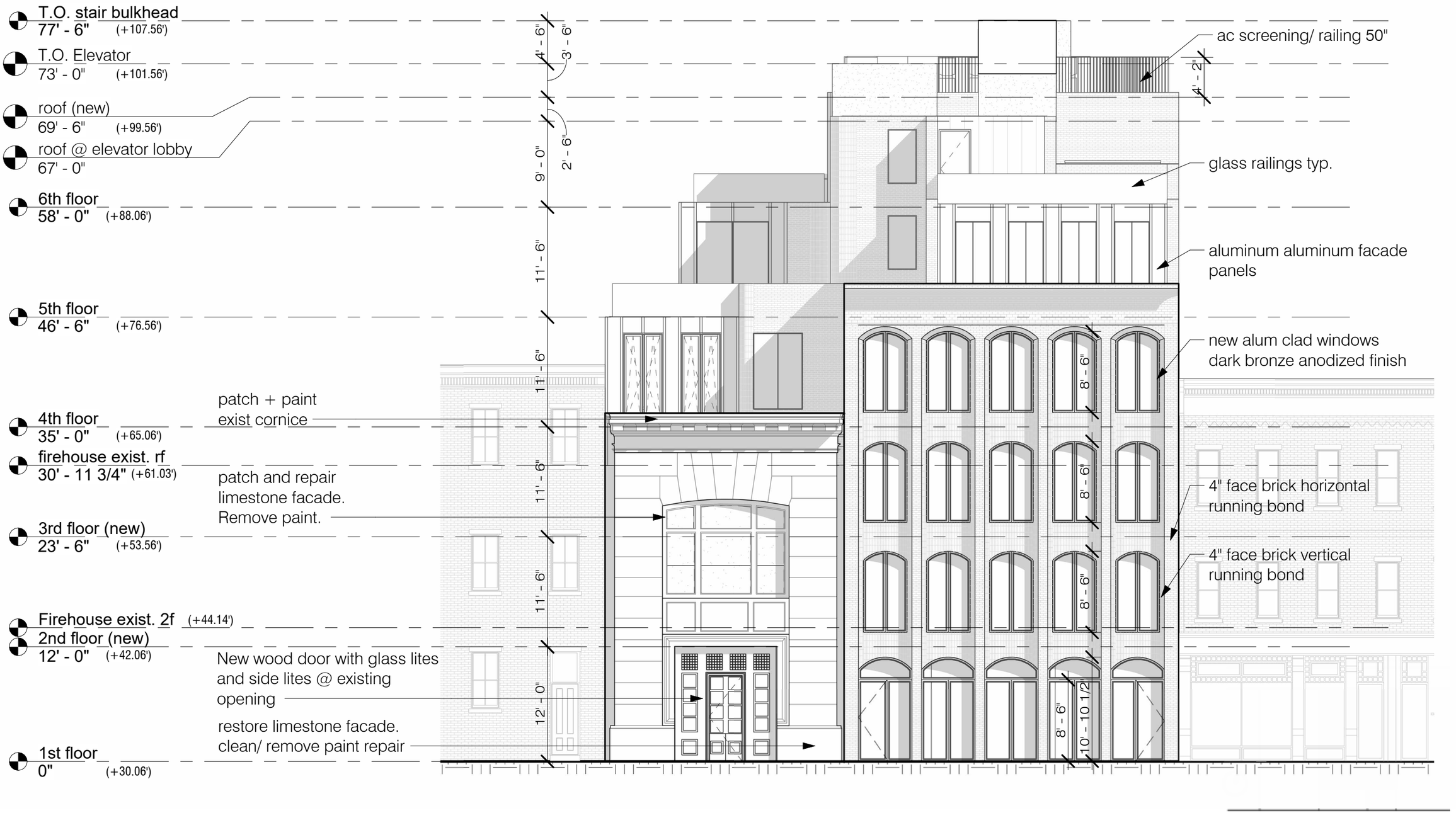




Revision

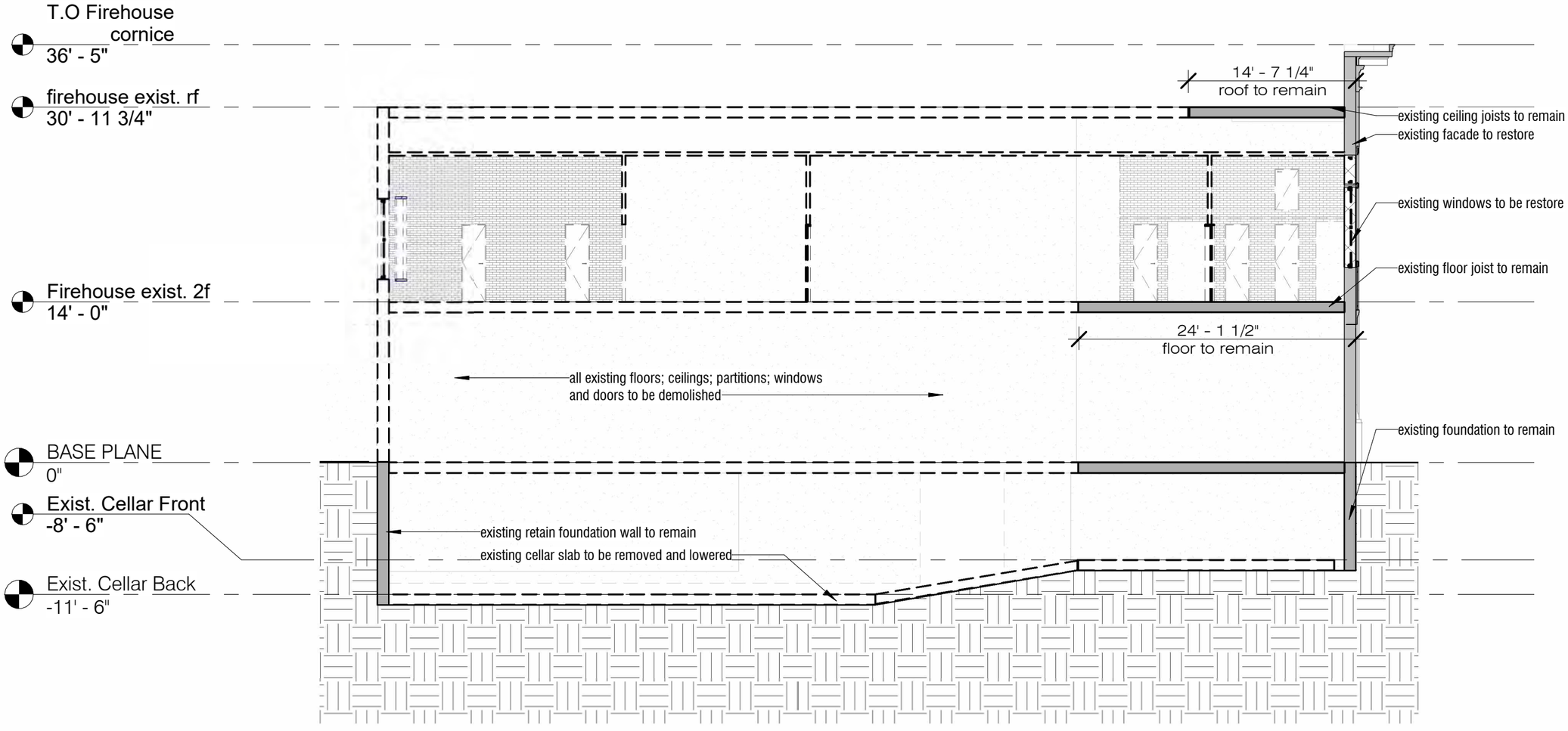



# PROPOSED FRONT/NORTH ELEVATION



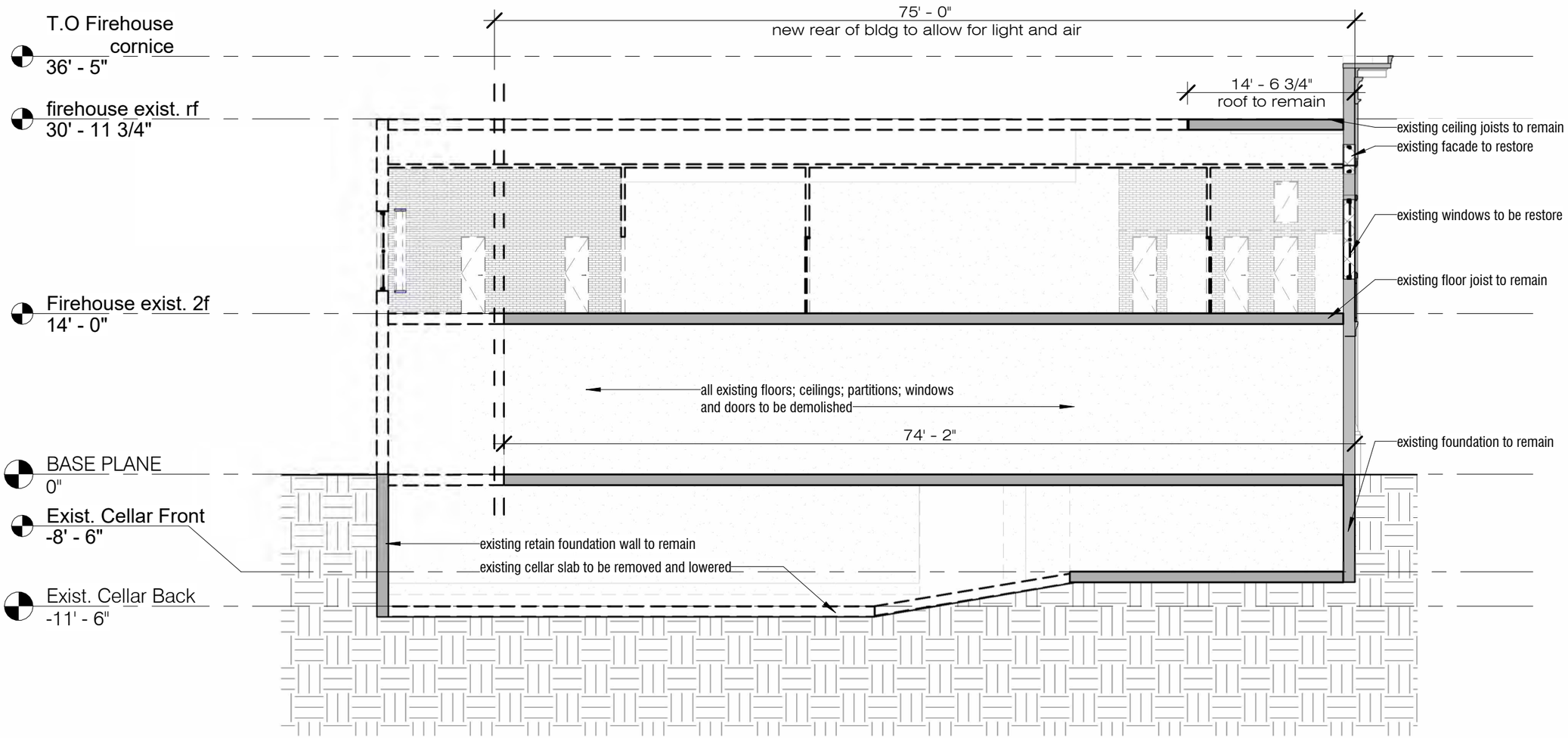

# PROPOSED FRONT/NORTH ELEVATION

# Demolition Drawings

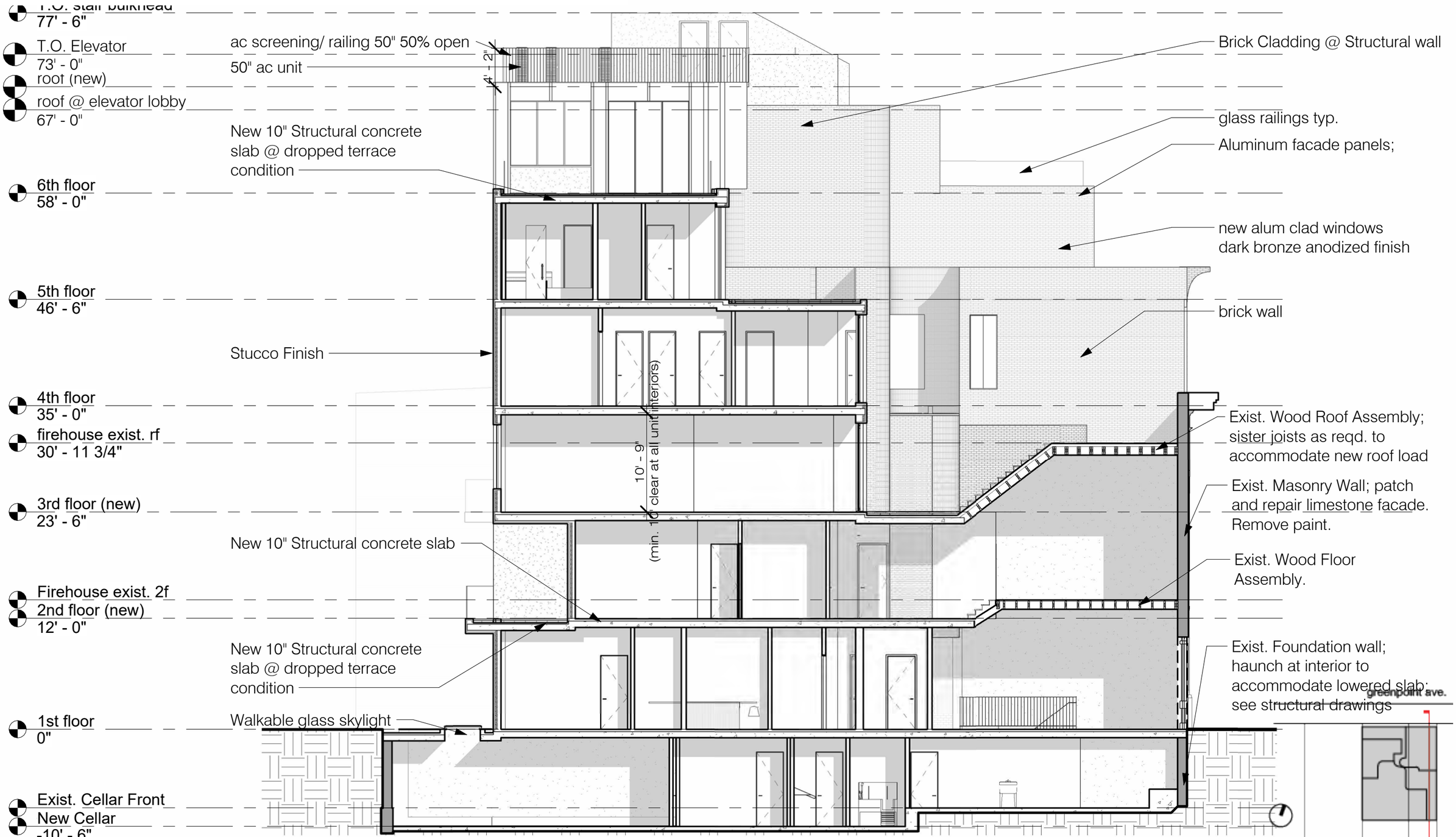



DEMO SECTION

Revision

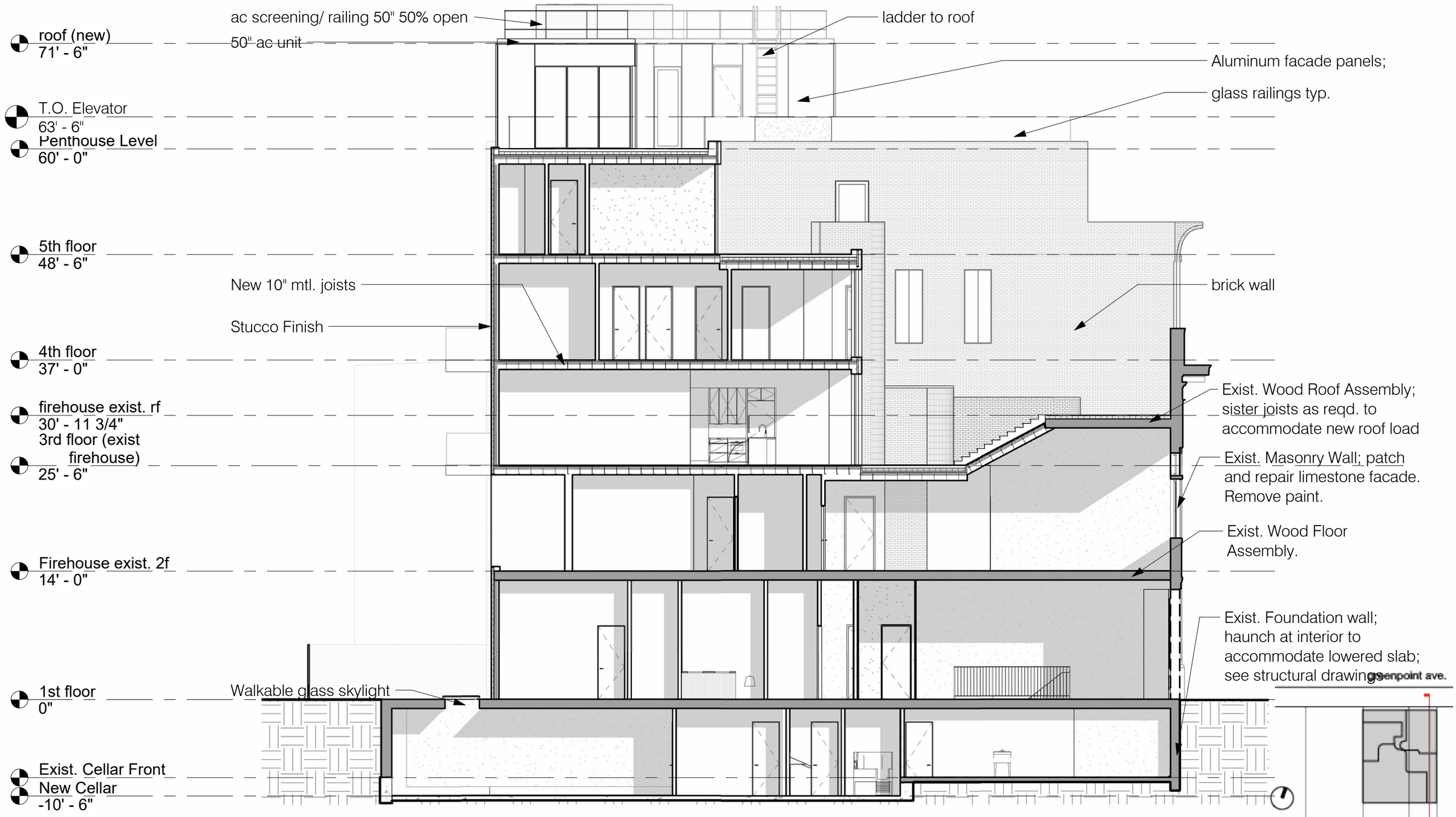



DEMO SECTION




PROPOSED SOUTH/NORTH SECTION

Revision




PROPOSED SOUTH/NORTH SECTION

Limestone frieze to be restored




1940s Tax Photo

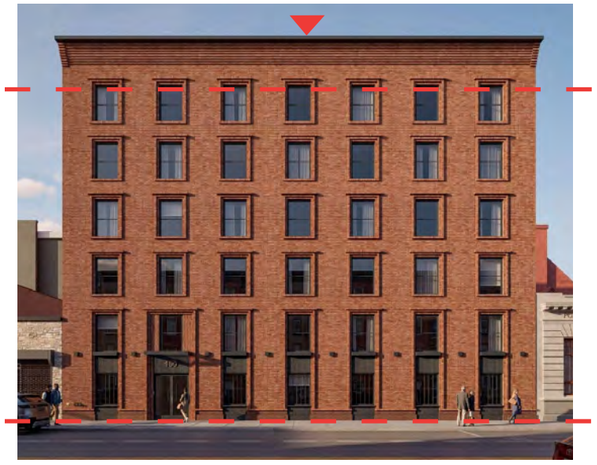



1980s Tax Photo

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 unitl around 1909 when it was replaced by the limestone clad builiding currently occupying the site.

# HISTORIC PHOTO

# Comparative heights at Greenpoint Avenue




80’ wide lot

144 Greenpoint Avenue




50’ wide lot

130 Greenpoint Avenue




60’ wide lot

122-124 Greenpoint Avenue




25’ wide lot

114 Greenpoint Avenue




25’ wide lot

112Greenpoint Avenue




25’ wide lot

102 Greenpoint Avenue




25’ wide lot

94 Greenpoint Avenue

# STREETSCAPE STRATGEY

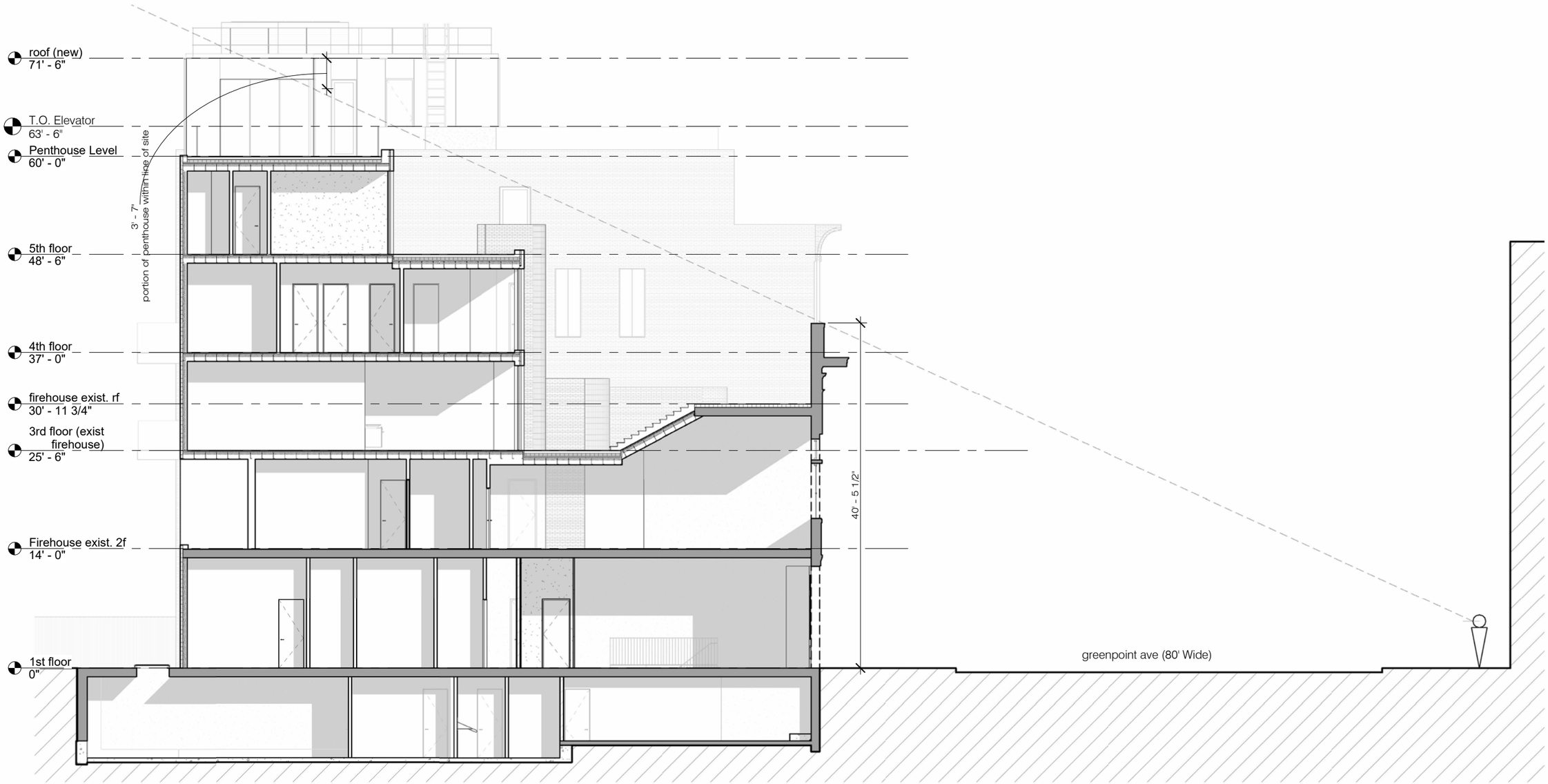



street wall lacks uniformity between subject site and Manhattan Ave; building typology and style also varies greatly

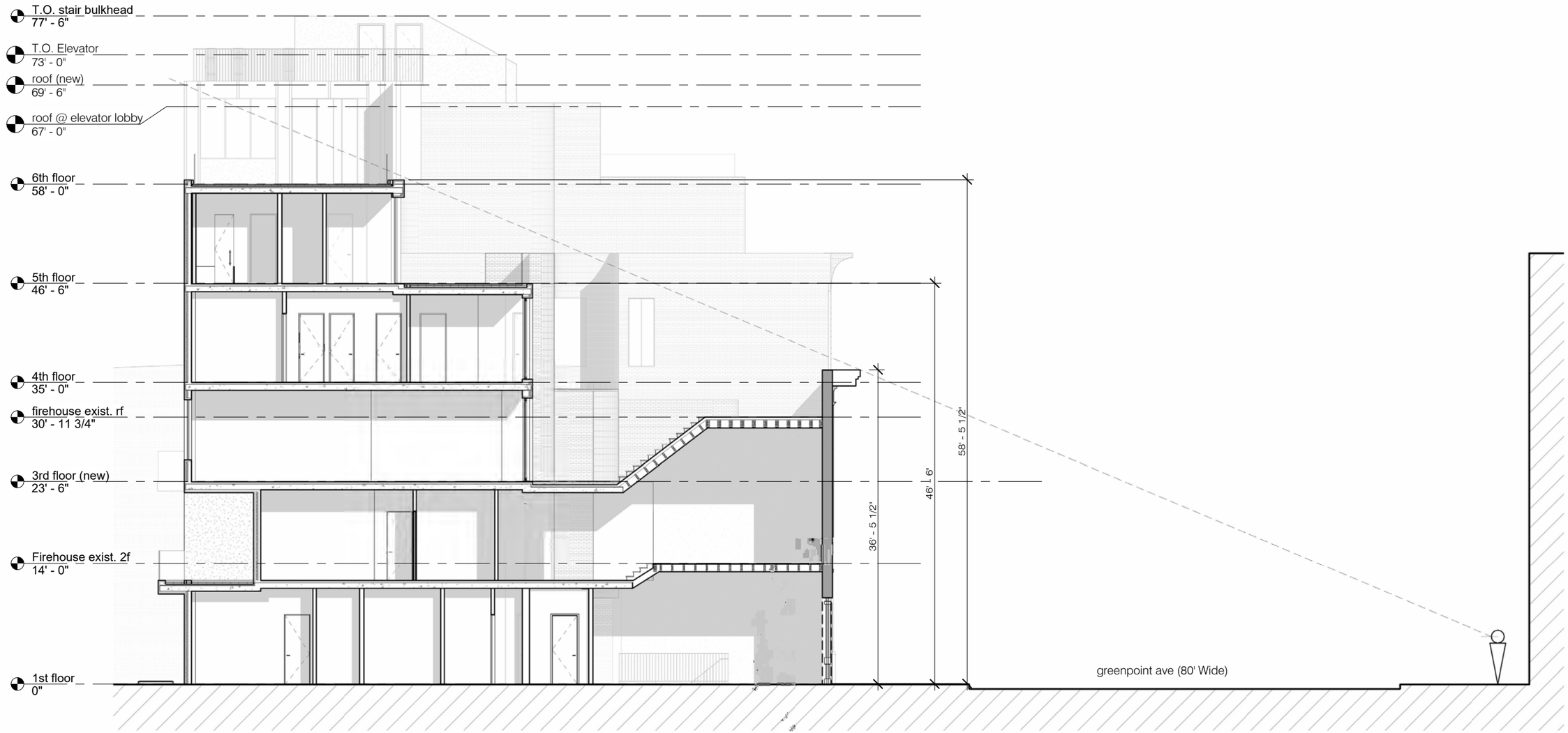



street wall between subject site and Franklin street becomes more cohesive with a general brick materiality and four story mixed use building type with ground floor retail

Revision




# SIGHT LINE


T.O. stair bulkhead
77' - 6"
T.O. Elevator
73' - 0"
roof (new)
69' - 6"
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
14' - 0"
1st floor
0"
36' - 5 1/2"
46' - 6"
58' - 5 1/2"
greenpoint ave (80' Wide)

SIGHT LINE

# Visibility of Penthouse above Firehouse

VISIBILITY VARIES MOVING AROUND THE BUILDING FROM THE OPPOSITE SIDE OF THE STREET.



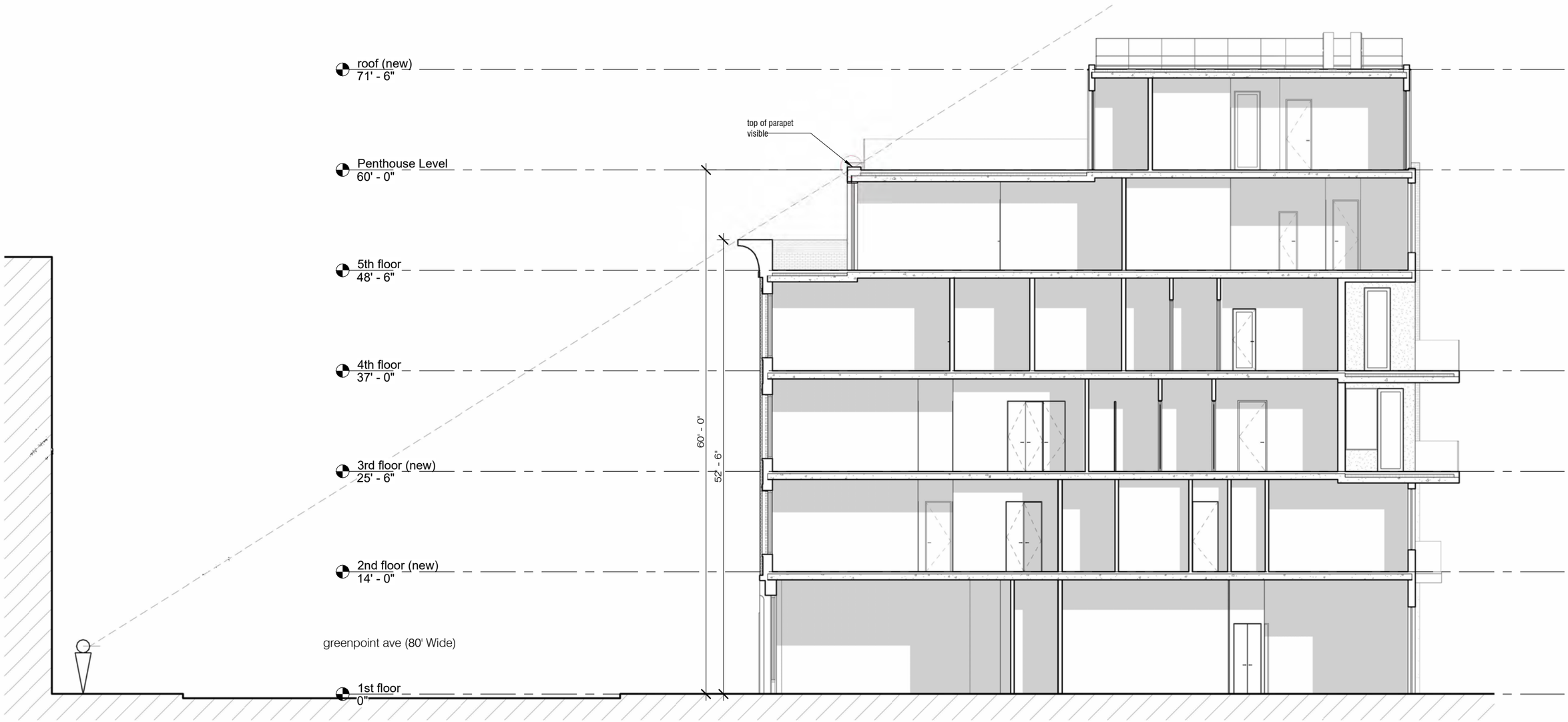




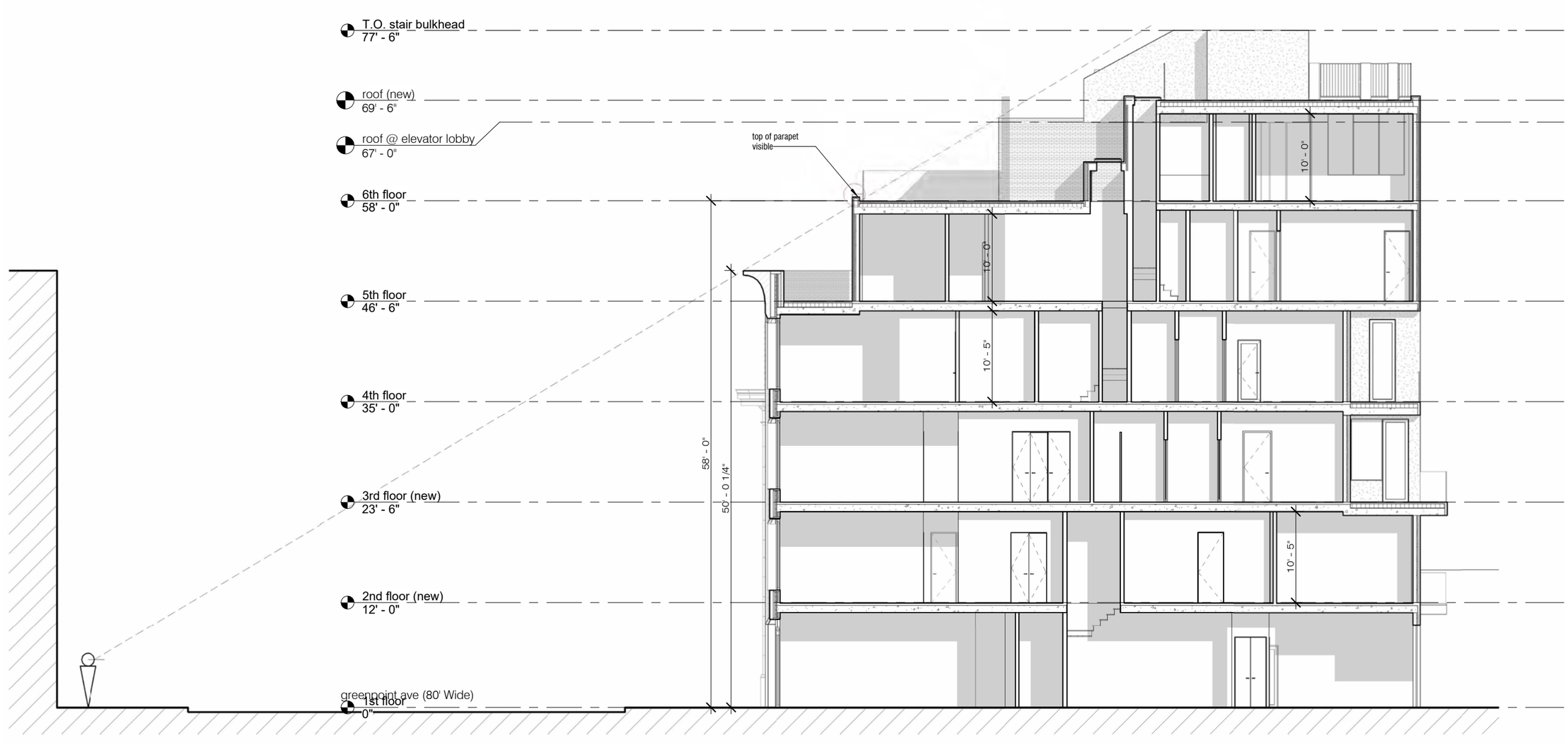





Revision




SIGHT LINE


T.O. stair bulkhead
77' - 6"
roof (new)
69' - 6"
roof @ elevator lobby
67' - 0"
6th floor
58' - 0"
5th floor
46' - 6"
4th floor
35' - 0"
3rd floor (new)
23' - 6"
2nd floor (new)
12' - 0"
1st floor
0"
greenpoint ave (80' Wide)
top of parapet
visible
58' - 0"
50' - 0 1/4"
10' - 0"
10' - 5"
10' - 0"
10' - 5"

SIGHT LINE

# Brick Detailing

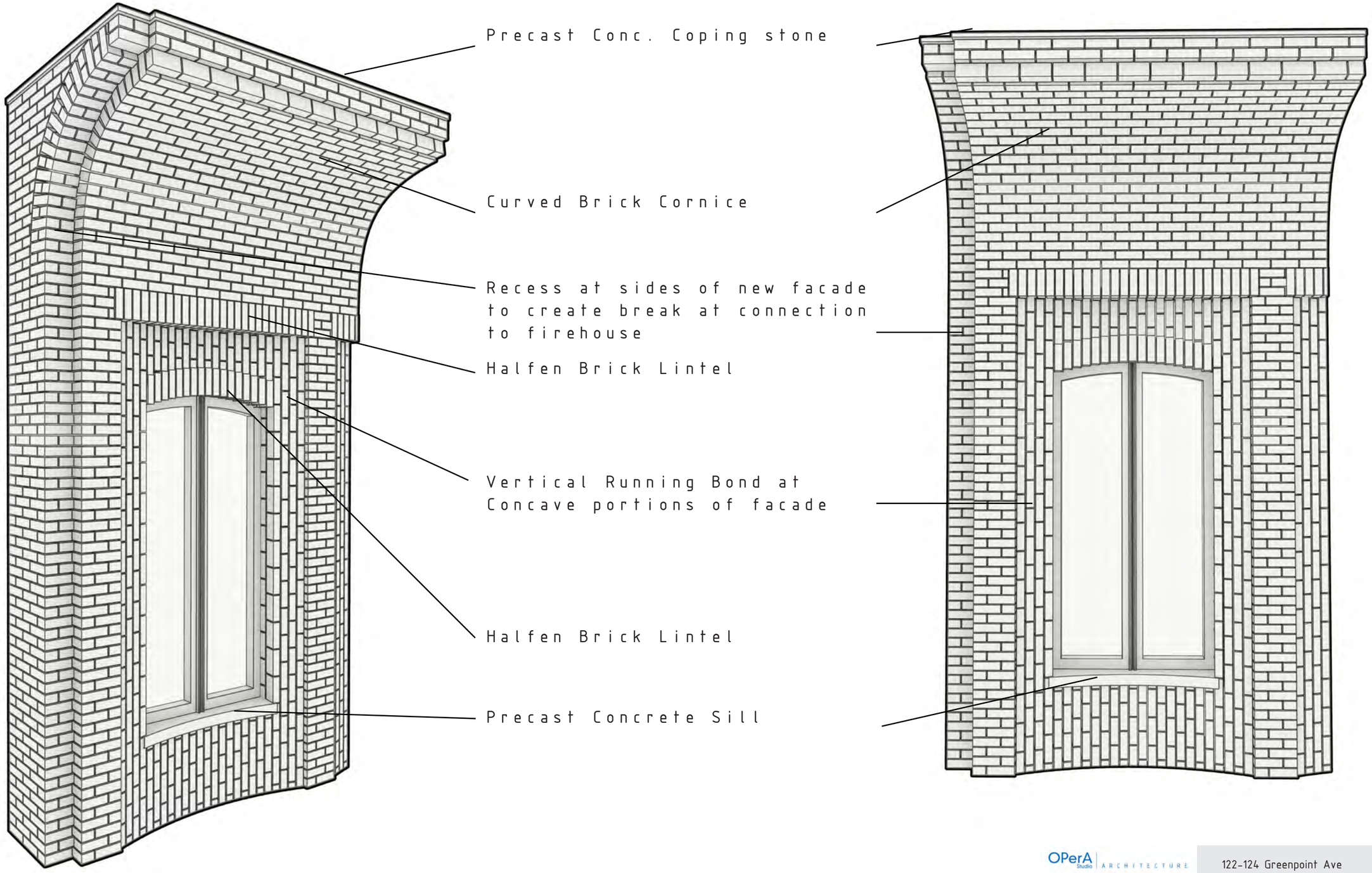





122
No. 6


No. 6
No. 6

# Typical Brick Detailing



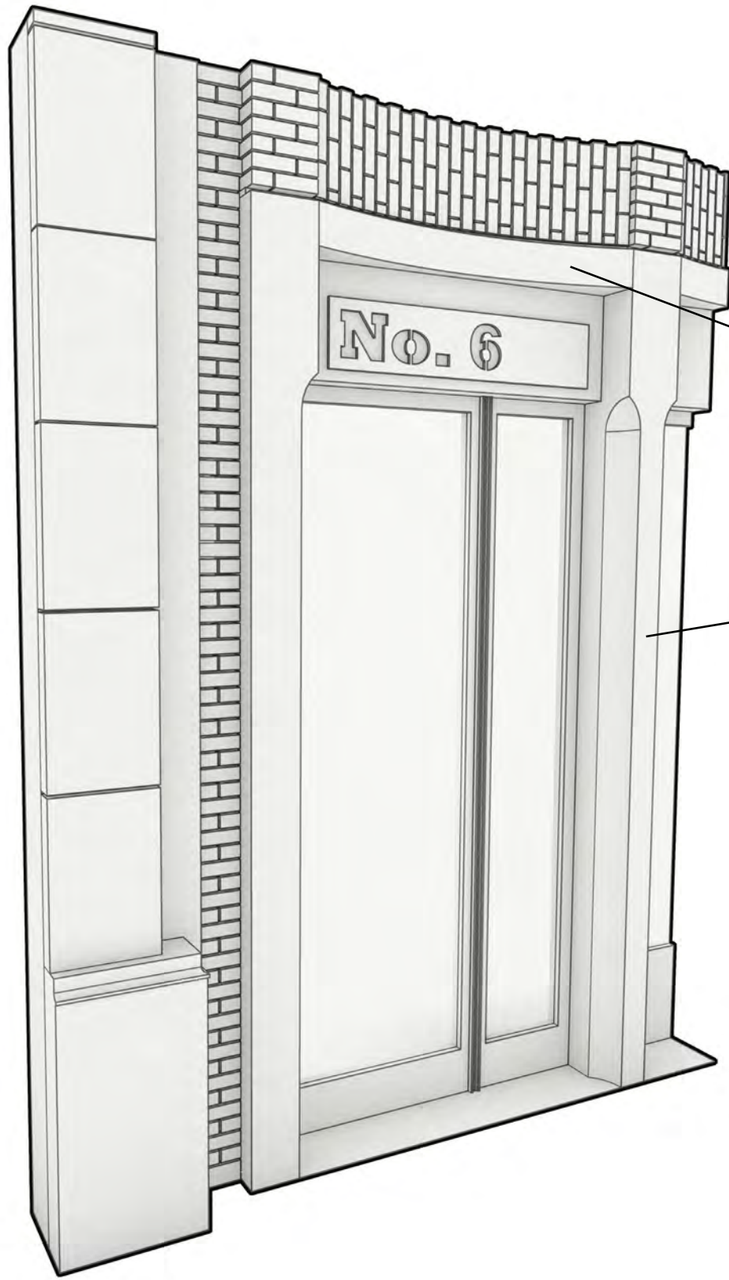
# Store Front

Tapered anodized aluminum piers pickup lines of facade above. These elements create a thinner appearance than above masonry in order to create the feel of a more open commercial storefront. This is similar to the treatment of traditional cast iron storefronts within masonry buildings. There are several examples of similar facades within the overall block.



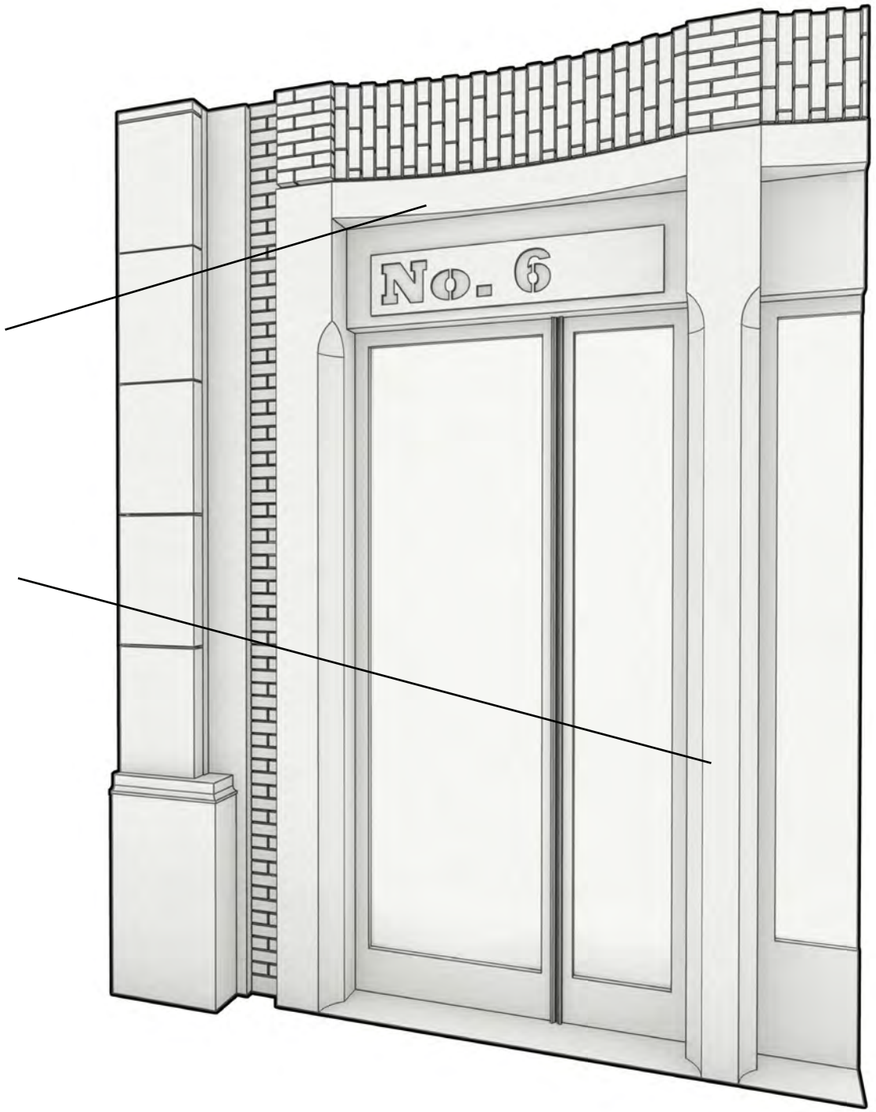

No. 6

# Typical Storefront Detailing

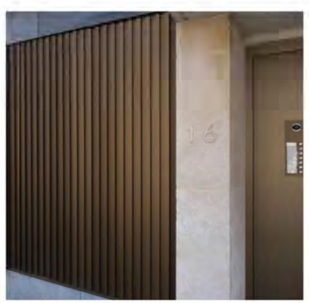



Powder coated Aluminum Crown and Sign Band

Powder Coated Alumin Piers





Curved Anodized Aluminum Cladding

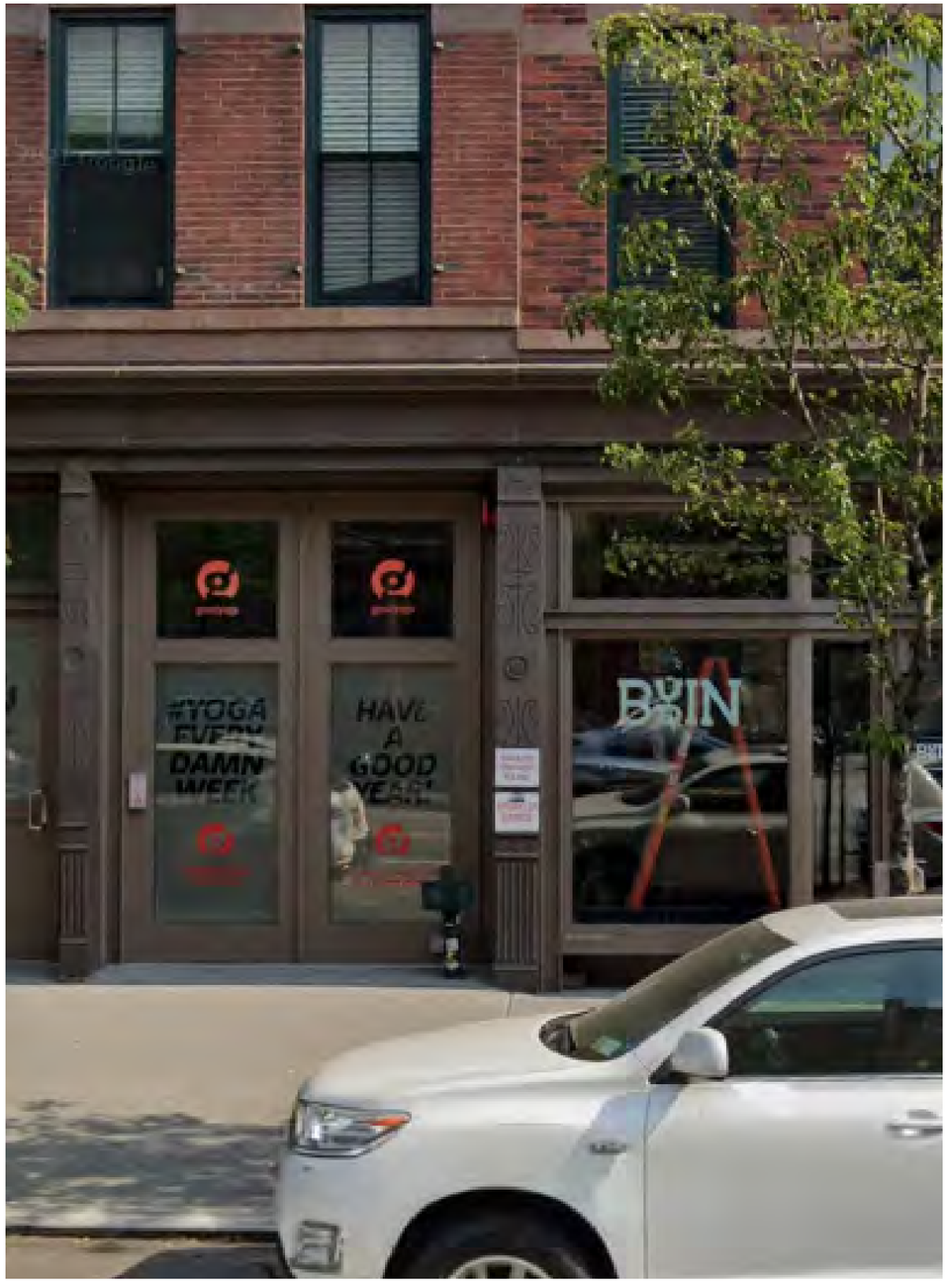
# Storefront Elevation



# 114 Greenpoint Ave

Brick facade above terminates in a cast iron cornice supported by ornate cast iron columns. Columns thin from bay above to create a more open storefront



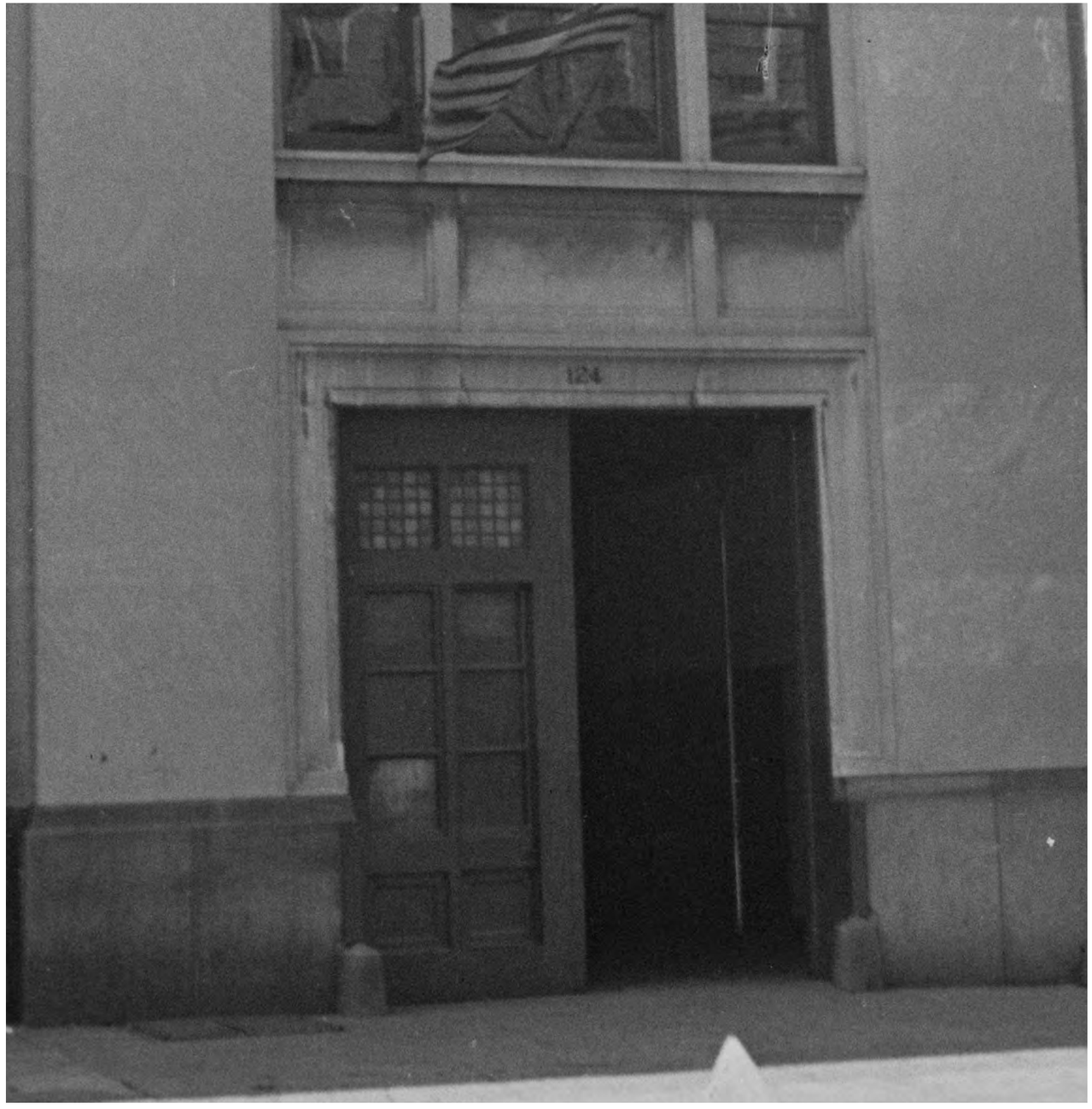






# Fire Station Entry

# Historic Firehouse Door



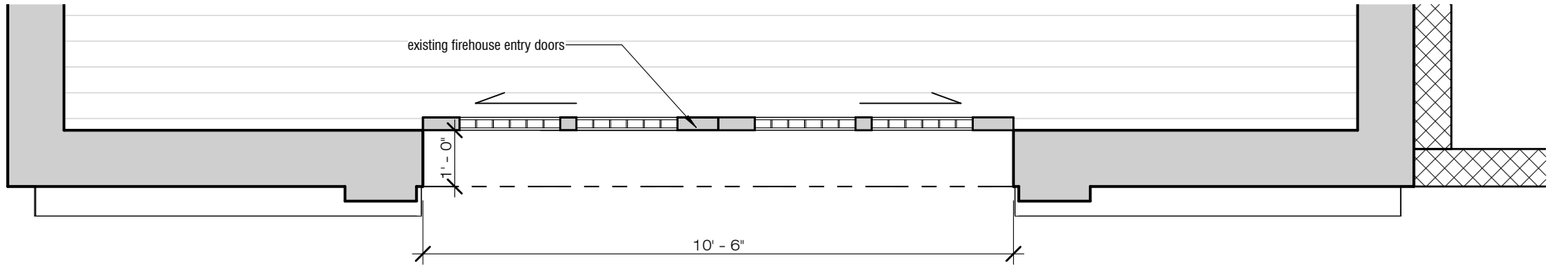





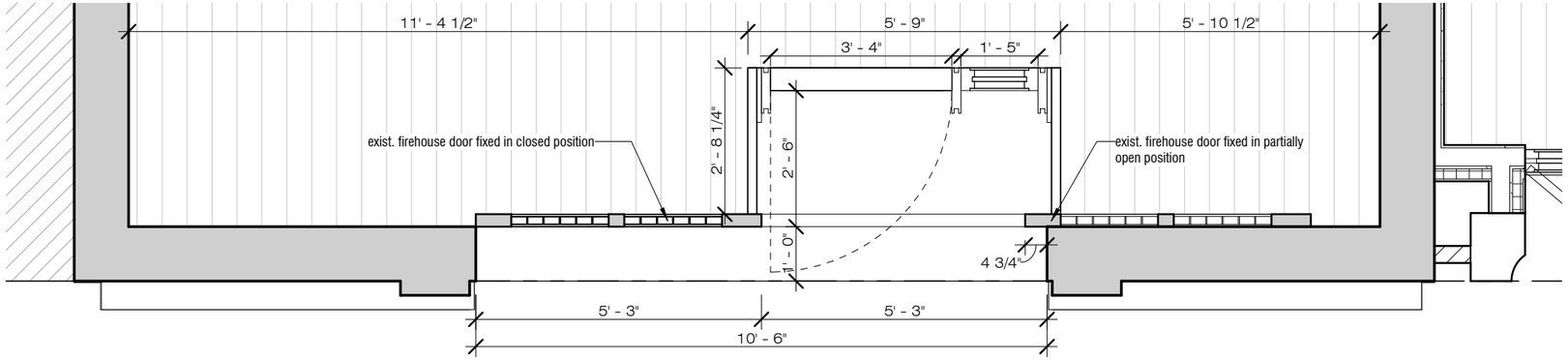
# Revision

Original firehouse door partially fixed in an open position, new entry setback






2 Firehouse Entry Existing
1/2" = 1'-0"



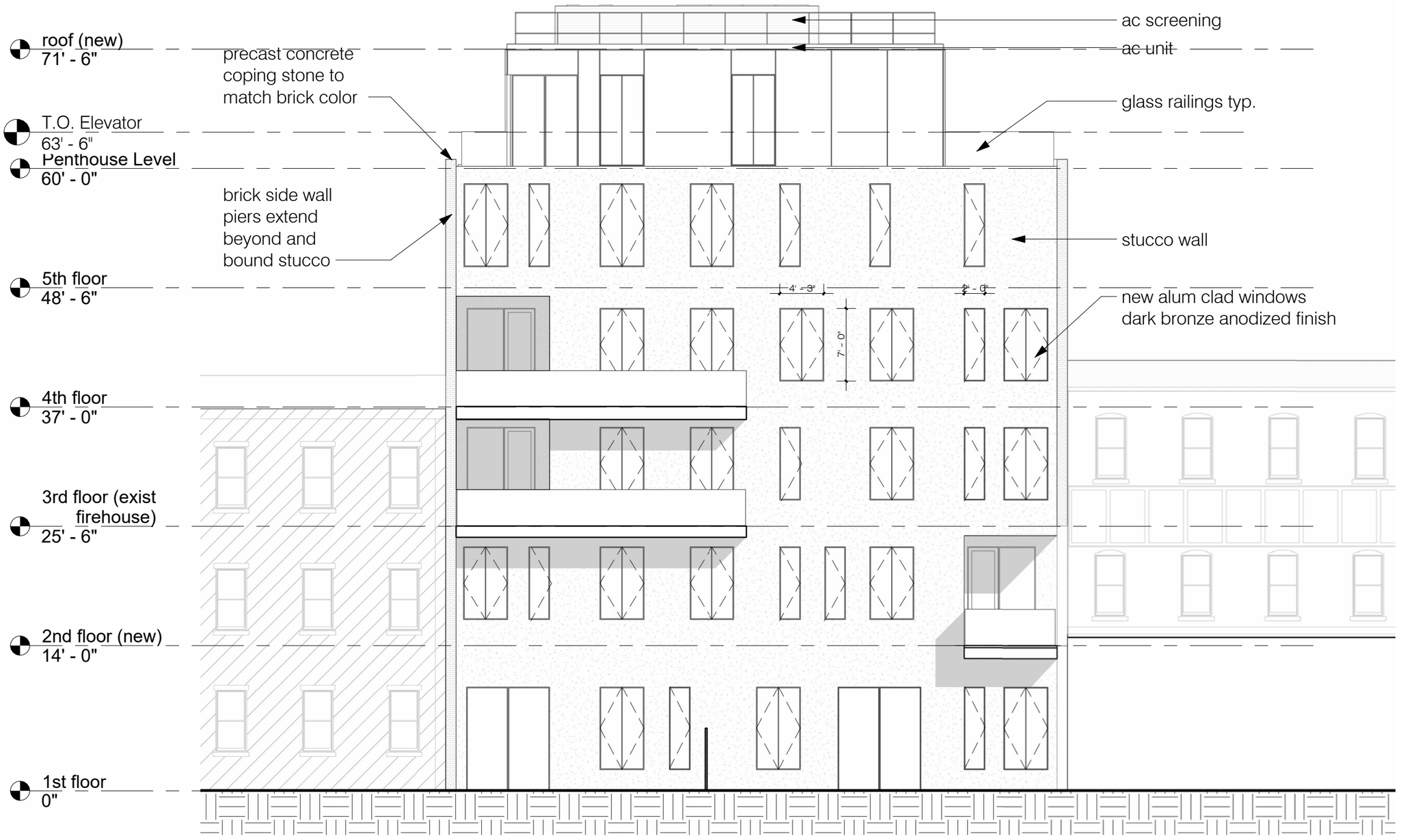

1 Firehouse Entry Proposed
1/2" = 1'-0"





Milton Street

Revision

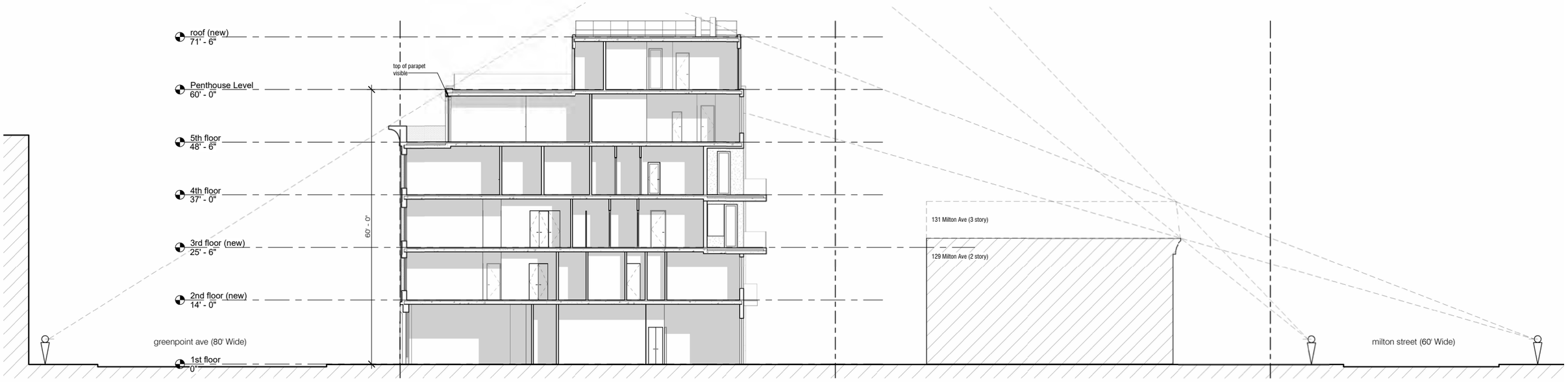



PROPOSED REAR/SOUTH ELEVATION




# PROPOSED REAR/SOUTH ELEVATION

# Revision

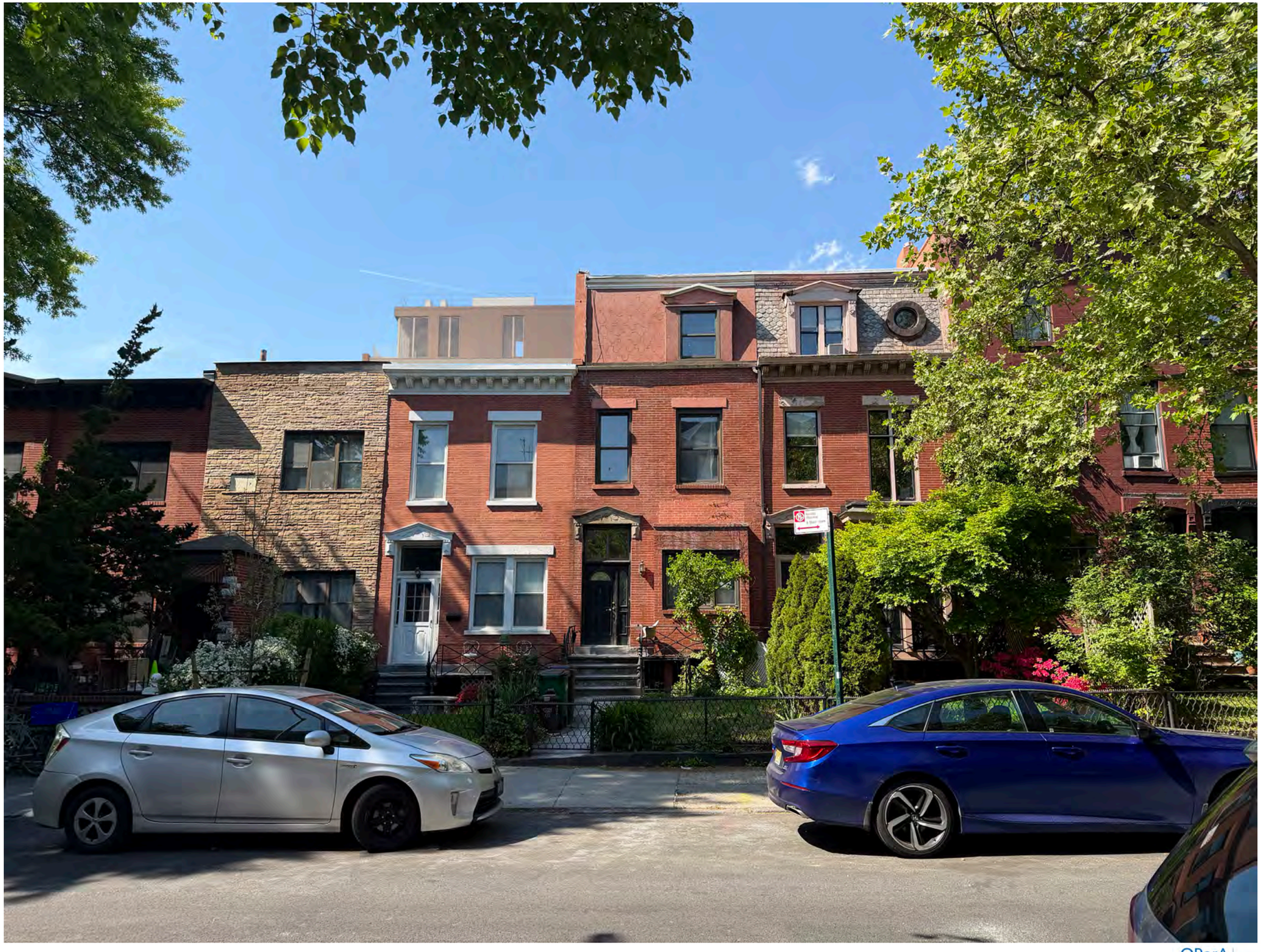



## SIGHT LINE



129 - 131 Milton ave

# Revision



## 129 - 131 Milton ave



117 Milton ave

# Revision



117 Milton ave

# views of existing developments over Milton Street Context







# Addendum #1
# Additional Renderings

# Landmarks - Presentation



# Revision



Landmarks Presentation

Revision





# Landmarks - Presentation



# Revision



Landmarks Presentation

Revision





# Landmarks - Presentation



# Revision



Landmarks Presentation

Revision






greenpoint ave.

# Revision



Landmarks Presentation

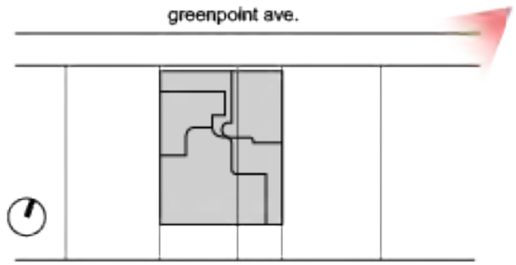
Revision





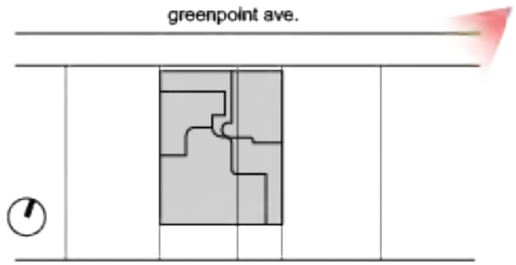
# Landmarks - Presentation





# Revision



Landmarks Presentation

Revision






greenpoint ave.

# Revision



Landmarks Presentation

Revision






greenpoint ave.

# Revision



Landmarks Presentation

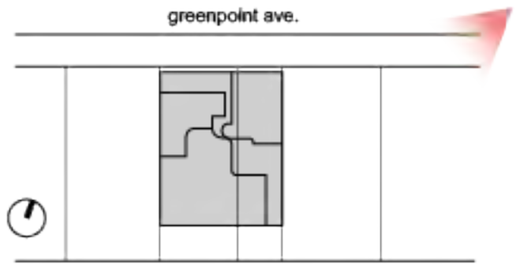
Revision





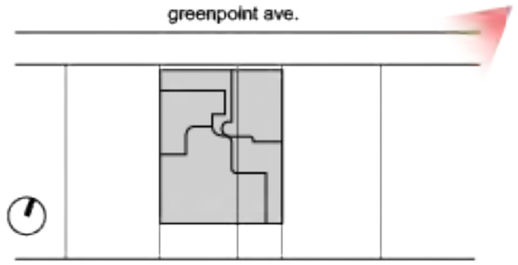
# Landmarks - Presentation





# Revision



Landmarks Presentation

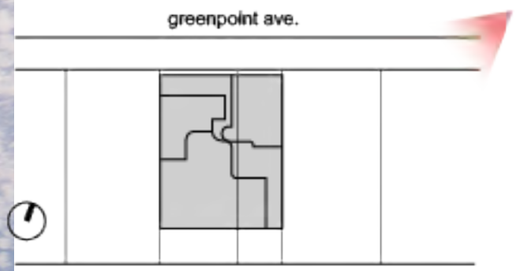


Revision



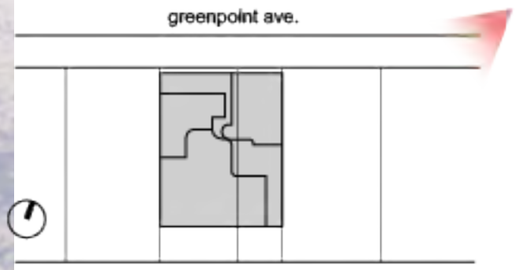
# Landmarks - Presentation





# Revision





Landmarks Presentation



Revision





# Revision



Landmarks Presentation

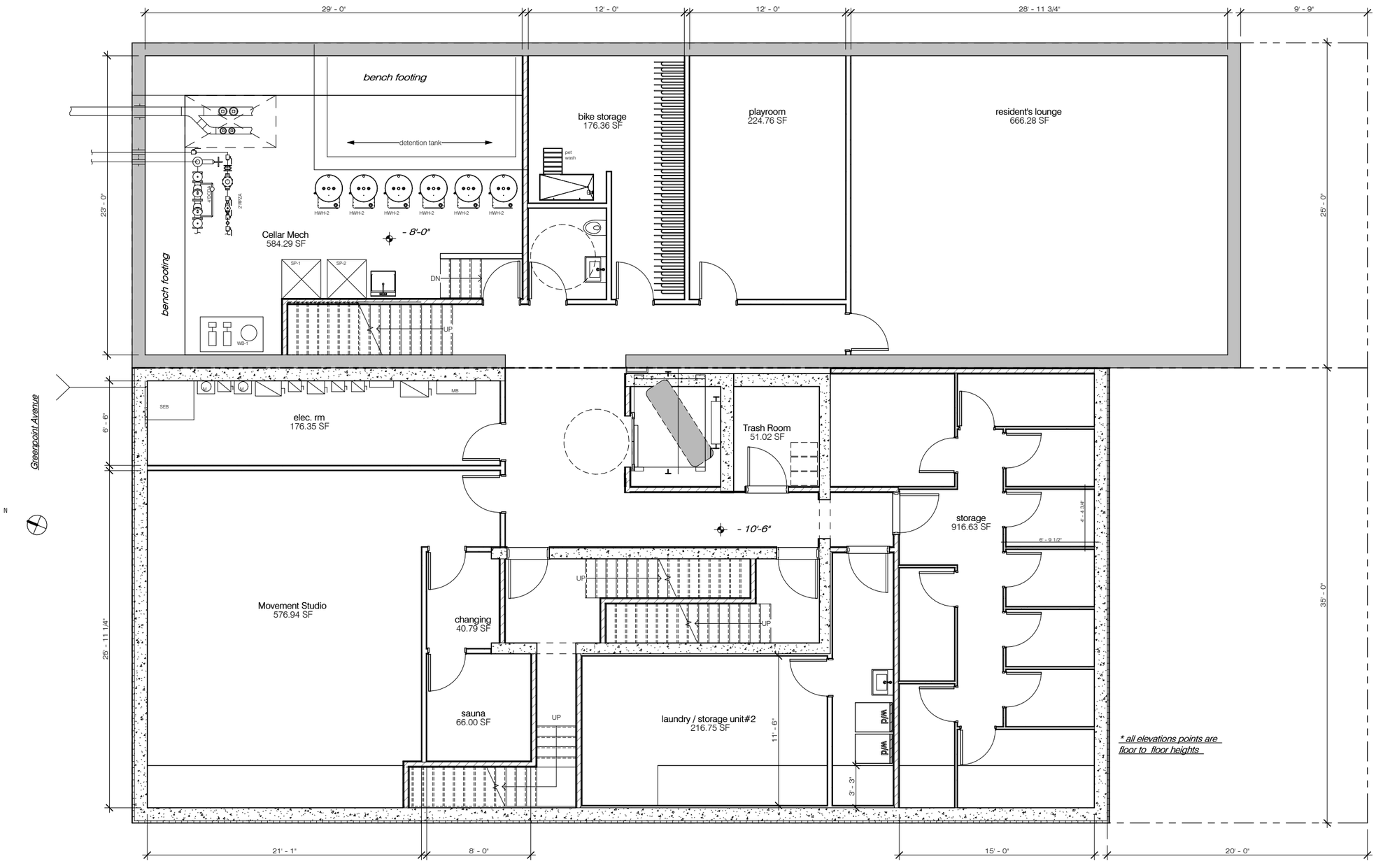
Revision





# Addendum #2
# Floor Plans and Details

Revision



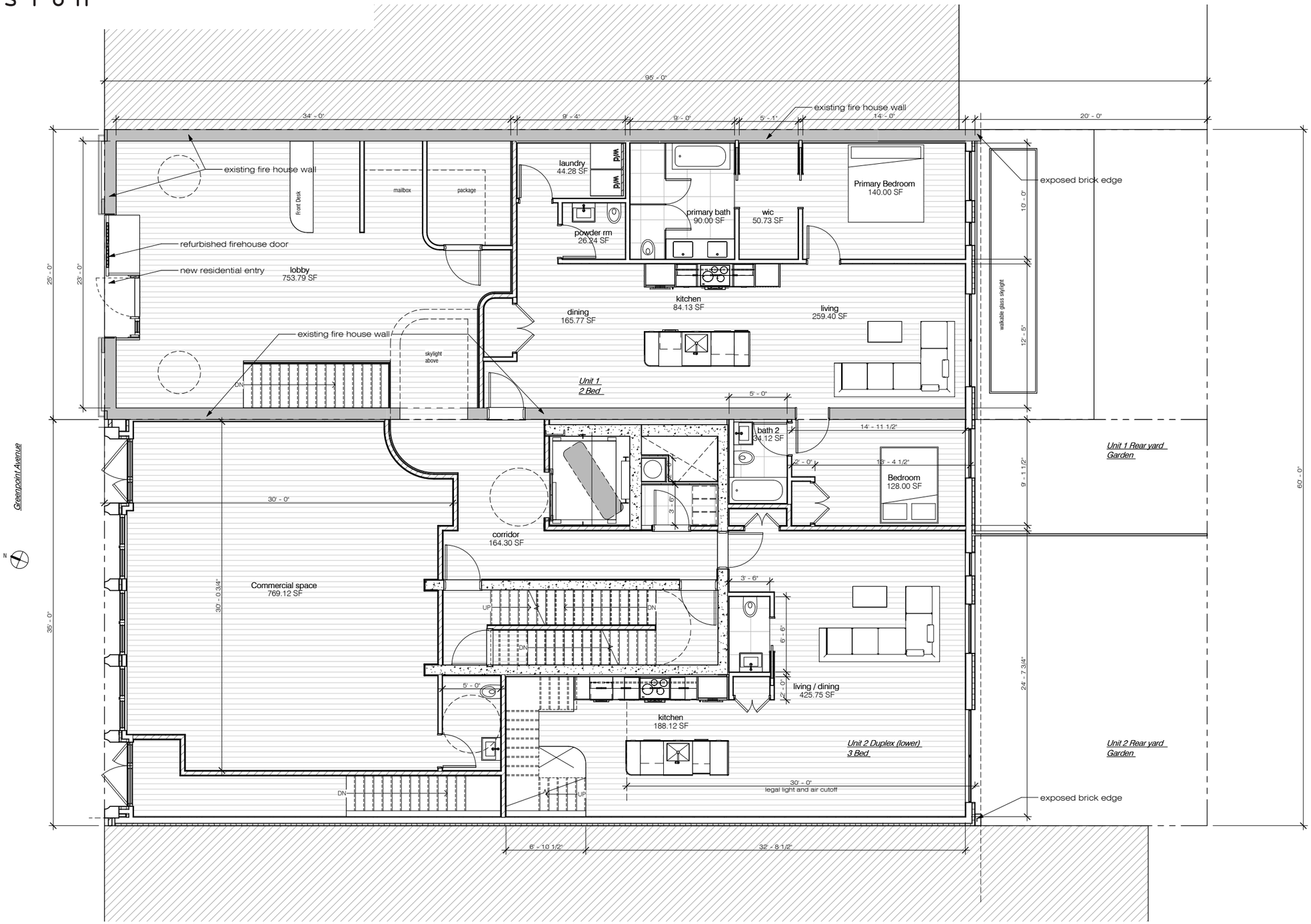

# PROPOSED CELLAR FLOOR PLAN

OPerA Studio ARCHITECTURE

122-124 Greenpoint Ave

07.27.2026

Revision



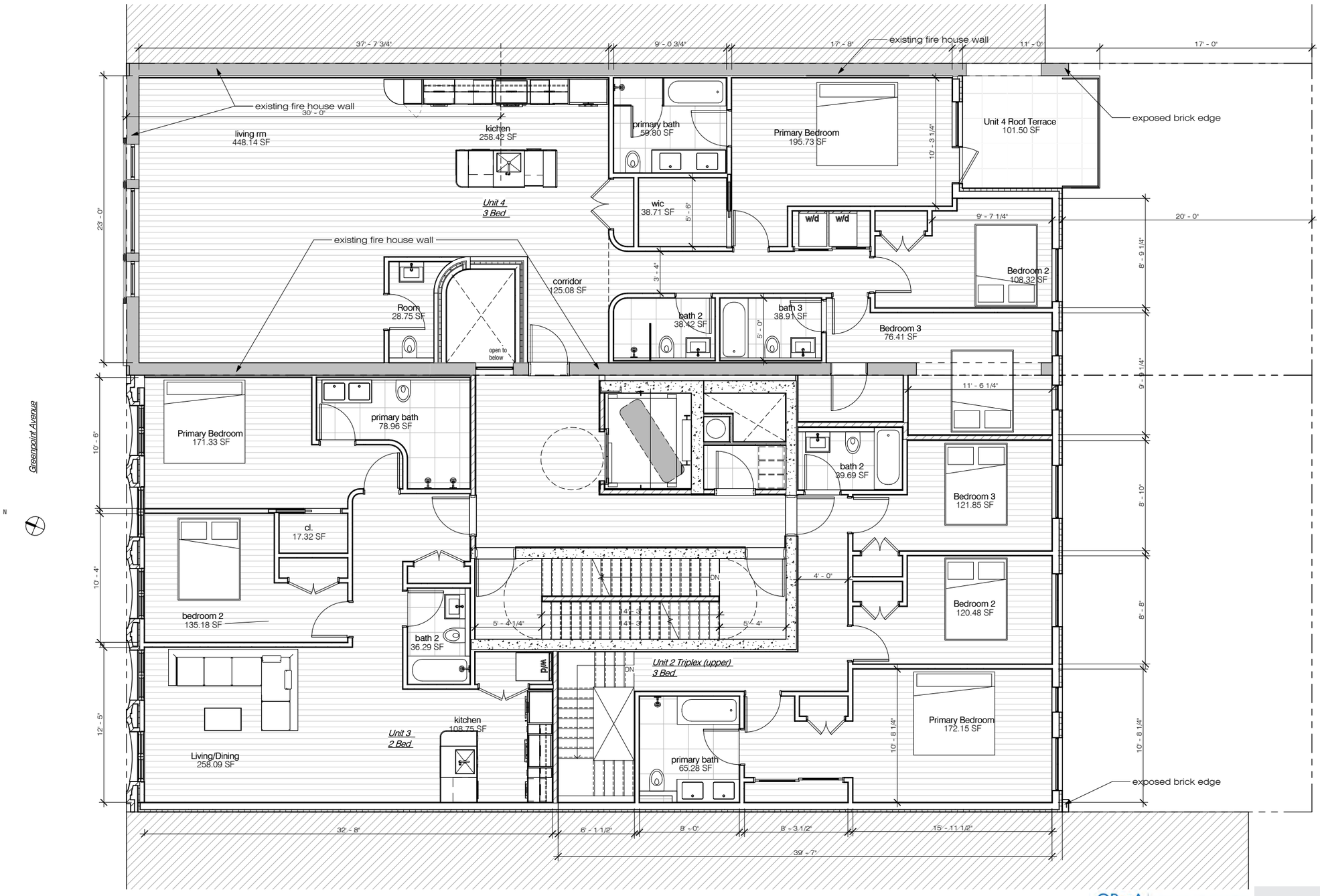

# PROPOSED 1st FLOOR PLAN

OPerA Studio ARCHITECTURE

122-124 Greenpoint Ave

07.27.2026

Revision



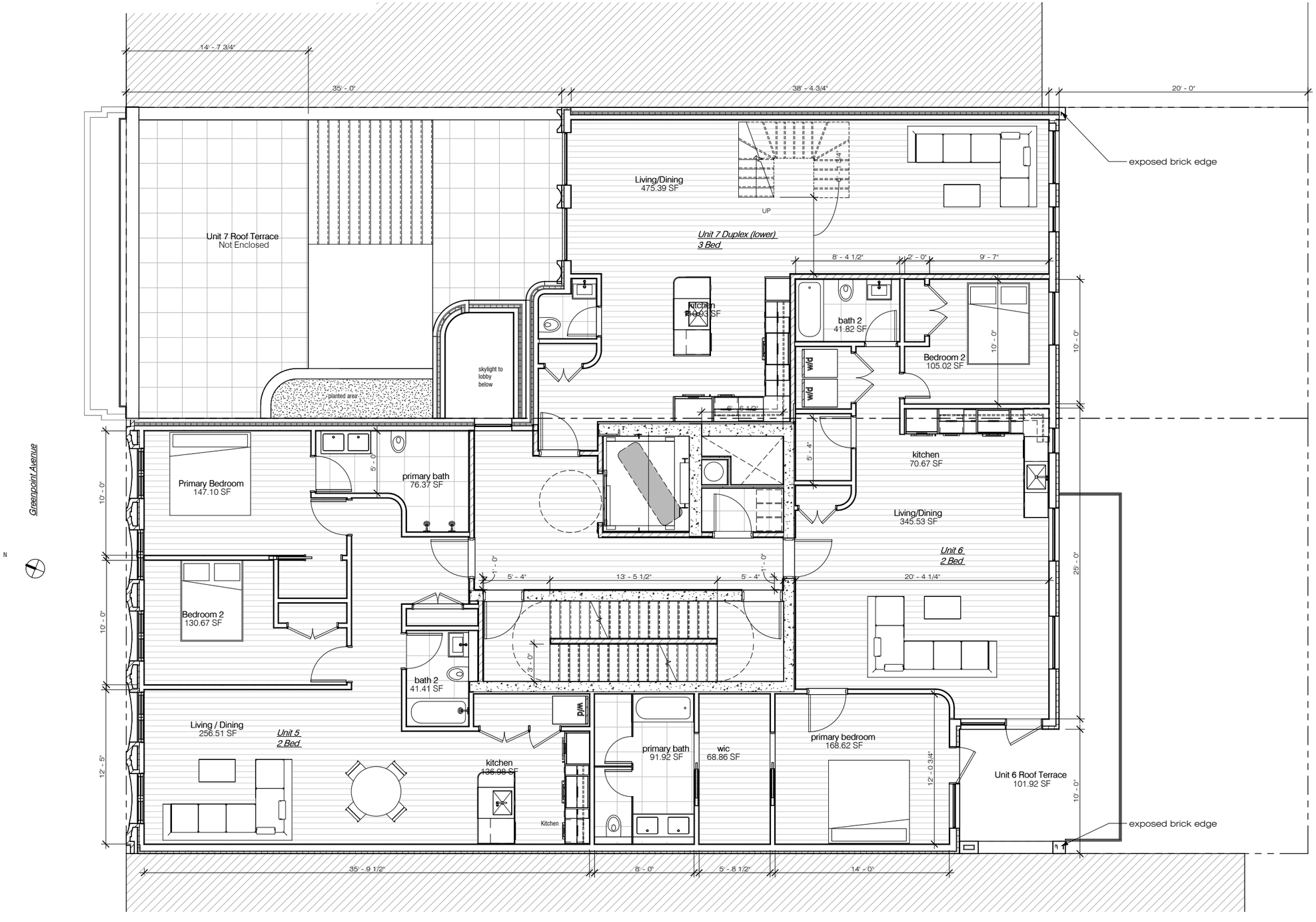

# PROPOSED 2nd FLOOR PLAN

OPerA Studio ARCHITECTURE

122-124 Greenpoint Ave

07.27.2026

Revision

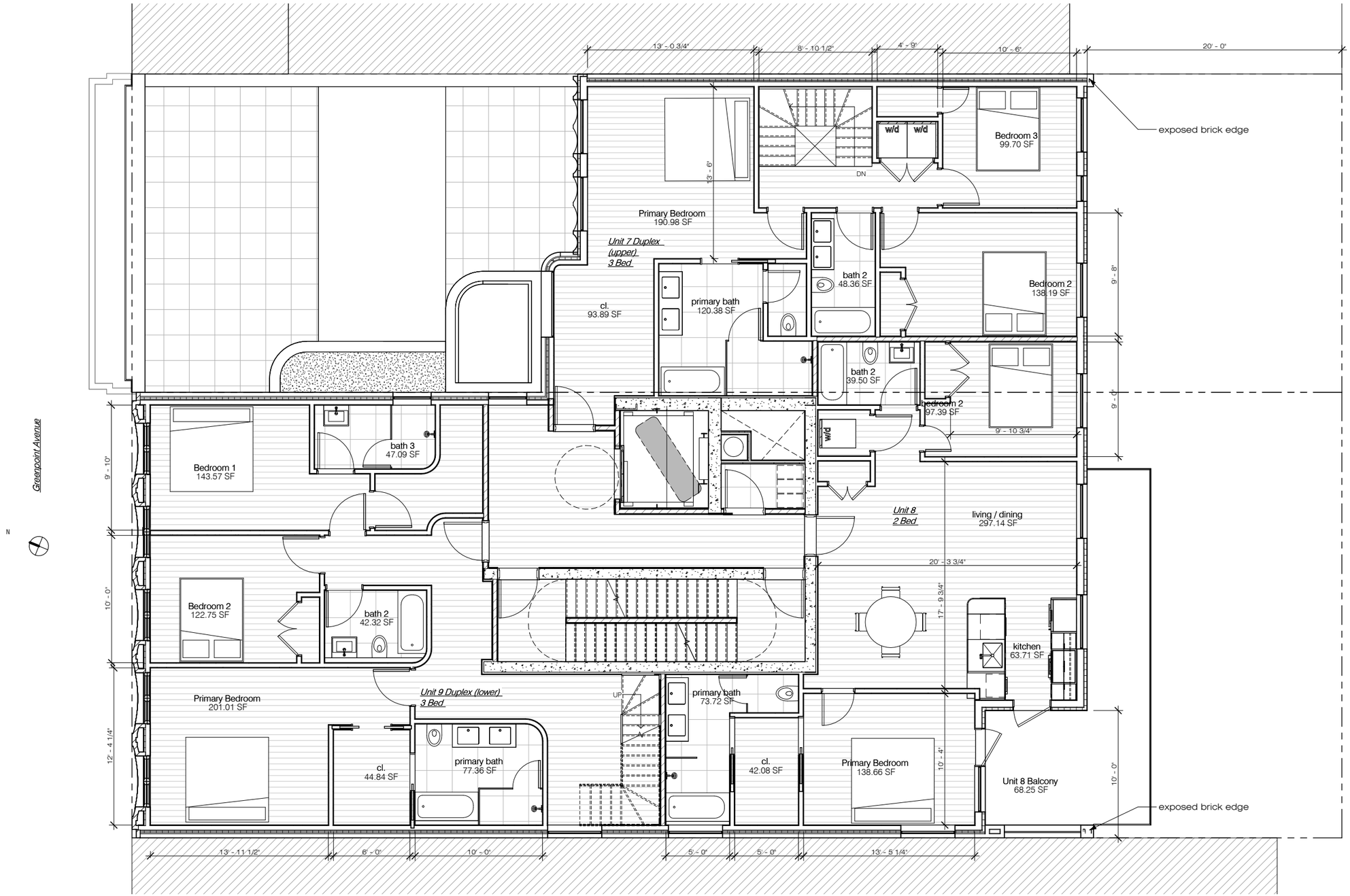



# PROPOSED 3rd FLOOR PLAN

OPerA Studio | ARCHITECTURE

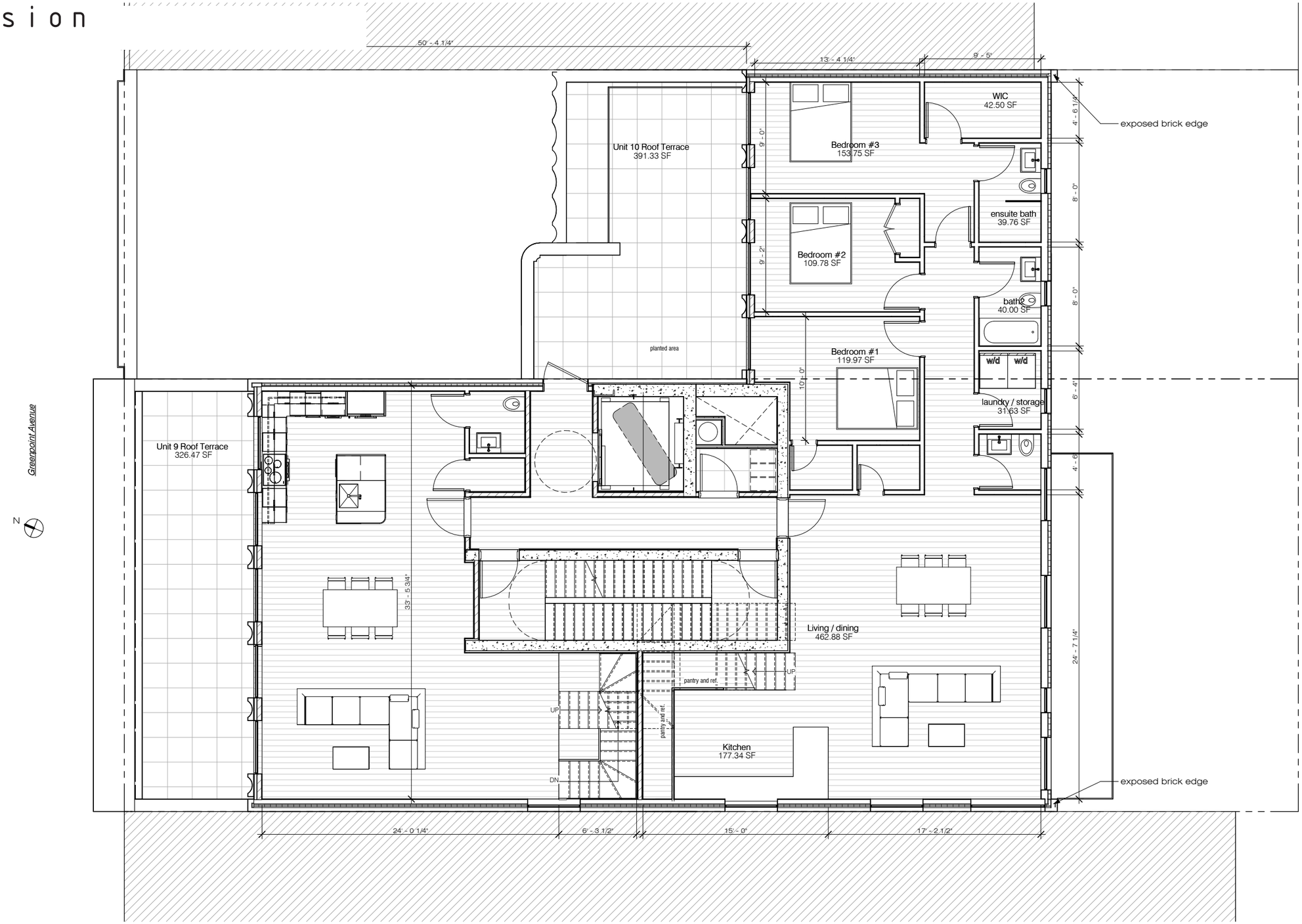
122-124 Greenpoint Ave

07.27.2026



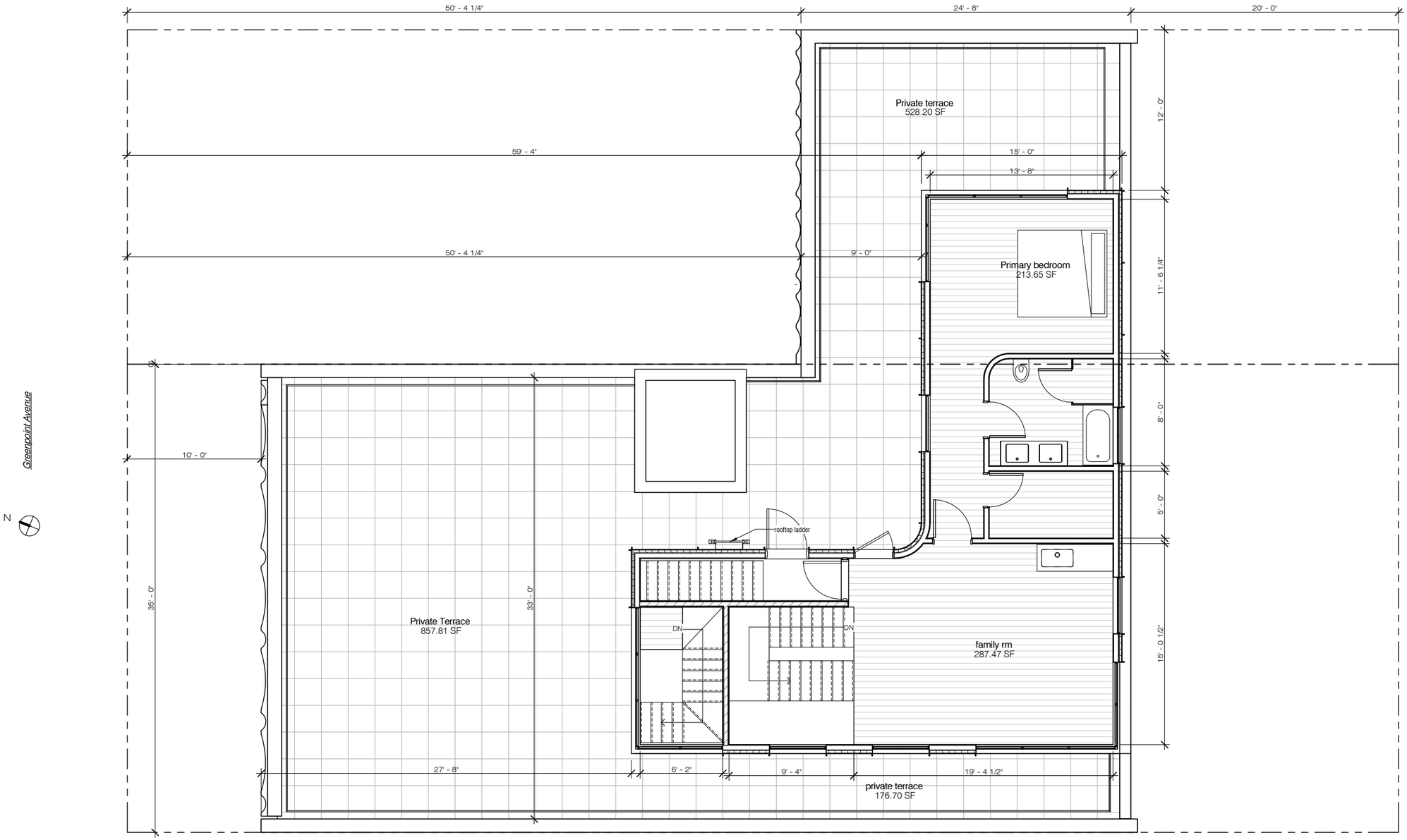

# PROPOSED 4th FLOOR PLAN

Revision




# PROPOSED 5th FLOOR PLAN

Revision



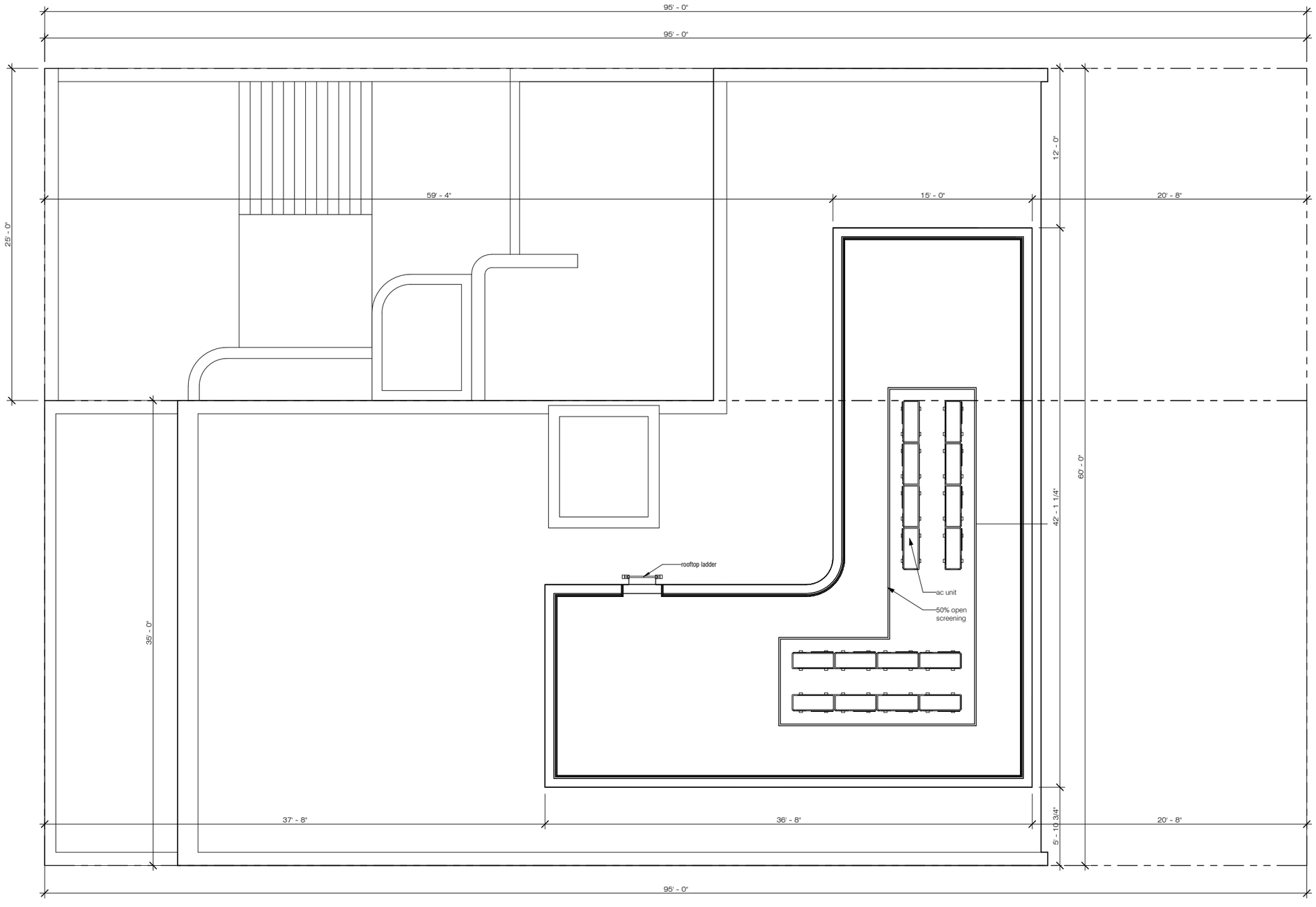

# PROPOSED Penthouse (old 6th fl) FLOOR PLAN

OPerA Studio ARCHITECTURE

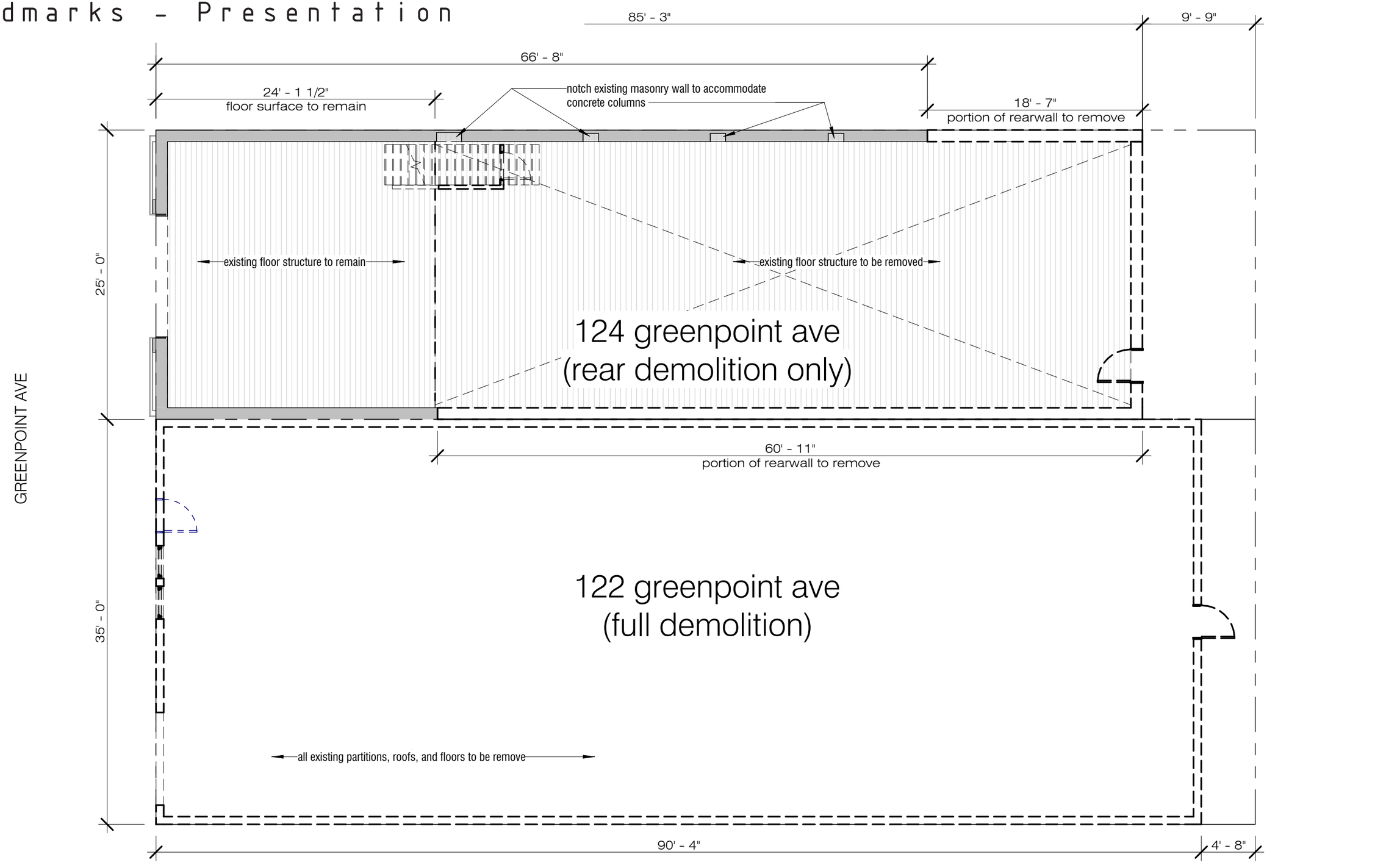
122-124 Greenpoint Ave

07.27.2026

Revision

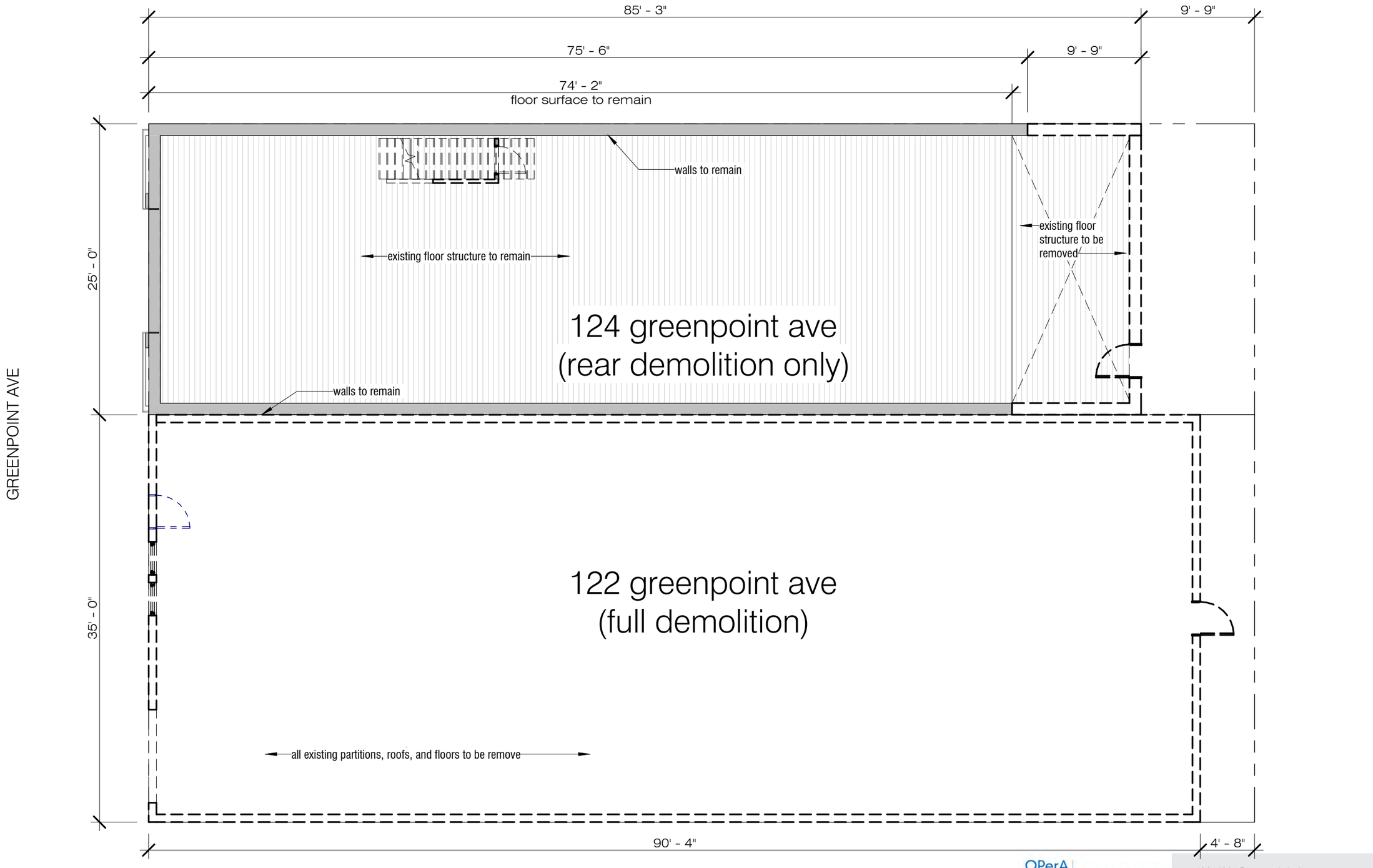


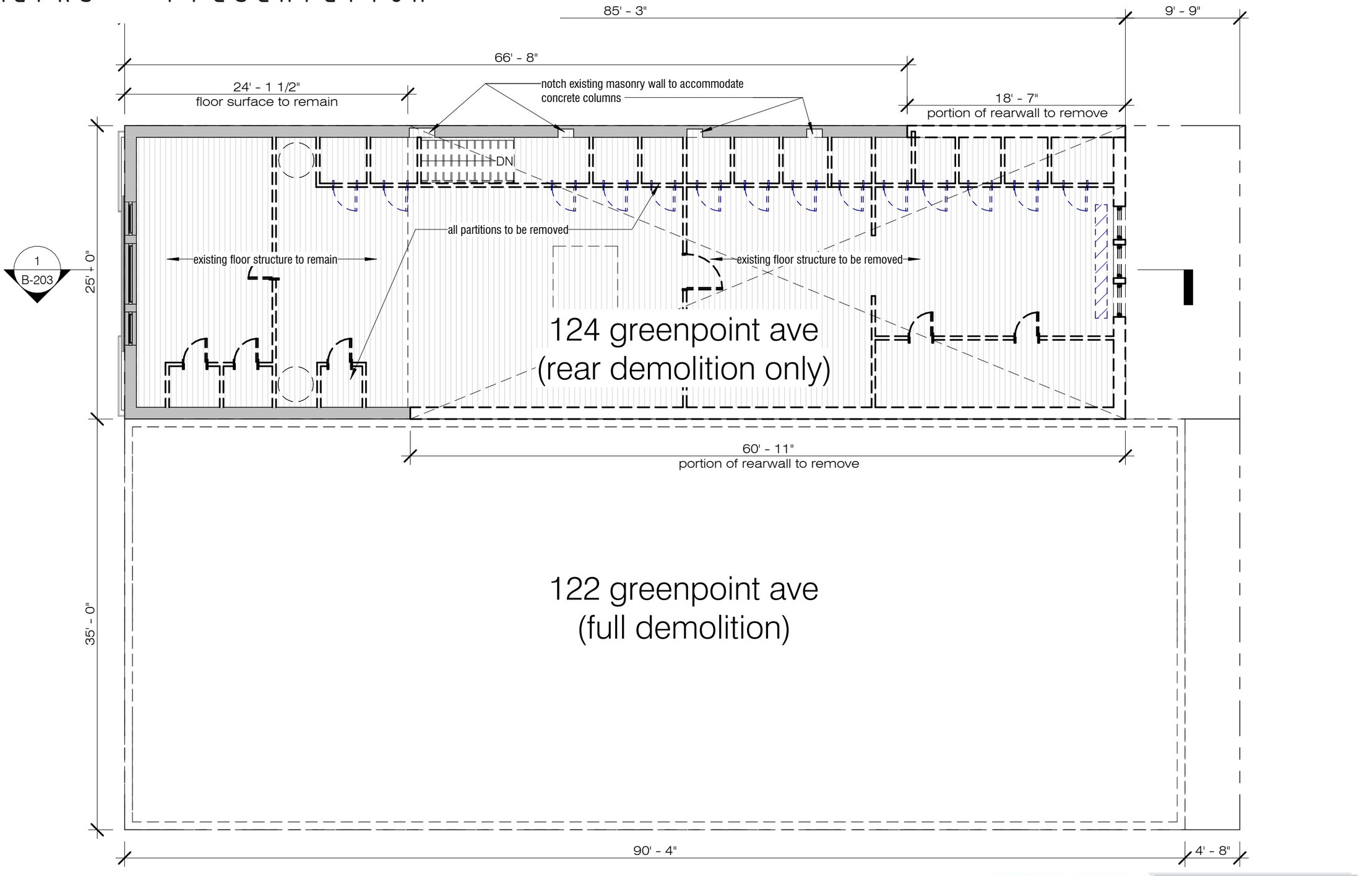

# PROPOSED ROOF PLAN


85' - 3"
9' - 9"
66' - 8"
24' - 1 1/2"
floor surface to remain
notch existing masonry wall to accommodate
concrete columns
18' - 7"
portion of rearwall to remove
25' - 0"
existing floor structure to remain
existing floor structure to be removed
124 greenpoint ave
(rear demolition only)
60' - 11"
portion of rearwall to remove
GREENPOINT AVE
35' - 0"
122 greenpoint ave
(full demolition)
all existing partitions, roofs, and floors to be remove
90' - 4"
4' - 8"

# 1F DEMO

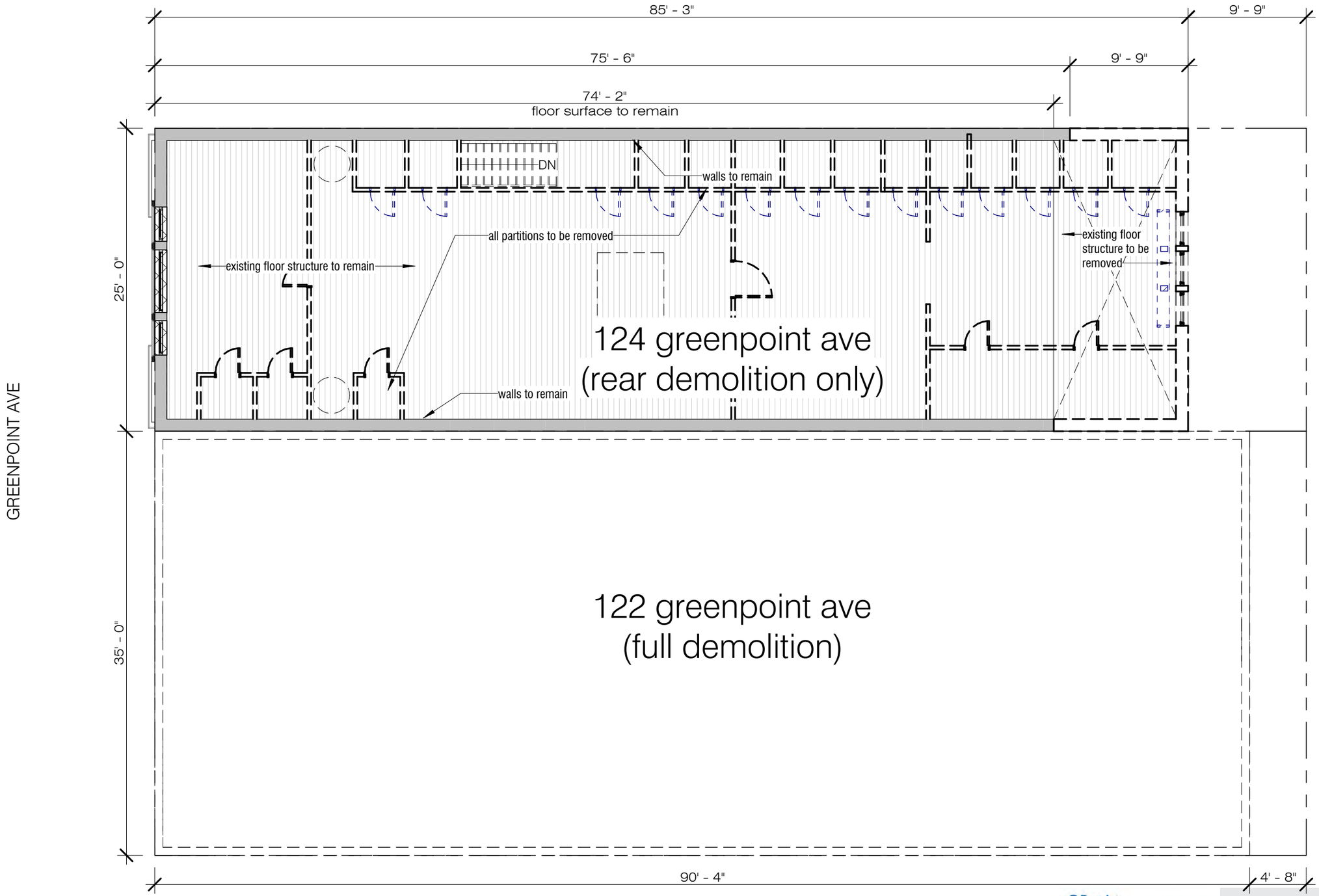
# Revision


85' - 3"
9' - 9"
75' - 6"
9' - 9"
74' - 2"
floor surface to remain
walls to remain
existing floor structure to remain
existing floor structure to be removed
25' - 0"
124 greenpoint ave
(rear demolition only)
walls to remain
GREENPOINT AVE
35' - 0"
122 greenpoint ave
(full demolition)
all existing partitions, roofs, and floors to be remove
90' - 4"
4' - 8"

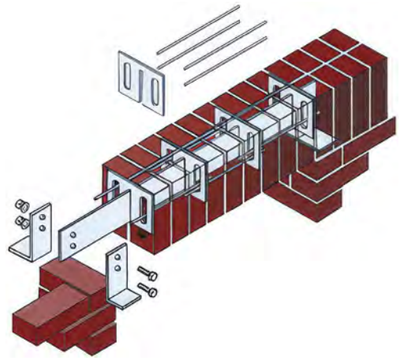

85' - 3"
9' - 9"
66' - 8"
24' - 1 1/2"
floor surface to remain
notch existing masonry wall to accommodate
concrete columns
18' - 7"
portion of rearwall to remove
DN
all partitions to be removed
existing floor structure to remain
existing floor structure to be removed
1
B-203
25' - 0"
124 greenpoint ave
(rear demolition only)
60' - 11"
portion of rearwall to remove
GREENPOINT AVE
122 greenpoint ave
(full demolition)
35' - 0"
90' - 4"
4' - 8"

2F DEMO

Revision

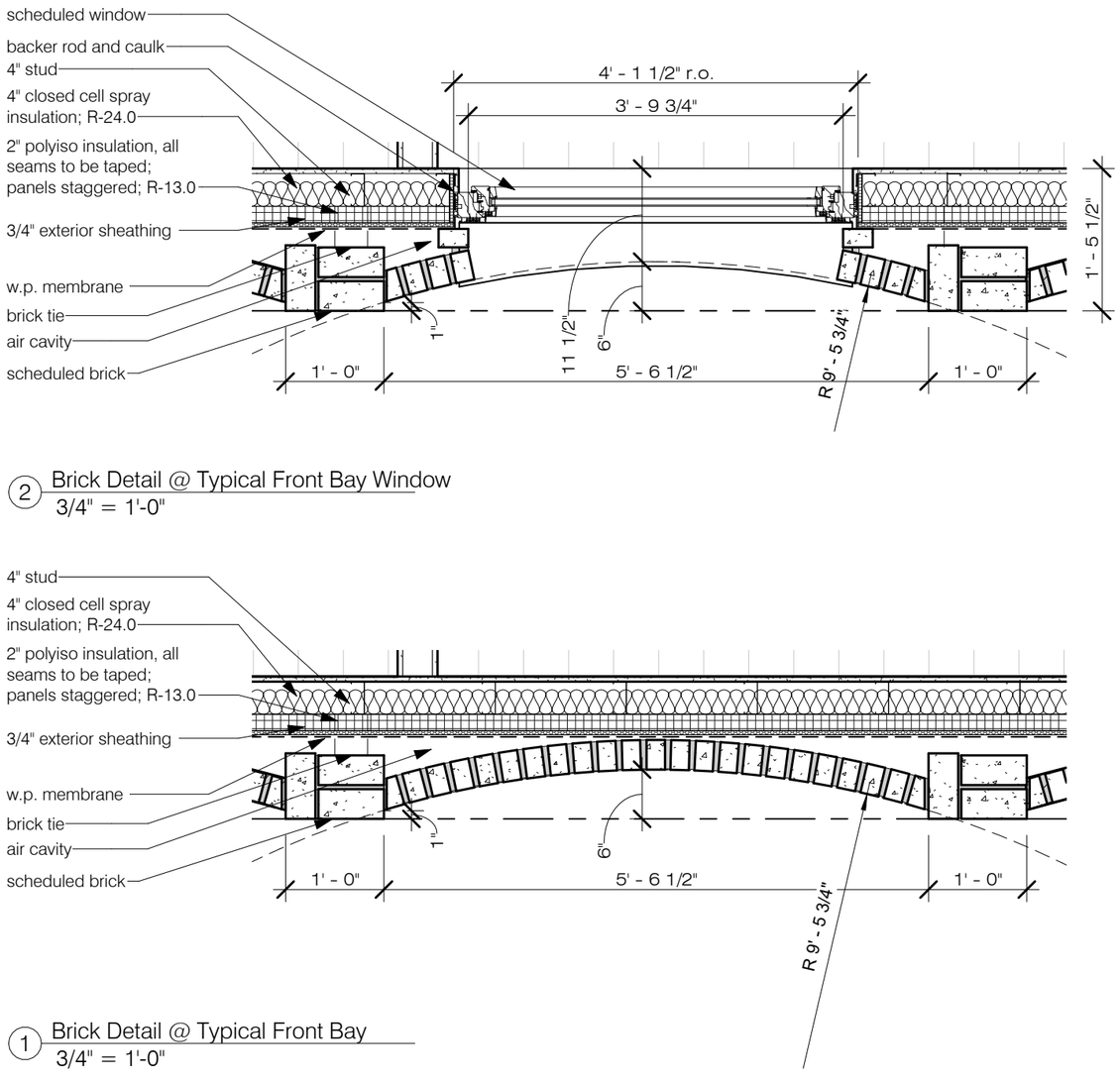

85' - 3"
9' - 9"
75' - 6"
9' - 9"
74' - 2"
floor surface to remain
25' - 0"
DN
walls to remain
all partitions to be removed
existing floor structure to remain
existing floor structure to be removed
124 greenpoint ave
(rear demolition only)
walls to remain
GREENPOINT AVE
122 greenpoint ave
(full demolition)
35' - 0"
90' - 4"
4' - 8"

Halfen
concealed
lintel system





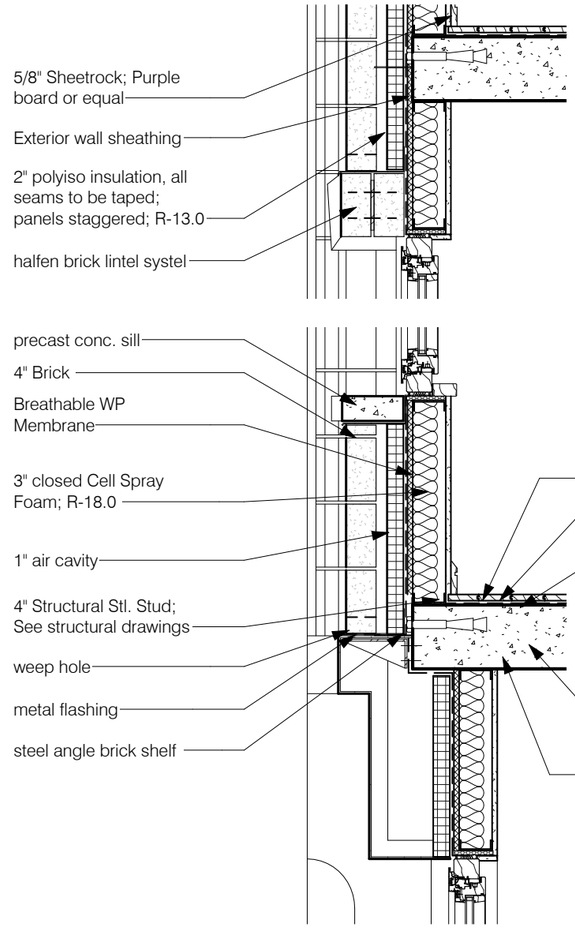
Brickcraft; Crawford Commons or Equal




2 Brick Detail @ Typical Front Bay Window
3/4" = 1'-0"

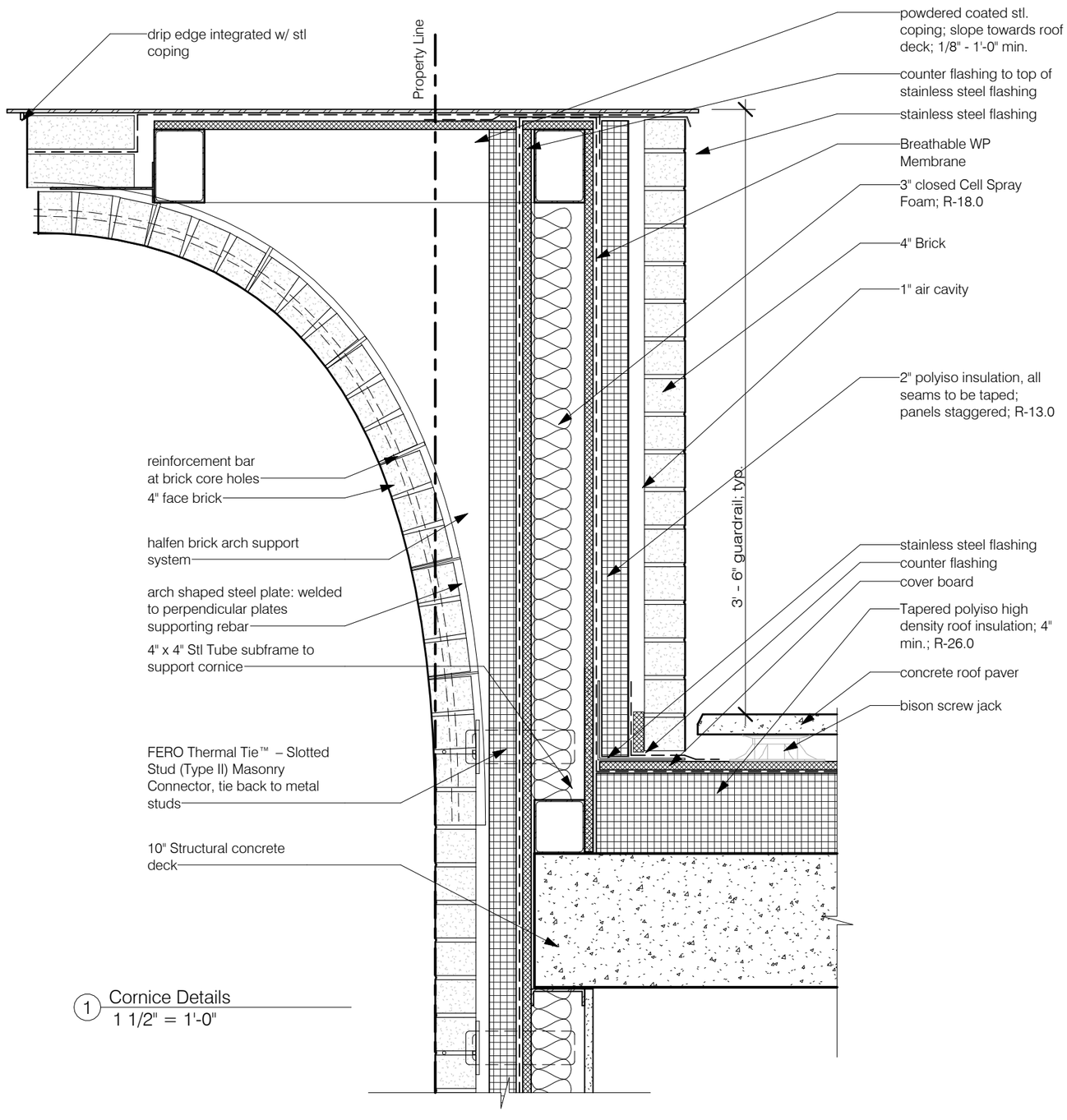



1 Brick Detail @ Typical Front Bay
3/4" = 1'-0"

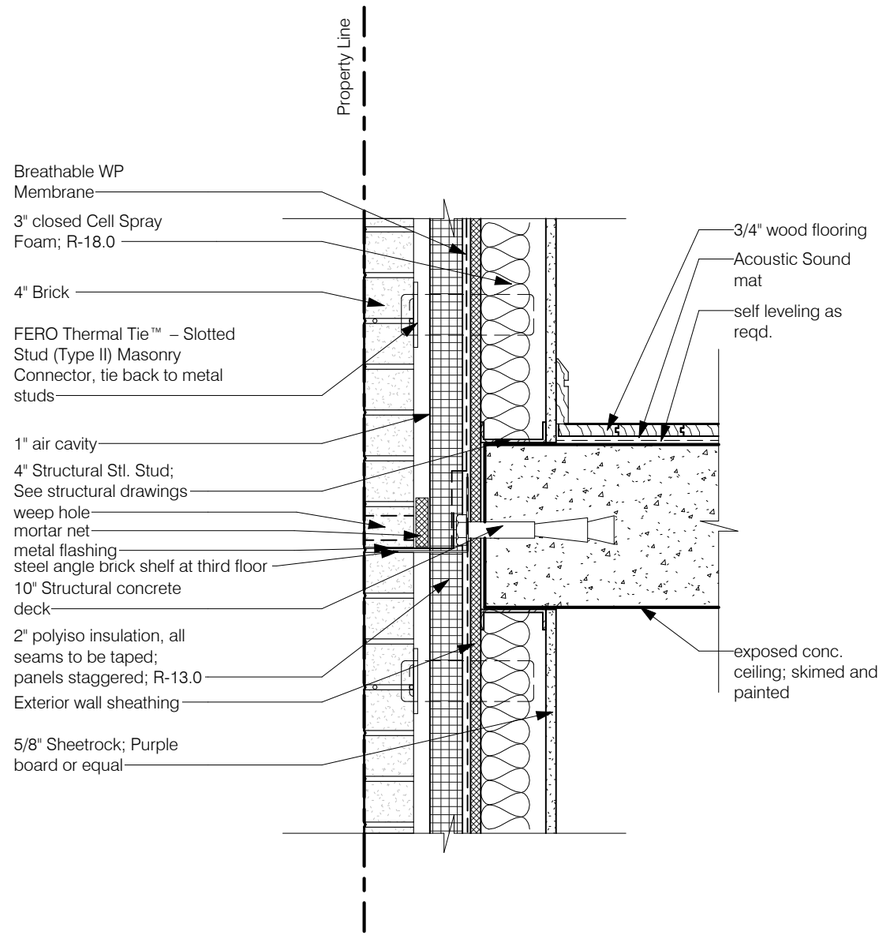



3 Section Through Typical Window
3/4" = 1'-0"

DETAIL @ BRICK FACADE

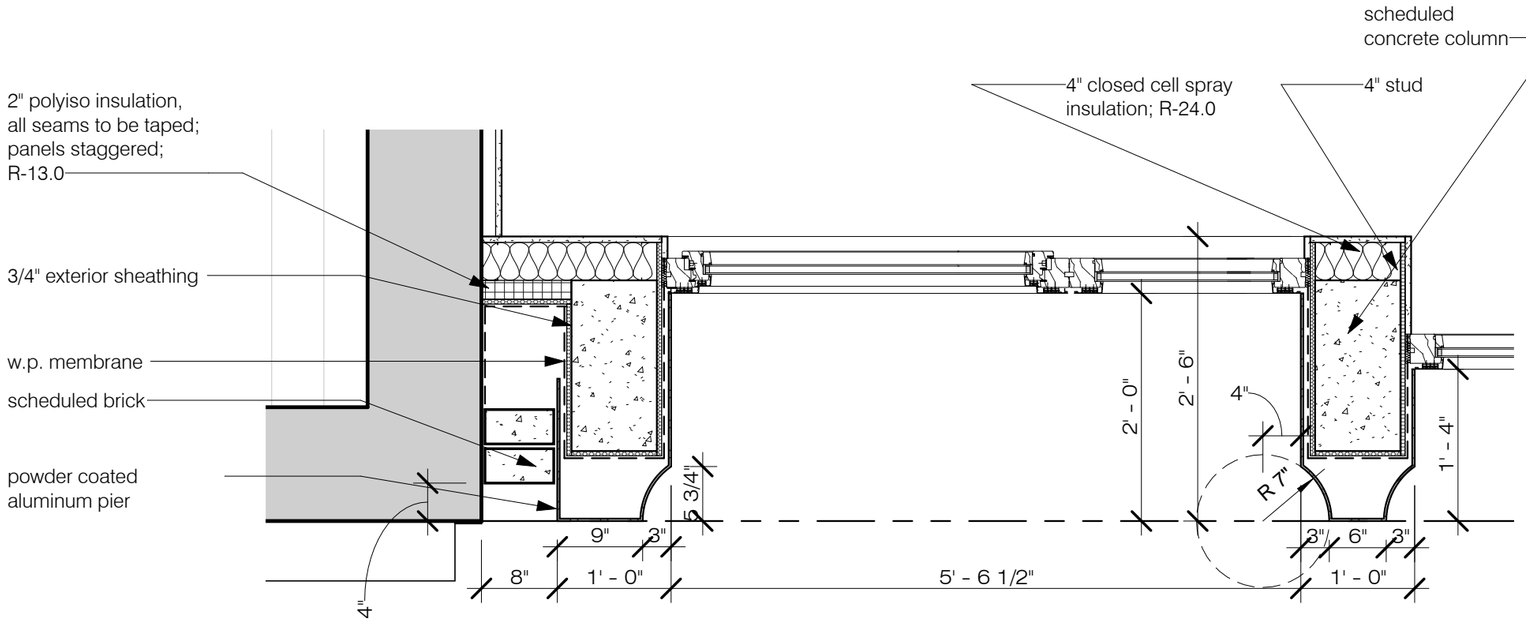



1 Cornice Details
1 1/2" = 1'-0"

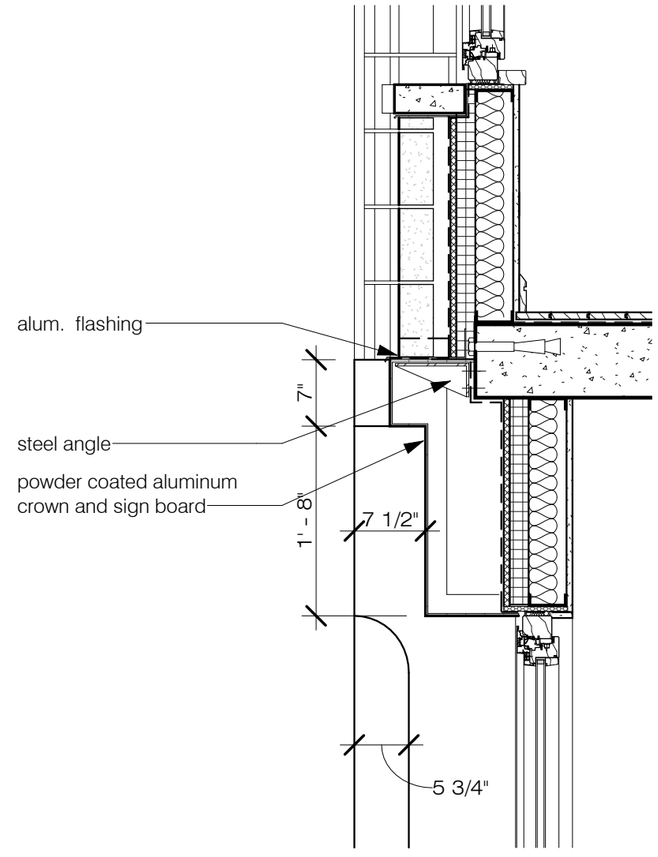



# DETAIL @ BRICK Cornice

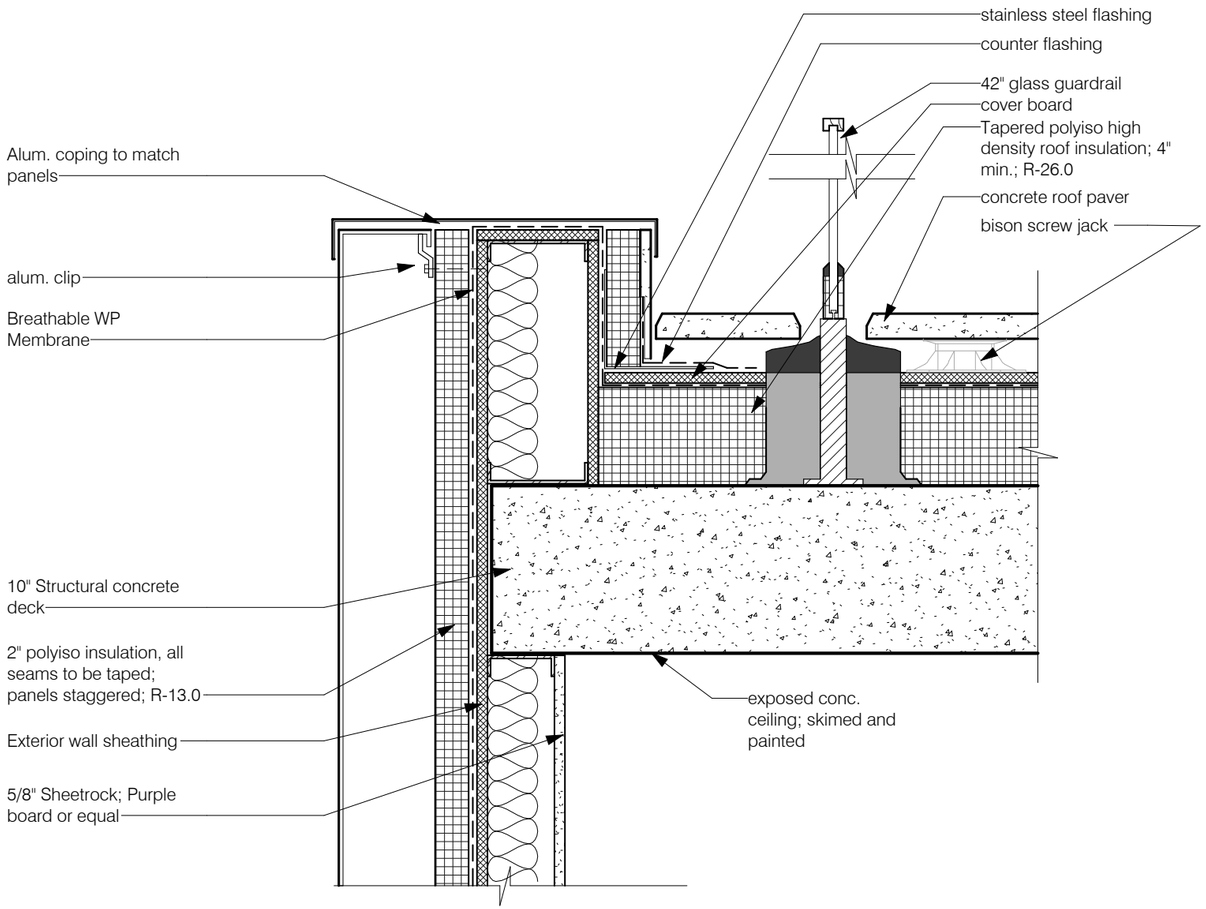
# Typical Storefront Detailing



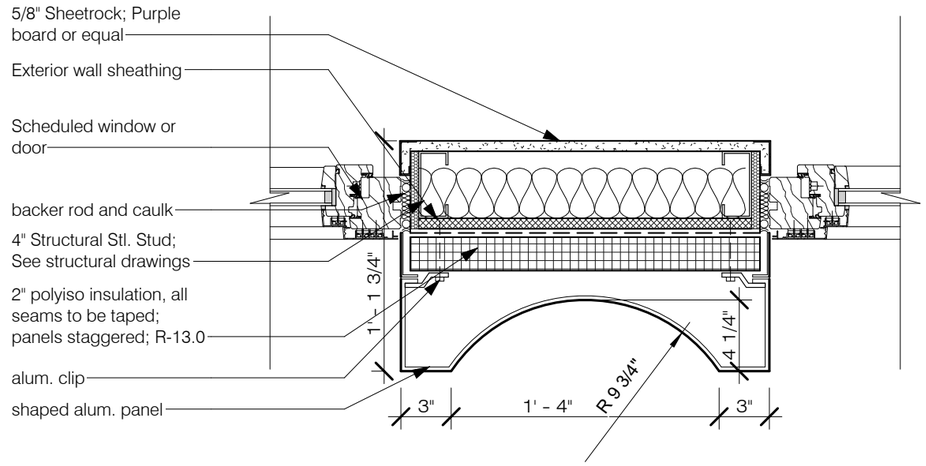

1 Plan Detail @ Storefront
3/4" = 1'-0"



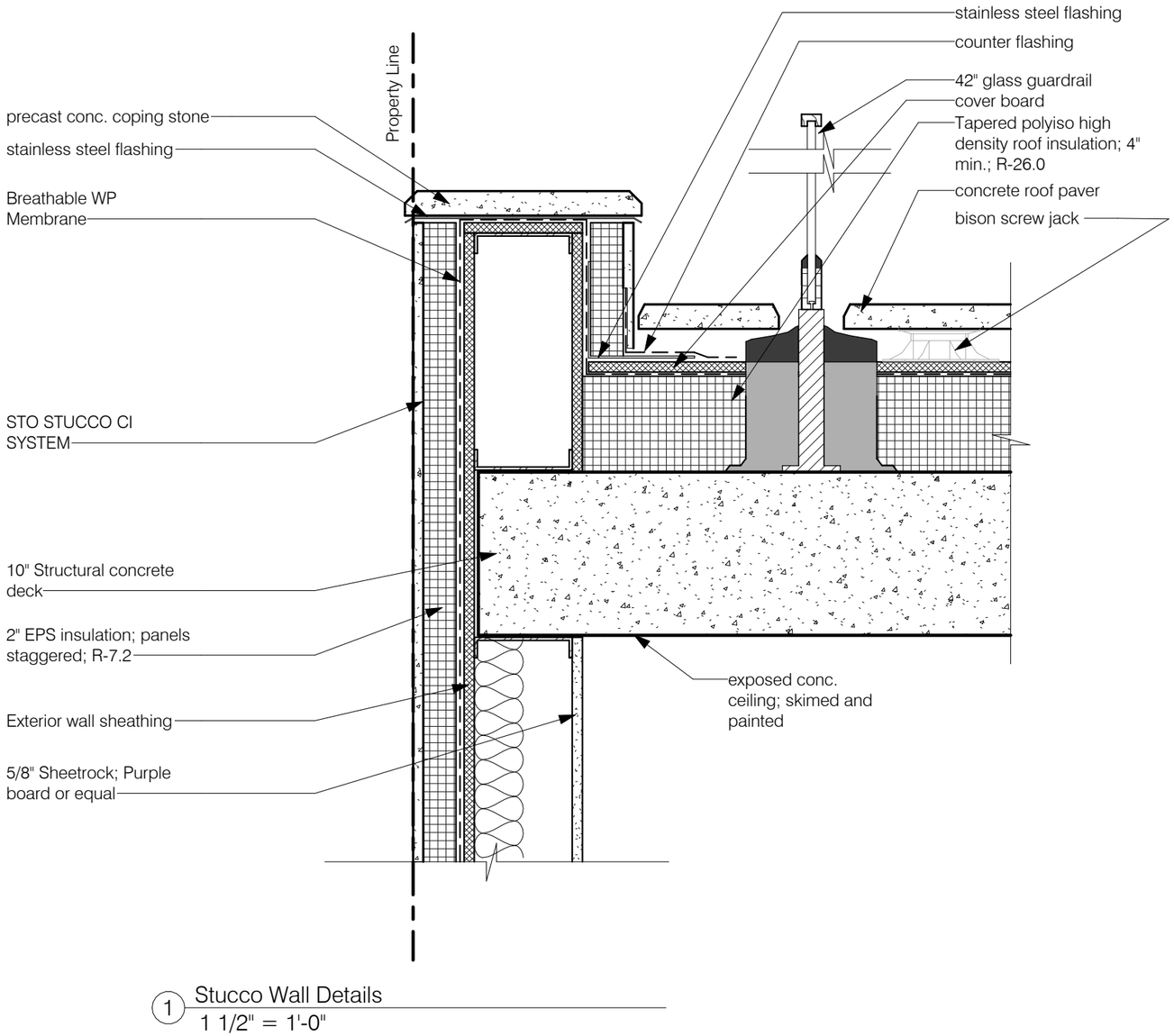

2 Section Through Storefront Crown
3/4" = 1'-0"




1 Metal Facade Details
1 1/2" = 1'-0"



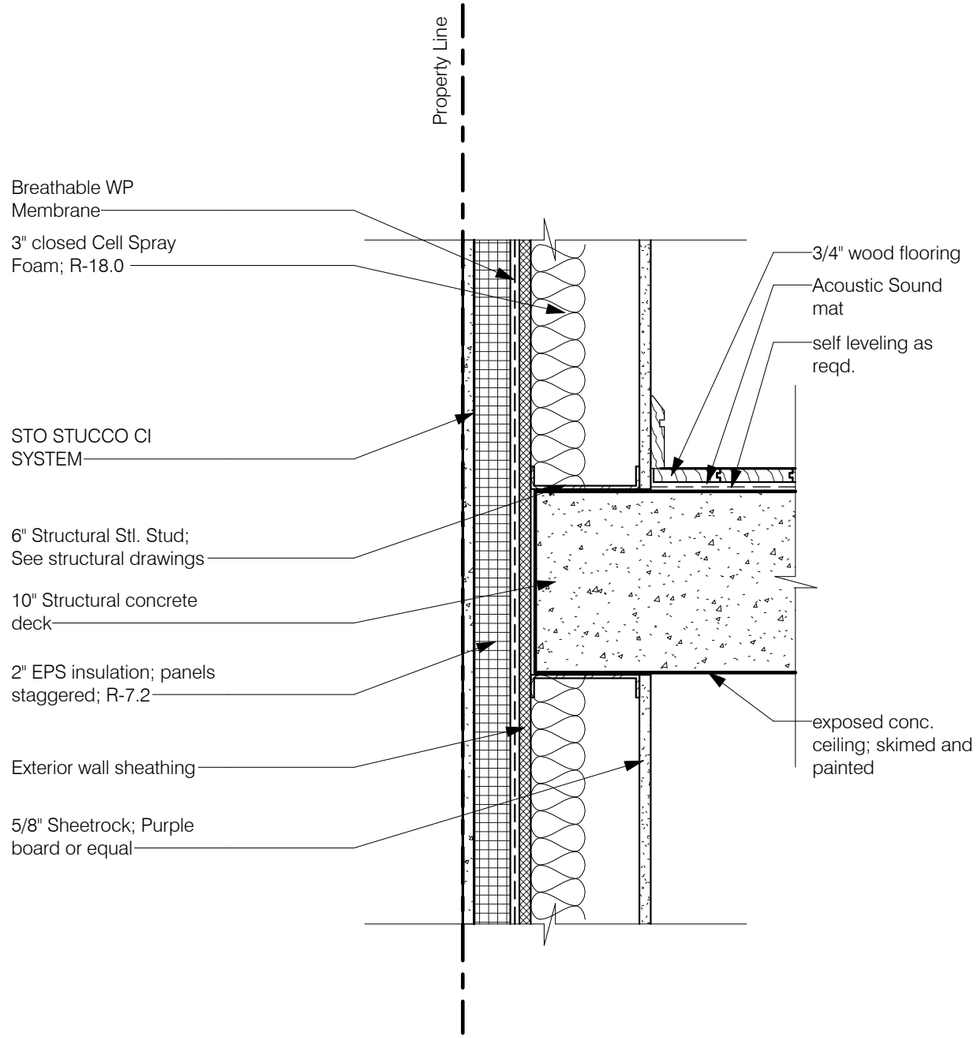

# DETAIL @ ALUMINUM FACADE




1 Stucco Wall Details
1 1/2" = 1'-0"

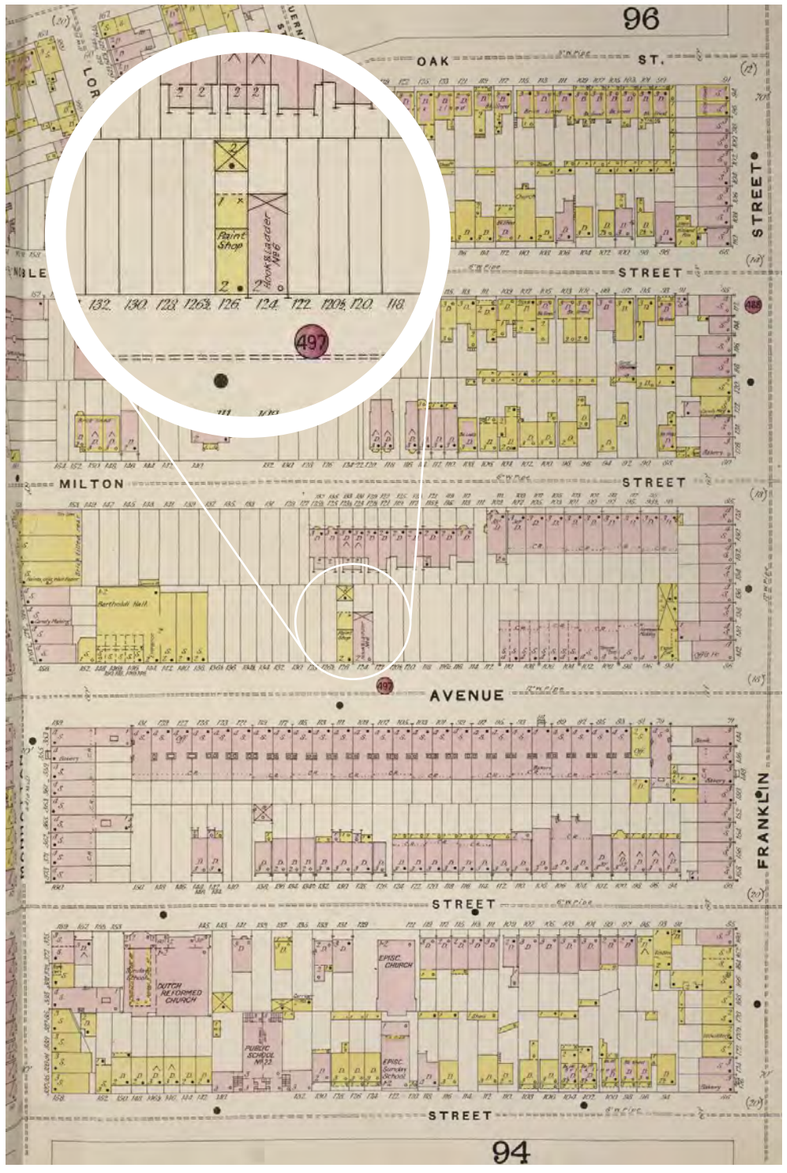



Sto Stucco




# DETAIL @ STUCCO FACADE

# Addendum #3
# Site Information from Original Presentation




1887 Sanborn Map




1916 Sanborn Map

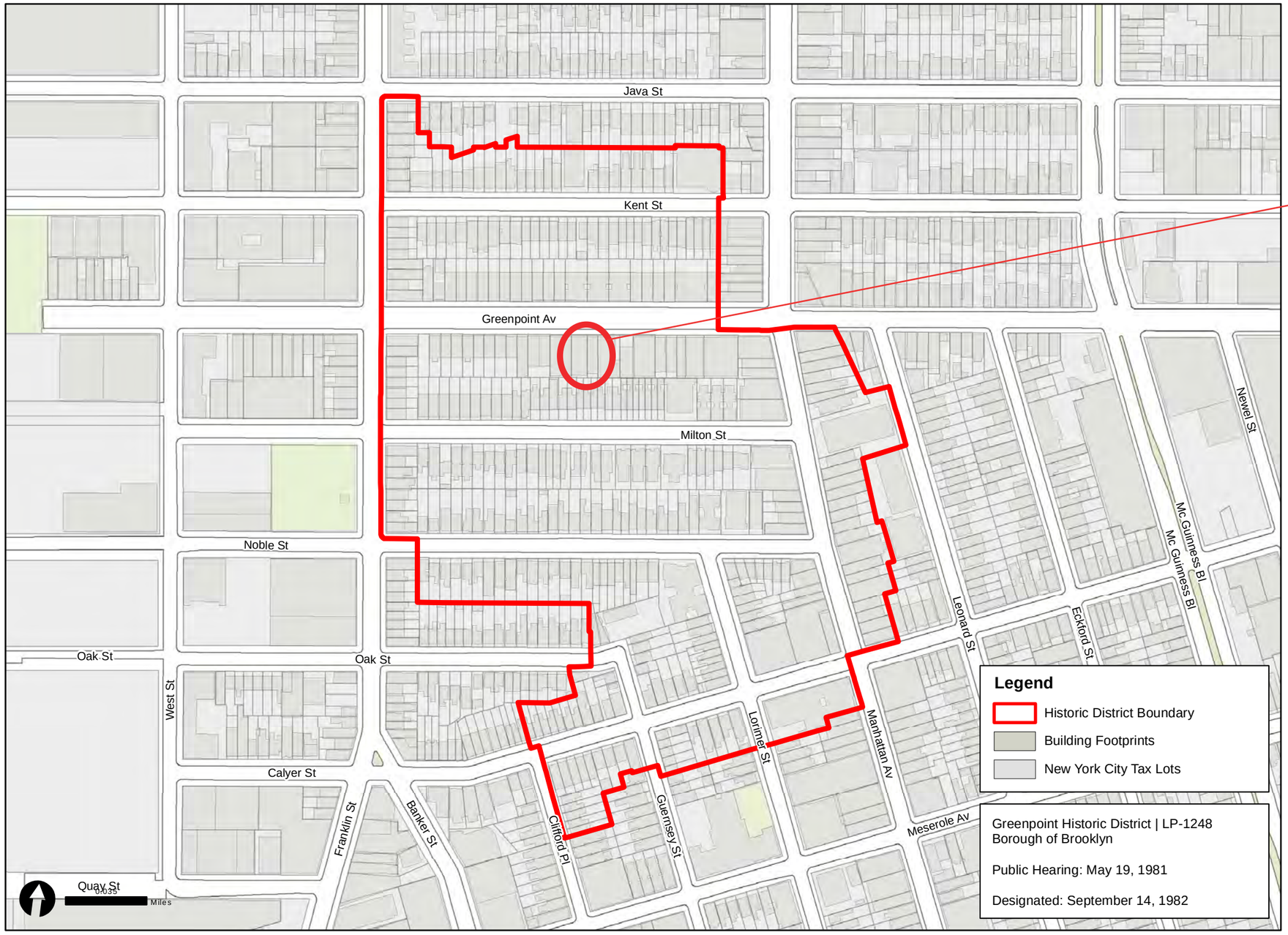



1942 Sanborn Map

# SANBORN MAP

## Greenpoint Historic District | LP-1248

NYC Landmarks Preservation Commission




Project Site

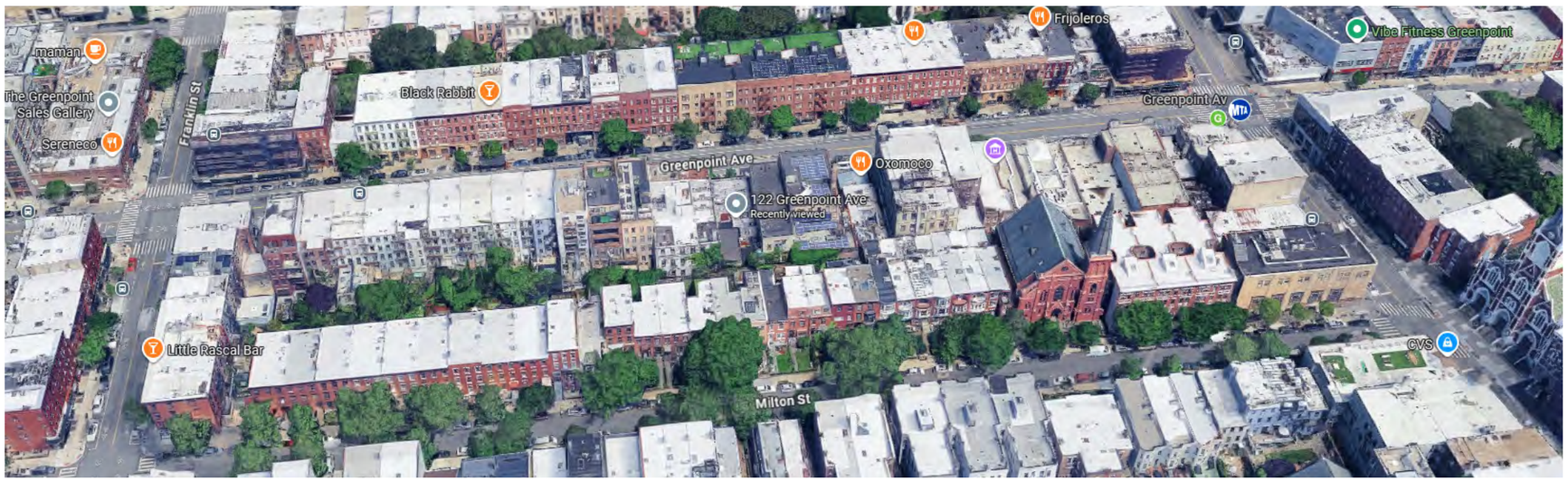
Graphic Source: Map PLUTO, Edition 18v1, Author: New York City Landmarks Preservation Commission, LCR Date: 1.31.2019

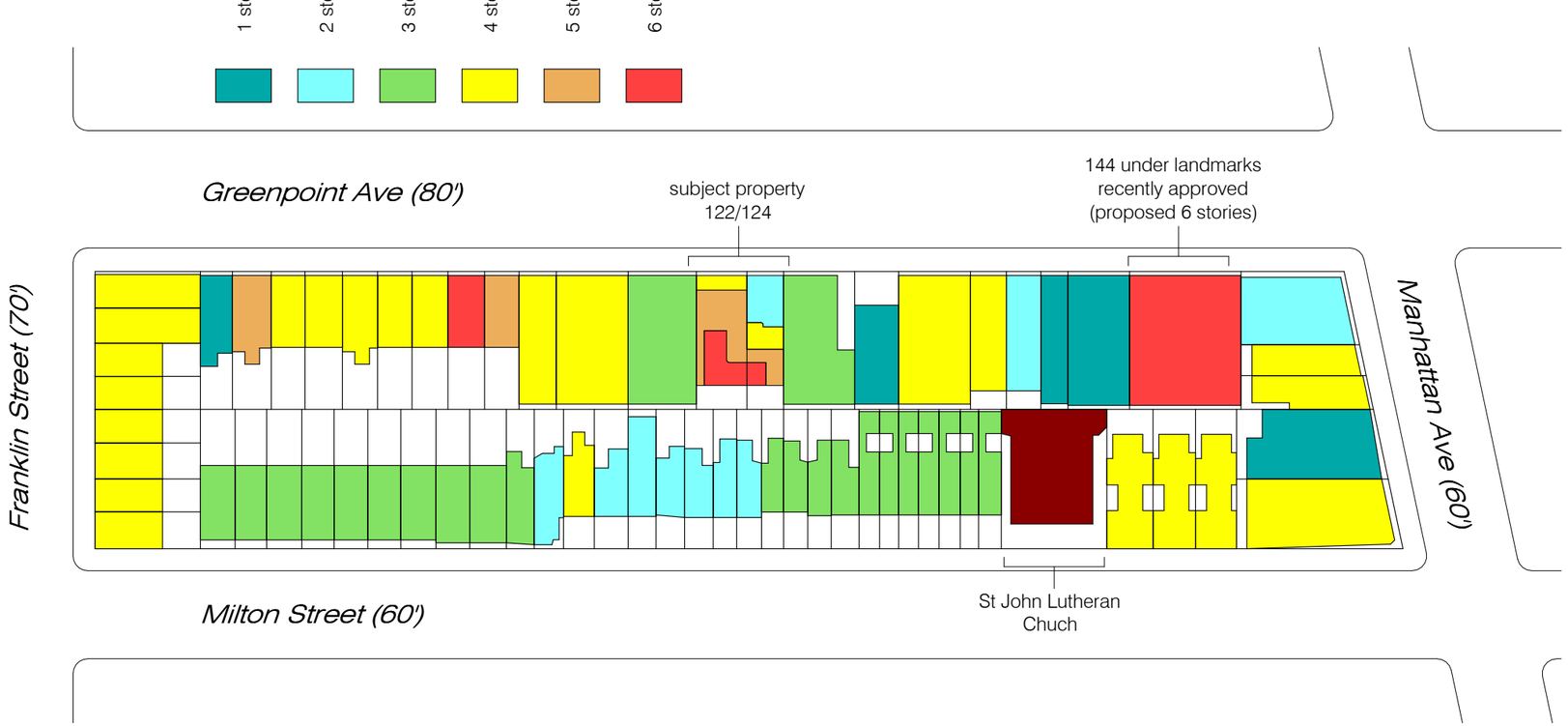



street wall lacks uniformity between subject site and Manhattan Ave; building typology and style also varies greatly




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


maman
The Greenpoint Sales Gallery
Sereneco
Franklin St
Black Rabbit
Greenpoint Ave
Oxomoco
122 Greenpoint Ave
Recently viewed
Frijoleros
Vibe Fitness Greenpoint
Greenpoint Av
Little Rascal Bar
Milton St
CVS


1 story
2 story
3 story
4 story
5 story
6 story
Greenpoint Ave (80')
subject property
122/124
144 under landmarks
recently approved
(proposed 6 stories)
Franklin Street (70')
Manhattan Ave (60')
Milton Street (60')
St John Lutheran
Chuch

# BLOCK PLAN




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




# CURRENT PHOTO OF PROJECT SITE




# CURRENT PHOTO OF PROJECT SITE

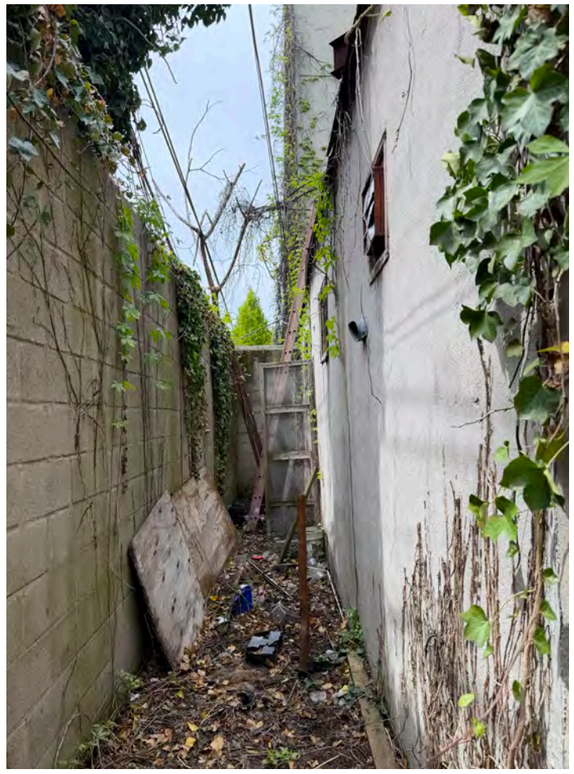


Rear of 144 Greenpoint (firestation). Facade will be demolished at rear of site. Rear facade contains no existing historical detailing or significance.



# CURRENT PHOTO OF PROJECT SITE











# CURRENT PHOTO OF PROJECT SITE

# Landmarks - Presentation



127 - 129 Milton Ave

# Revision



127 - 129 Milton Ave

# new developments visible above existing context




Franklin and Milton



Kent St



Kent St



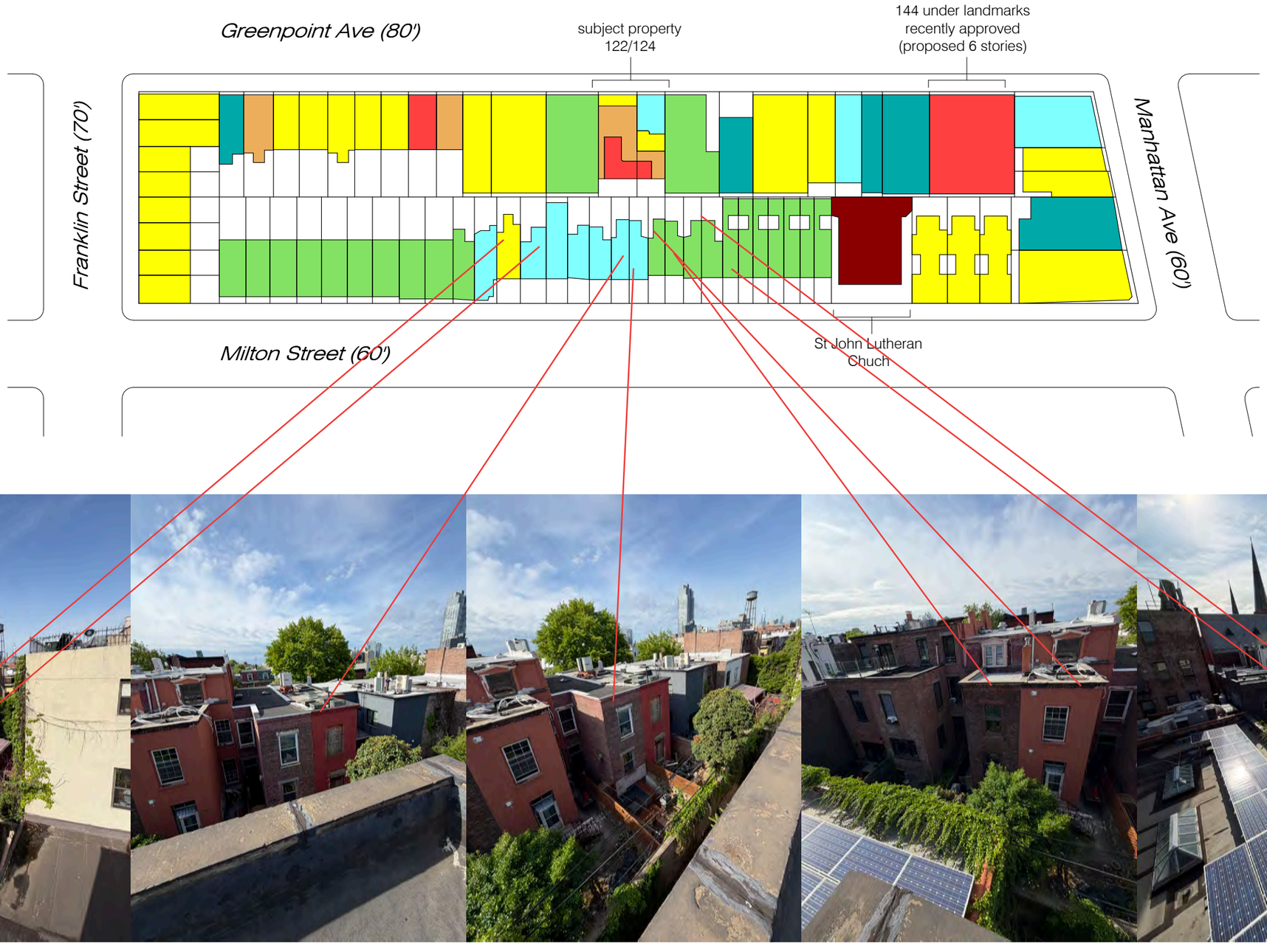
Kent Street




Franklin and Oak

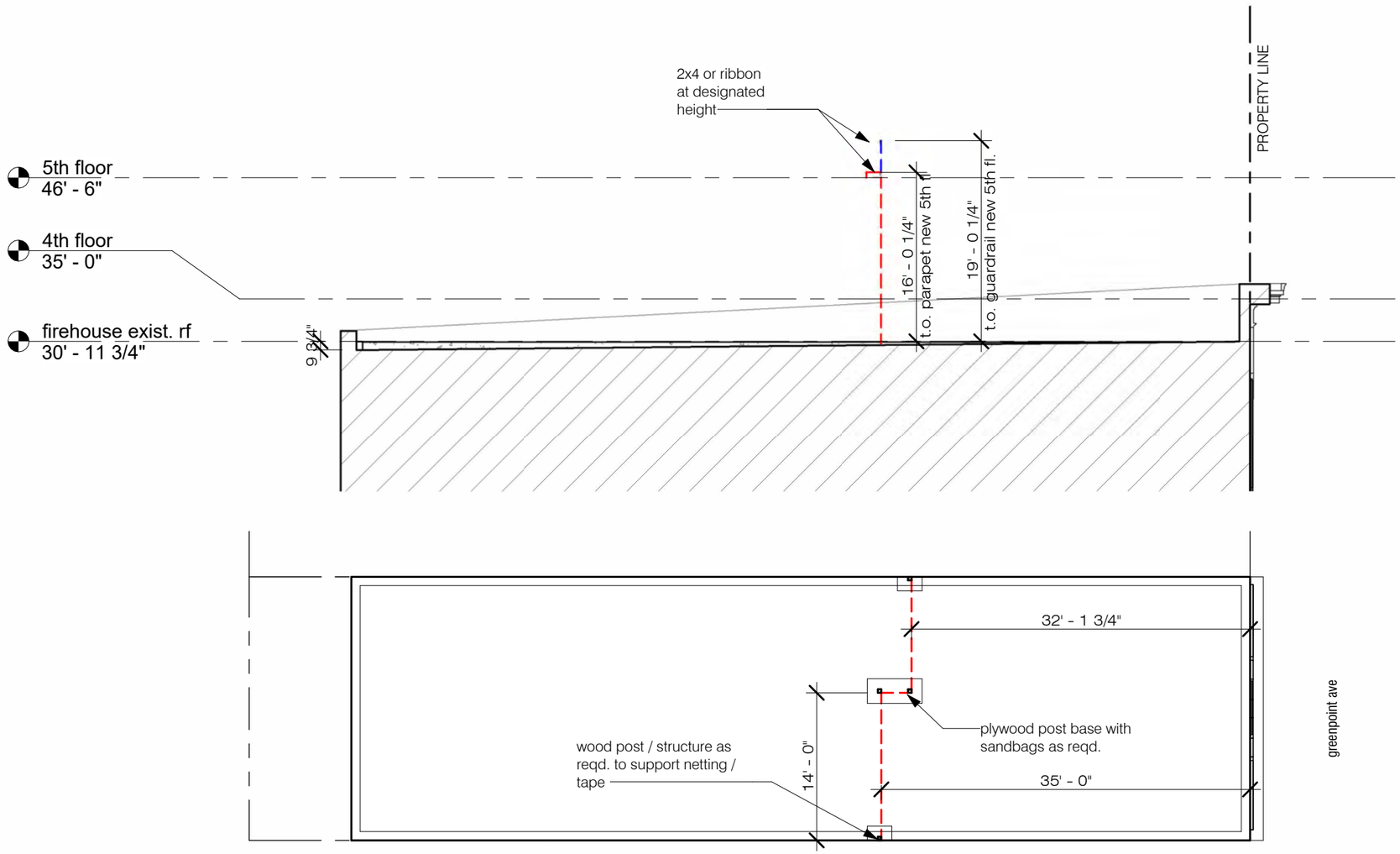



Franklin and Kent


Greenpoint Ave (80')
subject property
122/124
144 under landmarks
recently approved
(proposed 6 stories)
Franklin Street (70')
Manhattan Ave (60')
Milton Street (60')
St John Lutheran
Chuch

# Addendum #3
## Mockup

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





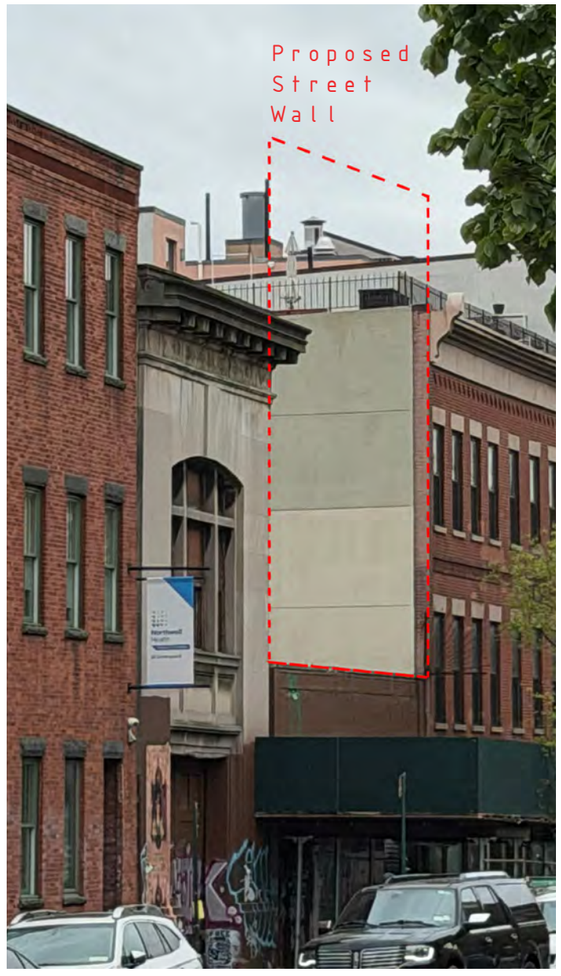


2 3rd fl Roof Mockup
3/32" = 1'-0"

MOCK UP

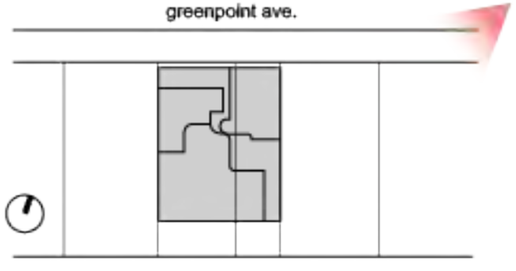


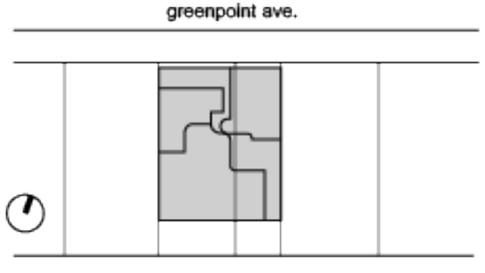
# MOCK UP

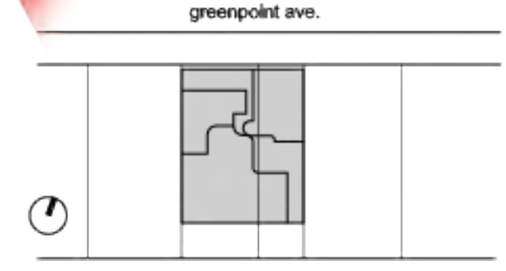

Proposed
Street
Wall


Proposed Street Wall
122 Greenpoint Avenue
Sky Heights Construction Corp


Proposed
Street
Wall


greenpoint ave.


greenpoint ave.


greenpoint ave.

MOCK UP

Landmarks Preservation Commission

**August 18, 2026**
Public Meeting

**The current proposal is:**

**Preservation Department – Item 1, LPC-26-08566**

# 122-124 Greenpoint Avenue – Greenpoint Historic District

# Borough of Brooklyn

**Note: this is a Public Meeting item. No public testimony will be received today as the hearing on this item is closed.**