

# Portfolio

Selected projects in New York City  
designed and built by Brian  
McMahon



Greenpoint Avenue  
Brooklyn, N.Y.



GREENPOINT  
CONSTRUCTION COMPANY

W. SEINFELD



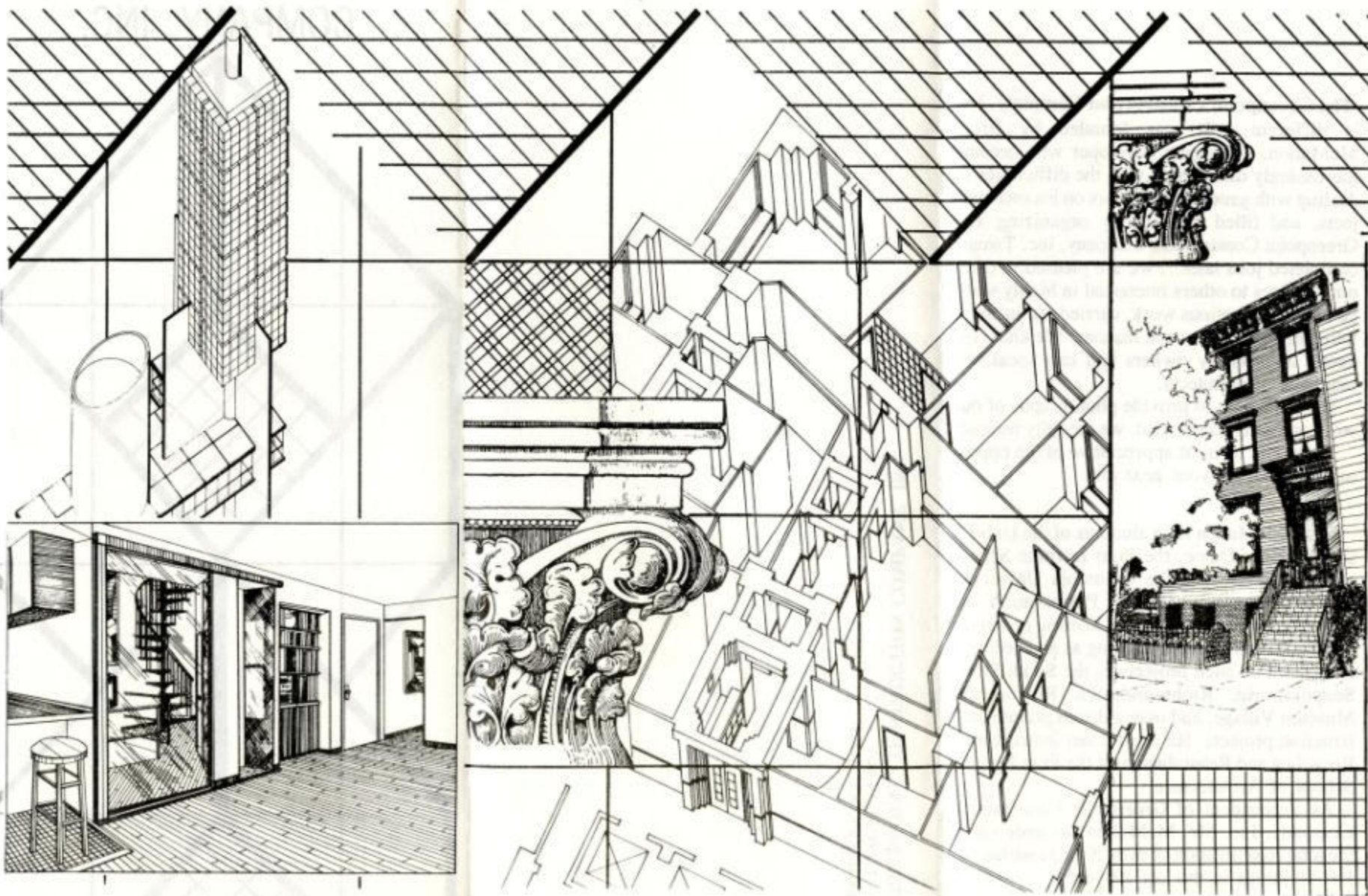


**GREENPOINT**  
**CONSTRUCTION COMPANY**



**Greenpoint Construction Company, Inc.**

16 Clifford Place  
Brooklyn, N.Y. 11222  
(718) 383-8932



Brian and Teresa  
McMahon founded  
Greenpoint Construction  
Company which had, at  
times, over 30 employees.







# Top Floor Loft







## **Park Avenue Apartment, New York City**

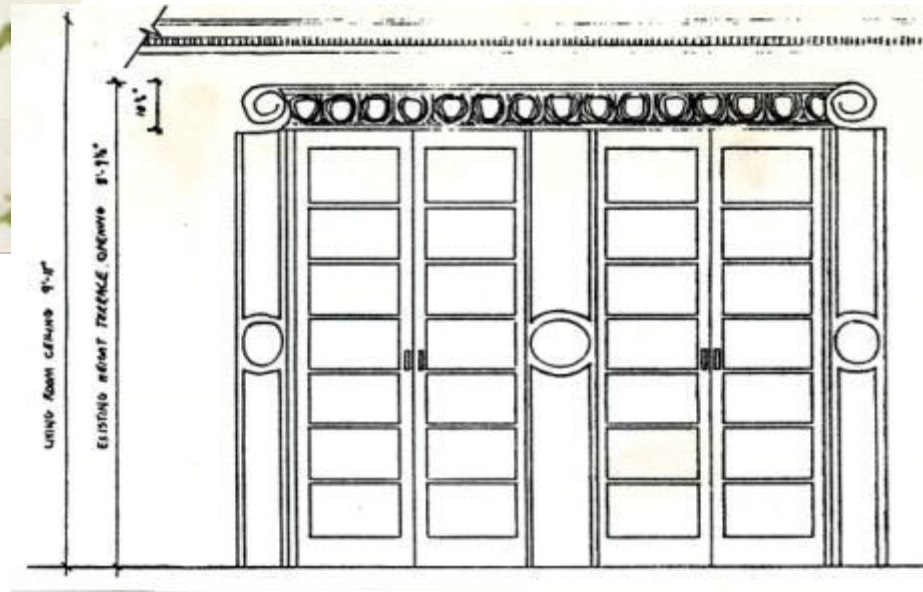
A former servant's quarters was converted to a luxury co-op residence.







The interior was designed in the classical style to match the exterior finishes.











# Faux Mirrored Door

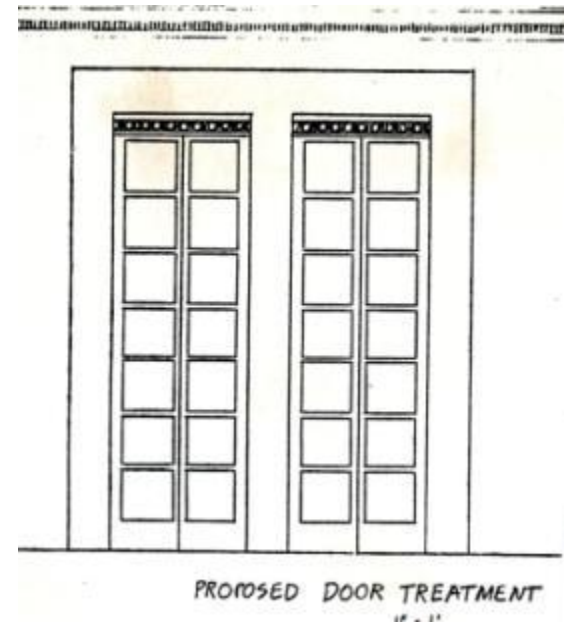






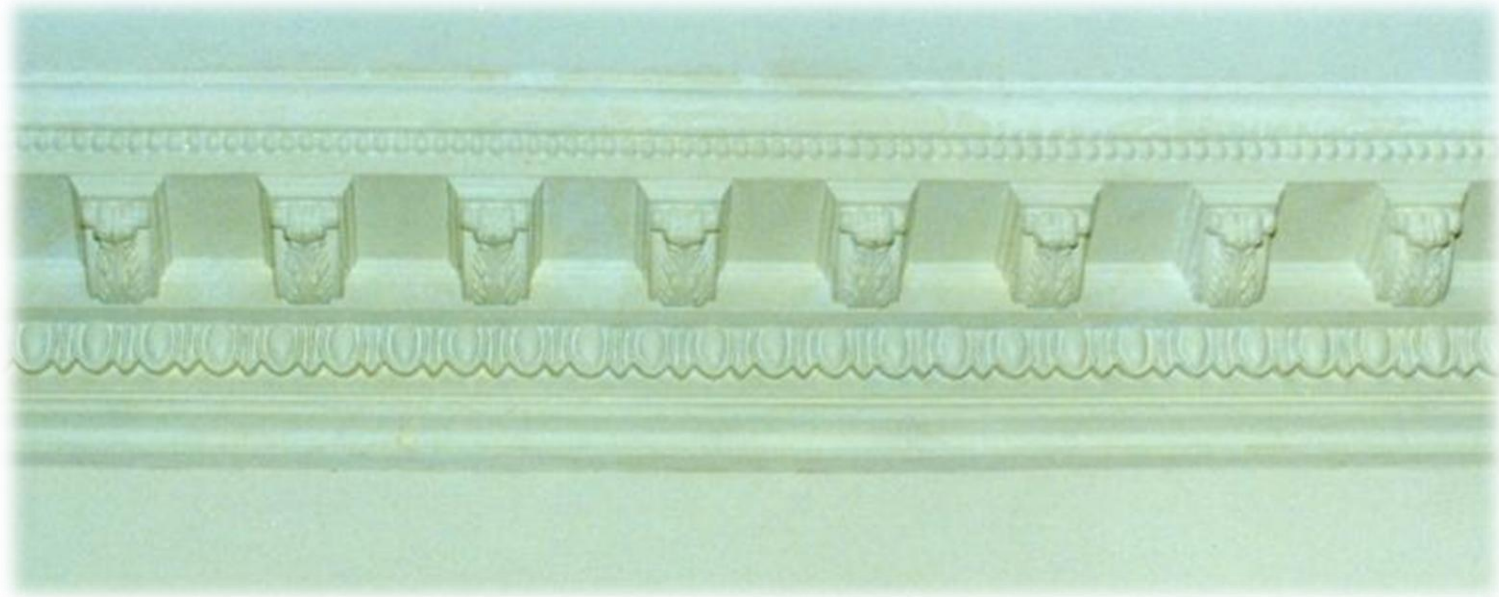


Plaster  
Carved by  
Brian  
McMahon













# Townhome, East 50s New York City

- The entire interior of this townhome was rebuilt, wall to wall. The cellar was excavated and a finished basement installed.

Katarzyna McMahon













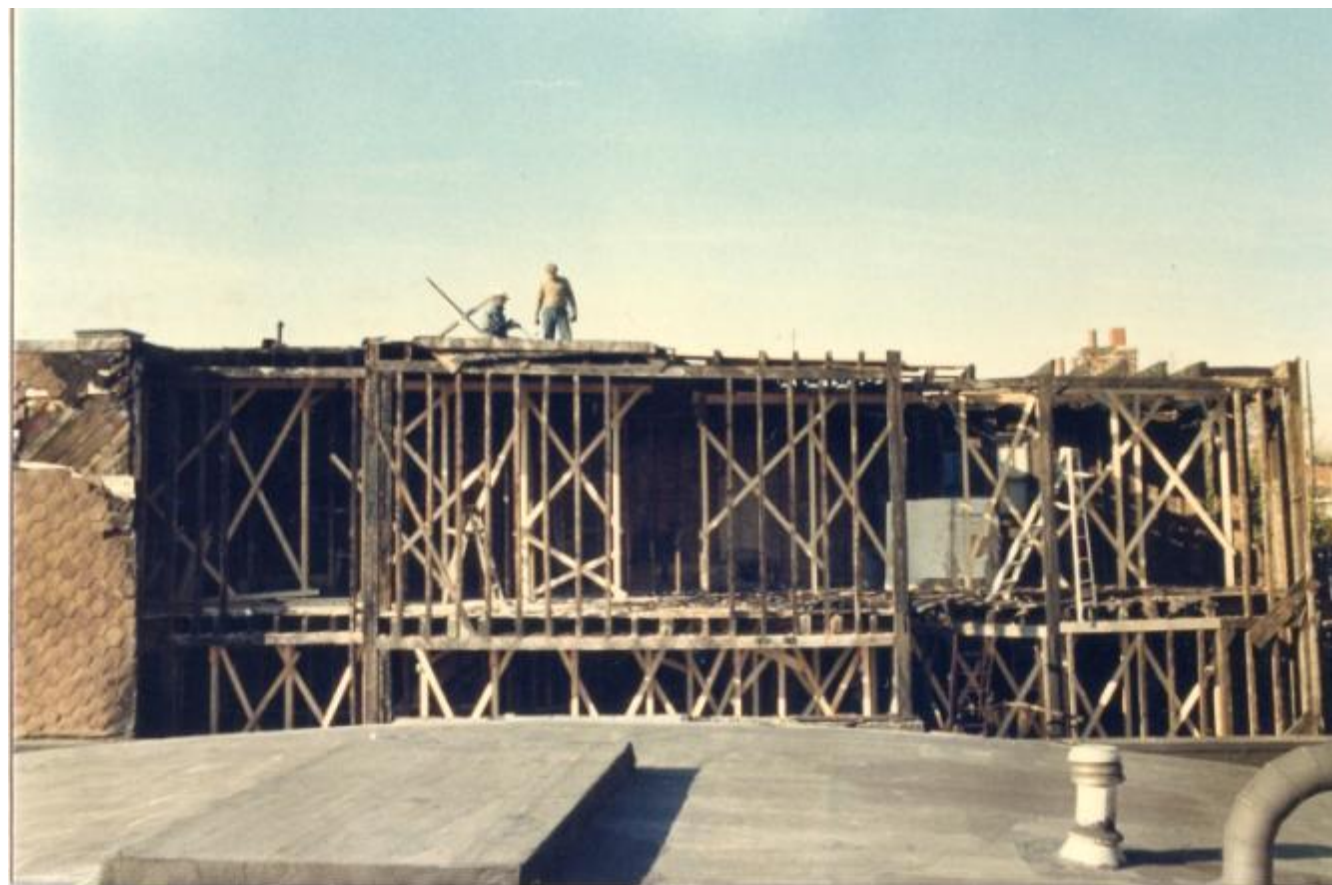


# McMahon Residence Greenpoint, Brooklyn

A six family, house gutted by fire, was converted to a residence, with an art gallery on the first floor.





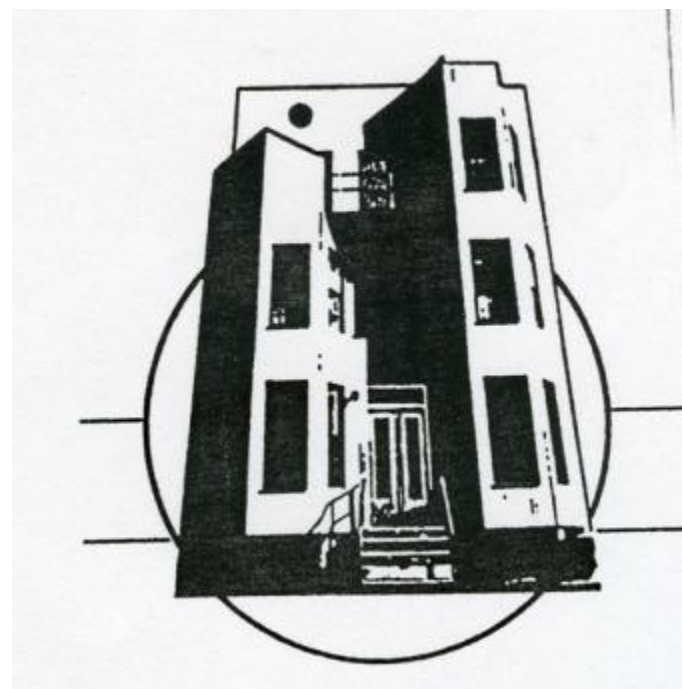


South Elevation with Manhattan skyline  
in background















































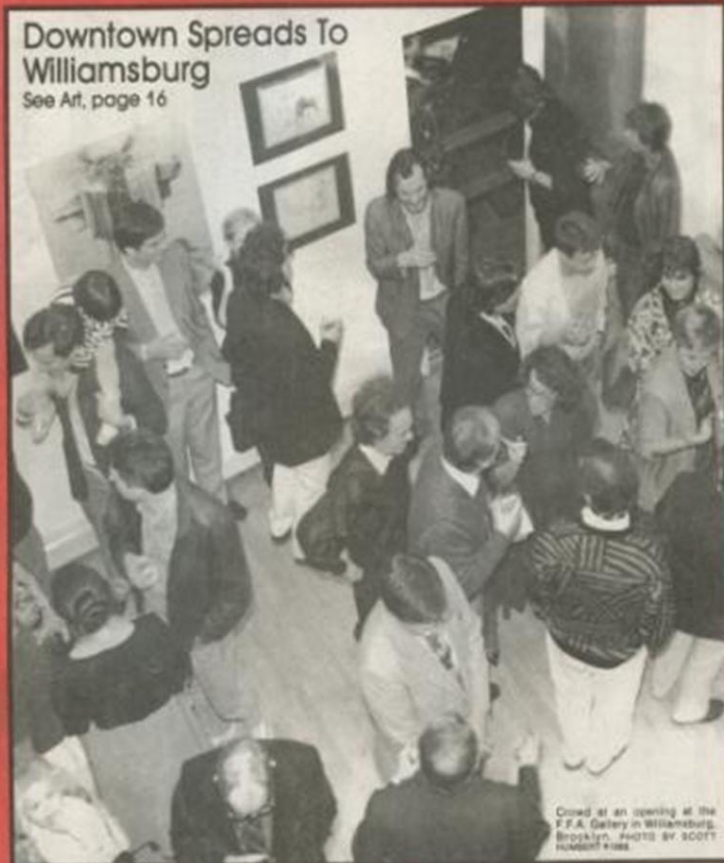


# DOWNTOWN

Politics, Poetry, Philosophy, Art, Theater, Film, Media, Music And Hidden Agendas

## Downtown Spreads To Williamsburg

See Art, page 16



Crowd at an opening at the F.F.A. Gallery in Williamsburg, Brooklyn. Photo by SCOTT RUBINSTEIN

## WHY WE WEAR BLACK

See Poetry, page 12





The art gallery  
was well  
attended and  
attracted  
numerous  
critics, curators,  
dealers and  
artists, including  
Keith Haring  
and Isamu  
Noguchi,  
pictured here.



## BROOKLYN CLOSEUP

# The Gentle Gentrification Of Too-Tough Greenpoint

By Bob Drury

Brian McMahon stood in the street and pointed to the third floor of the refurbished, stained cedar, single family home and art gallery at 16 Clifford Pl. in Greenpoint.

Inside, workmen were putting the finishing touches on the dramatic, three-floor open space. Three blocks down the street, the East River reflected the towers of Manhattan office buildings. Next door, the constant "thung, thung, thung" of a metal stamping factory reverberated.

"Up there, that's where the fire broke out . . . it gutted the inside of the building," said McMahon, a 40-year-old architect and real estate developer. "This place was an eyesore, an abandoned trap for rats and stray cats, until my wife and I decided to renovate it and move in. What I'm doing is taking pockets of broken-down, vacant buildings in a solid neighborhood and, hopefully, making the neighborhood more solid."

"Now would you call that gentrification?"

Gentrification. The word is a double edged sword: sending chills down the spine of long-time residents of city neighborhoods while warming the hearts of bankers and developers. McMahon is in the vanguard of a revitalization of Greenpoint, the borough's northernmost community. He is "averse" to

describe the process of buying and renovating 14 of Greenpoint's buildings within the last year as acts of gentrification. It is a fact, however, that property values have doubled in some sections of the community during the past year, and that a two-family house McMahon bought on Guernsey Street for \$93,000 late in 1984 was recently sold for \$215,000.

McMahon points out that although he has bought out some tenants of his buildings, he has never evicted anyone. "I've never left anyone on the street," he said.

"What we're seeing right now is not quite a full-fledged gentrification," said Gary Hattem, executive director of the St. Nicholas Neighborhood Preservation Corp. "But the real estate market is really heating up. We have to protect the fixed-income tenants against speculators. And historically, the two biggest casualties of gentrification are the elderly and female-headed households."

Greenpoint, a Polish enclave of factory workers since the 1800's, is a self-contained neighborhood bounded by the East River on the west, Newton Creek on the north and east, and 36-acre McCarren Park on the south.



Photo by Linda M. Starn

Architect Brian McMahon kneels with his wife, Teresa, and their daughter, Kalarzyna, in the building he is renovating in Greenpoint.

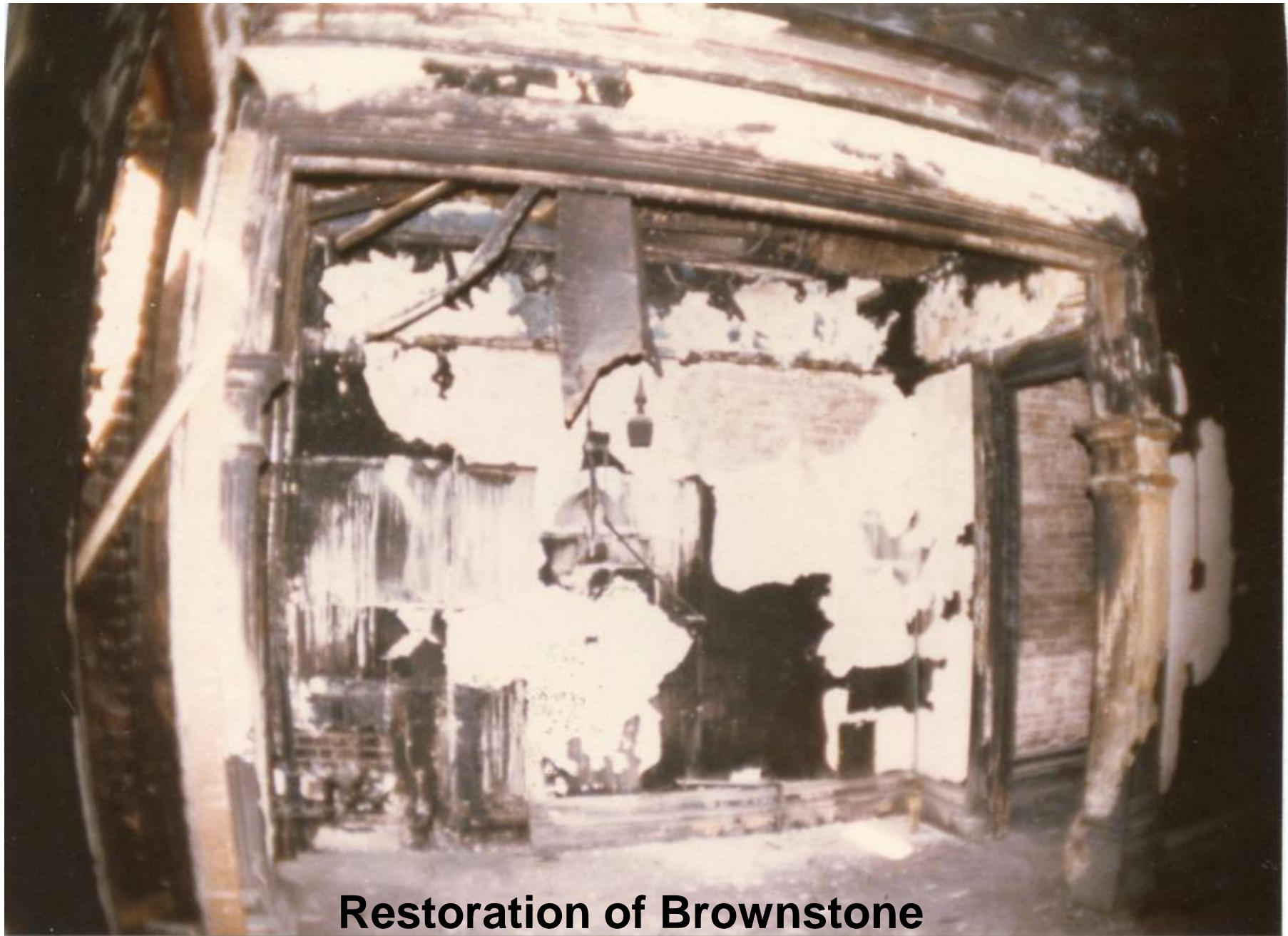
It is Greenpoint's solid sense of community, say its leaders, that will limit displacement of its residents. "The upsurge of investment in the neighborhood is basically by people who live in the neighborhood," said Marcella Boyle, a lifelong resident. "What's happening in Greenpoint is not as pronounced as, say, what's happening in Park Slope."

"The money staying in Greenpoint not only reinforces the stability of the community institutions," said Boyle, "but it helps maintain Greenpoint's small-town, polyglot flavor."

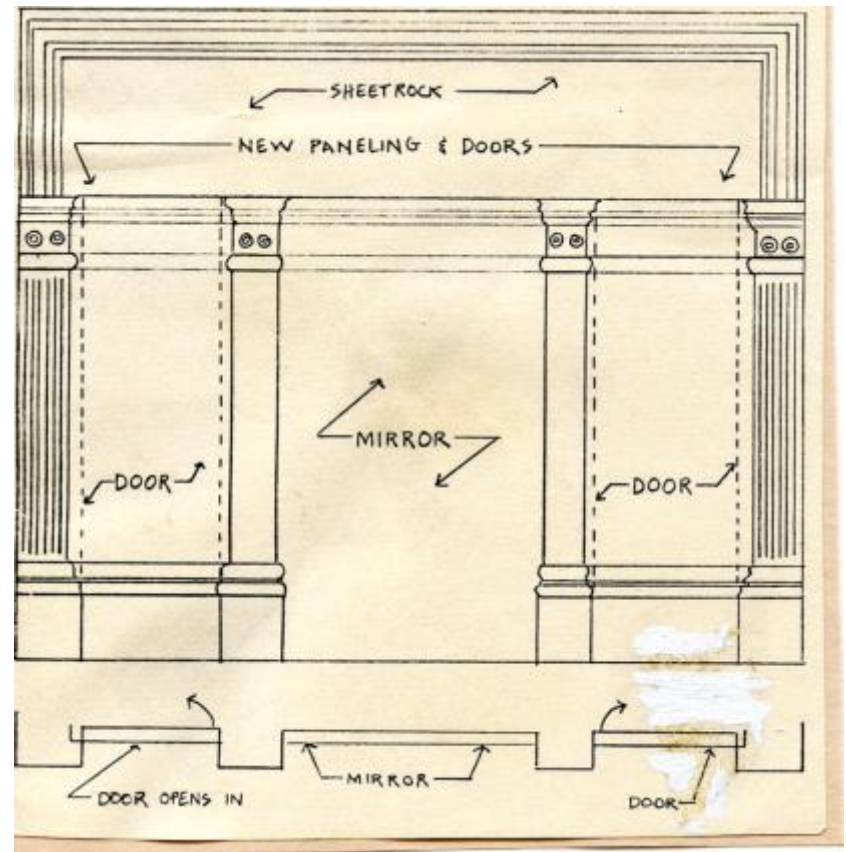
The Polish-Slavic Credit Union has \$100 million earmarked toward mortgages for the community. And Pearl Anish, executive director of the North Brooklyn Development Corp., said that the "new vitality" present in Greenpoint has influenced residents to improve their properties rather than sell, "despite solid offers."

"The benefits far surpass the negatives," said McMahon, standing before his new home. "See that new sidewalk across the street? After I put mine in the owners over there decided to put one in, too. And it's funny. Their guy did a better job."



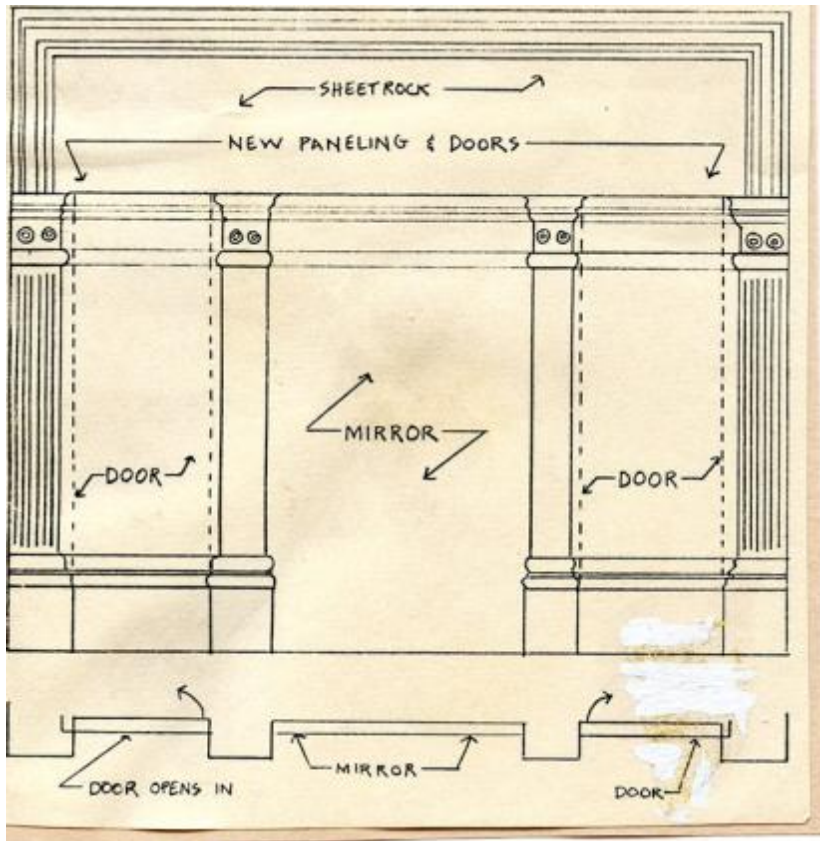


**Restoration of Brownstone  
Fort Green, Brooklyn**



Mirror creates illusion of depth





Wall frames bathroom and closet





# Details of several restoration projects.

Fiberglass reproduction of missing exterior cast iron newel post.





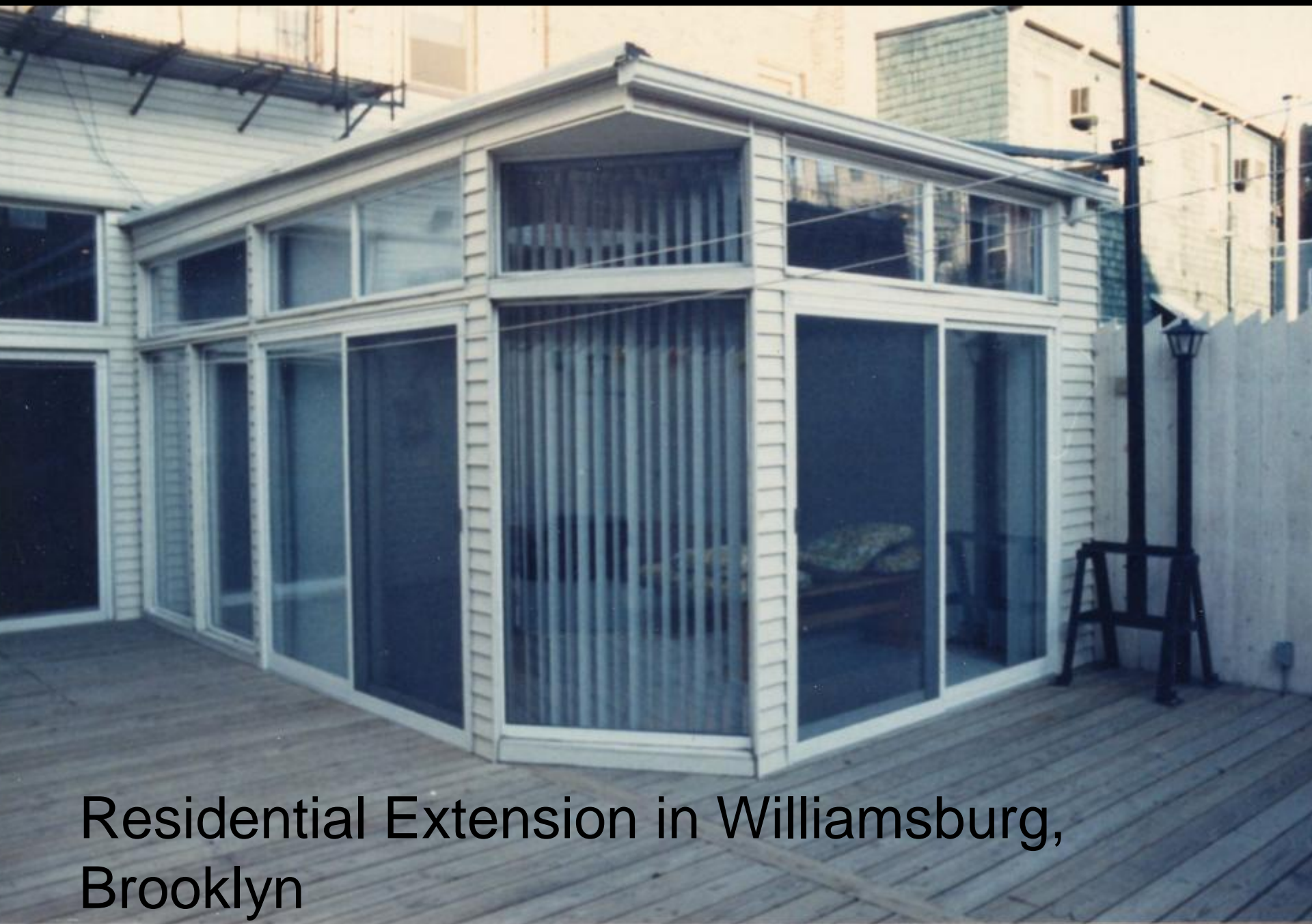
Styrene plastic reproduction of missing panels in tin ceiling.





# Cast in place plaster moldings





Residential Extension in Williamsburg,  
Brooklyn



This project included a new deck, enclosed Jacuzzi, and basement fitness center.









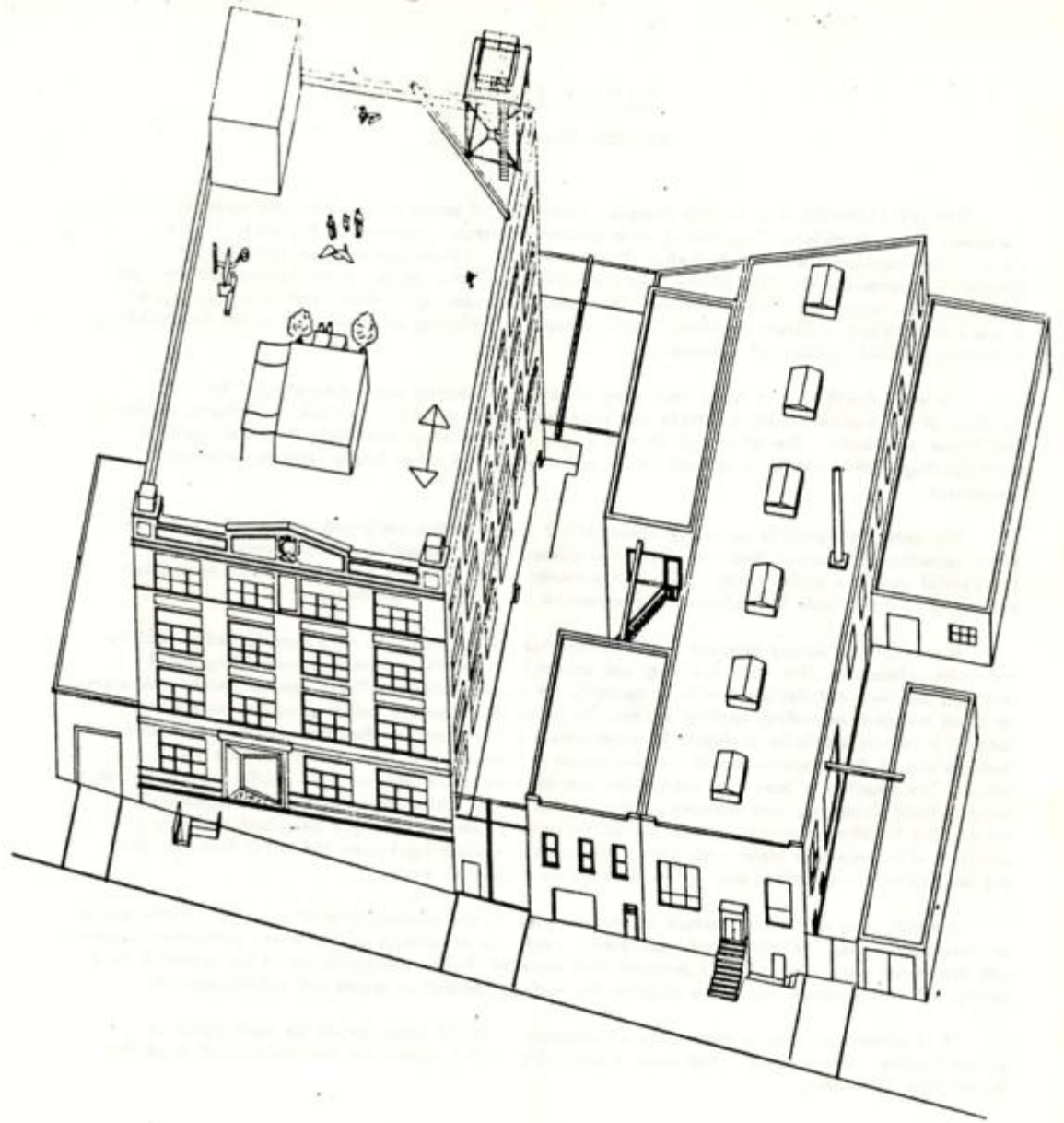








Working with the owner of an industrial complex in Sunset Park, Brooklyn, Brian McMahon created an architectural vision for a arts-oriented building with shared workspaces, galleries, and a roof-top deck. He organized the inaugural exhibit in 1983.

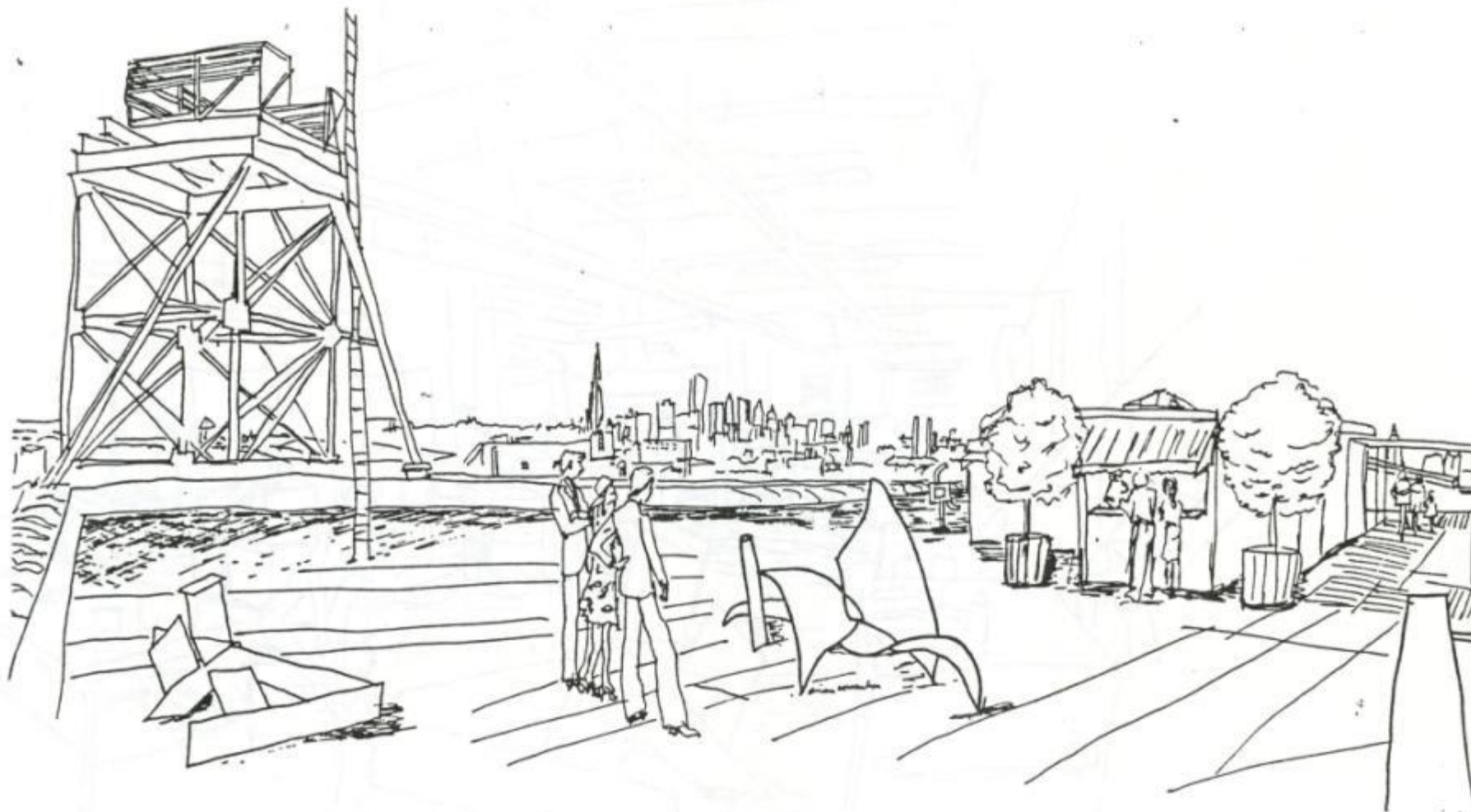


**SUNSET STUDIOS**





View showing the proposed workshop that could be jointly utilized by a number of artists.



View showing the proposed sculpture garden on the roof of the main building, with a view of the Manhattan skyline in the background. The observation tower on the left is already in place.



**Howard Allouf**  
Sept. 29-Oct. 28, 1983

**Richelieu Gallery**  
220 25 St.  
Brooklyn, New York 11232  
499-4741

The Battle of Poitiers  
9"x 10" Oil 1980

Art Exhibit Invitation



Brian  
McMahon's  
construction  
company did  
numerous  
other  
projects in  
New York,  
including this  
restaurant  
for Pablo  
Picasso's  
grandson.

