

# West Village Townhouse & Apartments

NEW YORK CITY LANDMARKS PRESERVATION COMMISSION  
PUBLIC HEARING PRESENTATION  
January 5, 2017

145-9 Perry St / 703-11 Washington St  
New York, NY 10014

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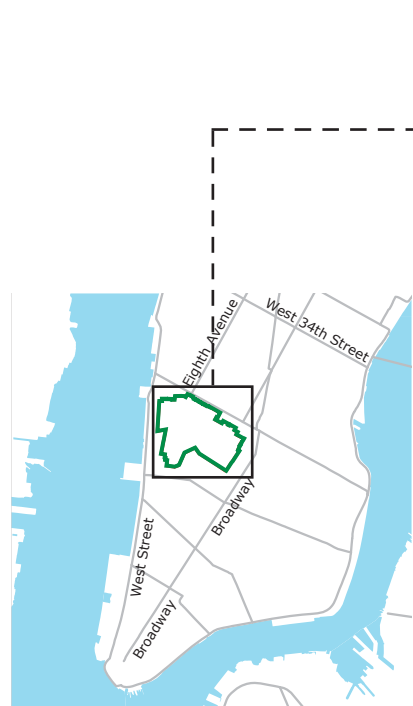
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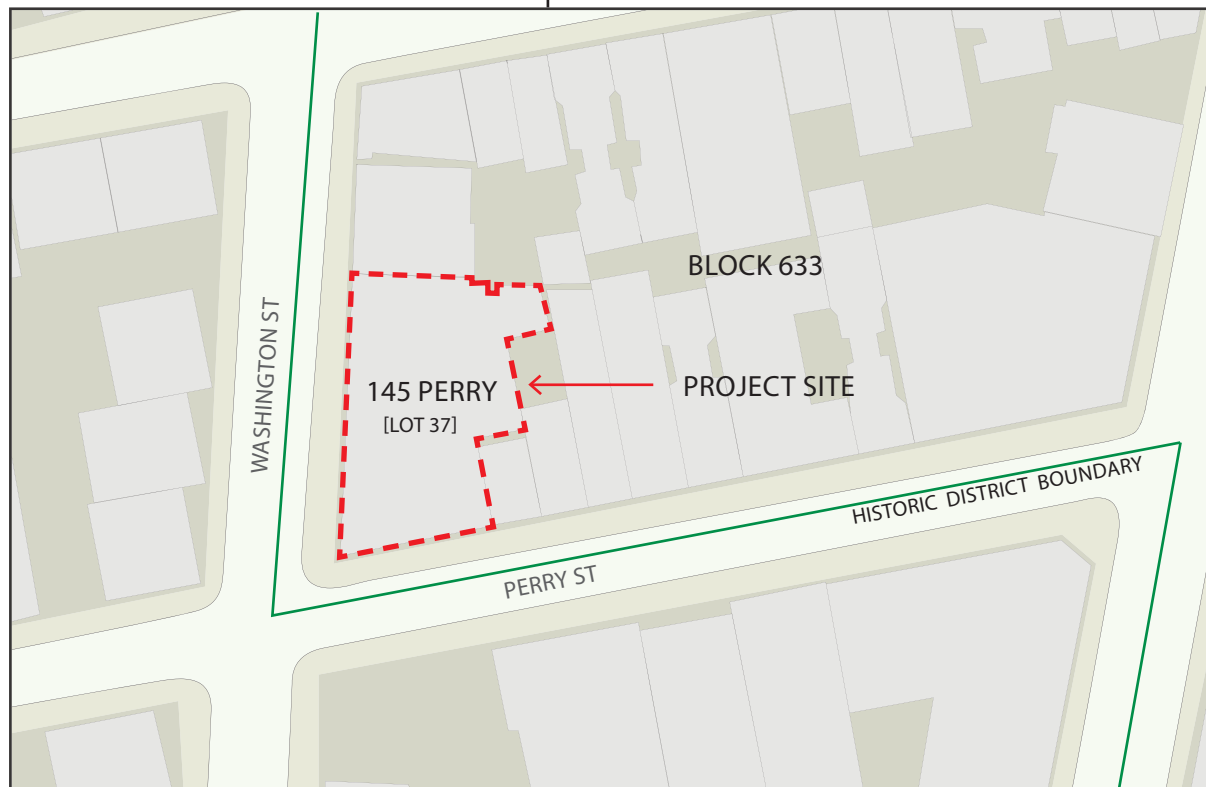
11 Hanover Square, 16th Floor  
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212 274 9468  
higgins@hqpreservation.com



DISTRICT LOCATION



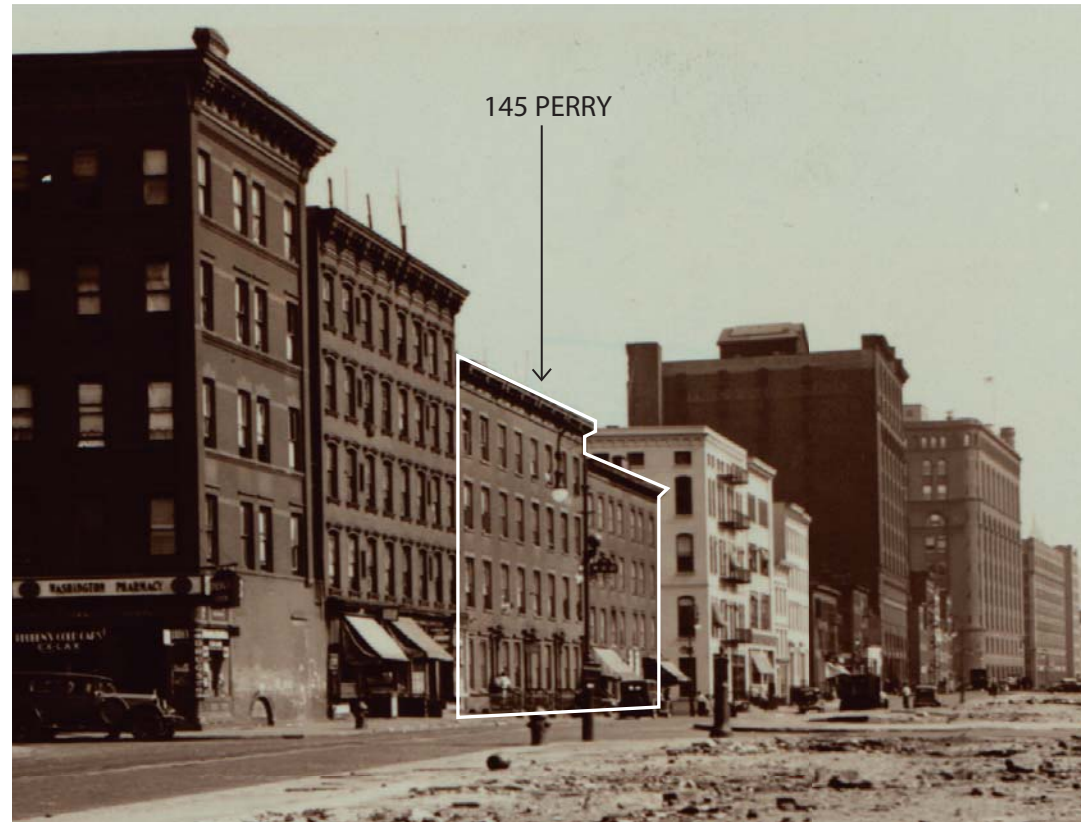
HISTORIC DISTRICT MAP



BLOCK MAP



PROPOSED BUILDING



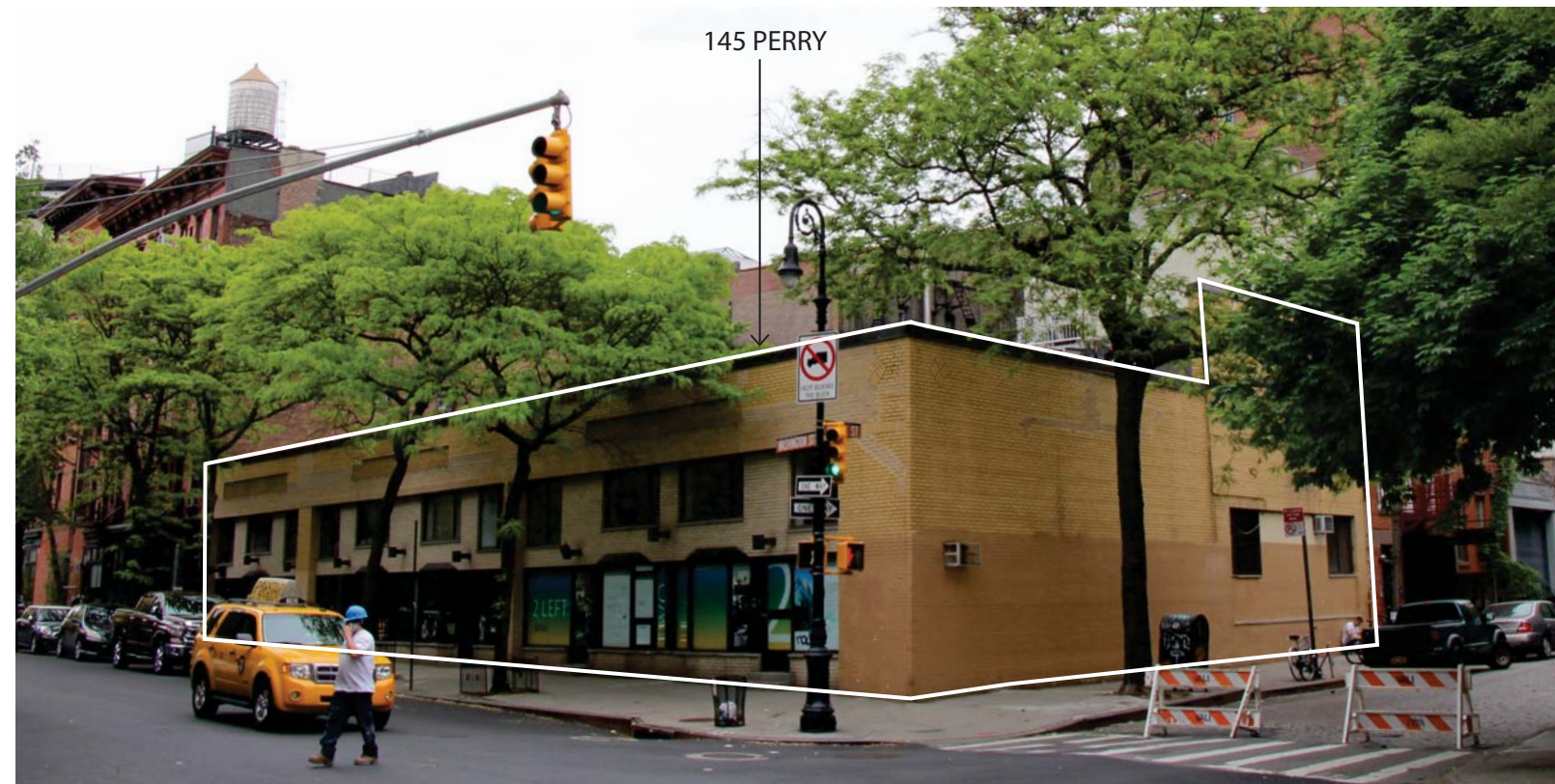
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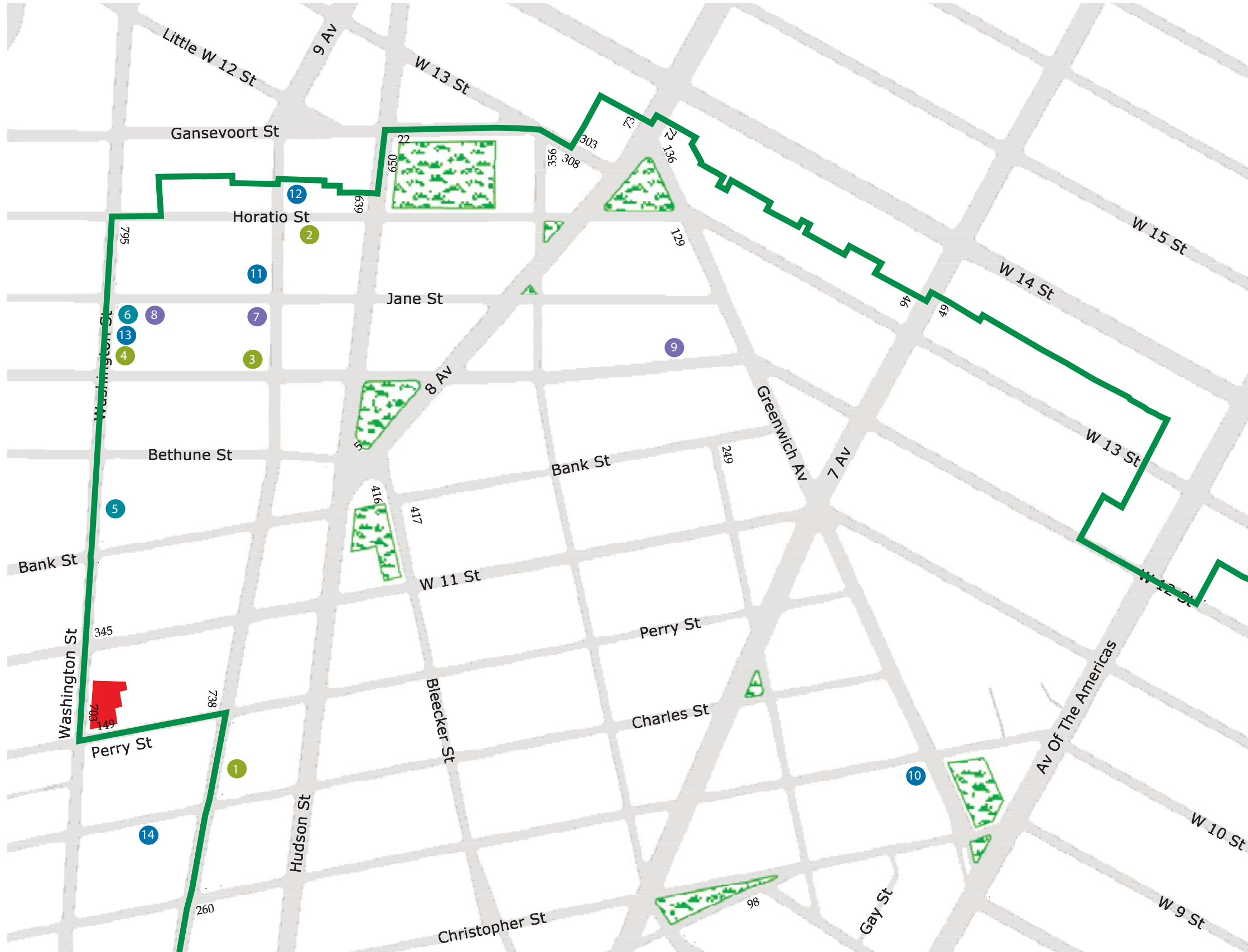
1920



CIRCA 1940



CURRENT



- BUILDING TYPES
  1. 719 GREENWICH
  2. 62 HORATIO
  3. 335 WEST 12TH
  4. 771 WASHINGTON
  
- POROUS FACADES
  5. 727 WASHINGTON
  6. 777 WASHINGTON
  
- SCALE AND CONTEXT
  7. 828 GREENWICH
  8. 92 JANE
  9. 247 WEST 12TH
  
- MATERIAL AND DETAIL
  10. 132 WEST 10TH
  11. 820 GREENWICH
  12. 829 GREENWICH
  13. 775 WASHINGTON
  14. 132 CHARLES



1 719 GREENWICH



2 62 HORATIO



3 335 WEST 12TH



4 771 WASHINGTON



5 727 WASHINGTON



6 777 WASHINGTON



7 828 GREENWICH



8 92 JANE



9 247 WEST 12TH



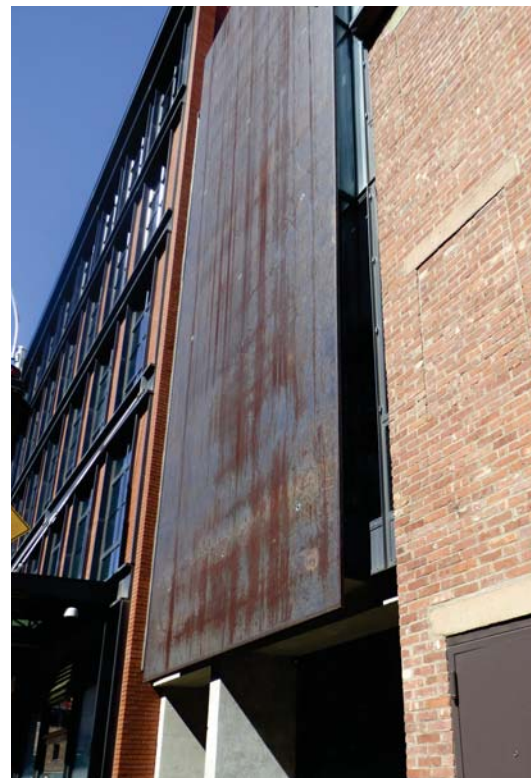
10 132 WEST 10TH



11 820 GREENWICH



13 775 WASHINGTON



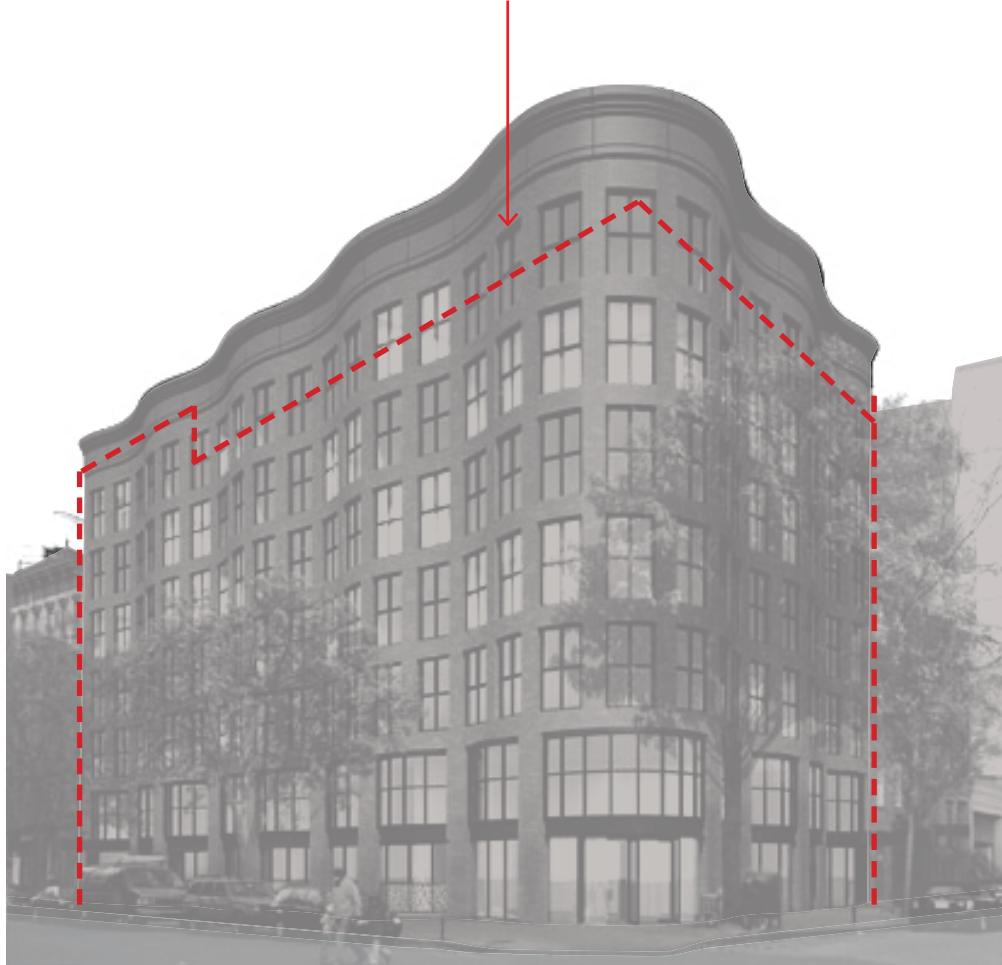
12 829 GREENWICH



14 132 CHARLES



PROPOSED BUILDING ROOF LINE



PERRY STREET HOTEL  
6 STORIES

2008 APPROVAL

PROPOSED BUILDING ROOF LINE



145 PERRY STREET RESIDENCES  
5 STORIES

2009 APPROVAL



WEST VILLAGE TOWNHOUSE AND APARTMENTS  
4 & 6 STORIES

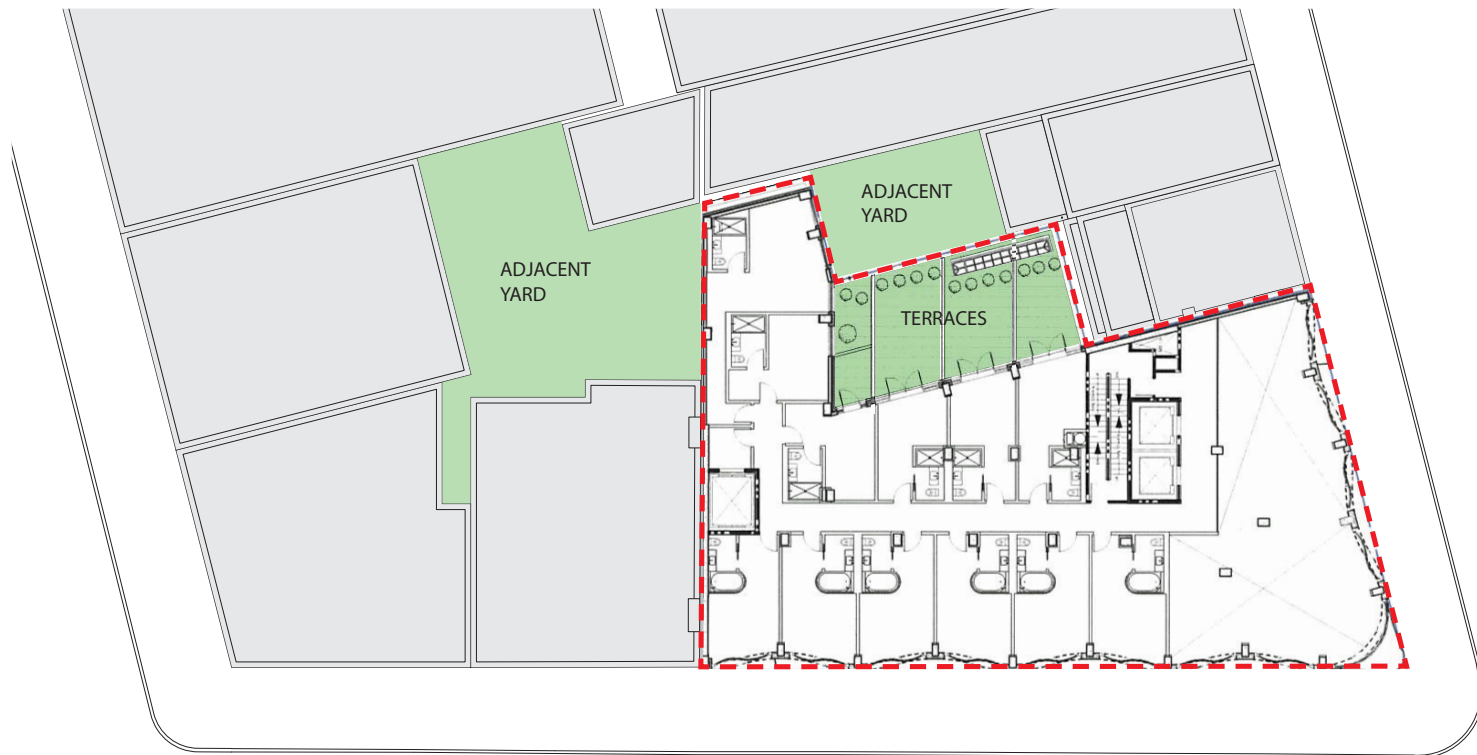
PROPOSED



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113 Hester Street  
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leroystreetstudio.com

West Village Townhouse & Apartments  
Greenwich Village Historic District

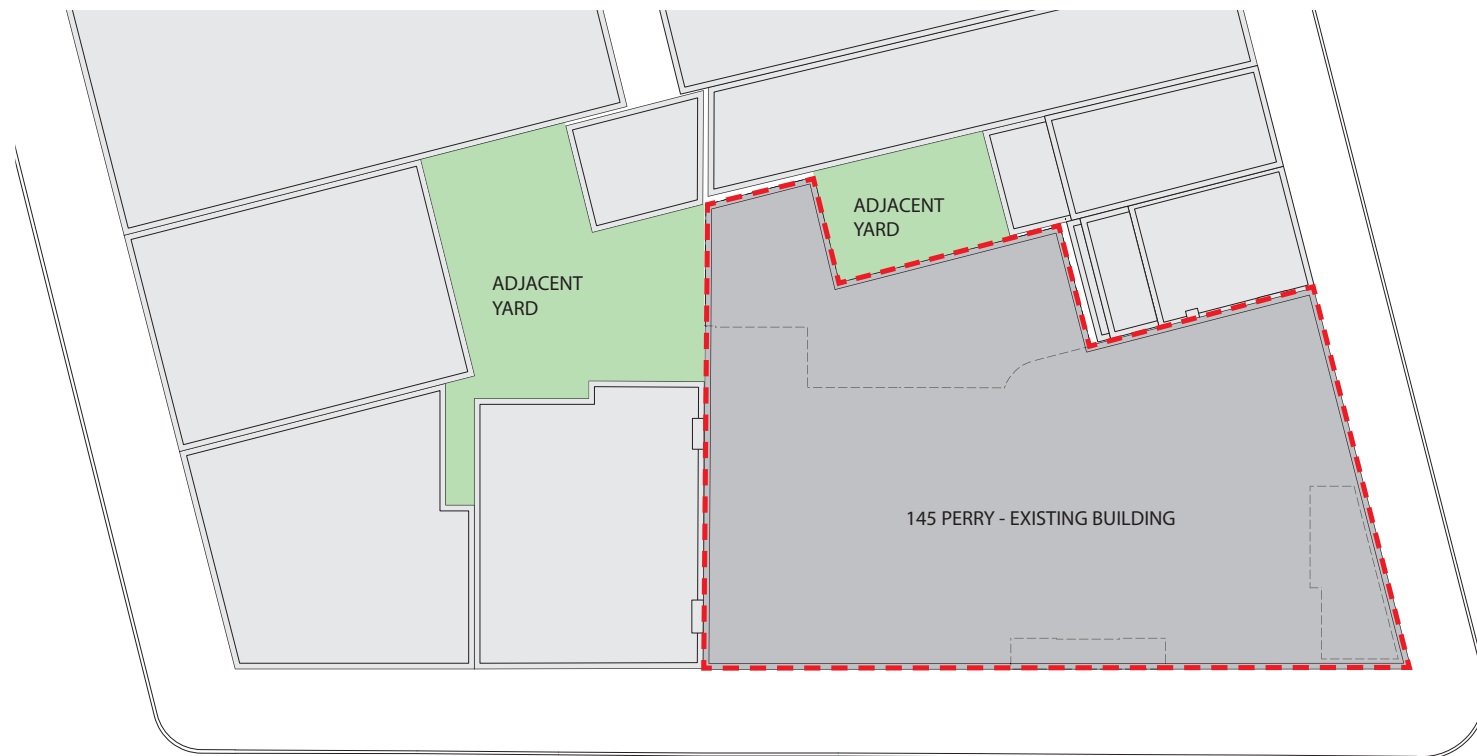
PREVIOUS L.P.C. APPROVED SCHEMES



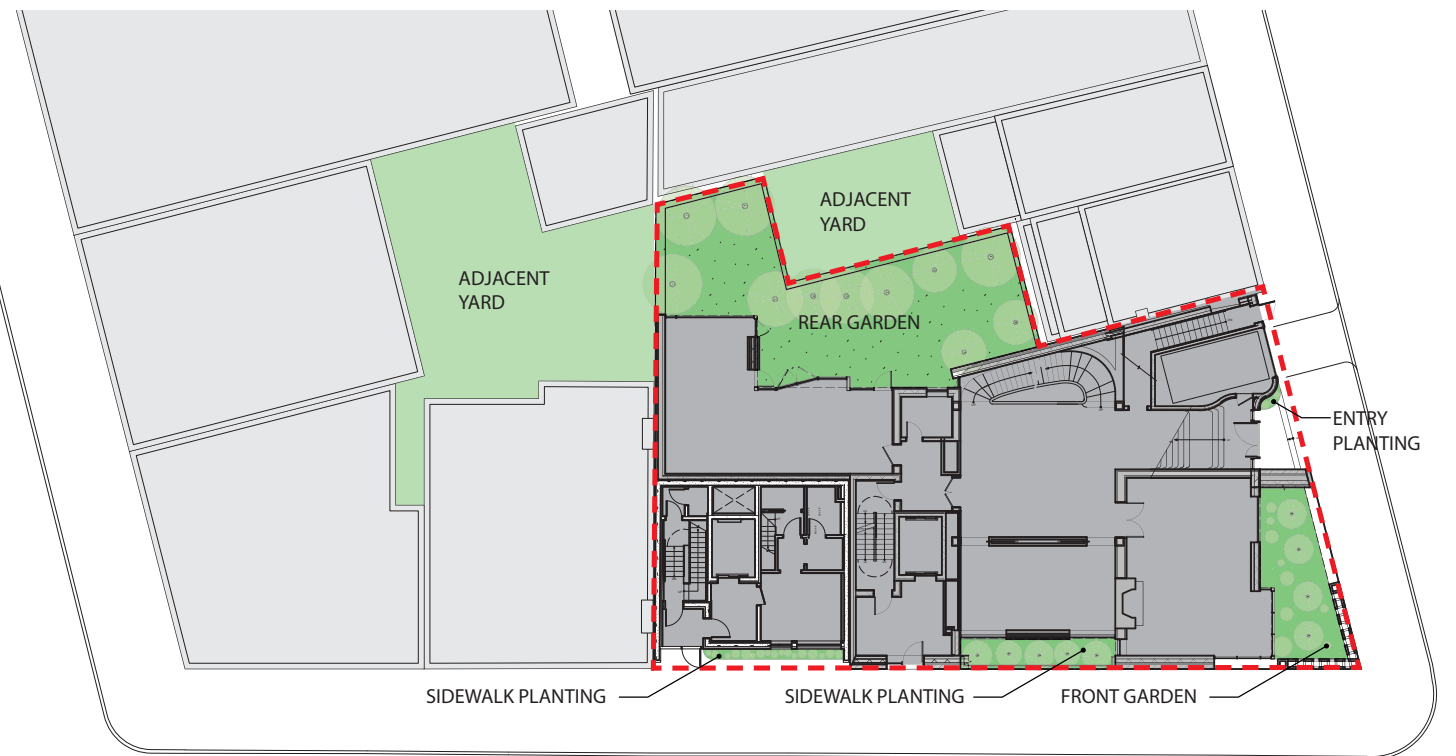
922 SF  
PERRY STREET HOTEL GARDEN; 2008 APPROVAL



1,763 SF  
145 PERRY STREET RESIDENCES GARDEN; 2009 APPROVAL



0 SF  
EXISTING GARDENS



1,960 SF  
PROPOSED GARDENS

BLOCK PLAN  
0 50 100



WASHINGTON STREET EXISTING

WEST 11TH ST

PROJECT SITE

PERRY ST



WASHINGTON STREET PROPOSED

WEST 11TH ST

PROPOSED BUILDING

PERRY ST

\*ALL HEIGHTS FROM MEAN CURB HEIGHT OF PROPOSED BUILDING

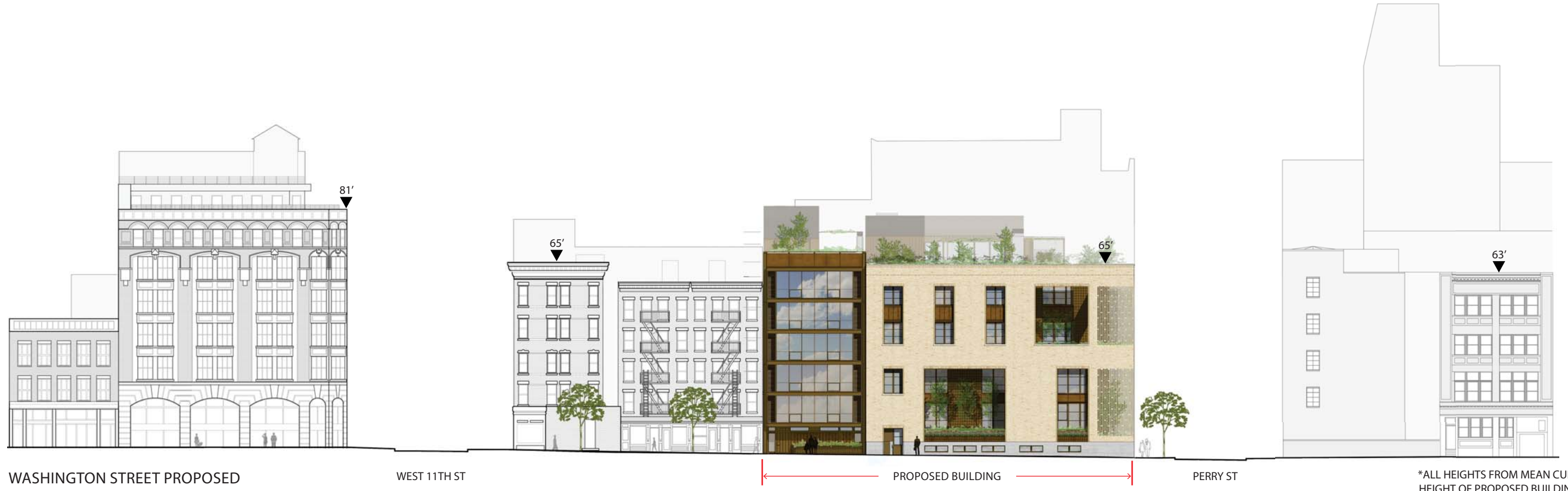


WASHINGTON STREET EXISTING

WEST 11TH ST

PROJECT SITE

PERRY ST



WASHINGTON STREET PROPOSED

WEST 11TH ST

PROPOSED BUILDING

PERRY ST

\*ALL HEIGHTS FROM MEAN CURB HEIGHT OF PROPOSED BUILDING



\*ALL HEIGHTS FROM MEAN CURB  
HEIGHT OF PROPOSED BUILDING



PERRY STREET EXISTING

WASHINGTON ST

PROJECT SITE



PERRY STREET PROPOSED

WASHINGTON ST

PROPOSED BUILDING

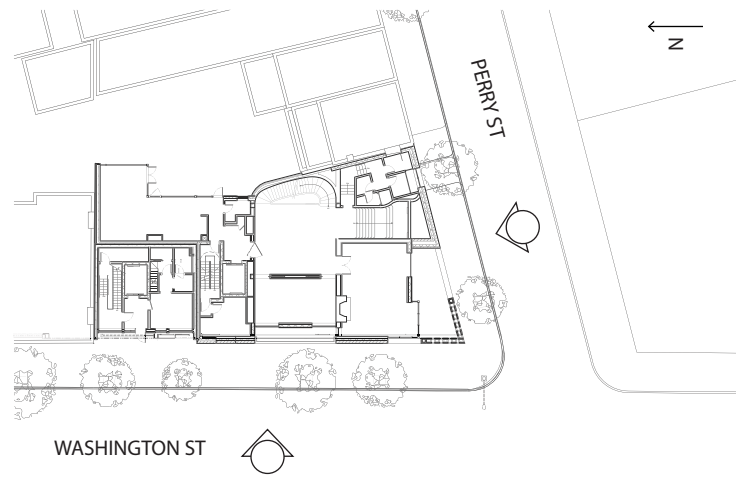
\*ALL HEIGHTS FROM MEAN CURB  
HEIGHT OF PROPOSED BUILDING



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PERRY STREET CONTEXT ELEVATIONS



KEY PLAN

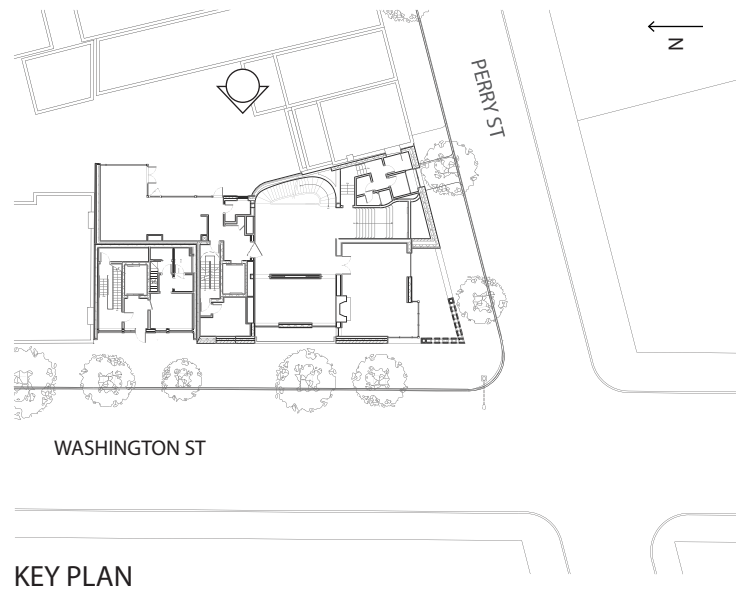


WEST ELEVATION (WASHINGTON STREET)  
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION (PERRY STREET)  
SCALE: 1/8" = 1'-0"

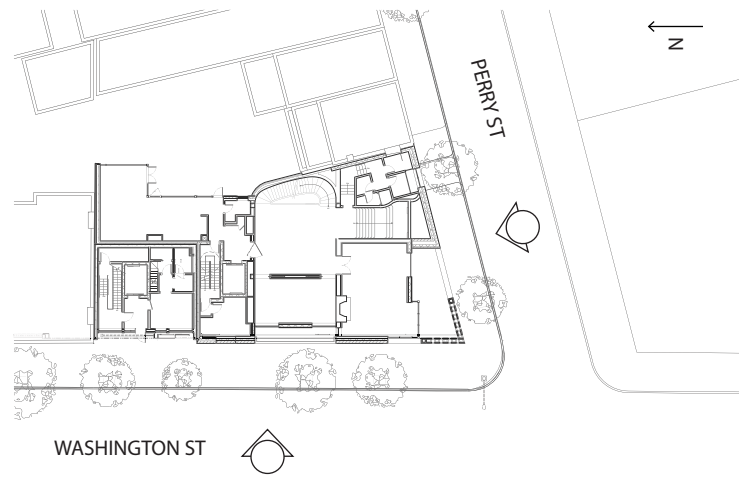




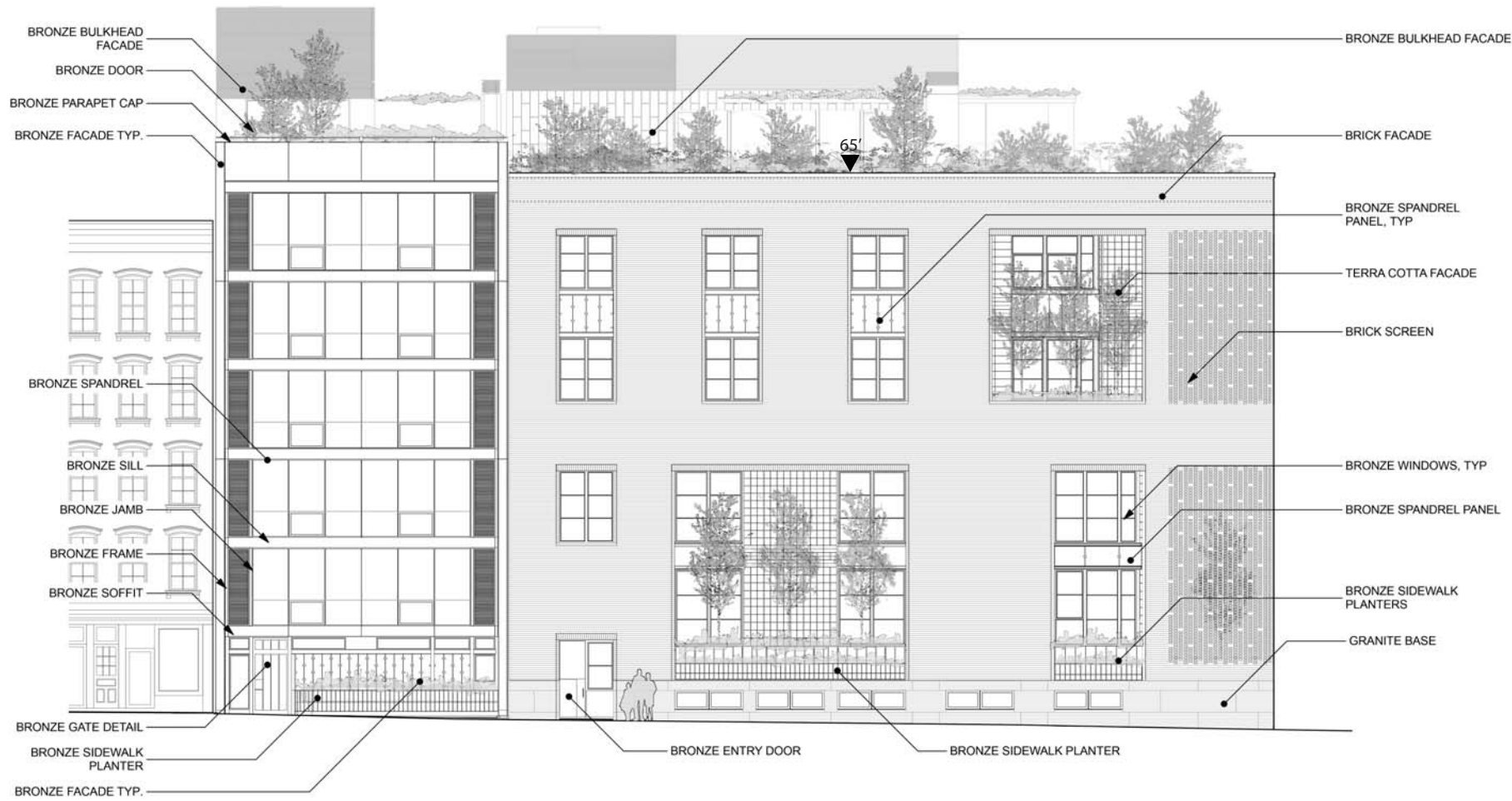
EAST ELEVATION (REAR)  
SCALE: 1/8" = 1'-0"

PROPOSED BUILDING ELEVATION: EAST

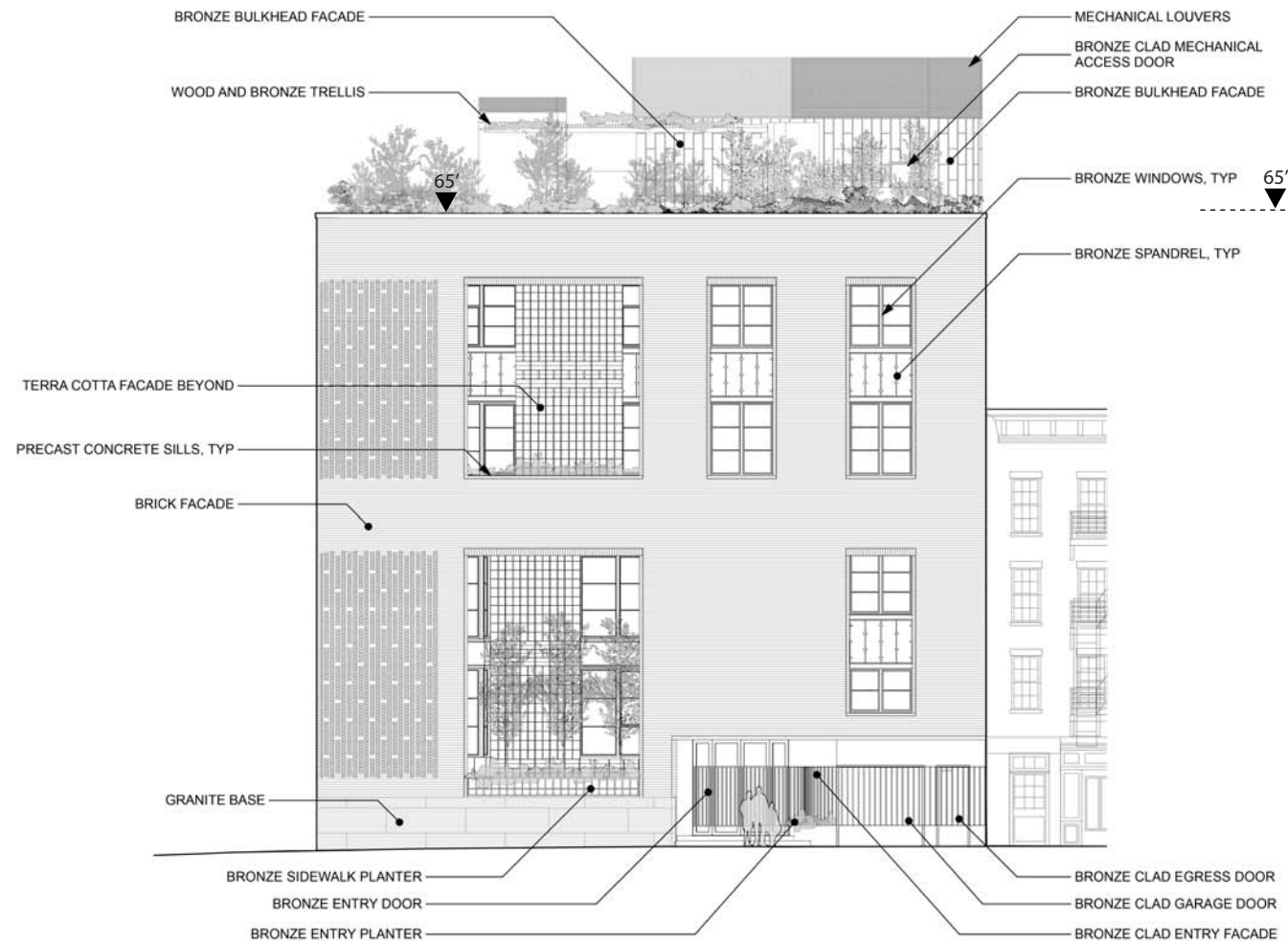




KEY PLAN



WEST ELEVATION (WASHINGTON STREET)  
SCALE: 1/8" = 1'-0"



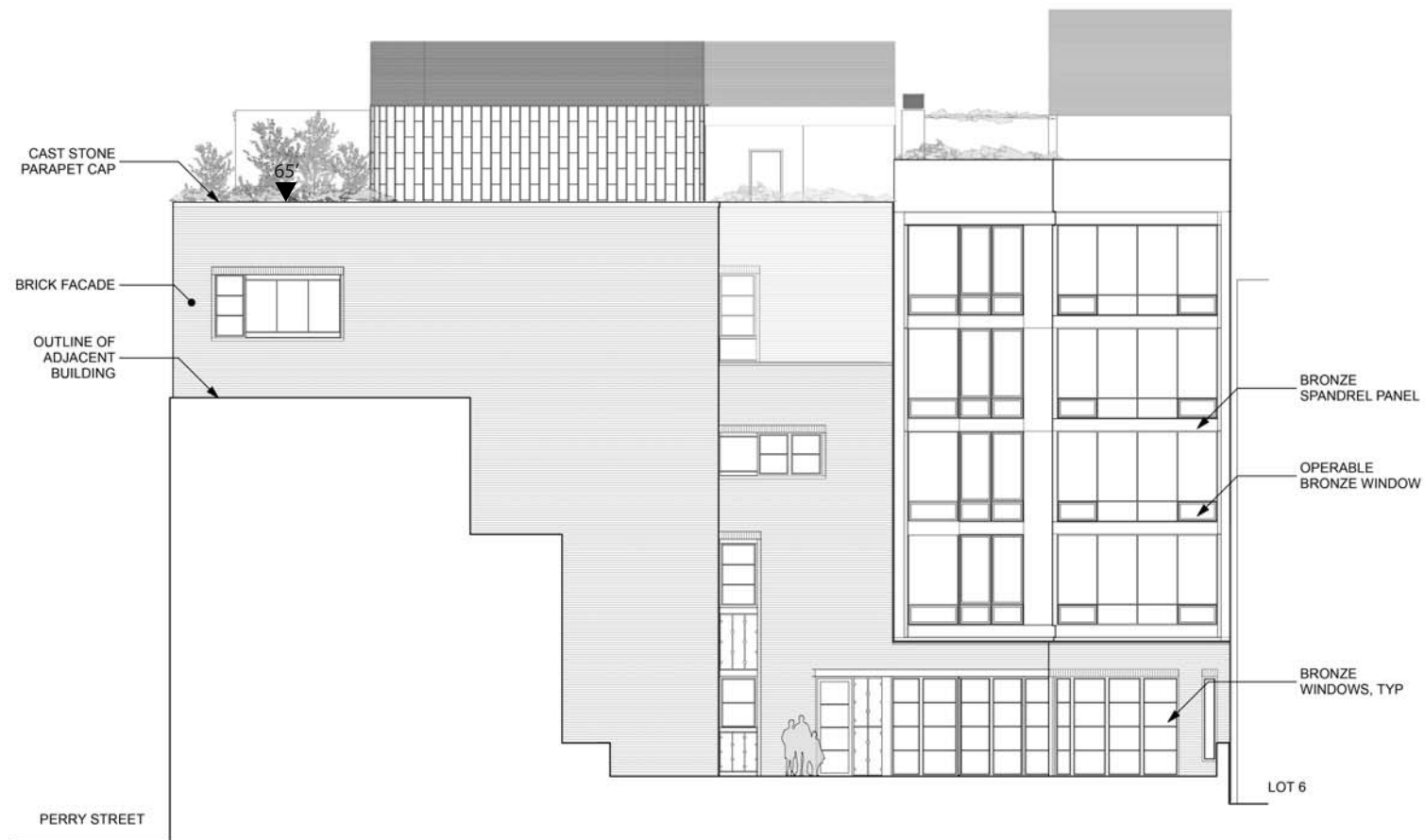
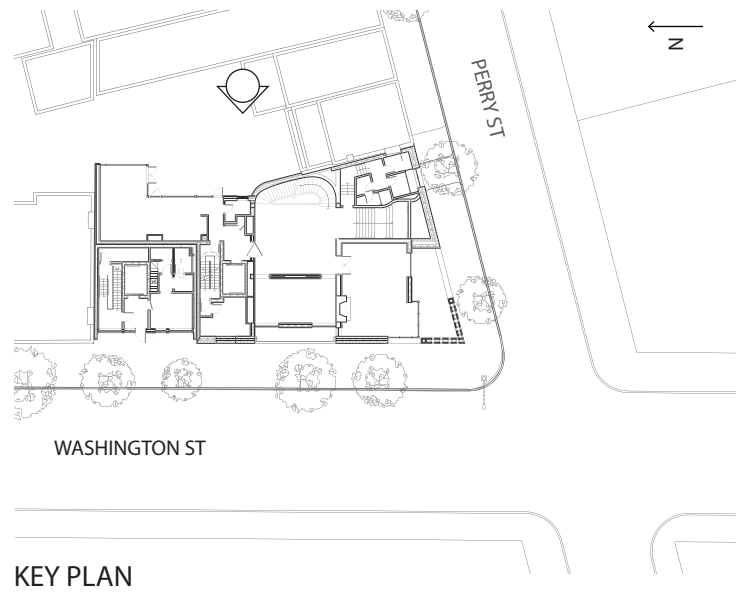
SOUTH ELEVATION (PERRY STREET)  
SCALE: 1/8" = 1'-0"



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PROPOSED BUILDING ELEVATIONS: WEST AND SOUTH [LINE DRAWING]



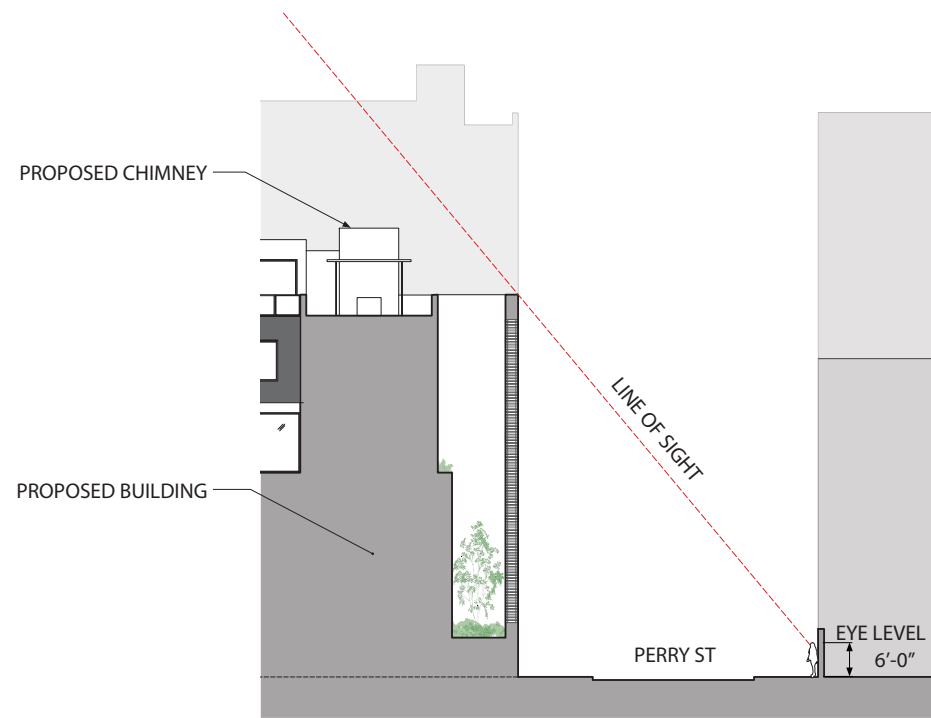
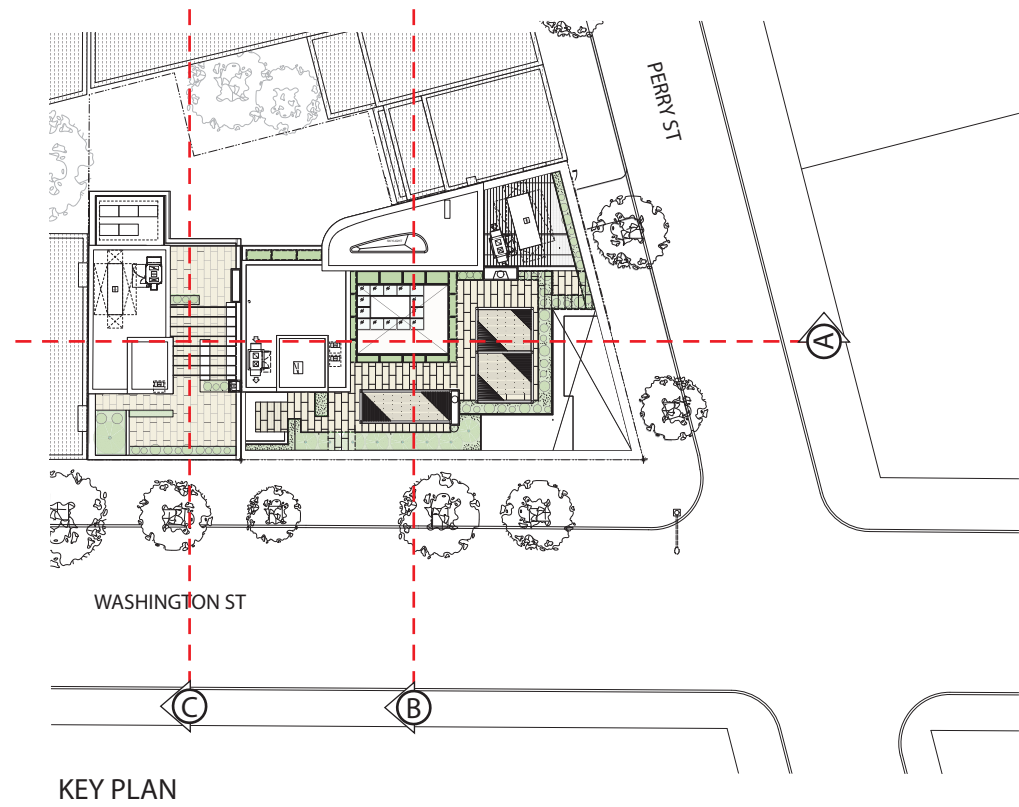
EAST ELEVATION (REAR)  
SCALE: 1/8" = 1'-0"



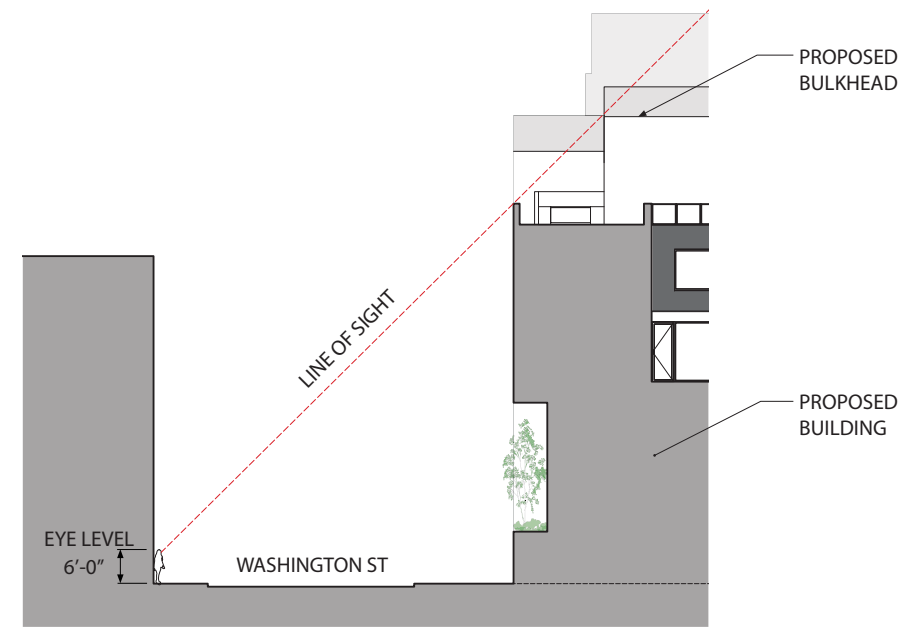
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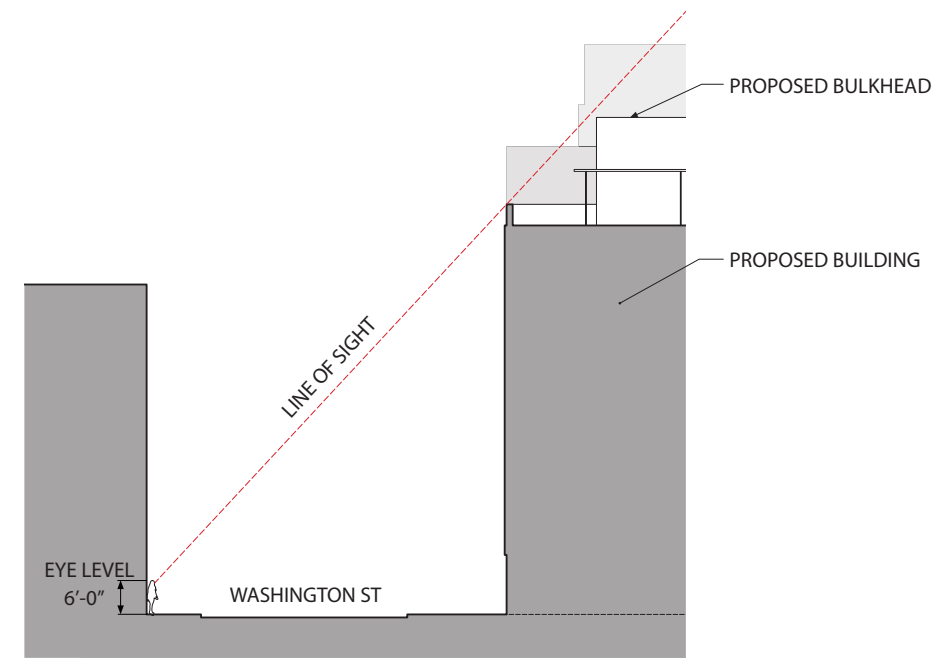
PROPOSED BUILDING ELEVATION: EAST [LINE DRAWING]



SECTION A: PERRY STREET AT TOWNHOUSE



SECTION B: WASHINGTON STREET AT TOWNHOUSE



SECTION C: WASHINGTON STREET AT APARTMENTS



PROPOSED



CURRENT



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EXTERIOR: WASHINGTON AND PERRY



PROPOSED



CURRENT



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EXTERIOR: PERRY STREET



PROPOSED



CURRENT

EXTERIOR: WASHINGTON STREET



PROPOSED



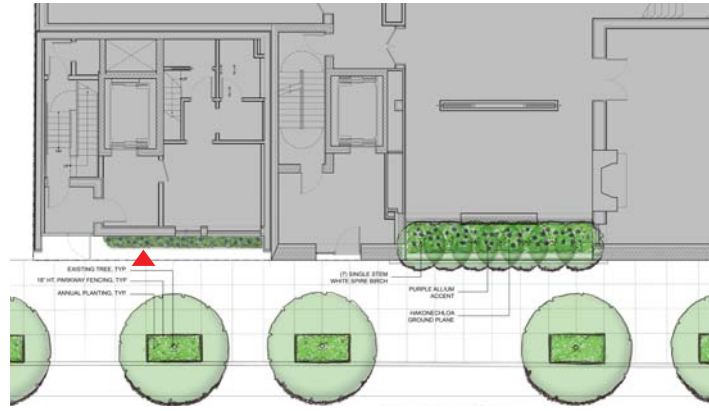
CURRENT



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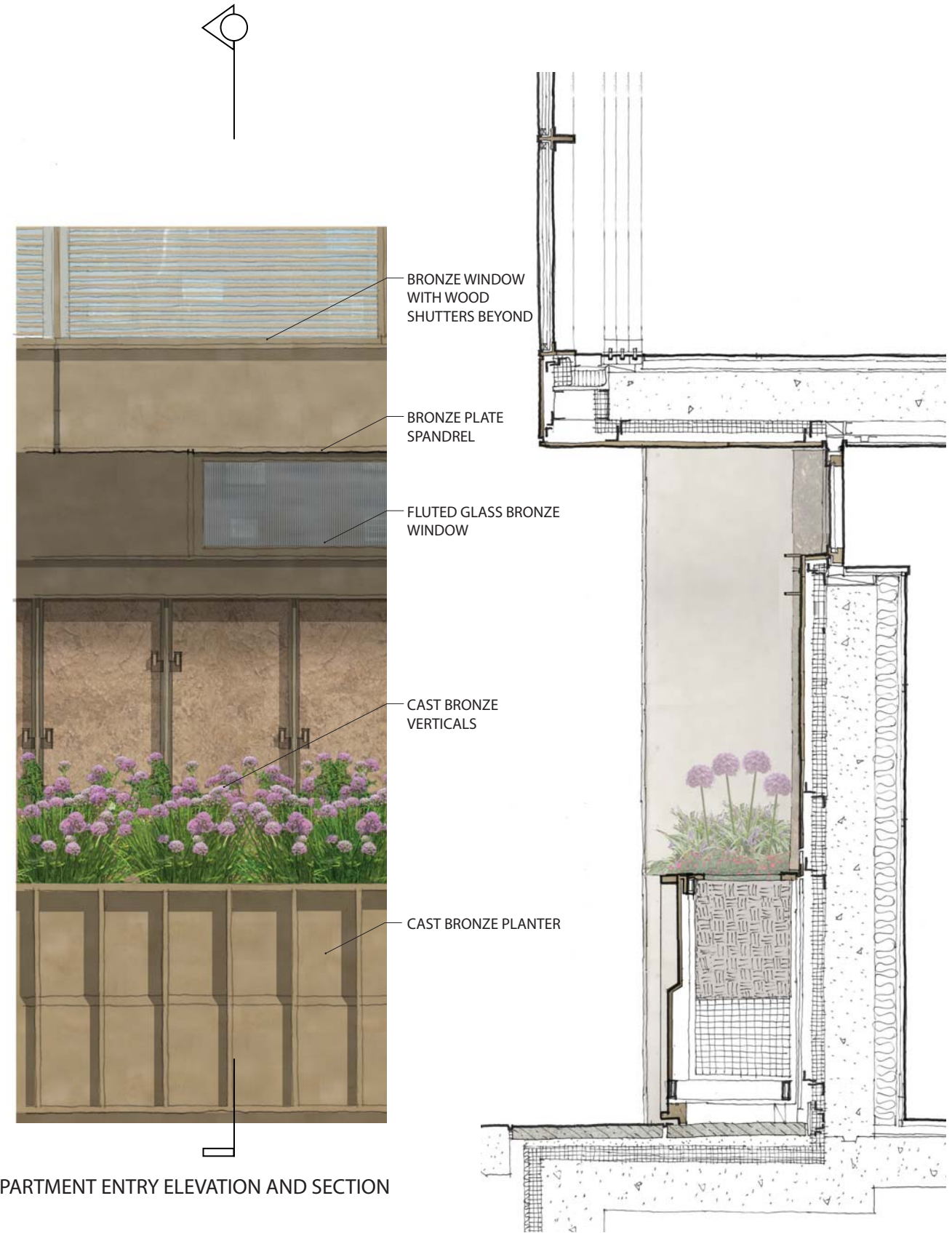
EXTERIOR: WASHINGTON STREET



APARTMENT ENTRY KEY PLAN

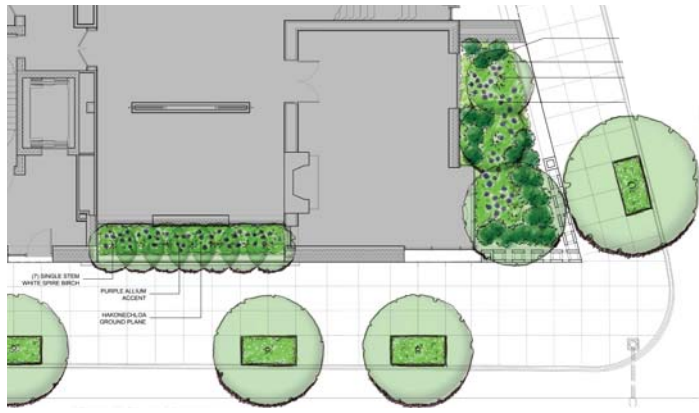


APARTMENT ENTRY

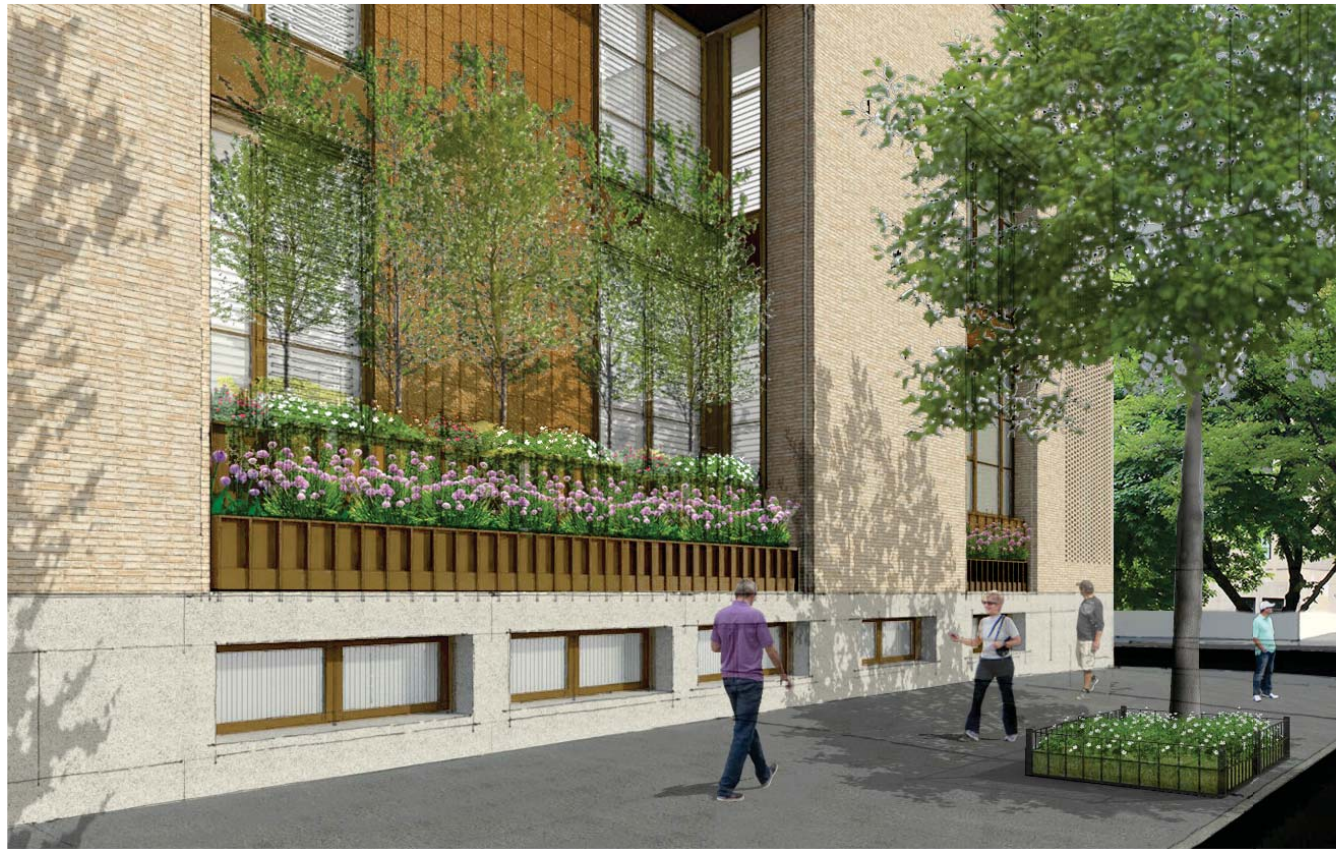


APARTMENT ENTRY ELEVATION AND SECTION





SIDEWALK GARDEN KEY PLAN



WASHINGTON STREET

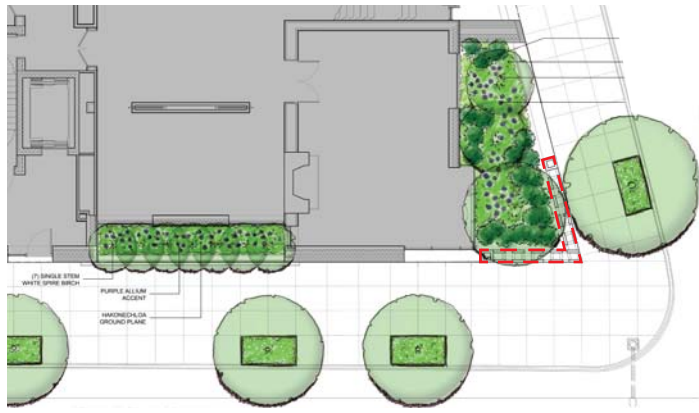


- BRONZE WINDOW WITH WOOD SHUTTERS BEHIND
- CAST BRONZE PLANTER
- CAST BRONZE PLANTER
- HANDMADE BRICK
- BRONZE CELLAR WINDOW
- GRANITE BASE

SIDEWALK GARDEN ELEVATION & SECTION



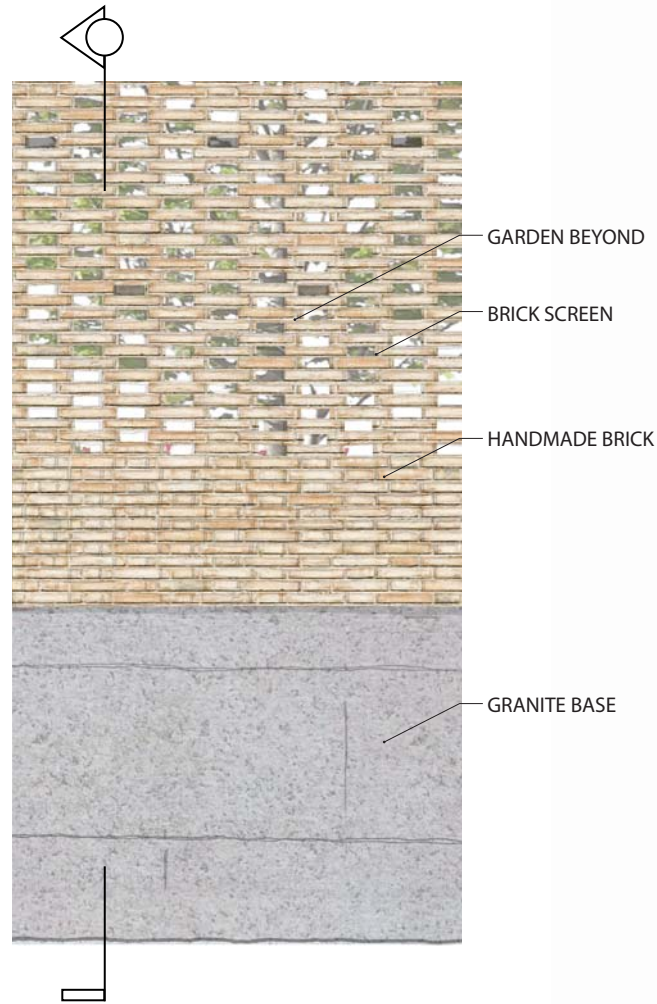
SIDEWALK GARDEN VIEW



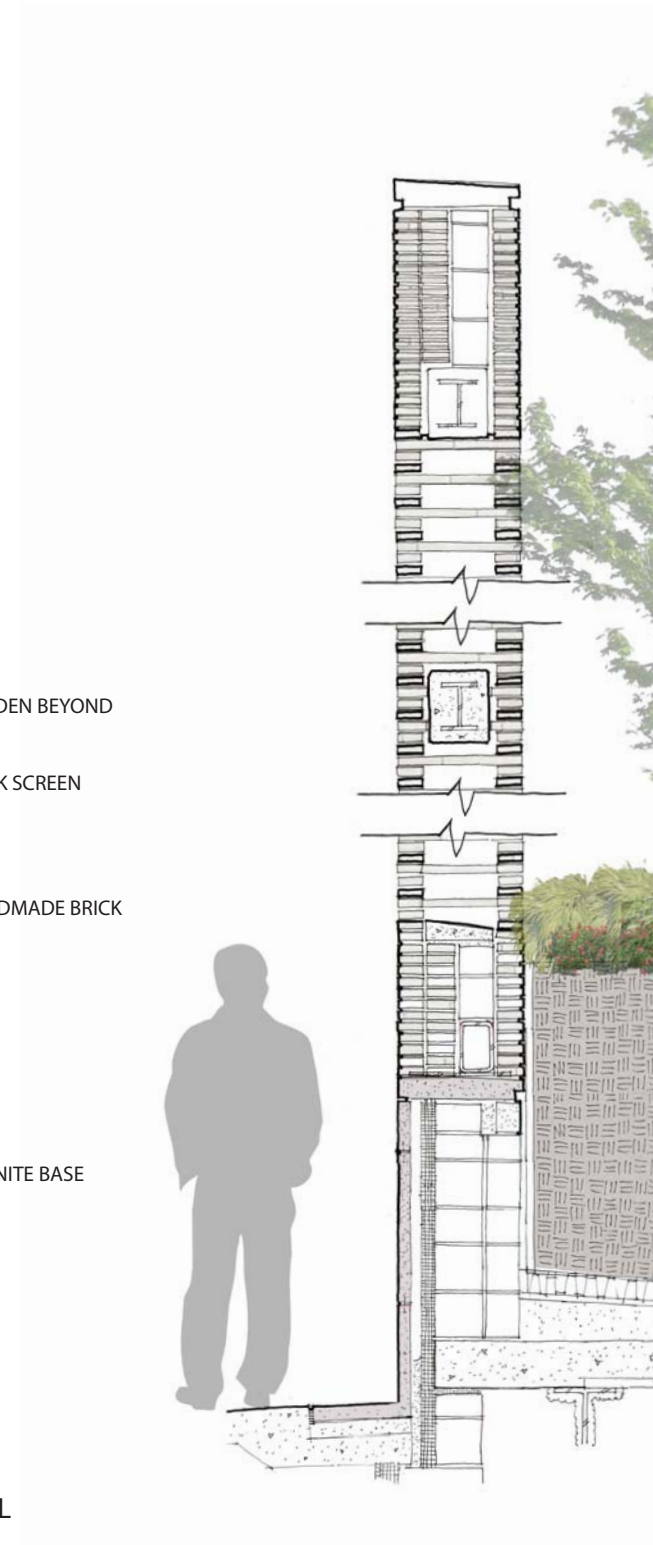
BRICK SCREEN KEY PLAN



BRICK SCREEN SIDEWALK VIEW



BRICK SCREEN ELEVATION AND SECTION DETAIL



BRICK SCREEN DETAILING



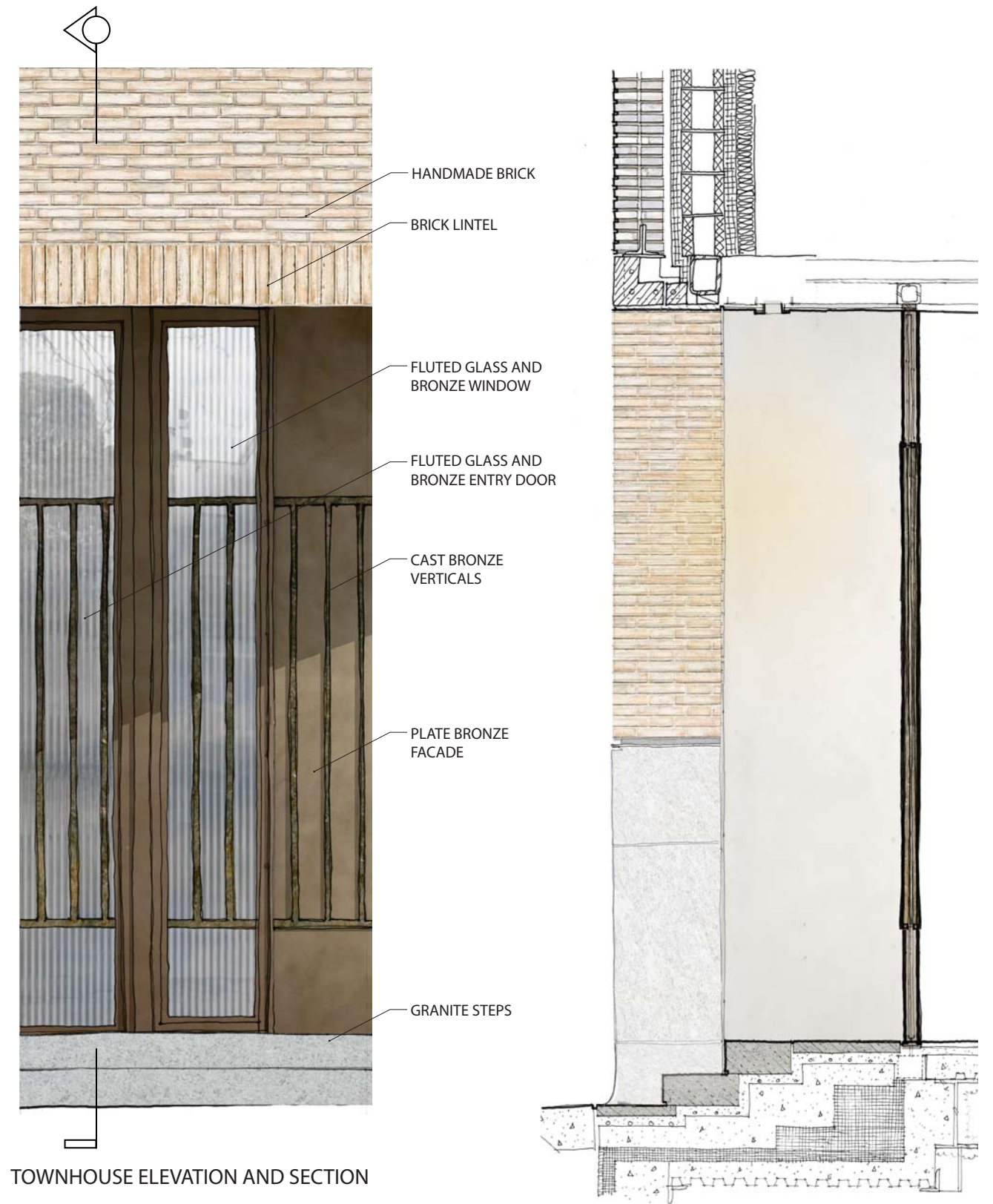
BRICK SCREEN VIEW



TOWNHOUSE ENTRY KEY PLAN



TOWNHOUSE ENTRY



TOWNHOUSE ELEVATION AND SECTION



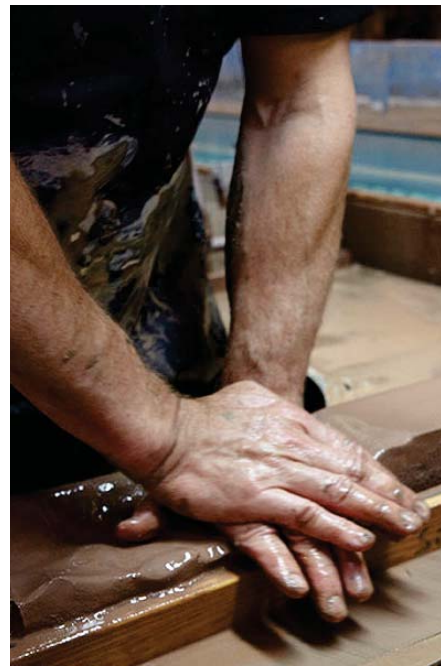
HANDMADE BRICK FACADE  
TOWNHOUSE



GRANITE BASE  
TOWNHOUSE

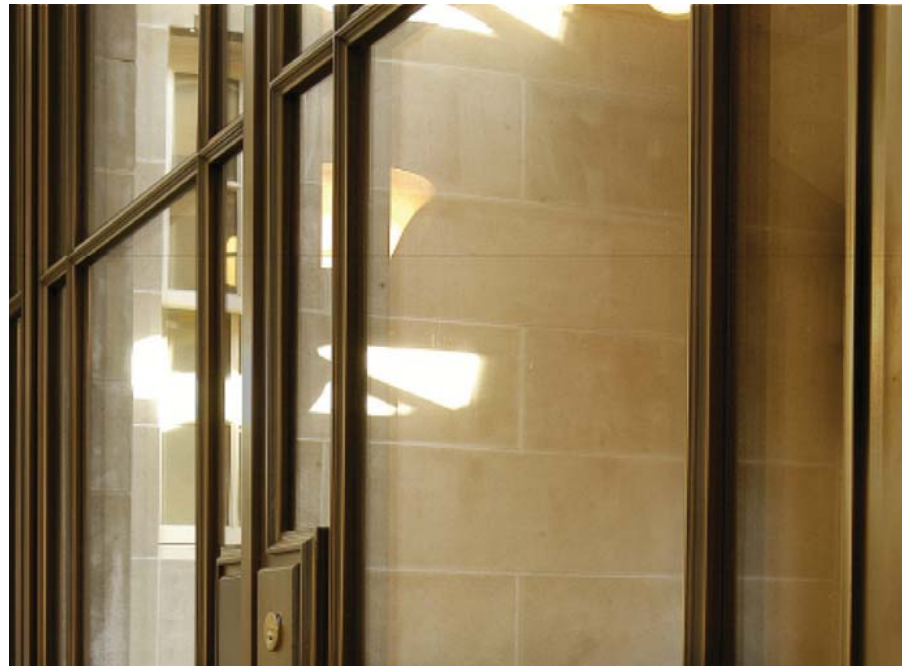


VARIABLE HANDMADE TEXTURE AND COLOR

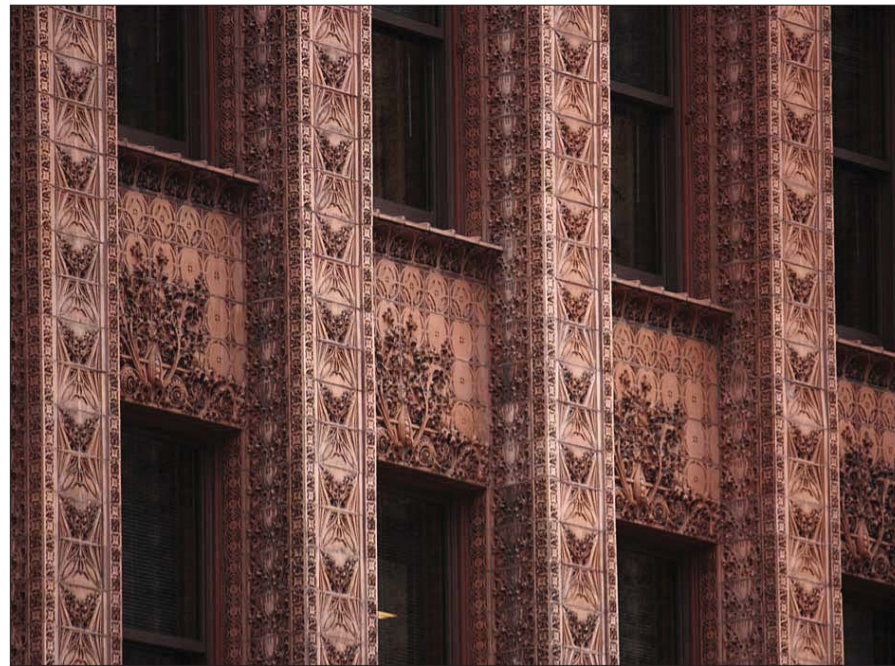


GRANITE TEXTURING





BRONZE WINDOWS  
TOWNHOUSE AND APARTMENTS



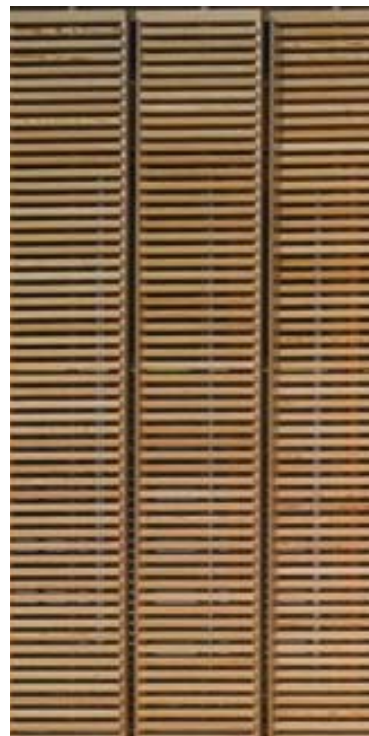
TERRA COTTA RAINSCREEN  
TOWNHOUSE



BRONZE PANELS  
TOWNHOUSE AND APARTMENTS



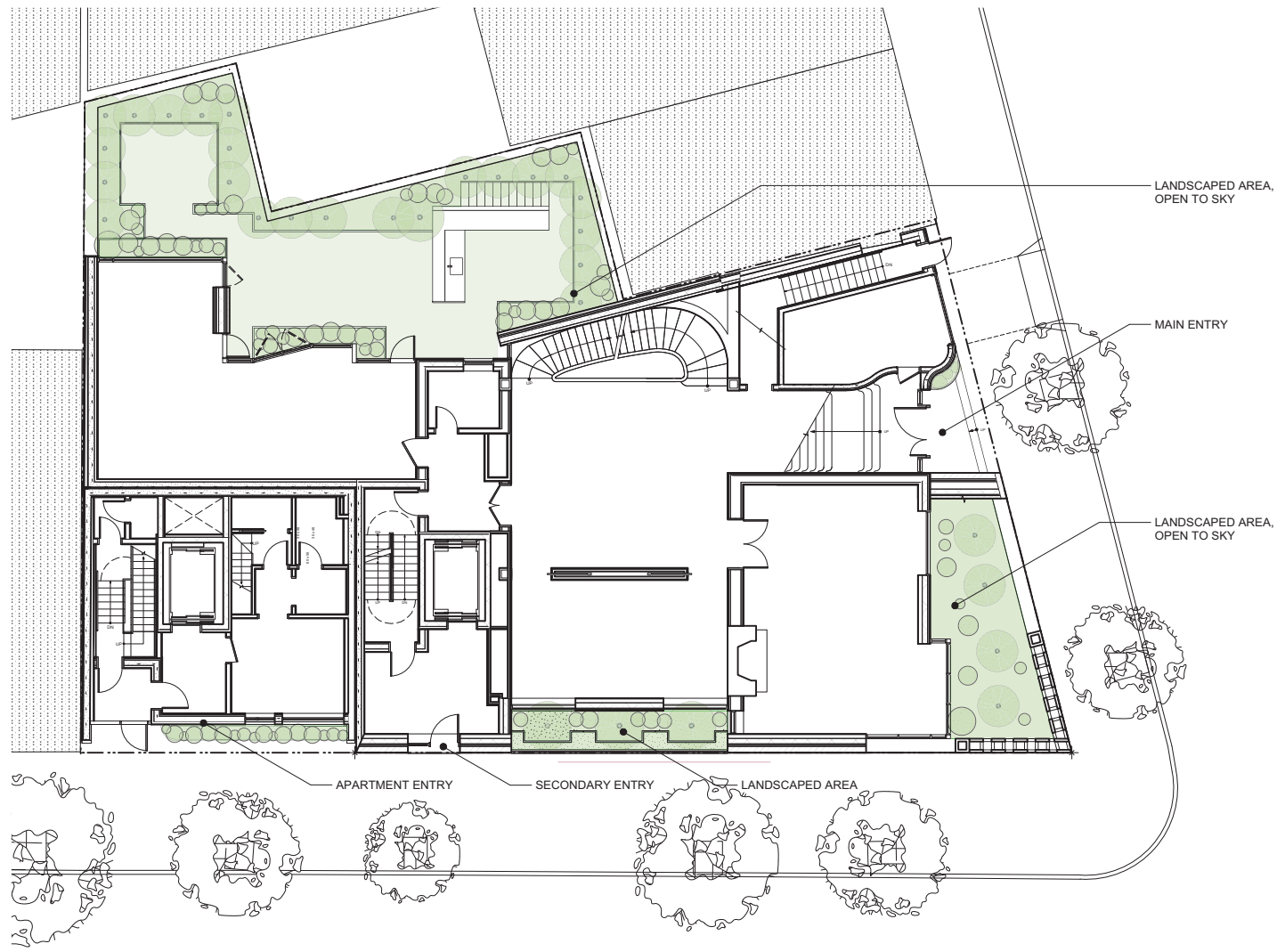
BRONZE WINDOW DETAILS AND LIGHT WOOD SHUTTERS



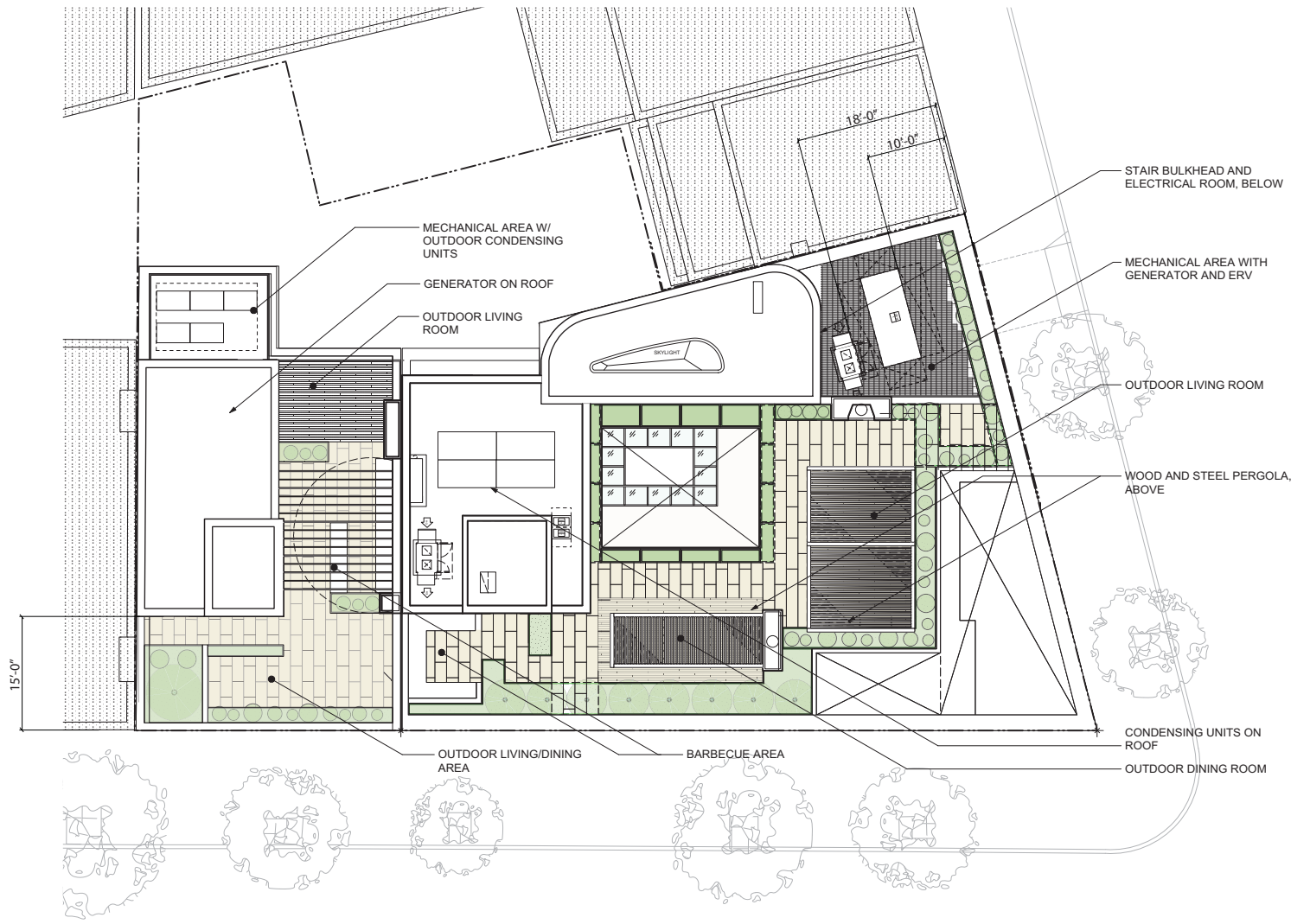
HAND/RAM-PRESSED AND TEXTURED TERRACOTTA



PLATE COLOR AND TEXTURE

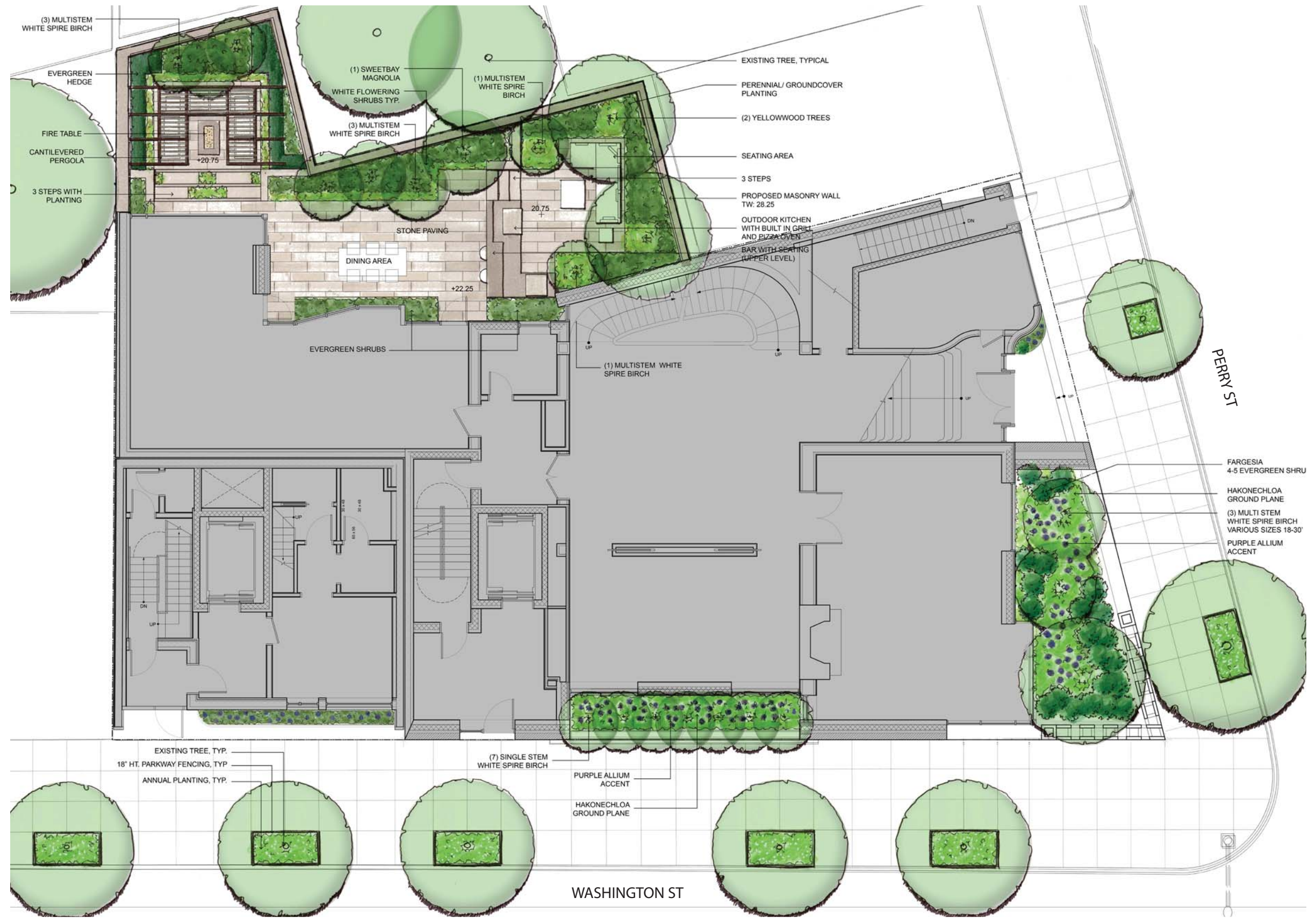


ENTRY FLOOR PLAN  
SCALE: 3/32" = 1'-0"



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





STREET LEVEL GARDEN PLAN  
SCALE: 3/16" = 1'-0"





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EXTERIOR: WASHINGTON AND PERRY EVENING