

RESTAURANT RENOVATION

1 PERRY STREET NEW YORK, NEW YORK 10014
GREENWICH VILLAGE HISTORIC DISTRICT



RICHARD H. LEWIS ARCHITECT
444 CENTRAL PARK WEST NEW YORK NY 10025

JANUARY 09, 2018

SITE INFORMATION

ADDRESS: 1 PERRY STREET
BOROUGH: MANHATTAN
BLOCK: 613
LOT: 61
ZONE: C2-6
MAP: 12C
SPECIAL DISTRICT: GREENWICH VILLAGE HISTORIC DISTRICT
LANDMARK: YES

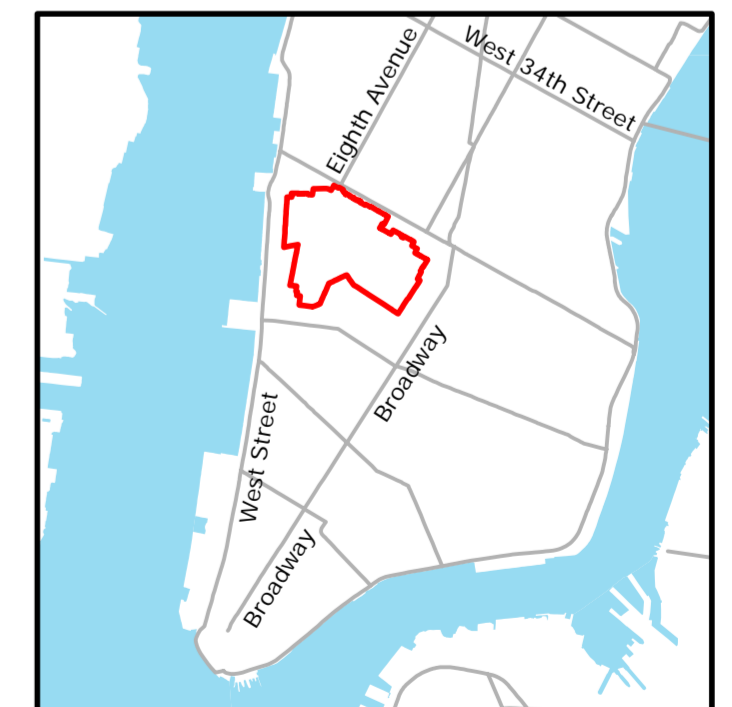


1 PERRY STREET - EXISTING PHOTO



Greenwich Village Historic District
Manhattan
Designated April 29, 1969

Historic District Boundaries



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LOCATION MAP & EXISTING PHOTO

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1926 New-York Historical Society Subway Photo



2 ENLARGED PHOTO -1926 NEW YORK HISTORICAL SOCIETY SUBWAY PHOTO

1 1926 NEW YORK HISTORICAL SOCIETY SUBWAY PHOTO





VIEW 1- EXISTING

1 VIEW 1



VIEW 2- EXISTING

2 VIEW 2



VIEW 3- EXISTING

3 VIEW 3



VIEW 4- EXISTING

4 VIEW 4



VIEW 5- EXISTING

5 VIEW 5



VIEW 6- EXISTING

6 VIEW 6

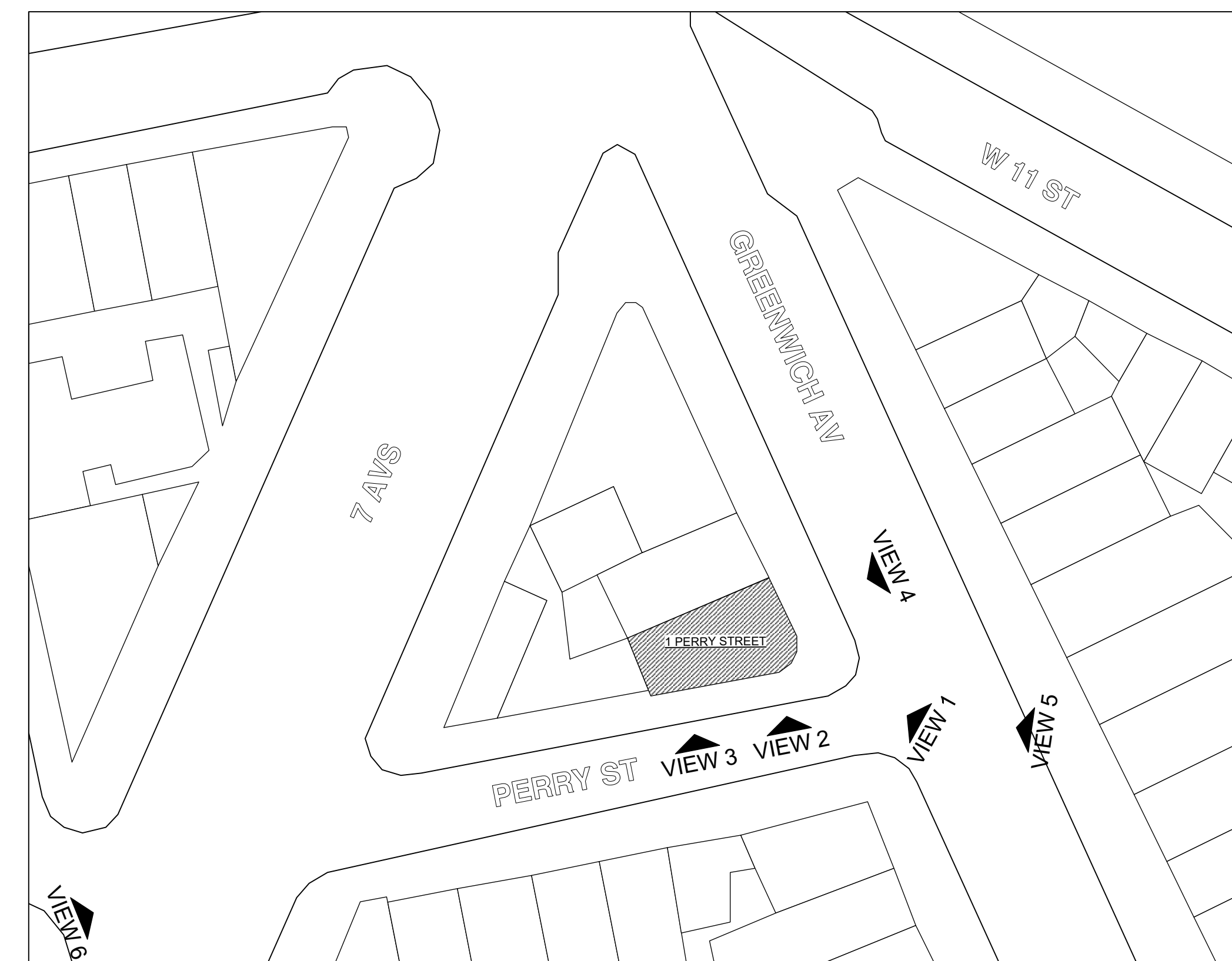


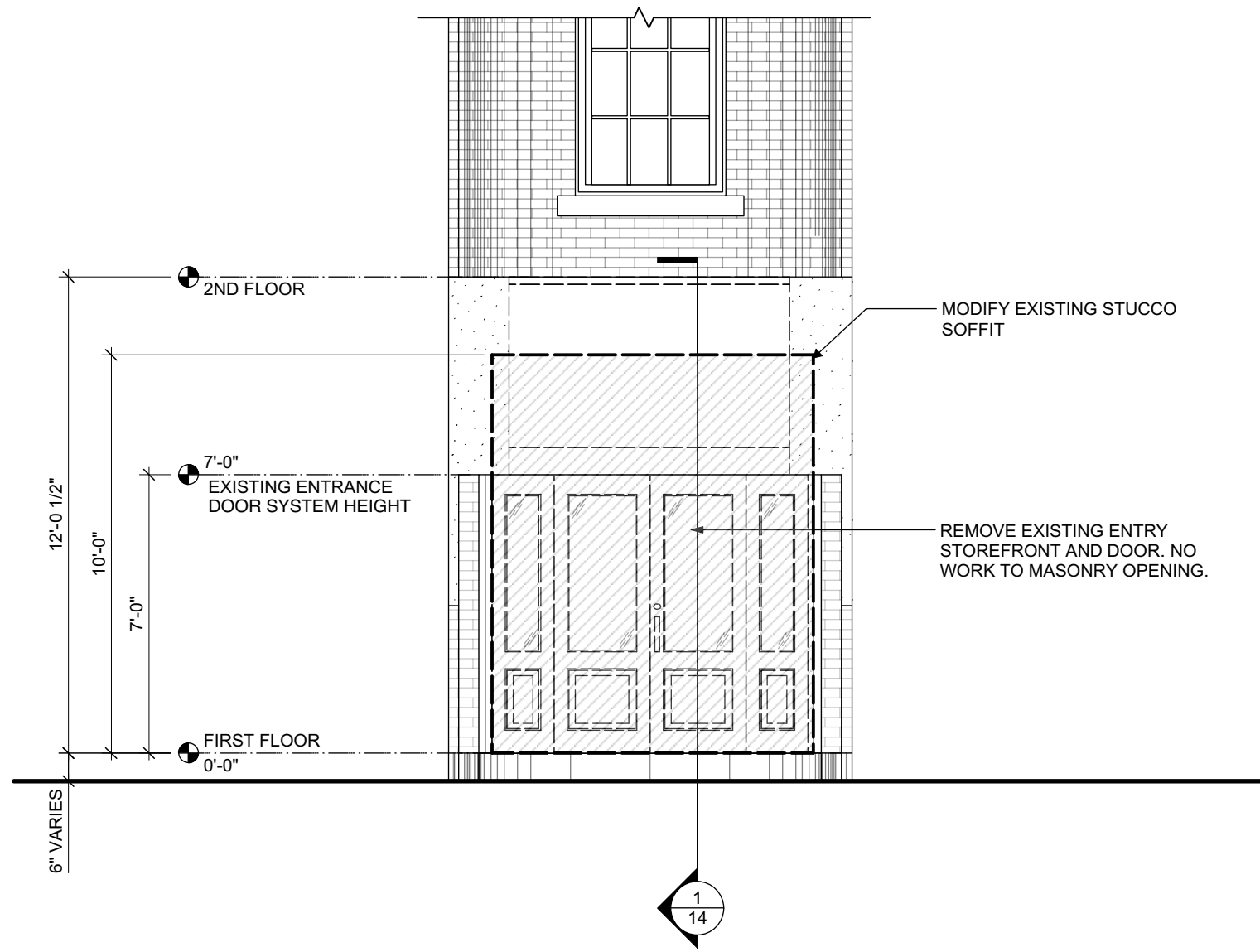
PHOTO KEY PLAN



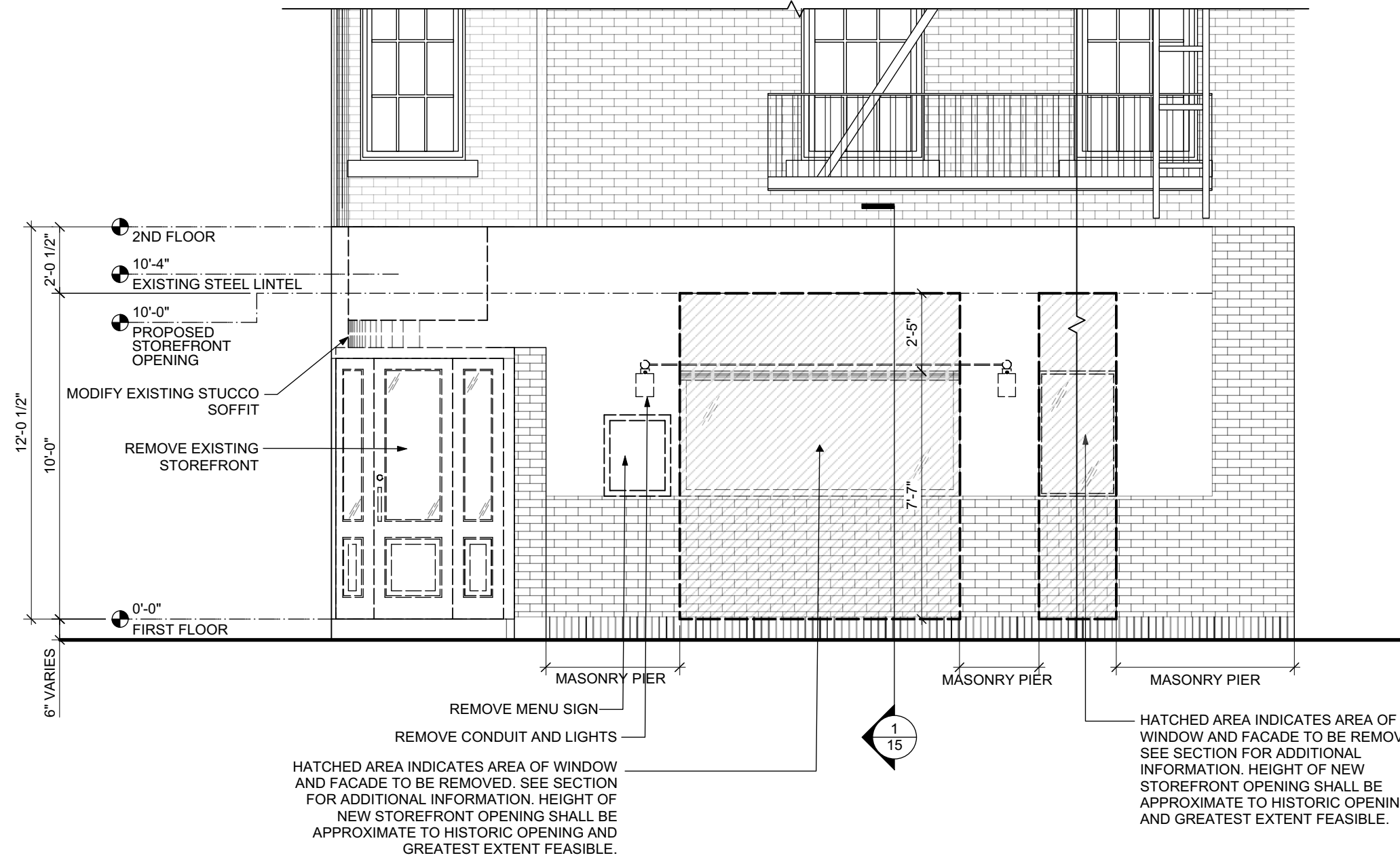
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EXISTING PHOTOS

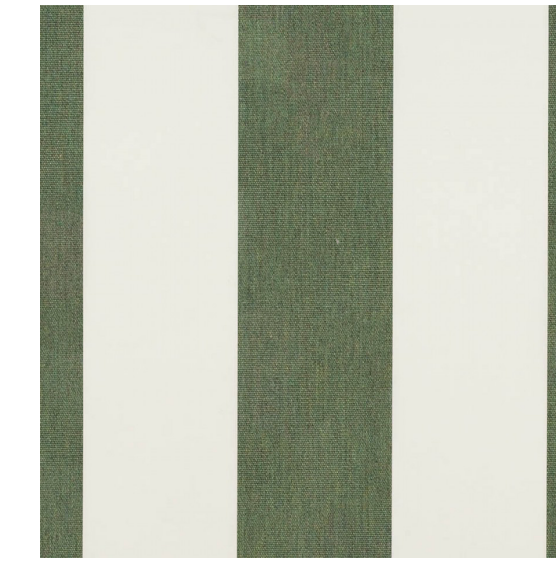
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1 EXISTING EXTERIOR ELEVATION - SOUTHEAST
SCALE: 1/4"=1'-0"



2 EXISTING EXTERIOR ELEVATION - EAST
SCALE: 1/4"=1'-0"



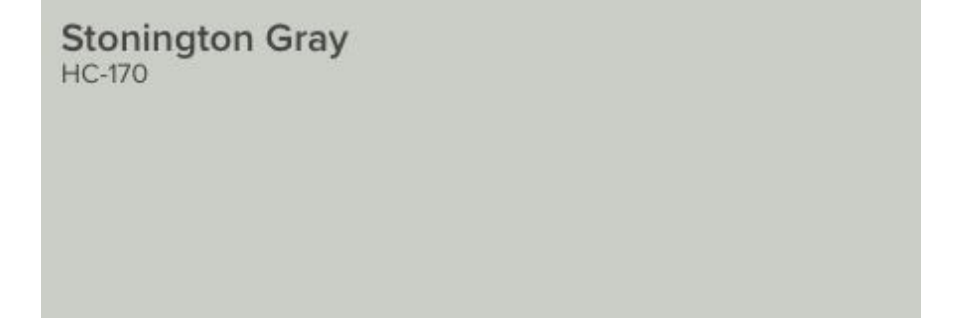
AWNING FABRIC

FERN BY SUNBRELLA (4671-0000)
NATURAL SUNBRELLA (4604-0000)
VERTICAL STRIPE, EACH STRIPE WILL BE 6". PIPING WILL
MATCH FERN STRIPE.
AWNING SKIRT SHALL BE SOLID A COLOR OF FERN BY
SUNBRELLA (4671-0000)



SIGN BAND COLOR

Benjamin Moore INT RM 85 Decorator's White



WOOD STOREFRONT & STUCCO FACADAE COLOR

Benjamin Moore HC-170, Stonington Gray



SIGN BAND LETTERING COLOR

Benjamin Moore HC 125 Cushing Green



MENU SIGN STAIN

MINWAX PROVINCIAL STAIN, #211

EXTERIOR DOOR PULLS

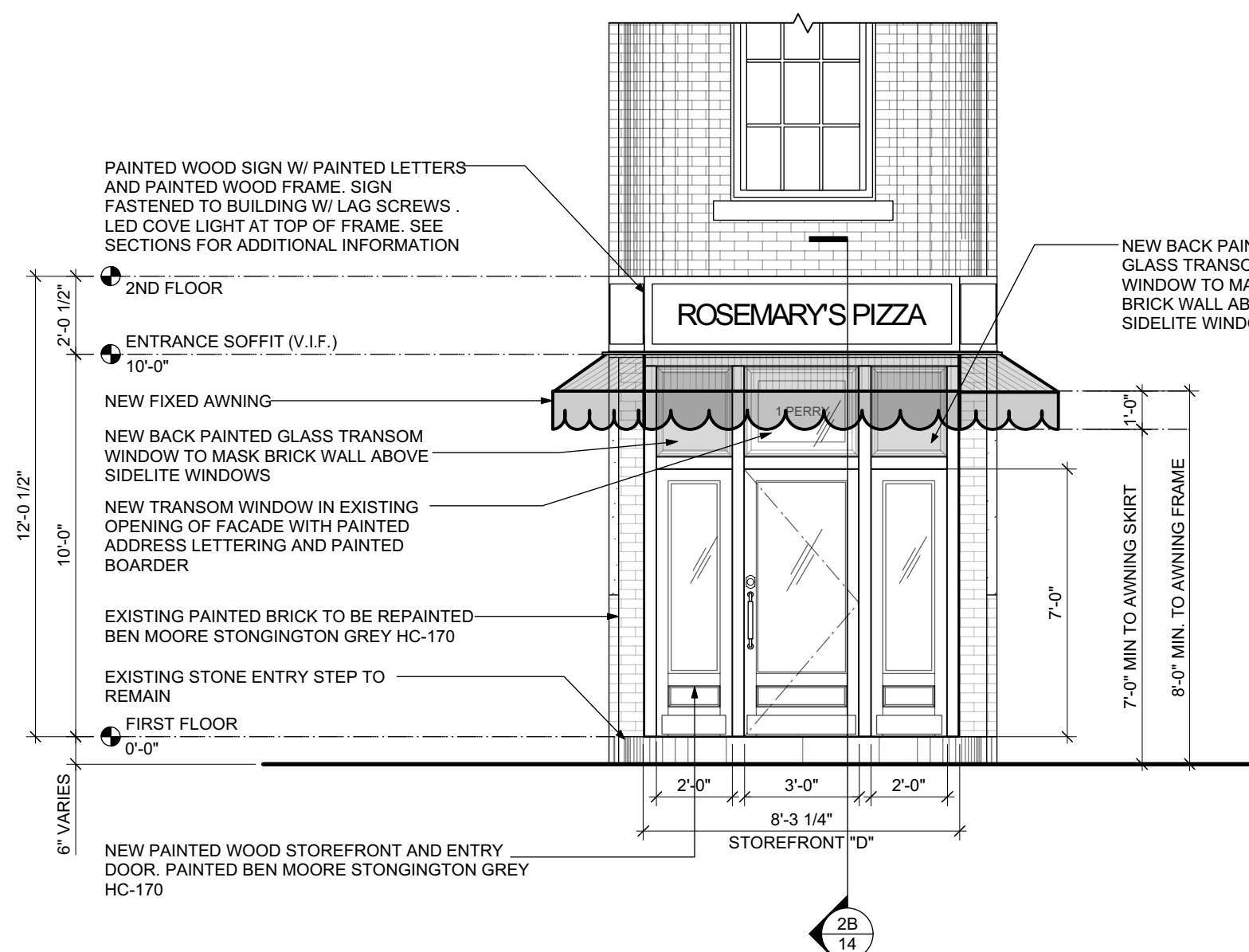


*Length c.c. (center to center): 18"
*Length Overall: 19-3/32"
*Width: 1-1/8"

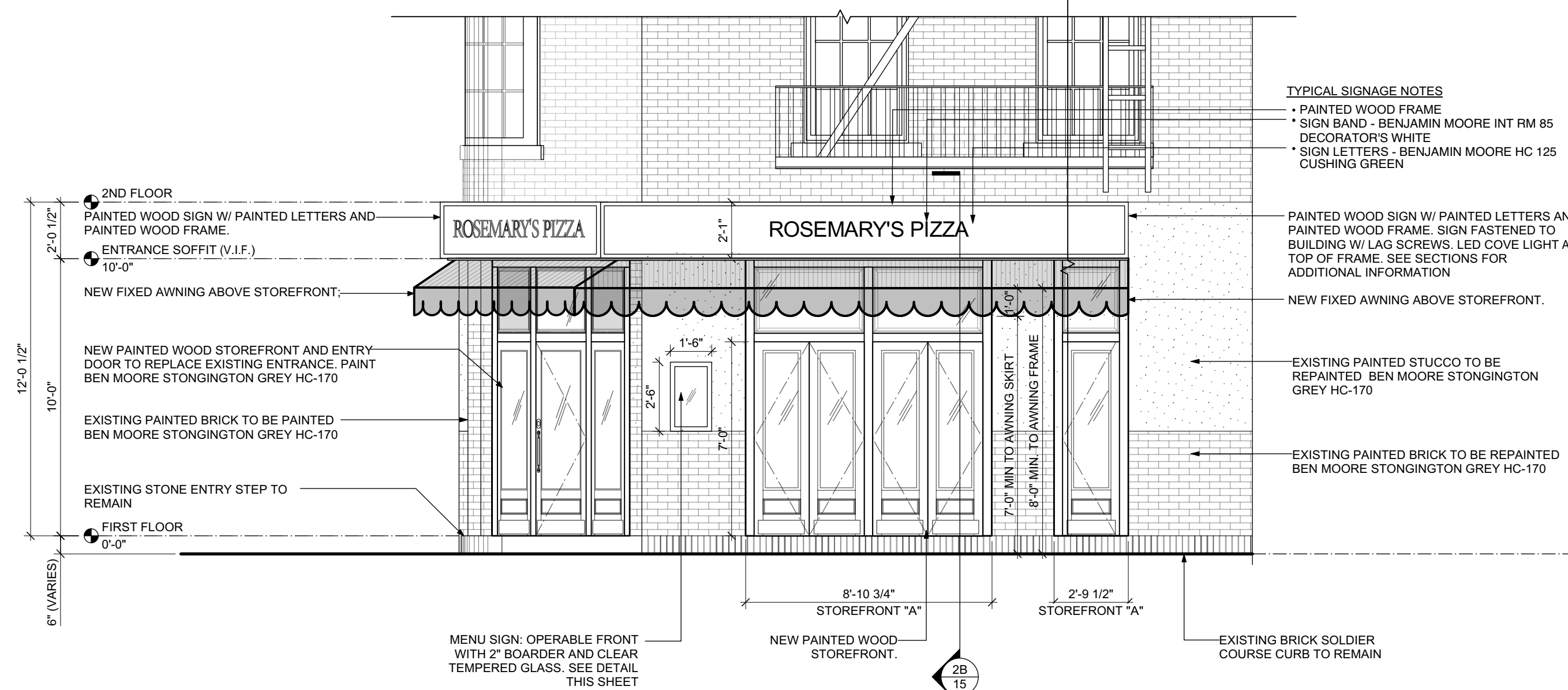


*Height: 4"
*Width: 2-3/4"
*Interior Double Cylinder Projection: 3/4"
*Double Cylinder Projection: 3/4"
*Fits doors prepared with 2-1/8" or 1-5/8" cross
bore hole and 1" edge hole
*Door Thickness: adjustable from 1-3/8" to 2".
*Backset: adjustable latches for either 2-3/8" or
2-3/4" with removable faceplate.

DOOR PULL AND LOCK



4 PROPOSED EXTERIOR ELEVATION - SOUTHEAST
SCALE: 1/4"=1'-0"



5 PROPOSED EXTERIOR ELEVATION - EAST
SCALE: 1/4"=1'-0"

TYPICAL SIGNAGE NOTES

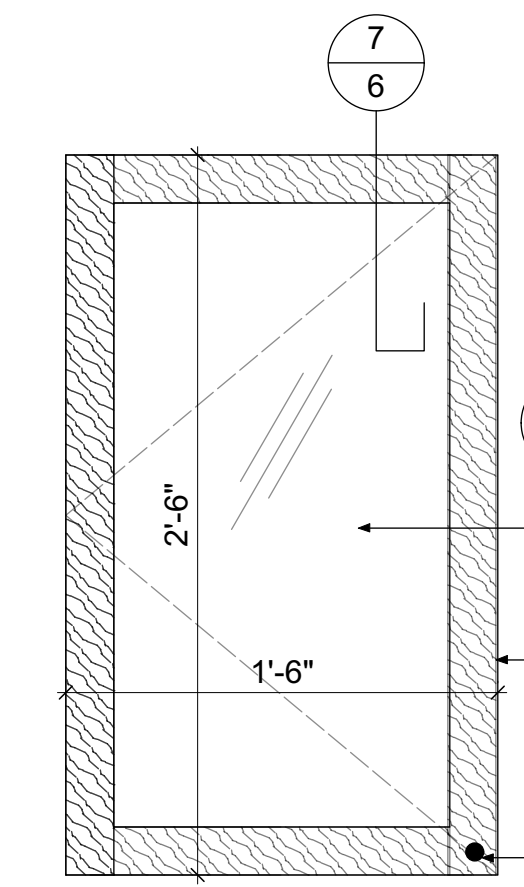
- * PAINTED WOOD FRAME
- * SIGN BAND - BENJAMIN MOORE INT RM 85 DECORATOR'S WHITE
- * SIGN LETTERS - BENJAMIN MOORE HC 125 CUSHING GREEN

PAINTED WOOD SIGN W/ PAINTED LETTERS AND PAINTED WOOD FRAME. SIGN FASTENED TO BUILDING W/ LAG SCREWS. LED COVE LIGHT AT TOP OF FRAME. SEE SECTIONS FOR ADDITIONAL INFORMATION

NEW FIXED AWNING ABOVE STOREFRONT.

EXISTING PAINTED STUCCO TO BE REPAINTED BEN MOORE STONINGTON GREY HC-170

EXISTING PAINTED BRICK TO BE REPAINTED BEN MOORE STONINGTON GREY HC-170



6 MENU SIGN
SCALE: 1 1/2"=1'-0"

7 MENU SIGN
SCALE: 1 1/2"=1'-0"

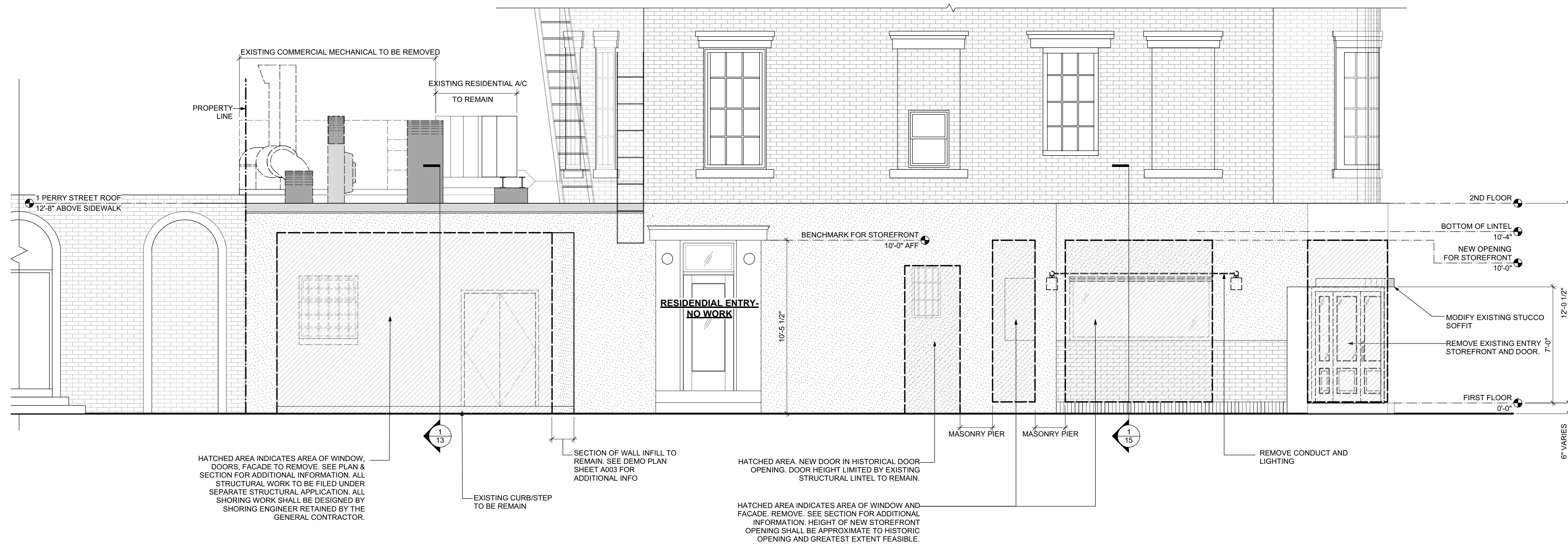
CLEAR TEMPERED GLASS
DOOR FRAME STAINED MINWAX PROVINCIAL #211 W/ DARK BRONZE PIANO HINGE
DARK BRONZE CYLINDER LOCK



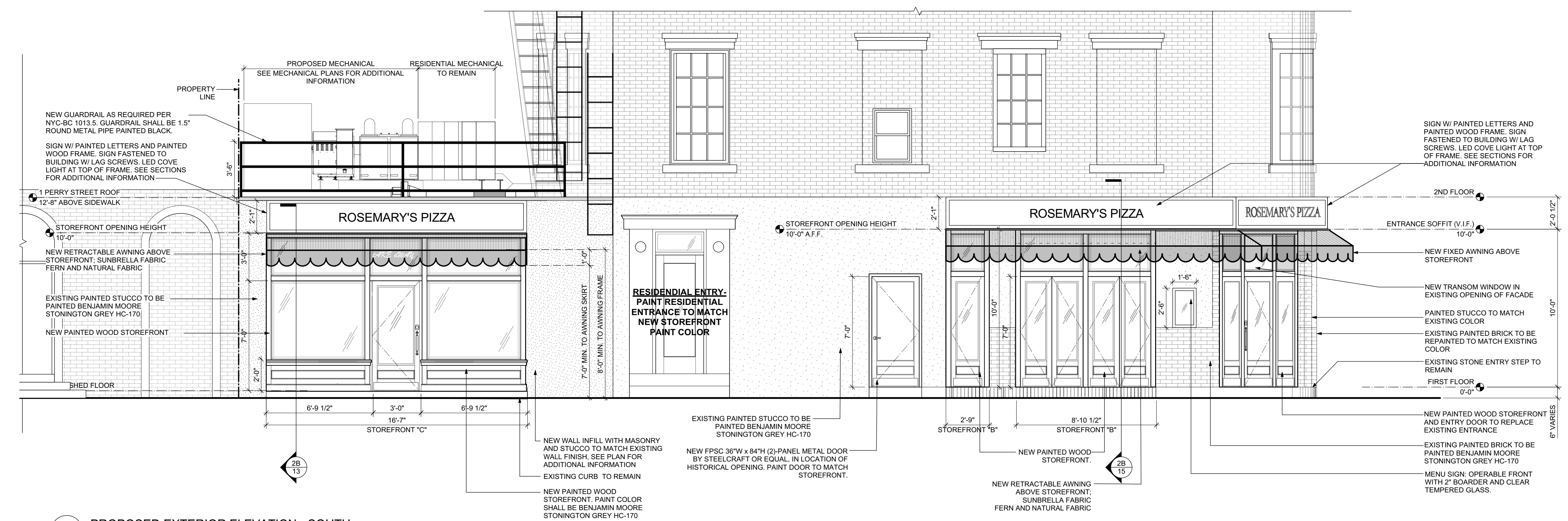
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ELEVATIONS: EXISTING AND PROPOSED

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6 EXISTING EXTERIOR ELEVATION - SOUTH
SCALE: 1/4"=1'-0"



3 PROPOSED EXTERIOR ELEVATION - SOUTH
SCALE: 1/4"=1'-0"

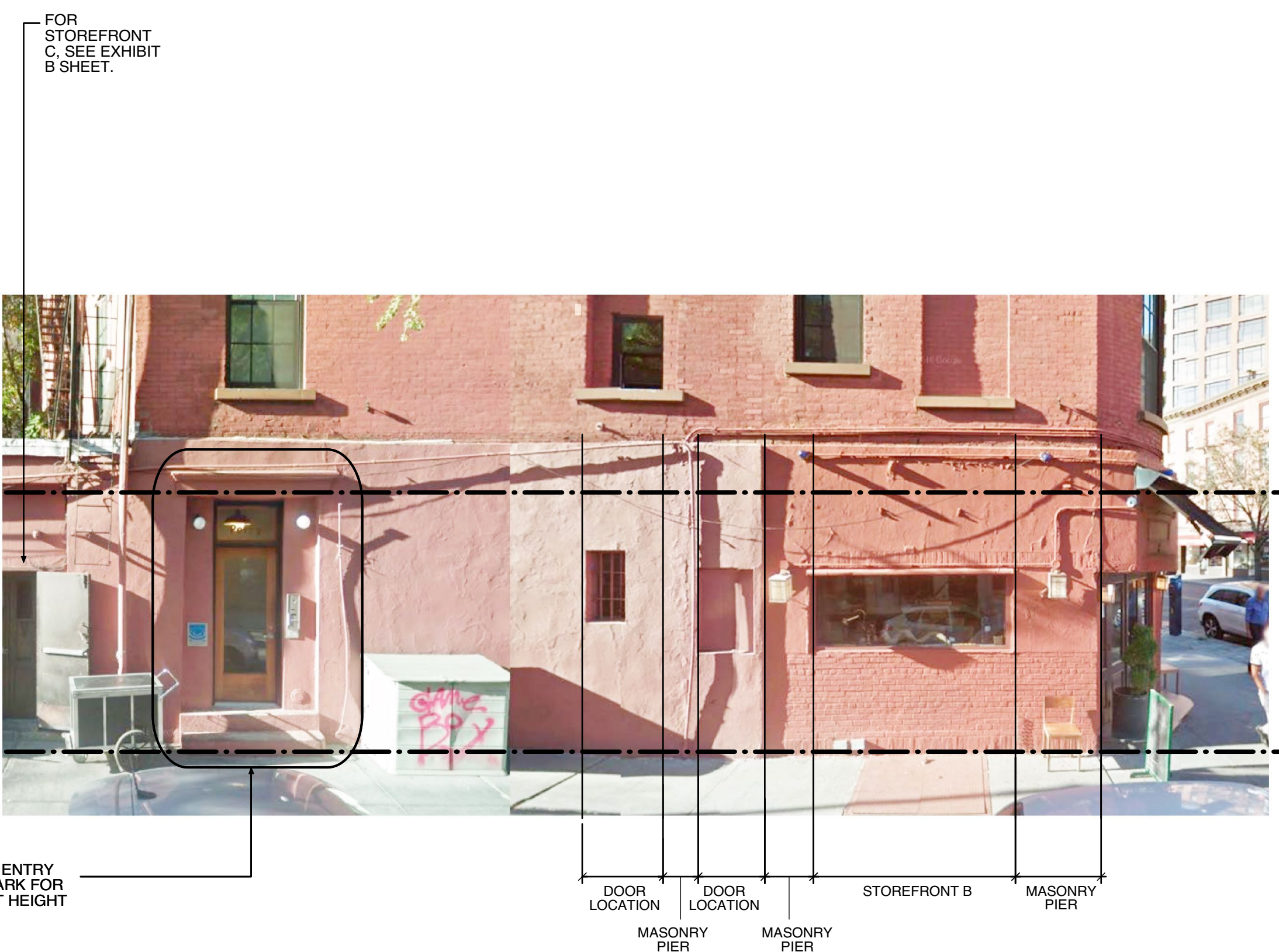


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ELEVATIONS: EXISTING AND PROPOSED

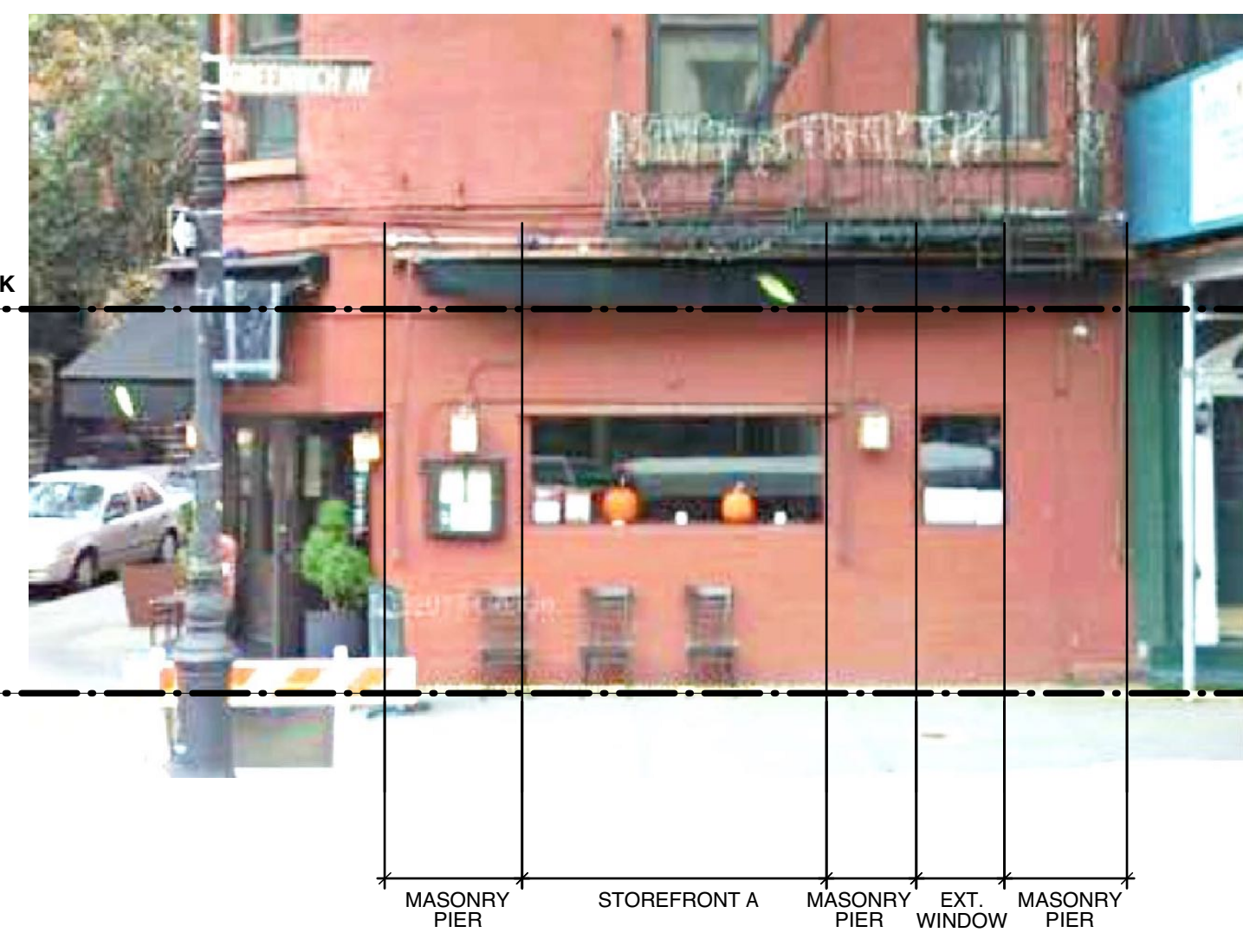
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NOTES
 1. INFILL TO BE REMOVED TO RESTORE HISTORIC CONDITION TO EXTENT PERMITTED BY EXISTING STRUCTURAL MASONRY PIERS

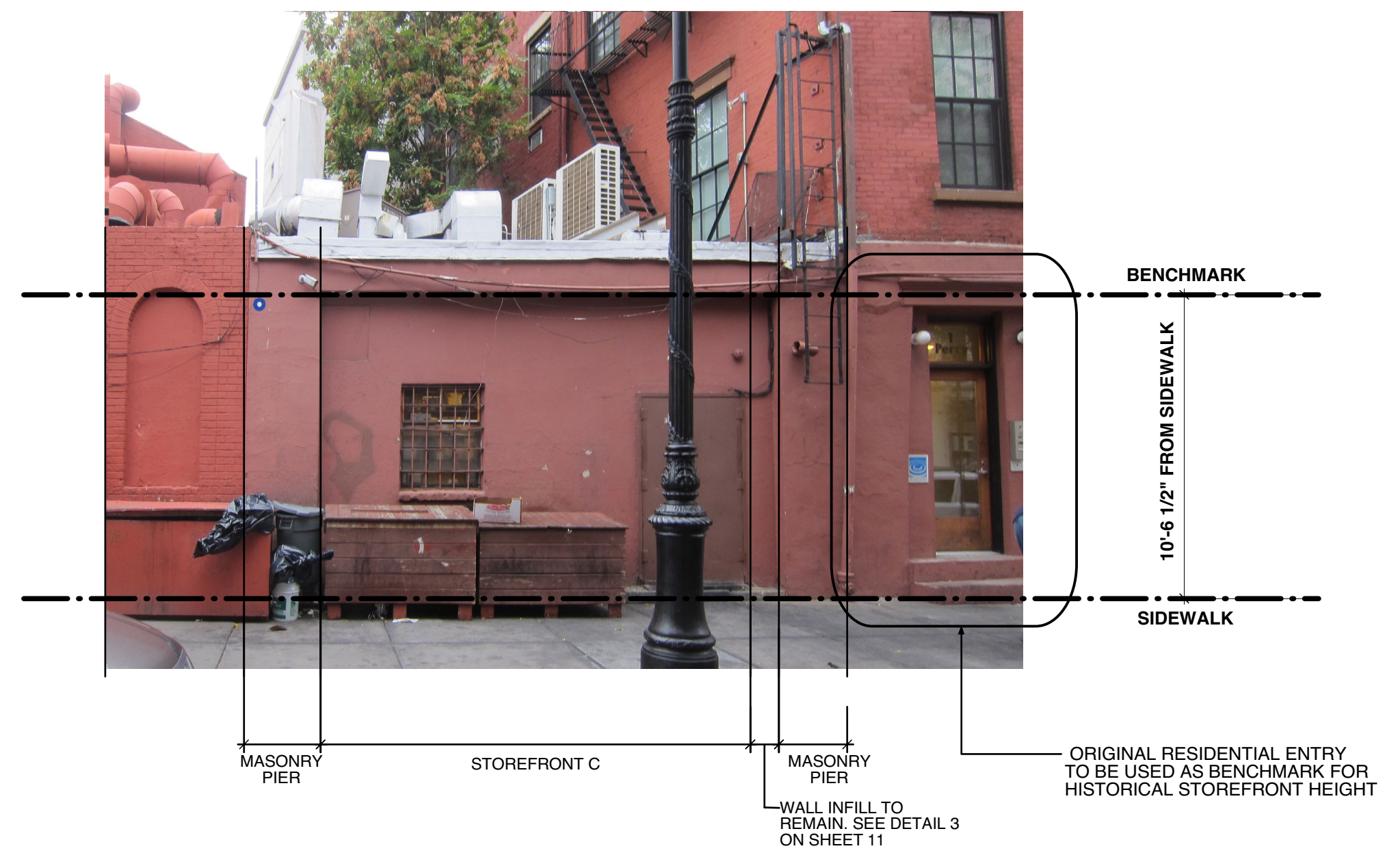


ORIGINAL RESIDENTIAL ENTRY TO BE USED AS BENCHMARK FOR HISTORICAL STOREFRONT HEIGHT

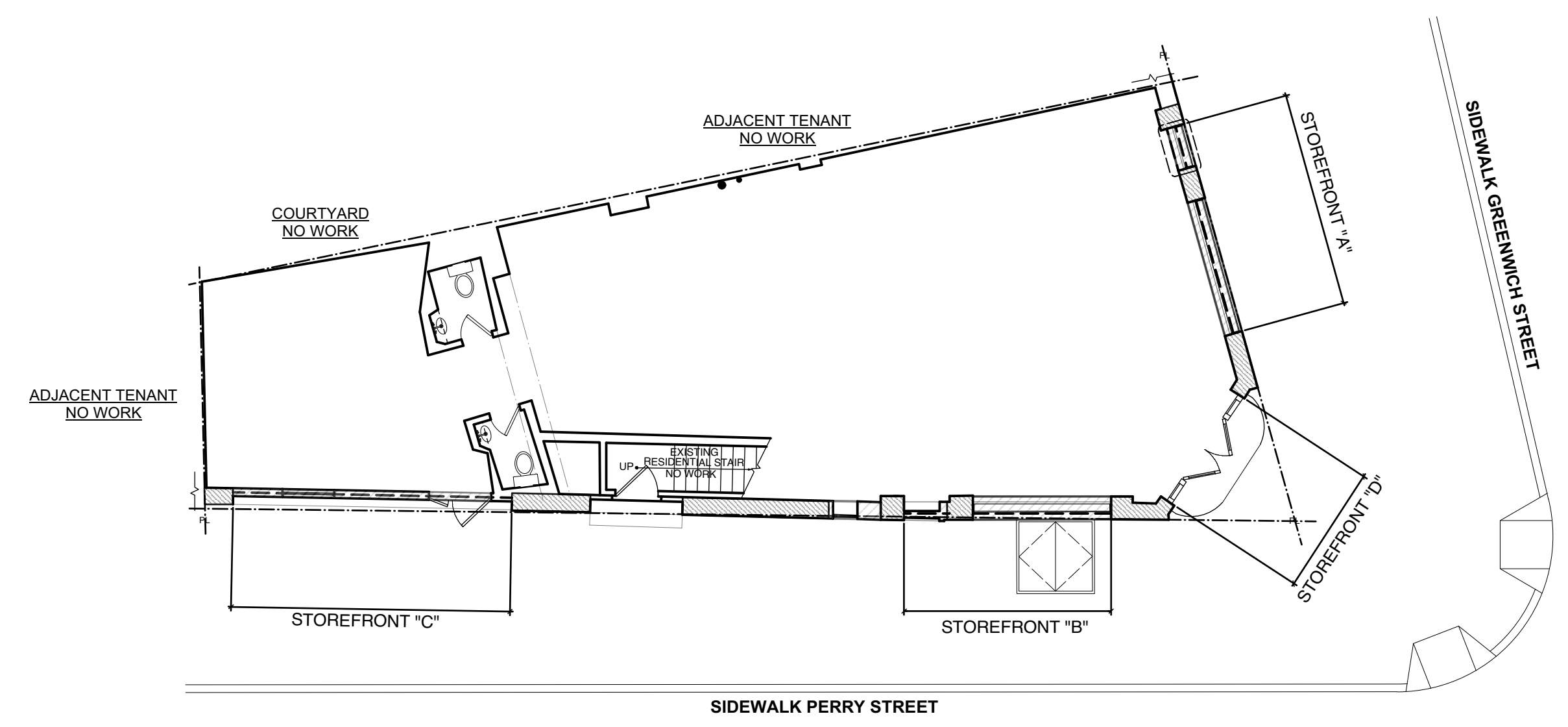
1 PERRY STREET PHOTO ELEVATION - STOREFRONT (B)



2 GREENWICH AVENUE PHOTO ELEVATION - STOREFRONT (A)



3 PERRY STREET PHOTO ELEVATION - STOREFRONT (C)



STOREFRONT KEY PLAN
 N.T.S.



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PHOTOS: EXISTING STOREFRONT INFILL - EXTERIOR VIEW

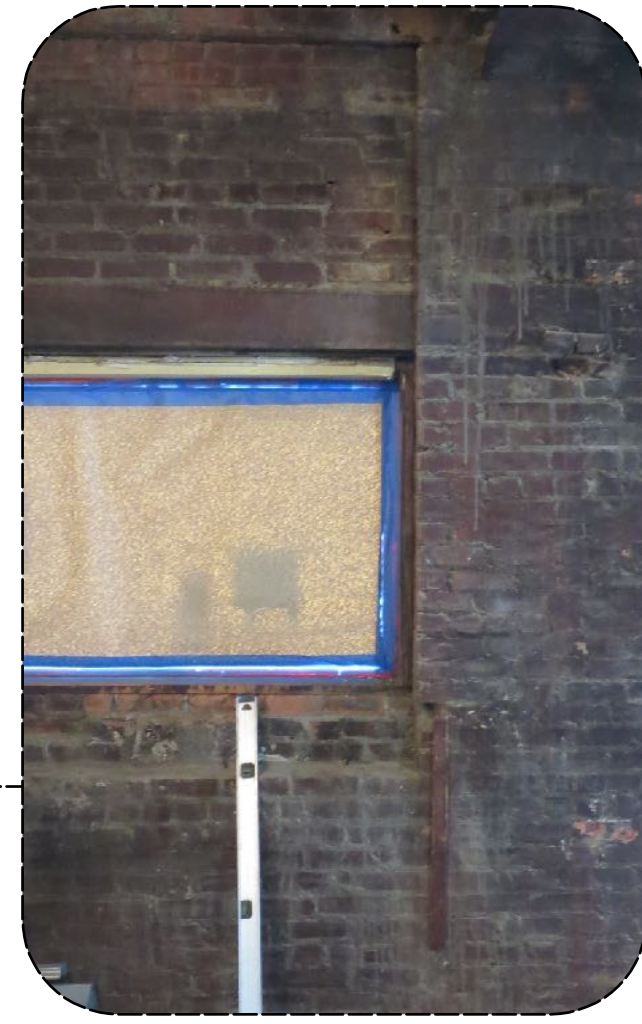
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STOREFRONT "A" FAILING COLUMN



MASONRY PIER EXT. WINDOW MASONRY PIER STOREFRONT A MASONRY PIER



STOREFRONT "A" INFILL



MASONRY PIER STOREFRONT B MASONRY PIER NEW DOOR IN HIST. LOC. MASONRY PIER

1 STOREFRONT A INTERIOR

2 STOREFRONT B INTERIOR

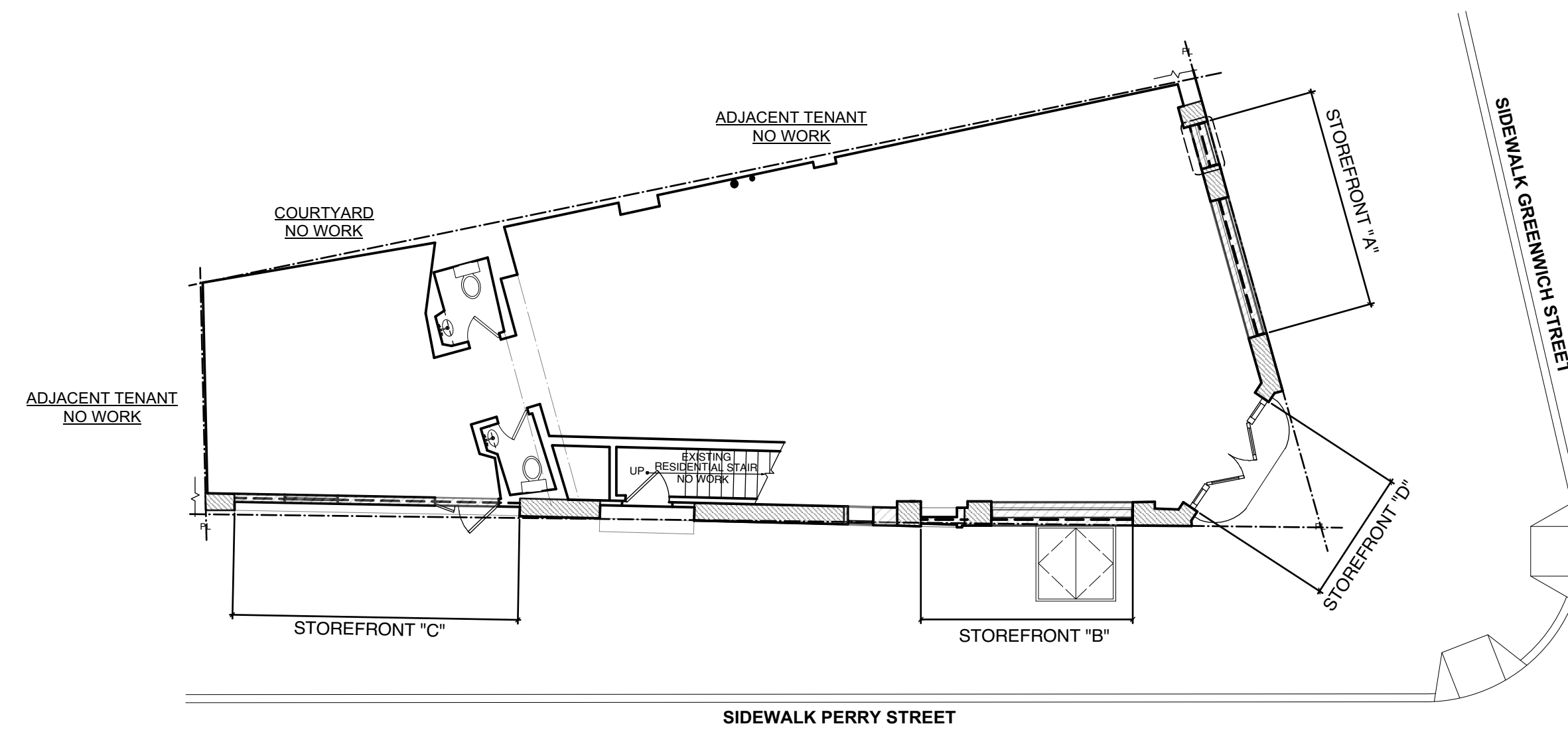


STOREFRONT C MASONRY PIER

3 STOREFRONT C INTERIOR

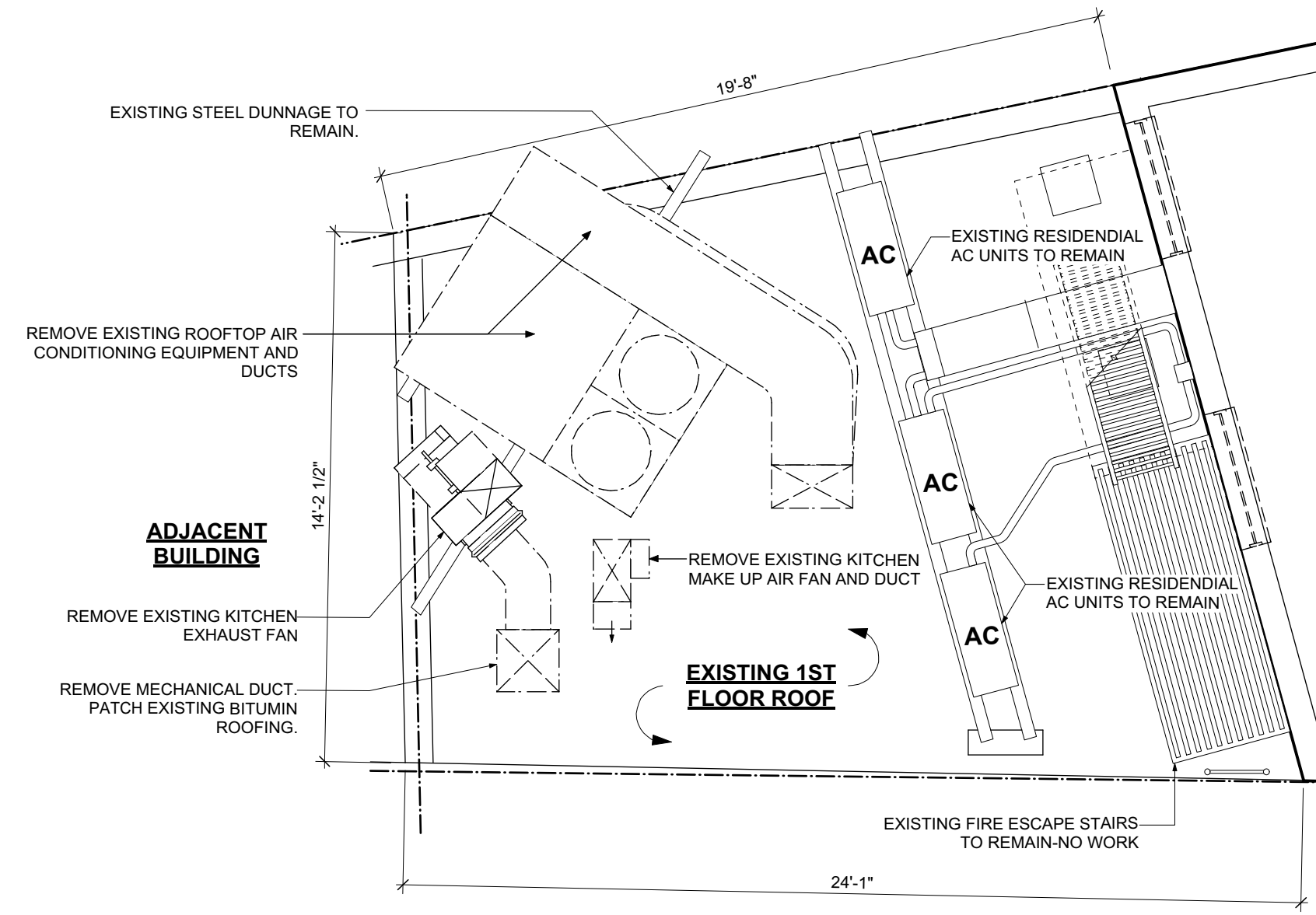


STOREFRONT "B" SINGLE DOOR



STOREFRONT KEY PLAN
N.T.S.

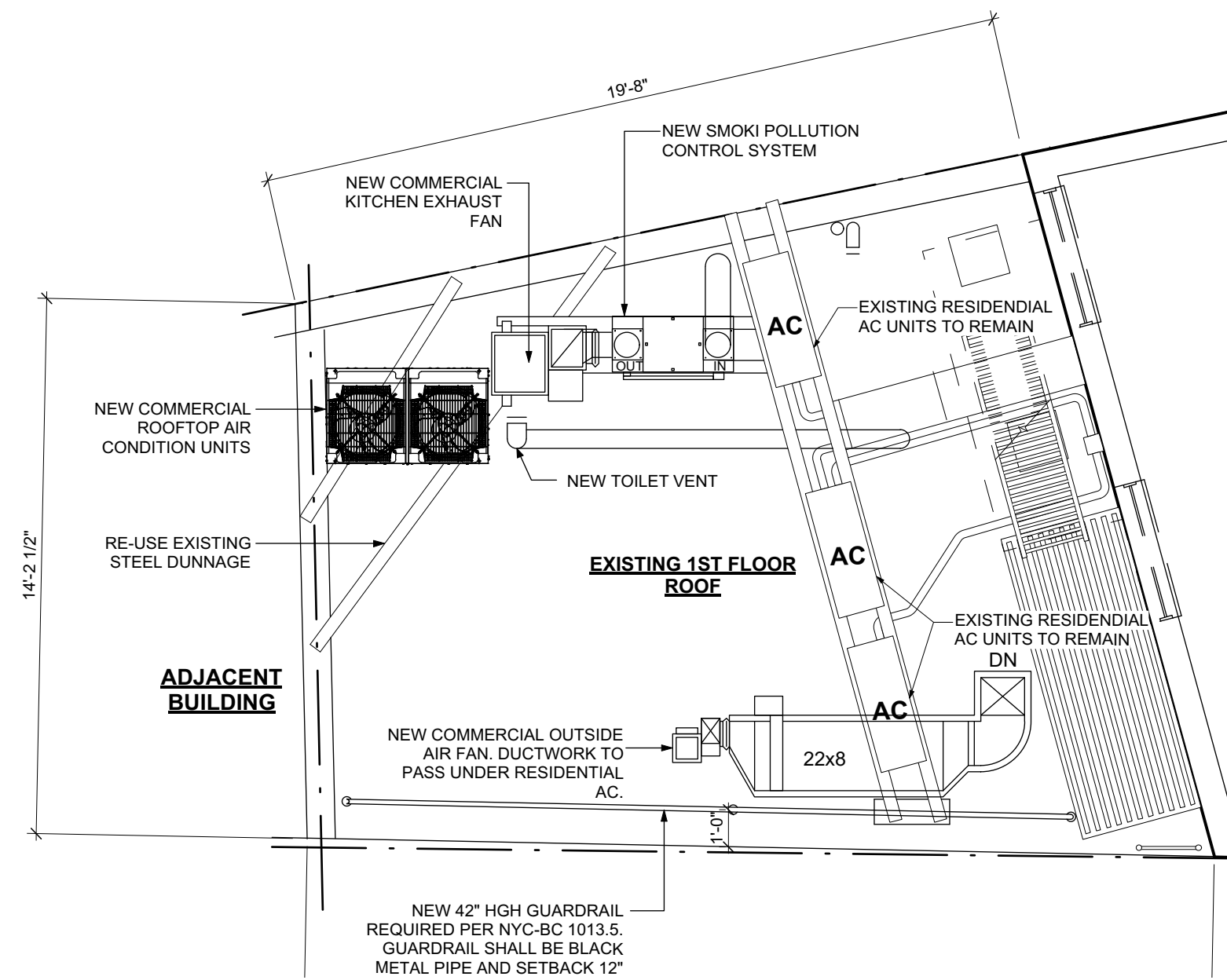
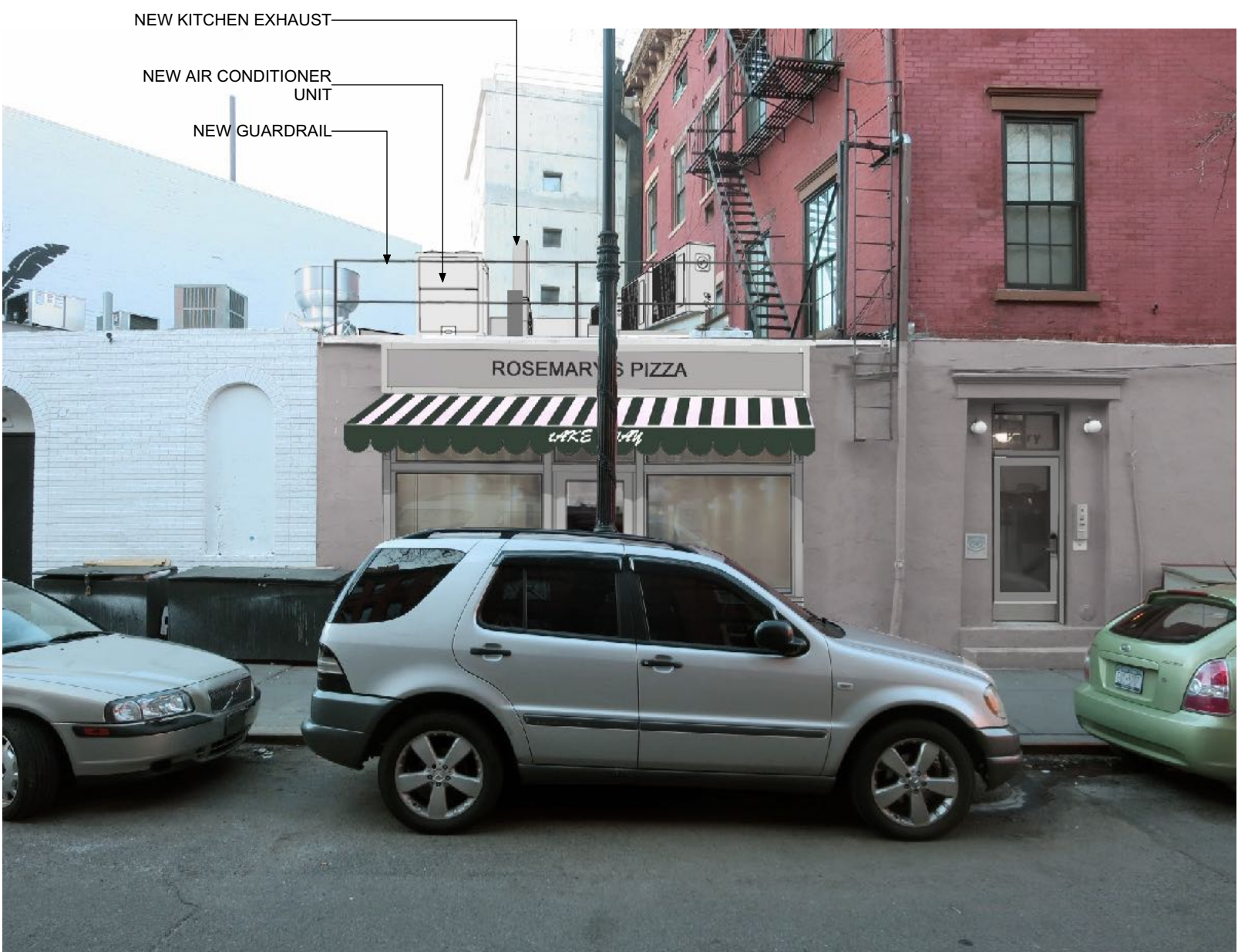




A RENDER OF EXISTING ROOF MECHANICAL - PERRY STREET

B EXISTING ROOF MECHANICAL - PERRY STREET
SCALE: 1/4"=1'-0"

1 EXISTING SINGLE STORY ROOF SETBACK



A PROPOSED ROOF MECHANICAL - PERRY STREET

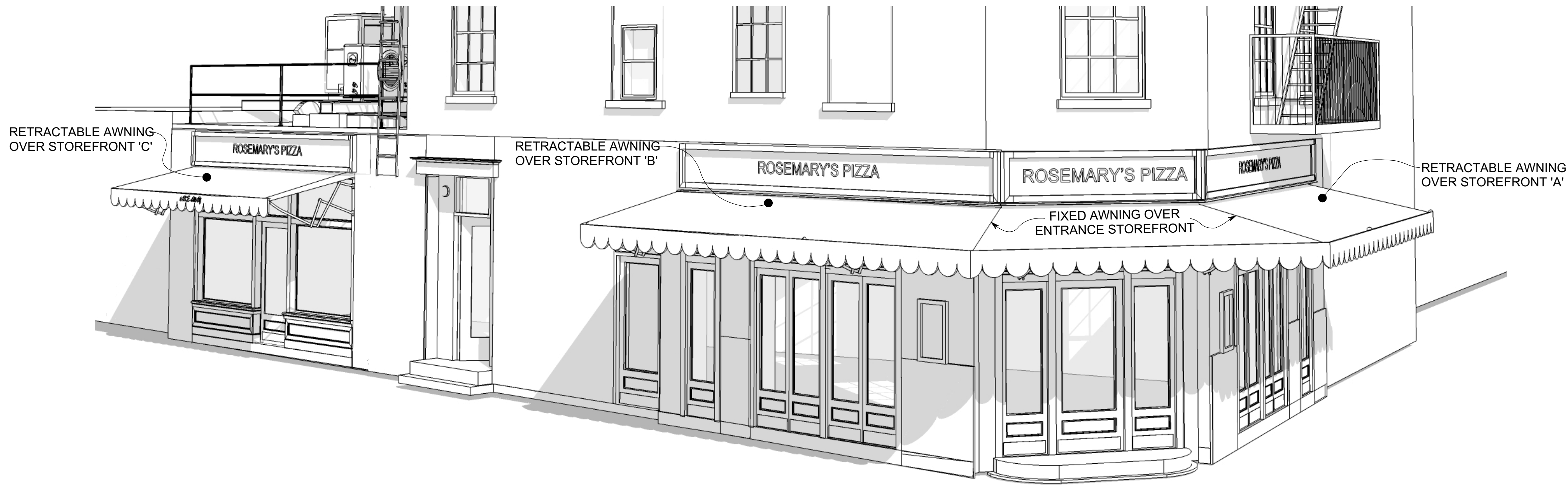
B PROPOSED ROOF MECHANICAL - PERRY STREET
SCALE: 1/4"=1'-0"

2 PROPOSED SINGLE STORY ROOF SETBACK



3 PROPOSED ROOF MECHANICAL - 3D RENDER







4 PERRY STREET

CONTEXT : TYPICAL NEIGHBORHOOD RESIDENTIAL BUILDING



10 PERRY STREET

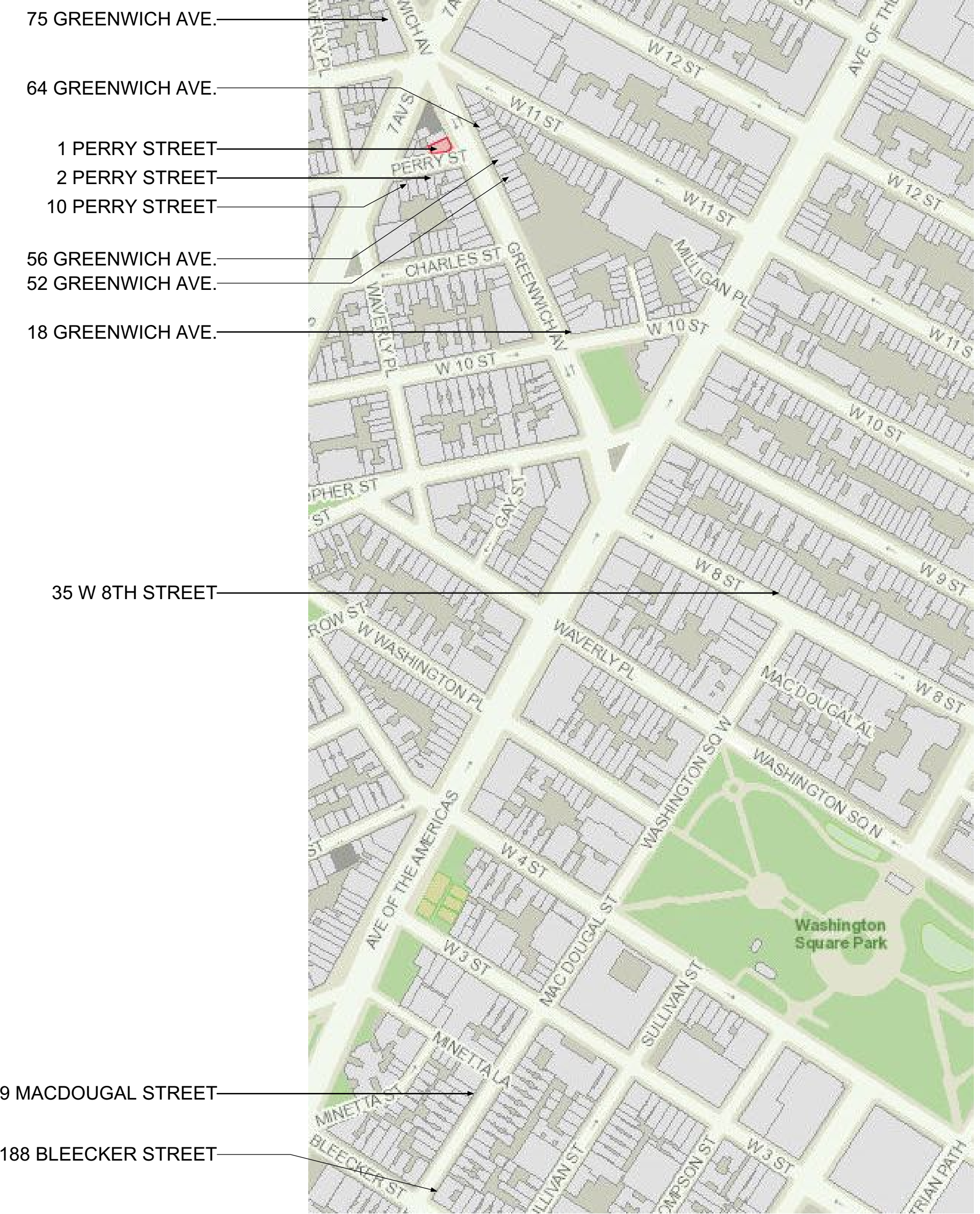
CONTEXT : TYPICAL NEIGHBORHOOD RESIDENTIAL BUILDING



75 GREENWICH AVE.

CONTEXT : OPERABLE STOREFRONT, TRANSOM WINDOWS, AWNING, SIGN BAND

CONTEXTUAL PHOTO KEY PLAN



64 GREENWICH AVE.

CONTEXT : PAINTED WOOD STOREFRONT IN LIGHT COLOR, STOREFRONT BULKHEAD, STRIPED AWNING



56 GREENWICH AVE.

CONTEXT : PAINTED WOOD STOREFRONT, OPERABLE STOREFRONT, PAINTED WOOD SIGN BAND WITH FRAME



52 GREENWICH AVE.

CONTEXT : PAINTED WOOD STOREFRONT, STOREFRONT BULKHEAD, SCALLOPED AWNING



18 GREENWICH AVE.

CONTEXT : STOREFRONT (DOORS AND WINDOWS SAME COLOR AS PROPOSED FOR 1 PERRY), OPERABLE STOREFRONT, AWNING (SAME DESIGN AS PROPOSED FOR 1 PERRY)



35 W 8TH STREET

CONTEXT : OPERABLE STOREFRONT WITH TRANSOM ABOVE



109 MACDOUGAL STREET

CONTEXT : OPERABLE STOREFRONT WITH SIMILAR DOOR DESIGN



188 BLEECKER STREET

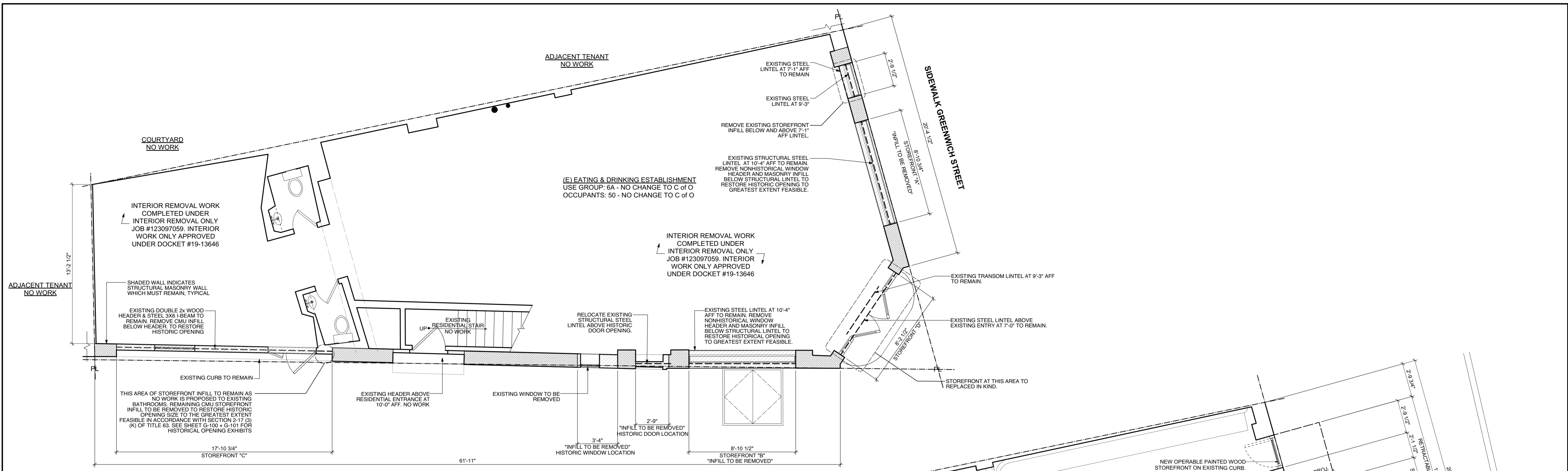
CONTEXT : CORNER AWNING, AWNING DESIGN SIMILAR TO 1 PERRY, OPERABLE STOREFRONT



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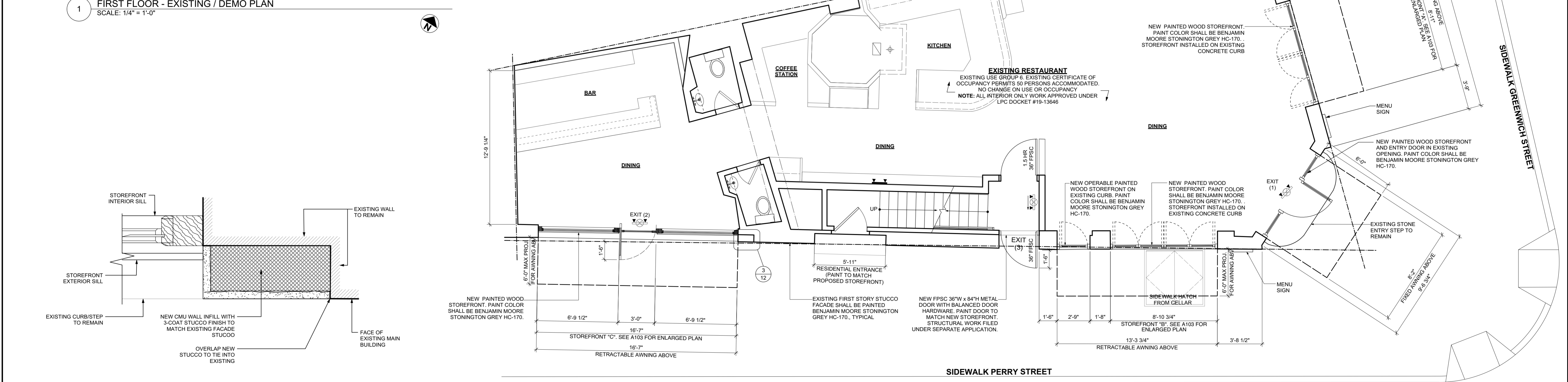
CONTEXTUAL PHOTOS

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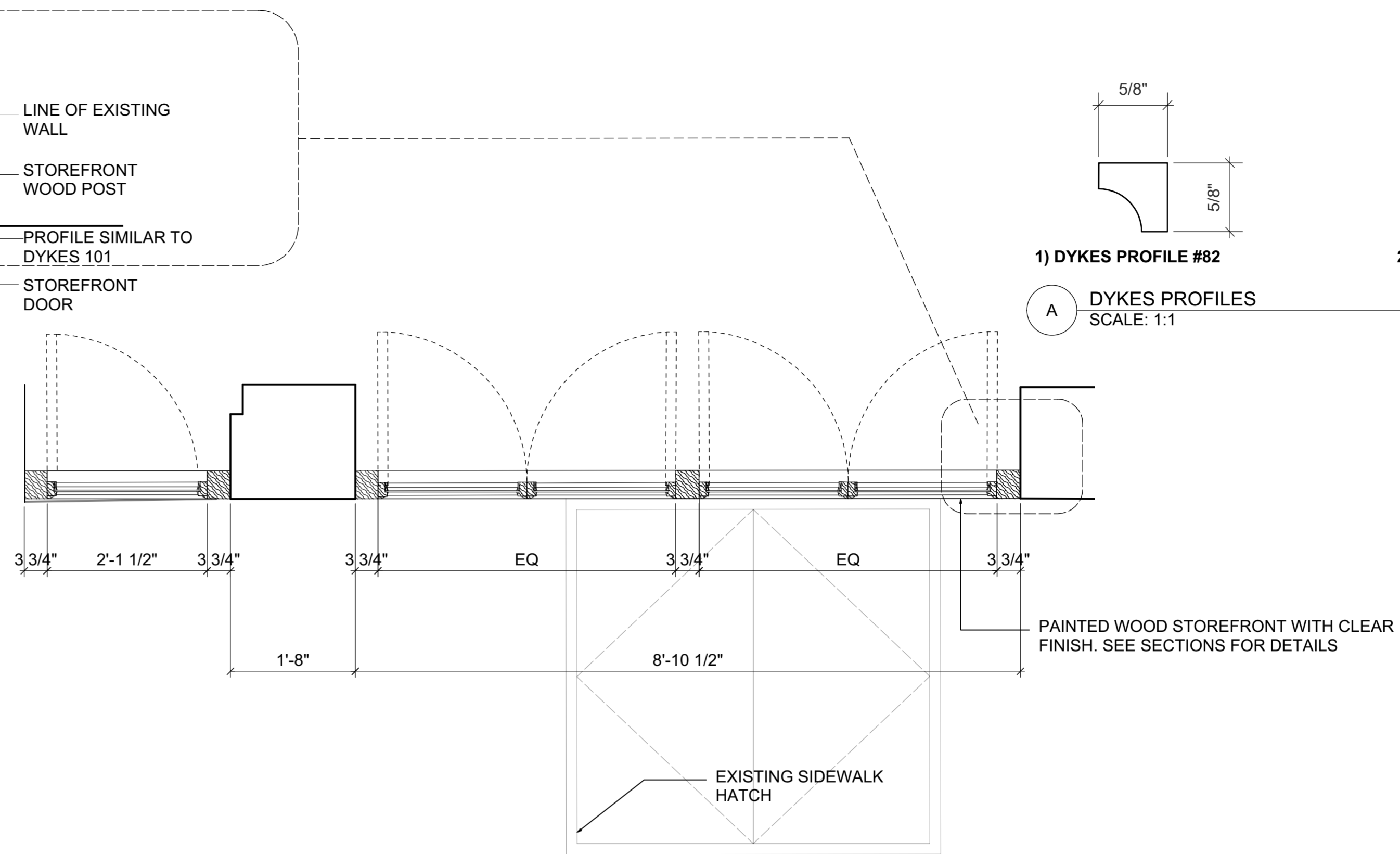
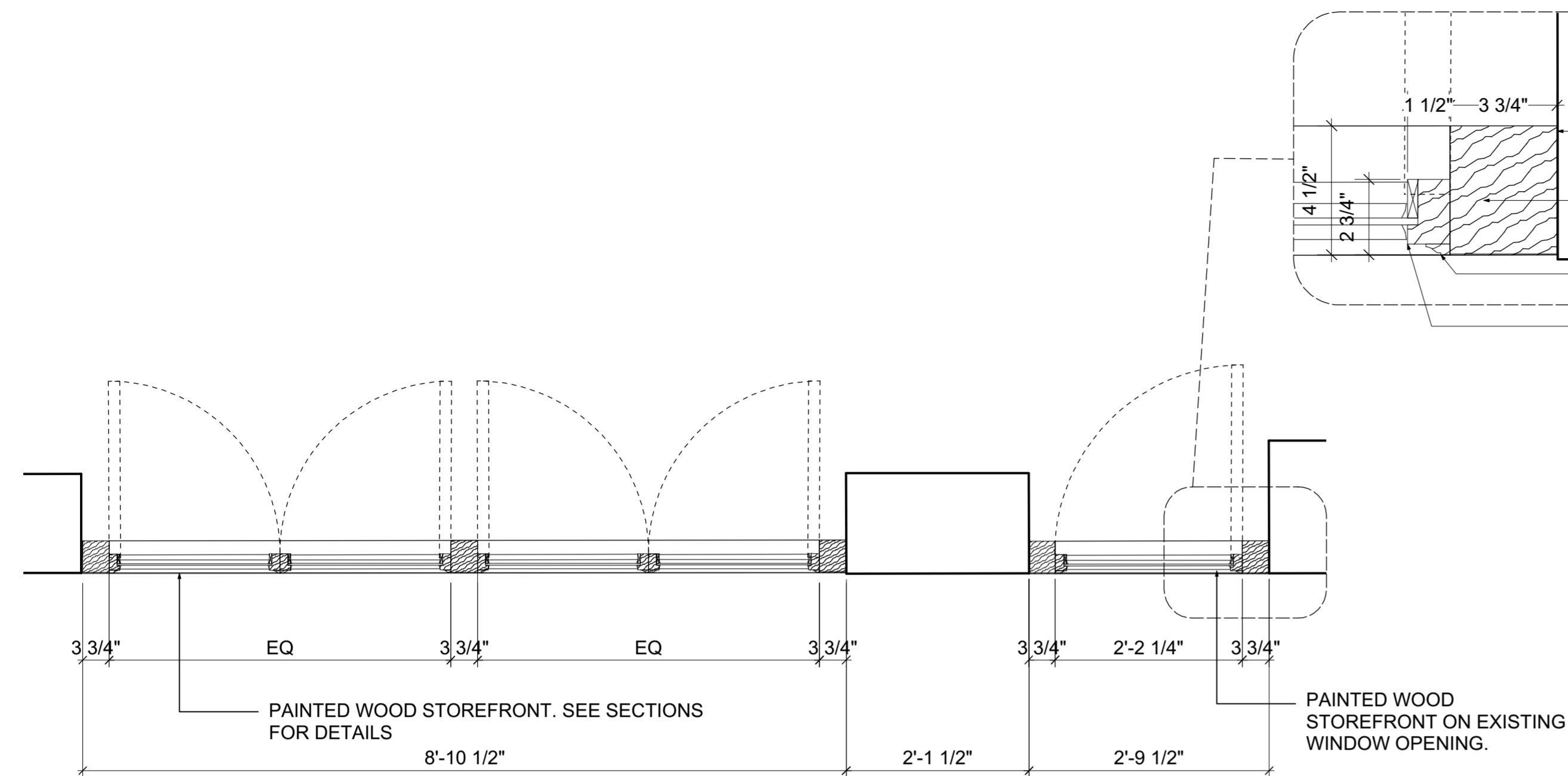
1 FIRST FLOOR - EXISTING / DEMO PLAN
SCALE: 1/4" = 1'-0"

SIDEWALK PERRY STREET



3 DETAIL: WALL INFILL AT SINGLE STORY EXTENSION
SCALE: 2" = 1'-0"

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



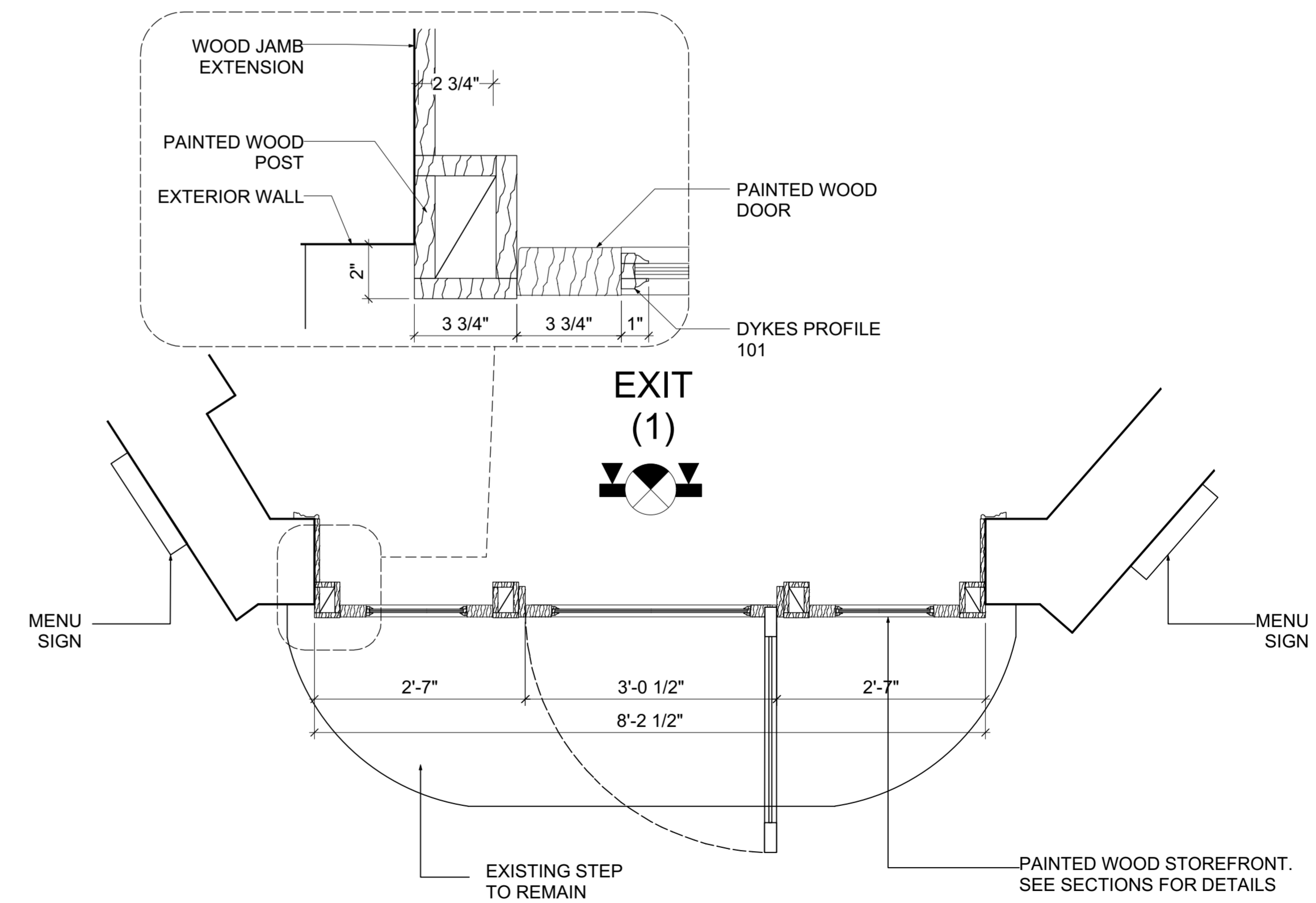
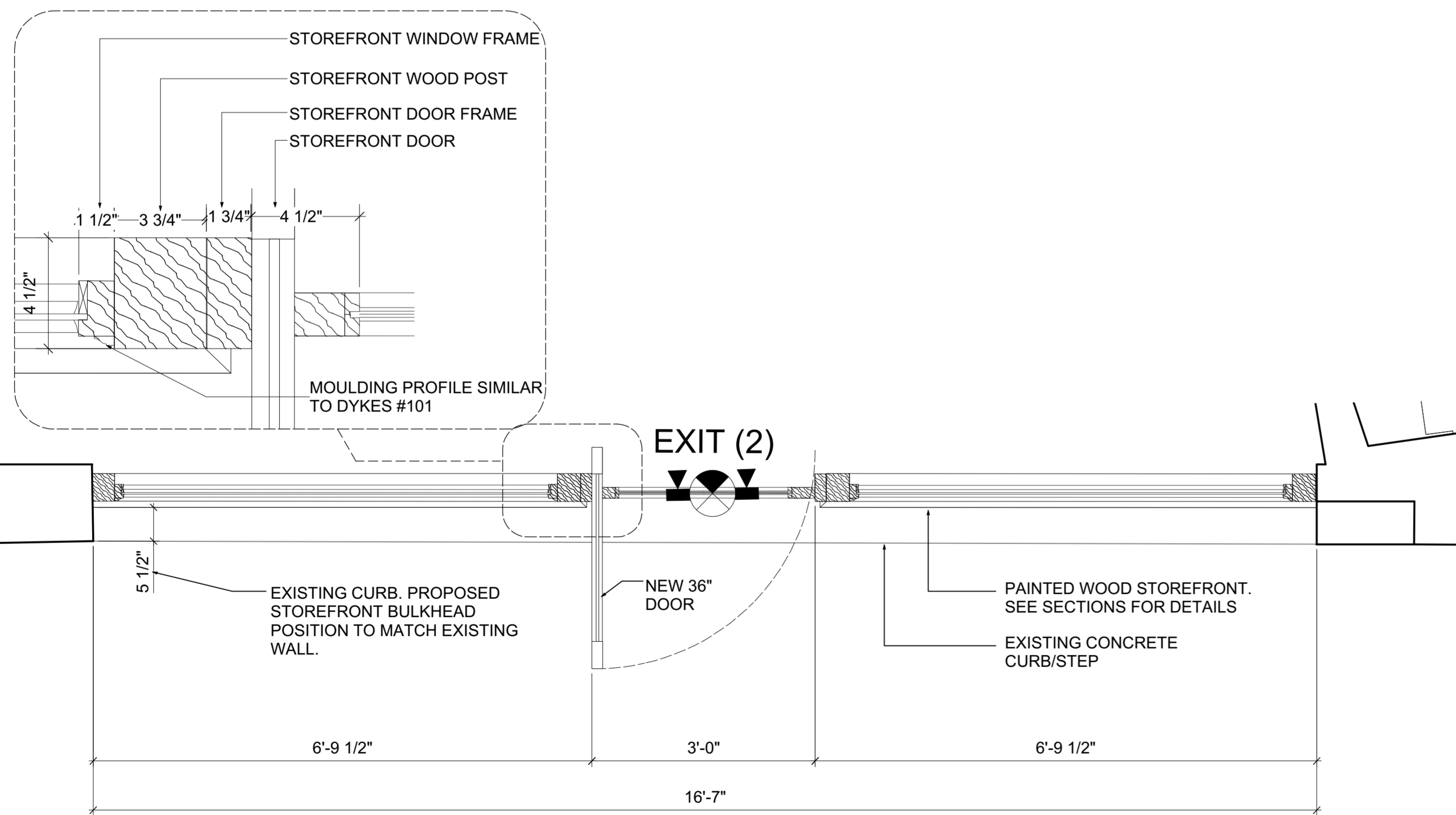
1) DYKES PROFILE #82

2) DYKES PROFILE #101

A DYKES PROFILES
SCALE: 1:1

1 FIRST FLOOR - PROPOSED PLAN - STOREFRONT A
SCALE: 3/4" = 1'-0"

2 FIRST FLOOR - PROPOSED PLAN - STOREFRONT B
SCALE: 3/4" = 1'-0"



3 FIRST FLOOR - PROPOSED PLAN - STOREFRONT C
SCALE: 3/4" = 1'-0"

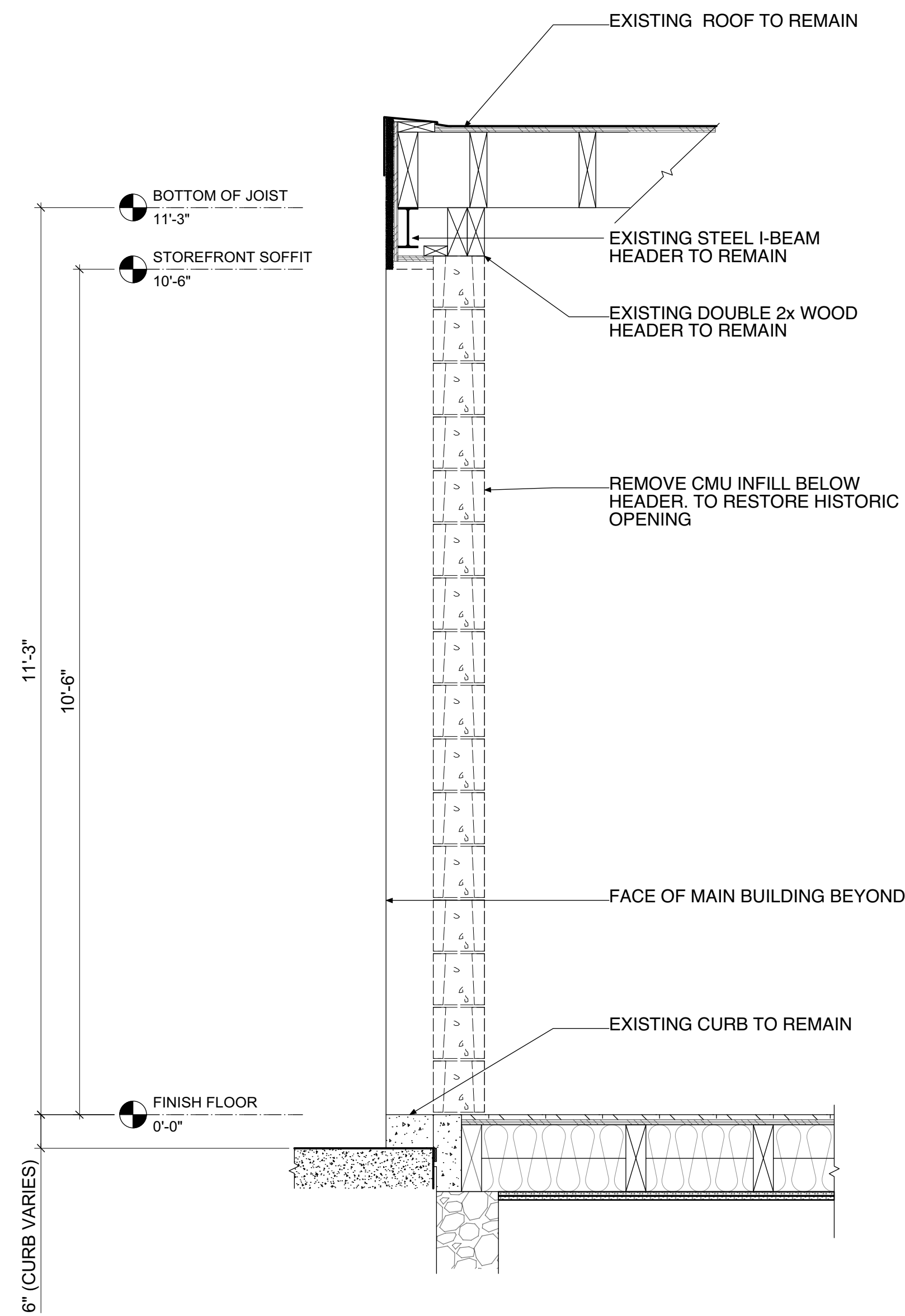
4 FIRST FLOOR - PROPOSED PLAN - STOREFRONT D
SCALE: 3/4" = 1'-0"



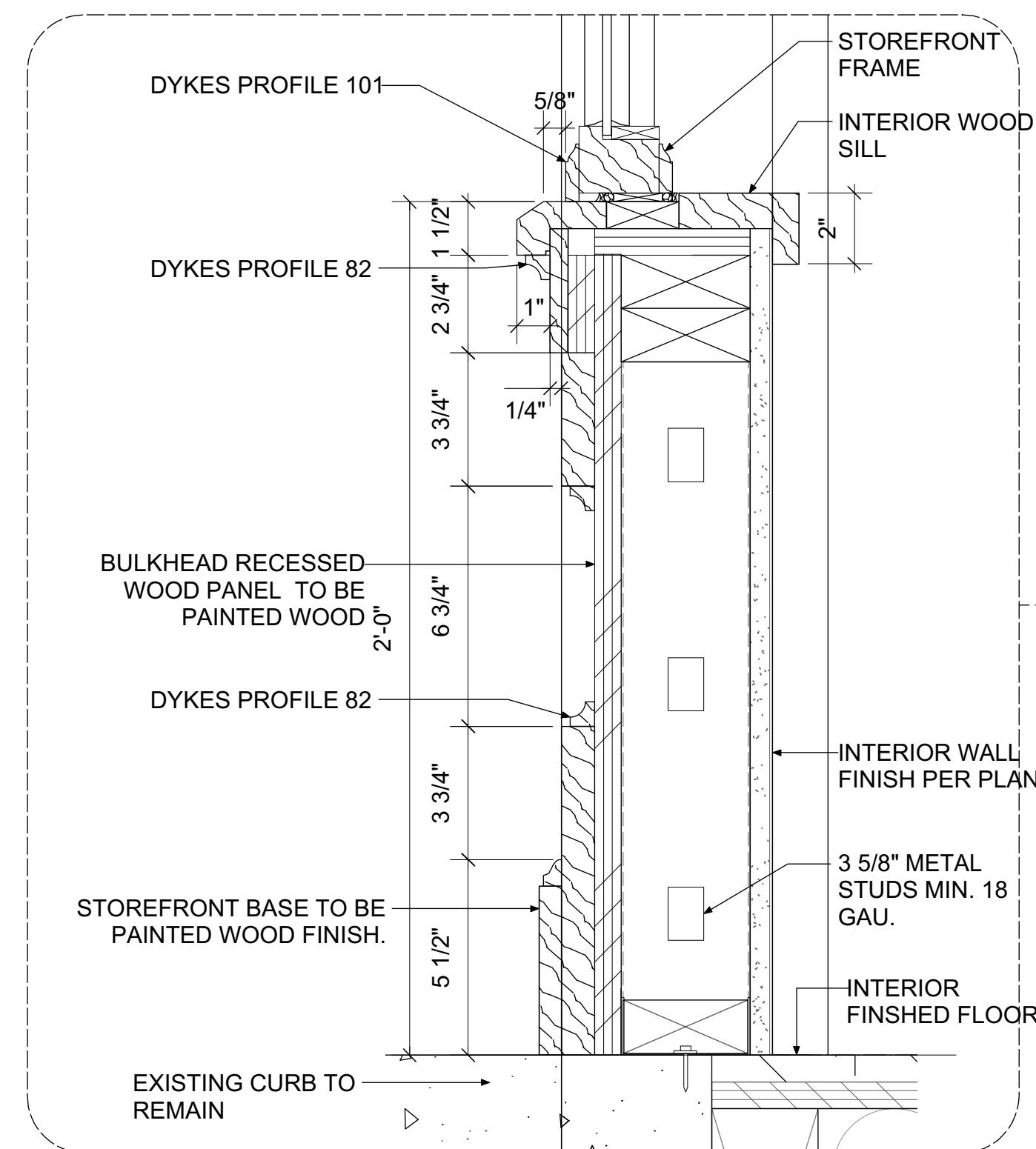
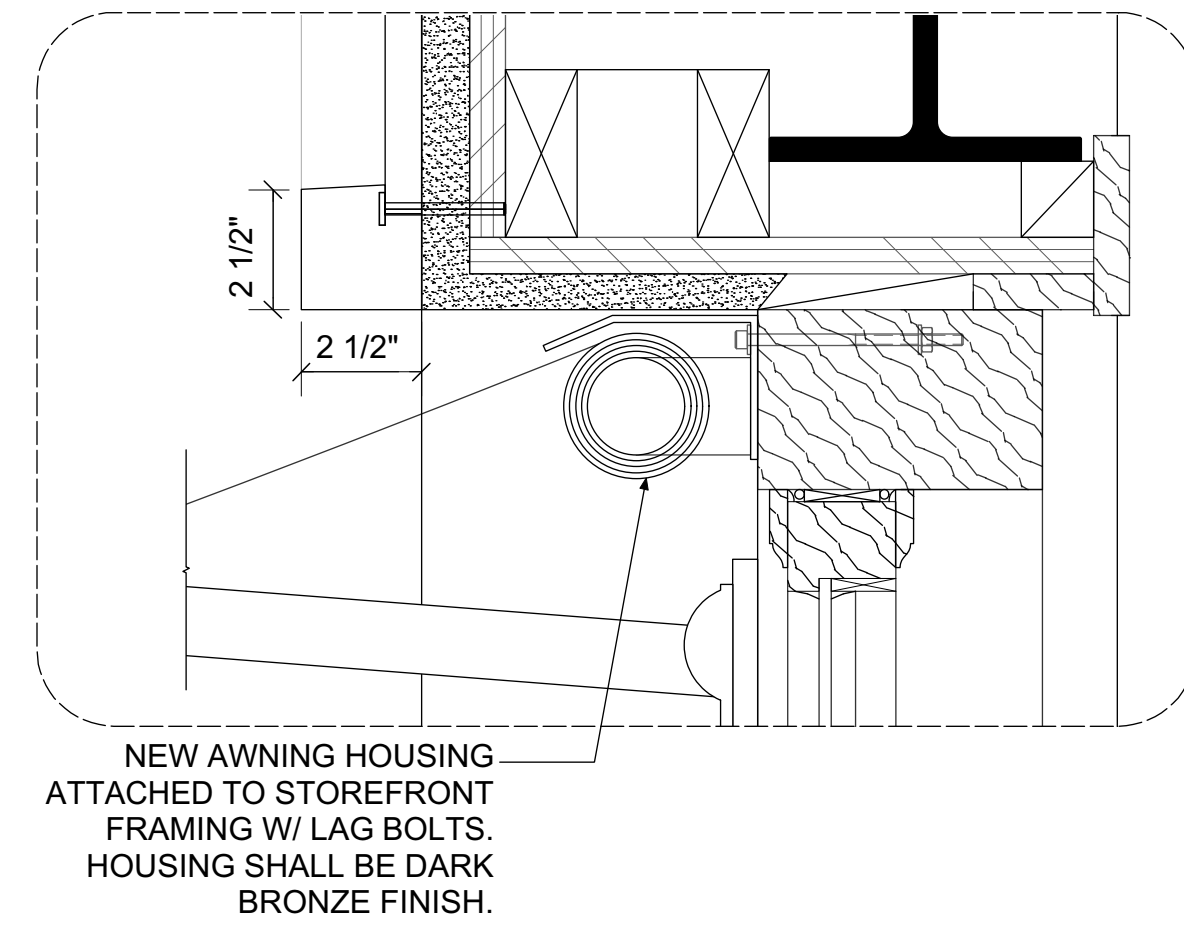
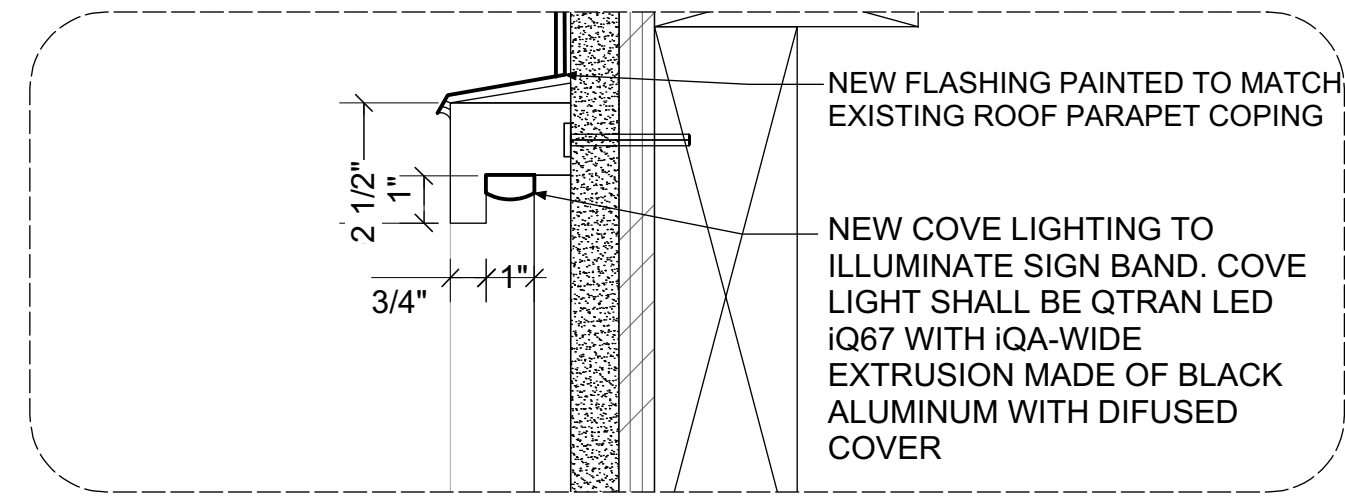
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PLANS - PROPOSED STOREFRONT PLANS

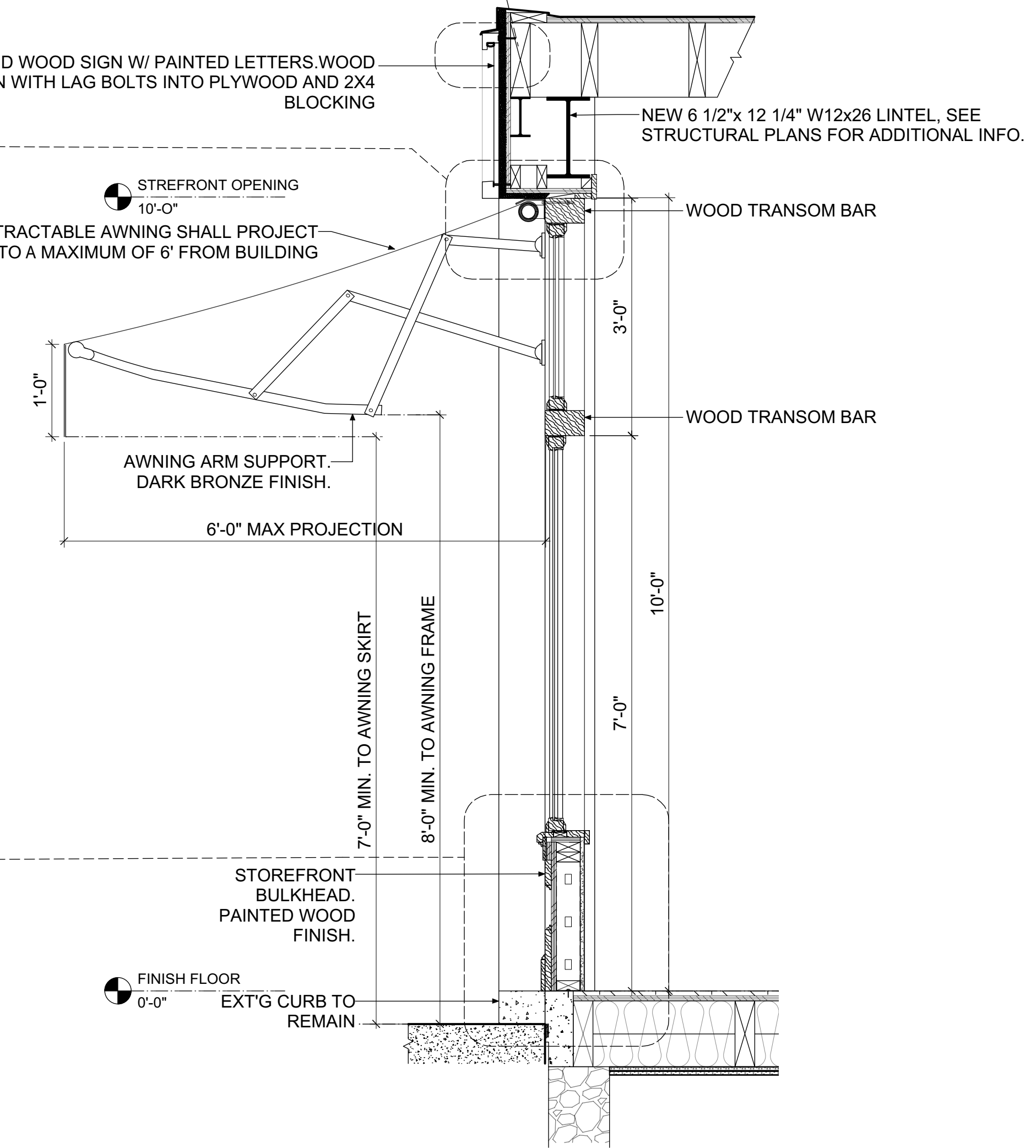
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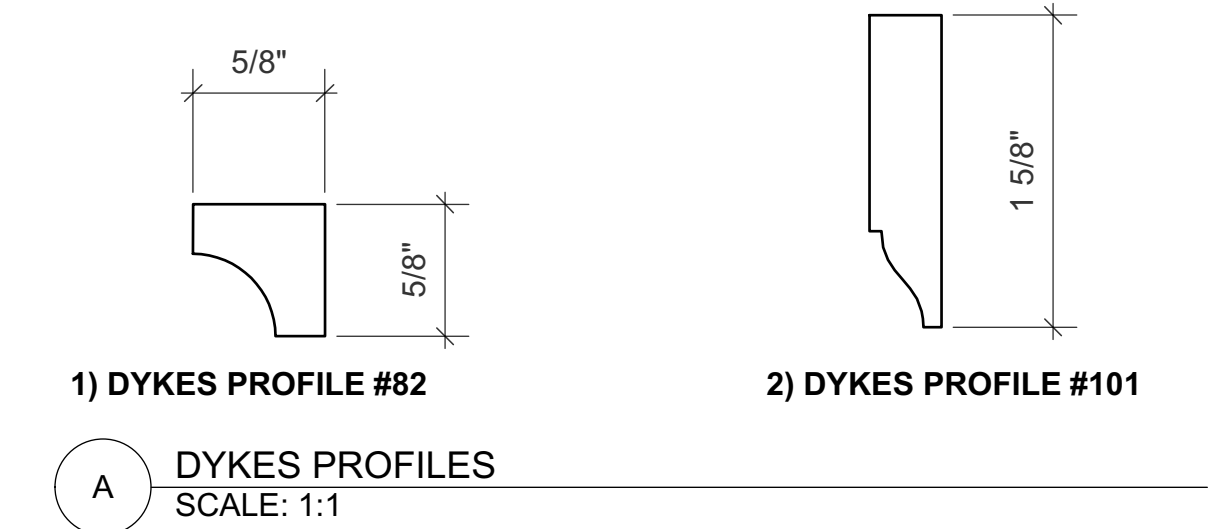
1 EXISTING/DEMO SECTION @ STOREFRONT SYSTEM 'C'
SCALE: 3/4"=1'-0"



2-A DETAIL SECTION @ STOREFRONT SYSTEM 'C' WINDOW
SCALE: 3"=1'-0"



2-B SECTION @ STOREFRONT SYSTEM 'C' WINDOW
SCALE: 3/4"=1'-0"



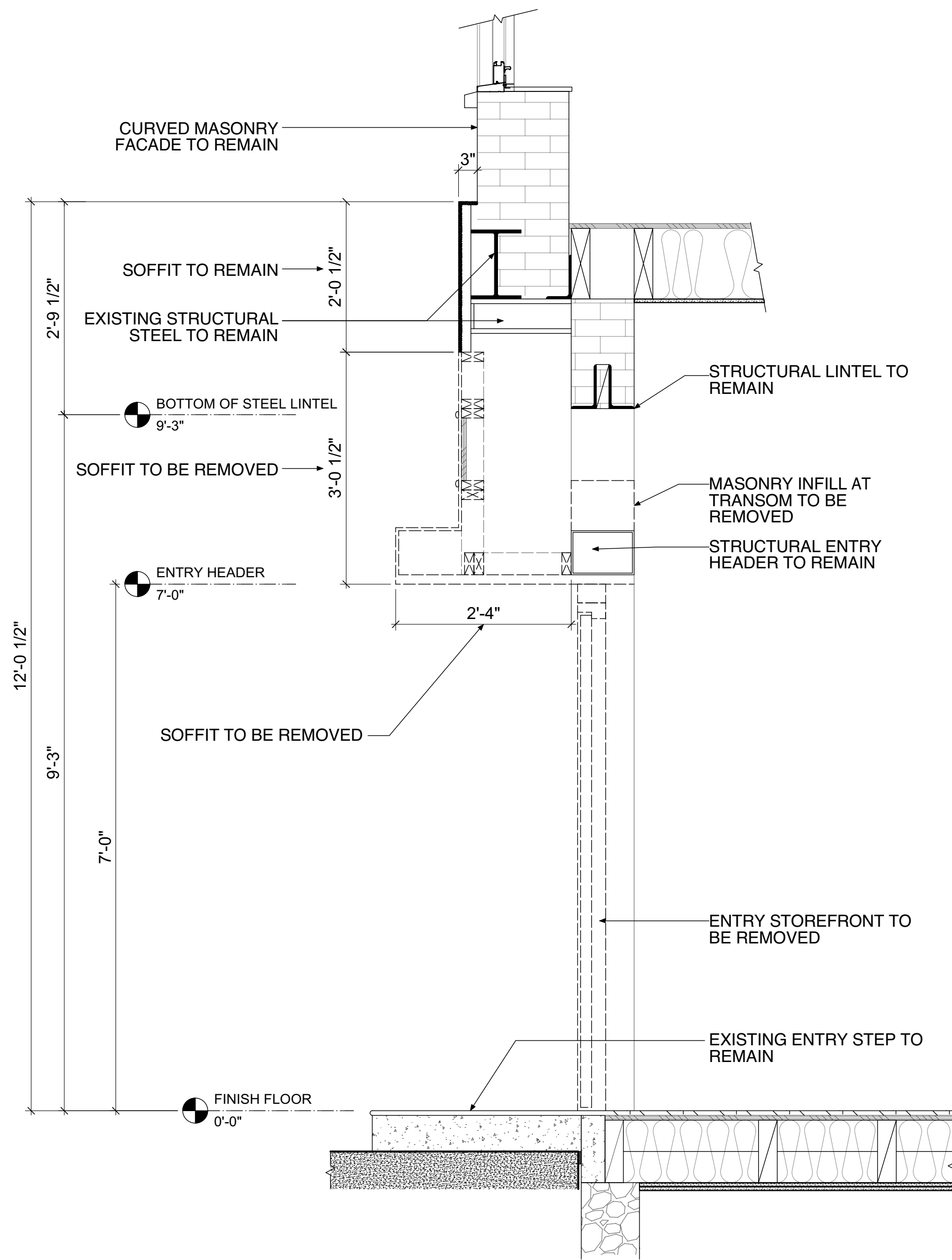
A DYKES PROFILES
SCALE: 1:1



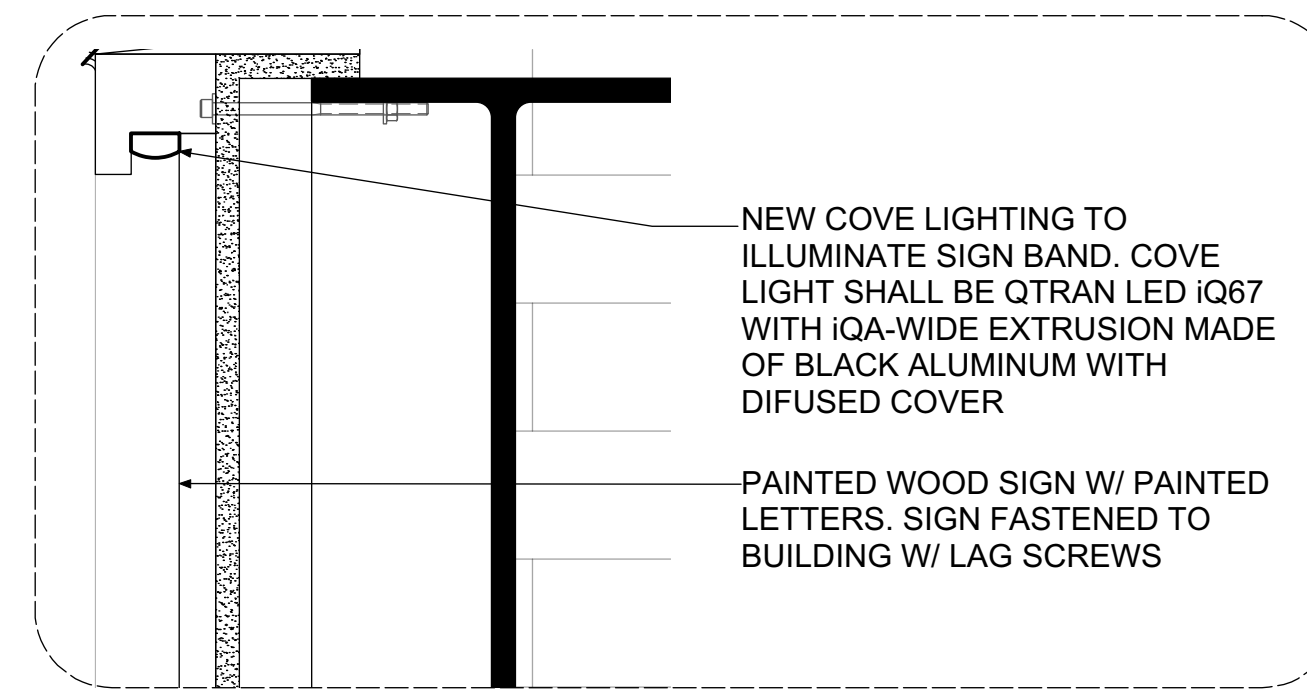
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SECTION AT SINGLE STORY EXTENSION : EXISTING & PROPOSED

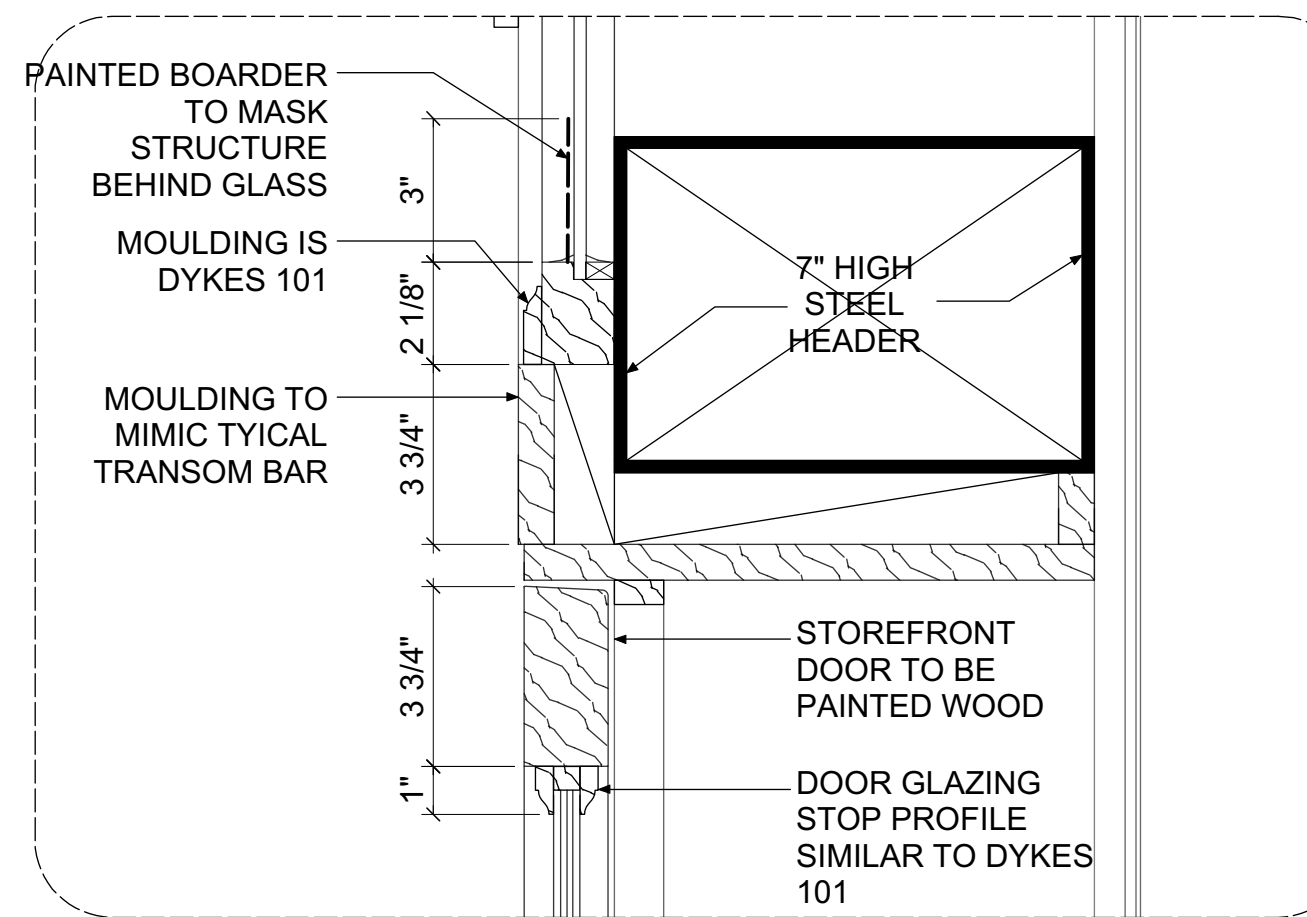
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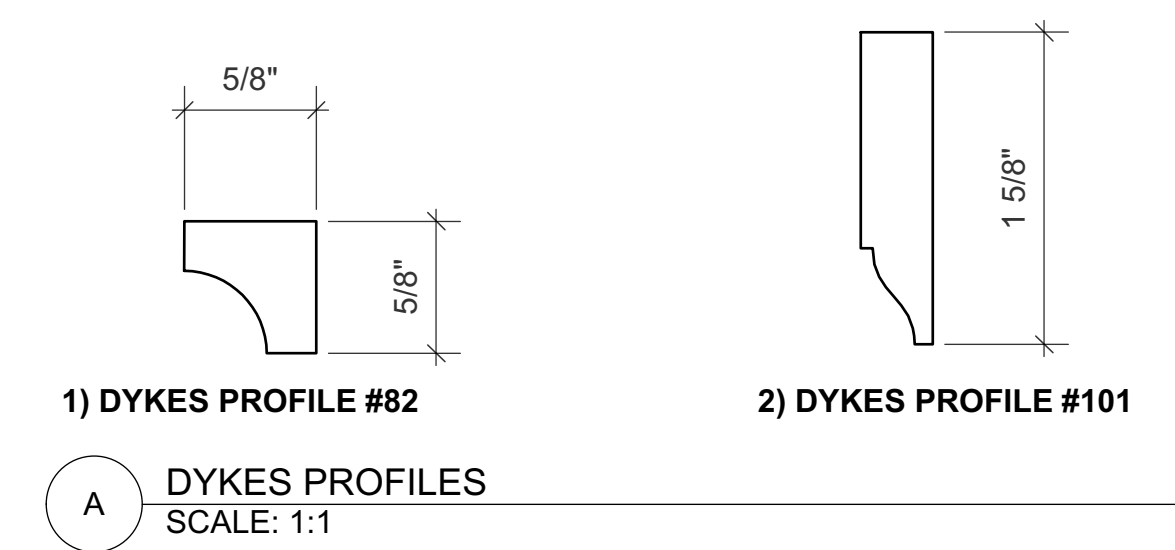
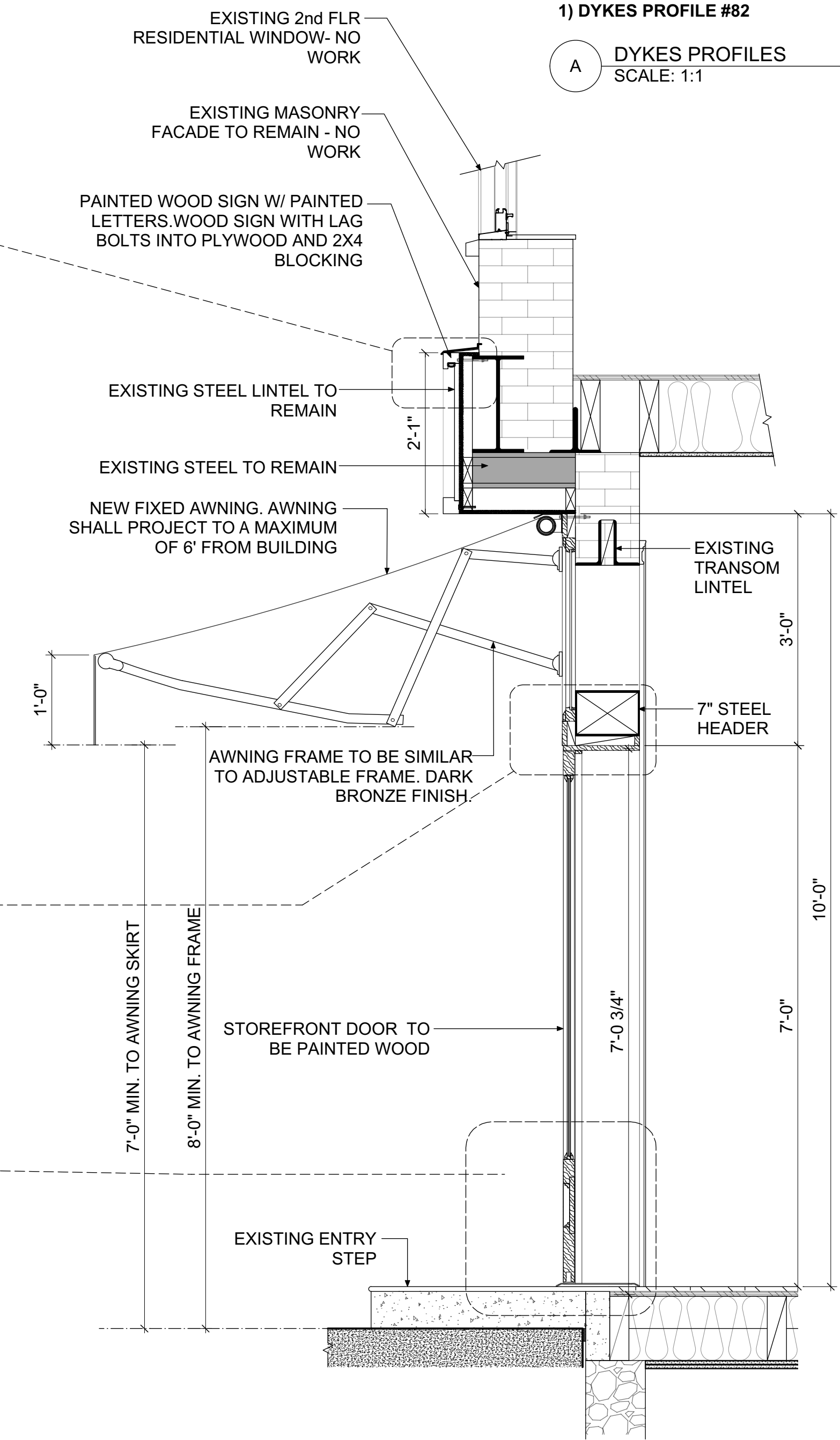
1 EXISTING/DEMO SECTION @ STOREFRONT SYSTEM 'D'
SCALE: 3/4"=1'-0"

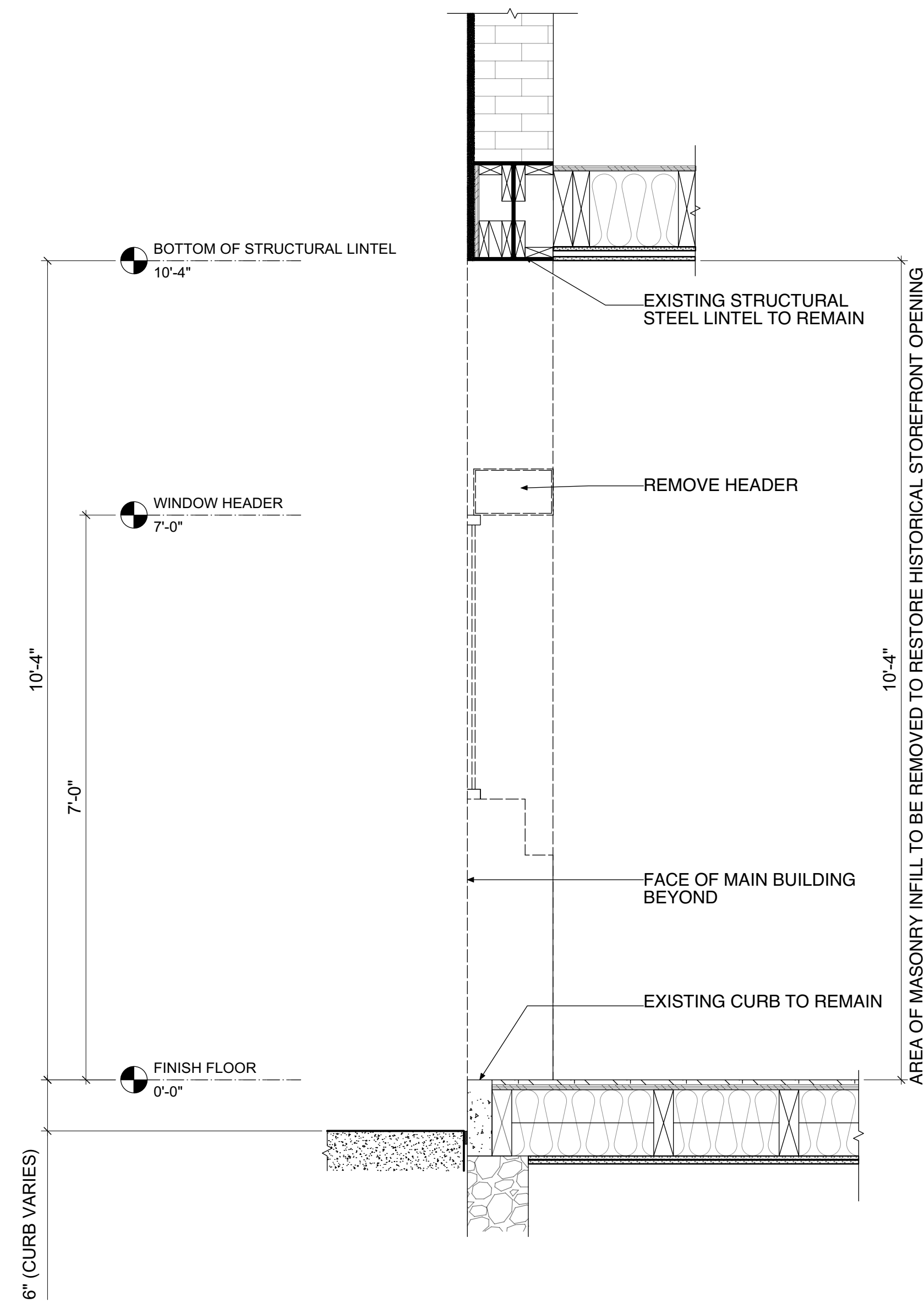


2-A DETAIL SECTION @ STOREFRONT SYSTEM 'D'
SCALE: 3"=1'-0"

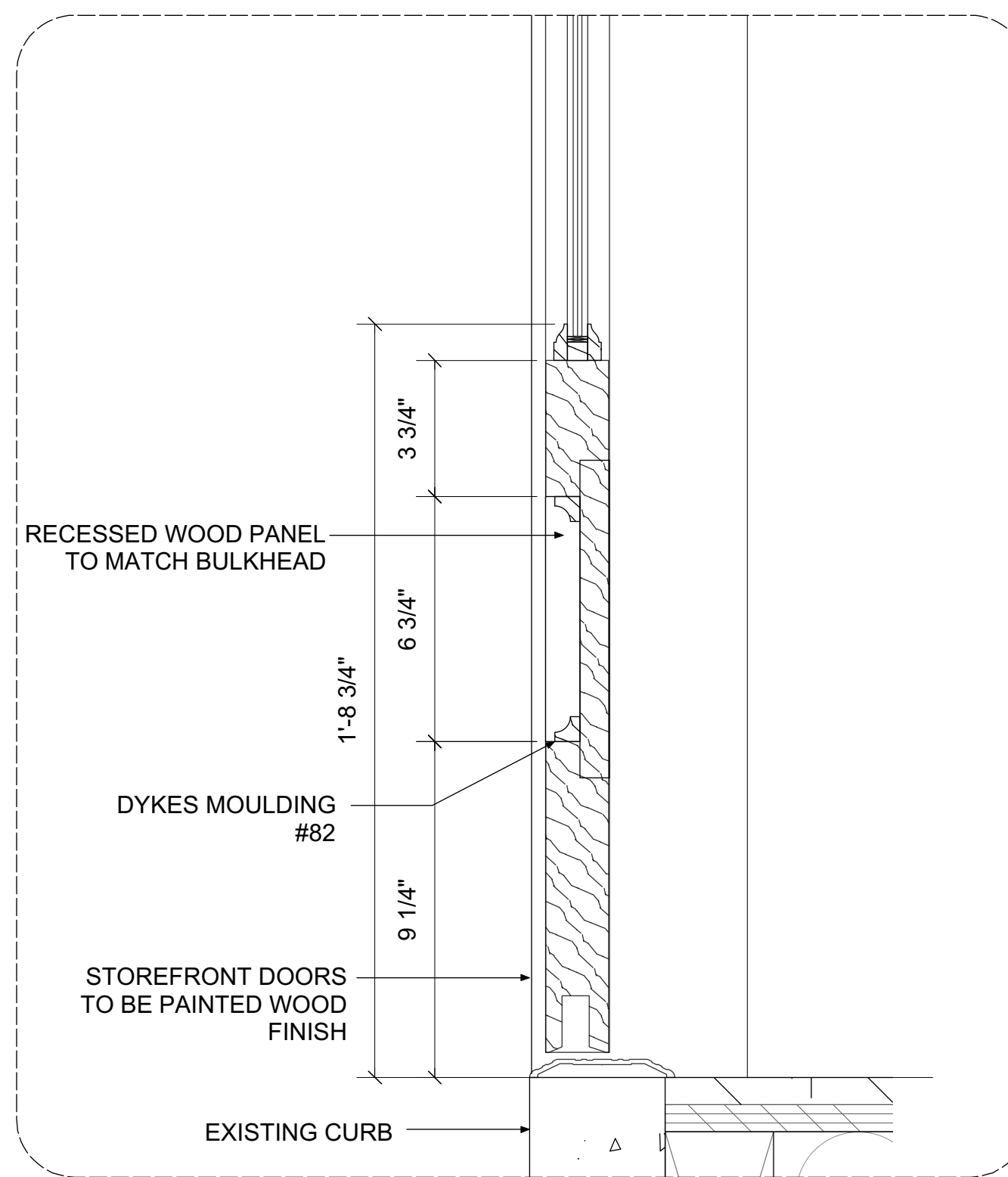
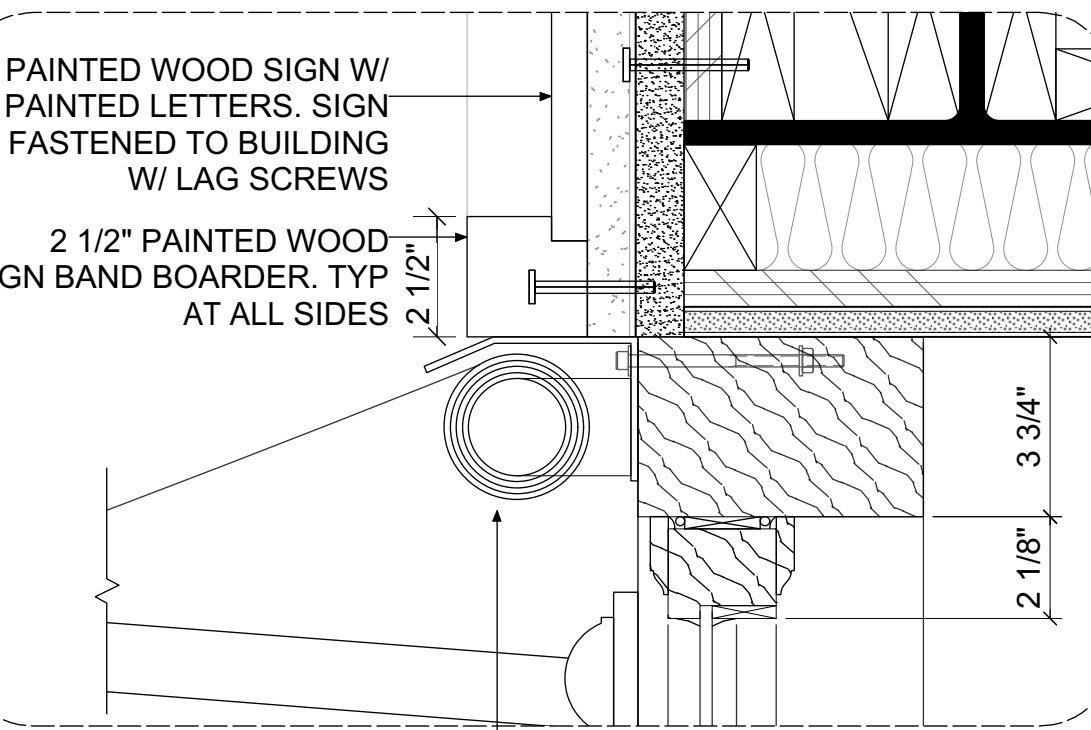
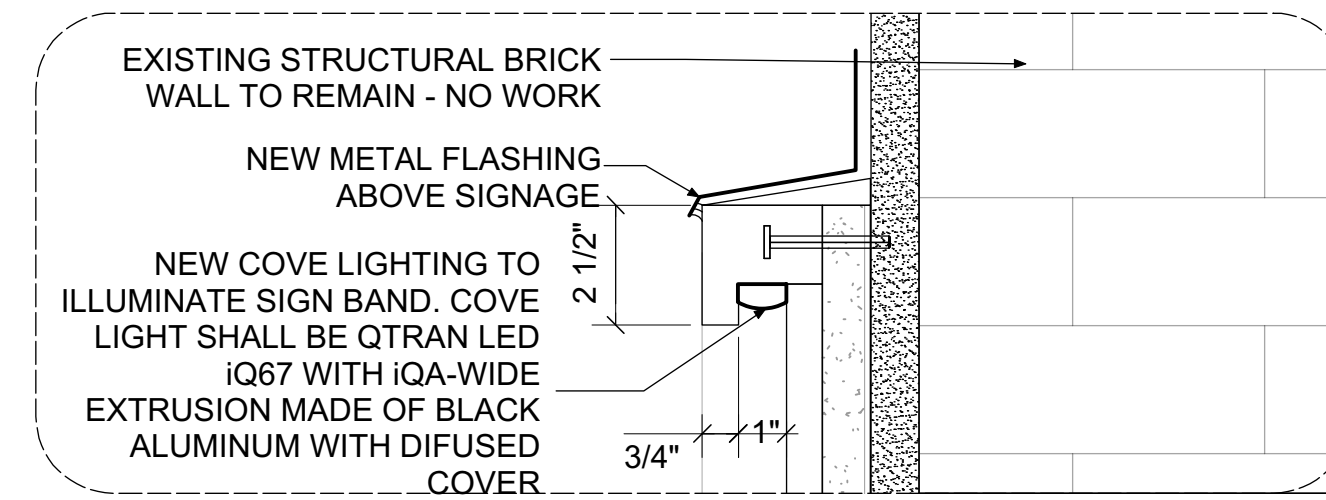


2-B SECTION @ STOREFRONT SYSTEM 'D'
SCALE: 3/4"=1'-0"

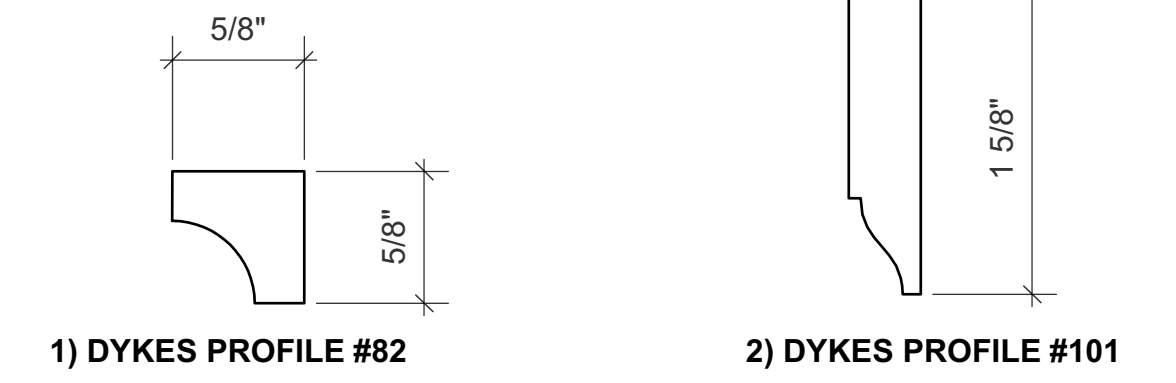




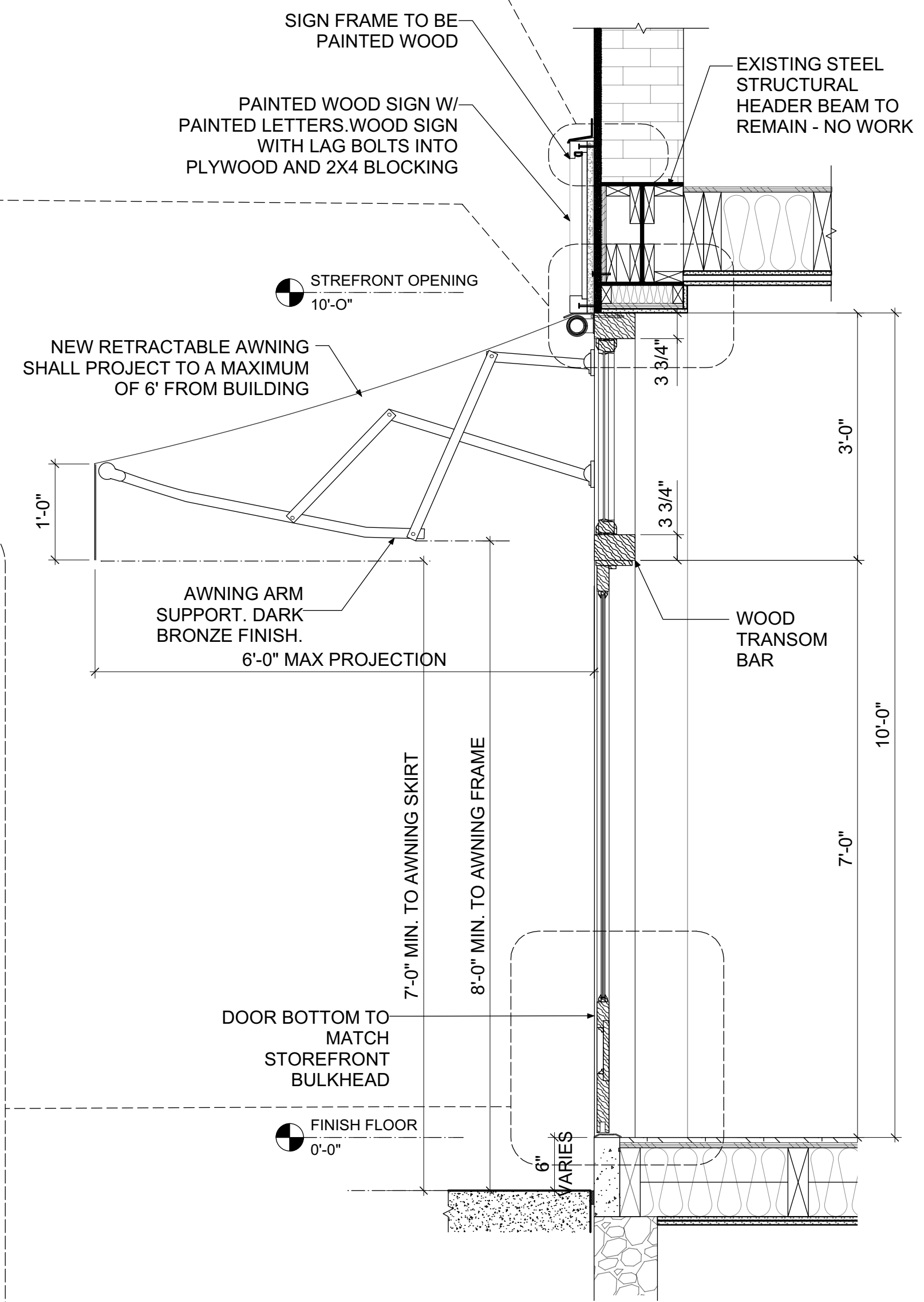
1 EXISTING/DEMO SECTION @ STOREFRONT SYSTEM 'A' & 'B'
SCALE: 3/4"=1'-0"



2-A DETAIL SECTION @ STOREFRONT SYSTEM 'A+B'
SCALE: 3"=1'-0"



1) DYKES PROFILE #82
2) DYKES PROFILE #101
A DYKES PROFILES
SCALE: 1:1



2-B SECTION @ STOREFRONT SYSTEM 'A+B'
SCALE: 3/4"=1'-0"



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SECTION AT OPERABLE STOREFRONT : EXISTING & PROPOSED

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