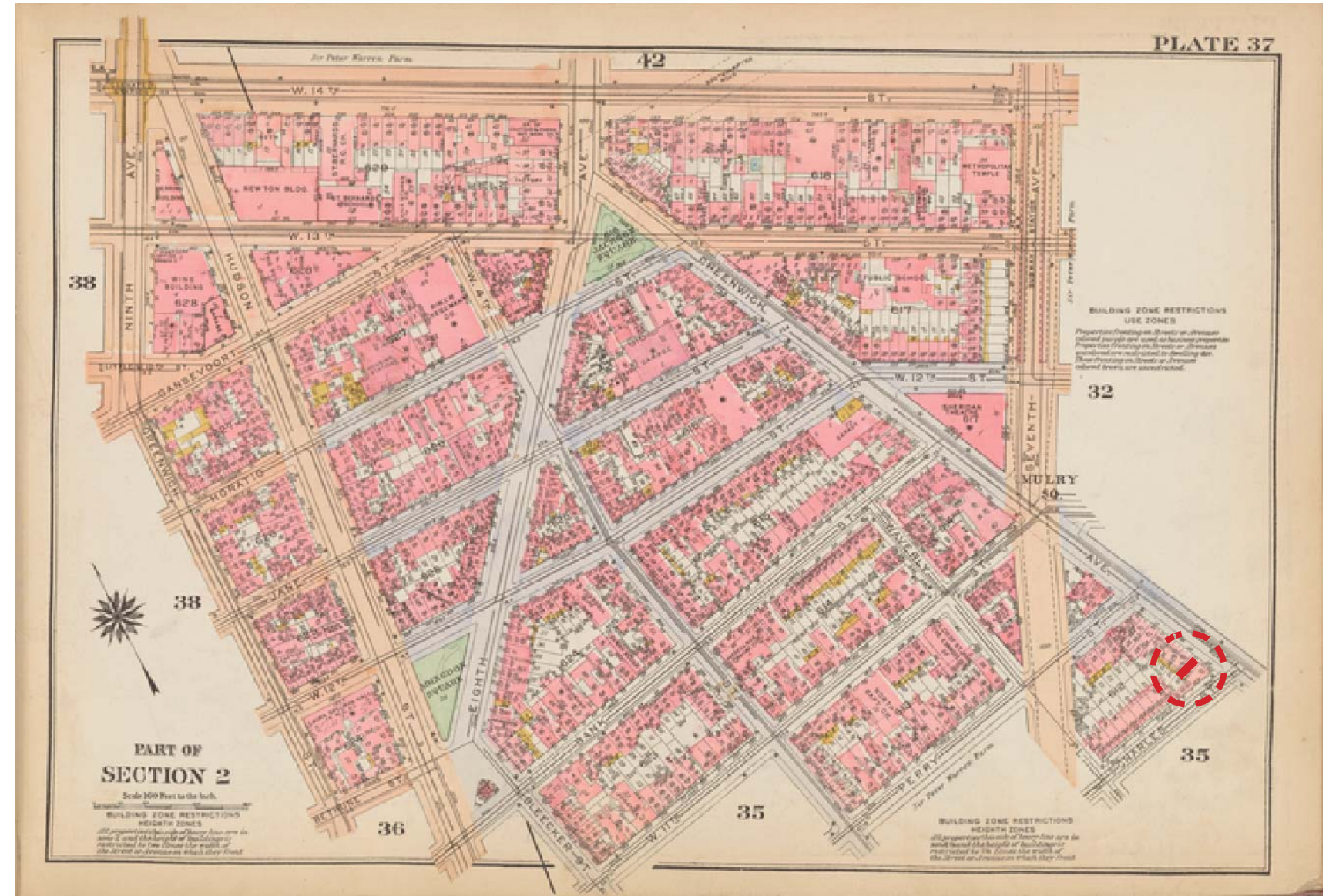
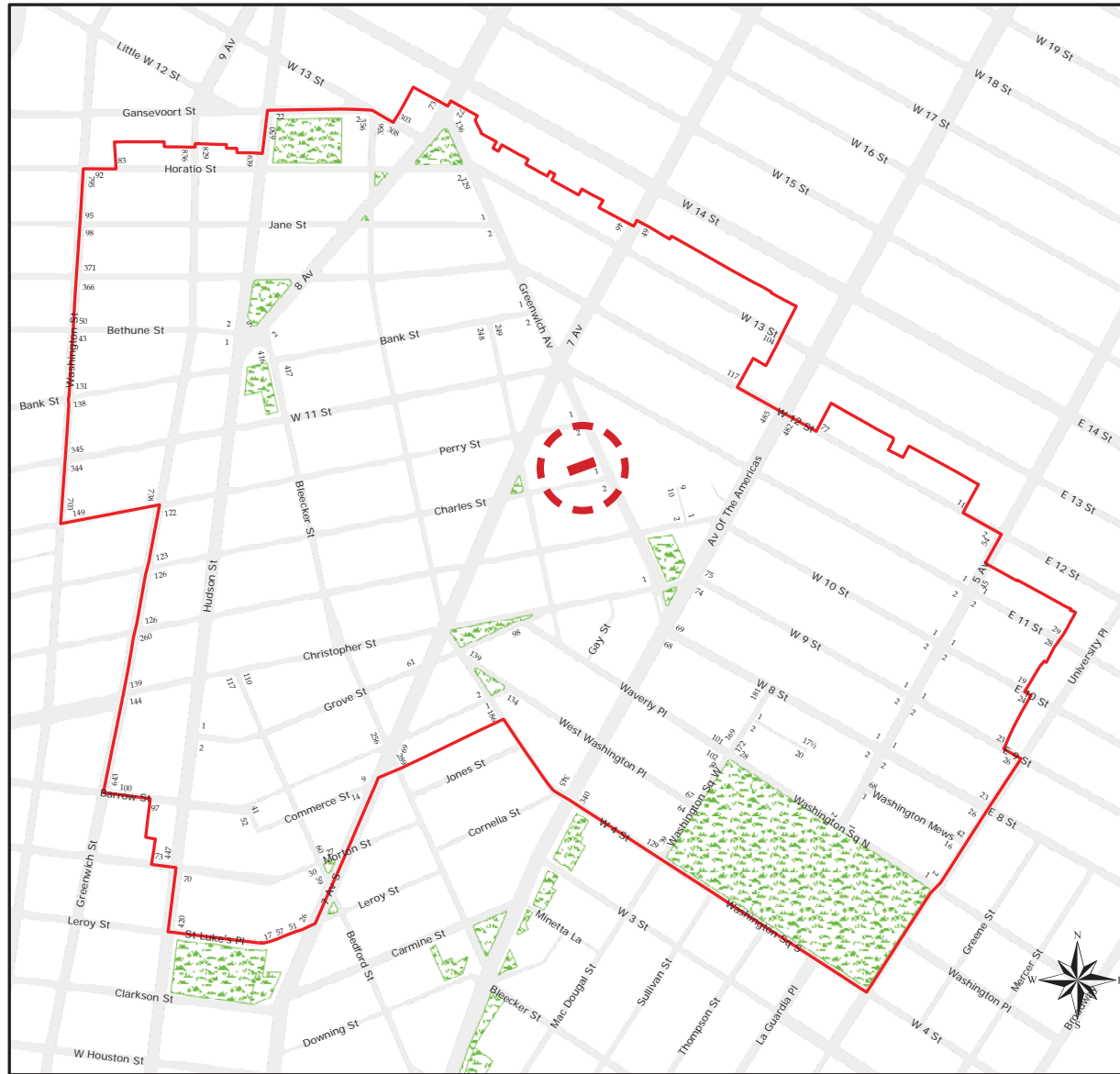




41 Greenwich Avenue  
Landmarks Preservation Commission  
July 10, 2017

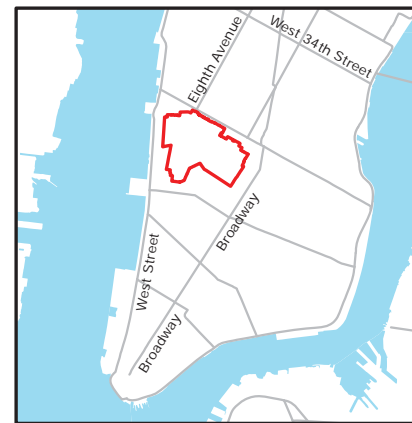
**P** + **K**  
**S** + **B**

# Greenwich Village

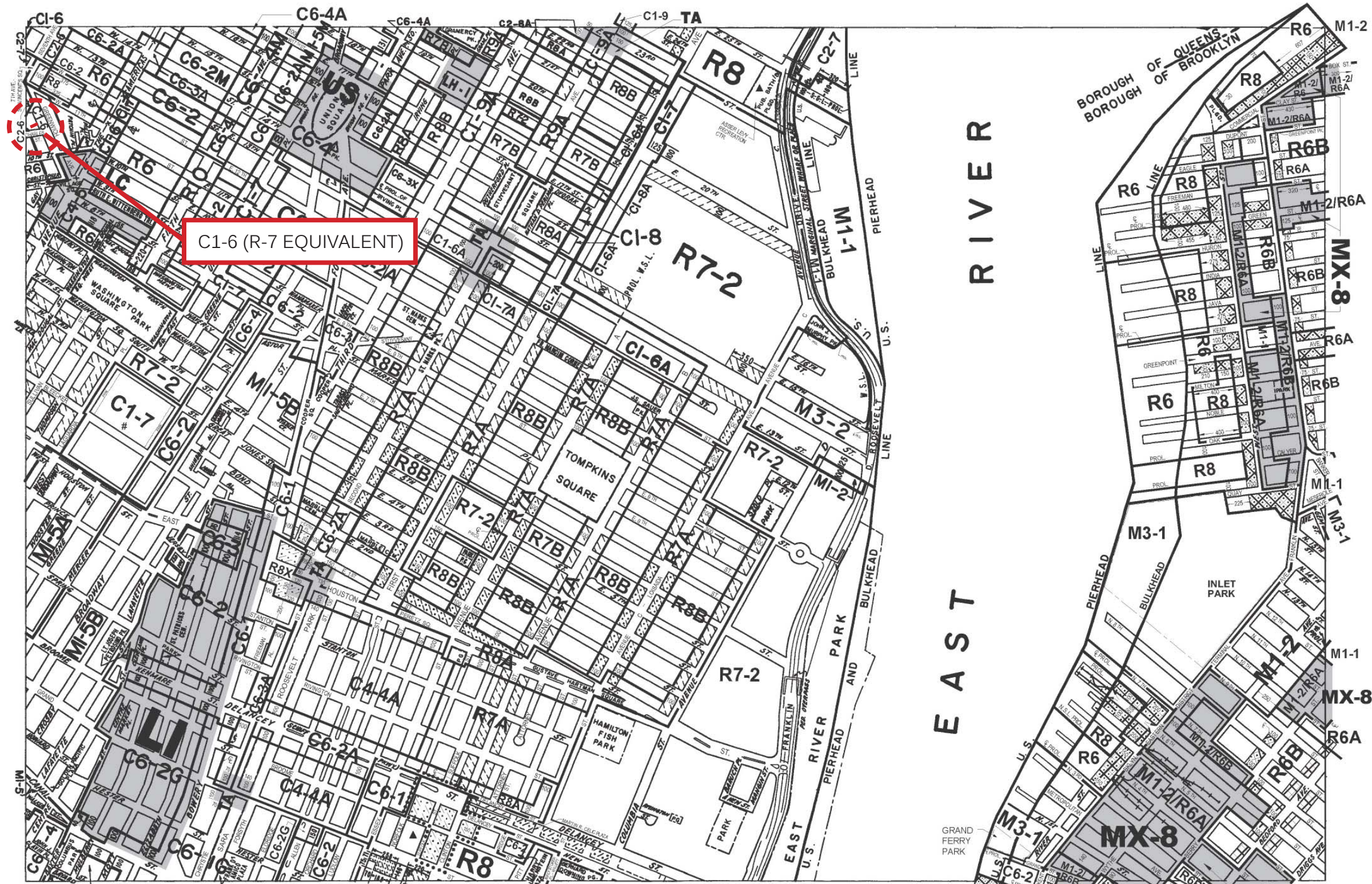


Greenwich Village Historic District  
Manhattan  
Designated April 29, 1969

 Historic District Boundaries



Greenwich Village Historic District and Historic Map



C1-6 (R-7 EQUIVALENT)

600 0 600 1200 1800 FEET

# NOTE: STREETS FOR THE STREET MAP CHANGE C 120077 MMM ARE SHOWN ON THIS MAP PRIOR TO BECOMING EFFECTIVE IN ORDER TO LOCATE ZONING DISTRICT BOUNDARIES.

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5  
 NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

# ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

## Major Zoning Classifications:

The number(s) and/or letter(s) that follows an R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

- R – RESIDENTIAL DISTRICT
- C – COMMERCIAL DISTRICT
- M – MANUFACTURING DISTRICT
- SPECIAL PURPOSE DISTRICT  
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.
- AREA(S) REZONED

## Effective Date(s) of Rezoning:

10-11-2012 C 120226 ZMM

## Special Requirements:

For a list of lots subject to CEQR environmental requirements, see APPENDIX C.  
 For a list of lots subject to "D" restrictive declarations, see APPENDIX D.  
 For Inclusionary Housing designated areas on this map, see APPENDIX F.

CITY MAP CHANGE(S):  
 ▲ 6-01-2013 C 120156 MMM

MAP KEY

8b	8d	9b
12a	<b>12c</b>	13a
12b	12d	13b

© Copyrighted by the City of New York

NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: [www.nyc.gov/planning](http://www.nyc.gov/planning) or contact the Zoning Information Desk at (212) 720-3291.

ZONING MAP 12c

P + K  
S + B

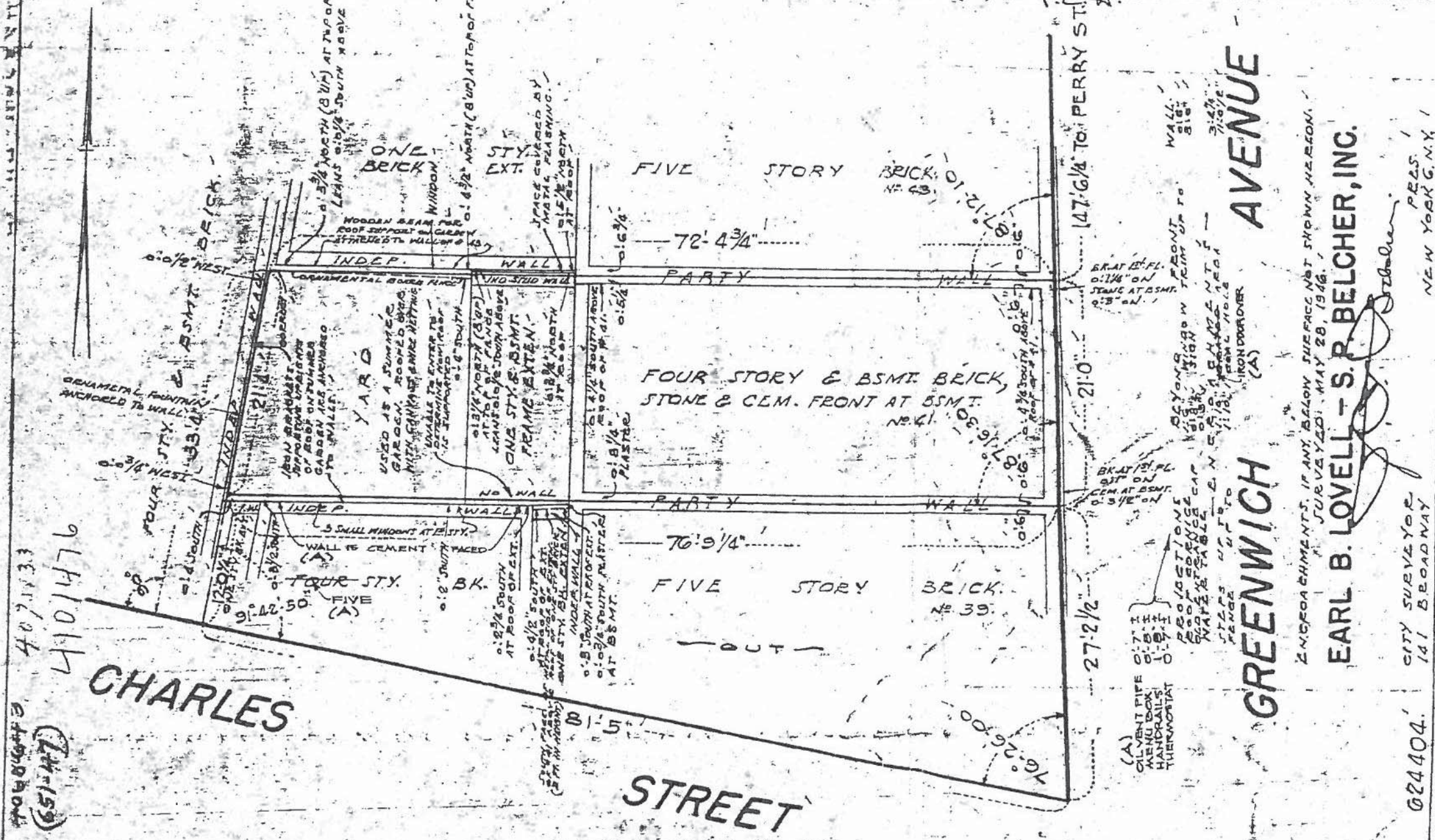
41 Greenwich Avenue  
 Landmarks Preservation Commission  
 July 10, 2017

LPC  
2

64 BLOCK 612

174589  
264646

Amendments  
624404 - Inspected April 23, 1947. No change. Earl B. Lovell - S.P. Belcher, Inc. R.O.C.  
4068643 - No change 4/24/47 to 12/58. R.O.C.  
4115092 - No change - 1/12/56 to 1/9/75 R.O.C.  
4075133 - No change 4/2/59 to



4075133  
4101476  
651477

CHARLES STREET

STREET

GREENWICH AVENUE

147' 6 1/4" TO PERRY ST.

21' 0"

27' 2 1/2"

EARL B. LOVELL - S.P. BELCHER, INC.

CITY SURVEYOR  
141 BROADWAY  
NEW YORK, N.Y.

(A) VISUAL EXAMINATION OF PREMISES MADE  
JUNE 8, 1995 IS CERTIFIED TO:  
L & H ABSTRACT CORPORATION  
FIDELITY NATIONAL TITLE INSURANCE COMPANY OF NEW YORK  
ALLAN S. GORDON

ADDITIONAL AMENDMENTS

L229267 VISUAL EXAMINATION OF PREMISES MADE JUNE 8, 1995 THESE ITEMS MARKED (A) EARL B. LOVELL - S.P. BELCHER, INC. R.O.C.

P + K  
S + B

41 Greenwich Avenue  
Landmarks Preservation Commission  
July 10, 2017

LPC  
3

Site Survey



1940 Tax Photo



1980 Tax Photo

GREENWICH AVENUE West Side (Betw. Perry & Charles Sts.)

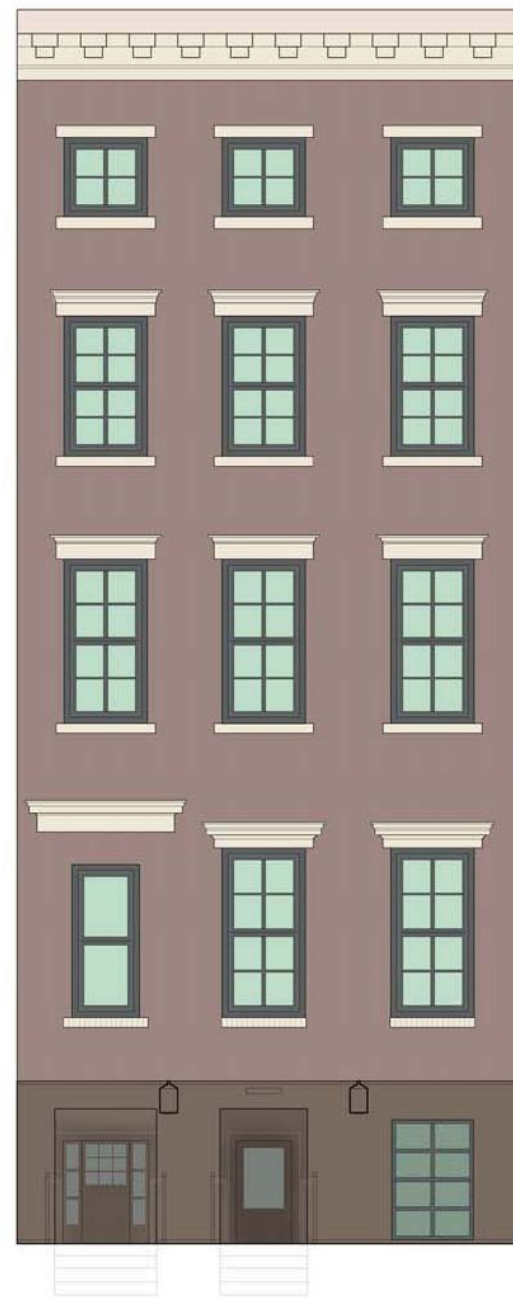
No. 41, alone of the entire row, still displays low attic windows and modillions at the roof cornice. It may be considered late Greek Revival in style. Now a five-story house, it has been remodeled to provide a basement entrance with restaurant. Originally it was four stories high with basement, as may be seen from the high stone lintel of the doorway which remains embedded in the masonry, when a small window took the place of the door at the left side. The house was built in 1848-49 by Foster & Van Ostrand. In the early Eighteen-fifties, this was the home of R. W. Jeffery.

Tax Photos and Designation

P + K  
S + B

41 Greenwich Avenue  
Landmarks Preservation Commission  
July 10, 2017

LPC  
4



01 EXISTING FACADE



CORNICE TO BE REPLACED WITH FIBERGLASS REINFORCED PLAST PROFILE TO BE CAST TO REPLI EXISTING COLOR: SOFT WHITE WH551

NEW CAST STONE LINTELS AND MATCH EXISTING PROFILE COLOR: #A-2 BY AMERICAN AR

NEW BRICK FACADE TO MATCH ALL OPENINGS TO BE SURVEYE RECONSTRUCTED

PREVIOUSLY APPROVED STOREF MODIFICATIONS

02 PROPOSED FACADE



ENGINEER'S REPORT dated MAY 25, 2017:

- Cracks and fractures where front wall meets party wall
- Loss of strength of mortar over time
- Front facade is structurally unstable - can be moved by hand
- Recommended removal and replacement of brick facade

Interior Front Facade Photos

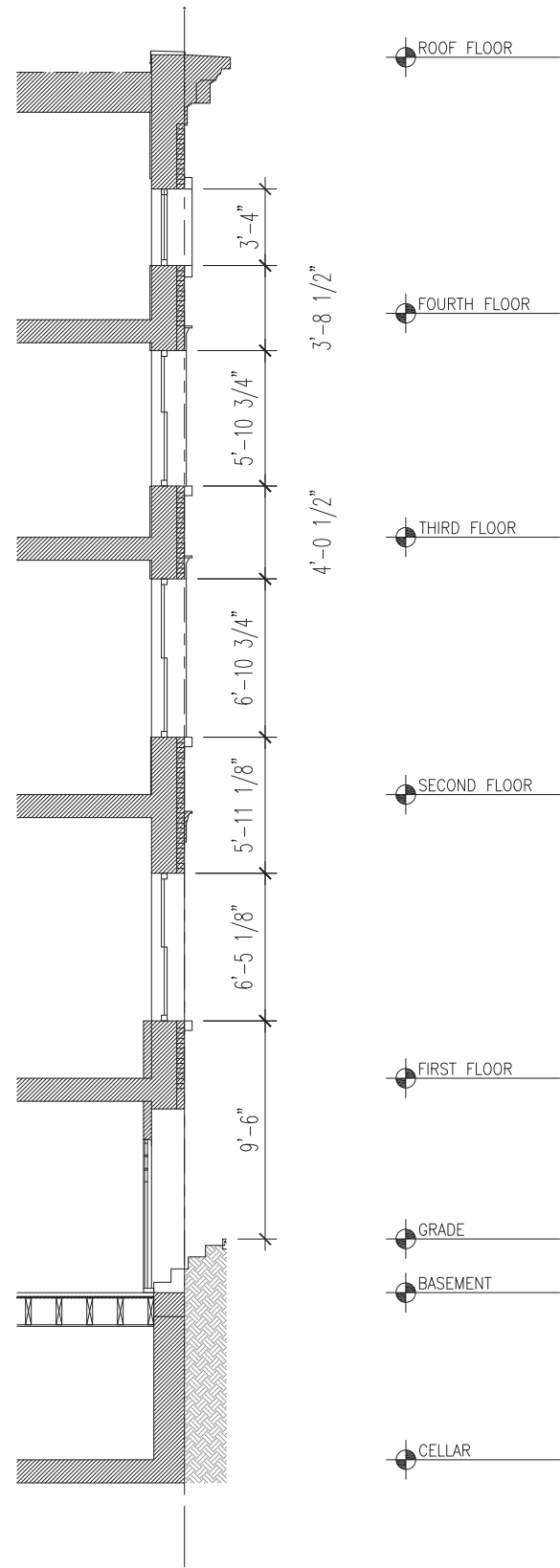


ENGINEER'S REPORT dated MAY 25, 2017:

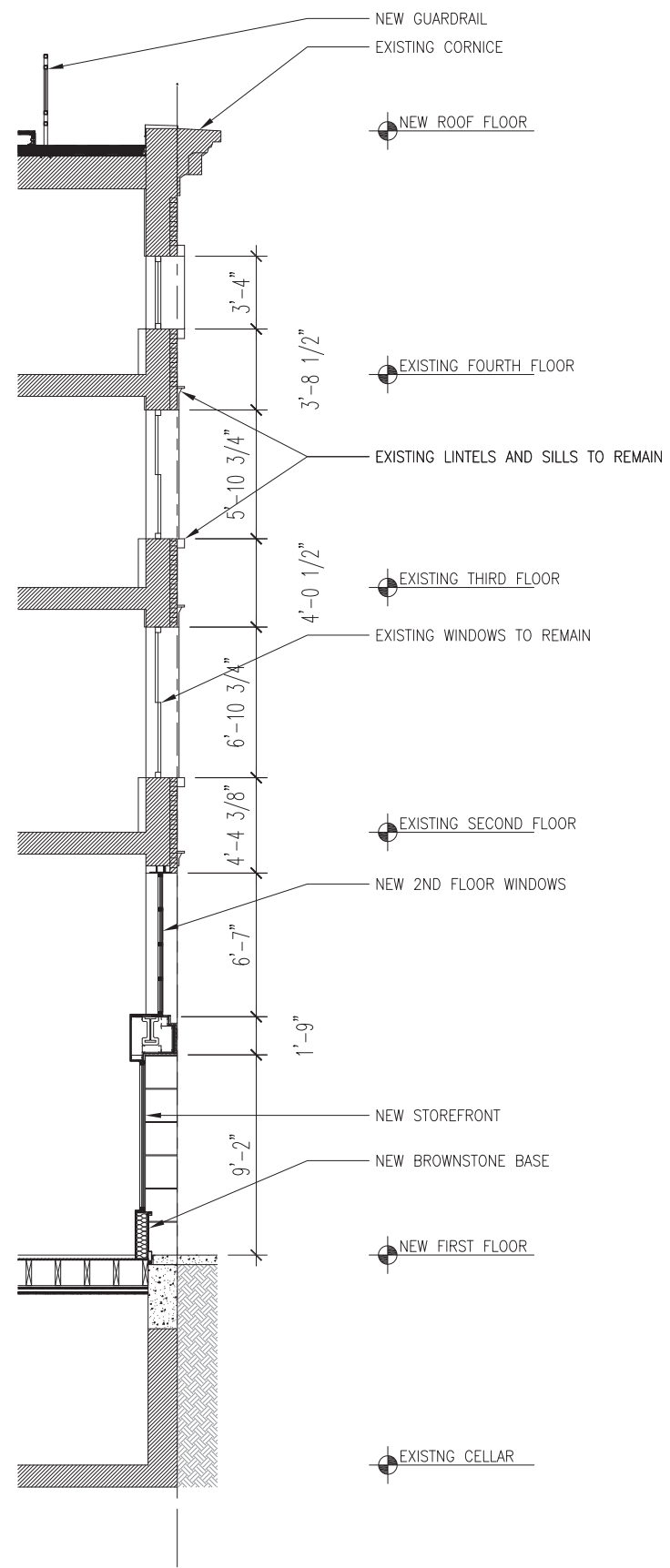
- Cracks and fractures where front wall meets party wall
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Interior Front Facade Photos

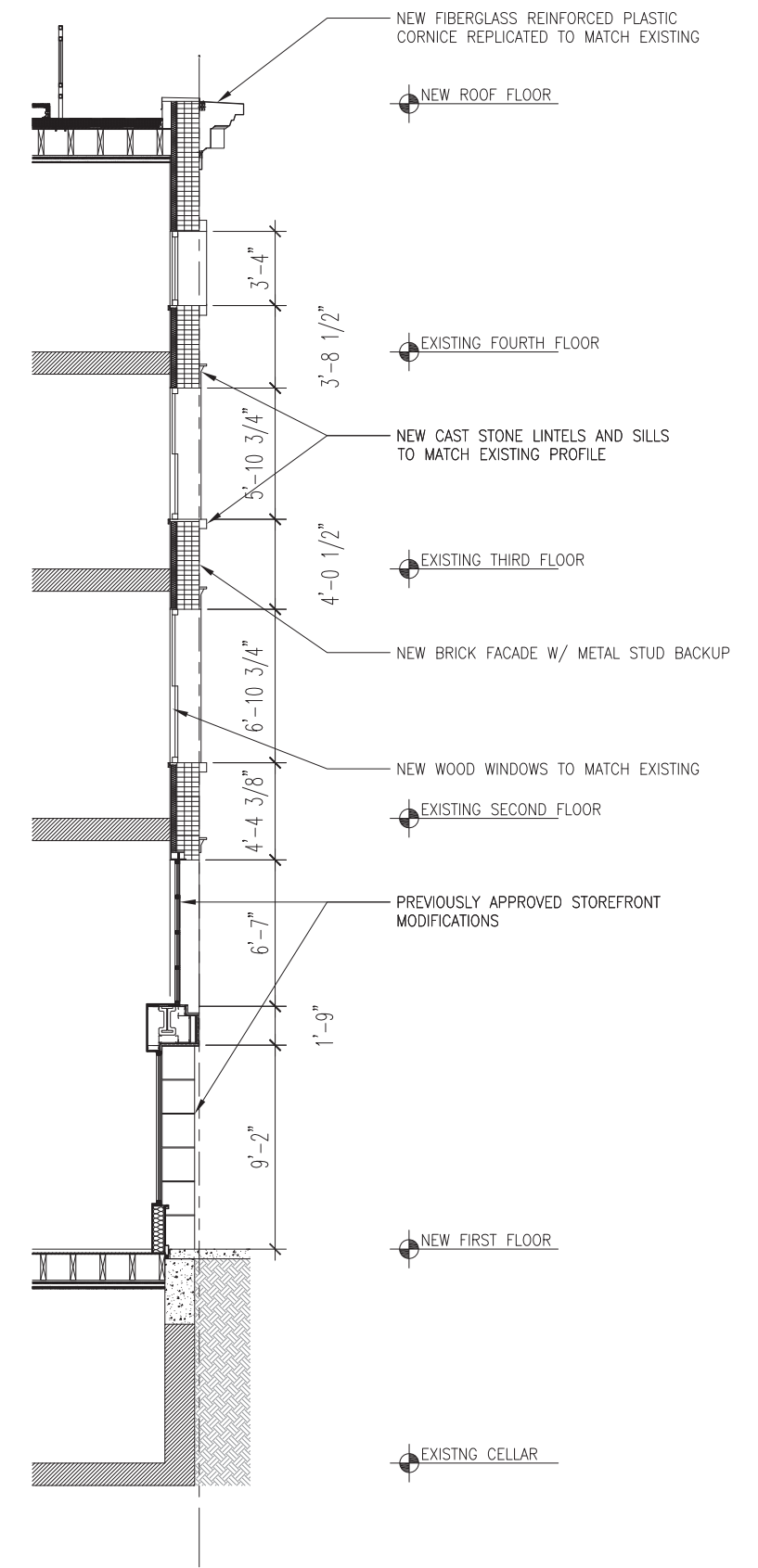




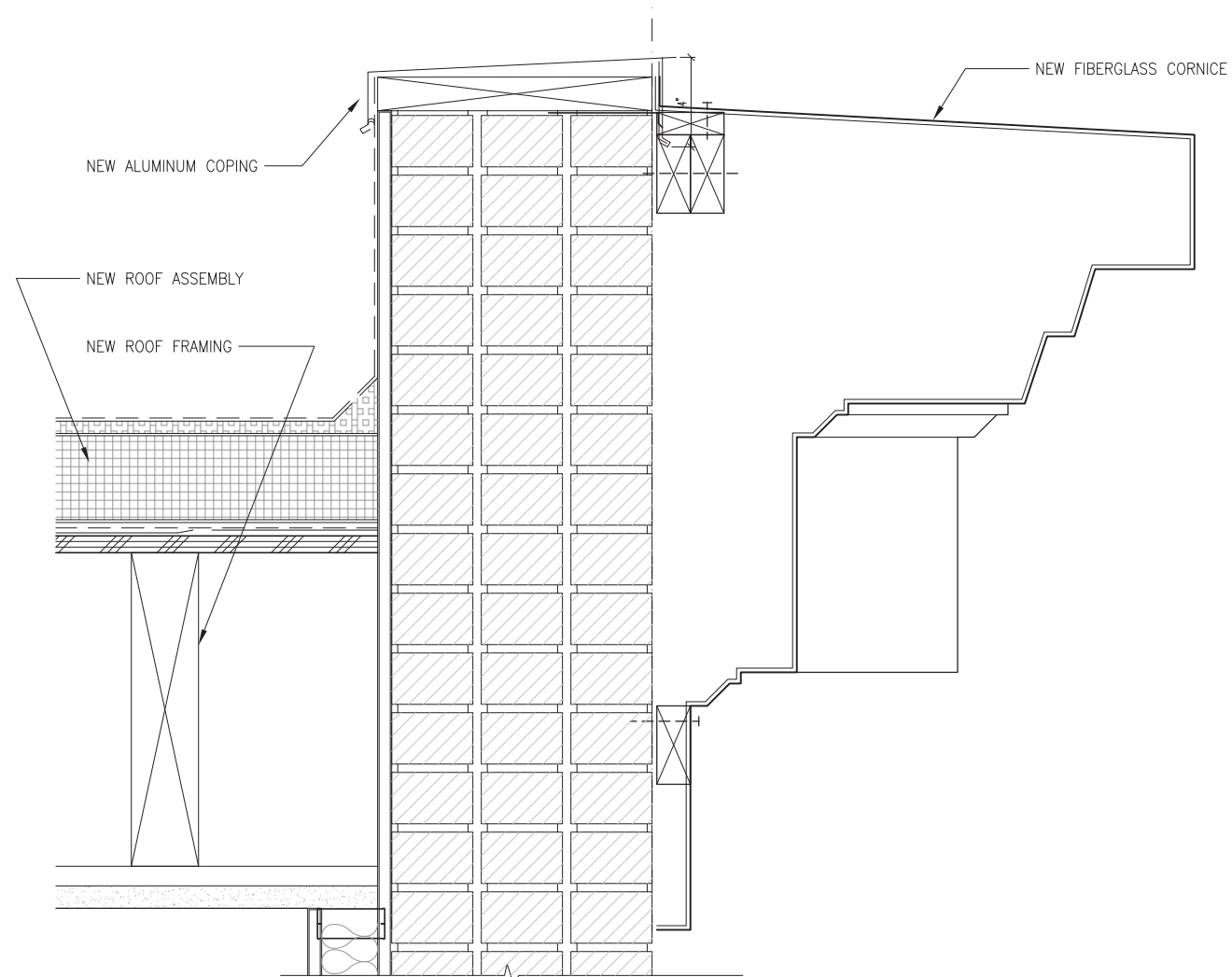
01 EXISTING FRONT WALL SECTION  
1/4" = 1'-0"



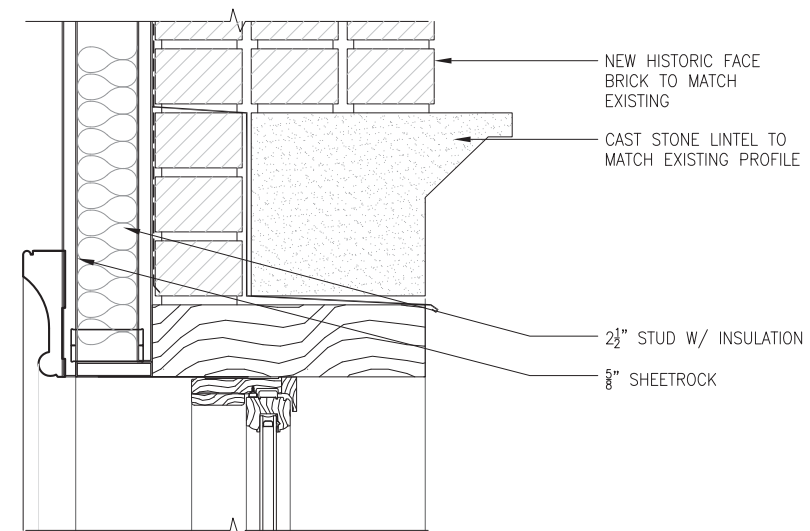
02 CURRENTLY APPROVED FRONT WALL SECTION  
1/4" = 1'-0"



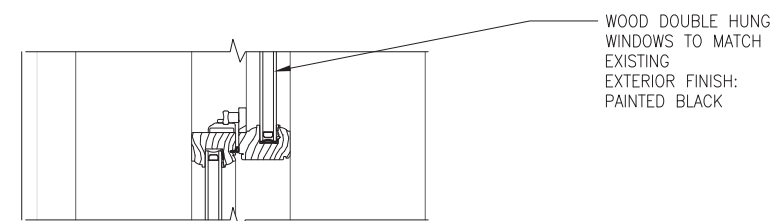
03 PROPOSED FRONT WALL SECTION  
1/4" = 1'-0"



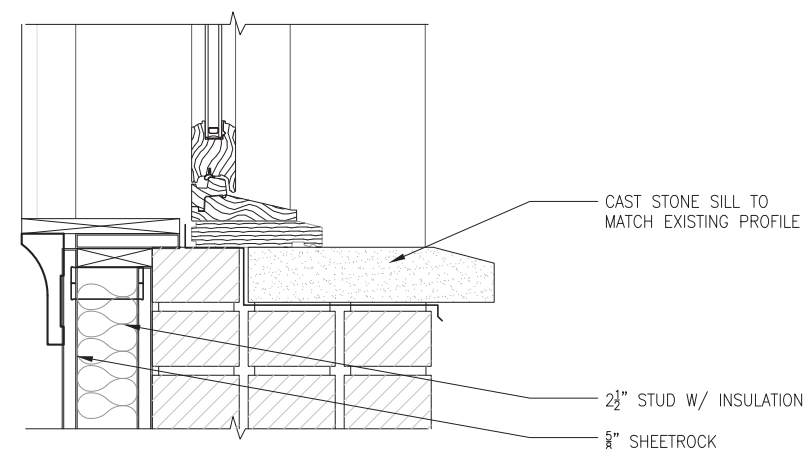
01 TYPICAL CORNICE DETAIL  
3" = 1'-0"



02 WOOD WINDOW HEAD DETAIL  
3" = 1'-0"



03 WOOD WINDOW MEETING RAIL DETAIL  
3" = 1'-0"



04 WOOD WINDOW SILL DETAIL  
3" = 1'-0"

CORNICE PAINTED  
SOFT WHITE WH511

CAST STONE LINTEL AND SILL  
#A-2 AMERICAN ART STONE

HISTORICAL BRICK



BROWNSTONE

