

59 Greenwich Avenue

Presentation to:

Manhattan Community Board 2

Landmarks Preservation Commission
Certificate of Appropriateness Application

September 14, 2017



Proposed Renovation/Restoration

Address: 59 Greenwich Ave, New York
 Borough: Manhattan
 Tax Block: 613
 Tax Lot: 60
 Landmark District: Greenwich Village Historic District
 Use Groups: 6 / 2
 Zoning: C2-6
 Zoning Map #:12C
 Style: Greek Revival
 Stories: 4



Greenwich Village Historic District
 Manhattan
 Designated April 29, 1969

Historic District Boundaries



Existing Condition



Proposed Renovation/Restoration

Greenwich Village Historic District

Introduction



Broadway and Waverly Place - 1870
Source: New York Public Library



West 8th Street - 1940s
Source: New-York Historical Society



35 West 8th Street



31 West 8th Street



27 & 29 West 8th Street

2nd Floor Retail Precedents



7th Avenue Extension (1917) and
6th Avenue Extension (1925)



1926 New-York Historical Society Subway Photo
Residential Entry and Storefront



1916 New-York Historical Society Subway Photo



1926 New-York Historical Society Subway Photo

Date of Construction: 1845
Original Owner: William Van Hook

Historic Photos



Present day 6th Avenue and 7th Avenue Commercial Corridors



C.1937 View looking down Greenwich Avenue from 7th Avenue
Source: Municipal Archives



C.1933 View of side of 59 Greenwich from 7th Avenue
Source: New York Public Library



C.1969 View of rear façade seen from 7th Avenue
LPC Designation Photo



C.1939 View of rear façade seen from 7th Avenue
Source: New York Public Library

Historic Photos



Existing cornice condition - missing wood elements



Existing window condition - metal windows, brick sills, replaced lintels



Probes at existing façade revealed non-historic lintels and original brick behind paint coatings



Existing overall view of second to fourth floors



Existing first floor/storefront condition



Probe at existing storefront revealed deteriorated brick piers

Existing Conditions - Front Façade



Existing overall view of second to fourth floors



Existing condition - deteriorated wood cornice and deteriorated brownstone lintels



Existing cornice condition - deteriorated wood elements



Existing overall view of cellar and first floors

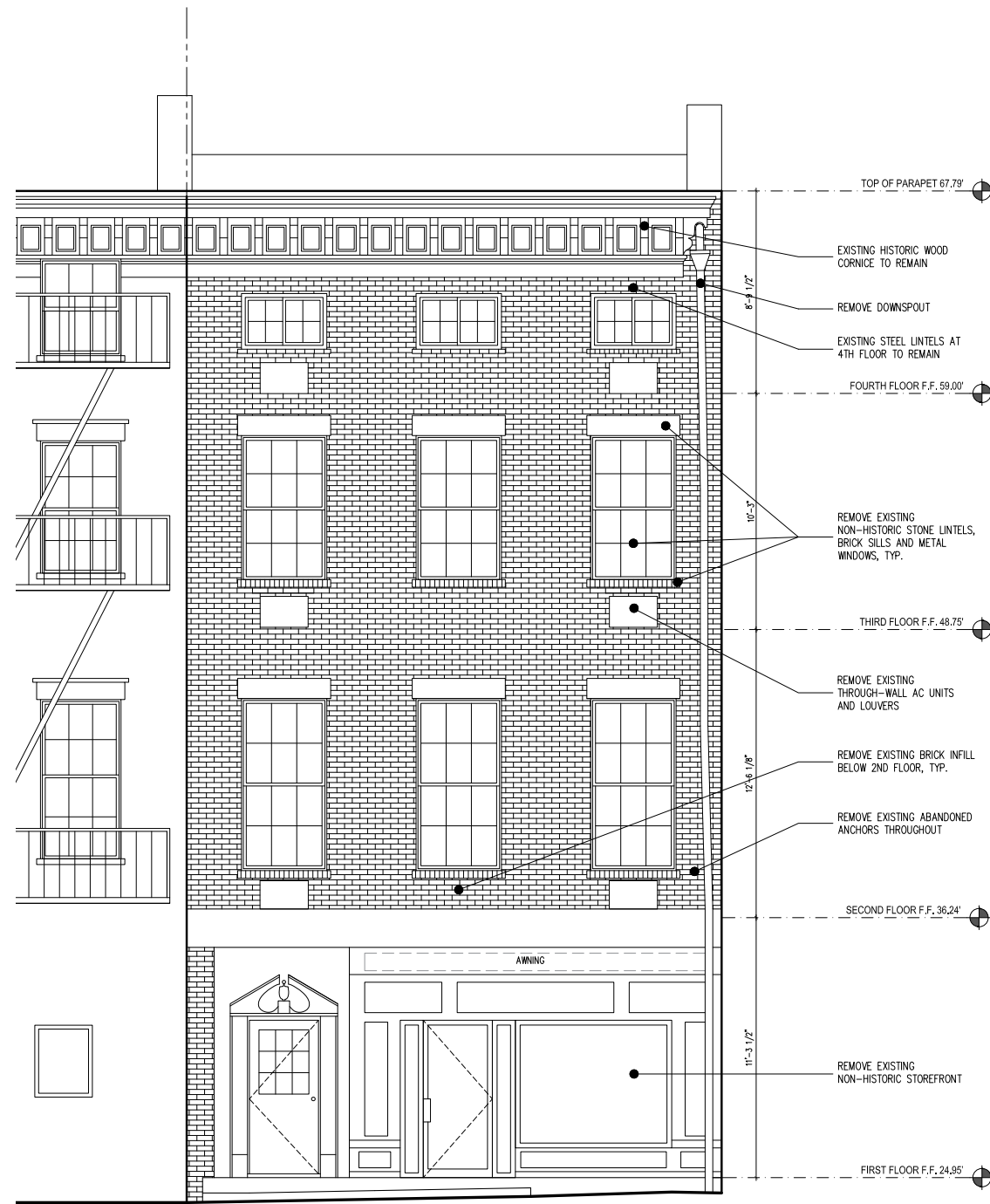


Existing window condition - metal windows, brick sills, deteriorated brownstone lintels

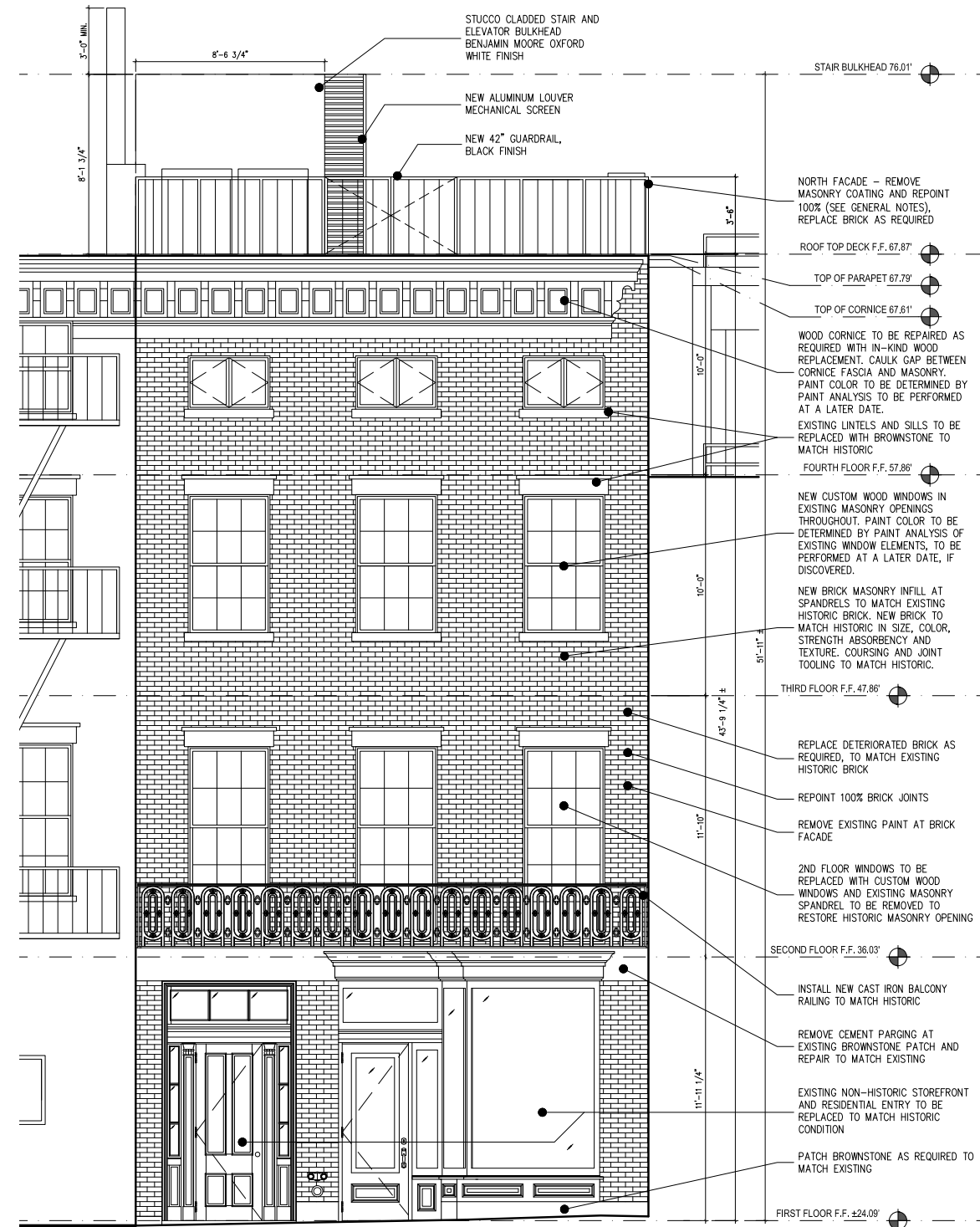


Existing condition - partially infilled masonry opening

Existing Conditions - Rear Façade



Front/East Elevation (Existing)

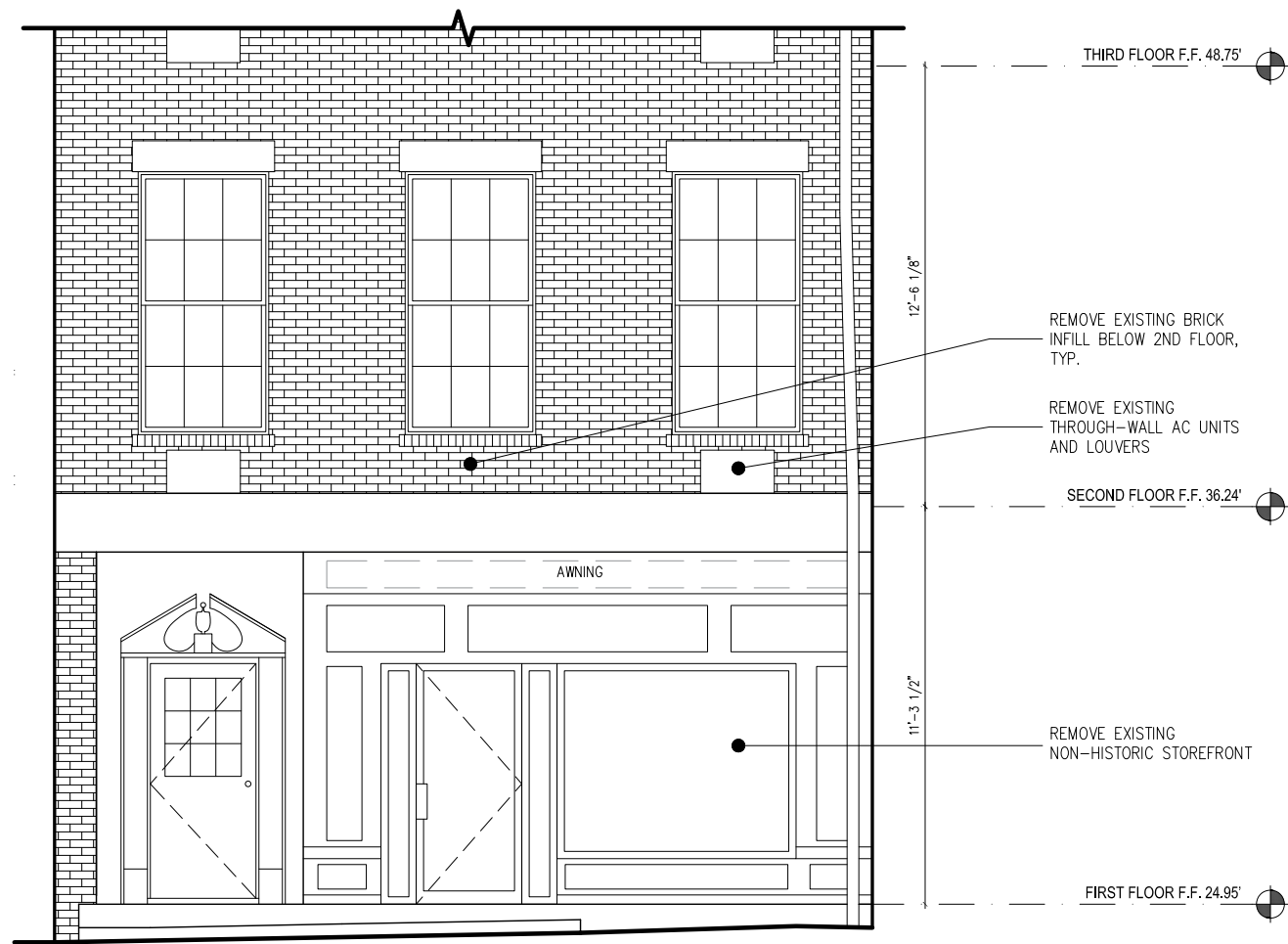


Front/East Elevation (Proposed)

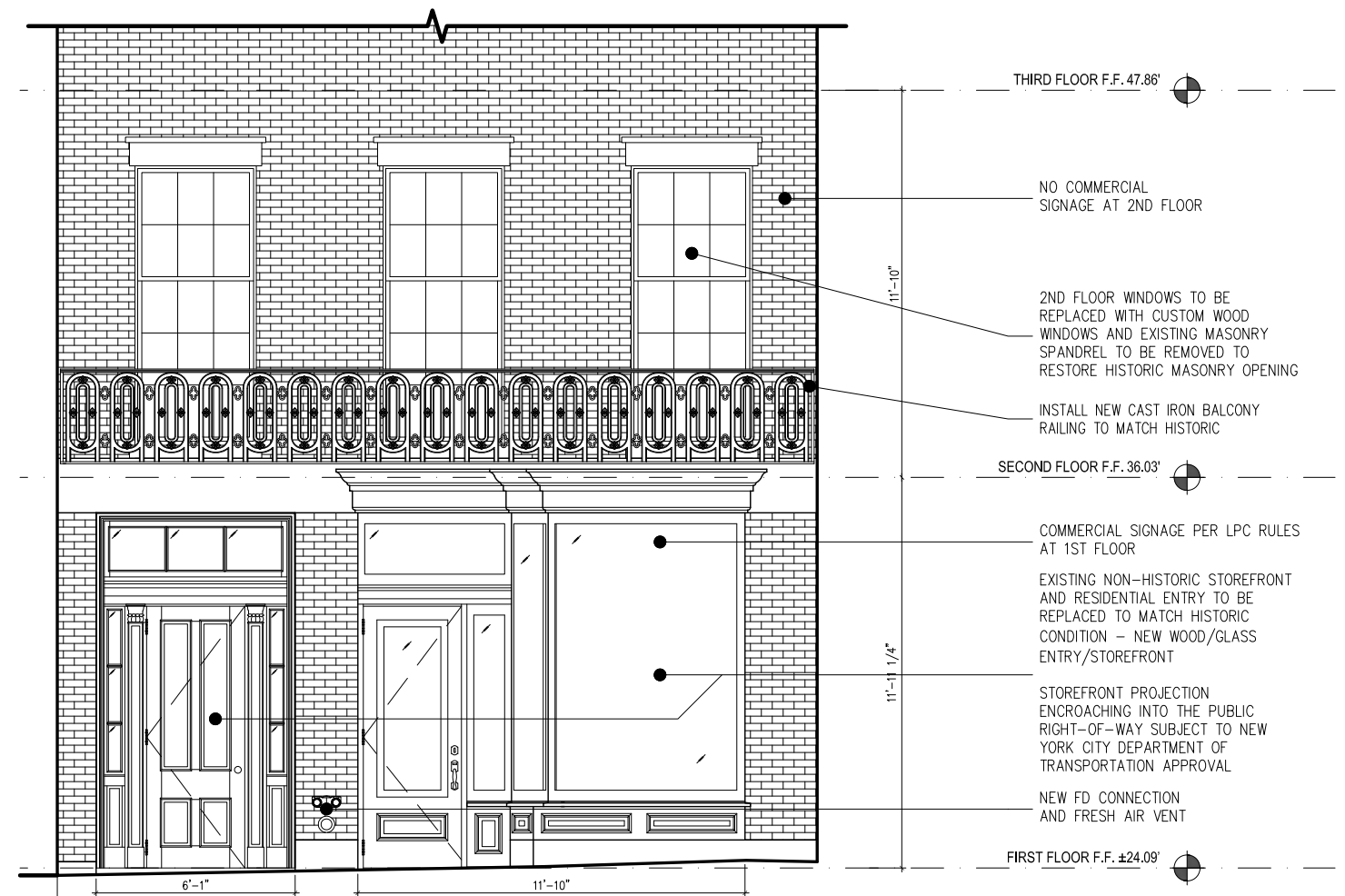
GENERAL NOTES:

1. ALL METAL WINDOWS TO BE REPLACED WITH CUSTOM WOOD WINDOWS. PAINT COLOR TO BE DETERMINED BY PAINT ANALYSIS OF EXISTING WINDOW ELEMENTS, TO BE PERFORMED AT A LATER DATE, IF DISCOVERED.
2. REMOVE ABANDONED ANCHORS, WIRES AND CONDUITS AND PATCH HOLES THROUGHOUT.
3. LINTELS AND SILLS TO BE REPLACED WITH BROWNSTONE. ENTIRE BRICK FACADE TO BE CLEANED AND ALL COATINGS REMOVED AT EAST, WEST AND NORTH. POWERWASHING SHALL NOT EXCEED 250 PSI.
4. REPOINT BRICK 100%, RAKING BY HAND AND MATCHING EXISTING MORTAR IN COLOR, TEXTURE, TOOLING AND COMPOSITION. MORTAR TO BE "TYPE N" OR "TYPE O", AS DETERMINED BY A MORTAR ANALYSIS TO BE CONDUCTED AT A LATER DATE.
5. BROWNSTONE PATCHING AS REQUIRED THROUGHOUT.
6. COMMERCIAL SIGNAGE PER LPC RULES AT FIRST FLOOR.
7. NO COMMERCIAL SIGNAGE AT SECOND FLOOR.

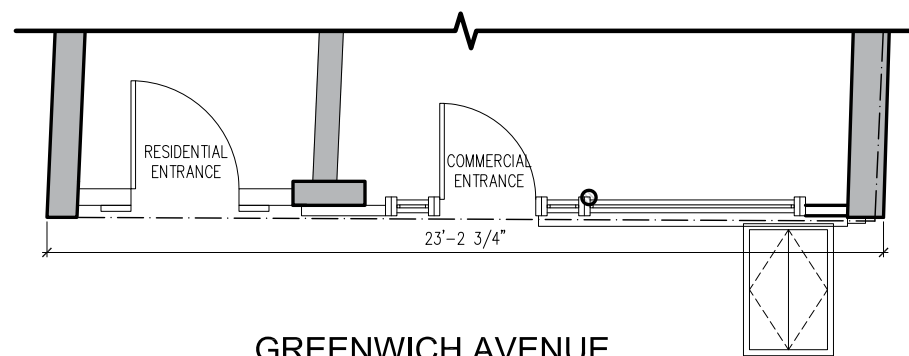
Existing and Proposed Front/East Elevations



Partial Front/East Elevation (Existing)

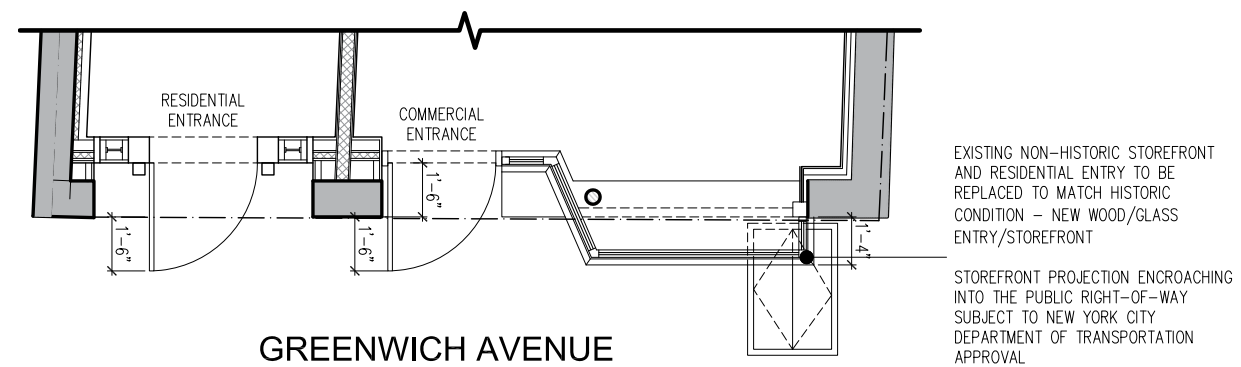


Partial Front/East Elevation (Proposed)



GREENWICH AVENUE

Partial Floor Plan (Existing)



GREENWICH AVENUE

Partial Floor Plan (Proposed)

Existing and Proposed Storefront/Residential Entry



1926 New-York Historical Society Subway Photo



1926 New-York Historical Society Subway Photo

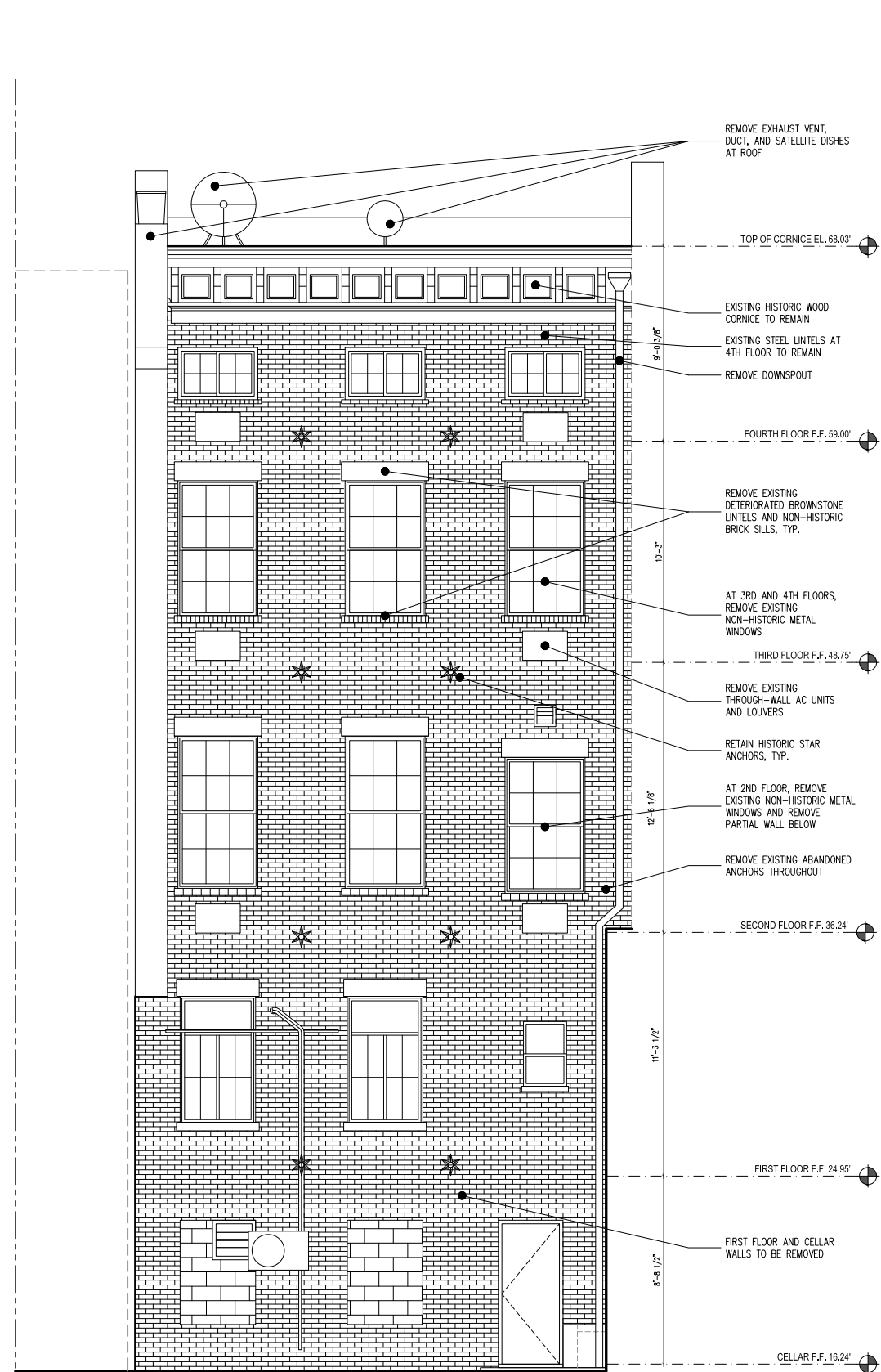


Existing First Floor

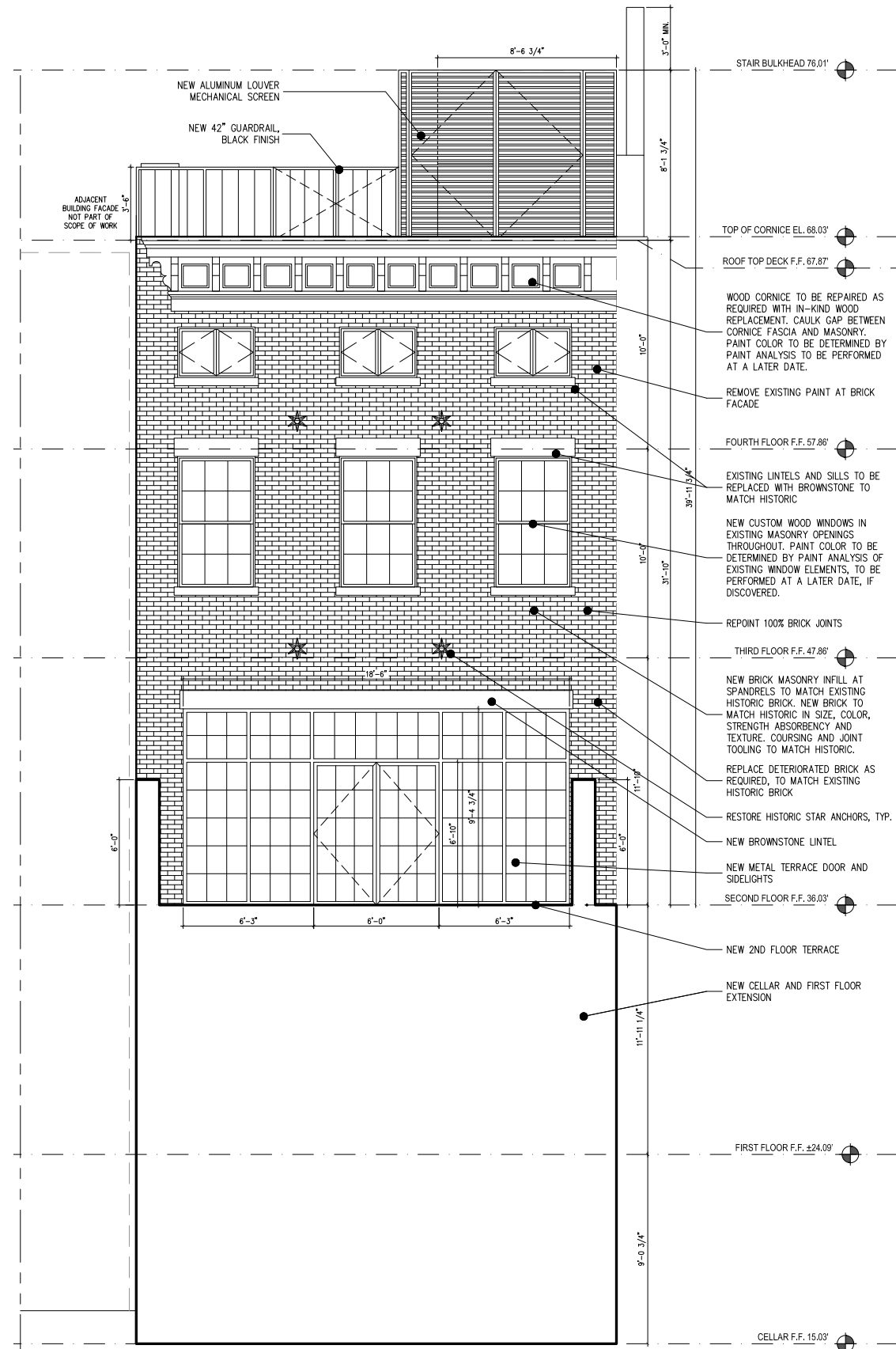


Proposed Storefront/Residential Entry

Existing and Proposed Storefront/Residential Entry



Rear/West Elevation (Existing)

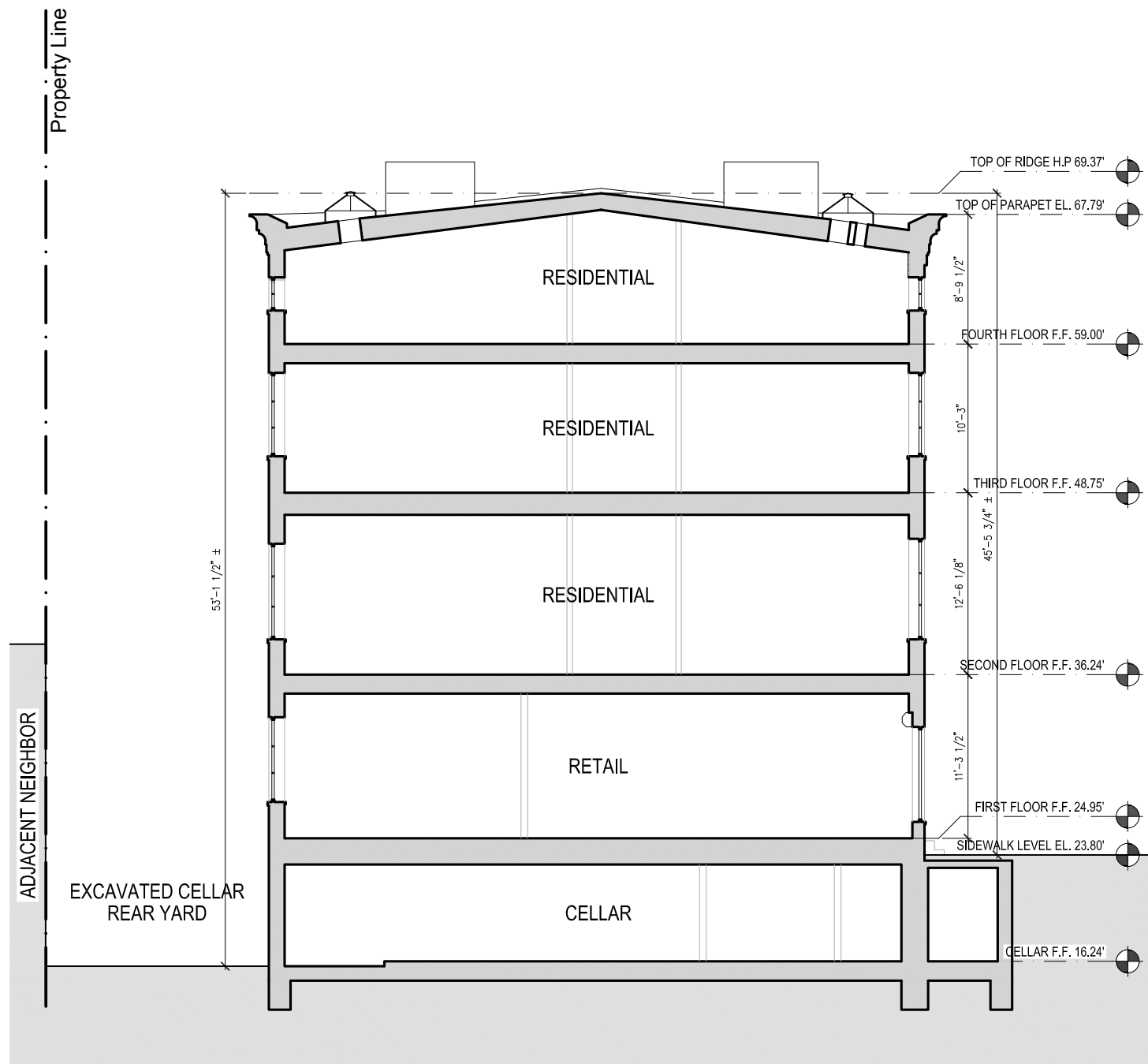


Rear/West Elevation (Proposed)

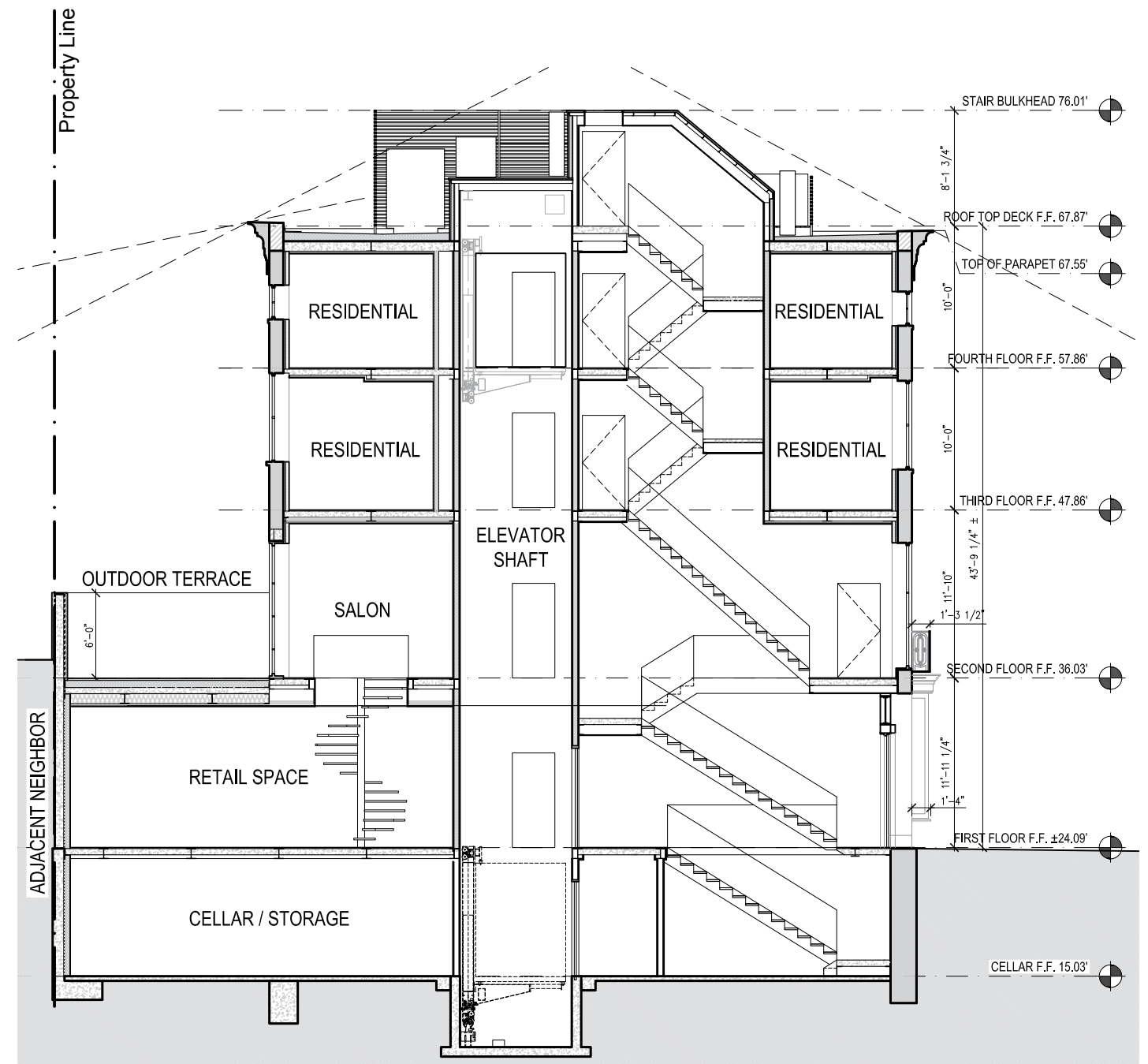
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Existing and Proposed Rear/West Elevations

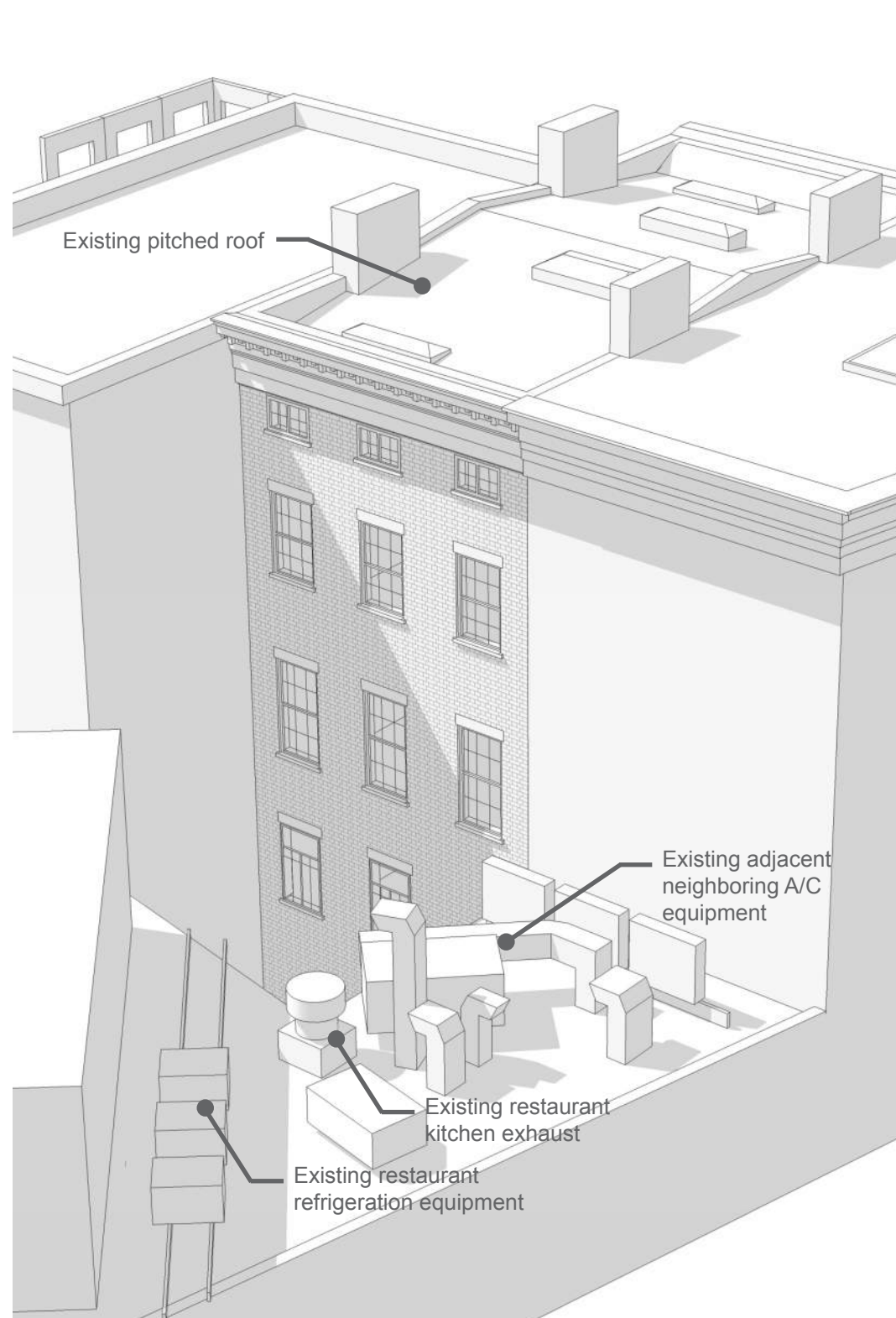


Building Section (Existing)

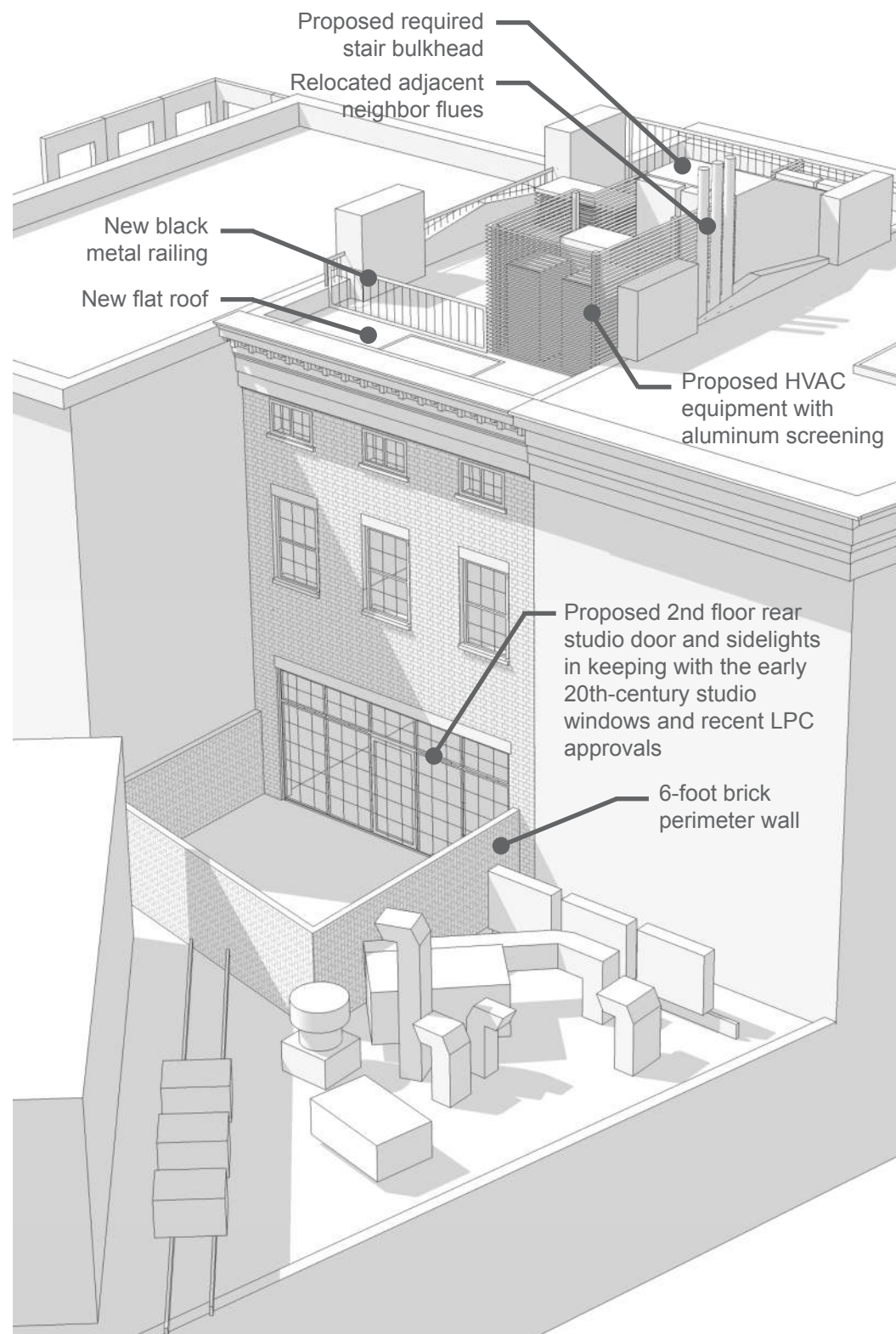


Building Section (Proposed)

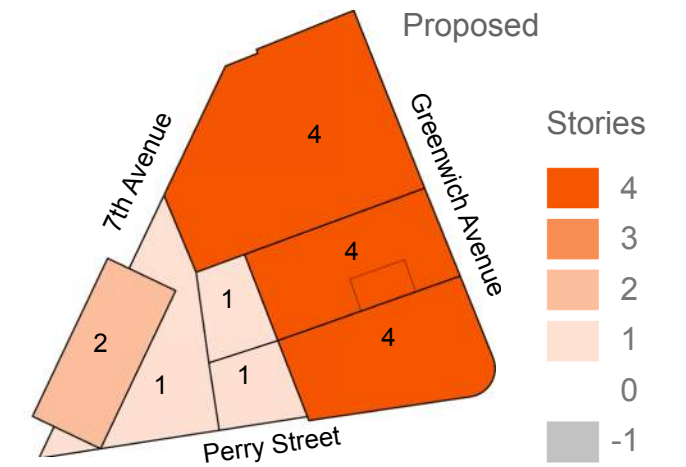
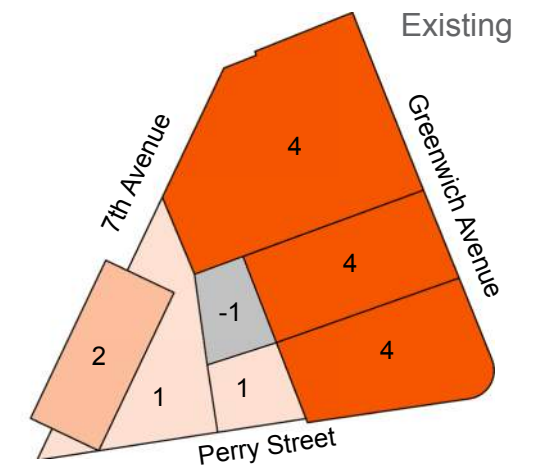
Existing and Proposed Building Sections



Rear Façade Axonometric (Existing)



Rear Façade Axonometric (Proposed)



Existing and Proposed Rear Façade Axonometrics and Adjacent Bulk Context

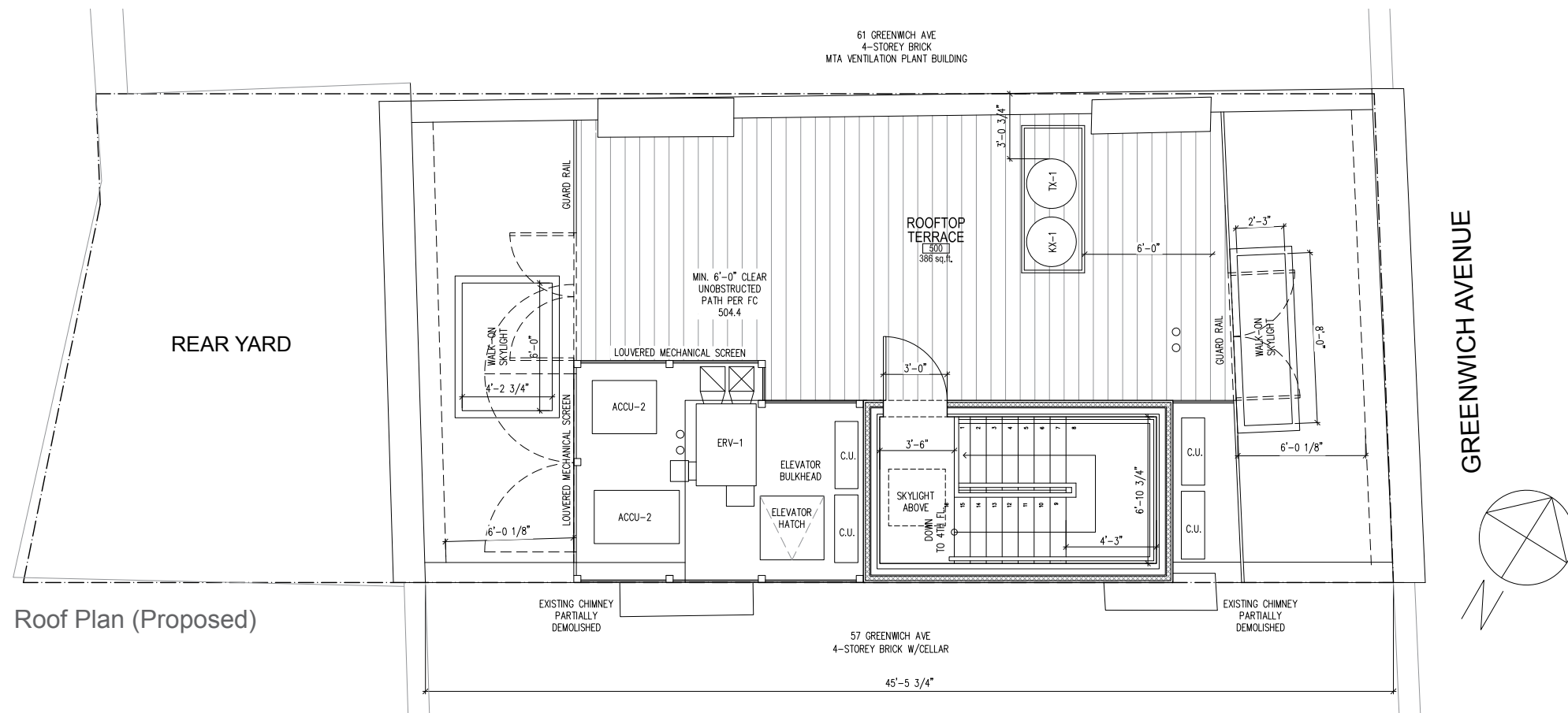
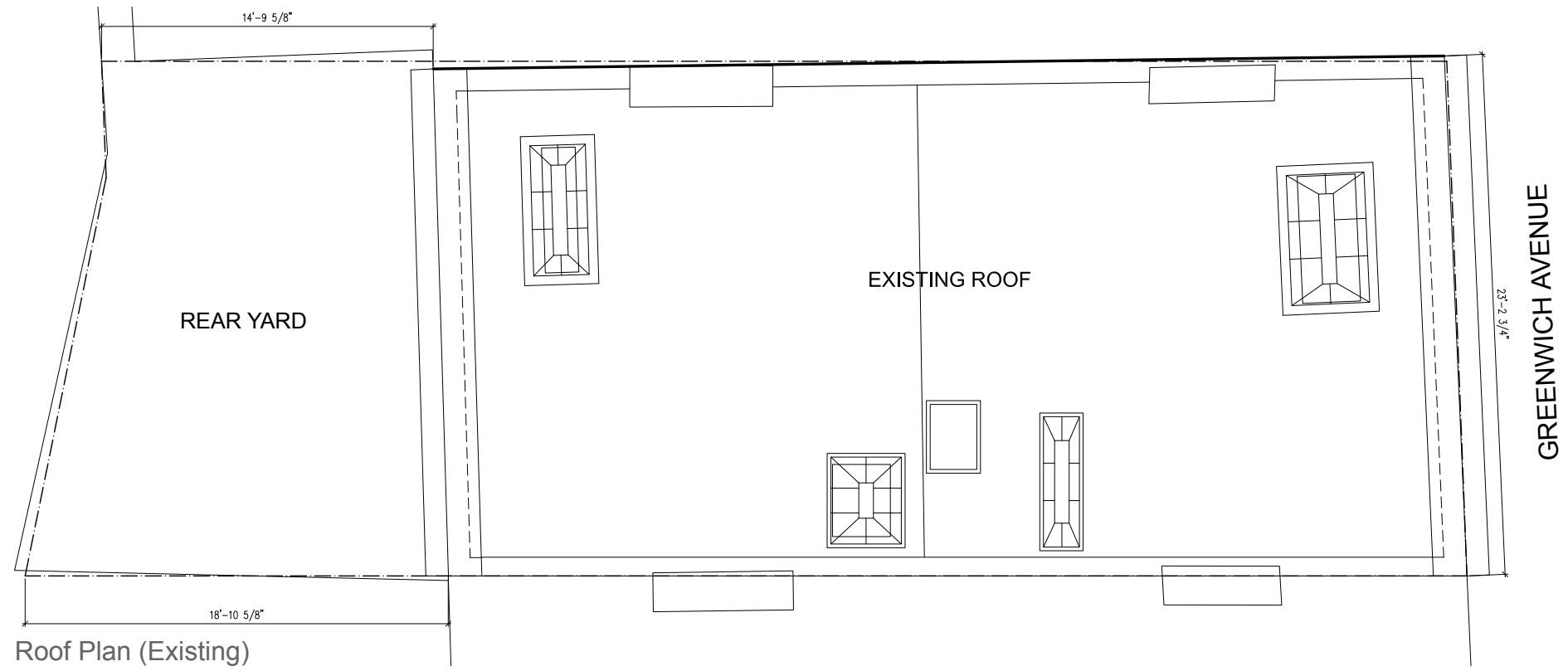


34 Perry Street - Studio window added C.1924

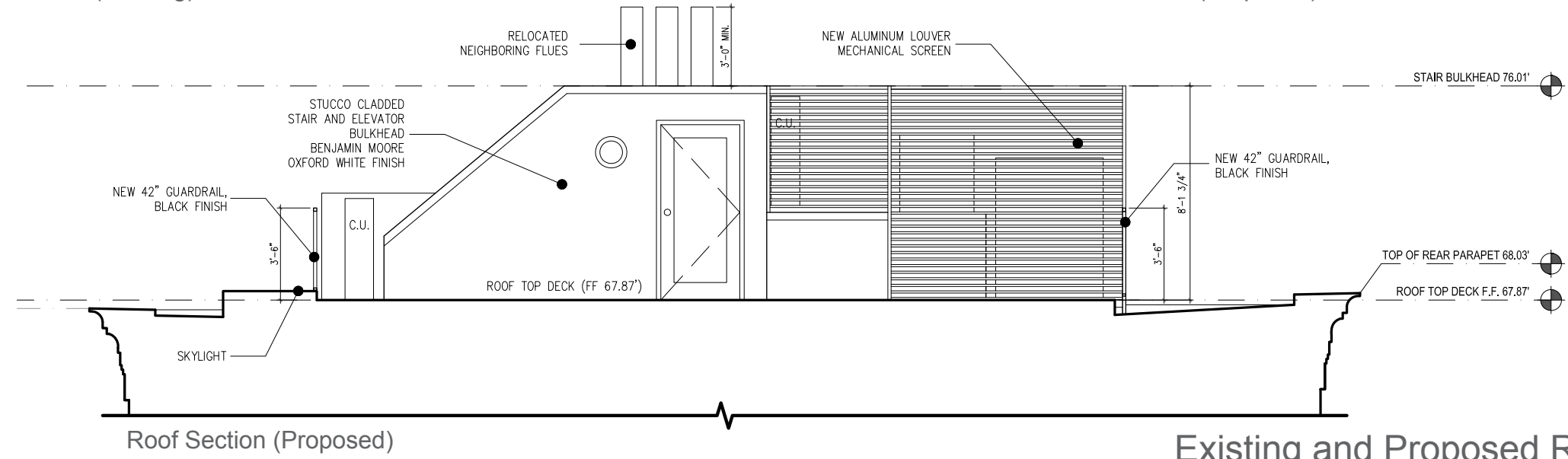
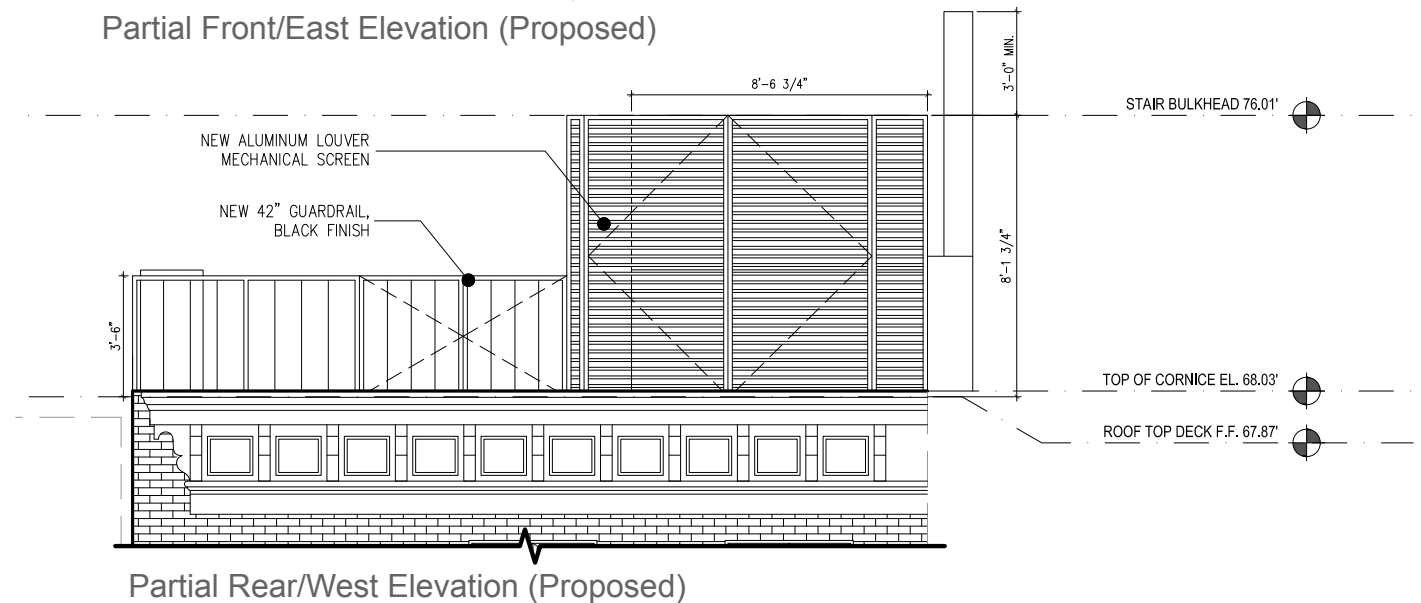
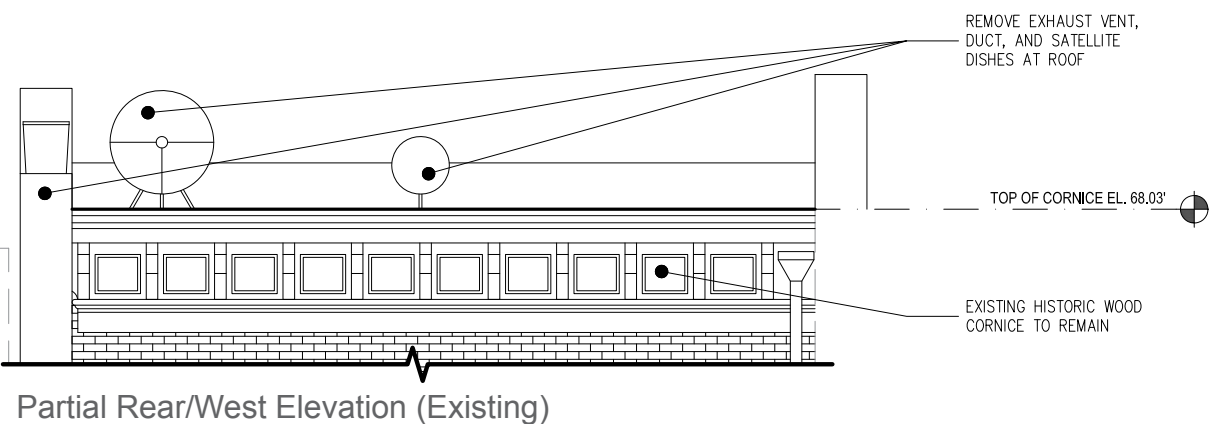
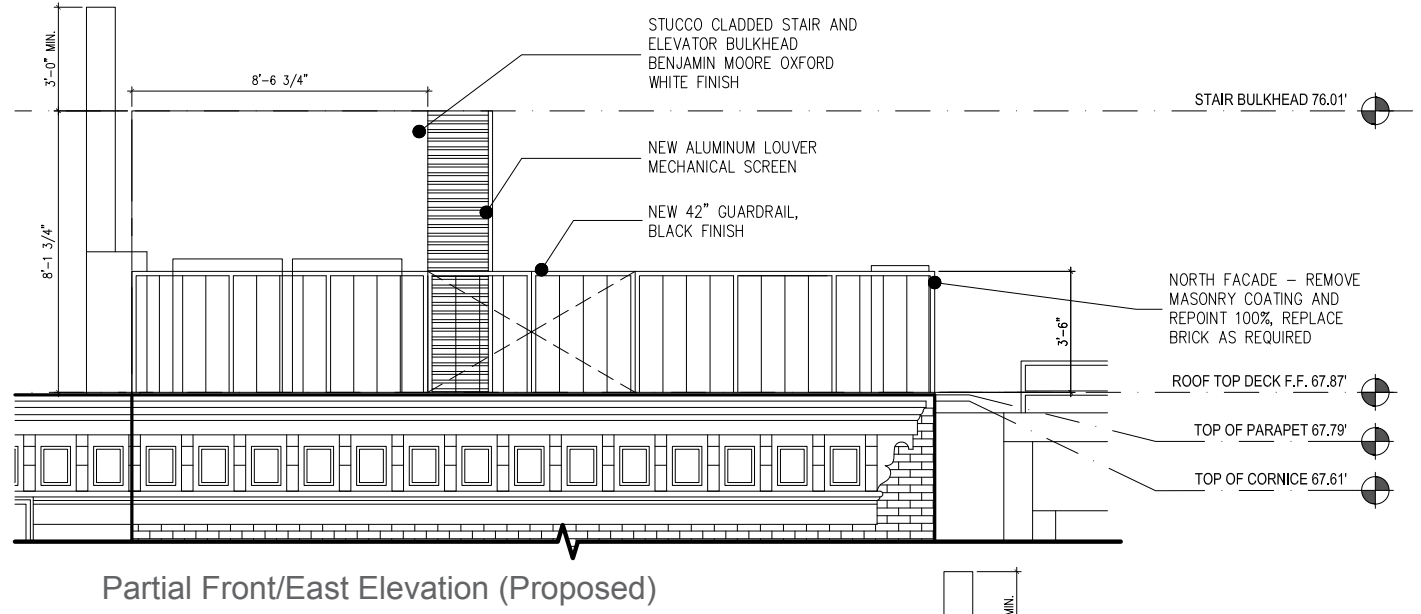
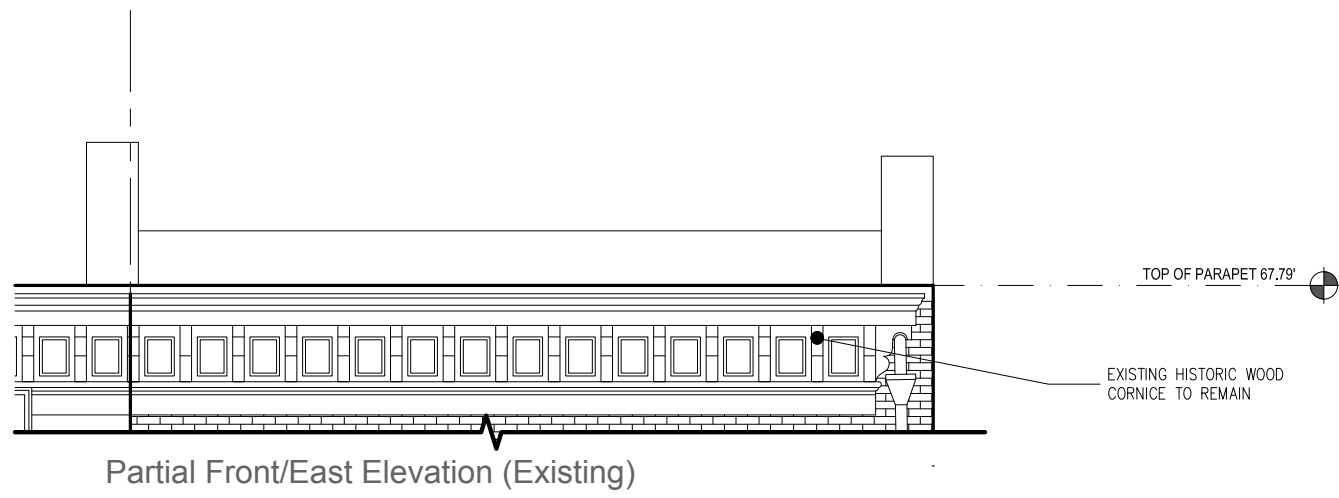


233 West 11th Street - LPC approved rear addition, 2002

Rear Studio Door Precedent Photos



Existing and Proposed Roof Plans



Existing and Proposed Roof Elevations/Section



Front Elevation Axonometric (Existing)

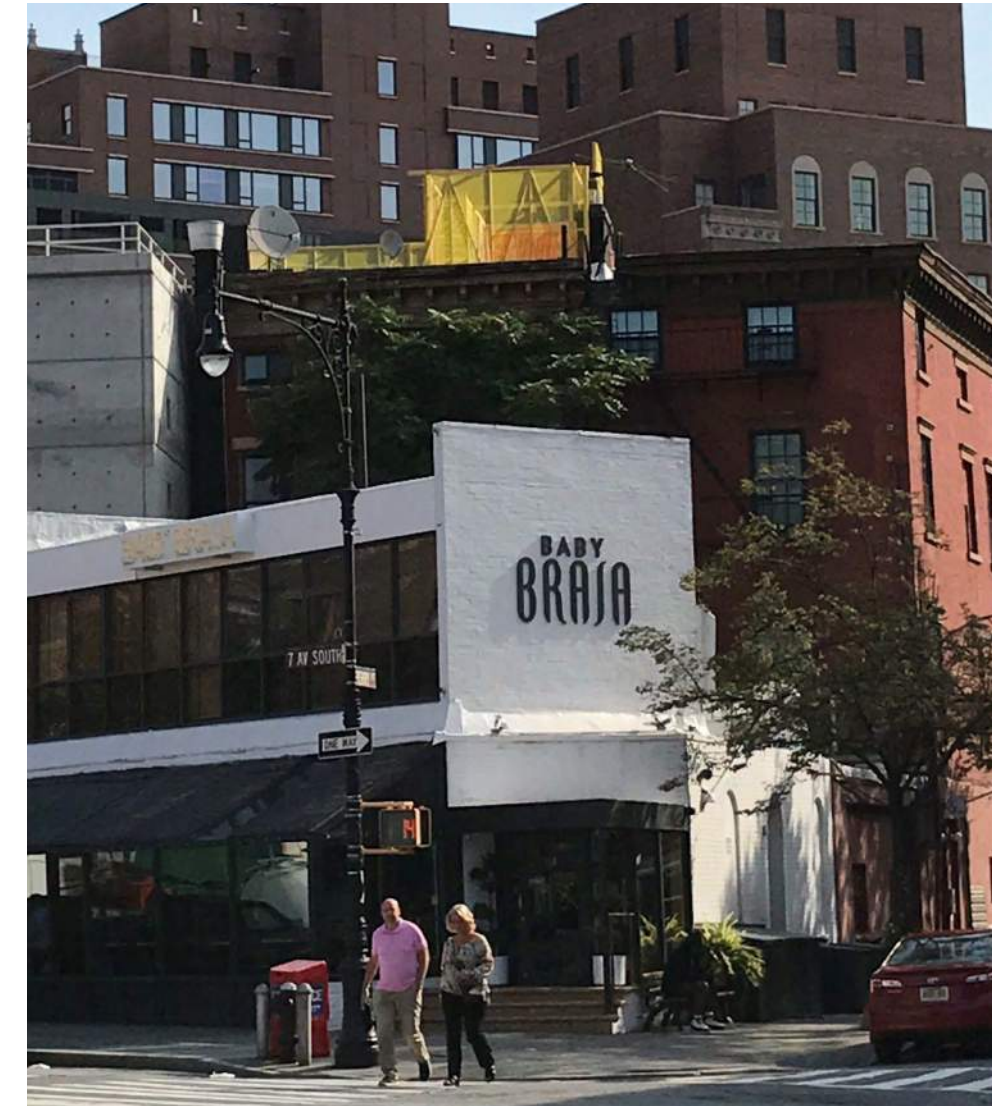


Front Elevation Axonometric (Proposed)

Existing and Proposed Front Elevation Axonometrics



Existing Rear Façade



Proposed Rear Façade

Sightline Study



Existing Rear Façade



Proposed Rear Façade

Sightline Study



Existing Condition



Proposed Renovation/Restoration

Existing and Proposed Street Views