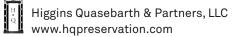
# Landmarks Preservation Commission Design Presentation

5 February 2019

### 38 West 8th Street

New York, NY, 10011 Clinton Eight Realty, LLC













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38 W. 8th Street New York, NY 10011 Existing Site & Greenwich Village Historic Map Design Presentation / 5 February 2019





1. NORTH SIDE, LOOKING WEST FROM MACDOUGAL ST. TOWARDS SIXTH AVE.



2. NORTH SIDE, LOOKING EAST FROM MACDOUGAL ST. TOWARDS FIFTH AVE.



3. SOUTH SIDE, LOOKING WEST FROM MACDOUGAL ST. TOWARDS SIXTH AVE.



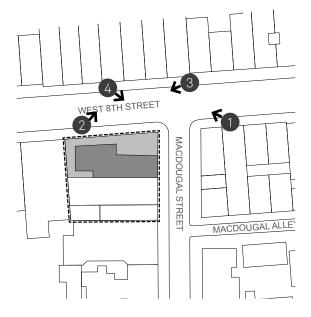
4. SOUTH SIDE, LOOKING EAST FROM MACDOUGAL ST. TOWARDS FIFTH AVE.





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38 W. 8th Street New York, NY 10011 Context: West 8th Street Design Presentation / 5 February 2019





1. EAST SIDE, LOOKING SOUTH TOWARD WAVERLY PL.



3. WEST SIDE, LOOKING NORTH TOWARD WEST 8TH ST.



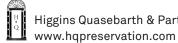
2. WEST SIDE, LOOKING SOUTH TOWARD WAVERLY PL.



4. EAST SIDE, LOOKING NORTH TOWARD WEST 8TH ST.



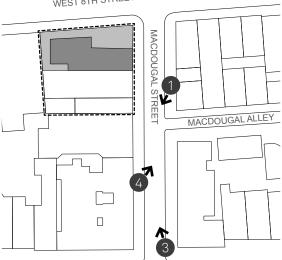




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38 W. 8th Street New York, NY 10011 Context: MacDougal Street

Design Presentation / 5 February 2019



WEST 8TH STREET





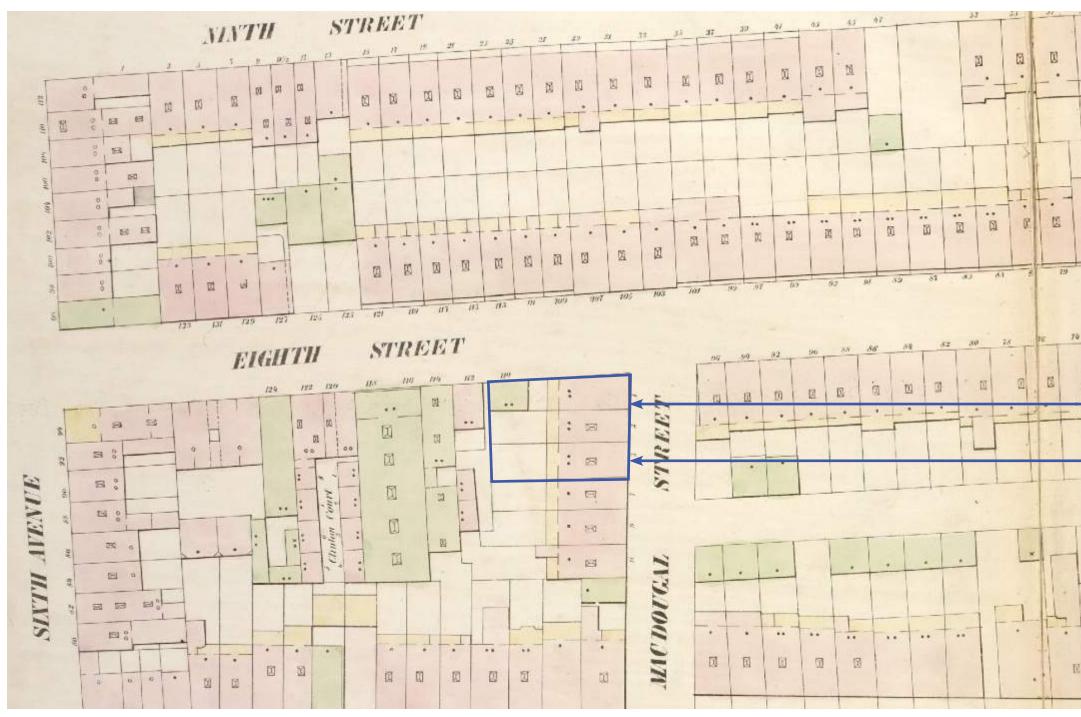






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38 W. 8th Street New York, NY 10011 Corner Rendering of MacDougal St. & West 8th St. Design Presentation / 5 February 2019



PERRIS MAP, 1854



38 W. 8th Street New York, NY 10011

## Mid-19th Century: Greek Revival Houses

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#### 177 MACDOUGAL: HOUSE BUILT 1834



SANBORN MAP, 1904

1914 (NEW-YORK HISTORICAL SOCIETY)

177 MACDOUGAL:

RECONSTRUCTED AS A



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38 W. 8th Street New York, NY 10011 19th-Century Alterations

Design Presentation / 5 February 2019

#### 181 MACDOUGAL EXPANDED TO WEST ALONG 8TH STREET, GIVEN STOREFRONT IN 1886, CONVERTED TO HOTEL USE BY 1905

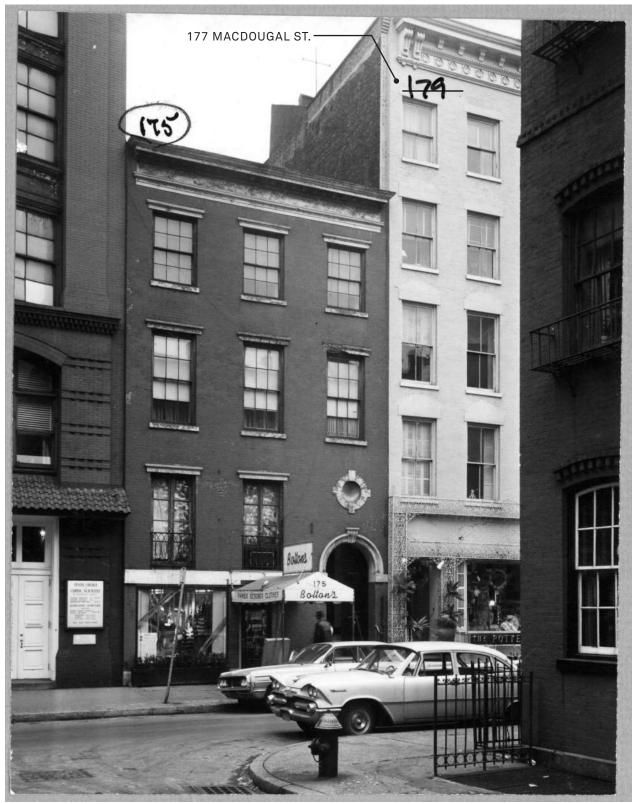




1914 (NEW-YORK HISTORICAL SOCIETY)



1937 (NEW-YORK HISTORICAL SOCIETY)



175 MACDOUGAL ST. - C. 1969 NEW YORK CITY LPC PHOTO

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i Architects Higgins ( n www.hq

Higgins Quasebarth & Partners, LLC www.hqpreservation.com

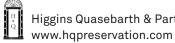
38 W. 8th Street New York, NY 10011 177 MacDougal St. Alterations Design Presentation / 5 February 2019



EXISTING CONDITIONS







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38 W. 8th Street New York, NY 10011

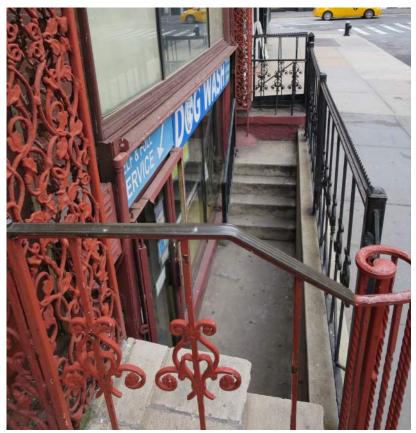


THIRD-FLOOR ALUMINUM WINDOWS



HISTORIC METAL CORNICE AND DETERIORATED WOOD WINDOWS

# 177 MacDougal Street - Upper Facade, Windows and Cornice



 BUILDING ENTRY - FLOOR 2-5

NON-HISTORIC BASEMENT ENTRY



BUILDING ENTRY - FLOOR 2-5

NON-HISTORIC CAST-IRON LATTICE

tittt

STREET ELEVATION





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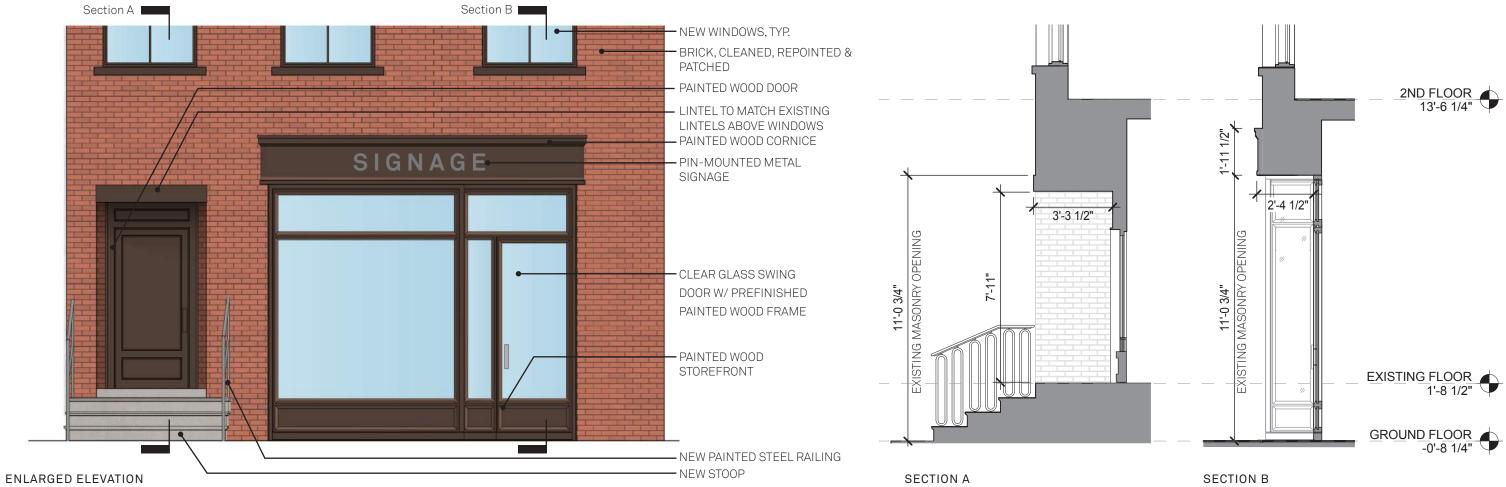


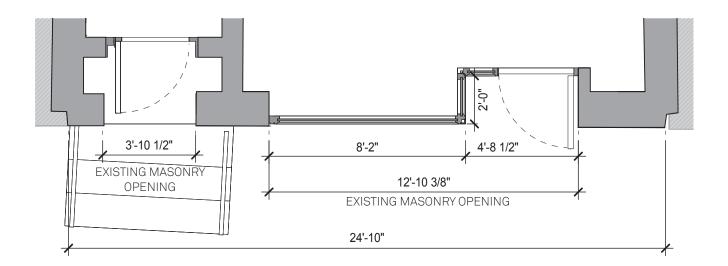


38 W. 8th Street New York, NY 10011

## 177 MacDougal St. - Proposed Scope

	PROPERTY LINE			
	EXISTING METAL CORNICE TO BE REPAIRED & PAINTED.			
	NEW WINDOWS WITH NEW 2-OVER- 2 TRUE DWIDED LIGHT DOUBLE HUNG WOOD WINDOWS, TYP.		12-2"	58°-10 3/4" •
]=	CAREFULLY STRIP ALL BROWNSTONE LINTELS AND SULL OF PAINT COATINTGS, TYP.		10'-3"	40°0 In4 🔶
	CAREFULLY STRIP ALL BRICK OF PAINT COATINTGS, TYP.			4TH FLOOR 36°-5°
<b>)</b>	LOTS 21 & 24 ADJACENT 		10'-7"	3RD FLOOR 25-9 7/8"
5			11"-7"	2ND FLOOR 14-2 1/2*
	BRICK TO BE CLEANED, REPOINTED & PATCHED USING HISTORIC STANDARDS, SUBJECT TO LPC APPROVAL, TYP.			14-2 1/2 <sup>-</sup> Y
	NEW PAINTED WOOD STOREFRONT WITH INSULATED GLASS & PTD WOOD I PANEL BELOW.	11'-9 3/4"	14"-2 1/2"	
	WOOD DOOR W/ CLEAR GLASS SIDELIGHT AND TRANSOM.	2"-4 3/4"		EXISTING FIRST FLOOR 2'-4 7/8"
4		5'-6"	5-6"	0" 👎
			┝╶┥	BASEMENT -5'-6"



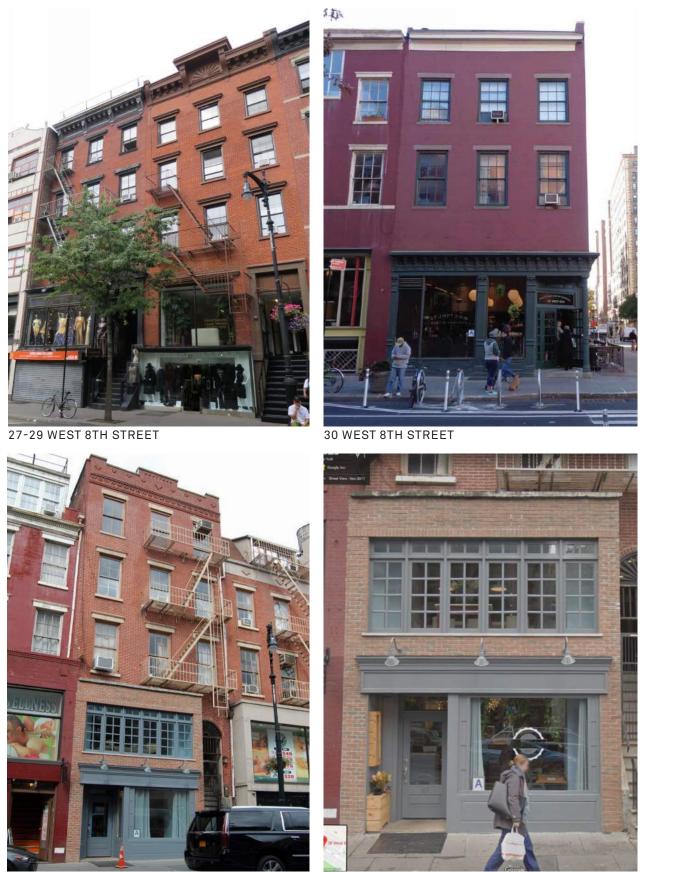


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PLAN

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38 W. 8th Street New York, NY 10011 177 MacDougal St. - Storefront



47 WEST 8TH STREET

47 WEST 8TH STREET

38 W. 8th Street New York, NY 10011

## Residential Buildings w/ Historic At-Grade Storefront Alterations

KEY MAP

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\_\_\_\_ \_\_\_\_ \_\_\_\_ 27-29 -47 \_\_\_

5TH AVENUE

6TH AVENEUE

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1937 (NEW-YORK HISTORICAL SOCIETY)



C. 1940 NEW YORK CITY TAX PHOTO





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38 W. 8th Street New York, NY 10011 Taxpayers at 36-38 and 40-42 West 8th Street



C. 1940 NEW YORK CITY TAX PHOTO



40-44 WEST 8TH ST. - C. 1969 NEW YORK CITY LPC PHOTO

36-38 WEST 8TH ST. - C. 1969 NEW YORK CITY LPC PHOTO



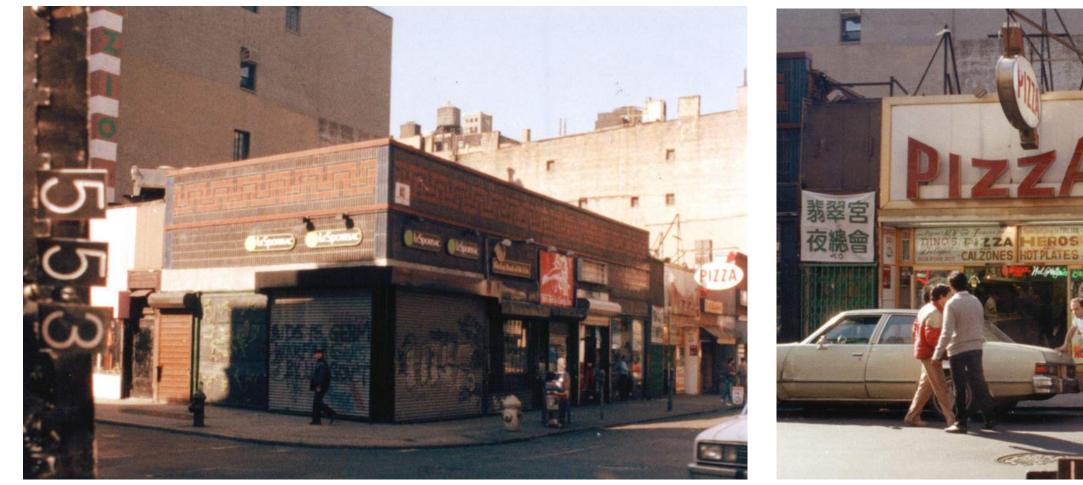
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38 W. 8th Street New York, NY 10011 LPC Photos - C. 1969 Design Presentation / 5 February 2019





179 MACDOUGAL STREET

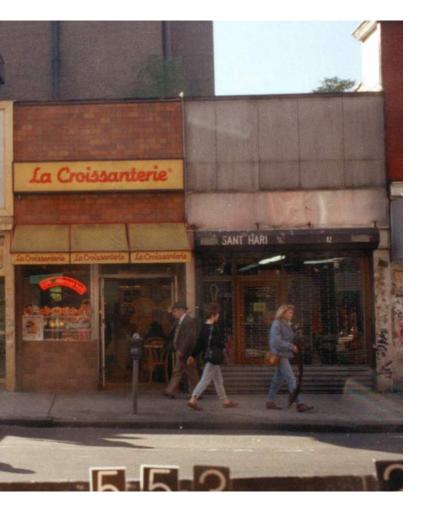
40-42 WEST 8TH STREET





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38 W. 8th Street New York, NY 10011 Taxpayers at 36-38 and 40-42 West 8th Street





179 MACDOUGAL STREET

40-42 WEST 8TH STREET



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## Existing Conditions - L-shaped Lot



181 MACDOUGAL STREET

38 WEST 8TH STREET



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38 W. 8th Street New York, NY 10011 Existing Conditions - Corner Lot





27 WASHINGTON SQUARE NORTH, AT MACDOUGAL ST.



#### 11 WEST 8TH STREET





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38 W. 8th Street New York, NY 10011 Block Context: Apartment Buildings

Design Presentation / 5 February 2019

DIMAVENUE \_\_\_\_ ~~

6TH AVENEUE



#### 5TH AVENUE



5 WEST 8TH STREET



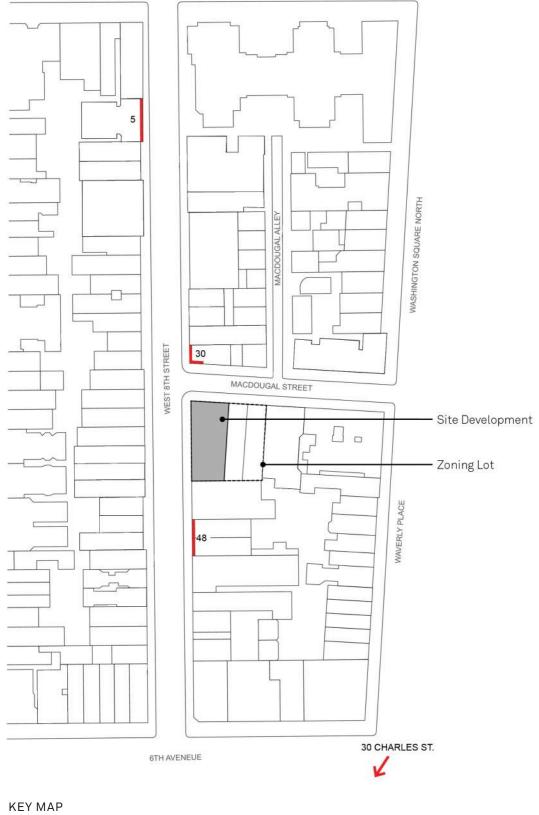
48 WEST 8TH



30 WEST 8TH STREET



#### **30 CHARLES STREET**





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## Block Context: Neighborhood Storefronts



39 WEST 8TH STREET



171 MACDOUGAL STREET







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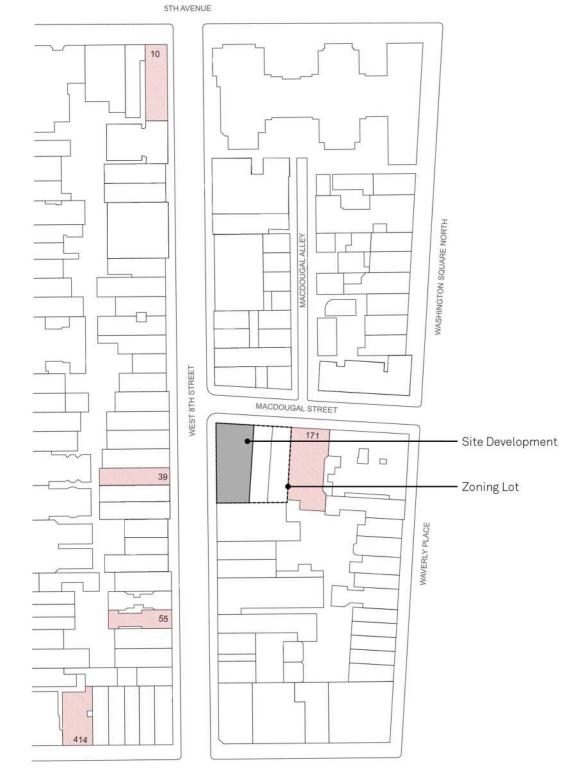
414 SIXTH AVENUE

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BigelowFiarmacy#

55 WEST 8TH STREET

Block Context: Loft Buildings



6TH AVENEUE

KEY MAP

### Design Presentation / 5 February 2019

2

BVILDING



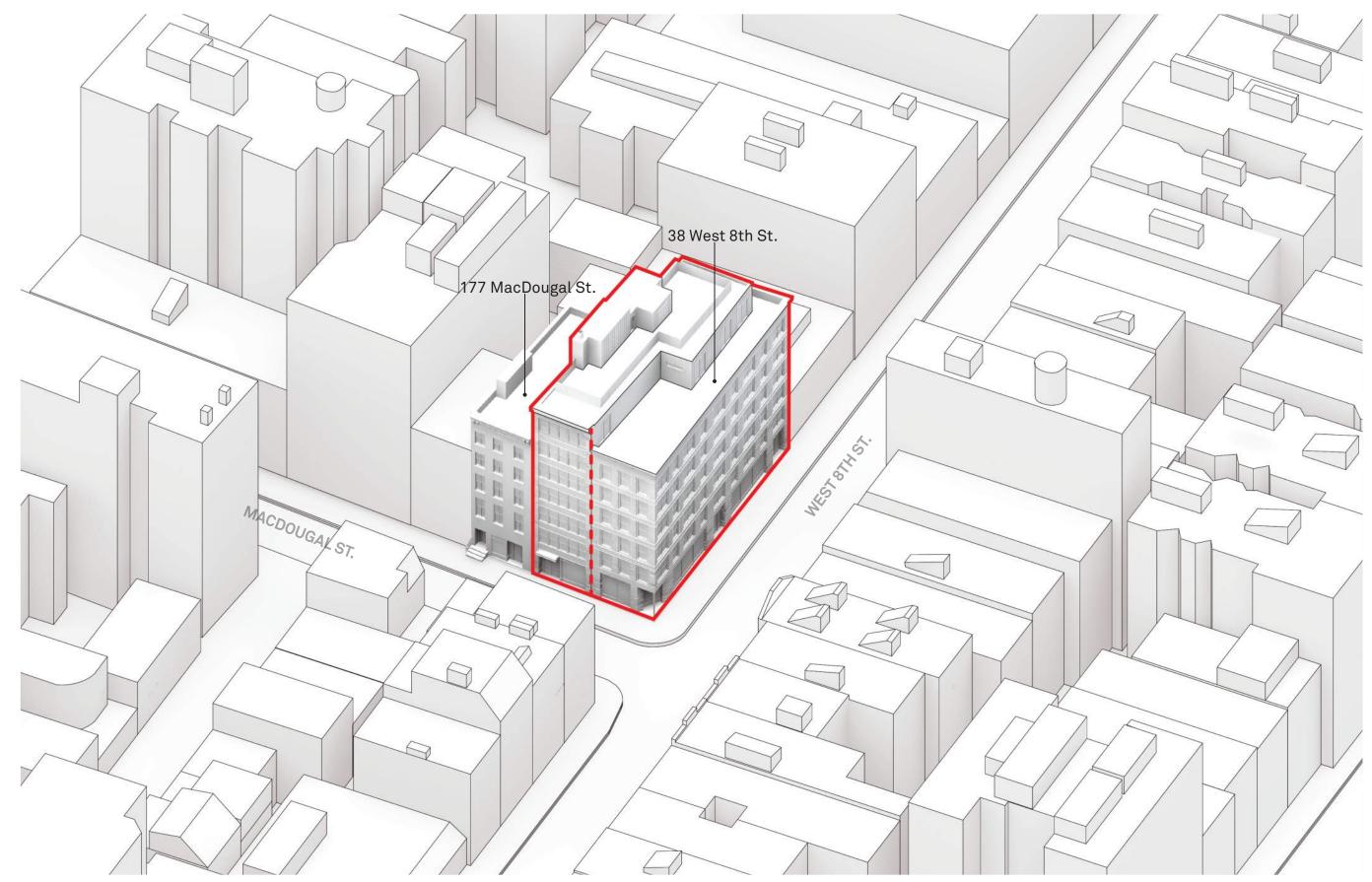






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38 W. 8th Street New York, NY 10011 Corner Rendering of MacDougal St. & West 8th St.



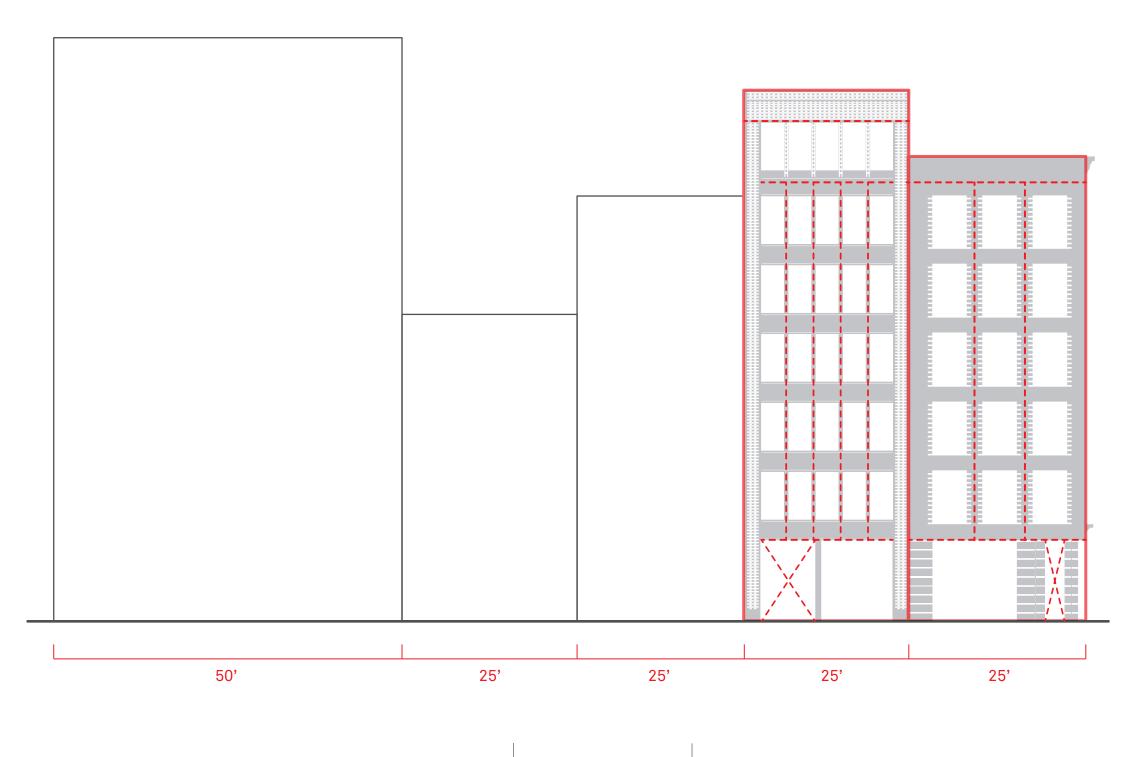
**AERIAL SITE VIEW** 



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38 W. 8th Street New York, NY 10011 Concept Massing Diagram



MA Morris Adjmi Architects www.ma.com

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38 W. 8th Street New York, NY 10011 MacDougal St. - 25' Lot Diagram



5 WEST 8TH STREET

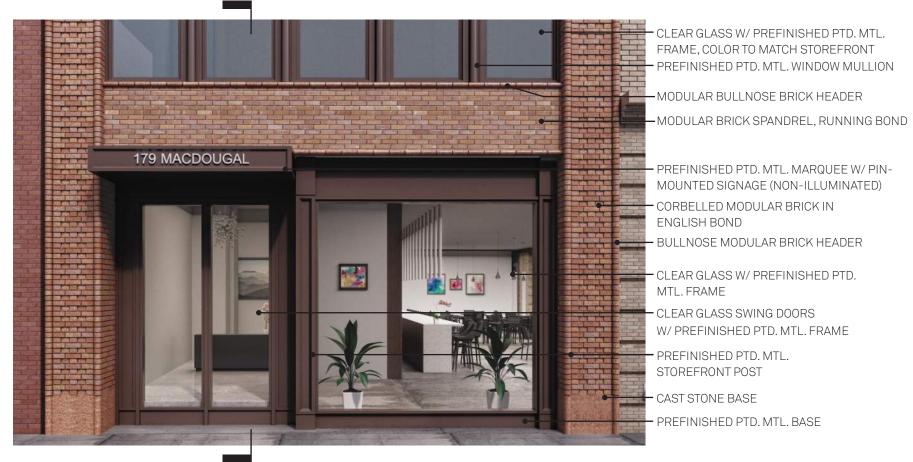


27 WASH. SQ. NORTH

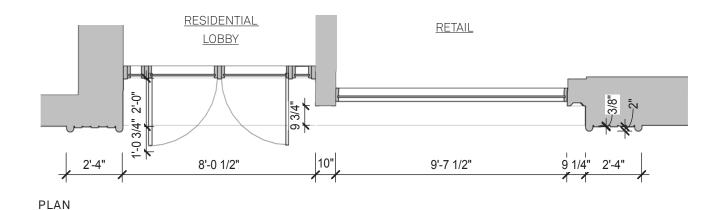


11 WEST 8TH STREET





ENLARGED ELEVATION





1/4"

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<u>ہ</u>

2

3/4'

4

12

SECTION

2'-0"

-2 1/4" 2'-

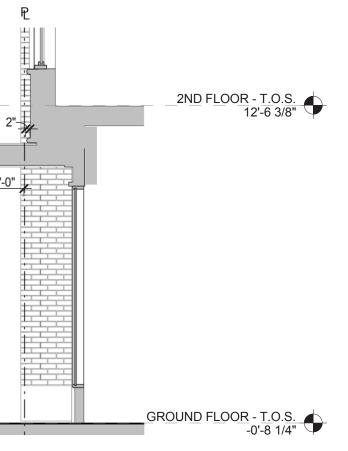


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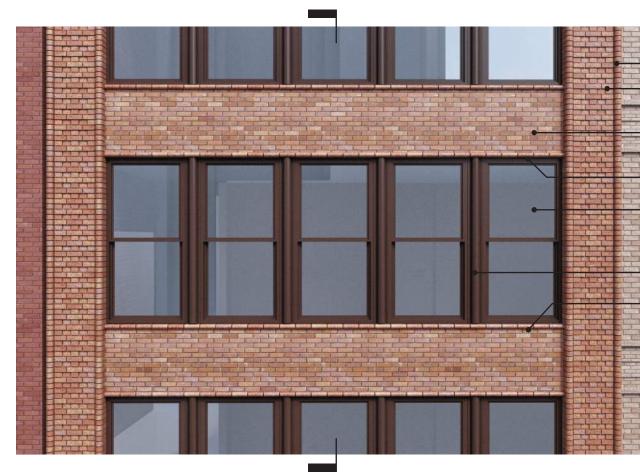
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## **Residential Entrance & Storefront**

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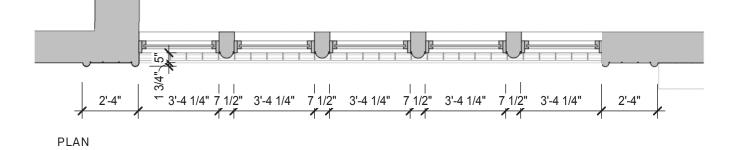


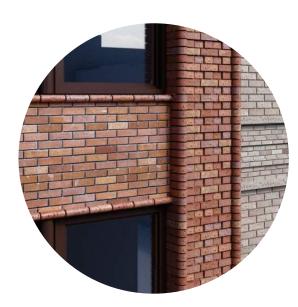
DETAIL 1: PIER BASE & STOREFRONT COLUMN



- BULLNOSE MODULAR BRICK HEADER
- CORBELLED MODULAR BRICK IN ENGLISH BOND
- MODULAR BRICK SPANDREL, RUNNING BOND
- MODULAR BULLNOSE BRICK HEADER
- CLEAR GLASS DOUBLE HUNG WINDOW WITH PREFINISHED PTD. MT. FRAME, COLOR TO MATCH STOREFRONT
- PREFINISHED PTD. MTL. WINDOW MULLION
- MODULAR BULLNOSE BRICK SILL

ENLARGED ELEVATION





DETAIL 1: BRICK PIER

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## Loft Expression - Residential Floor

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SECTION

2 1/4"

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7'-0 1/4"

-2 1/4"

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d'

2 1/4"

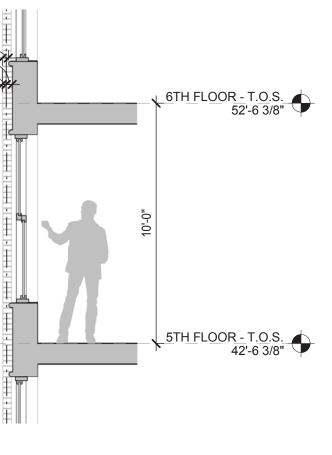
12 ¥ 2 1/4"~

3'-1 3/4" 2

₹v7

3'-3 3/4"

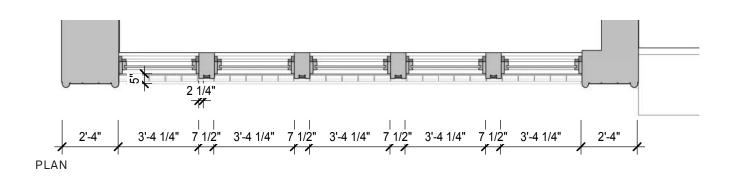
1 1/2"-





DETAIL 2: WINDOW MULLION







DETAIL 1: BRICK PIER

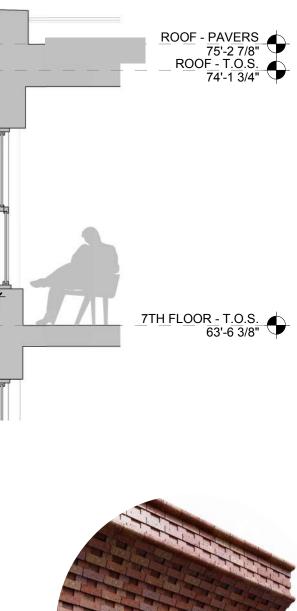
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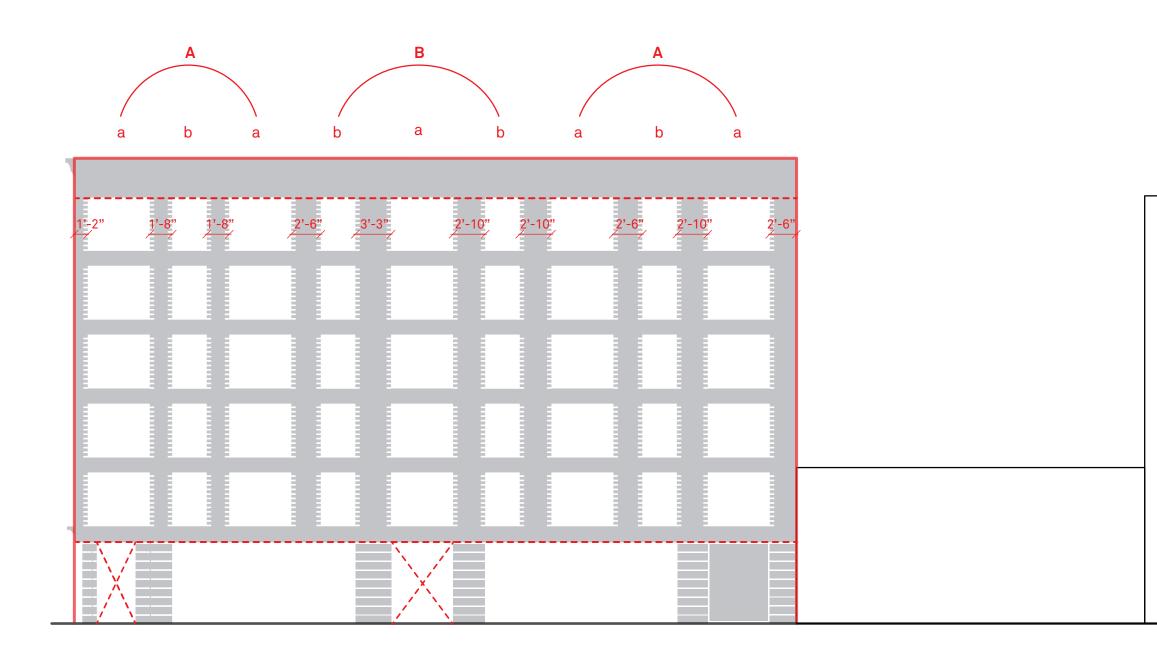
38 W. 8th Street New York, NY 10011

## Loft Expression - 7th Floor & Cornice





DETAIL 2: WINDOW MULLION





38 W. 8th Street New York, NY 10011

## West 8th St. - Apartment Facade Diagram



5 WEST 8TH STREET



27 WASH. SQ. NORTH



11 WEST 8TH STREET



MA



CLEAR GLASS DOUBLE HUNG DIVIDED LITE WINDOW WITH PREFINISHED PTD. MTL. FRAME, COLOR TO MATCH STOREFRONT

PIN-MOUNTED SIGNAGE (NON-ILLUMINATED)

PREFINISHED PAINTED METAL FLUTED COLUMN

CLEAR GLASS SWING DOORS W/ PREFINISHED PTD. MTL. FRAME

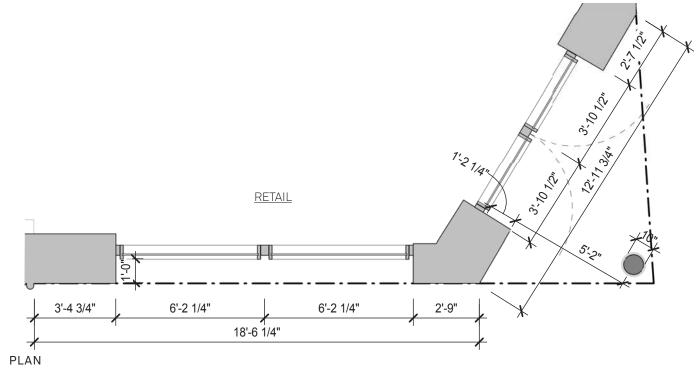
**BRICK RUSTICATION** 

CLEAR GLASS WINDOWS W/ PREFINISHED PTD. MTL. FRAME METAL BASE

4.2 2'-1 1/2" 1'-6" 1/2" 7'-11 1/2" 1-7 1/2"

SECTION

ENLARGED ELEVATION



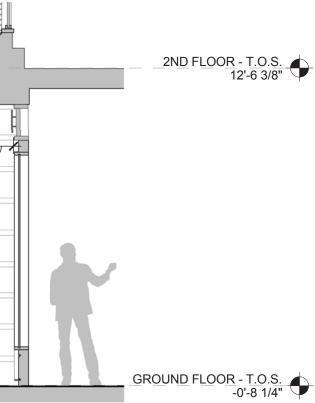


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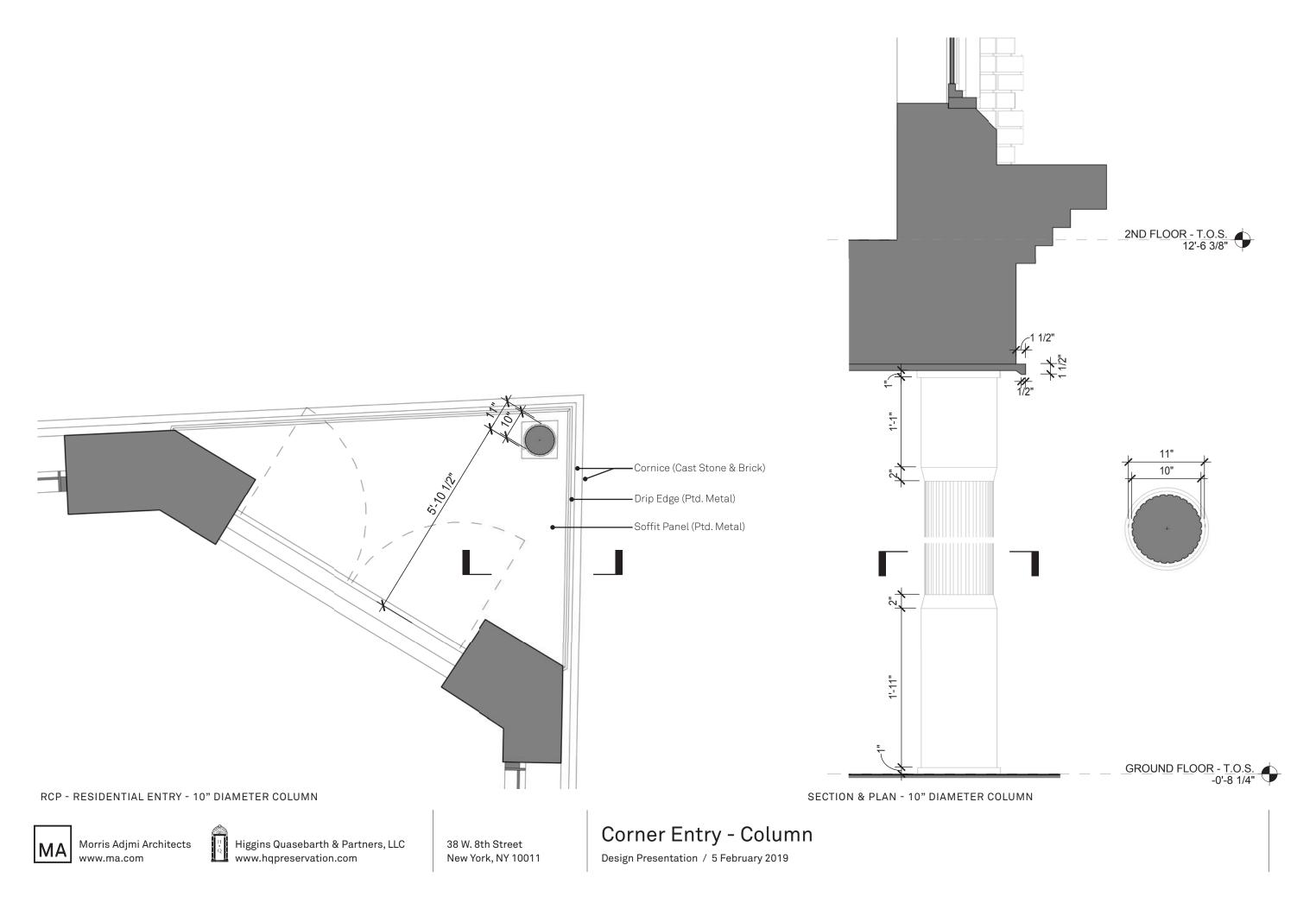
38 W. 8th Street New York, NY 10011

## Apartment Expression - Storefront Elevation

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DETAIL 1: CORNICE & COLUMN





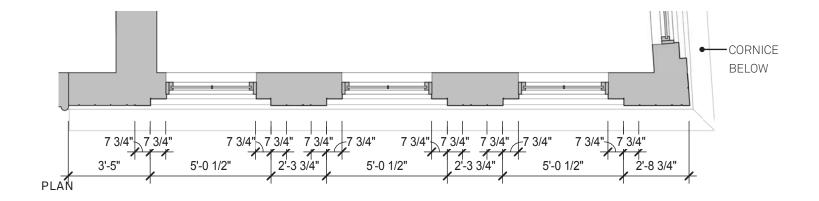
CAST STONE BANDING

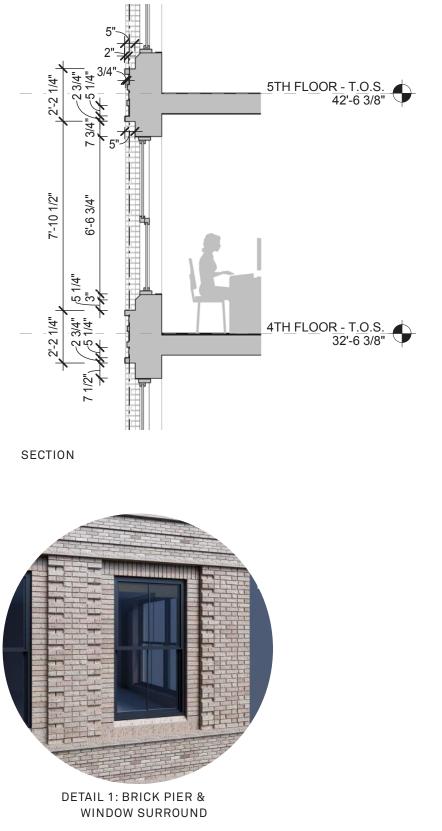
SOLDIER HEADER W/ MODULAR BRICK

BRICK PIER, RECESSED ALTERNATING MODULAR BRICK CLEAR GLASS DOUBLE HUNG DIVIDED LITE WINDOW WITH PREFINISHED PTD. MTL. FRAME, COLOR TO MATCH STOREFRONT

CAST STONE WINDOW SILL CORBELLED RUNNING BOND MODULAR BRICK - CAST STONE BANDING

ENLARGED ELEVATION



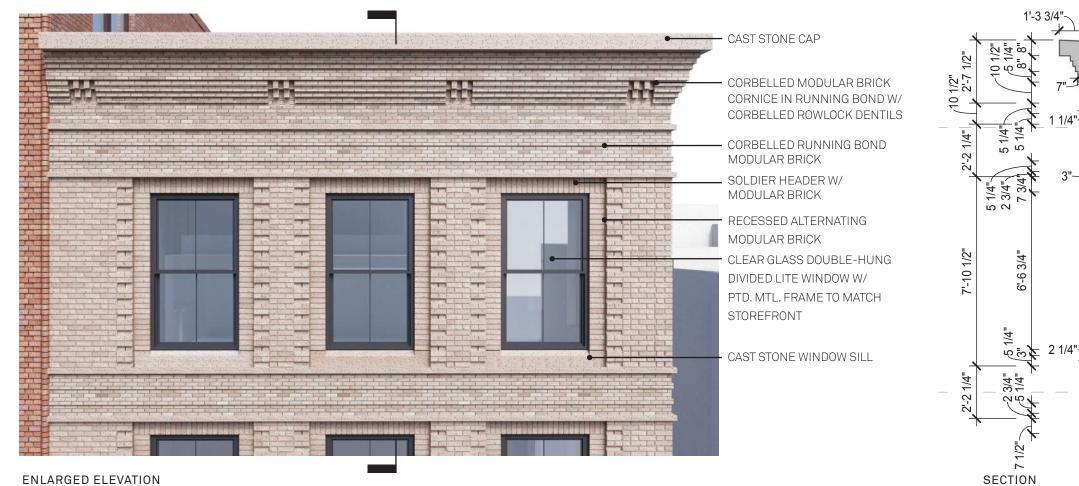


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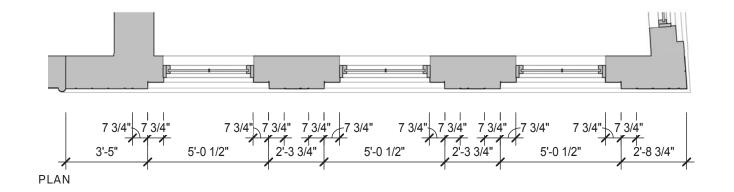
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38 W. 8th Street New York, NY 10011

## Apartment Expression - Typical Spandrel Elevation



ENLARGED ELEVATION



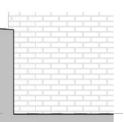


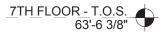
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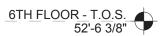


## Apartment Expression - Cornice & Frieze Elevation

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DETAIL 1: CORNICE

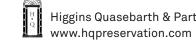


177 MacDougal St. Painted Wood Storefront Brown

179 MacDougal St. Painted Metal Storefront Bronze



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38 W. 8th Street New York, NY 10011 MacDougal St. - Enlarged Storefront View

38 West 8th St. Painted Metal Storefront Gray

#### LOFT FACADE



GLEN-GERY BRICK: ILLINI COMMON (STANDARD)



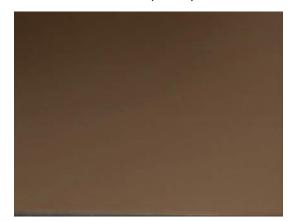
SUMMIT BRICK: 711LL THISTLEDOWN SMOOTH

### WINDOW FRAMES (APARTMENT)



PPG - UC106669 DURANAR ECLIPSE GRAY

### WINDOW FRAMES (LOFT)



PPG - UC123404 DURANAR BRONZE







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38 W. 8th Street New York, NY 10011 Corner Facade - Materials

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### PENTHOUSE/BULKHEAD METAL



#### PENTHOUSE/BULKHEAD GUARDRAIL



JAKOB NET - WIRE MESH





SITE



SITE

MACDOUGAL ST. (WEST SIDE)



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38 W. 8th Street New York, NY 10011 **Context Elevations** Design Presentation / 5 February 2019



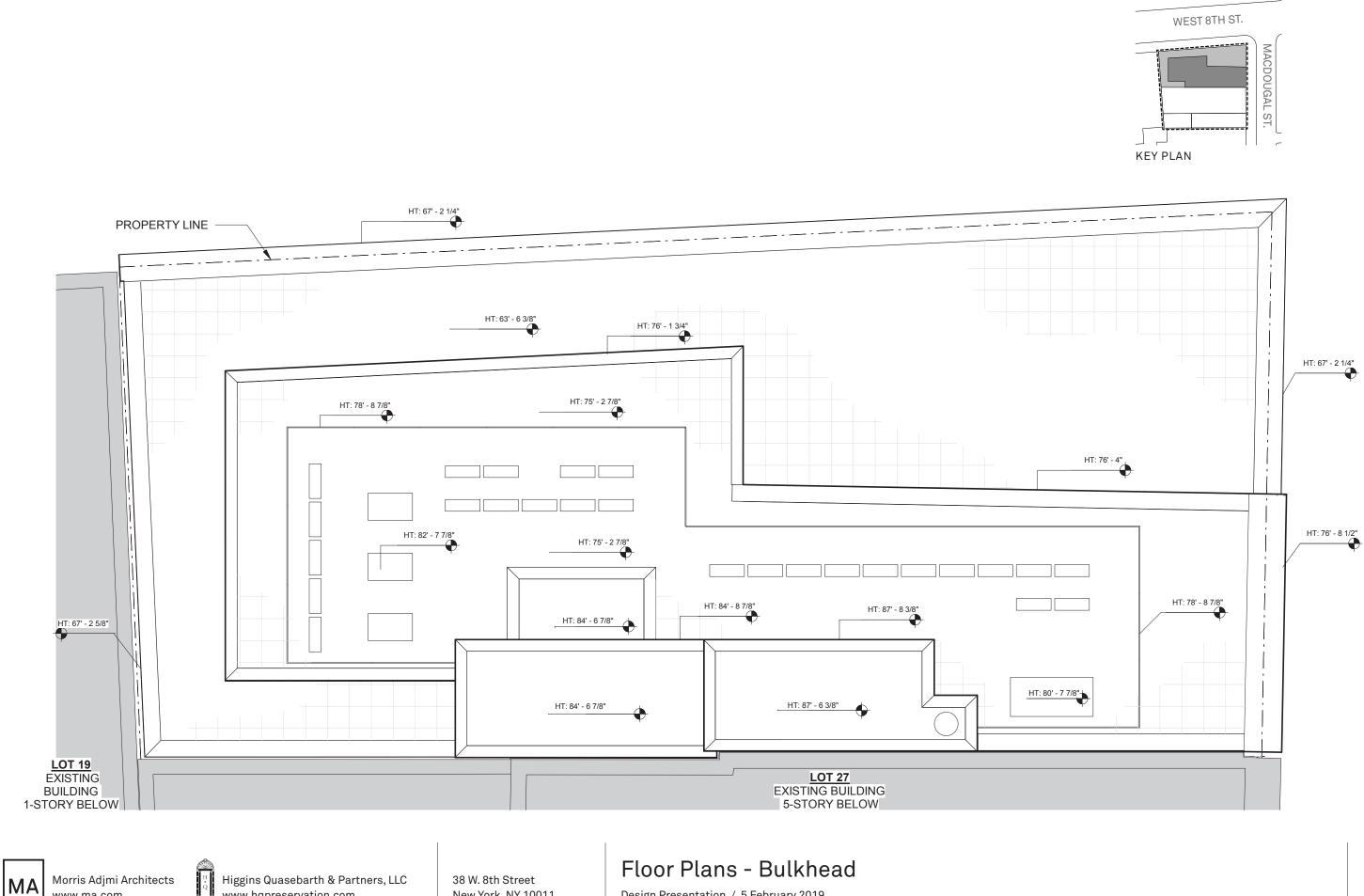
WEST 8TH ST. (NORTH SIDE)

WEST 8TH ST. (SOUTH SIDE)



WASH. SQ. NORTH

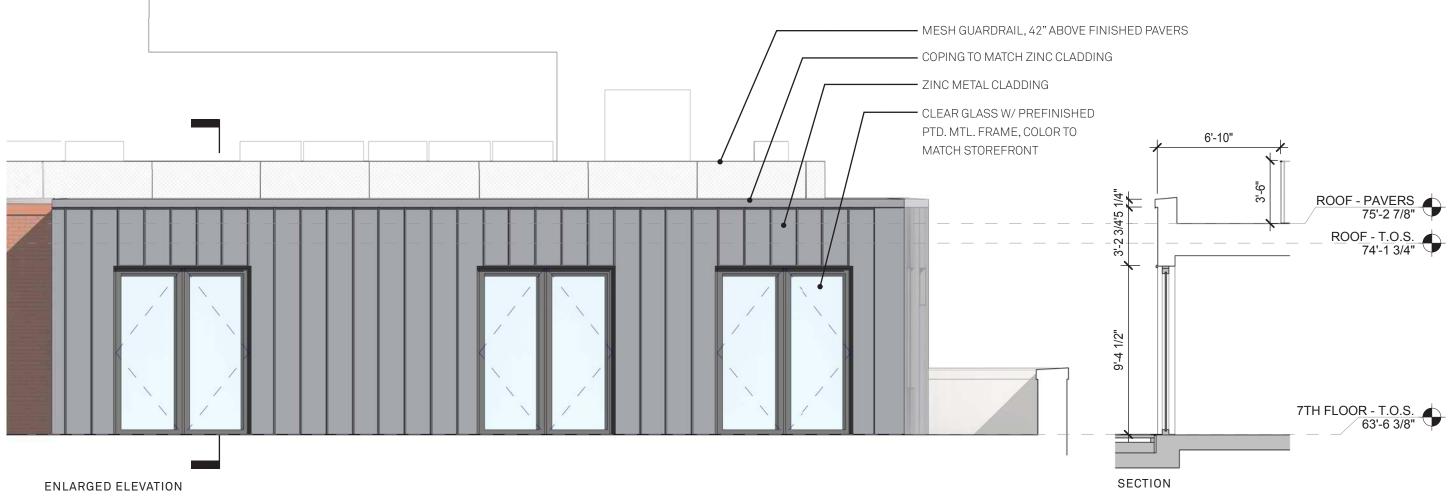
MACDOUGAL ST. (EAST SIDE)

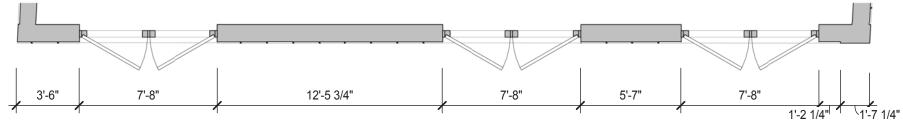


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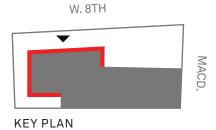


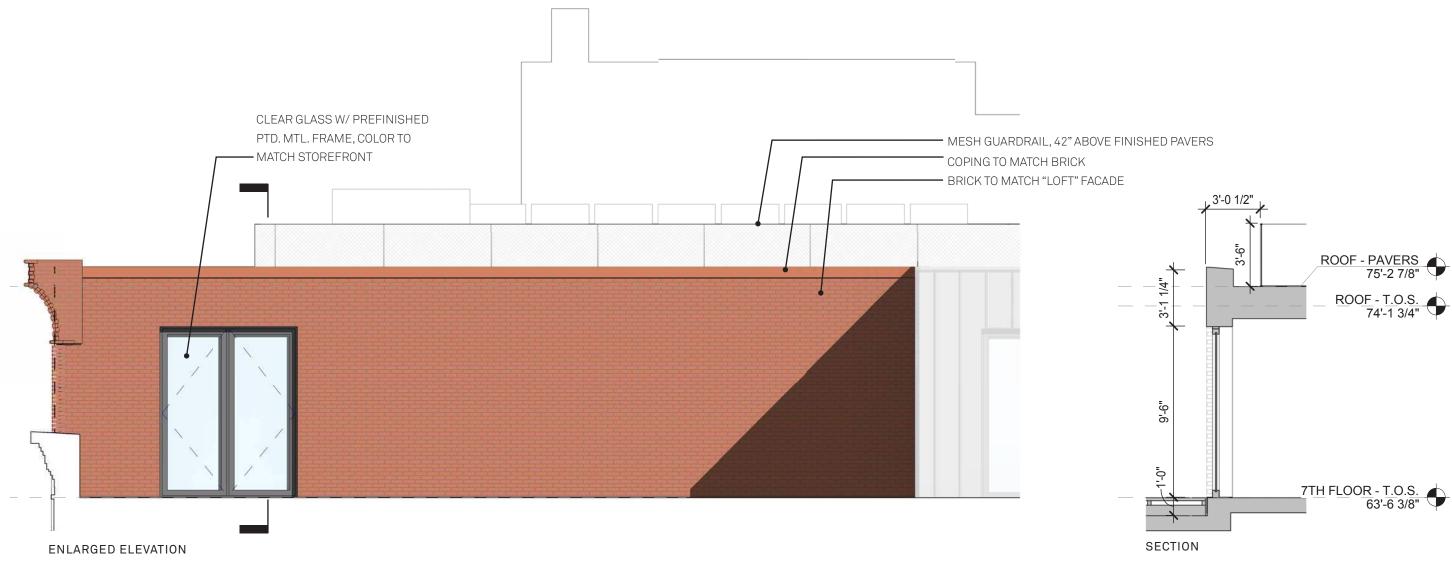
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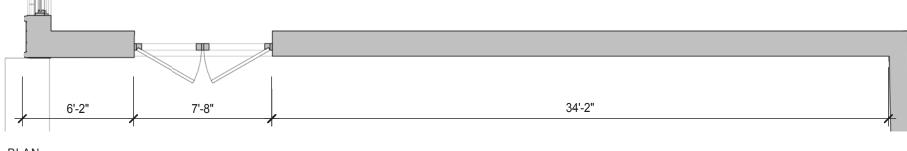
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# Penthouse Elevation - Metal Standing Seam







PLAN

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38 W. 8th Street New York, NY 10011 Penthouse Elevation - Brick Design Presentation / 5 February 2019













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38 W. 8th Street New York, NY 10011 Corner Rendering of MacDougal St. & West 8th St. Design Presentation / 5 February 2019





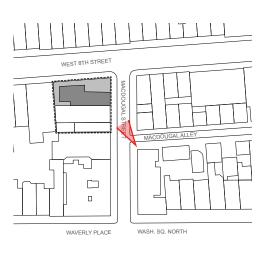






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38 W. 8th Street New York, NY 10011 MacDougal St. (Looking North) Design Presentation / 5 February 2019





### Existing



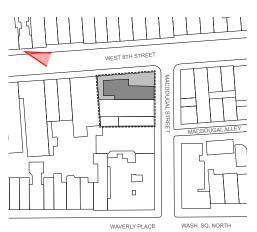
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38 W. 8th Street New York, NY 10011 West 8th St. (Looking West) Design Presentation / 5 February 2019







Proposed

West 8th St. View Studies Design Presentation / 5 February 2019

Existing

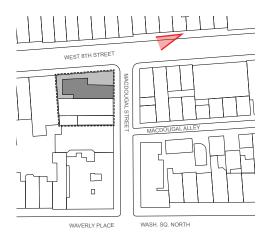






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38 W. 8th Street New York, NY 10011



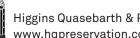


### Existing

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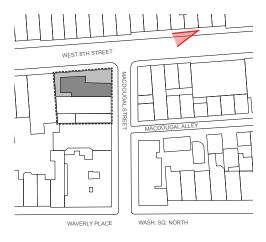




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38 W. 8th Street New York, NY 10011 West 8th St. View Studies Design Presentation / 5 February 2019







### Existing



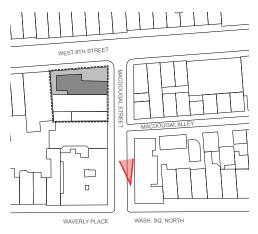
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38 W. 8th Street New York, NY 10011 Corner of MacDougal St. - Looking North Design Presentation / 5 February 2019





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Higgins Quasebarth & Partners, LLC www.hqpreservation.com

38 W. 8th Street New York, NY 10011 MacDougal St. & West 8th St. Design Presentation / 5 February 2019

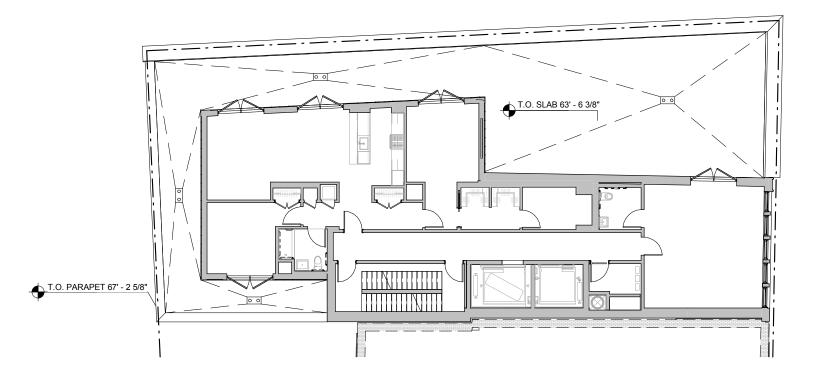
APPENDIX

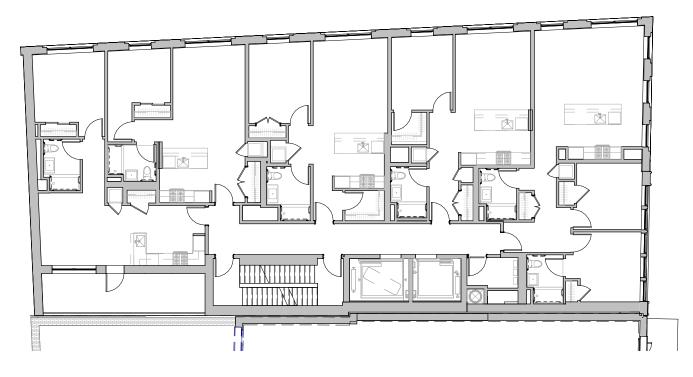






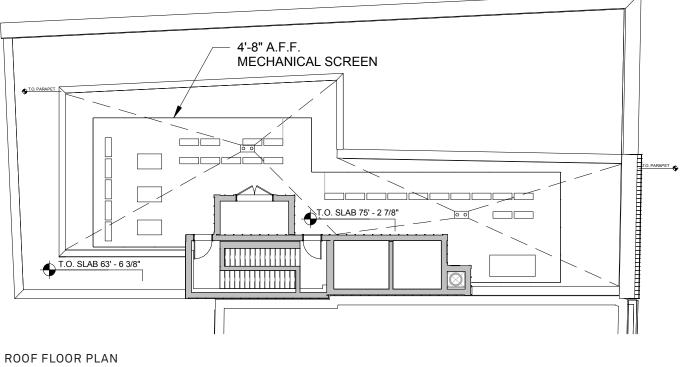
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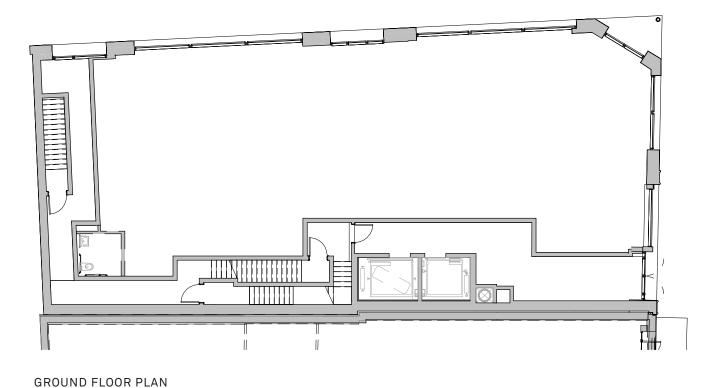




7TH FLOOR PLAN

2ND-6TH FLOOR PLAN

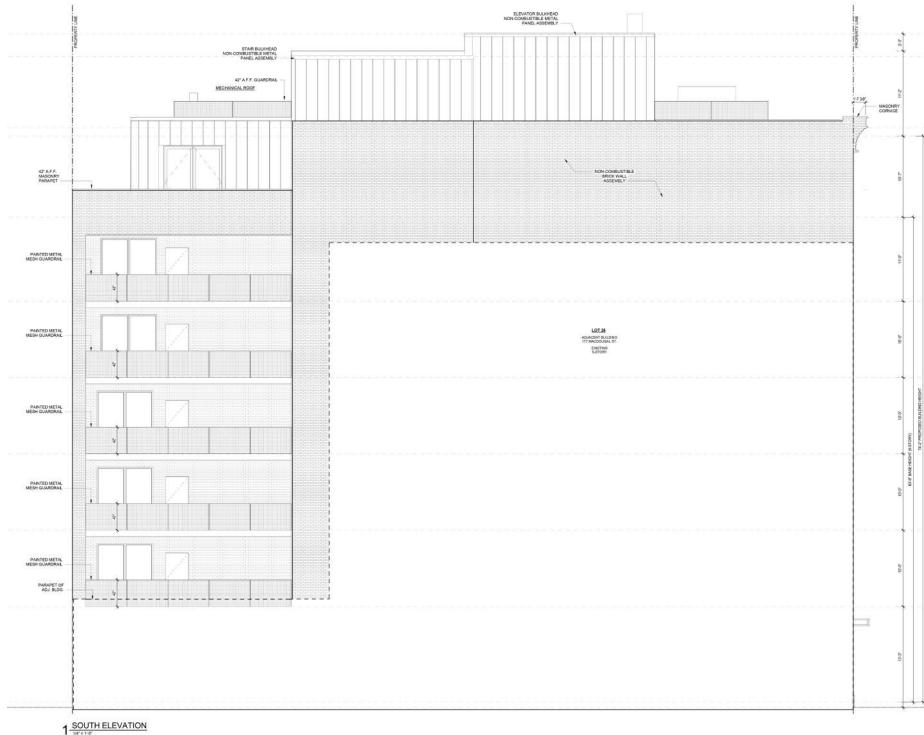






38 W. 8th Street New York, NY 10011

# Floor Plans Design Presentation / 5 February 2019







# South Elevation Design Presentation / 5 February 2019

T.O. BULKHEAD 57-6 38" T.O. STAIR BULKHEAD EL: 106' - 3 5/6" ROOF - PAVERS ROOF - T.O.S. 5 7TH FLOOR - T.O.S. 67-6 3/8" 6TH FLOOR - T.O.S. 52-6 3/8" 5 5TH FLOOR - T.O.S. 42-6 3/8" 🗣

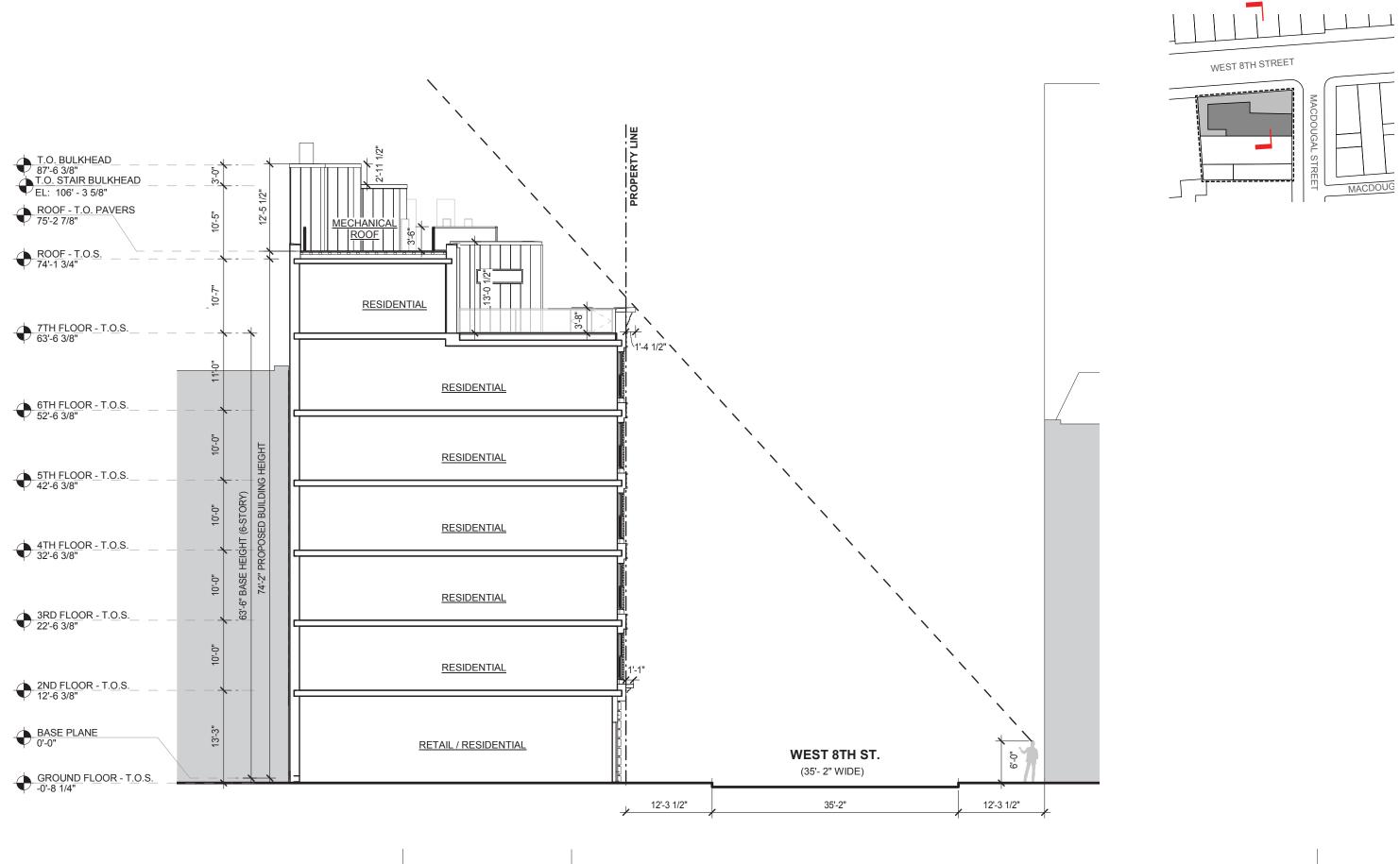
4TH FLOOR - T.O.S. 32-6 3/8" 🗣

3RD FLOOR - T.O.S. 22-6 3/8" 🗣

2ND FLOOR - T.O.S. 12-6 3/8"

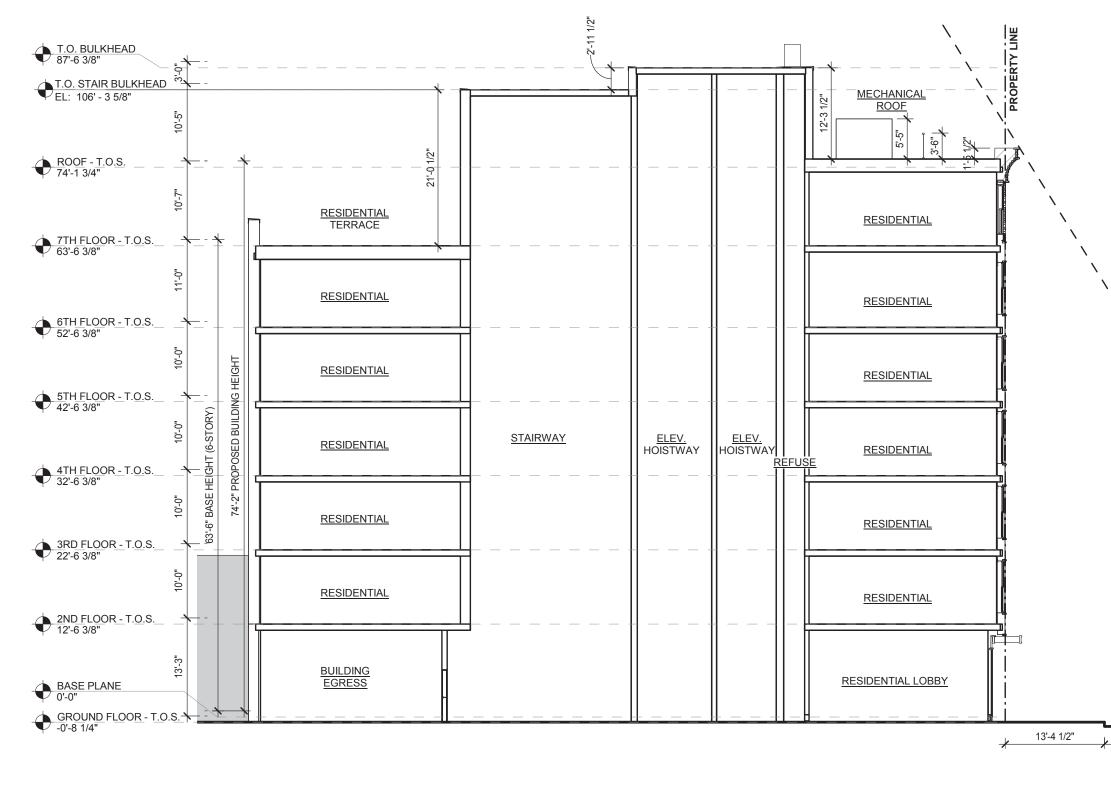
MACDOUGAL ST. (50' WIDE)

BASE PLANE GROUND FLOOR - T.O.S.



Morris Adjmi Architects www.ma.com

38 W. 8th Street New York, NY 10011 Visibility Study - West 8th St.



Morris Adjmi Architects www.ma.com Visibility Study - MacDougal St.

