

Landmarks Preservation Commission Design Presentation

5 February 2019

38 West 8th Street
New York, NY, 10011
Clinton Eight Realty, LLC



Morris Adjmi Architects
www.ma.com



Higgins Quasebarth & Partners, LLC
www.hqpreservation.com





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



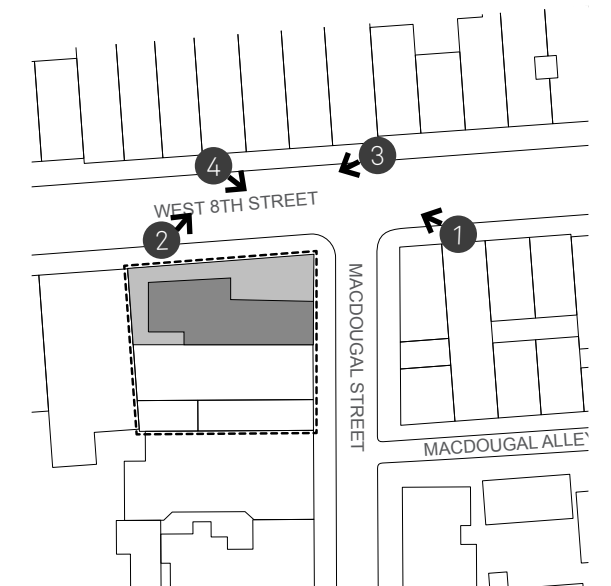
2. NORTH SIDE, LOOKING EAST FROM MACDOUGAL ST. TOWARDS FIFTH AVE.



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



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





1. EAST SIDE, LOOKING SOUTH TOWARD WAVERLY PL.



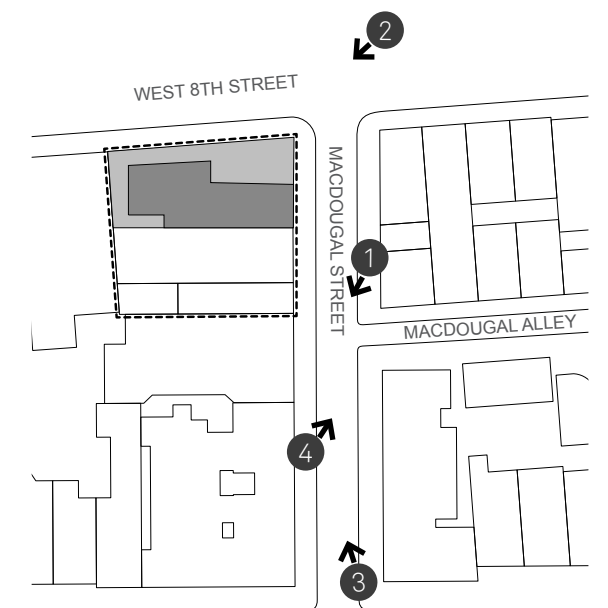
2. WEST SIDE, LOOKING SOUTH TOWARD WAVERLY PL.



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



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



Morris Adjmi Architects
www.ma.com



Higgins Quasebarth & Partners, LLC
www.hqpreservation.com

38 W. 8th Street
New York, NY 10011

Context: MacDougal Street

Design Presentation / 5 February 2019



Morris Adjmi Architects
www.ma.com

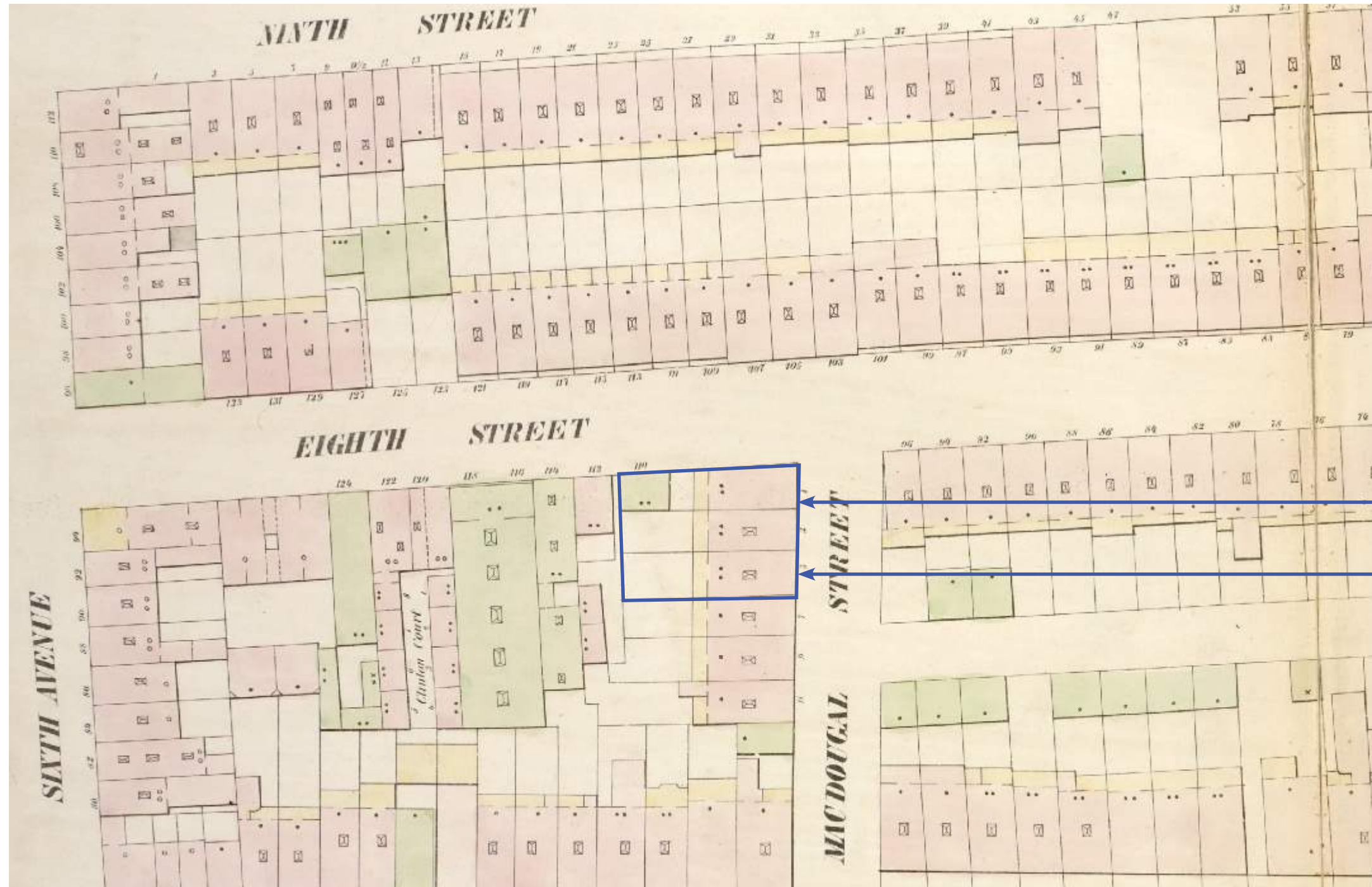


Higgins Quasebarth & Partners, LLC
www.hqpreservation.com

38 W. 8th Street
New York, NY 10011

Corner Rendering of MacDougal St. & West 8th St.

Design Presentation / 5 February 2019



179 AND 181 MACDOUGAL: HOUSES BUILT 1846

177 MACDOUGAL: HOUSE BUILT 1834

PERRIS MAP, 1854



Morris Adjmi Architects
www.ma.com



Higgins Quasebarth & Partners, LLC
www.hqpreservation.com

38 W. 8th Street
New York, NY 10011

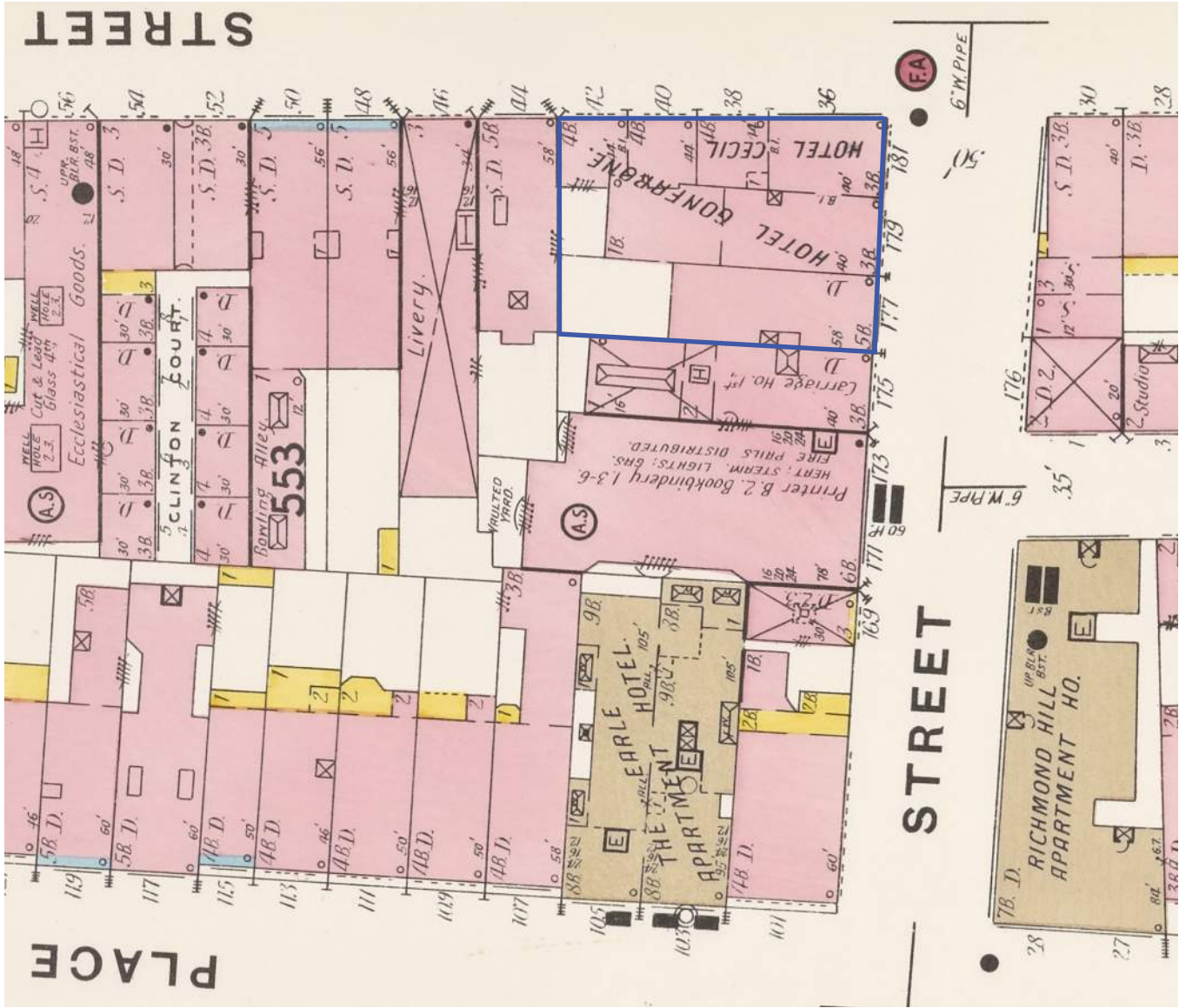
Mid-19th Century: Greek Revival Houses

Design Presentation / 5 February 2019

177 MACDOUGAL:
RECONSTRUCTED AS A
FIVE-STORY APARTMENT
BUILDING IN 1875

179 MACDOUGAL USED AS
HOTEL BEGINNING IN 1870

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



SANBORN MAP, 1904



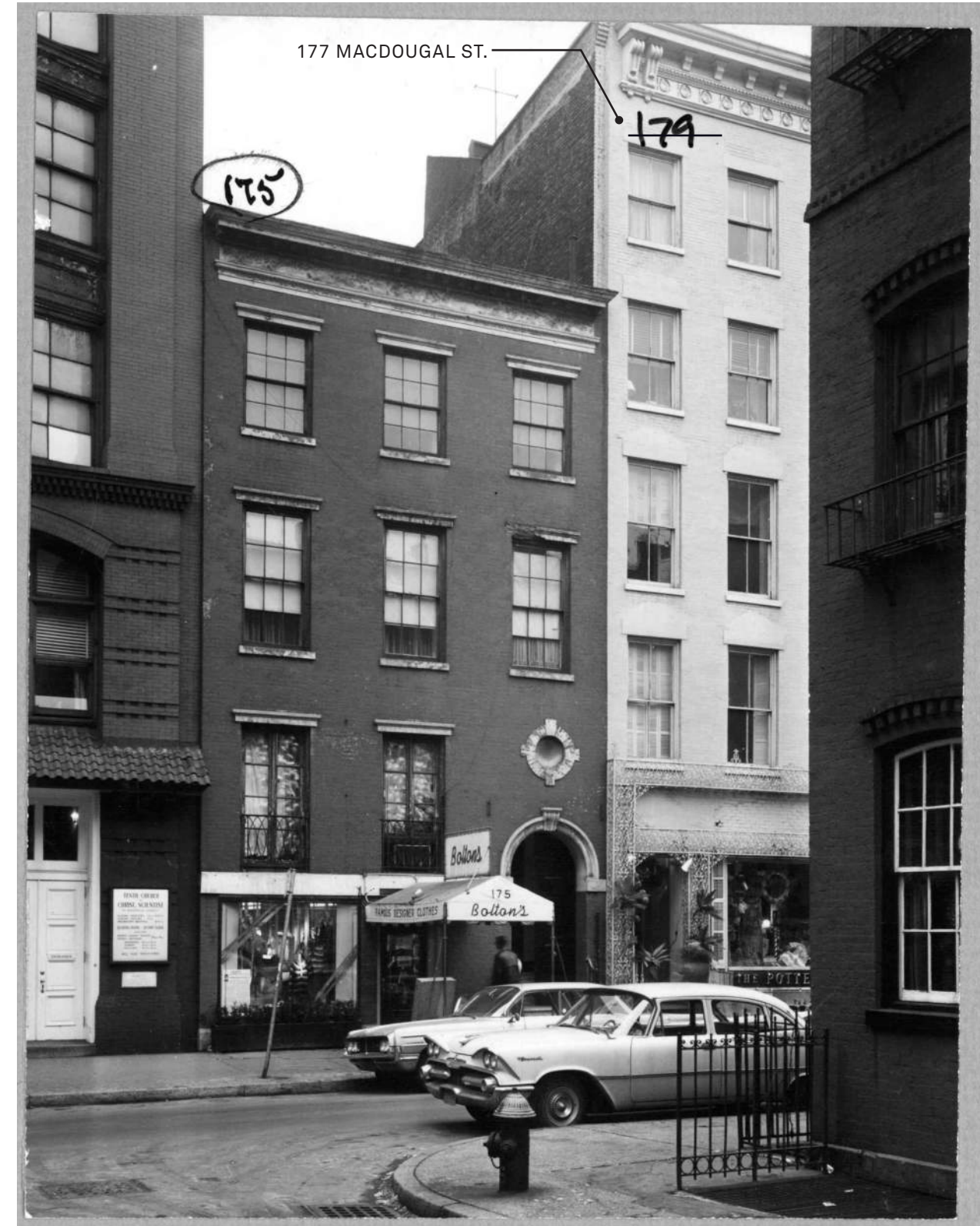
1914 (NEW-YORK HISTORICAL SOCIETY)



1914 (NEW-YORK HISTORICAL SOCIETY)



1937 (NEW-YORK HISTORICAL SOCIETY)



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



Morris Adjmi Architects
www.ma.com



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



THIRD-FLOOR ALUMINUM WINDOWS



HISTORIC METAL CORNICE AND DETERIORATED WOOD WINDOWS

177 MacDougal Street - Upper Facade, Windows and Cornice

Design Presentation / 5 February 2019



Morris Adjmi Architects
www.ma.com



Higgins Quasebarth & Partners, LLC
www.hqpreservation.com

38 W. 8th Street
New York, NY 10011



NON-HISTORIC BASEMENT ENTRY



BUILDING ENTRY - FLOOR 2-5



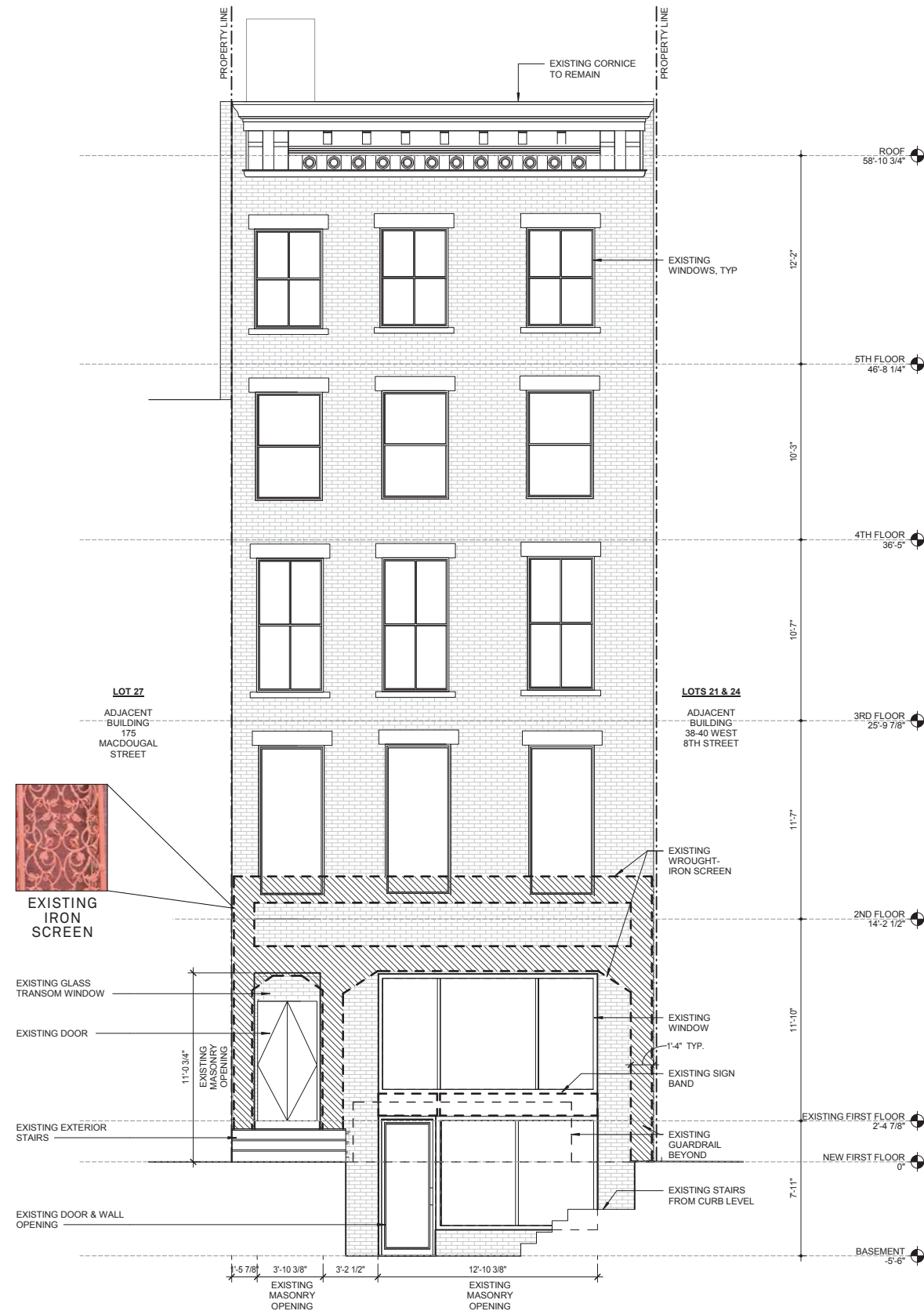
BUILDING ENTRY - FLOOR 2-5



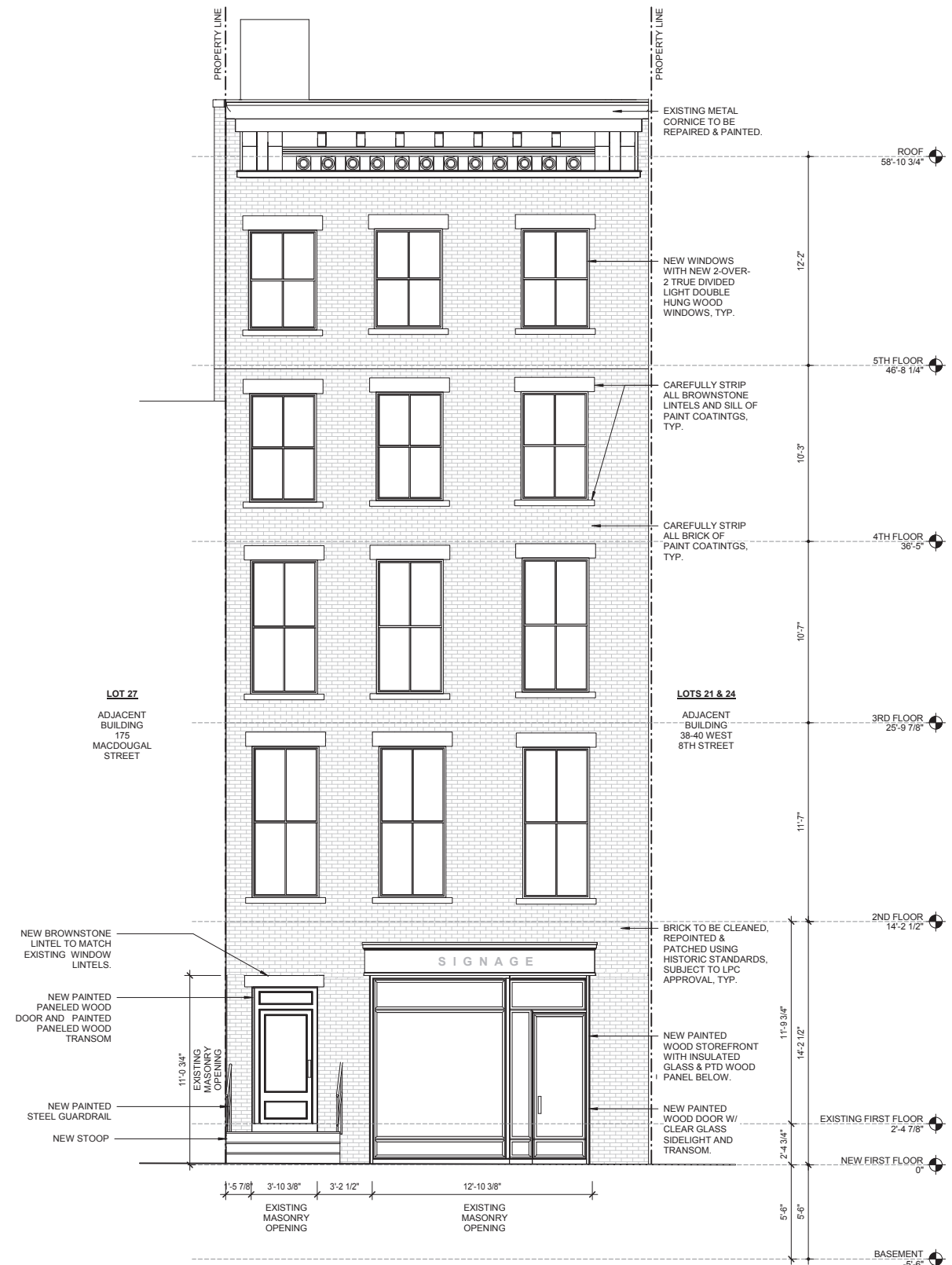
NON-HISTORIC CAST-IRON LATTICE



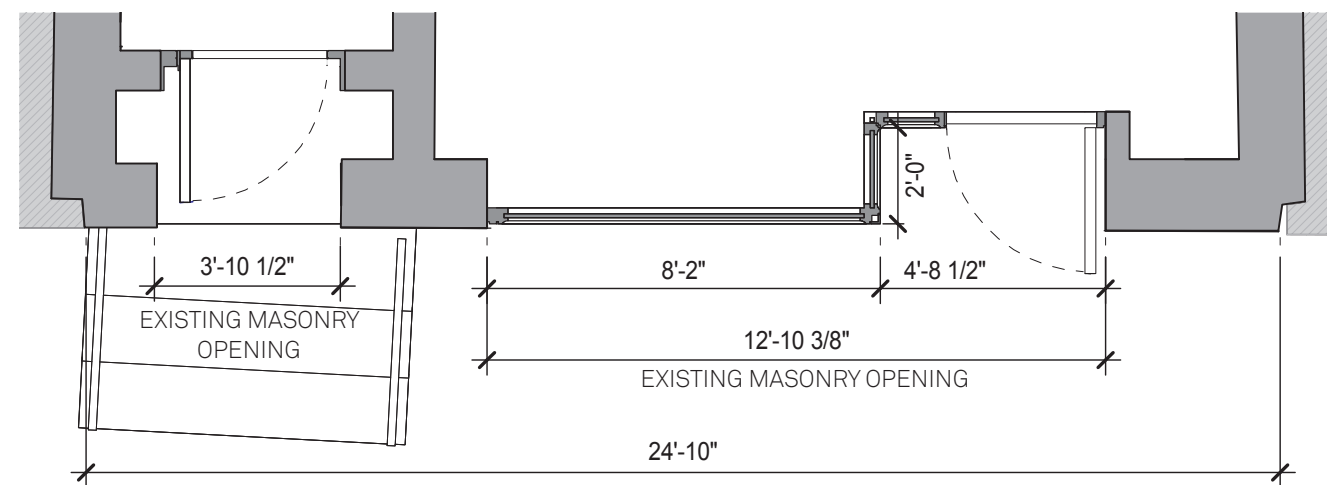
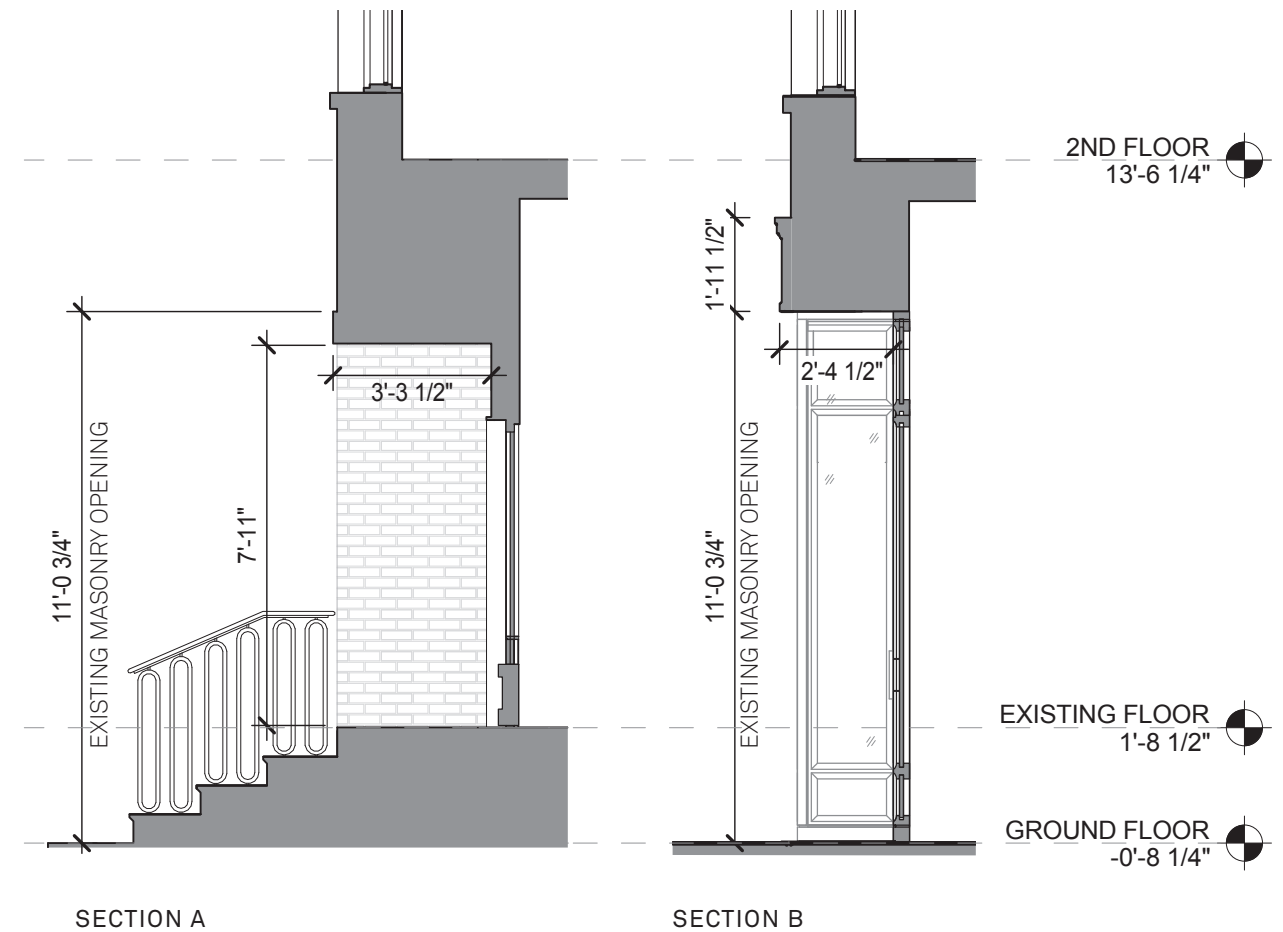
STREET ELEVATION



EAST ELEVATION - EXISTING



EAST ELEVATION - FACADE IMPROVEMENTS



PLAN



27-29 WEST 8TH STREET



30 WEST 8TH STREET



47 WEST 8TH STREET



47 WEST 8TH STREET



KEY MAP



1937 (NEW-YORK HISTORICAL SOCIETY)



C. 1940 NEW YORK CITY TAX PHOTO



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



179 MACDOUGAL STREET



40-42 WEST 8TH STREET



179 MACDOUGAL STREET



40-42 WEST 8TH STREET



181 MACDOUGAL STREET



38 WEST 8TH STREET



Morris Adjmi Architects
www.ma.com



Higgins Quasebarth & Partners, LLC
www.hqpreservation.com

38 W. 8th Street
New York, NY 10011

Existing Conditions - Corner Lot
Design Presentation / 5 February 2019



5 WEST 8TH STREET



27 WASHINGTON SQUARE NORTH, AT MACDOUGAL ST.



11 WEST 8TH STREET



KEY MAP



5 WEST 8TH STREET



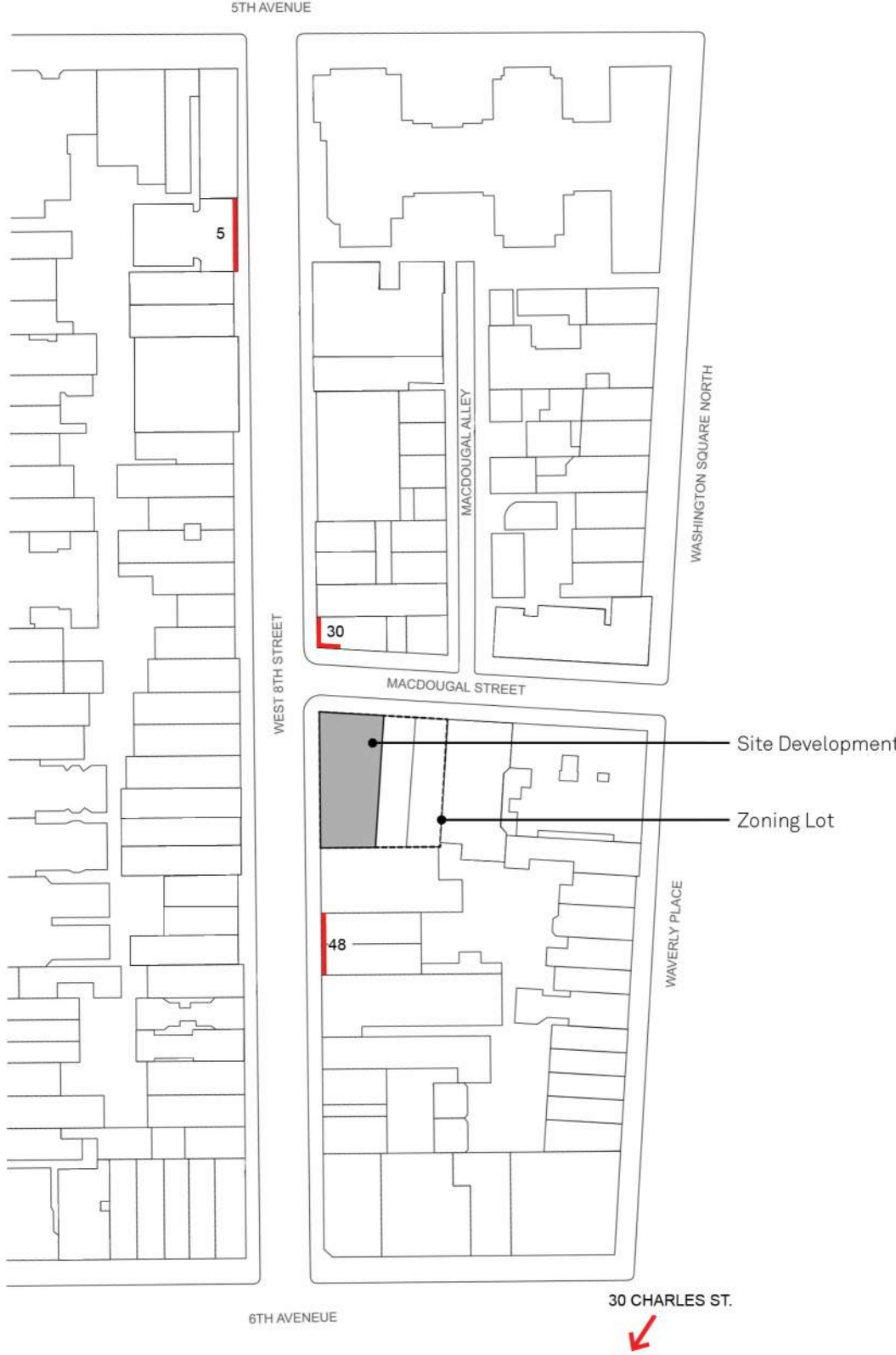
48 WEST 8TH



30 WEST 8TH STREET



30 CHARLES STREET



KEY MAP





39 WEST 8TH STREET



55 WEST 8TH STREET



171 MACDOUGAL STREET



414 SIXTH AVENUE



KEY MAP



Morris Adjmi Architects
www.ma.com



Higgins Quasebarth & Partners, LLC
www.hqpreservation.com

38 W. 8th Street
New York, NY 10011

Block Context: Loft Buildings

Design Presentation / 5 February 2019



Morris Adjmi Architects
www.ma.com

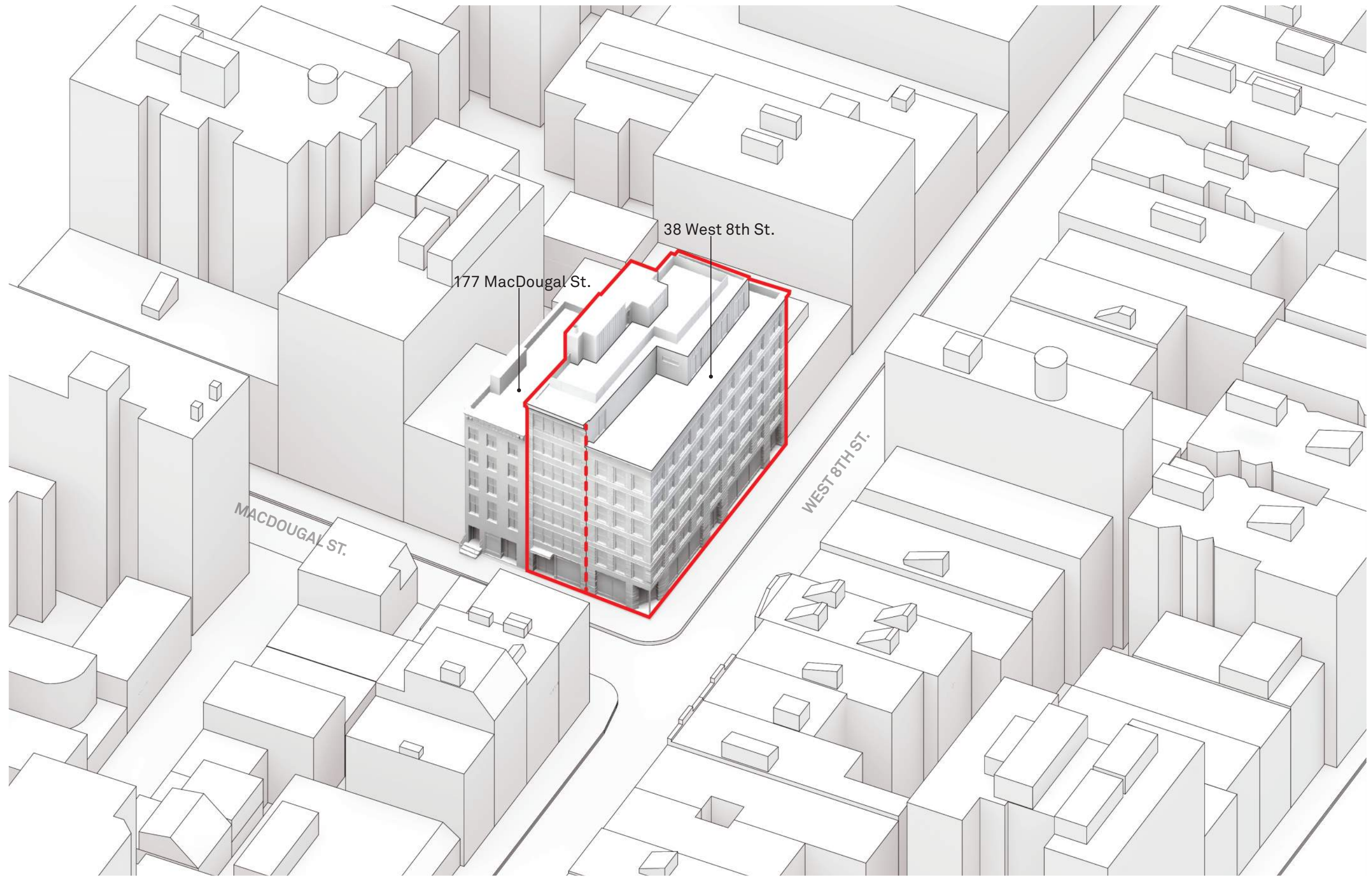


Higgins Quasebarth & Partners, LLC
www.hqpreservation.com

38 W. 8th Street
New York, NY 10011

Corner Rendering of MacDougal St. & West 8th St.

Design Presentation / 5 February 2019



AERIAL SITE VIEW



Morris Adjmi Architects
www.ma.com

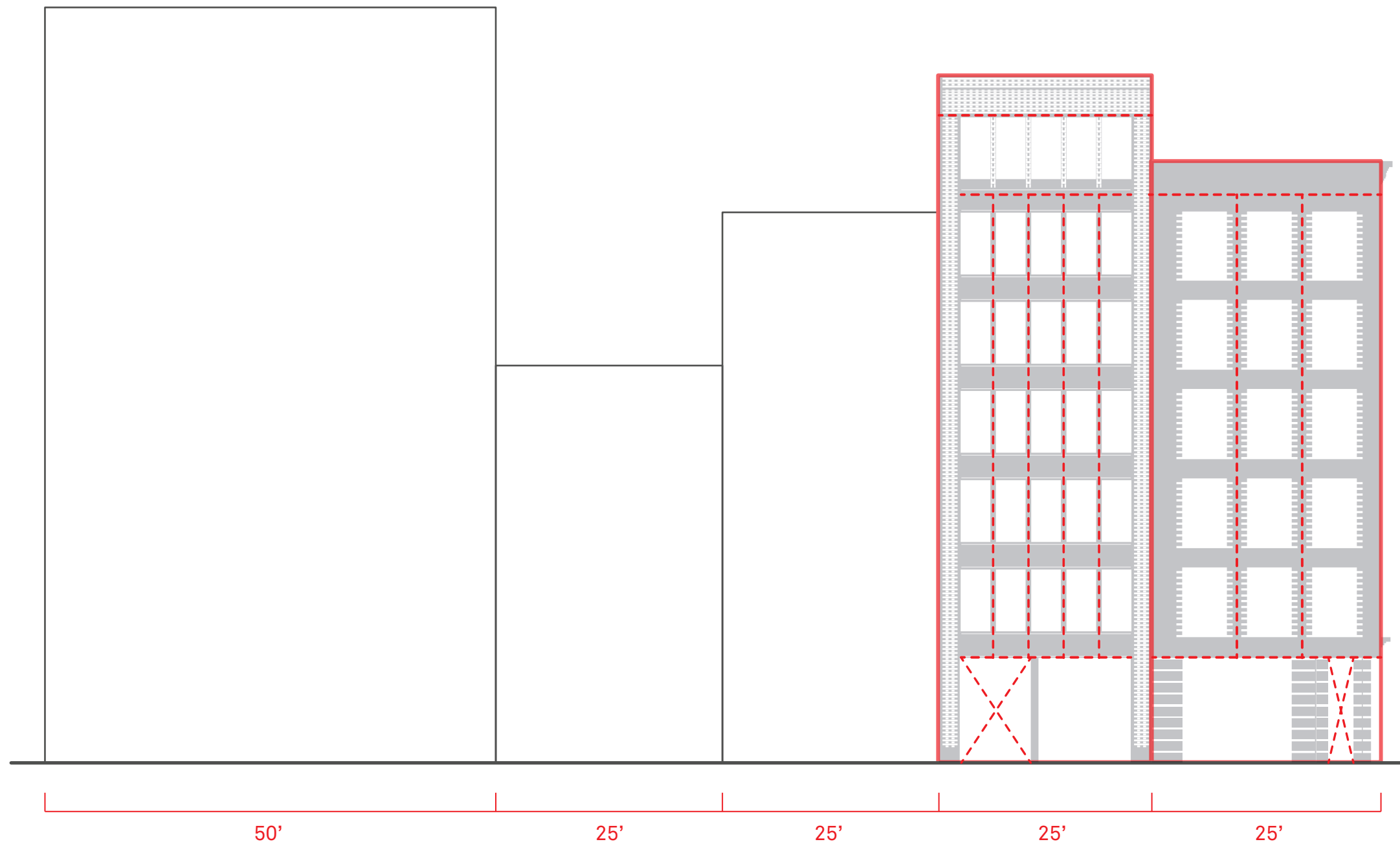


Higgins Quasebarth & Partners, LLC
www.hqpreservation.com

38 W. 8th Street
New York, NY 10011

Concept Massing Diagram

Design Presentation / 5 February 2019



5 WEST 8TH STREET



27 WASH. SQ. NORTH

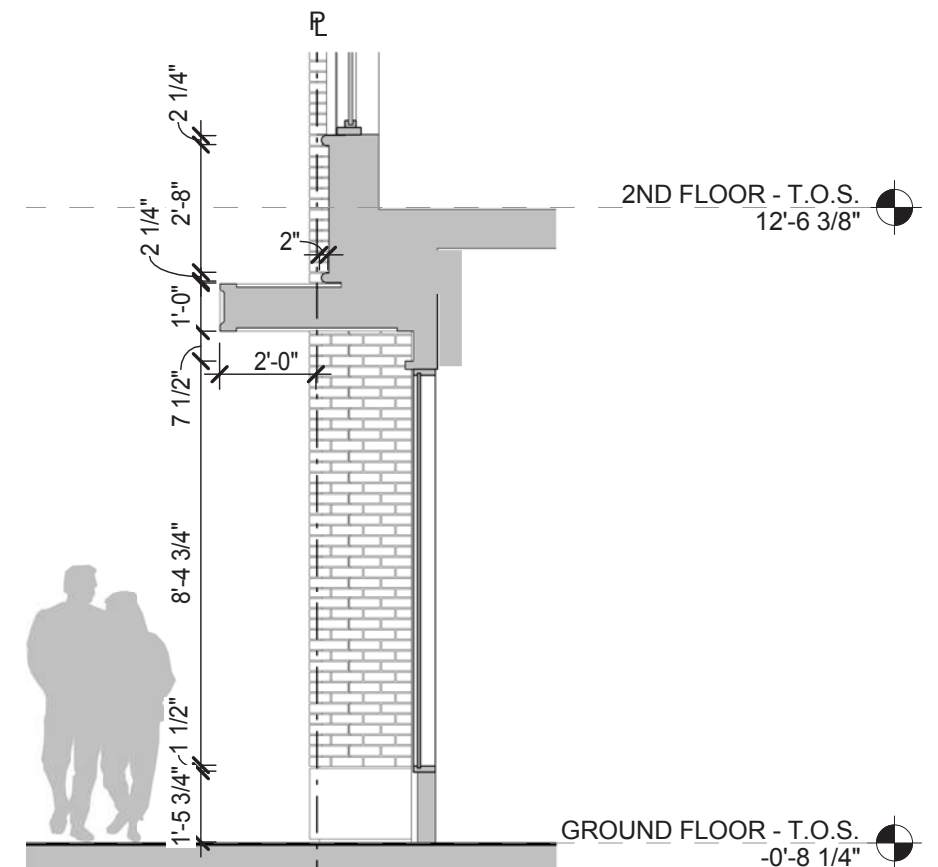


11 WEST 8TH STREET

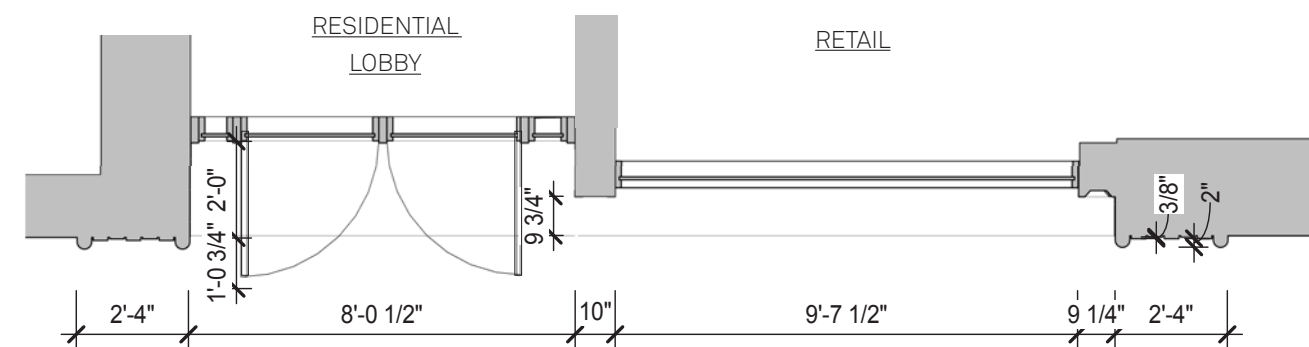




ENLARGED ELEVATION



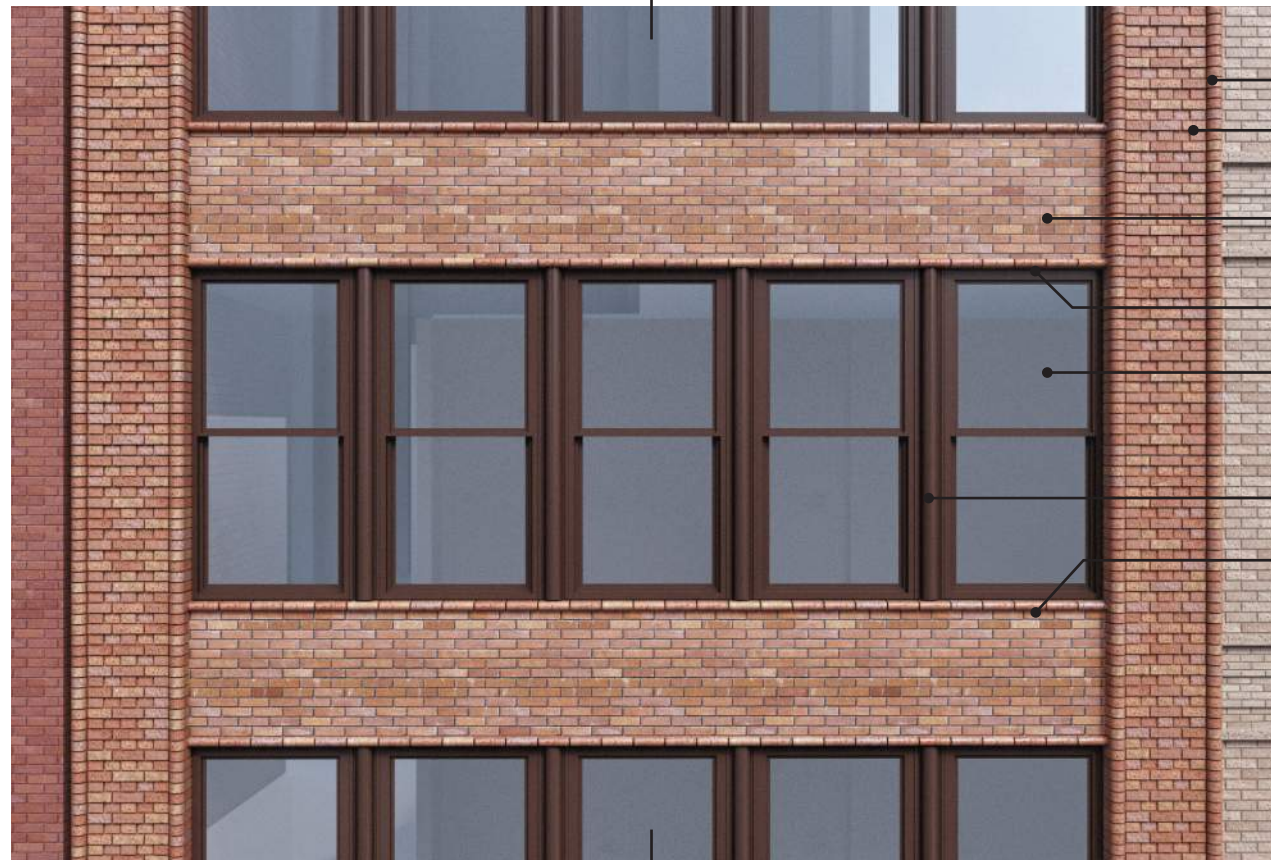
SECTION



PLAN

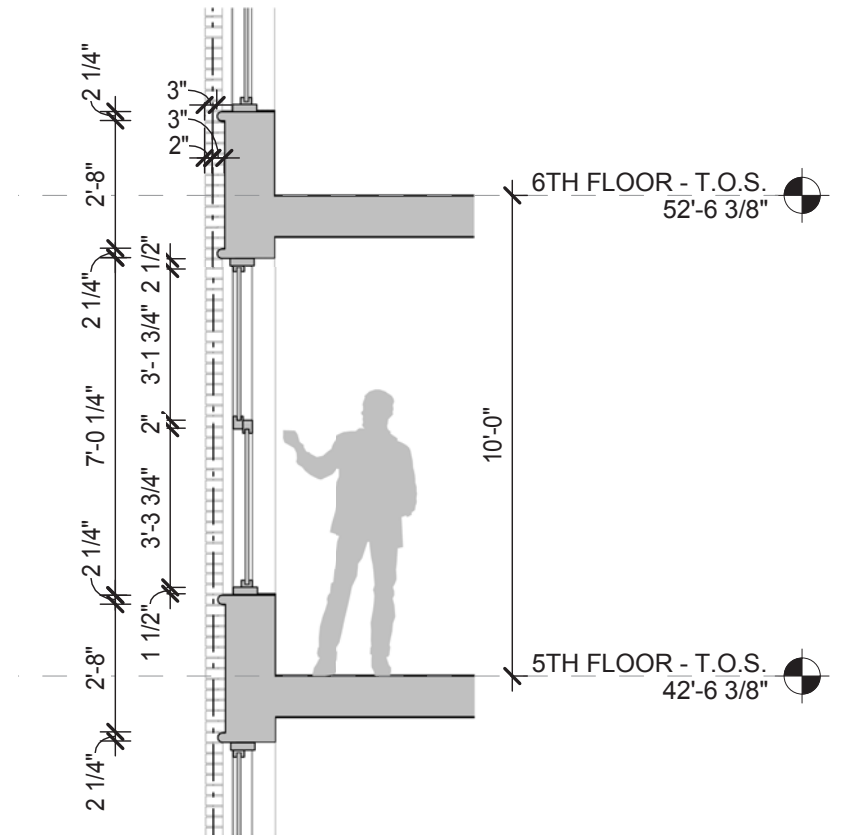


DETAIL 1: PIER BASE & STOREFRONT COLUMN

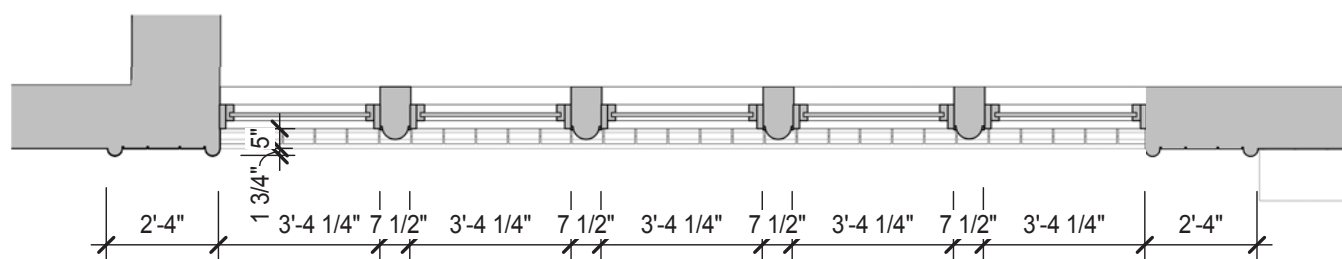


- BULLNOSE MODULAR BRICK HEADER
- CORBELLED MODULAR BRICK IN ENGLISH BOND
- MODULAR BRICK SPANDREL, RUNNING BOND
- MODULAR BULLNOSE BRICK HEADER
- CLEAR GLASS DOUBLE HUNG WINDOW WITH PREFINISHED PTD. MT. FRAME, COLOR TO MATCH STOREFRONT
- PREFINISHED PTD. MTL. WINDOW MULLION
- MODULAR BULLNOSE BRICK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

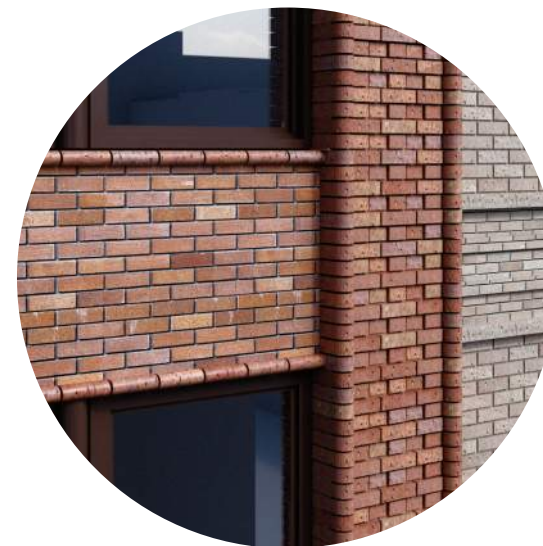
ENLARGED ELEVATION



SECTION



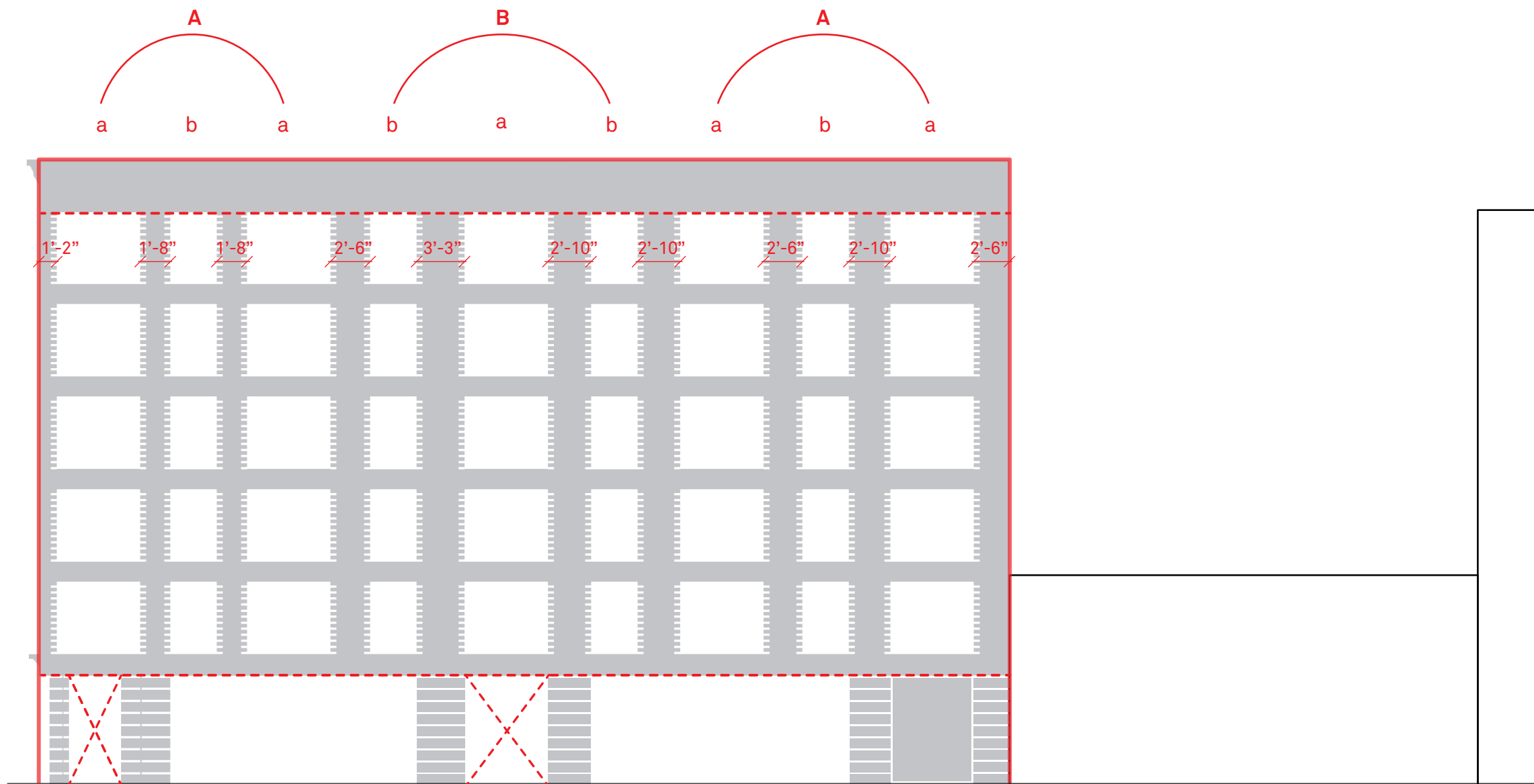
PLAN



DETAIL 1: BRICK PIER



DETAIL 2: WINDOW MULLION



5 WEST 8TH STREET



27 WASH. SQ. NORTH



11 WEST 8TH STREET



Morris Adjmi Architects
www.ma.com



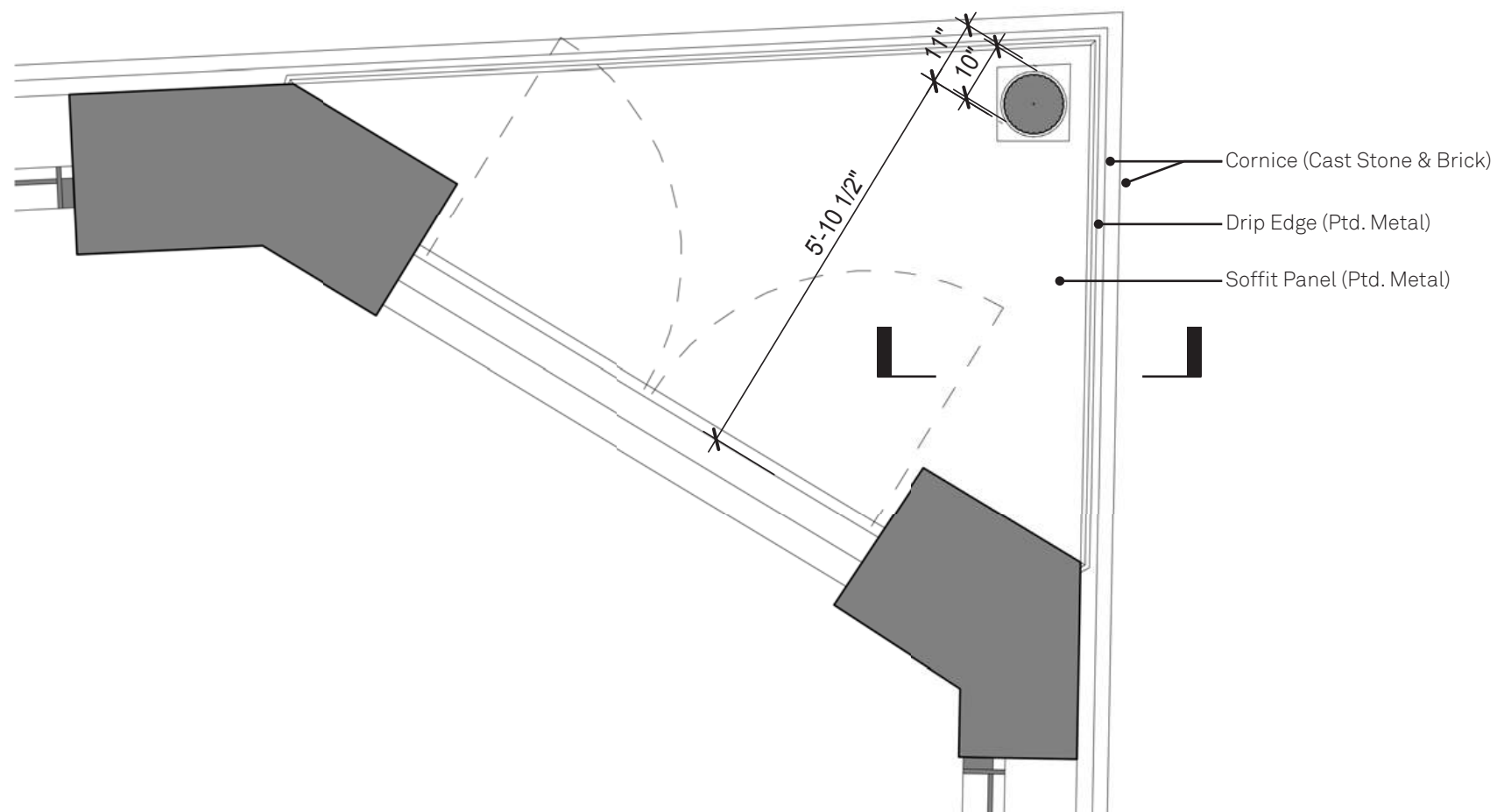
Higgins Quasebarth & Partners, LLC
www.hqpreservation.com

38 W. 8th Street
New York, NY 10011

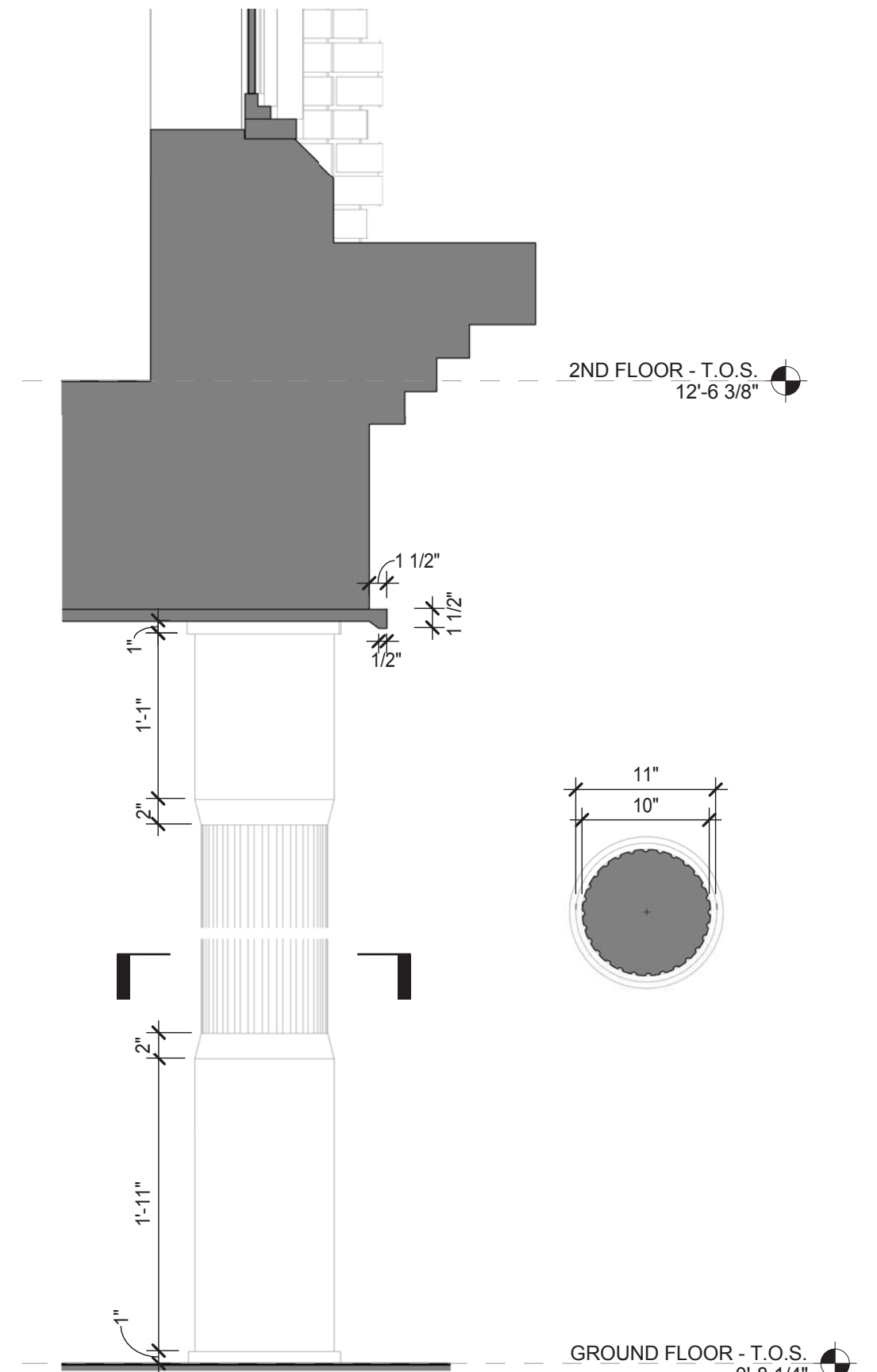
West 8th St. - Apartment Facade Diagram

Design Presentation / 5 February 2019





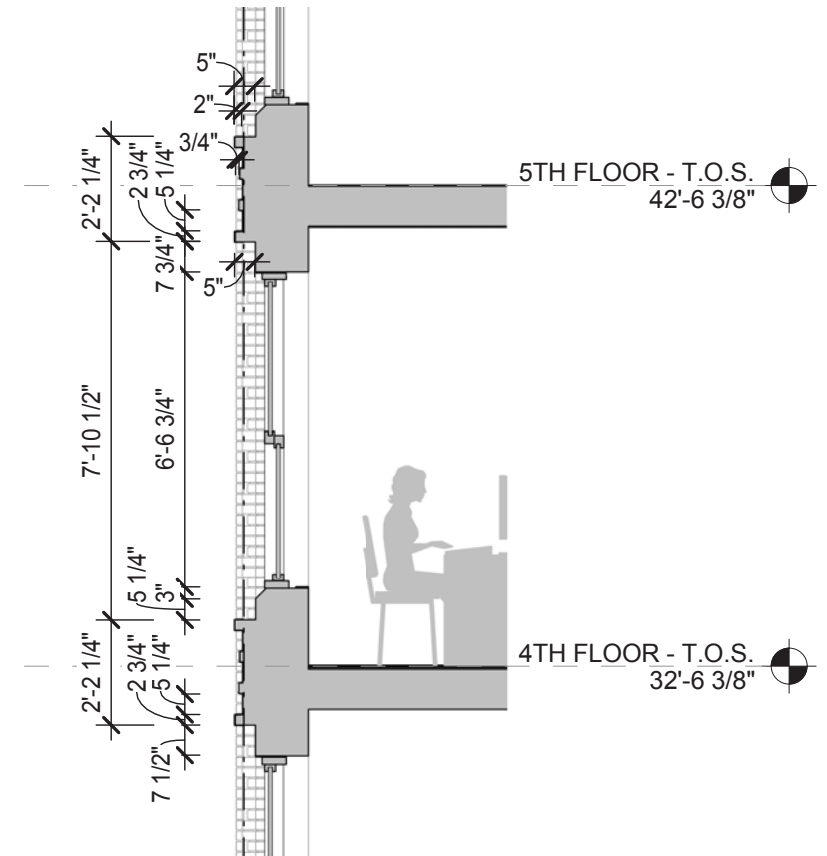
RCP - RESIDENTIAL ENTRY - 10" DIAMETER COLUMN



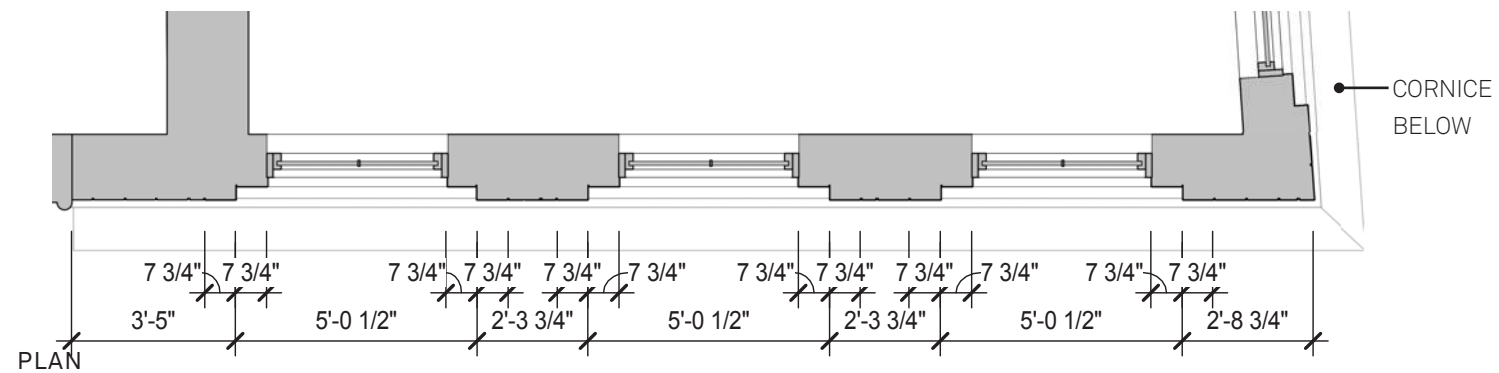
SECTION & PLAN - 10" DIAMETER COLUMN



ENLARGED ELEVATION



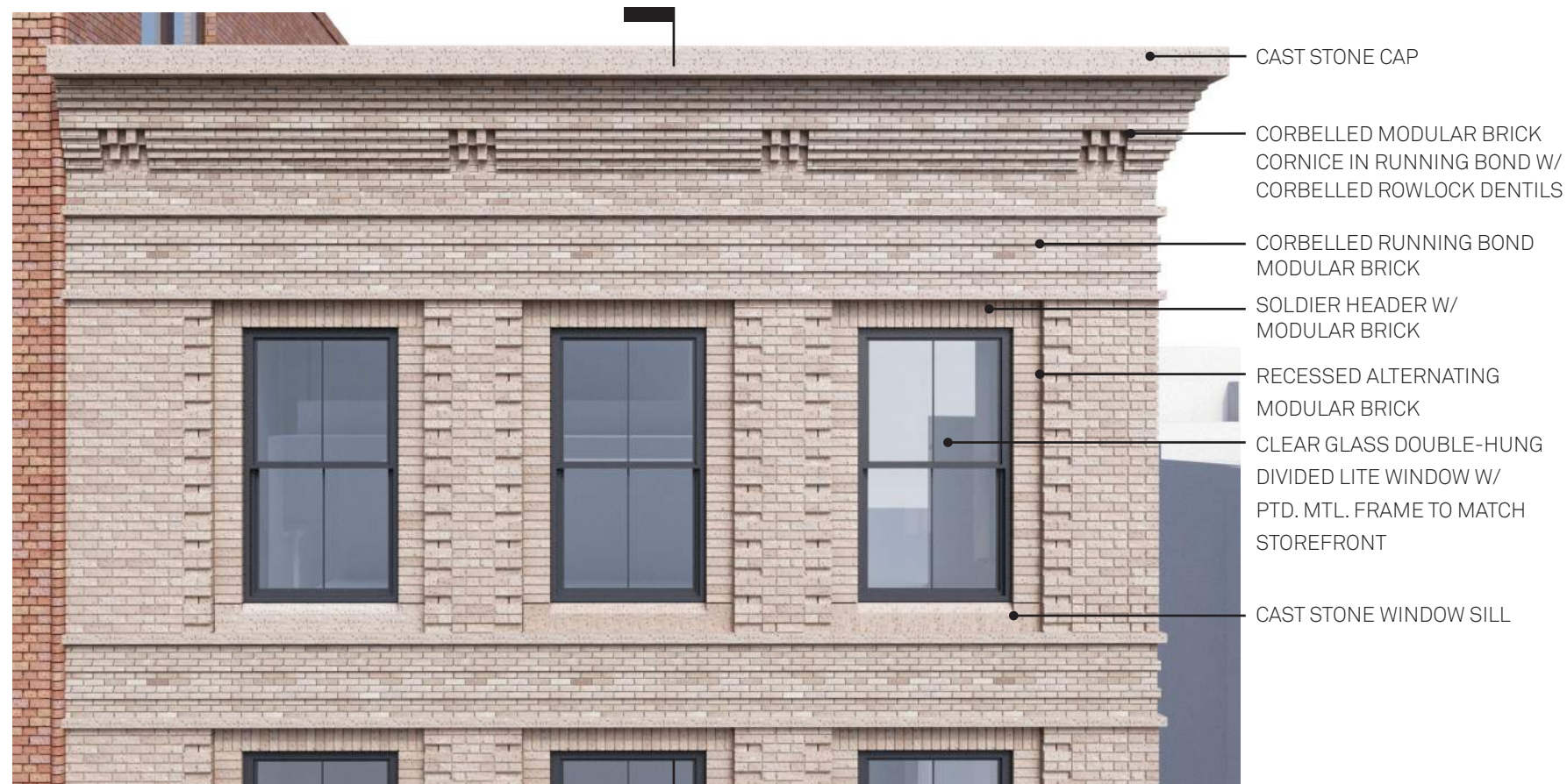
SECTION



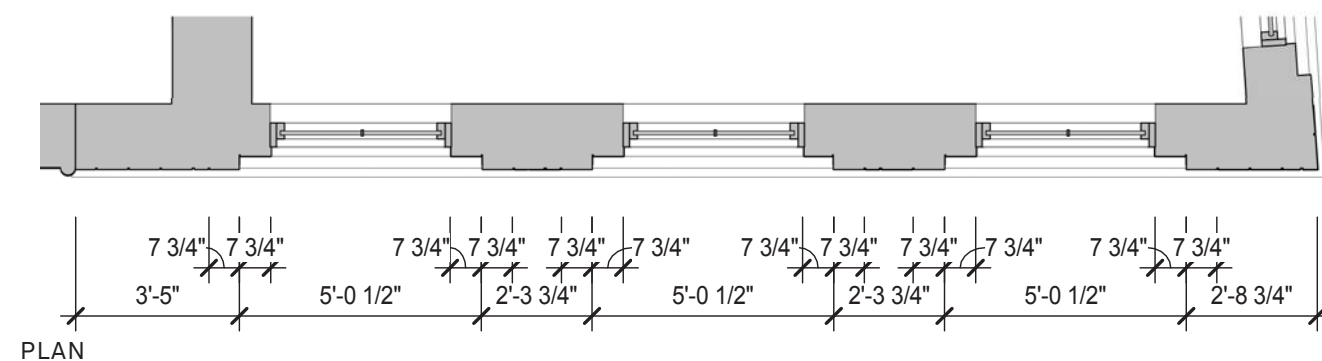
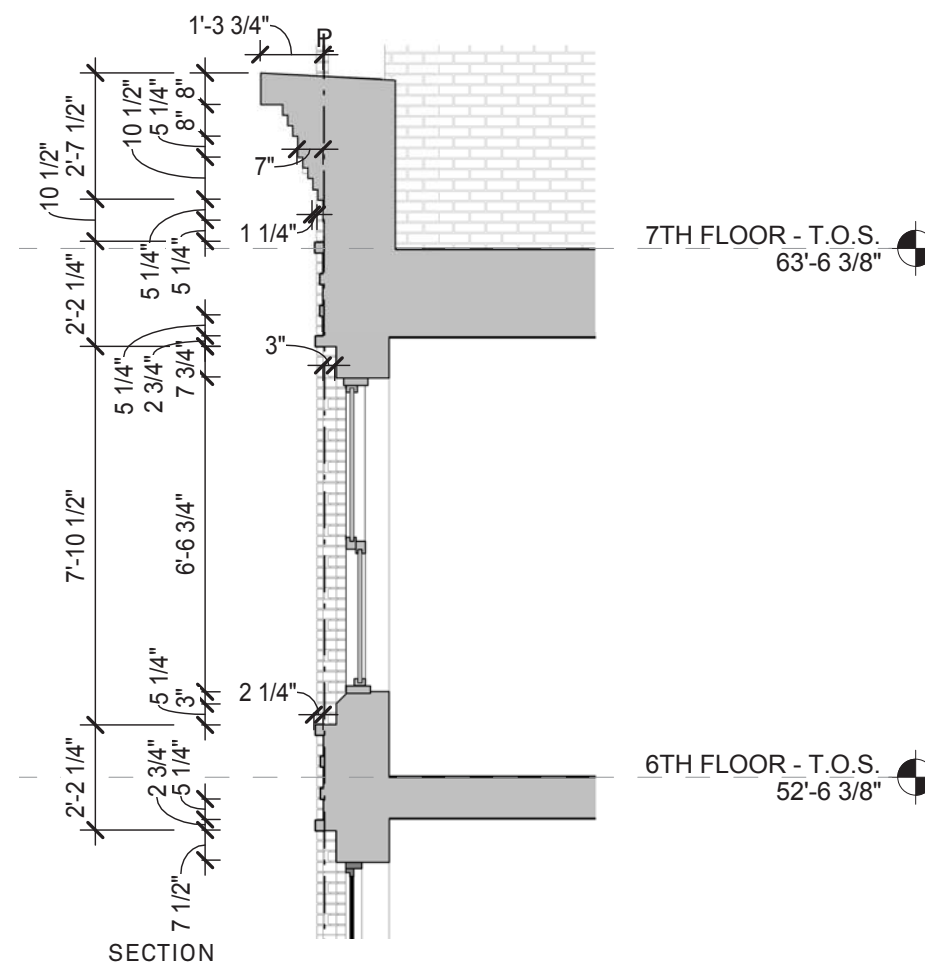
PLAN



DETAIL 1: BRICK PIER & WINDOW SURROUND



ENLARGED ELEVATION



DETAIL 1: CORNICE



177 MacDougal St.
Painted Wood Storefront
Brown

179 MacDougal St.
Painted Metal Storefront
Bronze

38 West 8th St.
Painted Metal Storefront
Gray

LOFT FACADE



GLEN-GERY BRICK: ILLINI COMMON (STANDARD)

WINDOW FRAMES (LOFT)



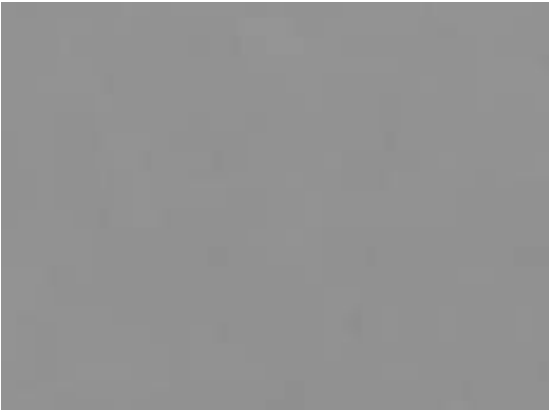
PPG - UC123404 DURANAR BRONZE

APARTMENT FACADE



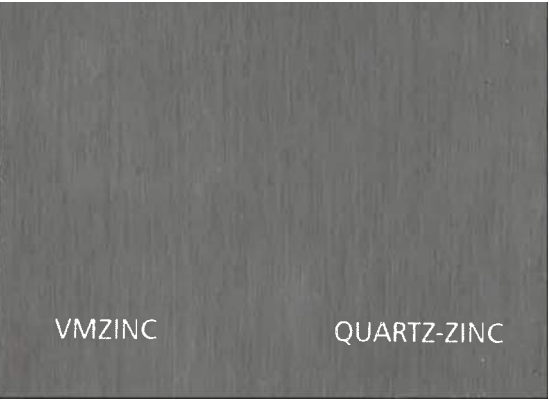
SUMMIT BRICK: 711LL THISTLEDOWN SMOOTH

WINDOW FRAMES (APARTMENT)



PPG - UC106669 DURANAR ECLIPSE GRAY

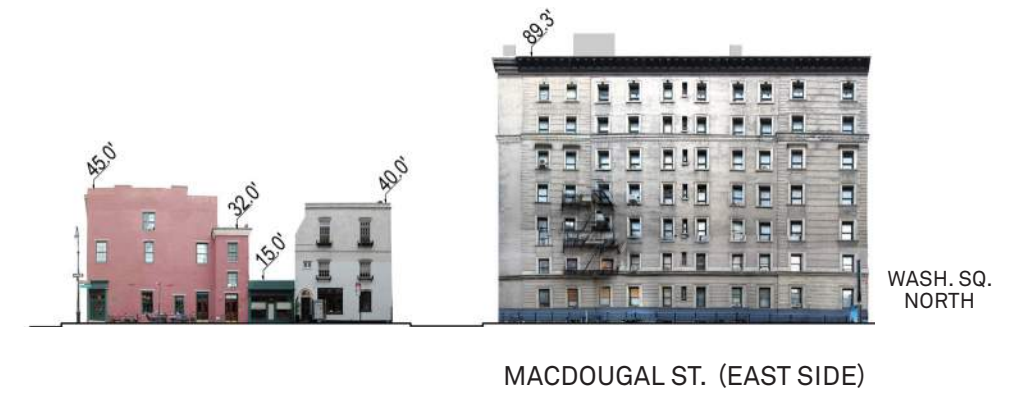
PENTHOUSE/BULKHEAD METAL

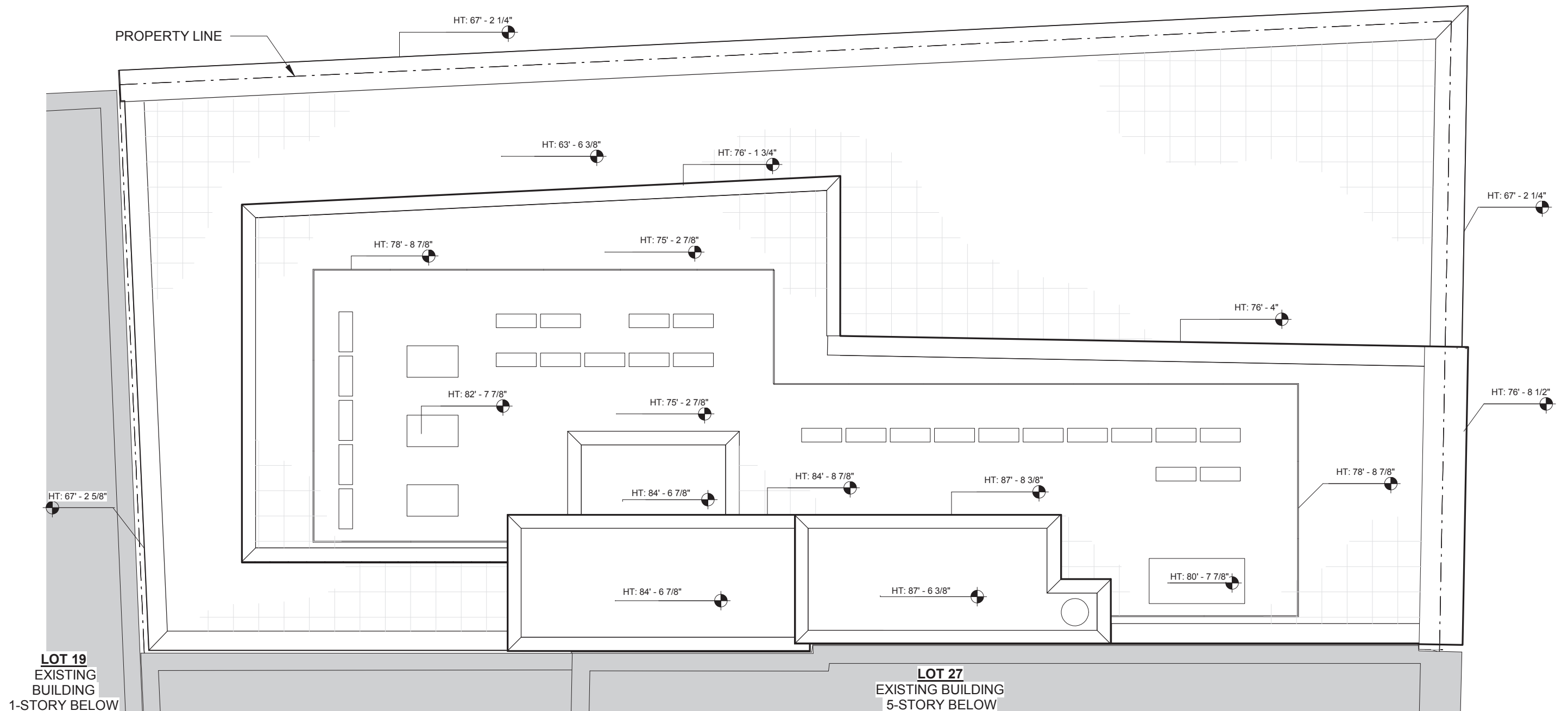
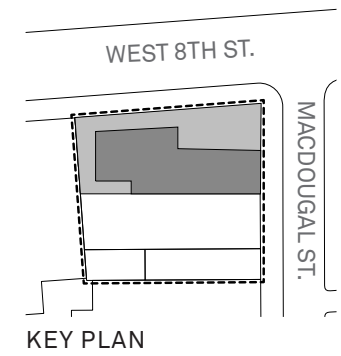


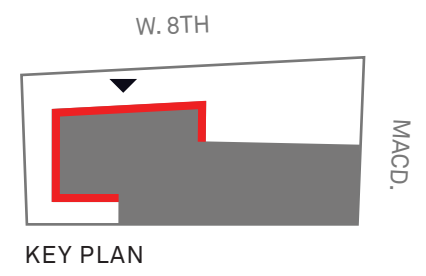
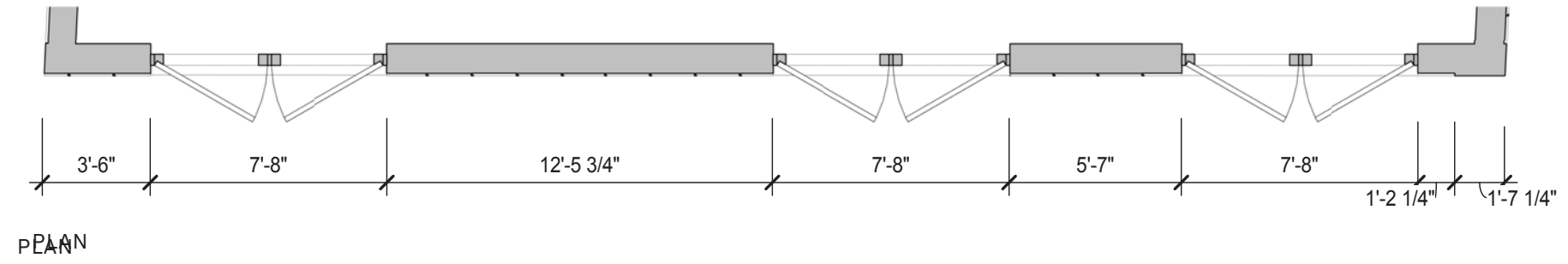
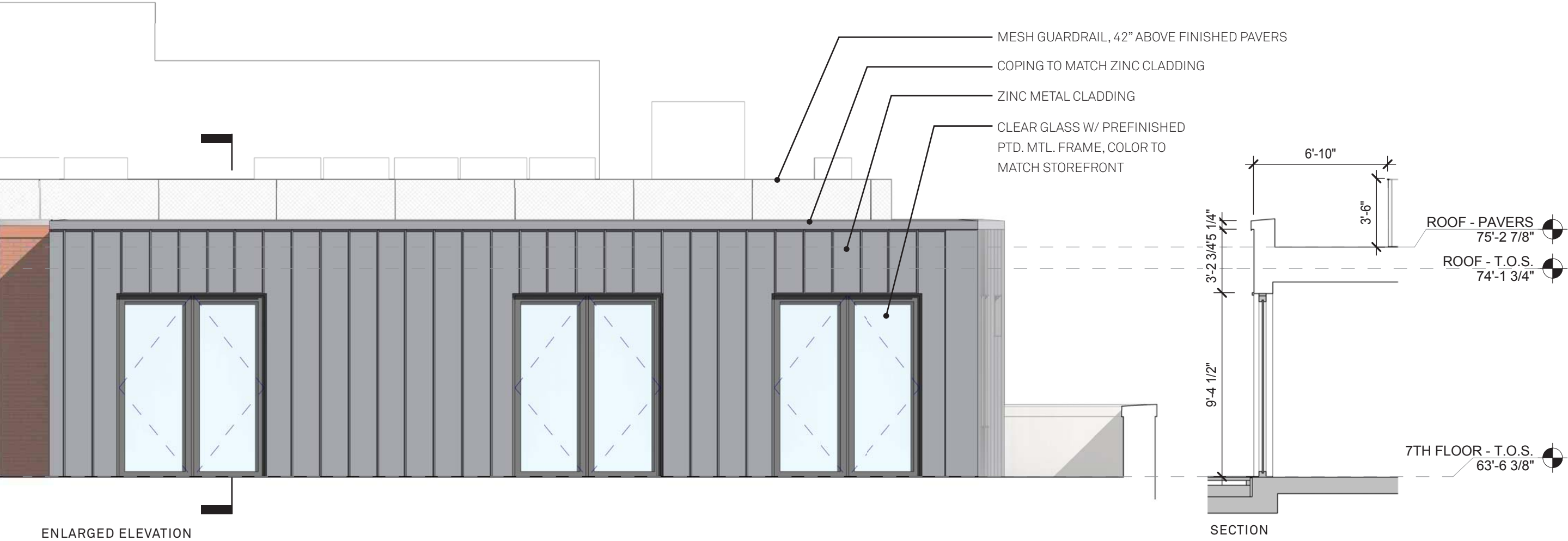
PENTHOUSE/BULKHEAD GUARDRAIL

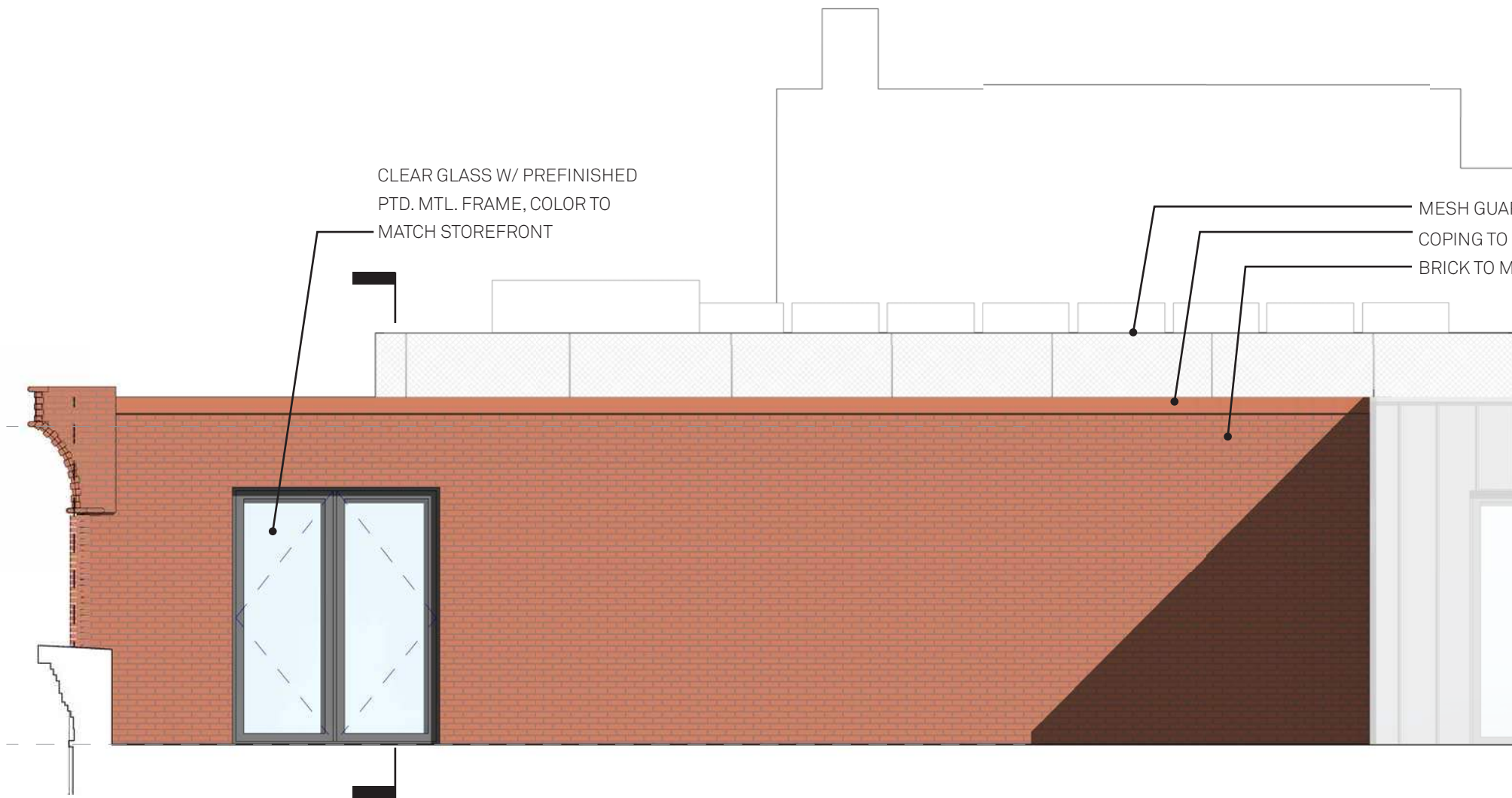


JAKOB NET - WIRE MESH

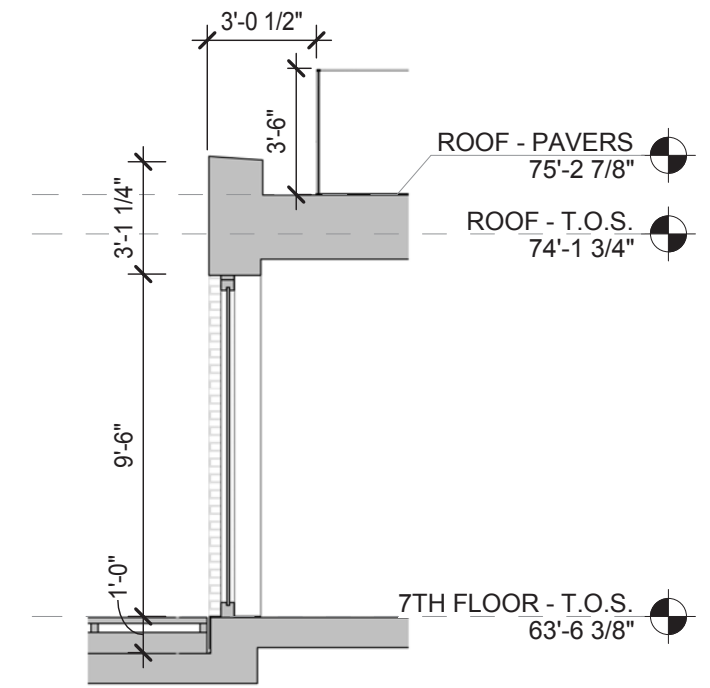




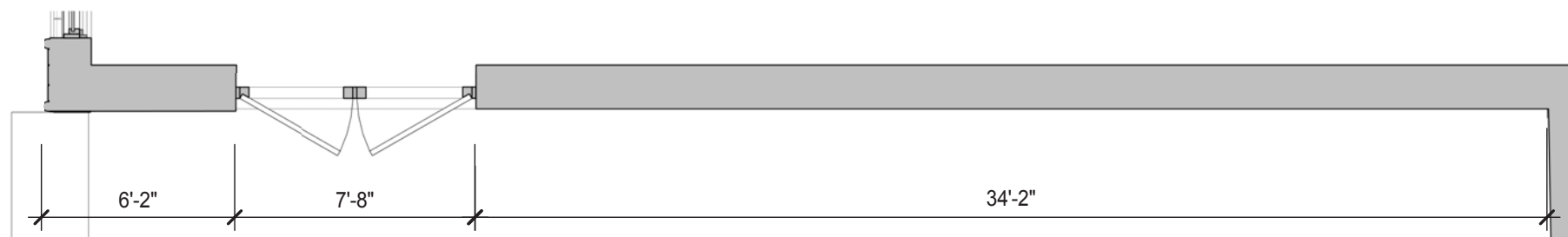




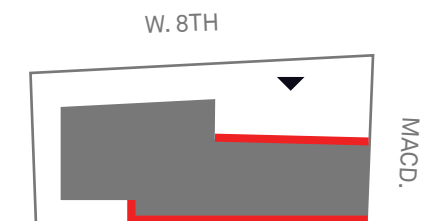
ENLARGED ELEVATION



SECTION



PLAN



KEY PLAN



Morris Adjmi Architects
www.ma.com



Higgins Quasebarth & Partners, LLC
www.hqpreservation.com

38 W. 8th Street
New York, NY 10011

Corner Rendering of MacDougal St. & West 8th St.
Design Presentation / 5 February 2019



Morris Adjmi Architects
www.ma.com



Higgins Quasebarth & Partners, LLC
www.hqpreservation.com

38 W. 8th Street
New York, NY 10011

MacDougal St. (Looking North)

Design Presentation / 5 February 2019



Existing



Proposed





Existing



Proposed





Existing



Proposed





Existing



Proposed





Morris Adjmi Architects
www.ma.com



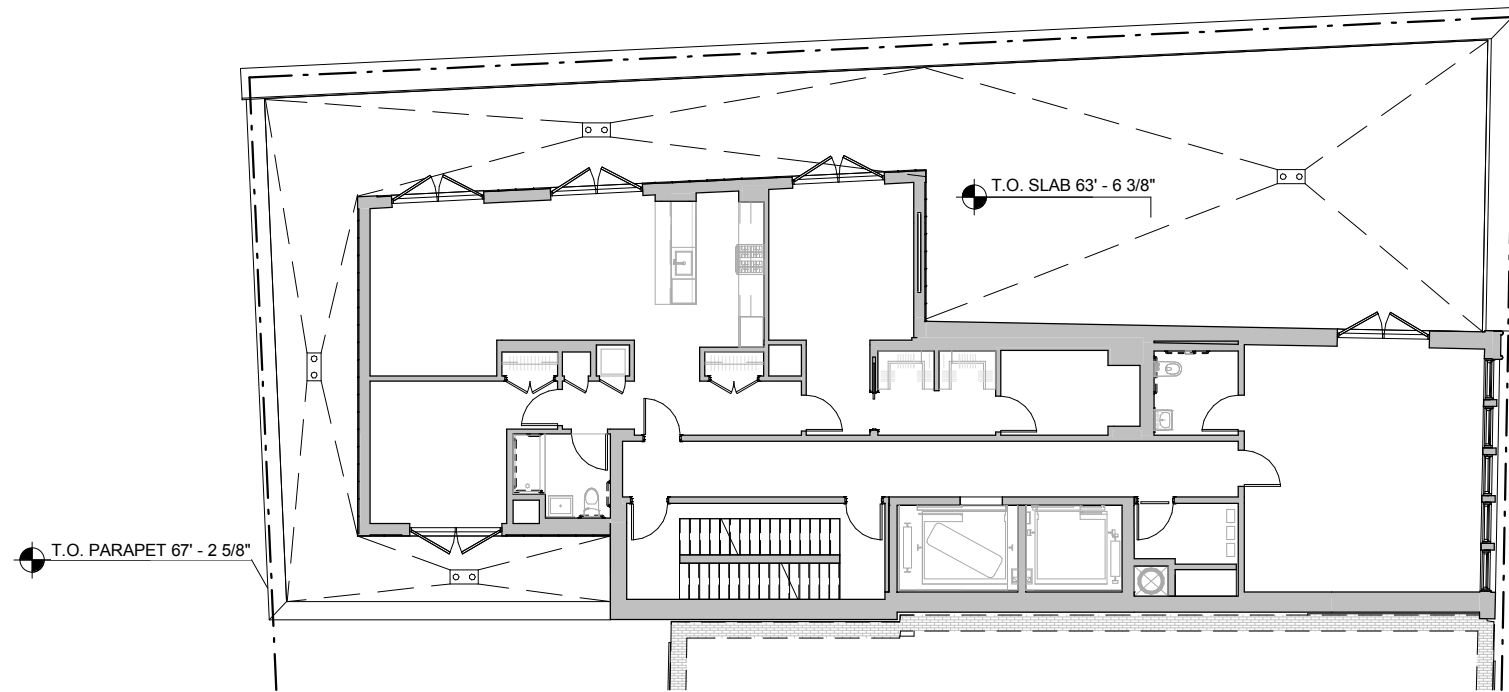
Higgins Quasebarth & Partners, LLC
www.hqpreservation.com

38 W. 8th Street
New York, NY 10011

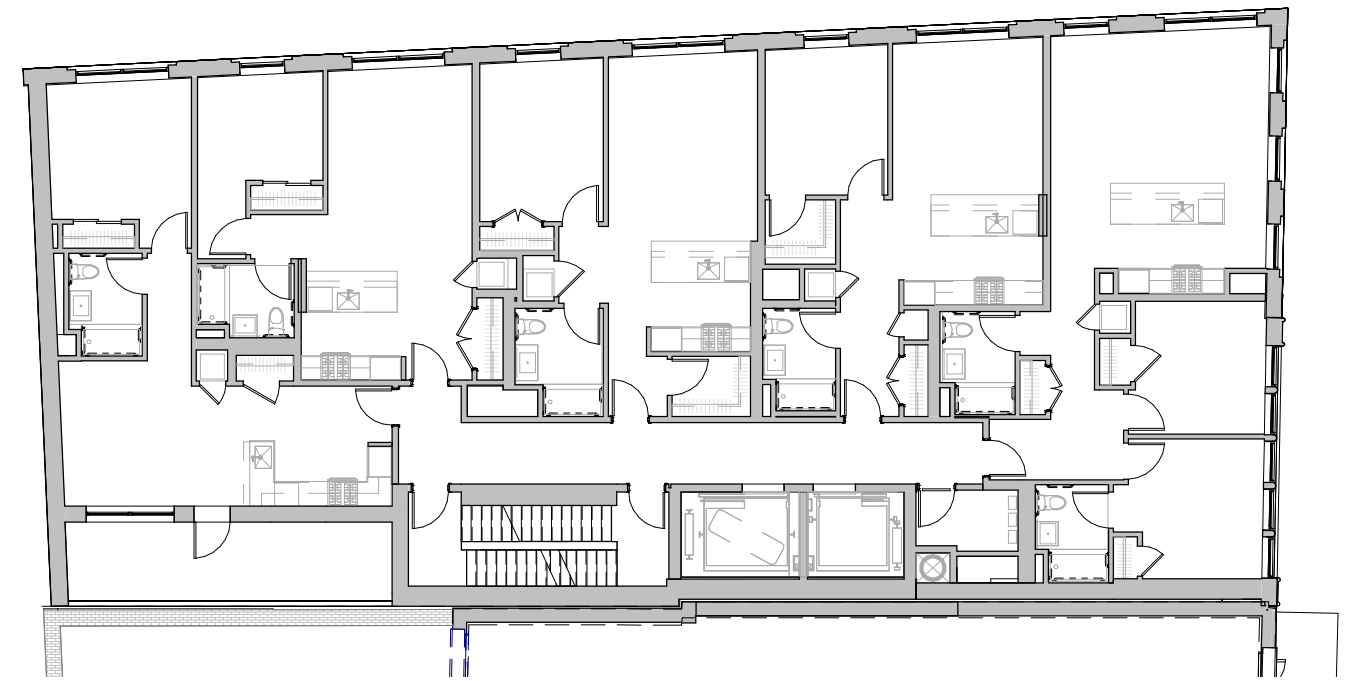
MacDougal St. & West 8th St.

Design Presentation / 5 February 2019

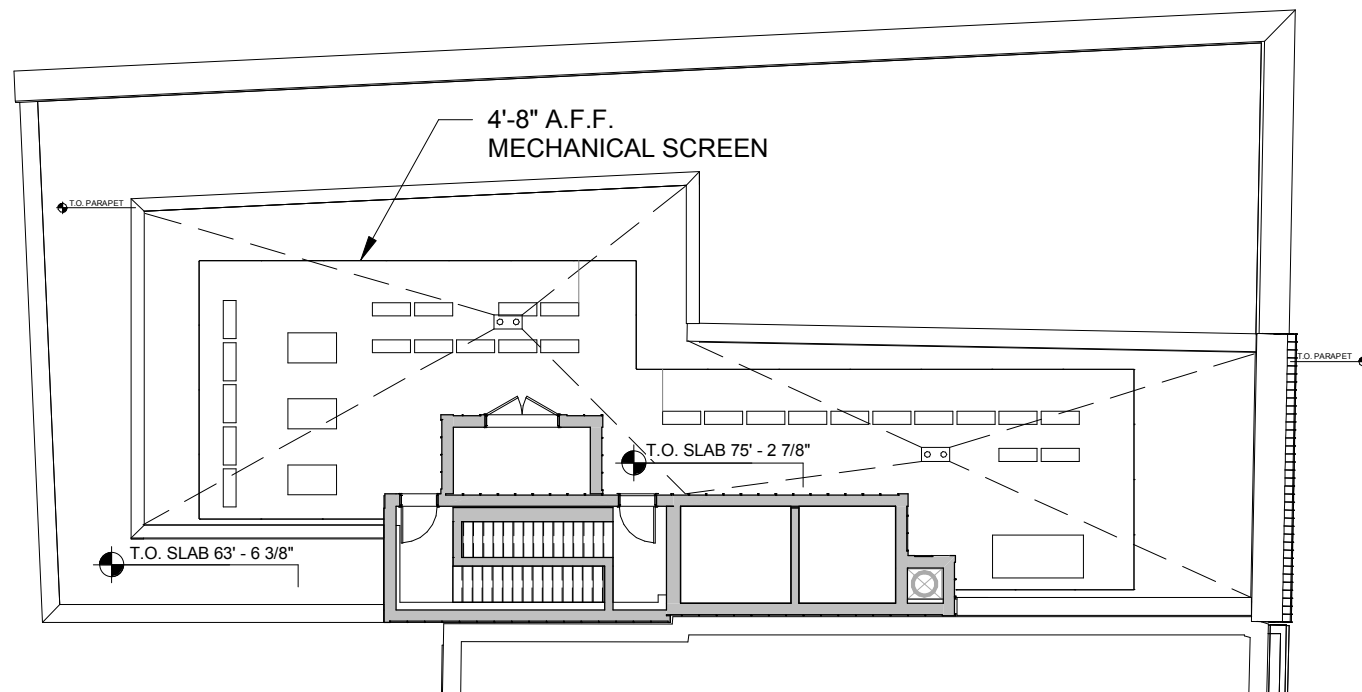
APPENDIX



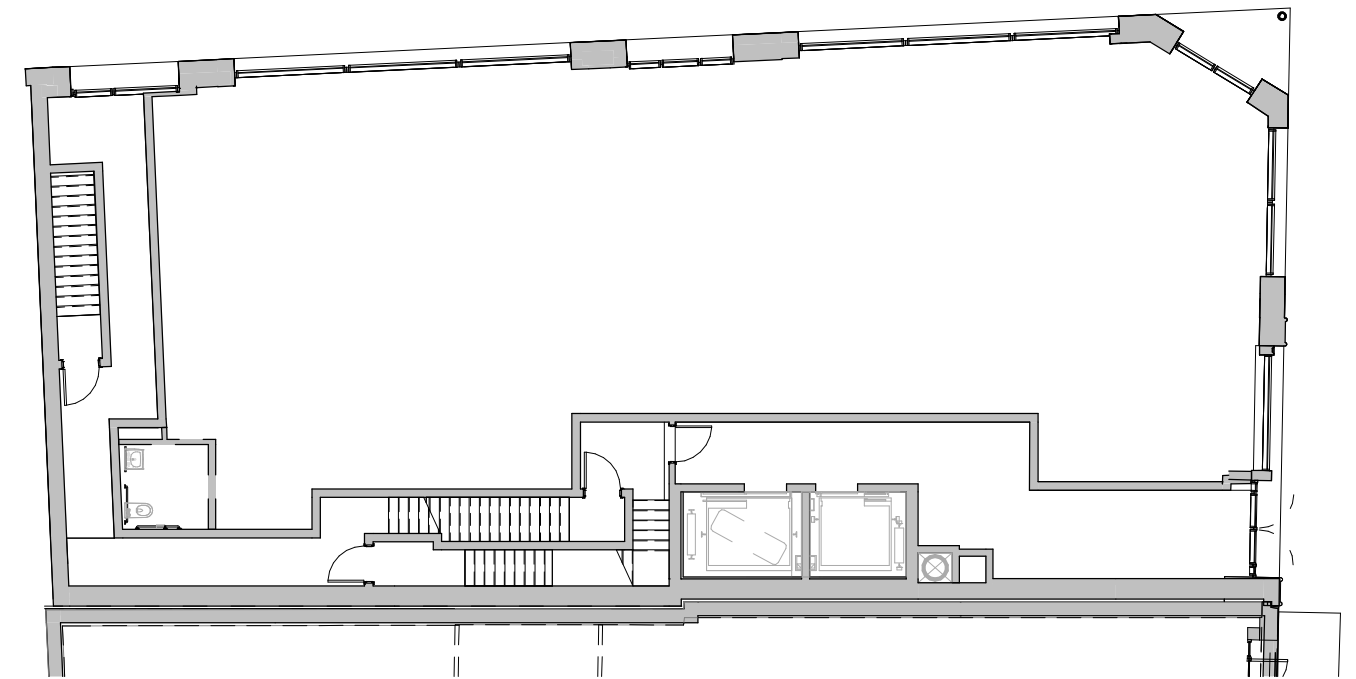
7TH FLOOR PLAN



2ND-6TH FLOOR PLAN



ROOF FLOOR PLAN



GROUND FLOOR PLAN



Morris Adjmi Architects
www.ma.com

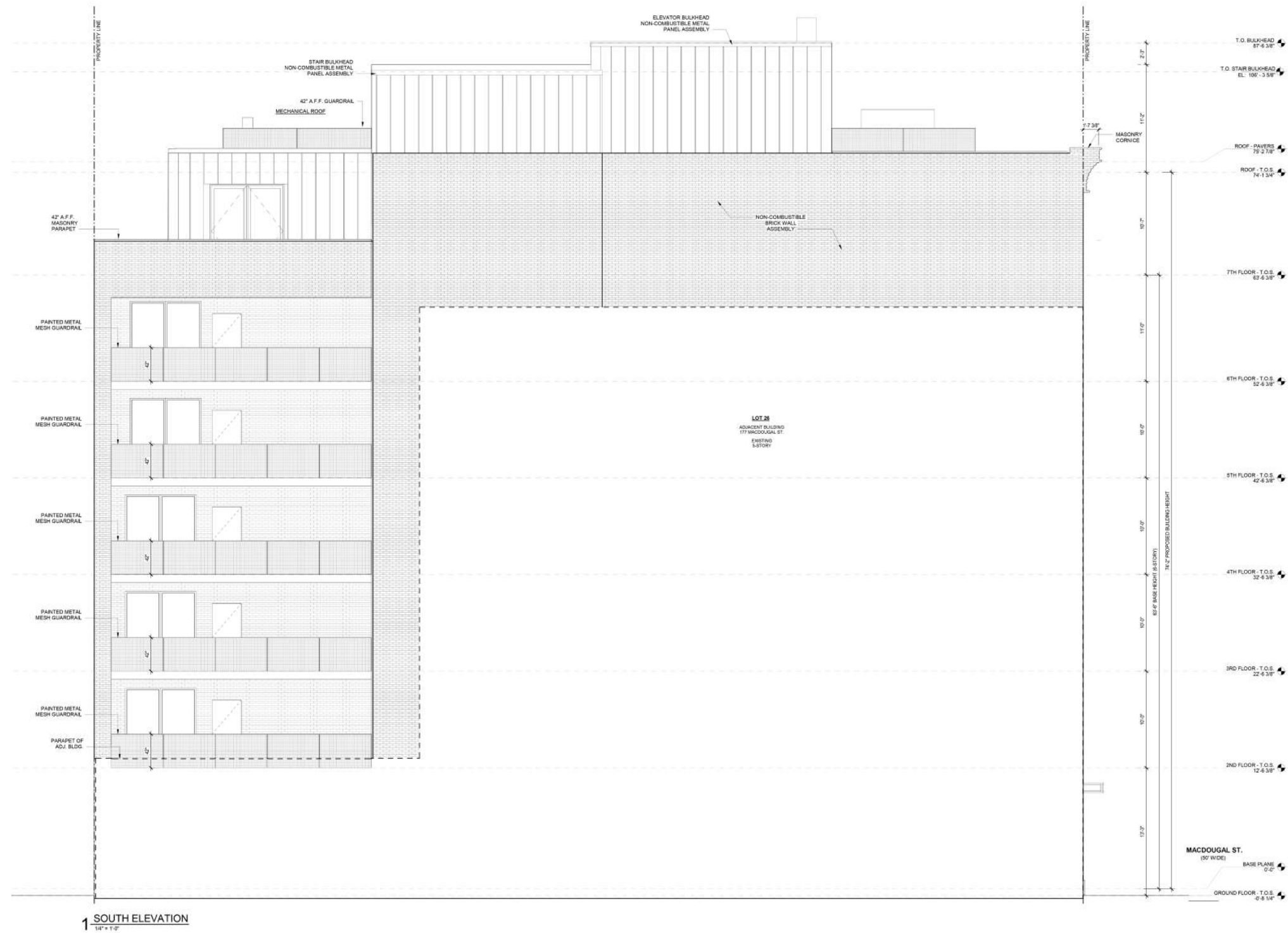


Higgins Quasebarth & Partners, LLC
www.hqpreservation.com

38 W. 8th Street
New York, NY 10011

Floor Plans

Design Presentation / 5 February 2019



- T.O. BULKHEAD
87'-6 3/8"
- T.O. STAIR BULKHEAD
EL: 106' - 3 5/8"
- ROOF - T.O. PAVERS
75'-2 7/8"
- ROOF - T.O.S.
74'-1 3/4"
- 7TH FLOOR - T.O.S.
63'-6 3/8"
- 6TH FLOOR - T.O.S.
52'-6 3/8"
- 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"
- BASE PLANE
0'-0"
- GROUND FLOOR - T.O.S.
-0'-8 1/4"

