

The current proposal is:

Preservation Department – Item 6, LPC-22-01146

## **9 St. Luke's Place - Greenwich Village Historic District Borough of Manhattan**

**To Testify Please Join Zoom**

**Webinar ID:** 841 3316 6850

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By Phone:

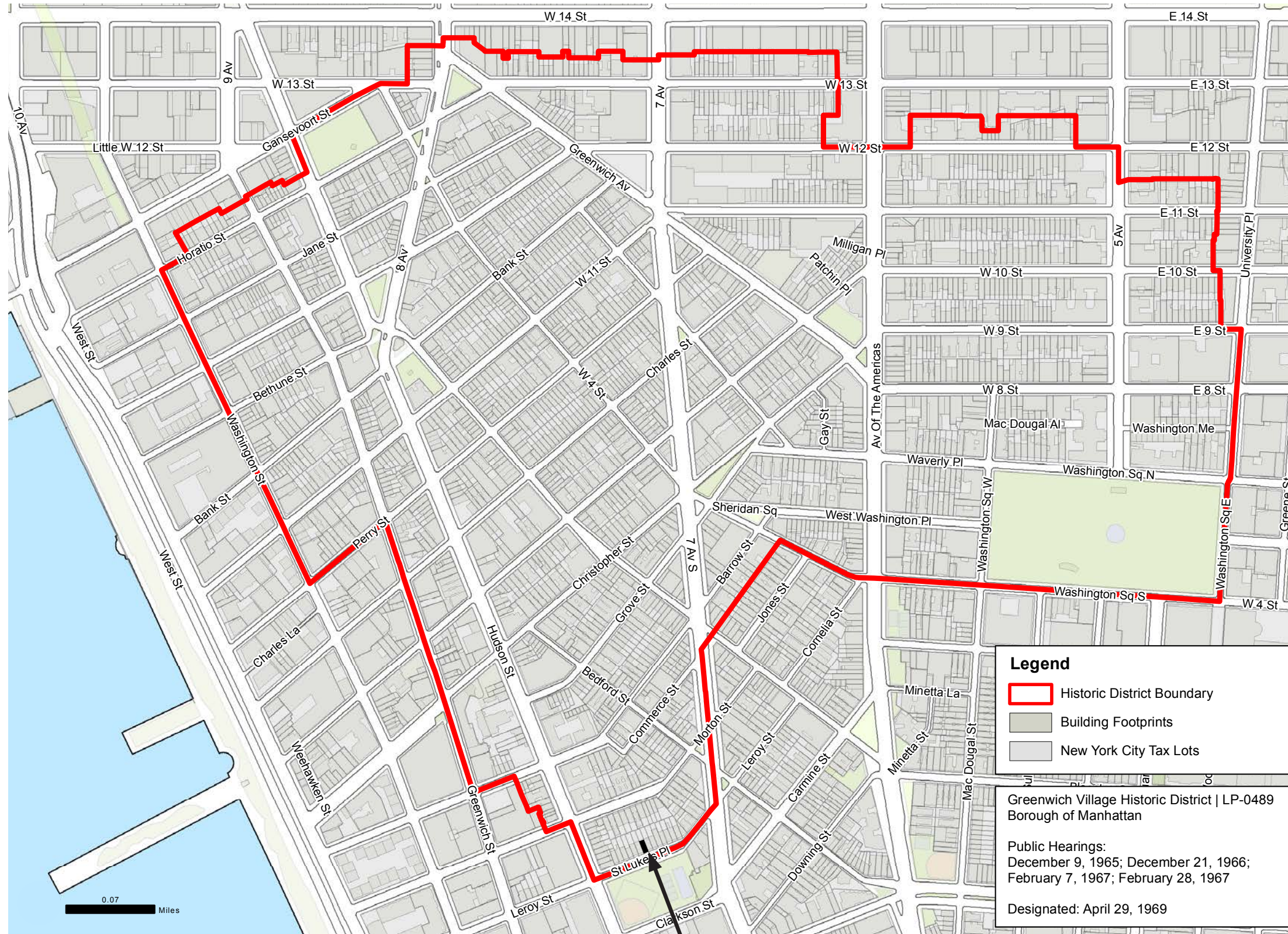
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# INTRODUCTION: HISTORY & CONTEXT



**Legend**

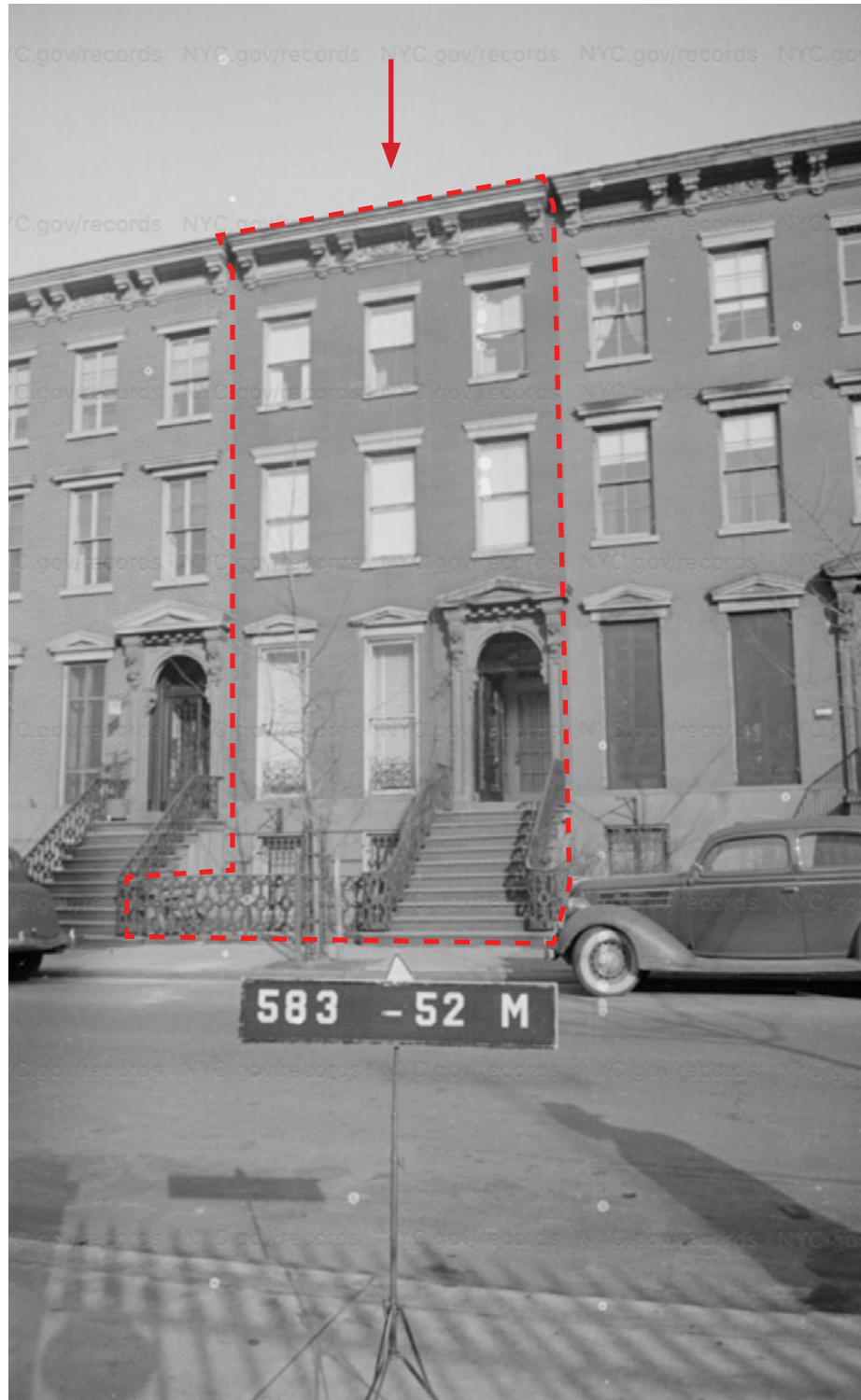
- Historic District Boundary
- Building Footprints
- New York City Tax Lots

Greenwich Village Historic District | LP-0489  
Borough of Manhattan

Public Hearings:  
December 9, 1965; December 21, 1966;  
February 7, 1967; February 28, 1967

Designated: April 29, 1969

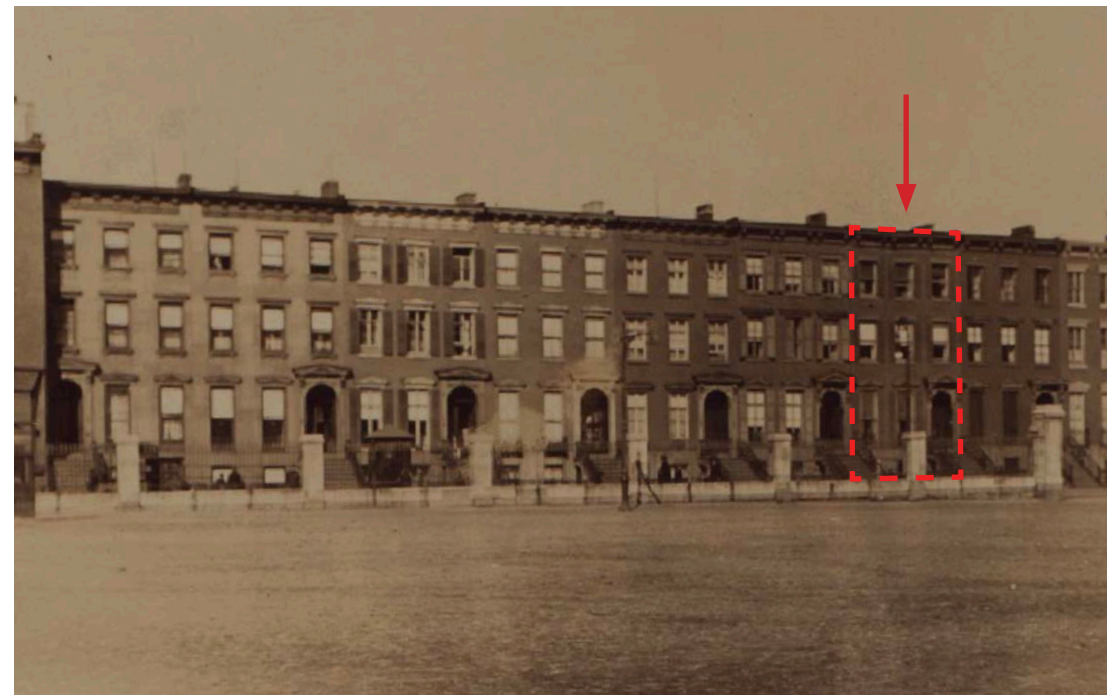
9 ST LUKES PLACE



1940 Tax Photo



New York Public Library Digital Collection, 1929-1938



9 St Lukes Place  
 Borough of Manhattan  
 Greenwich Village Historic District  
 Tax Map Block 583, Lot 52

Date Built: 1852  
 Architect/Owner/Developer: Not determined  
 Type: Rowhouse  
 Style: Anglo-Italianate  
 Stories: 3 + basement  
 Materials: Brick, brownstone, ironwork

**History, Significance and Notable Characteristics**

9 St Lukes Place is part of a block-long row of 15 town houses built from a master design. Minor differences in original detail and brickwork indicate that Nos. 4-7 were built as one group from 1851-52, followed by Nos. 8-17 in 1852, Nos. 13-17 from 1852-53, and No. 3 in 1853-54.

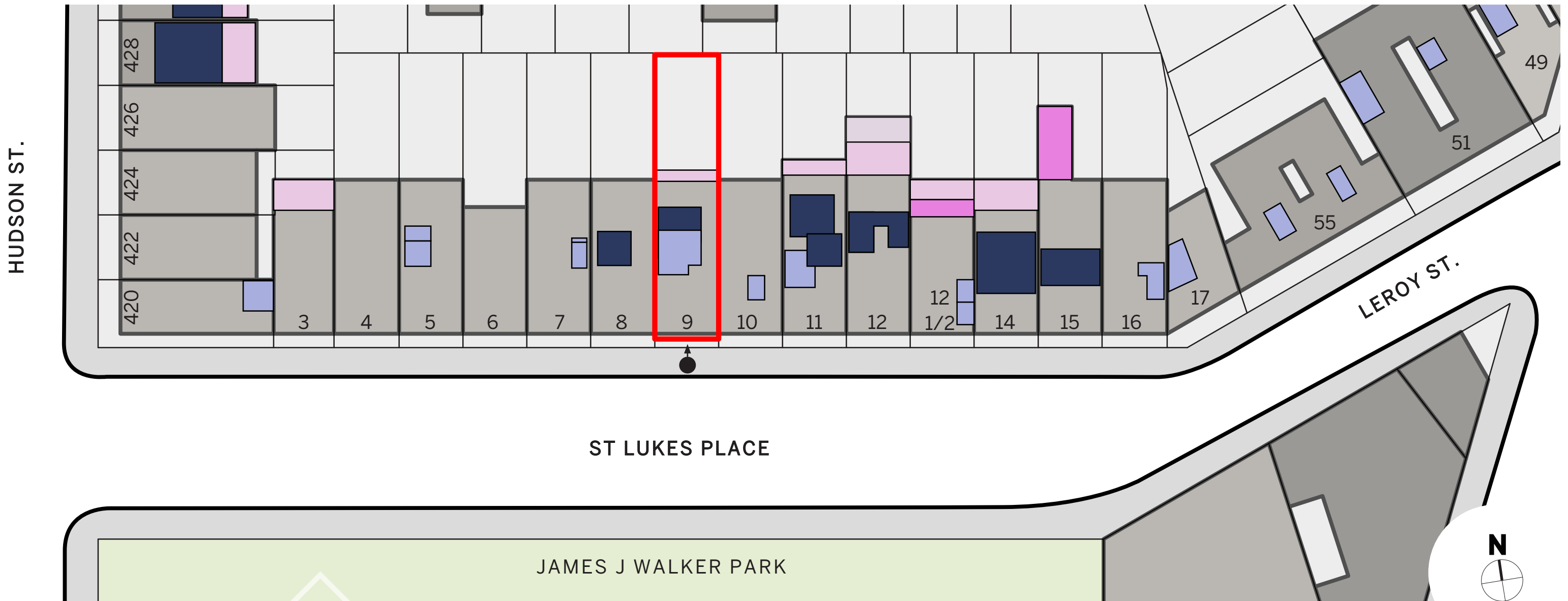
With the exception of Nos. 3 and 4, the houses are three stories high over a basement, with high stoops. Their pedimented round-arched doorways, long French windows capped with pediments, and bracketed roof cornices are typical of the Italianate style of the Eighteen-fifties.

Number 9's doorway features modillions and vertical console brackets with a foliate motif on the inner side of the arch, with paneled entrance doors and a low, triangular pediment above. The roof cornice rests on paired brackets and has a paneled fascia. The bold cast iron handrailing at the stoop, with central wreath motif, continues around the areaway. Heavy cornices above the windows of the upper floors remain in place.

Source: Greenwich Village Historic District Designation Report, 1969, pp. 254-255

**Alterations**

Facade penetrations for AC units at center window on 2nd Floor and left window on 3rd Floor. Current front door is not original as per 1940 tax lot photo.





## REAR FACADE

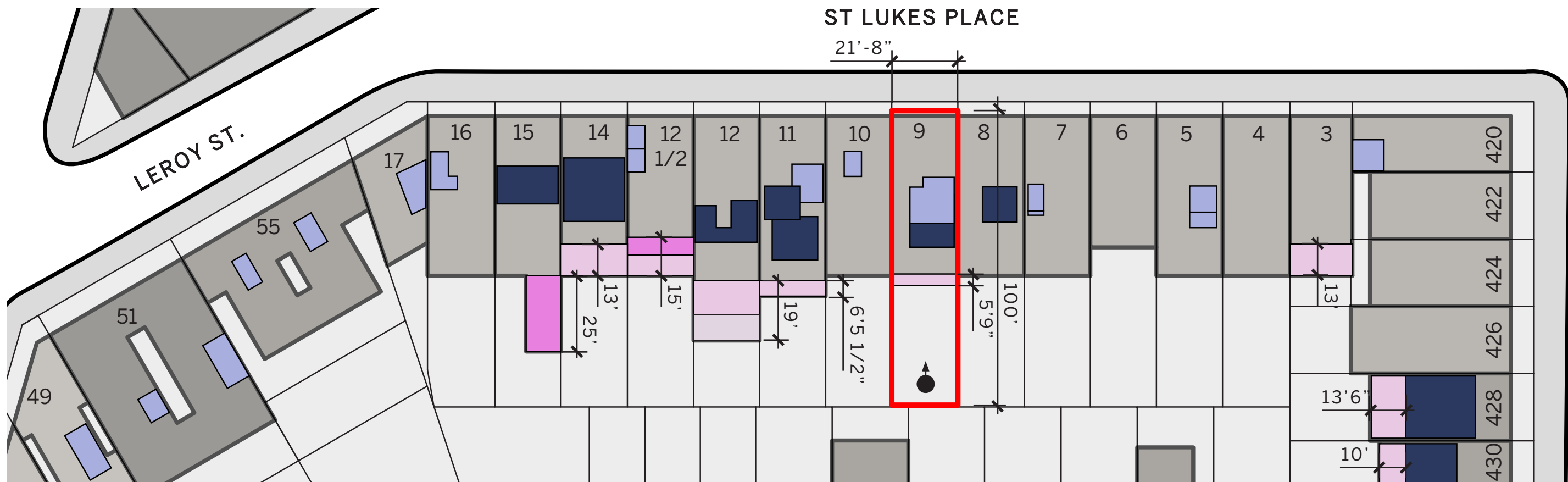
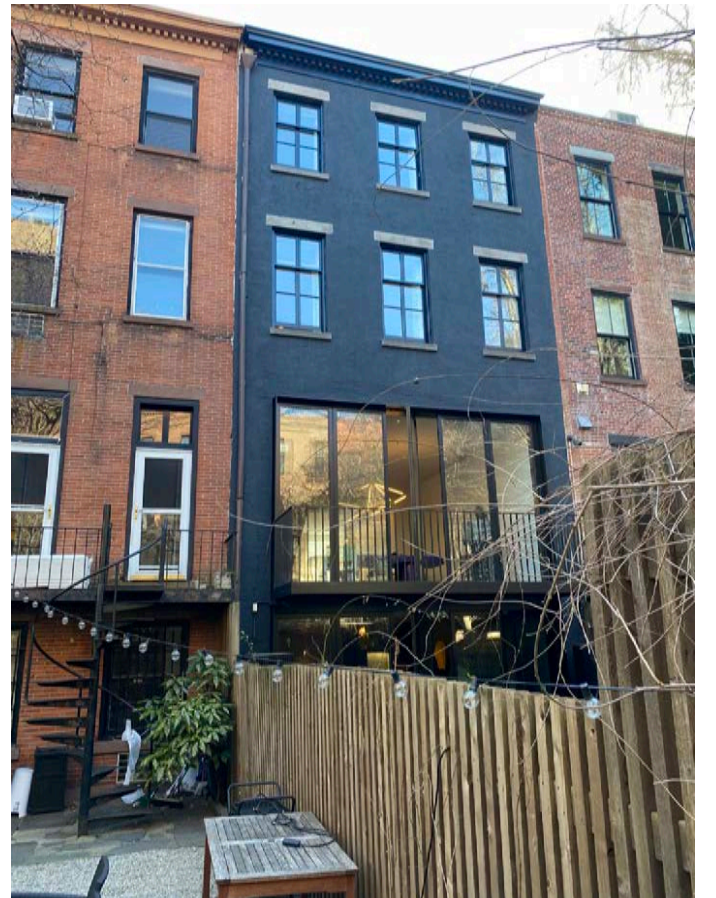
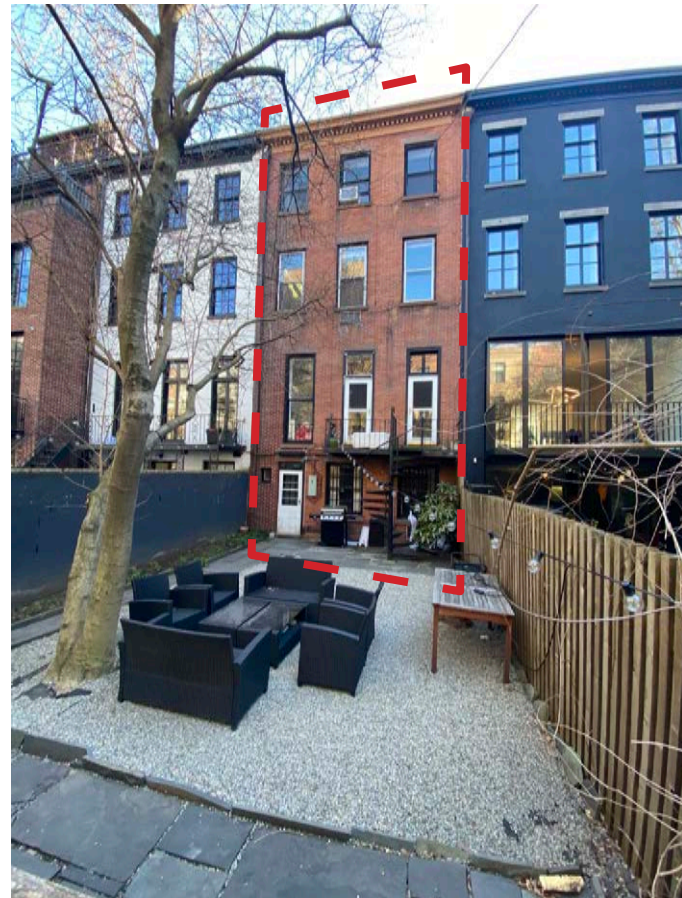
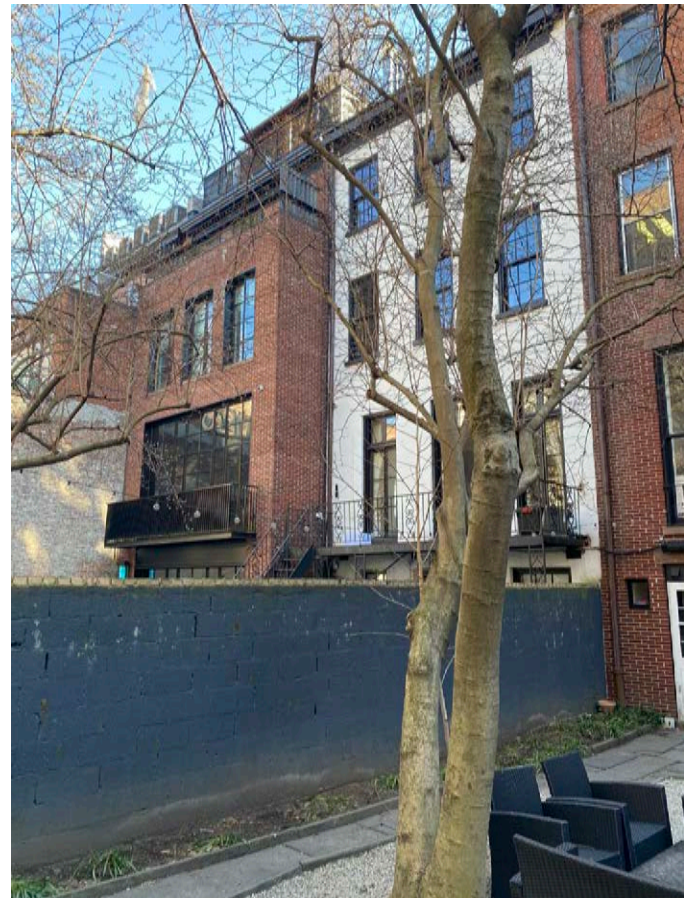
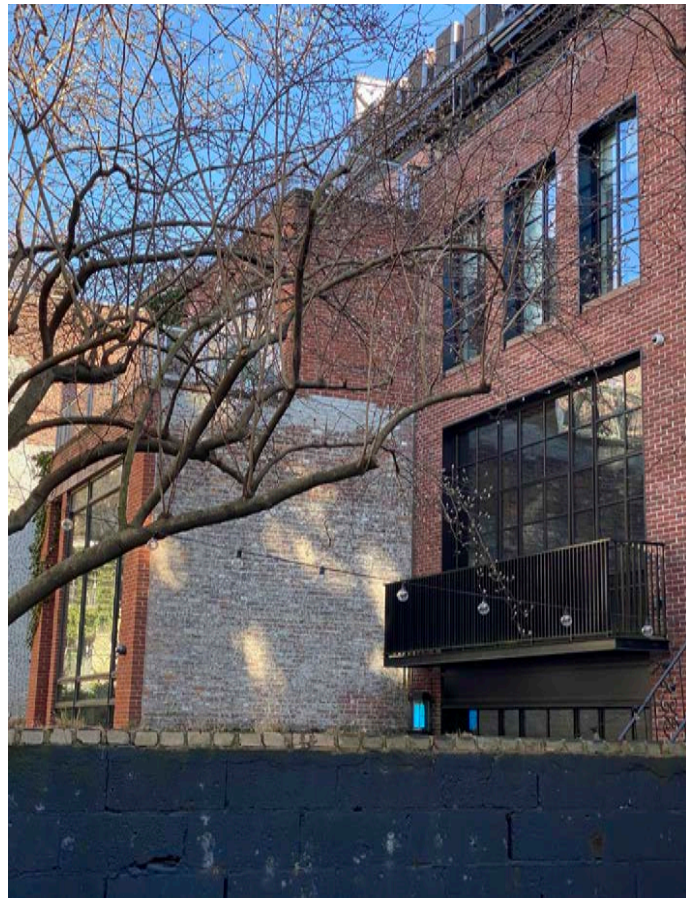


EXISTING REAR FACADE - 9 SLP

### PROPOSED SCOPE OF WORK AT REAR FACADE:

- EXTEND REAR FACADE 5'-9" ON BASEMENT, 1ST & 2ND FLOORS.
- SECURE & MAINTAIN EXISTING 3RD FLOOR MASONRY WALL AND OPENINGS.
- SECURE & MAINTAIN EXISTING CORNICE.
- NEW STEEL WINDOWS AND DOORS ON BASEMENT, 1ST & 2ND FLOORS.
- NEW WOOD WINDOWS AND DOOR ON 3RD FLOOR.

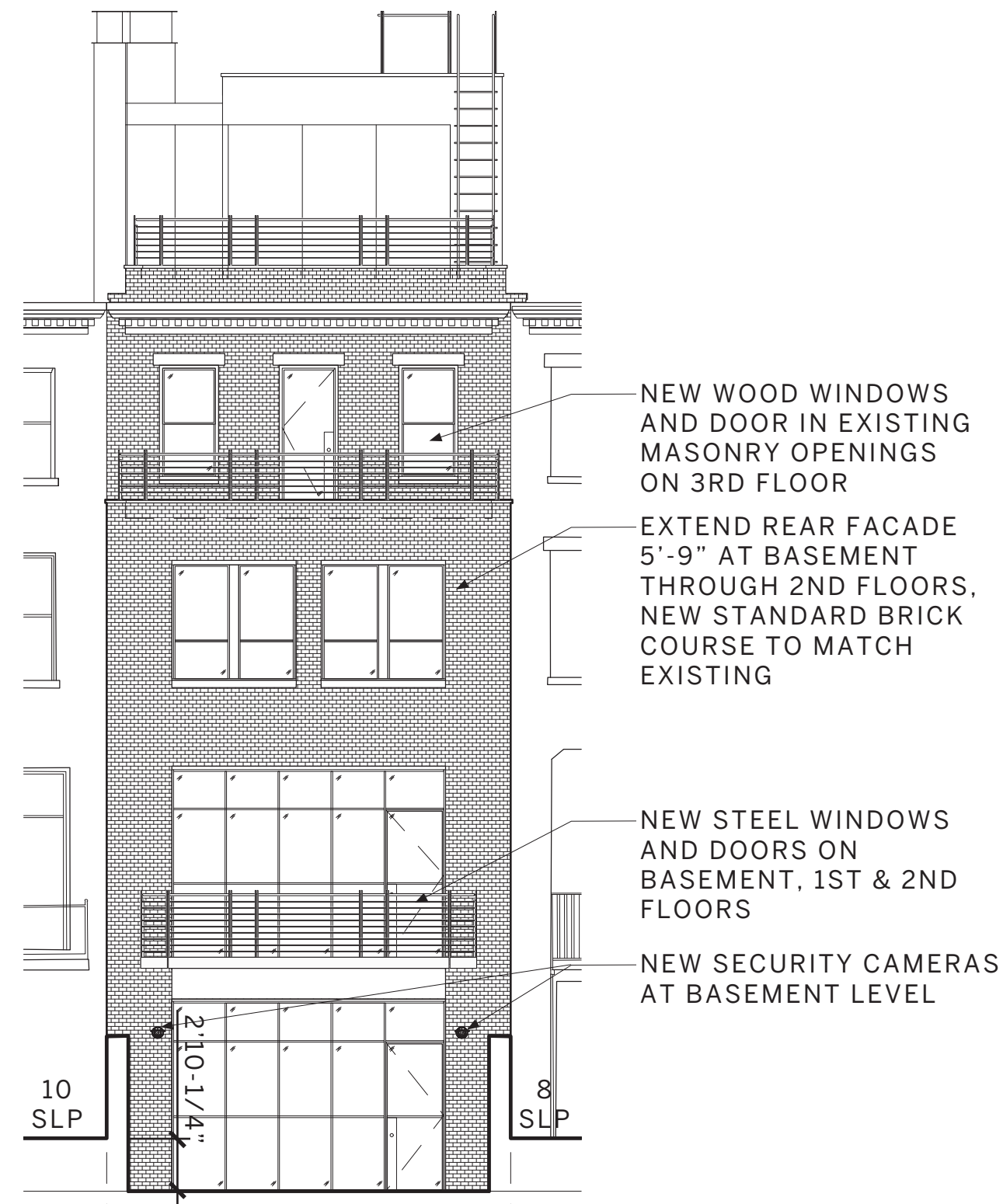




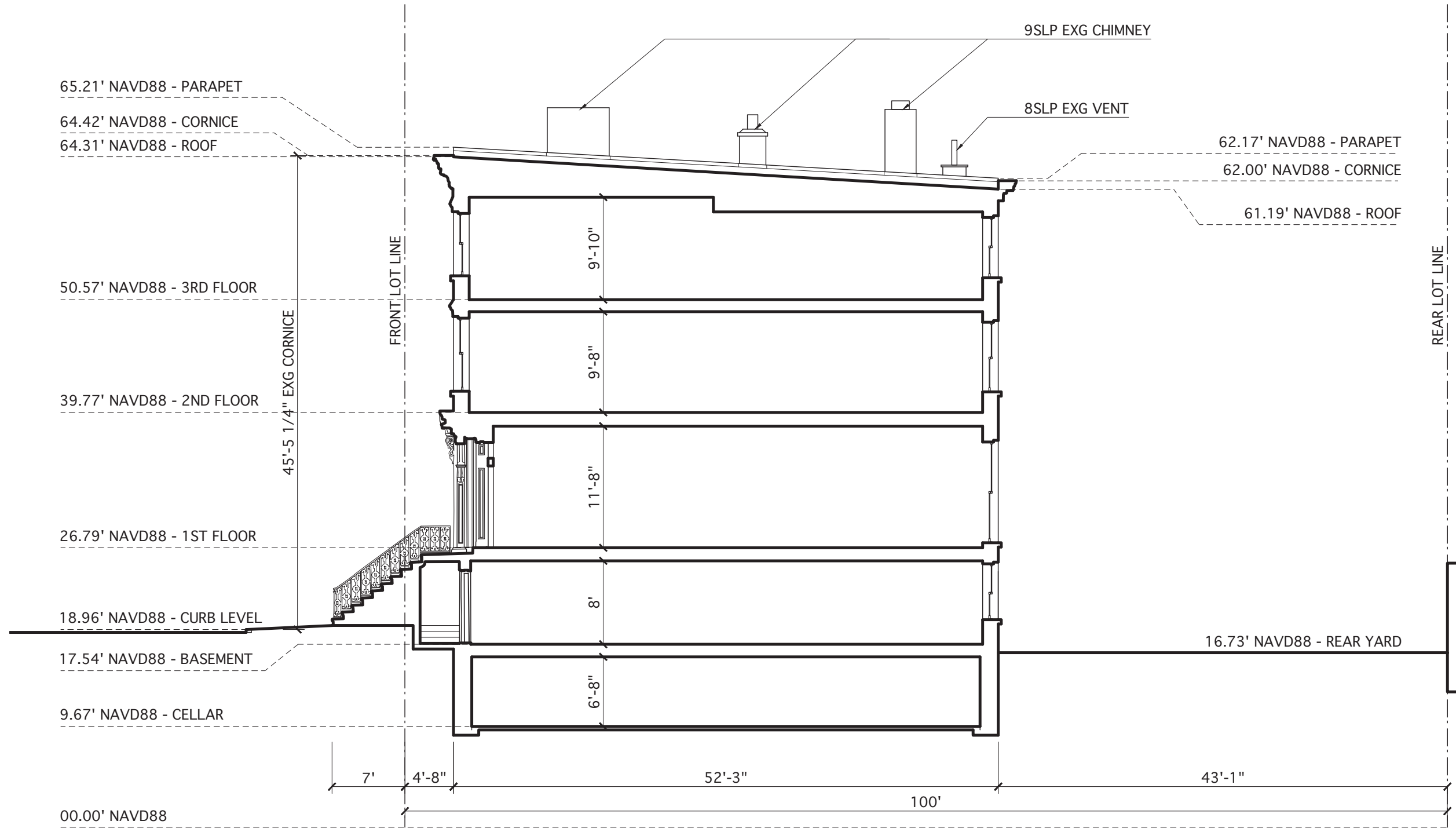


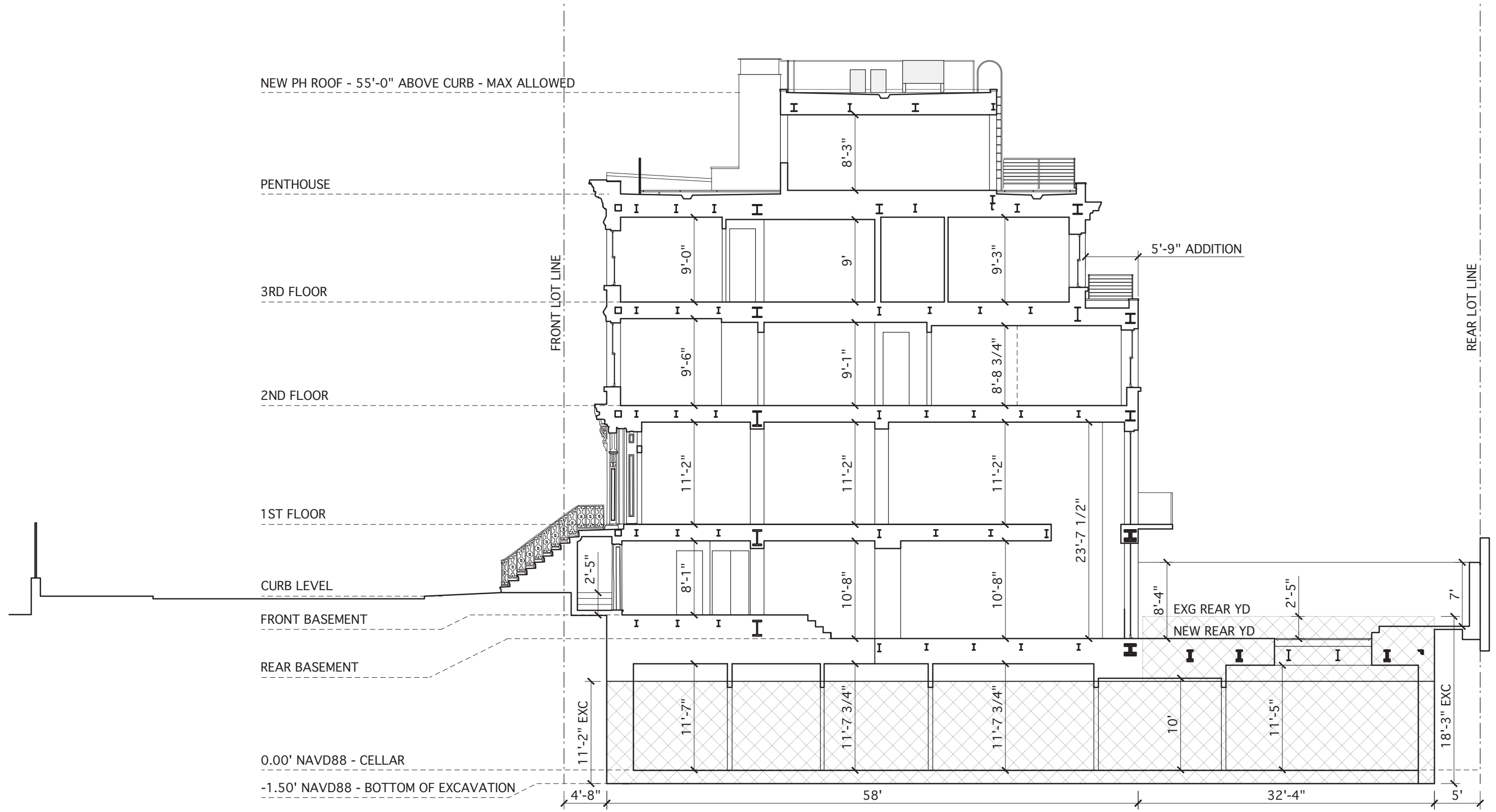


EXISTING



PROPOSED





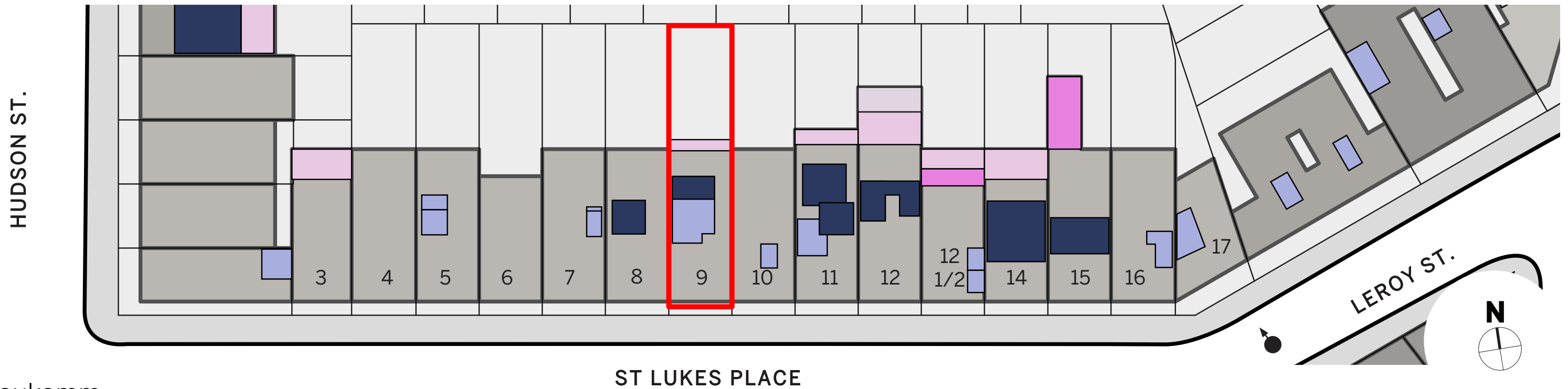
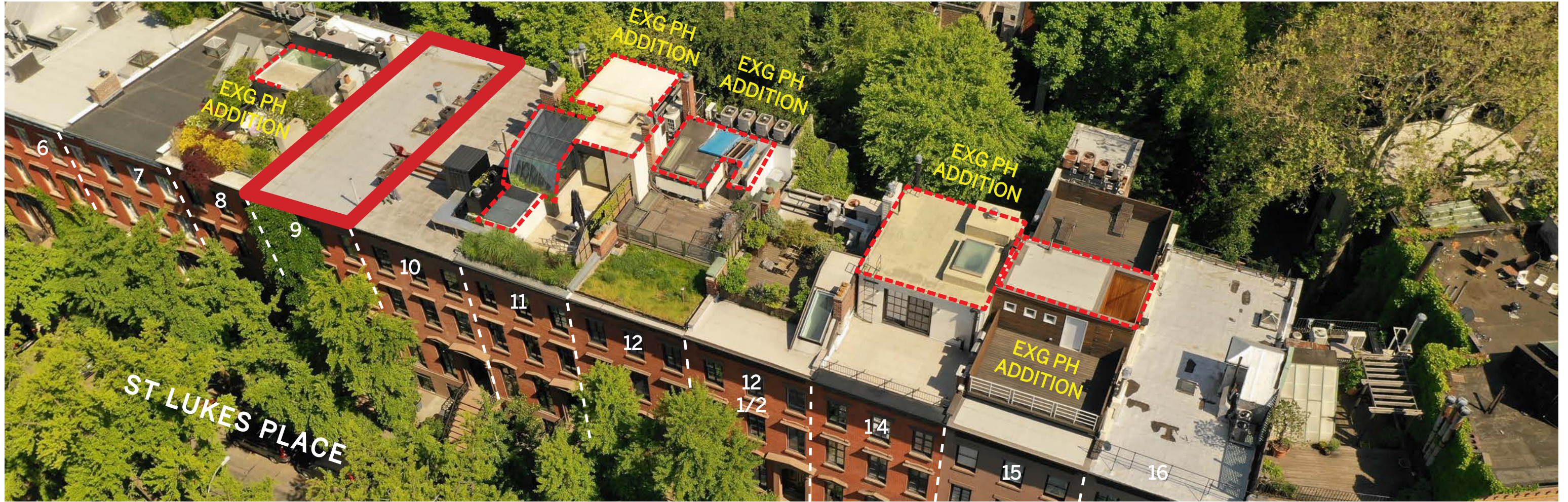


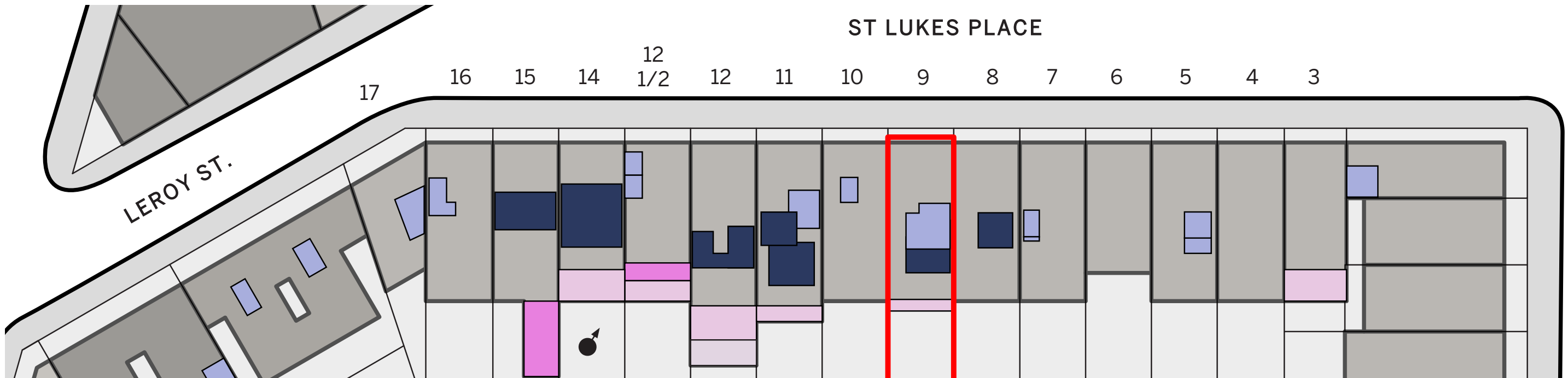
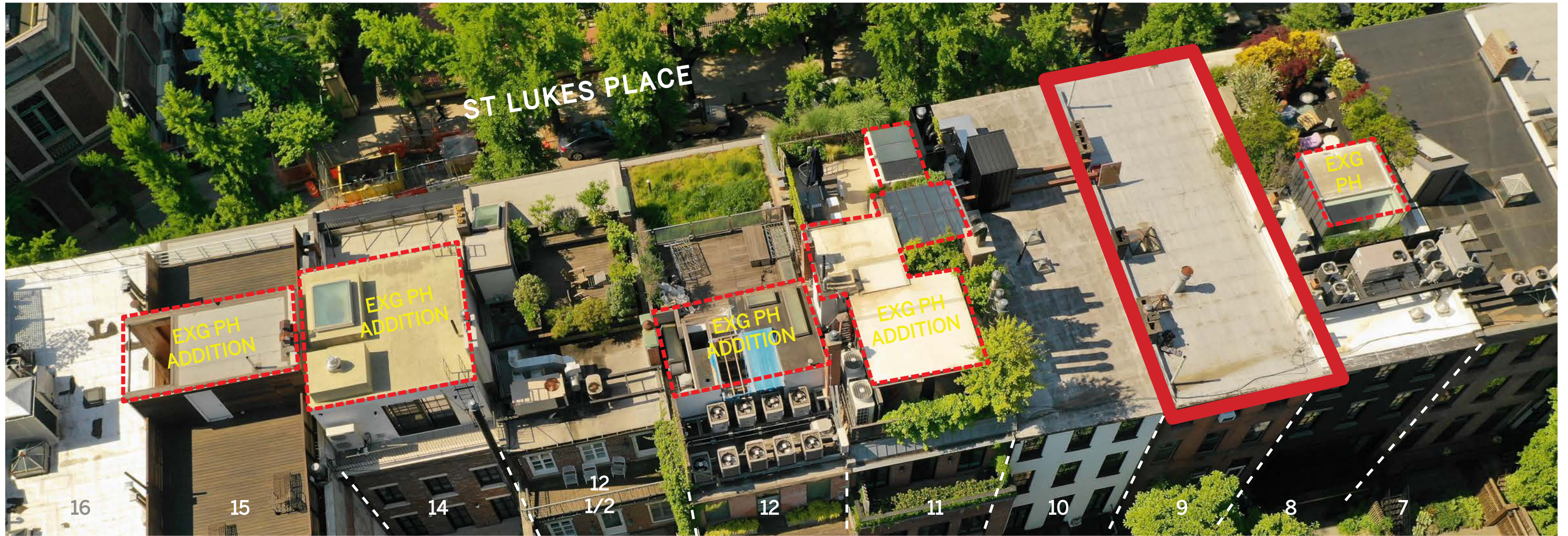
EXISTING REAR FACADE

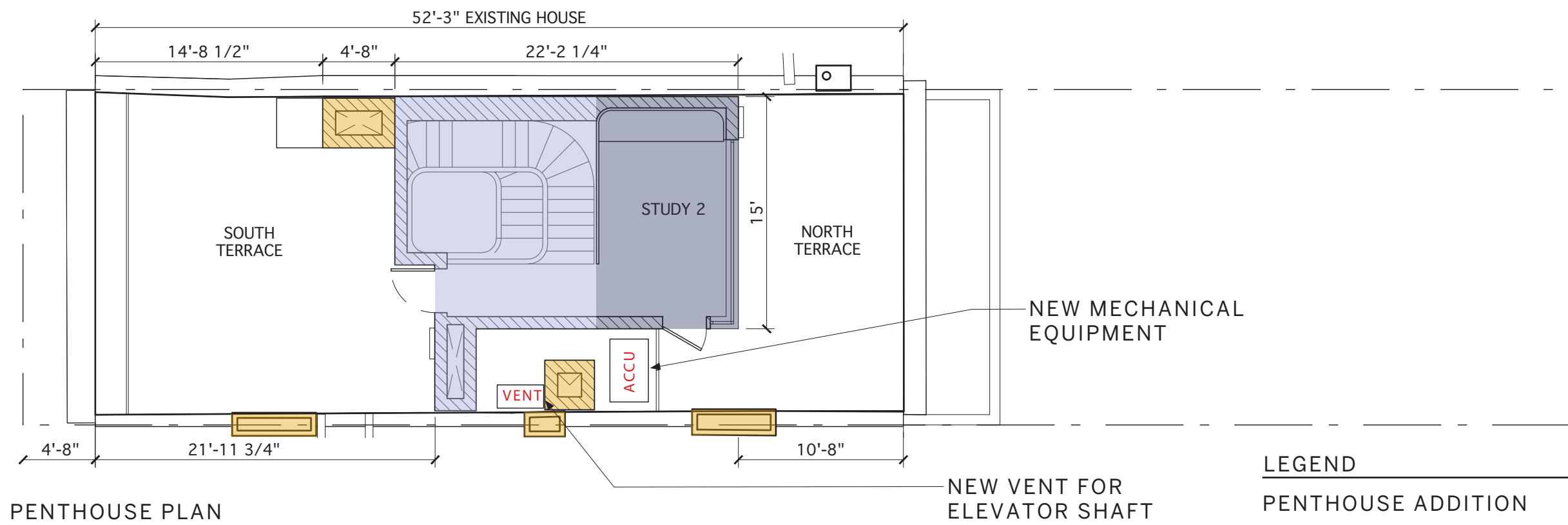
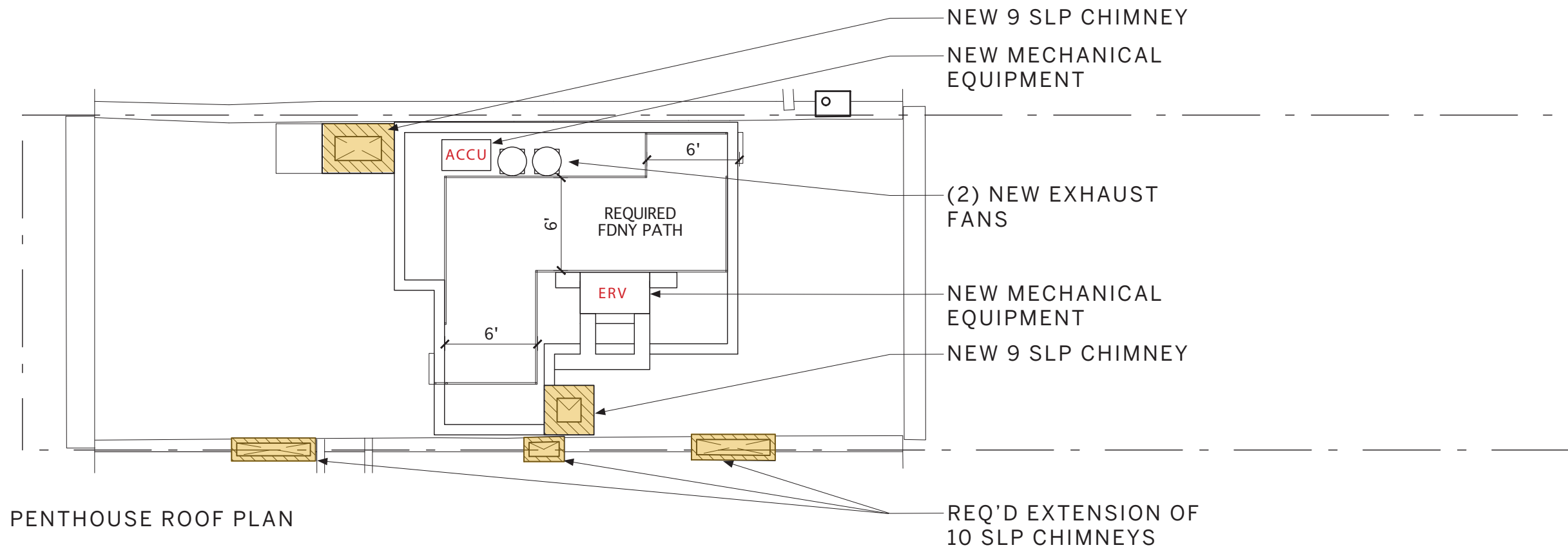


PROPOSED REAR FACADE

PENTHOUSE

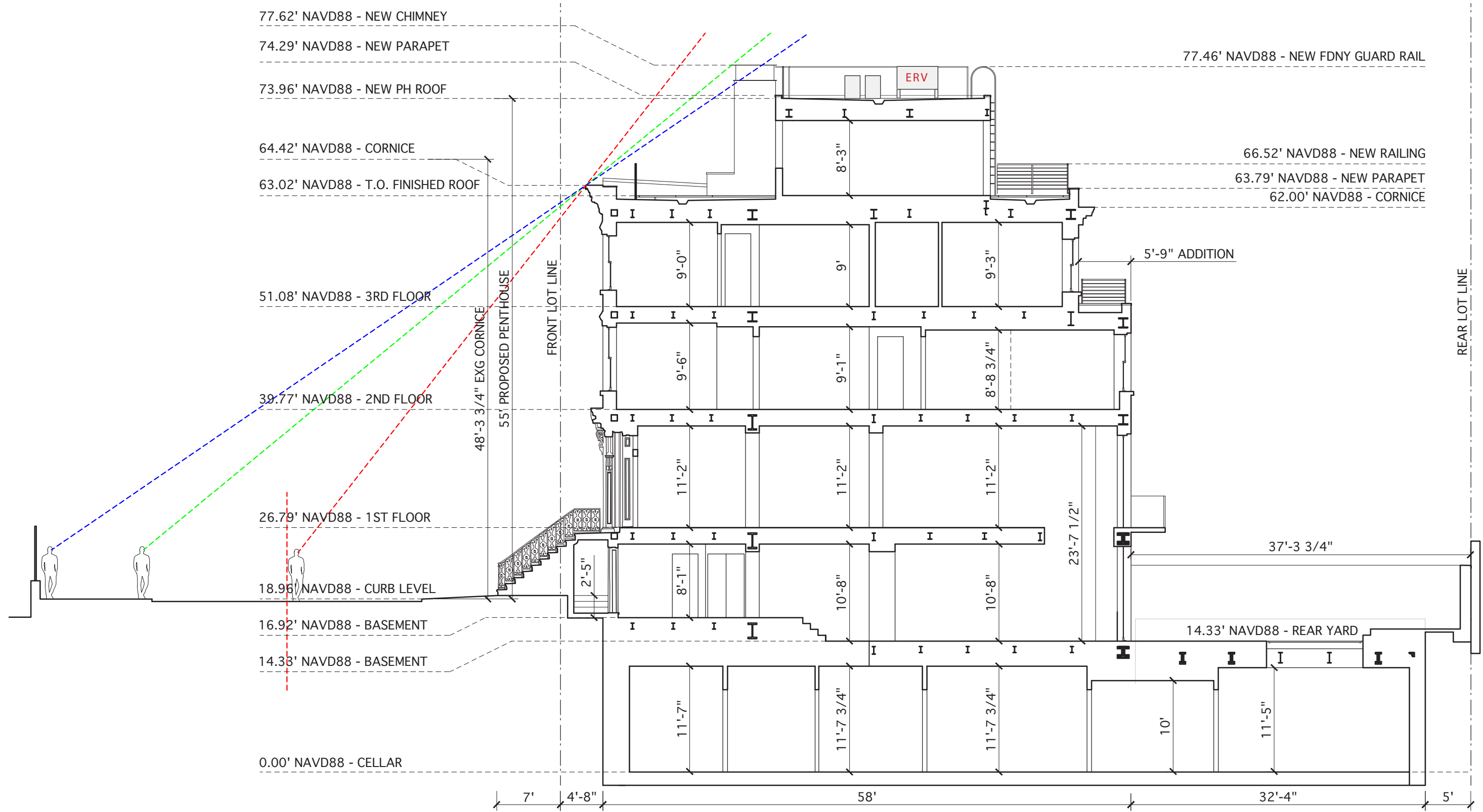


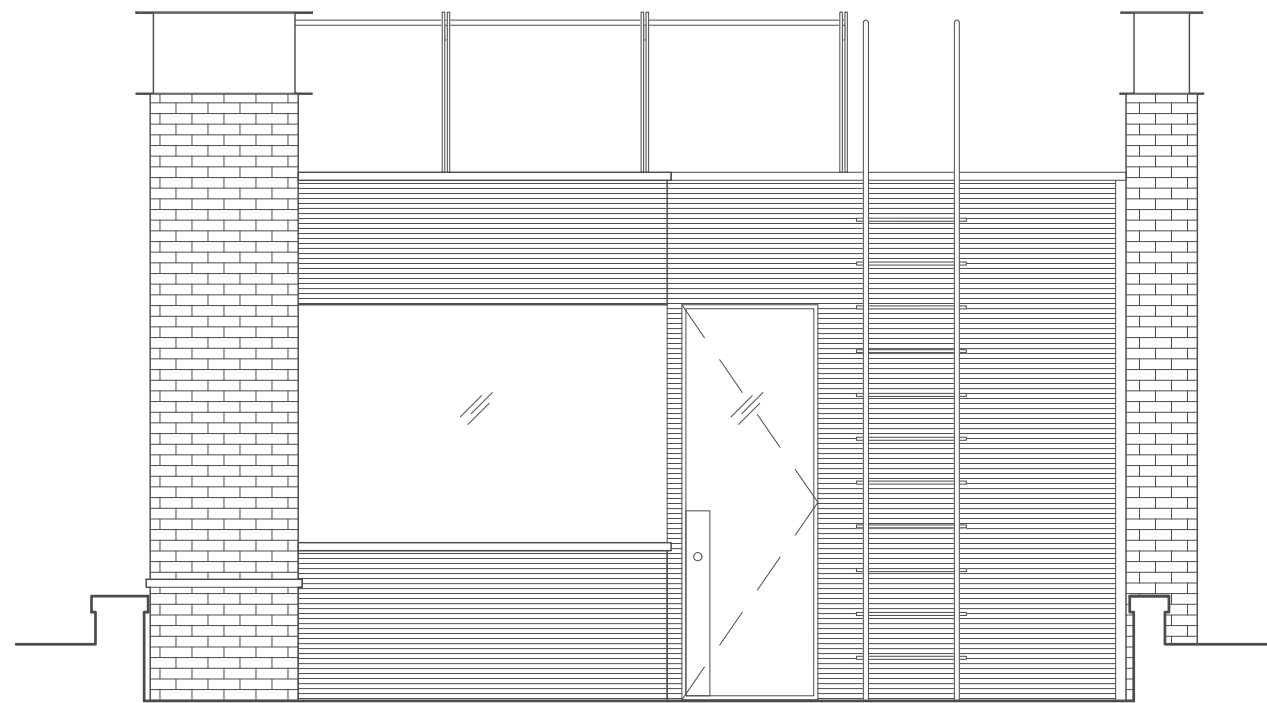




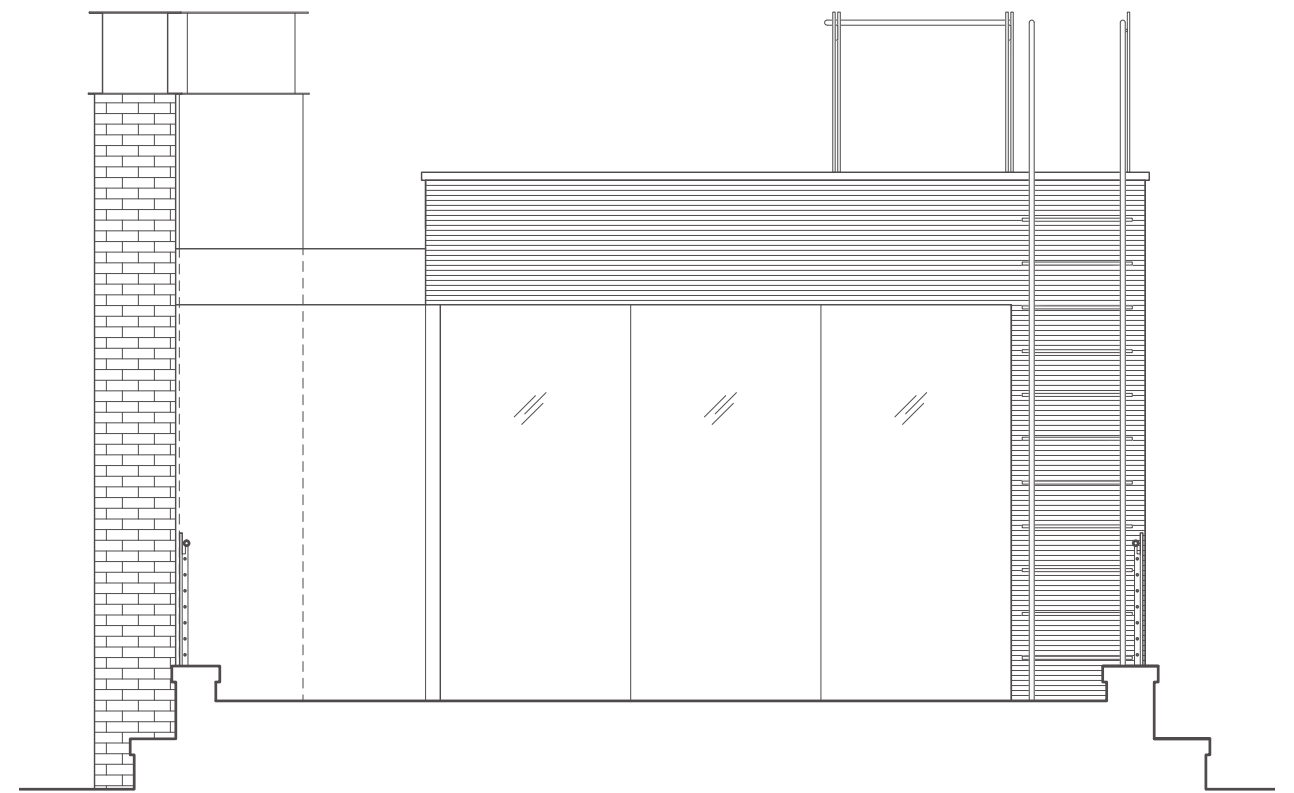
**LEGEND**

PENTHOUSE ADDITION	<span style="display:inline-block; width:15px; height:15px; background-color: #444; border: 1px solid black;"></span>
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CHIMNEYS	<span style="display:inline-block; width:15px; height:15px; background-color: #f0e68c; border: 1px solid black;"></span>

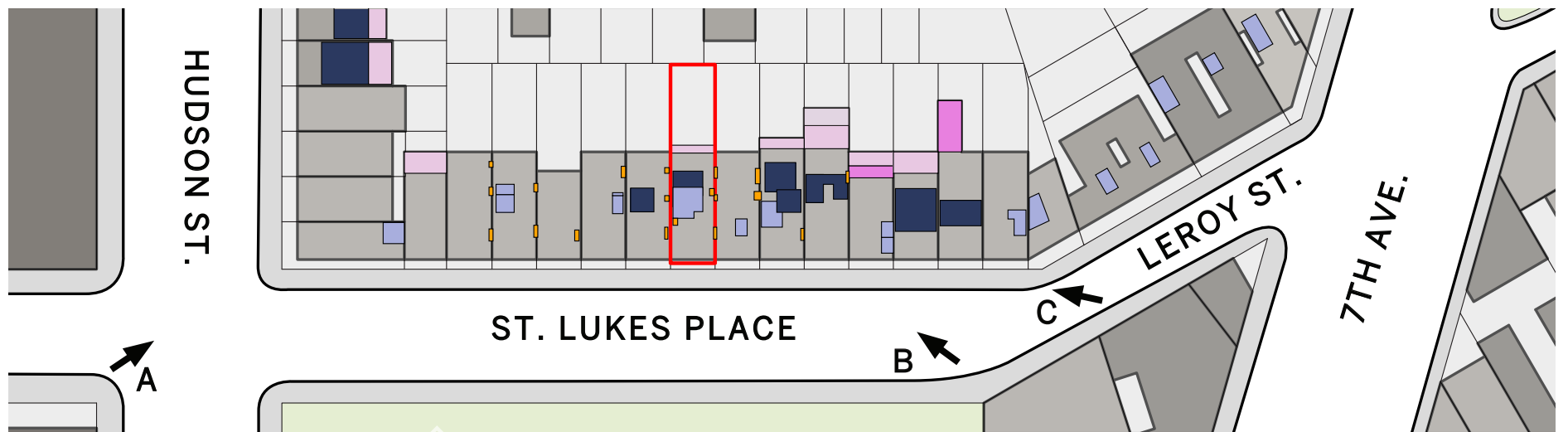
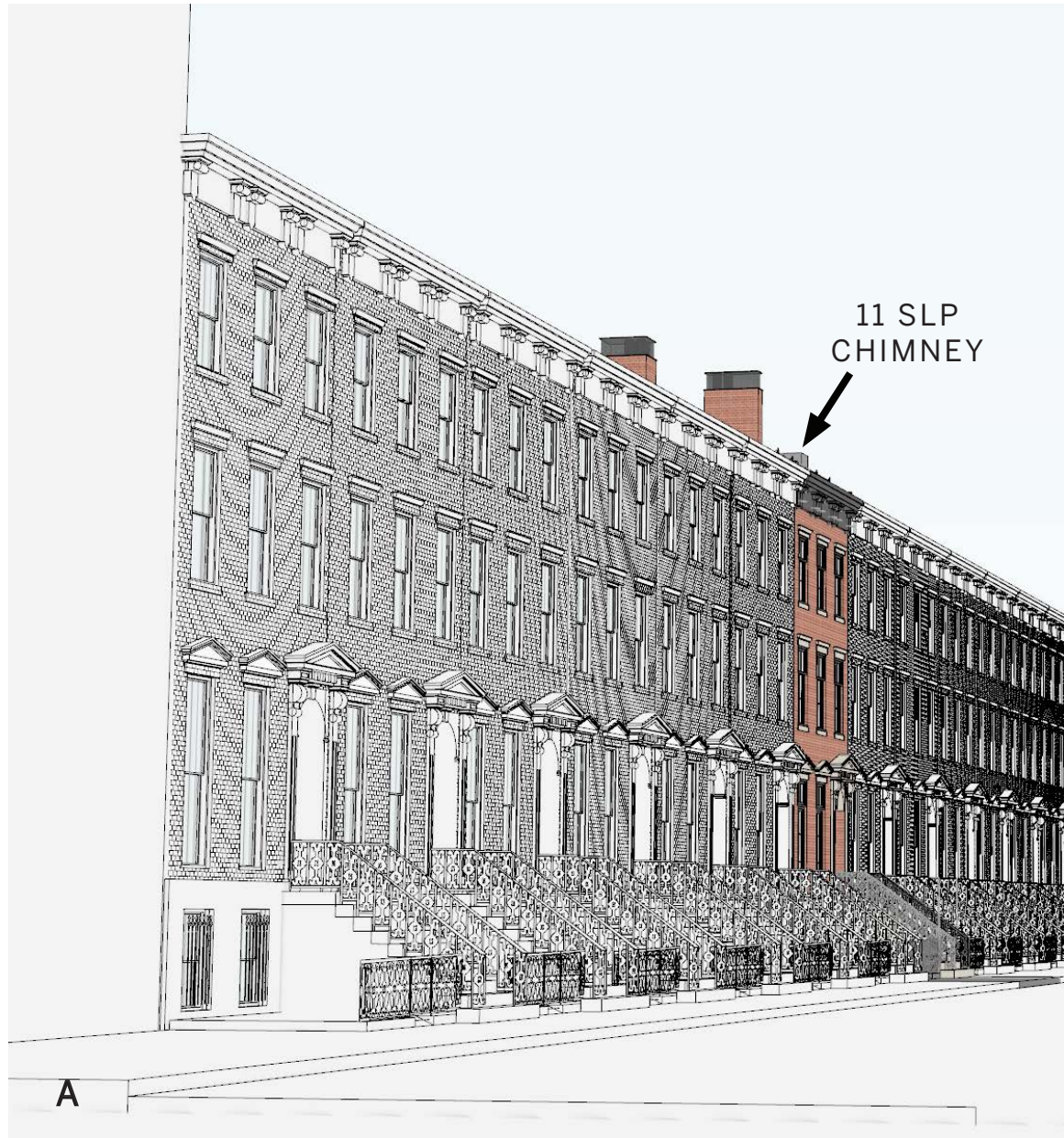




SOUTH ELEVATION



NORTH ELEVATION





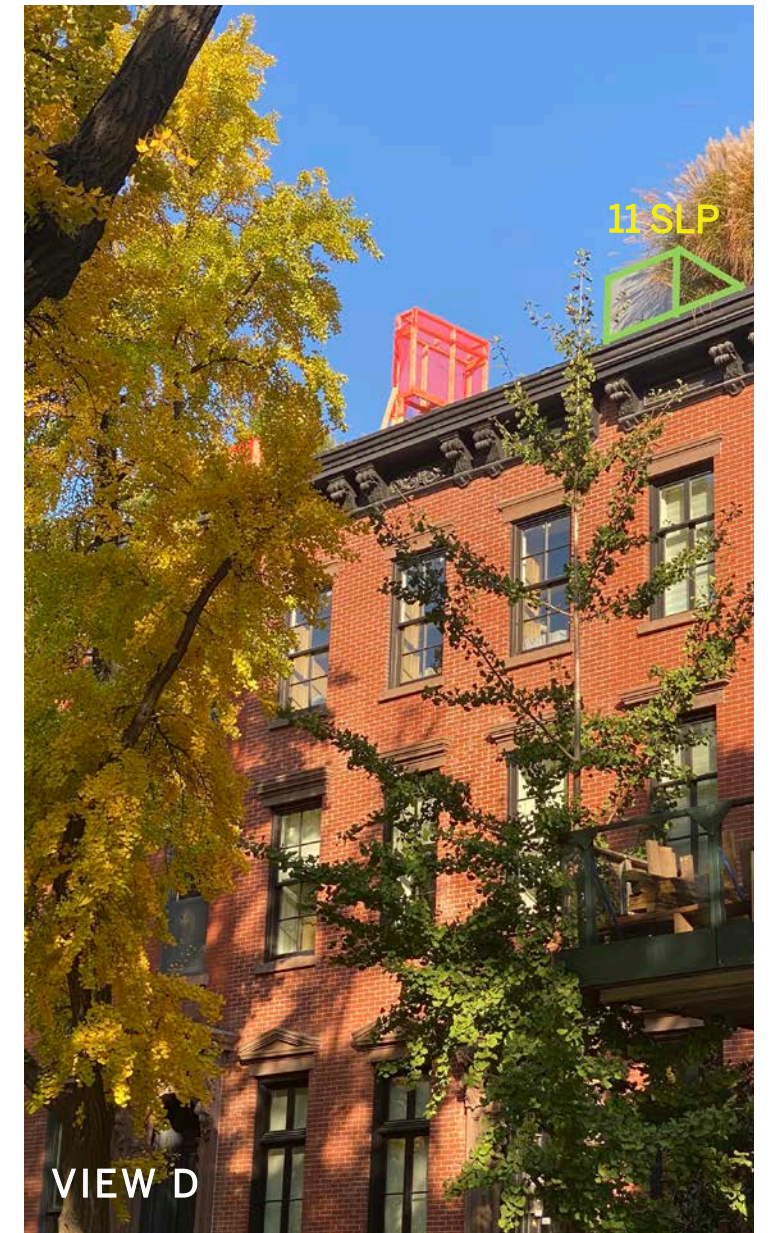
VIEW A



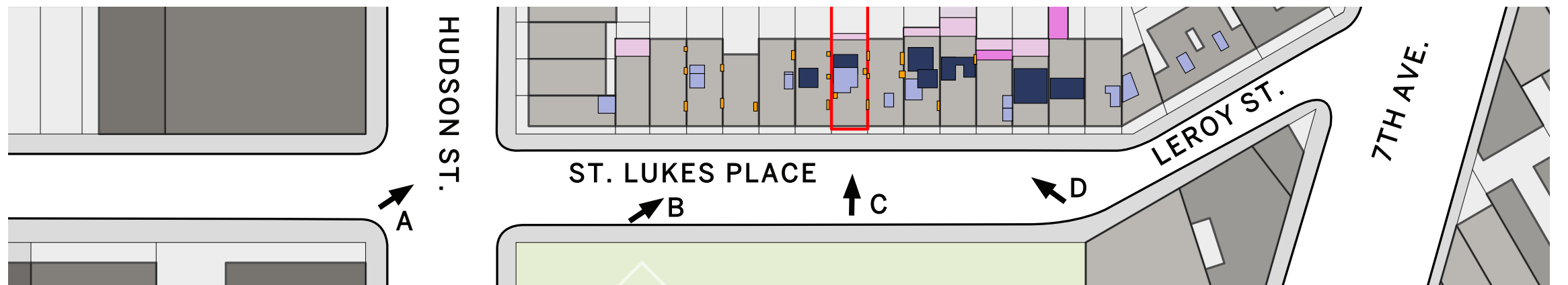
VIEW B

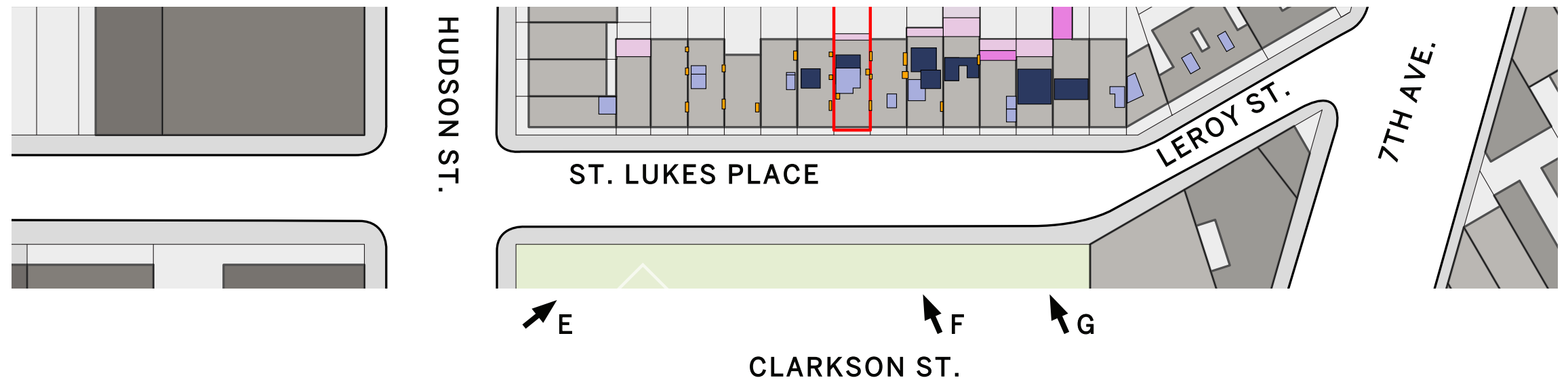
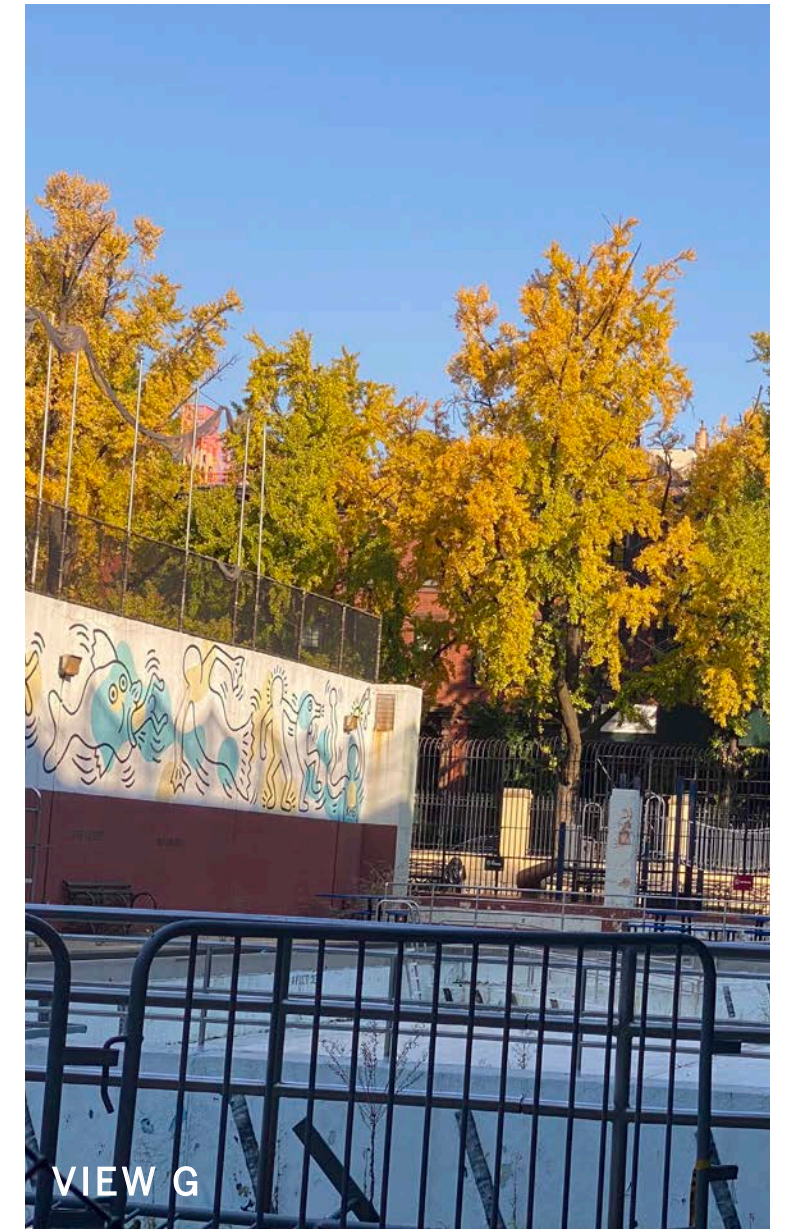
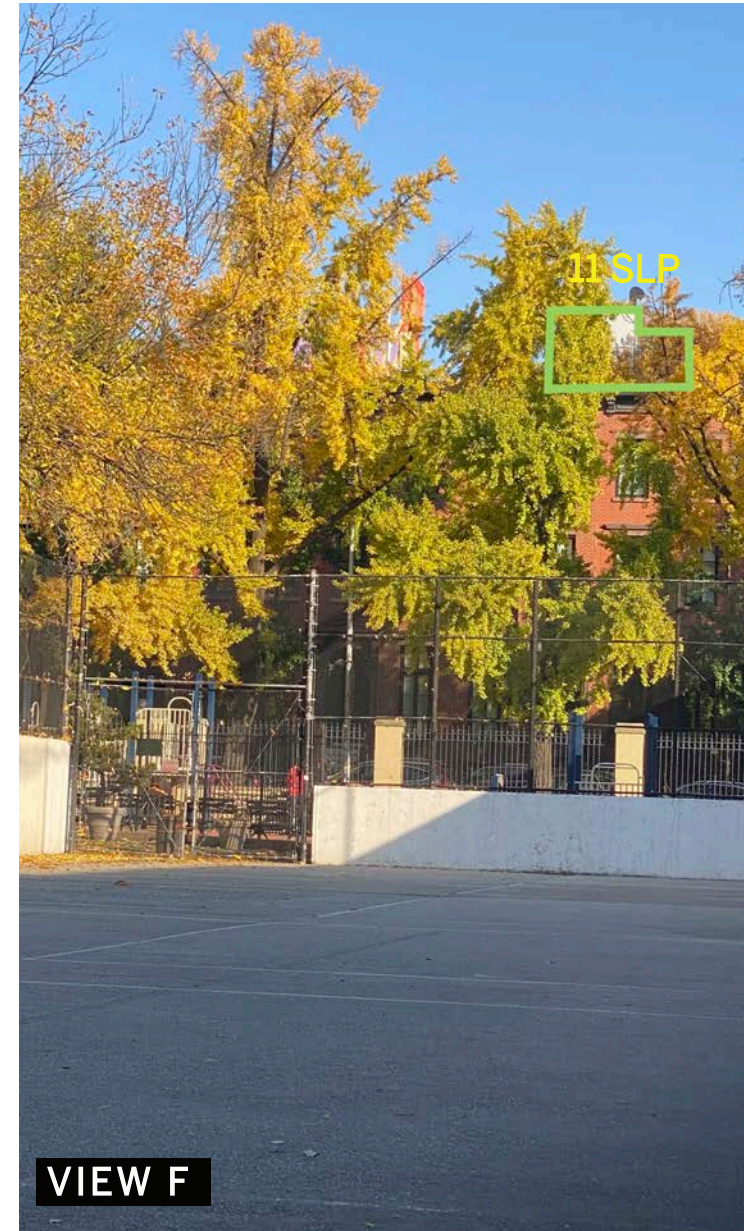


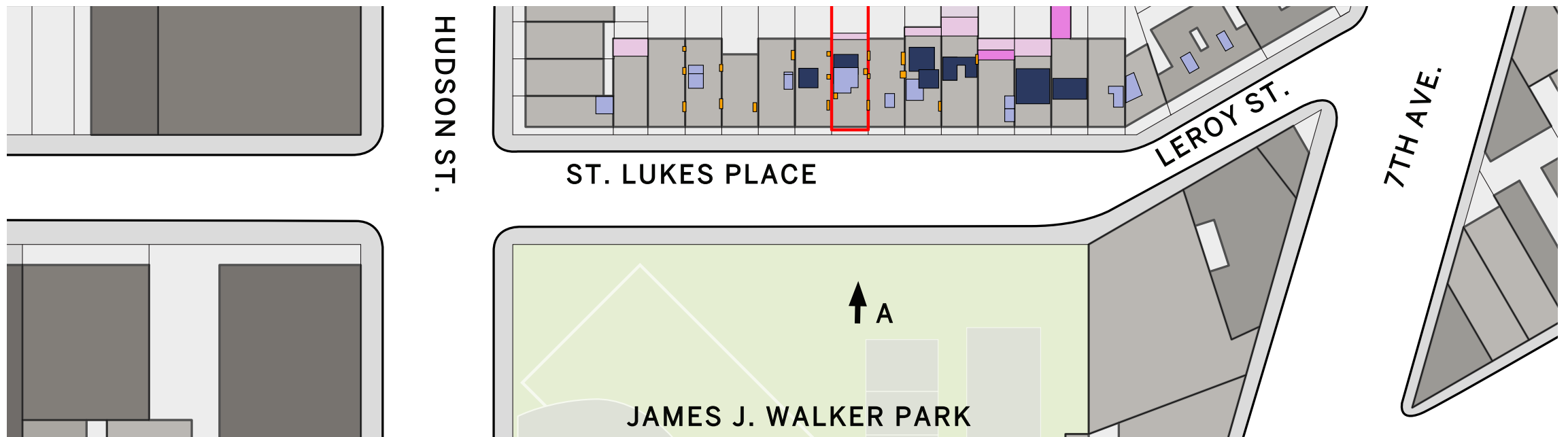
VIEW C

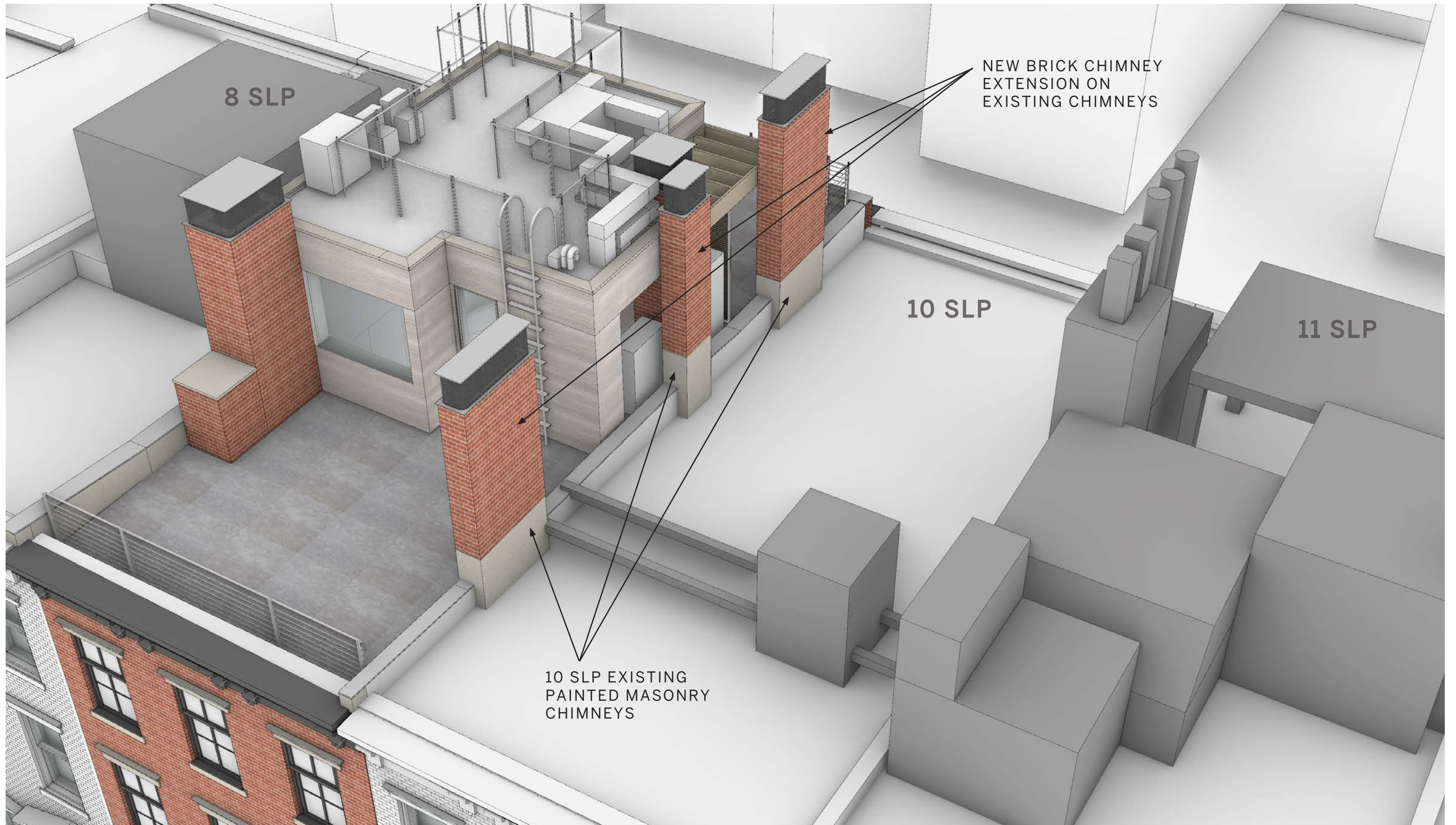


VIEW D





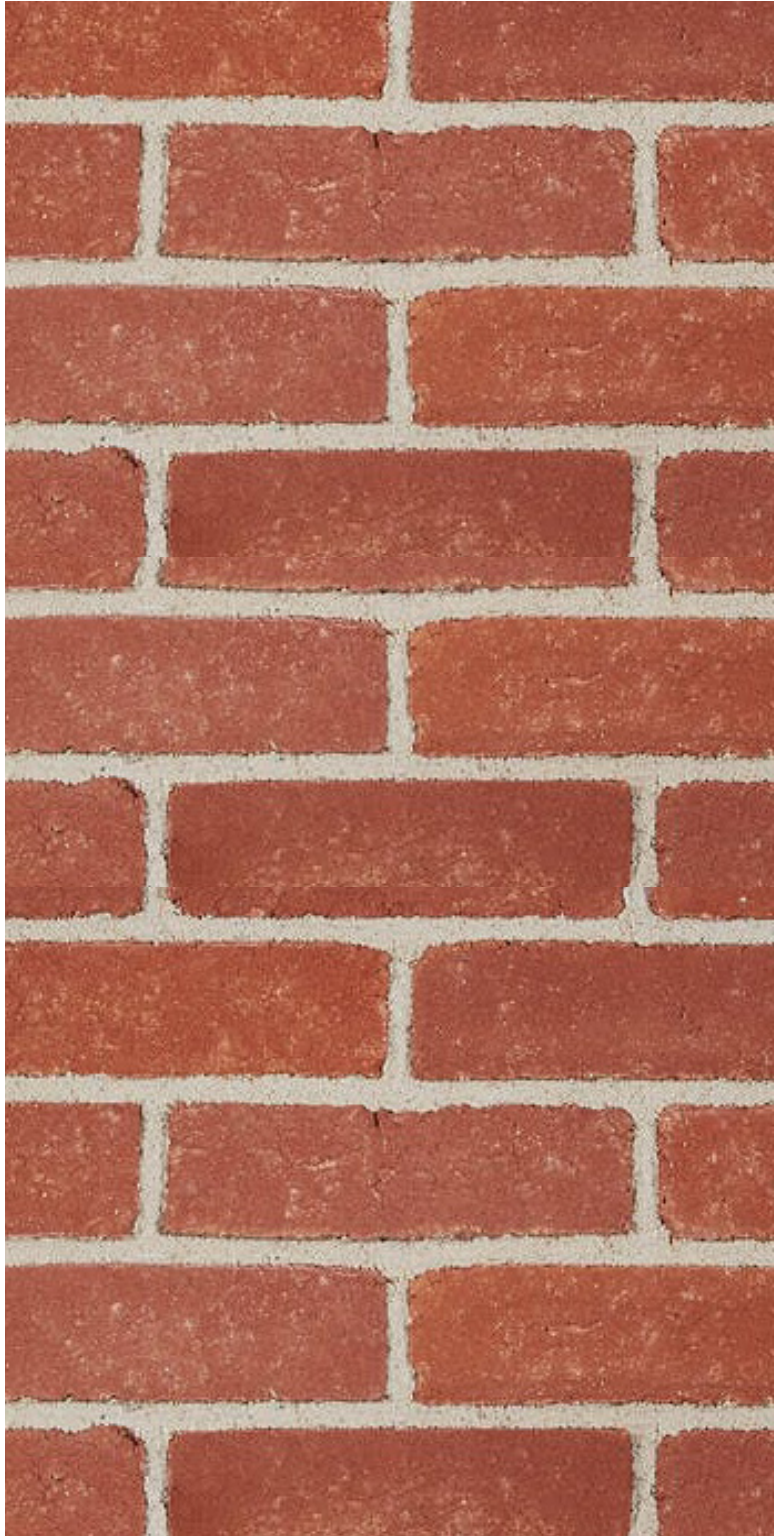












A. BELDEN BRICK - BELCREST 500



B. WOODN - 10 CAFFE BOGOTA TRELLIS



D. LIMESTONE CAP

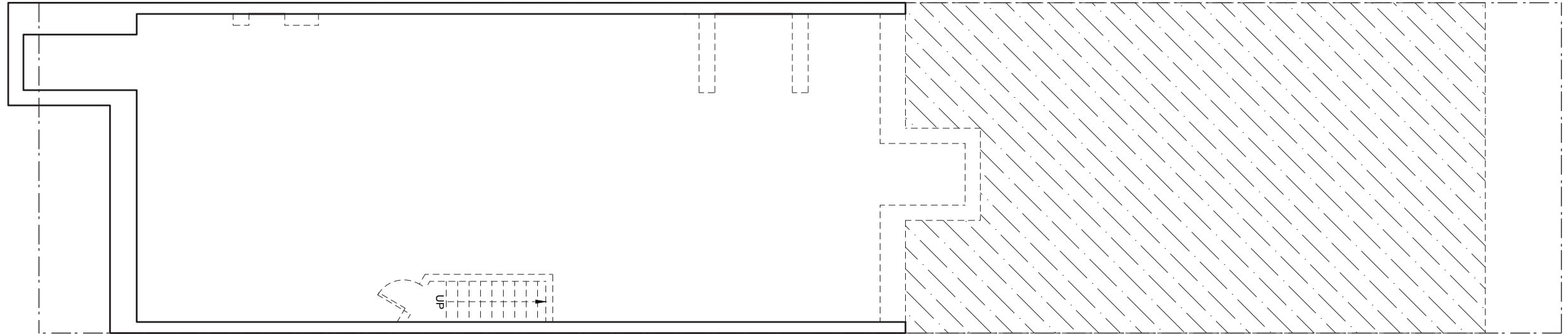


C. GROOVED LIMESTONE - PARAPET

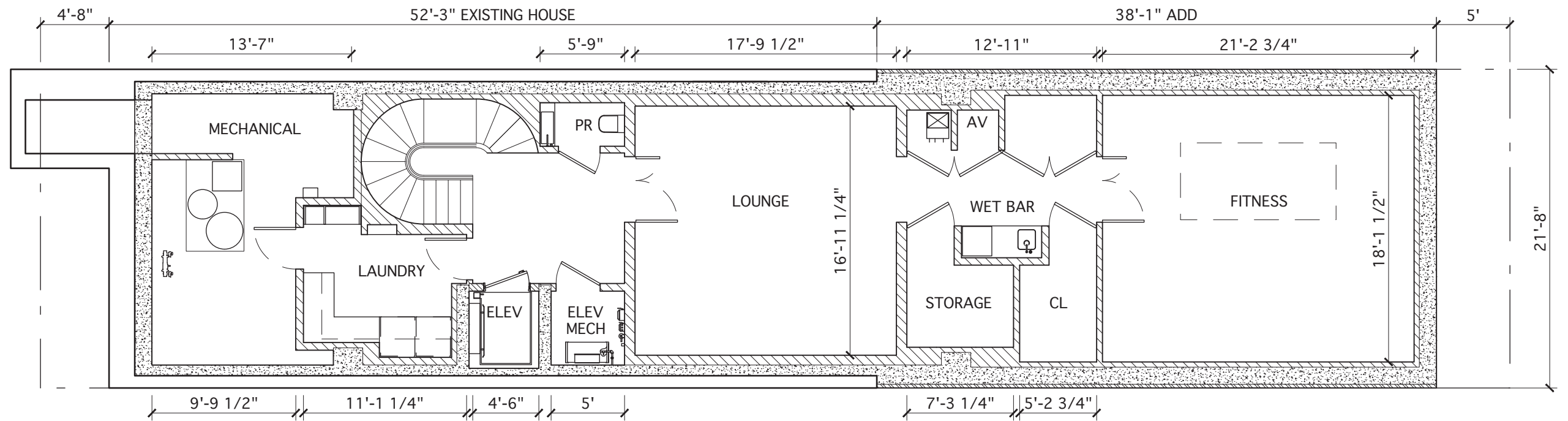


E. BASALT FLAMED BRUSHED

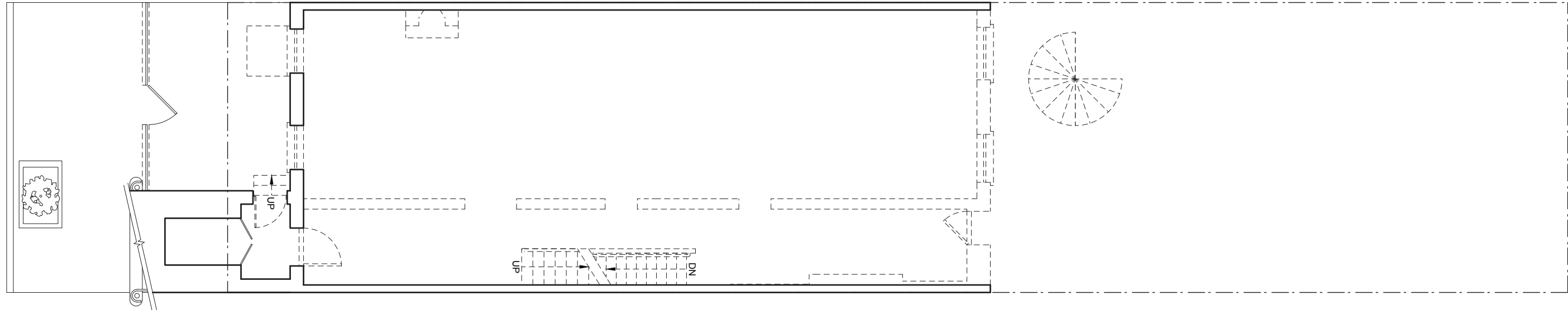
APPENDIX: EXISTING AND PROPOSED PLANS



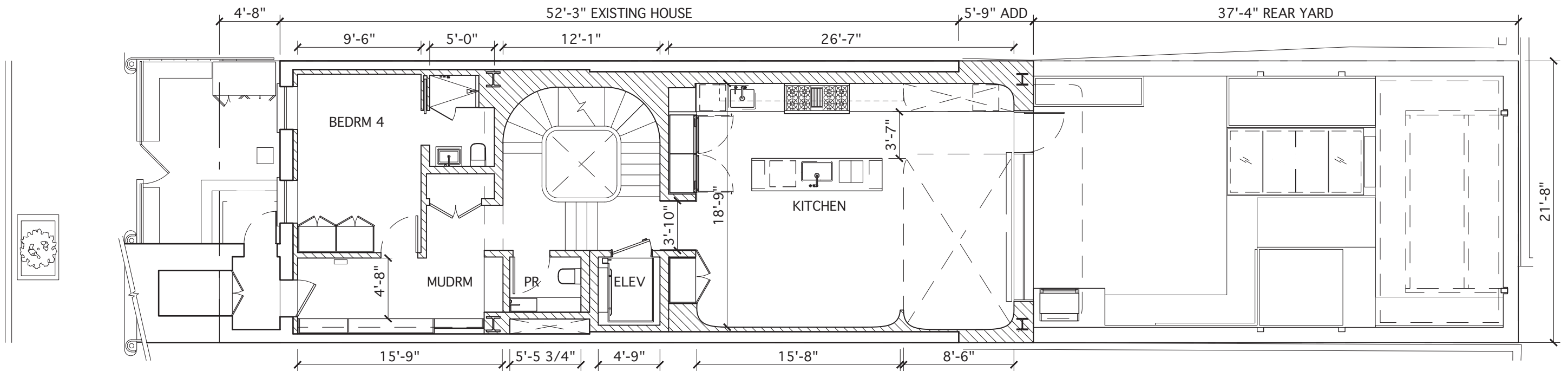
CELLAR DEMOLITION PLAN



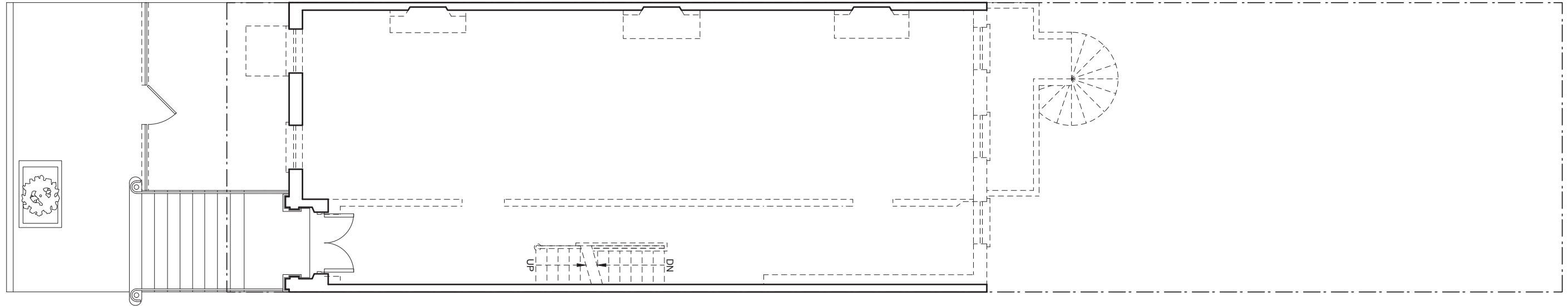
PROPOSED CELLAR PLAN



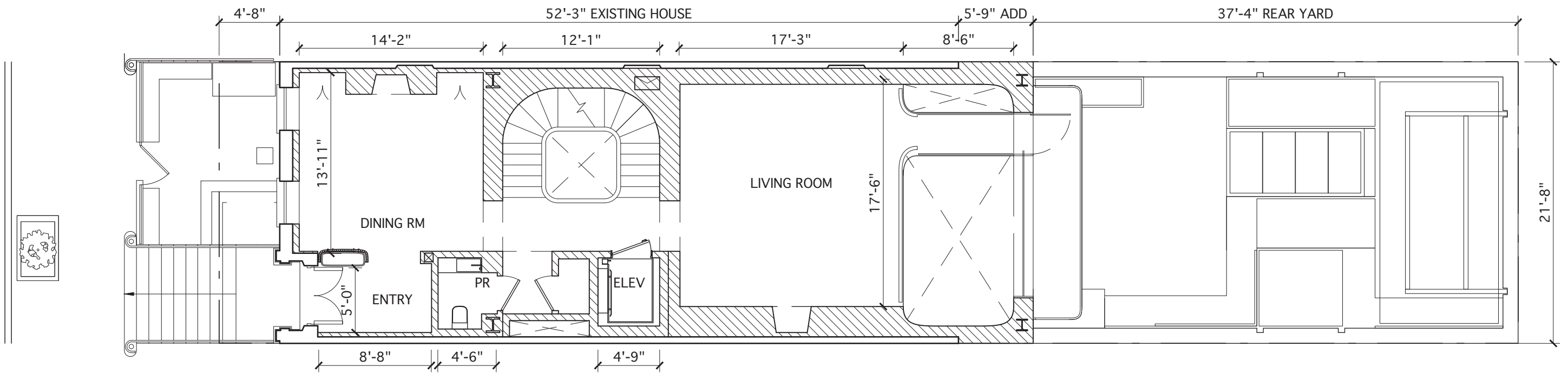
BASEMENT DEMOLITION PLAN



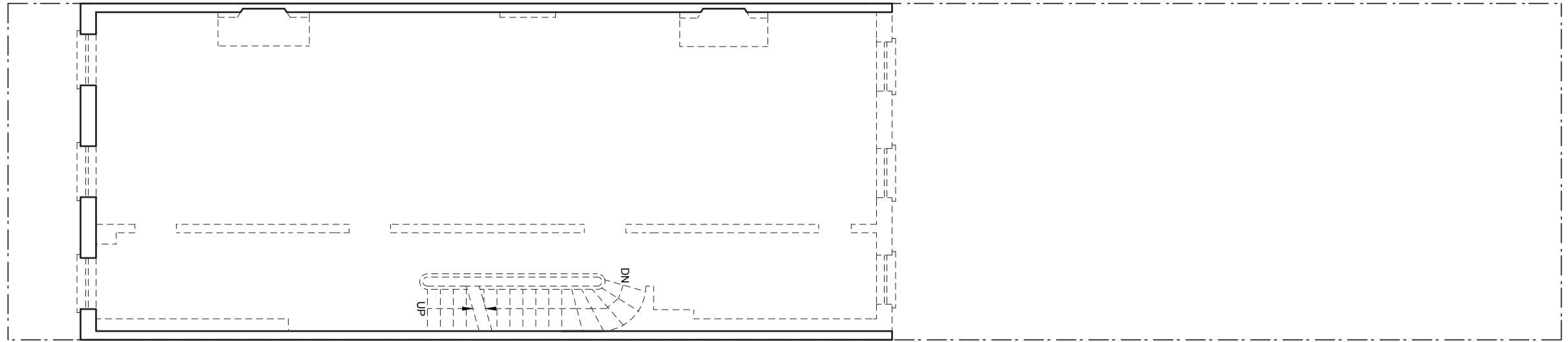
PROPOSED BASEMENT PLAN



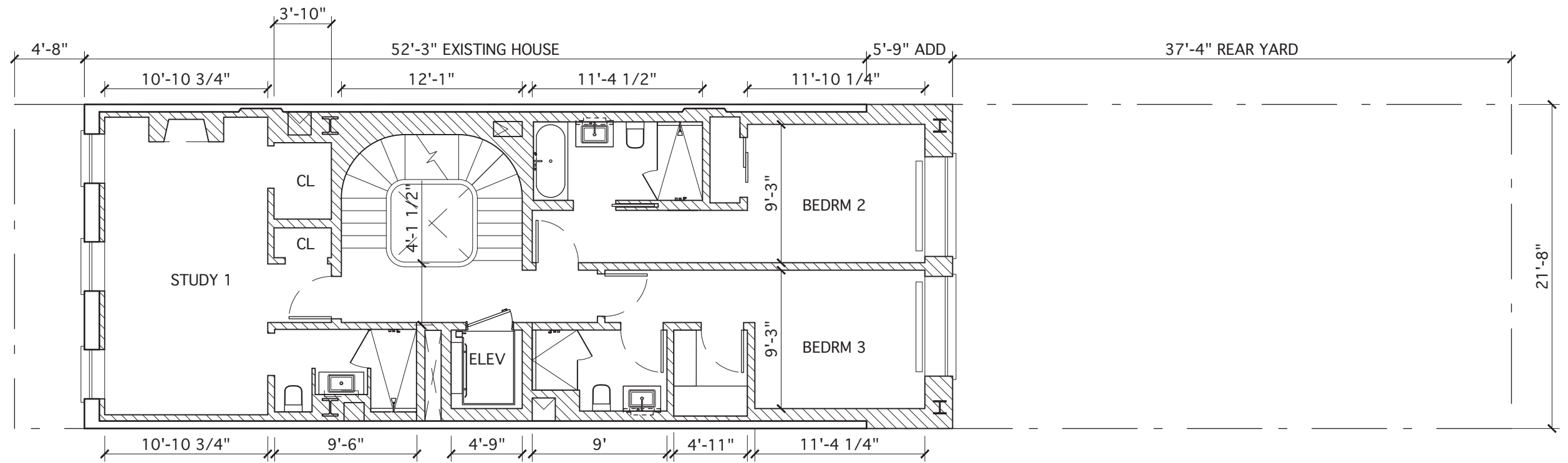
FIRST FLOOR DEMOLITION PLAN



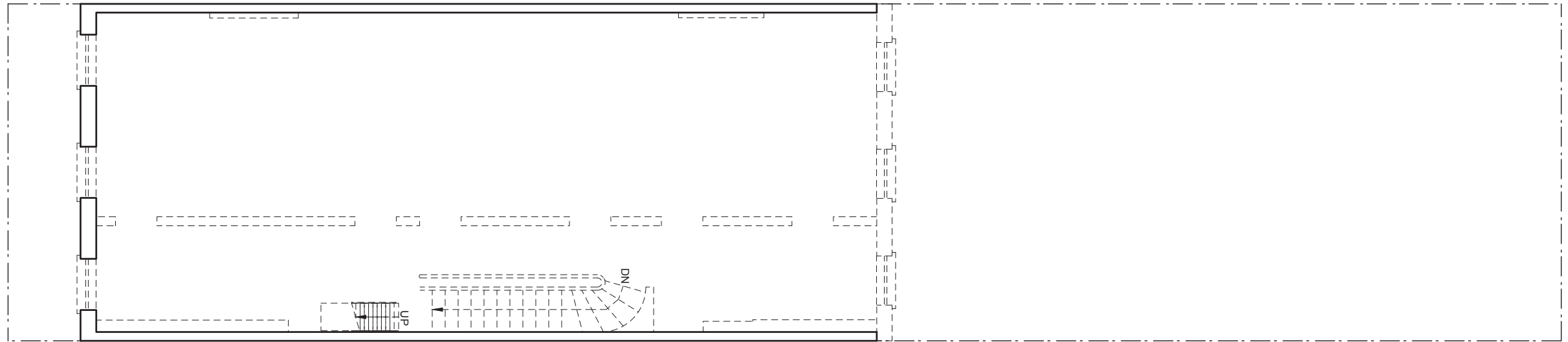
PROPOSED FIRST FLOOR PLAN



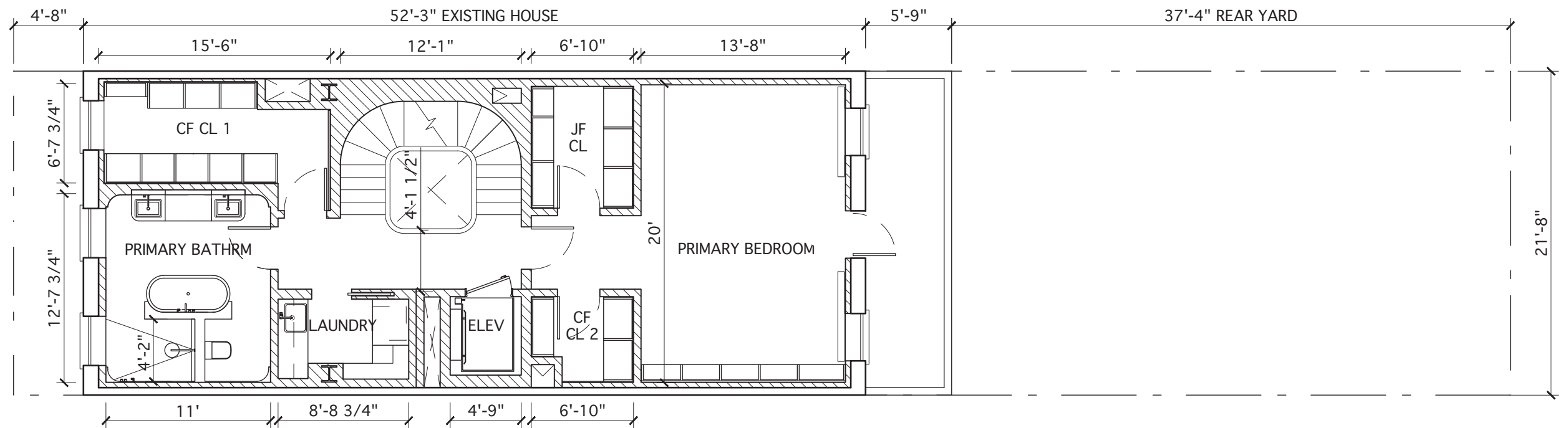
SECOND FLOOR DEMOLITION PLAN



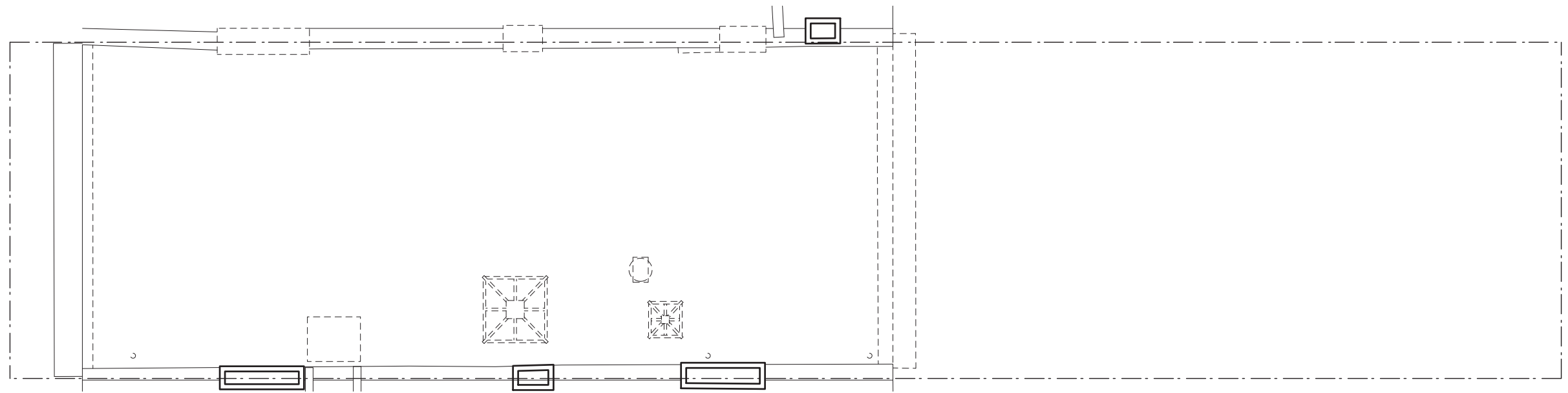
PROPOSED SECOND FLOOR PLAN



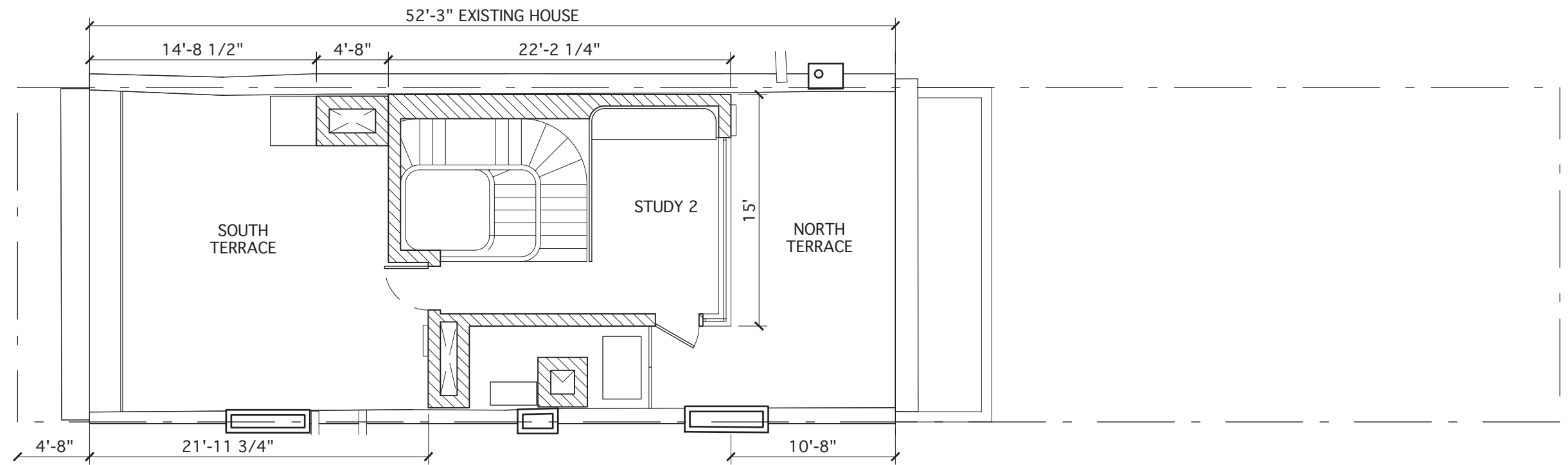
THIRD FLOOR DEMOLITION PLAN



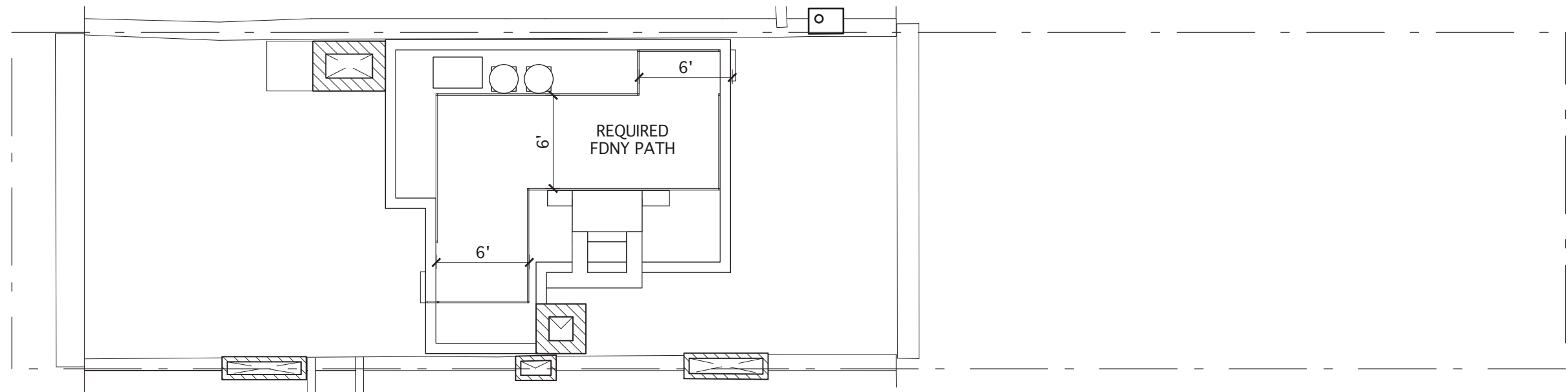
PROPOSED THIRD FLOOR PLAN



ROOF DEMOLITION PLAN



PROPOSED PENTHOUSE PLAN



PROPOSED ROOF PLAN

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