

The current proposal is:

Preservation Department – Item 6, LPC-23-00987

39 Commerce Street – Greenwich Village Historic District Borough of Manhattan

To Testify Please Join Zoom

Webinar ID: 846 5008 0041

Passcode: 554001

By Phone: 1 646-558-8656 US (New York)

877-853-5257 (Toll free) US

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Note: If you want to testify on an item, join the Zoom webinar at the agenda’s “Be Here by” time (about an hour in advance). When the Chair indicates it’s time to testify, “raise your hand” via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.



39 COMMERCE STREET, NEW YORK, NY 10014

LPC PUBLIC HEARING - SEPTEMBER 20, 2022

ROOF SKYLIGHT AND MECHANICAL EQUIPMENT INSTALLATION
LPC DOCKET #LPC-23-00987

caplan colaku architecture

ARCHITECT

MARY KAY JUDY

Architectural & Cultural Heritage Conservation

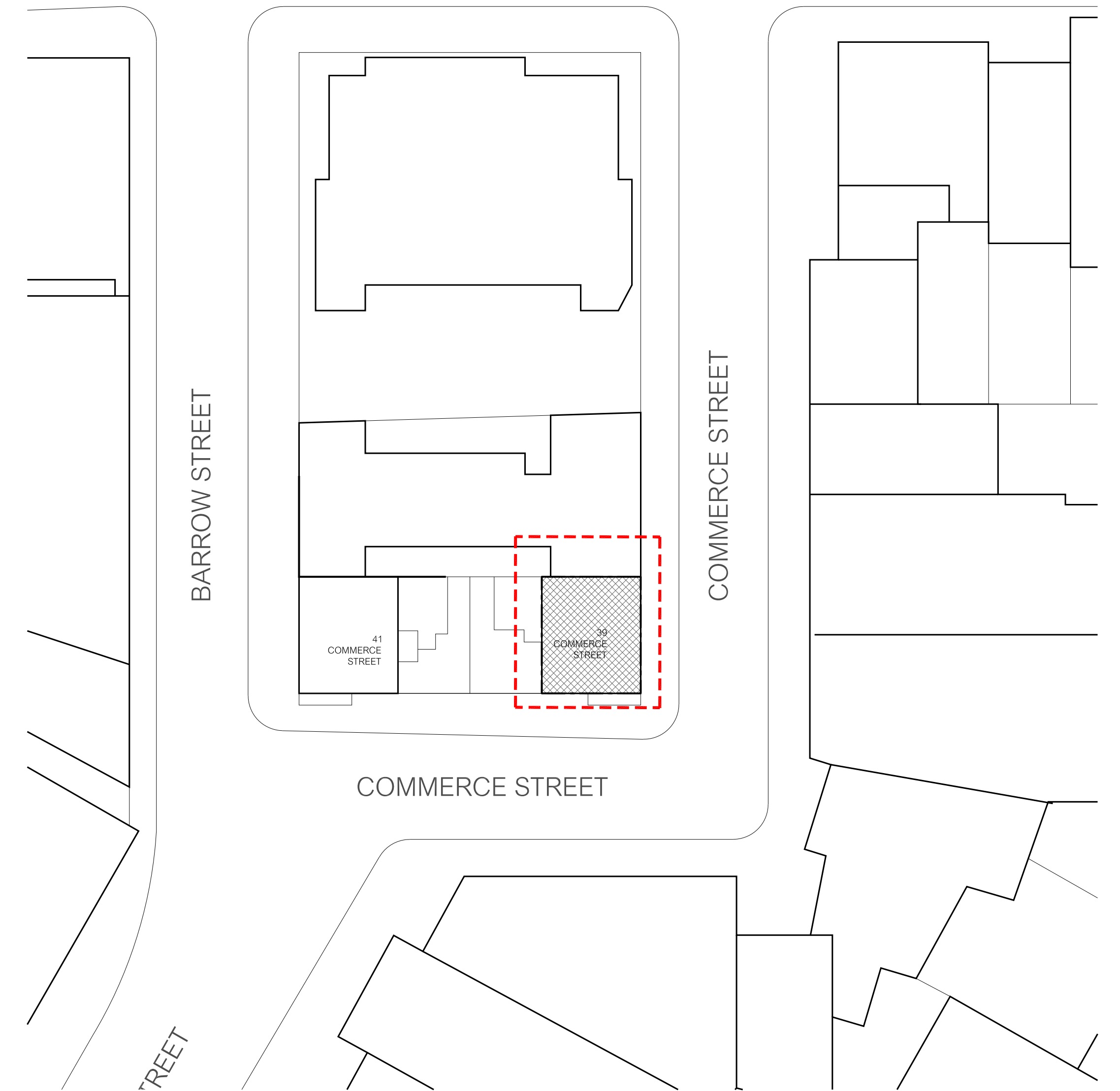
HISTORIC PRESERVATION

SITE LOCATION GREENWICH VILLAGE HISTORIC DISTRICT

Greenwich Village Historic District | LP-0489



Graphic Source: Map PLUTO, Edition 18v1, Author: New York City Landmarks Preservation Commission, LCR Date: 2.20.2019



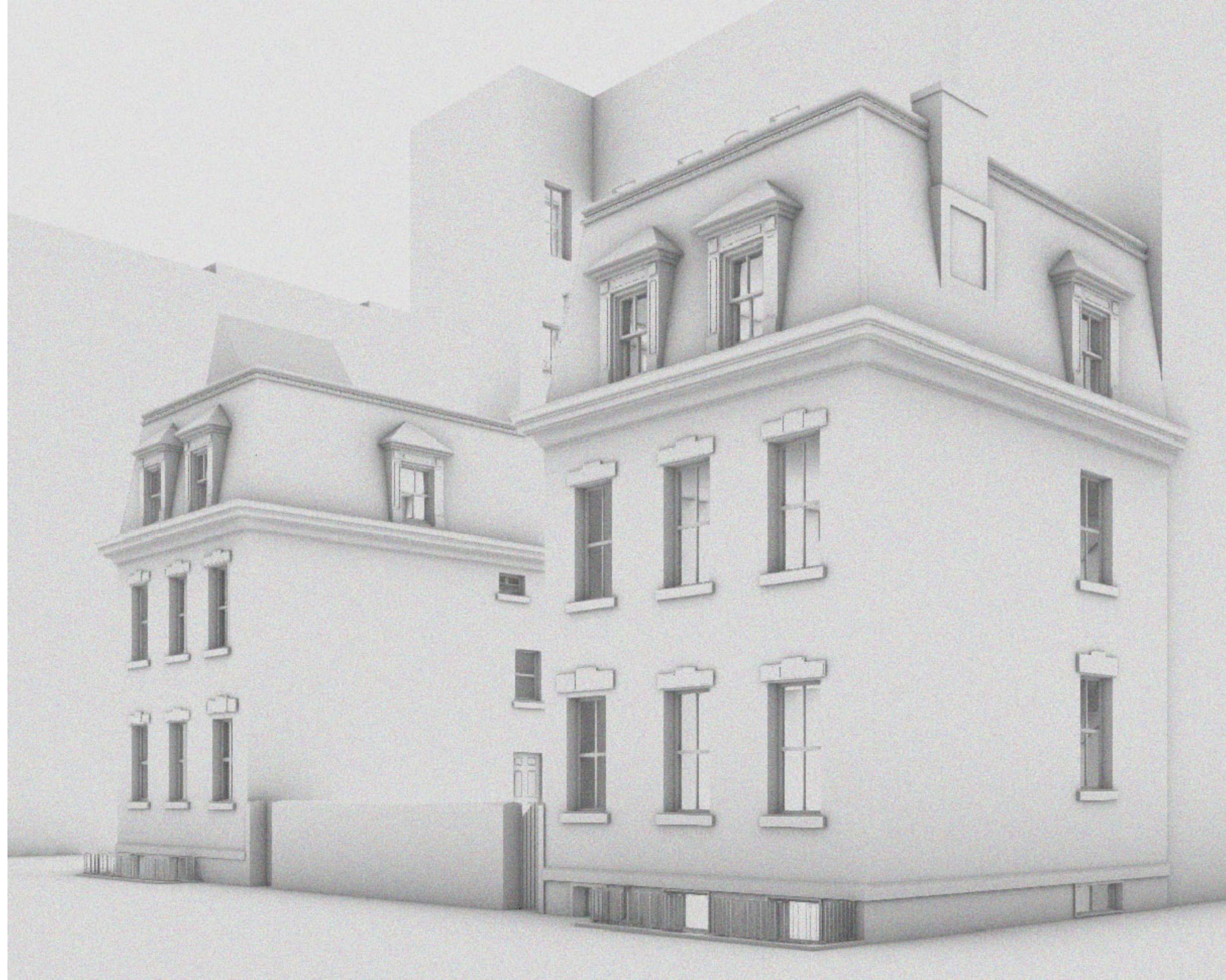
SITE PLAN
N.T.S

PROJECT INFORMATION

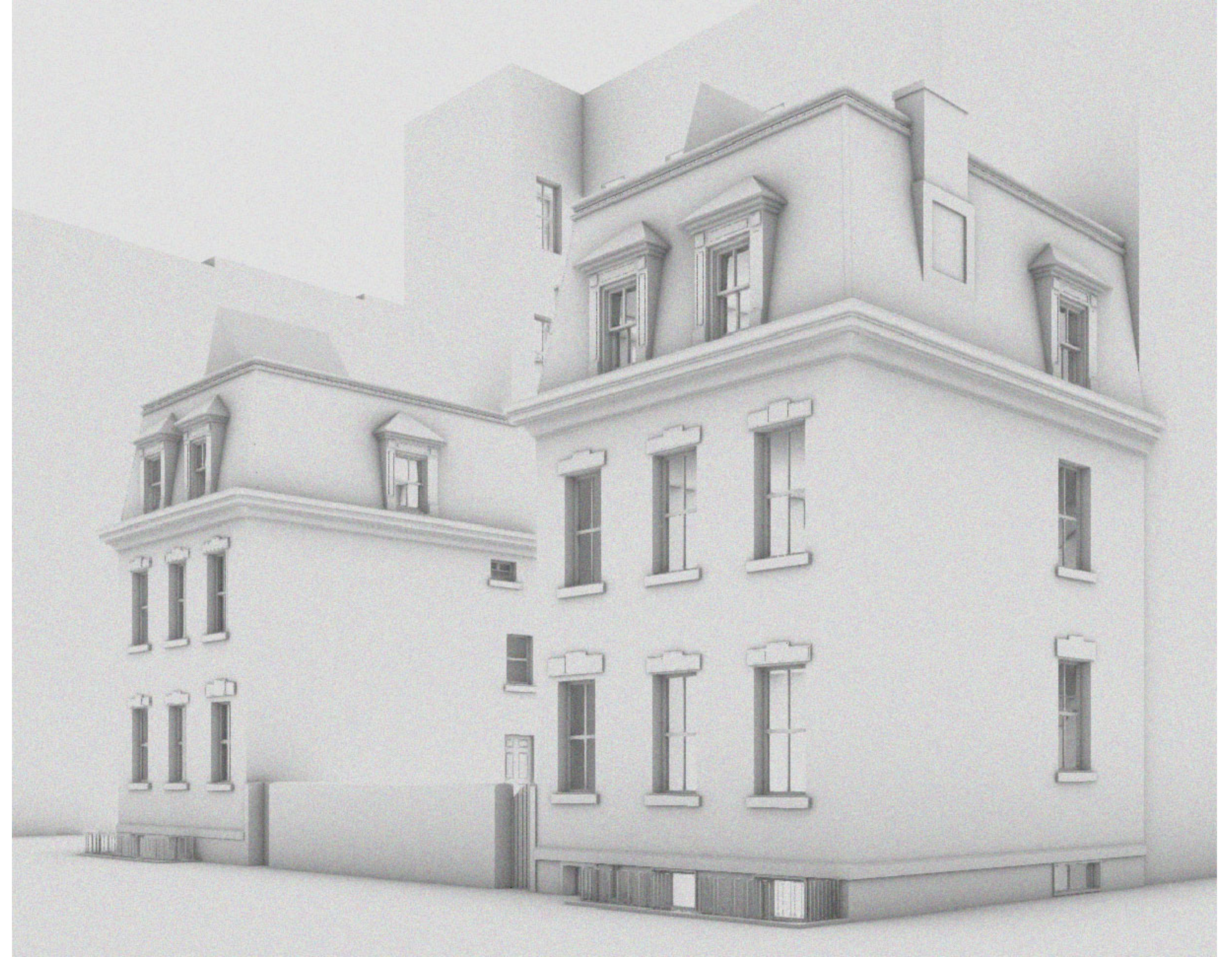
BUILDING ADDRESS : 39 Commerce Street, New York, NY 10014
BLOCK NO : 584
LOT NO : 57
COMMUNITY BOARD : 102
ZONING : R-6
LPC : Greenwich Village Historic District

GREENWICH VILLAGE HISTORIC DISTRICT

STREET VIEW OF EXISTING AND PROPOSED



EXISTING



PROPOSED

ARTIST SKYLIGHTS - PICASSO'S STUDIO BATEAU LAVOIR



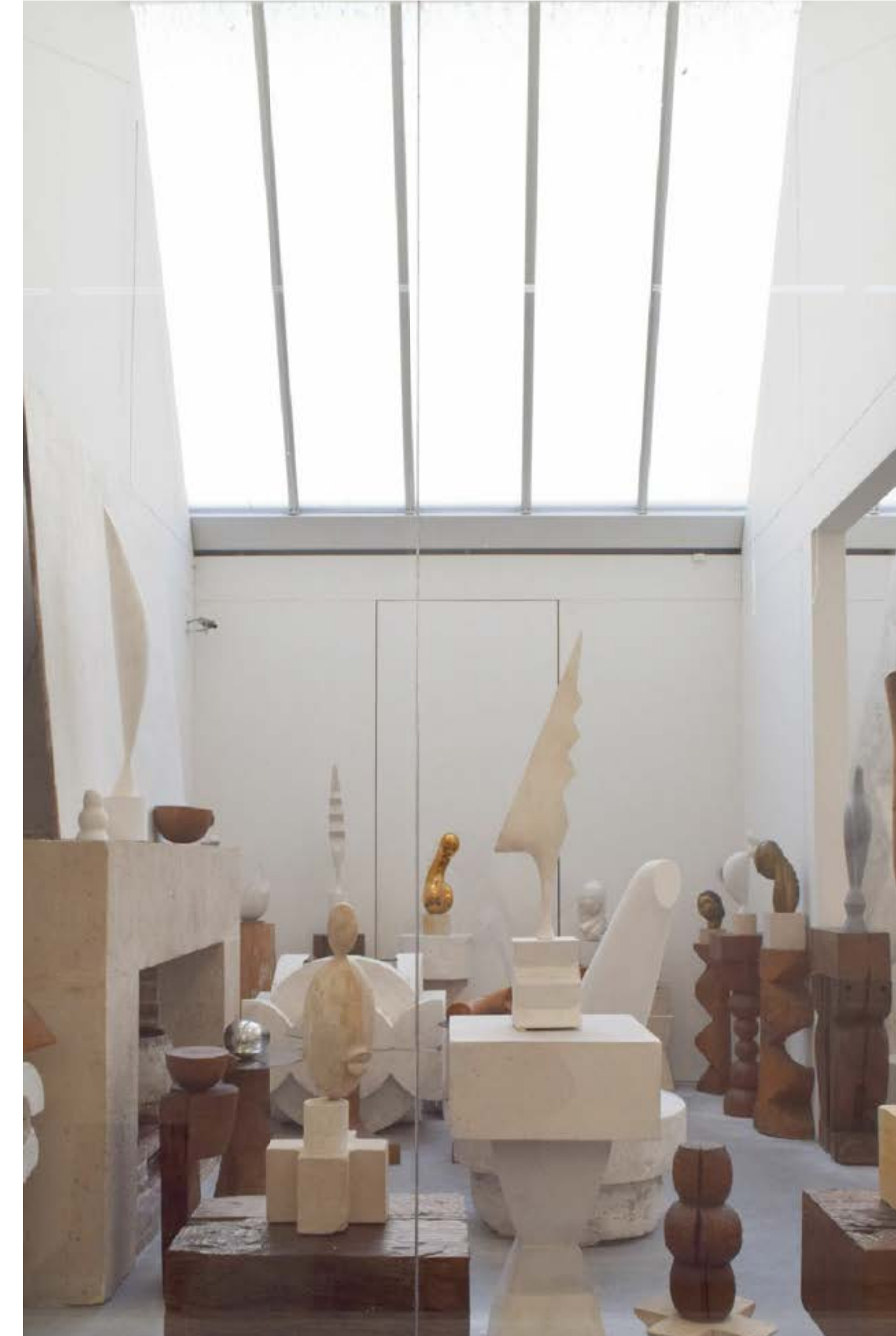
C. 1910



ARTIST SKYLIGHTS - BRANCUSI'S STUDIO



C. 1997



GREENWICH VILLAGE HISTORIC DISTRICT SKYLIGHTS PRECEDENCE

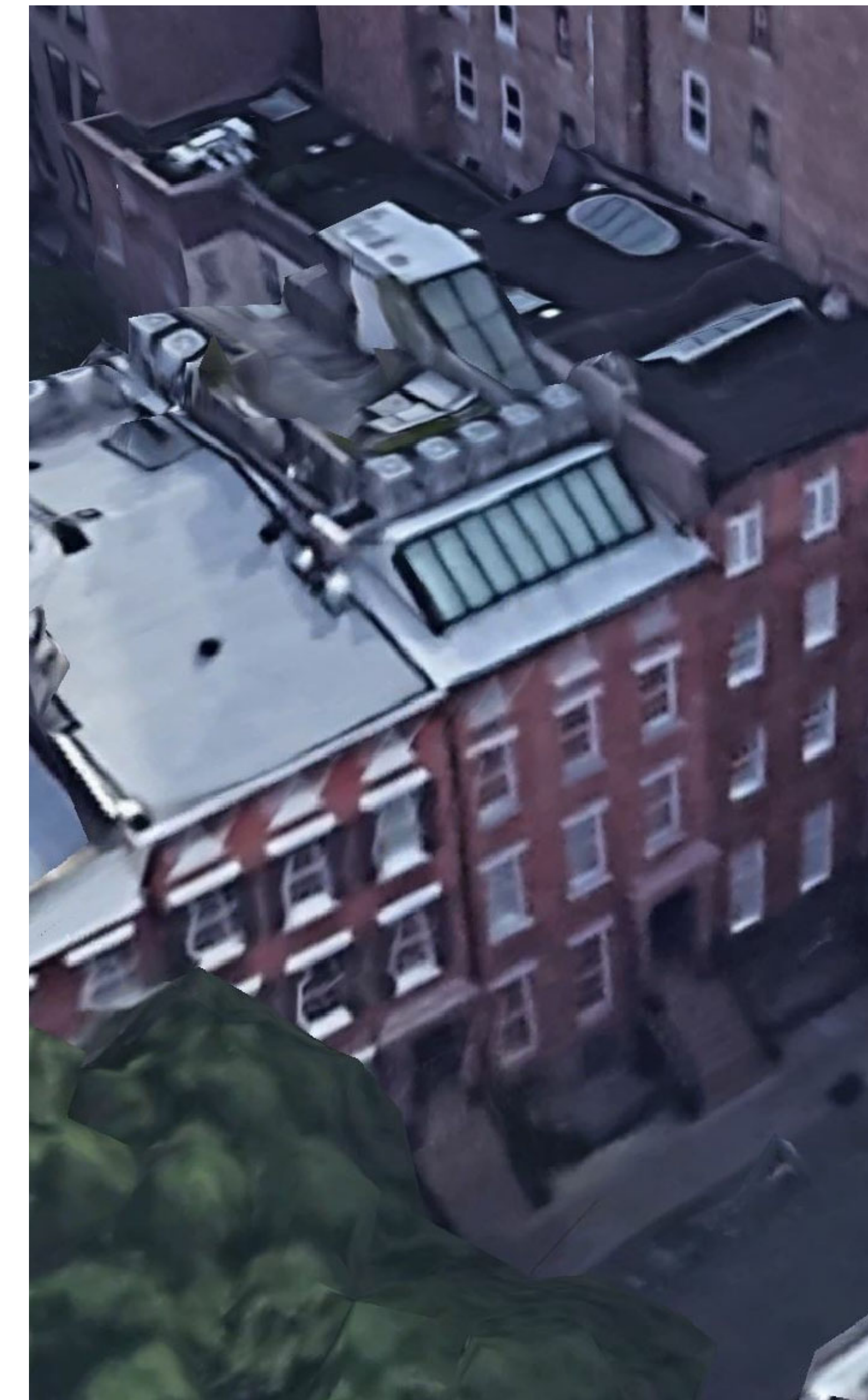
"Early in the 20th century a significant change occurred in the residential character of New York's Greenwich Village. Between 1915-1930, developers transformed hundreds of old rowhouses into apartment buildings often with fashionable artist-studio apartments" (page 114)

"North facing glass studio window soon appeared on buildings' roofs and facades." (page 119-120)

-The Row House Reborn by Andrew Scott Dolkart



22 EAST 10TH STREET
NEW YORK



109 WAVERLY PLACE
NEW YORK

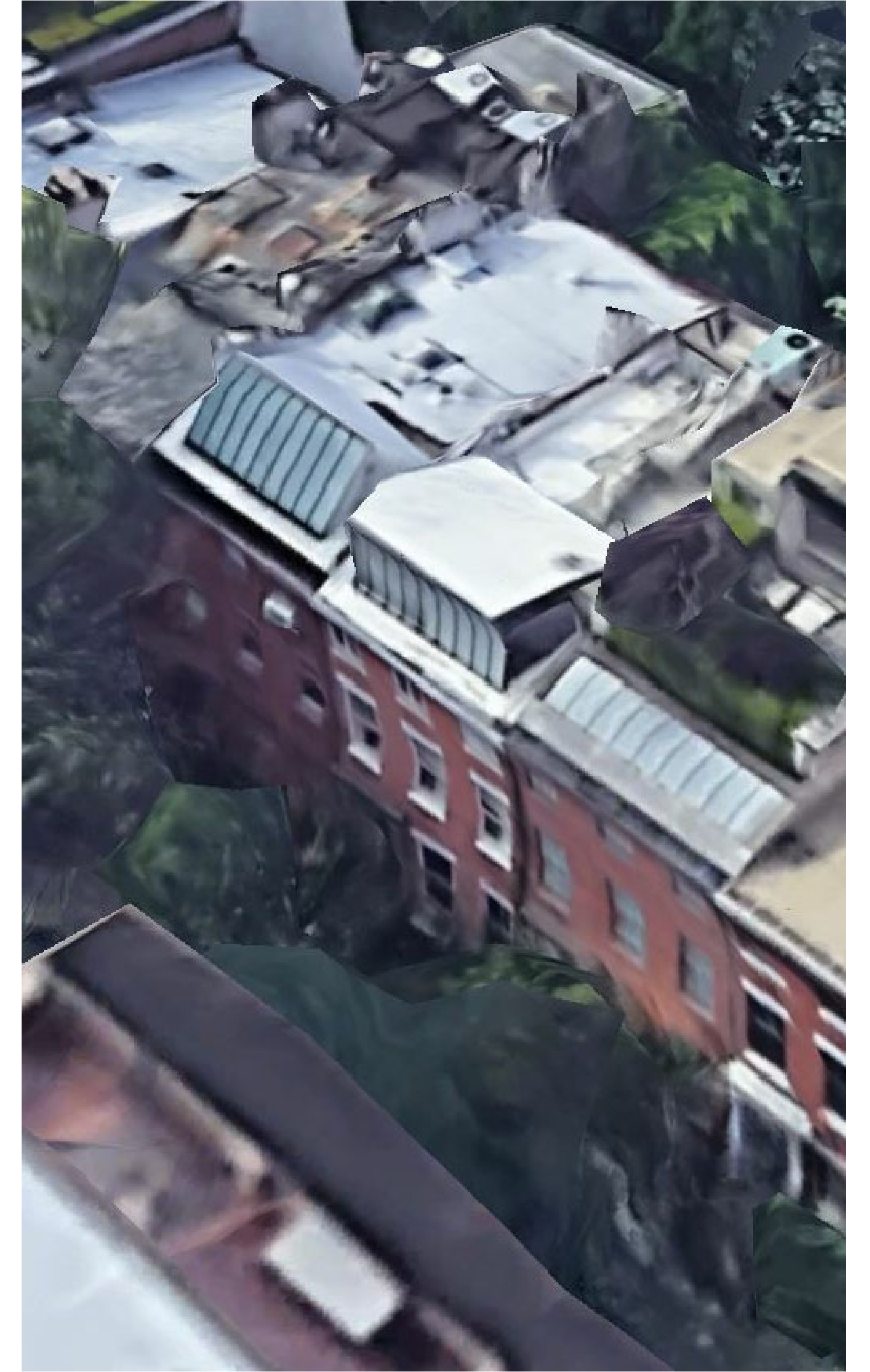
GREENWICH VILLAGE HISTORIC DISTRICT SKYLIGHTS PRECEDENCE



128 WASHINGTON PLACE
NEW YORK



90 GROVE STREET
NEW YORK



50 WEST 11TH STREET
NEW YORK

GREENWICH VILLAGE HISTORIC DISTRICT SKYLIGHTS PRECEDENCE



1 WASHINGTON SQ. -EDWARD HOPPER STUDIO
NEW YORK



526 LAGUARDIA PLACE - CHAIM GROSS ARTIST STUDIO
NEW YORK

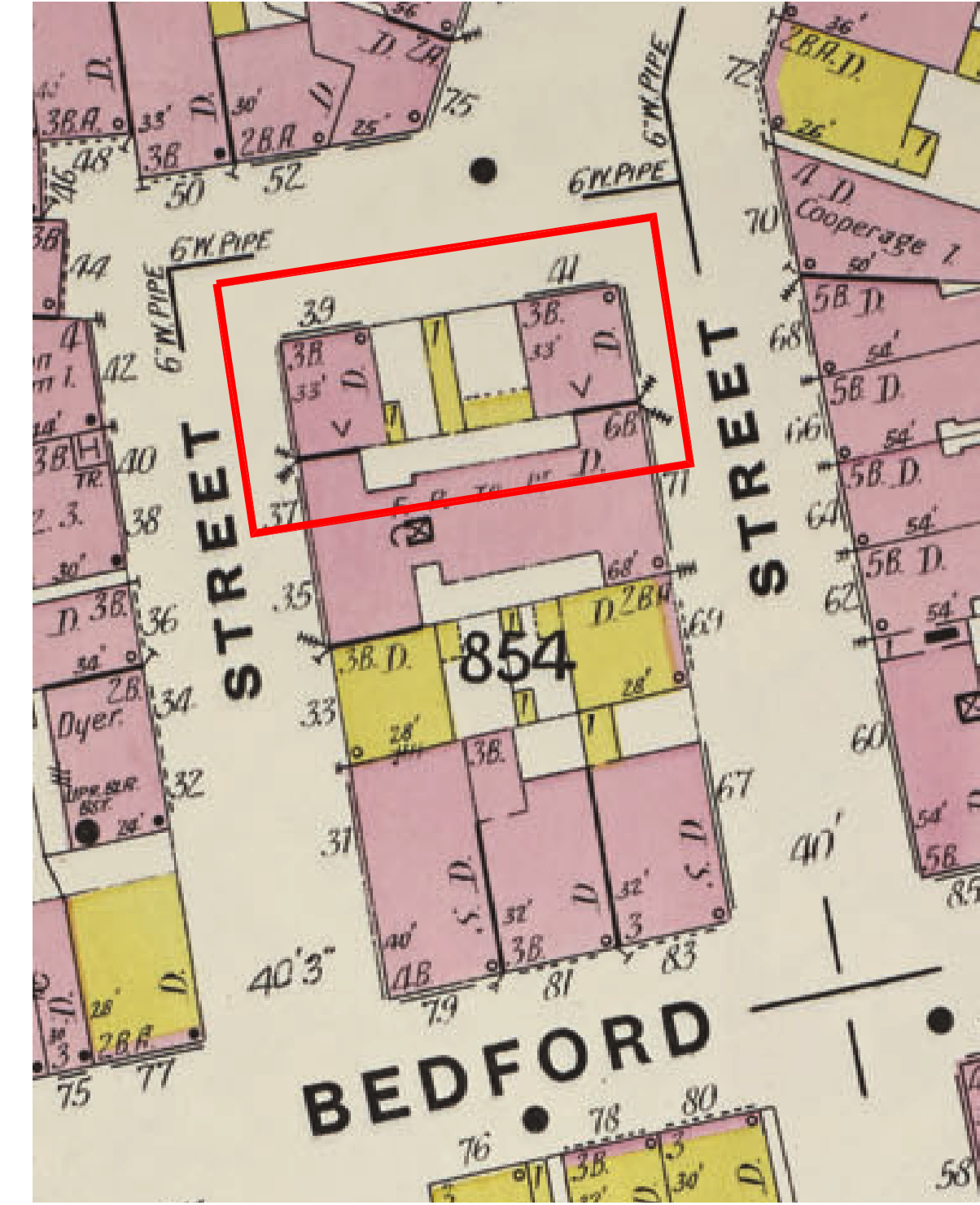
39 COMMERCE HISTORIC MAPS



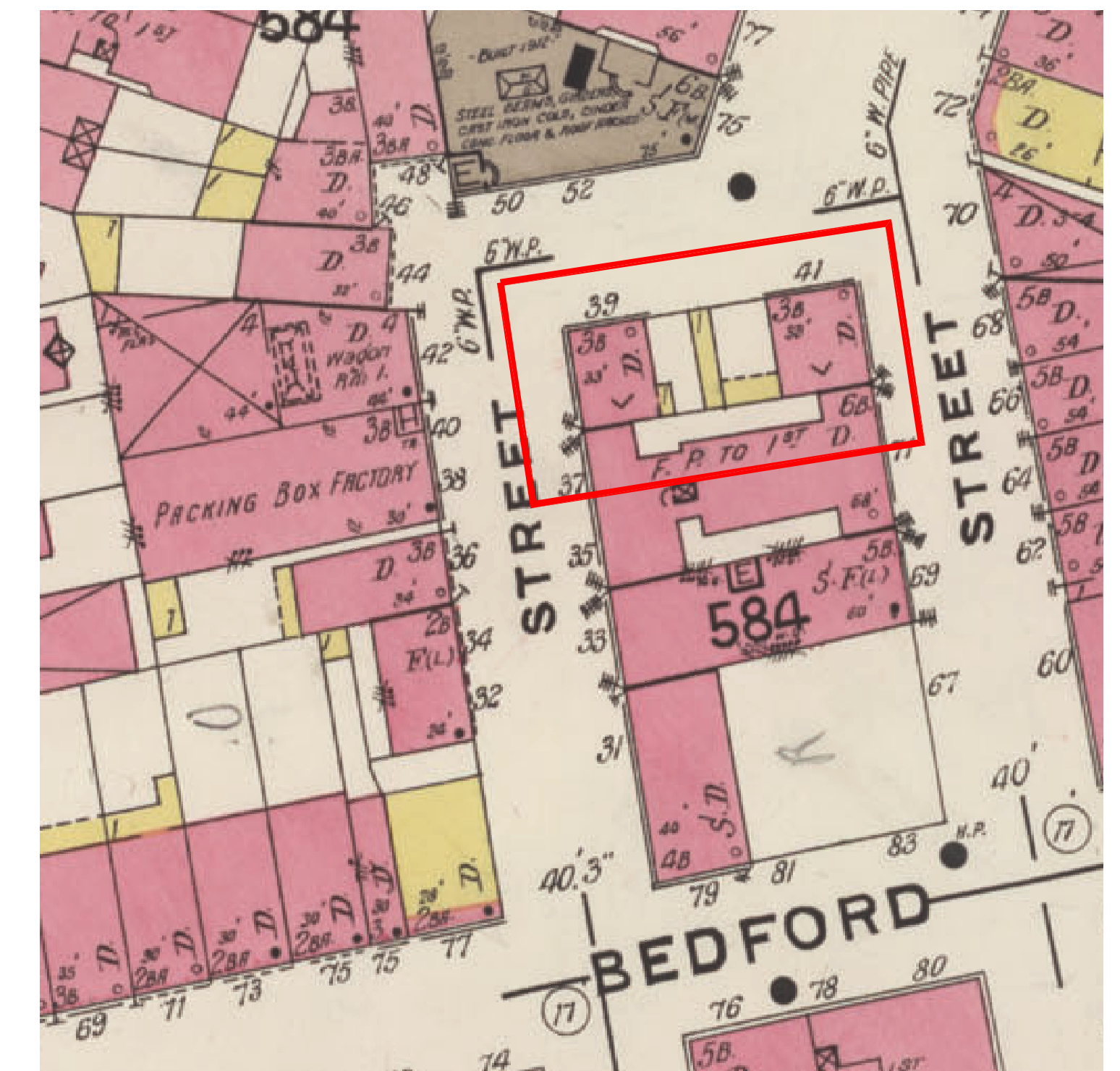
1859 PERRIS MAP, PLATE 55
NEW YORK



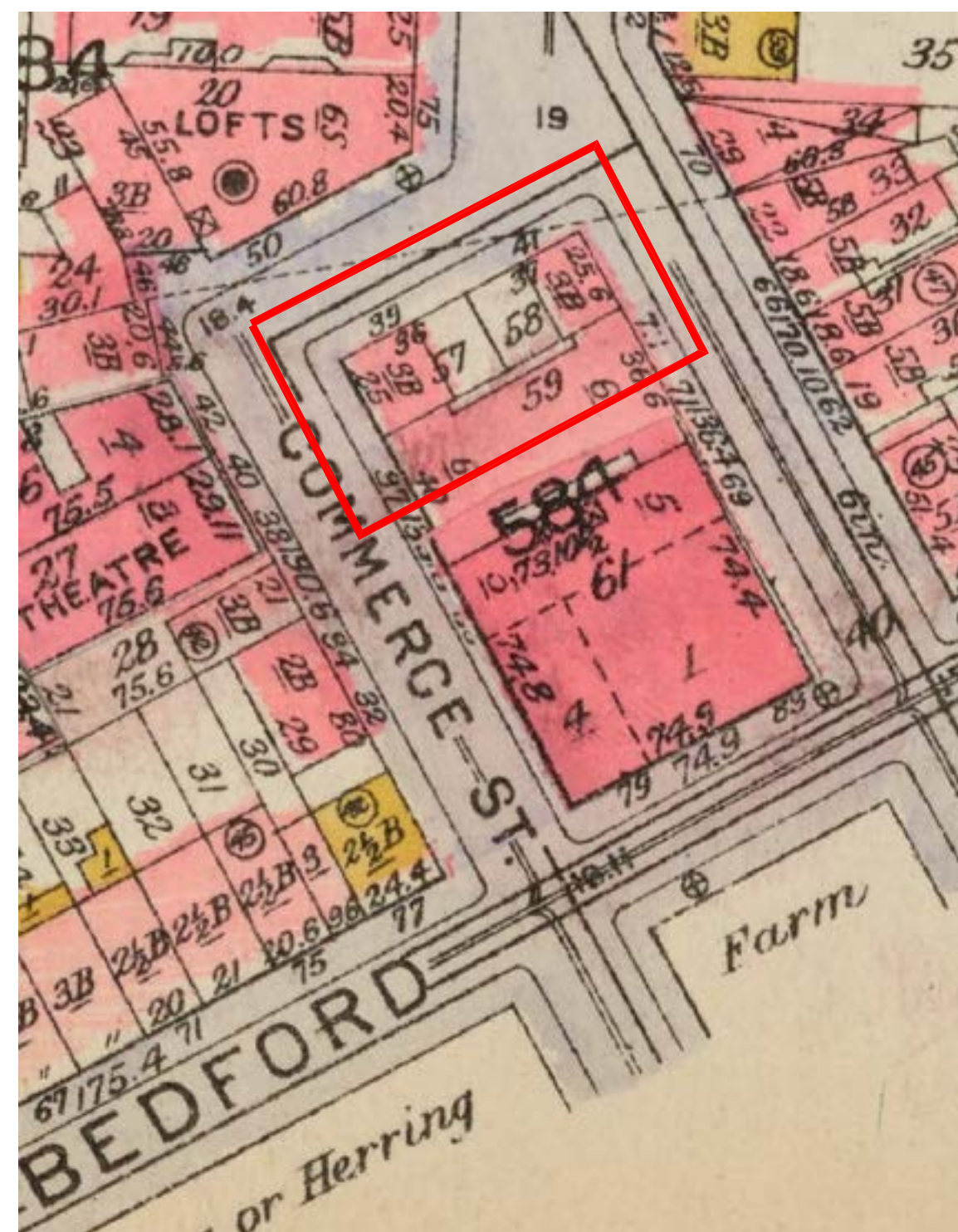
1891 G. W. BROMLEY MAP
NEW YORK



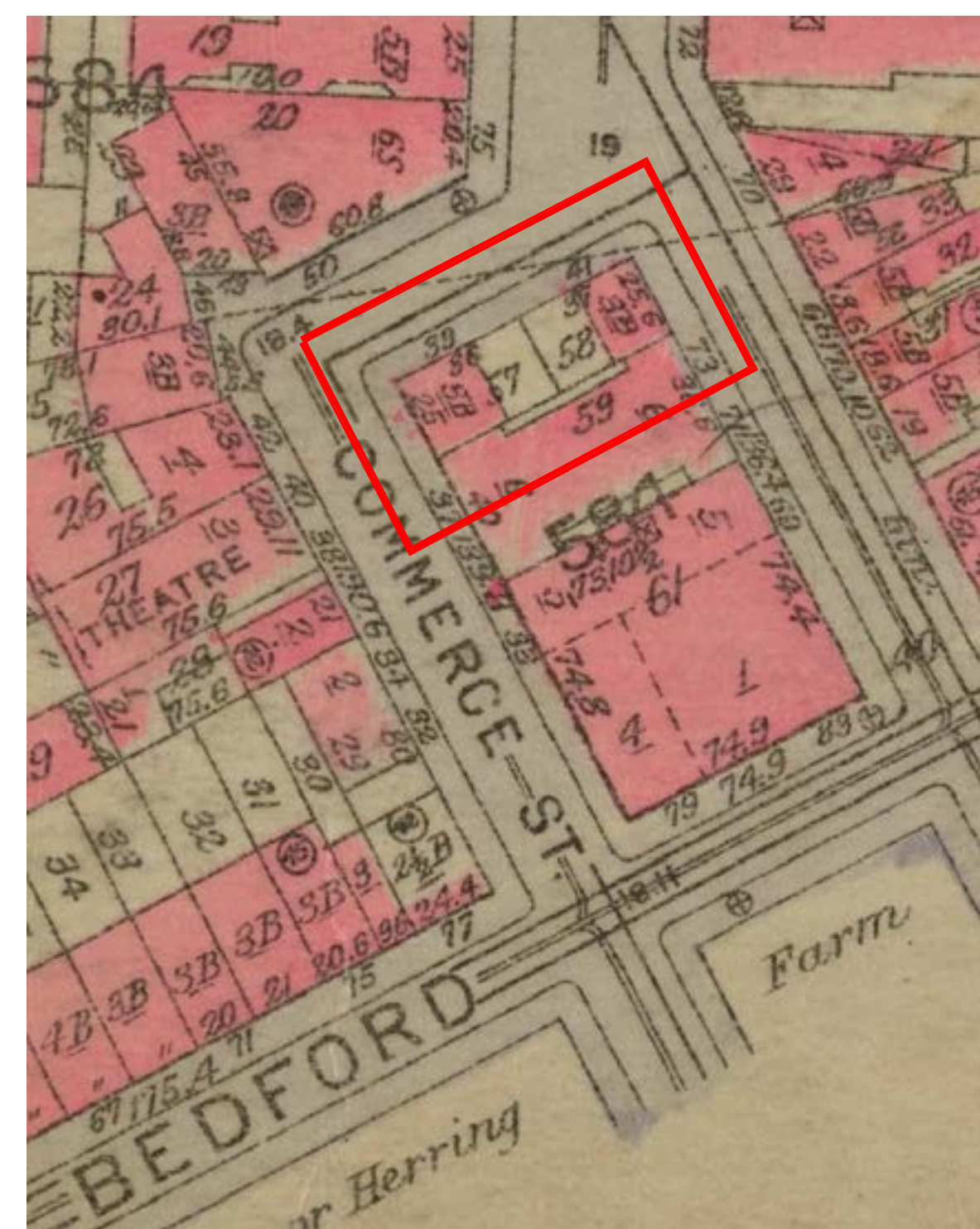
1904 SANBORN MAP
NEW YORK



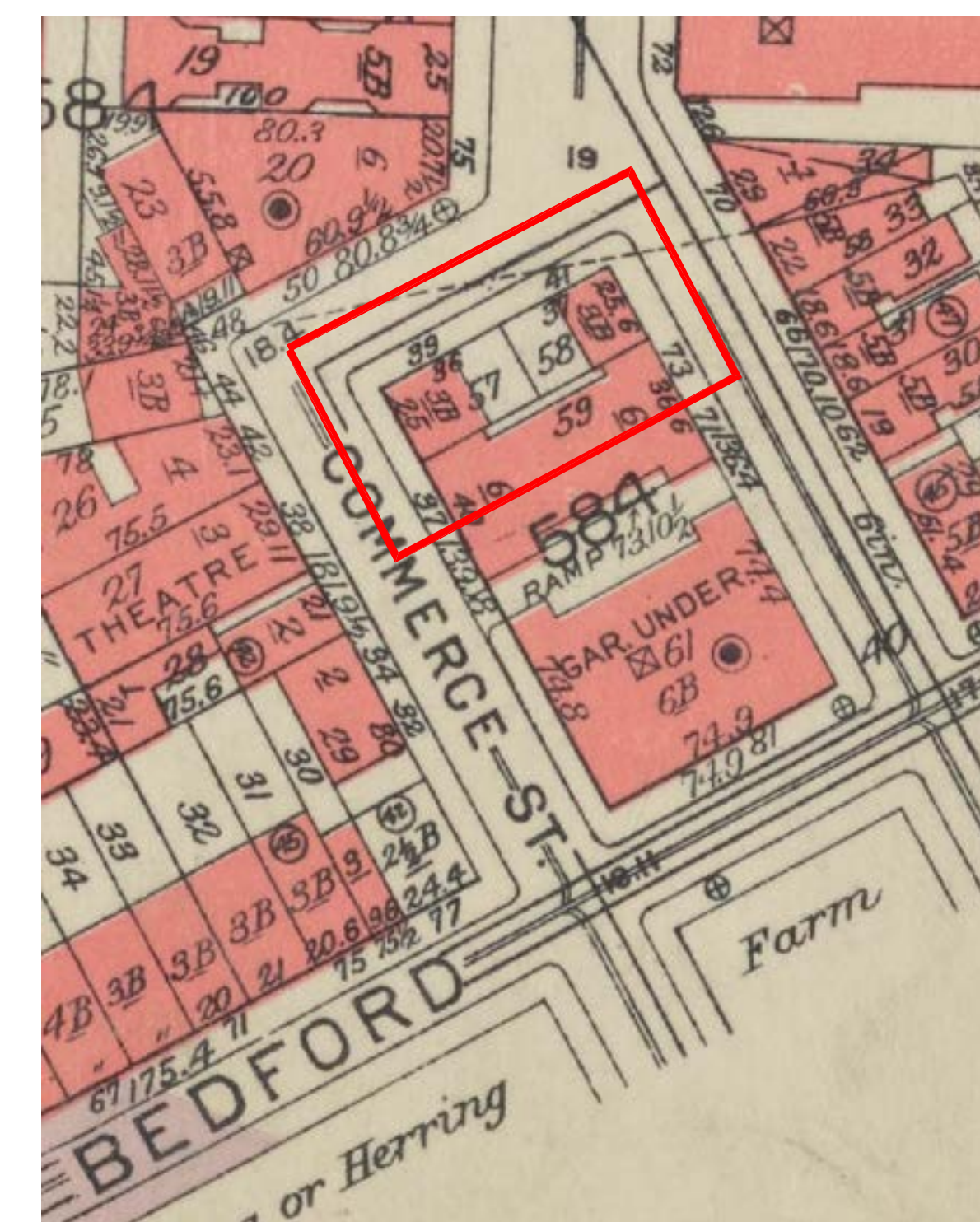
1921 SANBORN MAP
NEW YORK



1923 G.W. BROMLEY MAP, PLATE 34
NEW YORK



1930 G.W. BROMLEY MAP, PLATE 34
NEW YORK



1956 G.W. BROMLEY MAP, PLATE 34
NEW YORK

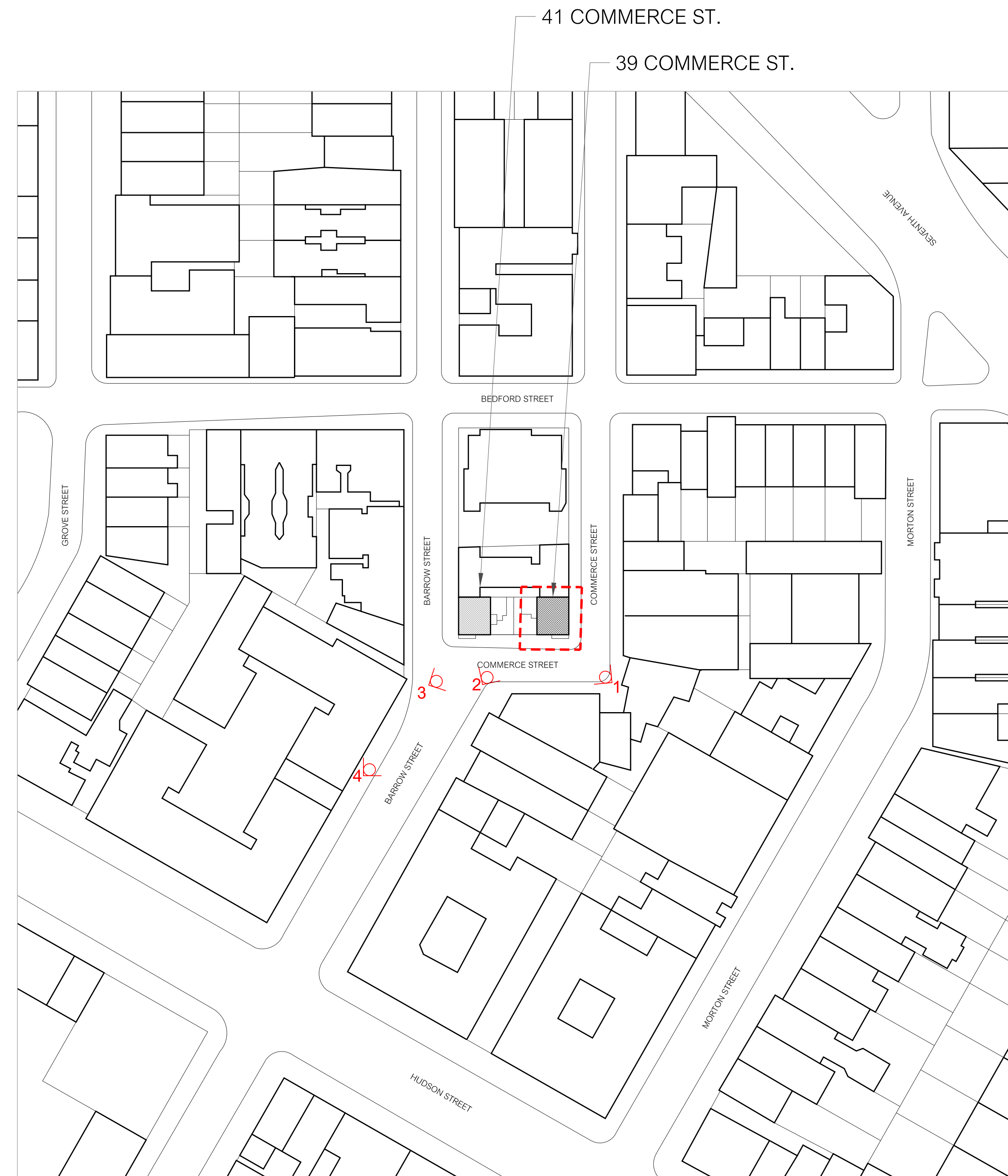
BLOCK PLAN



1



2



3



4

STREET FACADE HISTORIC PHOTOGRAPHS



41 & 39 COMMERCE STREET FACADE
[PRE-SKYLIGHT]

c 1922



41 COMMERCE STREET FACADE
[POST-SKYLIGHT] MCNY
BERENICE ABBOTT, PHOTOGRAPHER

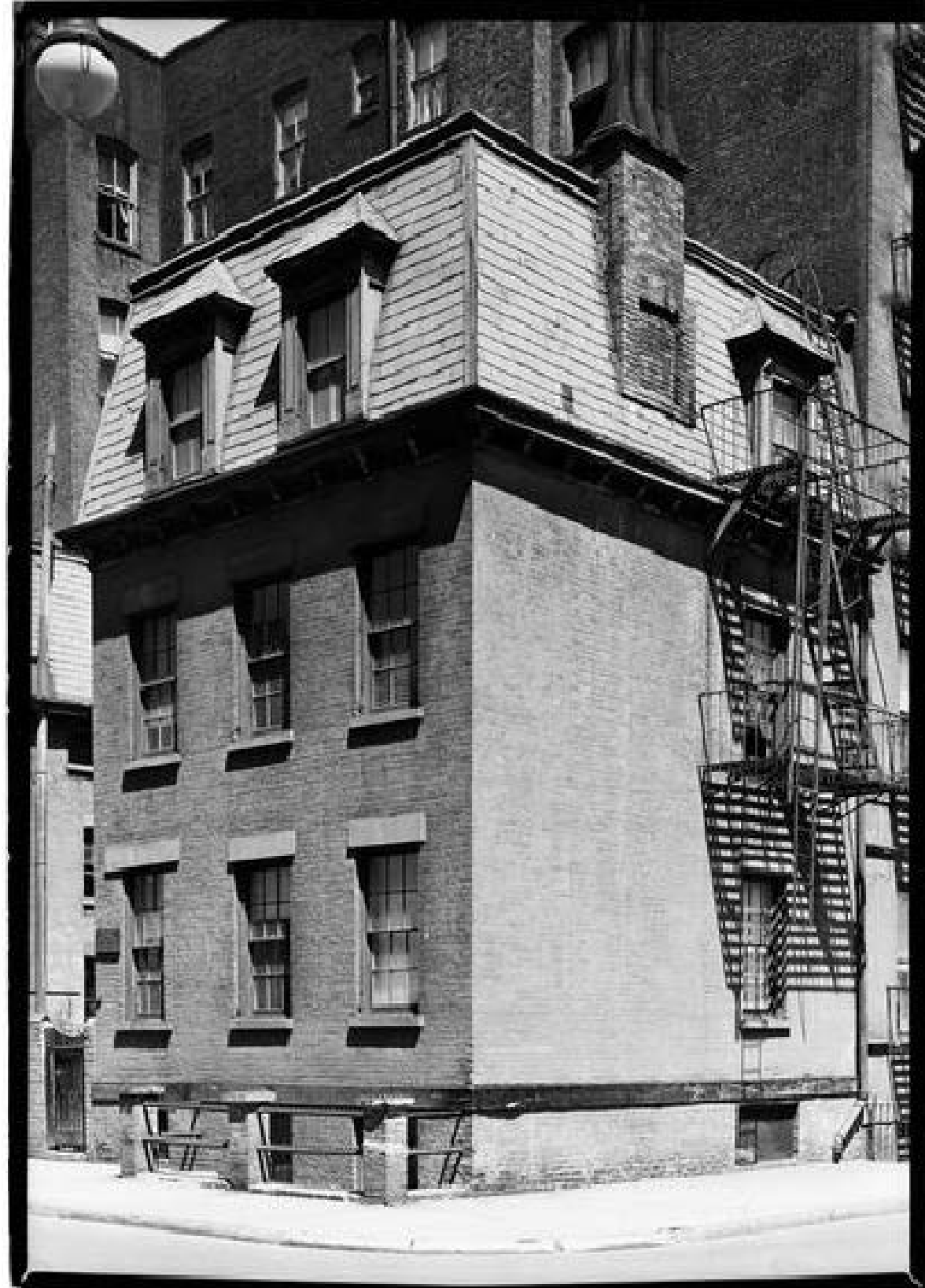
c 1937



41 COMMERCE STREET FACADE
[POST-SKYLIGHT] MCNY
BERENICE ABBOTT, PHOTOGRAPHER

c 1937

STREET FACADE HISTORIC PHOTOGRAPHS



39 COMMERCE STREET FACADE
BERENICE ABBOTT, PHOTOGRAPHER

c 1937



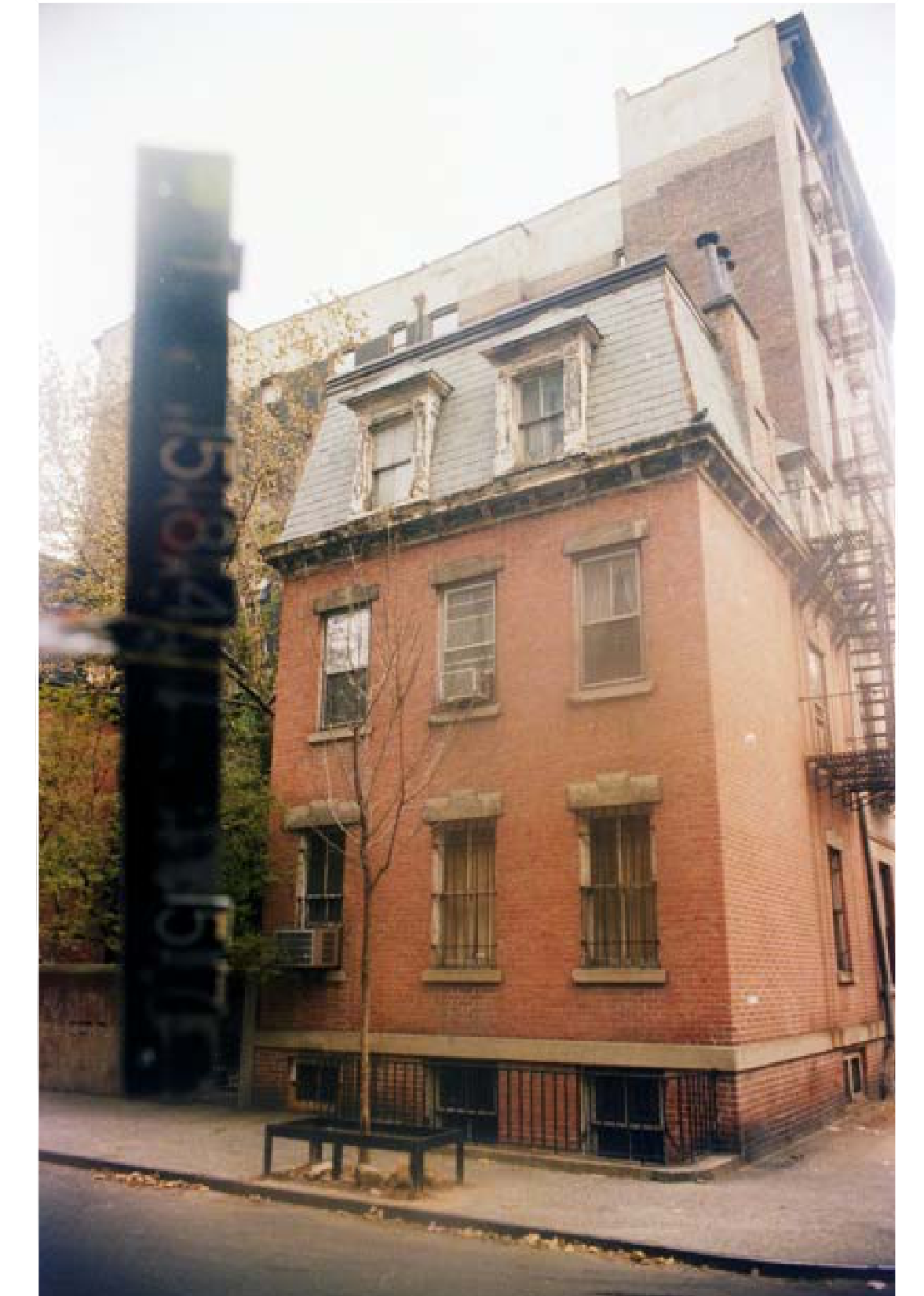
41 & 39 COMMERCE STREET FACADE
LPC DESIGNATION PHOTO

c 1969



39 COMMERCE STREET FACADE

c 1970



39 COMMERCE STREET FACADE
NYC TAX PHOTO

c 1980

LANDMARKS APPLICATION

LPC Applications:

- Certificate of Appropriateness #LPC-23-00987
 - Roof Additions (Roof Hatch, Skylights, Mechanical Equip.)

Facade Restoration Scope:

- Approved facade restoration and roof repair, LPC-22-01395
 - window replacement
 - cornice replacement and repair
 - roof repair
 - facade cleaning/brick repointing
- Approved fire escape removal, LPC-22-06421

History:

- Built in 1831-32 for Peter Huyler, a milkman
- Mansard roof was added in the early 1870's by architect D.T. Atwood
- #39 is separated from #41 by a shared garden. The 'twins' as they are commonly called are the combination of late Federal style and the French Second Empire style
- Included in the Greenwich Village Historic District in 1969



EXISTING BUILDING FACADE

STREET FACADE EXISTING & PROPOSED VIEWS



PHOTO OF 39 COMMERCE STREET EX'G SOUTHWEST FACADE, 2021 N.T.S.



PHOTO OF 39 COMMERCE STREET EX'G SOUTHEAST FACADE, 2021, N.T.S.



PHOTO OF 41 & 39 COMMERCE STREET EX'G SOUTHWEST FACADE, 2021 N.T.S.



RENDERING OF 39 COMMERCE STREET PROPOSED SOUTHWEST FACADE, N.T.S.



RENDERING OF 39 COMMERCE STREET PROPOSED SOUTHEAST FACADE, N.T.S.



RENDERING OF 41 & 39 COMMERCE STREET PROPOSED SOUTHWEST FACADE, N.T.S.

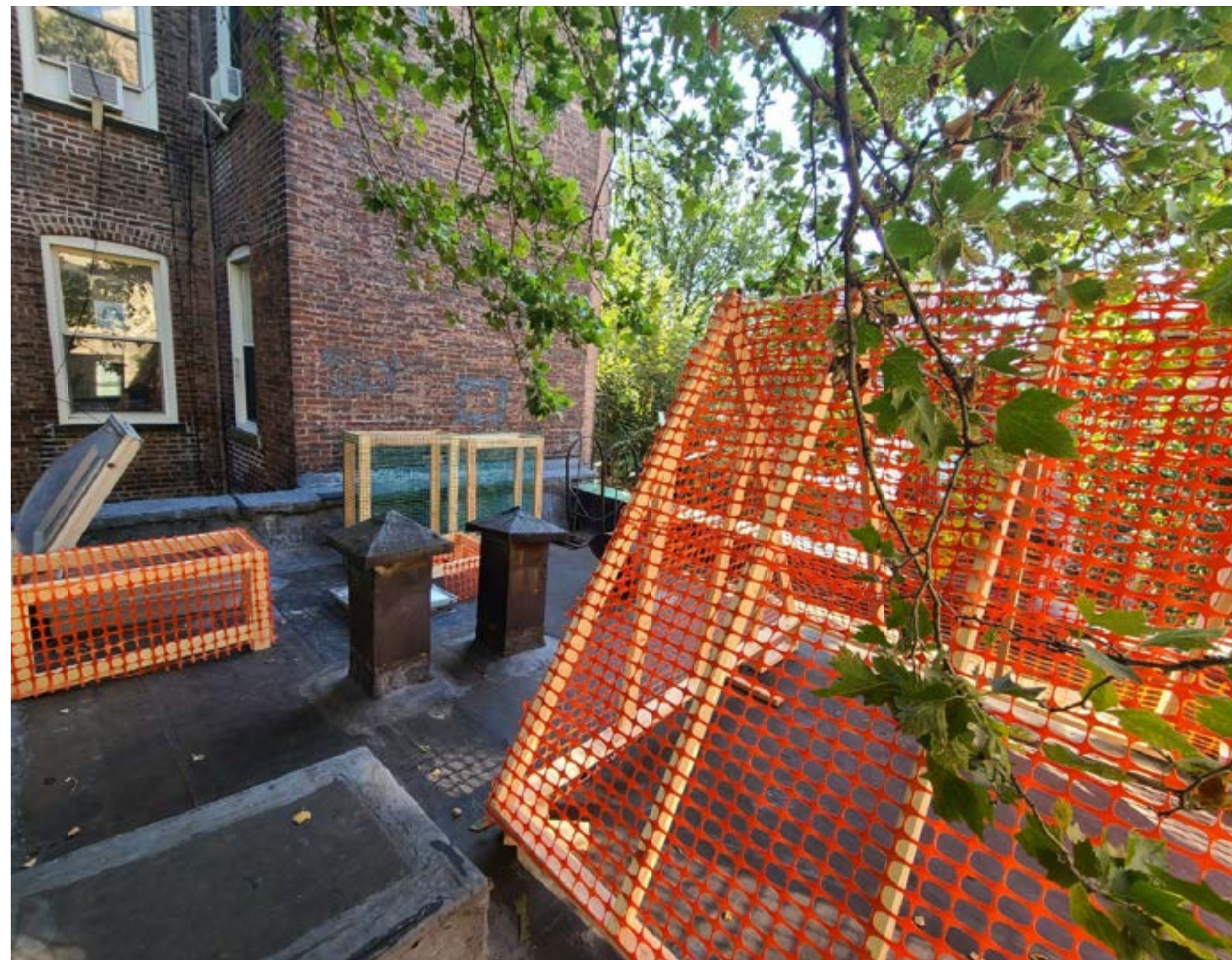
ROOF MOCKUP PROPOSED ROOF HATCH, SKYLIGHT, AND MECH. EQUIPMENT MOCKUP PHOTOS - 07/20/2022



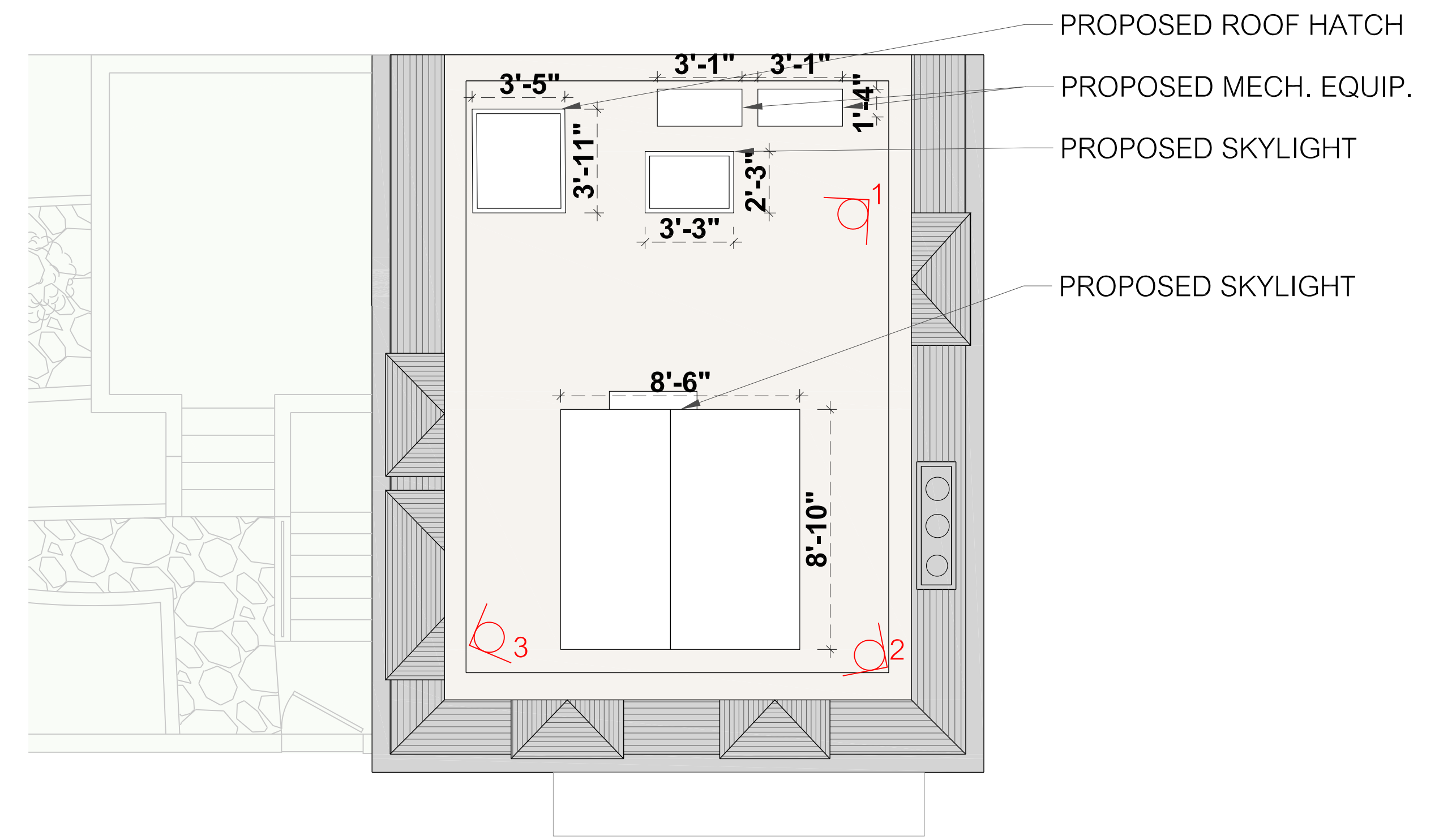
1. MOCKUP PHOTO OF 39 COMMERCE STREET
PROPOSED SOUTHWEST ROOF VIEW, NTS



2. MOCKUP PHOTO OF 39 COMMERCE STREET
PROPOSED NORTHEAST ROOF VIEW, NTS



3. MOCKUP PHOTO OF 39 COMMERCE STREET
PROPOSED SOUTHEAST ROOF VIEW, NTS



39 COMMERCE PROPOSED ROOF PLAN
1/4"=1'

ROOF MOCKUP VIEWS - 07/28/2022



1. MOCKUP PHOTO OF 39 COMMERCE STREET
PROPOSED SOUTHWEST FACADE
NTS



2. MOCKUP PHOTO OF 39 COMMERCE STREET
PROPOSED SOUTHWEST FACADE
NTS



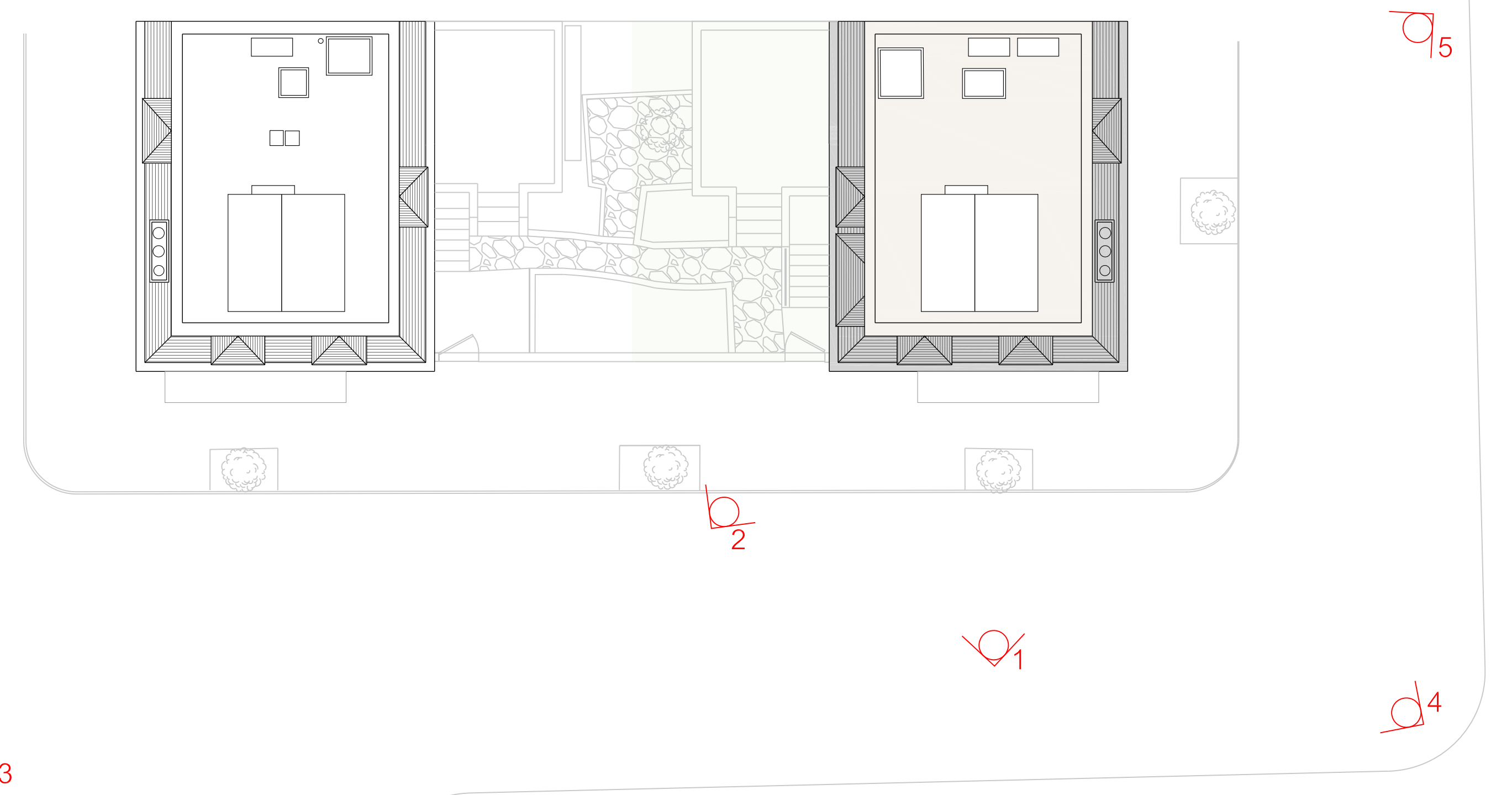
3. MOCKUP PHOTO OF 39 COMMERCE STREET
PROPOSED SOUTHWEST FACADE
NTS



4. MOCKUP PHOTO OF 39 COMMERCE STREET
PROPOSED SOUTHWEST FACADE
NTS



5. MOCKUP PHOTO OF 39 COMMERCE STREET
PROPOSED SOUTHEAST FACADE
[ROOF MOCKUP NOT VISIBLE] NTS



39 COMMERCE STREET PROPOSED KEY PLAN
1/8"=1'

STREET FACADE EXISTING & PROPOSED ELEVATIONS

EXISTING FIRE ESCAPE TO BE REMOVED
PER LPC APPROVAL DOCKET #LPC-22-06421

EXISTING FACADE REPAIR & ROOF WORK
PER LPC APPROVAL DOCKET #LPC-22-01395



EXISTING 41 COMMERCE STREET FACADE
[EXISTING, OUT OF SCOPE], N.T.S.

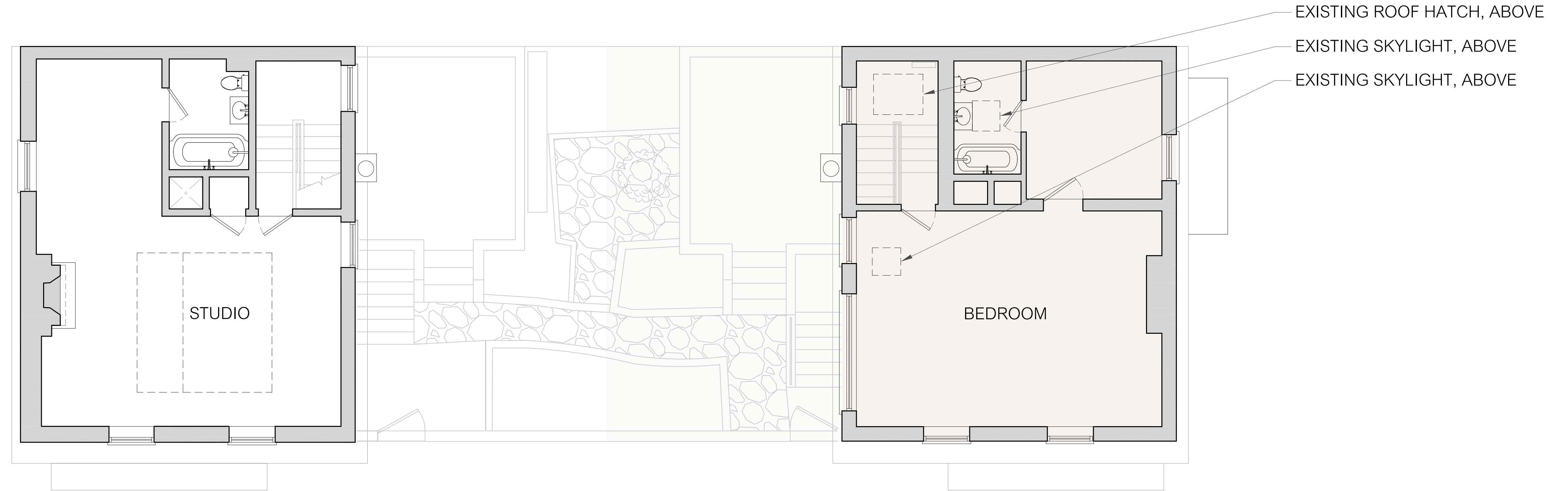
EXISTING 39 COMMERCE STREET FACADE
N.T.S.



EXISTING 41 COMMERCE STREET FACADE
[EXISTING, OUT OF SCOPE], N.T.S.

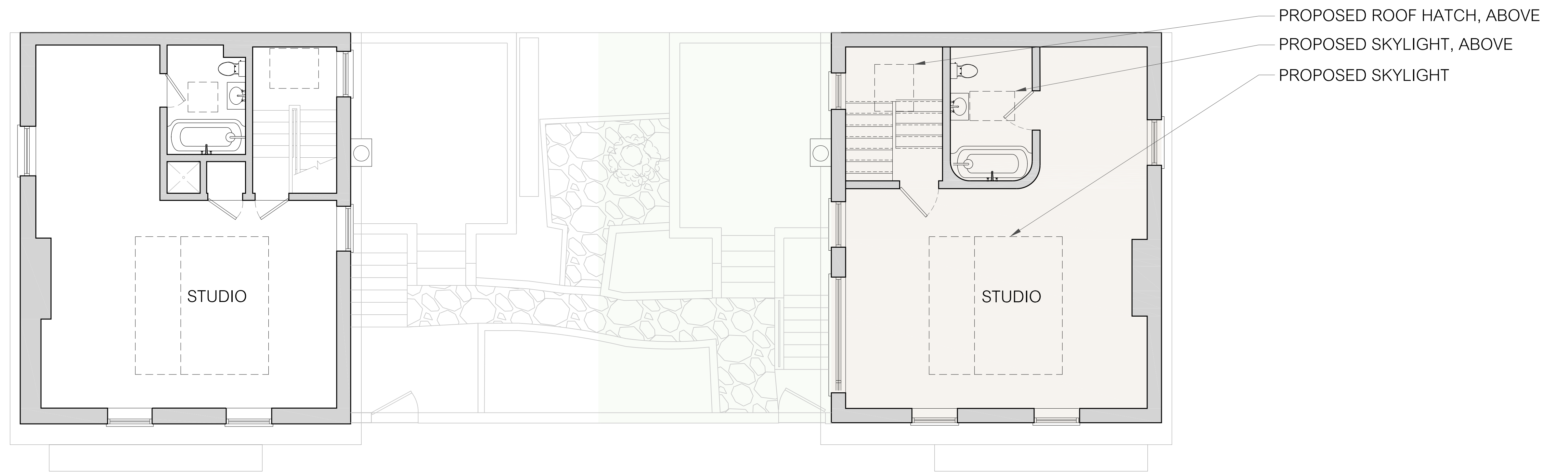
PROPOSED 39 COMMERCE STREET FACADE
N.T.S.

THIRD FLOOR PLAN EXISTING AND PROPOSED



41 COMMERCE EXISTING 3RD FLOOR PLAN
 [NOT IN SCOPE] 1/4"=1'

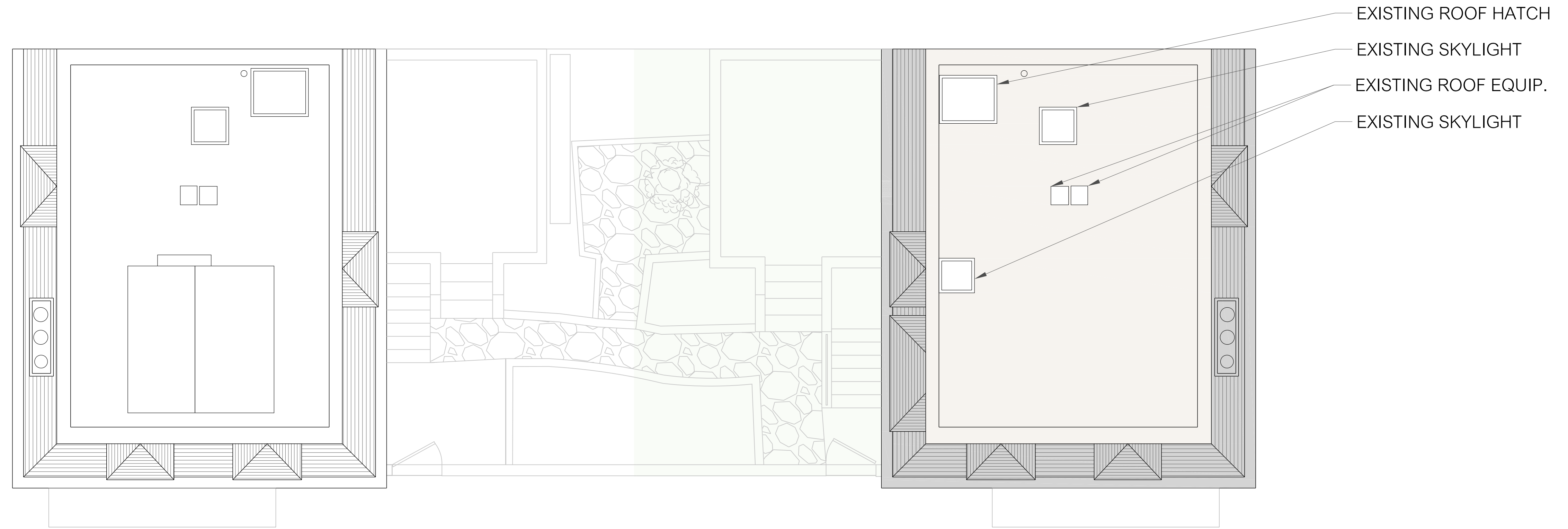
39 COMMERCE EXISTING 3RD FLOOR PLAN
 1/4"=1'



41 COMMERCE EXISTING 3RD FLOOR PLAN
 [NOT IN SCOPE] 1/4"=1'

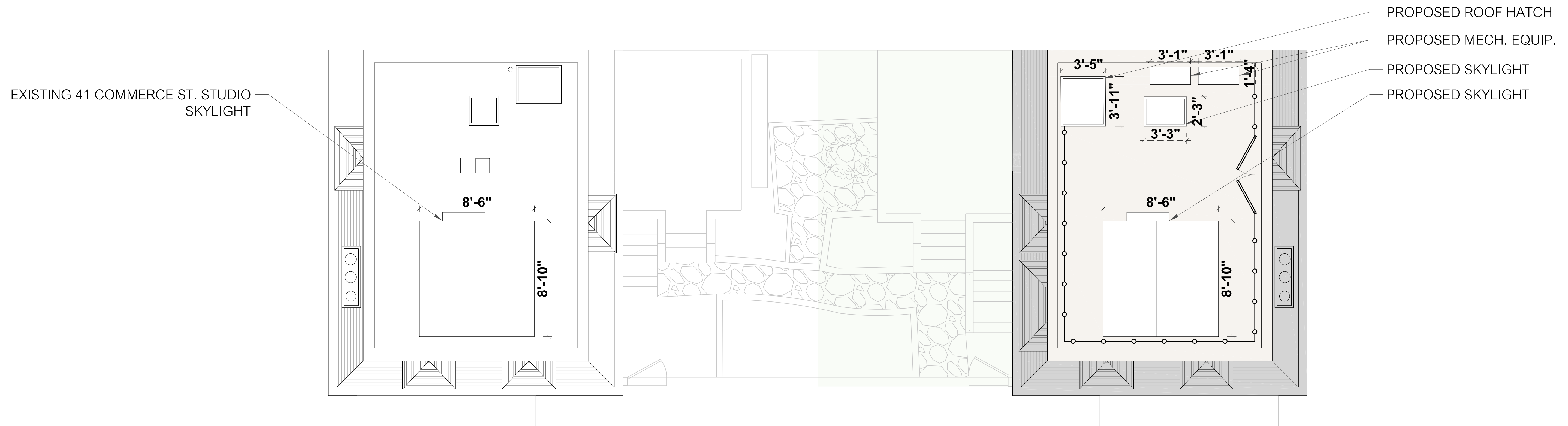
39 COMMERCE PROPOSED 3RD FLOOR PLAN
 1/4"=1'

ROOF PLAN EXISTING AND PROPOSED



41 COMMERCE EXISTING ROOF PLAN
[NOT IN SCOPE] 1/4"=1'

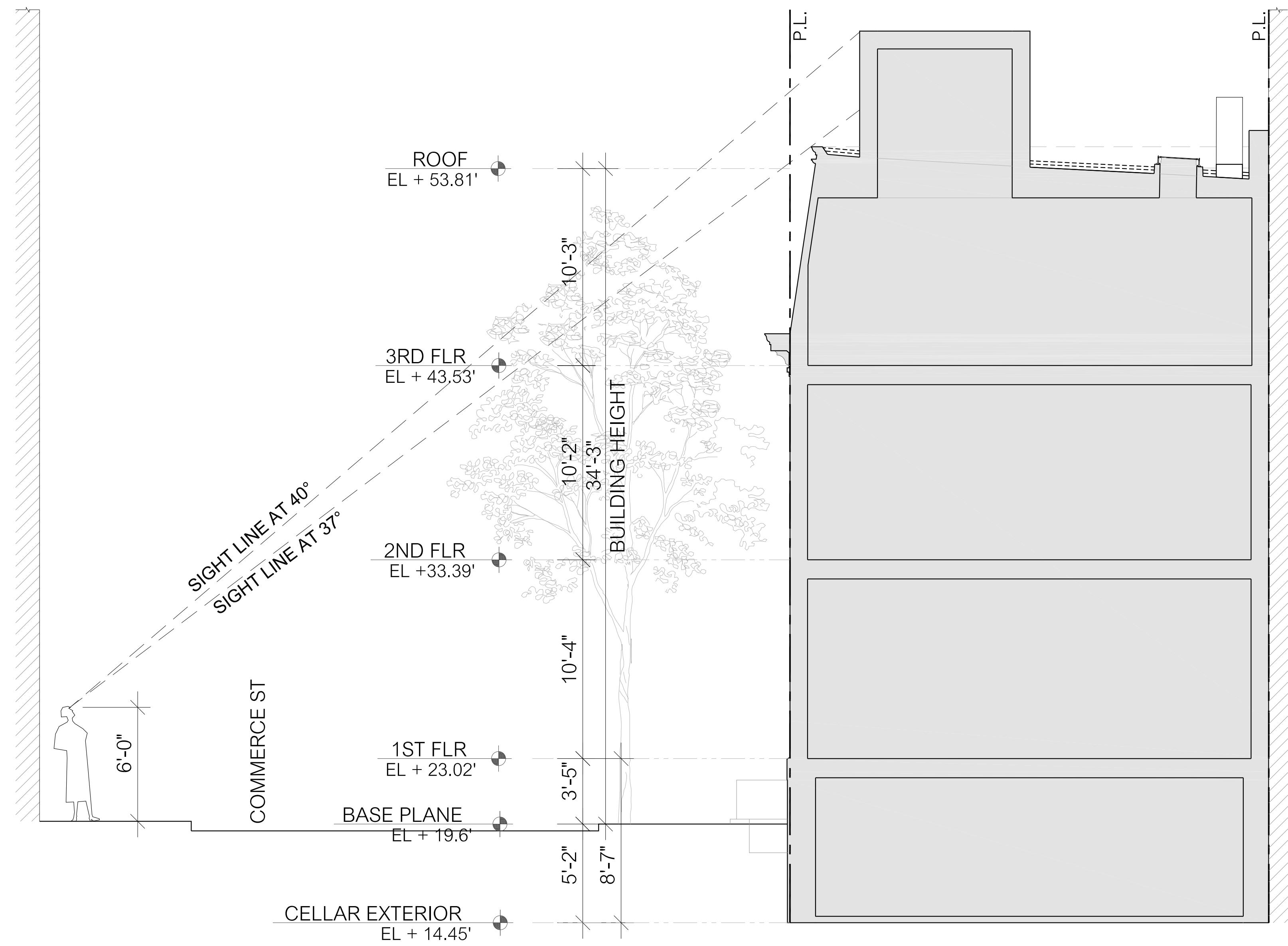
39 COMMERCE EXISTING ROOF PLAN
1/4"=1'



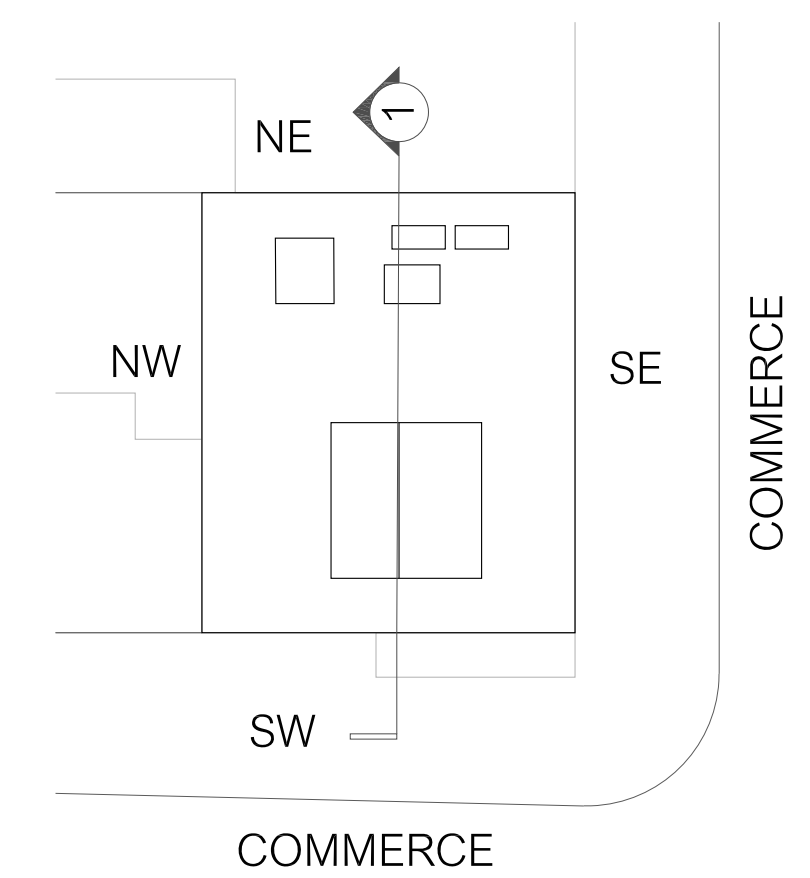
41 COMMERCE EXISTING ROOF PLAN
[NOT IN SCOPE] 1/4"=1'

39 COMMERCE PROPOSED ROOF PLAN
1/4"=1'

SIGHTLINE STUDY PROPOSED SECTIONS

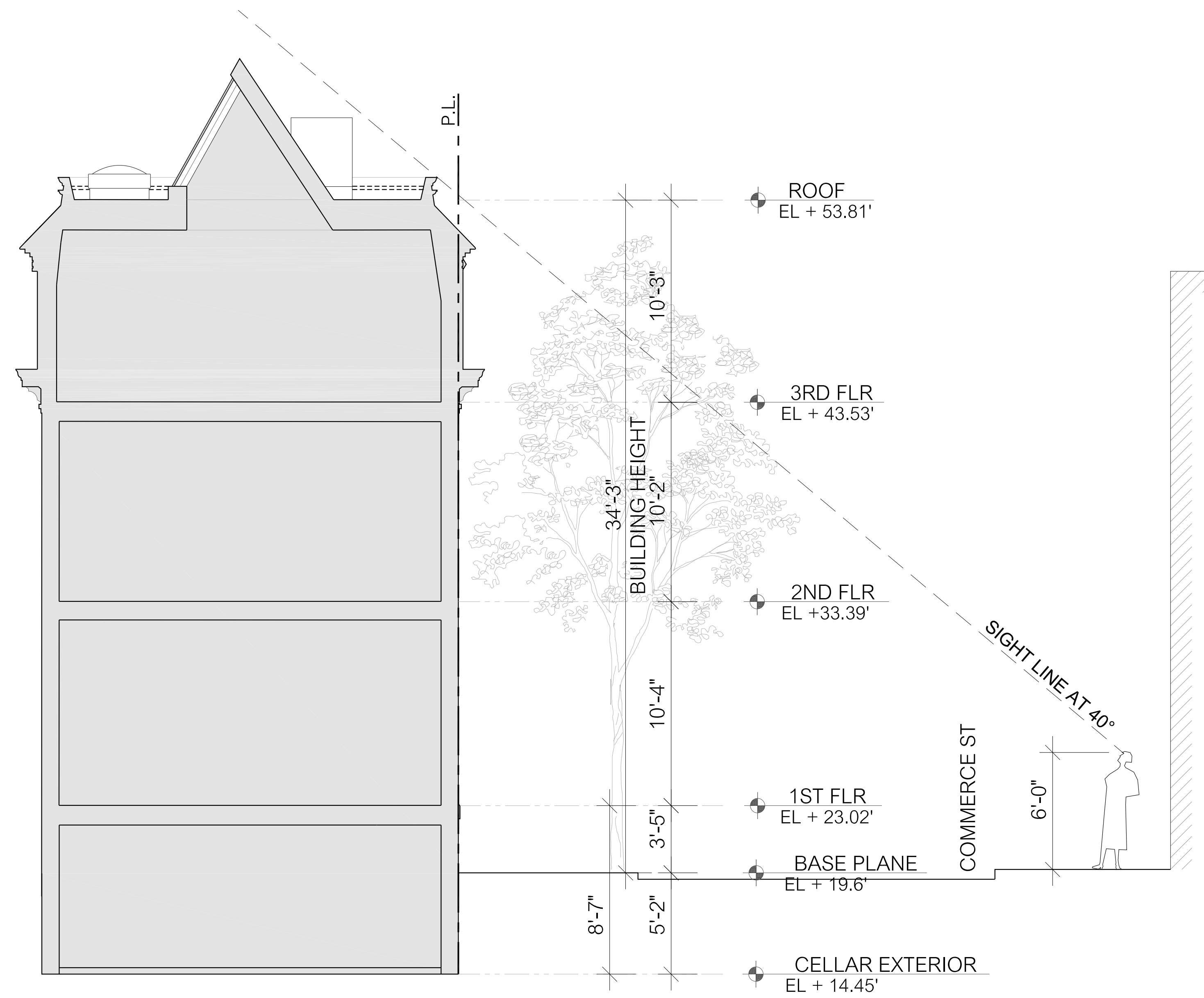


PROPOSED 39 COMMERCE SIGHTLINE SECTION
1/4"=1'

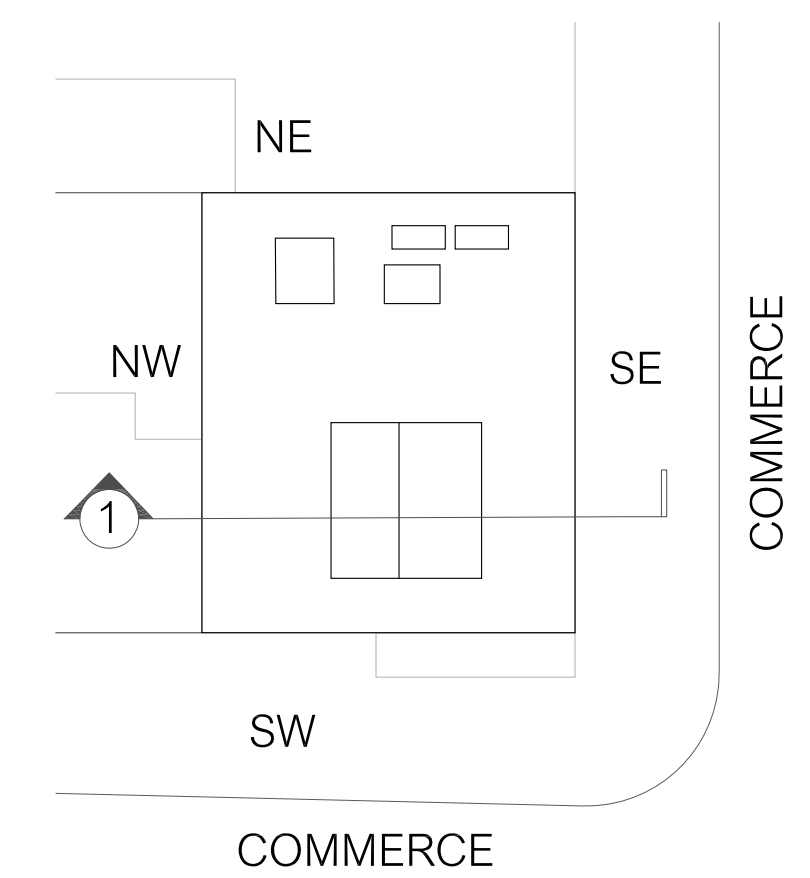


39 COMMERCE PROPOSED KEY PLAN
N.T.S.

SIGHTLINE STUDY PROPOSED SECTIONS



PROPOSED 39 COMMERCE SIGHTLINE SECTION
1/4"=1'



39 COMMERCE PROPOSED KEY PLAN
N.T.S.

EXISTING CONDITIONS



PHOTO OF 41 COMMERCE ST SIMILAR STUDIO SKYLIGHT, 2022
N.T.S.



PHOTO OF 39 COMMERCE ROOF, 2021
N.T.S.



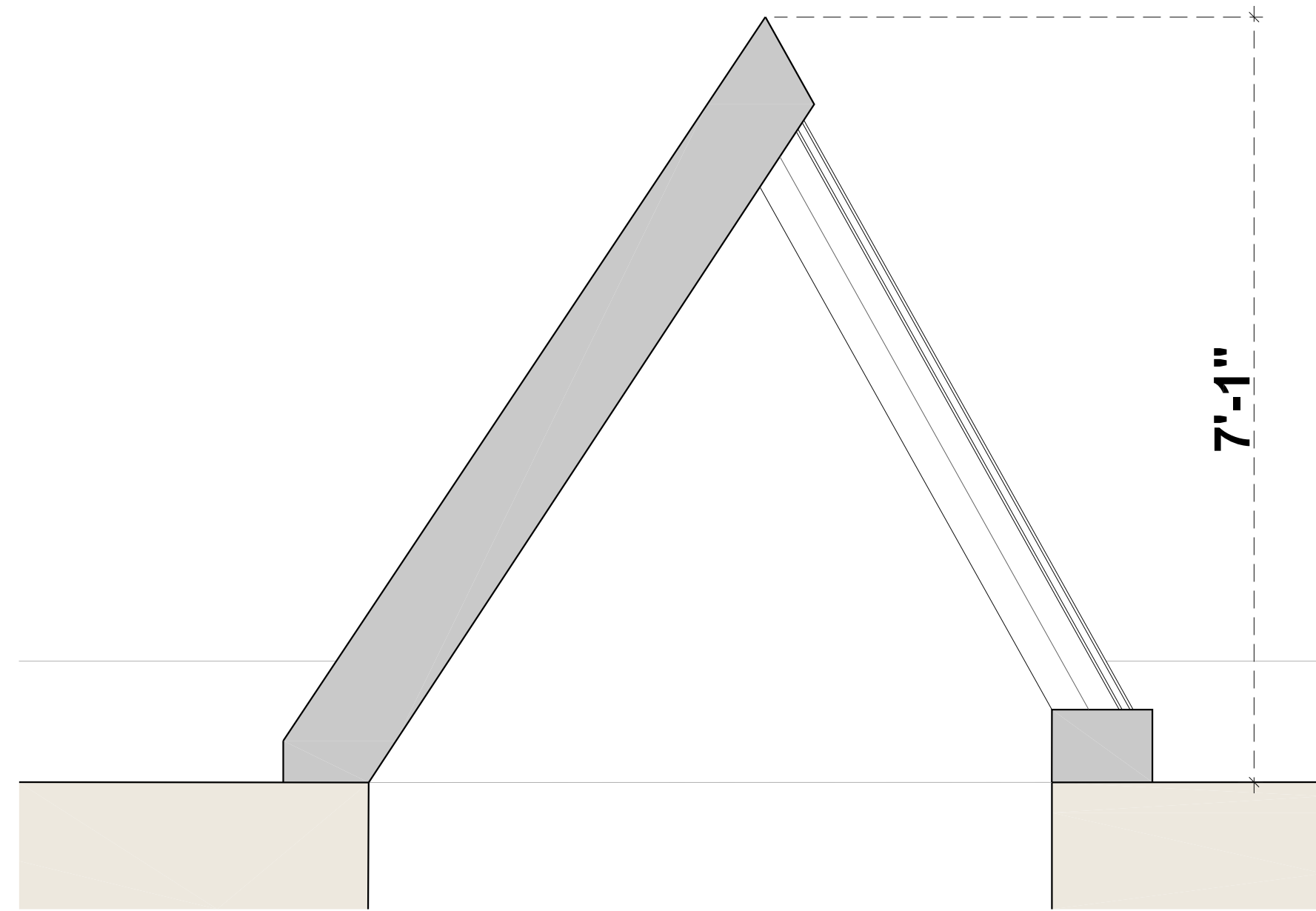
39 COMMERCE ST ROOF CLOSE-UP PHOTO, 2021
N.T.S.



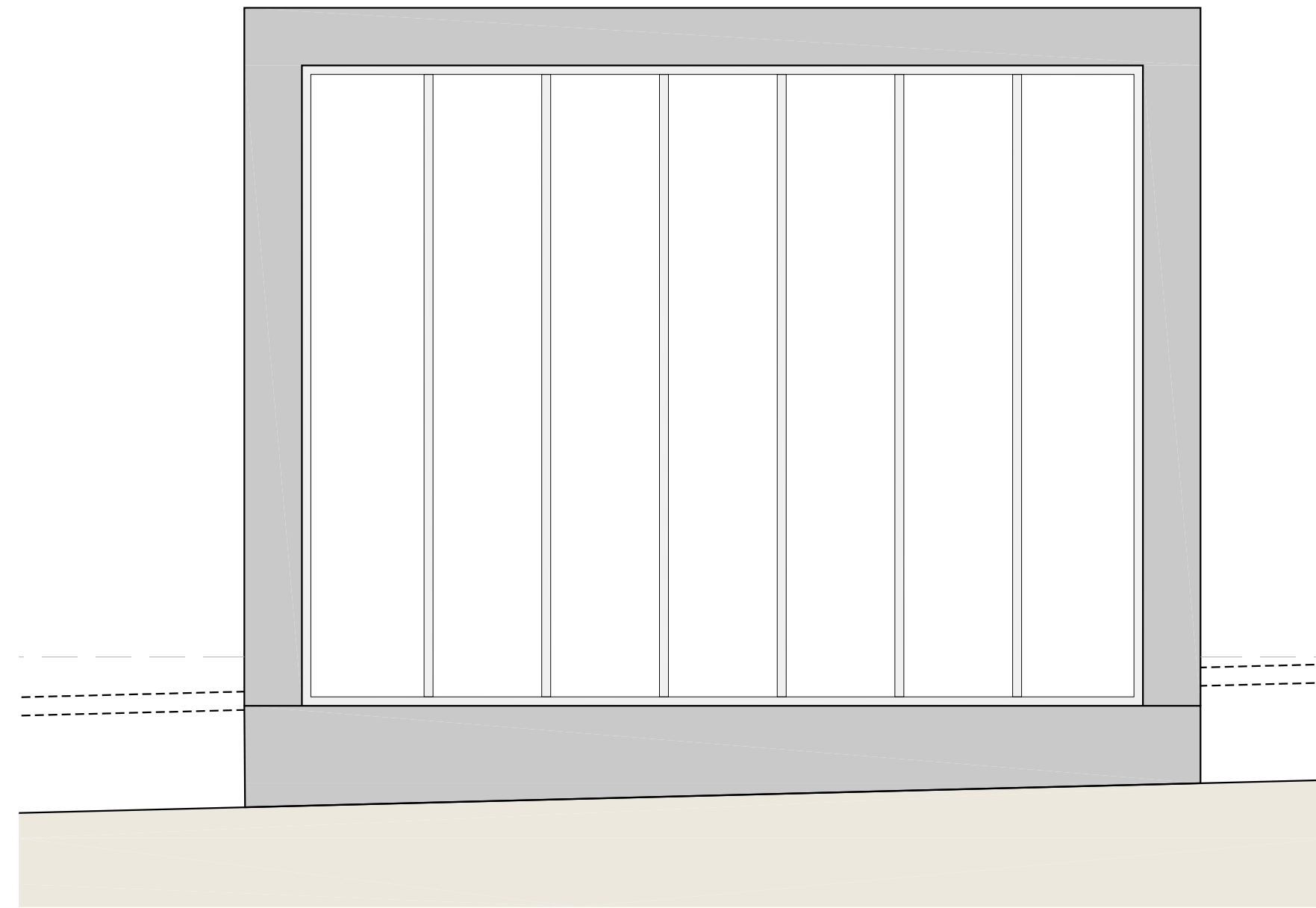
PHOTO OF COMMERCE STREET
SOUTHWEST FACADE, 2021, N.T.S.

AREA OF
INTERVENTION

PROPOSED STUDIO SKYLIGHT DETAILS



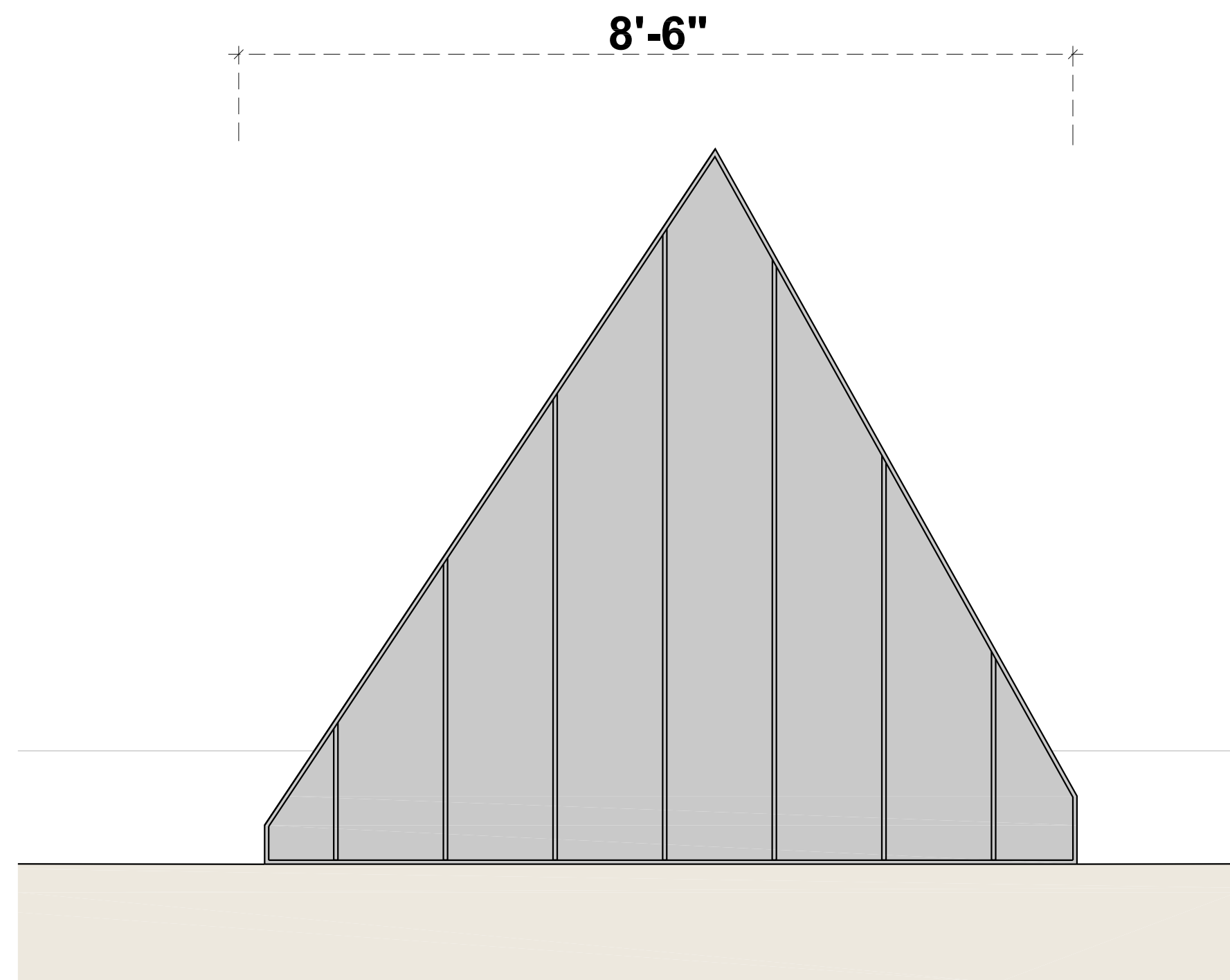
1 SKYLIGHT SECTION DETAIL
3/4"=1'-0"



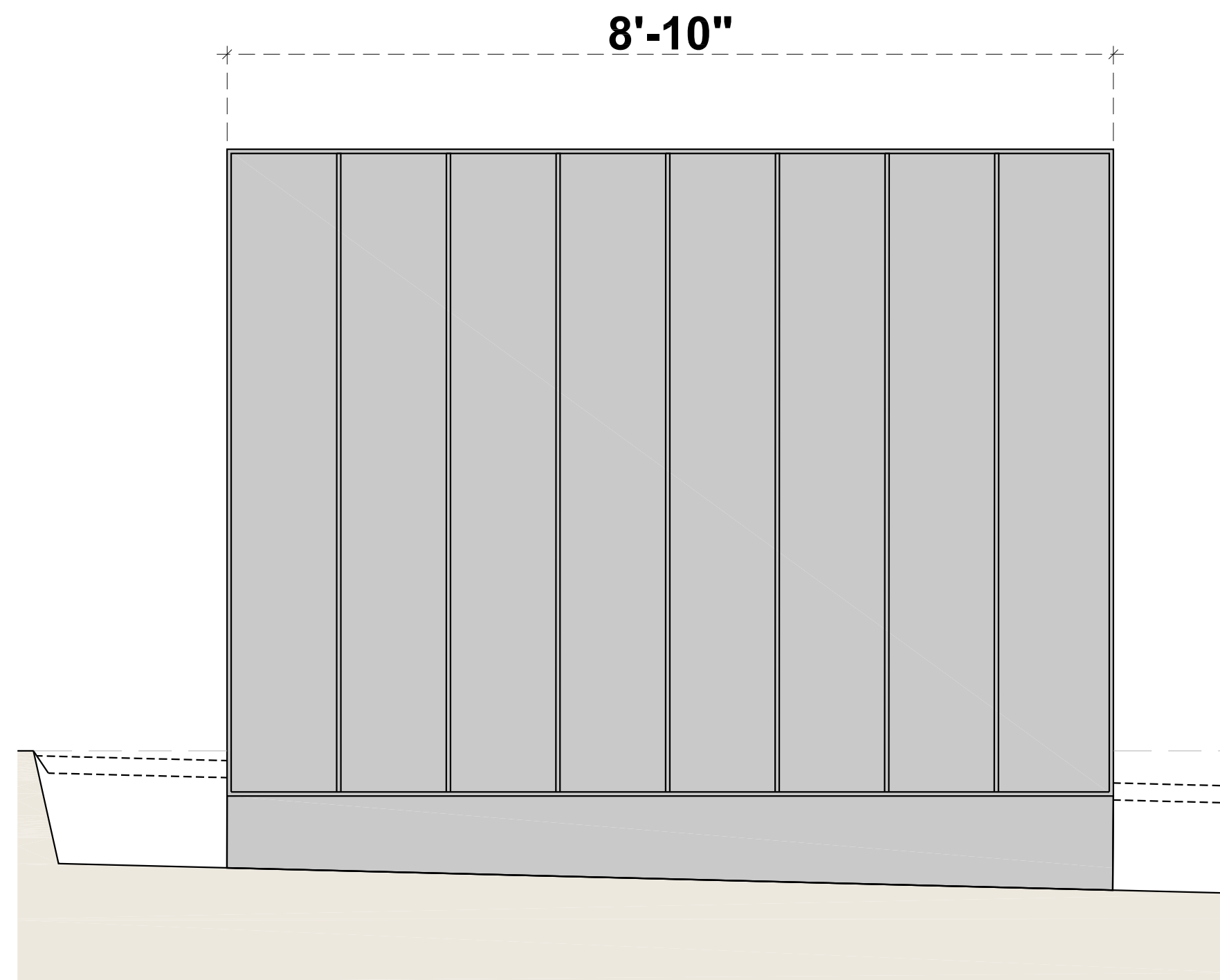
2 SKYLIGHT NORTHWEST ELEVATION
3/4"=1'-0"



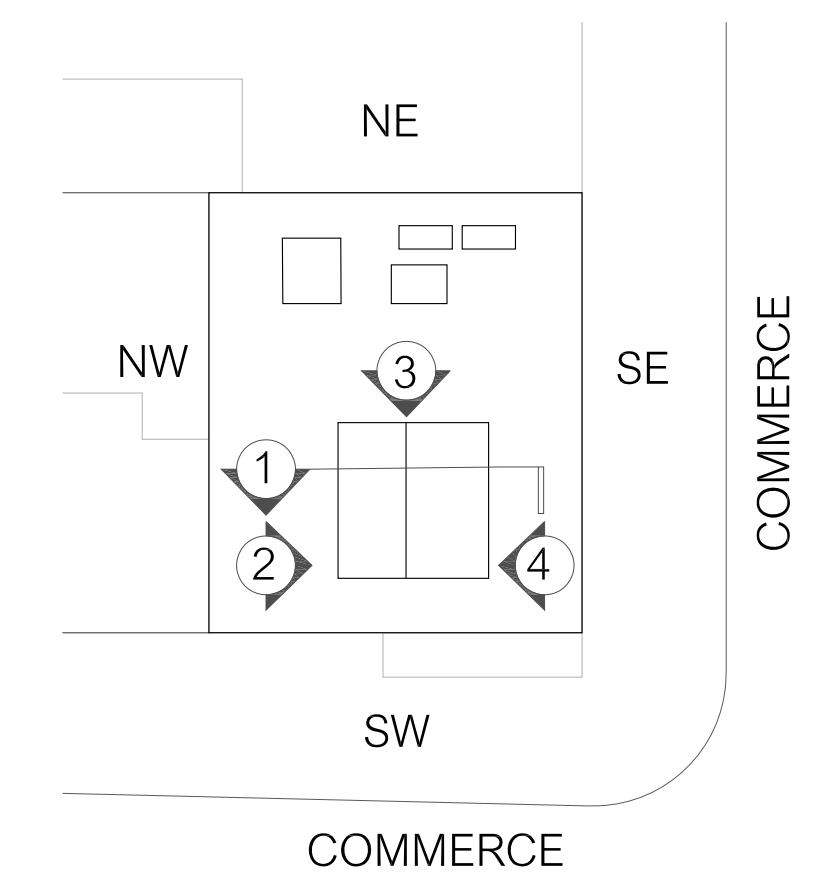
SKYLIGHT MATERIAL
PATINATED ZINC
COLOR: GREY



3 SKYLIGHT SOUTHWEST ELEVATION
3/4"=1'



4 SKYLIGHT SOUTHEAST ELEVATION
3/4"=1'-0"



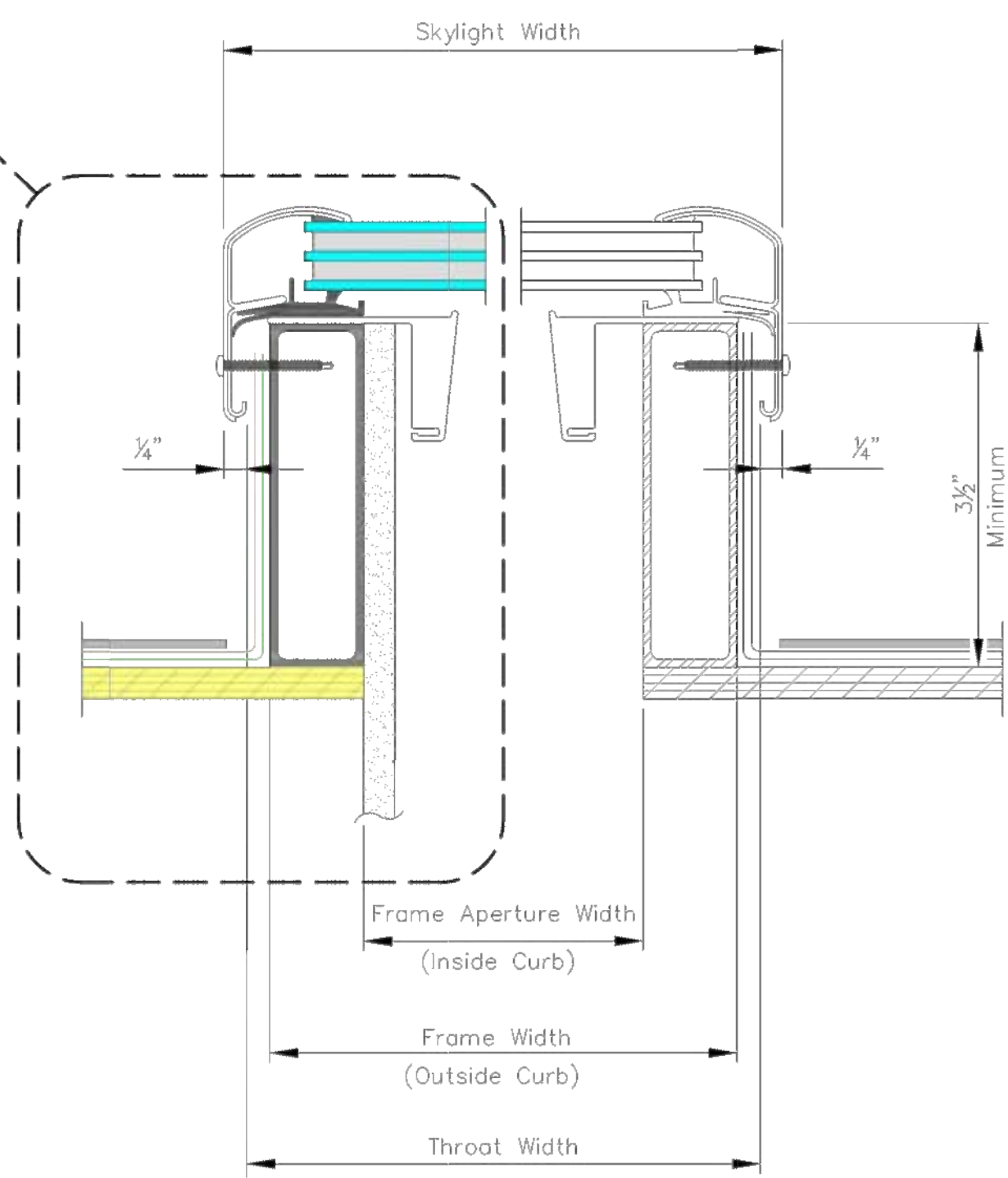
39 COMMERCE PROPOSED KEY PLAN
N.T.S.

MECHANICAL EQUIPMENT, ROOF HATCH, AND SECONDARY SKYLIGHT

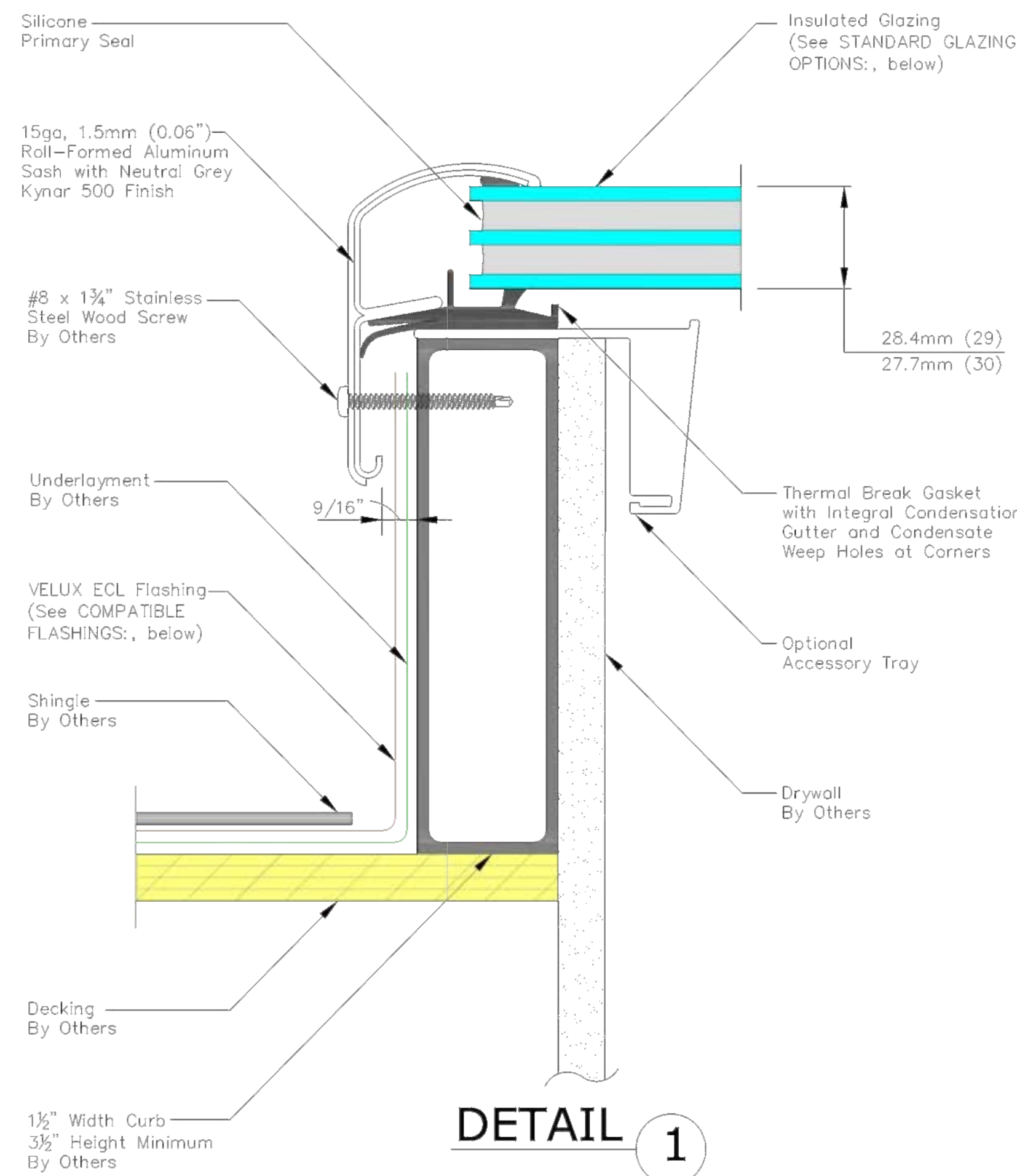
PROPOSED SKYLIGHT DETAILS CUT SHEET



SEE DETAIL 1



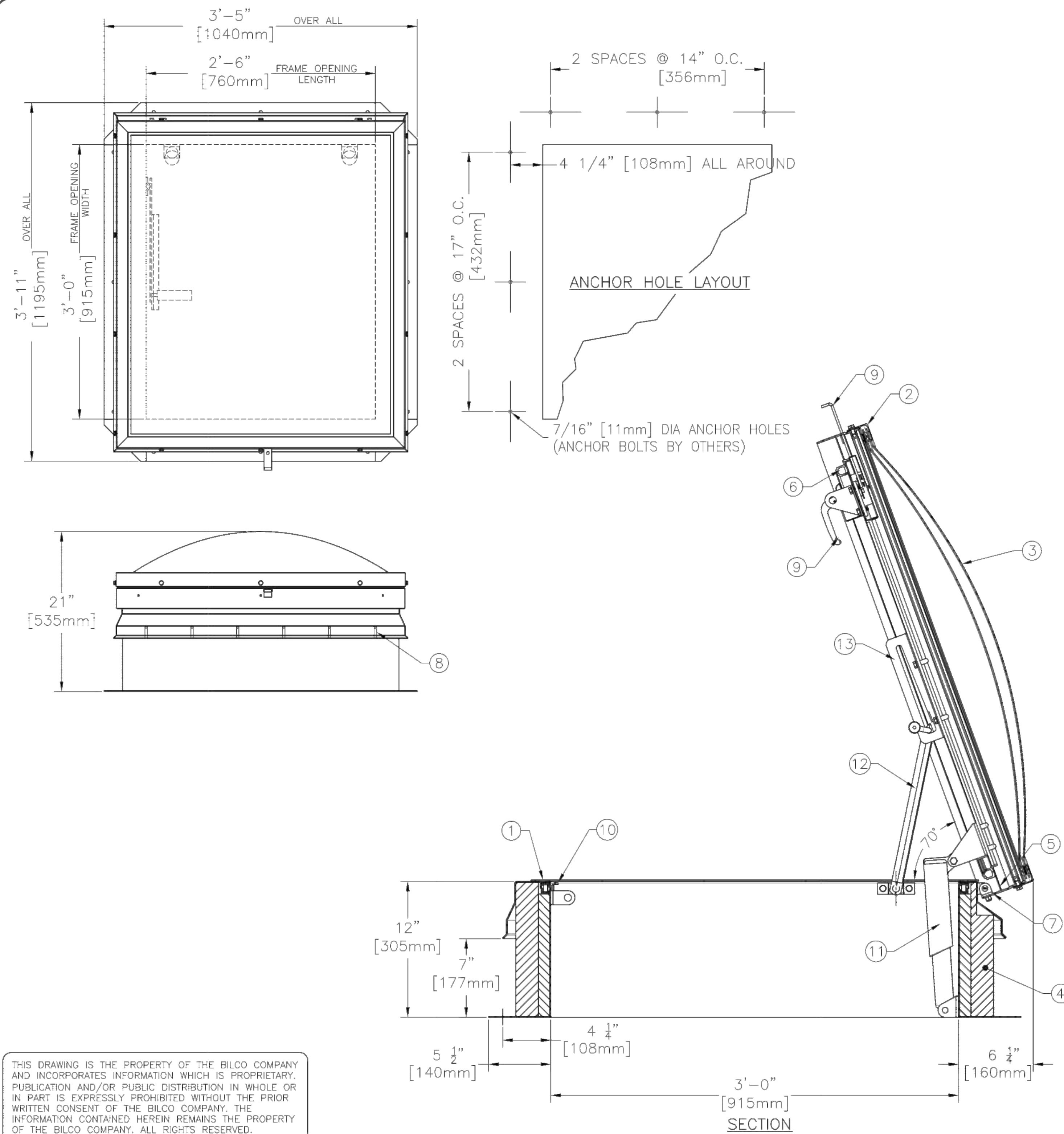
HORIZONTAL CROSS SECTION



DETAIL 1



PROPOSED ROOF HATCH DETAILS CUT SHEET



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SPECIFICATIONS

1. THERMALLY BROKEN CURB W/ INTEGRAL CAPFLASHING 11 GA. ALUMINUM (CORNERS FULLY WELDED)
2. EXTRUDED ALUMINUM COVER FRAME
3. DOUBLE DOME W/ SEALANT ALL AROUND (CLEAR POLYCARBONATE OVER CLEAR POLYCARBONATE)
4. 3" [75mm] POLYISOCYANURATE CURB INSULATION
5. CONDENSATE CHANNEL W/ DRAINAGE TO EXTERIOR
6. EPDM GASKET (ALL AROUND COVER)
7. PINTLE HINGE - STAINLESS STEEL TYPE 316
8. Bilclip® FLASHING SYSTEM
9. SLAM LATCH WITH INSIDE AND OUTSIDE HANDLES W/ PADLOCK HASPS
10. LOCK STRIKE AND PADLOCK HASP
11. LIFTING MECHANISM WITH REINFORCED COMPOSITE TUBES AND COMPRESSION SPRINGS
12. AUTOMATIC HOLD OPEN ARM W/ RED VINYL GRIP AND COVER RELEASE
13. ARM GUIDE BRACKET

SHOP FINISH

ALUMINIUM: MILL FINISH
 HARDWARE: CORROSION RESISTANT (UNLESS OTHERWISE SPECIFIED)

NOTES:

1. THIS PRODUCT MAY BE INSTALLED ON EITHER A FLAT OR SLOPING ROOF. WHEN INSTALLED ON A SLOPE, THE HINGE SIDE MUST RUN PARALLEL WITH THE SLOPE. IF SLOPE EXCEEDS 30°, ADVISE FACTORY FOR MODIFICATION.
2. FULL SPECIFICATIONS ARE AVAILABLE ON WEBSITE: www.bilco.com

CUSTOMER

P.O. NO.

JOB

SALES REP.

Bilco® Manufacturers of Doors for Special Services
 THE BILCO COMPANY
 New Haven, Connecticut 06505

SINGLE LEAF ROOF ACCESS HATCH TYPE GS-50TB

QTY	TYPE	SIZE WIDTH x LENGTH
□	GS-50TB	3'-0" x 2'-6" 915mm x 760mm HINGE SIDE

WEB SITE: www.bilco.com



GS-50TB

The current proposal is:

Preservation Department – Item 6, LPC-23-00987

39 Commerce Street – Greenwich Village Historic District Borough of Manhattan

To Testify Please Join Zoom

Webinar ID: 846 5008 0041

Passcode: 554001

By Phone: 1 646-558-8656 US (New York)

877-853-5257 (Toll free) US

888 475 4499 (Toll free)

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