

The current proposal is:

Preservation Department – Item 5, LPC-23-00004

95 Bedford Street – Greenwich Village Historic District Borough of Manhattan

To Testify Please Join Zoom

Webinar ID: 857 9328 6573

Passcode: 043215

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

877-853-5257 (Toll free) US

888 475 4499 (Toll free)

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.

West Village Townhouse

NEW YORK CITY LANDMARKS PRESERVATION COMMISSION

OCTOBER 18, 2022

95 BEDFORD STREET
NEW YORK, NY 10014

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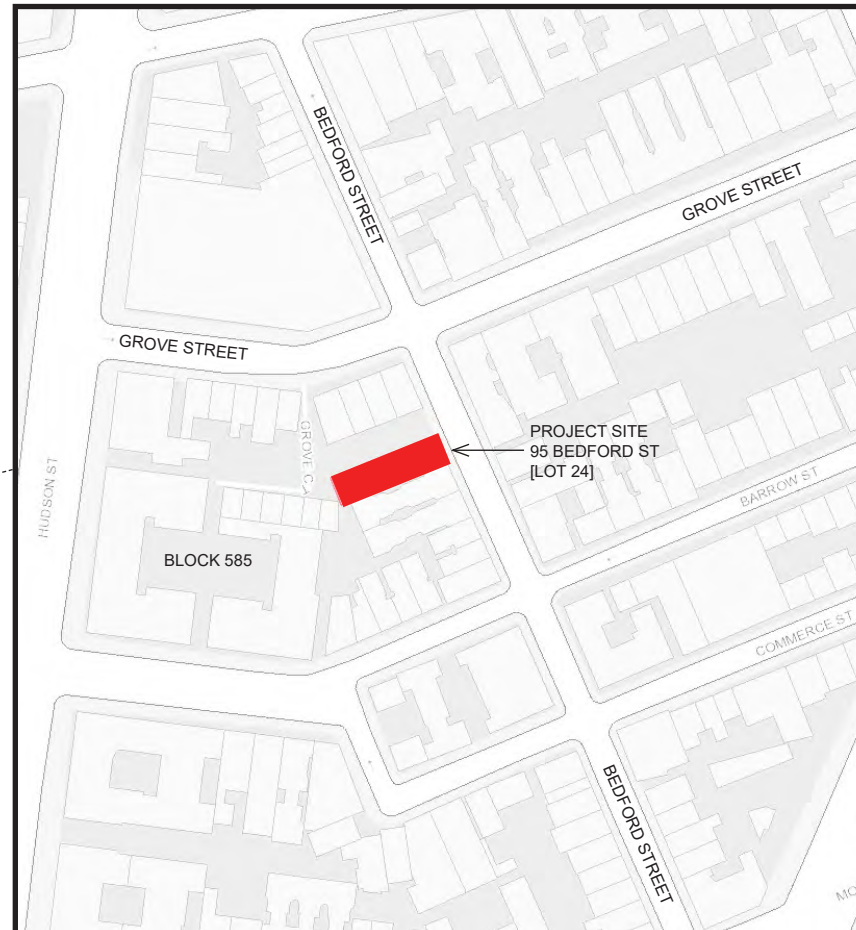
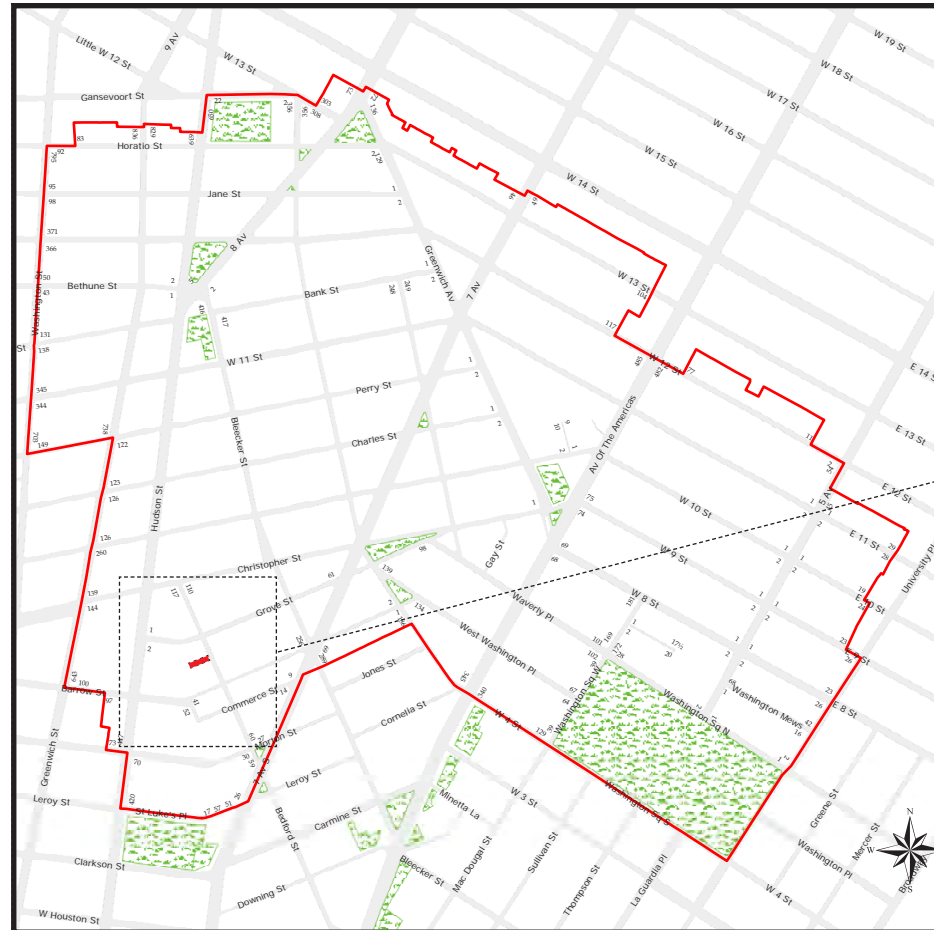
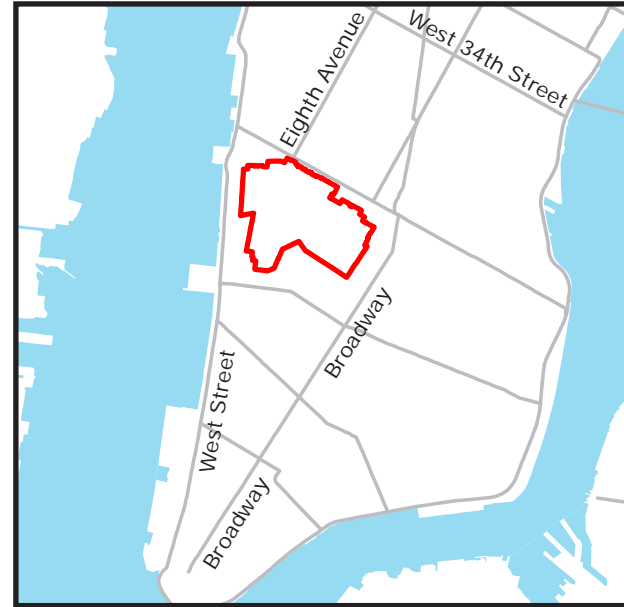
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Altieri Sebor Wieber LLC

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Greenwich Village Historic District
Manhattan
Designated April 29, 1969

 Historic District Boundaries

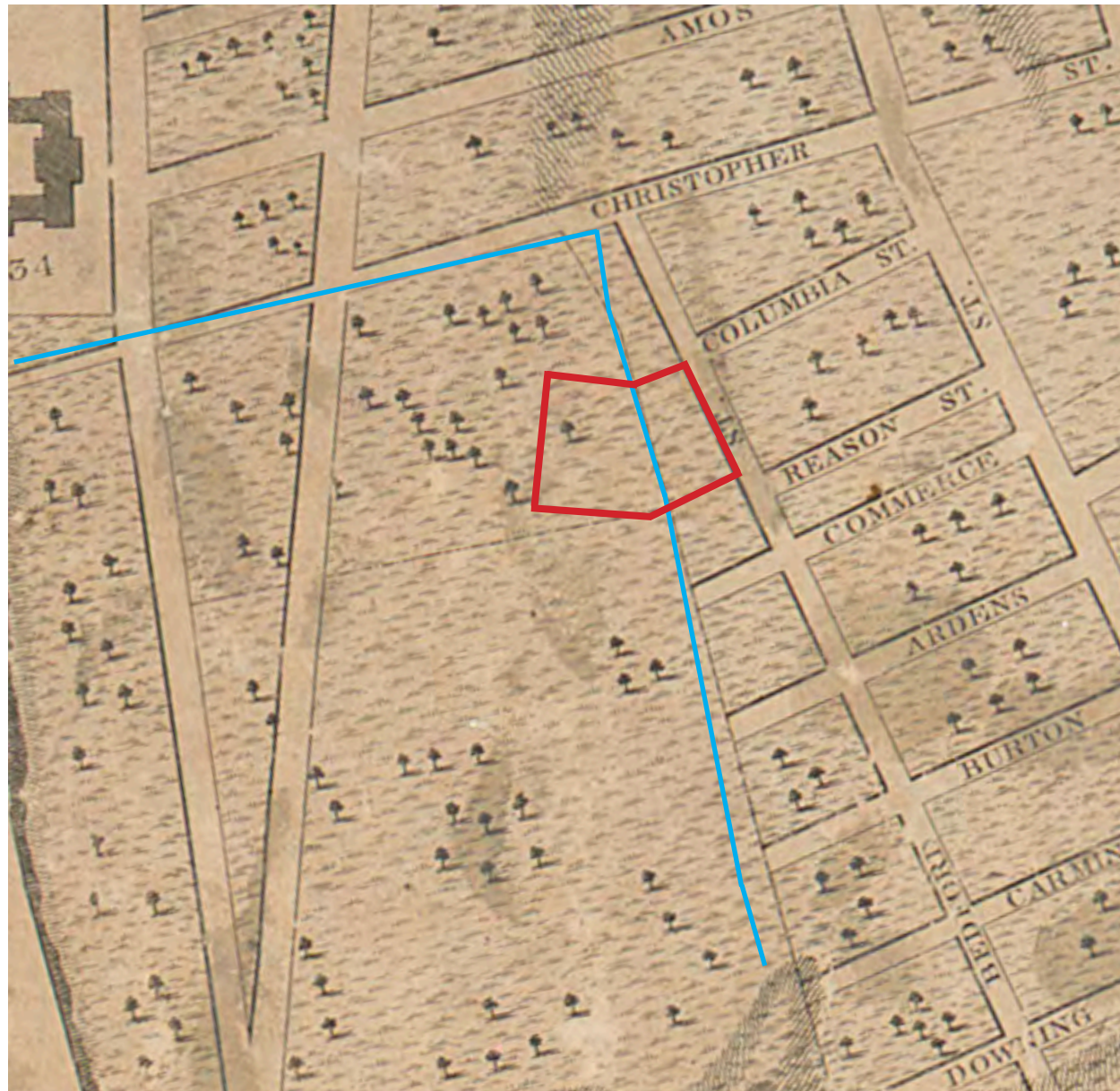




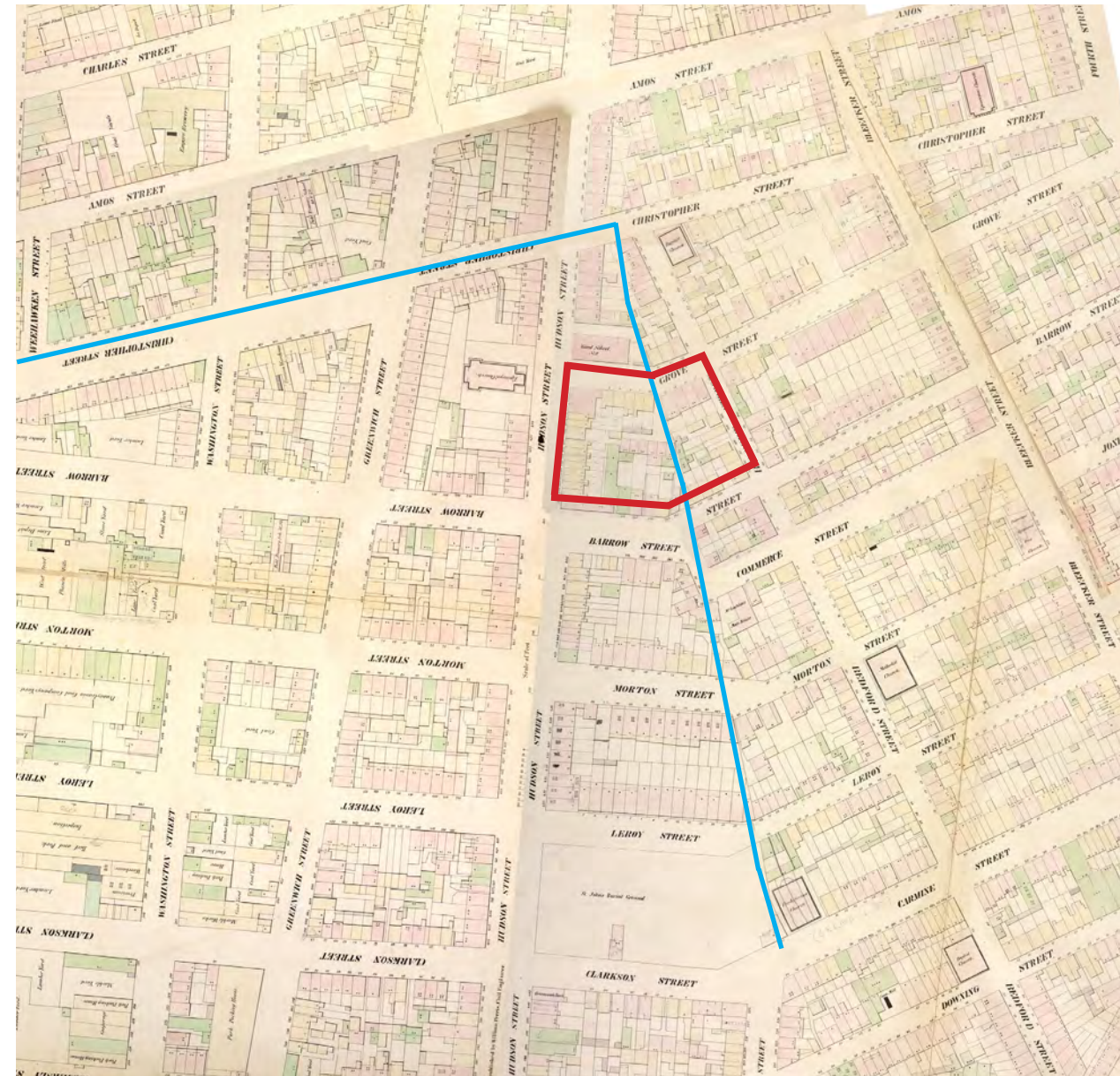
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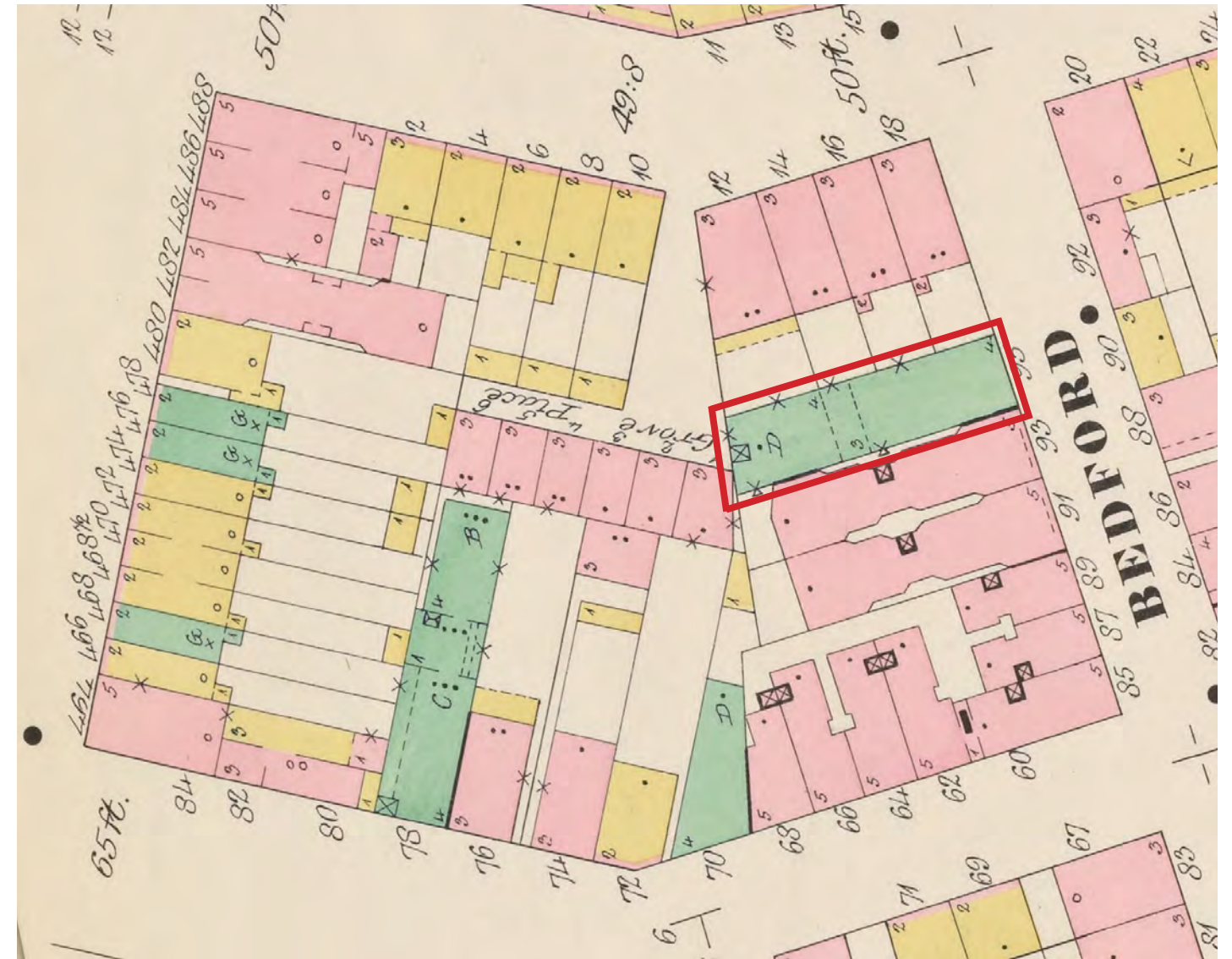
PROPOSED



1803 GOERCK MAP SHOWING AN APPROXIMATE OUTLINE OF THE BLOCK WHERE 95 BEDFORD ST IS PRESENTLY LOCATED. THE BLUE LINE SHOWS THE BOUNDARIES OF THE TRINITY CHURCH PROPERTY



1854 PERRIS MAP SHOWING THE BLOCK CONFIGURATION (NYPL)

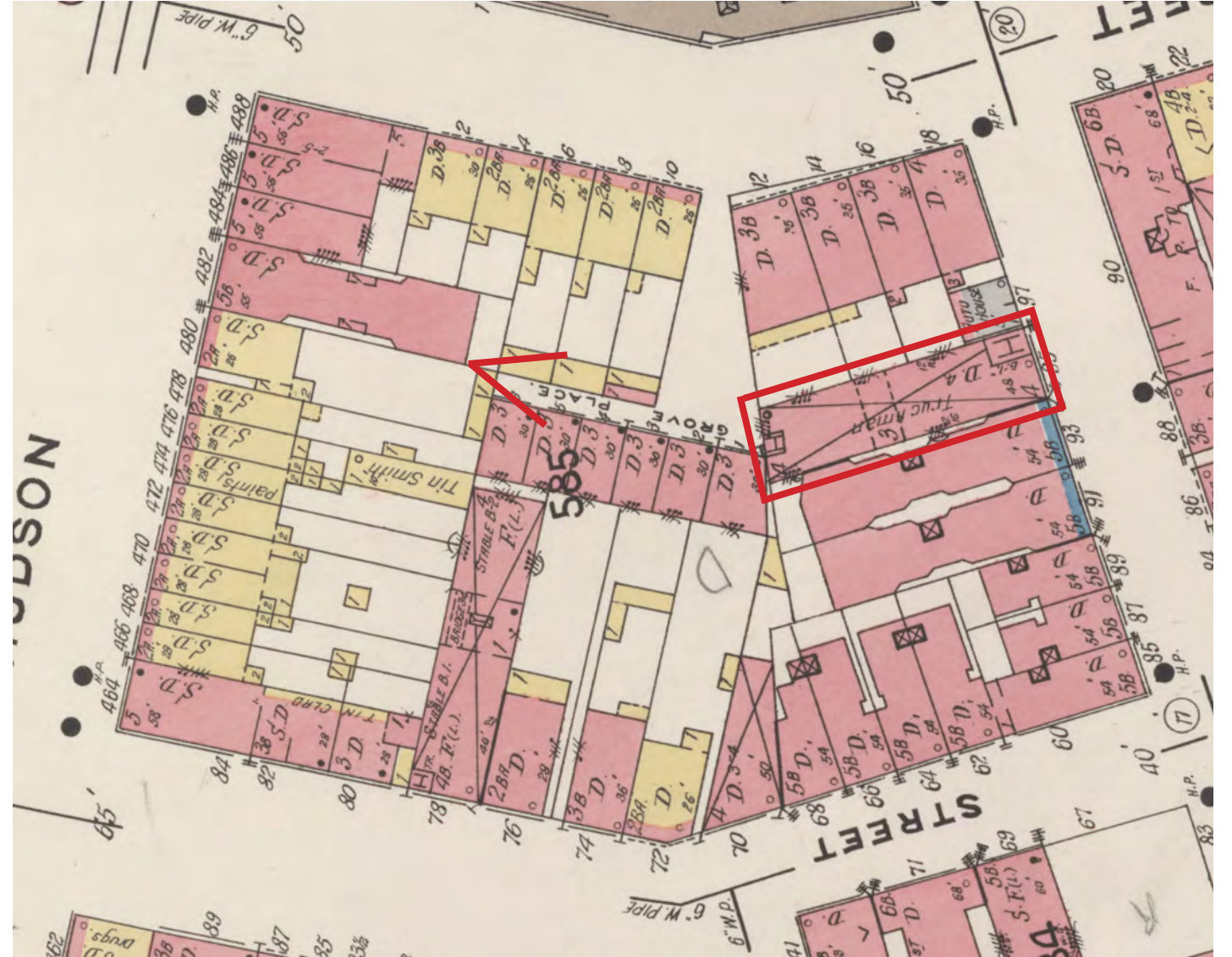


1854 PERRIS MAP SHOWING THE BLOCK CONFIGURATION (NYPL)

1895 SANBORN MAP AFTER CONSTRUCTION OF 95 BEDFORD (NYPL)



1927 VIEW LOOKING AT THE REAR OF 95 BEDFORD FROM GROVE COURT (NYPL)



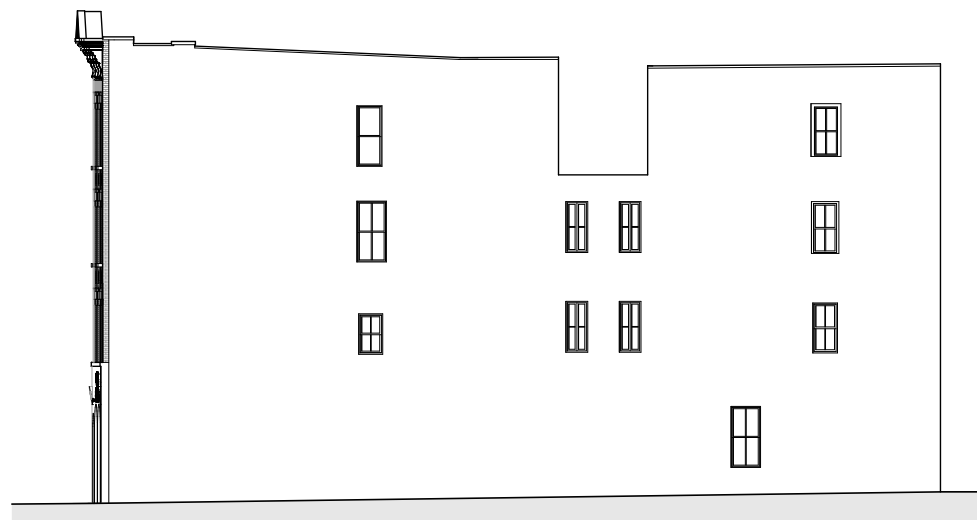
1921 SANBORN MAP AFTER CONSTRUCTION OF 95 BEDFORD (NYPL)



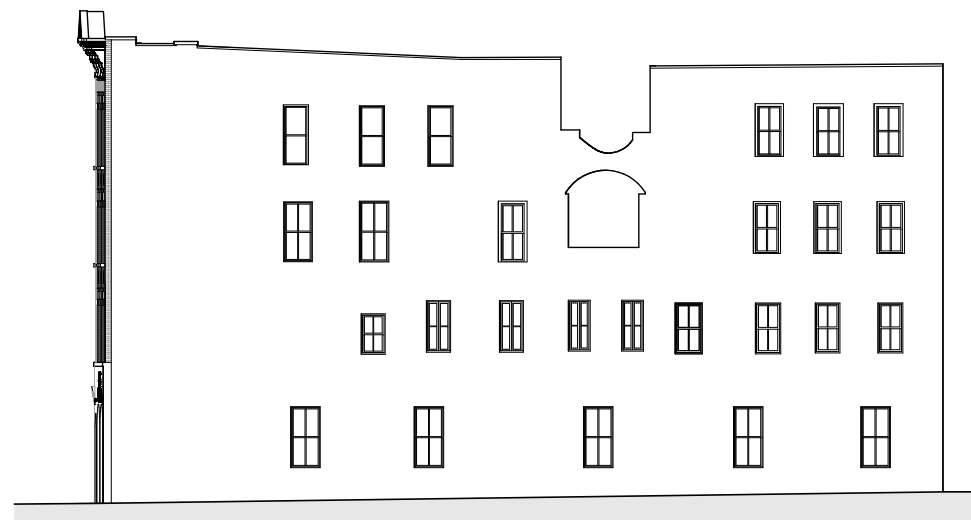
1940 TAX PHOTOGRAPH OF 95 BEDFORD ST
(MUNICIPAL ARCHIVES)



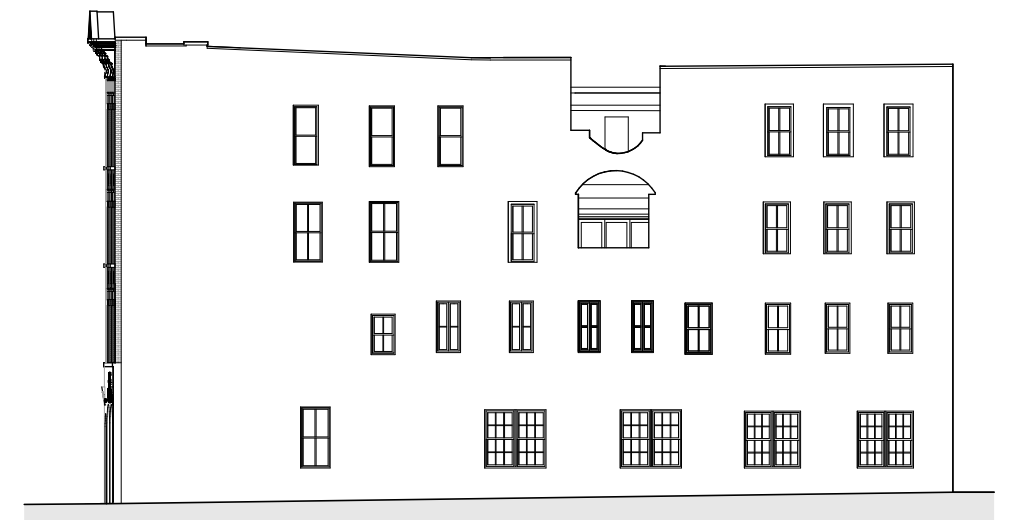
CA. 1965 DESIGNATION PHOTO (LPC)



1904



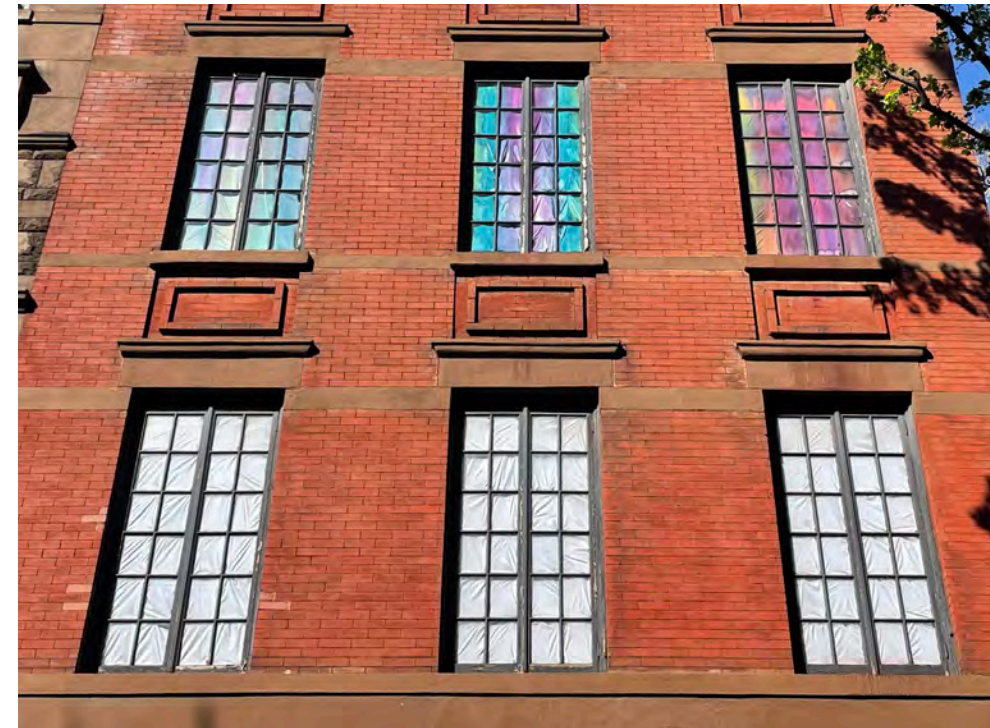
1931



1965



OVERALL VIEW OF THE BUILDING



DETAIL VIEW OF THE UPPER STORIES



DETAIL VIEW OF BASE

VIEW OF THE ROOF AT THE FRONT SECTION OF THE BUILDING



VIEW OF THE ROOF AT THE REAR SECTION OF THE BUILDING



DETAIL VIEW OF THE NORTH ELEVATION

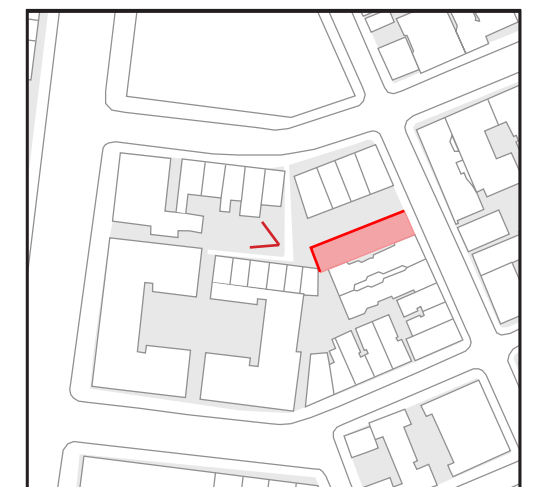


VIEW OF THE INTERIOR COURT LOOKING DOWN FROM THE ROOF





OVERALL VIEW OF THE REAR FROM GROVE COURT,
A NON-PUBLIC ALLEY





LONDON PLANE TREE



ARTIST WINDOW (75 BEDFORD ST)



HIDDEN SCULPTURAL ROOF (93 READE)



EXPOSED WOODEN BEAMS (95 BEDFORD ST)



EXPRESSIVE ROOFS (AS SEEN FROM 95 BEDFORD ST)





2. PARAMETRIC & HOLISTIC DESIGN METHOD

Use of 3D design tools and highly accurate point cloud scans of the existing conditions allow for greater accuracy of the negotiating and restoration of historical elements, such as the existing beams, signage on the facade, and cornice.



3. HEALTHY & ECOLOGICAL TECHNOLOGY

Using materials that have a low carbon impact (mass timber, clay-lime walls, cellulose insulation) and implementing various passive (passive ventilation, naturally regulated humidity, thermal mass temperature regulation) and active (PV shingles, smart membranes, energy recovery ventilators) sustainable strategies will help achieve a carbon-neutral home.

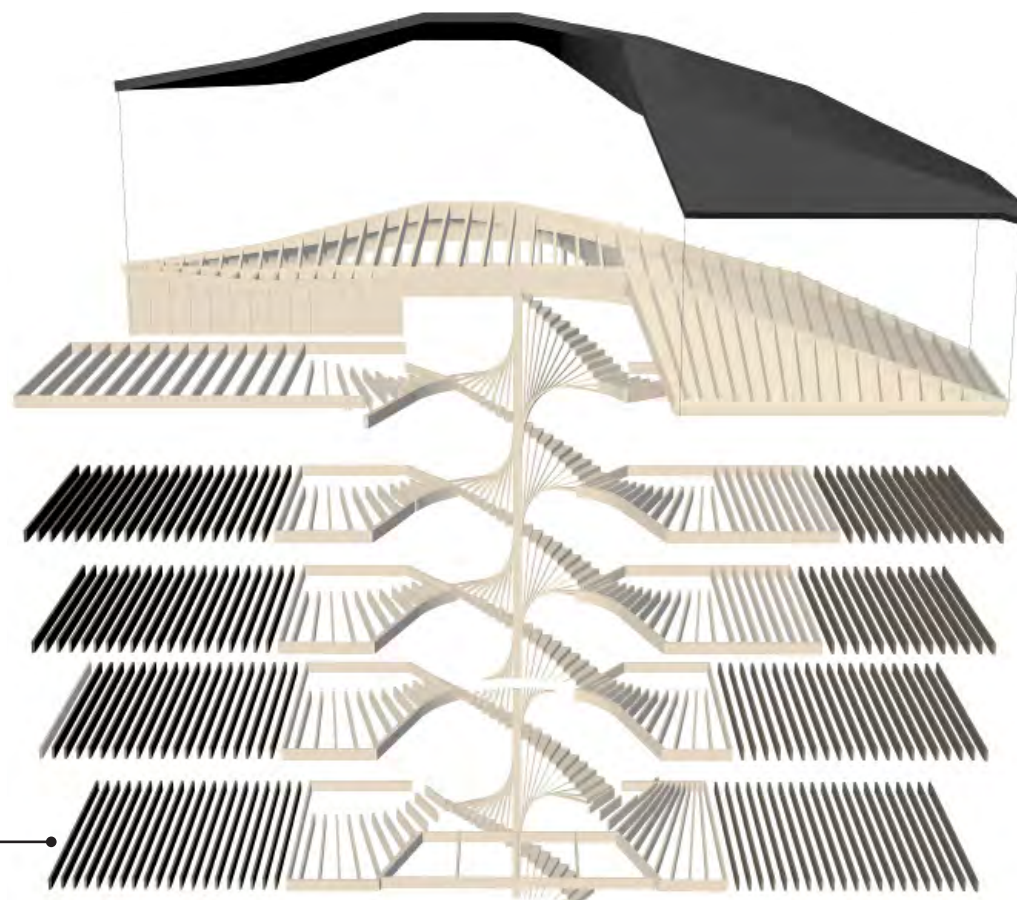
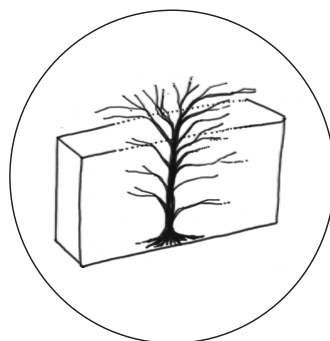
4. STATE OF THE ART TIMBER FABRICATION



A digital fabrication approach allows for many of the building elements to be fabricated off-site and therefore reduce the impact of on-site construction to the neighbors. These elements include the roof, new timber joists, interior partitions, the 5-story stair, and the ceilings.

1. NATURAL, SENSUAL, ORGANIC EXPERIENCE

The giant London plane tree that towers over Grove Court gave inspiration to the new interior timber structure which grows within the historical wrapper and integrates with the existing wood structure. Expressing the use of materials like mass timber and strategically placed skylights will evoke a sense of being surrounded by nature.



DARKER BEAMS- EXISTING WOOD STRUCTURE

LIGHTER BEAMS - NEW WOOD STRUCTURE

5. CONTINUAL RE-INTERPRETATION



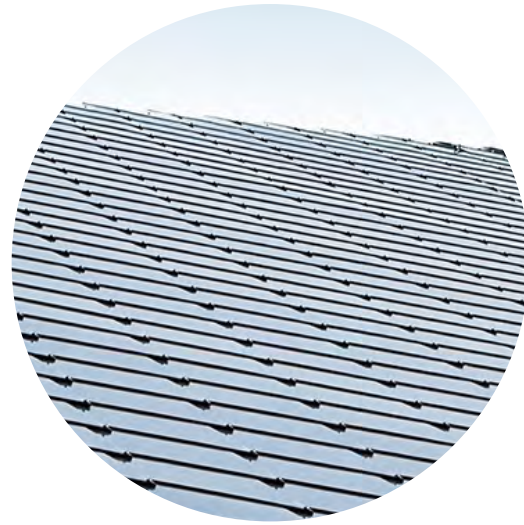
Preservation through adaptive reuse: 95 Bedford has a long history of change and evolution; a carriage and livery stable, a factory, an office and warehouse with apartments, an artist's studio and home with apartments, and now a designer's studio and family home.



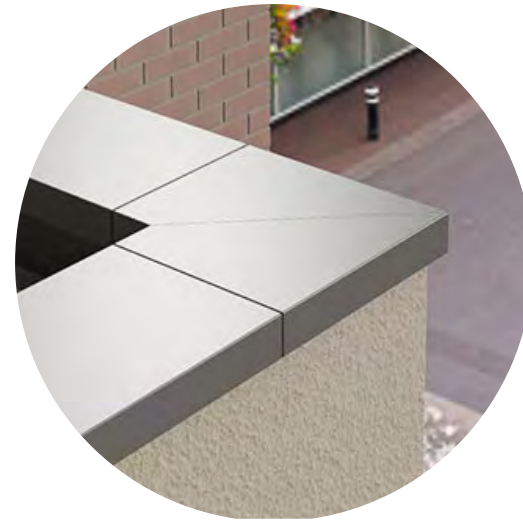
EXISTING



PROPOSED



PV PANLES



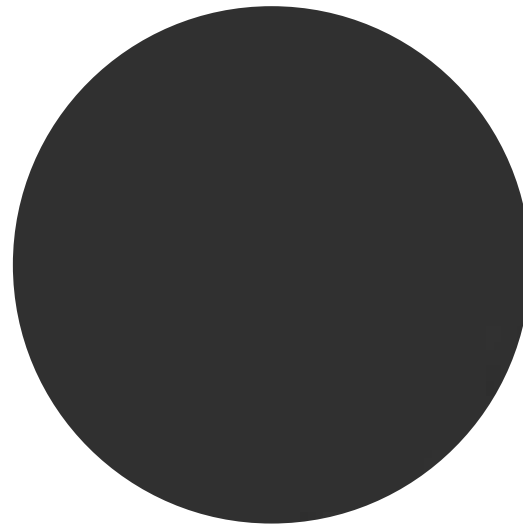
PAINTED METAL



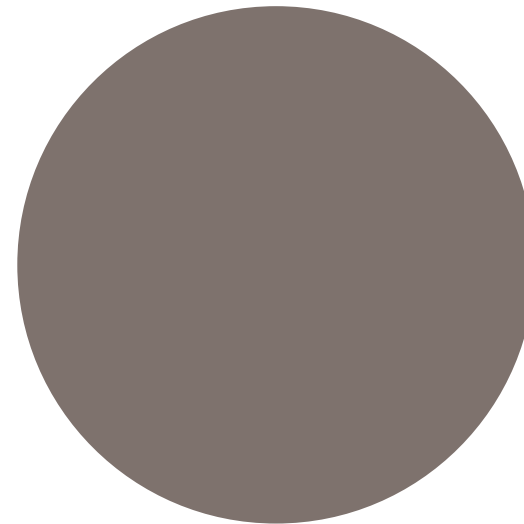
GLASS RAILING



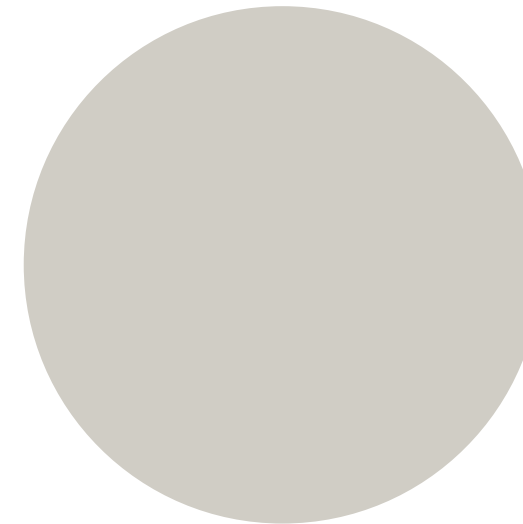
DOUGLAS FIR WOOD



SHERWIN WILLIAMS CAVIAR
PAINT FOR FRONT DOORS,
WINDOW FRAMES, AND
CORNICE



PAINT TO MATCH BROWN-
STONE FOR HORIZONTAL
TRIM AND SILLS



BM NIMBUS PAINT FOR EAST
ELEVATION BASE &
NORTH & WEST ELEVATION



EXISTING



PROPOSED (NO VEGETATION)

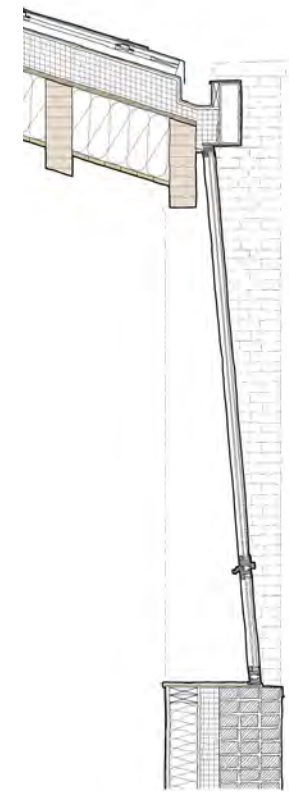




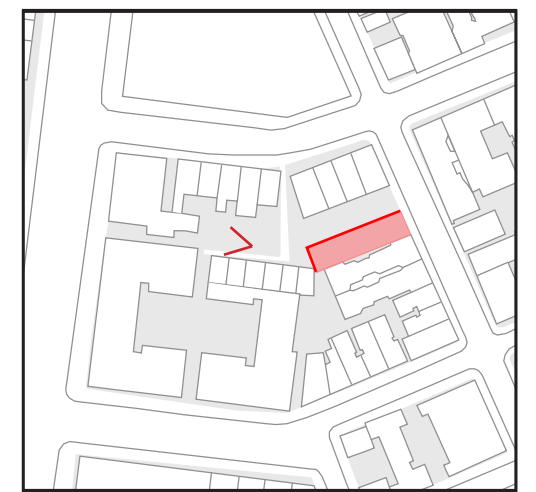
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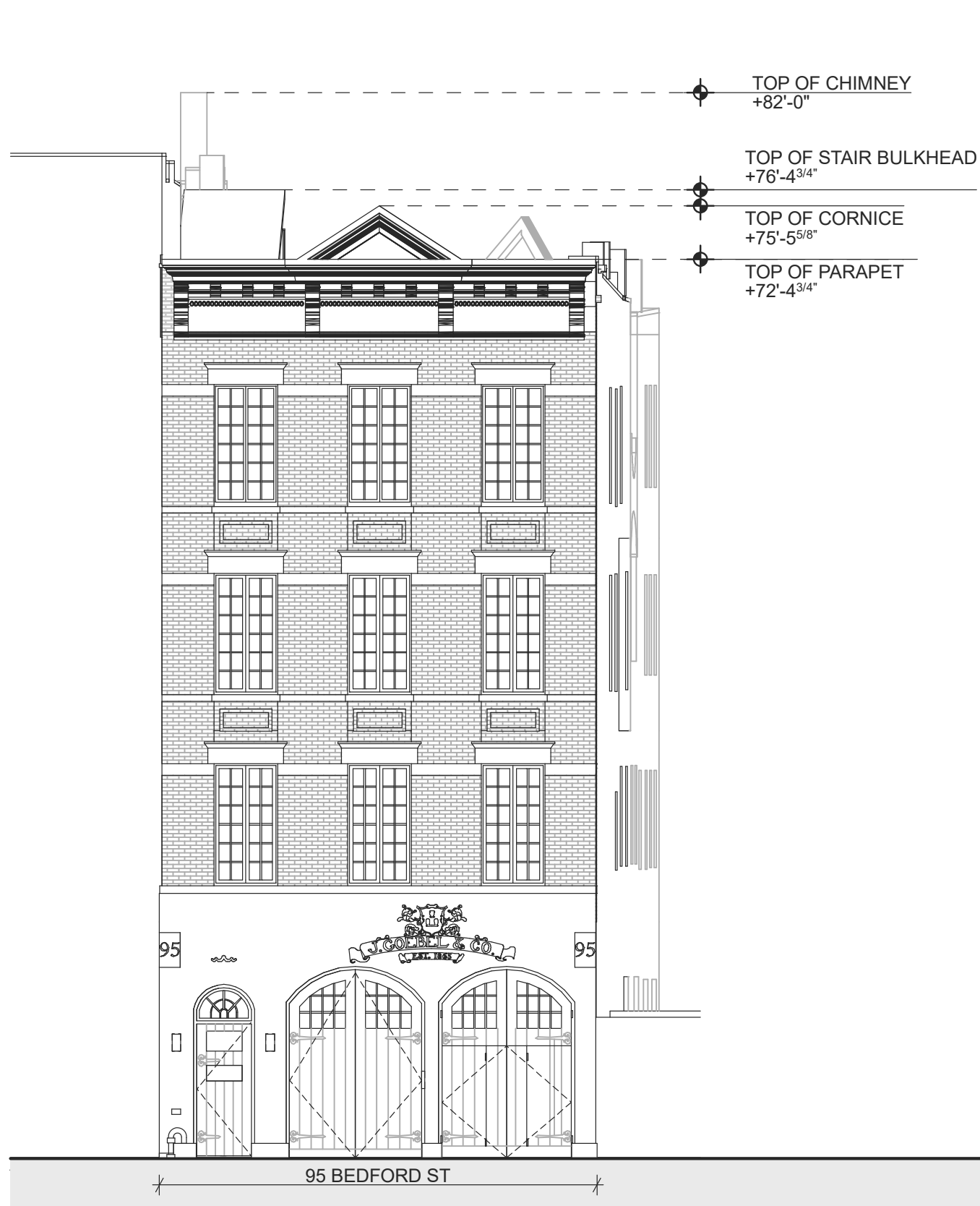


PROPOSED

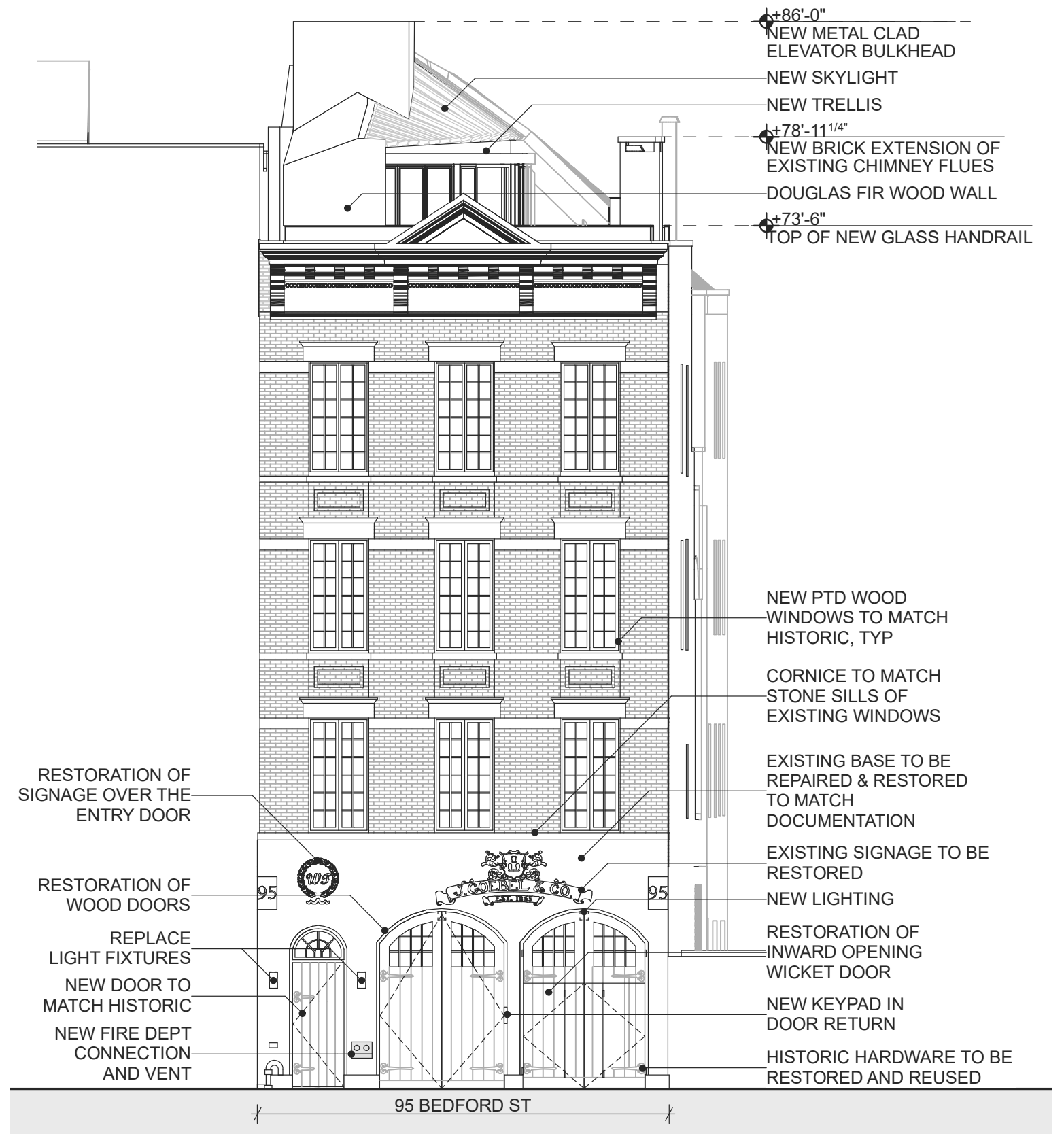


SECTION THROUGH
ARTIST WINDOW

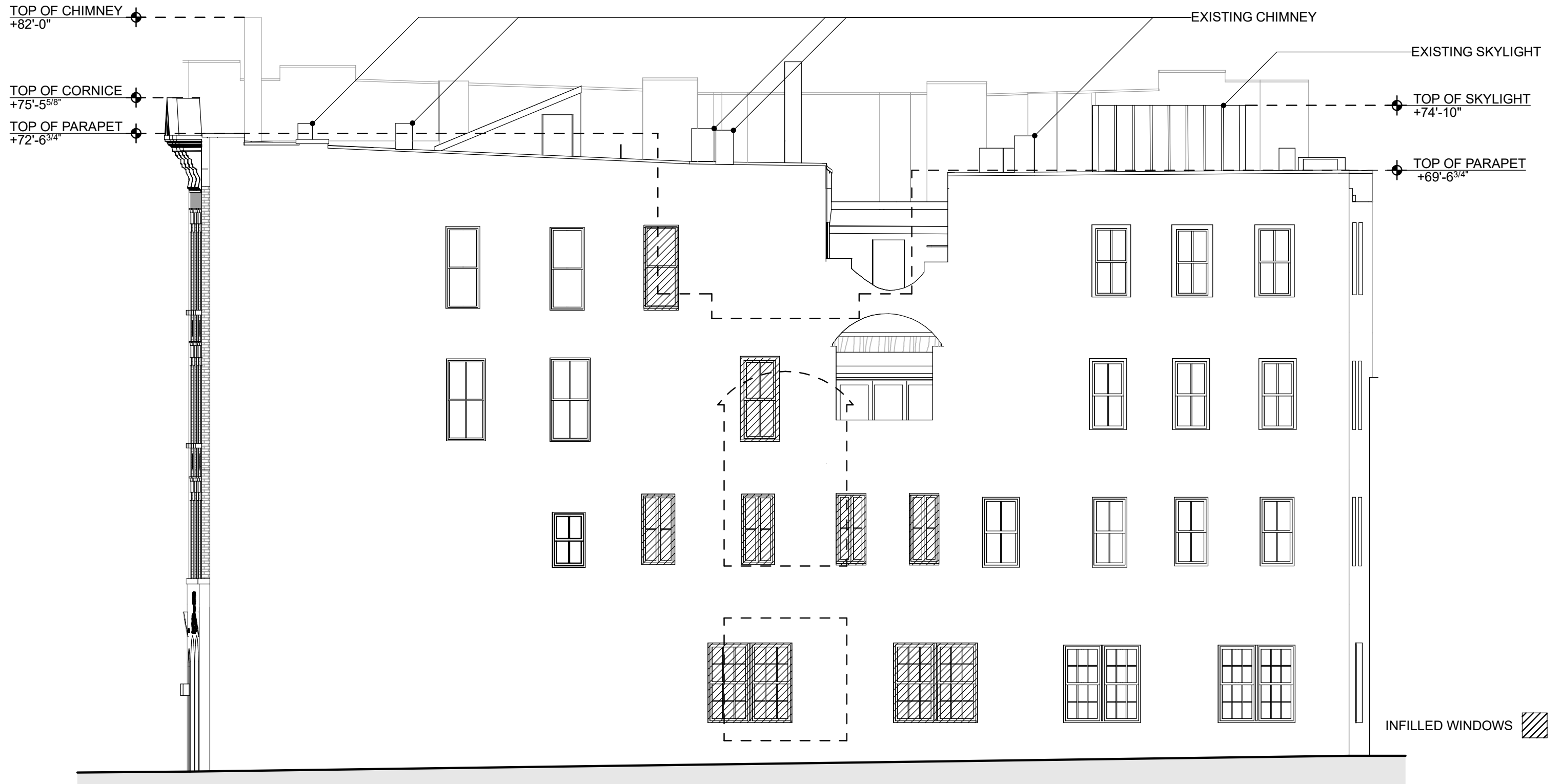




EXISTING



PROPOSED



EXISTING
 (OUTLINE OF PROPOSED ELEVATION SHOWN DASHED)

NEW METAL CLAD
ELEVATOR BULKHEAD

NEW COATED BRICK
CHIMNEY SURROUND AT
EXISTING FLUES

NEW GLASS
GUARDRAIL

RESTORED PARAPET
AND MTL COPING,
TYP.

TOP OF CORNICE
+75'-5⁵/₈"

TOP OF PARAPET
+72'-6³/₄"

PAINTED ALUMINUM FRAMES

NEW SKYLIGHT

TOP OF ROOFTOP ADDITION
+85'-3¹/₈"

NEW CMU WALL W/
MECH EQUIPMENT

NEW METAL CLAD FLUES

NEW BRICK WALL MATCHING
ADJACENT BUILDING

NEW ROOF ADDITION
W/ SOLAR TILE SHINGLES

TOP OF PARAPET
+70'-0"

NEW EXTERIOR CURTAIN
WALL GLAZING BEYOND

NEW PTD MTL PLANTER
AND MTL COPING

NEW BRICK ARCHED OPENING

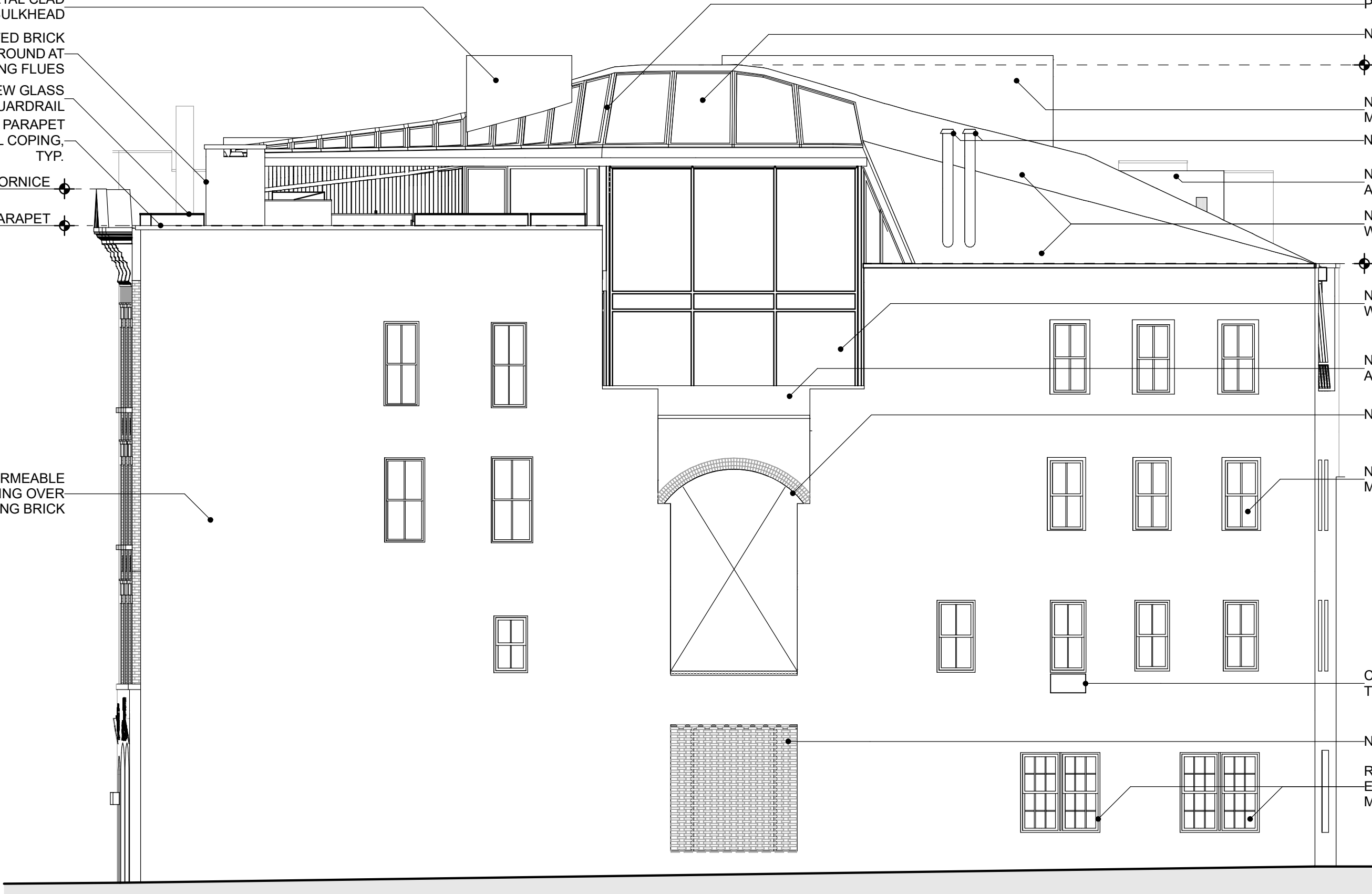
NEW WINDOWS TO
MATCH HISTORIC, TYP

COATED BRICK INFILL
TO MATCH EXISTING

NEW BRICK SCREEN

RESTORATION OF
EXISTING WINDOWS TO
MATCH HISTORIC, TYP

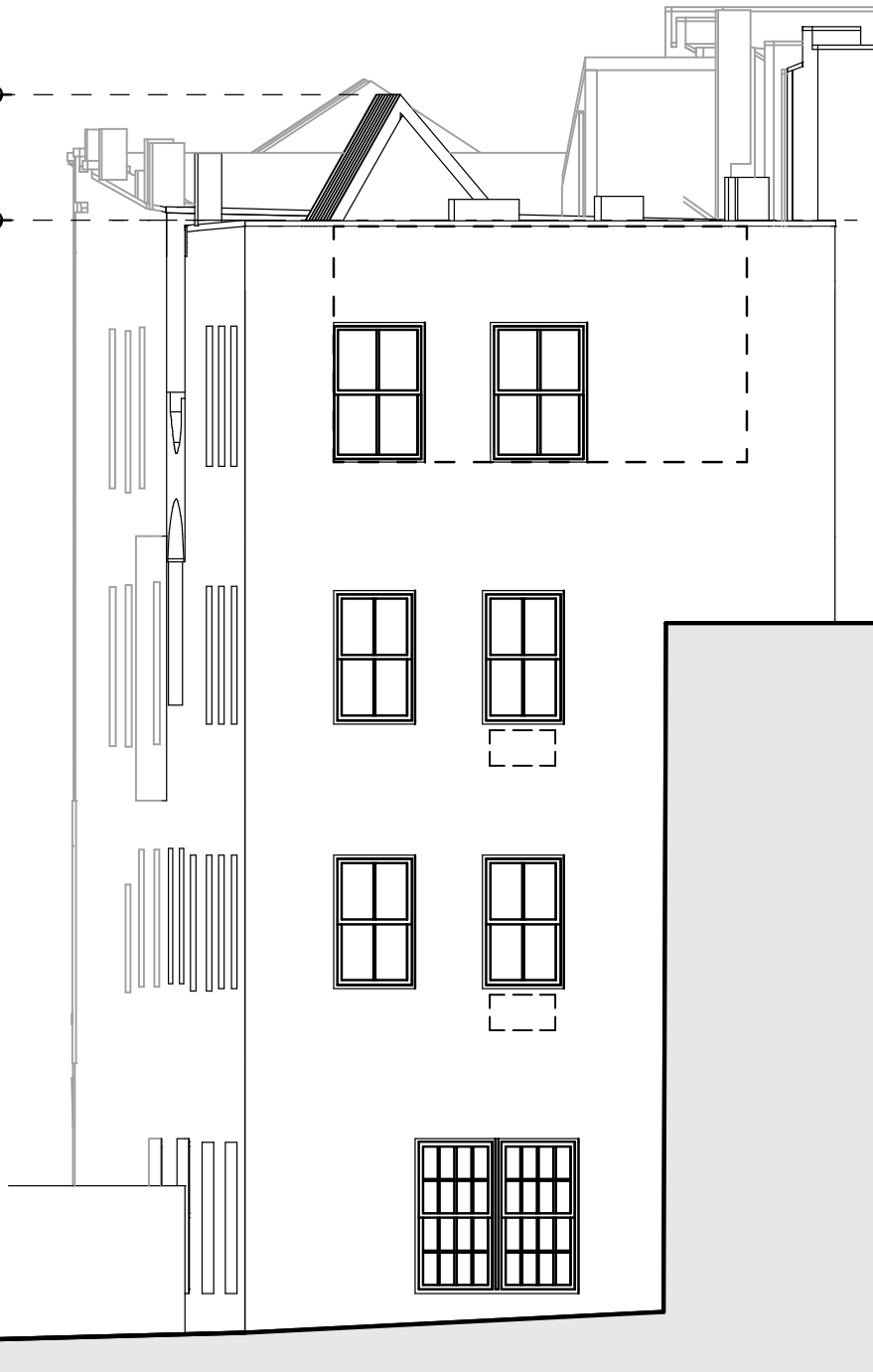
NEW PERMEABLE
COATING OVER
EXISTING BRICK



PROPOSED

TOP OF SKYLIGHT
+74'-10"

TOP OF PARAPET
+69'-6³/₄"



EXISTING

TOP OF
MECH EQUIPMENT
+86'-0"

NEW MECHANICAL
EQUIPMENT

NEW METAL CLAD FLUES

NEW ROOF ADDITION W/
SOLAR PANEL SHINGLES

RESTORED ROOF
PARAPET AND COPING

TOP OF PARAPET
+70'-0"

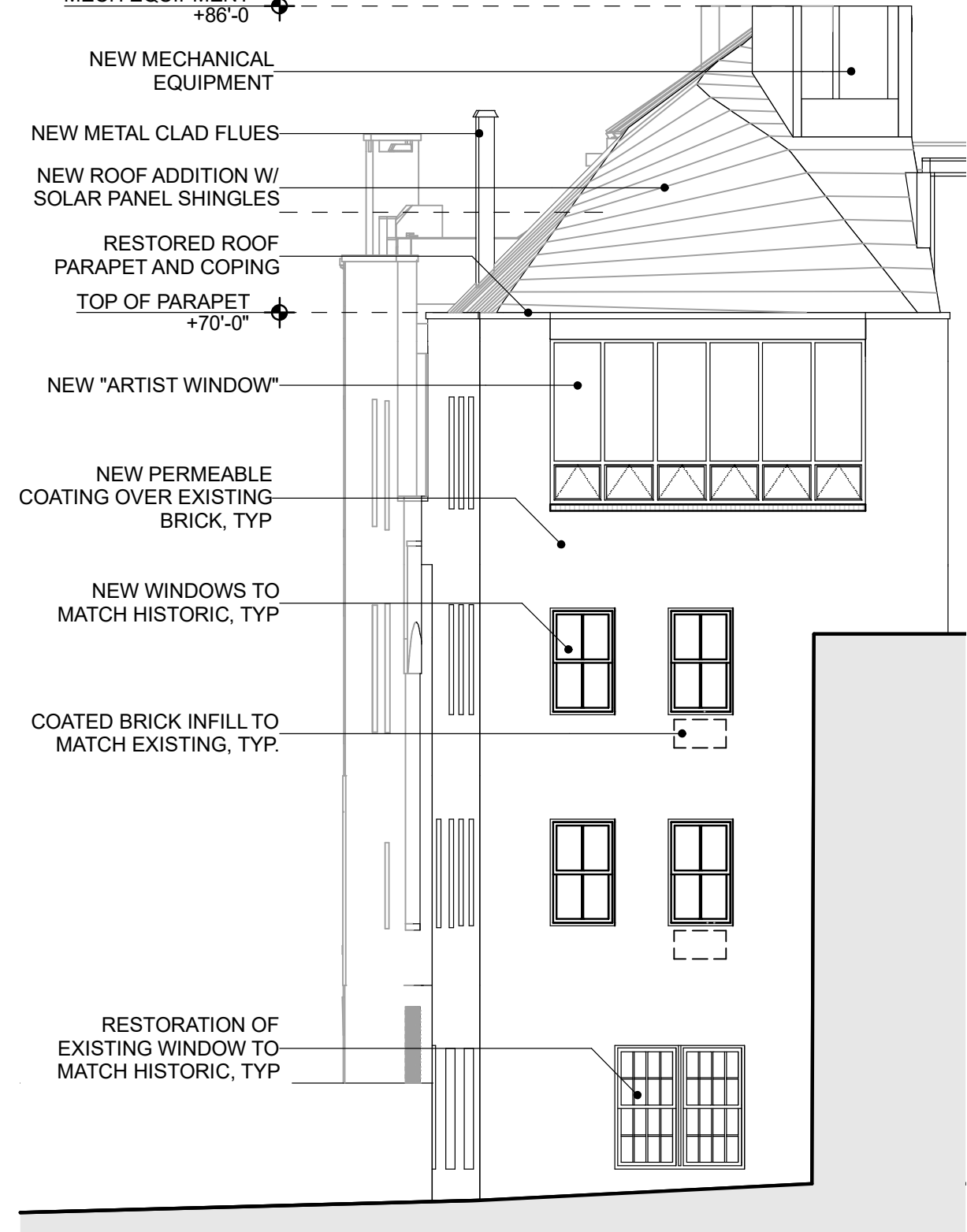
NEW "ARTIST WINDOW"

NEW PERMEABLE
COATING OVER EXISTING
BRICK, TYP

NEW WINDOWS TO
MATCH HISTORIC, TYP

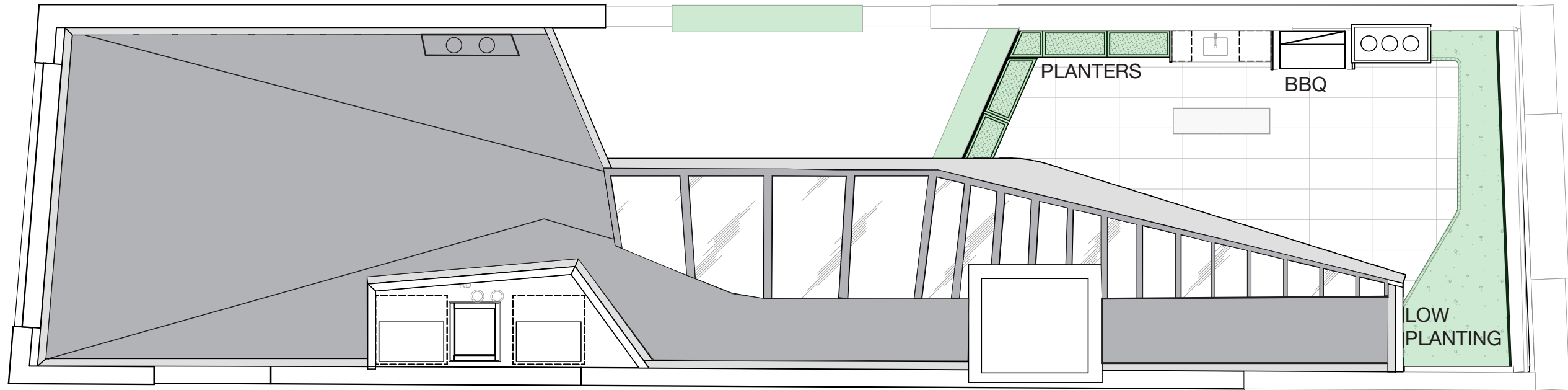
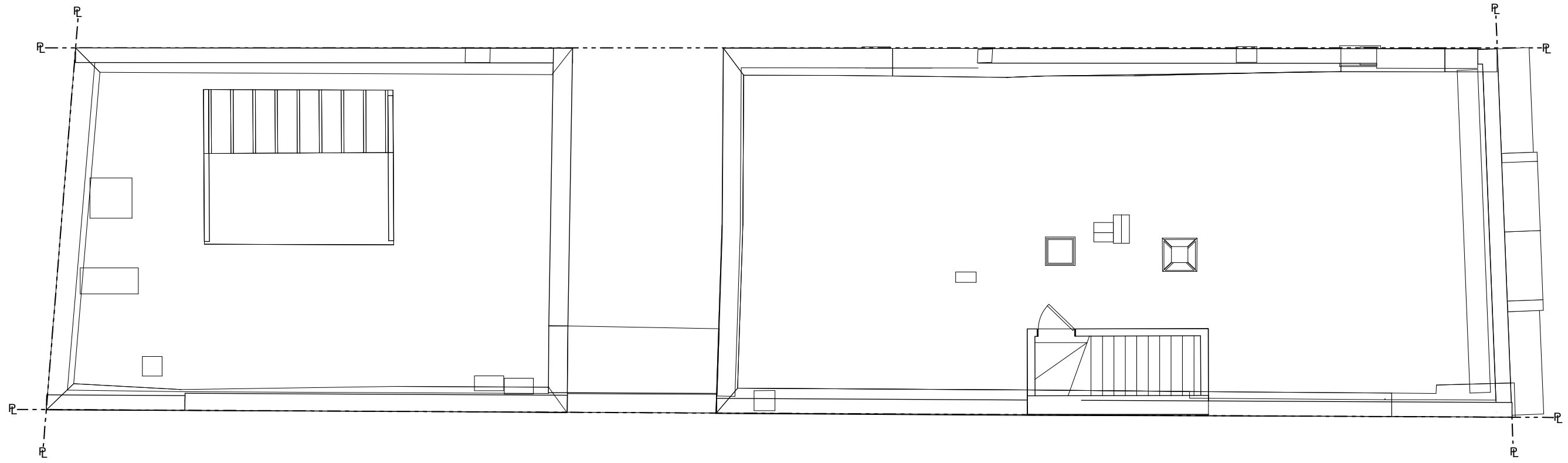
COATED BRICK INFILL TO
MATCH EXISTING, TYP.

RESTORATION OF
EXISTING WINDOW TO
MATCH HISTORIC, TYP



PROPOSED

EXISTING



PROPOSED

MECHANICAL EQUIPMENT

ELEVATOR BULKHEAD

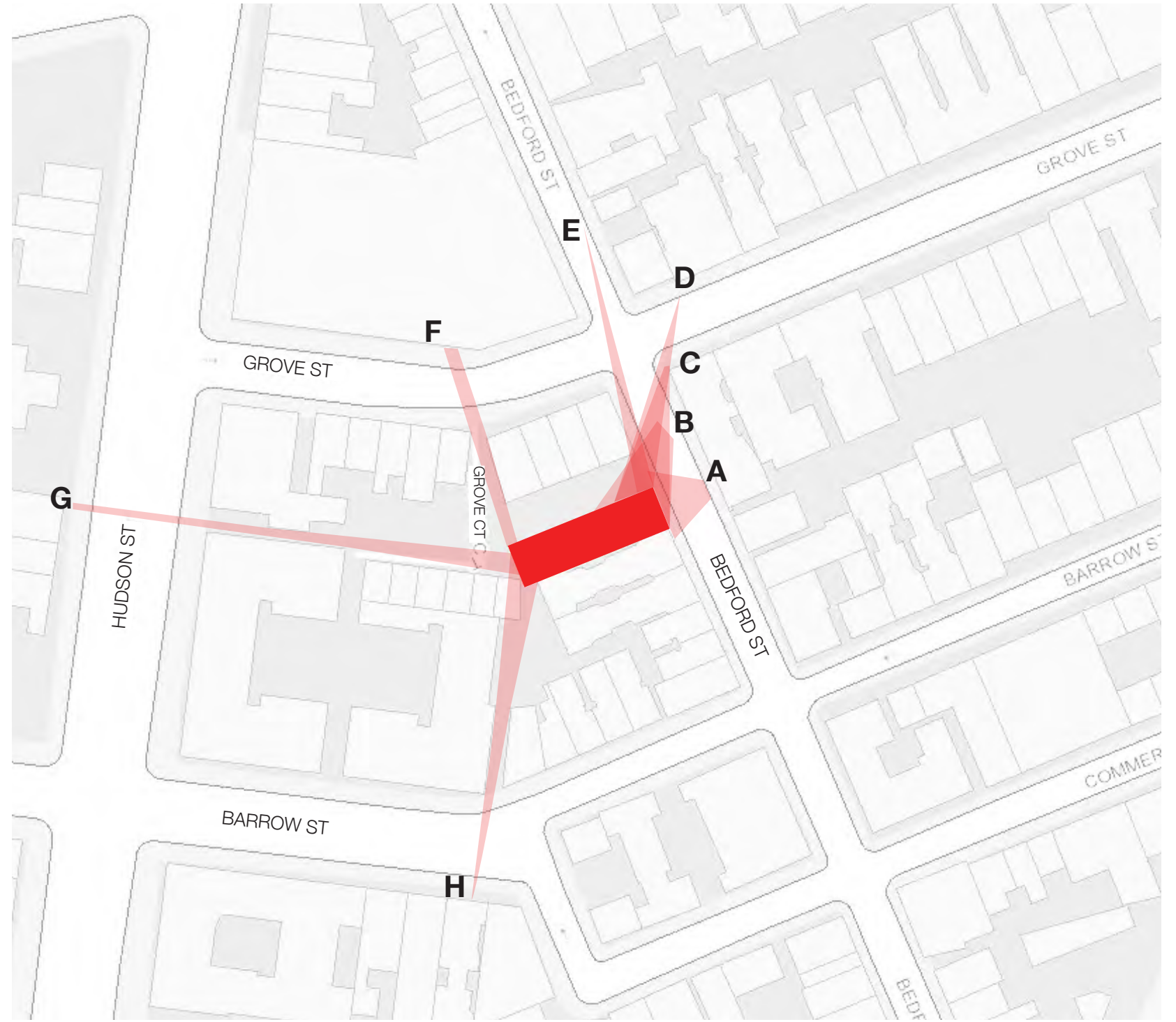
PLANTERS

BBQ

LOW PLANTING



VIEW A: PHOTO OF FULL ELEVATION (MOCK-UP NOT VISIBLE)



KEY MAP

EXISTING



MOCK-UP



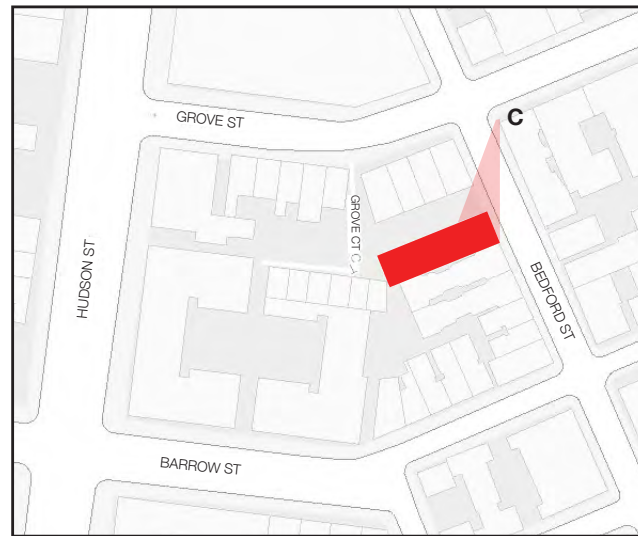
PROPOSED

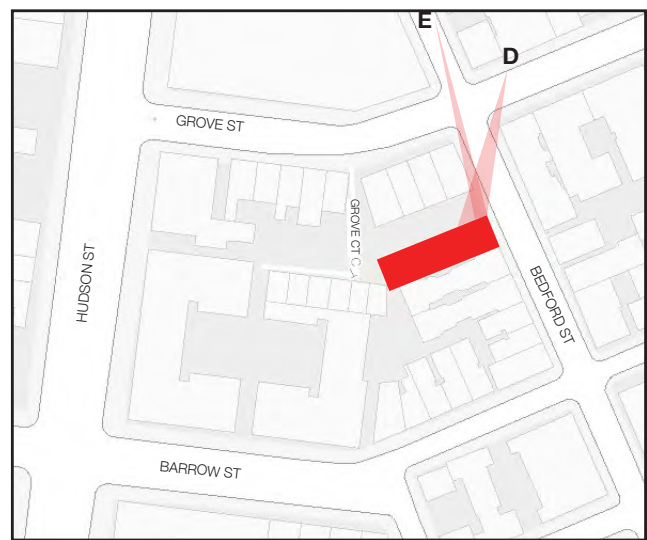
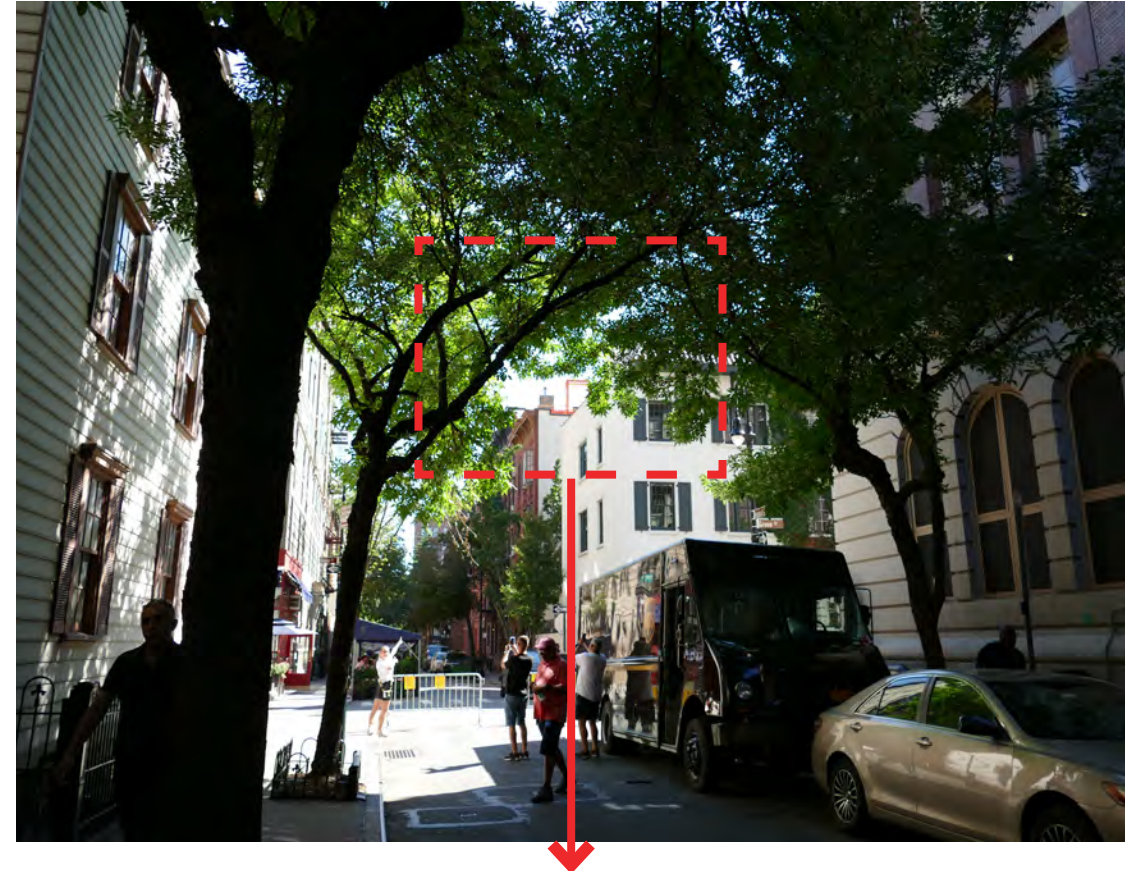


MOCK-UP



PROPOSED





VIEW D - CORNER OF BEDFORD ST AND GROVE ST

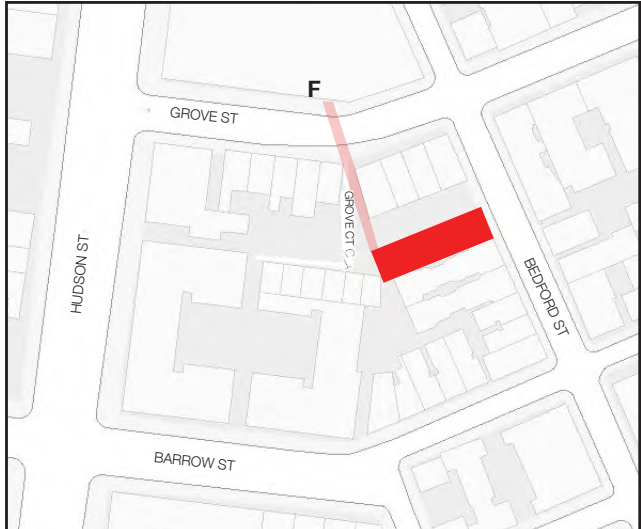
VIEW E - BEDFORD STREET (VIEW FROM FURTHER NORTH)



EXISTING



MOCK-UP (PROPOSED ADDITION NOT VISIBLE)



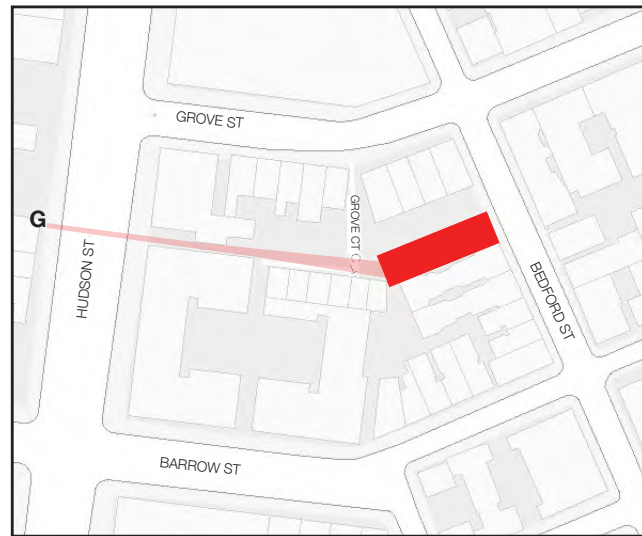
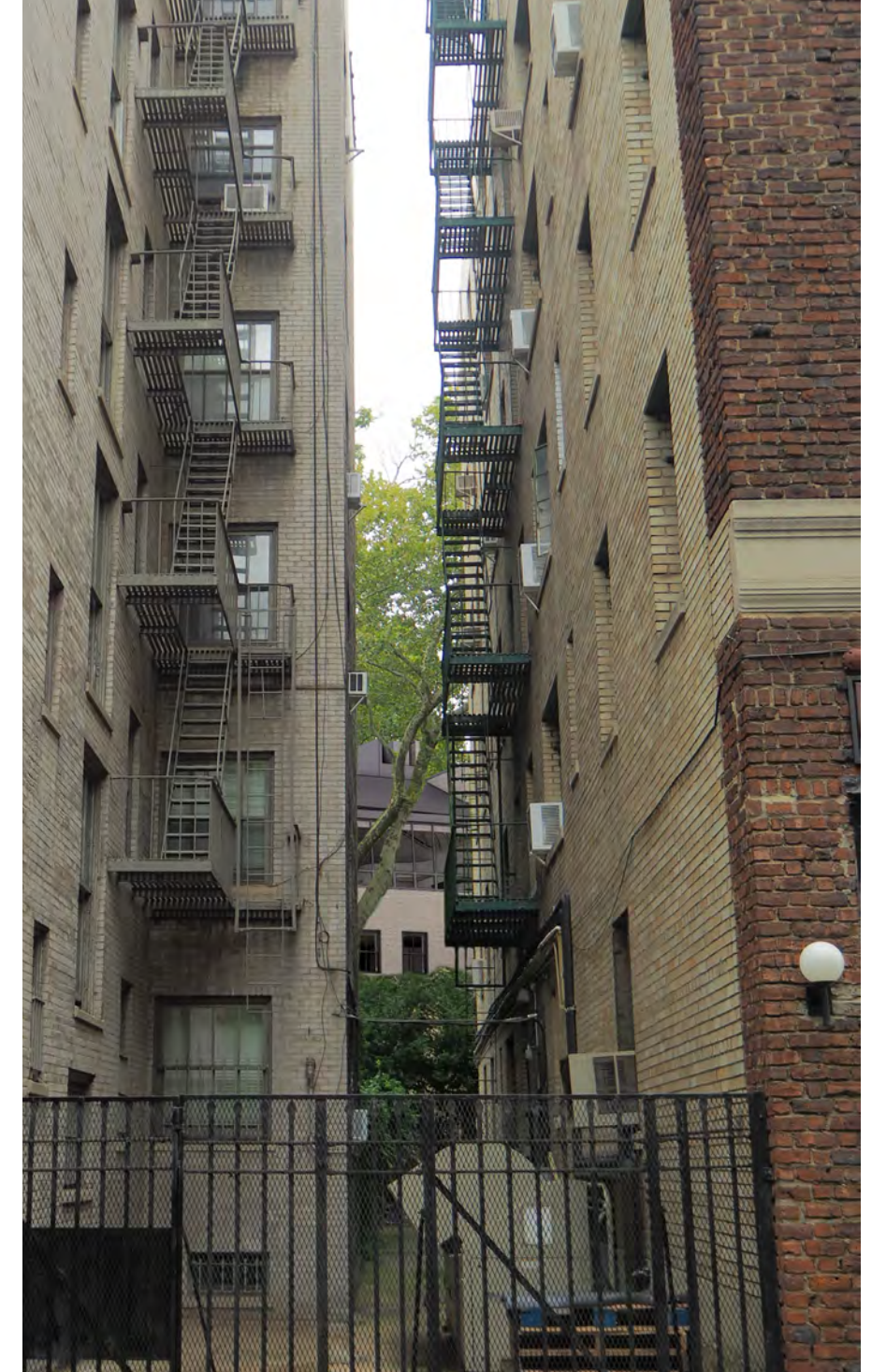
EXISTING



MOCK-UP



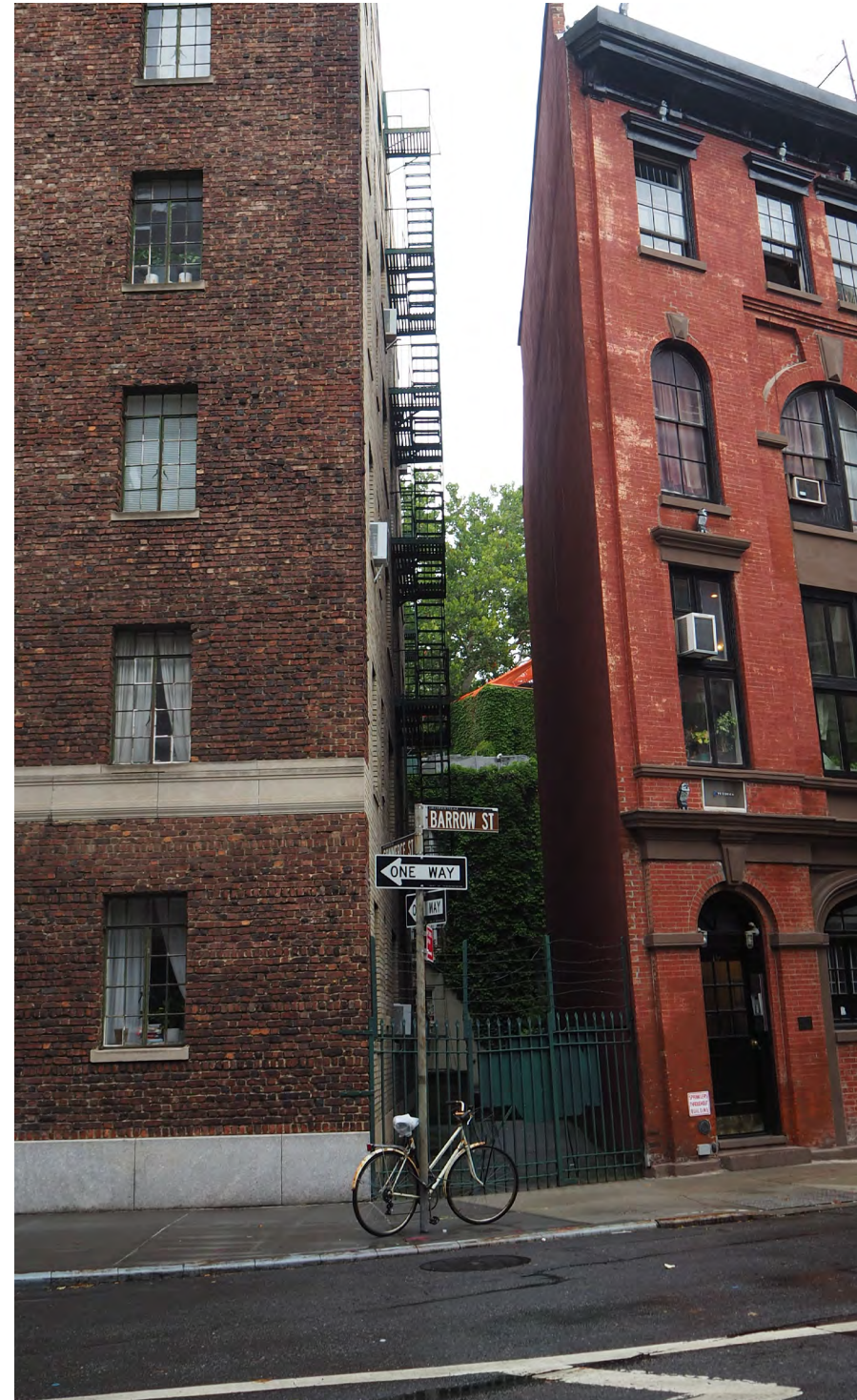
PROPOSED



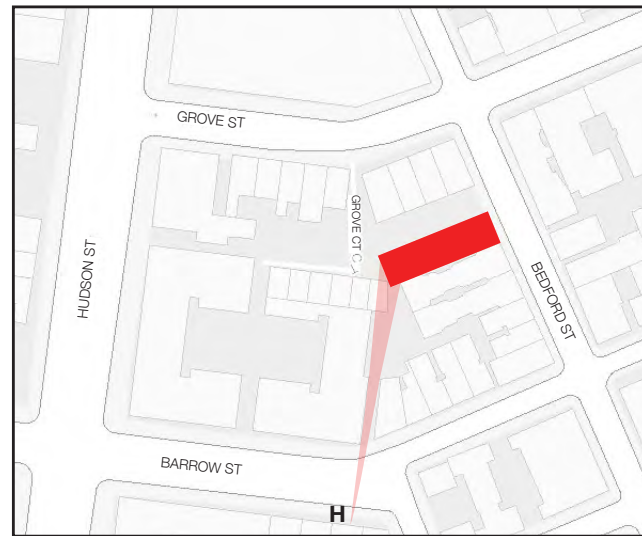
EXISTING



MOCK-UP



PROPOSED





APPENDIX



1940 TAX PHOTOGRAPH OF 95 BEDFORD ST.
(MUNICIPAL ARCHIVES)

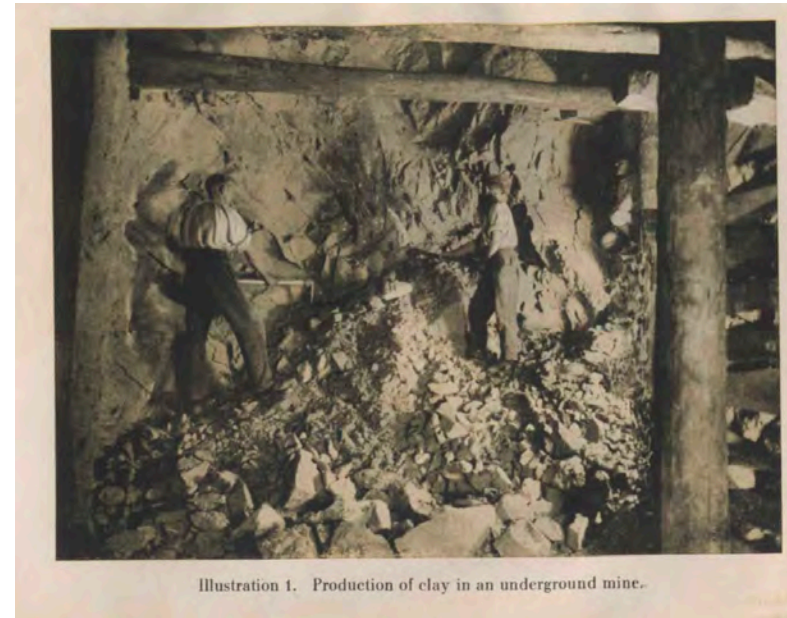


Illustration 1. Production of clay in an underground mine.

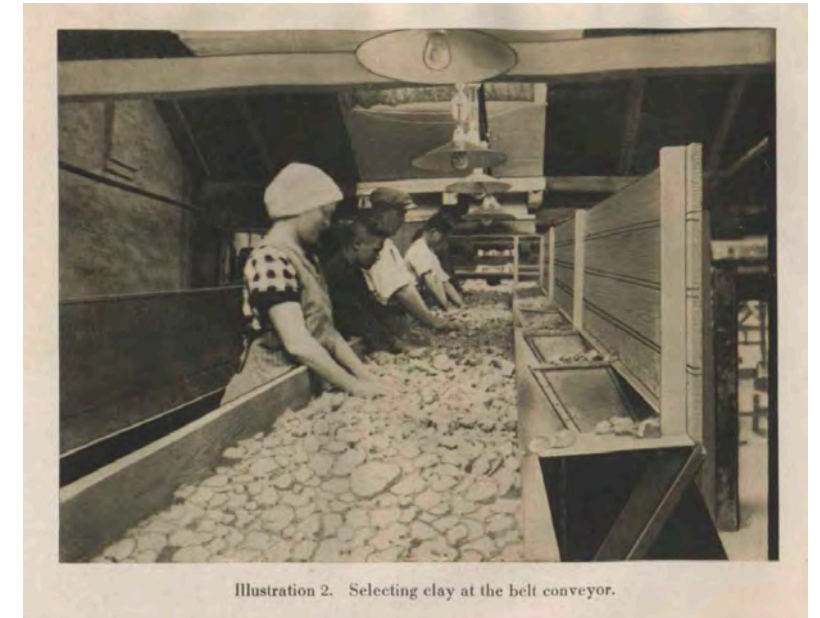
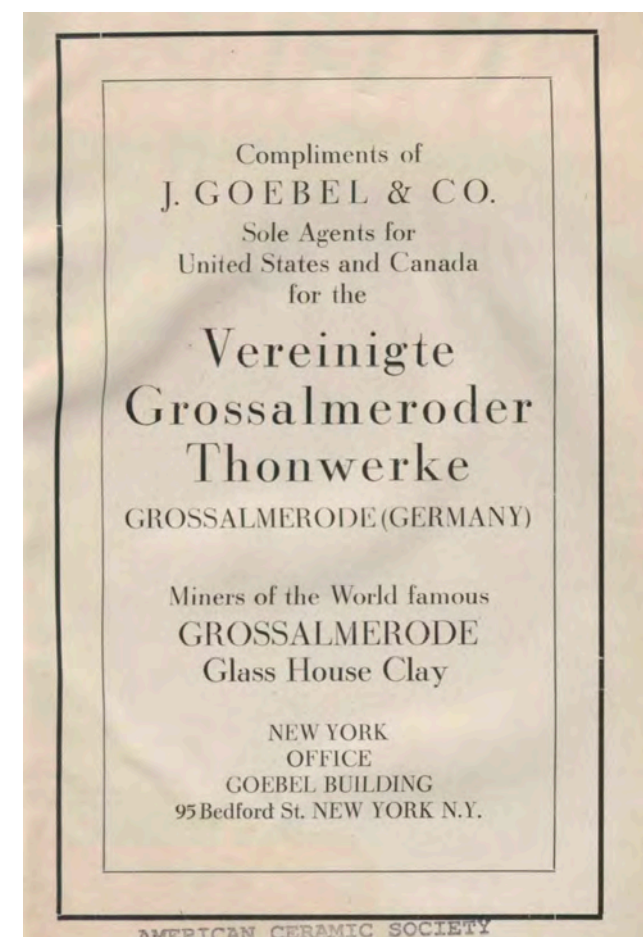


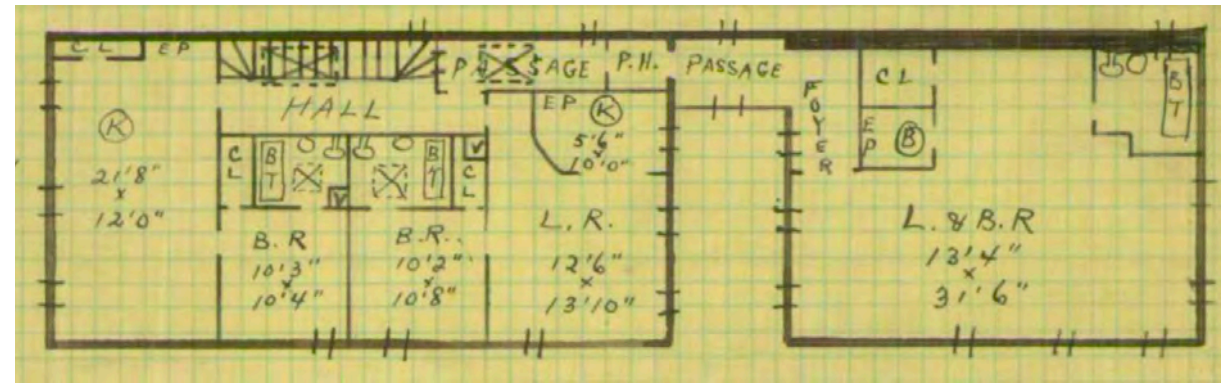
Illustration 2. Selecting clay at the belt conveyor.



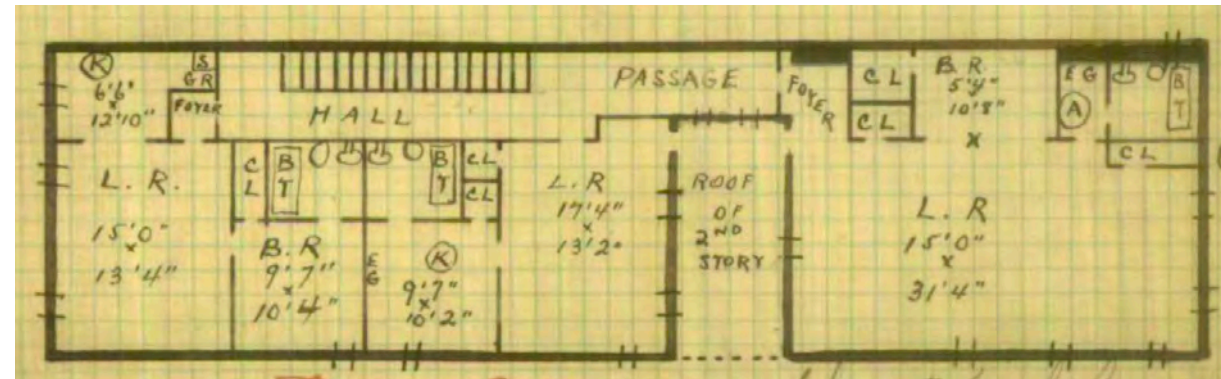
Illustration 3. Trainload of casks of Grossalmerode Clay bound for the United States.

PAMPHLET ABOUT GROSSALMERODE CLAY, PUBLISHED BY J. GOEBEL & CO.
(LINDA HALL LIBRARY)

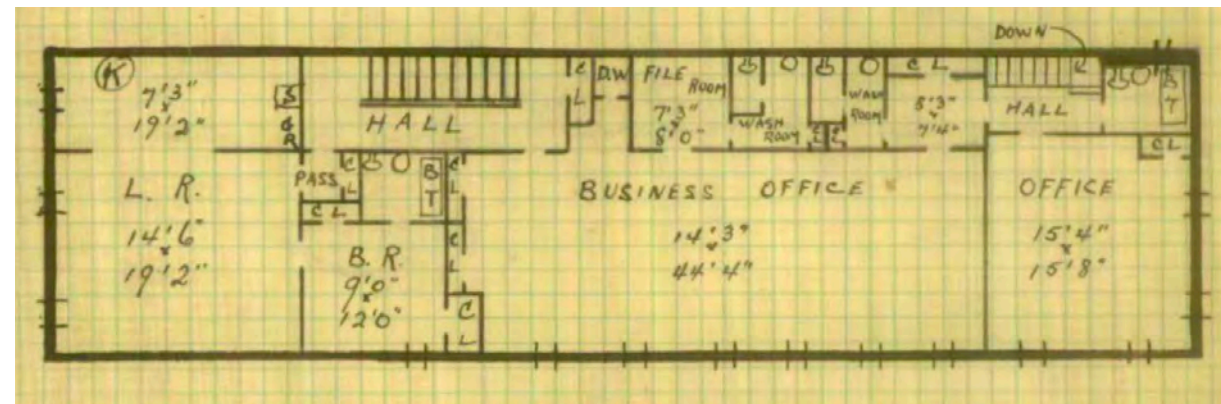




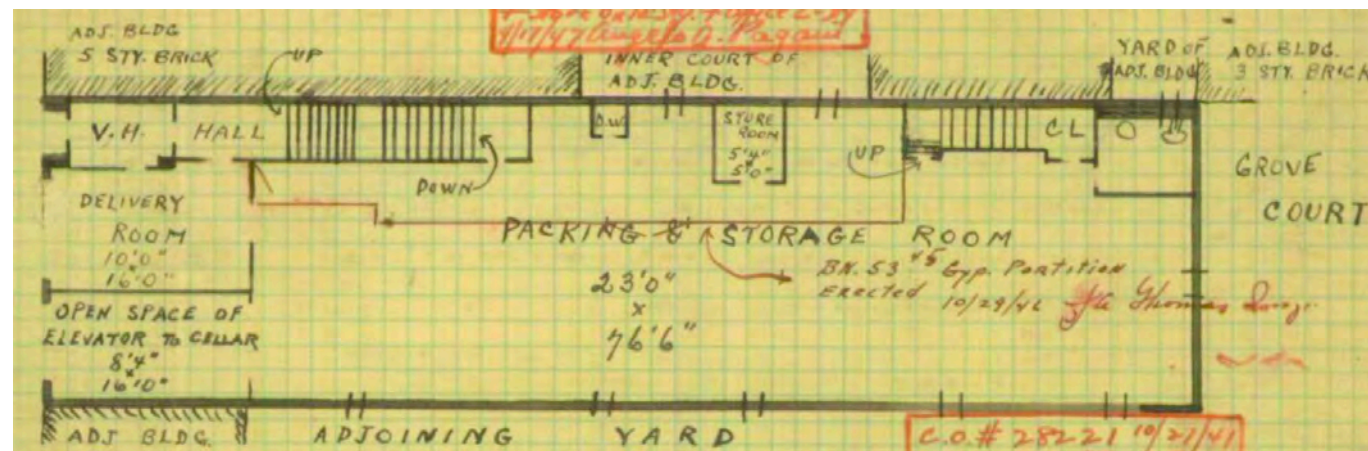
FOURTH FLOOR PLAN



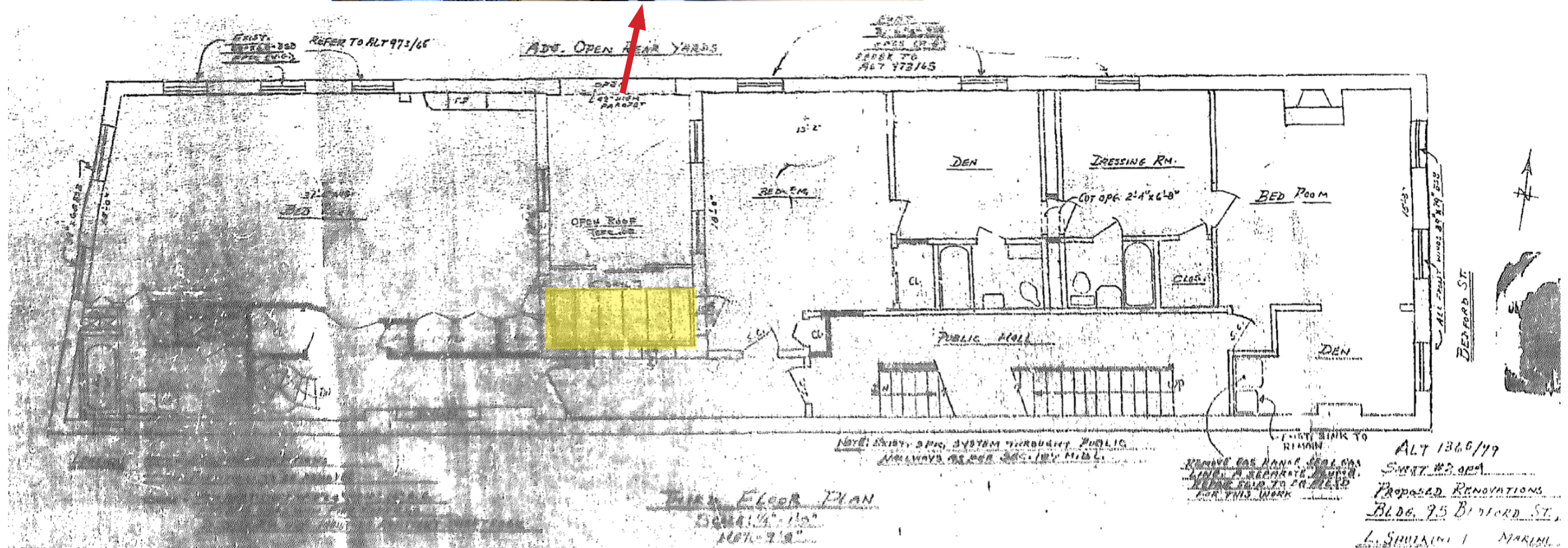
THIRD FLOOR PLAN

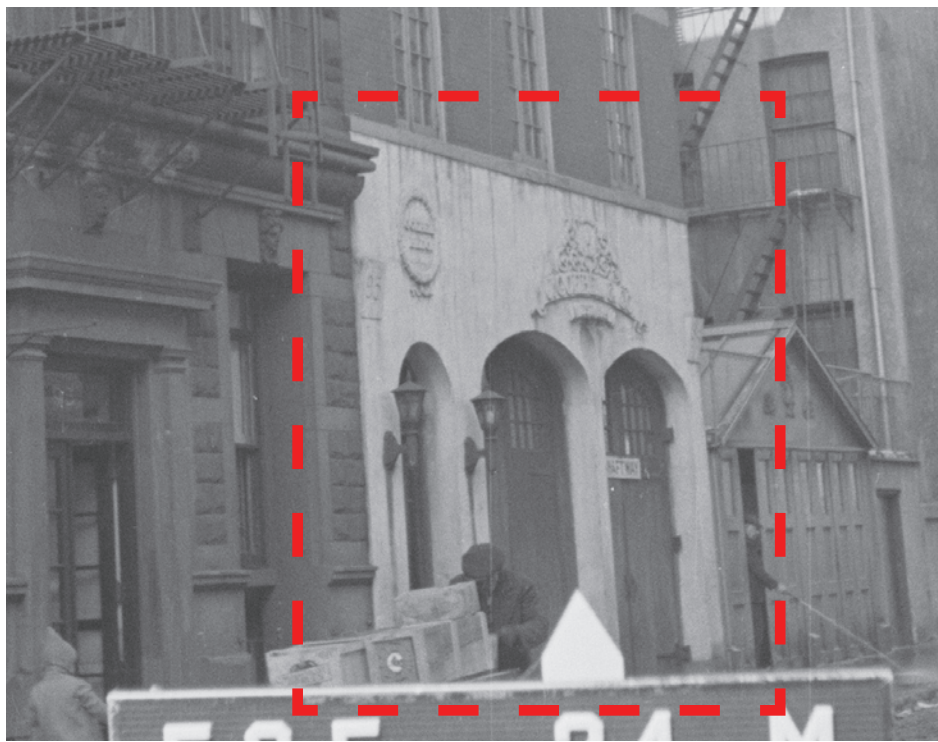


SECOND FLOOR PLAN



FIRST FLOOR PLAN





HISTORIC FACADE DETAILS
1956 DESIGNATION PHOTO (LPC)



CLOSE UP OF SIGNAGE
& HISTORICAL LIGHTS



CLOSE UP OF CURRENT
ORNAMENTATION AND
ADDRESS NUMBER



CLOSE UP OF CURRENT SIGNAGE



STREET FRONTAGE (2022)



CURRENT ENTRANCE
DOOR (TO BE REPLACED)



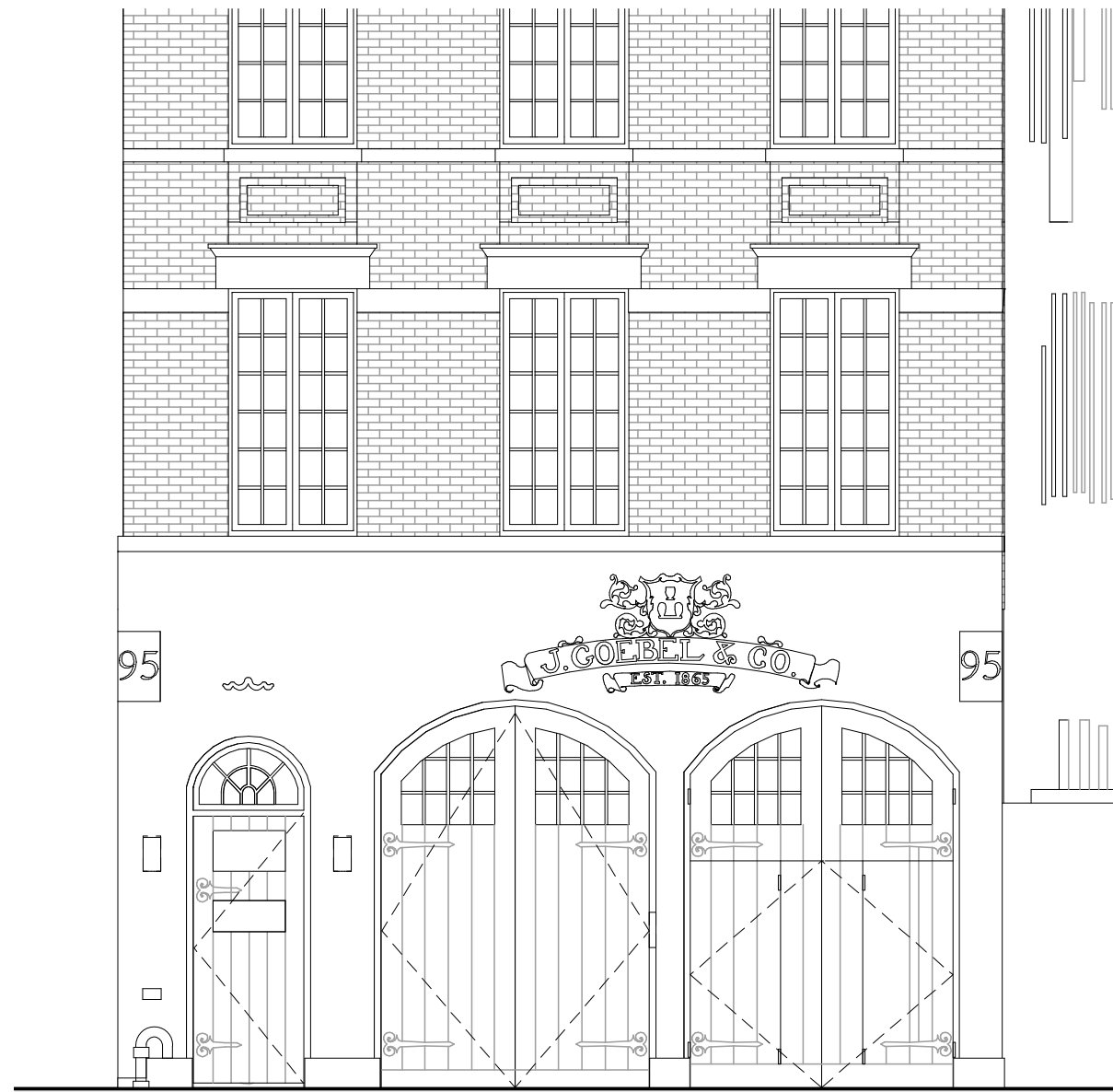
CURRENT LIGHT FIXTURE
(TO BE REPLACED)



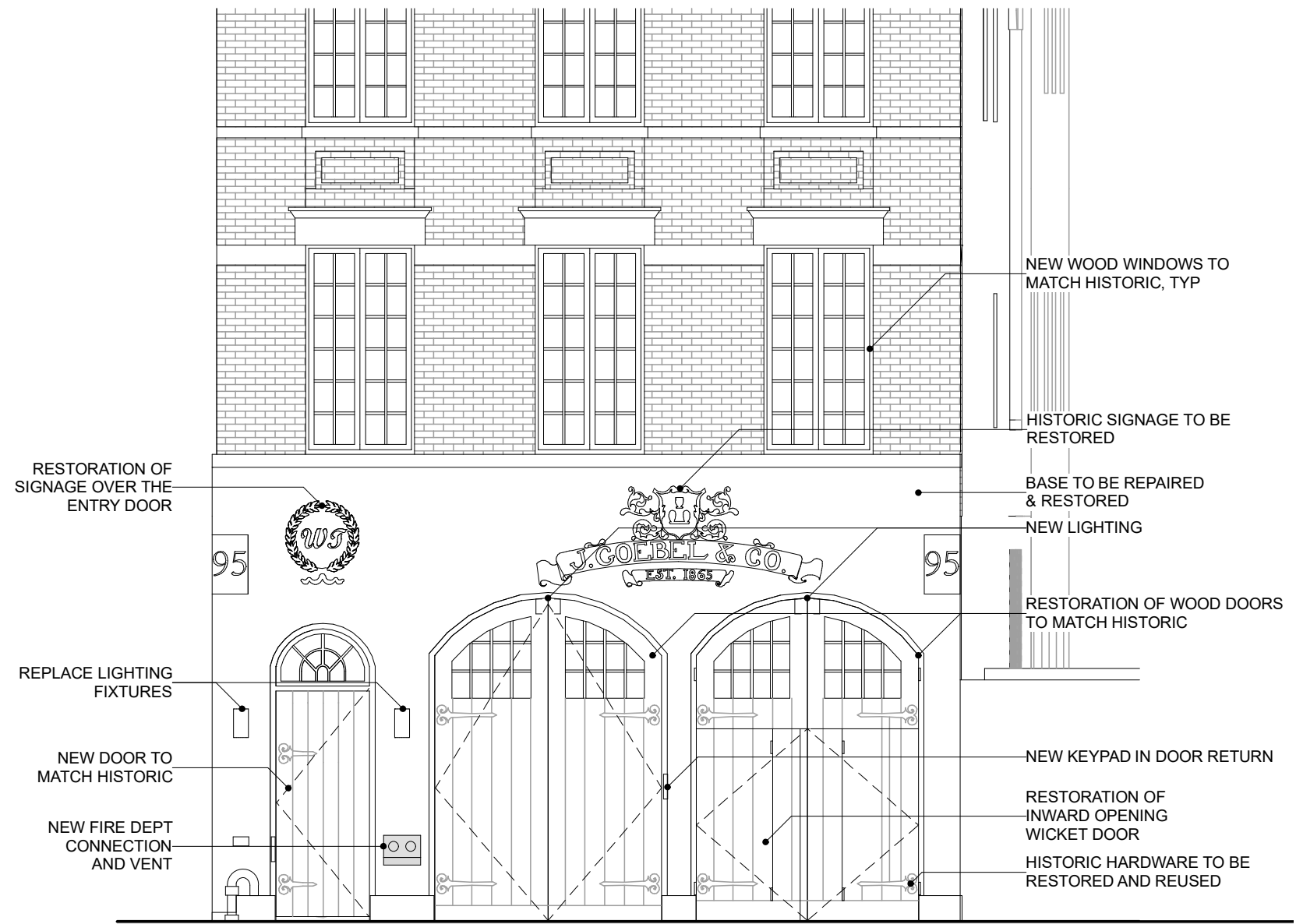
HISTORIC DOOR HANDLES



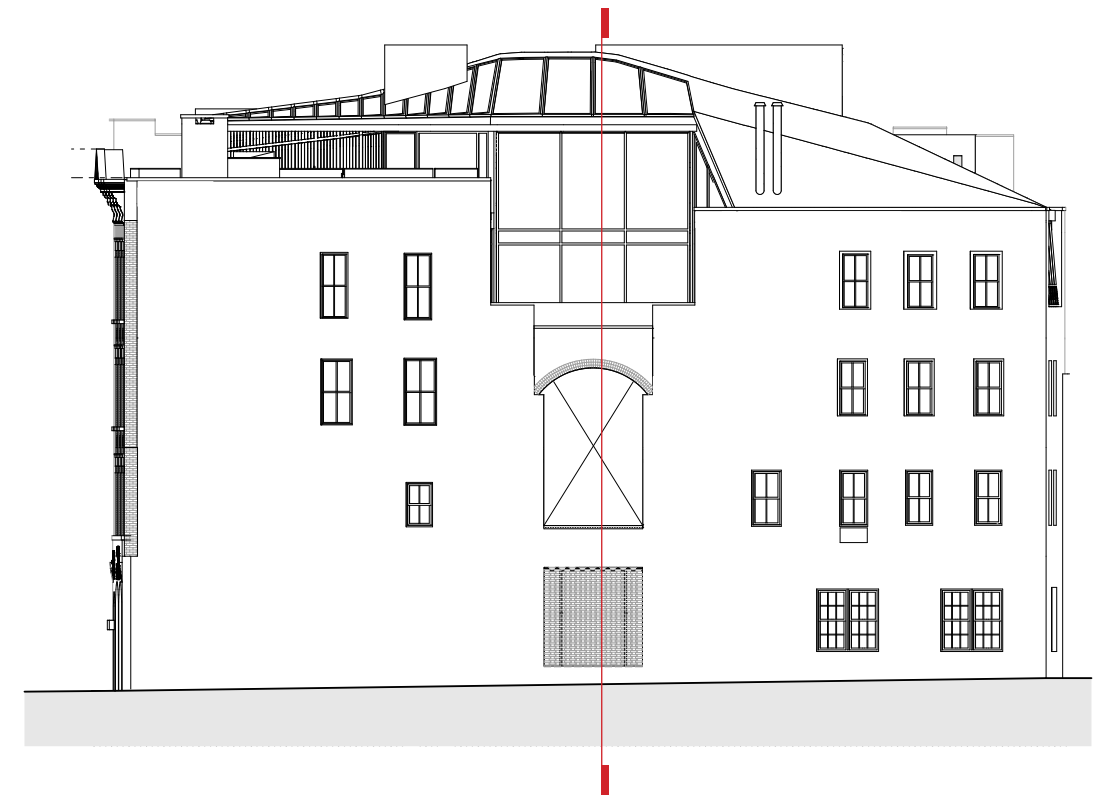
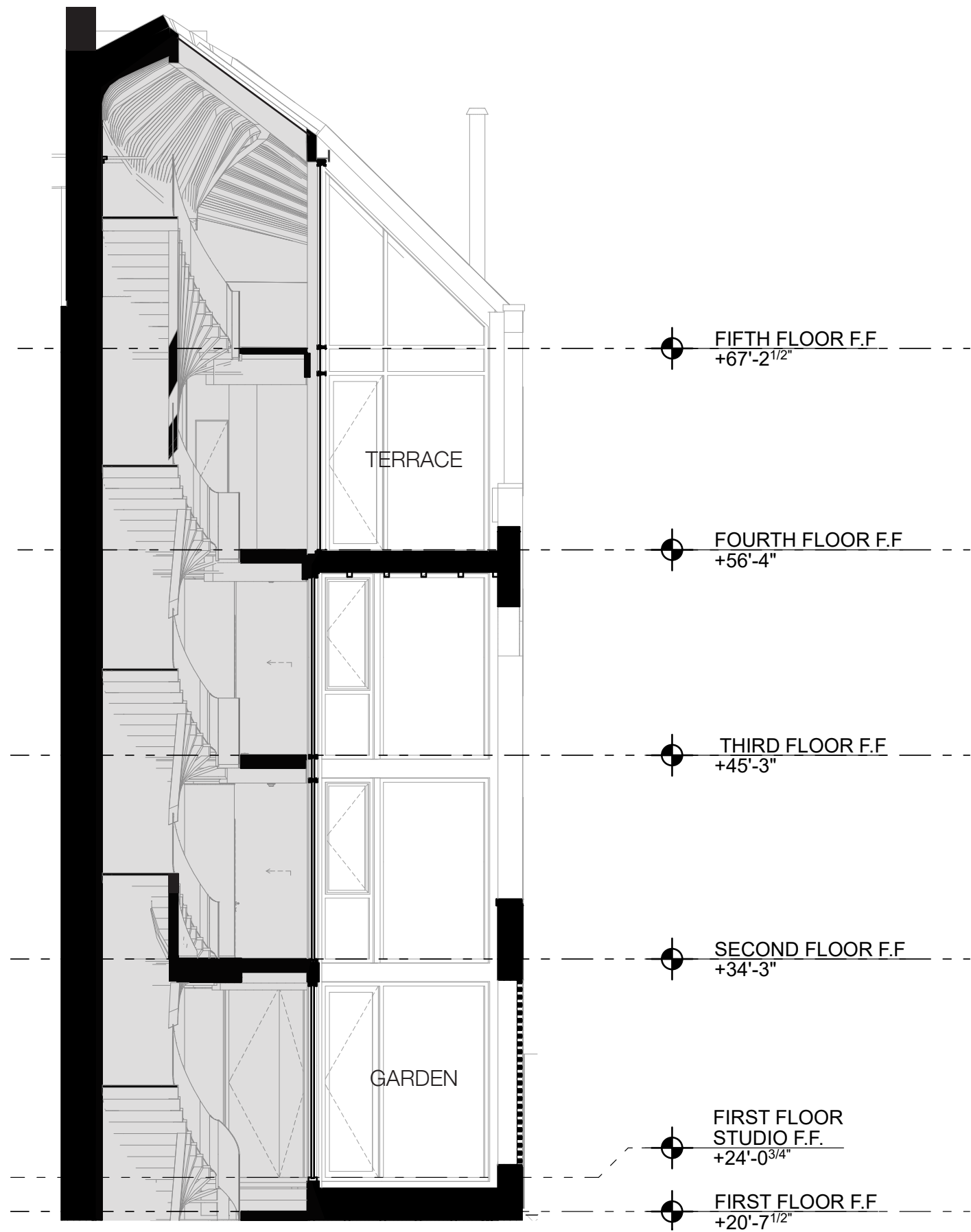
HISTORIC HARDWARE



EXISTING



PROPOSED







88 BEDFORD STREET



1-6 GROVE COURT



8-10 GROVE STREET



18 GROVE STREET



GROVE COURT GATE



BARROW STREET



HUDSON STREET

The current proposal is:

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