

The current proposal is:

Preservation Department – Item 7, LPC-23-02665

## 738 Greenwich Street – Greenwich Village Historic District Borough of Manhattan

To Testify Please Join Zoom

**Webinar ID:** 892 9959 6293

**Passcode:** 261670

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.

# 738 Greenwich Street Multi-Unit Residence

## Consultants

Preservation Consultant  
Higgins Quasebarth & Partners, LLC

11 Hanover Square, 16th Floor  
New York, NY 10005  
212 274 9468  
higgins@hqpreservation.com

Construction Manager  
Sciame Construction, LLC

14 Wall Street  
New York, NY 10005  
212 232 2200  
info@sciame.com

Structural Engineer  
Silman

32 Old Slip, 10th Floor  
New York, NY 10005  
212 620 7970

MEP  
Glickman Engineering Associates, PLLC

545 8th Avenue  
New York, NY 10018  
212 643 8006  
info@gea-pllc.com

Landscape Architect  
Harrison Green

60 Grattan Street  
Brooklyn, NY 11237  
212 232 2200  
studio@harrisongreen.com

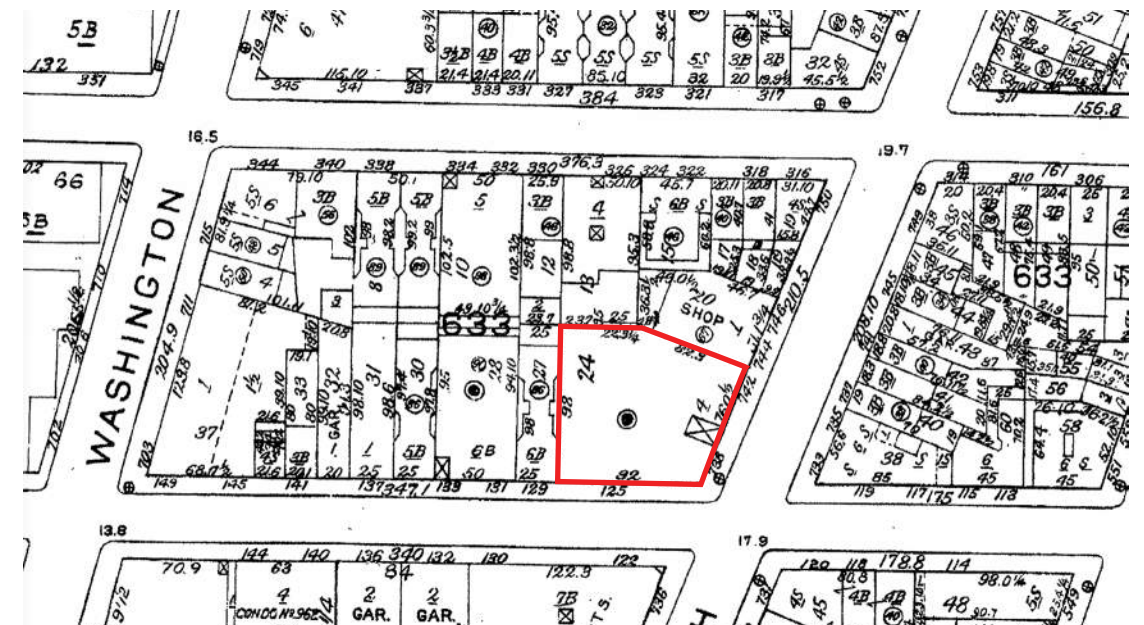




738 GREENWICH STREET



GREENWICH VILLAGE HISTORIC DISTRICT MAP (LPC)



1985 SANBORN MAP



1828 MAP (JOHN MORIN) THE WEST VILLAGE STREET GRID IS SEEN WITHIN CONTEXT OF THE IRREGULAR, HISTORIC GREENWICH VILLAGE GRID AND THE REGULARIZED 1811 COMMISSIONER'S GRID.



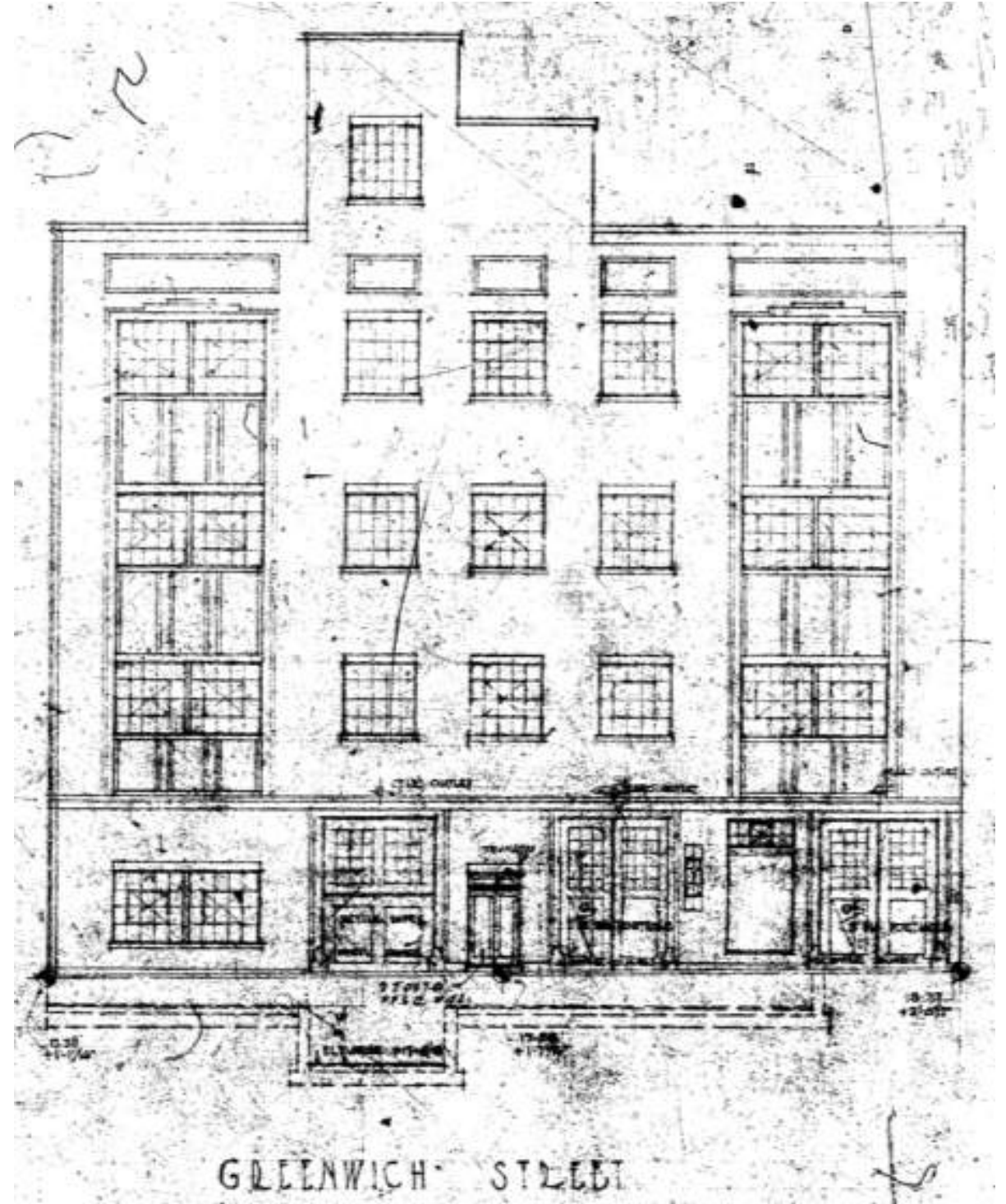
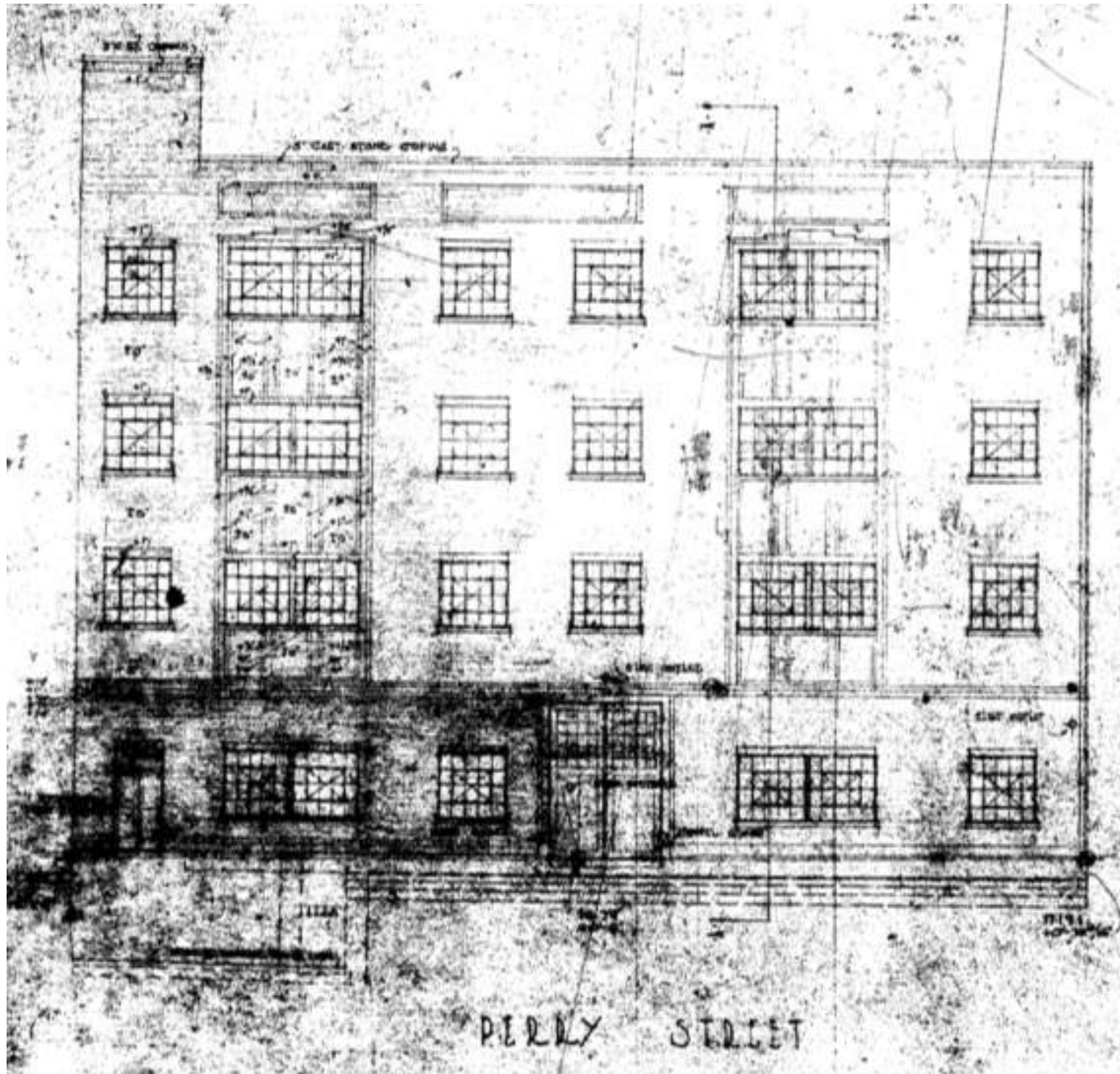
NE CORNER OF GREENWICH & WEST 11TH STREET - LOOKING NE



NW CORNER OF GREENWICH AND PERRY - LOOKING NW - SHOWING 738 GREENWICH



NW CORNER OF GREENWICH & WEST 10TH STREET - LOOKING NW



1930, ORIGINAL ARCHITECTURAL FILING DRAWINGS



1940 TAX PHOTO SHOWING 738 GREENWICH STREET (MUNICIPAL ARCHIVES)

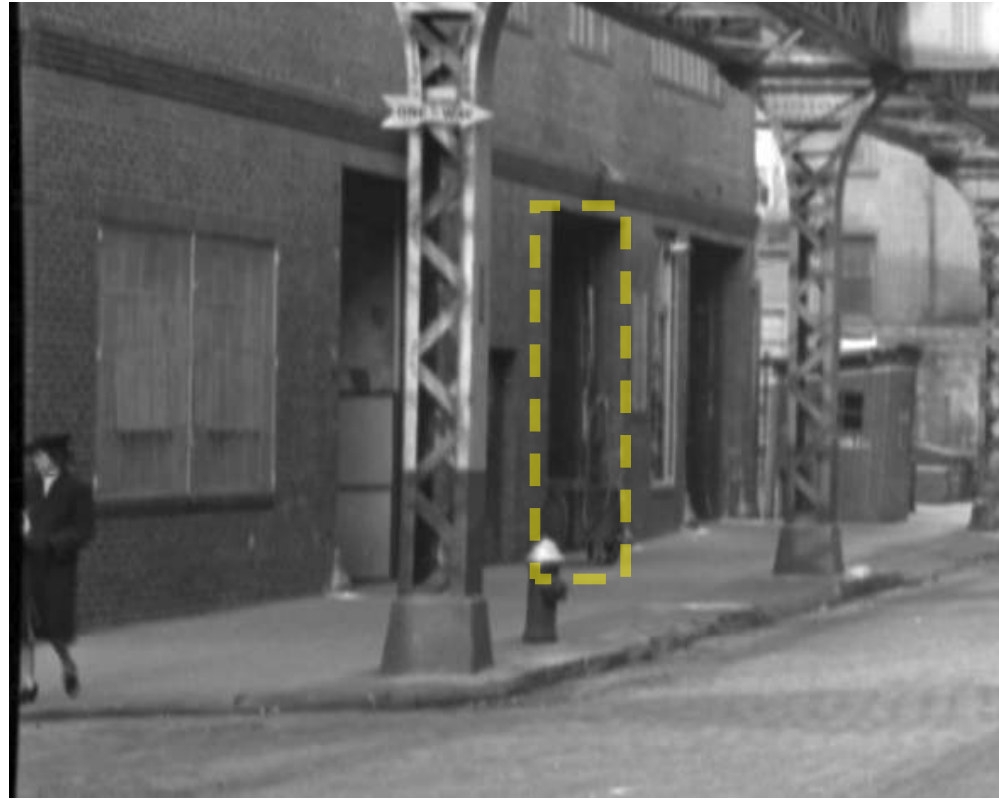


1940 TAX PHOTO, PERRY STREET ELEVATION (MUNICIPAL ARCHIVES)



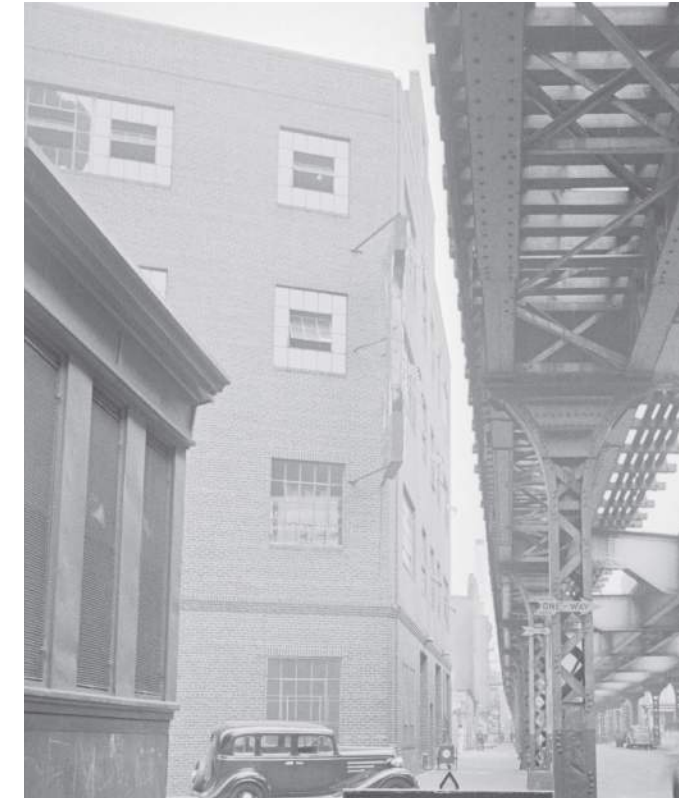
1940 GREENWICH STREET ELEVATION (NYHS)

GROUND FLOOR OPENINGS

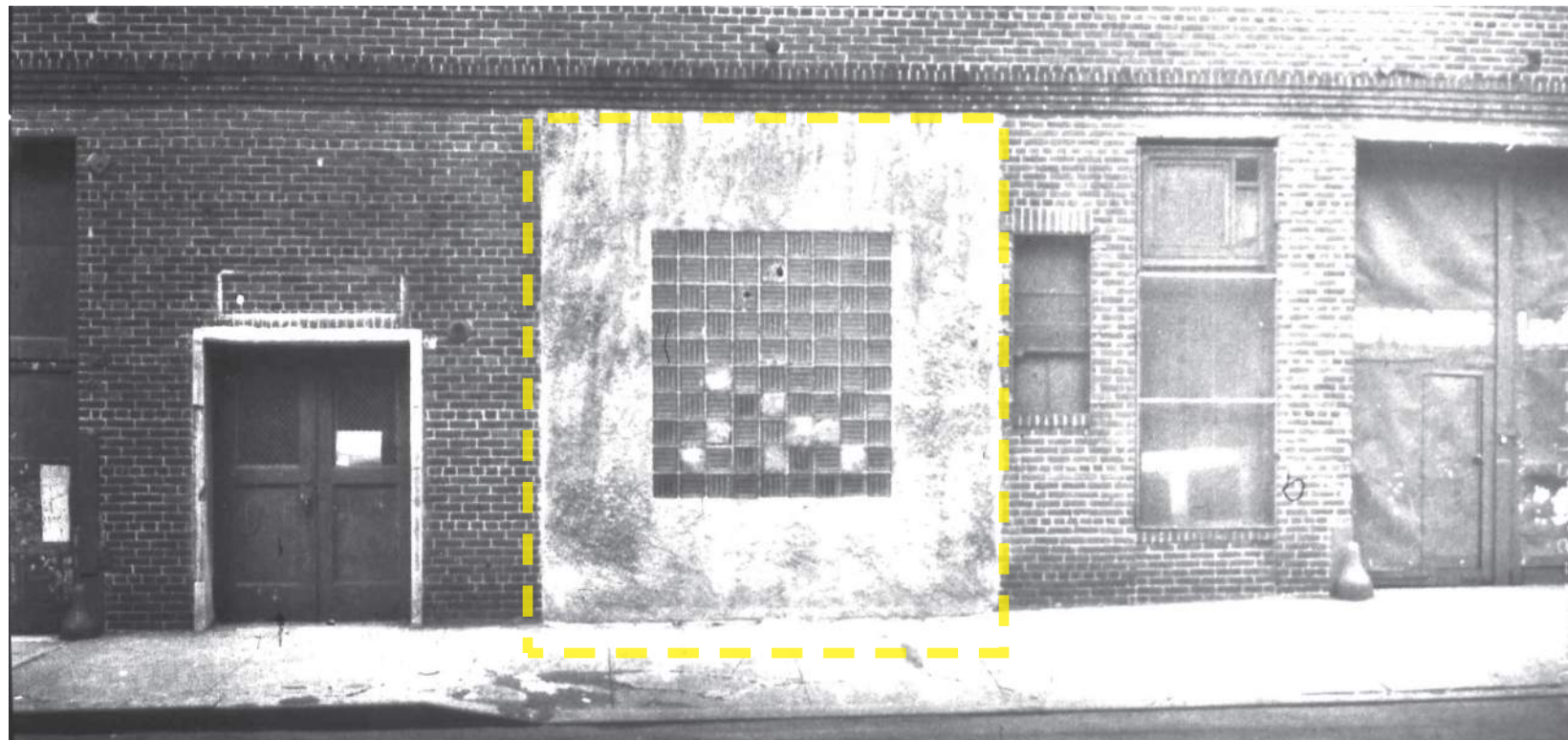


1940 (NYHS)

SIGNAGE & PAINT



1940 (MUNICIPAL ARCHIVES)



1956 (NYPL)



1969 (LPC DESIGNATION PHOTO)







771 WASHINGTON LPC APPROVED VERSION (BKSK ARCHITECTS)



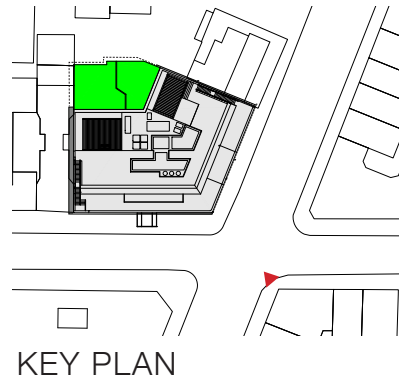
ST. LUKE'S SCHOOL (ANDREW BARTLE ARCHITECTS)



85 JANE (STEVEN HARRIS ARCHITECTS)



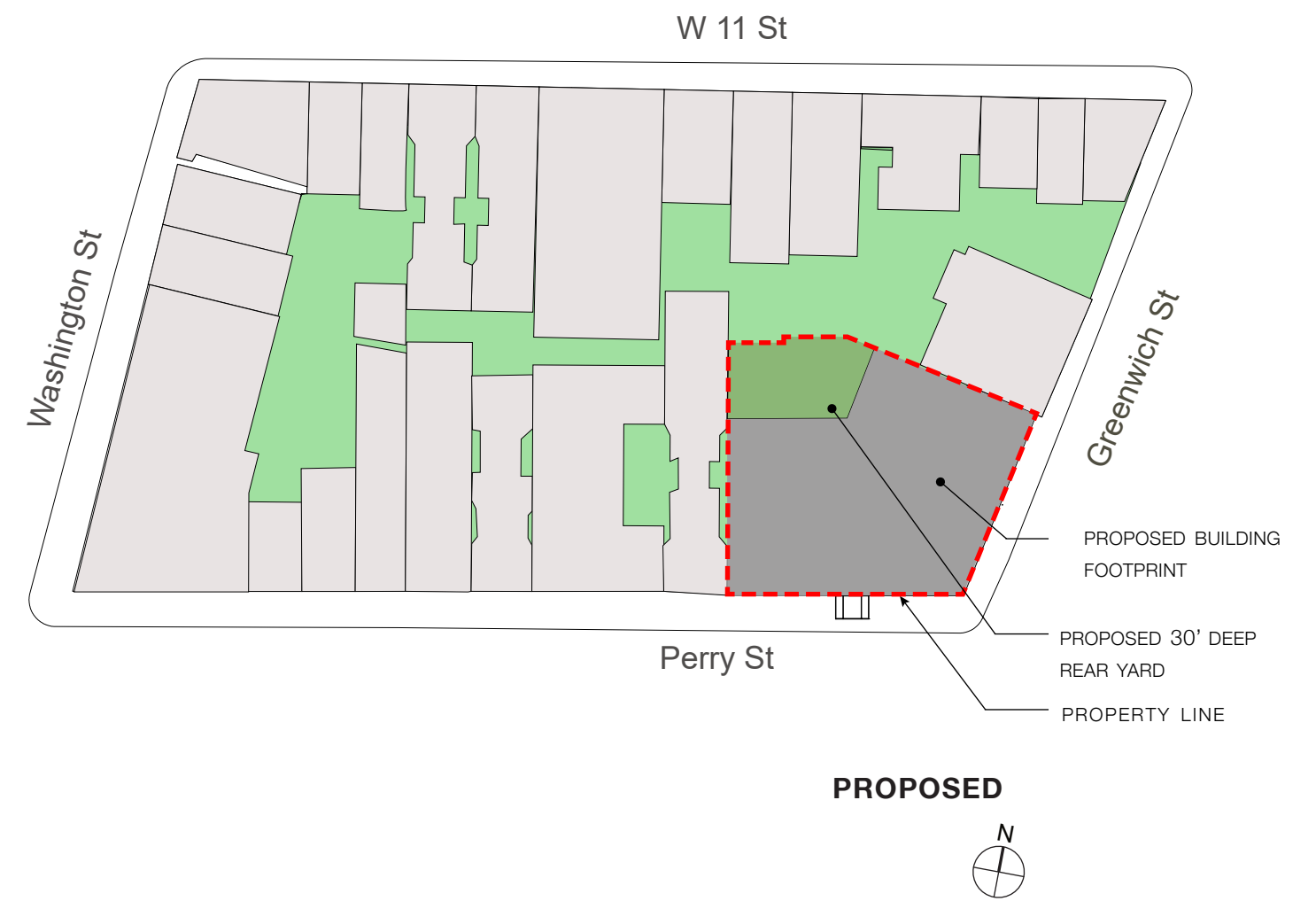
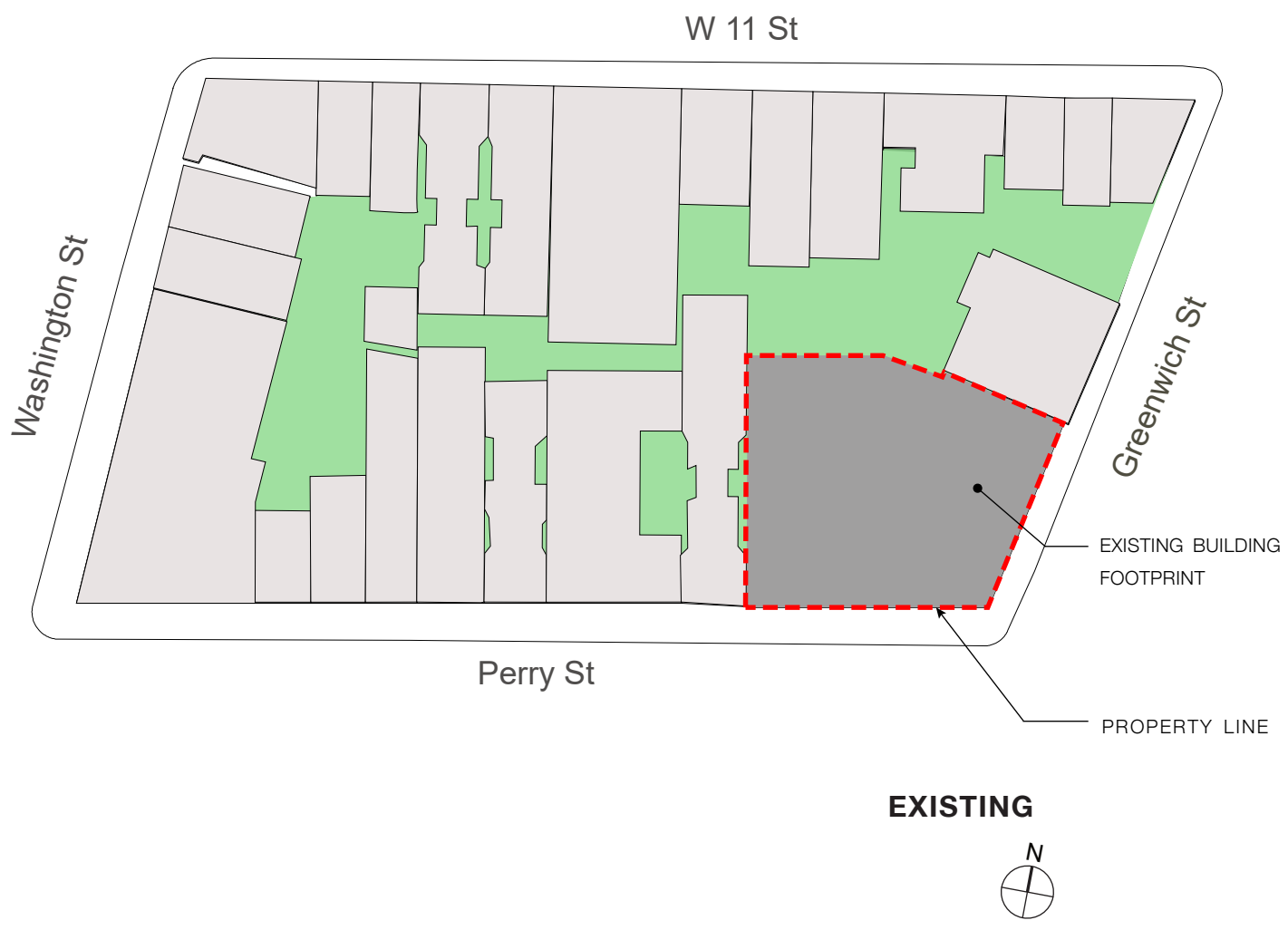
50 HUDSON (THIERRY DESPONT)



EXISTING



PROPOSED



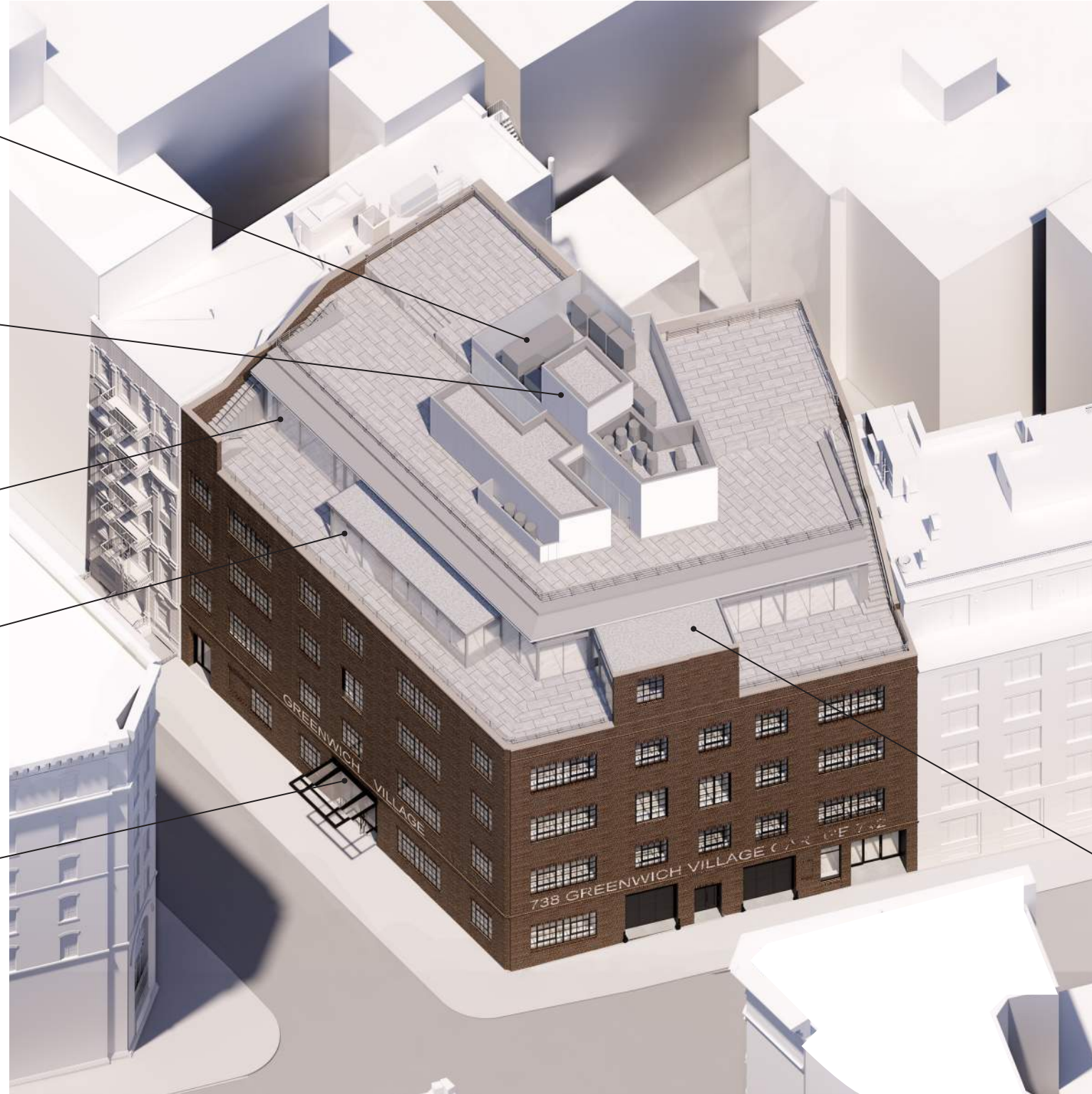
MECHANICAL EQUIPMENT ENCLOSURE LOCATED BEHIND STAIR & ELEVATOR BULKHEADS TO MINIMIZE VISIBILITY

ELEVATOR CENTERED IN SITE & HELD BACK FROM STREET FACADES TO MINIMIZE VISIBILITY OF BULKHEAD

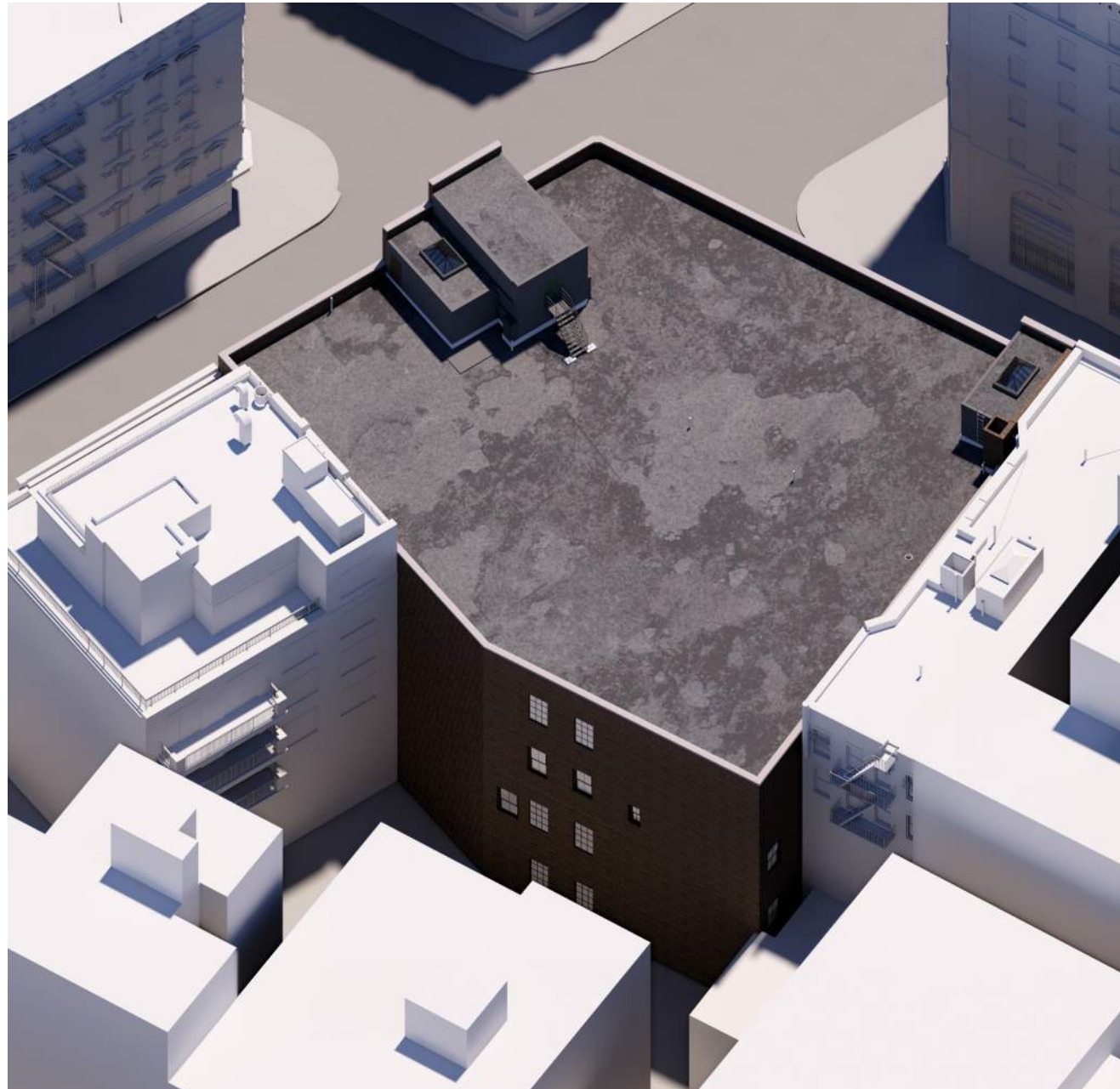
ADDITION HELD 15' BACK FROM STREET WALL

LOW HEIGHT DORMER (HEIGHT ALIGNS WITH EXISTING PERRY ST. BULKHEAD)

GLASS & STEEL ENTRANCE CANOPY PROJECTS 10' INTO SIDEWALK



ADDITION TIES INTO EXISTING GREENWICH ST. BULKHEAD



**EXISTING**



**PROPOSED**

ELEVATION  
BULKHEAD

MECHANICAL  
ENCLOSURE  
LOCATED AT REAR  
OF BUILDING

PERGOLA

CREATION  
OF REAR  
YARD BRINGS  
INCREASED  
LIGHT & AIR  
TO ADJACENT  
BUILDINGS



**EXISTING**



**PROPOSED**



**EXISTING**



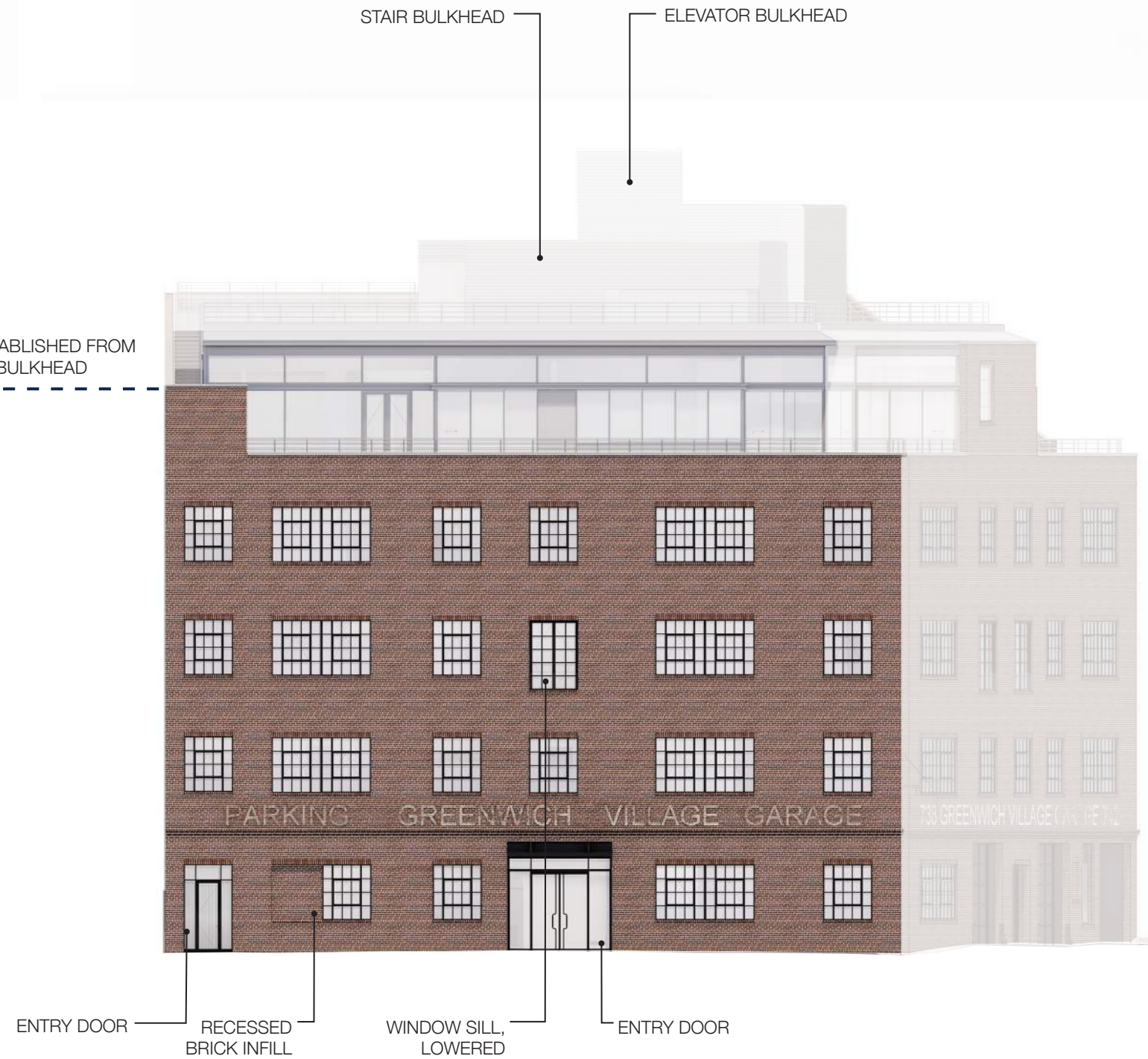
**PROPOSED**





**EXISTING**

GLAZING DATUM ESTABLISHED FROM  
EXISTING PERRY ST. BULKHEAD



**PROPOSED**





**EXISTING**



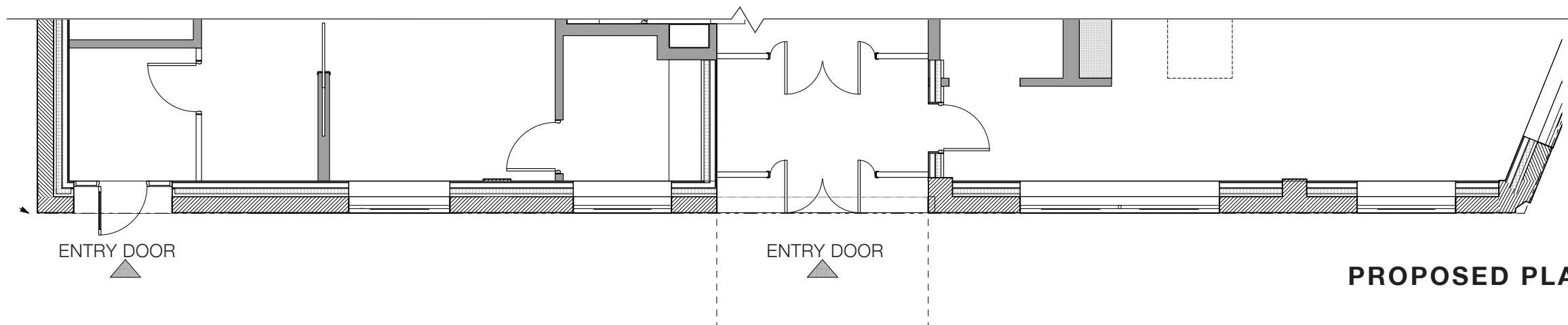
ENTRY DOOR W/ PRIVACY  
GLASS BELOW TRANSOM

OPENING TO ALIGN WITH  
EXISTING WINDOWS

RECESSED BRICK INFILL PANEL

ENTRANCE WITH GLASS & METAL AWNING AND  
GLASS DOORS TO FIT EXISTING DOOR OPENING

**PROPOSED**



**PROPOSED PLAN**

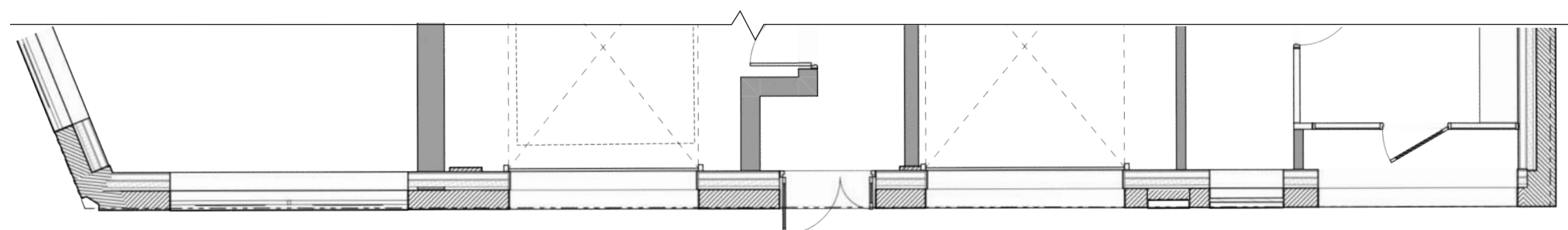


**EXISTING**



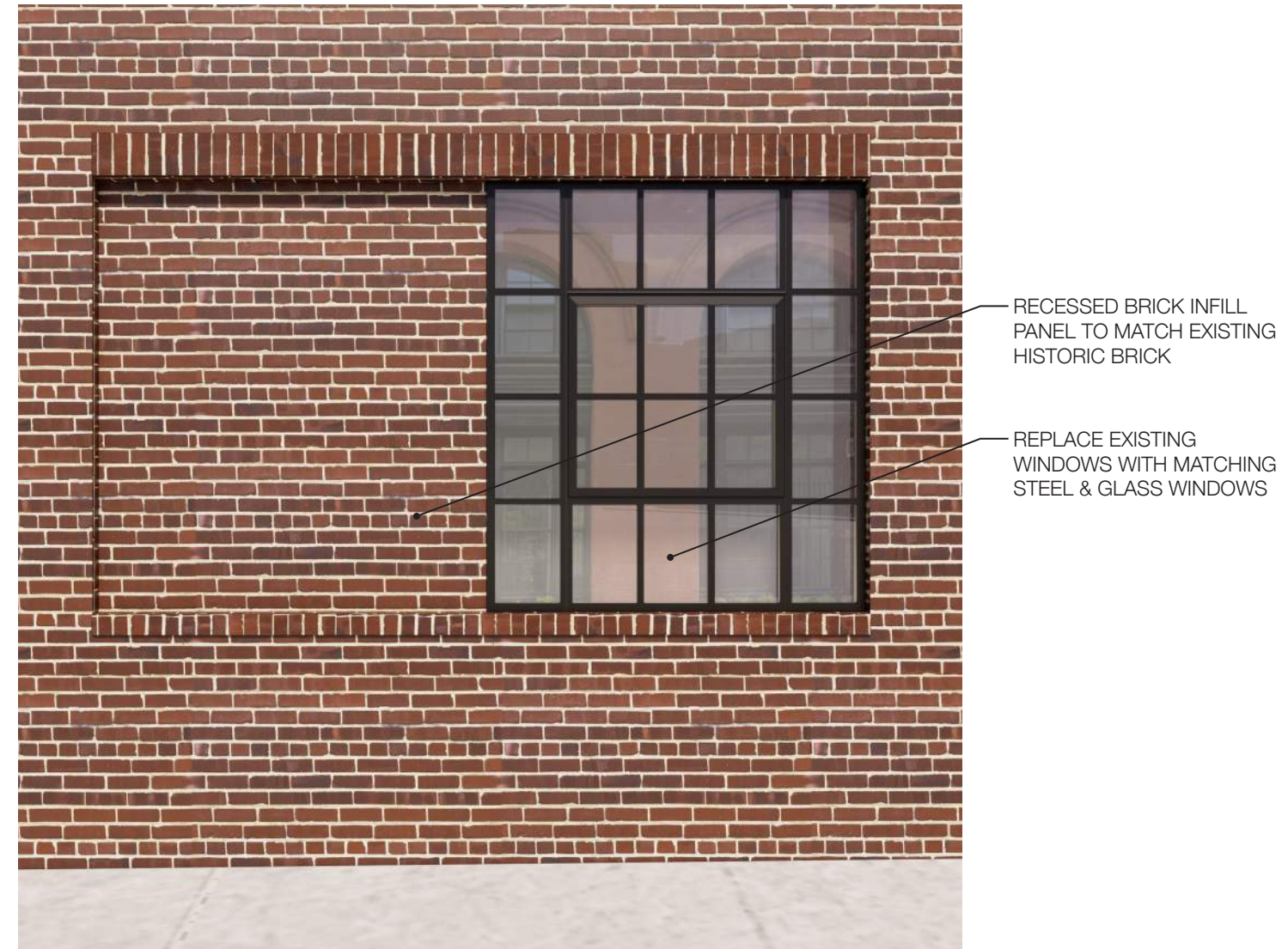
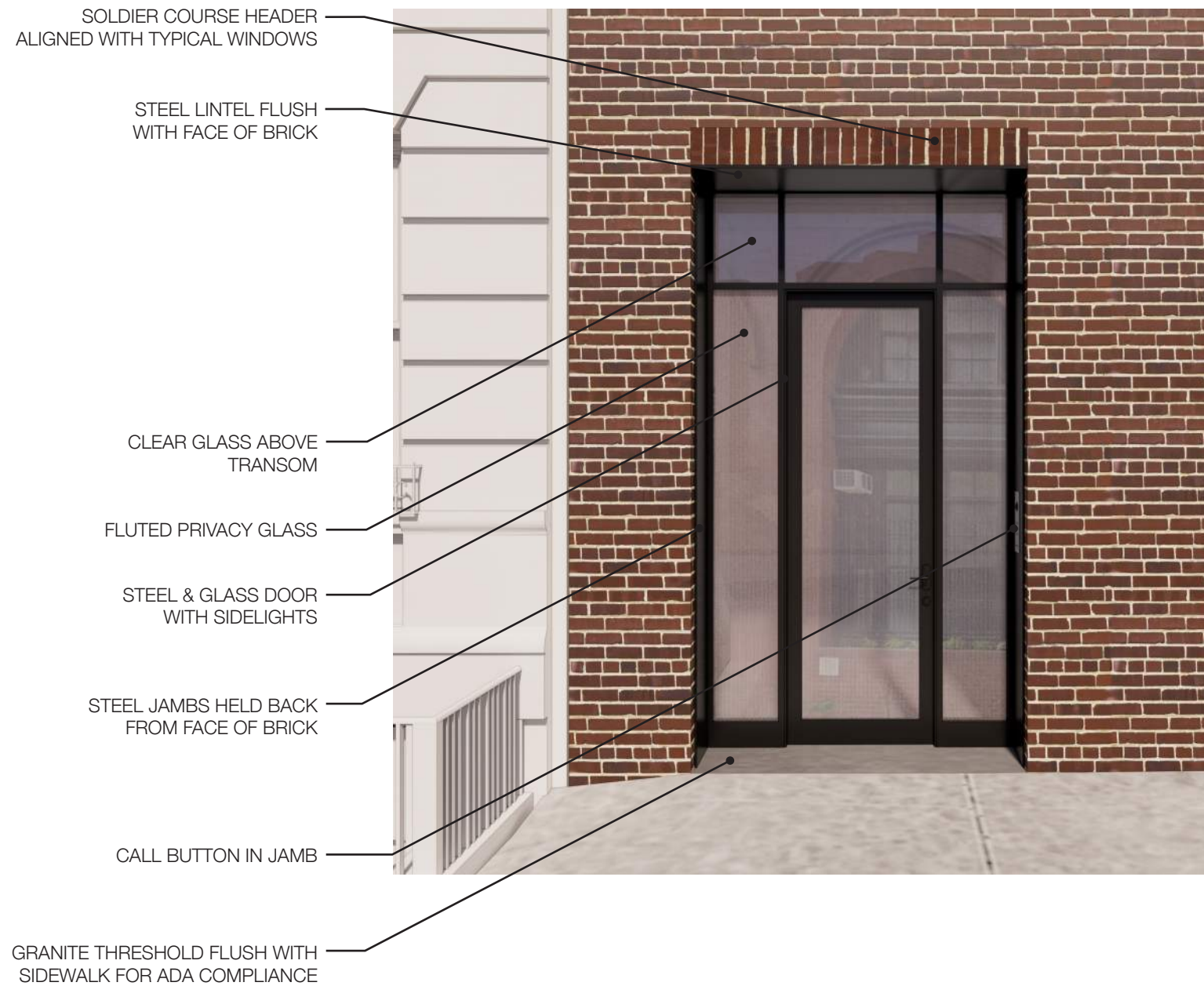
- RESTORED MASONRY (ENDEAVOR TO RESTORE EXISTING BRICK TO HISTORIC CONDITION)
- REPLACE WINDOWS TO MATCH EXISTING
- GARAGE DOOR
- OPENING TO ALIGN WITH EXISTING WINDOWS
- GARAGE DOOR
- RECESSED BRICK INFILL
- FLUTED PRIVACY GLASS WITH TRANSOM
- GLASS & STEEL ENTRY DOOR WITH PRIVACY GLASS BELOW TRANSOM

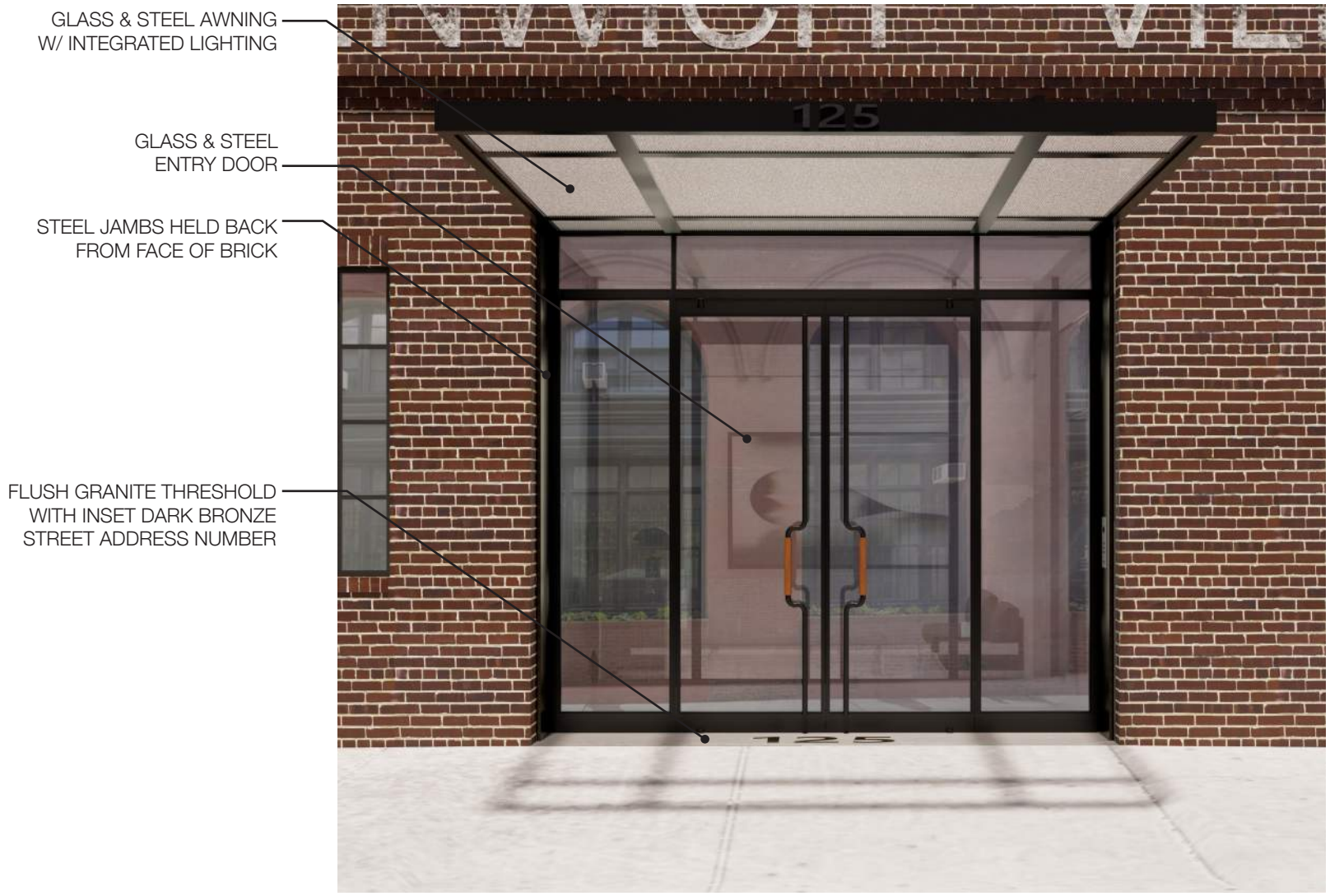
**PROPOSED**

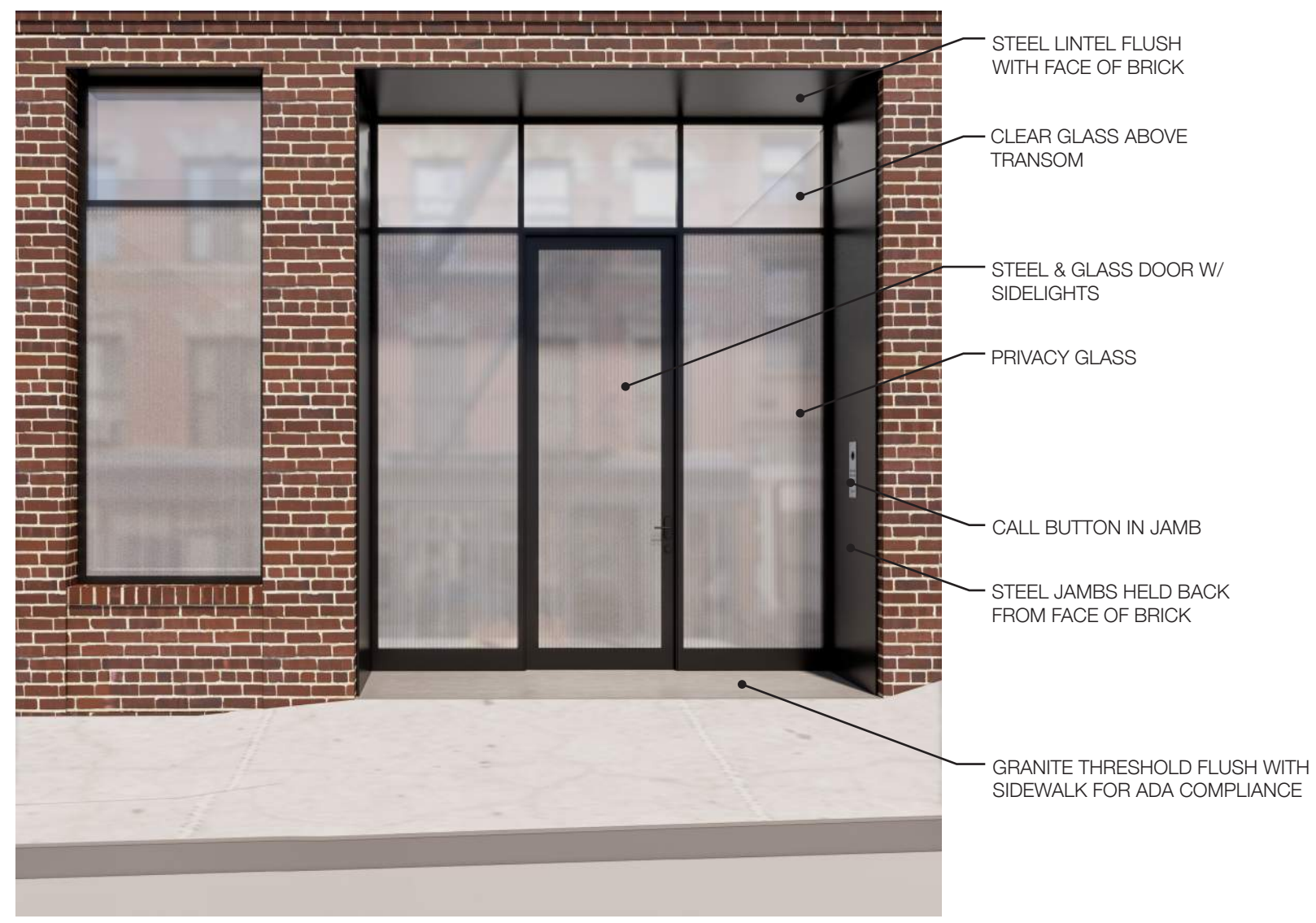


- GARAGE DOOR
- EGRESS DOOR
- GARAGE DOOR
- ENTRY DOOR

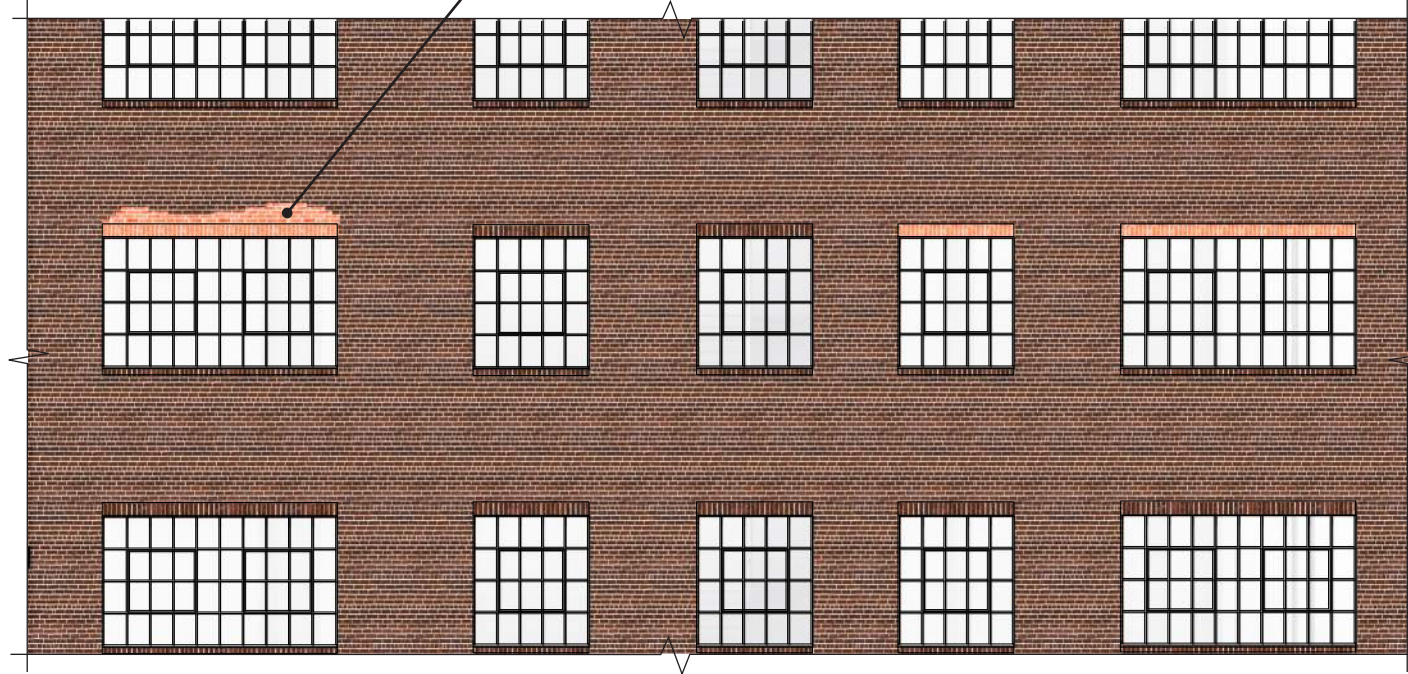
**PROPOSED PLAN**



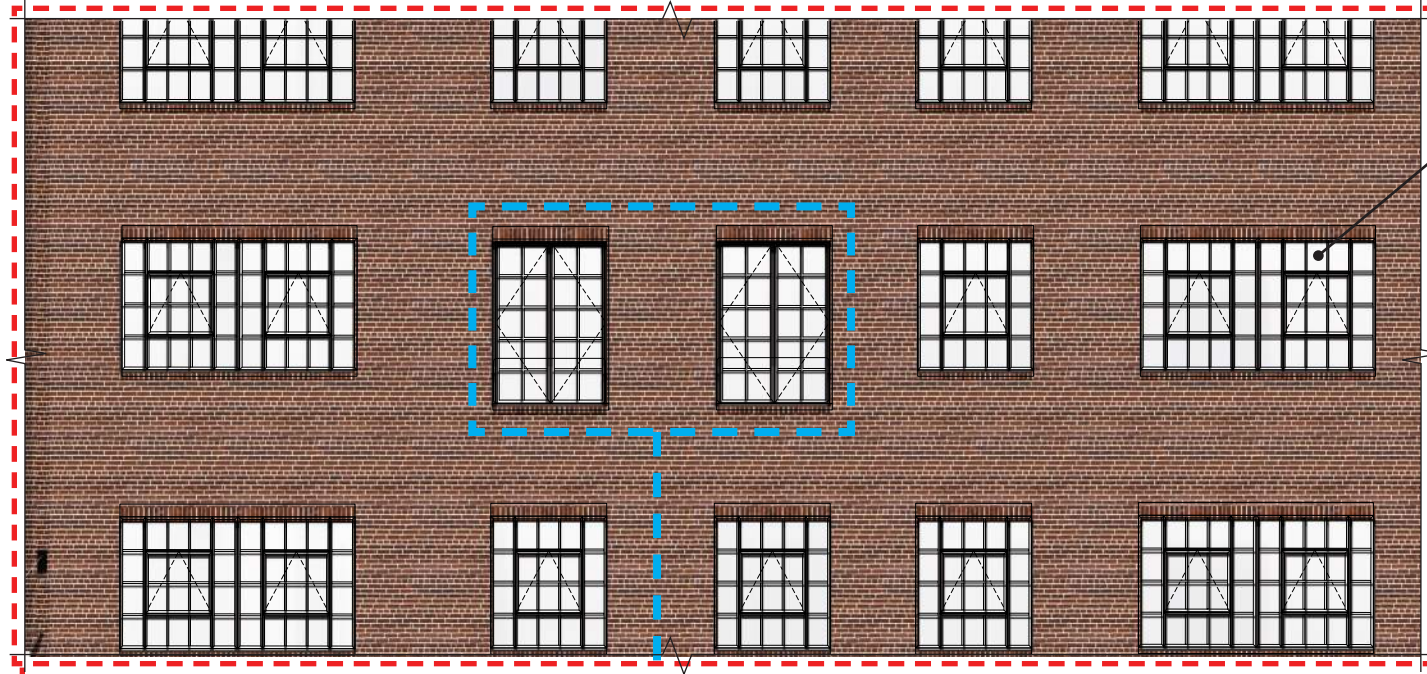




NON-ORIGINAL BRICK INFILL TO BE REPAIRED AND REPLACED WITH BETTER MATCH TO HISTORIC MASONRY



EXISTING



WINDOWS THROUGHOUT TO MATCH EXISTING HISTORIC

PROPOSED



DIVIDED-LIGHT CASEMENT WINDOWS

GLASS GUARDRAIL

LOWERED SILL WITH BRICK SAILOR COURSE TO MATCH EXISTING



CASEMENTS SHOWN IN OPEN POSITION

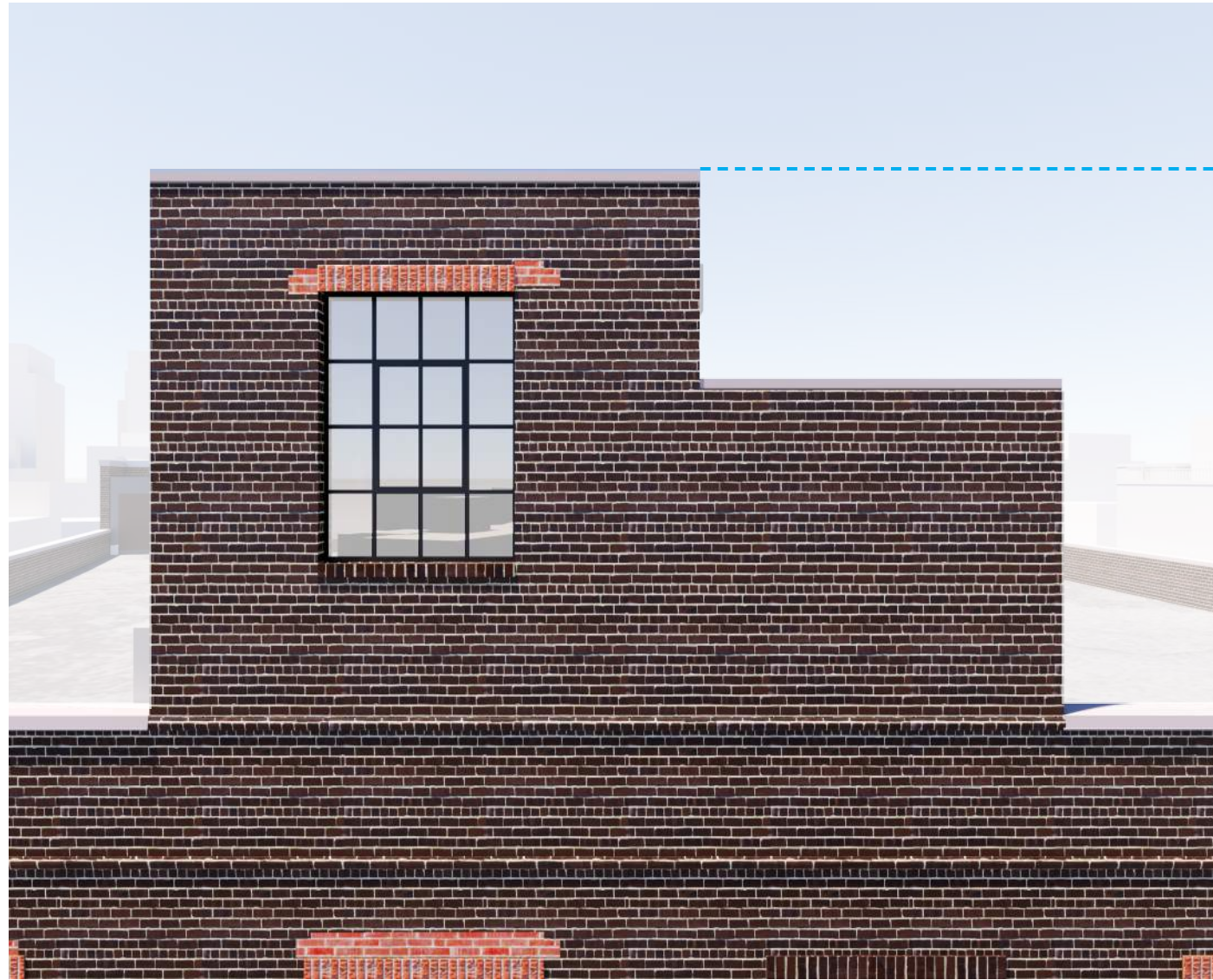




**EXISTING**

**PROPOSED**





EXISTING

LARGE SINGLE PANE WINDOW

RECESSED BRICK INFILL PANEL

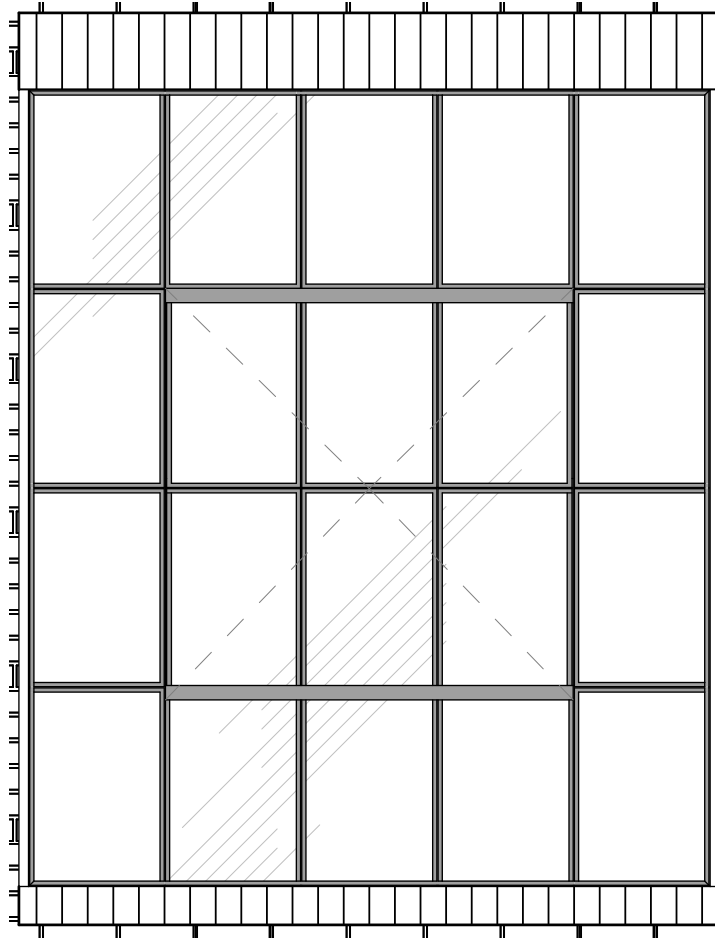
PRECAST CONCRETE COPING TO MATCH EXISTING



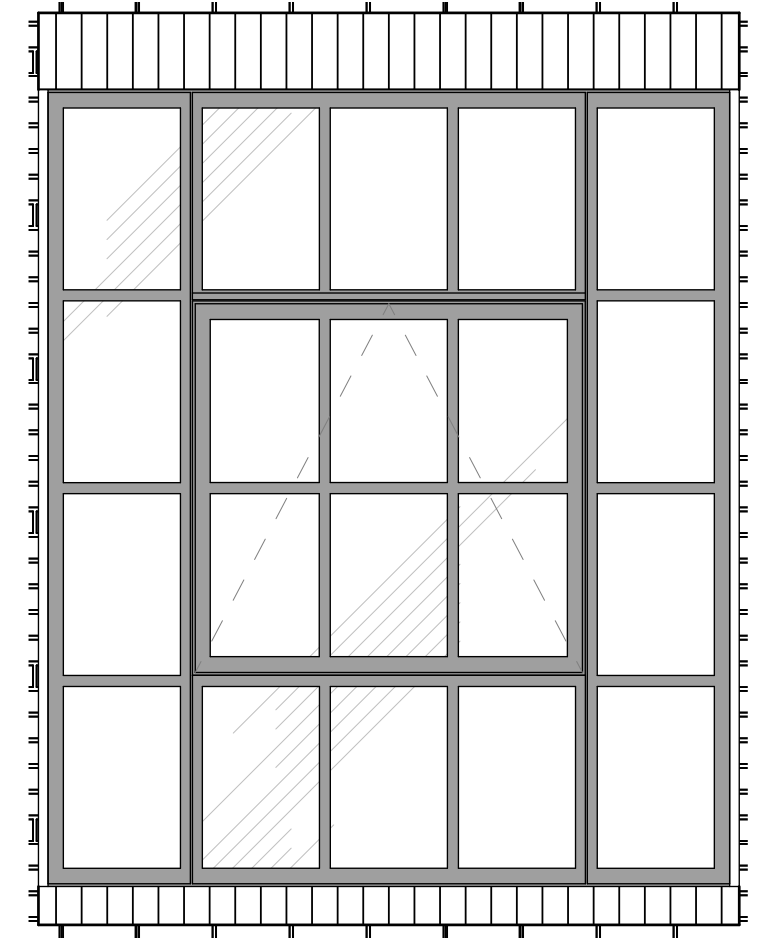
PROPOSED



PHOTO OF EXISTING WINDOW

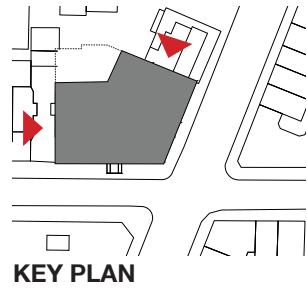


EXISTING



PROPOSED

(11.6% REDUCTION OF  
GLAZING FROM EXISTING)

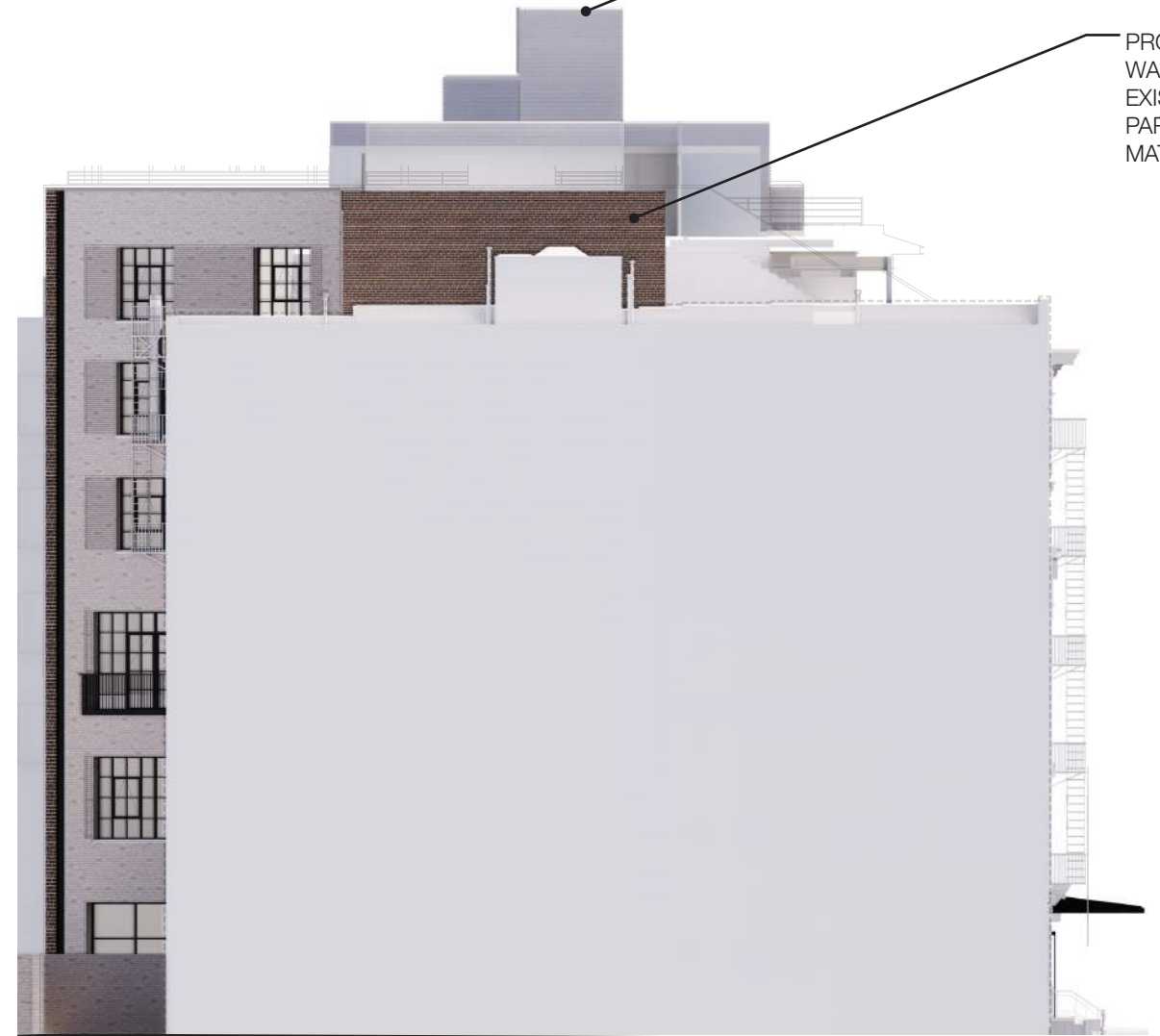


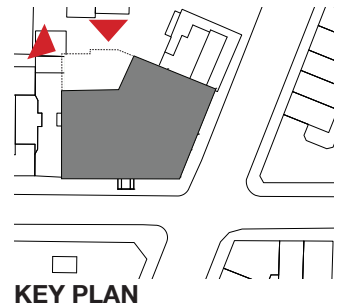
PROPOSED BRICK WALL ABOVE EXISTING BRICK PARAPET, TO MATCH EXISTING



ELEVATOR BULKHEAD

PROPOSED BRICK WALL ABOVE EXISTING BRICK PARAPET, TO MATCH EXISTING





T.O. STAIR BULKHEAD  
EL. +107'-5"

STEPPED ROOF FLR. F.F.  
EL. +98'-11"

ROOF FLR. F.F.  
EL. +96'-5"

FIFTH FLR. MEZ. F.F.  
EL. +86'-10"

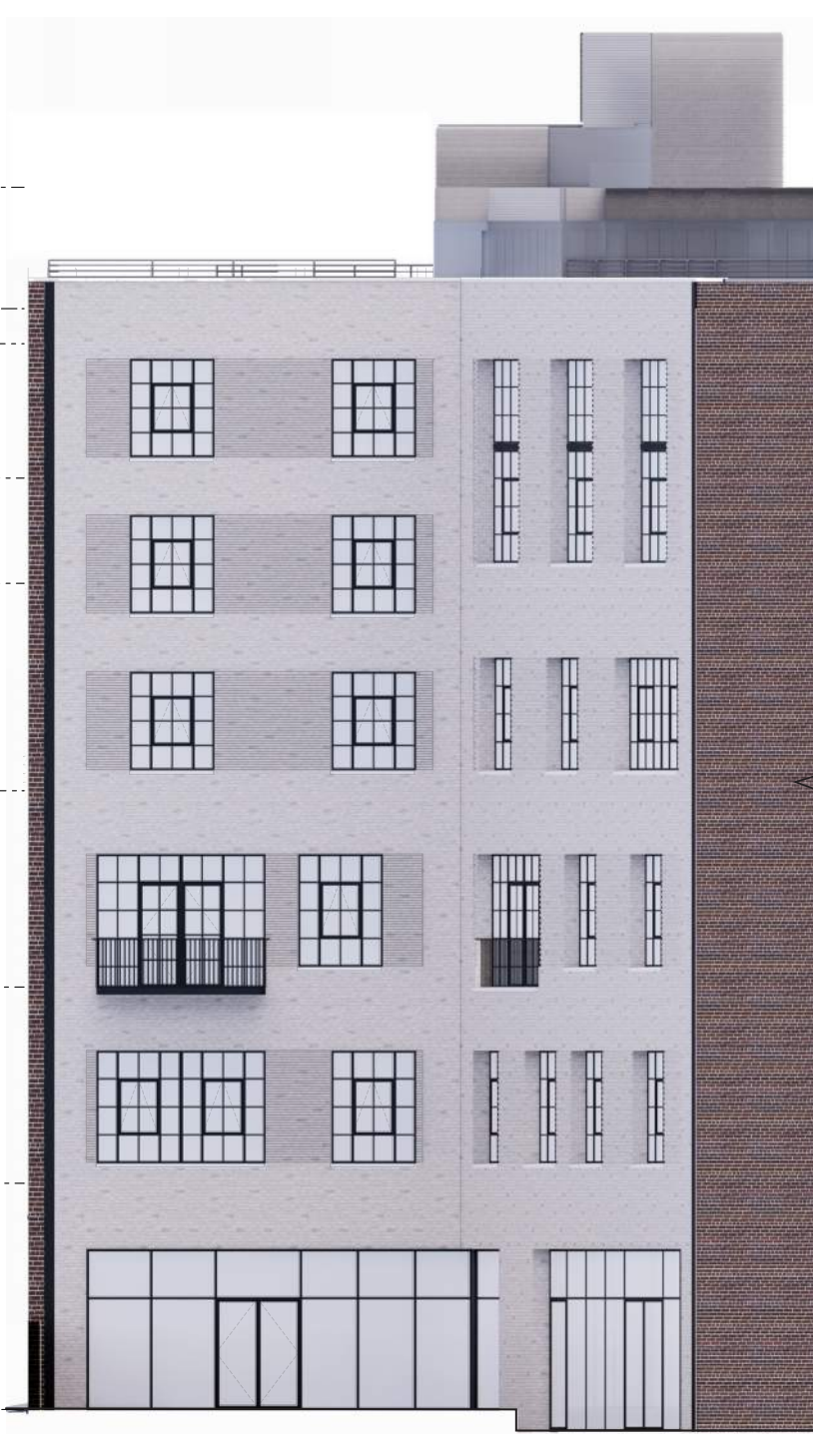
FIFTH FLR. F.F.  
EL. +79'-4"

FOURTH FLR. F.F.  
EL. +64'-6 1/2"

THIRD FLR. F.F.  
EL. +50'-6 1/2"

SECOND FLR. F.F.  
EL. +36'-6 1/2"

EAST UNIT STREET ENTRY FLR. F.F.  
EL. +20'-5"



METAL REVEAL BETWEEN  
NEW BRICK FACADES  
& EXISTING BRICK WALL

PAINTED METAL  
GUARDRAIL,

BRICK REAR FACADES

METAL TRANSOM

ALTERNATING RECESSED BRICK  
COURSES BETWEEN WINDOWS

DIVIDED-LIGHT WINDOWS

BALCONY  
W/ METAL GUARDRAIL

CURTAIN WALL  
AT REAR YARD

T.O. STAIR BULKHEAD  
EL. +107'-5"

STEPPED ROOF FLR. F.F.  
EL. +98'-11"

ROOF FLR. F.F.  
EL. +96'-5"

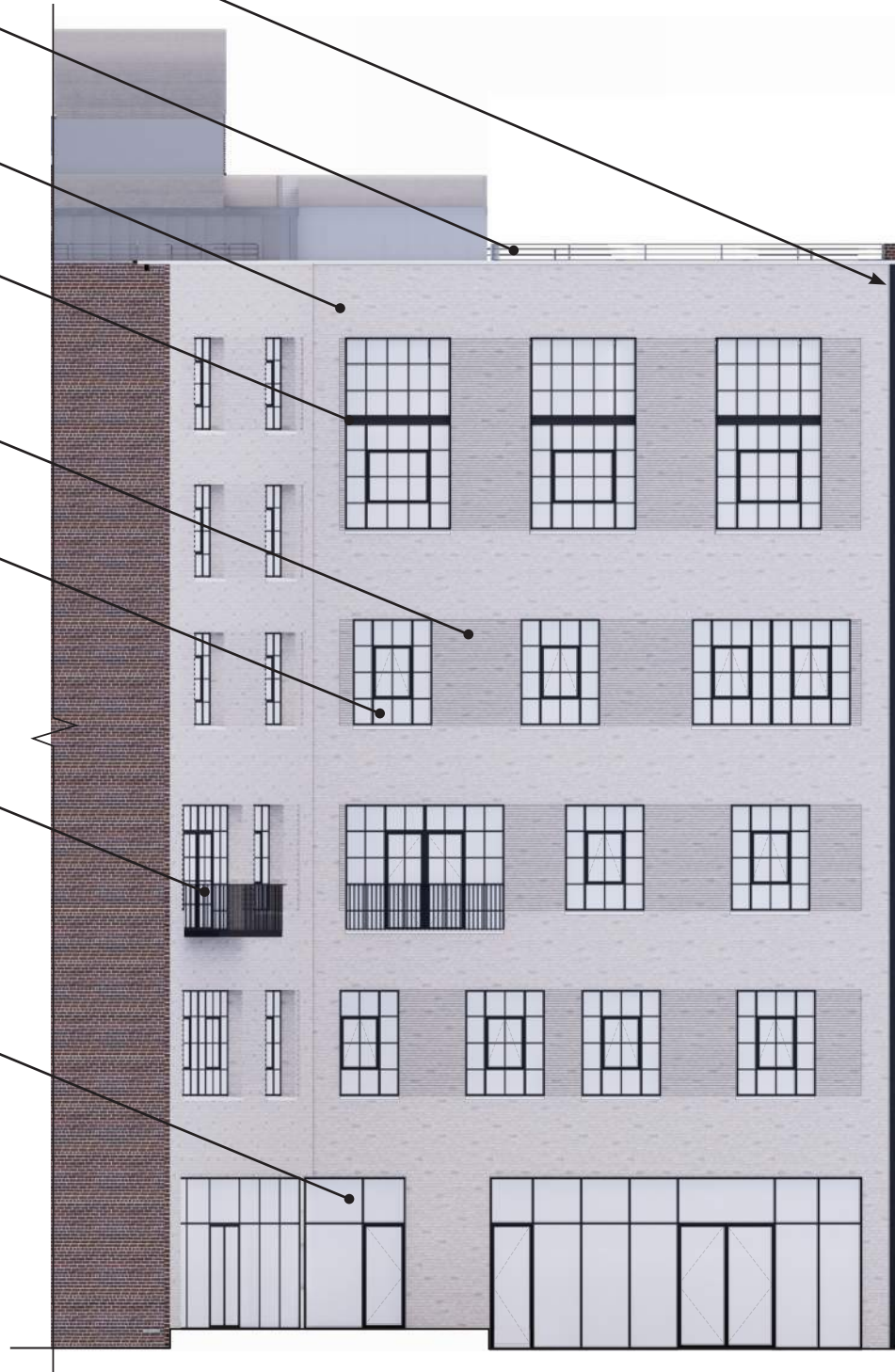
FIFTH FLR. F.F.  
EL. +79'-4"

FOURTH FLR. F.F.  
EL. +64'-6 1/2"

THIRD FLR. F.F.  
EL. +50'-6 1/2"

SECOND FLR. F.F.  
EL. +36'-6 1/2"

WEST UNIT STREET ENTRY FLR. F.F.  
EL. +18'-11"







PAINTED METAL

- WINDOW FRAMES
- DOOR FRAMES
- GARAGE DOORS
- GUARDRAILS
- FASCIA
- EXTERIOR JAMBS
- EXTERIOR TRIM



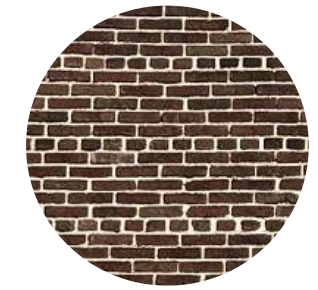
ZINC

- BULKHEAD
- EAVE



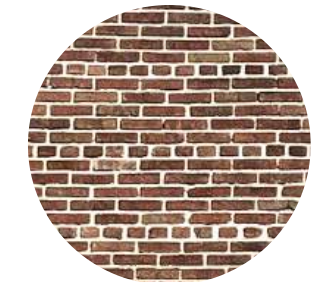
BACK-PAINTED GLASS

- DORMER TRANSOM & SPANDREL PANEL
- SPANDREL PANEL



EXISTING BRICK

- STREET FACADES
- NORTH FACADE
- EAST FACADE



NEW BRICK INFILL

- EXISTING WINDOW INFILL
- PARAPET INFILL
- REPLACEMENT & REPAIR AS REQUIRED (EX. LINTELS)
- ADDITIONAL MASONRY AT SIDES OF BUILDING (ABOVE EXISTING)



PRECAST CONCRETE COPING

- NEW CAP TO MATCH EXISTING ORIGINAL COPING



ZINC

- BULKHEAD
- EAVE



PAINTED METAL

- WINDOW FRAMES
- DOOR FRAMES
- GARAGE DOORS
- GUARDRAILS
- FASCIA
- EXTERIOR JAMBS
- EXTERIOR TRIM



NEW BRICK

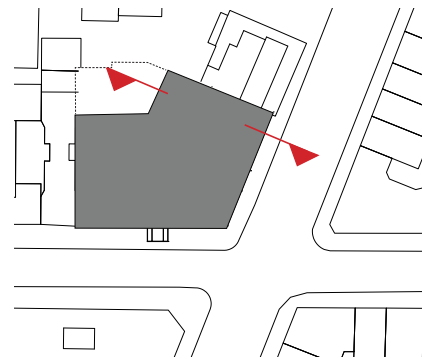
- REAR FACADE



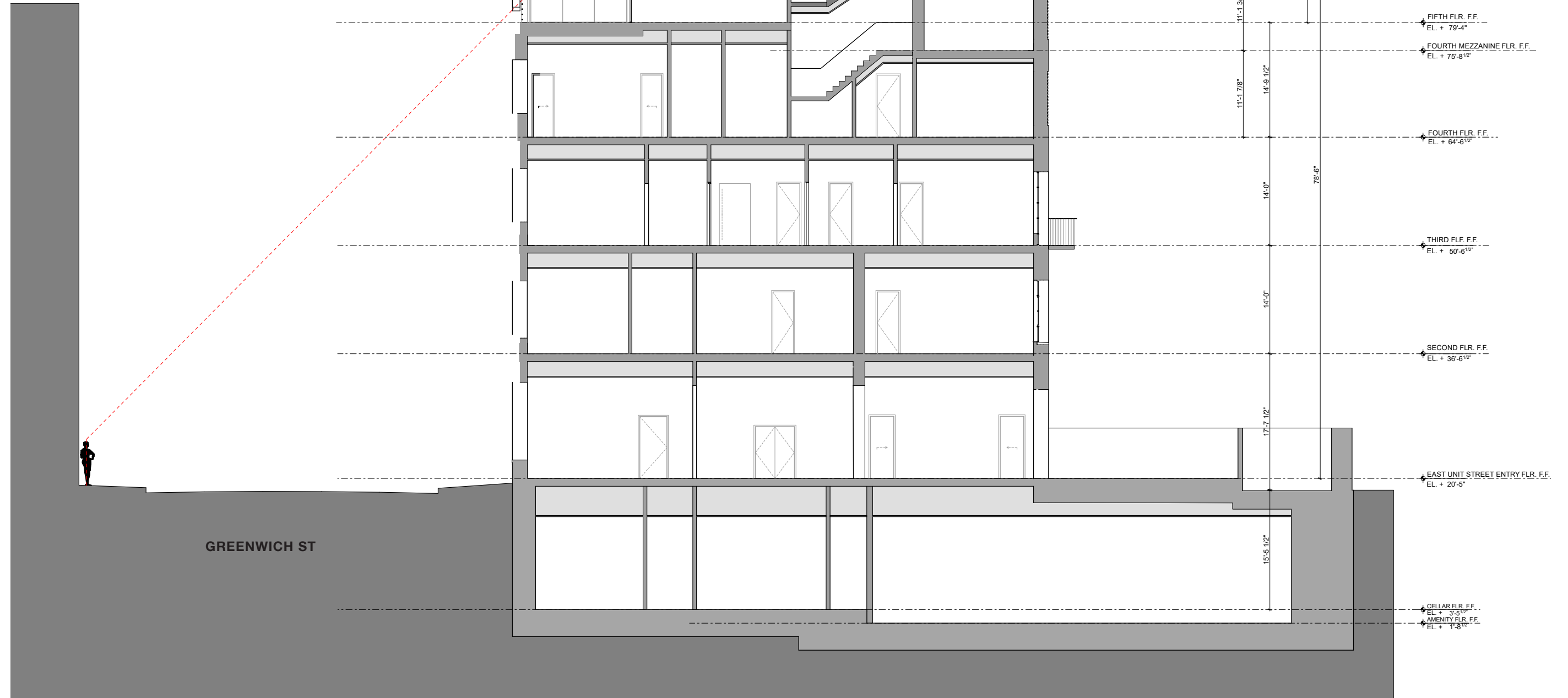
NEW BRICK  
(ALTERNATE PATTERN)

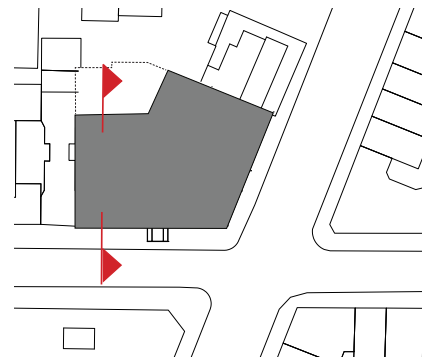
- REAR FACADE BETWEEN WINDOW BAYS



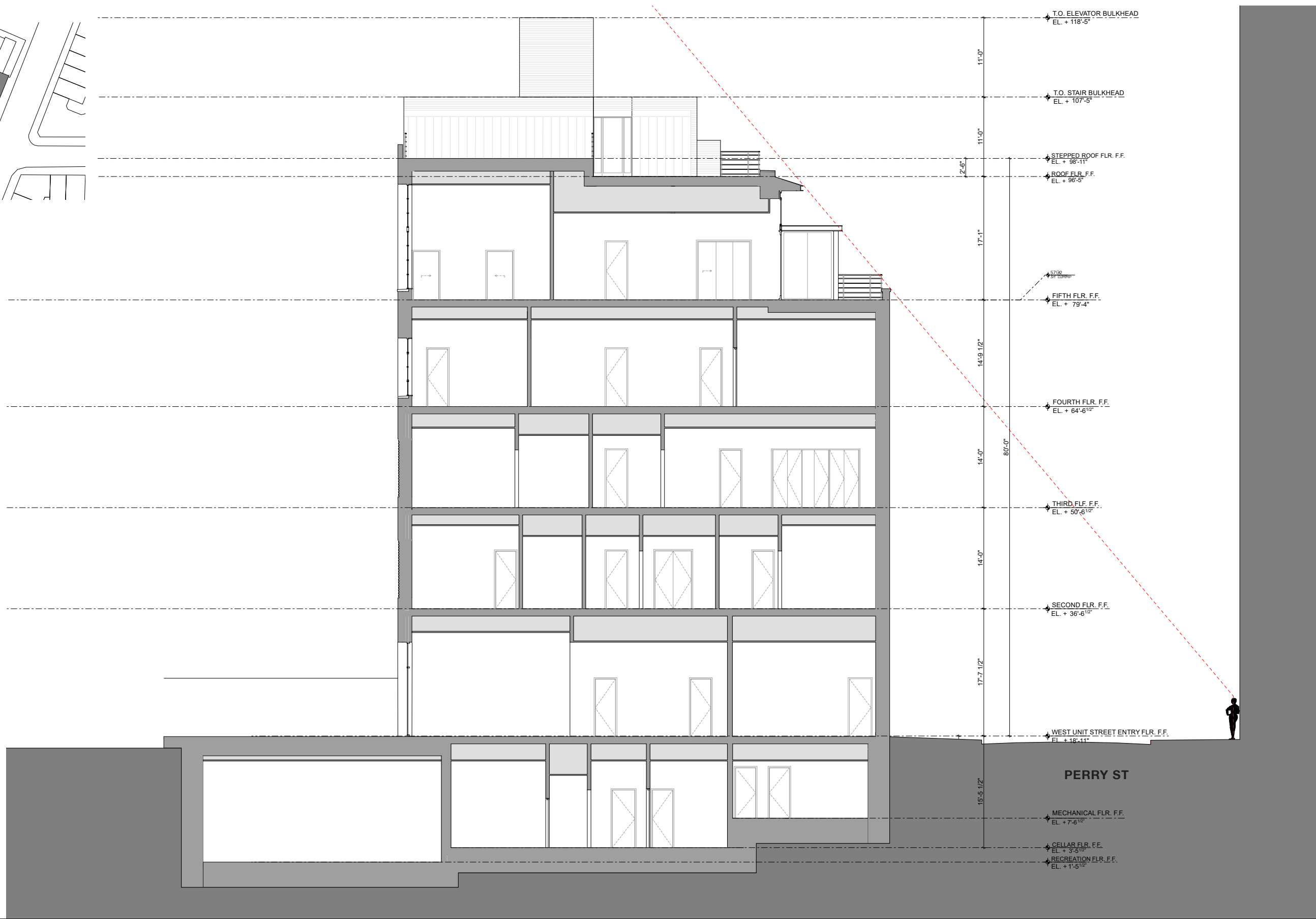


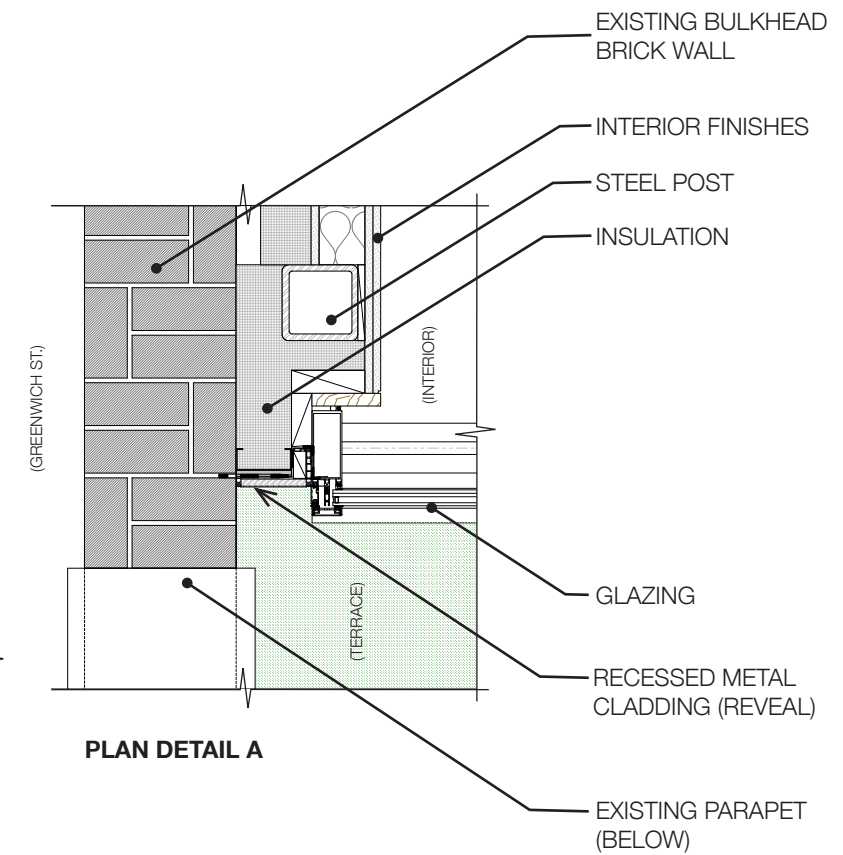
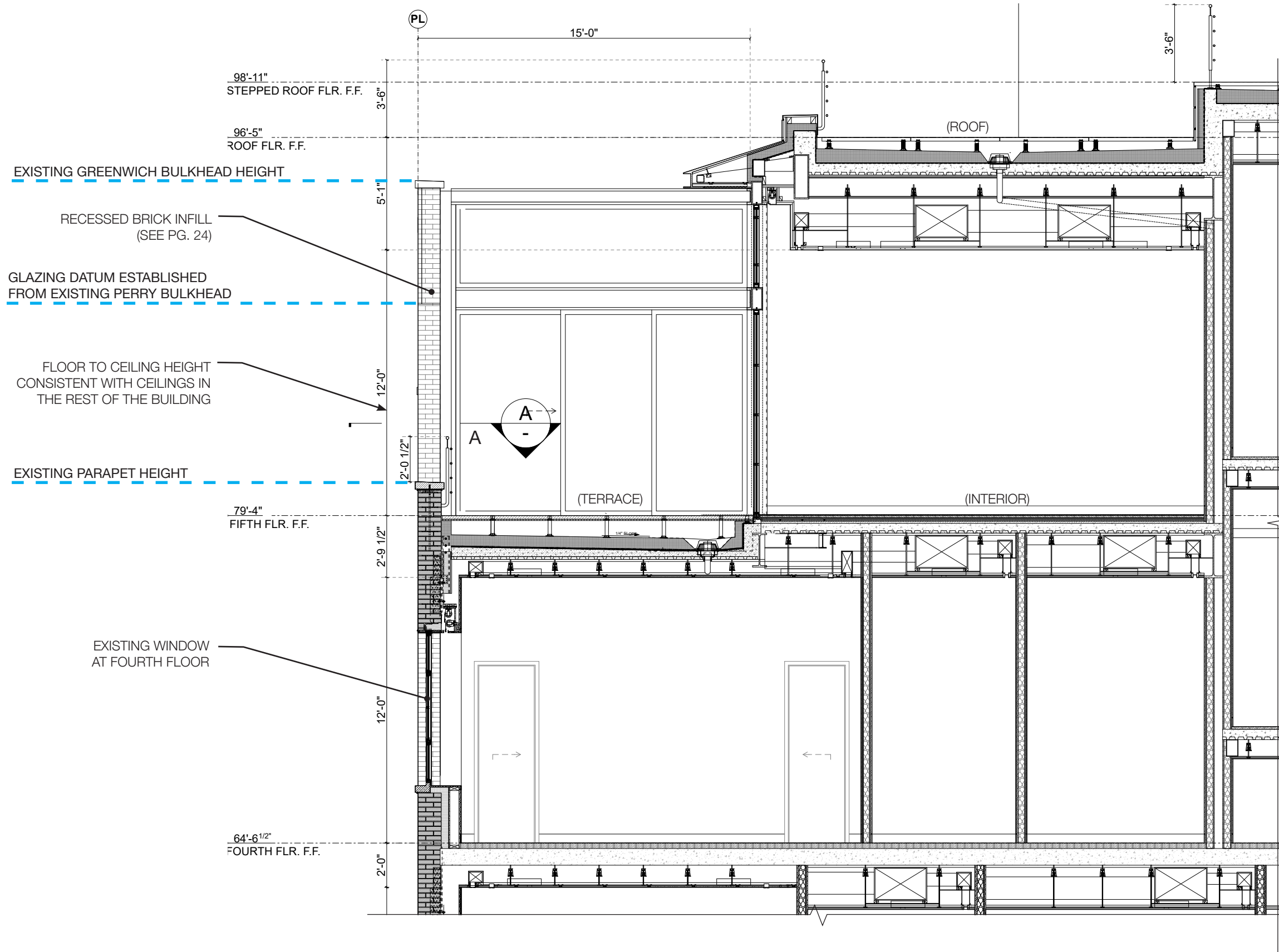
KEY PLAN

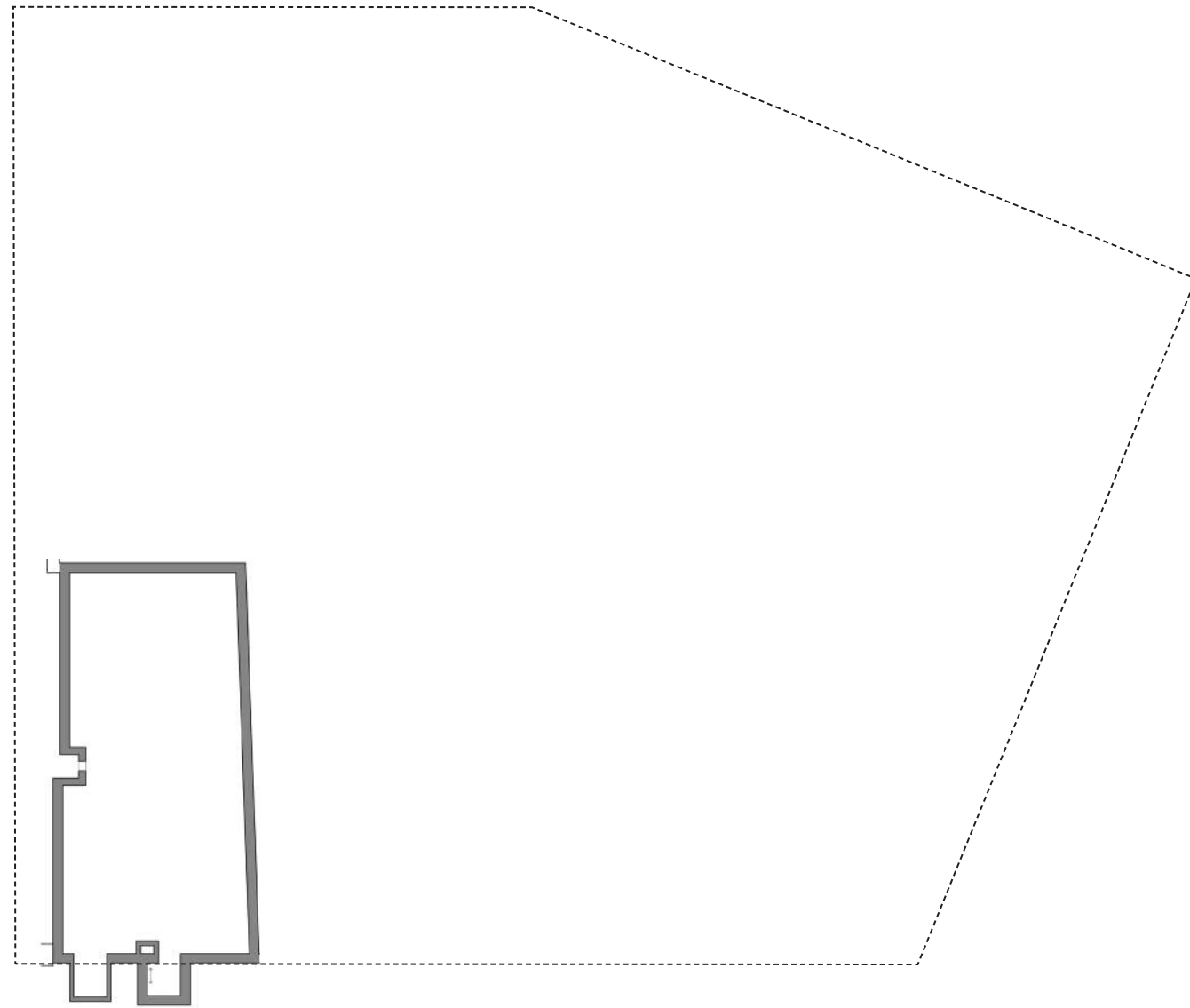




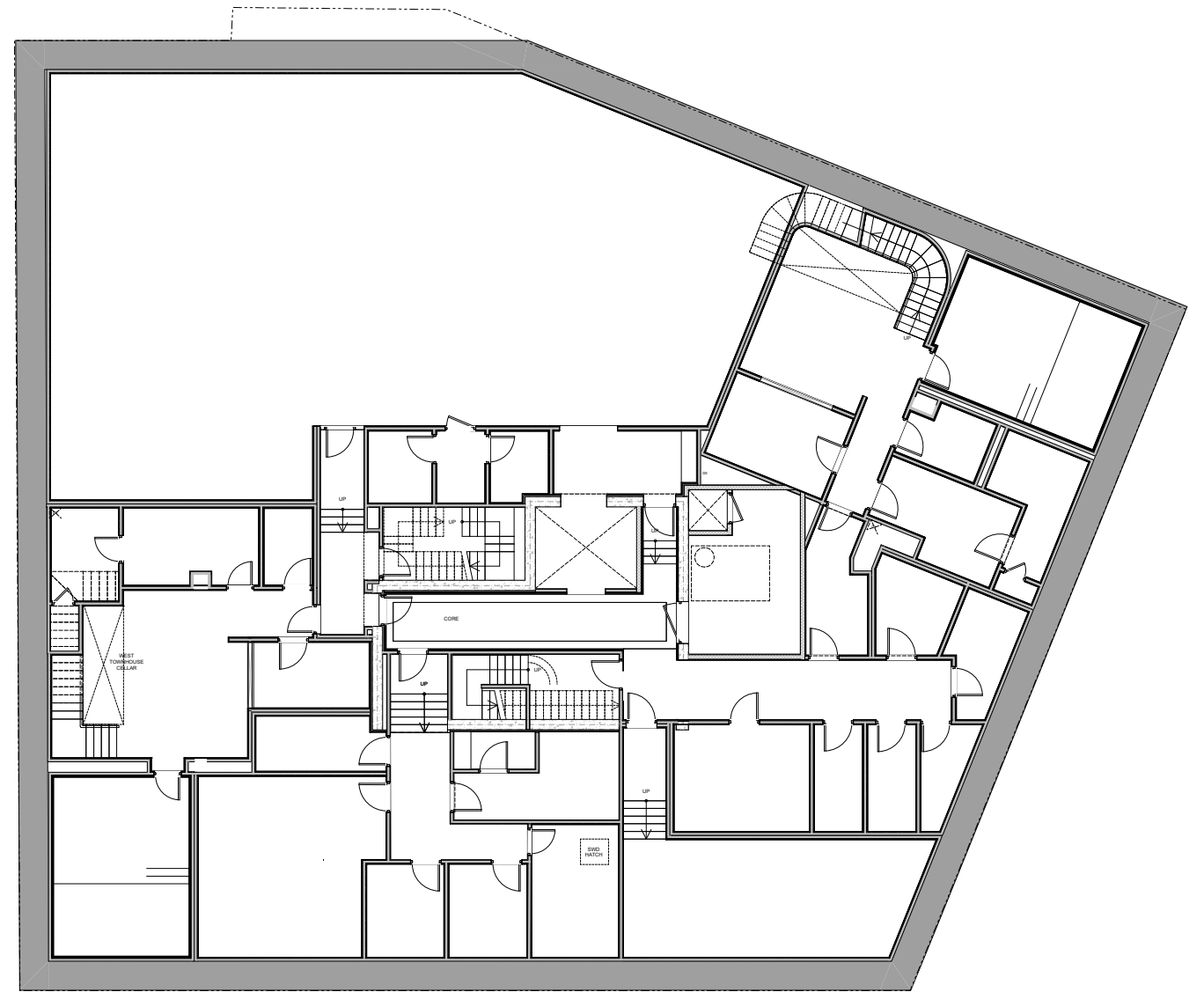
KEY PLAN



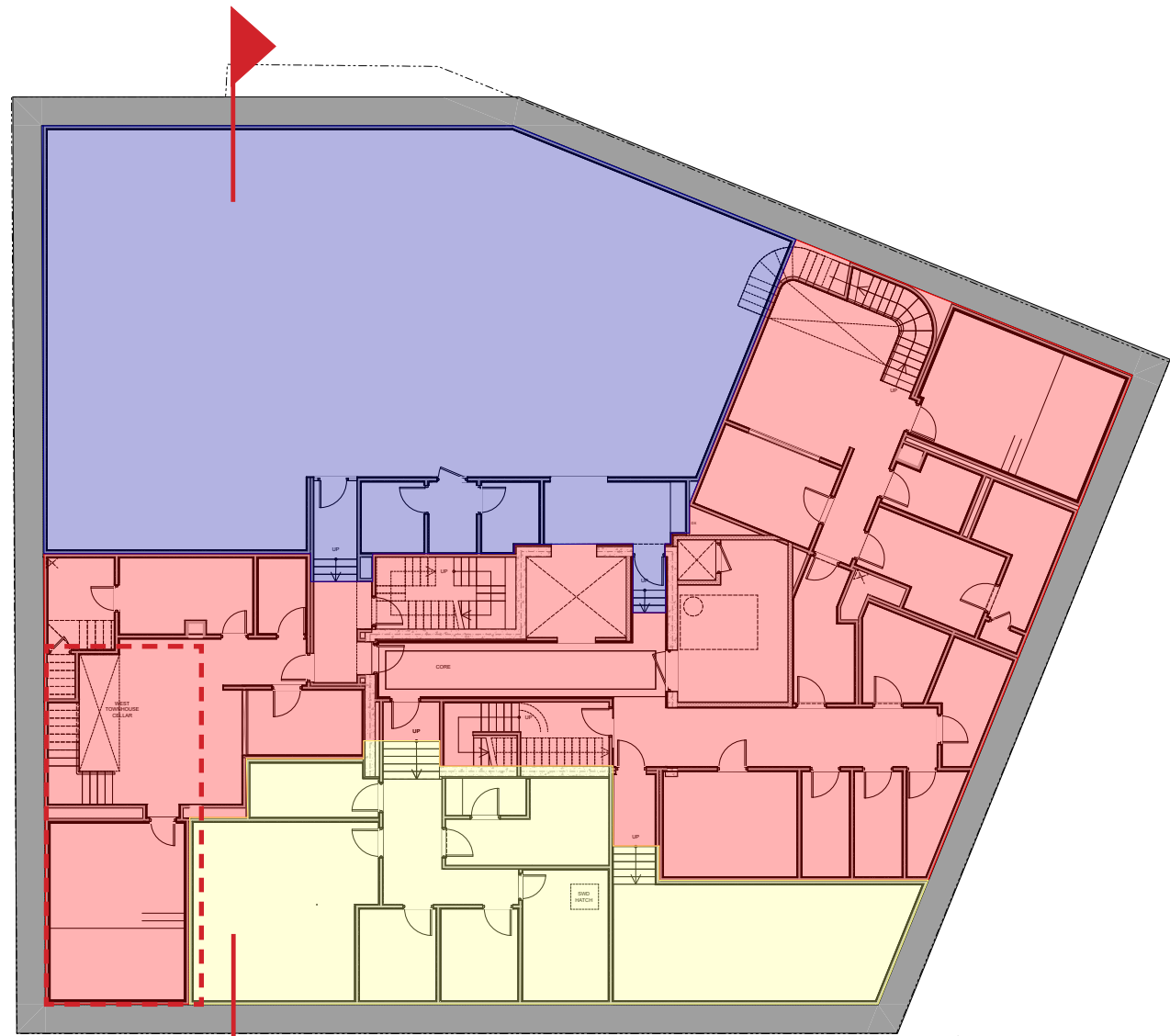







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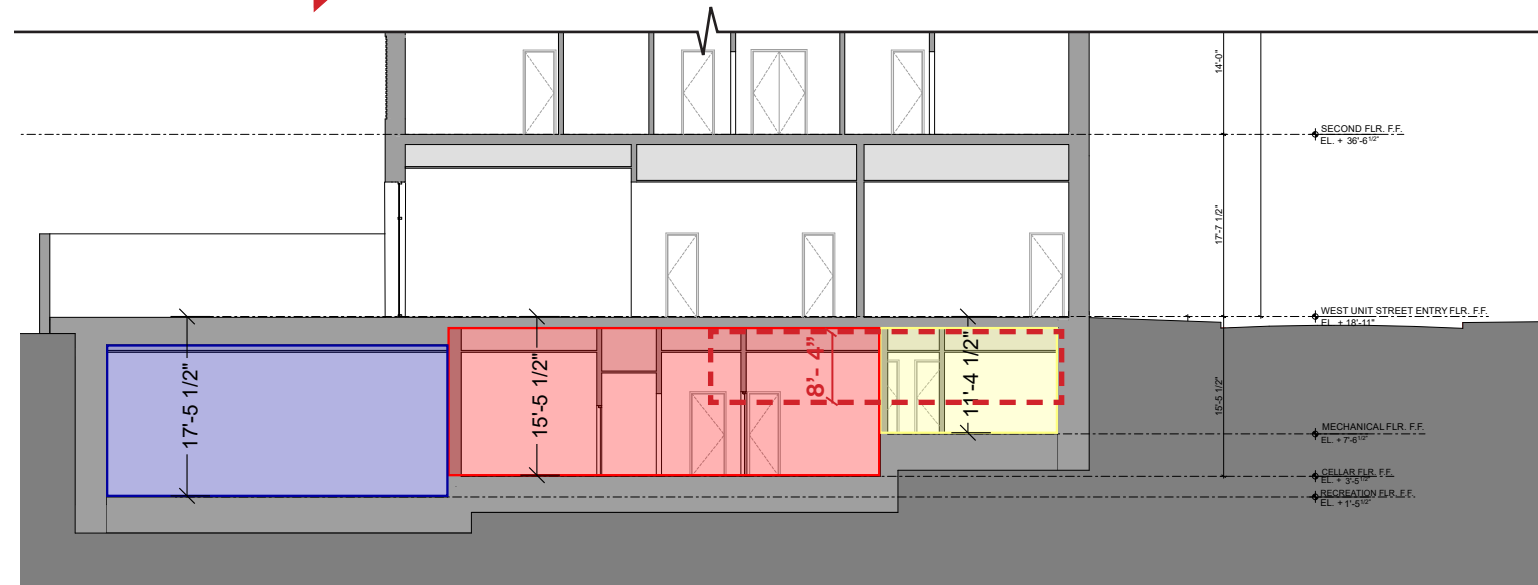


PROPOSED



 EXISTING CELLAR

-  BUILDING CELLAR  
AREA - 3,171 SF
-  RESIDENTIAL CELLAR  
AREA - 4,087 SF
-  MECHANICAL CELLAR  
AREA - 1,497 SF





● LOCATIONS WITH GREATEST VISIBILITY



KEY PLAN



EXISTING



PROPOSED



KEY PLAN



EXISTING



PROPOSED





KEY PLAN



EXISTING



PROPOSED



KEY PLAN



EXISTING



PROPOSED



KEY PLAN



EXISTING



PROPOSED



KEY PLAN



EXISTING



PROPOSED



KEY PLAN



EXISTING



PROPOSED



KEY PLAN



EXISTING



PROPOSED



KEY PLAN



EXISTING



PROPOSED





# 738 Greenwich Street Multi-Unit Residence

## Appendix

### Consultants

#### Preservation Consultant Higgins Quasebarth & Partners, LLC

11 Hanover Square, 16th Floor  
New York, NY 10005  
212 274 9468  
higgins@hqpreservation.com

#### Construction Manager Sciame Construction, LLC

14 Wall Street  
New York, NY 10005  
212 232 2200  
info@sciame.com

#### Structural Engineer Silman

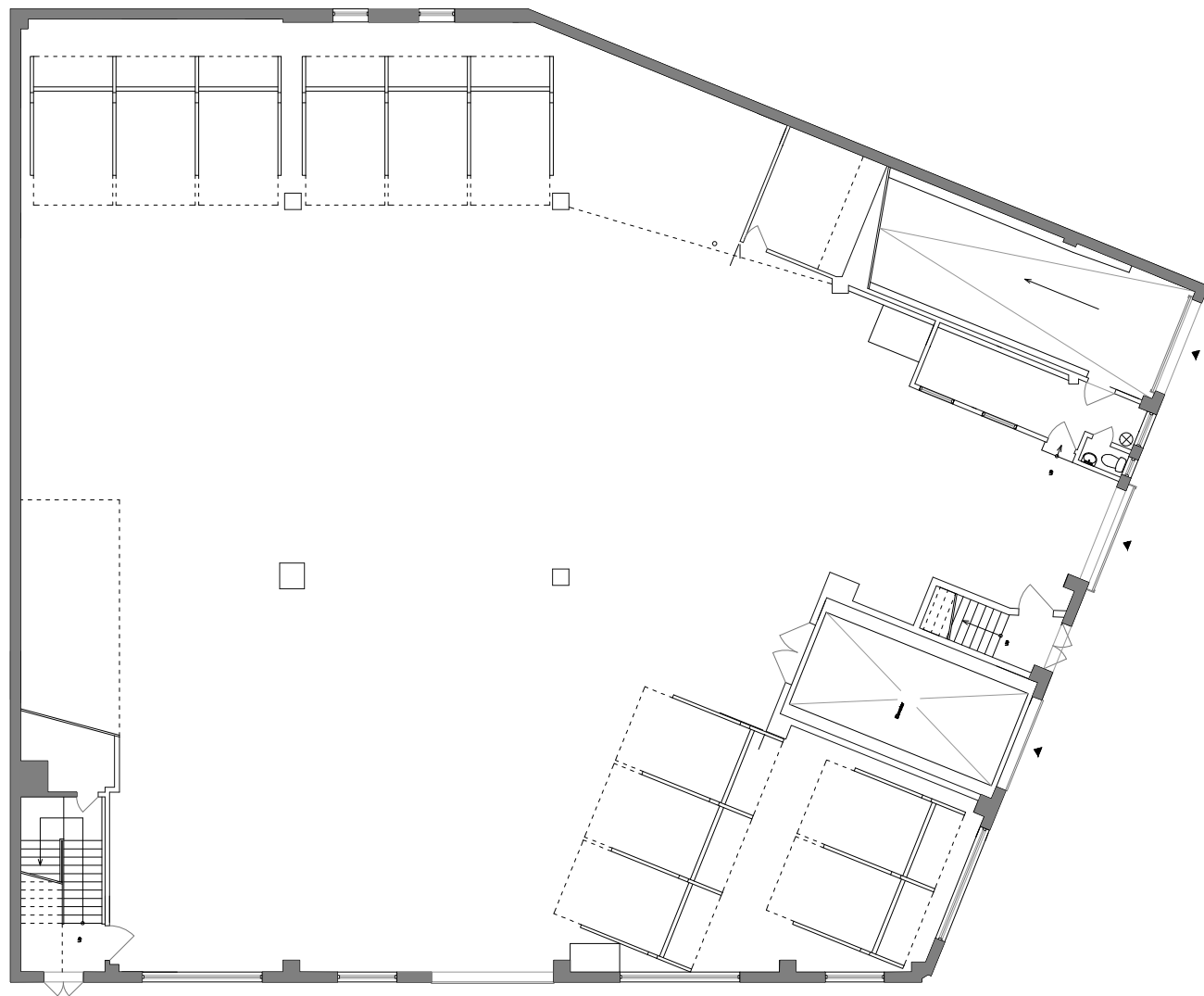
32 Old Slip, 10th Floor  
New York, NY 10005  
212 620 7970

#### MEP Glickman Engineering Associates, PLLC

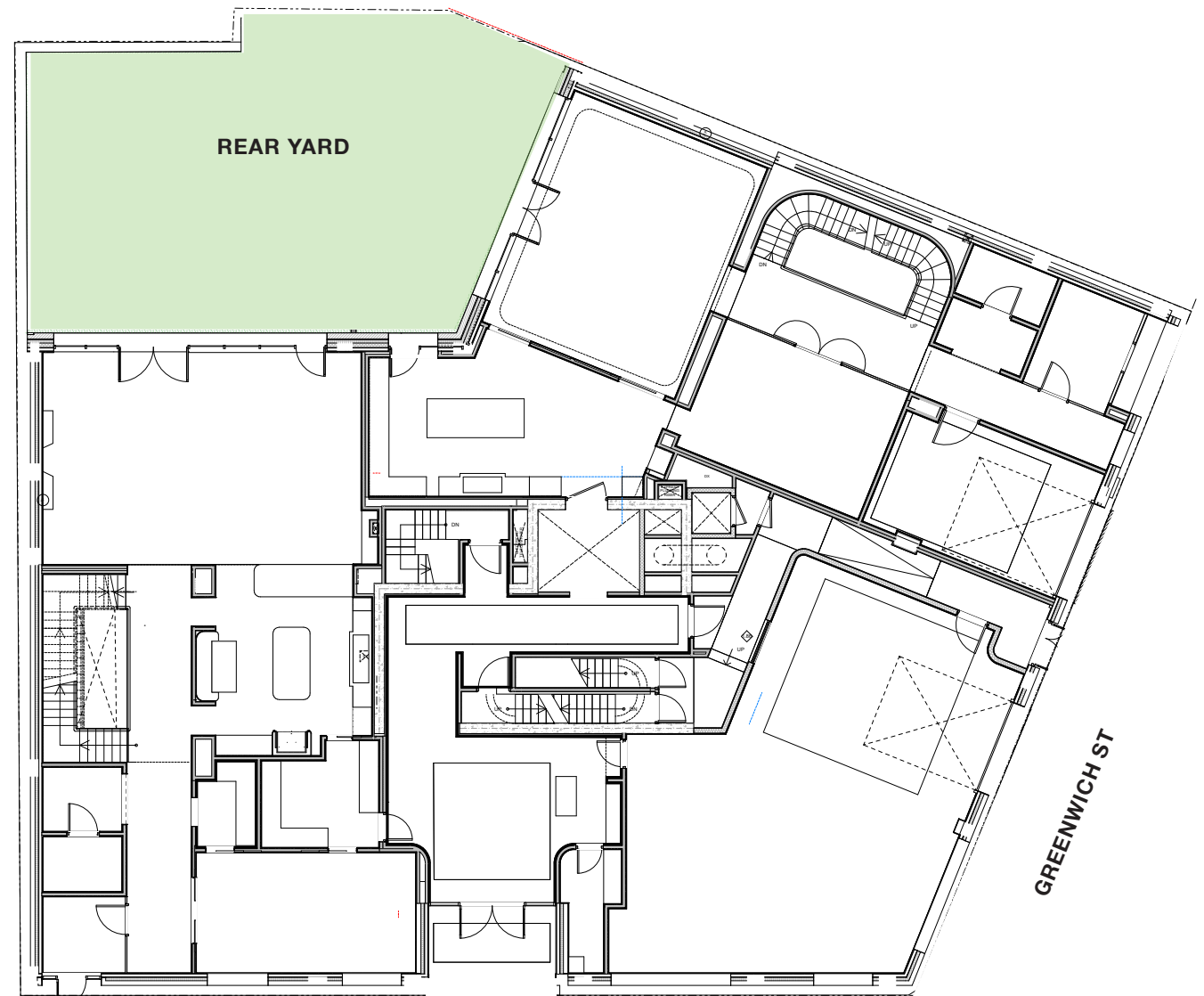
545 8th Avenue  
New York, NY 10018  
212 643 8006  
info@gea-pllc.com

#### Landscape Architect Harrison Green

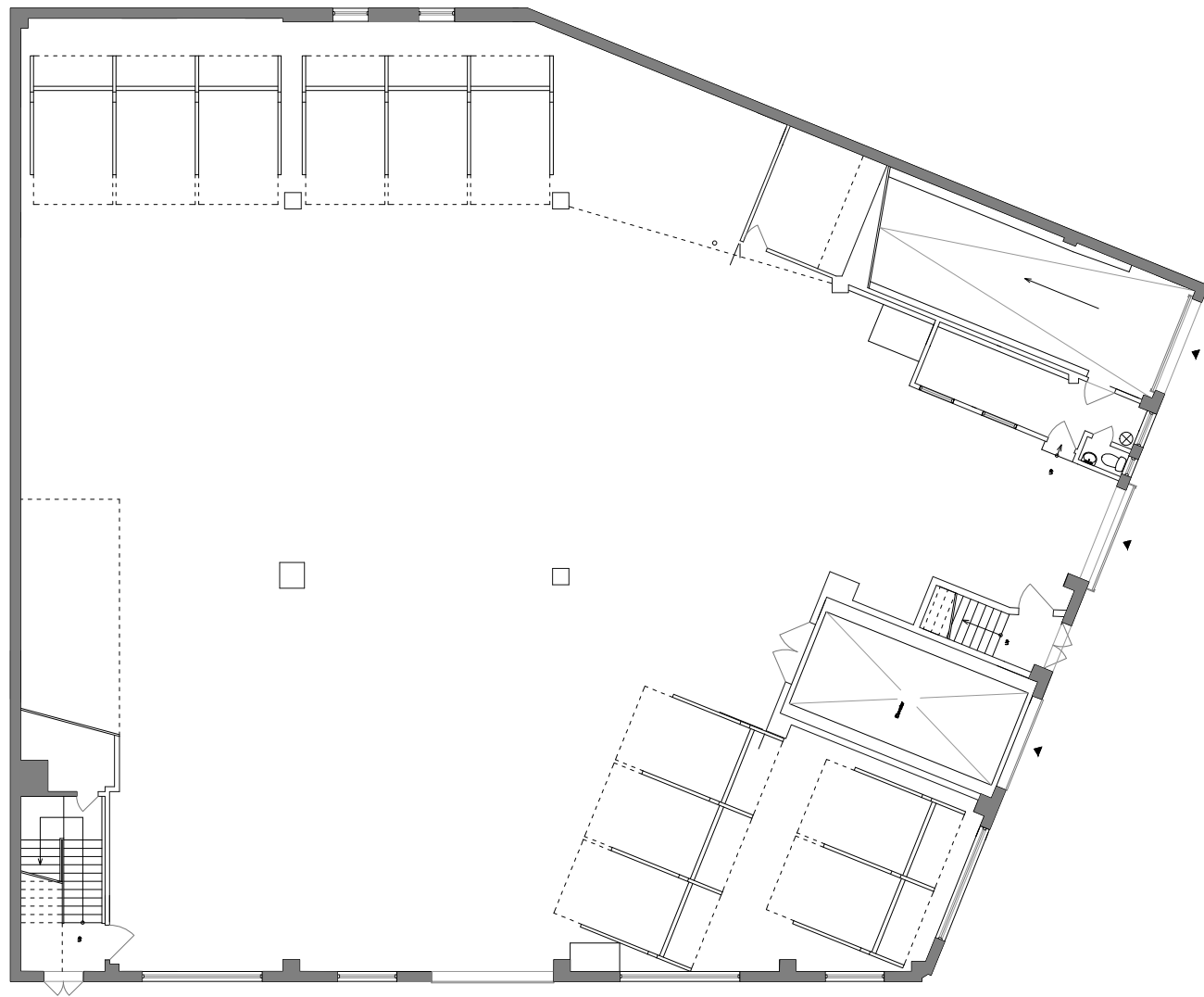
60 Grattan Street  
Brooklyn, NY 11237  
212 232 2200  
studio@harrisongreen.com



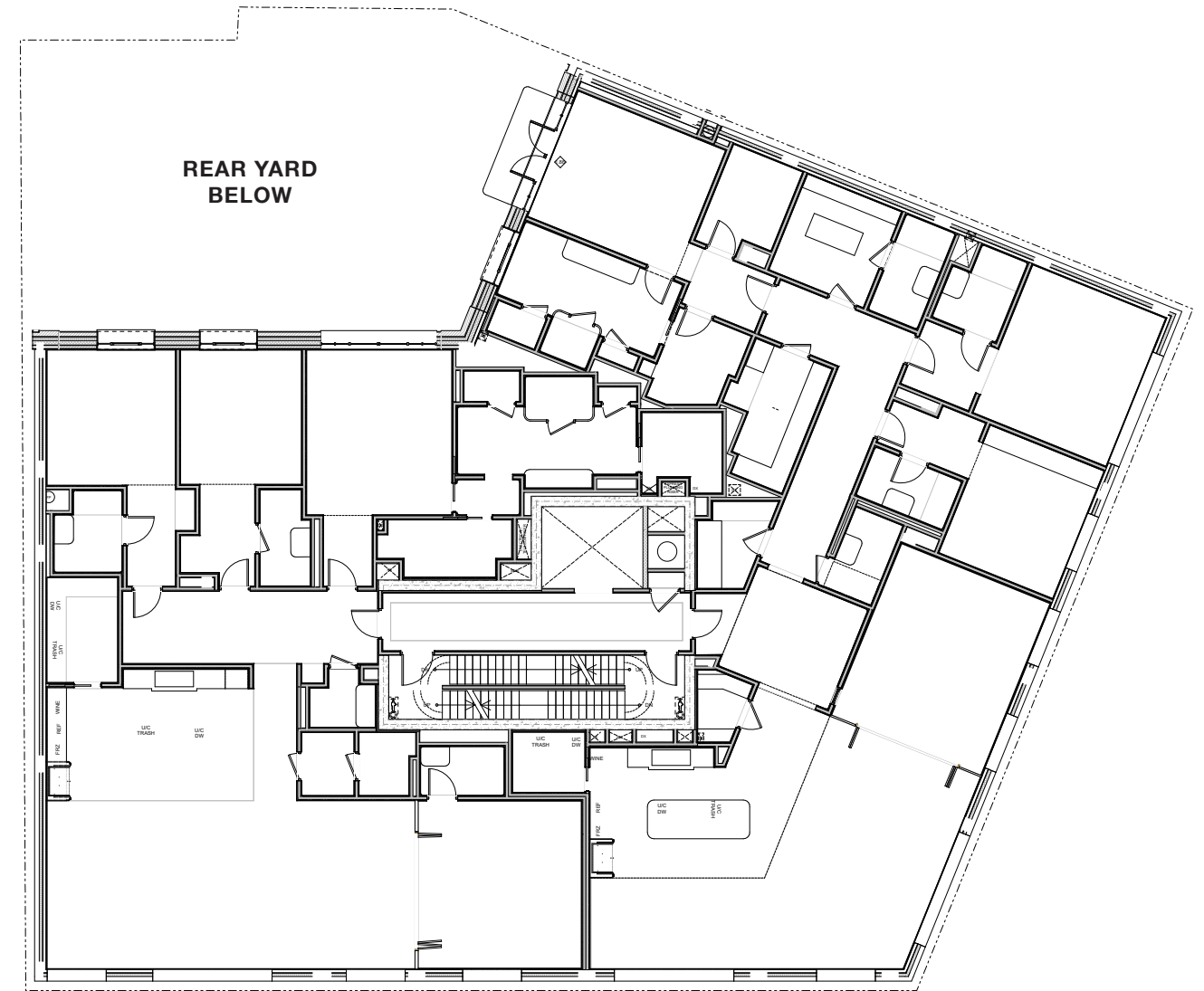
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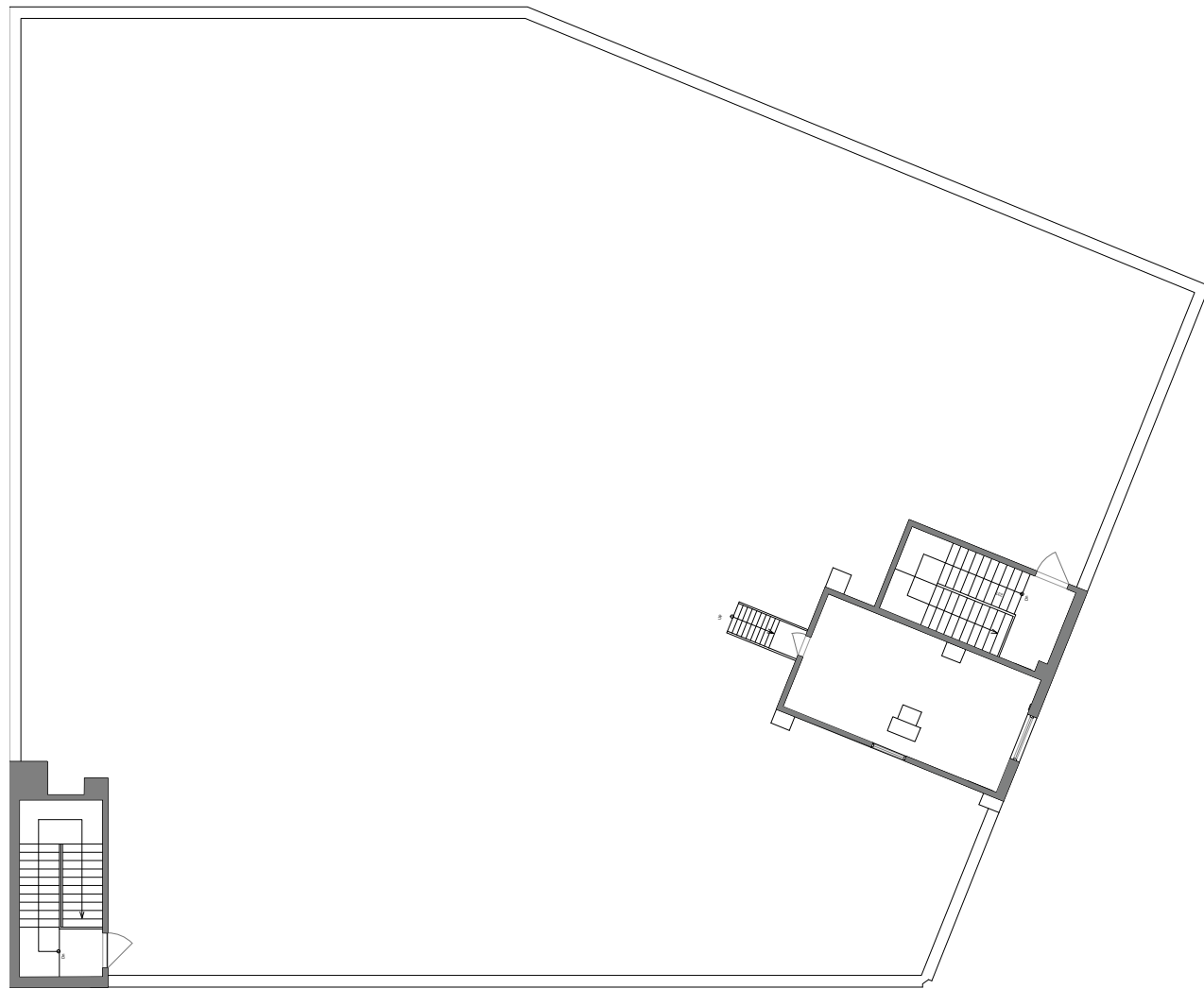
**PERRY ST  
PROPOSED**



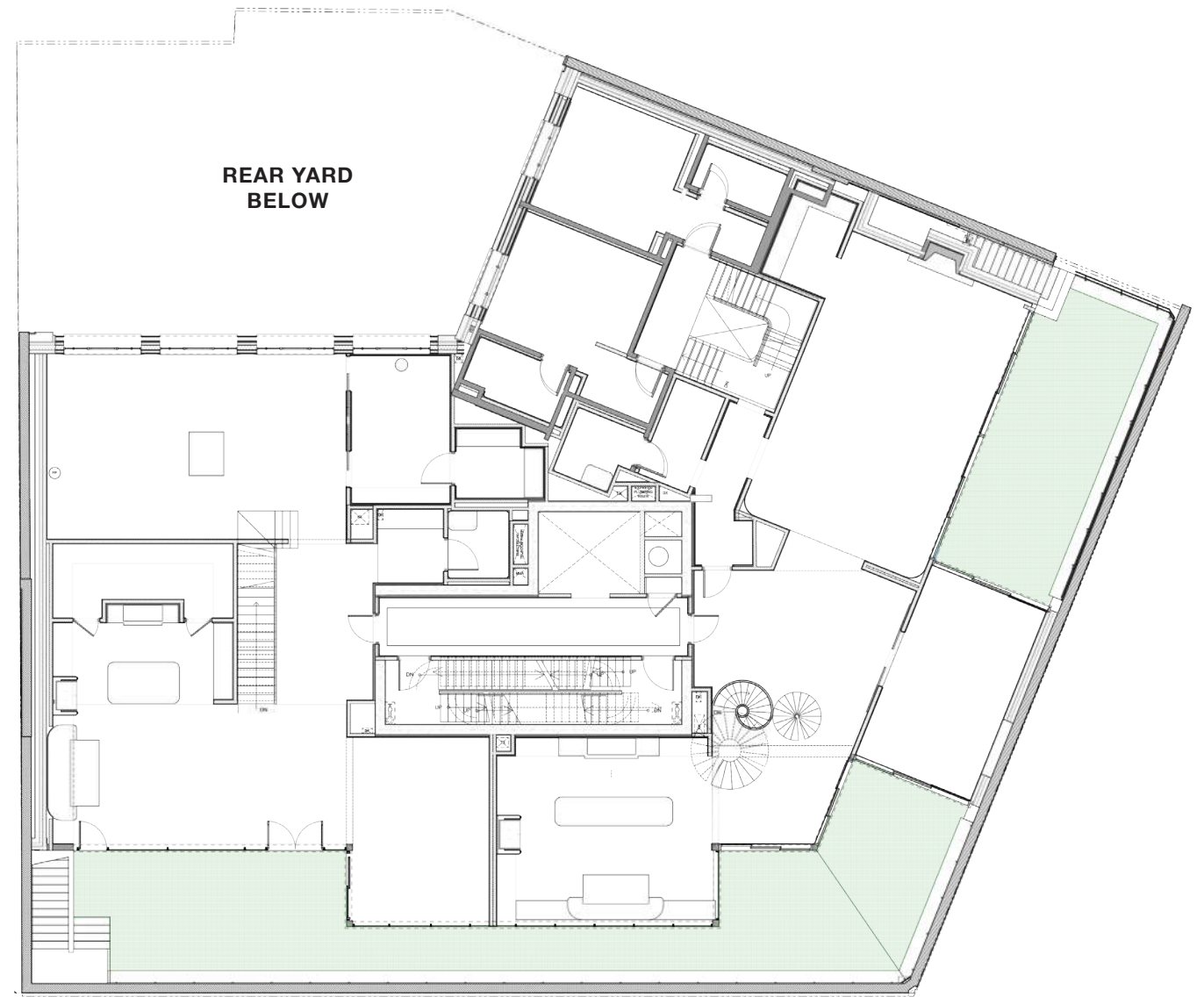
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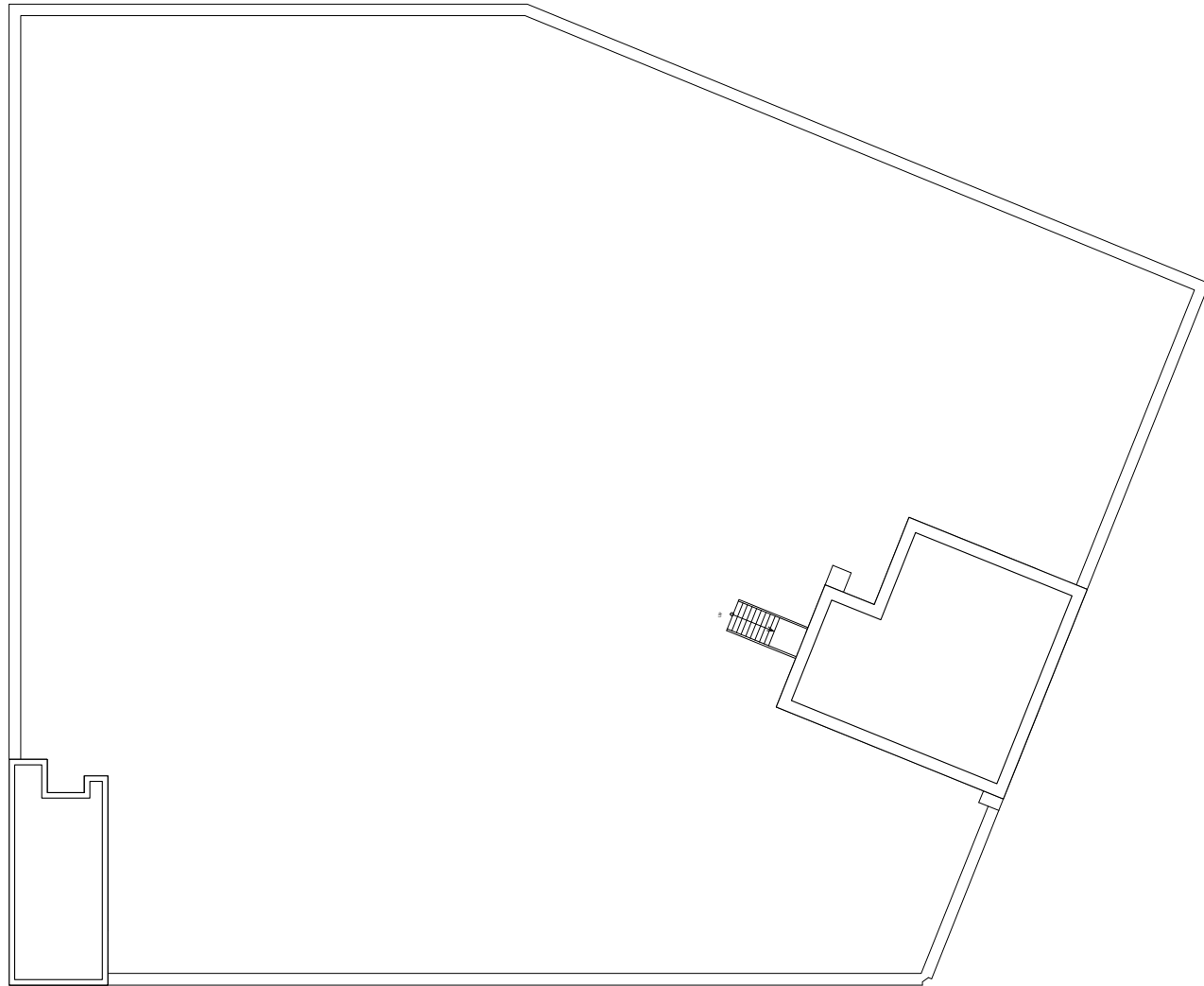
**PROPOSED**



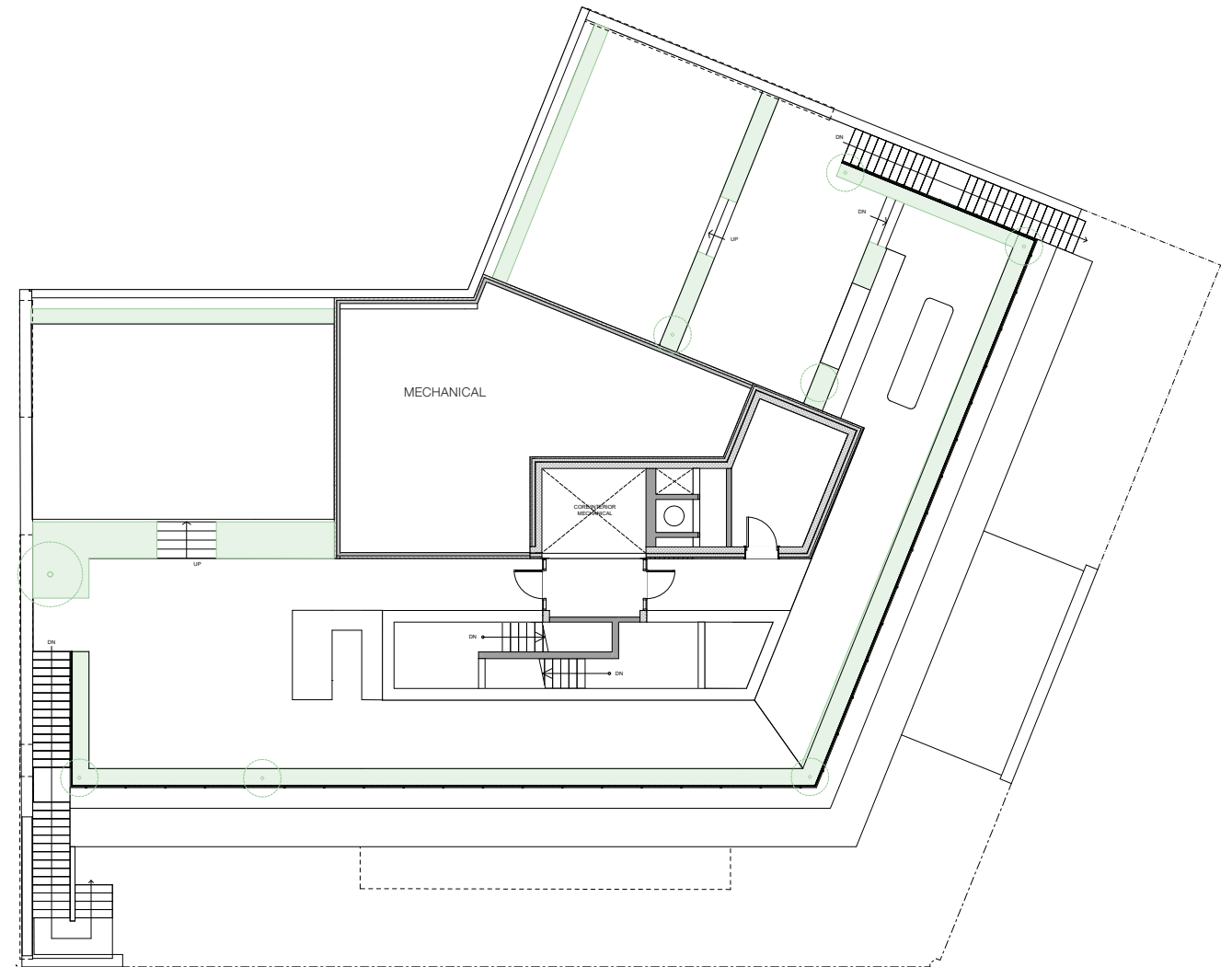
**EXISTING  
(ROOF)**



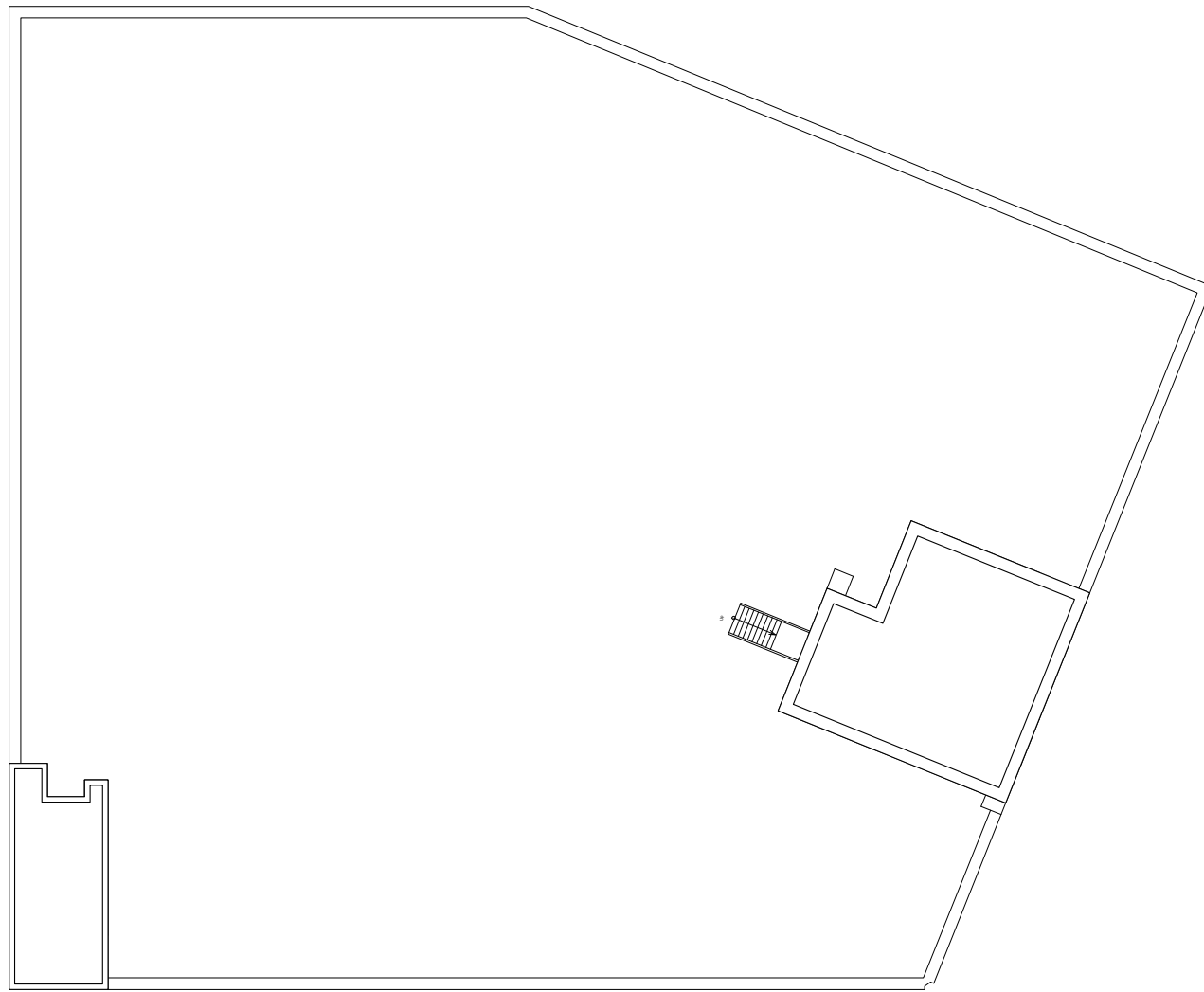
**PROPOSED**



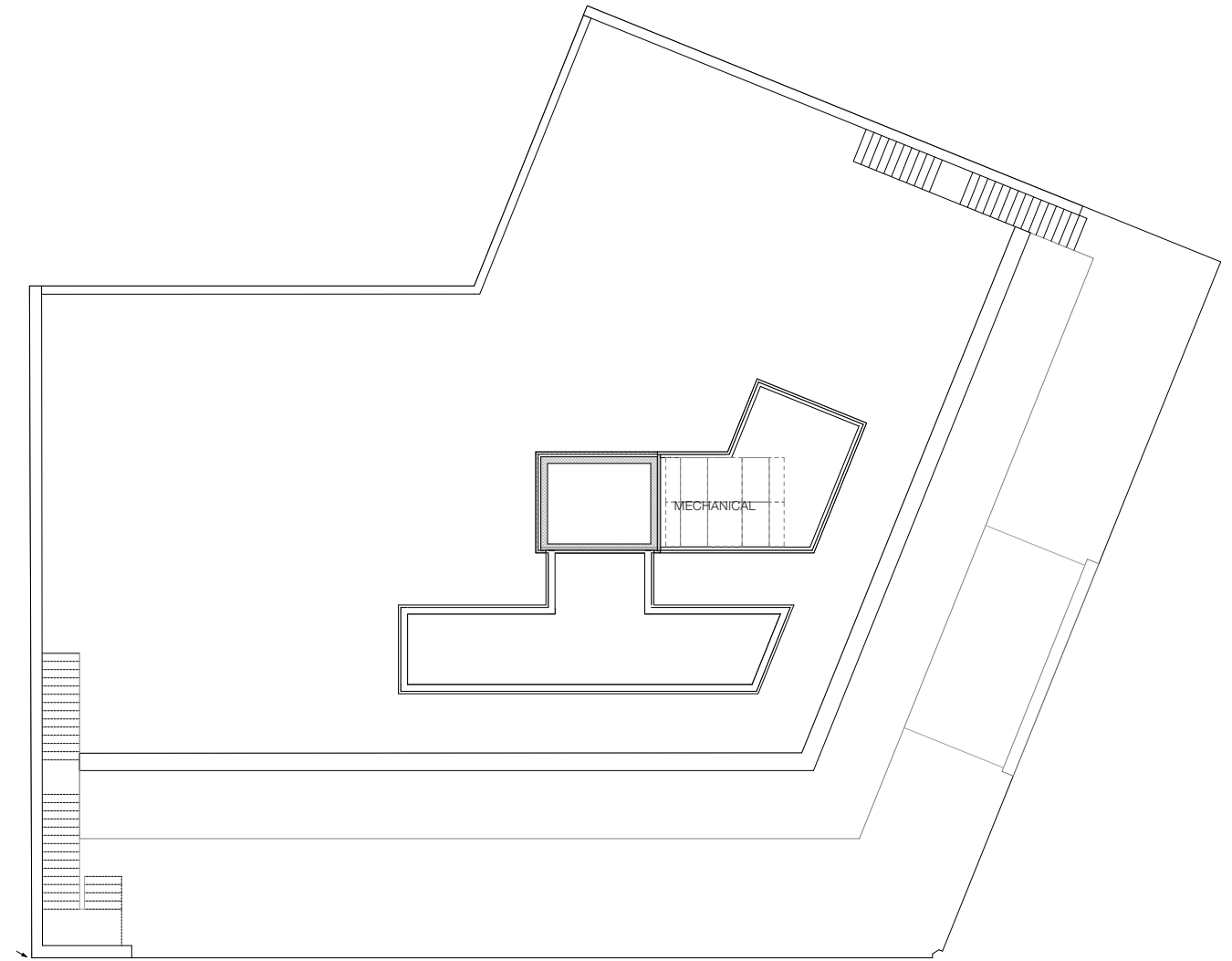
**EXISTING  
(BULKHEAD)**



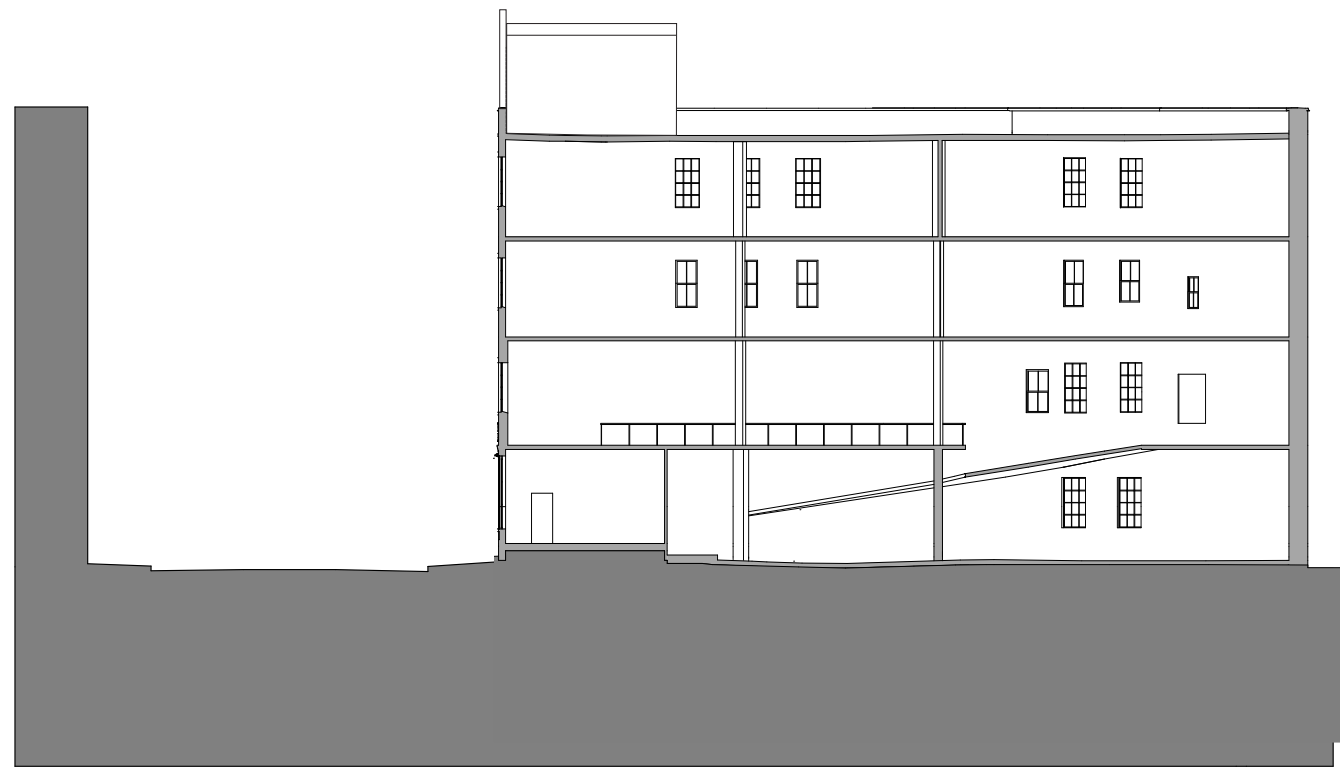
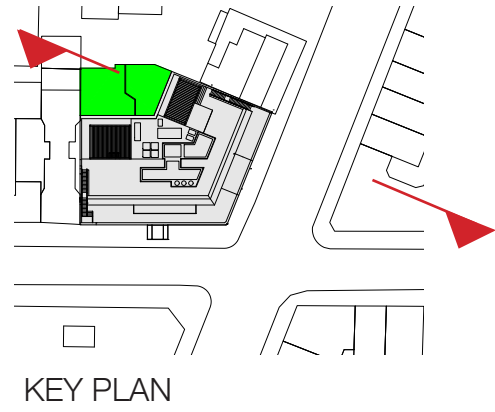
**PROPOSED**



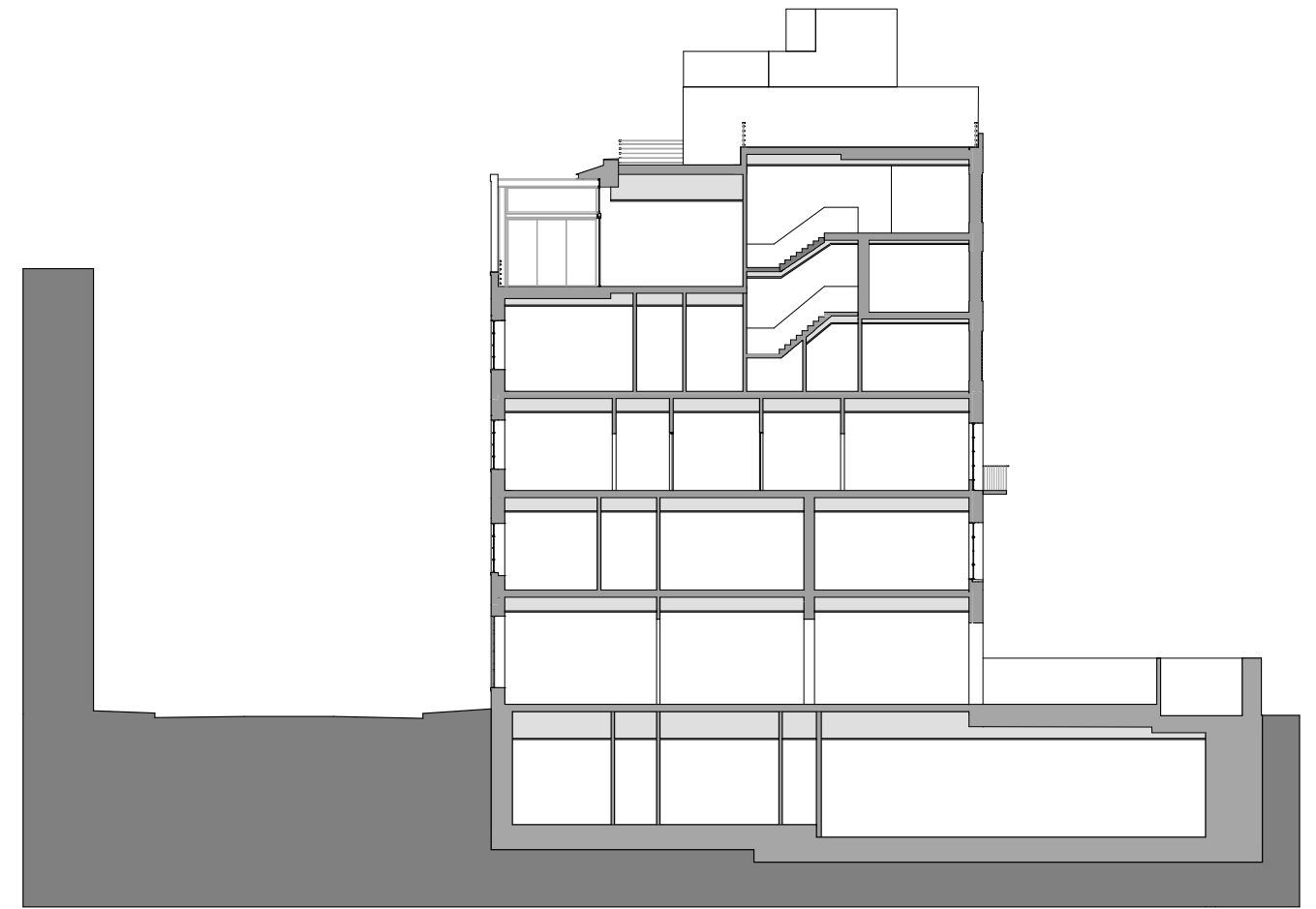
**EXISTING**



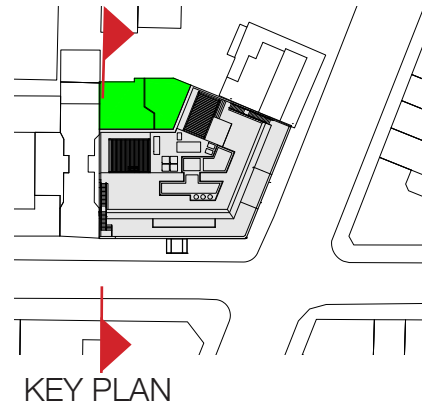
**PROPOSED**



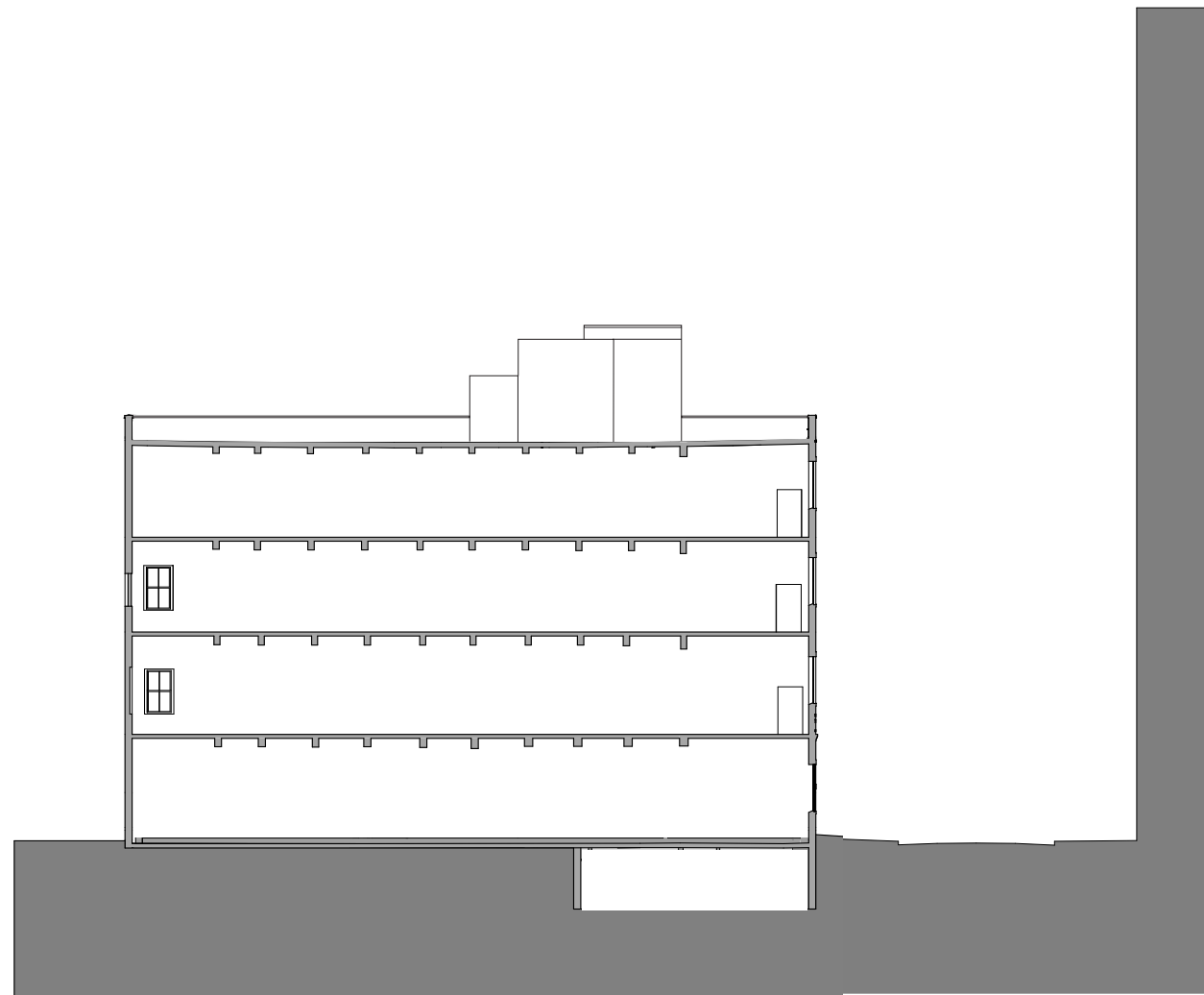
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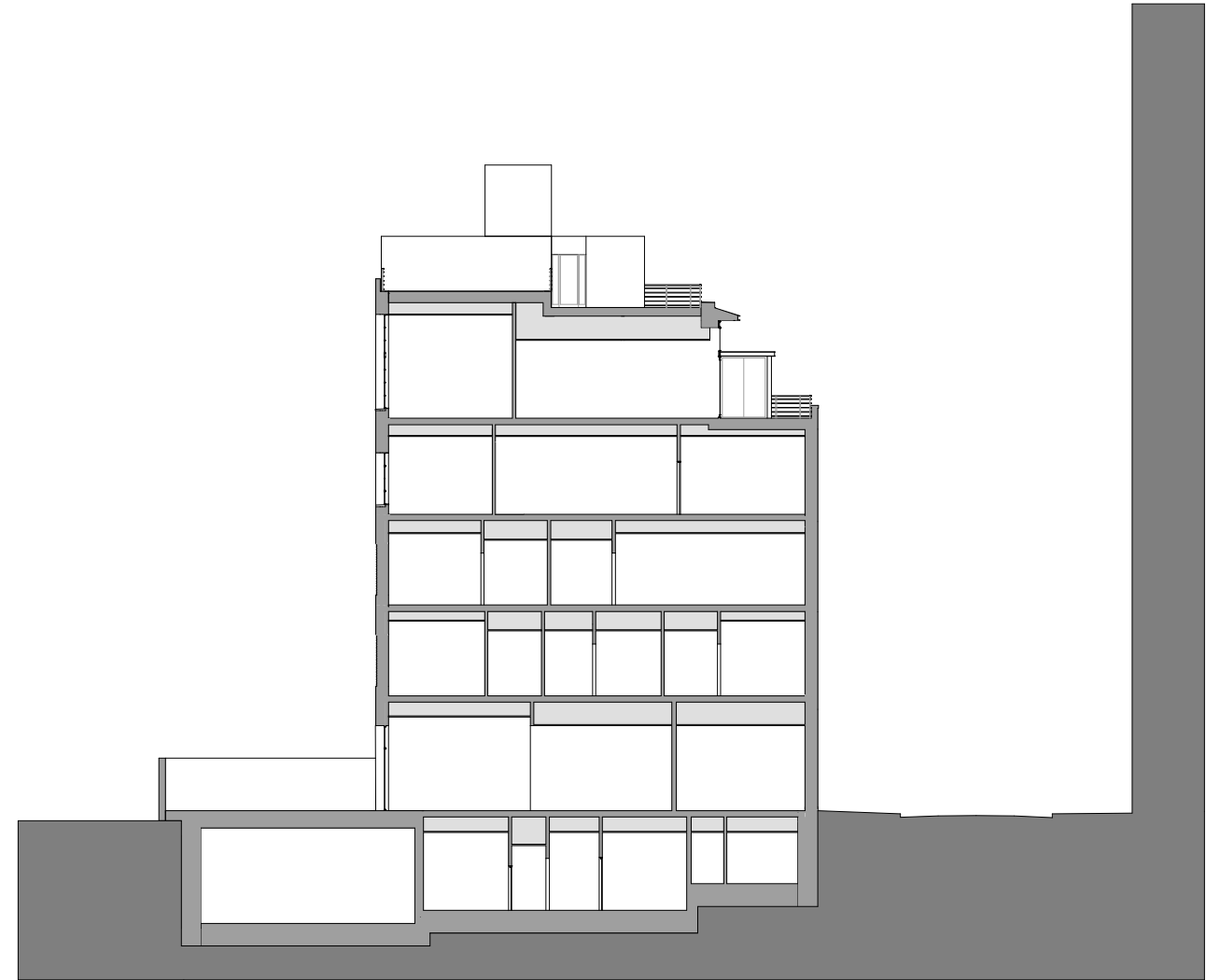
PROPOSED



KEY PLAN



EXISTING



PROPOSED



The current proposal is:

Preservation Department – Item 7, LPC-23-02665

## 738 Greenwich Street – Greenwich Village Historic District Borough of Manhattan

To Testify Please Join Zoom

**Webinar ID:** 892 9959 6293

**Passcode:** 261670

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

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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.