

The current proposal is:

Preservation Department – Item 8, LPC-22-11159

43 Barrow Street – Greenwich Village Historic District
Borough of Manhattan

Note: this is a Public Meeting item. No public testimony will be received today as the hearing on this item is closed

43 BARROW STREET

Landmarks Preservation Commission Hearing
January 31, 2022

SUK DESIGN GROUP LLP
ARCHITECTURE & INTERIOR DESIGN



Based on the Public Hearing on December 13, 2022, we were asked to address the following major points:

Remove added lintels to match existing condition of the front facade:

- Removed new lintels on front facade and restored original lintel design.

Reduce visibility of the new floor from Barrow Street:

- Shifted the structure back
- Sloped area over stairs to reduce corner visibility, mimic shape of existing stair bulkhead.

Reduce the bulk of the HVAC as much as possible:

- Changed to smaller compressors.
- Removed large enclosing structure.

Change the material of the facade of the addition to delineate the historical building from the addition:

- Changed the stucco and brick facade material to a standing seam metal panel.
- Set new structure out of plane with the existing structure.

Remove parapet on rear facade, maintain existing parapet:

- Removed new parapet and replaced it with a glass railing.

front facade elevations



previous proposed



proposed

rear facade elevations



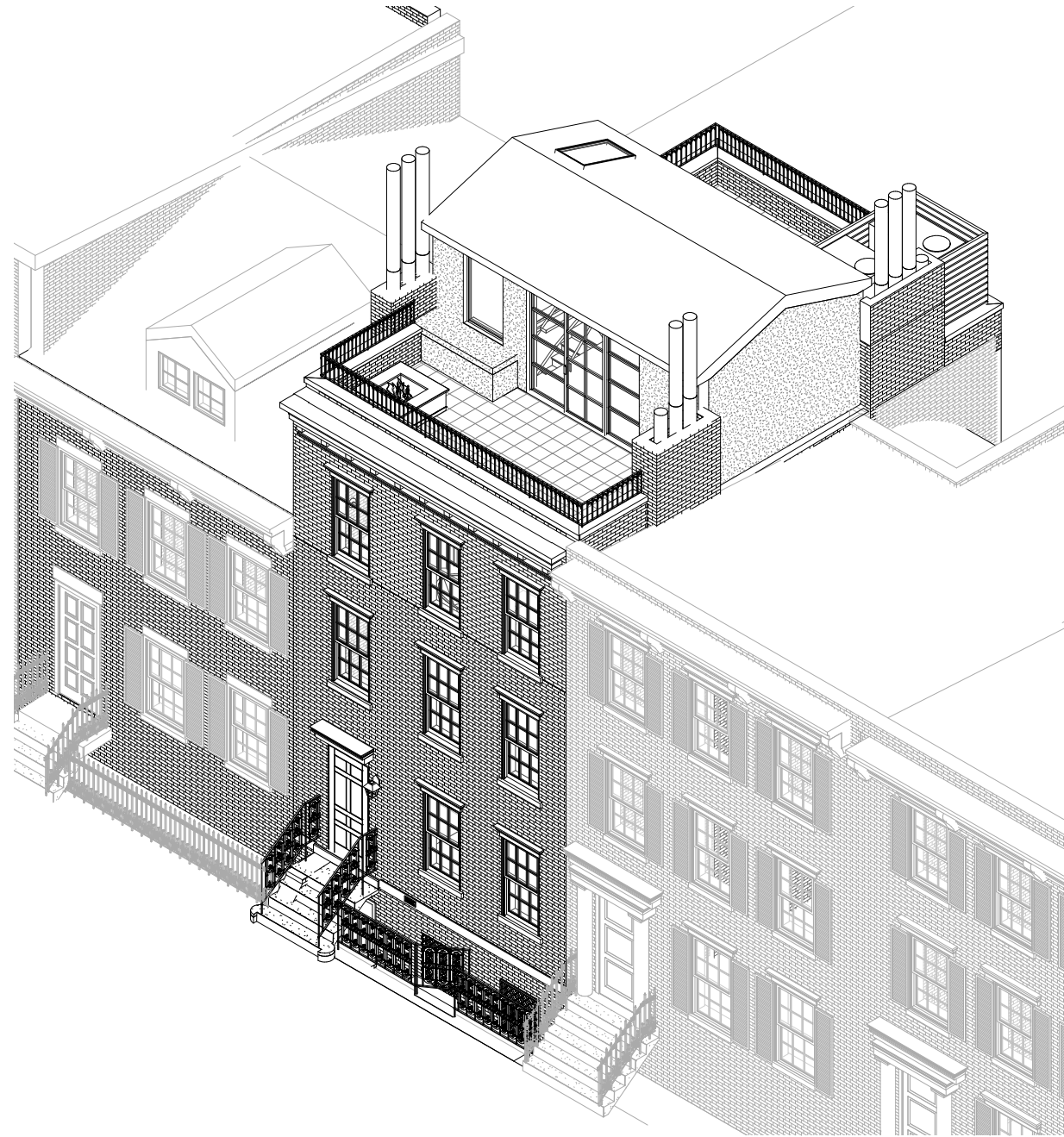
previous proposed



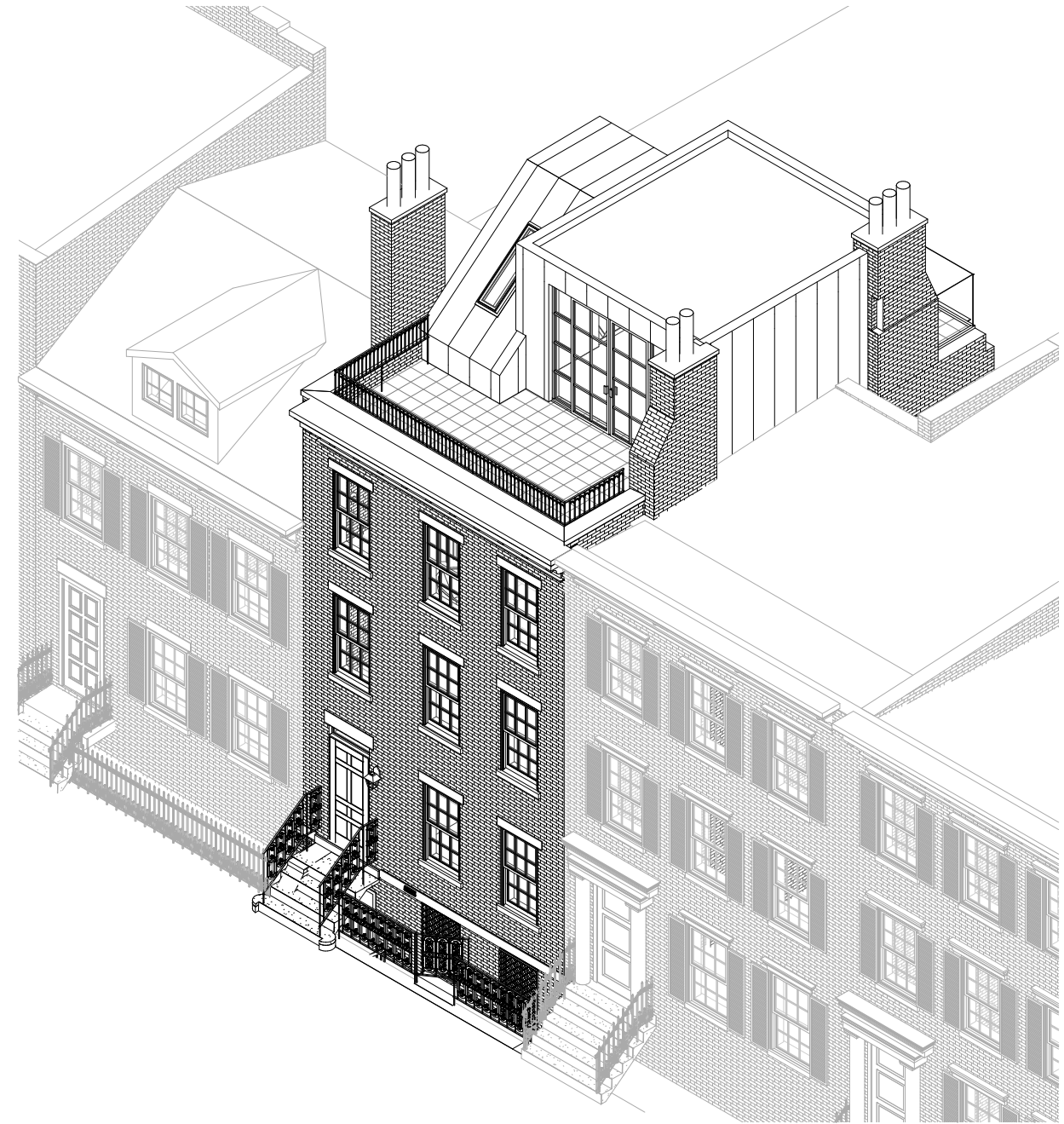
proposed

3d view

existing and proposed - front



previous proposed



proposed

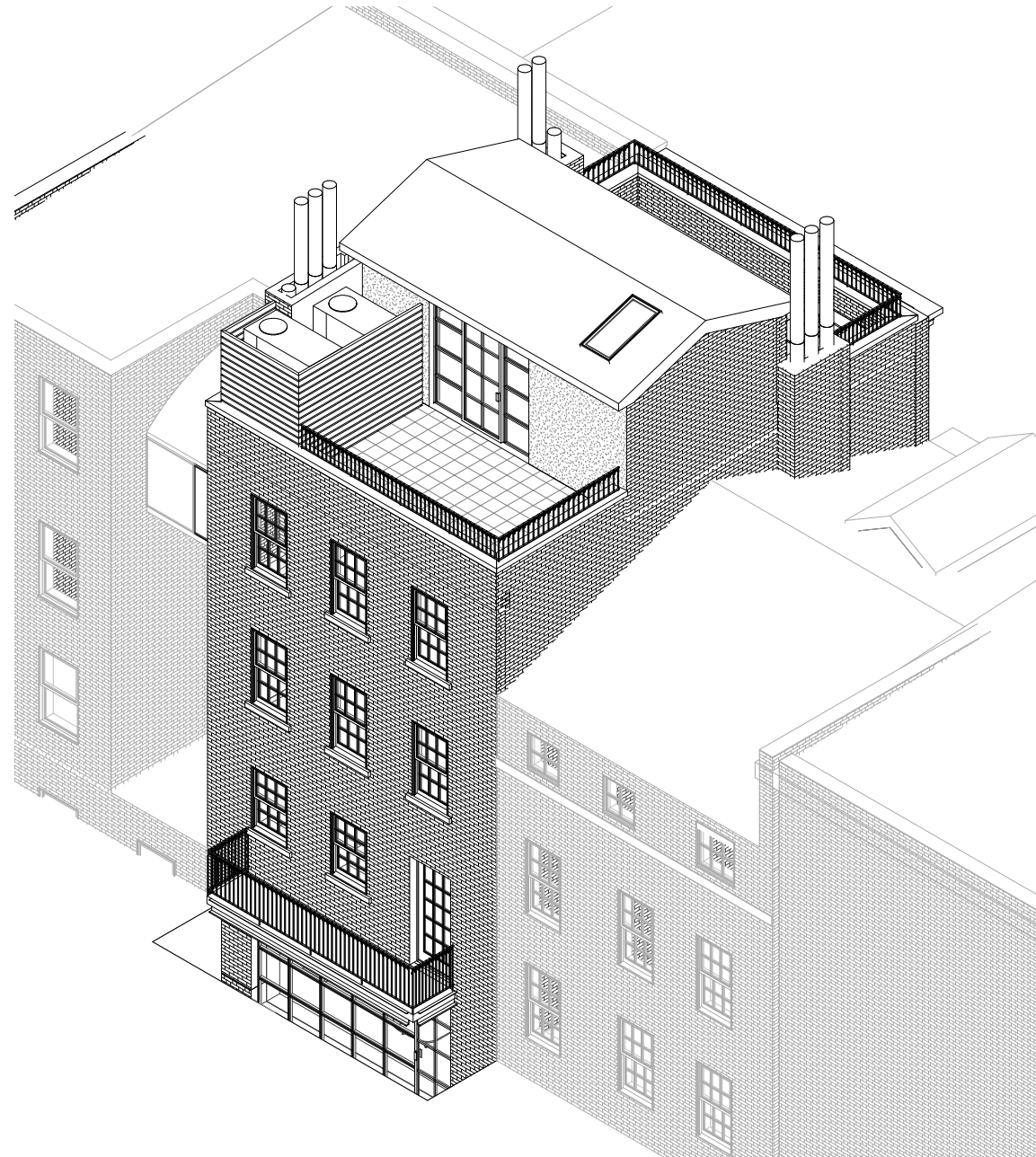
3d view

proposed - front



3d view

existing and proposed - rear



previous proposed



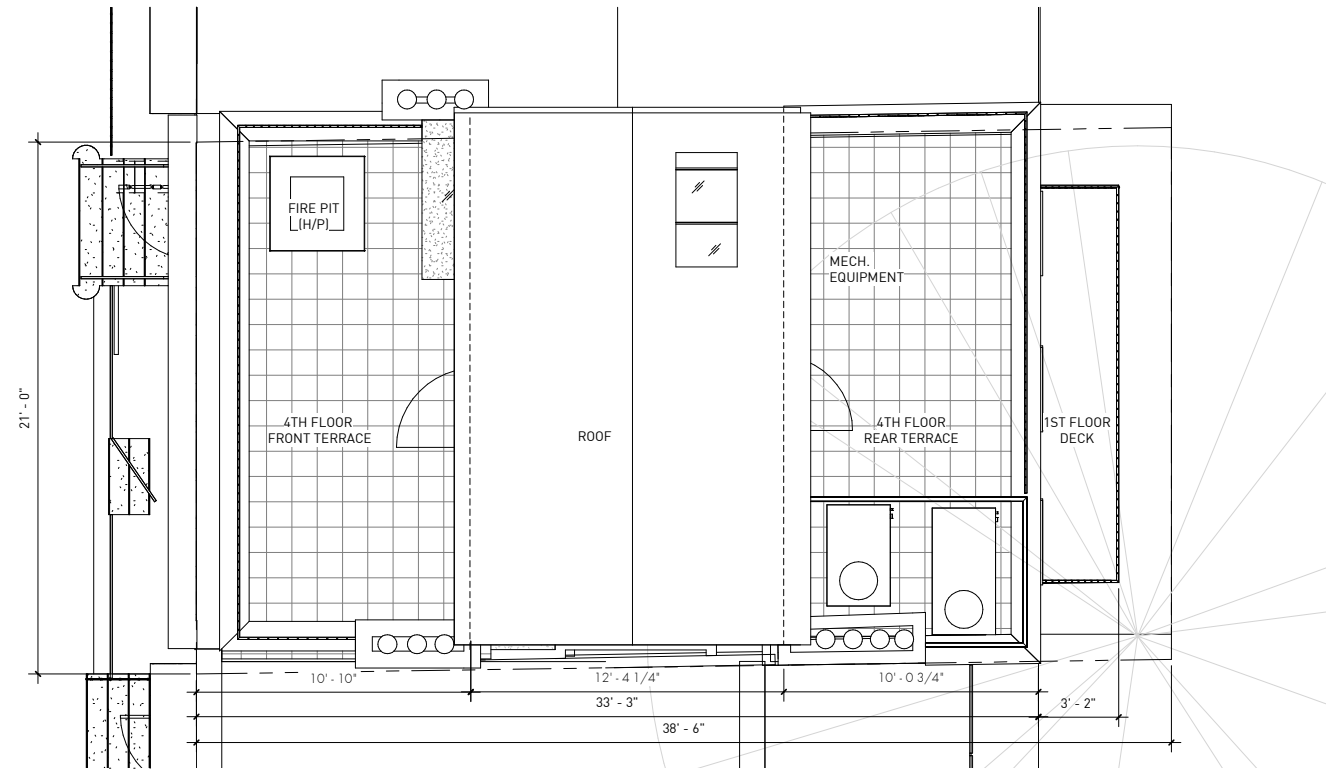
proposed

3d view

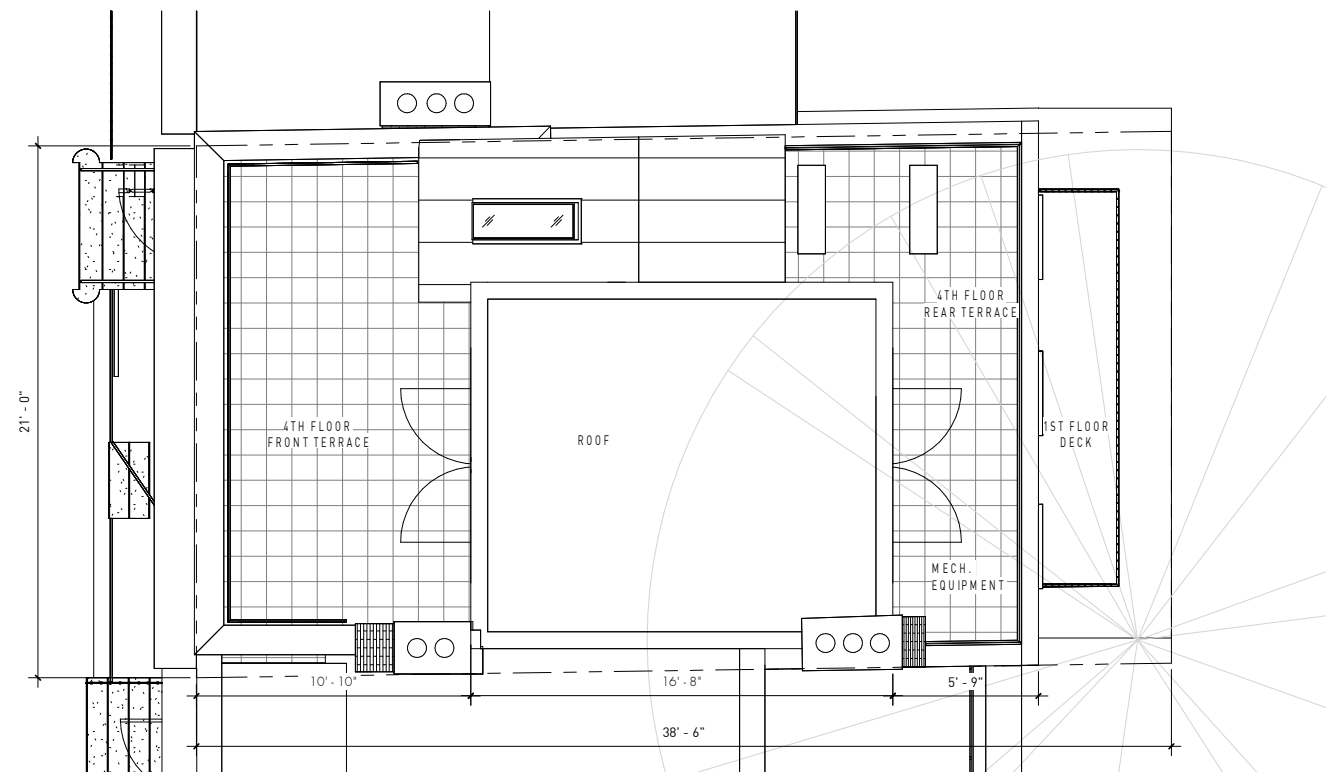
proposed - rear



site plan



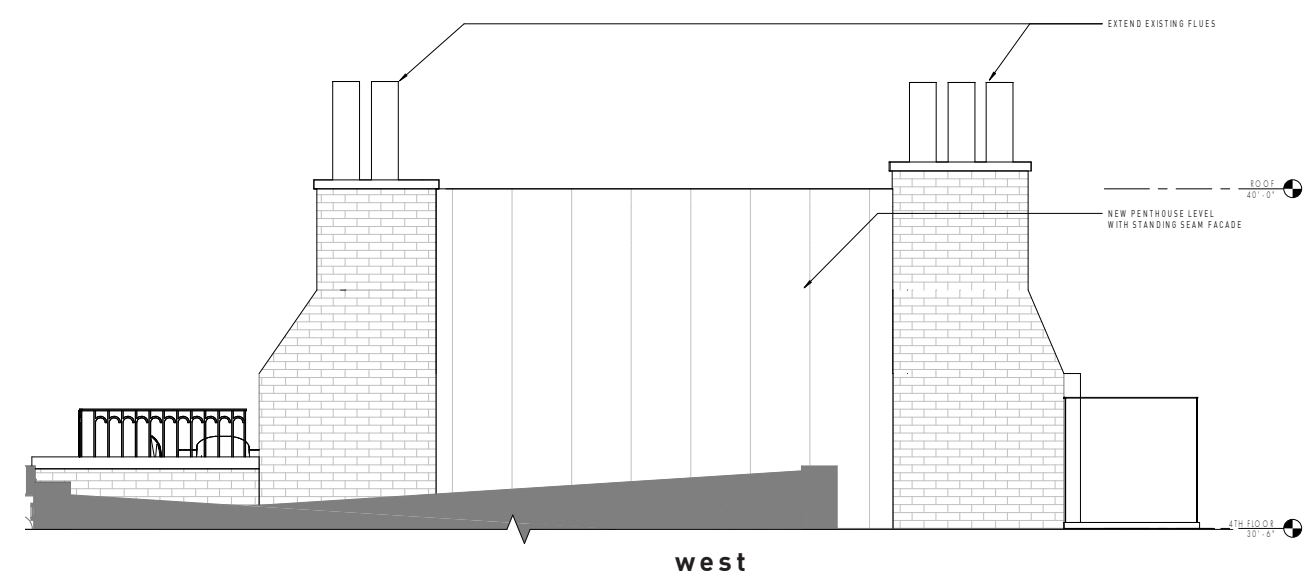
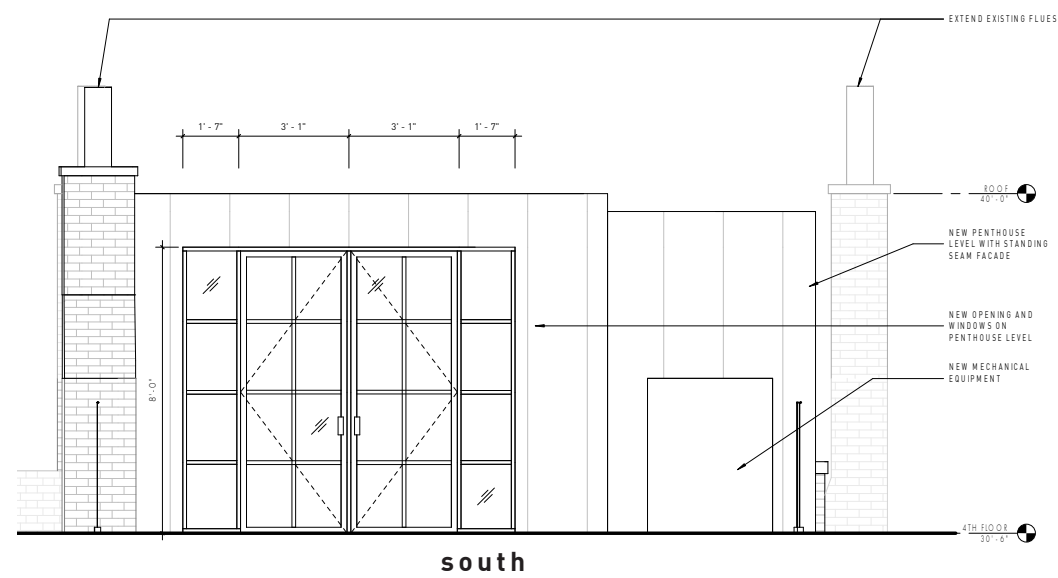
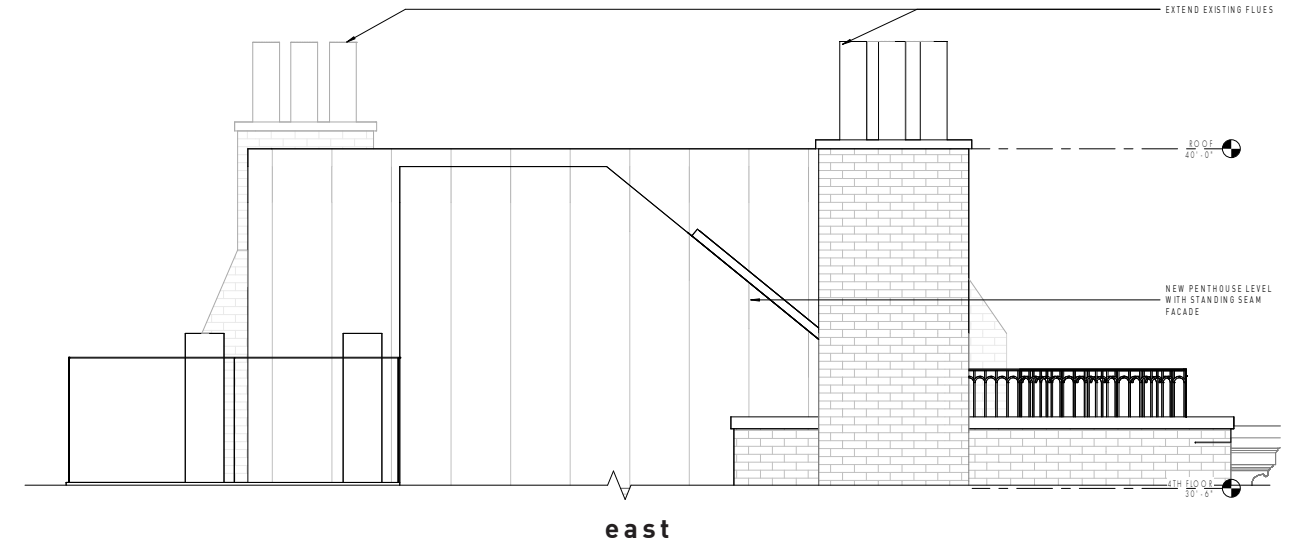
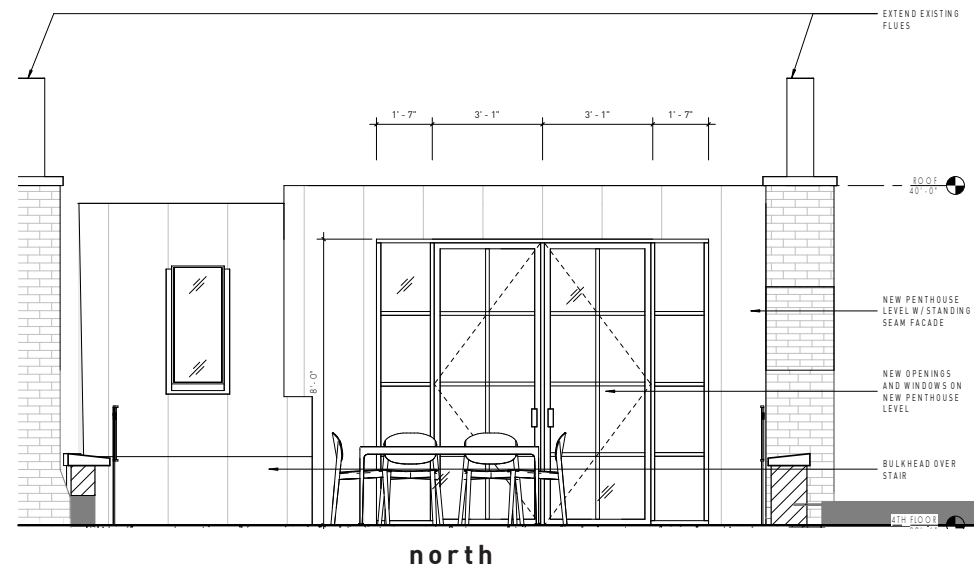
previous proposed



proposed

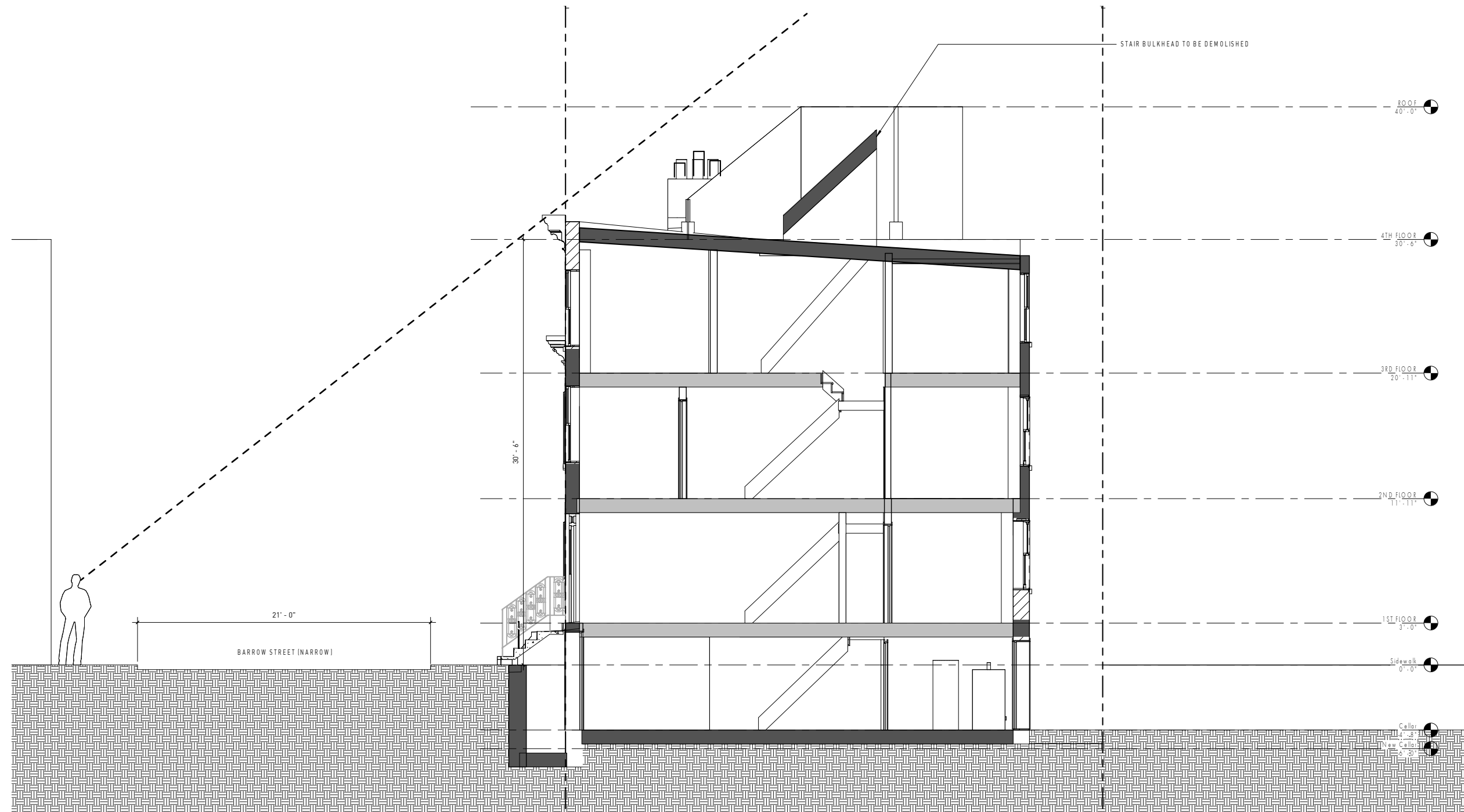
penthouse

proposed design



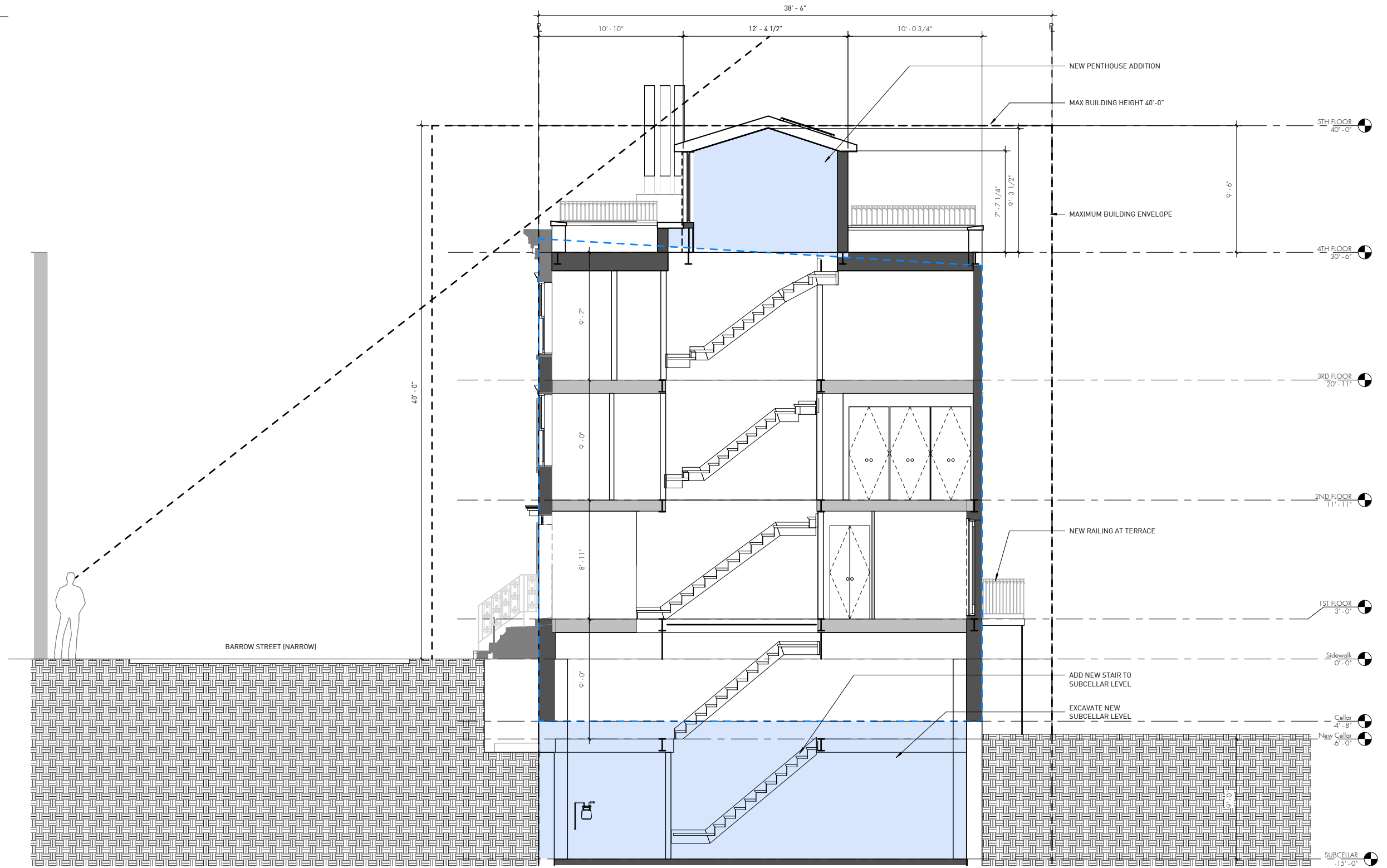
existing section

with sight line



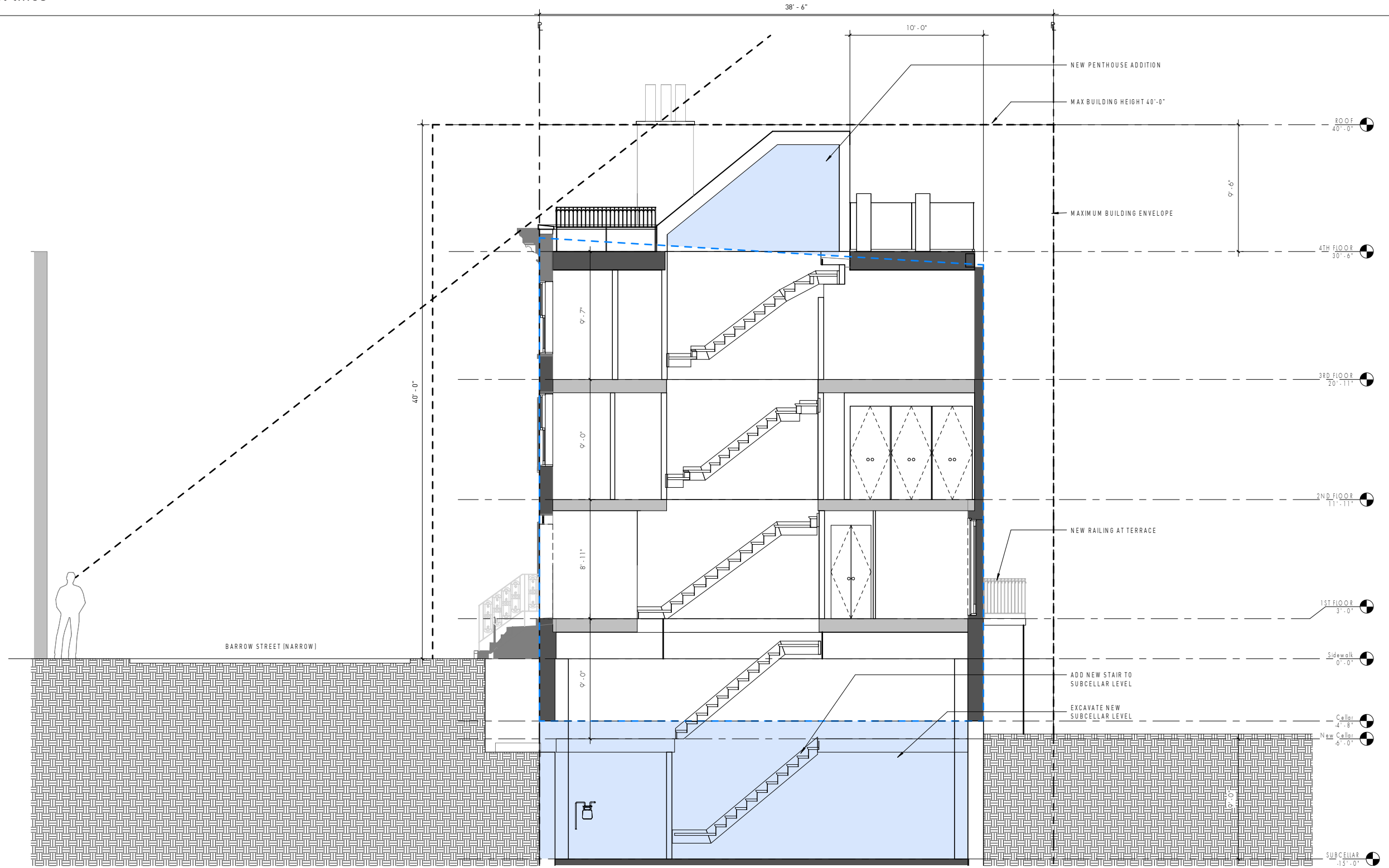
original proposed section

with sight lines



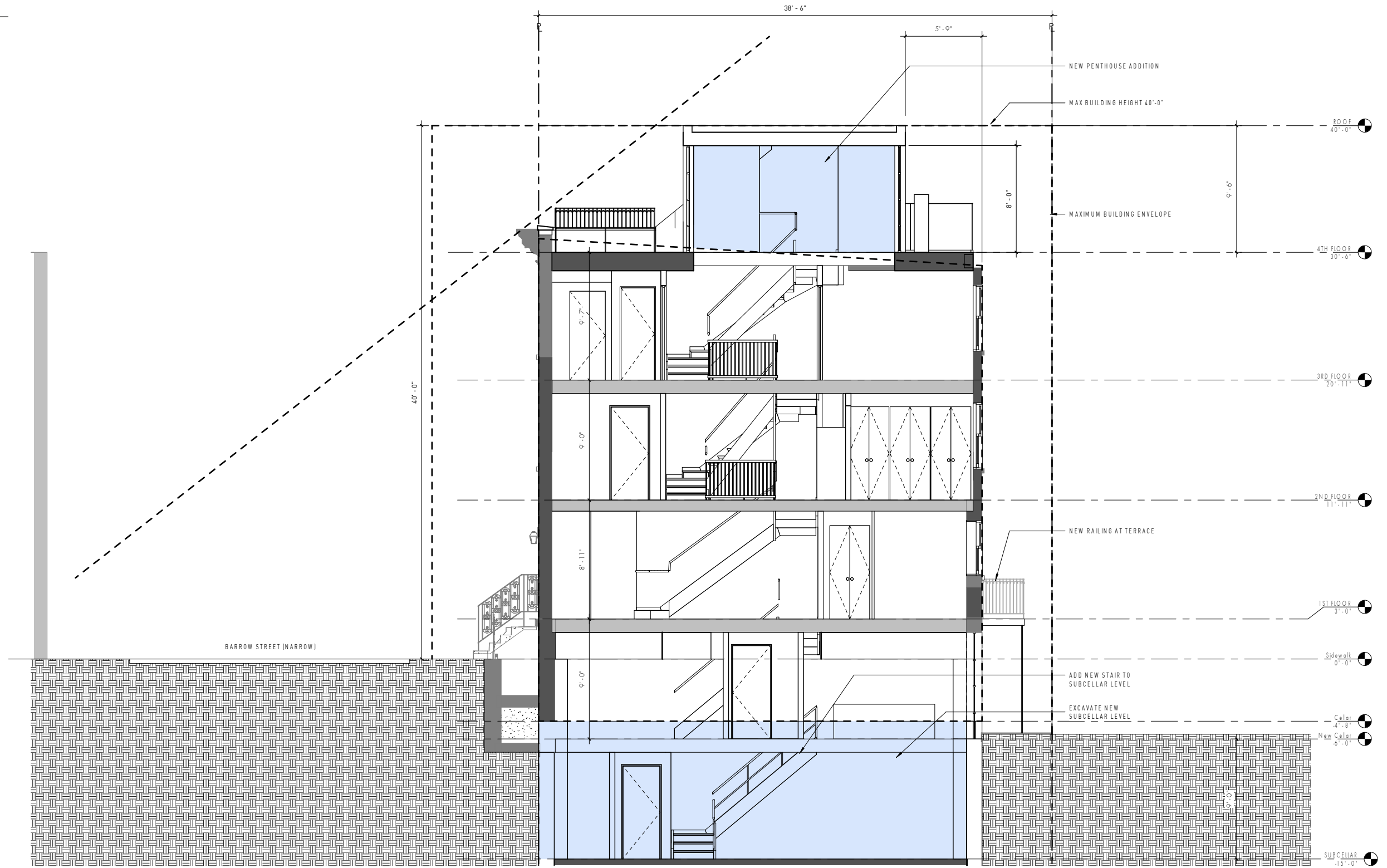
proposed section

@ stair with sight lines



proposed section

with sight lines



street views
public visibility



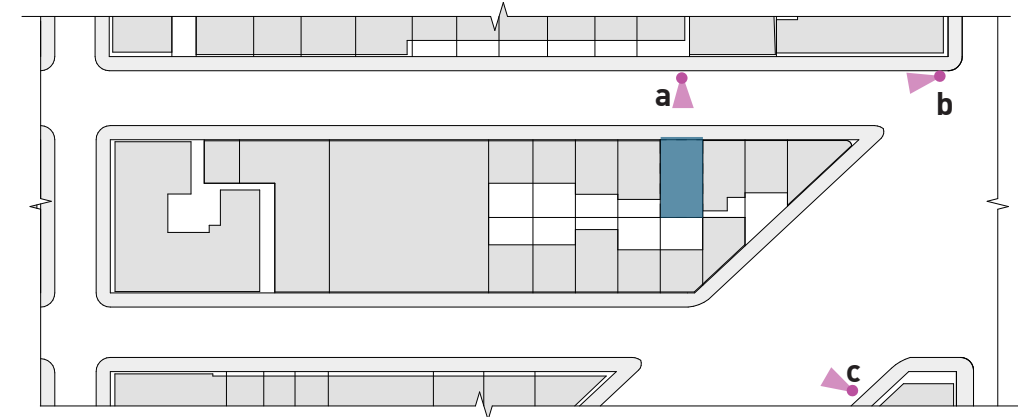
view A
mock up



view B
mock up



view C
mock up



street views
public visibility



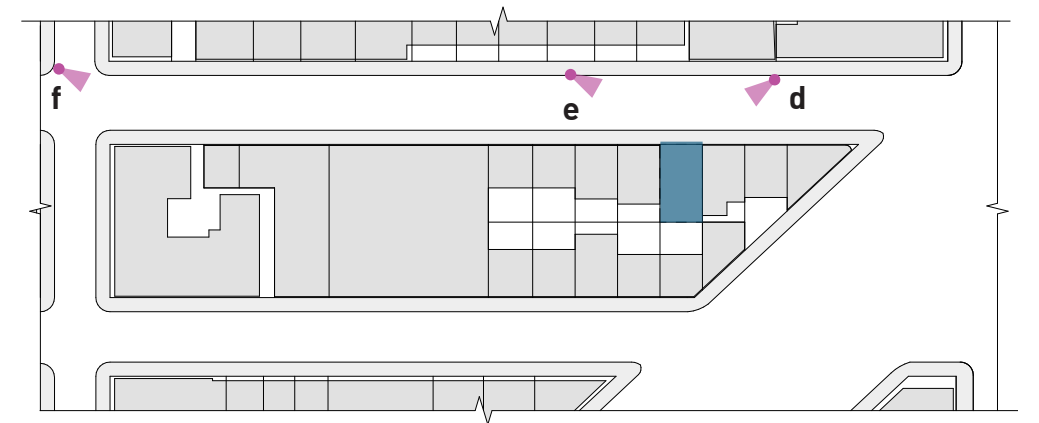
view D
mock up



view E
mock up



view F
mock up



front facade

photos



front facade

photos



photo montage

from barrow street



rear facade

photos



rear facade

photos



photo montage

from 7th ave south

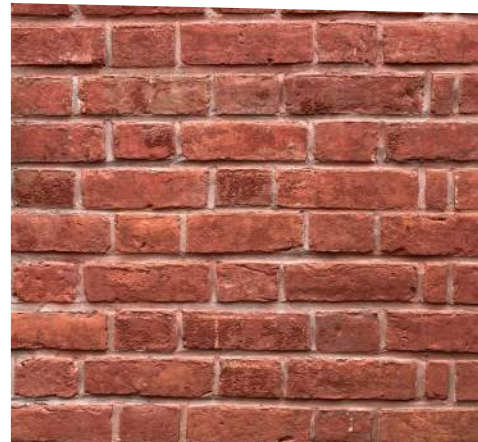


materials

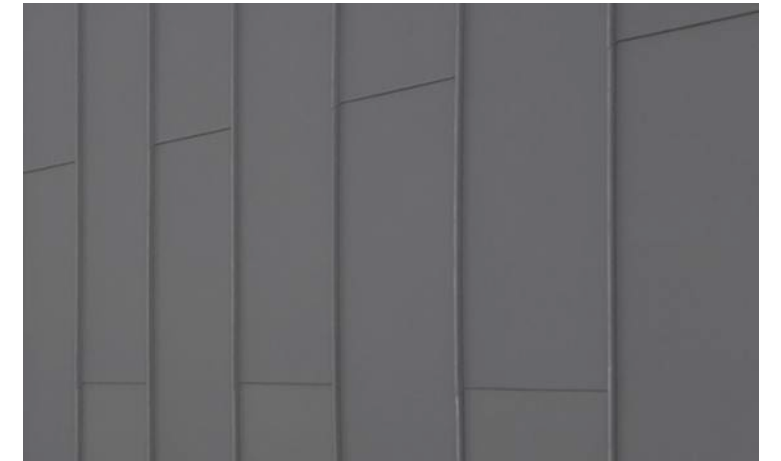
proposed design



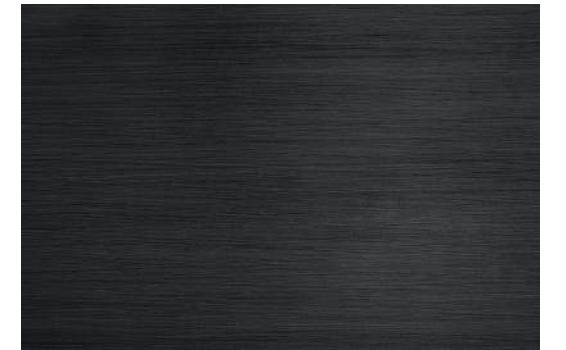
front and rear existing windows
replace existing to match (white finish)
Restore existing window sills and headers



restore existing brick
(front and rear facades)



penthouse facade
metal standing seam



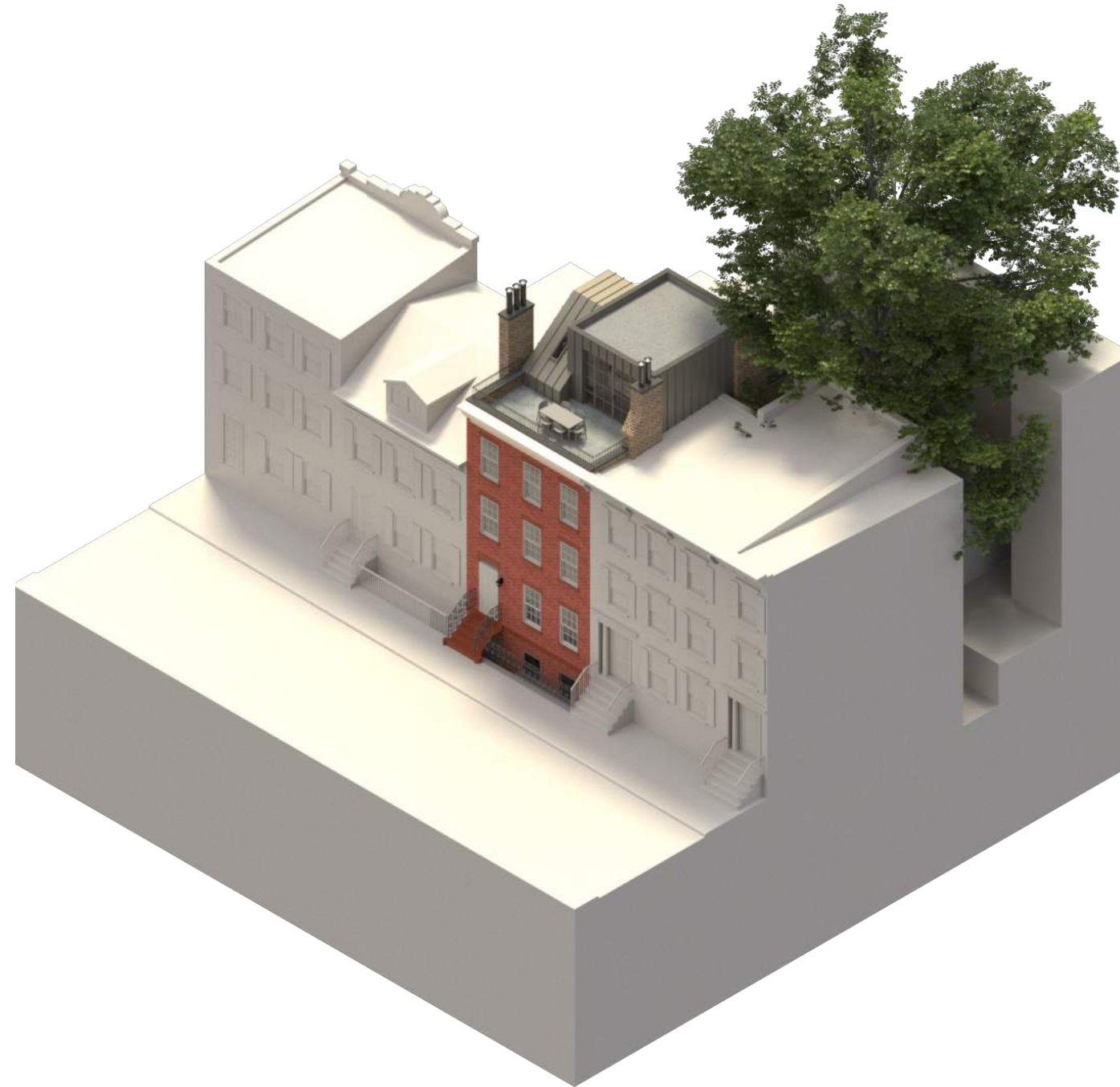
penthouse windows
black frames



restore original railing,
paint black

rendering

43 barrow street



appendix

previous presentation (presented 12/13/2022)

43 BARROW STREET

Landmarks Preservation Commission Presentation
December 2022

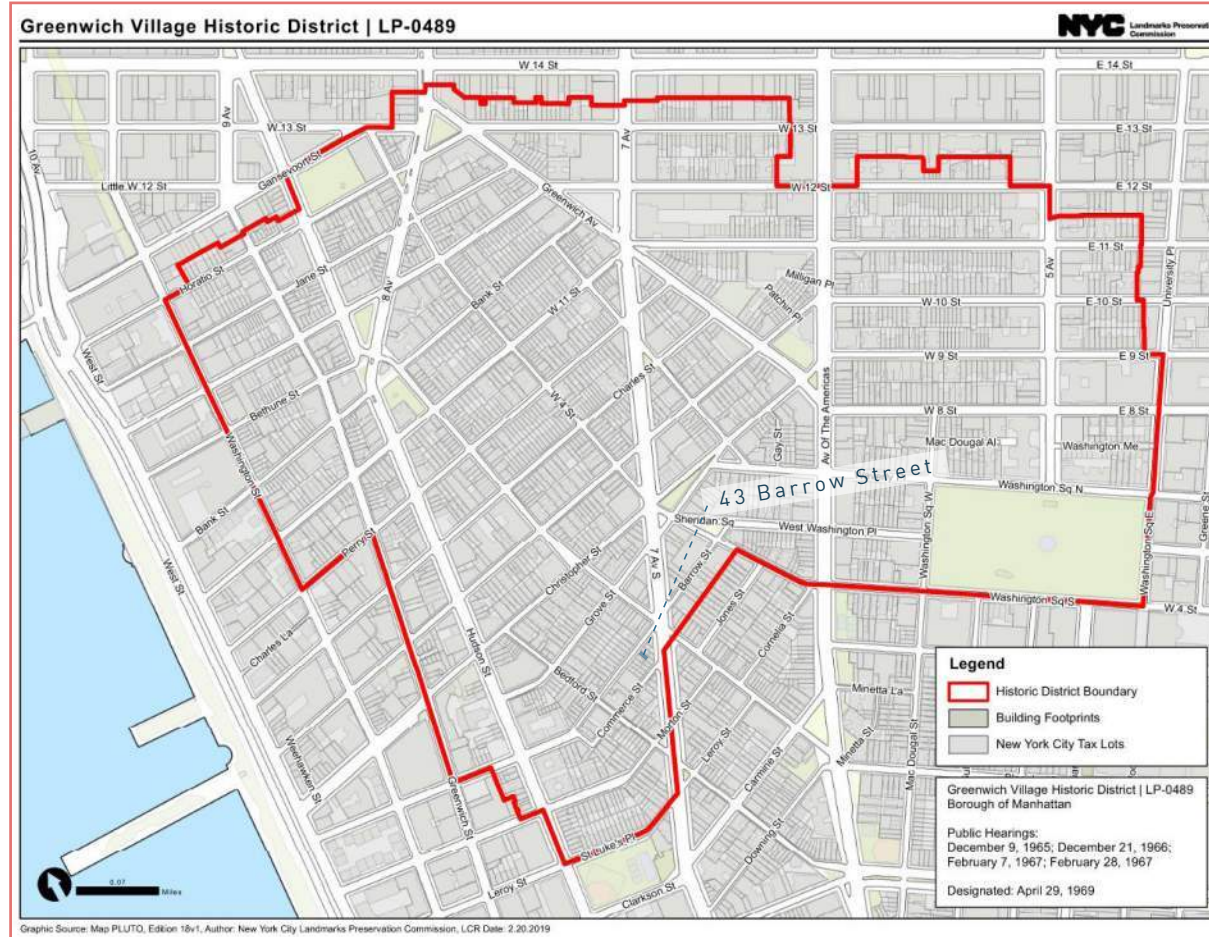


DESIGN GROUP LLP
ARCHITECTURE & INTERIOR DESIGN

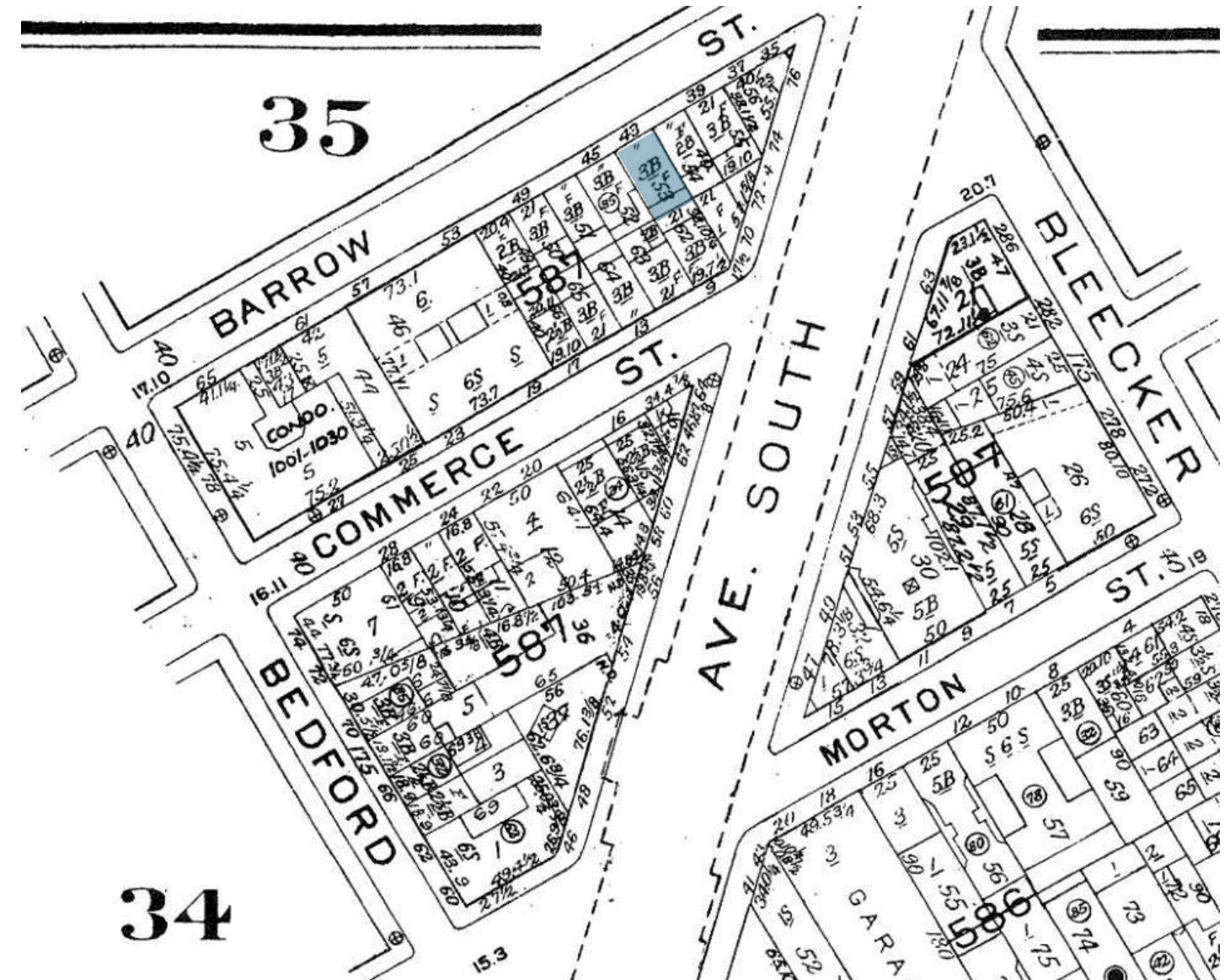


Location

43 Barrow Street



Greenwich Village Historic District Map



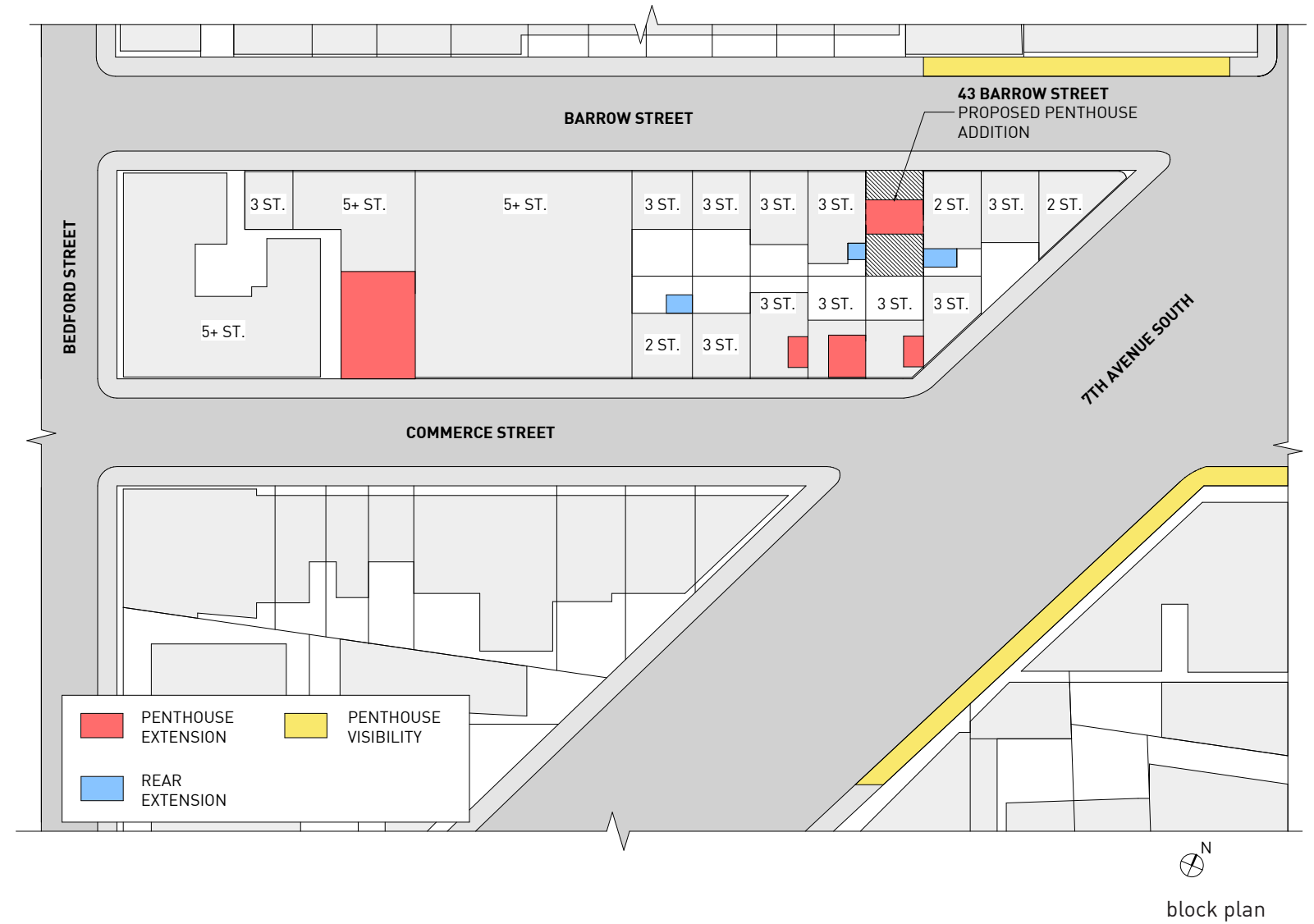
Sanborn Map

site context

43 Barrow Street



satellite view



block plan

historic conditions

43 Barrow Street



43 Barrow Street - 1940 tax photo

BARROW STREET South Side (Betw. Seventh Ave. So. & Bedford St.)

#39-51 Barrow Street

"These seven attractive, through modest, houses of the late Federal period were all built within two years of one another: the three dwellings on the right, Nos. 47, 49, and 51 in 1826; the four to the left, Nos. 39, 41, 43, and 45 in 1828. With the exception of No. 51, they were built as speculative houses for Charles Oakley, who was taxed for who was taxed for Nos. 45, 47, and 49; they found tenants immediately. (...)

Third floors with bracketed cornices were added in the Eighteen seventies to Nos. 39, 43, 45, 47 and 49, as may be seen in the change in the brickwork, from Flemish to .running bond. All these buildings, with the exception of No. 39, which had its entrance at No. 12 Seventh Avenue South through a small courtyard access, have retained their stoops and, in some cases, their original doorways. The doorways at Nos. 45 and 47 are particularly attractive, having as frames a pair of Doric columns.

The stone lintels, flush with the brickwork, and the slightly project-ing windowsills, supply a welcome contrast to the brick facades. Small sheetmetal cornices, a later addition, appear above the windows of Nos. 45 and 47. The modillioned roof cornice of No. 39, and the console brackets for Nos. 43, 47 and 49, as well as the cornice with paired brackets at No. 45, date from a later period, when the third story was added. They are interesting to compare with the original simply molded cornice with fascia board still to be seen at No. 51.

The iron railings at the areaways and stoops of these houses also deserve special mention. The intricate Italianate design of the railing at No. 43 is particularly handsome and dates from the mid-Nineteenth Century. It should be noted, however, that the simple wrought iron railings, as at Nos. 49 and 51, are most likely the originals. Those at Nos. 45 and 47 have been modified at stoop level by the addition of Greek Revival castings similar to those around the corner, at Nos. 13 and 15 Commerce Street, also owned by Charles Oakley. Mark Van Doren, the poet and writer, lived at No. 43 Barrow Street in the mid-Nineteen-twenties."

front facade

photos



front facade elevations



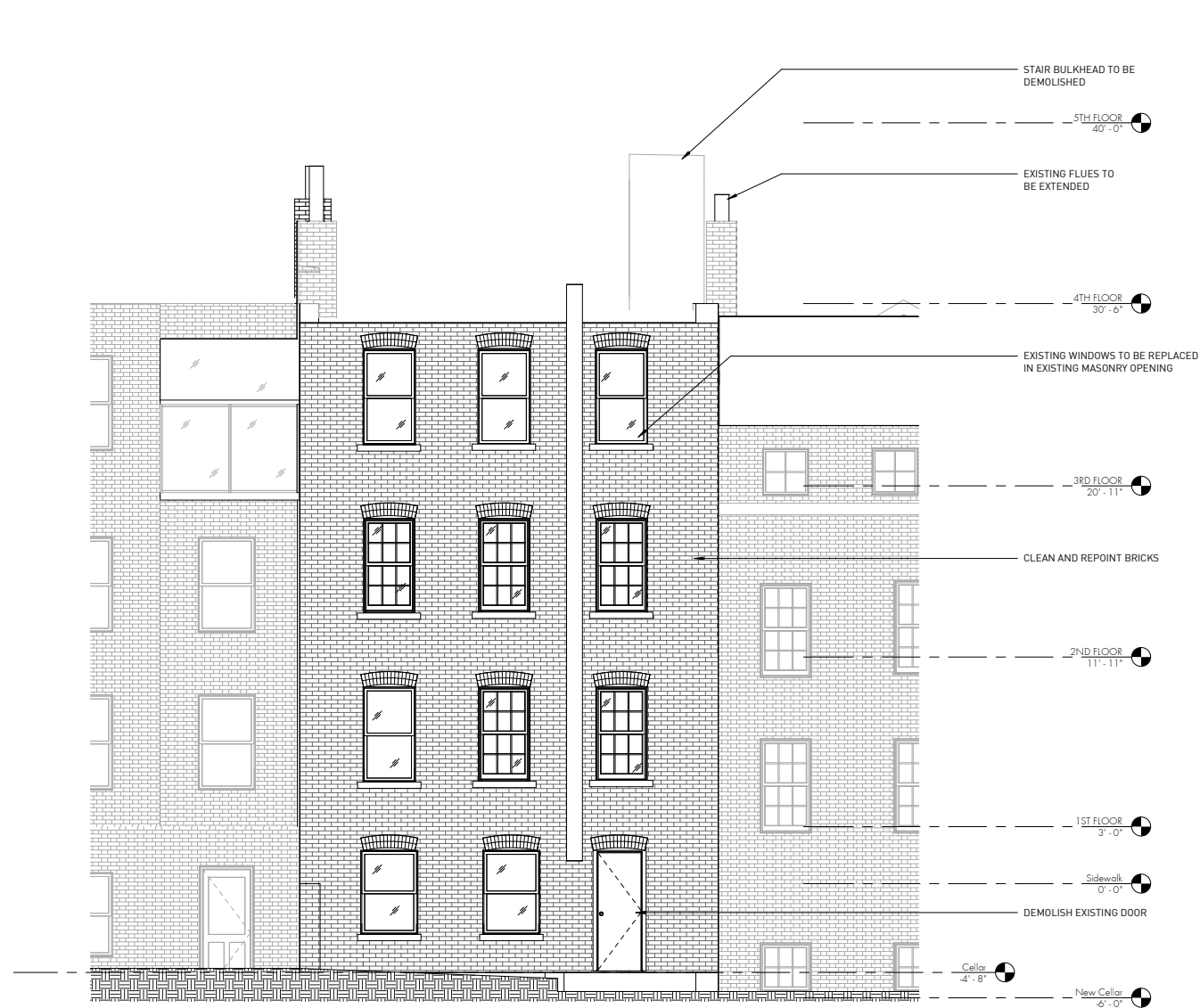
existing



proposed

rear facade

elevations



existing



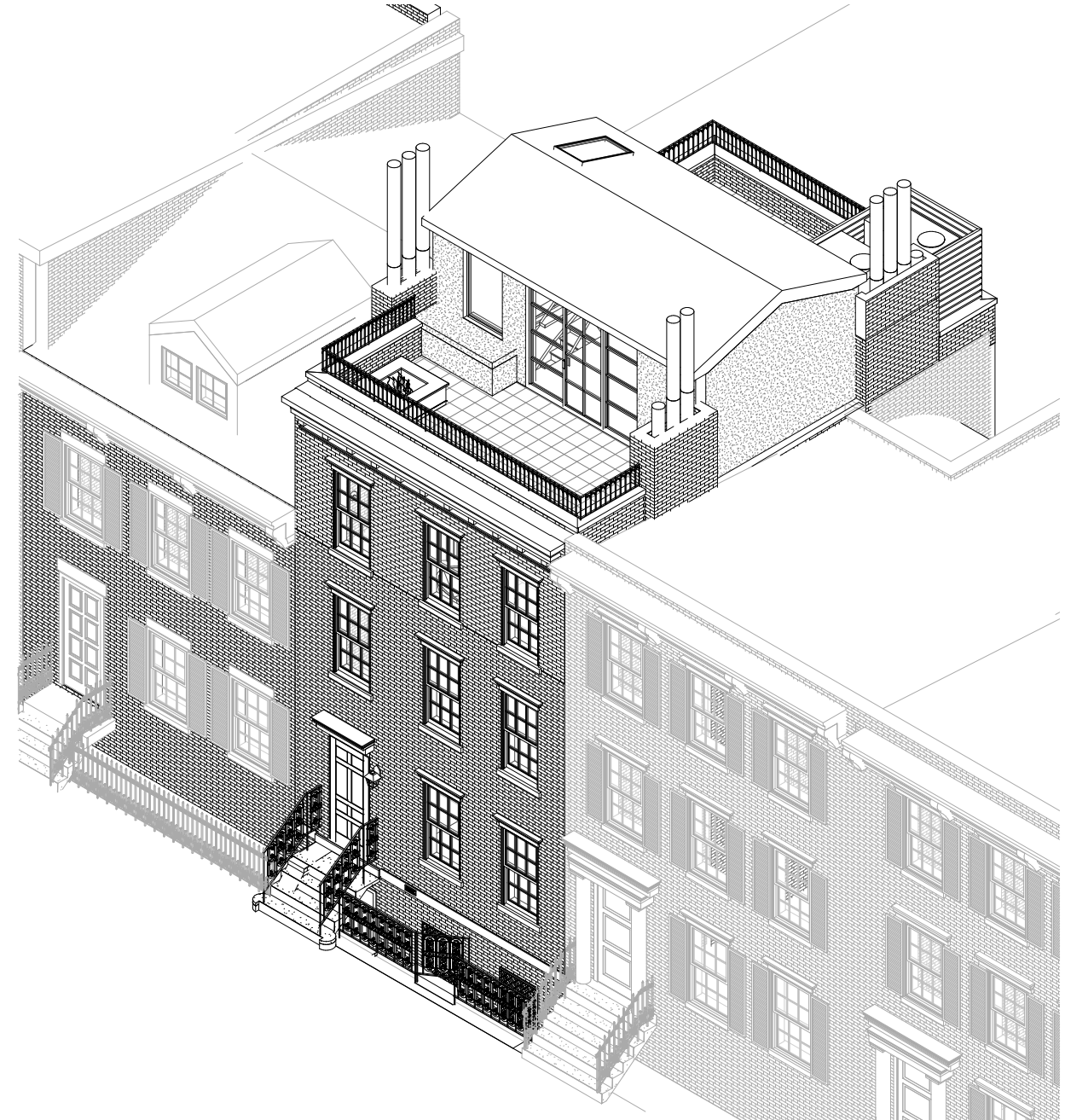
proposed

3d view

existing and proposed - front



existing



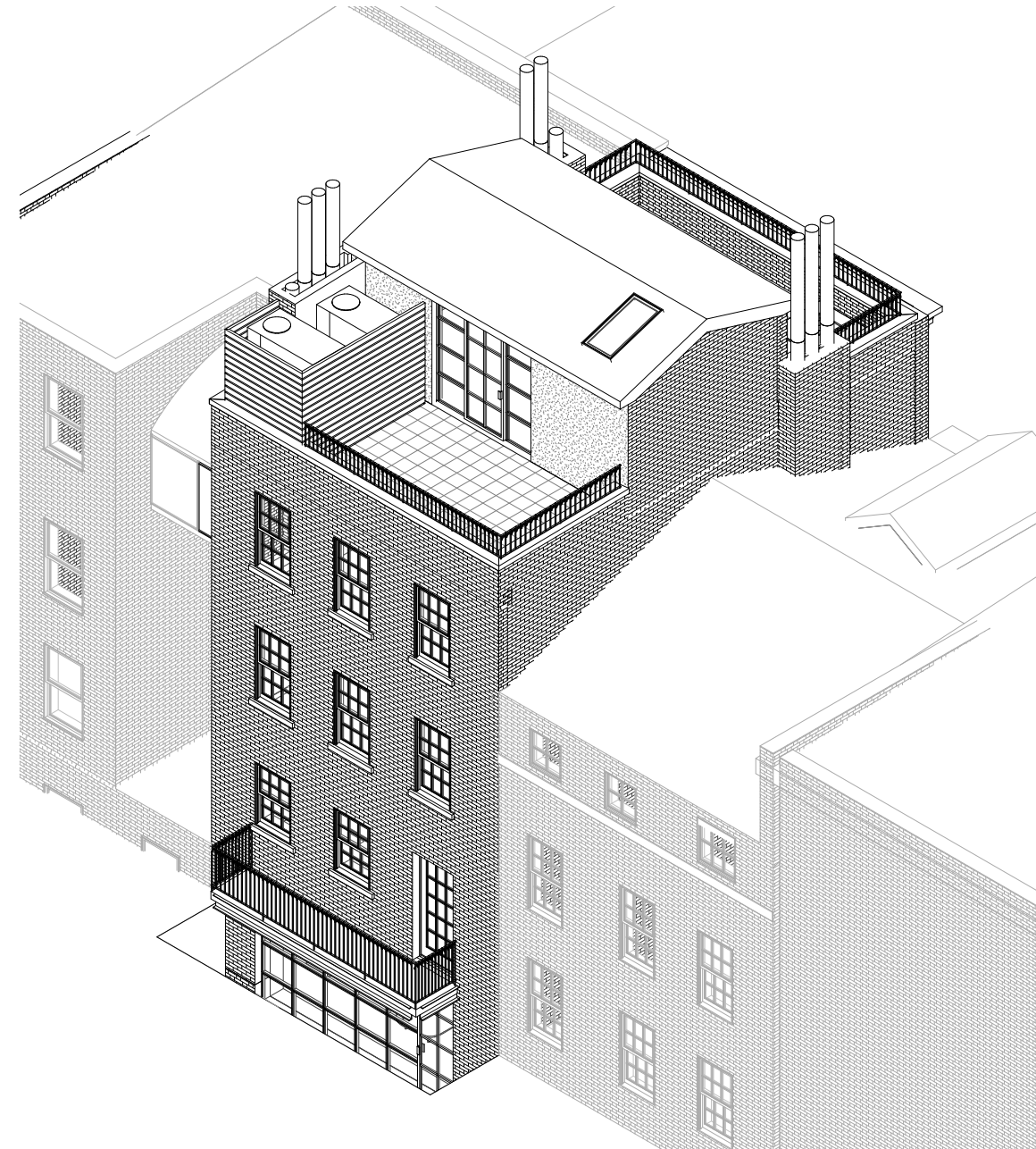
proposed

3d view

existing and proposed - rear

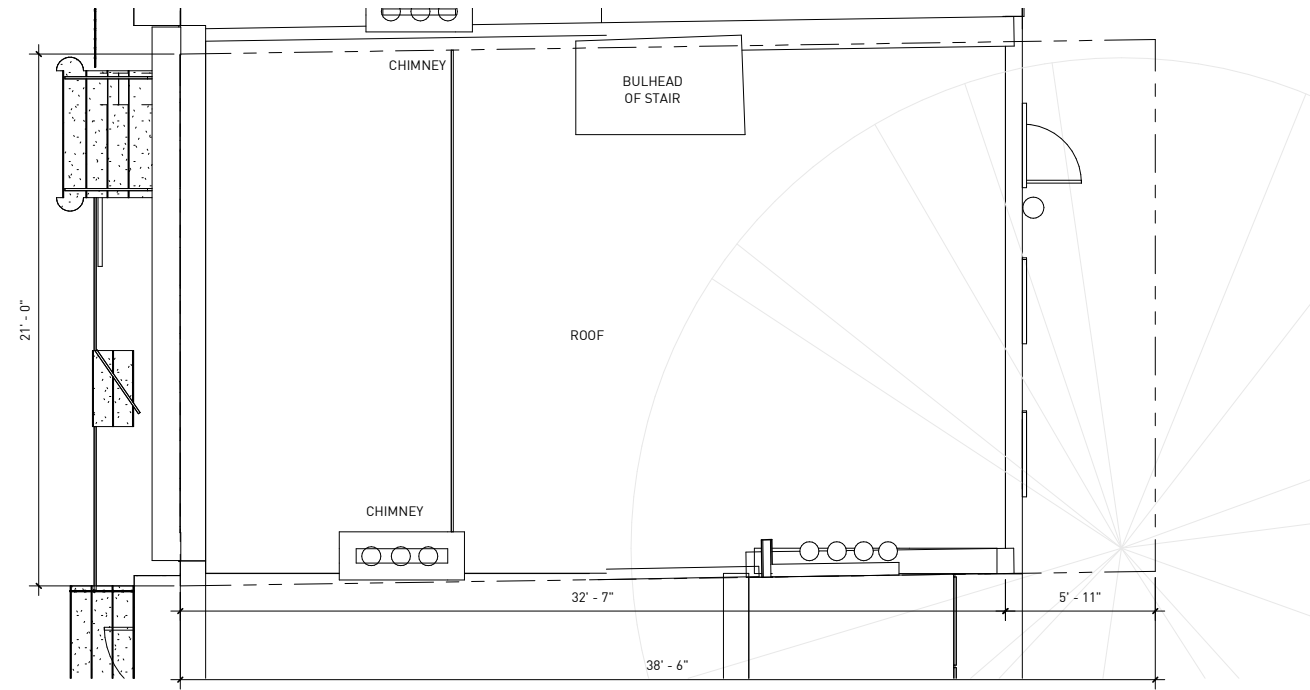


existing



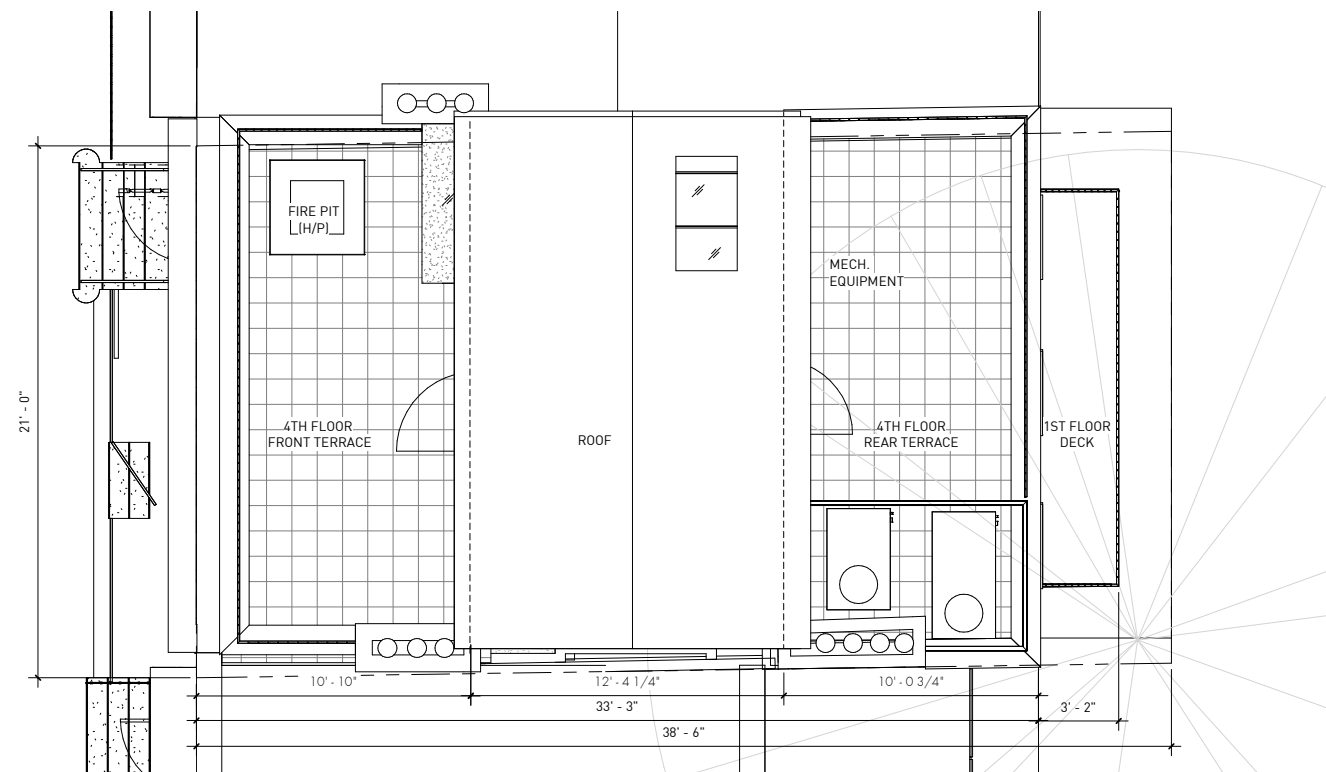
proposed

site plan



SITE PLAN - EXISTING

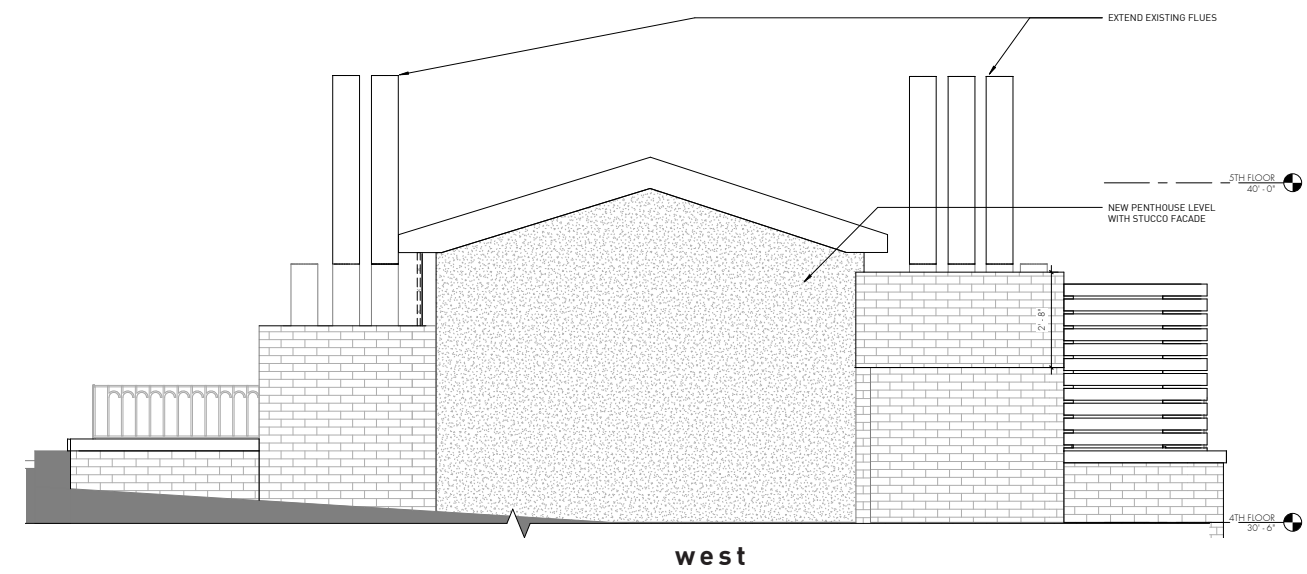
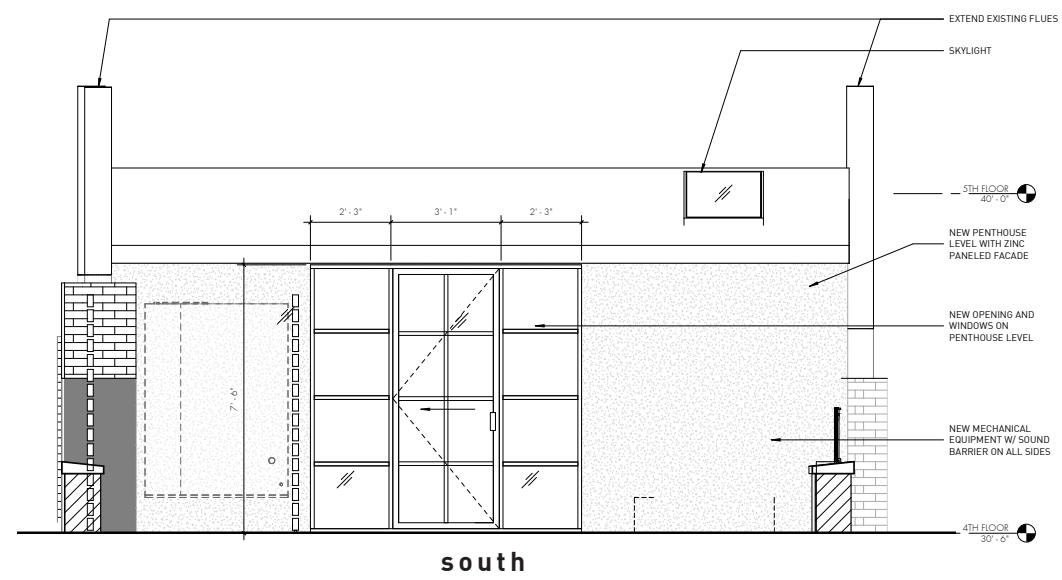
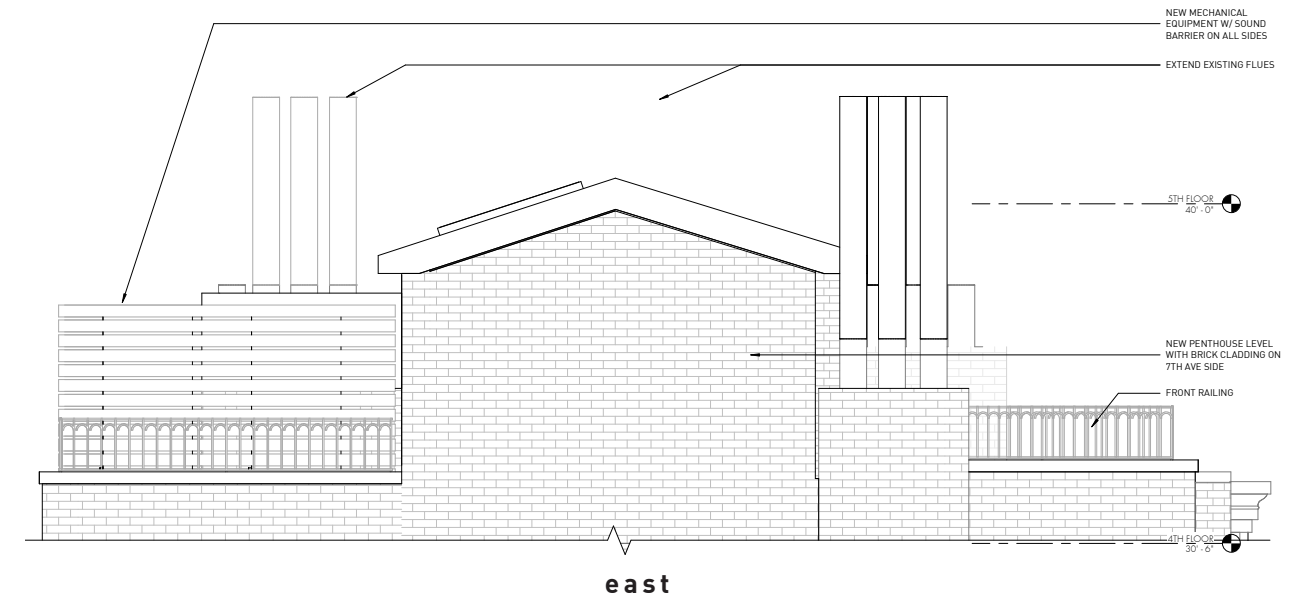
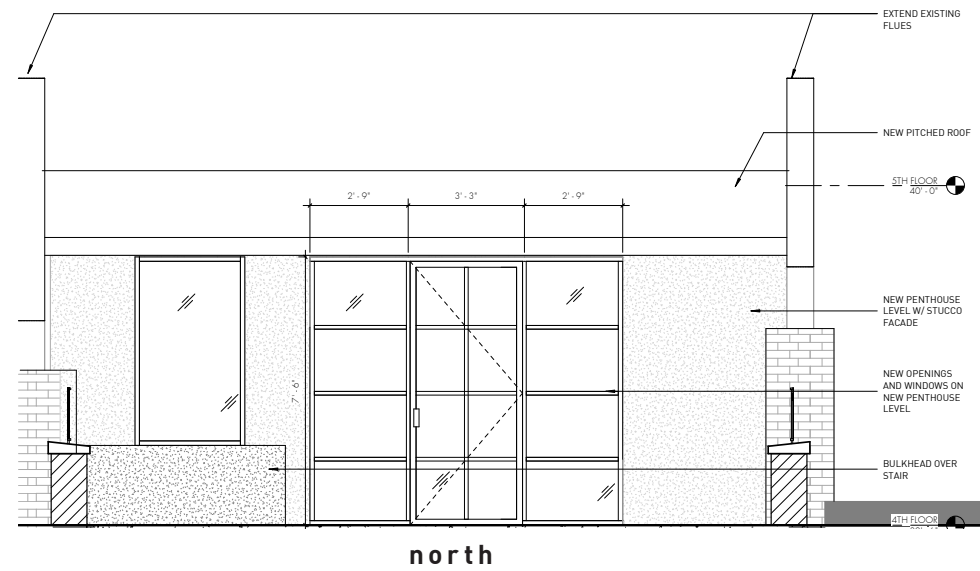
existing



proposed

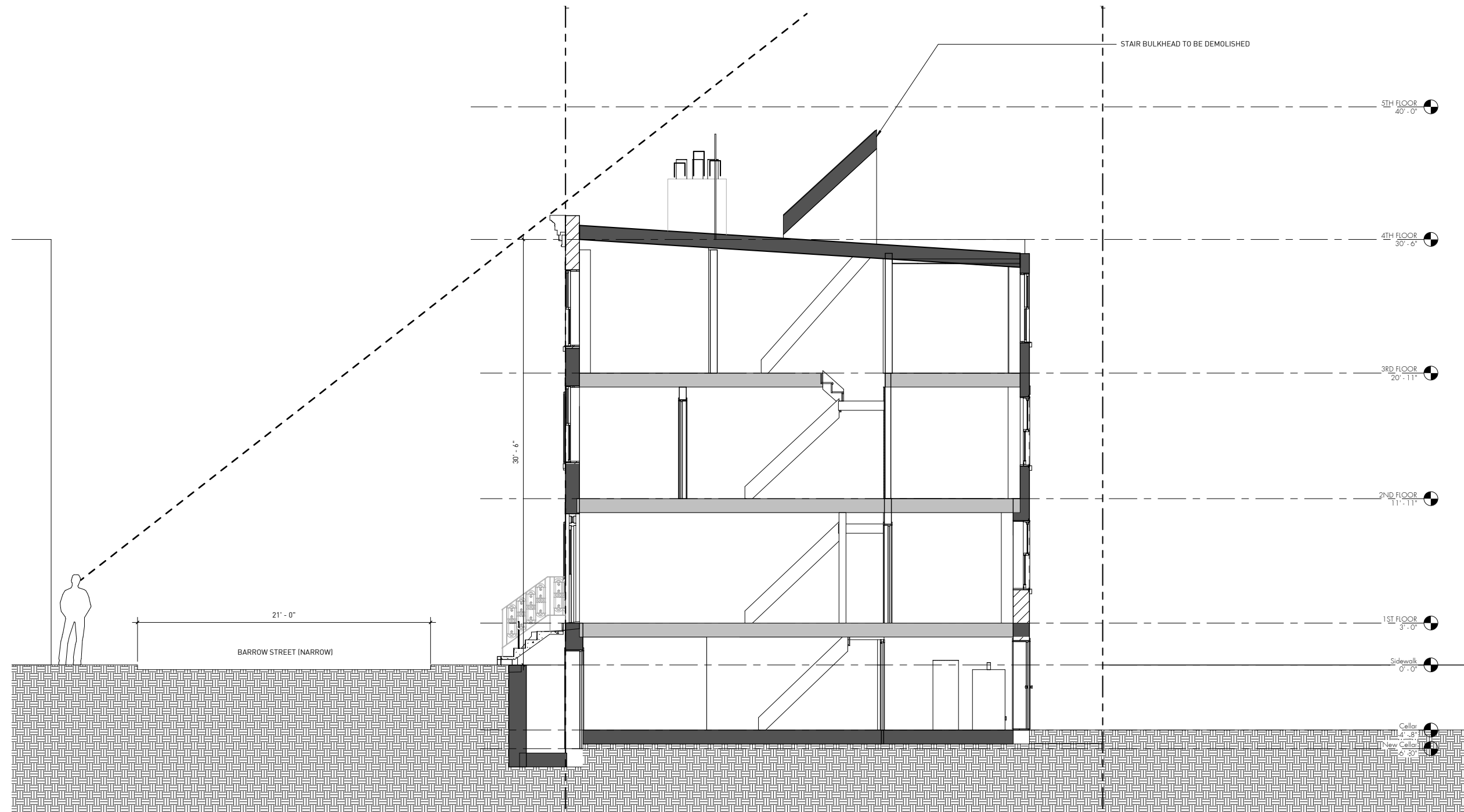
penthouse

proposed design



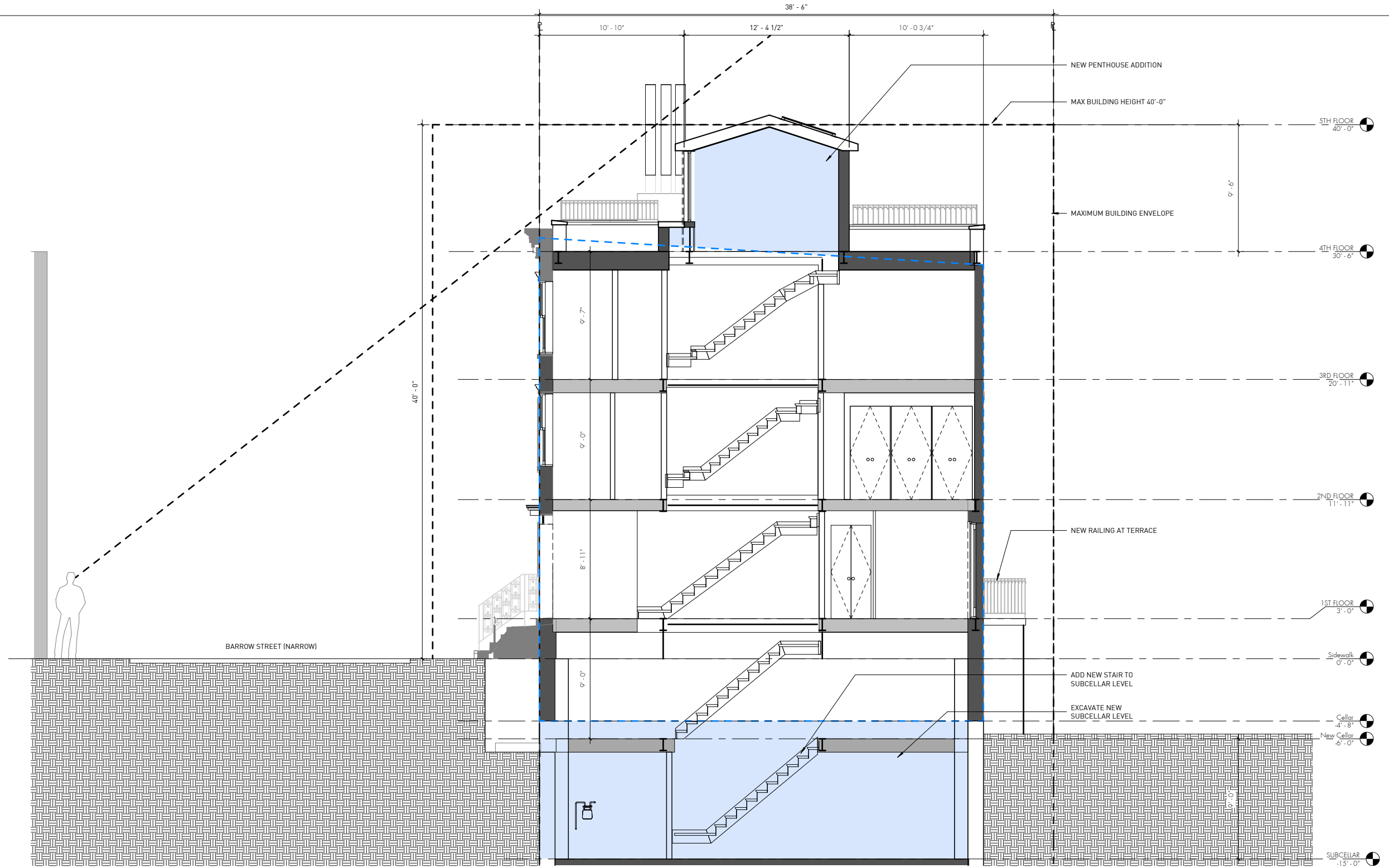
existing section

with sight line



proposed section

with sight lines



street views
public visibility



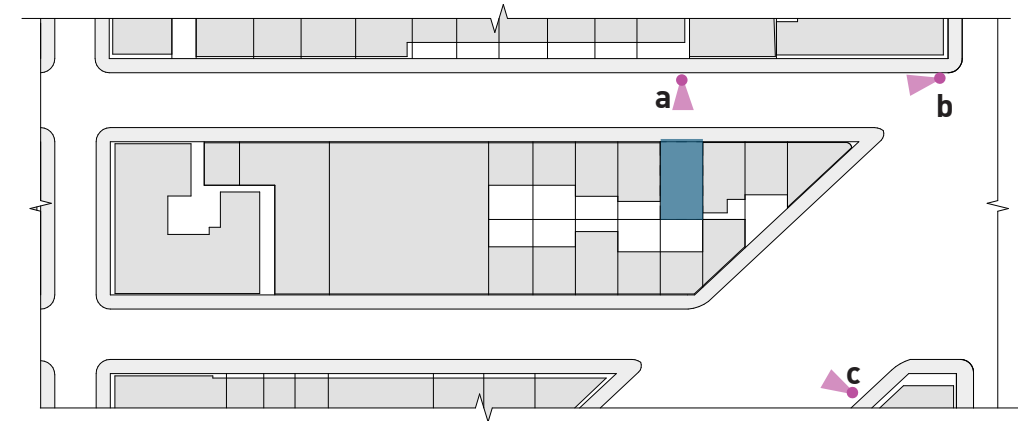
view A
mock up



view B
mock up



view C
mock up



street views
public visibility



view D
mock up



view E
mock up



view F
mock up

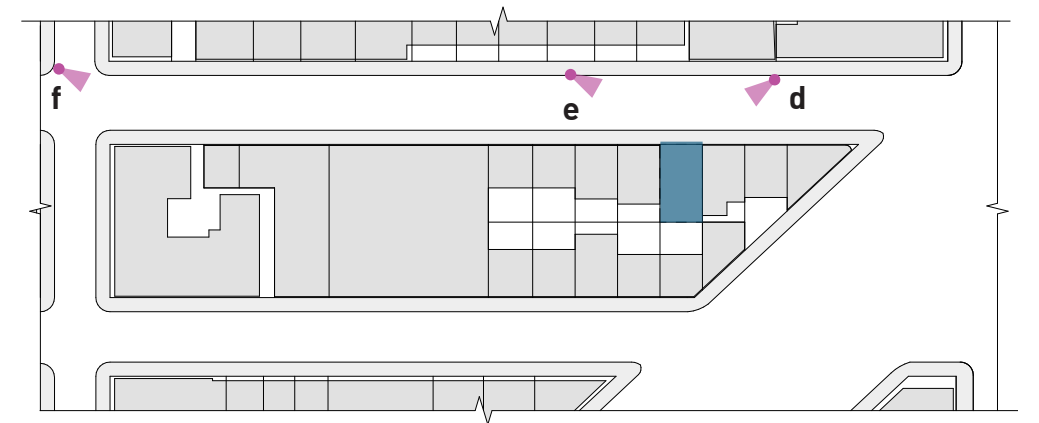


photo montage

from barrow street



rear facade

photos



rear facade

photos



rear facade

photos



rear facade

photos



photo montage

from 7th ave south



window lintel
proposed design



existing lintels on 43 Barrow



existing lintels on 45 Barrow

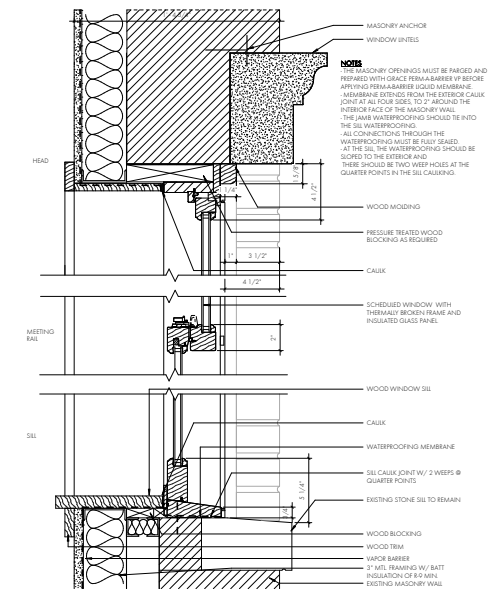
window lintel
proposed design



existing window lintel
proposed lintel material: cast stone tinted to match brownstone



reference to match: lintel at 45 barrow



proposed lintel profile

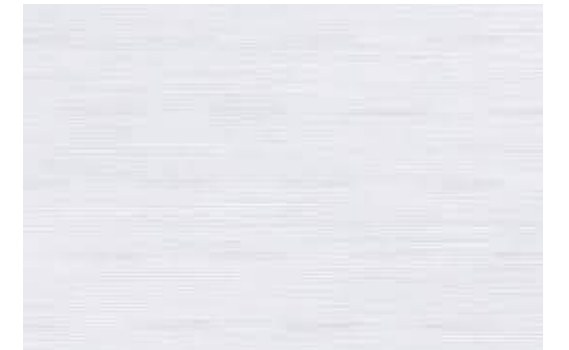
materials
proposed design



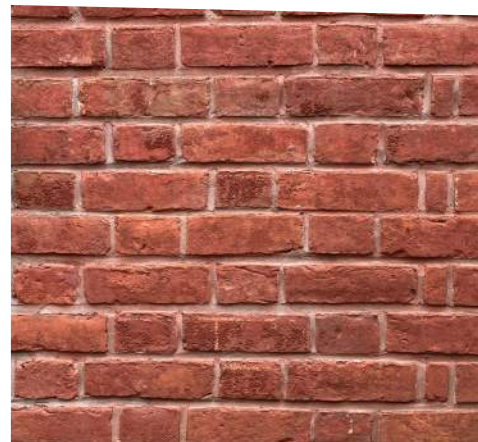
front windows
replace existing to match (white finish)
Restore existing window sills and headers



penthouse facade stucco



penthouse and rear windows
white frames



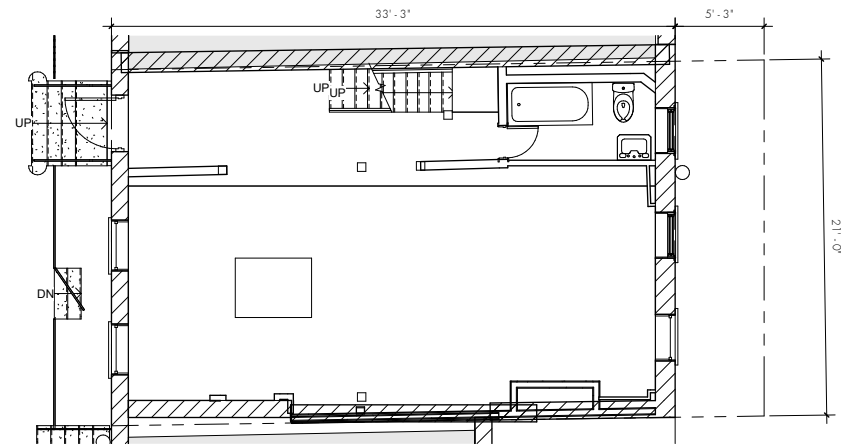
restore existing brick
(front and rear facades)



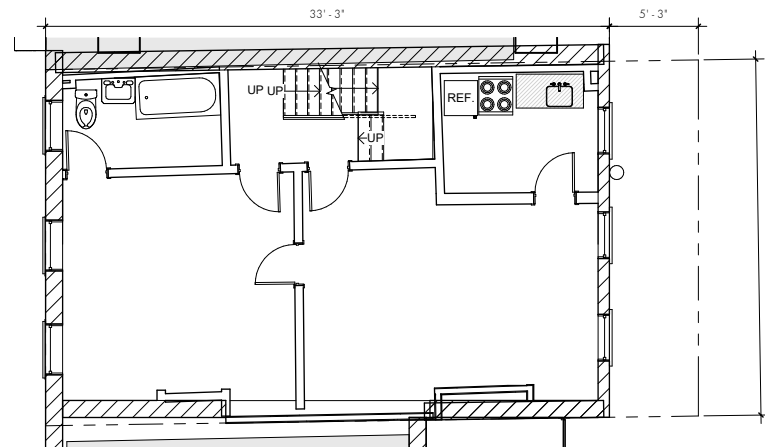
restore original railing,
paint black

existing plans

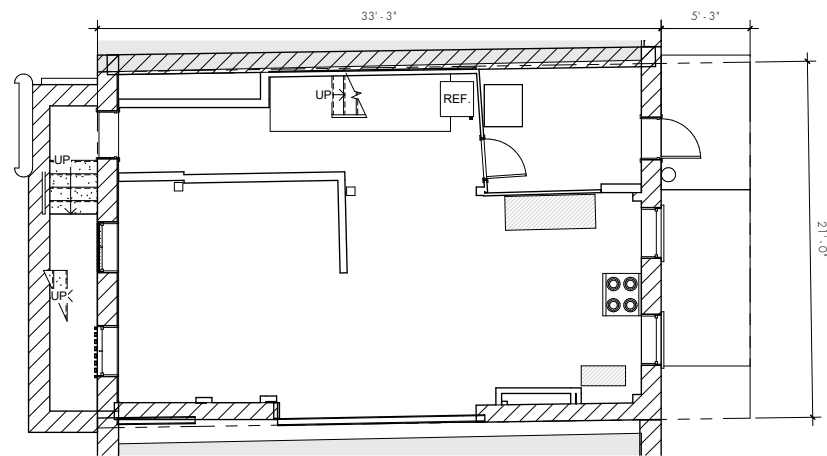
43 barrow street



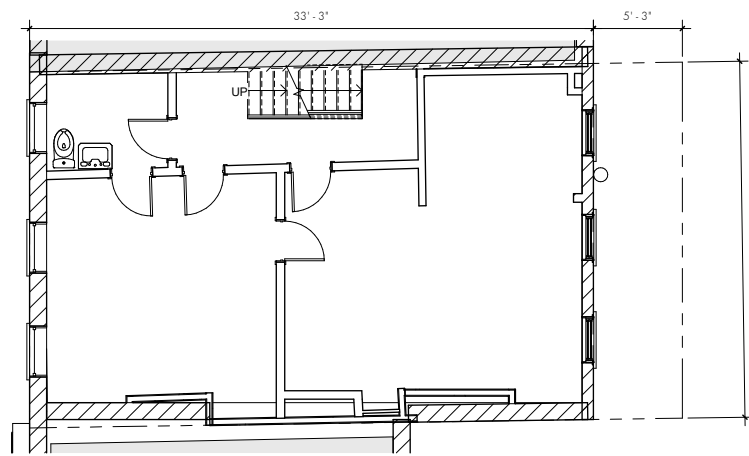
1ST FLOOR



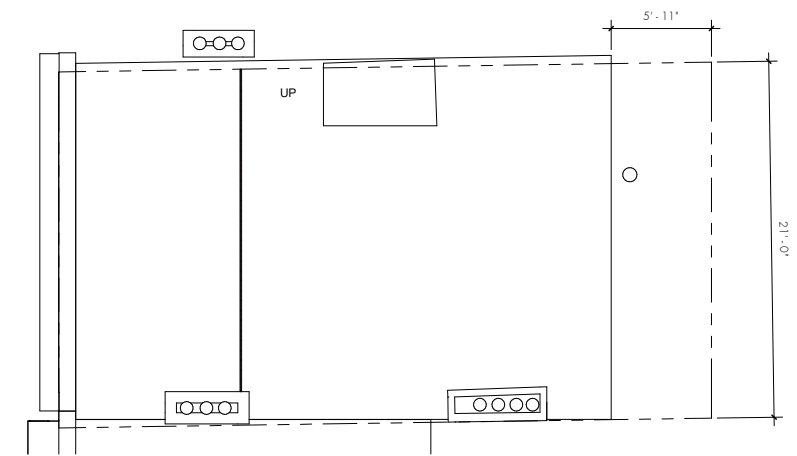
3RD FLOOR



CELLAR



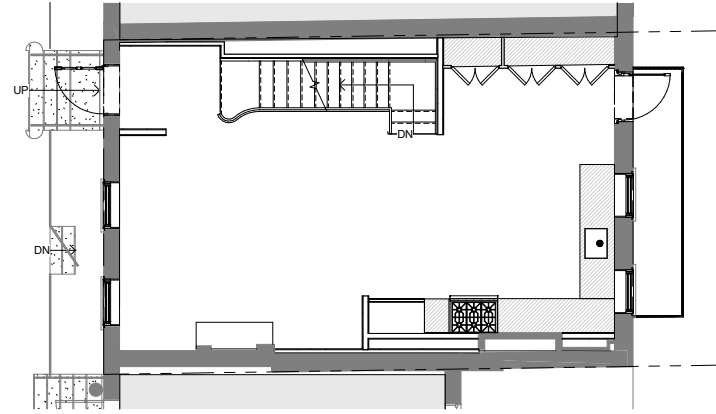
2ND FLOOR



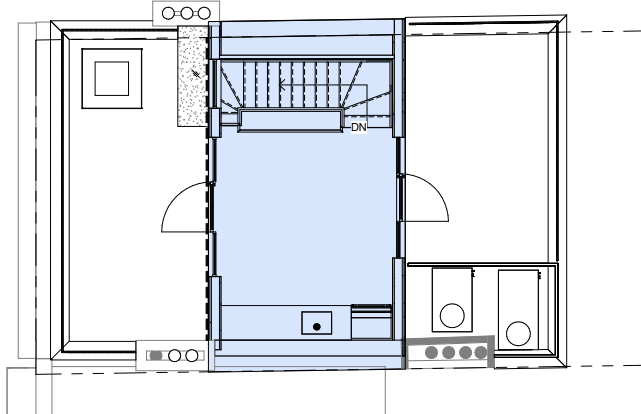
4TH FLOOR (ROOF)

proposed plans

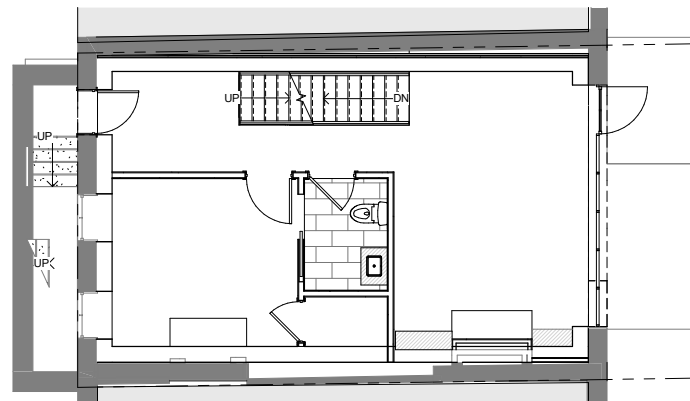
43 barrow street



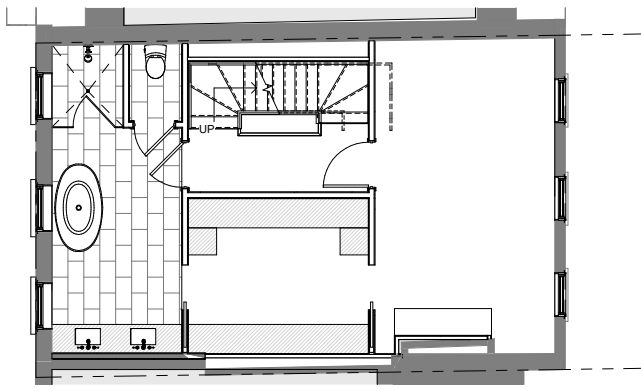
1ST FLOOR



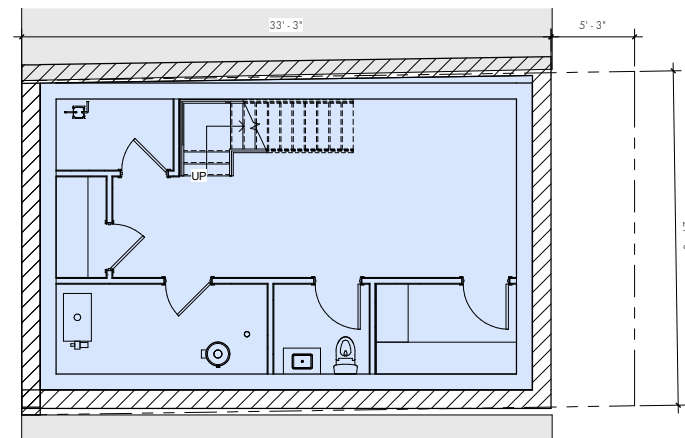
4TH FLOOR



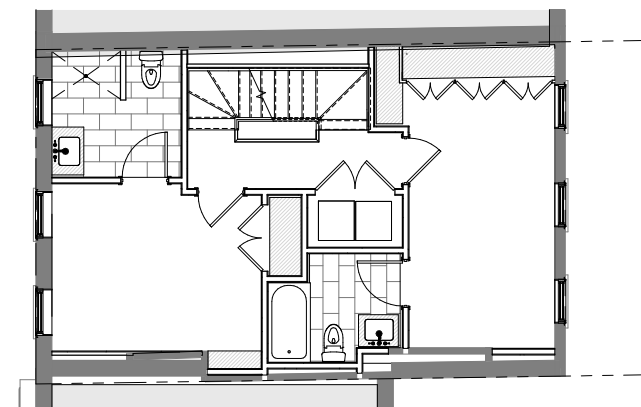
CELLAR



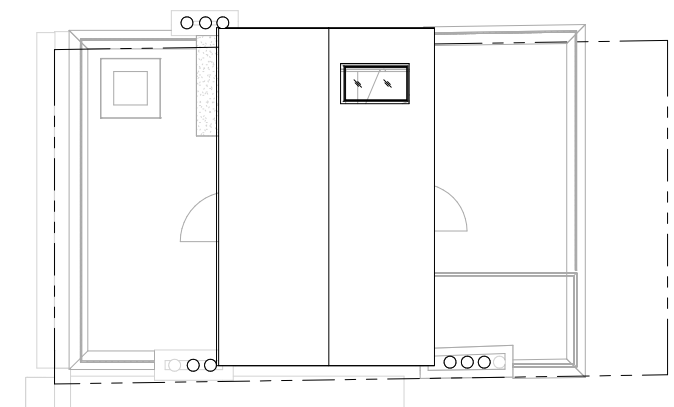
3RD FLOOR



SUBCELLAR



2ND FLOOR



ROOF

rendering

43 barrow street



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Borough of Manhattan

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