

**April 4, 2023**  
Public Hearing

The current proposal is:

**Preservation Department – Item 6, LPC-23-04146**

## **27 Bethune Street – Greenwich Village Historic District Borough of Manhattan**

**To Testify Please Join Zoom**

**Webinar ID:** 880 2120 0972

**Passcode:** 963310

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.

27 BETHUNE STREET  
NEW YORK, NY, 10014

PROJECT

RESIDENCE AT  
27 BETHUNE ST.

27 BETHUNE STREET  
NEW YORK, NY 10014

ARCHITECT

E R V

ELIZABETH ROBERTS ARCHITECTS  
168 7TH STREET 3C  
BROOKLYN, NY 11215  
718 504 5488

STRUCTURAL ENGINEER

AGENCIE

ARCHITECTURE & ENGINEERING, P.C.  
463 WEST ST. AKA 155 BANK ST. #1801  
NEW YORK, NY 10014  
212 203 0265

MECHANICAL ENGINEER

D'ANTONIO

CONSULTING ENGINEERS  
30 WEST WAUKENA AVENUE  
OCEANSIDE, NY 11572  
516 594 4284

ISSUE

NO.	DATE	DESCRIPTION
1	XX.XX.2022	XXX

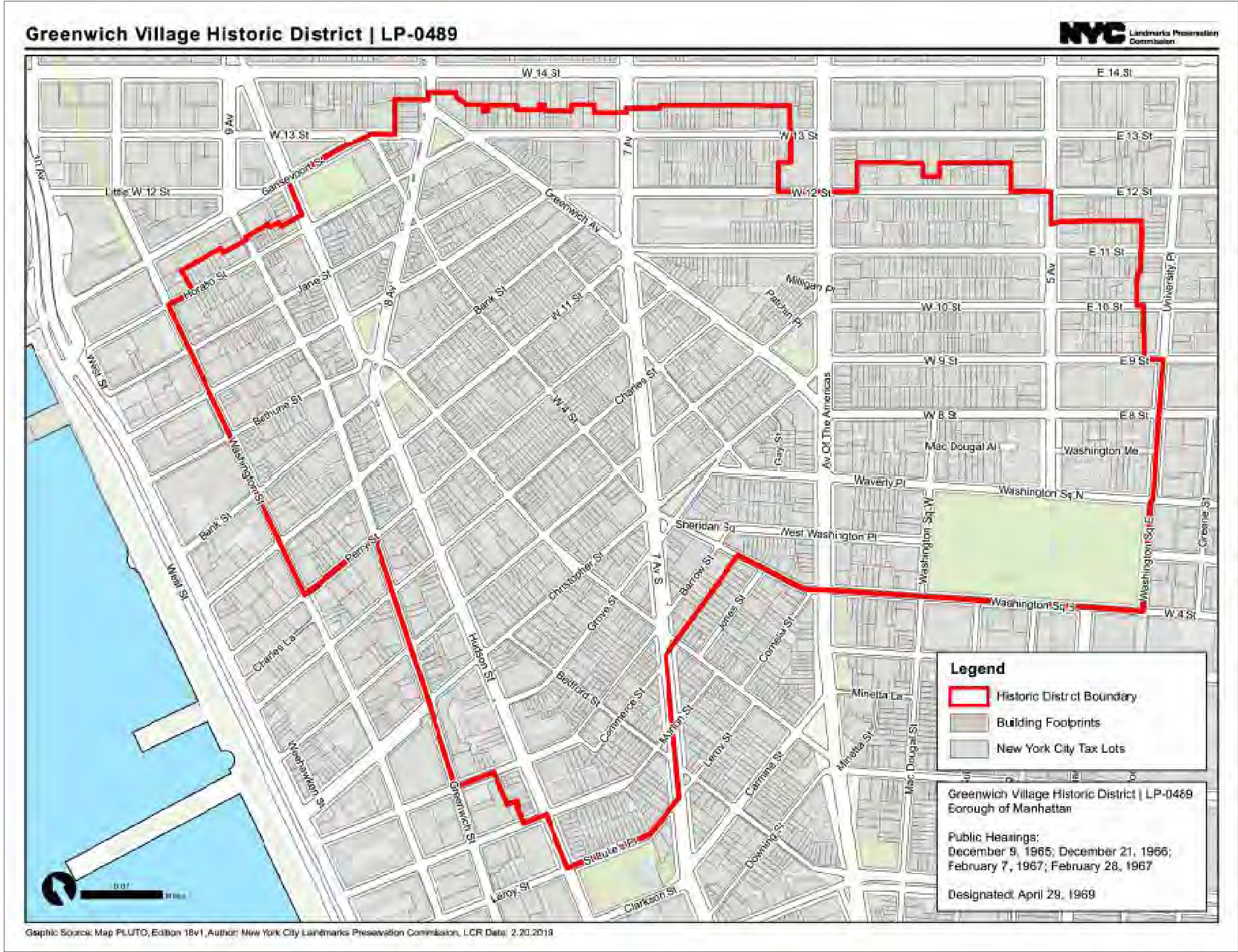
TITLE

COVER SHEET

SEAL AND SIGNATURE	DATE: 09.12.2022
	PROJECT #: 2204_27 BETHUNE
	DRAWING BY: AS
	CHECK BY: JL
	DRAWING NO: LPC-101.00

NOTE: IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER ANY ITEM ON THIS DRAWING IN ANY WAY. IF ANY ITEM ON THIS DRAWING IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS/HER ITEM THE SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS/HER SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.





1 GREENWICH HISTORIC DISTRICT MAP  
NTS



3 BLOCK PLAN  
NTS



2 1980 TAX PHOTO  
NTS



4 1940 TAX PHOTO  
NTS

PROJECT

# RESIDENCE AT 27 BETHUNE ST.

27 BETHUNE STREET  
NEW YORK, NY 10014

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1	XX.XX.2022	XXX

TITLE

## COVER SHEET

SEAL AND SIGNATURE

DATE: 09.12.2022

PROJECT #: 2204.27 BETHUNE

DRAWING BY: AS

CHECK BY: JL

DRAWING NO:

### LPC-102.00

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1 27 BETHUNE ST. EXISTING FRONT FACADE  
NTS



2 VIEW OF 27 BETHUNE ST. WITH NEIGHBORS  
NTS



3 VIEW OF 27 BETHUNE ST. FROM NW  
NTS



4 VIEW OF 27 BETHUNE ST. FROM NE  
NTS

PROJECT

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ELIZABETH ROBERTS ARCHITECTS  
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**AGENCIE**

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463 WEST ST. AKA 155 BANK ST. #1801  
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**D'ANTONIO**

CONSULTING ENGINEERS  
30 WEST WAUKENA AVENUE  
OCEANSIDE, NY 11572  
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## FRONT FACADE: EXISTING PHOTOGRAPHS

SEAL AND SIGNATURE	DATE: 09.12.2022
	PROJECT #: 2204.27 BETHUNE
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	DRAWING NO:
	<b>LPC-103.00</b>

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19 BETHUNE ST.

21 BETHUNE ST.

23 BETHUNE ST.

25 BETHUNE ST.

27 BETHUNE ST.

29 BETHUNE ST.

31 BETHUNE ST.

PROJECT

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27 BETHUNE ST.

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ISSUE		
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EXISTING BLOCK  
FRONT FACADES

SEAL AND SIGNATURE	DATE: 09.12.2022
	PROJECT #: 2204.27 BETHUNE
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27 BETHUNE STREET  
NEW YORK, NY 10014

ARCHITECT

E R V

ELIZABETH ROBERTS ARCHITECTS  
168 7TH STREET 3C  
BROOKLYN, NY 11215  
718 504 5488

STRUCTURAL ENGINEER

AGENCIE

ARCHITECTURE & ENGINEERING, P.C.  
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27 BETHUNE STREET

1 EXISTING FRONT ELEVATION  
1/4" = 1'-0"

ISSUE		
NO.	DATE	DESCRIPTION
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TITLE

## EXISTING ELEVATIONS: FRONT

SEAL AND SIGNATURE	DATE: 09.12.2022
	PROJECT #: 2204_27 BETHUNE
	DRAWING BY: AS
	CHECK BY: JL
	DRAWING NO: LPC-105.00

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ISSUE		
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PROPOSED  
ELEVATIONS:  
FRONT

SEAL AND SIGNATURE	DATE: 09.12.2022
	PROJECT #: 2204_27 BETHUNE
	DRAWING BY: AS
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	DRAWING NO: <b>LPC-106.00</b>

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ELIZABETH ROBERTS ARCHITECTS  
168 7TH STREET 3C  
BROOKLYN, NY 11215  
718 504 5488

STRUCTURAL ENGINEER

AGENCIE

ARCHITECTURE & ENGINEERING, P.C.  
463 WEST ST. AKA 155 BANK ST. #1801  
NEW YORK, NY 10014  
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D'ANTONIO

CONSULTING ENGINEERS  
30 WEST WAUKENA AVENUE  
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TITLE

## PROPOSED ELEVATION: FRONT MATERIALITY

SEAL AND SIGNATURE	DATE: 09.12.2022
	PROJECT #: 2204.27 BETHUNE
	DRAWING BY: AS
	CHECK BY: JL
	DRAWING NO: LPC-107.00

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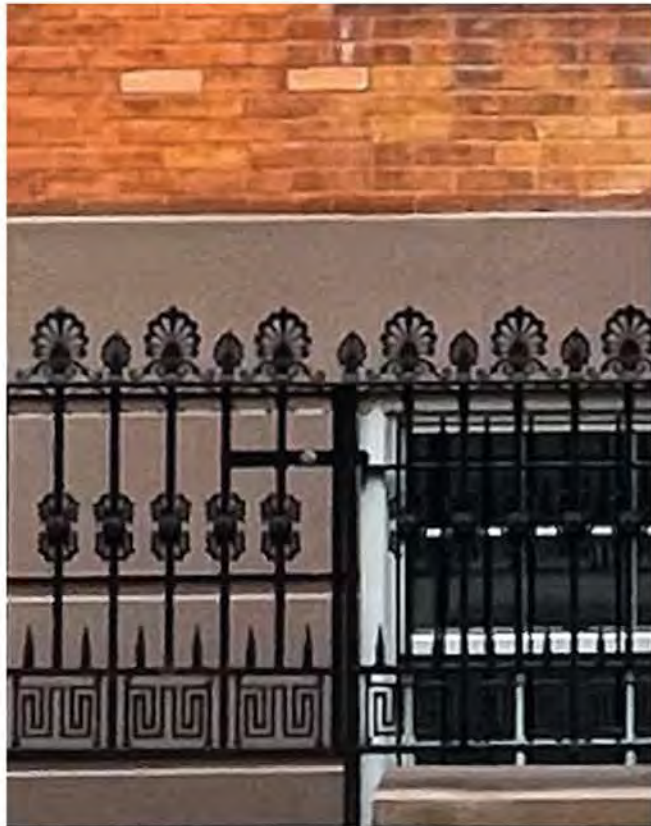
ZINC COATED COPPER STANDING SEAM ROOF.



LIGHT GREY DOUBLE HUNG WINDOWS WITH CAST STONE HEADERS TO MATCH HISTORICAL PROFILE.



LIGHT GREY DOOR SURROUND WITH PAINTED DOOR. WITH CAST STONE PEDIMENT TO MATCH HISTORICAL PROFILE.



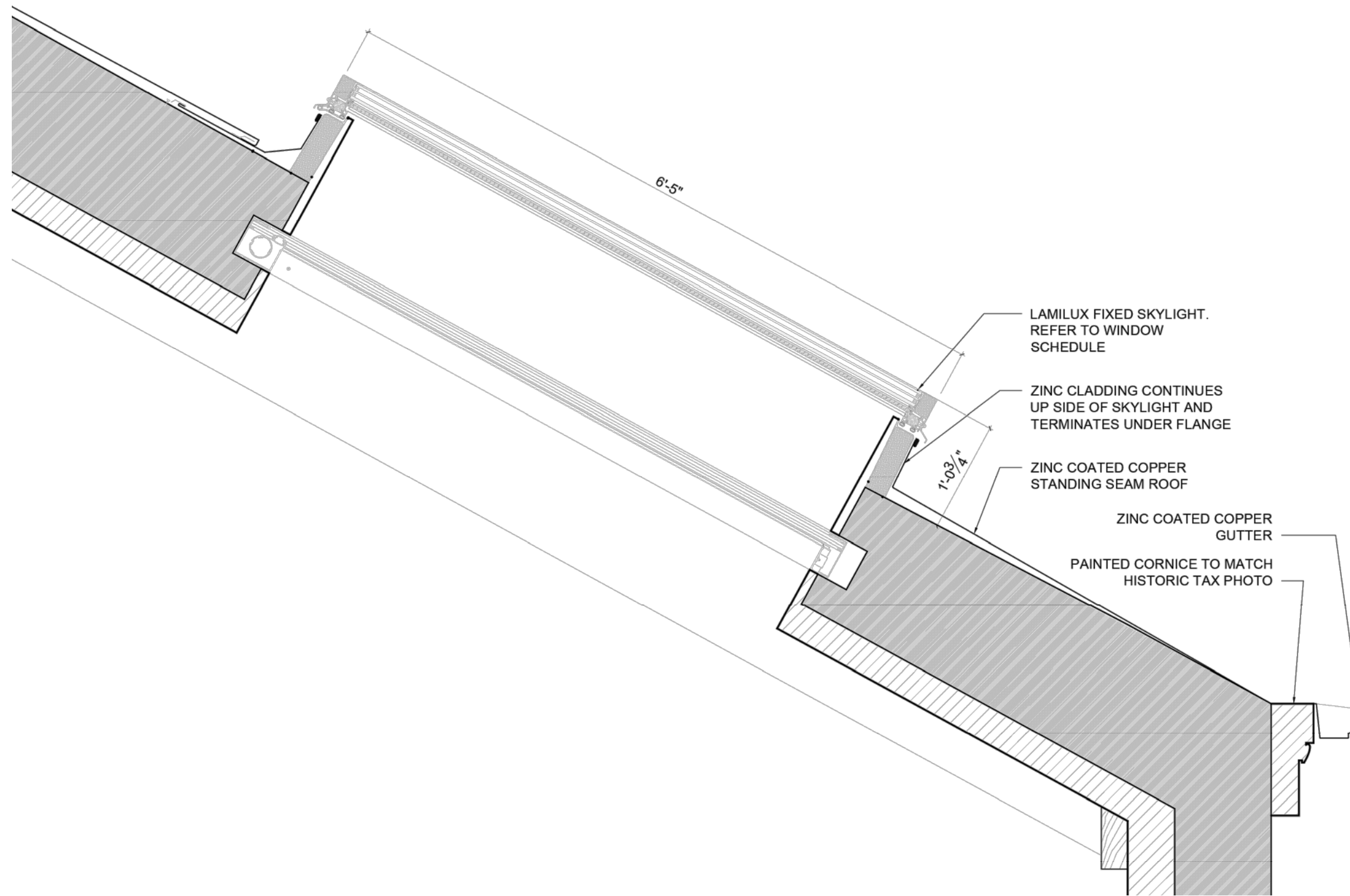
BROWNSTONE BASE WITH NATURAL BRICK ABOVE. BLACK IRON FENCING AND RAILINGS.



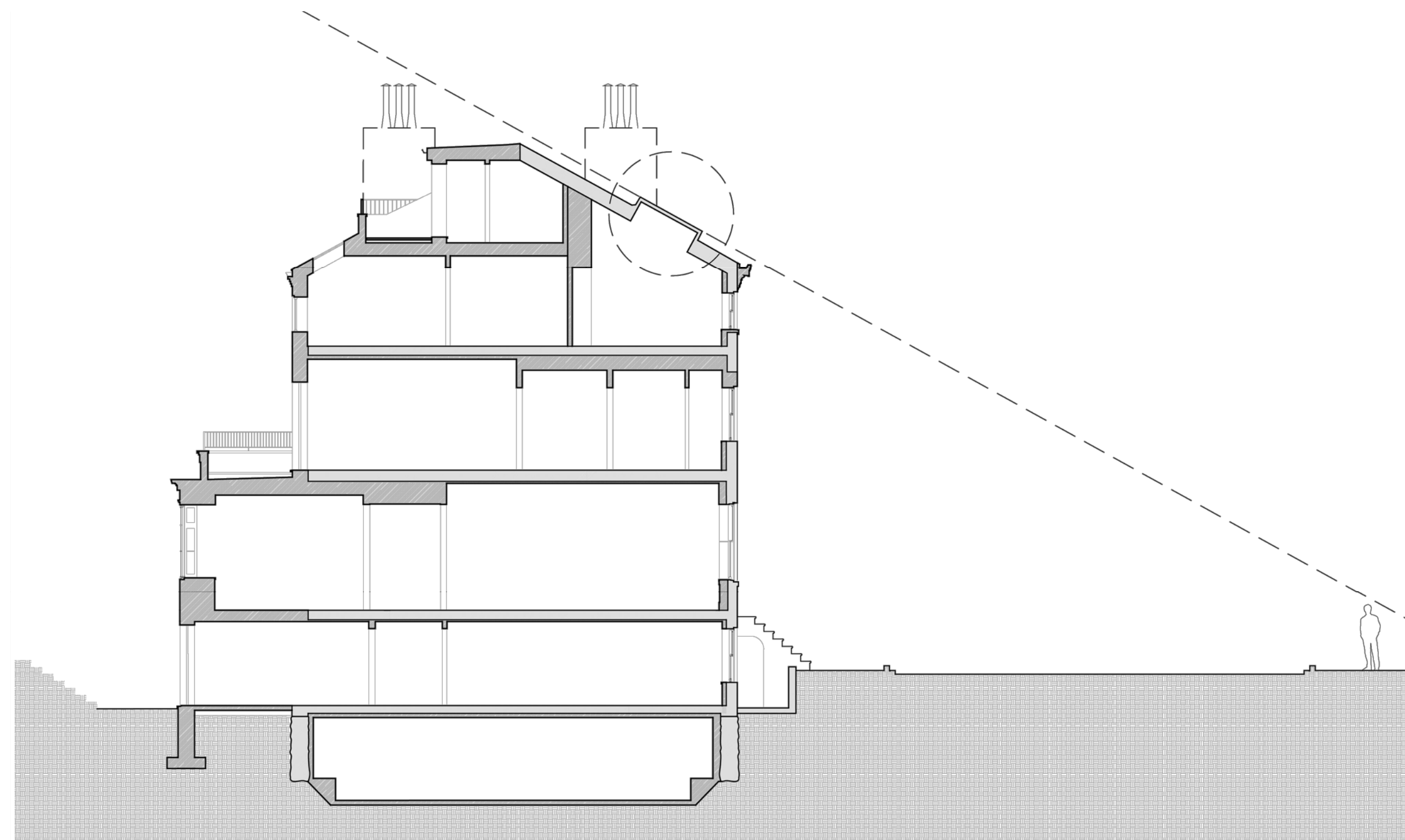




1 FRONT ELEVATION  
NTS



2 SECTION OF FRONT SKYLIGHT  
NTS



3 SIGHTLINE DIAGRAM  
NTS

PROJECT

# RESIDENCE AT 27 BETHUNE ST.

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NEW YORK, NY 10014

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E R V

ELIZABETH ROBERTS ARCHITECTS  
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ISSUE

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TITLE

## FRONT FACADE: PROPOSED SKYLIGHT

SEAL AND SIGNATURE

DATE: 09.12.2022

PROJECT #: 2204.27 BETHUNE

DRAWING BY: AS

CHECK BY: JL

DRAWING NO:

LPC-108.00

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1 VIEW OF SKYLIGHT MOCKUP  
NTS



1 VIEW OF SKYLIGHT MOCKUP  
NTS



SKYLIGHT MINIMALLY  
VISIBLE FROM DOWN  
THE STREET, WILL  
BE INDISCERNABLE  
WHEN CLAD WITH  
ZINC-COATED COPPER  
TO MATCH ROOF.

1 MOCKUP VISIBILITY FROM NW  
NTS



1 MOCKUP VISIBILITY FROM NE  
NTS



1 MOCKUP VISIBILITY FROM FRONT  
NTS

PROJECT

RESIDENCE AT  
27 BETHUNE ST.

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D'ANTONIO

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TITLE

FRONT FACADE:  
SKYLIGHT MOCKUP  
PHOTOGRAPHS

SEAL AND SIGNATURE

DATE: 09.12.2022

PROJECT #: 2204.27 BETHUNE

DRAWING BY: AS

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LPC-109.00

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2 CURRENT CONDITION  
NTS



2 CURRENT CONDITION  
NTS



2 CURRENT CONDITION  
NTS



1 PROBE REVEALING HISTORIC BROWNSTONE LINTEL ABOVE DOOR  
NTS

PROJECT

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NEW YORK, NY 10014

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E R V

ELIZABETH ROBERTS ARCHITECTS  
168 7TH STREET 3C  
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OCEANSIDE, NY 11572  
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ISSUE		
NO.	DATE	DESCRIPTION
1	XX.XX.2022	XXX

## EXISTING FRONT DOOR CONDITIONS

SEAL AND SIGNATURE	DATE: 09.12.2022
	PROJECT #: 2204.27 BETHUNE
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	DRAWING NO: LPC-110.00

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1 1940'S TAX PHOTO  
NTS



2 CURRENT CONDITION  
NTS



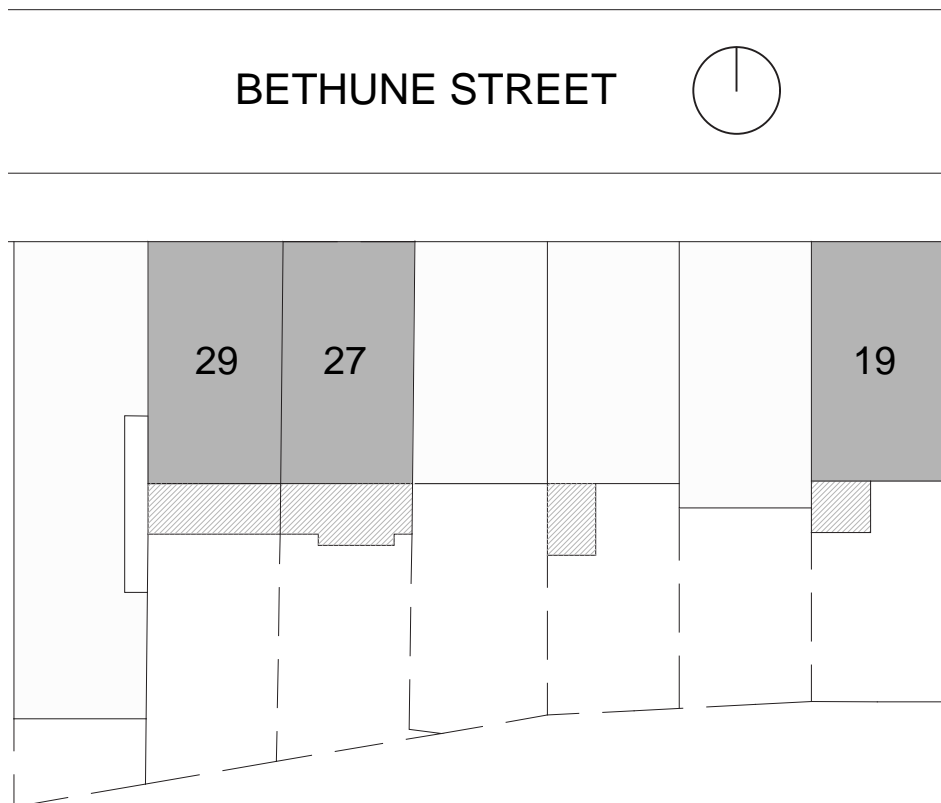
3 PROPOSED DESIGN \*  
NTS



4 19 BETHUNE ST. REFERENCE  
NTS



5 29 BETHUNE ST. REFERENCE  
NTS



6 BLOCK PLAN  
NTS

\*NOTE: SEE LPC-131.00 FOR  
FRONT DOORWAY DETAILS.

PROJECT

**RESIDENCE AT  
27 BETHUNE ST.**

27 BETHUNE STREET  
NEW YORK, NY 10014

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**E R V**

ELIZABETH ROBERTS ARCHITECTS  
168 7TH STREET 3C  
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**D'ANTONIO**

CONSULTING ENGINEERS  
30 WEST WAUKENA AVENUE  
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**FRONT DOOR  
PROPOSED DESIGN**

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<b>LPC-111.00</b>	

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1 FIRST FLOOR WINDOWS  
NTS



2 SECOND FLOOR WINDOWS  
NTS



3 THIRD FLOOR WINDOWS  
NTS



4 LINTEL CONDITION  
NTS



1 PROBE REVEALING HISTORIC BROWNSTONE LINTEL  
NTS

EXISTING BROWNSTONE  
HEADER DETERIORATED  
BEYOND REPAIR.  
SEE LPC-130 FOR  
REPLACEMENT DETAIL.

PROJECT

# RESIDENCE AT 27 BETHUNE ST.

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NEW YORK, NY 10014

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## EXISTING WINDOW CONDITIONS

SEAL AND SIGNATURE

DATE: 09.12.2022

PROJECT #: 2204.27 BETHUNE

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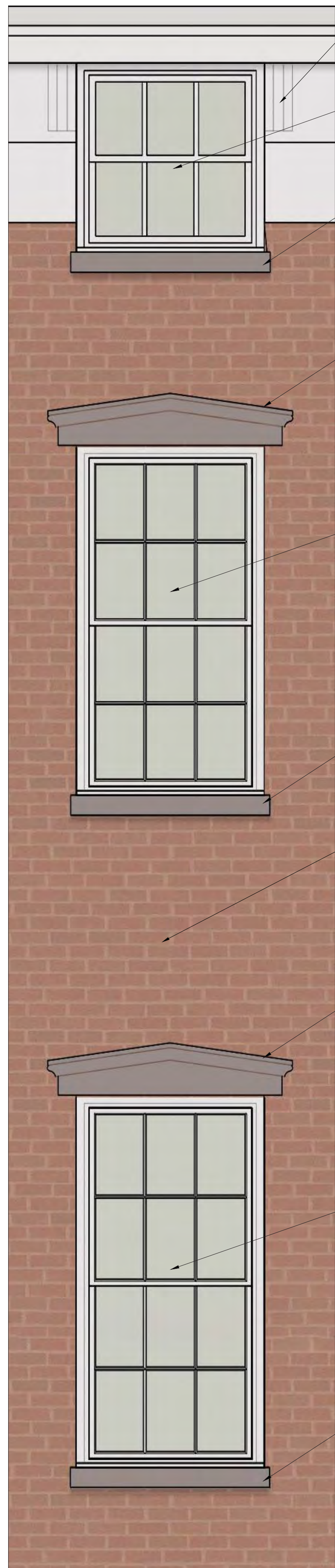
LPC-112.00

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1 EXISTING WINDOWS  
NTS

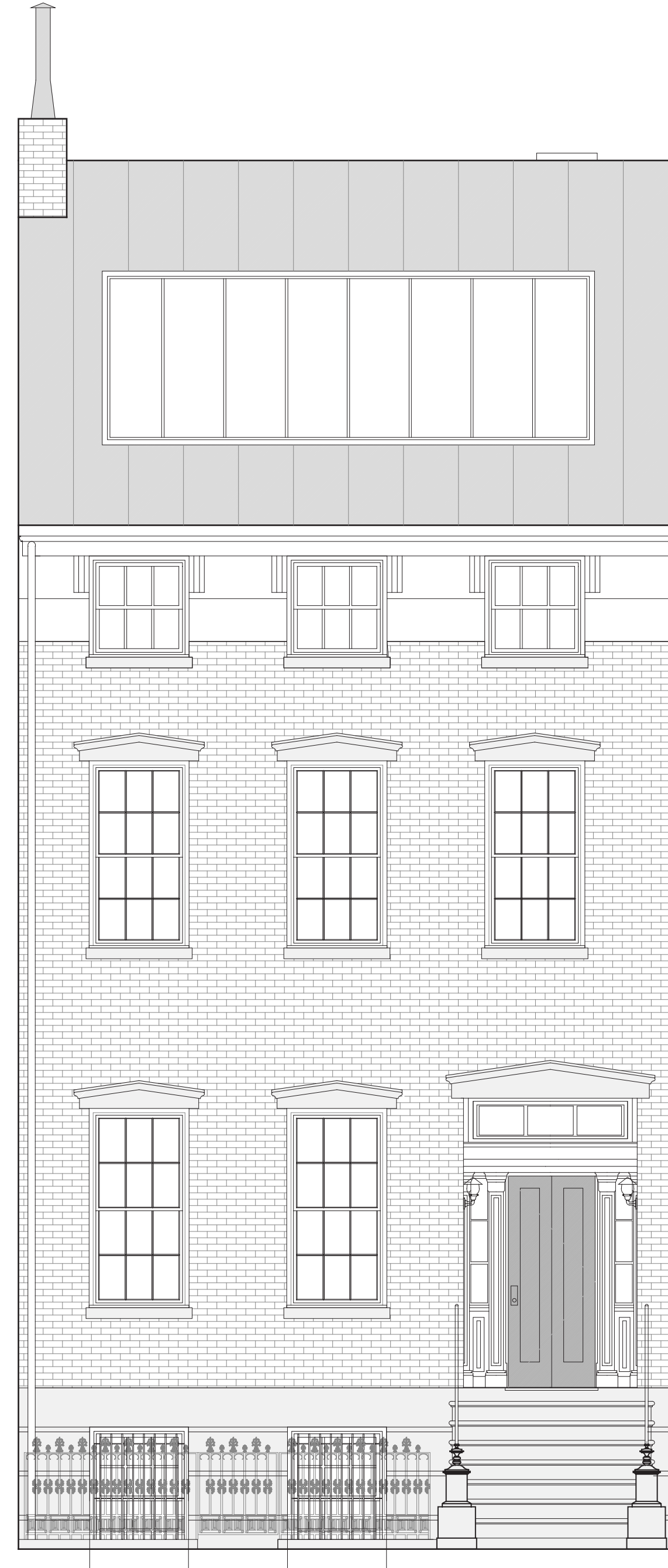


2 PROPOSED WINDOWS  
NTS

- EXISTING WOOD SHUTTERS TO BE REPLACED IN KIND.
- EXISTING WINDOW OPENING TO REMAIN. NEW DOUBLE HUNG WINDOW.
- NEW CAST STONE SILL.
- NEW CAST STONE HEADERS TO REPLACE EXISTING METAL HEADERS.
- EXISTING WINDOW OPENING TO REMAIN. NEW DOUBLE HUNG WINDOW.
- NEW CAST STONE SILL.
- EXISTING BRICK TO BE CLEANED, REPOINTED.
- NEW CAST STONE HEADERS TO REPLACE EXISTING METAL HEADERS. TO MATCH HISTORIC PROFILE.
- EXISTING WINDOW OPENING TO REMAIN. NEW DOUBLE HUNG WINDOW.
- NEW CAST STONE SILL.



3 EXISTING FRONT ELEVATION  
NTS



4 PROPOSED FRONT ELEVATION  
NTS

PROJECT

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## PROPOSED WINDOW DESIGN

SEAL AND SIGNATURE

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LPC-113.00

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1 VIEW OF 27 BETHUNE ST.  
NTS



2 VIEW OF 27 BETHUNE ST. WITH NEIGHBORS  
NTS



3 NW VIEW OF 27 BETHUNE ST.  
NTS



4 NE VIEW OF 27 BETHUNE ST.  
NTS

PROJECT

# RESIDENCE AT 27 BETHUNE ST.

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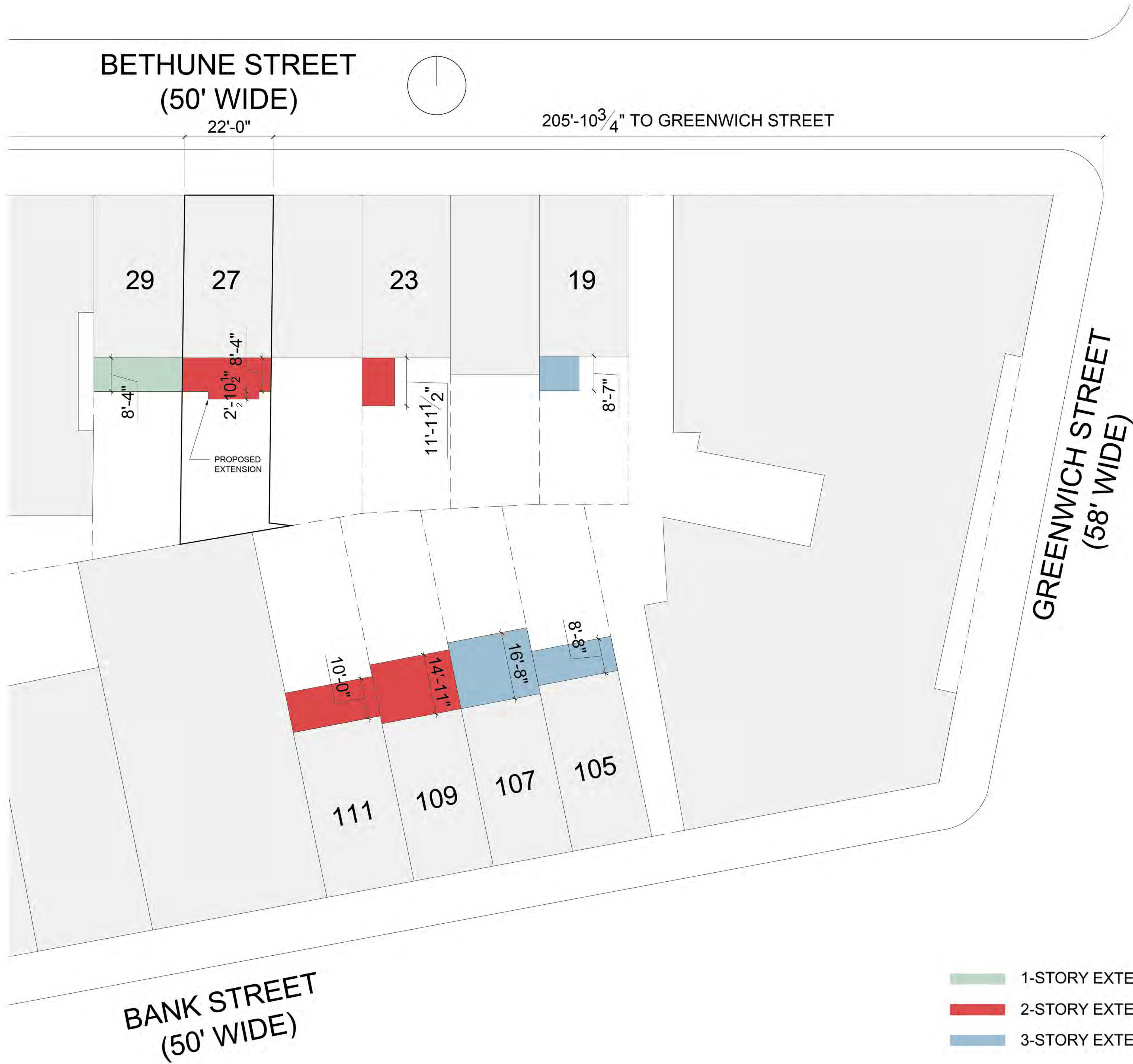
TITLE

## REAR FACADE: EXISTING PHOTOGRAPHS

SEAL AND SIGNATURE	DATE: 09.12.2022
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	DRAWING NO: LPC-114.00

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PROJECT

**RESIDENCE AT  
27 BETHUNE ST.**

27 BETHUNE STREET  
NEW YORK, NY 10014

ARCHITECT

**E R V**

ELIZABETH ROBERTS ARCHITECTS  
168 7TH STREET 3C  
BROOKLYN, NY 11215  
718 504 5488

STRUCTURAL ENGINEER

**AGENCIE**

ARCHITECTURE & ENGINEERING, P.C.  
463 WEST ST. AKA 155 BANK ST. #1801  
NEW YORK, NY 10014  
212 203 0265

MECHANICAL ENGINEER

**D'ANTONIO**

CONSULTING ENGINEERS  
30 WEST WAUKENA AVENUE  
OCEANSIDE, NY 11572  
516 594 4284

ISSUE		
NO.	DATE	DESCRIPTION
1	XX.XX.2022	XXX

TITLE

**BLOCK PLAN**

SEAL AND SIGNATURE

DATE: 09.12.2022

PROJECT #: 2204.27 BETHUNE

DRAWING BY: AS

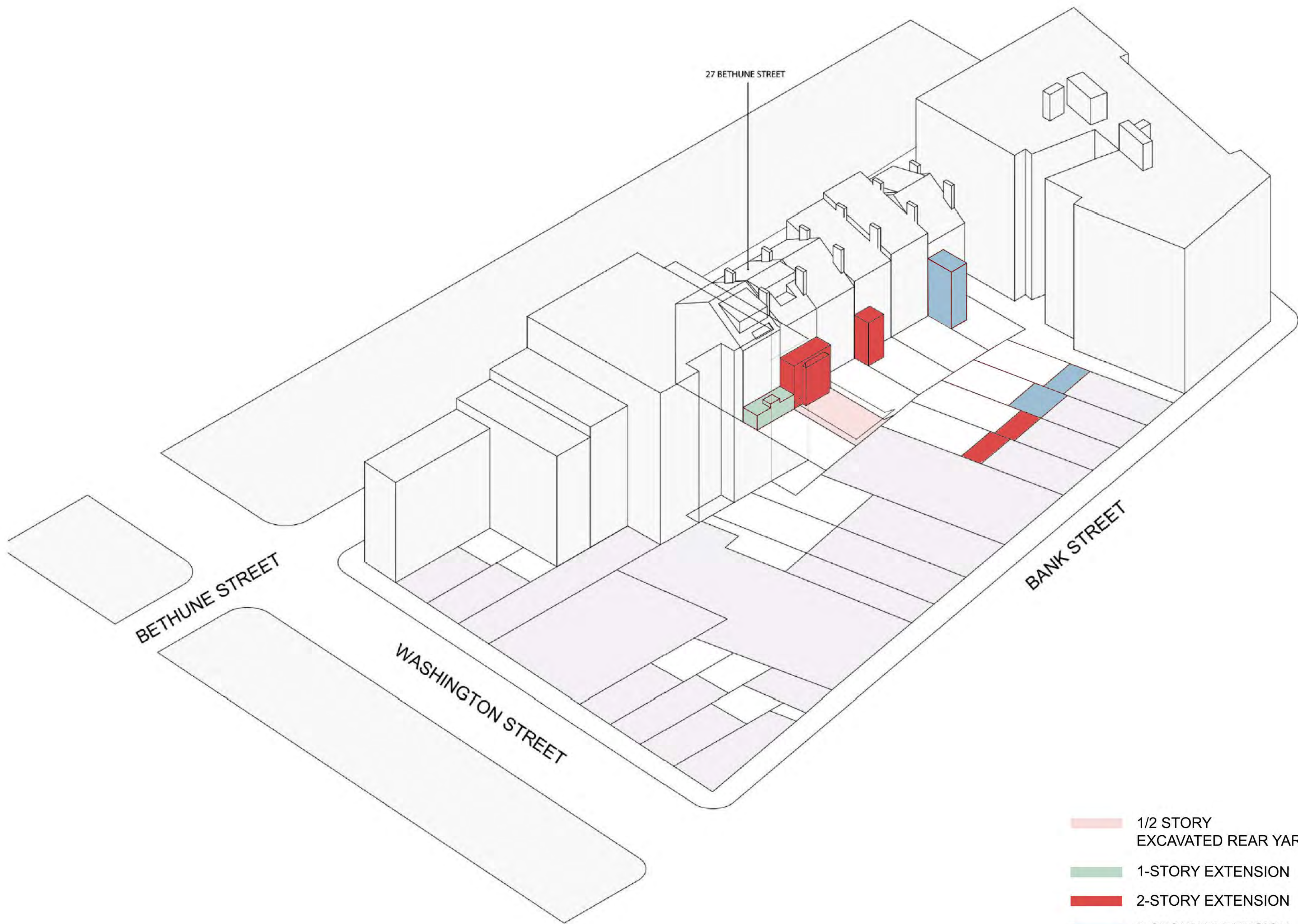
CHECK BY: JL

DRAWING NO:

**LPC-115.00**

NOTE: IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER ANY ITEM ON THIS DRAWING IN ANY WAY. IF ANY ITEM ON THIS DRAWING IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS/HER ITEM THE SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS/HER SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.





- 1/2 STORY  
EXCAVATED REAR YARD
- 1-STORY EXTENSION
- 2-STORY EXTENSION
- 3-STORY EXTENSION

PROJECT

# RESIDENCE AT 27 BETHUNE ST.

27 BETHUNE STREET  
NEW YORK, NY 10014

ARCHITECT

E R V

ELIZABETH ROBERTS ARCHITECTS  
168 7TH STREET 3C  
BROOKLYN, NY 11215  
718 504 5488

STRUCTURAL ENGINEER

AGENCIE

ARCHITECTURE & ENGINEERING, P.C.  
463 WEST ST. AKA 155 BANK ST. #1801  
NEW YORK, NY 10014  
212 203 0265

MECHANICAL ENGINEER

D'ANTONIO

CONSULTING ENGINEERS  
30 WEST WAUKENA AVENUE  
OCEANSIDE, NY 11572  
516 594 4284

ISSUE

NO.	DATE	DESCRIPTION
1	XX.XX.2022	XXX

TITLE

## PROPOSED MASSING DIAGRAM

SEAL AND SIGNATURE

DATE: 09.12.2022

PROJECT #: 2204\_27 BETHUNE

DRAWING BY: AS

CHECK BY: JL

DRAWING NO:

LPC-116.00

1

PROPOSED MASSING DIAGRAM  
NTS

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PROJECT

# RESIDENCE AT 27 BETHUNE ST.

27 BETHUNE STREET  
NEW YORK, NY 10014

ARCHITECT

E R V

ELIZABETH ROBERTS ARCHITECTS  
168 7TH STREET 3C  
BROOKLYN, NY 11215  
718 504 5488

STRUCTURAL ENGINEER

AGENCIE

ARCHITECTURE & ENGINEERING, P.C.  
463 WEST ST. AKA 155 BANK ST. #1801  
NEW YORK, NY 10014  
212 203 0265

MECHANICAL ENGINEER

D'ANTONIO

CONSULTING ENGINEERS  
30 WEST WAUKENA AVENUE  
OCEANSIDE, NY 11572  
516 594 4284

ISSUE		
NO.	DATE	DESCRIPTION
1	XX.XX.2022	XXX

TITLE

## EXISTING ELEVATIONS: REAR

SEAL AND SIGNATURE	DATE: 09.12.2022
	PROJECT #: 2204.27 BETHUNE
	DRAWING BY: AS
	CHECK BY: JL
	DRAWING NO:
	LPC-117.00

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27 BETHUNE STREET

1 EXISTING REAR ELEVATION  
1/4" = 1'-0"



PROJECT

# RESIDENCE AT 27 BETHUNE ST.

27 BETHUNE STREET  
NEW YORK, NY 10014

ARCHITECT

**E R V**  
ELIZABETH ROBERTS ARCHITECTS  
168 7TH STREET 3C  
BROOKLYN, NY 11215  
718 504 5488

STRUCTURAL ENGINEER

**AGENCIE**  
ARCHITECTURE & ENGINEERING, P.C.  
463 WEST ST. AKA 155 BANK ST. #1801  
NEW YORK, NY 10014  
212 203 0265

MECHANICAL ENGINEER

**D'ANTONIO**  
CONSULTING ENGINEERS  
30 WEST WAUKENA AVENUE  
OCEANSIDE, NY 11572  
516 594 4284



27 BETHUNE STREET

1 PROPOSED REAR ELEVATION  
1/4" = 1'-0"

ISSUE		
NO.	DATE	DESCRIPTION
1	XX.XX.2022	XXX

TITLE

## PROPOSED ELEVATIONS: REAR

SEAL AND SIGNATURE	DATE: 09.12.2022
	PROJECT #: 2204_27 BETHUNE
	DRAWING BY: AS
	CHECK BY: JL
	DRAWING NO:
	LPC-118.00

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PROJECT

# RESIDENCE AT 27 BETHUNE ST.

27 BETHUNE STREET  
NEW YORK, NY 10014

ARCHITECT

E R V

ELIZABETH ROBERTS ARCHITECTS  
168 7TH STREET 3C  
BROOKLYN, NY 11215  
718 504 5488

STRUCTURAL ENGINEER

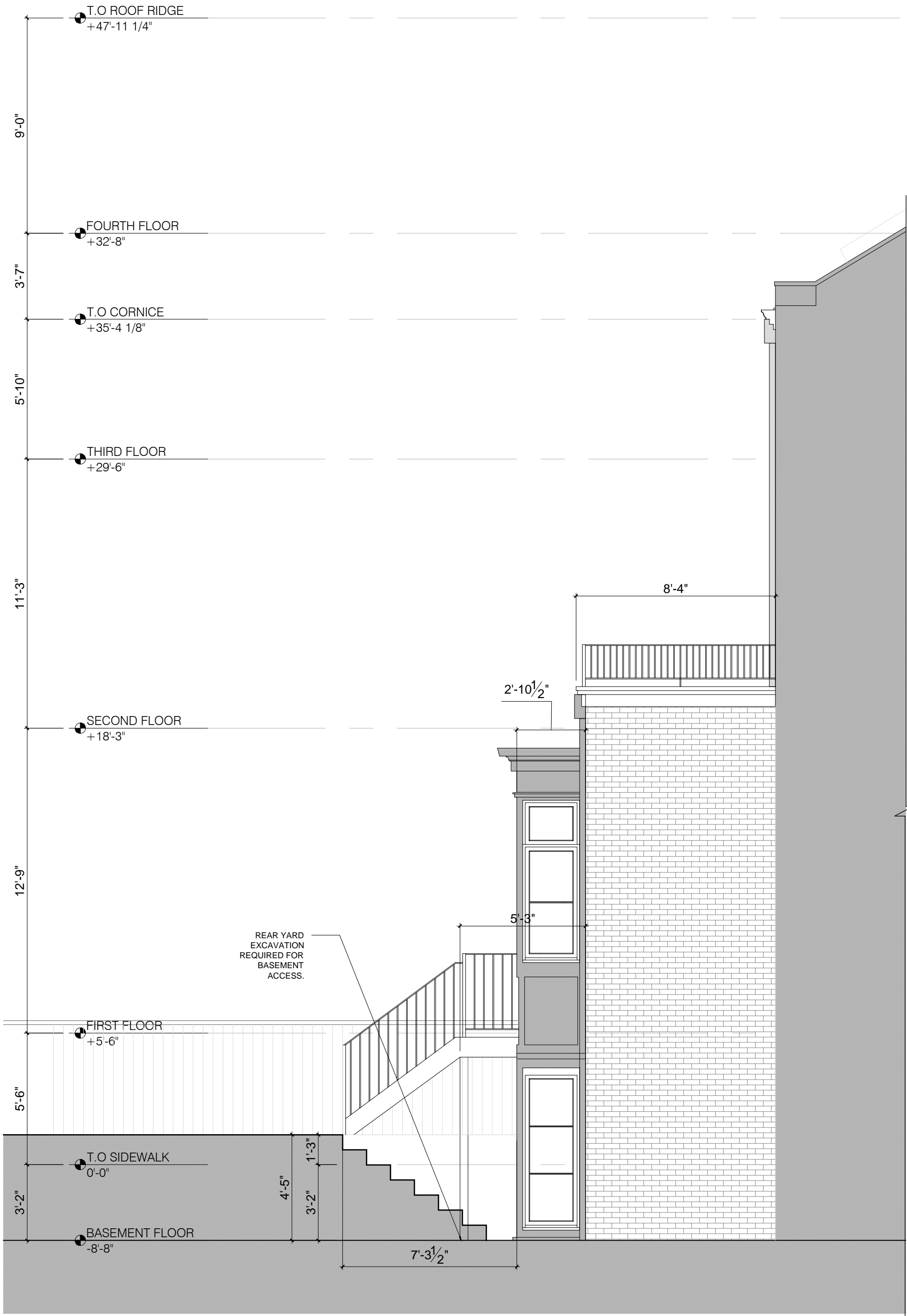
AGENCIE

ARCHITECTURE & ENGINEERING, P.C.  
463 WEST ST. AKA 155 BANK ST. #1801  
NEW YORK, NY 10014  
212 203 0265

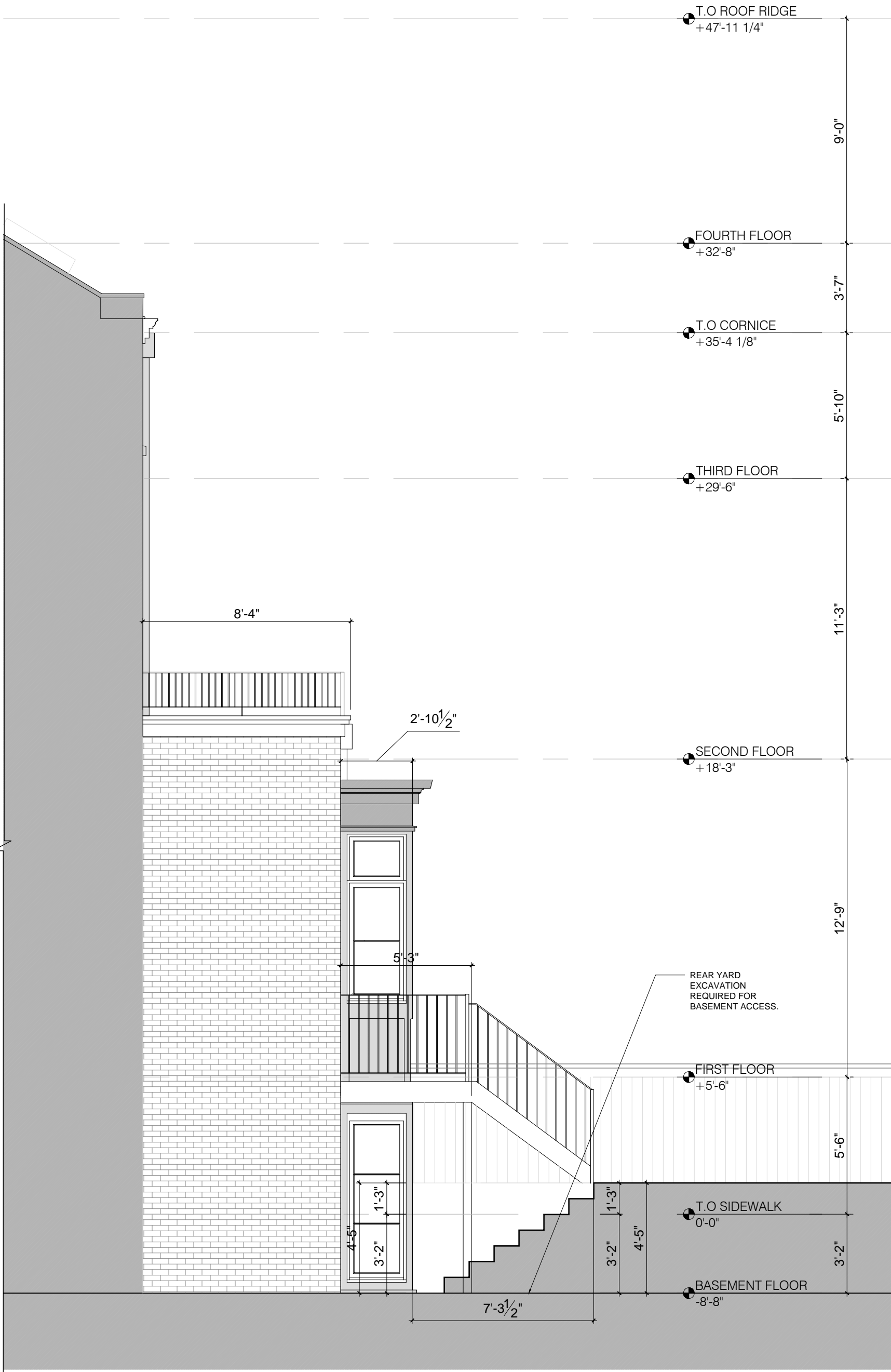
MECHANICAL ENGINEER

D'ANTONIO

CONSULTING ENGINEERS  
30 WEST WAUKENA AVENUE  
OCEANSIDE, NY 11572  
516 594 4284



1 PROPOSED WEST ELEVATION AT EXTENSION  
1/4" = 1'-0"



2 PROPOSED EAST ELEVATION AT EXTENSION  
1/4" = 1'-0"

ISSUE		
NO.	DATE	DESCRIPTION
1	XX.XX.2022	XXX

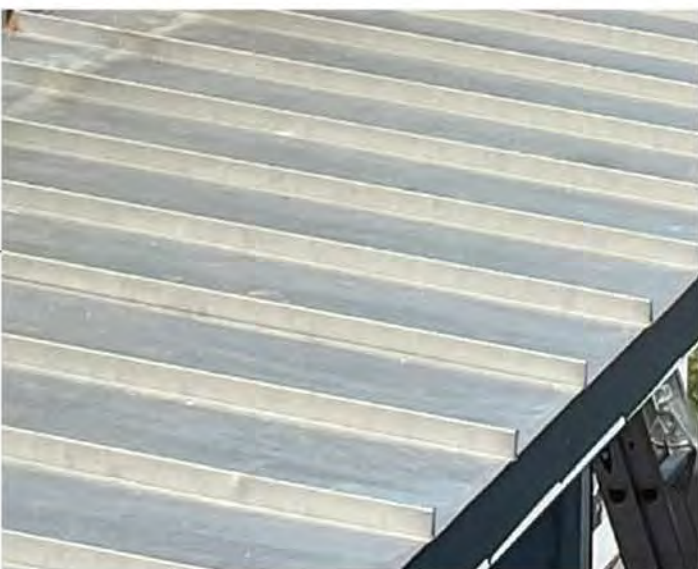
TITLE

## PROPOSED ELEVATIONS AT TWO-STORY EXTENSION

SEAL AND SIGNATURE	DATE: 09.12.2022
	PROJECT #: 2204.27 BETHUNE
	DRAWING BY: AS
	CHECK BY: JL
	DRAWING NO:
	LPC-119.00

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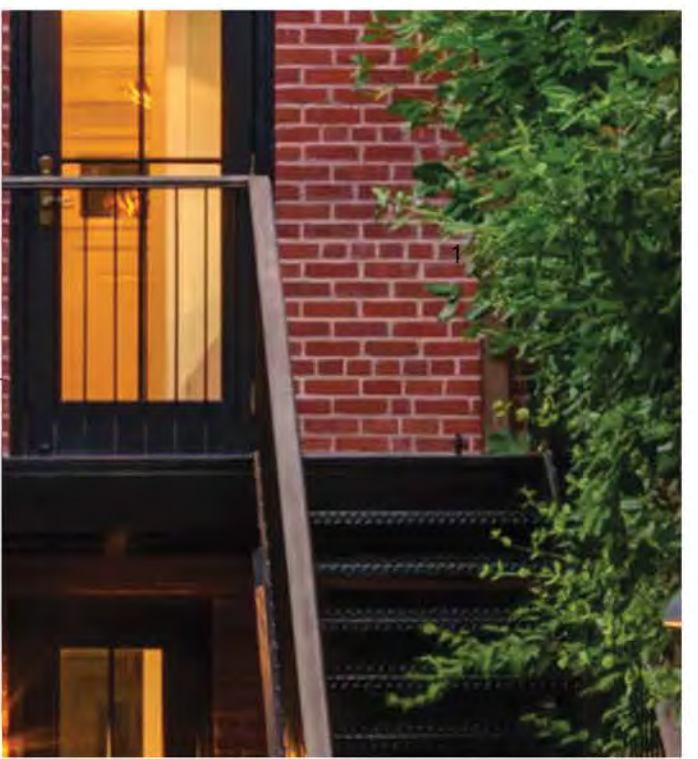
ZINC COATED COPPER ROOF AND BULKHEAD



ARTICULATED BRICK CORNICE



PAINTED TWO - STORY BAY WINDOW



BLACK STEEL DECK, RAILING AND STAIRS

PROJECT

RESIDENCE AT  
27 BETHUNE ST.

27 BETHUNE STREET  
NEW YORK, NY 10014

ARCHITECT

E R V

ELIZABETH ROBERTS ARCHITECTS  
168 7TH STREET 3C  
BROOKLYN, NY 11215  
718 504 5488

STRUCTURAL ENGINEER

AGENCIE

ARCHITECTURE & ENGINEERING, P.C.  
463 WEST ST. AKA 155 BANK ST. #1801  
NEW YORK, NY 10014  
212 203 0265

MECHANICAL ENGINEER

D'ANTONIO

CONSULTING ENGINEERS  
30 WEST WAUKENA AVENUE  
OCEANSIDE, NY 11572  
516 594 4284

ISSUE

NO.	DATE	DESCRIPTION
1	XX.XX.2022	XXX

TITLE

PROPOSED  
ELEVATION: REAR  
MATERIALITY

SEAL AND SIGNATURE

DATE: 09.12.2022

PROJECT #: 2204.27 BETHUNE

DRAWING BY: AS

CHECK BY: JL

DRAWING NO:

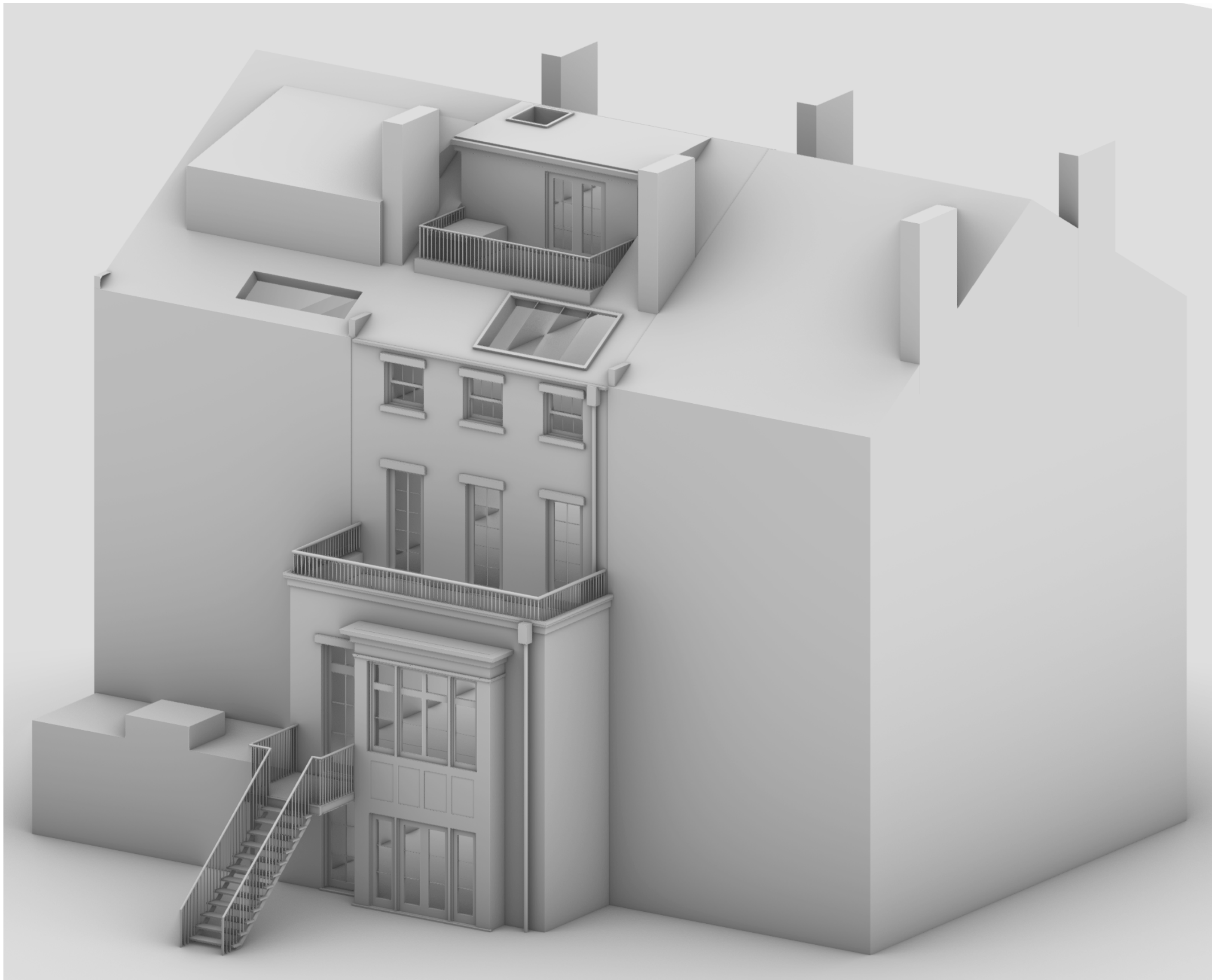
LPC-120.00

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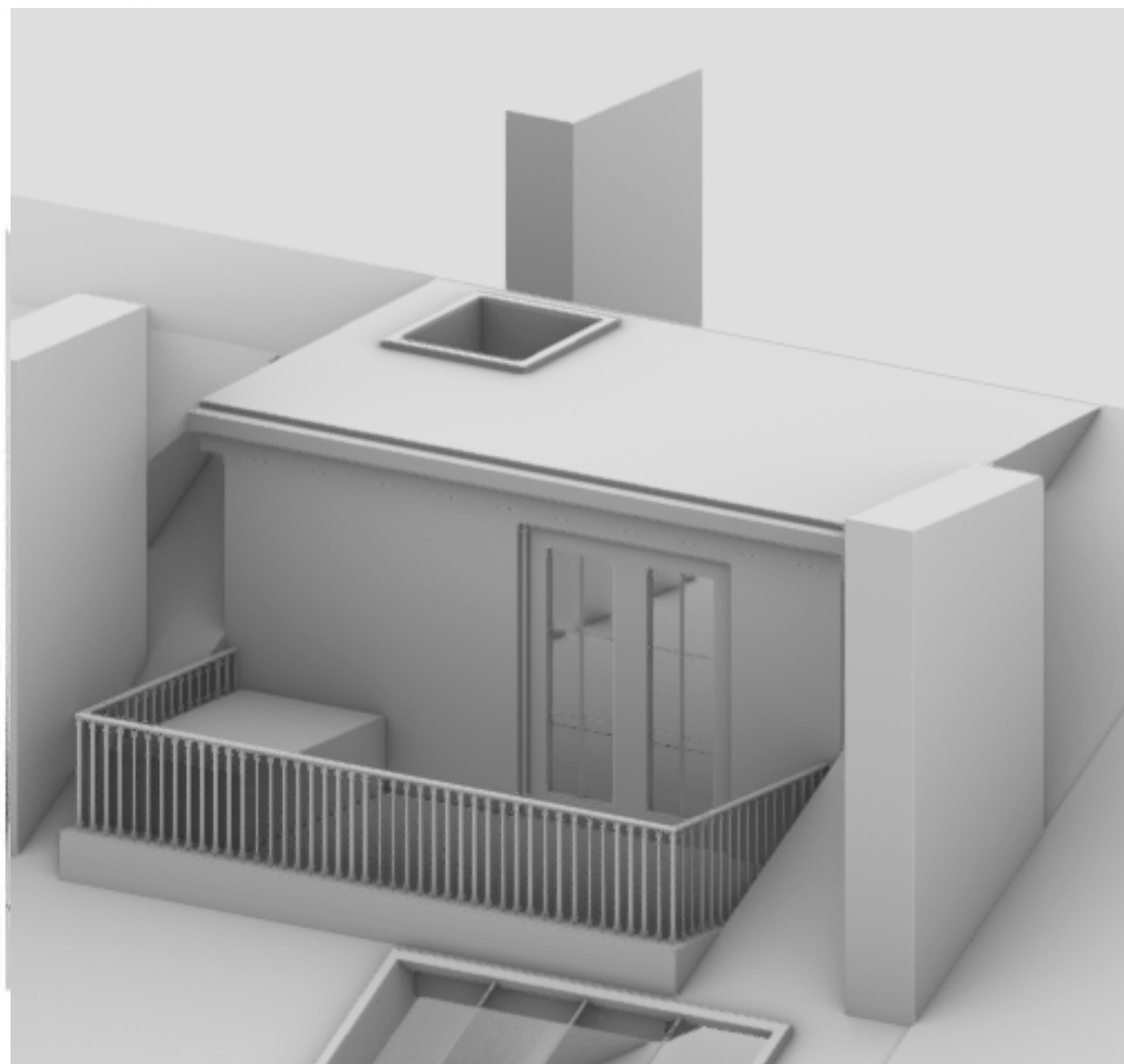
1 PROPOSED REAR ELEVATION

1/4" = 1'-0"





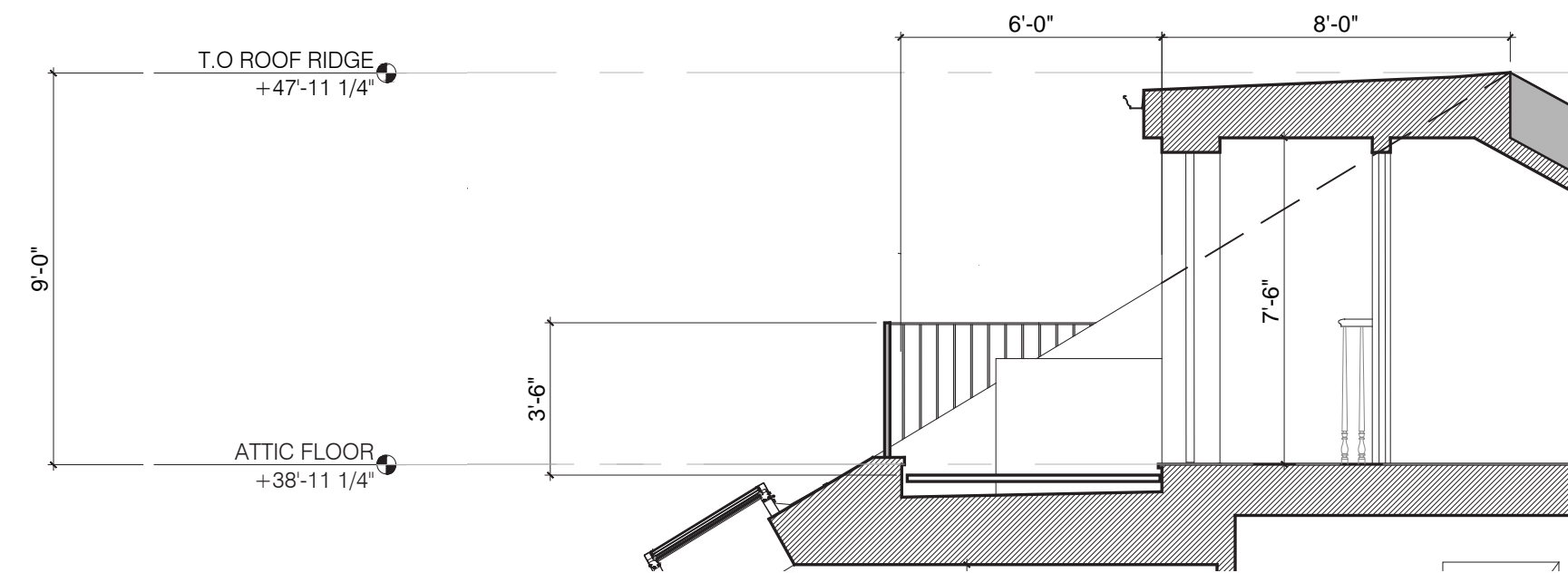
1 PROPOSED MASSING ON REAR FACADE  
NTS



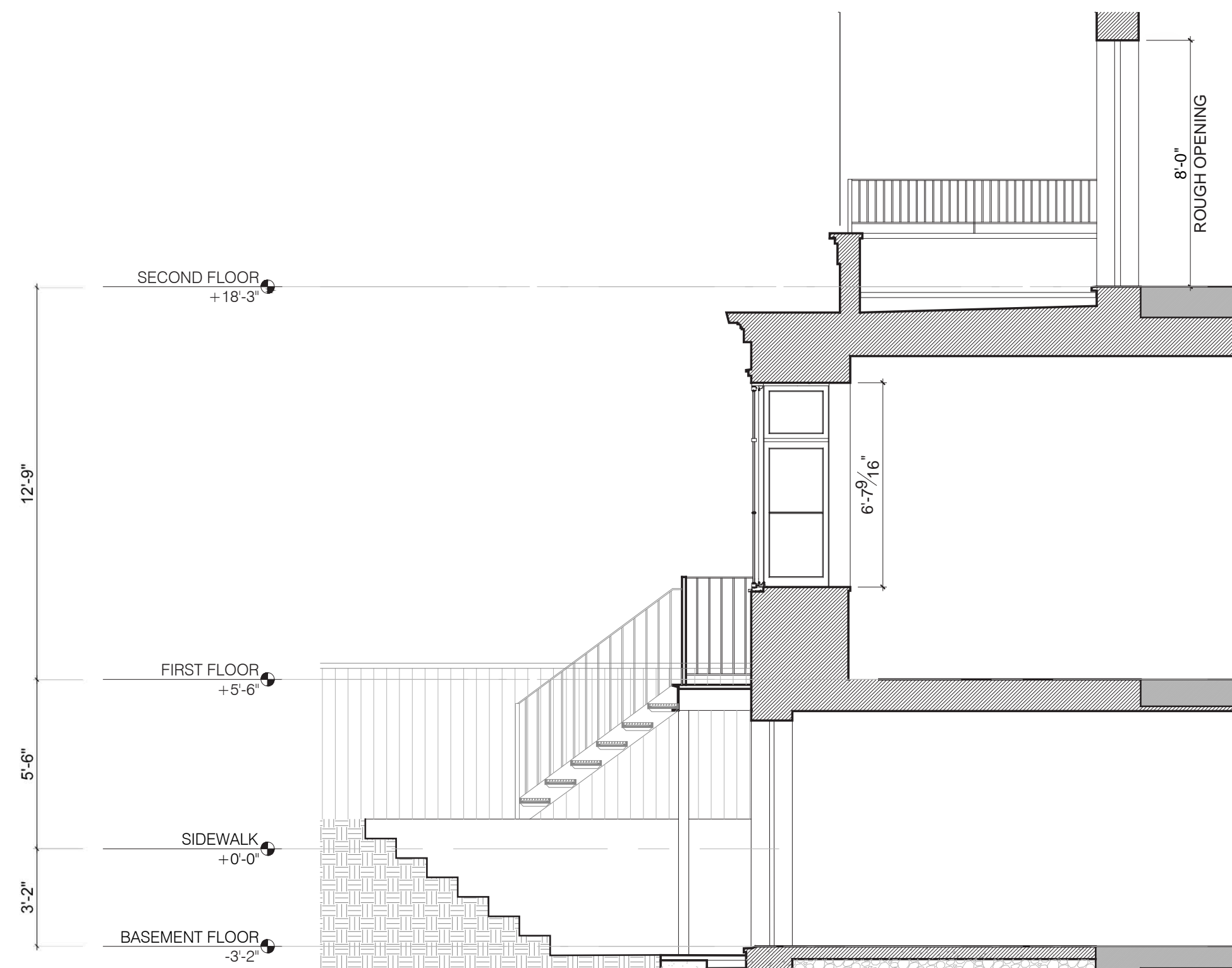
2 PROPOSED TERRACE  
NTS



3 PROPOSED TWO-STORY EXTENSION  
NTS



4 SECTION AT TERRACE  
1/4"=1'-0"



5 SECTION AT PROPOSED TWO-STORY EXTENSION  
1/4"=1'-0"

PROJECT

# RESIDENCE AT 27 BETHUNE ST.

27 BETHUNE STREET  
NEW YORK, NY 10014

ARCHITECT

E R V

ELIZABETH ROBERTS ARCHITECTS  
168 7TH STREET 3C  
BROOKLYN, NY 11215  
718 504 5488

STRUCTURAL ENGINEER

AGENCIE

ARCHITECTURE & ENGINEERING, P.C.  
463 WEST ST. AKA 155 BANK ST. #1801  
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MECHANICAL ENGINEER

D'ANTONIO

CONSULTING ENGINEERS  
30 WEST WAUKENA AVENUE  
OCEANSIDE, NY 11572  
516 594 4284

ISSUE

NO.	DATE	DESCRIPTION
1	XX.XX.2022	XXX

TITLE

## REAR FACADE: PROPOSED MASSING

SEAL AND SIGNATURE DATE: 09.12.2022

PROJECT #: 2204\_27 BETHUNE

DRAWING BY: AS

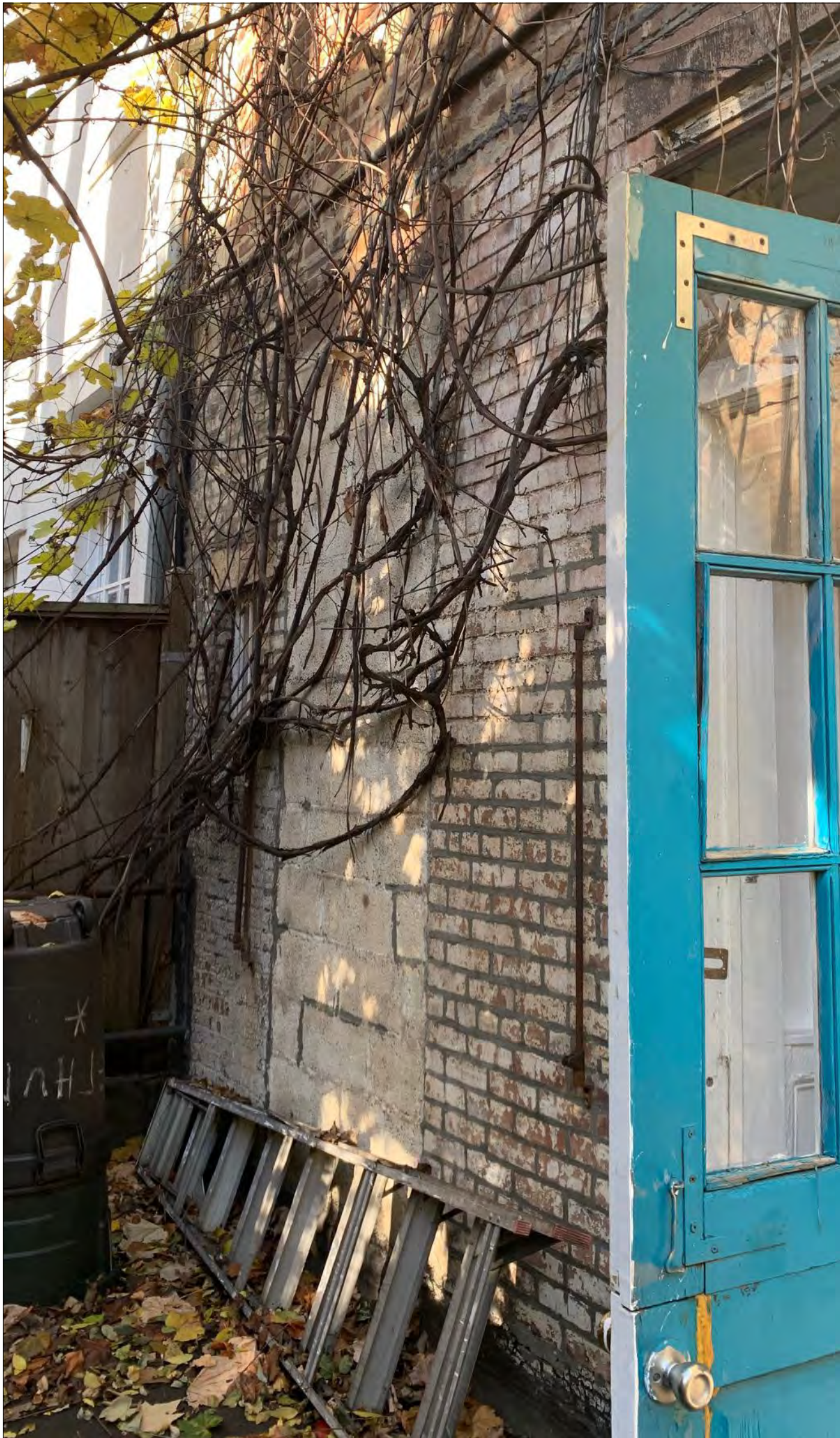
CHECK BY: JL

DRAWING NO:

LPC-121.00

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1 NW VIEW OF REAR WALL  
NTS



2 EXISTING REAR WALL  
NTS



3 EXISTING REAR WALL AND DOOR  
NTS

PROJECT

RESIDENCE AT  
27 BETHUNE ST.

27 BETHUNE STREET  
NEW YORK, NY 10014

ARCHITECT

E R V

ELIZABETH ROBERTS ARCHITECTS  
168 7TH STREET 3C  
BROOKLYN, NY 11215  
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ARCHITECTURE & ENGINEERING, P.C.  
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212 203 0265

MECHANICAL ENGINEER

D'ANTONIO

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30 WEST WAUKENA AVENUE  
OCEANSIDE, NY 11572  
516 594 4284

ISSUE		
NO.	DATE	DESCRIPTION
1	XX.XX.2022	XXX

TITLE

EXISTING REAR  
WALL CONDITIONS  
(EXTERIOR)

SEAL AND SIGNATURE	DATE: 09.12.2022
	PROJECT #: 2204_27 BETHUNE
	DRAWING BY: AS
	CHECK BY: JL
DRAWING NO:	
LPC-122.00	

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1 PROBE AT REAR WALL ON THIRD FLOOR  
NTS

- POOR PATCHING CONDITIONS AT REAR WALL.



2 PROBE AT REAR WALL ON SECOND FLOOR  
NTS



3 PROBE AT REAR WALL ON SECOND FLOOR  
NTS

- LOOSE BRICK AND MORTAR MISSING BETWEEN BRICKS.

PROJECT

# RESIDENCE AT 27 BETHUNE ST.

27 BETHUNE STREET  
NEW YORK, NY 10014

ARCHITECT

E R V

ELIZABETH ROBERTS ARCHITECTS  
168 7TH STREET 3C  
BROOKLYN, NY 11215  
718 504 5488

STRUCTURAL ENGINEER

AGENCIE

ARCHITECTURE & ENGINEERING, P.C.  
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OCEANSIDE, NY 11572  
516 594 4284

ISSUE		
NO.	DATE	DESCRIPTION
1	XX.XX.2022	XXX

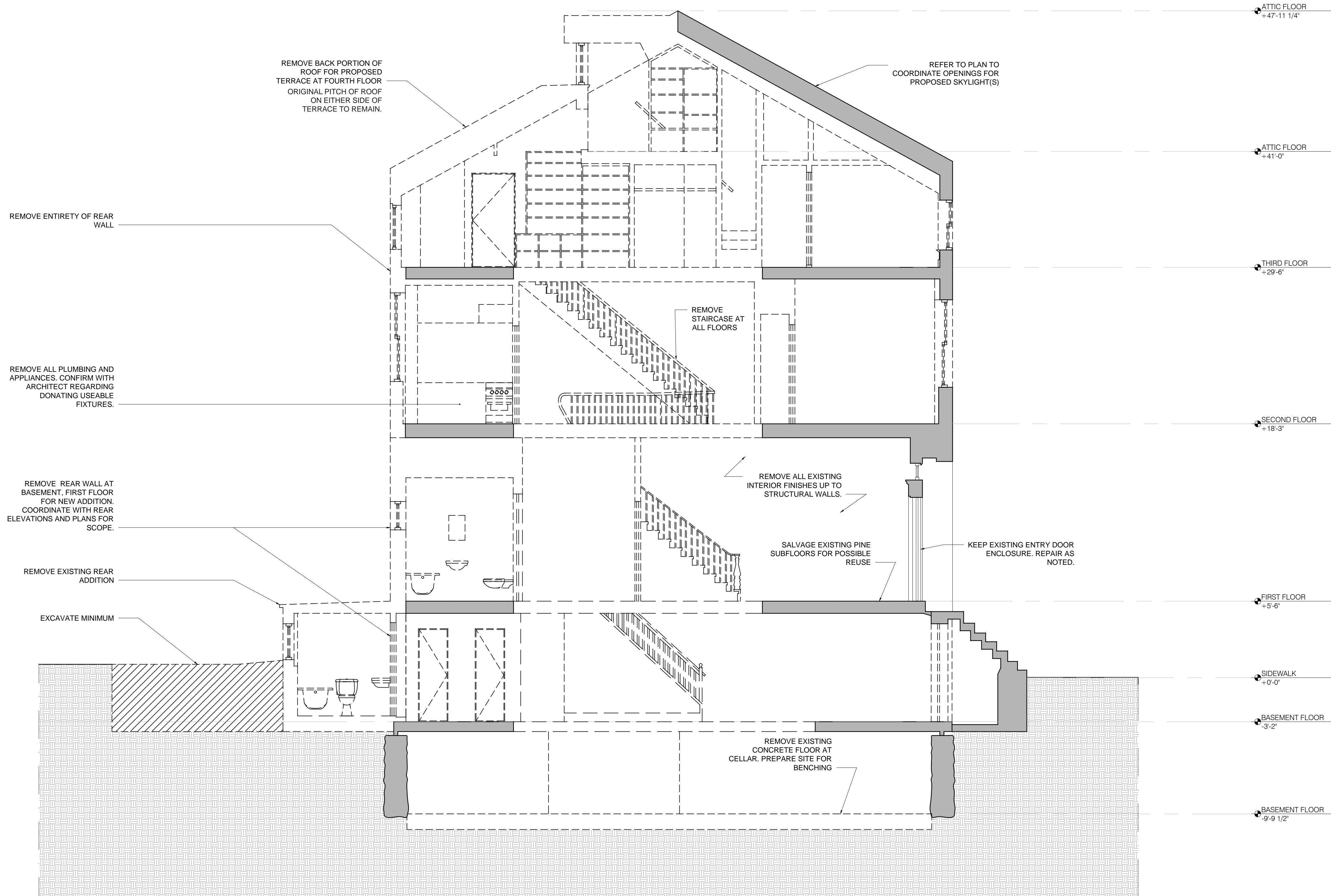
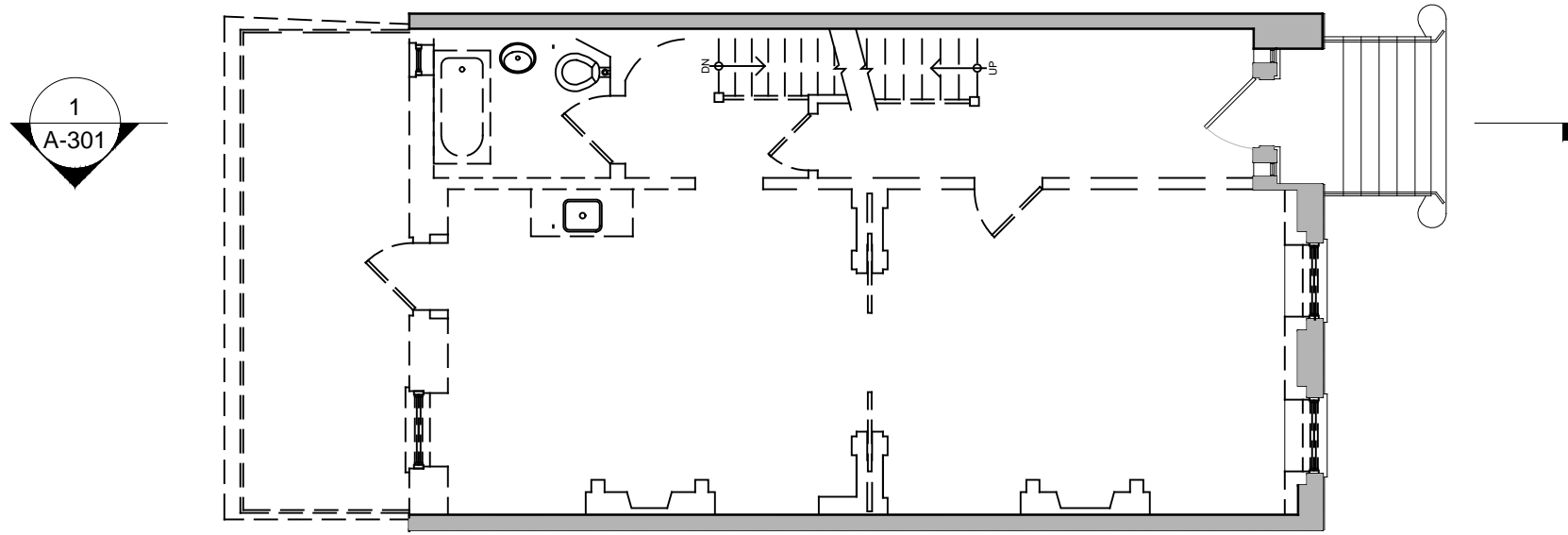
TITLE

## EXISTING REAR WALL CONDITON (INTERIOR)

SEAL AND SIGNATURE	DATE: 09.12.2022
	PROJECT #: 2204.27 BETHUNE
	DRAWING BY: AS
	CHECK BY: JL
DRAWING NO:	
LPC-123.00	

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PROJECT

# RESIDENCE AT 27 BETHUNE ST.

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NEW YORK, NY 10014

ARCHITECT

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168 7TH STREET 3C  
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STRUCTURAL ENGINEER

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212 203 0265

MECHANICAL ENGINEER

**D'ANTONIO**

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30 WEST WAUKENA AVENUE  
OCEANSIDE, NY 11572  
516 594 4284

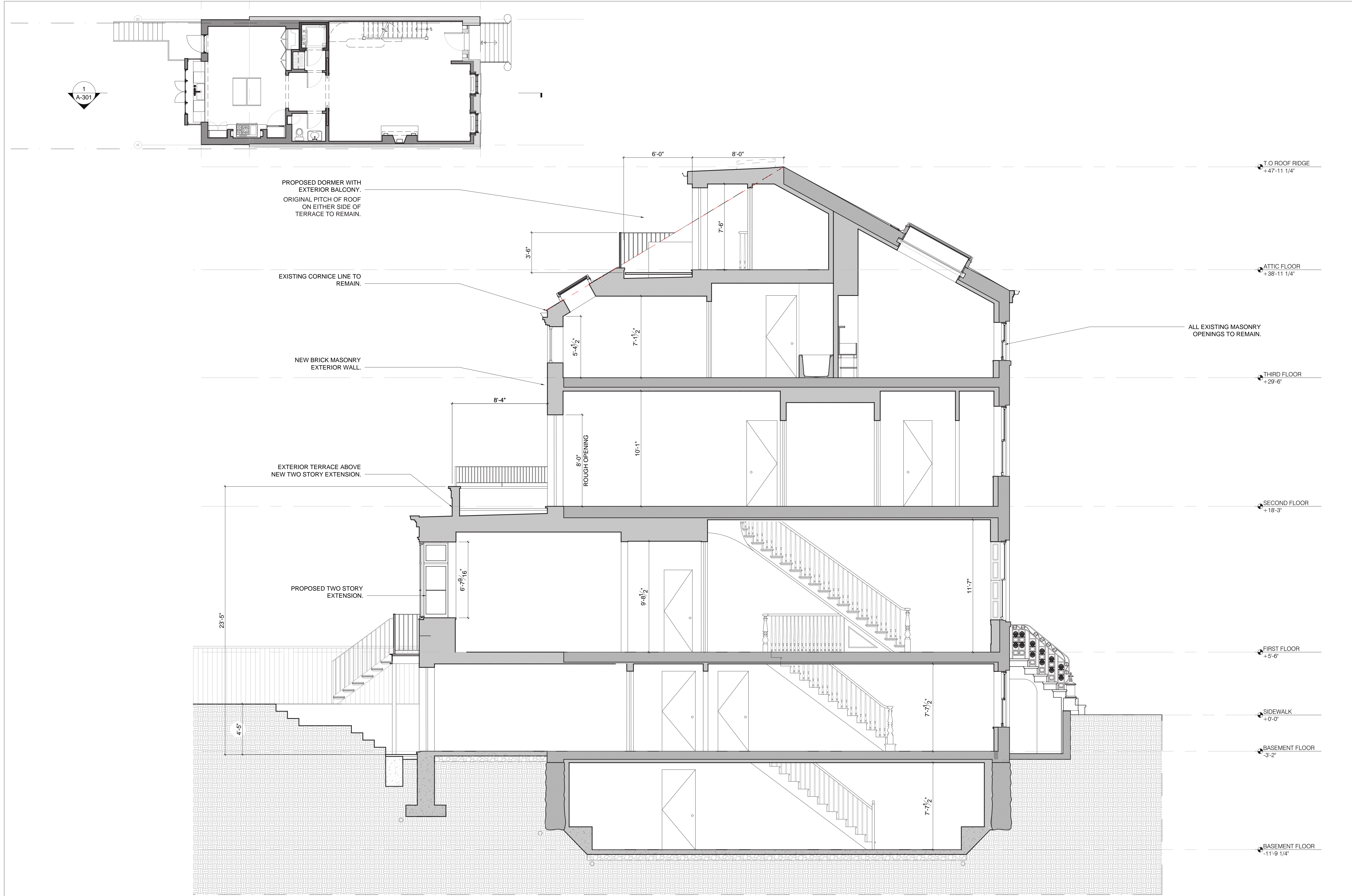
ISSUE		
NO.	DATE	DESCRIPTION
1	XX.XX.2022	XXX
TITLE		

## EXISTING SECTION

SEAL AND SIGNATURE	DATE: 09.12.2022
	PROJECT #: 2204.27 BETHUNE
	DRAWING BY: AS
	CHECK BY: JL
	DRAWING NO: <b>LPC-124.00</b>

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PROJECT

# RESIDENCE AT 27 BETHUNE ST.

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NEW YORK, NY 10014

ARCHITECT

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**D'ANTONIO**

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30 WEST WAUKENA AVENUE  
OCEANSIDE, NY 11572  
516 594 4284

ISSUE		
NO.	DATE	DESCRIPTION
1	XX.XX.2022	XXX

TITLE

## PROPOSED SECTION A

SEAL AND SIGNATURE	DATE: 09.12.2022
	PROJECT #: 2204.27 BETHUNE
	DRAWING BY: AS
	CHECK BY: JL
	DRAWING NO:

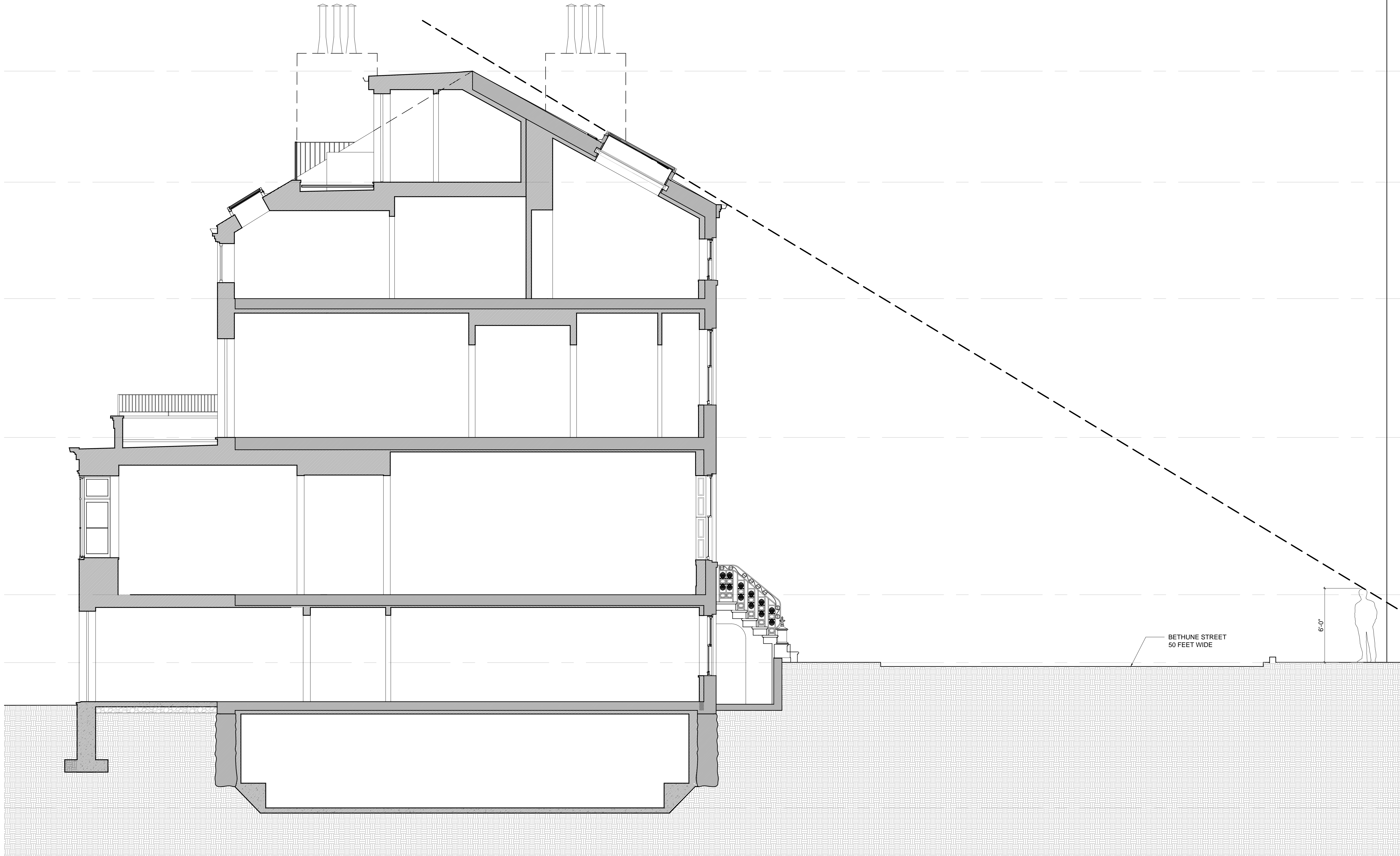
LPC-125.00

NOTE: IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER ANY ITEM ON THIS DRAWING IN ANY WAY. IF ANY ITEM ON THIS DRAWING IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS/HER ITEM THE SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS/HER SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.









PROJECT

# RESIDENCE AT 27 BETHUNE ST.

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NEW YORK, NY 10014

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OCEANSIDE, NY 11572  
516 594 4284

ISSUE		
NO.	DATE	DESCRIPTION
1	XX.XX.2022	XXX

TITLE

## SIGHT SECTION DIAGRAM

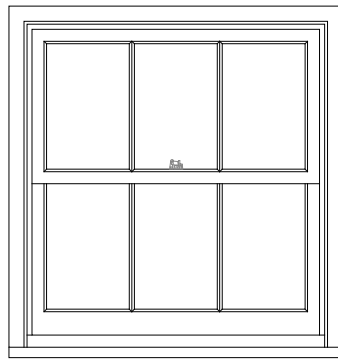
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	PROJECT #: 2204.27 BETHUNE
	DRAWING BY: AS
	CHECK BY: JL
	DRAWING NO: <b>LPC-127.00</b>

NOTE: IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER ANY ITEM ON THIS DRAWING IN ANY WAY. IF ANY ITEM ON THIS DRAWING IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS/HER ITEM THE SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS/HER SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

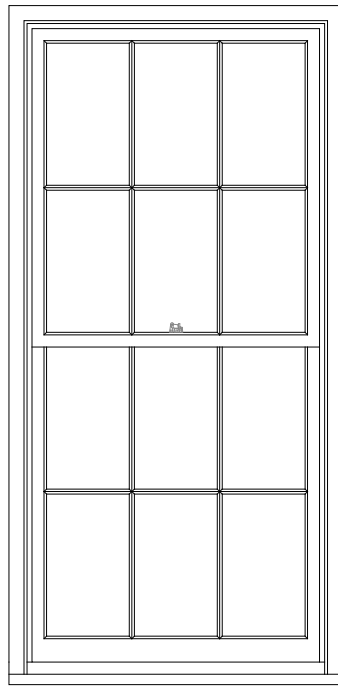
1 PROPOSED SIGHTLINE, WEST FACING SECTION  
NTS



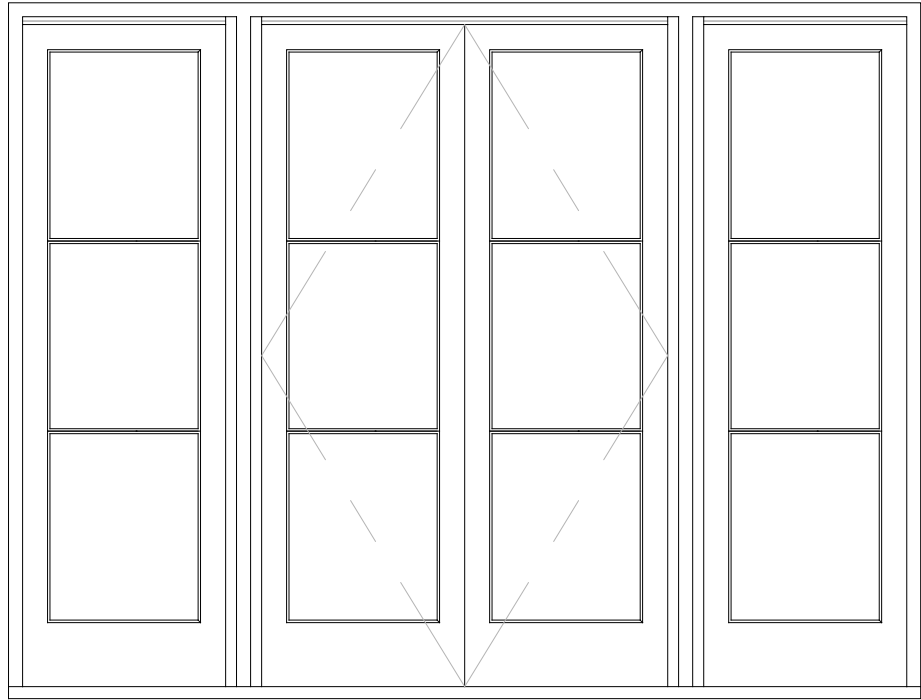
WINDOW SCHEDULE															
#	LOCATION	MASONRY OPENING			TYPE	MANUFACTURER	FRAME AND SASH MATERIAL	EXTERIOR FINISH / COLOR	INTERIOR FINISH / COLOR	GLASS TYPE / ASSEMBLY	CASING TYPE / FIN. (SEE A-730)		HARDWARE	SCREEN	REMARKS
		WIDTH	HEIGHT								INT.	EXT.			
FRONT															
W01	14B / GUEST ROOM	41"	58"	TYPE A	DOUBLE HUNG	LEPAGE	SAPELE MAHOGANY	↑  SHOP PAINT BY A.C. INC. PER SCHEDULE  ↓	PRIMED / PT-X	↑  1" INSULATED GLASS LOW-E 272 ARGON / BLACK SPACER (TBD)  ↓	CA-XX / PT-XX	ECA-XX / PT-XX	BY WINDOW MANUFACTURER	EXTERIOR SCREEN BY A.C. INC.	(HARDWARE style, finish tbd)
W02	14B / GUEST ROOM	41"	58"	TYPE A	" "	" "	" "		" "				" "	" "	
W03	21 / LIVING ROOM	41"	82"	TYPE A	" "	" "	" "		" "				" "	" "	
W04	21 / LIVING ROOM	41"	82"	TYPE A	" "	" "	" "		" "				" "	" "	
W05	35 / PRIMARY BATH	41"	77"	TYPE A	" "	" "	" "		" "				" "	" "	
W06	35 / PRIMARY BATH	41"	77"	TYPE A	" "	" "	" "		" "				" "	" "	
W07	34 / PRIMARY SHOWER	41"	77"	TYPE A	" "	" "	" "		" "				" "	" "	
W08	41 / STUDIO	41"	42"	TYPE B	" "	" "	" "		" "				" "	" "	
W09	41 / STUDIO	41"	42"	TYPE B	" "	" "	" "		" "				" "	" "	
W10	41 / STUDIO	41"	42"	TYPE B	" "	" "	" "		" "				" "	" "	
REAR															
W11	13 / FAMILY ROOM	38"	88"	TYPE E	FRENCH DOOR	" "	" "	↑  SHOP PAINT BY A.C. INC. PER SCHEDULE  ↓	" "	↑  1" INSULATED GLASS LOW-E 272 ARGON / BLACK SPACER (TBD)  ↓			" "	" "	
W12	13 / FAMILY ROOM	17"	88"	TYPE C	FRENCH DOOR W/ SIDELIGHTS	" "	" "		" "				" "	" "	
W13	13 / FAMILY ROOM	165"	88"	TYPE C	FIXED SIDELIGHT	" "	" "						" "	" "	
W14	13 / FAMILY ROOM	17"	88"	TYPE C	FIXED SIDELIGHT	" "	" "						" "	" "	
W15	25 / KITCHEN	38"	79'	TYPE D	FRENCH DOOR W/ TRANSOM	" "	" "		" "				" "	" "	
W16	25 / KITCHEN	17"	79'	TYPE G	FIXED W/ TRANSOM	" "	" "		" "				" "	" "	
W17	25 / KITCHEN	95"	79'	TYPE F	5 PANEL CASEMENT W/ TRANSOM	" "	" "		" "				" "	" "	
W18	25 / KITCHEN	17"	120"	TYPE G	FIXED W/ TRANSOM	" "	" "		" "				" "	" "	
W19	38 / STUDY	41"	106"	TYPE H	FRENCH DOOR W/ TRANSOM	" "	" "		" "				" "	" "	
W20	37 / PRIMARY BEDROOM	41"	106"	TYPE H	FRENCH DOOR W/ TRANSOM	" "	" "		" "				" "	" "	
W21	37 / PRIMARY BEDROOM	41"	106"	TYPE H	FRENCH DOOR W/ TRANSOM	" "	" "		" "				" "	" "	
W22	44A / BED NICHE	41"	72"	TYPE A	DOUBLE HUNG	" "	" "		" "				" "	" "	
W23	44B / GUEST BED 02	41"	72"	TYPE A	DOUBLE HUNG	" "	" "						" "	" "	
W24	44B / GUEST BED 02	41"	72"	TYPE A	DOUBLE HUNG	" "	" "						" "	" "	
W25	50 / STAIR LANDING	60"	82"	TYPE I	DOUBLE FRENCH DOOR	" "	" "						" "	" "	
SKYLIGHT SCHEDULE															
VARIOUS LOCATIONS															
W26	50 / STAIR LANDING	36"	36"		N.A.	LAMILUX	ALUMINUM	XX	XX	XX	N.A.		N.A.	SOLAR SHADE (TBD)	FIXED SKYLIGHT
W27	44B BACK OFFICE	9'-6"	3'-0"		N.A.	LAMILUX	ALUMINUM	XX	XX	XX	N.A.		N.A.	SOLAR SHADE (TBD)	FIXED SKYLIGHT
W28	41 / ART STUDIO	17'-0"	6'-0"		N.A.	LAMILUX	ALUMINUM	XX	XX	XX	N.A.		N.A.		FIXED SKYLIGHT



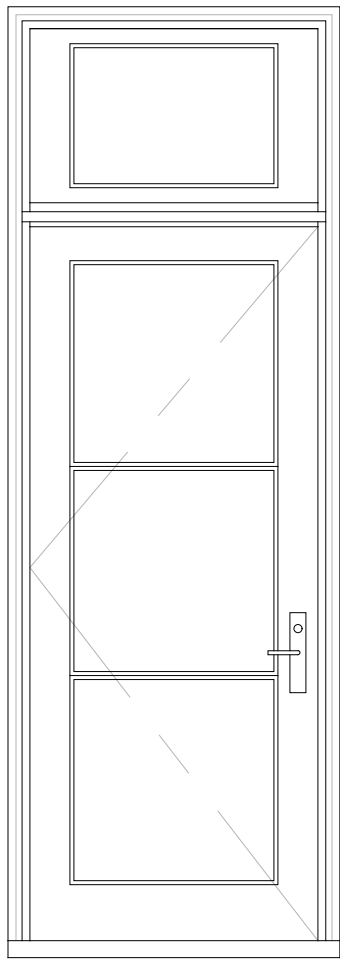
TYPE B  
3 OVER 3  
DOUBLE HUNG  
1/2" = 1'-0"



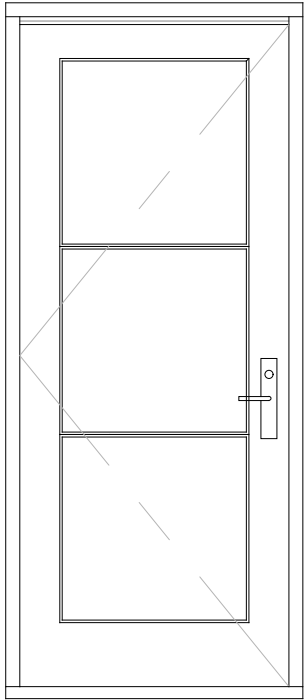
TYPE A  
6 OVER 6  
DOUBLE HUNG  
1/2" = 1'-0"



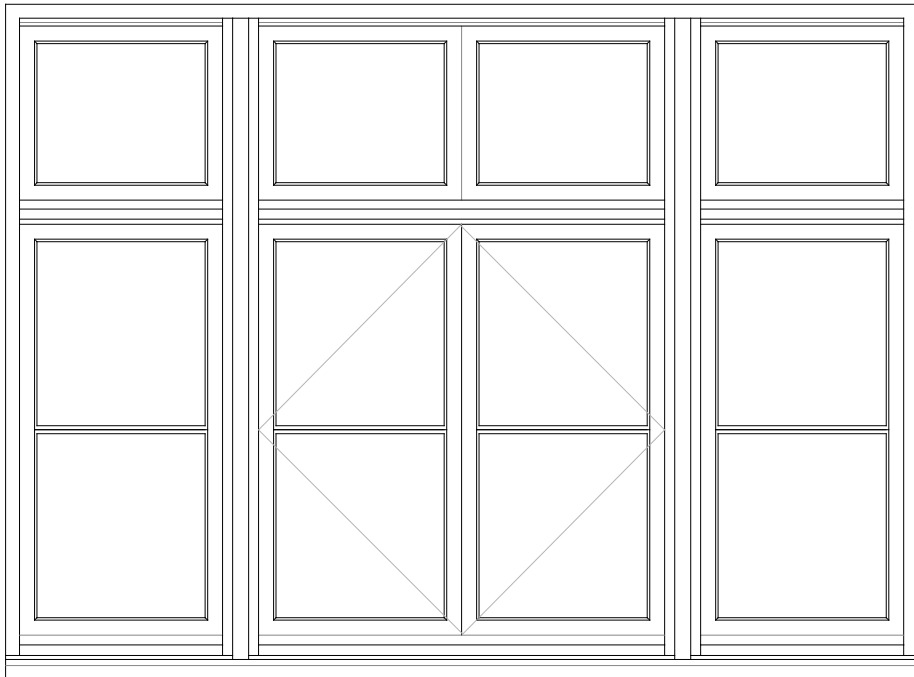
TYPE C  
FRENCH DOOR  
WITH SIDELIGHTS  
1/2" = 1'-0"



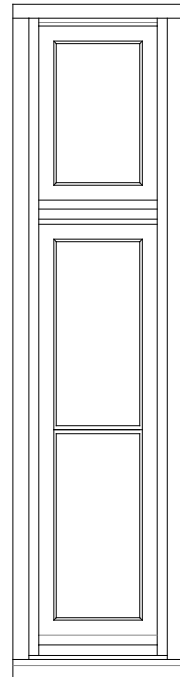
TYPE D  
FRENCH DOOR  
WITH TRANSOM  
1/2" = 1'-0"



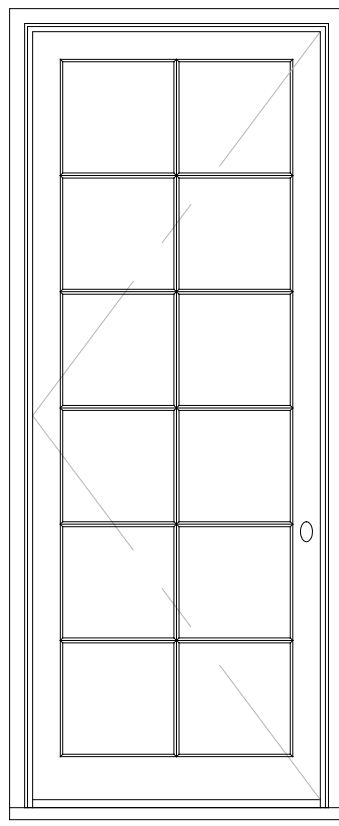
TYPE E  
FRENCH DOOR  
1/2" = 1'-0"



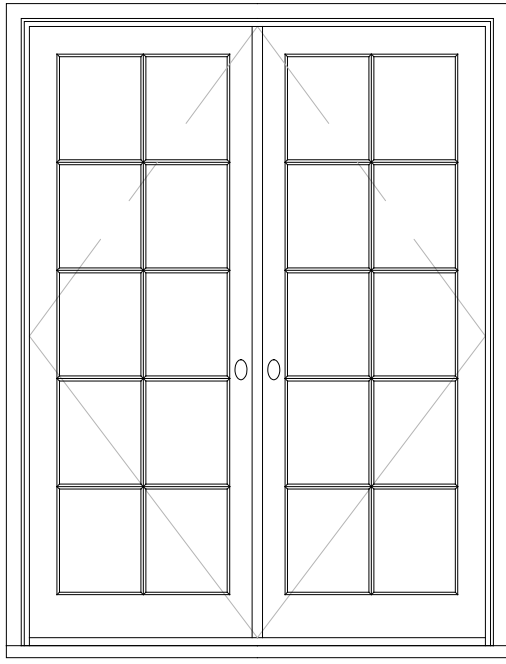
TYPE F  
CASEMENT  
WITH TRANSOM  
1/2" = 1'-0"



TYPE G  
FIXED WINDOW  
WITH TRANSOM  
1/2" = 1'-0"



TYPE H  
FRENCH DOOR  
1/2" = 1'-0"



TYPE I  
DOUBLE FRENCH DOOR  
1/2" = 1'-0"

PROJECT

# RESIDENCE AT 27 BETHUNE ST.

27 BETHUNE STREET  
NEW YORK, NY 10014

ARCHITECT

E R V

ELIZABETH ROBERTS ARCHITECTS  
168 7TH STREET 3C  
BROOKLYN, NY 11215  
718 504 5488

STRUCTURAL ENGINEER

AGENCIE

ARCHITECTURE & ENGINEERING, P.C.  
463 WEST ST. AKA 155 BANK ST. #1801  
NEW YORK, NY 10014  
212 203 0265

MECHANICAL ENGINEER

D'ANTONIO

CONSULTING ENGINEERS  
30 WEST WAUKENA AVENUE  
OCEANSIDE, NY 11572  
516 594 4284

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NO.	DATE	DESCRIPTION
1	XX.XX.2022	XXX

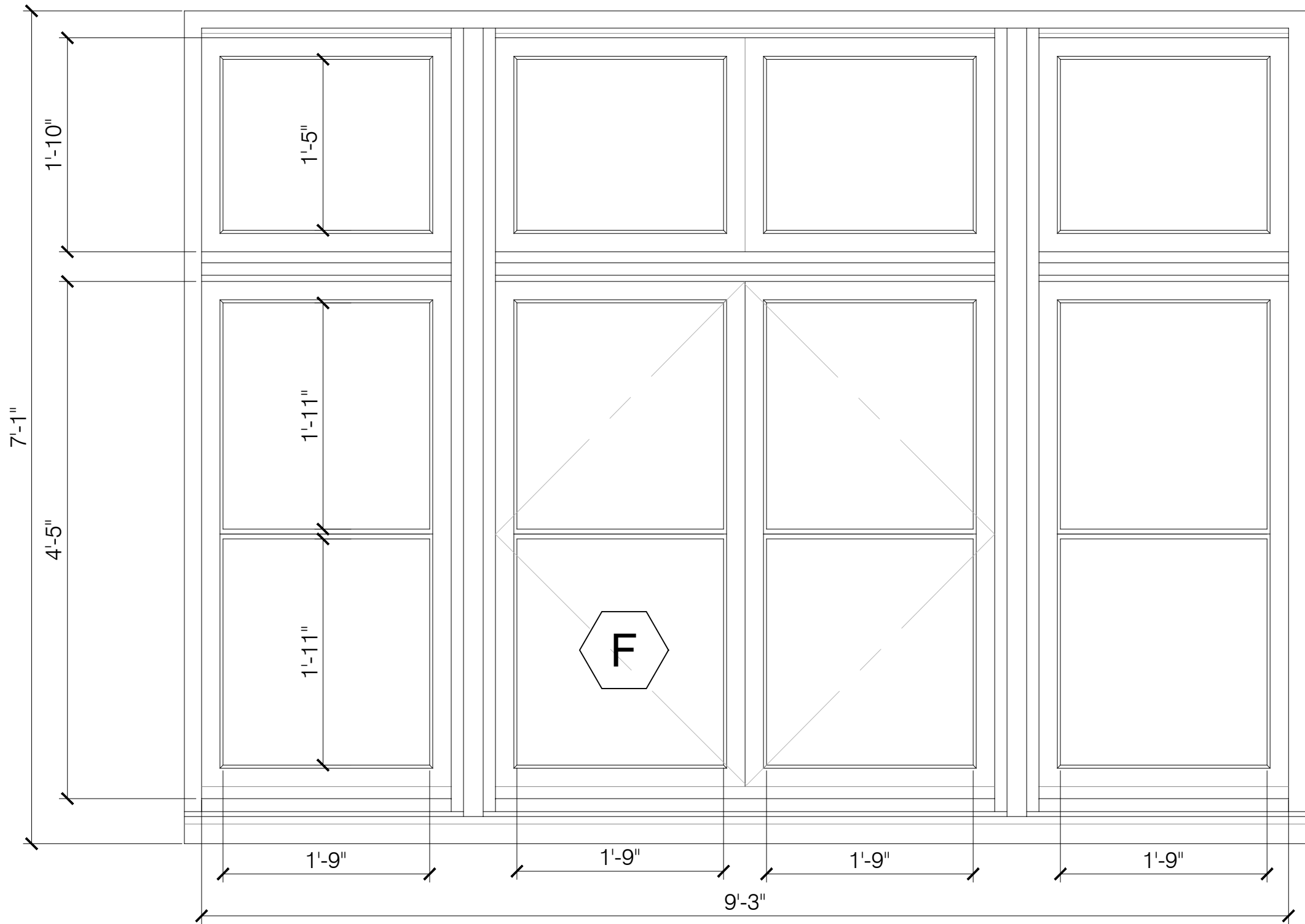
TITLE

## WINDOW SCHEDULE

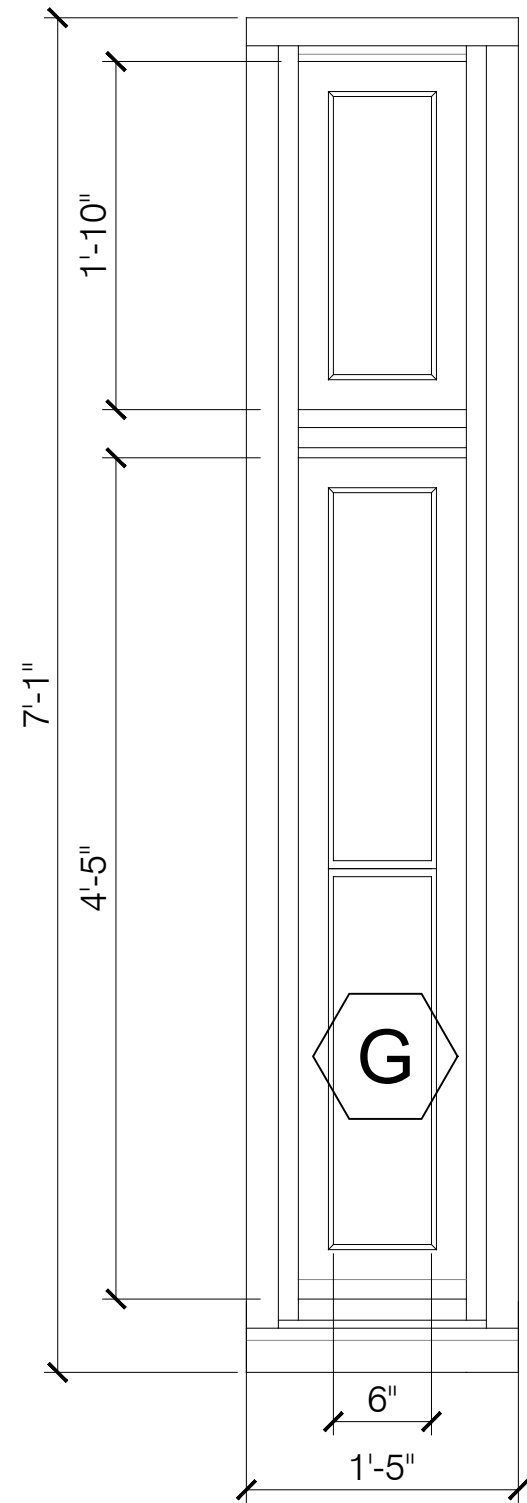
SEAL AND SIGNATURE	DATE: 09.12.2022
	PROJECT #: 2204.27 BETHUNE
	DRAWING BY: AS
	CHECK BY: JL
	DRAWING NO:
	LPC-128.00

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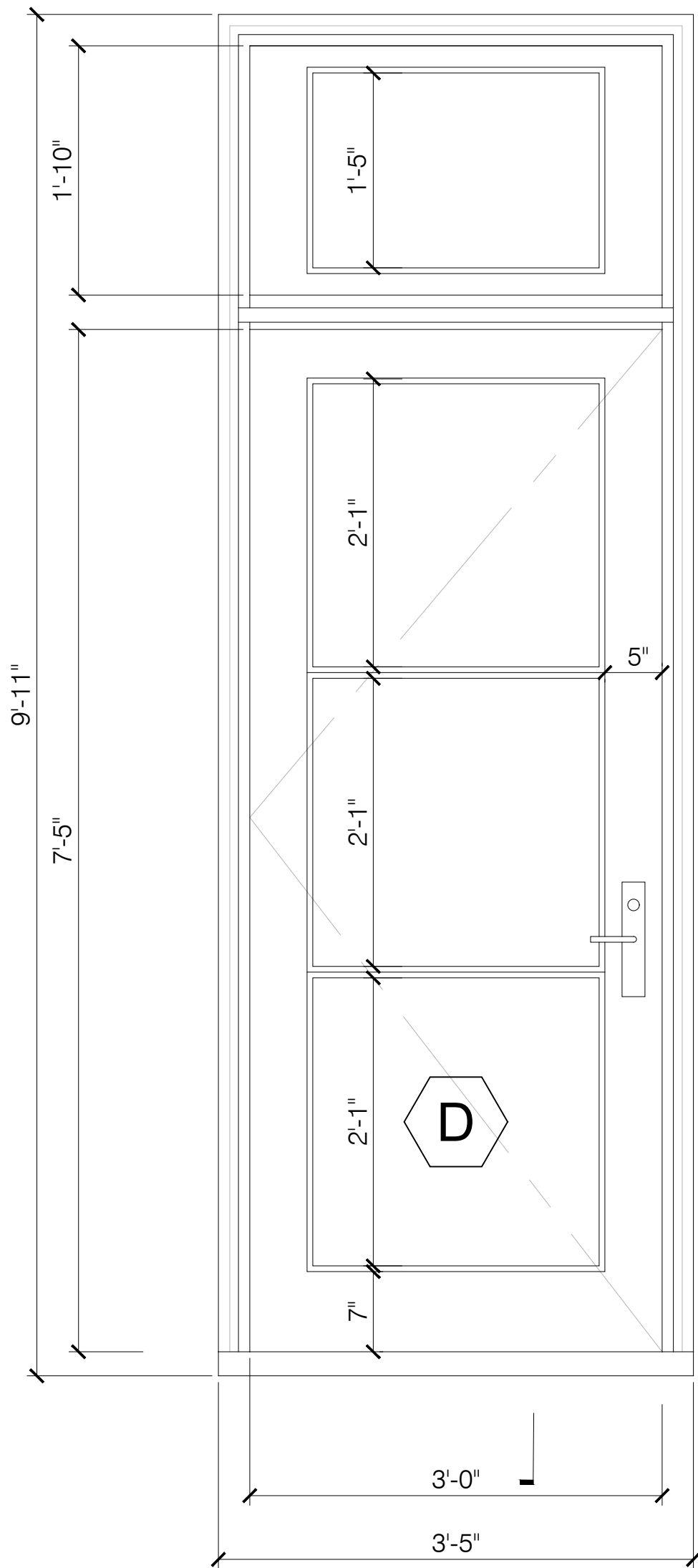




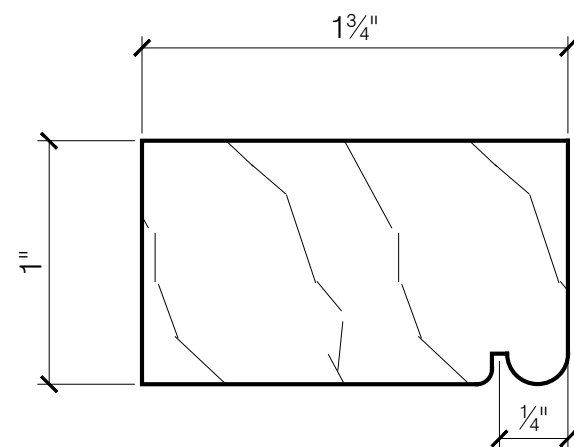
2 WINDOW TYPE E  
1" = 1'-0"



3 WINDOW TYPE F  
1" = 1'-0"

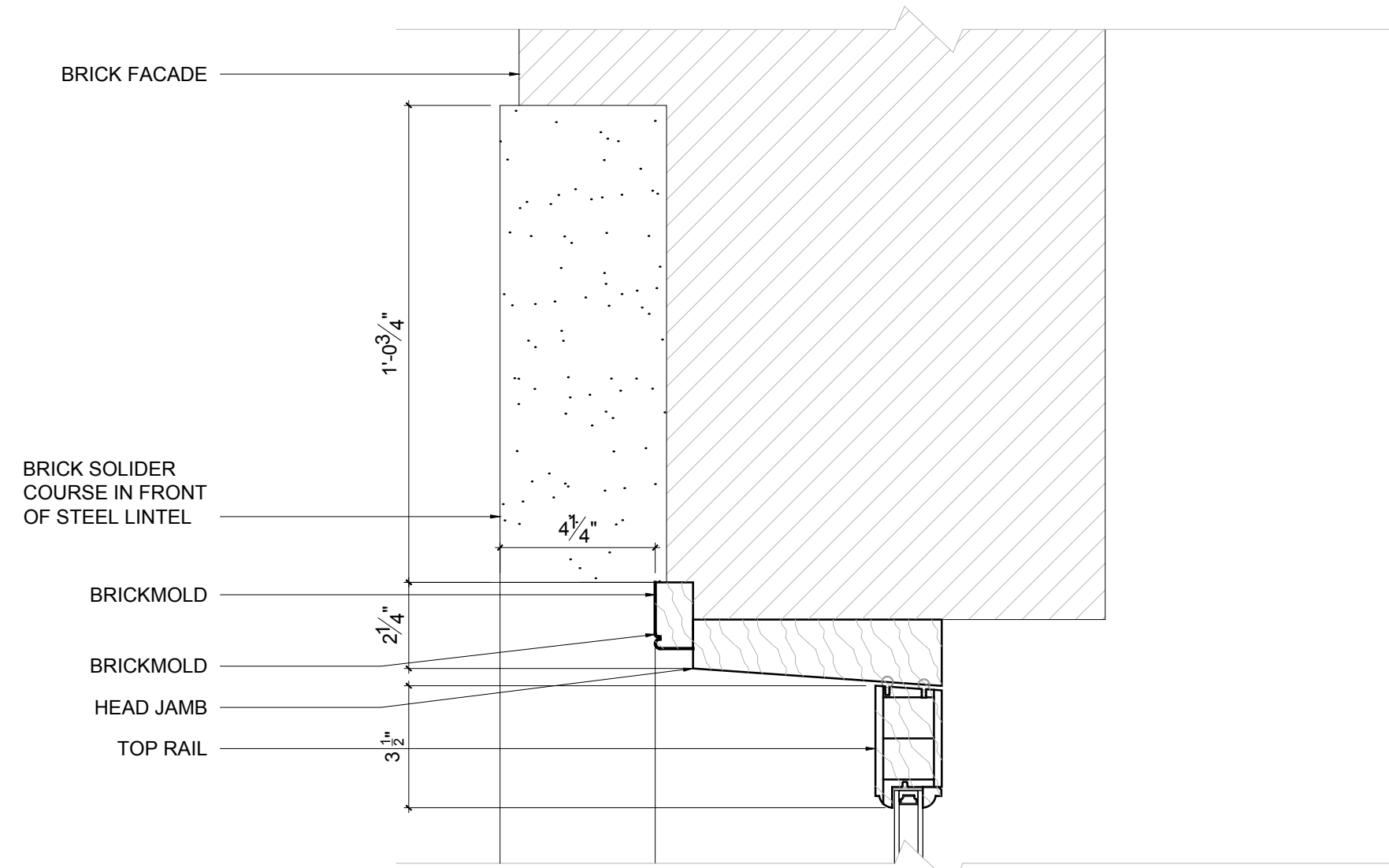


1 WINDOW TYPE D  
1" = 1'-0"

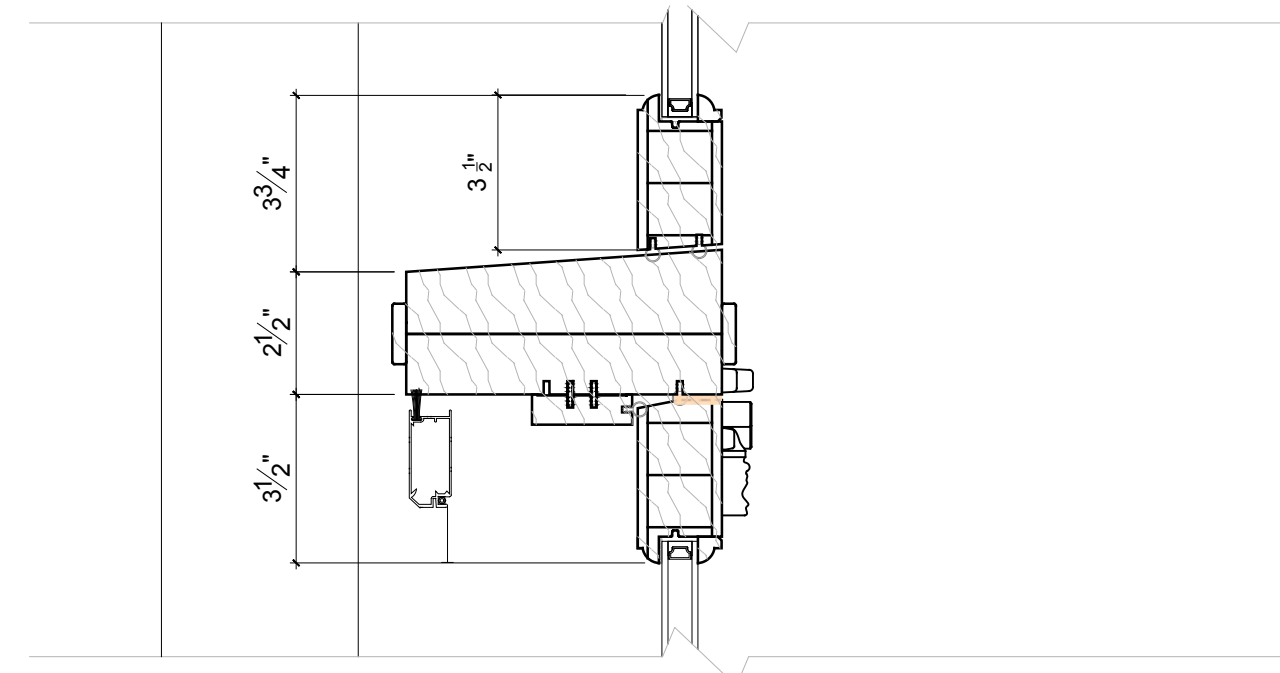


EXISTING BRICKMOULD PROFILE. NEW  
BRICKMOULD AT ALL FRONT FACADE  
WINDOWS TO MATCH.

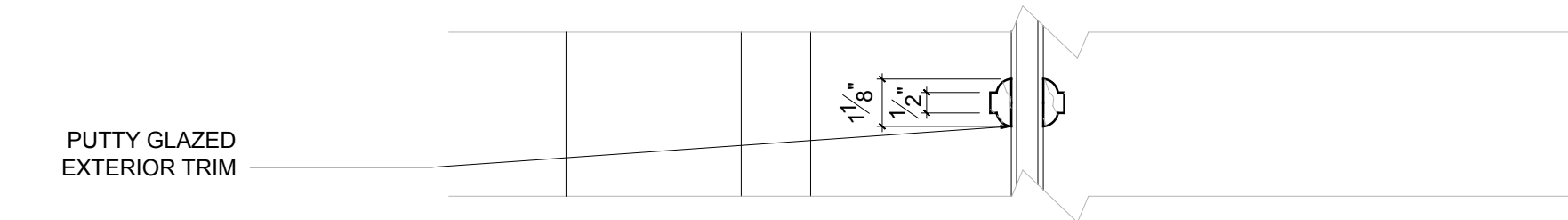
4 EXISTING BRICKMOULD  
SCALE: FULL SIZE



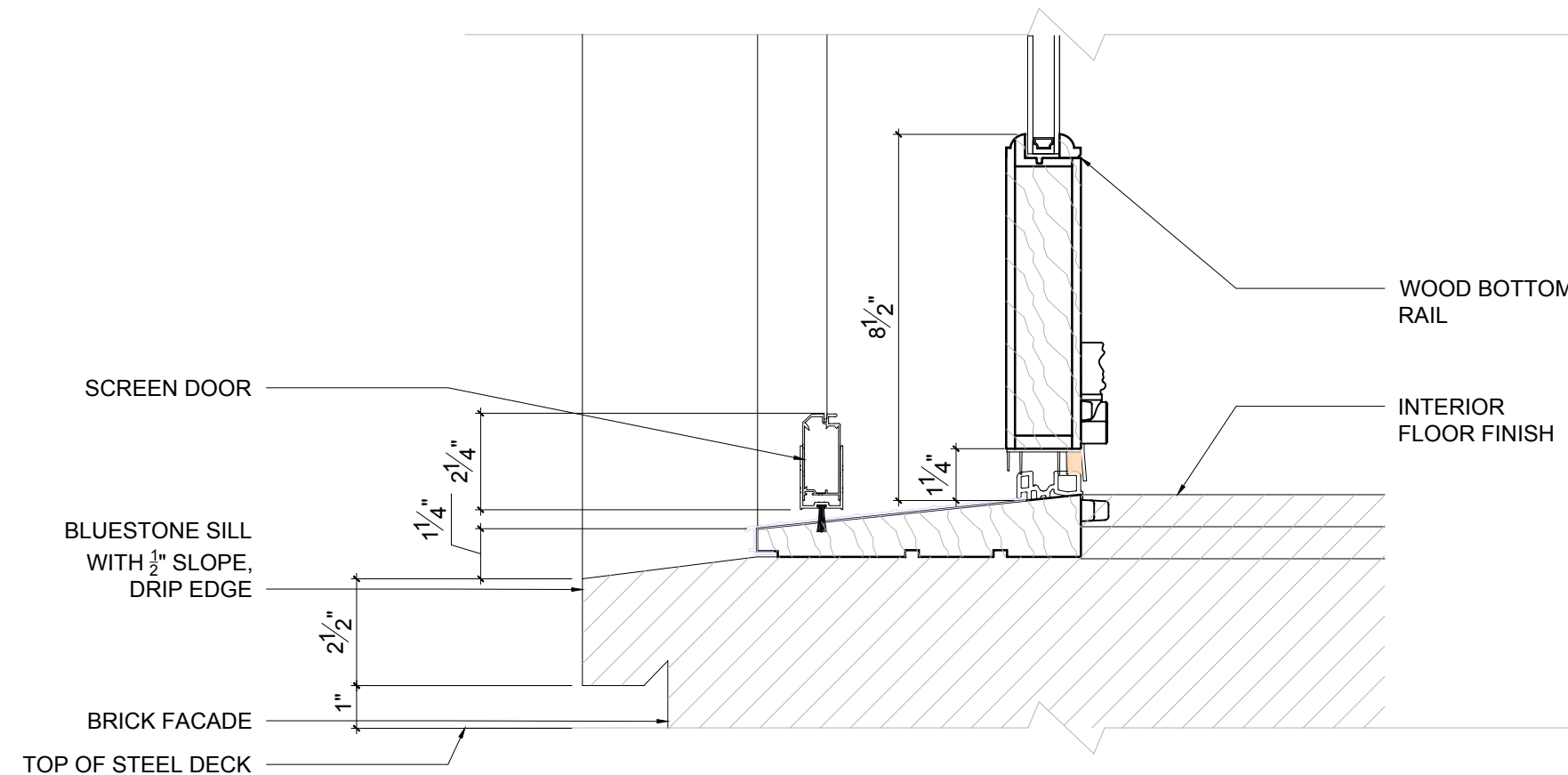
6 TYPE D FIXED TRANSOM HEAD  
SCALE: 3":1'-0"



5 TYPE D SASH AT DOOR HEADER/ FIXED TRANSOM  
SCALE: 3":1'-0"



4 TYPE D TYPICAL MULLION  
SCALE: 3":1'-0"



3 TYPE D DETAIL AT STONE SILL  
SCALE: 3":1'-0"

PROJECT

# RESIDENCE AT 27 BETHUNE ST.

27 BETHUNE STREET  
NEW YORK, NY 10014

ARCHITECT

E R V  
ELIZABETH ROBERTS ARCHITECTS  
168 7TH STREET 3C  
BROOKLYN, NY 11215  
718 504 5488

STRUCTURAL ENGINEER

AGENCIE  
ARCHITECTURE & ENGINEERING, P.C.  
463 WEST ST. AKA 155 BANK ST. #1801  
NEW YORK, NY 10014  
212 203 0265

MECHANICAL ENGINEER

D'ANTONIO  
CONSULTING ENGINEERS  
30 WEST WAUKENA AVENUE  
OCEANSIDE, NY 11572  
516 594 4284

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1	XX.XX.2022	XXX

TITLE

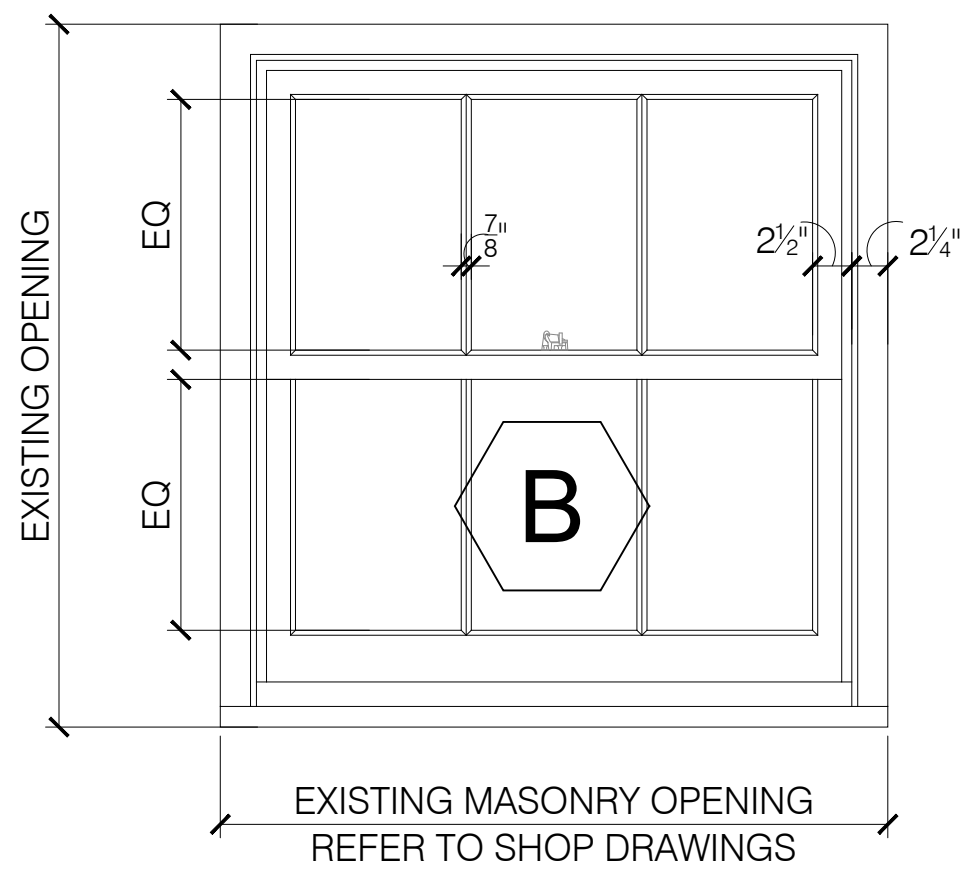
## WINDOW DETAILS

SEAL AND SIGNATURE	DATE: 09.12.2022
	PROJECT #: 2204.27 BETHUNE
	DRAWING BY: AS
	CHECK BY: JL
	DRAWING NO:

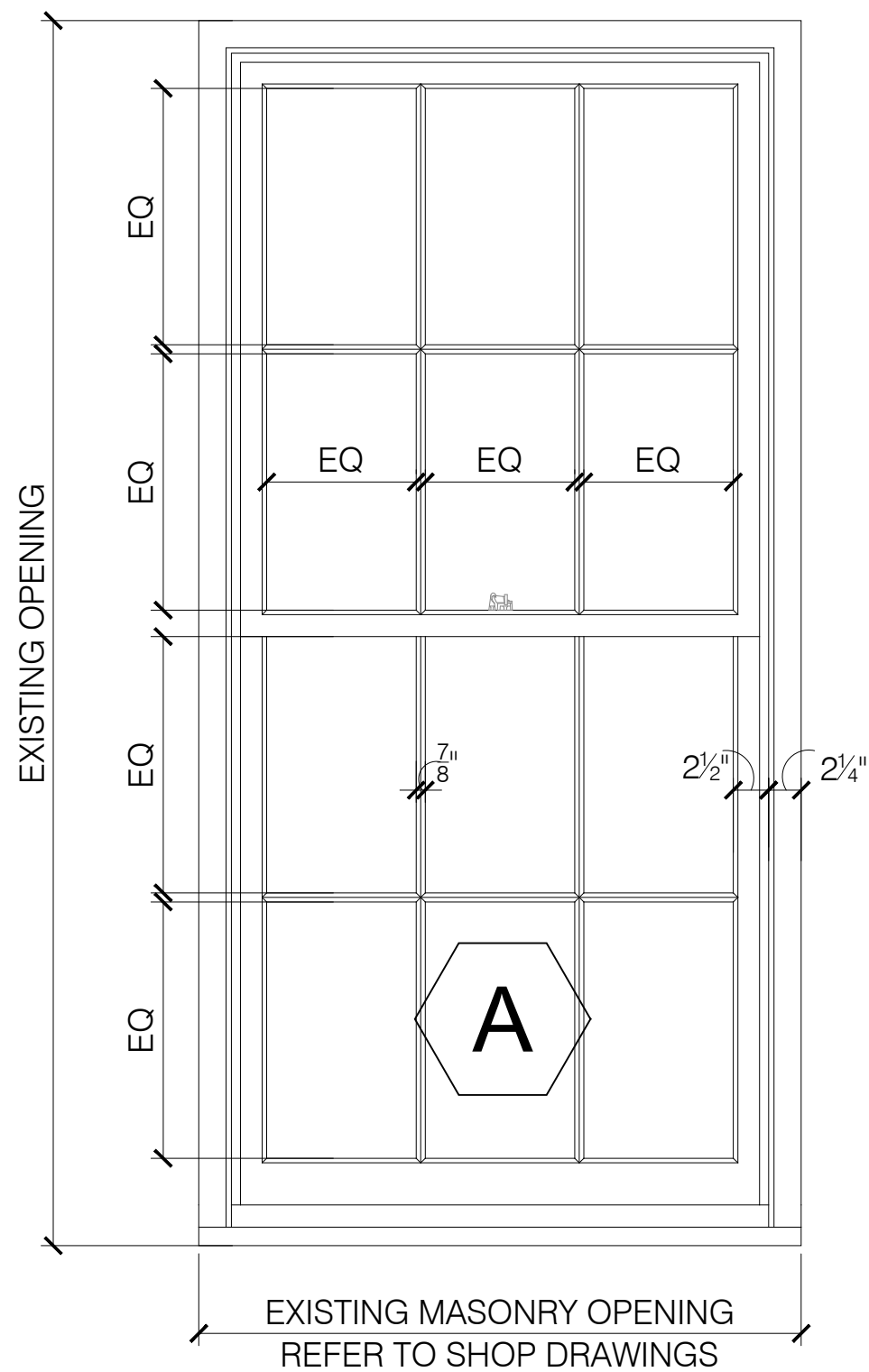
LPC-129.00

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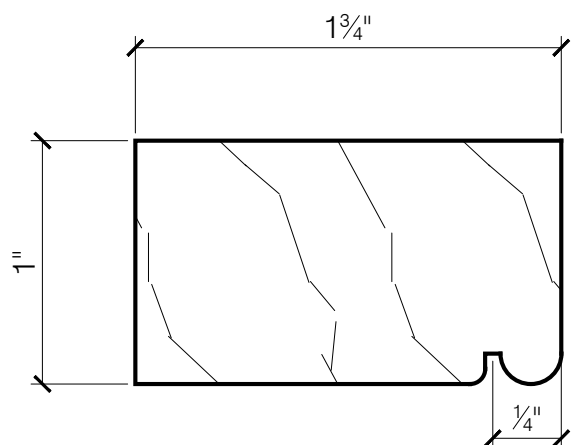




2 WINDOW TYPE B  
1" = 1'-0"

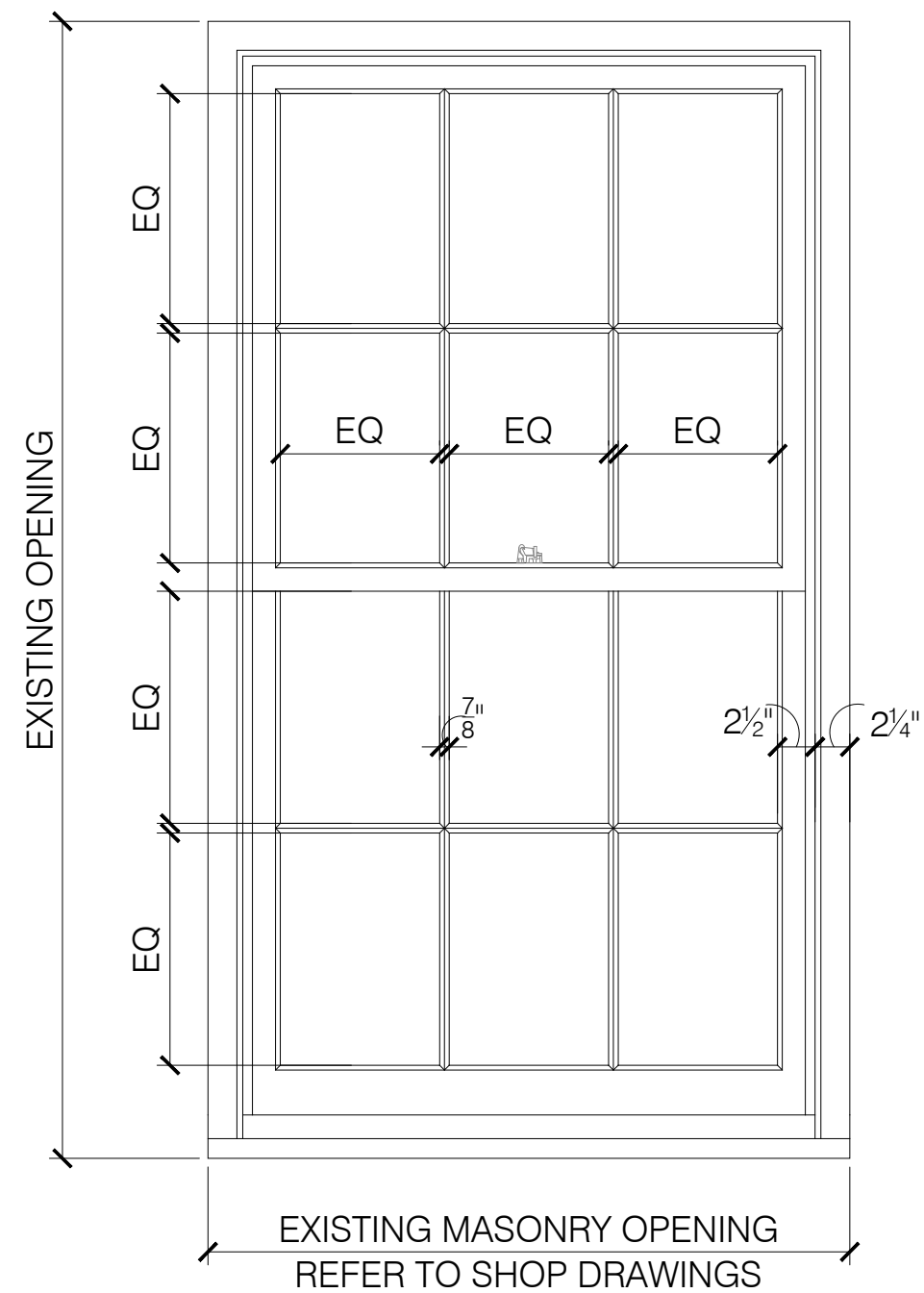


1 WINDOW TYPE A  
1" = 1'-0"



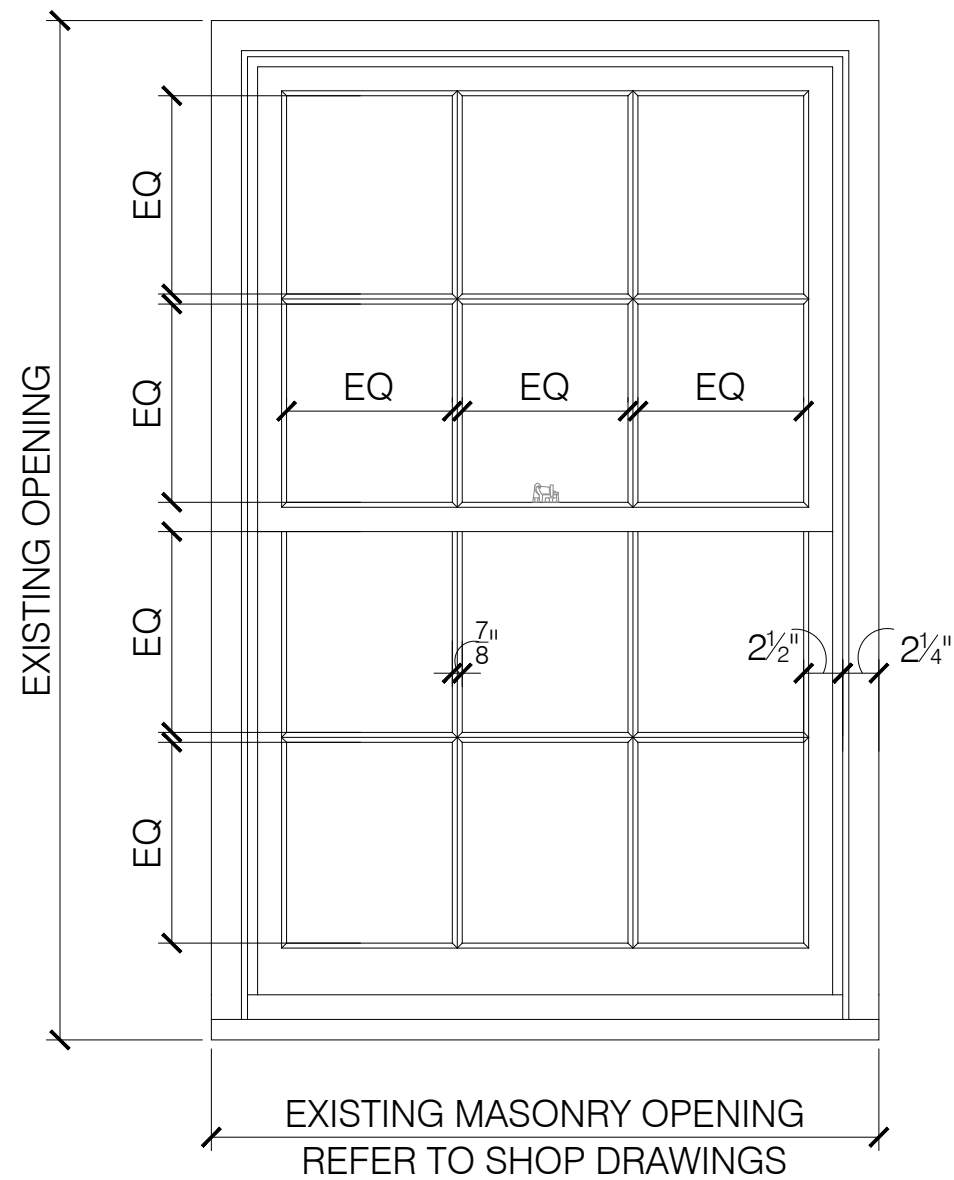
EXISTING BRICKMOULD PROFILE. NEW BRICKMOULD AT ALL FRONT FACADE WINDOWS TO MATCH.

8 EXISTING BRICKMOULD  
SCALE: FULL SIZE

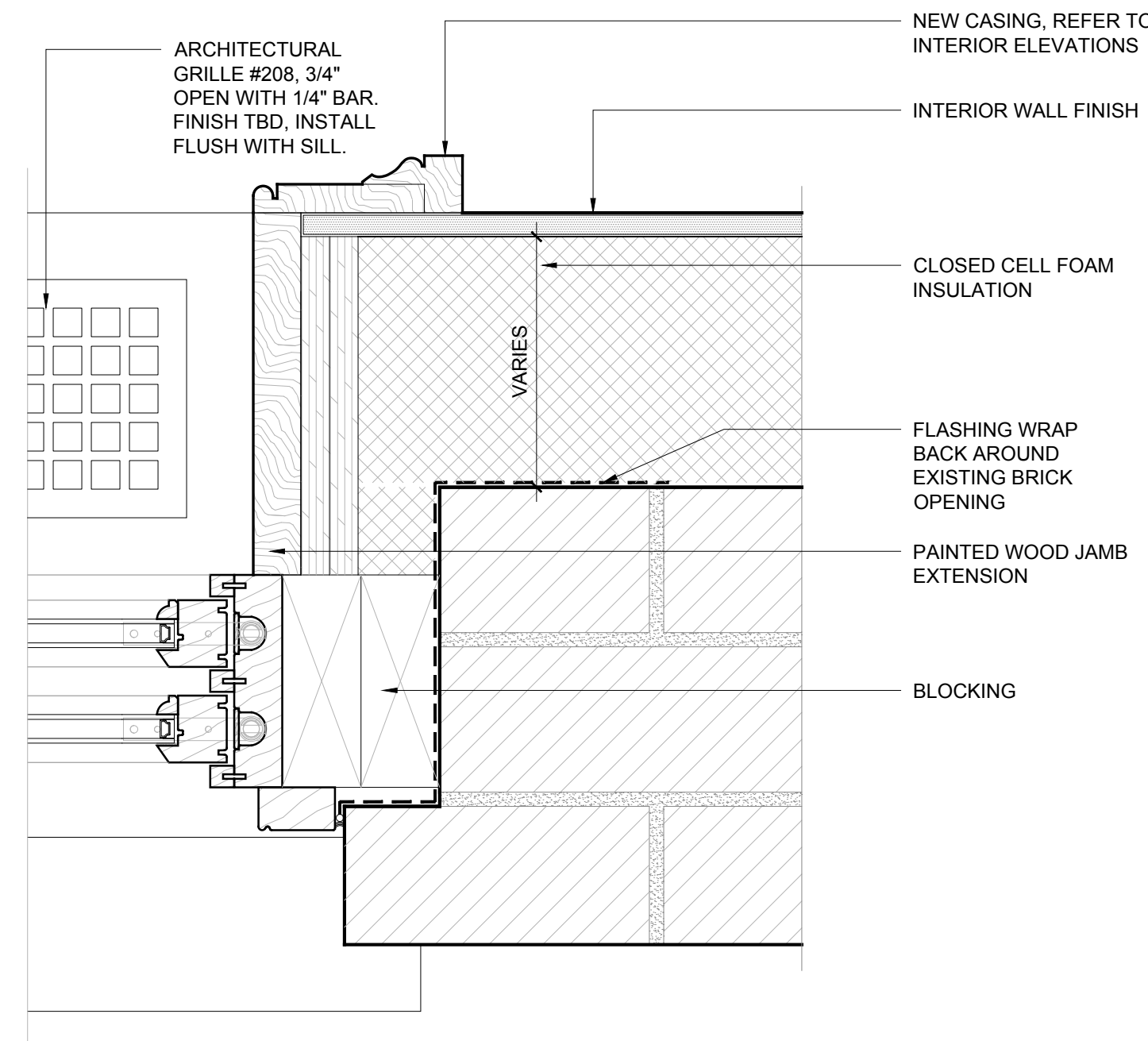
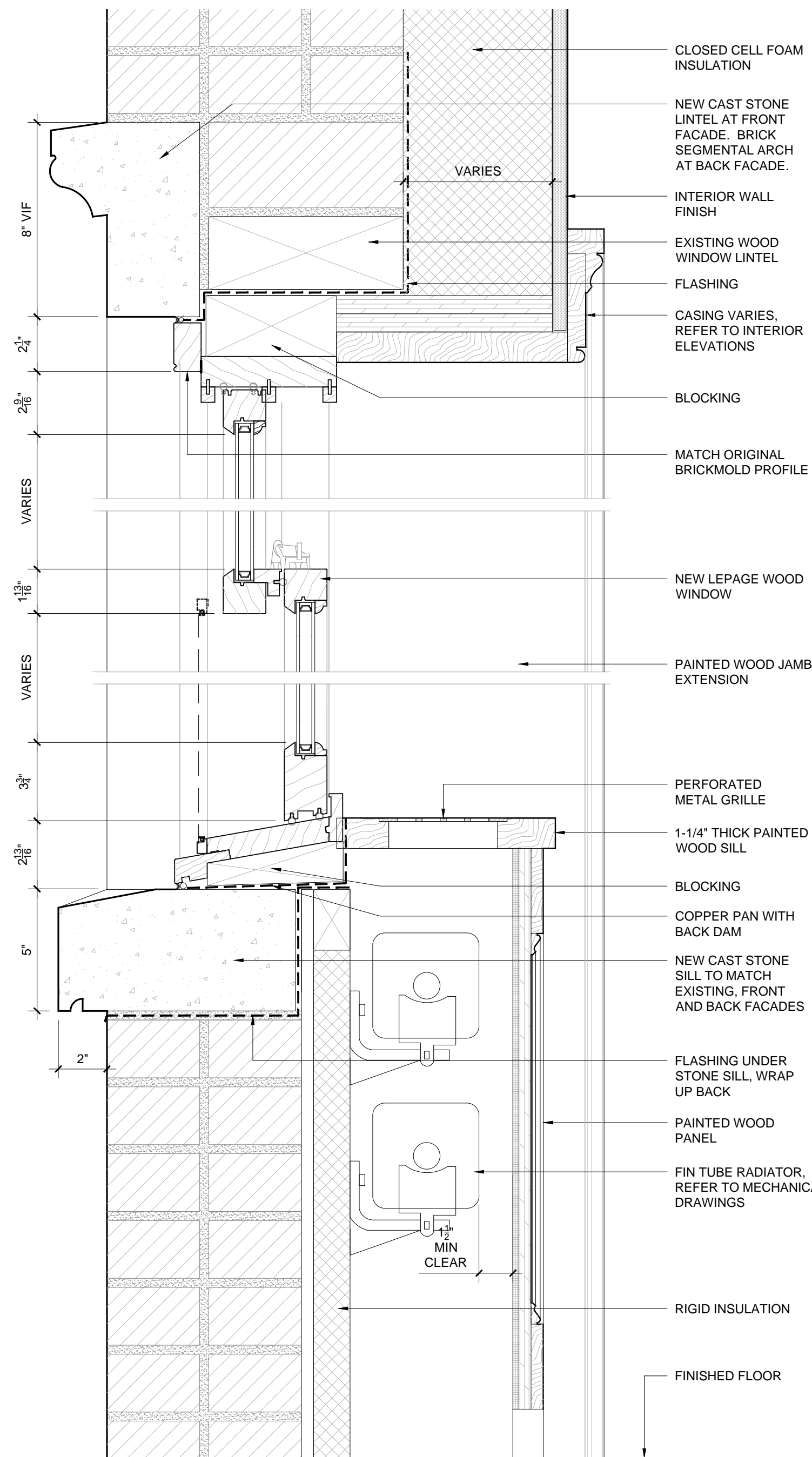


WOOD 7/8" MUNTIN WITH SPACER BAR

9 PROPOSED MUNTIN AT WOOD WINDOWS  
SCALE: FULL SIZE



11 SECTION AT WINDOW W/ RADIATOR ENCLOSURE  
SCALE: 3" = 1'-0"



PROJECT

# RESIDENCE AT 27 BETHUNE ST.

27 BETHUNE STREET  
NEW YORK, NY 10014

ARCHITECT

E R V

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168 7TH STREET 3C  
BROOKLYN, NY 11215  
718 504 5488

STRUCTURAL ENGINEER

AGENCIE

ARCHITECTURE & ENGINEERING, P.C.  
463 WEST ST. AKA 155 BANK ST. #1801  
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OCEANSIDE, NY 11572  
516 594 4284

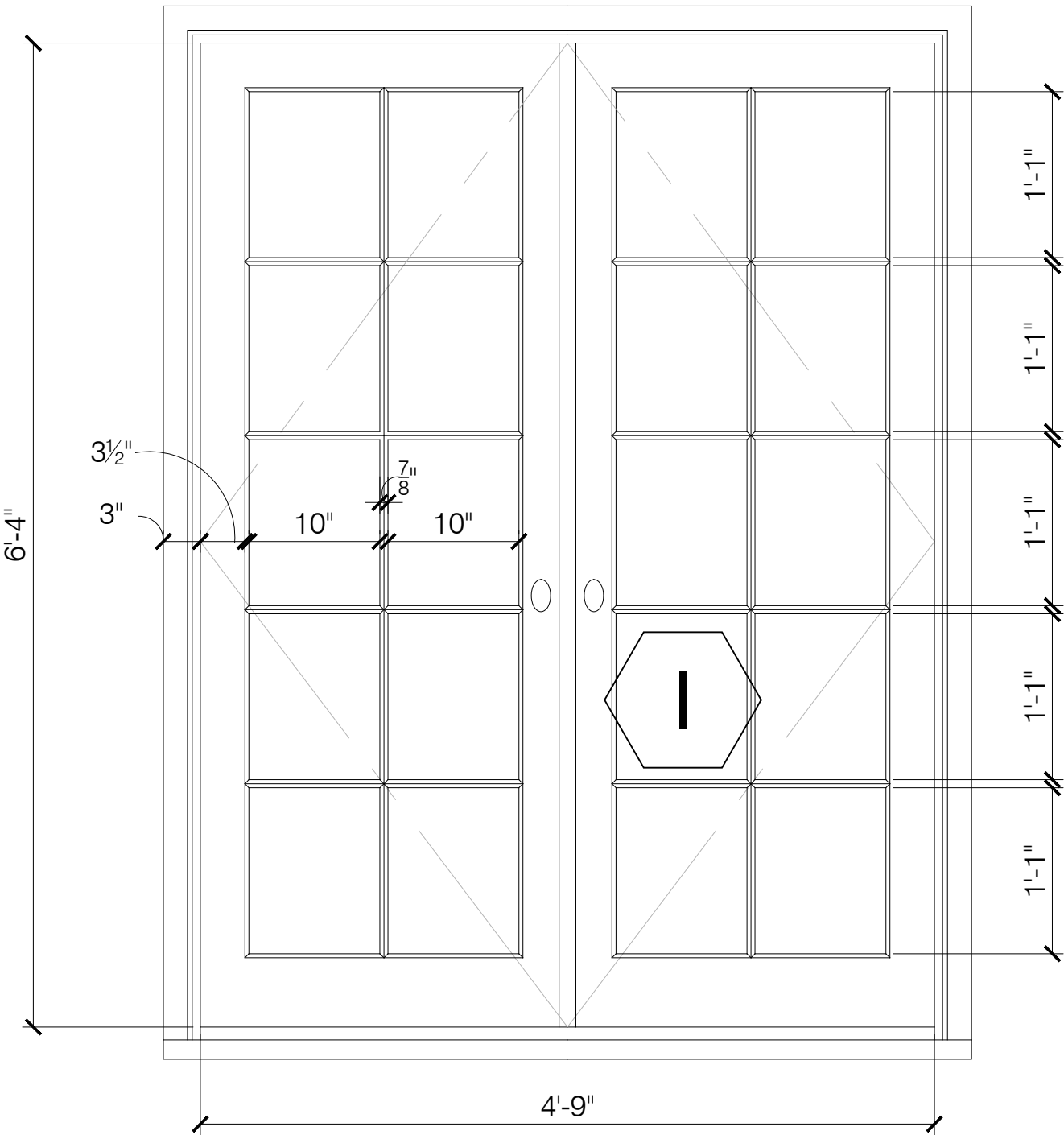
ISSUE		
NO.	DATE	DESCRIPTION
1	XX.XX.2022	XXX
TITLE		

## WINDOW SCHEDULE

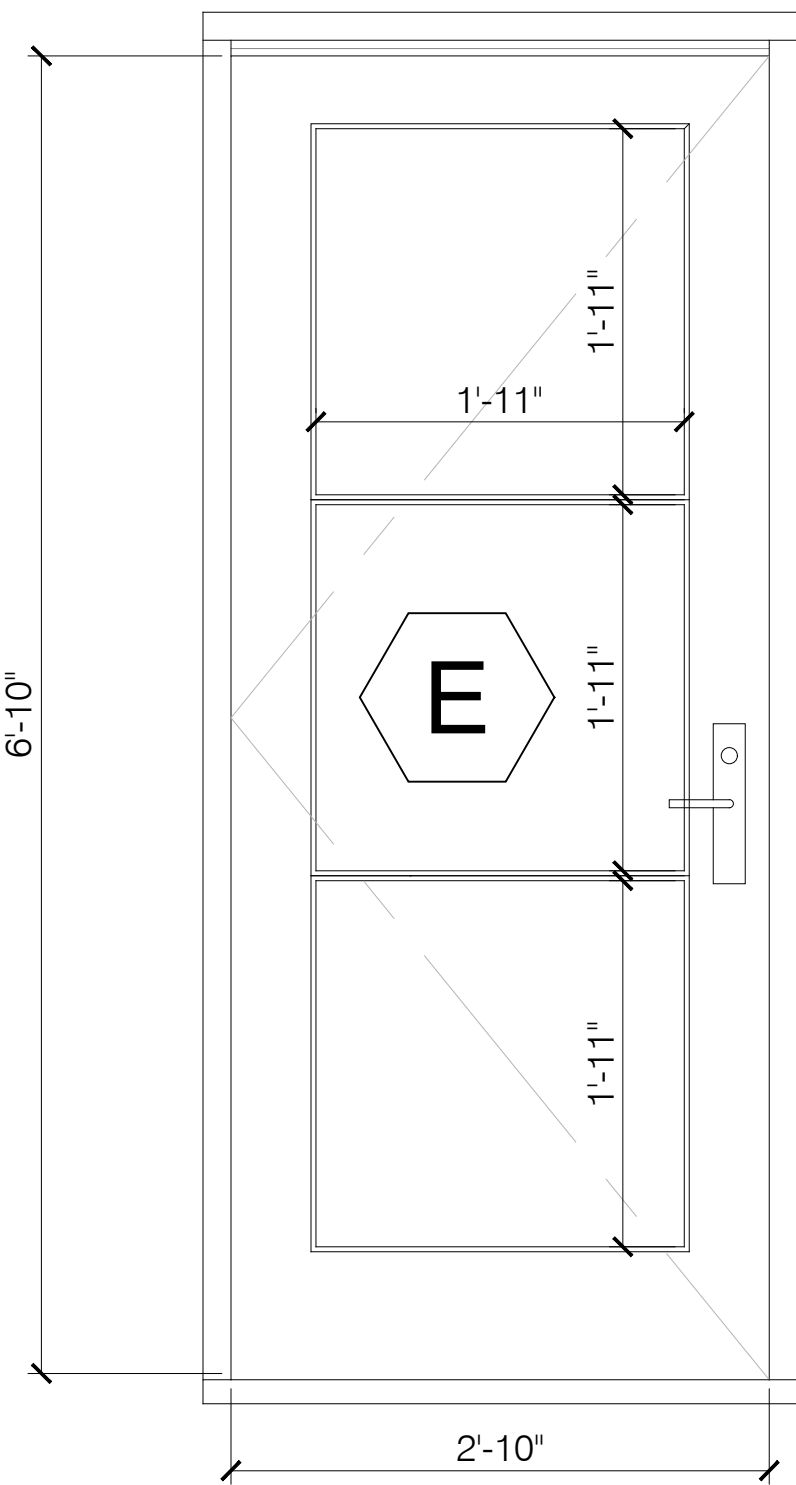
SEAL AND SIGNATURE	DATE: 09.12.2022
	PROJECT #: 2204.27 BETHUNE
	DRAWING BY: AS
	CHECK BY: JL
DRAWING NO:	
LPC-130.00	

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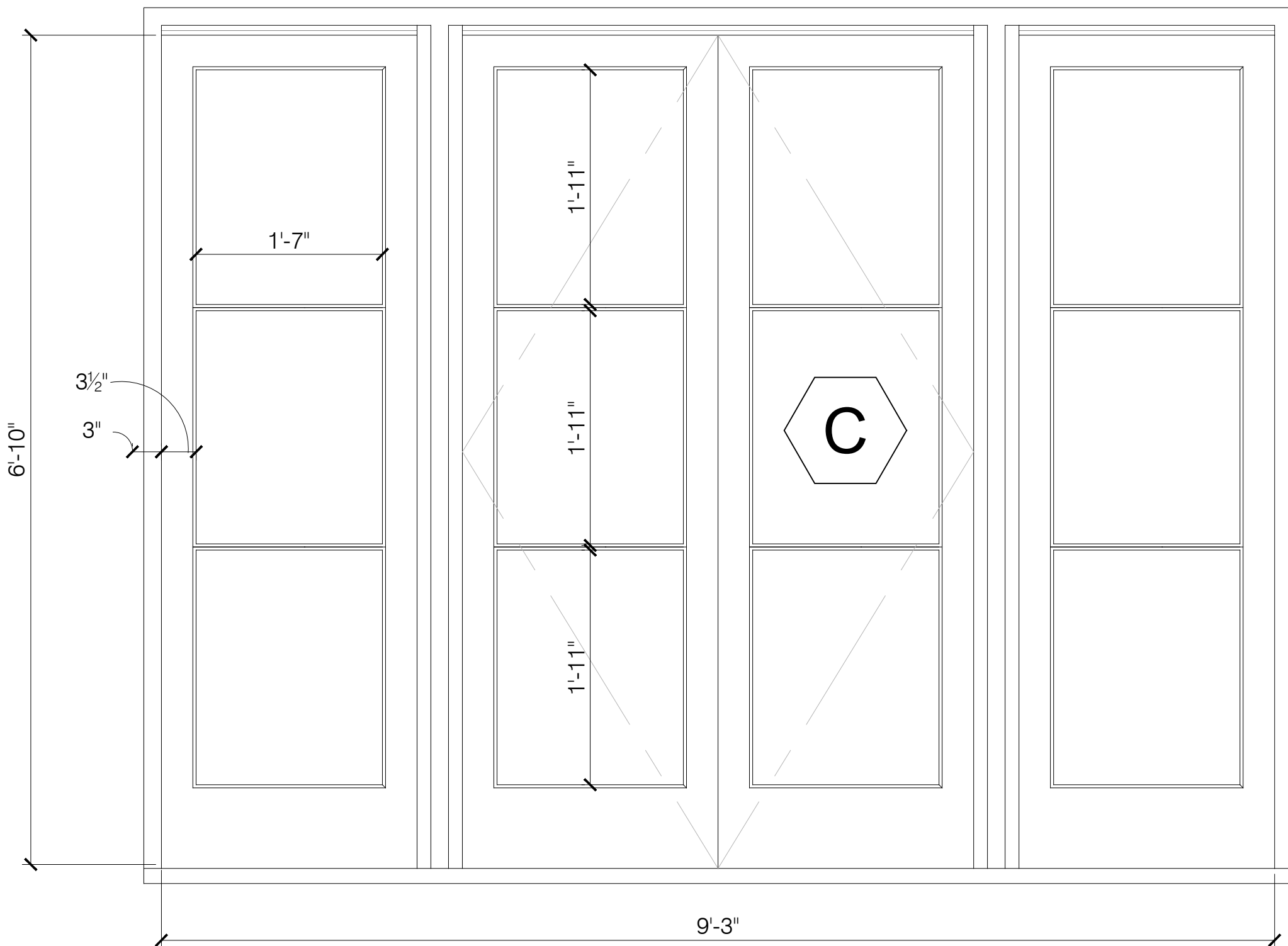




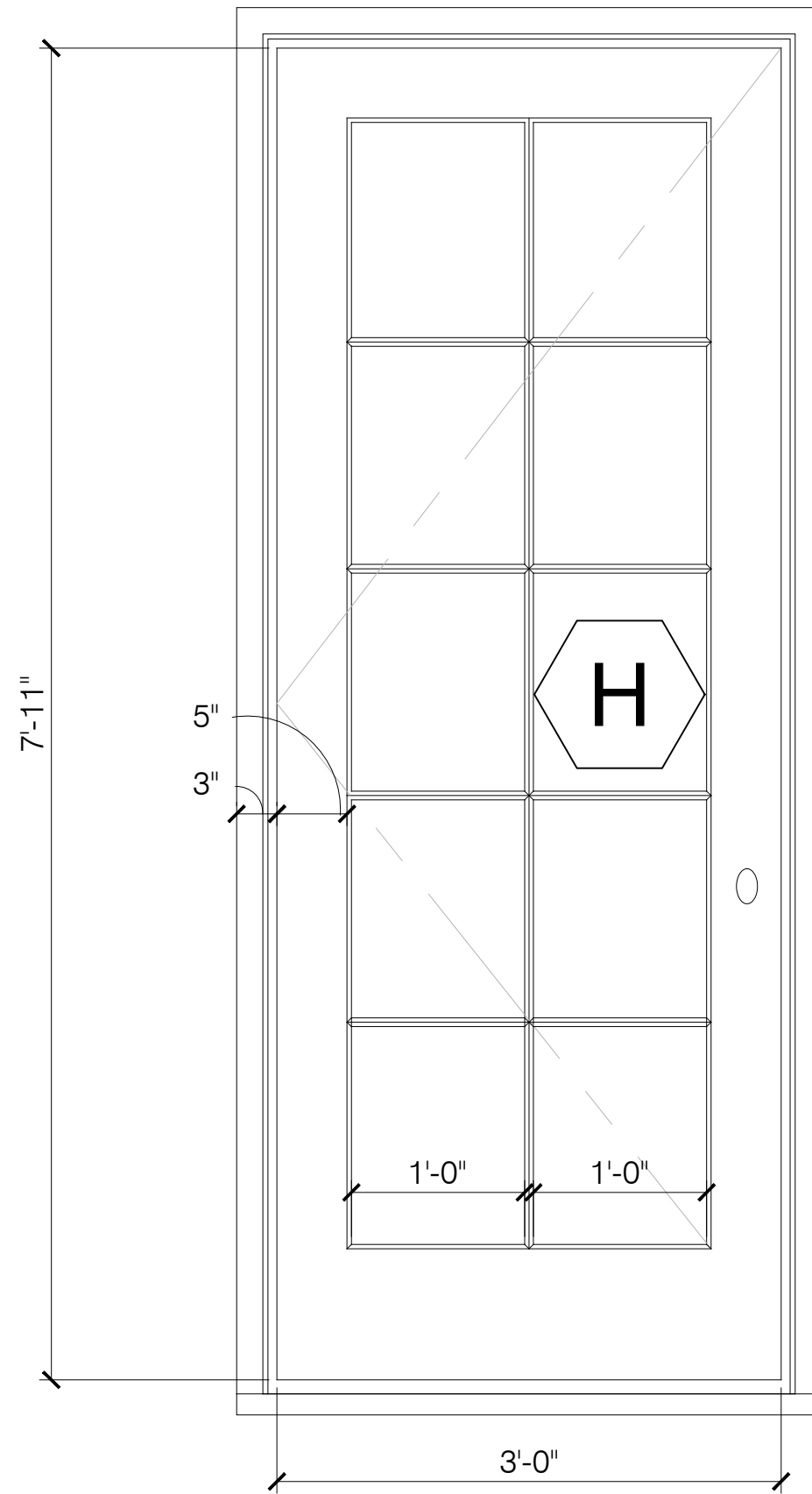
1 WINDOW TYPE I  
1" = 1'-0"



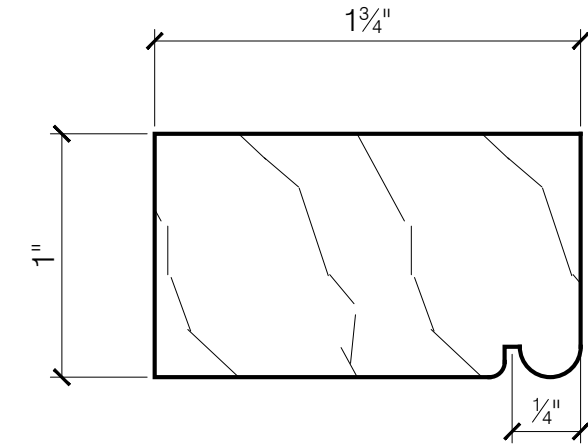
2 WINDOW TYPE E  
1" = 1'-0"



3 WINDOW TYPE C  
1" = 1'-0"



4 WINDOW TYPE H  
1" = 1'-0"



EXISTING BRICKMOULD PROFILE. NEW  
BRICKMOULD AT ALL FRONT FACADE  
WINDOWS TO MATCH.

5 EXISTING BRICKMOULD  
SCALE: FULL SIZE

PROJECT

# RESIDENCE AT 27 BETHUNE ST.

27 BETHUNE STREET  
NEW YORK, NY 10014

ARCHITECT

E R V

ELIZABETH ROBERTS ARCHITECTS  
168 7TH STREET 3C  
BROOKLYN, NY 11215  
718 504 5488

STRUCTURAL ENGINEER

AGENCIE

ARCHITECTURE & ENGINEERING, P.C.  
463 WEST ST. AKA 155 BANK ST. #1801  
NEW YORK, NY 10014  
212 203 0265

MECHANICAL ENGINEER

D'ANTONIO

CONSULTING ENGINEERS  
30 WEST WAUKENA AVENUE  
OCEANSIDE, NY 11572  
516 594 4284

ISSUE

NO.	DATE	DESCRIPTION
	XX.XX.2022	XXX

TITLE

## WINDOW SCHEDULE

SEAL AND SIGNATURE

DATE: 09.12.2022

PROJECT #: 2204.27 BETHUNE

DRAWING BY: AS

CHECK BY: JL

DRAWING NO:

LPC-131.00

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PROJECT

# RESIDENCE AT 27 BETHUNE ST.

27 BETHUNE STREET  
NEW YORK, NY 10014

ARCHITECT

E R V

ELIZABETH ROBERTS ARCHITECTS  
168 7TH STREET 3C  
BROOKLYN, NY 11215  
718 504 5488

STRUCTURAL ENGINEER

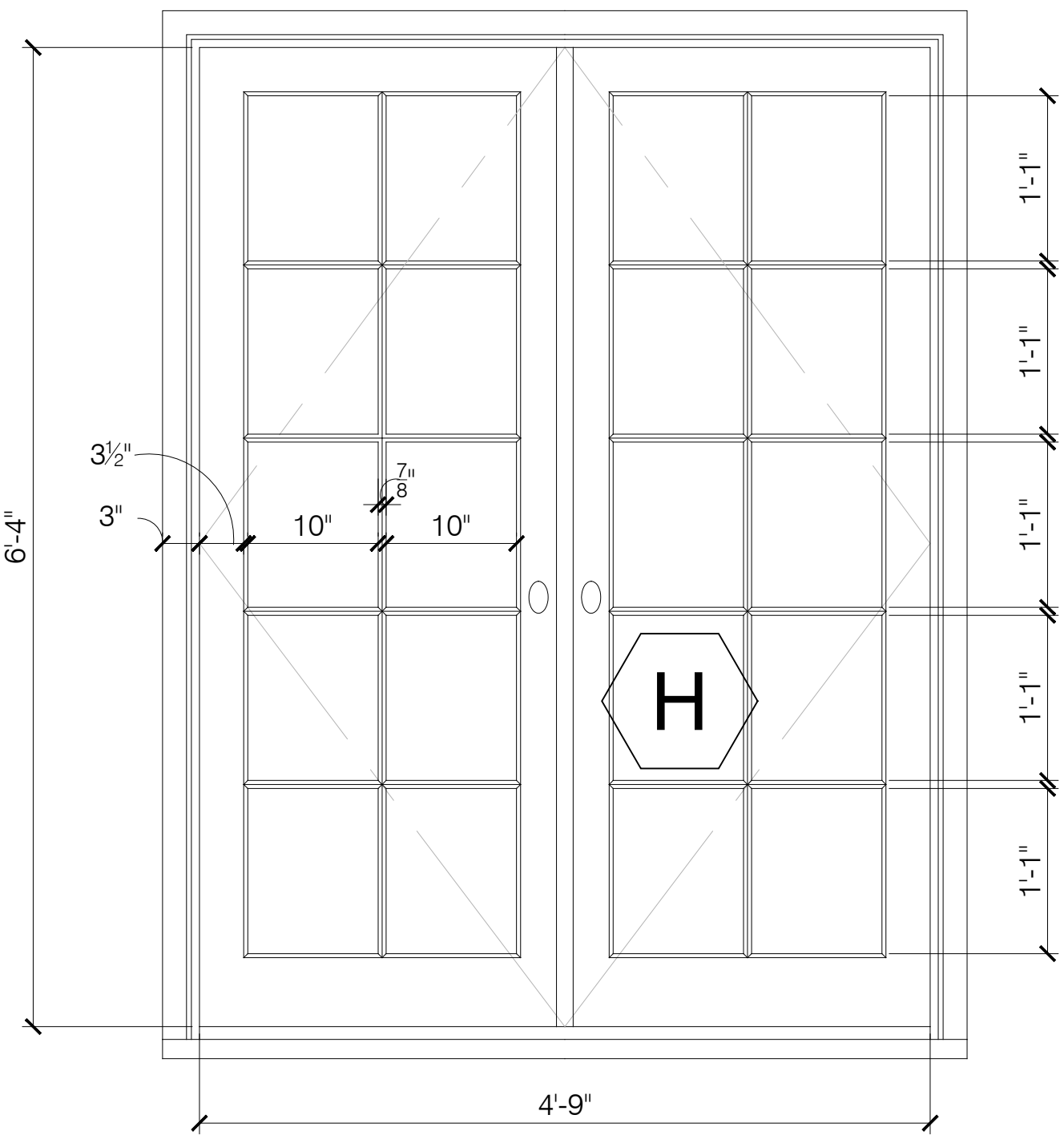
AGENCIE

ARCHITECTURE & ENGINEERING, P.C.  
463 WEST ST. AKA 155 BANK ST. #1801  
NEW YORK, NY 10014  
212 203 0265

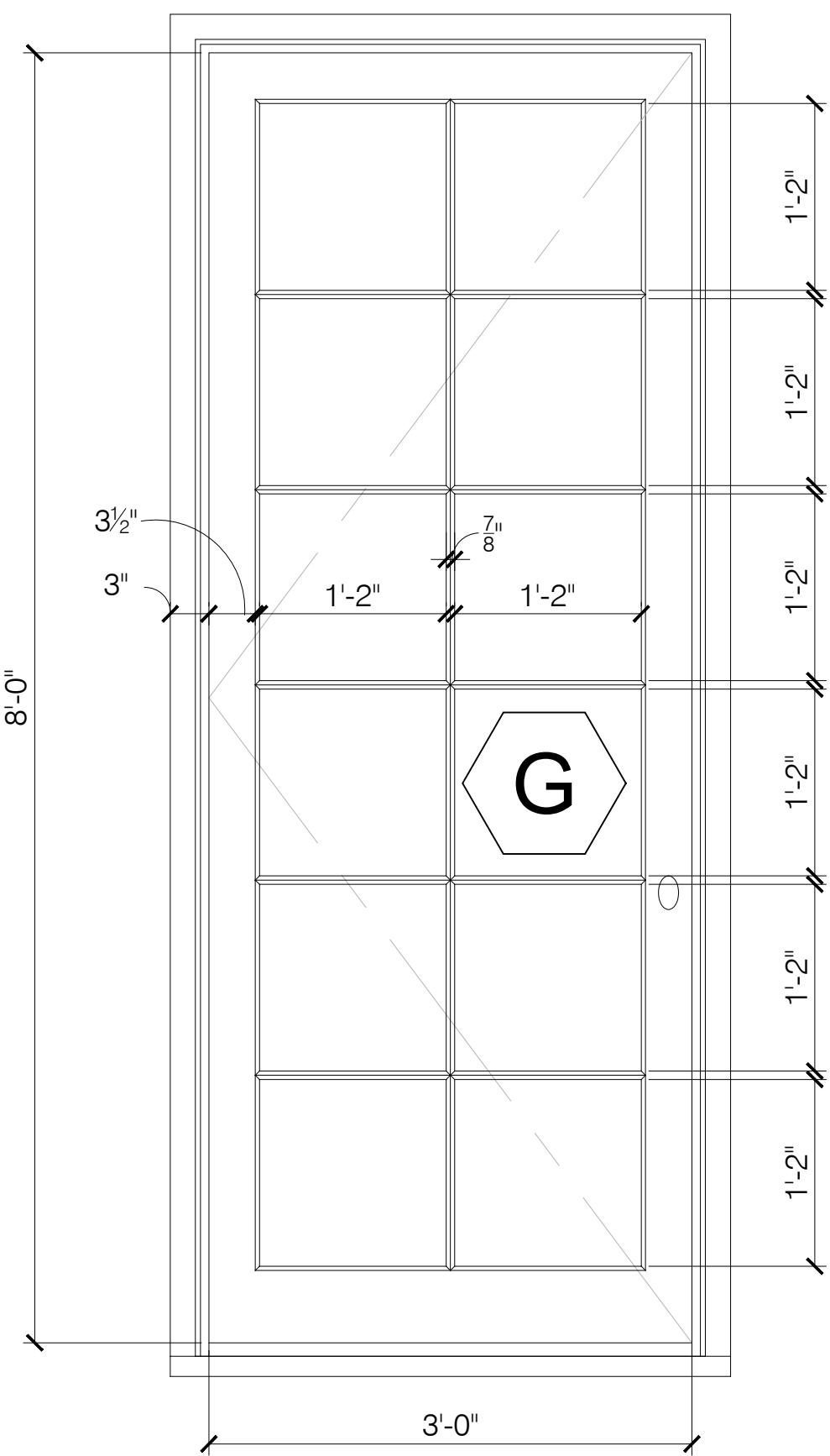
MECHANICAL ENGINEER

D'ANTONIO

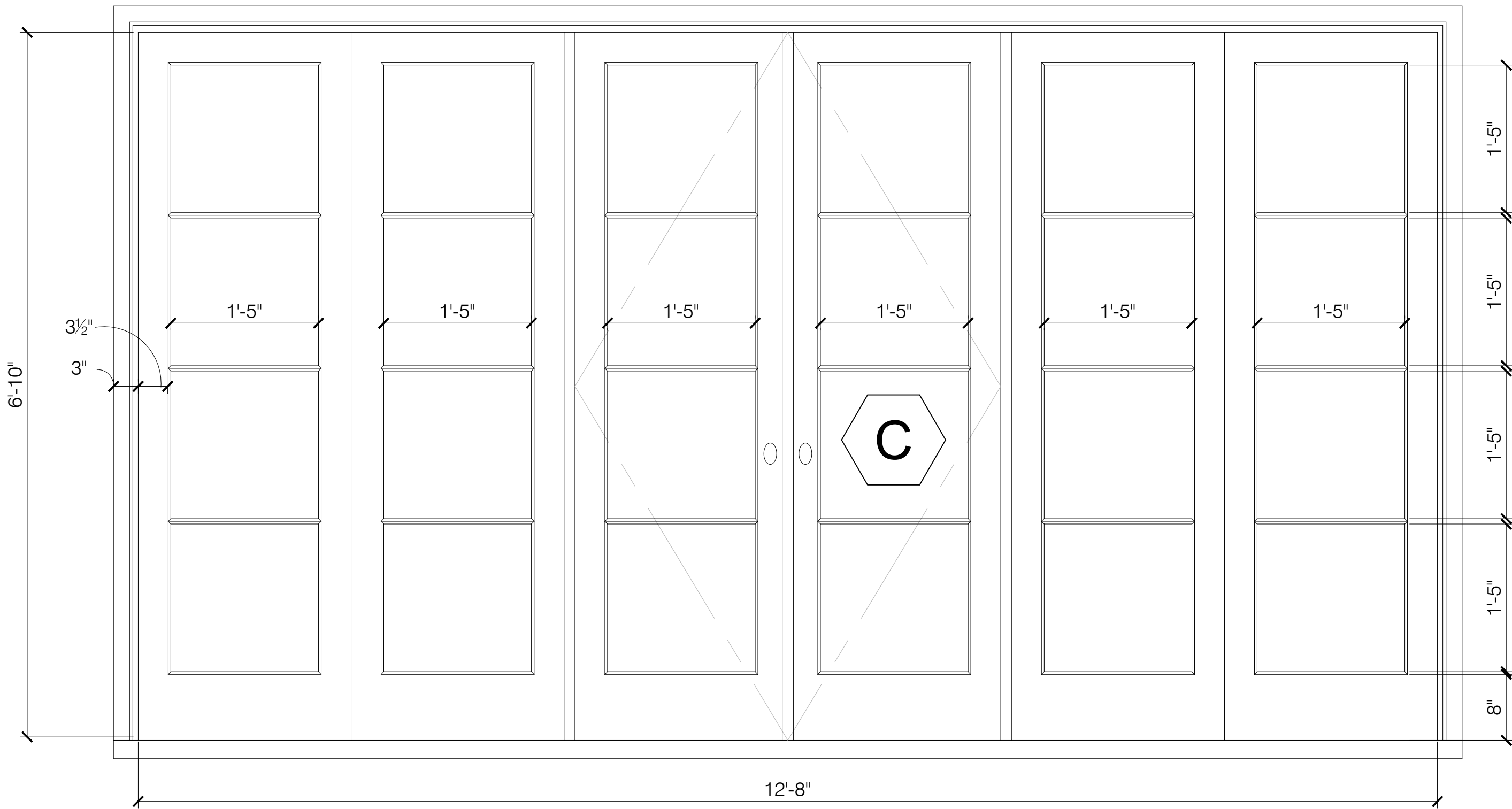
CONSULTING ENGINEERS  
30 WEST WAUKENA AVENUE  
OCEANSIDE, NY 11572  
516 594 4284



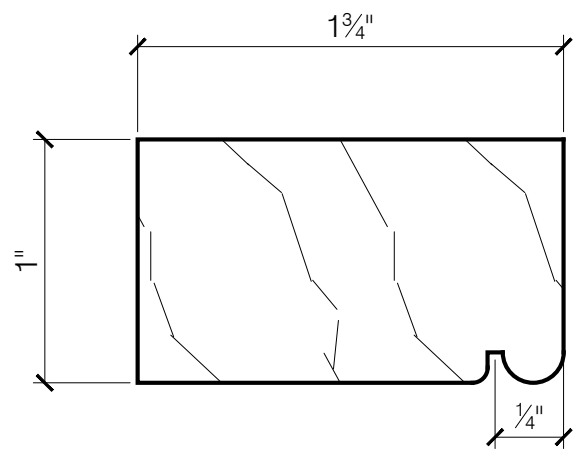
1 WINDOW TYPE H  
1" = 1'-0"



2 WINDOW TYPE G  
1" = 1'-0"



3 WINDOW TYPE C  
1" = 1'-0"



EXISTING BRICKMOULD PROFILE. NEW  
BRICKMOULD AT ALL FRONT FACADE  
WINDOWS TO MATCH.

4 EXISTING BRICKMOULD  
SCALE: FULL SIZE

ISSUE		
NO.	DATE	DESCRIPTION
1	XX.XX.2022	XXX

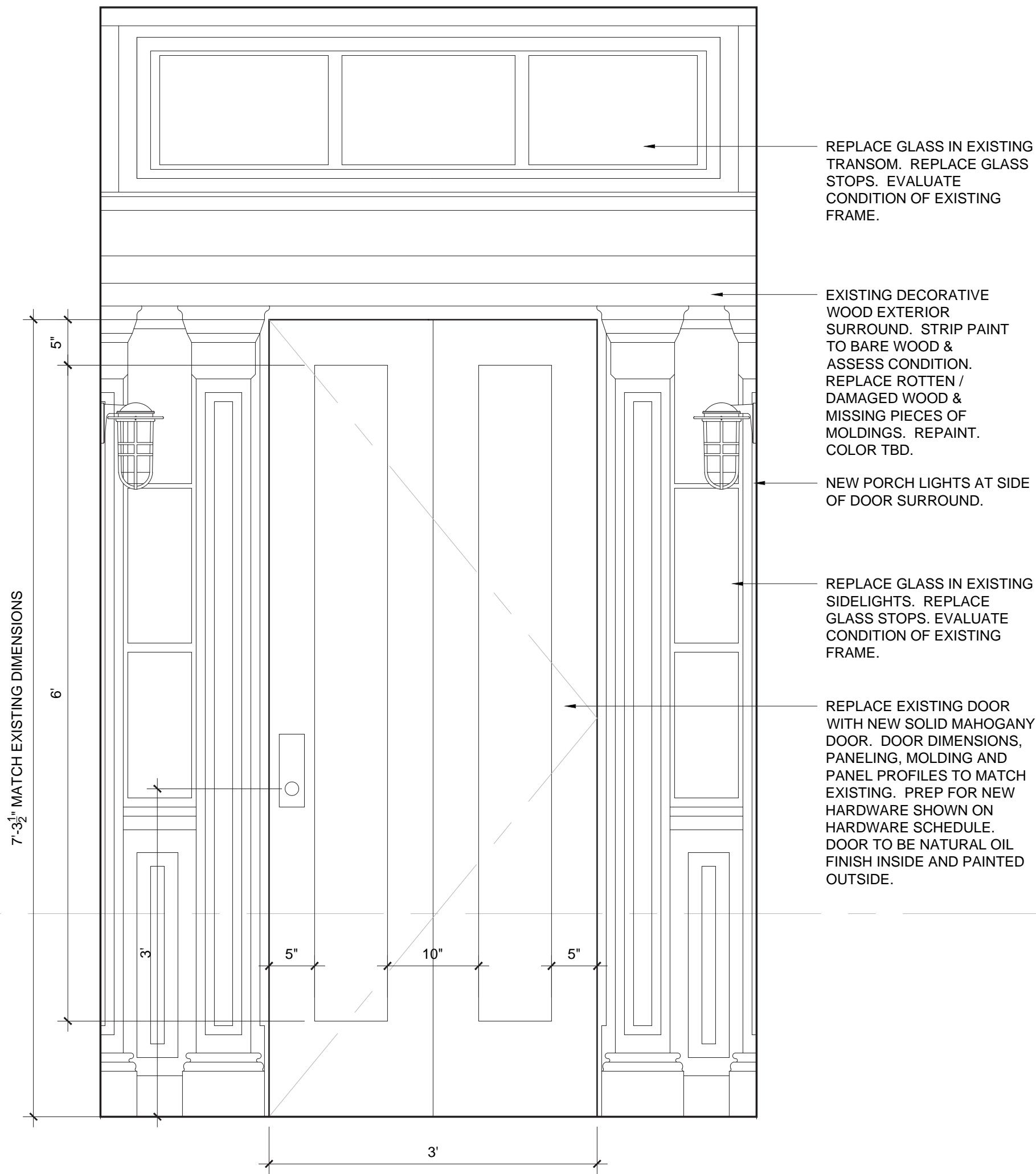
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## WINDOW SCHEDULE

SEAL AND SIGNATURE	DATE: 09.12.2022
	PROJECT #: 2204.27 BETHUNE
	DRAWING BY: AS
	CHECK BY: JL
DRAWING NO:	
LPC-132.00	

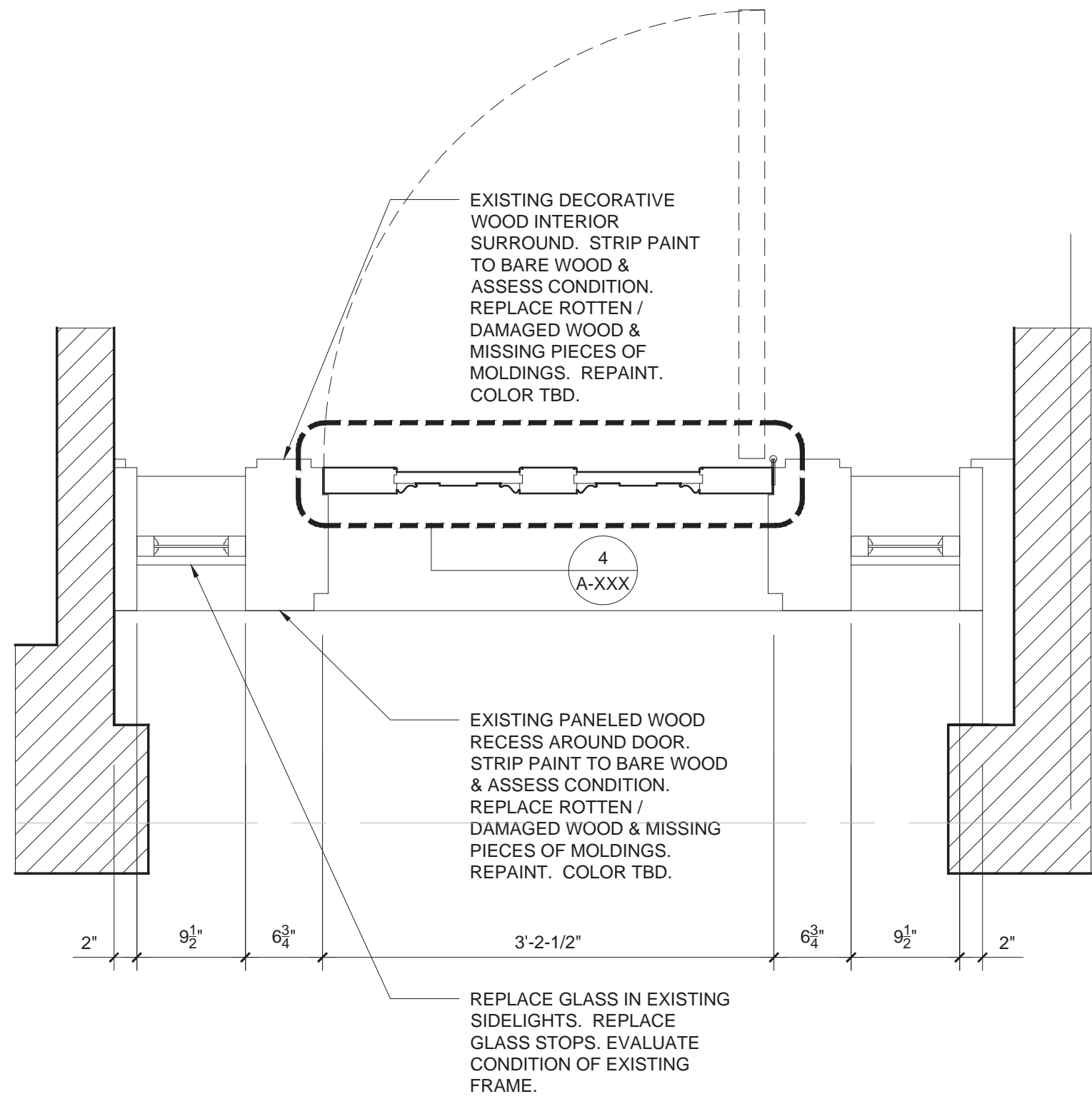
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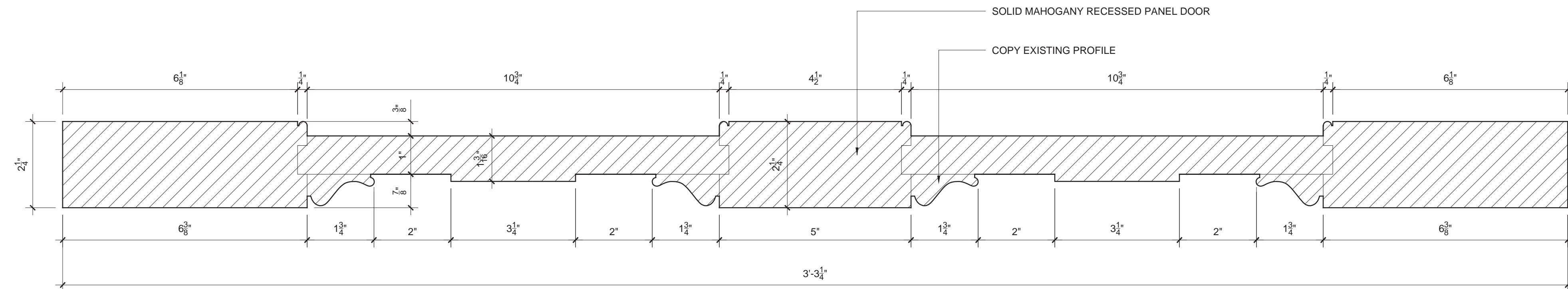
TYPE H: EXTERIOR DOOR, FIRST FLOOR  
OUTSIDE ELEVATION

1  
SCALE: 1" = 1'-0"



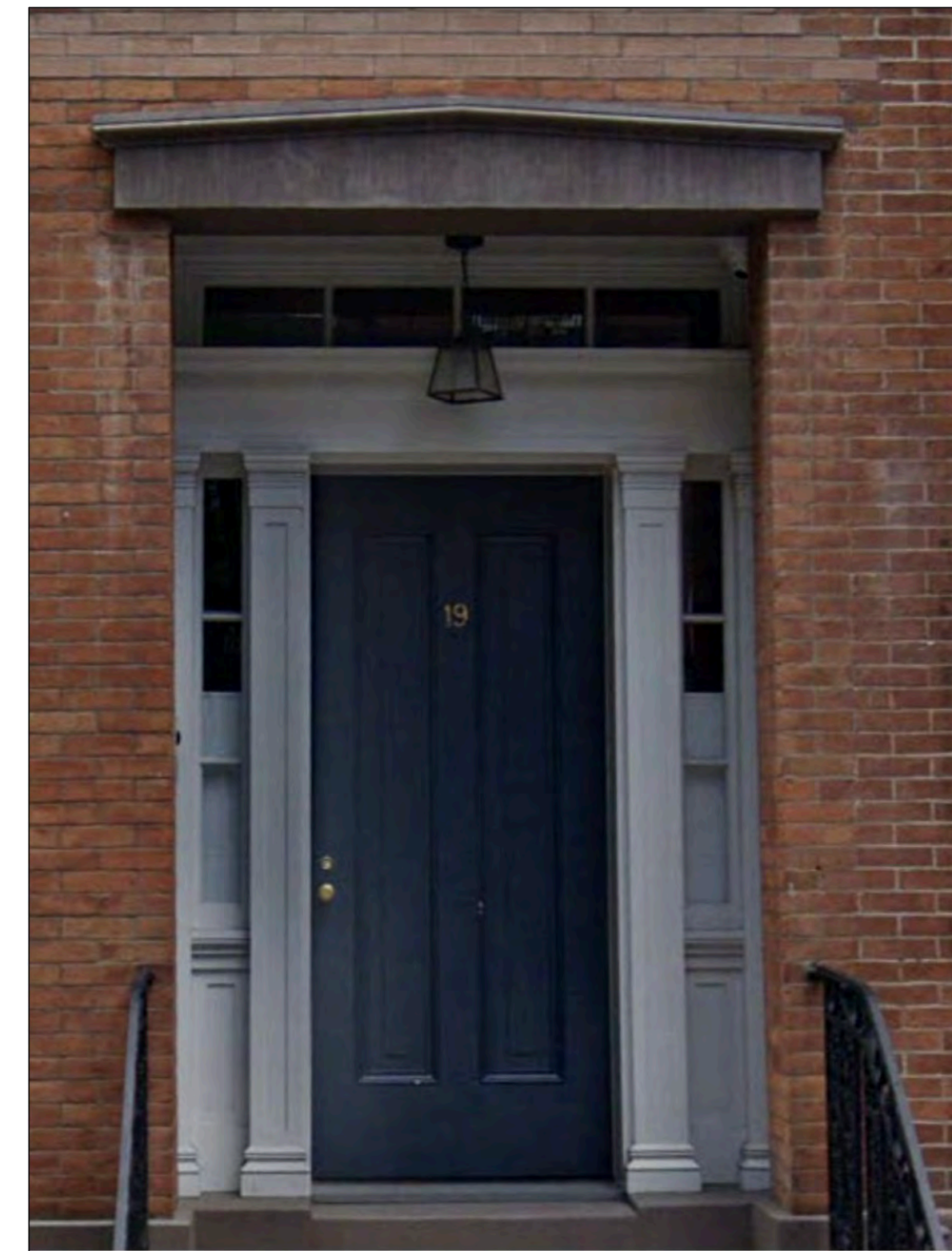
TYPE H: EXTERIOR DOOR, FIRST FLOOR  
PLAN VIEW

3  
SCALE: 1" = 1'-0"



FRONT DOOR PANELING DETAIL

4  
6" = 1'-0"



PRECEDENT AT 19 BETHUNE ST.

5  
NTS

PROJECT

# RESIDENCE AT 27 BETHUNE ST.

27 BETHUNE STREET  
NEW YORK, NY 10014

ARCHITECT

E R V

ELIZABETH ROBERTS ARCHITECTS  
168 7TH STREET 3C  
BROOKLYN, NY 11215  
718 504 5488

STRUCTURAL ENGINEER

AGENCIE

ARCHITECTURE & ENGINEERING, P.C.  
463 WEST ST. AKA 155 BANK ST. #1801  
NEW YORK, NY 10014  
212 203 0265

MECHANICAL ENGINEER

D'ANTONIO

CONSULTING ENGINEERS  
30 WEST WAUKENA AVENUE  
OCEANSIDE, NY 11572  
516 594 4284

ISSUE

NO.	DATE	DESCRIPTION
1	XX.XX.2022	XXX

TITLE

## DOOR DETAIL AT FIRST FLOOR FRONT ENTRY

SEAL AND SIGNATURE

DATE: 09.12.2022

PROJECT #: 2204.27 BETHUNE

DRAWING BY: AS

CHECK BY: JL

DRAWING NO:

LPC-133.00

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1 EXISTING BASEMENT ENTRY GATE  
NTS



1 EXISTING AREAWAY  
NTS



1 EXISTING BASEMENT ENTRY GATE  
NTS



1 DOOR SURROUND AT BASEMENT ENTRY  
NTS

PROJECT

# RESIDENCE AT 27 BETHUNE ST.

27 BETHUNE STREET  
NEW YORK, NY 10014

ARCHITECT

E R V  
ELIZABETH ROBERTS ARCHITECTS  
168 7TH STREET 3C  
BROOKLYN, NY 11215  
718 504 5488

STRUCTURAL ENGINEER

AGENCIE  
ARCHITECTURE & ENGINEERING, P.C.  
463 WEST ST. AKA 155 BANK ST. #1801  
NEW YORK, NY 10014  
212 203 0265

MECHANICAL ENGINEER

D'ANTONIO  
CONSULTING ENGINEERS  
30 WEST WAUKENA AVENUE  
OCEANSIDE, NY 11572  
516 594 4284

ISSUE		
NO.	DATE	DESCRIPTION
1	XX.XX.2022	XXX

## EXISTING AREAWAY CONDITIONS & BASEMENT ENTRY CONDITIONS

SEAL AND SIGNATURE	DATE: 09.12.2022
	PROJECT #: 2204.27 BETHUNE
	DRAWING BY: AS
	CHECK BY: JL
	DRAWING NO:
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KEEP EXISTING RAILINGS -  
REPAIR, REFINISH - REPLACE  
IN KIND AS NECESSARY.  
WATER PRESSURE TO CLEAN  
SHALL NOT EXCEED 300 PSI,  
TYPICAL

NEW IRON NEWEL  
POSTS AT FRONT  
STOOP. MATCH  
HISTORICALLY  
ACCURATE STYLE  
FROM 19 BETHUNE  
STREET.

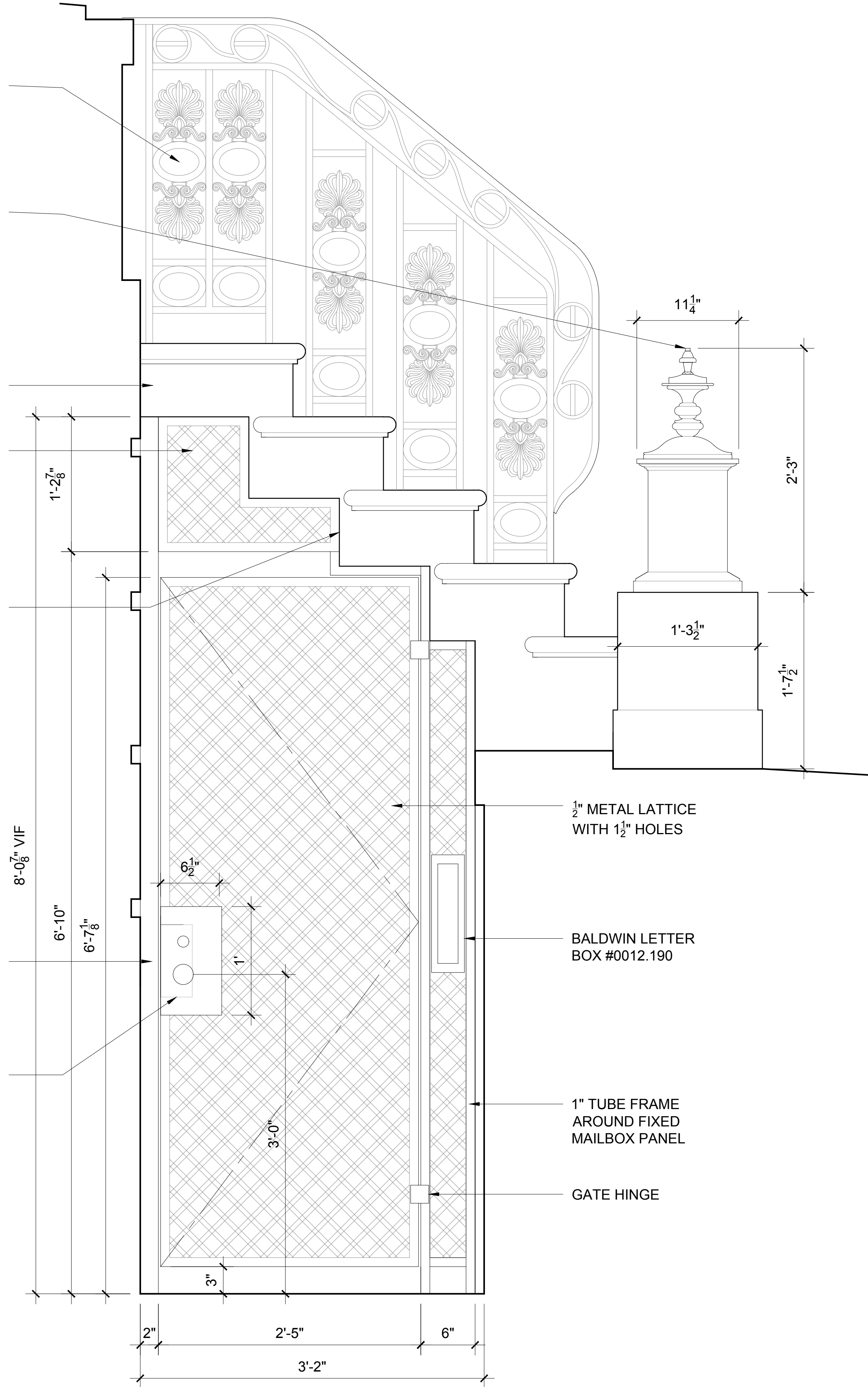
CHIP EXISTING  
STAIRS.  
REPAIR AS  
NECESSARY,  
RE-BROWNSTONE

FIXED METAL  
LATTICE PANEL

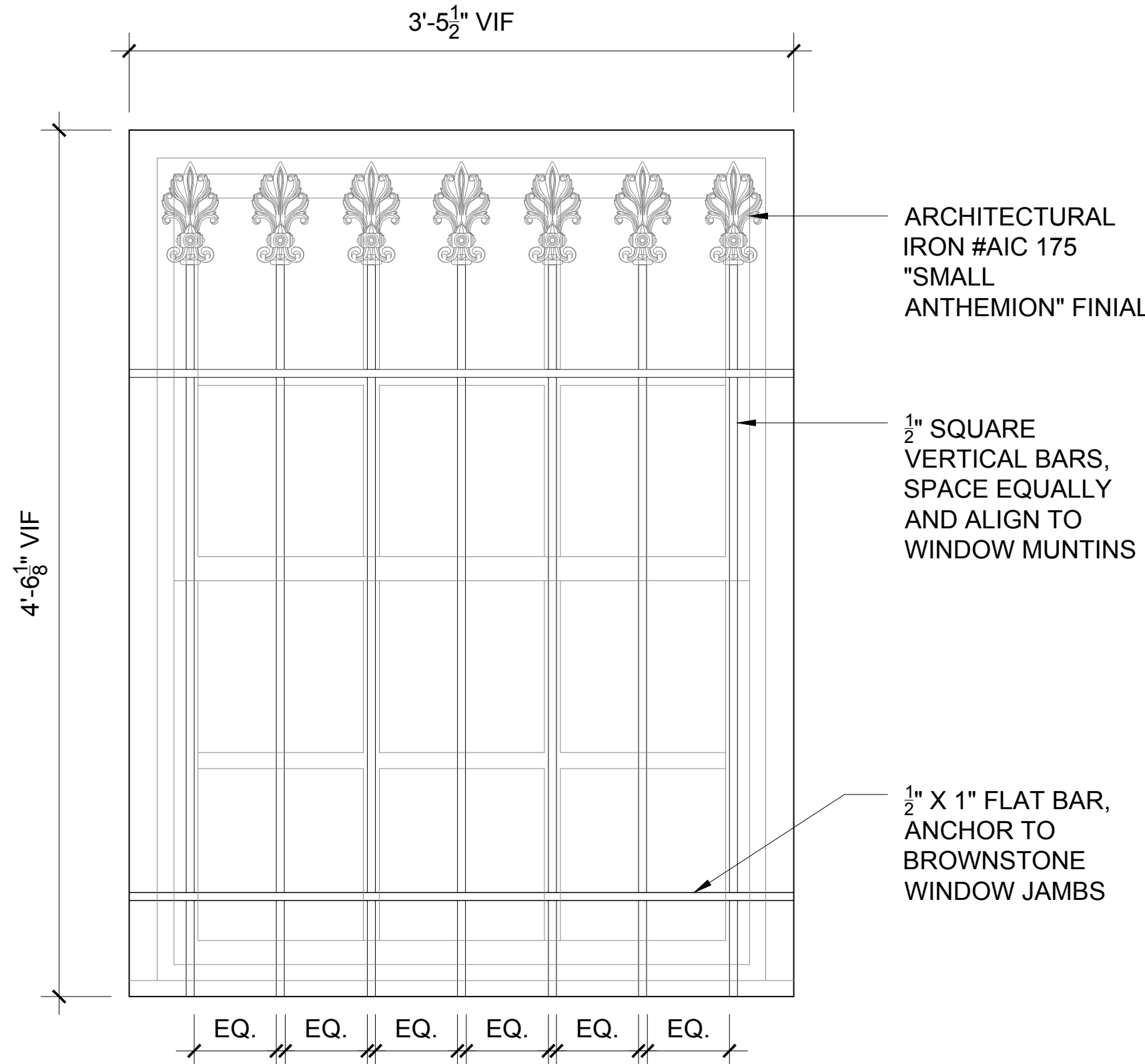
ALL EXISTING  
DIMENSIONS OF  
BROWNSTONE  
UNDERSIDE OF  
THE STOOP TO  
BE CONFIRMED

2" TUBE STEEL  
POST  
NOTCHED TO  
CONTAIN  
ELECTRIC  
STRIKE

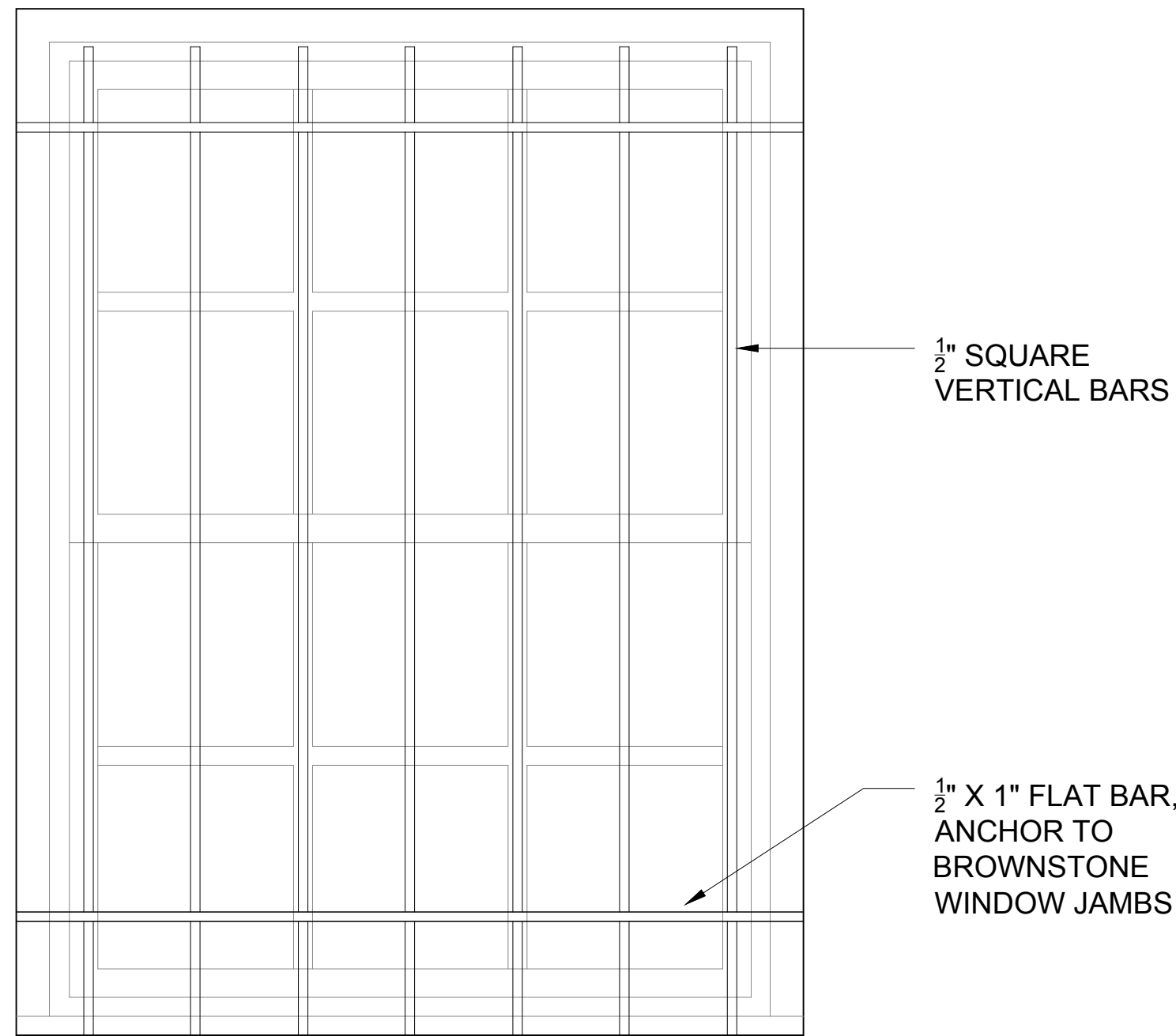
ACCURATE  
MORTISE LOCK  
9059 FOR 1 3/8"  
THICK DOOR IN  
STEEL BOX



1 PROPOSED BASEMENT ENTRY GATE & STOOP RAILINGS  
1 1/2" = 1'-0"



3 PROPOSED BASEMENT WINDOW IRONWORK  
1 1/2" = 1'-0"



2 EXISTING BASEMENT WINDOW IRONWORK  
1 1/2" = 1'-0"

PROJECT

# RESIDENCE AT 27 BETHUNE ST.

27 BETHUNE STREET  
NEW YORK, NY 10014

ARCHITECT

E R V

ELIZABETH ROBERTS ARCHITECTS  
168 7TH STREET 3C  
BROOKLYN, NY 11215  
718 504 5488

STRUCTURAL ENGINEER

AGENCIE

ARCHITECTURE & ENGINEERING, P.C.  
463 WEST ST. AKA 155 BANK ST. #1801  
NEW YORK, NY 10014  
212 203 0265

MECHANICAL ENGINEER

D'ANTONIO

CONSULTING ENGINEERS  
30 WEST WAUKENA AVENUE  
OCEANSIDE, NY 11572  
516 594 4284

ISSUE

NO.	DATE	DESCRIPTION
1	XX.XX.2022	XXX

TITLE

## PROPOSED ELEVATIONS: FRONT

SEAL AND SIGNATURE

DATE: 09.12.2022

PROJECT #: 2204.27 BETHUNE

DRAWING BY: AS

CHECK BY: JL

DRAWING NO:

LPC-135.00

NOTE: IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF  
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NOTATION "ALTERED BY" FOLLOWED BY HIS/HER SIGNATURE AND THE DATE OF SUCH ALTERATION,  
AND A SPECIFIC DESCRIPTION OF THE ALTERATION.



PROJECT

# RESIDENCE AT 27 BETHUNE ST.

27 BETHUNE STREET  
NEW YORK, NY 10014

ARCHITECT

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ELIZABETH ROBERTS ARCHITECTS  
168 7TH STREET 3C  
BROOKLYN, NY 11215  
718 504 5488

STRUCTURAL ENGINEER

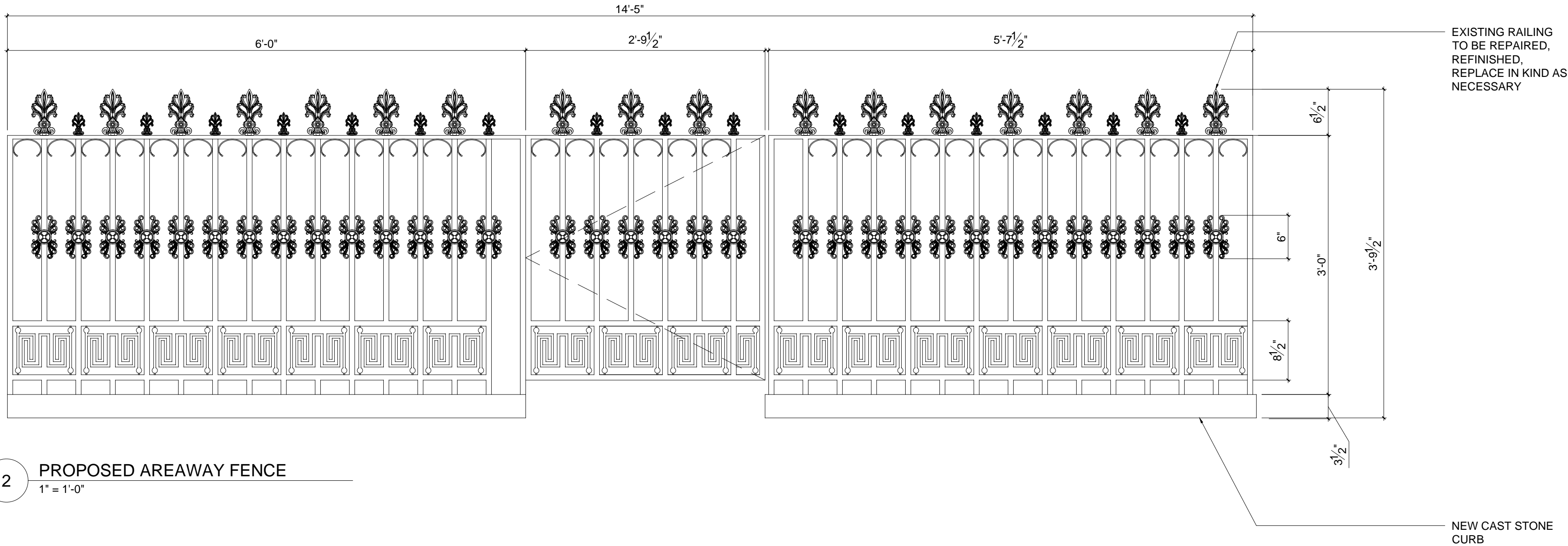
AGENCIE

ARCHITECTURE & ENGINEERING, P.C.  
463 WEST ST. AKA 155 BANK ST. #1801  
NEW YORK, NY 10014  
212 203 0265

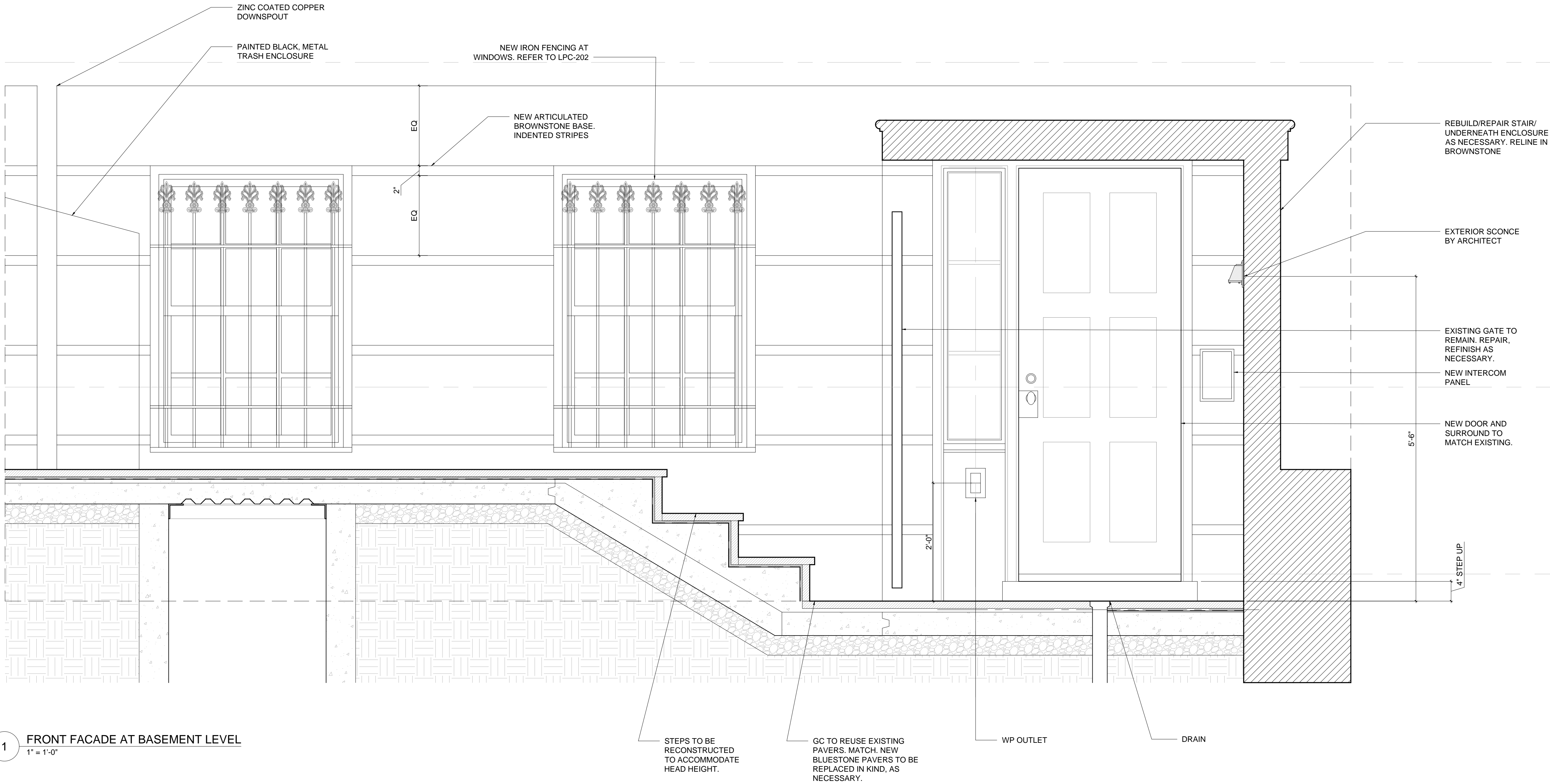
MECHANICAL ENGINEER

D'ANTONIO

CONSULTING ENGINEERS  
30 WEST WAUKENA AVENUE  
OCEANSIDE, NY 11572  
516 594 4284



2 PROPOSED AREAWAY FENCE  
1" = 1'-0"



1 FRONT FACADE AT BASEMENT LEVEL  
1" = 1'-0"

ISSUE		
NO.	DATE	DESCRIPTION
1	XX.XX.2022	XXX

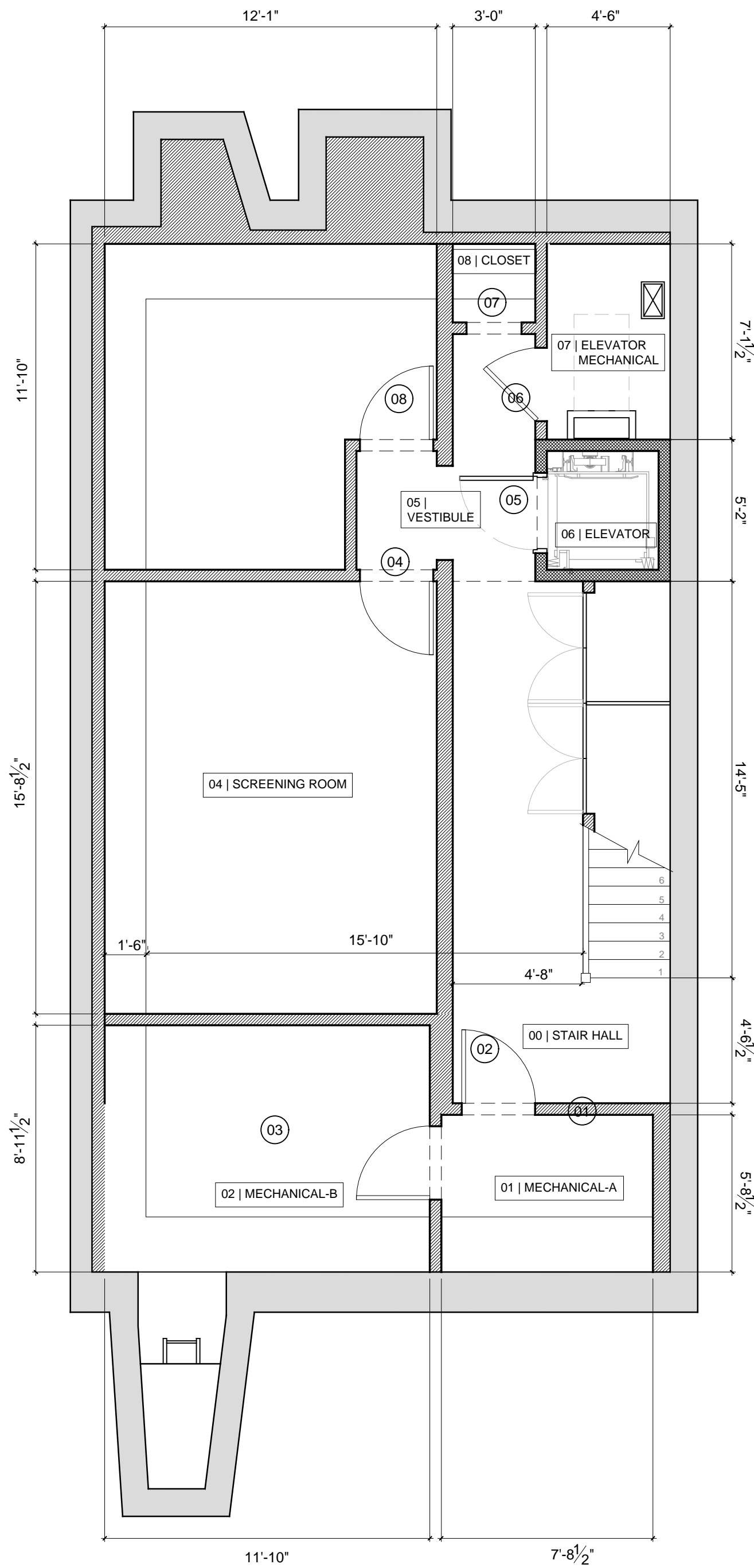
TITLE

## PROPOSED ELEVATIONS: BASEMENT DETAILS

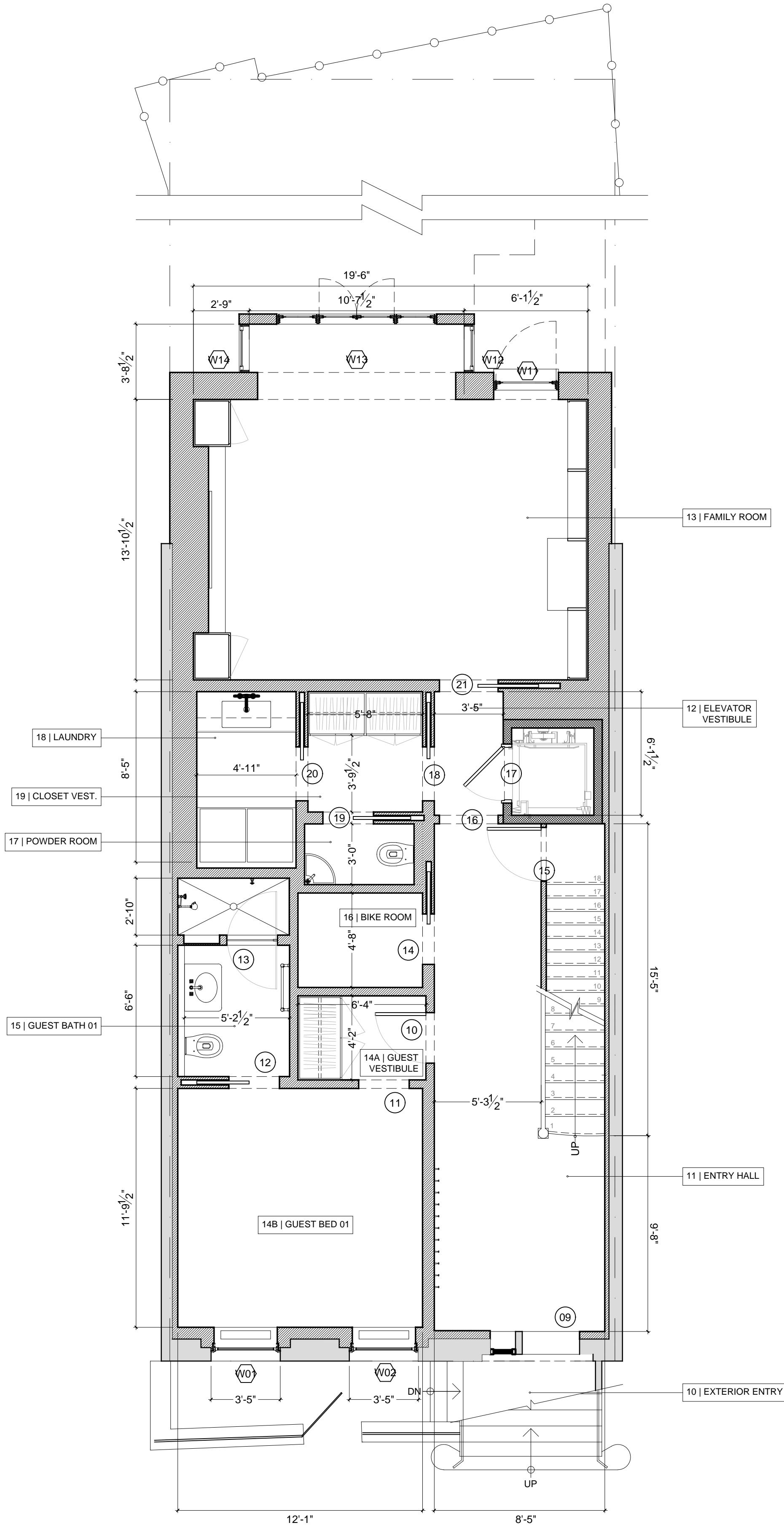
SEAL AND SIGNATURE	DATE: 09.12.2022
PROJECT #:	2204.27 BETHUNE
DRAWING BY:	AS
CHECK BY:	JL
DRAWING NO:	LPC-136.00

NOTE: IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER ANY ITEM ON THIS DRAWING IN ANY WAY. IF ANY ITEM ON THIS DRAWING IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS/HER ITEM THE SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS/HER SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

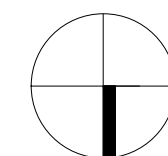




1 CELLAR CONSTRUCTION PLAN  
1/4" = 1'-0"



2 BASEMENT CONSTRUCTION PLAN  
1/4" = 1'-0"



PROJECT

# RESIDENCE AT 27 BETHUNE ST.

27 BETHUNE STREET  
NEW YORK, NY 10014

ARCHITECT

E R V

ELIZABETH ROBERTS ARCHITECTS  
168 7TH STREET 3C  
BROOKLYN, NY 11215  
718 504 5488

STRUCTURAL ENGINEER

AGENCIE

ARCHITECTURE & ENGINEERING, P.C.  
463 WEST ST. AKA 155 BANK ST. #1801  
NEW YORK, NY 10014  
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D'ANTONIO

CONSULTING ENGINEERS  
30 WEST WAUKENA AVENUE  
OCEANSIDE, NY 11572  
516 594 4284

ISSUE

NO. DATE DESCRIPTION

TITLE

## PROPOSED PLANS: CELLAR AND BASEMENT FLOORS

SEAL AND SIGNATURE

DATE: 09.12.2022

PROJECT #: 2204.27 BETHUNE

DRAWING BY: EB / AS / MO

CHECK BY: JL

DRAWING NO:

LPC-137.00

NOTE: IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER ANY ITEM ON THIS DRAWING IN ANY WAY. IF ANY ITEM ON THIS DRAWING IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS/HER ITEM THE SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS/HER SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.



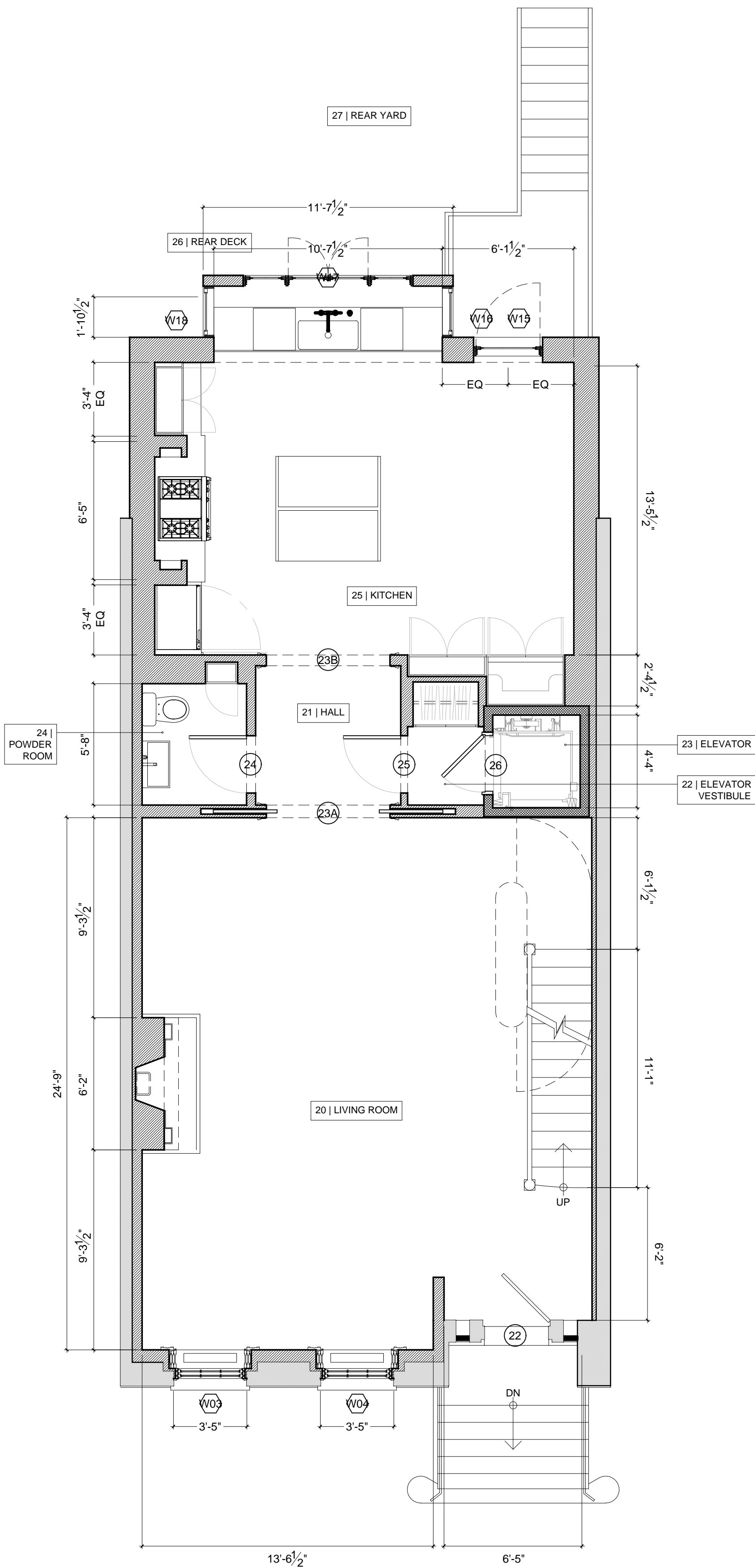
RESIDENCE AT  
27 BETHUNE ST.

27 BETHUNE STREET  
NEW YORK, NY 10014

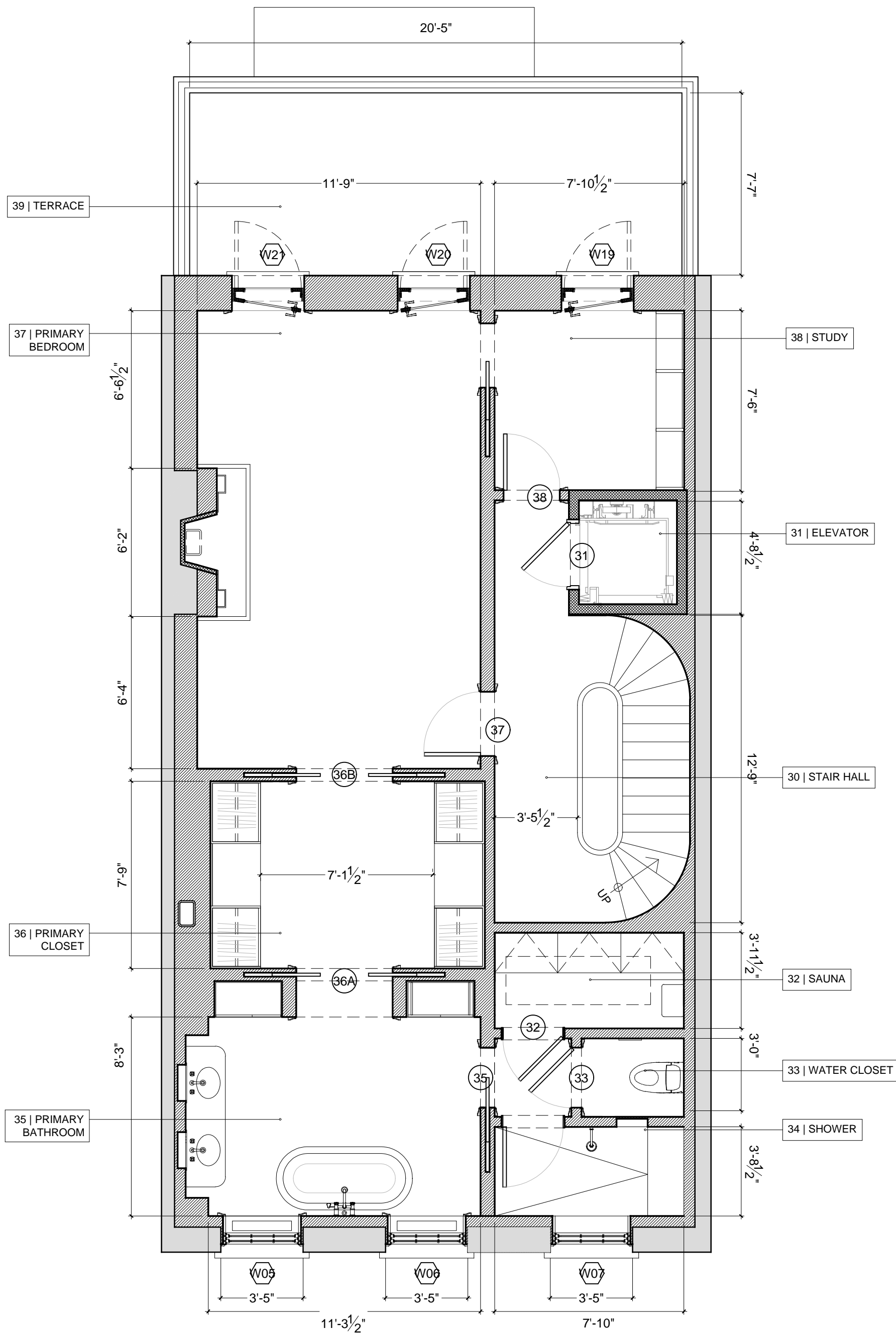
E R V  
ELIZABETH ROBERTS ARCHITECTS  
168 7TH STREET 3C  
BROOKLYN, NY 11215  
718 504 5488

AGENCIE  
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463 WEST ST. AKA 155 BANK ST. #1801  
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212 203 0265

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516 594 4284



1 FIRST FLOOR CONSTRUCTION PLAN  
1/4" = 1'-0"



2 SECOND FLOOR CONSTRUCTION PLAN  
1/4" = 1'-0"

ISSUE		
NO.	DATE	DESCRIPTION

TITLE

## PROPOSED PLANS: FIRST AND SECOND FLOORS

SEAL AND SIGNATURE	DATE: 09.12.2022
	PROJECT #: 2204.27 BETHUNE
	DRAWING BY: EB / AS / MO
	CHECK BY: JL
	DRAWING NO:
	LPC-138.00

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PROJECT

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27 BETHUNE STREET  
NEW YORK, NY 10014

ARCHITECT

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ELIZABETH ROBERTS ARCHITECTS  
168 7TH STREET 3C  
BROOKLYN, NY 11215  
718 504 5488

STRUCTURAL ENGINEER

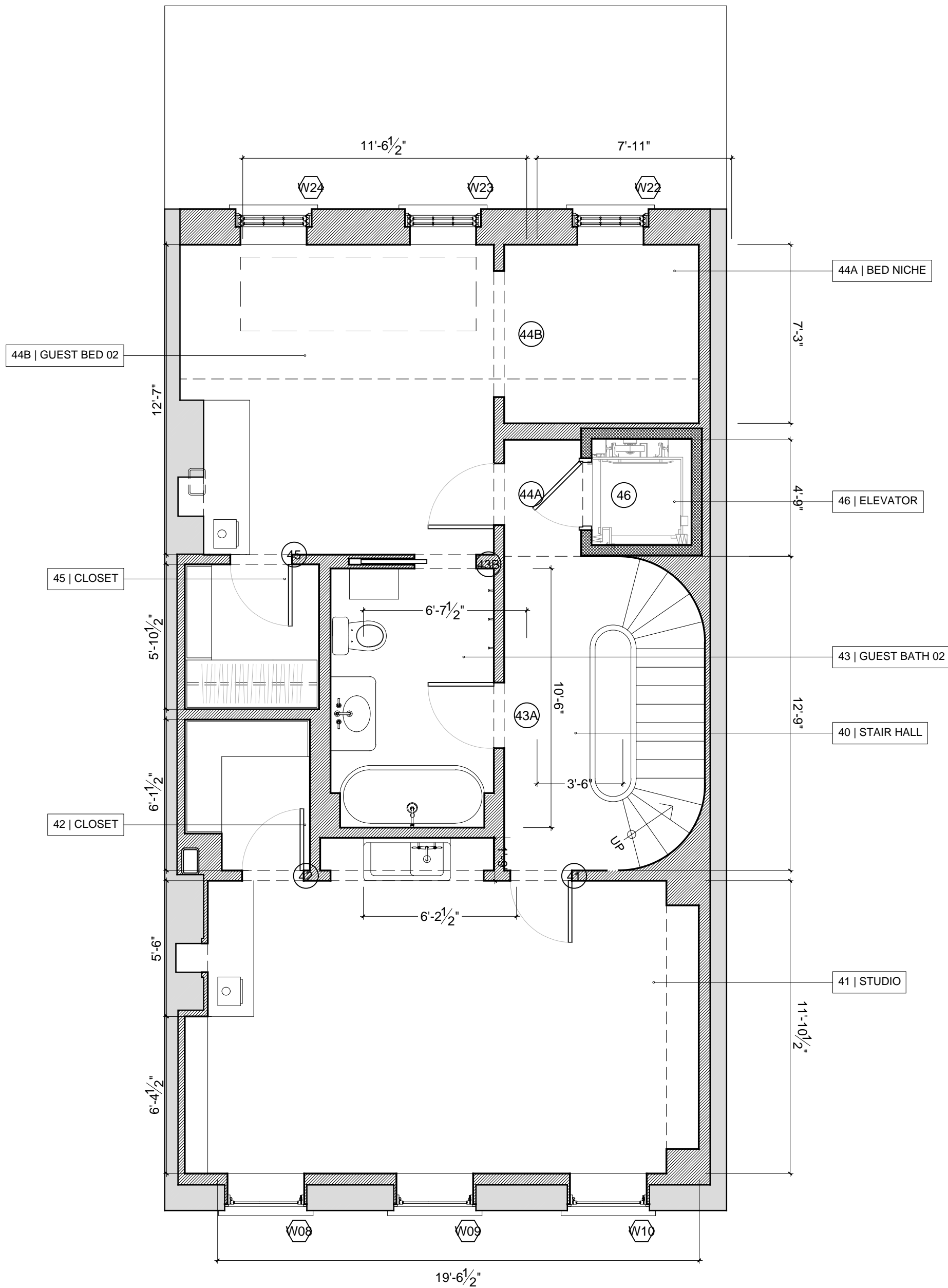
AGENCIE

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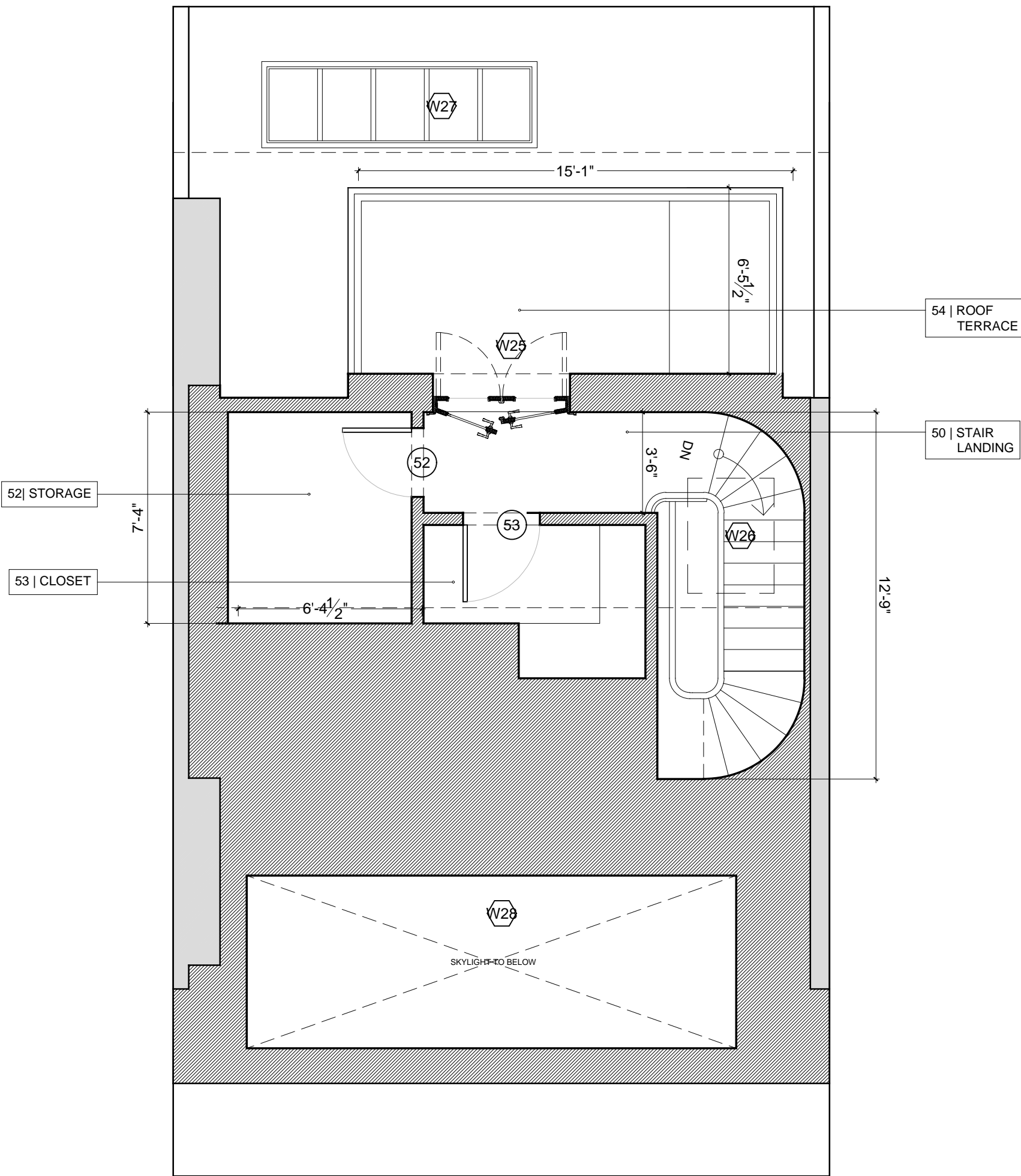
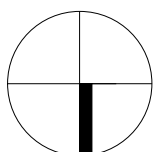
MECHANICAL ENGINEER

D'ANTONIO

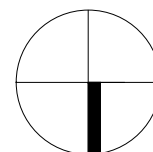
CONSULTING ENGINEERS  
30 WEST WAUKENA AVENUE  
OCEANSIDE, NY 11572  
516 594 4284



1 THIRD FLOOR CONSTRUCTION PLAN  
1/4" = 1'-0"



2 FOURTH FLOOR CONSTRUCTION PLAN  
1/4" = 1'-0"



ISSUE

NO. DATE DESCRIPTION

TITLE

## PROPOSED PLANS: THIRD AND FOURTH FLOORS

SEAL AND SIGNATURE

DATE: 09.12.2022

PROJECT #: 2204.27 BETHUNE

DRAWING BY: EB / AS / MO

CHECK BY: JL

DRAWING NO:

LPC-139.00

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PROJECT

# RESIDENCE AT 27 BETHUNE ST.

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NEW YORK, NY 10014

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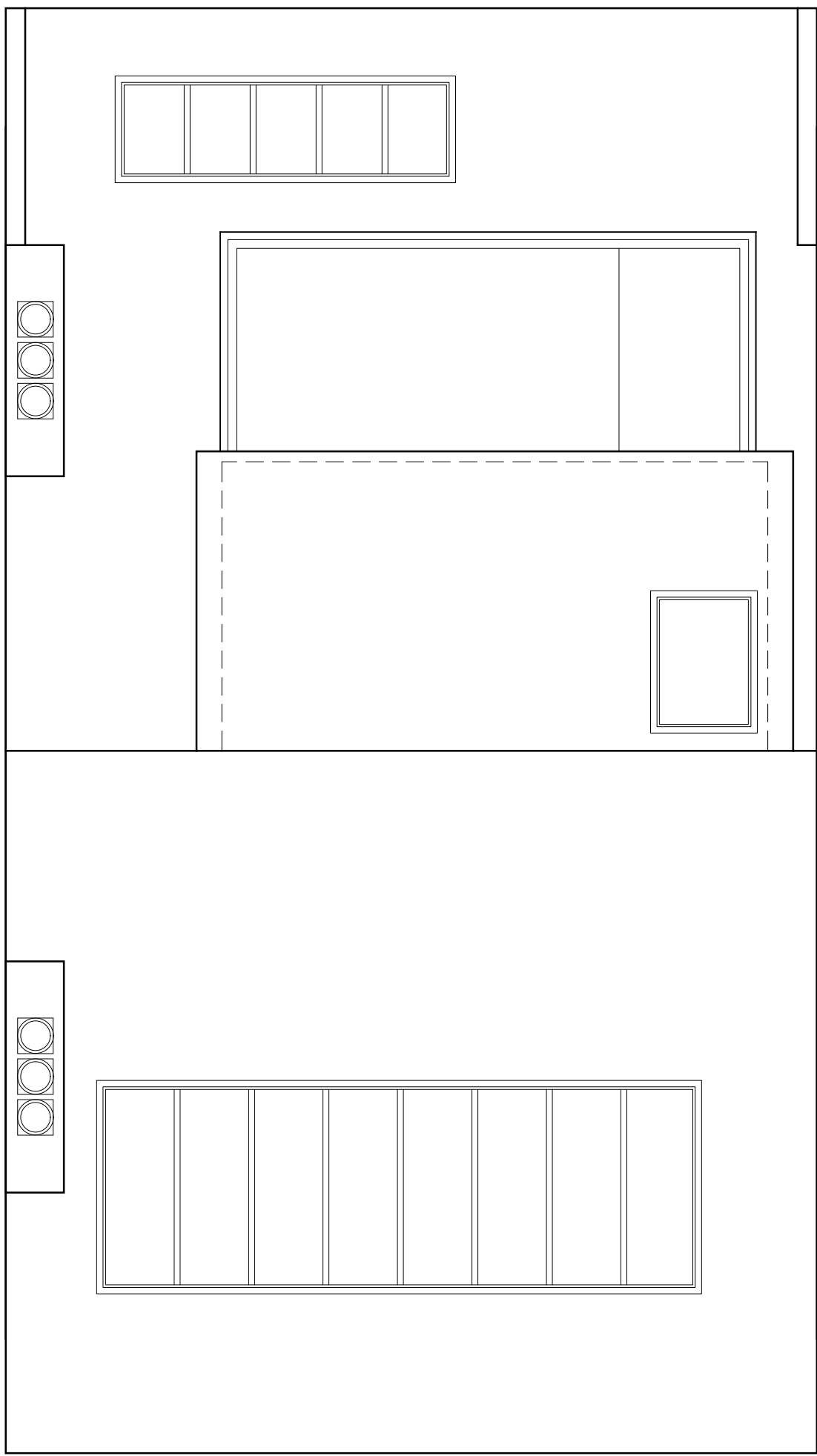
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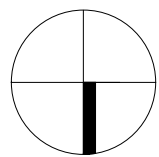
MECHANICAL ENGINEER

D'ANTONIO

CONSULTING ENGINEERS  
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OCEANSIDE, NY 11572  
516 594 4284



1 ROOF CONSTRUCTION PLAN  
1/4" = 1'-0"



ISSUE

NO.	DATE	DESCRIPTION
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TITLE

## PROPOSED PLANS: ROOF

SEAL AND SIGNATURE

DATE: 09.12.2022

PROJECT #: 2204\_27 BETHUNE

DRAWING BY: EB / AS / MO

CHECK BY: JL

DRAWING NO:

LPC-140.00

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1 105-7 BANK ST.  
NTS

- 09/13/2022 - APPROVED WITH MODIFICATIONS:
- NEW ONE-STORY ROOFTOP ADDITION
  - NEW TWO-STORY REAR EXTENSION
  - NEW CORNICE LEVEL ON REAR FACADE
  - NEW BRICK FACADE
  - NEW WINDOW HEADERS AND CAPS ON 105 BANK ST., RESTORED TO ORIGINAL CONDITION
  - NEW DOOR SURROUND ON 107 BANK ST. RESTORED TO ORIGINAL CONDITION
  - EXISTING BASEMENT ADDITION DEMOLISHED



2 109 BANK ST.  
NTS

- 10/27/2020 - APPROVED:
- NEW ONE-STORY ROOFTOP ADDITION
  - EXISTING FRONT DOOR AND SURROUND REPLACED
  - NEW SECOND FLOOR EXTENSION ON REAR FACADE
  - NEW DROPPED PARAPET ON REAR FACADE
  - NEW STEEL DOOR AND WINDOW ASSEMBLY ON REAR TWO STORY ADDITION
  - REMOVAL OF EXISTING SECOND FLOOR WINDOWS AND MASONRY WALL FOR EXTENSION



3 27 BETHUNE ST. PROPOSED  
NTS



4 LOCATION MAP  
NTS

PROJECT

# RESIDENCE AT 27 BETHUNE ST.

27 BETHUNE STREET  
NEW YORK, NY 10014

ARCHITECT

**E R V**

ELIZABETH ROBERTS ARCHITECTS  
168 7TH STREET 3C  
BROOKLYN, NY 11215  
718 504 5488

STRUCTURAL ENGINEER

**AGENCIE**

ARCHITECTURE & ENGINEERING, P.C.  
463 WEST ST. AKA 155 BANK ST. #1801  
NEW YORK, NY 10014  
212 203 0265

MECHANICAL ENGINEER

**D'ANTONIO**

CONSULTING ENGINEERS  
30 WEST WAUKENA AVENUE  
OCEANSIDE, NY 11572  
516 594 4284

ISSUE NO.	DATE	DESCRIPTION
1	XX.XX.2022	XXX

TITLE

## LPC APPROVED REAR FACADE ADDITIONS NEAR SITE

SEAL AND SIGNATURE DATE: 09.12.2022

PROJECT #: 2204.27 BETHUNE

DRAWING BY: AS

CHECK BY: JL

DRAWING NO:

# LPC-141.00

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**April 4, 2023**  
Public Hearing

The current proposal is:

**Preservation Department – Item 6, LPC-23-04146**

## **27 Bethune Street – Greenwich Village Historic District Borough of Manhattan**

**To Testify Please Join Zoom**

**Webinar ID:** 880 2120 0972

**Passcode:** 963310

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.