

May 21, 2024
Public Hearing

The current proposal is:

Preservation Department – Item 6, LPC-24-05316

767 Washington Street – Greenwich Village Historic District Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 818 7983 7778

Passcode: 462912

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 virtually 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.



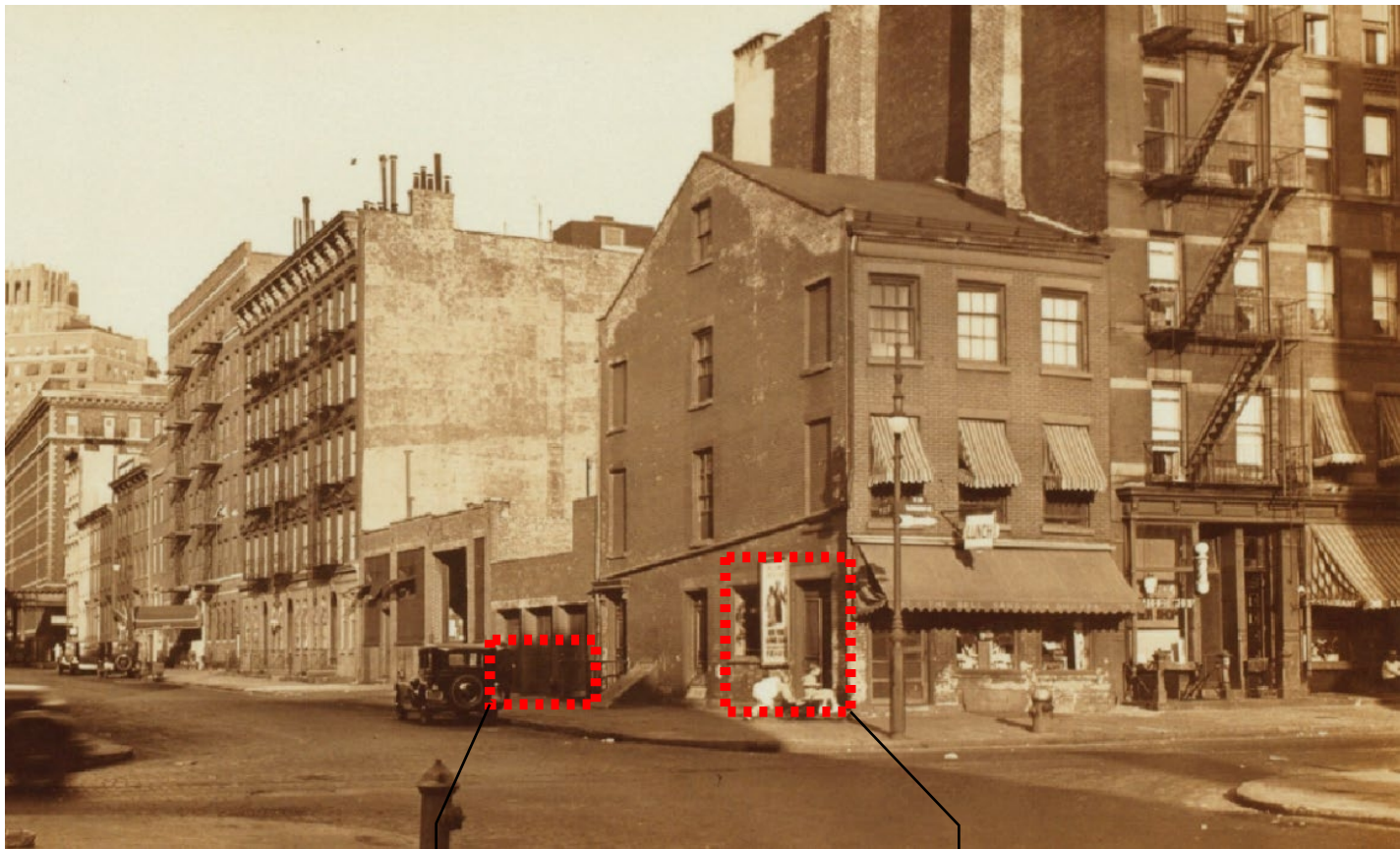
Historic Conditions



1932 (NYPL)



c1940 (Municipal Archives)



1932 (NYPL)

No masonry at low sections of openings

Door and window opening on north facade



c1940 (Municipal Archives)



c1940 (Municipal Archives)



1963-67 (LPC)



c1940 (Municipal Archives)

Window opening with
stone lintel



1963-67 (LPC)

Window opening with
stone lintel

Current Conditions



West 12th Street, Looking West



Rear Facade



Rear Addition as of 2018, before Copping, parapet and stone lintel removed under #CNE-132234



Infill masonry and steel panels previously approved for removal, under #CNE-132234

Non historic parapet and
coping stone built under
LPC #CNE-132234

Infill masonry and steel panels
previously approved for removal under
#CNE-132234

Existing historic masonry and
stone piers

Front Facade of Rear Addition



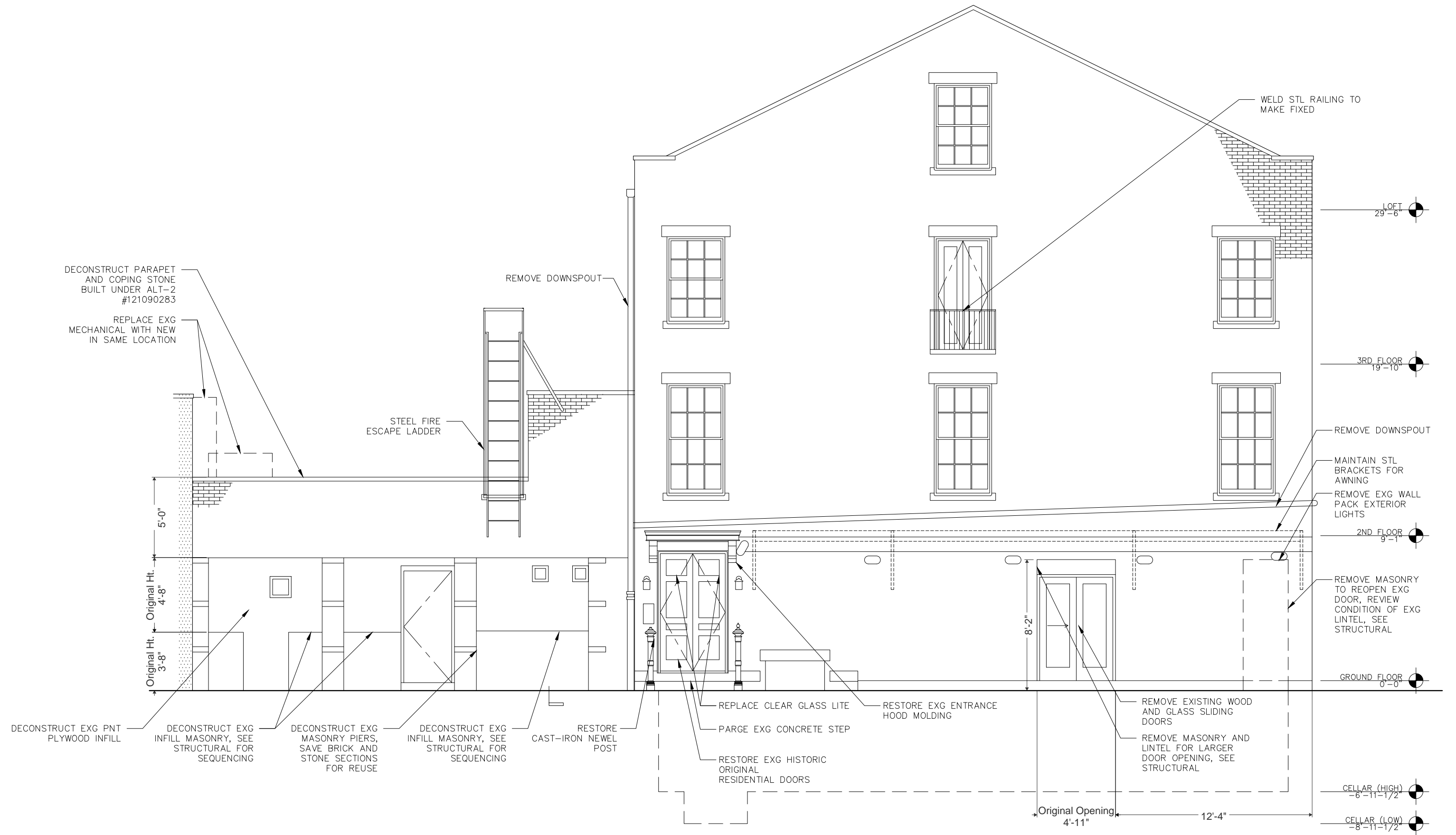


Existing



Proposed

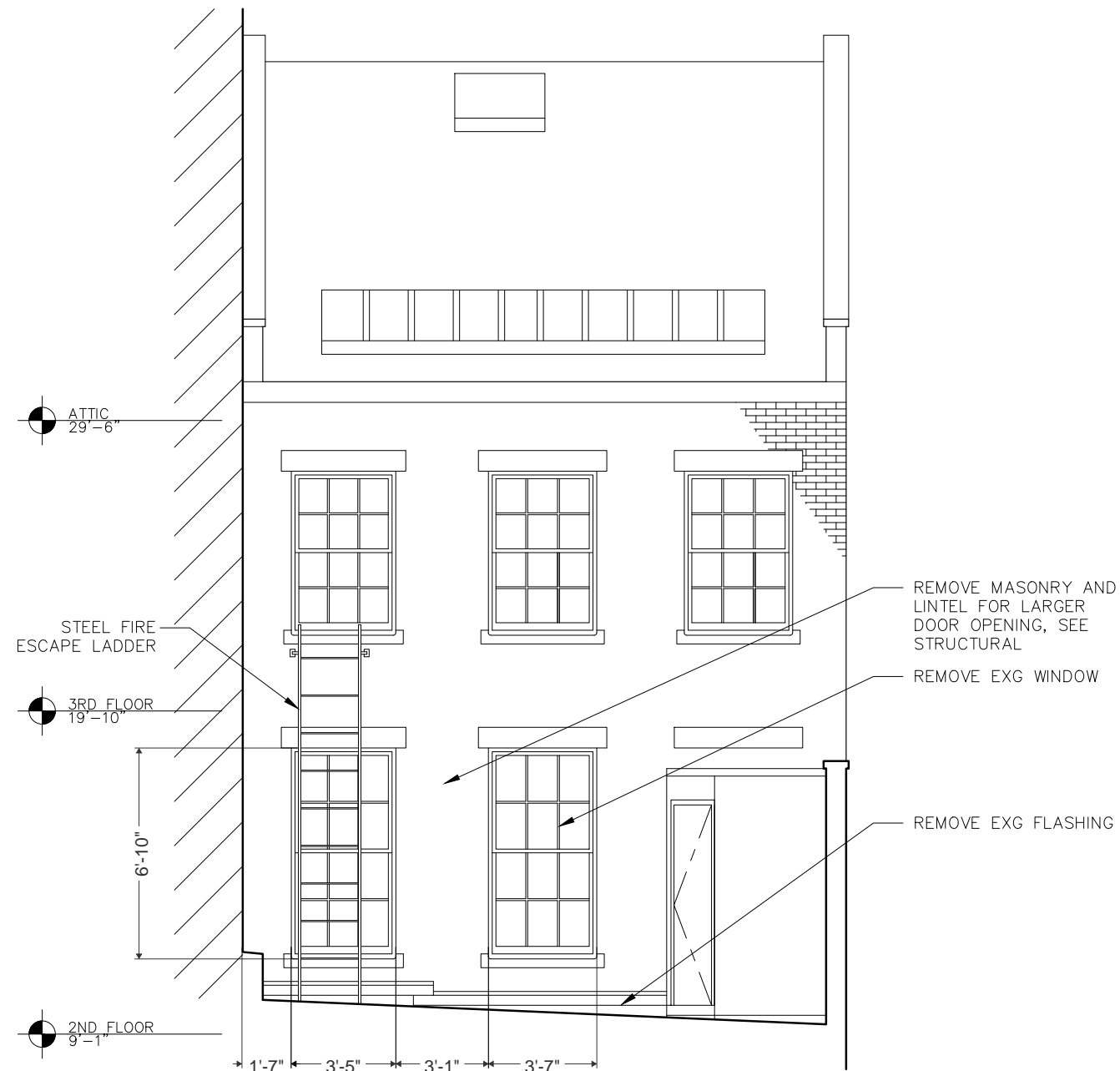
Existing and Proposed Drawings



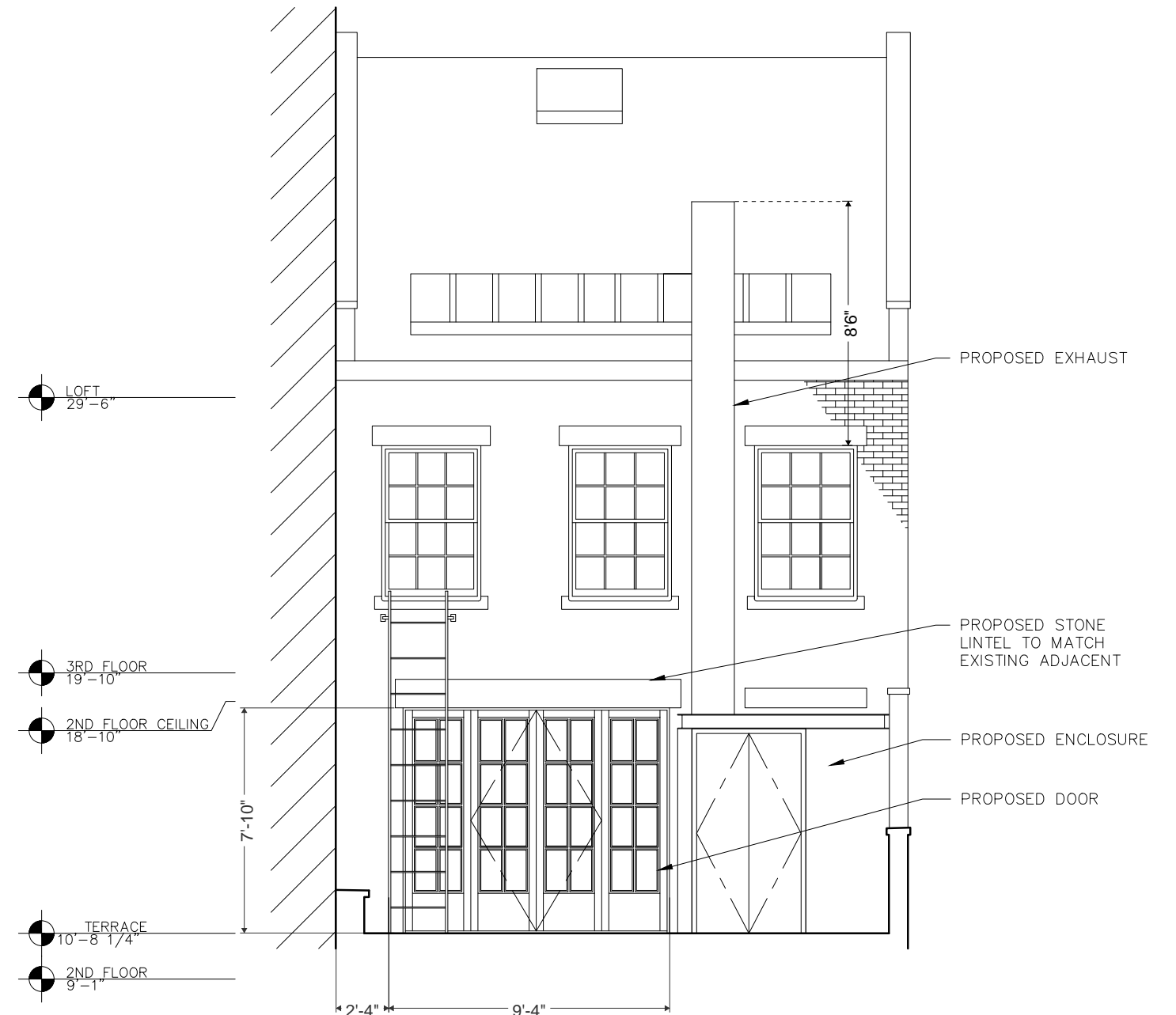
W 12th Street Elevation - Existing



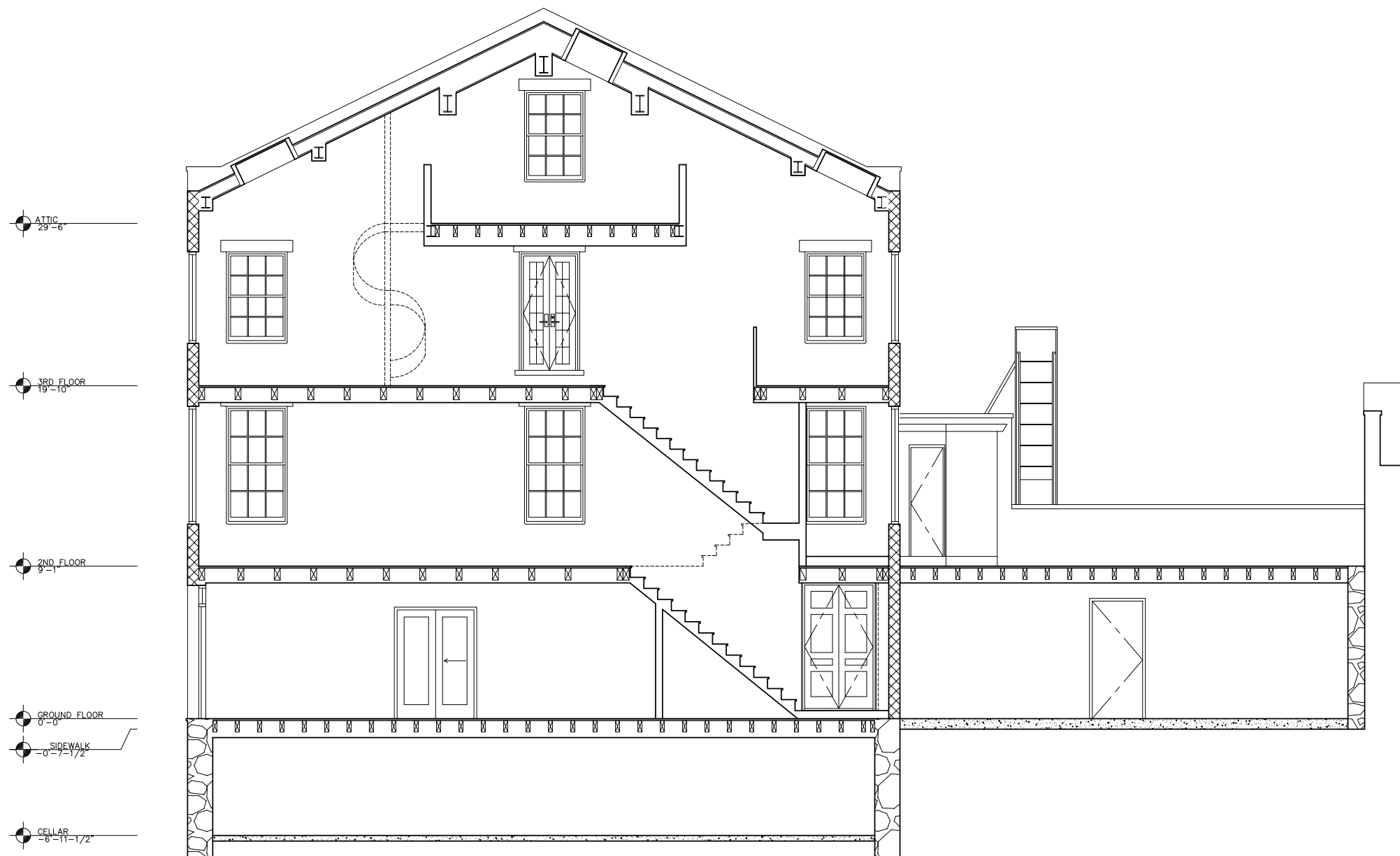
W 12th Street Elevation - Proposed



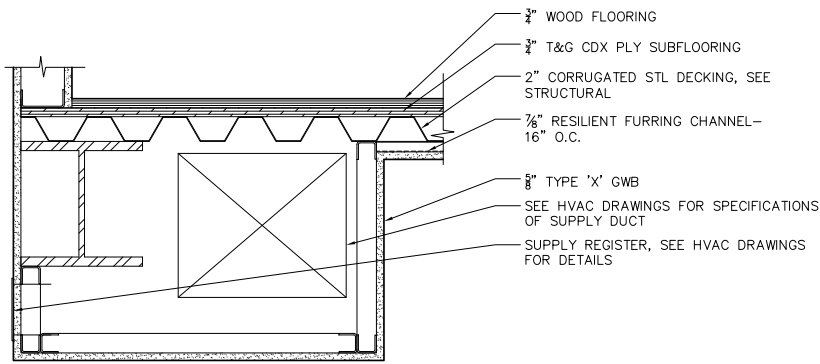
Building East Elevation - Existing



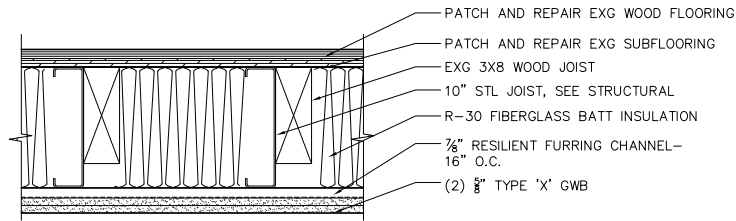
Building East Elevation - Proposed



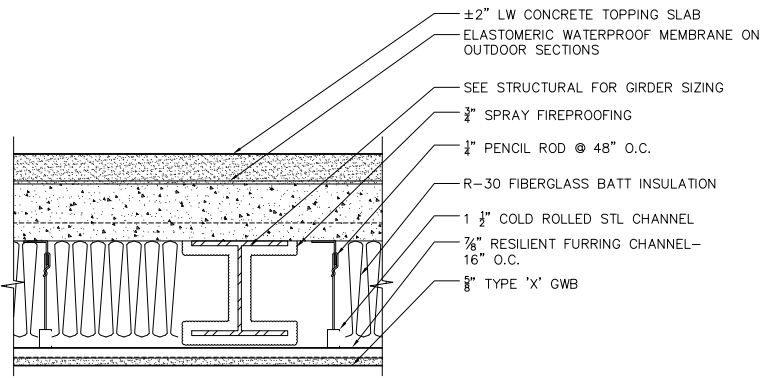
Building Section Existing



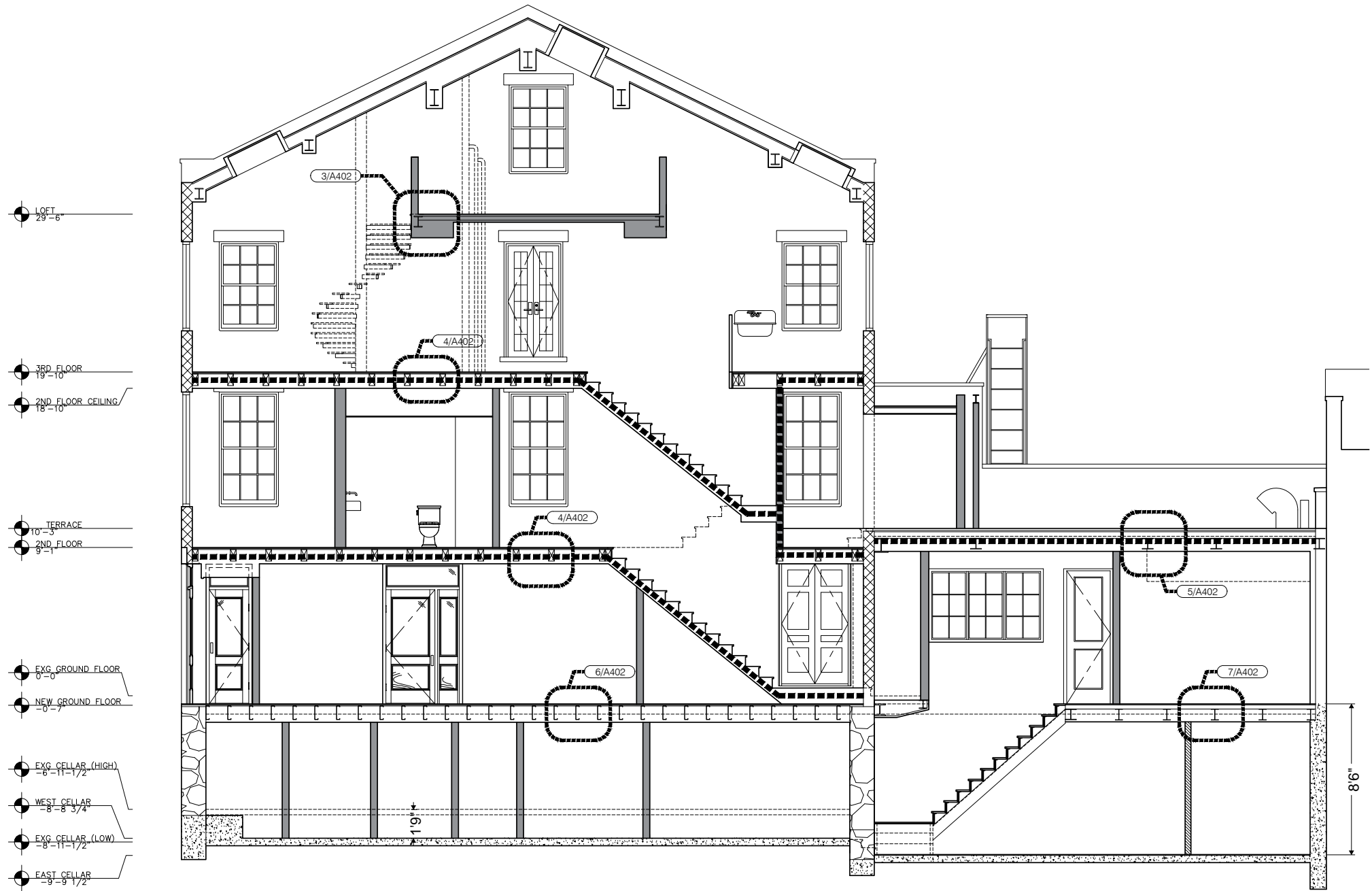
Floor Section at Attic (Not Rated)



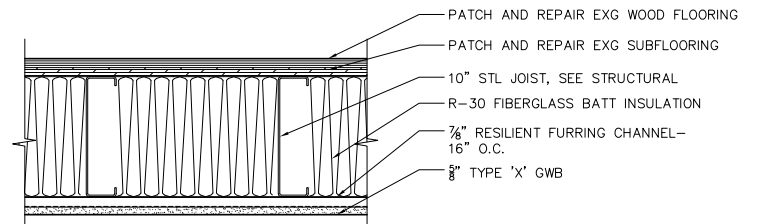
Floor Section at Second & Third Floor (UL 511)



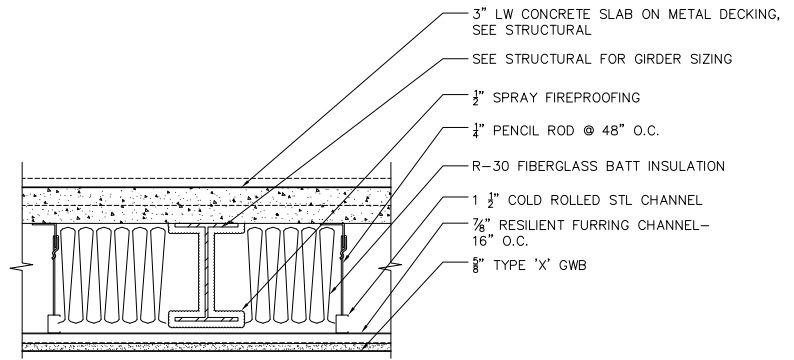
Floor Section at Enclosed Patio (UL 501)



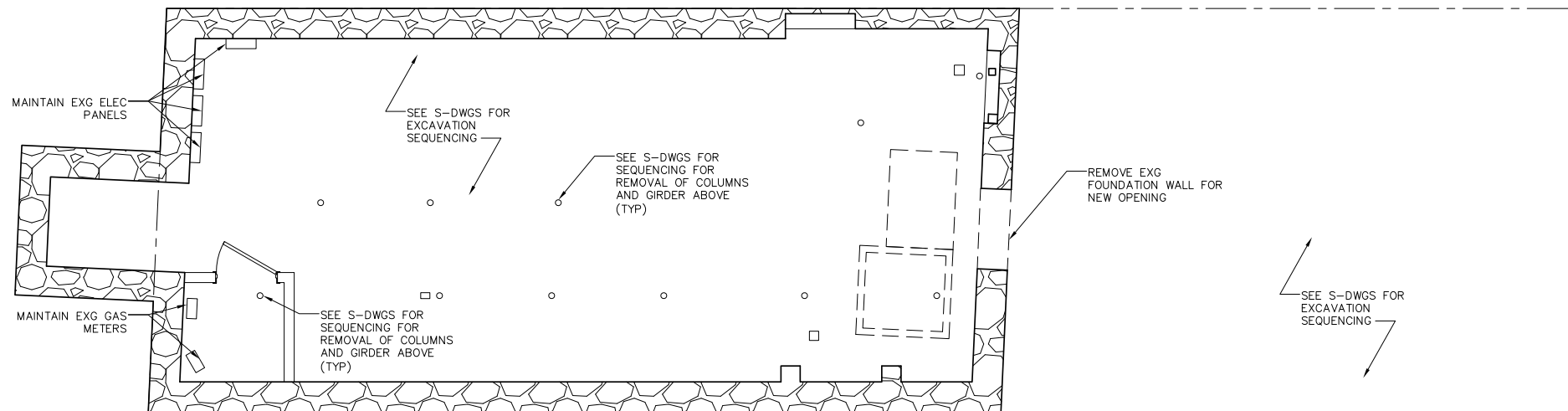
Building Section Proposed



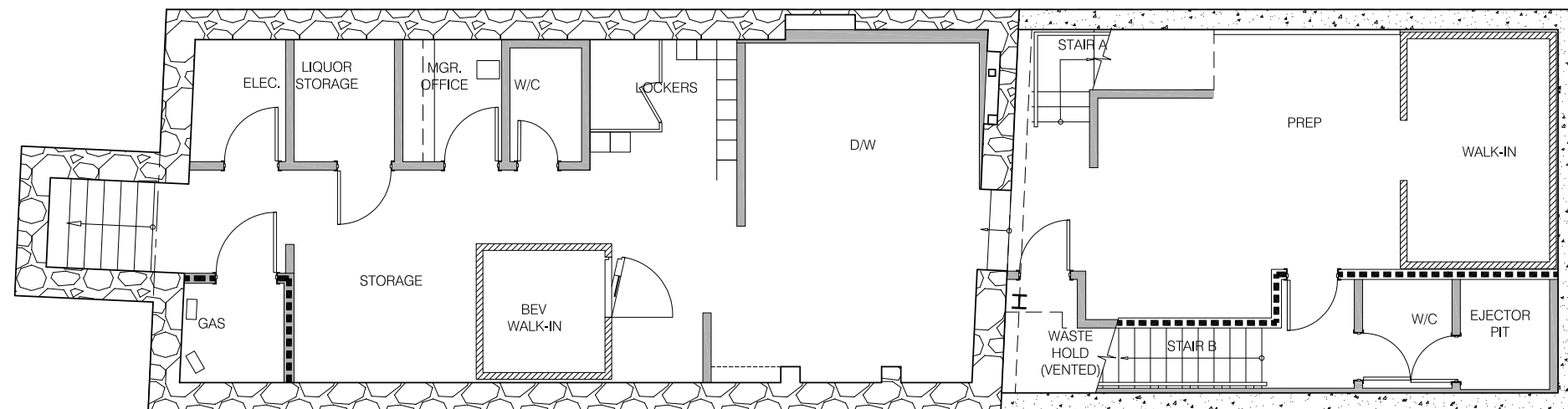
Floor Section at Ground Floor (UL 515)



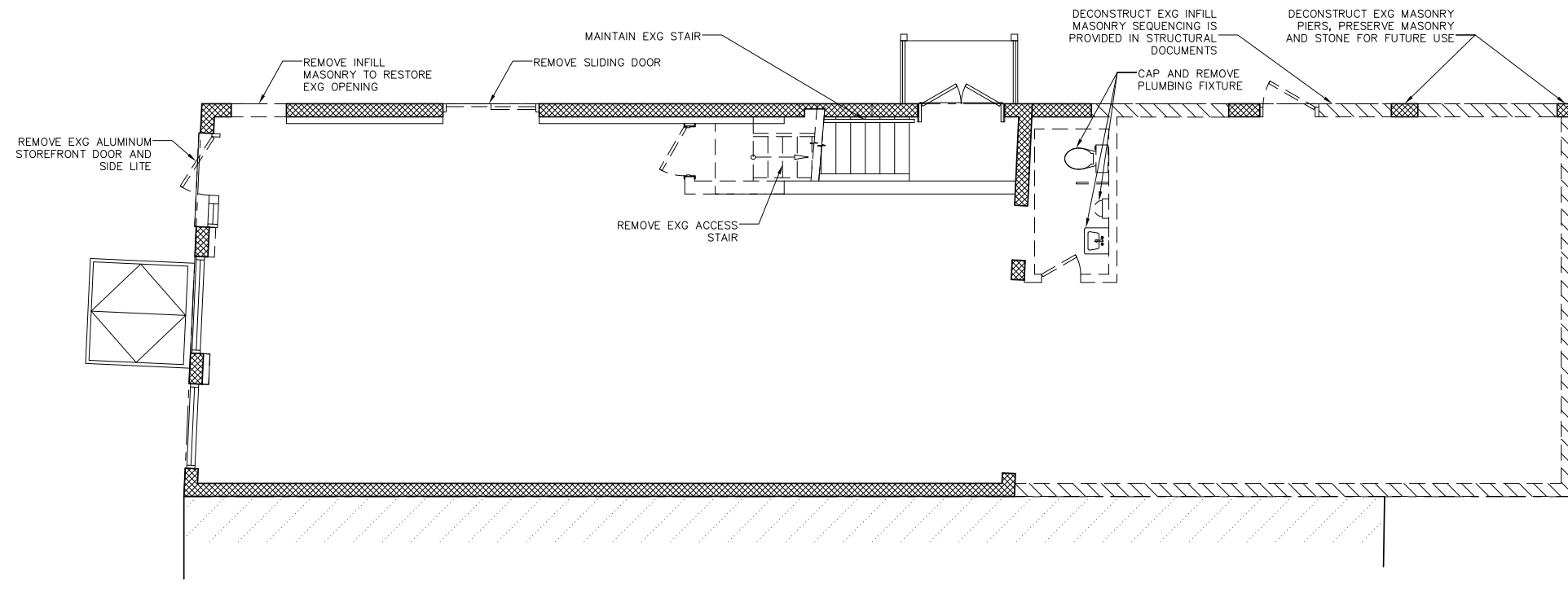
Floor Section at Ground Floor (UL 501)



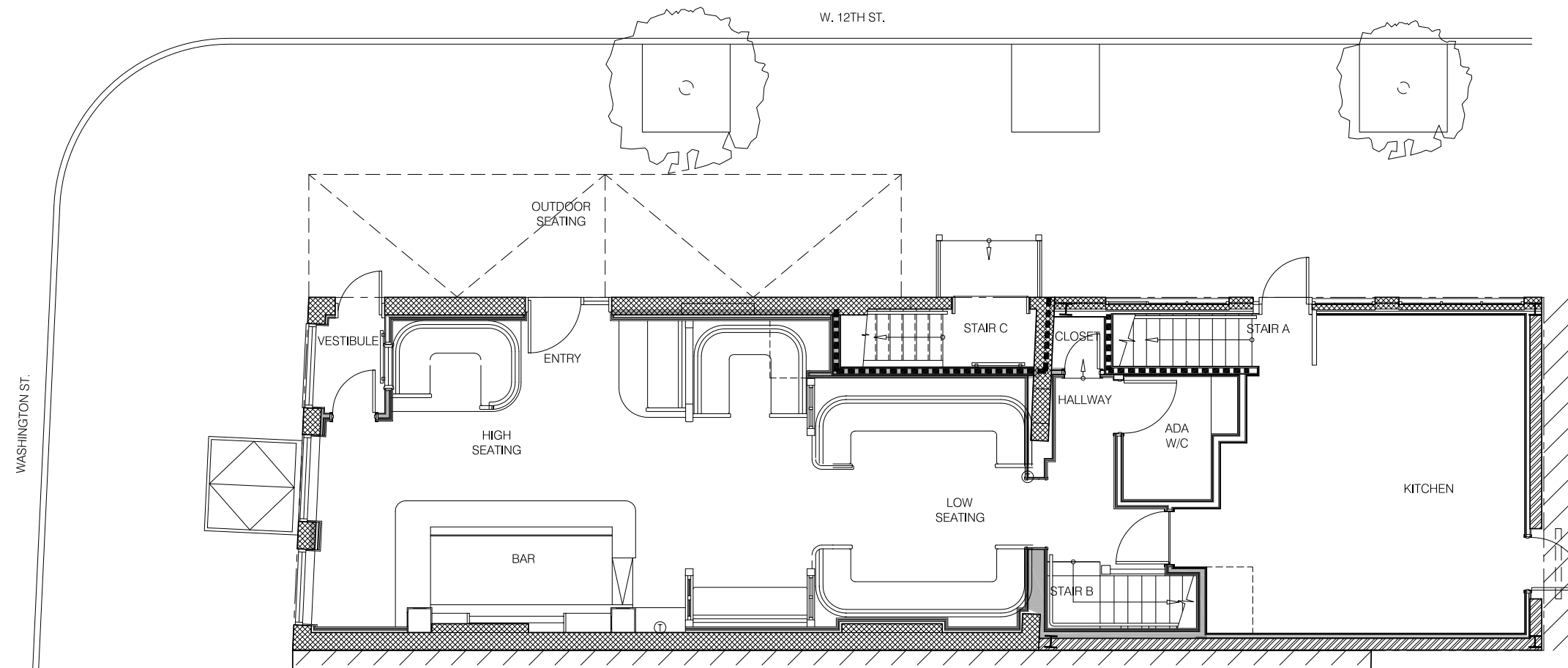
Cellar Floor Plan Existing



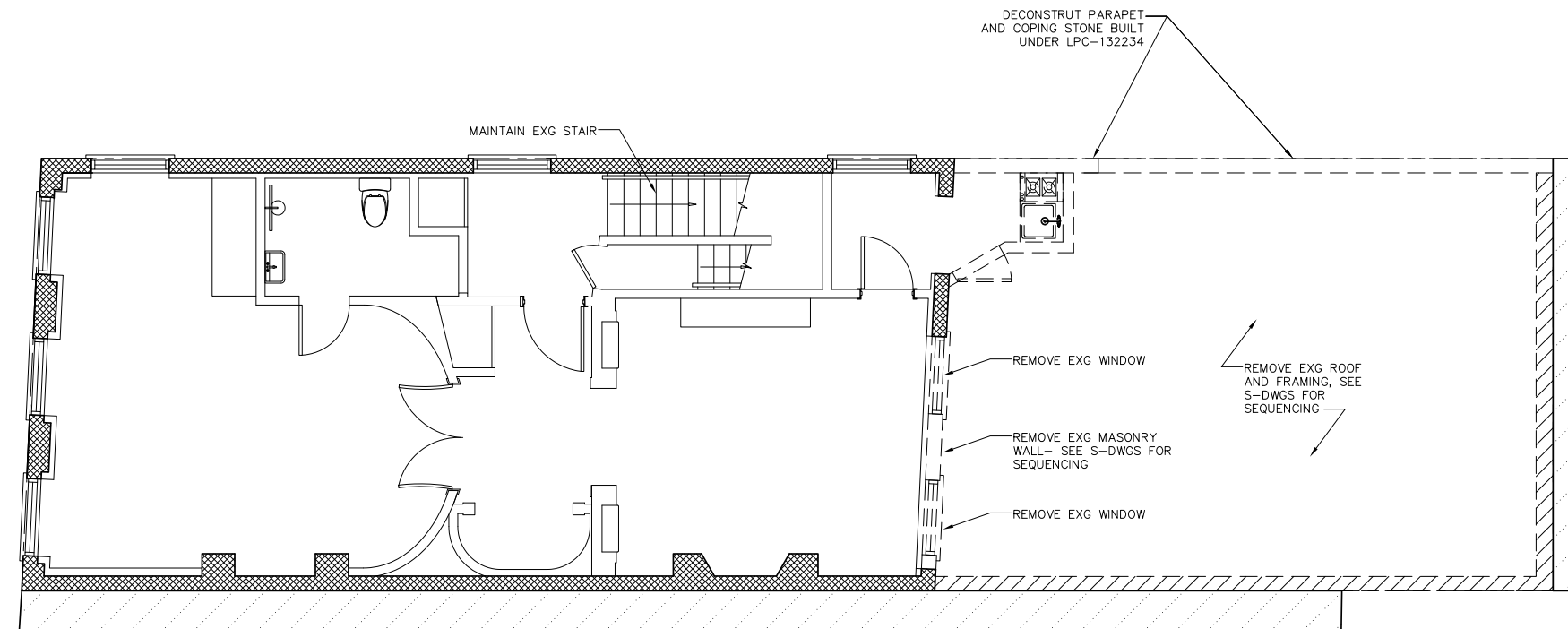
Cellar Floor Plan Proposed



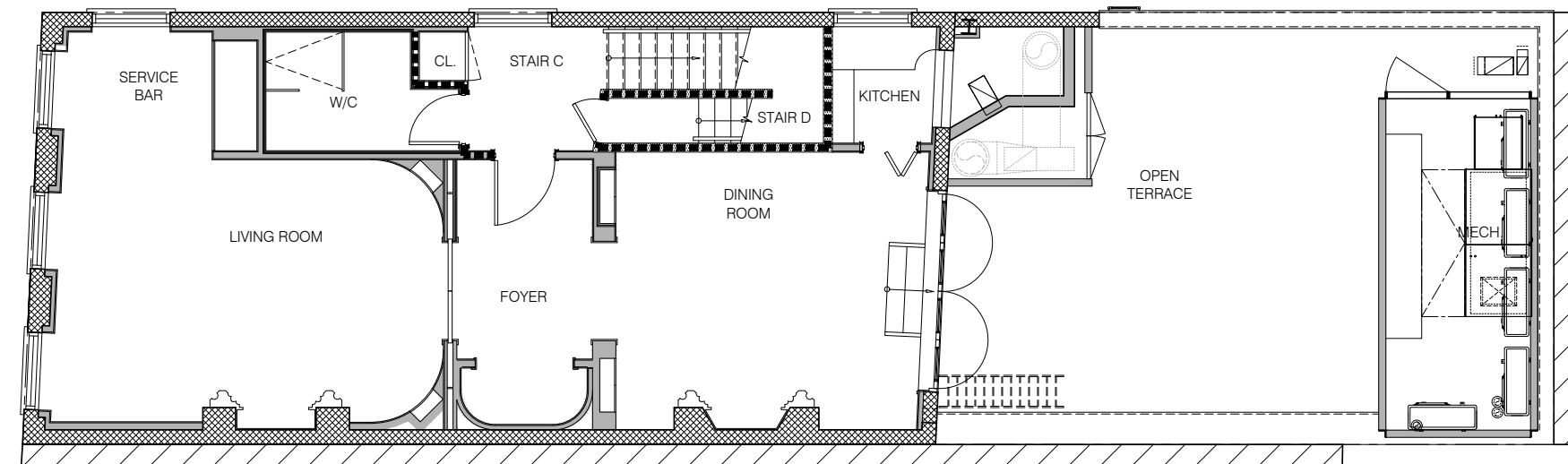
Ground Floor Plan Existing



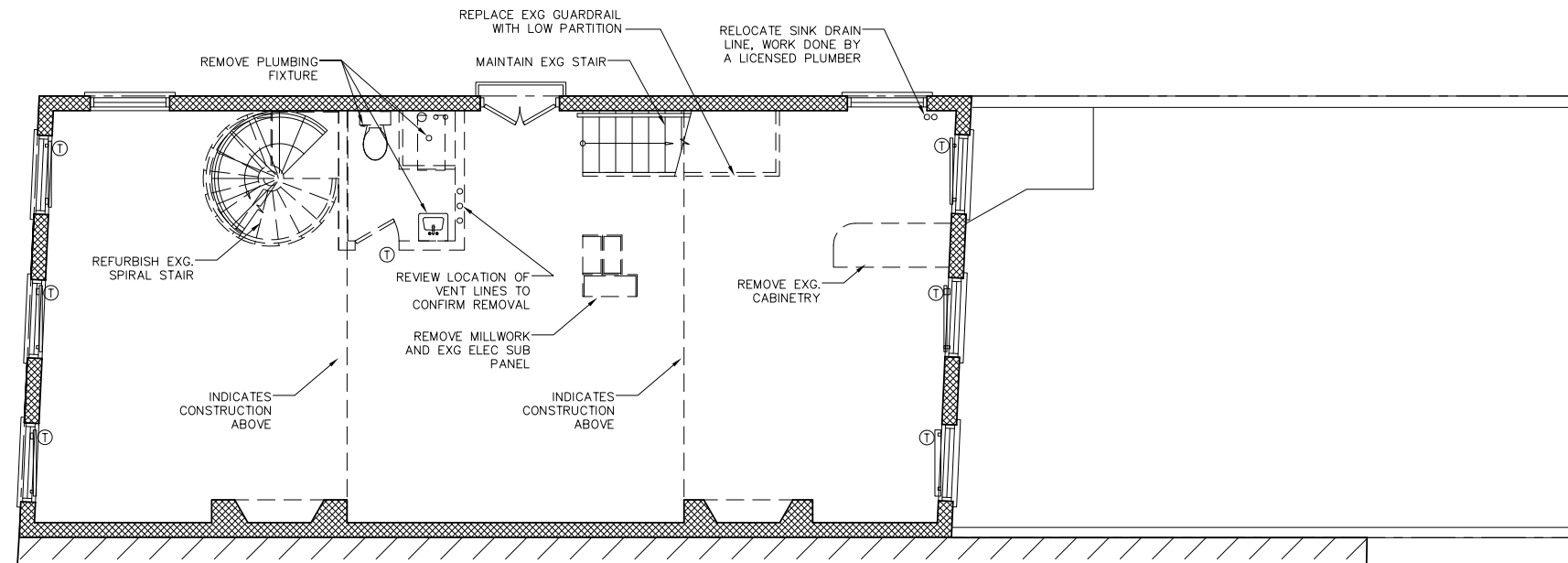
Ground Floor Plan Proposed



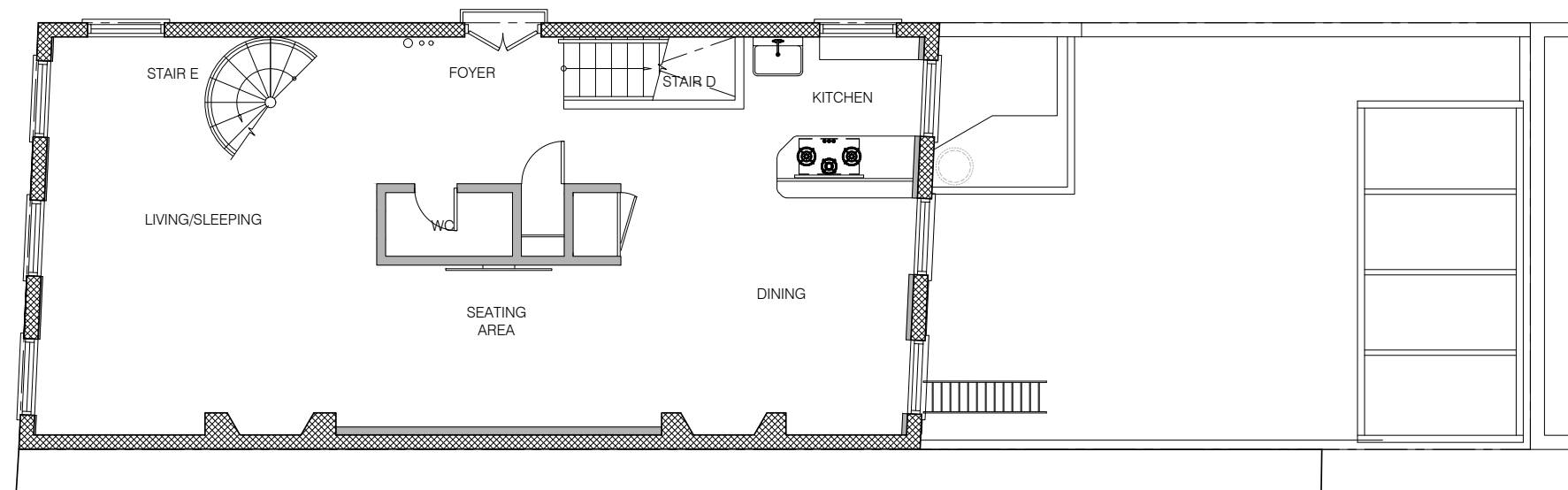
Second Floor Plan Existing



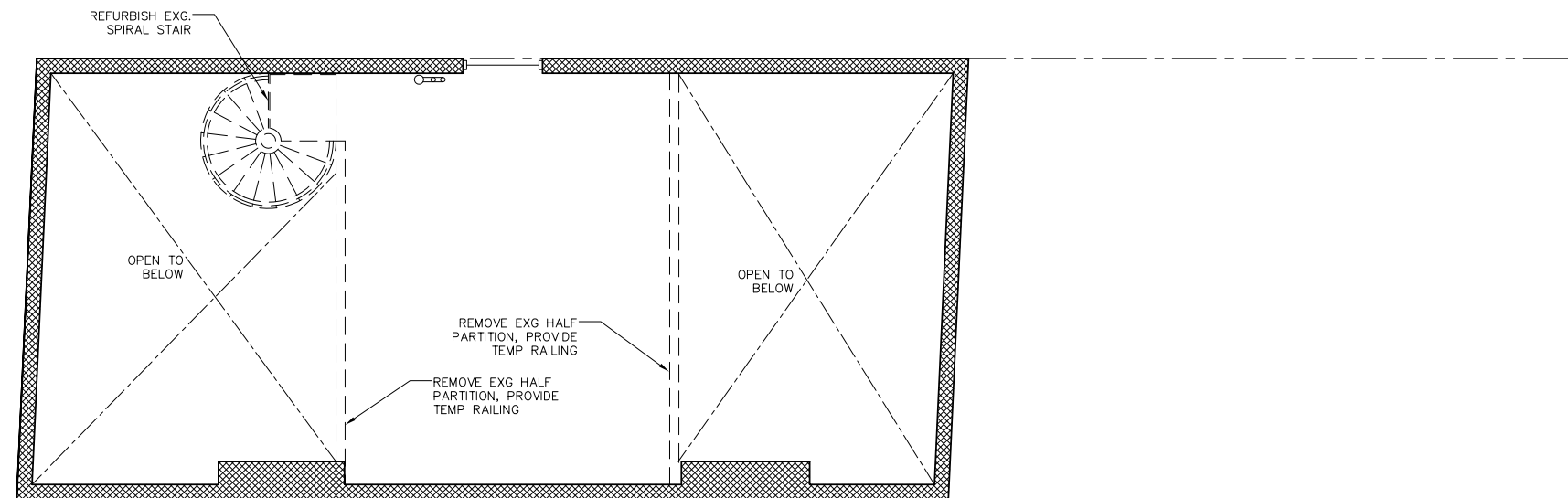
Second Floor Plan Proposed



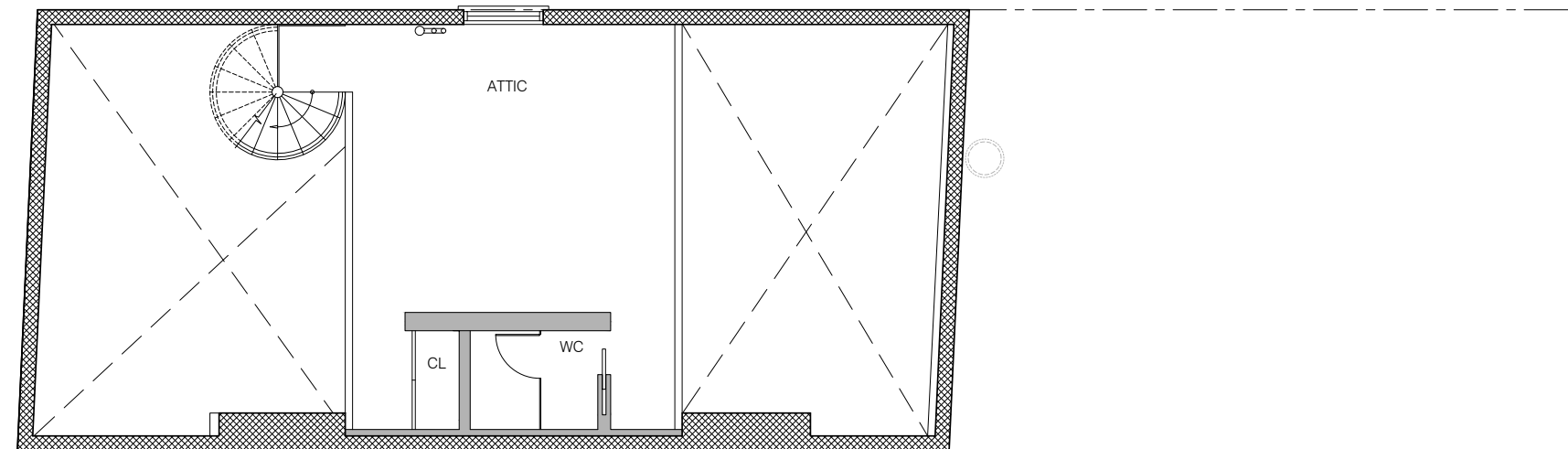
Third Floor Plan Existing



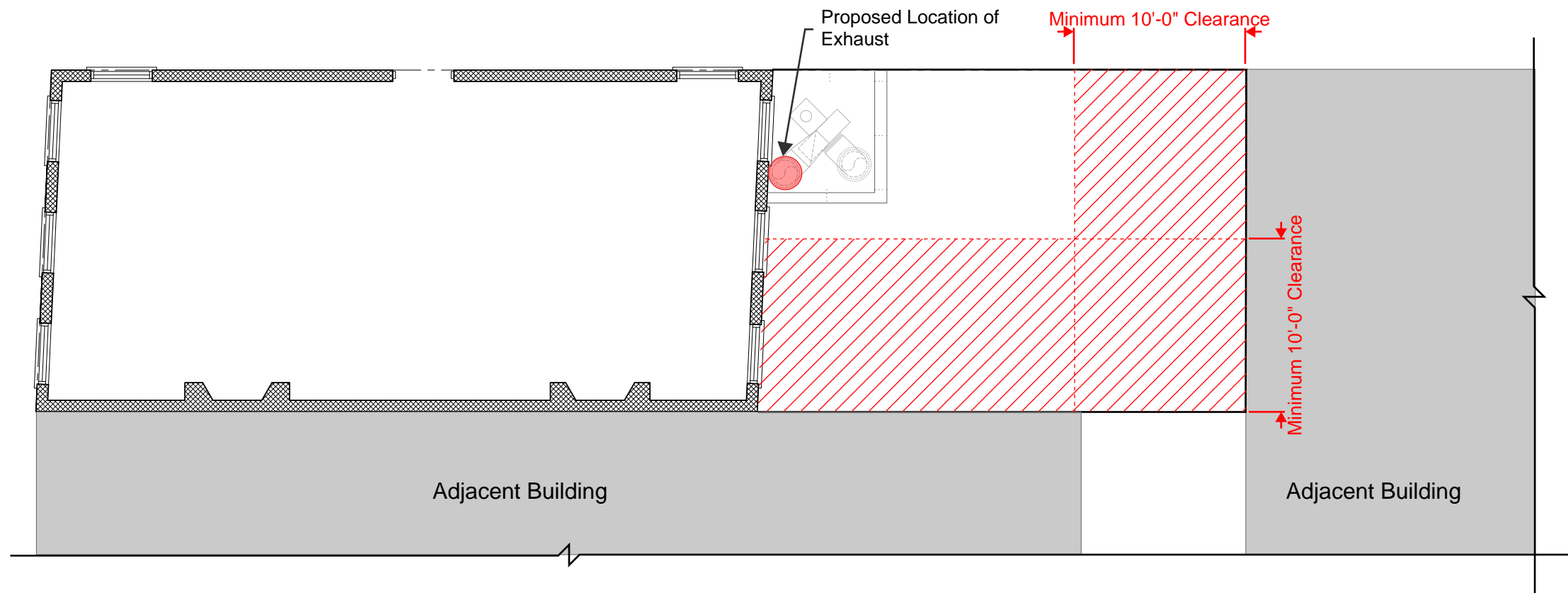
Third Floor Plan Proposed



Attic Floor Plan Existing



Attic Floor Plan Proposed



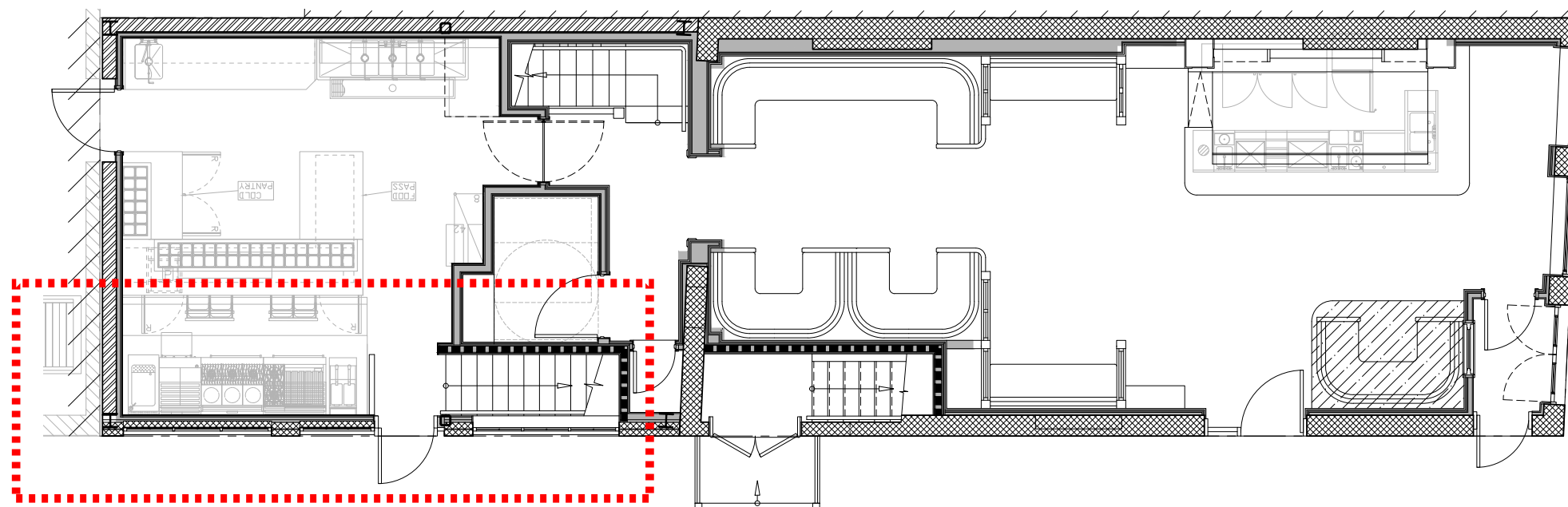
Exhaust Location Plan Diagram

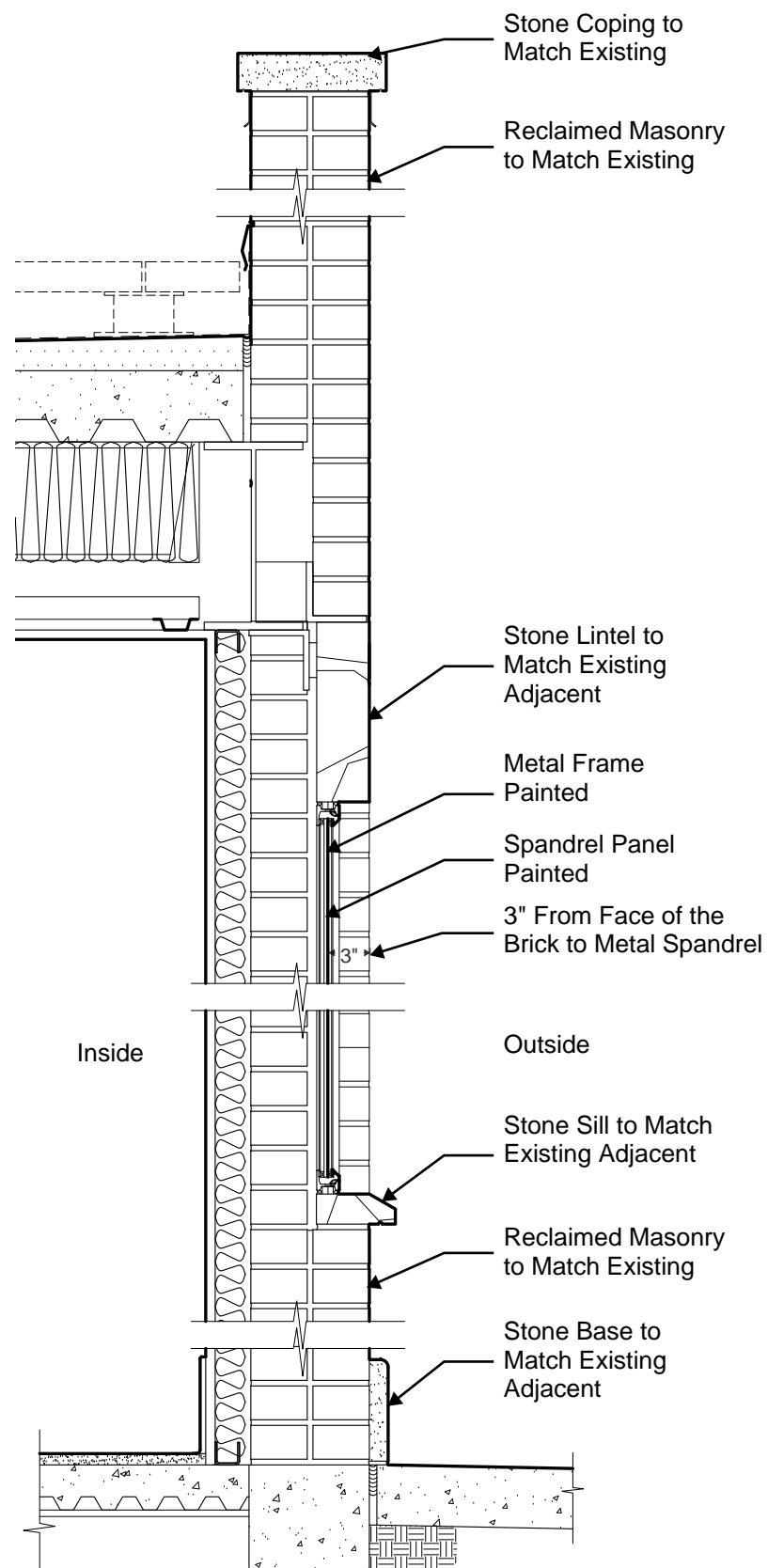
NYC 2022 Mechanical code

506.3.13.3 Termination Location

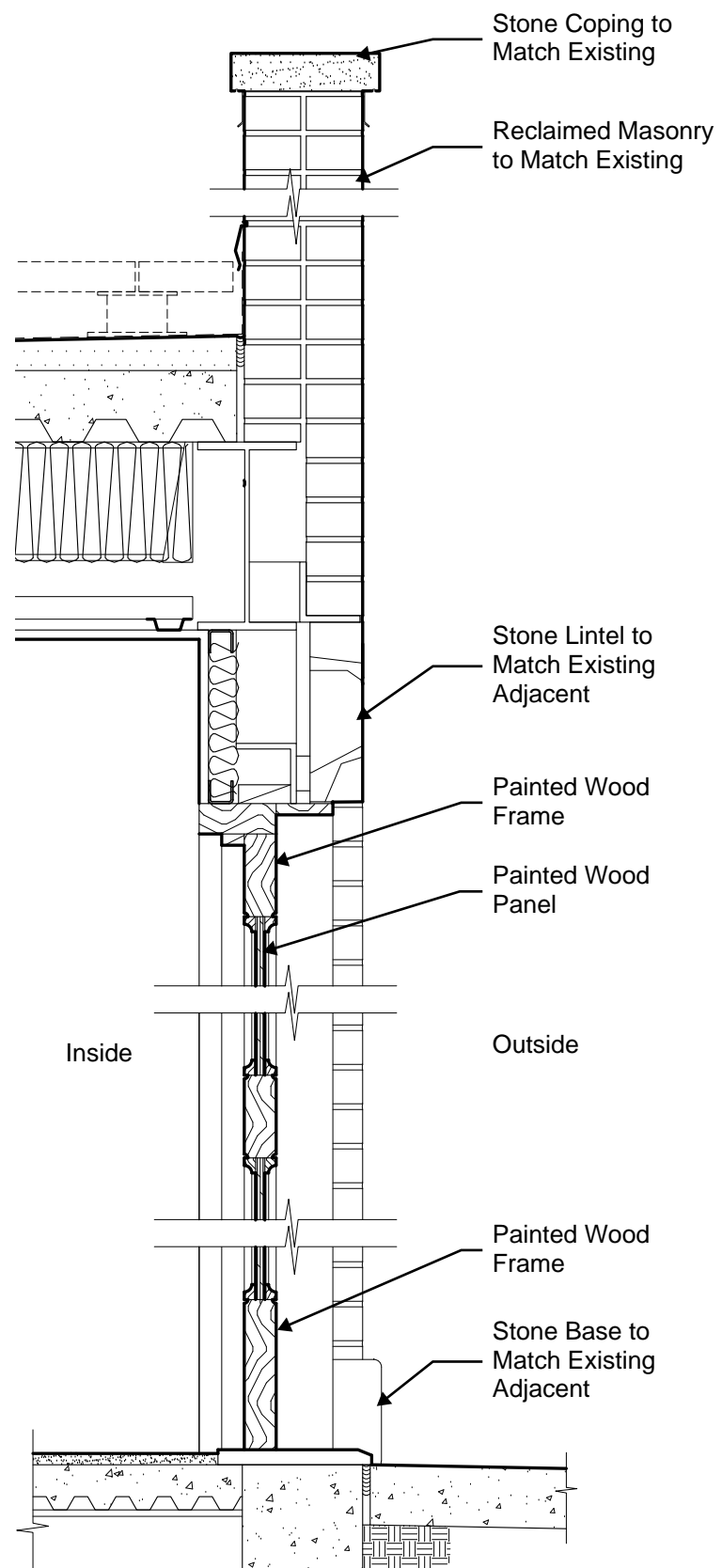
Exhaust outlets shall be located not less than 10 feet horizontally from parts of the same or contiguous buildings, adjacent buildings and adjacent property lines and shall be located not less than 10 feet above the adjoining grade level. Exhaust outlets shall be located not less than 10 feet horizontally from and not less than 3 feet above air intake openings into any building.

Details and Materials

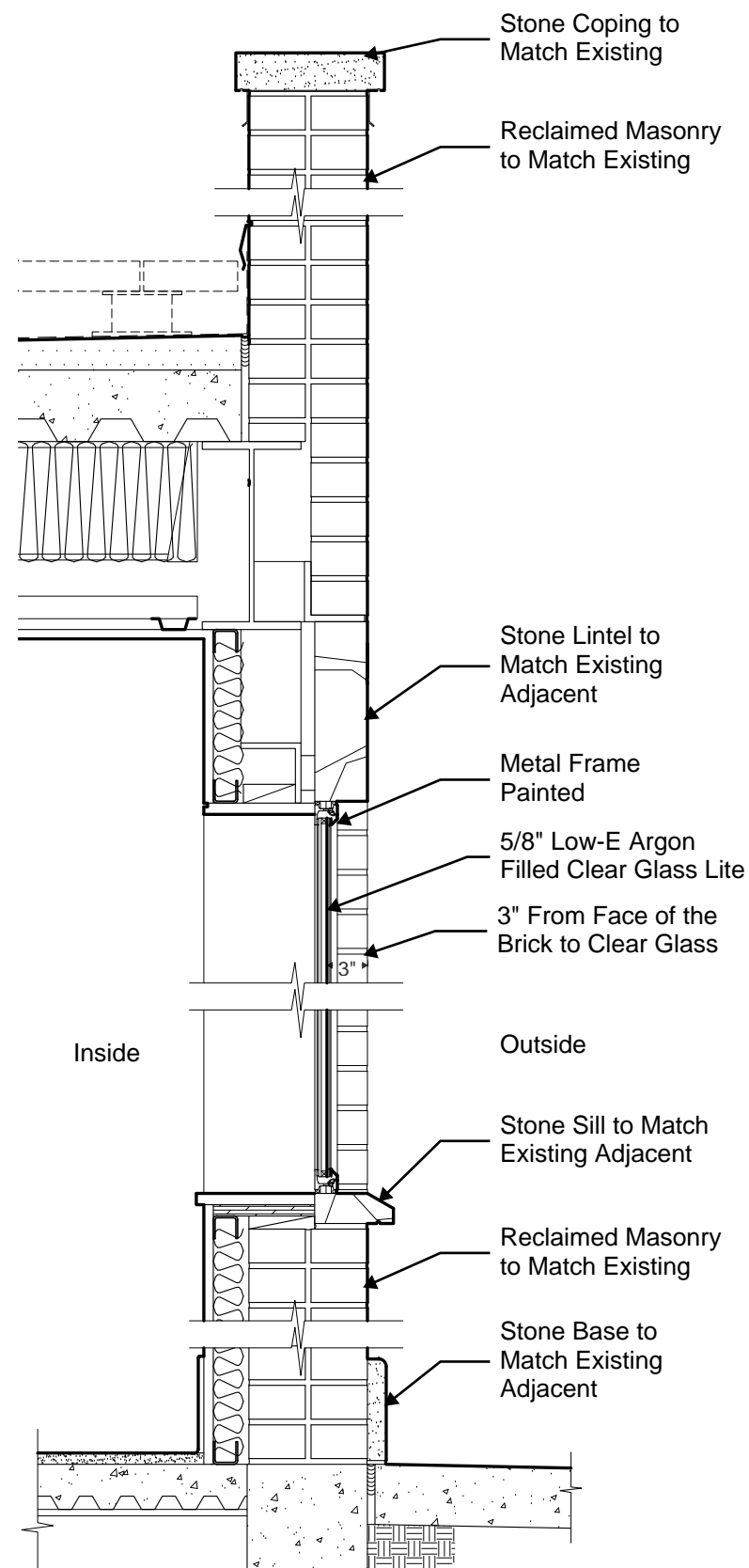




Section A



Section B



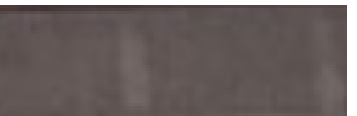
Section C

Notre Dame

Metal Frame, Spandrel &
Door Painted
Benjamin Moore CSP-570



Hardware Finish
Antique Silver
The Nanz Company



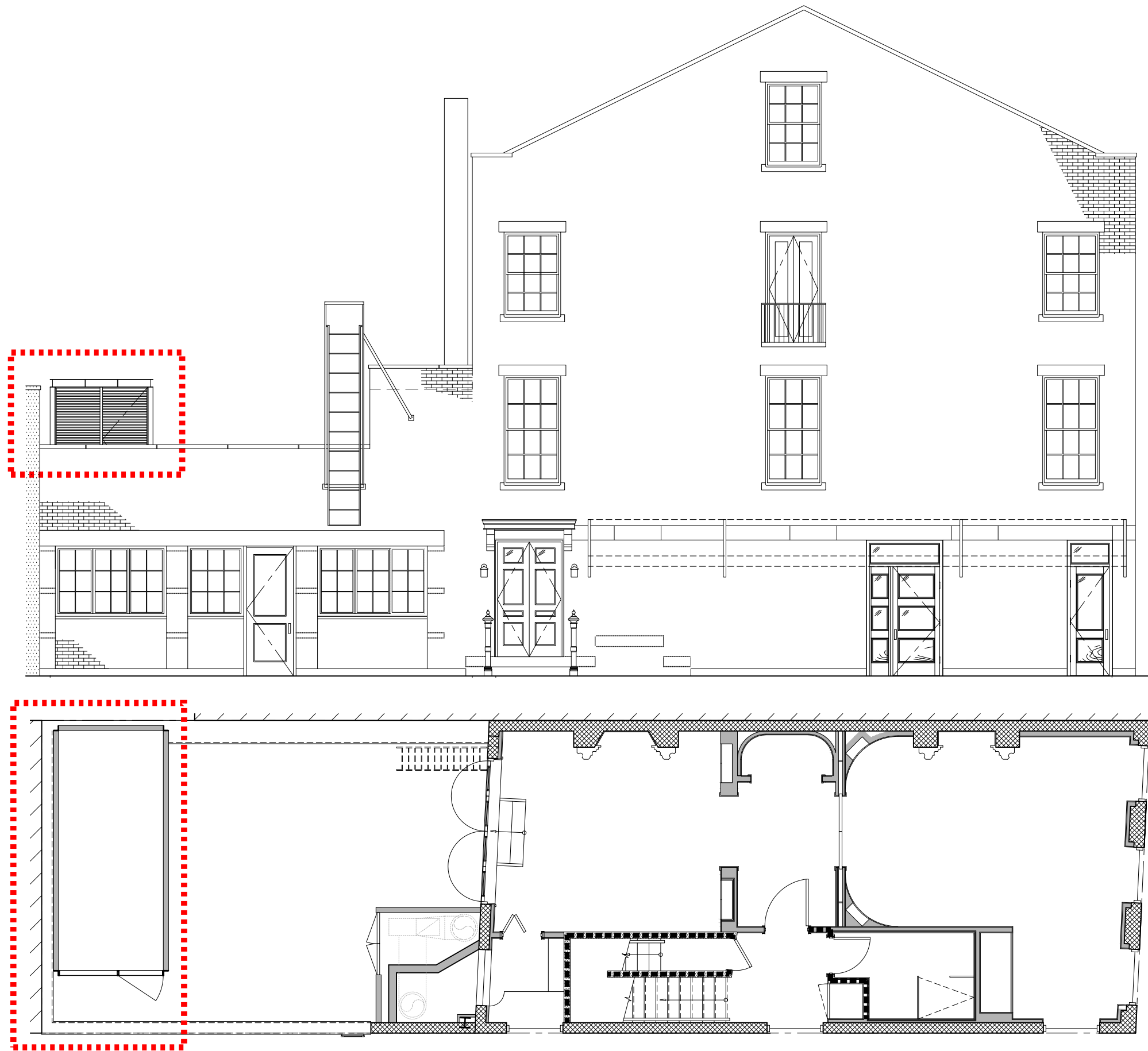
Lintel and Sill Stone
To match existing

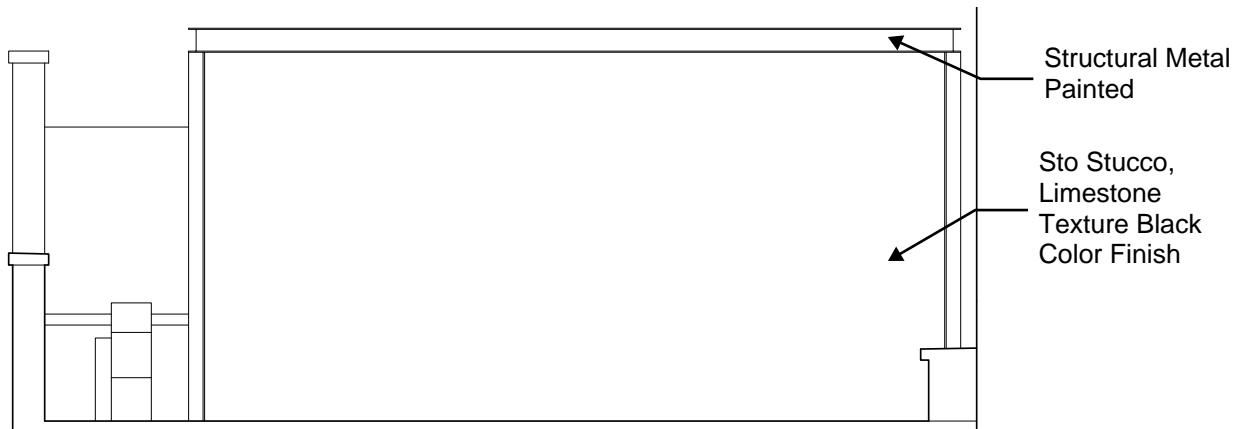


Reclaimed Masonry
To Match Existing
Sourced from Chief Brick

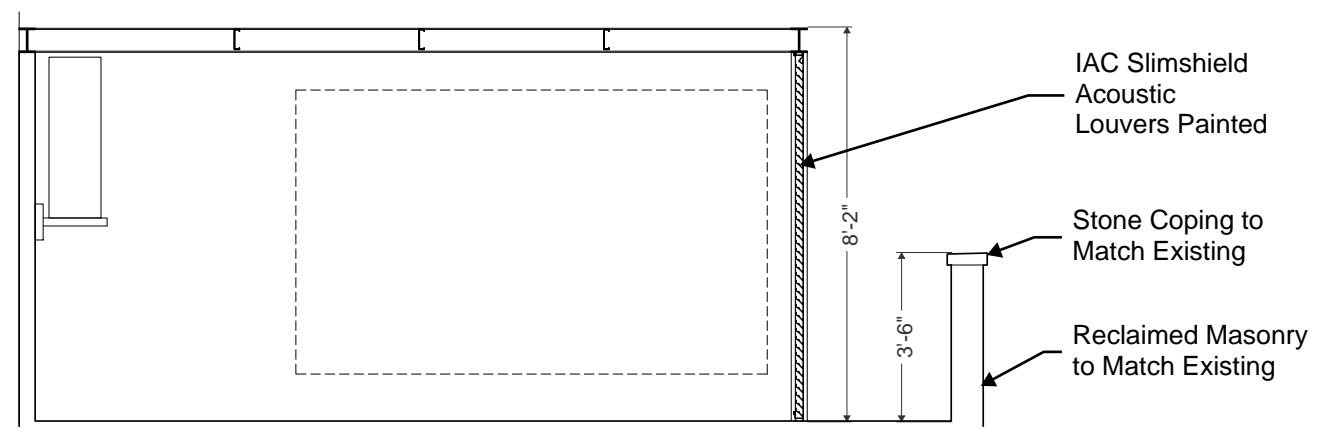


Stone Base
To match existing

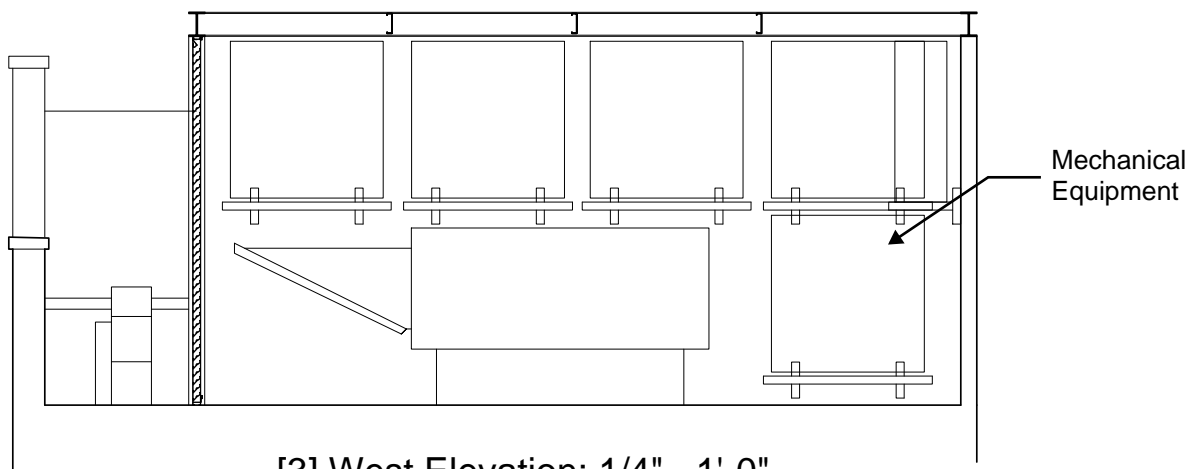




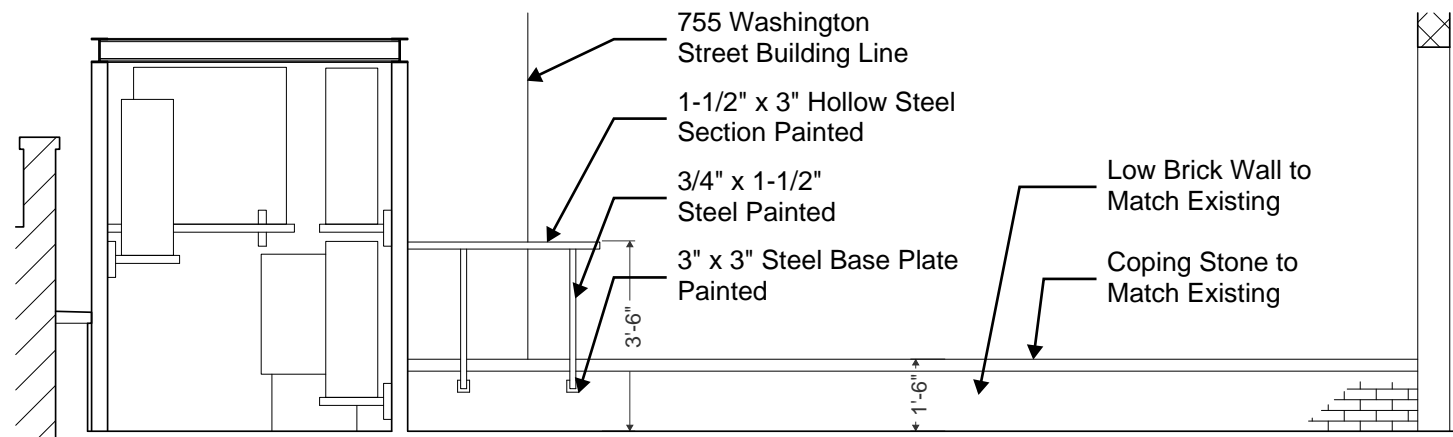
[1] West Elevation: 1/4" =1'-0"



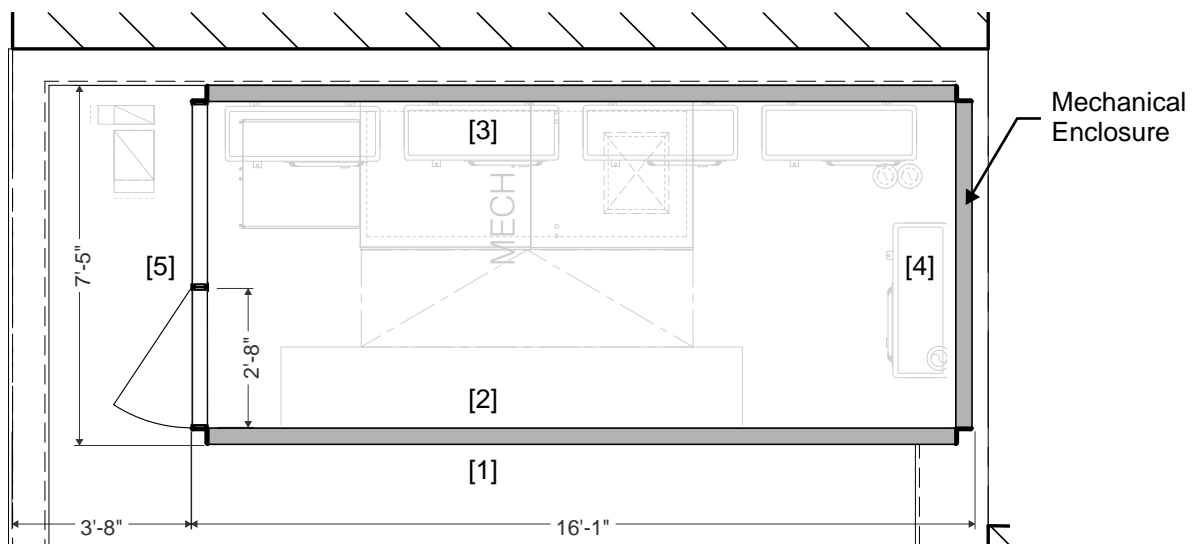
[2] East Elevation: 1/4" =1'-0"



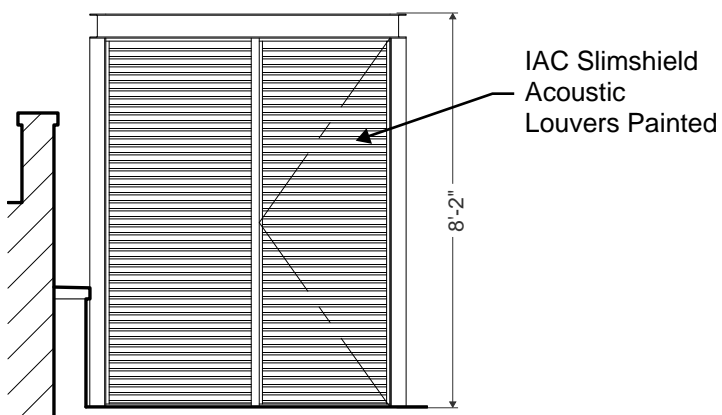
[3] West Elevation: 1/4" =1'-0"



[4] South Elevation: 1/4" =1'-0"



Partial Plan: 1/4" =1'-0"



[5] North Elevation: 1/4" =1'-0"

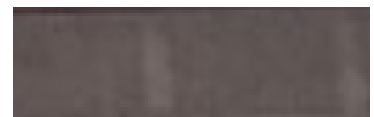


Notre Dame

Metal Structure, Louvers & Stucco Painted Benjamin Moore CSP-570



Reclaimed Masonry To Match Existing Sourced from Chief Brick

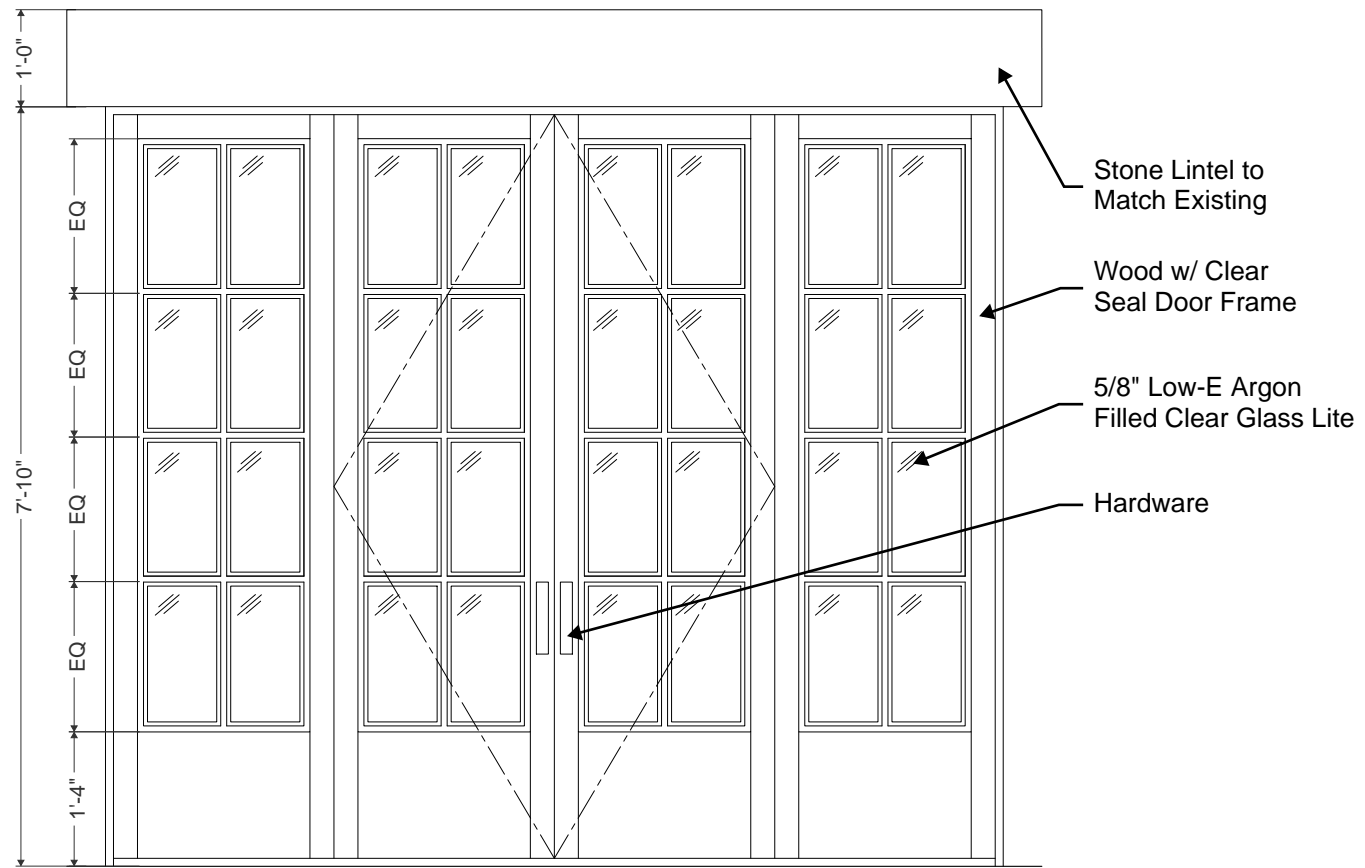


Coping Stone To match existing

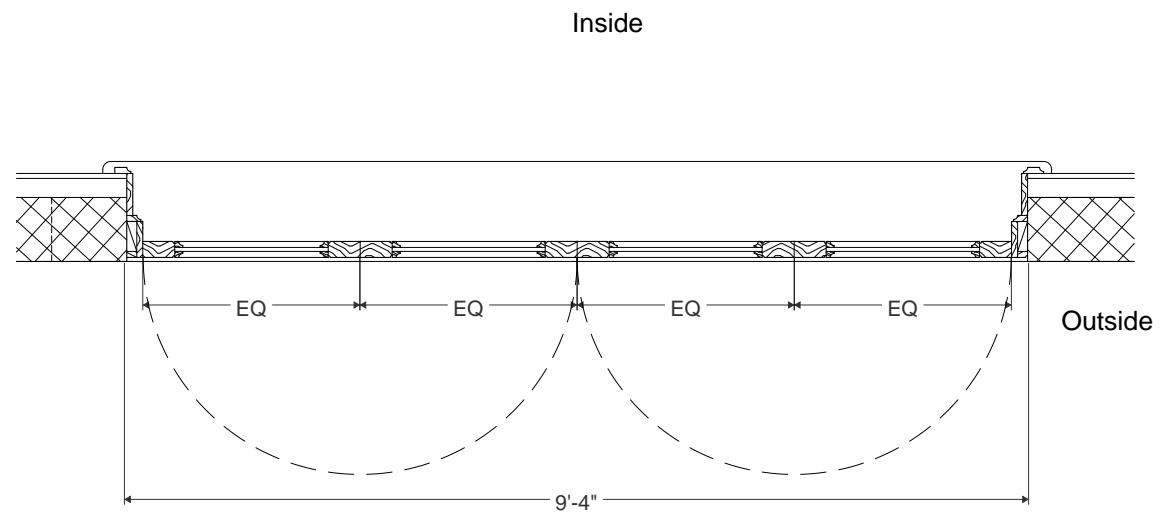


IAC Slimshield Acoustic Louvers - See Cutsheet on LPC 41

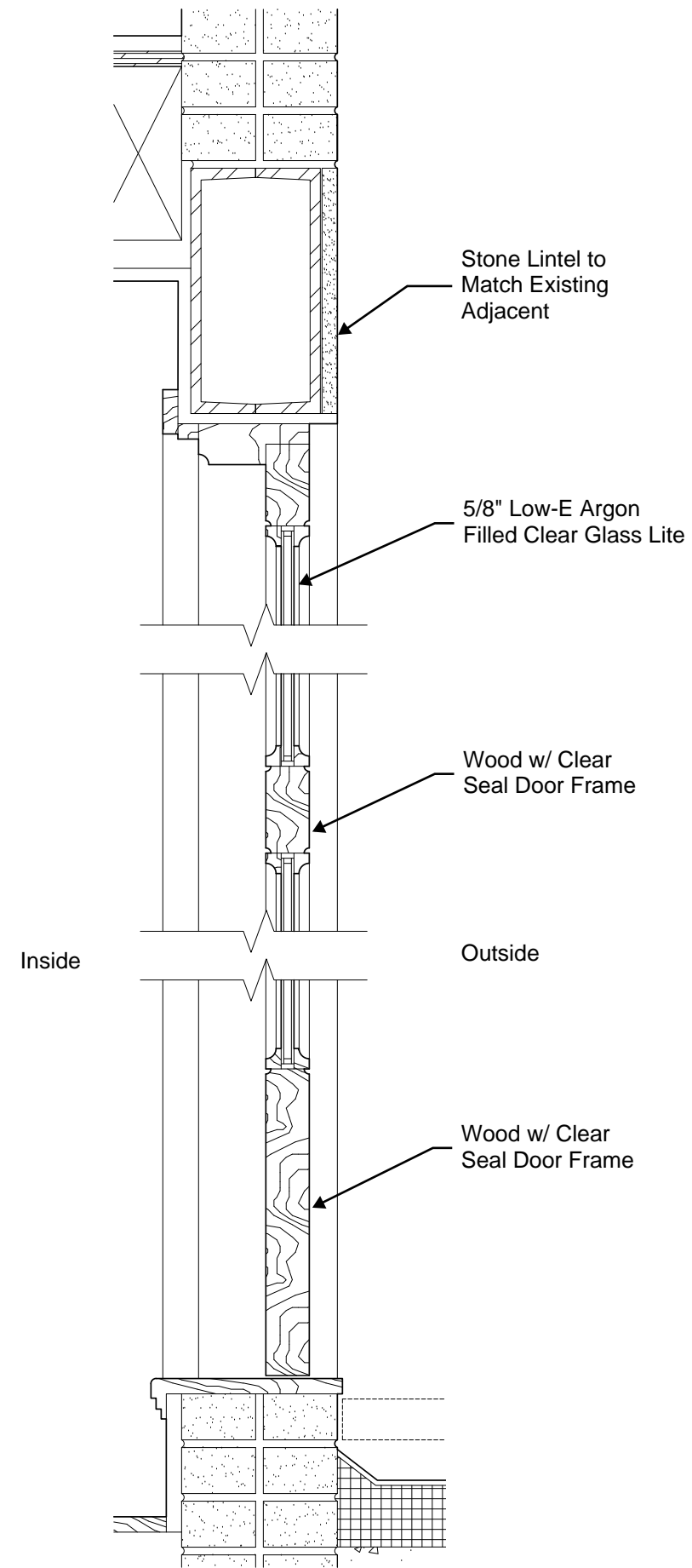




Exterior Elevation: 1/2" = 1'-0"



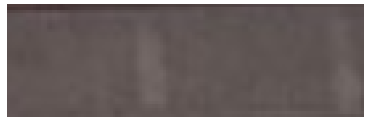
Plan: 1/2" = 1'-0"



Wood - Clear Seal Door Frames & Panel

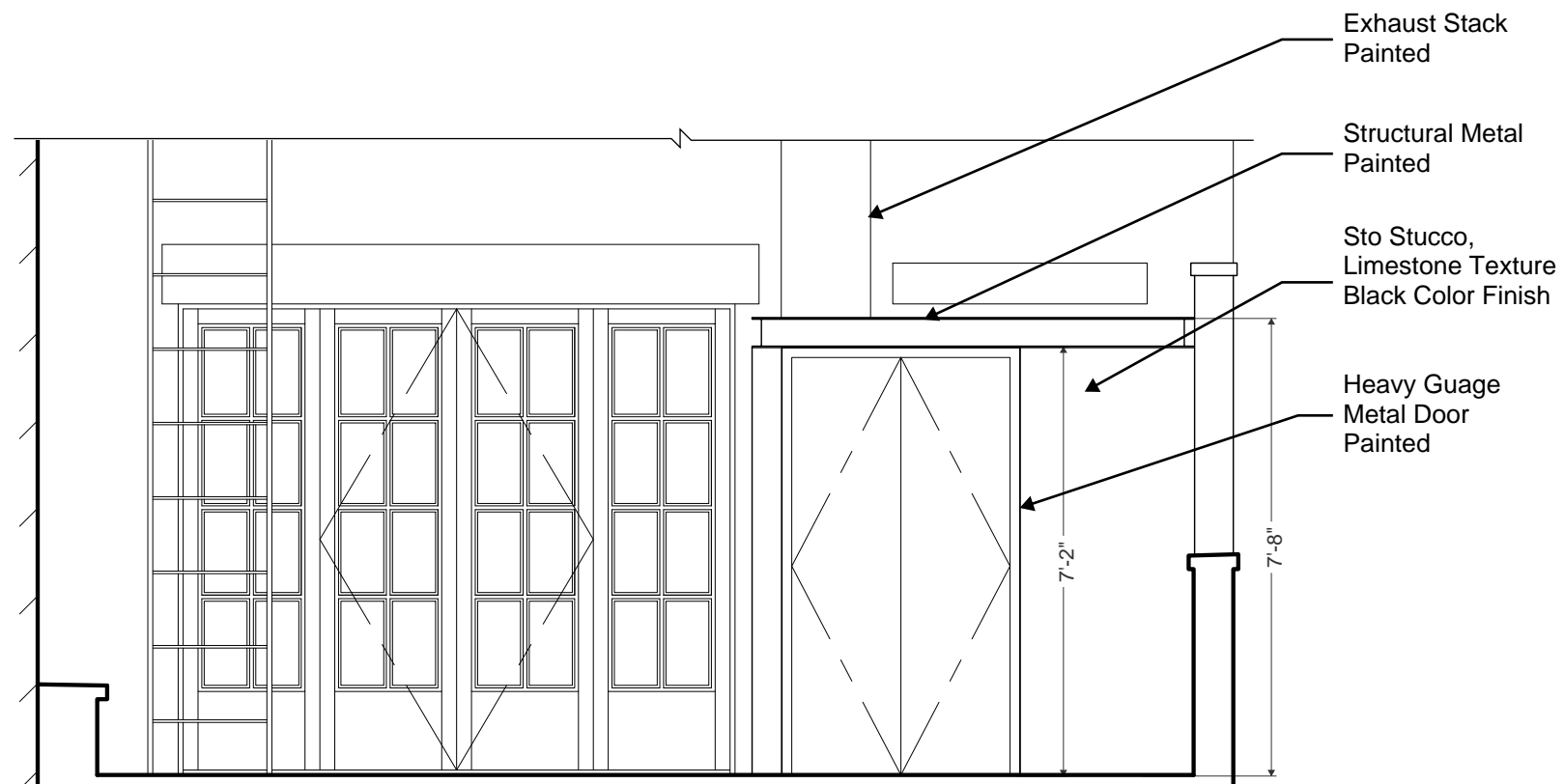


Hardware Finish
Antique Silver
The Nanz Company

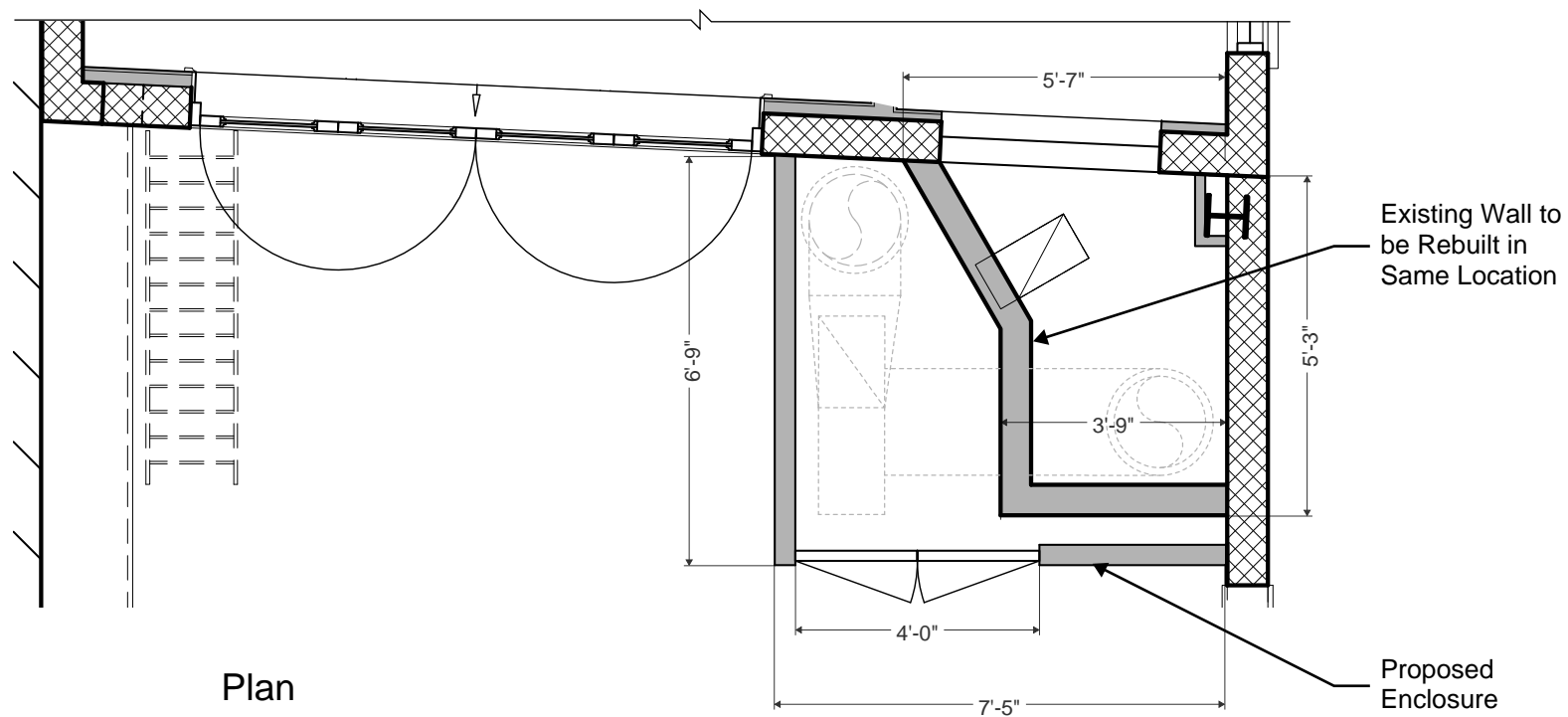


Lintel Stone
To match existing

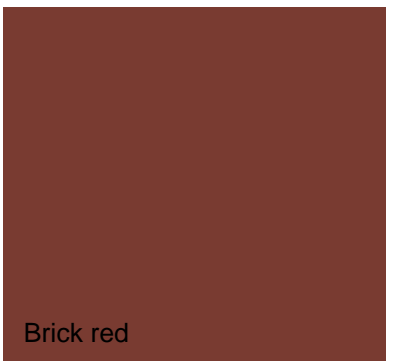




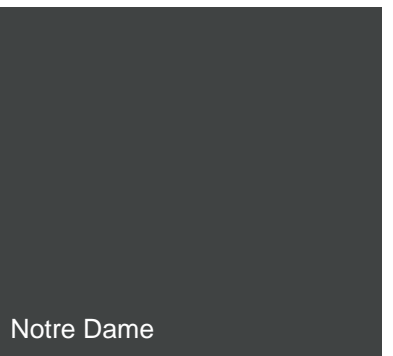
Building East Elevation



Plan



Exhaust Stack Painted
Benjamin Moore 2084-10



Metal Structure, Door &
Stucco Painted
Benjamin Moore CSP-570

Views



Mock-Up



Rendering



View from W 12th Street South Side

Key Plan



Mock-Up



Rendering



View from W 12th Street North Side

Key Plan



Mock-Up



Rendering



View from North East Corner of Washington Street and W 12th Street

Key Plan



Mock-Up



Rendering



View from North West Corner of Washington Street and W 12th Street

Key Plan



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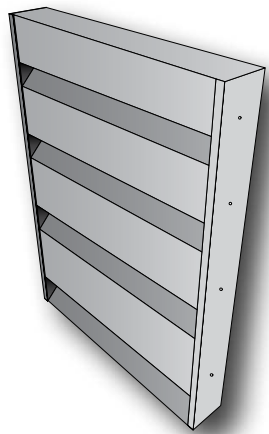
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Appendix

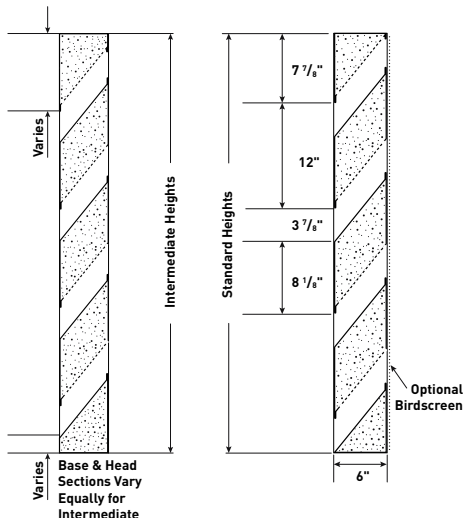
Slimshield™ Acoustic Louvers (Model SL-6)



Weight
6 lbs / ft² (30kg/m²)

Typical Module Width
12" - 60" (305-1524mm)

Standard Module Height
18" - 140" with increments of 12"
(450 mm minimum, with increments of 305 mm)
Intermediate heights are available



Acoustic Performance

Octave Band Center Frequency (Hz)	63	125	250	500	1K	2K	4K	8K
Transmission Loss (dB)	6	6	8	10	14	18	16	15

Transmission Loss tested in accordance with ASTM E90.
For Noise Reduction, add 6 dB to the above values.

Aerodynamic Performance

Static Pressure Drop (i.w.g.)	.05	.10	.15	.20	.25	.30	.40	.50	.60	.75	1.0	1.25	<div>For other velocities: $\Delta P_2 = \Delta P_1 \left(\frac{V_2}{V_1}\right)^2$ Ex: 5,000 cfm through a 48" w x 60" h Model SL-6 Louver Face Velocity = V = 5,000 cfm / 20 ft² = 250 ft/min $\Delta P_s = 0.25 \times (250/255)^2 = 0.24''$ wc</div>
Face Velocity (fpm)	115	160	197	228	255	280	322	360	395	440	510	570	

Nominal Free Area for standard heights: 20%

Water Penetration

To minimize water penetration, limit face velocity to 175 ft/min (0.89 m/sec).

Acoustic Louvered Doors

- Single and double doors are available in the SL-6 louver range
- See page 28 for further details



63 Gansevoort St (Gansevoort Market HD)



69 Gansevoort St (Gansevoort Market HD)



771 Washington St (Greenwich Village HD)



741 Washington St (Greenwich Village HD)



62 Charles St.



314 Bleecker St.



533 Hudson St.



61 Christopher St.



Washington Street Facade

767 Washington Street, NY

May 17, 2024



Stainless steel sign band in poor condition with missing panels



Stainless steel cladding severely dented, with exposed fasteners and missing base trim in potentially hazardous condition

Missing steel shutter with frame and track in disrepair

Cycle Projects

Current Conditions

LPC 44

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