

June 4, 2024 Public Hearing

The current proposal is: <u> Preservation Department – Item 4, LPC-24-09252</u>

44 West 8th Street – Greenwich Village Historic District Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 856 7948 6617 Passcode:322860 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.

Landmarks Preservation Commission **Design Presentation**

4 June, 2024

44 West 8th Street New York, NY, 10011 44 West 8th Owner LLC





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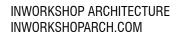






44 WEST 8TH STREET





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aphic Source: Map PLUTO, Edition 18v1, Author: New York City Landmarks Pr

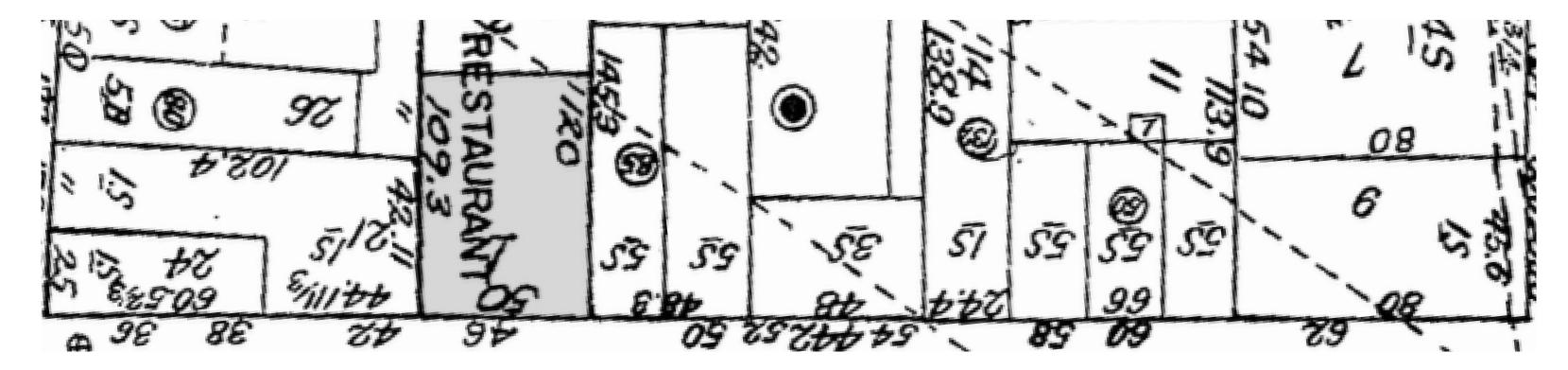
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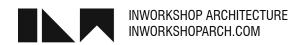
on, LCR Date: 2.20.2019

WEST 8TH STREET



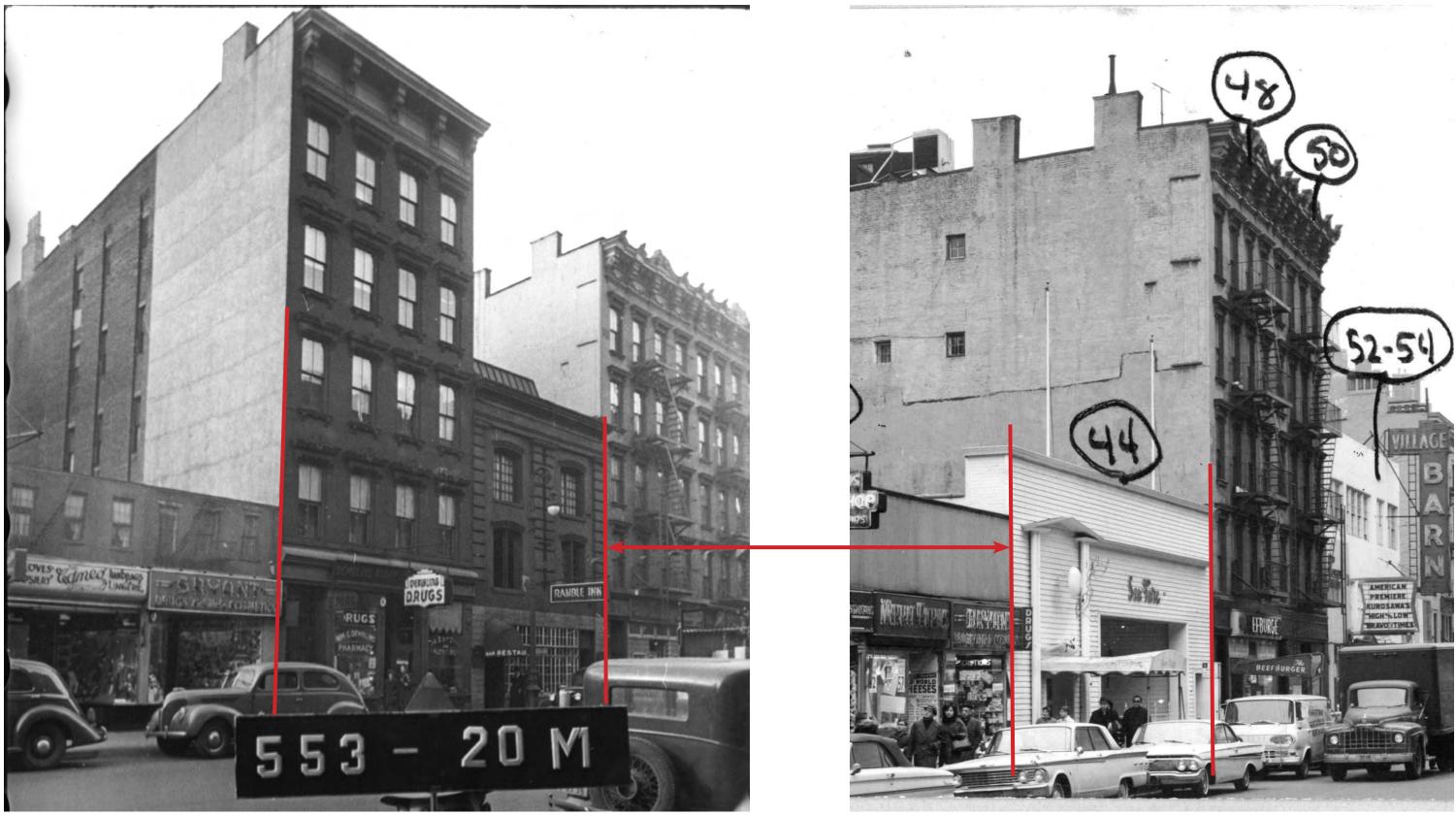








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CA. 1940 (NYC MUNICIPAL ARCHIVES)



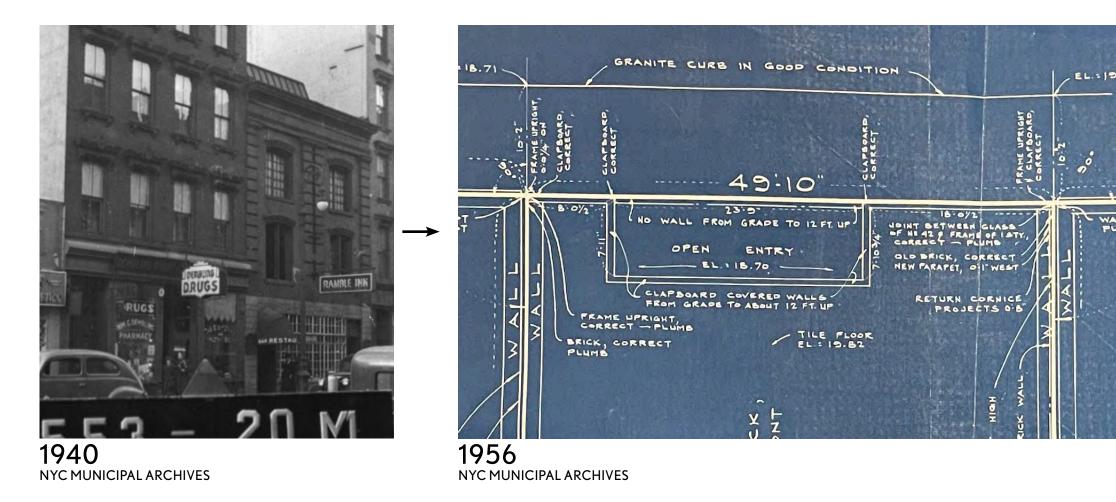
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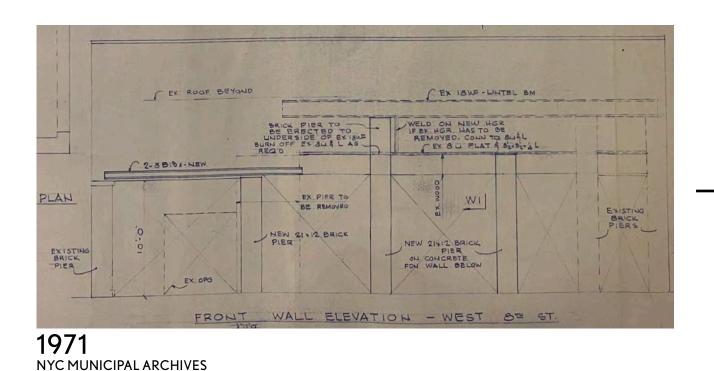


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CA. 1969 (LPC DESIGNATION PHOTOGRAPH)

HISTORIC DOCUMENTATION

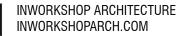


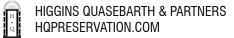


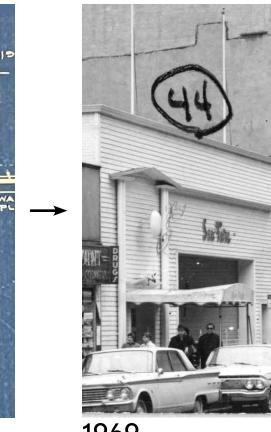


2019 GOOGLE









1969 LPC DESIGNATION PHOTO

ALTERATIONS OVER TIME



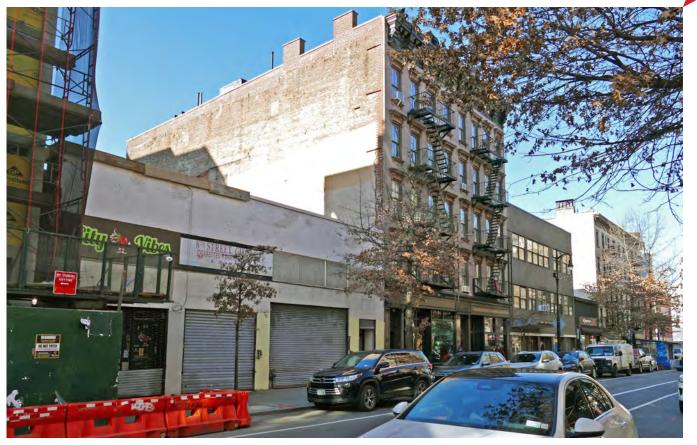


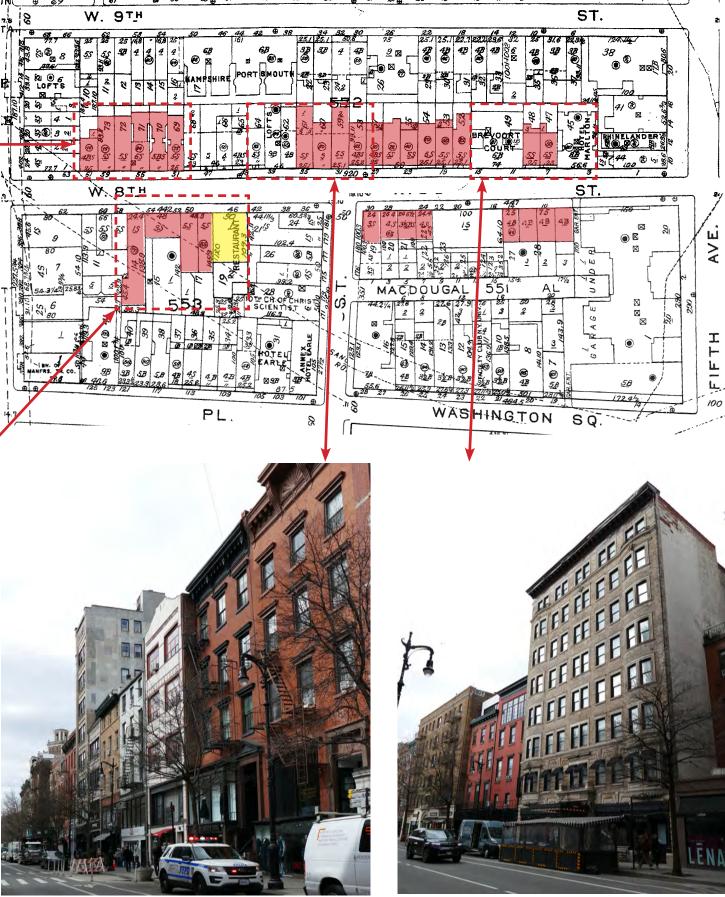


OVERVIEW













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WEST 8TH STREET 25' LOT CONTEXT



38-44 WEST 9TH STREET

ABOVE: 143 & 145 WEST 4TH STREET AT RIGHT (TOP TO BOTTOM): 19 WEST 8TH,330 BLEECKER, 117 MACDOUGAL, 55 WEST 8TH







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REFERENCING HISTORIC DETAIL & TEXTURE



11 CHRISTOPHER STREET (2002)



538-544 HUDSON (2018)

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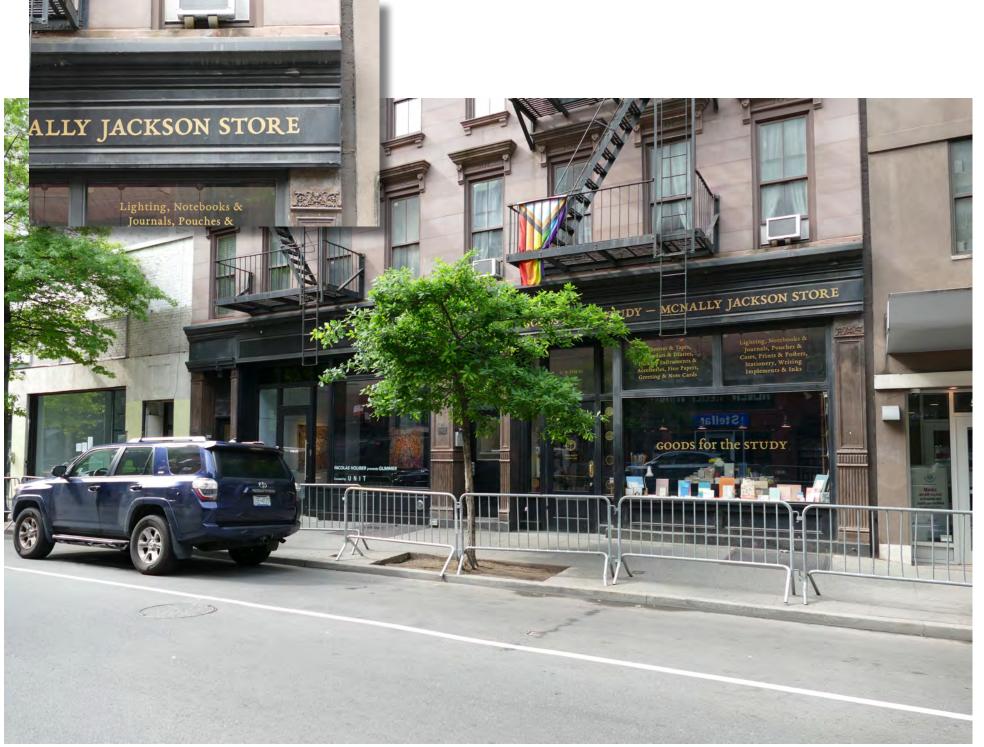


97 GREENWICH AVENUE (2000)



11-19 JANE STREET (2017)

NEW BUILDING/ DISTRICT CONTEXT

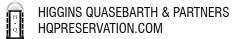


48-50 WEST 8TH STREET









STOREFRONTS/ WEST 8TH STREET CONTEXT

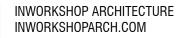


203 BLEECKER STREET



112 MACDOUGAL STREET







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52 GREENWICH AVENUE



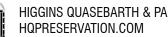
165 WEST 4TH STREET

STOREFRONTS/ DISTRICT CONTEXT

PROPOSED DESIGN













44 W 8TH STREET - STREET ELEVATION OF SITE C. 1914













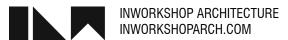




44 W 8TH ST - PROPOSED STREET FACADE (MONOCHROMATIC VIEW)







PROPOSED STREET FACADE: LOOKING WEST



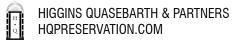




PROPOSED STREET FACADE: LOOKING EAST

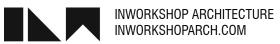


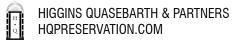




44 W 8TH ST - PROPOSED STREET FACADE (MONOCHROMATIC VIEW)







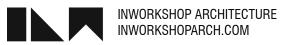
44 W 8TH ST - PROPOSED STREET FACADE (ELEVATION PERSPECTIVE)





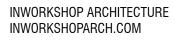












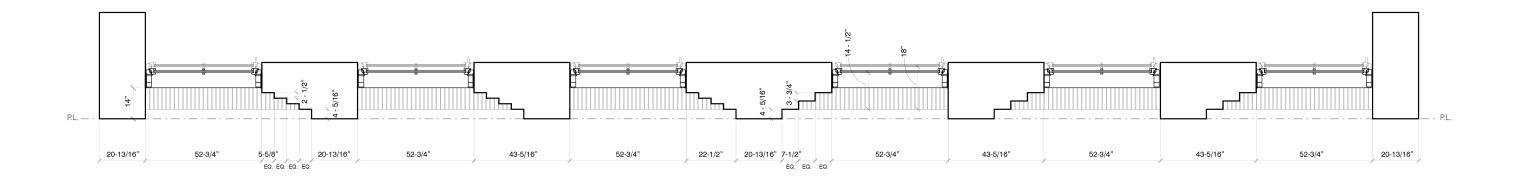
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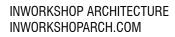


44 W 8TH ST - PROPOSED BUILDING ELEVATION - NORTH



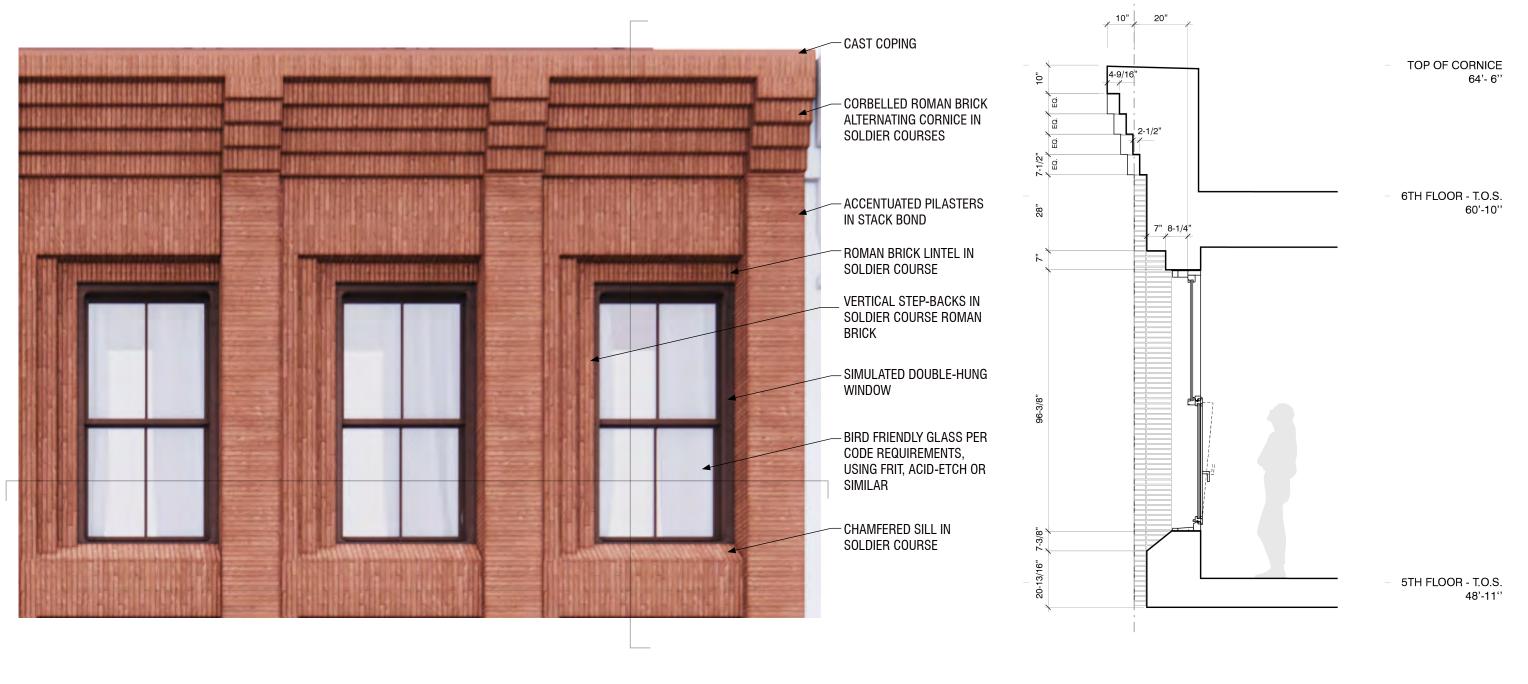


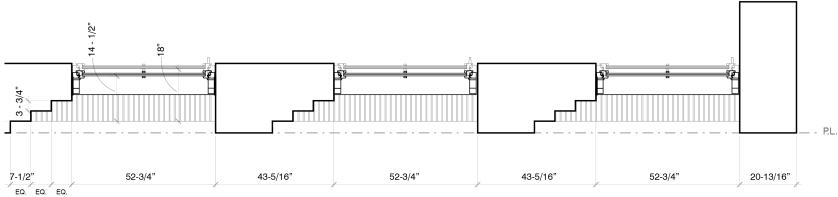




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MATERIAL DETAIL - SUBTLE VARIATION OF ROMAN BRICK STEP-BACKS AND WINDOW ALIGNMENTS F4-F5









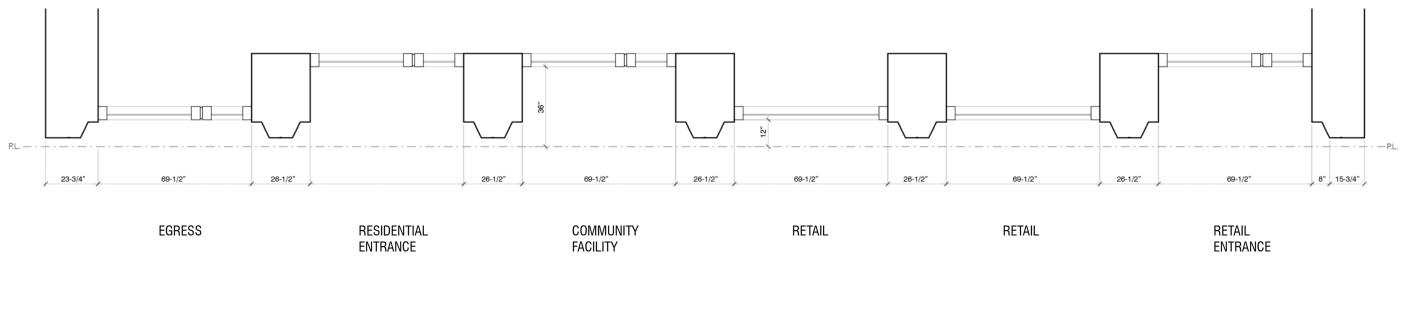
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P.L.

PETERSEN TEGL KOLUMBA, FACEBRICK 20.8" (L) x 4.3" (W) x1.5" (H) **HÁNDMADÉ**



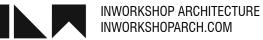




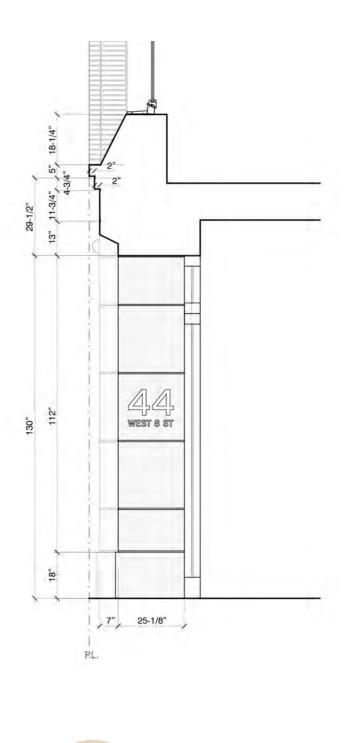
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MATERIAL DETAIL - USE OF TERRA-COTTA AND VARIATION OF DEPTHS FOR ENTRANCES AT THE STOREFRONT





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TERRA-COTTA CUSTOM EXTRUDED/ PRESSED SATIN-GLOSS GLAZING TEXTURED ON SELECT SURFACES

ARCHITECTURAL MATERIAL DETAIL - TERRA-COTTA AT THE STOREFRONT







44 W 8TH ST - PROPOSED STOREFRONT, VIEW FROM EAST







44 W 8TH ST - PROPOSED STOREFRONT, VIEW FROM WEST

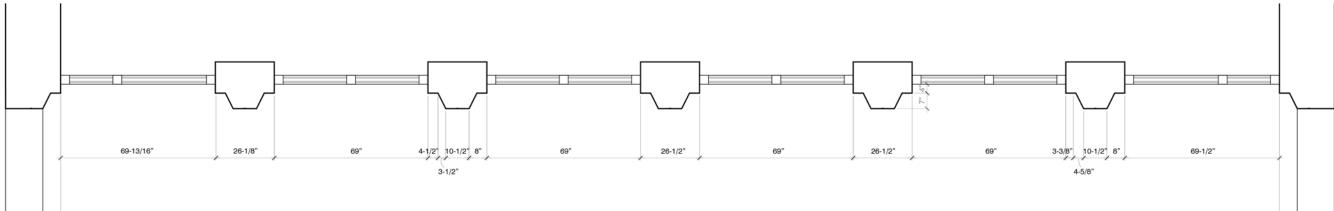






44 W 8TH ST - RENDERING: PROPOSED STOREFRONT, VIEW FROM WEST



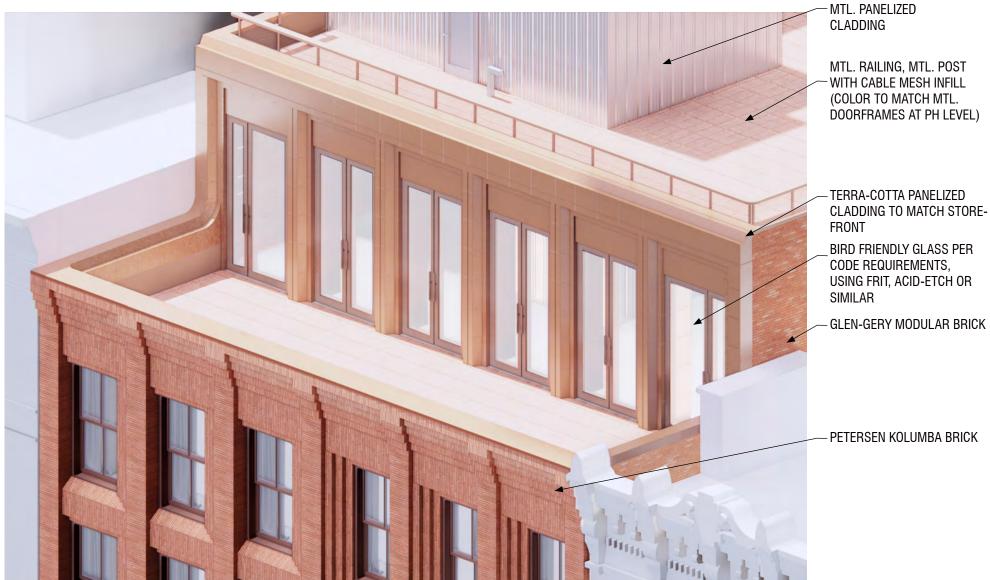


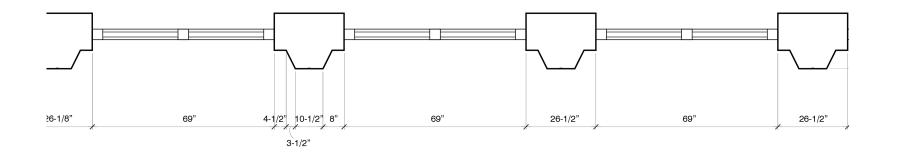


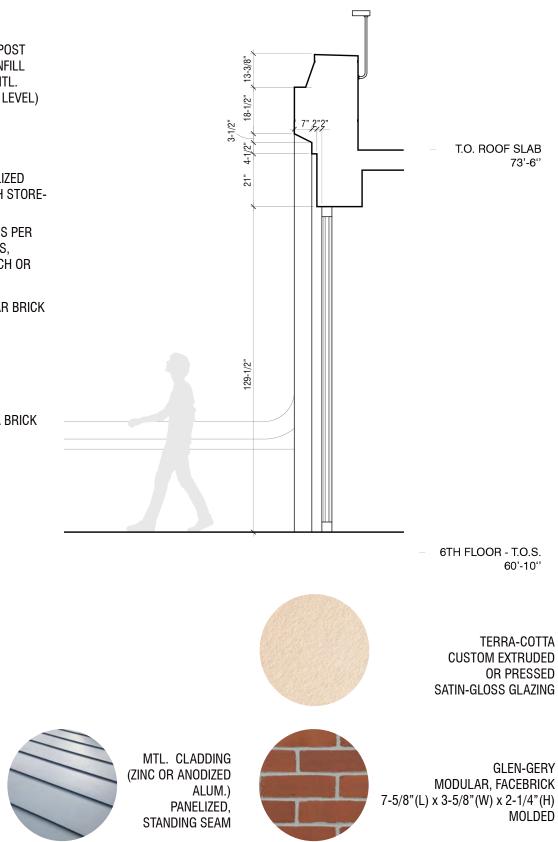
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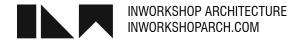
32 of 63

MATERIAL DETAIL - USE OF TERRA-COTTA AND VARIATION OF DEPTHS FOR ENTRANCES AT THE STOREFRONT









MATERIAL DETAIL - TERRA-COTTA AT THE STOREFRONT

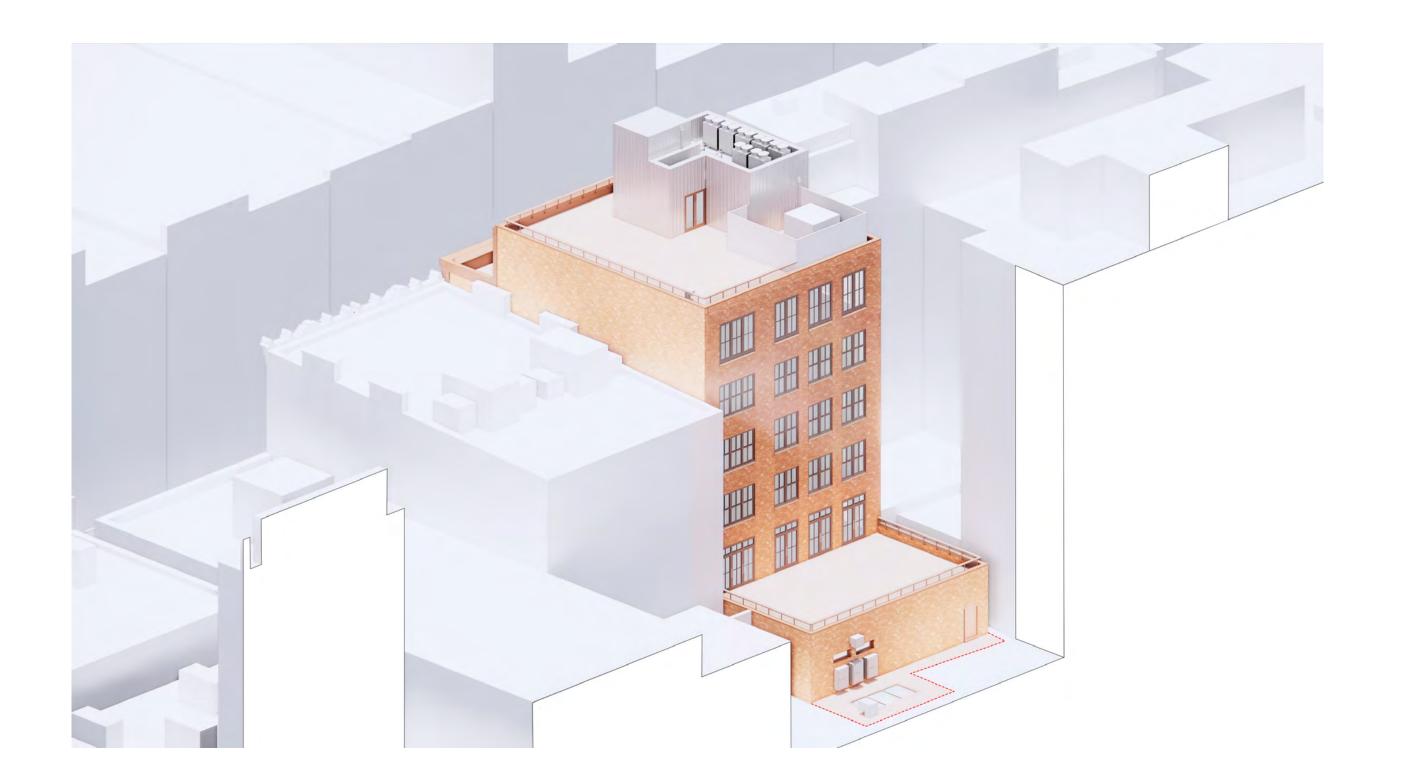








44 W 8TH ST - PROPOSED BUILDING IN CONTEXT (VIEW FROM NORTH-WEST)







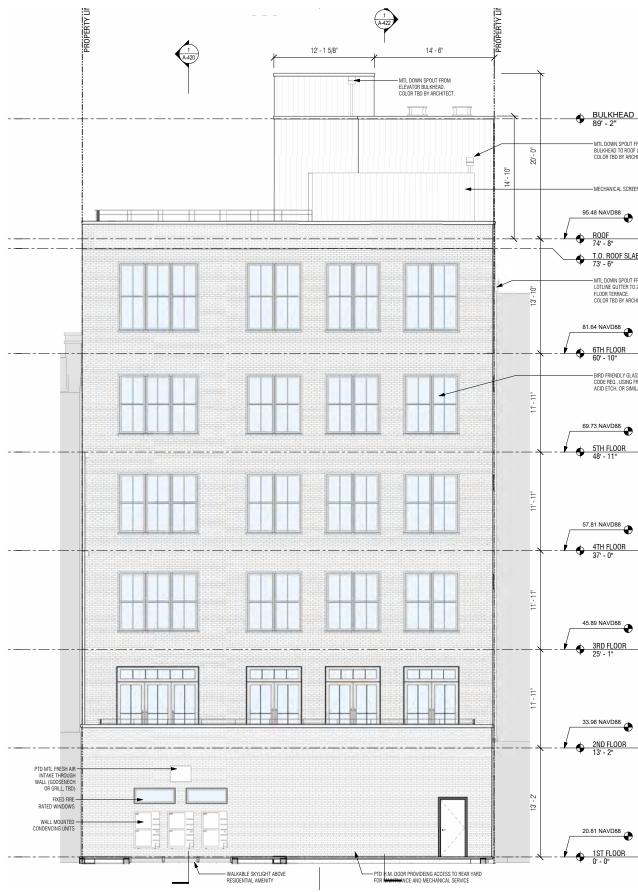
44 W 8TH ST - PROPOSED BUILDING IN CONTEXT (VIEW FROM SOUTH-WEST)







44 W 8TH ST - PROPOSED SOUTH ELEVATION







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44 W 8TH ST - PROPOSED BUILDING ELEVATION - SOUTH

1ST FLOOR 0' - 0"

• 2ND FLOOR 13' - 2"

33.98 NAVD88

45.89 NAVD88

57.81 NAVD88

BIRD FRIENDLY GLASS PER CODE REQ., USING FRIT, ACID ETCH, OR SIMILAR

81.64 NAVD88

- MTL DOWN SPOUT FROM LOTLINE GUTTER TO 2ND FLOOR TERRACE. COLOR TBD BY ARCHITECT.

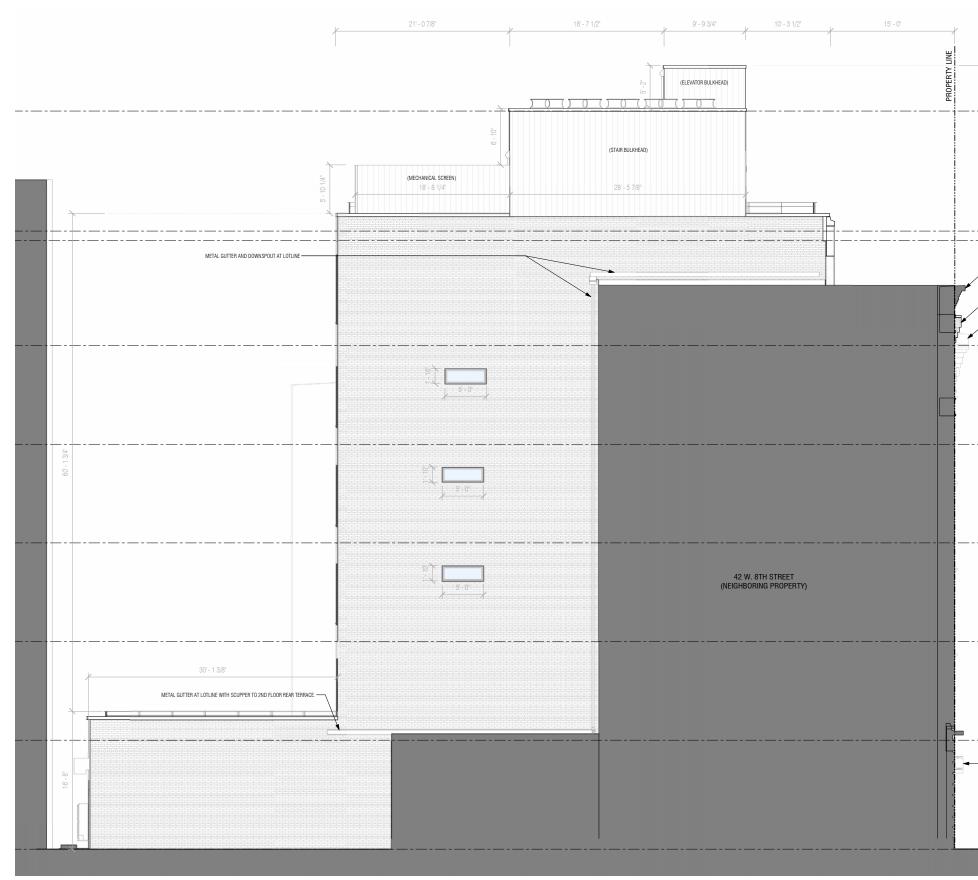
• T.O. ROOF SLAB 73' - 6"

95.48 NAVD88

- MECHANICAL SCREEN

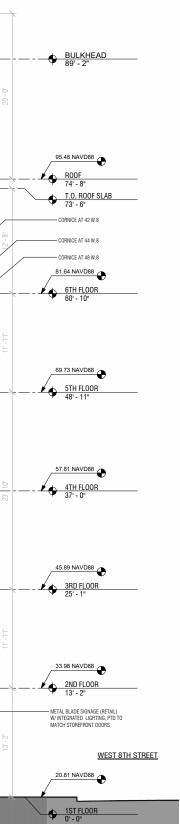
MTL DOWN SPOUT FROM BULKHEAD TO ROOF LEVEL COLOR TBD BY ARCHITECT.

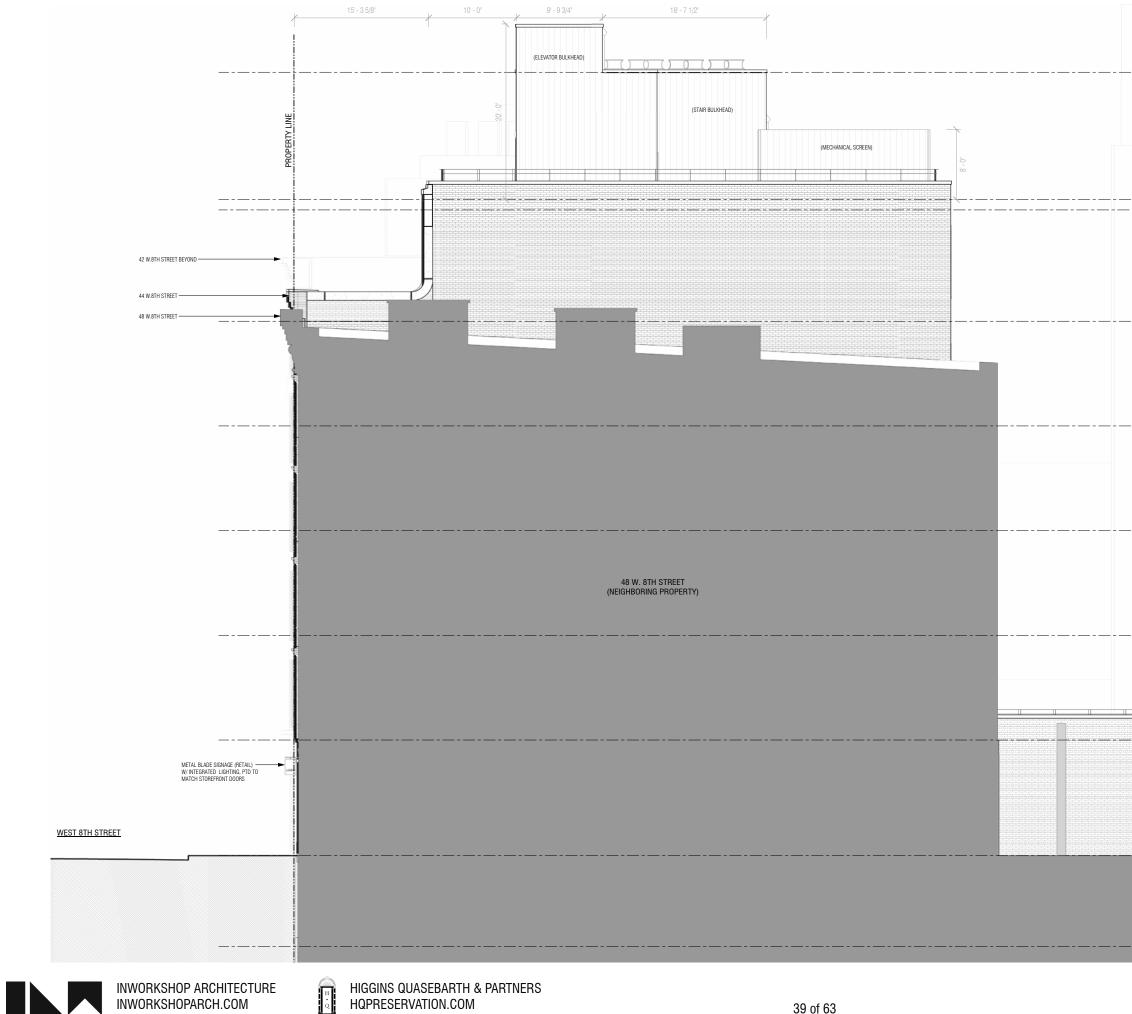
• BULKHEAD 89' - 2"







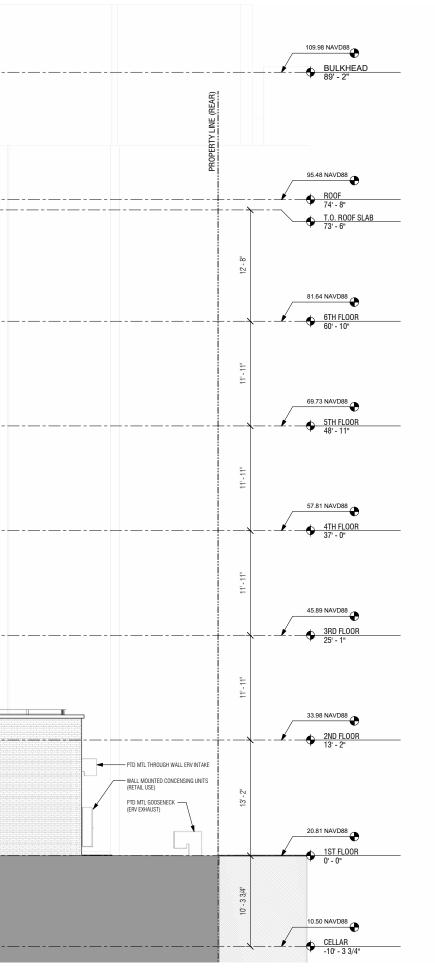


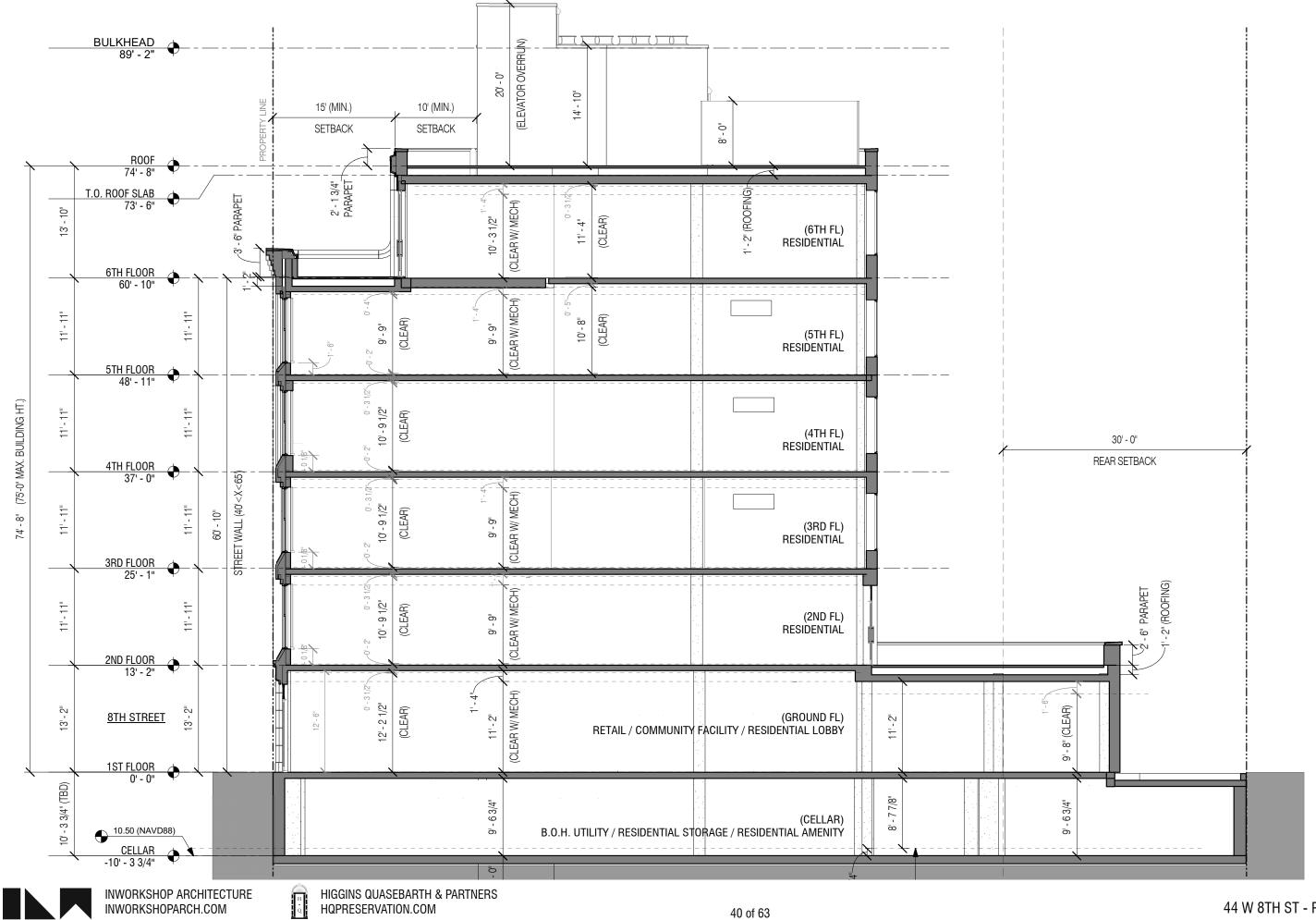


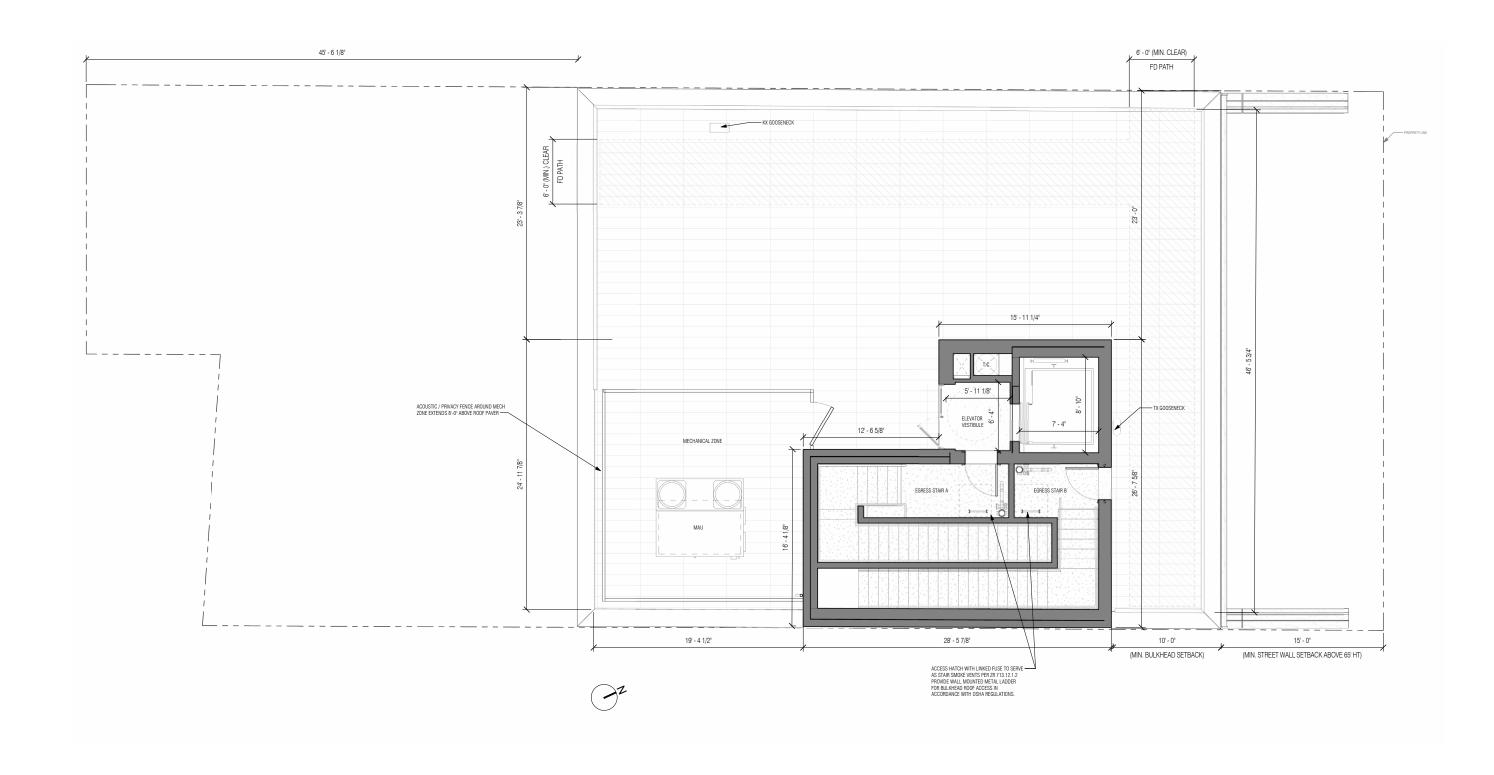
INWORKSHOP ARCHITECTURE INWORKSHOPARCH.COM

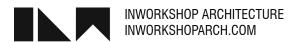
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44 W 8TH ST - PROPOSED BUILDING ELEVATION - WEST

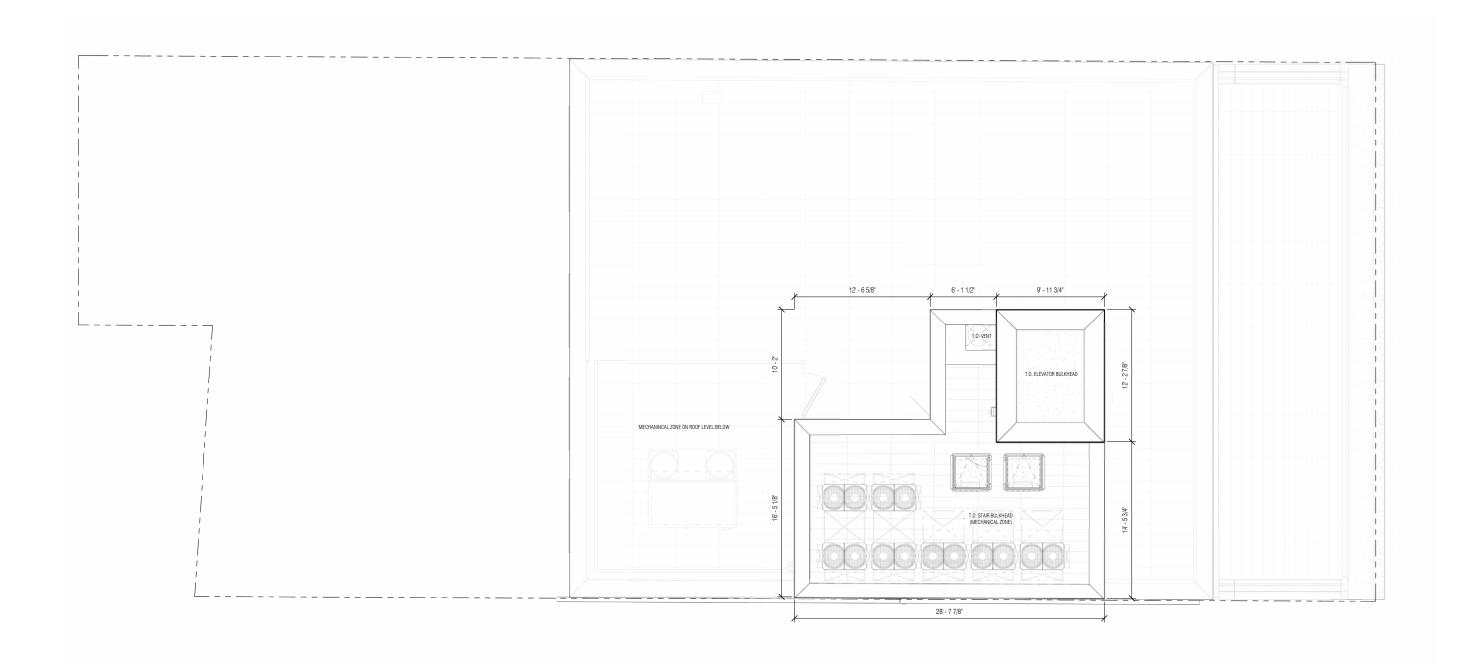








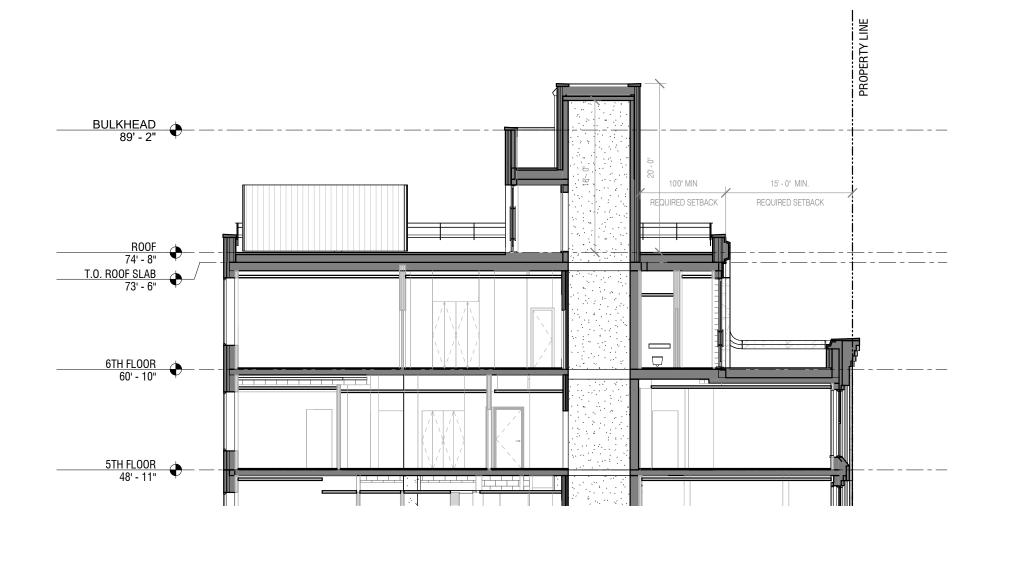








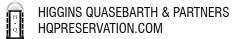
ROOF BULKHEAD PLAN



BUILDING SECTION_LOOKING WEST



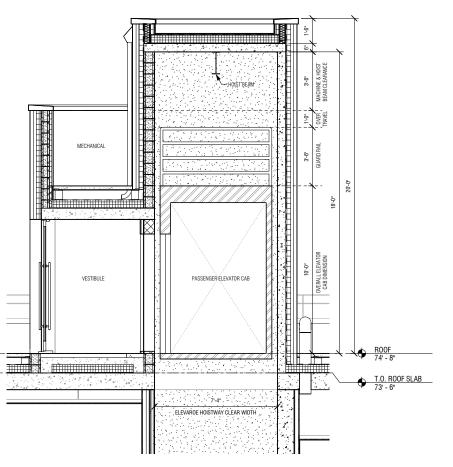




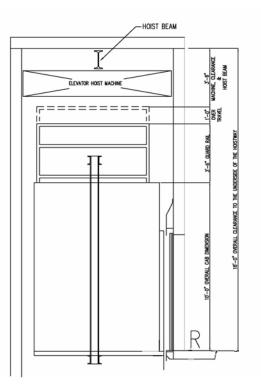
_ ____ ____

SECTIONS THROUGH ELEVATOR BULKHEAD

SECTION THROUGH ELEVATOR BULKHEAD



ELEVATOR OVERRUN REQUIREMENTS









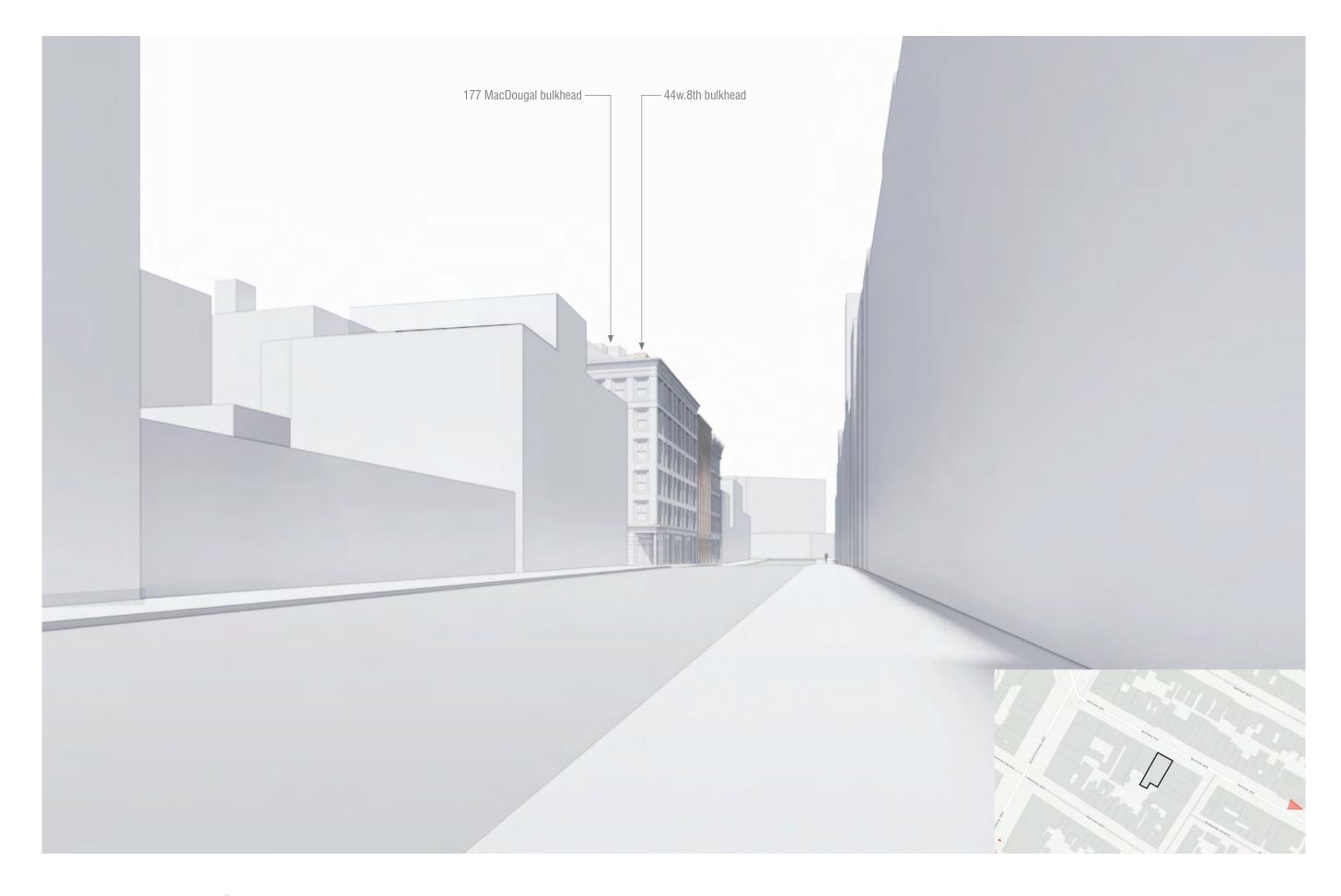
VISIBILITY STUDIES







KEY OF VIEWS STUDIED FOR VISIBILITY







VIEW 1: WEST 8TH STREET, NORTH SIDEWALK, NEAR 5TH AVE.





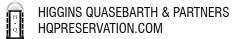


VIEW 2: WEST 8TH STREET, NORTH SIDEWALK, EAST OF MACDOUGAL STREET





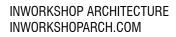




VIEW 3: WEST 8TH STREET, NORTH SIDEWALK, WEST OF MACDOUGAL STREET



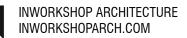




VIEW 4: WEST 8TH STREET, NORTH SIDEWALK, ACROSS FROM 44TH

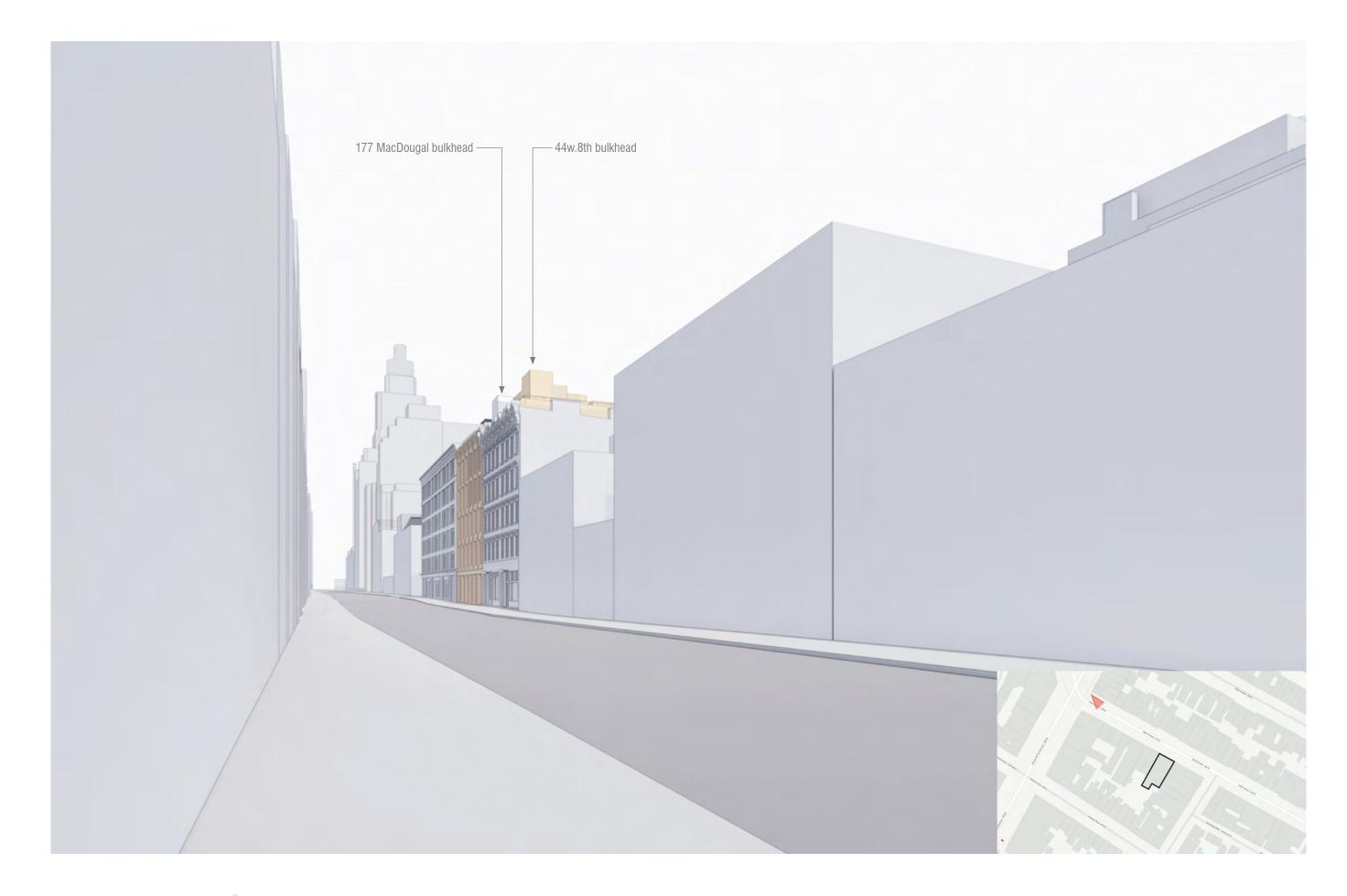




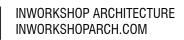




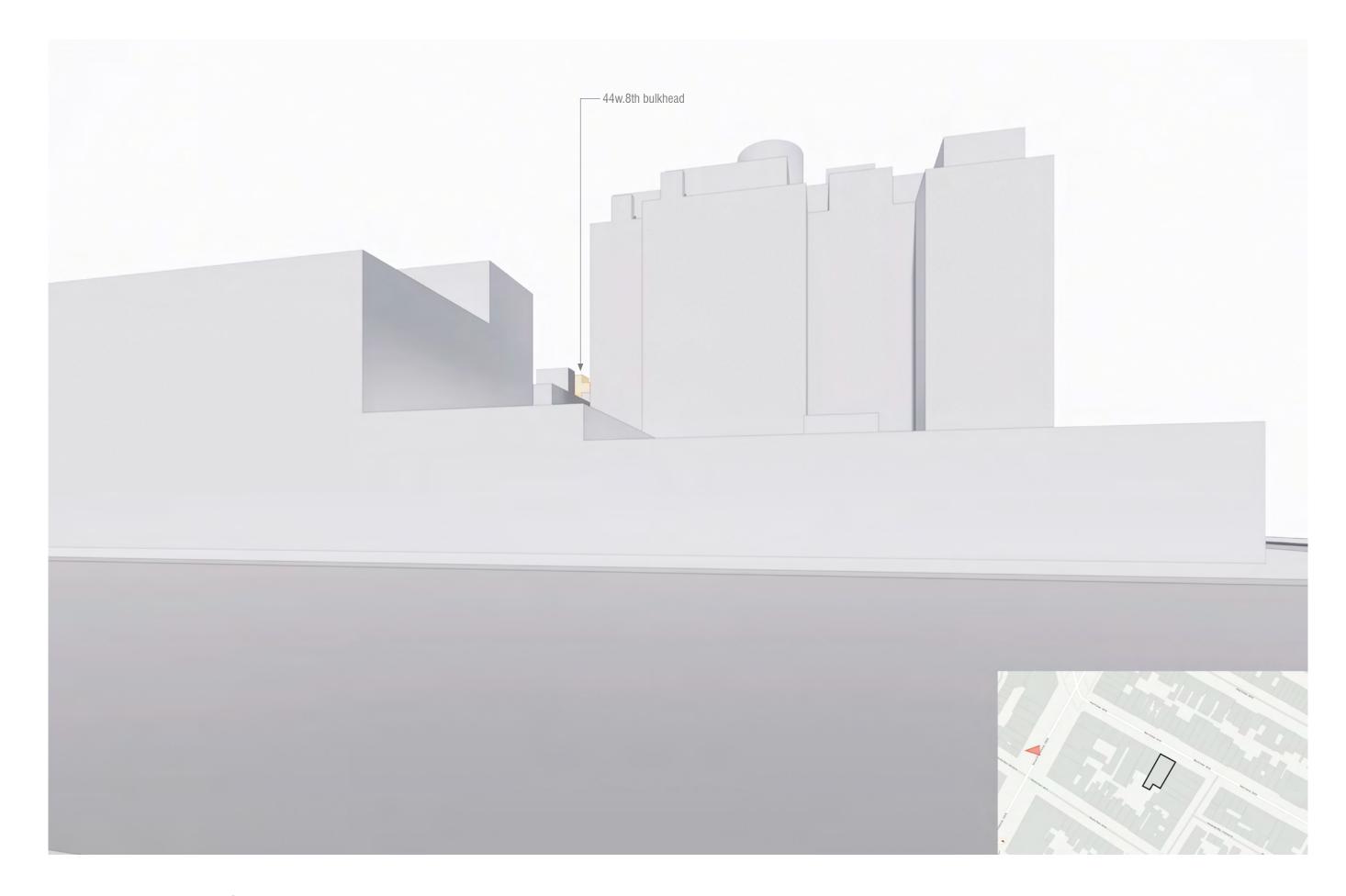
VIEW 5: WEST 8TH STREET, NORTH SIDEWALK, EAST OF 6TH AVE.







VIEW 6: NORTHEAST CORNER, 6TH AVE. INTERSECTION

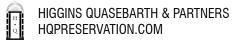




VIEW 7: 6TH AVE., WEST SIDEWALK, NORTH OF WAVERLY PL.







44 W 8TH ST - PROPOSED STREET FACADE (ELEVATION PERSPECTIVE)



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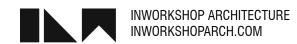






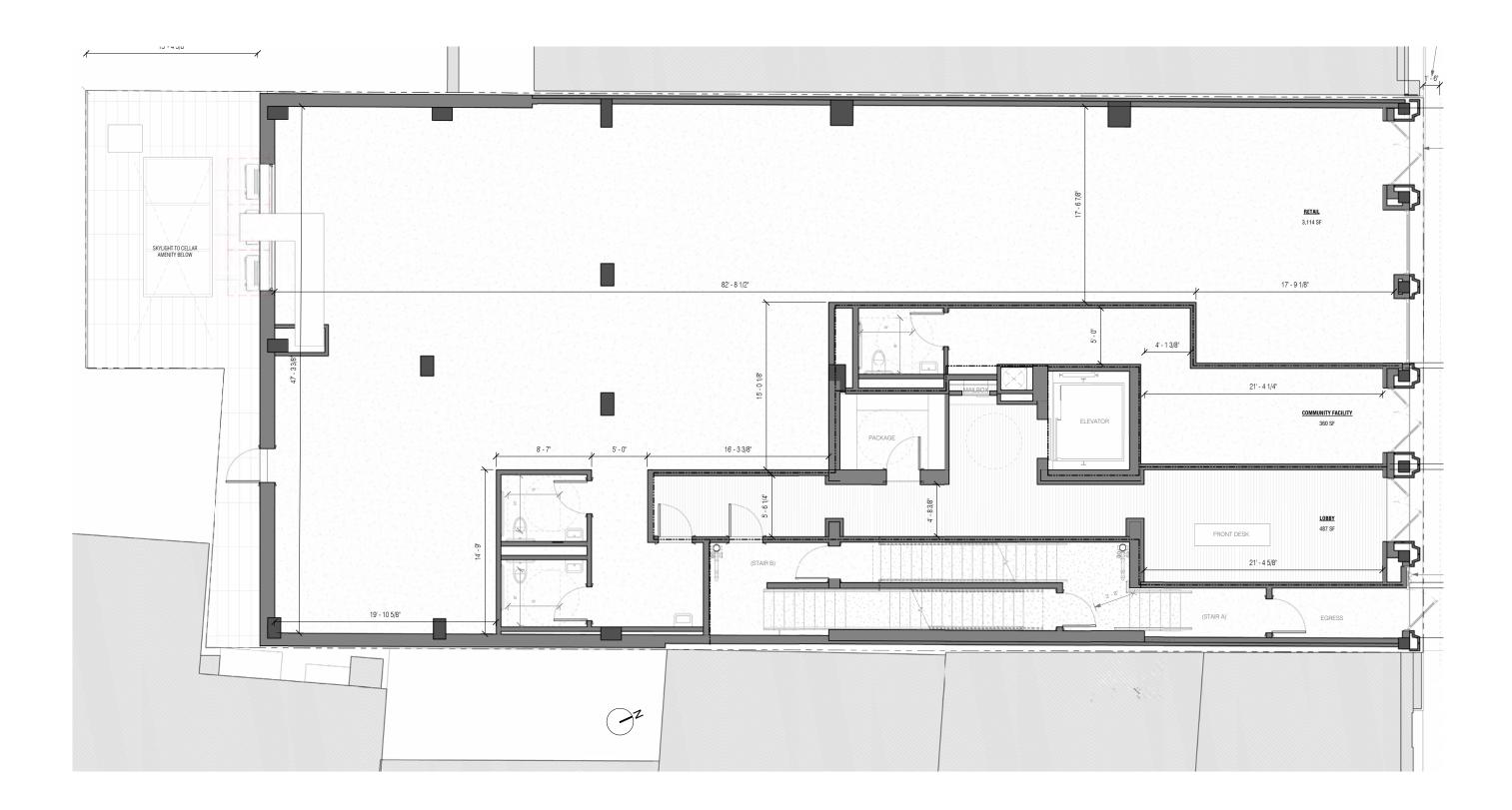








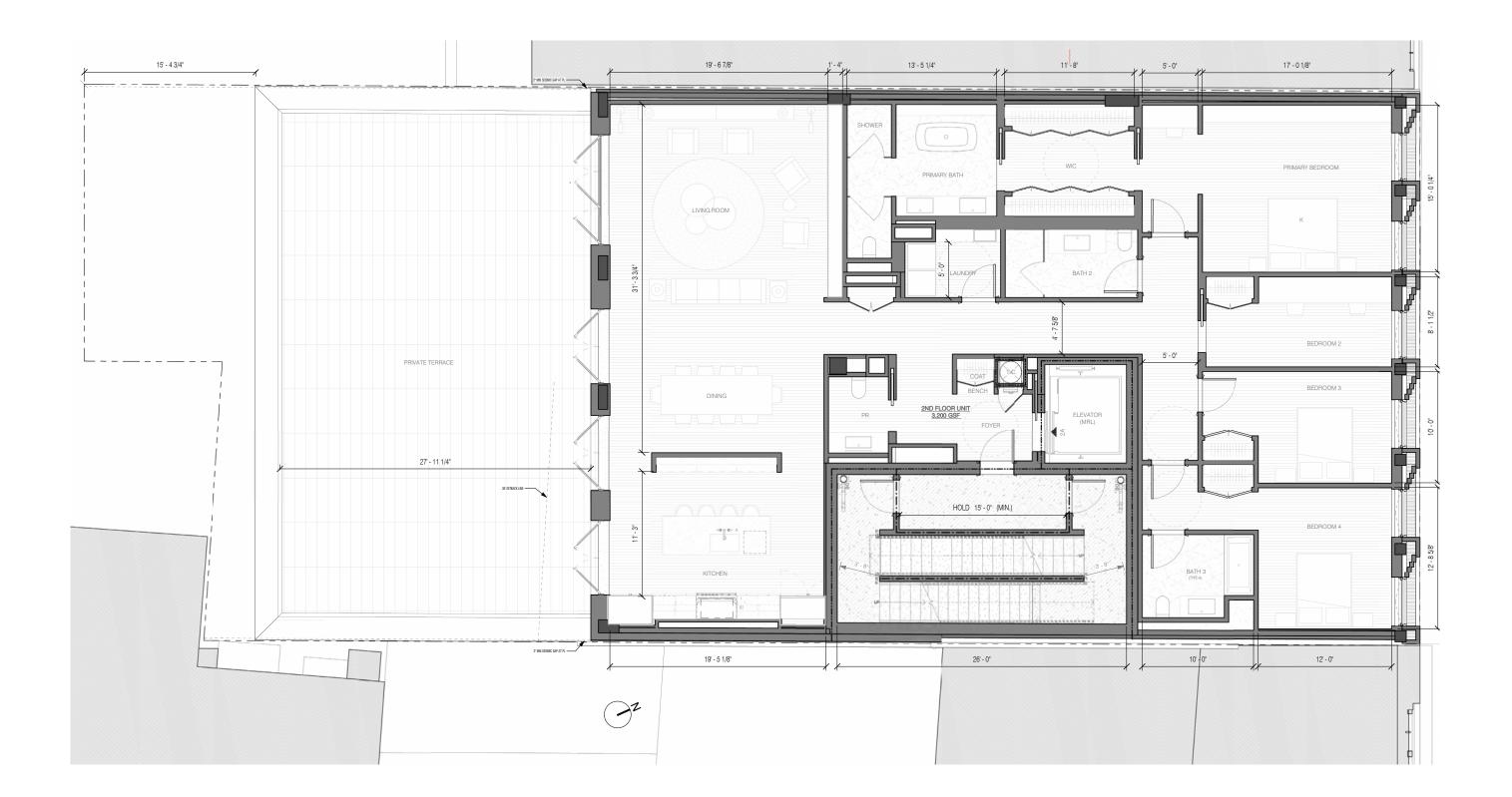
CELLAR FLOOR PLAN







GROUND FLOOR PLAN







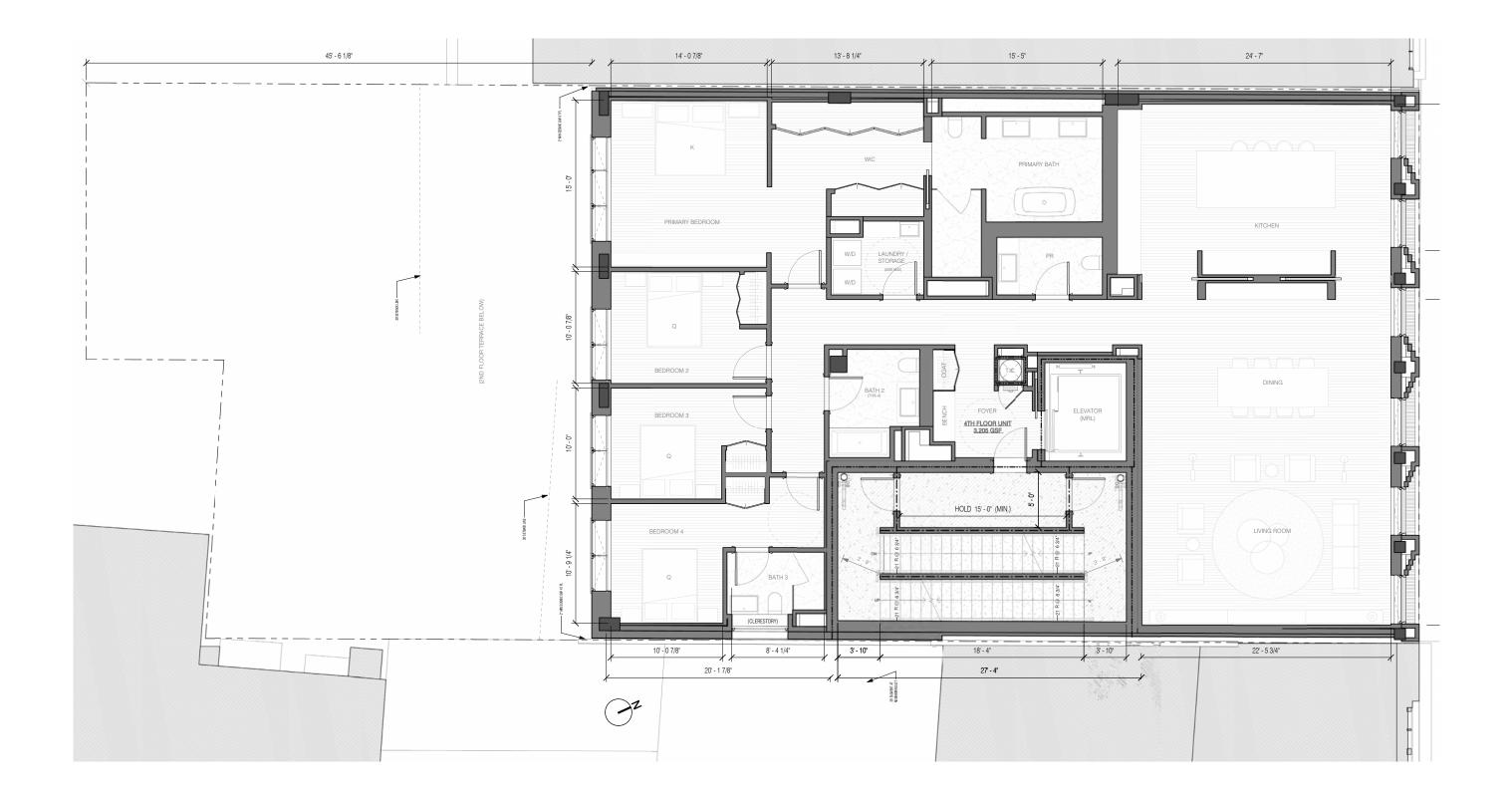
2ND FLOOR PLAN



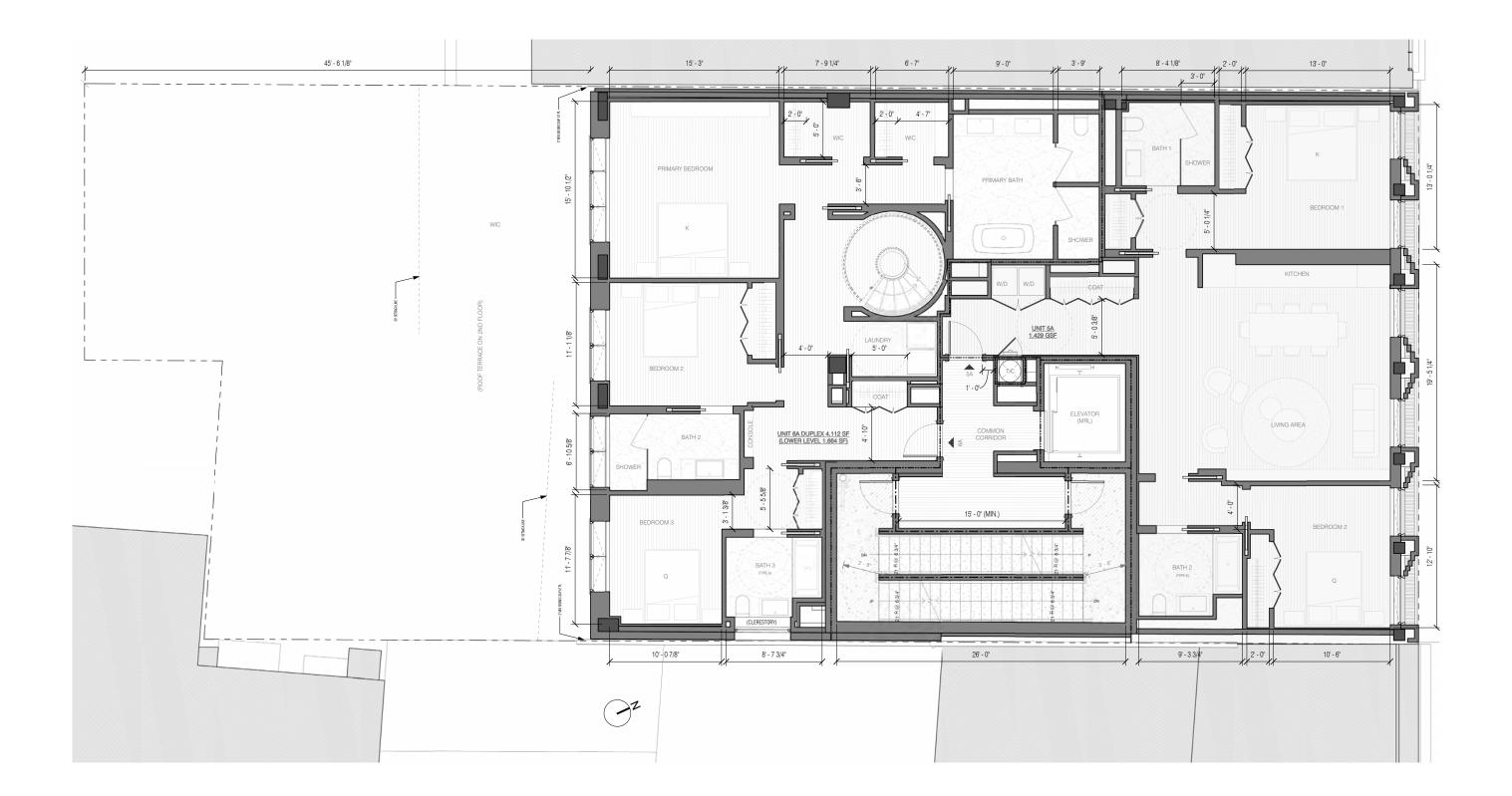




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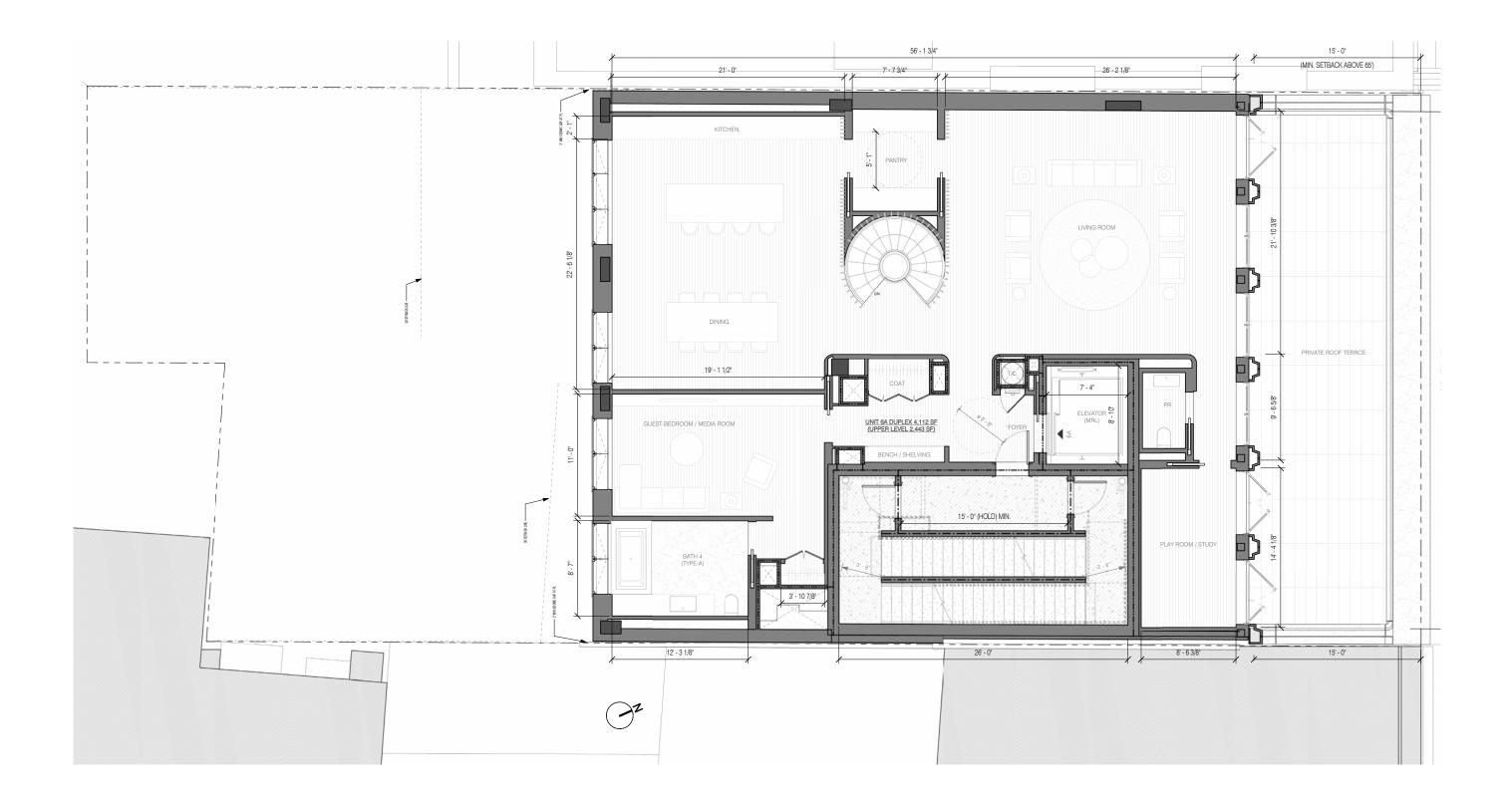






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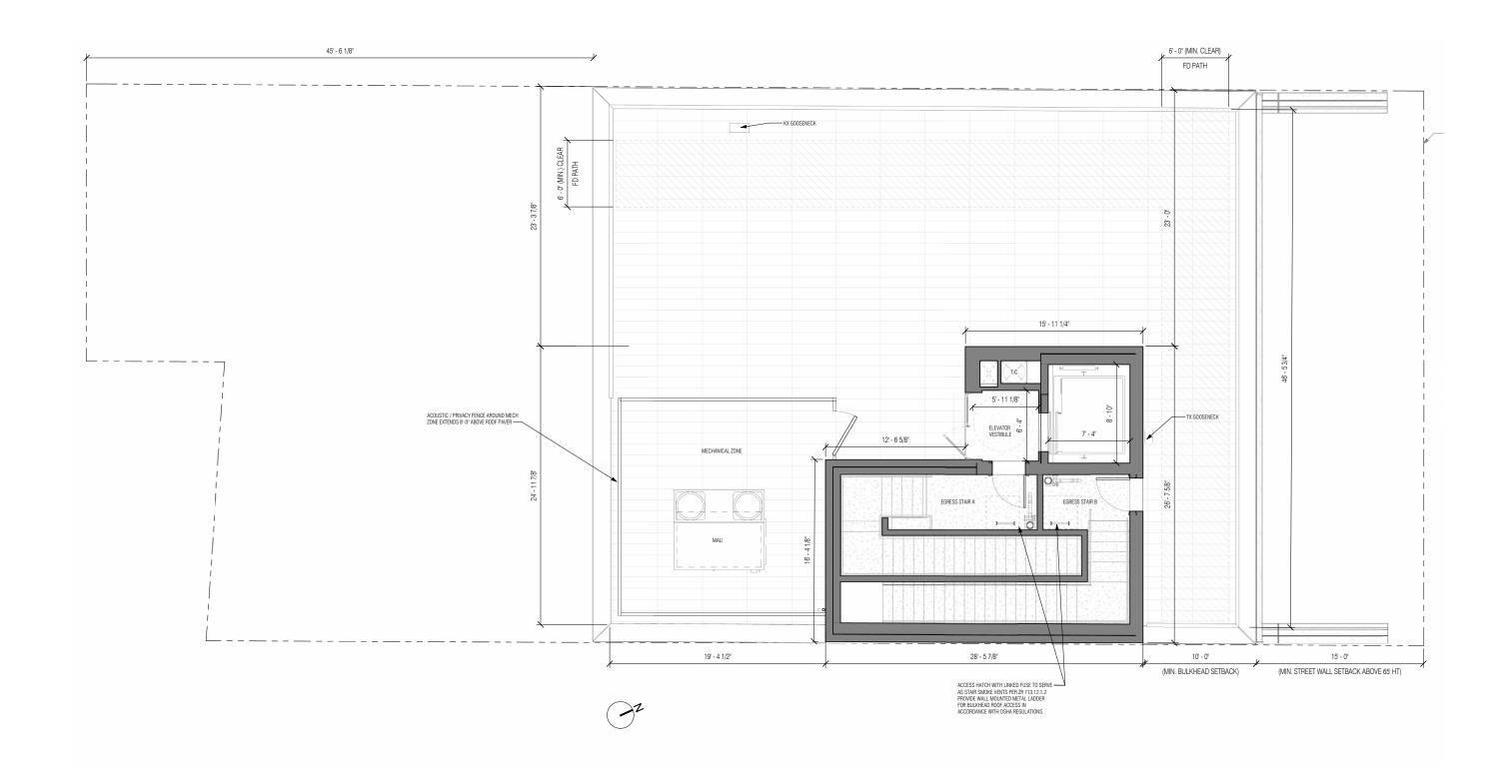
5TH FLOOR PLAN





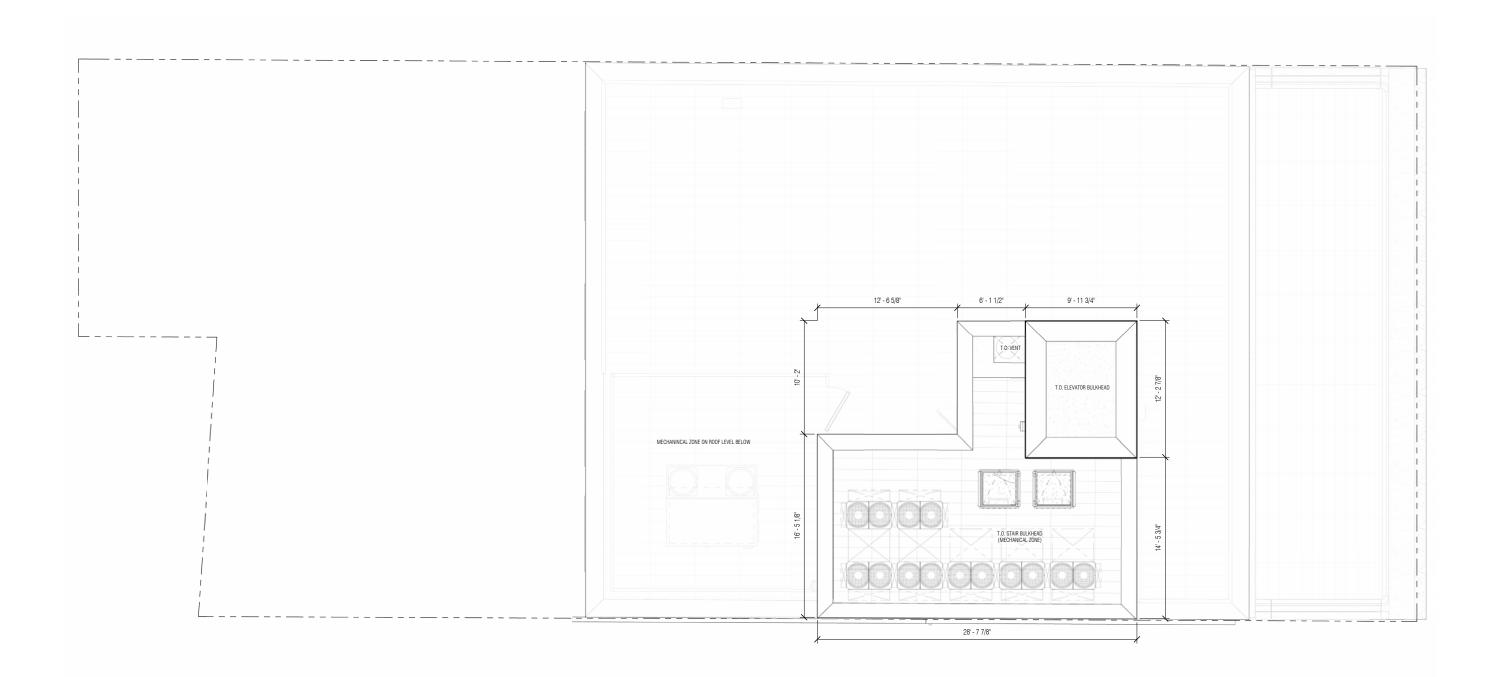


6TH FLOOR PLAN















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