

727 Greenwich Street
New York, New York

Proposed Scope of Work

Primary Facade - West Elevation

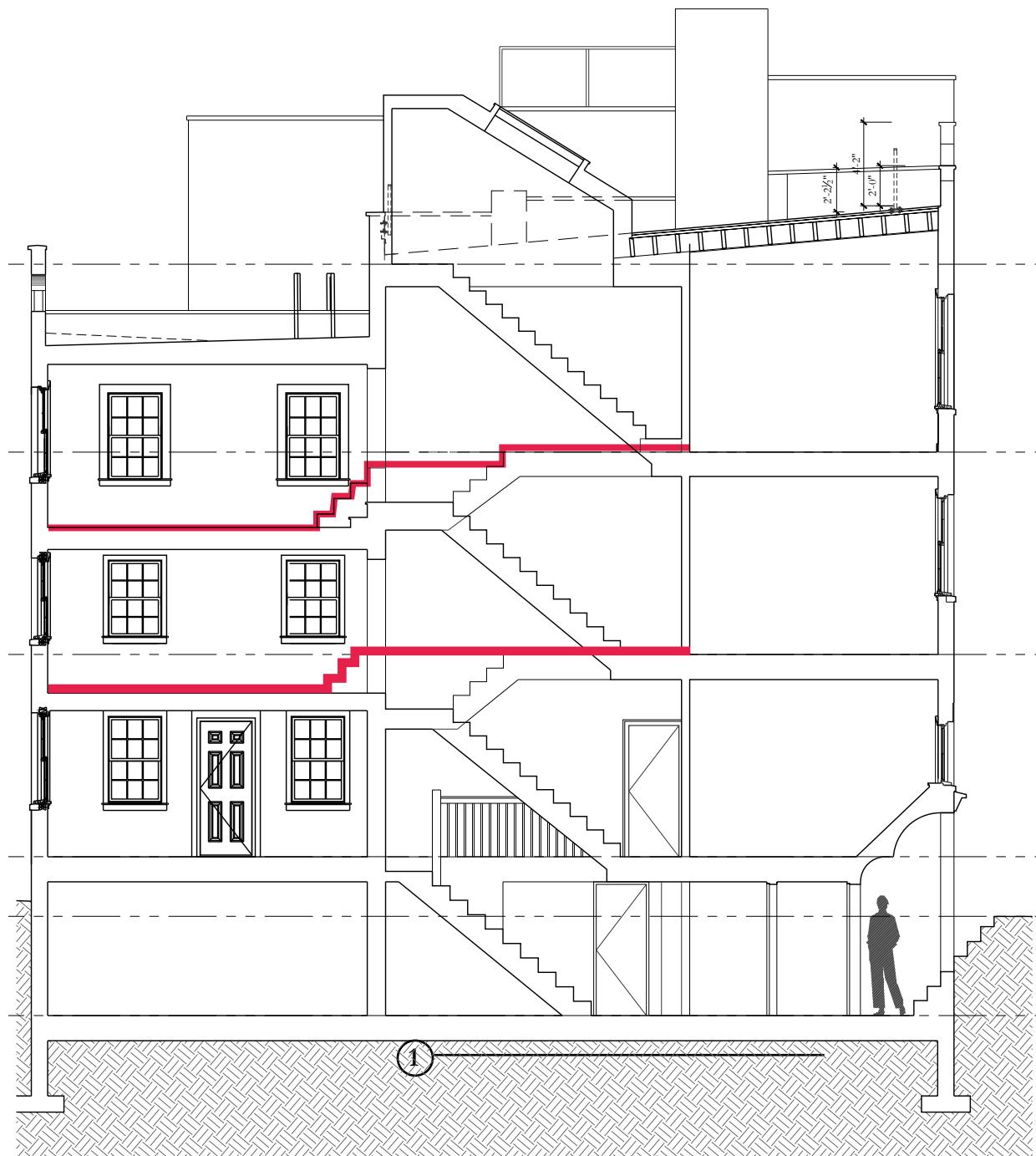
Replace windows on First, Second, and Third Floors
to match historic conditions as seen on the 1940s Tax Lot Photo

Interior

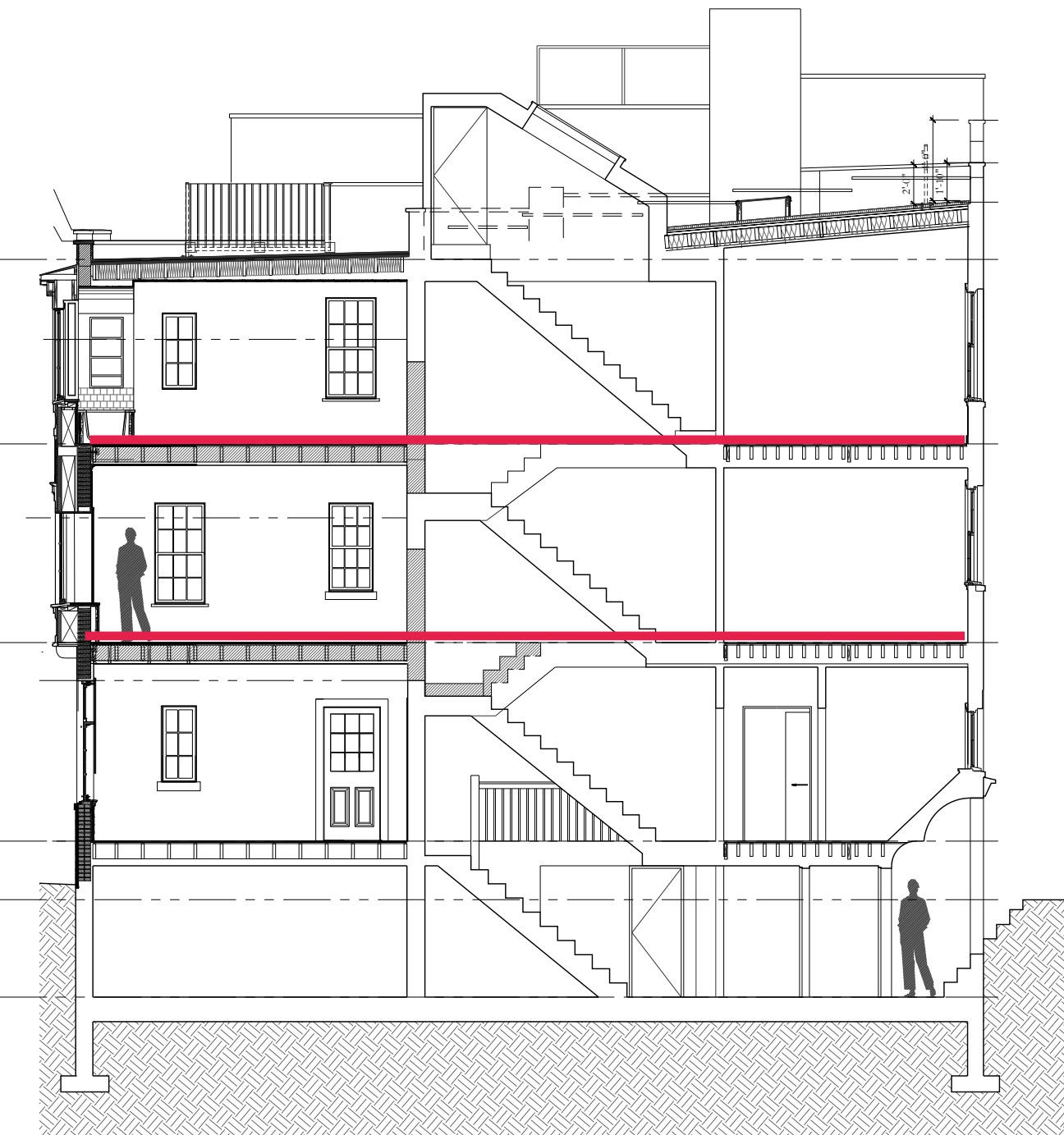
Align floor levels in rear of building to match height of floors at front of building
Stabilize floor structure
Relocate windows at East and South Elevations to coordinate with new floor and ceiling heights

Rear Facades - North, East & South Elevations

Relocate windows to align with new floor levels
Re-point and stucco building to ameliorate moisture penetration at deteriorating brick

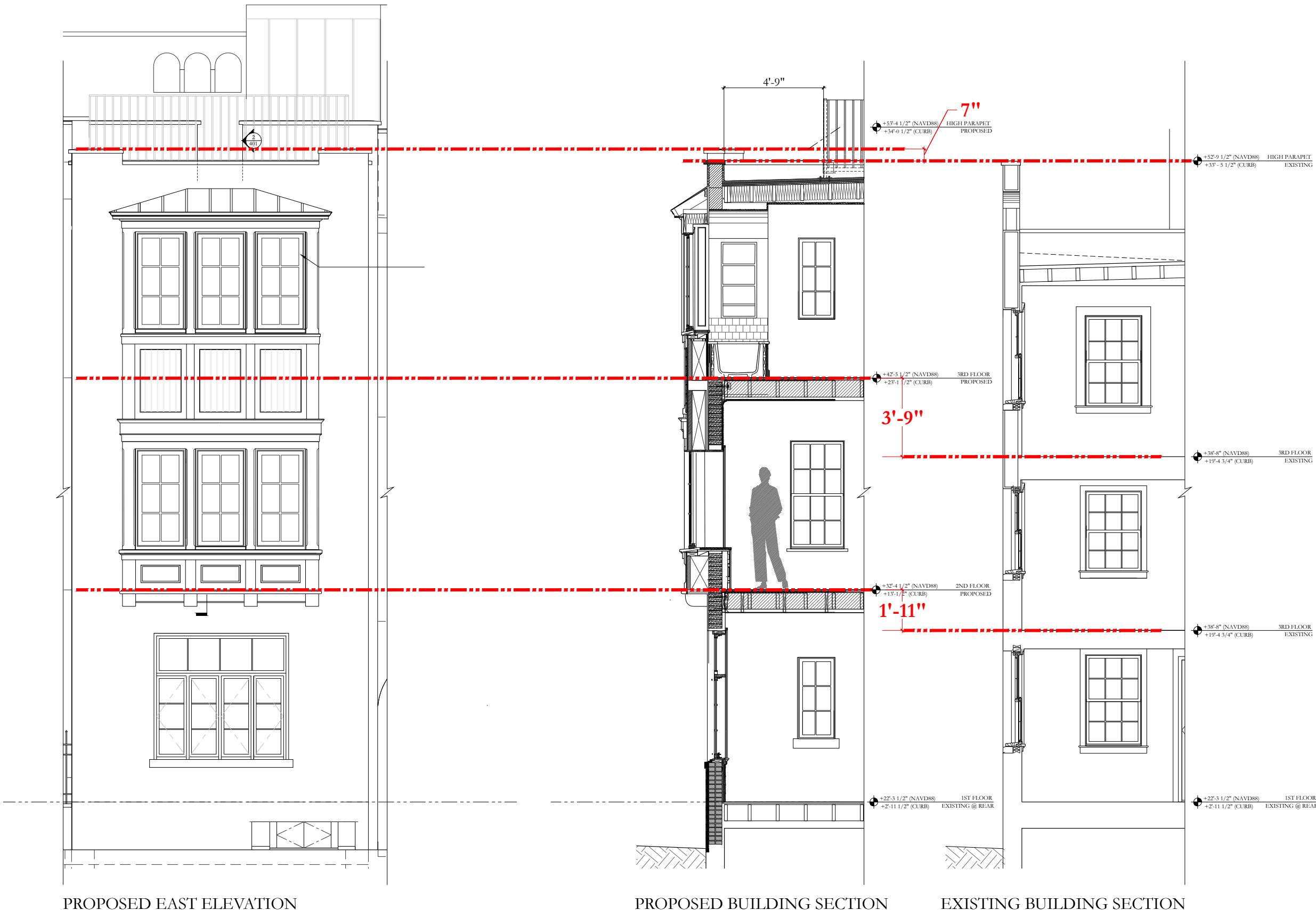


EXISTING BUILDING SECTION LOOKING SOUTH



PROPOSED BUILDING SECTION LOOKING SOUTH

EXISTING AND PROPOSED SECTION 727 GREENWICH STREET



EXISTING AND PROPOSED SECTION

727 GREENWICH STREET



EXISTING AND PROPOSED SECTION

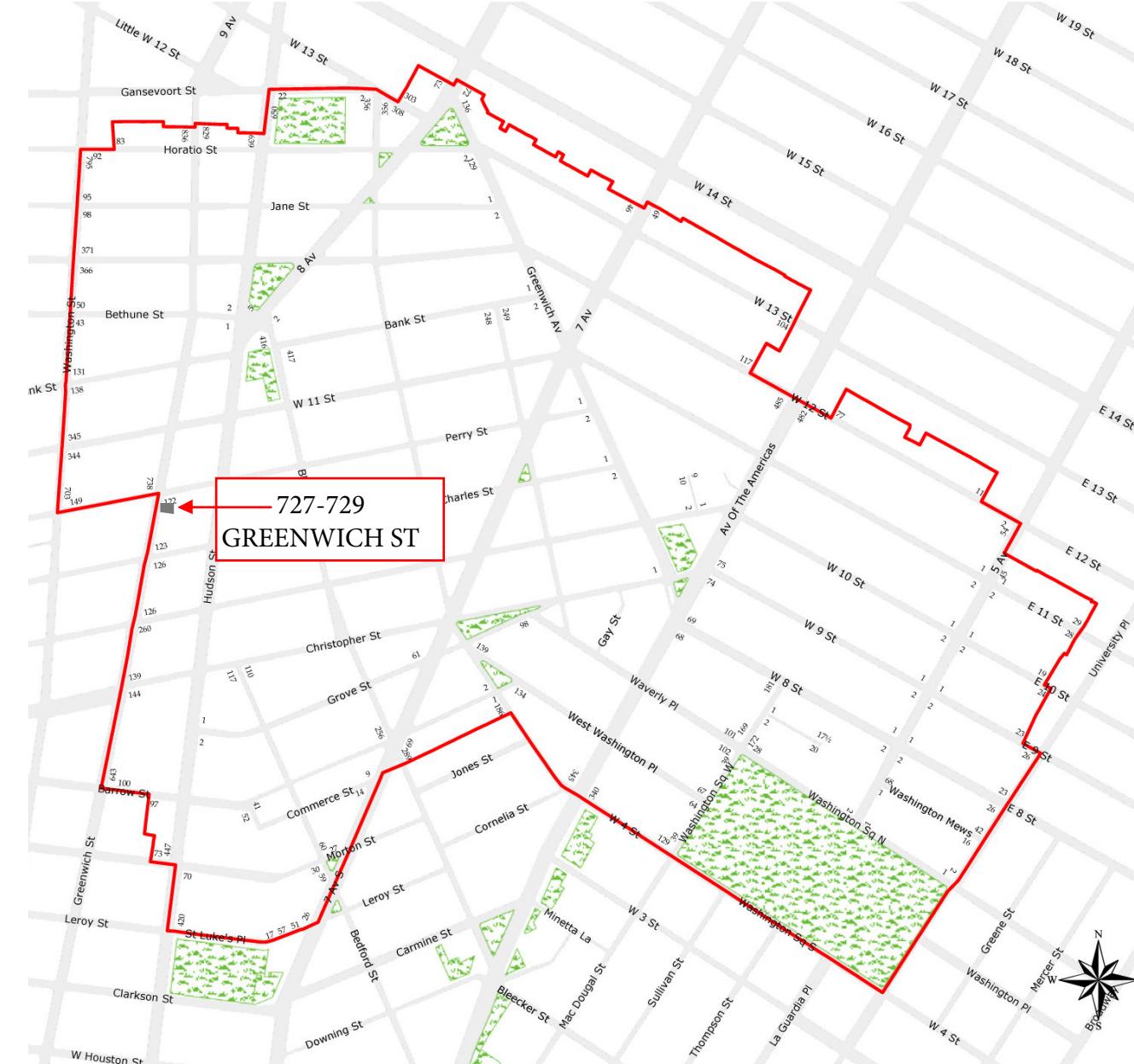
727 GREENWICH STREET

727-729 GREENWICH STREET
Site & Context

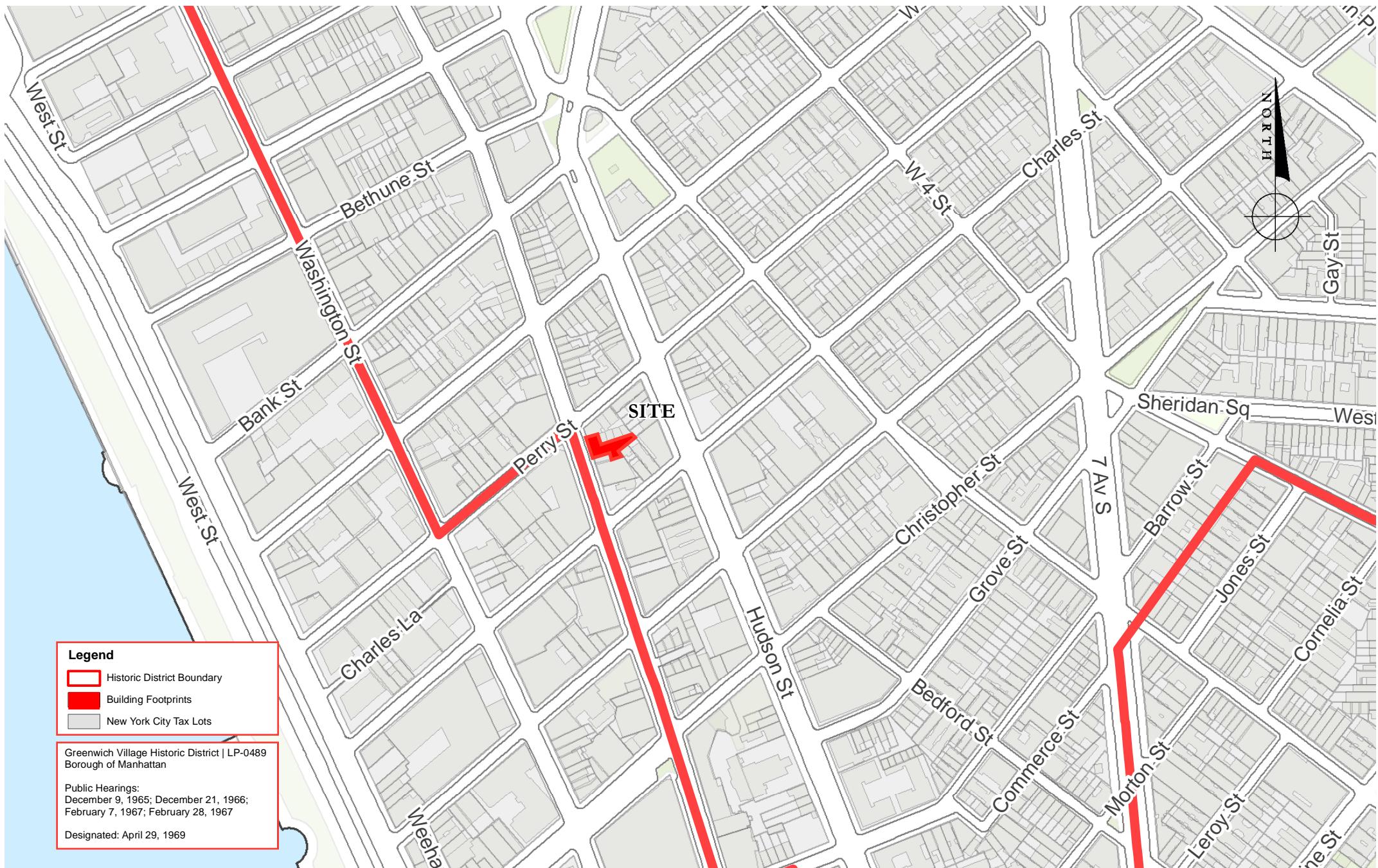


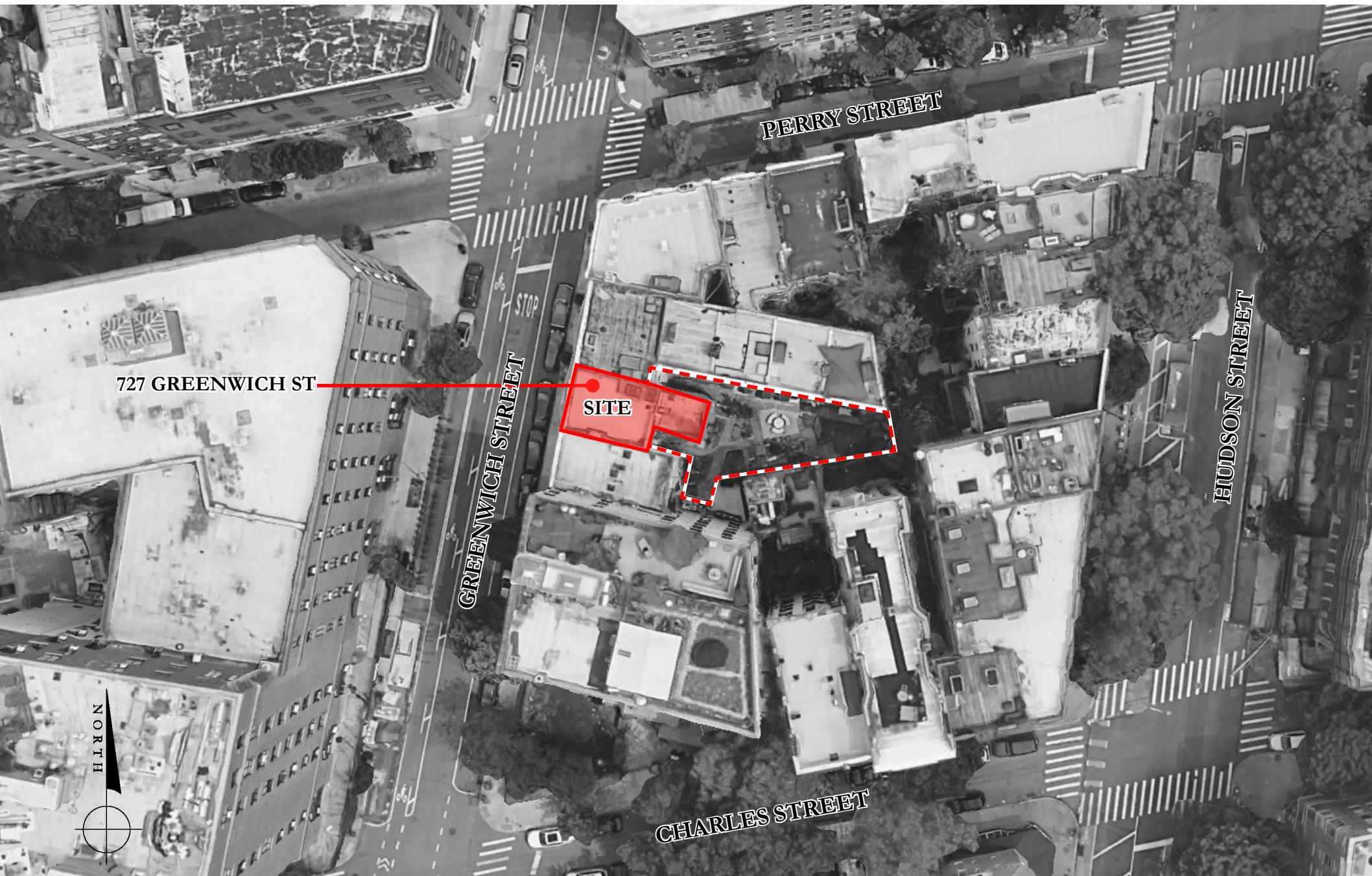
Greenwich Village Historic District
Manhattan
Designated April 29, 1969

Historic District Boundaries



AERIAL VIEW OF THE DISTRICT - EXISTING 727 & 729 GREENWICH STREET





AERIAL VIEW OF BLOCK - EXISTING
727 & 729 GREENWICH STREET



GREENWICH & PERRY STREET HOUSING CORPORATION
BLOCK 632 PLAN
727 & 729 GREENWICH STREET

VISIBLE FACADES



"1940s TAX PHOTO"

CURRENT PHOTO

HISTORIC & EXISTING CONDITIONS WEST ELEVATION 727 GREENWICH STREET



**PERRY STREET & GREENWICH STREET
BUILDINGS**
GREENWICH & PERRY STREET
HOUSING CORPORATION





PERRY STREET BUILDINGS
GREENWICH & PERRY STREET
HOUSING CORPORATION



727 GREENWICH STREET
Existing Conditions



INTERIOR CONDITIONS

727 GREENWICH STREET

Level floors from front to rear



FAIRFAX & SAMMONS
NEW YORK PALM BEACH



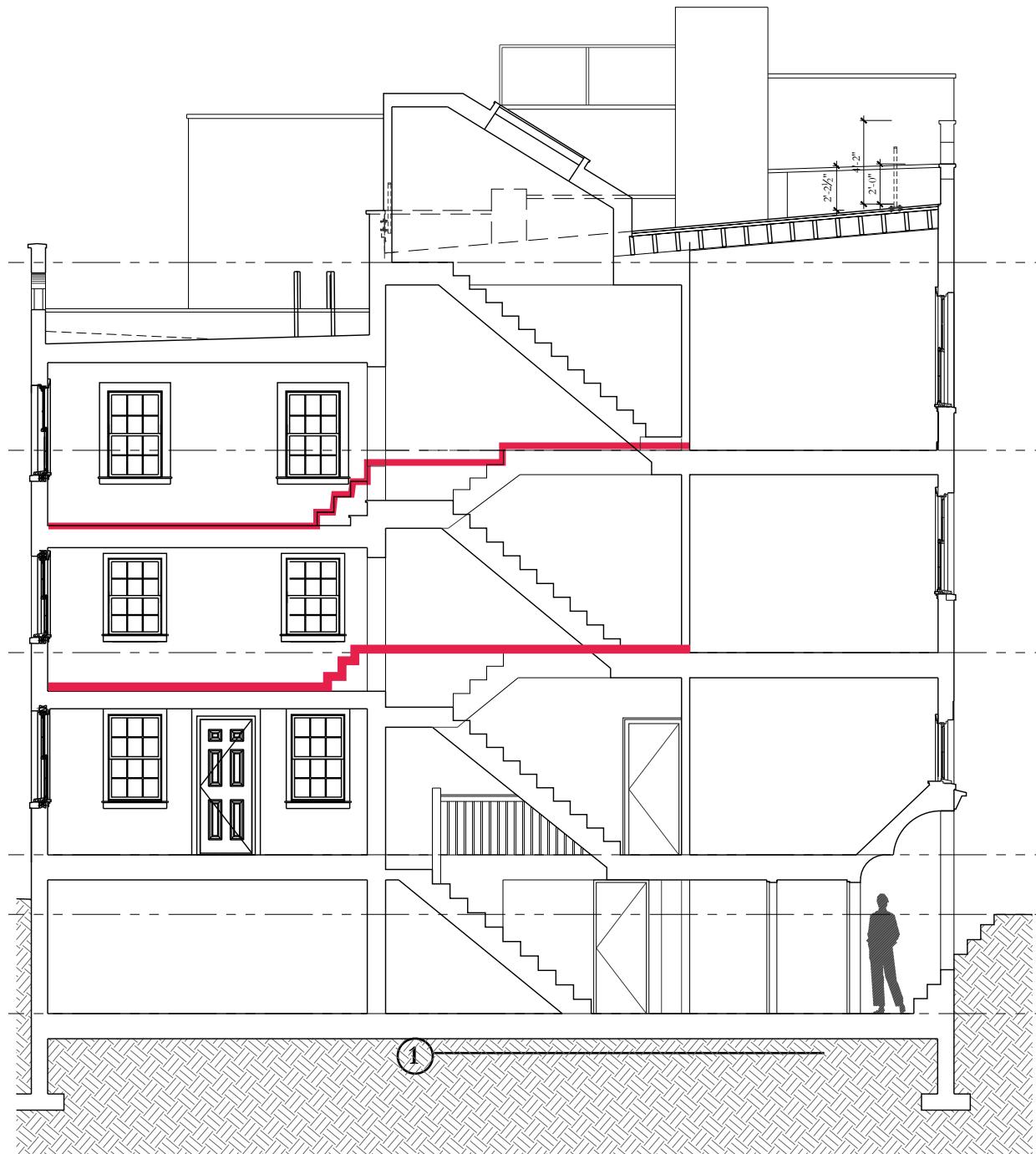
EXTERIOR CONDITIONS

*VIEW TO 727 GREENWICH STREET
ROOF BULKHEAD AND REAR ROOF*

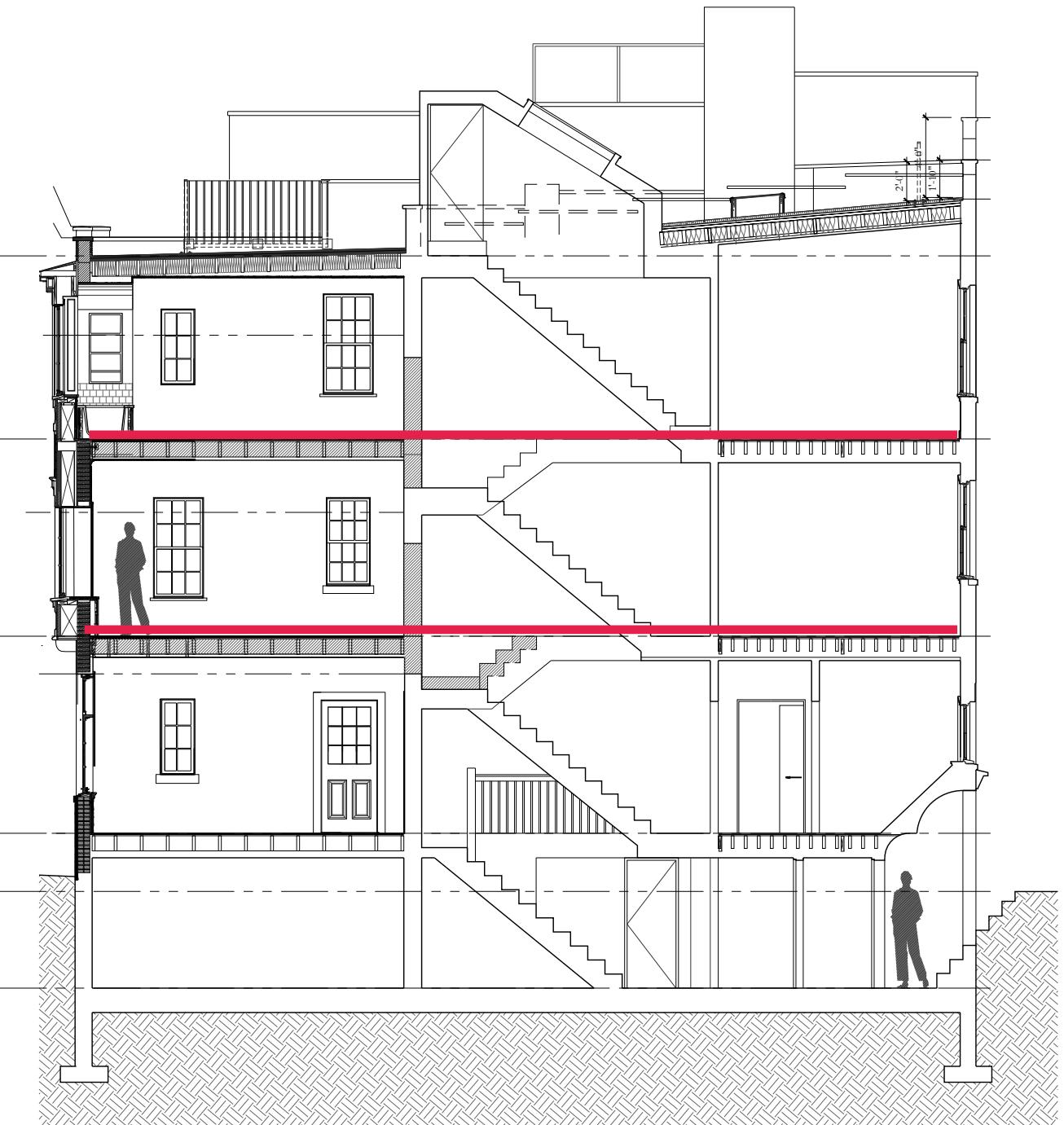


FAIRFAX & SAMMONS
NEW YORK PALM BEACH

727 GREENWICH STREET Proposed Scope Of Work

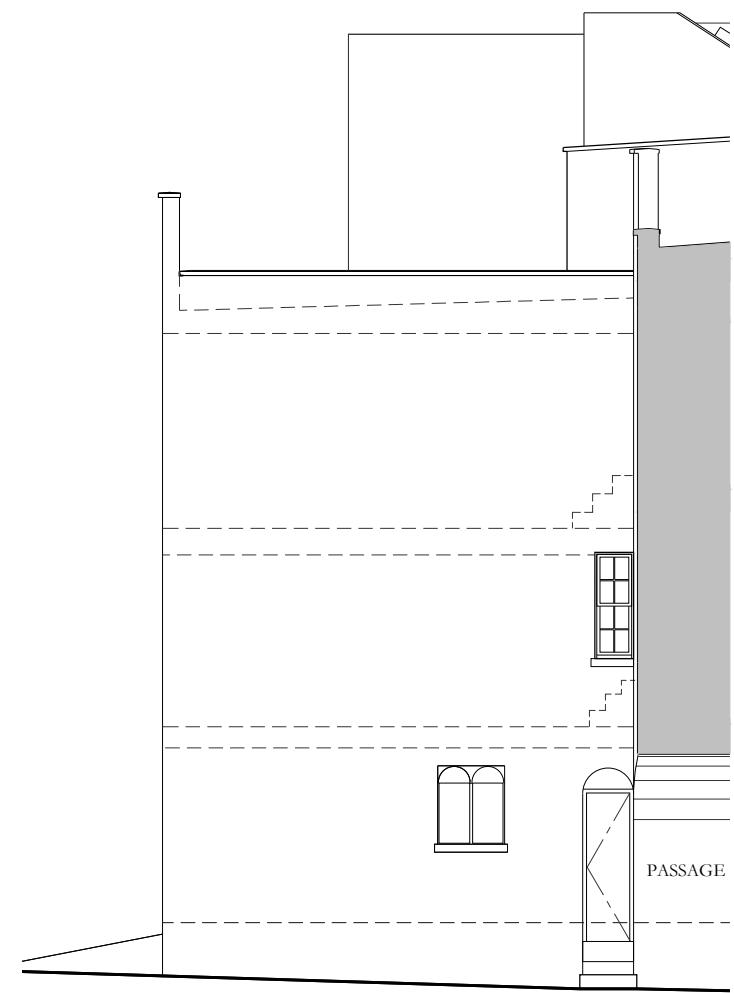


EXISTING BUILDING SECTION LOOKING SOUTH

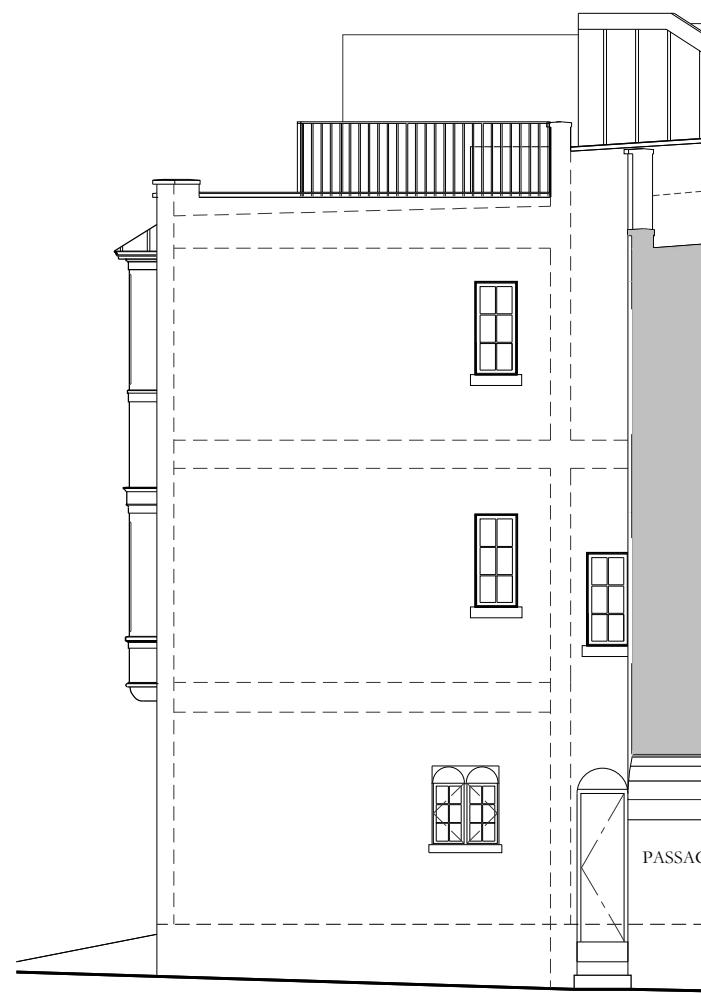


PROPOSED BUILDING SECTION LOOKING SOUTH

EXISTING AND PROPOSED SECTION 727 GREENWICH STREET

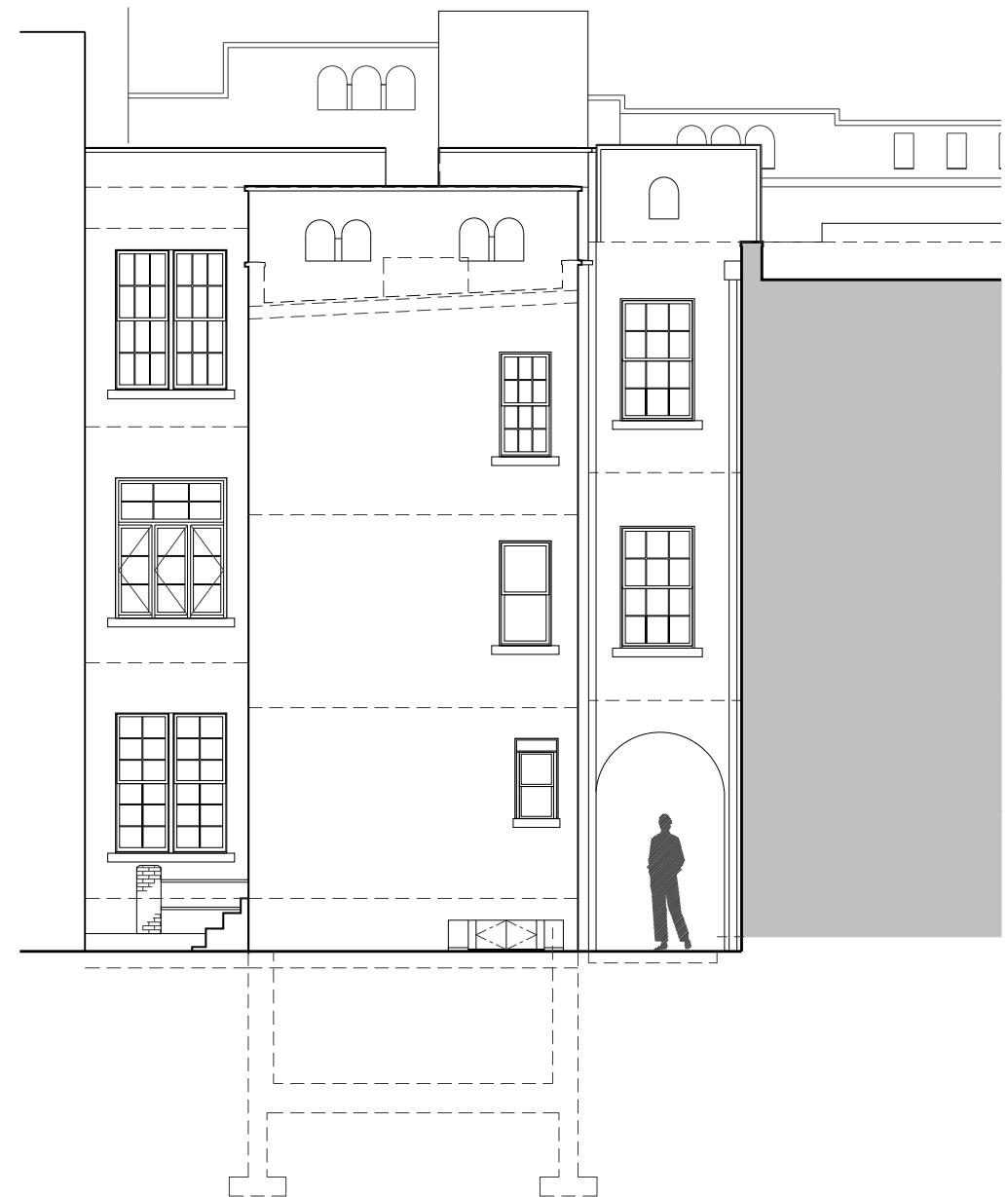


1 EXISTING NORTH ELEVATION
1/8"=1'-0"

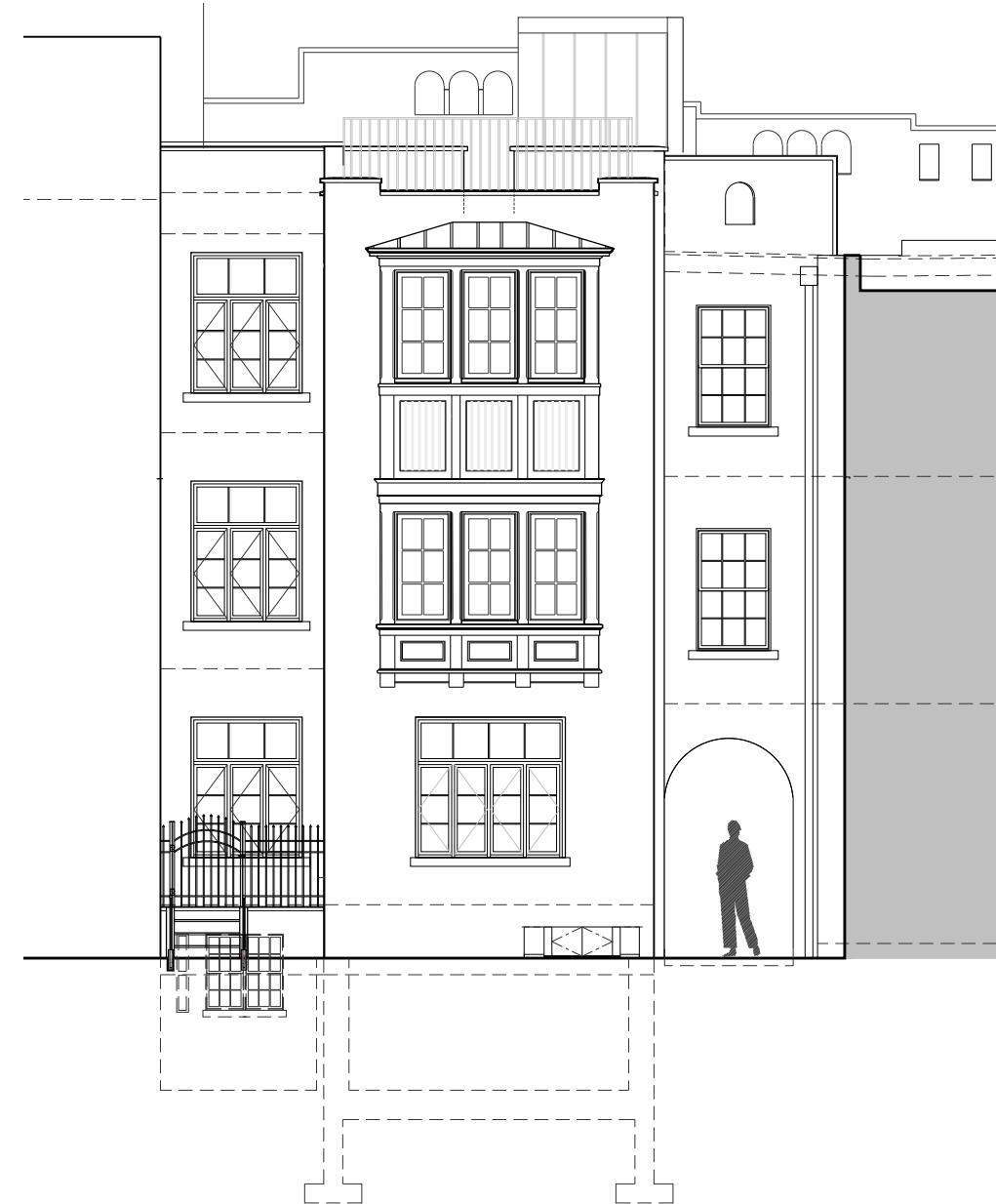


2 PROPOSED NORTH ELEVATION
1/8"=1'-0"

EXISTING AND PROPOSED NORTH ELEVATION 727 GREENWICH STREET

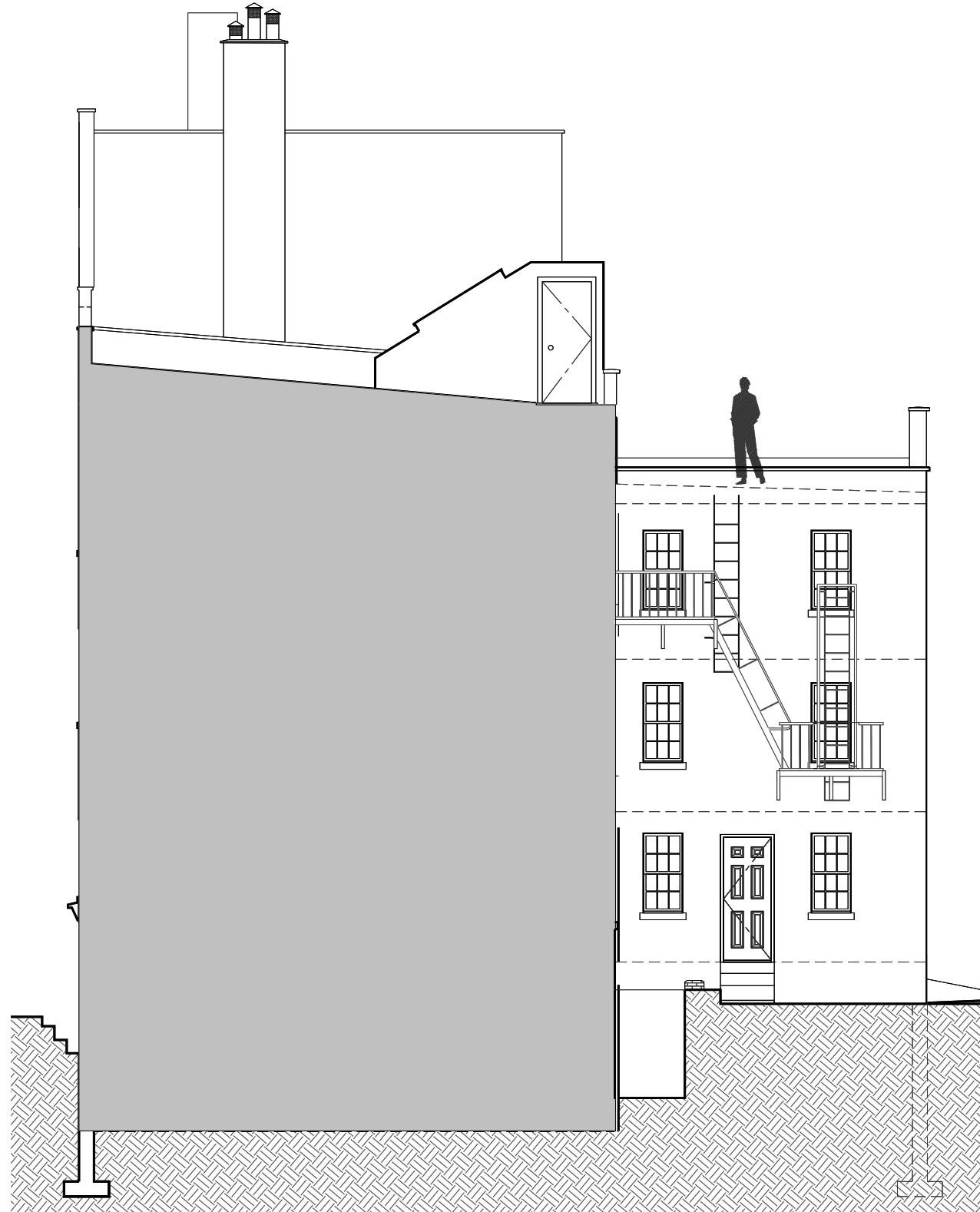


1 EXISTING EAST ELEVATION
1/8"=1'-0"

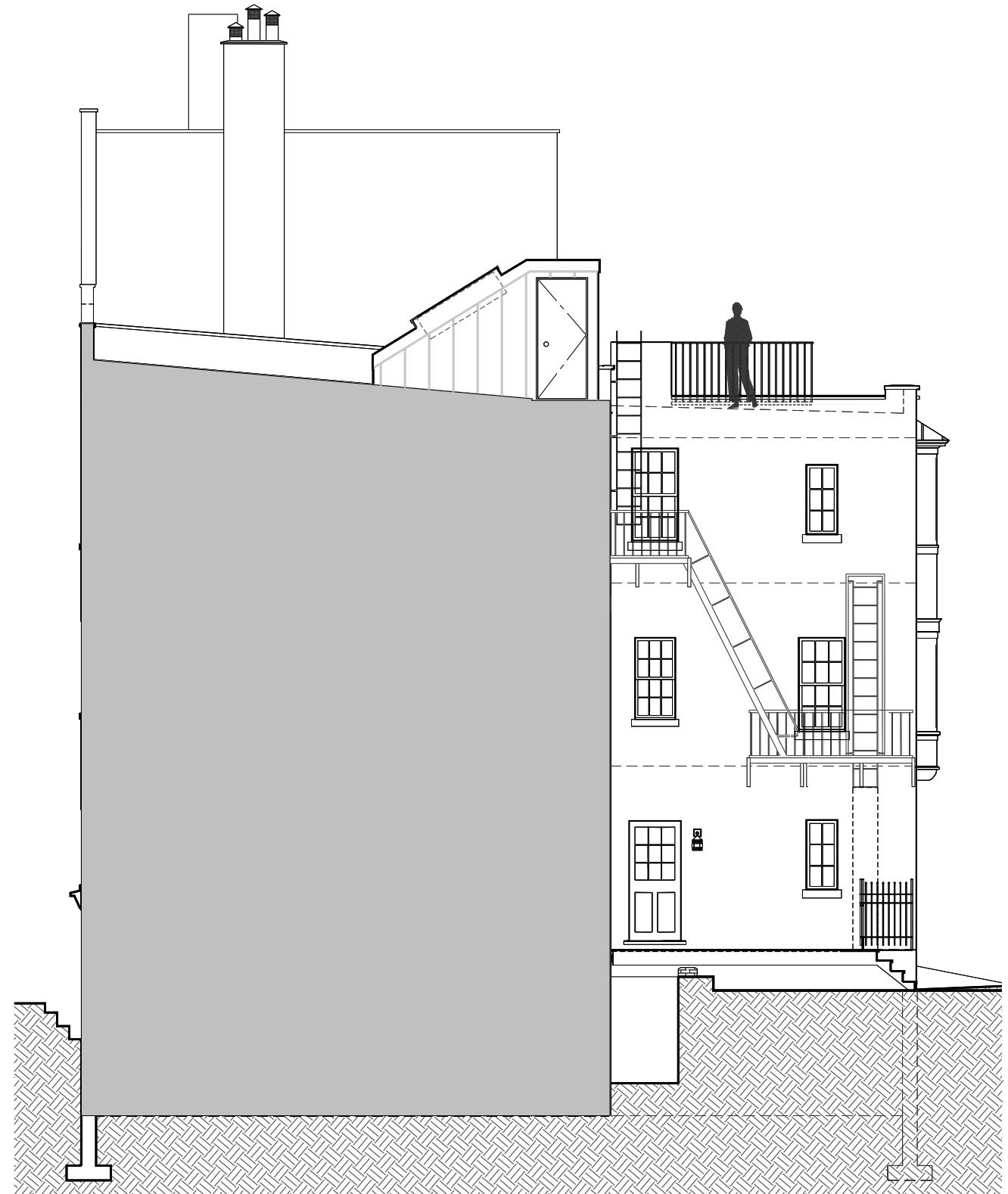


2 PROPOSED EAST ELEVATION
1/8"=1'-0"

EXISTING AND PROPOSED EAST ELEVATION 727 GREENWICH STREET



1 EXISTING SOUTH ELEVATION
1/8"=1'-0"



2 PROPOSED SOUTH ELEVATION
1/8"=1'-0"

EXISTING AND PROPOSED SOUTH ELEVATION

727 GREENWICH STREET

727-729 GREENWICH STREET
Greenwich and Perry Street Housing Corporation



COURTYARD VIEW LOOKING EAST

727-729 GREENWICH STREET





COURTYARD-FACING BUILDINGS
SOUTH ELEVATIONS
729 A,B,C,D GREENWICH STREET



NONVISIBLE FACADES



727 GREENWICH ST : NORTH

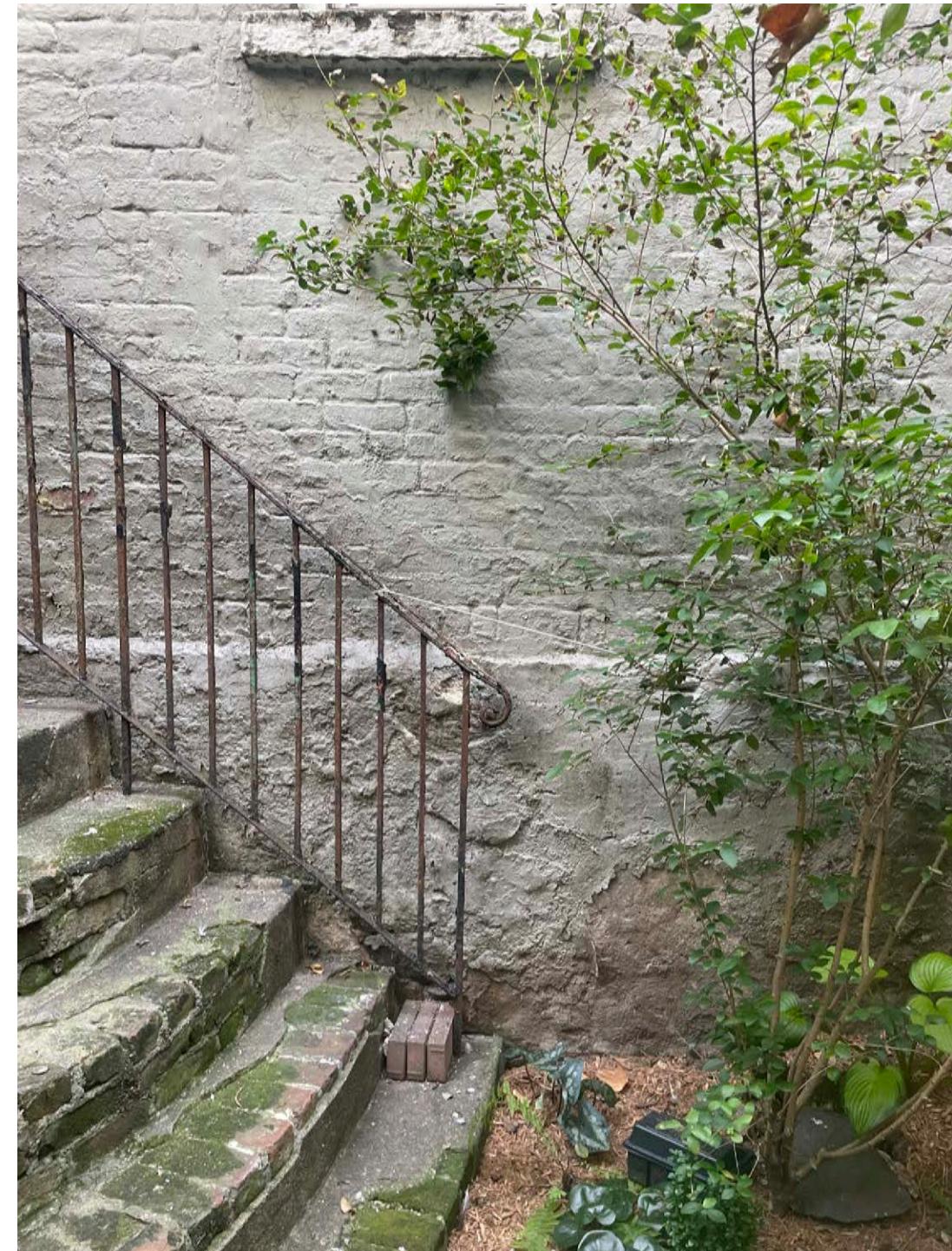


727 GREENWICH ST : EAST



727 GREENWICH ST : SOUTH

COURTYARD
NORTH, EAST, SOUTH ELEVATIONS
727 GREENWICH STREET



DESIGN DETAIL PRECEDENTS
INNER COURTYARD
729D GREENWICH ST & 116-118 PERRY ST



DESIGN DETAIL PRECEDENTS
WEST & COURTYARD-FACING ELEVATIONS
725 & 729 GREENWICH ST

NEIGHBORHOOD STYLISTIC PRECEDENTS



71 WASHINGTON PLACE

Built in 1848 as a three-story brick house, the building is now seven stories high. The façade shows smooth stucco facing on the first two floors and a large diamond-light bay window flanked by arched niches at the second-floor level. At the fourth floor is a small stone balcony with wrought iron railing.



73 PERRY STREET

Built in 1868 as one of a pair of three-story brownstone houses (Nos 71 & 73) in the French Second Empire style, with steep stoop entrances. No 73 was converted for a basement entrance, at which time was added a triple bay window built in the English half-timbered medieval style.

NEIGHBORHOOD
STYLISTIC PRECEDENTS



687 GREENWICH STREET

Built in 1989, Greenwich Mews is a private gated enclave of seven three-story brick townhouses with finished basements. Each house has a large bay window at the first floor looking out onto an enclosed courtyard. A second-floor balcony sits atop each bay.



PROPOSED ELEVATIONS : EAST & SOUTH

727 GREENWICH STREET



① COURTYARD VIEW LOOKING WEST : EXISTING



② COURTYARD VIEW LOOKING WEST : PROPOSED

REAR PERSPECTIVE

727 GREENWICH STREET

November 26, 2024
Public Hearing

The current proposal is:

Preservation Department – Item 9, LPC-25-00163

**727 Greenwich Street – Greenwich Village Historic District
Borough of Manhattan**

To testify virtually, please join Zoom

Webinar ID: 161 709 3216

Passcode: 445660

By Phone: 646-558-8656 (NY)

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.