

March 25, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 7, LPC-24-11872

33 Bethune Street – Greenwich Village Historic District Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 161 495 4752

Passcode: 610462

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (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.



The Pickwick House

33-35 Bethune Street

New York, NY 10014



Graphic Source: Map PLUTO, Edition 18v1, Author: New York City Landmarks Preservation Commission, LCR Date: 2.20.2019



33-37 Bethune Street ca. 1940 Tax Photo

Charles H. Henkels, AIA
Architects

Pickwick House, 35 Bethune Street
Greenwich Village Historic District



33-37 Bethune Street ca. 1940 Tax Photo Detail

Historic Photographs



Pickwick House Pickwick Papers, (undated, crop)

Charles H. Henkels, AIA
Architects

Pickwick House, 35 Bethune Street
Greenwich Village Historic District

Historic Photographs



Pickwick House Pickwick Papers, (undated, detail)

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Historic Photographs



Pickwick House Charles F Biele, & Sons, 1932

Charles H. Henkels, AIA
Architects

Pickwick House, 35 Bethune Street
Greenwich Village Historic District



Pickwick House Charles F Biele, & Sons, 1932, detail

Historic Photographs



Pickwick House 1983

Charles H. Henkels, AIA
Architects

Pickwick House, 35 Bethune Street
Greenwich Village Historic District

Historic Photographs



Pickwick House 1983

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Historic Photographs



463 Greenwich Street Representative Historic Door

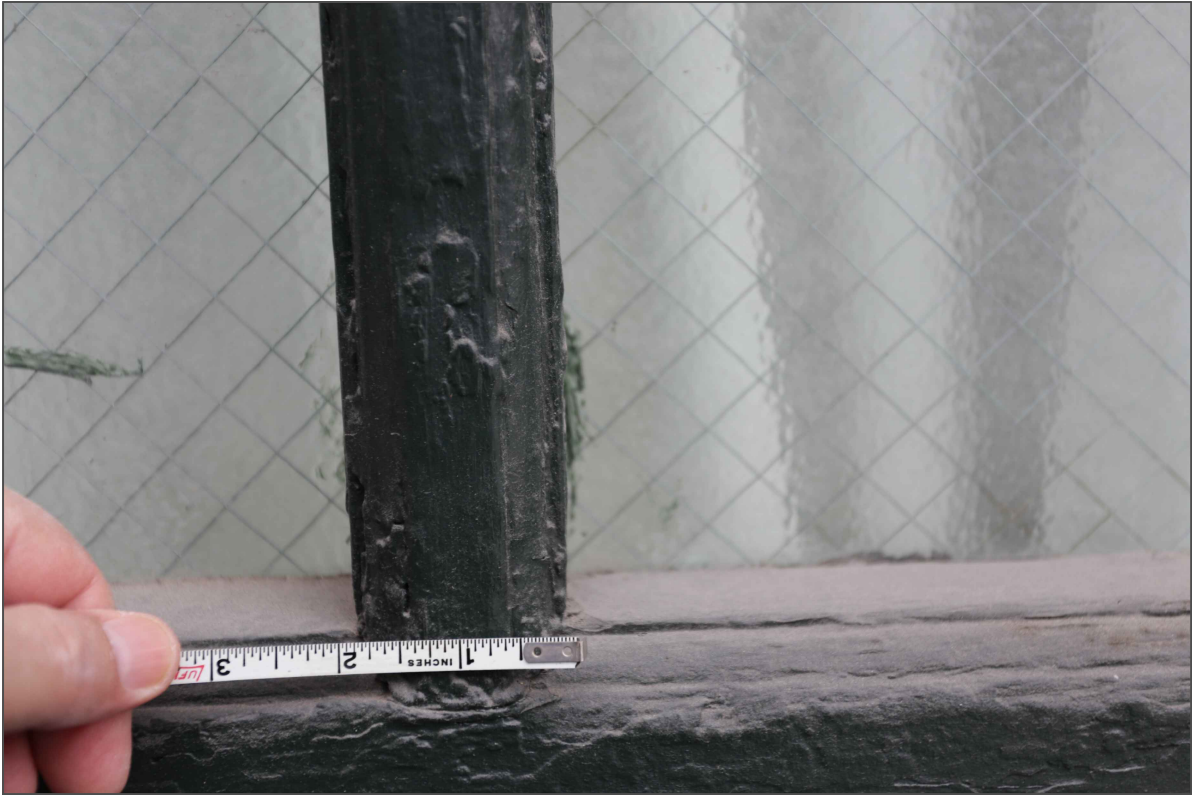
Charles H. Henkels, AIA
Architects

Pickwick House, 35 Bethune Street
Greenwich Village Historic District

Historic Photographs



463 Greenwich Street Representative Historic Door



Robust details: 463 Greenwich Street Representative Historic Door



Robust details: 463 Greenwich Street Representative Historic Door



Entrance and ground floor infill at east side. Glazed storefronts in the atrium of the duplex apartment no change is proposed.



Entrance with aluminum doors and wood bulkhead to be removed and replaced with millwork based on the historic storefronts.



Entrance and ground floor infill at the west side. Storefronts are in the atrium of the duplex apartment here and no change is proposed.



Entrance. Aluminum doors are 7'-4" high and are proposed to be replaced with doors 8'-0" high as this is the only door accessing the building.



Existing awning to remain with minor repairs.

Charles H. Henkels, AIA
Architects

Pickwick House, 35 Bethune Street
Greenwich Village Historic District



Comparative photograph of bulkhead at entrance and adjacent bay. Bulkheads are aluminum storefronts with wood bulkheads and applied wood panel moldings. Transom bars do not align.

Existing Conditions Photographs



Detail photograph of the lower bulkhead infill, this area is wood with shallow applied wood panel molding with field-applied paint finish. Cast iron pier is at left.

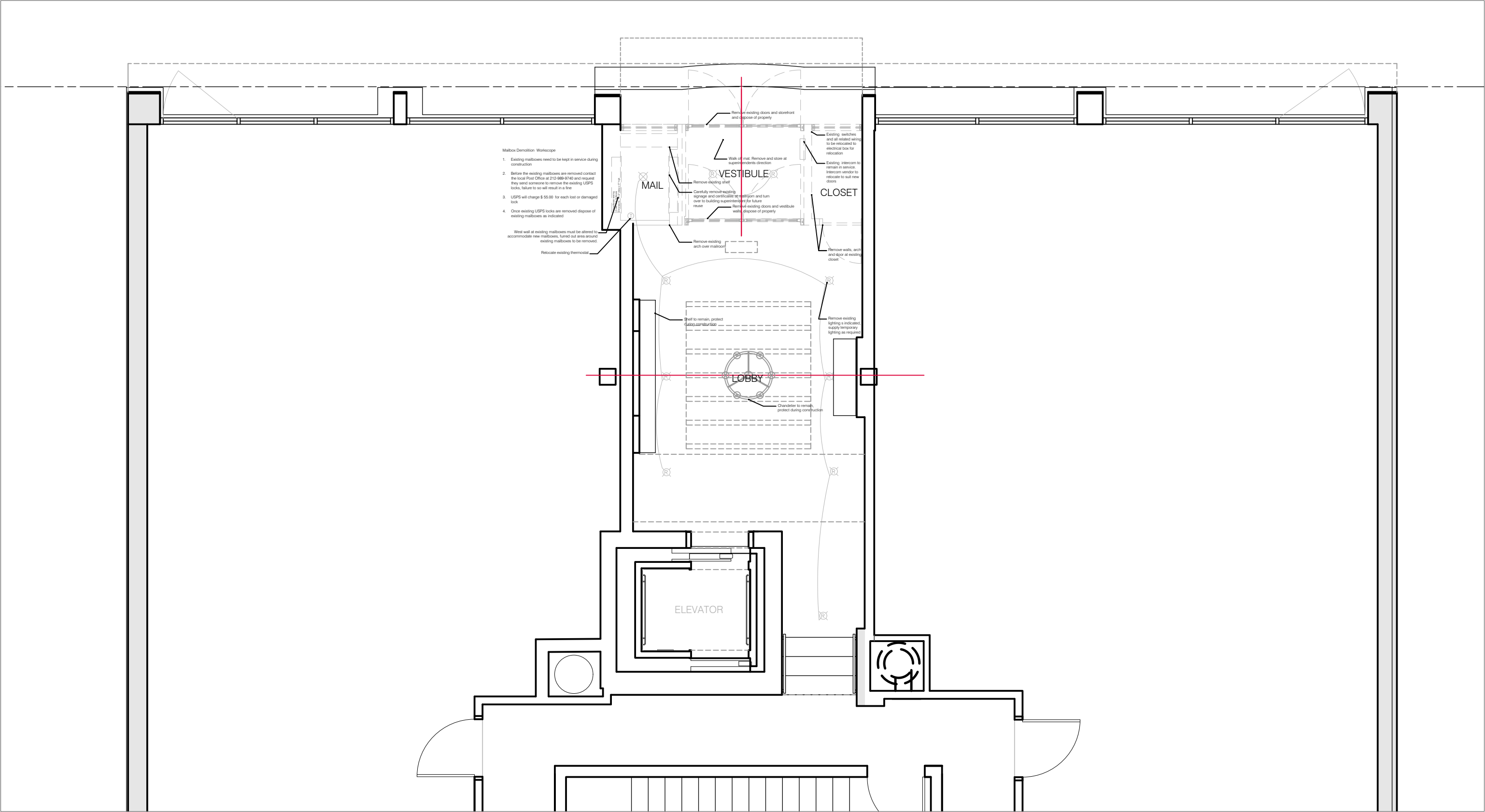
Charles H. Henkels, AIA
Architects

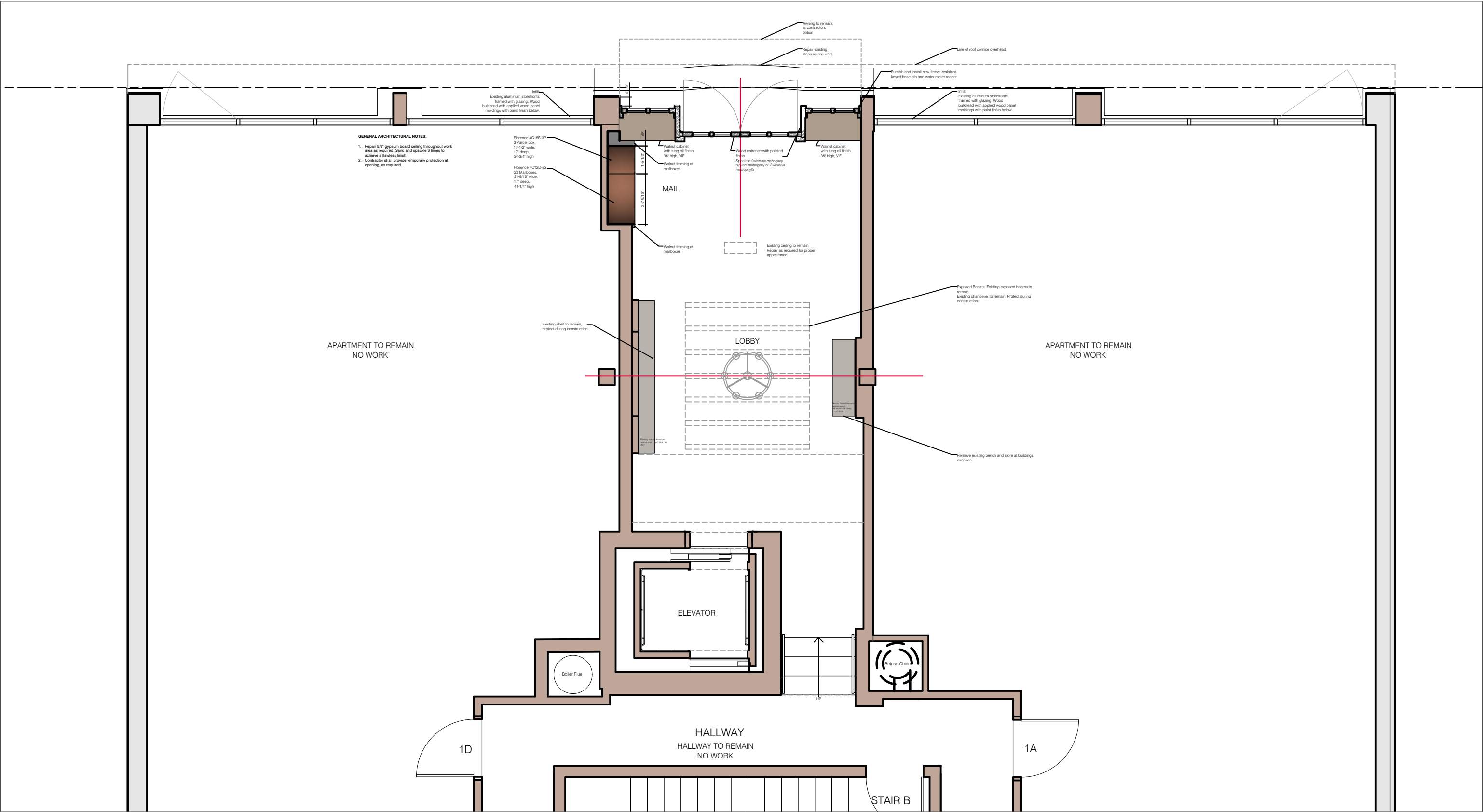
Pickwick House, 35 Bethune Street
Greenwich Village Historic District

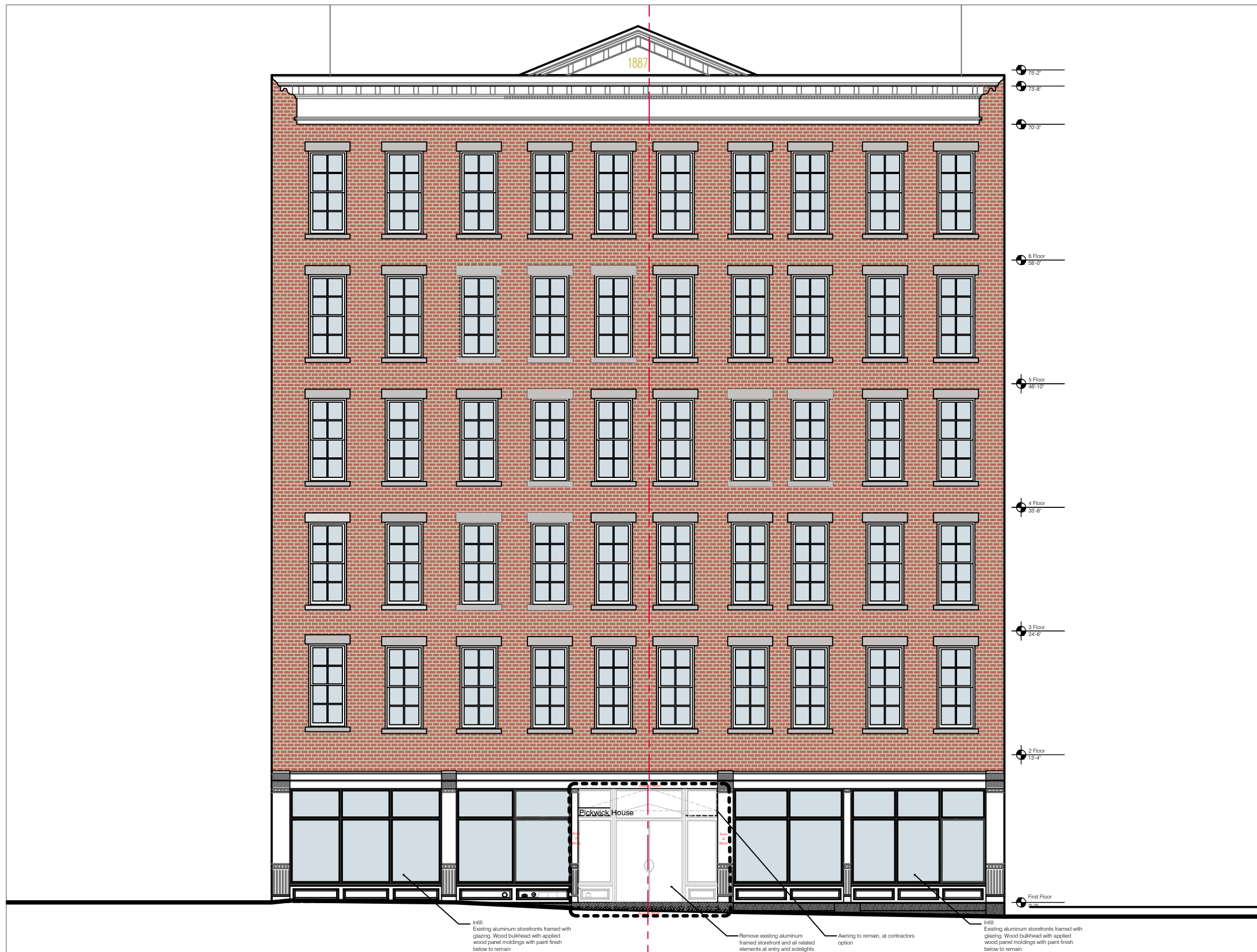


Existing intercom door station is inside the vestibule and will remain at a similar location.

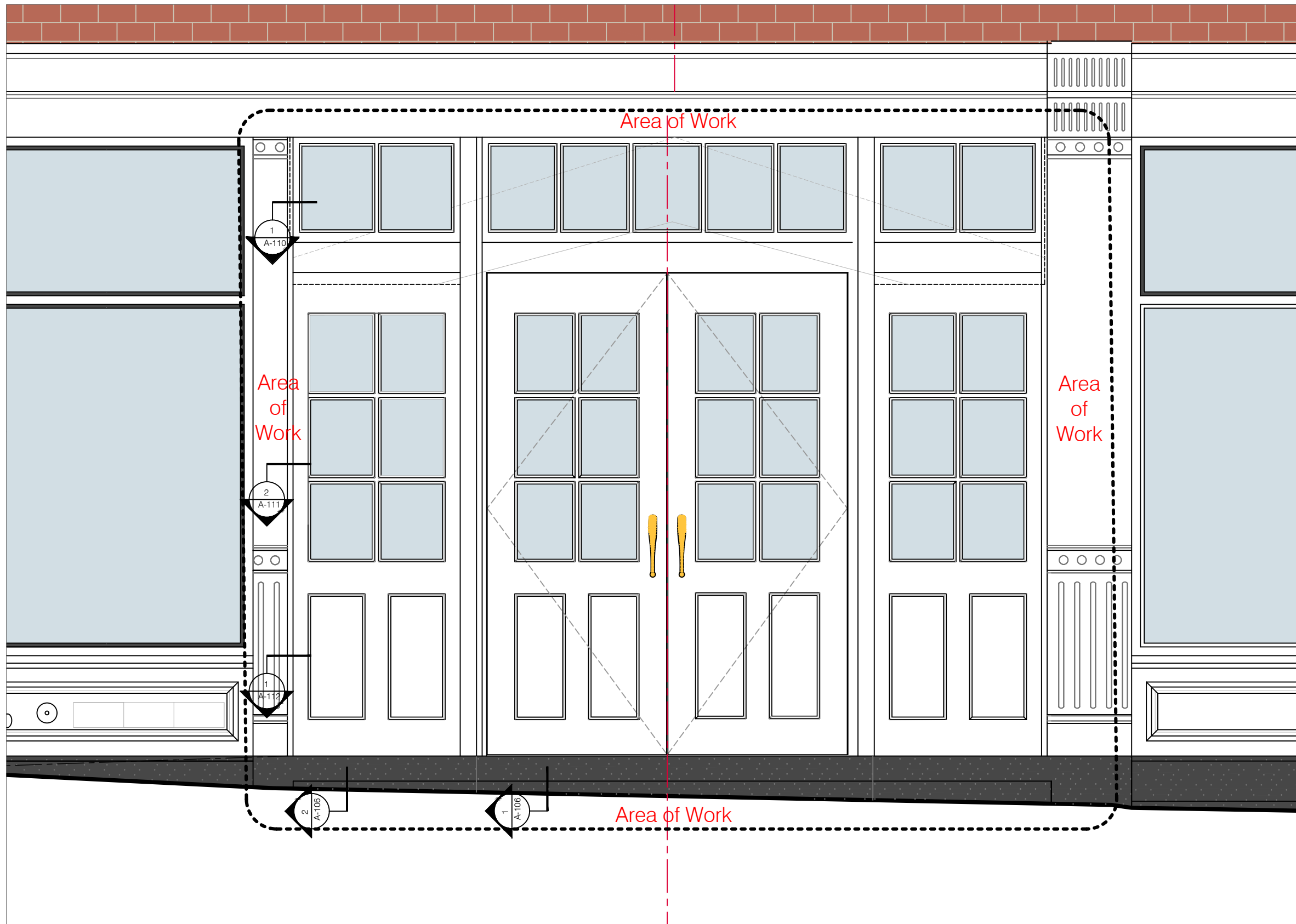
Existing Conditions Photographs

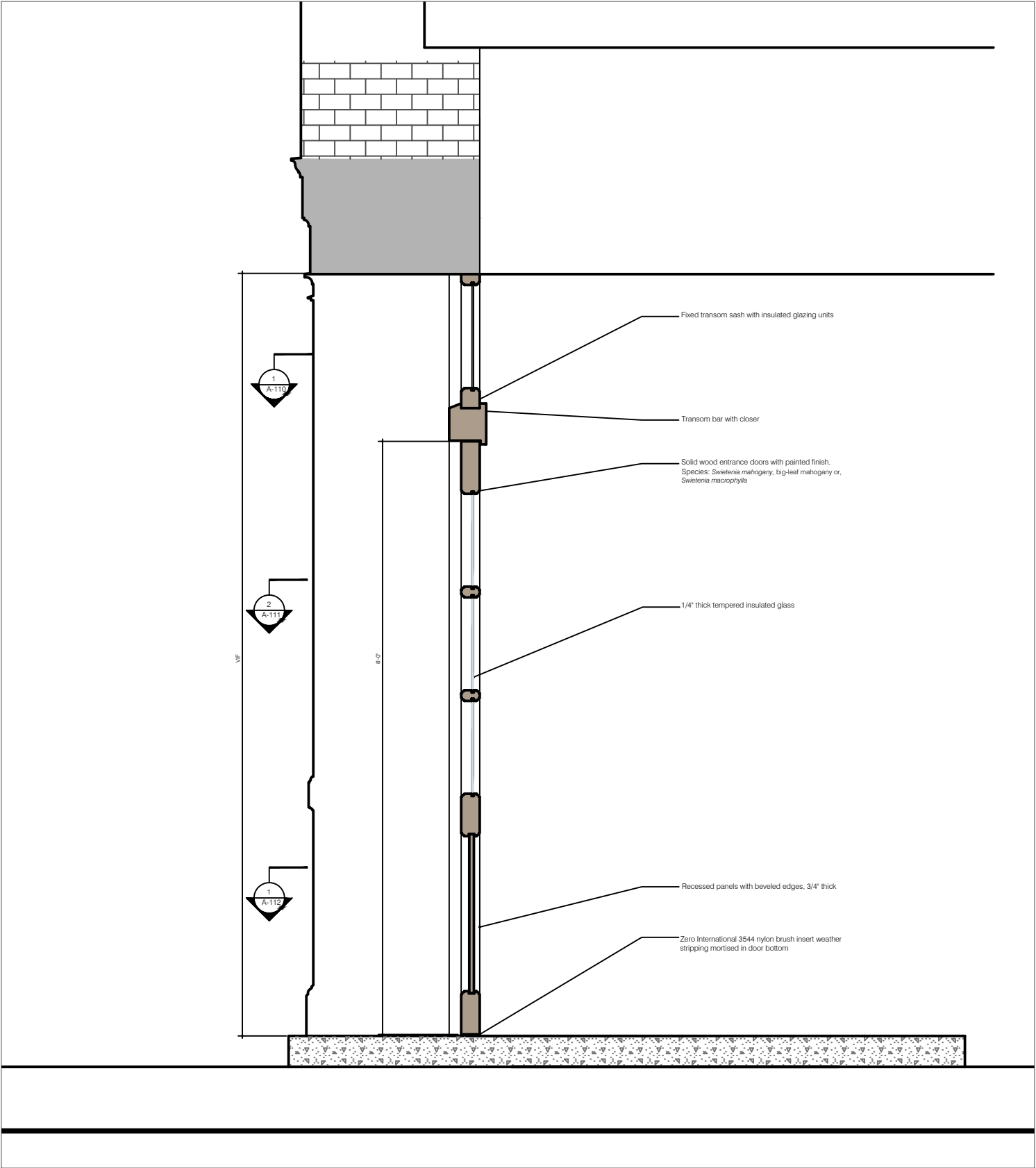




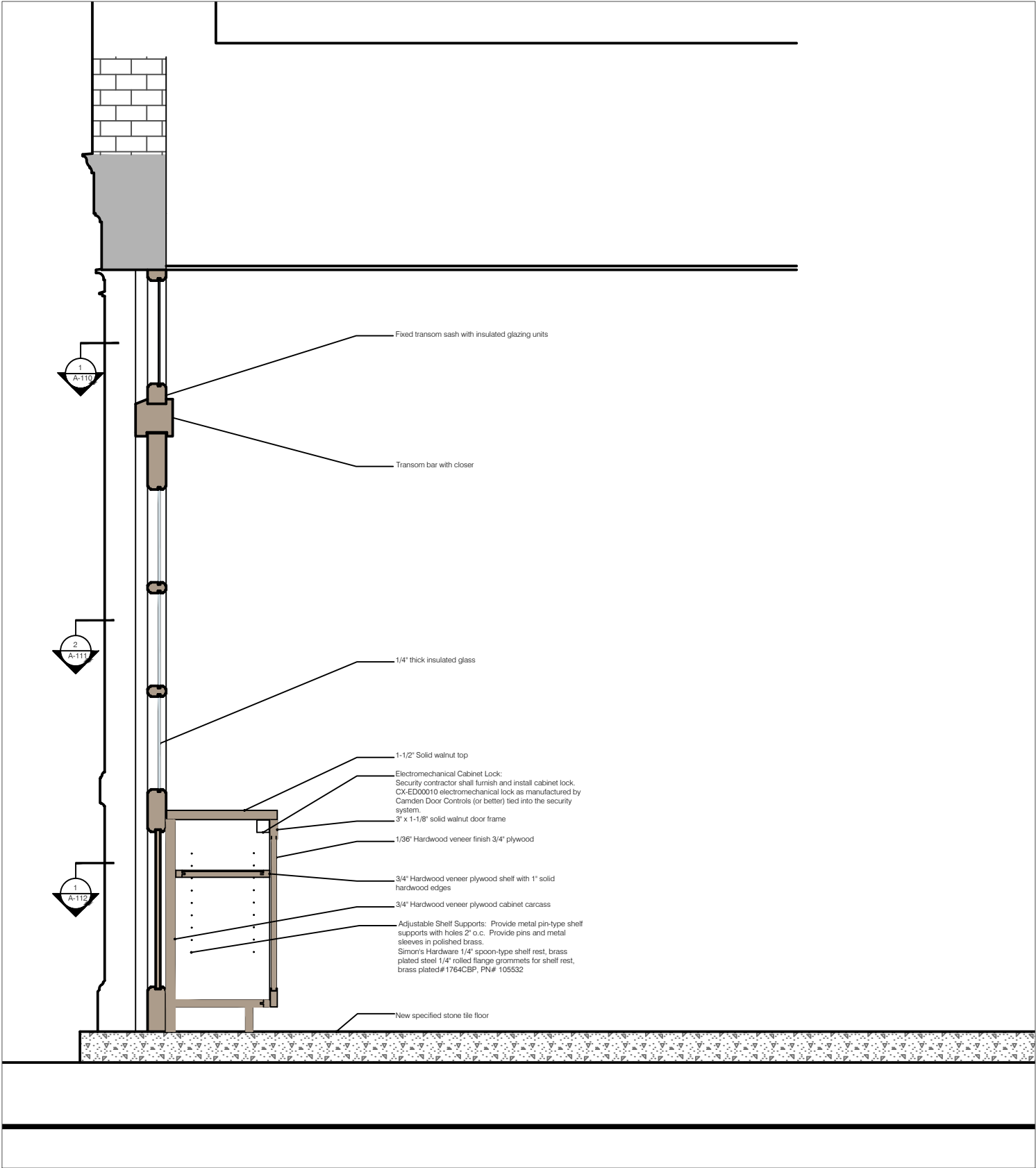




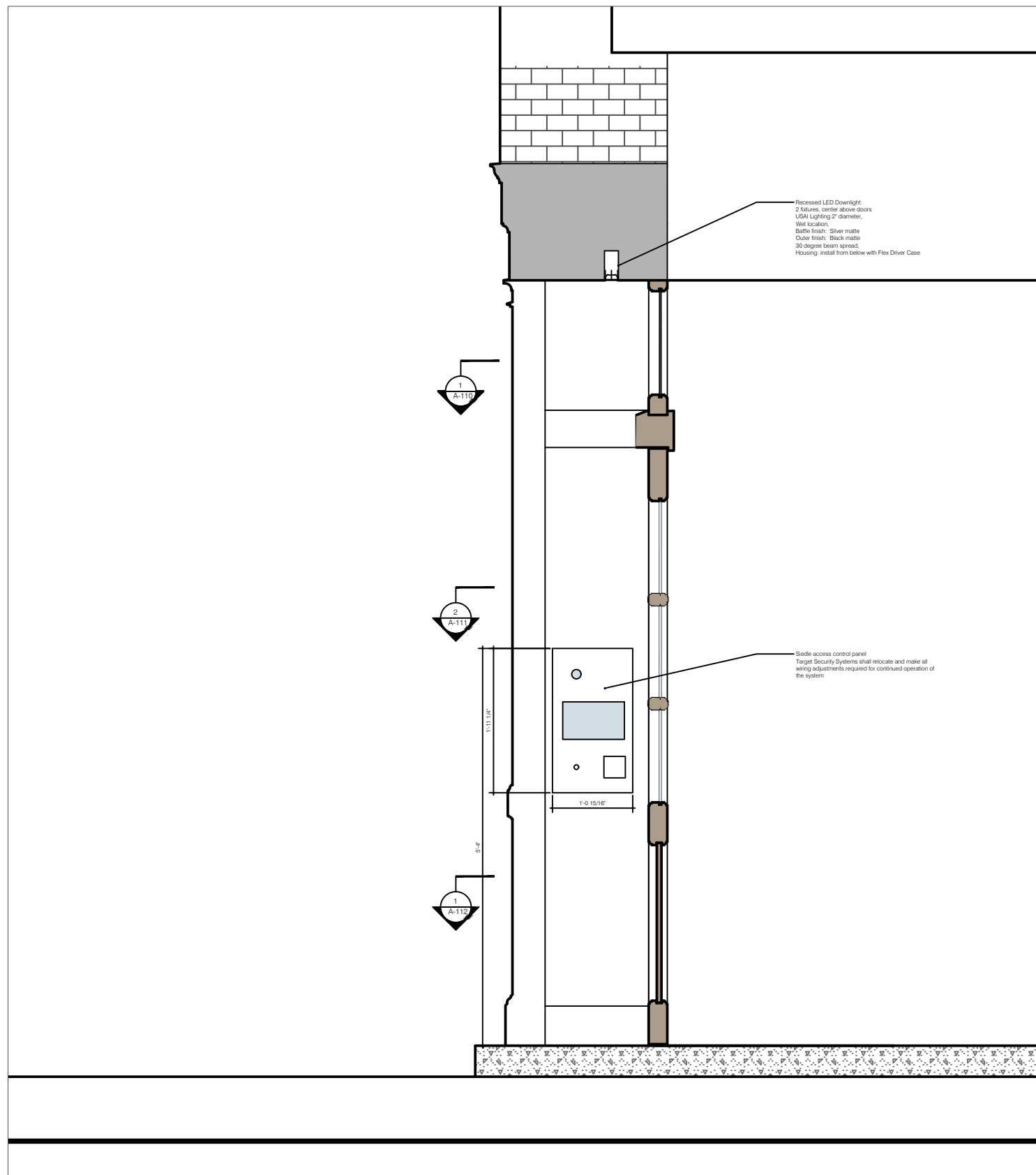


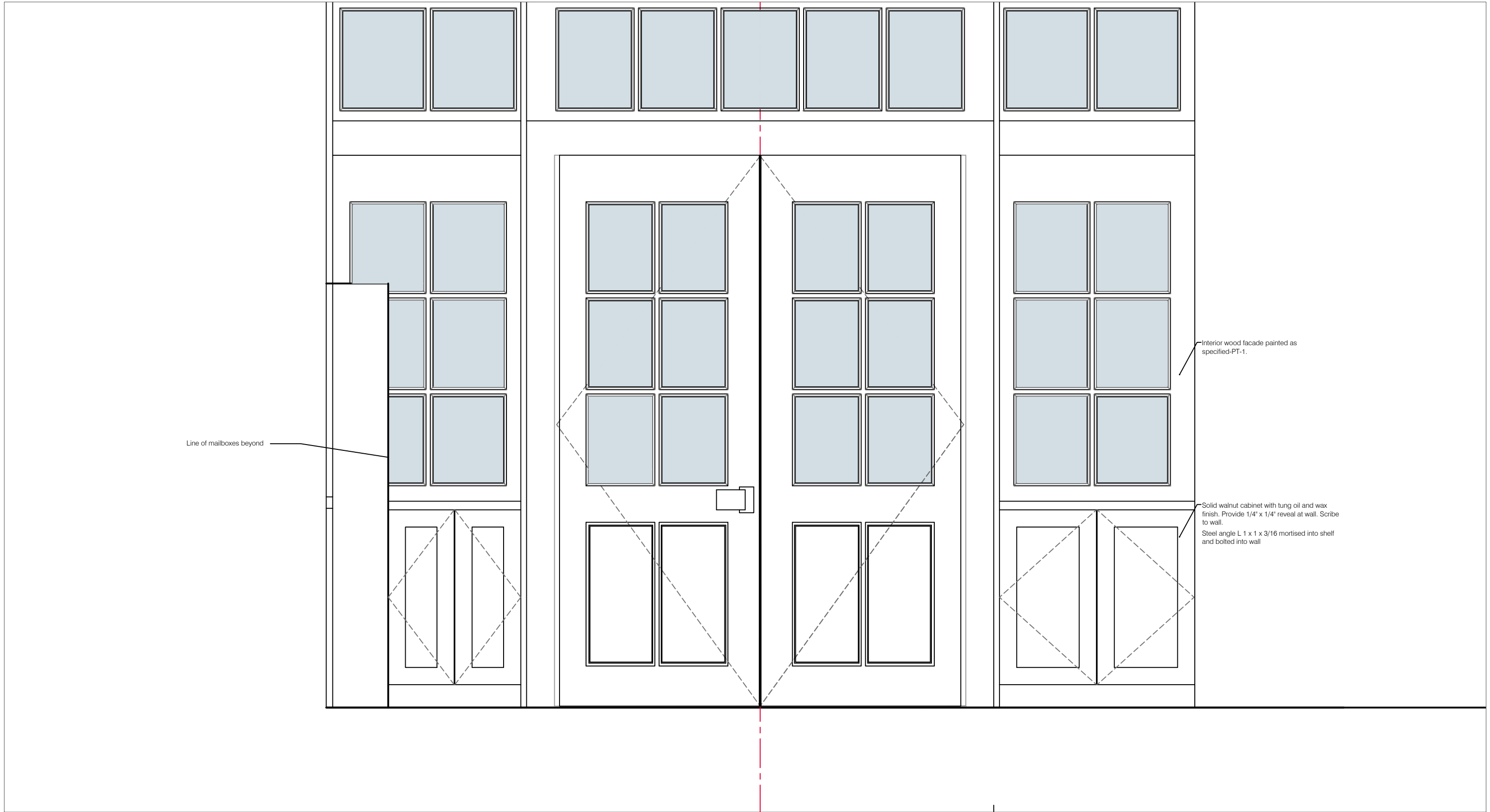


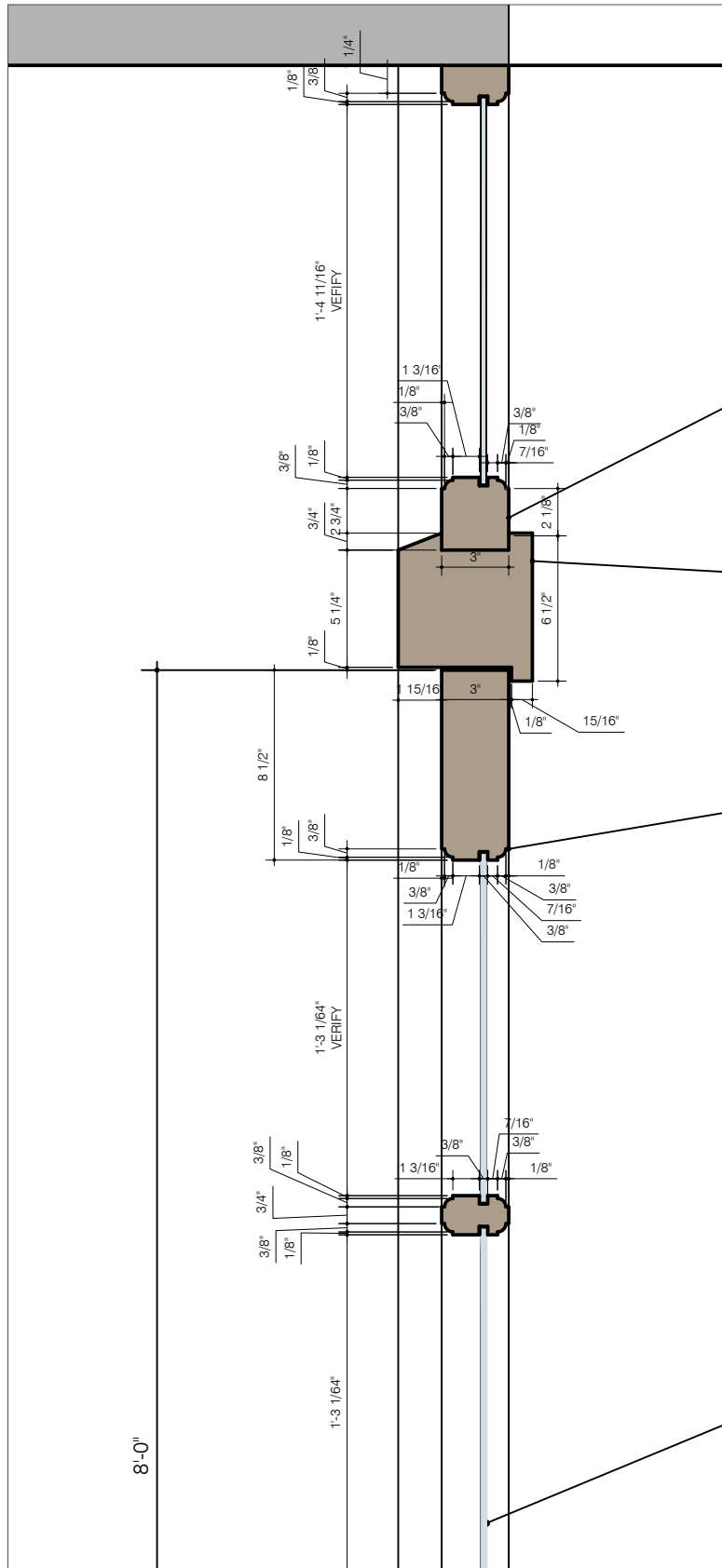
Section Through Entrance Doors



Section Through Side Lights

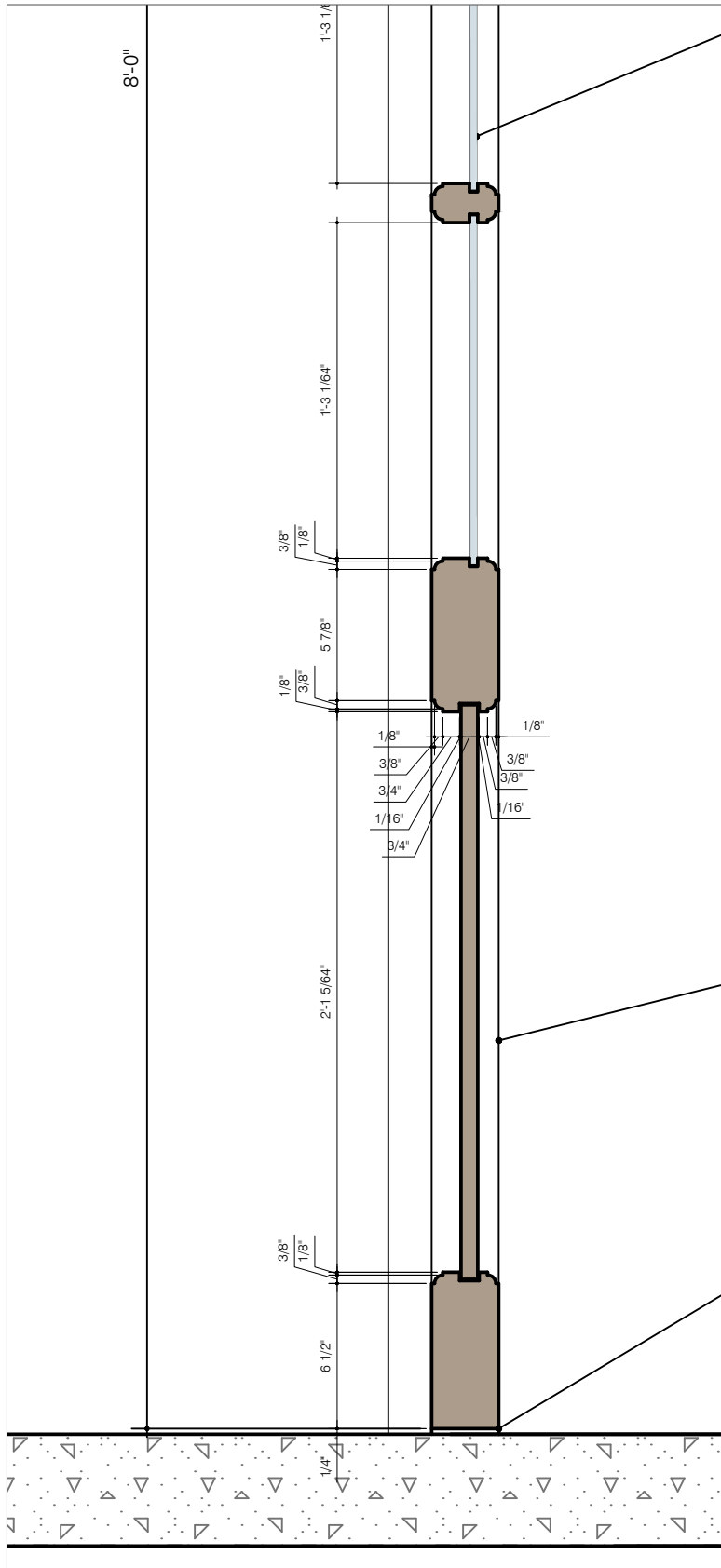






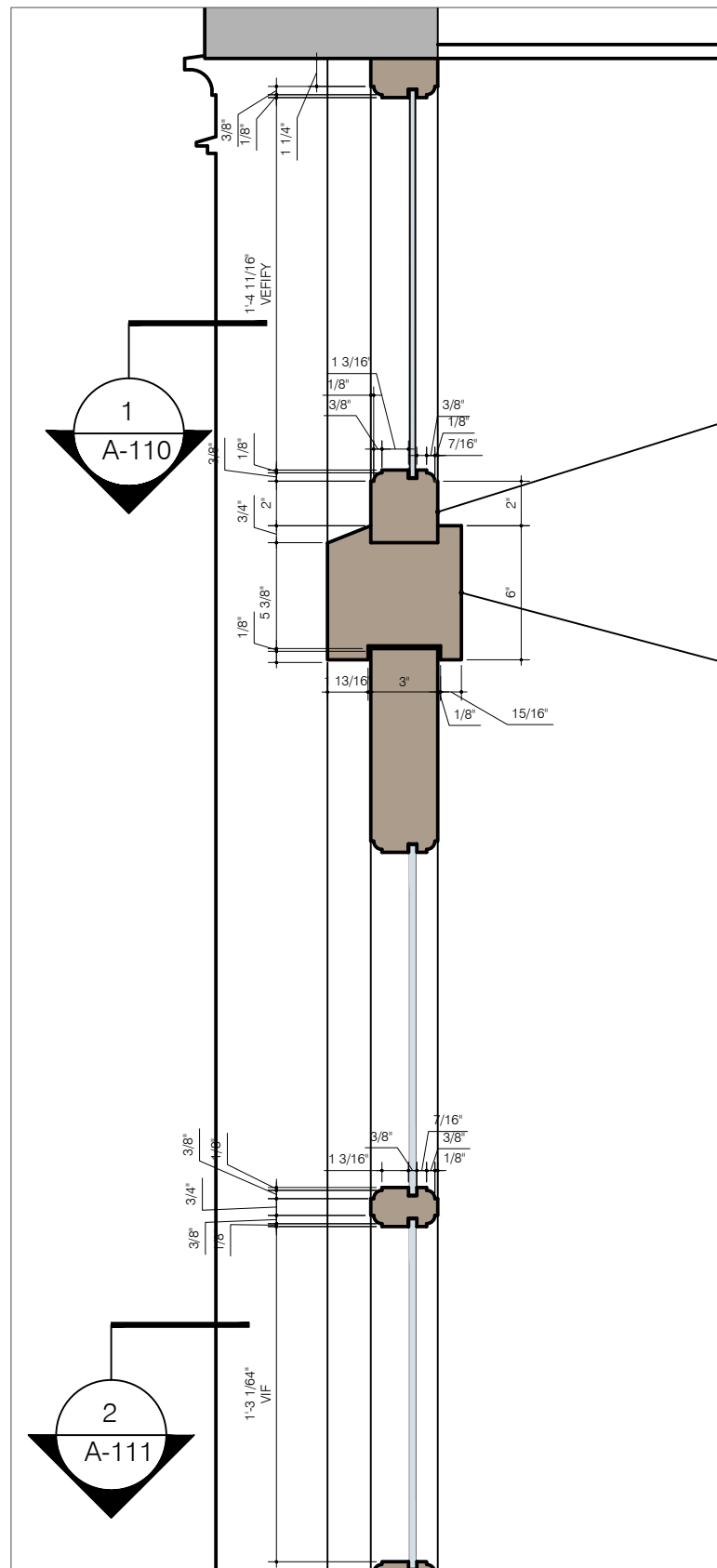
Section at Entrance Door Rail and Panel

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



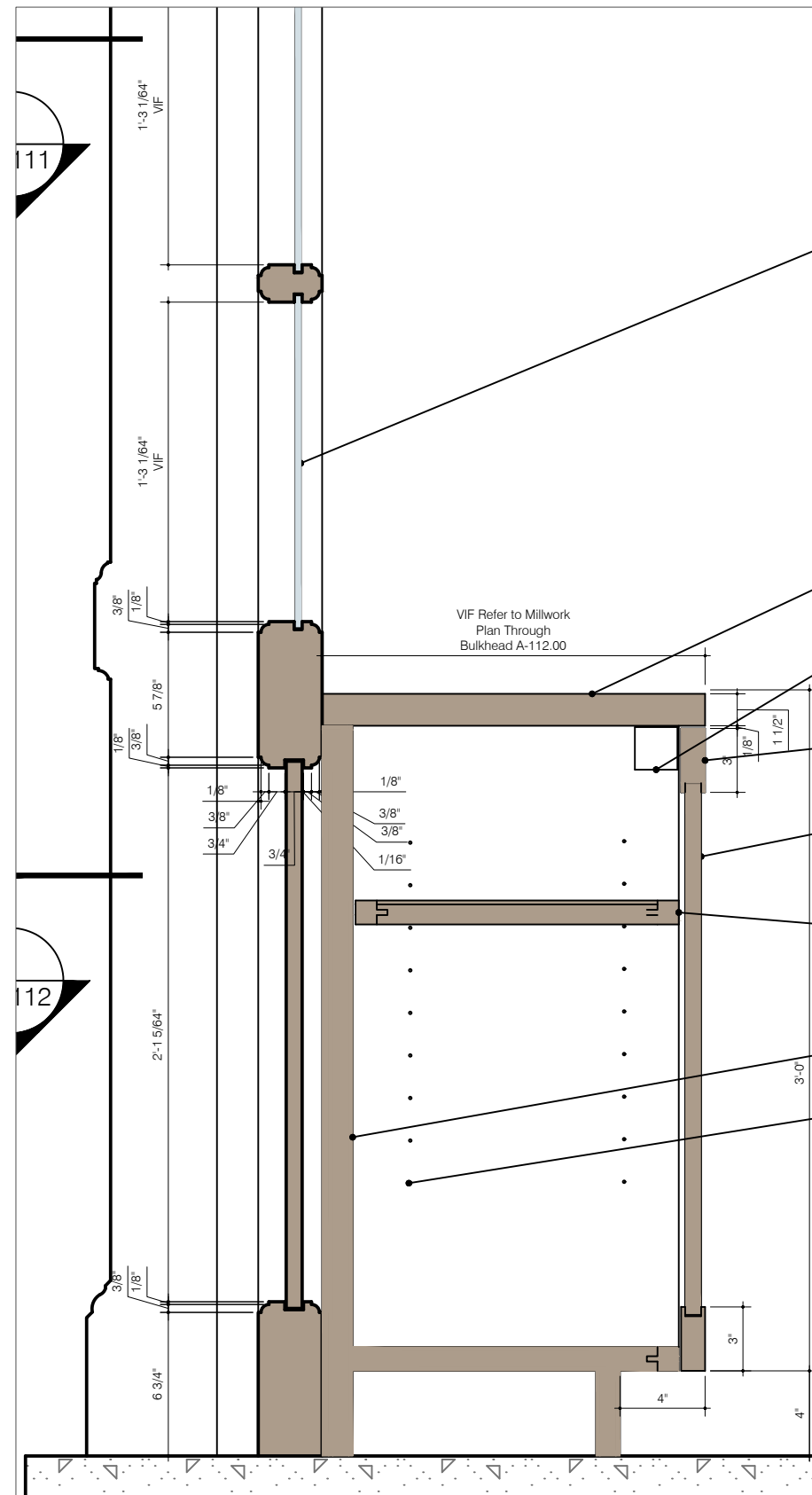
Entrance Doors at Lower Panel

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



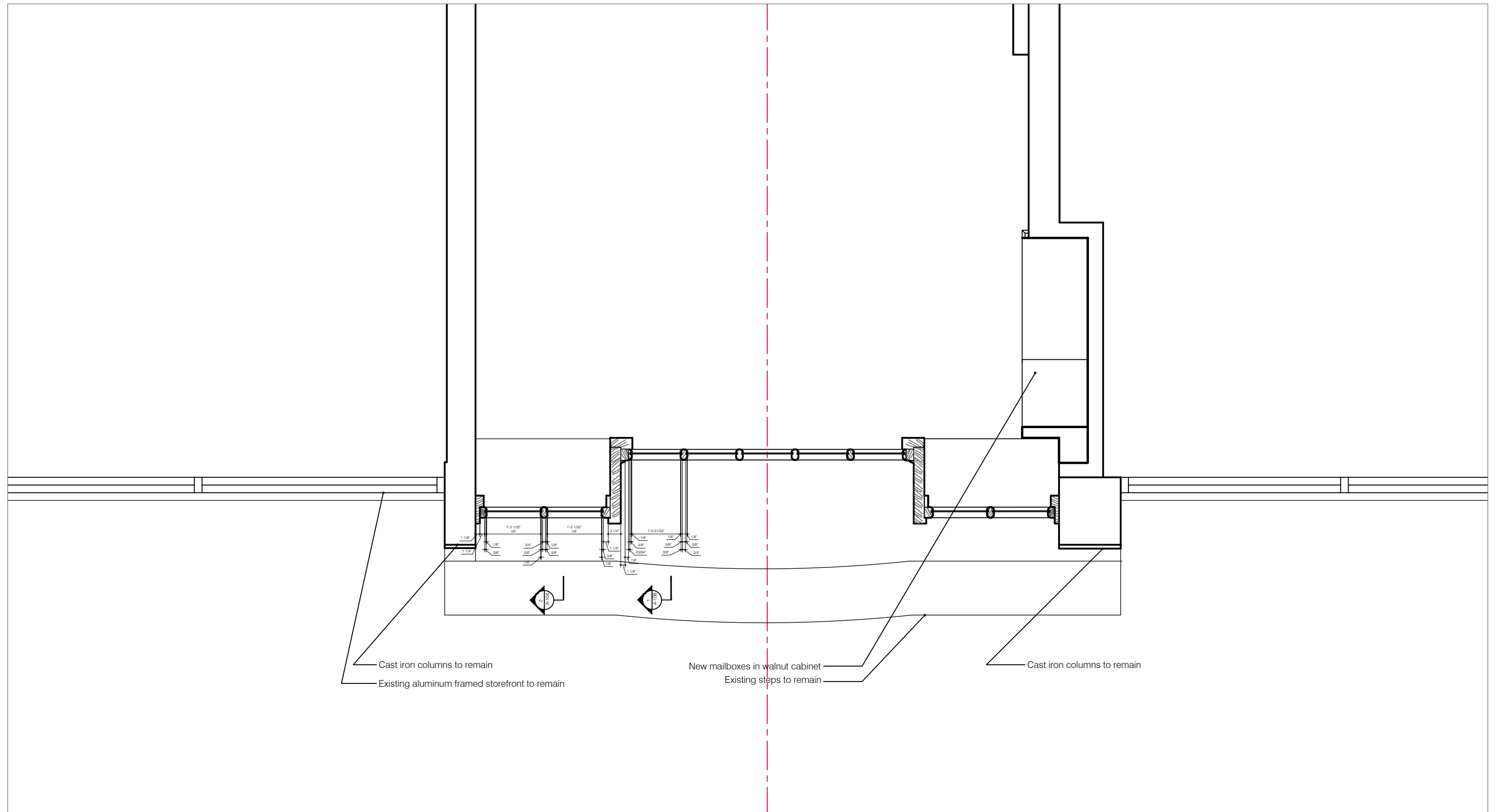
Sidelights Rail and Head

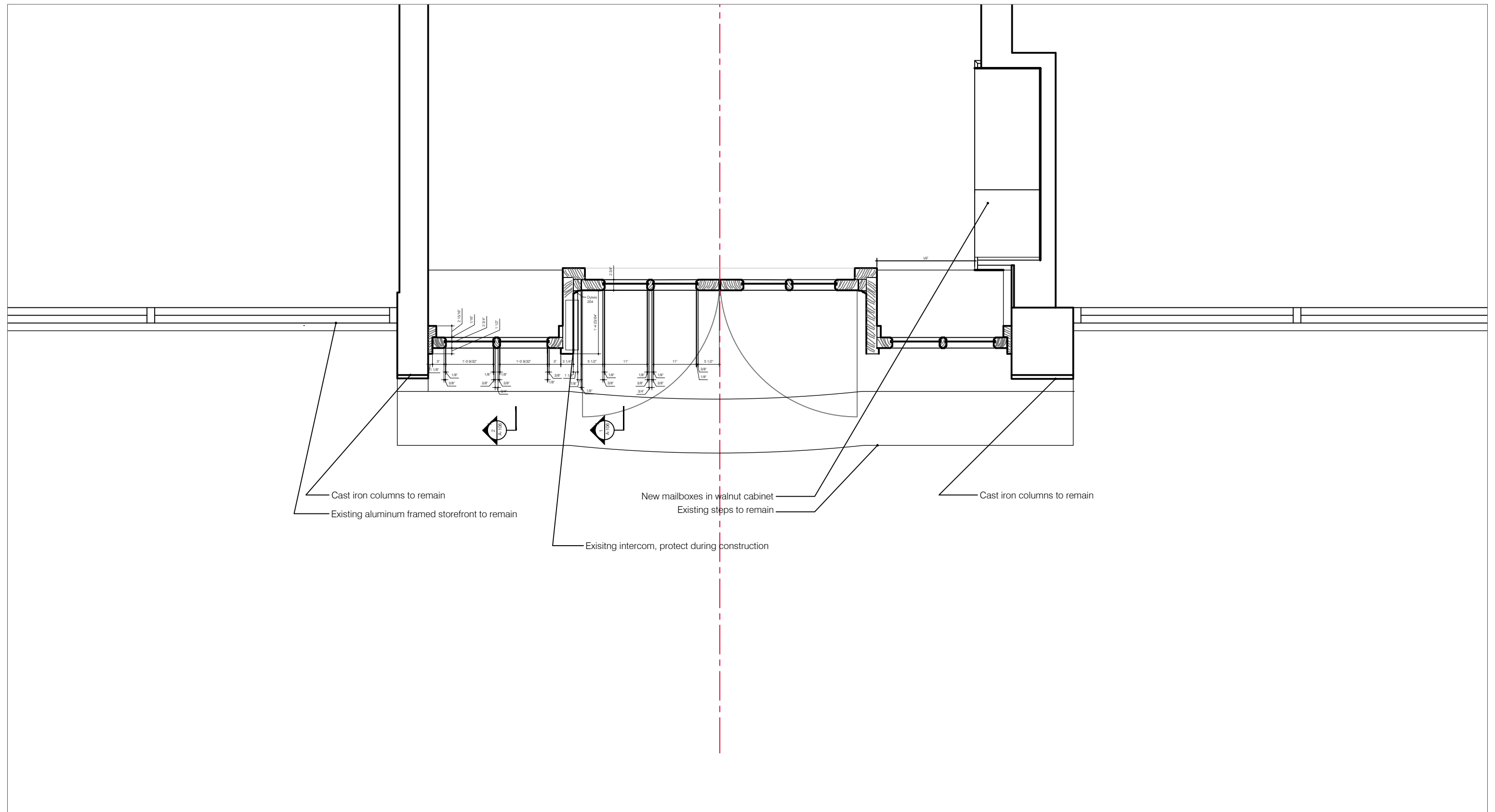
Scale: 1-1/2" = 1'-0"

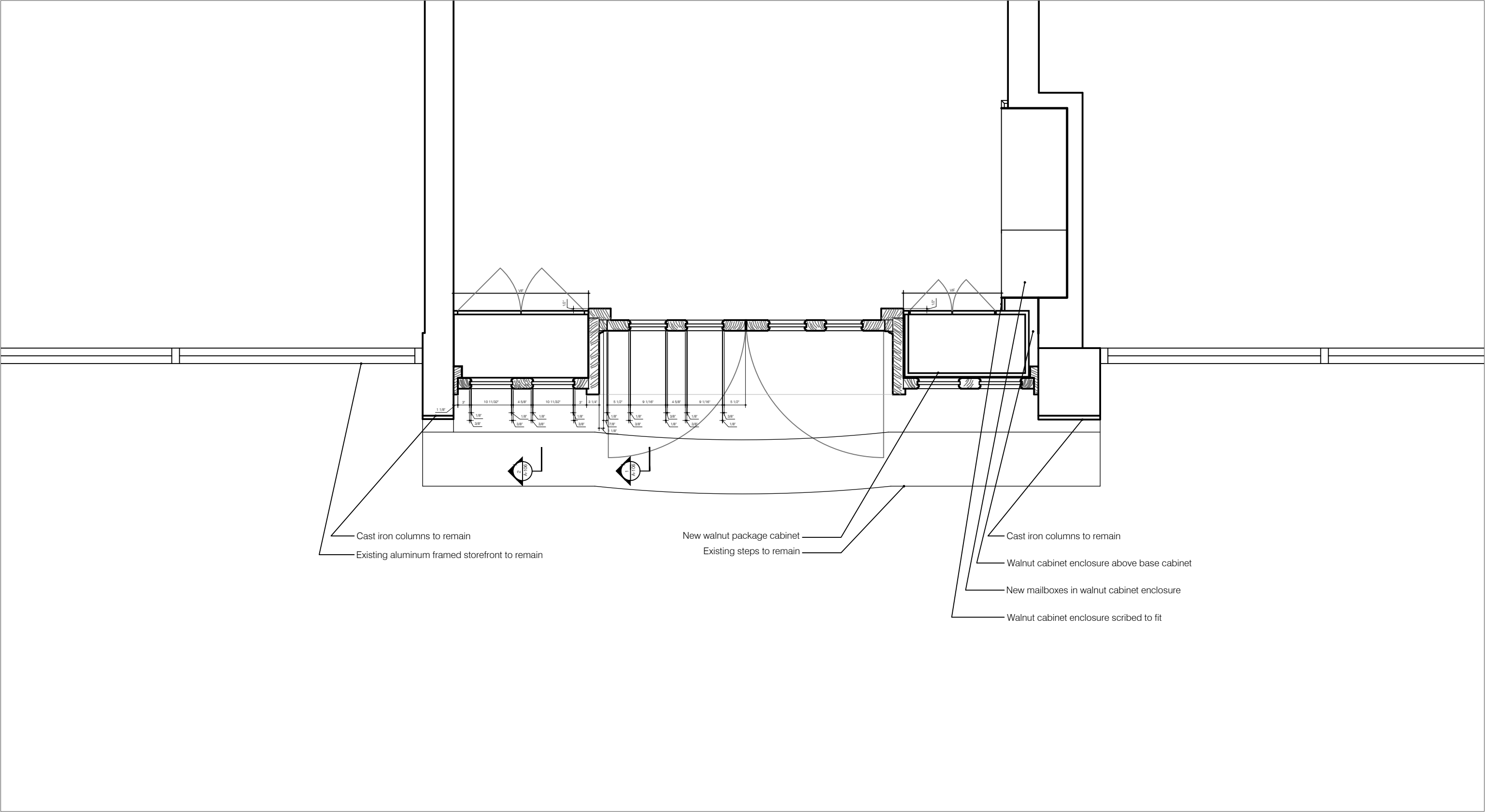


Sidelights at Lower Panel

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

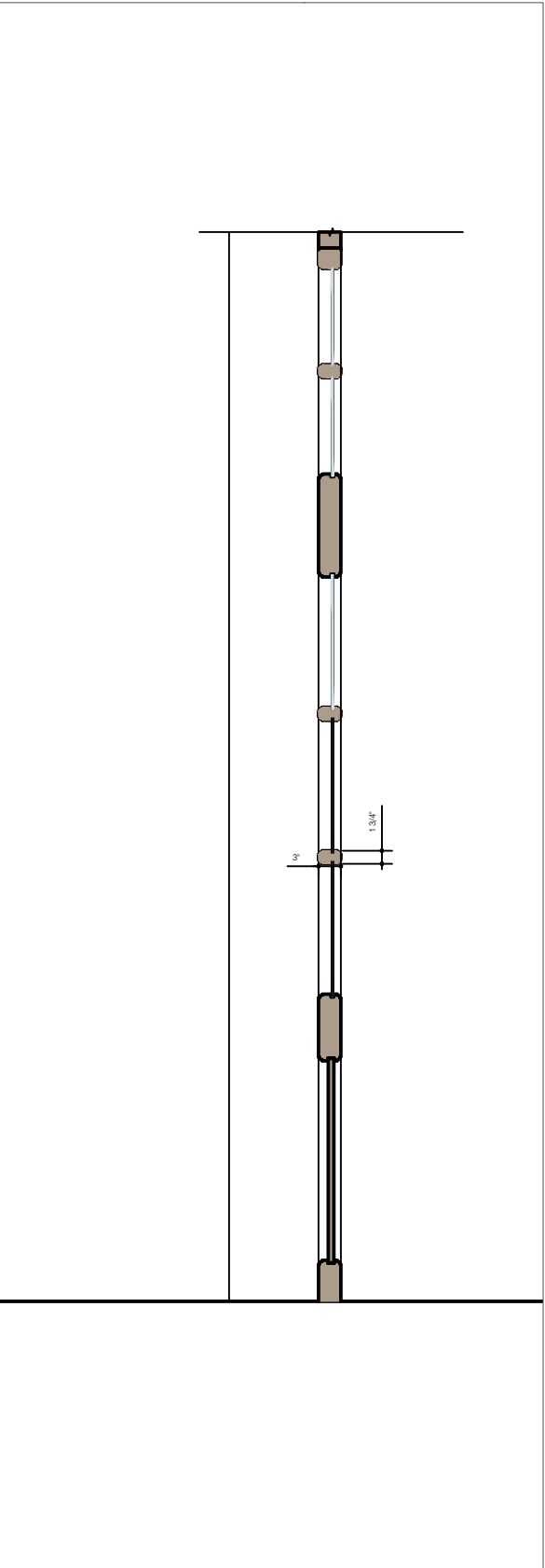








Representative Door Elevation: 463 Greenwich Street



Representative Door Section: 463 Greenwich Street

REPRESENTATIVE DOOR NOTES:

Refer to photo reference 6/ L-100 of this door.

Details for the proposed doors and millwork are based on historic photographs. The profiles are often not discernable in such old often grainy black/white historic photographs.

While many 19th century loft buildings survive, most, like Pickwick House, have had the ground floor infill replaced with contemporary doors and glazing. For this project, a relevant historic example was located at 463 Greenwich Street.

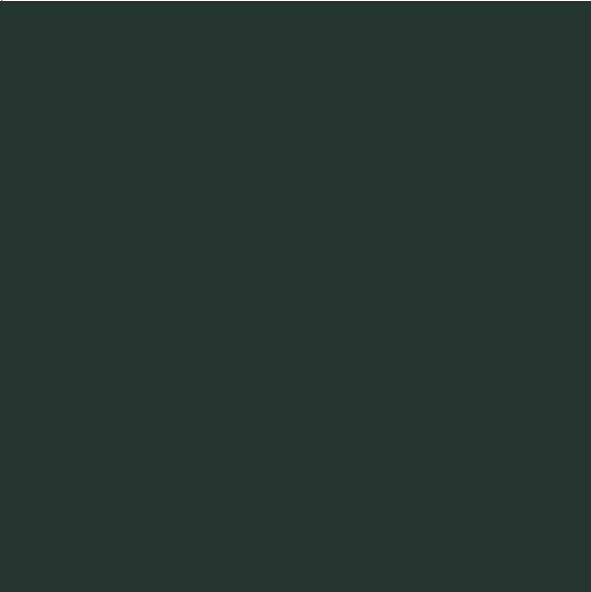


This door provides the prototype for the proposed new doors and related millwork. The door height is 8'-8", more representative of a working loft building such as this. When 35 Bethune was the factory for Charles F. Biele and Sons they would have moved large cabinets for projects such as the Smithsonian Museum to the designs of Charles Platt. The present 7'-4" doors would have been too small.

DOOR SCHEDULE																					
MARK	TYPE	EXIST.	NEW	MAT.	FIN.	ELEV.	MANUFACTURER			DIMENSIONS			INSTALLATION DETAIL				GLAZ. TYPE	MUNTIN TYPE	HARDWARE	FIRE RATING	REMARKS
							NAME	PRODUCT	CAT. NO.	WIDTH	HEIGHT	THICK	SILL	L JAMB	R JAMB	HEAD					
100	WOOD		X	WOOD	PT	A	TBD	TBD	N/A	3'-0"(PAIR)	8'-0"	3"	N/A	N/A	N/A	N/A	N/A	N/A	1	0	36" WIDE X 96" HIGH = 3,456 SQ IN 3,456" X 3" THICK = 10,368 CU IN
										V.I.F	V.I.F.	V.I.F.									MAHOGANY WEIGHT IS 40 LB/CU FT 10,368 / 1728 = 6 CU FT 72 CU FT
																					X 40 LB/CU FT = 240 LBS

ENTRANCE DOORS HARDWARE SCHEDULE		
HARDWARE SET 1: 1-1/2 OMNIA PAIR EACH		ENTRY DOORS 985/4 BUTT HINGES, 4" X 4" FINISH: US3A POLISHED BRASS UNLACQUERED
1 EACH ASSA		
2 INACTIVE SUN LEAF VALLEY BRONZE		OSB-12 OVAL SURFACE BOLTS WITH UNIVERSAL STRIKE
1 ACTIVE ADAMS LEAF RITE		DEADLOCK PADDLE VIF
1 EACH ROCKY MONTAIN		G30186 CHATEAU GRIP FINISH: US 3 POLISHED BRASS LACQUERED
1 EACH NORTON		NORTON BY ASSA ABLOY CLP9500 PUSH SIDE CLOSER CAST IRON DOOR CLOSER, CLOSER WITH STOP ARM, NON-HOLD OPEN REGULAR RIGID ARM FINISH: 693 BLACK
1 DOOR STOP : HOLD OPEN		Rocky Mountain Hardware Door Stop & Holder DSH201-BL Finish: BL Silicon bronze light patina, without lacquer Provide 1 at each active leaf (same as current)

EXTERIOR PAINT SCHEDULE					
CODE	PAINT	LOCATION AND FEATURES PAINTED	PAINT LINE AND PRODUCT	COLOR	REMARKS
PR-1	PRIMER	WOOD SUBSTRATES	FINE PAINTS OF EUROPE OIL TINTABLE PRIMER	GREEN/BLACK	TINT FOR DARK FINISH COATS
					COMPLY WITH MANUFACTURER'S RECOMMENDATIONS
					WORK SHALL TAKE PLACE ONLY WHEN THE EXTERIOR TEMPATURE REMAINS A CONSTANT 45 DEGREES OR ABOVE, FOR A 72-HOUR PERIOD FROM THE COMMENCEMENT OF WORK
PR-2	PRIMER	FERROUS METAL SUBSTRATES	BENJAMIN MOORE IRONCLAD LOW LUSTRE METAL & WOOD ENAMEL #163	RED	OIL BASE PRIMER AND TOPCOAT
					USE ONLY WHERE EXISTING CAST IRON IS PREVIOUSLY PAINTED WITH THIS PRODUCT
					WORK SHALL TAKE PLACE ONLY WHEN THE EXTERIOR TEMPATURE REMAINS A CONSTANT 45 DEGREES OR ABOVE, FOR A 72-HOUR PERIOD FROM THE COMMENCEMENT OF WORK
PT-1	TRIM	CAST IRON PIERS AT STOREFRONT	BENJAMIN MOORE MOORCRAFT LATEX HOUSE & TRIM PAINT #170	ESSEX GREEN	MEDIUM GLOSS, READY MIXED COLOR
		BULKHEADS, CAST IRON CORNICE AT FIRST FLOOR			SCRAPE, SAND, PRESSURE WASH
		WOOD WINDOW FRAMES ON UPPER FLOORS	ALTERNATE FOR CAST IRON: B. MOORE IMPERVO ALKYD HIGH GLOSS ENAMEL #133		SPOT PRIME, CAULK
					USE ONLY WHERE EXISTING CAST IRON IS PREVIOUSLY PAINTED WITH THIS PRODUCT
PT-2	TRIM	ENTRANCE DOORS AND WOOD WINDOWS	FINE PAINTS OF EUROPE HOLANDLAC BRILLIANT 98	ESSEX GREEN	MARINE QUALITY, OIL BASED, ULTRA HIGH-GLOSS ENAMEL
					TINT TO MATCH BENJAMIN MOORE ESSEX GREEN
					APPLY 2 COATS MINIMUM
					COMPLY WITH MANUFACTURER'S RECOMMENDATIONS
					WORK SHALL TAKE PLACE ONLY WHEN THE EXTERIOR TEMPATURE REMAINS A CONSTANT 45 DEGREES OR ABOVE, FOR A 72-HOUR PERIOD FROM THE COMMENCEMENT OF WORK



PT-1 & PT-2 BENJAMIN MOORE HC-188 ESSEX GREEN OR MATCH

PROPOSED ENTRANCE FINISH COLOR

EXTERIOR LIGHT FIXTURE SCHEDULE									
TAG	LOCATION	MANUFACTURER	CATALOG NO.	LAMPS	WATTS	QUANTITY	SUBTOTAL	MOUNTING	REMARKS
A	ENTRY EXTERIOR	USAI	S2RD-F-15V2M-30KS-30-P1-SM-BL-RT-UNV	LED	15	2	30	CEILING	RECESSED LED DOWNLIGHT
									HOUSING: INSTALL FROM BELOW WITH FLEX DRIVER CASE
									OUTER FINISH: BLACK MATTE
									BAFFLE FINISH: SILVER MATTE
									WET LOCATION. 30 DEGREE BEAM SPREAD

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