

March 25, 2025  
Public Hearing

The current proposal is:

**Preservation Department – Item 6, LPC-25-06514**

## **357 Bleecker 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.



357 BLEECKER STREET | EXTERIOR



PROJECT LOCATION | BLOCK PLAN

# HISTORIC DISTRICT



Greenwich Village Historic District  
Manhattan  
Designated April 29, 1969



PROJECT LOCATION | GREENWICH VILLAGE HISTORIC DISTRICT



STREET VIEW 2021 | TAX PHOTO 1939 (REVIEW AT STAFF LEVEL FRONT FACADE IS NOT PART OF HEARING PRESENTATION)

357 BLEECKER STREET



2021

357 BLEECKER STREET



TAX PHOTO 1939



STREET VIEW 2025 | DESIGNATION PHOTO 1967 (REVIEW AT STAFF LEVEL FRONT FACADE IS NOT PART OF HEARING PRESENTATION)

357 BLEECKER STREET



2025

357 BLEECKER STREET



DESIGNATION PHO 1967



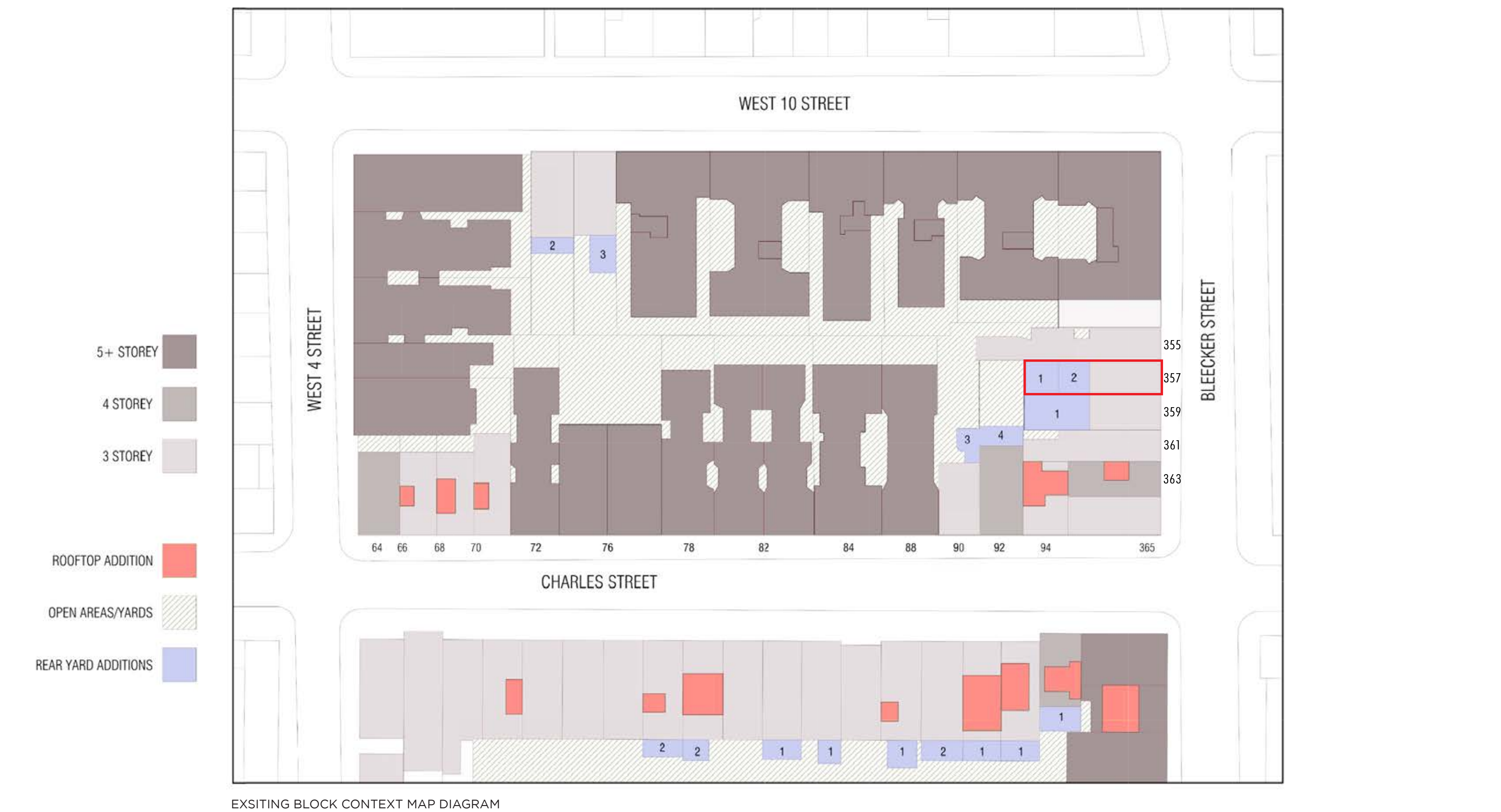
BLOCK MAP | AERIAL



BLOCK MAP AERIAL



BLOCK MAP | CONTEXT





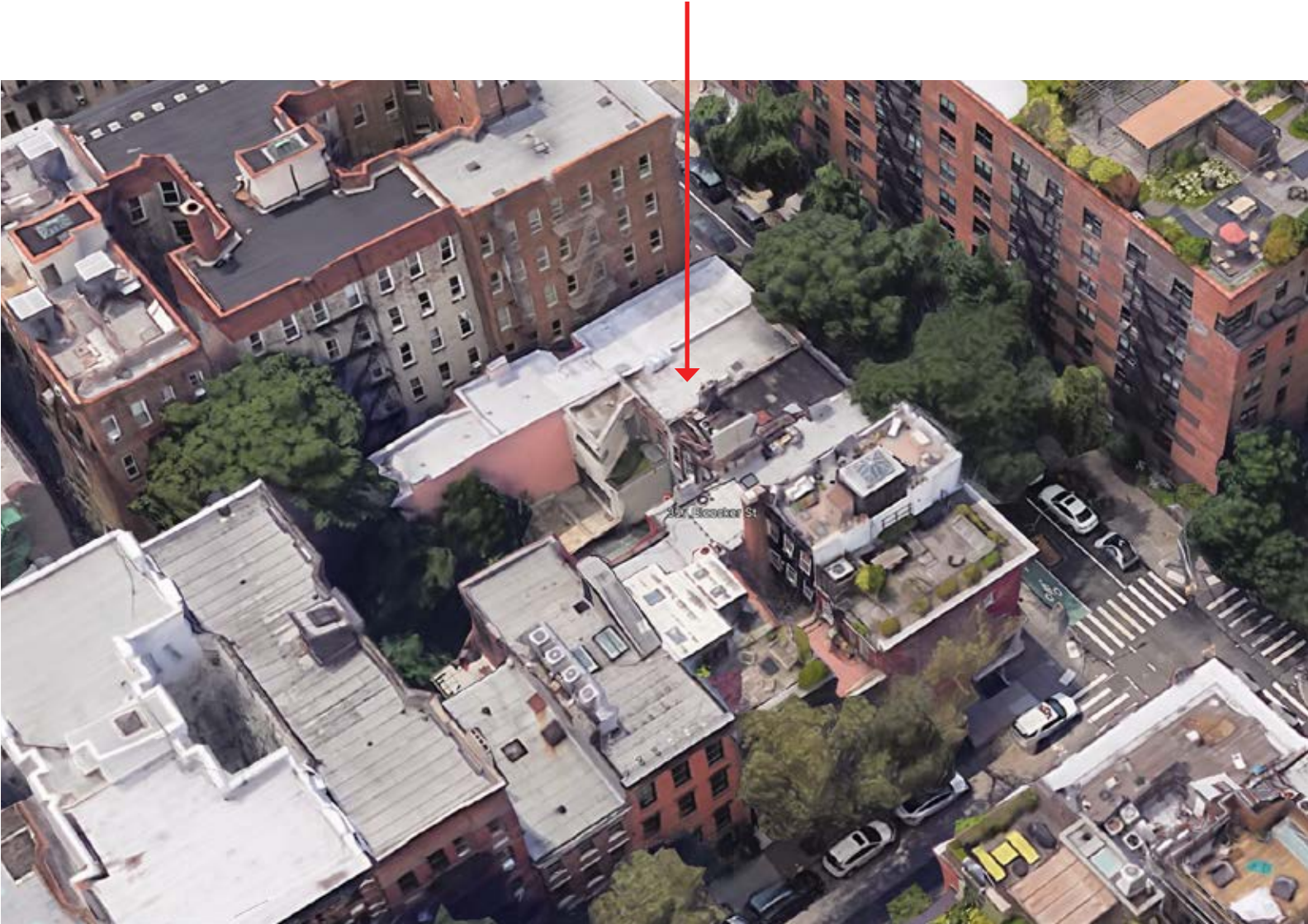
AERIAL VIEWS WITH CONTEXT

357 BLEECKER STREET



FROM NORTH WEST

357 BLEECKER STREET



FROM NORTH EAST



AERIAL SITE DETAIL





AERIAL SITE



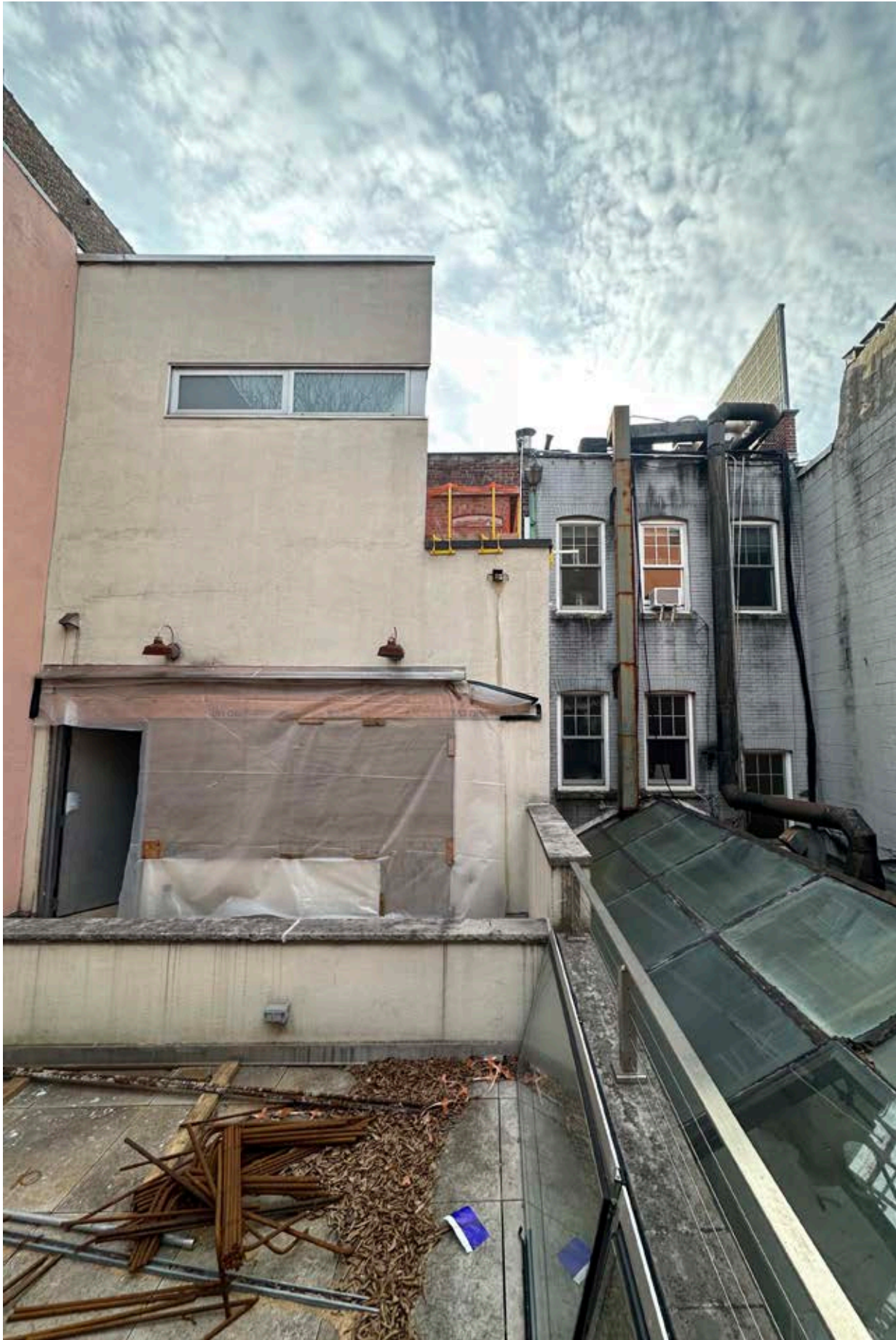


AERIAL SITE





EXTERIOR REAR FACADE PHOTOS



EAST REAR ELEVATION

EX'G MASONRY WALL IN POOR CONDITION TO BE REMOVED  
IRREGULAR COURSING,  
RANDOM BRICK REPLACEMENT WITH NEW BRICK OVER TIME  
HISTORIC BRICK SPALING.  
NEW WINDOWS AND SILLS  
NO HISTORIC DETAILS REMAINING



EAST ELEVATION PERSPECTIVE



EAST ELEVATION MASONRY WALL



DETAIL PHOTO OF MASONRY WALL



EAST REAR ELEVATION



EXTERIOR REAR FACADE AND CONTEXT PHOTOS

357 BLEECKER

359 BLEECKER

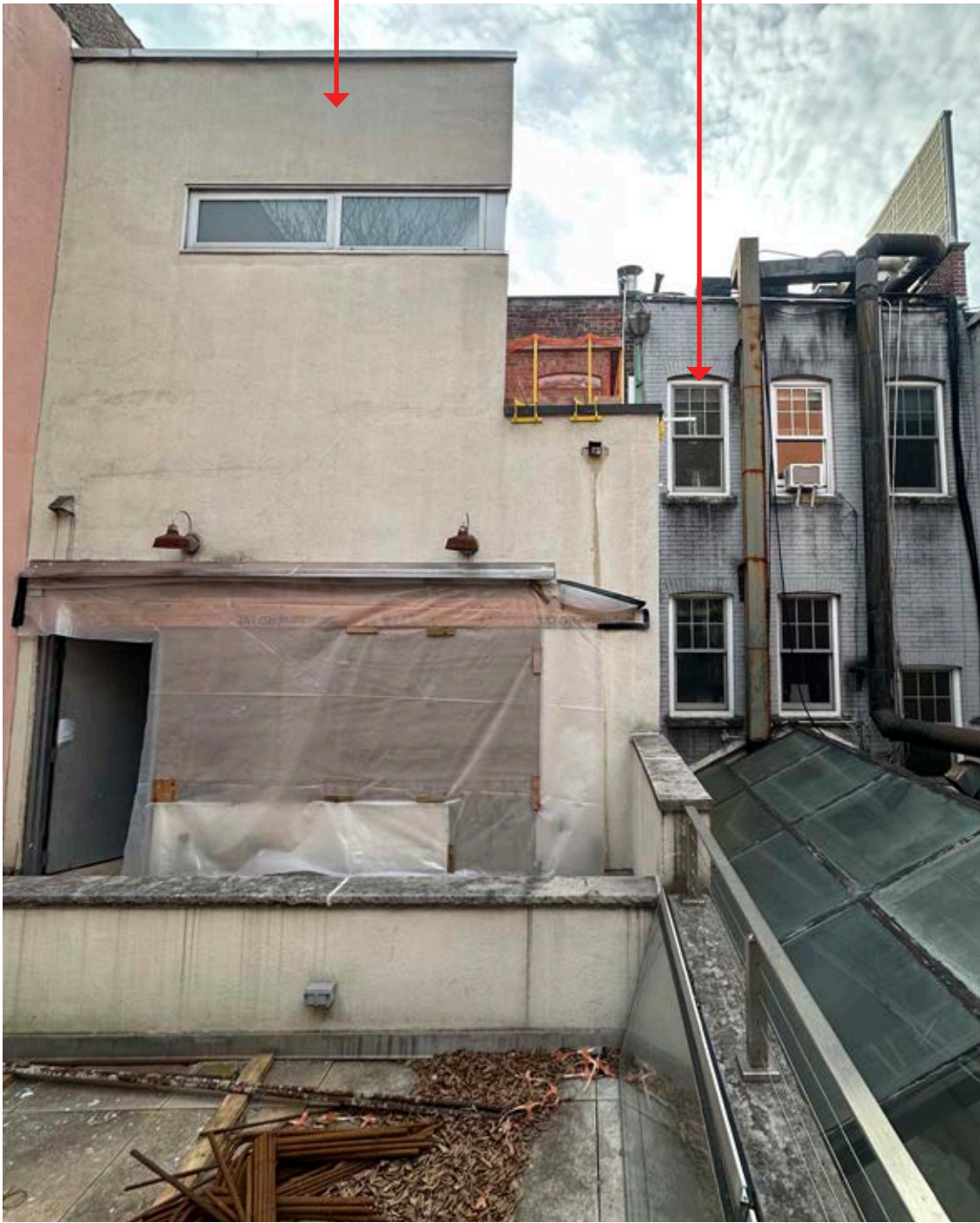
361 BLEECKER

92 CHARLES  
(4 STORIES)

90 CHARLES  
(APPROVED 4 STORIES  
IN CONSTRUCTION)

88 CHARLES  
(5 STORIES)

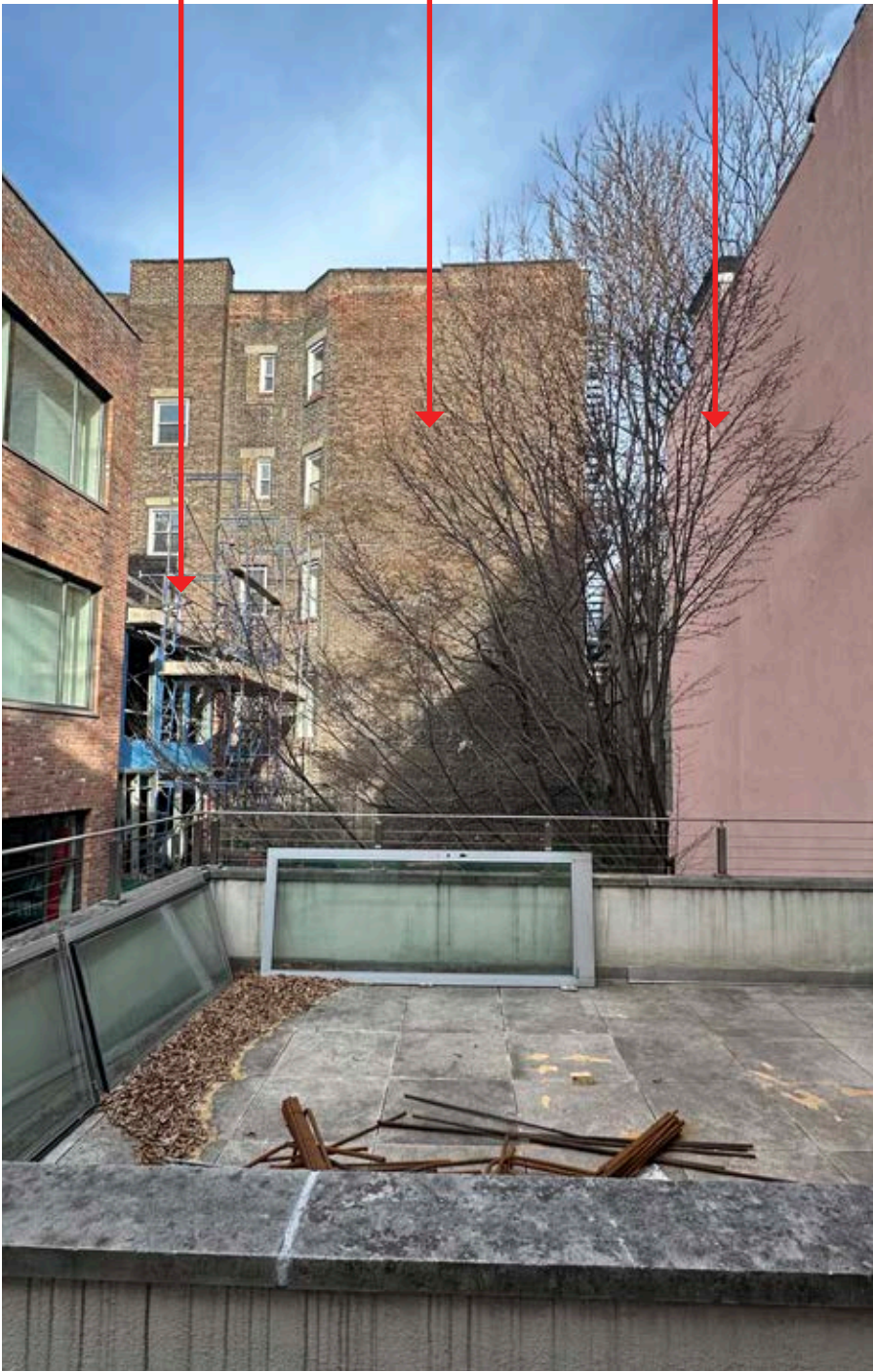
355 BLEECKER



EAST REAR ELEVATION



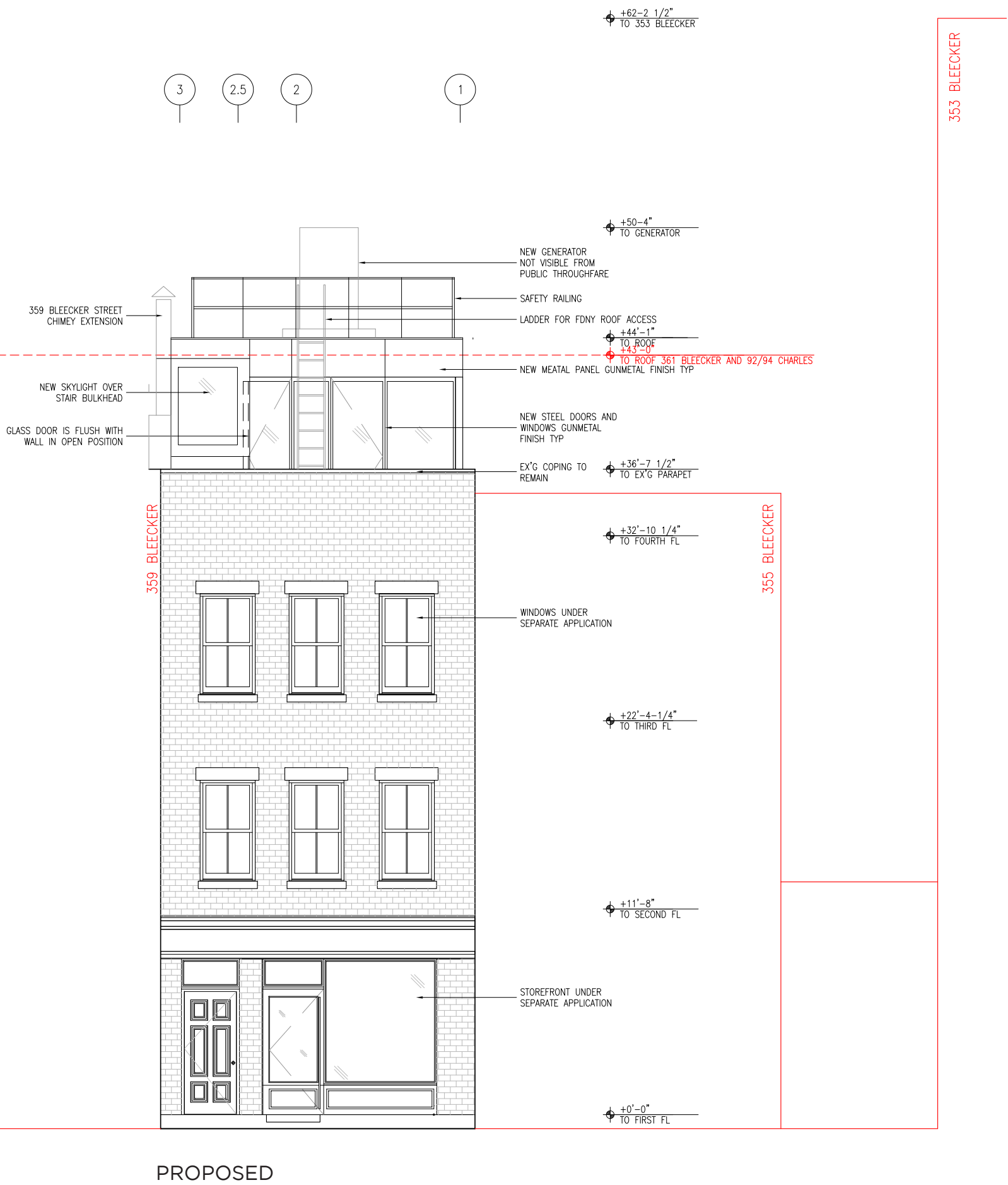
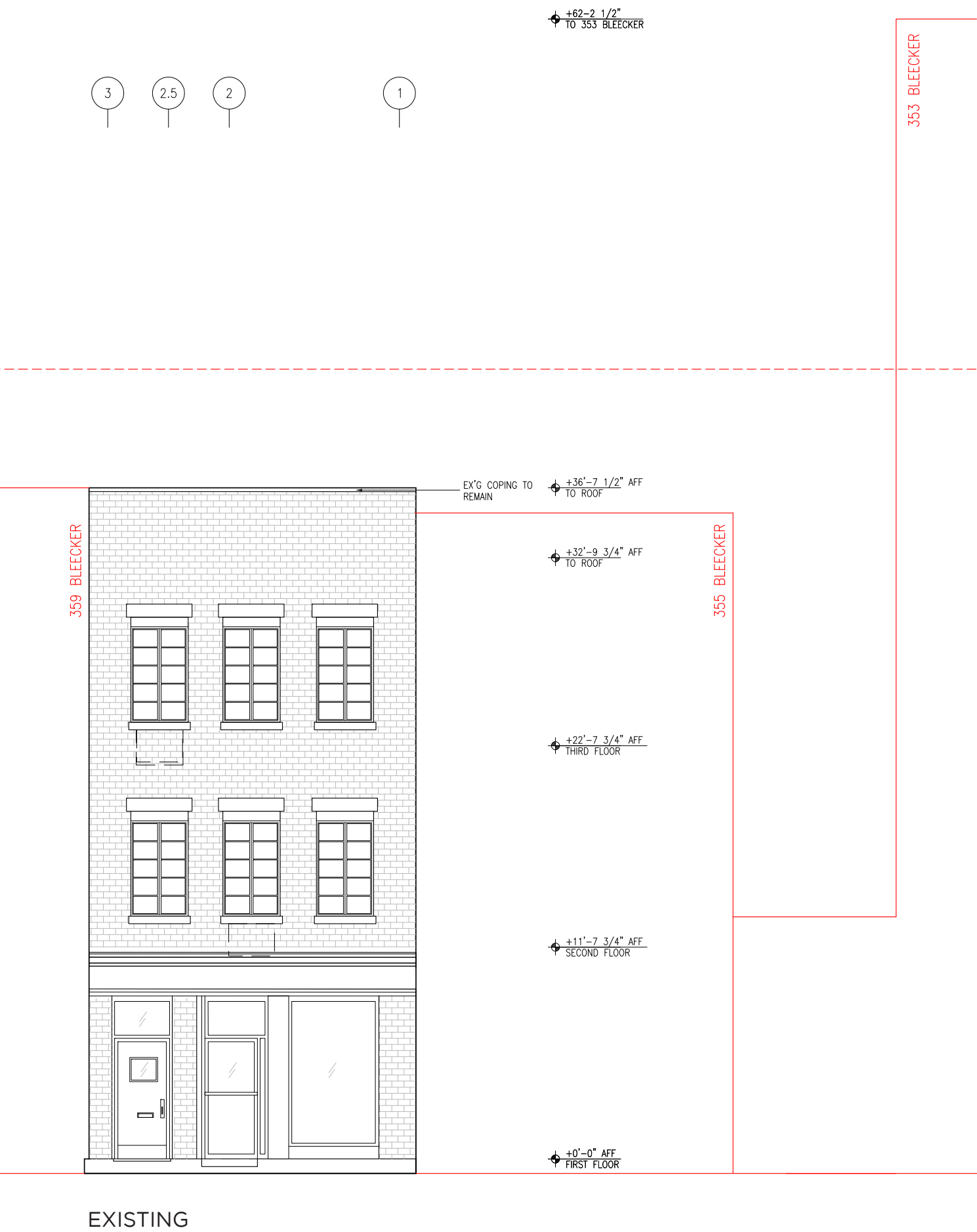
NORTH CONTEXT



EAST AND WEST CONTEXT

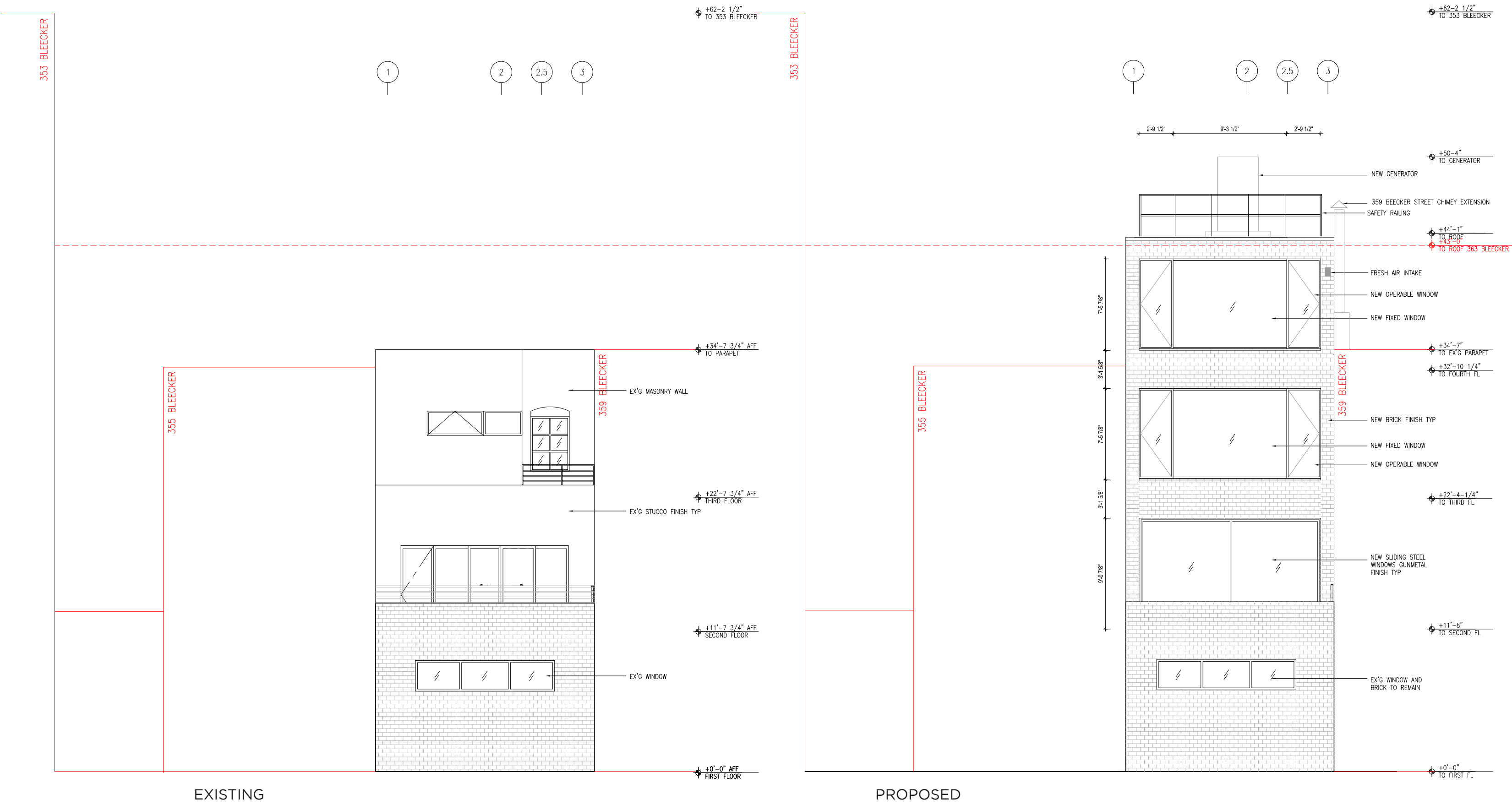


FRONT ELEVATION



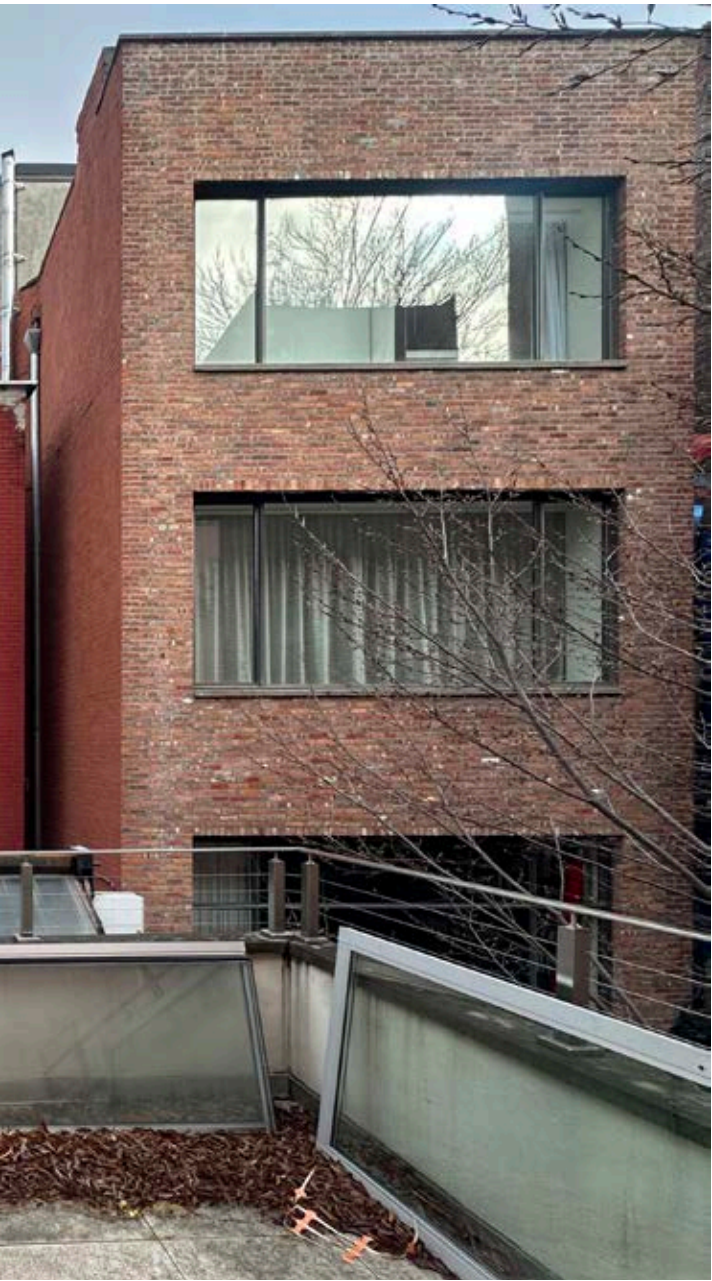
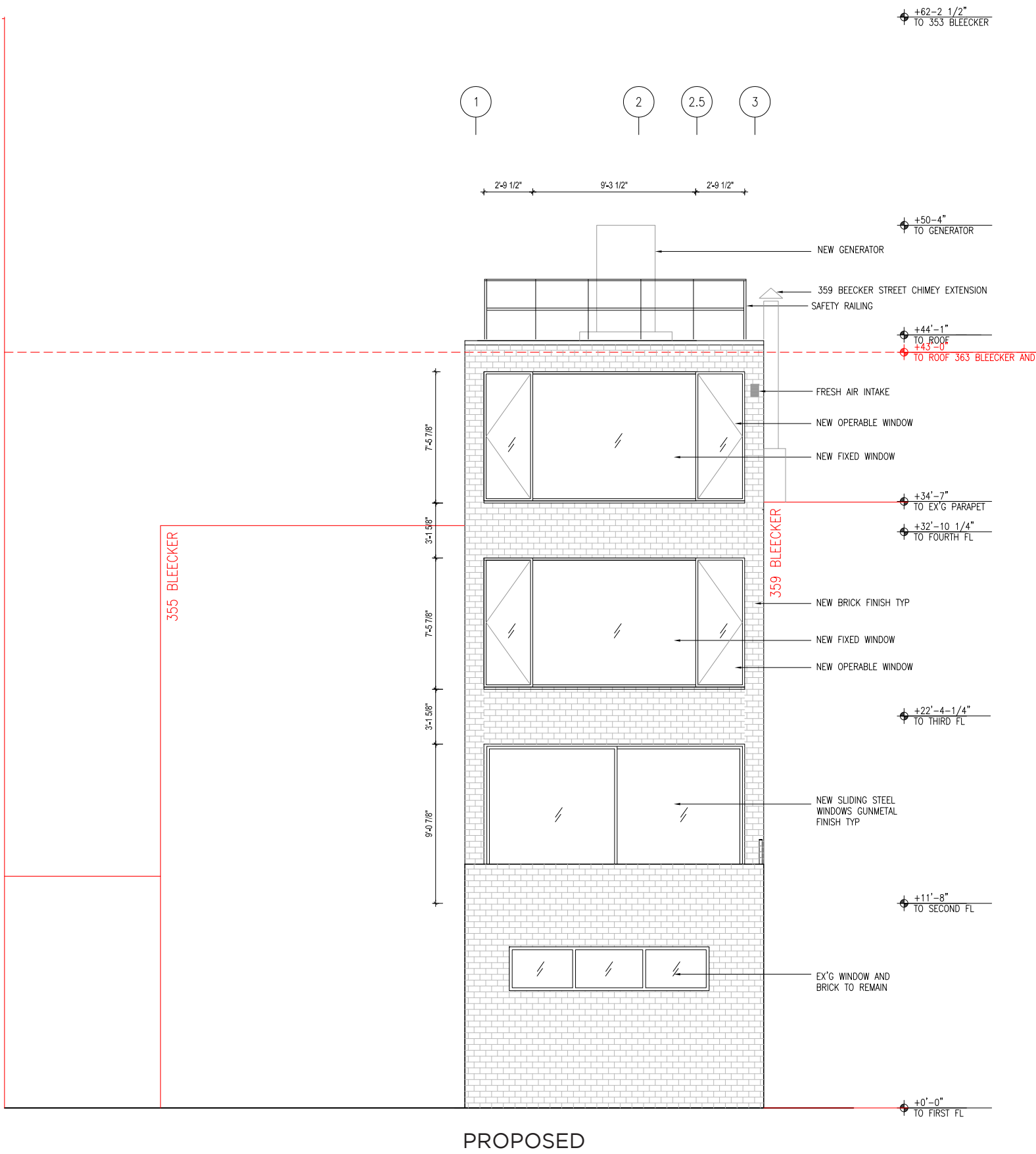


REAR ELEVATION





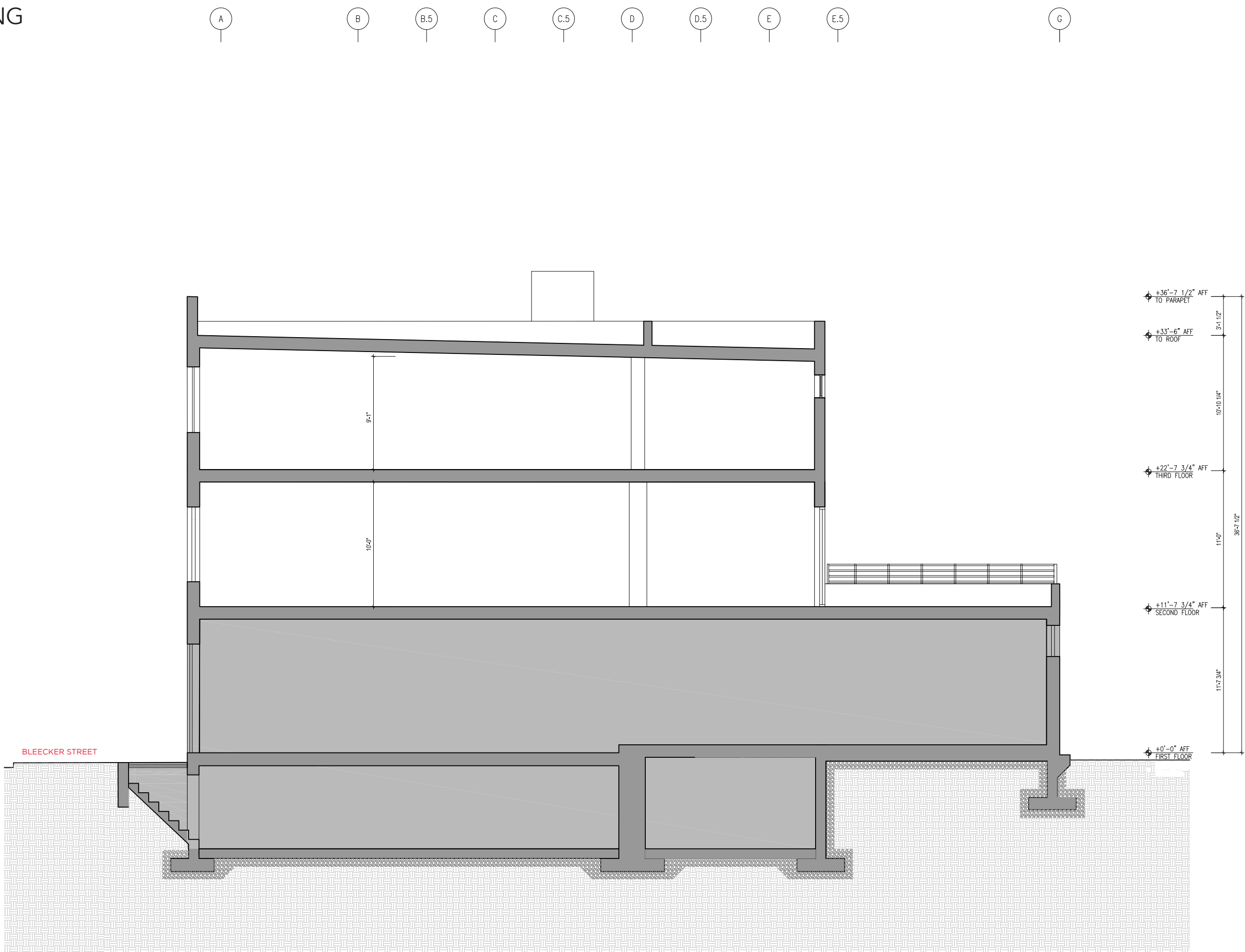
REAR ELEVATION



92 CHARLES

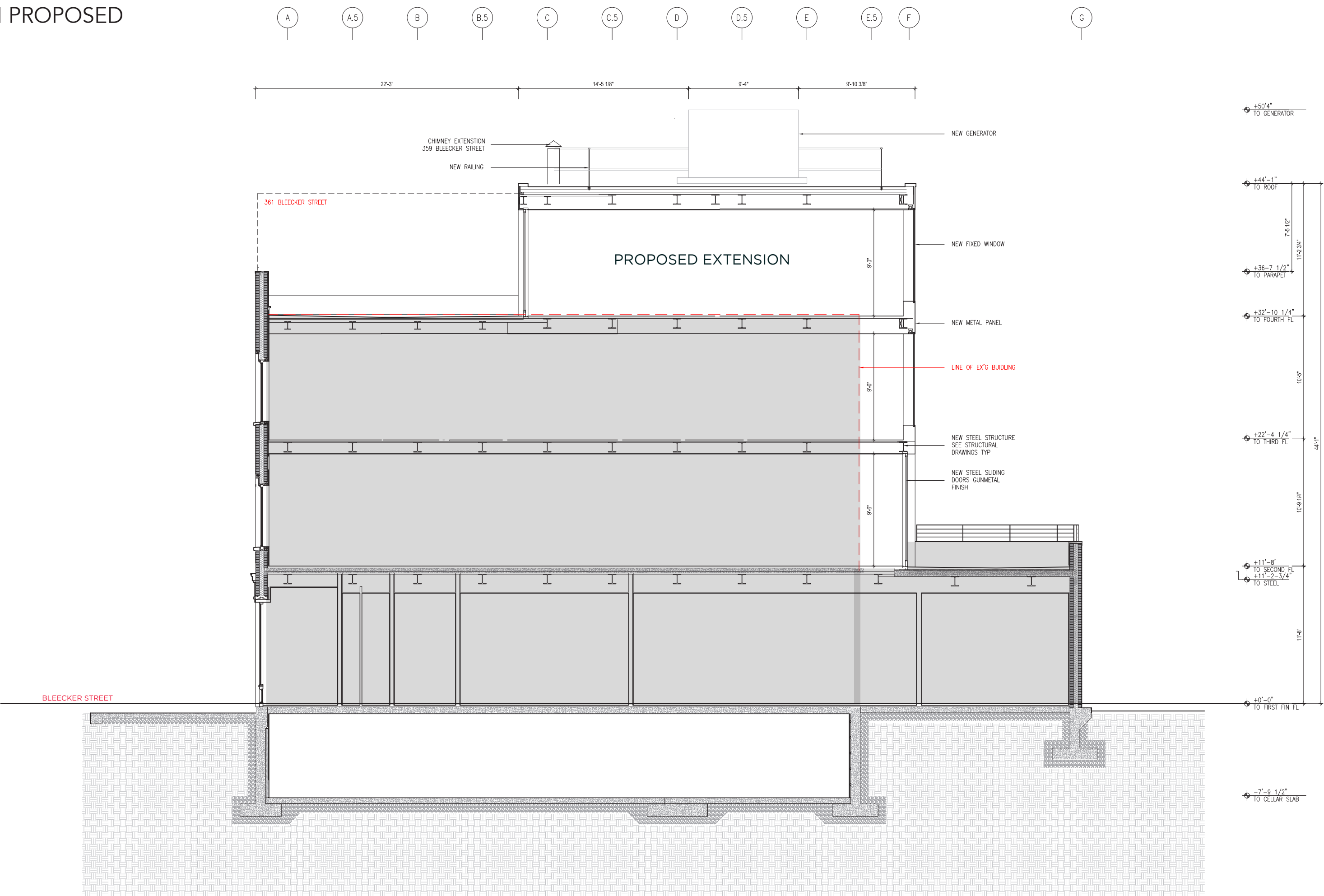


SECTION EXISTING



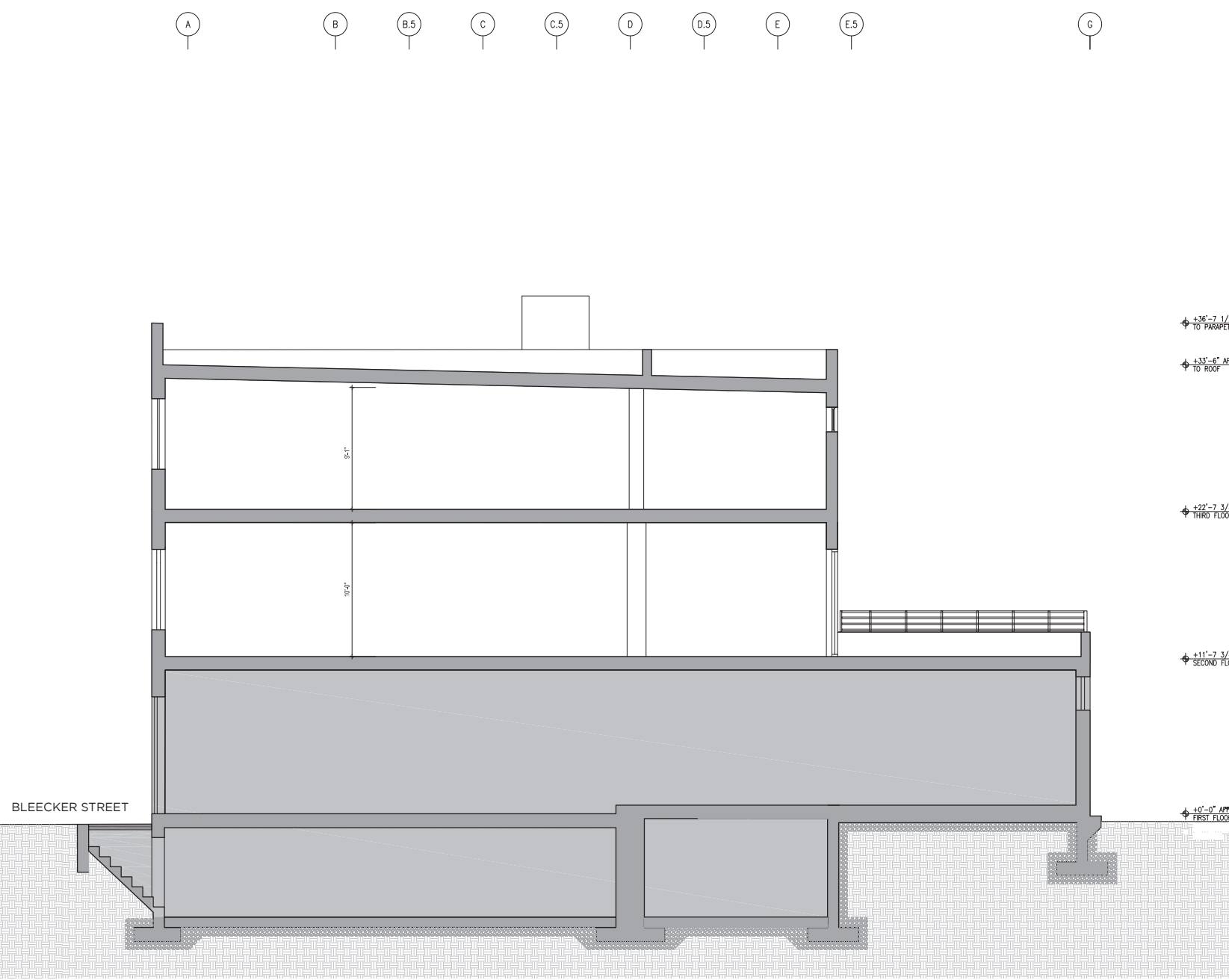


SECTION PROPOSED

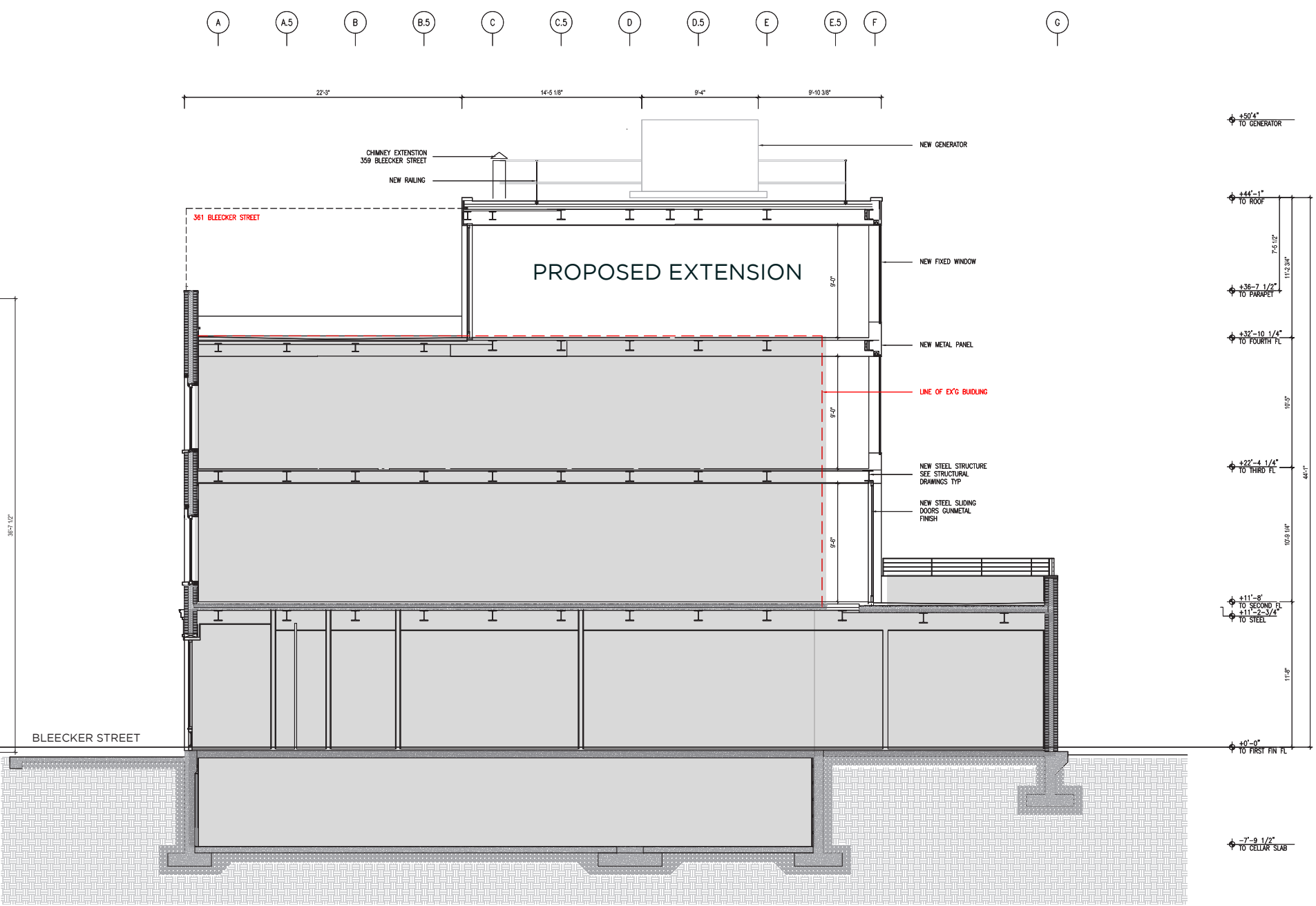




SECTIONS



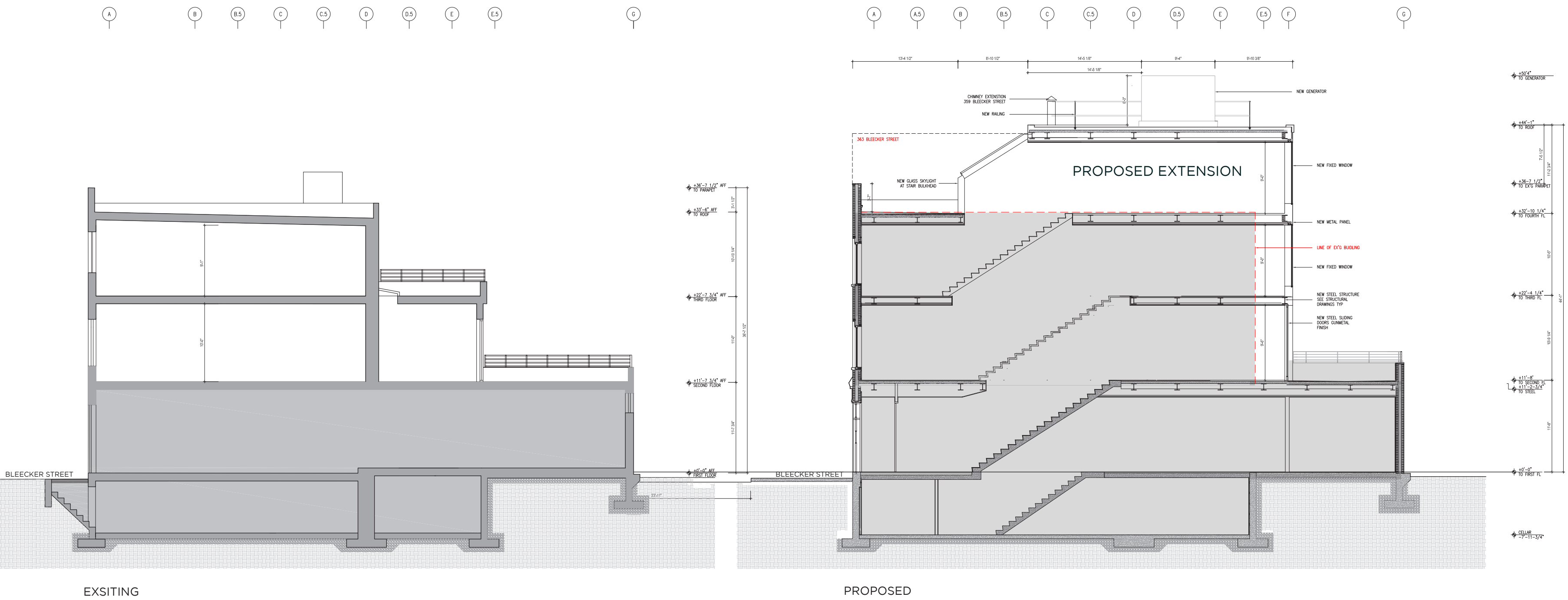
EXSITING



PROPOSED

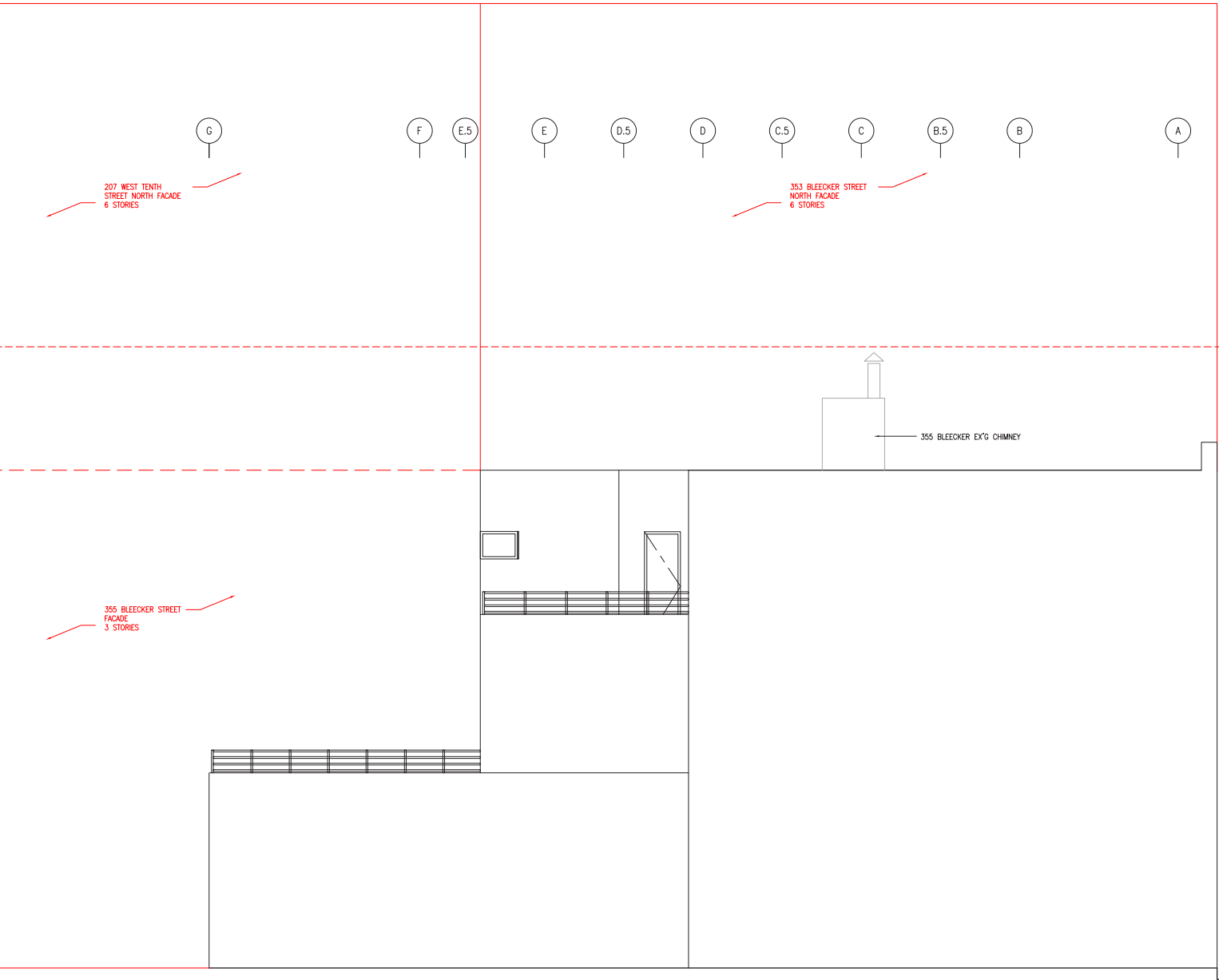


SECTIONS

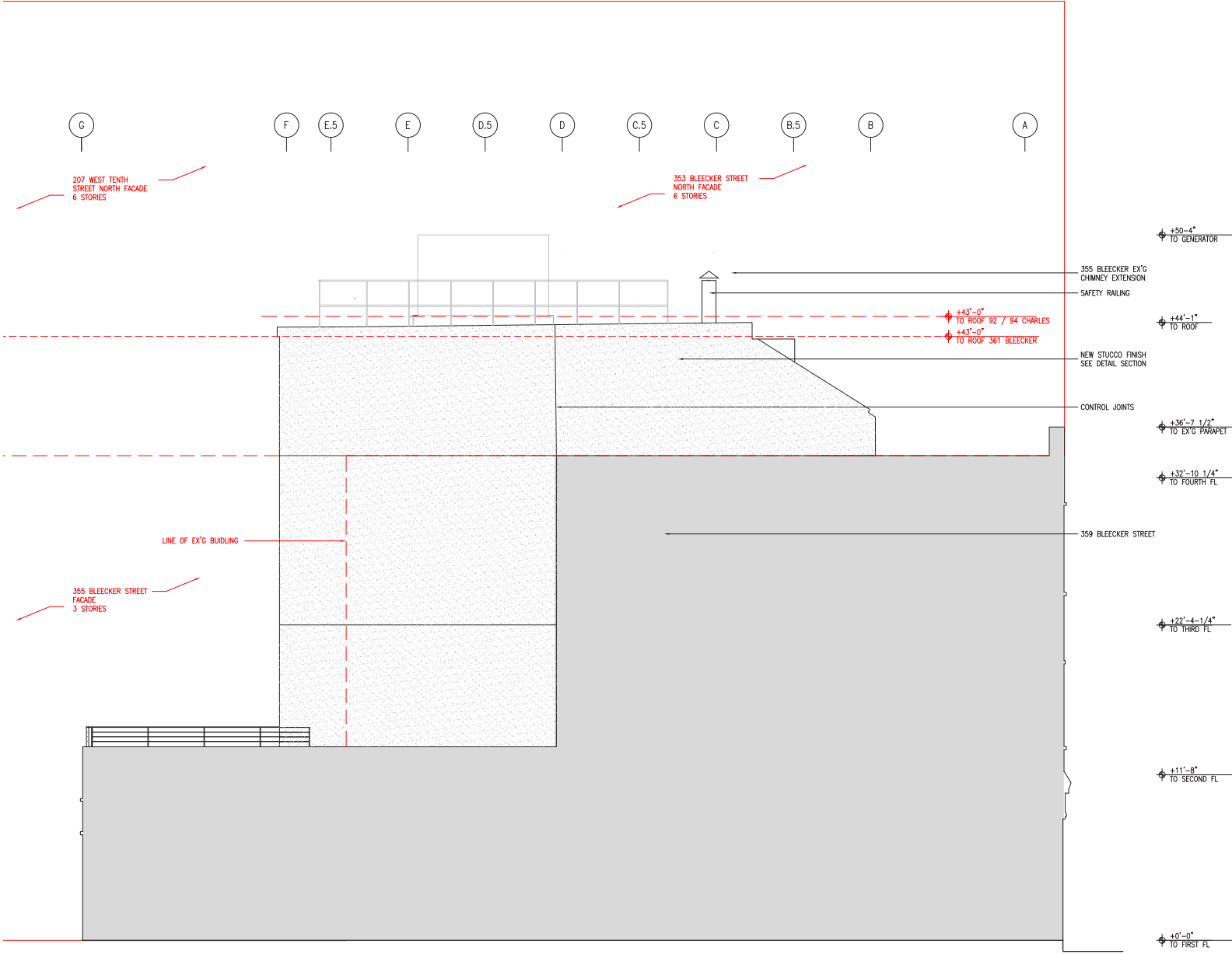




ELEVATION NORTH SET BACK RAILING



EXSITING



PROPOSED



BLEECKER STREET ROOF AERIAL VIEW | EXISTING





BLEECKER STREET ROOF AERIAL VIEW | PROPOSED RENDERING





REAR ELEVATION PERSPECTIVE VIEW LOOKING NORTH WEST | EXISTING





BLEECKER STREET PERSPECTIVE VIEW LOOKING NORTH WEST | PROPOSED RENDERING





REAR ELEVATION PERSPECTIVE VIEW LOOKING SOUTH WEST | EXISTING



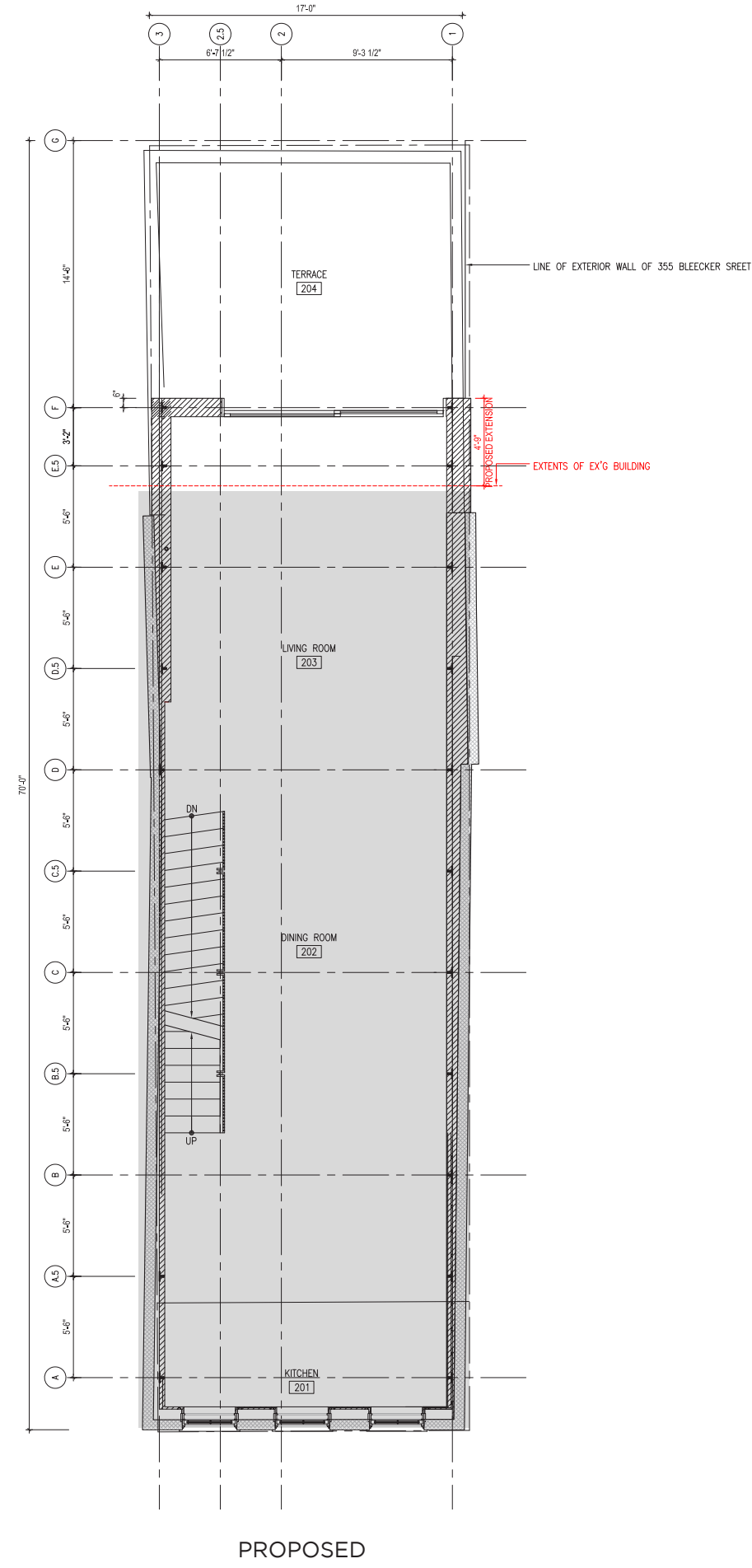
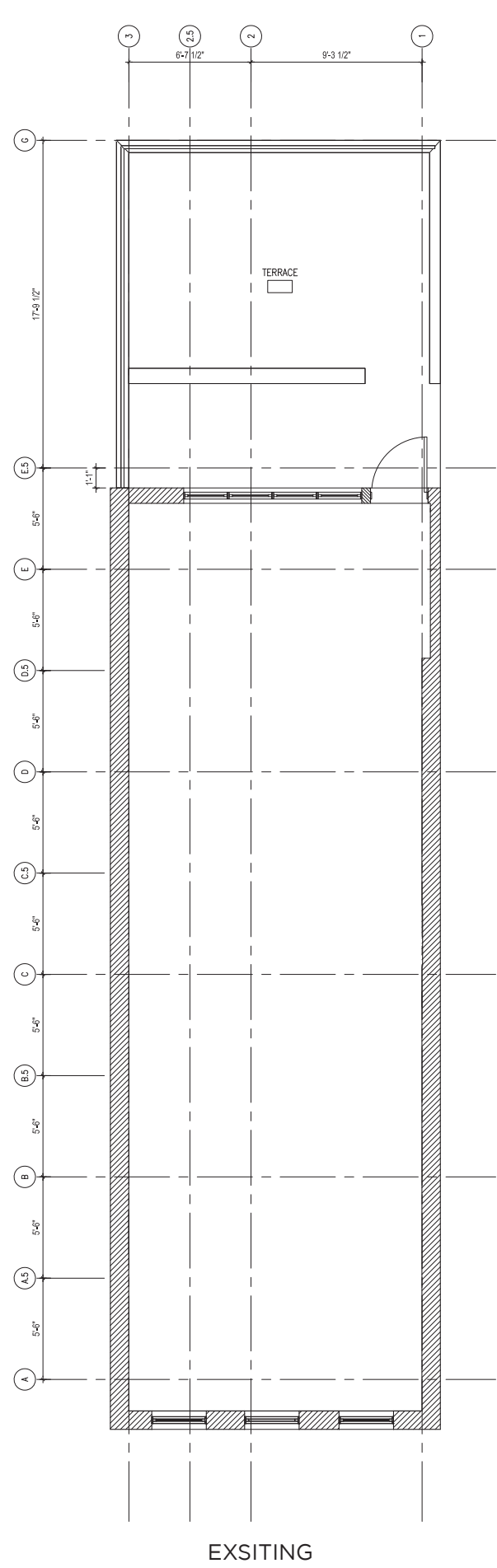


REAR ELEVATION PERSPECTIVE VIEW LOOKING SOUTH WEST PROPOSED



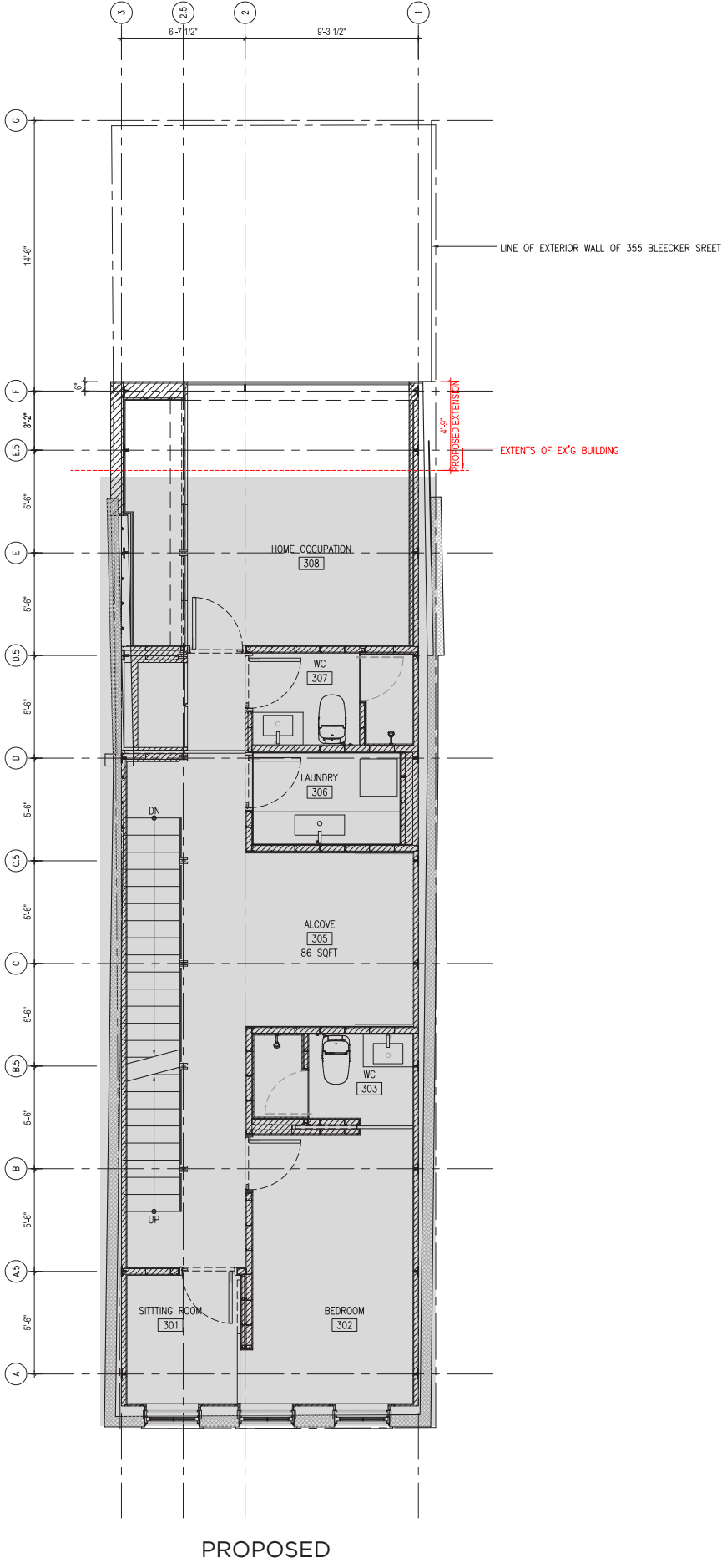
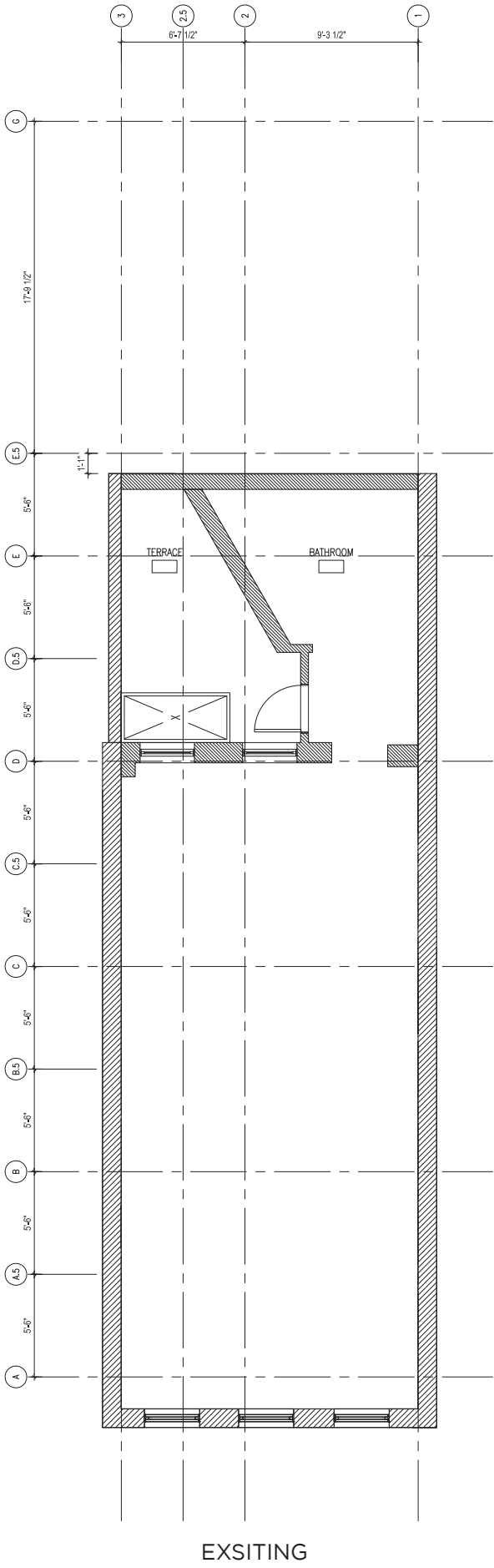


PLANS SECOND FLOOR



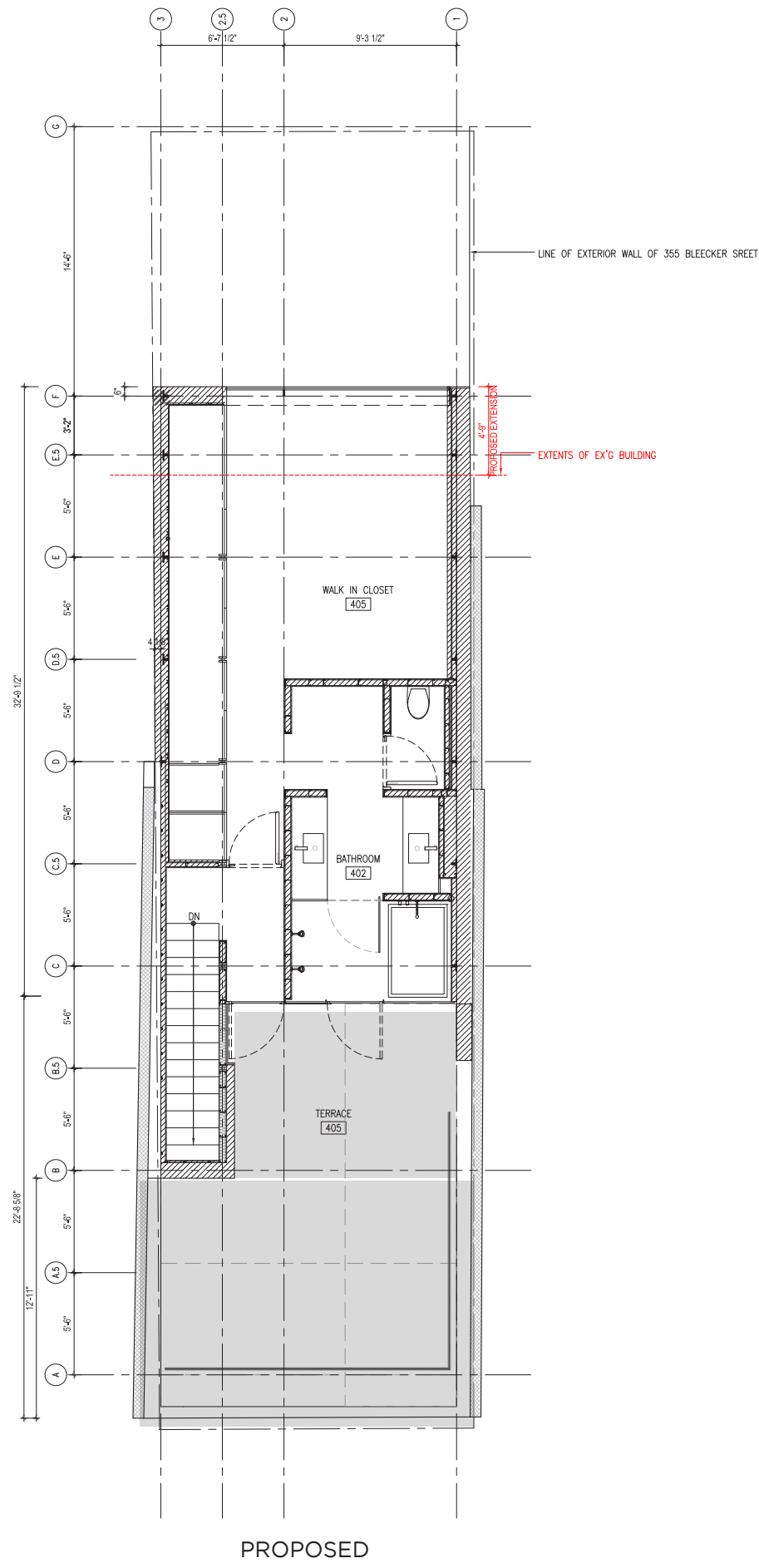
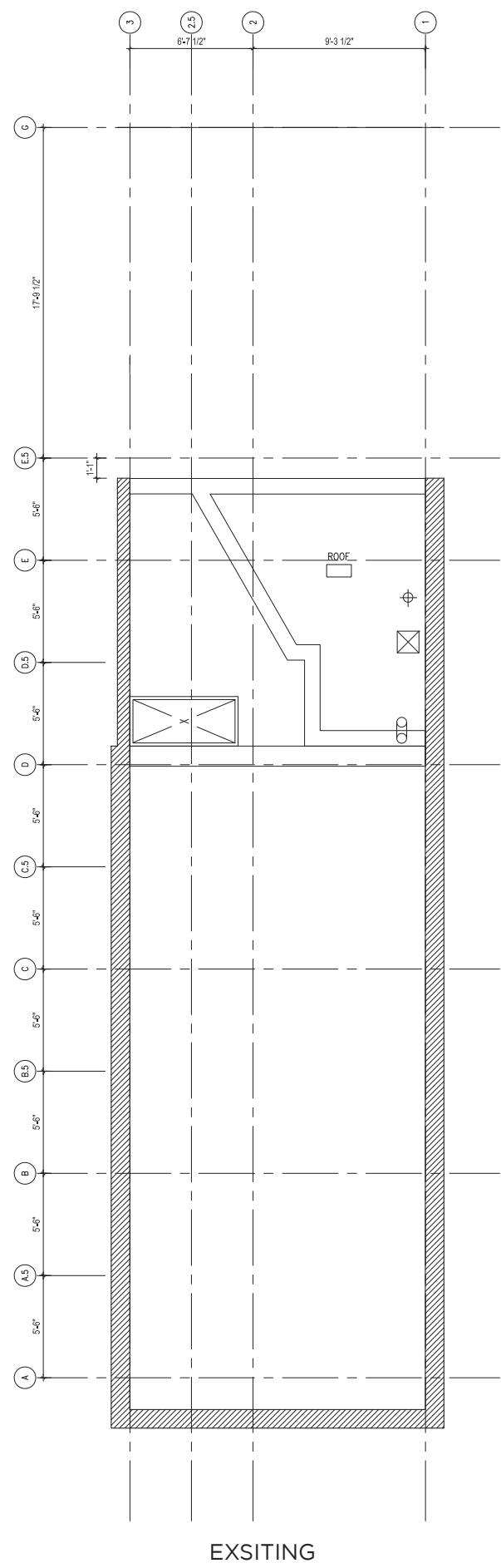


PLANS THIRD FLOOR



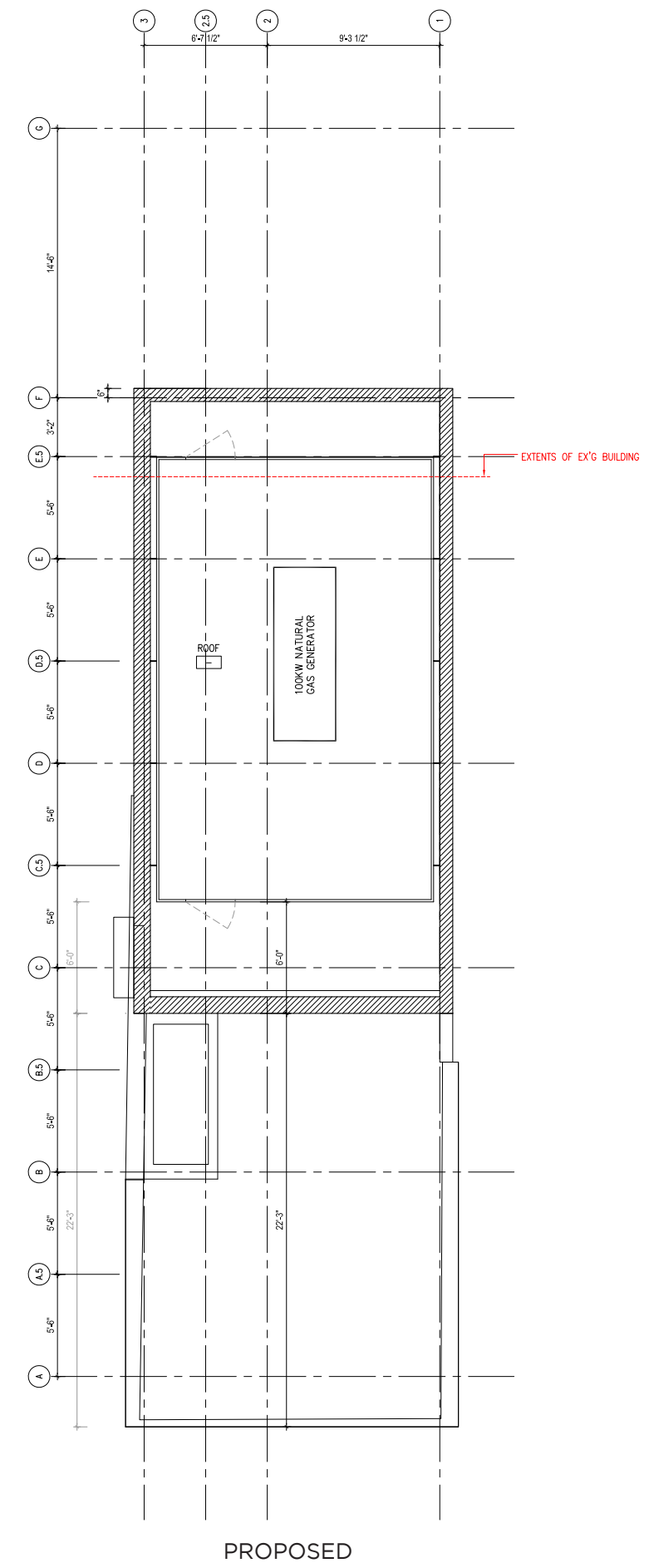


PLANS FOURTH FLOOR



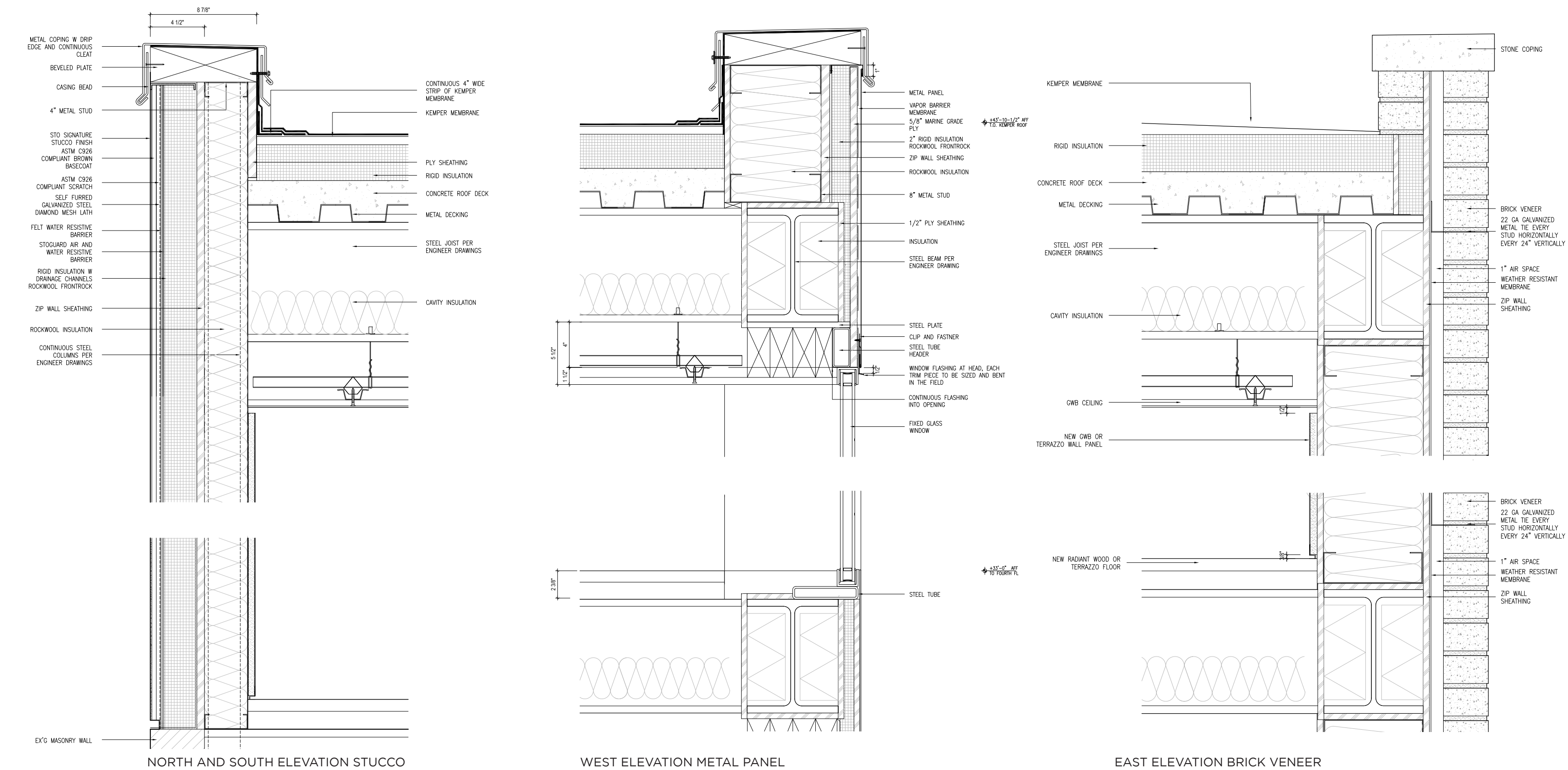


## PLANS ROOF





WALL SECTIONS | STUCCO | METAL PANEL | BRICK



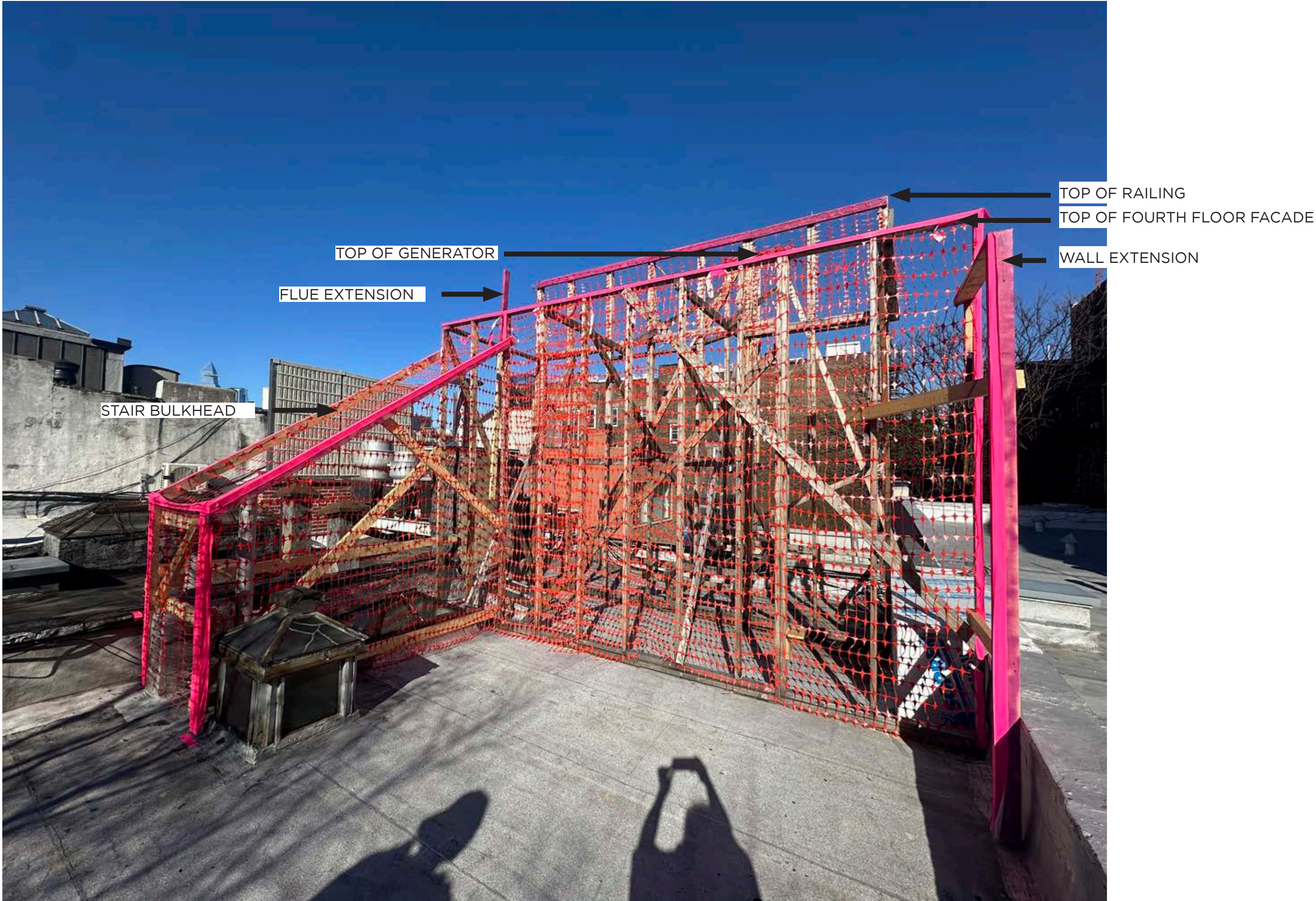


ROOF MOCK UP LOOKING EAST





ROOF MOCK UP LOOKING NORTH EAST



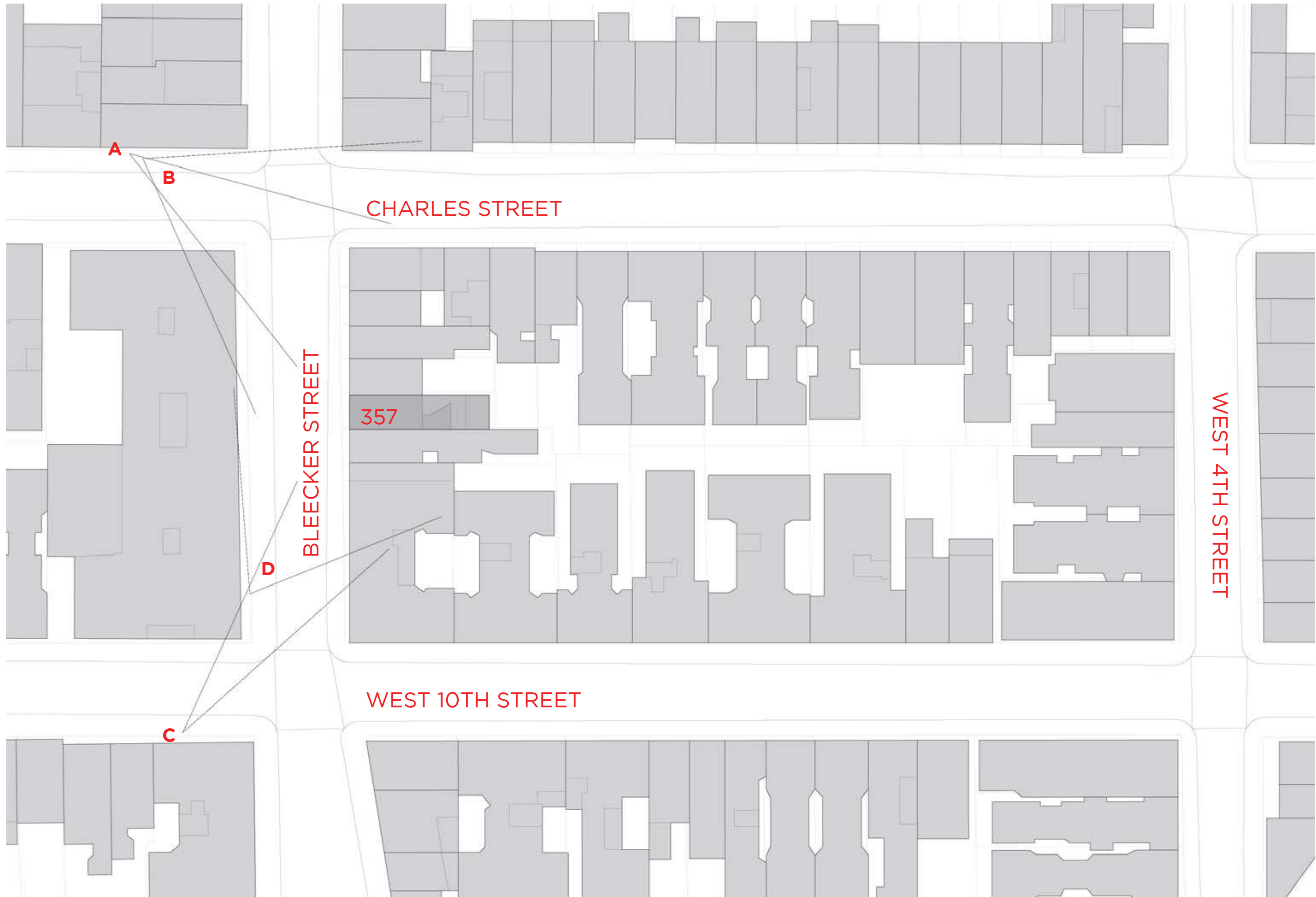


ROOF MOCK UP LOOKING SOUTH EAST



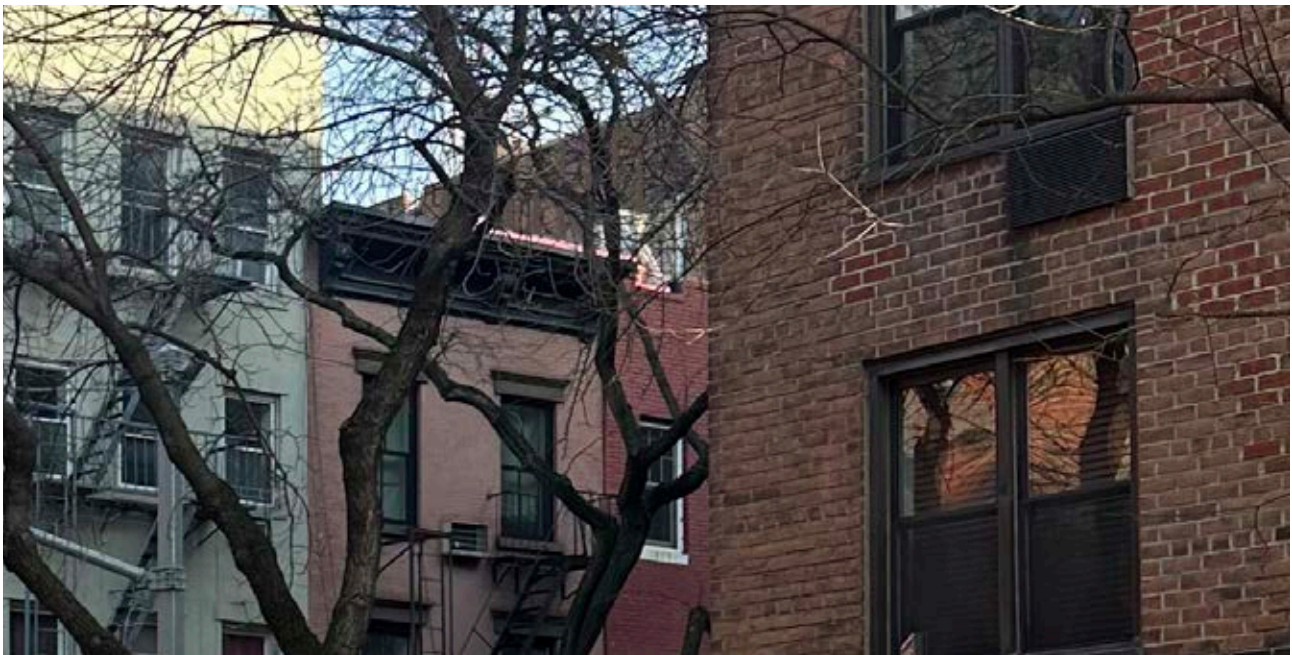


ROOF MOCK UP CONE OF VIEW KEY PLAN





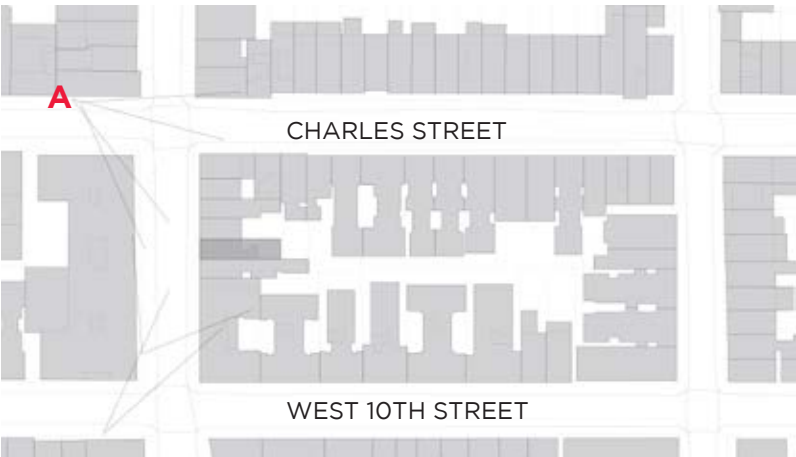
A VIEW FROM CHARLES STREET | MOCK UP



DETAIL OF MOCK UP



MONTAGE SHOWING VISIBLE RAILING



KEY PLAN



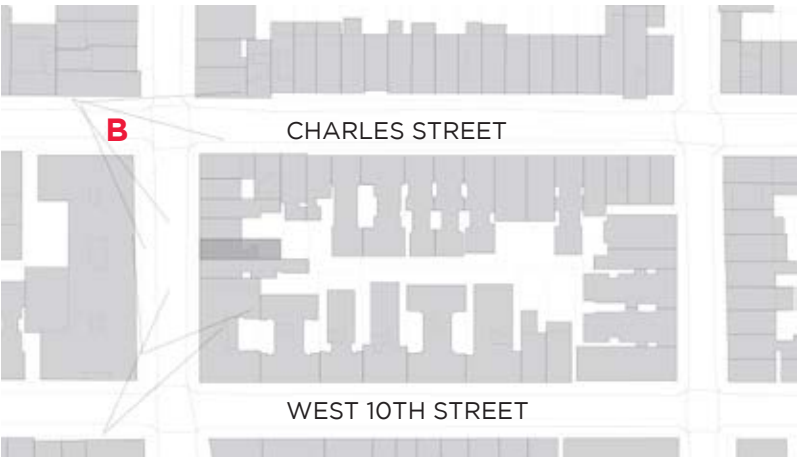
**B** VIEW FROM CHARLES STREET | MOCK UP



DETAIL OF MOCK UP



MONTAGE SHOWING VISIBLE RAILING



KEY PLAN



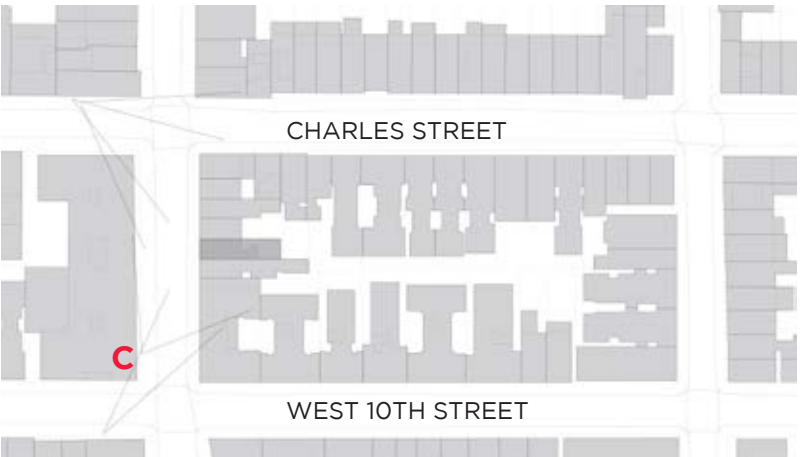
C VIEW FROM 10TH STREET VIEW | MOCK UP



DETAIL OF MOCK UP



MONTAGE SHOWING VISIBLE RAILING



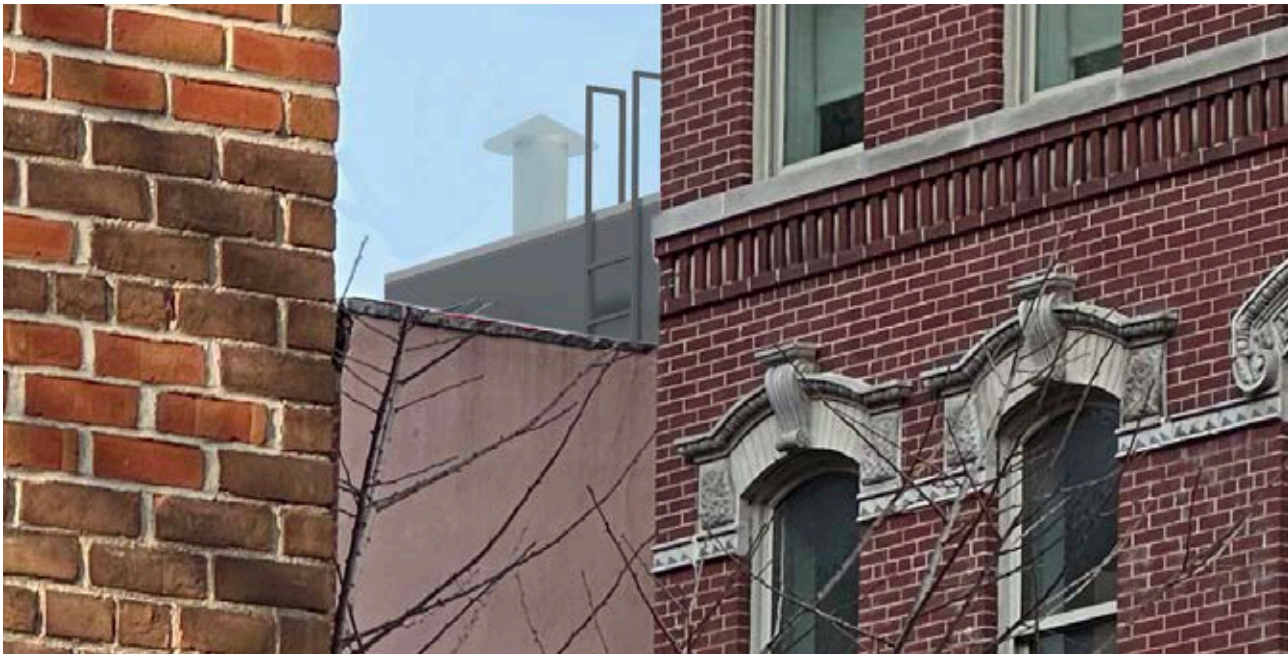
KEY PLAN



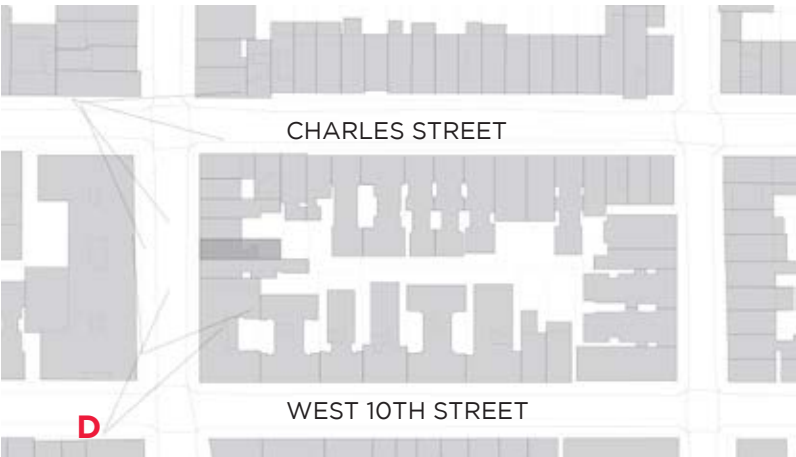
D BLEECKER STREET FROM 10TH STREET VIEW | MOCK UP



DETAIL OF MOCK UP



MONTAGE SHOWING VISIBLE RAILING



KEY PLAN



BLEECKER STREET PERSPECTIVE VIEW LOOKING NORTH WEST | PROPOSED RENDERING





APPENDIX | BLEECKER STREET FACADE VIEWS





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