

April 22, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 12, Read into record, LPC-25-07629

687B Greenwich Street – Greenwich Village Historic District
Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 160 888 7520

Passcode: 091958

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.



687B GREENWICH
STREET
LPC Presentation
April 22, 2025

APRIL 22, 2025

687B GREENWICH STREET

LANDMARKS PRESERVATION
COMMISSION PRESENTATION

JGNNeukomm
Architecture

CONTENTS:

INTRODUCTION

- history and narrative
- context: site & neighborhood

PROJECT SCOPE

- existing & proposed plans
- existing & proposed sections

REAR FACADE WINDOWS

- existing building context
- existing & proposed elevations
- axonometric views

BULKHEAD

- axonometric views
- mock up photos
- sightline sections





687B Greenwich Street
Borough of Manhattan Tax Map Block 630, Lot 139

Date(s):	1989
Architect(s):	Not determined
Owner / Developer:	Not determined
Type:	Row house
Style(s):	blending historical styles of the context
Stories:	3 + Cellar
Material(s):	Brick; brownstone; ironwork
Status:	Contributing

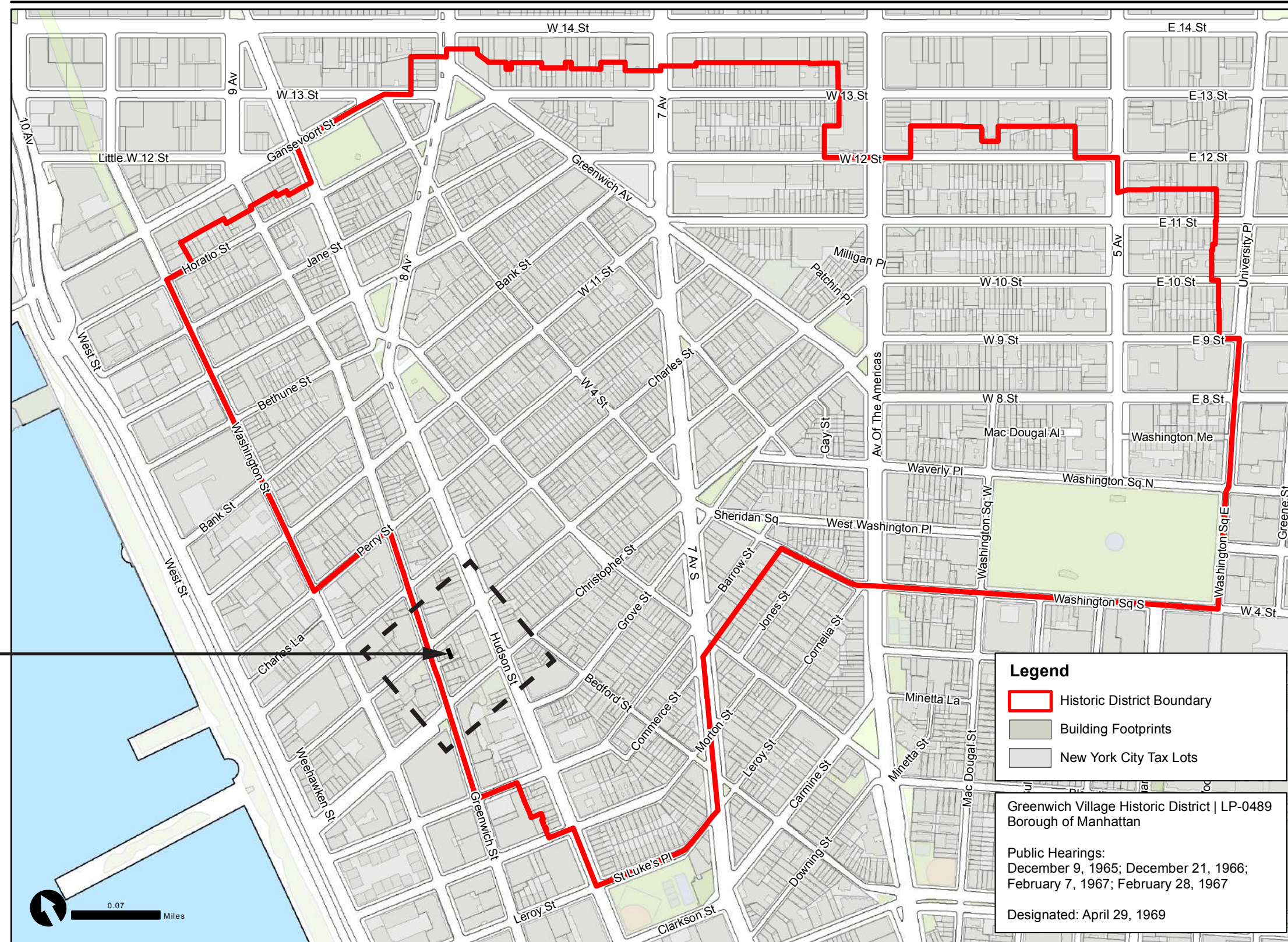
History, Significance and Notable Characteristics
687B Greenwich Street is a home in the Greenwich Street Mews, which were built in 1989. The Mews replaced two storage buildings of a trucking freight terminal, which had themselves replaced five original houses on the site in 1945.

The Greenwich Street Mews is a private gated enclave made up of seven three-story brick townhouses. The use of brick, double-hung windows, and traditional townhouse proportions reflects the historic aesthetic of the neighborhood, while the design incorporates modern elements to meet contemporary living standards.

The Greenwich Mews exemplifies a thoughtful integration of new construction within a historic context, balancing respect for traditional architectural forms with the needs of modern urban living

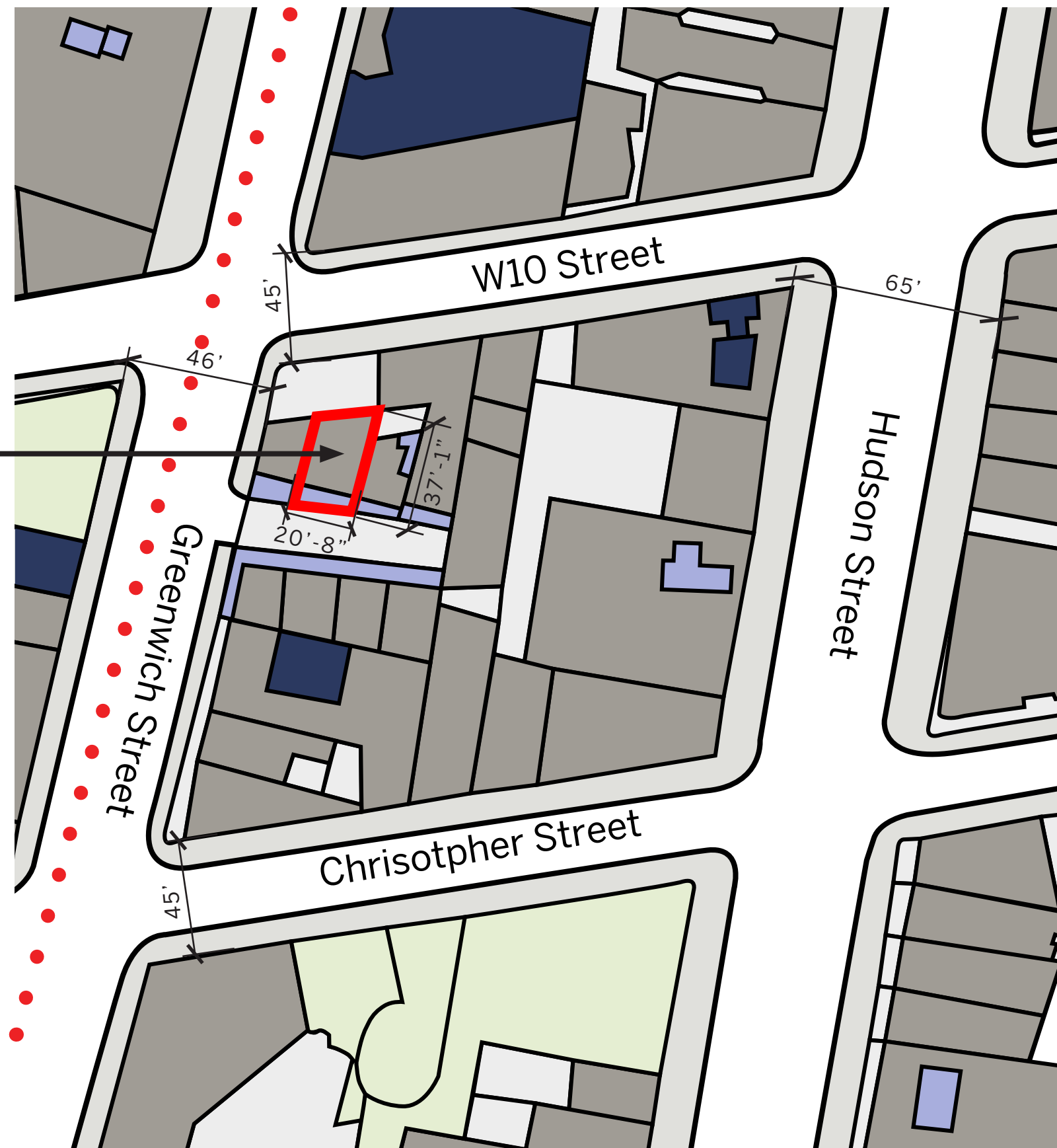
Alterations
Replace and relocate four rear windows, and add a new bulkhead

NYC Landmarks Preservation
Commission



JGNeukomm
Architecture

687B GREENWICH STREET
BLOCK: 630
LOT: 139



LEGEND

HISTORIC DISTRICT



PROPERTY LINE

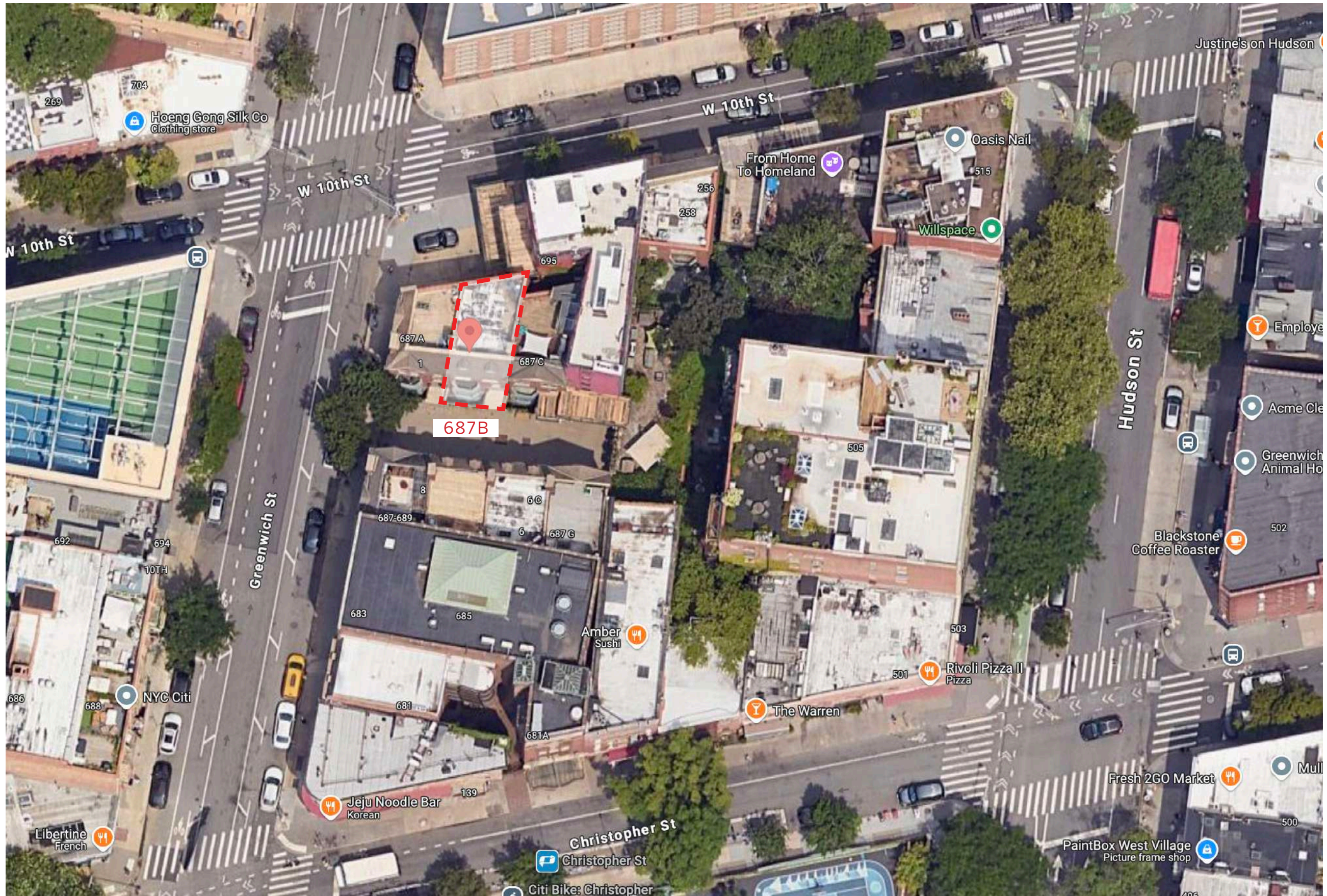


PENTHOUSE ADDITION



EXISTING BULKHEAD /MANSARD





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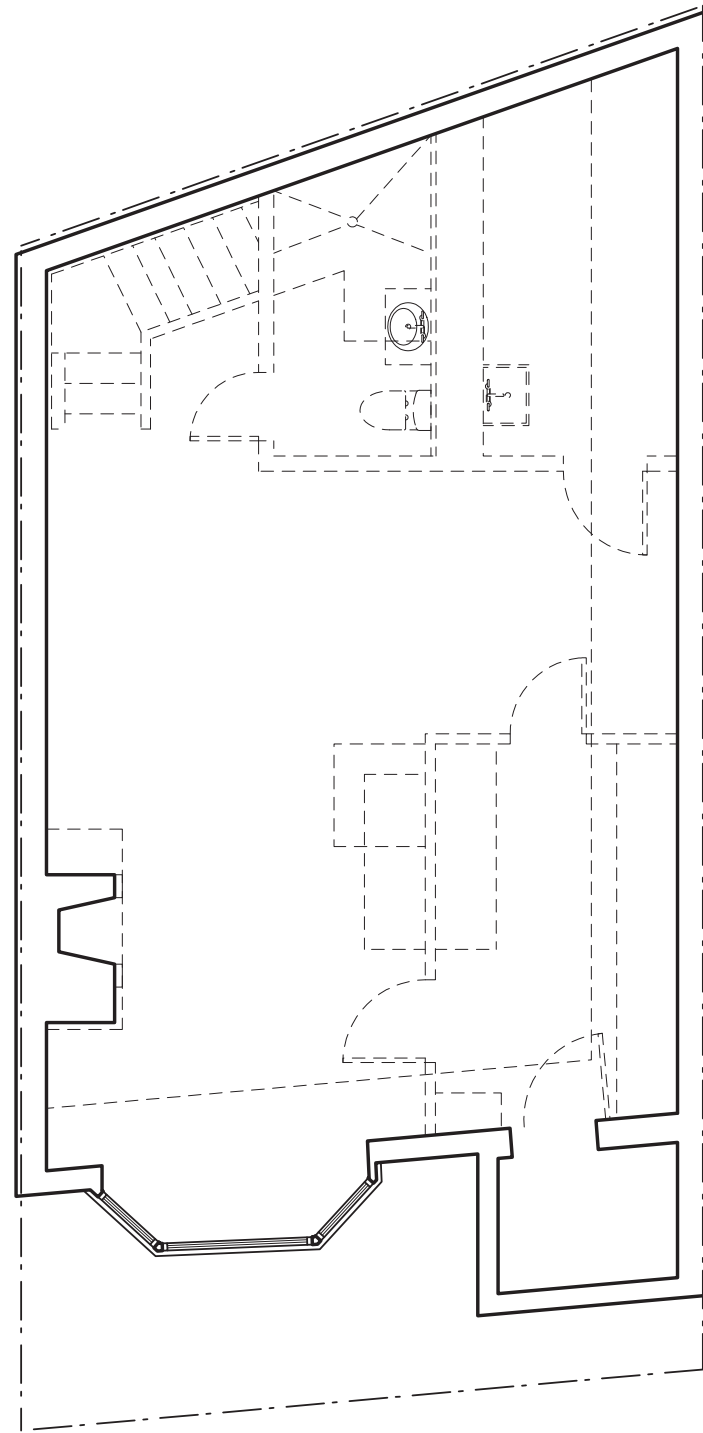
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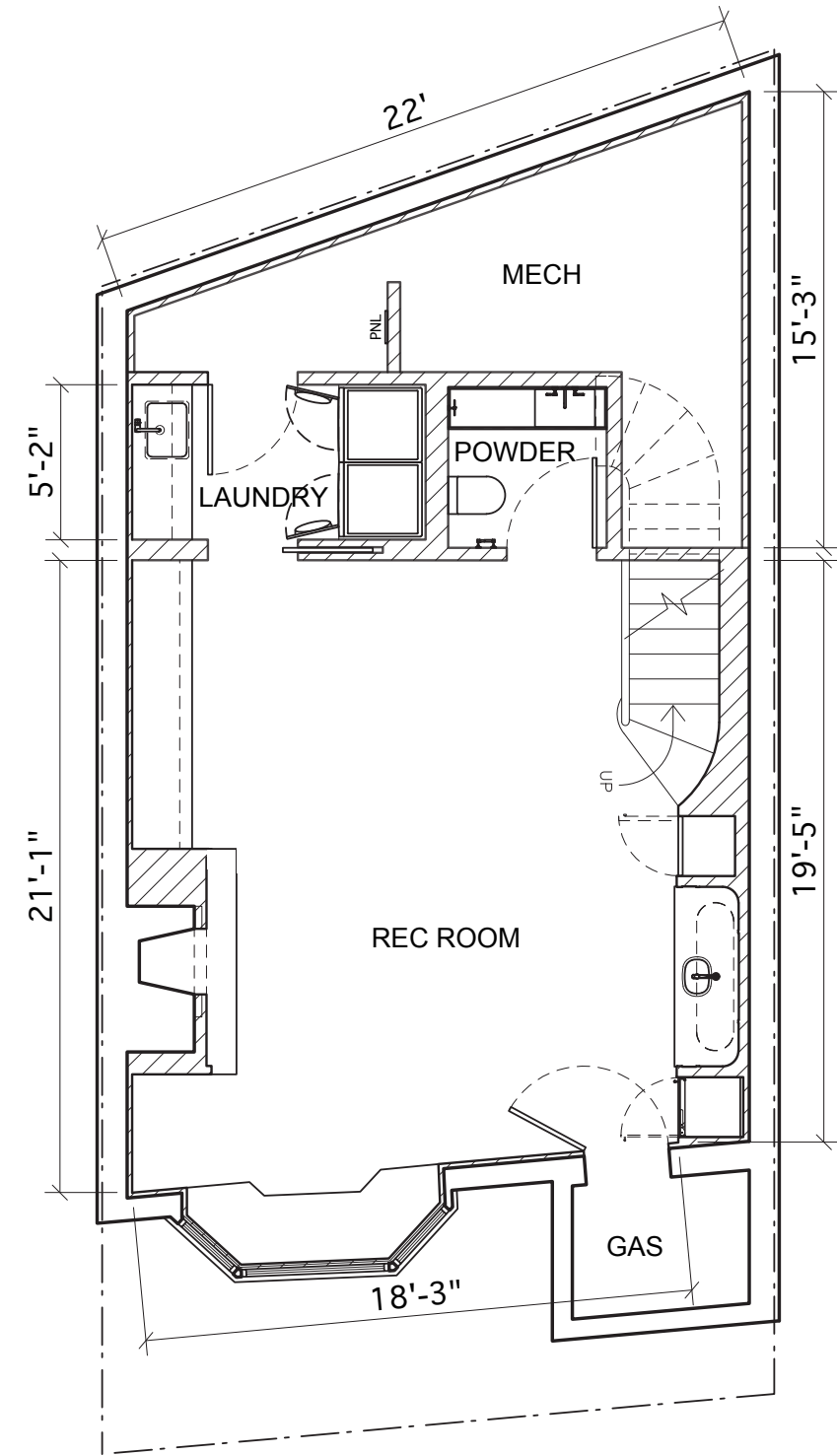
BULKHEAD

- axonometric views
- mock up photos
- sightline sections

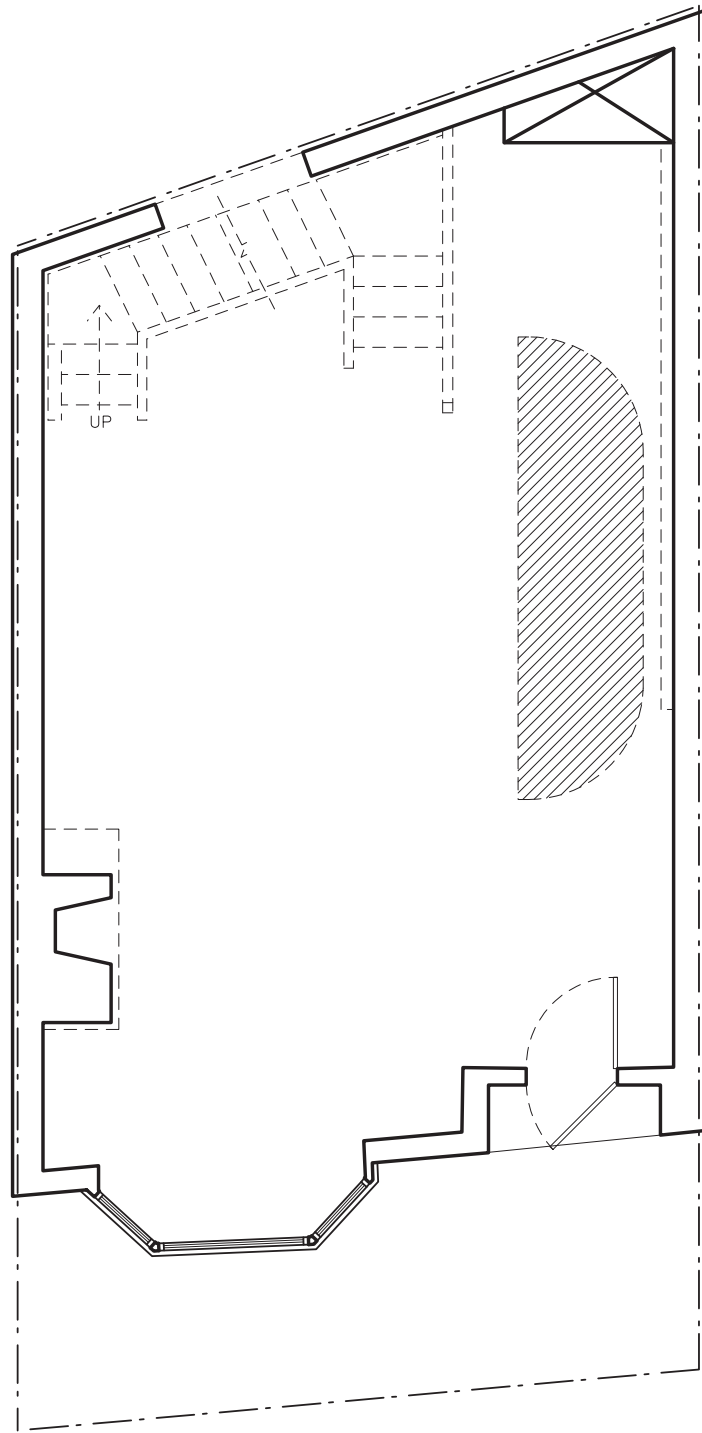




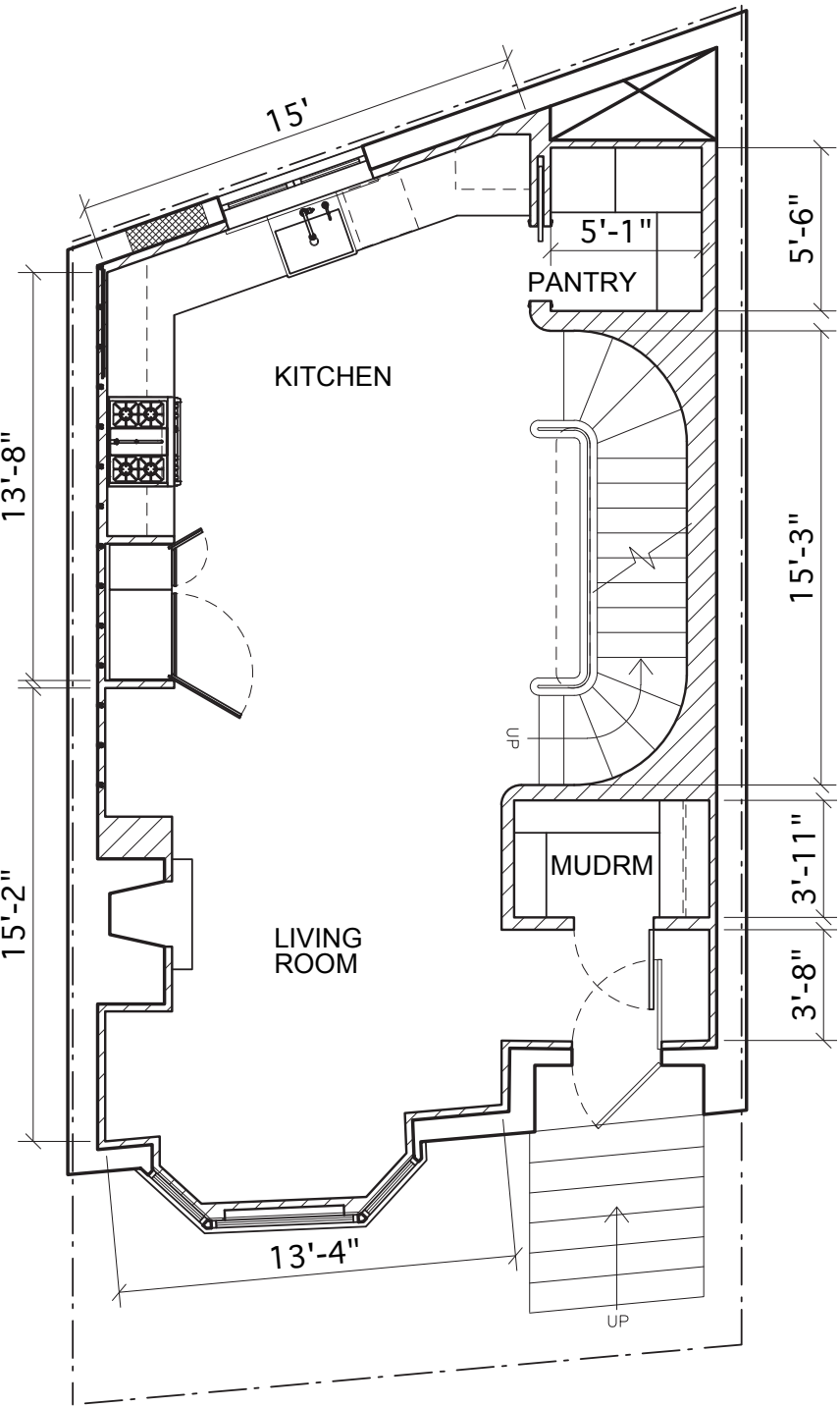
CELLAR DEMOLITION PLAN



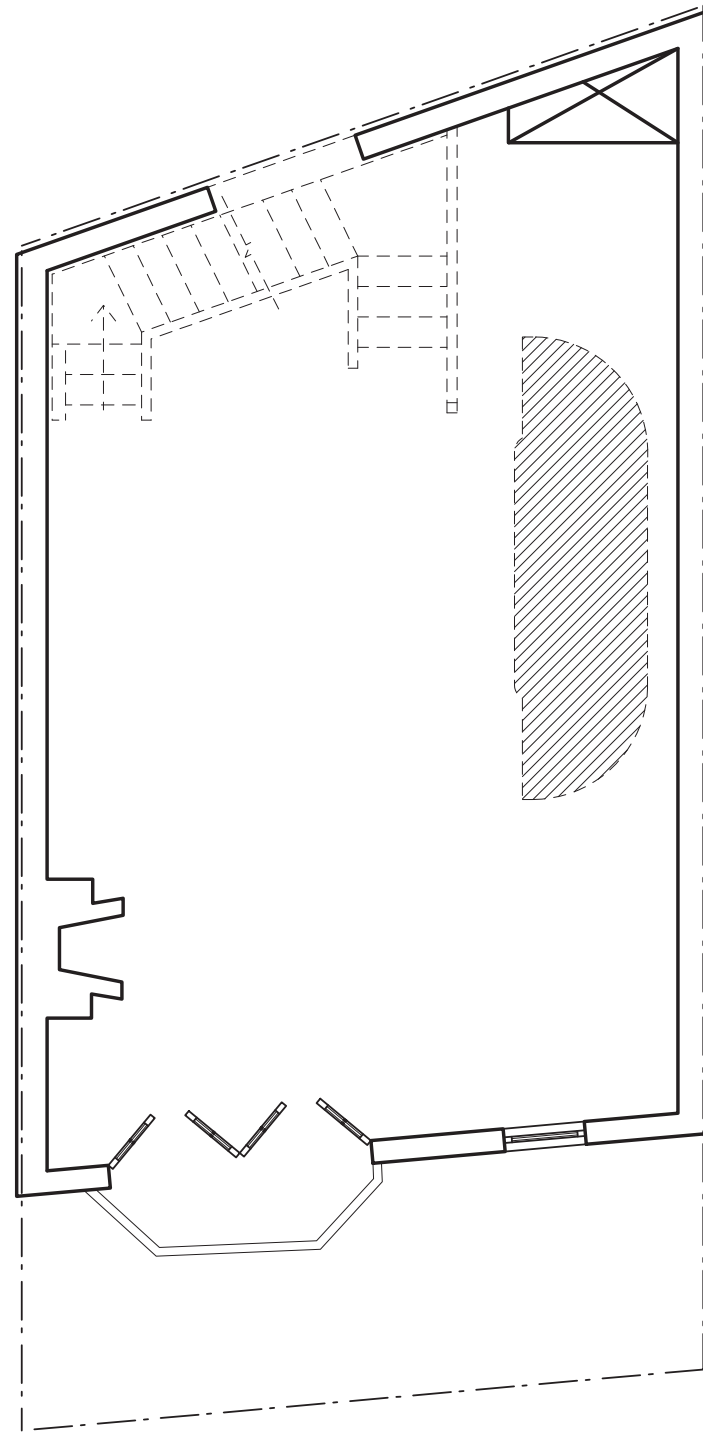
PROPOSED CELLAR PLAN



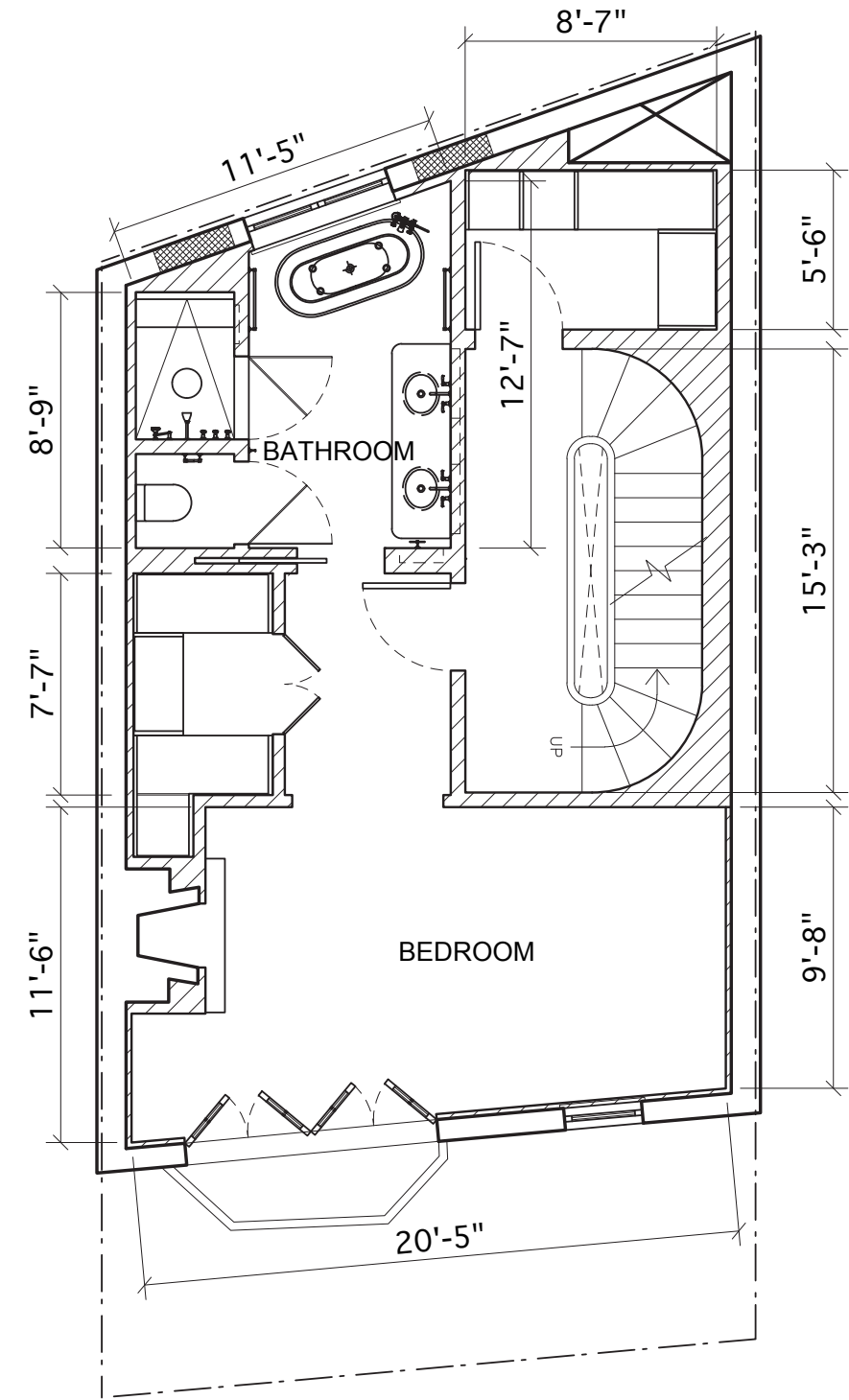
FIRST FLOOR DEMOLITION PLAN



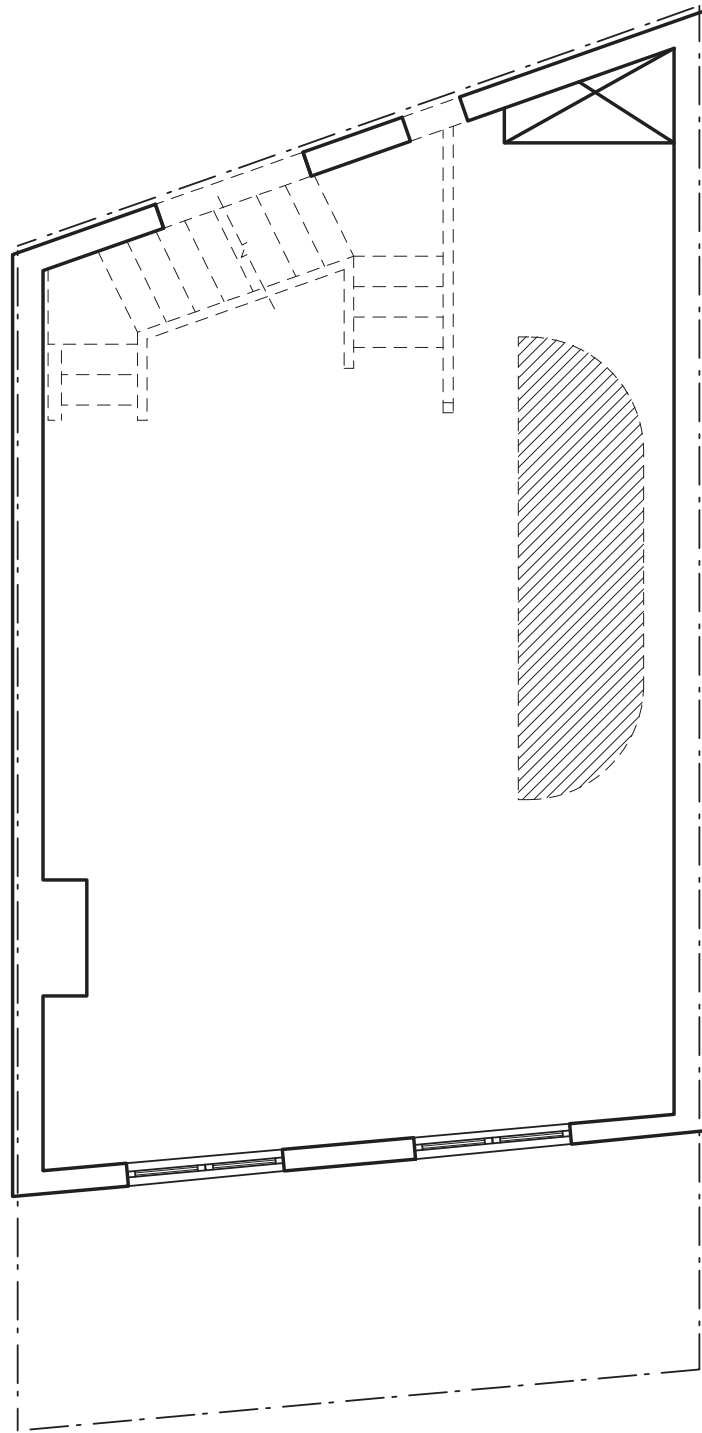
PROPOSED FIRST FLOOR PLAN



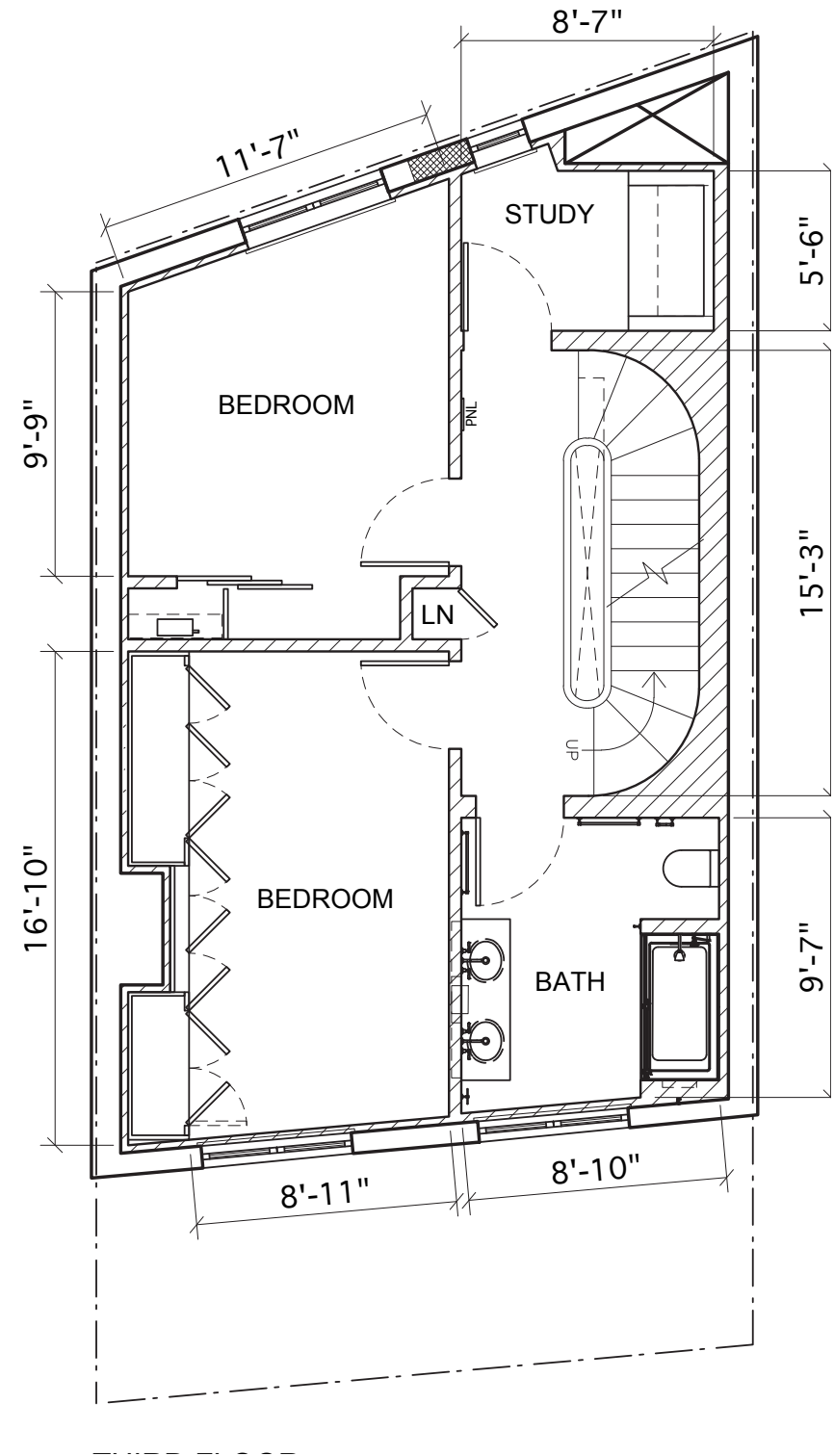
SECOND FLOOR DEMOLITION PLAN



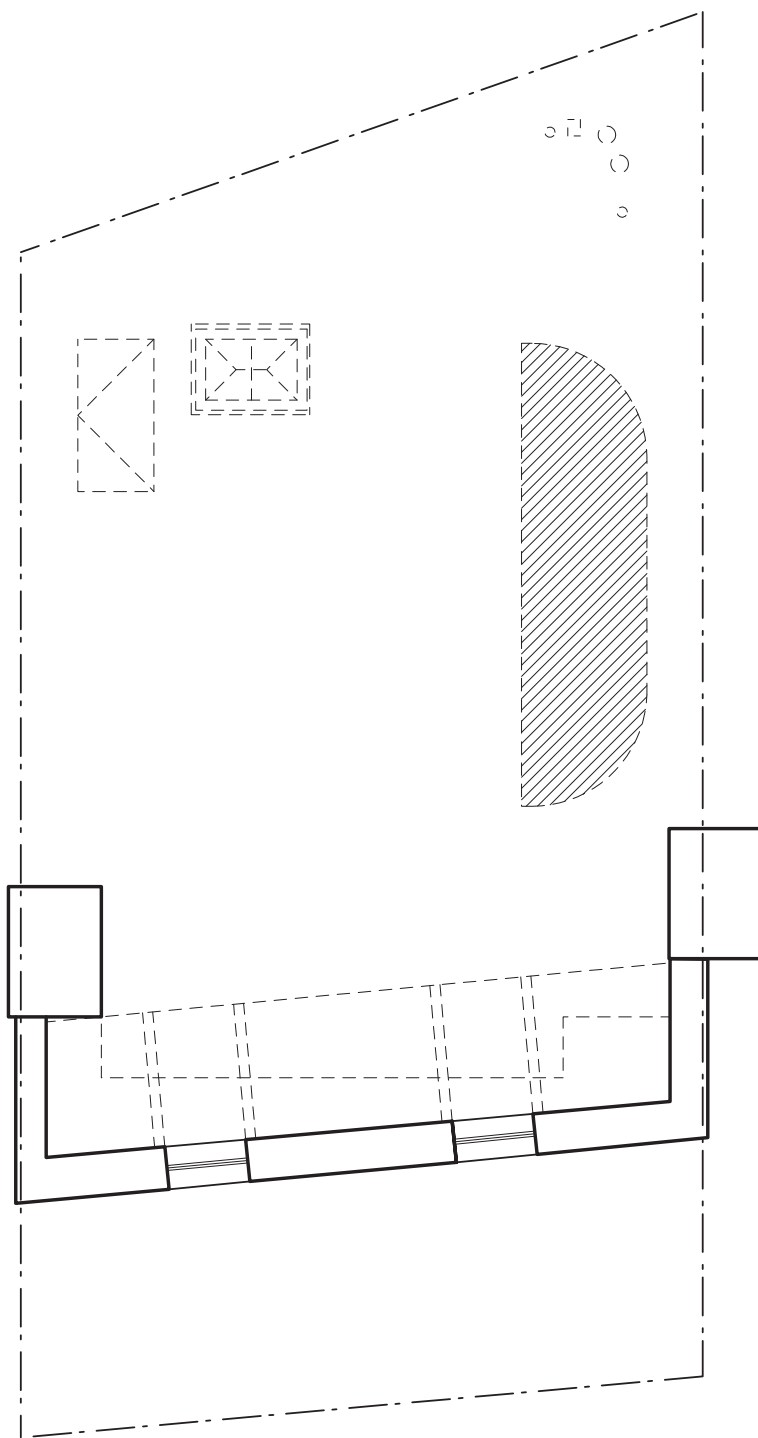
PROPOSED SECOND FLOOR PLAN



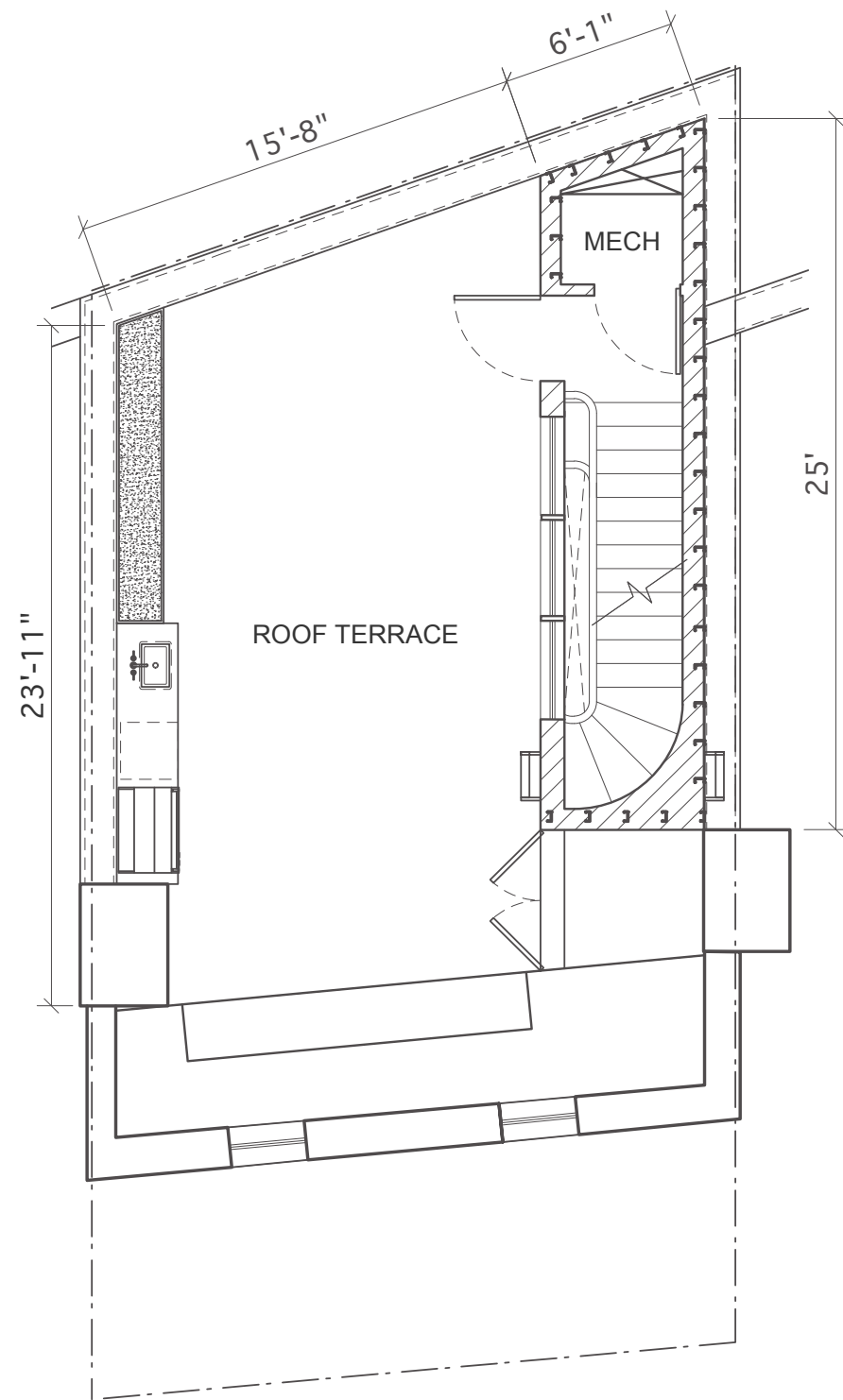
THIRD FLOOR DEMOLITION PLAN



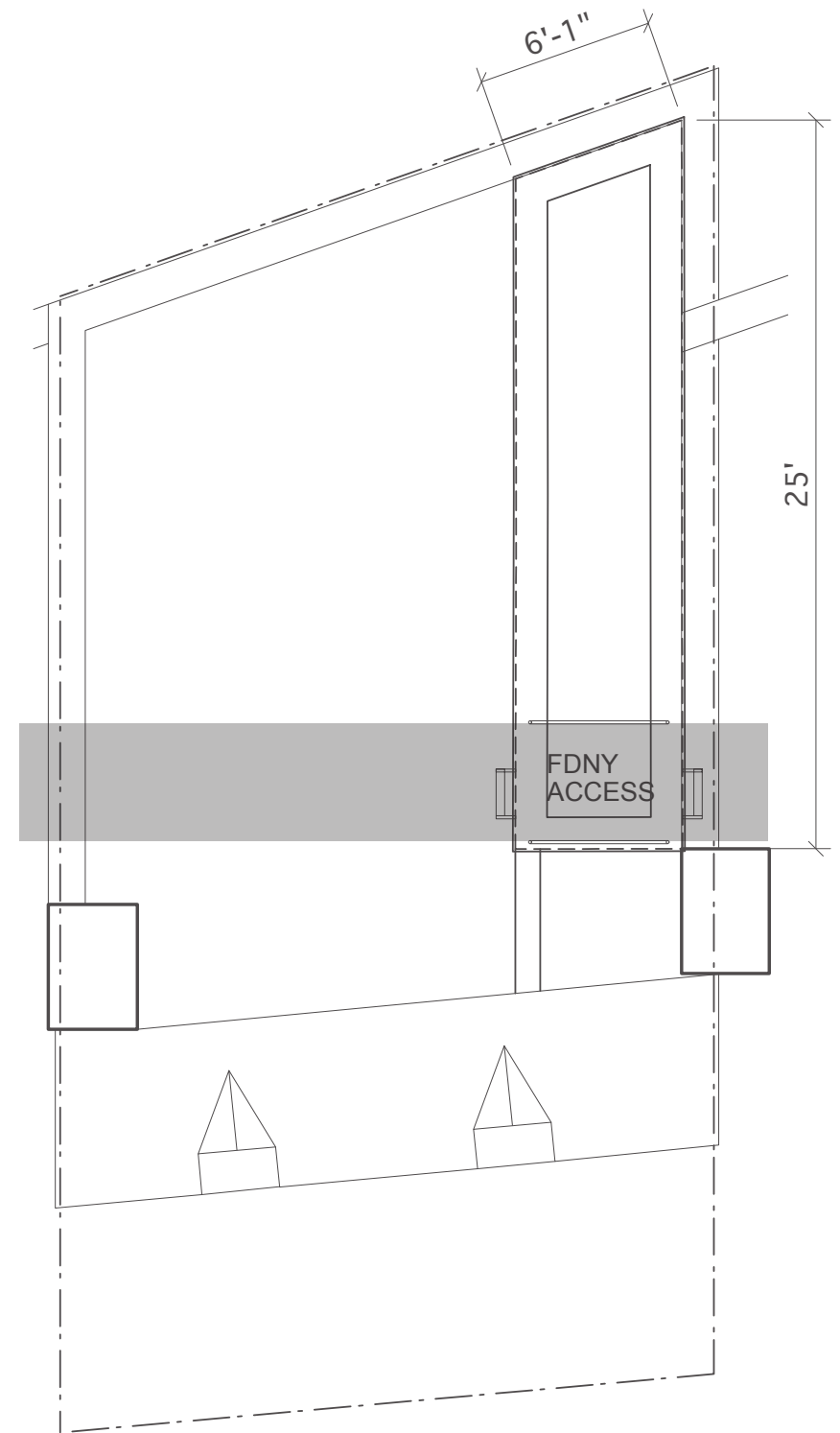
PROPOSED THIRD FLOOR PLAN



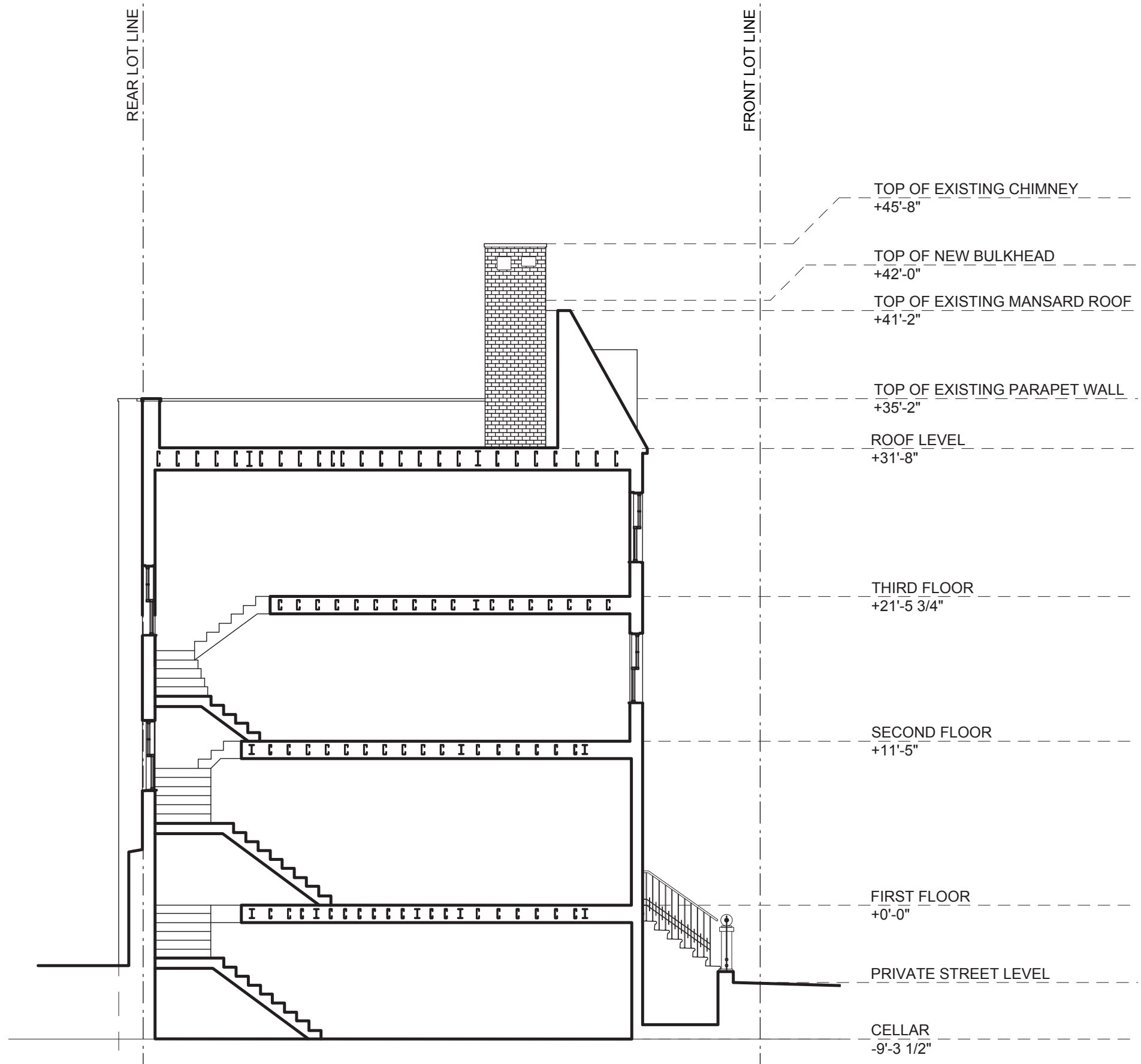
ROOF DEMOLITION PLAN

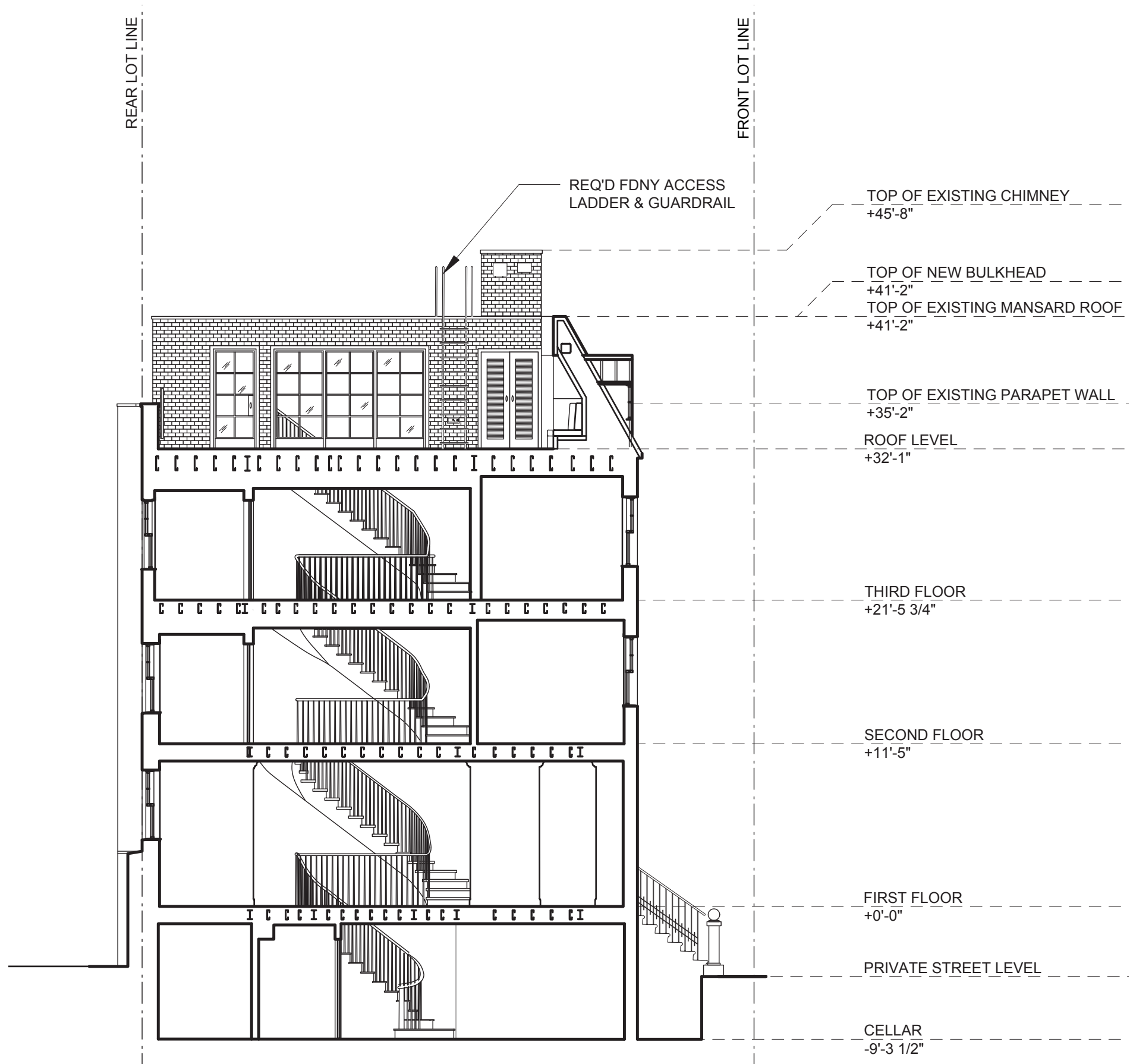


PROPOSED ROOF PLAN



PROPOSED BULKHEAD ROOF PLAN





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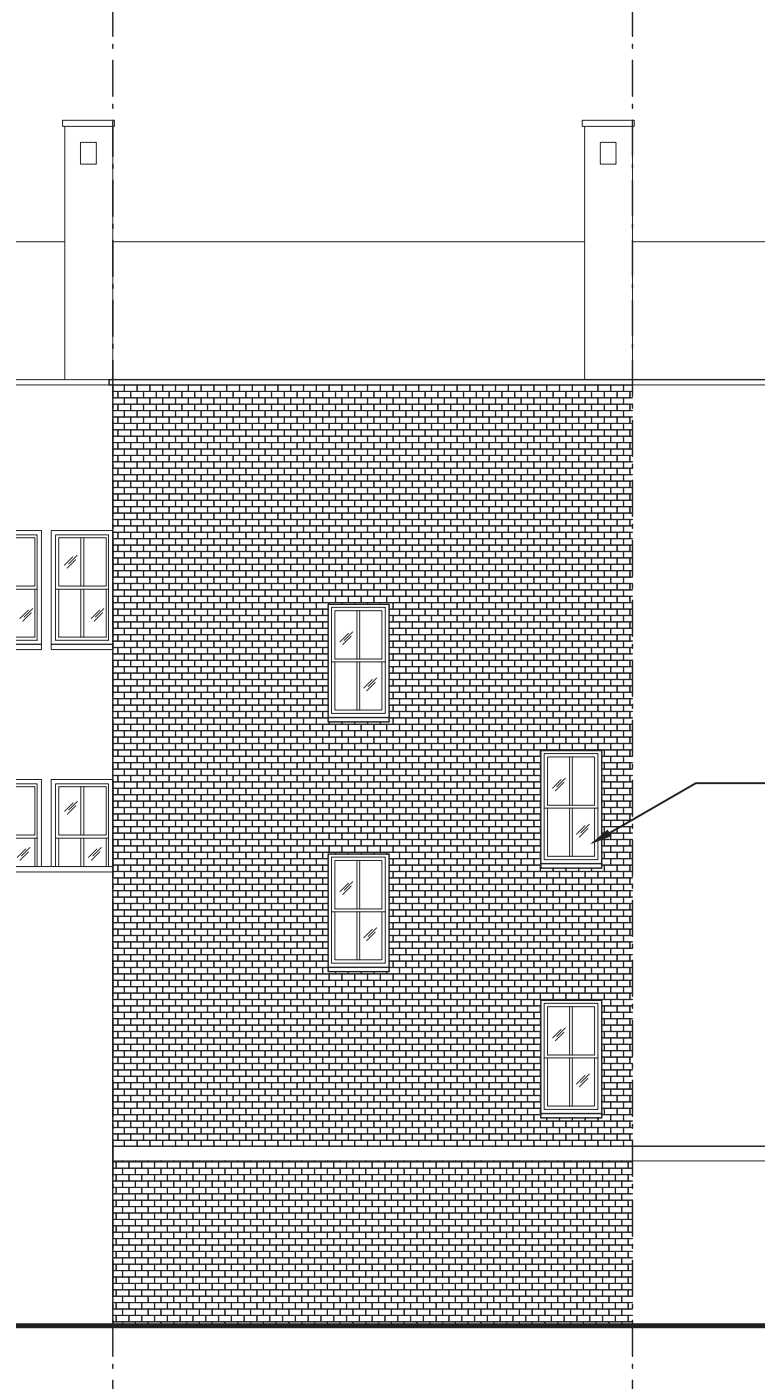




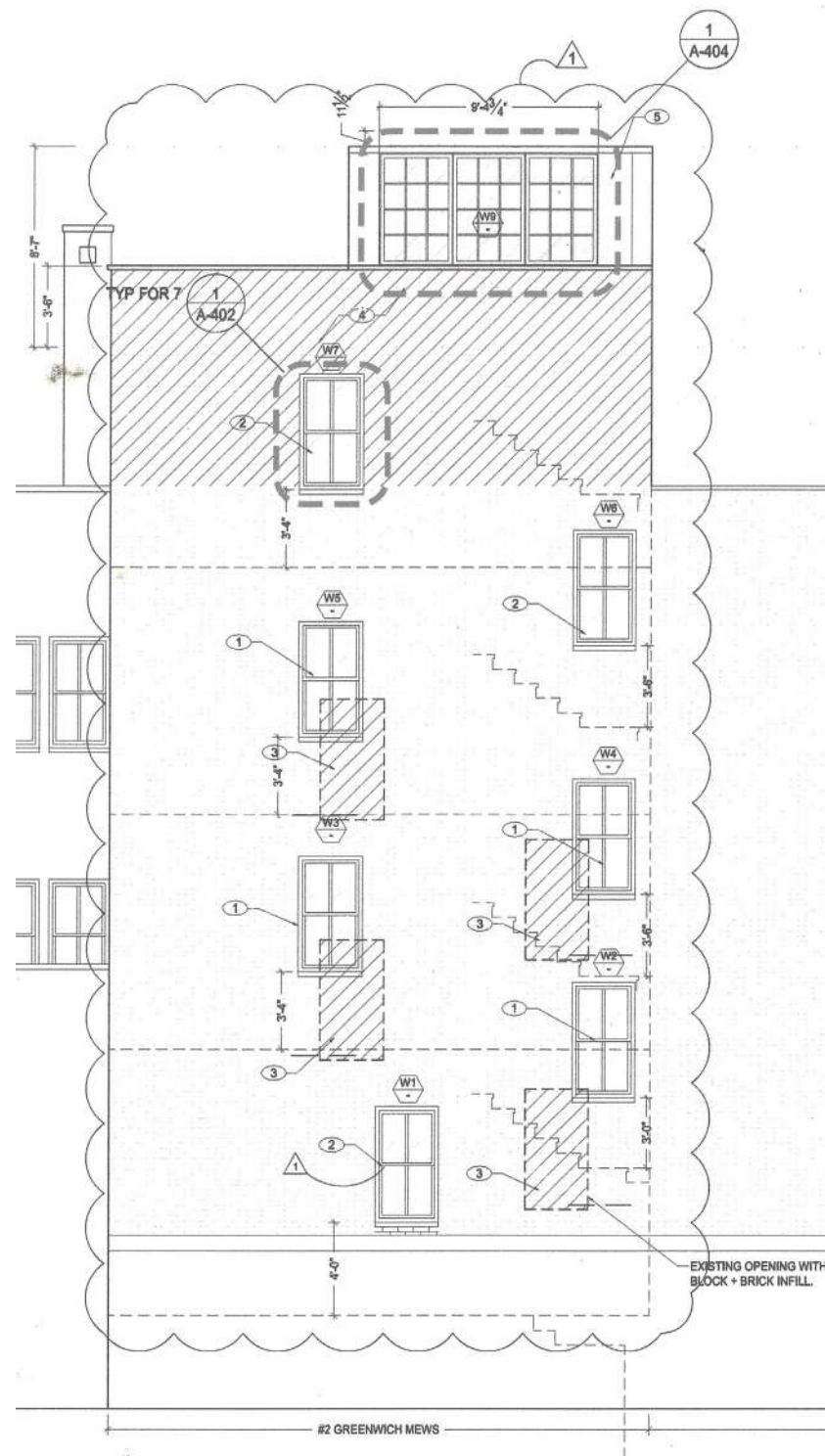
EXISTING REAR FACADE

PROPOSED SCOPE OF WORK AT REAR FACADE:

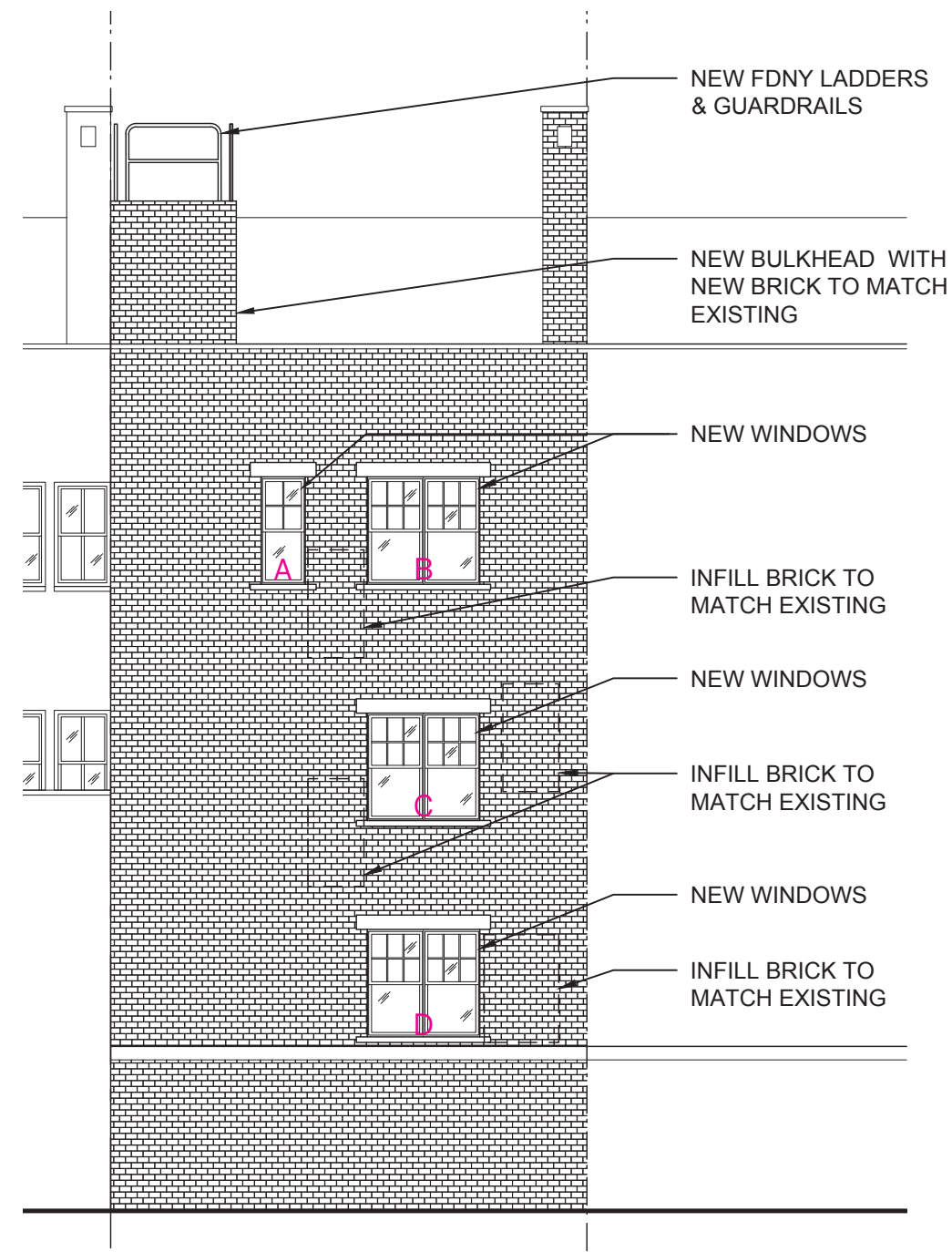
- REMOVE 4 EXISTING WINDOWS
- INFILL WITH MASONRY OPENINGS WITH BRICKS TO MATCH EXISITNG
- CREATE 4 NEW WINDOWS WITH NEW MASONRY OPENINGS
- NEW LINTELS AND SILLS TO MATCH EXISTING
- NEW BULKHEAD (SEE NEXT SECTION)



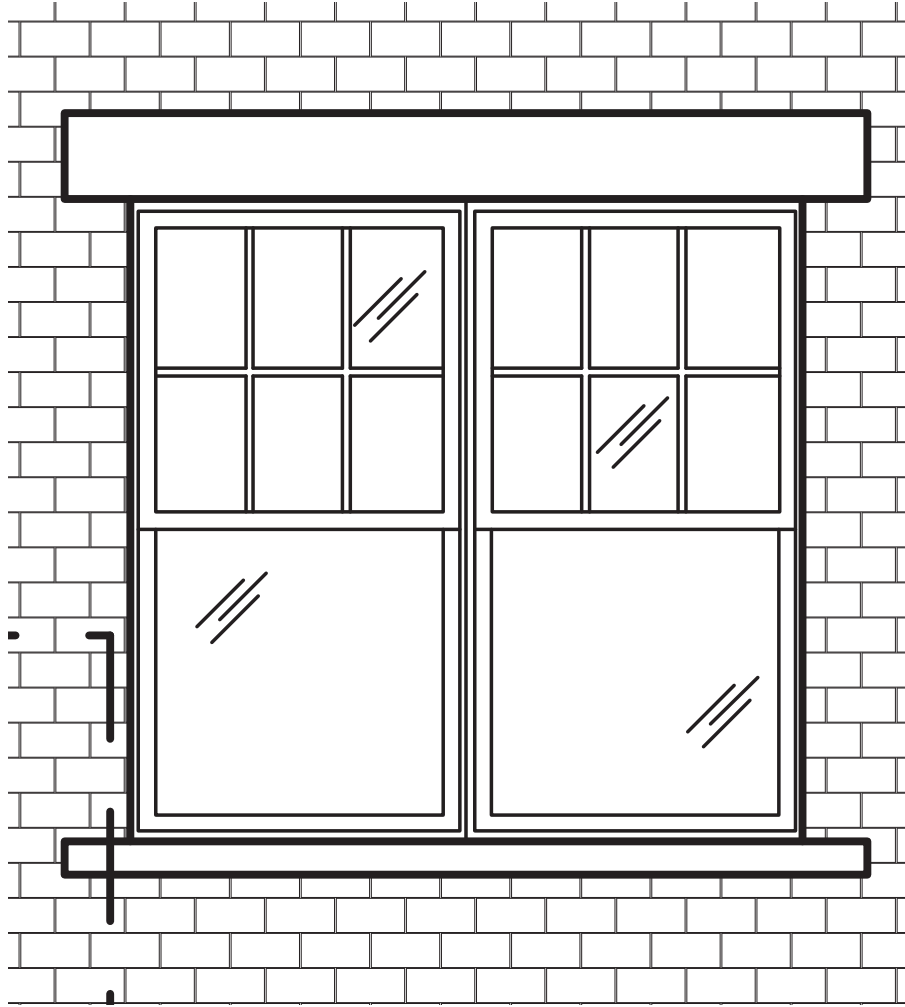
EXISTING NORTH ELEVATION



APPROVED NORTH ELEVATION



PROPOSED NORTH ELEVATION



EXISTING WINDOWS
687B -REAR FACADE

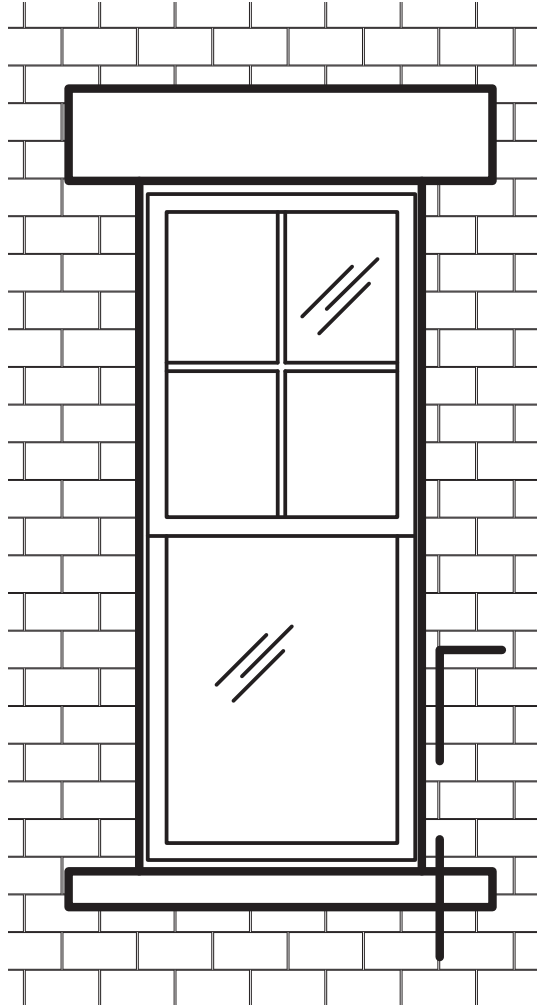
PROPOSED WINDOWS
687B -REAR FACADE



REFERENCE WINDOWS



Windows B, C, and D are to match the existing twin double-hungs on the front facade with six-over-one configurations. Unit A's facade on Greenwich Street also has twin double-hungs with six-over-one configurations.



Window A is more narrow than the other new windows. So, we are proposing a double-hung with four-over-one configuration as its proportions work better for the masonry opening. Unit A's facade on Greenwich Street also has four-over-one windows on top of six-over-one windows. Therefore combining the window styles is also relevant.

EXISTING WINDOWS
687B -REAR FACADE

PROPOSED WINDOWS
687B -REAR FACADE

REFERENCE WINDOW

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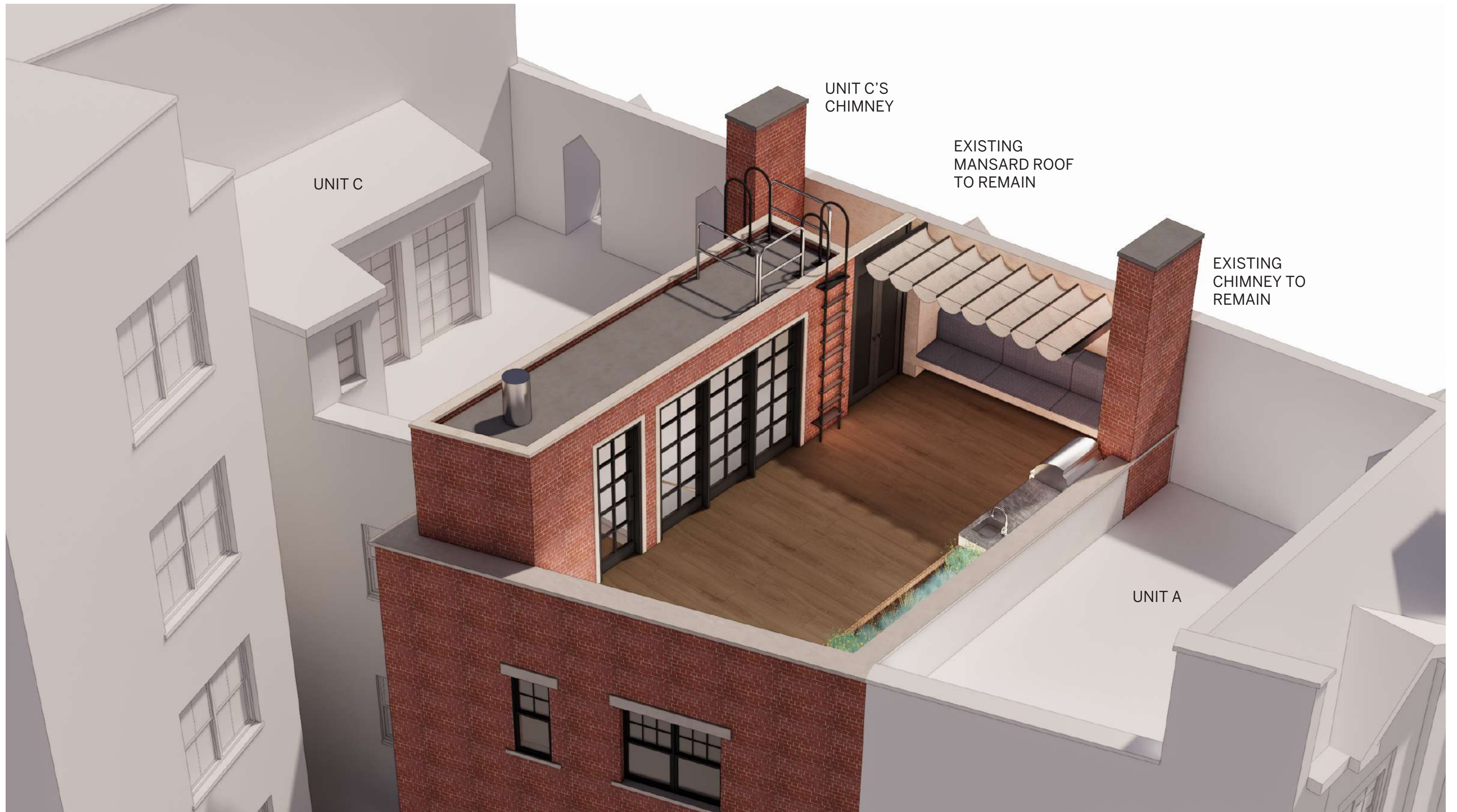
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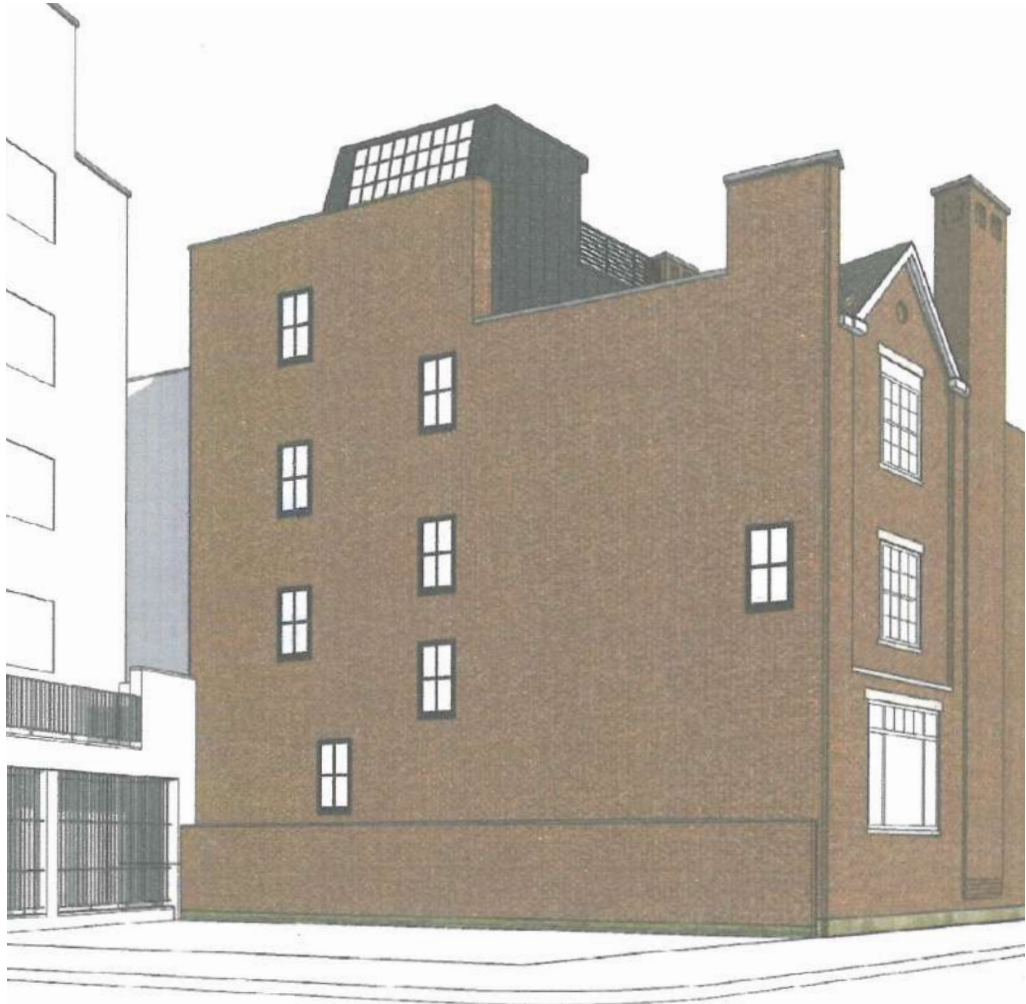
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EXISTING STREET VIEW

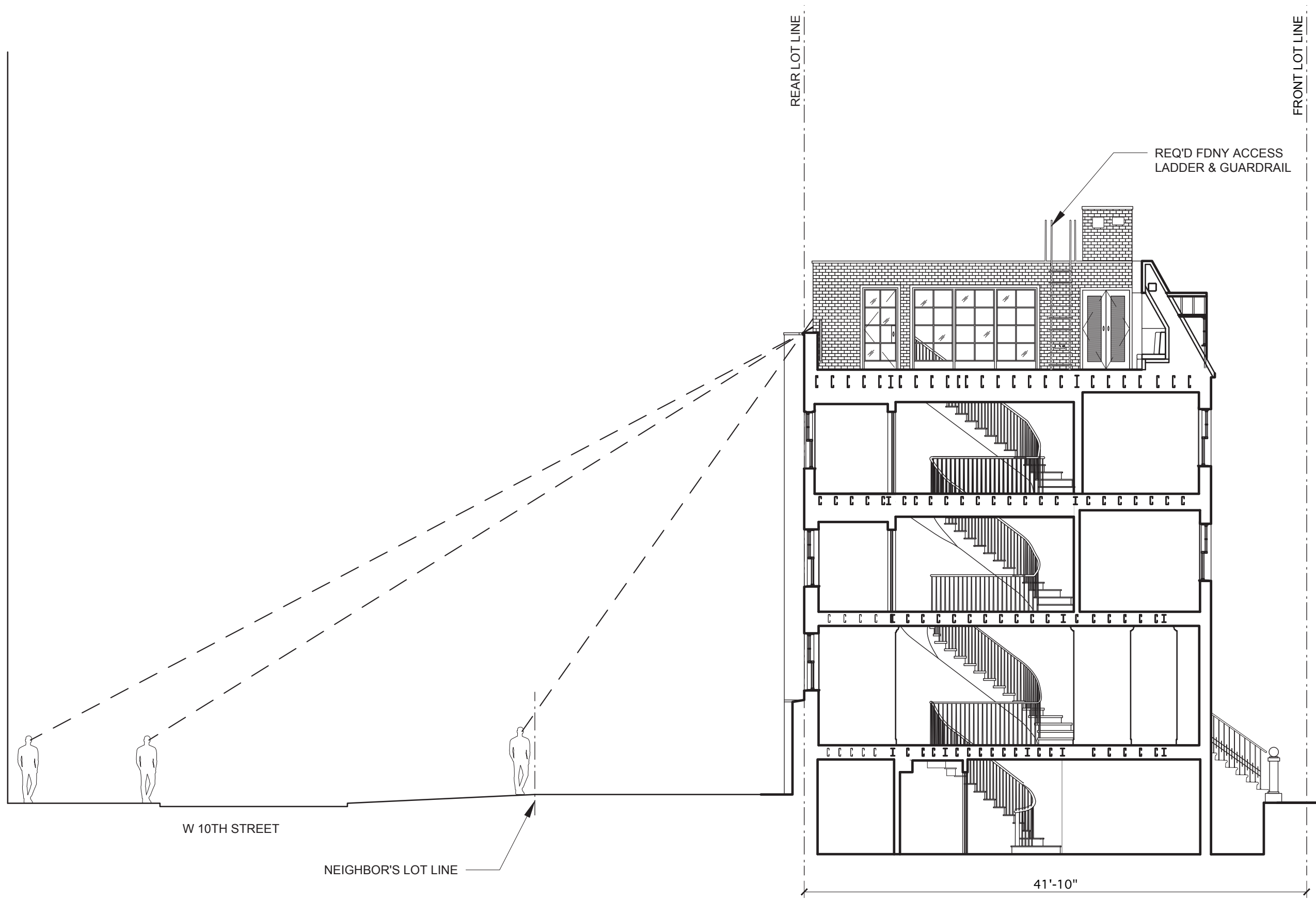


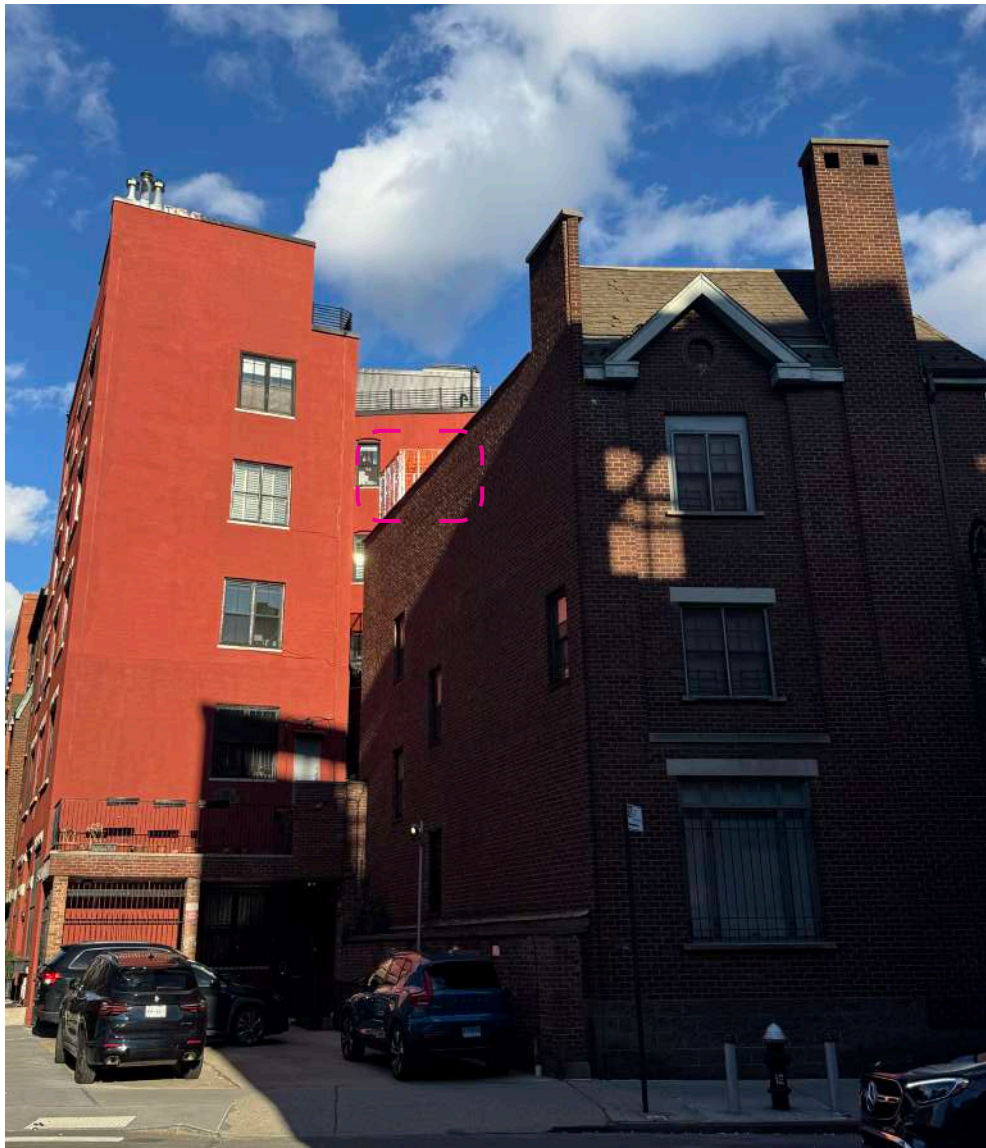
PREVIOUSLY APPROVED BULKHEAD STREET VIEW



PROPOSED BULKHEAD STREET VIEW

EXISTING





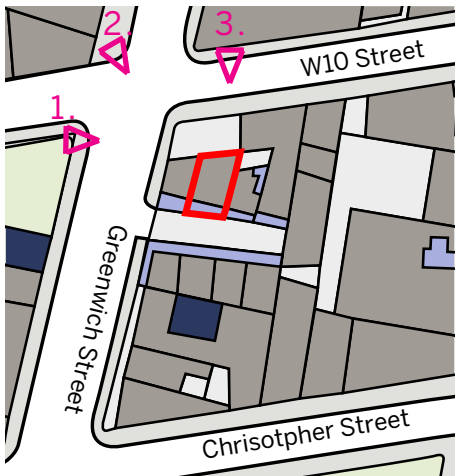
1. SW Corner, looking E
Top of mock up aligns with top of mansard roof

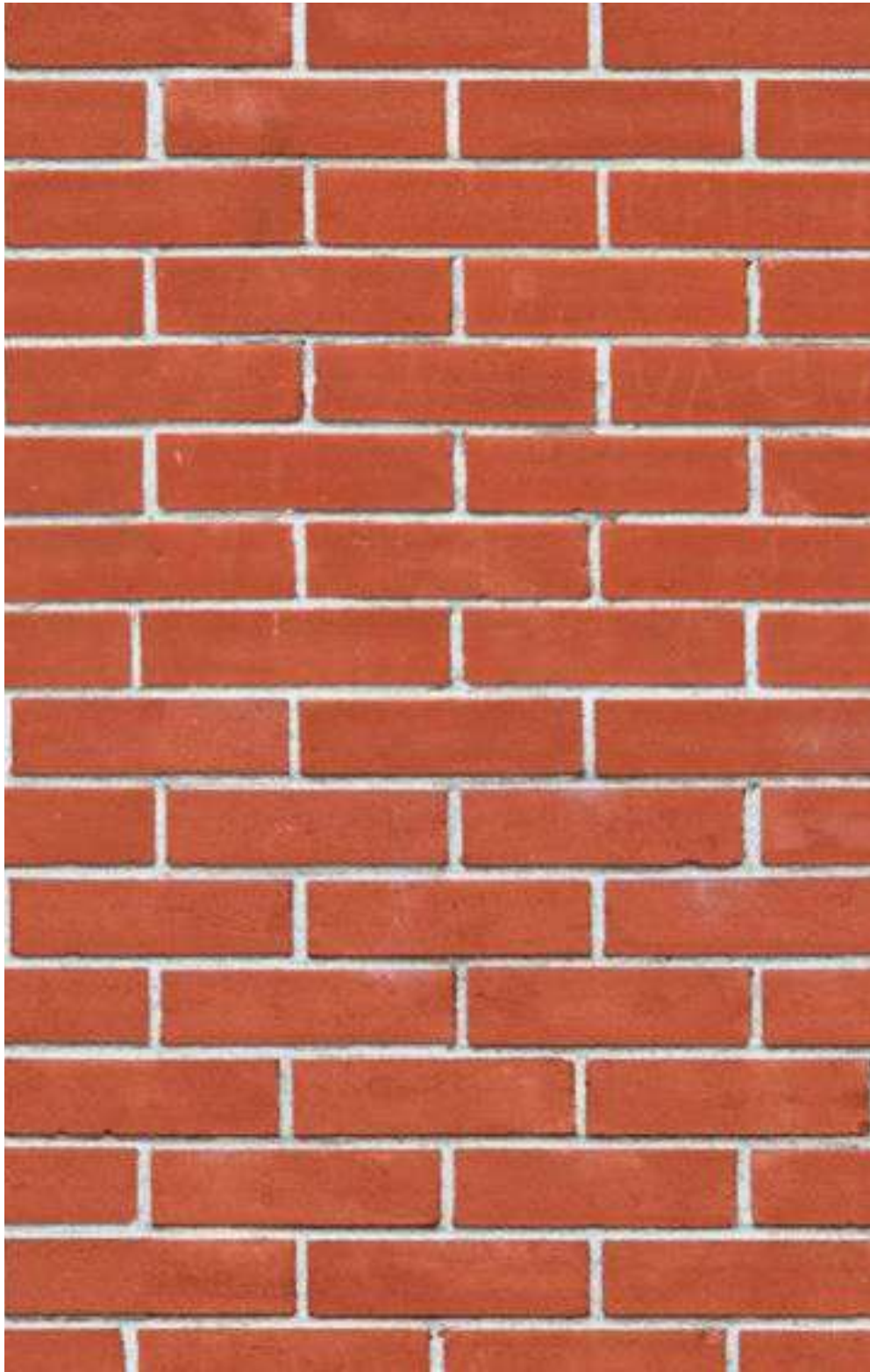


2. NW Corner, looking SE
Top of mock up aligns with top of mansard roof



3. North side of W 10th Street, looking South





BRICK



LIMESTONE CAP



BLACK WINDOW FRAME



49 CHARLES STREET



EXISTING BRICK BULKHEADS IN THE NEIGHBORHOOD
GREENWICH VILLAGE HISTORIC DISTRICT



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