

August 12, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 2, LPC-25-11798

104 Greenwich Avenue – Greenwich Village Historic District Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 160 374 1460

Passcode: 904503

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.

104 GREENWICH AVENUE RESIDENCE

104 GREENWICH AVENUE,
NEW YORK, NY 10011

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SITE INFORMATION

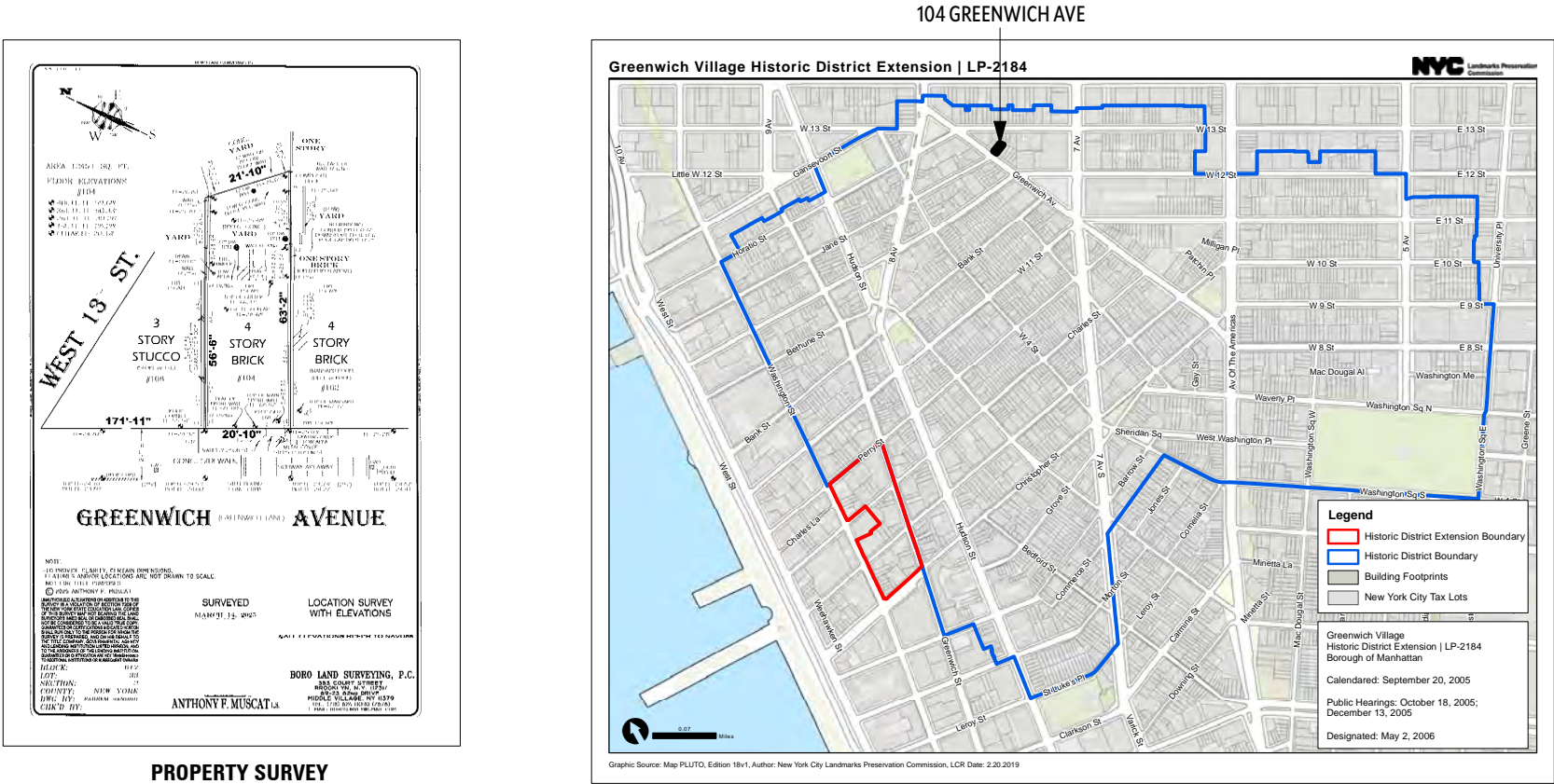
104 GREENWICH AVENUE,
NEW YORK, NY 10011

BLOCK:	617
LOT:	33
ZONE:	C1-6
NO. OF STORIES:	4+CELLAR
HEIGHT:	50'10 3/4"
CONSTRUCTION CLASS:	TYPE III-B
OCCUPANCY:	RESIDENTIAL
WORK FILED UNDER:	2022 NYC BUILDING CODE

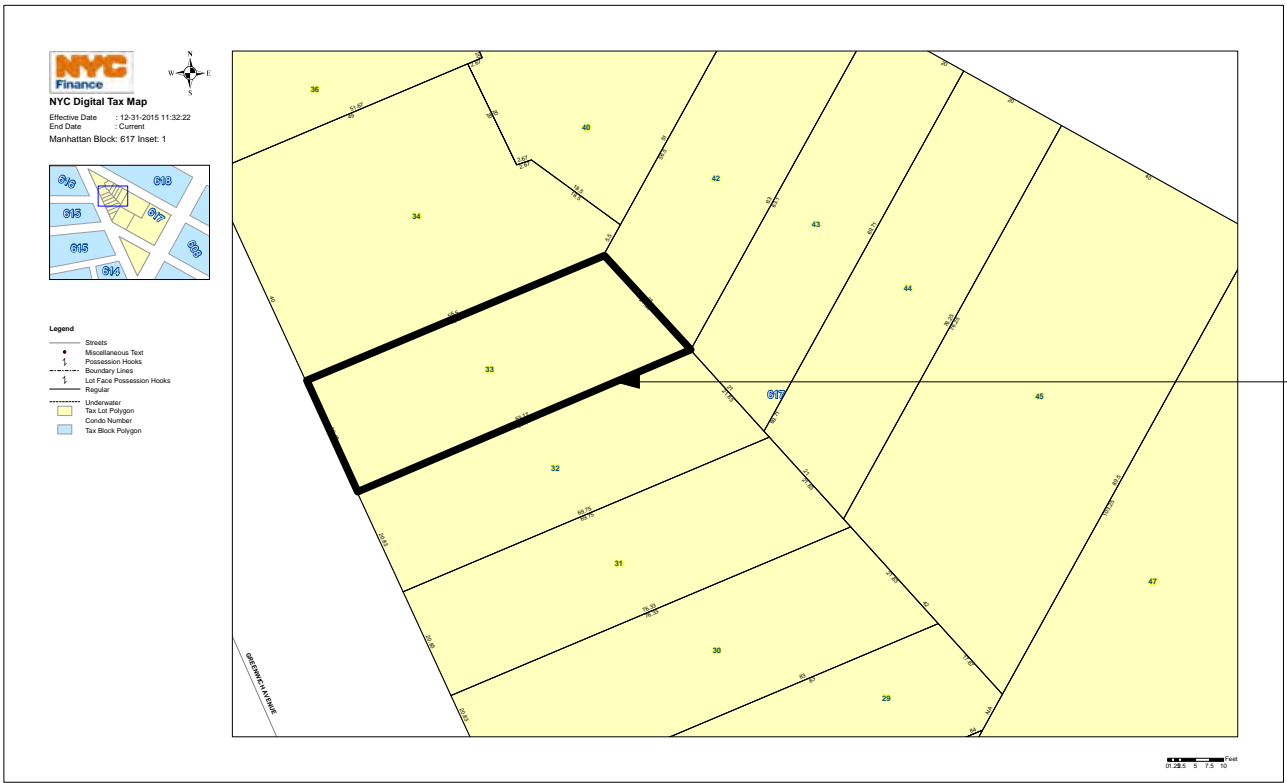
SCOPE OF WORK:

EXTERIOR SCOPE OF WORK: CONSTRUCT NEW PENTHOUSE ADDITION. INSTALL NEW WINDOWS AND DOORS AT FRONT AND REAR FACADES. ADD NEW ORIEL WINDOW AT REAR FACADE. RENOVATE REAR YARD INCLUDING HARDSCAPING. INTERIOR SCOPE OF WORK: RELOCATE INTERIOR PARTITIONS. RELOCATE AND REFIT BATHROOMS AND KITCHEN. INSTALL NEW FLOOR, WALL, AND CEILING FINISHES THROUGHOUT.

SITE



NYC TAX MAP



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PROJECT & SITE INFORMATION

LPC-100

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LEGEND

[Light Blue Box]	3 STORY
[Medium Blue Box]	4 STORY
[Dark Blue Box]	5-6 STORY
[Very Dark Blue Box]	7-8 STORY
[Darkest Blue Box]	9-13 STORY
[Black Box]	14-20 STORY
[Dashed Line]	PROPERTY LINE

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BLOCK PLAN

LPC-101

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104 GREENWICH AVENUE

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104 GREENWICH AVE NYC 1980'S TAX PHOTO



104 GREENWICH AVE ST NYC 1940'S TAX PHOTO



104 GREENWICH AVE NYC EXISTING PHOTO (FRONT)



104 GREENWICH AVE NYC EXISTING PHOTO (REAR)

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FACADE PHOTOGRAPHS

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GREENWICH AVE

LPC-103

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FRONT FACADE:
GREENWICH AVENUE
NTS

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EXISTING FRONT ELEVATION

LPC-104

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PROPOSED ELEVATION:
FRONT FACADE
1/8" = 1'-0"

2

EXISTING ELEVATION:
FRONT FACADE
1/8" = 1'-0"

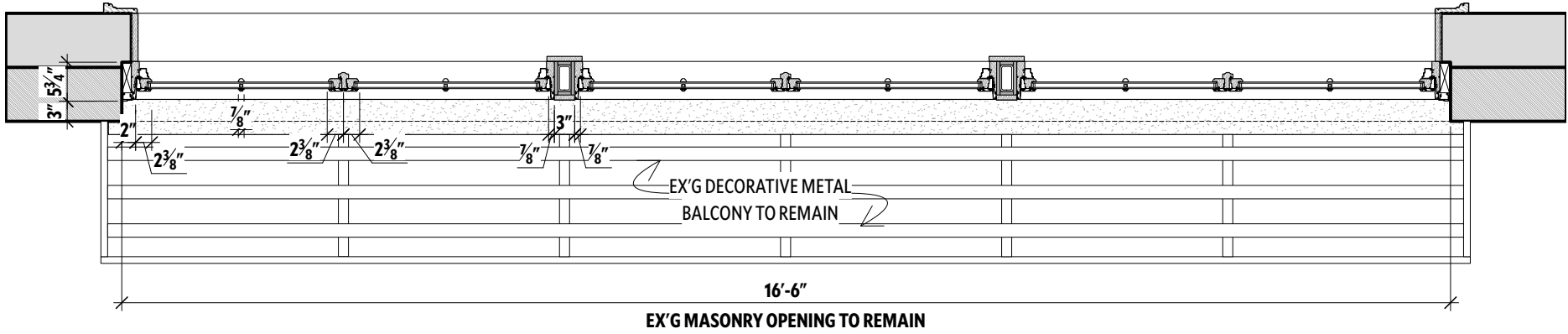
1



WINDOW DETAILS 4TH FLOOR:
EXISTING

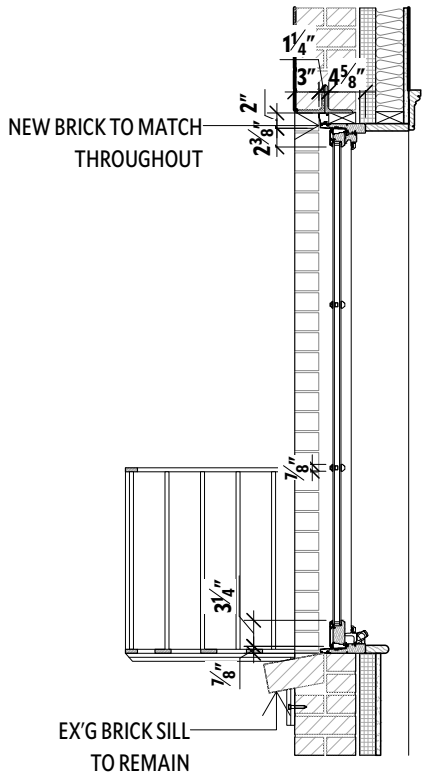
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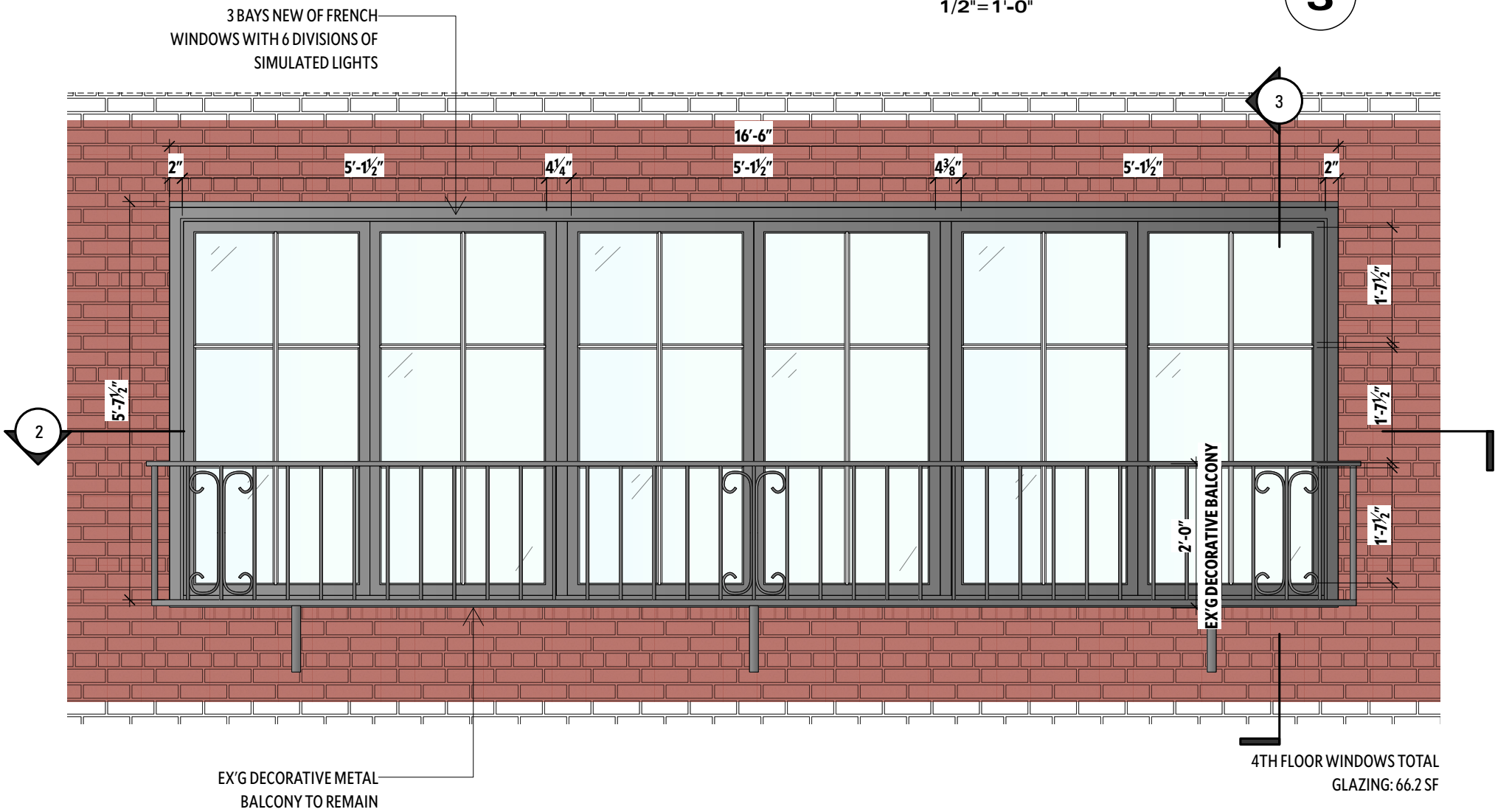
**PROPOSED PLAN:
4TH FLOOR WINDOW**
1/2" = 1'-0"

3



**PROPOSED SECTION:
4TH FLOOR WINDOW**
1/2" = 1'-0"

2



**PROPOSED ELEVATION:
4TH FLOOR WINDOW**
1/2" = 1'-0"

1

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WINDOW DETAILS 4TH FLOOR:
PROPOSED

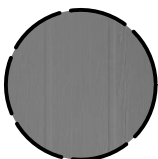

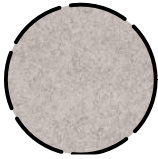


LPC-106

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RENDERING:
VIEW FROM STREET
NTS

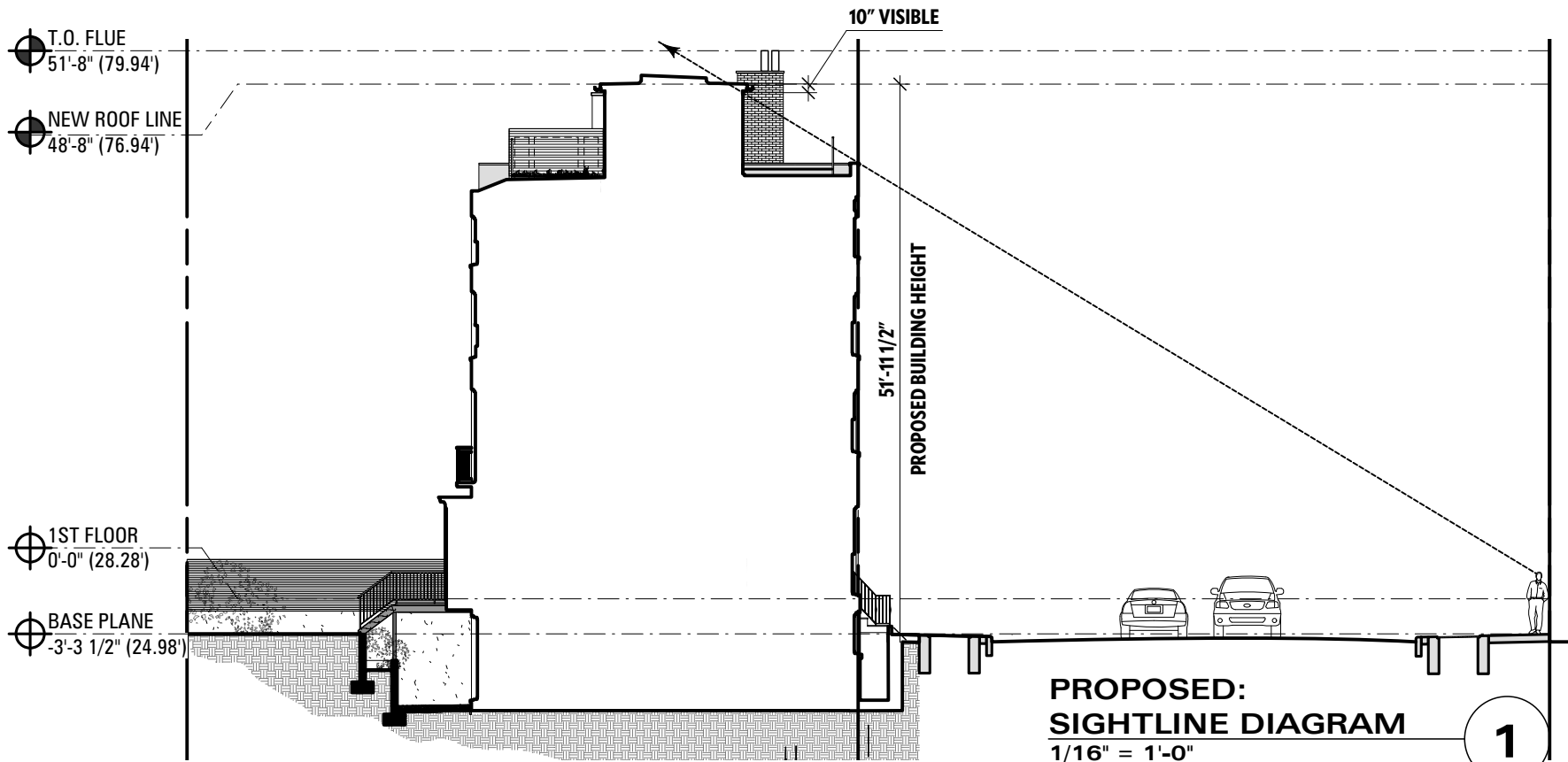
3

- HARDIE PANEL SIDING PAINTED GRAY (2 HR FIRE-RATED)
- SHOU SUGI BAN SIDING
- PIGMENTED CAST CONCRETE COPING;
TO MATCH EX'G LINTELS AND SILLS
- CHIMNEY EXTENSIONS
GLEN-GERY 53-DD
- HARDIE PANEL SIDING PAINTED GRAY (2 HR FIRE-RATED)



PROPOSED: AXON
NTS

2



1

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PENTHOUSE AXON & SIGHTLINES

LPC-107

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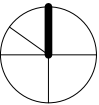
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PROJECT NORTH

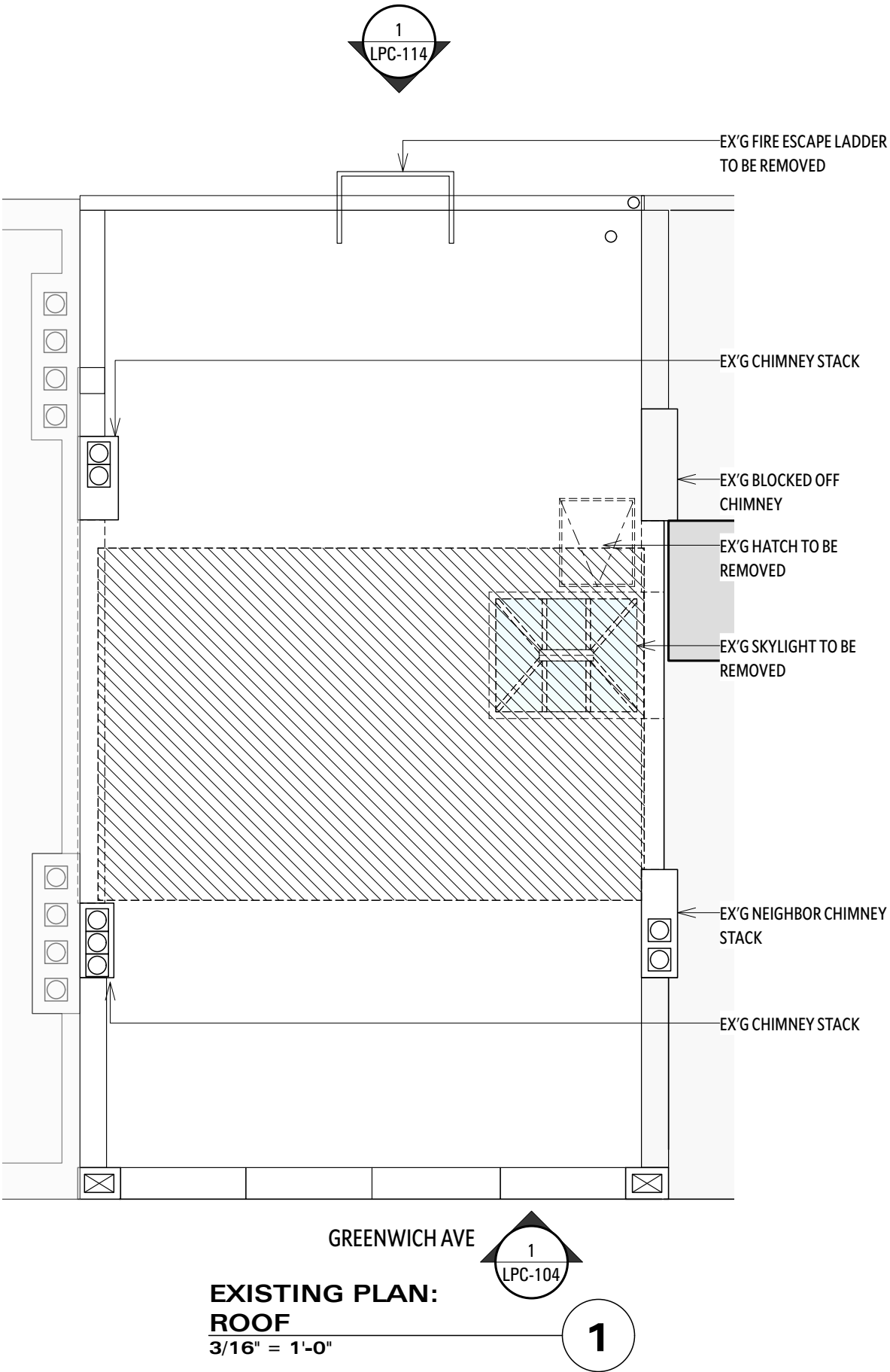
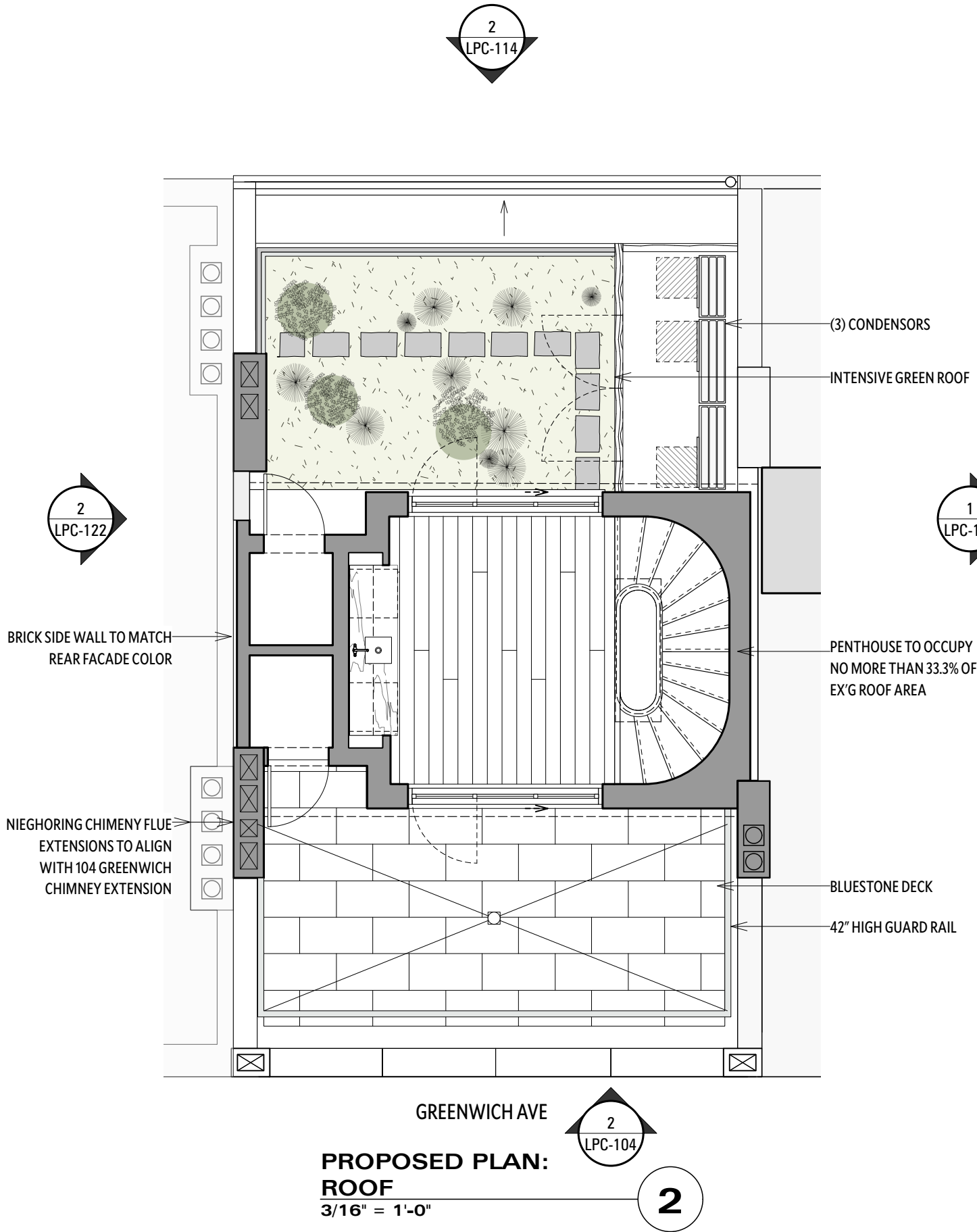


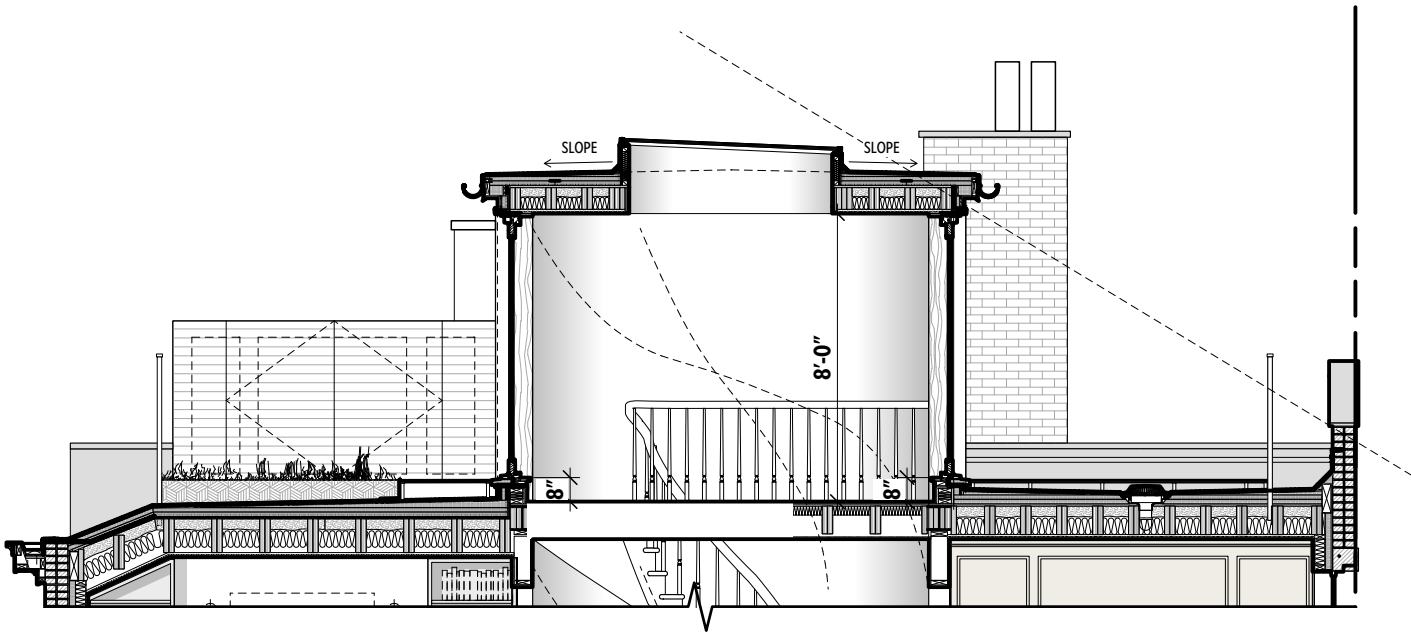
ROOF PLAN

LPC-108

THE BROOKLYN STUDIO

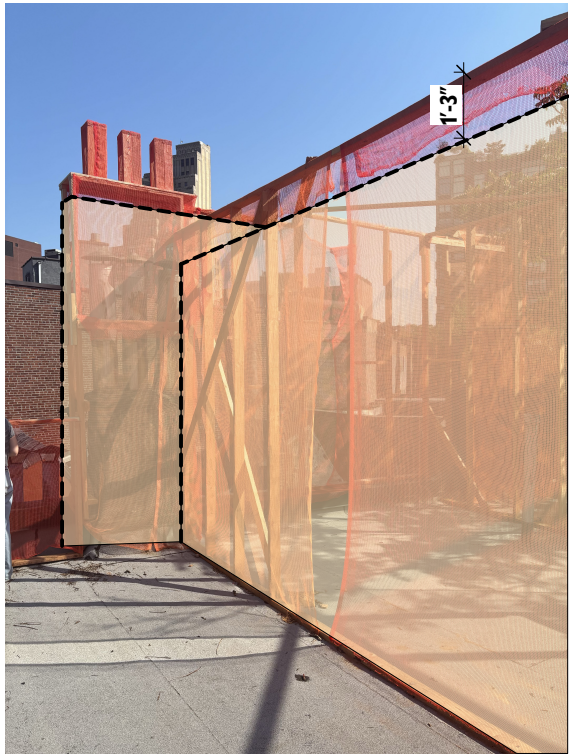
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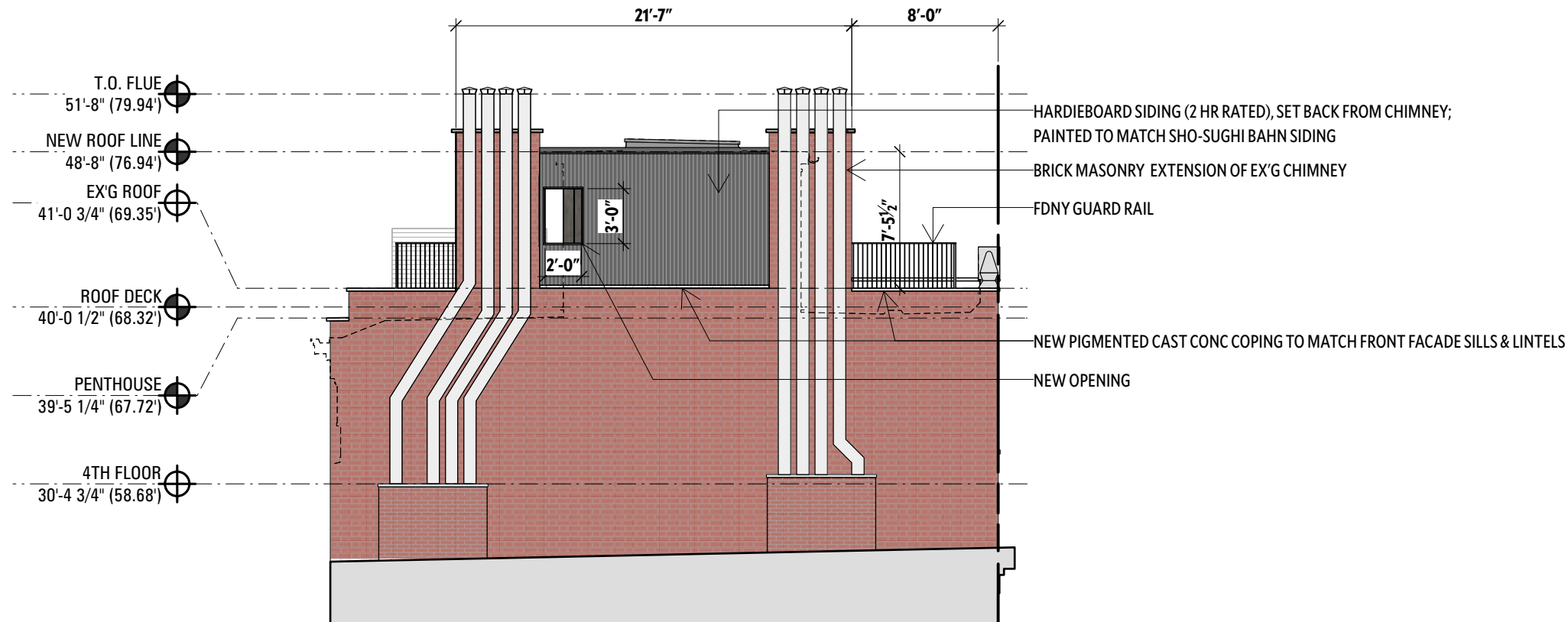
**PROPOSED SECTION:
PENTHOUSE**
3/16" = 1'-0"

3



**PENTHOUSE MOCK-UP:
VERSION 1**
NTS

2



**PROPOSED (MODIFIED):
WEST ELEVATION**
1/8" = 1'-0"

1

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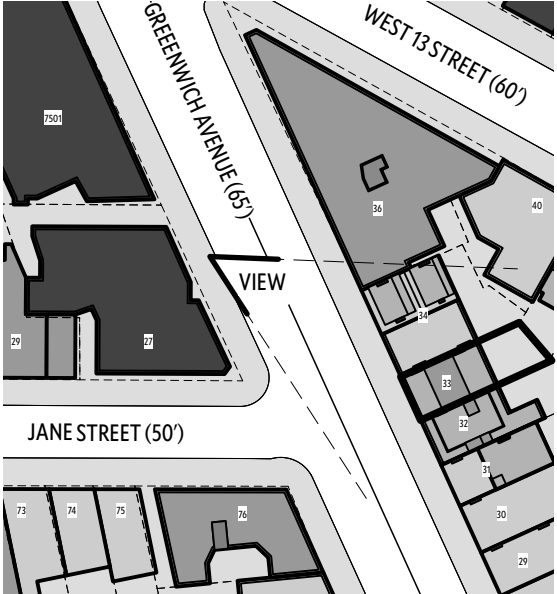


WEST ELEVATION & MOCK-UP
(REVISED)

LPC-109

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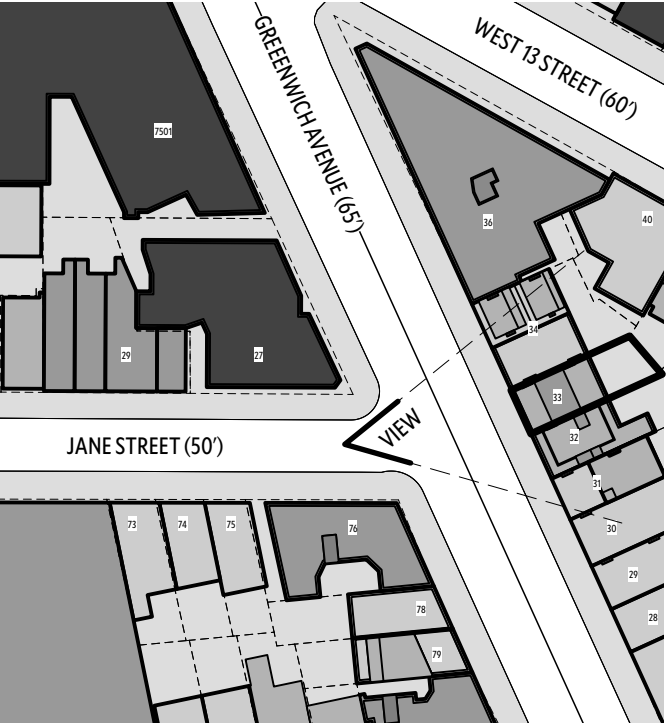


RENDERING & MOCK-UP FROM
GREENWICH: VIEW 1

LPC-110

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RENDERING & MOCK-UP FROM
GREENWICH: VIEW 2

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RENDERING & MOCK-UP FROM
GREENWICH: VIEW 3

LPC-112

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① 280 W 4TH STREET
RENOVATION AND EXTENSION TO EXISTING PENTHOUSE/BULKHEAD



② 327 W 4TH STREET
ADDITION OF PENTHOUSE WITH STUDIO WINDOW AND STAIR BULKHEAD ABOVE



③ 224 W 10TH STREET
ADDITION OF PENTHOUSE AND ROOF DECK RAILINGS



④ 238 W 11TH STREET
EXISTING STUDIO WINDOW



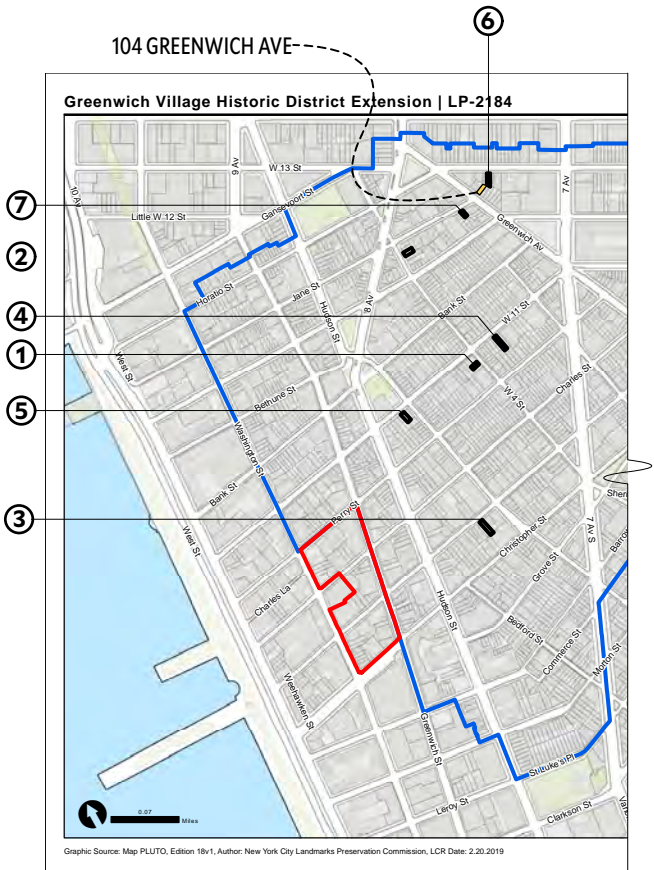
⑤ 290-292 W 11TH STREET
ADDITION OF DORMERS AND STUDIO WINDOW



⑥ 226 W 13TH STREET
EXISTING STUDIO WINDOW



⑦ 4 JANE STREET (MOCK-UP FROM LPC PRESENTATION)
PENTHOUSE ADDITION



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PRECEDENT VISIBILITY PHOTOS IN
HISTORIC DISTRICT

LPC-113

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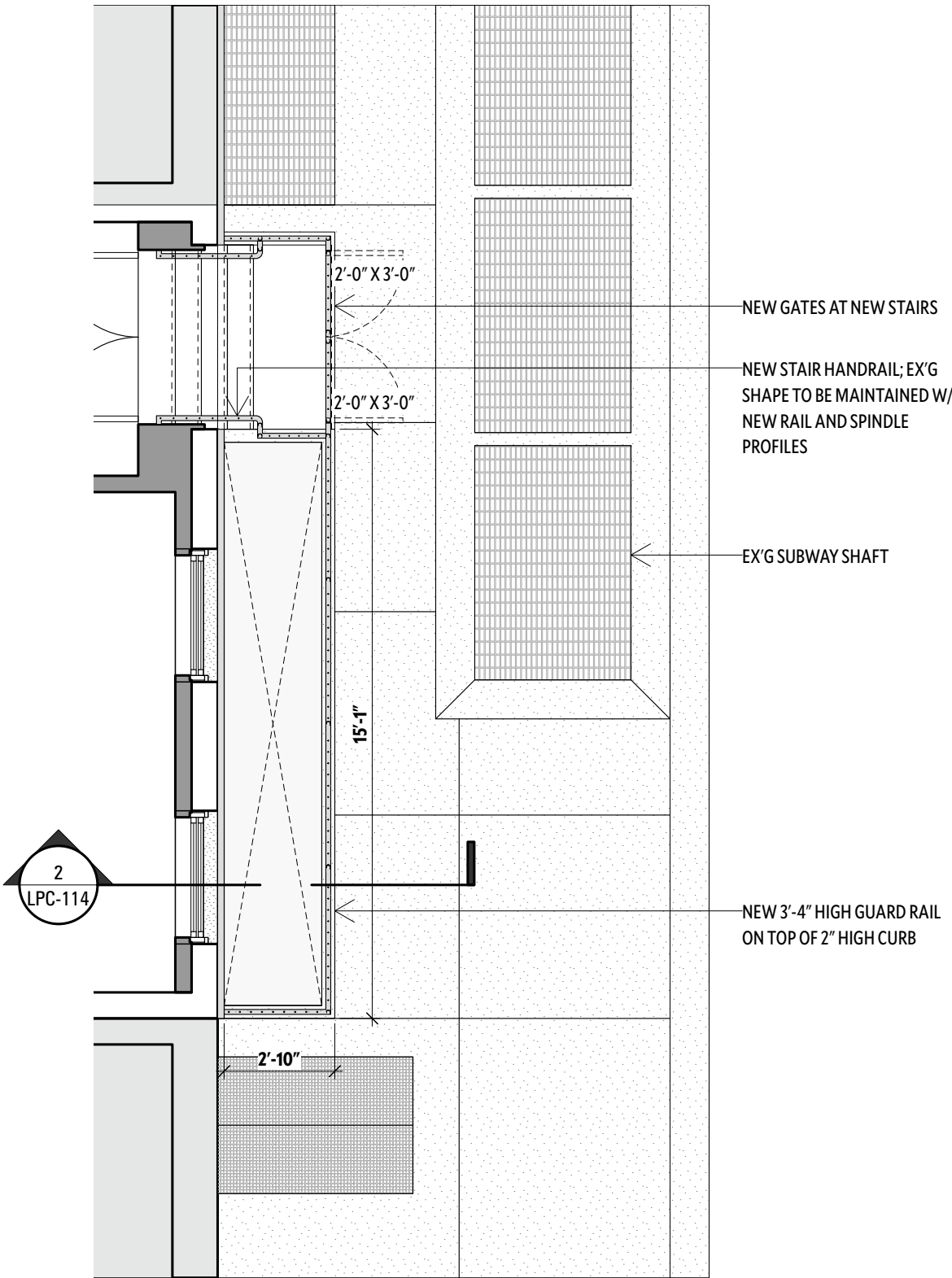


FRONT AREAWAY PLAN

LPC-114

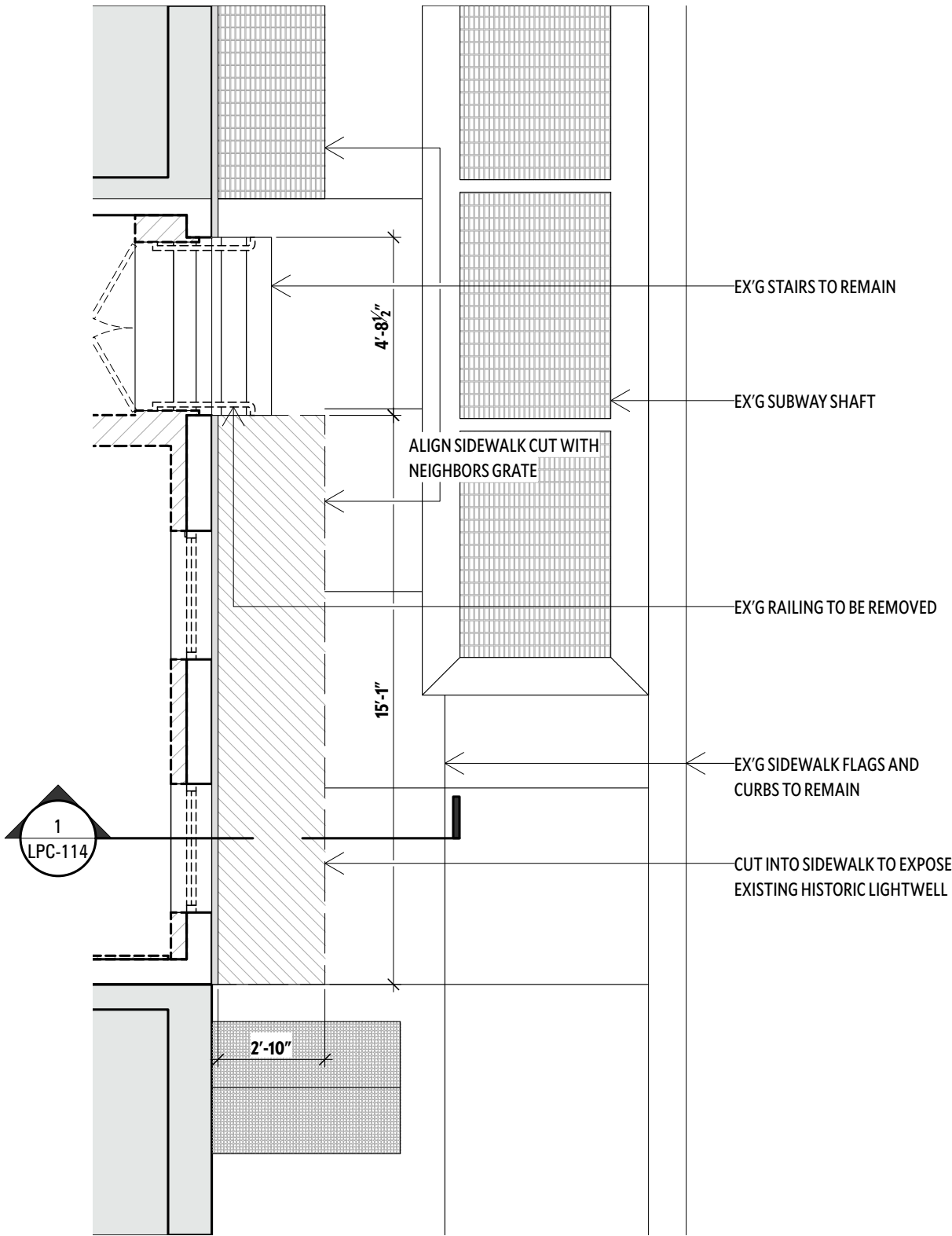
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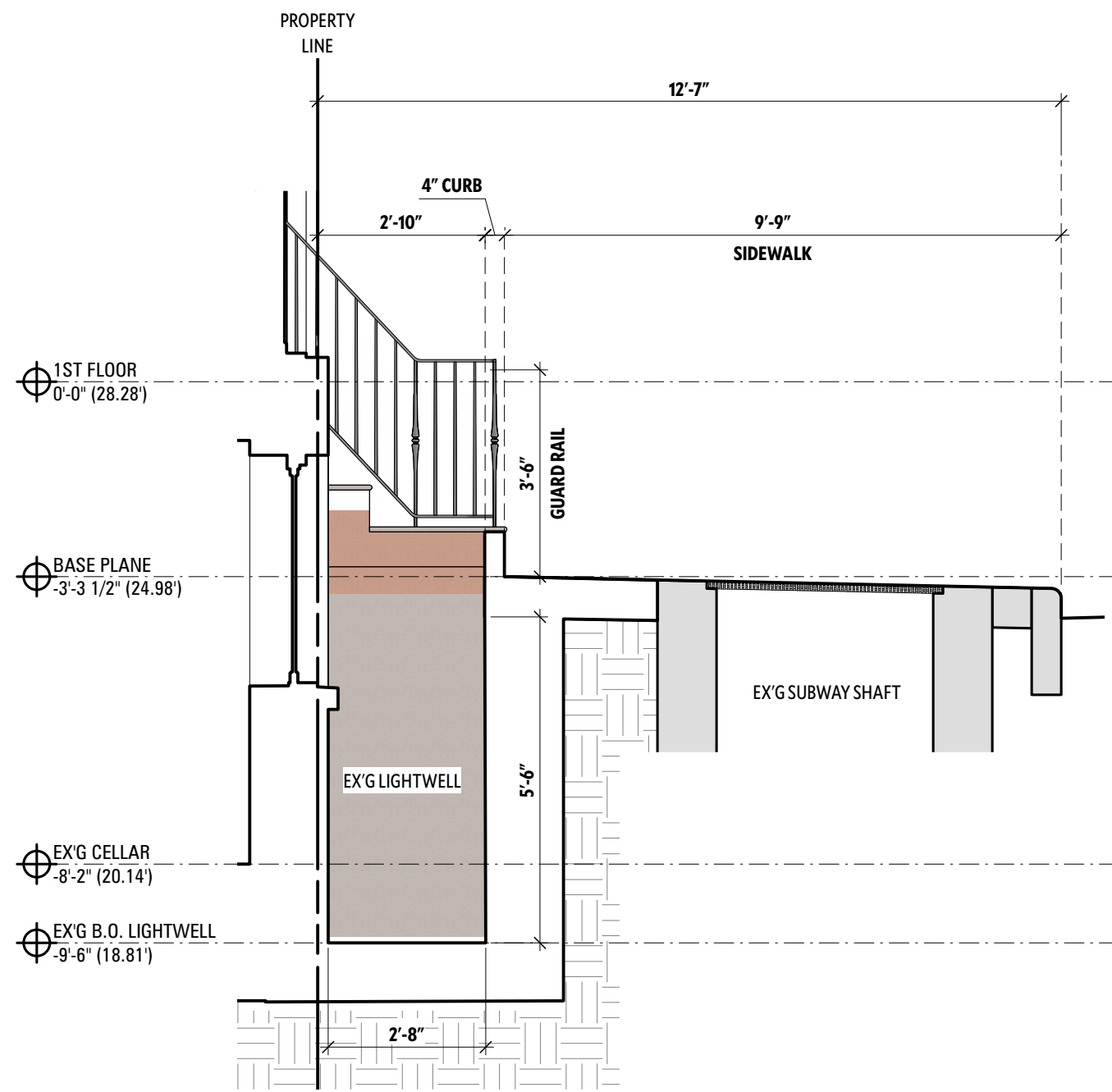
PROPOSED PLAN:
LIGHTWELL
1/4" = 1'-0"

2



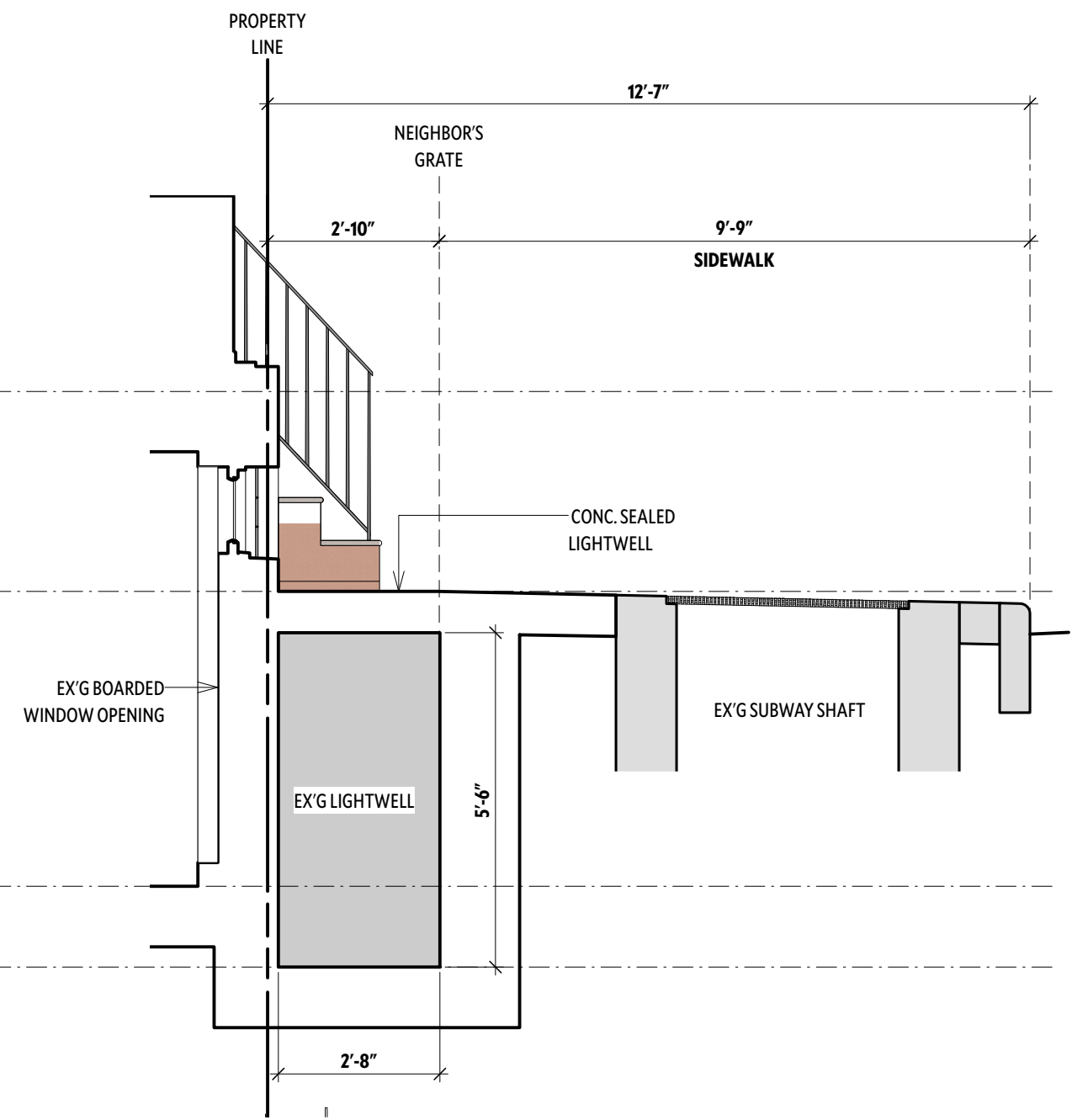
EXISTING PLAN:
LIGHTWELL
1/4" = 1'-0"

1



PROPOSED SECTION:
LIGHTWELL
1/4" = 1'-0"

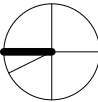
2



EXISTING SECTION:
LIGHTWELL
1/4" = 1'-0"

1

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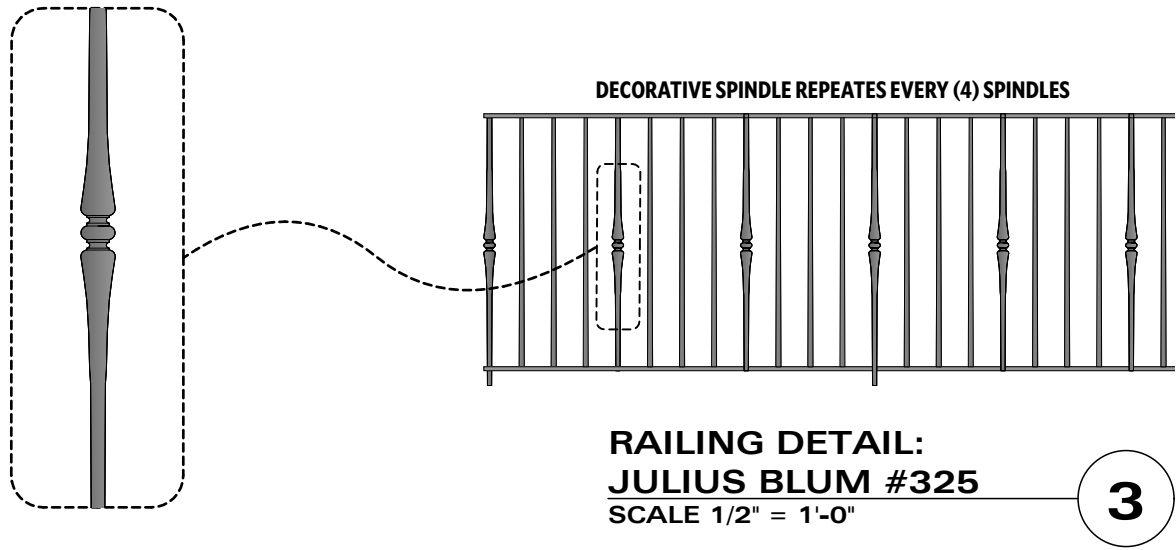
PROJECT NORTH



FRONT AREAWAY SECTION

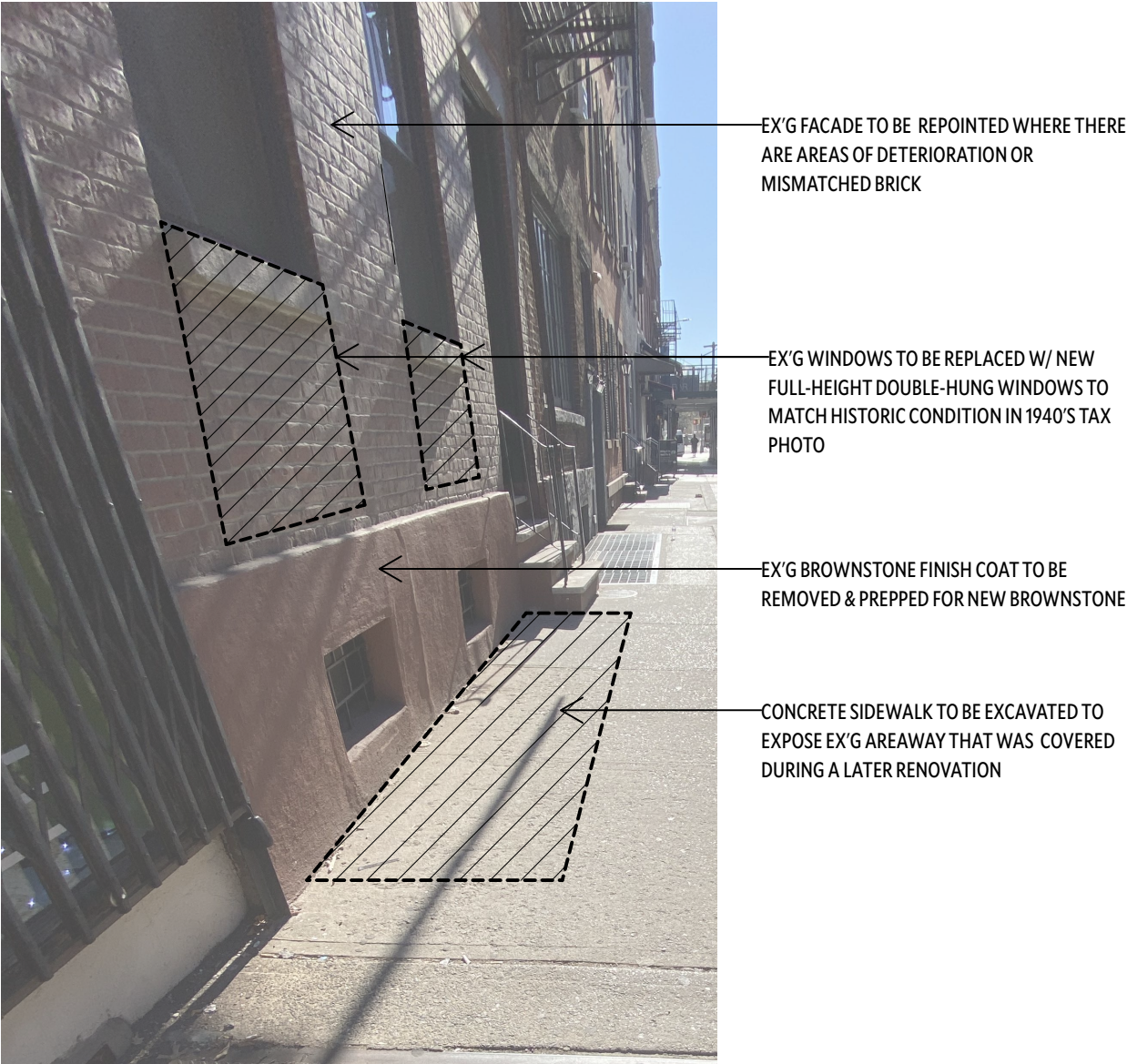
LPC-115

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PROPOSED:
FRONT AREAWAY
3/8" = 1'-0"

2



EXISTING:
FRONT AREAWAY
NTS

1

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EX'G & PROP FRONT AREAWAY
SCOPE

LPC-116

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**PROPOSED RENDERING:
FRONT RAILING**
1/4" = 1'-0"

2



**1925-1937 - SUBWAY CONSTRUCTION PHOTOGRAPH COLLECTION,
INDEPENDENT CITY LINES ROUTE 102 [NYH]**

**EXISTING PHOTO:
1925-1937**
NTS

1

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**FRONT AREAWAY HISTORIC
CONDITION**

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① 16 WEST 9TH STREET
GATE SURROUNDING FRONT AREAWAY



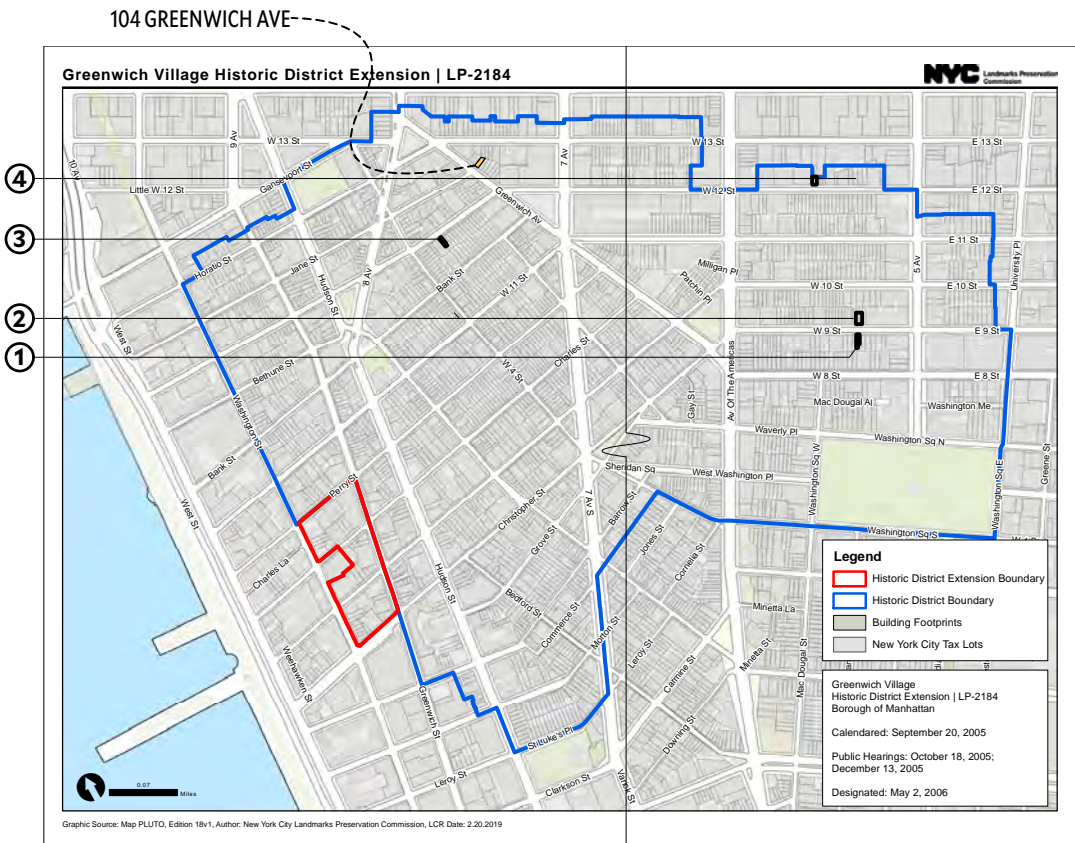
① 13-15 WEST 9TH STREET
GATE SURROUNDING FRONT AREAWAY



③ 43 WEST 12TH STREET
GATE SURROUNDING FRONT AREAWAY



④ 43 & 45 WEST 12TH STREET
GATE SURROUNDING FRONT AREAWAY



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STOOP PRECEDENT IMAGES

LPC-118

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August 12, 2025
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