

March 24, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 2, LPC-26-06268

385 Greenwich Street – Tribeca West Historic District Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 161 754 2576

Passcode: 011326

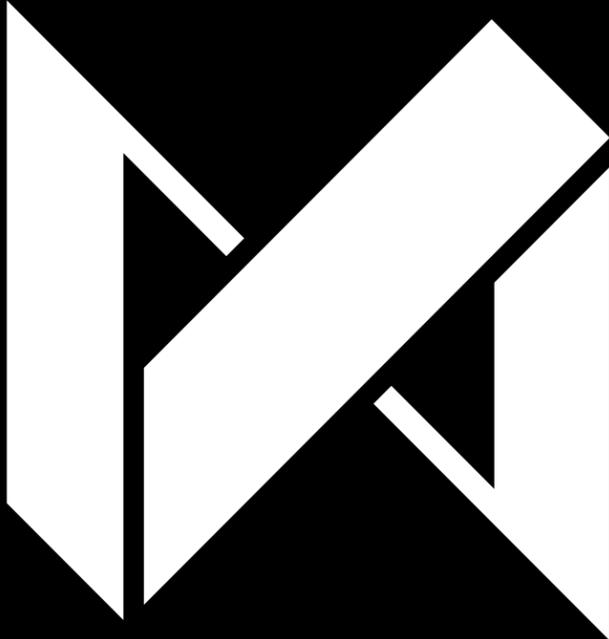
By Phone: 646-828-7666 (NY)

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.

DXA studio
385 GREENWICH
MARCH 24, 2026

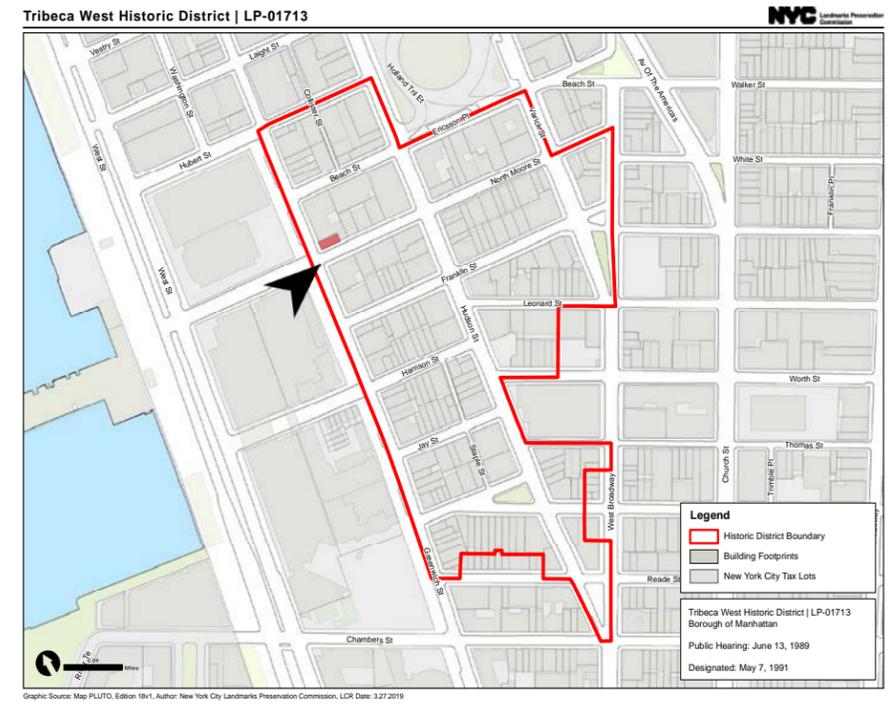




SITE INFORMATION



2025



385 Greenwich



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View South on Greenwich Street, 2025



385 Greenwich



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View West on North Moore Street, 2025

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Google Maps, 2025



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06



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385 Greenwich — EXISTING CONDITIONS



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385 Greenwich — **EXISTING CONDITIONS**



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385 Greenwich — EXISTING CONDITIONS

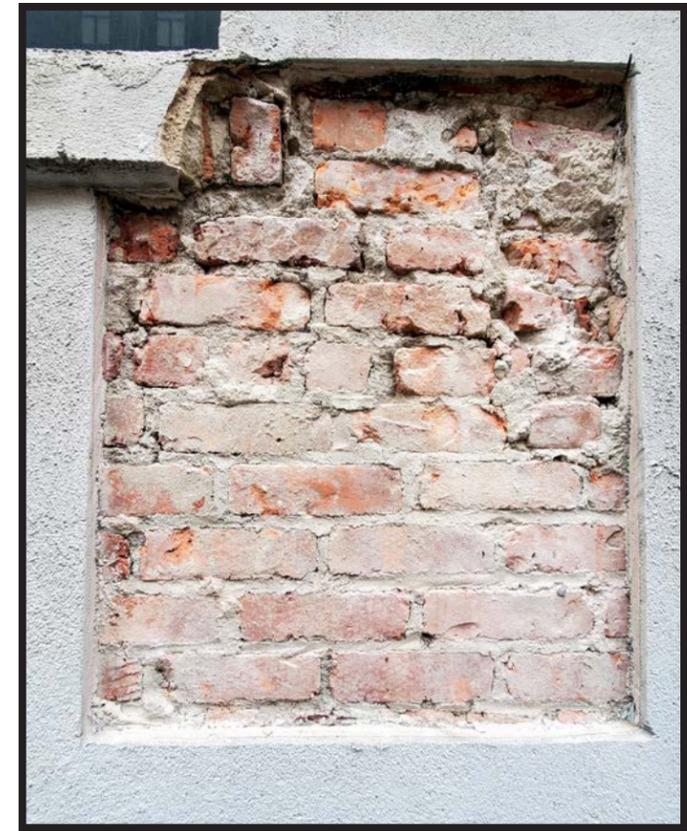


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② SOUTH
1/8" = 1'-0"

385 Greenwich — PROBES



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325 Greenwich
2017



325 Greenwich
2026



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385 Greenwich — **HISTORIC CONTEXT**

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361 Greenwich
Federal, Built 1807, Altered 1872



331 Greenwich
Federal, Built 1808, Altered 1874



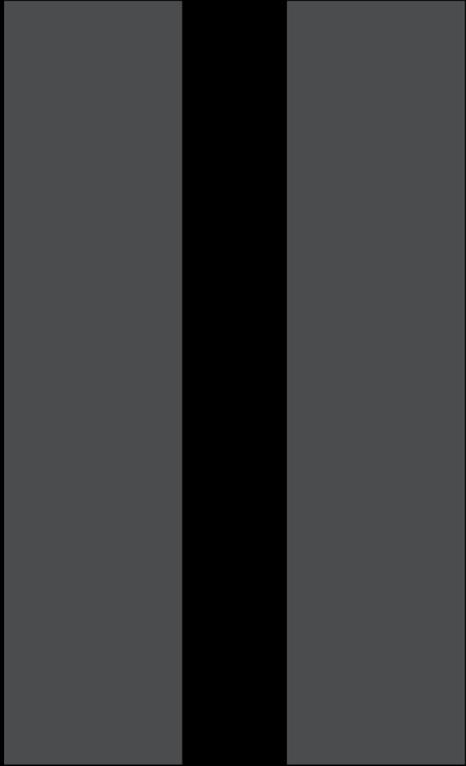
321A Greenwich
Federal, Built 1800, Altered 1894

385 Greenwich — NEIGHBORHOOD CONTEXT



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HISTORIC CONTEXT



1867 (Dripps)

385 Greenwich — HISTORIC CONTEXT



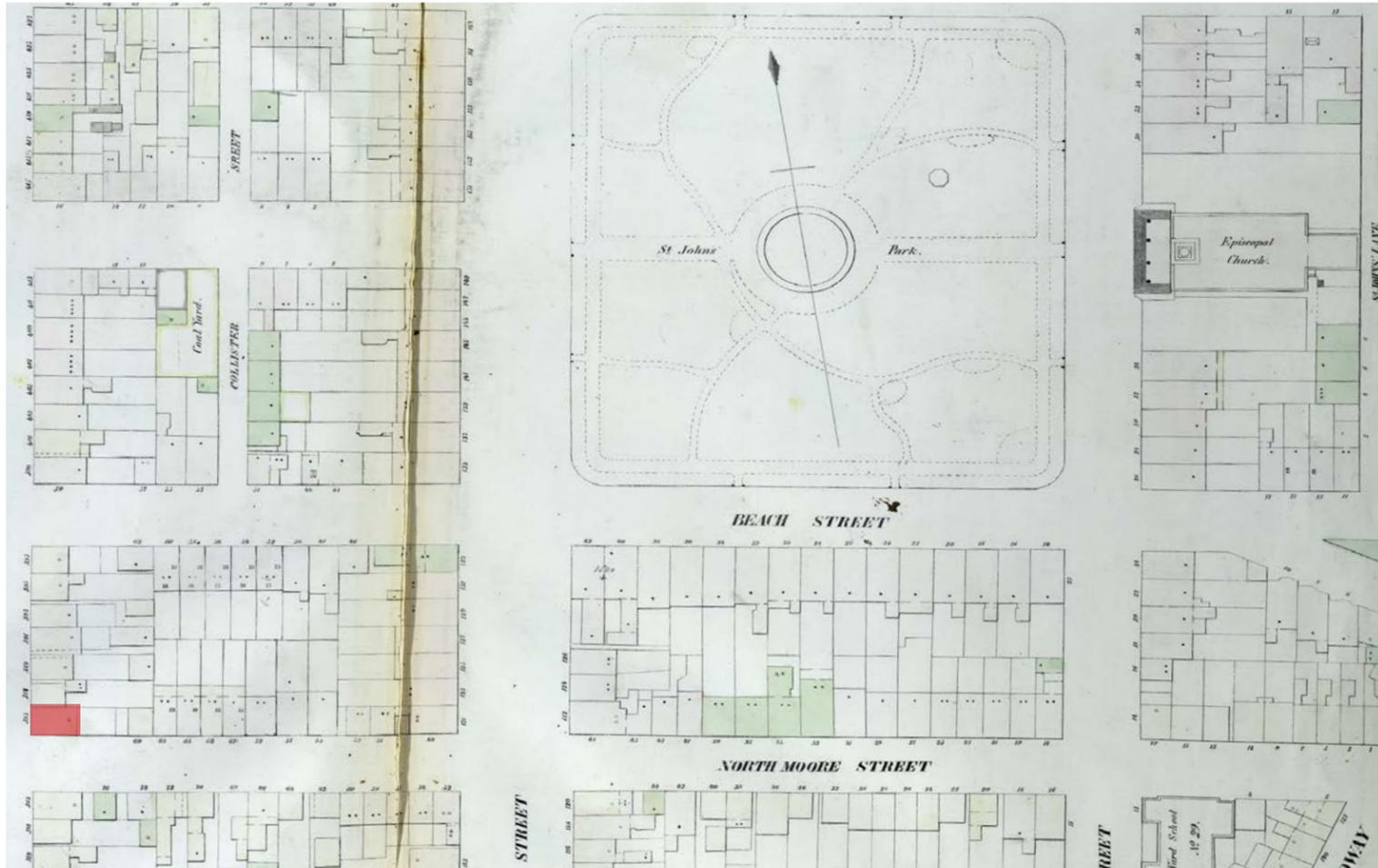
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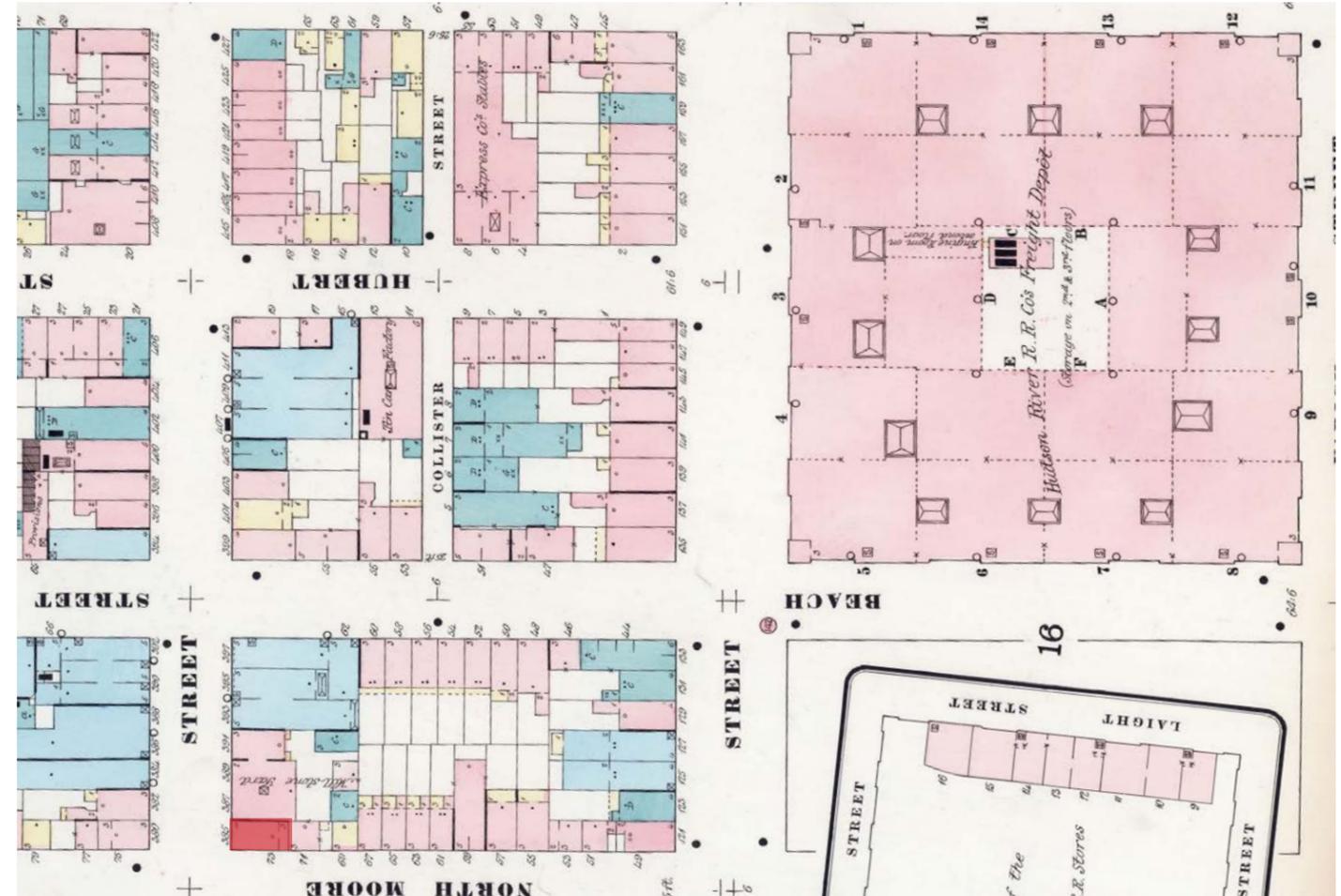
St. John's Park (1800s, Tribeca Citizen)



St. John's Freight Terminal (1920s)



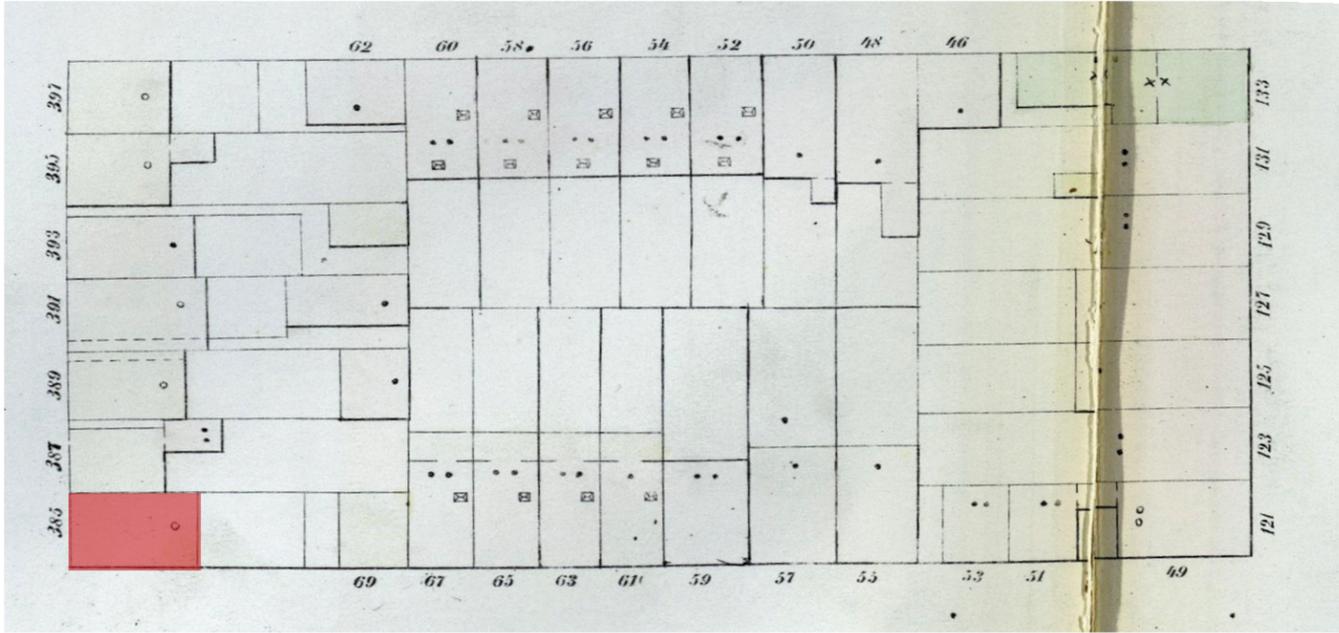
1853 (Perris)



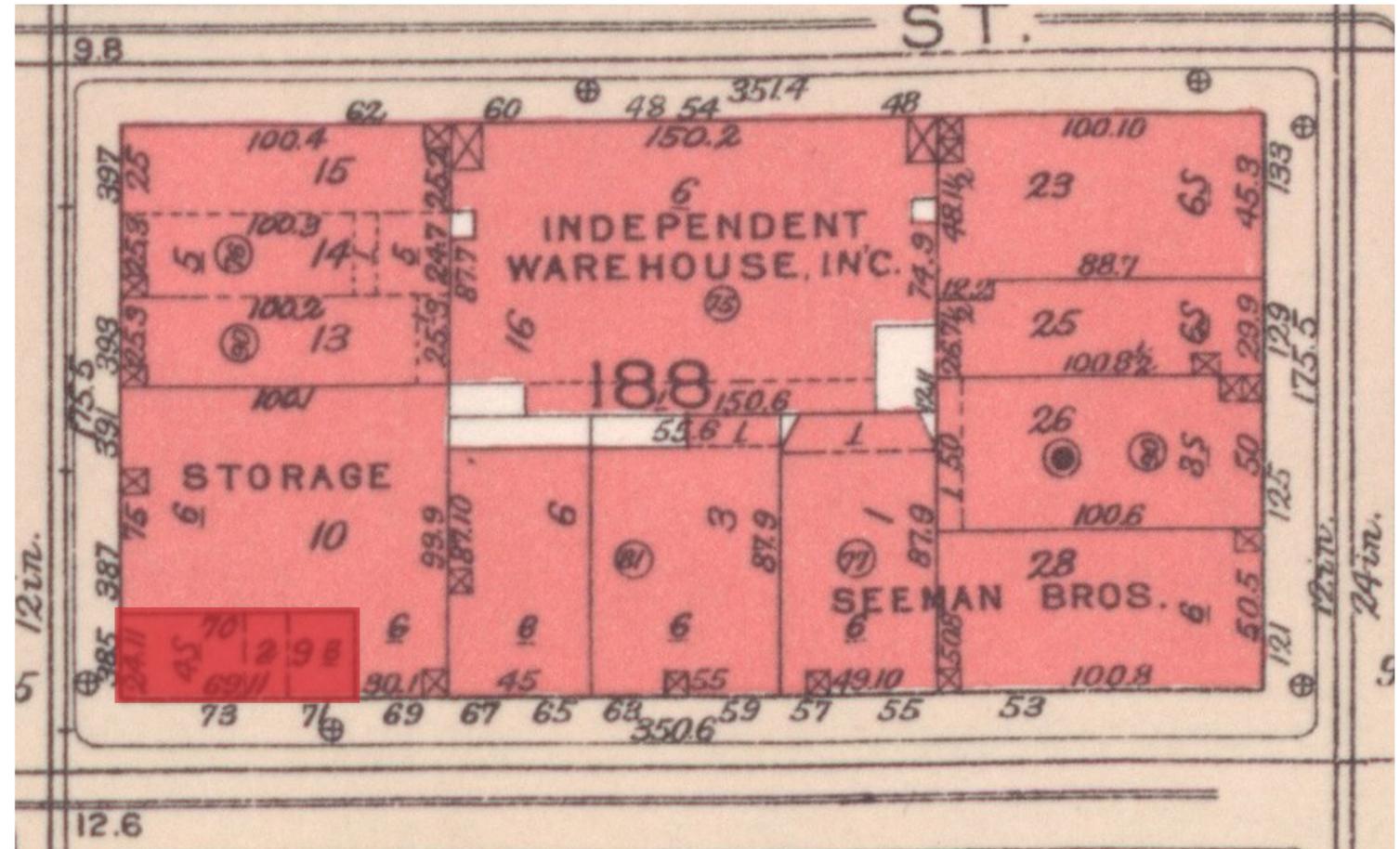
1884 (Sanborn)

385 Greenwich — HISTORIC CONTEXT

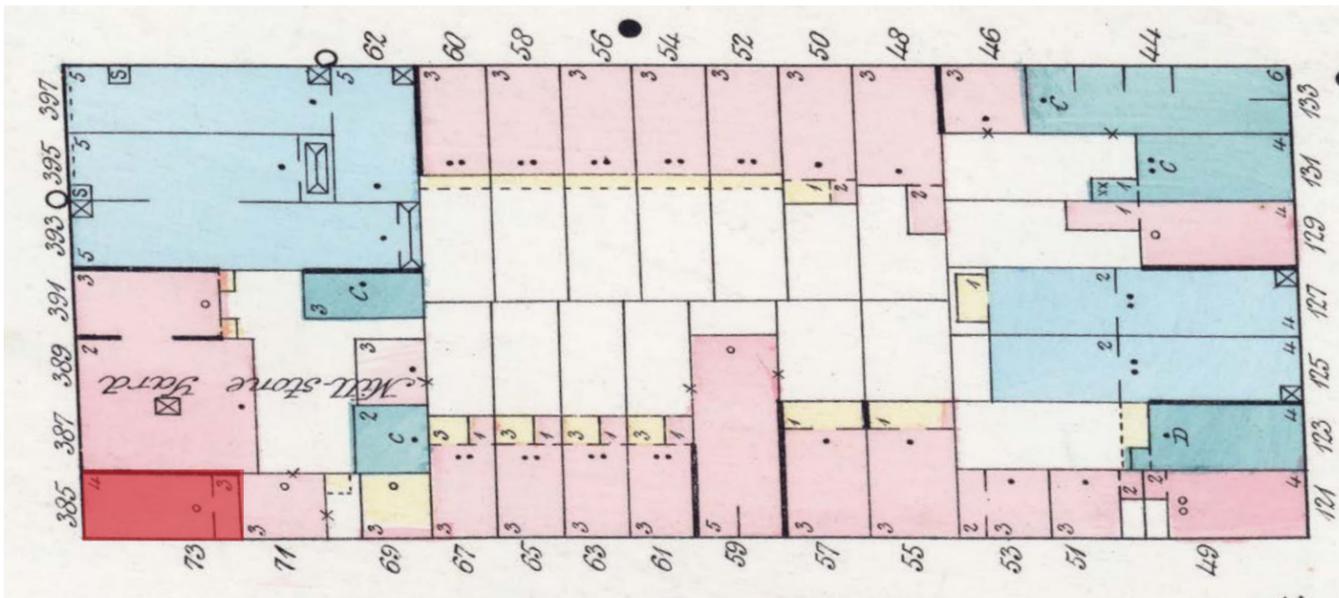




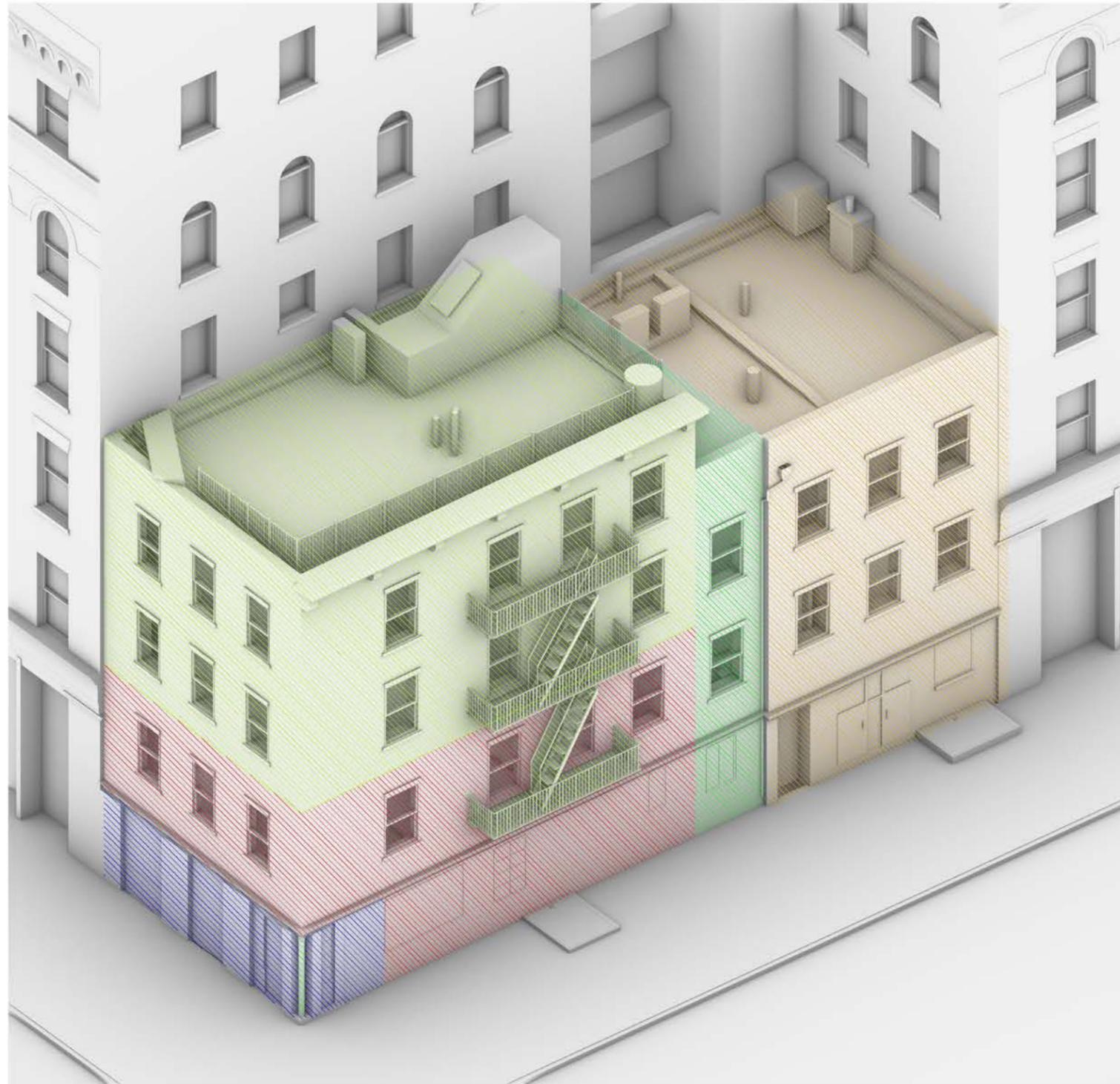
1853 (Perris)



1934 (Bromley)



1884 (Sanborn)



1. 1805 Original Building built. 385 G
 - a. 2 story building on the corner
2. 1815, 71 N Moore built
3. 1874, 3rd & 4th floor added to 385 Greenwich
 - a. Tenement
 - b. Bracketed cornice is added
 - c. Fire escape added
4. 1898, Storefronts replaced,
 - a. Projecting show windows placed
 - b. Corner entrance added
 - c. Extension added between two buildings
5. prior to 1940, storefront altered
6. 1949, Scored Stucco is added.
 - a. 71 N moore garage door is added.
7. prior to 1991, storefront altered
8. prior to 2016, storefront altered,
 - a. Greenwich fire escape removed
9. 2016, Storefront altered

-  2016
-  1898
-  1874
-  1815
-  1805

385 Greenwich — **ALTERATION DIAGRAM**

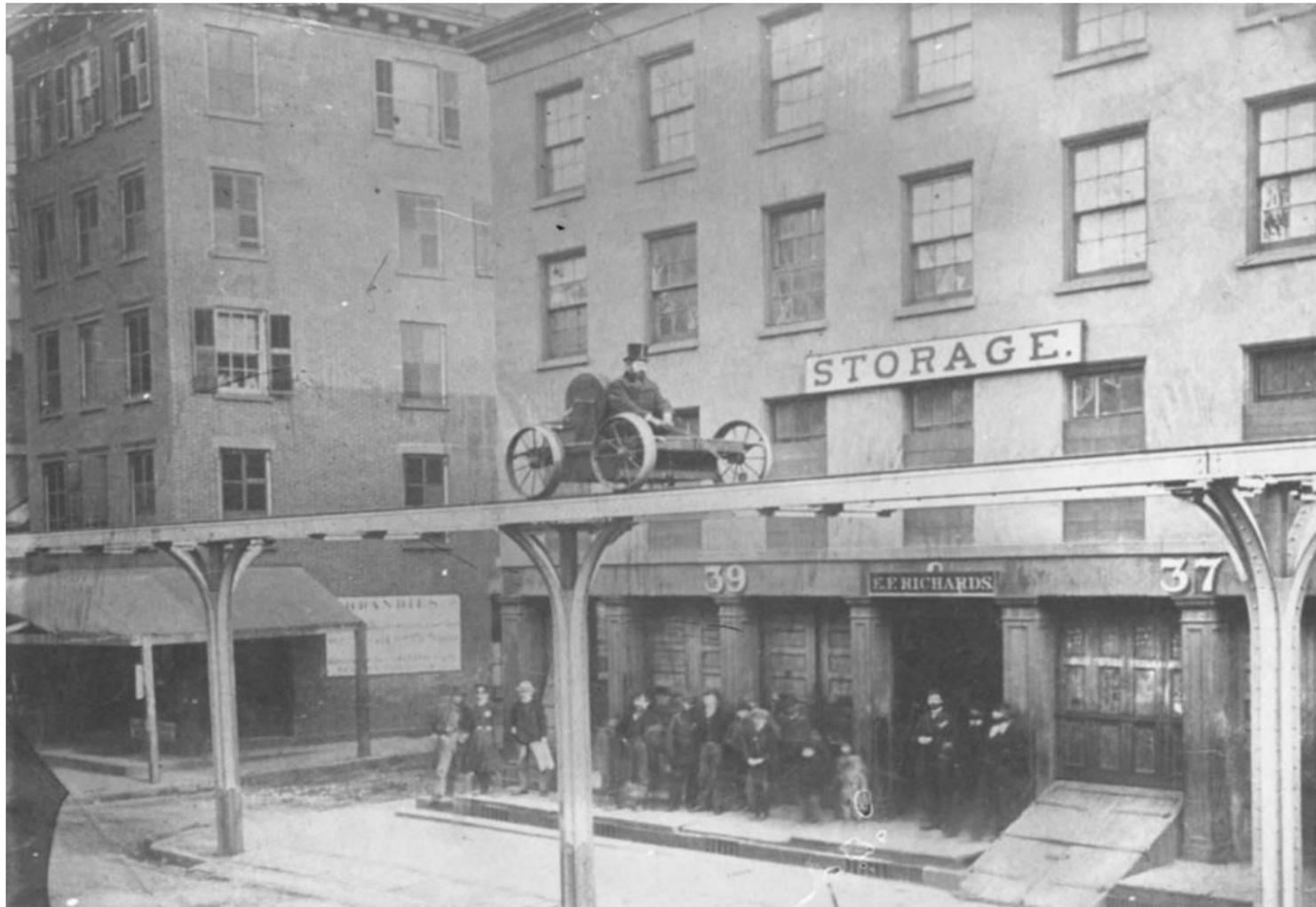


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Greenwich Street (1867, Museum of the City of New York)



Greenwich Street (1870s, The Metropolitan Museum of Art)





395-397 Greenwich Street (1895, King's Photographic Views of New York)





1940 (Tax Photo)



1940 (Tax Photo)





1991 (LPC Designation Photo)



1991 (LPC Designation Photo)





1998 (HQ)



1998 (HQ)



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50 Hudson
Approved September 12, 2017



56 N Moore
Approved August 4, 2020



62 Beach
Approved 1999



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PROPOSED DESIGN



385 Greenwich — **PROPOSED DESIGN**



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385 Greenwich — **PROPOSED ELEVATIONS**



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PROPOSED N. MOORE ELEVATION

385 Greenwich — **PROPOSED DESIGN**



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VIEW FROM N. MOORE

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1. CORNER VIEW

385 Greenwich — **PROPOSED STOREFRONT DESIGN**



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1. RESIDENTIAL ENTRY

385 Greenwich — PROPOSED RESIDENTIAL ENTRY AT 71 N. MOORE



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1. RESIDENTIAL ENTRY

385 Greenwich — **PROPOSED RESIDENTIAL ENTRY AT 71 N. MOORE**



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EXISTING SOUTH ELEVATION

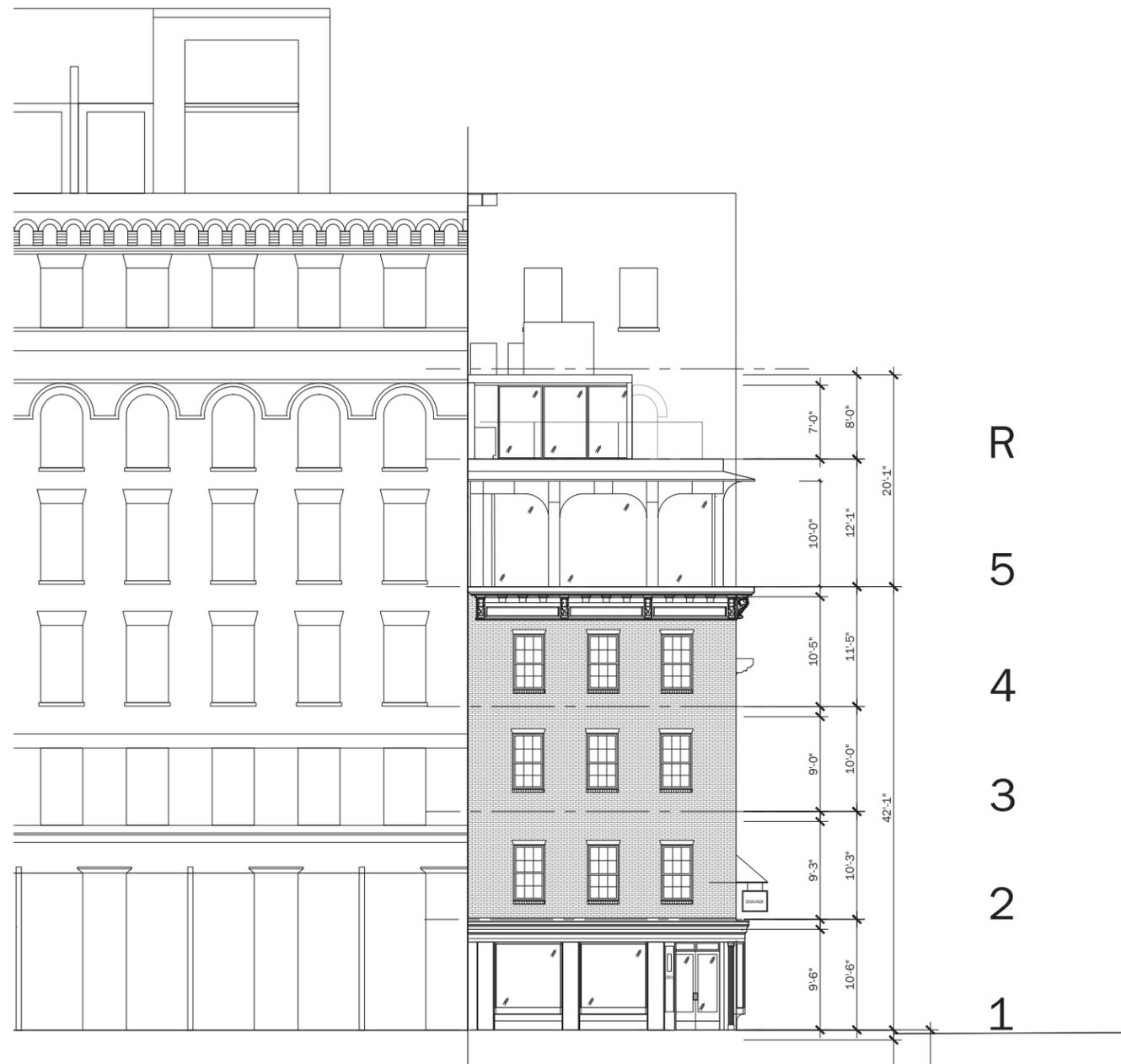


PROPOSED SOUTH ELEVATION





EXISTING WEST ELEVATION



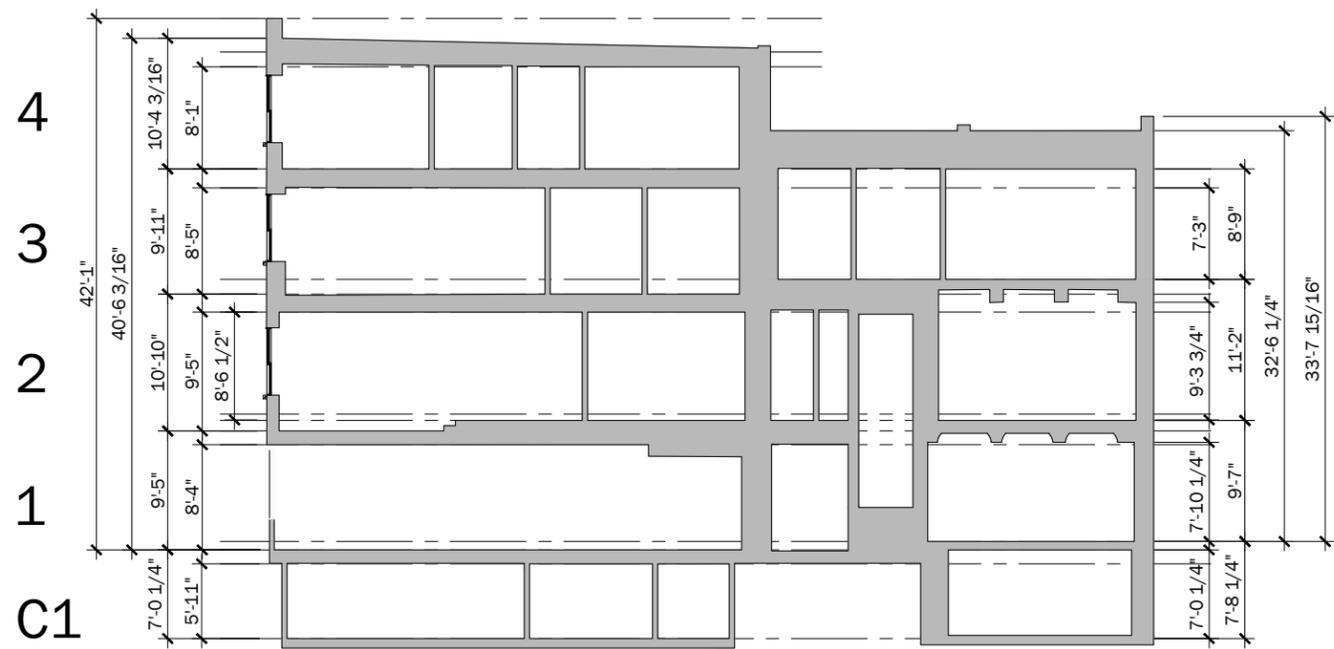
PROPOSED WEST ELEVATION

385 Greenwich — **PROPOSED ELEVATIONS**

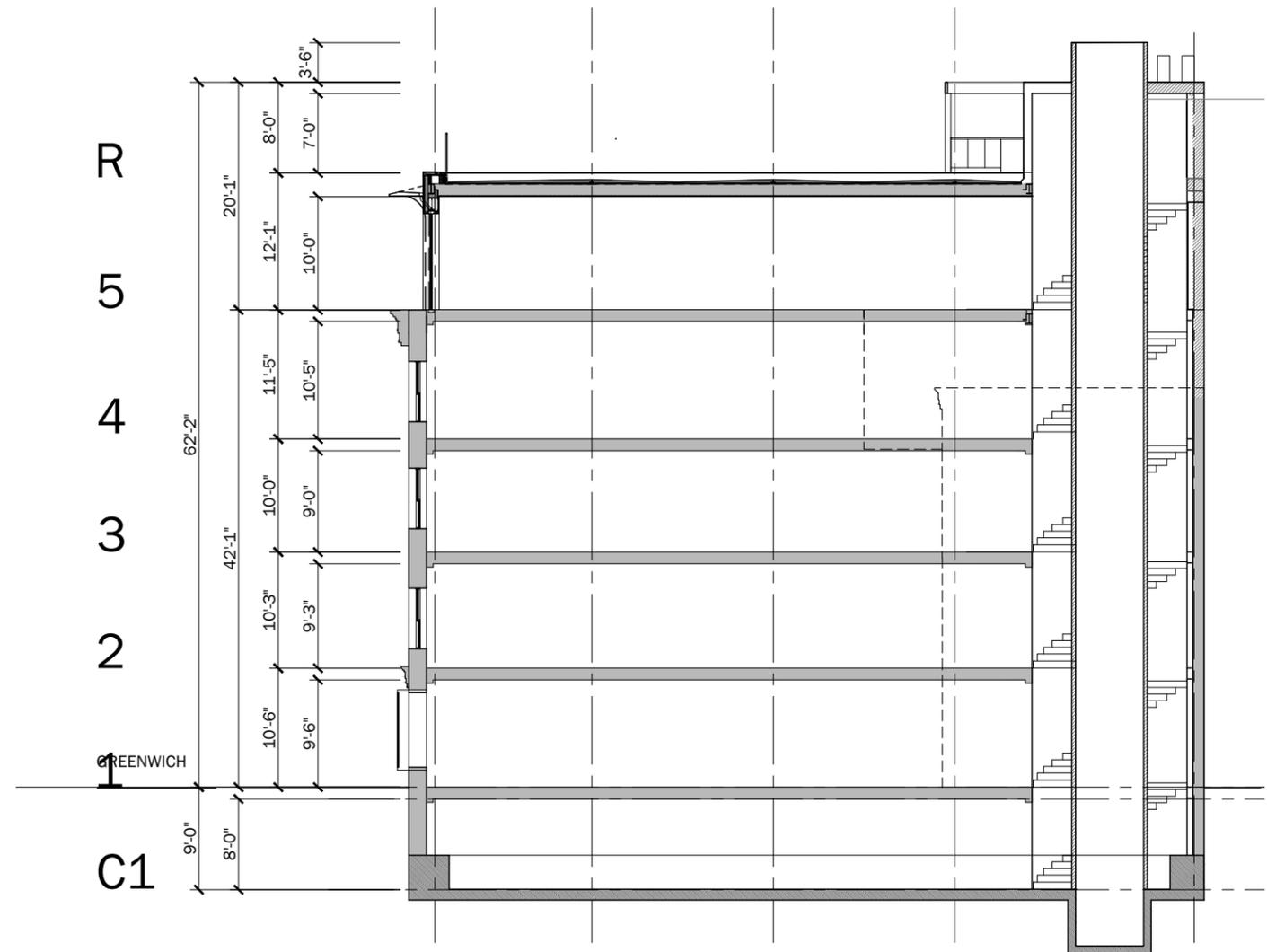


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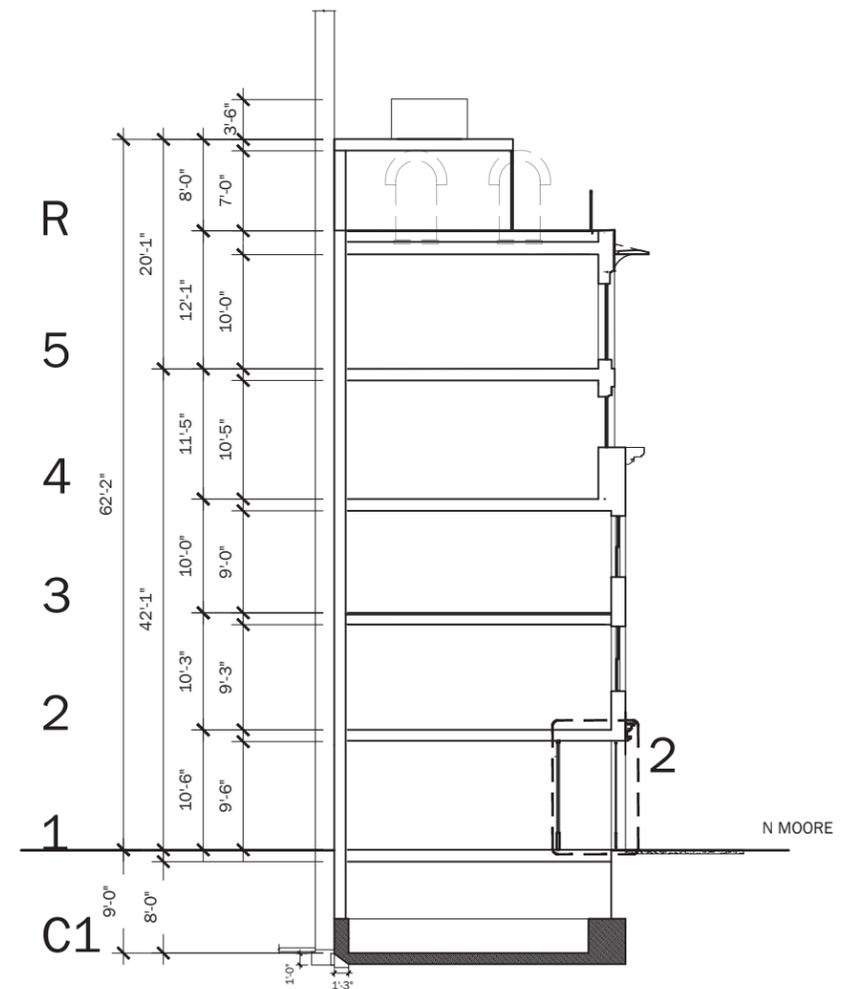
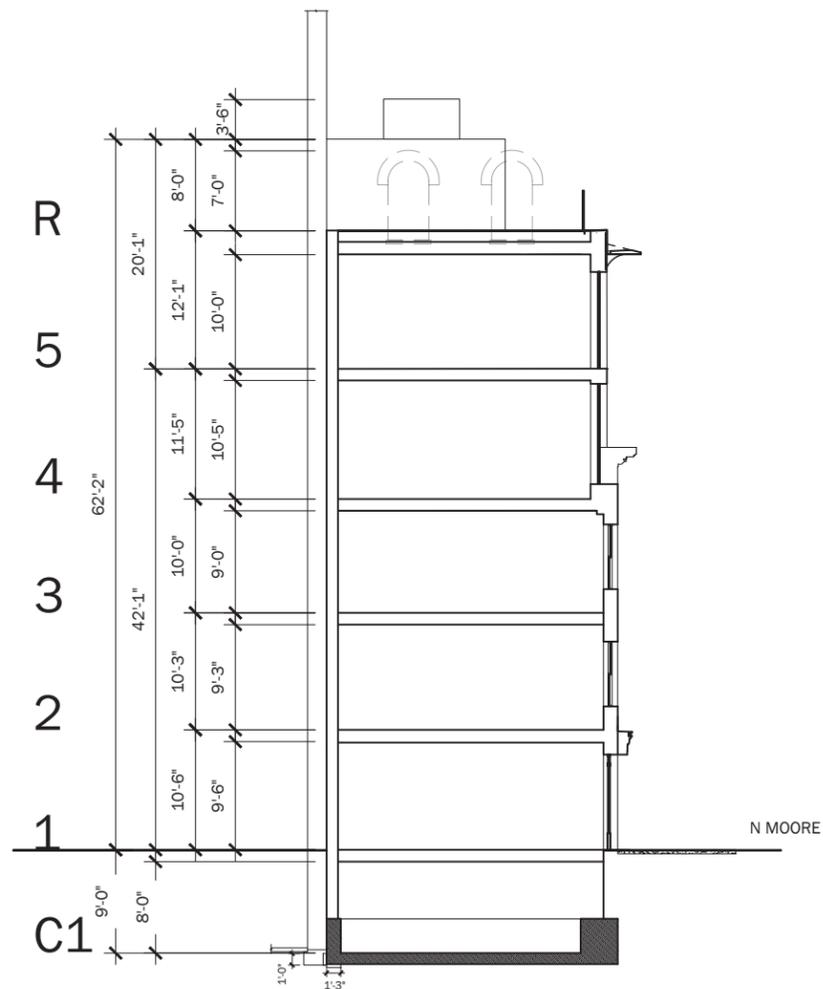
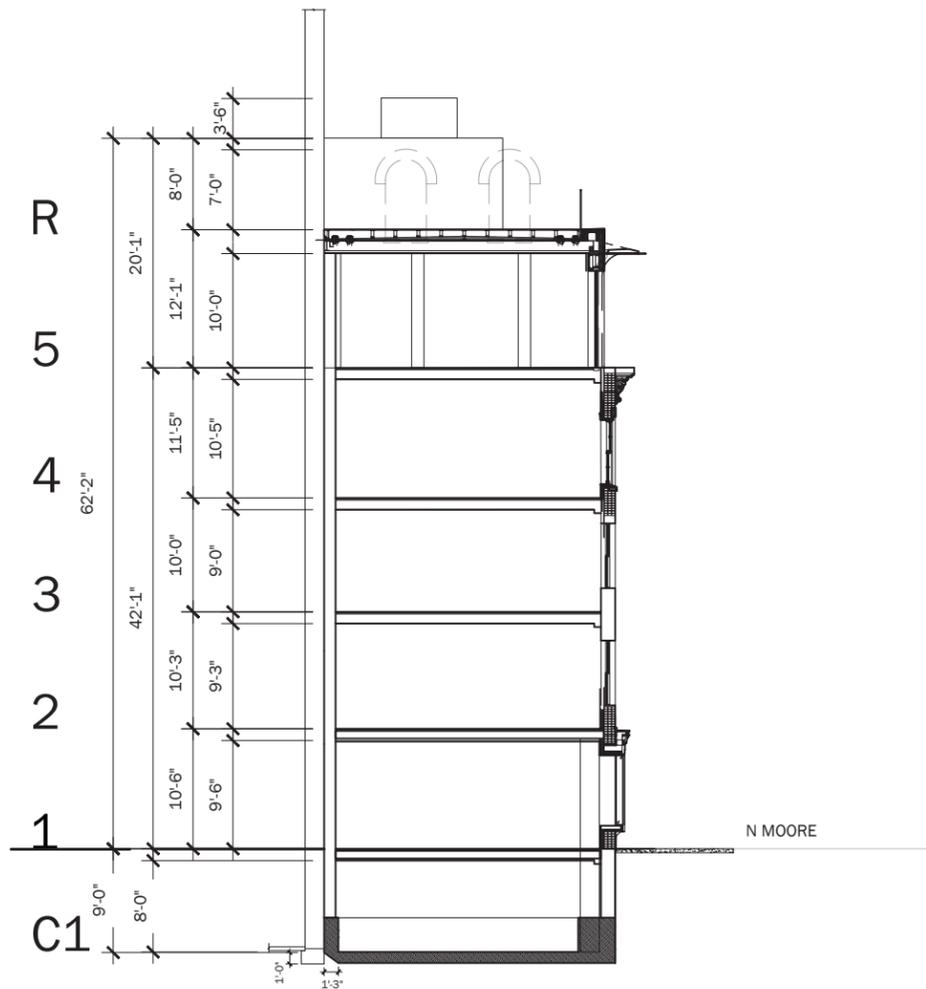
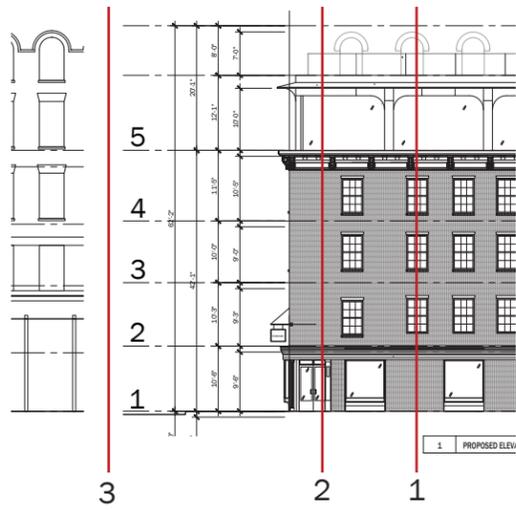


EXISTING SECTION



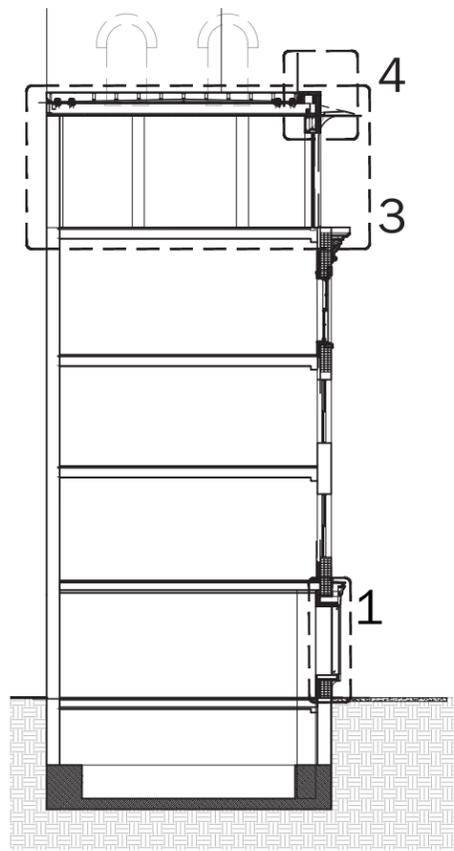
PROPOSED SECTION



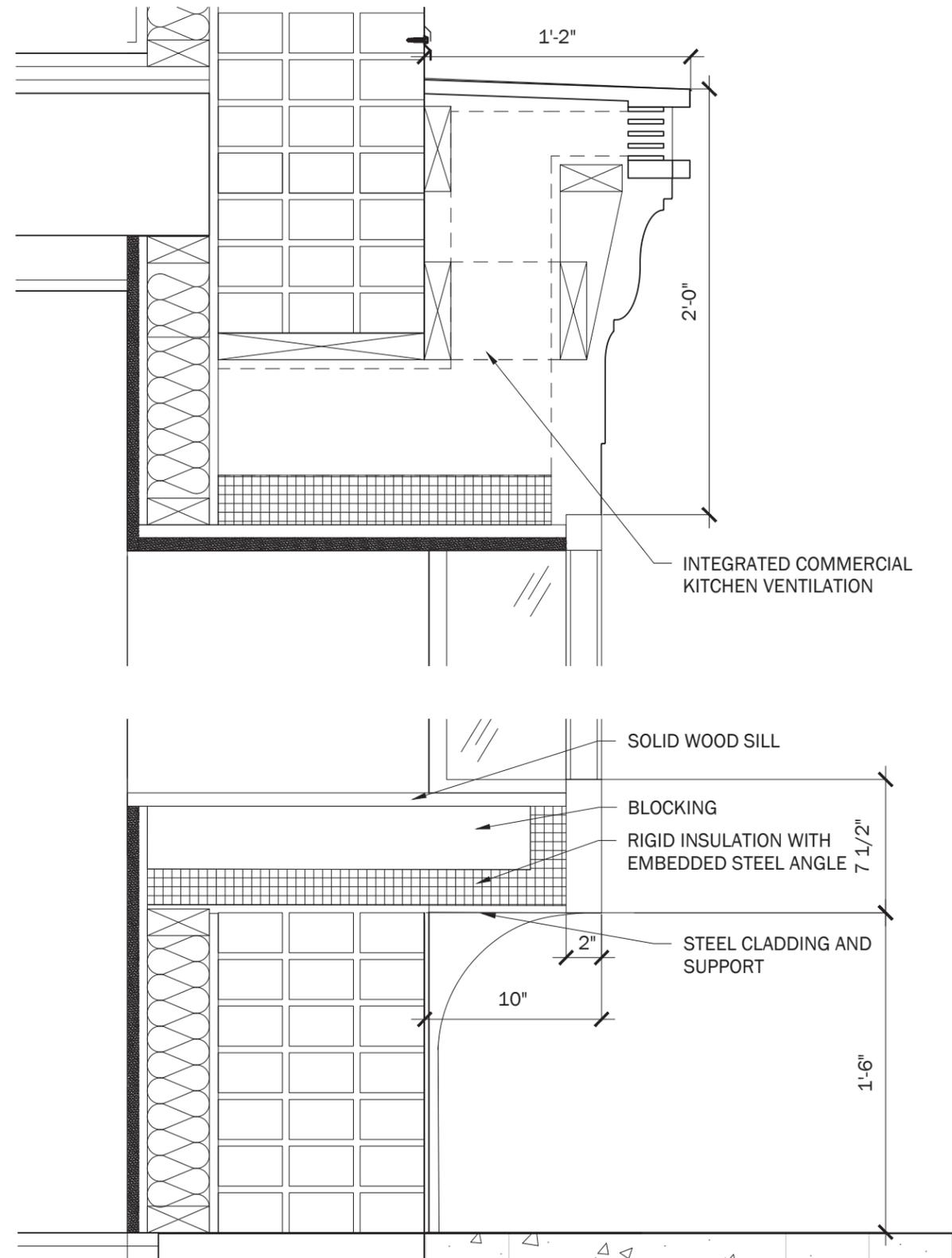


385 Greenwich — PROPOSED TRANSVERSE SECTIONS

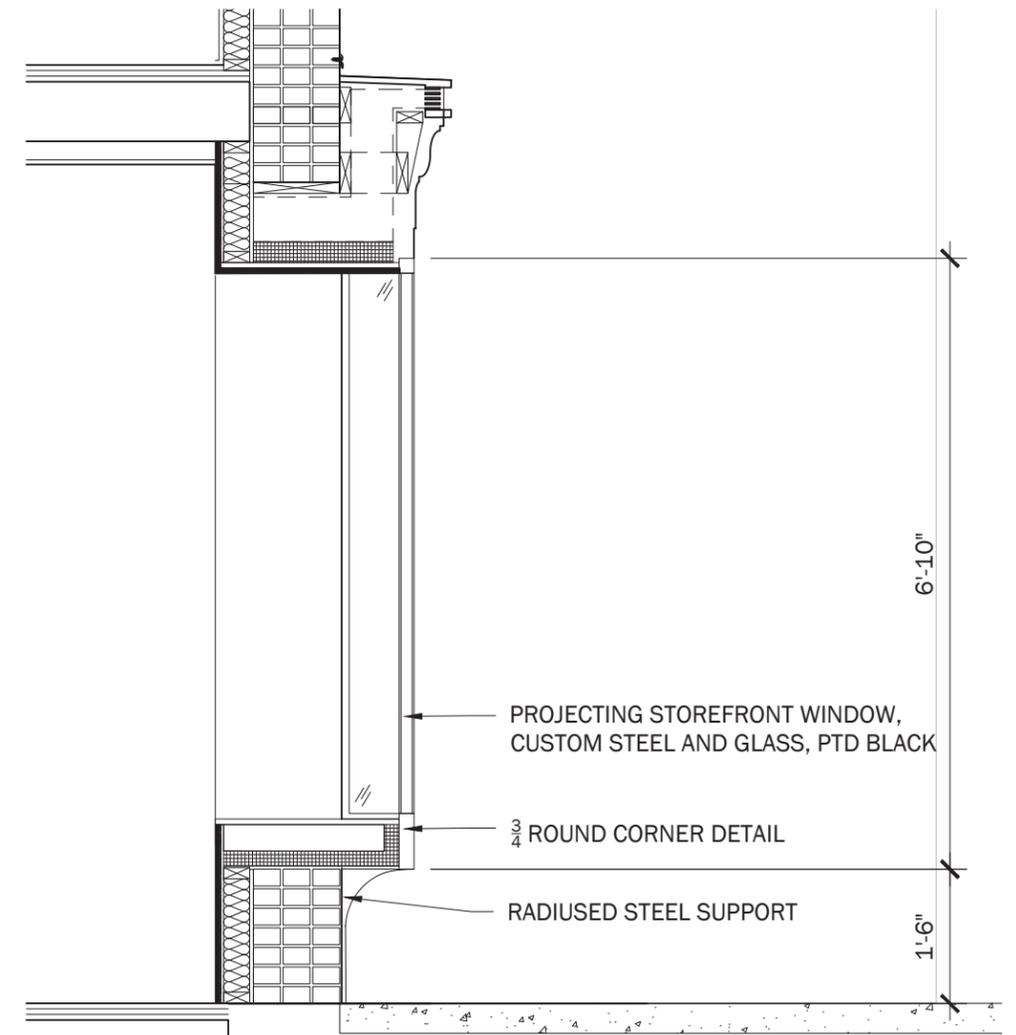




SECTION DETAIL KEY



1 PROJECTING WINDOW HEAD & SILL 1 1/2" = 1'-0"



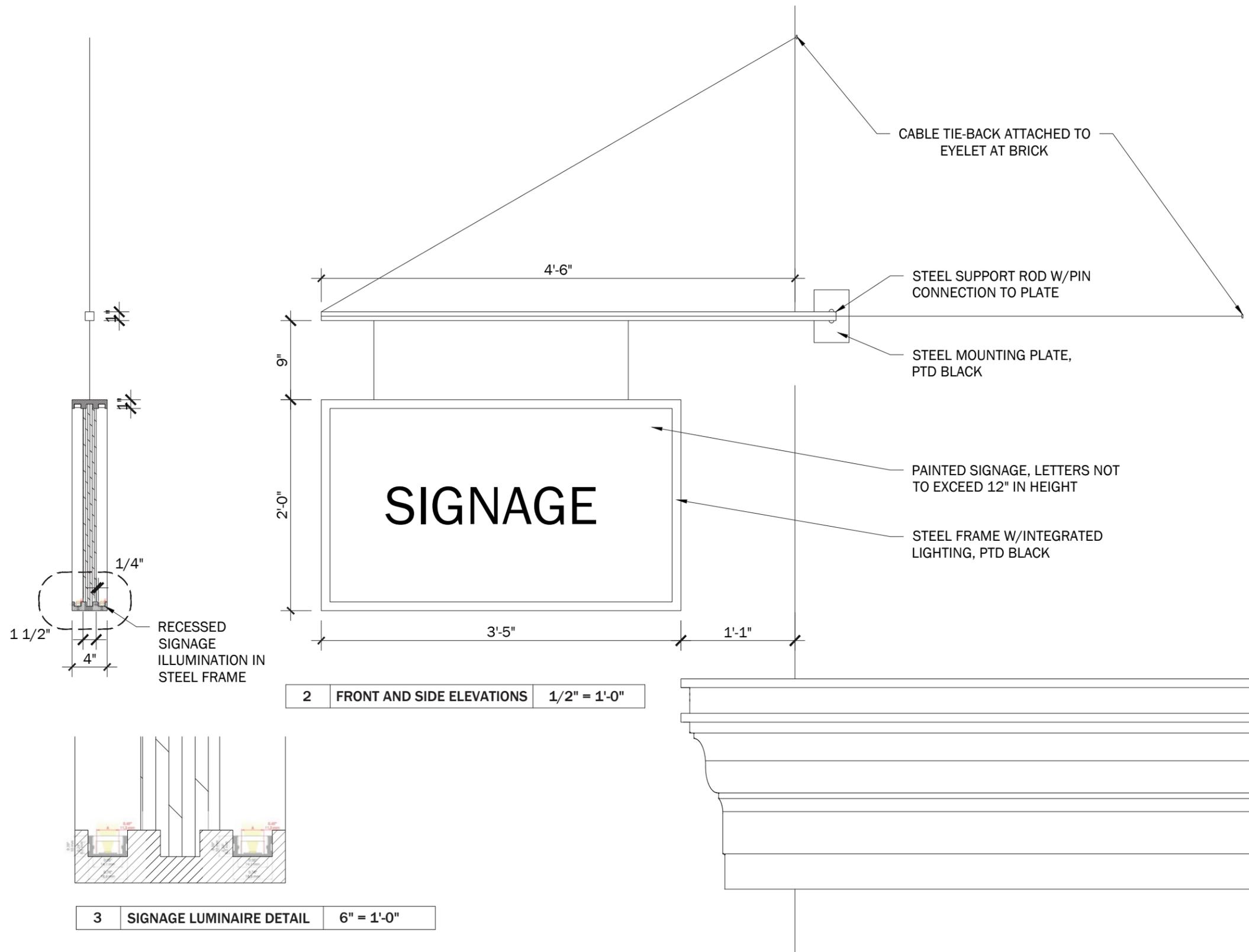
1 PROJECTING STOREFRONT WINDOW 1/2" = 1'-0"

385 Greenwich — SECTION DETAILS



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385 Greenwich — **PROPOSED CORNER SIGN**



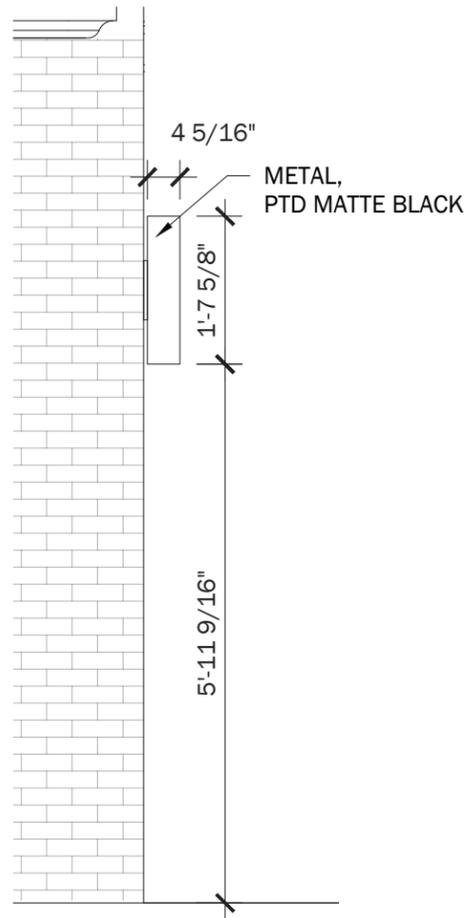
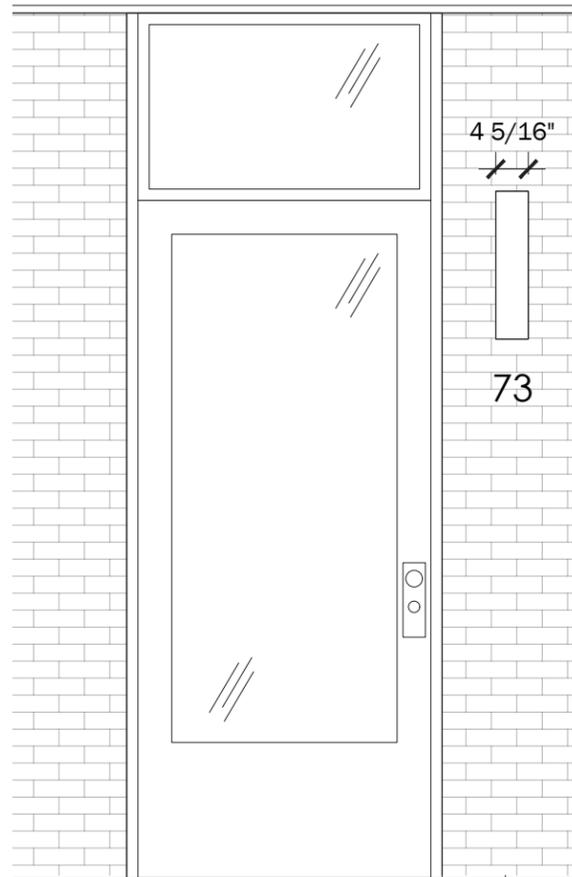
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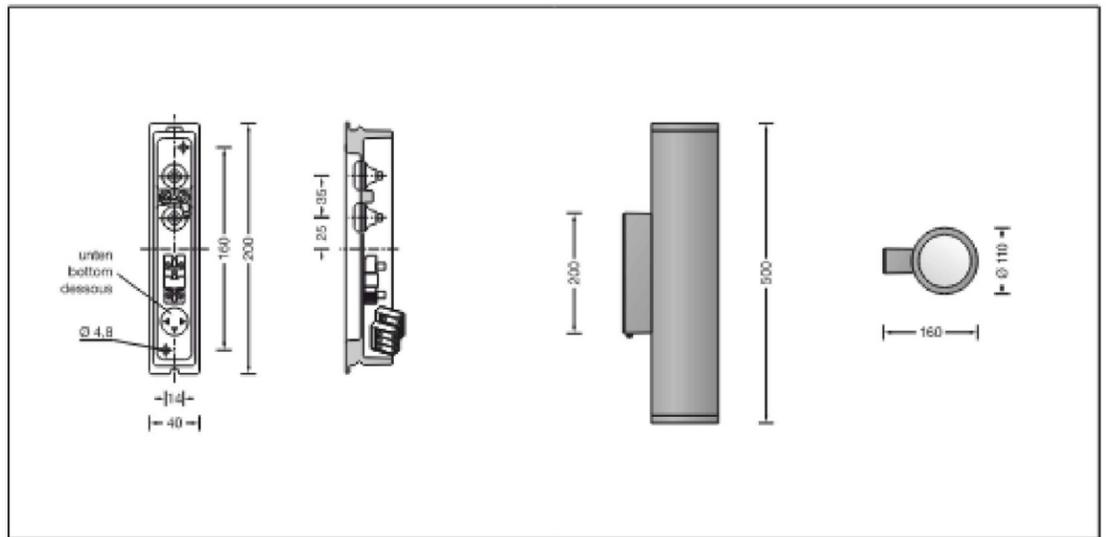
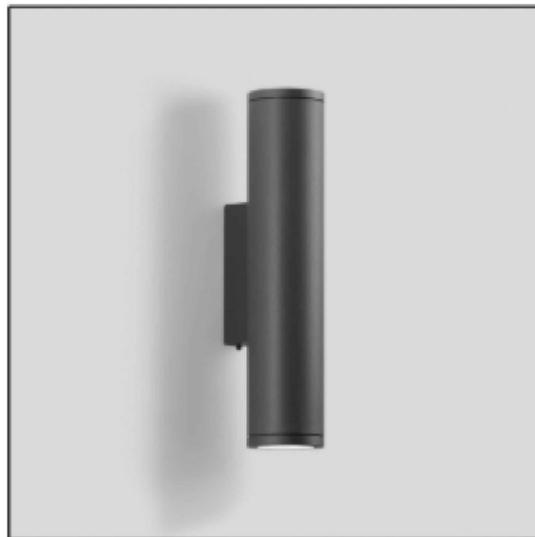
41



2 FRONT AND SIDE ELEVATIONS 1/2" = 1'-0"

| | |
|----------------|--------------|
| BEGA | 66516 |
| Wall luminaire | 10 IP 65 |

| | |
|----------------------------|------|
| Project - Reference number | Date |
|----------------------------|------|



1 SPECIFICATION NTS

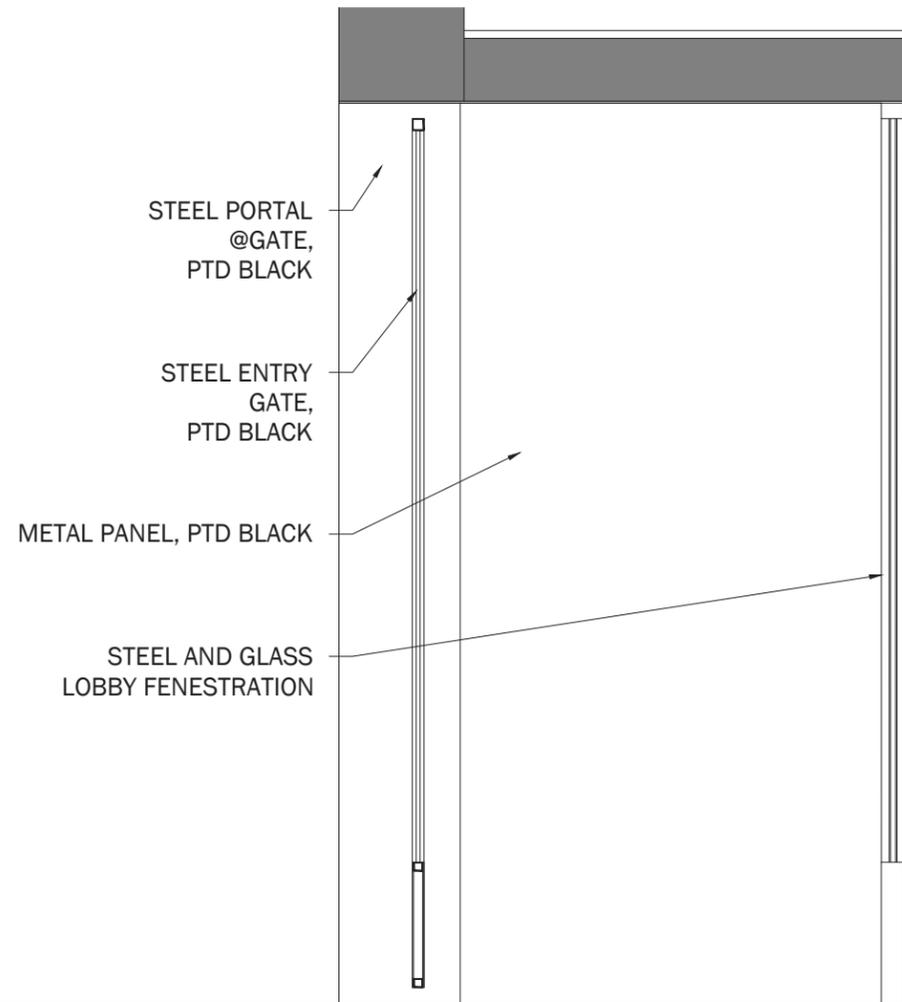


385 Greenwich — EXTERIOR SCONCE DETAILS



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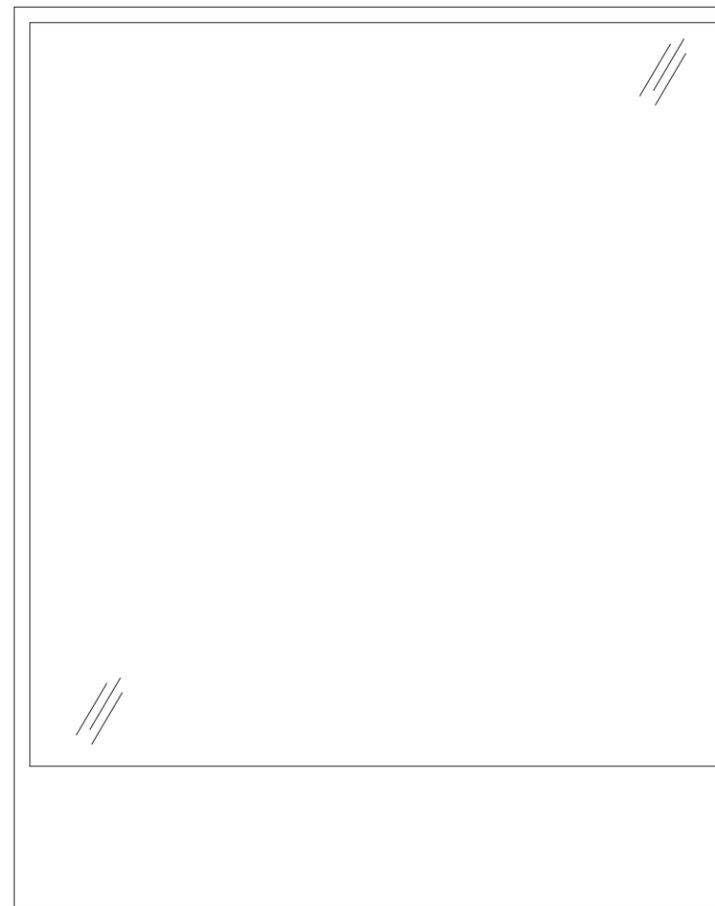
STEEL PORTAL
@GATE,
PTD BLACK

STEEL ENTRY
GATE,
PTD BLACK

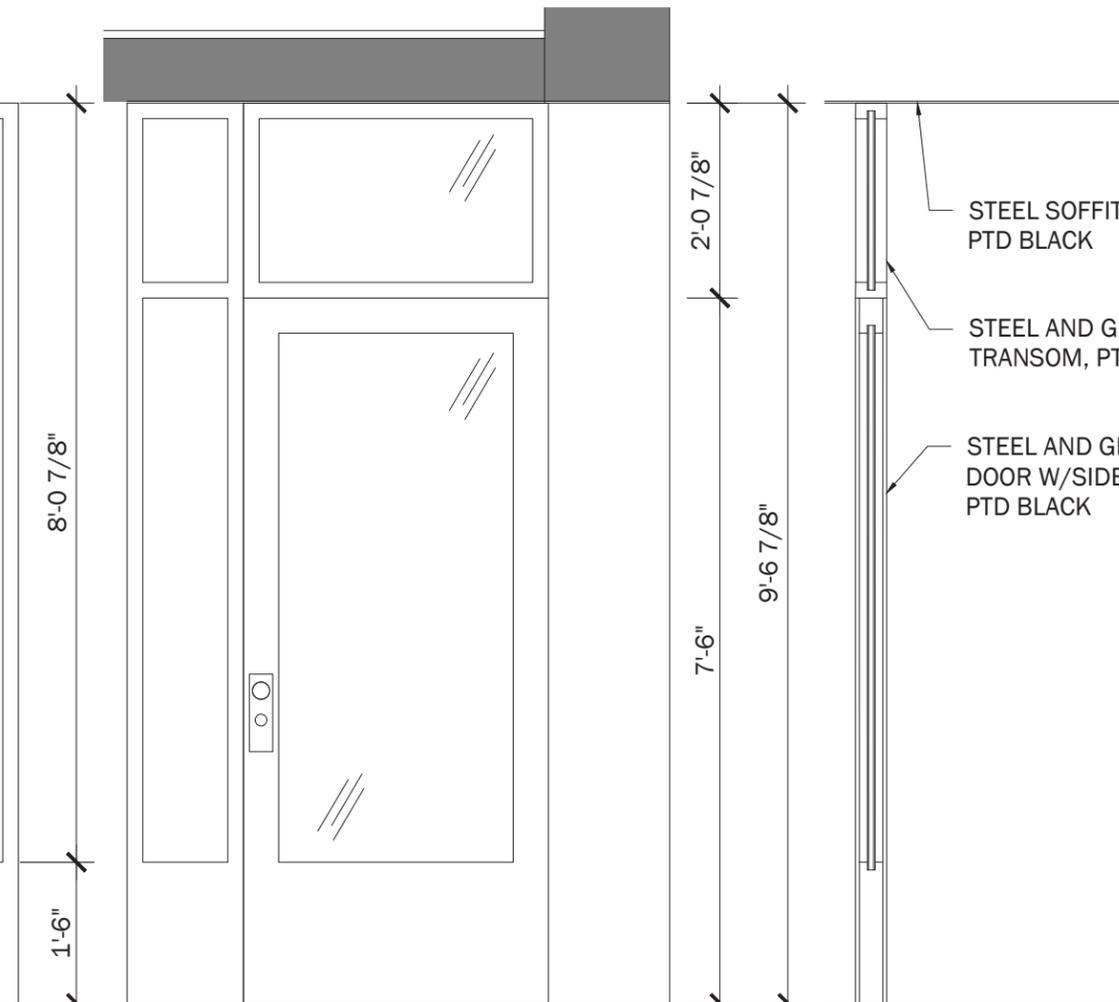
METAL PANEL, PTD BLACK

STEEL AND GLASS
LOBBY FENESTRATION

4 VESTIBULE WEST WALL 3/4" = 1'-0"



3 VESTIBULE NORTH WALL 3/4" = 1'-0"

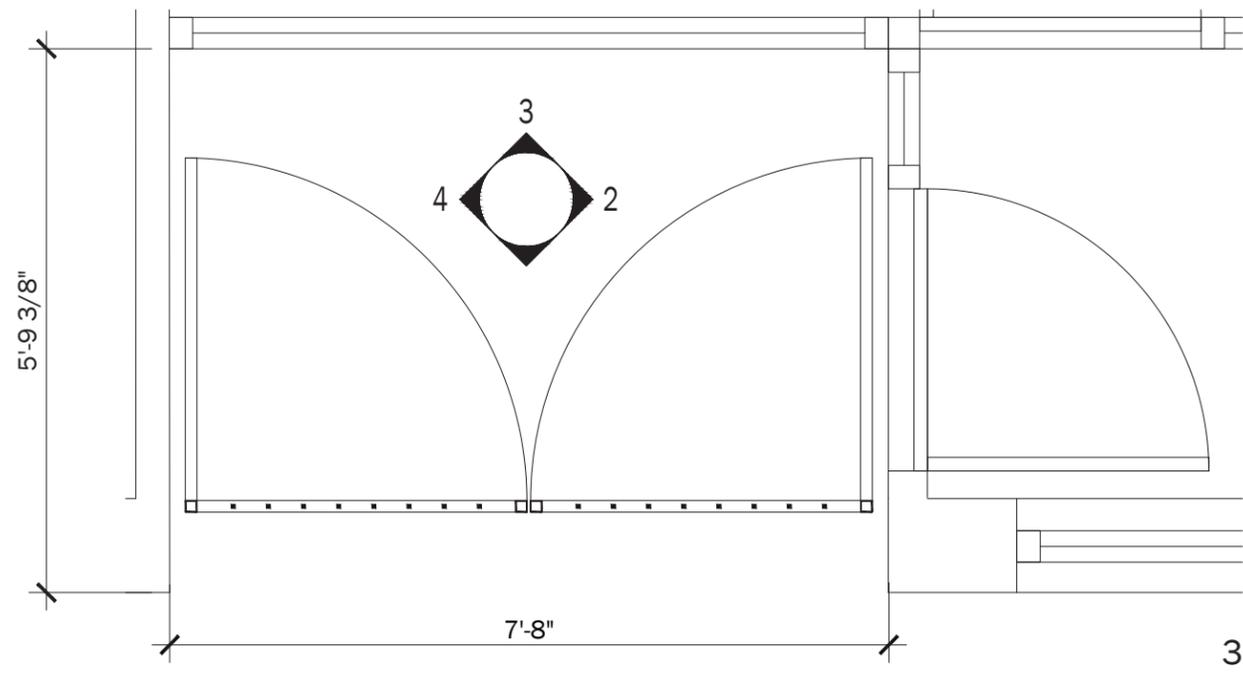


STEEL SOFFIT,
PTD BLACK

STEEL AND GLASS
TRANSOM, PTD BLACK

STEEL AND GLASS
DOOR W/SIDE LITE,
PTD BLACK

2 ENTRY DOOR SECT. & ELEV 3/4" = 1'-0"



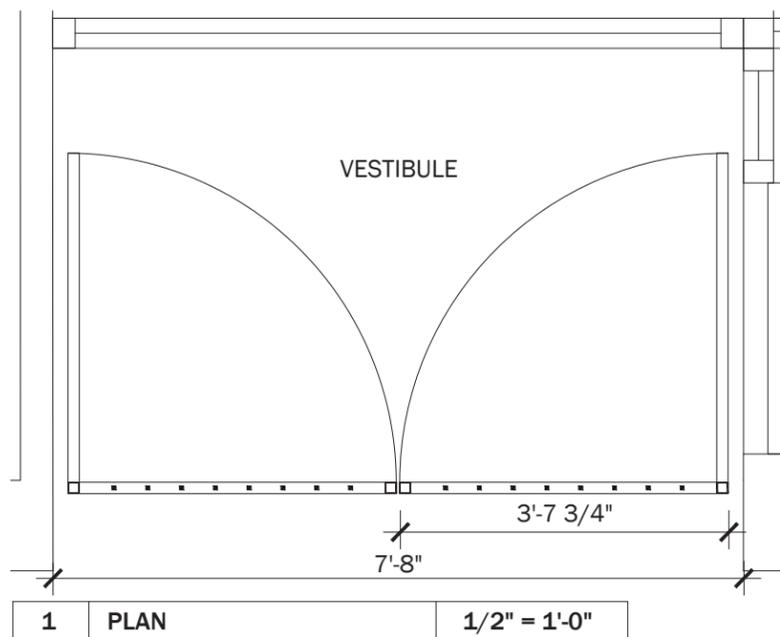
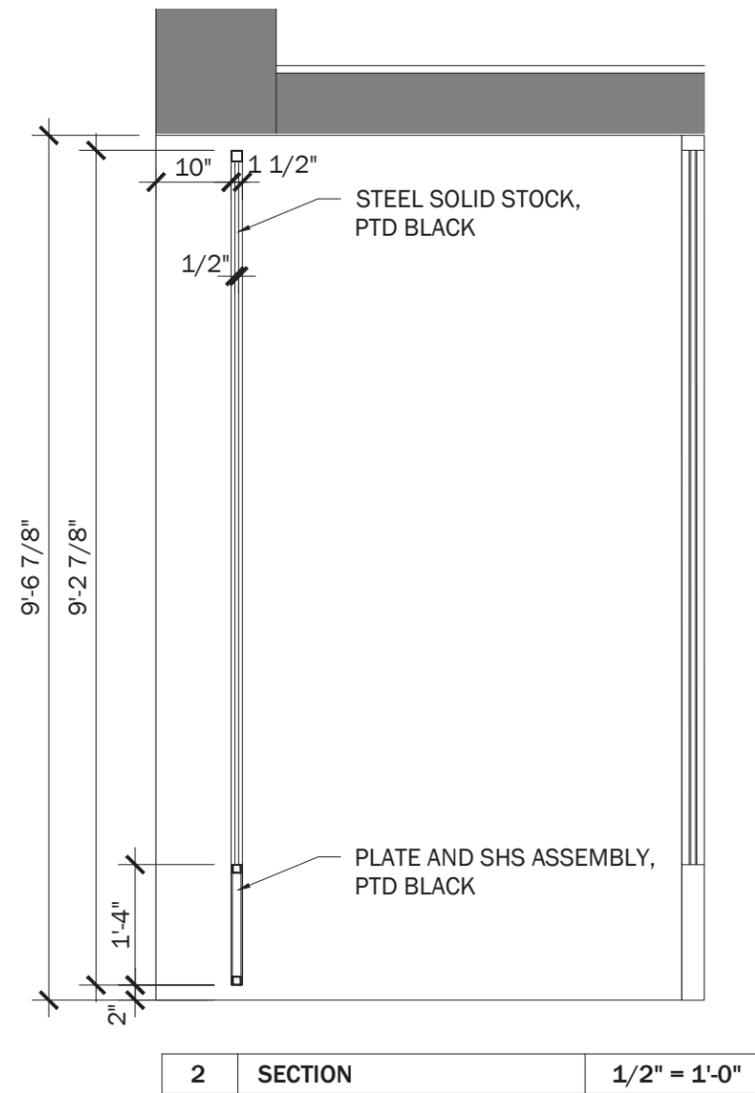
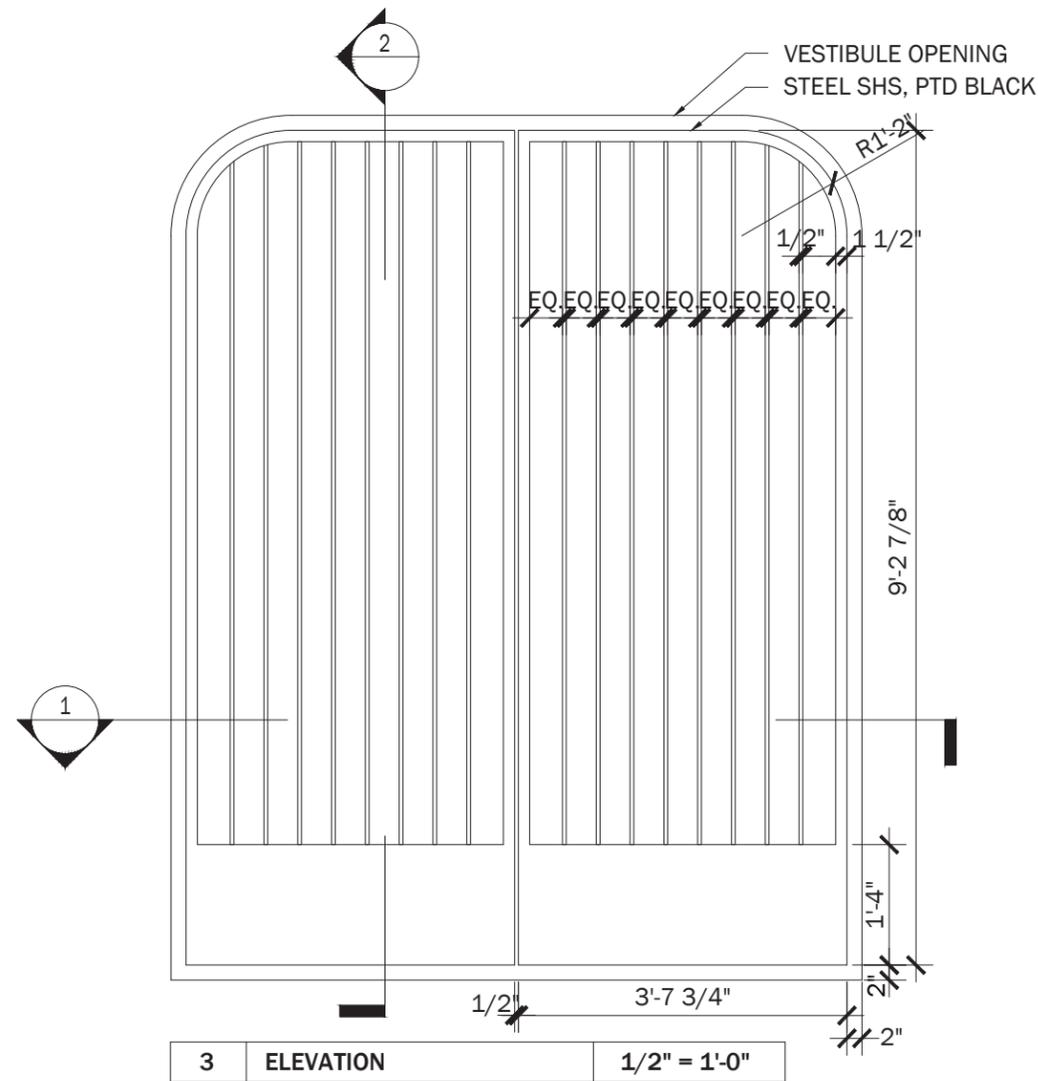
385 Greenwich – PROPOSED RESIDENTIAL VESTIBULE



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385 Greenwich — PROPOSED RESIDENTIAL ENTRY GATE

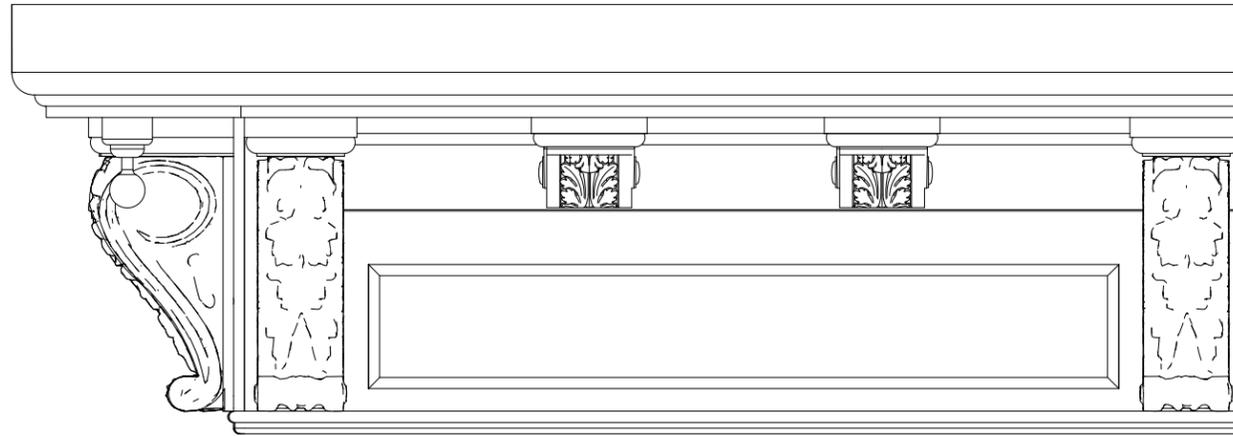
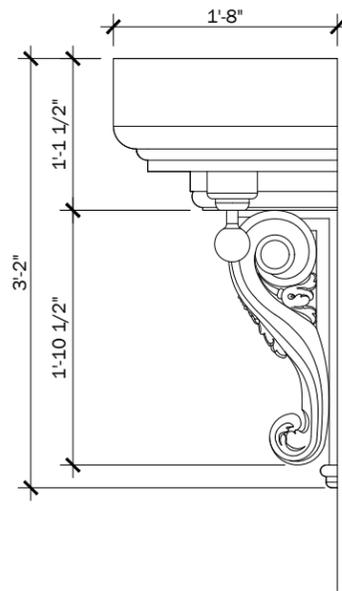


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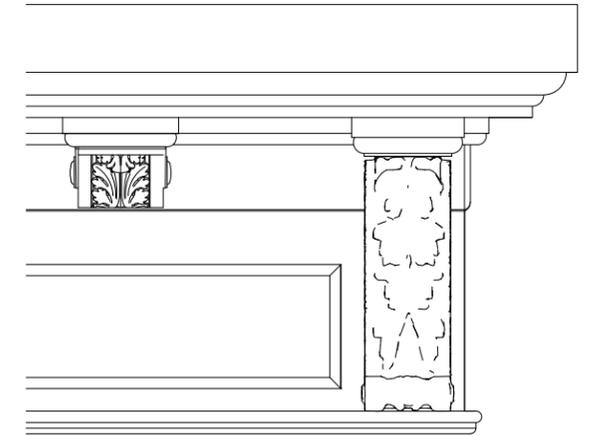
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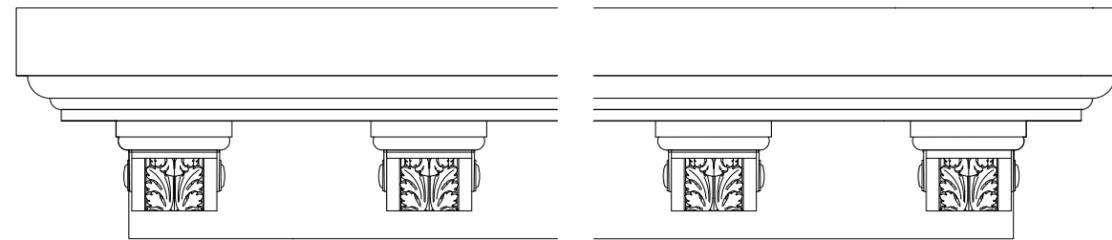


CORNER

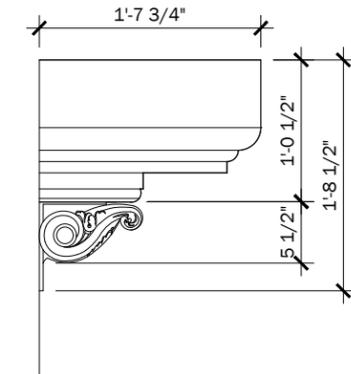


RETURN AT TERMINATION

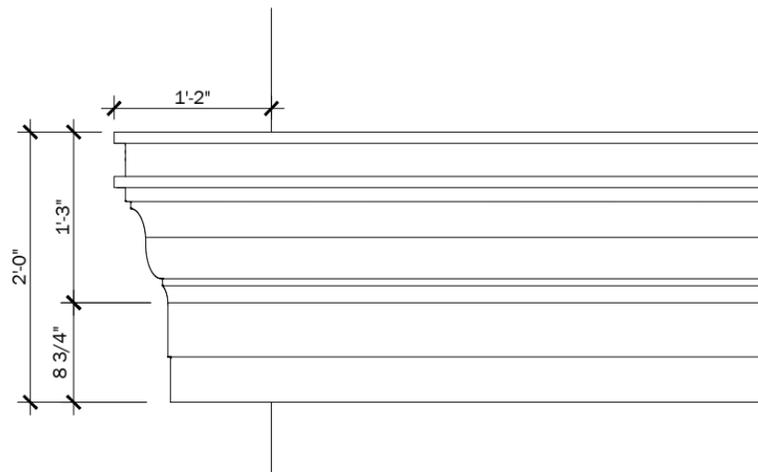
4 CORNICE @ GREENWICH & N. MOORE 3/4" = 1'-0"



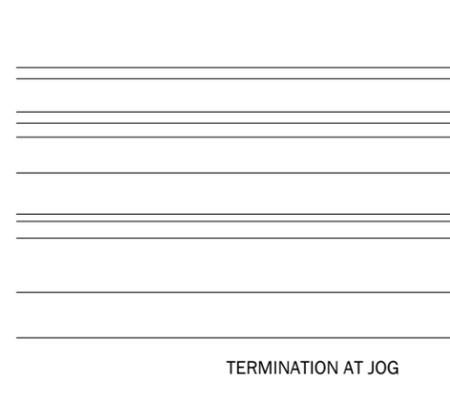
RETURN AT TERMINATIONS



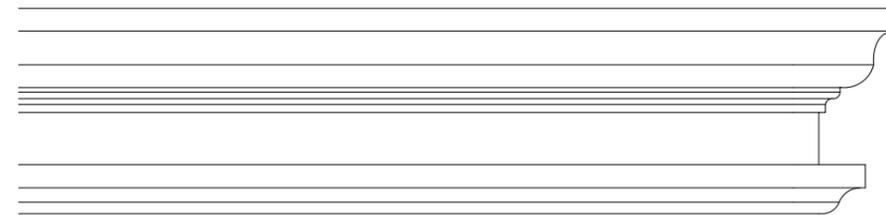
3 CORNICE @ 71 N MOORE 3/4" = 1'-0"



2 CORNICE @ COMMERCIAL 3/4" = 1'-0"



TERMINATION AT JOG



RETURN AT TERMINATION

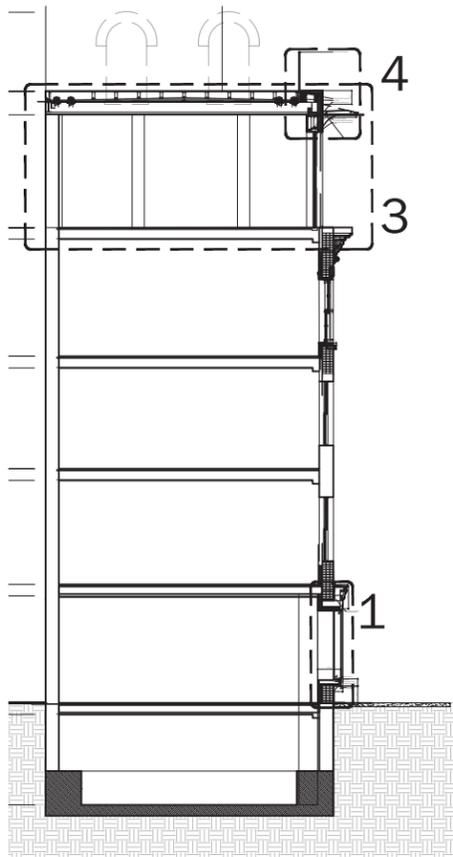
1 CORNICE @ RES. ENTRY 3/4" = 1'-0"

385 Greenwich – CORNICE DETAILS

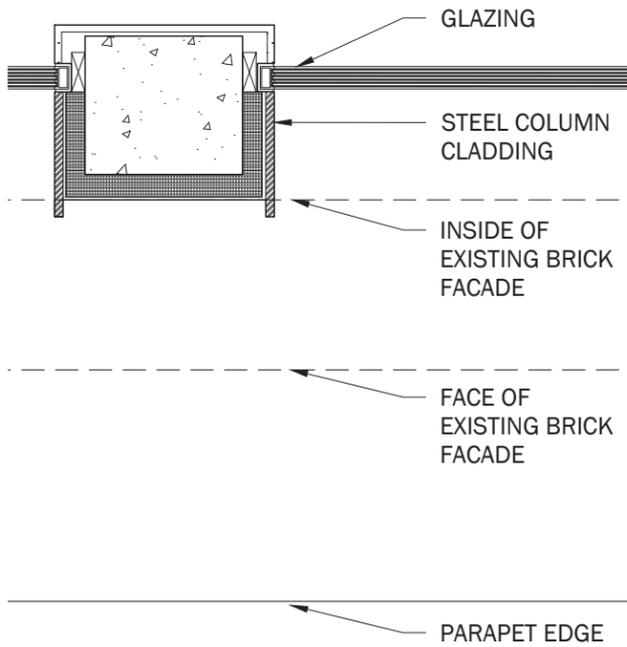


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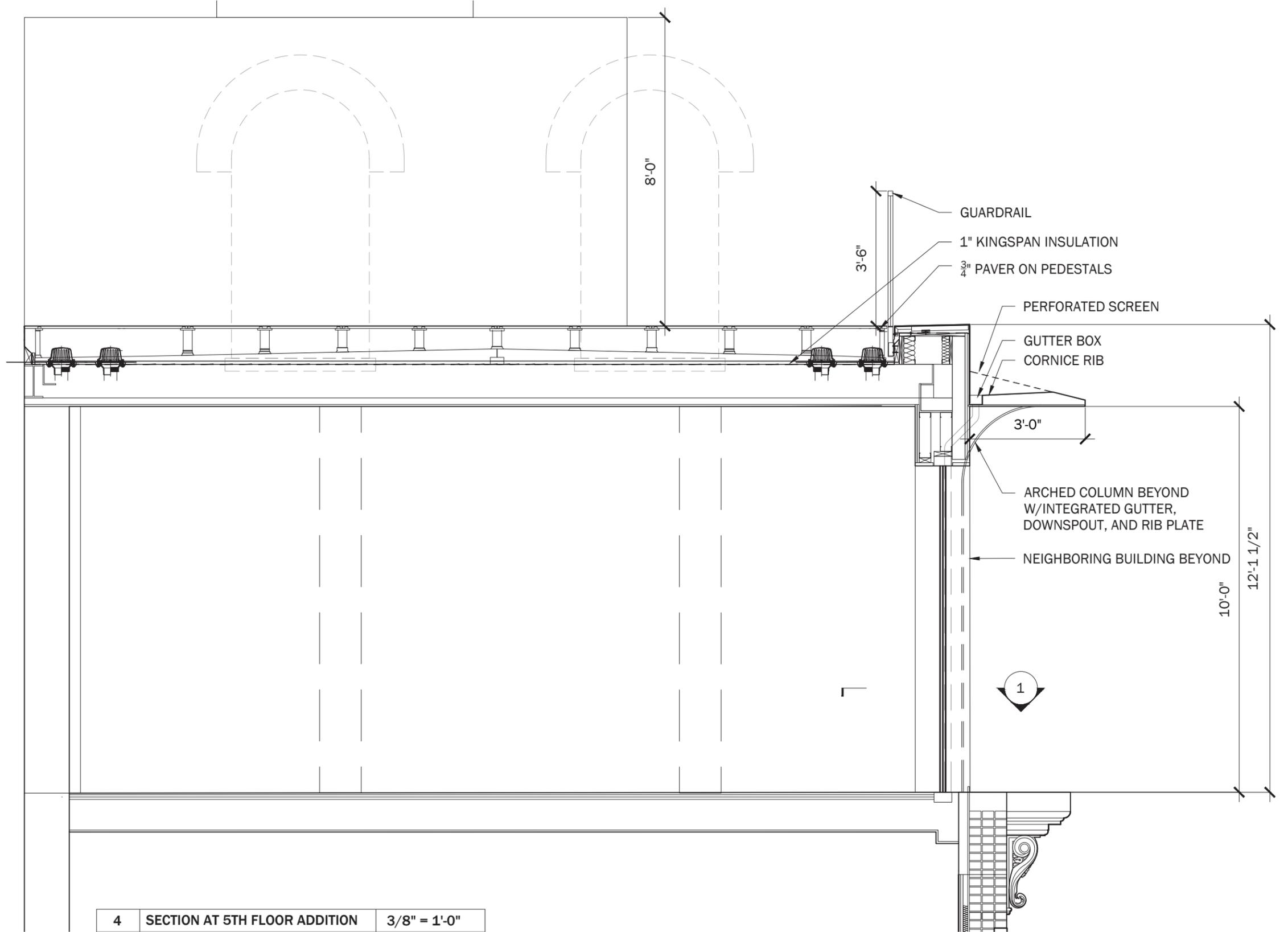
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SECTION DETAIL KEY



1 PLAN SECTION AT 5TH FL TYP. COL. 3/4" = 1'-0"



4 SECTION AT 5TH FLOOR ADDITION 3/8" = 1'-0"

385 Greenwich – ROOFTOP ADDITION SECTION

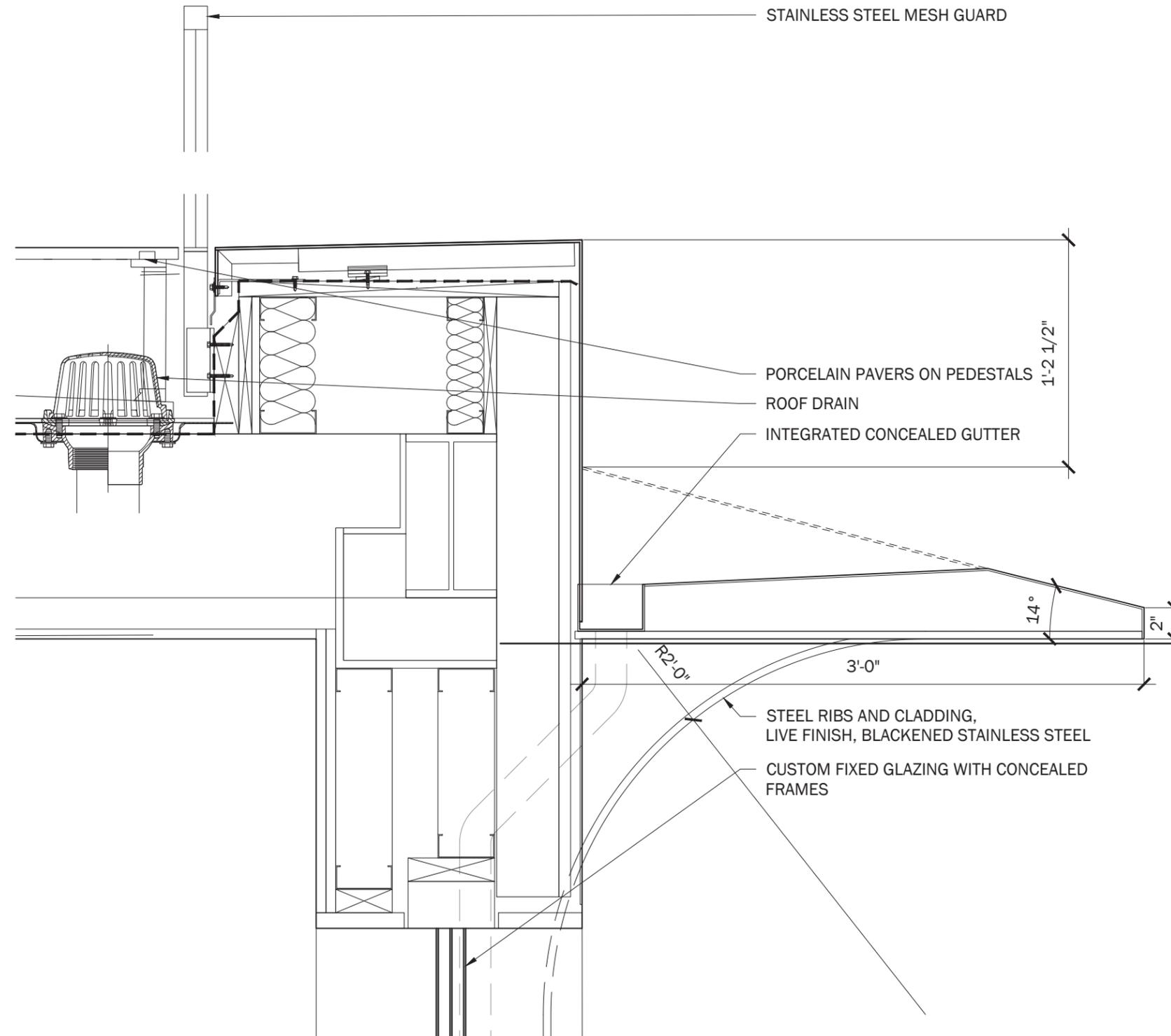
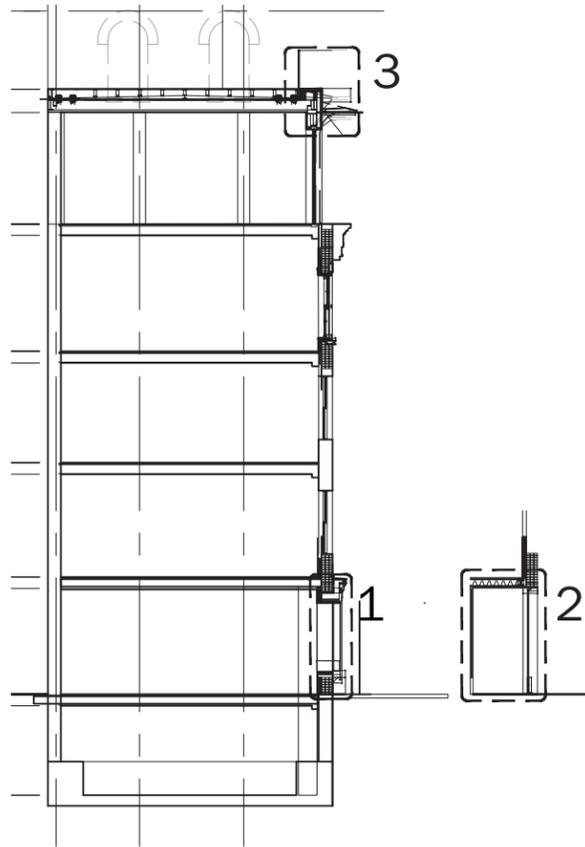


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| | | |
|---|------------------------------|----------------|
| 3 | ROOFTOP ADDITION HEAD DETAIL | 1 1/2" = 1'-0" |
|---|------------------------------|----------------|

385 Greenwich – 5TH FLOOR CORNICE DETAILS



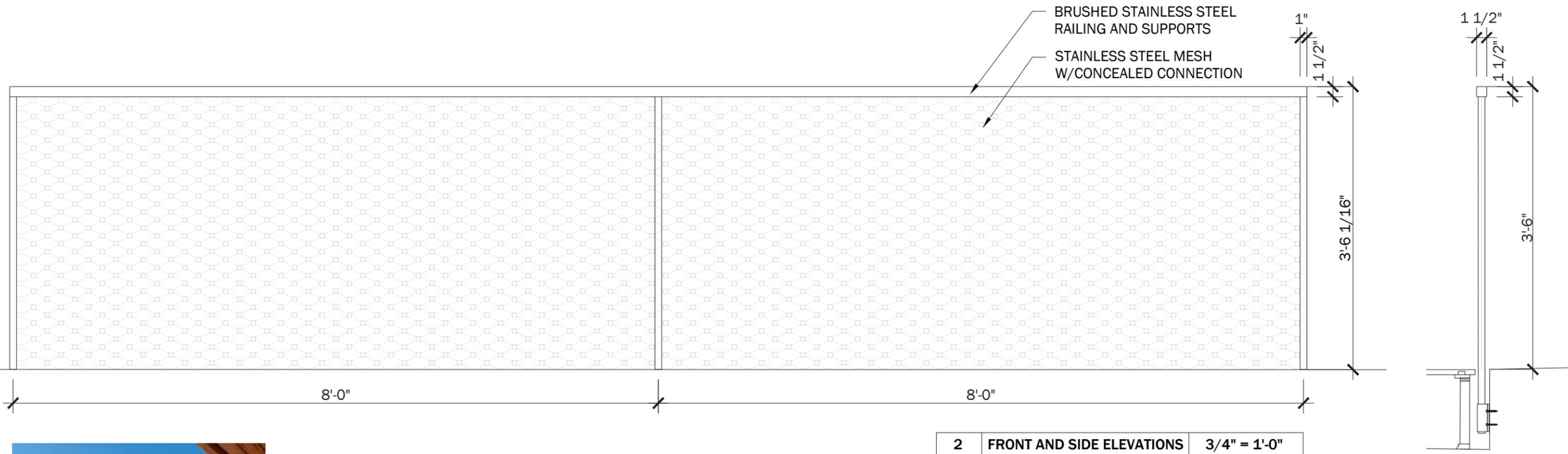
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Geländerfüllung (Outdoor)
RAILING INFILL (OUTDOOR)

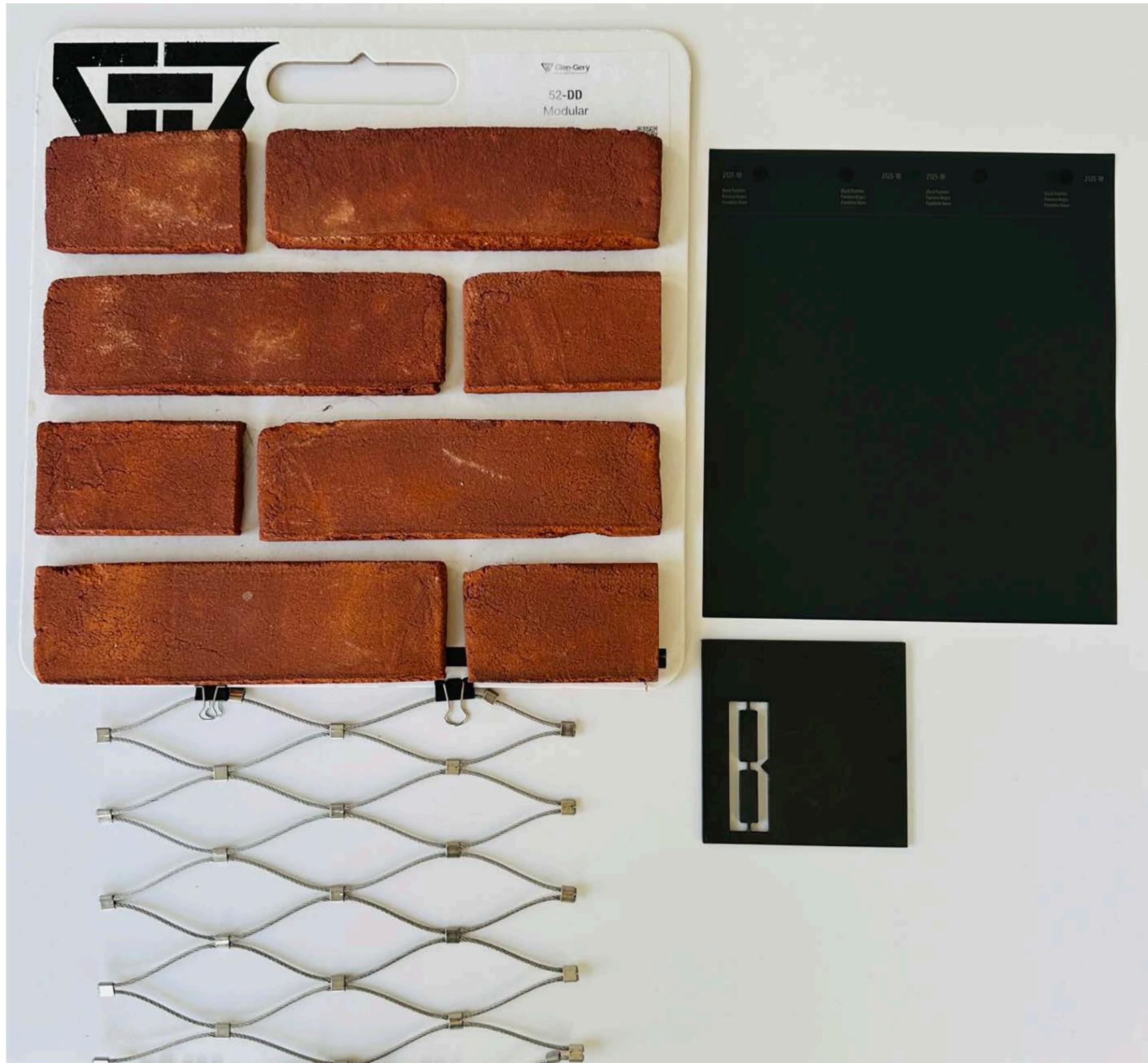
// Kulturhof Stanggass, Berchtesgaden, Deutschland
// Geländerfüllung und Absturzsicherung
// X-TEND®: 124 m², ø 60 mm, ø 1,5 mm

// Kulturhof Stanggass, Berchtesgaden, Germany
// Railing infill and fall protection
// X-TEND®: 124 m², ø 60 mm, ø 1,5 mm



1 SPEC AND INSTALL EXAMPLE NTS



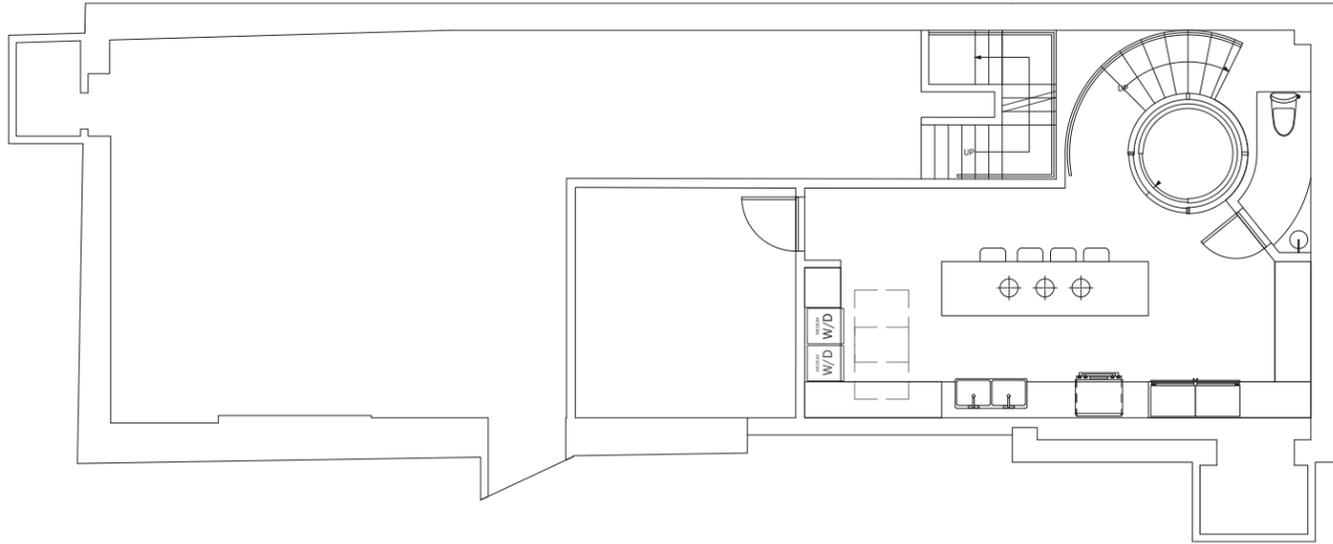


385 Greenwich — **PROPOSED ROOF DECK RAILING**

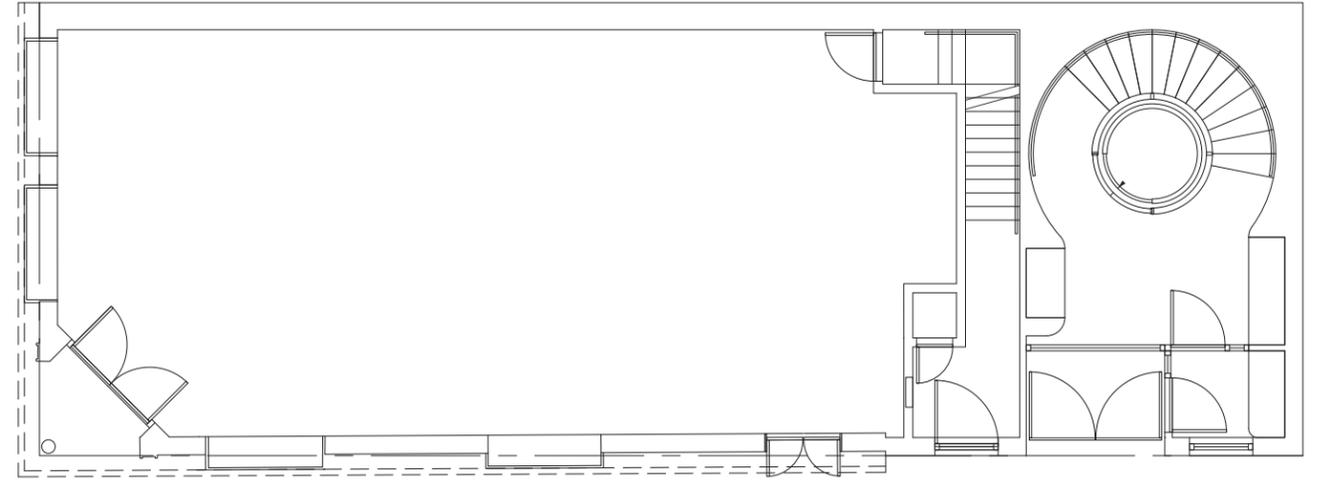


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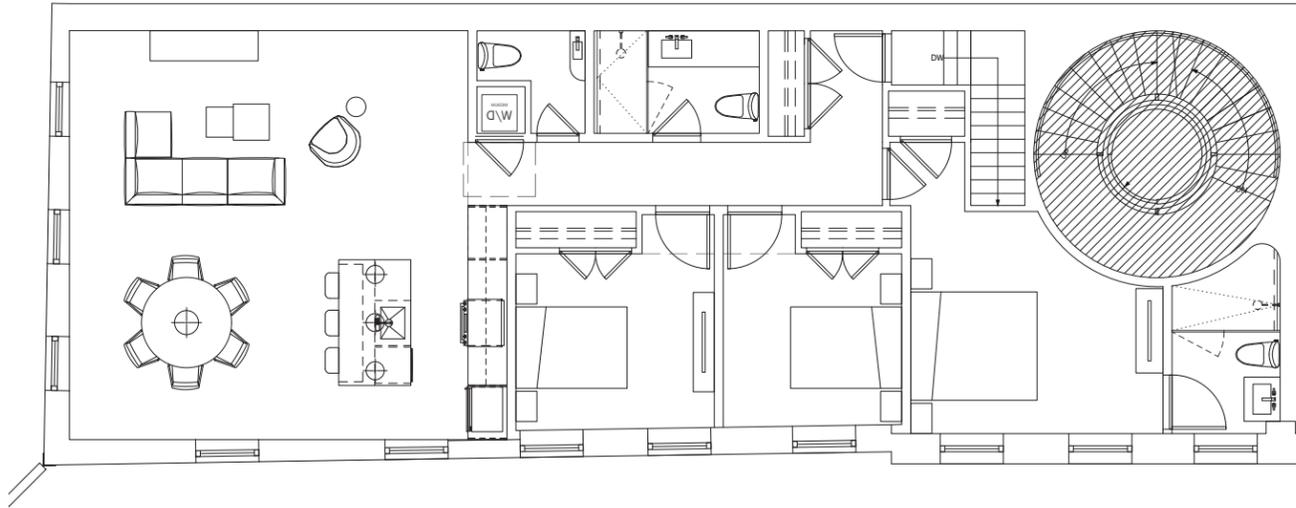
PROJECT NUMBER 25.59
DATE March 24, 2026



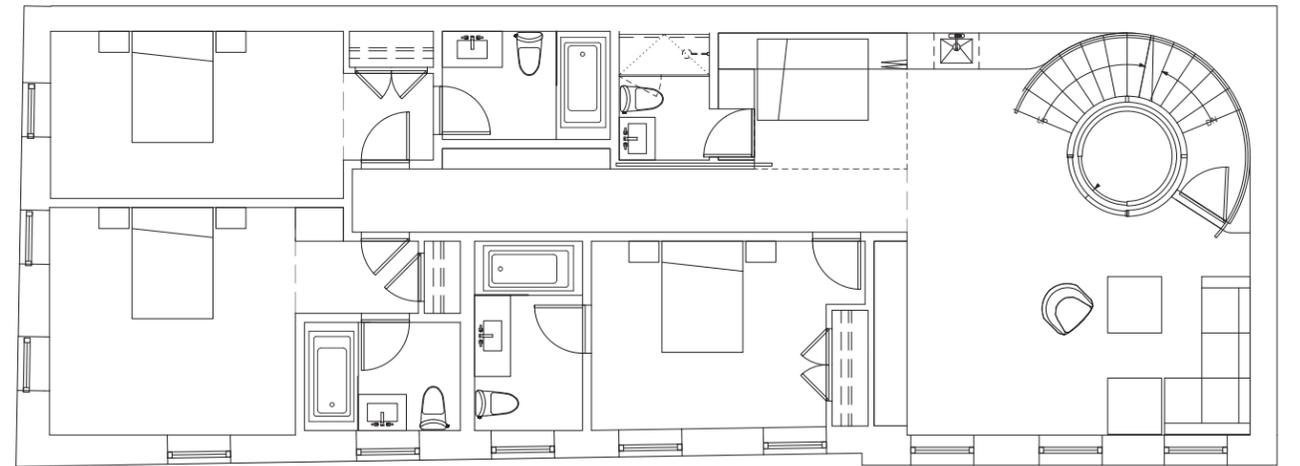
CELLAR PLAN



GROUND FLOOR PLAN



2ND FLOOR PLAN



3RD FLOOR PLAN

385 Greenwich — **PROPOSED PLANS**



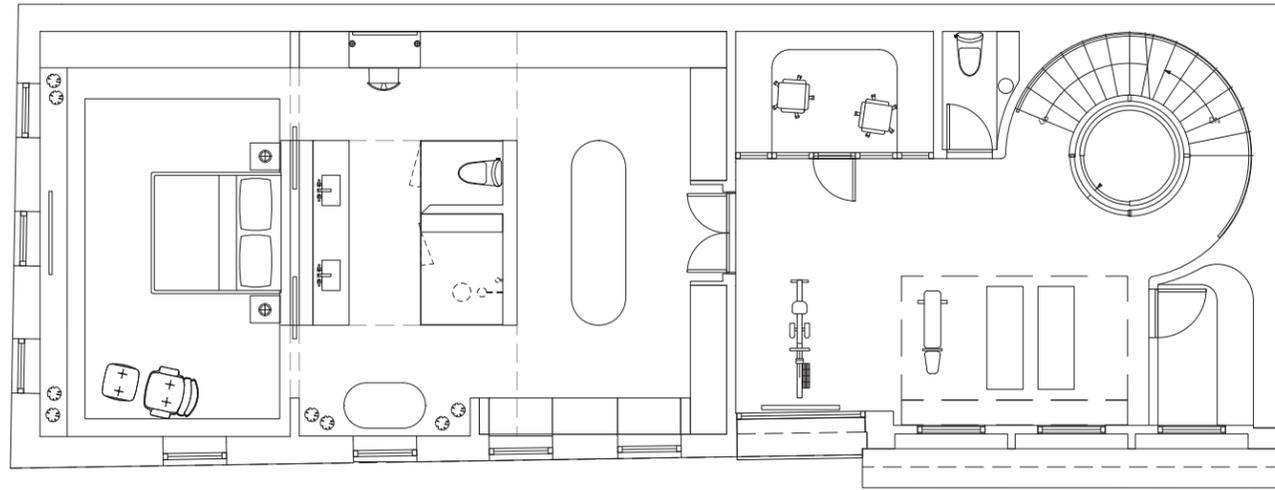
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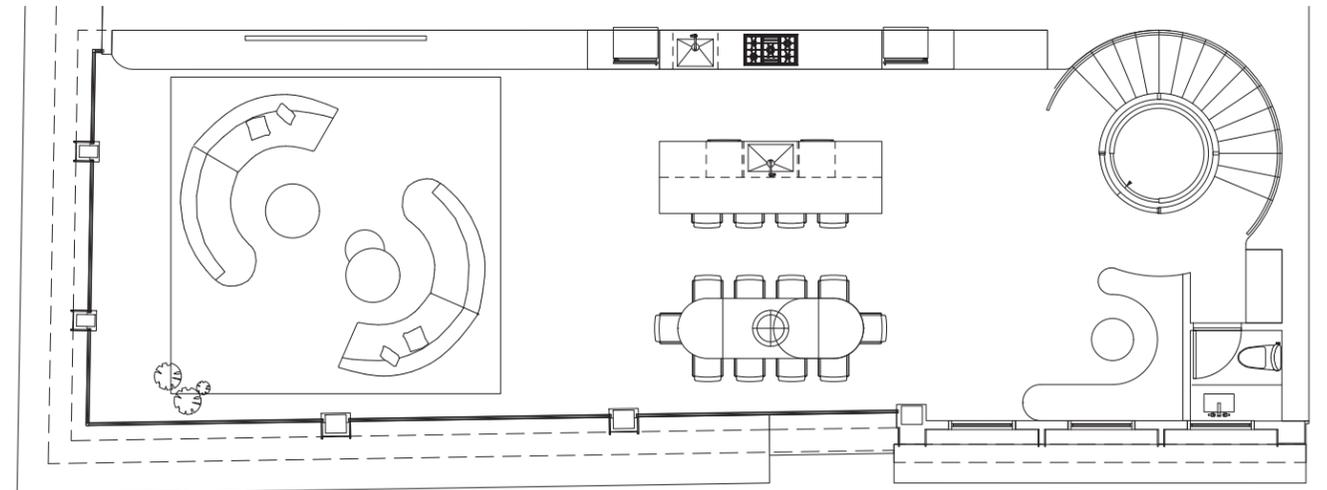
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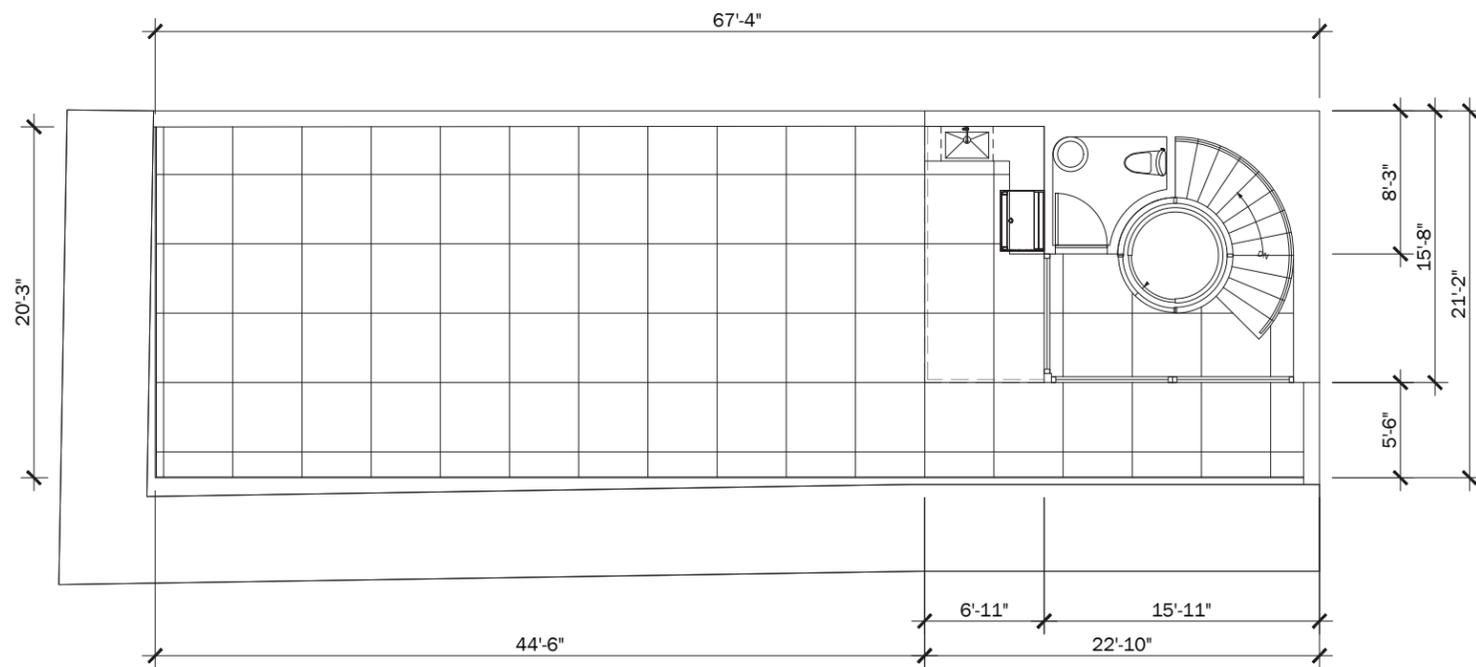
50



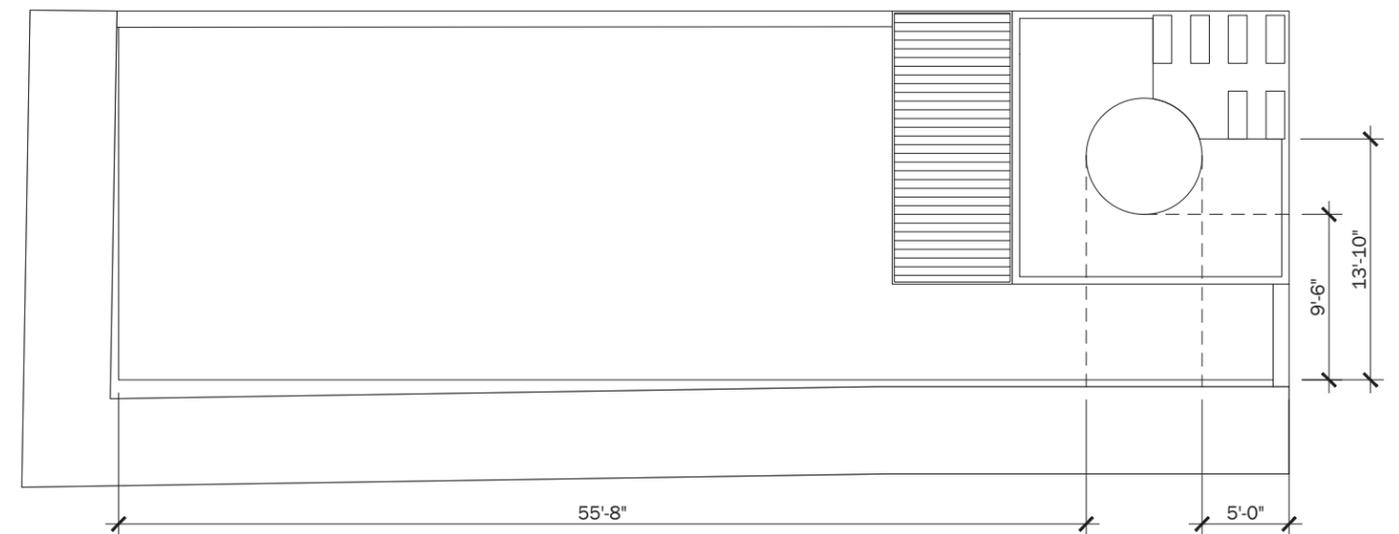
4TH FLOOR PLAN



5TH FLOOR PLAN



ROOFTOP PLAN



BULKHEAD PLAN

385 Greenwich – PROPOSED PLANS

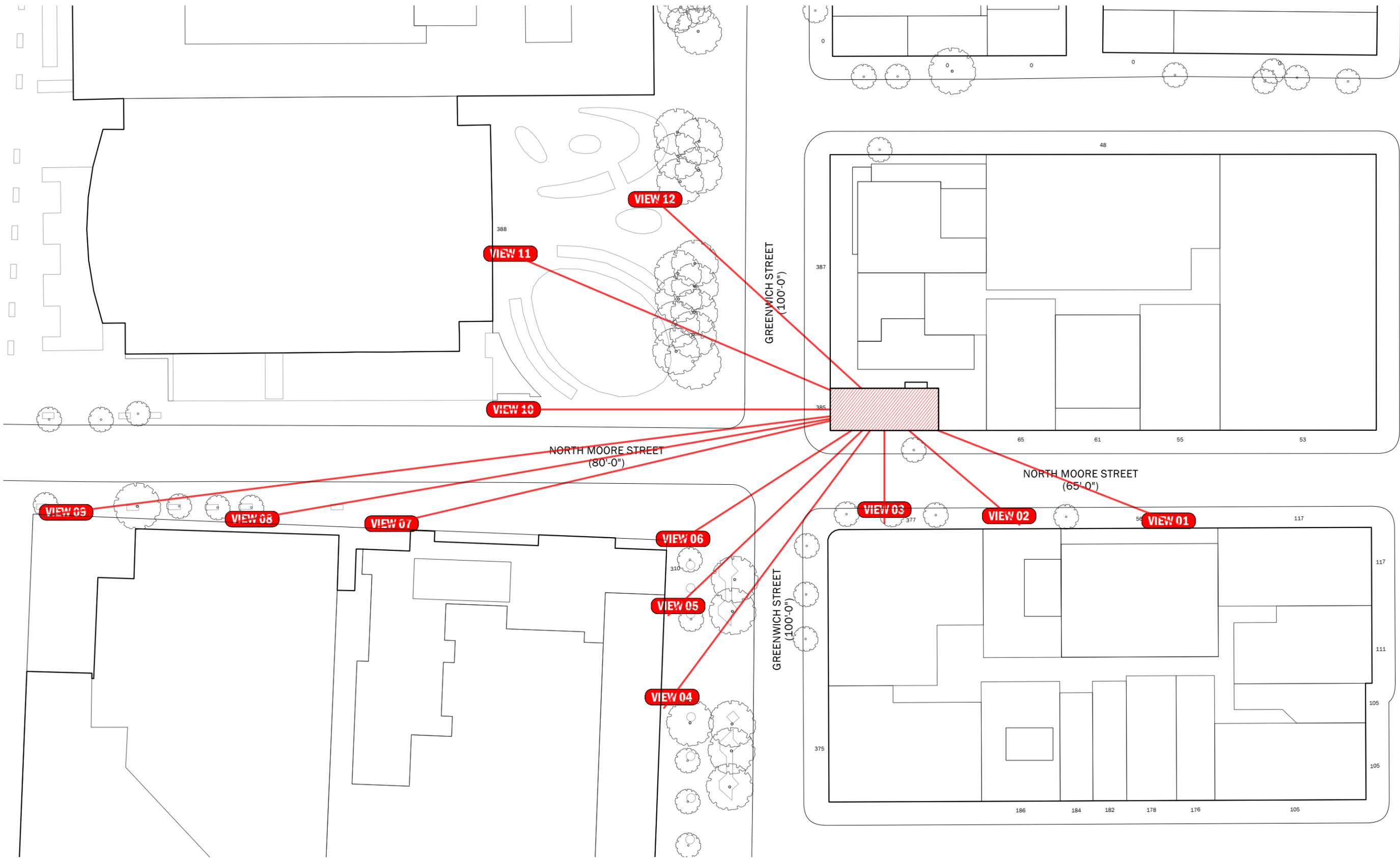


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NW

**VISIBILITY
STUDIES**



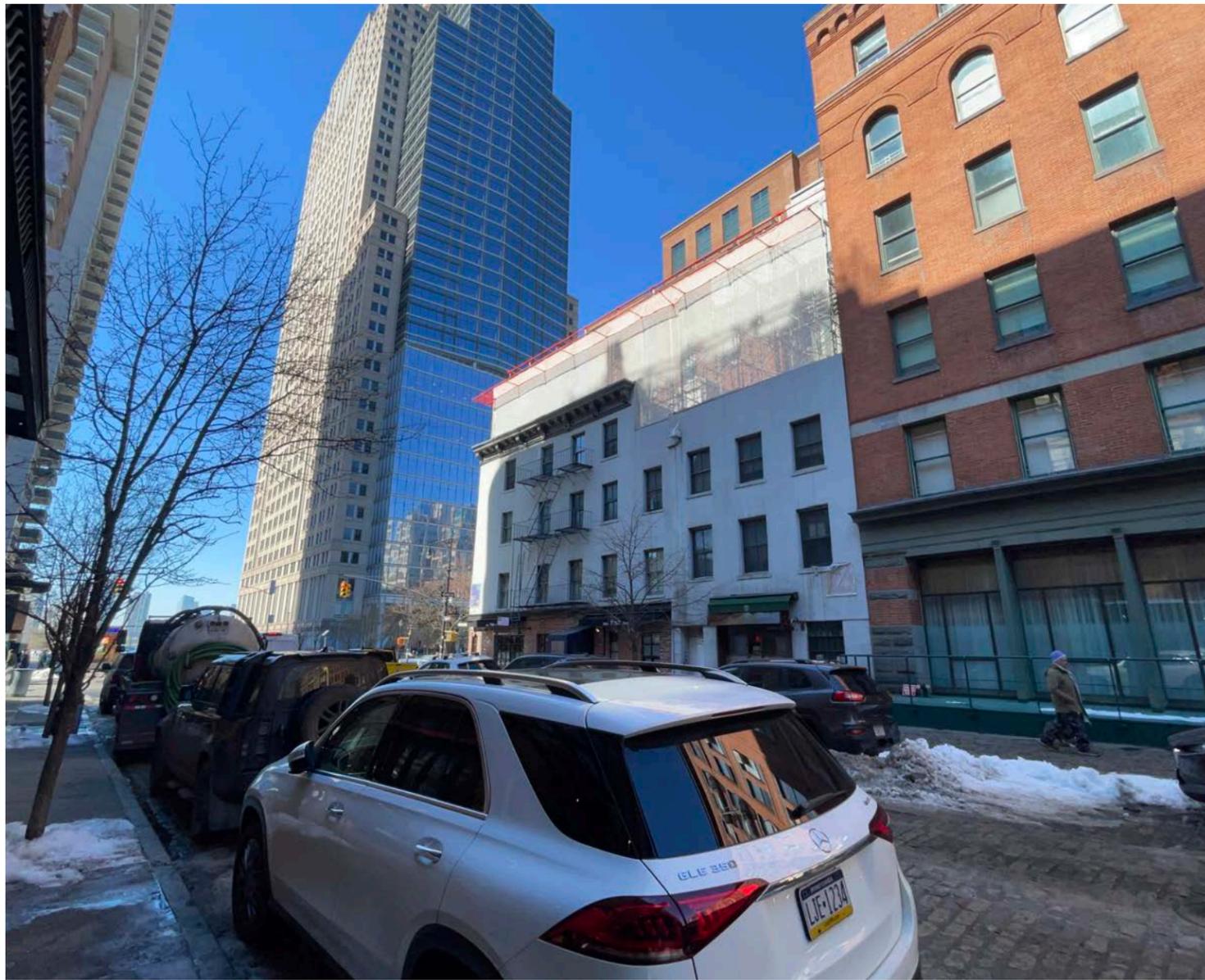
LPC VISIBILITY MAP 0'-1"=60'-0"

CAMERA LOCATIONS | VISIBILITY STUDIES

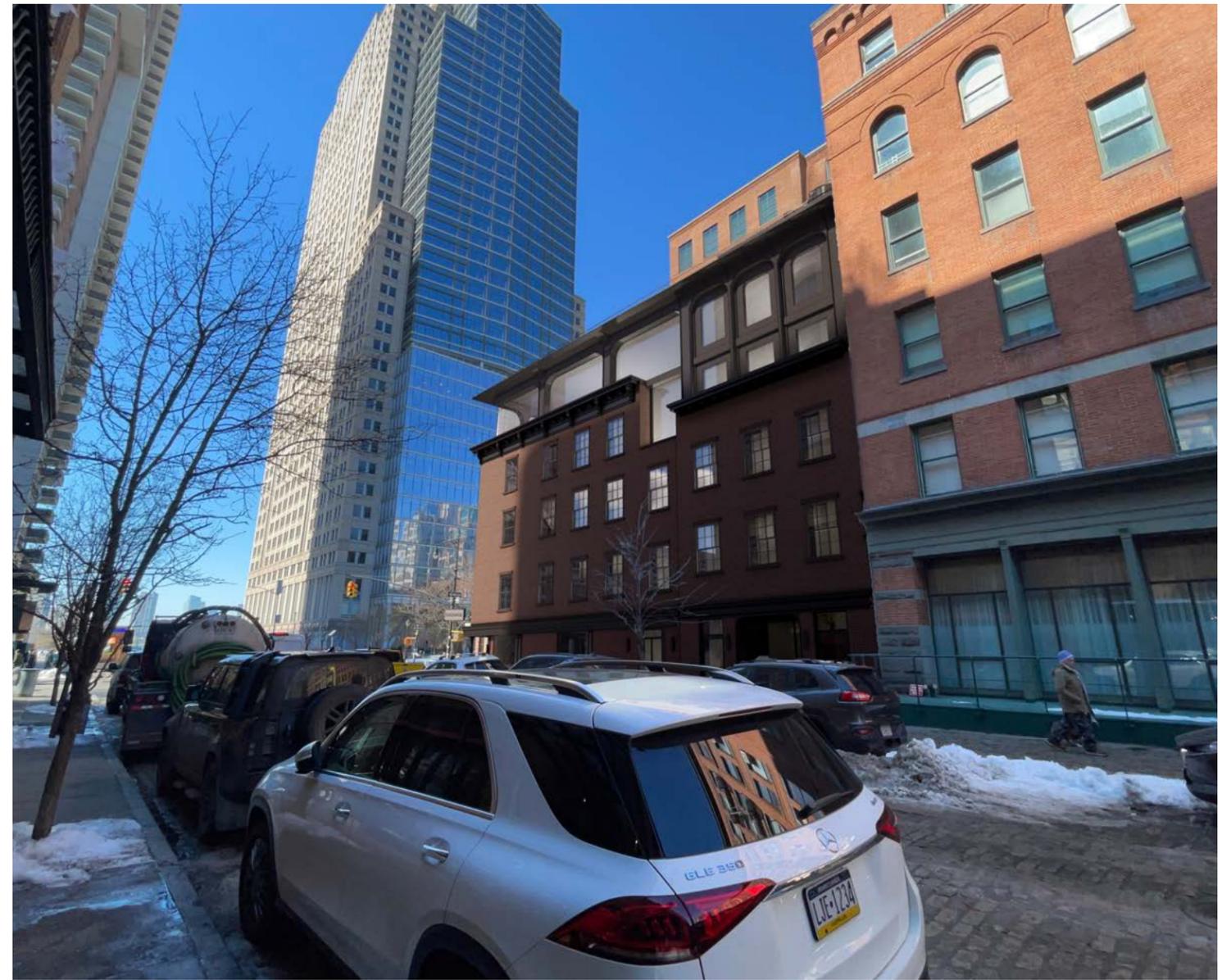


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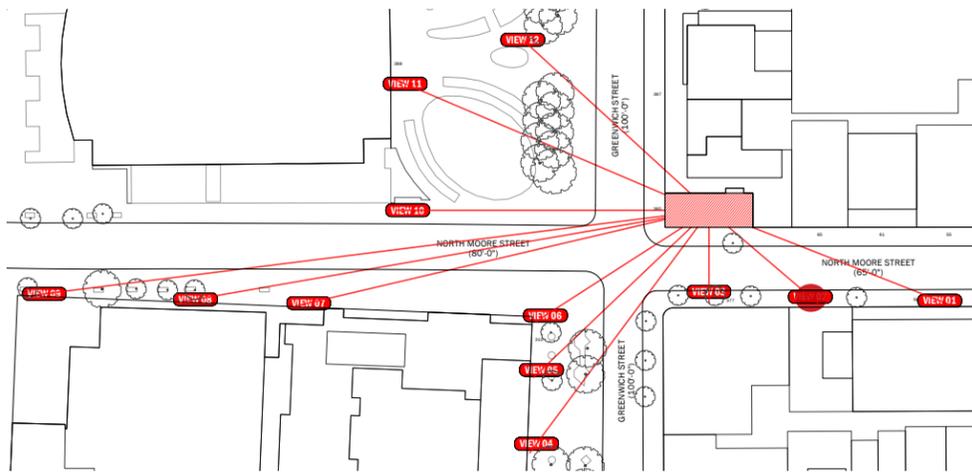
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VIEW 2: N MOORE ST +75' **MOCKUP PHOTO WITH VISIBILITY**



VIEW 2: N MOORE ST +75' | **PROPOSED**



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385 GREENWICH | VISIBILITY STUDIES

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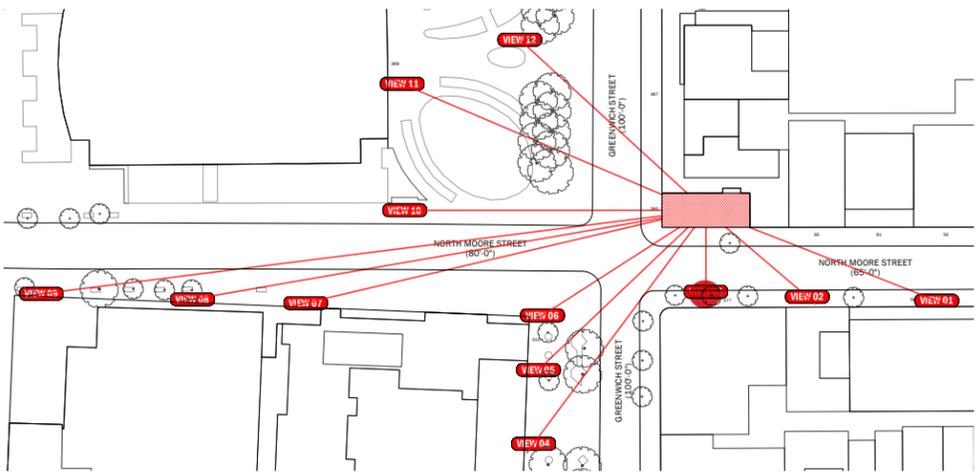
54



VIEW 3: N MOORE ST 0' | **MOCKUP PHOTO WITH VISIBILITY**



VIEW 3: N MOORE ST 0' | **PROPOSED**



385 GREENWICH | **VISIBILITY STUDIES**



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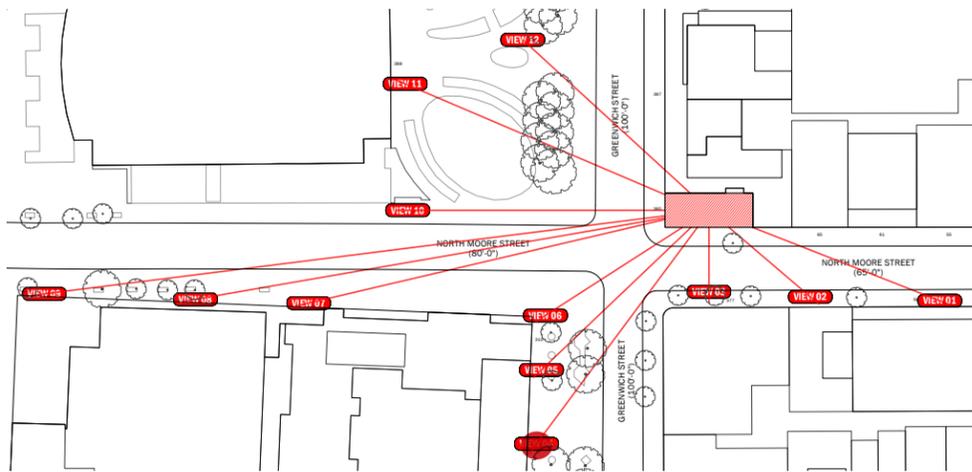
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VIEW 4: GREENWICH ST -180° | **MOCKUP PHOTO WITH VISIBILITY**



VIEW 4: GREENWICH ST -180° | **PROPOSED**



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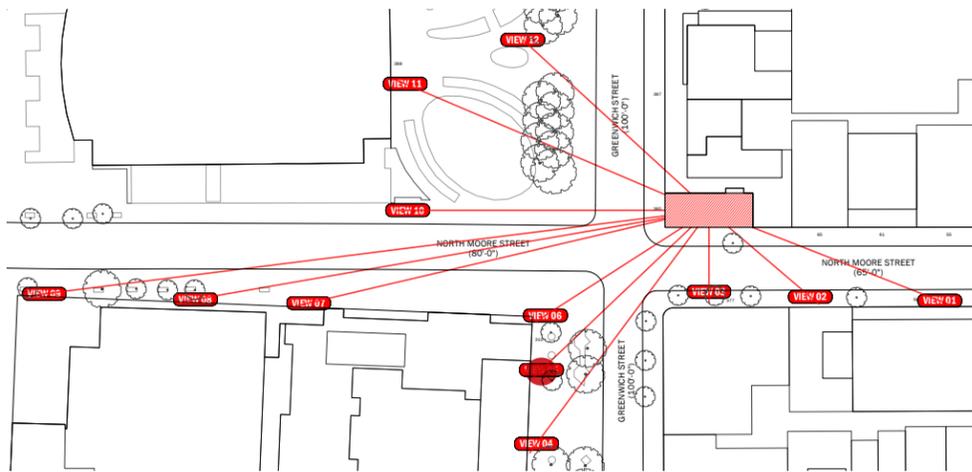
56



VIEW 5: GREENWICH ST -120' | **MOCKUP PHOTO WITH VISIBILITY**



VIEW 5: GREENWICH ST -120' | **PROPOSED**



VIEW 5: GREENWICH ST -120' | **MOCKUP PHOTO WITH VISIBILITY**

385 GREENWICH | **VISIBILITY STUDIES**



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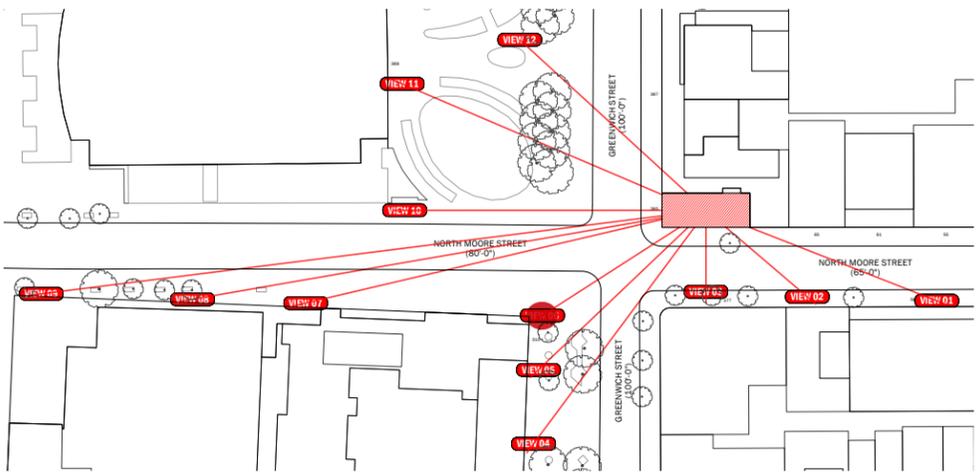
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VIEW 6: GREENWICH ST. -75' | **MOCKUP PHOTO WITH VISIBILITY**



VIEW 6: GREENWICH ST. -75' | **PROPOSED**



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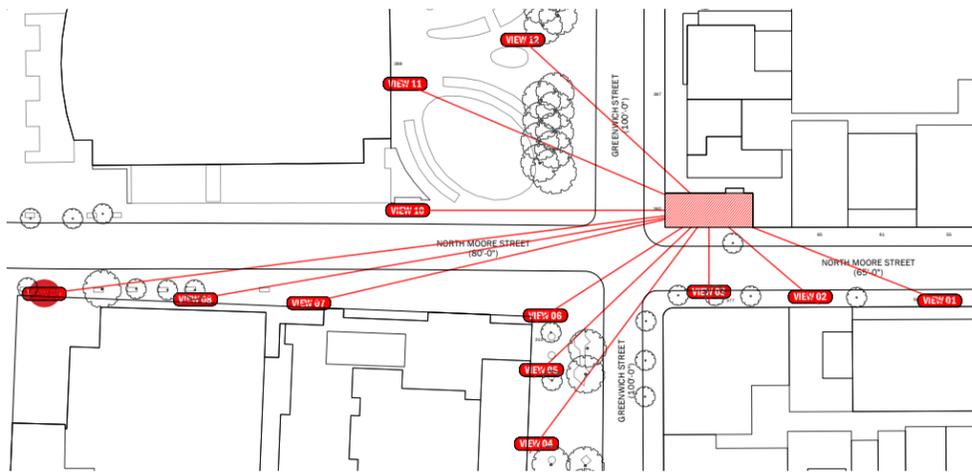
58



VIEW 9: N MOORE ST. -525' | **MOCKUP PHOTO WITH VISIBILITY**



VIEW 9: N MOORE ST. -525' | **PROPOSED**



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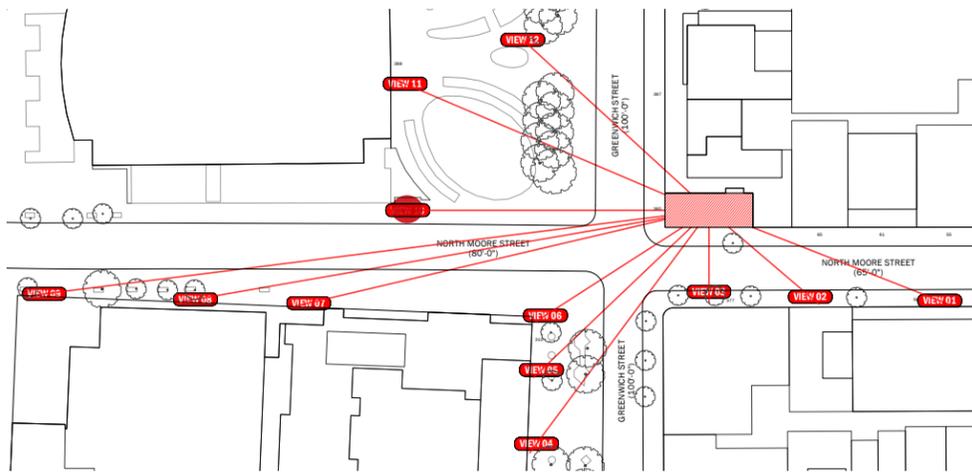
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DATE March 24, 2026



VIEW 10: GREENWICH ST. 0' | **MOCKUP PHOTO WITH VISIBILITY**



VIEW 10: GREENWICH ST. 0' | **PROPOSED**



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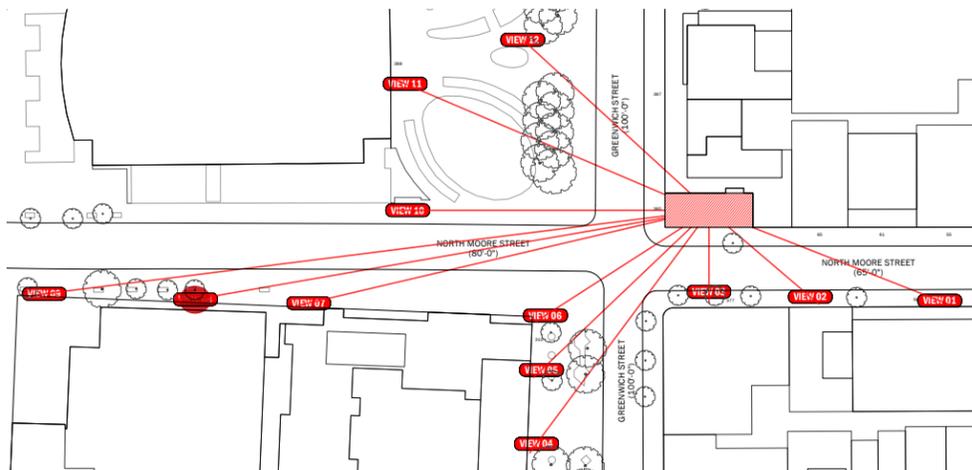
60



VIEW 8: N MOORE ST. -390' | **MOCKUP PHOTO WITH VISIBILITY**



VIEW 8: N MOORE ST. -390' | **PROPOSED**



385 GREENWICH | **VISIBILITY STUDIES**



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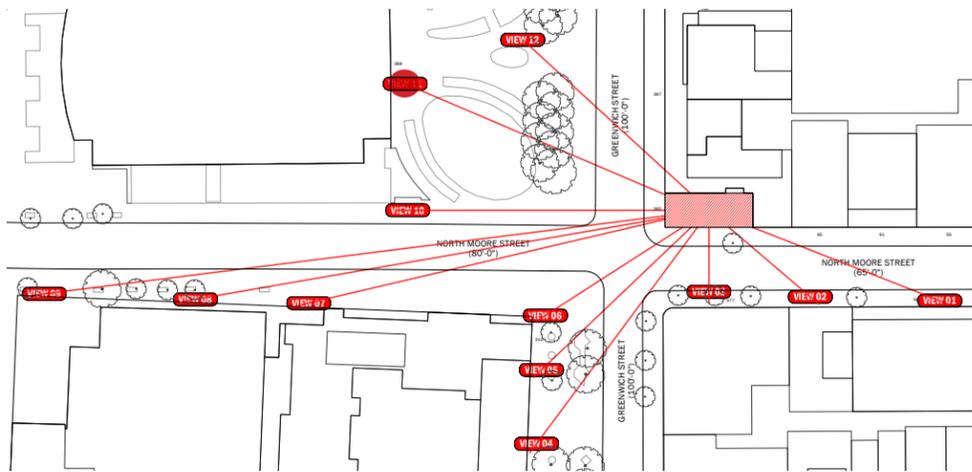
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VIEW 11: GREENWICH ST +105' | **MOCKUP PHOTO WITH VISIBILITY**



VIEW 11: GREENWICH ST +105' | **PROPOSED**



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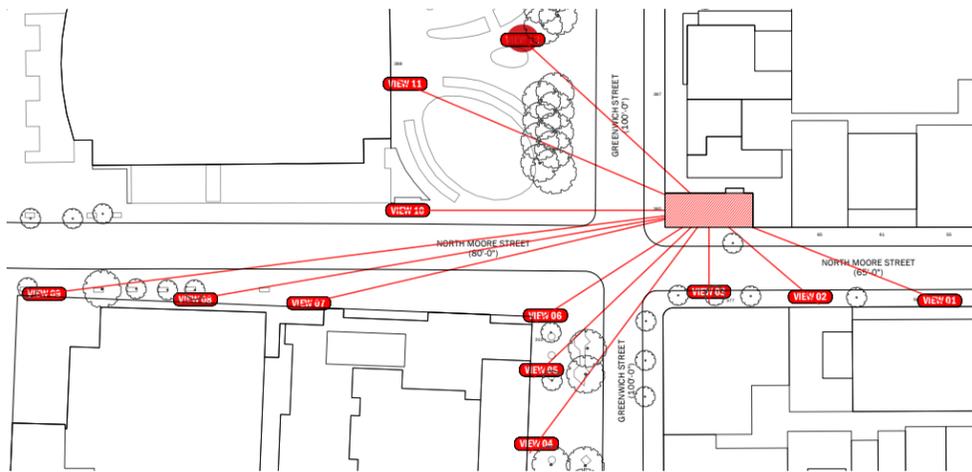
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VIEW 12: GREENWICH ST +135' | **MOCKUP PHOTO WITH VISIBILITY**



VIEW 12: GREENWICH ST +135' | **PROPOSED**



VIEW 12: GREENWICH ST +135' | **MOCKUP PHOTO WITH VISIBILITY**

385 GREENWICH | **VISIBILITY STUDIES**



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385 Greenwich — **PROPOSED DESIGN**



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PROJECT NUMBER 25.59
DATE March 24, 2026

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THANK YOU

March 24, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 2, LPC-26-06268

385 Greenwich Street – Tribeca West Historic District Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 161 754 2576

Passcode: 011326

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.

WM

APPENDIX



Greenwich Street (1914, Old NYC Photos)



Greenwich Street (1914, Old NYC Photos)



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385 Greenwich — **HISTORIC CONTEXT**

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16 N Moore Street



385 Greenwich — HISTORIC CONTEXT



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1998 (HQ)



1998 (HQ)



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385 Greenwich

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1940 TAX PHOTO



PROPOSED CORNICE RESTORATION AT 385 GREENWICH



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385 Greenwich — **PROPOSED DESIGN**

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1940 TAX PHOTO



PROPOSED SIGNAGE RESTORATION AT 385 GREENWICH

385 Greenwich — **PROPOSED DESIGN**



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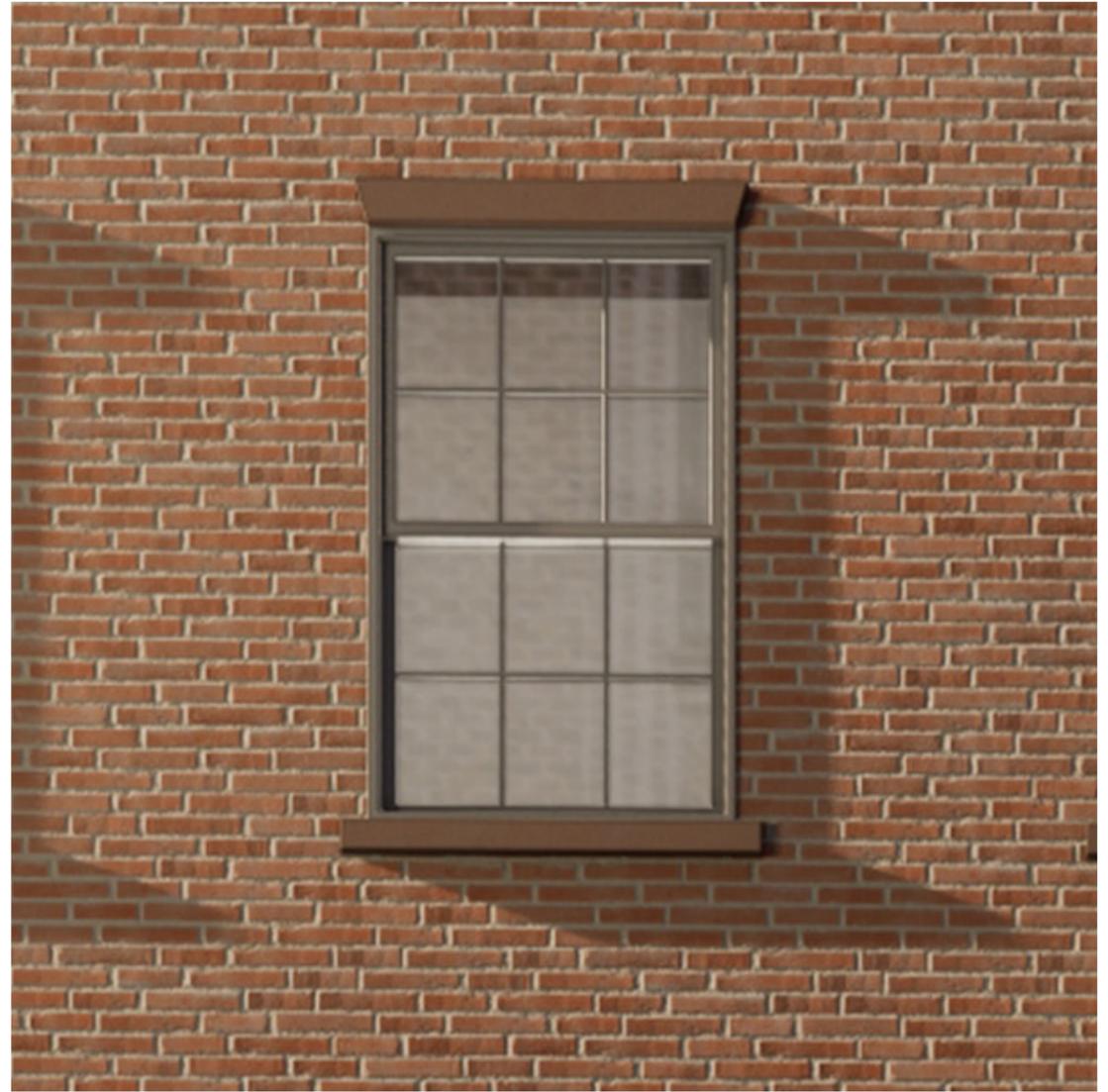
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1940 TAX PHOTO



PROPOSED 6 OVER 6 WINDOWS

385 Greenwich — **PROPOSED DESIGN**



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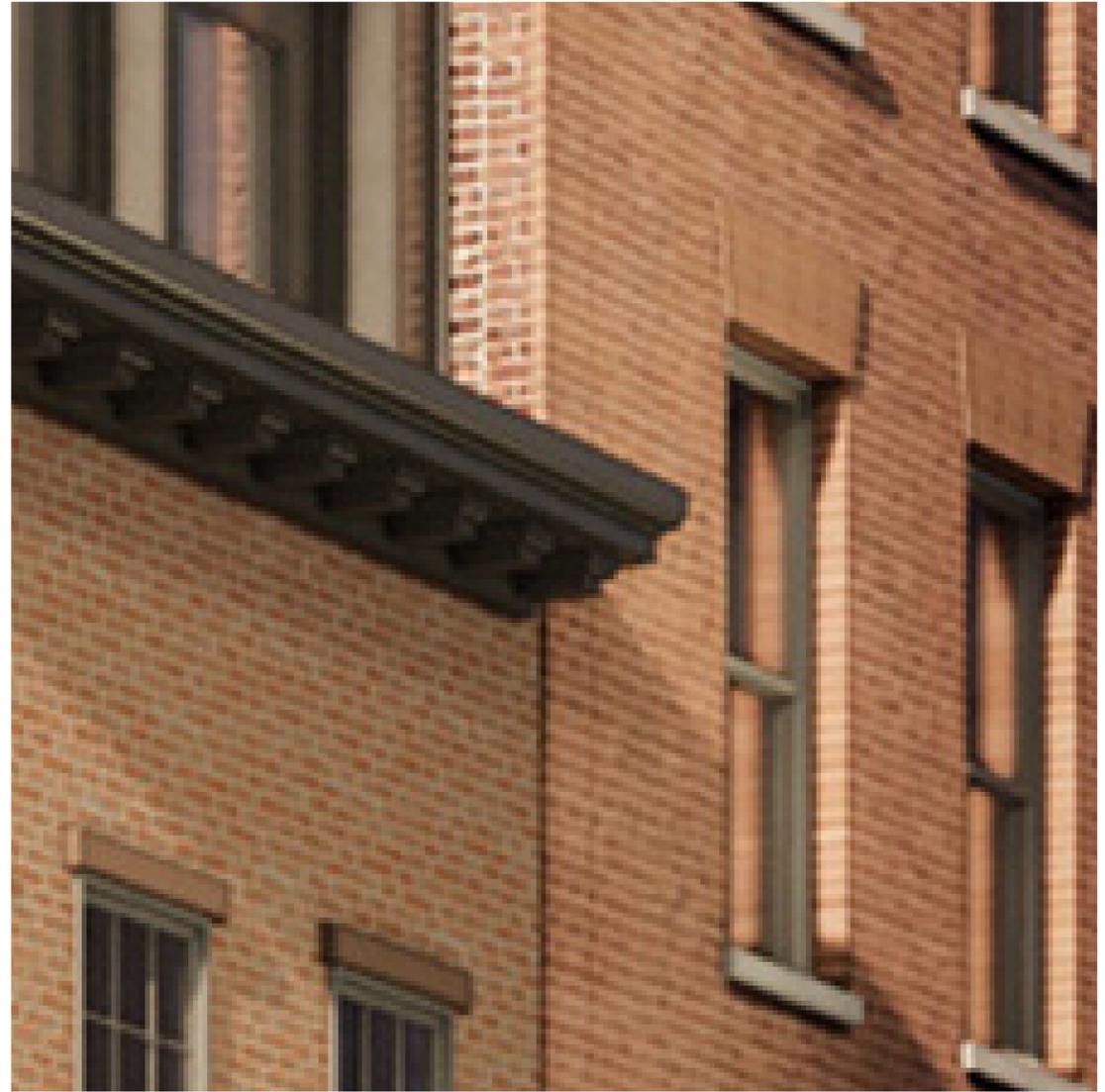
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1940 TAX PHOTO



PROPOSED CORNICE RESTORATION AT 71 N MOORE



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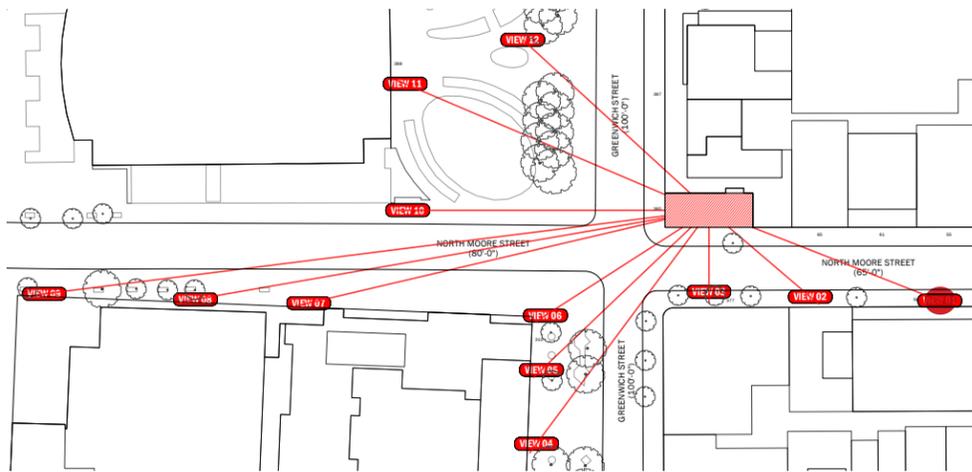
73



VIEW 1: N MOORE ST +195' | **MOCKUP PHOTO WITH VISIBILITY**



VIEW 1: N MOORE ST +195' | **PROPOSED**



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385 GREENWICH | VISIBILITY STUDIES

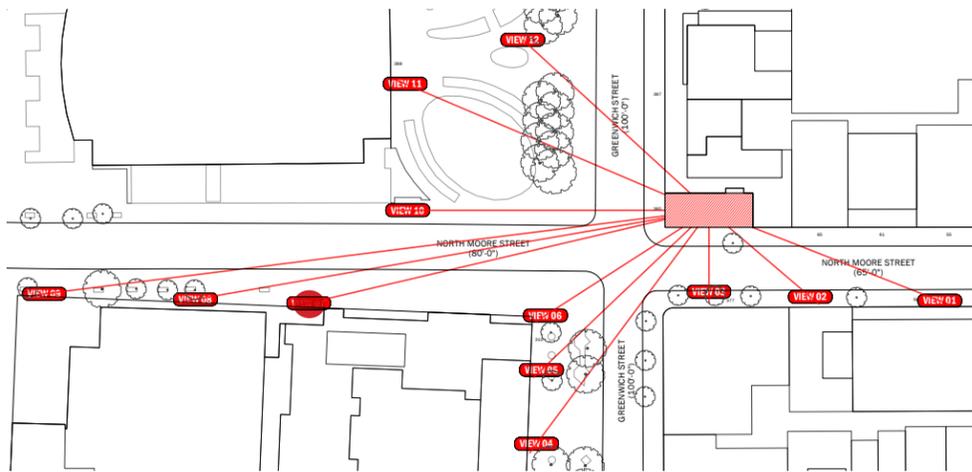
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DATE March 24, 2026



VIEW 7: N MOORE ST. -315' | **MOCKUP PHOTO WITH VISIBILITY**



VIEW 7: N MOORE ST. -315' | **PROPOSED**



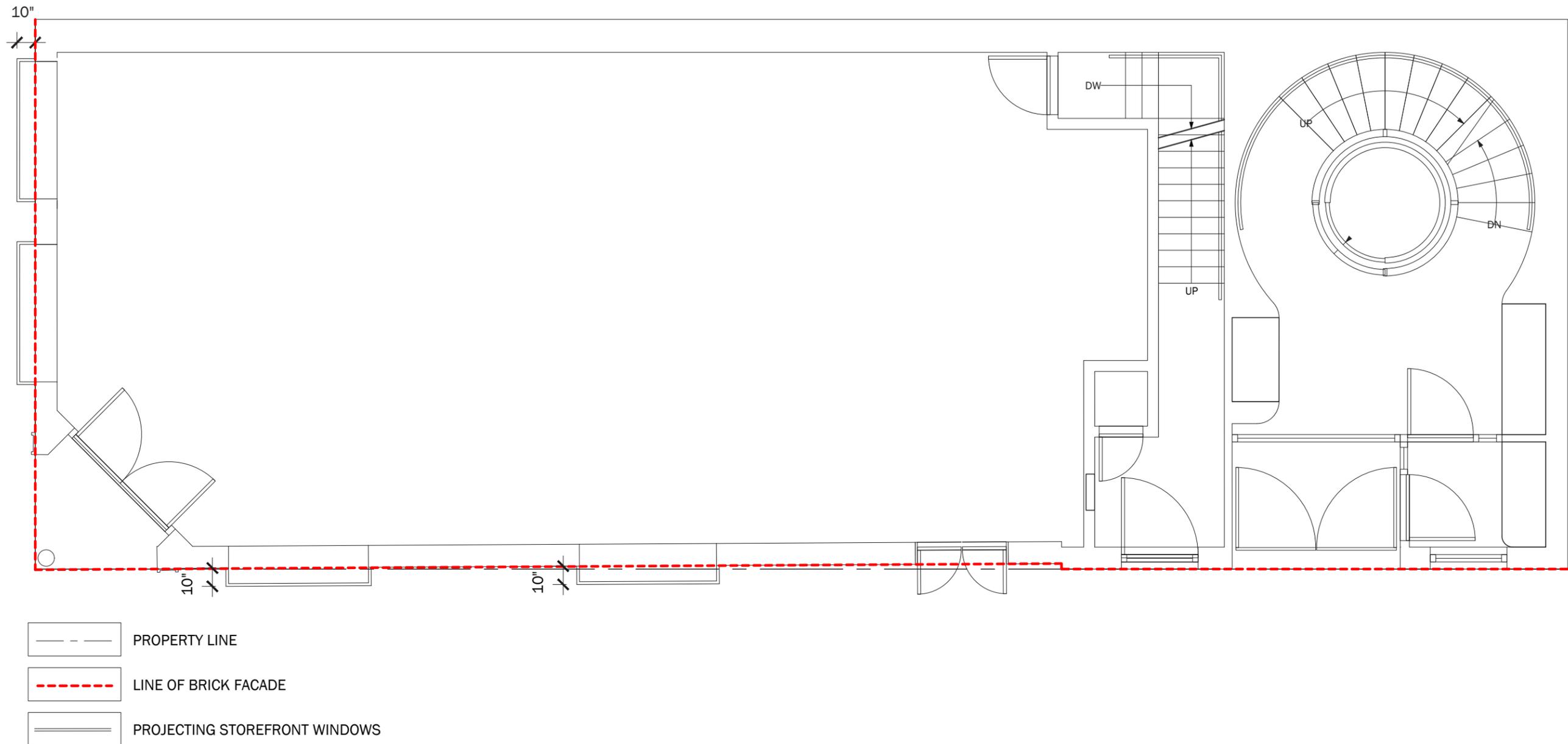
385 GREENWICH | **VISIBILITY STUDIES**



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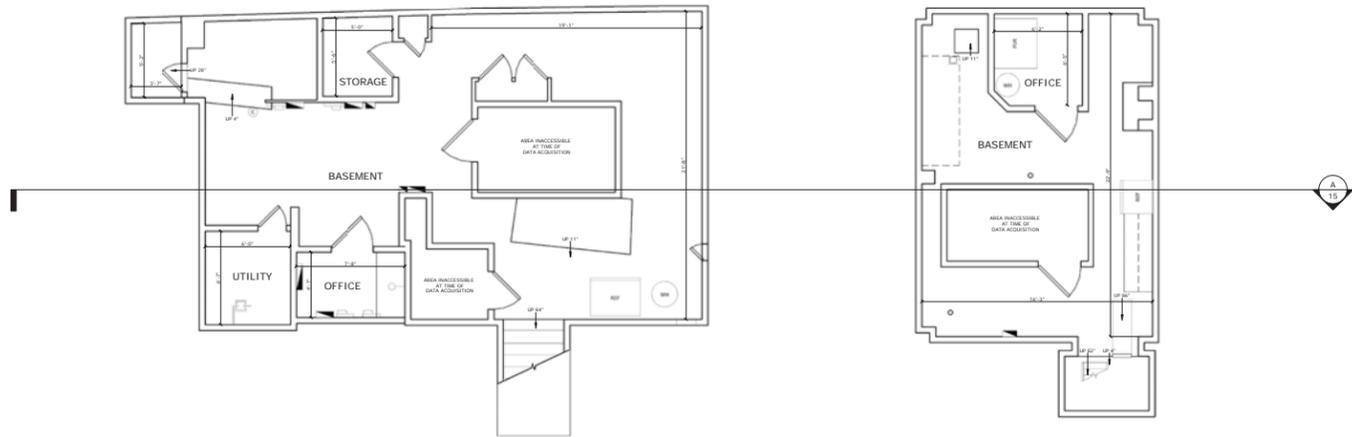
§§§ 3202.2.1.2 Architectural details.

1.2. Located 10 feet (3048 mm) or less above the sidewalk, and that project more than 4 inches (102 mm), on existing buildings or structures designated by the Landmarks Preservation Commission, may be permitted provided they do not exceed the historic projections and provided that they are approved by the Landmarks Preservation Commission, and further provided that if the projection exceeds 18 inches (457 mm), the applicant demonstrates to the Department of Transportation's satisfaction that the replacement or restoration will not adversely impact the use of the public right of way.

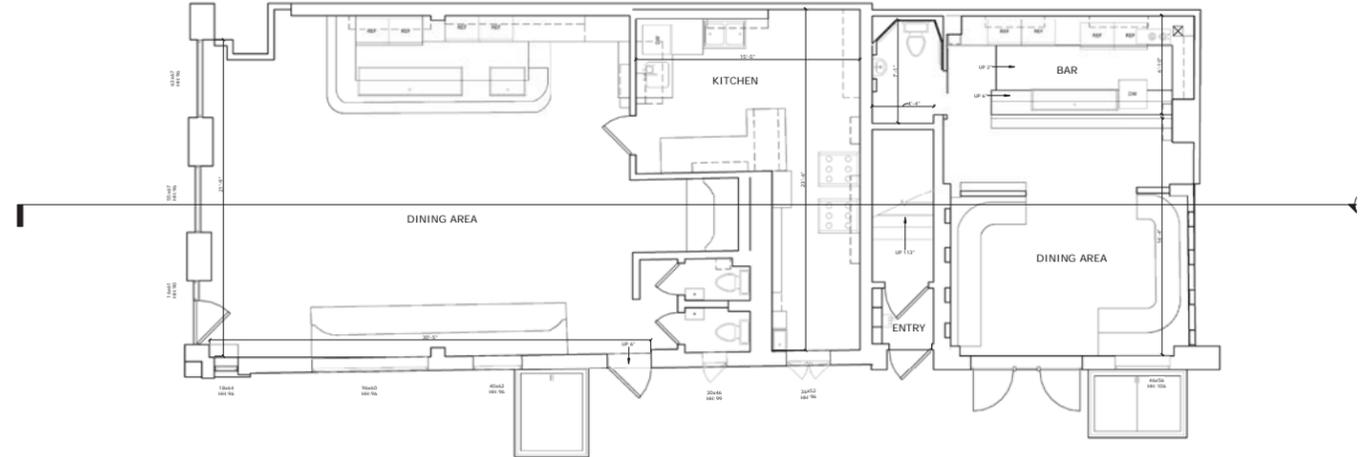
From the Tribeca West Historic District Designation Report

In 1898 the storefronts were replaced, and projecting show windows and an angled corner entrance were installed.

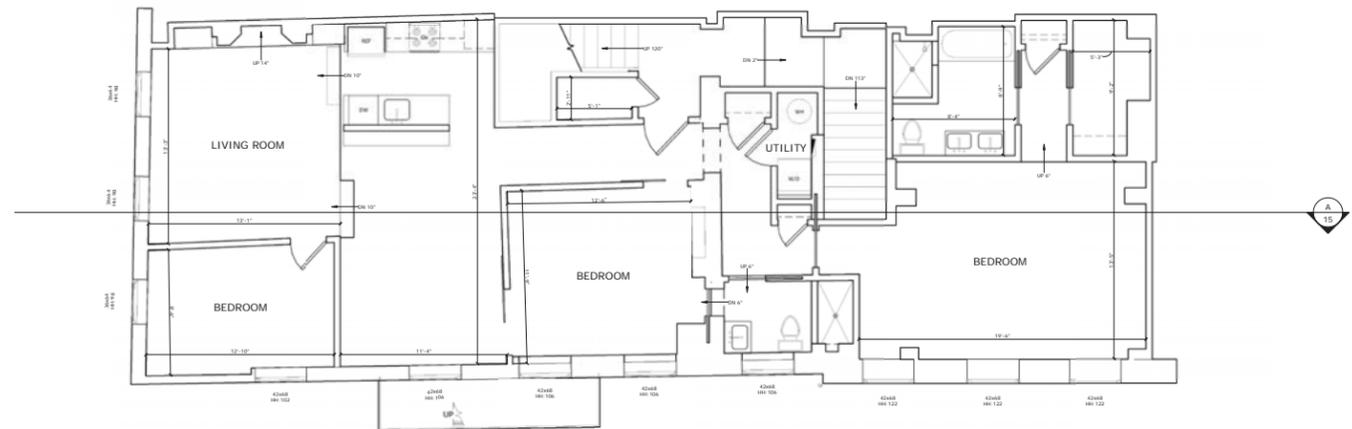




CELLAR PLAN



GROUND FLOOR PLAN



2ND FLOOR PLAN



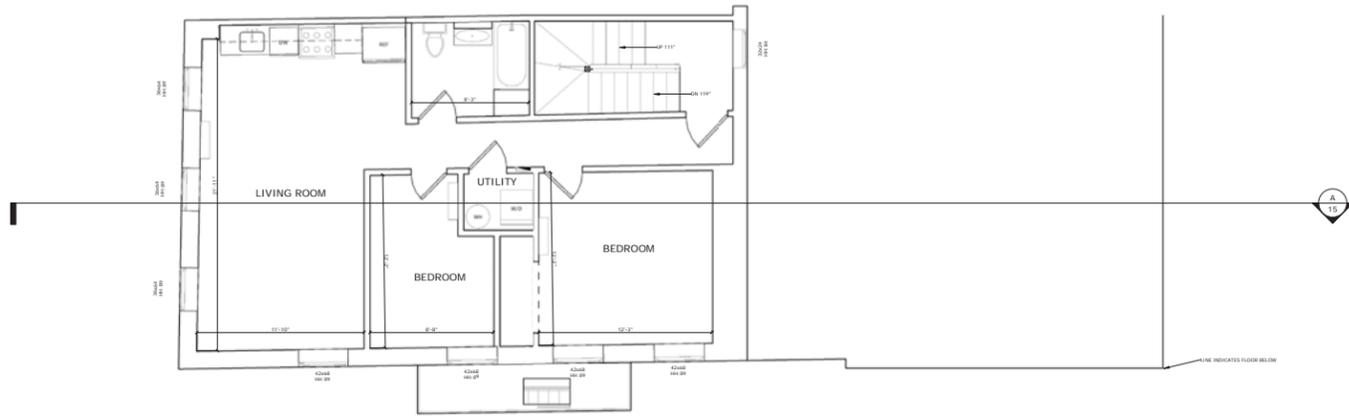
3RD FLOOR PLAN

385 Greenwich — EXISTING PLANS

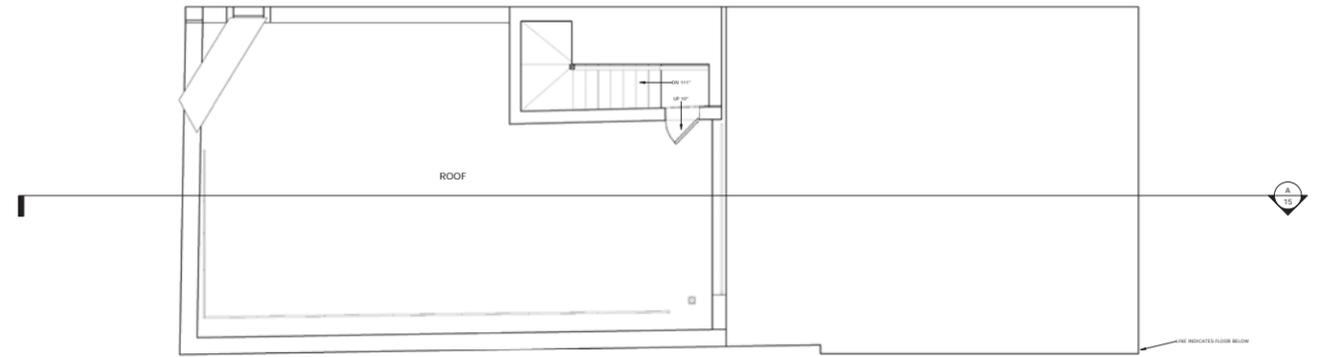


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4TH FLOOR PLAN



ROOF PLAN



March 24, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 2, LPC-26-06268

385 Greenwich Street – Tribeca West Historic District Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 161 754 2576

Passcode: 011326

By Phone: 646-828-7666 (NY)

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