

September 29, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 6, LPC-26-10863

33 Perry Street – Greenwich Village Historic District

Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 165 524 7850

Passcode: 283119

By Phone: 646-828-7666 US (New York)

833 435 1820 US Toll-free

833 568 8864 US 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.

33 PERRY STREET TOWNHOUSE

LANDMARK PRESENTATION

09/03/2026

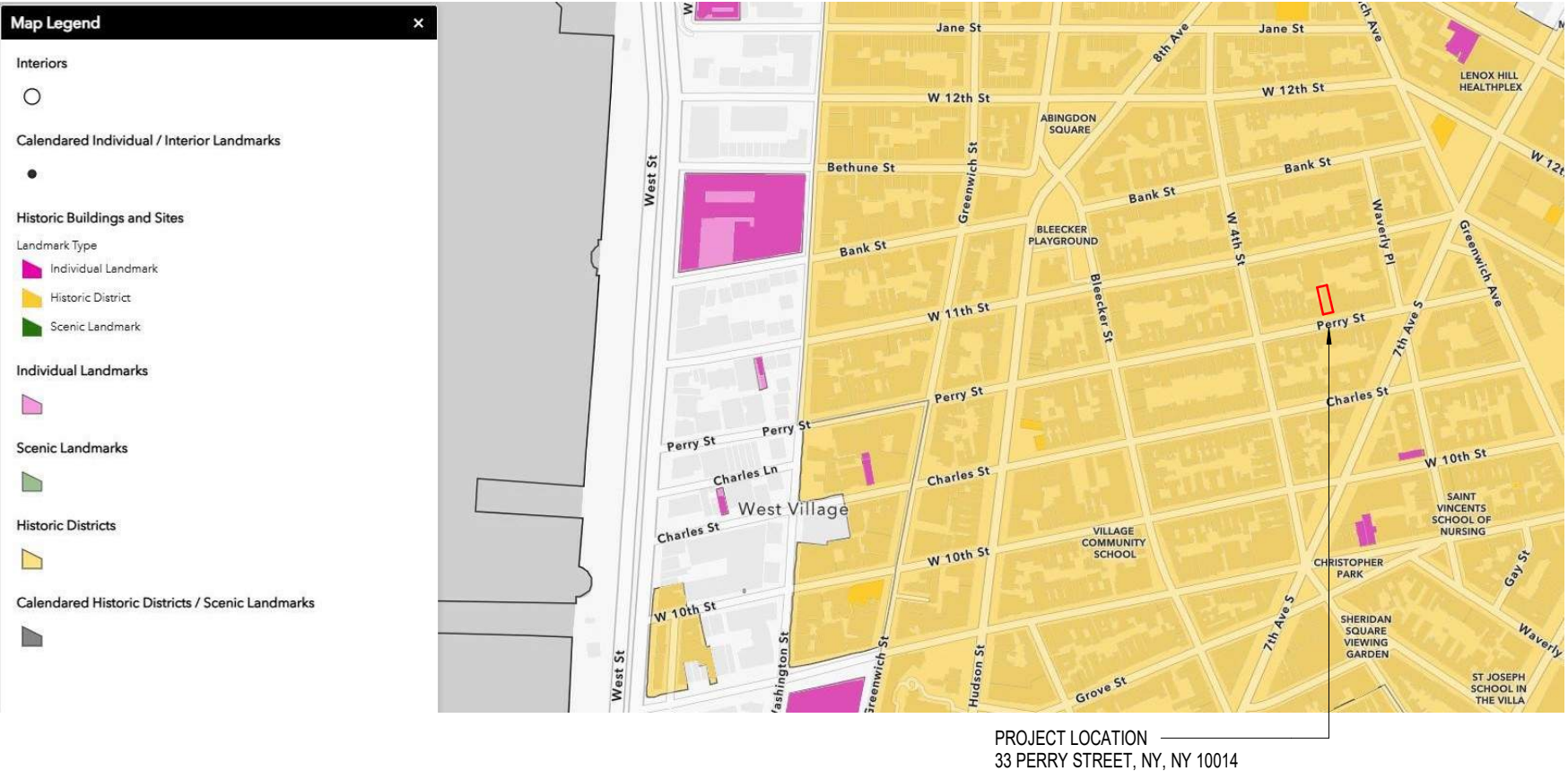


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T-402.00	CONTEXT - BLUESTONE SIDEWALK IN THE GREENWICH VILLAGE HISTORIC DISTRICT
T-403.00	HISTORICAL DRAWINGS

SCOPE OF WORK

- PROPOSED AT FRONT ELEVATION: NEW AREA-WAY WITH WROUGHT IRON RAILING AND NEW GRADE LEVEL OPEN GRATING. NEW LIGHTING FIXTURE. SIDEWALK REPLACEMENT WITH BLUESTONE PAVING.
- PROPOSED AT REAR ELEVATIONS: WINDOW REPLACEMENT WITH A NEW GLAZING CONFIGURATION WITHIN EXISTING MASONRY OPENINGS. NEW AREA-WAY WITH GRADE LEVEL OPEN GRATING.
- PROPOSED AT WEST LOT LINE ELEVATION: NEW WINDOWS IN MODIFIED MASONRY OPENINGS

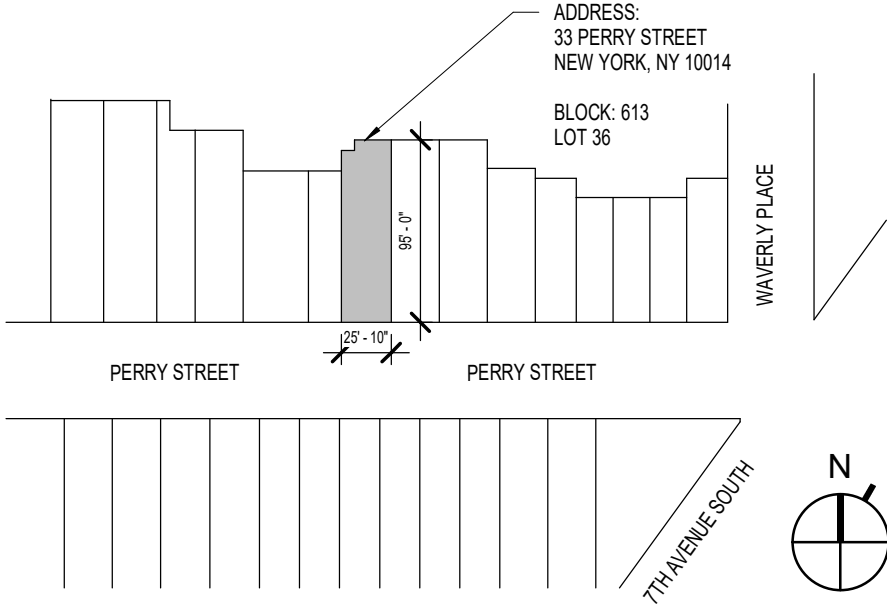
LANDMARK PLAN



NYC ZONING & LAND USE MAP



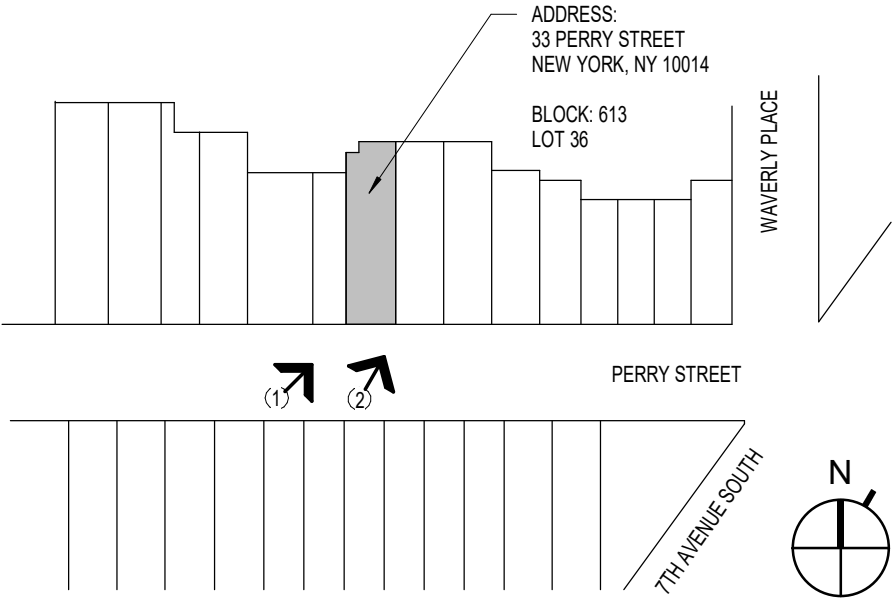
PLOT PLAN



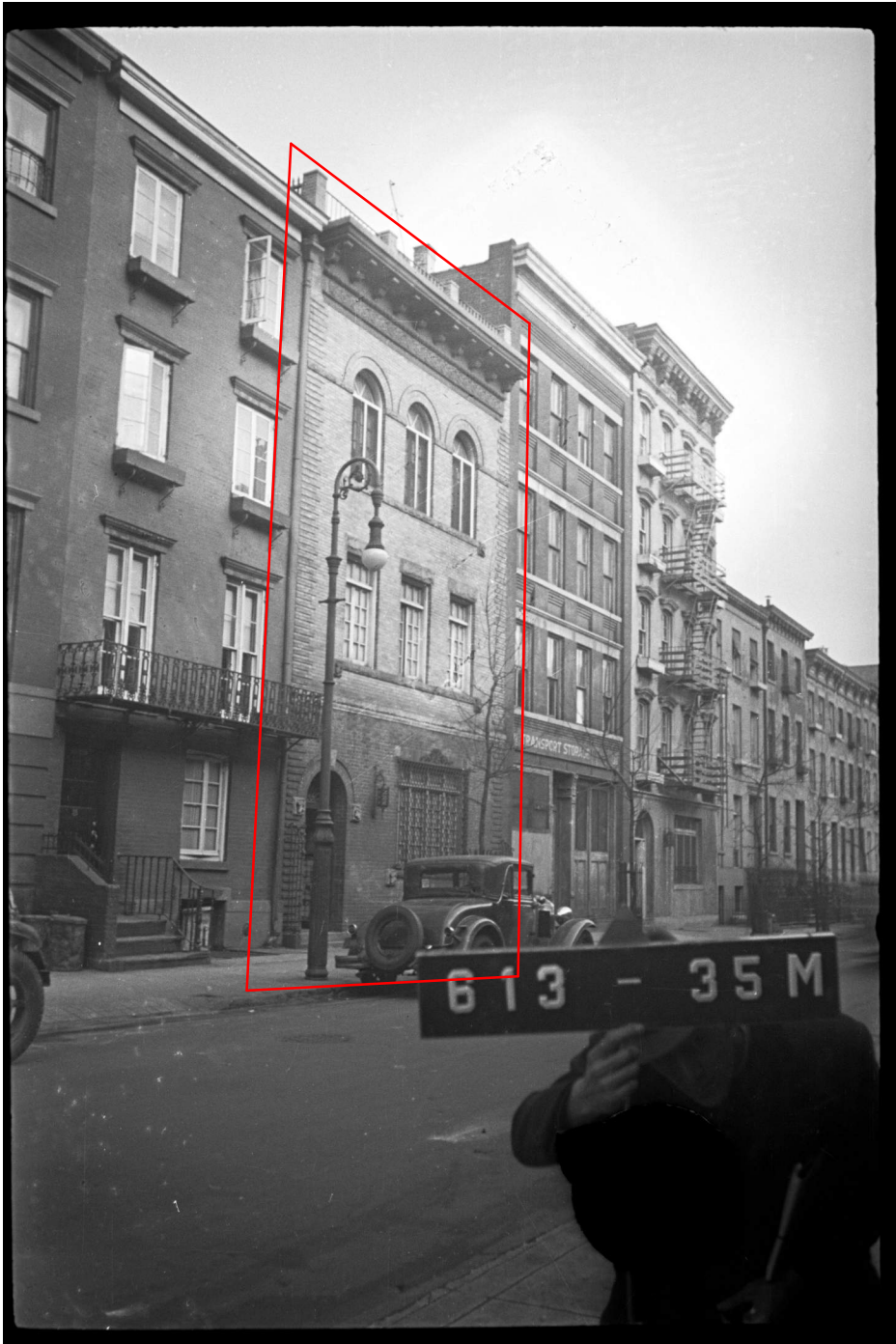
DESIGNATION REPORT 1969

#33 This distinguished brick building resembling a library has been, since 1926, a house with four high-ceilinged apartments, but it was built as a stable in 1897. It is a very handsome transitional building, basically Romanesque Revival in style. It shows elements of design which herald the new classicism then coming into vogue, as may be seen in the brick quoins and in the deep roof cornice with horizontally placed console brackets. The Romanesque features are to be found in the arched front doorway and arched third story windows, and in the treatment of the windowsills as part of a bold-faced masonry band course ending in carved blocks. A handsome wrought iron grille protects the large first floor window, which replaces the former carriage entry, and to the left of it is the grilled entrance door which is practically at street level. The first floor is of Flemish bond brickwork while the upper floors are of running bond. Above the roof cornice, a wrought iron railing is supported by four brick uprights. Although only three stories high, this building is as tall as its four-story neighbors at the left.

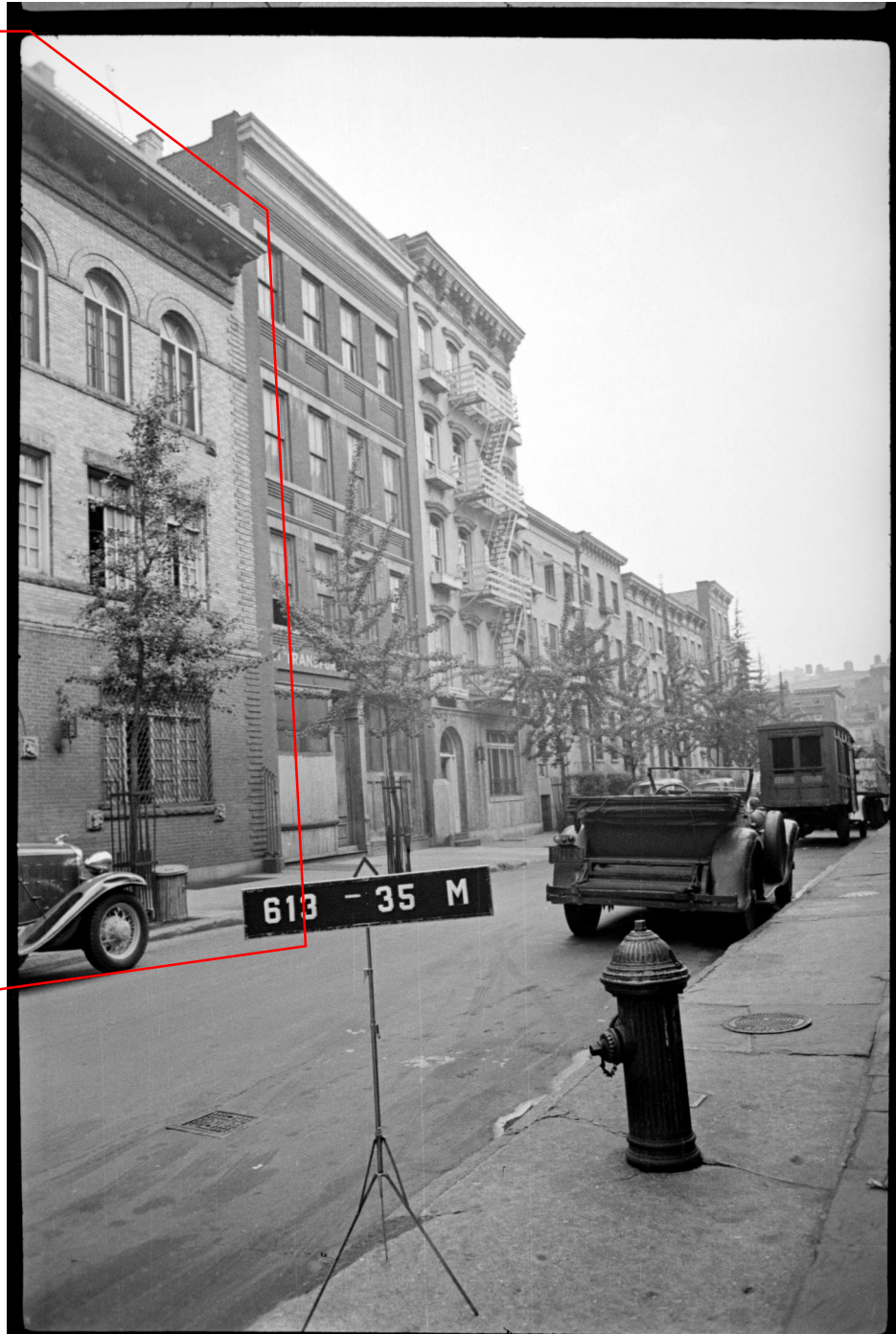
The very handsome stable had been designed by Henry Andruss, Jr. and built in 1897 for Charles Pearsall. The remodeling in 1926 into apartments was limited on the exterior to changing the entrance and enlarging the windows. For this change of function, the design was very sensitively made by the architect Harris V. Hartman to preserve the architectural features and retain harmony with its neighbors.



HISTORICAL PHOTOS | CIRCA 1940



STREETSCAPE PHOTO #1 - SOUTHWEST



STREETSCAPE PHOTO #2 - SOUTHWEST



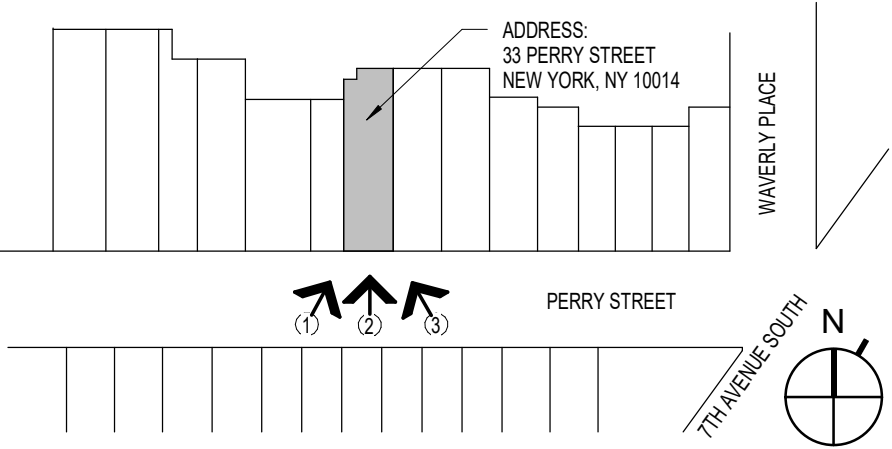
STREETSCAPE PHOTO #1 - SOUTHWEST



STREETSCAPE PHOTO #2 - SOUTH



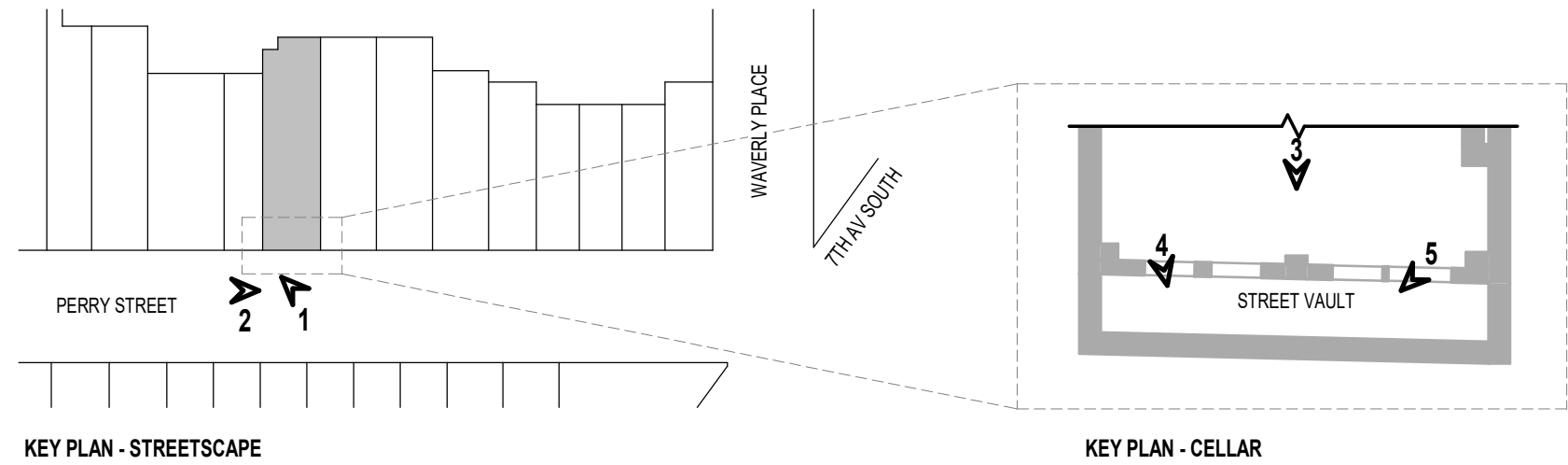
STREETSCAPE PHOTO #3 - SOUTH EAST



33 PERRY STREET TOWNHOUSE
FOR
33 PERRY ST LLC

NEW YORK, NEW YORK

FRONT FACADE - EXISTING FACADE PHOTOS
T-100.00
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STREETSCAPE PHOTO #1 - SOUTHEAST | 2025



STREETSCAPE PHOTO #2 - WEST | 2025



PHOTO #3 TAKEN FACING THE EXISTING WINDOWS LOCATED BETWEEN THE VAULT AND THE TOWNHOUSE CELLAR

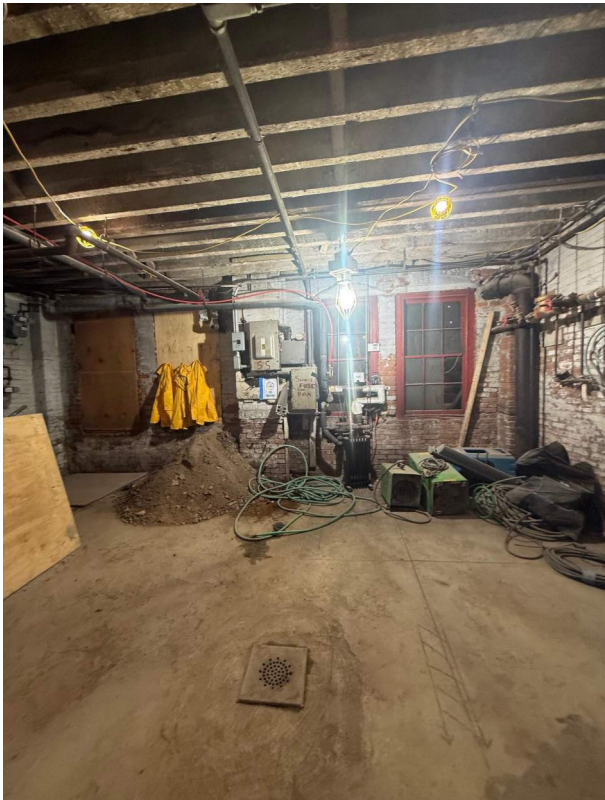


PHOTO #4 TAKEN AT THE INTERIOR OF THE VAULT FACING THE UNDERSIDE OF THE STREETSCAPE.



PHOTO #5 TAKEN AT THE INTERIOR OF THE VAULT FACING THE UNDERSIDE OF THE STREETSCAPE.



STREETSCAPE PHOTO - ABOVE GRADE | 2025

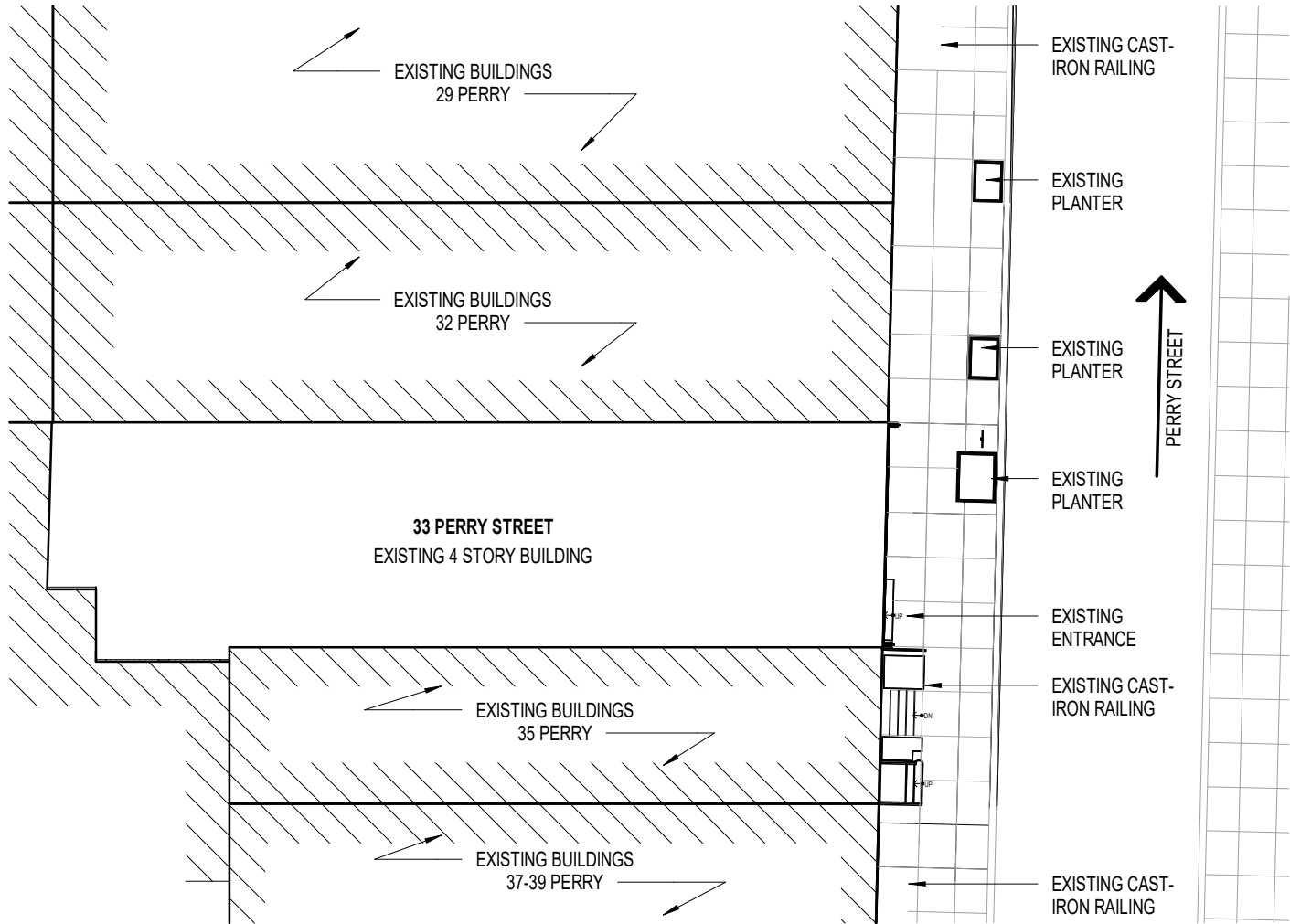
STREETSCAPE PHOTO - BELOW GRADE | 2026

33 PERRY STREET TOWNHOUSE
FOR
33 PERRY ST LLC

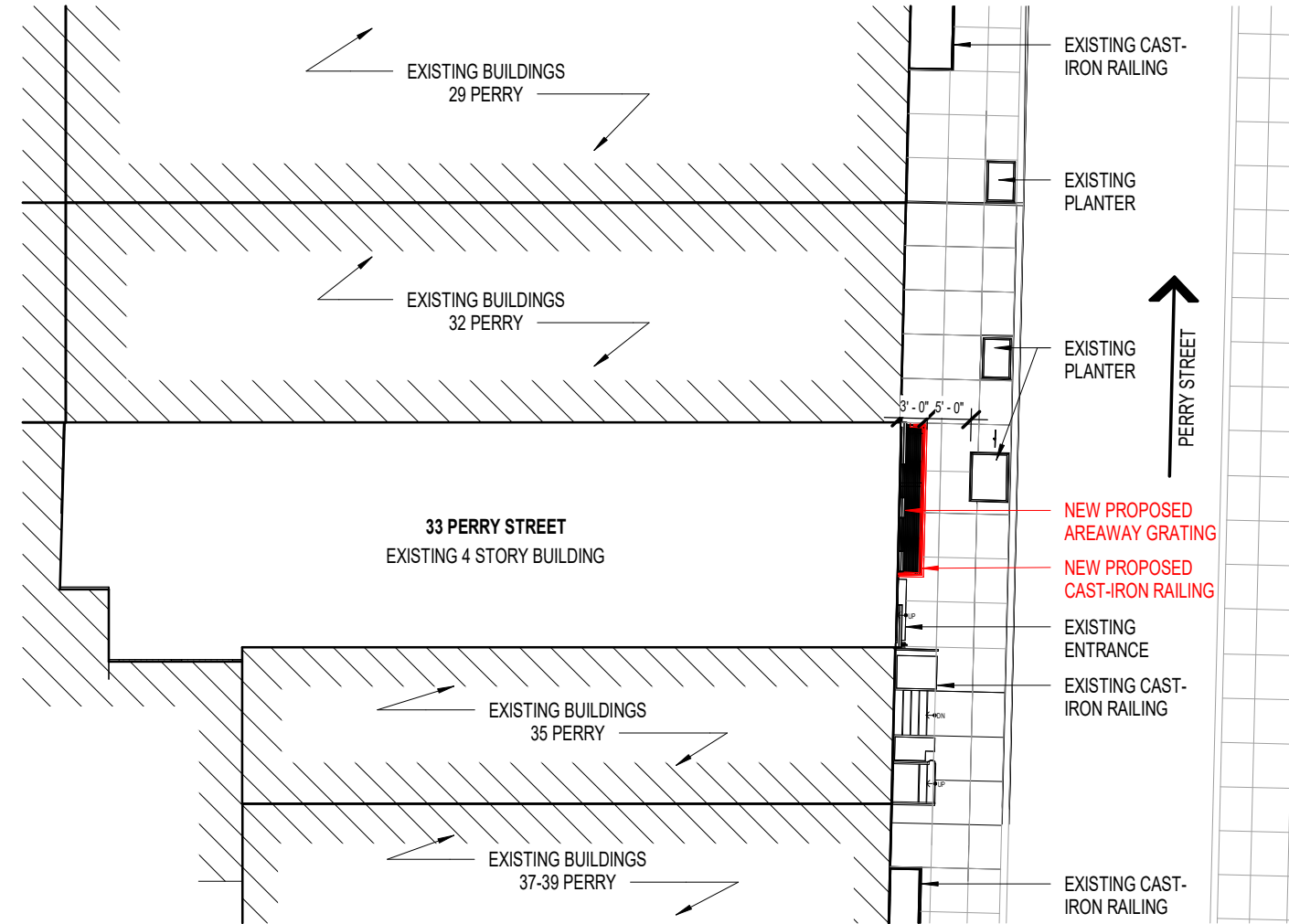
FRONT FACADE - EXISTING STREETSCAPE PHOTOS

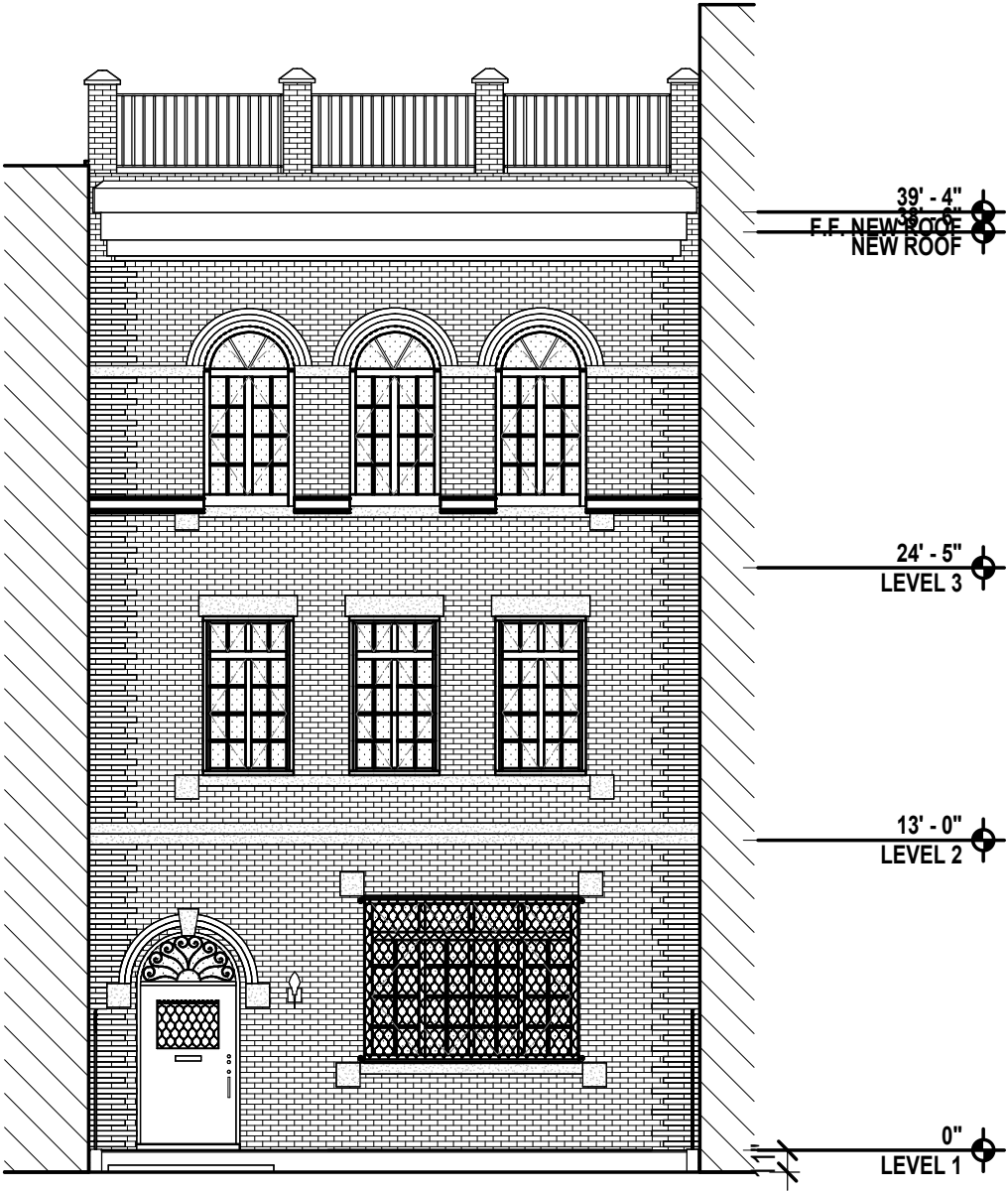
T-101.00 studioMDA

EXISTING SITE PLAN



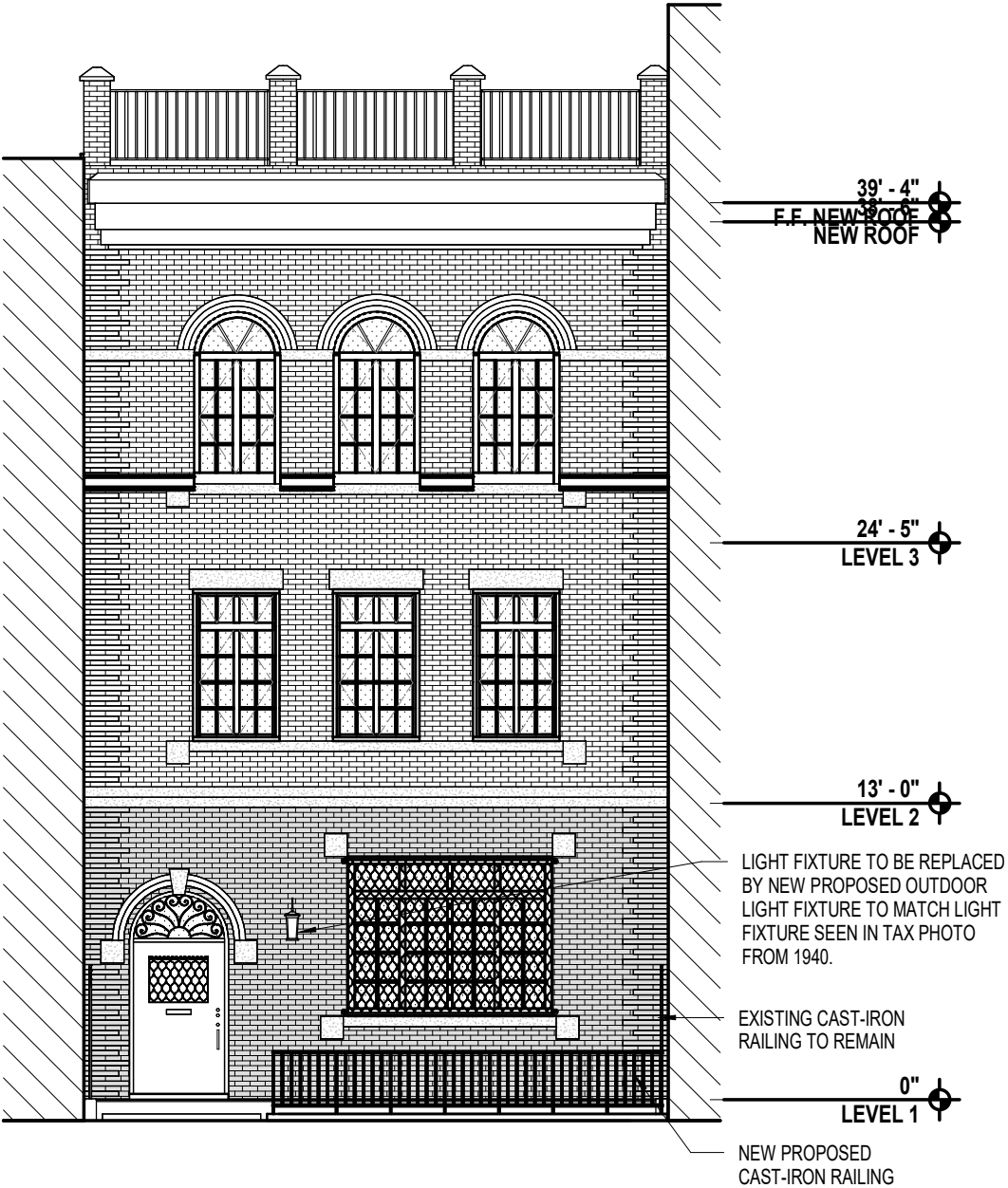
PROPOSED SITE PLAN





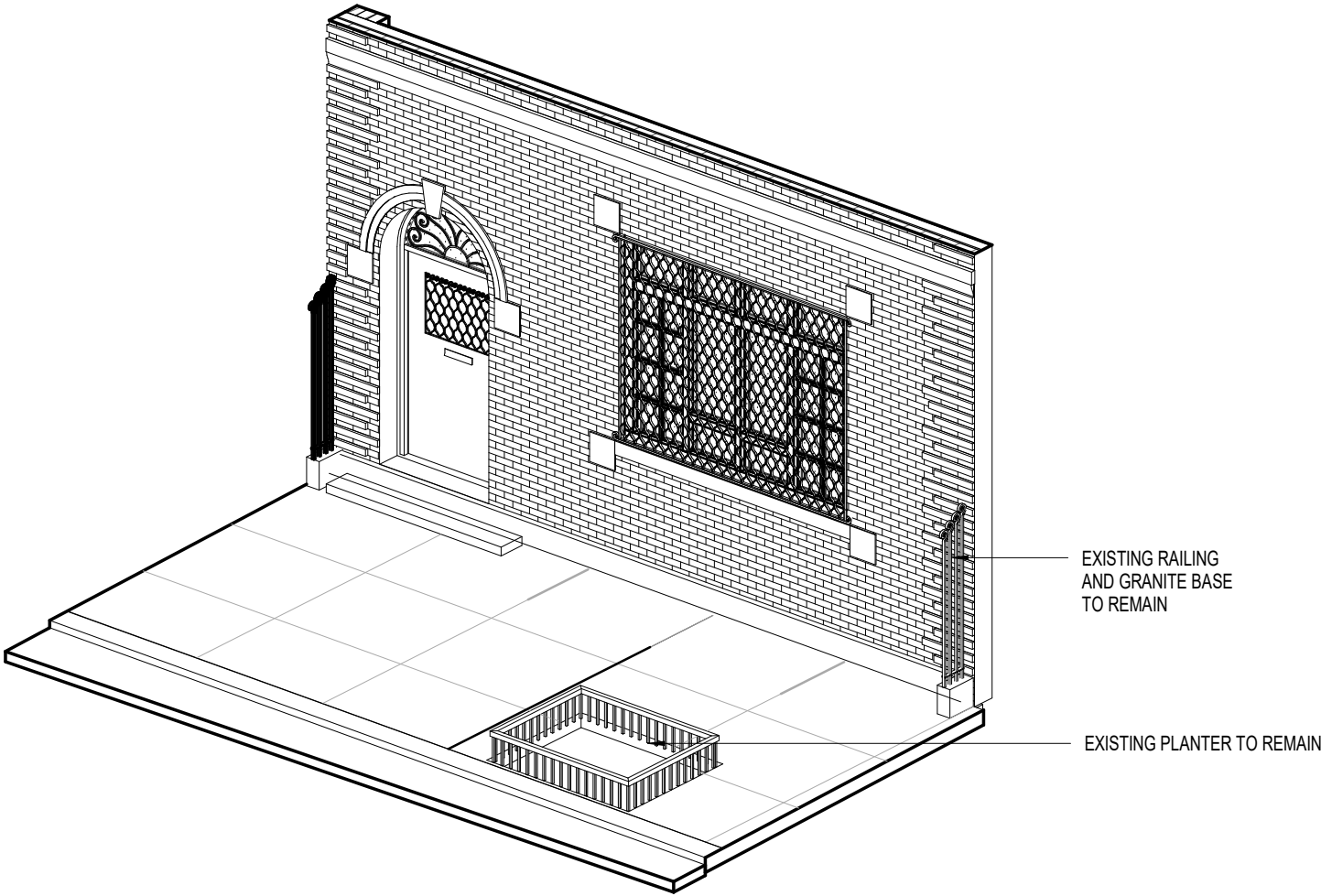
EXISTING FRONT FACADE

SCALE: 1/8" = 1'-0"



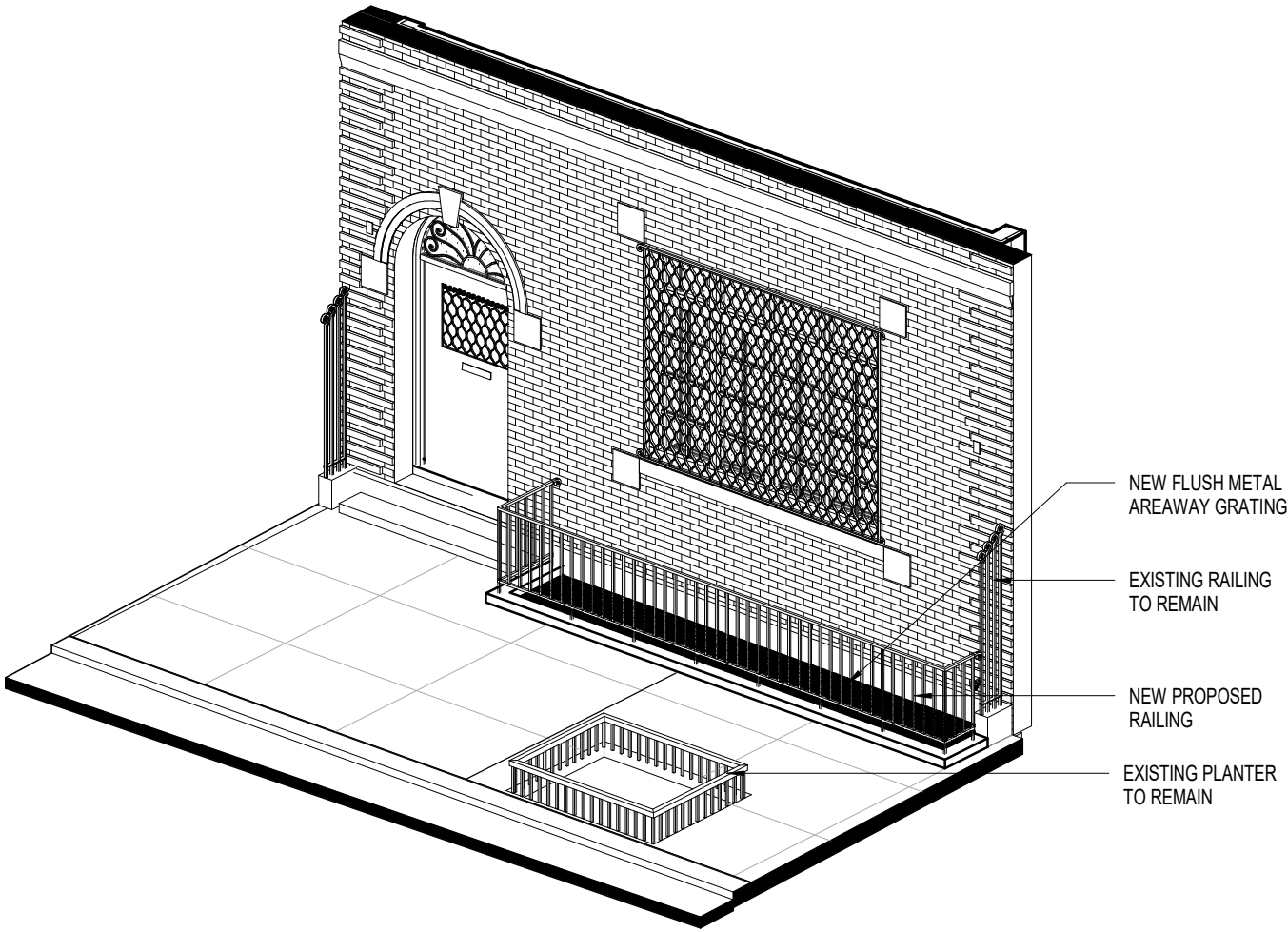
PROPOSED FRONT FACADE

SCALE: 1/8" = 1'-0"



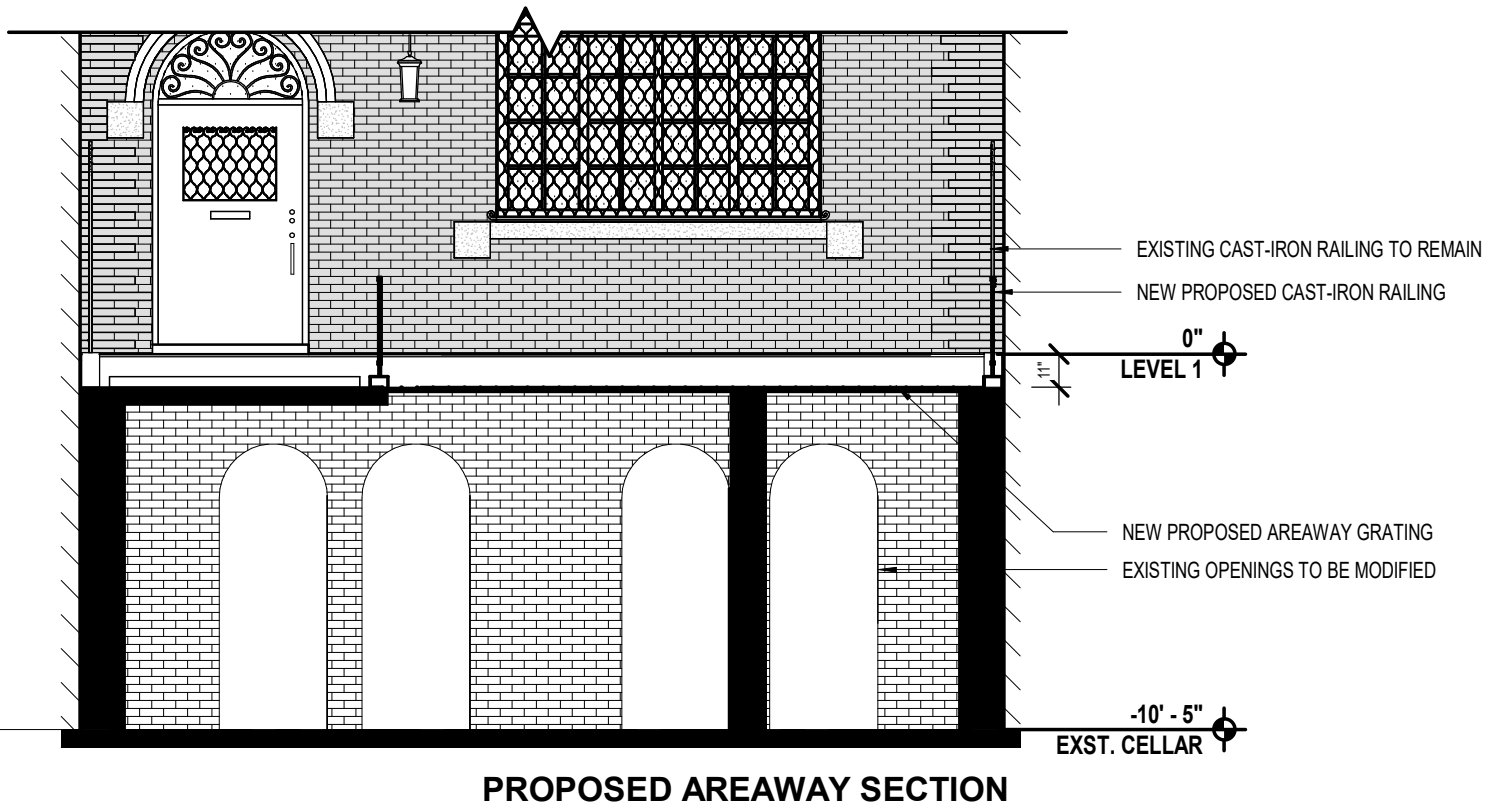
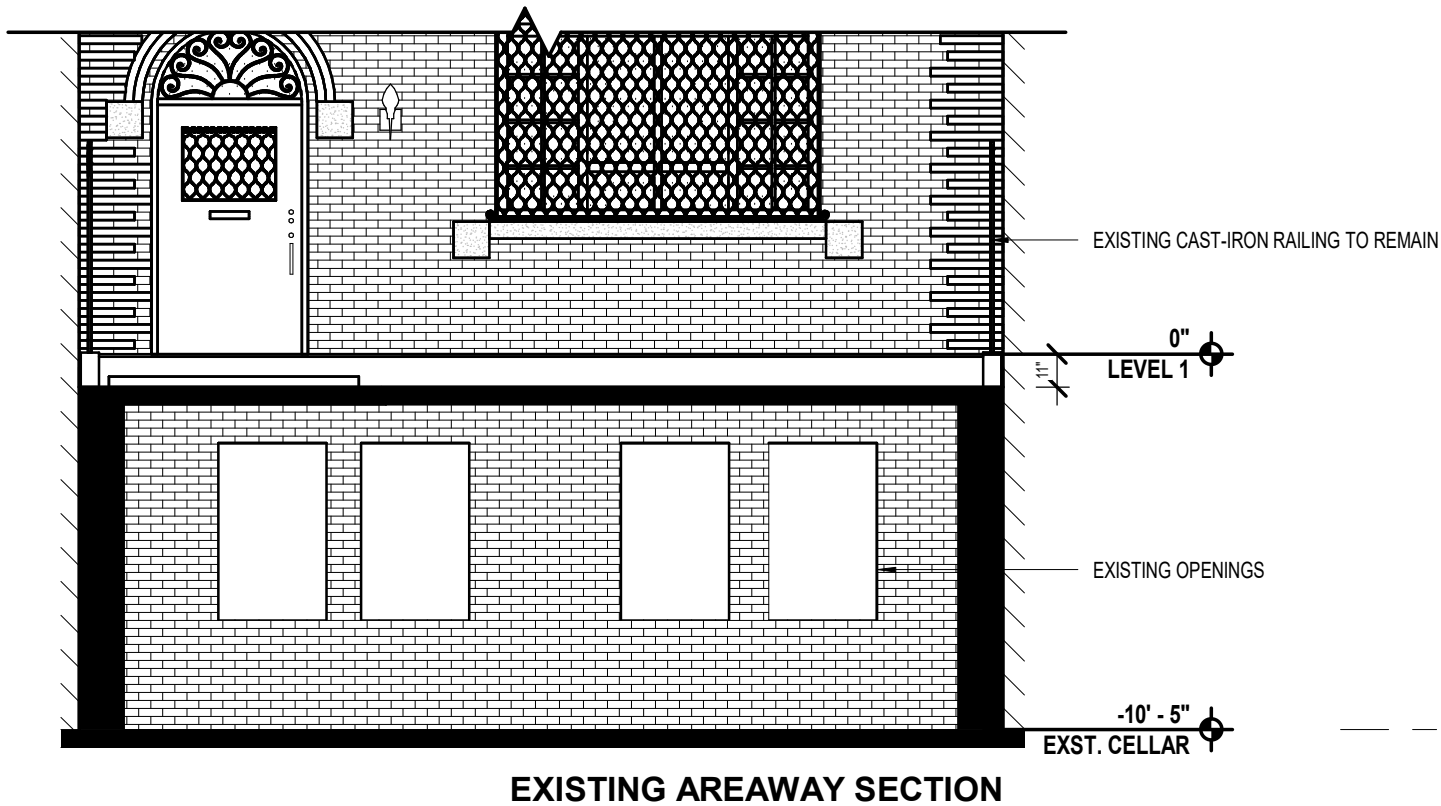
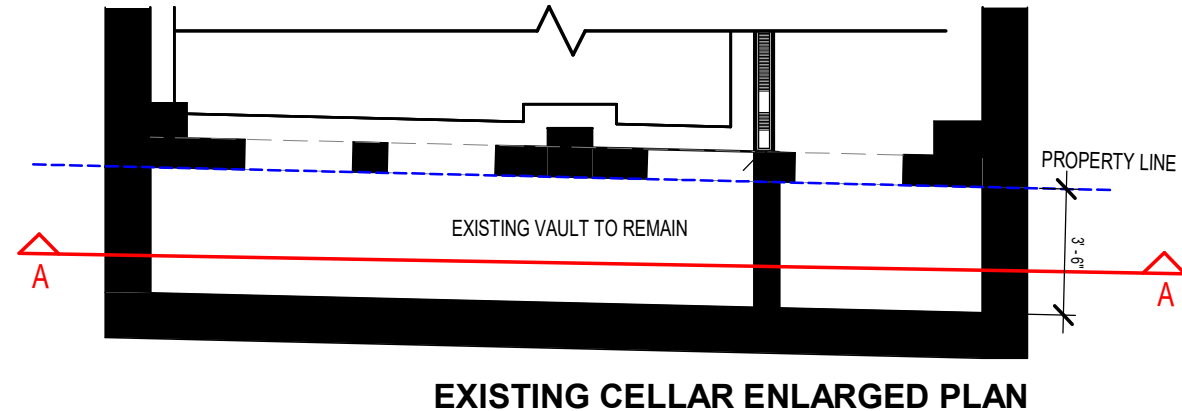
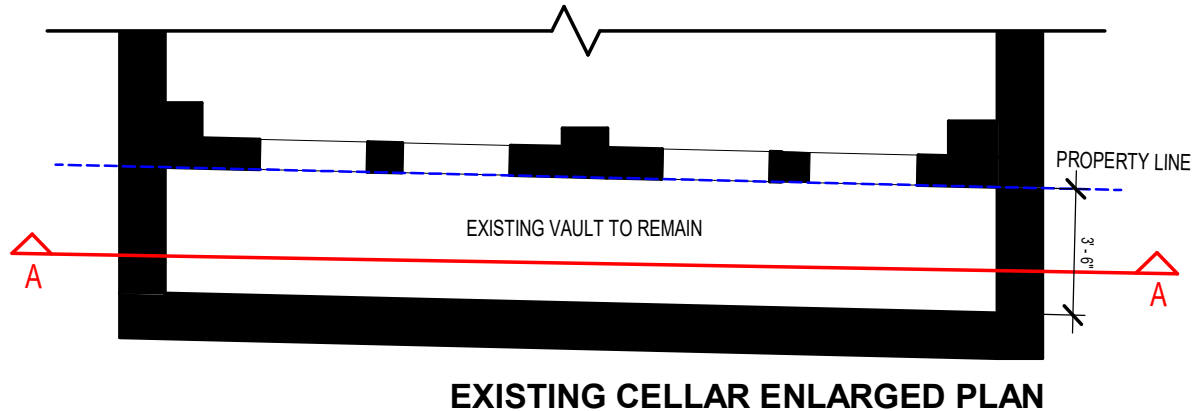
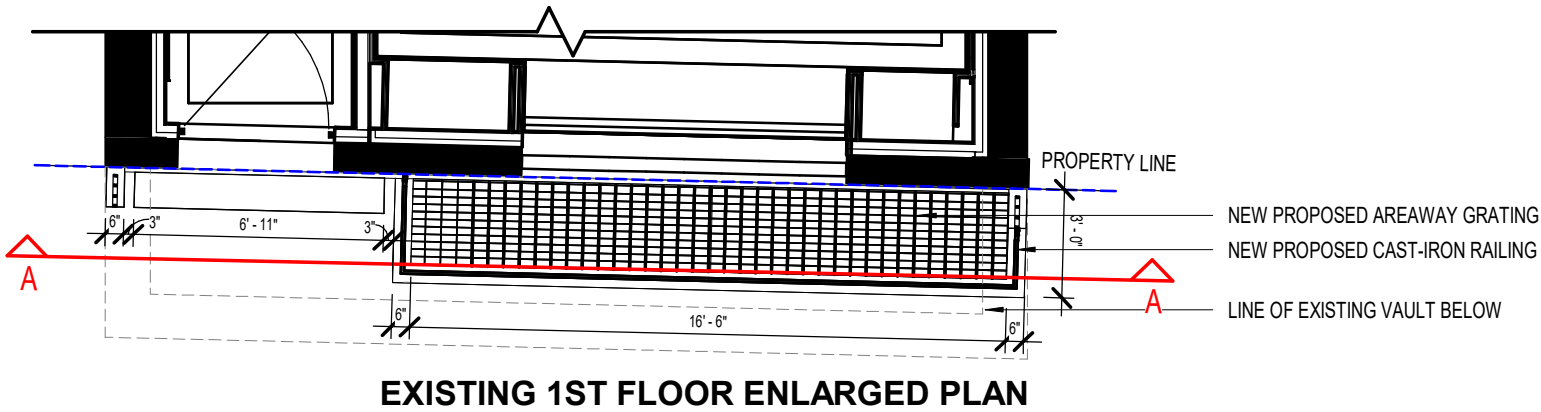
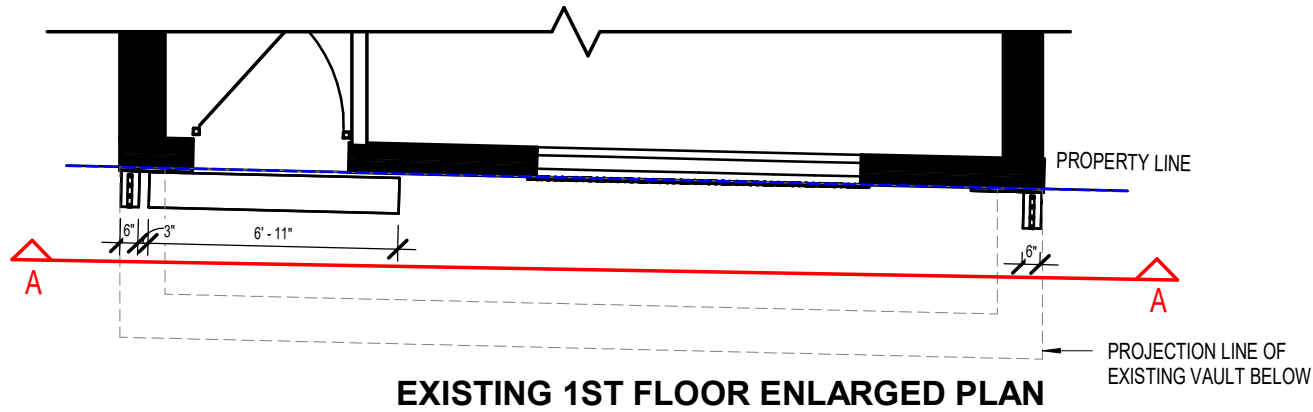
EXISTING ENLARGED FACADE - AXO VIEW

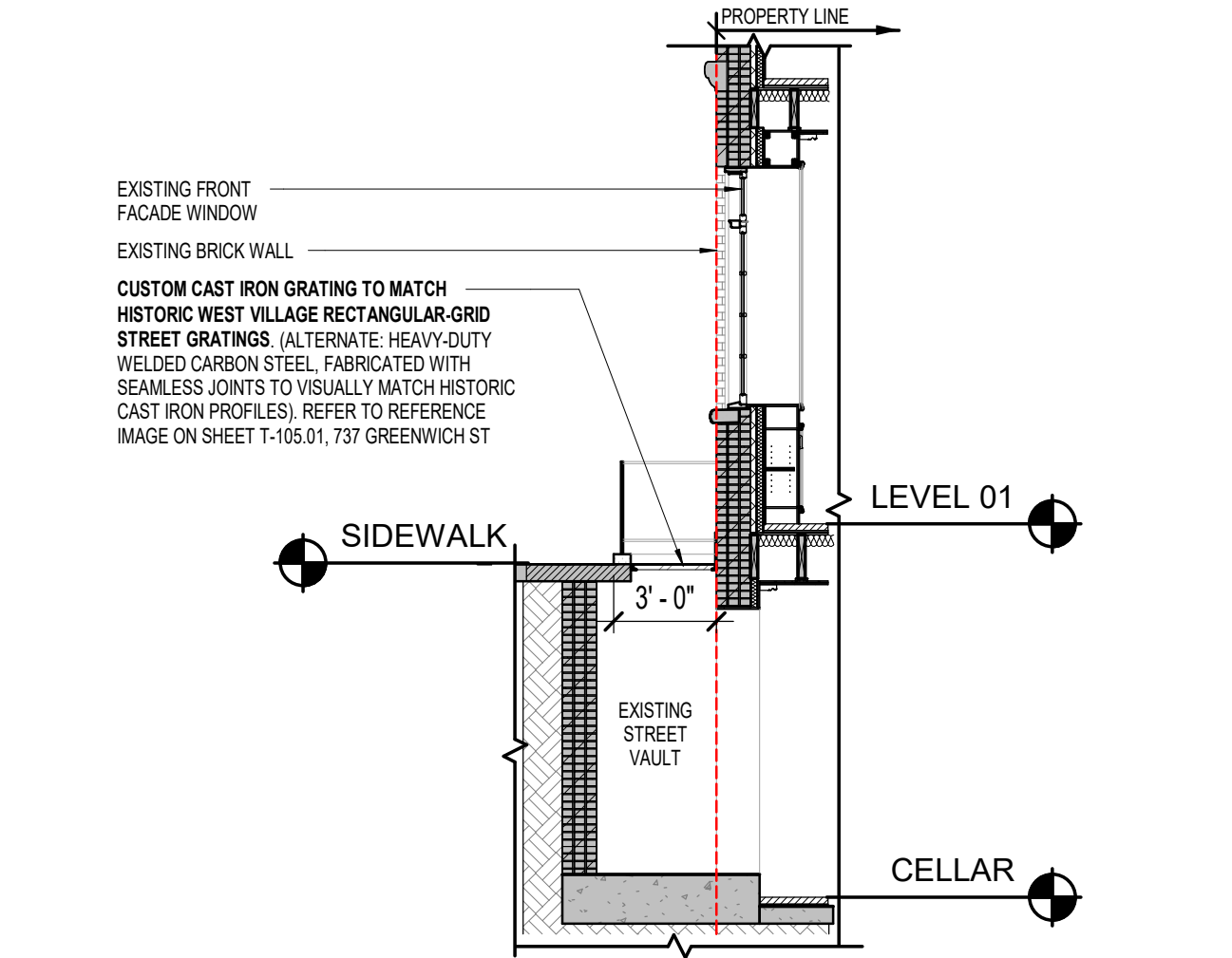
SCALE:



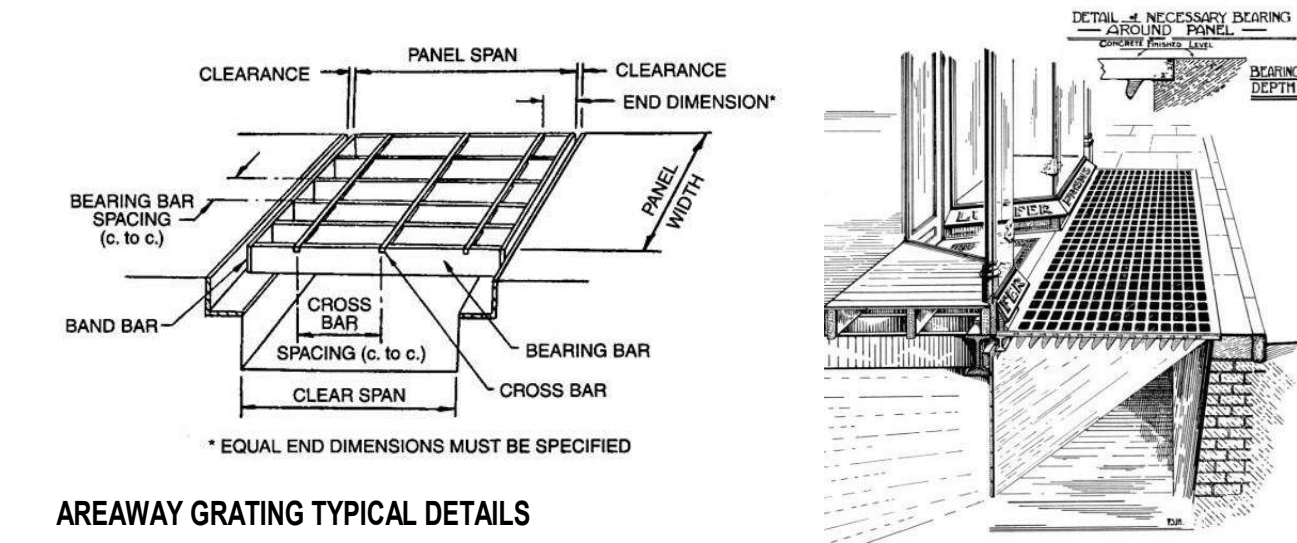
PROPOSED ENLARGED FACADE - AXO VIEW

SCALE:

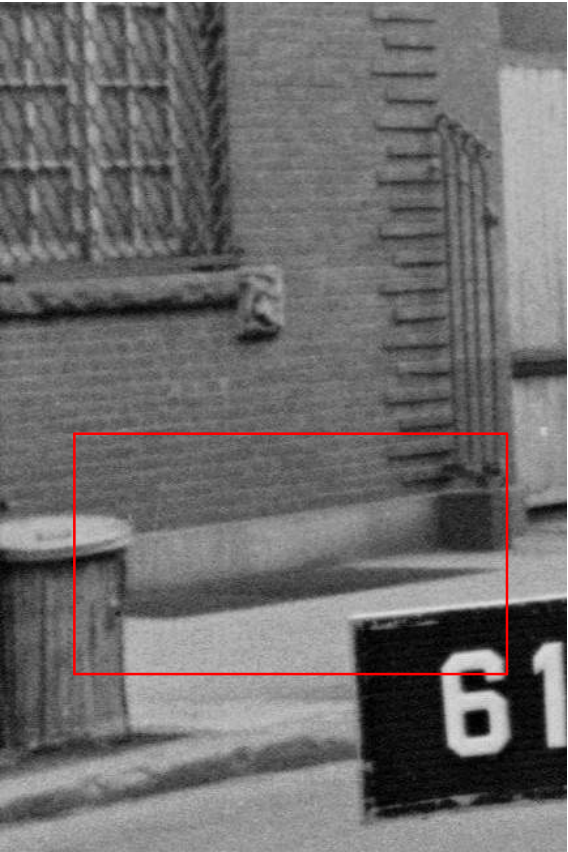




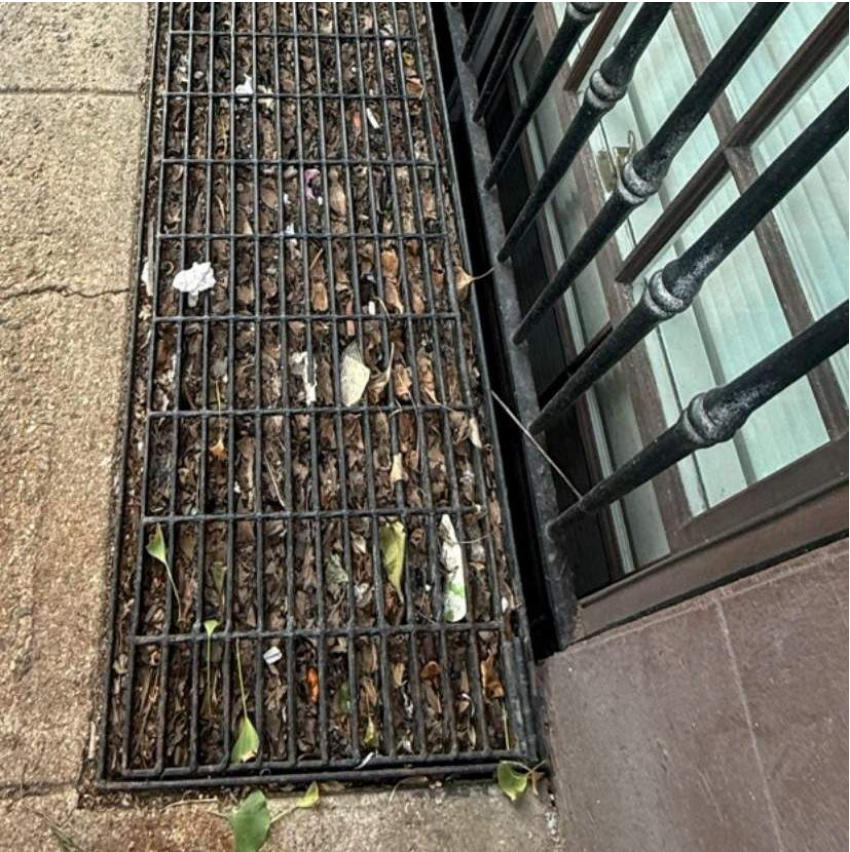
1 WALL SECTION AT FRONT FACADE @ AREAWAY GRATING
SCALE : 3/16" = 1'-0"



AREAWAY GRATING TYPICAL DETAILS



HISTORICAL PHOTO CLOSE-UP
33 PERRY ST



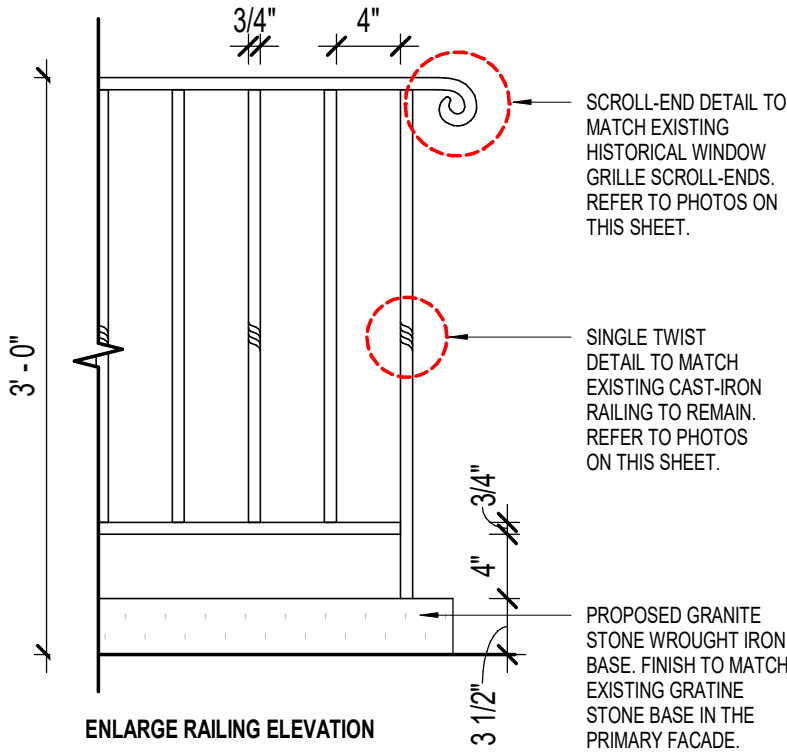
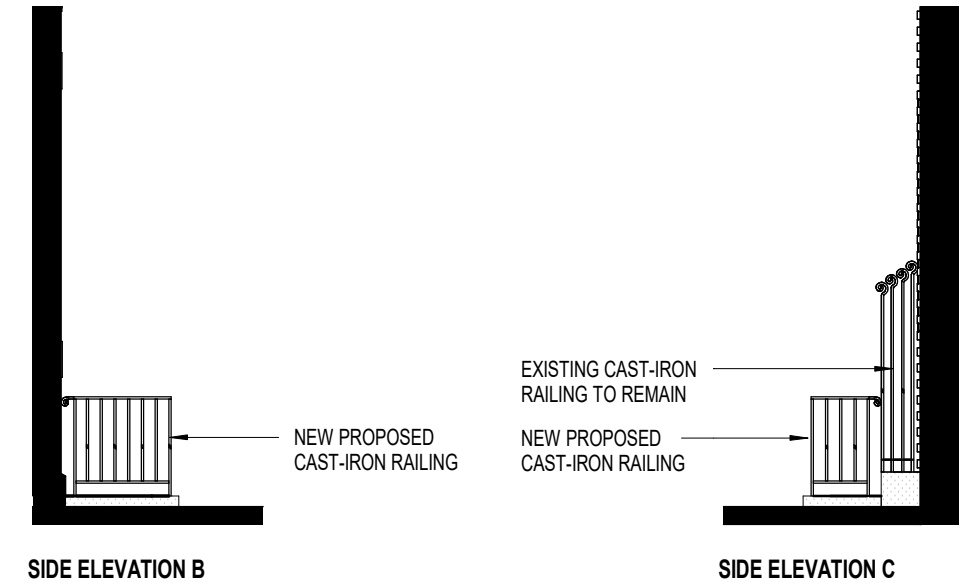
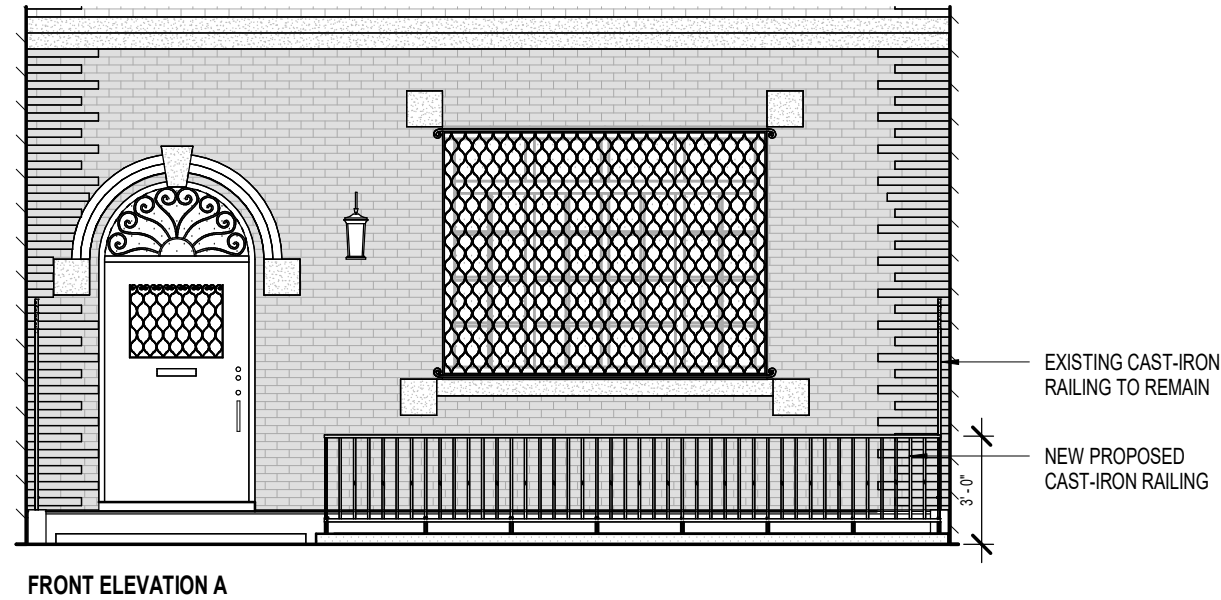
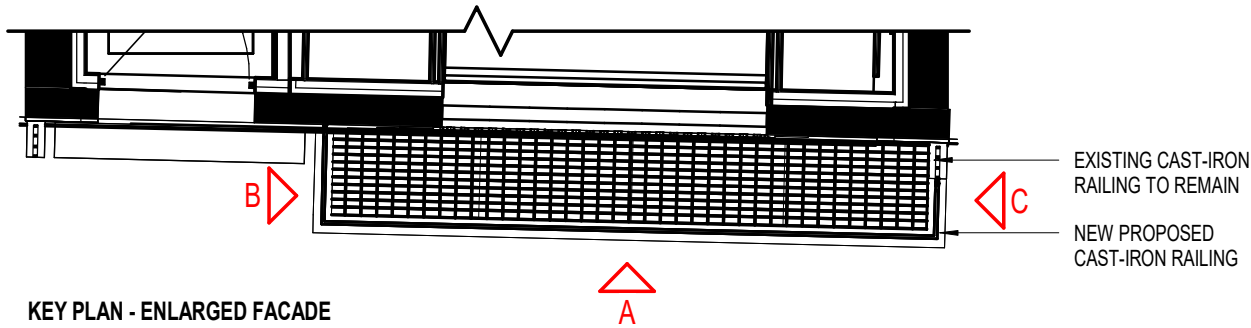
CAST IRON GRATING REFERENCE
737 GREENWICH ST

CAST IRON GRATING SPECIFICATIONS:

- **INSTALLATION:** FURNISH AND INSTALL NEW CUSTOM FLUSH-MOUNTED METAL GRATING OVER THE EXISTING AREAWAY/LIGHTWELL AT THE PRIMARY FACADE. DESIGN TO MATCH HISTORIC WEST VILLAGE RECTANGULAR-GRID STREET GRATINGS.
- **MATERIAL:** CUSTOM CAST IRON GRATING TO MATCH HISTORIC PROFILES. (ALTERNATE: HEAVY-DUTY WELDED CARBON STEEL, FABRICATED WITH SEAMLESS JOINTS TO VISUALLY MATCH HISTORIC CAST IRON).
- **PATTERN:** TRADITIONAL RECTANGULAR OPEN-GRID MESH.
- **LOAD RATING:** GRATING AND FRAME MUST BE ENGINEERED TO SUSTAIN HEAVY PEDESTRIAN LIVE LOADS (100 PSF MINIMUM) PER NYC BUILDING CODE.
- **COATING:** FACTORY-APPLIED, RUST-INHIBITIVE ZINC-RICH PRIMER.
- **TOPCOAT:** EXTERIOR-GRADE POLYURETHANE OR POWDER COAT FINISH.
- **COLOR:** MATTE OR SATIN BLACK TO MATCH THE NEW CAST-IRON AREAWAY RAILING AND HISTORIC WINDOW GRILLES.

INSTALLATION & MOUNTING:

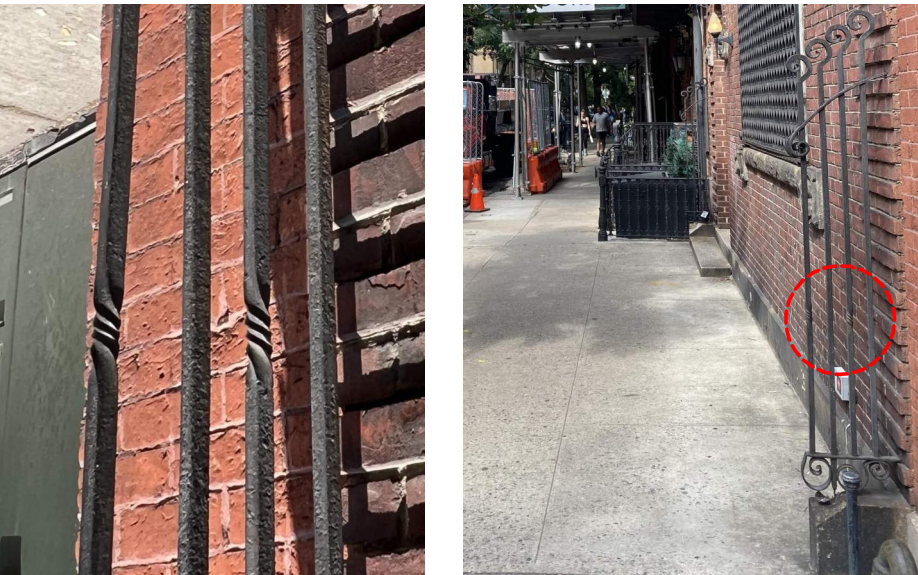
- **FRAME:** SET GRATING INTO A RECESSED, CONTINUOUS HEAVY-DUTY STEEL ANGLE FRAME (PERIMETER LEDGE).
- **ALIGNMENT:** FRAME AND GRATING TO BE SET PERFECTLY FLUSH WITH THE ADJACENT NEW BLUESTONE SIDEWALK PAVING.
- **FASTENING:** GRATING PANELS TO BE SECURELY FASTENED TO THE ANGLE FRAME WITH COUNTERSUNK, TAMPER-RESISTANT STAINLESS STEEL FASTENERS PAINTED TO MATCH.

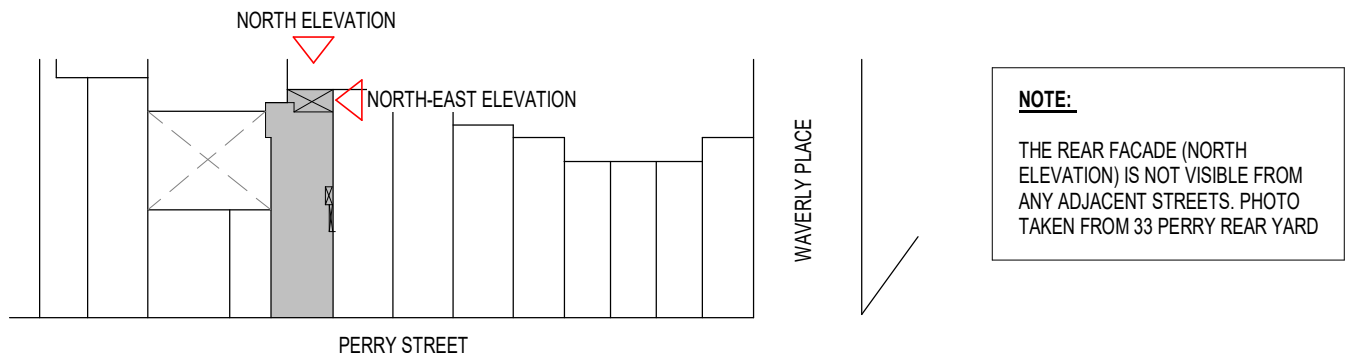


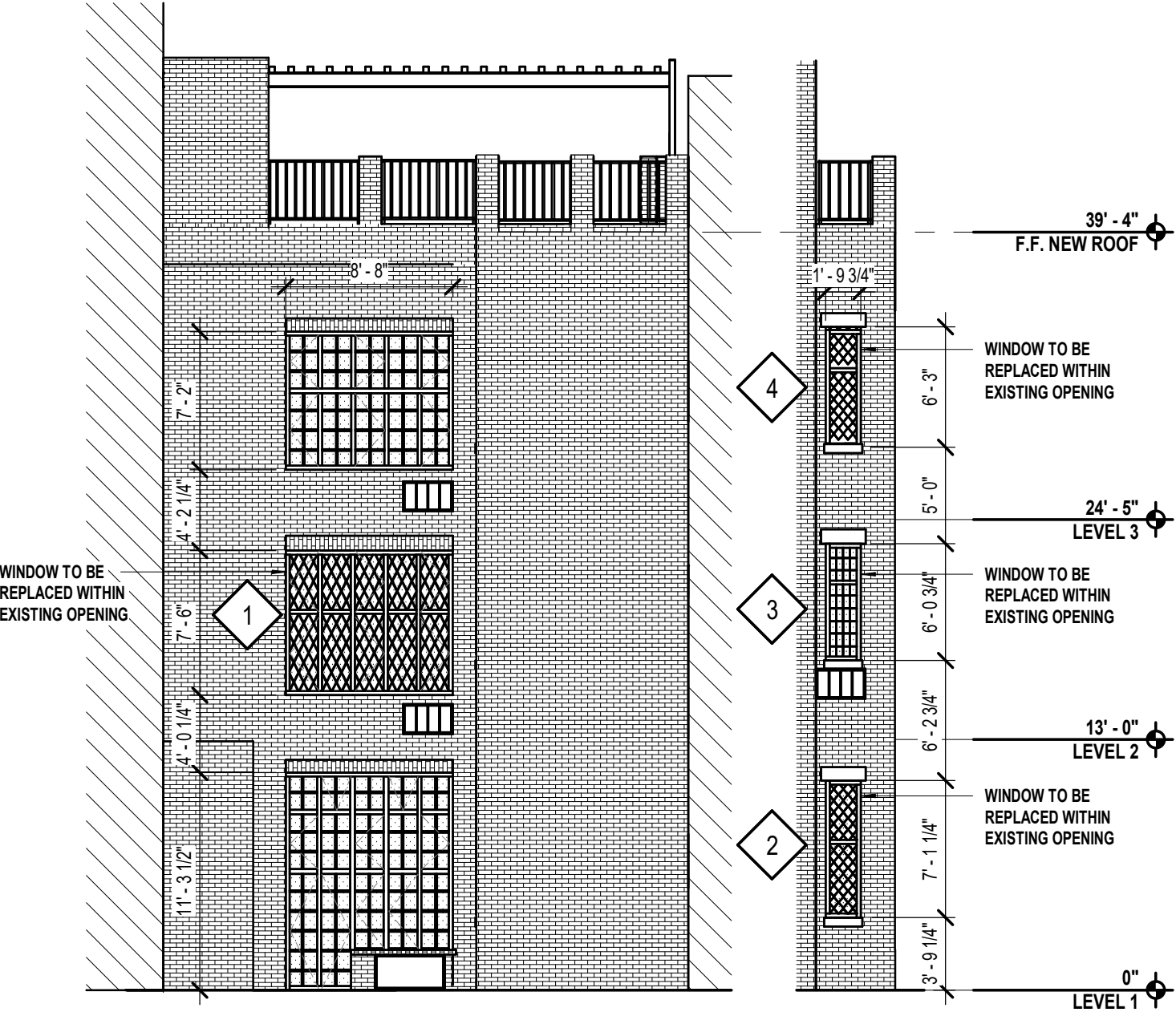
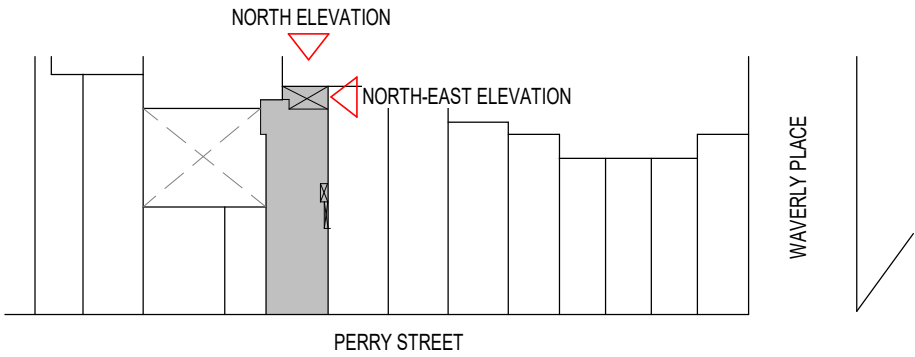
SCROLL-END DETAIL IN EXISTING HISTORICAL GRILLE



SINGLE TWIST DETAIL IN EXISTING RAILING

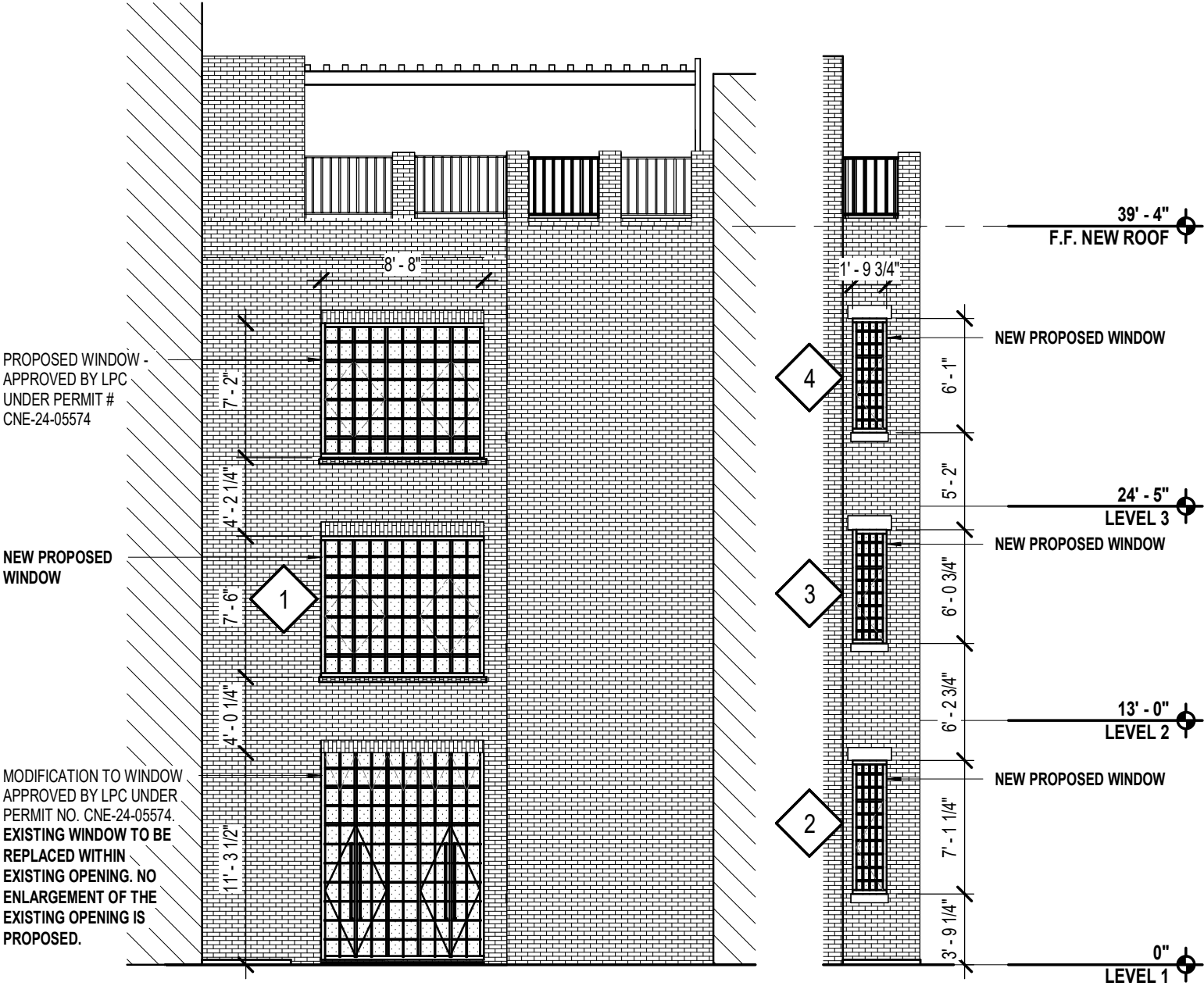






EXISTING REAR FACADE - NORTH / NORTH EAST ELEVATION

SCALE: 1/8" = 1'-0"



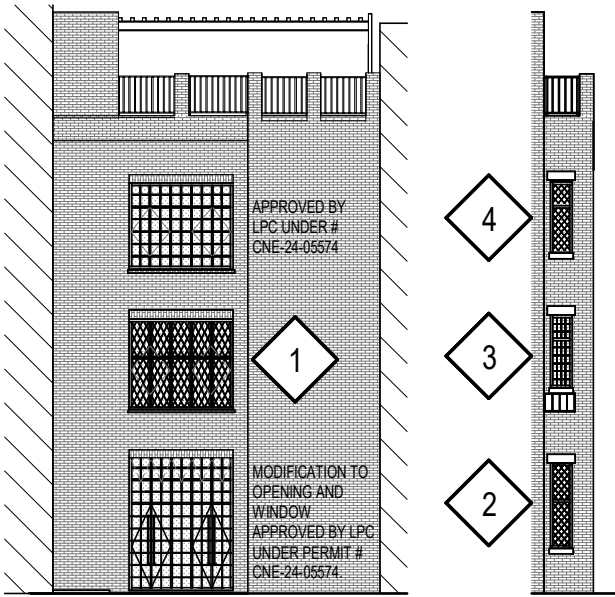
PROPOSED REAR FACADE - NORTH / NORTH EAST ELEVATION

SCALE: 1/8" = 1'-0"

33 PERRY STREET TOWNHOUSE
FOR
33 PERRY ST LLC

REAR FACADE (NORTH ELEVATION) - EXISTING AND PROPOSED ELEVATIONS

T-201.00 studioMDA



KEY REAR ELEVATION

WINDOW REPLACEMENT

THE WINDOWS PROPOSED TO BE REPLACED ARE NOT PART OF A UNIFIED ARCHITECTURAL COMPOSITION ACROSS THE REAR FACADE. HAVING LIMITED TO NO VISIBILITY FROM ANY PUBLIC RIGHT-OF-WAY, THEIR REPLACEMENT DOES NOT DIMINISH ANY UNIFYING HISTORIC FEATURES OR DETRACT FROM THE ARCHITECTURAL CHARACTER OF THE GREENWICH VILLAGE HISTORIC DISTRICT.

ALL EXISTING WINDOWS SCHEDULED FOR REMOVAL SHALL BE CAREFULLY DISMANTLED IN A MANNER THAT PREVENTS DAMAGE TO THE FRAMES, SASH, GLAZING, AND HARDWARE. ALL SALVAGED COMPONENTS SHALL BE PROTECTED FROM MOISTURE, DUST, AND PHYSICAL DAMAGE AND SHALL BE SECURELY STORED WITHIN THE INTERIOR OF THE TOWNHOUSE.

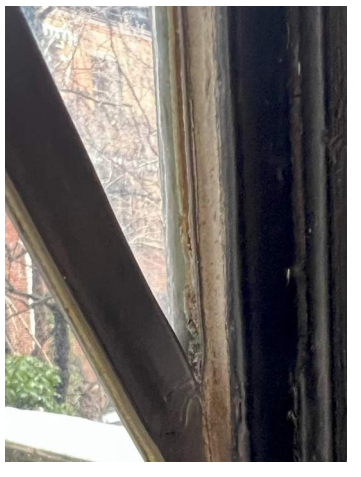
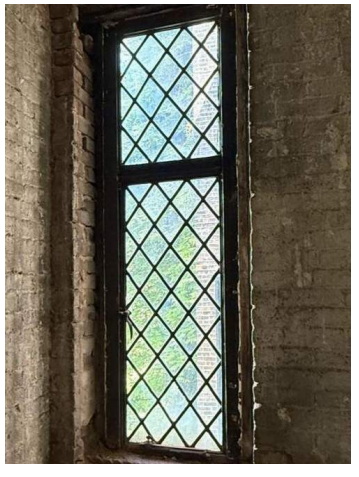
SCOPE OF WORK STATEMENT

REPLACEMENT OF WINDOWS IS SOUGHT AS THE UNITS COMPROMISE THE BUILDING'S THERMAL ENVELOPE AND THE FUNCTIONALITY OF THE NEWLY DESIGNED MECHANICAL SYSTEMS. THE EXISTING NON-THERMALLY BROKEN FRAMES AND SINGLE-PANE GLAZING ALLOW FOR EXTREME THERMAL TRANSFER, RESULTING IN SEVERE HEAT LOSS DURING WINTER AND SOLAR HEAT GAIN IN SUMMER. IF RETAINED, THESE ERIMETER ENERGY LOADS WILL FORCE THE NEW MECHANICAL UNITS TO CONTINUOUSLY OVERCOMPENSATE, LEADING TO SYSTEMIC INEFFICIENCY.

REPLACING THESE UNITS WITH NEW THERMALLY BROKEN FRAMES AND DOUBLE GLAZING WITH A LAMINATED GLASS INTERLAYER IS ESSENTIAL TO SEAL THE ENVELOPE, ELIMINATE CONDENSATION, AND ALLOW THE MECHANICAL SYSTEMS TO OPERATE TO THEIR ENGINEERED STANDARDS.

CONDITION ASSESSMENT STATEMENT

THE UNITS EXHIBIT MATERIAL AND MECHANICAL FAILURE, ALLOWING INFILTRATION OF WIND-DRIVEN RAIN, SNOW, AND AIR. THE PROPOSED REPLACEMENT WILL ALSO PROVIDE IMPROVED NATURAL LIGHT AND VENTILATION TO THE INTERIOR SPACES.

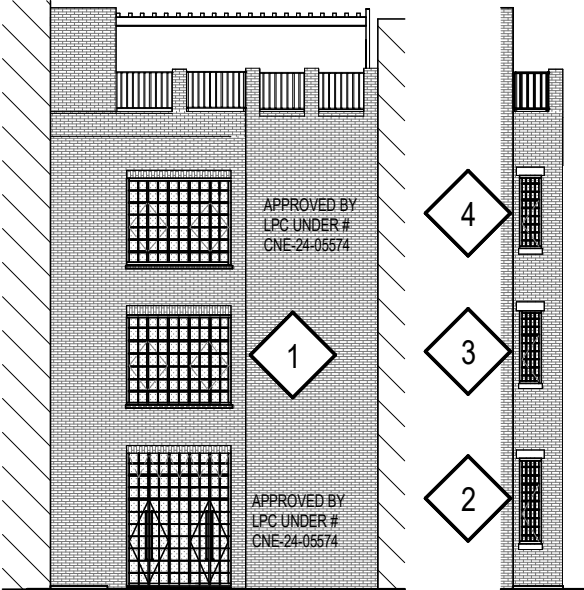


33 PERRY STREET TOWNHOUSE
FOR
33 PERRY ST LLC

REAR FACADE (NORTH ELEVATION) - WINDOW REPLACEMENT

T-202.00

studioMDA



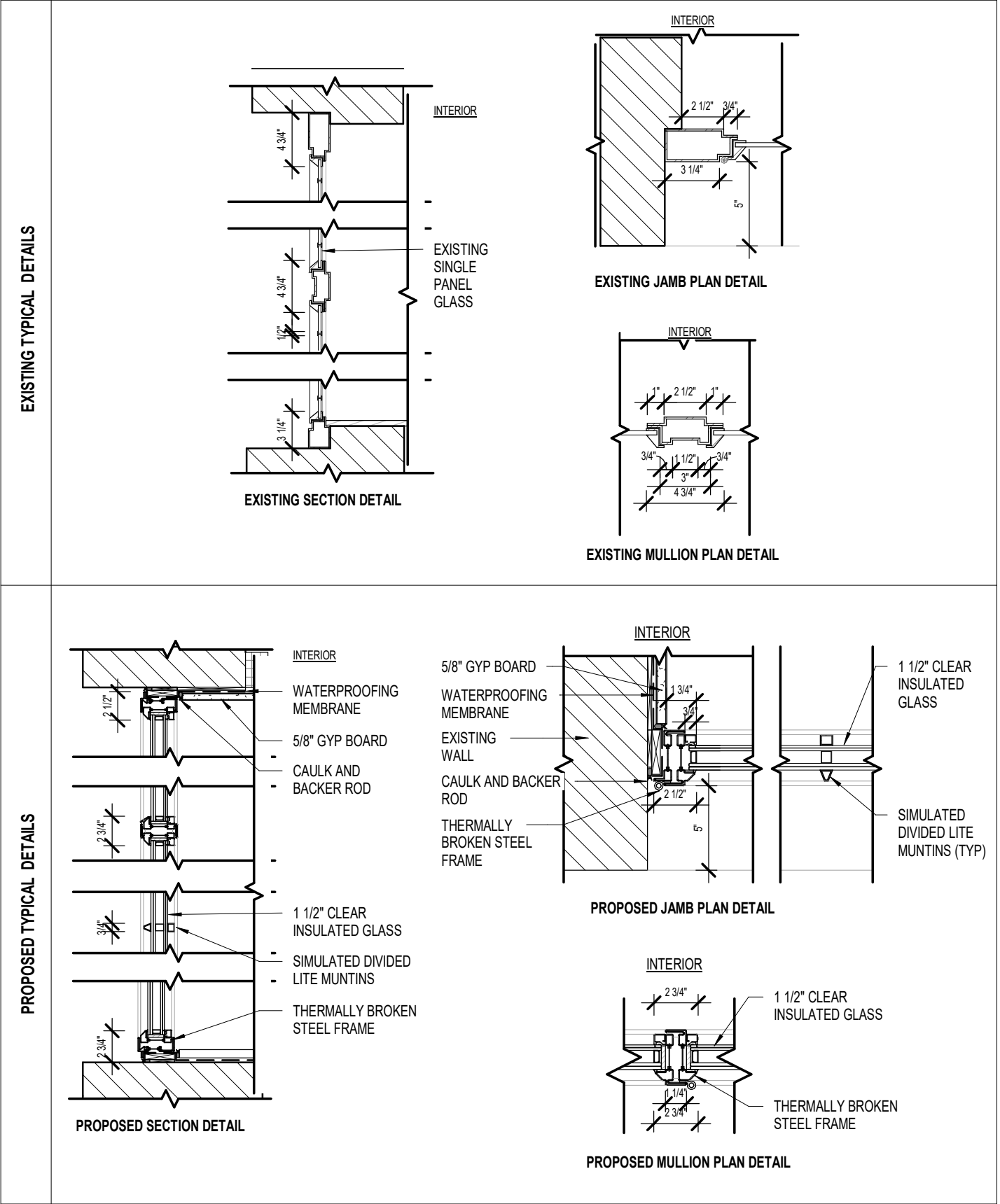
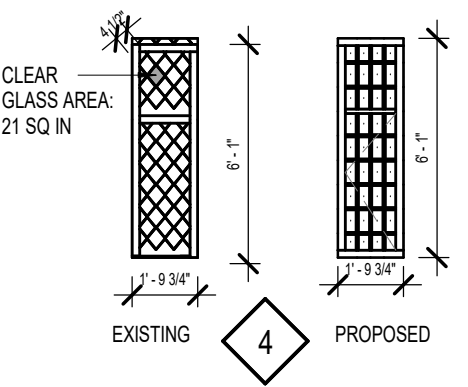
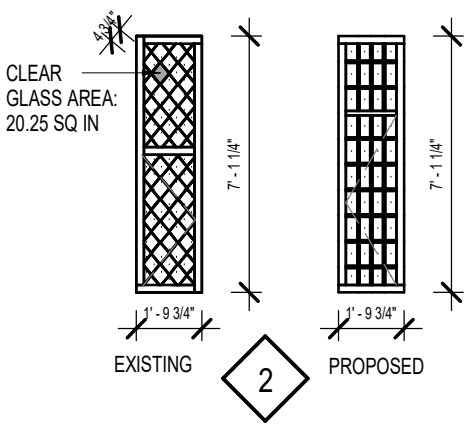
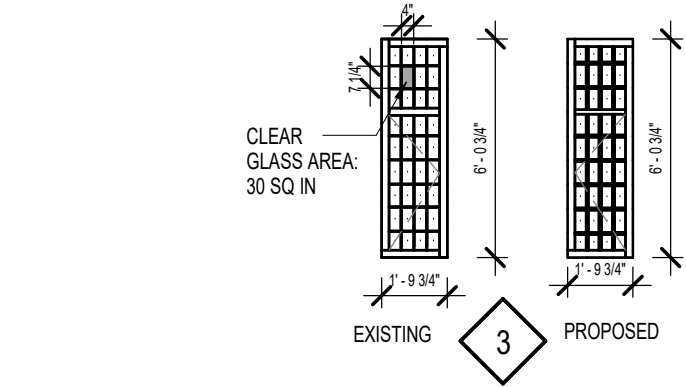
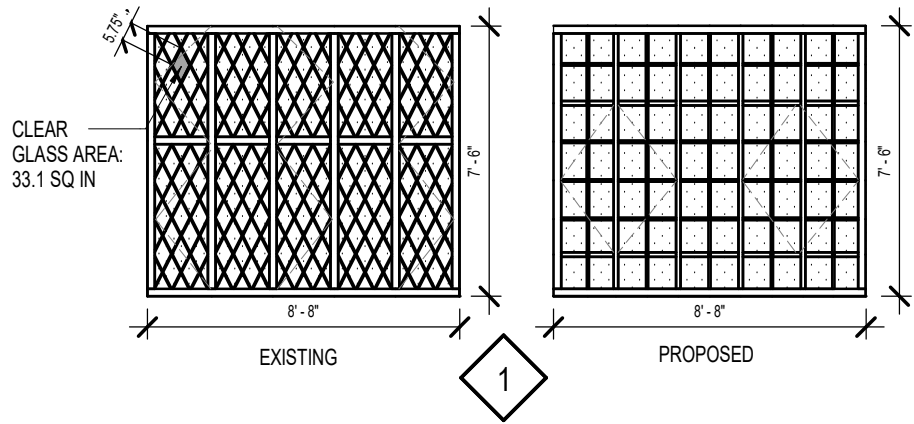
KEY REAR ELEVATION

WINDOW SCHEDULE								
TYPE	DESCRIPTION	FLOOR	ELEVATION	MATERIAL	FINISH	ROUGH WIDTH	ROUGH HEIGHT	GLASS CALC. (SF)
1	CASEMENT WINDOW + FIXED ASSEMBLY	2ND	NORTH - SECONDARY FACADE	STEEL SASH AND FRAME	PAINTED BLACK	8' - 8"	7' - 6"	18.02 INCREASE
2	CASEMENT WINDOW + FIXED ASSEMBLY	1ST	NORTHEAST SECONDARY FACADE	STEEL SASH AND FRAME	PAINTED BLACK	1' - 9 3/4"	7' - 1 1/4"	0.52 INCREASE
3	CASEMENT WINDOW + FIXED ASSEMBLY	2ND	NORTHEAST SECONDARY FACADE	STEEL SASH AND FRAME	PAINTED BLACK	1' - 9 3/4"	6' - 0 3/4"	
4	CASEMENT WINDOW + FIXED ASSEMBLY	3RD	NORTHEAST SECONDARY FACADE	STEEL SASH AND FRAME	PAINTED BLACK	1' - 9 3/4"	6' - 1"	0.47 INCREASE

MANUFACTURER: SECCO SISTEMI
BILL POLINSKY - STEEL WINDOWS AND DOORS:
bill@steelwindows-doors.com

BENJAMIN MOORE HC 190 BLACK

NEW DOUBLE GLAZING W/ LAMINATED GLASS
1/4" LOW-IRON LAMINATED GLASS W/
0.060" INTERLAYER
+ 1/2" AIRSPACE
+ 1/4" LOW-IRON MONOLITHIC GLASS

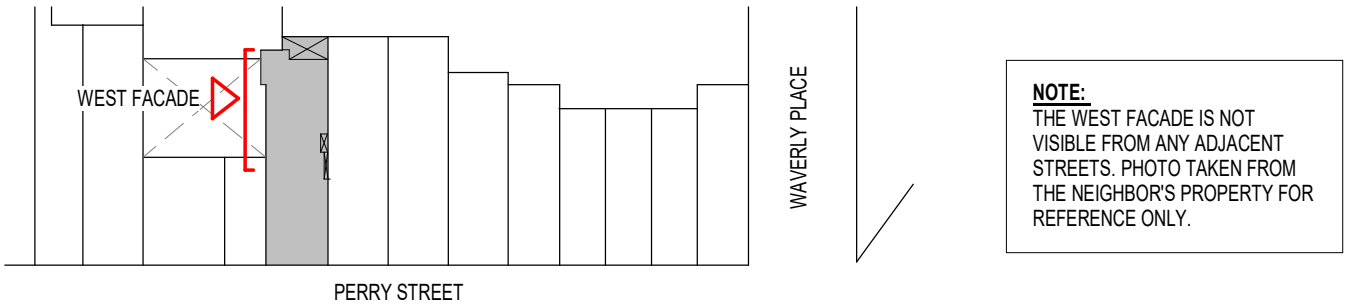


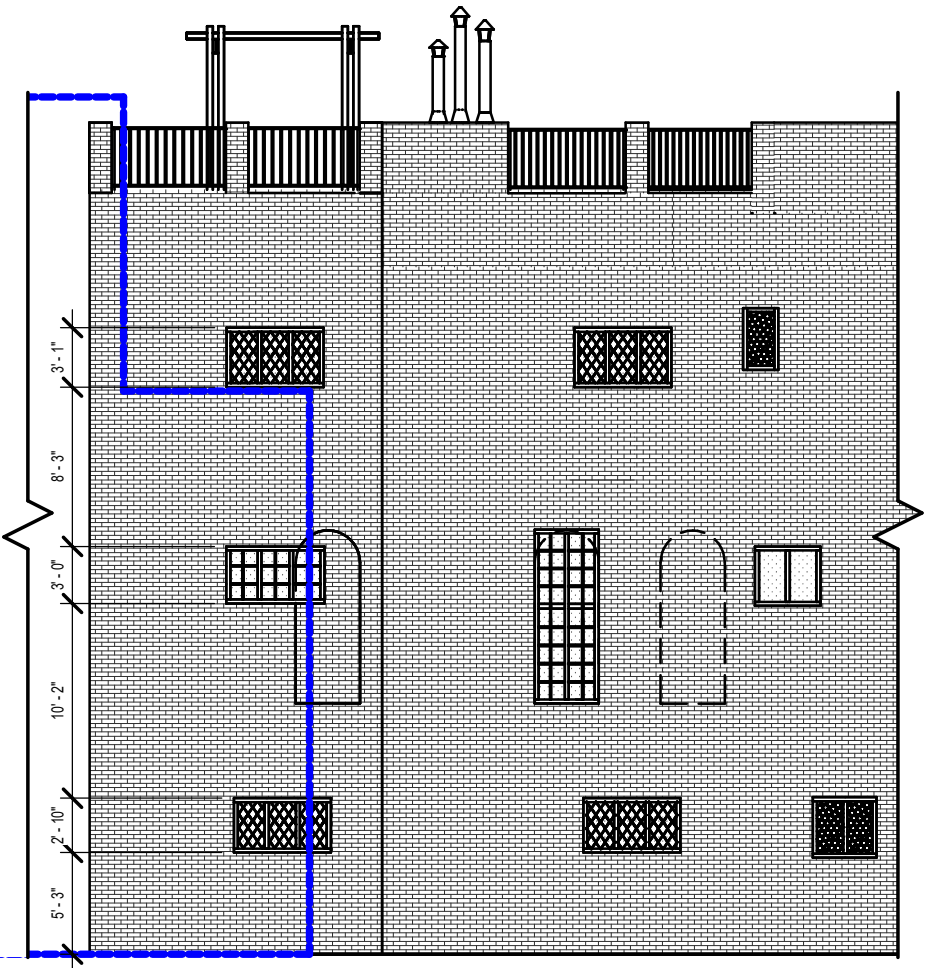
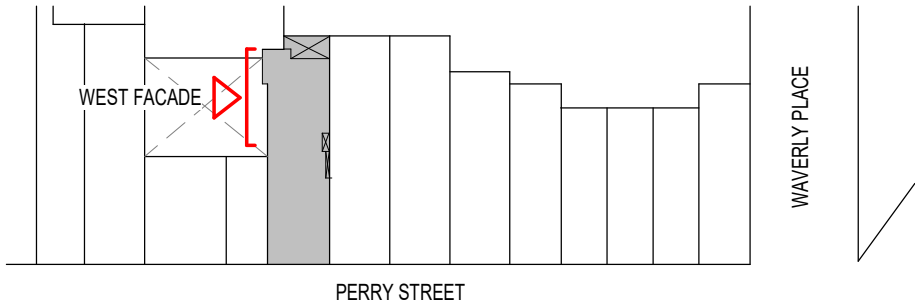
33 PERRY STREET TOWNHOUSE
FOR
33 PERRY ST LLC

REPRESENTATIVE OF DESIGN INTENT ONLY. IT IS NOT A PHOTOREALISTIC REPRESENTATION OF ACTUAL MATERIALS PROPOSED AND AS SUCH SHOULD BE CONSIDERED PRELIMINARY AT ALL STAGES.
SCHEMATIC DESIGN ONLY, ALL DIMENSIONS TO BE CONFIRMED ON SITE
NEW YORK, NEW YORK

09/03/2026

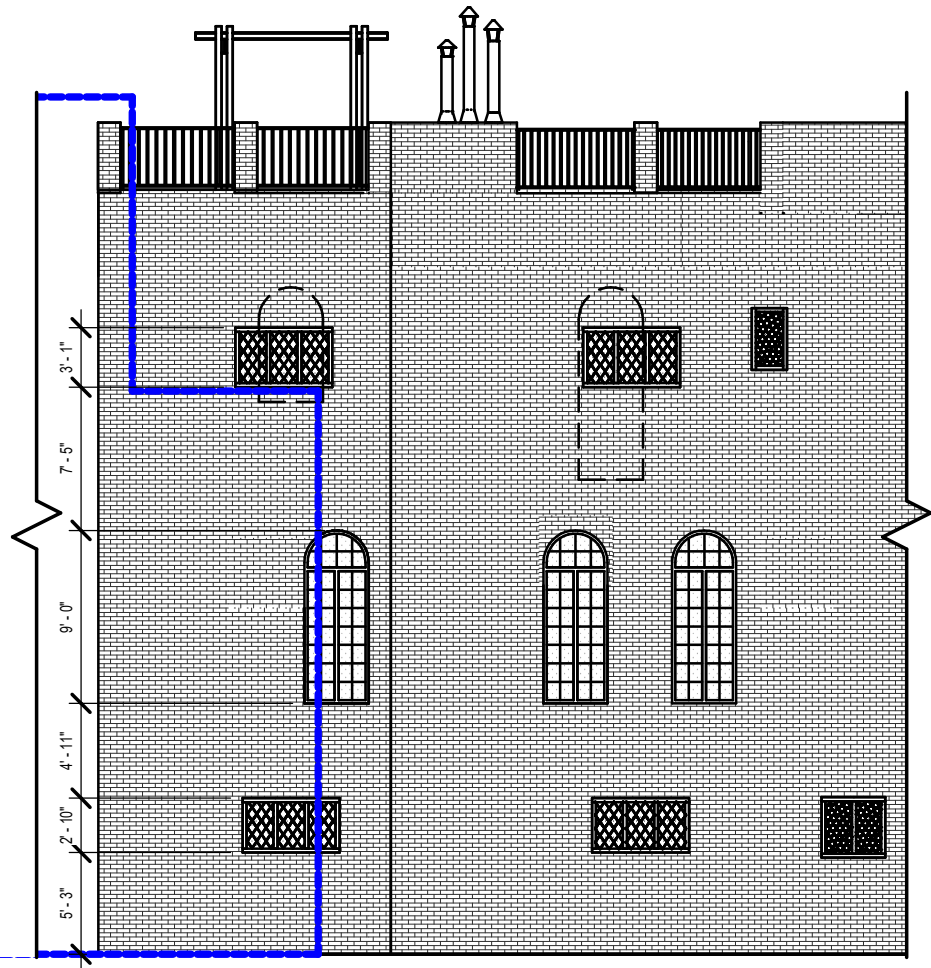
REAR FACADE (NORTH ELEVATION) - WINDOW DETAILS





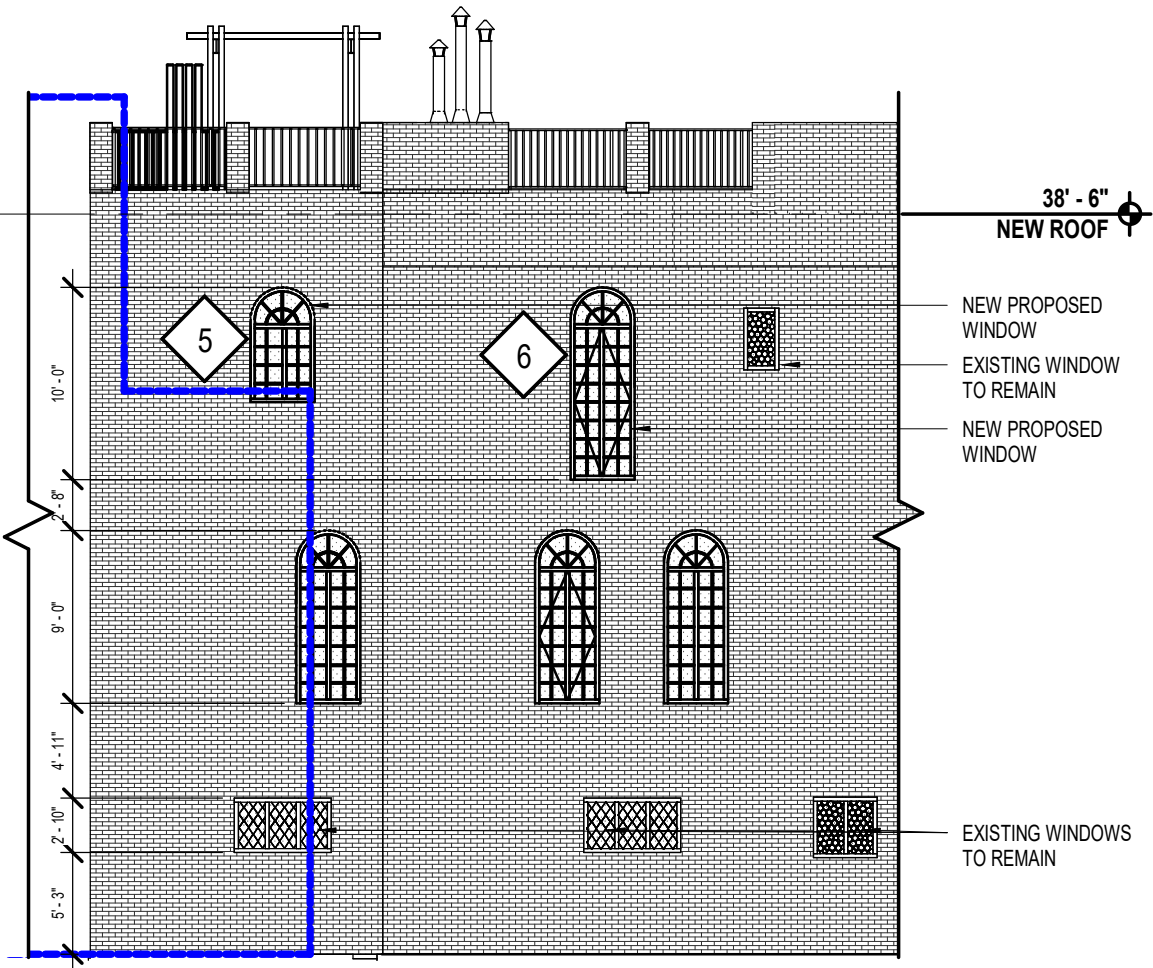
EXISTING PARTIAL WEST ELEVATION

SCALE: 1" = 10'-0"



PARTIAL WEST ELEVATION -
PREVIOUS APPROVAL BY LPC UNDER CNE-24-05574

SCALE: 1" = 10'-0"

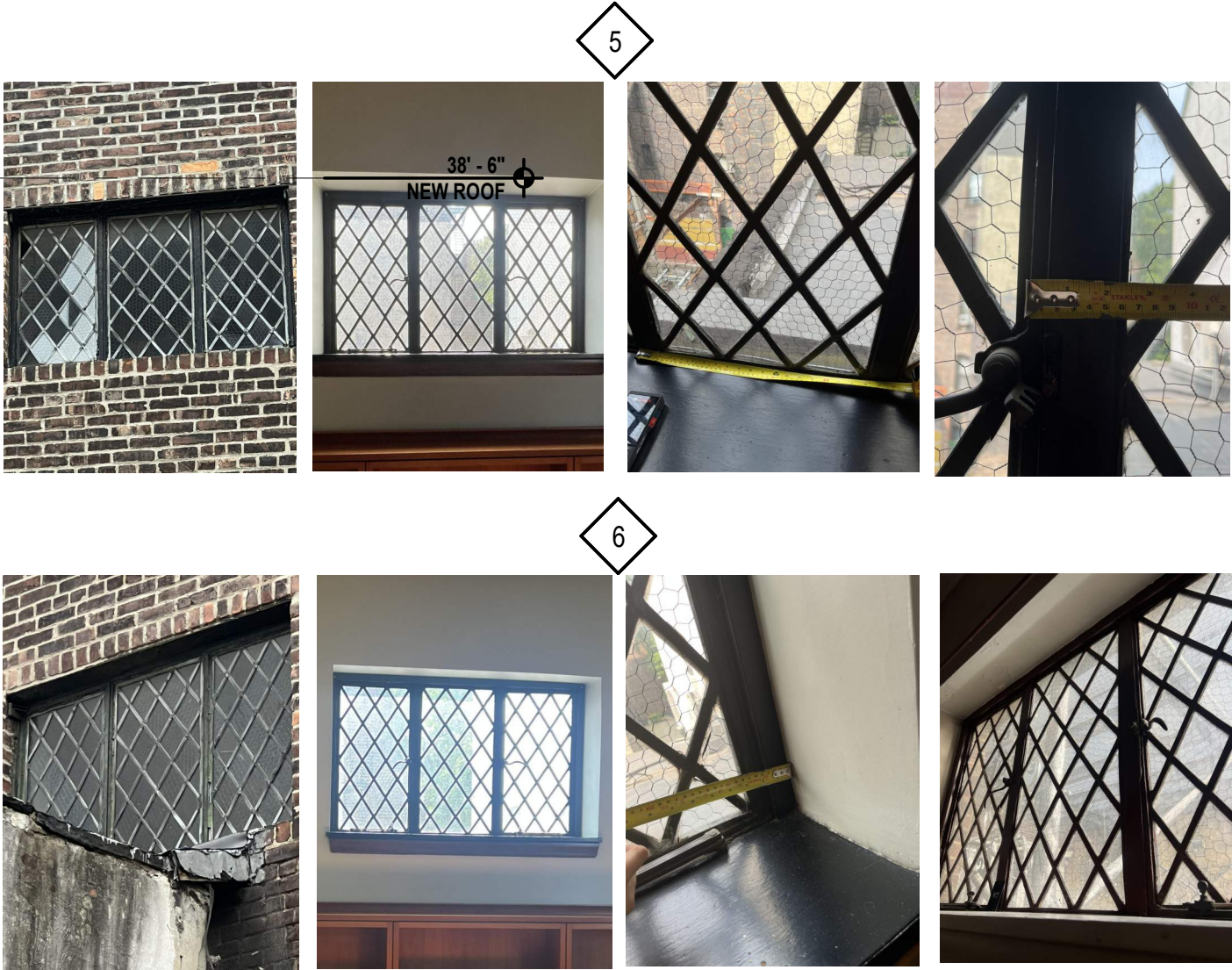
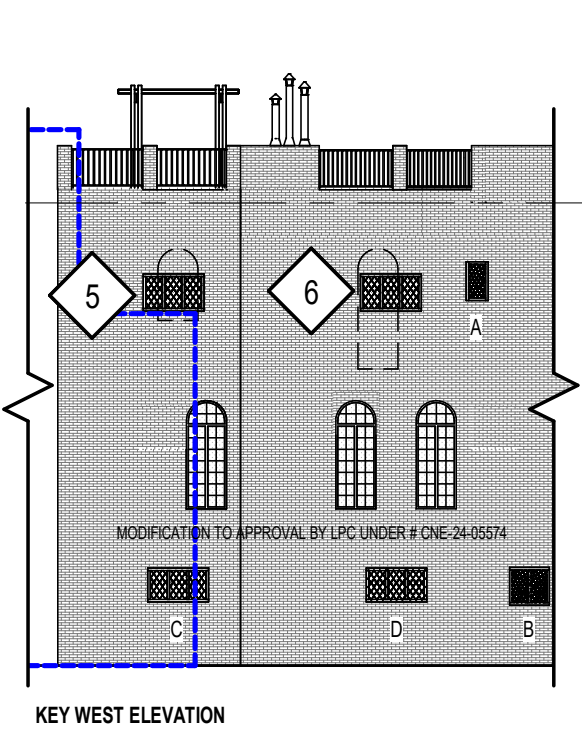


PROPOSED PARTIAL WEST ELEVATION

SCALE: 1" = 10'-0"

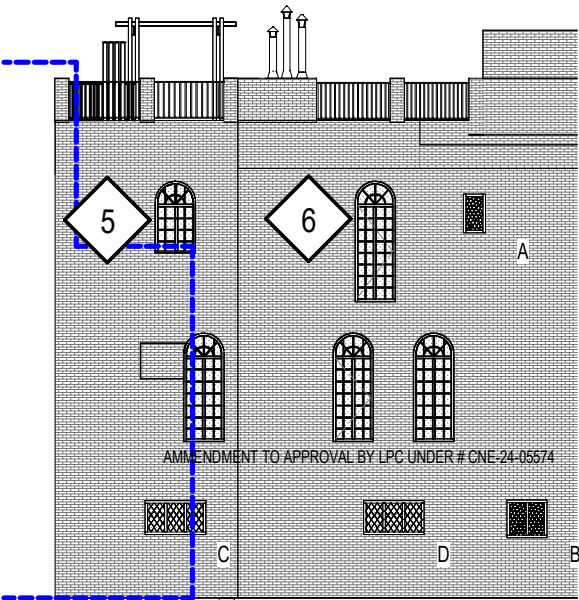
33 PERRY STREET TOWNHOUSE
FOR
33 PERRY ST LLC

WEST FACADE - EXISTING AND PROPOSED FACADE
T-301.00
studioMDA



PHOTOS OF EXISTING WINDOWS TO REMAIN: TO BE RESTORED IN-KIND, AND A NEW PROTECTIVE EXTERIOR STORM WINDOW/GLASS PANEL WILL BE INSTALLED, TO UPGRADE THERMAL PERFORMANCE AND PROTECT HISTORIC FABRIC. EXTERIOR GLAZING SHALL UTILIZE CLEAR, NON-REFLECTIVE GLASS. THE FRAME SHALL BE MINIMALLY OBTRUSIVE, FINISHED TO MATCH THE HISTORIC WINDOW.





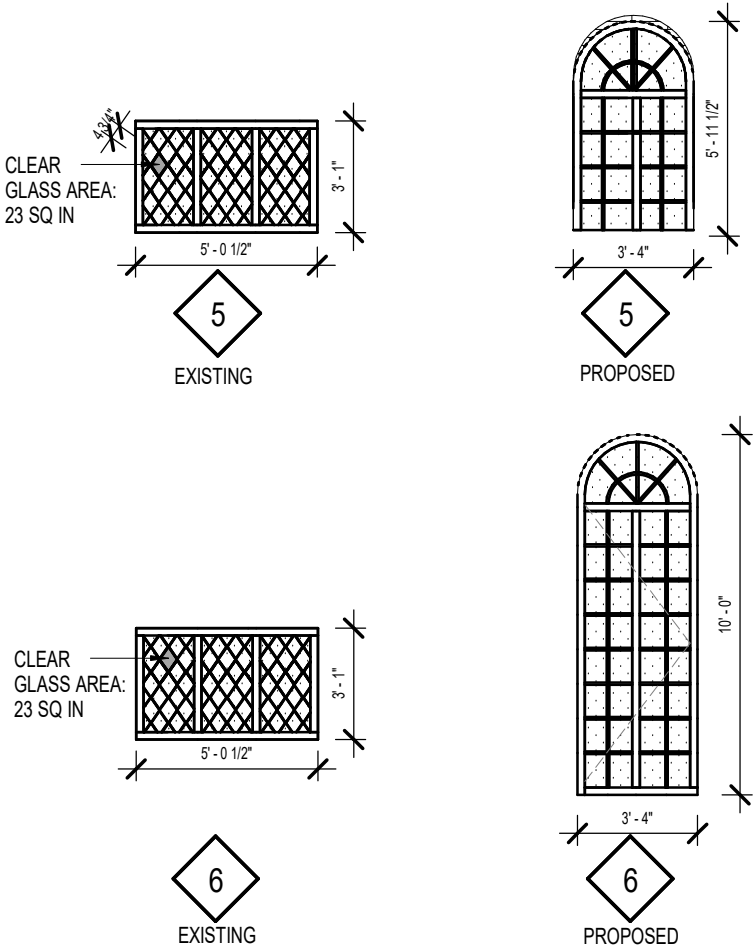
KEY WEST ELEVATION

WINDOW SCHEDULE								
TYPE	DESCRIPTION	FLOOR	ELEVATION	MATERIAL	FINISH	ROUGH WIDTH	ROUGH HEIGHT	GLASS CALC. (SF)
5	FIXED ASSEMBLY	3RD	WEST FACADE	STEEL SASH AND FRAME	PAINTED BLACK	3' - 4"	5' - 11 1/2"	5.35 INCREASE
6	FIXED ASSEMBLY	3RD	WEST FACADE	STEEL SASH AND FRAME	PAINTED BLACK	3' - 4"	10' - 0"	16.13 INCREASE

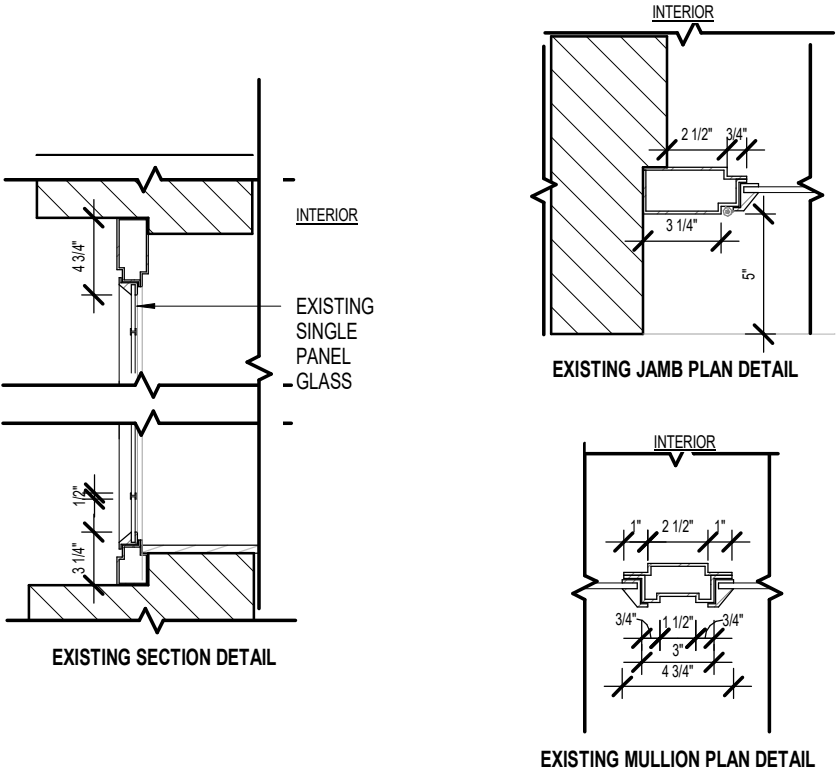
MANUFACTURER: SECCO SISTEMI
BILL POLINSKY - STEEL WINDOWS AND DOORS:
bill@steelwindows-doors.com

 BENJAMIN MOORE HC 190 BLACK

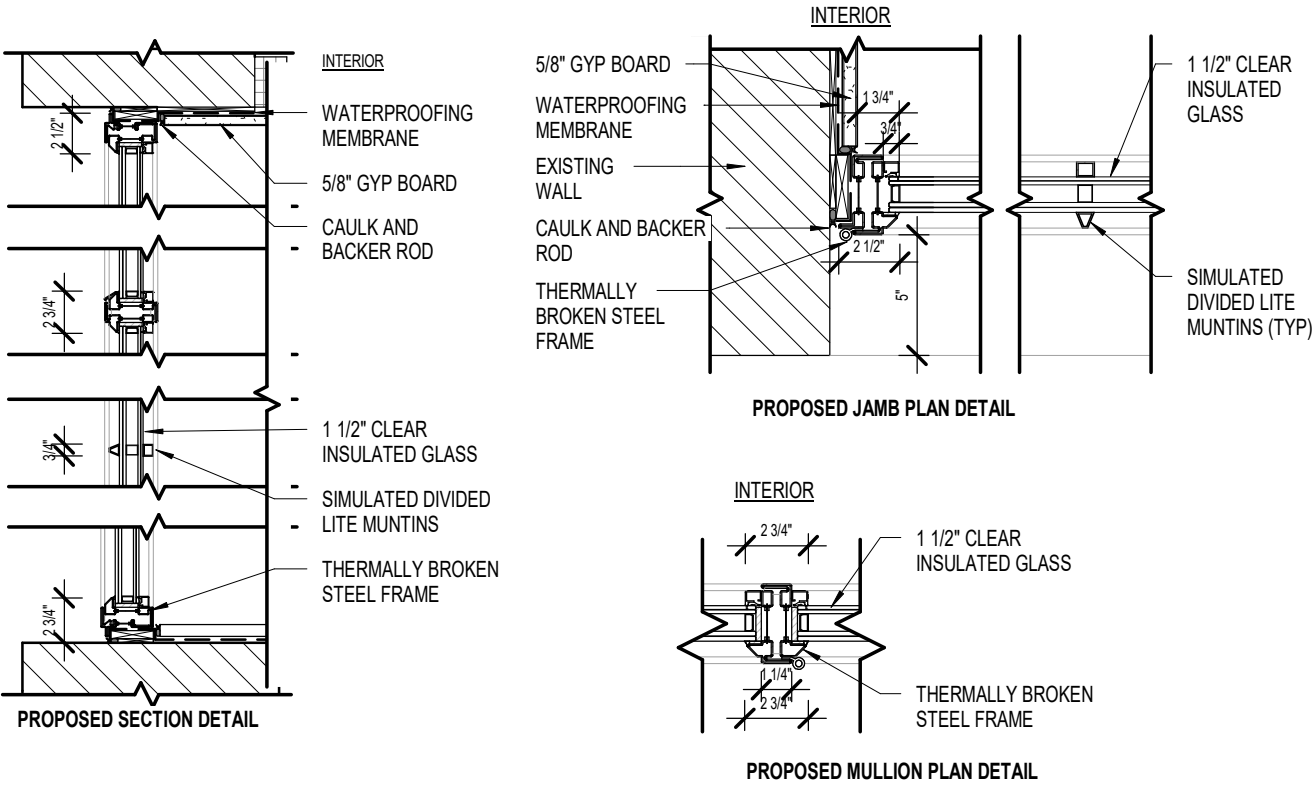
NEW DOUBLE GLAZING WITH LAMINATED GLASS
1/4" LOW-IRON LAMINATED GLASS W/ 0.060" INTERLAYER
+ 1/2" AIRSPACE
+ 1/4" LOW-IRON MONOLITHIC GLASS

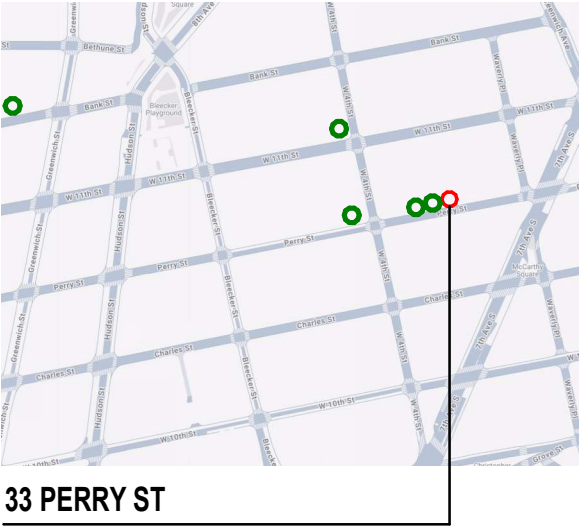


EXISTING TYPICAL DETAILS

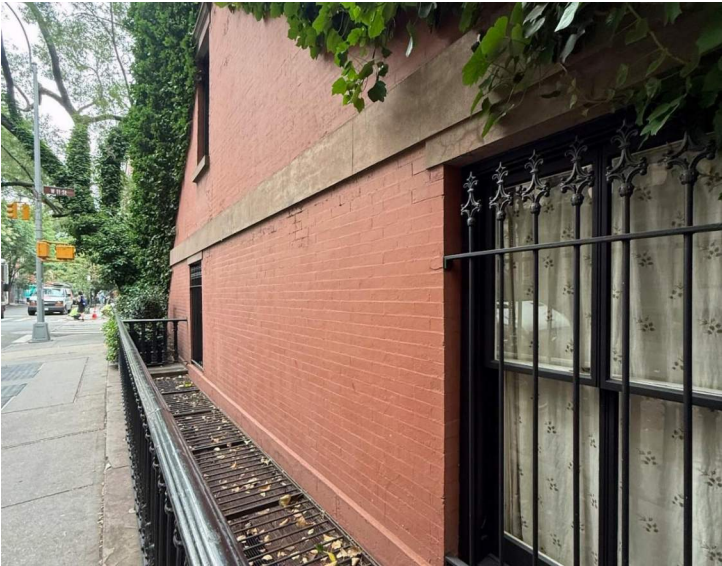


PROPOSED TYPICAL DETAILS





33 PERRY ST



255 W 11TH ST



293 WEST 4TH ST



55 PERRY ST



41 PERRY ST

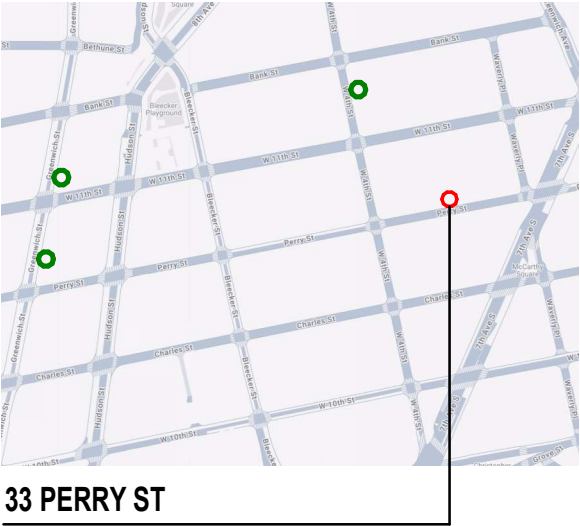


37-39 PERRY ST

33 PERRY STREET TOWNHOUSE
FOR
33 PERRY ST LLC

CONTEXT - ENCLOSED AREAWAYS IN THE GREENWICH VILLAGE HISTORIC DISTRICT

T-400.00 studioMDA



293 WEST 4TH ST



755 GREENWICH ST



737 GREENWICH ST

33 PERRY STREET TOWNHOUSE
FOR
33 PERRY ST LLC

CONTEXT - ENCLOSED AREAWAYS IN THE GREENWICH VILLAGE HISTORIC DISTRICT

T-401.00 studioMDA

September 29, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 6, LPC-26-10863

33 Perry Street – Greenwich Village Historic District

Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 165 524 7850

Passcode: 283119

By Phone: 646-828-7666 US (New York)

833 435 1820 US Toll-free

833 568 8864 US 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.