

# 57 Greenwich Avenue, Manhattan



Proposed window enlargement at second floor – LPC Dkt # 15-1330

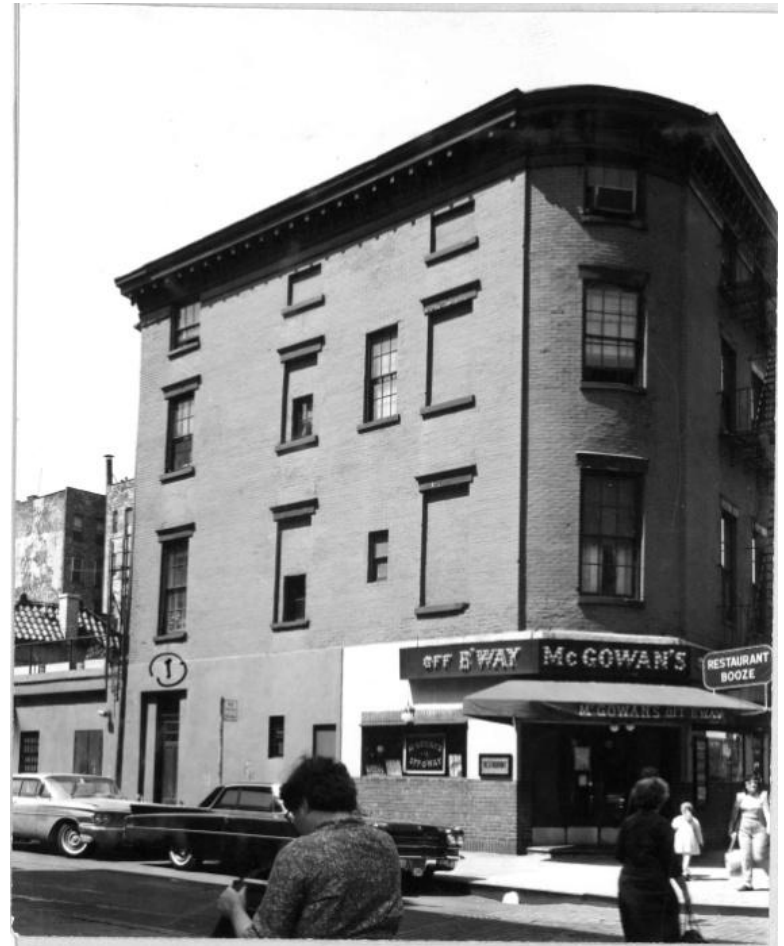


Presented by Tanya Warnke on behalf of 1 Perry Street, LLC

## 57 Greenwich Avenue 1940's Tax Photo



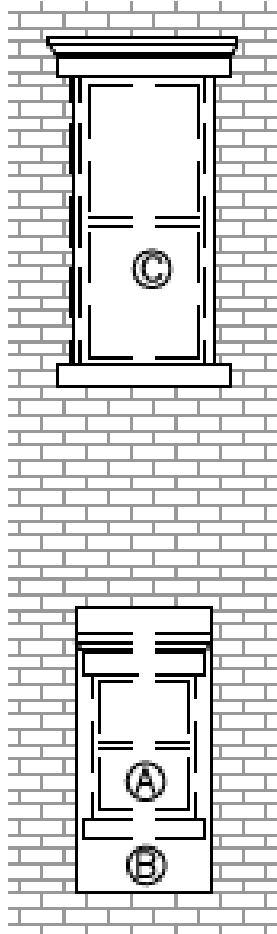
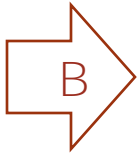
## 57 Greenwich Avenue Landmark Designation



# 57 Greenwich Avenue today

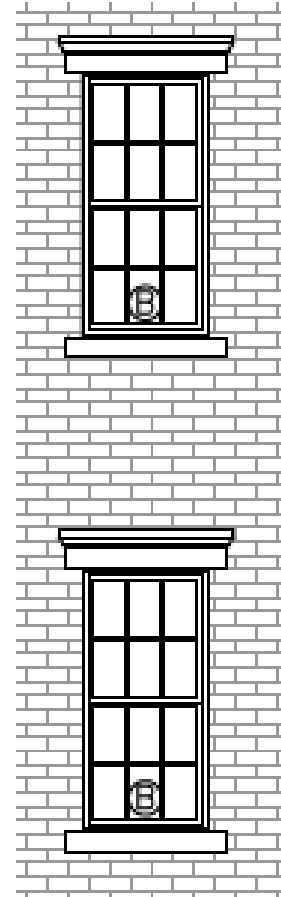


# Proposal:

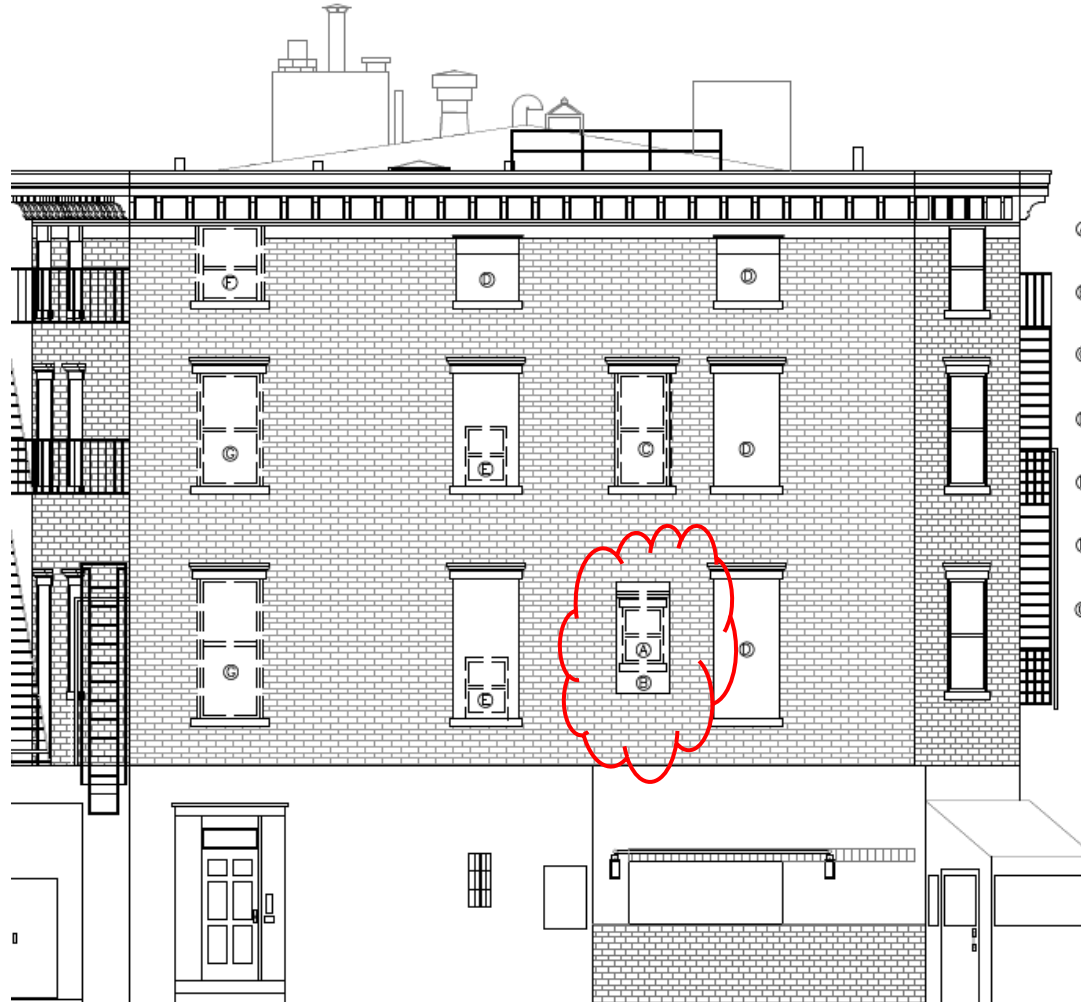


On the 1 Perry Street  
façade:

Enlarge second floor  
window “**A**” to match  
third floor window “**B**”  
directly above.

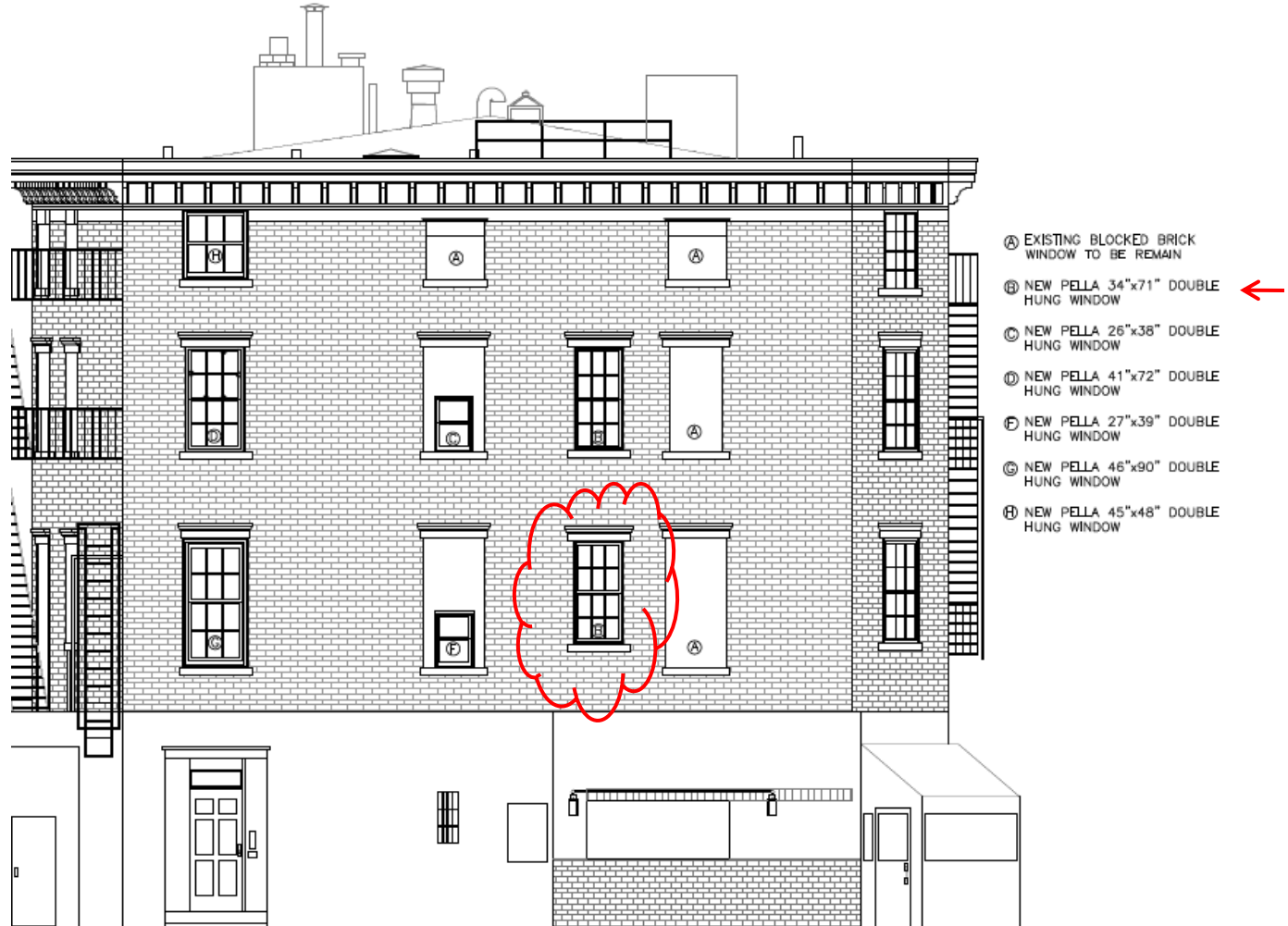


# Proposal:



- Ⓐ EXISTING 20"x37"  
WINDOW TO BE  
REMOVED
- Ⓑ REMOVE BRICKWORK  
FOR NEW LARGER  
WINDOW
- Ⓒ EXISTING 34"x71"  
WINDOW TO BE  
REPLACED
- Ⓓ EXISTING BLOCKED  
BRICK WINDOW TO  
REMAIN
- Ⓔ EXISTING 24"x36"  
WINDOW TO BE  
REPLACED
- Ⓕ EXISTING 43"x46"  
WINDOW TO BE  
REPLACED
- Ⓖ EXISTING 44"x88"  
WINDOW TO BE  
REPLACED

# Proposal:





# Existing Floor Plan: Second Floor

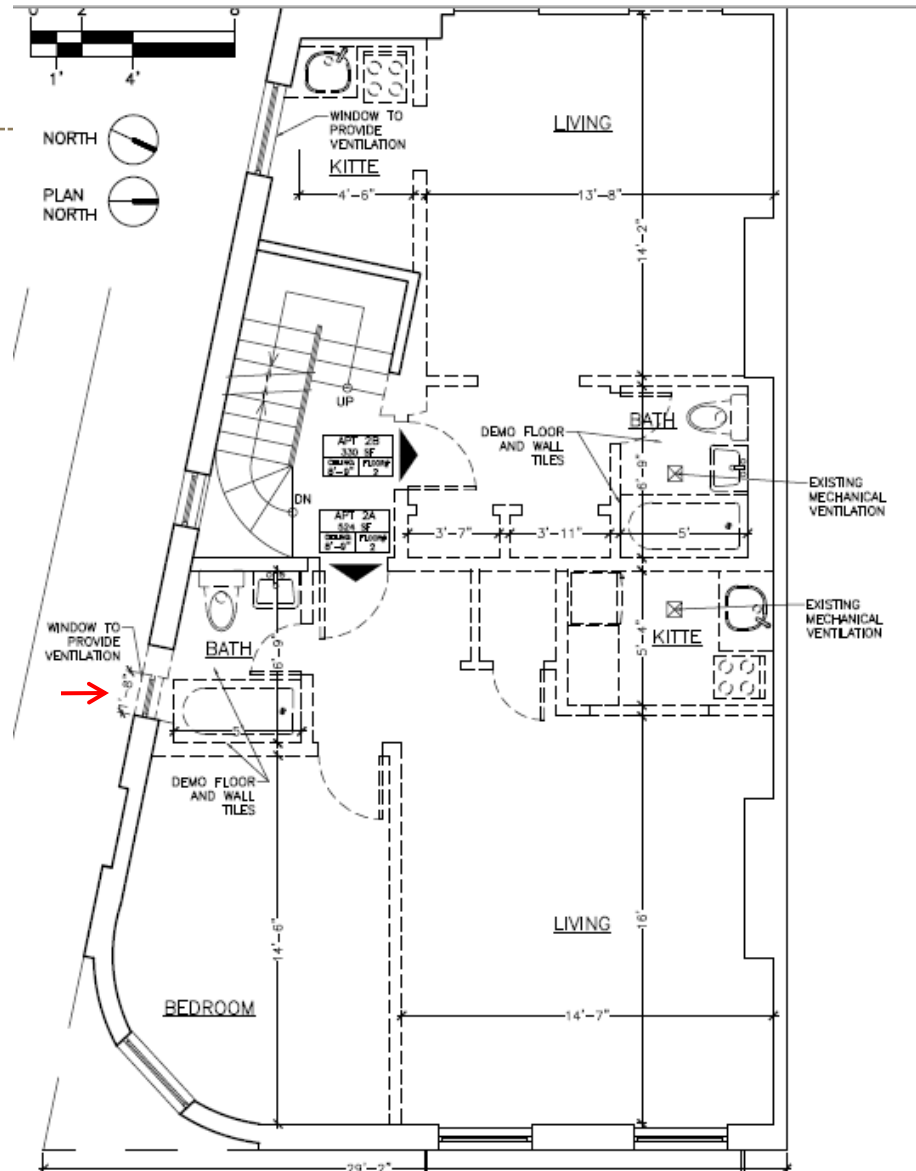
## 20" X 37" WINDOW

LIVING ROOM (145 SF) LIGHT AND AIR REQ.	
WIN. AREA: 5.14 SF	REQ. LIGHT: 14.5 SF
OP.WIN. AREA: 2.57 SF	REQ. AIR: 7.25 SF

## NEW 34" X 71" PELLA WINDOW

LIVING ROOM (145 SF) LIGHT AND AIR REQ.	
WIN. AREA: 16.75 SF	REQ. LIGHT: 14.5 SF
OP.WIN. AREA: 8.38 SF	REQ. AIR: 7.25 SF
IN COMPLIANCE WITH LIGHT AND AIR REQUIREMENTS	

As filed under  
Job # **122127046**



# Construction Plan:

## Second Floor

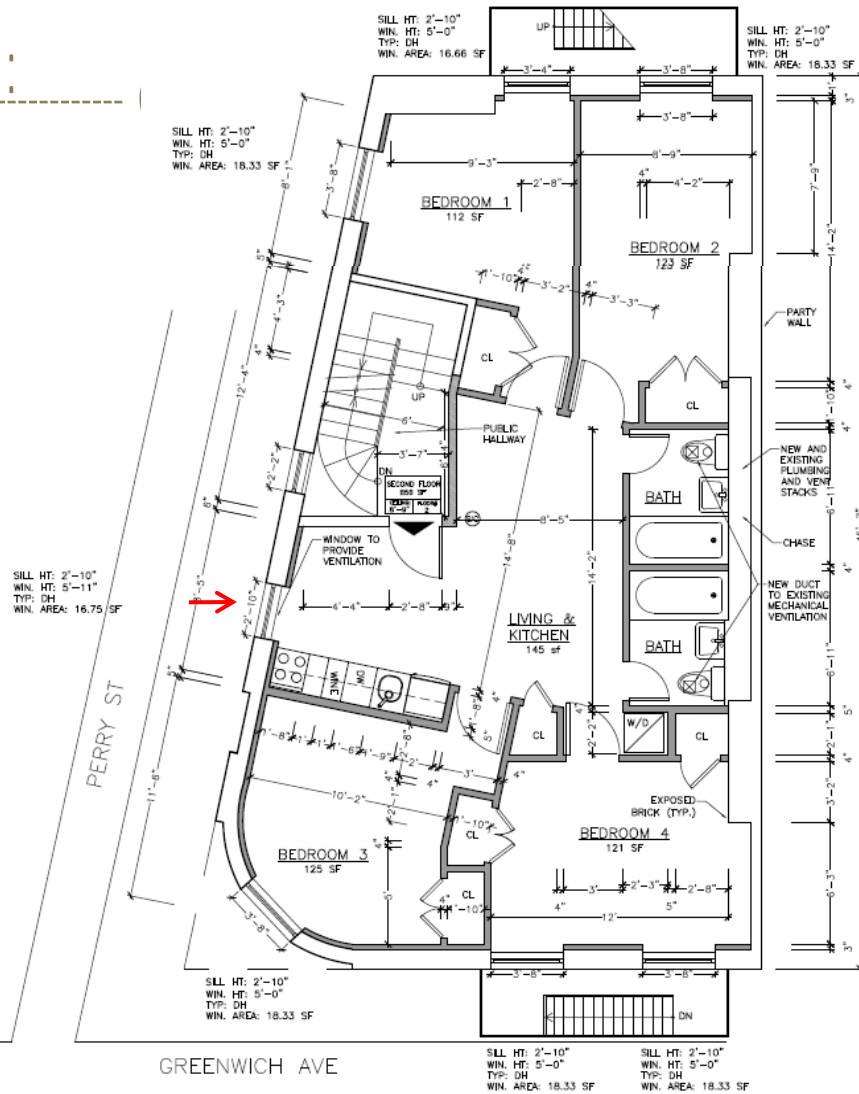
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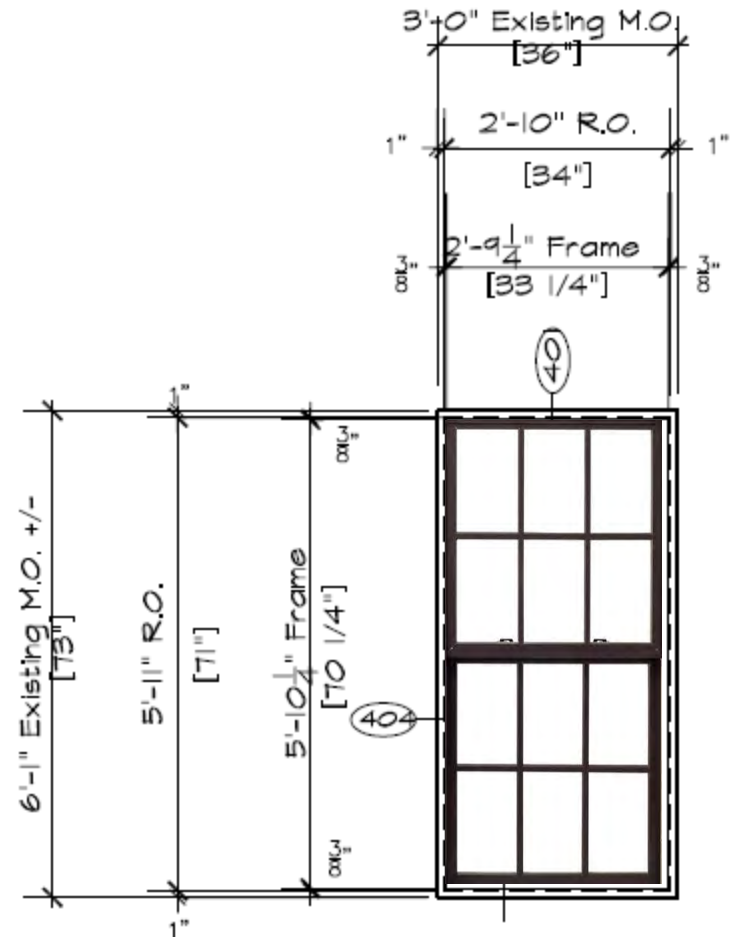


# Proposed Window Information



## Pella Windows

- Greek Revival Style
- Architect Series Wood (pine)
- Double hung, 6-over-6 configuration
- Profiled brick molds
- Black painted finish



# Lintels and Sills



Lintels = 56 3/4"



Sills = 51"



The existing lintels and sills are Greek Revival style.

The lintels are sheetmetal and the sills are stone with sheetmetal over them.

The new lintels will be constructed of aluminum and the sills will be constructed of grey stone. The color of the lintels and sills will match the surrounding lintels and sills to keep the façade uniform.

# Surrounding Buildings

55 Greenwich Avenue



59 Greenwich Avenue



# Surrounding Buildings



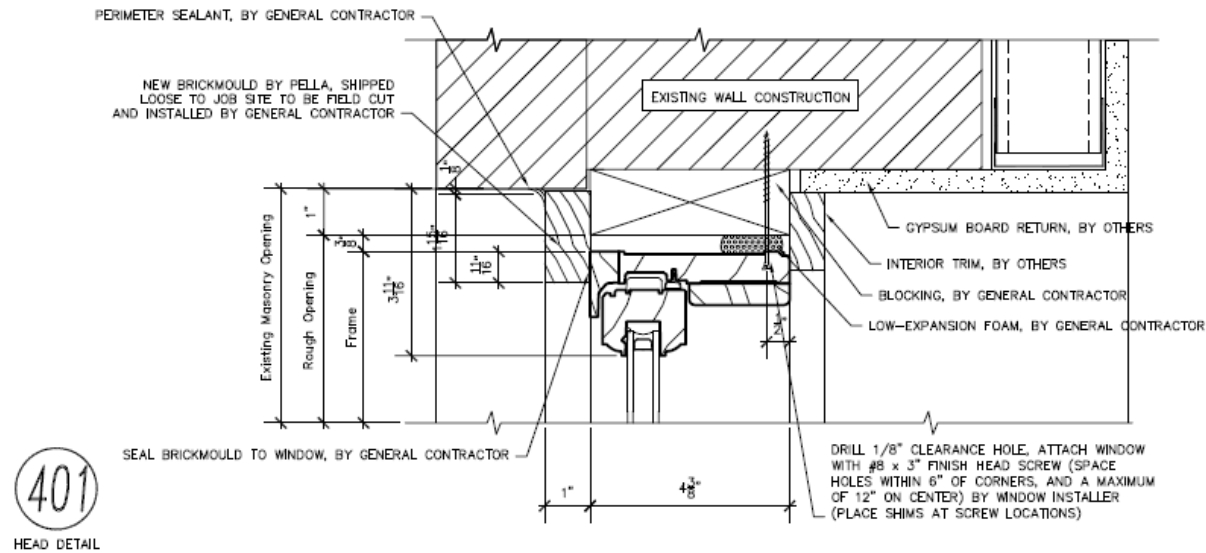
4 Perry Street



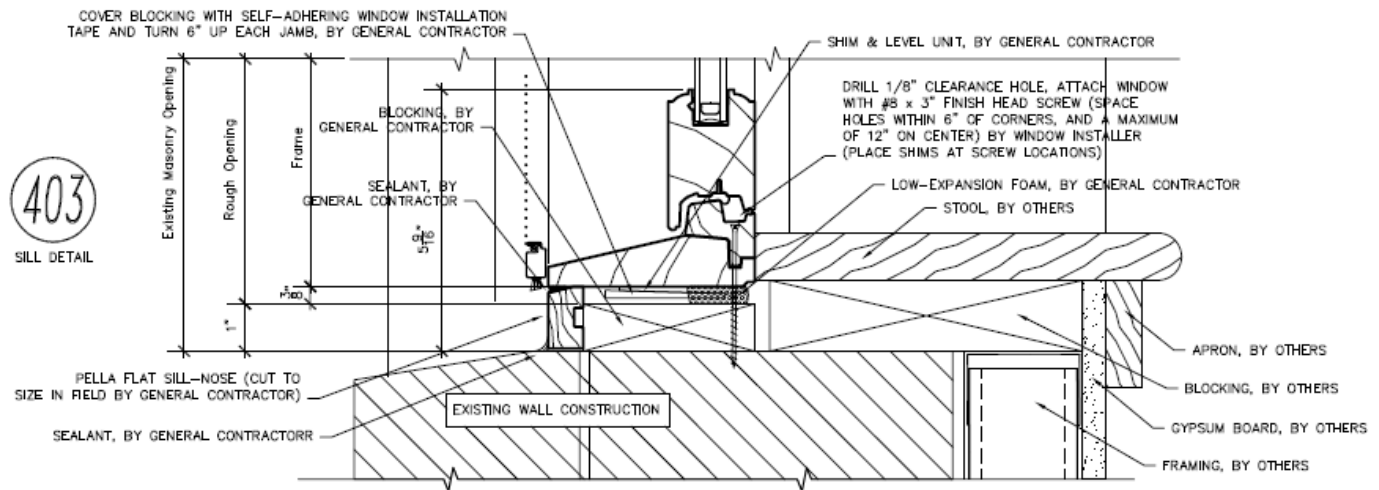
6 Perry Street



# Additional information for proposed windows

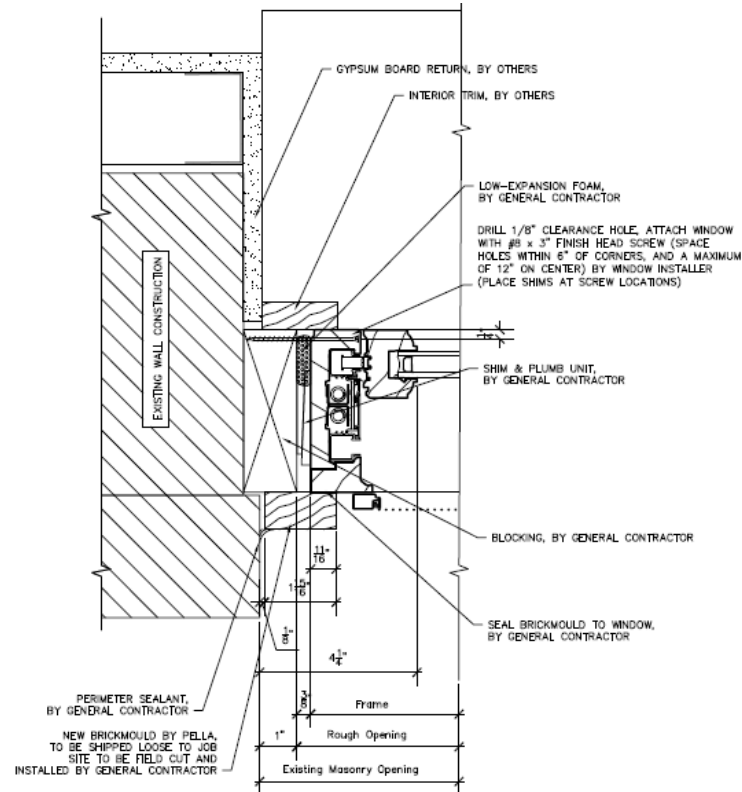


# Additional information for proposed windows





# Additional information for proposed windows



404

JAMB DETAIL