

West Village Townhouse & Apartments

NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
PUBLIC HEARING
February 07, 2017

145-9 Perry St / 703-711 Washington St
New York, NY 10014

TABLE OF CONTENTS

- Project Location	2
- Building History	3
- Context: Type, Scale, Detail, Base, Brick Color, Porous Facades, Openings, Windows	4-13
- Previous L.P.C Schemes: Heights.....	14
- Context Elevations	15-16
- Proposed Building Elevations	17-18
- Sightline Sections	19
- Conceptual Illustrations	20-21
- Exterior: Washington and Perry	22-27
- Details	28-31
- Materials	32-33
- Previous L.P.C Schemes: Gardens	34
- Plans	35
- View from Neighboring Courtyard.....	36
- Garden Plan	37
- Proposed Foundation Detail.....	38

CONSULTANTS

Preservation Consultant
Higgins Quasebarth & Partners, LLC

11 Hanover Square, 16th Floor
New York, NY 10005
212 274 9468
higgins@hqpreservation.com

Landscape Architect
Hollander Design

200 Park Avenue South, Suite 1200
New York, NY 10003
212 473 0620
edh@hollanderdesign.com

Structural Engineer
Silman

32 Old Slip
New York, NY 10005
212 620 7970
oppenheimer@silman.com

MEP Engineer
Thomas Polise Consulting Engineer, P.C.

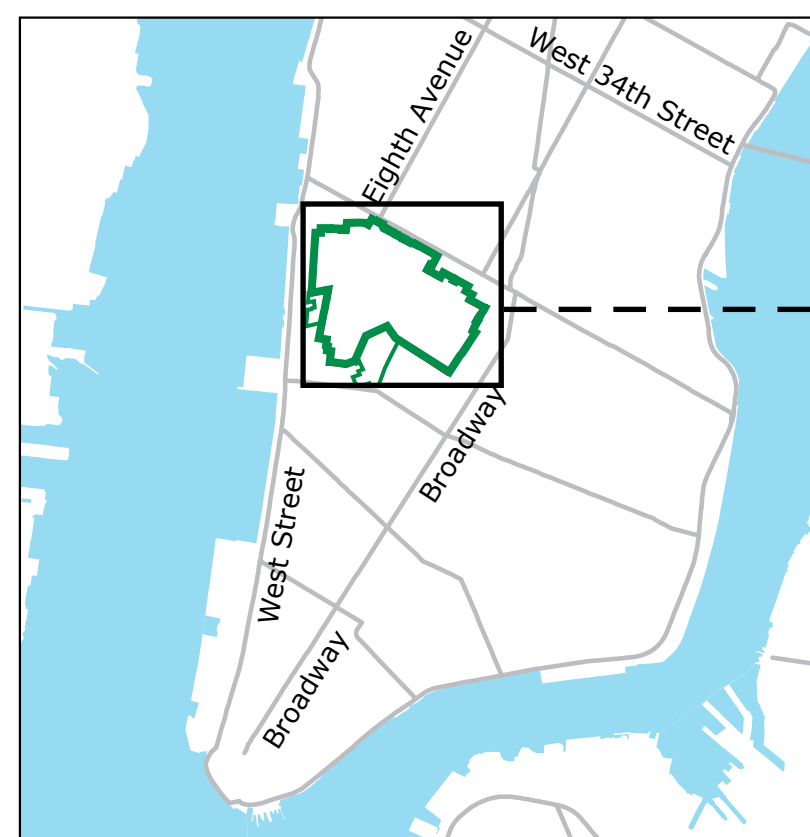
3113 W 19th St #8
New York, NY 10011
212 645 1002
dpolise@tpolisece.com



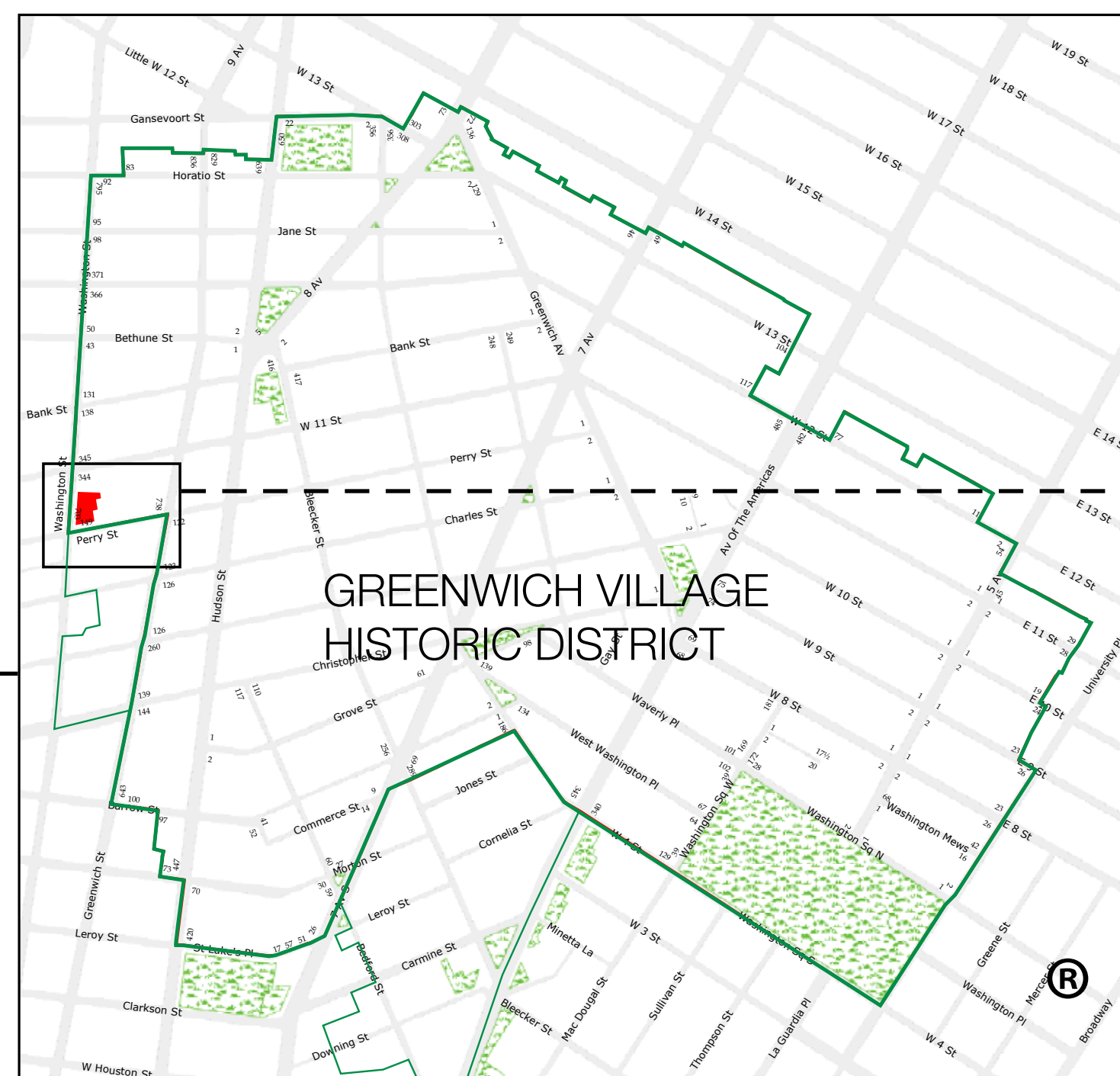
LEROY STREET STUDIO
ARCHITECTURE, D.P.C.
113 Hester Street
New York NY 10002
T 212 431 6780
F 212 431 6781
leroystreetstudio.com



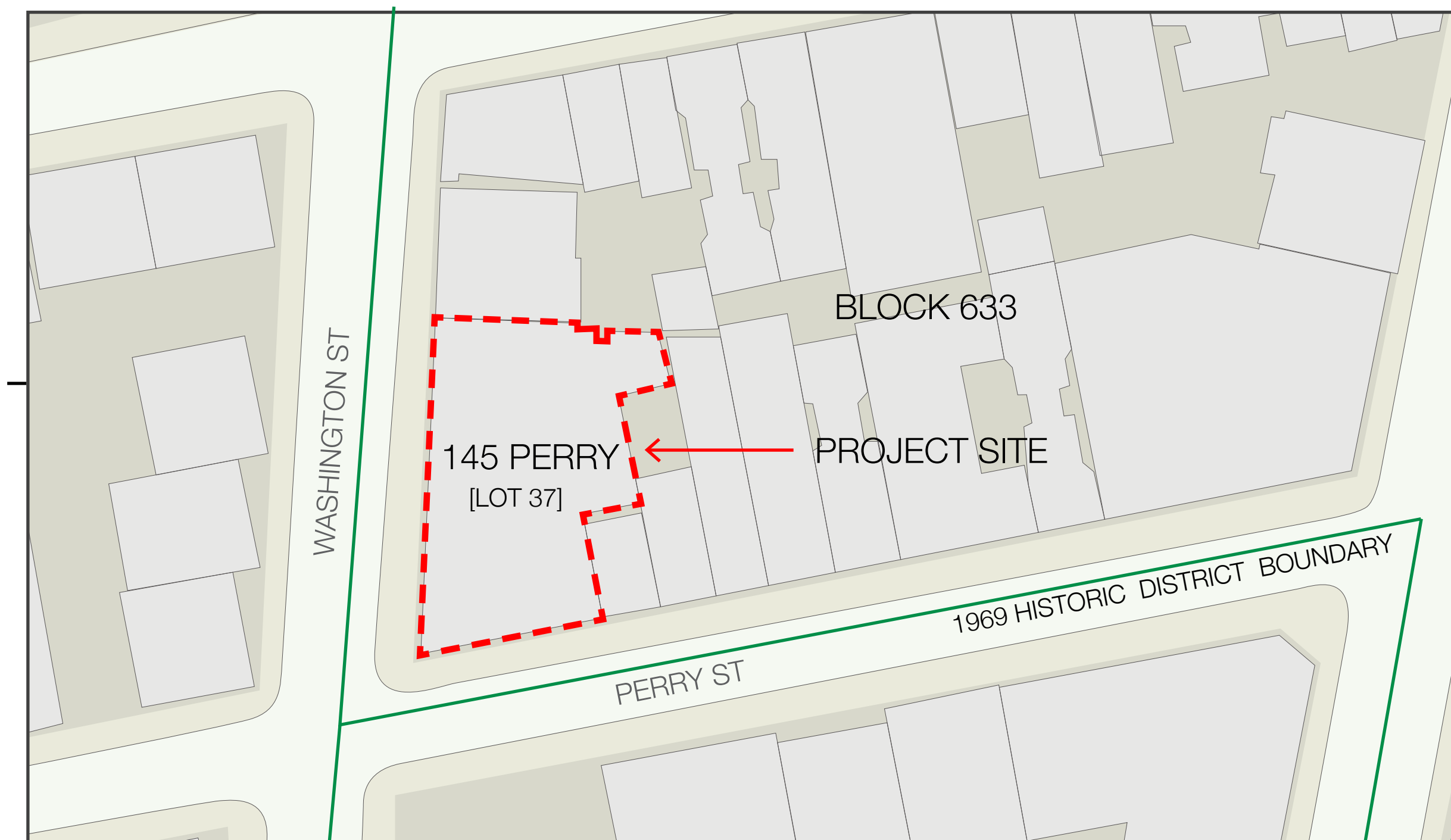
PROPOSED BUILDING



DISTRICT LOCATION

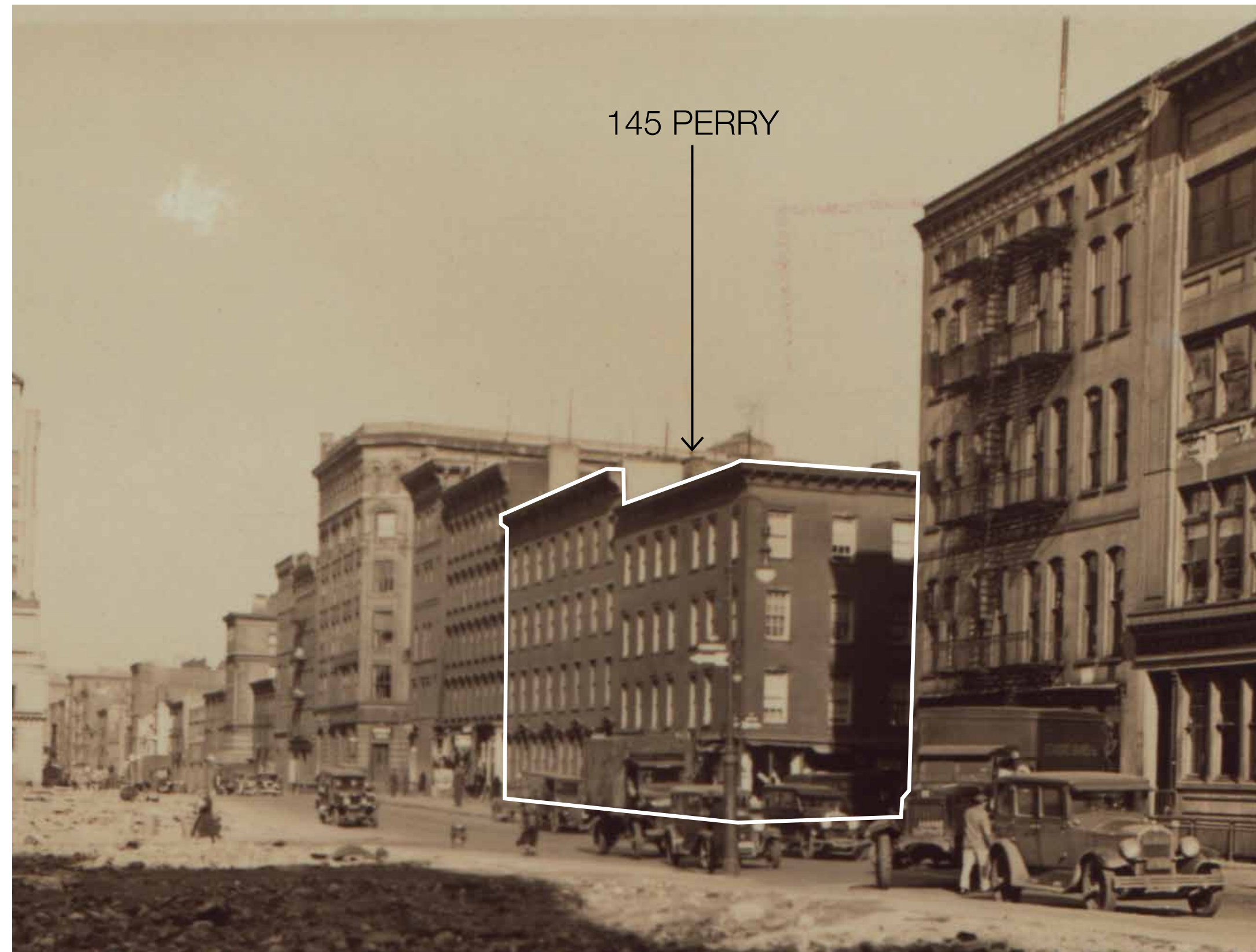


HISTORIC DISTRICT MAP

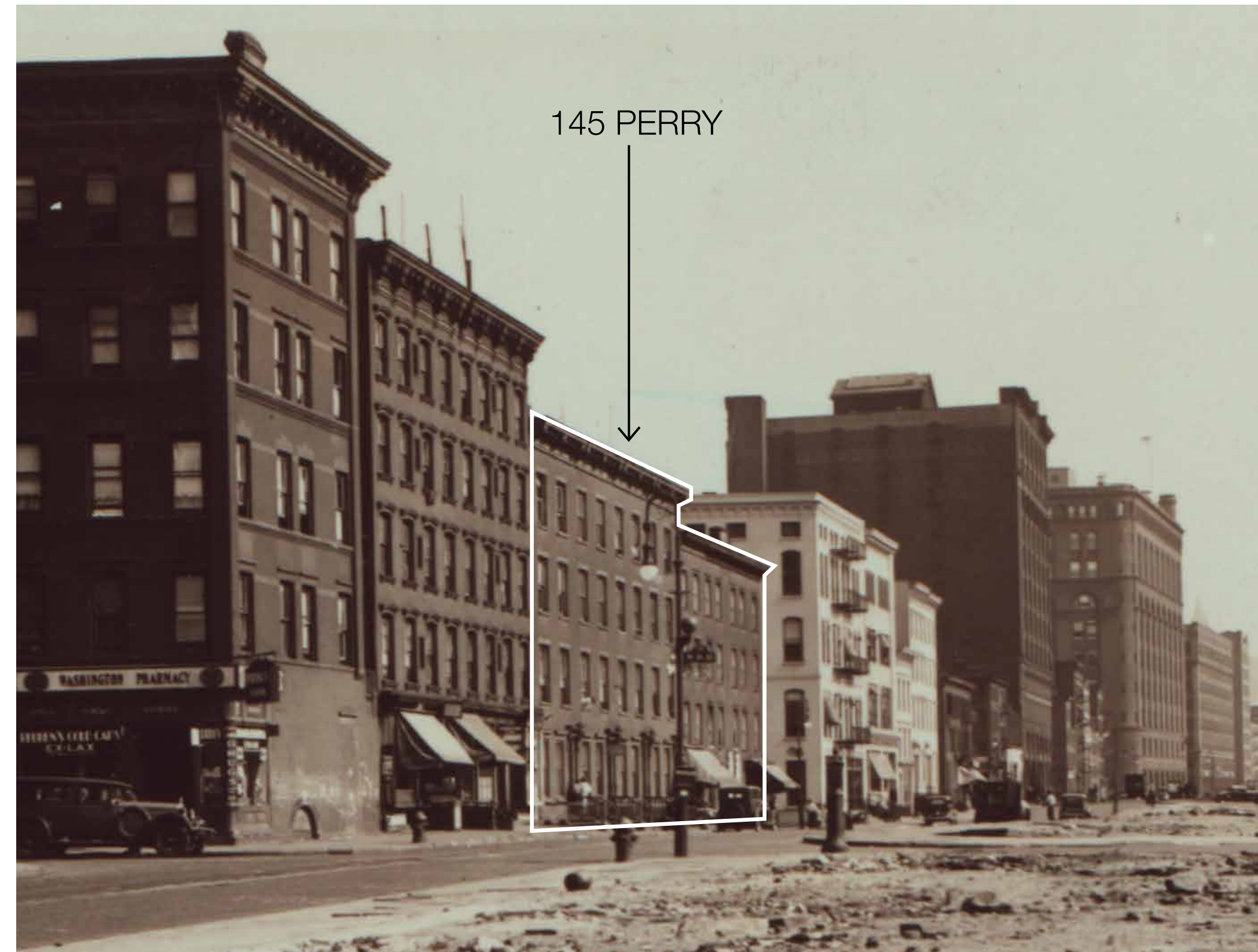


BLOCK MAP

PROJECT LOCATION



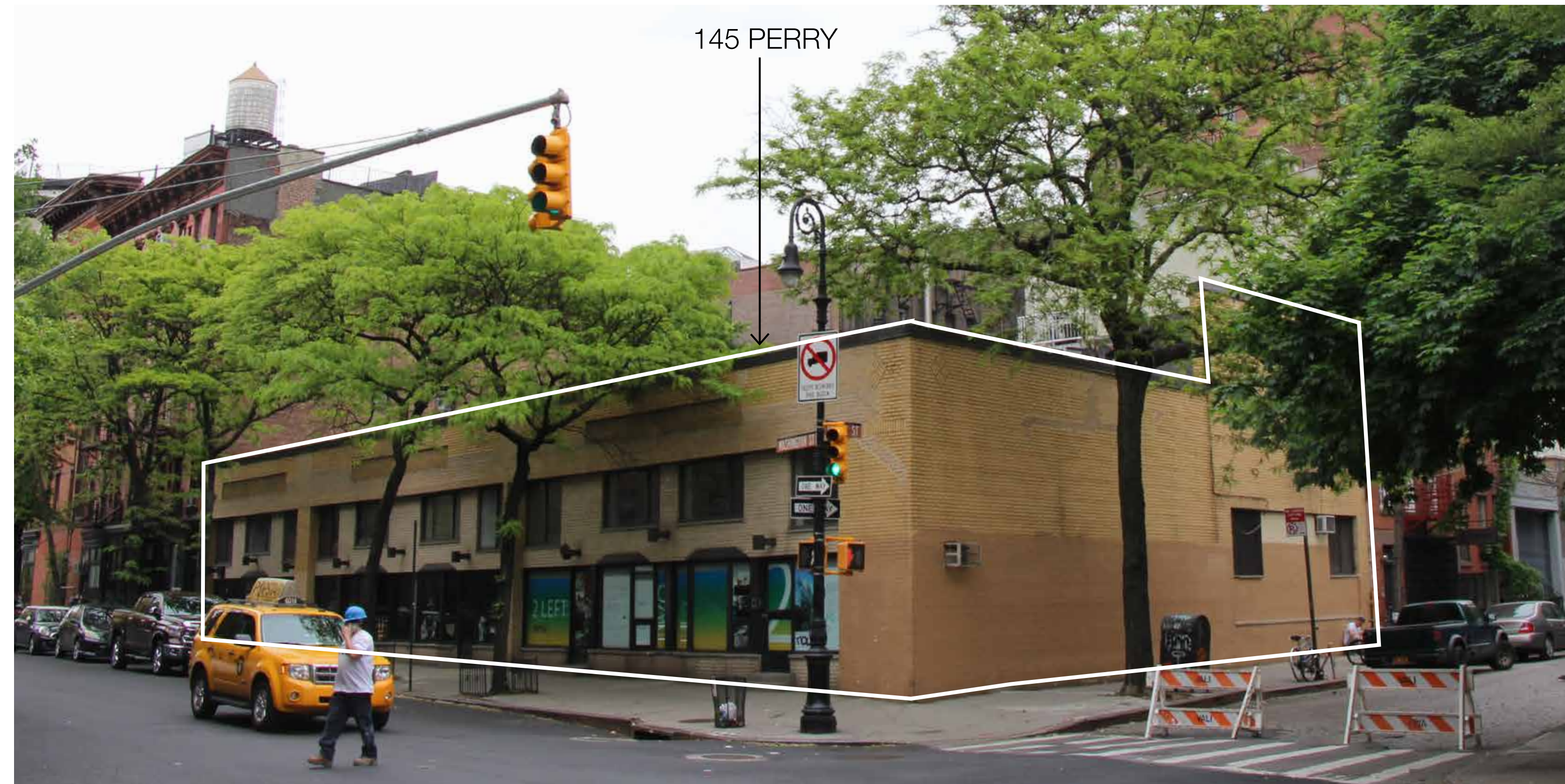
1932



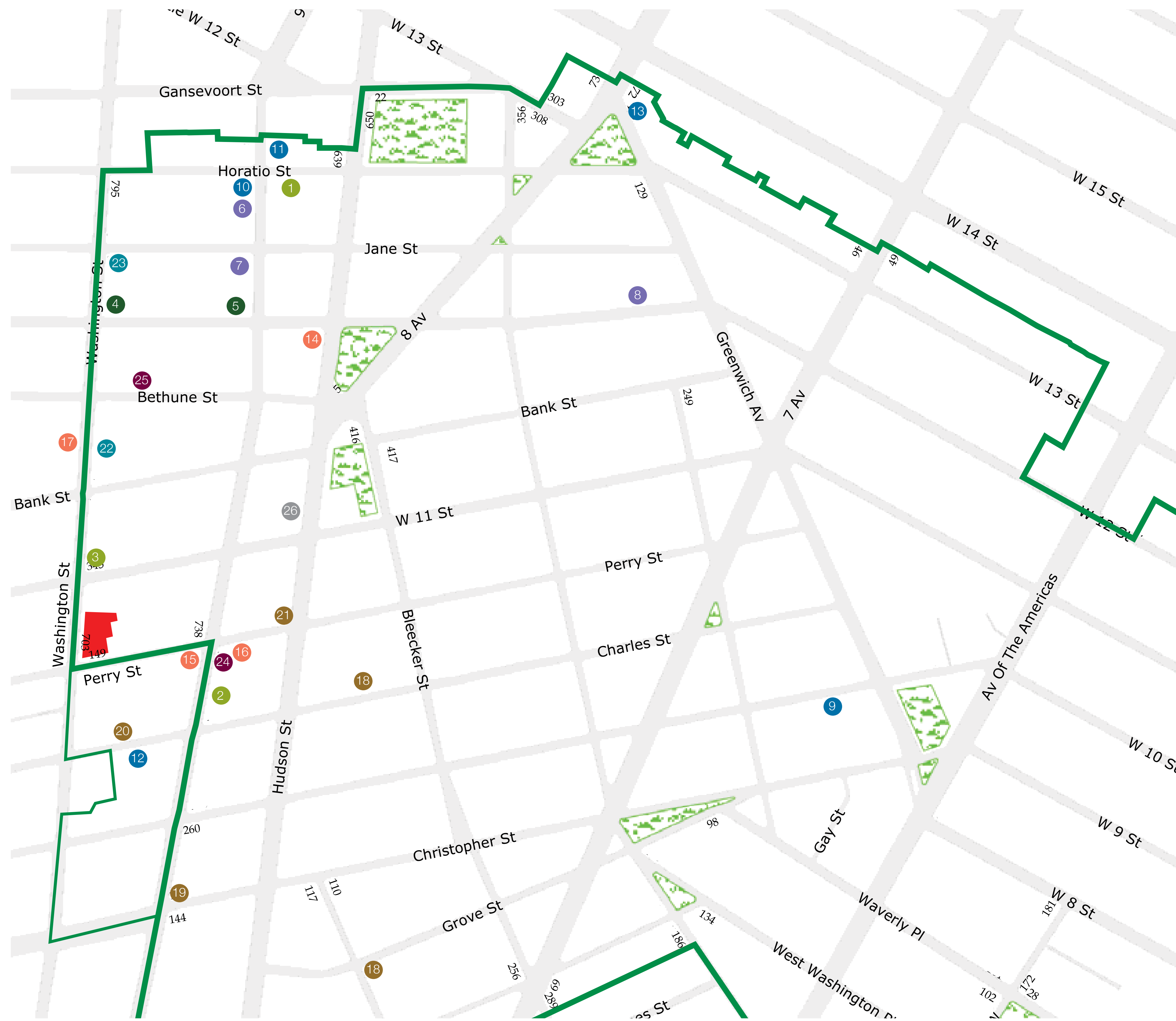
1933



CIRCA 1940



EXISTING



- BUILDING TYPE: RESIDENTIAL
 1. 62 HORATIO
 2. 719 GREENWICH
 3. 341 WEST 11TH
- BUILDING TYPE: INDUSTRIAL
 4. 775 WASHINGTON
 5. 335 WEST 12TH
- SCALE AND CONTEXT
 6. 828 GREENWICH
 7. 68 JANE
 8. 247 WEST 12TH
- MATERIAL AND DETAIL
 9. 132 WEST 10TH
 10. 830 GREENWICH
 4. 775 WASHINGTON
 11. 829 GREENWICH
 12. 132 CHARLES
 13. 122 GREENWICH
- STONE BASE
 14. 607 HUDSON
 15. 720 GREENWICH
 16. 116 PERRY
 17. 744 WASHINGTON
- BRICK COLOR
 18. 90 BEDFORD
 19. 679 GREENWICH
 3. 341 WEST 11TH
 20. 135 CHARLES
 17. 744 WASHINGTON
 21. 551 HUDSON
- POROUS FACADES
 22. 727 WASHINGTON
 23. 777 WASHINGTON
- LARGE SCALE OPENINGS
 24. 705 GREENWICH
 25. 38 BETHUNE
 17. 744 WASHINGTON
 23. 777 WASHINGTON
 15. 720 GREENWICH
- WINDOW TYPE
 26. 571 HUDSON
 6. 68 JANE



1 62 HORATIO



2 719 GREENWICH



3 341 WEST 11TH



4 771 WASHINGTON



5 335 WEST 12TH



6 828 GREENWICH



7 68 JANE



8 247 WEST 12TH



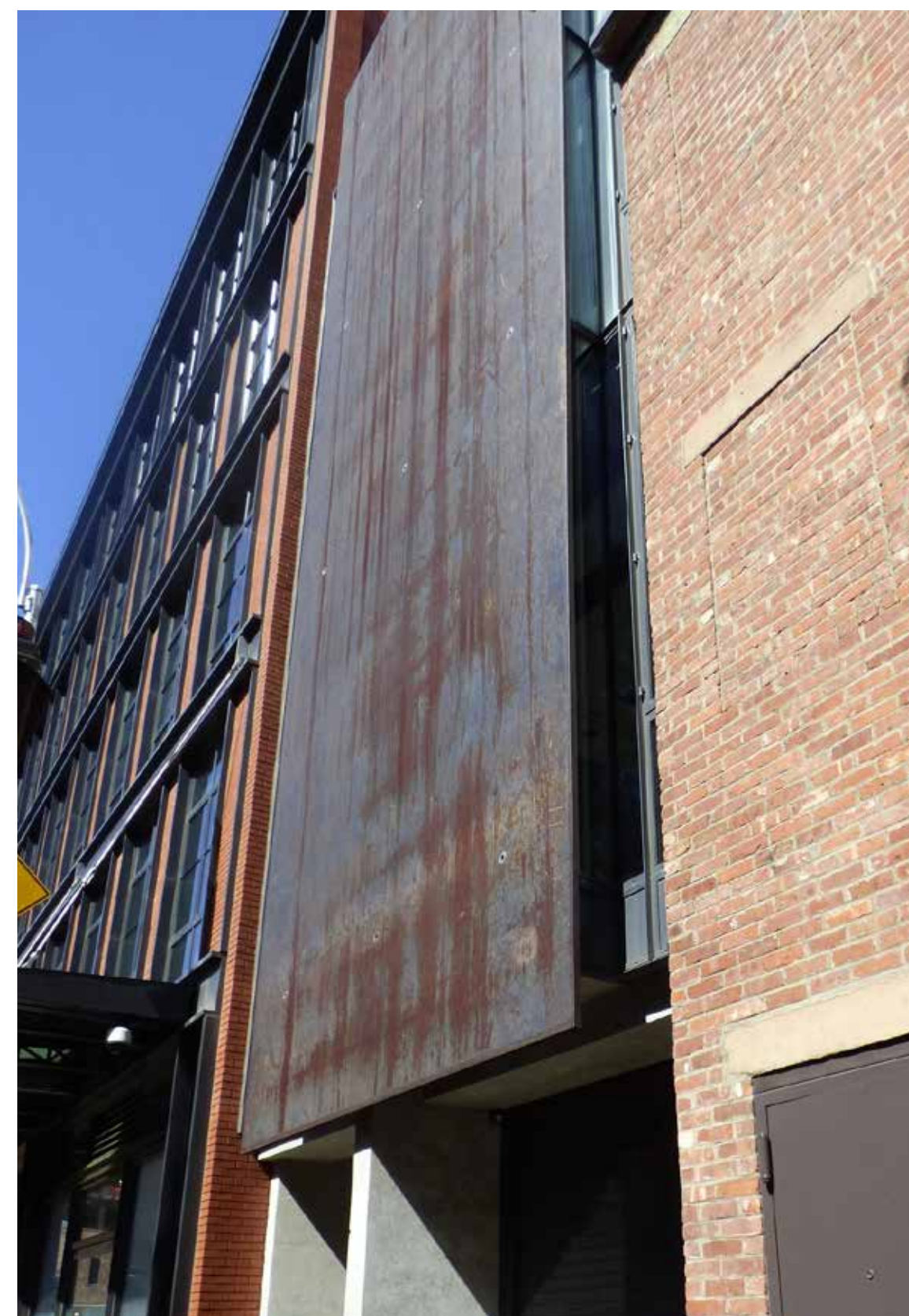
9 132 WEST 10TH



10 830 GREENWICH



4 775 WASHINGTON



11 829 GREENWICH



12 132 CHARLES



13 122 GREENWICH



14 607 HUDSON



15 720 GREENWICH



16 116 PERRY



17 744 WASHINGTON



18 90 BEDFORD



19 679 GREENWICH



3 341 WEST 11TH



20 135 CHARLES



17 744 WASHINGTON



21 551 HUDSON



22 727 WASHINGTON



23 777 WASHINGTON



24 705 GREENWICH



25 38 BETHUNE



17 744 WASHINGTON



23 777 WASHINGTON



15 720 GREENWICH



26 571 HUDSON



6 68 JANE

PROPOSED BUILDING ROOF LINE



PERRY STREET HOTEL
6 STORIES

2008 APPROVAL

PROPOSED BUILDING ROOF LINE



145 PERRY STREET RESIDENCES
5 STORIES

2009 APPROVAL



WEST VILLAGE TOWNHOUSE AND APARTMENTS
4 & 6 STORIES

PROPOSED



WASHINGTON STREET EXISTING

WEST 11TH ST

PROJECT SITE

PERRY ST



WASHINGTON STREET PROPOSED

WEST 11TH ST

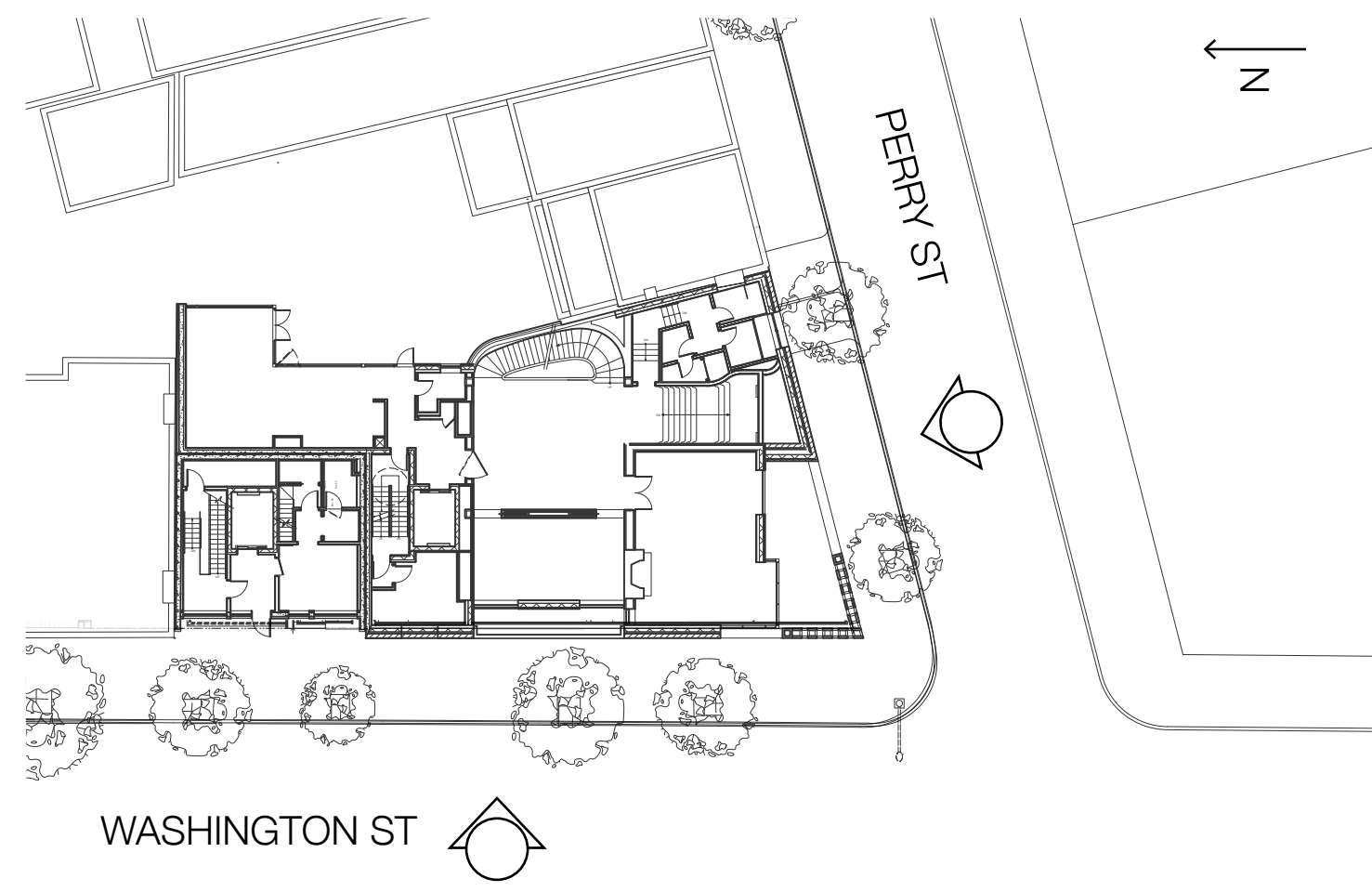
PROPOSED BUILDING

PERRY ST

*ALL HEIGHTS FROM MEAN CURB HEIGHT OF PROPOSED BUILDING



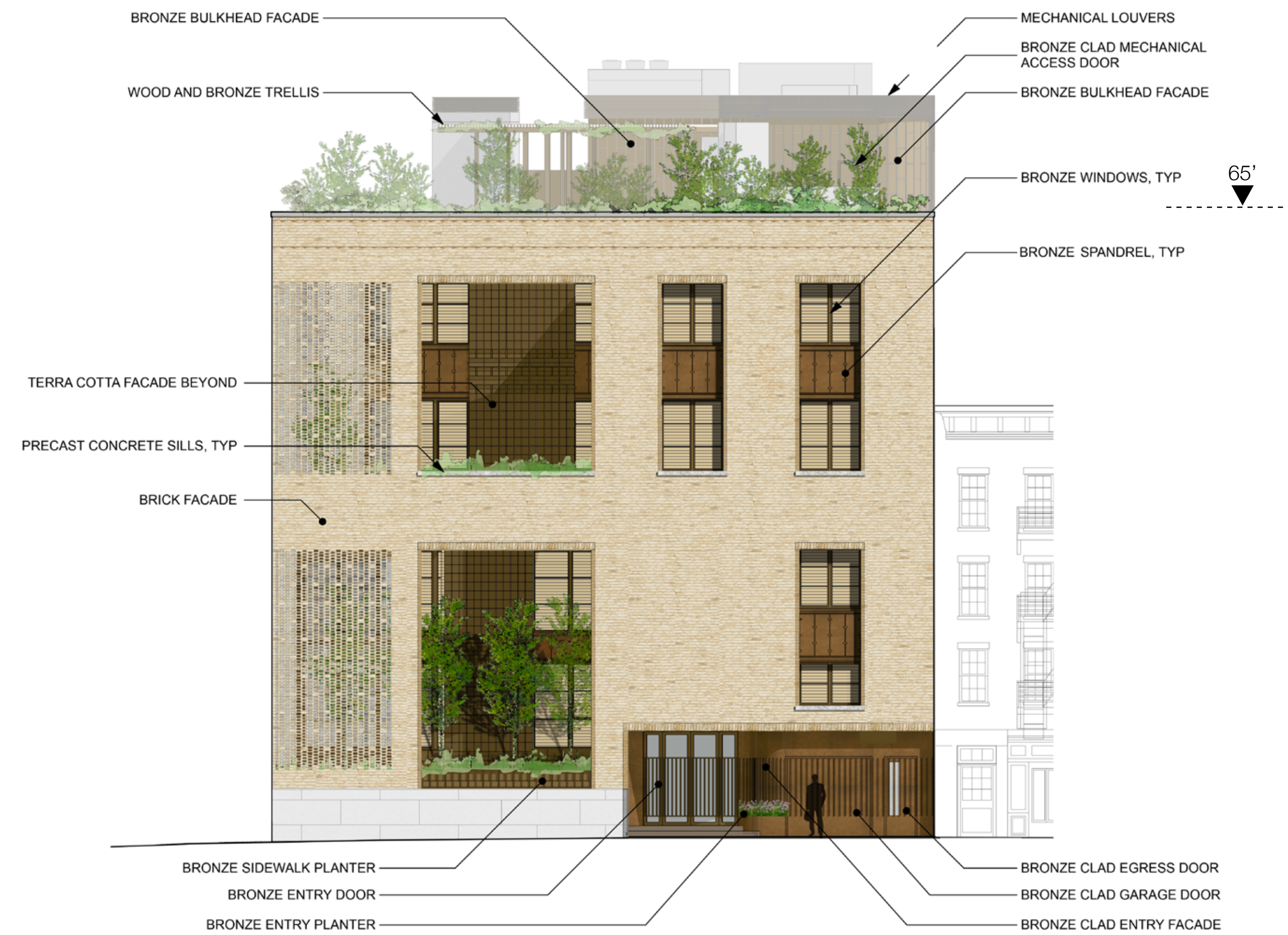
*ALL HEIGHTS FROM MEAN CURB
HEIGHT OF PROPOSED BUILDING



KEY PLAN

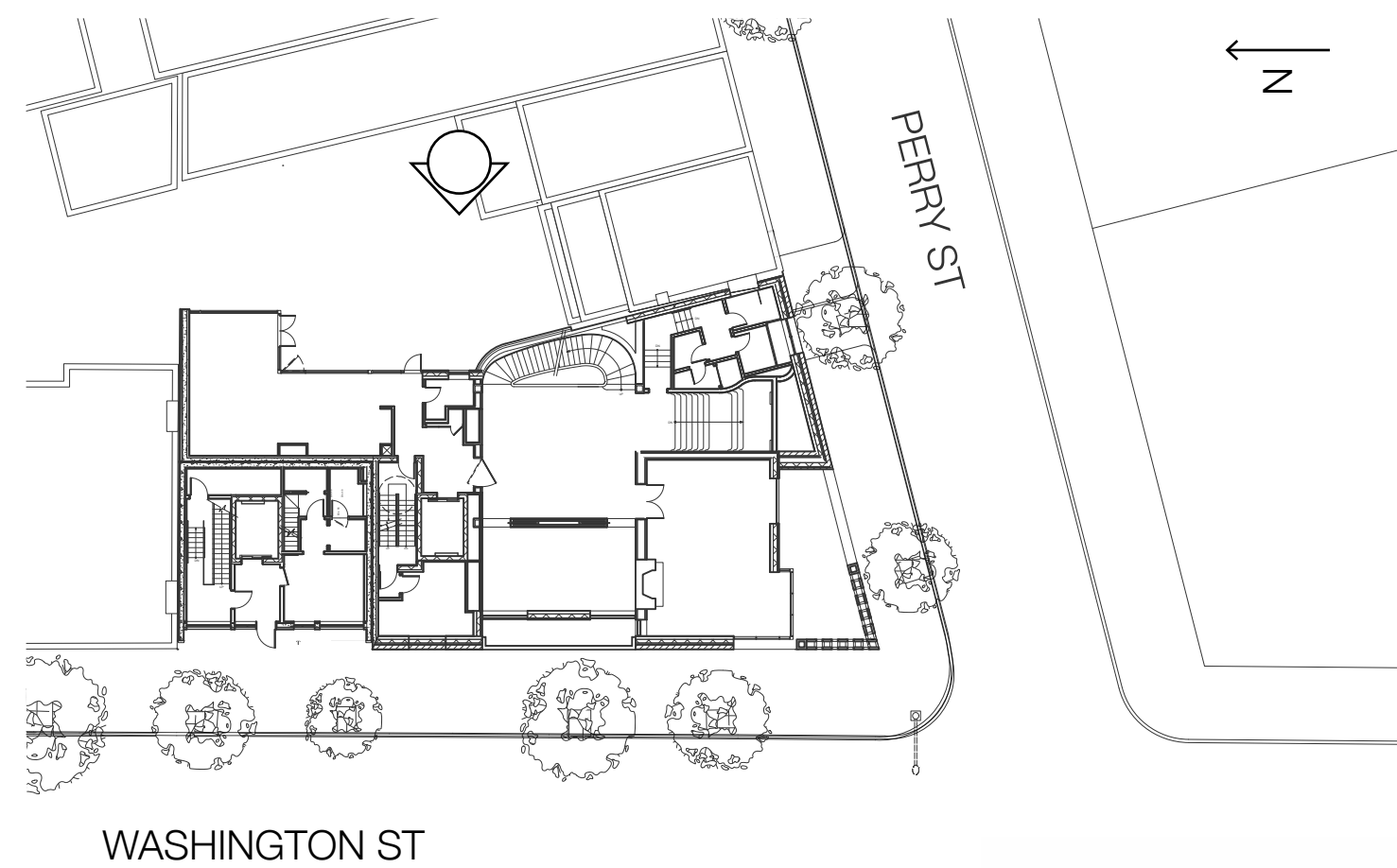


WEST ELEVATION (WASHINGTON STREET)
SCALE: 1/8" = 1'-0"



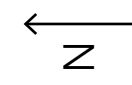
SOUTH ELEVATION (PERRY STREET)
SCALE: 1/8" = 1'-0"





WASHINGTON ST

PERRY ST



KEY PLAN

65'

CAST STONE
PARAPET CAP

BRICK FACADE

OUTLINE OF
ADJACENT
BUILDING

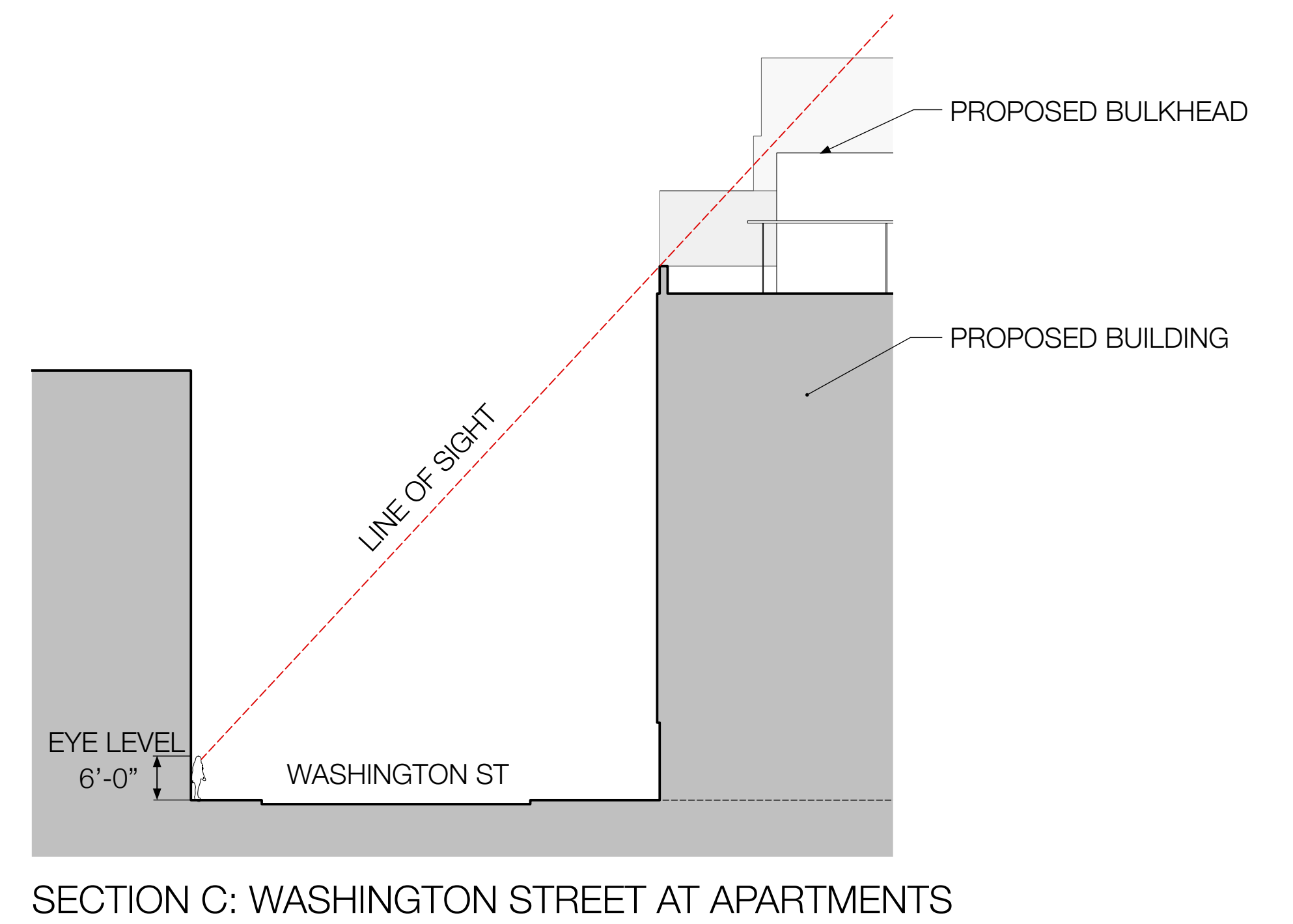
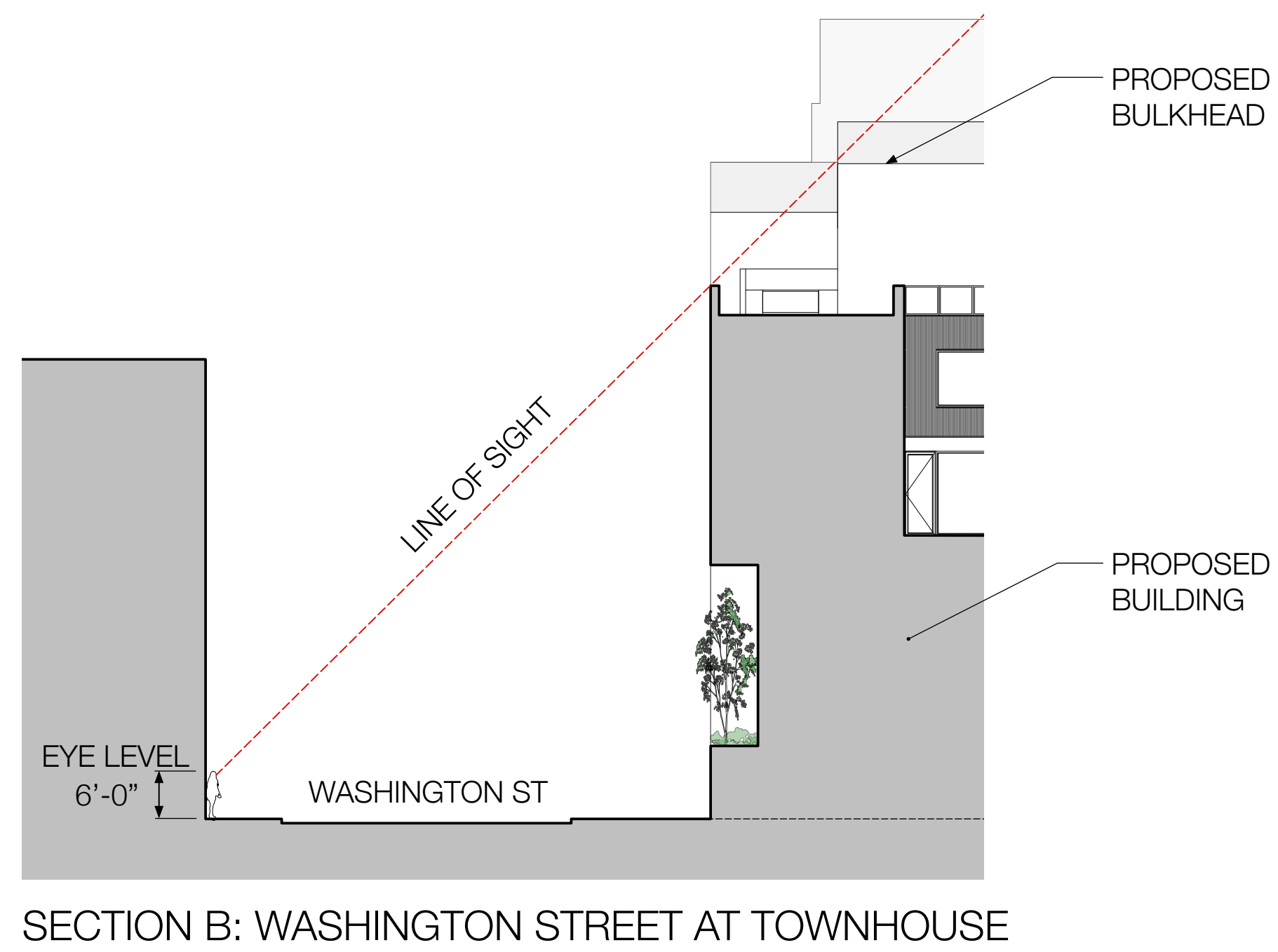
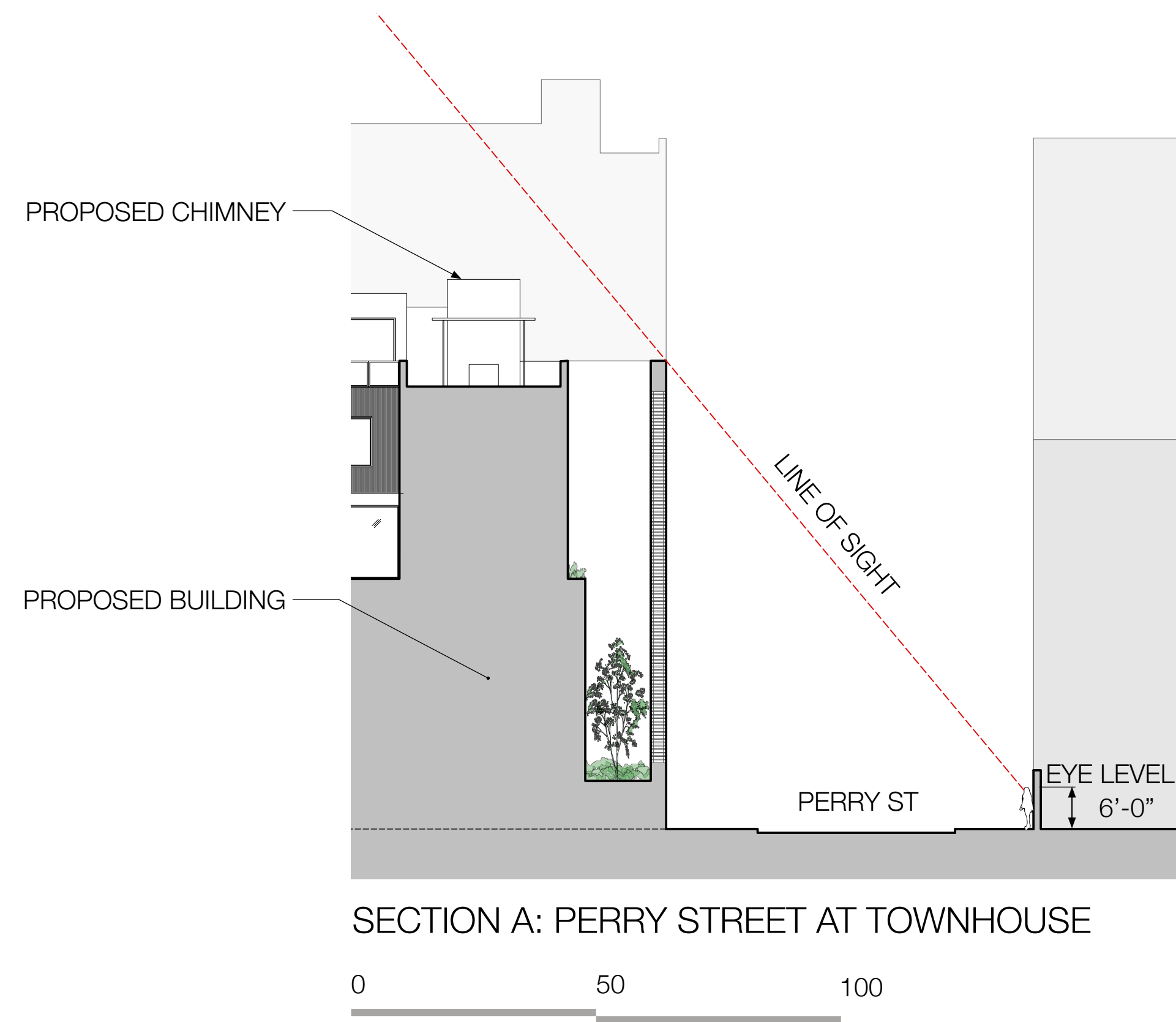
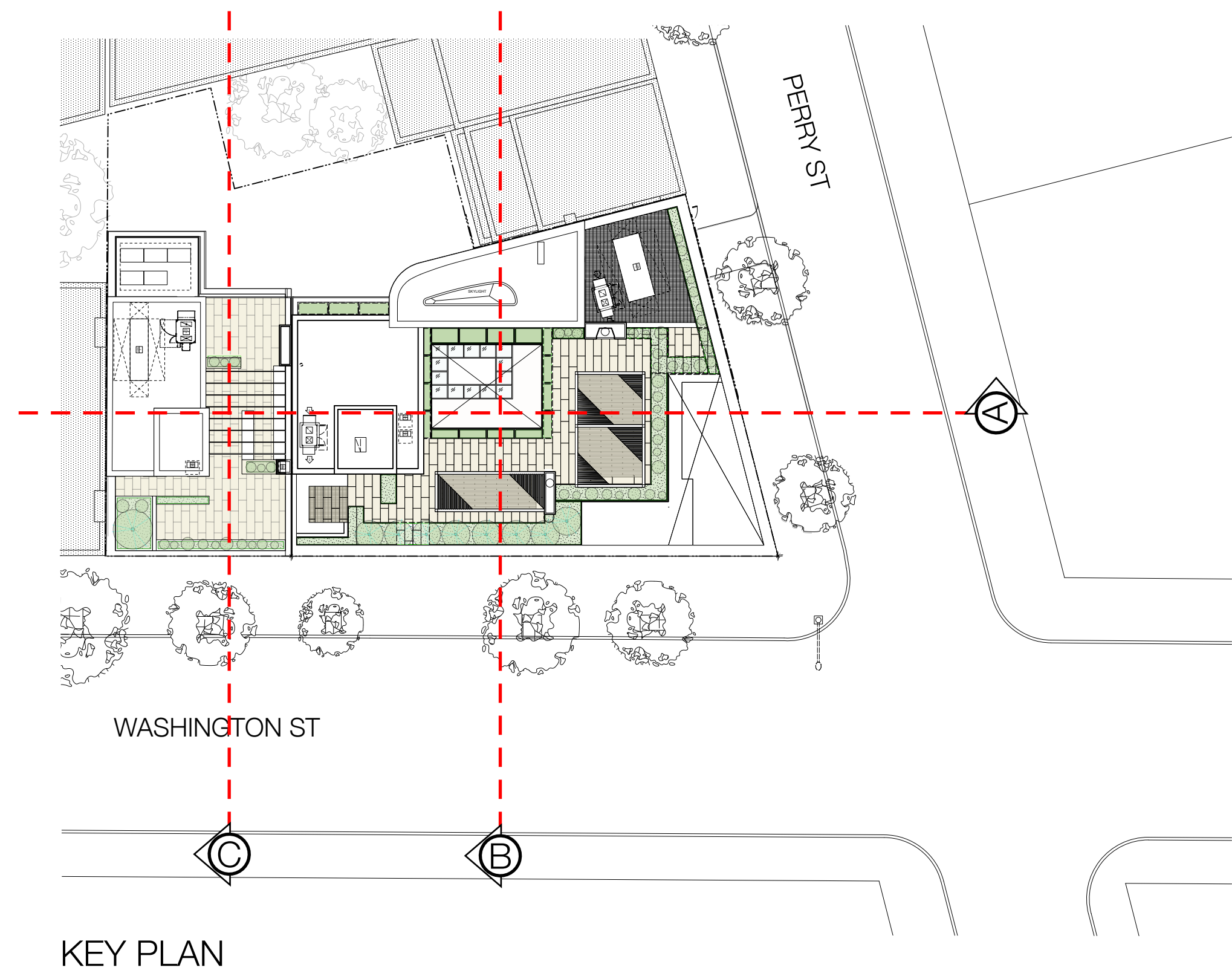
BRONZE
SPANDREL PANEL

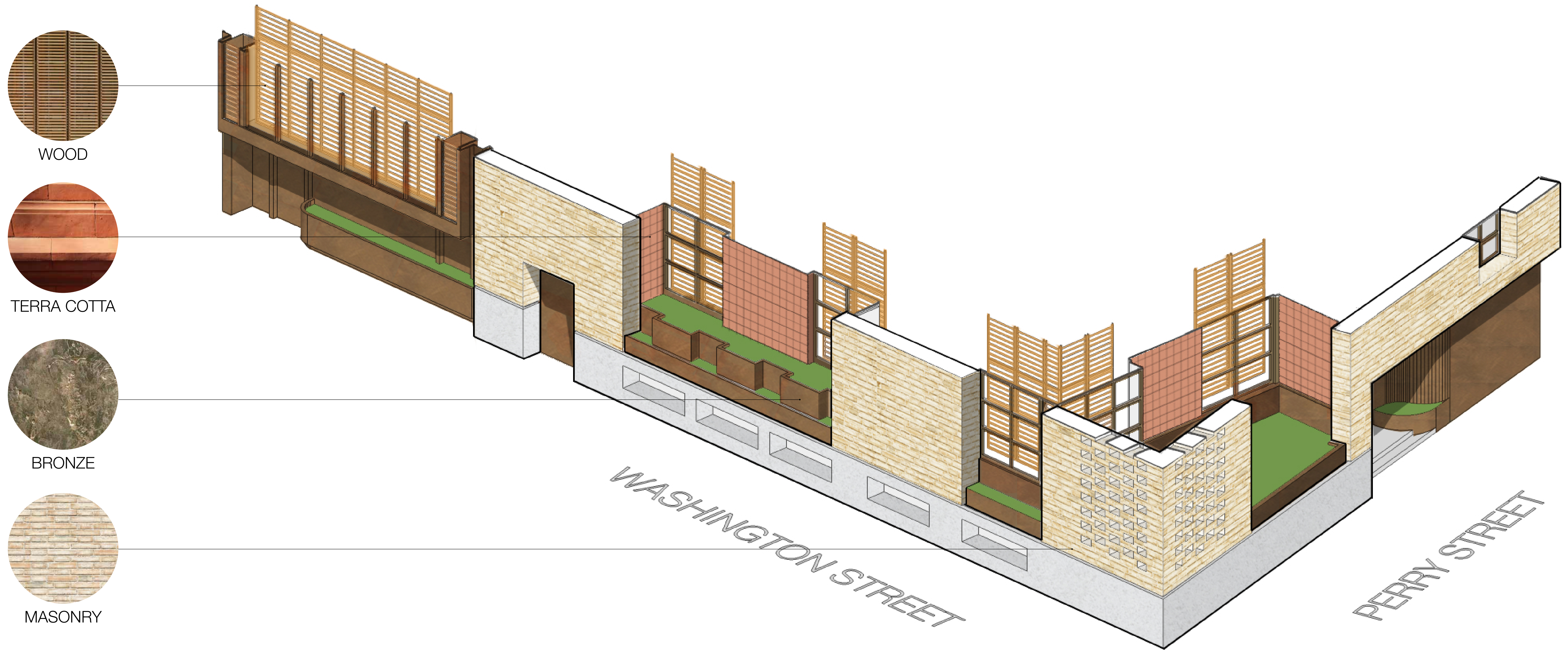
OPERABLE
BRONZE WINDOW

BRONZE
WINDOWS, TYP

EAST ELEVATION (REAR)
SCALE: 1/8" = 1'-0"







WOOD



TERRA COTTA



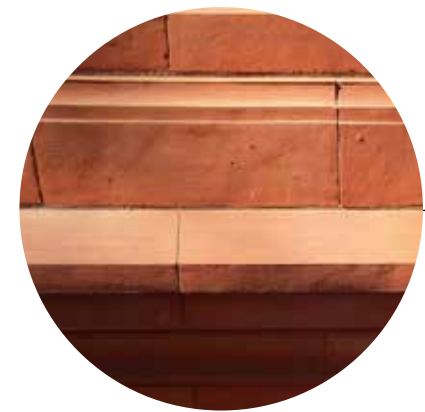
BRONZE



MASONRY



BRONZE



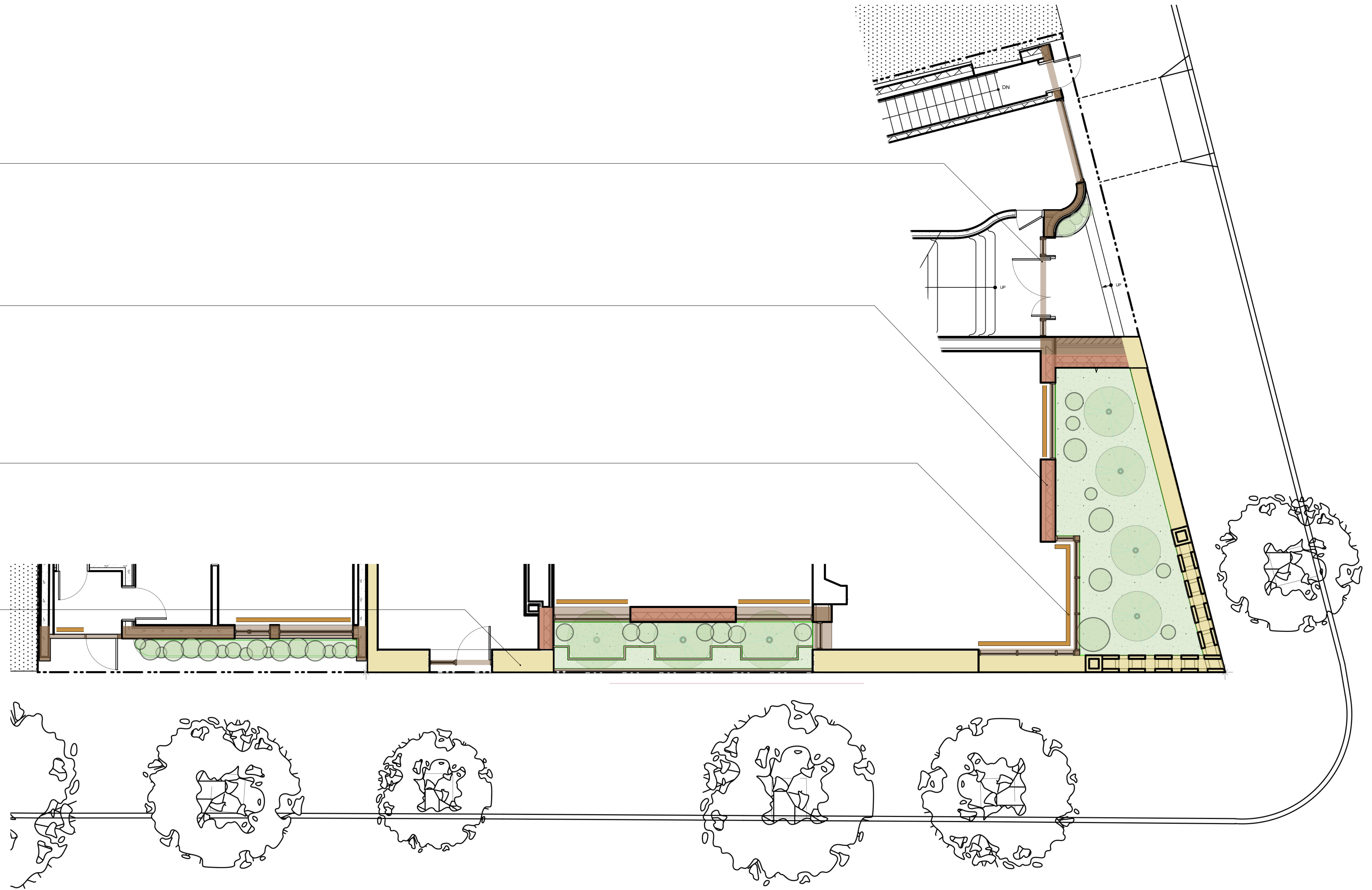
TERRA COTTA



WOOD



MASONRY





PROPOSED



EXISTING



PROPOSED



PROPOSED



EXISTING



PROPOSED



PROPOSED



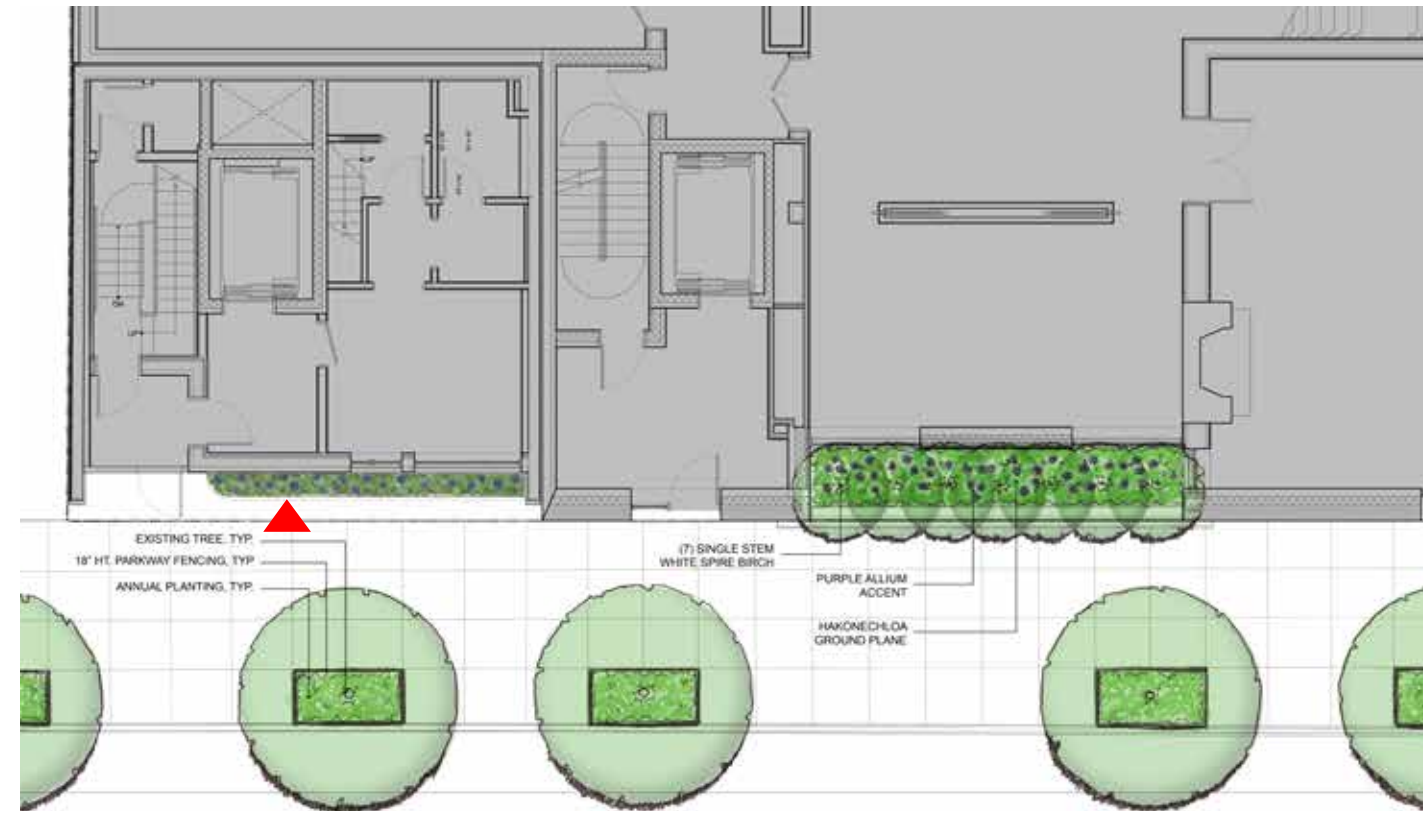
EXISTING



PROPOSED



EXISTING



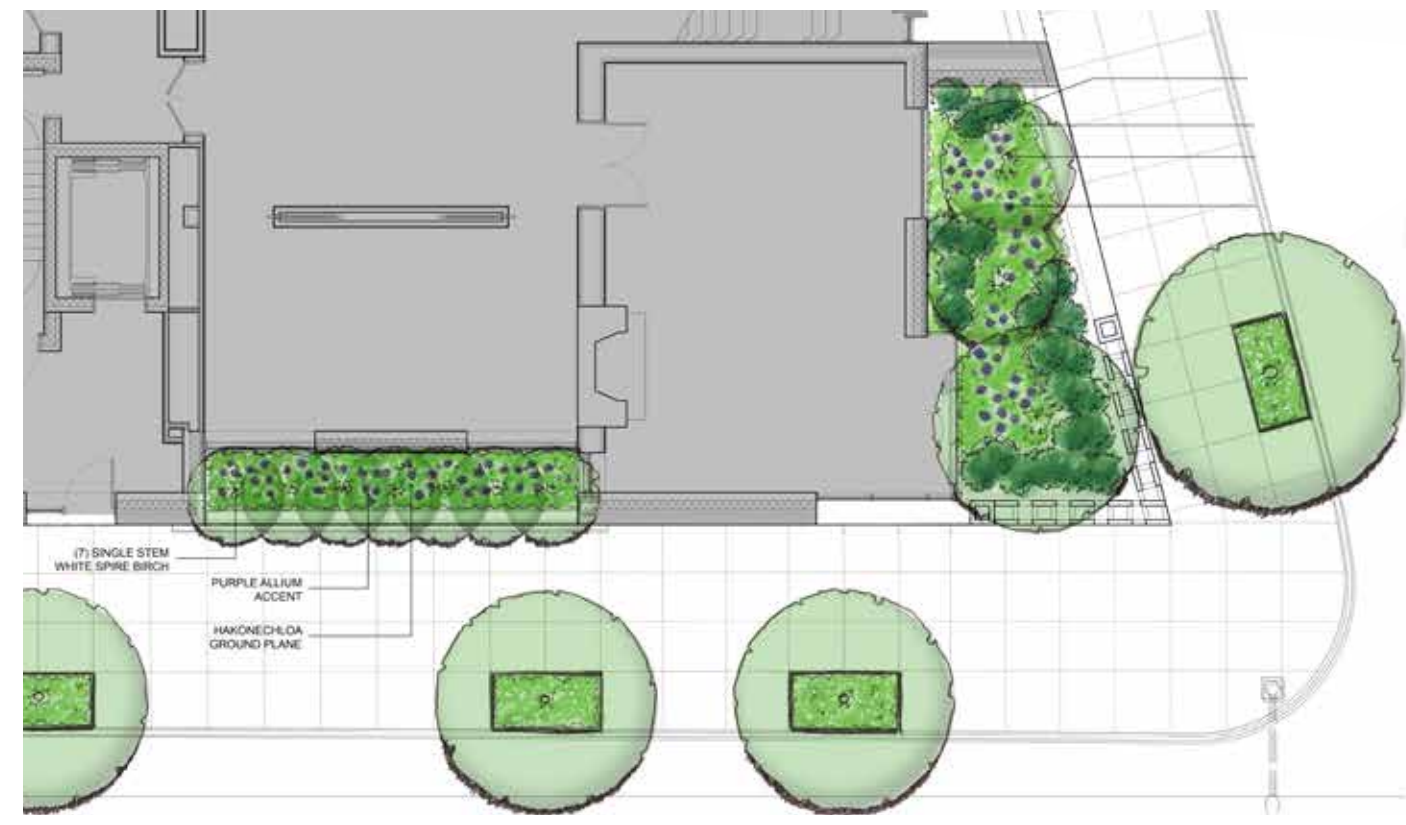
APARTMENT ENTRY KEY PLAN



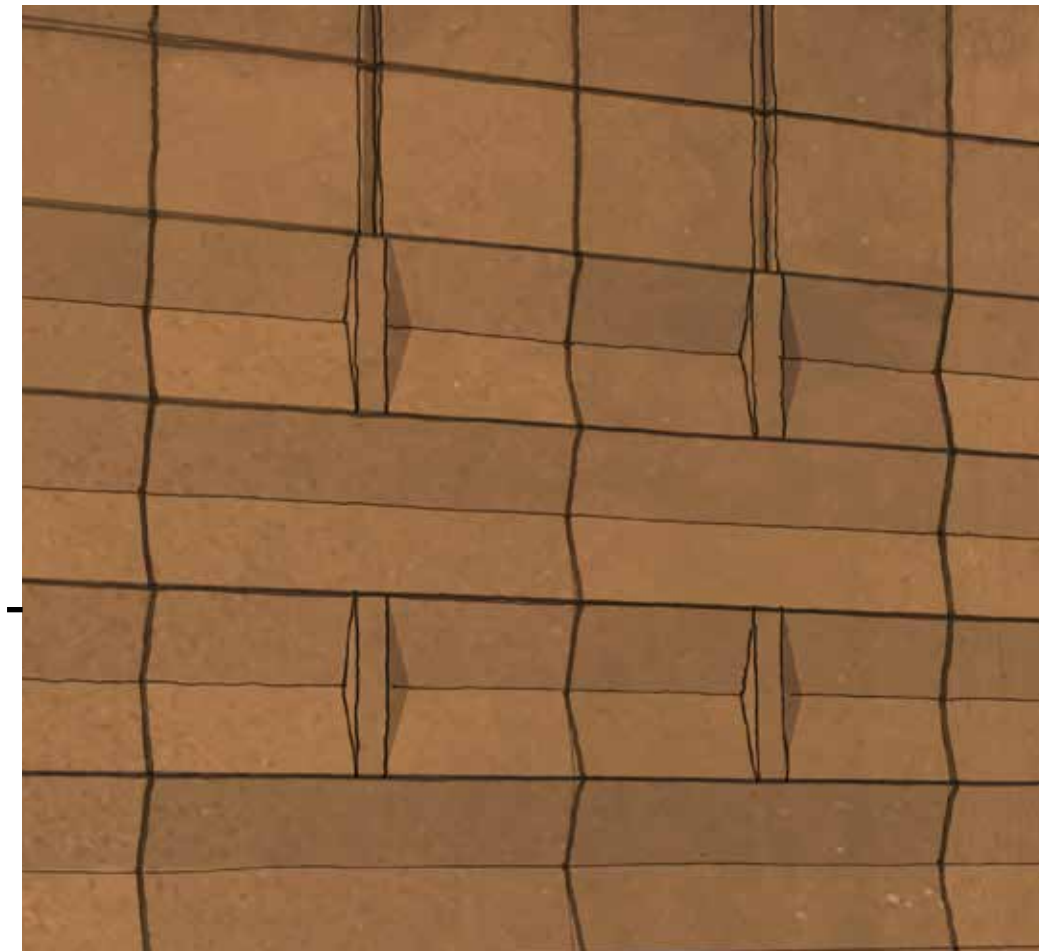
APARTMENT ENTRY



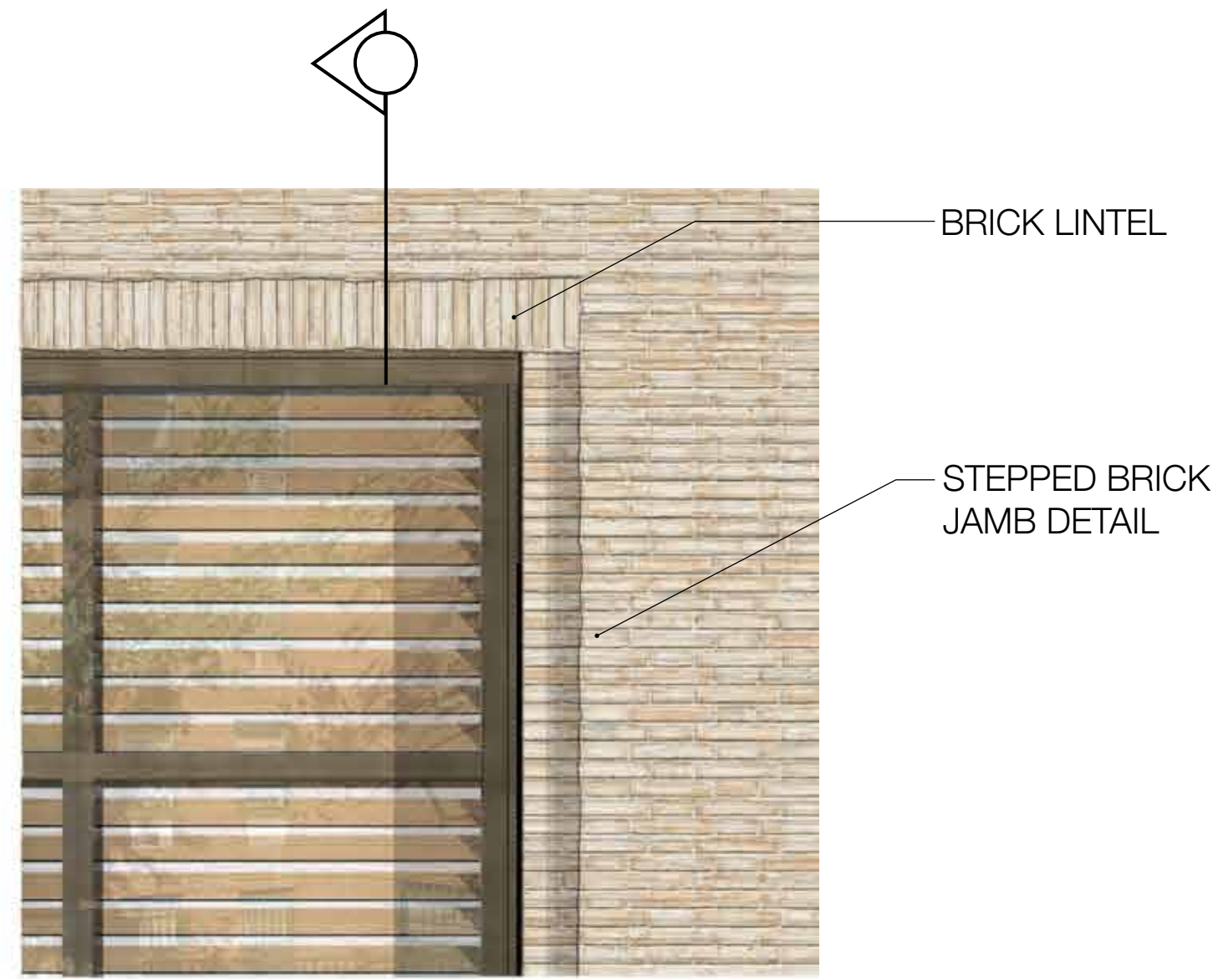
APARTMENT ENTRY ELEVATION AND SECTION



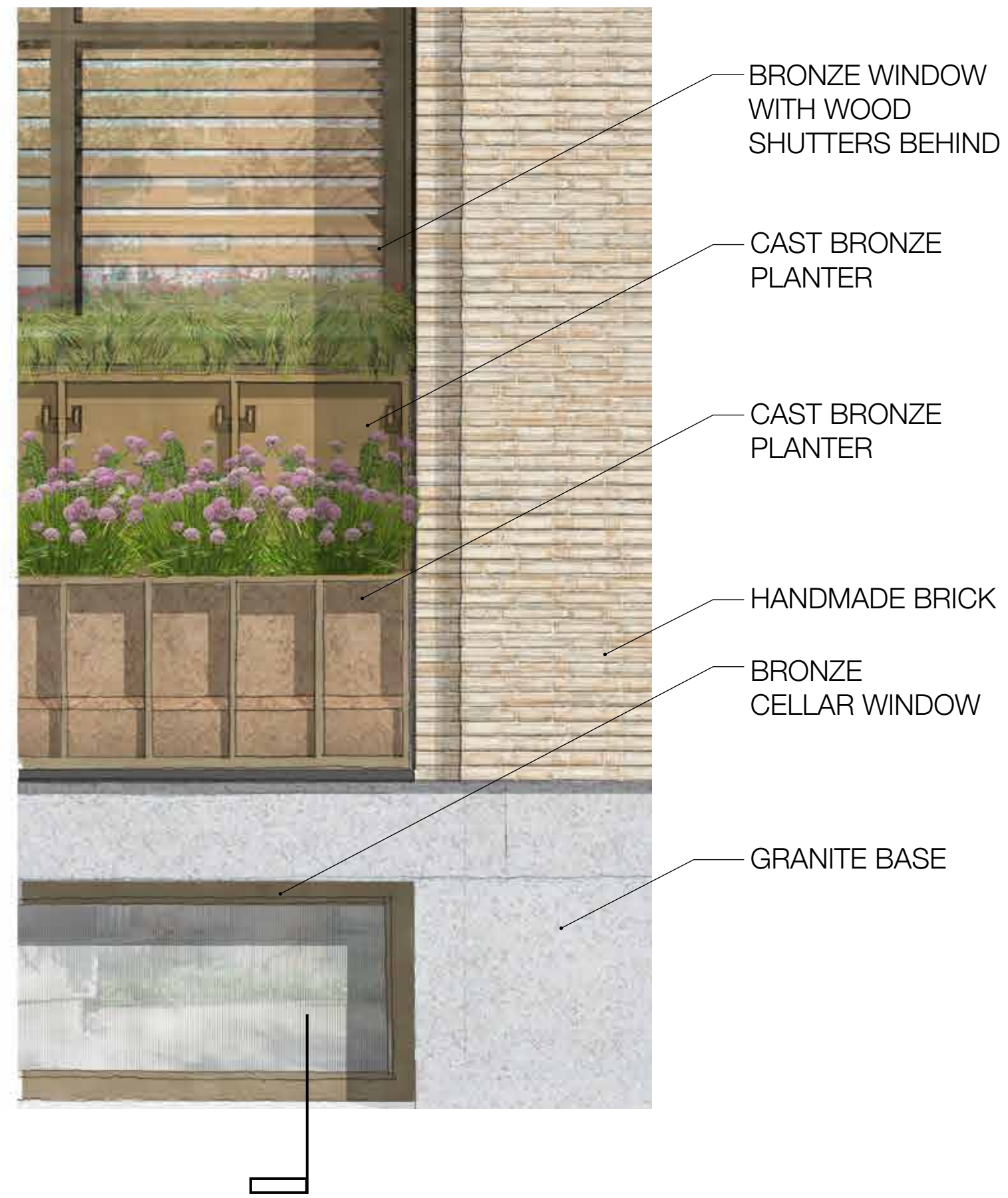
SIDEWALK GARDEN KEY PLAN



DETAIL OF TERRA COTTA



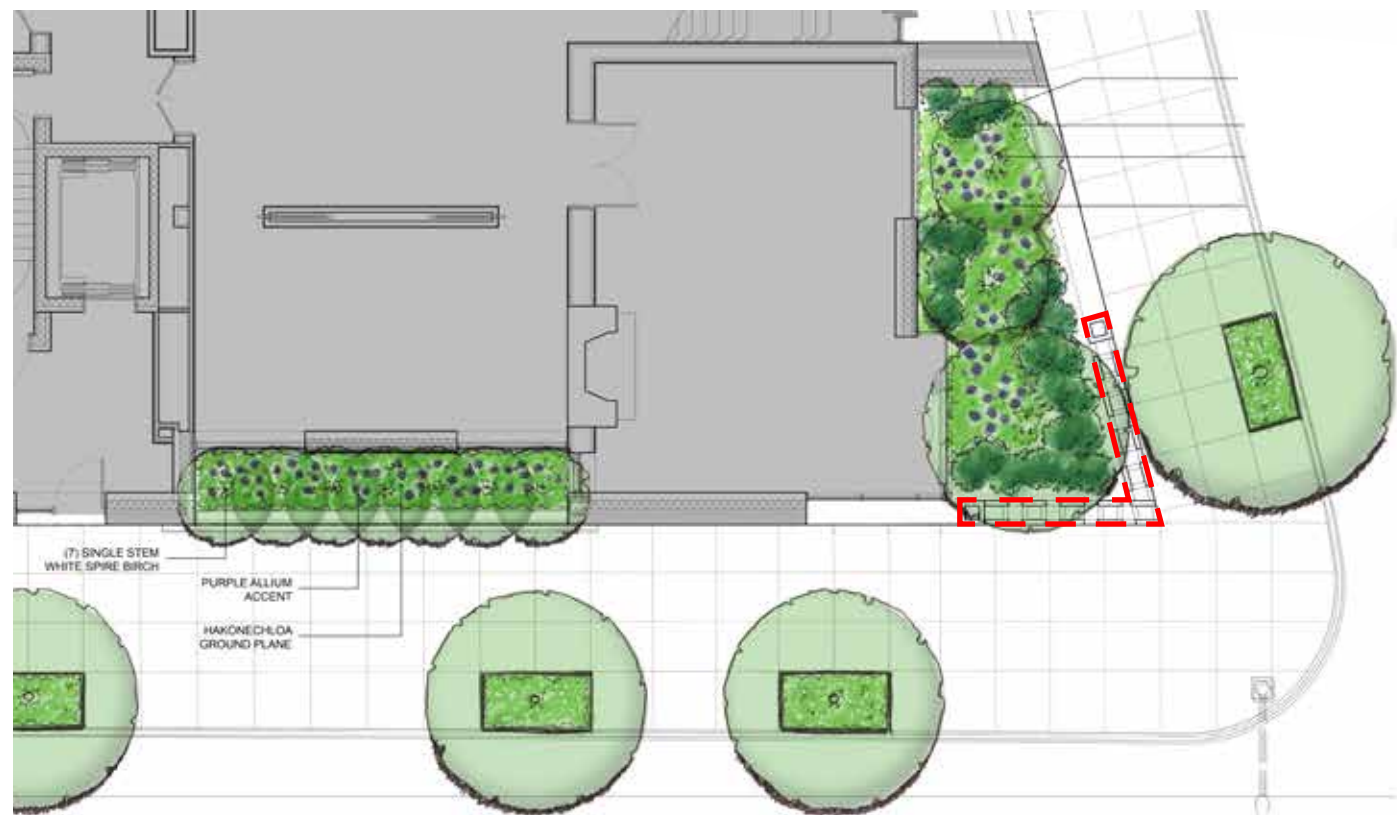
WASHINGTON STREET



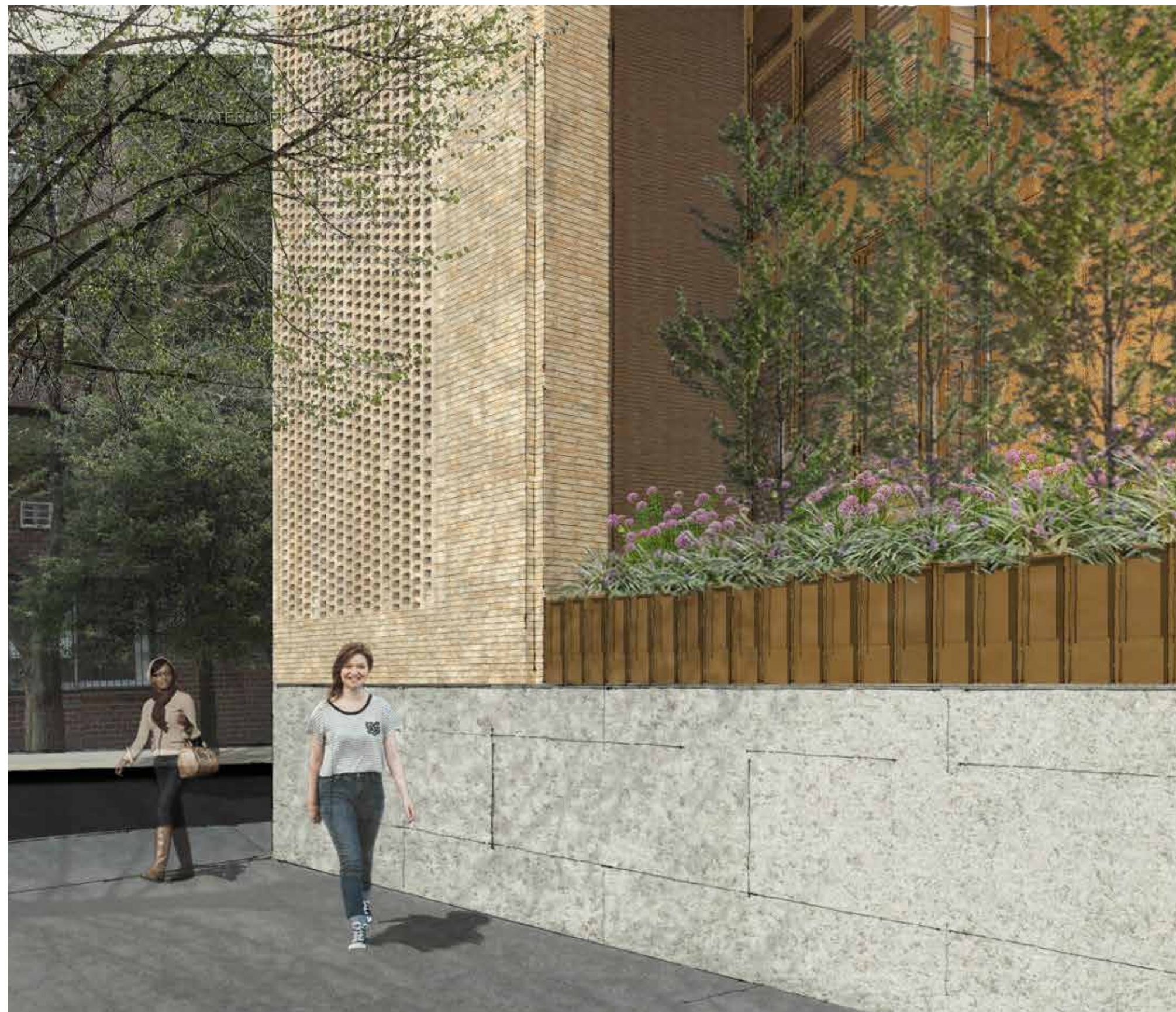
SIDEWALK GARDEN ELEVATION & SECTION



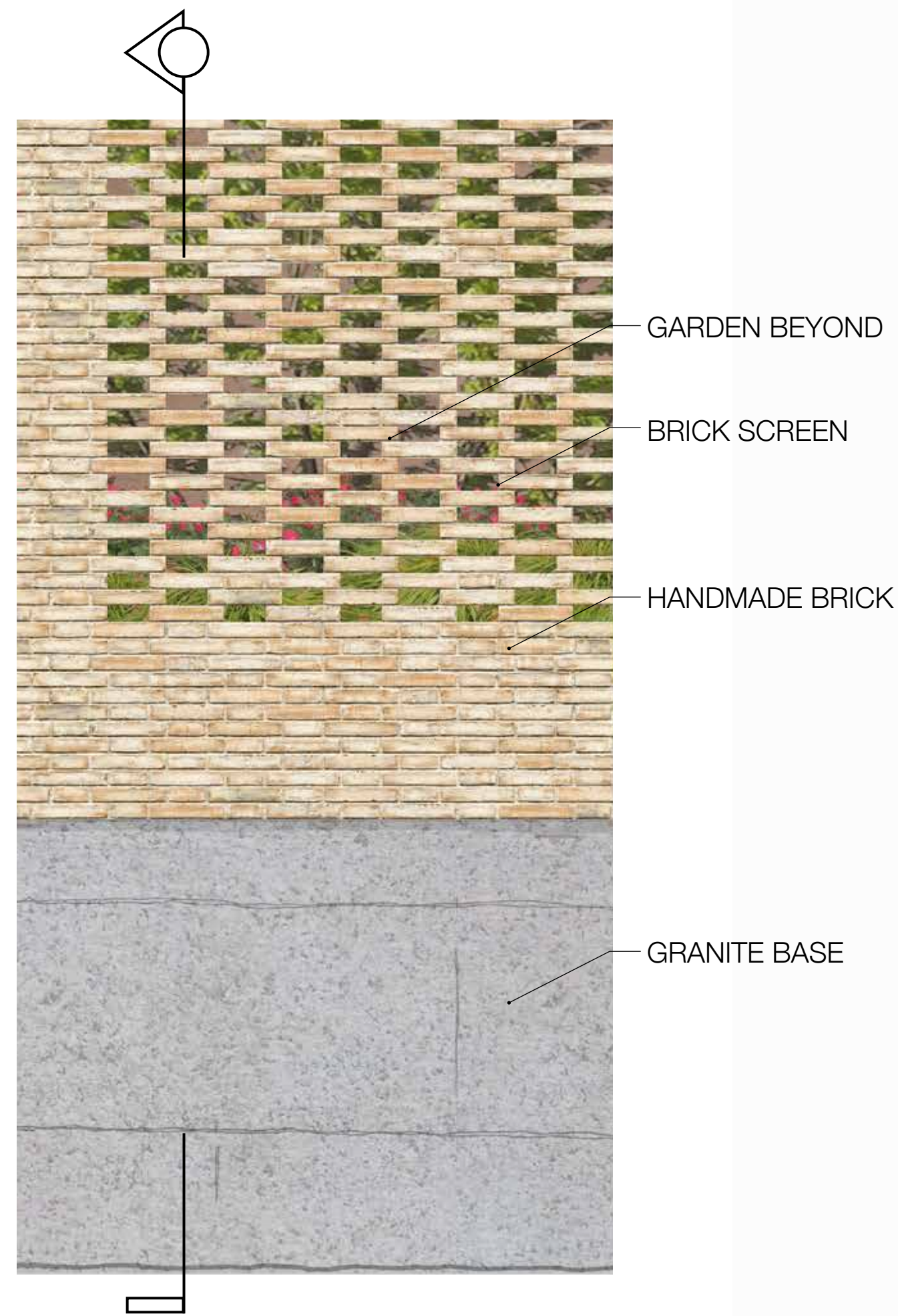
SIDEWALK GARDEN VIEW



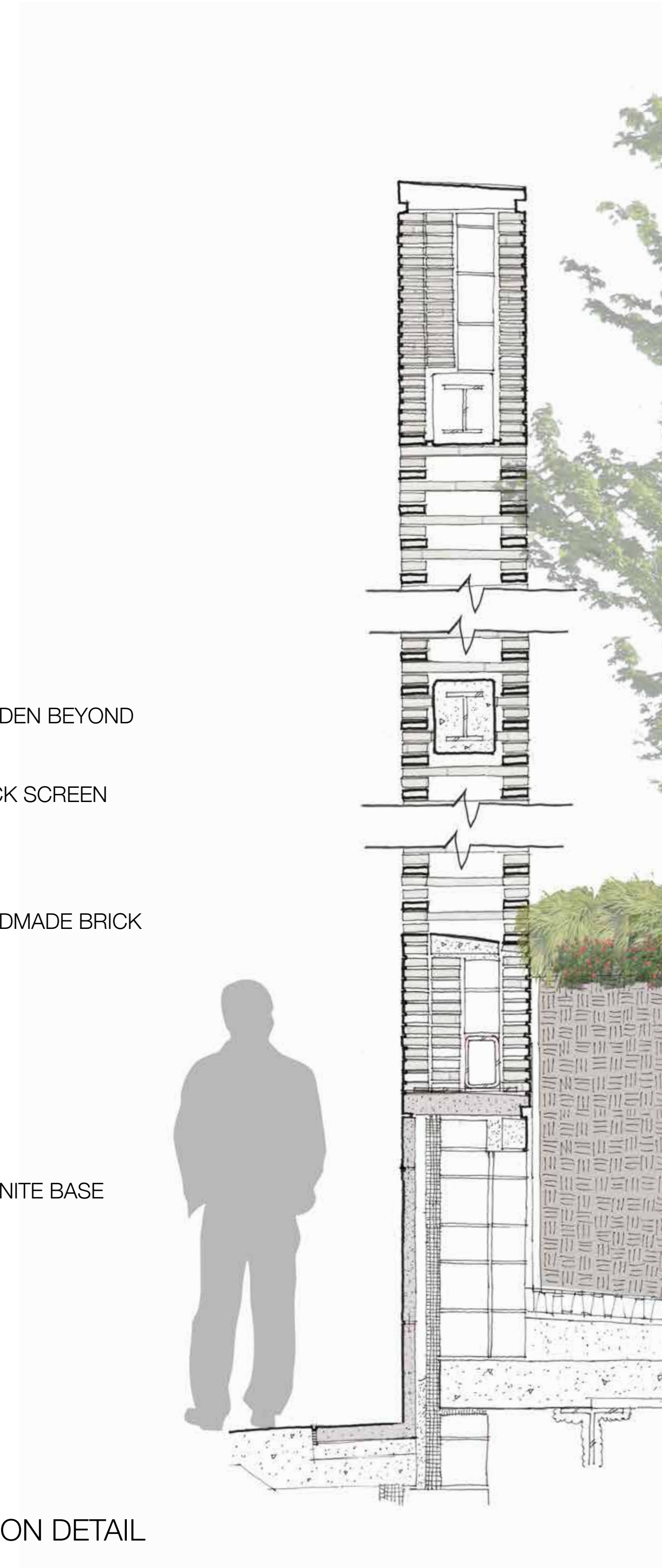
BRICK SCREEN KEY PLAN



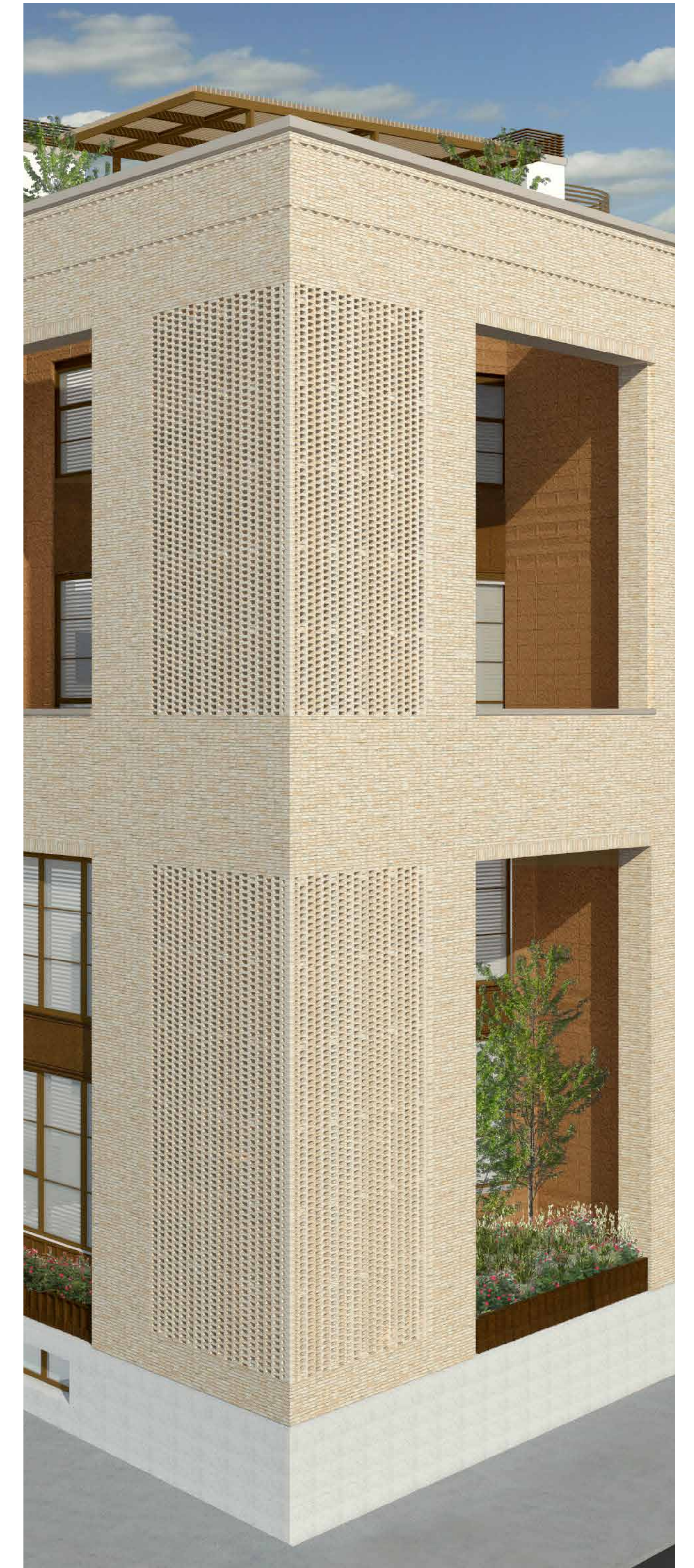
BRICK SCREEN SIDEWALK VIEW



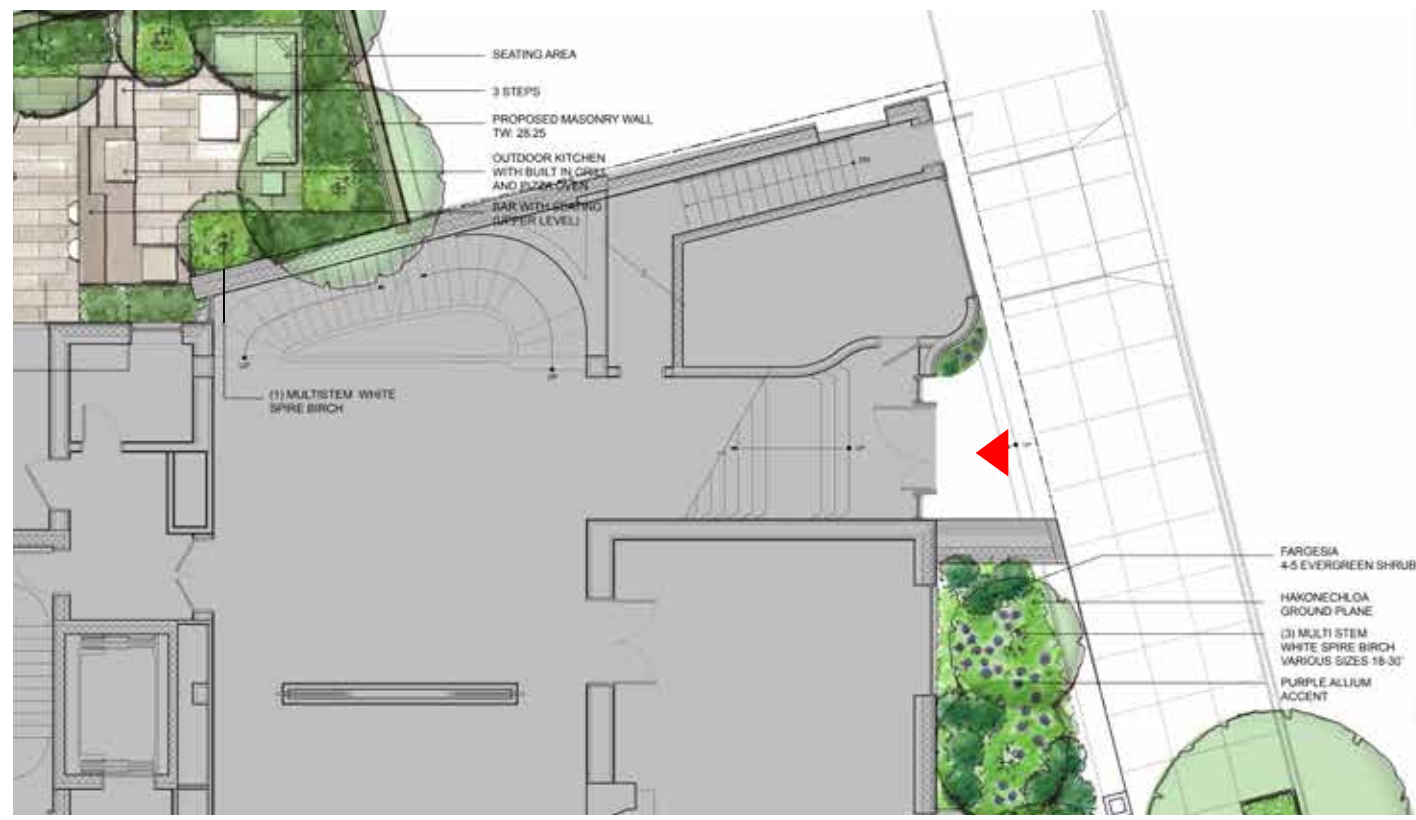
BRICK SCREEN ELEVATION AND SECTION DETAIL



BRICK SCREEN DETAILING



BRICK SCREEN VIEW



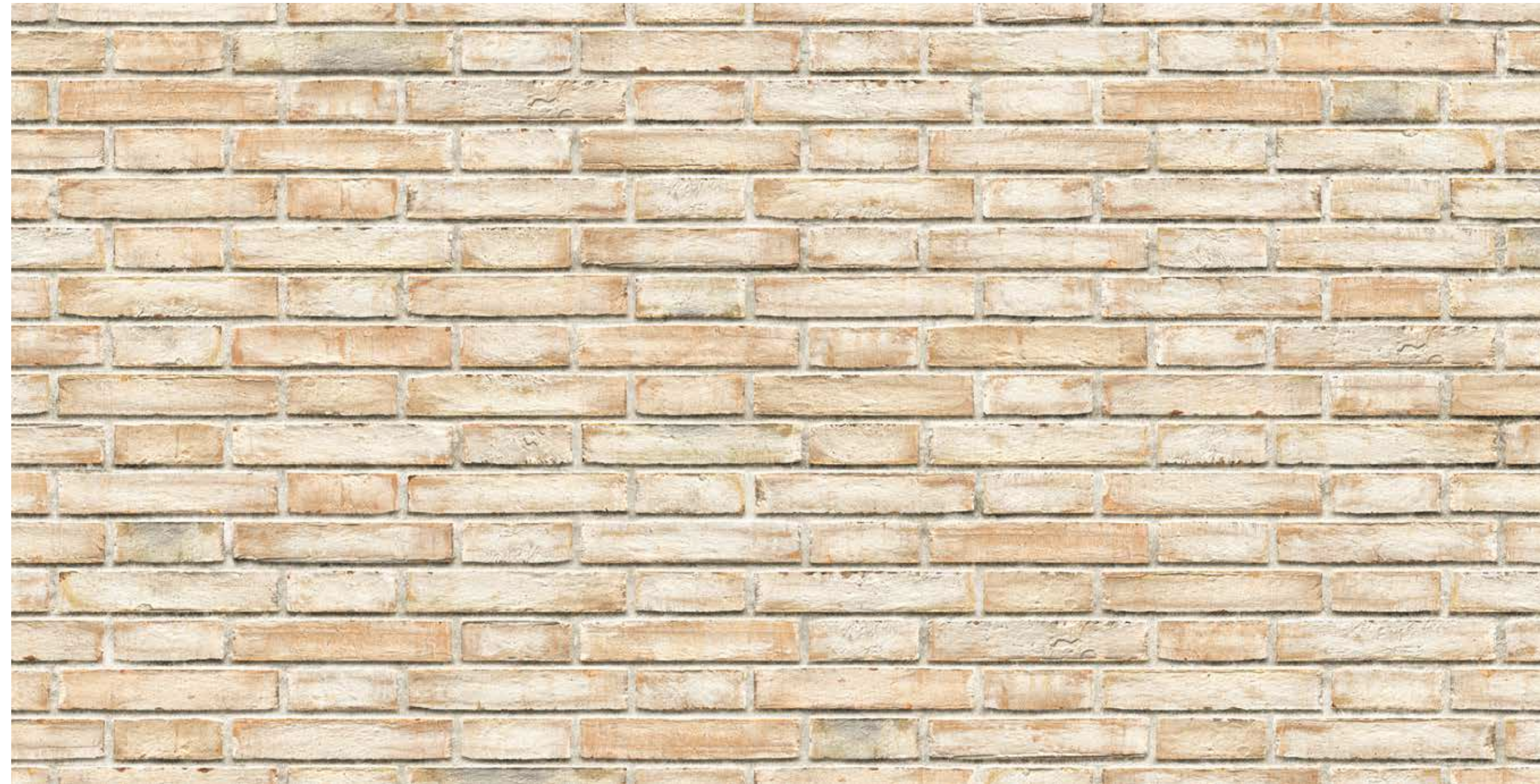
TOWNHOUSE ENTRY KEY PLAN



TOWNHOUSE ENTRY



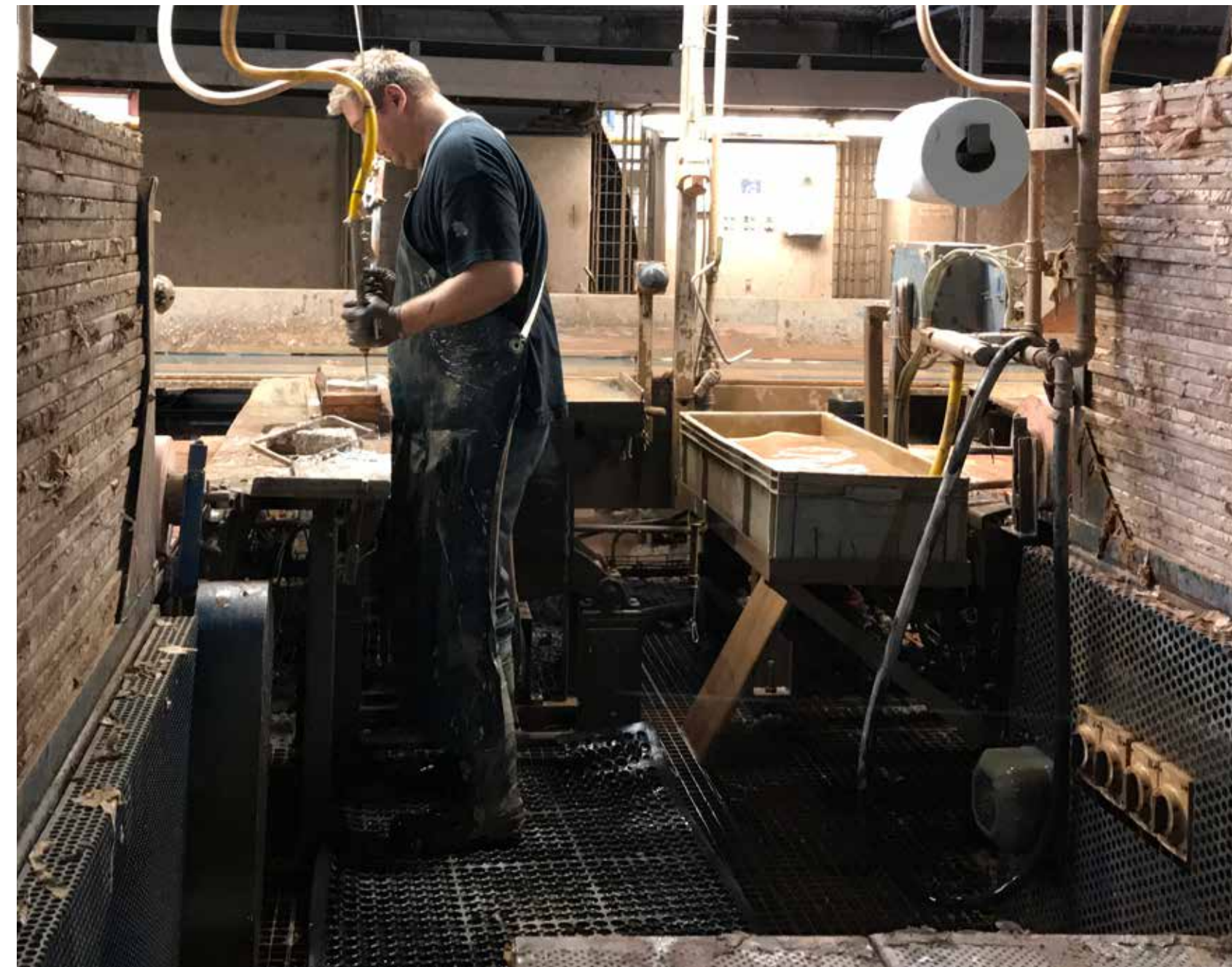
TOWNHOUSE ELEVATION AND SECTION



HANDMADE BRICK FACADE
TOWNHOUSE



GRANITE BASE
TOWNHOUSE

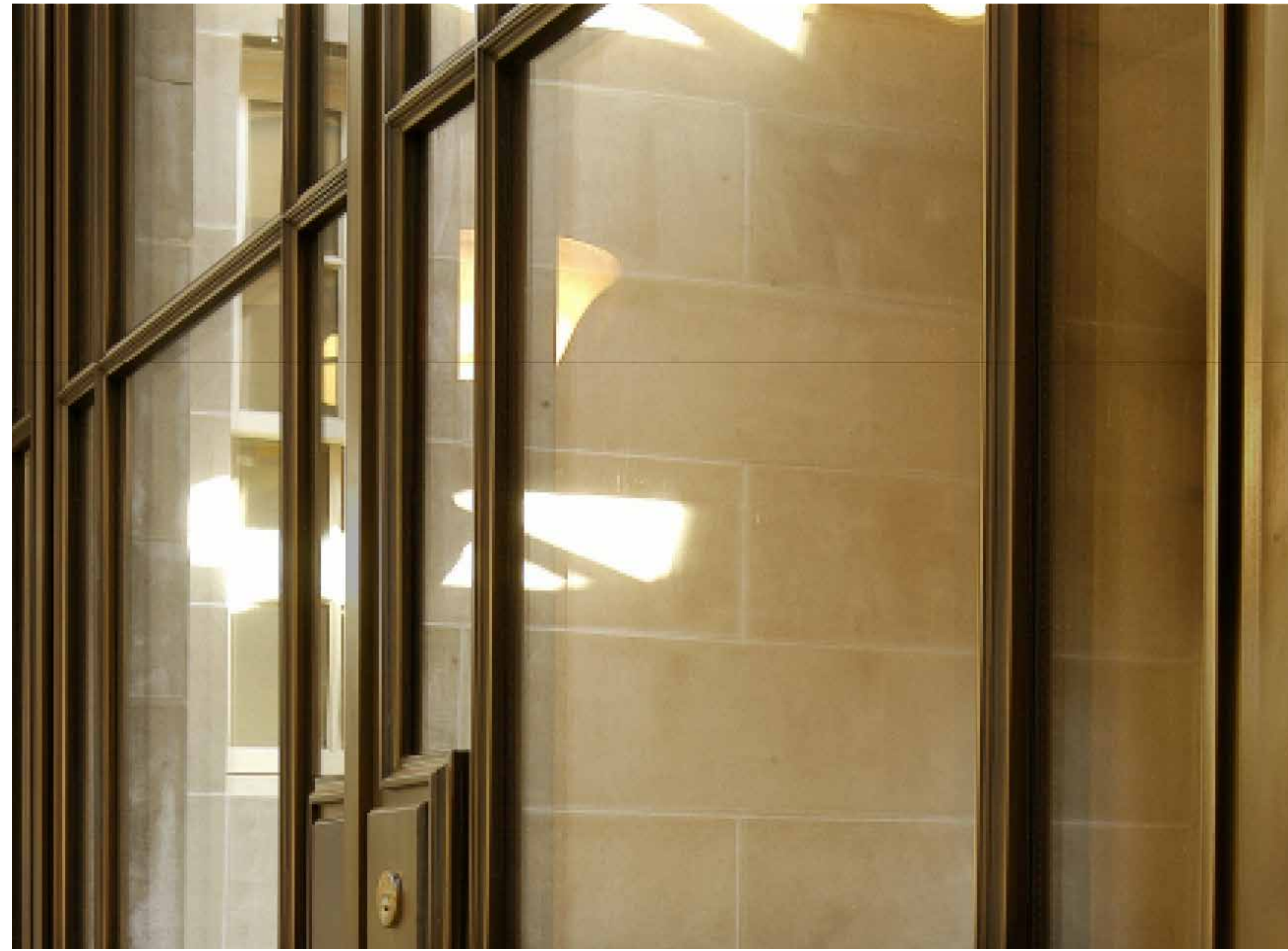


VARIABLE HANDMADE TEXTURE AND COLOR

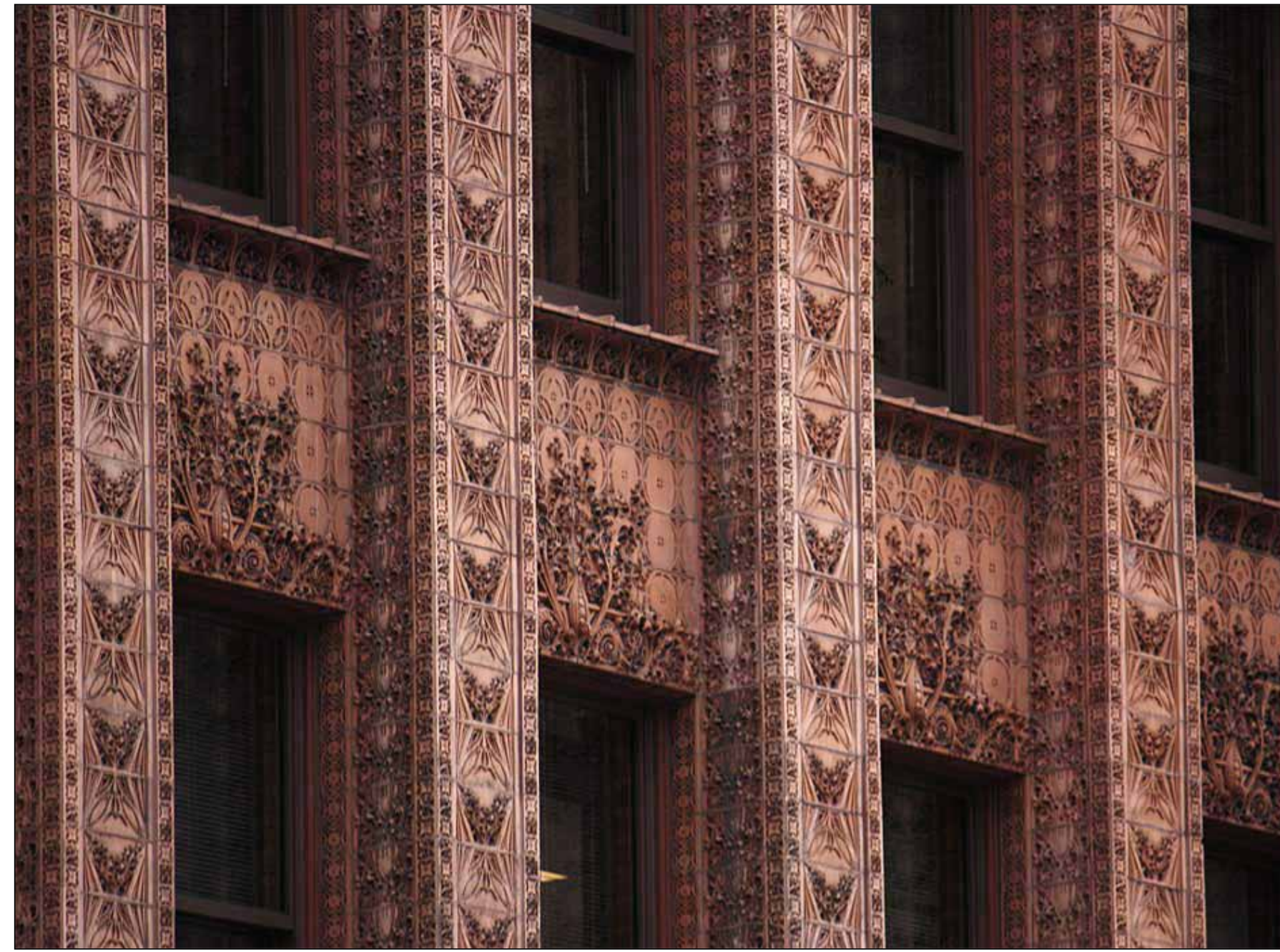


GRANITE TEXTURING





BRONZE WINDOWS
TOWNHOUSE AND APARTMENTS



TERRA COTTA PANELS
TOWNHOUSE



BRONZE PANELS
TOWNHOUSE AND APARTMENTS



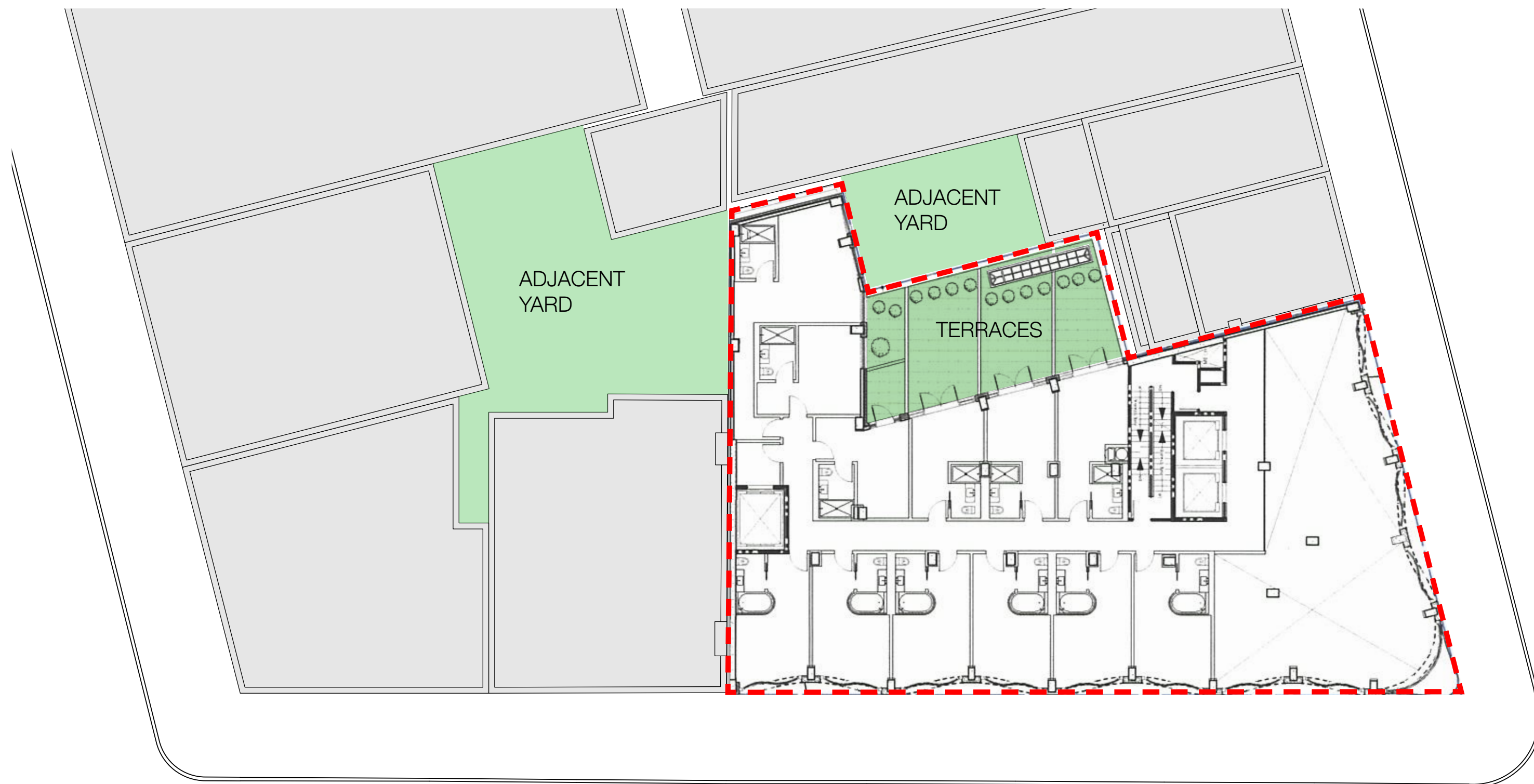
BRONZE WINDOW DETAILS AND LIGHT WOOD SHUTTERS



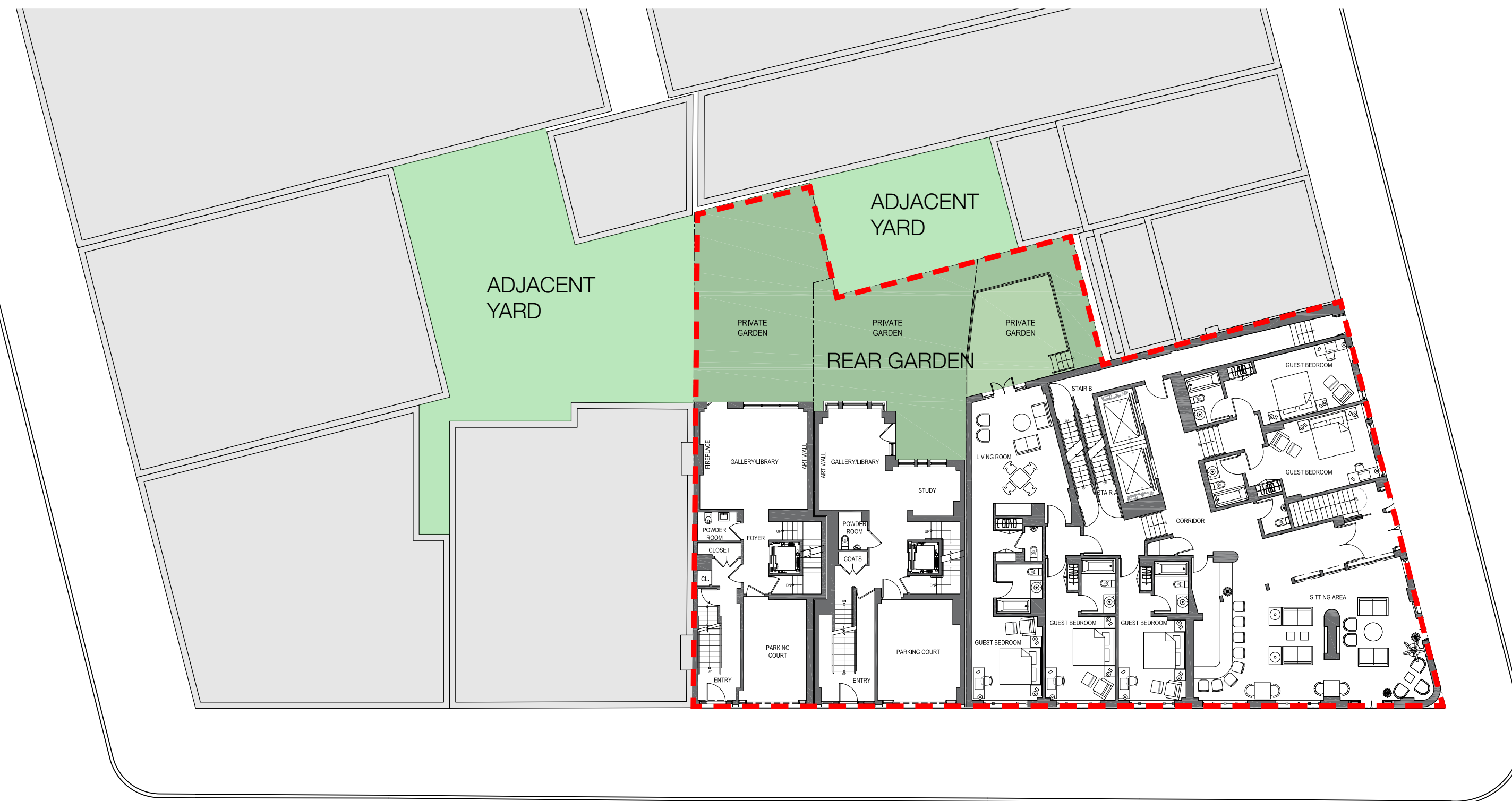
HAND/RAM-PRESSED AND TEXTURED TERRA COTTA



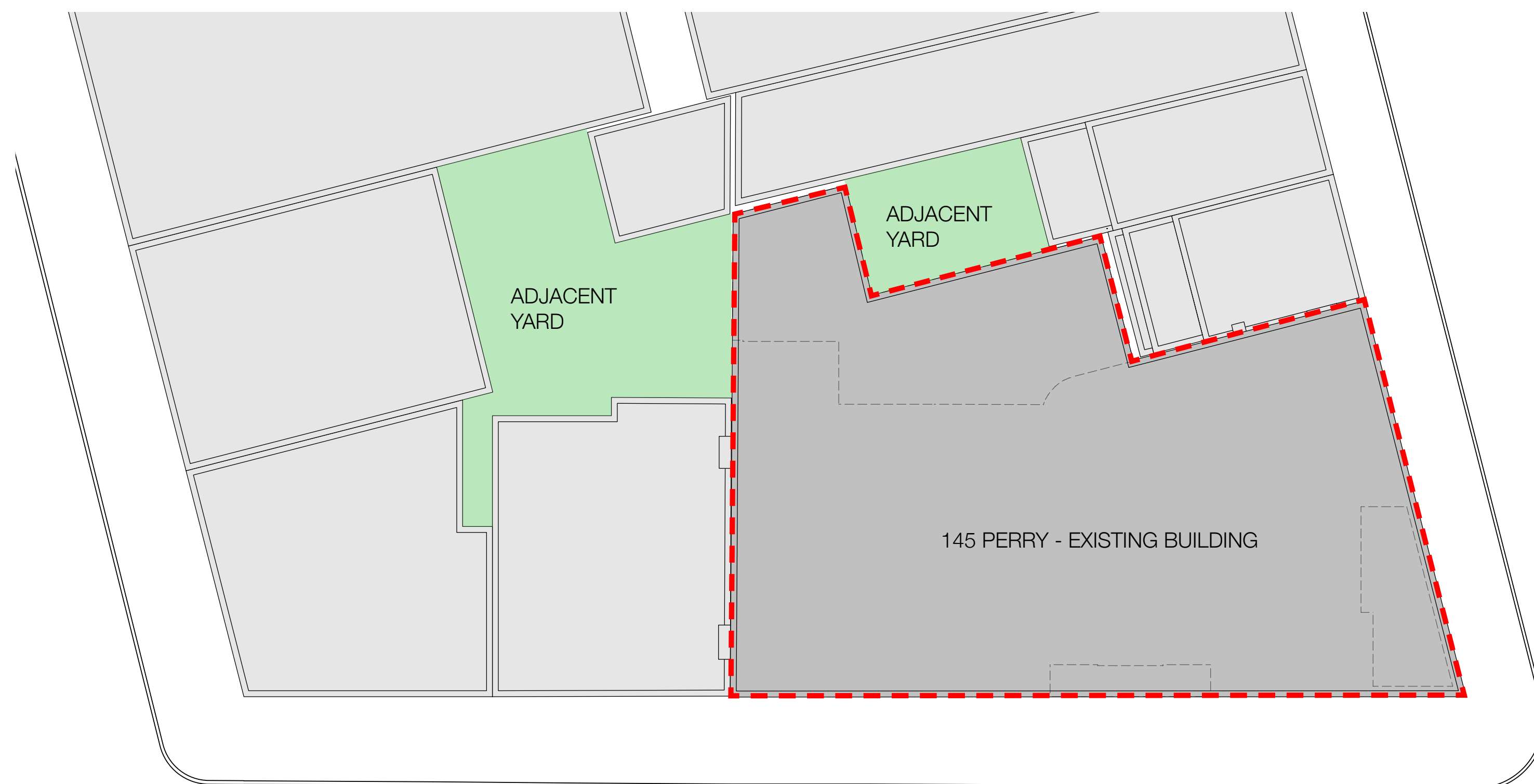
PLATE COLOR AND TEXTURE



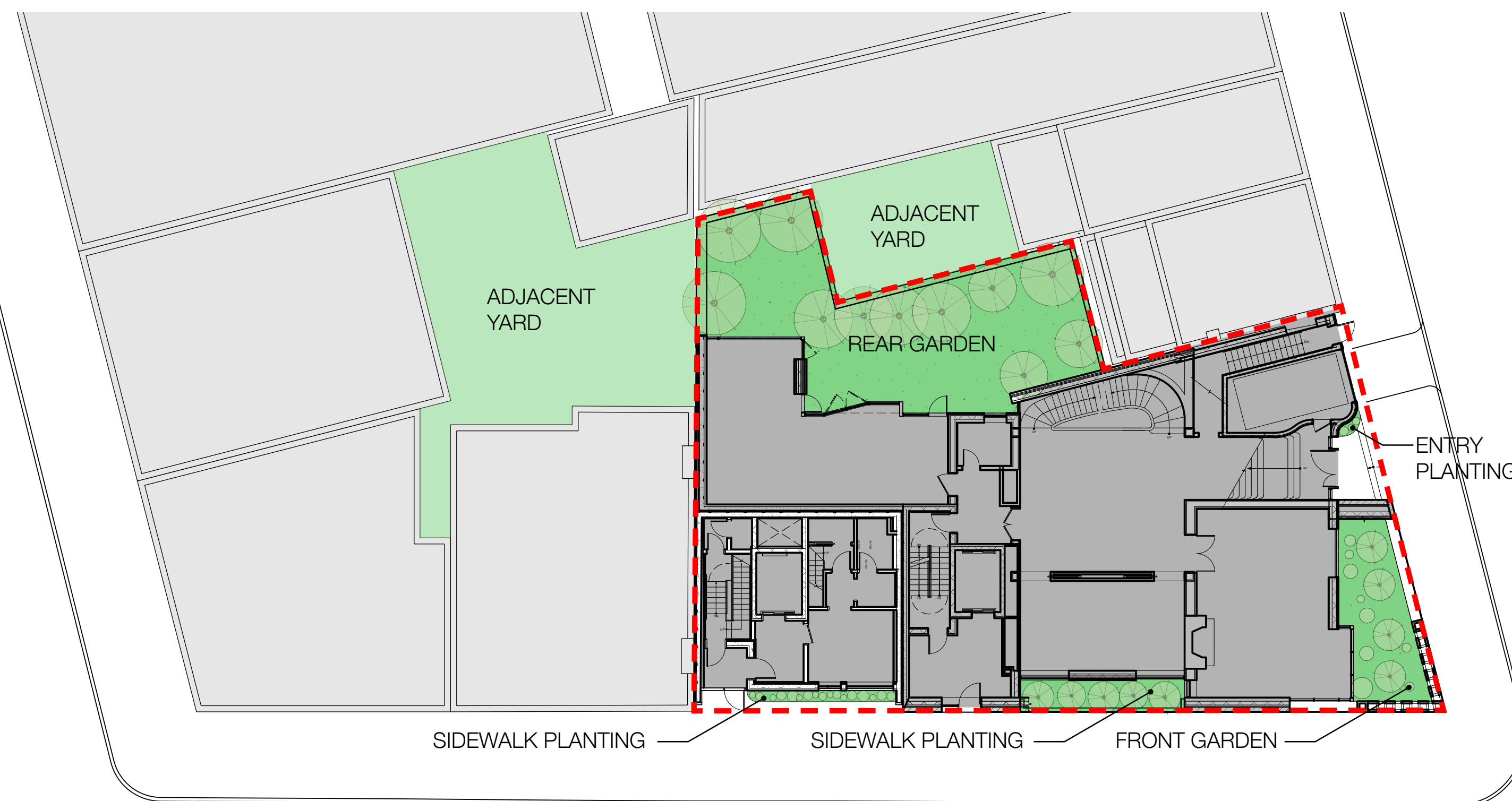
922 SF
PERRY STREET HOTEL GARDEN; 2008 APPROVAL



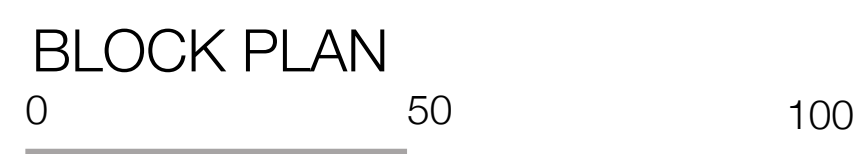
1,763 SF
145 PERRY STREET RESIDENCES GARDEN; 2009 APPROVAL

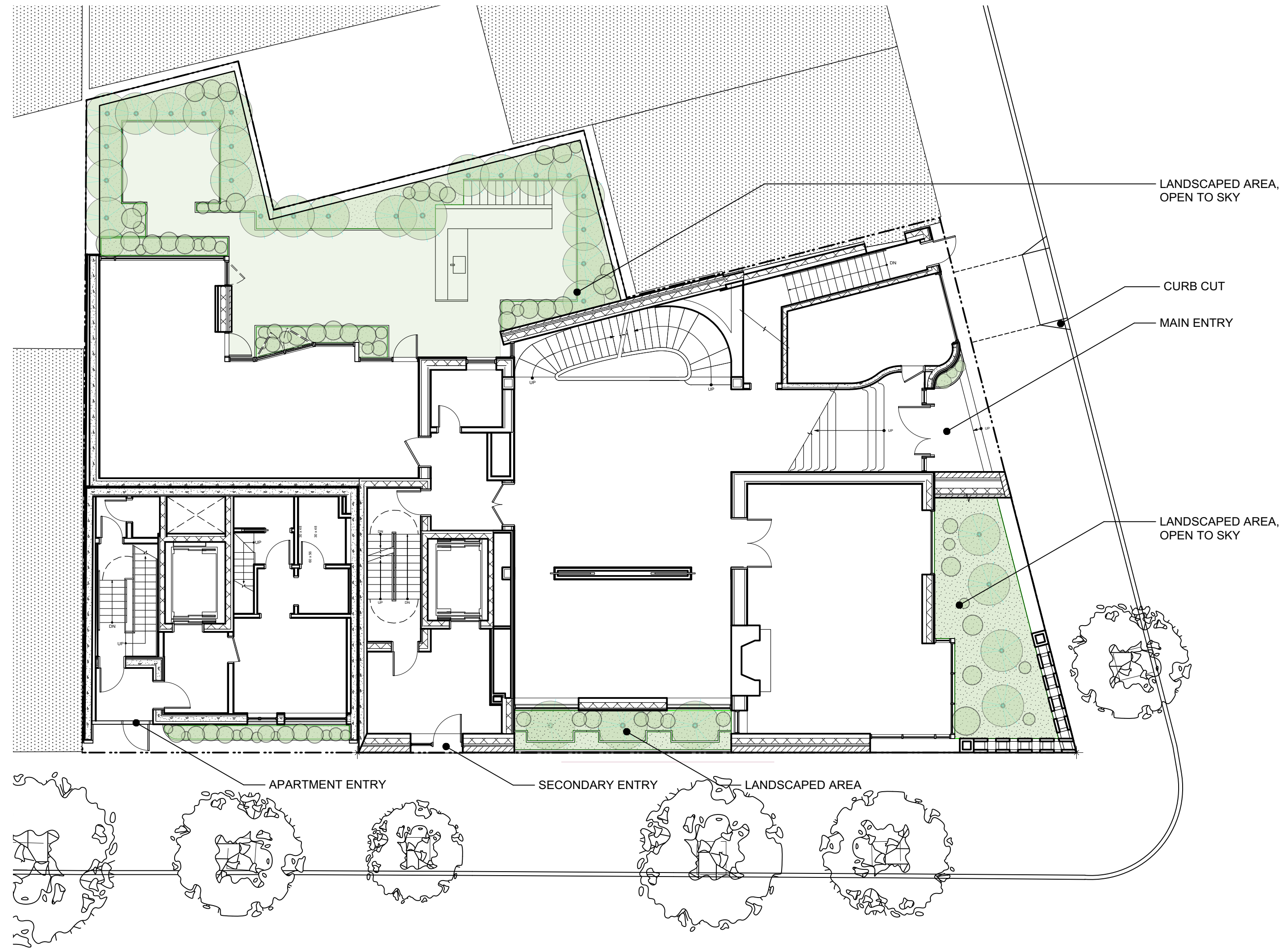


0 SF
EXISTING GARDENS

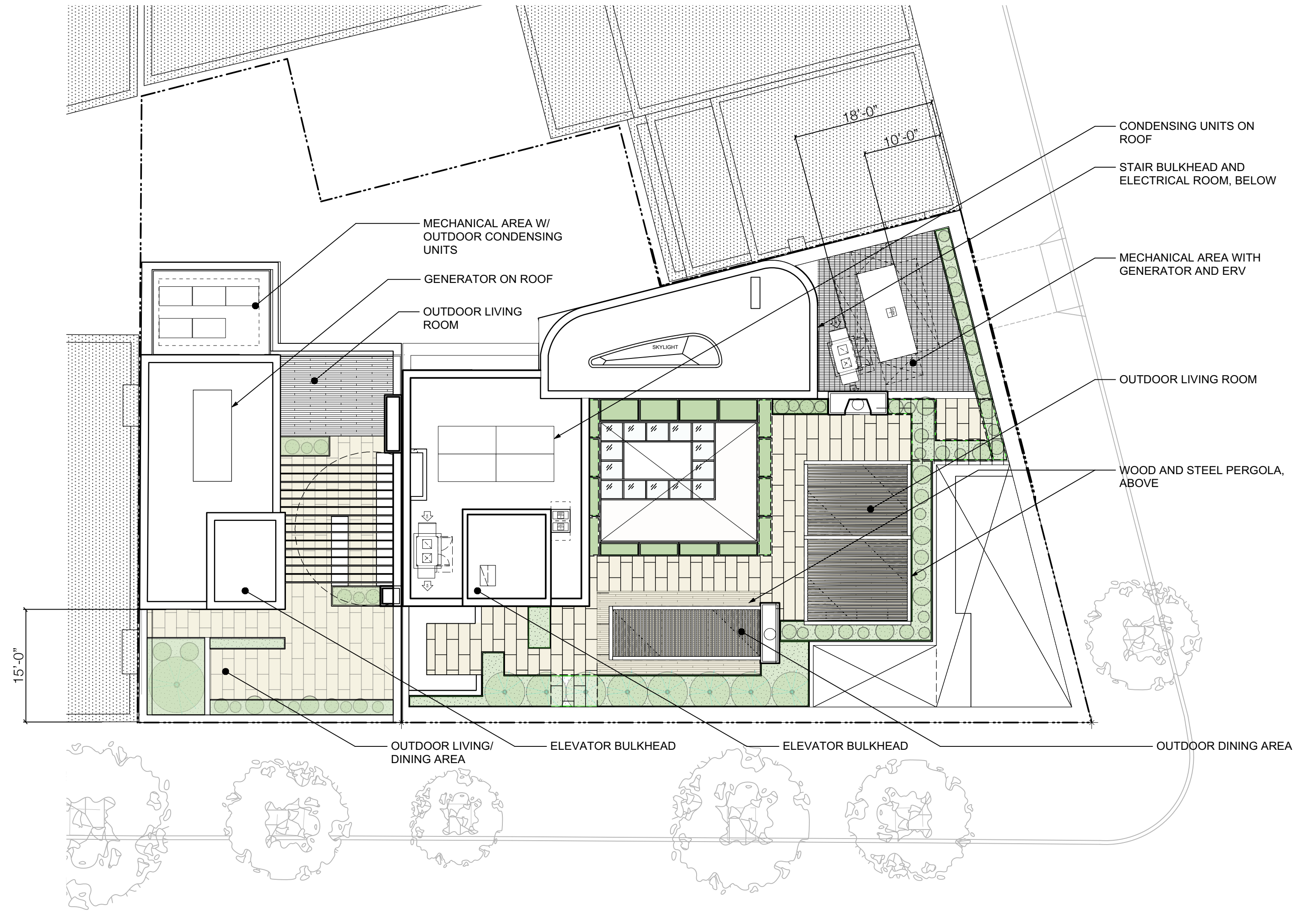


1,960 SF
PROPOSED GARDENS





ENTRY FLOOR PLAN
SCALE: 3/32" = 1'-0"



ROOF PLAN
SCALE: 3/32" = 1'-0"

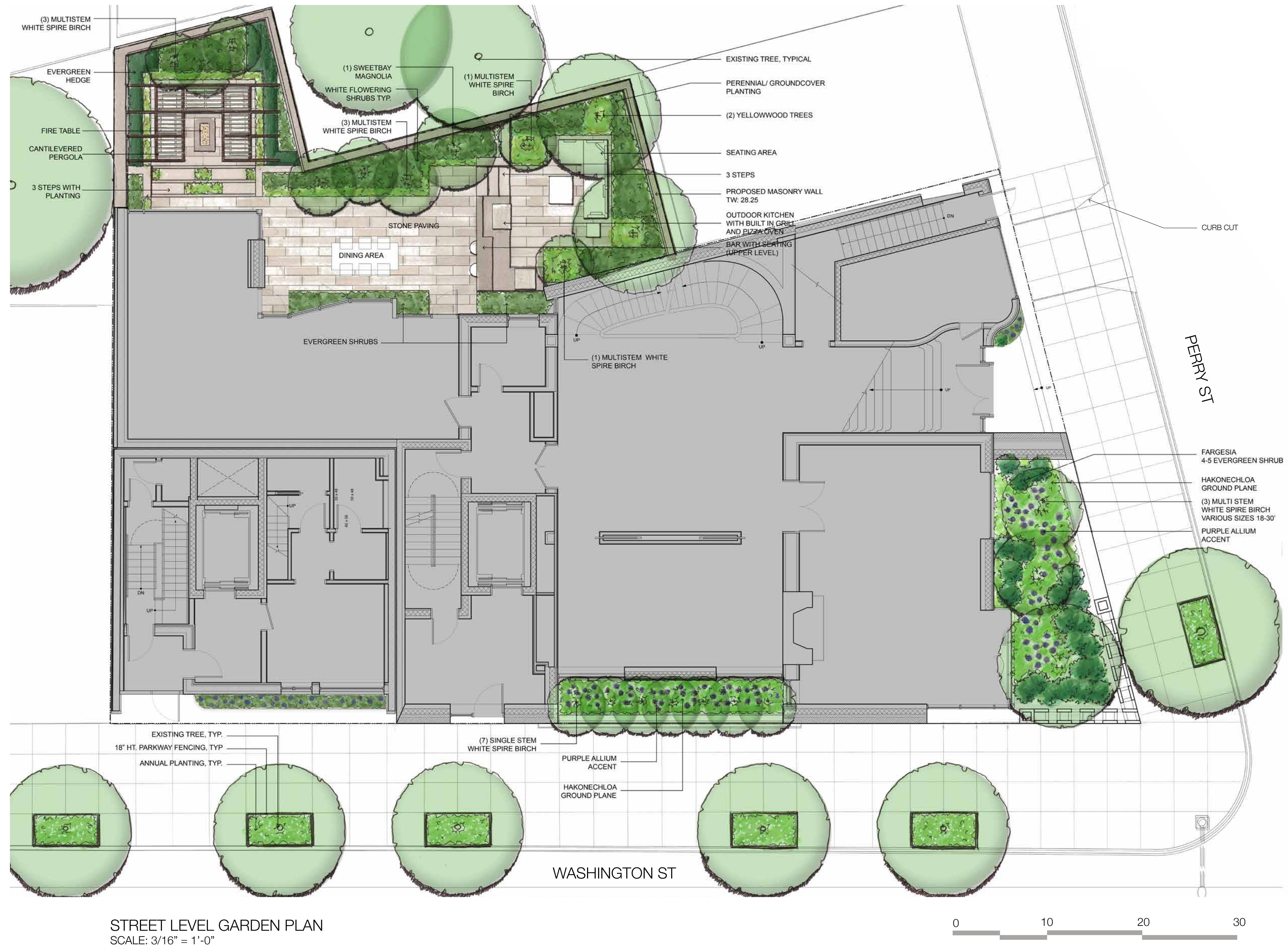




CURRENT



PROPOSED



STREET LEVEL GARDEN PLAN
 SCALE: 3/16" = 1'-0"



