

The current proposal is:

**Preservation Department – Item 2, LPC-22-11159**

**43 Barrow Street – Greenwich Village Historic District**

**Borough of Manhattan**

**Note: this is a Public Meeting item. No public testimony will be received today as the hearing on this item is closed**

# 43 BARROW STREET

Landmarks Preservation Commission Hearing  
July 11, 2023

**SUK** | design studio  
ARCHITECTURE

Based on the Public Hearing on March 14, 2023, we were asked to address the following major points:

Pursue addition in the spirit of a studio window:

- Sloped rear penthouse facade
- Reduced volume of stair bulkhead
- removed standing seam pattern of cladding, flat seam proposed



# examples of studio windows

---



132 West 4th Street



43 Commerce Street



75 Bedford Street



226 West 13th Street



62 West 9th Street



246 West 11th Street

# approved roof addition at 327 west 4th st

front

existing



proposed



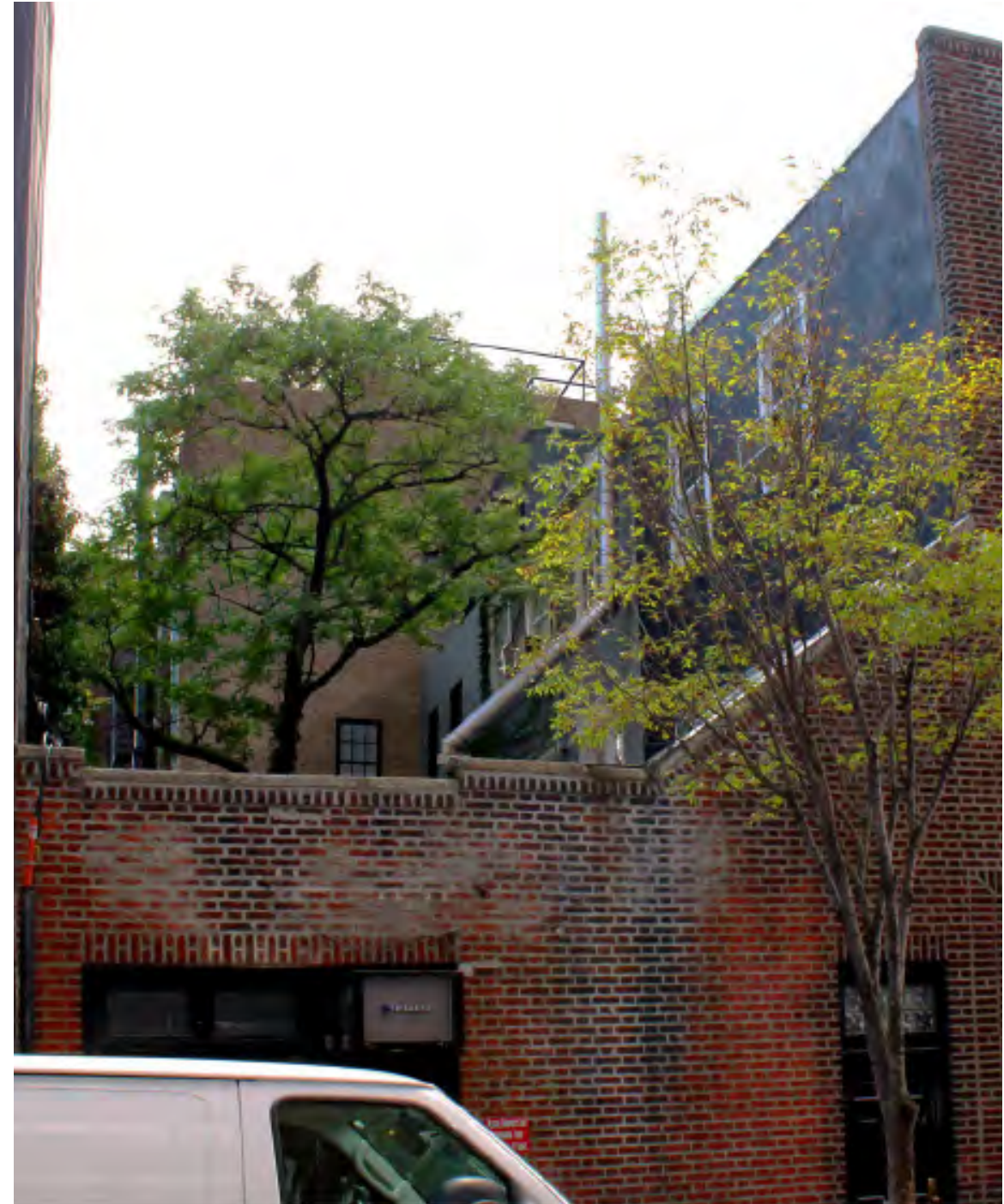
# approved roof addition at 327 west 4th st

rear

existing



proposed



# approved roof addition at 65 Horatio Street

front

existing



proposed



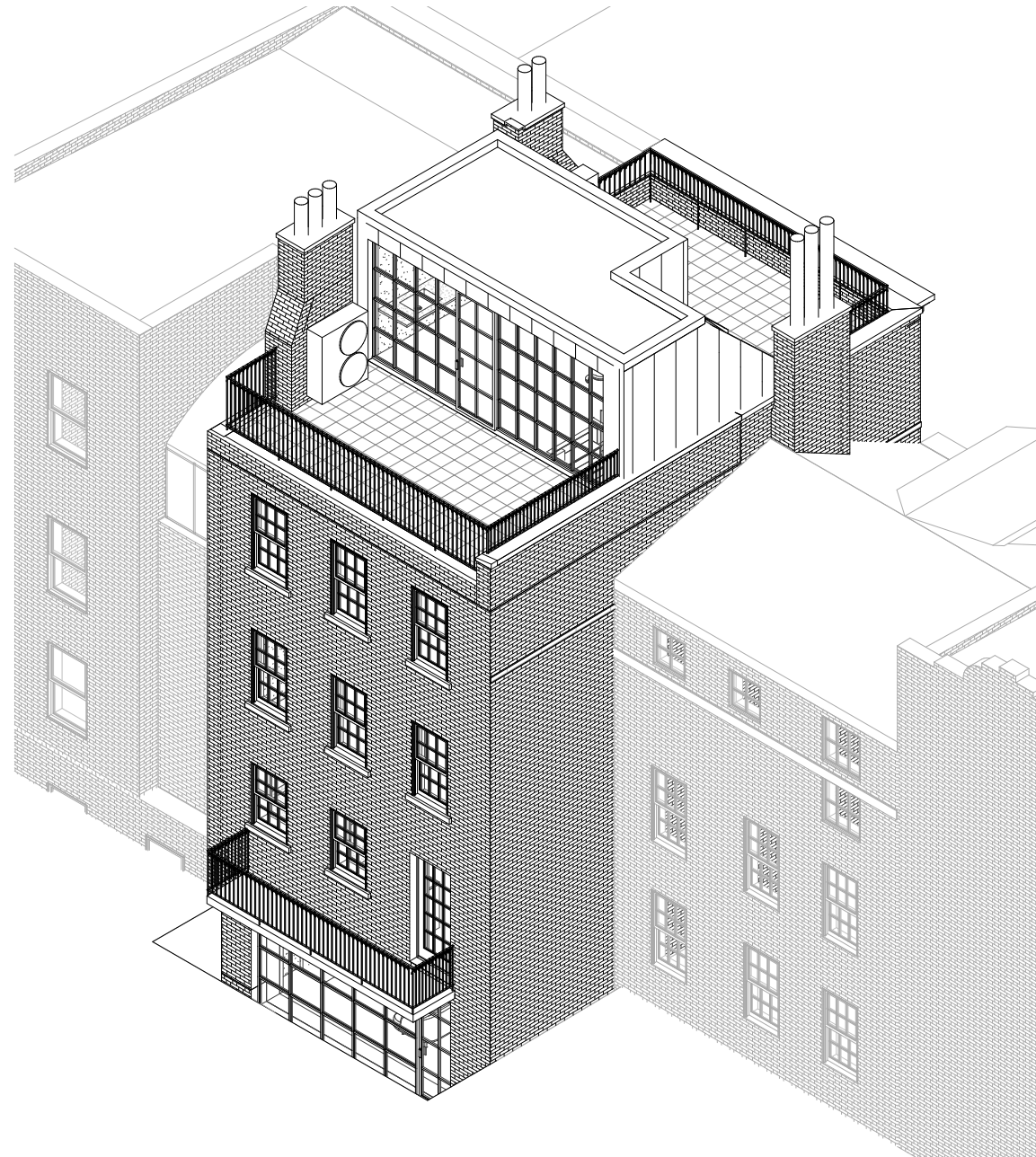
# context view from seventh ave south

43 Barrow Street



# 3d view

existing and proposed - rear



previous proposed

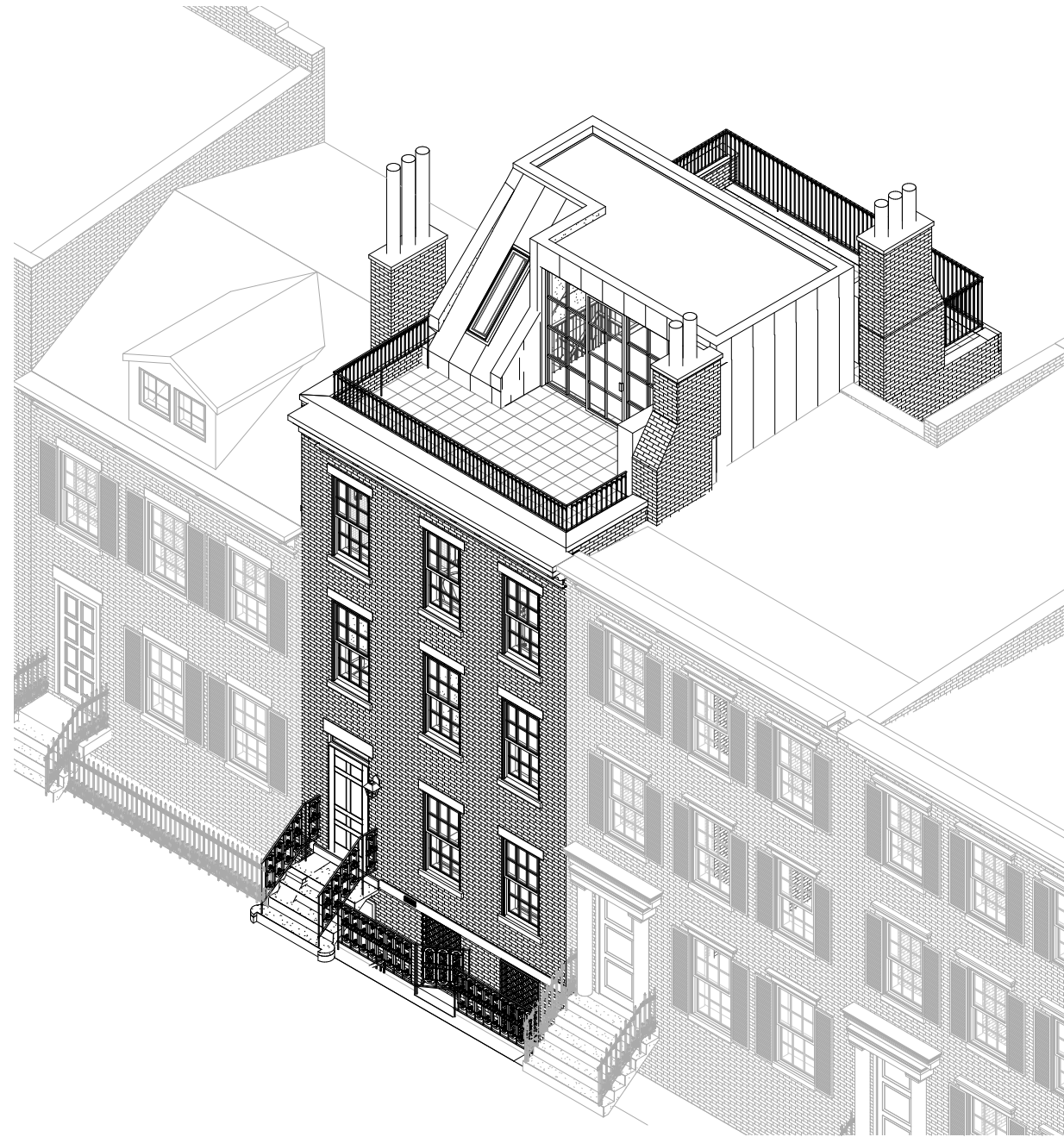


proposed

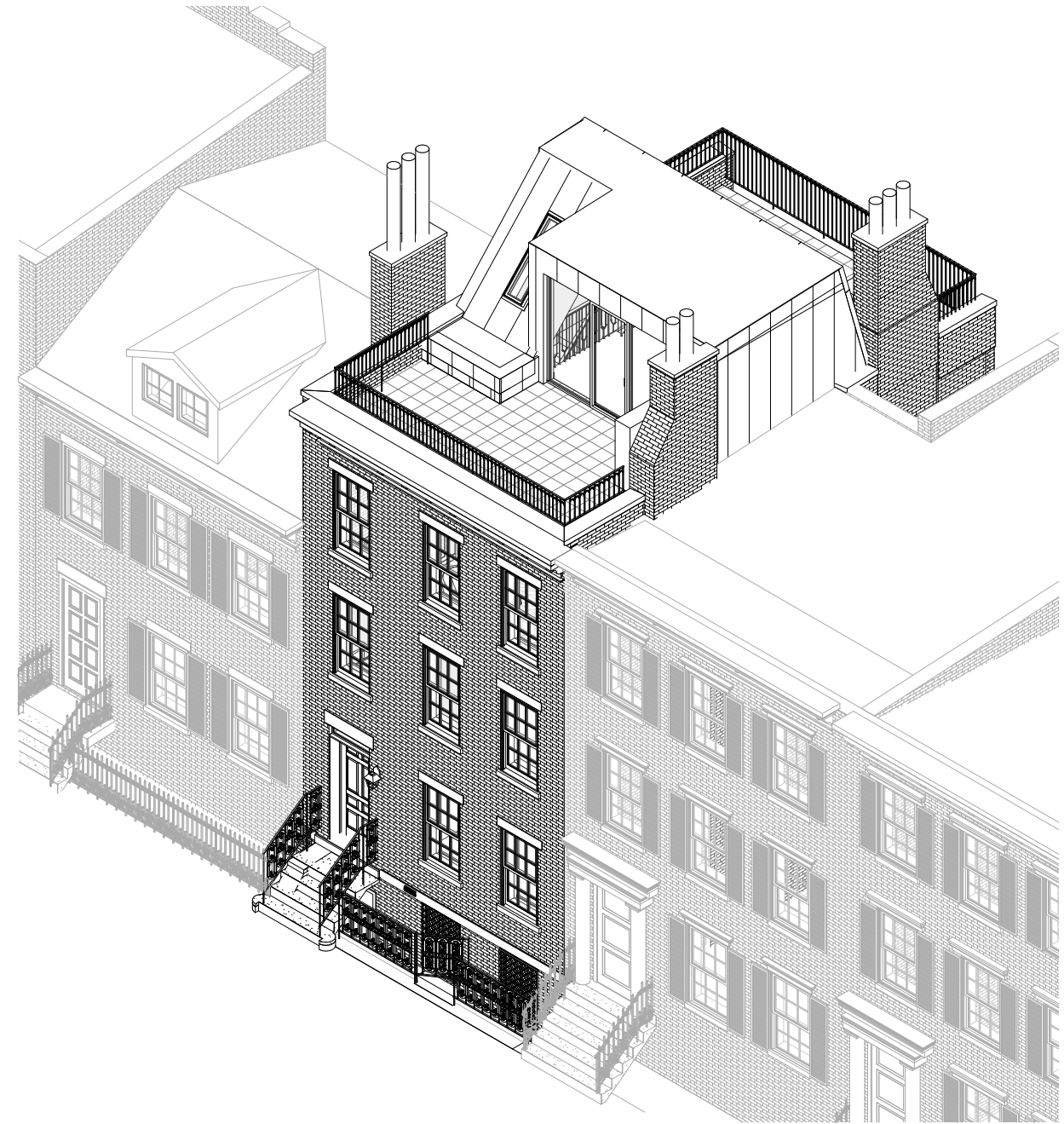


# 3d view

existing and proposed - front



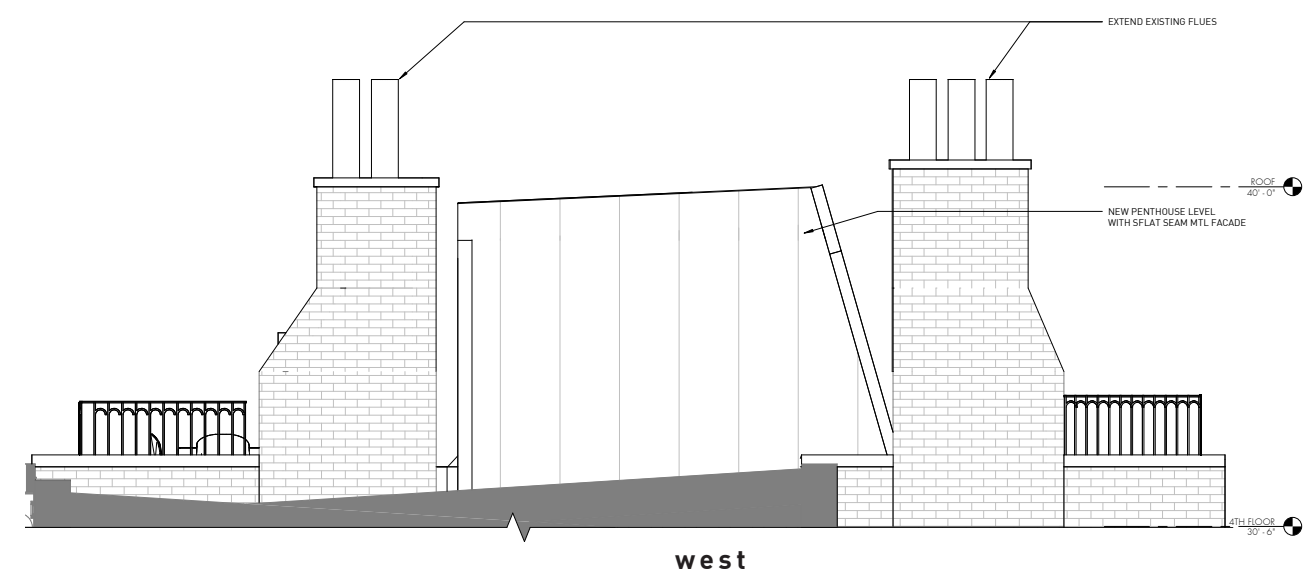
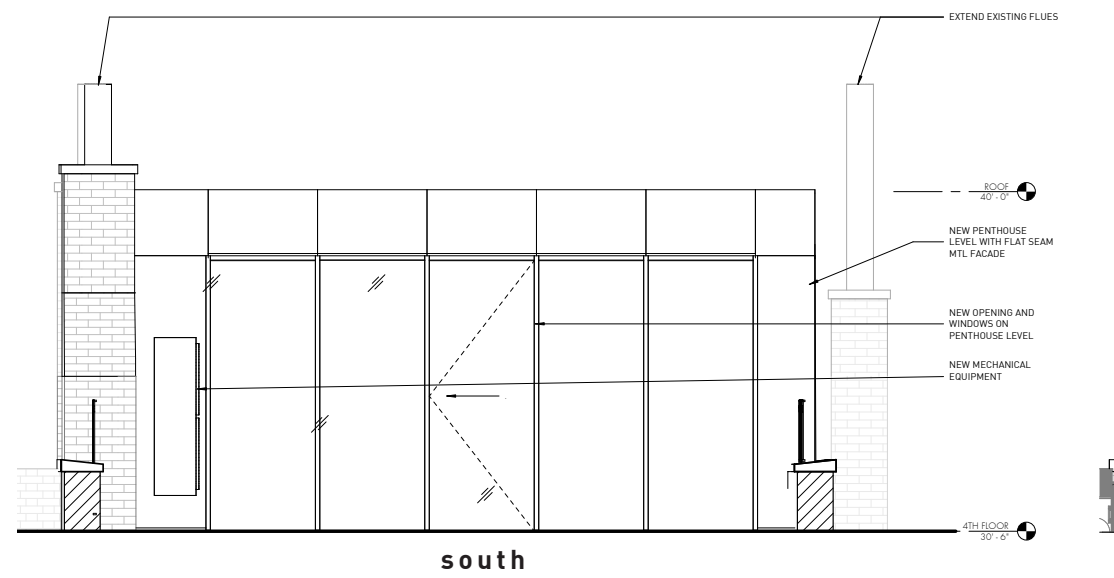
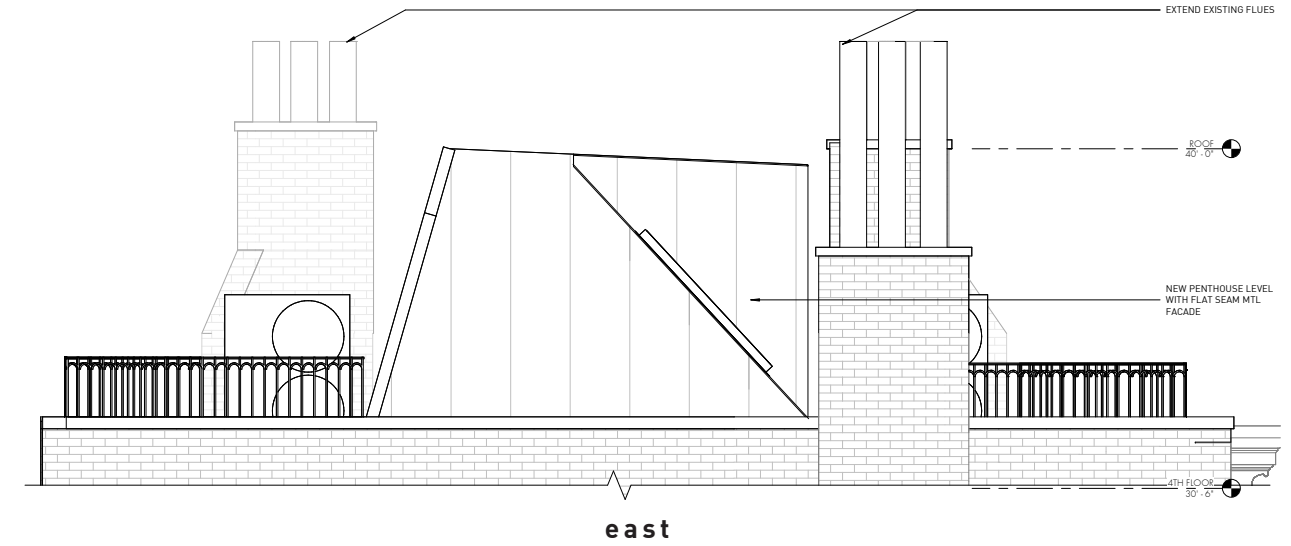
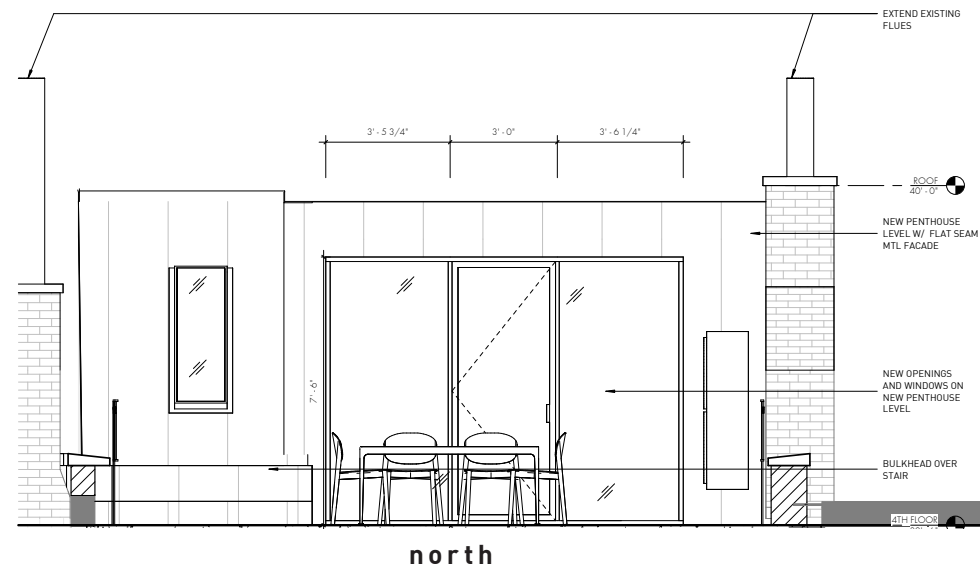
previous proposed



proposed

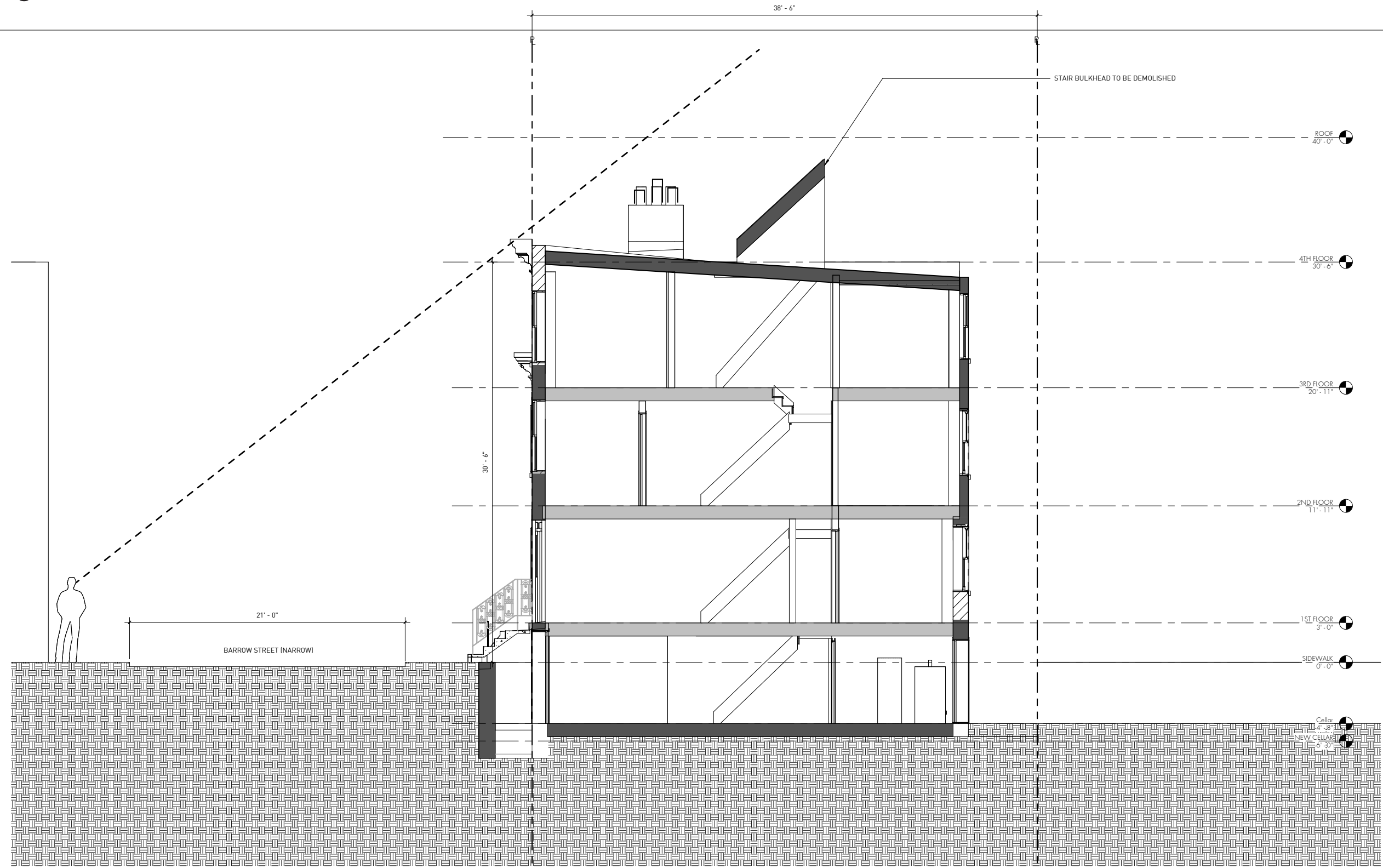
# penthouse

proposed design



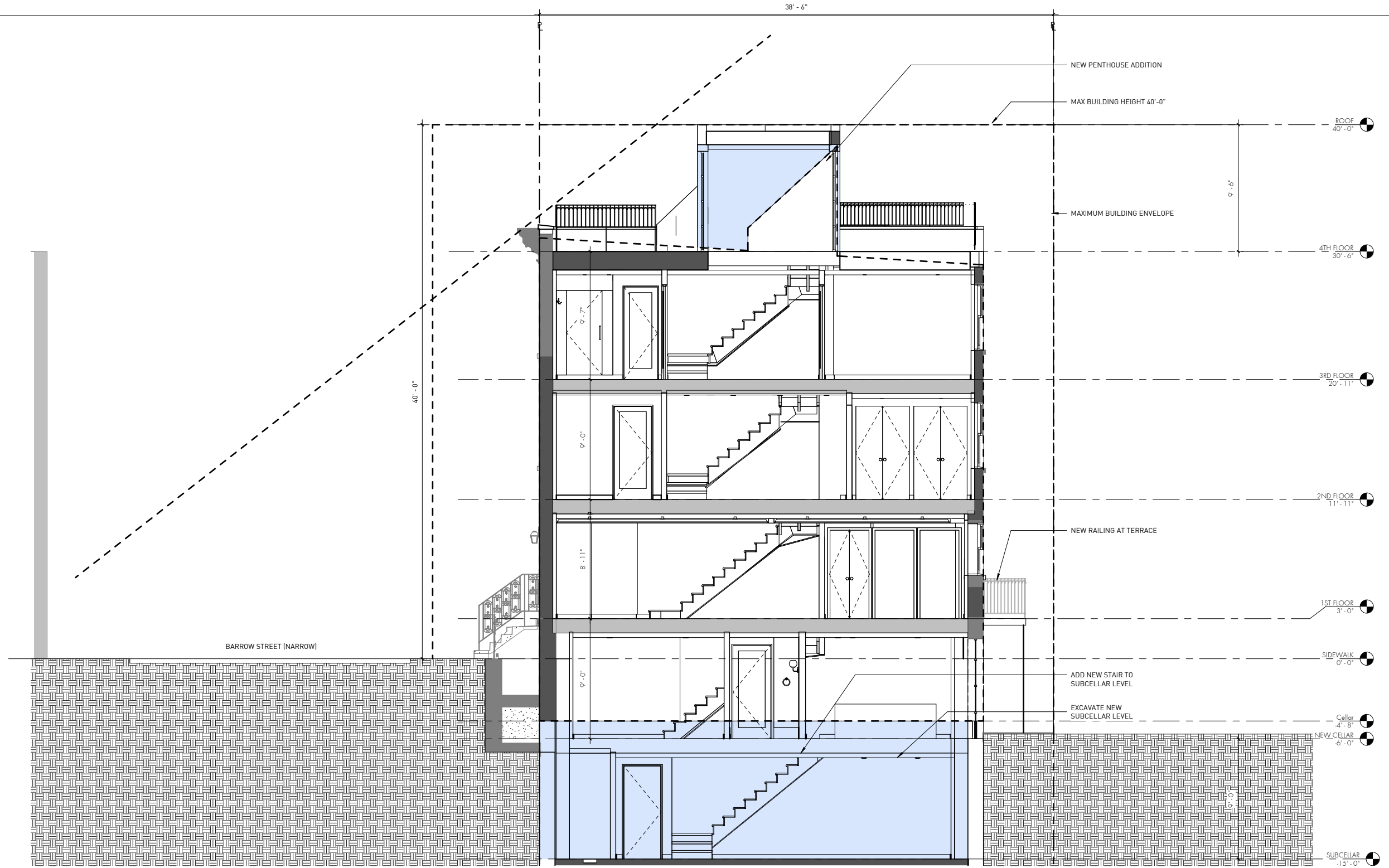
# existing section

with sight line



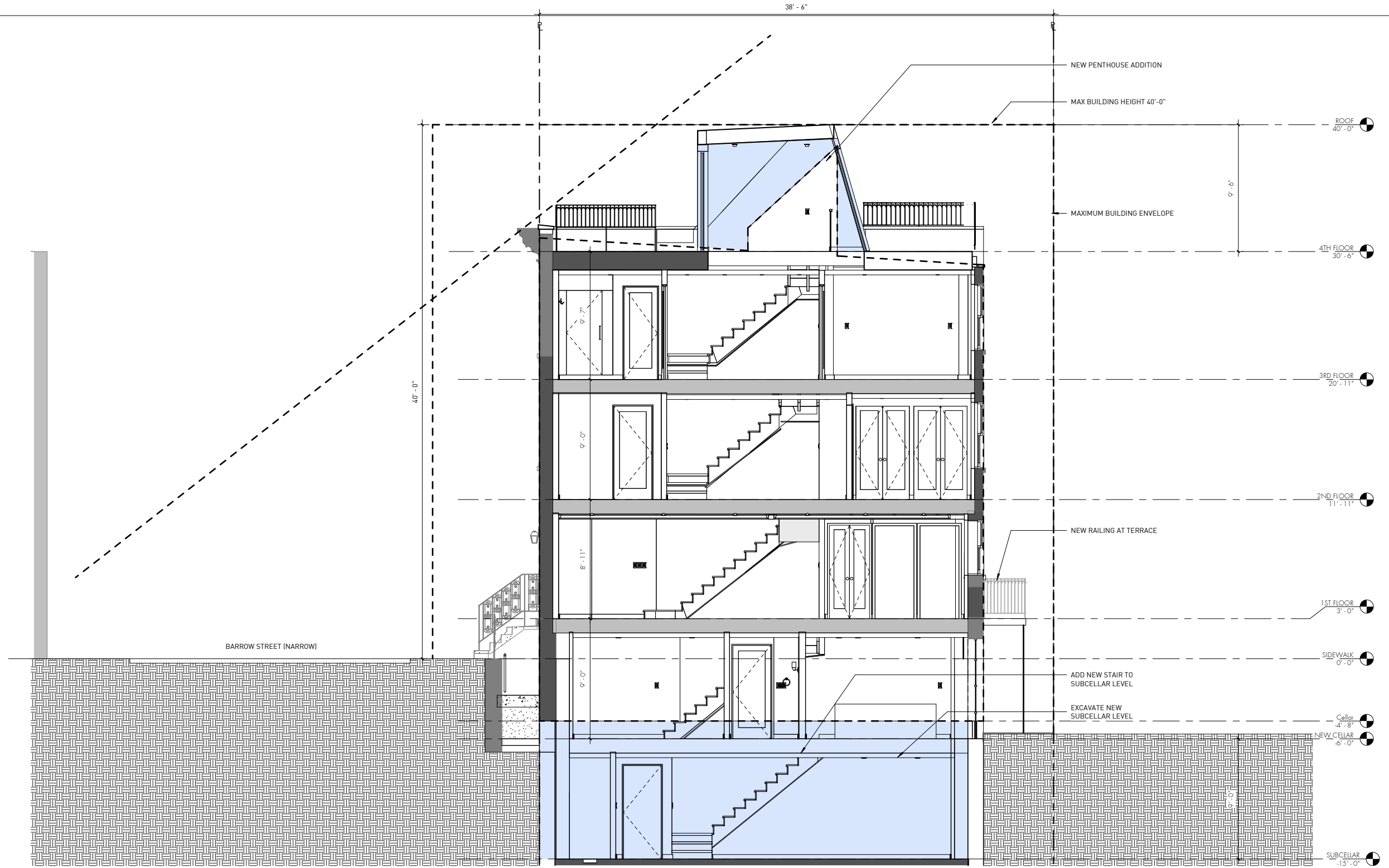
# previously proposed section

with sight lines



# proposed section

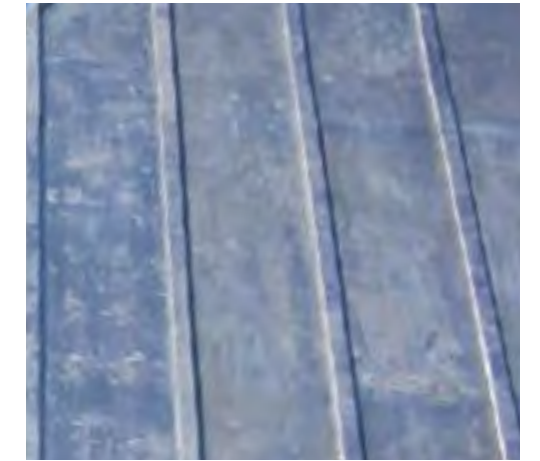
with sight lines



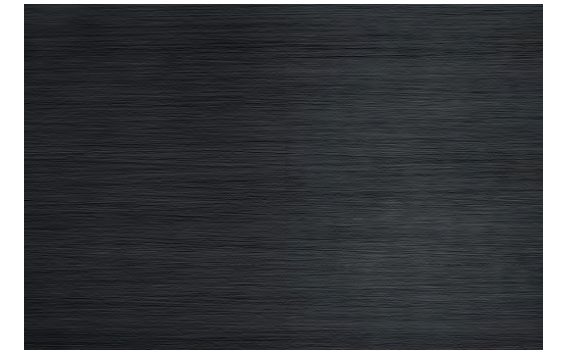
**materials**  
proposed design



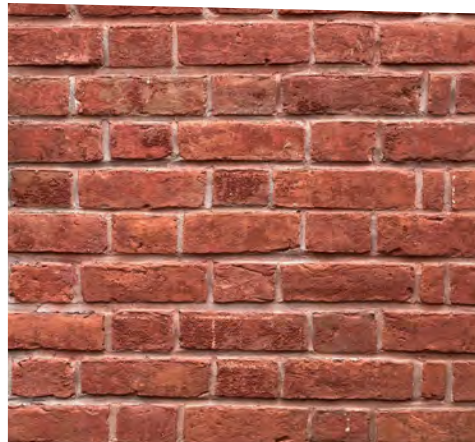
front and rear existing windows  
replace existing to match (white finish)  
Restore existing window sills and headers



penthouse facade  
lead coated copper standing seam



penthouse windows  
black frames



restore existing brick  
(front and rear facades)



restore original railing,  
paint black

**front facade**  
photos

---



# photo montage

from barrow street

---





# rear facade

photos



# previously proposed rear facade

photos



# rear facade

photos



# rear facade

photos

previously proposed



newly proposed



# previously proposed front facades

43 Barrow Street



proposed 12/13/2022



proposed 1/31/2023



proposed 3/14/2023



current proposed

# previously proposed rear facades

43 Barrow Street



proposed 12/13/2022



proposed 1/31/2023



proposed 3/14/2023



current proposed



## **appendix**

previous presentation (presented 3/14/2023)



# 43 BARROW STREET

Landmarks Preservation Commission Hearing  
March 14, 2023



**Based on the Public Hearing on January 31, 2023, we were asked to address the following major points:**

**Reduce bulk of chimney additions:**

- Reduced the amount of brick extension on neighboring chimney

**Revise glass railing and parapet detail in the rear:**

- Replaced with metal railing similar to the front facade
- Modified parapet on east wall and infilled brick on the rear facade

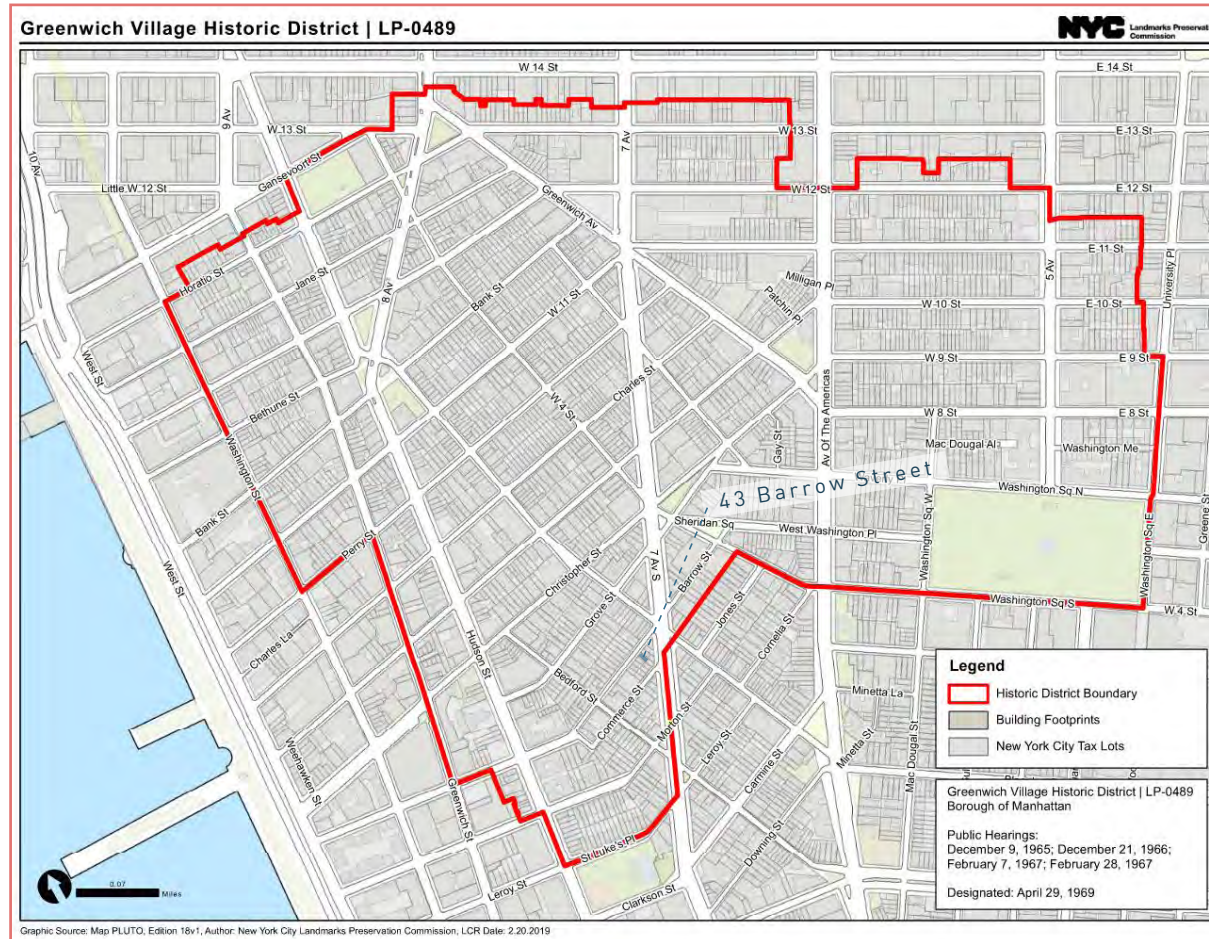
**Reduce the bulk of the HVAC as much as possible:**

- Moved one unit to the front terrace
- Moved both units against existing chimneys

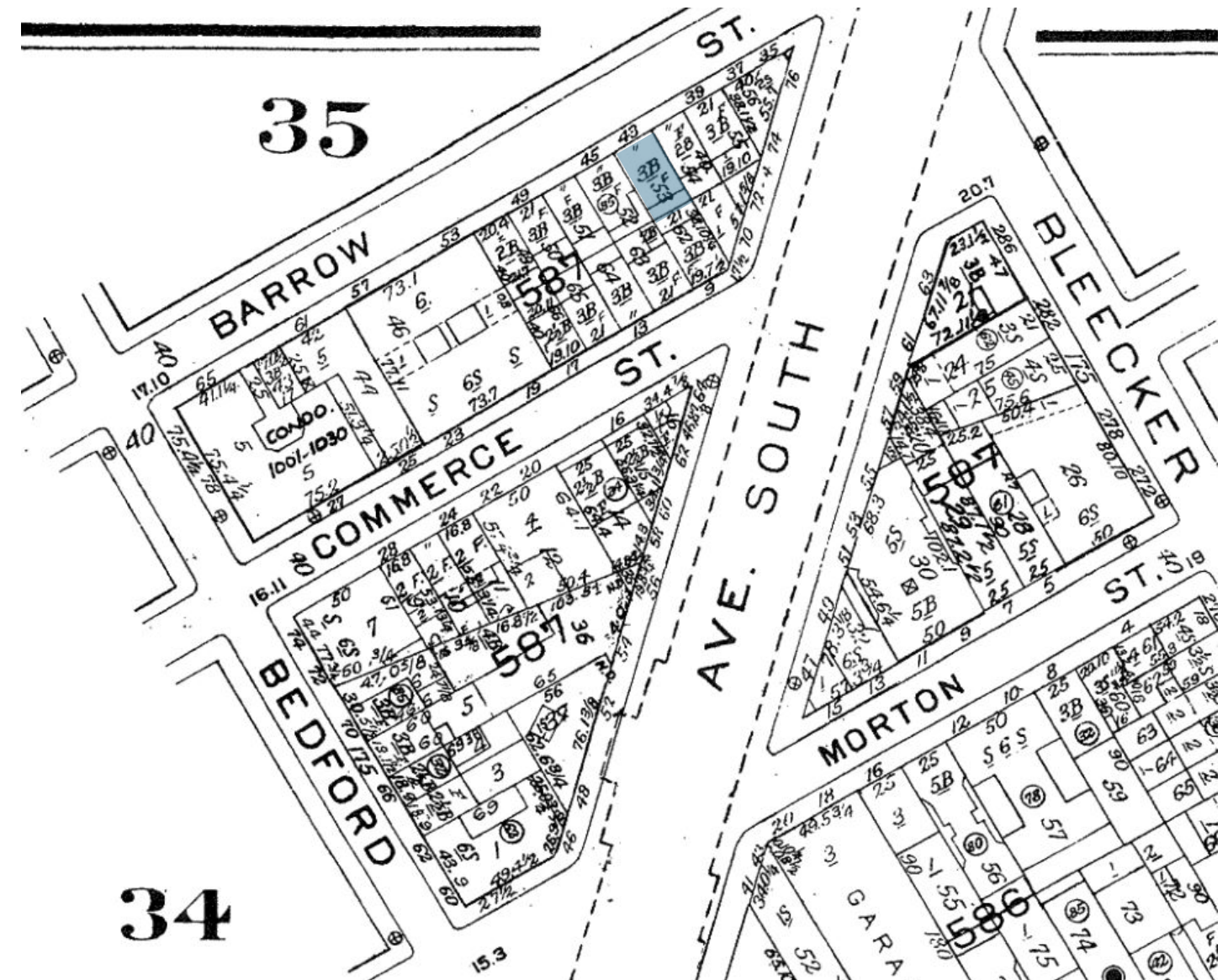
**Reduce overall bulk of addition:**

- Cut addition back six feet at the rear.
- Simplified overall volume.

# location



Greenwich Village Historic District Map



Sanborn Map

# context

seventh avenue south



Seventh Ave South and Barrow Street (northeast corner)



Seventh Ave South and Stonewall Place (northeast corner)



Seventh Ave South and W 10th Street (northeast corner)



Seventh Ave South and Perry Street (southwest corner)



Seventh Ave South and W 10th Street (northwest corner)

context view from seventh ave south

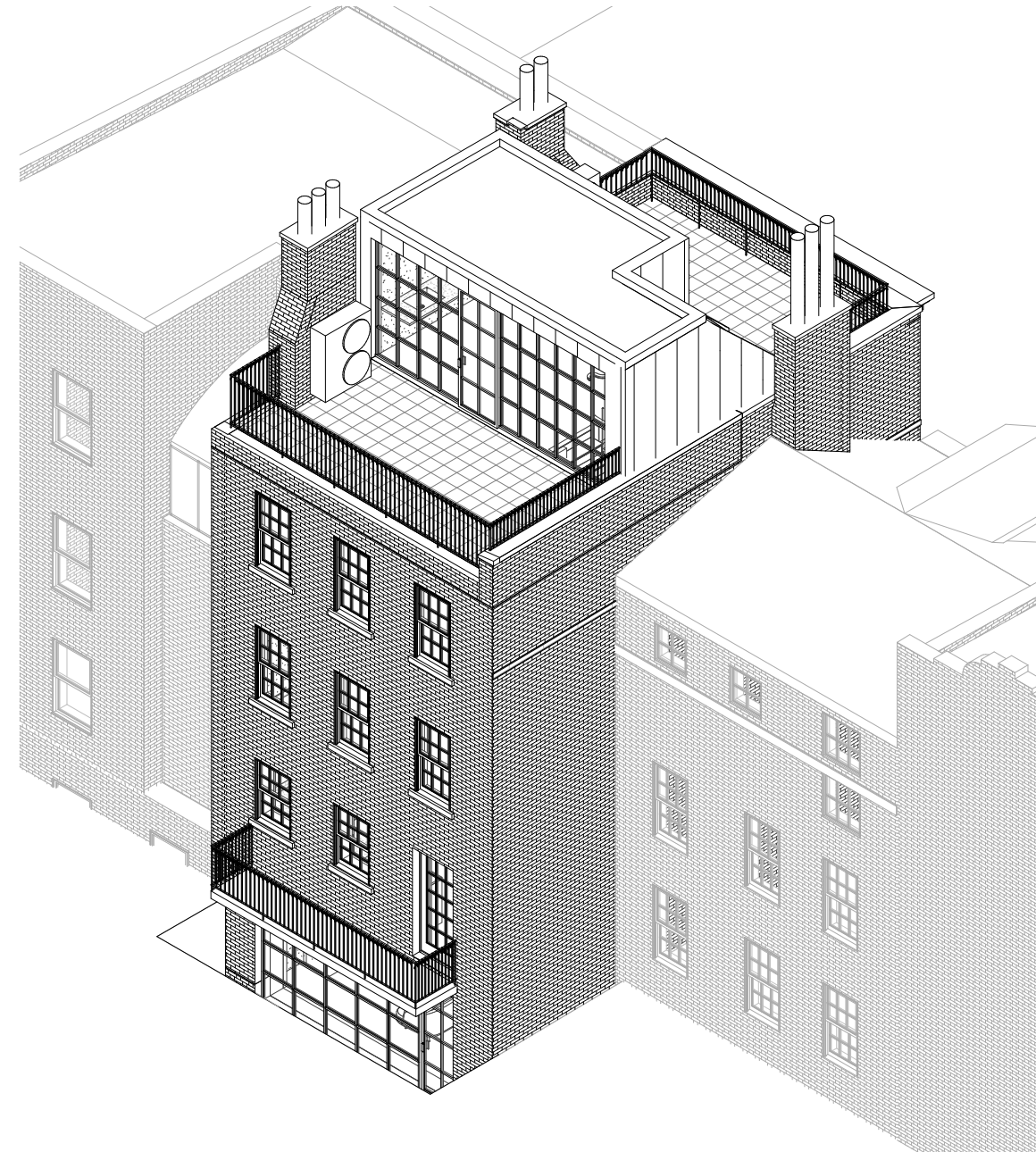


# 3d view

existing and proposed - rear



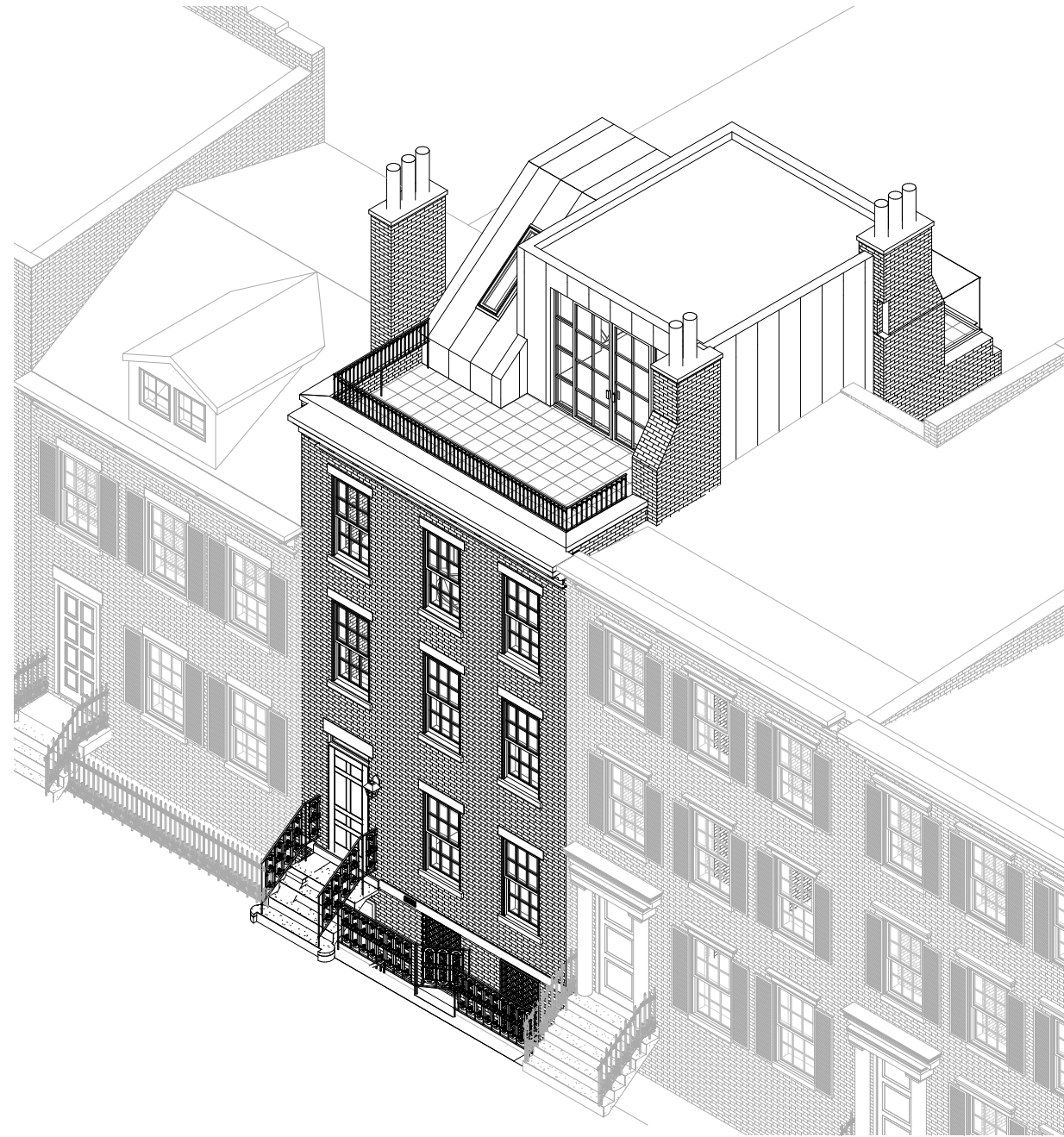
previous proposed



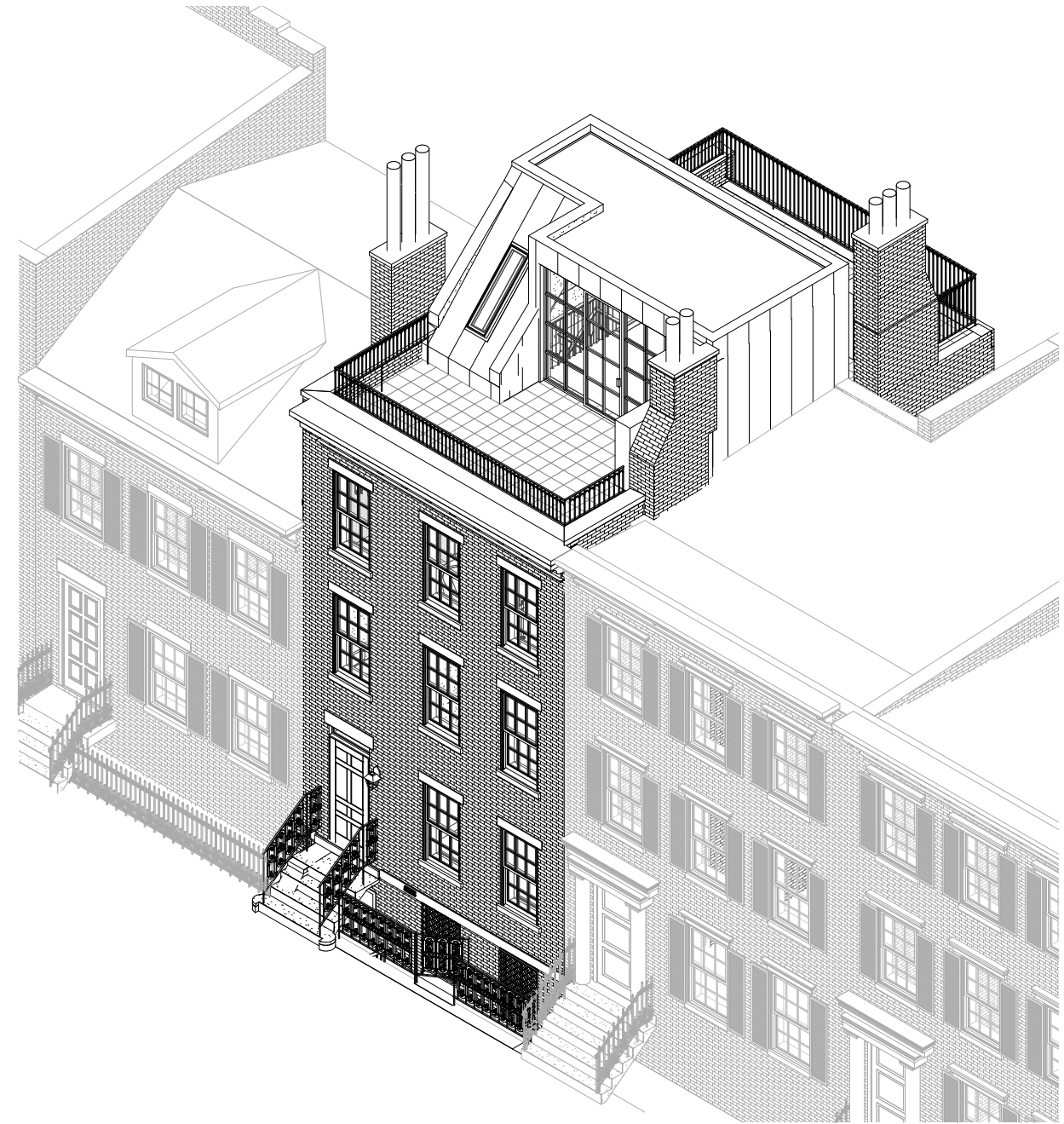
proposed

# 3d view

existing and proposed - front



previous proposed

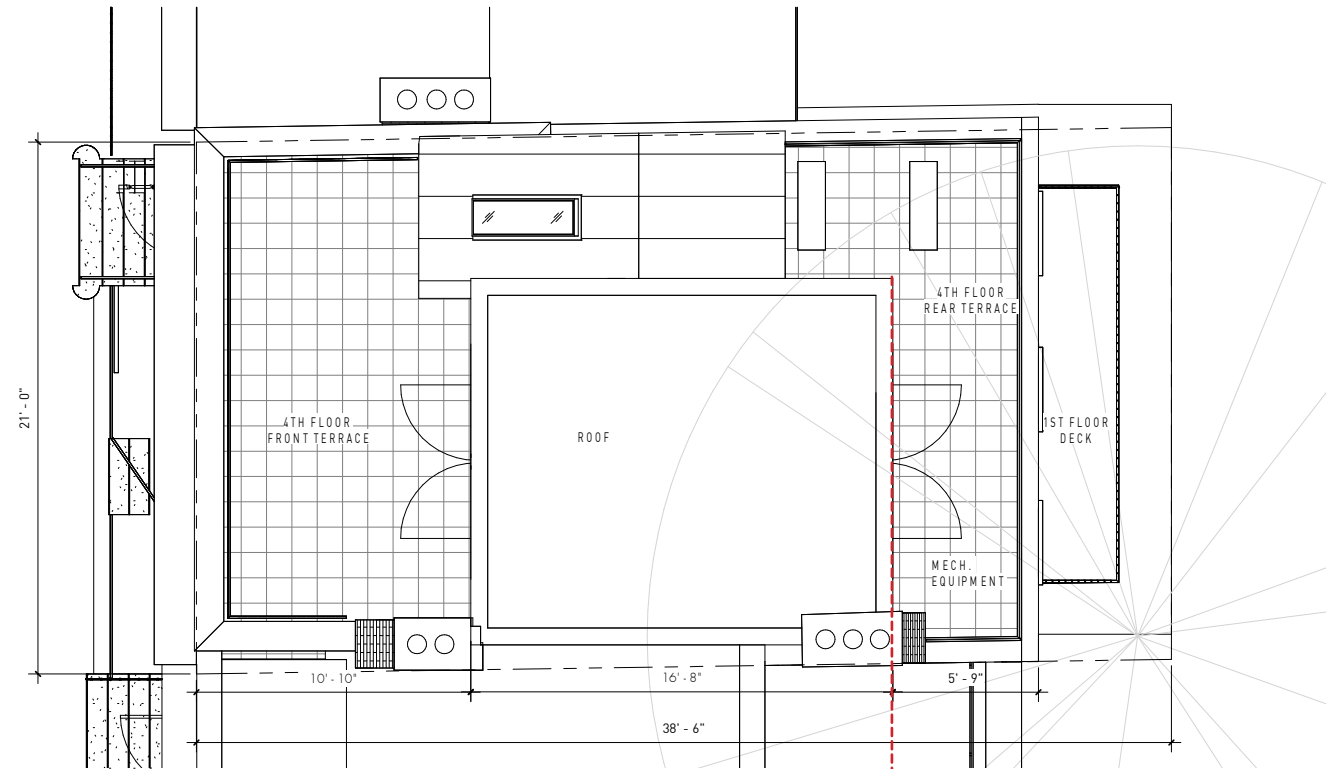


proposed

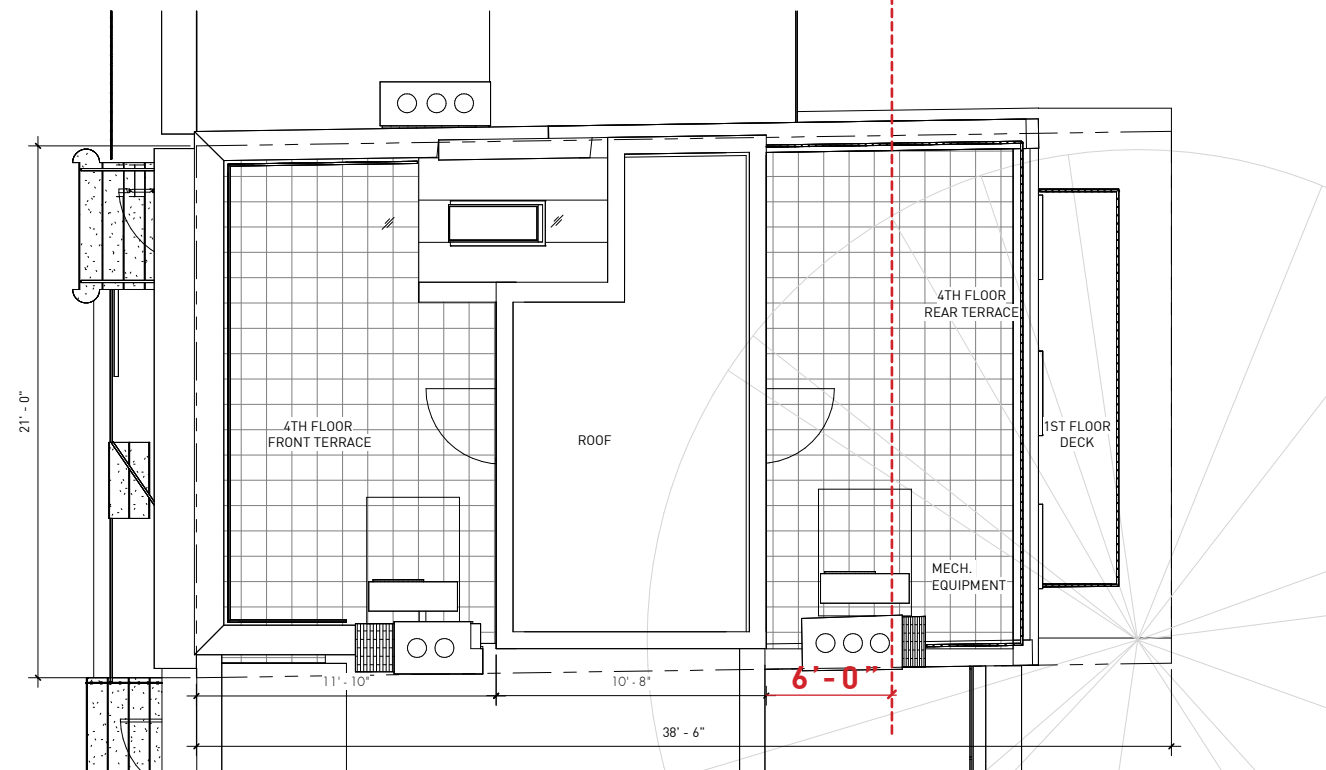
**3d view**  
proposed - front



site plan



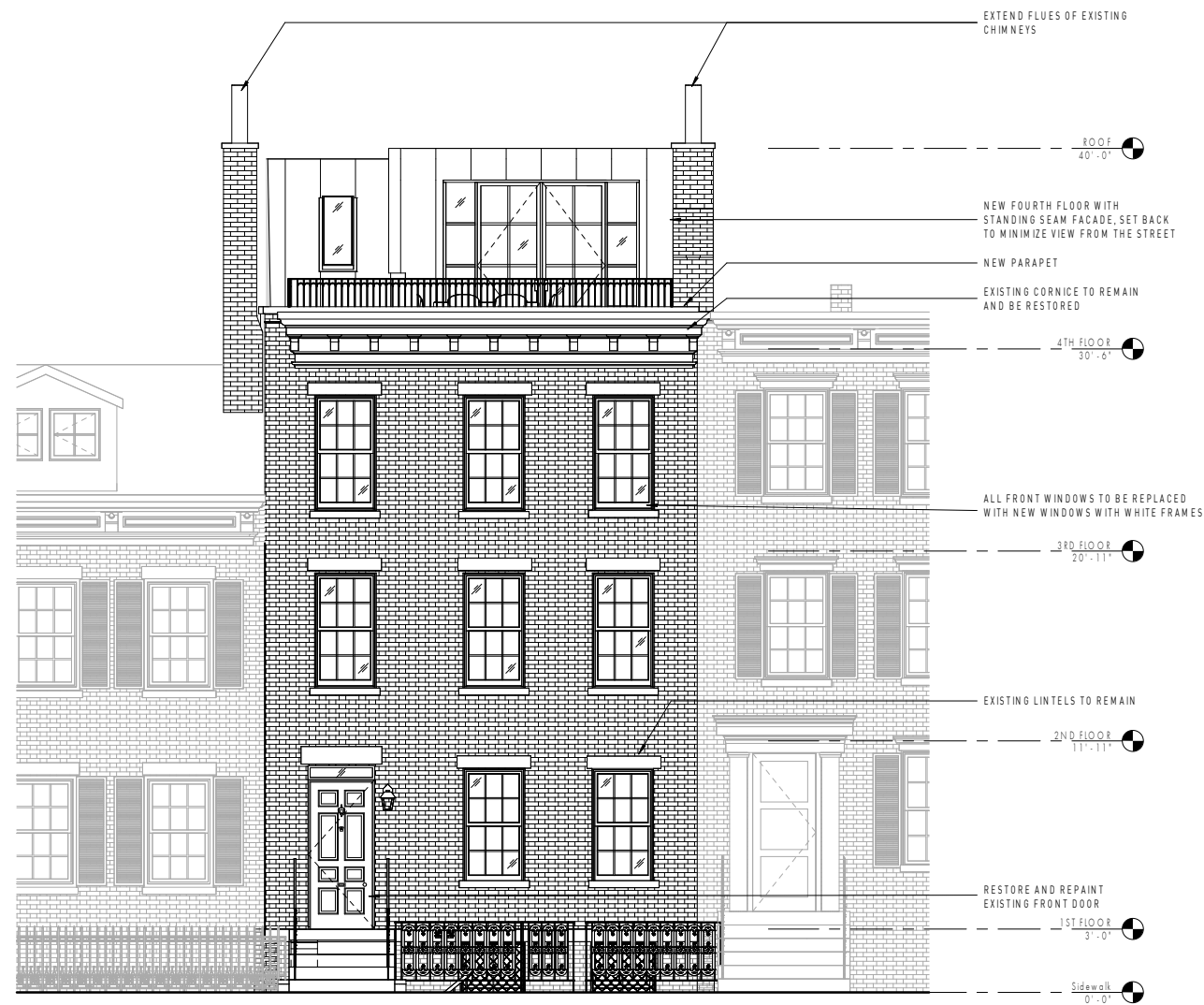
previous proposed



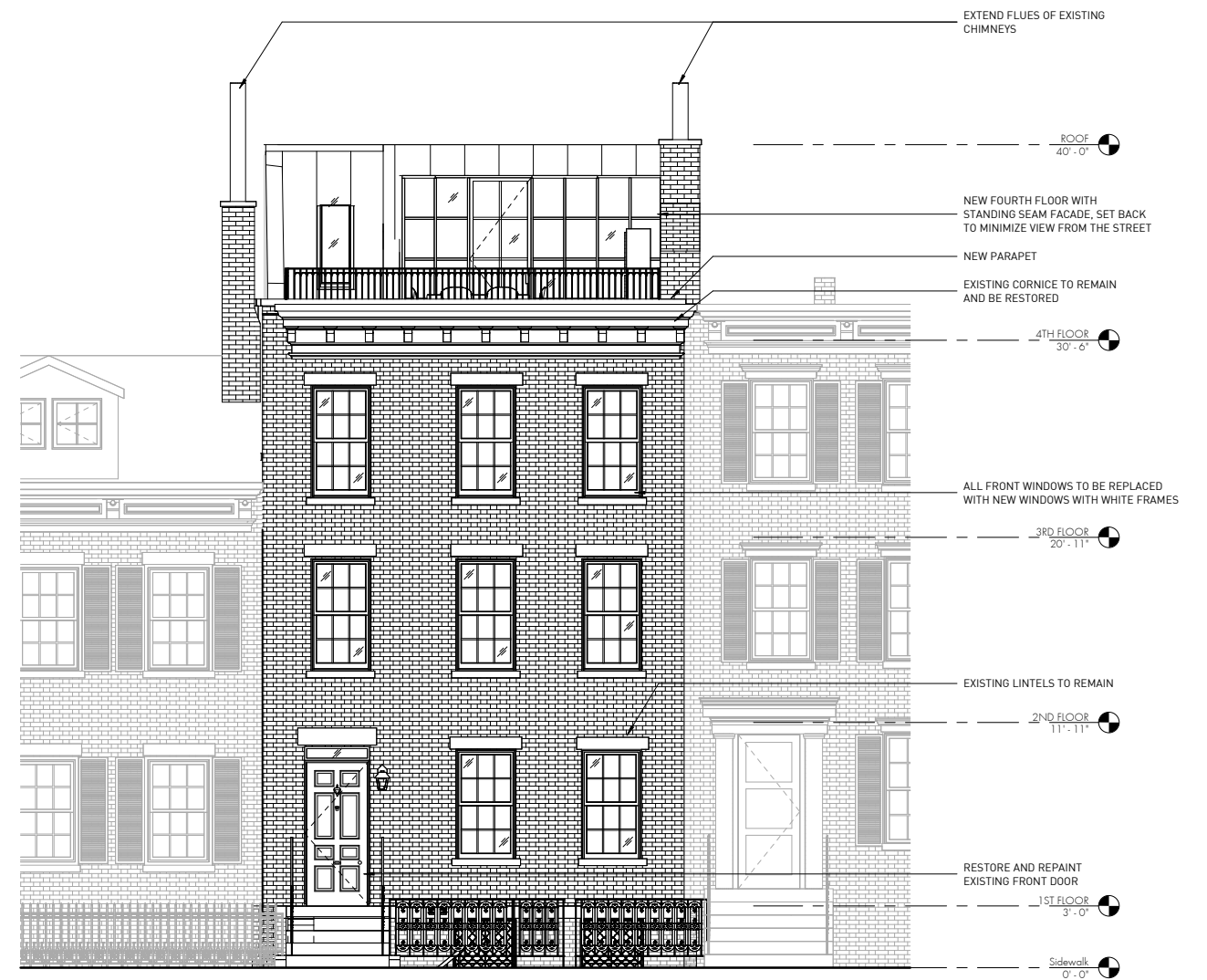
proposed



# front facade elevations



previous proposed



proposed

# rear facade elevations



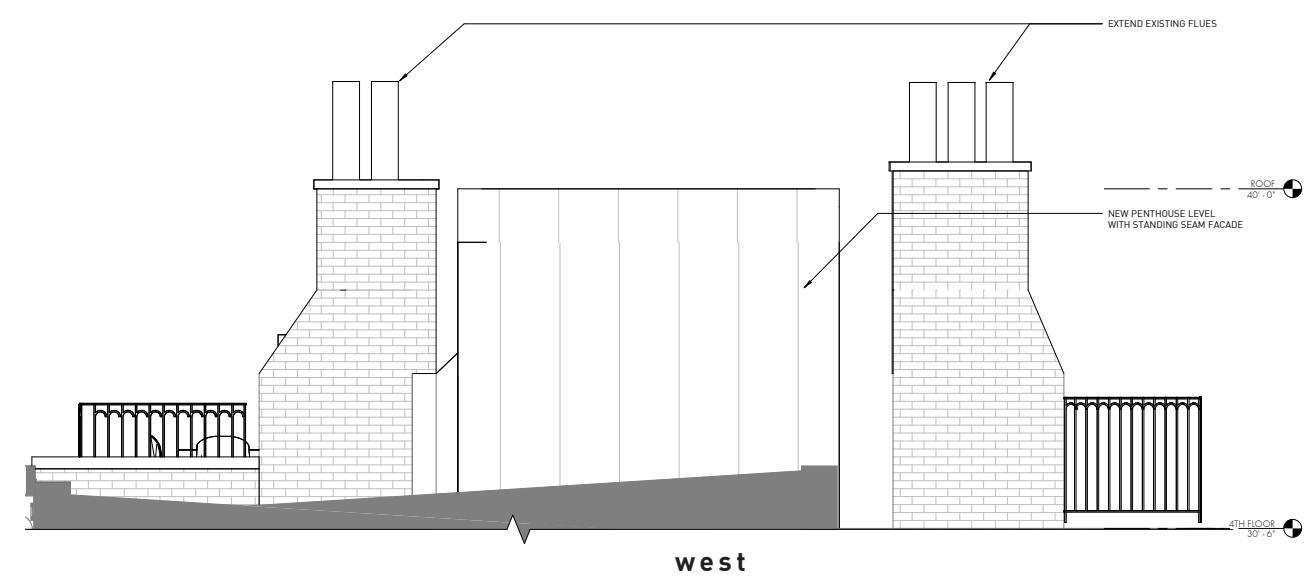
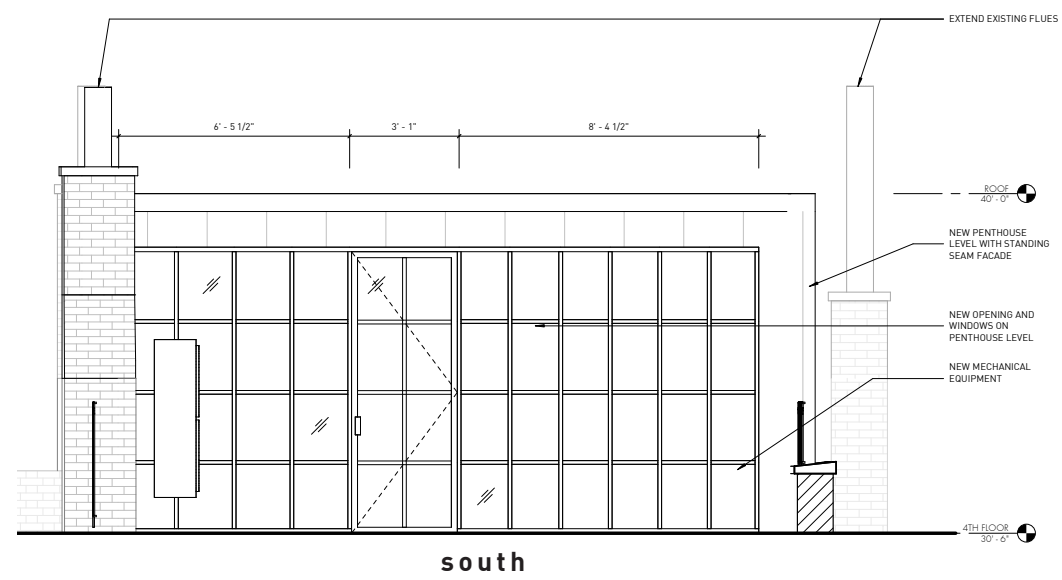
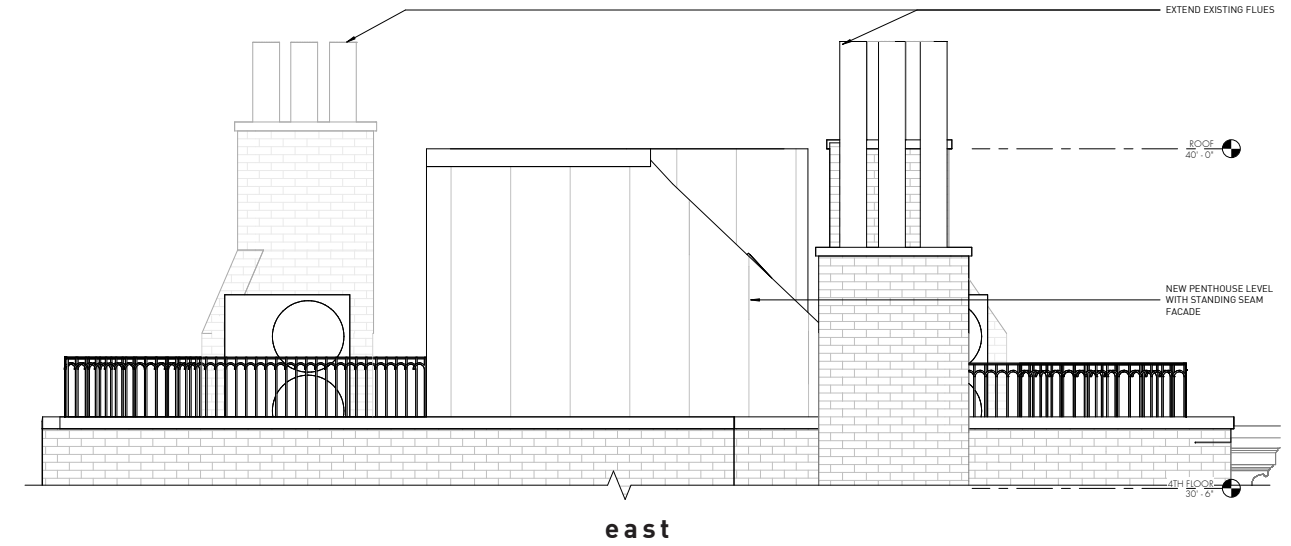
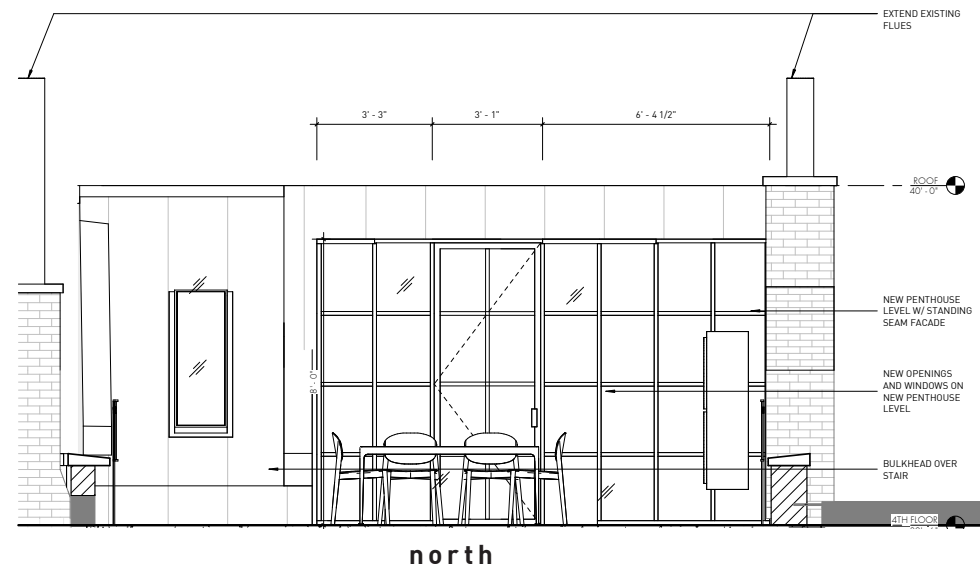
previous proposed



proposed

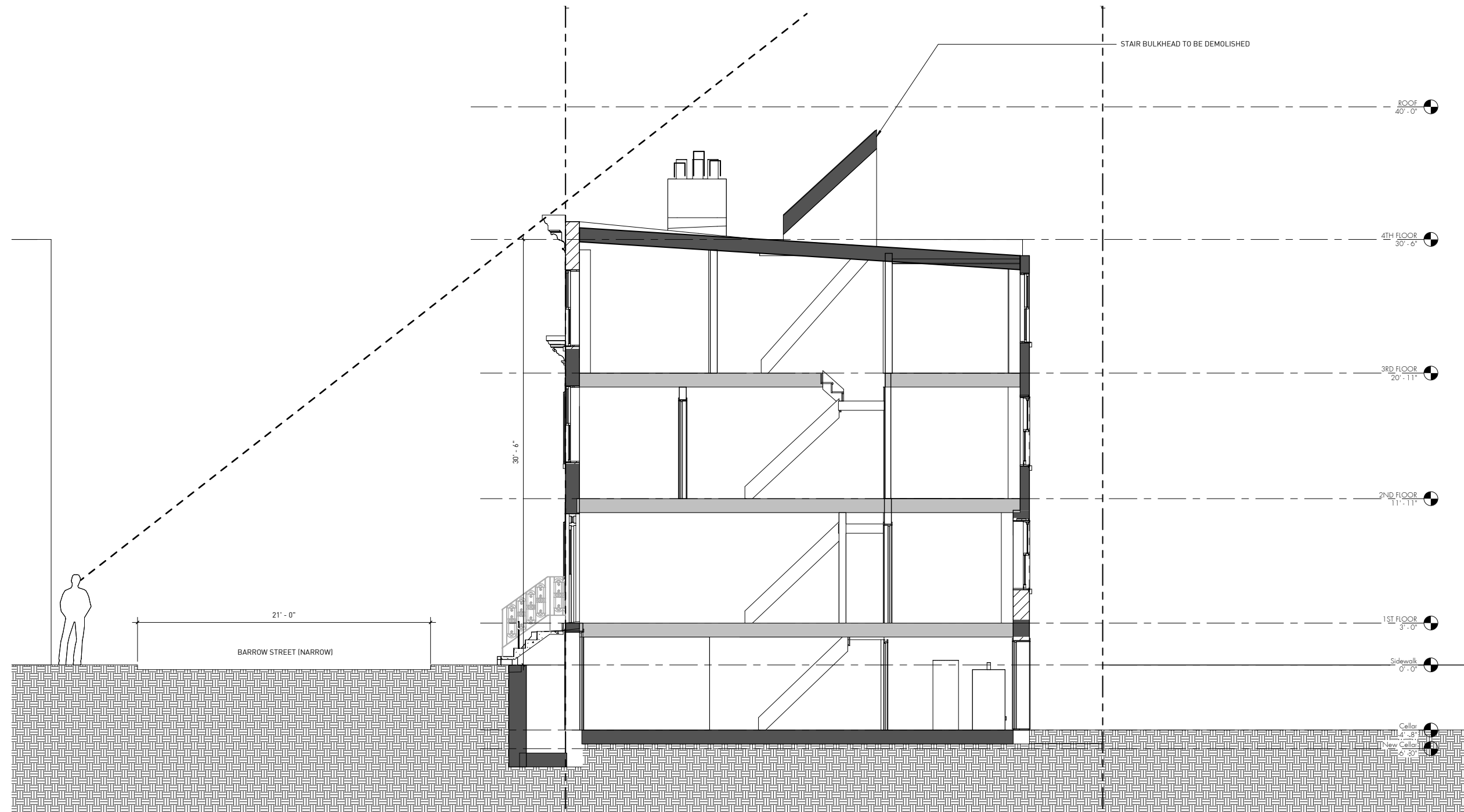
# penthouse

proposed design



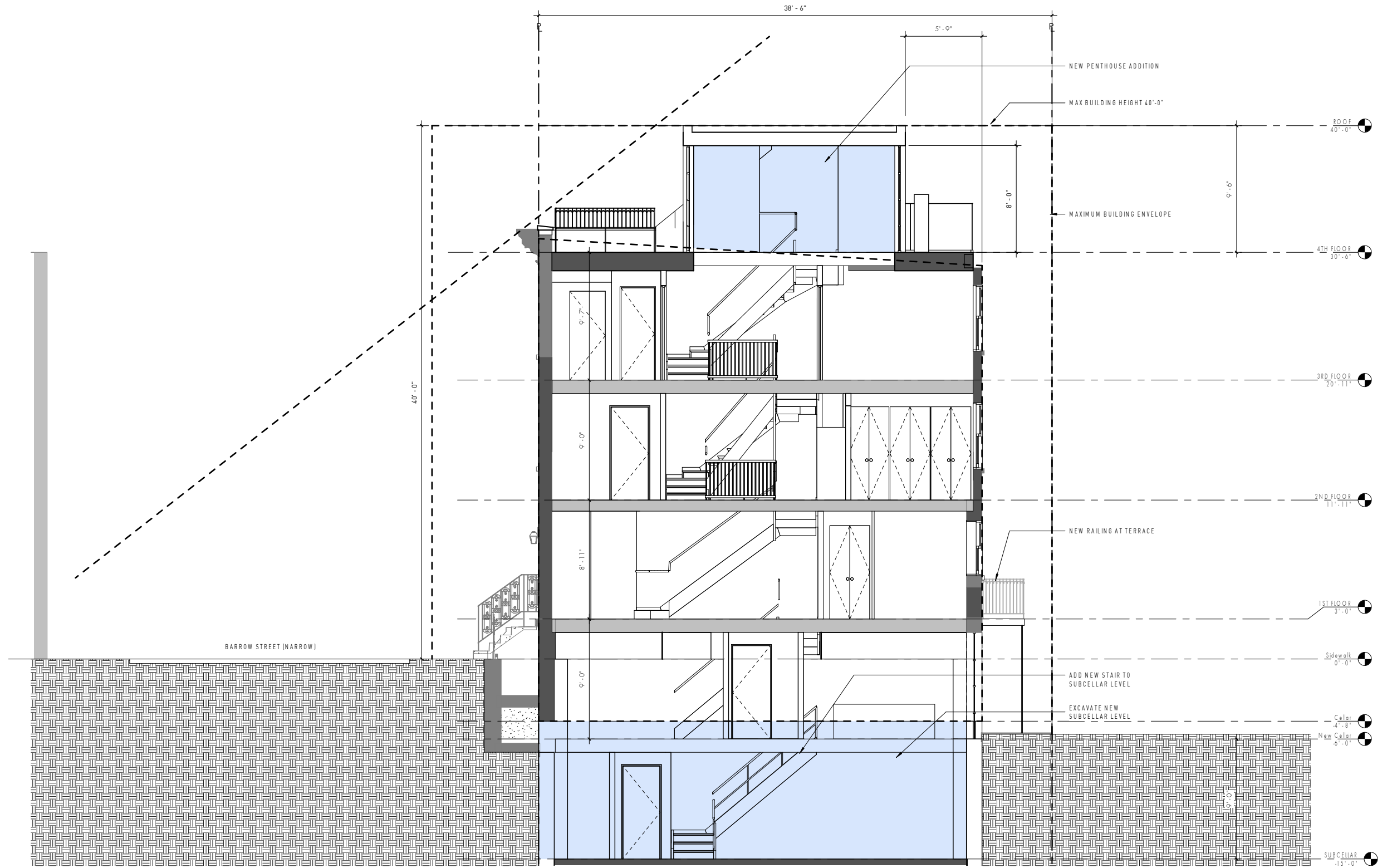
# existing section

with sight line



# previously proposed section

with sight lines





**street views**  
public visibility



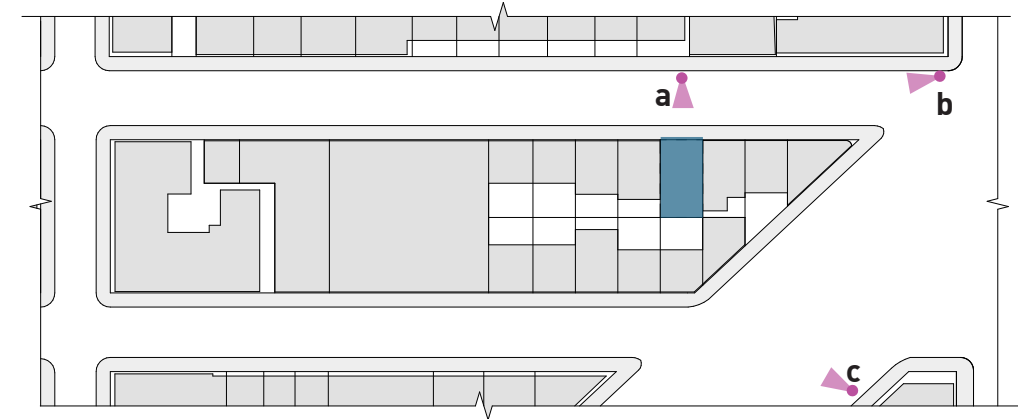
**view A**  
mock up



**view B**  
mock up



**view C**  
mock up



**street views**  
public visibility



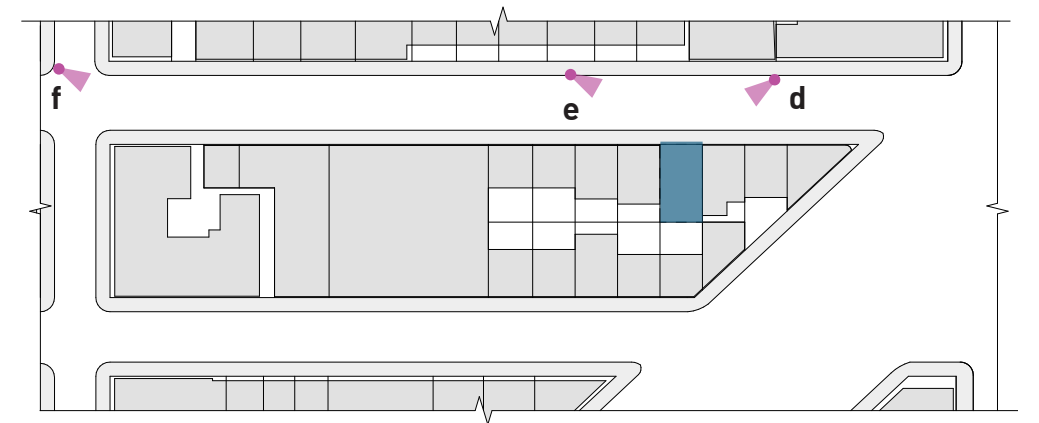
**view D**  
mock up



**view E**  
mock up



**view F**  
mock up





**street views**  
public visibility



progression down seventh avenue south



progression down barrow street

# front facade

photos

---



**front facade**  
photos

---



# photo montage

from barrow street

---



# rear facade

photos



# rear facade

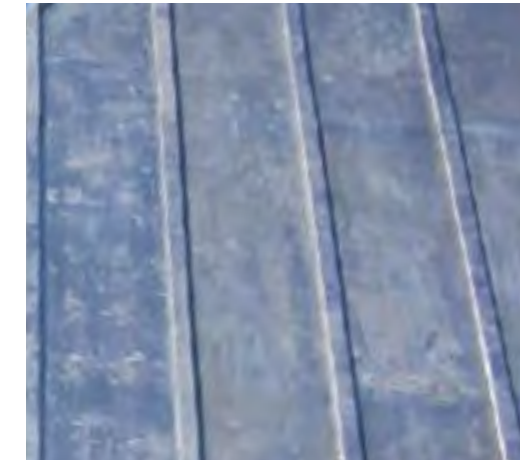
photos



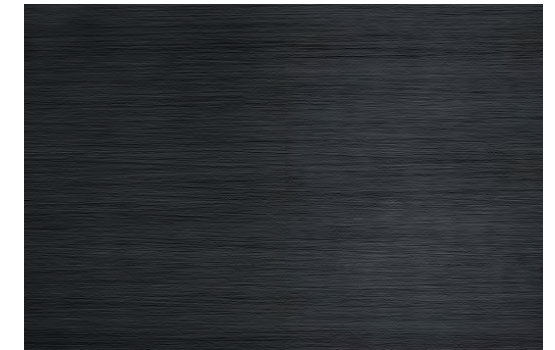
**materials**  
proposed design



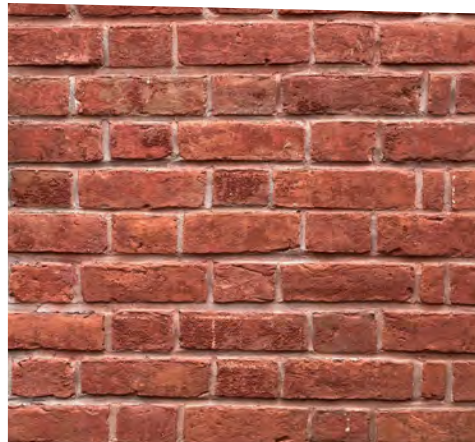
front and rear existing windows  
replace existing to match (white finish)  
Restore existing window sills and headers



penthouse facade  
lead coated copper standing seam



penthouse windows  
black frames



restore existing brick  
(front and rear facades)

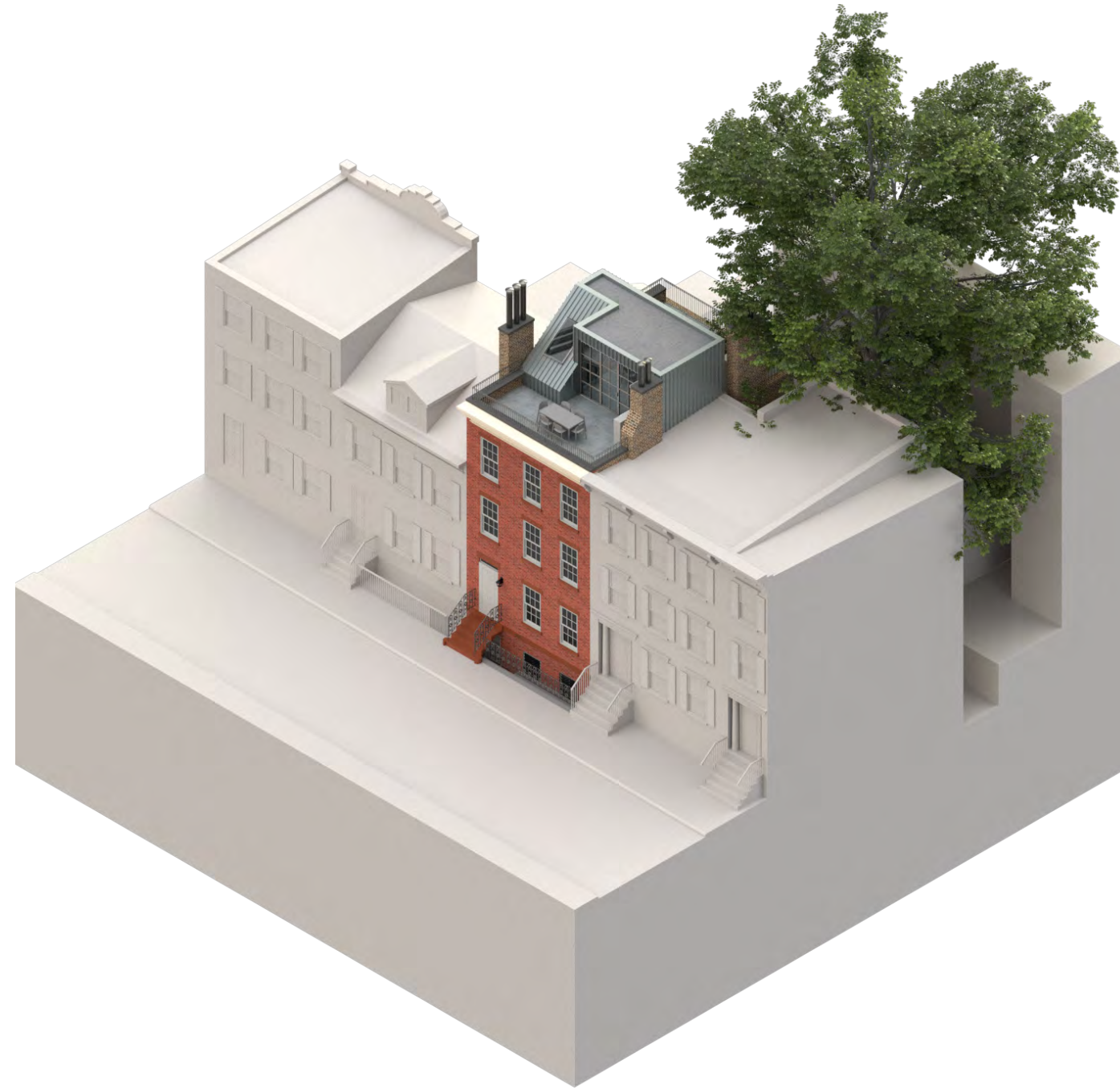


restore original railing,  
paint black

# rendering

43 barrow street

---





The current proposal is:

**Preservation Department – Item 2, LPC-22-11159**

**43 Barrow Street – Greenwich Village Historic District**

**Borough of Manhattan**

**Note: this is a Public Meeting item. No public testimony will be received today as the hearing on this item is closed**