

November 26, 2024
Public Hearing

The current proposal is:

Preservation Department – Item 9, LPC-25-00163

727 Greenwich Street – Greenwich Village Historic District Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 161 709 3216

Passcode: 445660

By Phone: 646-558-8656 (NY)

877-853-5257 (Toll free) US

888-475-4499 (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.

727 Greenwich Street
New York, New York



Proposed Scope of Work

Primary Facade - West Elevation

Replace windows on First, Second, and Third Floors
to match historic conditions as seen on the 1940s Tax Lot Photo

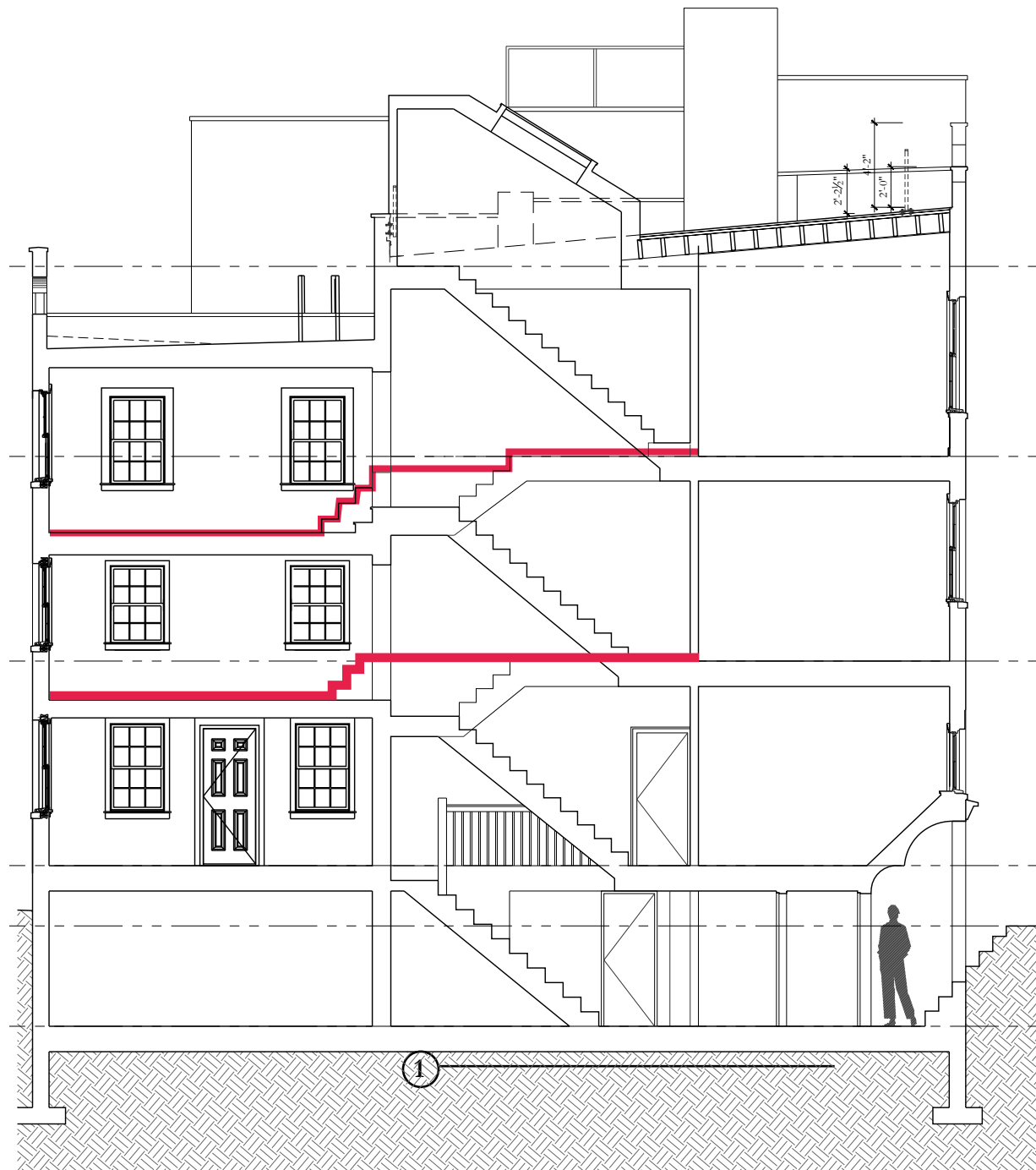
Interior

Align floor levels in rear of building to match height of floors at
front of building
Stabilize floor structure
Relocate windows at East and South Elevations to coordinate with
new floor and ceiling heights

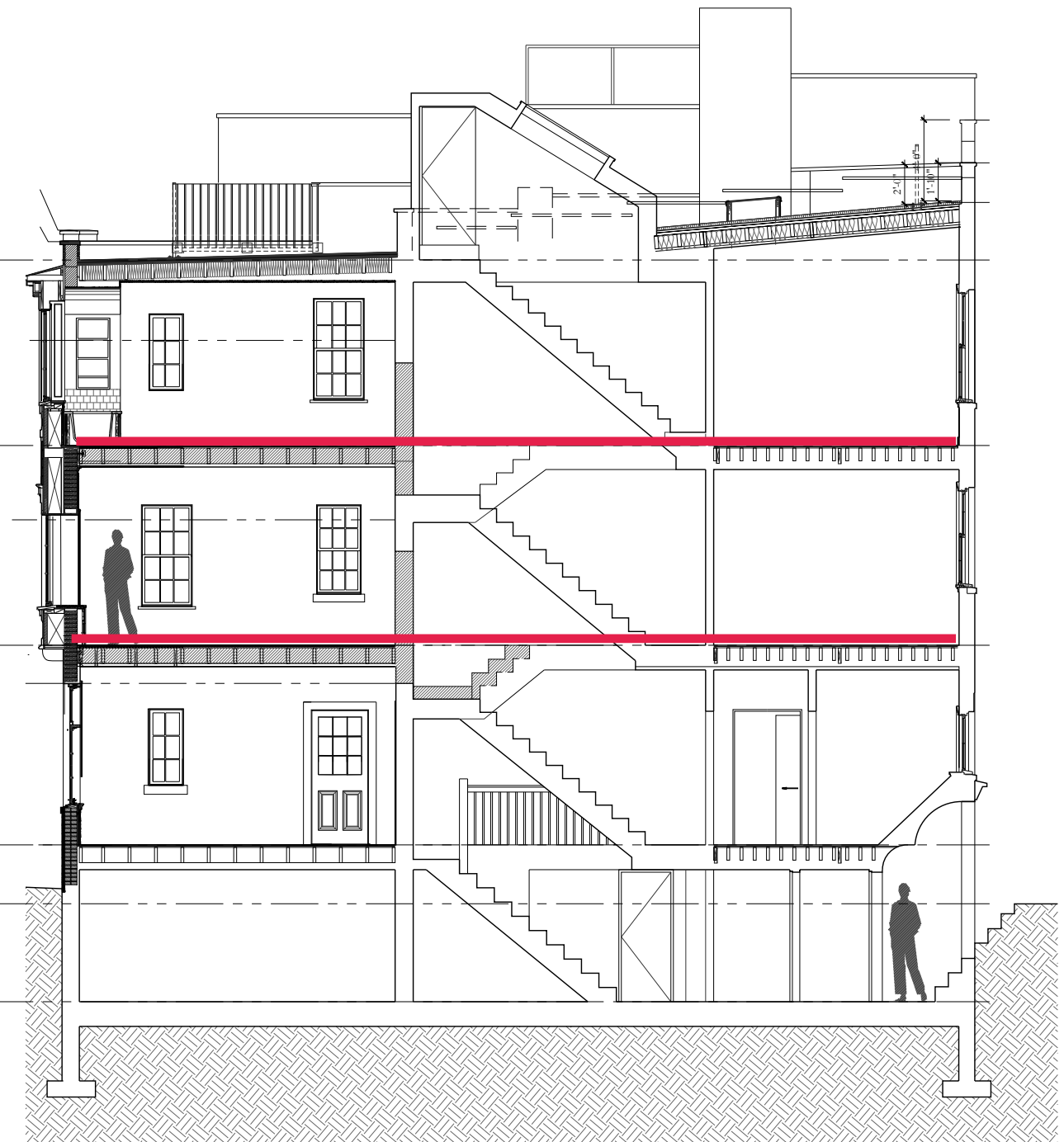
Rear Facades - North, East & South Elevations

Relocate windows to align with new floor levels
Re-point and stucco building to ameliorate moisture penetration at
deteriorating brick





EXISTING BUILDING SECTION LOOKING SOUTH

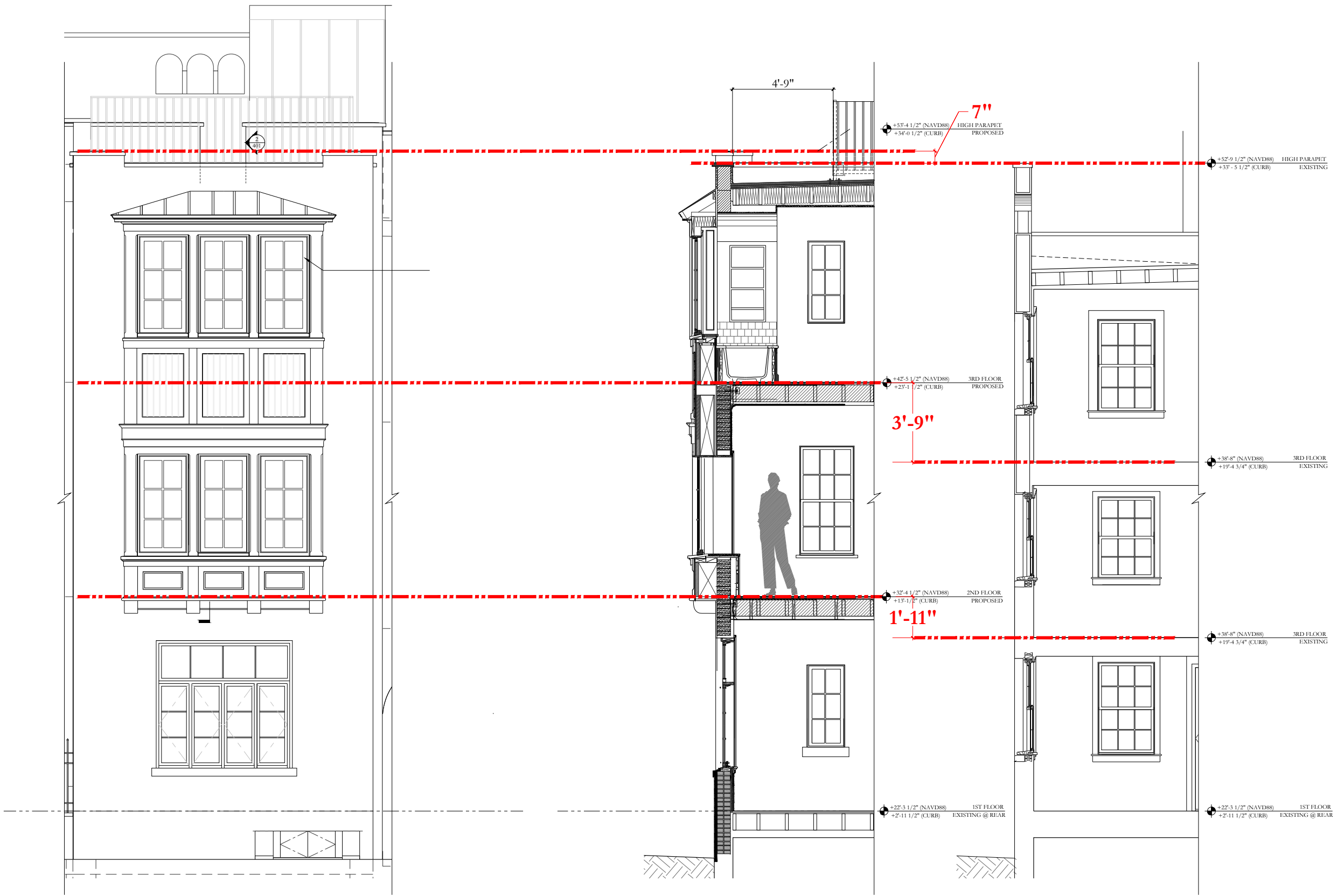


PROPOSED BUILDING SECTION LOOKING SOUTH

EXISTING AND PROPOSED SECTION

727 GREENWICH STREET





PROPOSED EAST ELEVATION

PROPOSED BUILDING SECTION

EXISTING BUILDING SECTION

EXISTING AND PROPOSED SECTION

727 GREENWICH STREET



EXISTING AND PROPOSED SECTION
 727 GREENWICH STREET

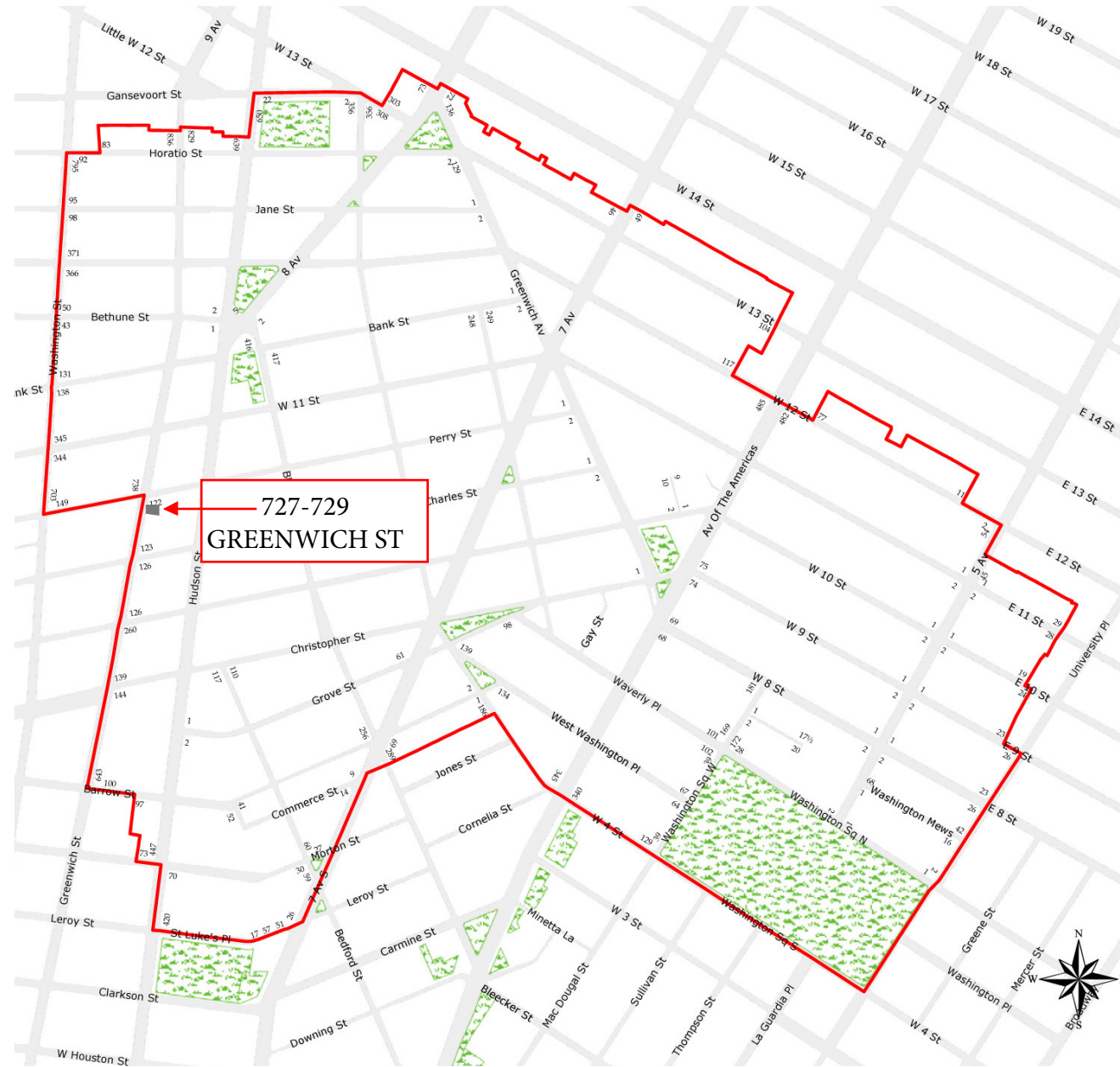
727-729 GREENWICH STREET
Site & Context



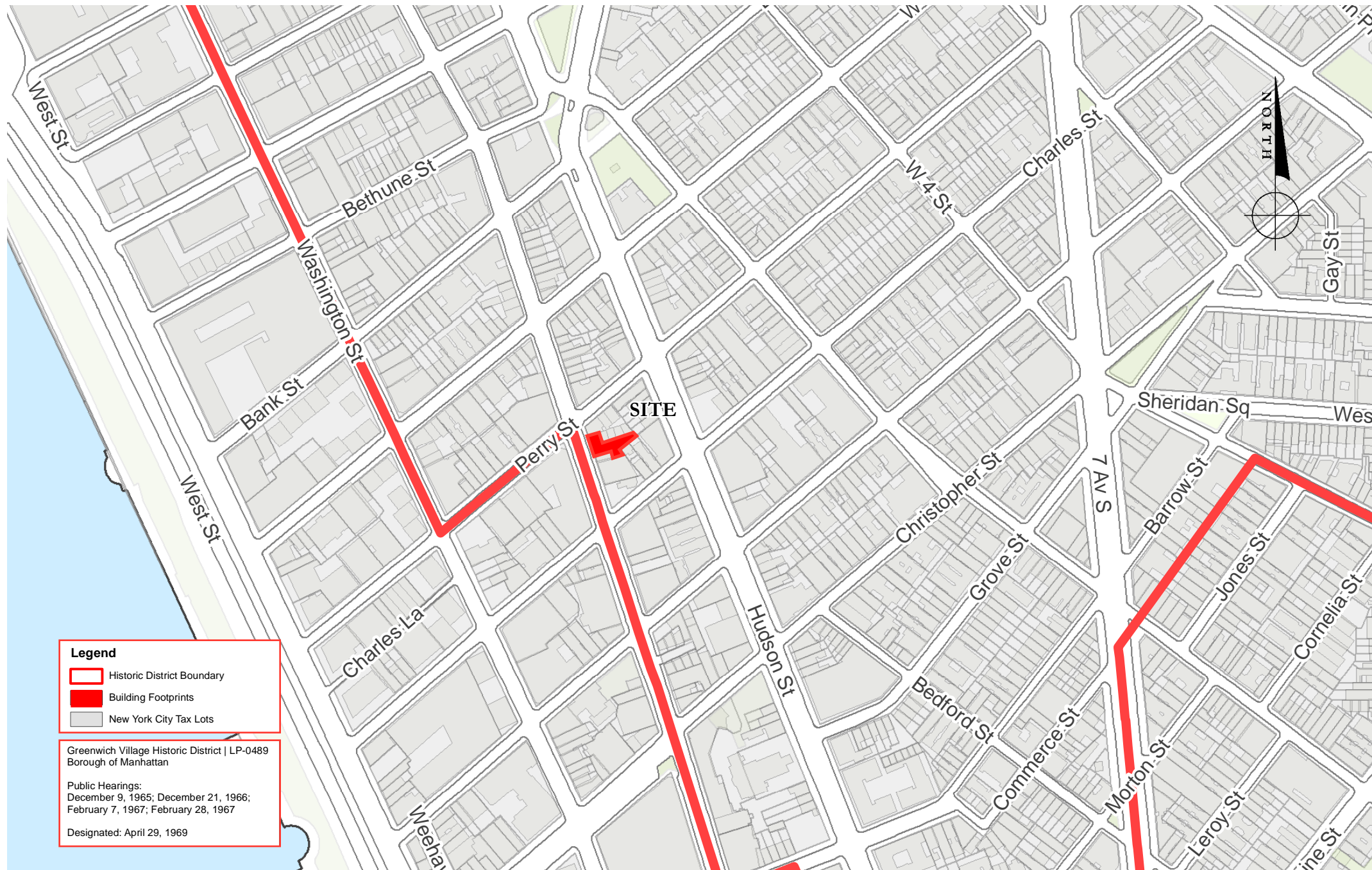


Greenwich Village Historic District
Manhattan
Designated April 29, 1969

Historic District Boundaries



AERIAL VIEW OF THE DISTRICT - EXISTING
727 & 729 GREENWICH STREET



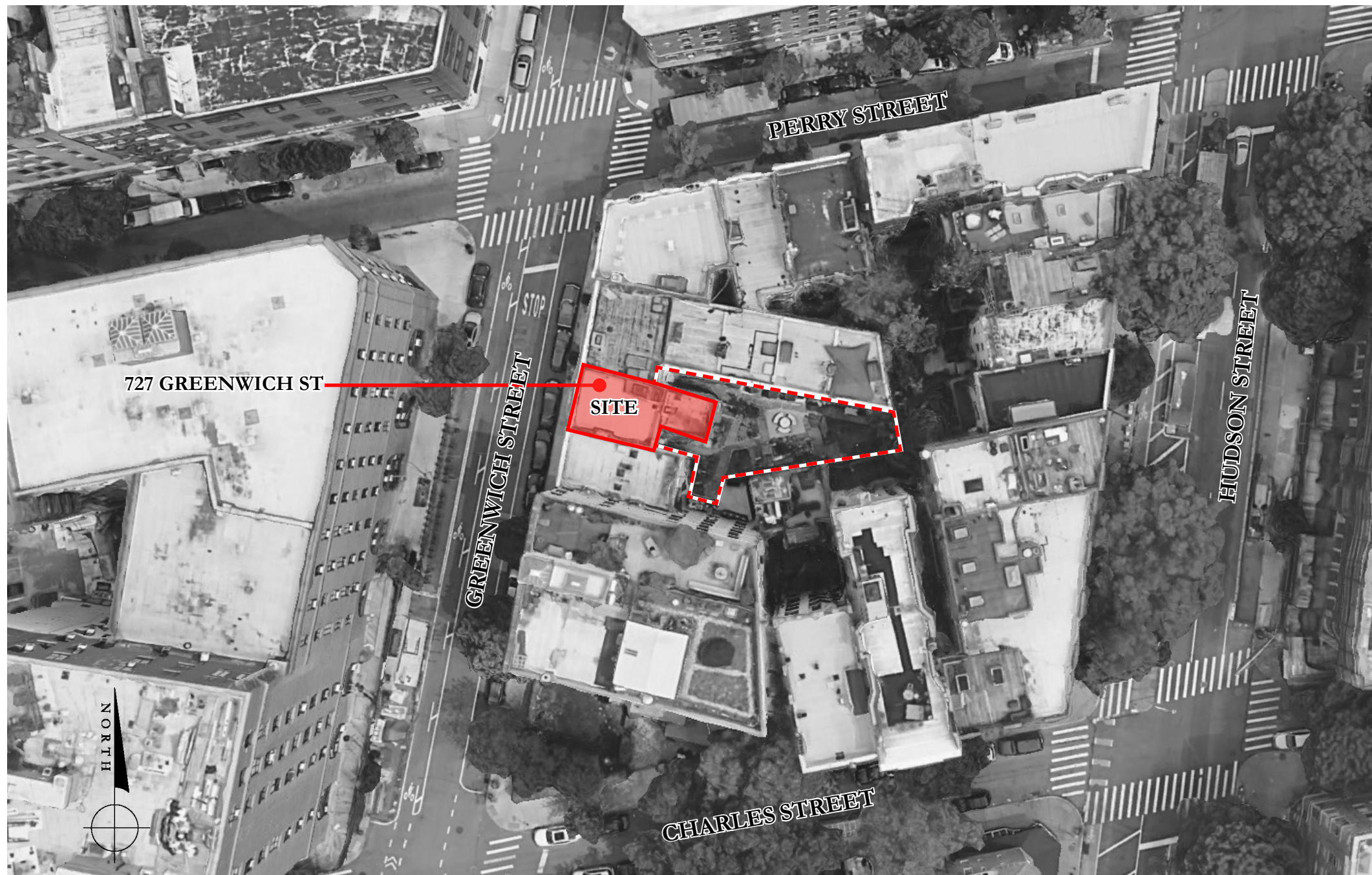
Legend

- Historic District Boundary
- Building Footprints
- New York City Tax Lots

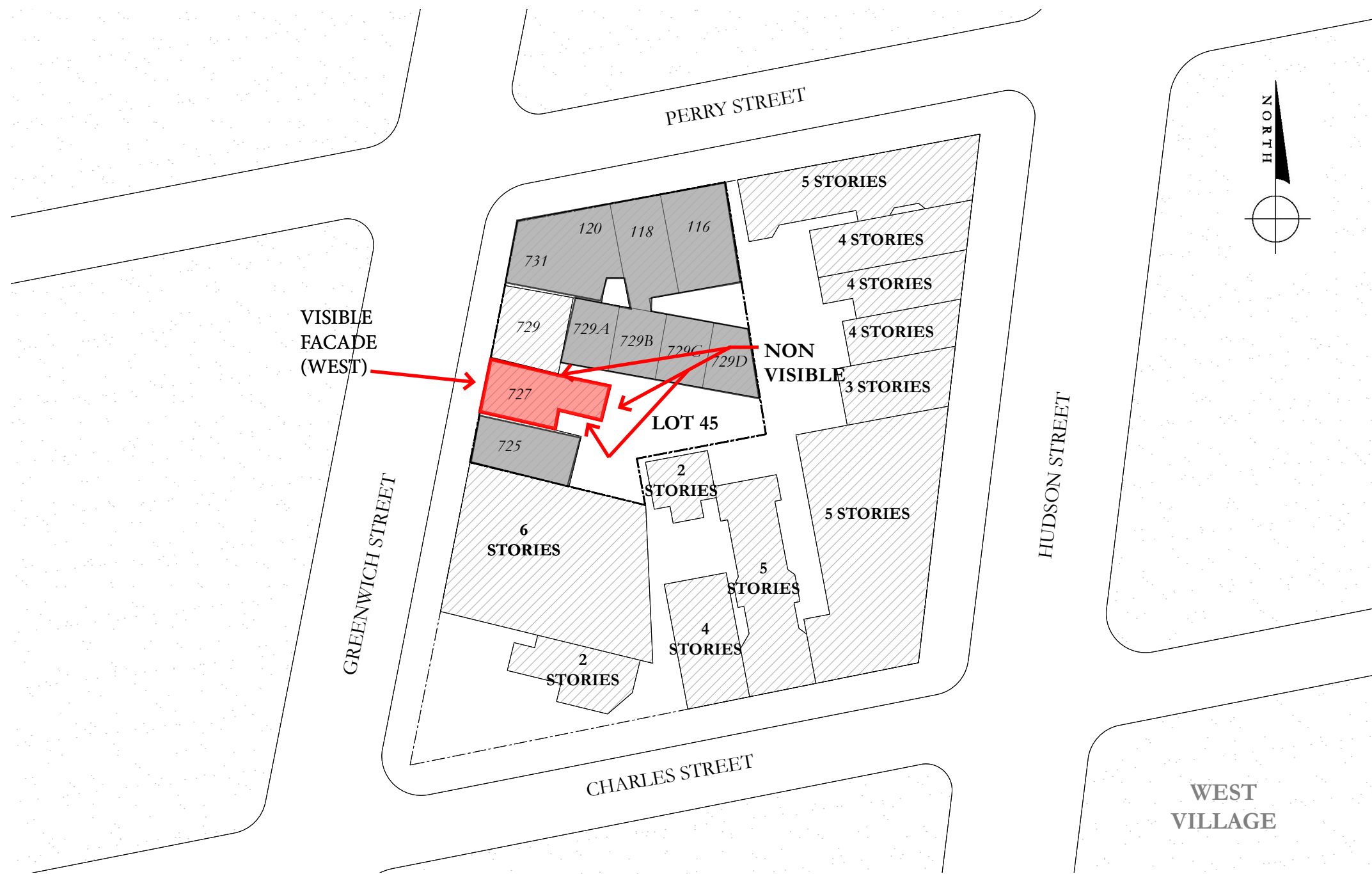
Greenwich Village Historic District | LP-0489
Borough of Manhattan

Public Hearings:
December 9, 1965; December 21, 1966;
February 7, 1967; February 28, 1967

Designated: April 29, 1969



AERIAL VIEW OF BLOCK - EXISTING
727 & 729 GREENWICH STREET



GREENWICH & PERRY STREET HOUSING CORPORATION
BLOCK 632 PLAN
 727 & 729 GREENWICH STREET

VISIBLE FACADES



"1940s TAX PHOTO"

CURRENT PHOTO

**HISTORIC & EXISTING CONDITIONS
WEST ELEVATION
727 GREENWICH STREET**



**PERRY STREET & GREENWICH STREET
BUILDINGS**
*GREENWICH & PERRY STREET
HOUSING CORPORATION*





PERRY STREET BUILDINGS
GREENWICH & PERRY STREET
HOUSING CORPORATION



FAIRFAX & SAMMONS
NEW YORK PALM BEACH



727 GREENWICH STREET
Existing Conditions





INTERIOR CONDITIONS
727 GREENWICH STREET
Level floors from front to rear



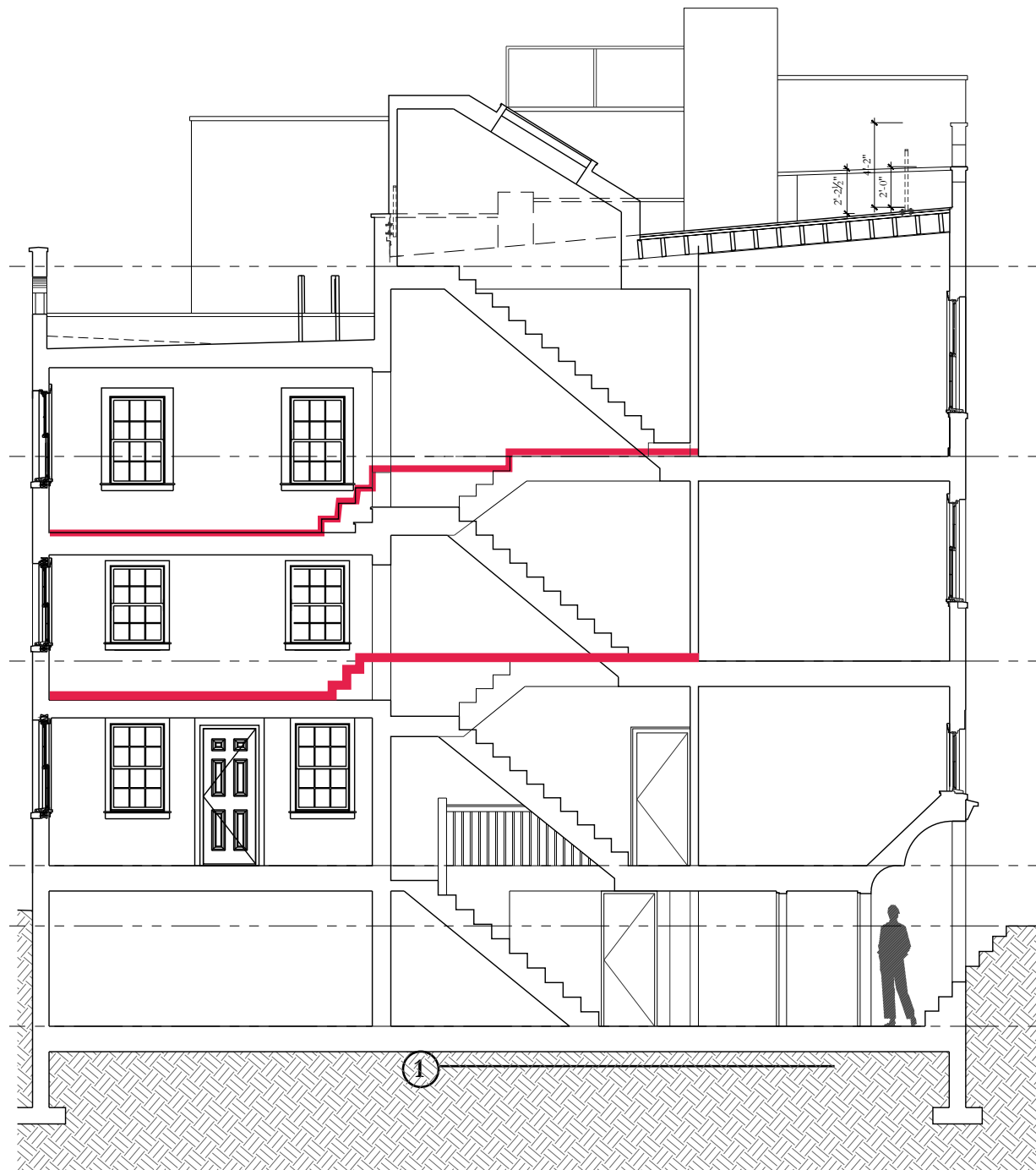


EXTERIOR CONDITIONS
VIEW TO 727 GREENWICH STREET
ROOF BULKHEAD AND REAR ROOF

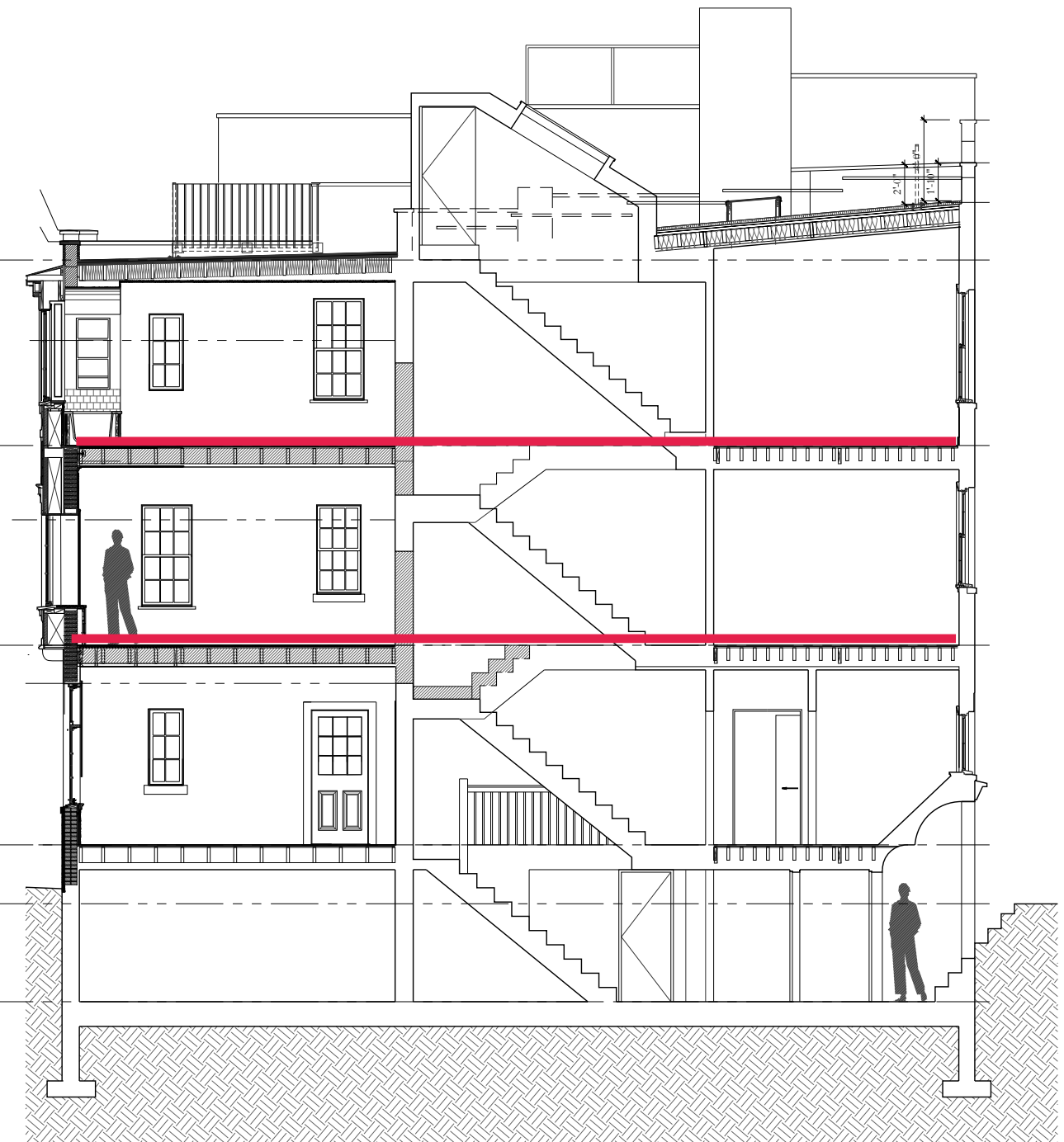


727 GREENWICH STREET
Proposed Scope Of Work





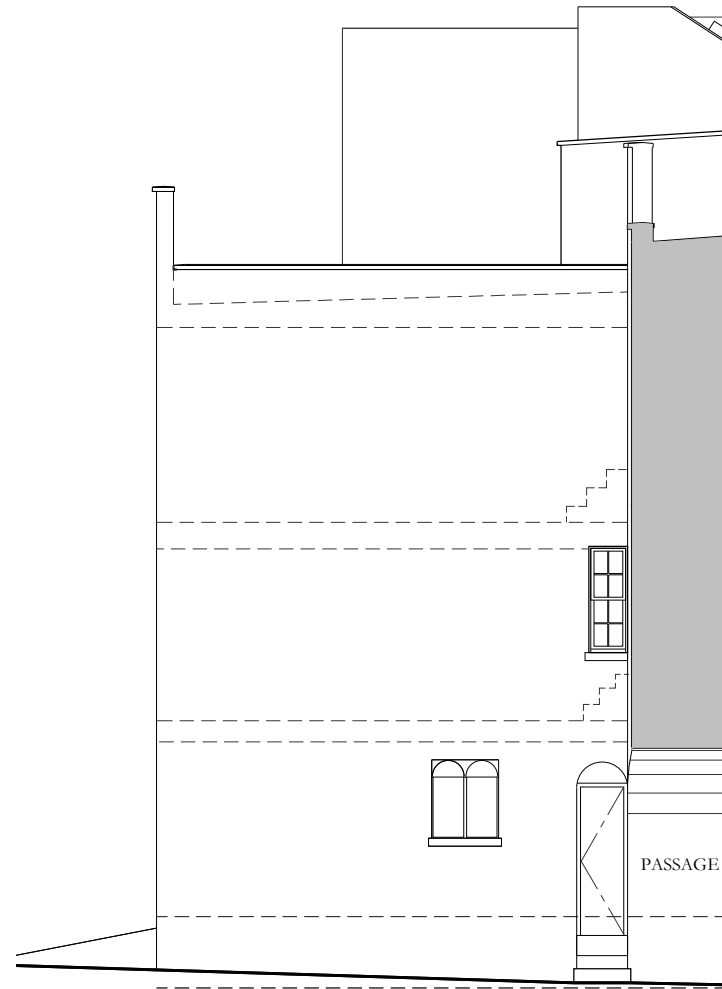
EXISTING BUILDING SECTION LOOKING SOUTH



PROPOSED BUILDING SECTION LOOKING SOUTH

EXISTING AND PROPOSED SECTION

727 GREENWICH STREET

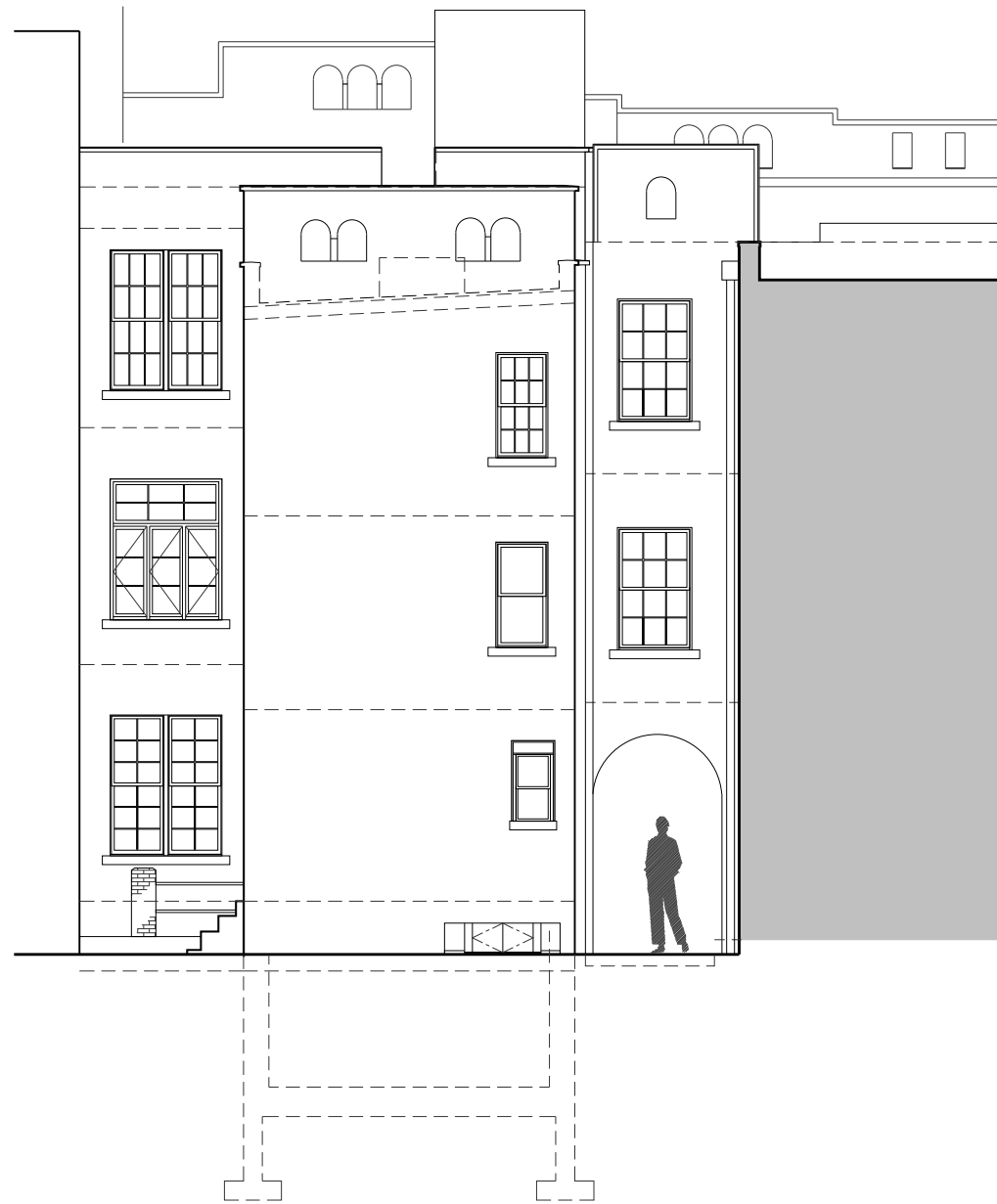


1 EXISTING NORTH ELEVATION
1/8"=1'-0"

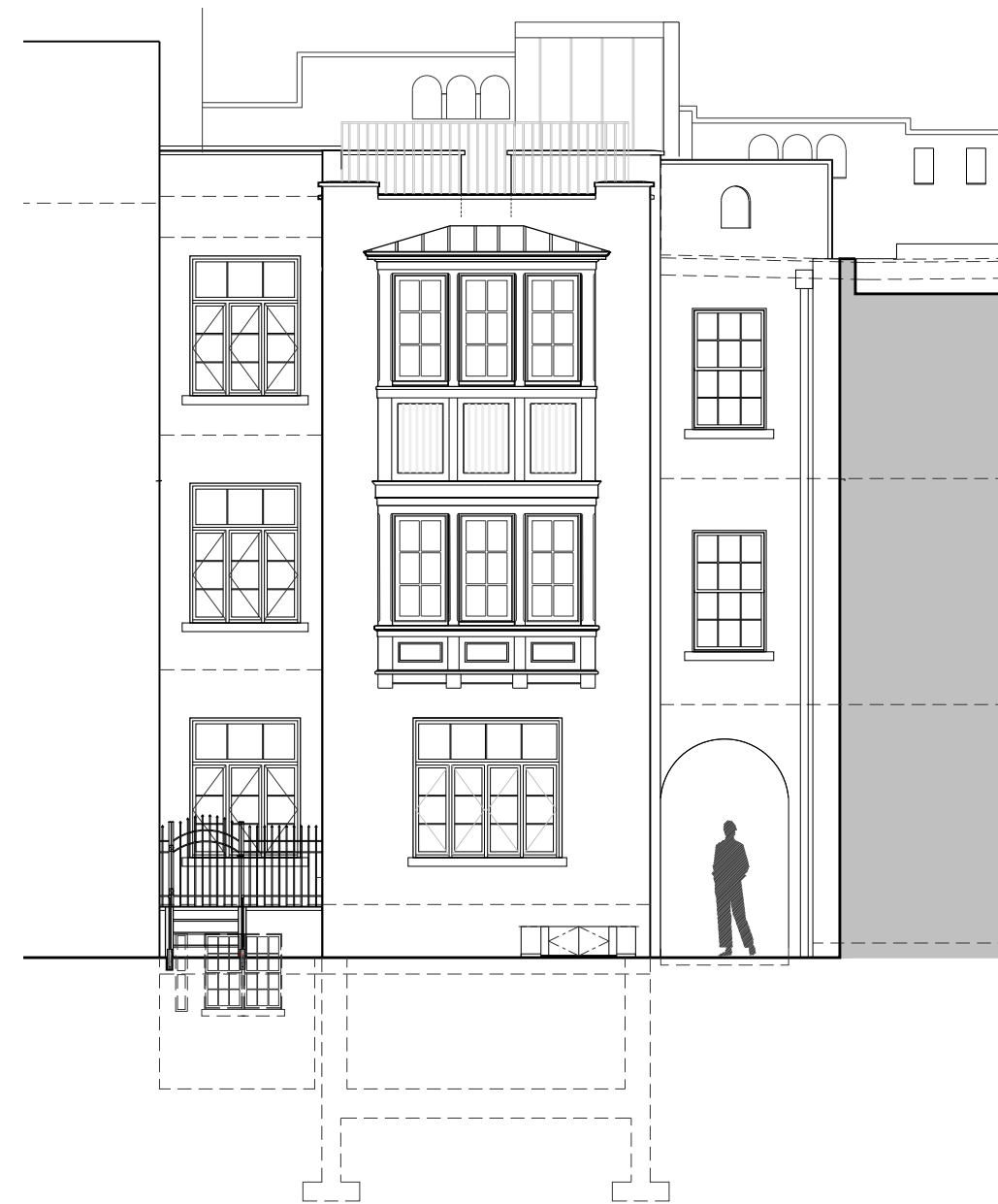


2 PROPOSED NORTH ELEVATION
1/8"=1'-0"

EXISTING AND PROPOSED NORTH ELEVATION 727 GREENWICH STREET

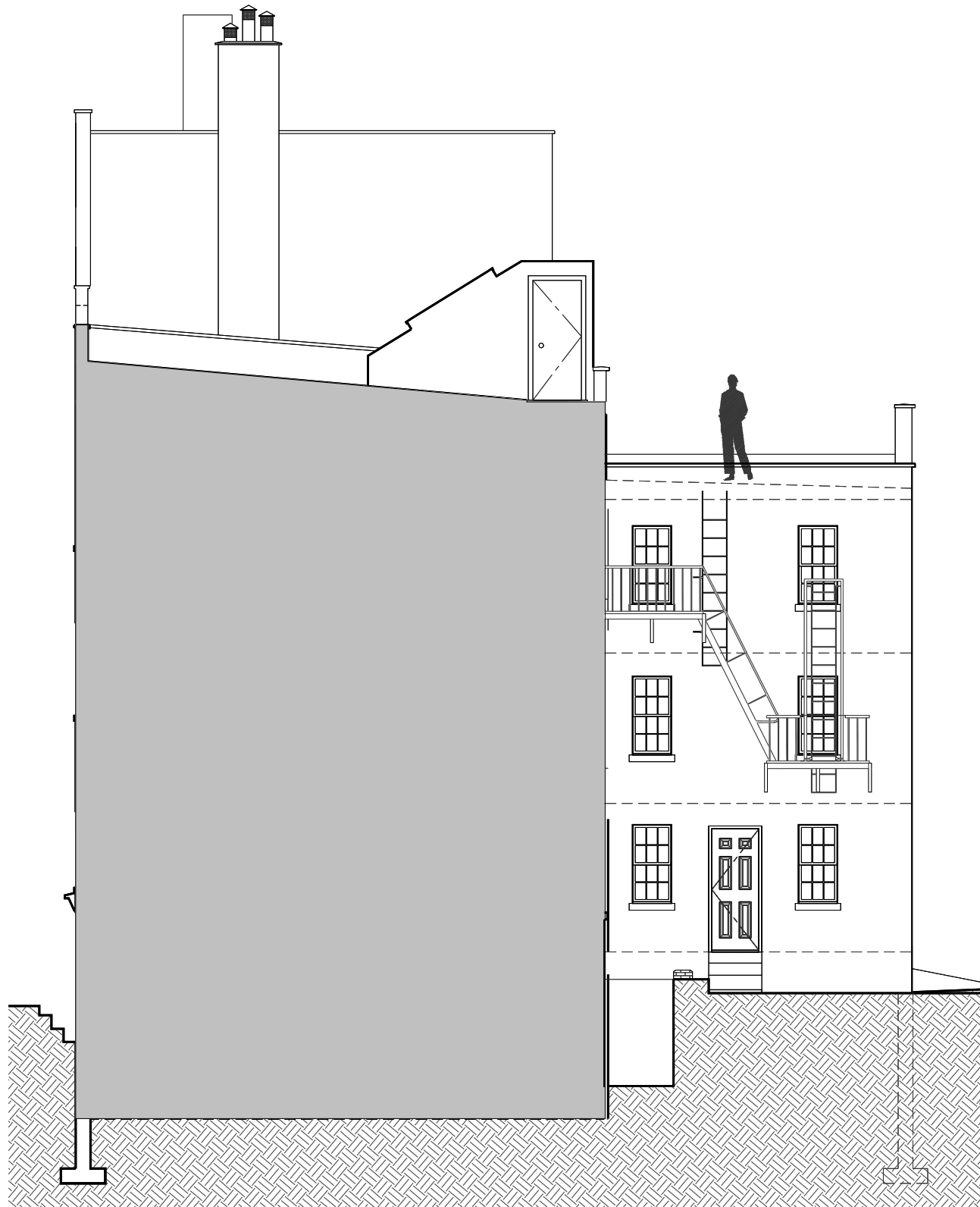


1 EXISTING EAST ELEVATION
1/8"=1'-0"

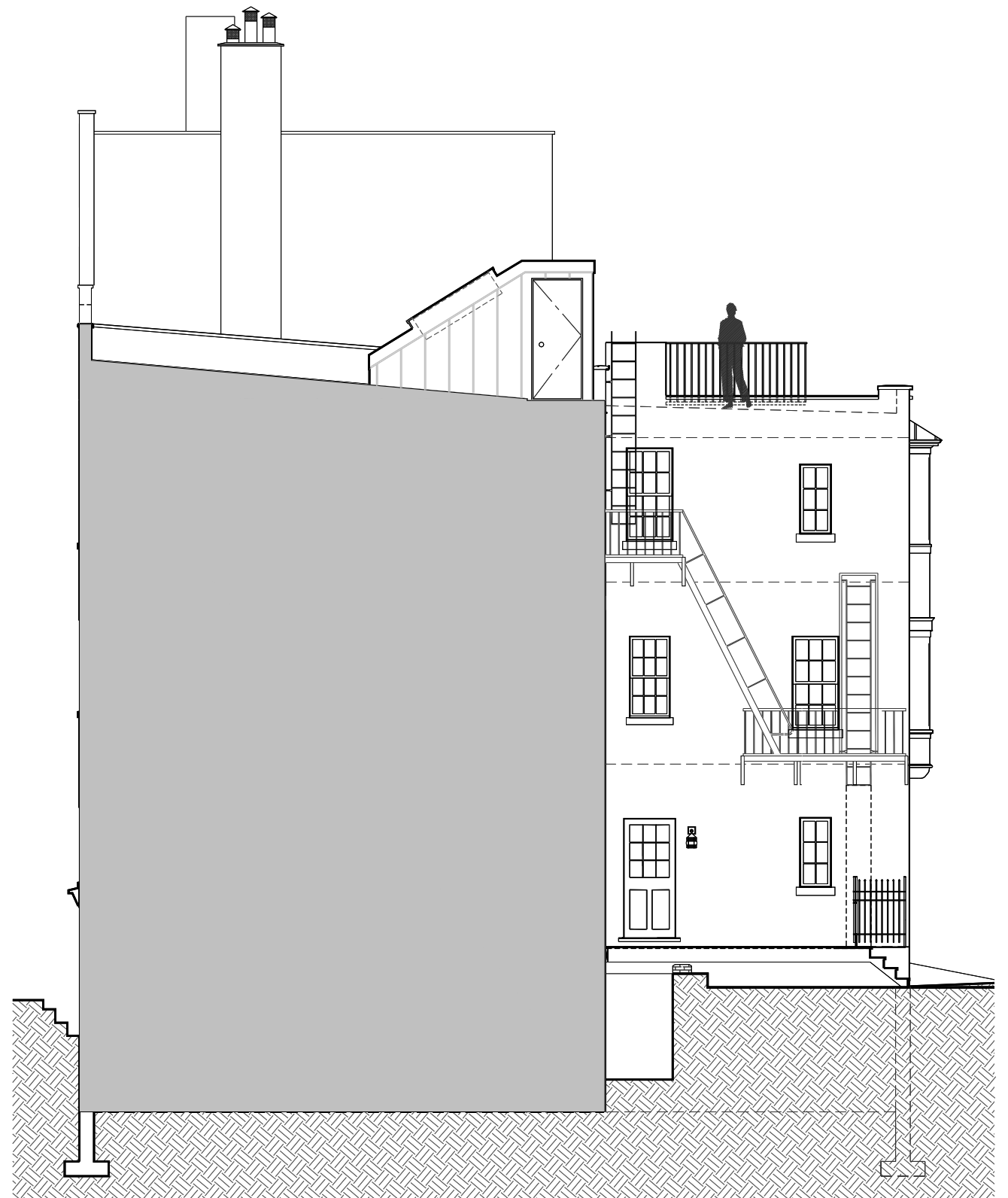


2 PROPOSED EAST ELEVATION
1/8"=1'-0"

EXISTING AND PROPOSED EAST ELEVATION
727 GREENWICH STREET



1 EXISTING SOUTH ELEVATION
1/8"=1'-0"



2 PROPOSED SOUTH ELEVATION
1/8"=1'-0"

EXISTING AND PROPOSED SOUTH ELEVATION

727 GREENWICH STREET



727-729 GREENWICH STREET
Greenwich and Perry Street Housing Corporation





COURTYARD VIEW LOOKING EAST
727-729 GREENWICH STREET

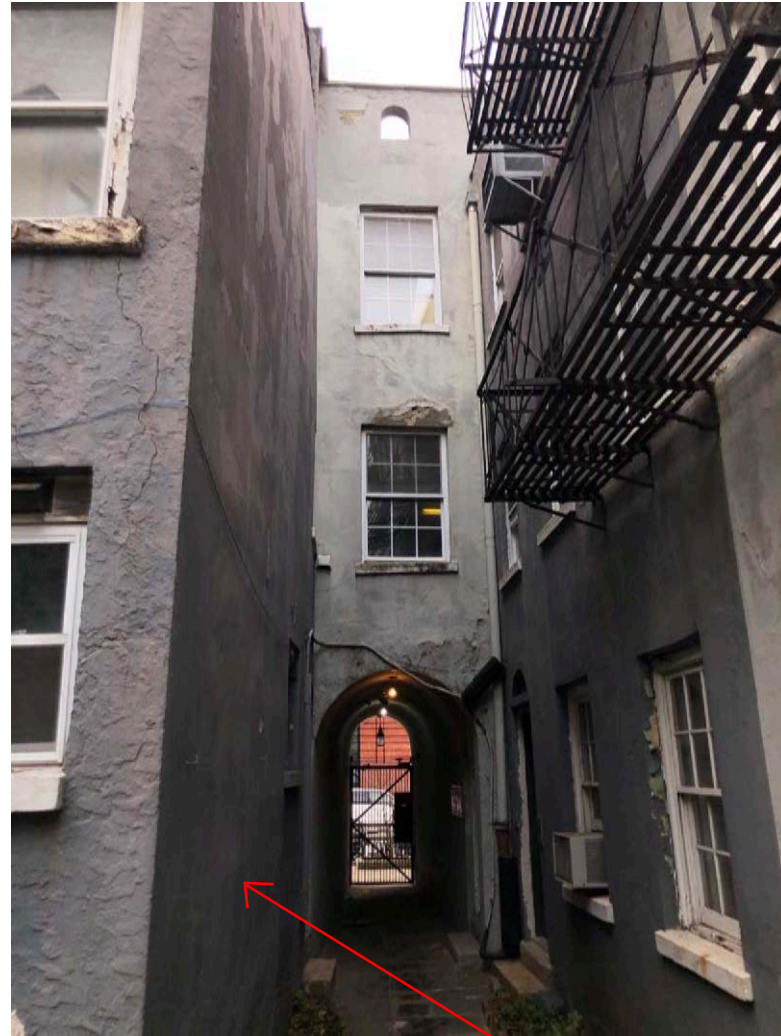




COURTYARD-FACING BUILDINGS
SOUTH ELEVATIONS
729 A,B,C,D GREENWICH STREET



NONVISIBLE FACADES



727 GREENWICH ST : NORTH

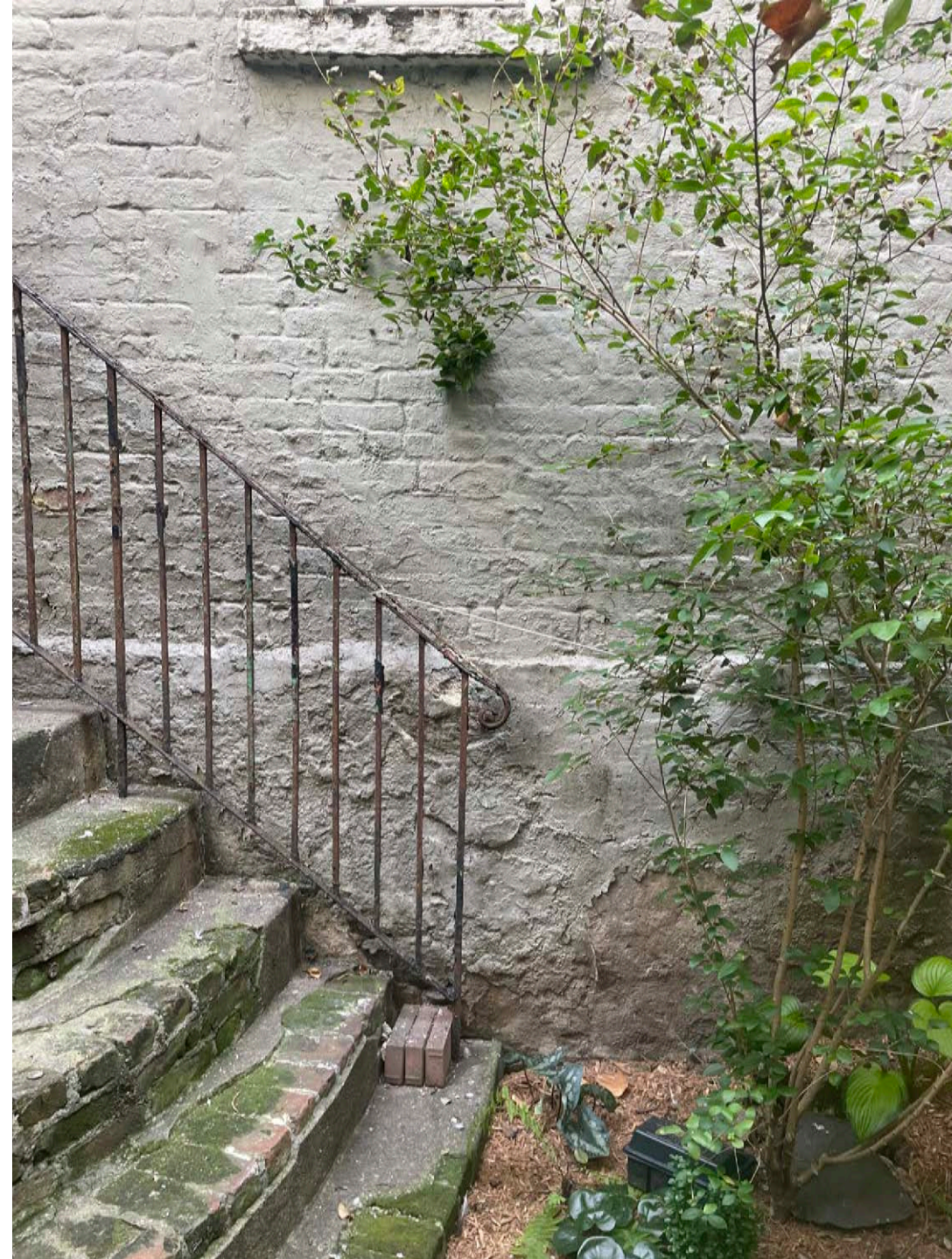


727 GREENWICH ST : EAST



727 GREENWICH ST : SOUTH

COURTYARD
NORTH, EAST, SOUTH ELEVATIONS
727 GREENWICH STREET



DESIGN DETAIL PRECEDENTS
INNER COURTYARD
729D GREENWICH ST & 116-118 PERRY ST





DESIGN DETAIL PRECEDENTS
WEST & COURTYARD-FACING ELEVATIONS
725 & 729 GREENWICH ST



*NEIGHBORHOOD
STYLISTIC PRECEDENTS*



Brown
Harris
Stevens

71 WASHINGTON PLACE

Built in 1848 as a three-story brick house, the building is now seven stories high. The façade shows smooth stucco facing on the first two floors and a large diamond-light bay window flanked by arched niches at the second-floor level. At the fourth floor is a small stone balcony with wrought iron railing.



73 PERRY STREET

Built in 1868 as one of a pair of three-story brownstone houses (Nos 71 & 73) in the French Second Empire style, with steep stoop entrances. No 73 was converted for a basement entrance, at which time was added a triple bay window built in the English half-timbered medieval style.



*NEIGHBORHOOD
STYLISTIC PRECEDENTS*



687 GREENWICH STREET

Built in 1989, Greenwich Mews is a private gated enclave of seven three-story brick townhouses with finished basements. Each house has a large bay window at the first floor looking out onto an enclosed courtyard. A second-floor balcony sits atop each bay.





PROPOSED ELEVATIONS : EAST & SOUTH

727 GREENWICH STREET



① COURTYARD VIEW LOOKING WEST : EXISTING



② COURTYARD VIEW LOOKING WEST : PROPOSED

REAR PERSPECTIVE

727 GREENWICH STREET



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