

December 10, 2024
Public Hearing

The current proposal is:

Preservation Department – Item 5, LPC-25-02520

79-81 Jane Street – Greenwich Village Historic District Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 161 504 4717

Passcode: 149079

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.

SITE LOCATION: DISTRICT MAP & SITE PHOTO

LPC 25-02520
12/10/2024

79-81 JANE STREET SITE



GREENWICH VILLAGE - HISTORIC DISTRICT MAP
NOT TO SCALE



1 79-81 JANE STREET- EXISTING FRONT FACADE (SOUTH) - LOOKING NORTH
NOT TO SCALE



2 79-81 JANE STREET- PROPOSED FRONT FACADE
SCALE: 3/16" = 1'-0"



3 79-81 JANE STREET- EXISTING REAR FACADE (NORTH) - LOOKING SOUTH
NOT TO SCALE



4 79-81 JANE STREET- PROPOSED REAR FACADE
SCALE: 3/16" = 1'-0"

79-81 JANE STREET

HISTORIC PHOTOGRAHS

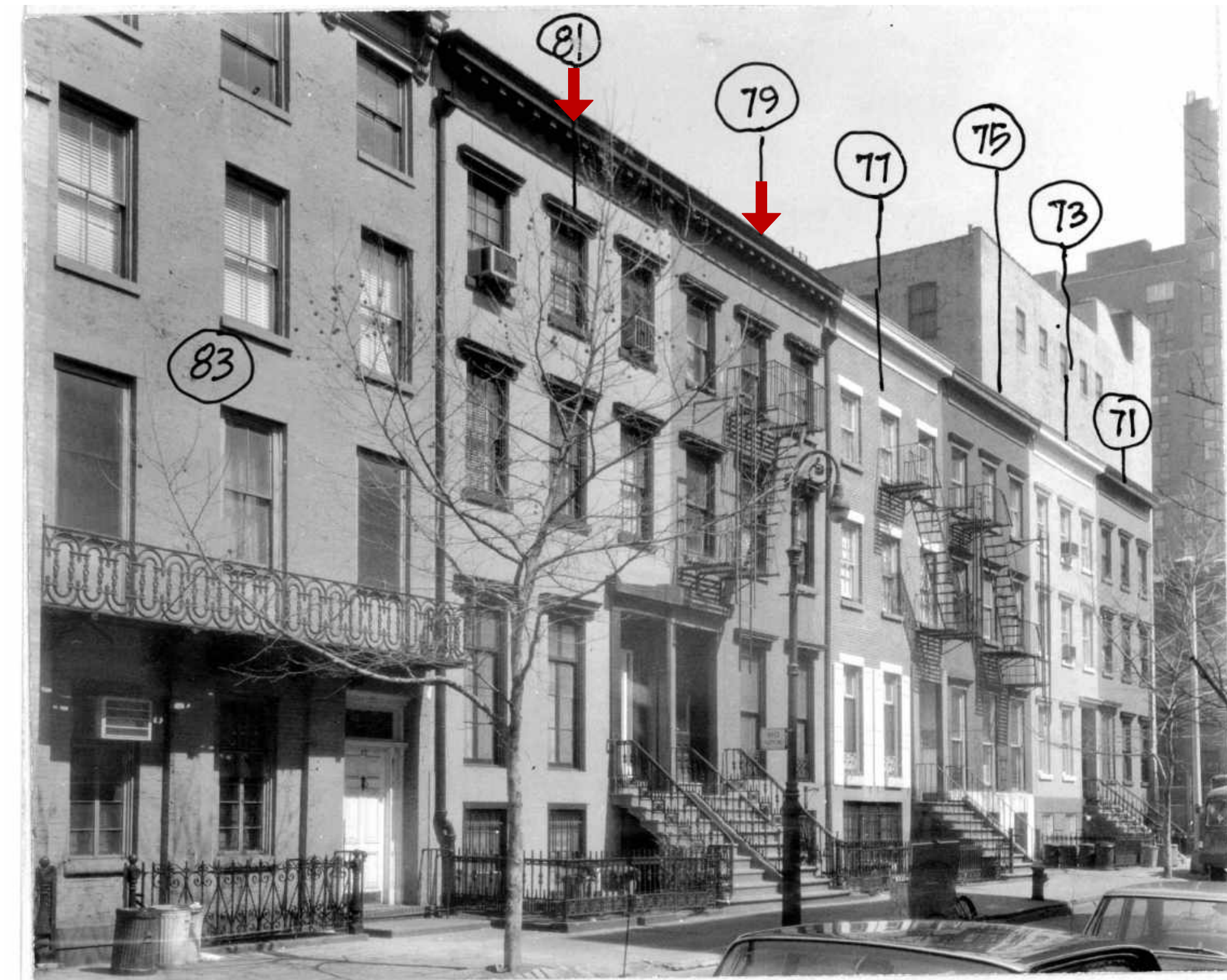
79 - 81 JANE STREET



① 1940 TAX PHOTO - 81 JANE STREET (MUNICIPAL ARCHIVE)
NOT TO SCALE



② 1940 TAX PHOTO - 79 JANE STREET (MUNICIPAL ARCHIVE)
NOT TO SCALE



③ 1968 DESIGNATION PHOTO (NYC LPC)
NOT TO SCALE

79-81 JANE STREET

STREETSCAPE

↓
81 JANE ST

↓
79 JANE ST



① NORTH SIDE OF BLOCK
NOT TO SCALE



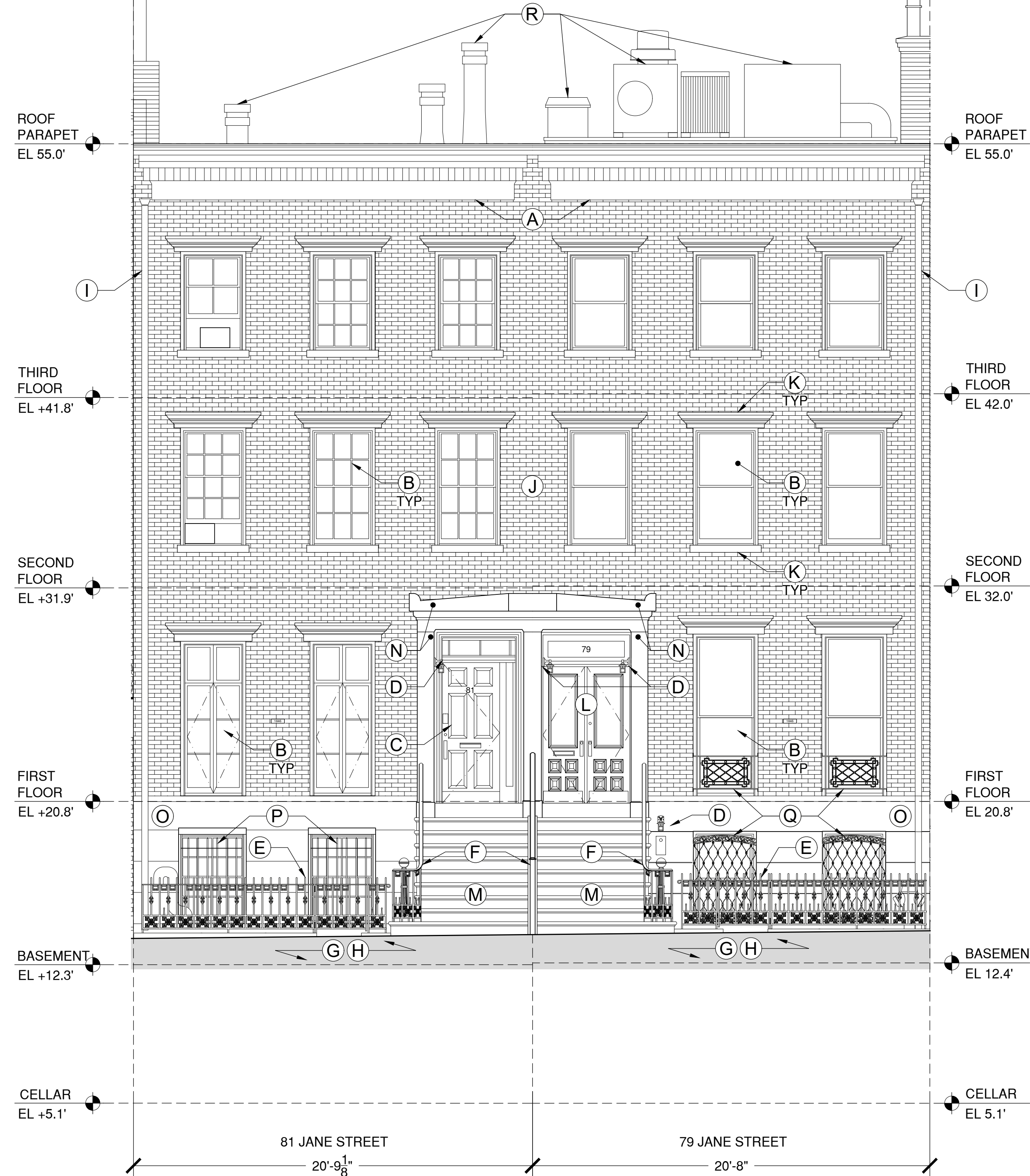
② SOUTH SIDE OF BLOCK
NOT TO SCALE

79-81 JANE STREET

FRONT ELEVATIONS: EXISTING & PROPOSED

79-81 JANE STREET - DEMOLITION WORK

- A. EXISTING PAINTED WOOD CORNICE TO REMAIN
- B. REMOVE EXISTING WOOD WINDOWS.
- C. EXISTING ENTRY DOOR + SIDELITE AND TRANSOM TO BE REMOVED.
- D. EXISTING SCONCES TO BE REMOVED.
- E. EXISTING CAST IRON AREAWAY FENCE TO BE REMOVED. PROTECT AND SAFE FOR RE-INSTALLATION.
- F. EXISTING CAST IRON STAIR RAILING TO REMAIN. PROTECT DURING WORK.
- G. REMOVE EXISTING CONCRETE SIDEWALK AND CURB.
- H. EXCAVATE EXISTING AREAWAY.
- I. EXISTING LEADER AND HEAD TO BE REMOVED.
- J. EXISTING BRICK FACADE TO REMAIN.
- K. EXISTING WINDOW SILLS AND LINTELS TO BE REMOVED, CUT BACK TO SOLID BROWNSTONE.
- L. EXISTING DOORS AND TRANSOM TO REMAIN.
- M. EXISTING BROWNSTONE FRONT STOOP TO BE CUT BACK TO SOLID BROWNSTONE.
- N. EXISTING BROWNSTONE ENTRY SURROUNDS TO REMAIN, CUT BACK TO SOLID BROWNSTONE.
- O. EXISTING BROWNSTONE STUCCO FINISH TO BE REMOVED, CUT BACK TO SOUND STONE.
- P. REMOVE EXISTING METAL GRILLES.
- Q. EXISTING METAL GRILLES TO REMAIN.
- R. ALL EXISTING MECHANICAL EQUIPMENT AT VENTS AT ROOF TO BE REMOVED.



1 EXISTING FRONT ELEVATIONS
SCALE: 1/4" = 1'-0"

79-81 JANE STREET - PROPOSED WORK

- A. NEW BRICK ELEVATOR BULKHEAD AT ROOF, **NOT VISIBLE FROM PUBLIC AREA (STREET).**
- B. NEW ROOFTOP MECHANICAL EQUIPMENT, **NOT VISIBLE FROM PUBLIC AREA (STREET).**
- C. NEW SETBACK MAHOGANY PRIVACY FENCE AT ROOF, **NOT VISIBLE FROM PUBLIC AREA (STREET).**
- D. NEW BRICK STAIR BULKHEAD AT ROOF, **NOT VISIBLE FROM PUBLIC AREA (STREET).**
- E. EXISTING WOOD CORNICE TO REMAIN, REPAIR, SCRAPE, SAND, AND PAINT.
- F. NEW BROWNSTONE FINISH AT LINTELS TO MATCH EXISTING.
- G. NEW BROWNSTONE FINISH AT WINDOW SILLS TO MATCH EXISTING.
- H. NEW PAINTED WOOD WINDOWS WITHIN EXISTING MASONRY OPENINGS.
- I. REPAIR, STRIP, SAND, STAIN AND SEAL EXISTING FRONT DOOR.
- J. NEW ENTRY DOOR AND TRANSOM TO MATCH 1940 TAX PHOTO, SEE PAGE #2.
- K. EXISTING METAL GRILLE AT WINDOWS TO BE RESTORED; SCRAPE, SAND AND PAINT AT 79 JANE.
- L. NEW METAL GRILLE AT WINDOWS TO MATCH GRILLES AT 79 JANE.
- M. NEW BROWNSTONE STUCCO FINISH AT BASEMENT TO MATCH ORIGINAL RUSTICATED BROWNSTONE CONDITION.
- N. EXISTING CAST IRON STAIR RAILING AND NEWEL POST TO BE RESTORED; SCRAPE, SAND AND PAINT.
- O. EXISTING CAST IRON FENCE AND GATE TO BE SWAPPED. CURRENT FENCE AT 79 JANE TO BE USED AT 81 JANE; AND, CURRENT FENCE AT 81 JANE TO BE USED AT 79 JANE.
- P. NEW BLUESTONE SIDEWALK AND BLUESTONE CURB.
- Q. NEW LOWER AREAWAY WITH BLUESTONE PAVERS.
- R. NEW COPPER LEADER AND HEAD.
- S. NEW BROWNSTONE FINISH FRONT STOOPS TO MATCH EXISTING.
- T. NEW BROWNSTONE FINISH AT EXISTING ENTRY SURROUNDS



2 PROPOSED FRONT ELEVATIONS
SCALE: 1/4" = 1'-0"

79-81 JANE STREET

FRONT ELEVATIONS: EXISTING & PROPOSED



① EXISTING / DEMOLITION FRONT ELEVATION
SCALE: 3/16" = 1'-0"



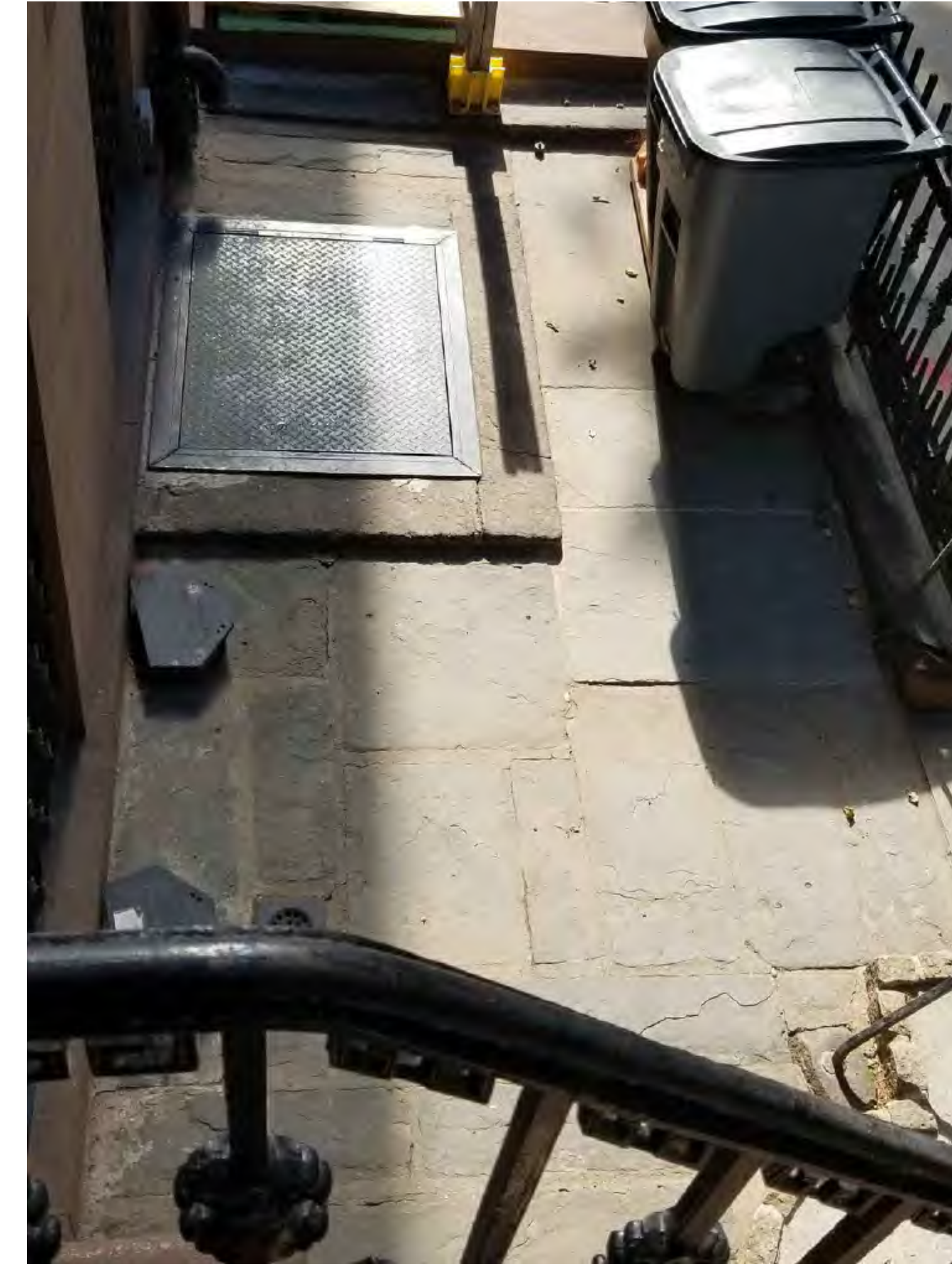
② PROPOSED FRONT ELEVATION
SCALE: 3/16" = 1'-0"

79-81 JANE STREET

EXISTING AREAWAY - 79 / 81 JANE



1 PHOTO OF EXISTING AREAWAY AT 79 JANE LOOKING WEST
NOT TO SCALE



2 PHOTO OF EXISTING AREAWAY AT 79 JANE LOOKING EAST
NOT TO SCALE



3 PHOTO OF EXISTING AREAWAY AT 81 JANE LOOKING EAST
NOT TO SCALE



4 PHOTO OF EXISTING AREAWAY AT 81 JANE LOOKING WEST
NOT TO SCALE

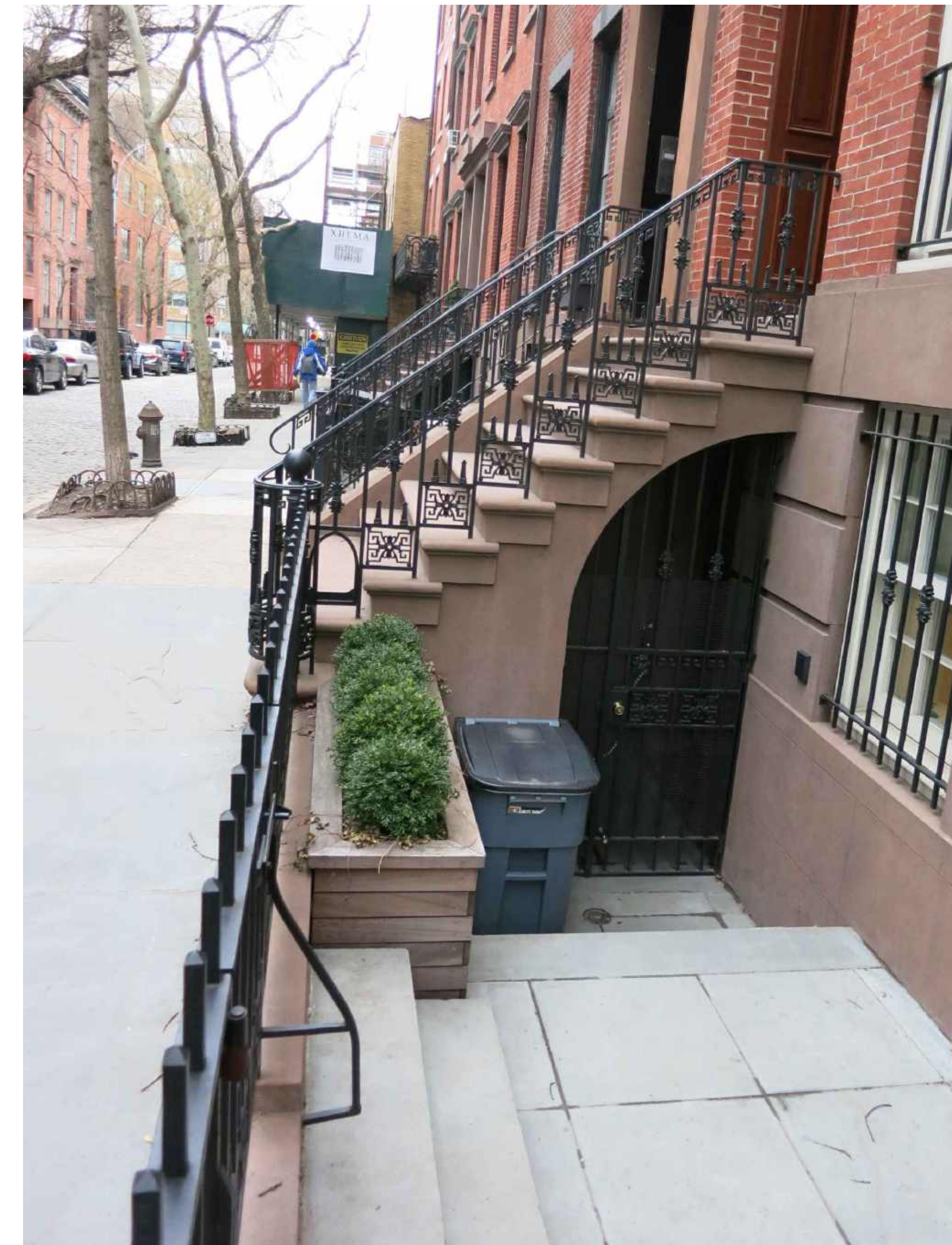
EXISTING AREAWAY - NEIGHBORING HOUSES



① PHOTO OF AREAWAY AT 71 JANE
NOT TO SCALE



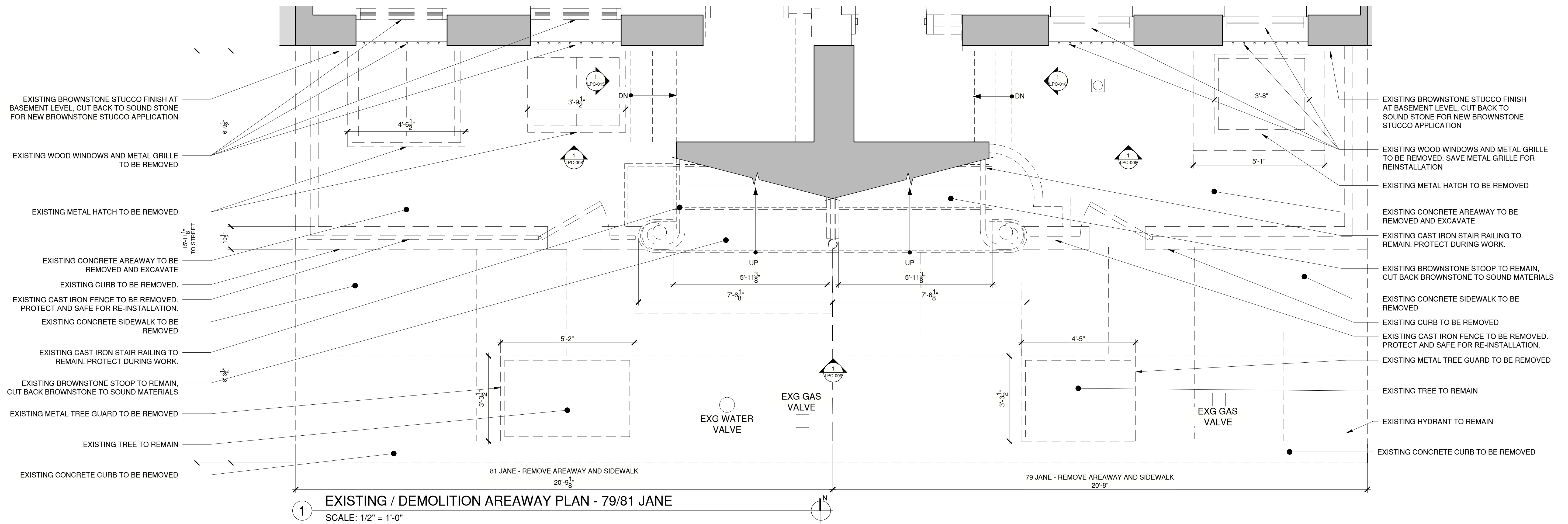
② PHOTO OF AREAWAY AT 73 JANE
NOT TO SCALE



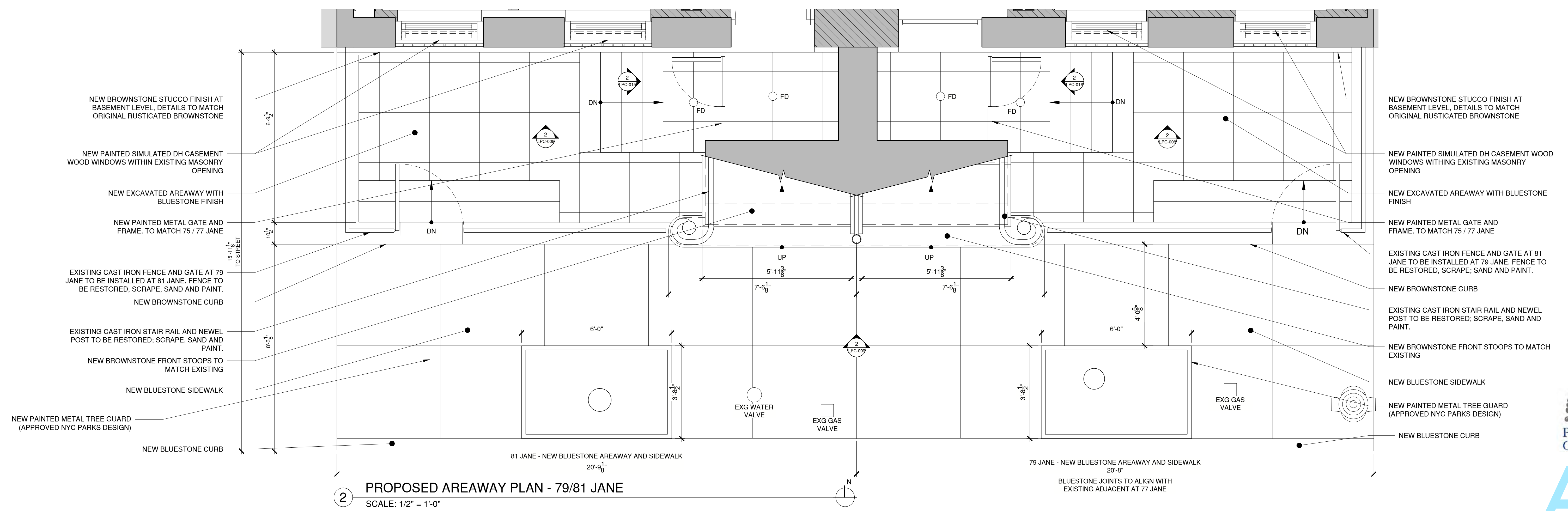
③ PHOTO OF AREAWAY AT 75 JANE
NOT TO SCALE

79-81 JANE STREET

AREAWAY ALTERATION



1 EXISTING / DEMOLITION AREAWAY PLAN - 79/81 JANE
SCALE: 1/2" = 1'-0"



2 PROPOSED AREAWAY PLAN - 79/81 JANE
SCALE: 1/2" = 1'-0"

79-81 JANE STREET

EXISTING AND PROPOSED AREAWAY SECTIONS



1 EXISTING / DEMOLITION AREAWAY & STOOP SECTION
SCALE: 1/2" = 1'-0"



2 PROPOSED AREAWAY & STOOP SECTION
SCALE: 1/2" = 1'-0"

79-81 JANE STREET

EXISTING AND PROPOSED FRONT RAILINGS + FACADE

- EXISTING WINDOWS LINTELS TO BE REMOVED AT ALL WINDOWS. CUT BACK TO SOLID BROWNSTONE.
- EXISTING RAIN LEADER TO BE REMOVED
- EXISTING BRICK FACADE TO REMAIN
- EXISTING BROWNSTONE ENTRY SURROUNDS TO BE REMOVED, CUT BACK TO SOLID BROWNSTONE
- EXISTING WOOD FRENCH CASEMENT WINDOWS TO BE REMOVED
- EXISTING ENTRY DOOR, SIDELITE AND TRANSOM TO BE REMOVED
- EXISTING CAST IRON STAIR RAILING TO REMAIN. PROTECT DURING WORK.
- EXISTING BROWNSTONE FINISH AT FRONT STOOPS TO BE CUT BACK TO SOLID BROWNSTONE
- EXISTING CAST IRON FENCE TO BE REMOVED. PROTECT AND SAFE FOR RE-INSTALLATION.
- EXISTING CURB TO BE REMOVED



- EXISTING WINDOWS LINTELS TO BE REMOVED AT ALL WINDOWS. CUT BACK TO SOLID BROWNSTONE.
- EXISTING BRICK FACADE TO REMAIN
- EXISTING BROWNSTONE ENTRY SURROUNDS TO BE REMOVED, CUT BACK TO SOLID BROWNSTONE
- EXISTING DOUBLE ENTRY DOOR AND TRANSOM TO REMAIN, PROTECT DURING WORK
- EXISTING DOUBLE HUNG WOOD WINDOWS TO BE REMOVED
- EXISTING DECORATIVE GRILLE TO BE REMOVED. SAVE AND PROTECT FOR REINSTALLATION
- EXISTING CAST IRON STAIR RAILING TO REMAIN. PROTECT DURING WORK.
- EXISTING BROWNSTONE FINISH AT FRONT STOOPS TO BE CUT BACK TO SOLID BROWNSTONE
- EXISTING RAIN LEADER TO BE REMOVED
- EXISTING CAST IRON FENCE TO BE REMOVED. PROTECT AND SAFE FOR RE-INSTALLATION.
- EXISTING CURB TO BE REMOVED
- EXISTING HYDRANT TO REMAIN

1 EXISTING / DEMOLITION AREAWAY & STOOP SECTION
SCALE: 1/2" = 1'-0"

- EXISTING MASONRY TO BE CLEAN, 500 PSI MAX. REPLACE ANY DAMAGED BRICK AND MORTAR TO MATCH EXISTING
- NEW BROWNSTONE FINISH LINTELS TO MATCH EXISTING
- NEW BROWNSTONE FINISH AT ENTRY SURROUNDS
- NEW COPPER RAIN LEADER
- NEW PAINTED WOOD FRENCH CASEMENT WINDOWS, WITHIN EXISTING MASONRY OPENING, PAINTED BLACK. SEE WINDOW DETAILS FOR PAINT COLOR.
- NEW WOOD ENTRY DOOR AND TRANSOM TO MATCH 1940 TAX PHOTO. SAND STAIN AND POLY FINISH
- NEW PAINTED METAL DECORATIVE GRILLE TO MATCH 79 JANE
- EXISTING CAST IRON STAIR RAIL AND NEWEL POST TO BE RESTORED; SCRAPE, SAND AND PAINT.
- NEW BROWNSTONE FINISH AT FRONT STOOPS TO MATCH EXISTING
- NEW PAINTED METAL DECORATIVE GRILLE TO MATCH 79 JANE
- EXISTING CAST IRON FENCE AND GATE AT 79 JANE TO BE INSTALLED AT 81 JANE. FENCE TO BE RESTORED, SCRAPE, SAND AND PAINT.
- NEW BROWNSTONE CURB



- EXISTING MASONRY TO BE CLEAN, 500 PSI MAX. REPLACE ANY DAMAGED BRICK AND MORTAR TO MATCH EXISTING
- NEW BROWNSTONE FINISH LINTELS TO MATCH EXISTING
- NEW BROWNSTONE FINISH AT ENTRY SURROUNDS
- NEW COPPER RAIN LEADER
- NEW PAINTED WOOD FRENCH CASEMENT WINDOWS, WITHIN EXISTING MASONRY OPENING, PAINTED BLACK. SEE WINDOW DETAILS FOR PAINT COLOR.
- EXISTING DOOR AND TRANSOM TO BE STRIPPED, SANDED, STAIN AND POLY FINISH.
- EXISTING DECORATIVE GRILLE TO BE PAINTED AND REINSTALLED.
- EXISTING CAST IRON STAIR RAIL AND NEWEL POST TO BE RESTORED; SCRAPE, SAND AND PAINT.
- NEW BROWNSTONE FINISH AT FRONT STOOPS TO MATCH EXISTING
- EXISTING DECORATIVE GRILLE TO BE PAINTED AND REINSTALLED.
- EXISTING CAST IRON FENCE AND GATE AT 81 JANE TO BE INSTALLED AT 79 JANE. FENCE TO BE RESTORED, SCRAPE, SAND AND PAINT.
- NEW BROWNSTONE CURB
- EXISTING HYDRANT TO REMAIN

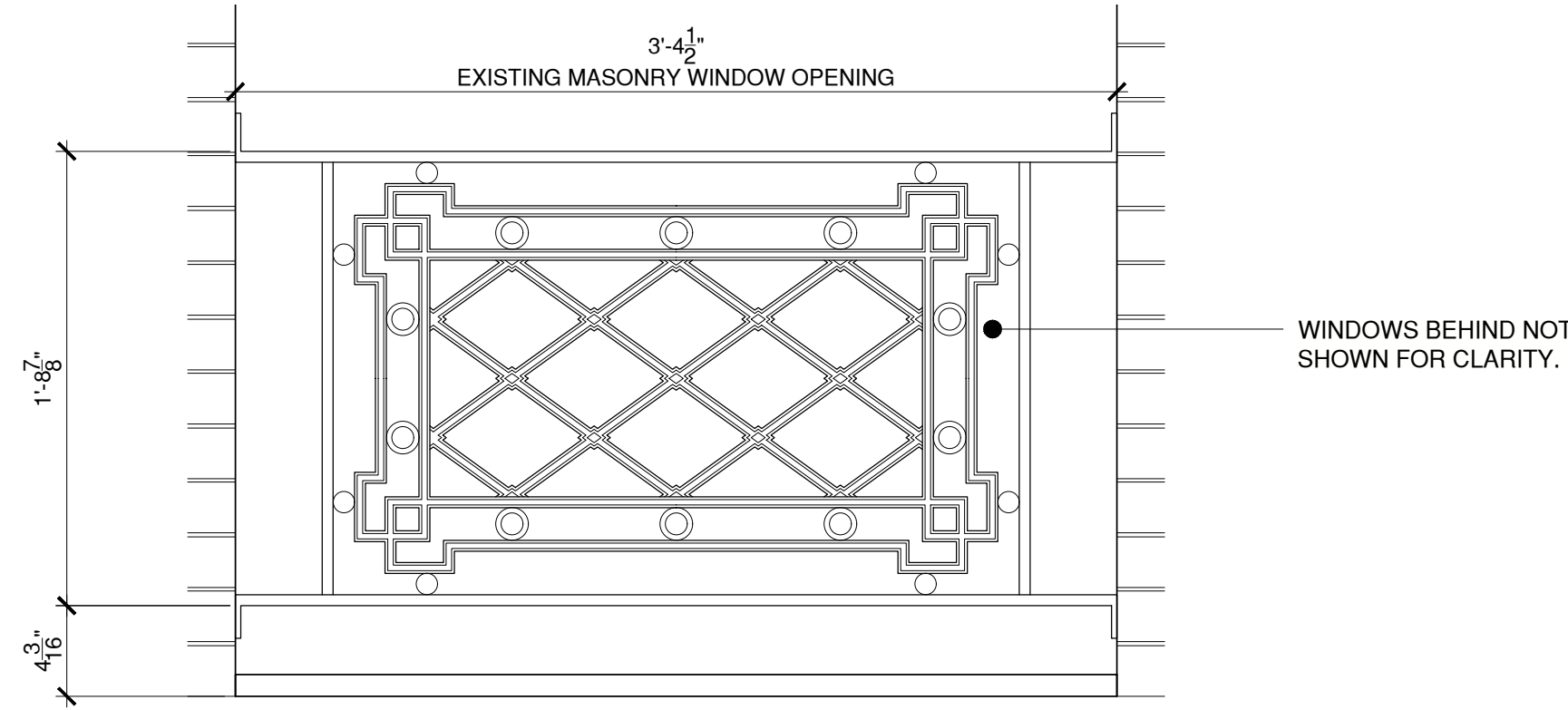
2 PROPOSED AREAWAY & STOOP SECTION
SCALE: 1/2" = 1'-0"

79-81 JANE STREET

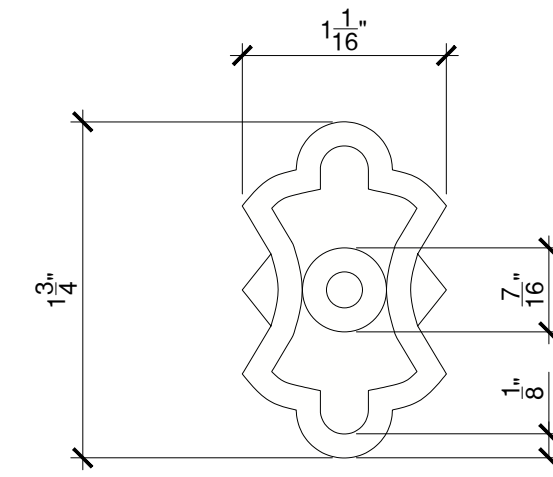
EXISTING IRONWORK DETAILS AT 79-81 JANE FRONT FACADE WINDOWS

SCOPE OF WORK:

1. TEMPORARILY REMOVE, STRIP, RESTORE AND REPAINT EXISTING WINDOW GRILLES AT FIRST FLOOR AND BASEMENT WINDOWS, PAINT BLACK - BENJAMIN MORE "BLACK 2132-10" - AND REINSTALL AT 79 JANE.
2. REPRODUCE REPLICAS FOR INSTALLATION ON 81 JANE



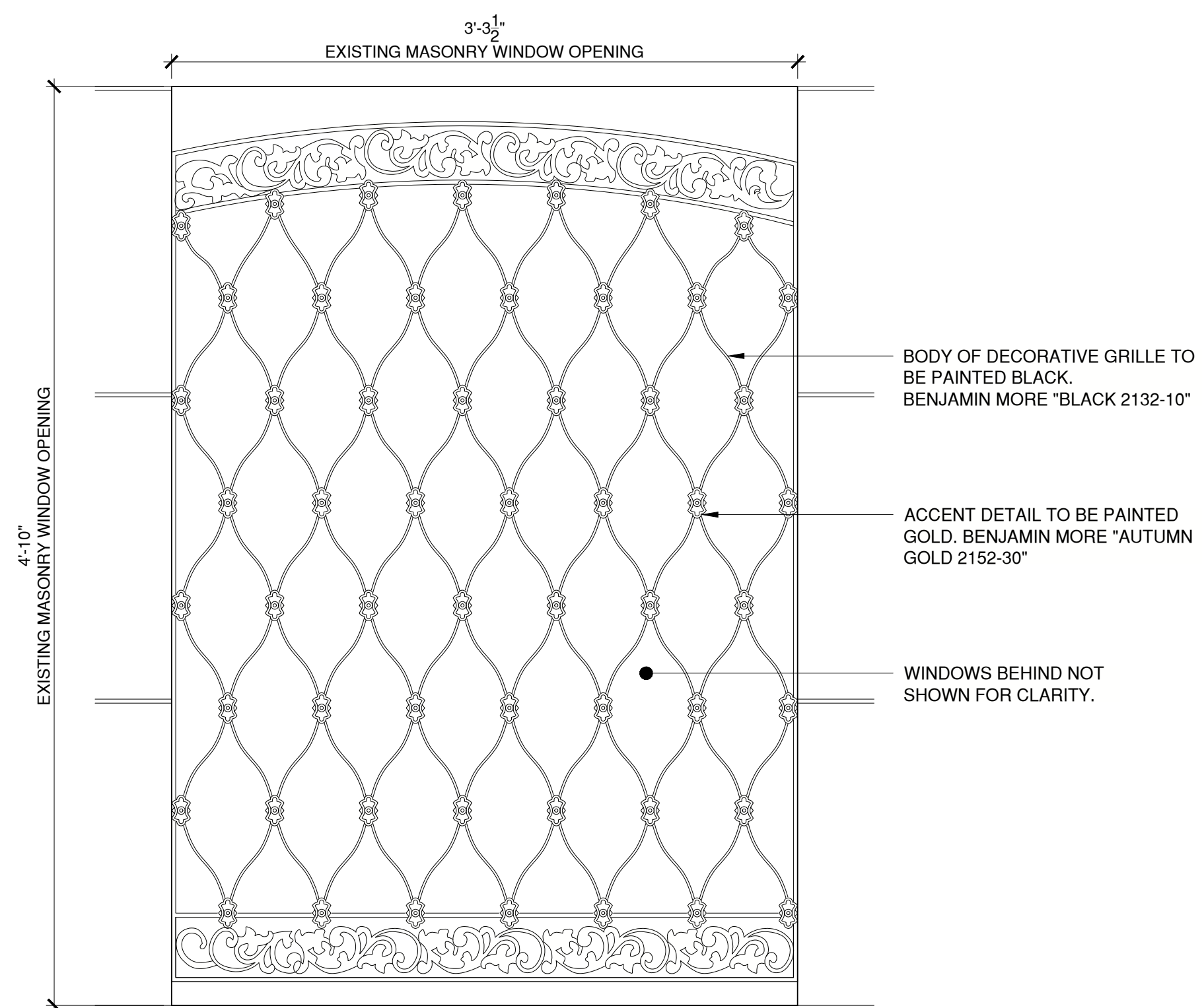
1 EXISTING AND PROPOSED WINDOW GRILLE AT 1ST FLOOR - FRONT FACADE
SCALE: 1-1/2" = 1'-0"



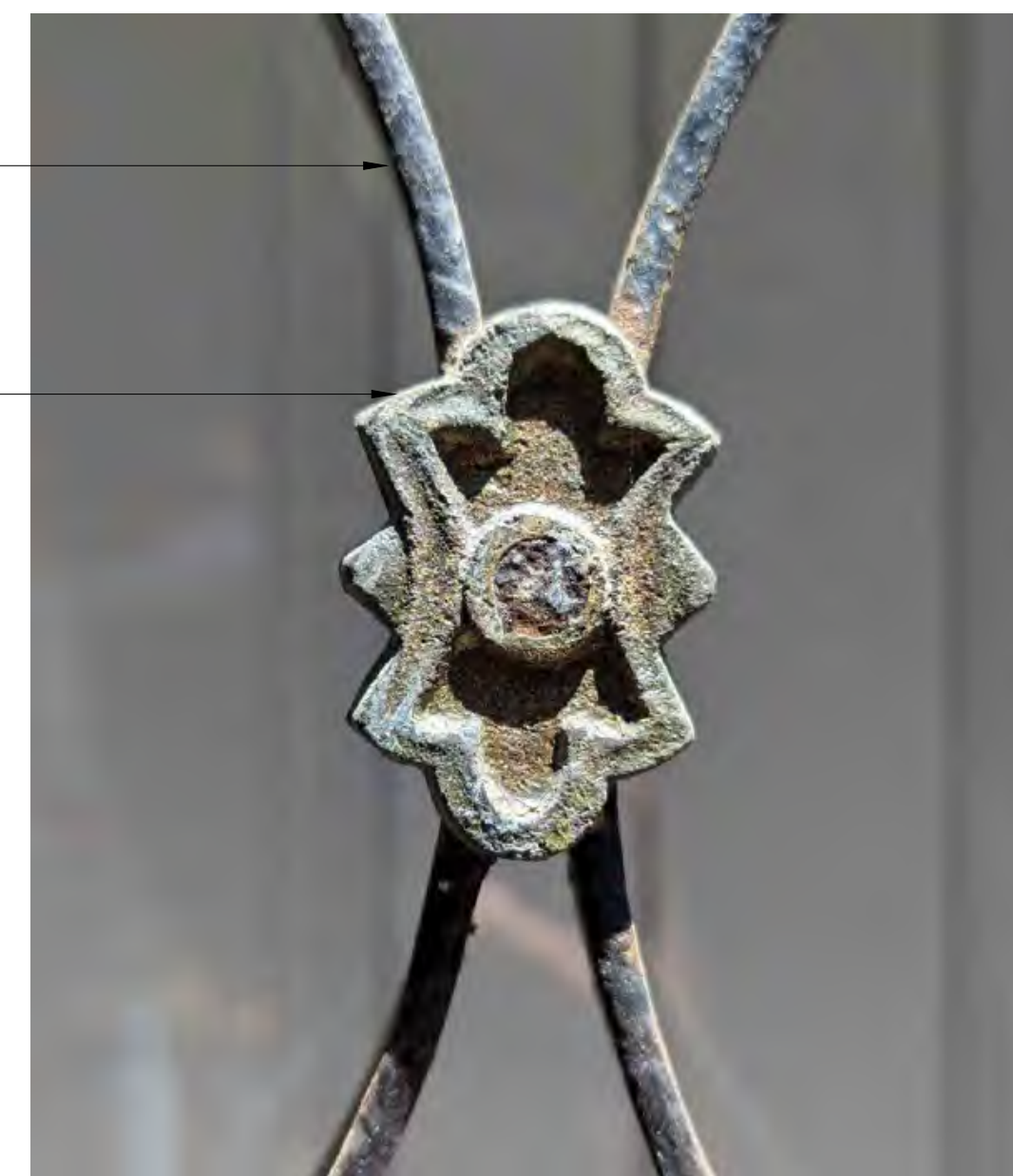
3 EXISTING AND PROPOSED DETAIL
SCALE: 1'-0" = 1'-0"



5 EXISTING WINDOW GRILLE AT FIRST FLOOR - 79 JANE
SCALE: NTS



2 EXISTING AND PROPOSED WINDOW GRILLE AT BASEMENT - FRONT FACADE
SCALE: 1-1/2" = 1'-0"



4 EXISTING GRILLE DETAIL - 79 JANE
SCALE: NTS

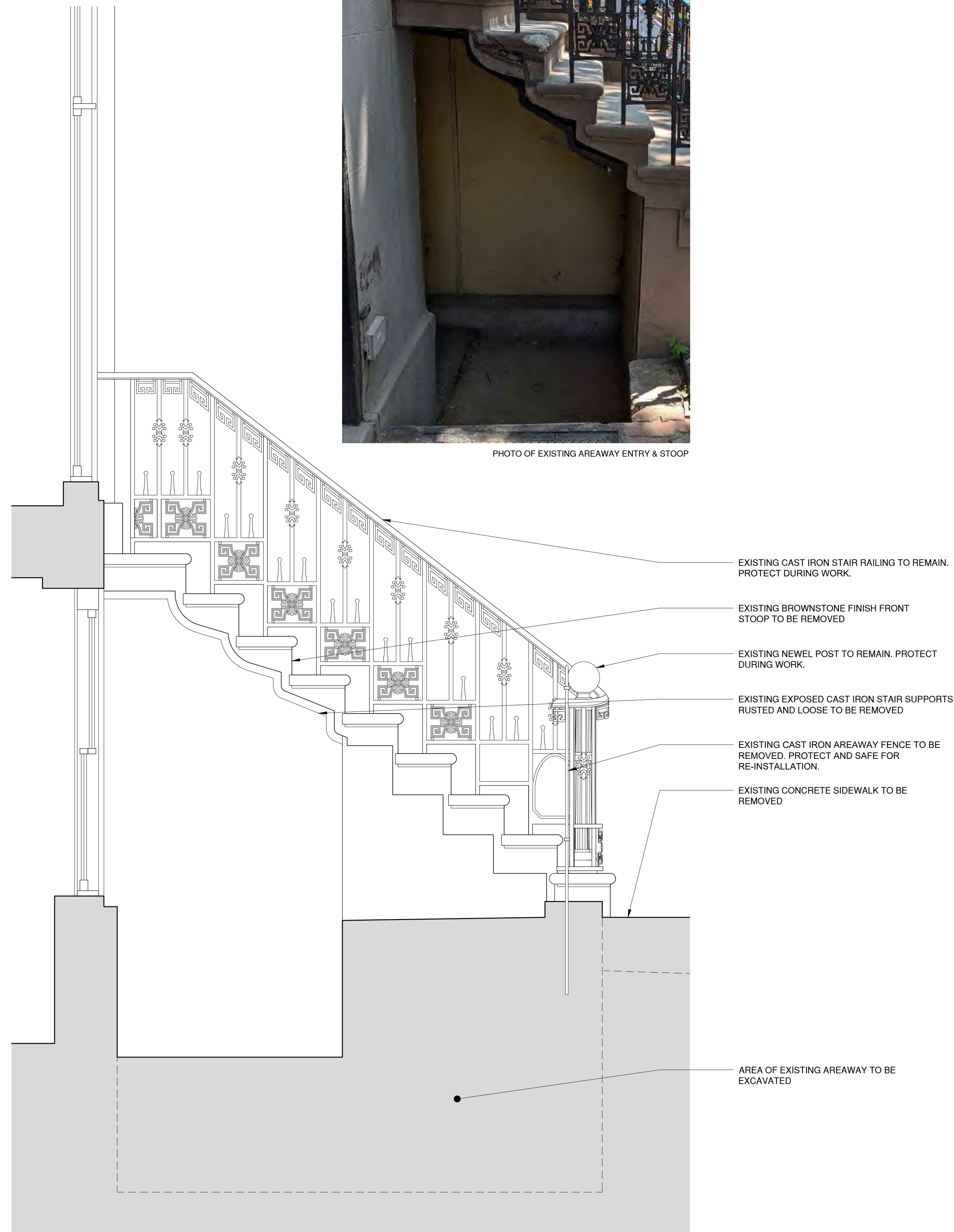


6 EXISTING WINDOW GRILLE AT BASEMENT - 79 JANE
SCALE: NTS

EXISTING & PROPOSED FRONT STOOP ELEVATIONS - 81 JANE



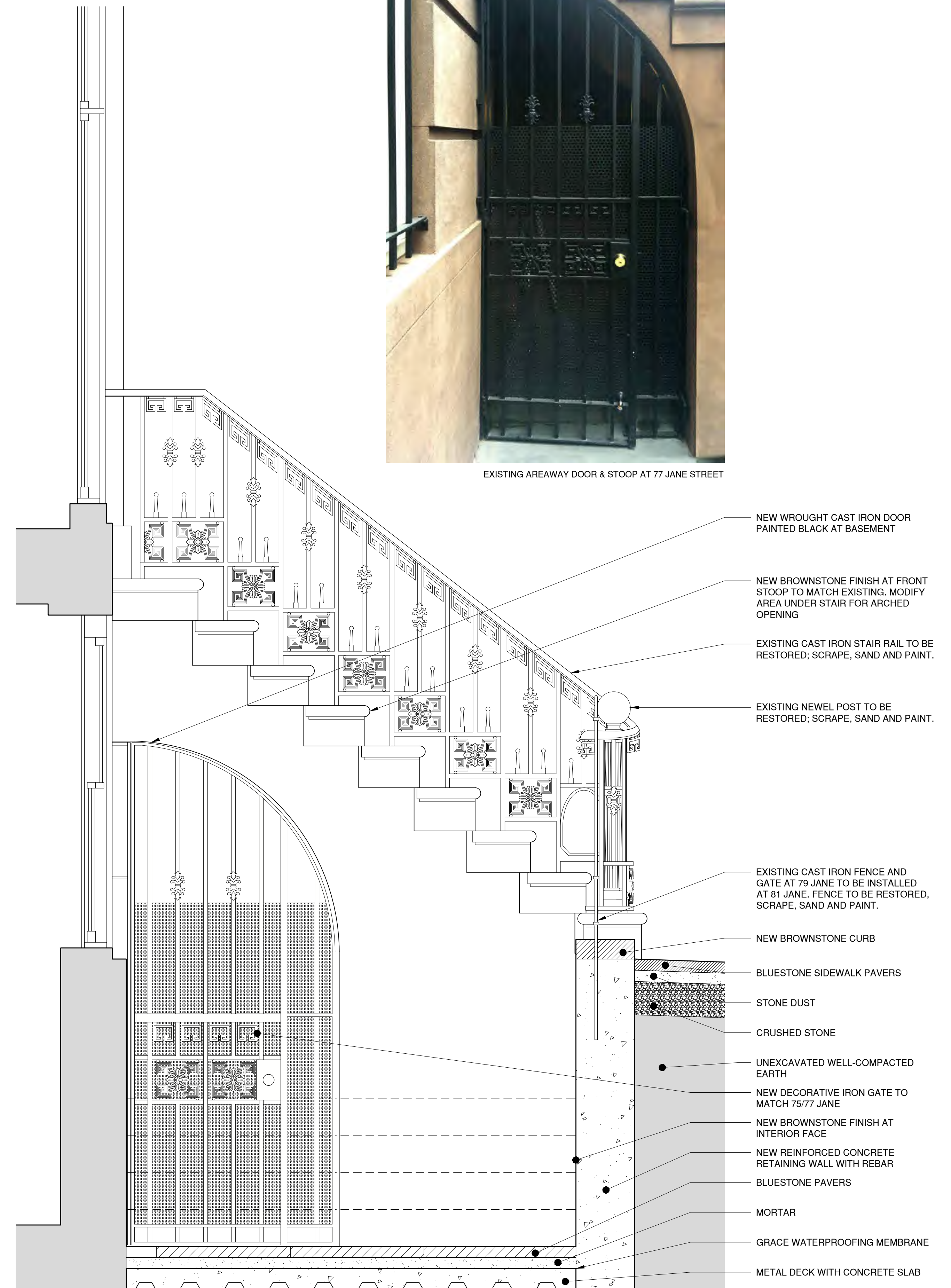
PHOTO OF EXISTING AREAWAY ENTRY & STOOP



1 EXISTING / DEMO - AREAWAY SECTION & STOOP ELEVATION - 81 JANE
SCALE: 1" = 1'-0"



EXISTING AREAWAY DOOR & STOOP AT 77 JANE STREET



2 PROPOSED - AREAWAY SECTION & STOOP ELEVATION - 81 JANE
SCALE: 1" = 1'-0"

79-81 JANE STREET

EXISTING & PROPOSED FRONT STOOP ELEVATIONS - 79 JANE



PHOTO OF EXISTING AREAWAY ENTRY & STOOP



EXISTING AREAWAY DOOR & STOOP AT 75 JANE STREET

- EXISTING CAST IRON STAIR RAILING TO REMAIN. PROTECT DURING WORK.
- EXISTING BROWNSTONE FINISH AT FRONT STOOP TO BE REMOVED
- EXISTING NEWEL POST TO REMAIN. PROTECT DURING WORK.
- EXISTING CAST IRON AREAWAY FENCE TO BE REMOVED. PROTECT AND SAFE FOR RE-INSTALLATION.
- EXISTING METAL DOOR AT BASEMENT TO BE REMOVED
- EXISTING CONCRETE SIDEWALK TO BE REMOVED

AREA OF EXISTING AREAWAY TO BE EXCAVATED

1 EXISTING / DEMO - AREAWAY SECTION & STOOP ELEVATION - 79 JANE
SCALE: 1" = 1'-0"

- NEW WROUGHT CAST IRON DOOR PAINTED BLACK AT BASEMENT
- NEW BROWNSTONE FINISH AT FRONT STOOP TO MATCH EXISTING. MODIFY AREA UNDER STAIR FOR ARCHED OPENING
- EXISTING CAST IRON STAIR RAIL TO BE RESTORED; SCRAPE, SAND AND PAINT.
- EXISTING CAST IRON NEWEL POST TO BE RESTORED; SCRAPE, SAND AND PAINT.
- EXISTING CAST IRON FENCE AND GATE AT 81 JANE TO BE INSTALLED AT 79 JANE. FENCE TO BE RESTORED, SCRAPE, SAND AND PAINT.

- NEW BROWNSTONE CURB
- BLUESTONE SIDEWALK PAVERS
- STONE DUST
- CRUSHED STONE
- UNEXCAVATED WELL-COMPACTED EARTH
- NEW DECORATIVE IRON GATE TO MATCH 75/77 JANE
- NEW BROWNSTONE FINISH AT INTERIOR FACE
- NEW REINFORCED CONCRETE RETAINING WALL WITH REBAR
- BLUESTONE PAVERS
- MORTAR
- GRACE WATERPROOFING MEMBRANE
- METAL DECK WITH CONCRETE SLAB

2 PROPOSED - AREAWAY SECTION & STOOP ELEVATION - 79 JANE
SCALE: 1" = 1'-0"

79-81 JANE STREET

REAR FACADE ELEVATIONS: EXISTING & PROPOSED

79 - 81 JANE STREET - DEMOLITION WORK

- A. REMOVE EXISTING UPPER MASONRY WALL, CHIMNEYS AND WINDOWS (THIRD FLOOR)
- B. REMOVE ENTIRE EXISTING REAR FACADE INCLUDING WINDOWS, WOOD CLADDING AND FRAMING.
- C. EXCAVATE EXISTING REAR YARD, REMOVE ALL PAVING, STAIRS AND PLANTERS.



① EXISTING / DEMOLITION REAR ELEVATIONS
SCALE: 1/4" = 1'-0"

79 - 81 JANE STREET - PROPOSED WORK

- A. NEW FRAMED ELEVATOR BULKHEAD WITH BRICK FINISH (BEYOND AT ROOF)
- B. NEW STAIR BULKHEAD WITH BRICK FINISH (BEYOND AT ROOF)
- C. NEW ELEVATOR METAL DOOR FOR HOIST MOTOR ACCESS, PAINT TO MATCH BRICK
- D. NEW ROOF DECKING, FRAMING, INSULATION, MEMBRANE AND PAINTED METAL RAILING AT ROOF
- E. NEW EXTERIOR FRAMED WALL WITH BRICK FINISH
- F. NEW PAINTED SIMULATED DH CASEMENT WOOD WINDOWS (THIRD FLOOR)
- G. NEW PAINTED WOOD DOORS (THIRD FLOOR)
- H. NEW ROOF FRAMING, MEMBRANE, SKYLIGHTS, AND METAL RAILING (THIRD FLOOR)
- I. NEW PAINTED STEEL CASEMENT WINDOWS (SECOND FLOOR)
- J. NEW STEEL FIXED WINDOWS AND DOUBLE DOORS, WITH METAL RAILING AT BALCONY (FIRST FLOOR)
- K. NEW STEEL FIXED WINDOWS AT AREAWAY.
- L. NEW STEEL FIXED WINDOWS AND DOUBLE DOORS TO REAR YARD.
- M. NEW BLUESTONE PAVING AND FENCE AT REAR YARD
- N. NEW EXCAVATED REAR YARD (BELOW GRADE)
- O. NEW ALUMINUM GUTTER AND RAIN LEADERS, BLACK FINISH TO MATCH WINDOW FRAMES COLOR.
- P. NEW METAL FRAMED JULIET BALCONY, BLACK FINISH (12" DEEP FROM FACADE)
- Q. NEW ELECTRIC RETRACTABLE AWNING WITH AUTO WIND SENSOR



② PROPOSED REAR ELEVATIONS
SCALE: 1/4" = 1'-0"

79-81 JANE STREET

REAR FACADE EXISTING CONDITIONS

79 JANE
AREA OF WORK

81 JANE
AREA OF WORK



PHOTO OF PROBE OF REAR WALL AT SECOND FLOOR



PHOTO OF PROBE OF REAR WALL AT FIRST FLOOR

PROBE INVESTIGATION

NO HISTORIC DETAIL DISCOVERED,
TYPICAL EXTERIOR WALL
CONSTRUCTION ONLY.



1 PHOTO OF EXISTING REAR FACADE 79 - 81 JANE
SCALE: NTS



PHOTO OF PROBE OF REAR WALL AT SECOND FLOOR



PHOTO OF PROBE OF REAR WALL AT FIRST FLOOR

PROBE INVESTIGATION

NO HISTORIC DETAIL DISCOVERED,
TYPICAL EXTERIOR WALL
CONSTRUCTION ONLY.

79-81 JANE STREET

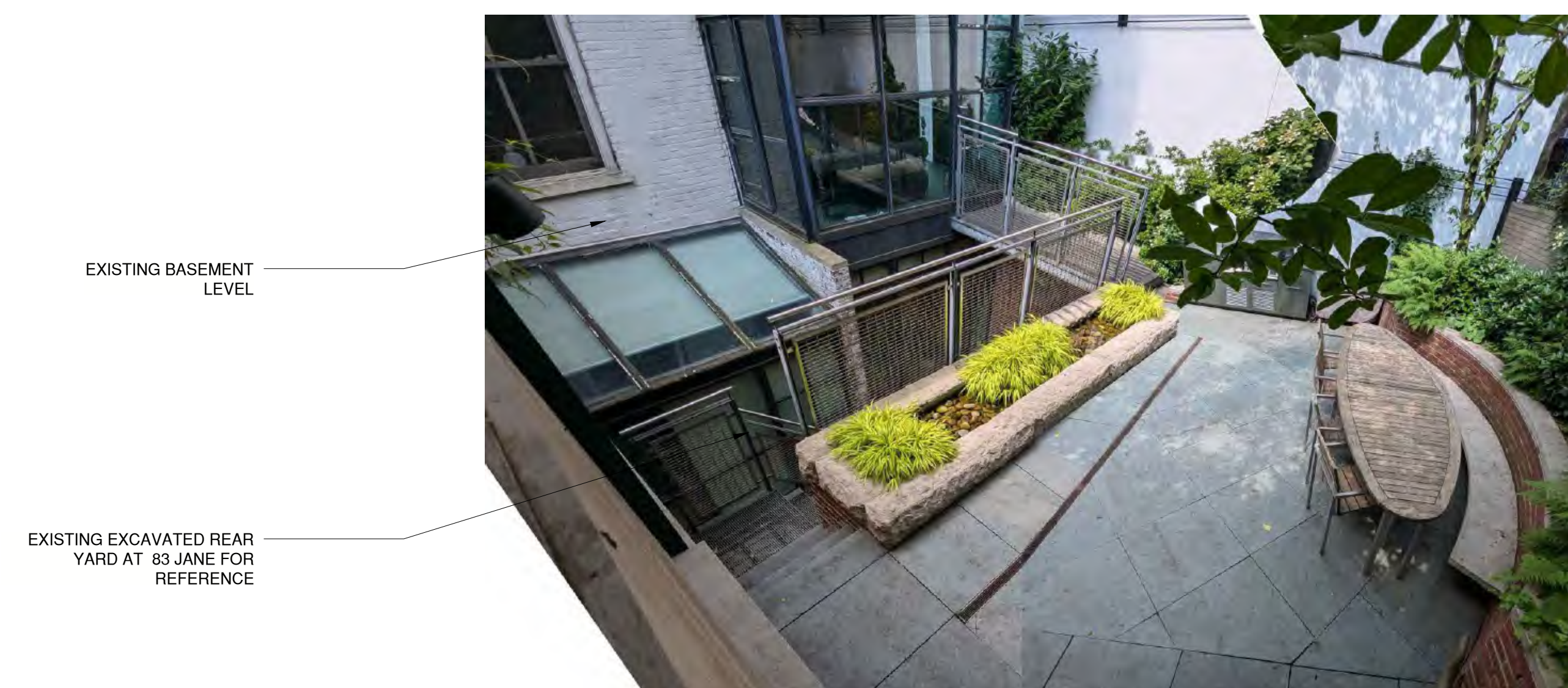
EXISTING REAR FACADE IN CONTEXT



① 79-81 JANE STREET- EXISTING REAR FACADE (NORTH) - LOOKING SOUTH
NOT TO SCALE

79 - 81 JANE STREET - DEMOLITION WORK

- A. REMOVE EXISTING UPPER MASONRY WALL AND WINDOW (THIRD FLOOR)
- B. REMOVE ENTIRE EXISTING REAR FACADE INCLUDING WINDOWS, WOOD CLADDING AND FRAMING.
- C. EXCAVATE EXISTING REAR YARD, REMOVE ALL PAVING, STAIRS AND PLANTERS.



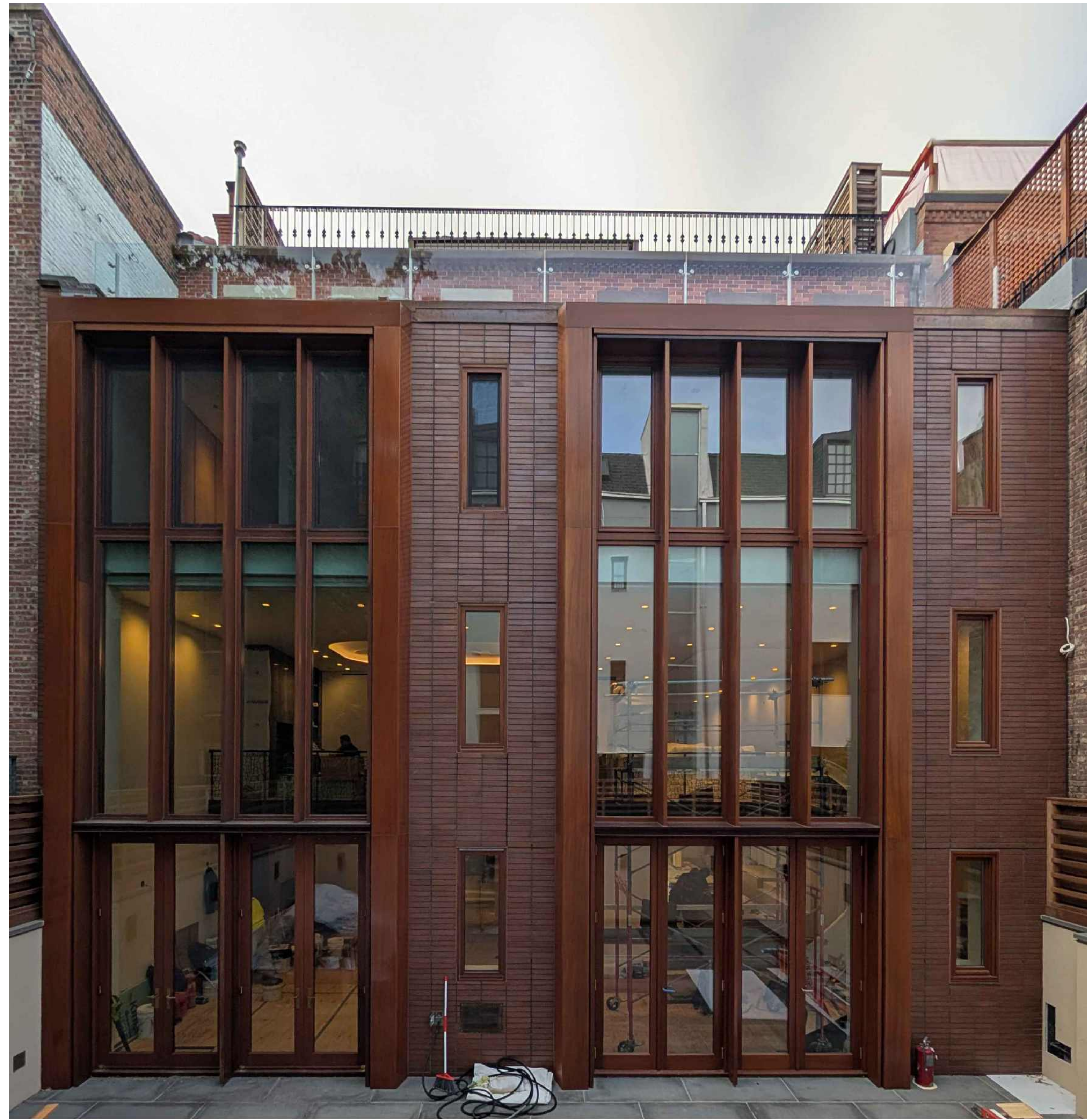
② 83 JANE STREET- EXISTING YARD VIEW
NOT TO SCALE

79-81 JANE STREET

APPROVED REAR FACADE - 75 / 77 JANE

75 JANE APPROVED IN 2015

77 JANE APPROVED IN 2018



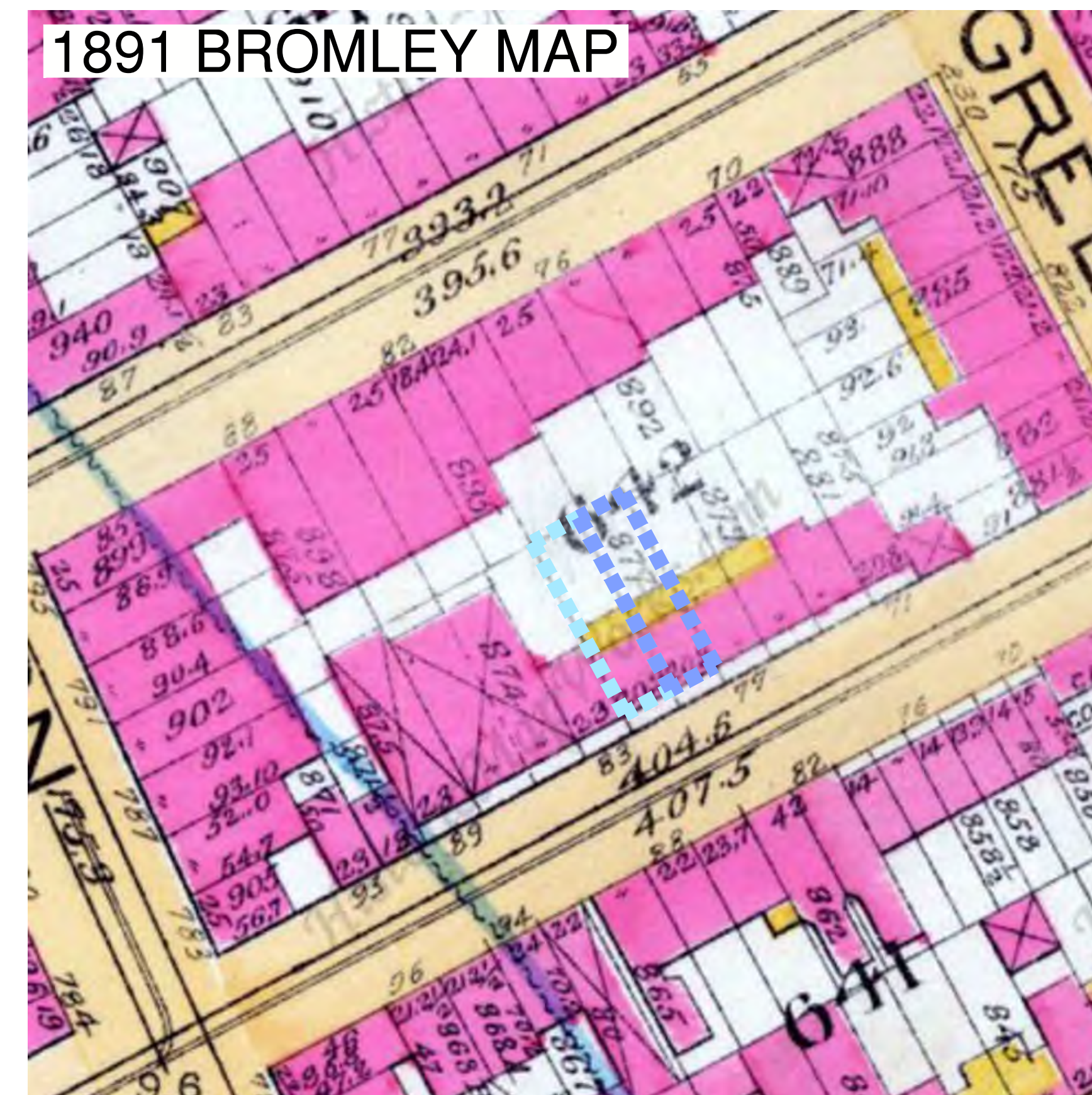
1 EXISTING REAR FACADE - 75 / 77 JANE
SCALE: 3/8" = 1'-0"

2 EXISTING REAR FACADE - 75 / 77 JANE
SCALE: NTS

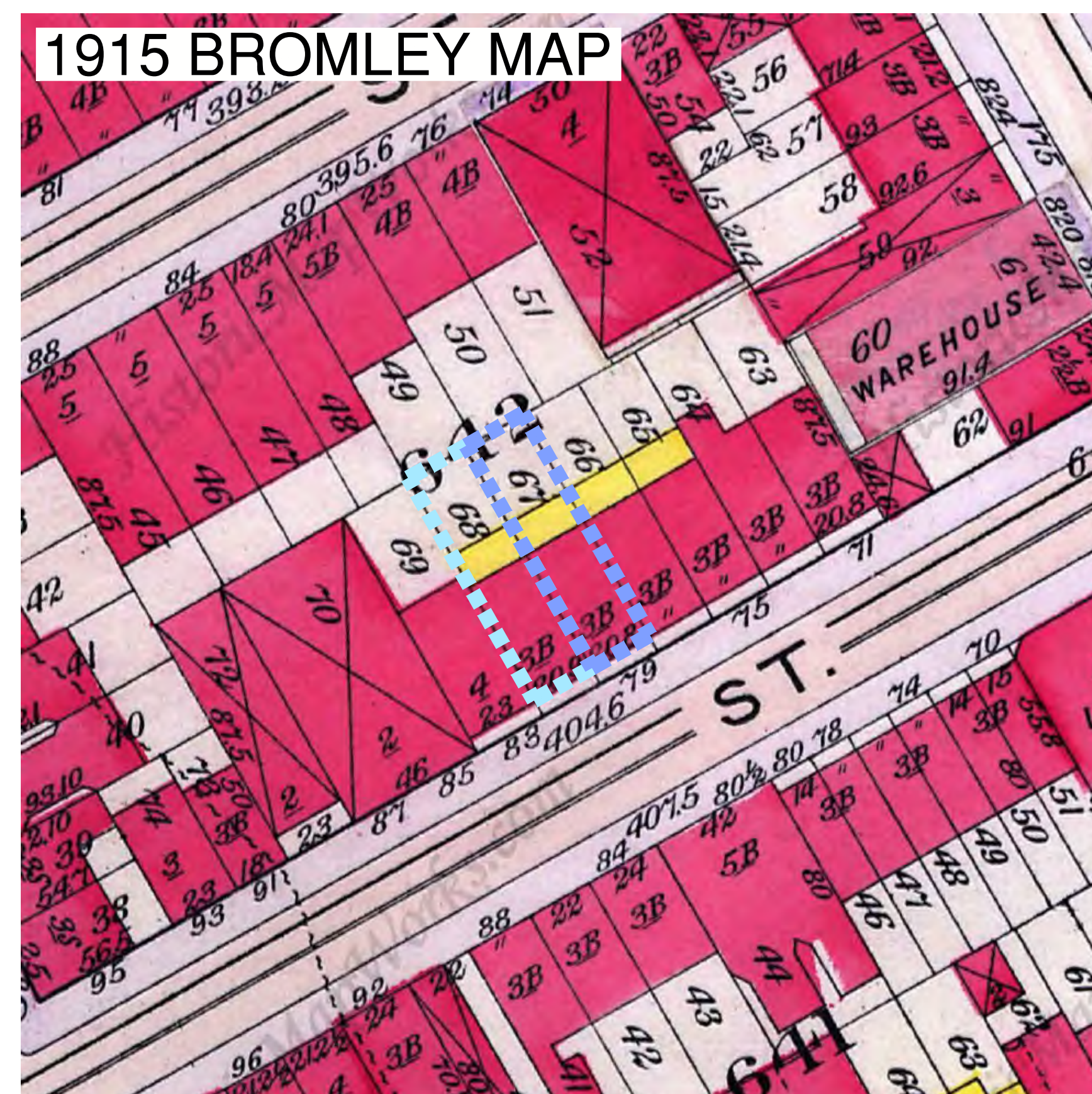
BLOCK EVOLUTION



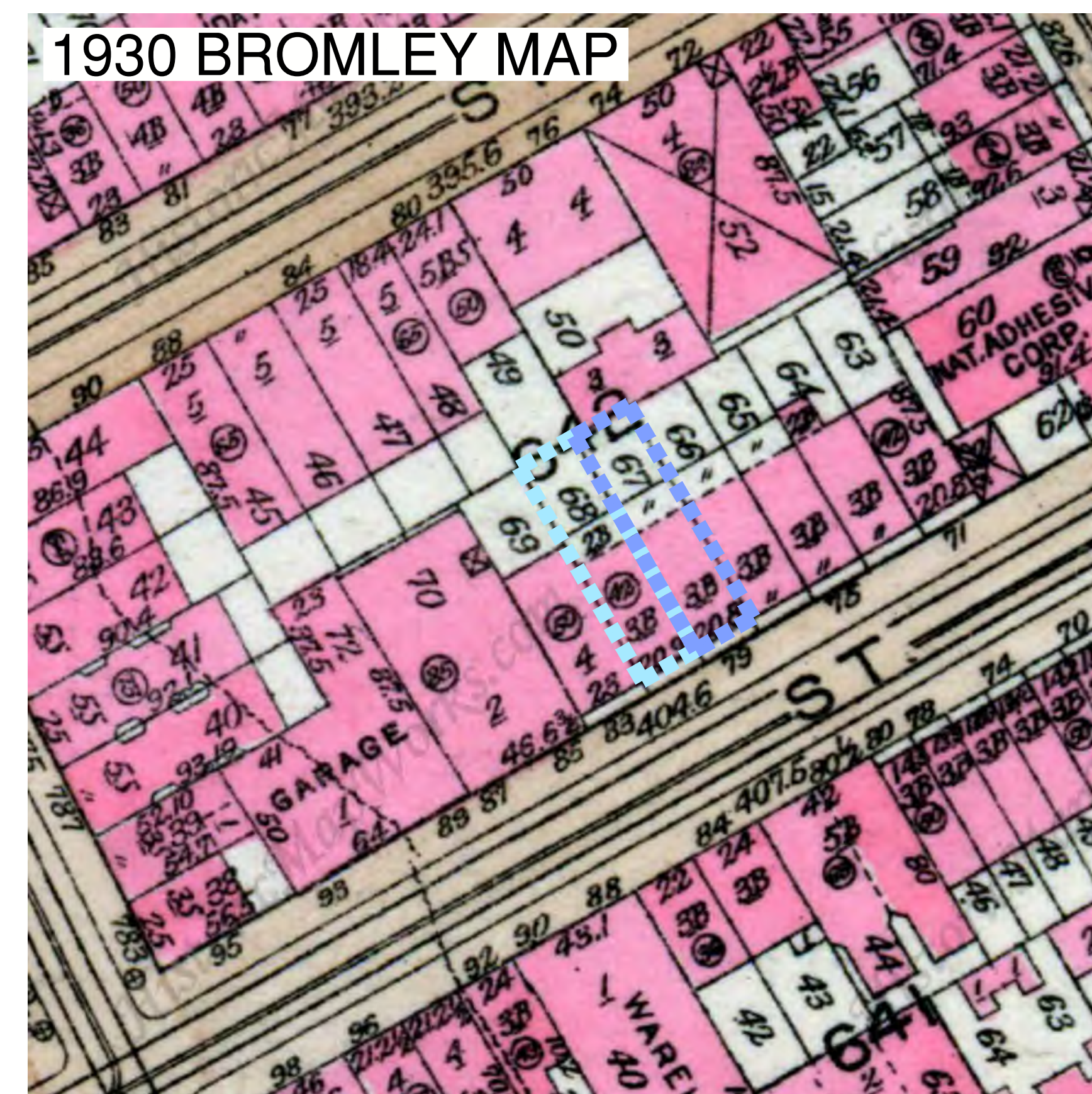
1 1867 Dripps map.
NOT TO SCALE





2 1891 Bromley map, where wood structure first appears at rear.
NOT TO SCALE



3 1915 Bromley map.
NOT TO SCALE

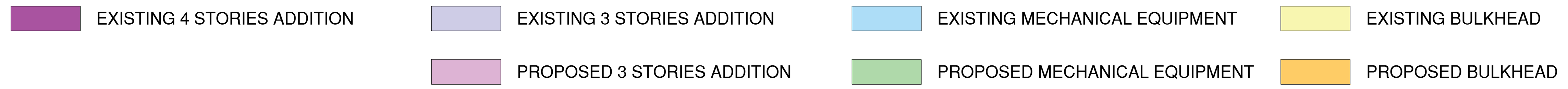


4 1930 Bromley map.
NOT TO SCALE

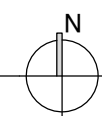
- LEGEND
-  81 JANE STREET
 -  79 JANE STREET

79-81 JANE STREET

PROPOSED BLOCK PLAN



1 PROPOSED BLOCK PLAN
SCALE: NTS



EXISTING REAR ELEVATIONS IN CONTEXT



79-81 JANE STREET

1 EXISTING / DEMOLITION REAR ELEVATION
SCALE: 1/4" = 1'-0"

79 JANE STREET 81 JANE STREET

PROPOSED REAR ELEVATIONS IN CONTEXT



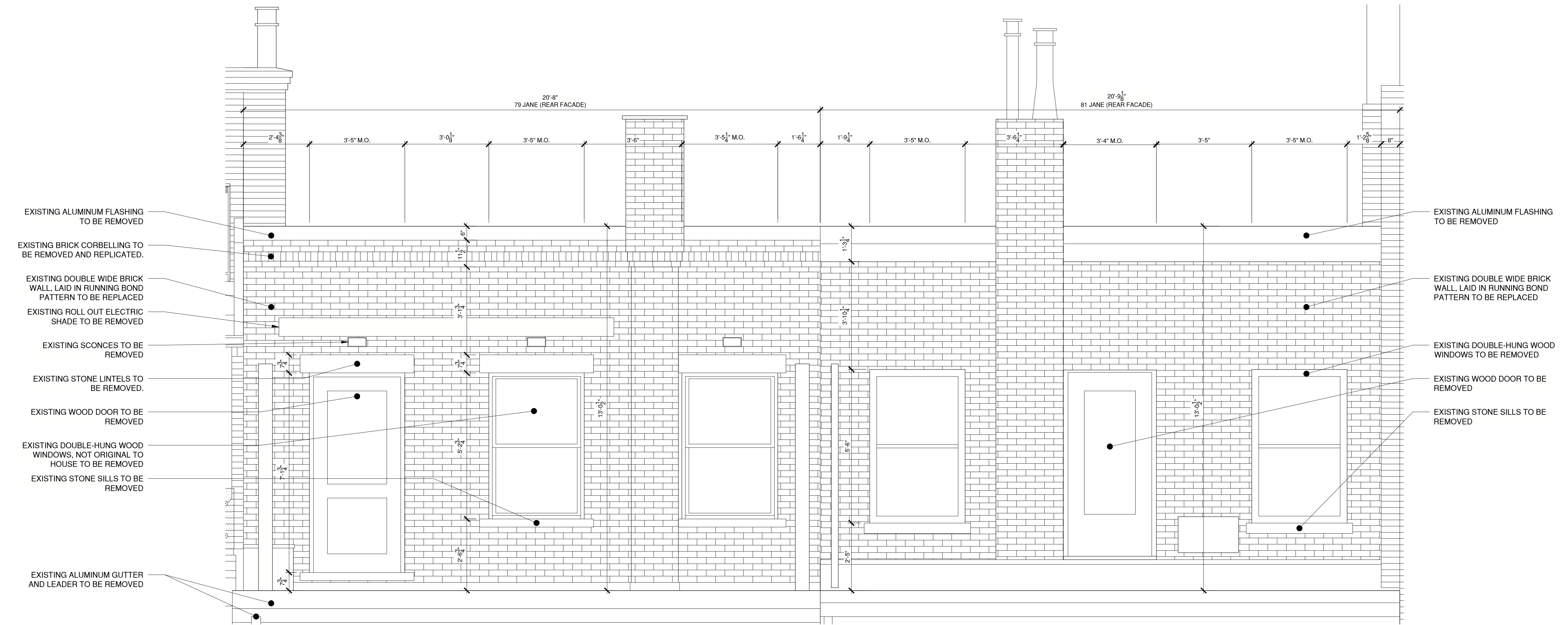
1 PROPOSED REAR ELEVATION
SCALE: 1/4" = 1'-0"

79 JANE STREET

81 JANE STREET

79-81 JANE STREET

EXISTING AND PROPOSED UPPER REAR FACADE ELEVATIONS



1 EXISTING REAR FACADE ELEVATION 79/81 JANE - THIRD FLOOR
SCALE: 1/2" = 1'-0"



2 PROPOSED REAR FACADE ELEVATION 79/81 JANE - THIRD FLOOR
SCALE: 1/2" = 1'-0"

79-81 JANE STREET

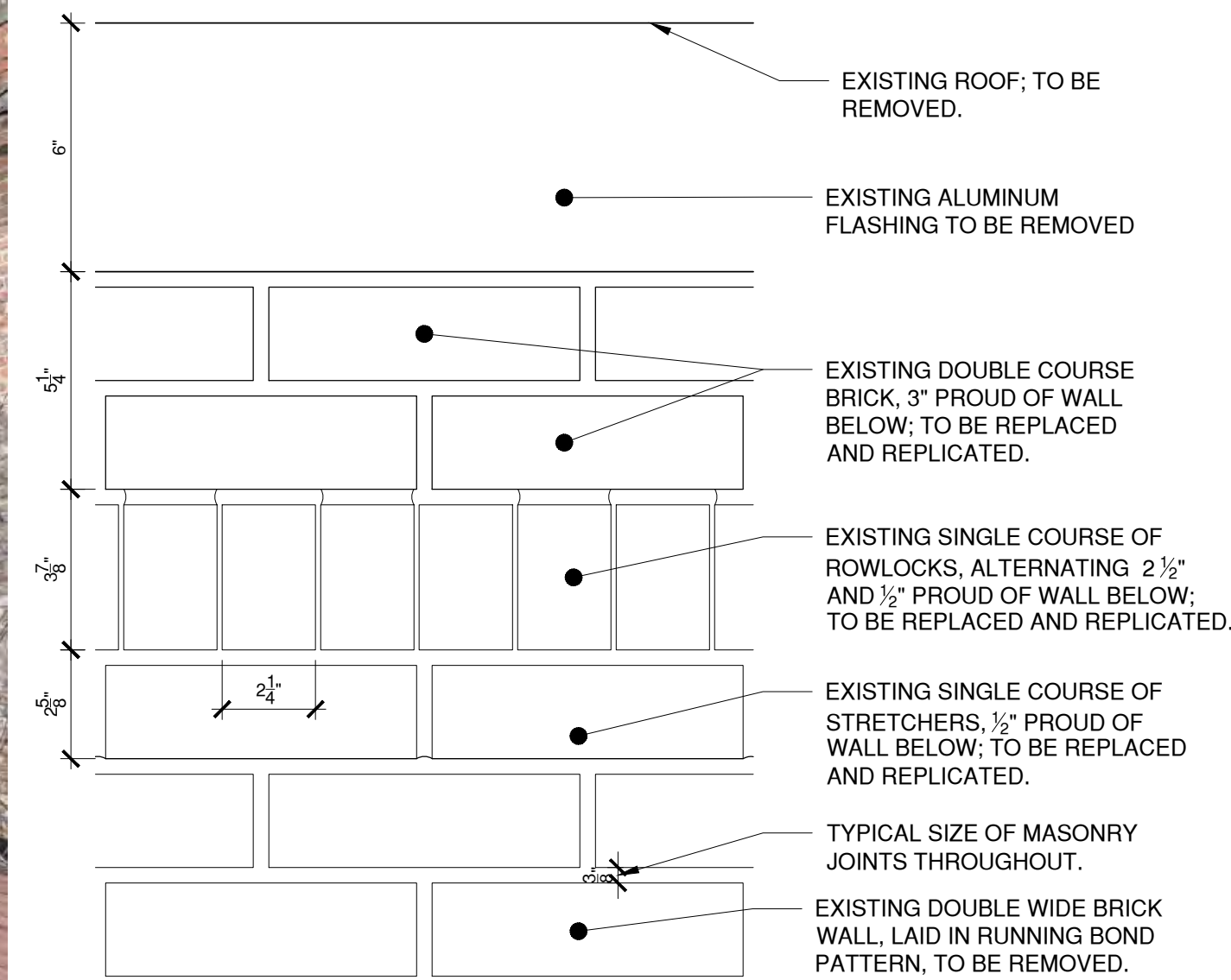
EXISTING AND PROPOSED UPPER REAR FACADE SECTION



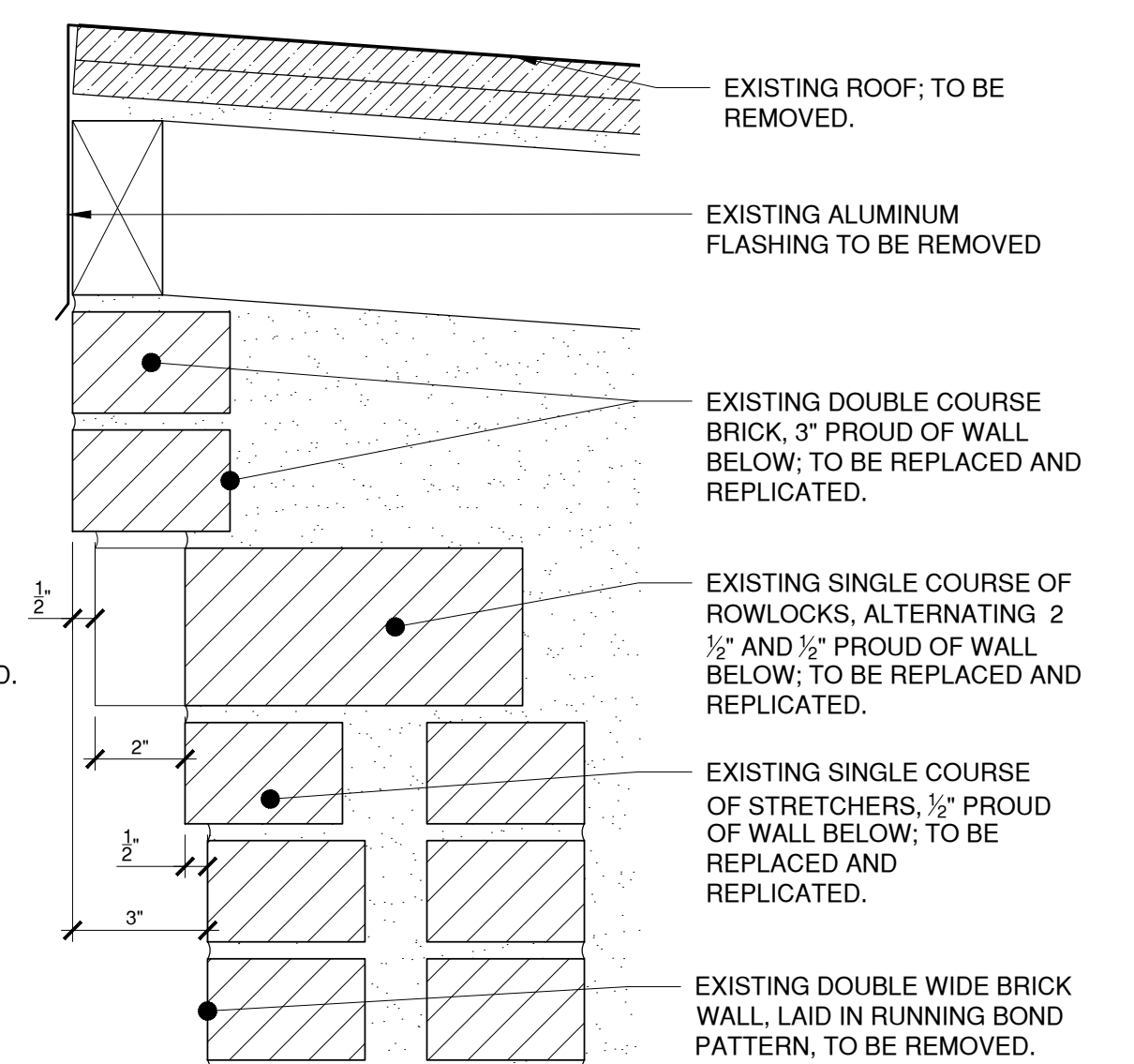
1 EXISTING REAR FACADE - 79 JANE
SCALE: NTS



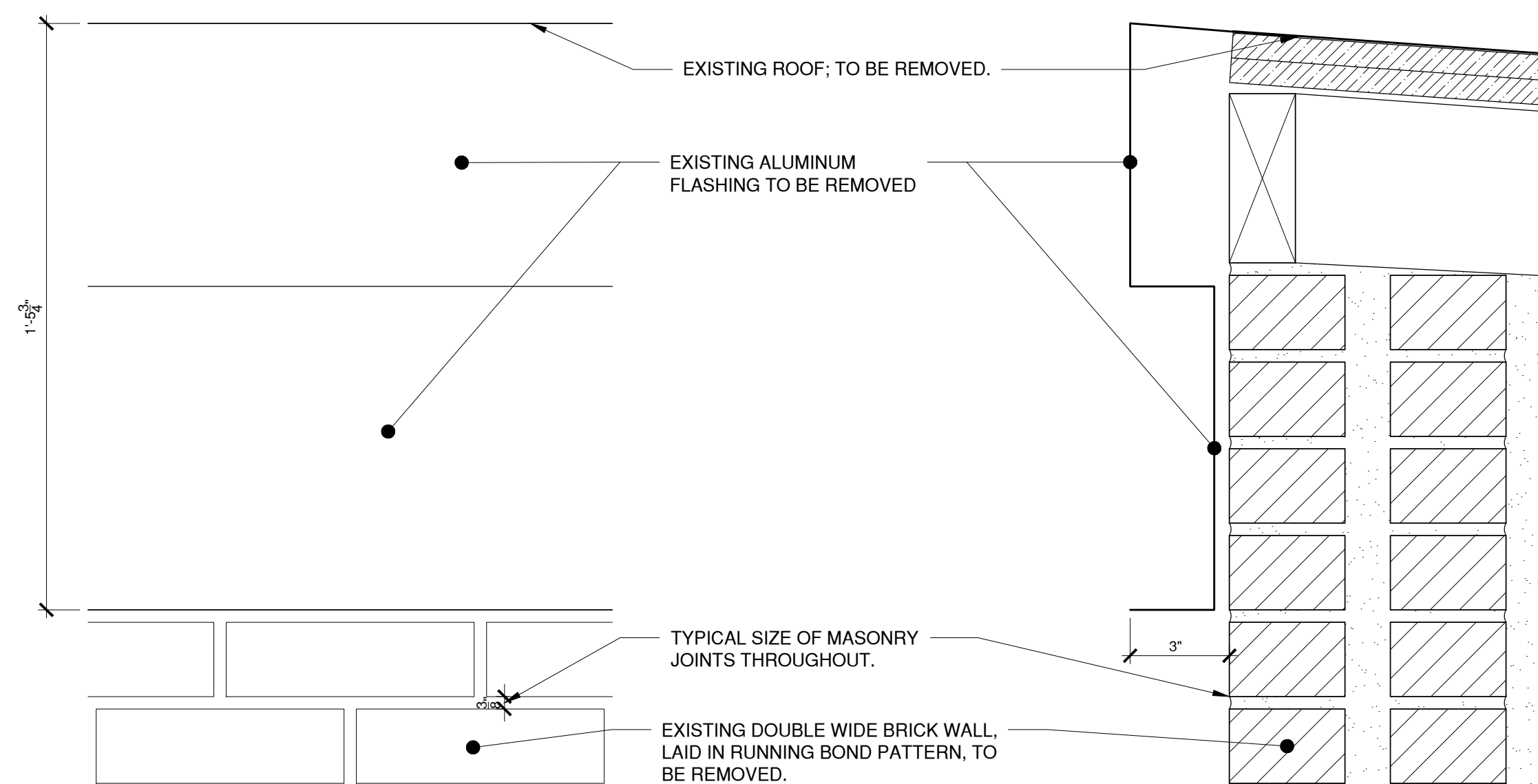
2 EXISTING REAR FACADE - 81 JANE
SCALE: NTS



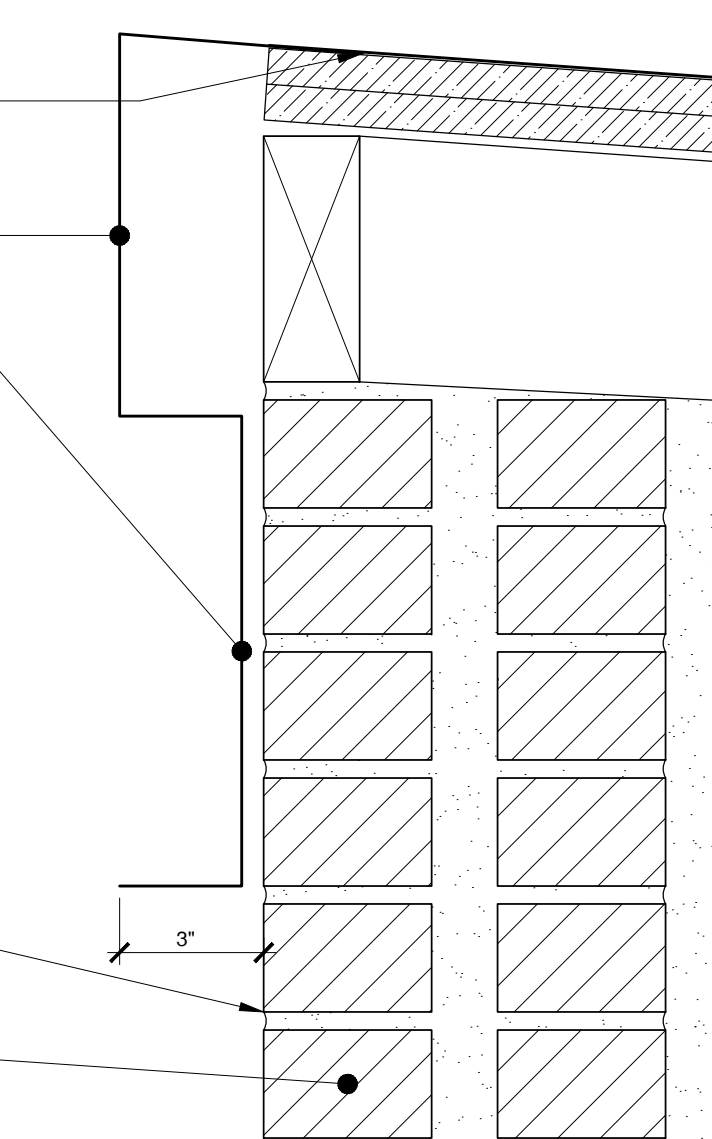
3 EXISTING BRICK CORBELLING ELEVATION - 79 JANE
SCALE: 3" = 1'-0"



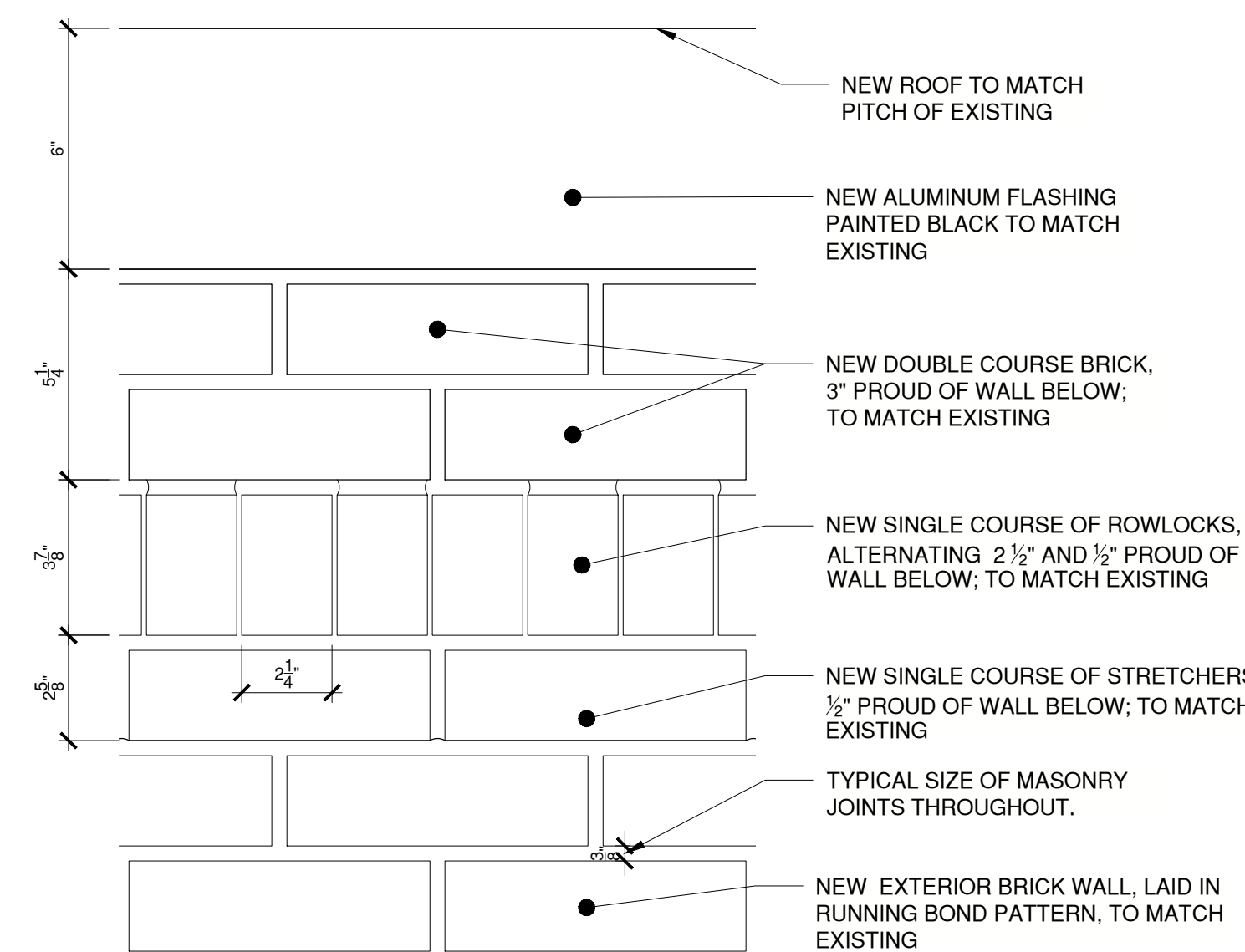
4 EXISTING BRICK CORBELLING SECTION - 79 JANE
SCALE: 3" = 1'-0"



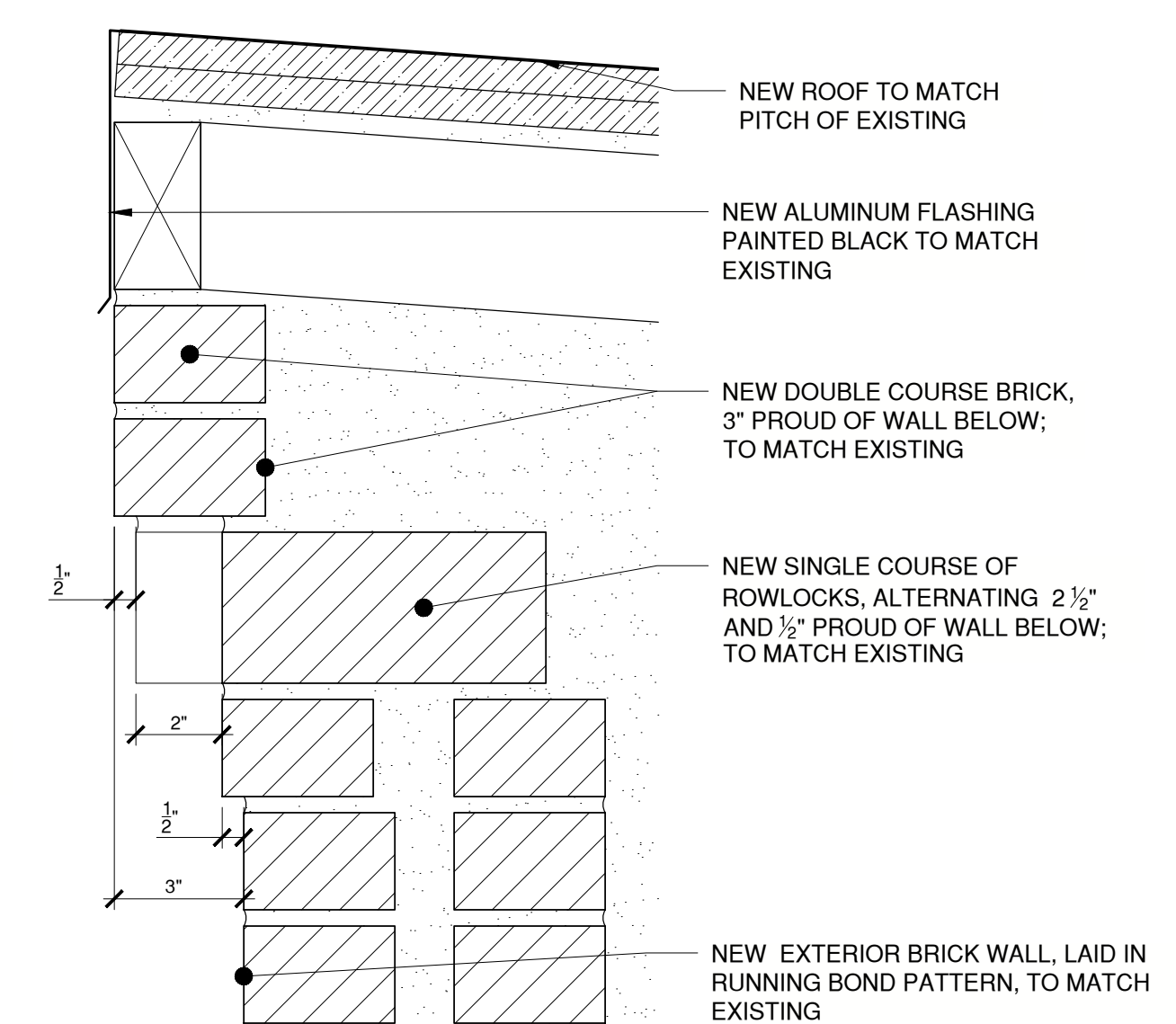
5 EXISTING BRICK ELEVATION - 81 JANE
SCALE: 3" = 1'-0"



6 EXISTING BRICK SECTION - 81 JANE
SCALE: 3" = 1'-0"



7 PROPOSED BRICK CORBELLING ELEVATION - 79 / 81 JANE
SCALE: 3" = 1'-0"



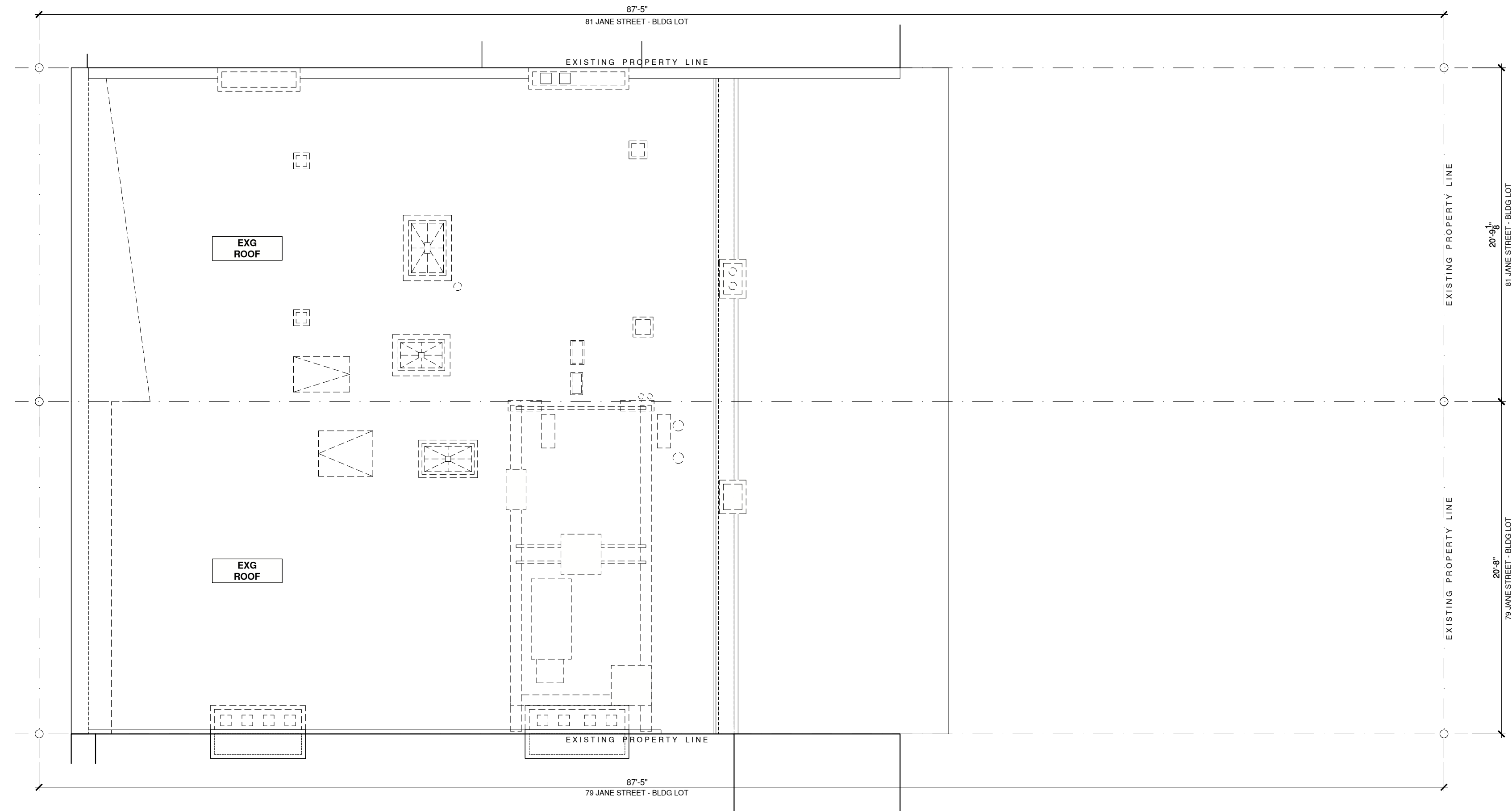
8 EXISTING BRICK CORBELLING SECTION - 79 / 81 JANE
SCALE: 3" = 1'-0"

79-81 JANE STREET

EXG & PROPOSED ROOF PLANS

79 - 81 JANE STREET - DEMOLITION WORK

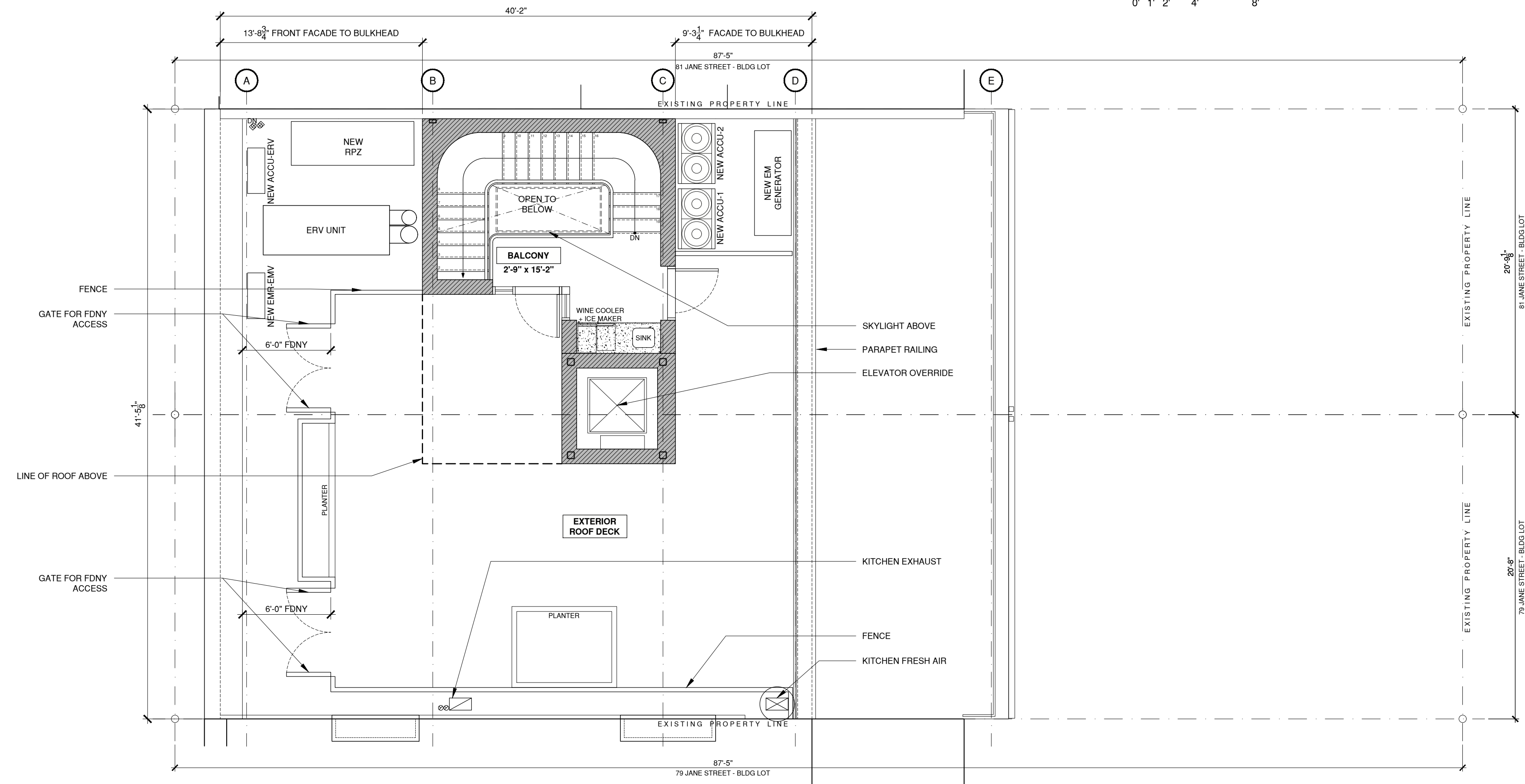
- EXTERIOR:**
- REMOVE EXISTING SKYLIGHTS.
 - REMOVE EXISTING MECHANICAL UNITS.
 - REMOVE EXISTING HATCH DOORS.
 - REMOVE ENTIRE ROOF.



1 EXISTING 79-81 ROOF PLAN
SCALE: 3/16" = 1'-0"

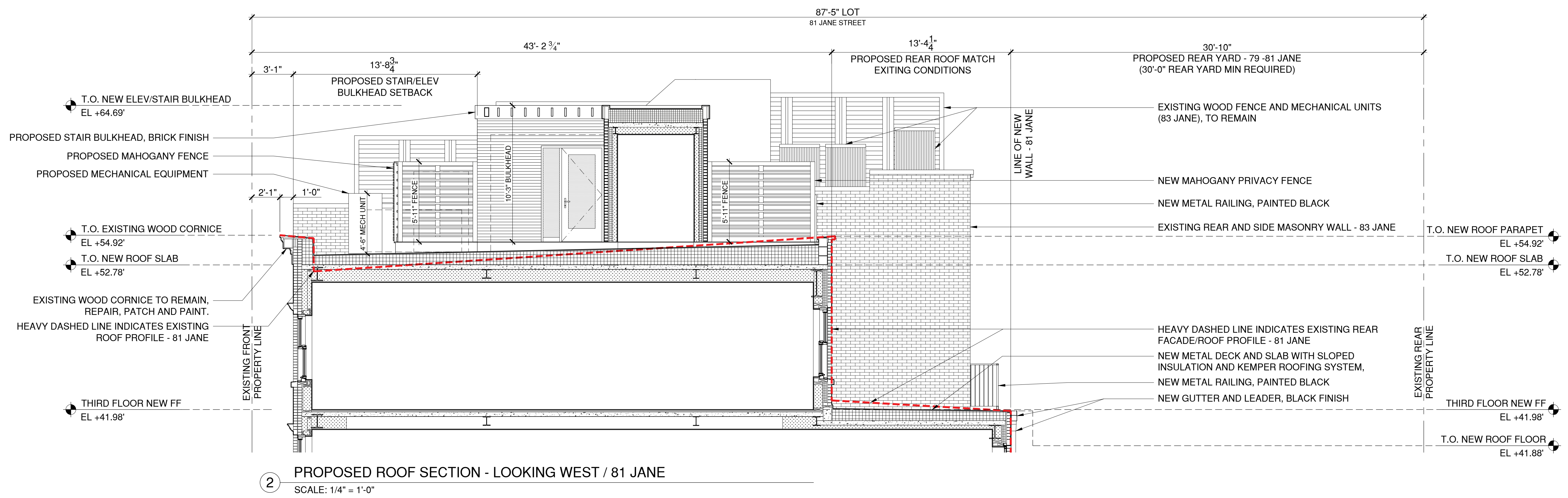
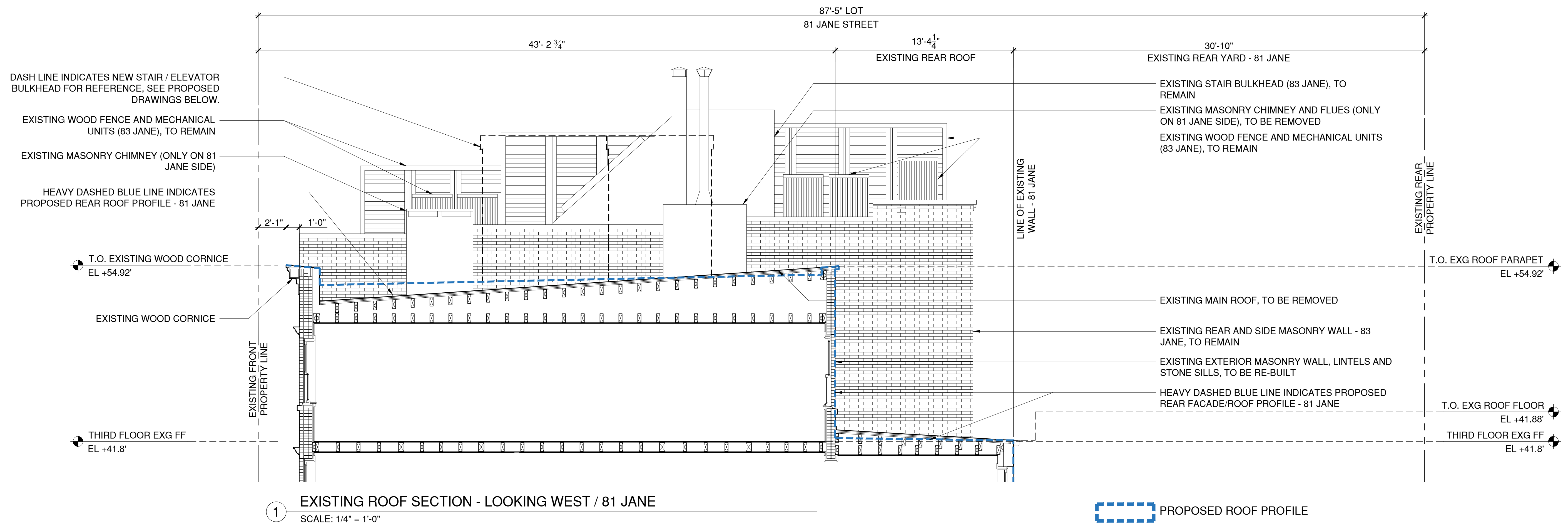
79 - 81 JANE STREET - PROPOSED WORK

- EXTERIOR:**
- NEW ELEVATOR AND STAIR AND STAIR BULKHEAD; **NOT VISIBLE FROM STREET.**
 - NEW ROOFTOP MECHANICAL UNITS; **NOT VISIBLE FROM STREET.**
 - NEW MAHOGANY PRIVACY FENCE; **NOT VISIBLE FROM STREET.**
 - NEW PARAPET RAILING AT REAR FACADE.



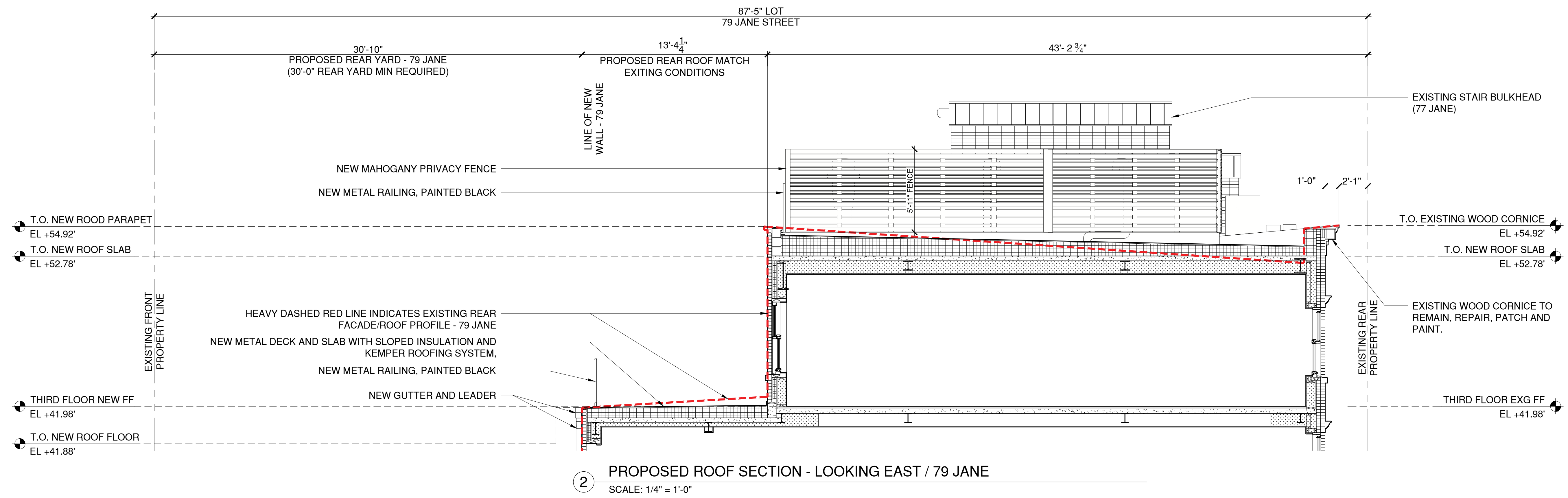
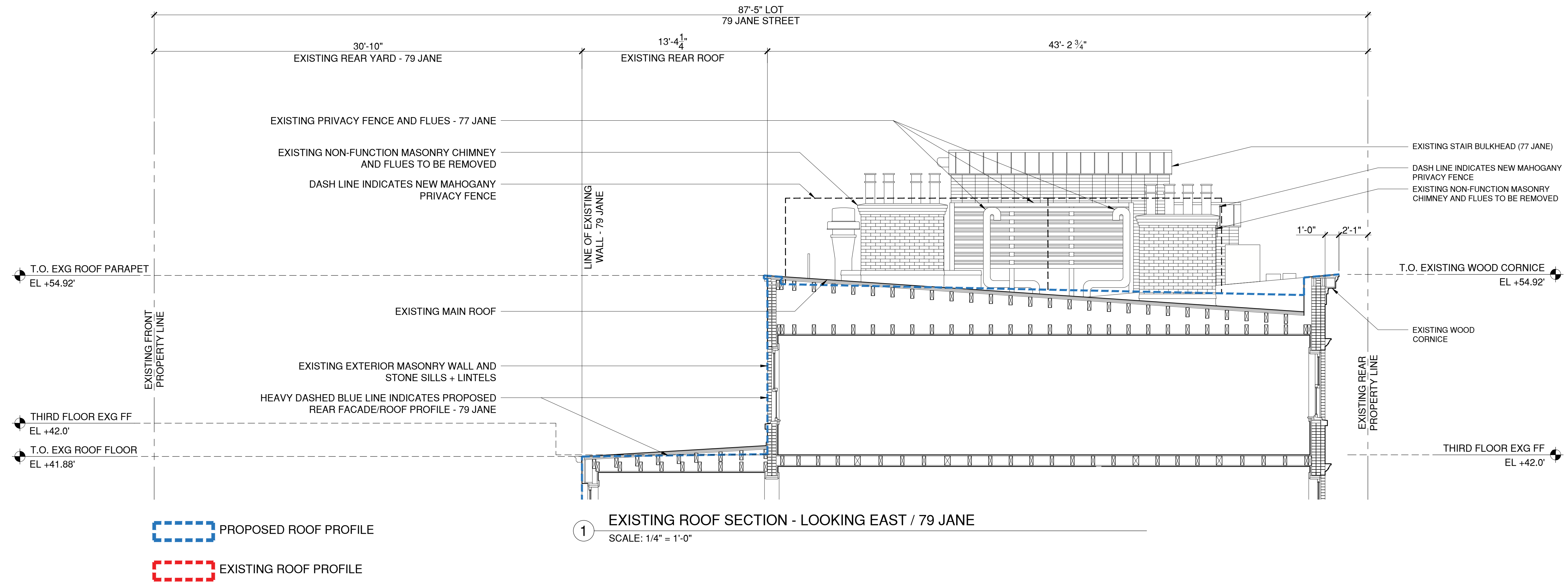
2 PROPOSED 79-81 ROOF PLAN
SCALE: 3/16" = 1'-0"

EXISTING AND PROPOSED BUILDING SECTION - 81 JANE



79-81 JANE STREET

EXISTING AND PROPOSED BUILDING SECTION - 79 JANE

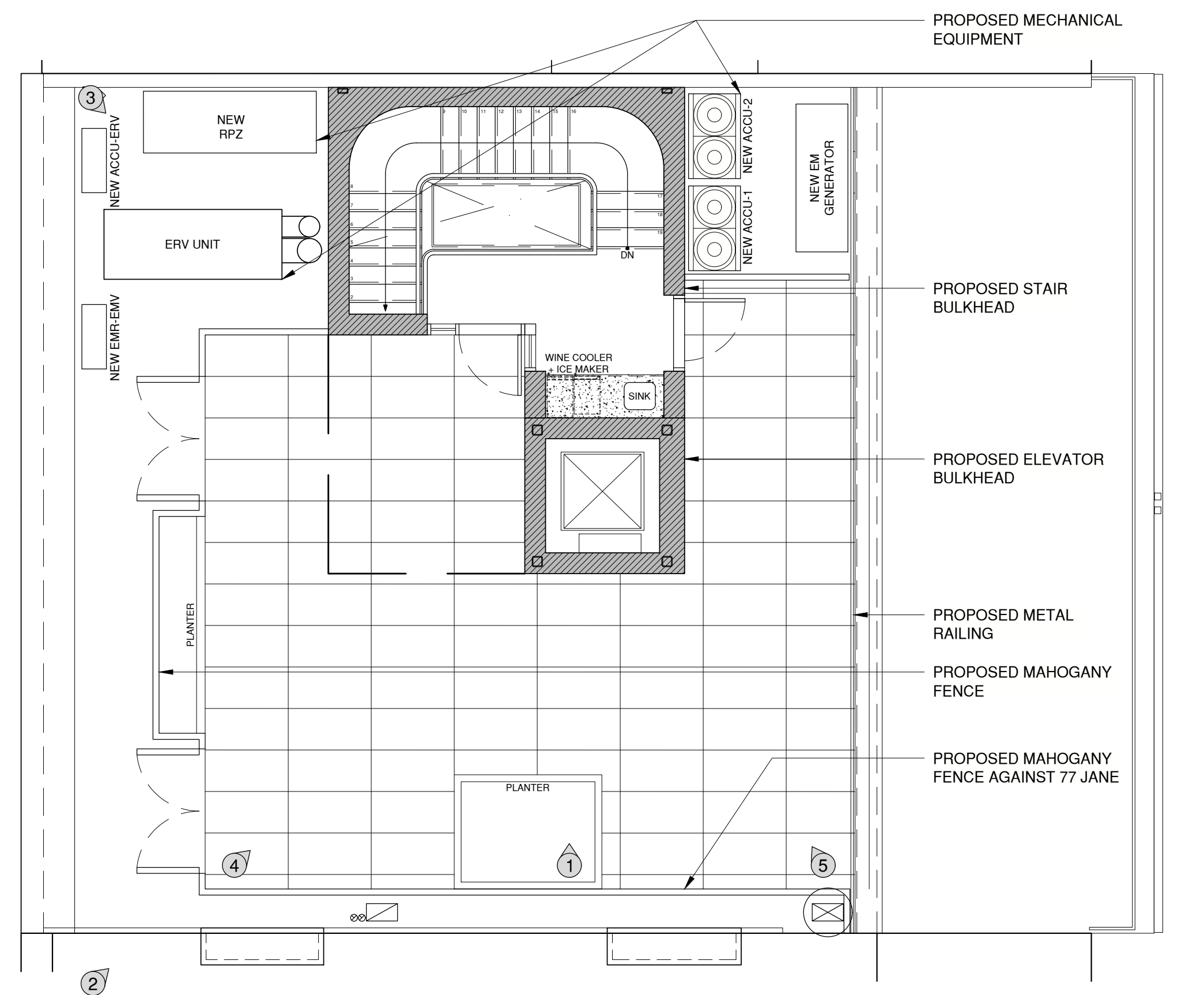


79-81 JANE STREET

MOCK-UP PHOTOS - ROOF



1 MOCK-UP ON ROOF - PANORAMIC
SCALE: NTS



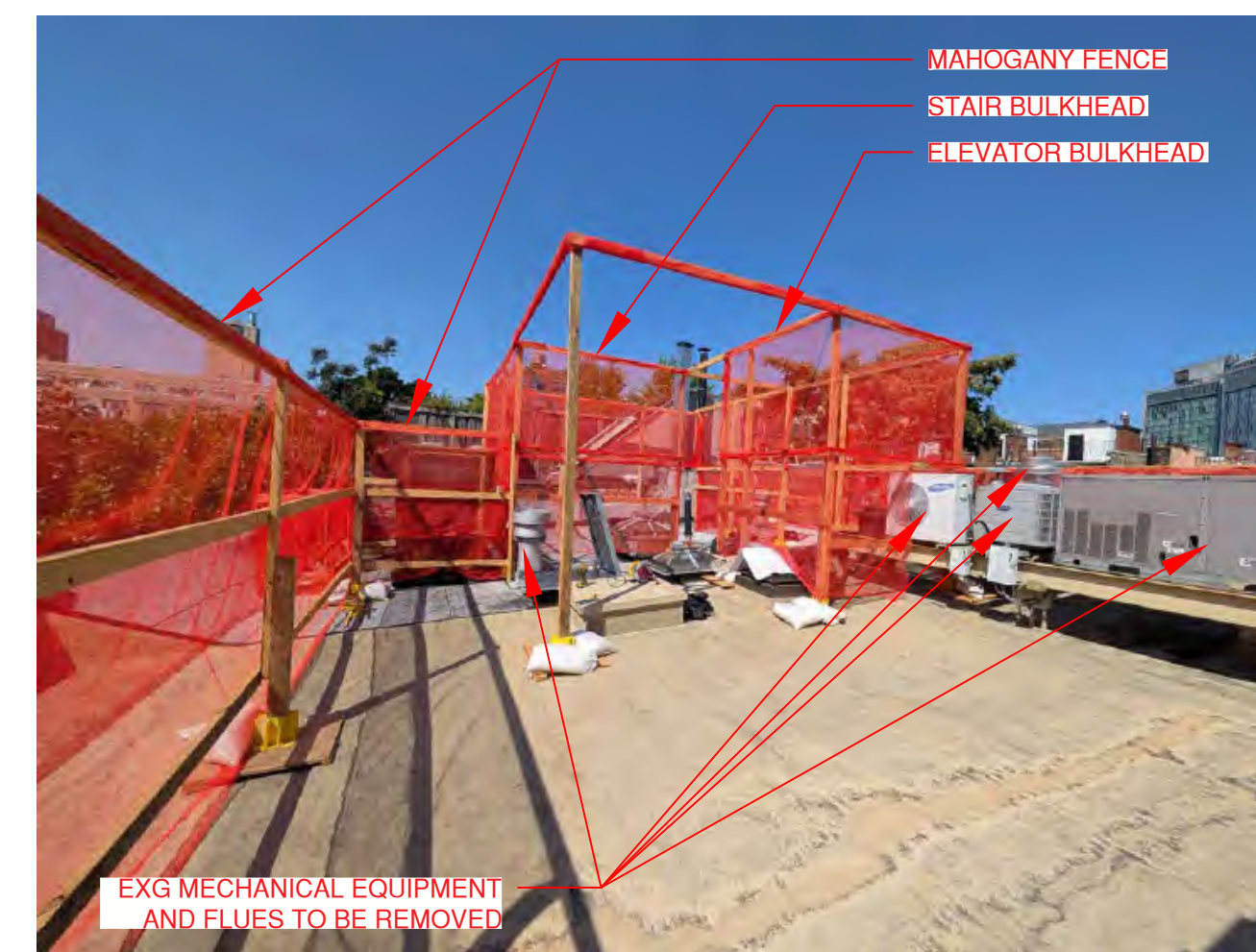
6 PROPOSED ROOF PLAN
SCALE: 3/16" = 1'-0"



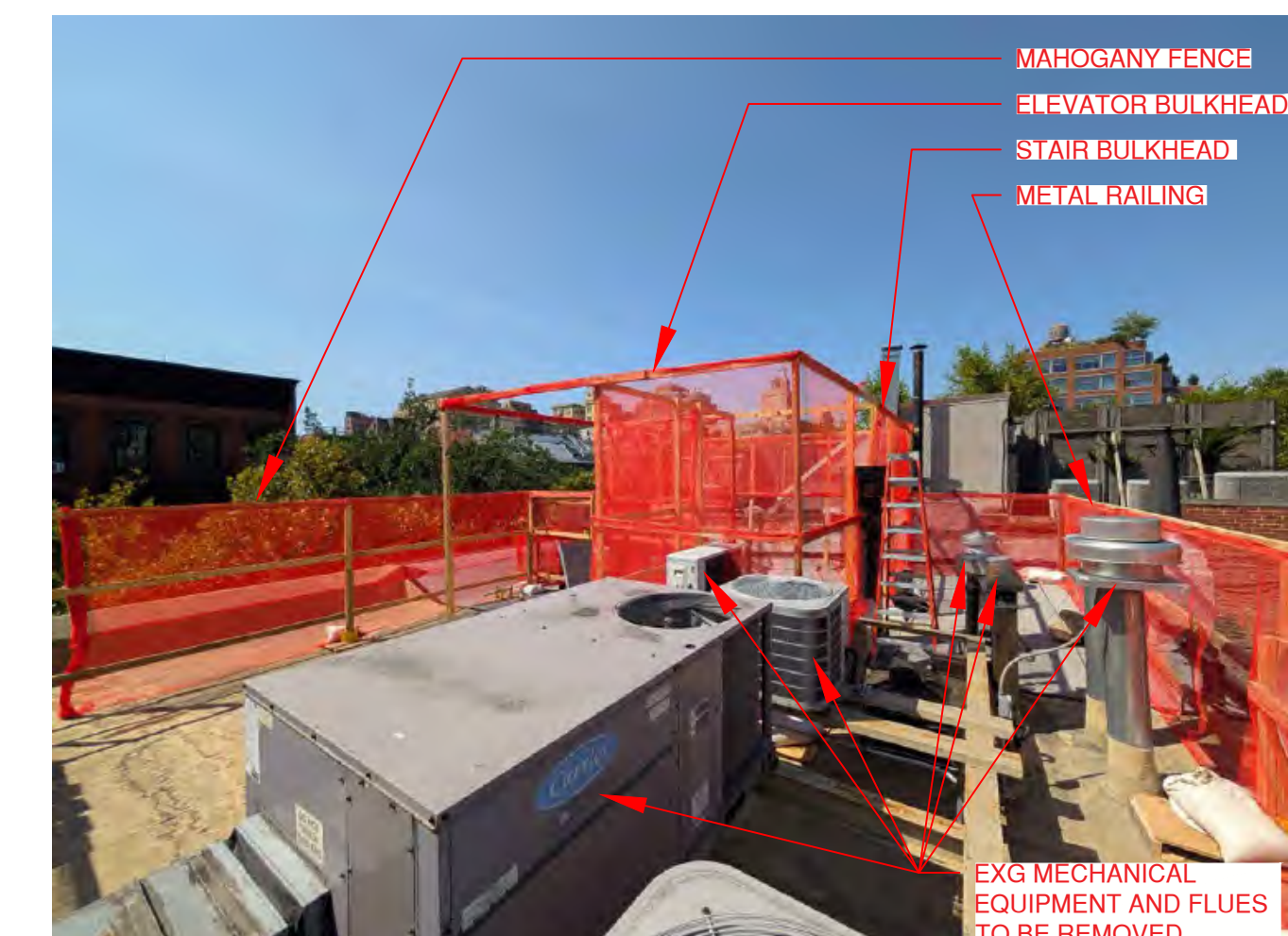
2 MOCK-UP ON ROOF - FRONT @ 79 JANE
SCALE: NTS



3 MOCK-UP ON ROOF - FRONT @ 81 JANE
SCALE: NTS



4 MOCK-UP ON ROOF - FRONT @ 79 JANE
SCALE: NTS



5 MOCK-UP ON ROOF - REAR @ 79 JANE
SCALE: NTS

MOCK-UP PHOTOS - ROOF



1 PHOTO 79-81 JANE WITH MOCK-UP FROM SIDEWALK LOOKING NORTHWEST
SCALE: NTS



CLOSE-UP VIEW

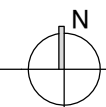
TOP OF MAHOGANY FENCE
SLIGHTLY VISIBLE FROM THIS
AREA



2 PHOTO 79-81 JANE WITH MOCK-UP FROM SIDEWALK LOOKING NORTHEAST
SCALE: NTS



6 PROPOSED ROOF PLAN
SCALE: 3/16" = 1'-0"



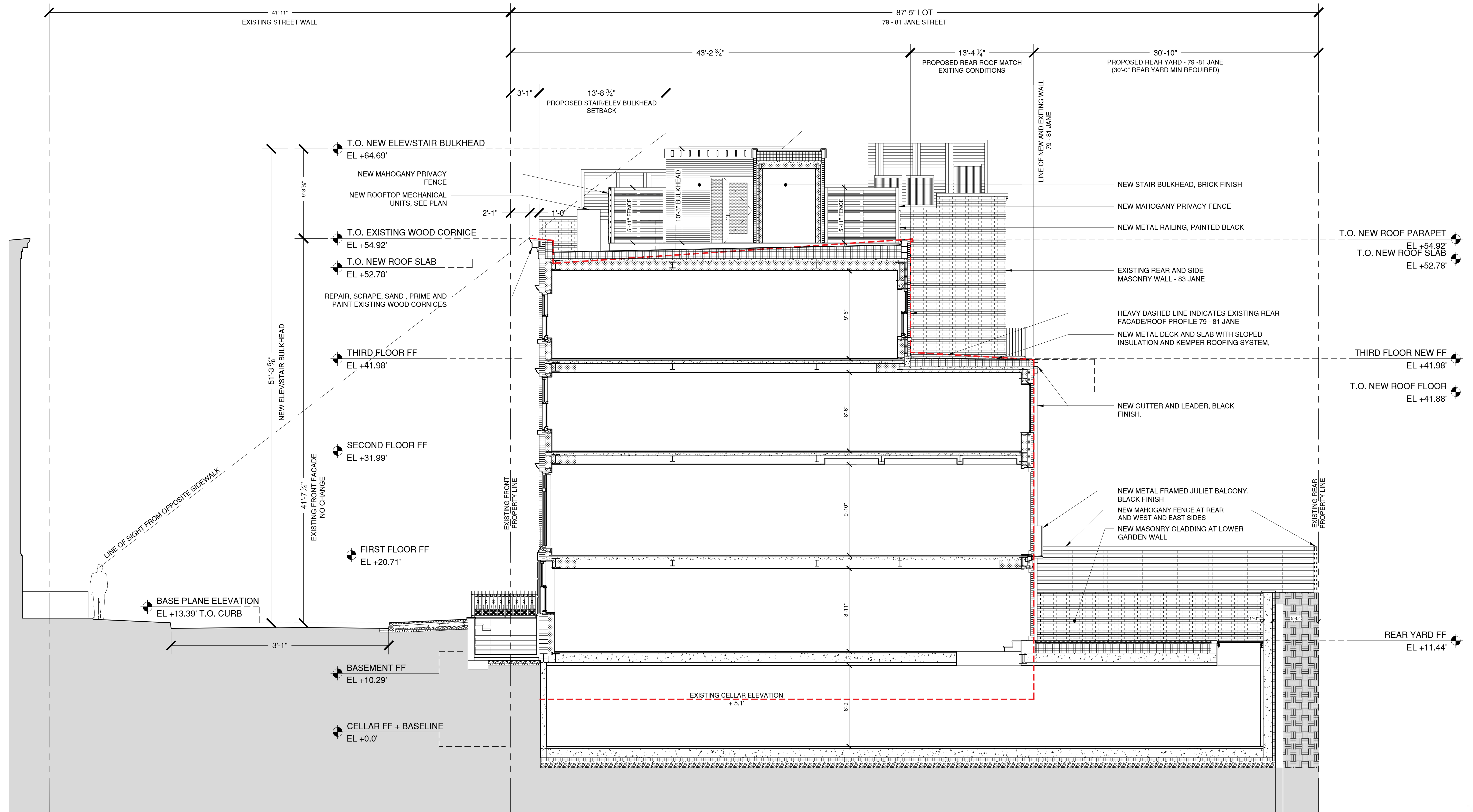
3 PHOTO 79-81 JANE WITH MOCK-UP FROM
ACROSS THE STREET
SCALE: NTS



4 PHOTO 79-81 JANE WITH MOCK-UP
FROM SIDEWALK
SCALE: NTS

79-81 JANE STREET

PROPOSED BUILDING SECTION



1 PROPOSED BUILDING SECTION - LOOKING WEST
SCALE: 3/16" = 1'-0"

79-81 JANE STREET

REAR ELEVATION RENDERINGS



① REAR FACADE - AERIAL VIEW
SCALE: NTS



② REAR FACADE - VIEW FROM REAR YARD
SCALE: NTS

79-81 JANE STREET

PRECEDENT IMAGES



109 WAVERLY PL.
(LPC APPROVED 2011)



146 WAVERLY PL.
(LPC APPROVED 2014)



354 WEST 20TH ST.
(LPC APPROVED 2015)



235 WEST 11TH ST.
(LPC APPROVED 2021)



84 PERRY ST.



64 PERRY ST.



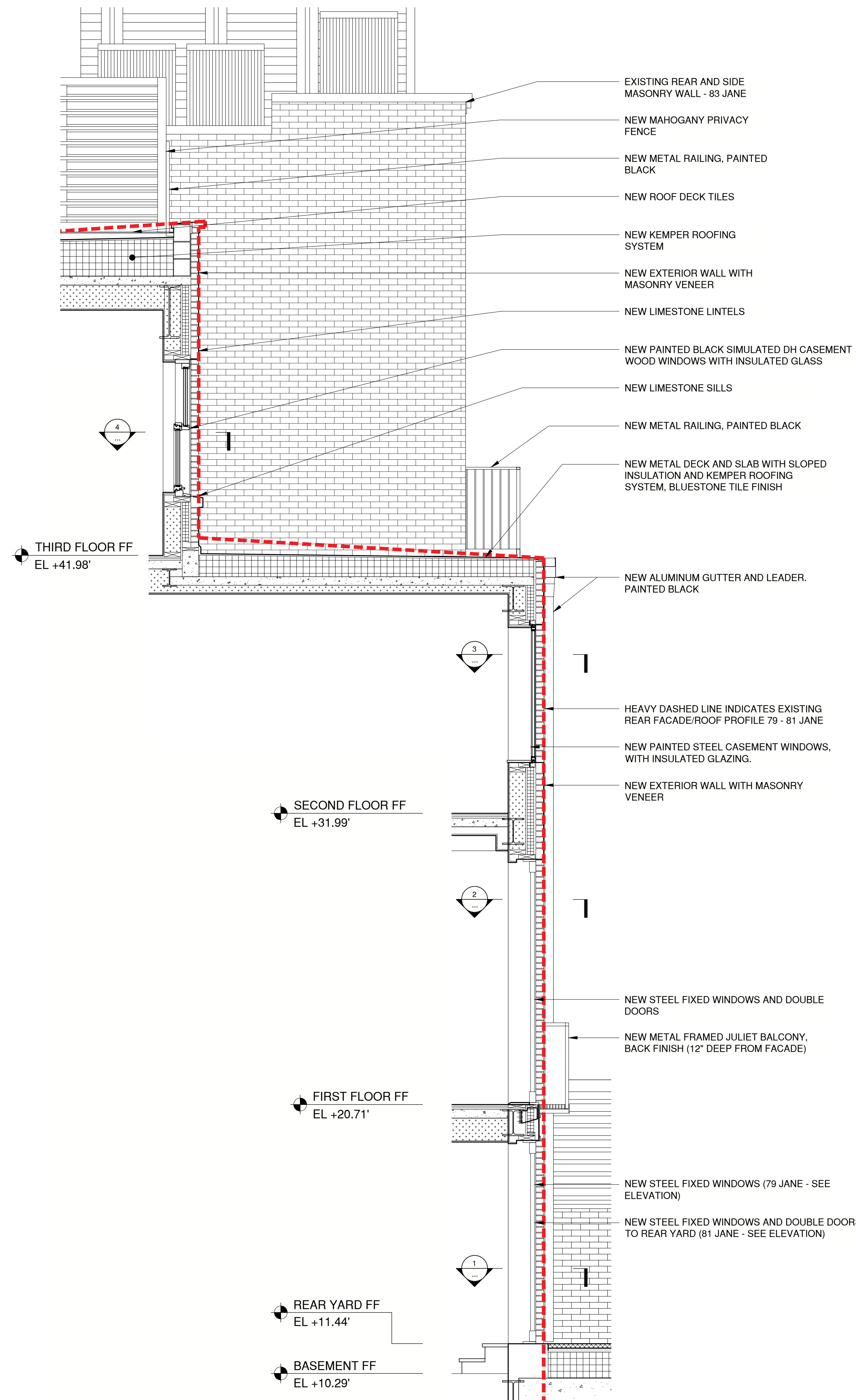
51 BARROW ST.
(LPC APPROVED 2024)



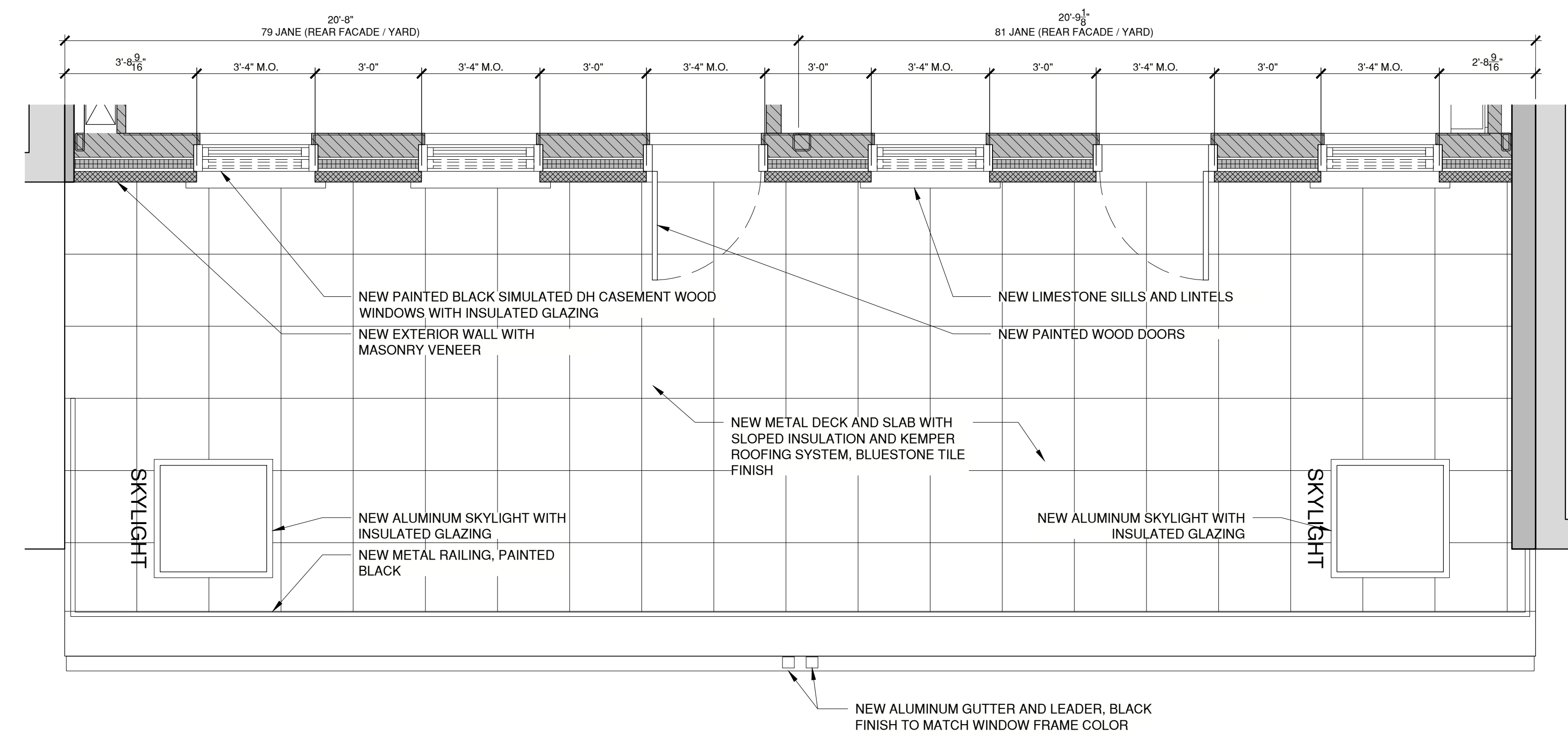
75 JANE (LPC APPROVED 2015)
77 JANE (LPC APPROVED 2018)

79-81 JANE STREET

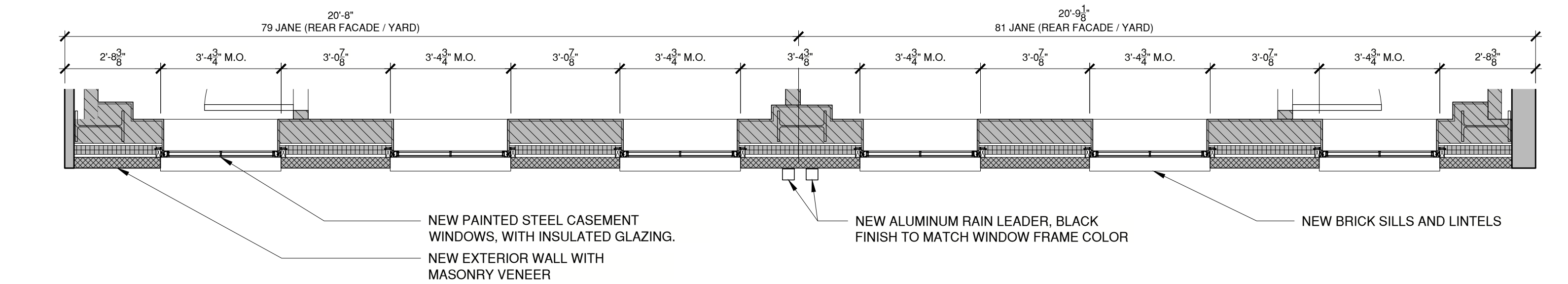
PROPOSED REAR FACADE SECTION AND PLAN DETAILS



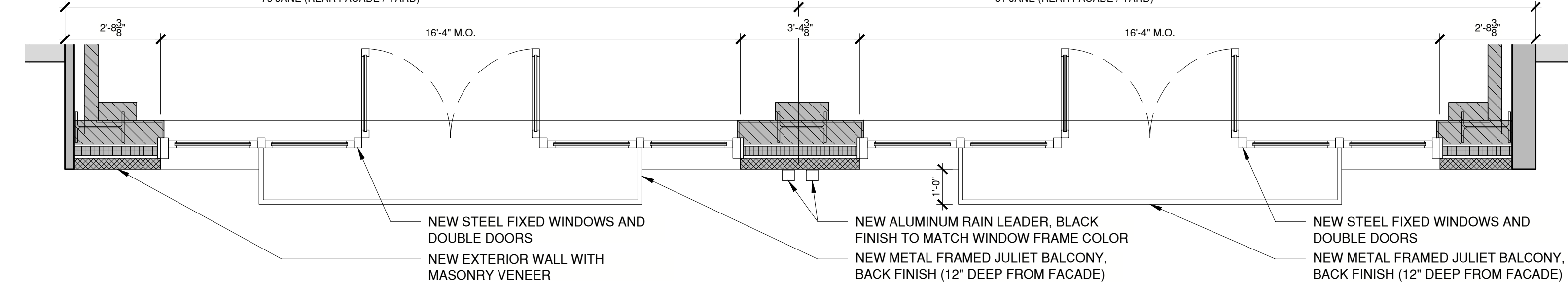
5 WALL SECTION AT REAR FACADE AND ROOF
 SCALE: 3/8" = 1'-0"



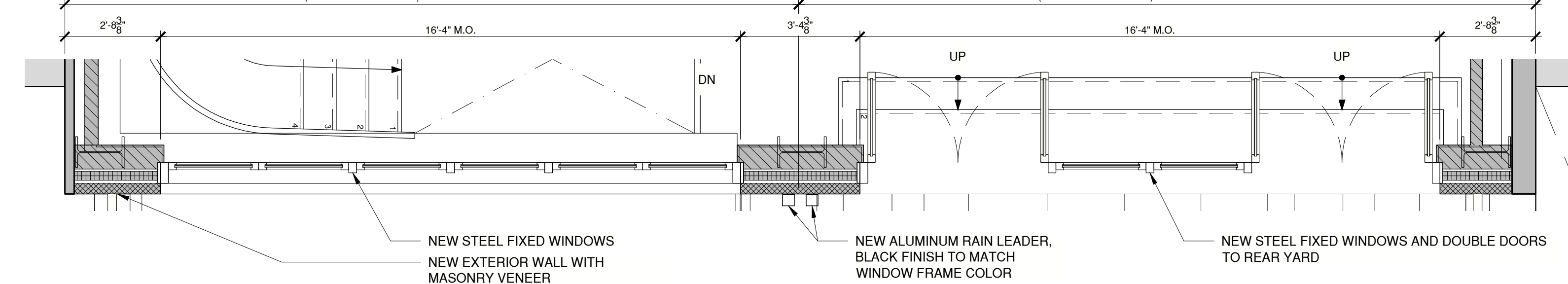
4 REAR FACADE PARTIAL PLAN - THIRD FLOOR
 SCALE: 3/8" = 1'-0"



3 REAR FACADE PARTIAL PLAN - SECOND FLOOR
 SCALE: 3/8" = 1'-0"



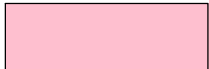


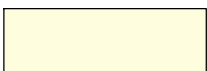







2 REAR FACADE PARTIAL PLAN - FIRST FLOOR
 SCALE: 3/8" = 1'-0"

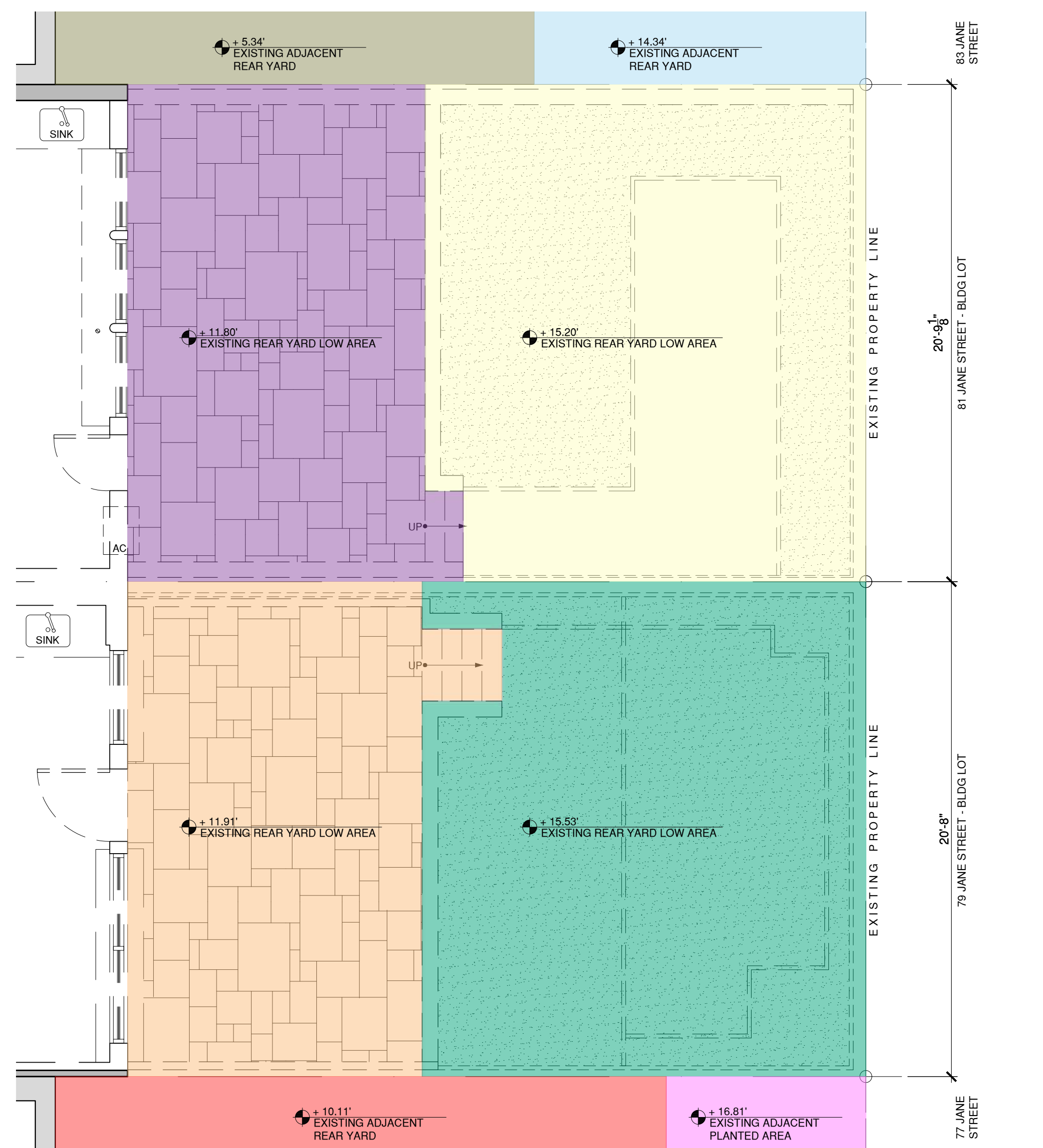


1 REAR FACADE PARTIAL PLAN - BASEMENT LEVEL
 SCALE: 3/8" = 1'-0"

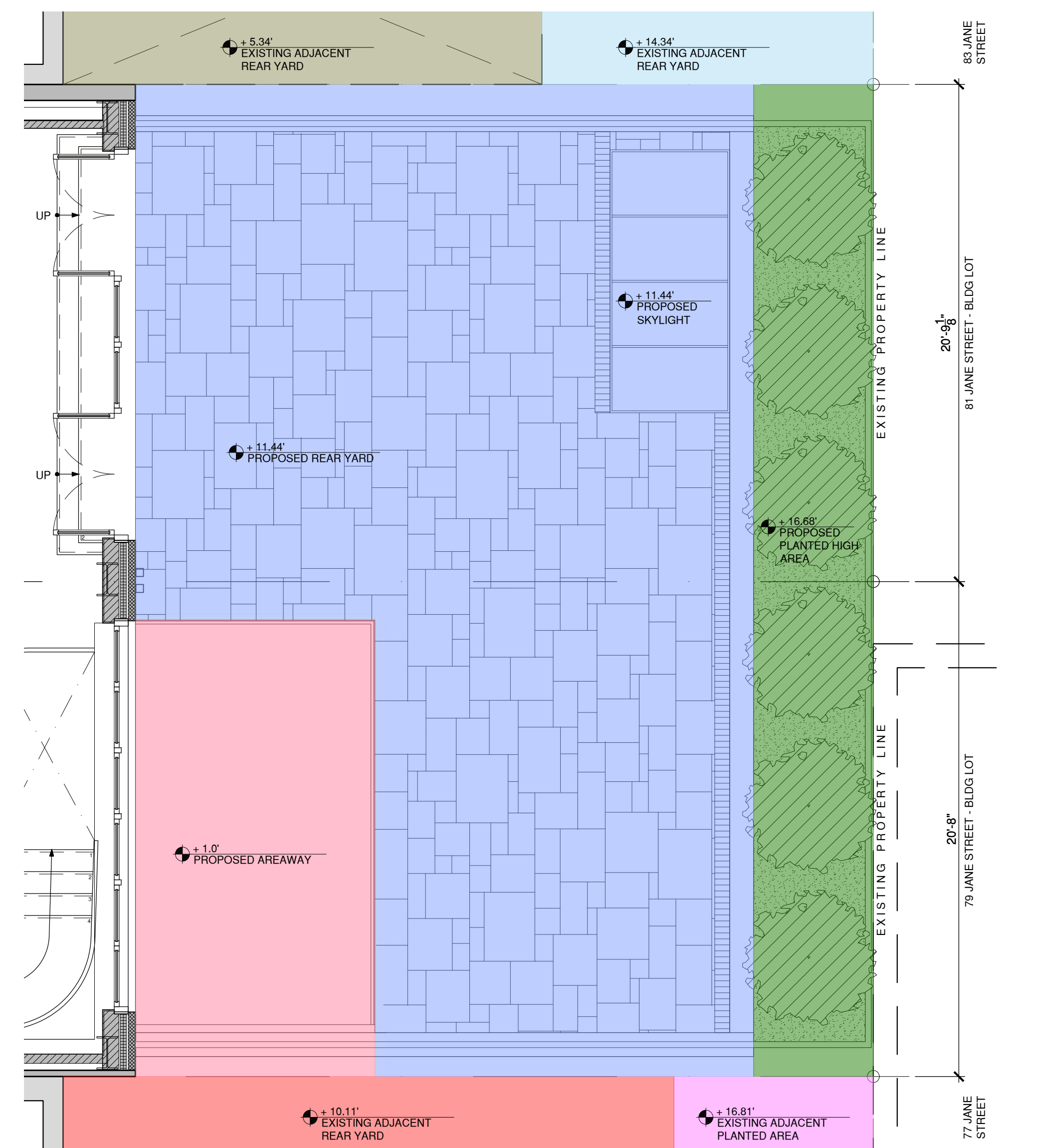
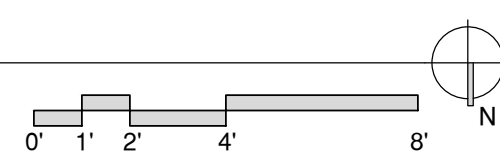
79-81 JANE STREET

EXISTING & PROPOSED REAR YARD PLANS

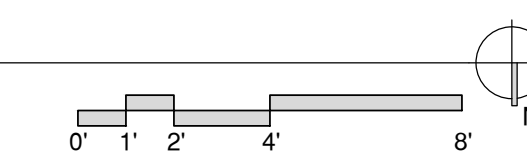
	GRADE ELEVATION +/- 1.0'		GRADE ELEVATION +/- 14.34'
	GRADE ELEVATION +/- 5.34'		GRADE ELEVATION +/- 15.20'
	GRADE ELEVATION +/- 10.11'		GRADE ELEVATION +/- 15.53'
	GRADE ELEVATION +/- 11.44'		GRADE ELEVATION +/- 16.68'
	GRADE ELEVATION +/- 11.80'		GRADE ELEVATION +/- 16.81'
	GRADE ELEVATION +/- 11.91'		



1 EXISTING - REAR YARD PLAN
SCALE: 1/4" = 1'-0"



2 PROPOSED - REAR YARD PLAN
SCALE: 1/4" = 1'-0"

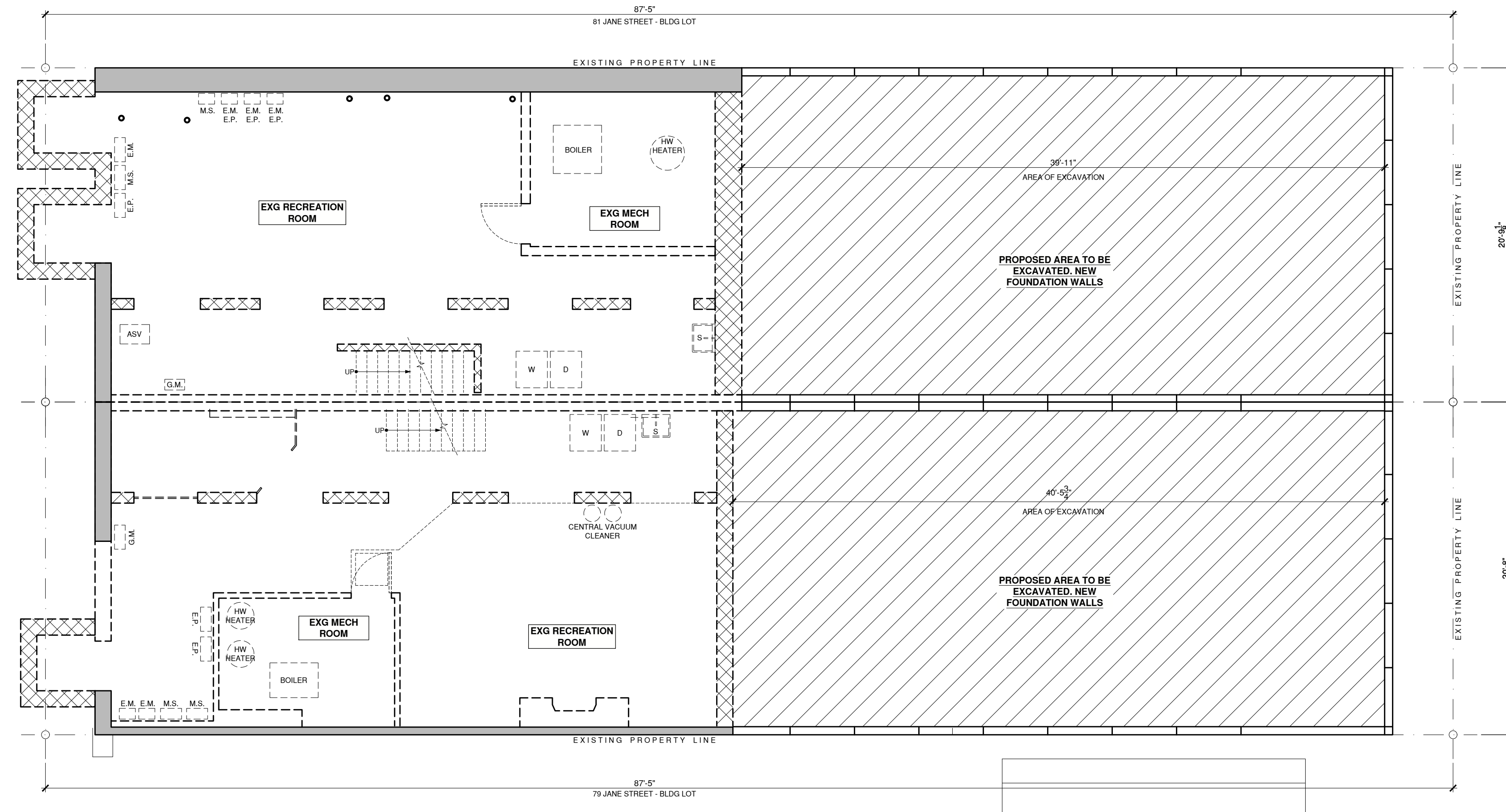


79-81 JANE STREET

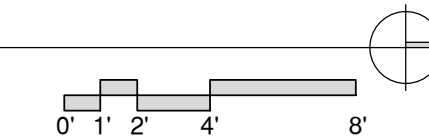
EXG & PROPOSED CELLAR PLANS

79 - 81 JANE STREET - DEMOLITION WORK

- FRONT FACADE:**
- EXCAVATE EXISTING AREAWAY.
- REAR FACADE:**
- EXCAVATE EXISTING REAR YARD.
- INTERIOR:**
- REMOVE ALL EXISTING PARTITIONS AND FINISHES.
 - EXCAVATE EXISTING CELLAR.

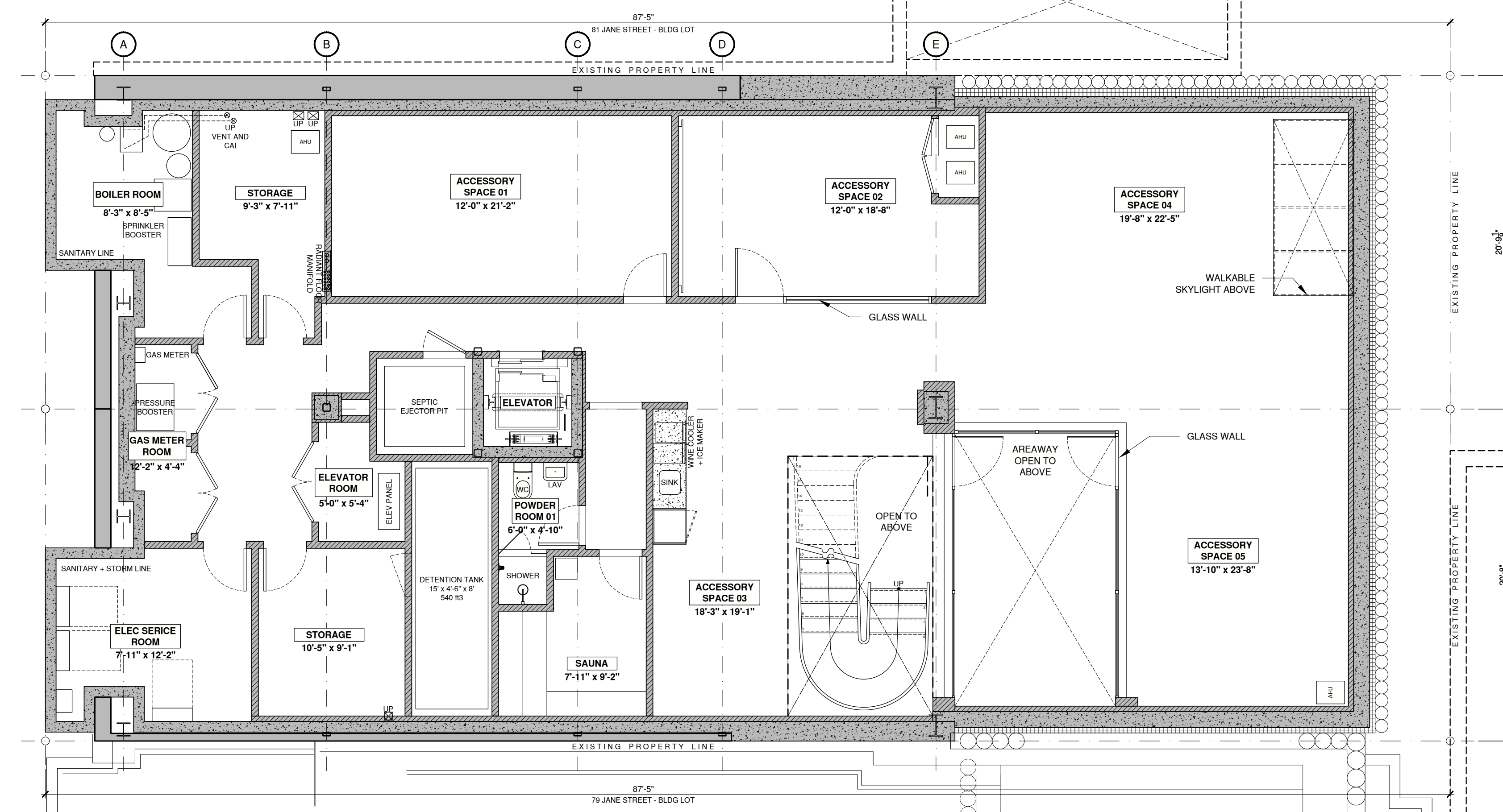


1 EXISTING 79-81 CELLAR PLAN
SCALE: 3/16" = 1'-0"



79 - 81 JANE STREET - PROPOSED WORK

- FRONT FACADE:**
- NEW AREAWAY.
- INTERIOR:**
- NEW ACCESSORY ROOMS, PARTITIONS AND FINISHES.



2 PROPOSED 79-81 CELLAR PLAN
SCALE: 3/16" = 1'-0"



79-81 JANE STREET

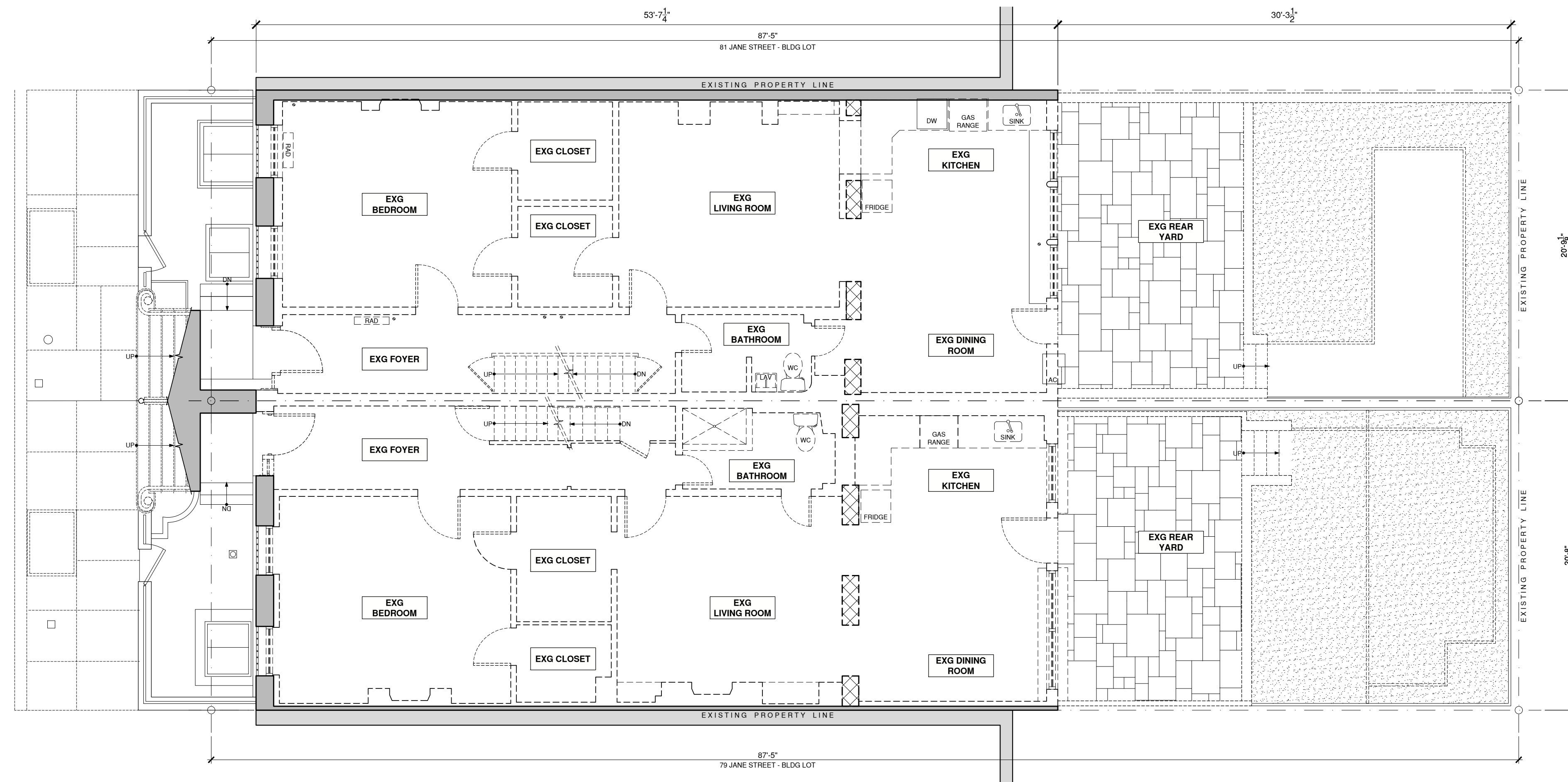
EXG & PROPOSED BASEMENT PLANS

79 - 81 JANE STREET - DEMOLITION WORK

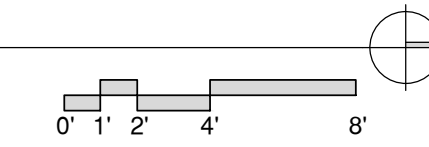
- FRONT FACADE:**
- REMOVE EXISTING CONCRETE SIDEWALK AND CURB.
 - EXCAVATE EXISTING AREAWAY.
 - REMOVE EXISTING METAL RAILING.
 - REMOVE EXISTING WOOD WINDOWS AND METAL GRILLES.

- REAR FACADE:**
- REMOVE ENTIRE EXISTING REAR FACADE INCLUDING WINDOWS AND FRAMING.
 - EXCAVATE EXISTING REAR YARD.
 - REMOVE EXISTING REAR YARD PAVING, STAIRS AND PLANTINGS.

- INTERIOR:**
- REMOVE ALL INTERIOR FINISHES, PARTITIONS AND STRUCTURE.



1 EXISTING 79-81 BASEMENT LEVEL
SCALE: 3/16" = 1'-0"

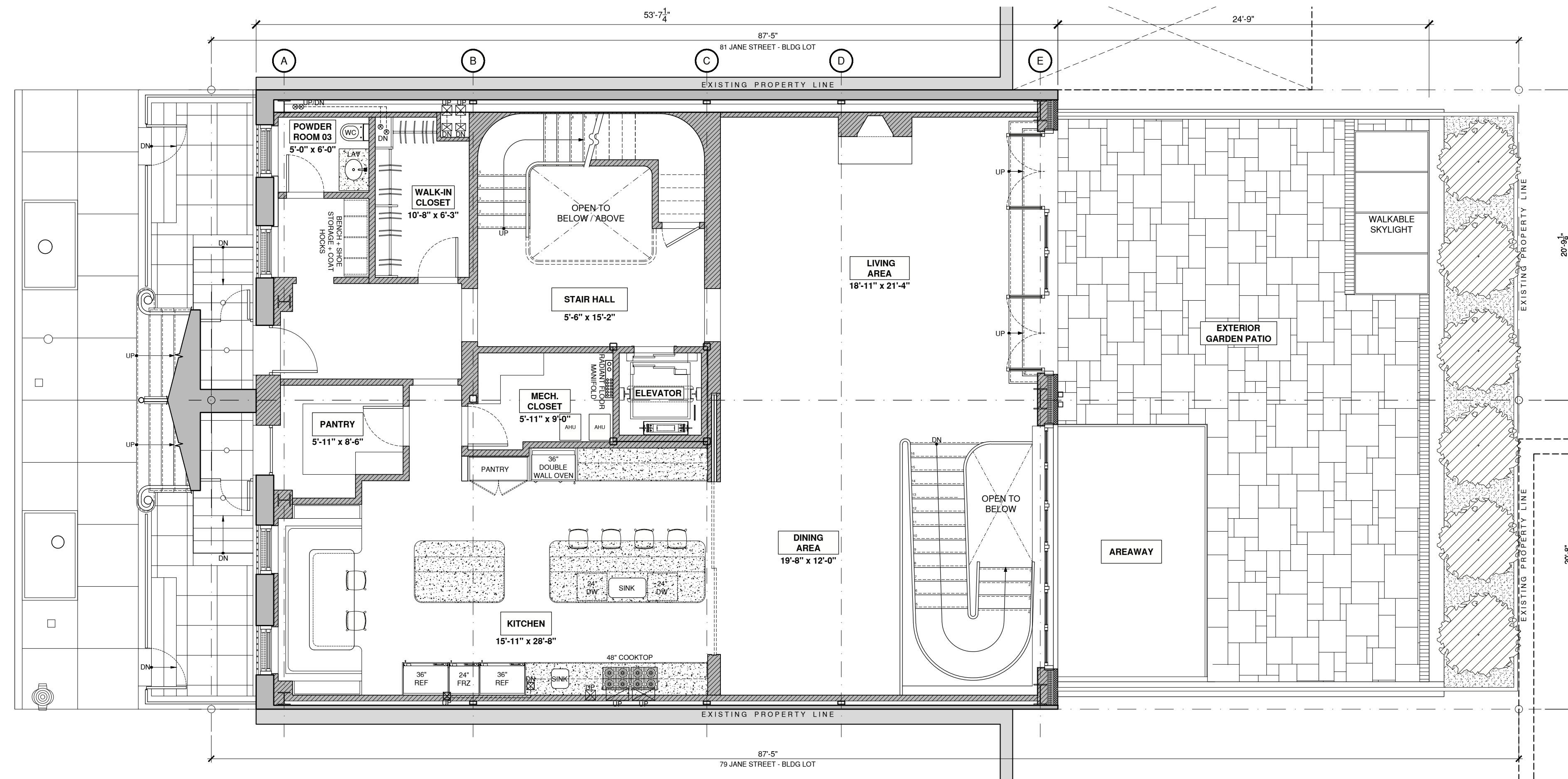


79 - 81 JANE STREET - PROPOSED WORK

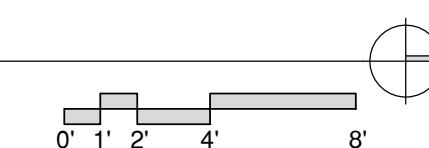
- FRONT FACADE:**
- NEW PAINTED WOOD WINDOWS WITHIN EXISTING MASONRY OPENING.
 - NEW PAINTED METAL GRILLES AT 81 JANE TO MATCH HISTORICAL FROM 79 JANE.
 - NEW AREAWAY WITH BLUESTONE PAVERS.
 - NEW PAINTED METAL FENCE TO MATCH EXISTING HISTORICAL.
 - NEW BLUESTONE SIDEWALK AND CURB.
 - NEW BROWNSTONE PARGE FINISH.

- REAR FACADE:**
- NEW REAR FACADE INCLUDING FRAMING, MASONRY, STEEL DOOR AND SIDELIGHTS.
 - NEW BLUESTONE PAVERS AND PLANTING.
 - NEW WOOD FENCE.

- INTERIOR:**
- NEW INTERIOR FRAMING AND FINISHES.
 - NEW SKYLIGHT TO CELLAR BELOW.
 - NEW AREAWAY TO CELLAR BELOW.



1 PROPOSED 79-81 BASEMENT LEVEL
SCALE: 3/16" = 1'-0"

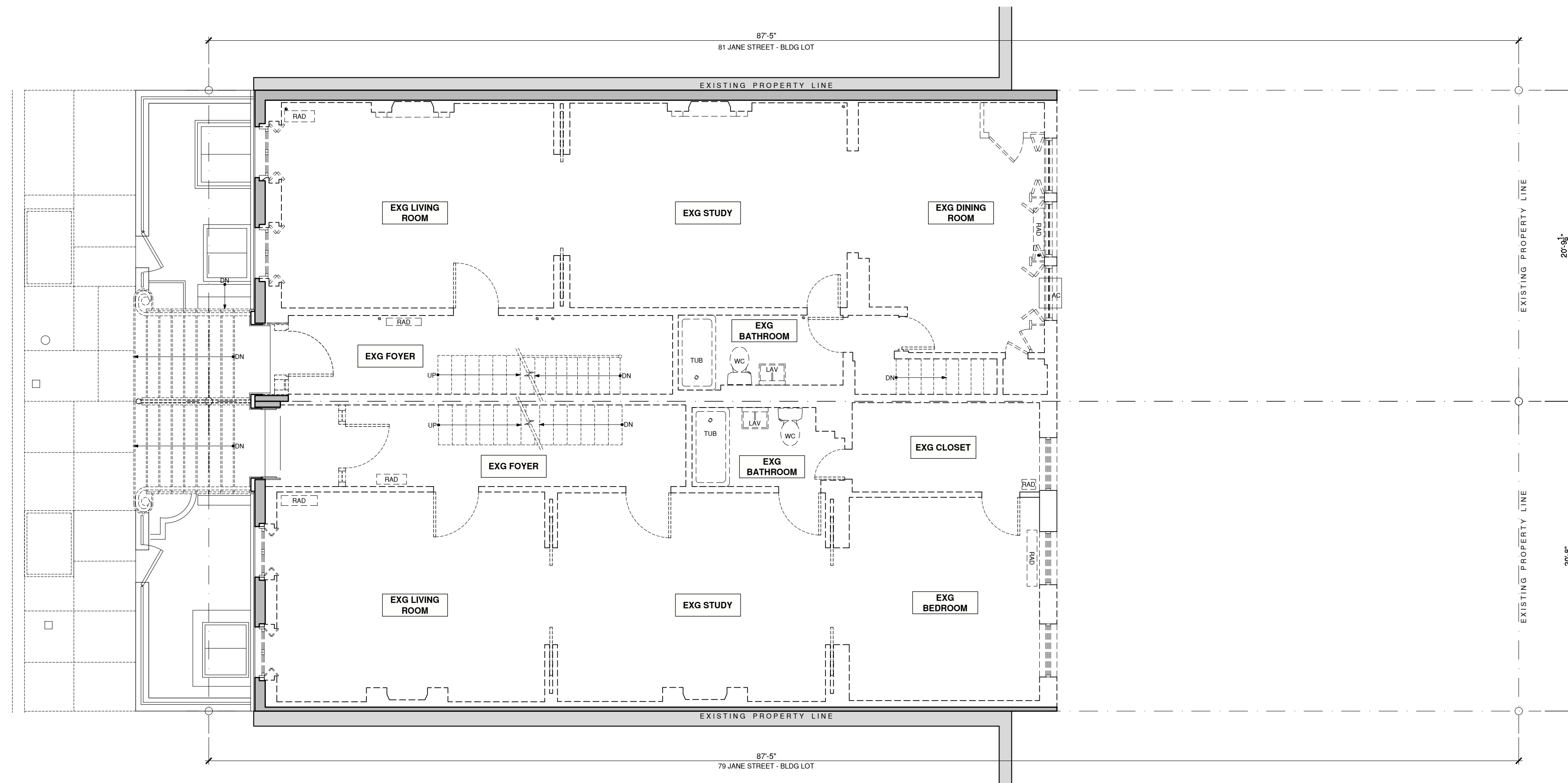


79-81 JANE STREET

EXG & PROPOSED FIRST FLOOR PLANS

79 - 81 JANE STREET - DEMOLITION WORK

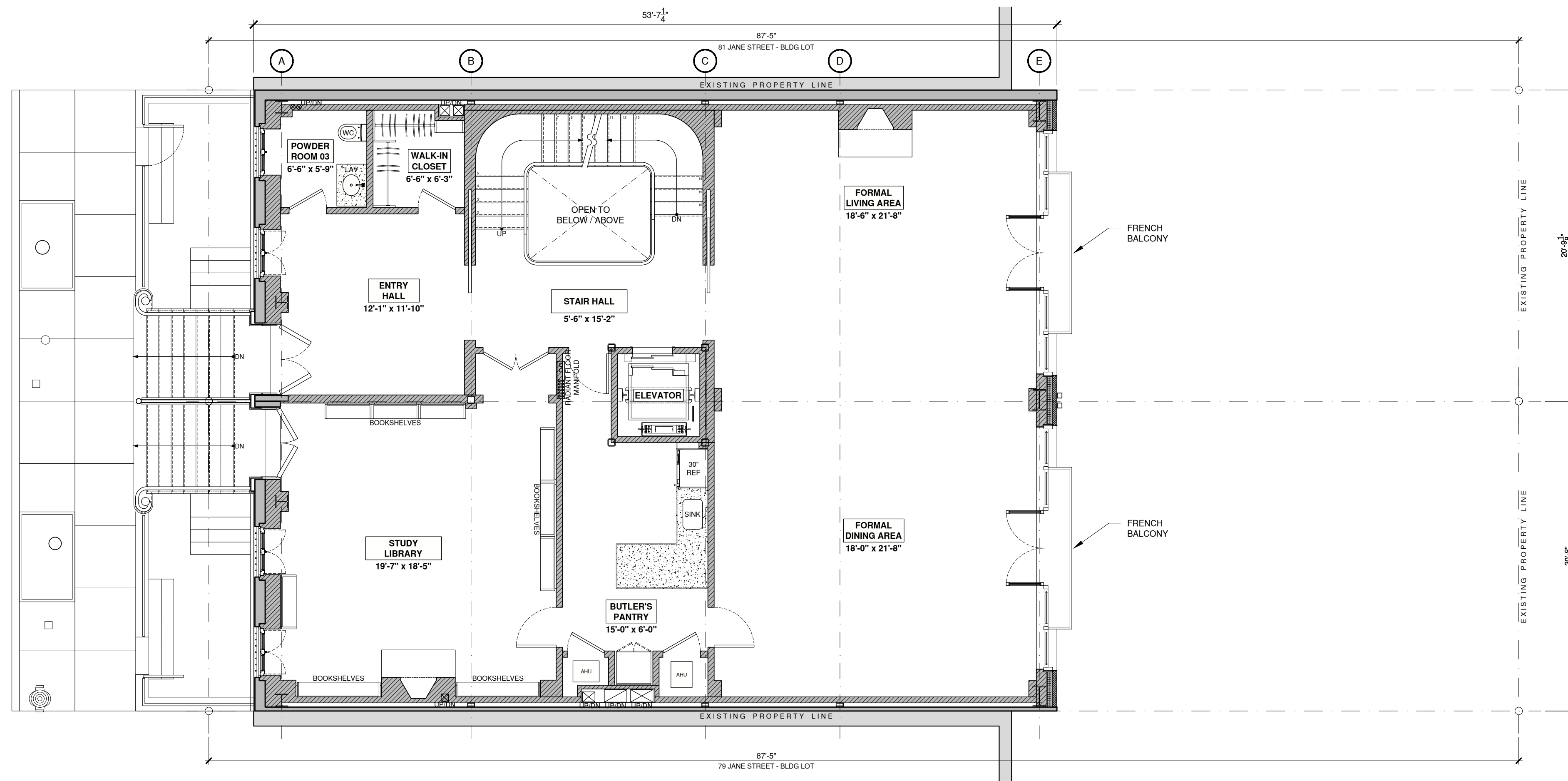
- FRONT FACADE:**
- REMOVE EXISTING WOOD WINDOWS AND METAL GRILLES.
 - REMOVE ENTRY DOOR 81 JANE.
- REAR FACADE:**
- REMOVE ENTIRE EXISTING REAR FACADE INCLUDING WINDOWS AND FRAMING.
- INTERIOR:**
- REMOVE ALL INTERIOR FINISHES, PARTITIONS AND STRUCTURE.



1 EXISTING 79-81 FIRST FLOOR - PARLOR LEVEL
SCALE: 3/16" = 1'-0"

79 - 81 JANE STREET - PROPOSED WORK

- FRONT FACADE:**
- NEW PAINTED WOOD WINDOWS WITHIN EXISTING MASONRY OPENING.
 - NEW PAINTED METAL GRILLES AT 81 JANE TO MATCH HISTORICAL FROM 79 JANE.
 - NEW ENTRY DOOR AT 81 JANE TO MATCH HISTORICAL
- REAR FACADE:**
- NEW REAR FACADE INCLUDING FRAMING, MASONRY, STEEL DOOR AND SIDELIGHTS.
- INTERIOR:**
- NEW INTERIOR FRAMING AND FINISHES.



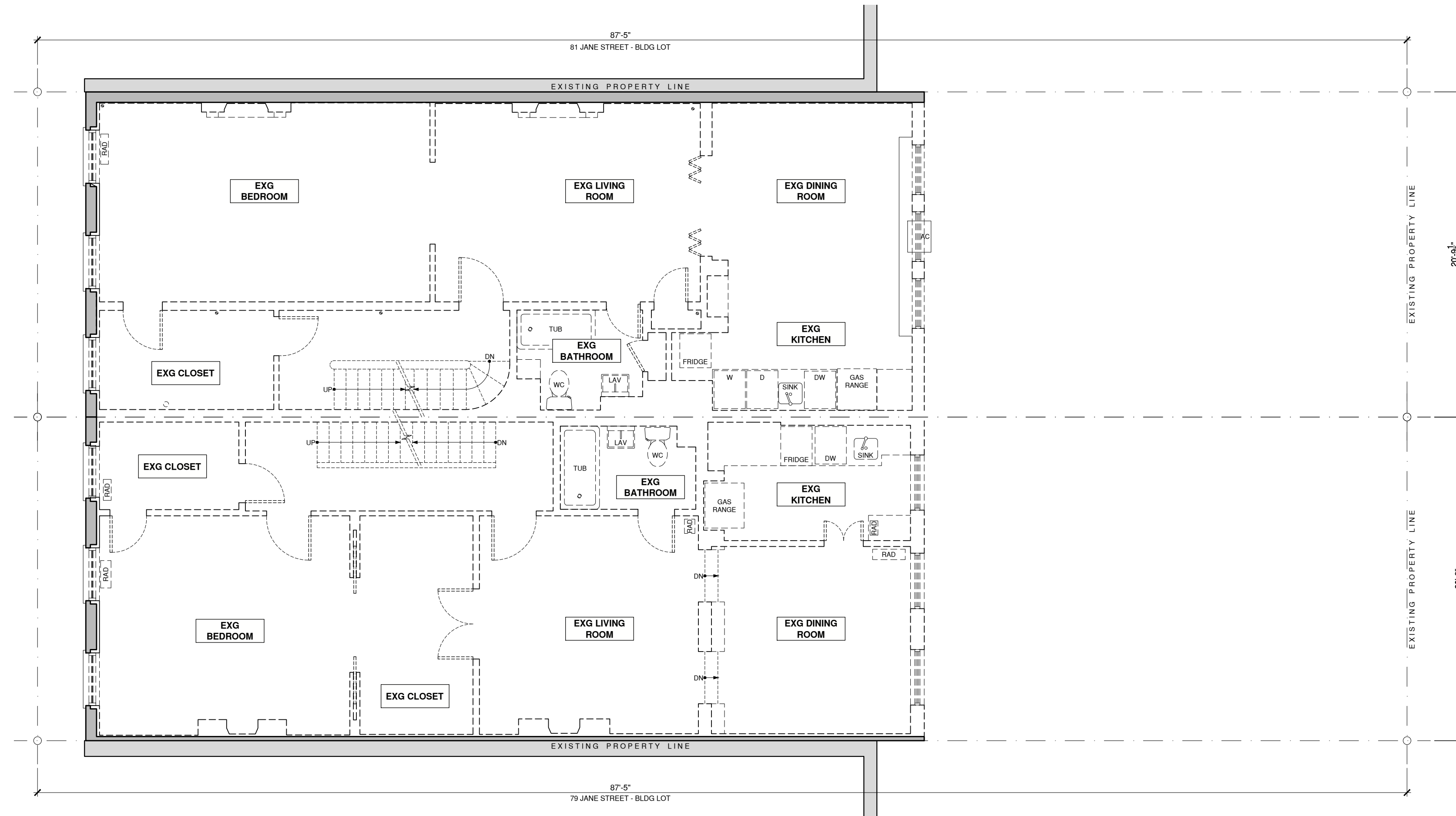
2 PROPOSED 79-81 FIRST FLOOR - PARLOR LEVEL
SCALE: 3/16" = 1'-0"

79-81 JANE STREET

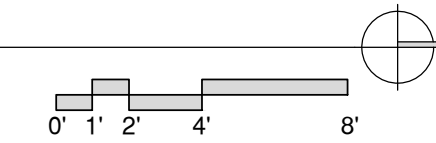
EXG & PROPOSED SECOND FLOOR PLANS

79 - 81 JANE STREET - DEMOLITION WORK

- FRONT FACADE:**
- REMOVE EXISTING WOOD WINDOWS.
- REAR FACADE:**
- REMOVE ENTIRE EXISTING REAR FACADE INCLUDING WINDOWS AND FRAMING.
- INTERIOR:**
- REMOVE ALL INTERIOR FINISHES, PARTITIONS AND STRUCTURE.

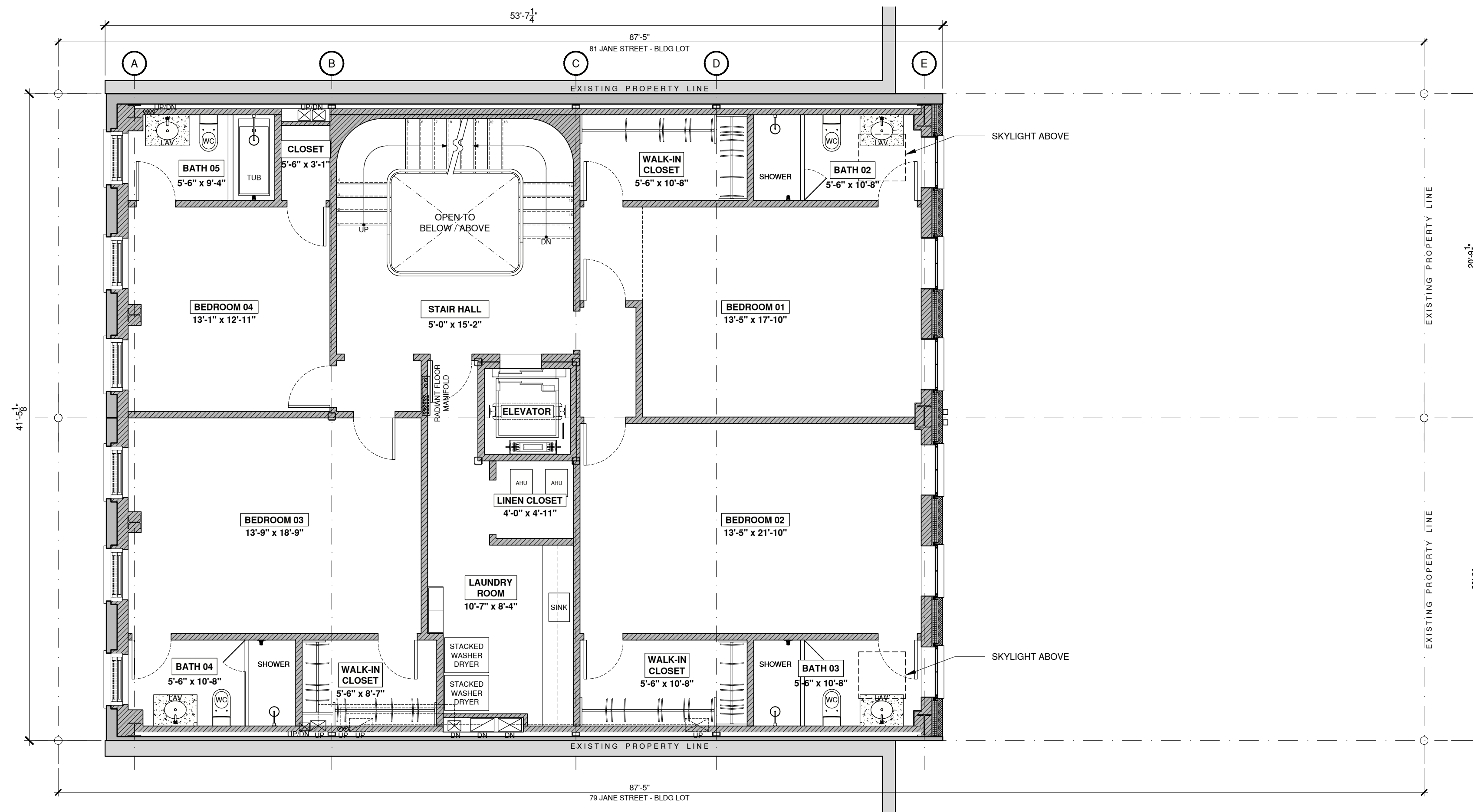


1 EXISTING 79-81 SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"

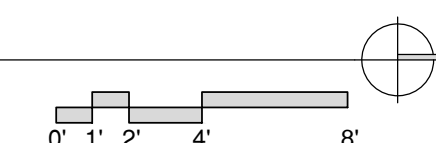


79 - 81 JANE STREET - PROPOSED WORK

- FRONT FACADE:**
- NEW PAINTED WOOD WINDOWS WITHIN EXISTING MASONRY OPENING.
- REAR FACADE:**
- NEW REAR FACADE INCLUDING FRAMING, MASONRY, STEEL WINDOWS.
- INTERIOR:**
- NEW INTERIOR FRAMING AND FINISHES.



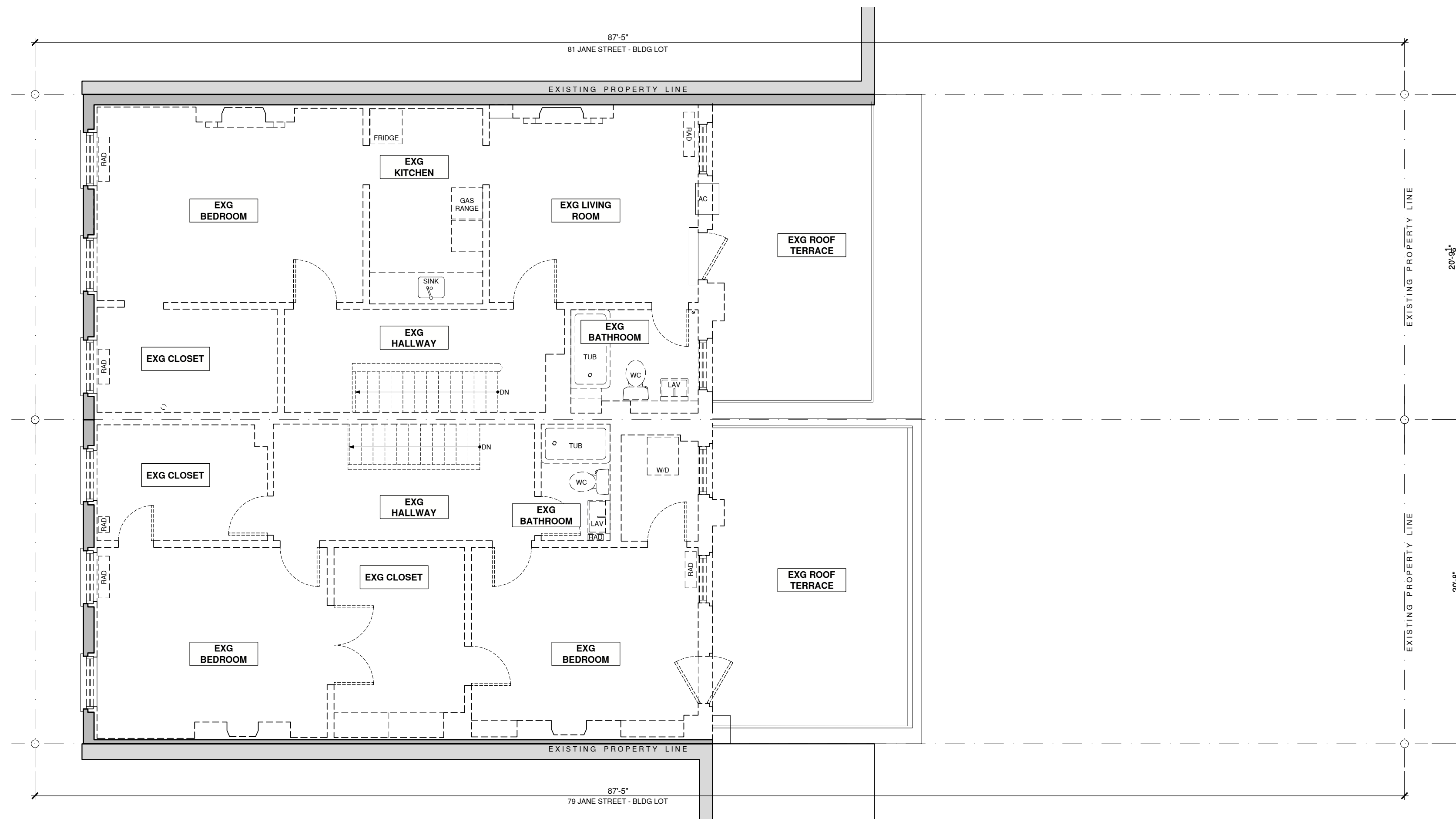
2 PROPOSED 79-81 SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"



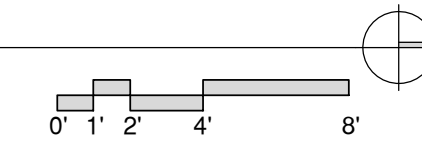
EXG & PROPOSED THIRD FLOOR PLANS

79 - 81 JANE STREET - DEMOLITION WORK

- FRONT FACADE:**
- REMOVE EXISTING WOOD WINDOWS.
- REAR FACADE:**
- REMOVE ENTIRE EXISTING REAR FACADE INCLUDING WINDOWS AND FRAMING.
 - REMOVE EXISTING ROOF TERRACE.
- INTERIOR:**
- REMOVE ALL INTERIOR FINISHES, PARTITIONS AND STRUCTURE.

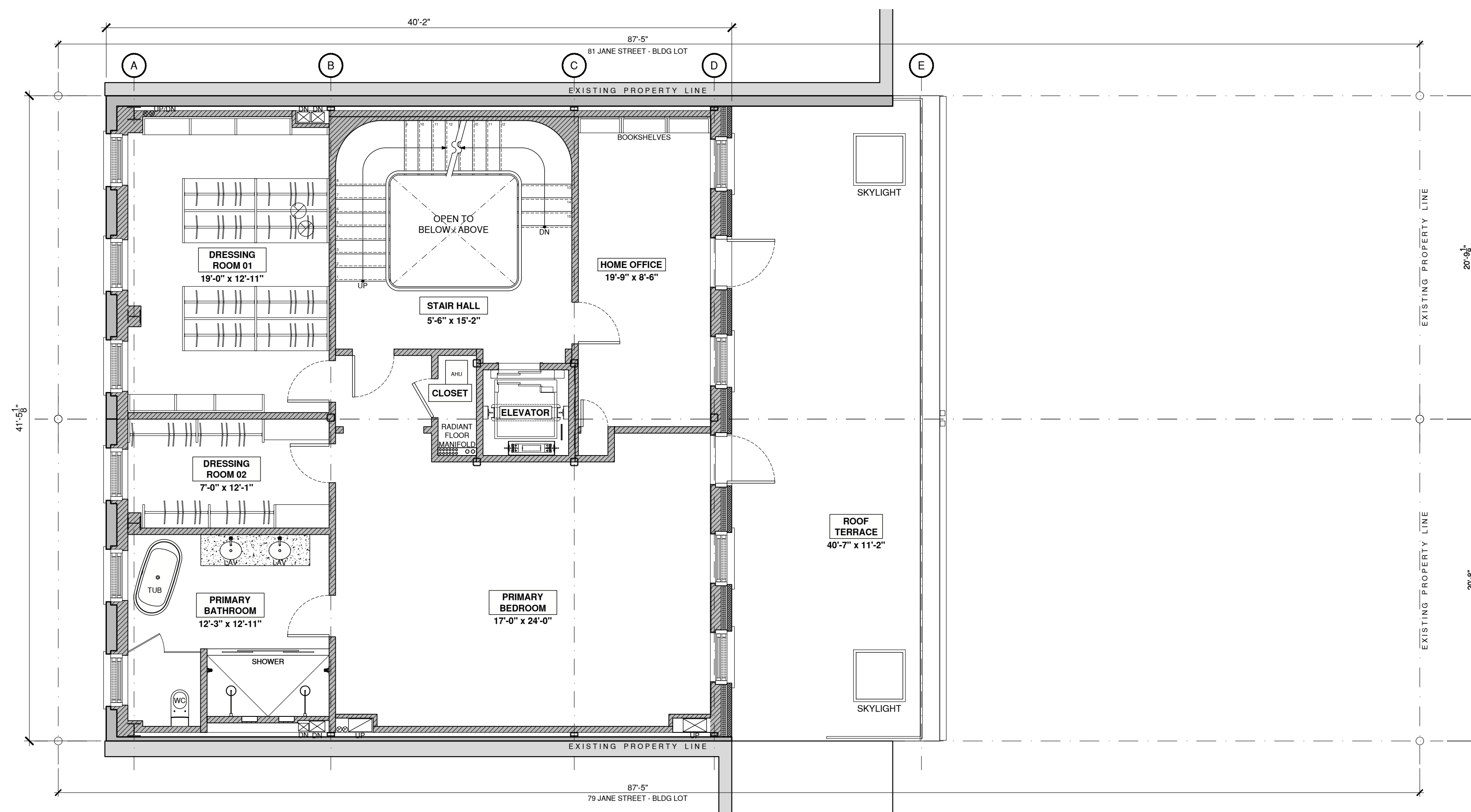


1 EXISTING 79-81 THIRD FLOOR PLAN
SCALE: 3/16" = 1'-0"



79 - 81 JANE STREET - PROPOSED WORK

- FRONT FACADE:**
- NEW PAINTED WOOD WINDOWS WITHIN EXISTING MASONRY OPENING.
- REAR FACADE:**
- NEW REAR FACADE INCLUDING FRAMING, MASONRY, WOOD WINDOWS.
 - NEW SKYLIGHTS TO SECOND FLOOR BELOW.
- INTERIOR:**
- NEW INTERIOR FRAMING AND FINISHES.



2 PROPOSED 79-81 THIRD FLOOR PLAN
SCALE: 3/16" = 1'-0"

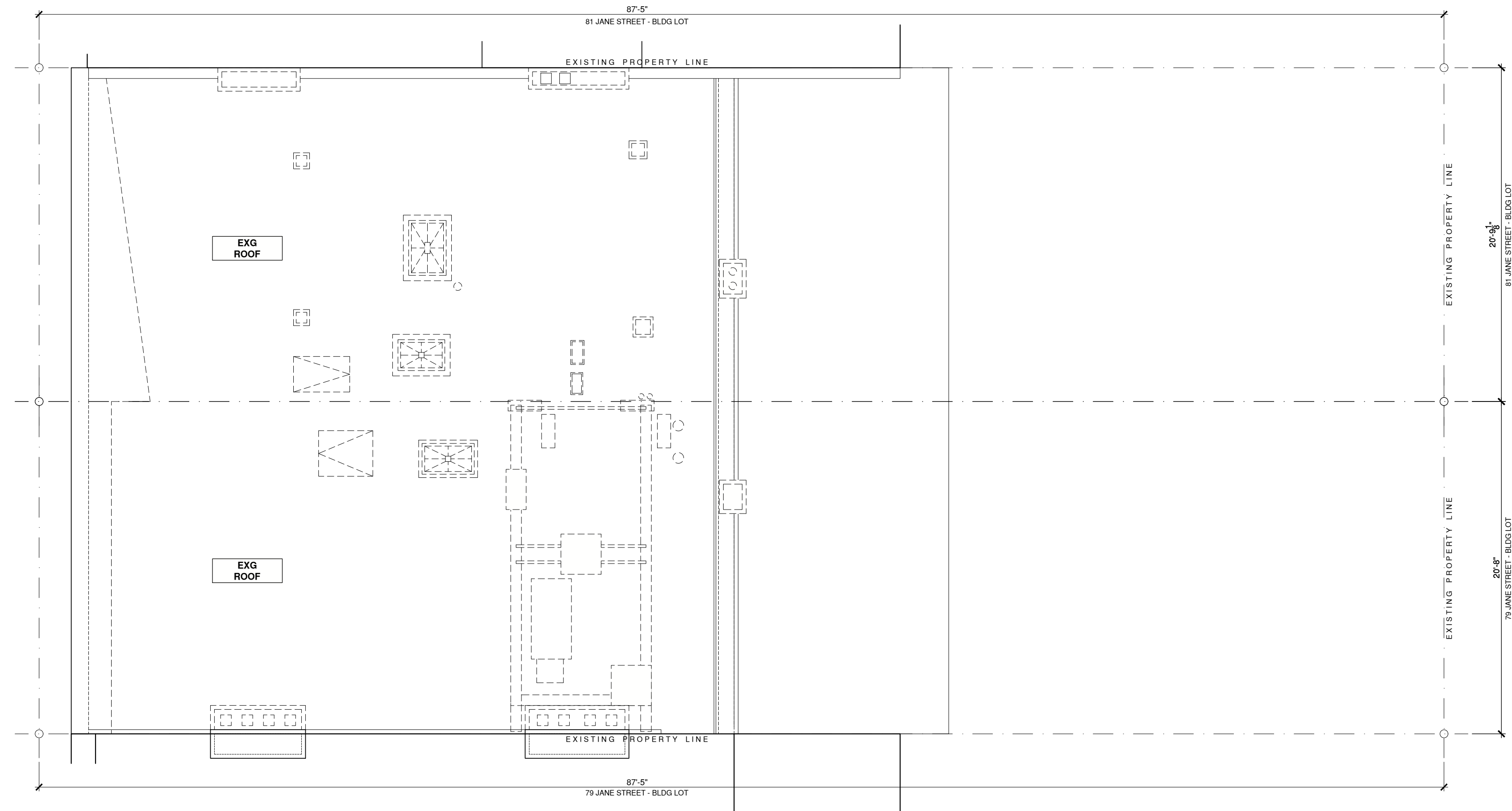


79-81 JANE STREET

EXG & PROPOSED ROOF PLANS

79 - 81 JANE STREET - DEMOLITION WORK

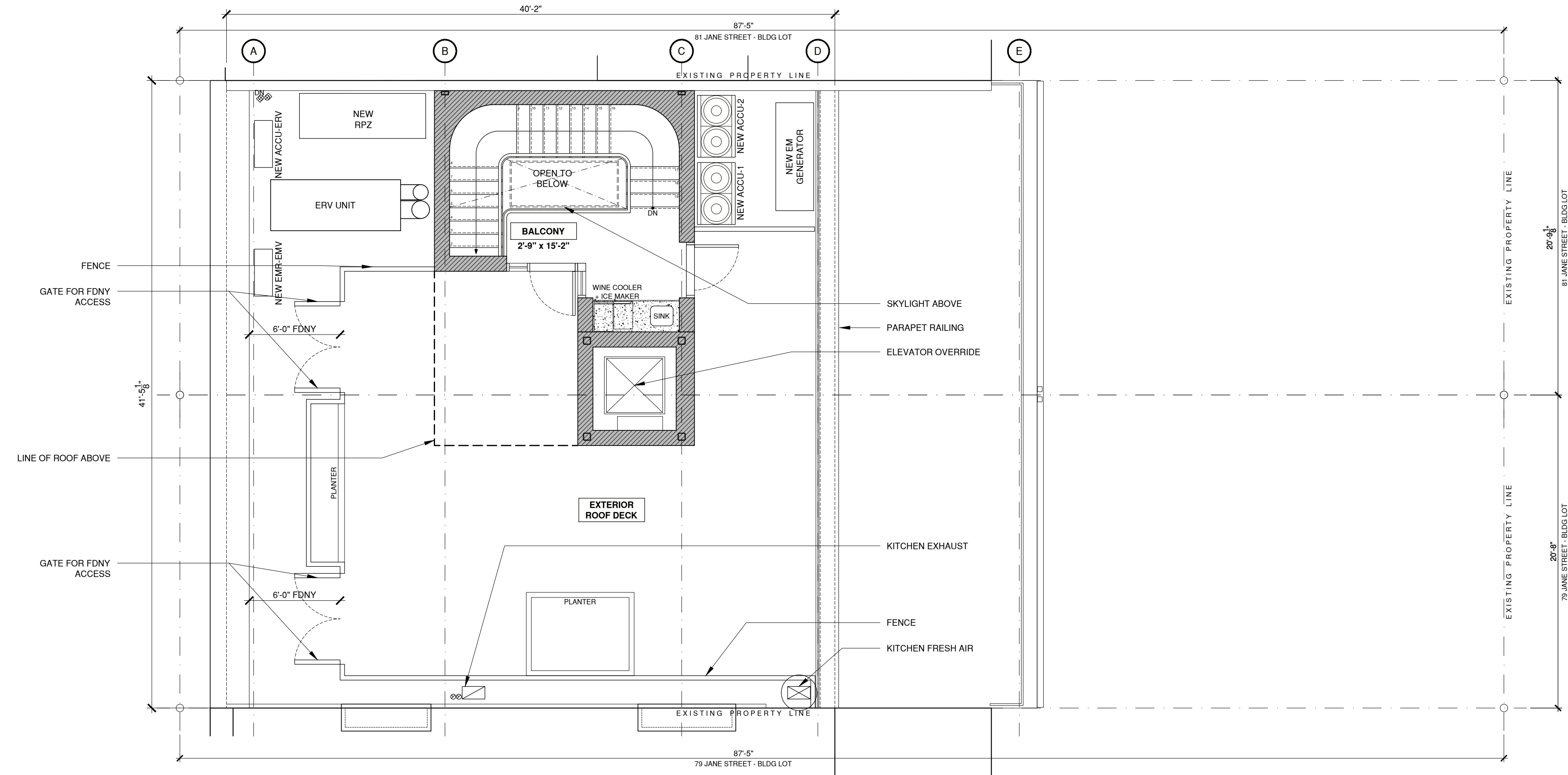
- EXTERIOR:**
- REMOVE EXISTING SKYLIGHTS.
 - REMOVE EXISTING MECHANICAL UNITS.
 - REMOVE EXISTING HATCH DOORS.
 - REMOVE ENTIRE ROOF.



1 EXISTING 79-81 ROOF PLAN
SCALE: 3/16" = 1'-0"

79 - 81 JANE STREET - PROPOSED WORK

- EXTERIOR:**
- NEW ELEVATOR AND STAIR AND STAIR BULKHEAD; **NOT VISIBLE FROM STREET.**
 - NEW ROOFTOP MECHANICAL UNITS; **NOT VISIBLE FROM STREET.**
 - NEW MAHOGANY PRIVACY FENCE; **NOT VISIBLE FROM STREET.**
 - NEW PARAPET RAILING AT REAR FACADE.



2 PROPOSED 79-81 ROOF PLAN
SCALE: 3/16" = 1'-0"

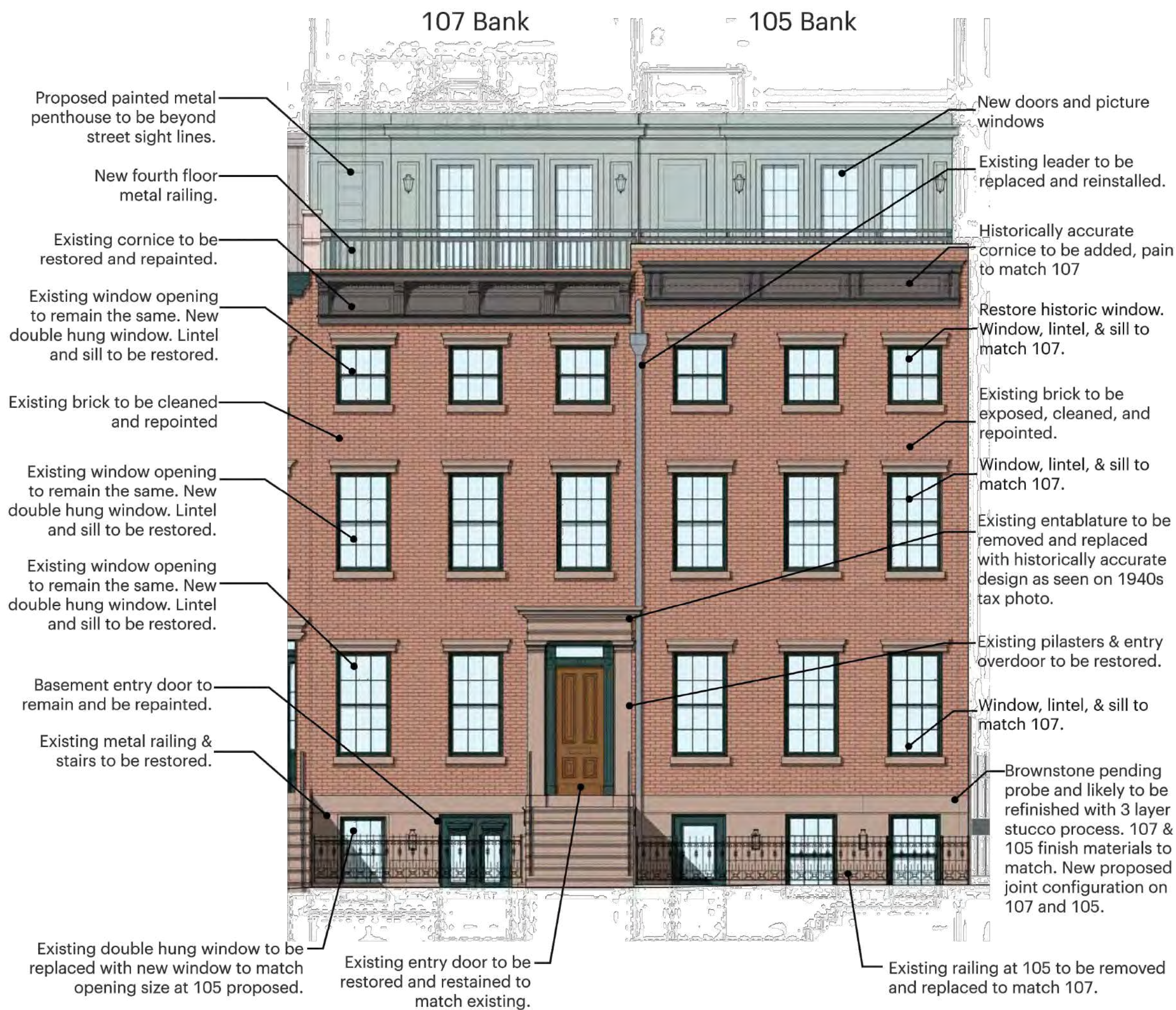
PRECEDENTS

105 - 107 BANK STREET

LPC-22-04647 APPROVED 2022

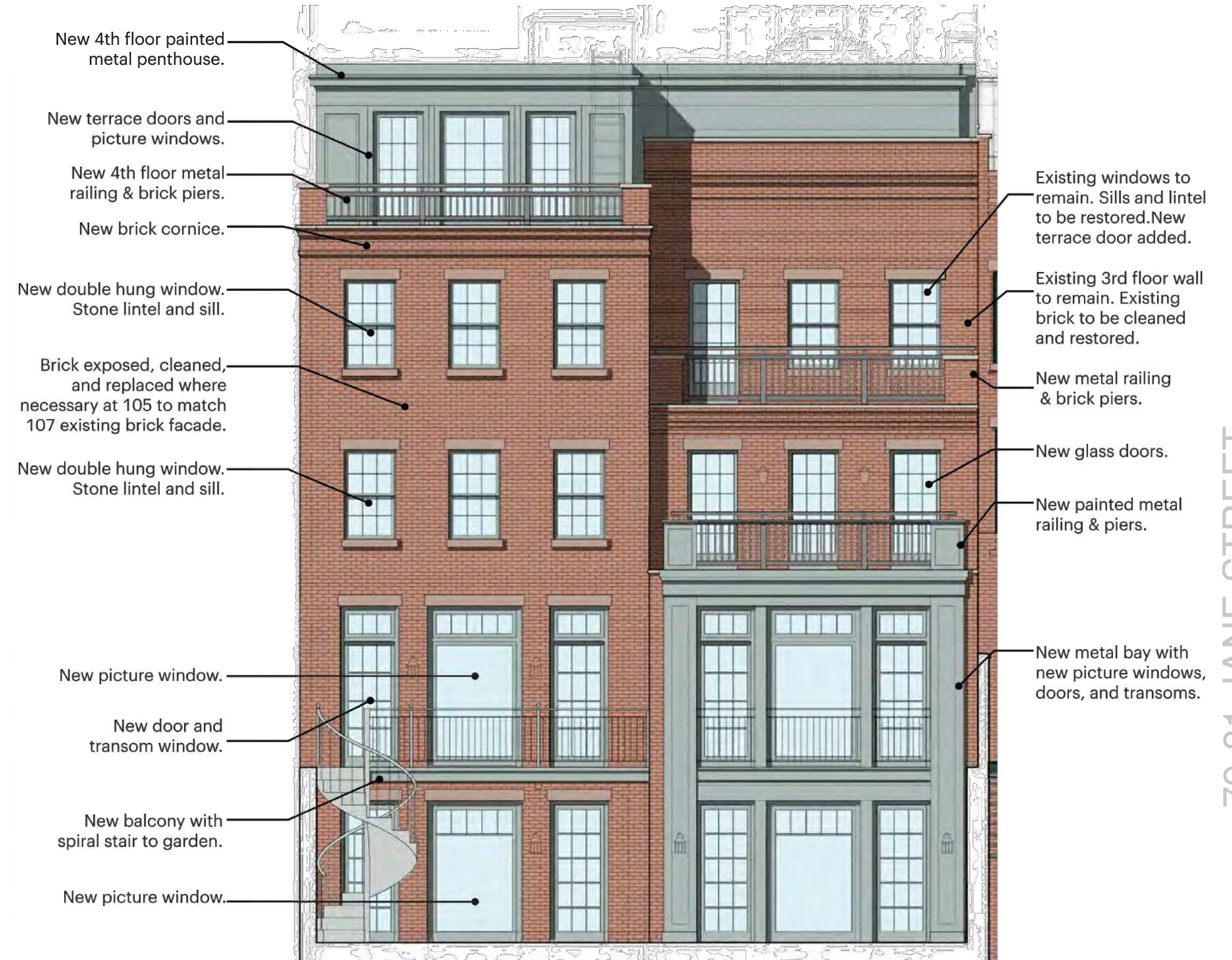
- INTERIOR COMBINATION OF TWO ROW HOUSES.
- FULL REMOVAL OF ALL FLOORS AND PARTY WALL.
- FULL INTERIOR RECONSTRUCTION FOR SINGLE FAMILY DWELLING.
- EXCAVATION UNDER REAR YARD.
- ROOFTOP ADDITION.

PERMIT FINDING:
 "...THAT EXTENSIVE REMOVAL OF THE PARTY WALLS WILL NOT BE PERCEPTIBLE FROM PUBLIC THOROUGHFARES THROUGH THE RELATIVELY SMALL PUNCHED WINDOW OPENINGS OF THE FRONT FACADES..."



Proposed Elevation

SCALE: 1/8" = 1'
 0 2 4 8

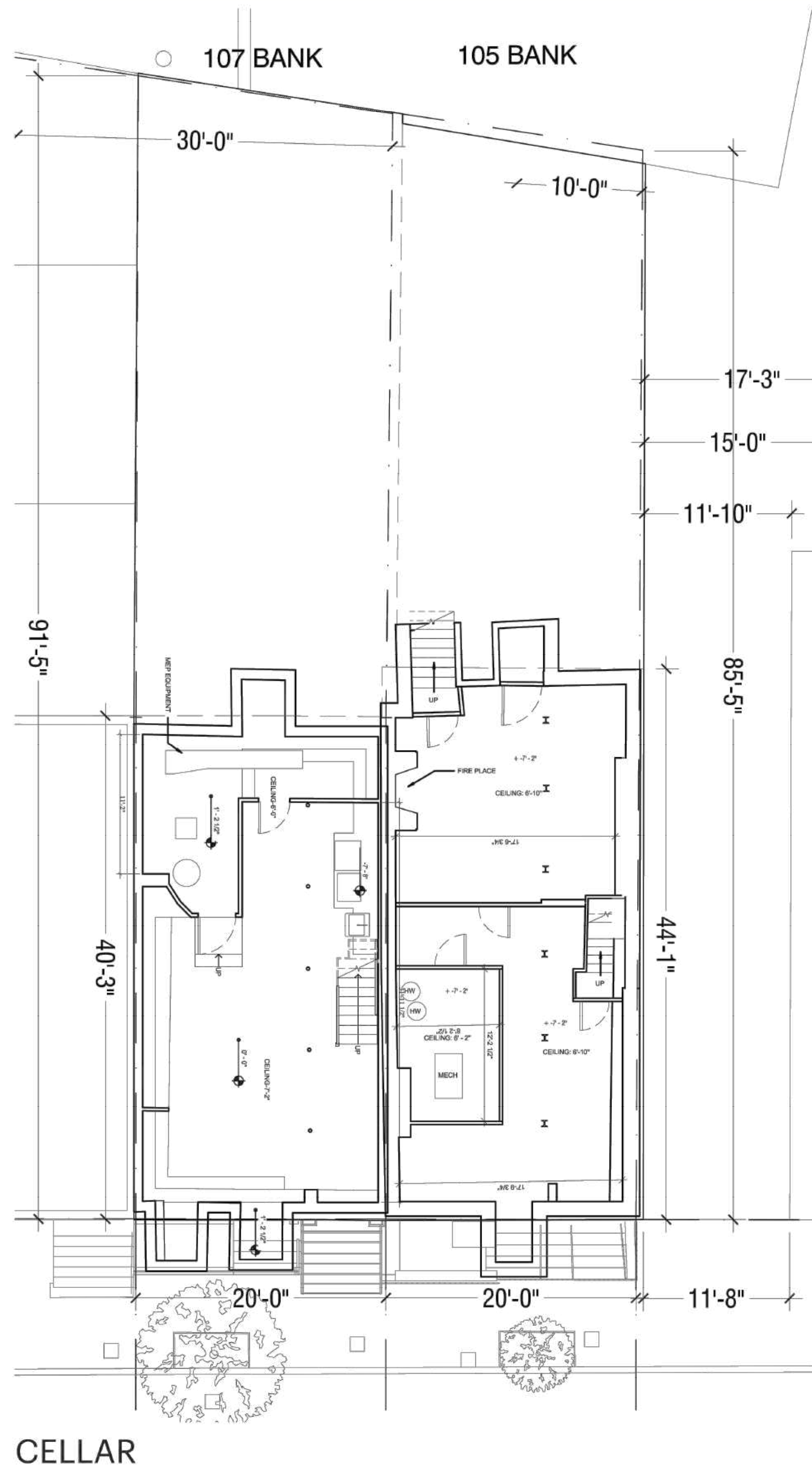


Proposed Elevation

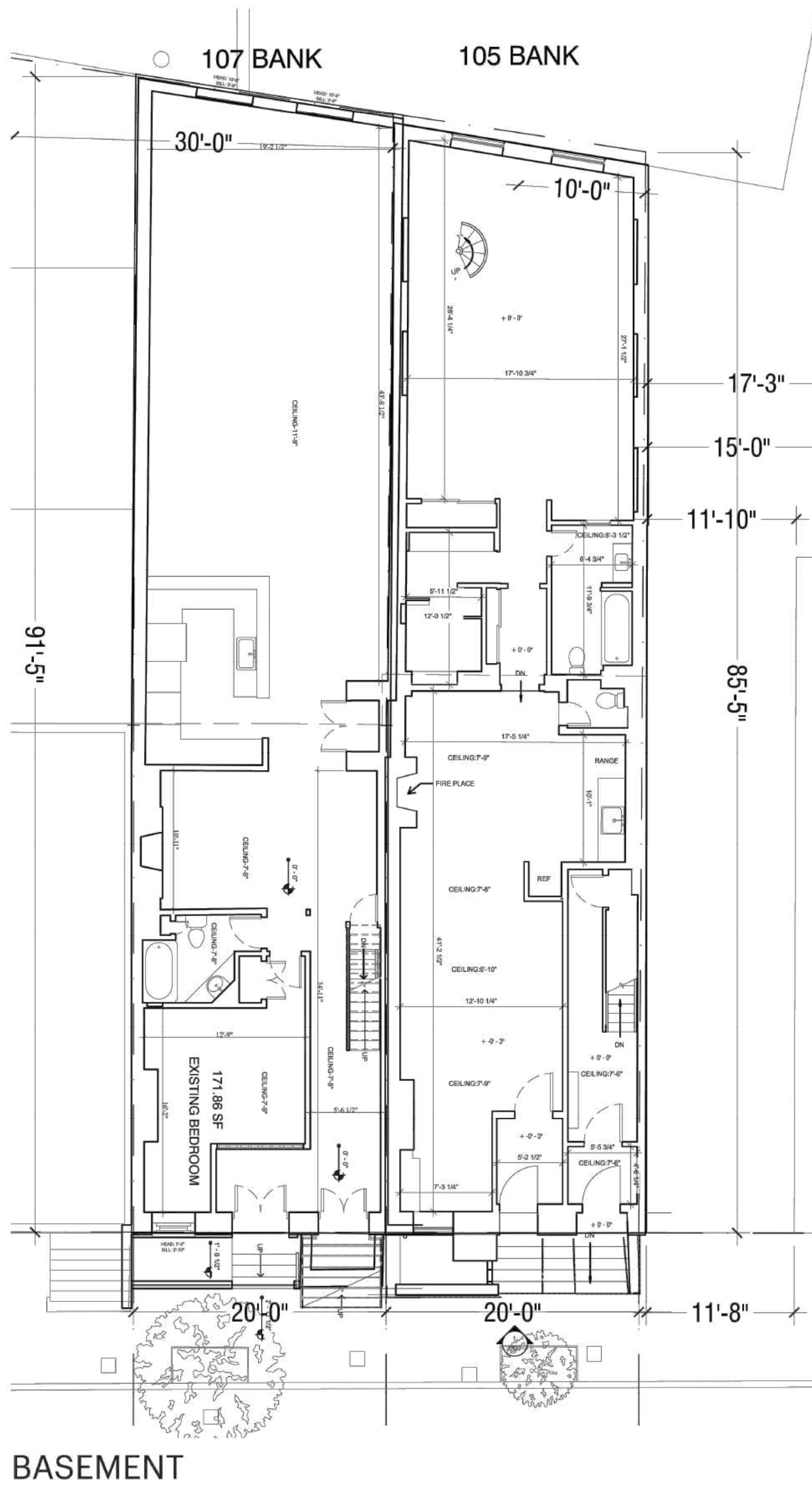
SCALE: 1/8" = 1'
 0 2 4

79-81 JANE STREET

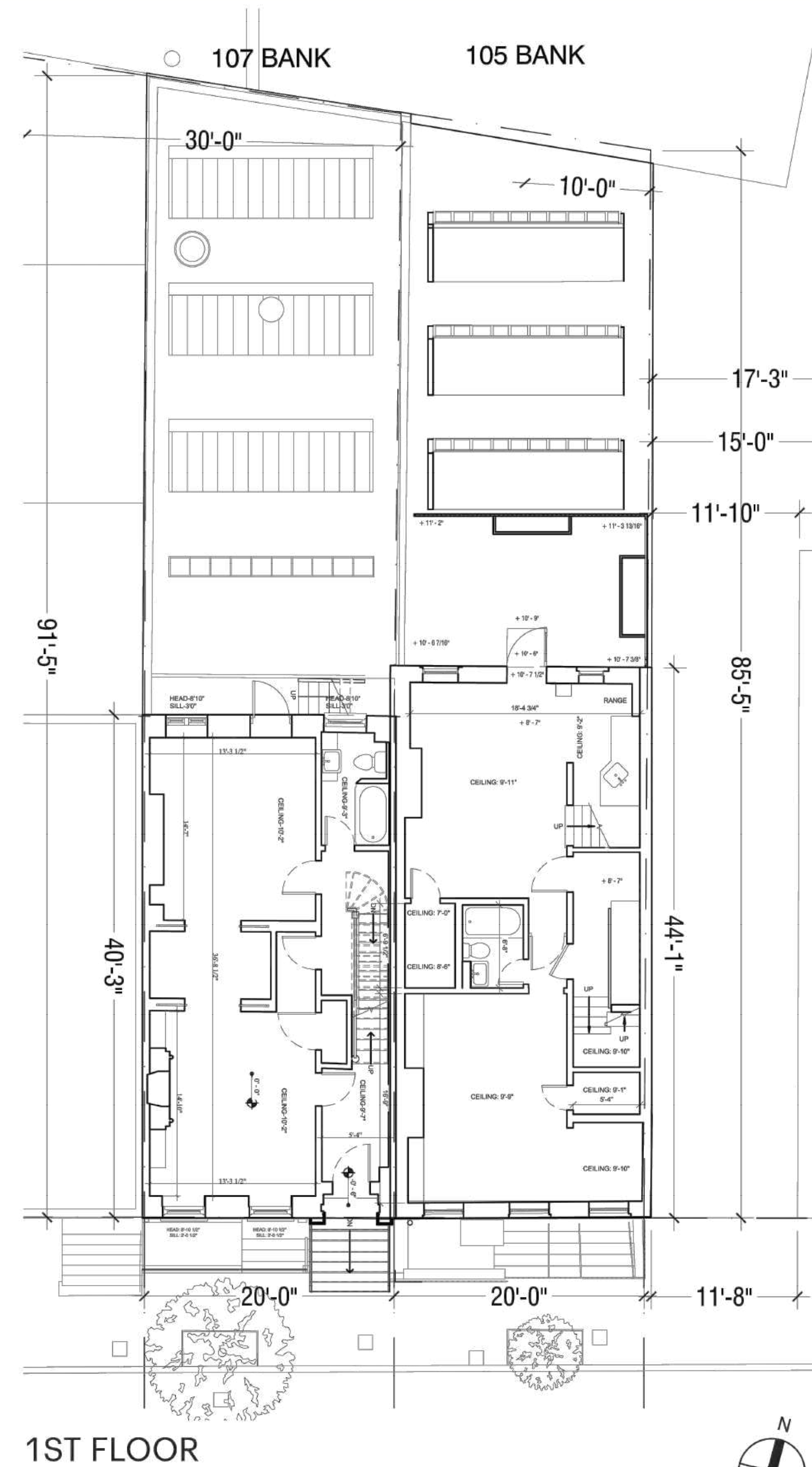
PRECEDENTS
 105 - 107 BANK STREET
 LPC-22-04647 APPROVED 2022



CELLAR



BASEMENT



1ST FLOOR

107-105 BANK EXISTING PLANS

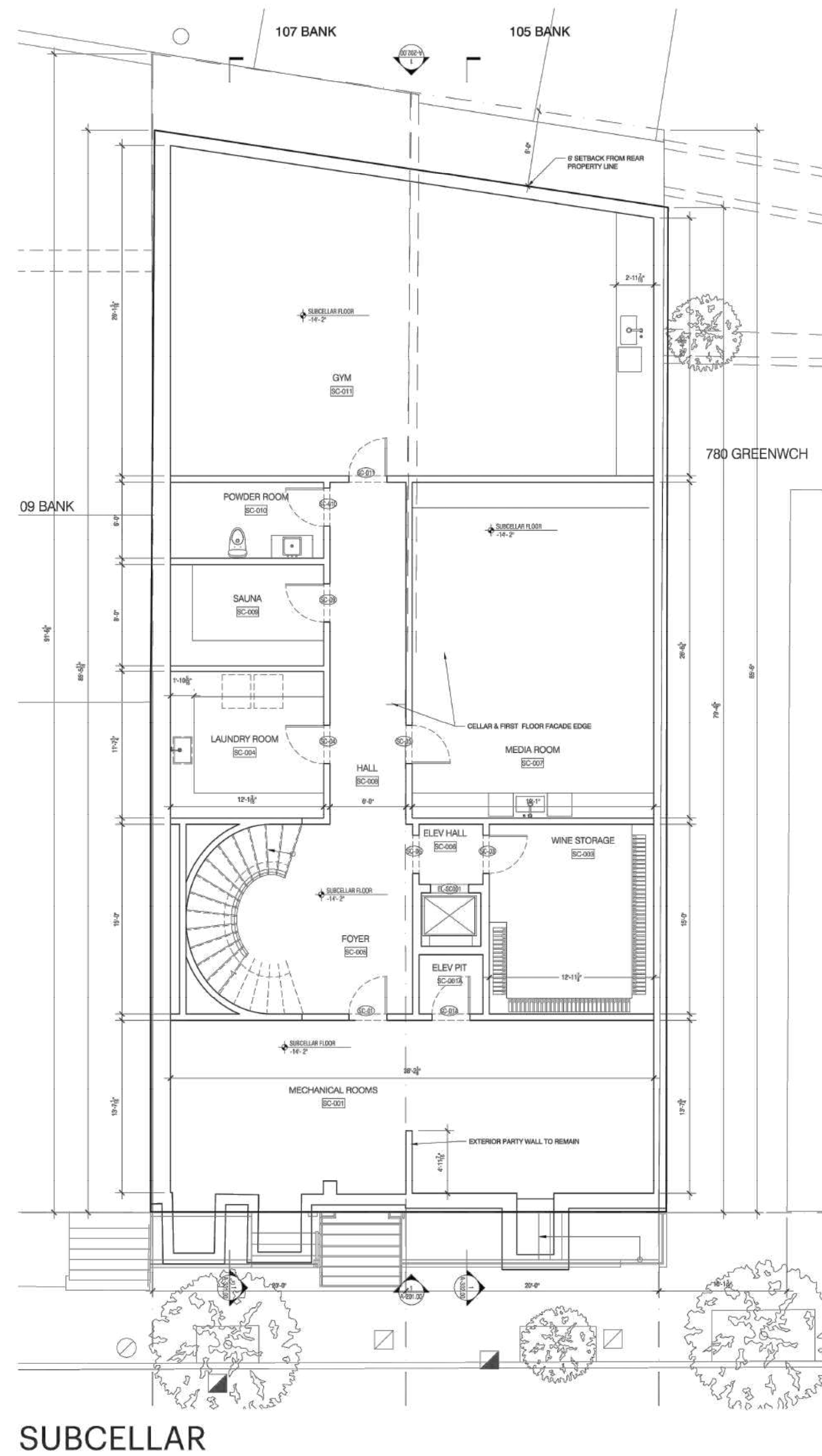
MAY 16, 2022

79-81 JANE STREET

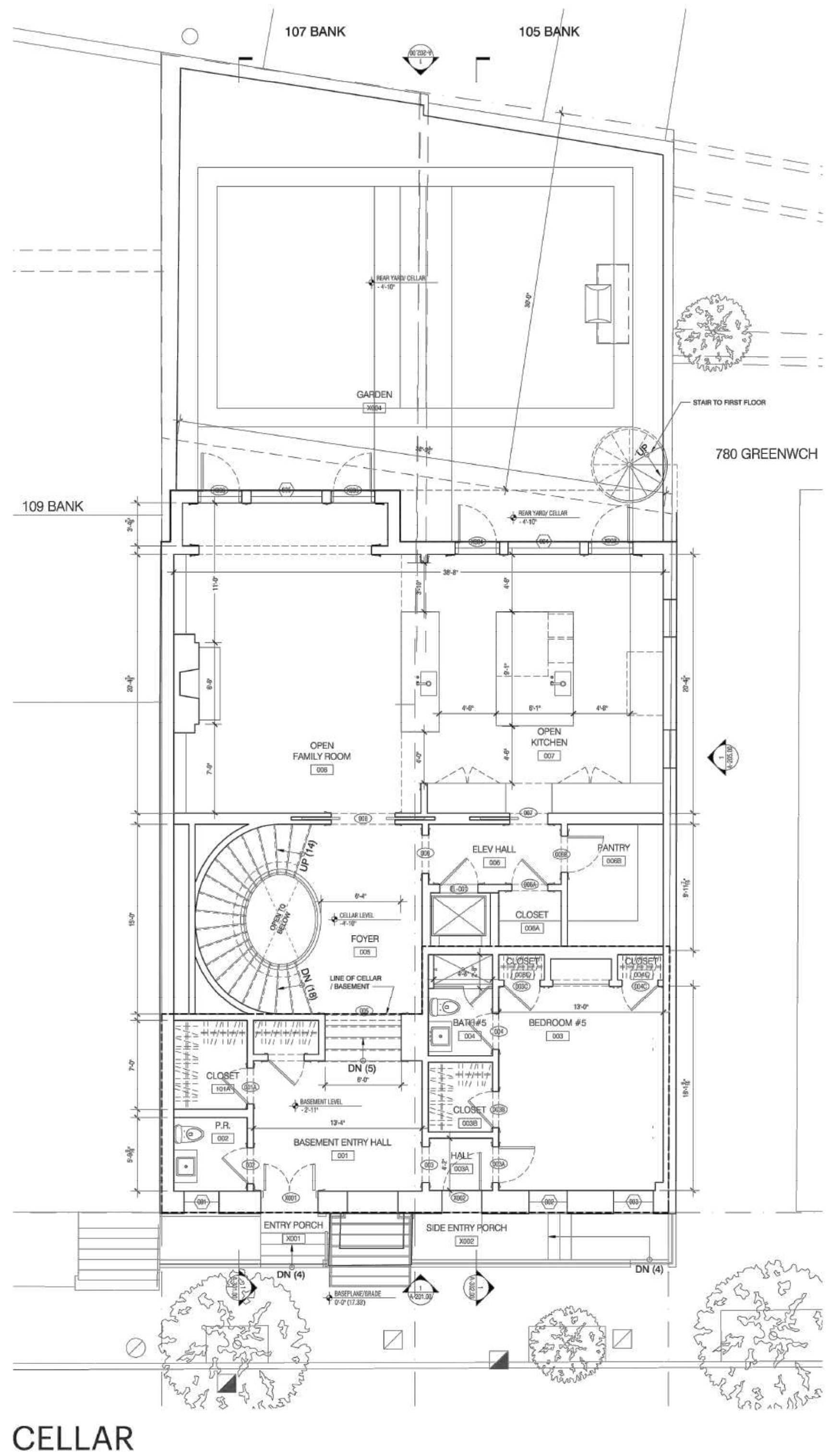
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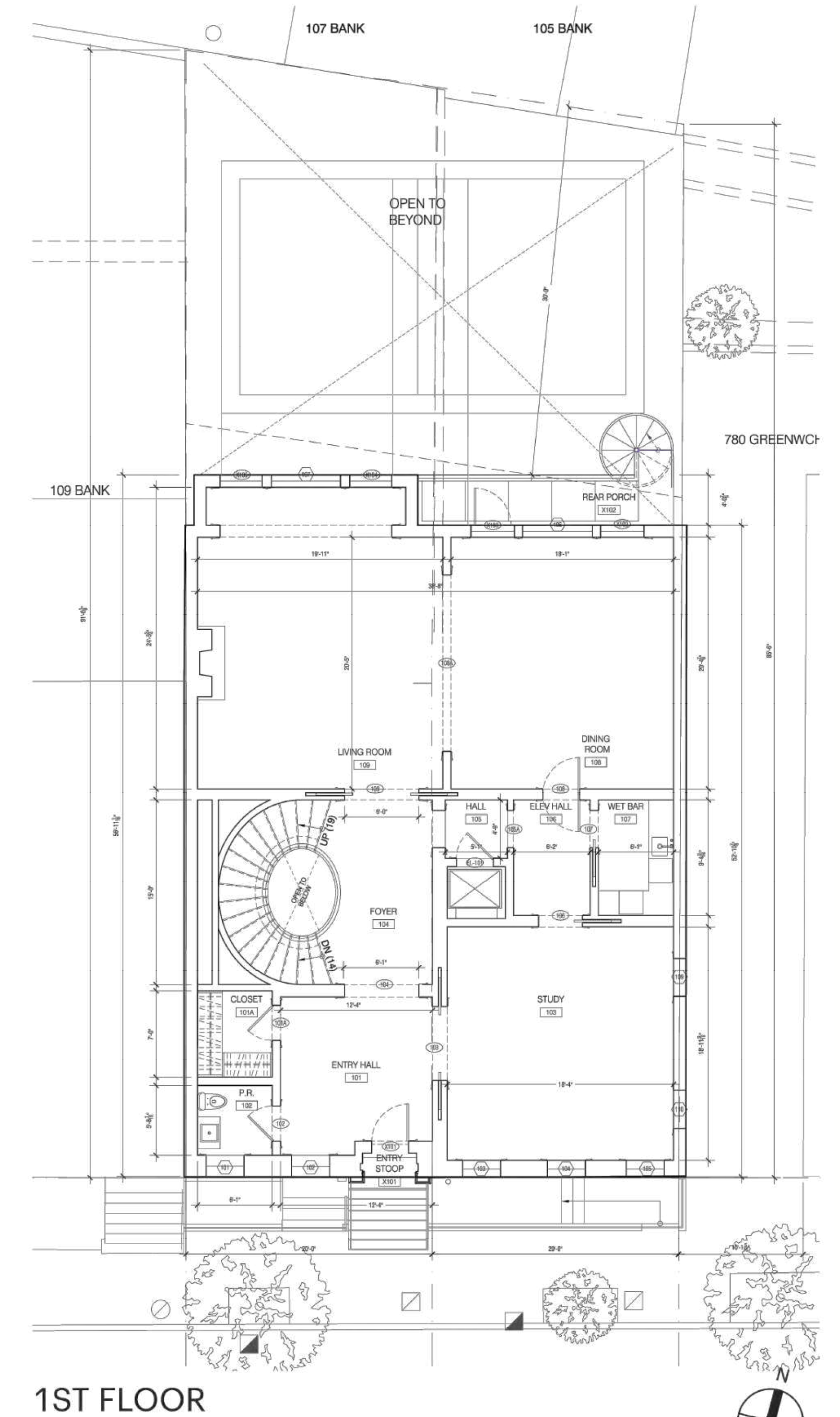
PRECEDENTS
 105 - 107 BANK STREET
 LPC-22-04647 APPROVED 2022



SUBCELLAR



CELLAR



1ST FLOOR

107-105 BANK PROPOSED PLANS
 MAY 16, 2022

79-81 JANE STREET

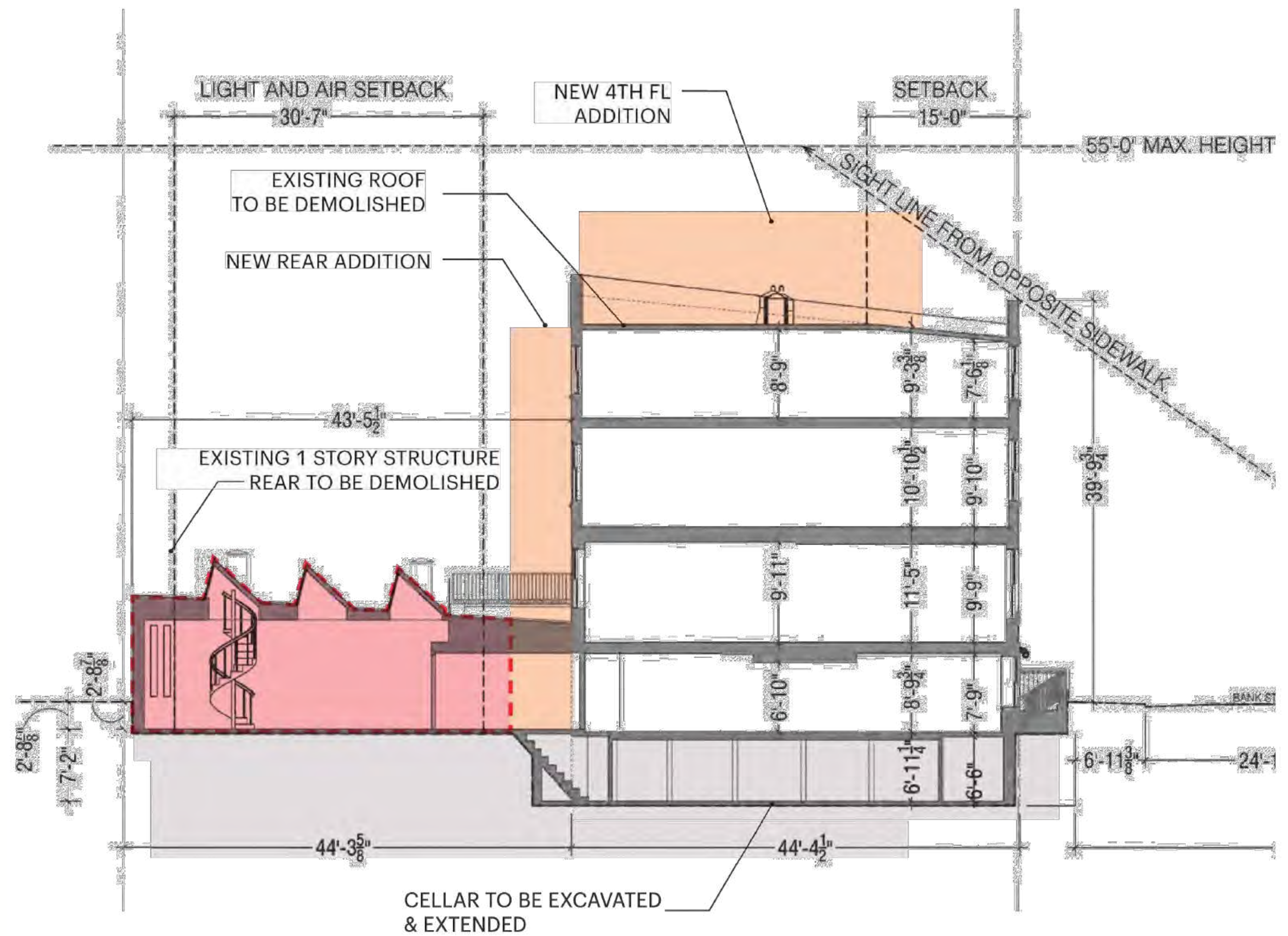
© 2022 ROBERT A.M. STERN ARCHITECTS, LLP



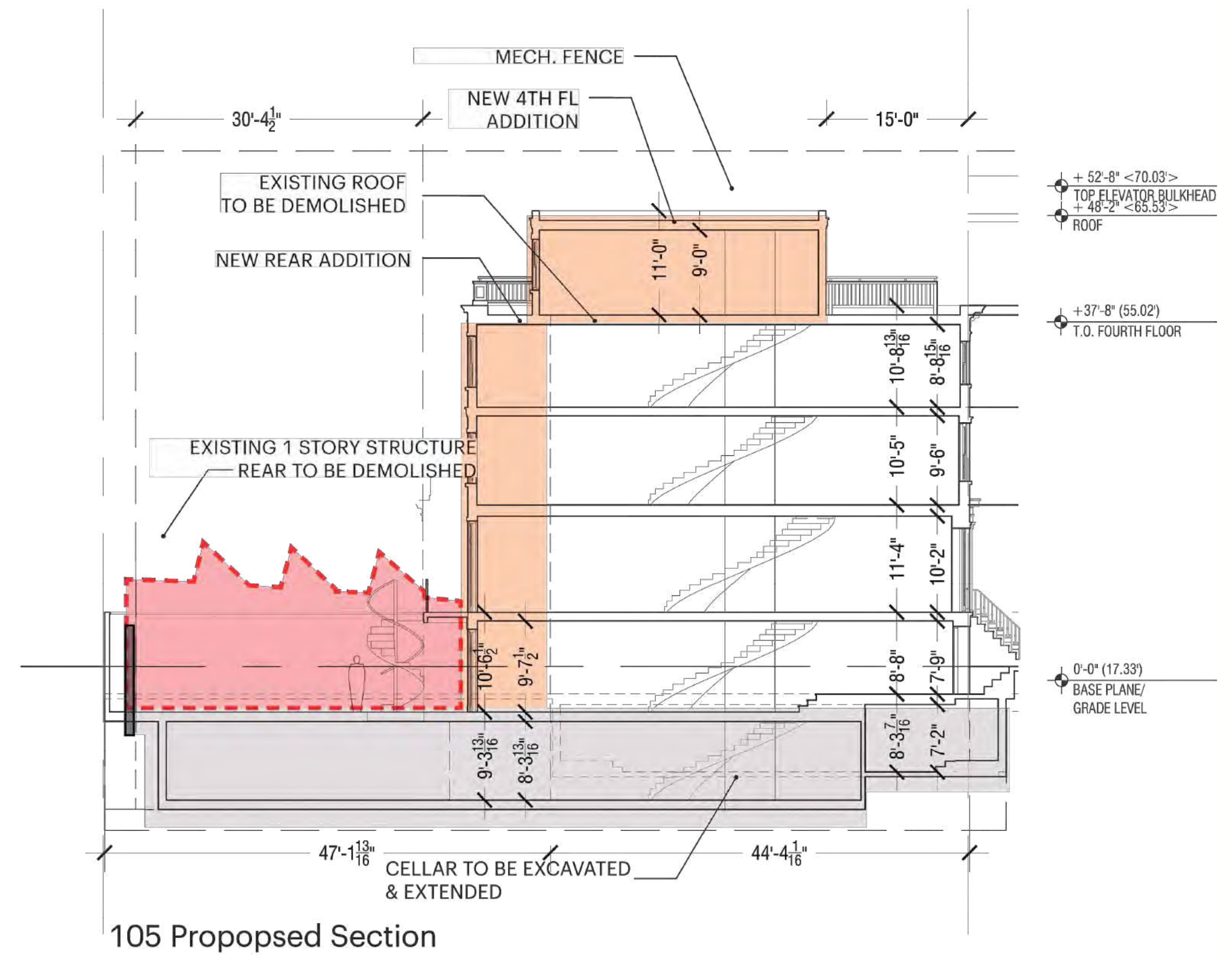
PRECEDENTS

105 - 107 BANK STREET

LPC-22-04647 APPROVED 2022



105 Existing Section



105 Proposed Section

- DEMOLITION
- ADDITION
- BELOW-GRADE EXCAVATIONS

105 BANK SECTION

MAY 16, 2022

79-81 JANE STREET

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JPD
PRESERVATION
CONSULTING

AKA
Allen + Killip Architects

PRECEDENTS

79 - 81 CHARLES STREET

LPC-23-03624 APPROVED 2023

- INTERIOR COMBINATION OF TWO ROW HOUSES.
- FULL REMOVAL OF ALL FLOORS AND PARTY WALL.
- FULL INTERIOR RECONSTRUCTION FOR SINGLE FAMILY DWELLING.
- EXCAVATION UNDER REAR YARD.
- ROOFTOP ADDITION.



STATUS UPDATE LETTER ISSUED 2/17/2023.
FINDINGS READ INTO THE RECORD AR HEARING
DID NOT ADDRESS THE REMOVAL OF THE PARTY
WALL.

79-81 JANE STREET

79 - 81 CHARLES STREET
NEW YORK, NY

JPD
PRESERVATION
CONSULTING

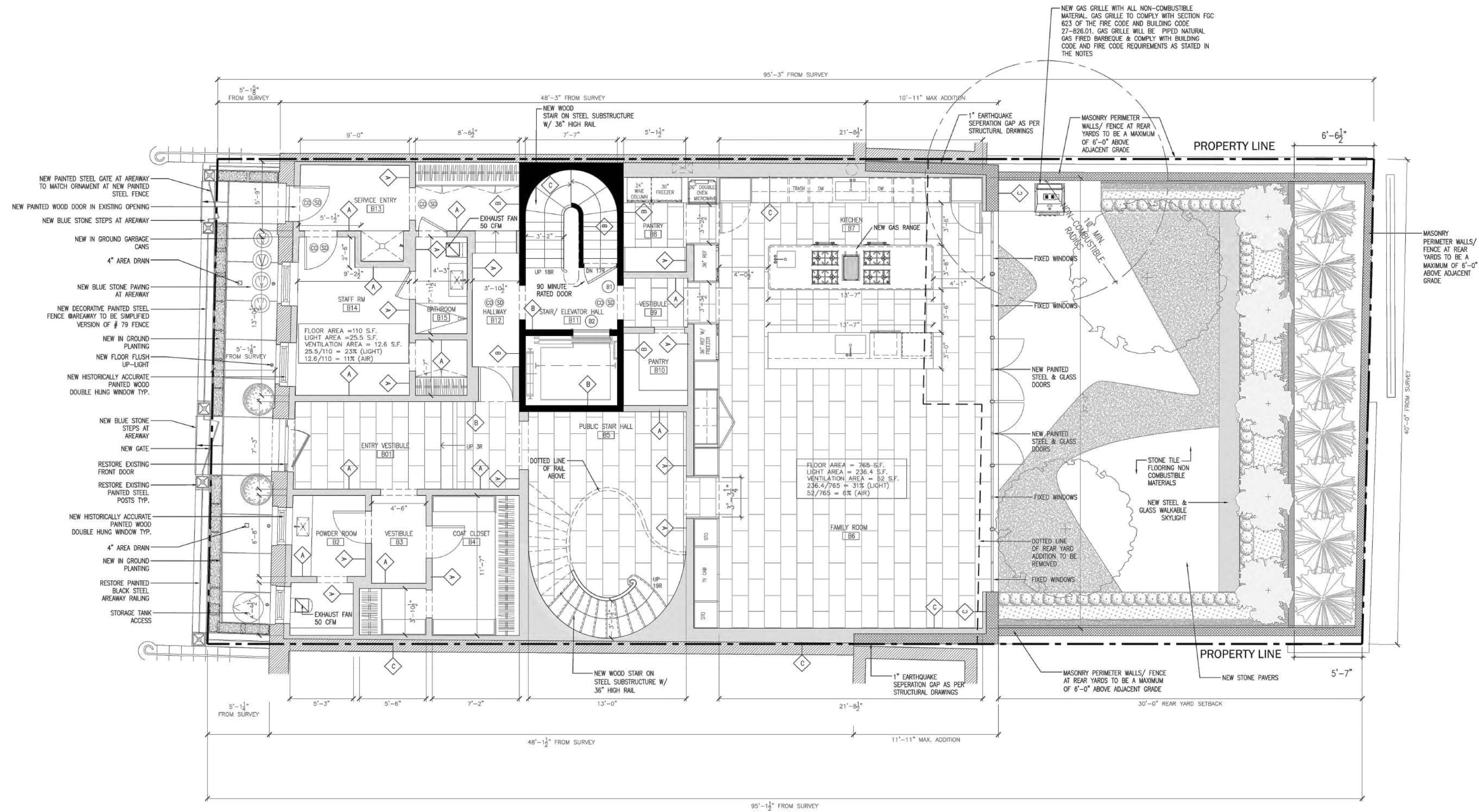
AKA
Allen + Kilgore Architects

PRECEDENTS

79 - 81 CHARLES STREET

LPC-23-03624 APPROVED 2023

BASEMENT FLOOR PLAN



PROPOSED PLAN - BASEMENT
1/4"=1'-0"

1

79 - 81 CHARLES STREET
NEW YORK, NY

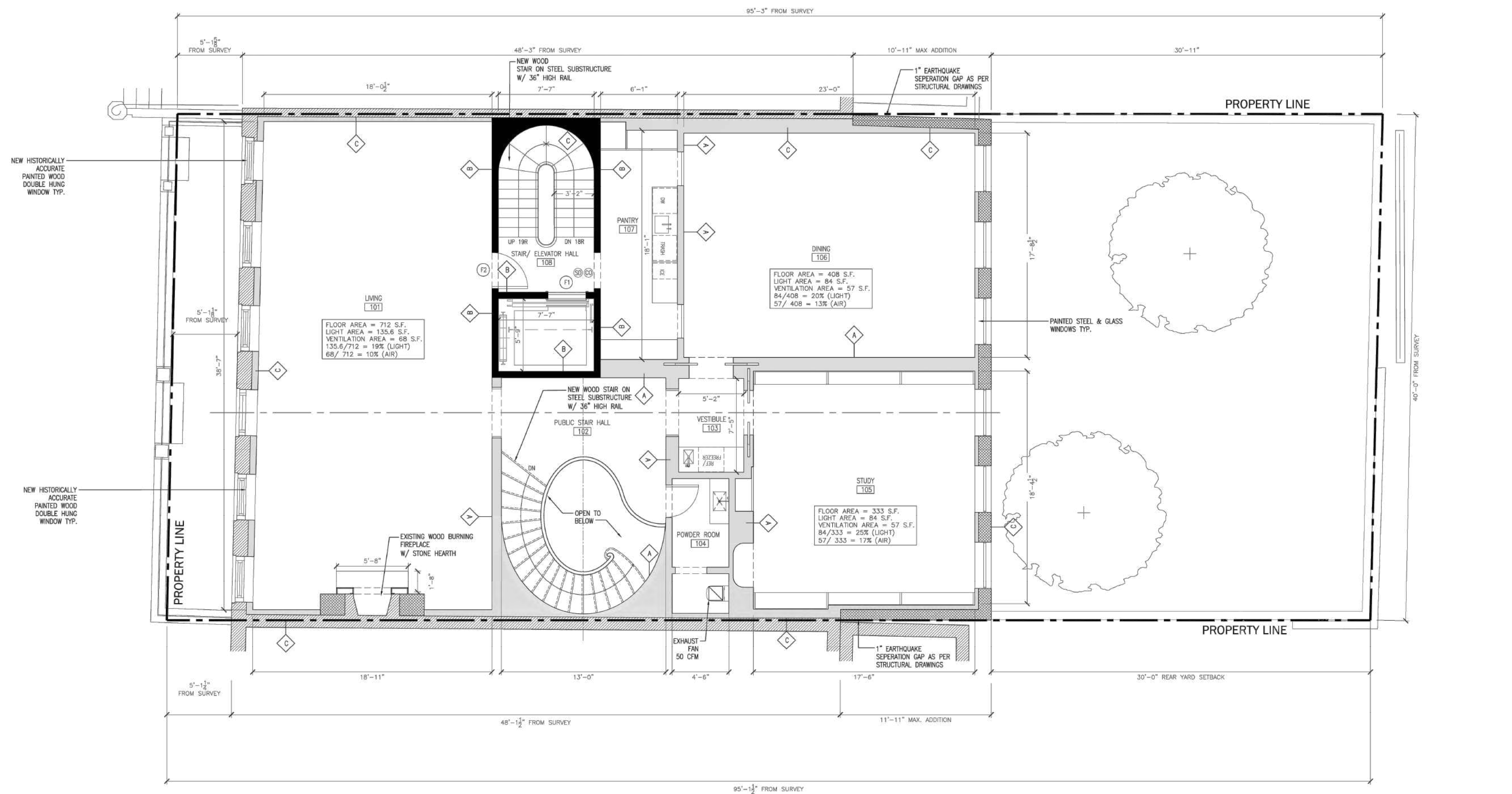
79-81 JANE STREET

PRECEDENTS

79 - 81 CHARLES STREET

LPC-23-03624 APPROVED 2023

PARLOR FLOOR PLAN



PROPOSED PLAN - PARLOR FLOOR
1/4"=1'-0"

1

79 - 81 CHARLES STREET
NEW YORK, NY

79-81 JANE STREET

JPD
PRESERVATION
CONSULTING

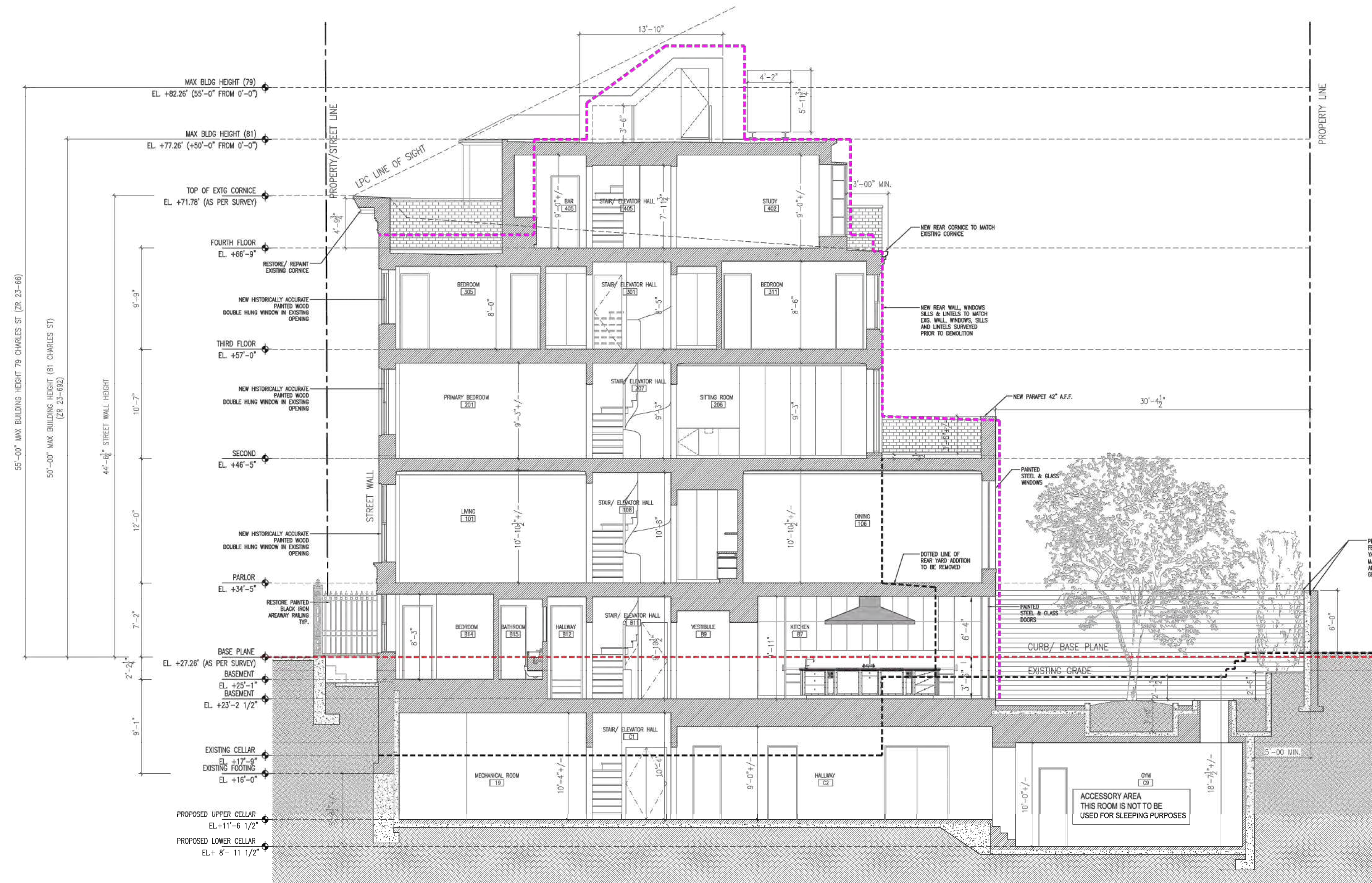
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PRECEDENTS

79 - 81 CHARLES STREET

LPC-23-03624 APPROVED 2023

SECTION



----- Approved Precedent
(81 Charles St)

PROPOSED SECTION
3/16"=1'-0"

①

79 - 81 CHARLES STREET
NEW YORK, NY

79-81 JANE STREET

JPD
PRESERVATION
CONSULTING

AKA
Allen + Kilgore Architects

CONCLUSION



1 79-81 JANE STREET- PROPOSED FRONT FACADE
SCALE: NTS



2 79-81 JANE STREET- PROPOSED REAR FACADE
SCALE: NTS

79-81 JANE STREET

December 10, 2024
Public Hearing

The current proposal is:

Preservation Department – Item 5, LPC-25-02520

79-81 Jane Street – Greenwich Village Historic District Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 161 504 4717

Passcode: 149079

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.

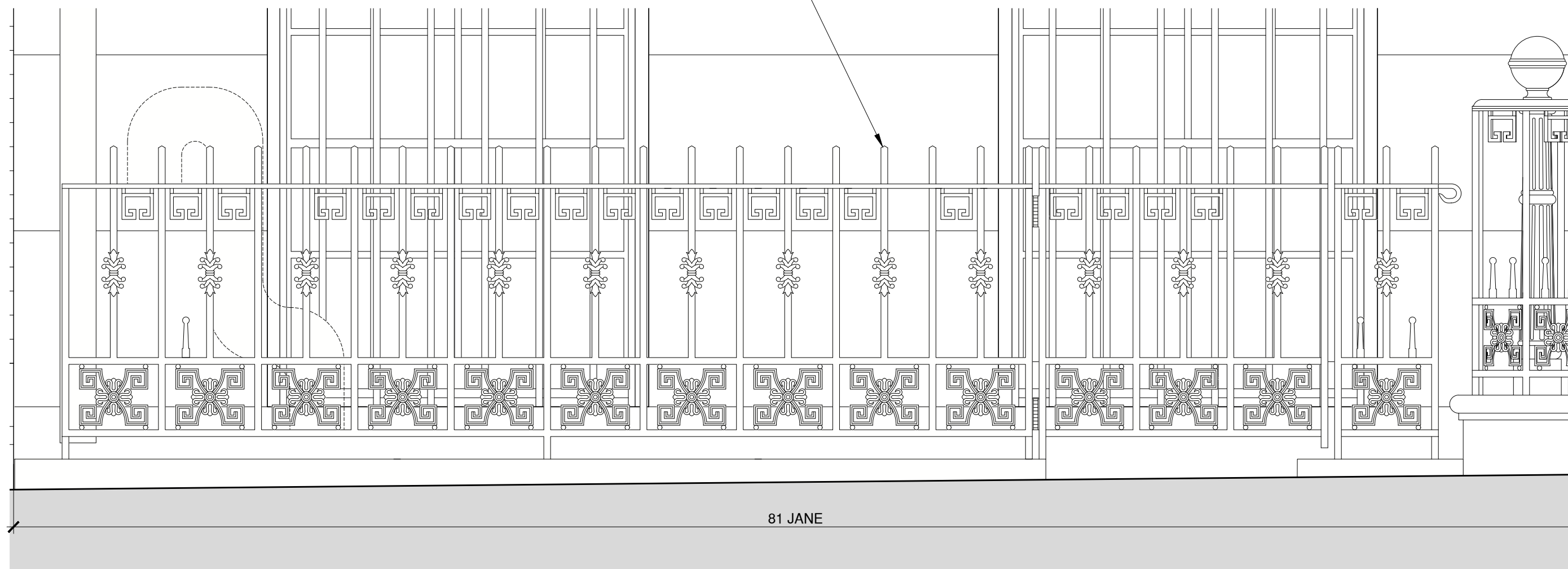
APPENDIX

EXISTING AND PROPOSED FRONT FENCE AND GATE



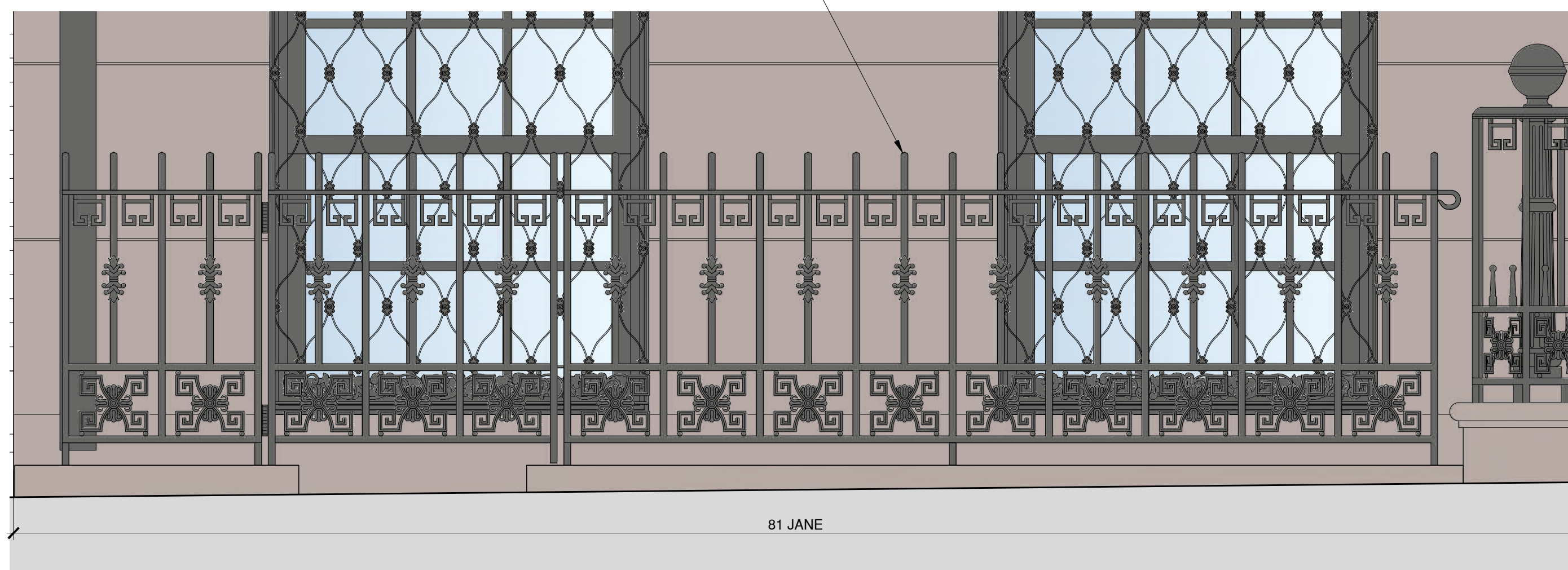
1 EXISTING AREAWAY - FENCE AND GATE - 81 JANE
SCALE: 1/2" = 1'-0"

EXISTING CAST IRON FENCE TO BE REMOVED. PROTECT AND SAFE FOR RE-INSTALLATION.
EXISTING CAST IRON FENCE AND GATE AT 81 JANE TO BE INSTALLED AT 79 JANE. FENCE TO BE RESTORED, SCRAPE, SAND AND PAINT.



3 EXISTING / DEMOLITION AREAWAY - FENCE AND GATE - 81 JANE
SCALE: 1/2" = 1'-0"

EXISTING CAST IRON FENCE AND GATE AT 79 JANE TO BE INSTALLED AT 81 JANE. FENCE TO BE RESTORED, SCRAPE, SAND AND PAINT.

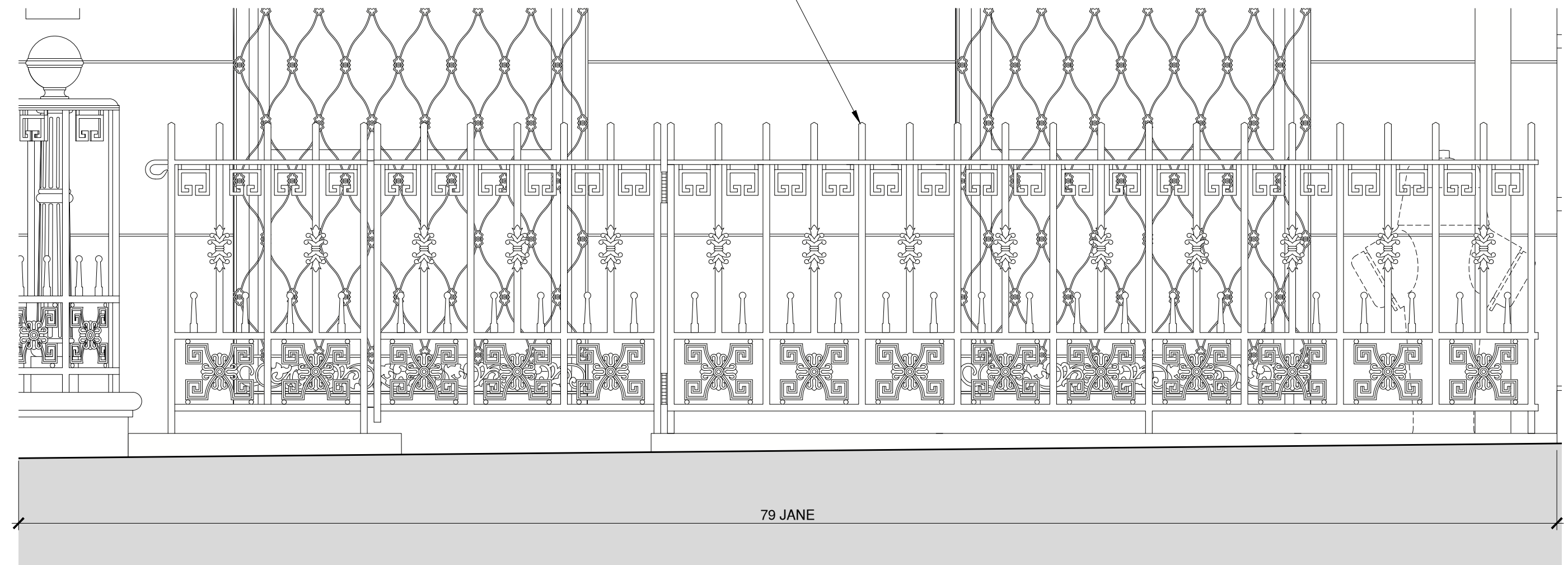


5 PROPOSED AREAWAY - FENCE AND GATE - 81 JANE
SCALE: 1/2" = 1'-0"



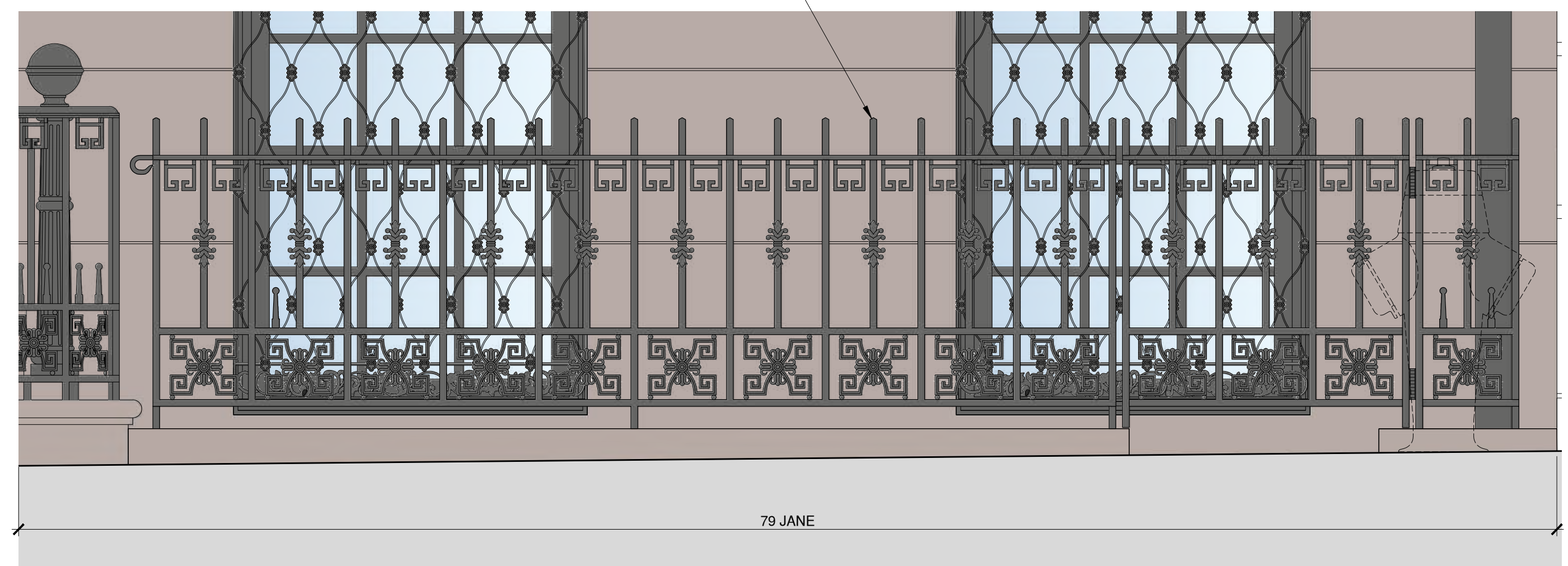
2 EXISTING AREAWAY - FENCE AND GATE - 79 JANE
SCALE: 1/2" = 1'-0"

EXISTING CAST IRON FENCE TO BE REMOVED. PROTECT AND SAFE FOR RE-INSTALLATION.
EXISTING CAST IRON FENCE AND GATE AT 79 JANE TO BE INSTALLED AT 81 JANE. FENCE TO BE RESTORED, SCRAPE, SAND AND PAINT.



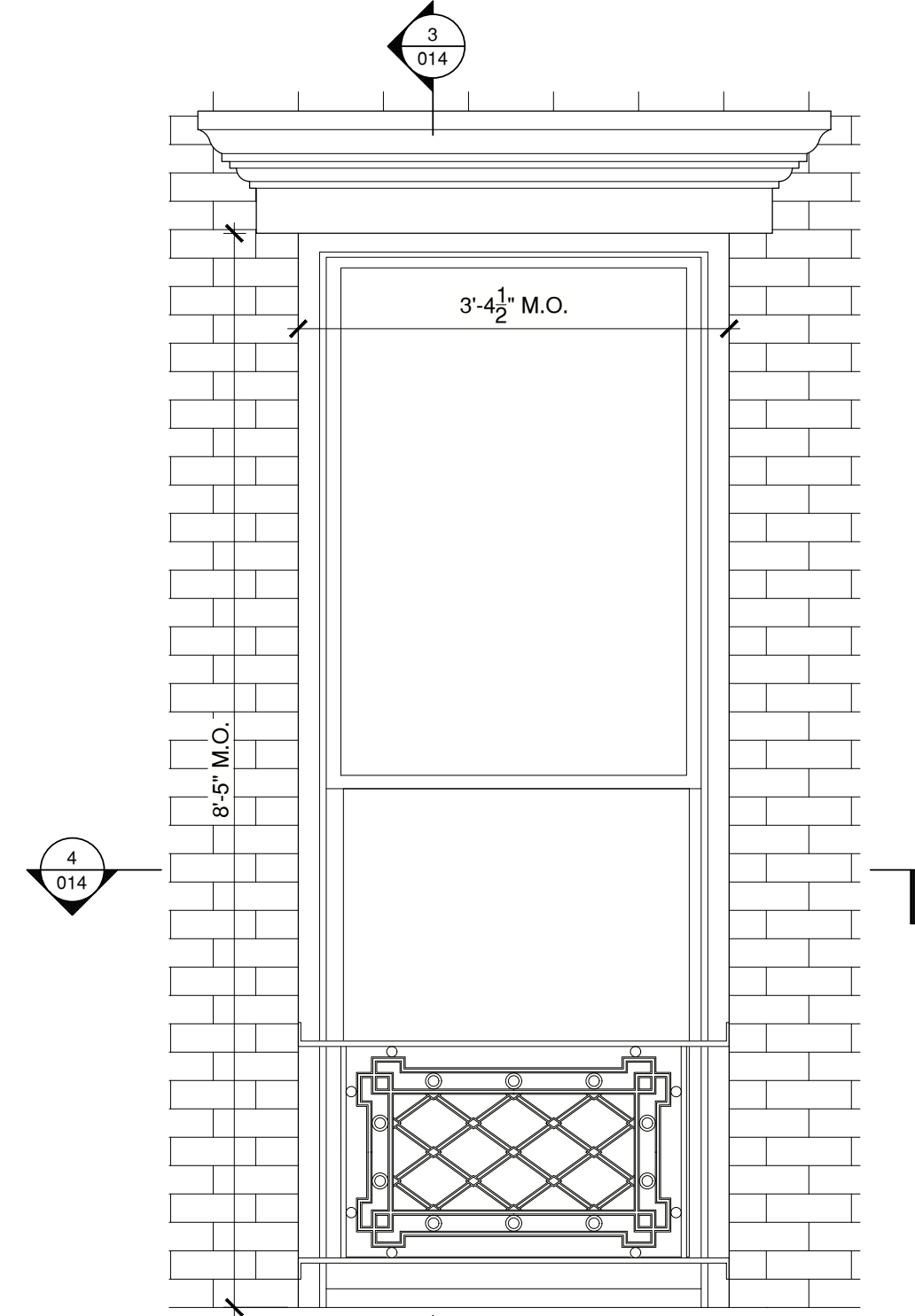
4 EXISTING / DEMOLITION AREAWAY - FENCE AND GATE - 79 JANE
SCALE: 1/2" = 1'-0"

EXISTING CAST IRON FENCE AND GATE AT 81 JANE TO BE INSTALLED AT 79 JANE. FENCE TO BE RESTORED, SCRAPE, SAND AND PAINT.

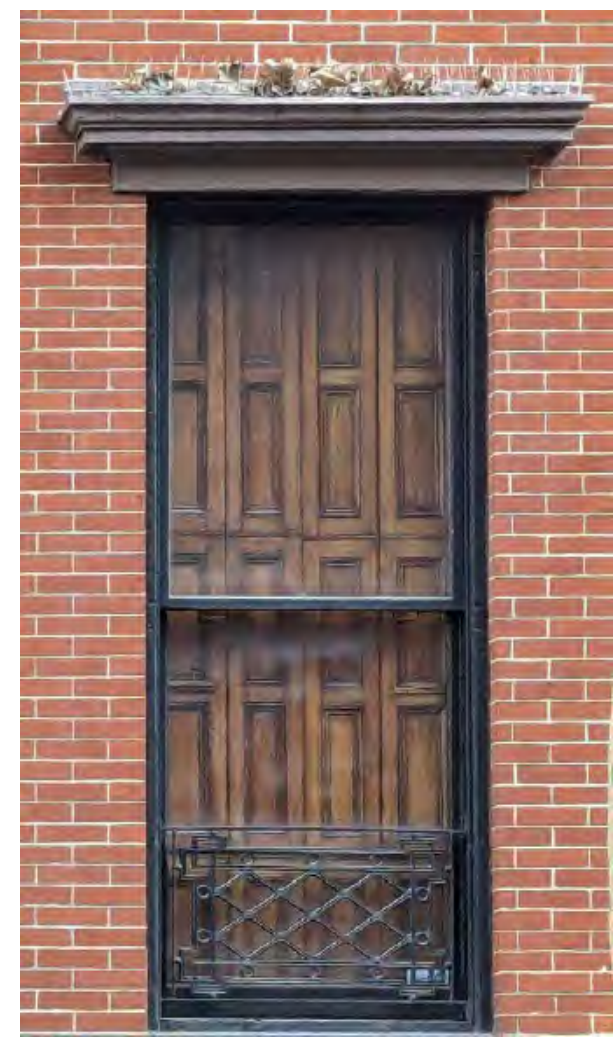


6 PROPOSED AREAWAY - FENCE AND GATE - 79 JANE
SCALE: 1/2" = 1'-0"

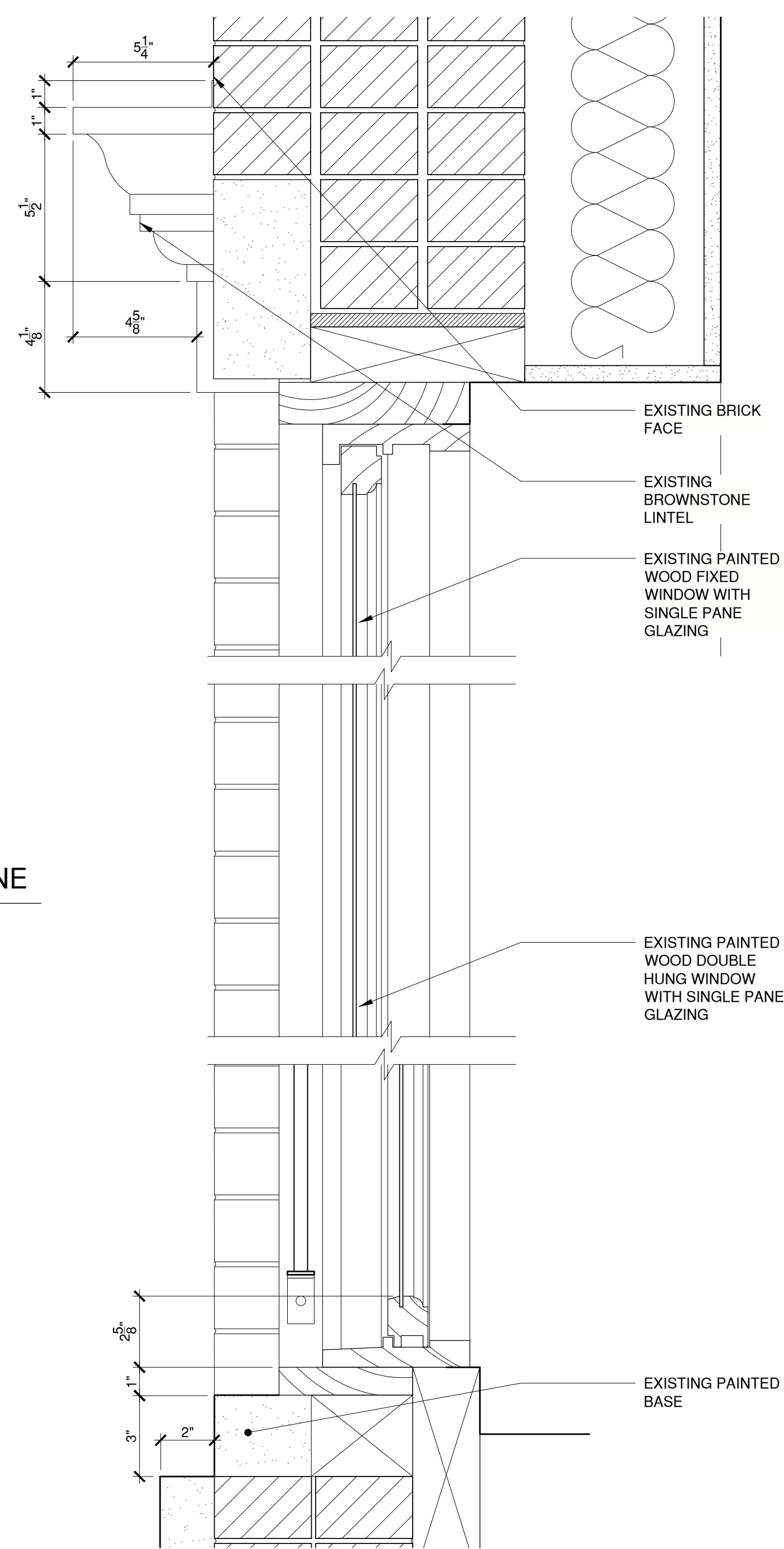
EXISTING & PROPOSED 1ST FLOOR WINDOWS - 79 JANE



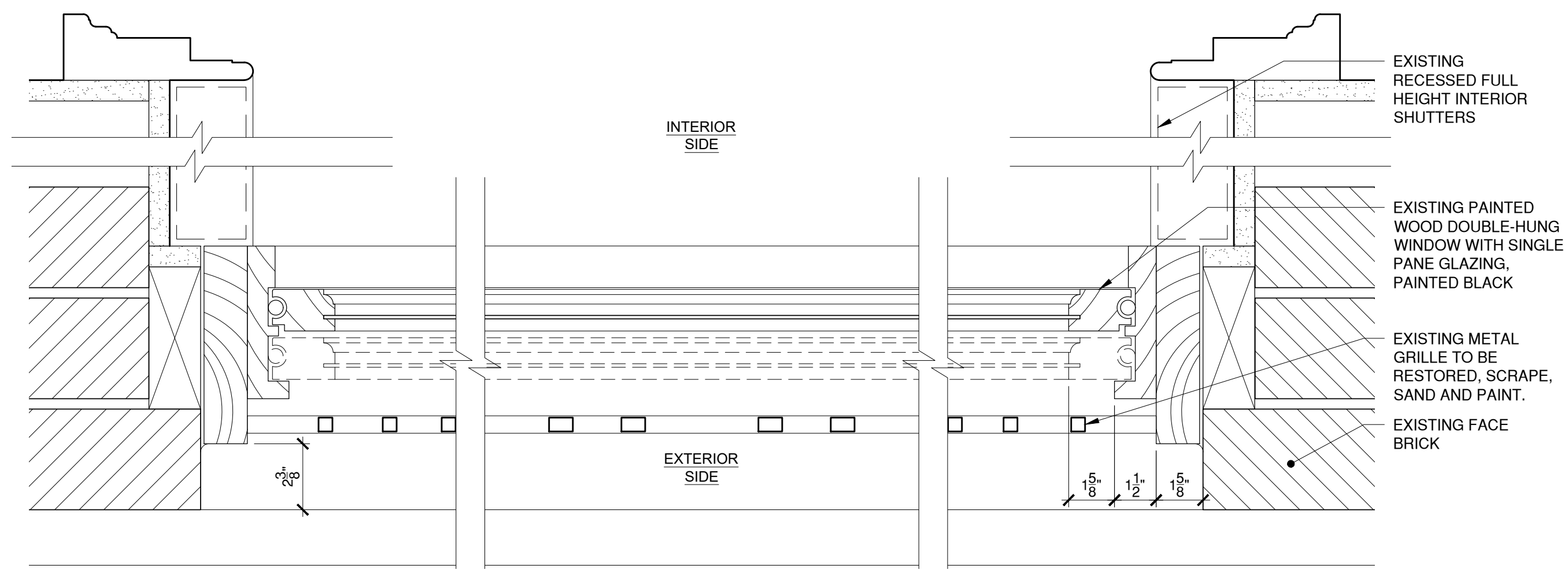
1 EXISTING 1st FLOOR WINDOW ELEVATION - 79 JANE
SCALE: 3/4" = 1'-0"



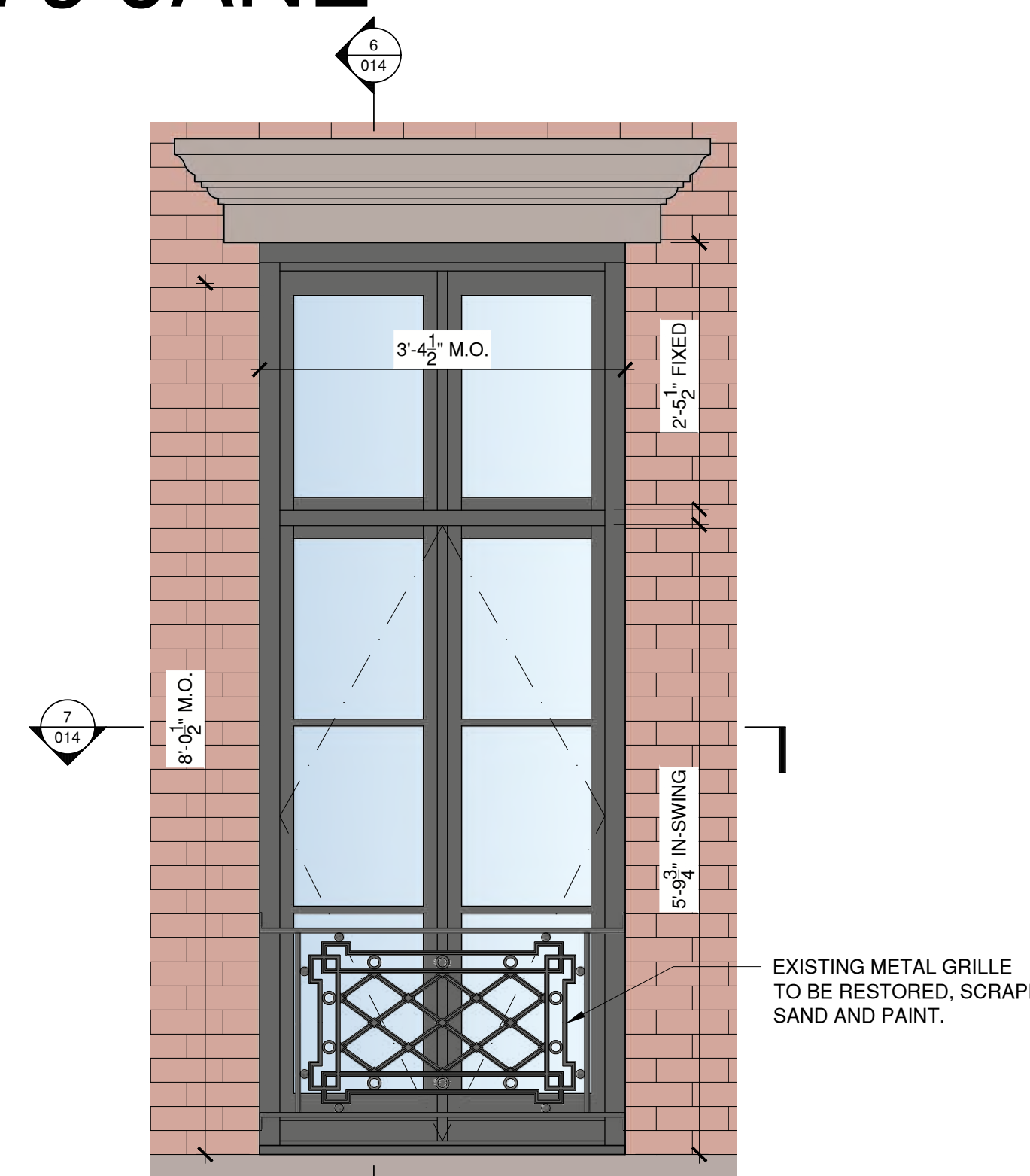
2 EXISTING PHOTO OF 1ST FLOOR WINDOW - 79 JANE
SCALE: 3/4" = 1'-0"



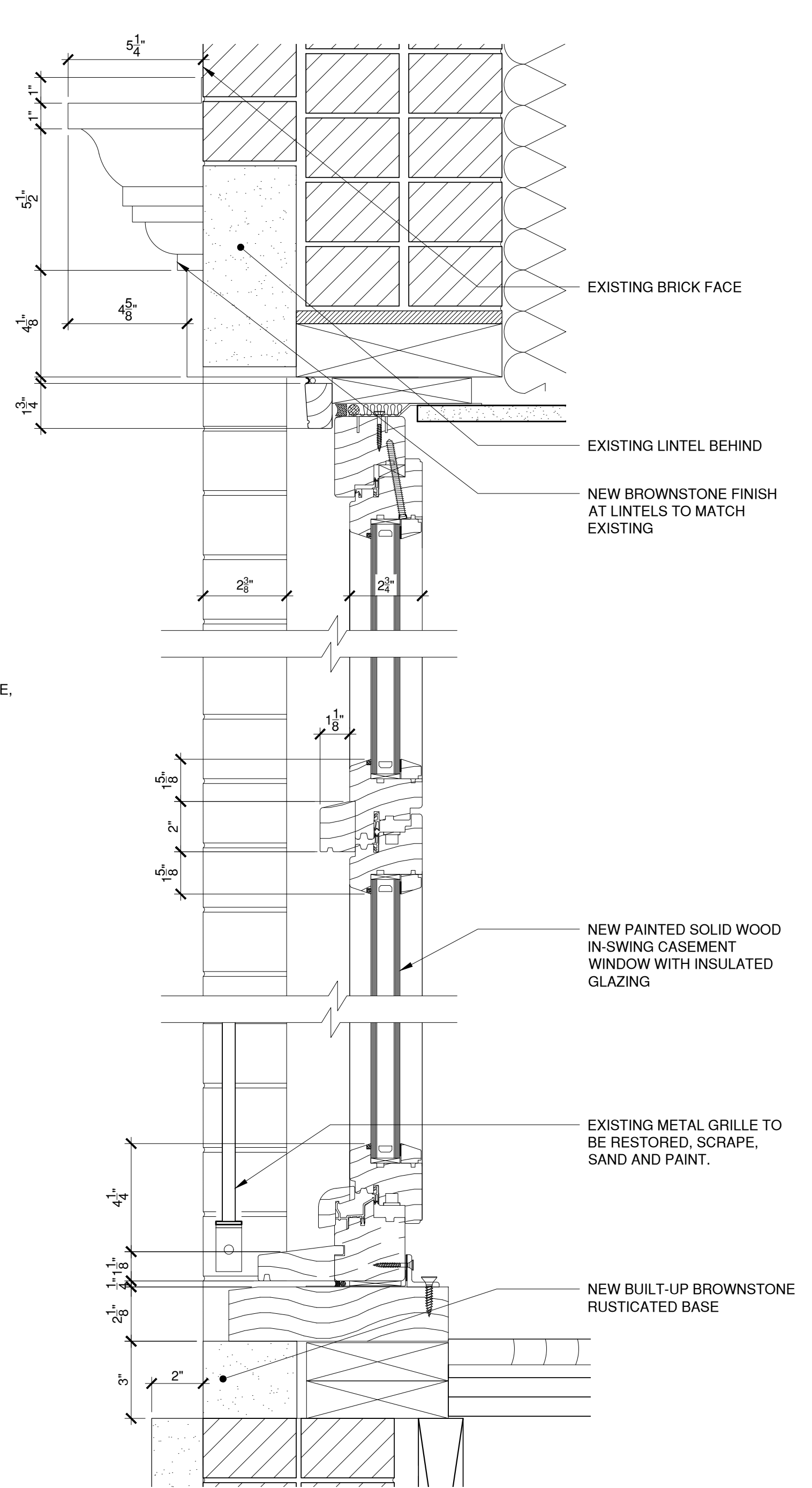
3 EXISTING 1ST FLOOR WINDOW SECTION
SCALE: 3" = 1'-0"



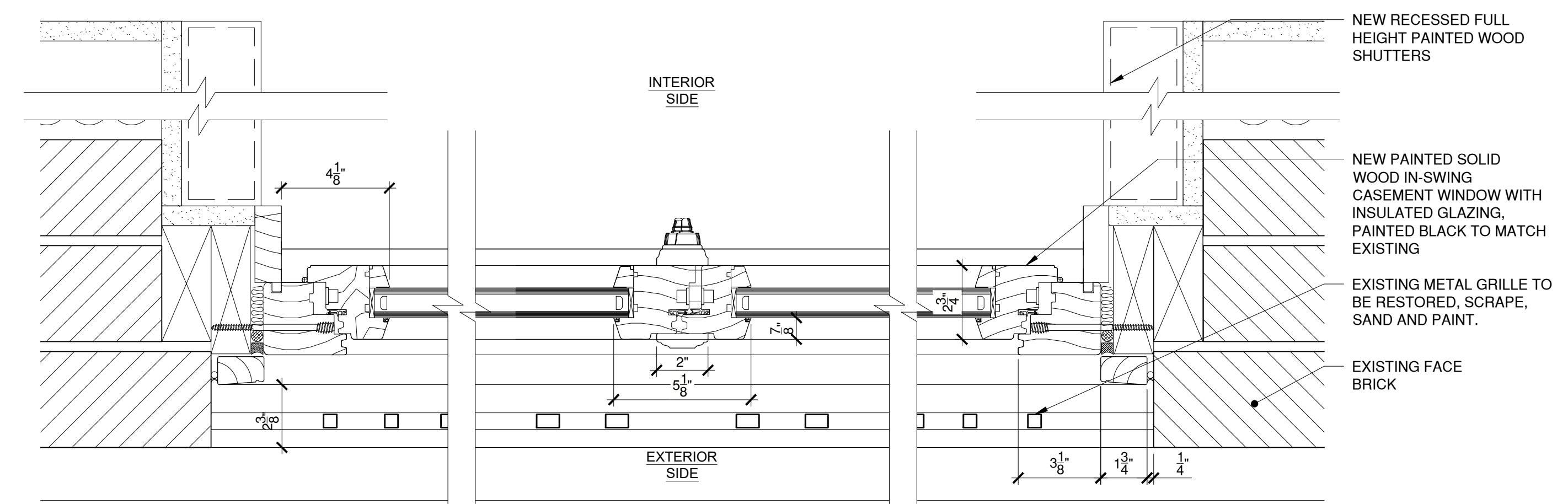
4 EXISTING 1ST FLOOR WINDOW PLAN
SCALE: 3" = 1'-0"



5 PROPOSED 1ST FLOOR WINDOW ELEVATION
SCALE: 3/4" = 1'-0"

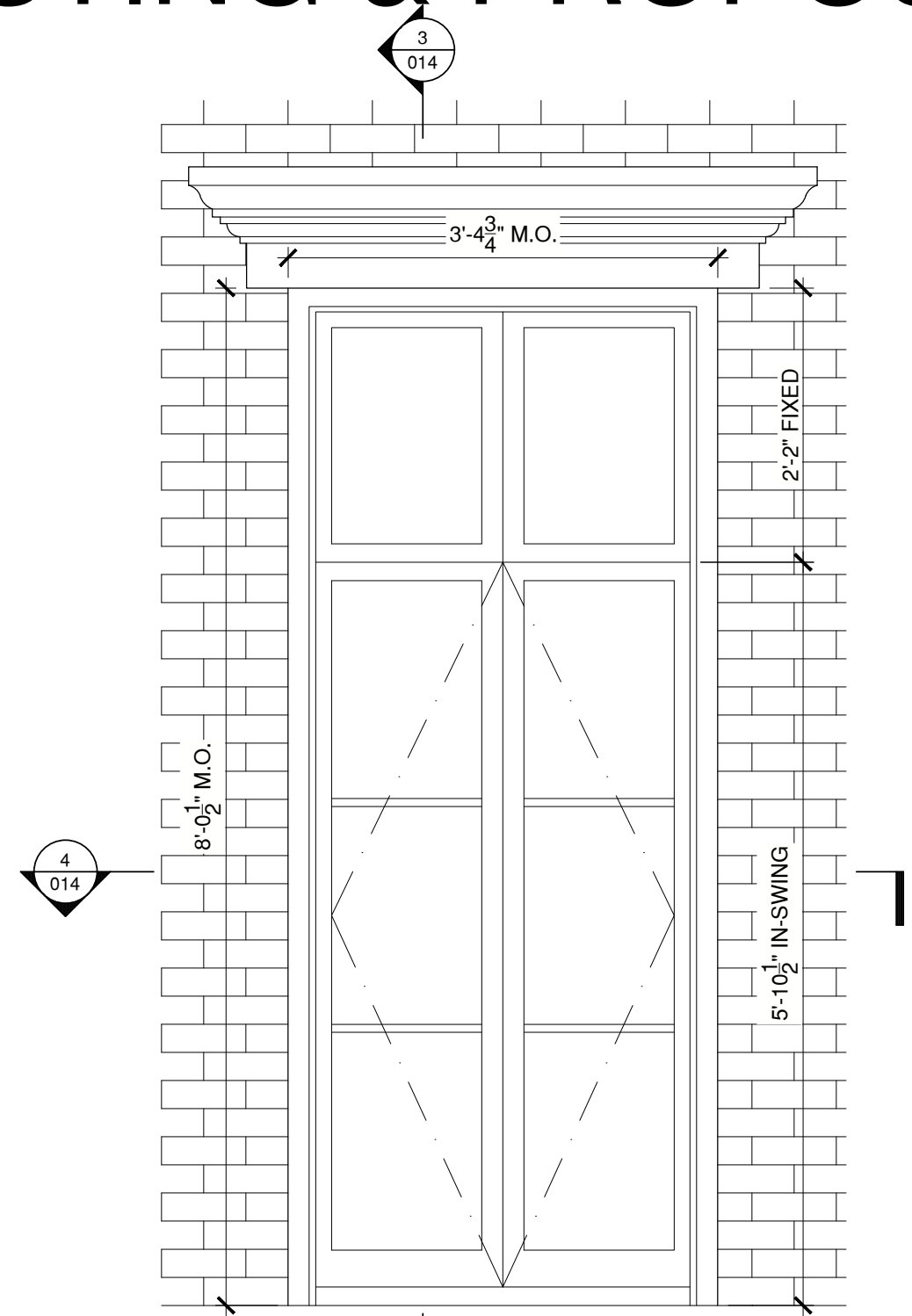


6 PROPOSED 1ST FLOOR WINDOW SECTION
SCALE: 3" = 1'-0"



7 PROPOSED 1ST FL WINDOW PLAN PROP.
SCALE: 3" = 1'-0"

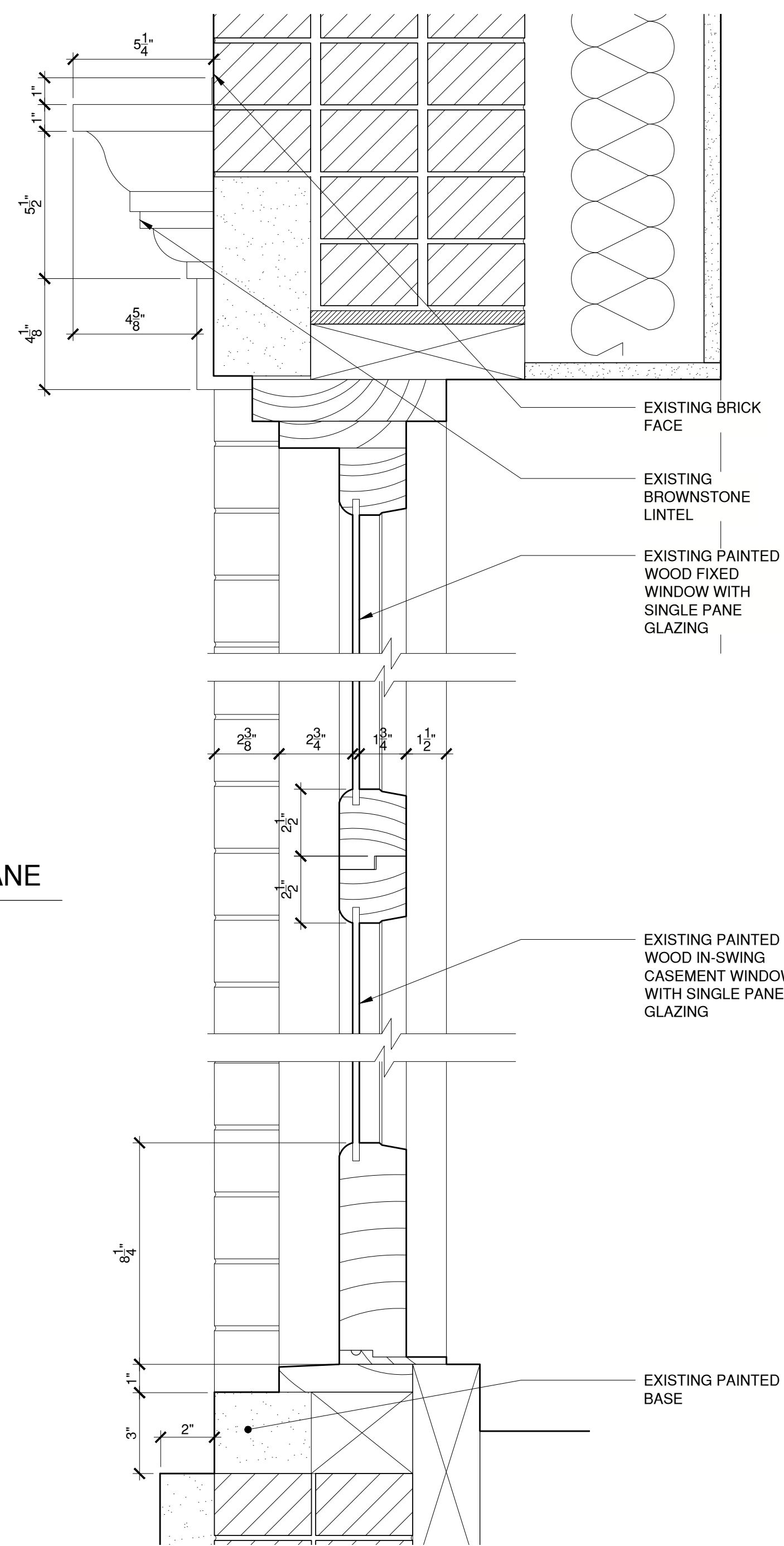
EXISTING & PROPOSED 1ST FLOOR WINDOWS - 81 JANE



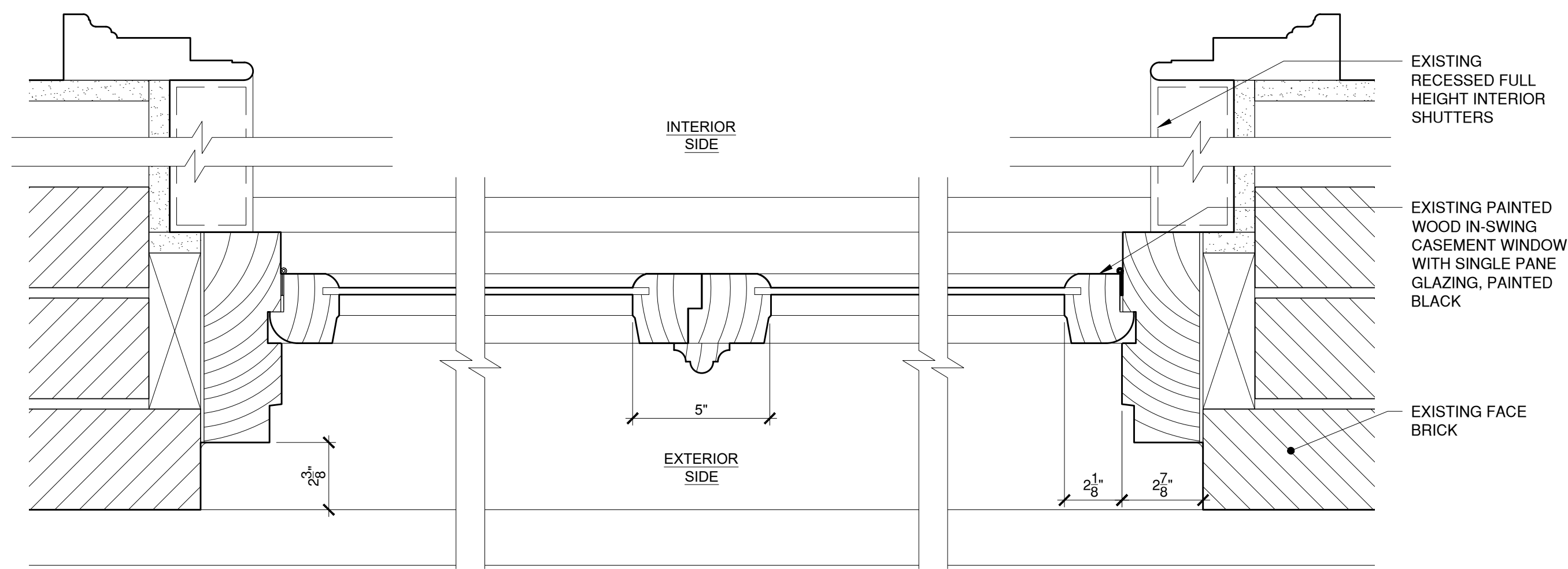
1 EXISTING 1ST FLOOR WINDOW ELEVATION - 81 JANE
SCALE: 3/4" = 1'-0"



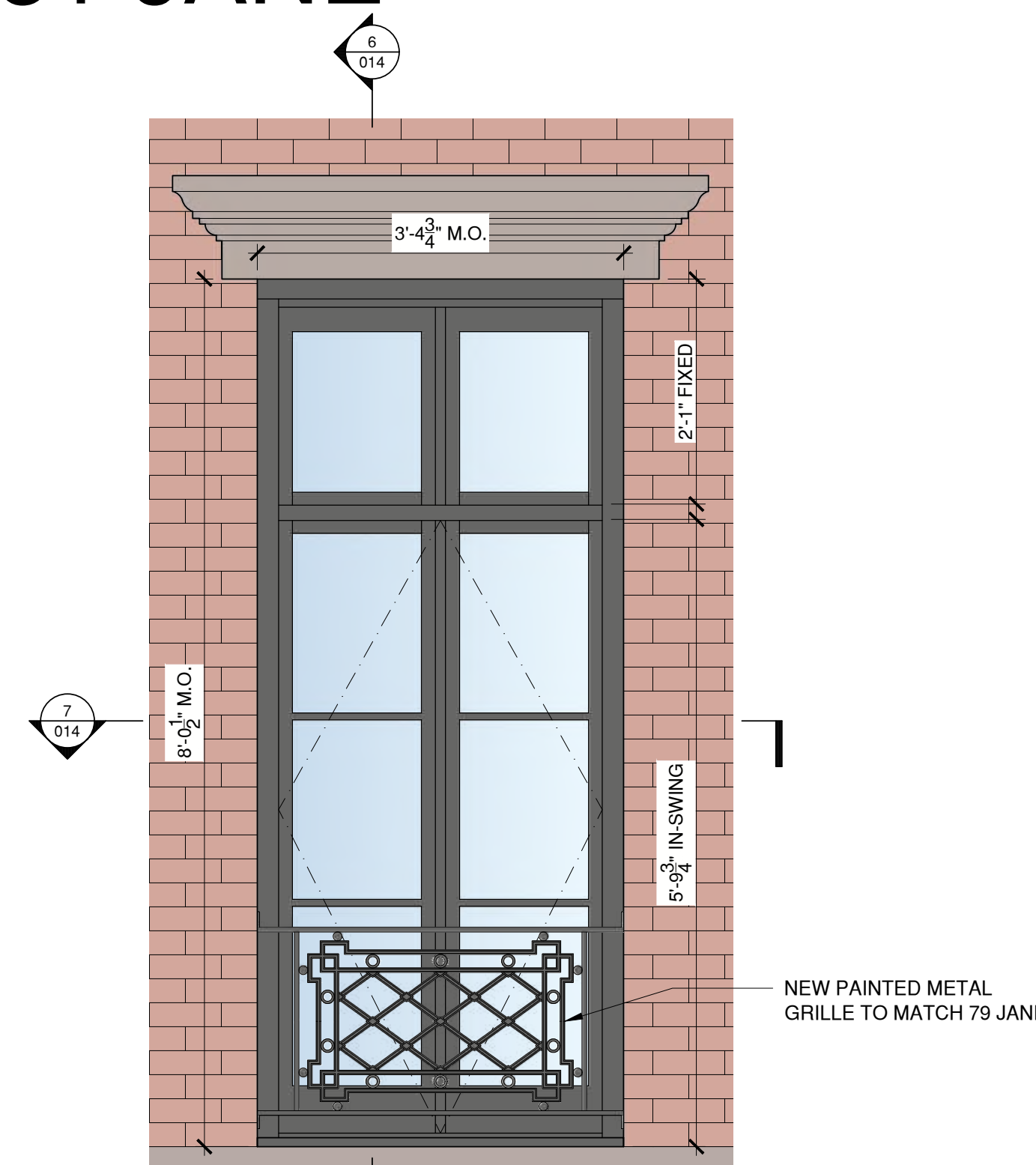
2 EXISTING PHOTO OF 1ST FLOOR WINDOW - 81 JANE
SCALE: 3/4" = 1'-0"



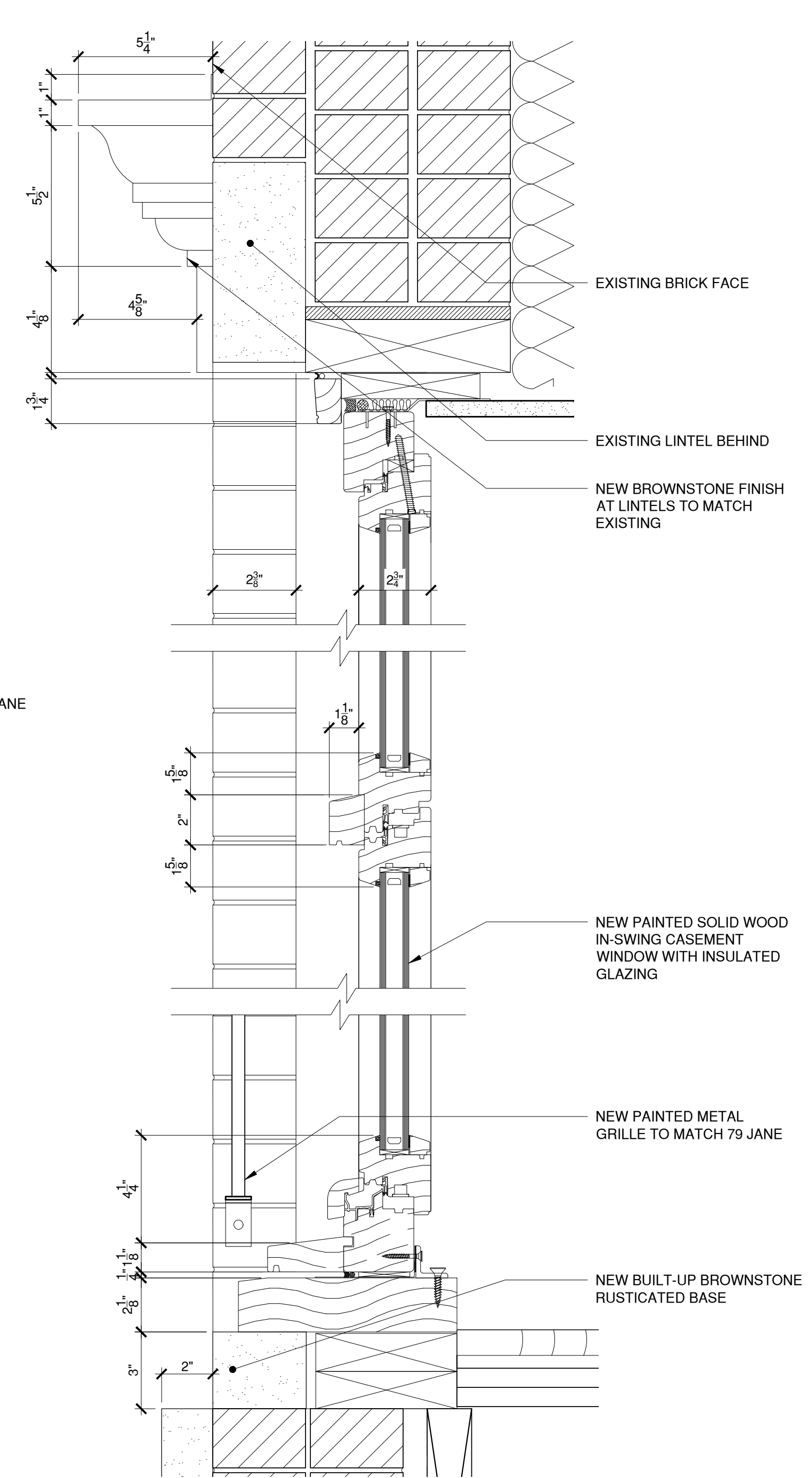
3 EXISTING 1ST FLOOR WINDOW SECTION
SCALE: 3" = 1'-0"



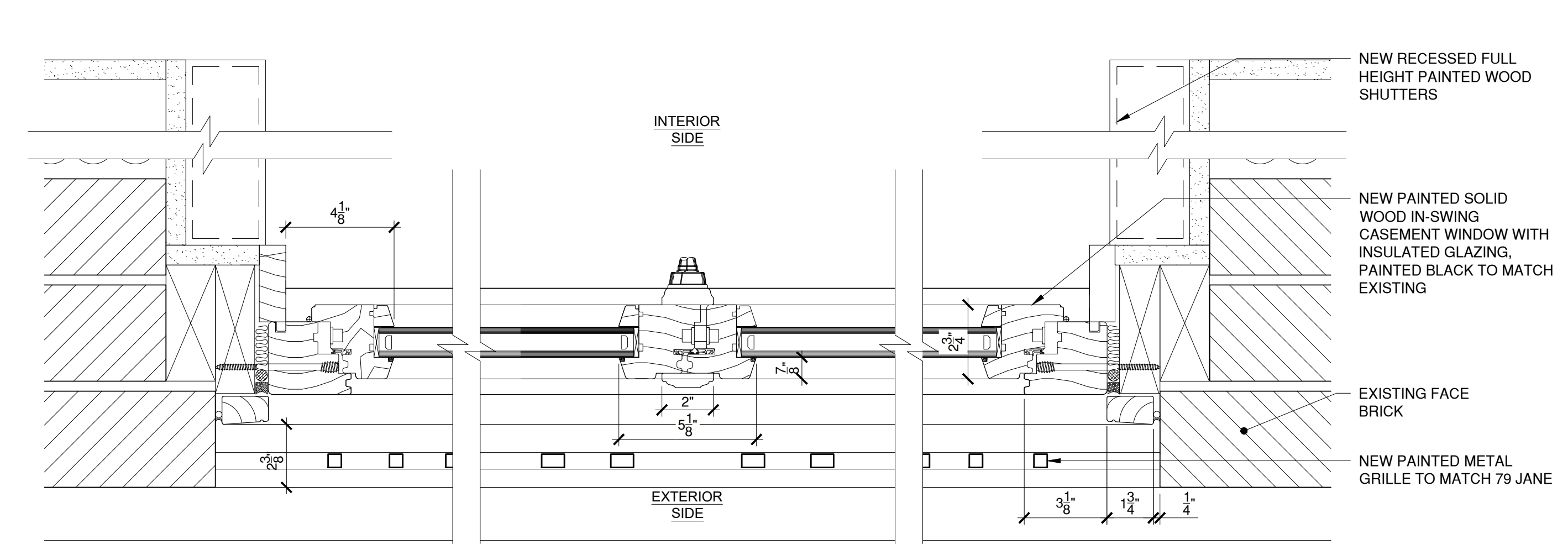
4 EXISTING 1ST FLOOR WINDOW PLAN - 81 JANE
SCALE: 3" = 1'-0"



5 PROPOSED 1ST FLOOR WINDOW ELEVATION
SCALE: 3/4" = 1'-0"

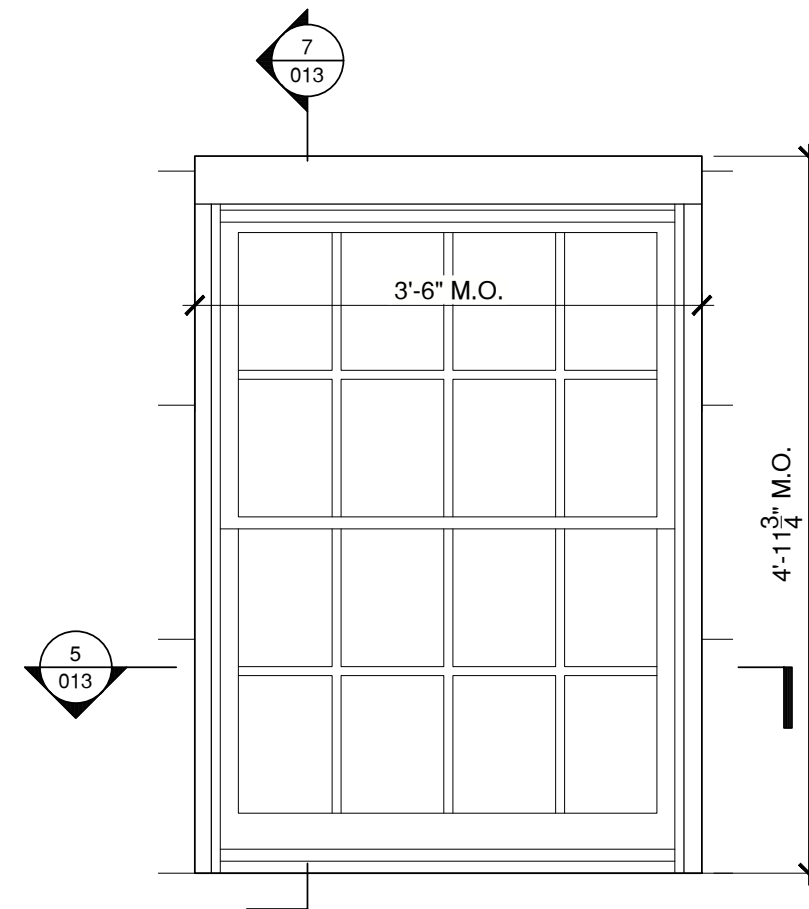


6 PROPOSED 1ST FLOOR WINDOW SECTION
SCALE: 3" = 1'-0"

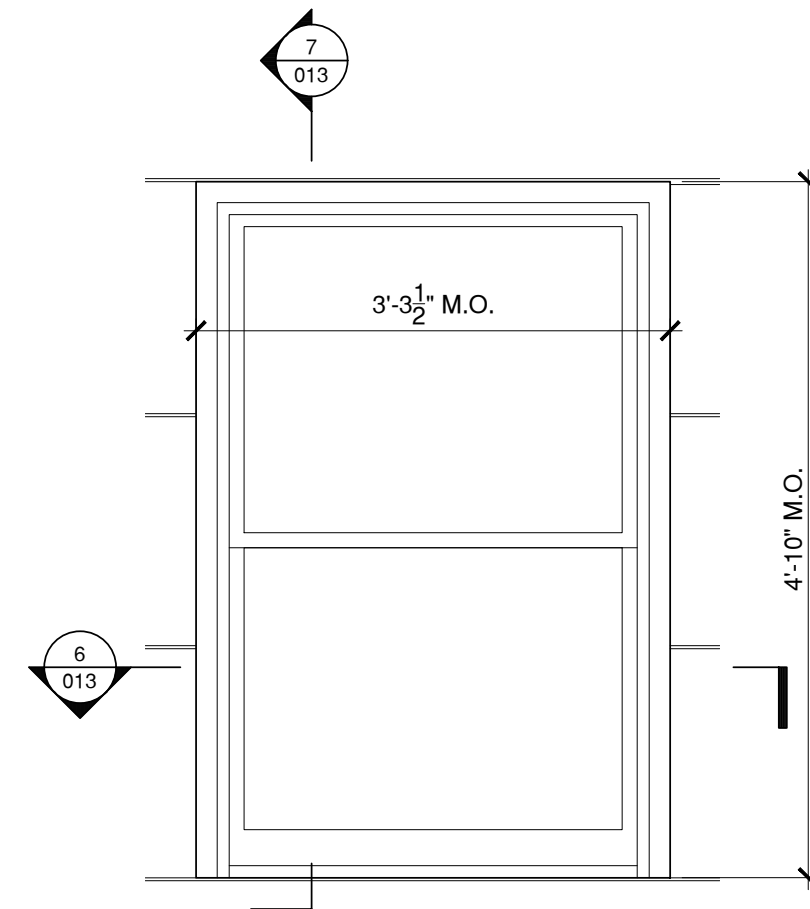


7 PROPOSED 1ST FL WINDOW PLAN PROP.
SCALE: 3" = 1'-0"

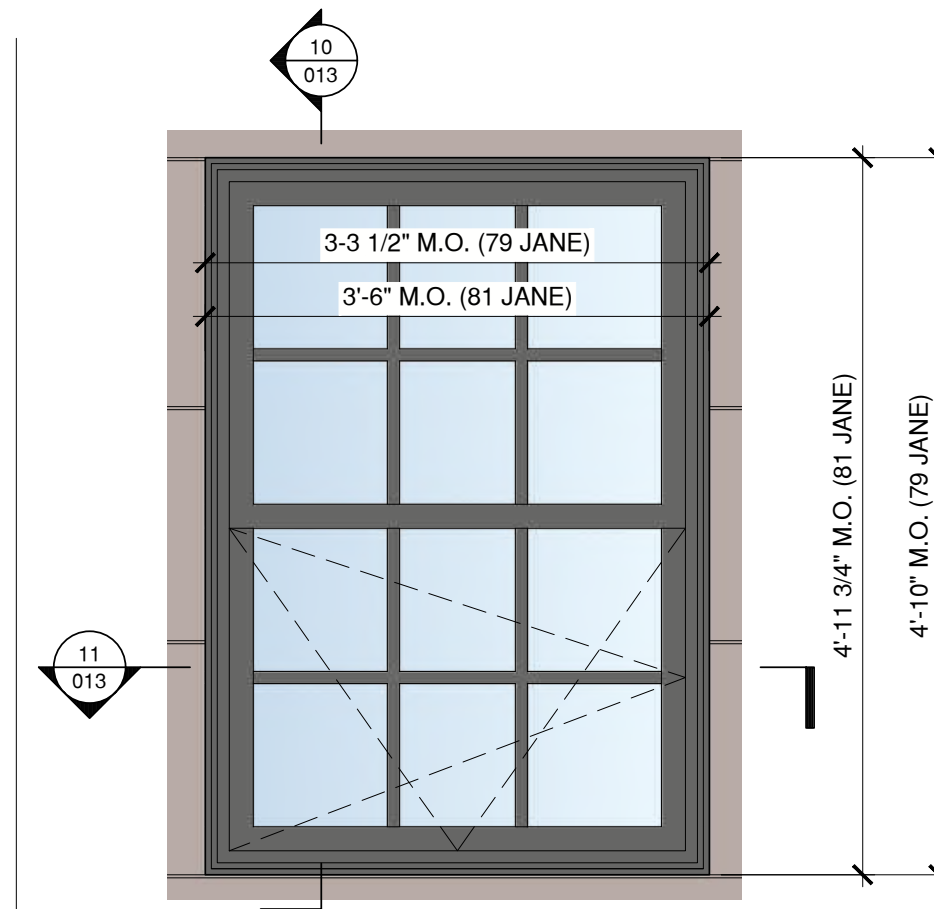
EXISTING & PROPOSED BASEMENT WINDOWS - 79 / 81 JANE



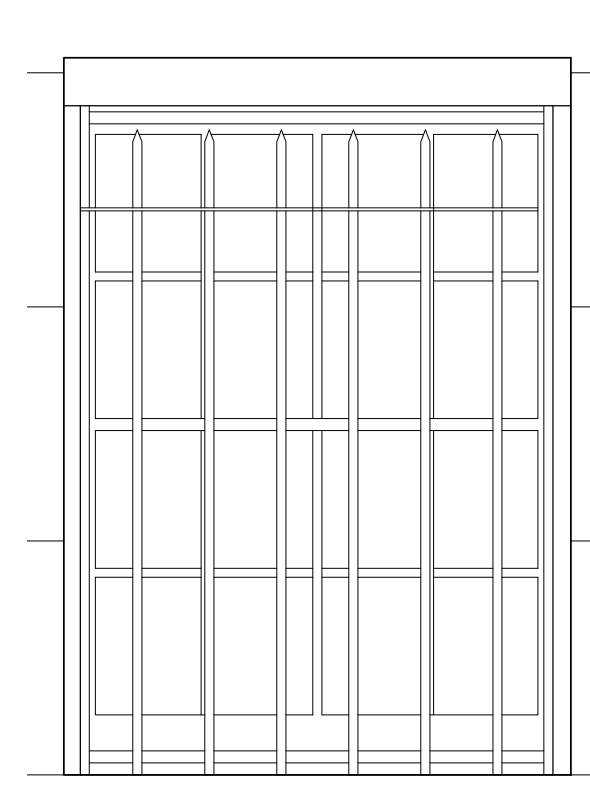
1 EXISTING BASEMENT WINDOW ELEVATION (GRILLE NOT SHOWN FOR CLARITY) 81 JANE
SCALE: 3/4" = 1'-0"



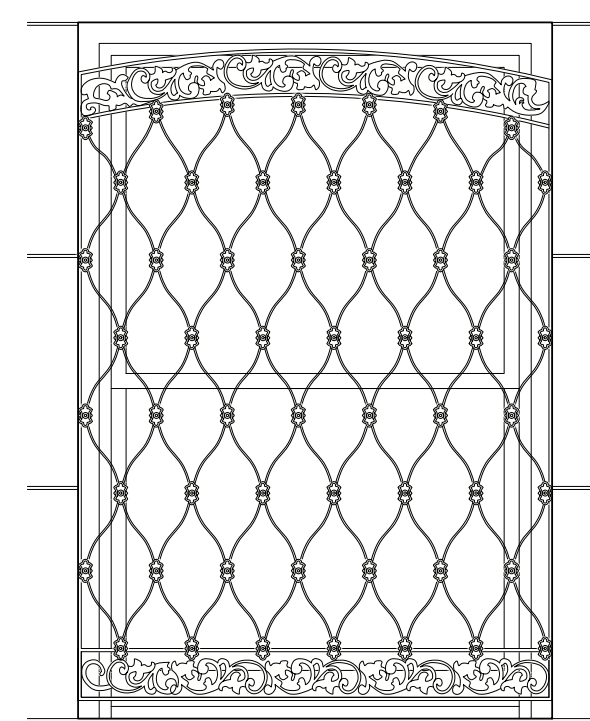
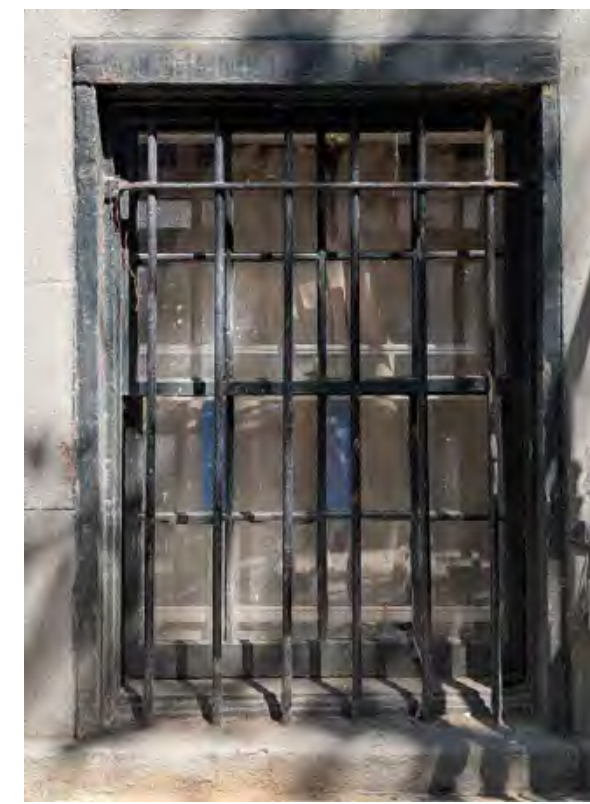
2 EXISTING BASEMENT WINDOW ELEVATION (GRILLE NOT SHOWN FOR CLARITY) 79 JANE
SCALE: 3/4" = 1'-0"



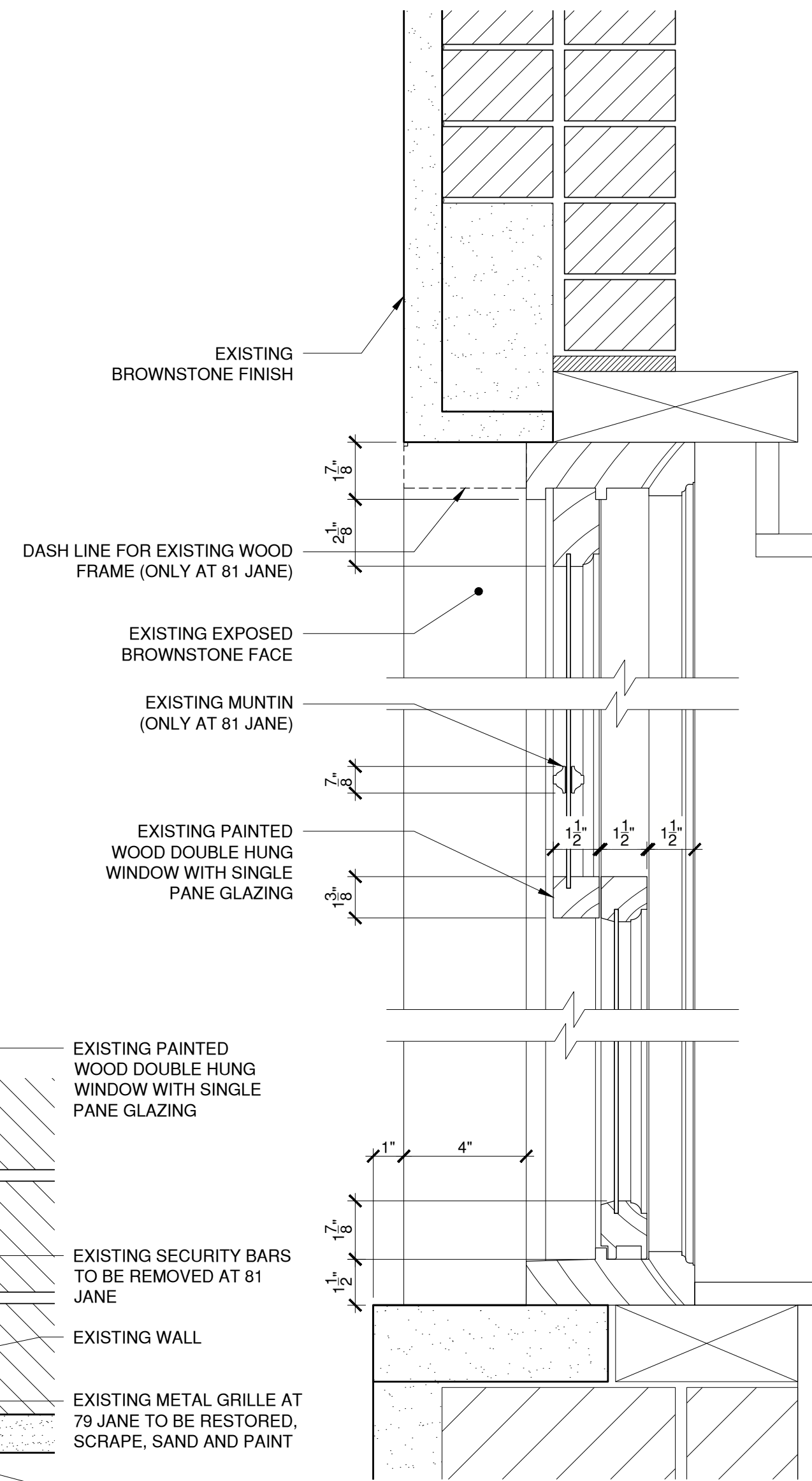
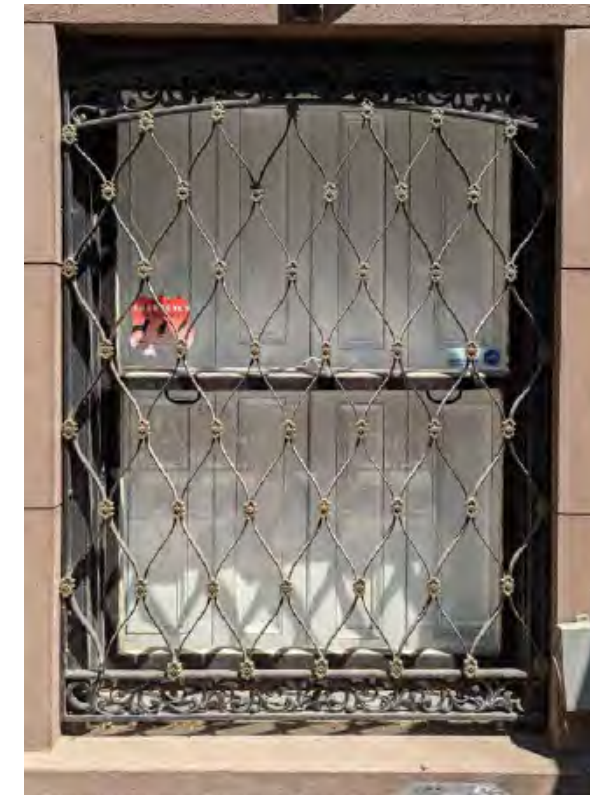
8 PROPOSED BASEMENT WINDOW ELEVATION (WITH GRILLE) 79/81 JANE
SCALE: 3/4" = 1'-0"



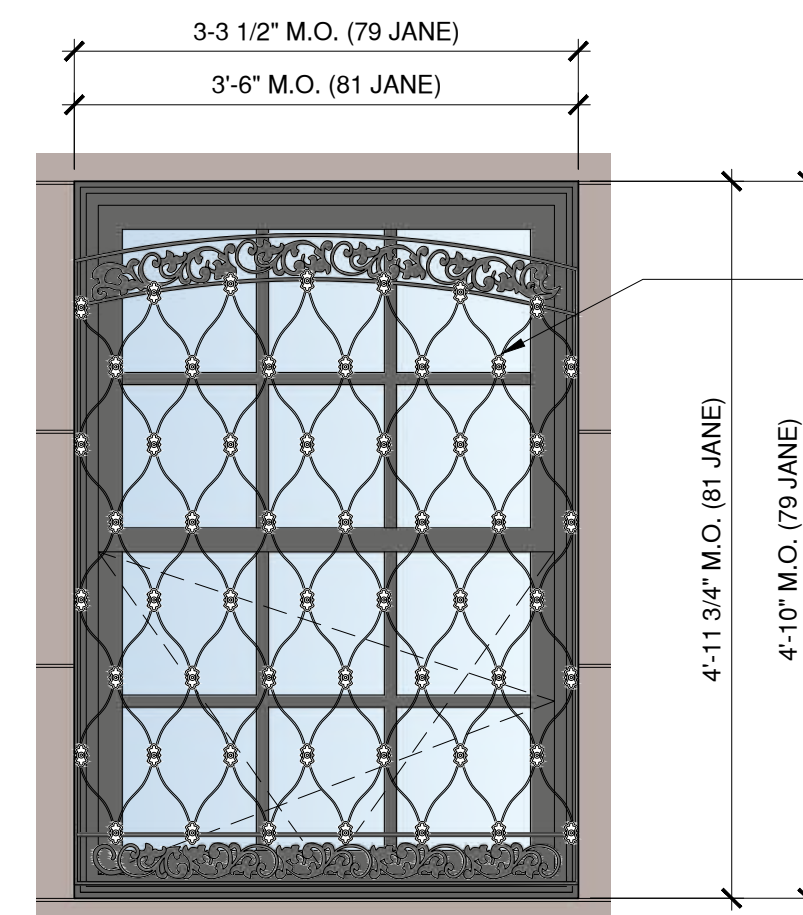
3 EXISTING BASEMENT WINDOW ELEVATION (WITH GRILLE) 81 JANE
SCALE: 3/4" = 1'-0"



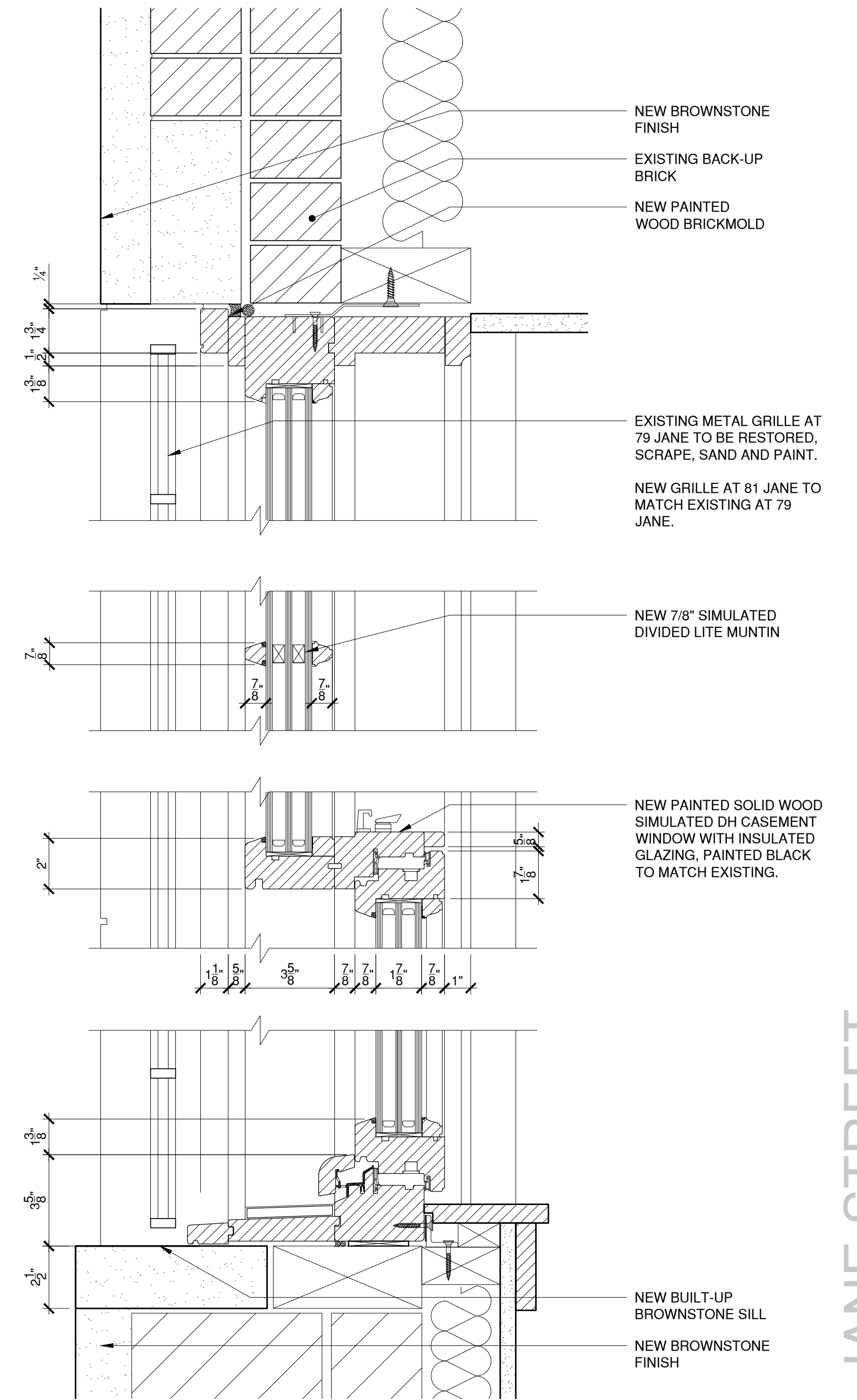
4 EXISTING BASEMENT WINDOW ELEVATION (WITH GRILLE) 79 JANE
SCALE: 3/4" = 1'-0"



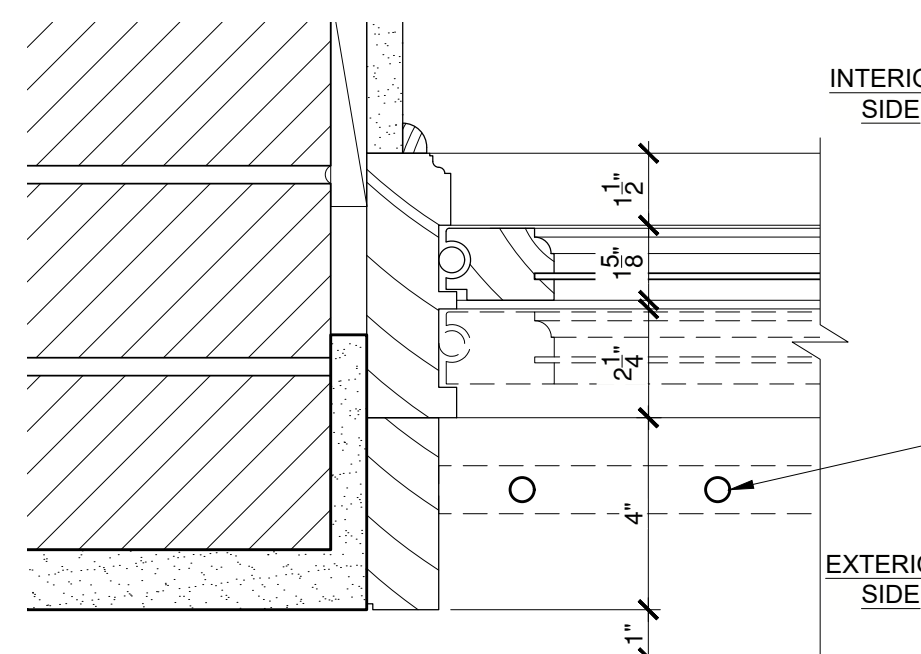
7 EXISTING BASEMENT WINDOW SECTION - 79/81 JANE
SCALE: 3" = 1'-0"



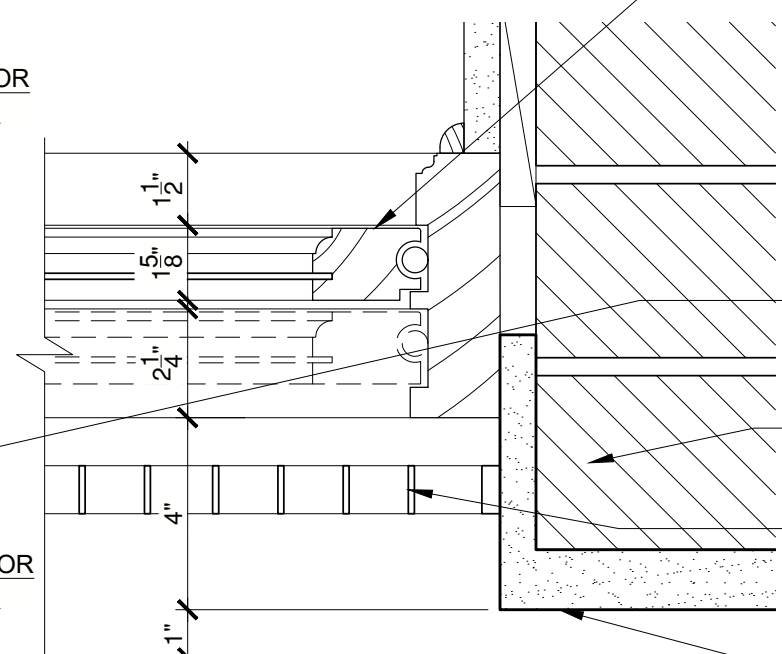
9 PROPOSED BASEMENT WINDOW ELEVATION (WITH GRILLE) 79/81 JANE
SCALE: 3/4" = 1'-0"



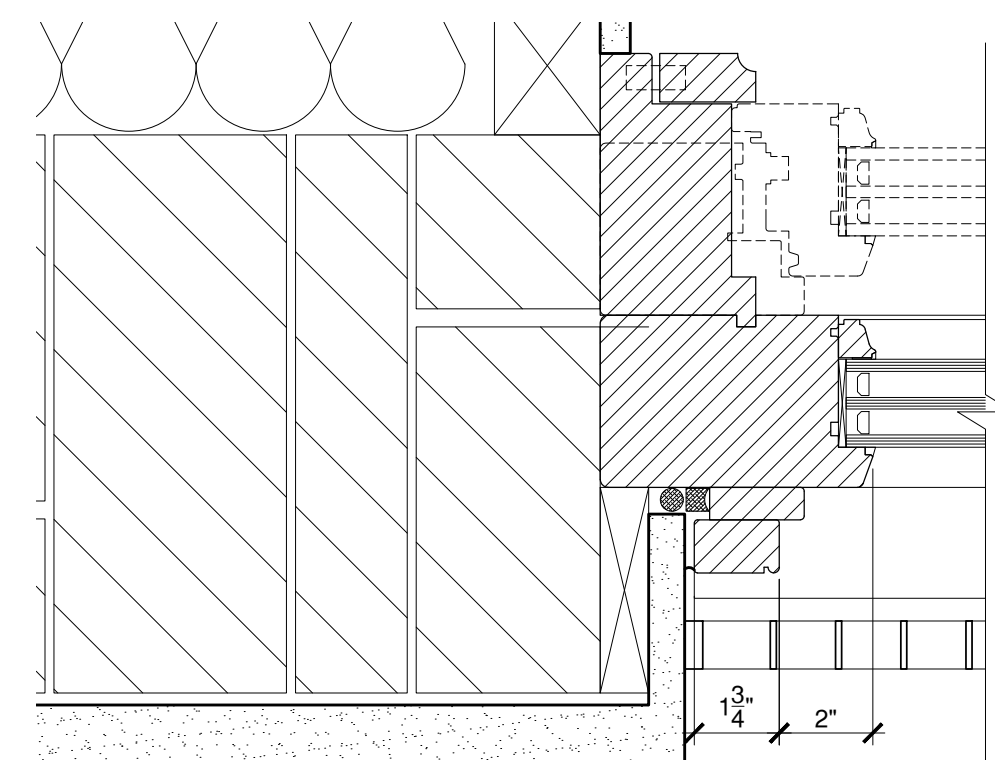
10 PROPOSED BASEMENT WINDOW SECTION 79/81 JANE
SCALE: 3" = 1'-0"



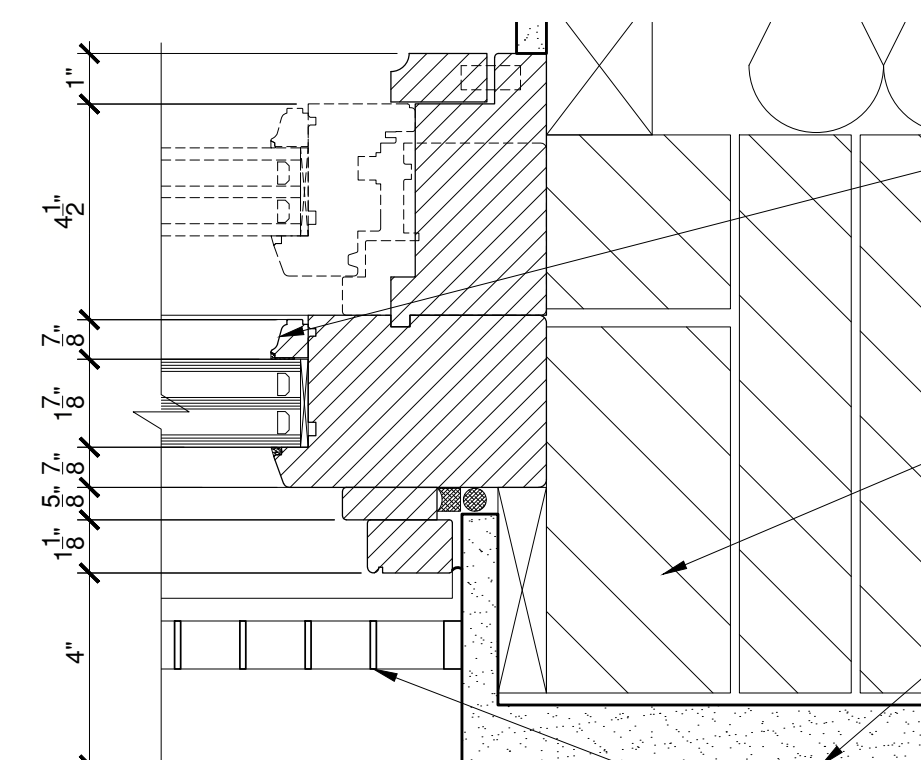
5 EXISTING BASEMENT WINDOW PLAN - 81 JANE
SCALE: 3" = 1'-0"



6 EXISTING BASEMENT WINDOW PLAN - 79 JANE
SCALE: 3" = 1'-0"



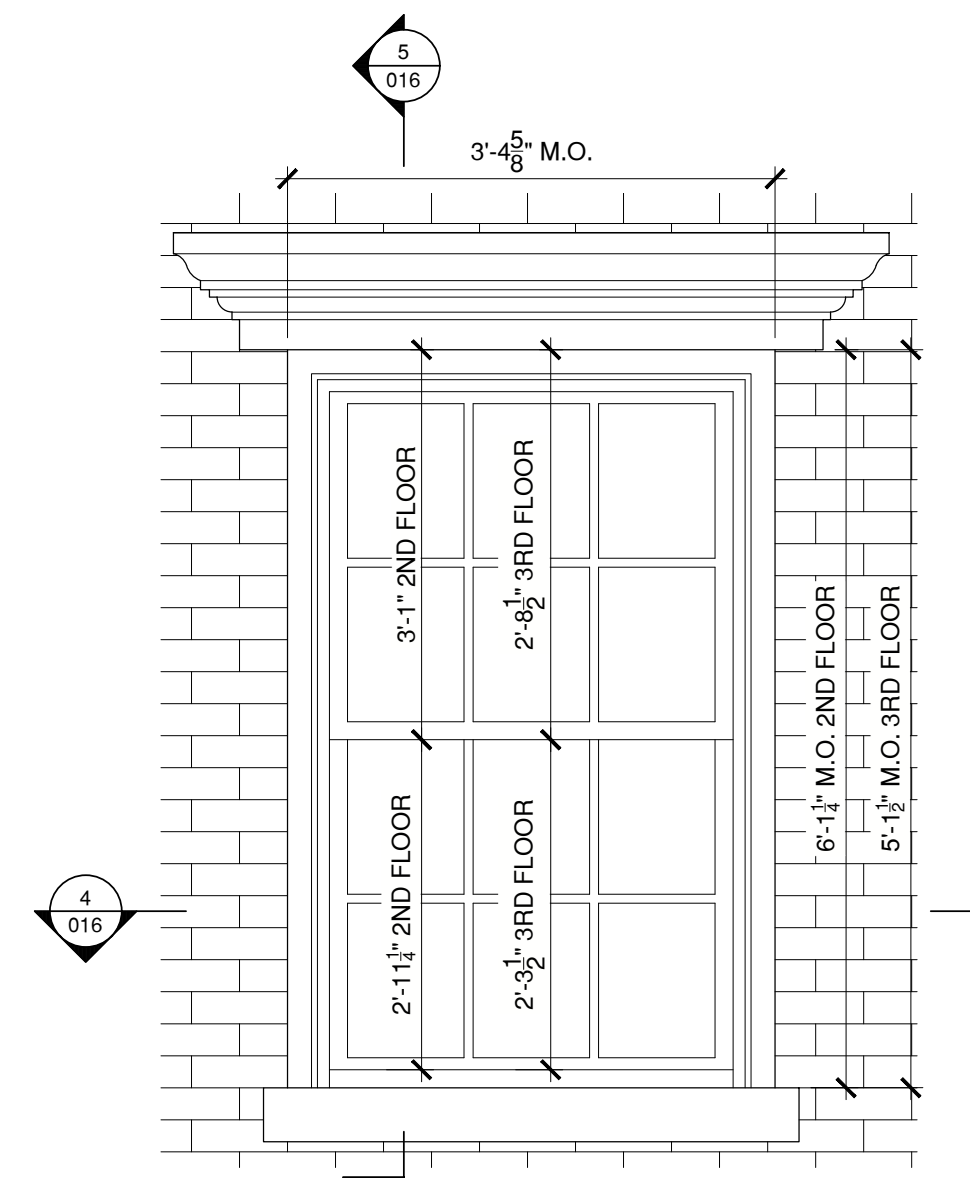
11 BASEMENT WINDOW PLAN PROPOSED - 79/81 JANE
SCALE: 3" = 1'-0"



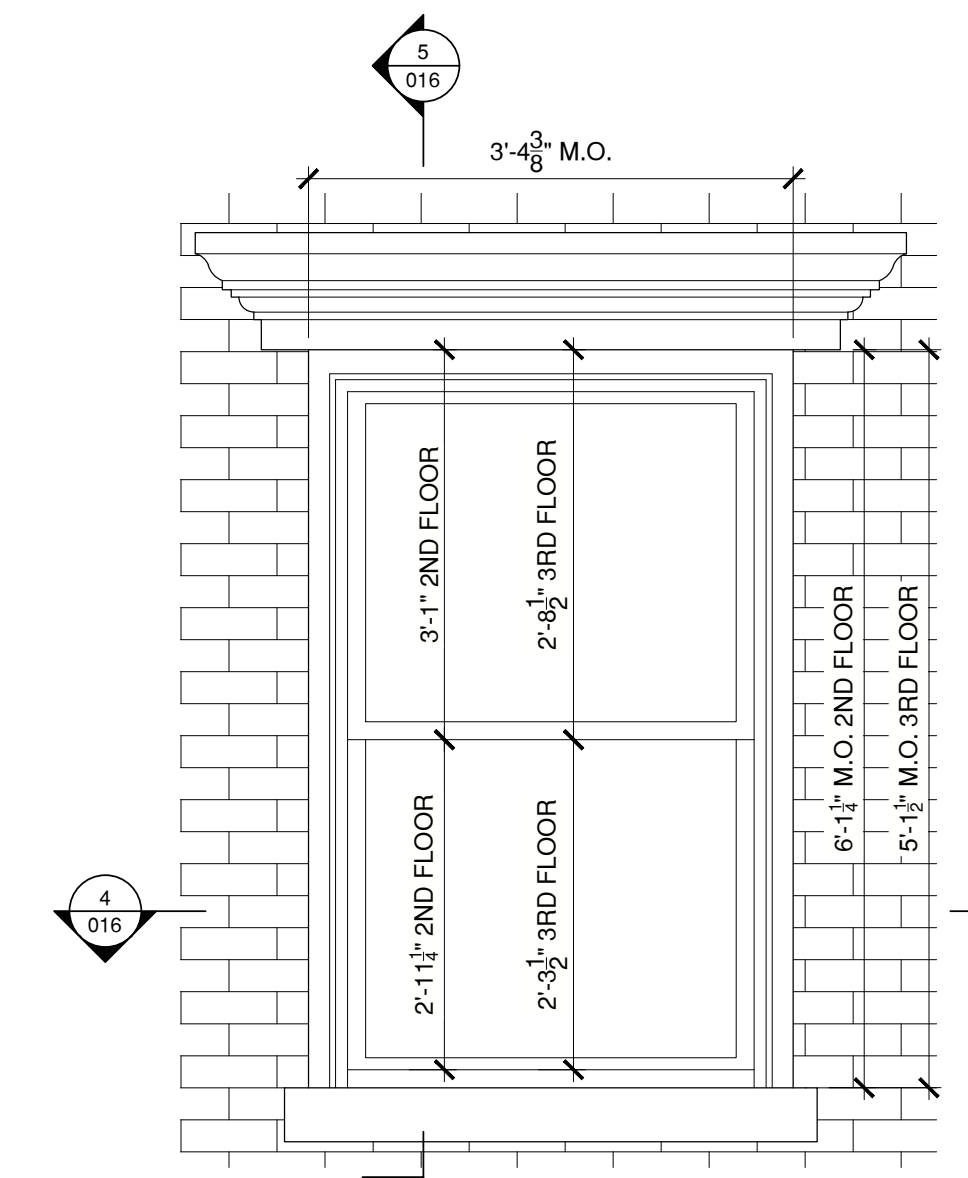
NEW PAINTED SOLID WOOD SIMULATED DH CASEMENT WINDOW WITH INSULATED GLAZING, PAINTED BLACK TO MATCH EXISTING
EXISTING WALL
NEW BROWNSTONE STUCCO FINISH TO MATCH ORIGINAL RUSTICATED BROWNSTONE CONDITION
EXISTING METAL GRILLE AT 79 JANE TO BE RESTORED, SCRAPE, SAND AND PAINT.
NEW GRILLE AT 81 JANE TO MATCH EXISTING AT 79 JANE.

79-81 JANE STREET

EXISTING & PROPOSED 2ND & 3RD FLOOR WINDOWS - 79 / 81 JANE



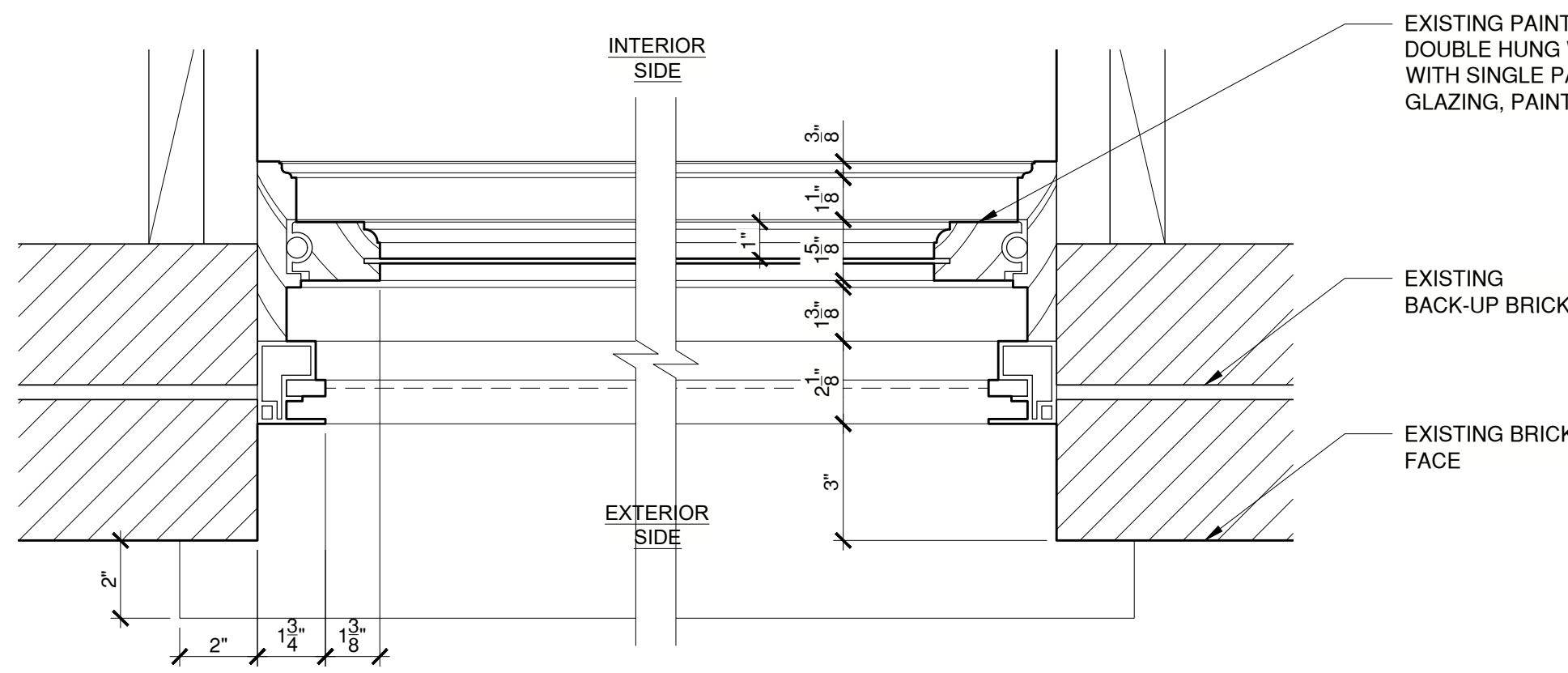
1 EXISTING 2ND & 3RD WINDOW ELEVATION - 81 JANE
SCALE: 3/4" = 1'-0"



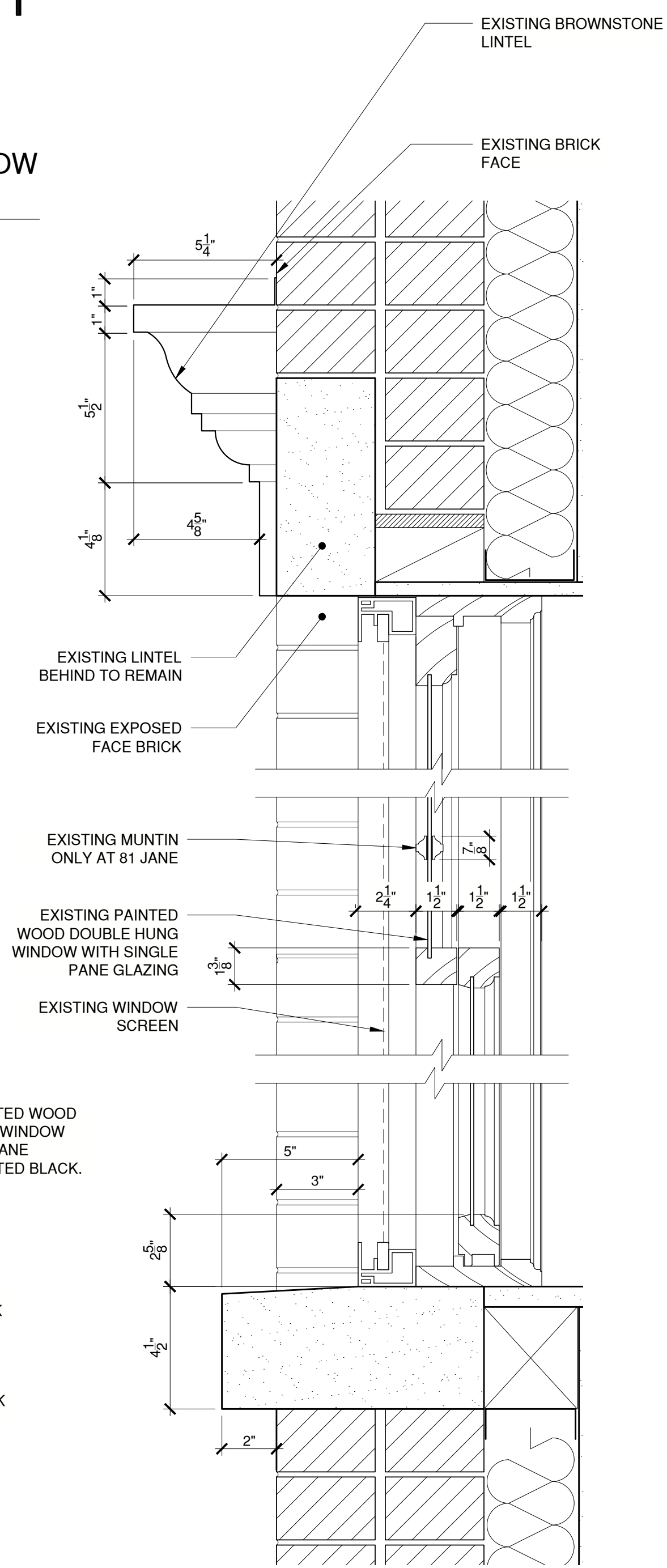
2 EXISTING 2ND & 3RD WINDOW ELEVATION - 79 JANE
SCALE: 3/4" = 1'-0"



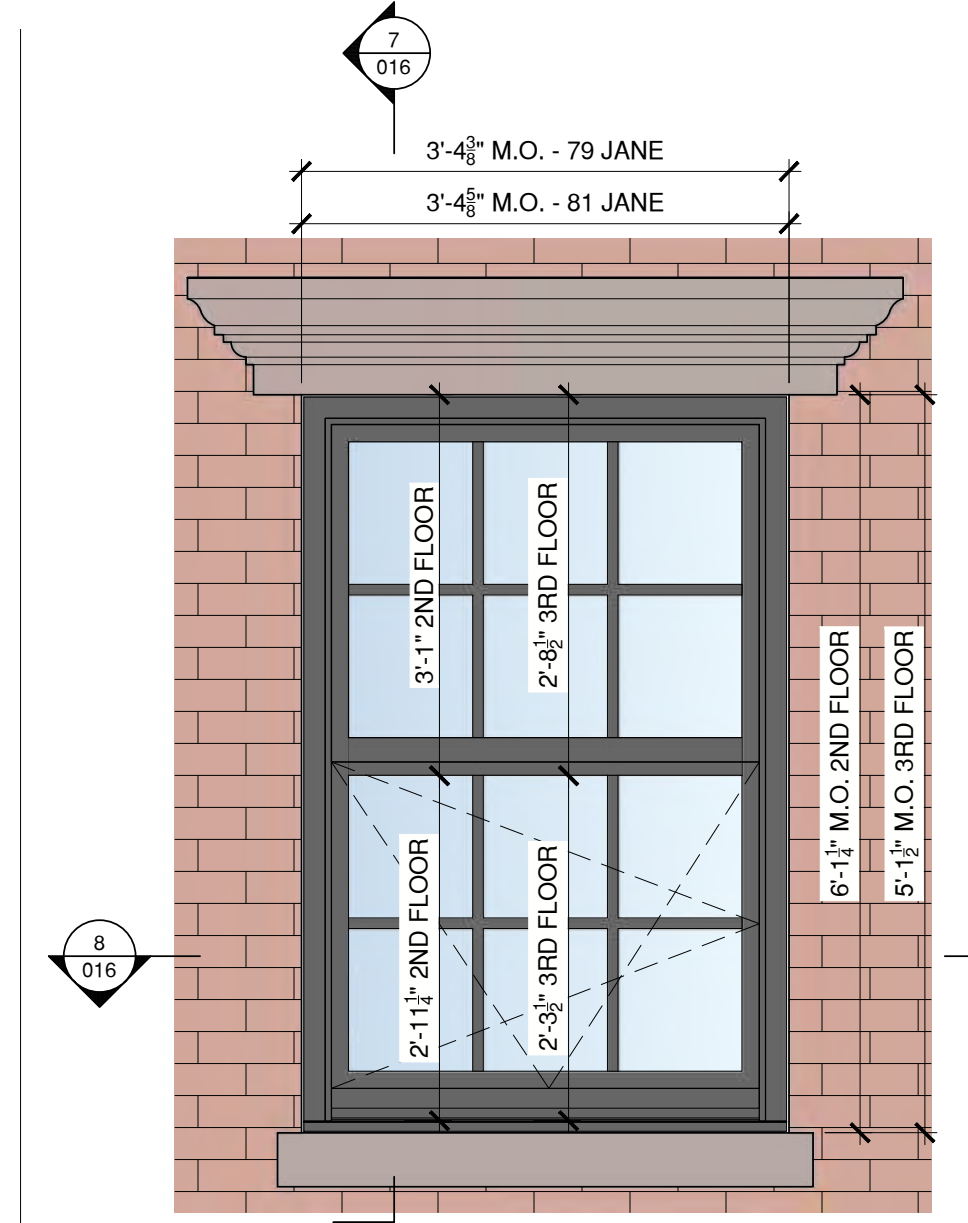
3 EXISTING 2ND & 3RD WINDOW ELEVATION - 81 / 79 JANE
SCALE: NTS



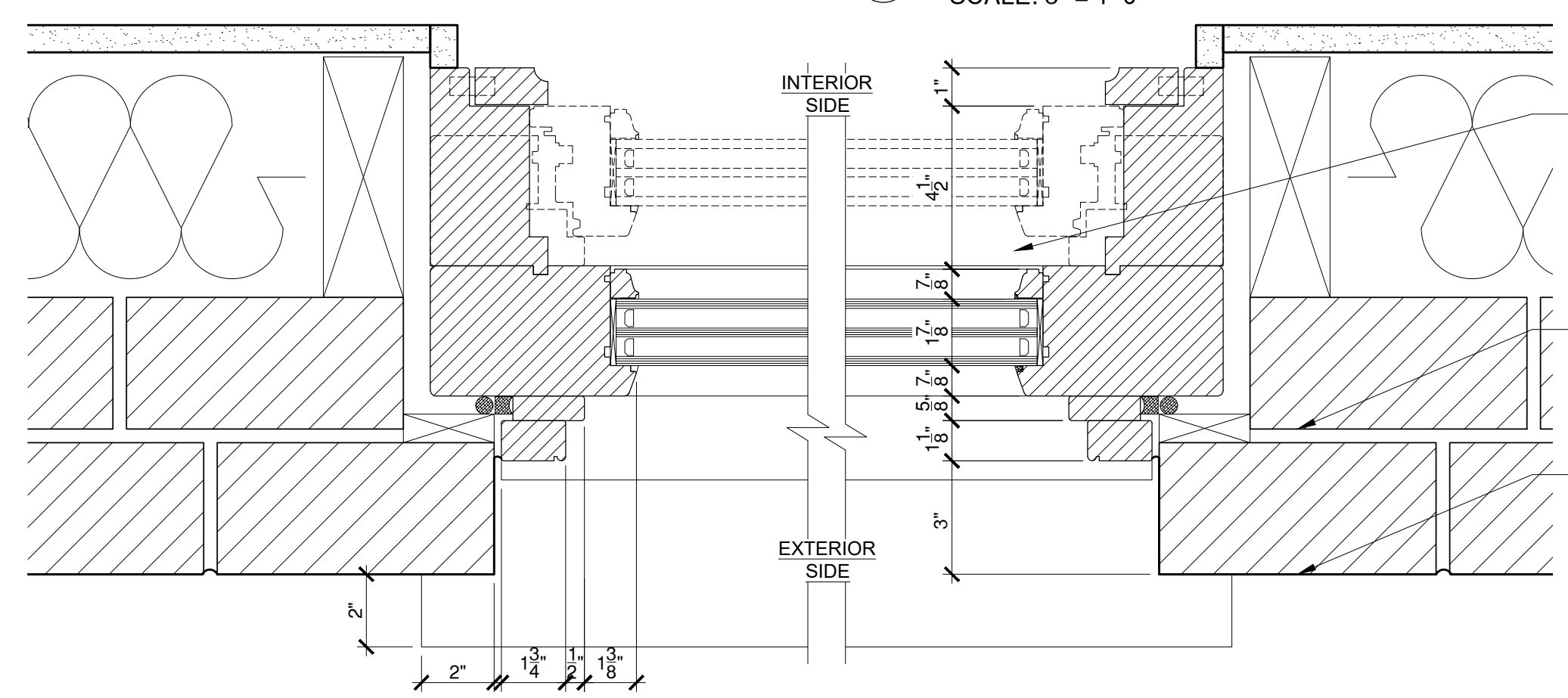
4 EXISTING 2ND & 3RD FLOOR WINDOW PLAN - 79 / 81 JANE
SCALE: 3" = 1'-0"



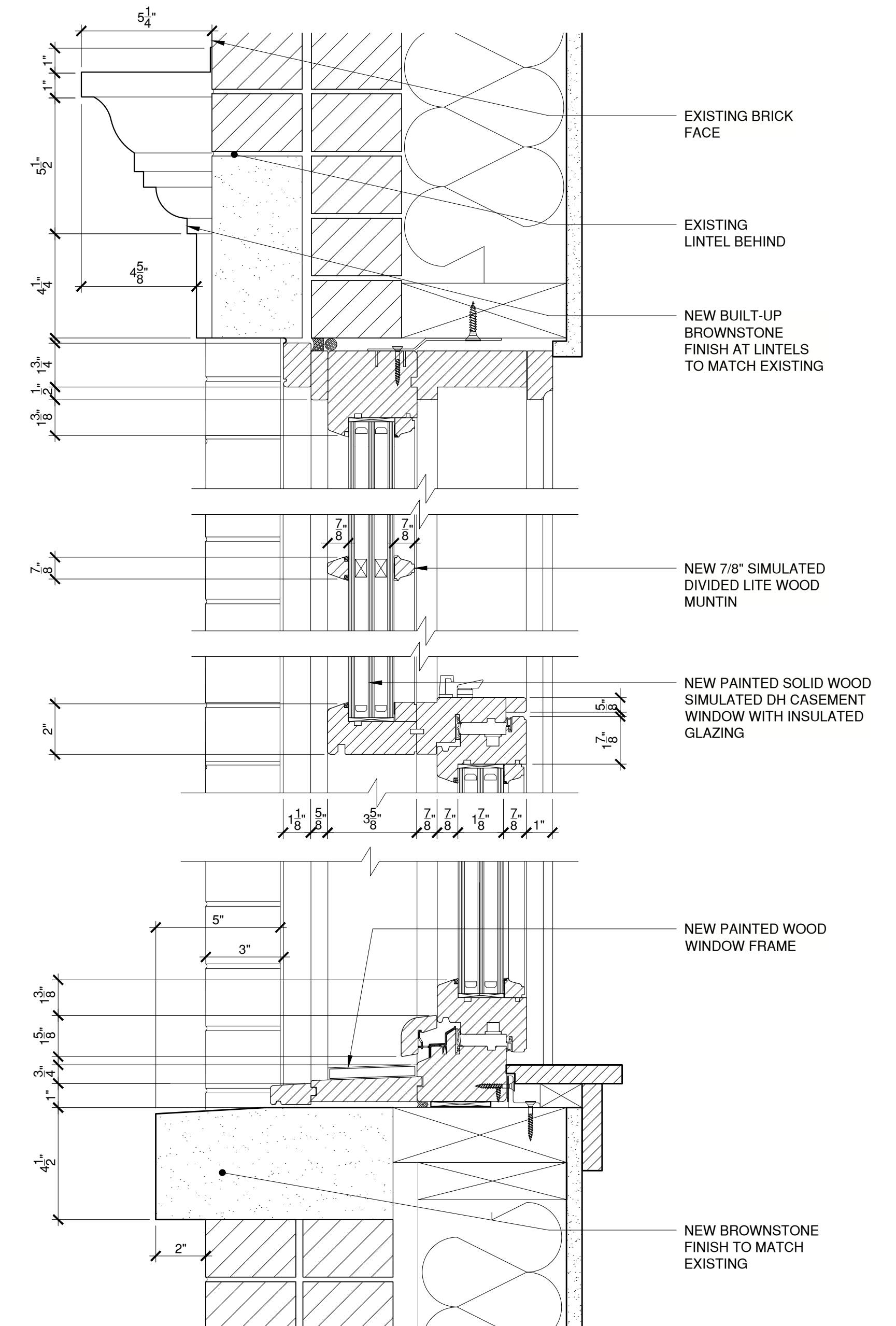
5 EXISTING 2ND & 3RD FLOOR WINDOW SECTION - 79 / 81 JANE
SCALE: 3" = 1'-0"



6 PROPOSED 2ND & 3RD WINDOW ELEVATION - 79 / 81 JANE
SCALE: 3/4" = 1'-0"



8 PROPOSED 2ND & 3RD FLOOR WINDOW PLAN - 79 / 81 JANE
SCALE: 3" = 1'-0"



7 PROPOSED 2ND & 3RD FLOOR WINDOW SECTION - 79 / 81 JANE
SCALE: 3" = 1'-0"

79-81 JANE STREET

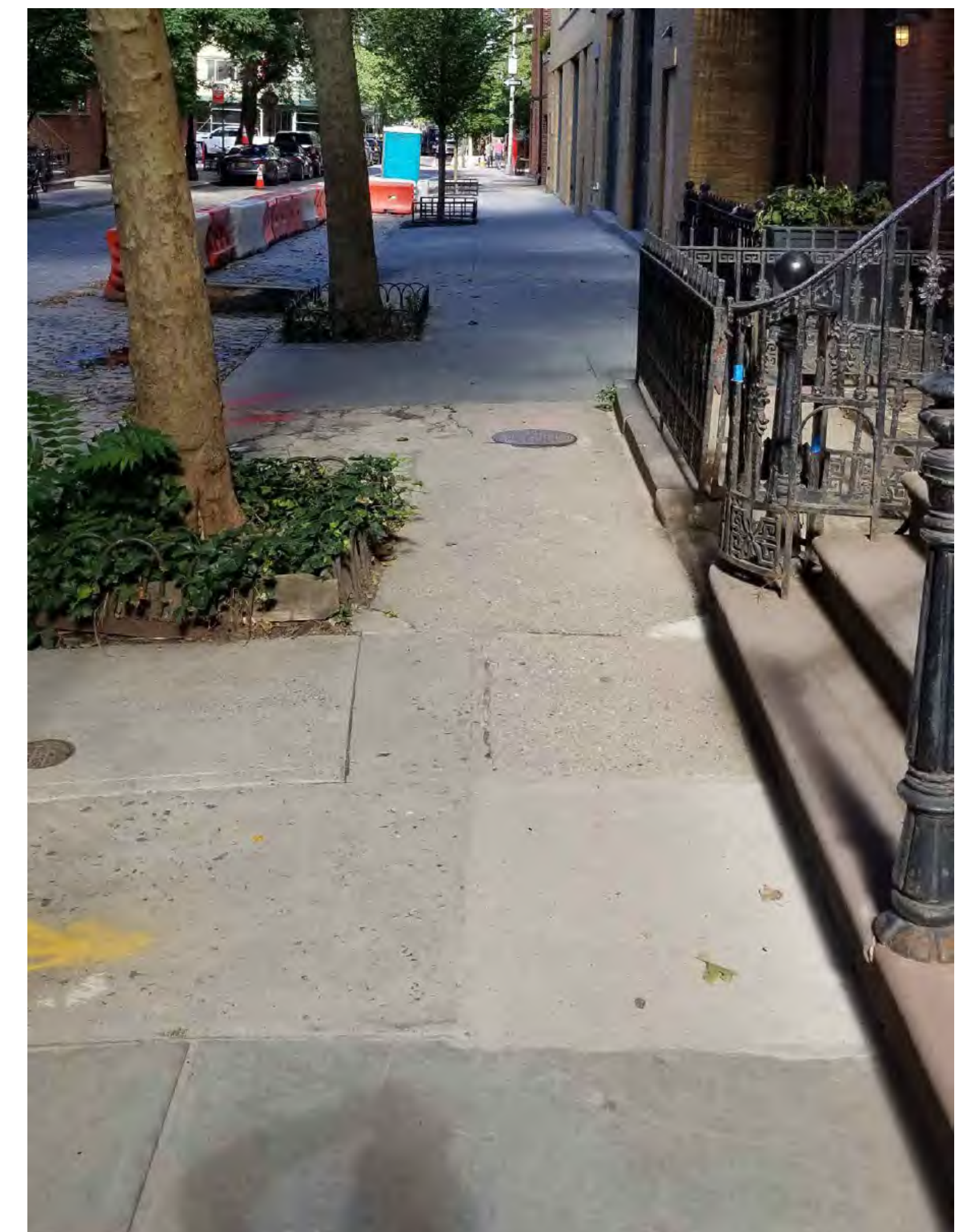
EXISTING SIDEWALK



① PHOTO OF BLUESTONE SIDEWALK AT 75 JANE
NOT TO SCALE

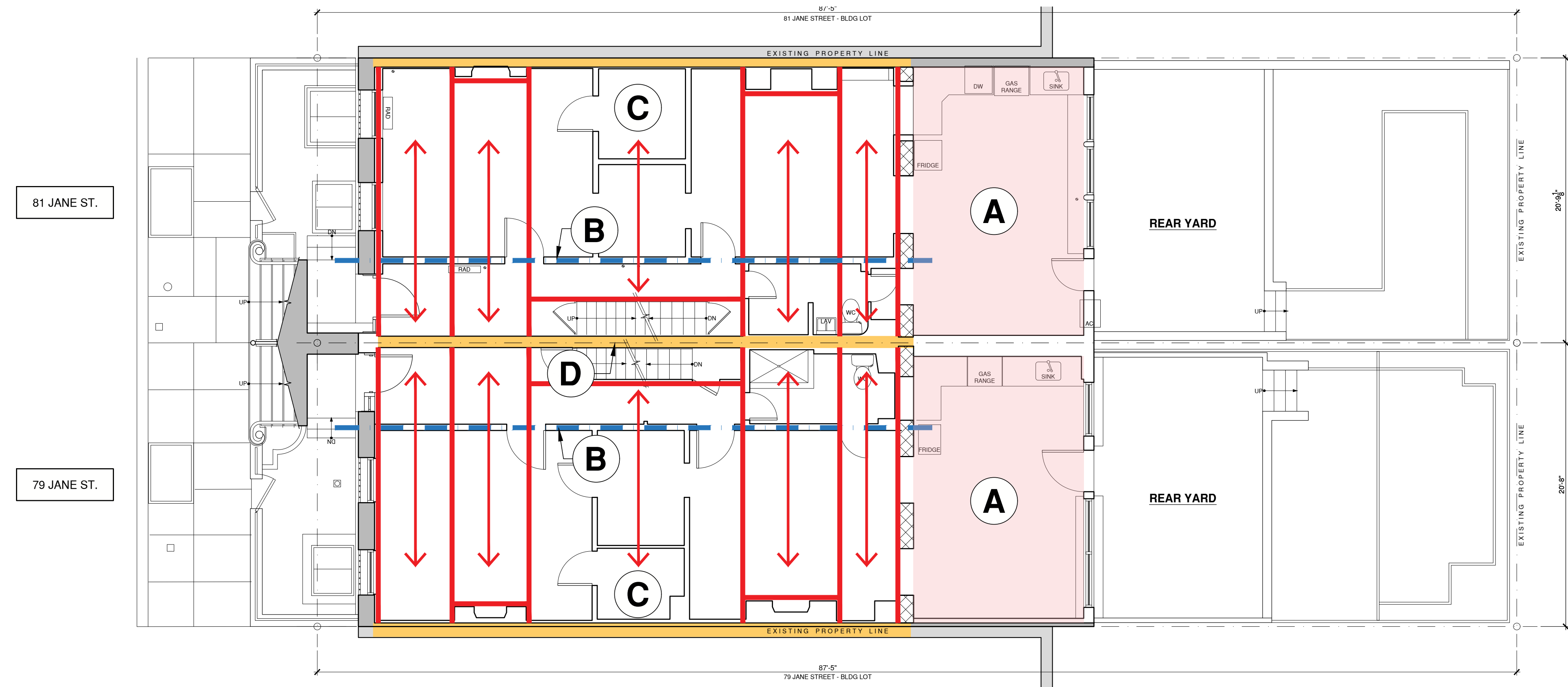


② PHOTO OF EXISTING SIDEWALK AT 79 JANE
NOT TO SCALE



③ PHOTO OF EXISTING SIDEWALK AT 81 JANE
NOT TO SCALE

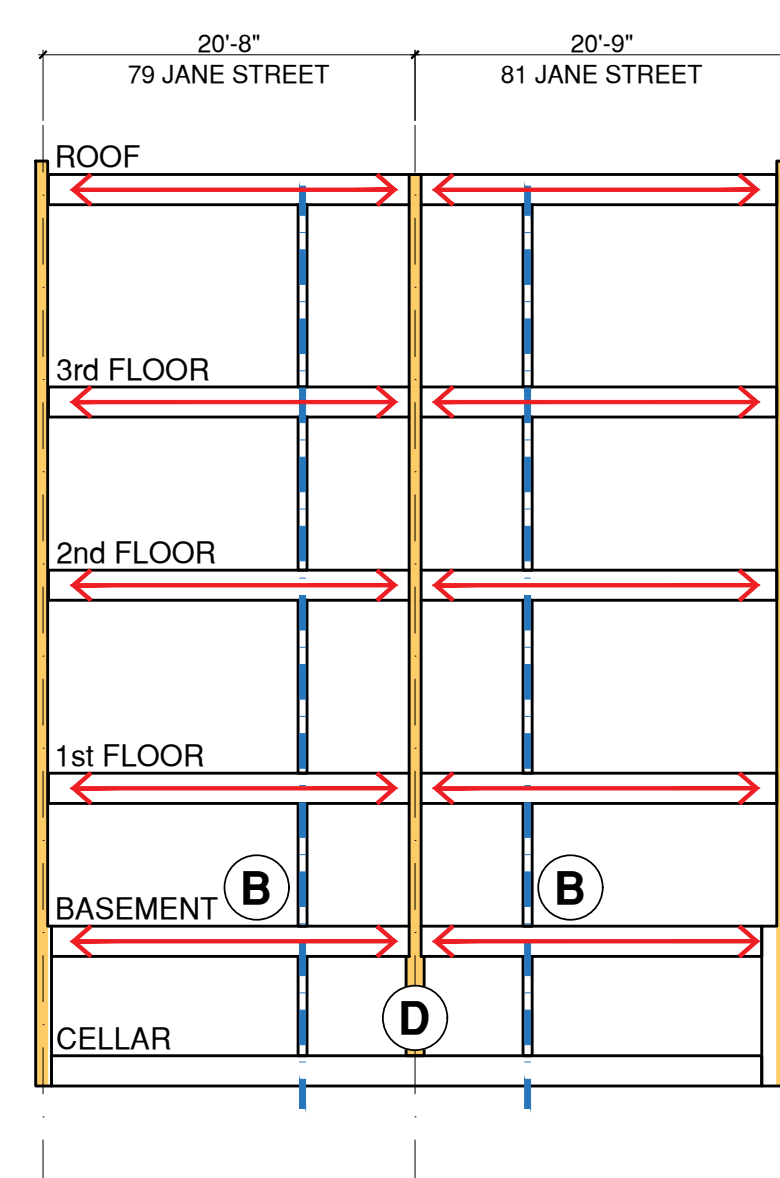
EXISTING PLANS



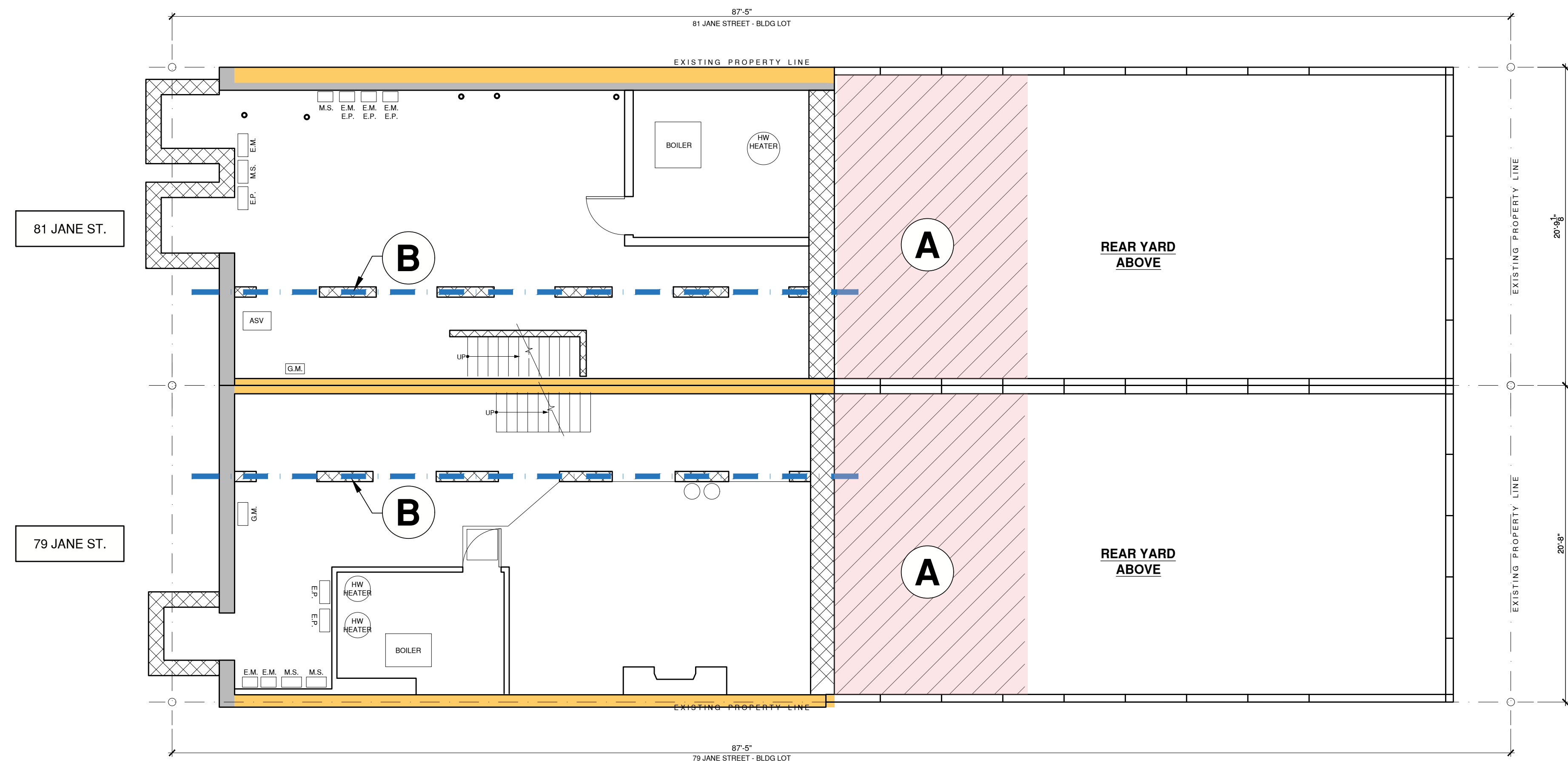
1 EXISTING 79-81 TYPICAL FRAMING PLAN
SCALE: 3/16" = 1'-0"

- A. REAR WOOD FRAME ADDITION IS NOT ORIGINAL TO THE BRICK STRUCTURE. SLAB ON GRADE, LIMITED FOOTINGS, FLOOR/WALL FRAMING IN POOR CONDITION AND MASONRY WALLS HAPHAZARDLY BUILT.
- B. EXISTING INTERIOR WOOD BEARING WALL PROVIDES STRUCTURAL SUPPORT TO ALL FLOOR JOISTS AT ALL FLOORS
- C. EXISTING FLOOR JOIST LAYOUT WITH TRIMMED OPENINGS. MODIFICATIONS AND AGE HAVE CAUSED SIGNIFICANT SLOPE, BOUNCE AND ARE OFTEN COMPROMISED DUE TO PLUMBING PENETRATIONS.
- D. EXISTING TWO BRICK WYTHE PARTY WALL HAS BACK TO BACK JOIST SEAT CUT-OUTS (POSSIBLE FIRE PATH THRU WALL). JOISTS ARE NOT FIRE-CUT AND COULD AFFECT THE WALL DURING FAILURE.

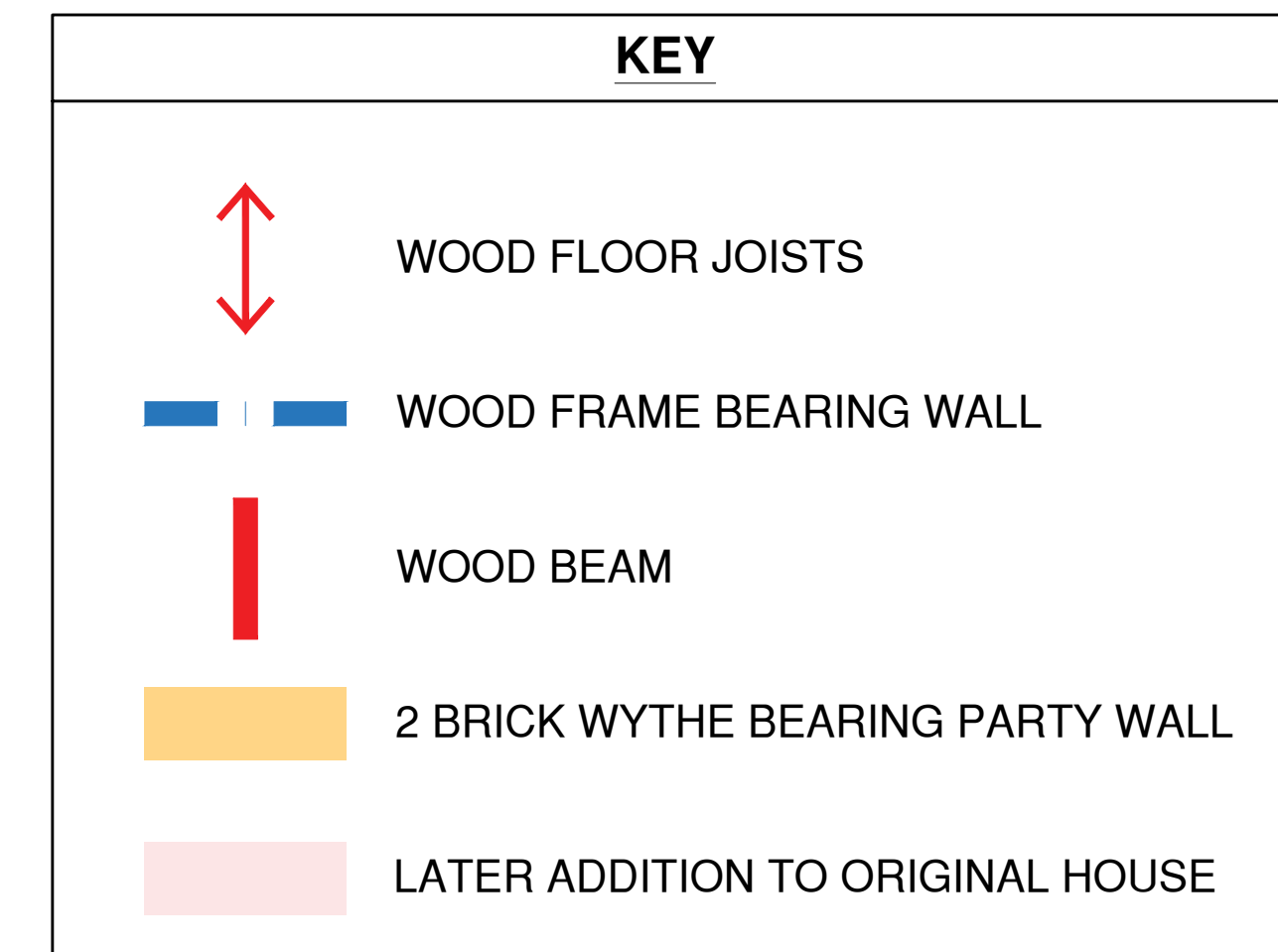
- REAR ADDITION IS SUBSTANDARD CONSTRUCTION, IT CANNOT BE REUSED/ADAPTED TO RESPONSIBLY MEET NEW BUILDING CONSTRUCTION STANDARDS/CODES.
- REMOVAL OF INTERIOR WOOD BEARING WALL AT ALL FLOORS FOR SINGLE FAMILY LAYOUT INCREASES THE EXISTING FLOOR JOISTS SPANS BEYOND THEIR CAPACITY AND CANNOT BE USED.
- THE PROPOSED DESIGN HAS NO DOUBLE WIDE SPACES ALONG JANE STREET. THE BEARING WALL IS REPLICATED WITH NEW NON-BEARING PARTITIONS, THEREBY RECREATING THE APPEARANCE OF TWO TOWN HOUSES ALONG JANE STREET.
- IF PORTIONS OF THE CENTRAL BRICK BEARING WALL WERE TO REMAIN, IT WOULD BE PIECEMEAL AND WOULD NO LONGER FUNCTION IN A BEARING CAPACITY.



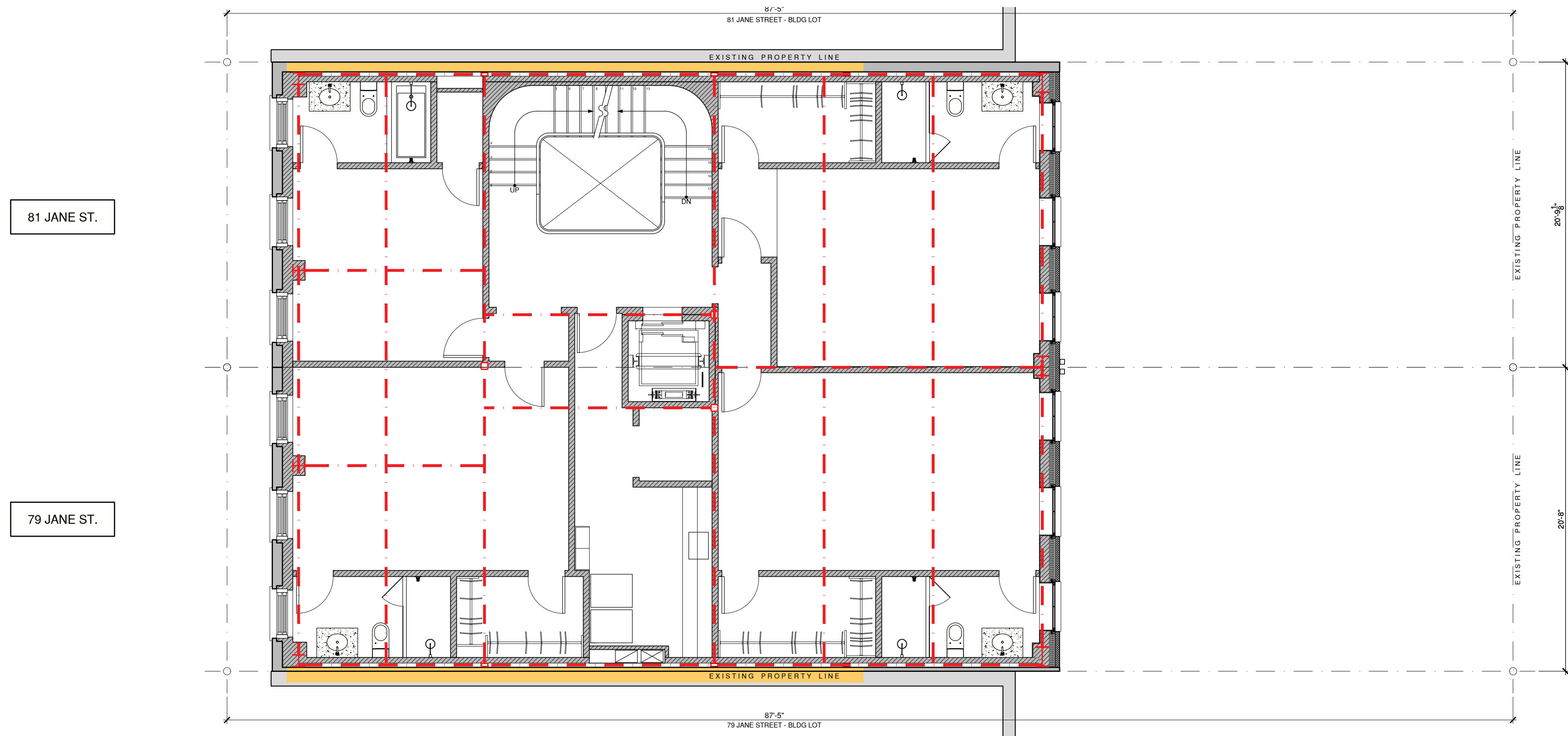
3 DIAGRAMMATIC SECTION
SCALE: 3/32" = 1'-0"



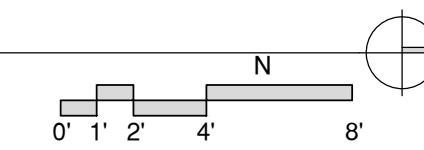
2 EXISTING 79-81 CELLAR LEVEL
SCALE: 3/16" = 1'-0"



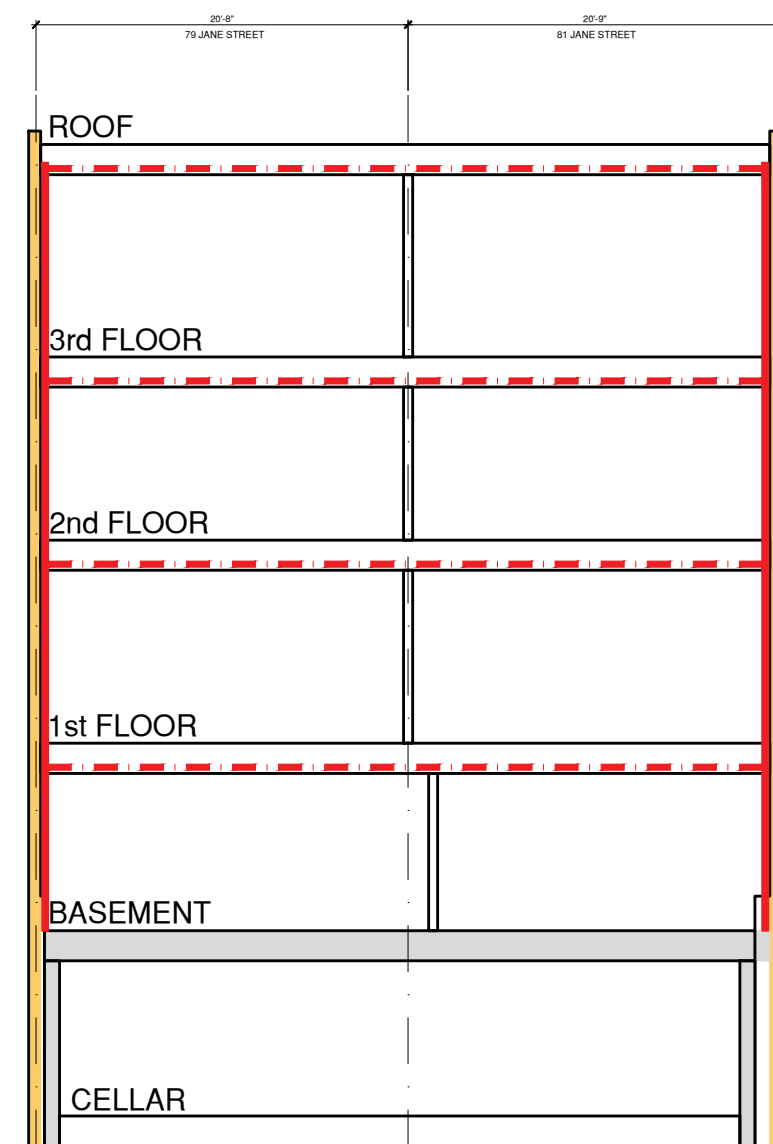
PROPOSED PLANS



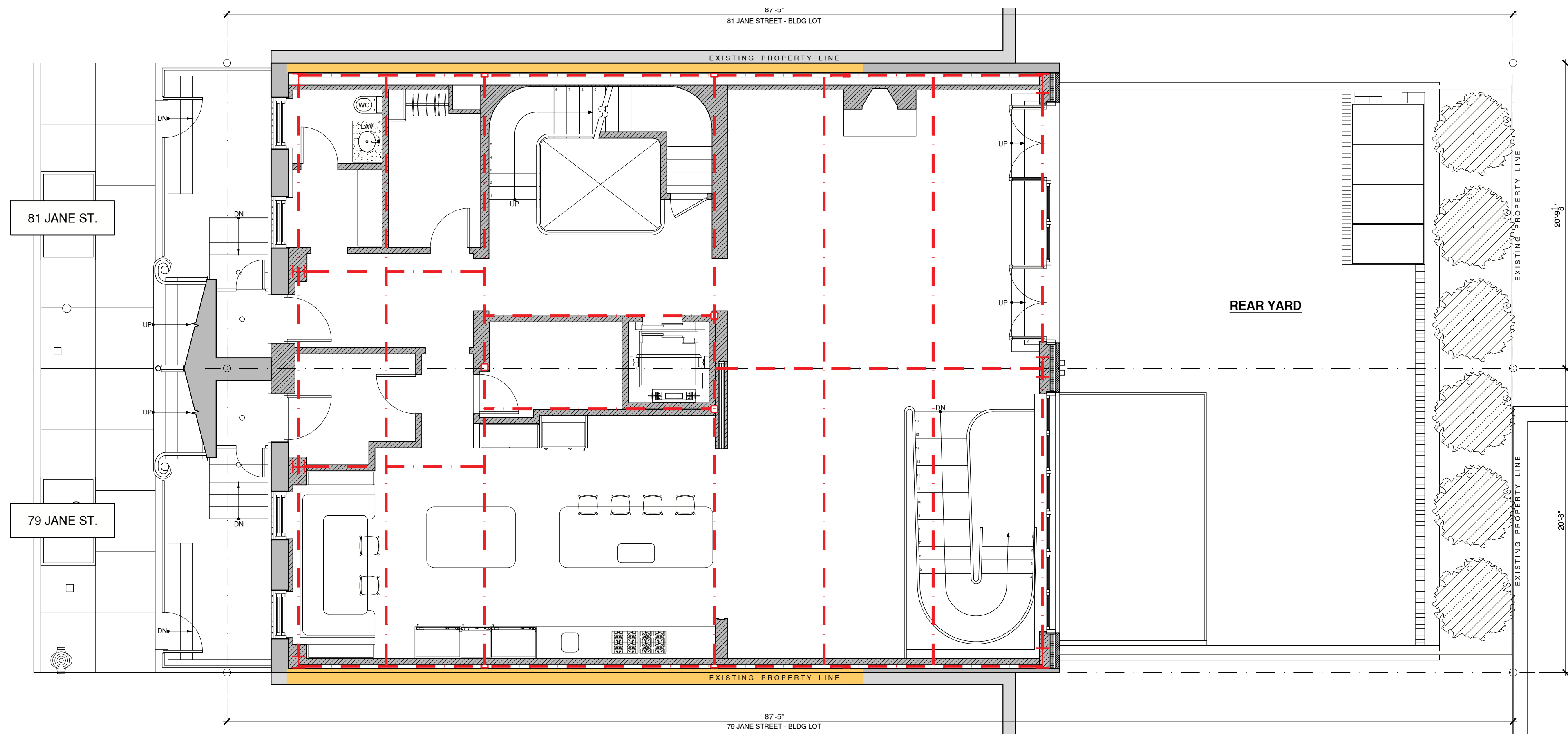
1 PROPOSED 79-81 SECOND FLOOR
SCALE: 3/16" = 1'-0"



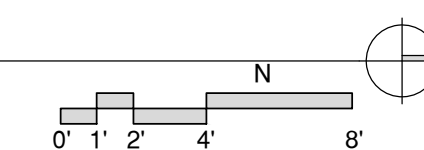
- FULL REMOVAL OF EXISTING FLOOR JOISTS AND INTERIOR PARTY WALL ALLOWS FOR NEW INDEPENDENT CODE COMPLIANT STRUCTURE. NEW STRUCTURE CONSISTS OF STEEL COLUMNS, BEAMS, METAL DECK WITH CONCRETE SLABS.
- REMOVAL OF EXISTING FLOOR AND INTERIOR PARTY WALL PROVIDES AN OPEN WORK SITE THAT PROMOTES SAFETY, EFFICIENCY AND A COHESIVE UNIFORM STRUCTURE. MAINTAINING THE EXISTING UNREINFORCED MASONRY PARTY WALL FOR NEW OPENINGS REQUIRES LABORIOUS TEMPORARY STRUCTURE, INEFFICIENT BUILDING SEQUENCING AND ADDITIONAL SAFETY CONCERNS.
- THE NEW STRUCTURE WILL PROVIDE FULL SUPPORT OF THE EXISTING MASONRY FACADE AND PREVENT ANY FURTHER MOVEMENT. THE NEW STRUCTURE WILL ALSO REDUCE THE LOADS ON THE TWO OUTSIDE UNREINFORCED MASONRY PARTY WALLS AT 77 & 83 JANE. IN ADDITION, IT WILL PROVIDE FULL HEIGHT LATERAL SUPPORT OF THESE EXISTING MASONRY PARTY WALLS.
- THE NEW OVERALL STRUCTURE AND ENVELOPE WILL MIMIC THE PROFILE OF THE EXISTING BUILDING TO MAINTAIN THE CHARACTER OF THE NEIGHBORHOOD.
- THE REAR FACADE DESIGN IS IN KEEPING WITH HISTORIC MATERIALS AND LAYOUT AND READS AS TWO SEPARATE BUILDINGS.
- FRONT FACADE ROOMS ARE DIVIDED BY INTERIOR WALLS TO MAINTAIN THE EXISTING CHARACTER OF SINGLE TOWNHOUSES.
- BOTH STOOP ENTRY DOORS ARE FULL ACCESSIBLE TO MAINTAIN THE EXISTING CHARACTER OF SINGLE TOWNHOUSES.
- BUILDINGS COULD BE SEPARATED IN THE FUTURE WITH THE INSTALLATION OF A NEW INTERIOR BLOCK WALL USING THE NEW STEEL AND CONCRETE STRUCTURE AS SUPPORT.



3 DIAGRAMMATIC SECTION
SCALE: 3/32" = 1'-0"



2 PROPOSED 79-81 BASEMENT LEVEL
SCALE: 3/16" = 1'-0"



KEY	
	2 BRICK WYTHE BEARING PARTY WALL
	STEEL BEAMS
	STEEL COLUMNS

PRECEDENTS

37 - 39 PERRY STREET

LPC-21-08024 APPROVED 2021

- INTERIOR COMBINATION OF TWO ROW HOUSES.
- FULL REMOVAL OF ALL FLOORS AND PARTIAL REMOVAL OF PARTY WALL.
- FULL INTERIOR RECONSTRUCTION FOR SINGLE FAMILY DWELLING.
- EXCAVATION UNDER REAR YARD.
- ROOFTOP ADDITION.

PERMIT FINDING:
"...THAT THE REMOVAL OF PARTY WALLS WILL NOT BE PERCEPTIBLE FROM PUBLIC THOROUGHFARES THROUGH THE PUNCHED WINDOW OPENINGS ON THE FRONT FACADES..."



Proposed Front Elevation



Proposed Rear Elevation

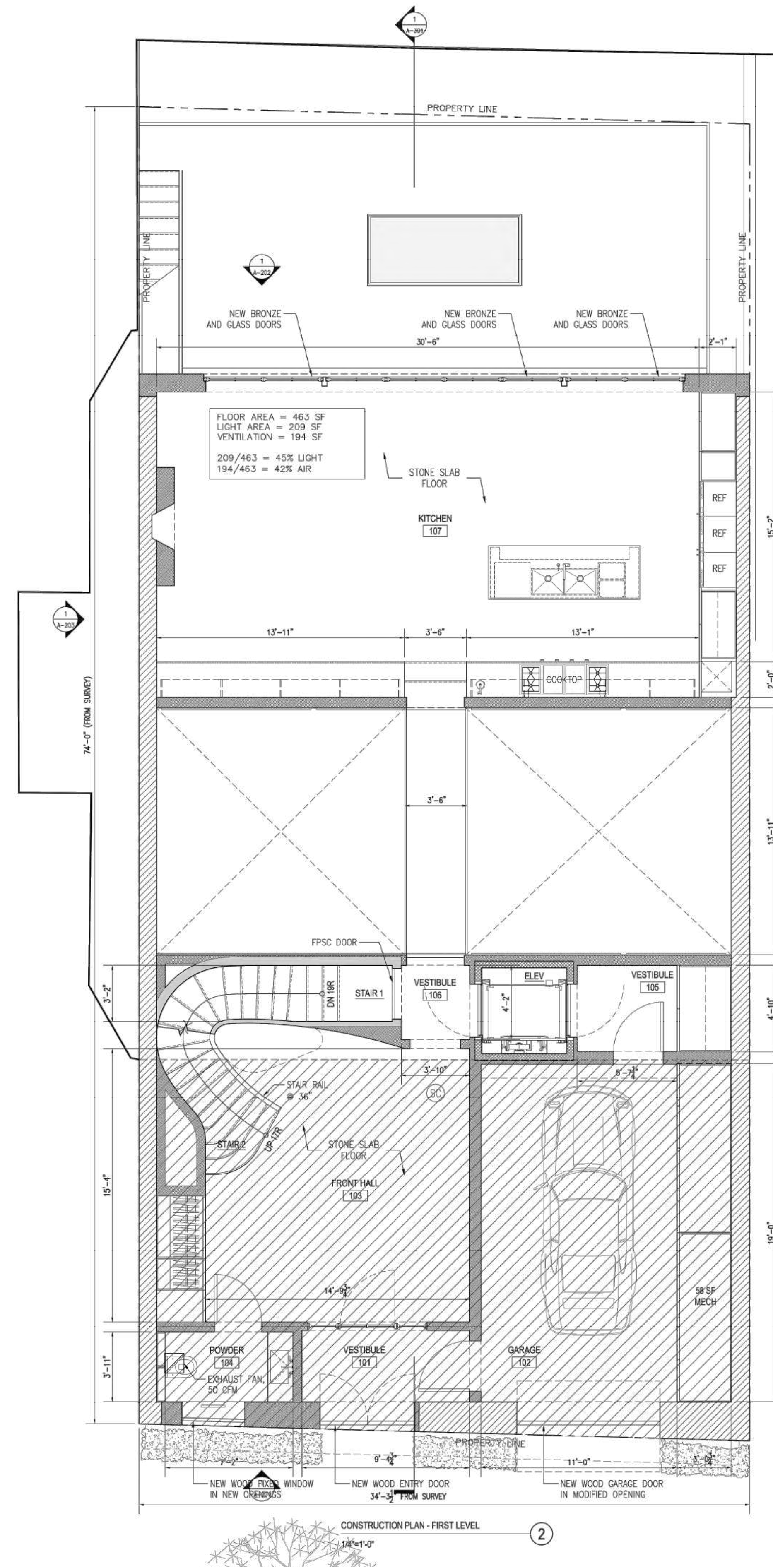
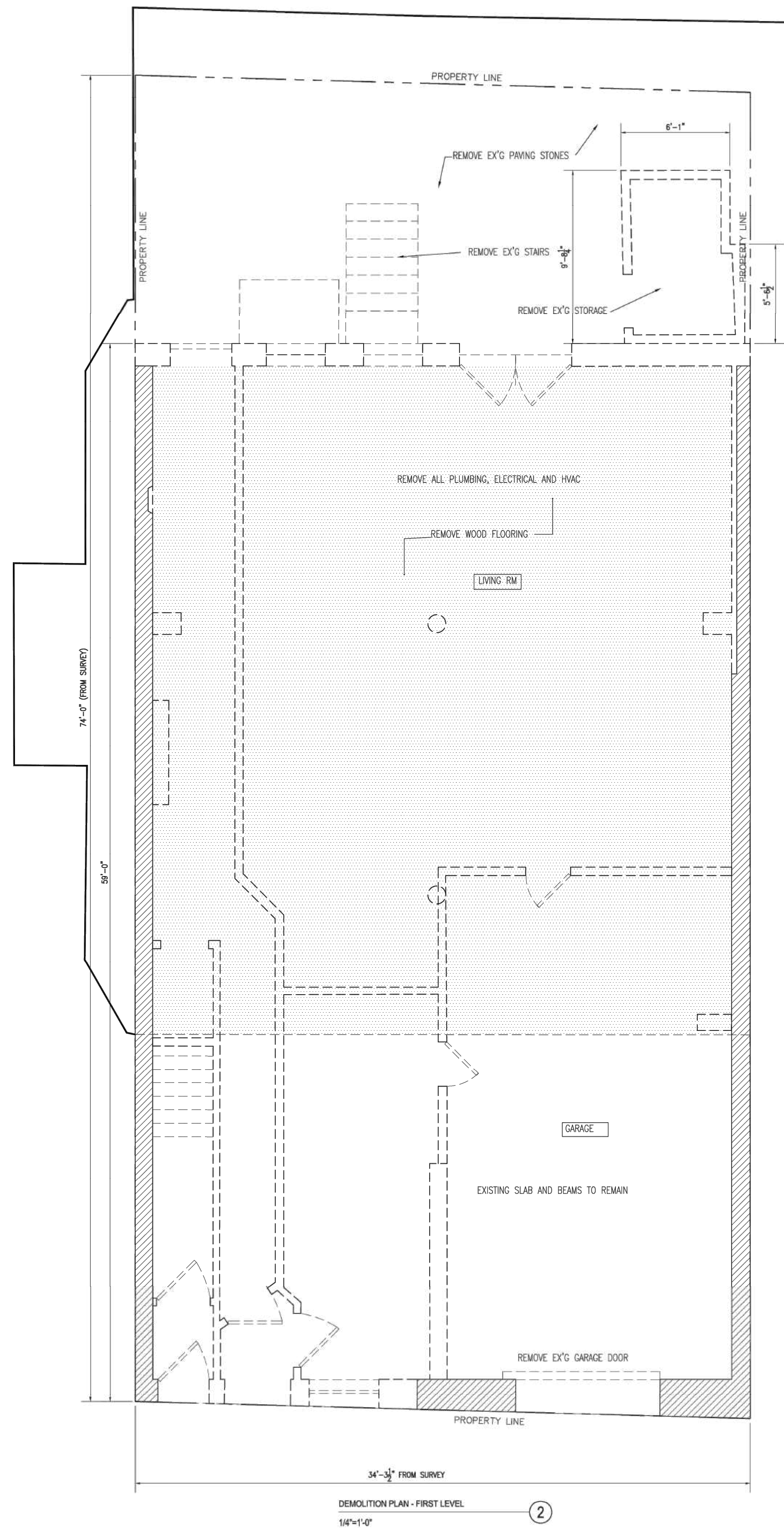
79-81 JANE STREET

37-39 PERRY STREET, NEW YORK, NY 10014

PRECEDENTS

37 - 39 PERRY STREET

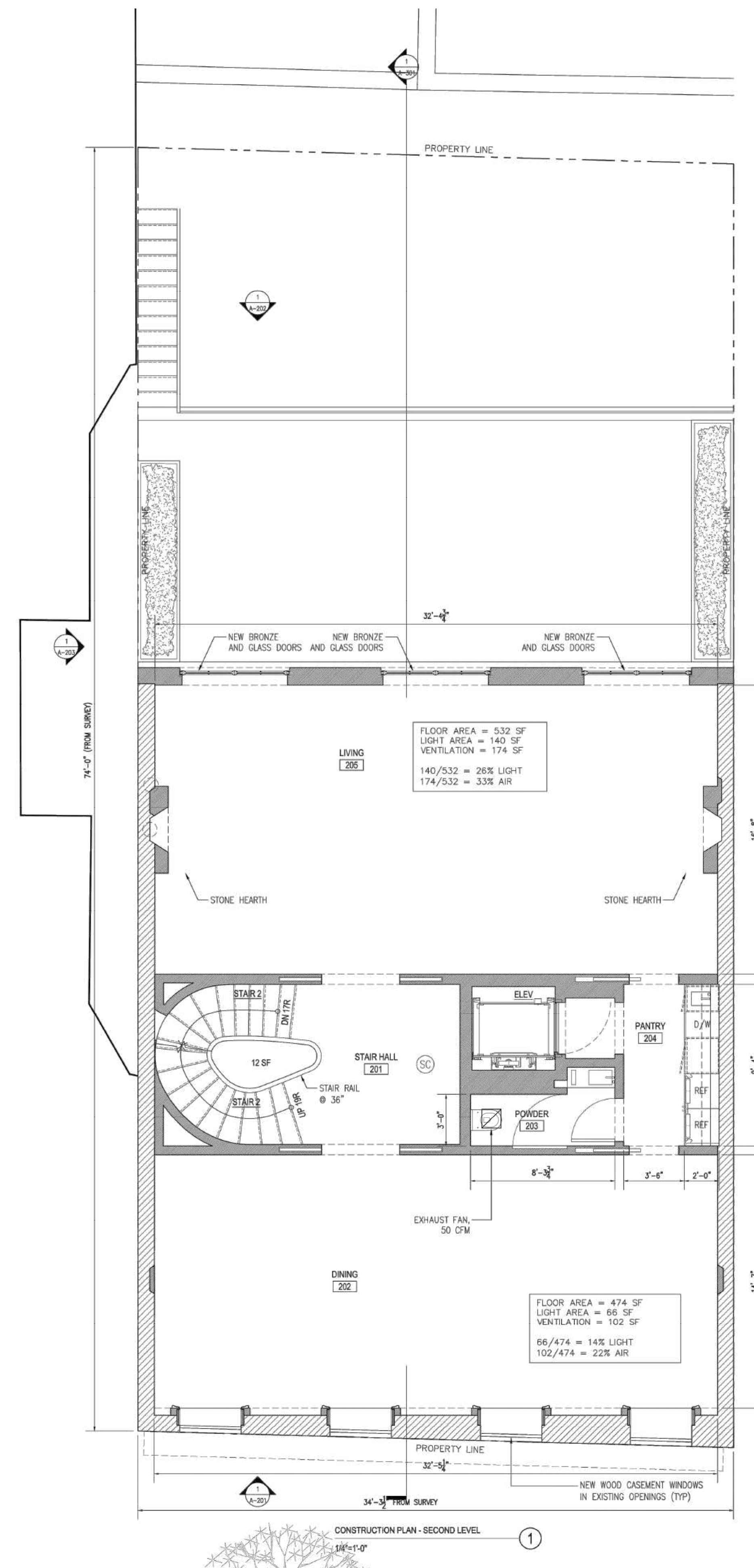
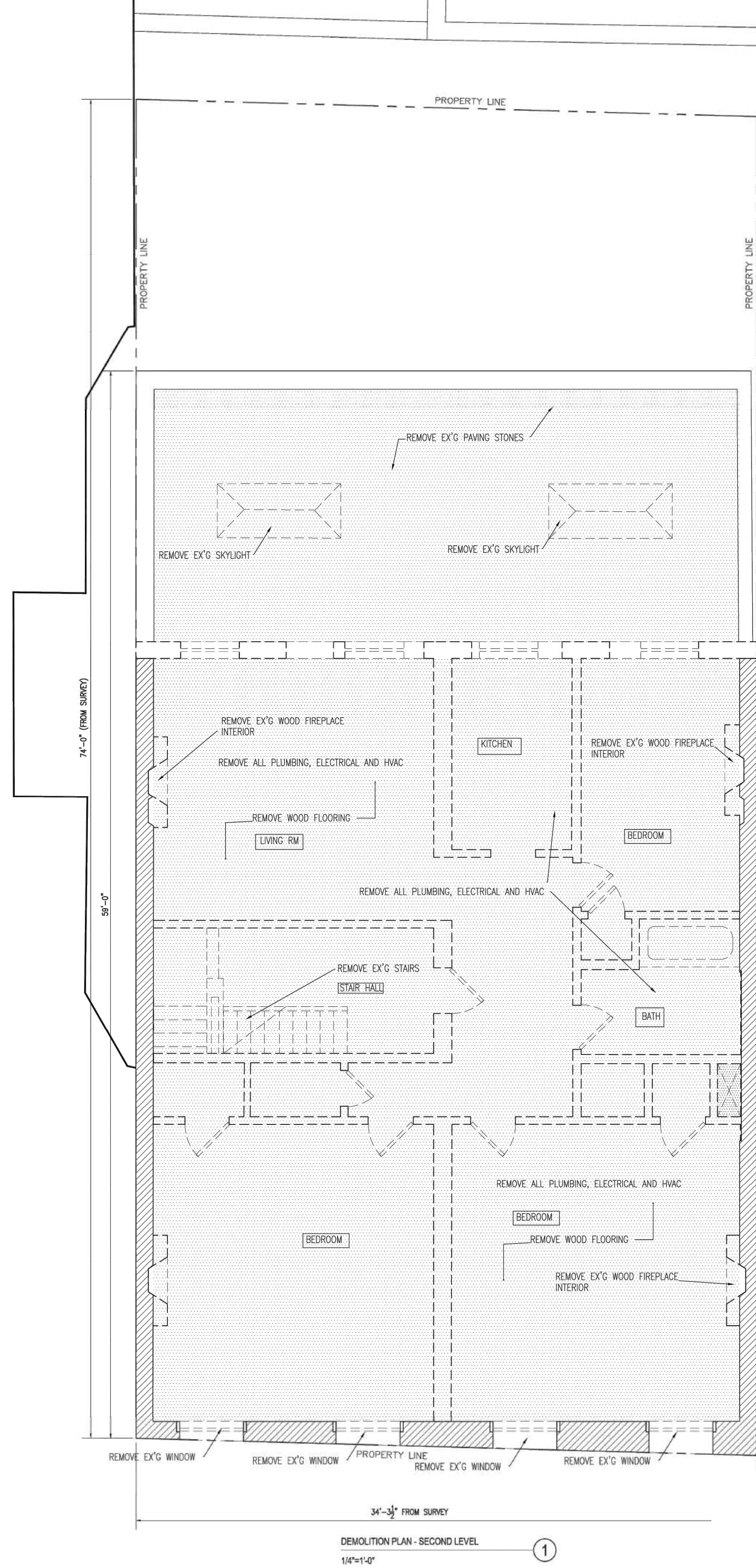
LPC-21-08024 APPROVED 2021



PRECEDENTS

37 - 39 PERRY STREET

LPC-21-08024 APPROVED 2021

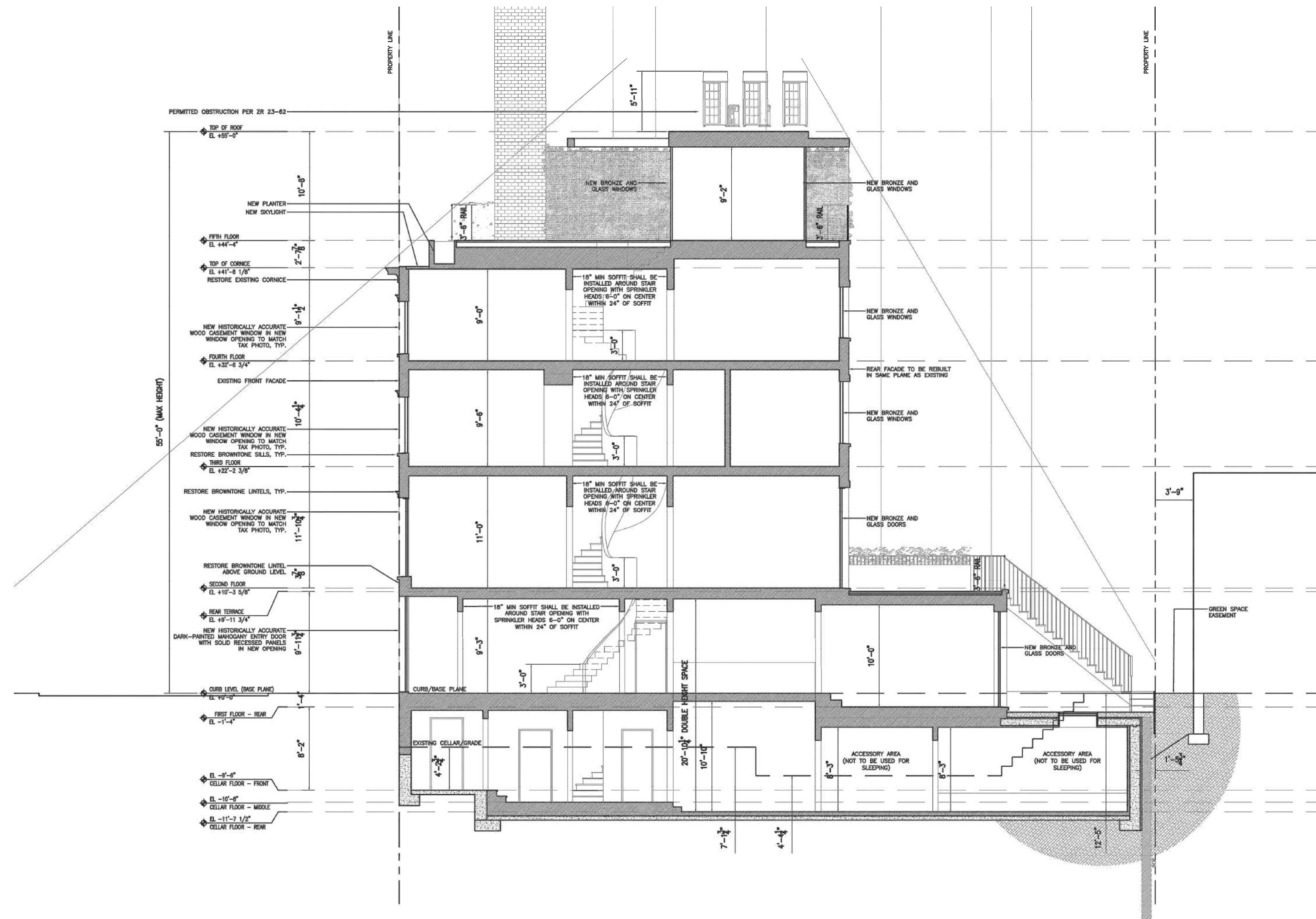


79-81 JANE STREET

PRECEDENTS

37 - 39 PERRY STREET

LPC-21-08024 APPROVED 2021



Proposed Building Section

37-39 PERRY STREET, NEW YORK, NY 10014

79-81 JANE STREET

PRECEDENTS

138 - 140 WEST 11TH STREET

LPC-19-10254 APPROVED 2017

- INTERIOR COMBINATION OF TWO ROW HOUSES.
- FULL REMOVAL OF ALL FLOORS AND OF PARTY WALL.
- FULL INTERIOR RECONSTRUCTION FOR SINGLE FAMILY DWELLING.
- EXCAVATION UNDER REAR YARD.
- ROOFTOP ADDITION.

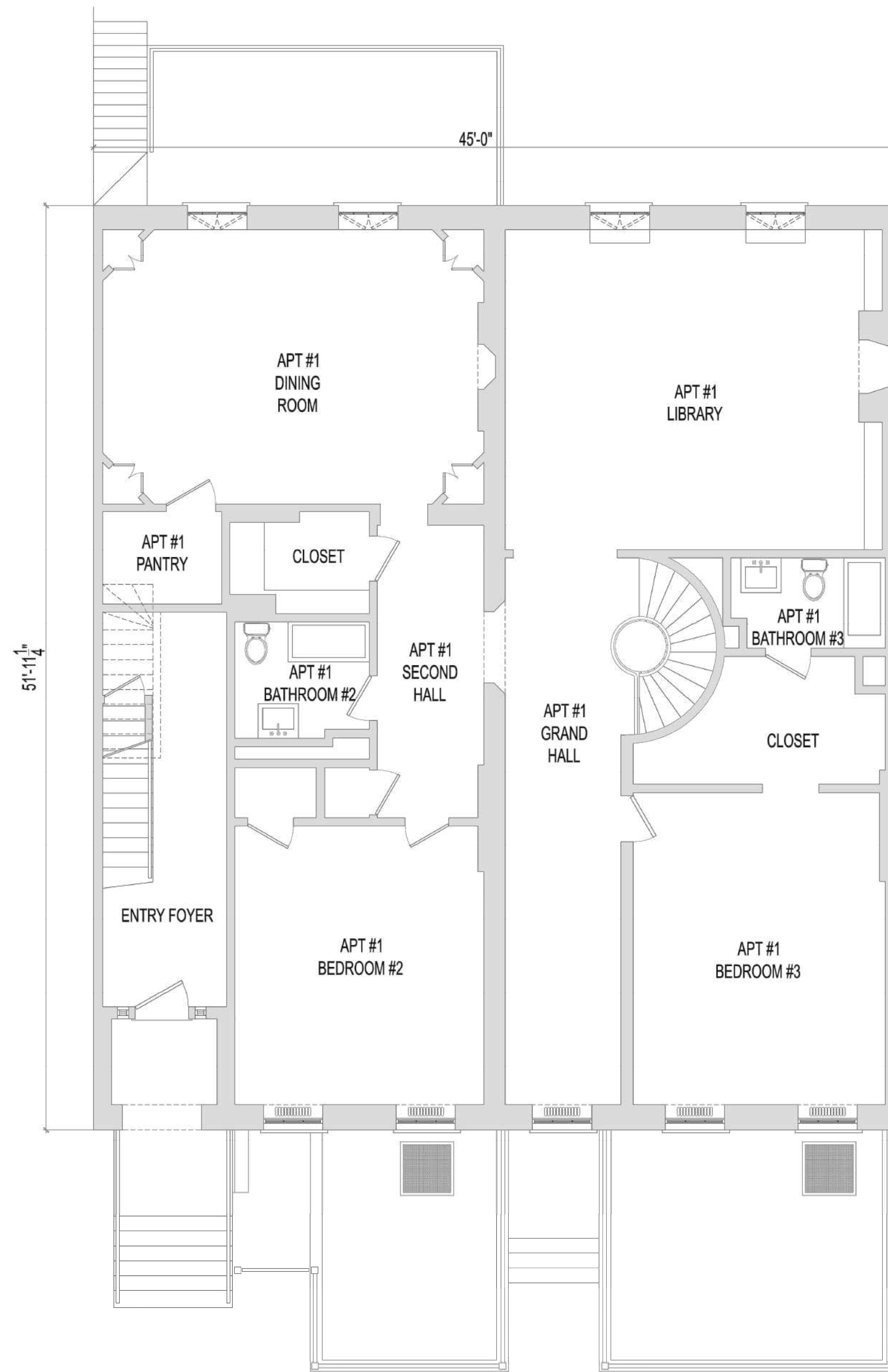
PERMIT FINDINGS:
* DO NOT ADDRESS THE REMOVAL OF THE PARTY WALL.



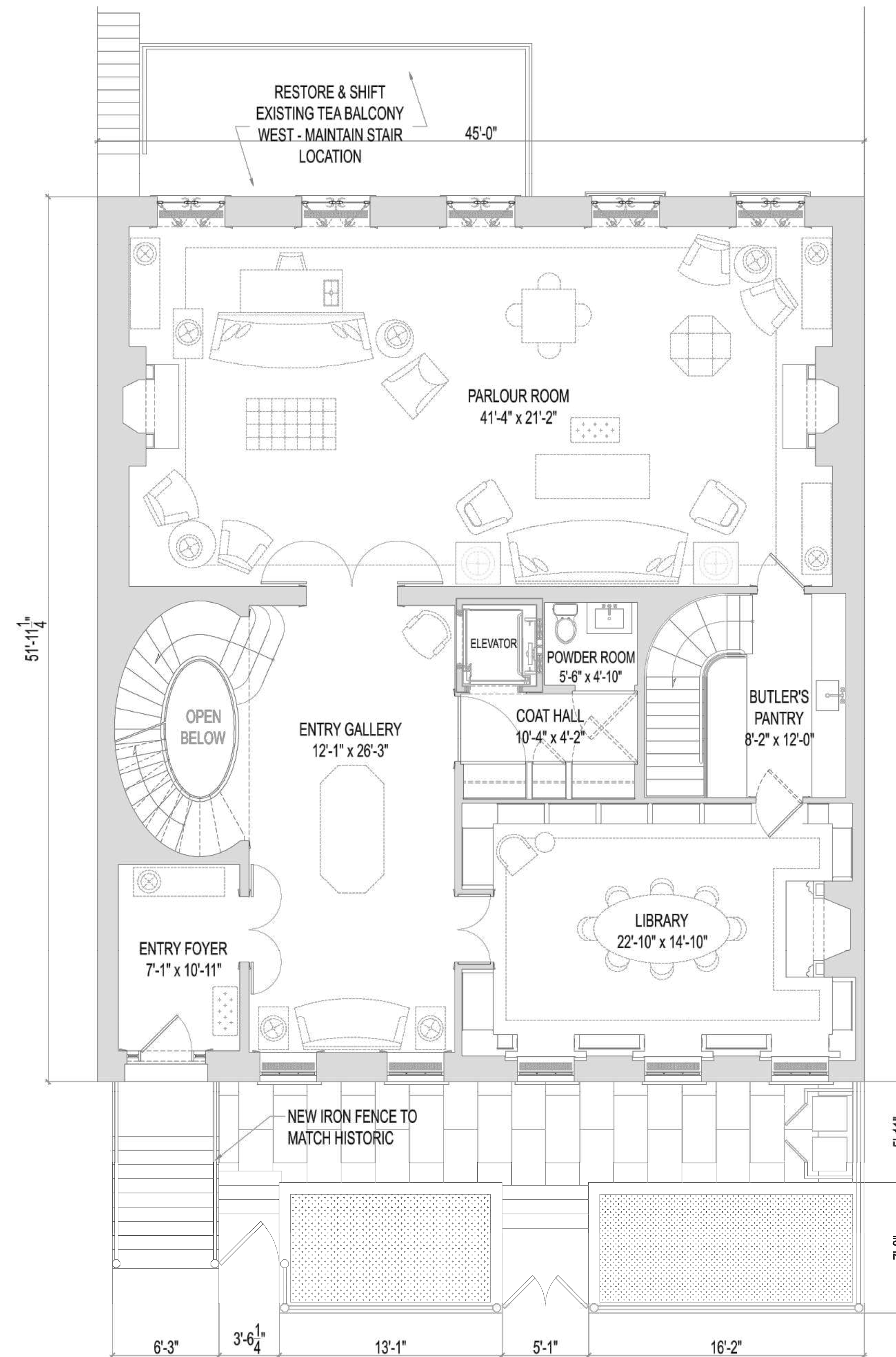
PRECEDENTS

138 - 140 WEST 11TH STREET

LPC-19-10254 APPROVED 2017



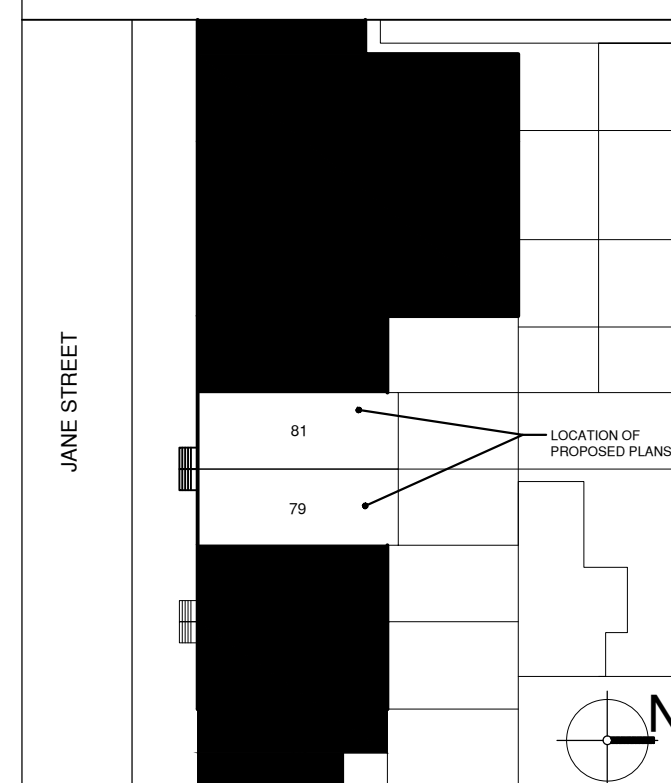
EXISTING



PROPOSED

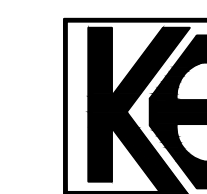
FIRST LEVEL

79-81 JANE STREET



KEY PLAN

MEP ENGINEER:



KENDALL ENGINEERING P.C.
61 West 88TH Street, 1F
New York, NY 10024
646.238.6223

STRUCTURAL ENGINEER:



ENGINEERS AND ARCHITECTS
129 West 27th Street
New York, New York 10001
212.254.0020 | www.gmsllp.com

PRESERVATION CONSULTANT:



03		
02		
01	LPC REVIEW SET	09.06.24
NO	REVISION	DATE
AS NOTED		SCALE
KI		DRAWN

TITLE CELLAR FRAMING PLAN

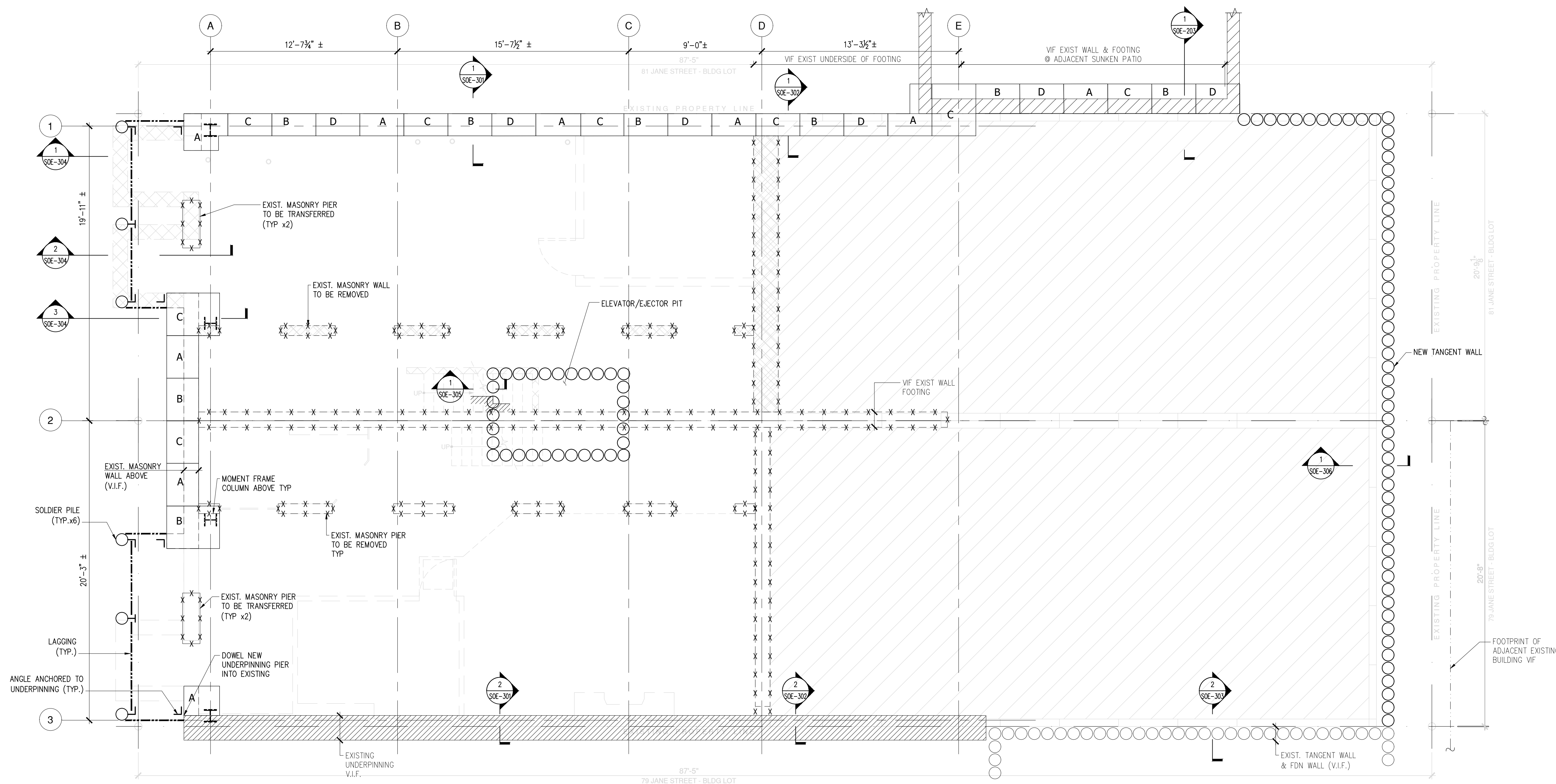
SEAL AND SIGNATURE:	JOB NO: 24-032
	PROJECT: RENOVATION 79 - 81 JANE STREET, NEW YORK, NY, 10014

SOE-100.00

DRAWING 3 OF 38



ALLEN + KILLCOYNE ARCHITECTS
18 WEST 27th ST, 11th FLOOR, NY, NY 10001
212 645 2222



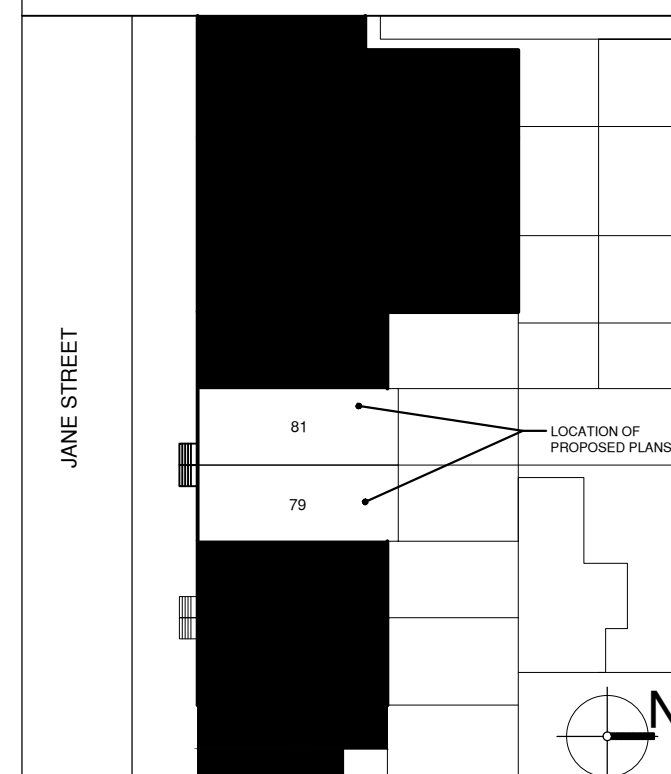
REVIEWER NOTE:
THESE PLANS ARE IN PROGRESS. SOE SECTIONS
ARE BEING DEVELOPED. REFER TO S-30X
DRAWINGS FOR SECTIONS AT FOUNDATION.

1 CELLAR FRAMING PLAN
SOE-100 SCALE: 1/4"=1'-0"

- LEGEND:**
- INDICATES EXISTING STEEL BEAM.
 - INDICATES EXISTING STEEL COLUMN.
 - INDICATES NEW STEEL BEAM.
 - INDICATES NEW POST.
 - /// INDICATES EXISTING WALL.
 - INDICATES SPAN DIRECTION OF 2 1/2" N.W.C. ON 1 1/2" METAL DECK (4" TOTAL).
 - INDICATES MOMENT CONNECTION.
 - INDICATES NEW COLUMN OR POST STARTING UP/DOWN FROM THIS LEVEL.
 - X --- INDICATES EXIST. MASONRY WALLS/PIERS TO BE DEMOLISHED
 - ⊠ INDICATES VIBRATION MONITORING POINT
 - ⊕ INDICATES OPTICAL MONITORING POINT

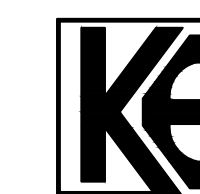
LANDMARKS PRESERVATION COMMISSION

79 - 81 JANE STREET,
NEW YORK NY 10014



KEY PLAN

MEP ENGINEER:



KENDALL ENGINEERING P.C.
61 West 88th Street, 1F
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646.238.6223

STRUCTURAL ENGINEER:



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New York, NY 10001
212.254.0031 | www.gmsllp.com

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AS NOTED		SCALE
KI		DRAWN

TITLE FIRST FLOOR FRAMING PLAN

SEAL AND SIGNATURE:

JOB NO:
24-032

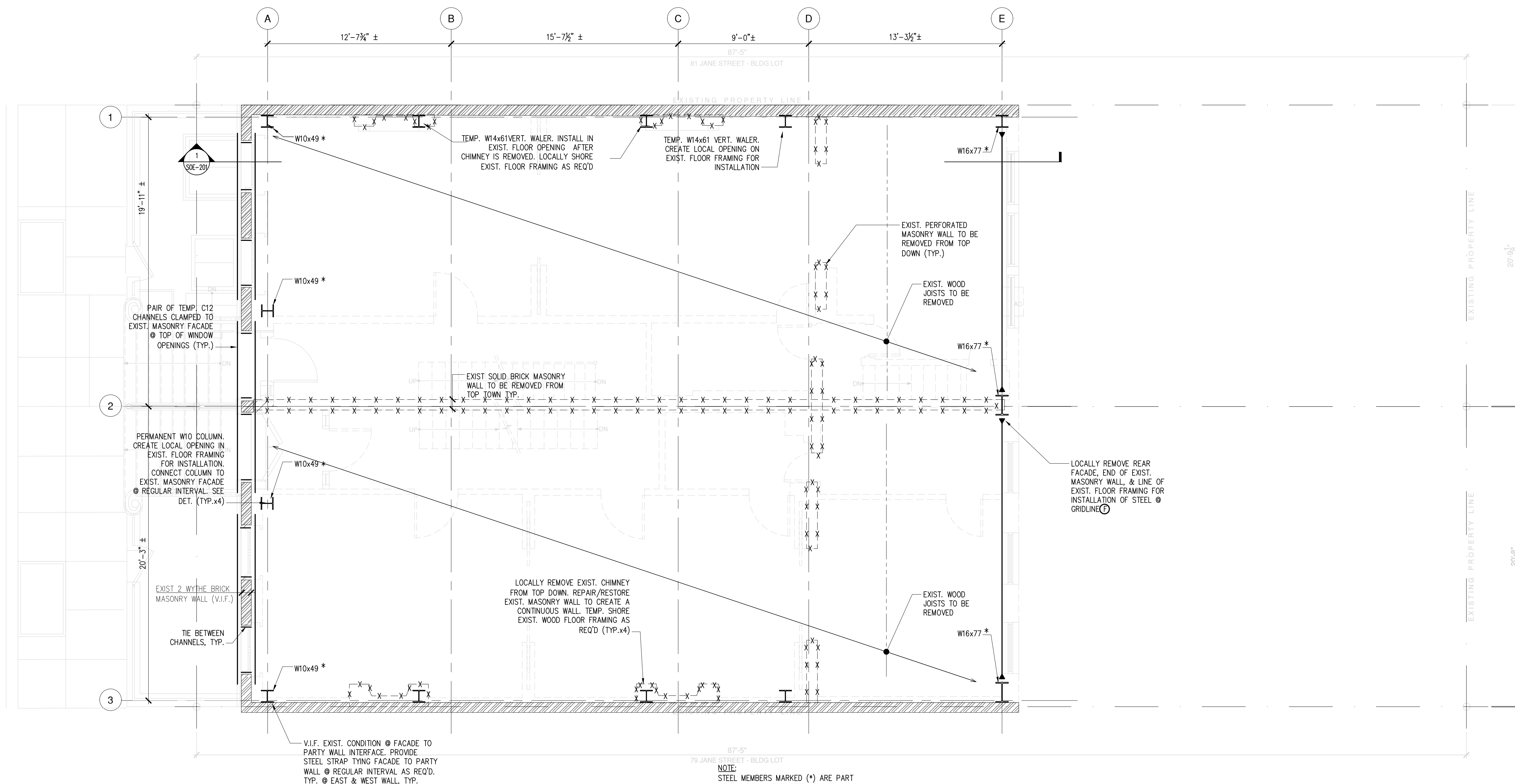
PROJECT:
RENOVATION
79 - 81 JANE STREET,
NEW YORK, NY, 10014

SOE-102.00

DRAWING 5 OF 38



ALLEN + KILCOYNE ARCHITECTS
18 WEST 27th ST, 11th FLOOR, NY, NY 10001
212 645 2222



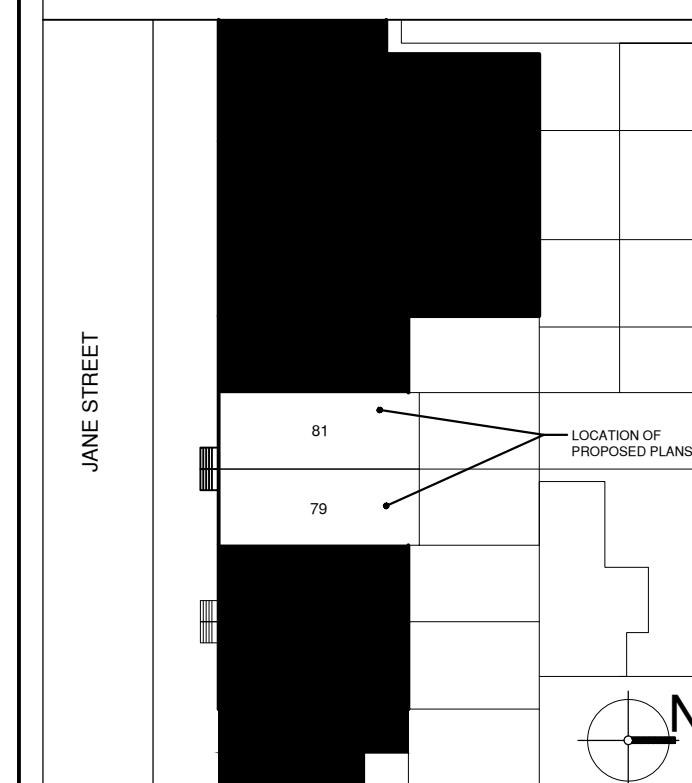
1 FIRST FLOOR FRAMING PLAN
SOE-102 SCALE: 1/4"=1'-0"

LEGEND:

	INDICATES EXISTING STEEL BEAM.
	INDICATES EXISTING STEEL COLUMN.
	INDICATES NEW STEEL BEAM.
	INDICATES NEW POST.
	INDICATES EXISTING WALL.
	INDICATES SPAN DIRECTION OF 2 1/2" N.W.C. ON 1 1/2" METAL DECK (4" TOTAL).
	INDICATES MOMENT CONNECTION.
	INDICATES NEW COLUMN OR POST STARTING UP/DOWN FROM THIS LEVEL.
	EXIST. MASONRY WALLS/PIERS TO BE DEMOLISHED
	INDICATES VIBRATION MONITORING POINT
	INDICATES OPTICAL MONITORING POINT

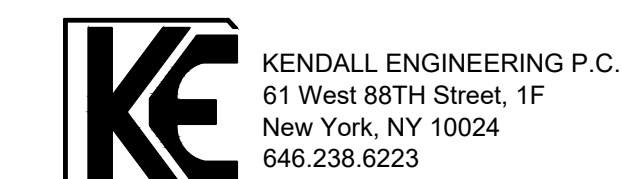
LANDMARKS PRESERVATION COMMISSION

79 - 81 JANE STREET,
NEW YORK NY 10014



KEY PLAN

MEP ENGINEER:



STRUCTURAL ENGINEER:



PRESERVATION CONSULTANT:



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TITLE SECOND FLOOR FRAMING PLAN

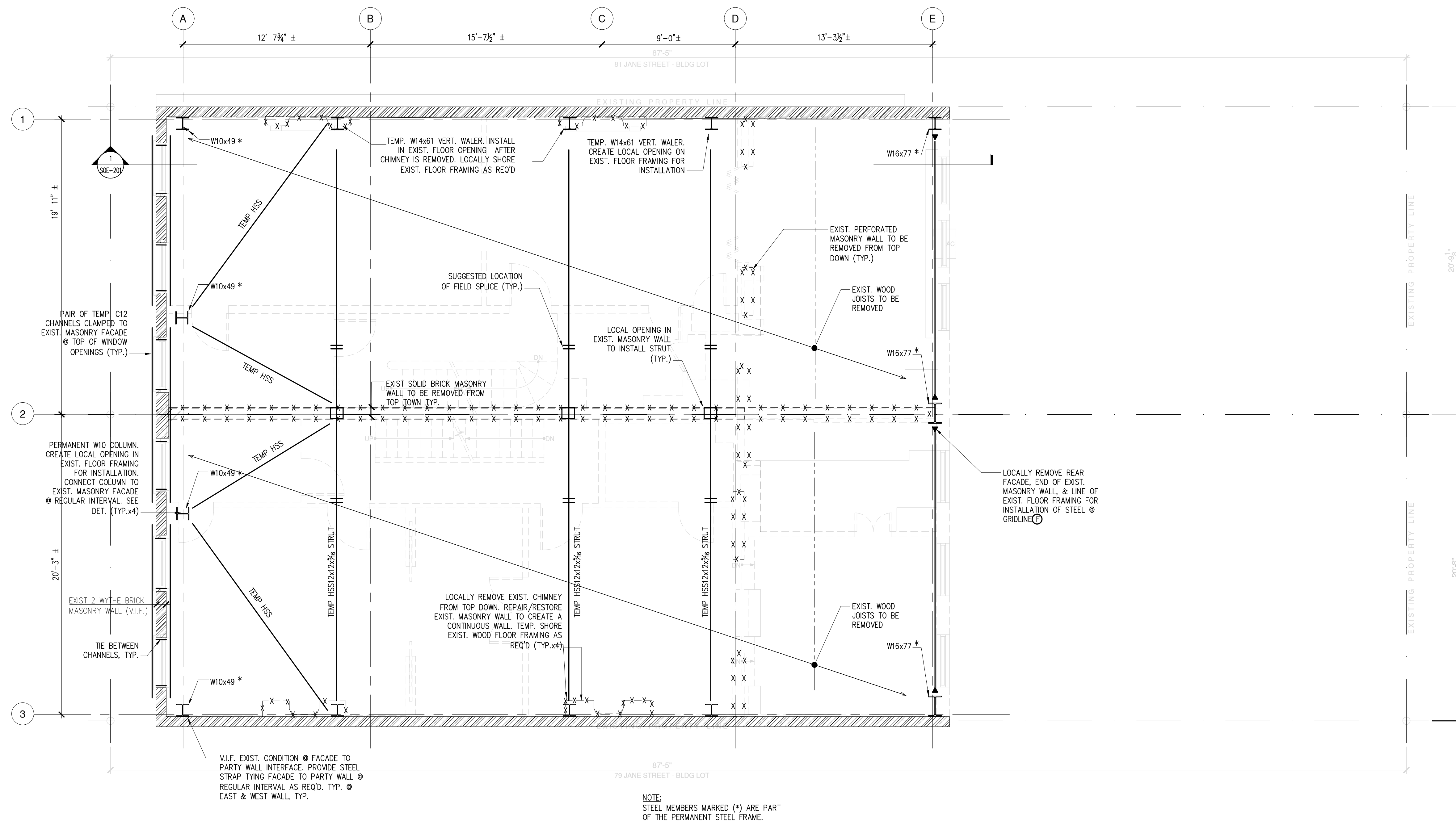
SEAL AND SIGNATURE:	JOB NO: 24-032
	PROJECT: RENOVATION
	79 - 81 JANE STREET, NEW YORK, NY, 10014

SOE-103.00

DRAWING 6 OF 38

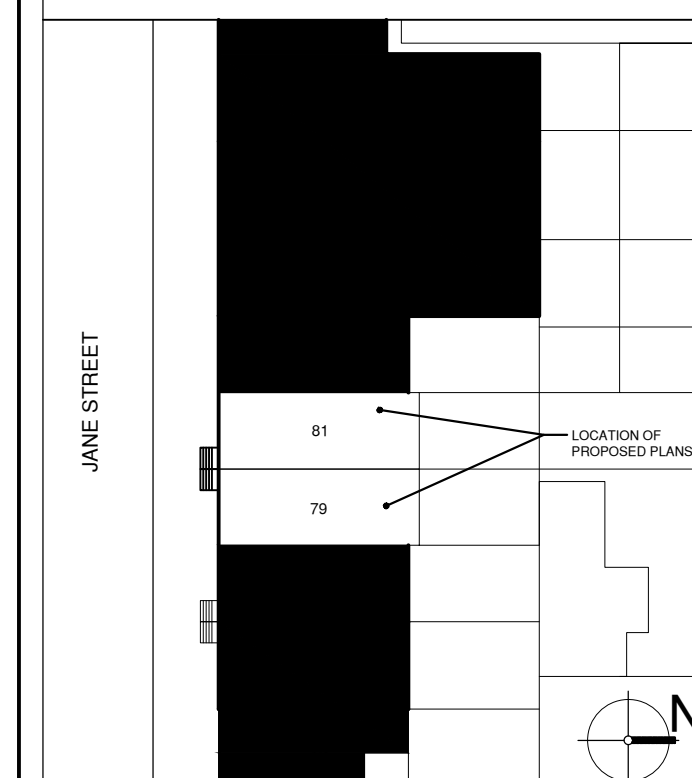


ALLEN + KILLCOYNE ARCHITECTS 212 645 2222
18 WEST 27th ST, 11th FLOOR, NY, NY 10001



LANDMARKS PRESERVATION COMMISSION

79 - 81 JANE STREET,
NEW YORK NY 10014



KEY PLAN

MEP ENGINEER:



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61 West 88TH Street, 1F
New York, NY 10024
646.238.6223

STRUCTURAL ENGINEER:



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129 West 27th Street
New York, New York 10001
212.254.0031 | www.gmsllp.com

PRESERVATION CONSULTANT:



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TITLE THIRD FLOOR FRAMING PLAN

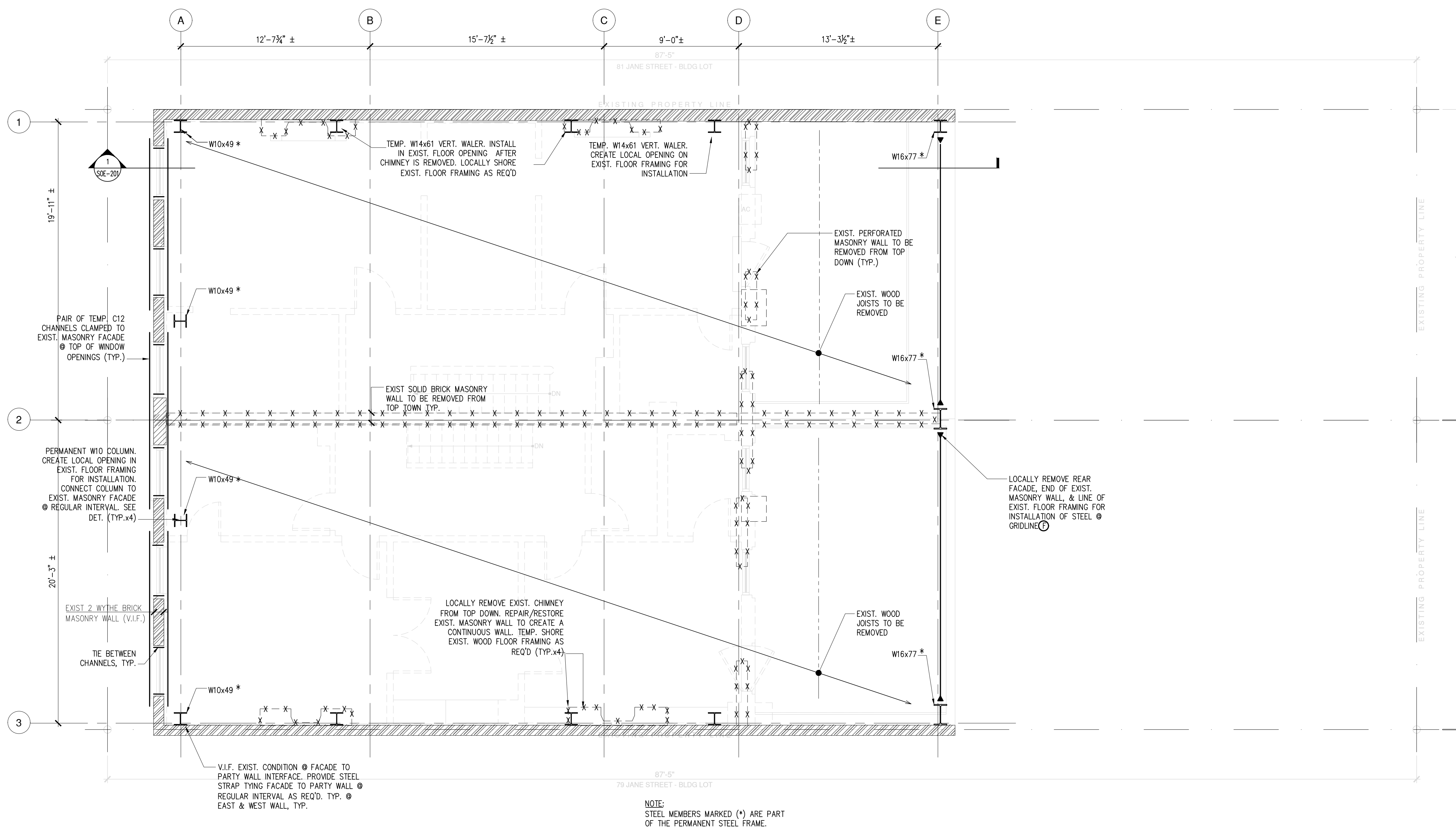
SEAL AND SIGNATURE:	JOB NO: 24-032
	PROJECT: RENOVATION 79 - 81 JANE STREET, NEW YORK, NY, 10014

SOE-104.00

DRAWING 7 OF 38



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18 WEST 27th ST, 11th FLOOR, NY, NY 10001
212 645 2222



1 THIRD FLOOR FRAMING PLAN
SOE-104 SCALE: 1/4"=1'-0"

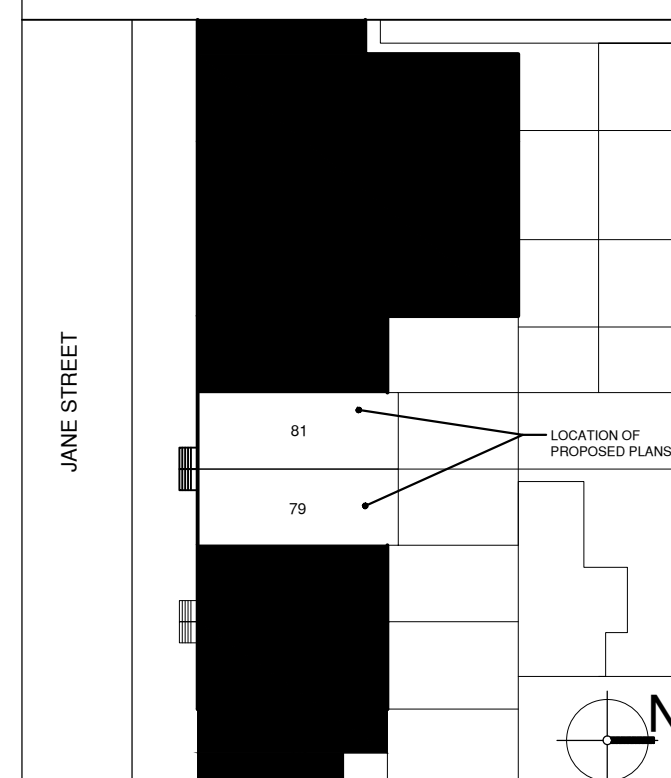
NOTE:
STEEL MEMBERS MARKED (*) ARE PART OF THE PERMANENT STEEL FRAME.

LEGEND:

- INDICATES EXISTING STEEL BEAM.
- - - INDICATES EXISTING STEEL COLUMN.
- INDICATES NEW STEEL BEAM.
- INDICATES NEW POST.
- ▨ INDICATES EXISTING WALL.
- INDICATES SPAN DIRECTION OF 2 1/2" N.W.C. ON 1 1/2" METAL DECK (4" TOTAL).
- ⊕ INDICATES MOMENT CONNECTION.
- INDICATES NEW COLUMN OR POST STARTING UP/DOWN FROM THIS LEVEL.
- ✕ INDICATES EXIST. MASONRY WALLS/PIERS TO BE DEMOLISHED.
- ⊕ INDICATES VIBRATION MONITORING POINT.
- ⊕ INDICATES OPTICAL MONITORING POINT.

LANDMARKS PRESERVATION COMMISSION

79 - 81 JANE STREET,
NEW YORK NY 10014



KEY PLAN

MEP ENGINEER:



STRUCTURAL ENGINEER:



PRESERVATION CONSULTANT:



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KI		DRAWN

TITLE ROOF FRAMING PLAN

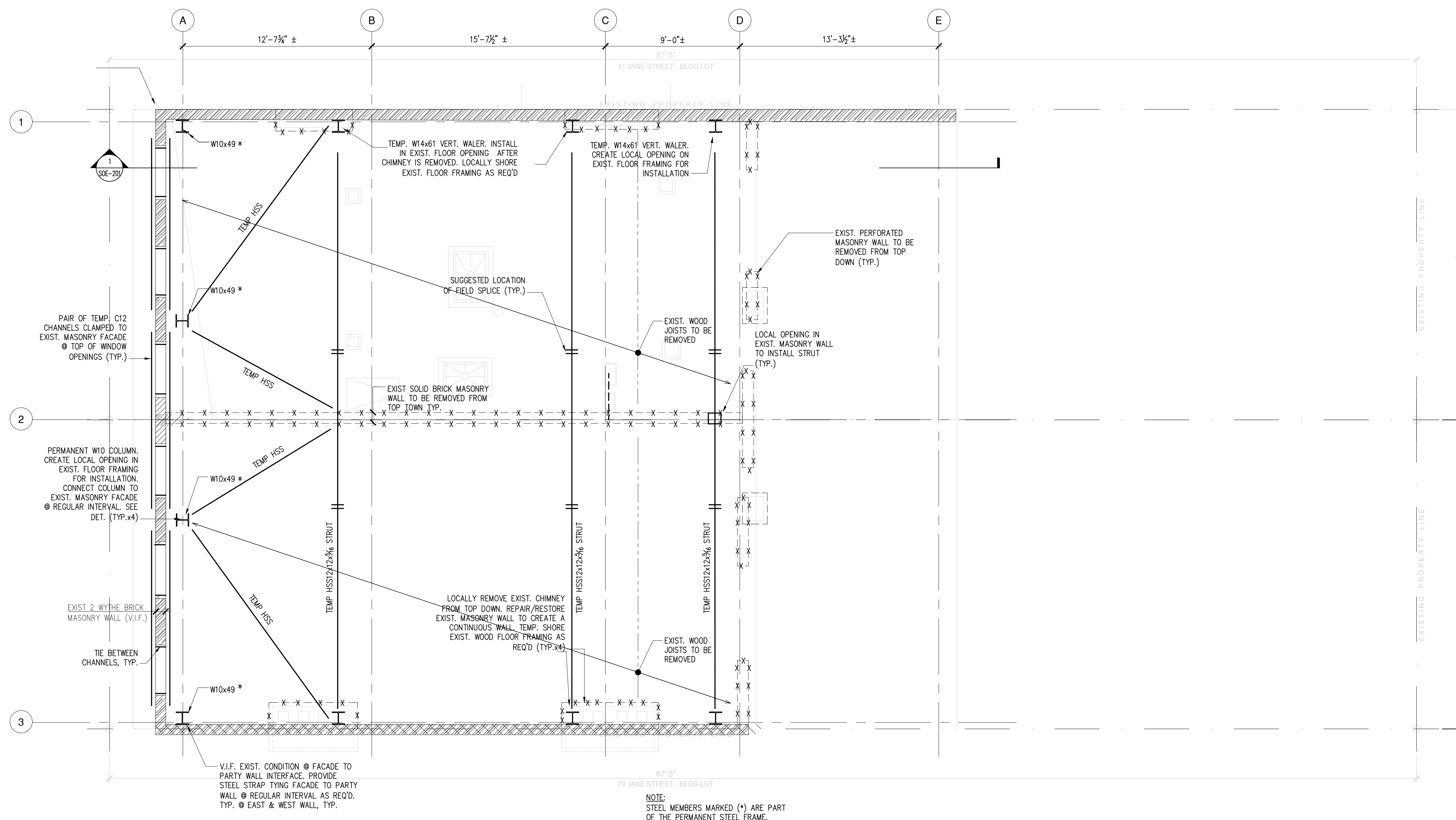
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	PROJECT: RENOVATION 79 - 81 JANE STREET, NEW YORK, NY, 10014

SOE-105.00

DRAWING 8 OF 38



ALLEN + KILCOYNE ARCHITECTS 212 645 2222
18 WEST 27th ST, 11th FLOOR, NY, NY 10001



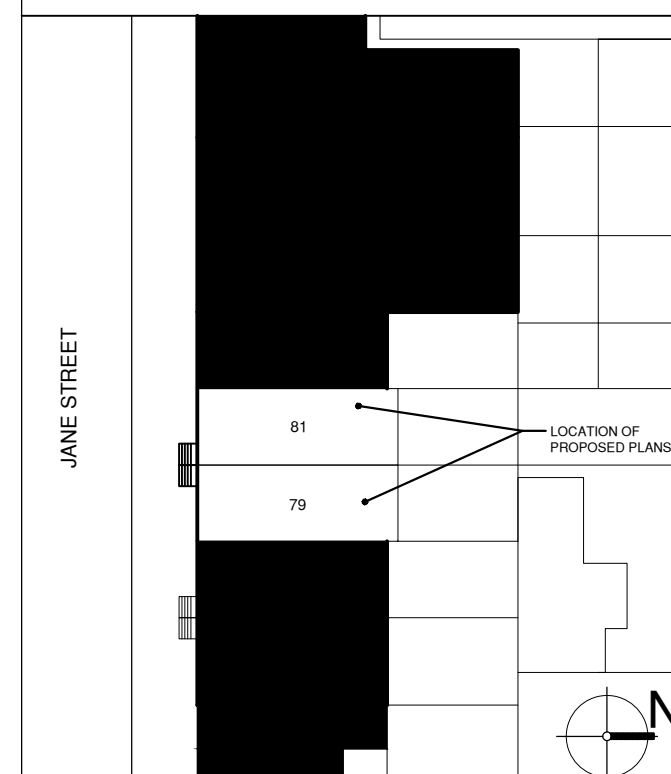
1 ROOF FRAMING PLAN
SOE-105 SCALE: 1/4"=1'-0"

LEGEND:

- INDICATES EXISTING STEEL BEAM.
- INDICATES EXISTING STEEL COLUMN.
- INDICATES NEW STEEL BEAM.
- INDICATES NEW POST.
- INDICATES EXISTING WALL.
- INDICATES SPAN DIRECTION OF 2 1/2" N.W.C. ON 1 1/2" METAL DECK (4" TOTAL).
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- INDICATES NEW COLUMN OR POST STARTING UP/DOWN FROM THIS LEVEL.
- EXIST. MASONRY WALLS/PIERS TO BE DEMOLISHED
- INDICATES VIBRATION MONITORING POINT
- INDICATES OPTICAL MONITORING POINT

LANDMARKS PRESERVATION COMMISSION

79 - 81 JANE STREET,
NEW YORK NY 10014



KEY PLAN

MEP ENGINEER:



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New York, NY 10024
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STRUCTURAL ENGINEER:



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New York, New York 10001
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PRESERVATION CONSULTANT:



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AS NOTED		SCALE
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TITLE ELEVATIONS

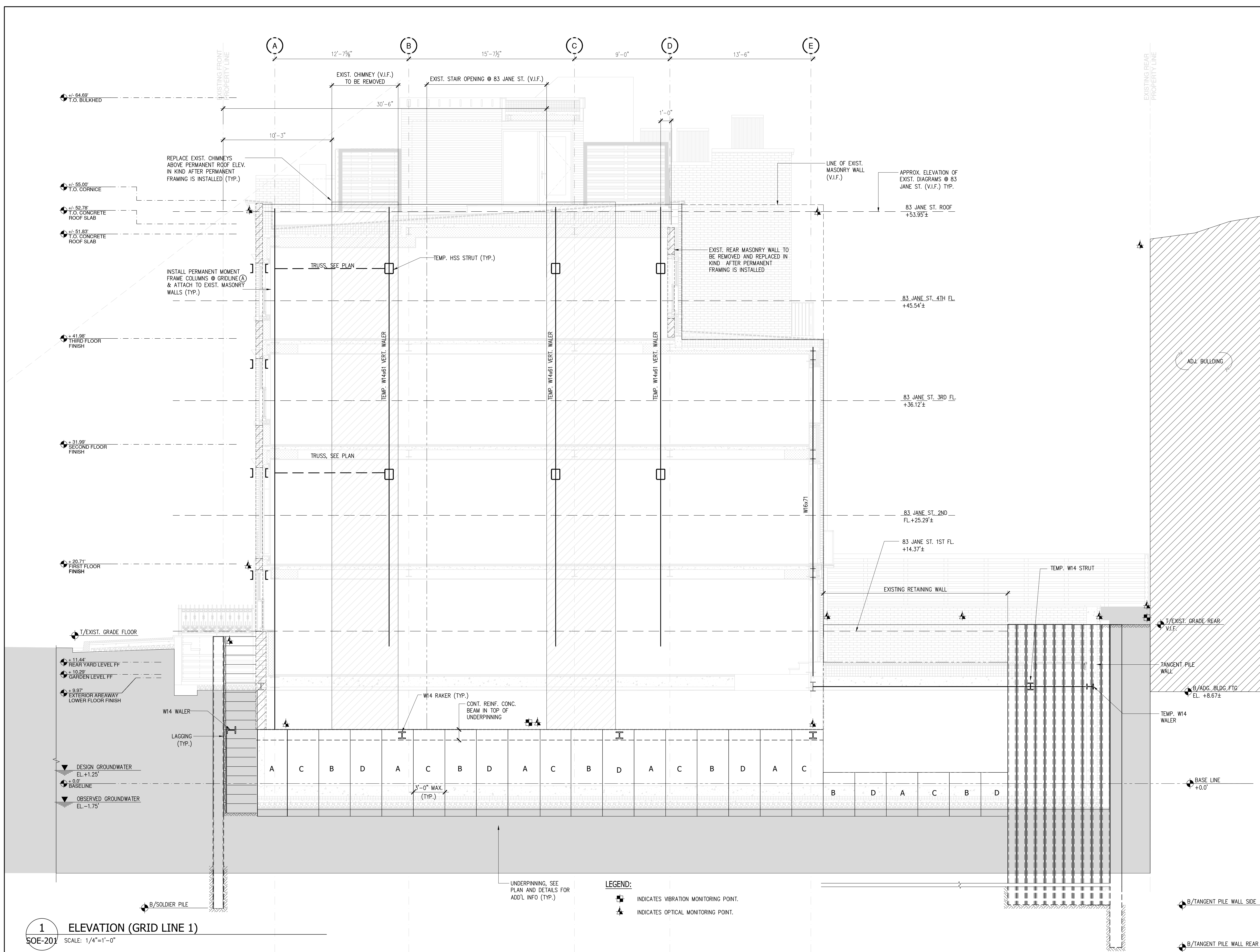
SEAL AND SIGNATURE:	JOB NO: 24-032
	PROJECT: RENOVATION 79 - 81 JANE STREET, NEW YORK, NY, 10014

SOE-201.00

DRAWING 2 OF 38



ALLEN + KILLCOYNE ARCHITECTS
18 WEST 27th ST, 11th FLOOR, NY, NY 10001
212 645 2222



1 ELEVATION (GRID LINE 1)
SCALE: 1/4"=1'-0"

December 10, 2024
Public Hearing

The current proposal is:

Preservation Department – Item 5, LPC-25-02520

79-81 Jane Street – Greenwich Village Historic District Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 161 504 4717

Passcode: 149079

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.