

September 10, 2024
Public Hearing

The current proposal is:

Preservation Department – Item 6, LPC-25-00981

803 Greenwich Street – Greenwich Village Historic District Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 863 0633 9476

Passcode: 077141

By Phone: 646-558-8656 (NY)

877-853-5257 (Toll free) US

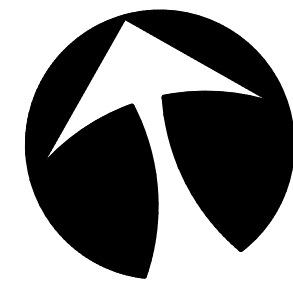
888-475-4499 (Toll free)

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PROPOSED RENOVATION AT
803 GREENWICH ST
NEW YORK, NY 10014

Greenwich Village Historic District Extension | LP-2184

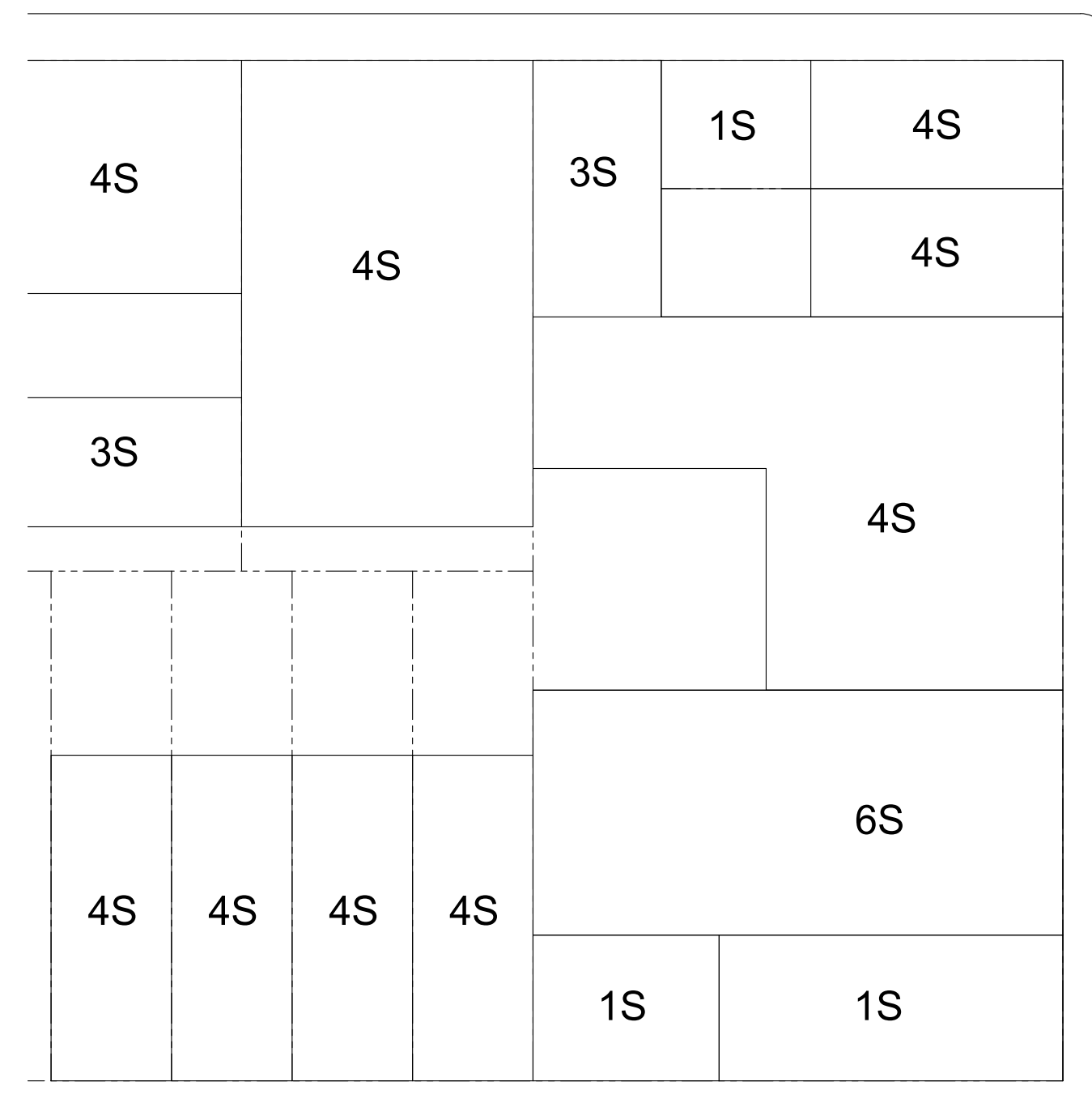


SITE

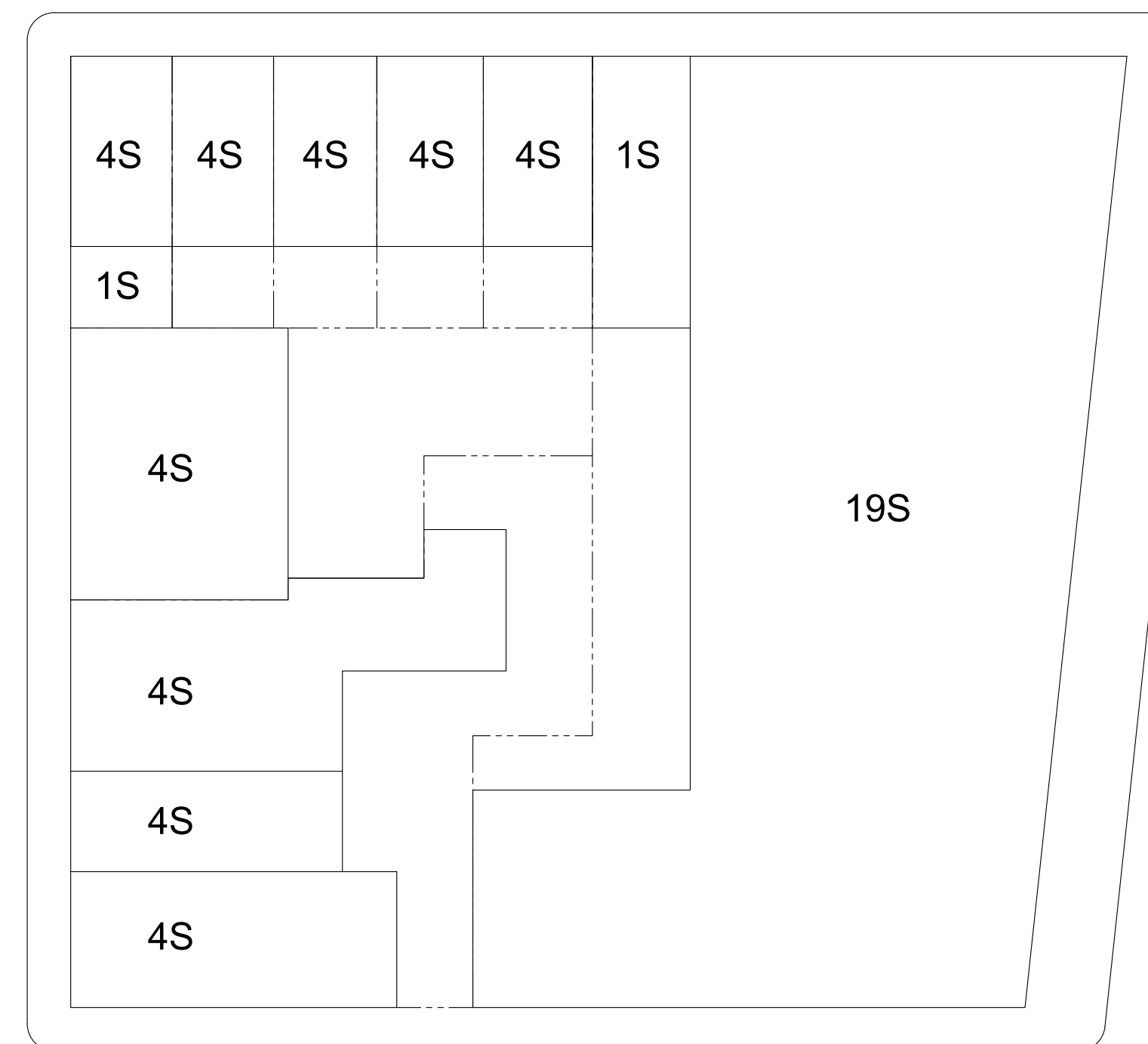


Graphic Source: Map PLUTO, Edition 18v1, Author: New York City Landmarks Preservation Commission, LCR Date: 2.20.2019

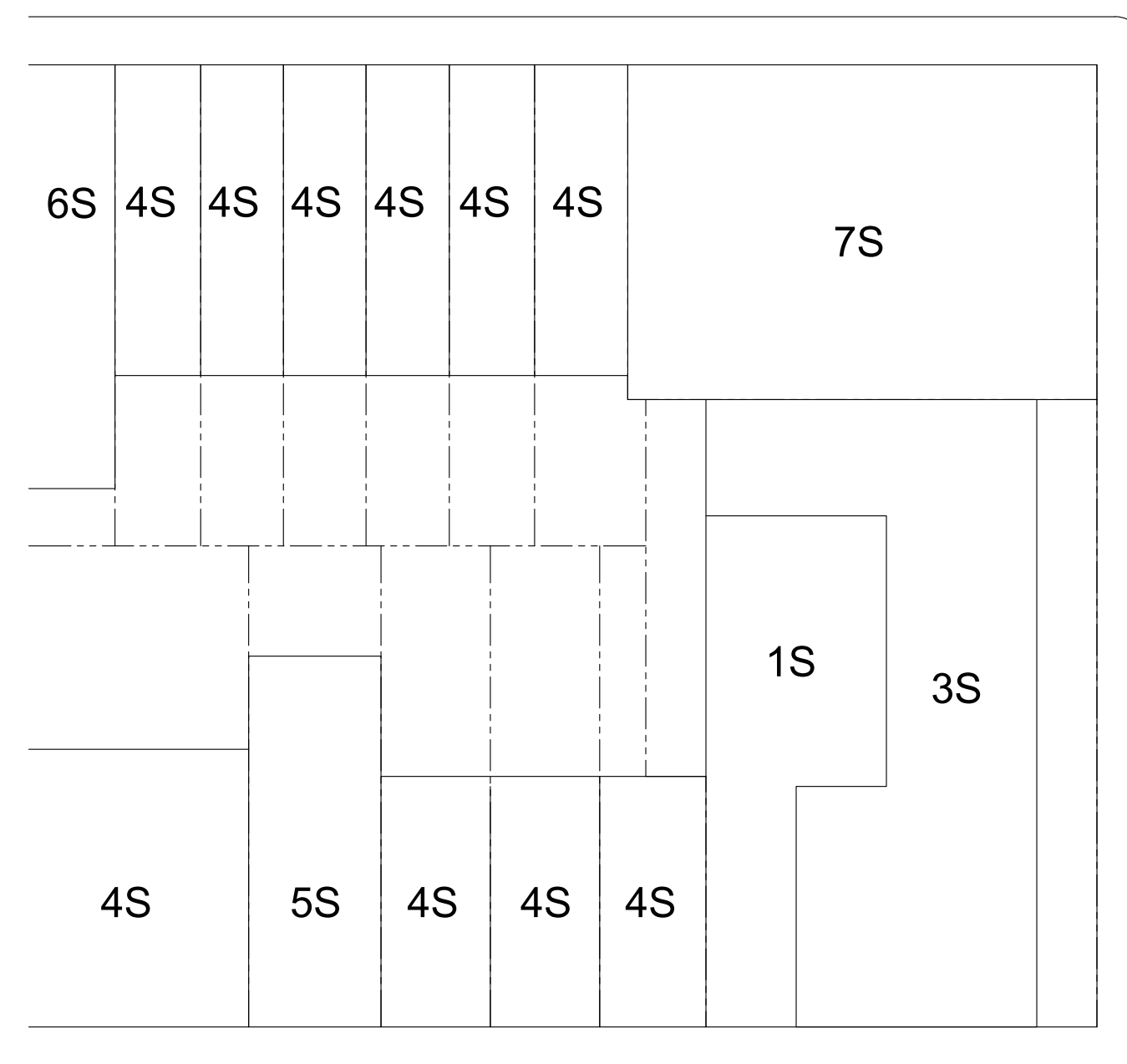
HISTORIC DISTRICT MAP | **803 GREENWICH ST**
NEW YORK NY 10014



HORATIO ST



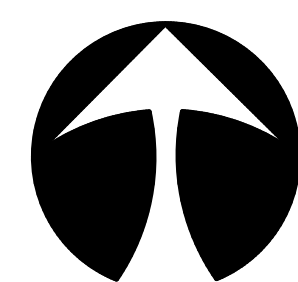
JANE ST



GREENWICH ST

HUDSON ST

WEST 12TH ST





1940S TAX PHOTO

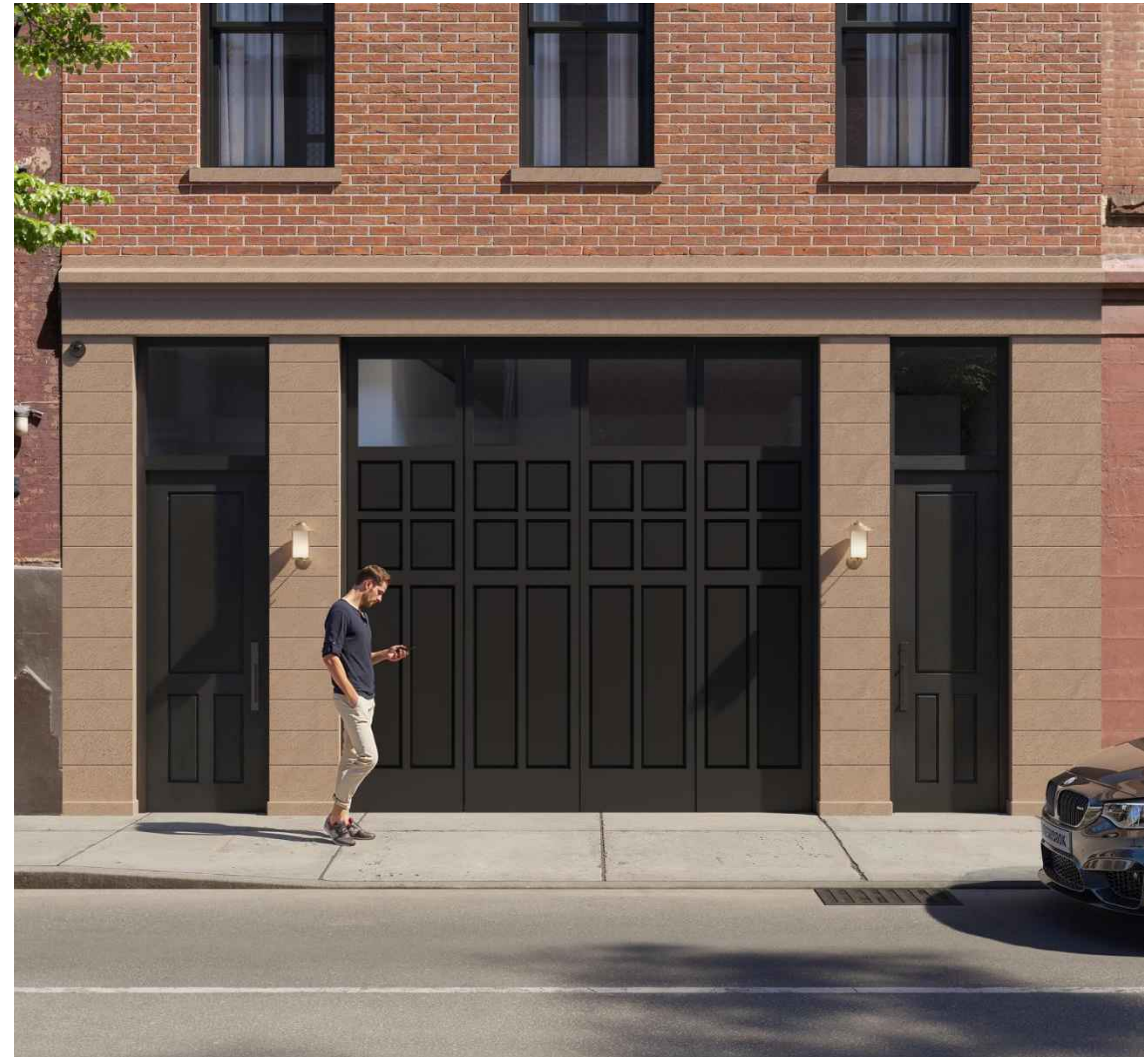


1963-1967 DESIGNATION PHOTO

HISTORIC FACADE | 803 GREENWICH ST
PHOTOS | NEW YORK NY 10014



GARAGE DOOR - HISTORIC TAX PHOTO



GARAGE DOOR - PROPOSED RENDERING

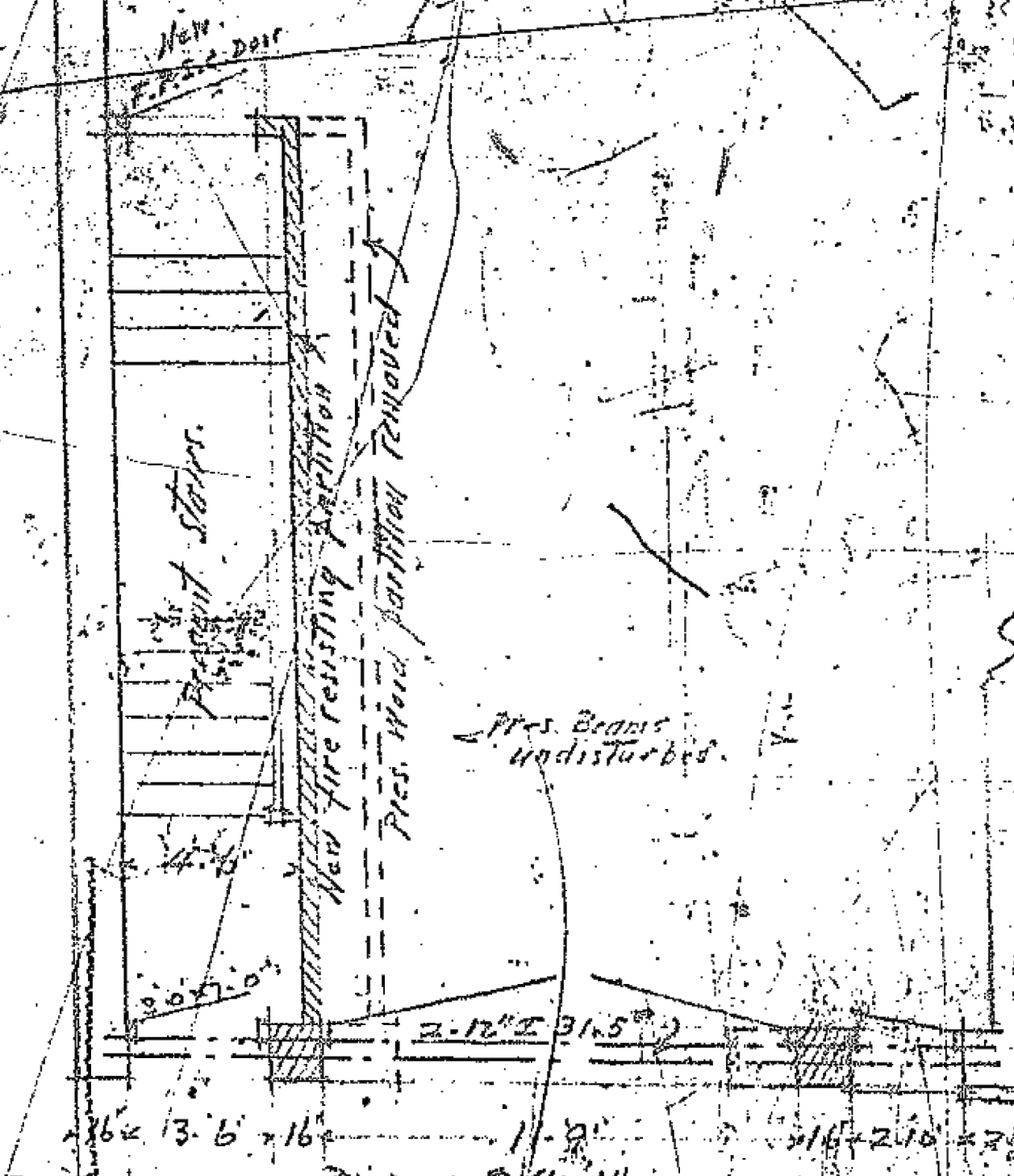
HISTORIC & PROPOSED | **803 GREENWICH ST**
GARAGE DOOR | **NEW YORK NY 10014**

JOB NO. 458	SHEET NO. 2
GEORGE & EDWARD BLUM	
ARCHITECTS	
NEW YORK, N. Y.	
BUILDING	1111
LOCATION	Greenwich St.
DRAWN BY	W. H. WEST
DATE	Aug 10 1921

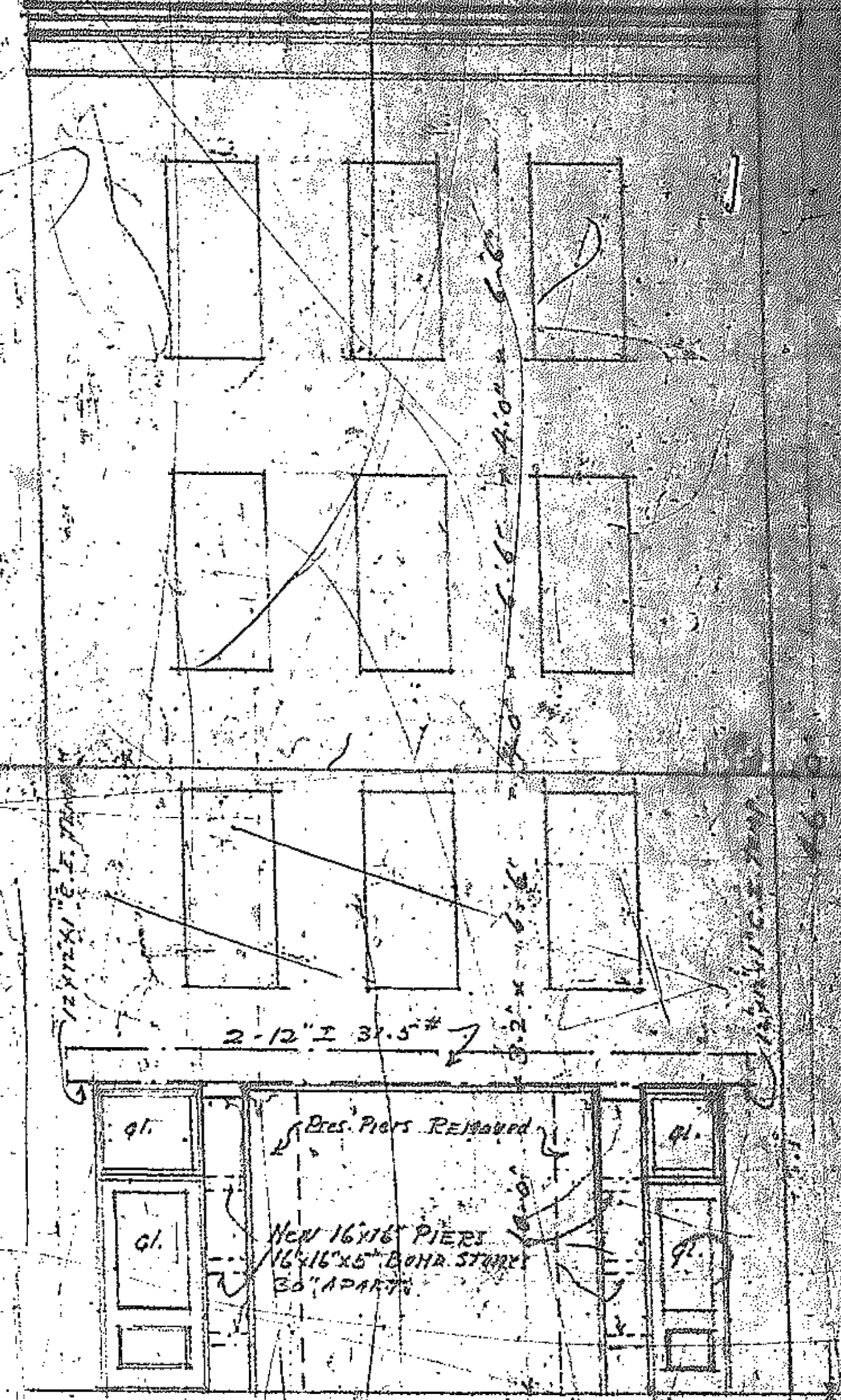
NOTE
 Headers to be laid up round
 brick in cement mortar bed 1" and
 cap stones 30" apart.
 New partitions to be 2" studs with
 wire lath and 3/4" cement plaster, 2" sand-
 cement to be covered with 2" under-
 concrete fireproofing.



PLAN OF 2ND FLOOR



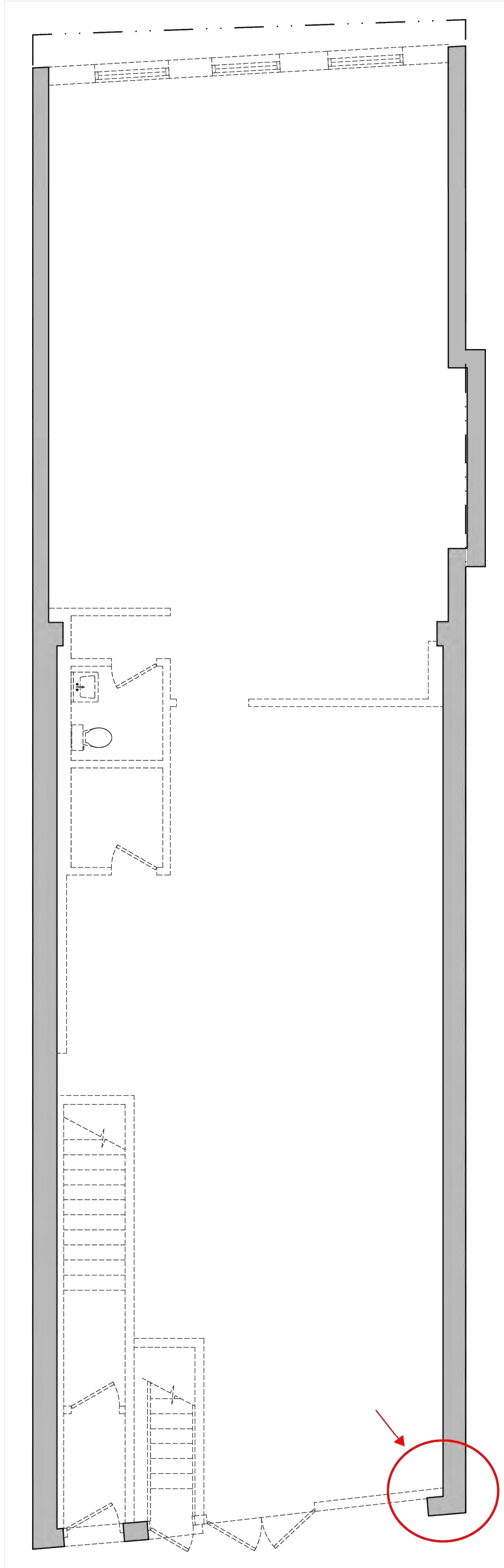
PLAN OF 1ST FLOOR



ELEVATION

ALTERATION TO 803 GREENWICH ST.

GEORGE & EDWARD BLUM & F. W. WEST
 ASSOCIATED ARCHITECTS
 505-5TH AVE. N. Y. C.



LOCATION OF PROBE - FIRST FLOOR



BRICK
MASONRY
PIER

TERRACOTA
INFILL

HISTORIC PIER PROBE



BRICK
MASONRY
PIER

TERRACOTA
INFILL

FIRST FLOOR EXTERIOR VIEW

**PROBE OF 803 GREENWICH ST
HISTORIC PIER NEW YORK NY 10014**



EXISTING GREENWICH ST ELEVATION PHOTO



PROPOSED GREENWICH ST ELEVATION RENDERING

RESURFACED SILLS AND LINTELS WITH BROWNSTONE COLORED STUCCO

**PROPOSED & EXISTING 803 GREENWICH ST
GREENWICH ST ELEVATIONS | NEW YORK NY 10014**



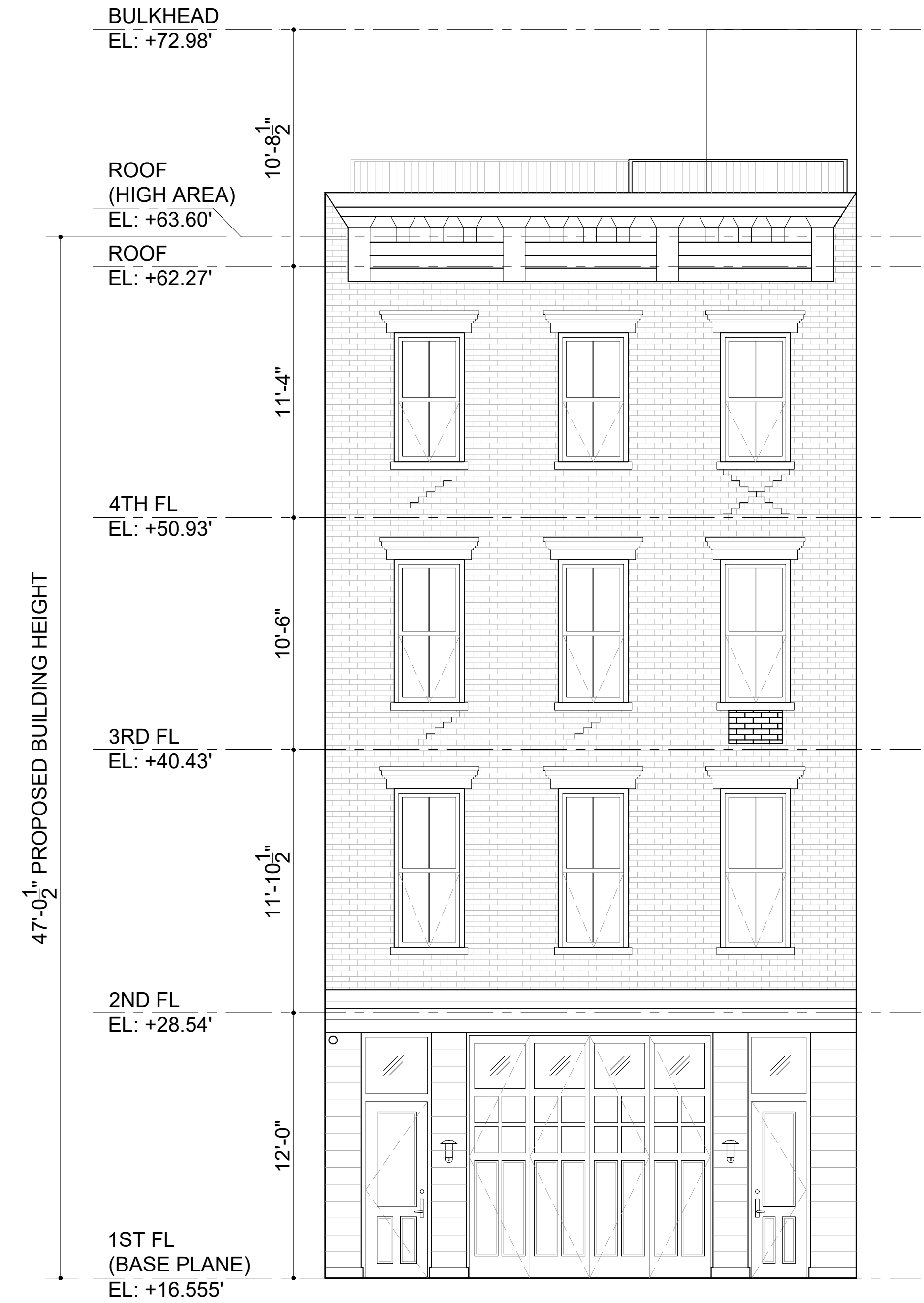
**EXISTING GREENWICH ST | 803 GREENWICH ST
STREETSCAPE ELEVATION | NEW YORK NY 10014**



EXISTING GREENWICH ST ELEVATION PHOTO



EXISTING GREENWICH ST ELEVATION



PROPOSED GREENWICH ST ELEVATION



35.5 GREENWICH ST



48-52 8TH AVE



61 GROVE ST



95 BEDFORD ST



181 BLEECKER ST



247 BLEECKER ST

HISTORIC DISTRICT PRECEDENTS | 803 GREENWICH ST
NEW YORK NY 10014



213 WEST 13TH ST



220 SULLIVAN ST



306 BLEECKER ST



324 BLEECKER ST



326-328 BLEECKER ST



360-368 BLEECKER ST

**HISTORIC DISTRICT PRECEDENTS | 803 GREENWICH ST
NEW YORK NY 10014**



386 BLEECKER ST



428 430 HUDSON ST



355 BLEECKER ST



434 HUDSON ST



72 GROVE ST



163 WEST 10TH ST



60 W 8TH ST



EXISTING REAR FACADE ELEVATION PHOTO



PROPOSED REAR FACADE ELEVATION RENDERING

4TH FLOOR



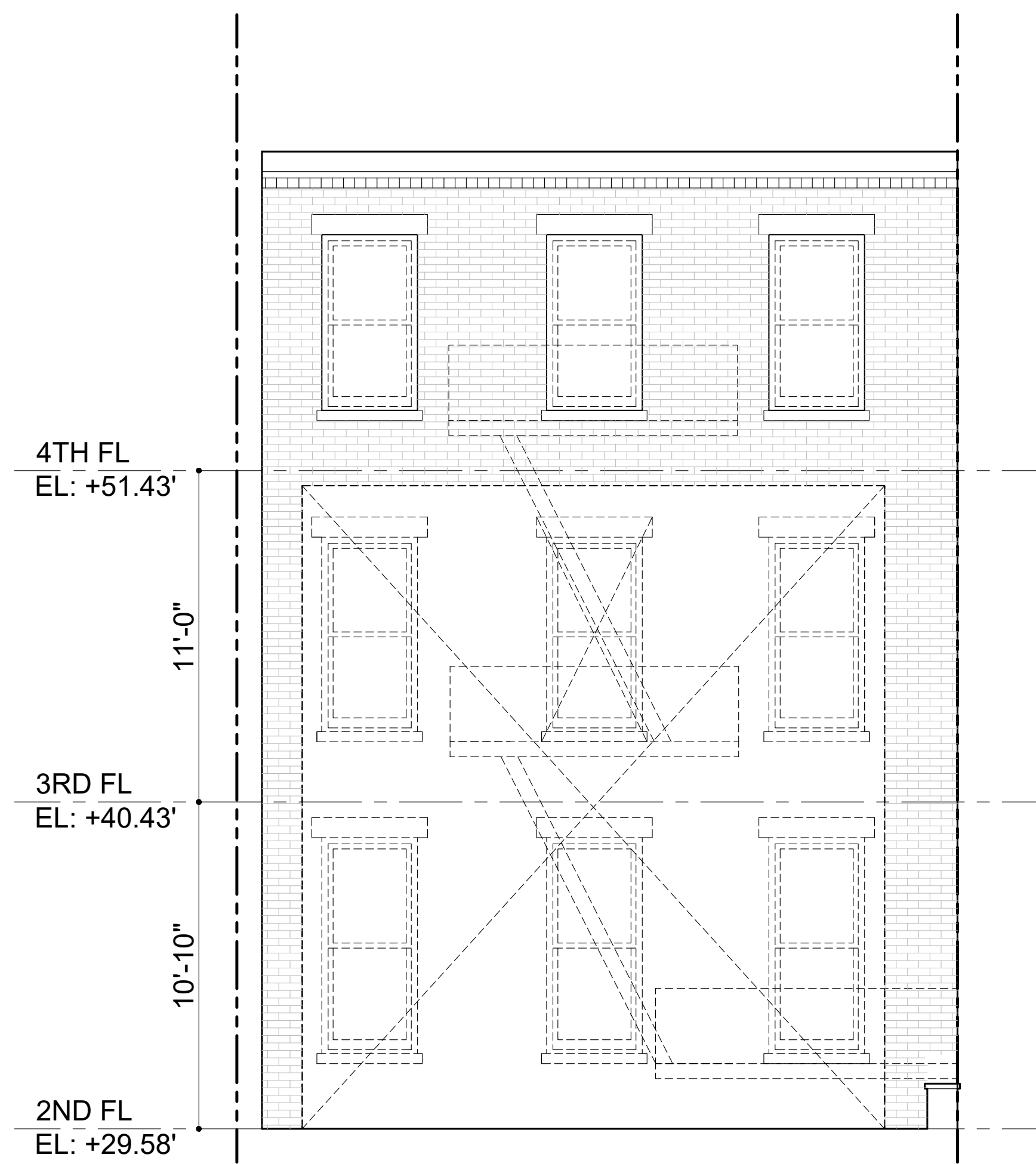
BENJAMIN MOORE
BLACK (HC-190)

3RD FLOOR

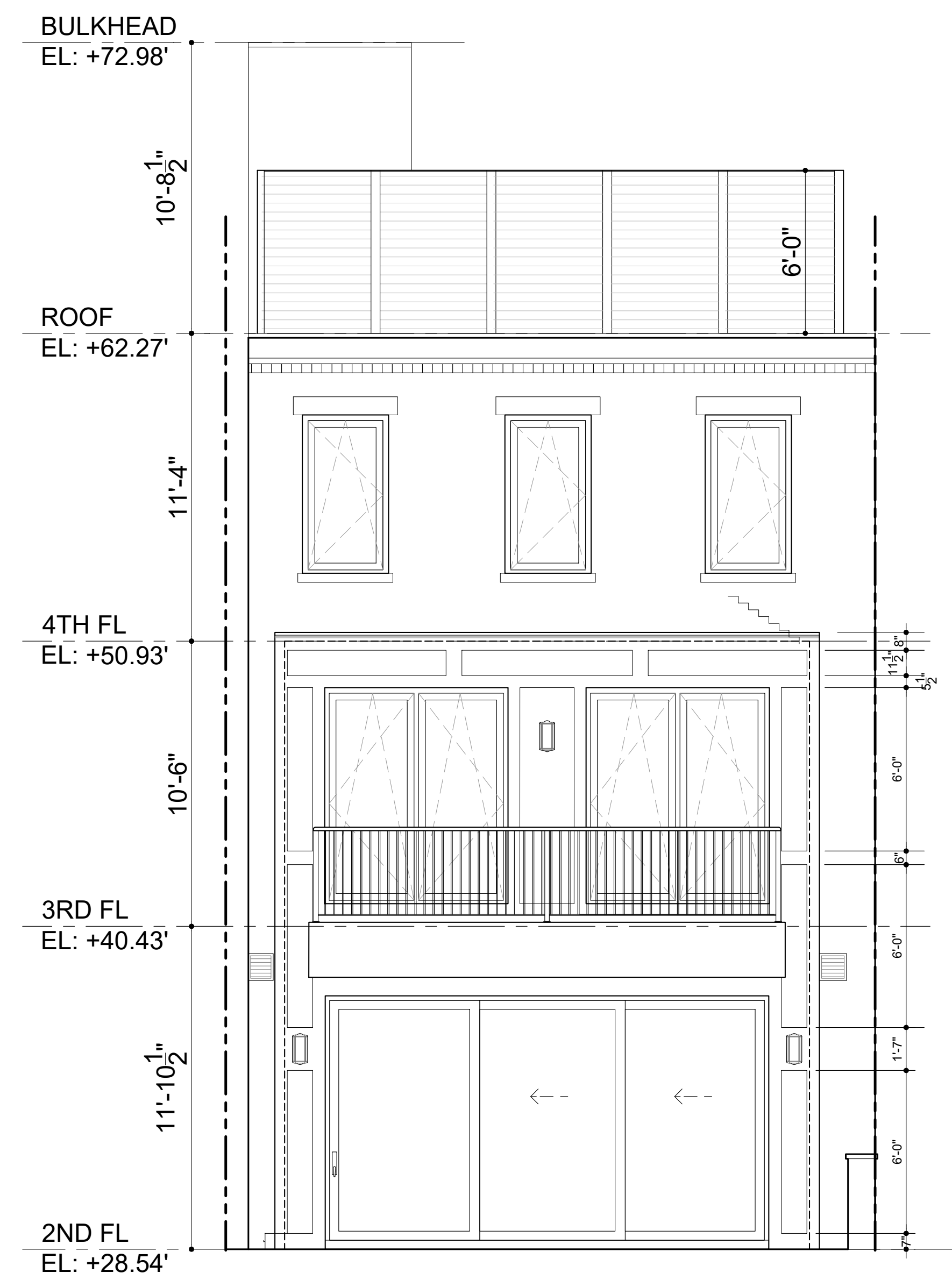
2ND FLOOR



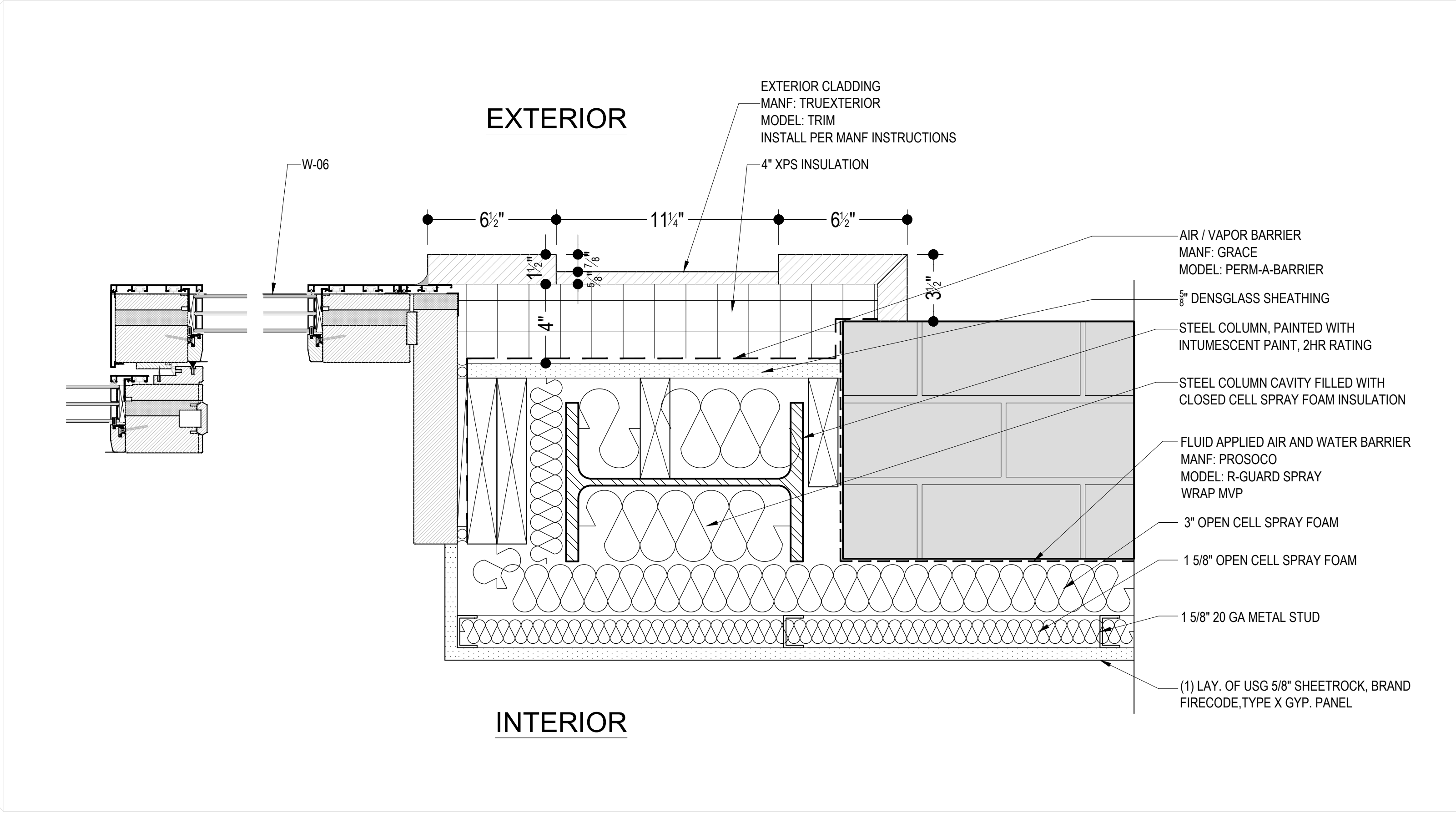
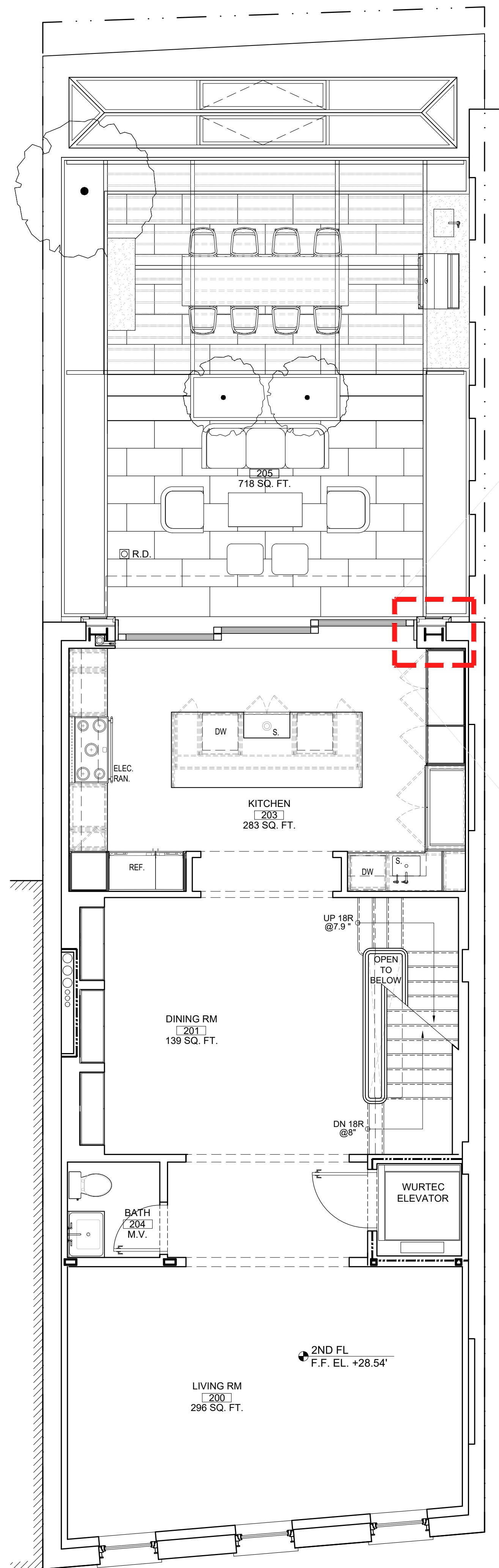
EXISTING REAR FACADE ELEVATION PHOTO



EXISTING GREENWICH ST ELEVATION



PROPOSED GREENWICH ST ELEVATION



§28-101.4.5 Work that increases existing floor surface area of a prior code building by more than 110 percent. Notwithstanding sections 28-101.4.3 and 28-102.4.3 or any other provision of this code that would authorize alterations of prior code buildings in accordance with the 1968 Building Code or prior Codes, where the proposed work at the completion of construction will increase the amount of floor surface area of a prior code building by more than 110%, over the amount of existing floor surface area, such entire building shall be made to comply with the provisions of this code as if it were a new building hereafter erected.

EXCERPT FROM NYC BUILDING CODE

**ENLARGED DETAIL OF 803 GREENWICH ST
REAR FRAME NEW YORK NY 10014**



BLOCK AERIAL VIEW | 803 GREENWICH ST
NEW YORK NY 10014



REAR YARD VIEW | 803 GREENWICH ST
NEW YORK NY 10014

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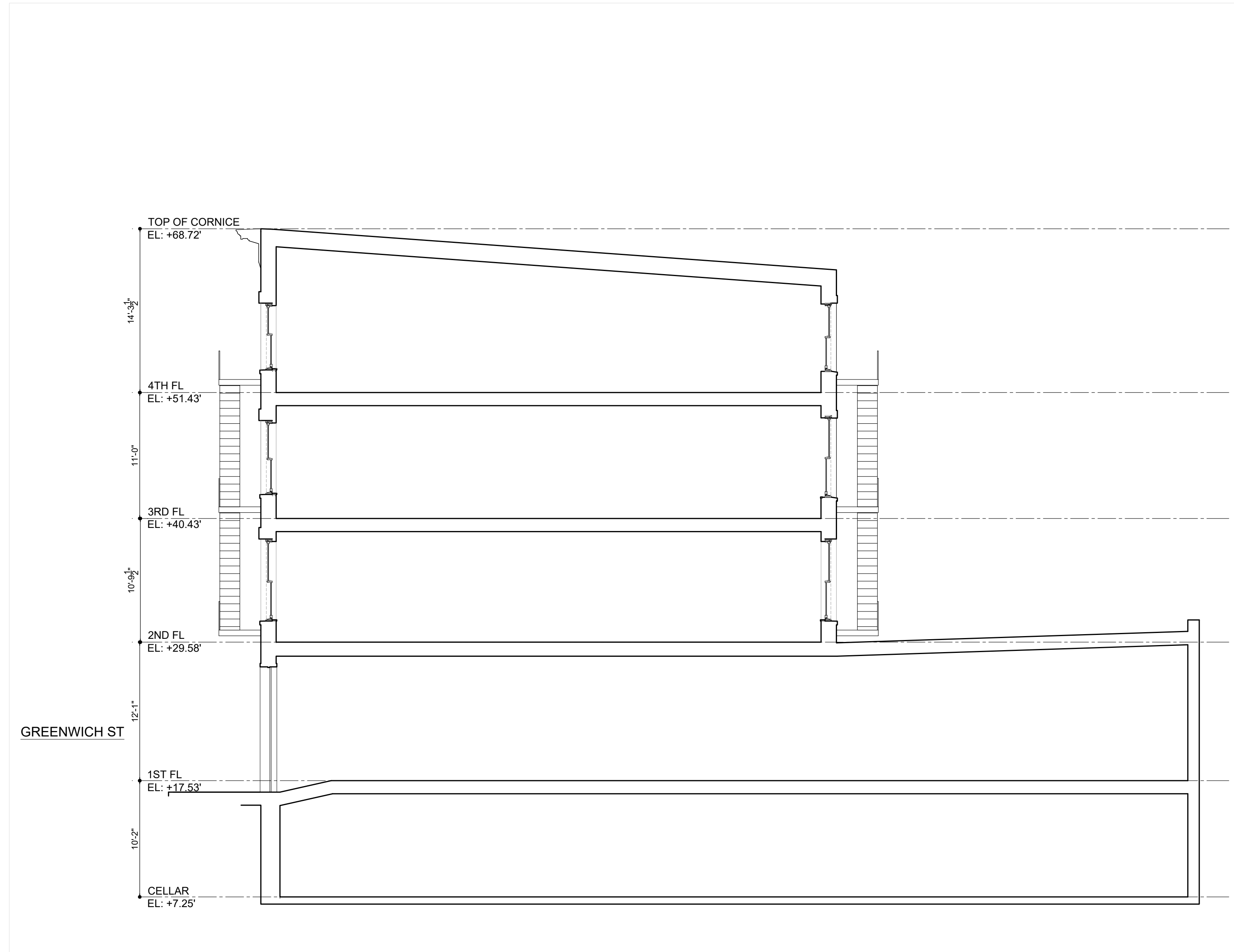
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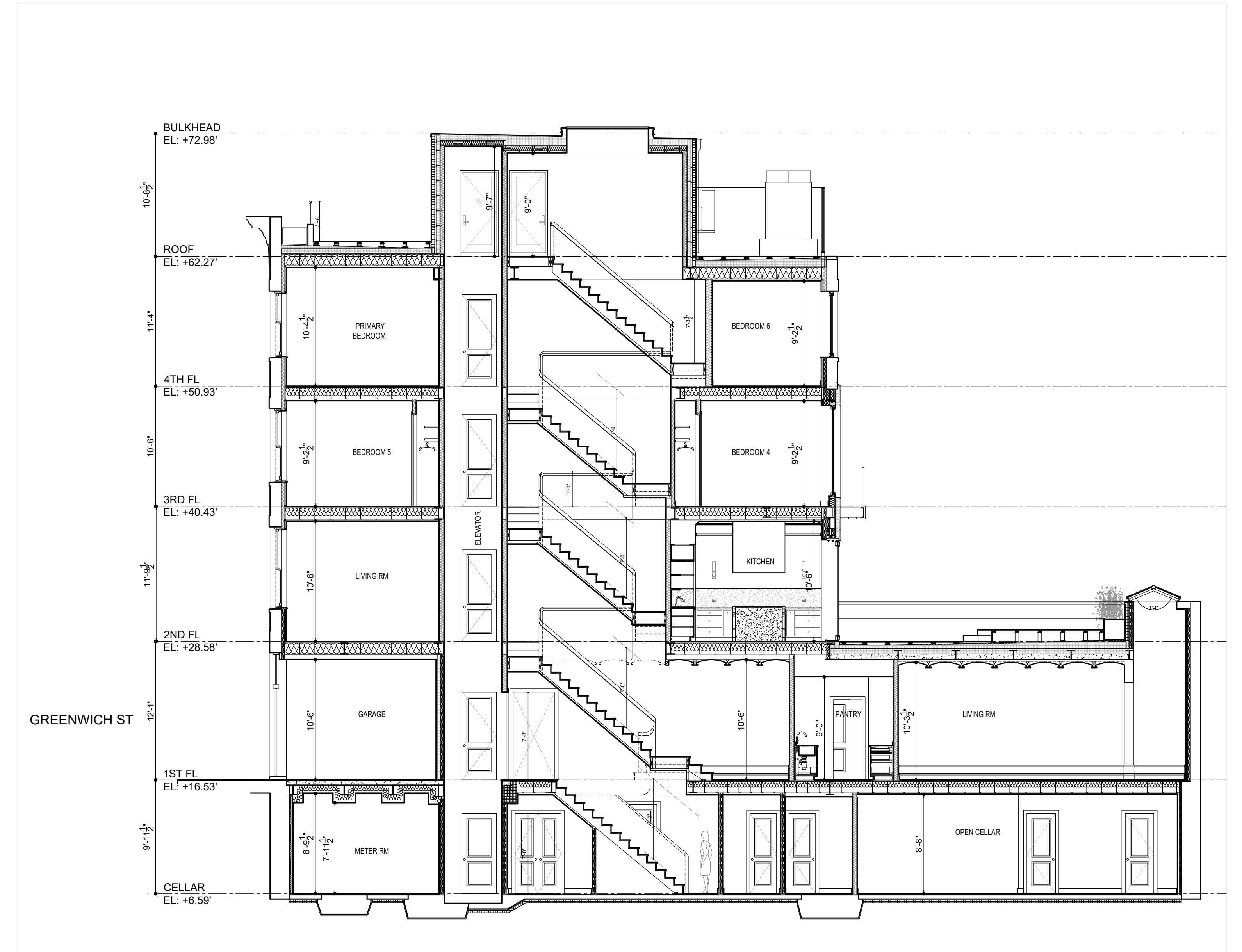
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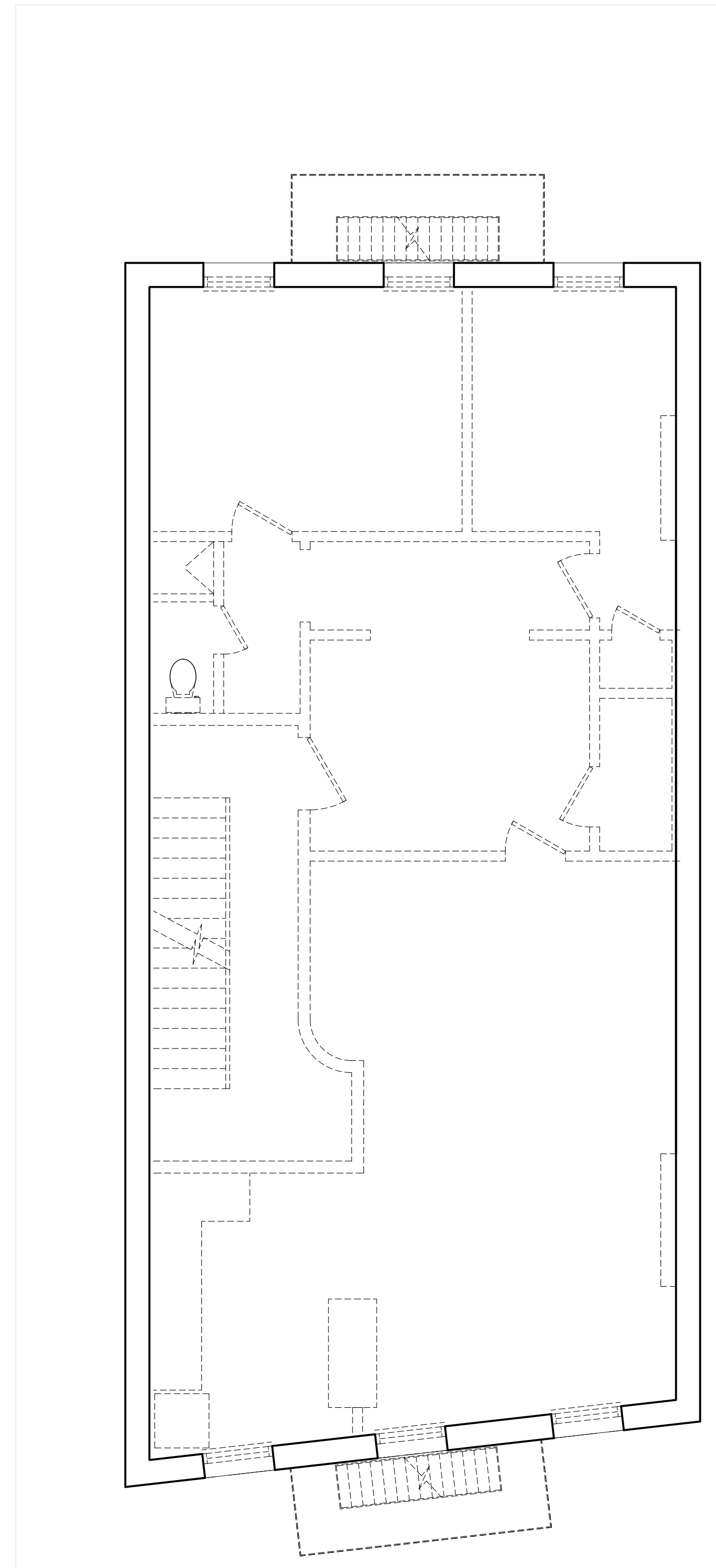
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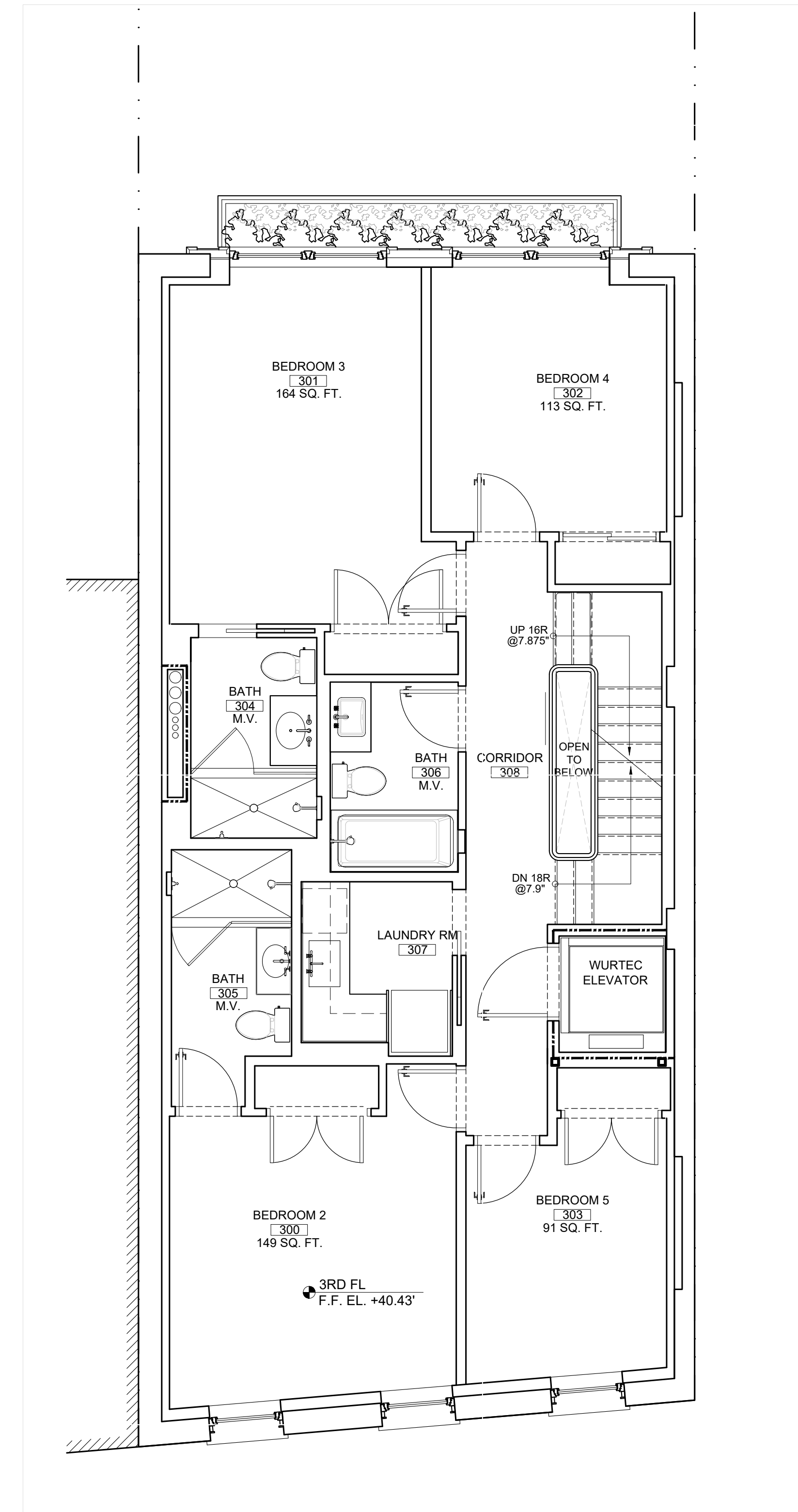
EXISTING SECTION



PROPOSED SECTION



EXISTING 3RD FLOOR PLAN



PROPOSED 3RD FLOOR PLAN

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