HISTORY: HISTORIC PHOTOGRAPHS

77 JANE STREET

1. 1940, P.L. Sperr. (New York Public Library)

2. 1930 Tax Photo (Municipal Archives)

3. 1969, At Designation. (NYC LPC)
STREETSCAPE

1. NORTH SIDE OF BLOCK
   NOT TO SCALE

2. SOUTH SIDE OF BLOCK
   NOT TO SCALE

77 JANE ST
75 JANE ST

77 JANE STREET ALTERATIONS
LANDMARKS PRESERVATION COMMISSION

ALLEN + KILLCOYNE ARCHITECTS
77 JANE STREET
ALLEN + KILLCOYNE ARCHITECTS
77 JANE STREET, NEW YORK NY 10014

ALTERATIONS
LANDMARKS PRESERVATION COMMISSION

STRUCTURAL ENGINEER:
MEPL ENGINEER:
PRESERVATION CONSULTANT:

NORTH SIDE OF BLOCK

SOUTH SIDE OF BLOCK

NOT TO SCALE

STREETSCAPE

77 JANE ST
75 JANE ST

LPC-003.00
03 OF 30
FRONT ELEVATIONS: EXISTING & PROPOSED FRONT ELEVATIONS

77 JANE STREET - PROPOSED WORK

A. NEW FRAMED ELEVATOR BULKHEAD AT ROOF, NOT VISIBLE FROM STREET
B. NEW INDOOR MECHANICAL EQUIPMENT, NOT VISIBLE FROM STREET
C. NEW OFFICE PRIVACY FENCE AT ROOF, NOT VISIBLE FROM STREET
D. EXISTING MOISTURE PROOFING TO HANNAH, MAPLE, SCRAPES, EXIST. RETAIN
E. COLOR TO MATCH HISTORIC
F. REMAIN MASONRY AT FIRE ESCAPE REMOVAL, USING BRICK AND MORTAR TO MATCH THE HISTORIC
G. NO BUILT UP BROWNSTONE STUCCO TILES TO MATCH THAT AT 75 JANE
H. NEW PAINTED WOOD WINDOWS WITHIN EXISTING MASONRY OPENINGS TO MATCH 75 JANE
I. NEW BROWNSTONE PARAPETS AT EXISTING WINDOW SILL TO MATCH ORIGINAL
J. REPAIR, STRIP, PRIME, AND PAINT EXISTING FRONT DOOR AND TRIM TO MATCH 75 JANE
K. NEW BROWNSTONE PARAPETS AT BASEMENT TO MATCH ORIGINAL ILLUSIONED BROWNSTONE CONDITION
L. NEW PAINTED METAL STAIR RAILING AND NEWEL POST TO MATCH HISTORIC
M. NEW BLUESTONE SIDEWALK & CURB TO MATCH 75 JANE
N. NEW AREAWAY WITH AREAWAY PLANTERS TO MATCH 75 JANE

EXISTING & PROPOSED FRONT ELEVATION

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

77 JANE STREET - Demolition Work

A. Existing Wood Cornice to Remain
B. Remove Existing Metal Fire Escape
C. Remove Existing Wood Windows and Metal Grilles
D. Remove Existing Parapet Entrance
E. Repair Existing Masonry Öring to Match Historic
F. New Bilt-up Brownstone Stucco Lintel to Match That at 75 Jane
G. New Mahogany Privacy Fence at Roof
H. New Painted Wood Windows and Matching Grilles
I. New Painted Metal Stair Railings and Newel Posts to Match Historic
J. New Bluestone Sidewalk and Curbs
K. New Painted Metal Fence to Match Historic
L. New Bluestone and Wood Planters to Match Historic

77 JANE STREET - Proposed Work

A. New Painted Elevator Bulkhead at Roof
B. New Roof Top Mechanical Equipment
C. New Mahogany Privacy Fence at Roof
D. Existing Wood Cornice to Remain, Repair, Scrape, Sand and Paint
E. Color to Match Historic
F. Repair/Replace Masonry at Entry Door Surround, Using Brick and Mortar to Match Historic
G. Repair, Strip, Sand, Prime and Paint Existing Front Door and Trim Re-Paint White
H. New Painted Metal Grilles at Windows to Match 75 Jane
I. New Painted Metal Stair Railings and Newel Posts to Match Historic
J. New Bluestone Sidewalk & Curbs to Match 75 Jane
K. New Painted Metal Fence to Match Historic
L. New Painted Metal Grilles and Cedar Planters to Match Original Rusted Iron Windows
M. New Painted Metal Stair Railings and Newel Posts to Match Historic
N. New Bluestone and Wood Planters to Match Historic

EXISTING & PROPOSED FRONT ELEVATION

EXISTING / DEMOLITION FRONT ELEVATION

PROPOSED FRONT ELEVATION
EXISTING AREAWAY AND SIDEWALK CONDITIONS

1. PHOTO OF AREAWAY AND SIDEWALK AT 77 JANE LOOKING WEST
   NOT TO SCALE

2. PHOTO OF AREAWAY AND SIDEWALK AT 77 JANE LOOKING EAST
   NOT TO SCALE

3. PHOTO OF AREAWAY AT 77 JANE
   NOT TO SCALE

4. PHOTO OF AREAWAY AND SIDEWALK AT 75 JANE LOOKING WEST
   NOT TO SCALE

5. PHOTO OF AREAWAY AND SIDEWALK AT 75 JANE LOOKING EAST
   NOT TO SCALE

6. PHOTO OF BLUESTONE SIDEWALK AT 75 JANE
   NOT TO SCALE
EXISTING AND PROPOSED AREAWAY SECTIONS

EXISTING/DEMOLITION AREAWAY & STOOP SECTION

EXISTING HOOD CARGOMENT WINDOWS AND METAL GRILLE, REMOVE
EXISTING BROWNSTONE CURB, REMOVE
EXISTING BROWNSTONE CURB, REMOVE
EXISTING METAL GATE AND FRAME, REMOVE
EXISTING BROWNSTONE STUCCO FINISH AT BASEMENT LEVEL, CUT BACK TO SOUND STONE FOR NEW BROWNSTONE APPLICATION
LINE OF PROPOSED EXCAVATION

NEW EXCAVATED AREAWAY WITH BLUESTONE FINISH
NEW PAINTED METAL GATE AND FRAME TO MATCH 75 JANE
NEW BROWNSTONE CURB
NEW PAINTED METAL GRILLE TO MATCH 75 JANE
NEW PAINTED WOOD FRAMED CASEMENT WINDOWS, WITHIN EXISTING MASONRY OPENING
EXISTING BROWNSTONE CURB AT SIDEWALK
EXISTING GRADE OF BLUESTONE SIDEWALK

PROPOSED AREAWAY & STOOP CROSS SECTION

NEW BROWNSTONE CURB AT SIDEWALK
EXISTING GRADE OF BLUESTONE SIDEWALK
EXISTING BROWNSTONE CURB AT SIDEWALK
EXISTING GRADE OF BLUESTONE SIDEWALK
EXISTING & PROPOSED FRONT RAILINGS

EXISTING UNTIL: CUT BACK TO SQUARE STONE FOR NEW RAILING
EXISTING TO MATCH 75 JANE

EXISTING BROWNSTONE AT BASEMENT LEVEL - CHOP FACE FOR NEW BROWNSTONE APPLICATION

EXISTING IRON WINDOWS AND METER, GRILLE, REMOVE

EXISTING BROWNSTONE CURB REMOVE

EXISTING HYDRANT TO REMAIN (75 JANE)

NEW SECURITY CAMERA TO MATCH THAT AT 75 JANE STREET

NEW BUILT UP BROWNSTONE STUCCO UNTIL TO MATCH THAT AT 75 JANE STREET

NEW PAINTED METAL STAIR RAIL AND NEWEL POST TO MATCH 75 JANE

NEW PAINTED METAL AREAWAY FENCE AND GATE, TO MATCH HISTORIC

NEW BROWNSTONE CURB

EXISTING & PROPOSED FRONT RAILINGS

EXISTING & PROPOSED FRONT RAILINGS

NEW BUILT UP BROWNSTONE STUCCO LINTEL TO MATCH THAT AT 75 JANE STREET

NEW SECURITY CAMERA TO MATCH THAT AT 75 JANE STREET

NEW CONCEALED LIGHTING TO MATCH THAT AT 75 JANE STREET

NEW BUILT UP BROWNSTONE STUCCO UNTIL TO MATCH THAT AT 75 JANE STREET

NEW PAINTED METAL STAIR RAIL AND NEWEL POST TO MATCH 75 JANE

NEW PAINTED METAL AREAWAY FENCE AND GATE, TO MATCH HISTORIC

EXISTING & PROPOSED FRONT RAILINGS

EXISTING & PROPOSED FRONT RAILINGS

EXISTING BROWNSTONE AT BASEMENT LEVEL - CHOP FACE FOR NEW BROWNSTONE APPLICATION

EXISTING IRON WINDOWS AND METER, GRILLE, REMOVE

EXISTING BROWNSTONE CURB REMOVE

EXISTING HYDRANT TO REMAIN (75 JANE)

NEW SECURITY CAMERA TO MATCH THAT AT 75 JANE STREET

NEW BUILT UP BROWNSTONE STUCCO UNTIL TO MATCH THAT AT 75 JANE STREET

NEW PAINTED METAL STAIR RAIL AND NEWEL POST TO MATCH 75 JANE

NEW PAINTED METAL AREAWAY FENCE AND GATE, TO MATCH HISTORIC

NEW BROWNSTONE CURB

EXISTING HYDRANT TO REMAIN (75 JANE)

EXISTING BROWNSTONE AT BASEMENT LEVEL - CHOP FACE FOR NEW BROWNSTONE APPLICATION

EXISTING IRON WINDOWS AND METER, GRILLE, REMOVE

EXISTING BROWNSTONE CURB REMOVE

EXISTING HYDRANT TO REMAIN (75 JANE)
FRONT DOORWAY, SECURITY CAMERA, AND LIGHT

1. EXISTING MAIN DOOR AT 1ST FLOOR AT 77 JANE
2. EXISTING MAIN DOOR AT 1ST FLOOR AT 77 JANE
3. EXISTING MAIN DOOR AT 1ST FLOOR AT 75 JANE TO MATCH
4. EXISTING MAIN DOOR AT 1ST FLOOR AT 75 JANE TO MATCH

EXISTING SECURITY CAMERA AT 75 JANE
EXISTING LIGHT AT 75 JANE

PROPOSED LOCATION FOR LIGHT AT 77 JANE TO MATCH 75 JANE
PROPOSED LOCATION FOR SECURITY CAMERA AT 77 JANE TO MATCH 75 JANE

10 OF 30
PROPOSED IRONWORK DETAILS AT FRONT FACADE WINDOWS

EXISTING WINDOW grille AT BASEMENT - FRONT FACADE

EXISTING WINDOW grille AT FIRST FLOOR AT 75 JANE ST

EXISTING WINDOW grille AT BASEMENT AT 75 JANE ST

EXISTING PHOTO OF WINDOW RAILING AT FRONT FACADE - 75 JANE STREET

PROPOSED METAL RAILING, PAINTED BLACK TO MATCH 75 JANE STREET

PROPOSED IRONWORK DETAILS AT FRONT WINDOWS

EXISTING PHOTO OF WINDOW RAILING AT FRONT FACADE - 75 JANE STREET

PROPOSED METAL RAILING, PAINTED BLACK TO MATCH 75 JANE STREET

PROPOSED IRONWORK DETAILS AT FRONT WINDOWS

EXISTING WINDOW grille AT BasEMENT - FRONT FACADE

EXISTING WINDOW grille AT BASEMENT AT 75 JANE ST
PROPOSED IRONWORK, PLANTER BOXES & STORAGE DETAILS AT FRONT FACADE

PROPOSED SECTION ELEVATION AT AREAWAY - LOOKING TOWARDS STREET

3. PROPOSED ELEVATION AT AREAWAY RAILING

SCALE: 1" = 1'-0"

1. PHOTO OF EXISTING METAL RAILING AT 75 JANE

NEW IRONWORK, PLANTER BOXES & STORAGE DETAILS AT FRONT FACADE

NEW BLUESTONE STEPS & PAVERS TO MATCH 75 JANE STREET

NEW PAINTED METAL AREAWAY FENCE TO MATCH HISTORIC

NEW WROUGHT IRON AREAWAY RAILING PAINTED BLACK TO MATCH HISTORIC (WEST SIDE OF STAIR ONLY)

NEW WROUGHT IRON AREAWAY RAILING PAINTED BLACK TO MATCH HISTORIC

NEW WROUGHT IRON RAILING (WEST SIDE OF STAIR ONLY)

NEW BEARNAIS RAIL TO MATCH 75 JANE STREET

NEW IRONWORK & PLANTER BOXES TO MATCH HISTORIC

NEW MAHOGANY PLANTER TO MATCH 75 JANE STREET

NEW BLUESTONE CURB TO MATCH 75 JANE STREET

NEW WROUGHT IRON RAILING WITH NEWEL POST PAINTED BLACK TO MATCH HISTORIC (WEST SIDE OF STAIR ONLY)

NEW IRONWORK, PLANTER BOXES & STORAGE

NEW WROUGHT IRON RAILING PAINTED BLACK TO MATCH HISTORIC

NEW WROUGHT IRON AREAWAY RAILING PAINTED BLACK TO MATCH HISTORIC

NEW IRONWORK AREAWAY RAILING PAINTED BLACK TO MATCH HISTORIC

NEW BLUESTONE SIDEWALK TO MATCH 75 JANE STREET

NEW WROUGHT IRON AREAWAY RAILING PAINTED BLACK TO MATCH HISTORIC

NEW BROWNSTONE CURB TO MATCH 75 JANE STREET

NEW MAHOGANY PLANTER TO MATCH 75 JANE STREET

NEW IRONWORK AREAWAY RAILING PAINTED BLACK TO MATCH HISTORIC

NEW IRONWORK AREAWAY RAILING PAINTED BLACK TO MATCH HISTORIC

NEW WROUGHT IRON RAILING WITH NEWEL POST PAINTED BLACK TO MATCH HISTORIC (WEST SIDE OF STAIR ONLY)
EXISTING IRONWORK CONDITION PHOTOS

1. EXISTING WINDOW GRILLE AT 1ST FLOOR AT 77 JANE
2. EXISTING RAILING DETAIL AT AREAWAY AT 77 JANE
3. EXISTING RAILING DETAIL AT AREAWAY AT 77 JANE
4. EXISTING NEWEL POST AT AREAWAY AT 77 JANE
5. EXISTING STOOP RAILING AT 77 JANE
IRONWORK DETAILS AT ADJACENT HOUSES (JANE STREET MISC.)

1. IRONWORK DETAIL NEARBY #1
2. IRONWORK DETAIL NEARBY #2
3. IRONWORK DETAIL NEARBY #3
4. IRONWORK DETAIL NEARBY #4
5. IRONWORK DETAIL NEARBY #5
6. IRONWORK DETAIL NEARBY #6
7. IRONWORK DETAIL NEARBY #7
8. IRONWORK DETAIL NEARBY #8
PROPOSED IRONWORK, PLANTER BOXES & STORAGE DETAILS AT FRONT FACADE

SECTION DETAIL AT TALL PLANTER/STORAGE BOX

SCALE: 3" = 1'-0"

NEW CONCRETE RETAINING WALL
BLUESTONE PAVERS
MORTAR
METAL DECKING WITH CONCRETE SLAB

PROPOSED IRONWORK, PLANTER BOXES & STORAGE

SCALE: 3" = 1'-0"

TYPICAL DETAIL FOR PLANTER BOX

SCREEN OVER WEEP SLOT
SELF-ADHESIVE WATERPROOF MEMBRANE
1X MAHOGANY CAP

1X MAHOGANY FACE
ST.STL. SCREWS
2 LAYERS OF PLYWOOD, EXTERIOR GRADE
NEW METAL RETAINING WALL
1X MAHOGANY CAP

NEW BLUESTONE CURB
SCREEN OVER WEEP SLOT
SELF-ADHESIVE WATERPROOF MEMBRANE
1X MAHOGANY FACE
ST.STL. SCREWS
2 LAYERS OF PLYWOOD, EXTERIOR GRADE
NEW CONCRETE RETAINING WALL
BLUESTONE PAVERS
CONCRETE RETAINING WALL
NEW METAL AREAWAY RAILING
NEW BROWNSTONE CURB
BLUESTONE PAVERS
MORTAR
METAL DECKING WITH CONCRETE SLAB

3'-1"
2'-11"
2'-11"
EXISTING & PROPOSED FRONT STOOP ELEVATIONS

EXISTING AREAWAY SECTION & STOOP ELEVATION

- REMOVE EXISTING STAIR RAILING (WEST SIDE ONLY)
- REMOVE EXISTING AREAWAY RAILING
- REMOVE EXISTING CONCRETE SIDEWALK AREA
- AREA OF EXISTING AREAWAY TO BE EXCAVATED

EXISTING AREAWAY DOOR & STOOP AT 75 JANE STREET

- NEW WROUGHT IRON DOOR PAINTED BLACK AT BASEMENT ENTRY TO MATCH 75 JANE STREET
- NEW BROWNSTONE CURB TO MATCH HISTORIC
- NEW BROWNSTONE PARGE AND FINISH AT EXISTING STAIR TREADS, RISERS, AND NOSING TO MATCH 75 JANE STREET
- NEW WROUGHT IRON AREAWAY FENCE PAINTED BLACK TO MATCH HISTORIC

PROPOSED AREAWAY SECTION & STOOP ELEVATION

- REMOVE EXISTING METAL AREAWAY RAILING
- REMOVE TOP LAYER OF DAMAGED BROWNSTONE AT STAIR TREADS, RISERS, AND NOSING
- REMOVE EXISTING METAL DOOR AT BASEMENT ENTRY
- REMOVE EXISTING NEWEL POST

- REMOVE EXISTING CONCRETE SIDEWALK AREA
- AREA OF EXISTING AREAWAY TO BE EXCAVATED

- INTEGRATED WROUGHT IRON GUTTER TO MATCH 75 JANE STREET
- NEW WROUGHT IRON AREAWAY RAILING TO MATCH HISTORIC
- NEW BROWNSTONE CURB TO MATCH HISTORIC

- BLUESTONE PAVERS
- MORTAR
- METAL DECK WITH CONCRETE SLAB
- GRACE WATERPROOFING MEMBRANE
- UNEXCAVATED WELL-COMPACTED EARTH

- NEW REINFORCED CONCRETE RETAINING WALL WITH REBAR
- ELEUSTONE RIVERS TO MATCH HISTORIC
- OXFORD CURB WITH CONCRETE SLAB

- PLUMBING
- ELECTRICAL
- MECHANICAL
- HVAC
- INTERIOR FINISHES
- LANDSCAPING
- SITE DEVELOPMENT
REAR FACADE EXISTING CONDITION

PHOTO OF EXISTING REAR FACADE AT 77 JANE

PHOTO OF PROBE OF REAR WALL ON THIRD FLOOR

PHOTO OF PROBE OF REAR WALL ON SECOND FLOOR

PHOTO OF EXISTING UPPER REAR FACADE AT 77 JANE

PHOTO OF PROBE OF REAR WALL ON FIRST FLOOR

PHOTO OF EXISTING UPPER REAR FACADE AT 77 JANE

PROBE INVESTIGATION

NO HISTORIC DETAIL DISCOVERED, TYPICAL EXTERIOR WALL CONSTRUCTION ONLY
EXISTING REAR FACADE IN CONTEXT

SCOPE OF WORK - REAR FACADE

ROOF - SEE PLANS
AA - REMOVE EXISTING ROOF STRUCTURE, MEMBRANE, FLASHING, SKYLIGHTS, NEW ROOF FRAMING, INSULATION, AND MEMBRANE, NEW CEDAR DECKING AND METAL RAILING PAINTED BLACK TO MATCH 76 JANE STREET.

FAÇADE - SEE PLANS
BB - REMOVE ENTIRE MASONRY WALL AT THIS FLOOR, REBUILD TO MATCH 76 JANE STREET.
CC - REMOVE ENTIRE REAR FACADE INCLUDING ALL WOOD WINDOWS, CEDAR SHAKES, FRAMING, NEW REAR FACADE TO MATCH 76 JANE STREET.

REAR YARD - SEE PLANS
DD - EXCAVATE EXISTING REAR YARD, AND REMOVE EXISTING REAR YARD PAVERING, STAIRS, AND PLANTINGS. NEW BLUESTONE PAVERS, PLANTERS, AND CEDAR FENCING TO MATCH 76 JANE STREET. SEE PLANS.

EXISTING REAR FACADE IN CONTEXT

APPROVED BY LPC IN 2015

77 JANE STREET ALTERNATIONS
LANDMARKS PRESERVATION COMMISSION

77 JANE STREET, NEW YORK NY 10014

75 JANE ST. - NO WORK
77 JANE ST. - AREA OF WORK

77 AND 75 JANE STREET - EXISTING REAR FACADE - NORTH LOOKING SOUTH

LPC-018.00
18 OF 30
This handsome row of six brick Greek Revival residences was developed in 1846-47 by Peter Van Antwerp, an attorney at 33 Pine Street, who resided at No. 75. The other houses were built as residences for a number of prosperous merchants, of whom several were associated with the building trades: two lumber merchants, William Foster (No. 73) and William Dunning (No. 79), and a planer, Daniel D. Clark (No. 71). Also, No. 81 was the home of Stephen Williams, a carpenter-builder at 105 Bank Street, who was very active in the West Village in the decade of the eighteen-forties. In all likelihood, he should be credited with planning and building the row. The houses are all three stories high with basements. They were built with paired entrance-ways and this feature is seen in all but No. 71 and 75, where the stoops have been removed to provide basement entrances. The stoops of the paired entrance-ways at Nos. 79 and 81 are interesting because they retain their original wrought iron Greek Revival handrailings with elaborate castings. The areaway railings of these two houses are also original and repeat the design of the handrailings. This paired entranceway is surmounted by a common pediment above the door frames.
EXISTING & PROPOSED REAR FACADE

77 JANE STREET SCOPE OF WORK

DEMONSTRATION DEMOLITIONS

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

EXISTING & PROPOSED REAR FACADE ELEVATION

SCALE: 3/16" = 1'-0"

75 + 77 JANE ELEVATIONS

A. NEW FRAMED ELEVATOR BULKHEAD WITH MASONRY FINISH
B. NEW PAINTED METAL RAILING AT ROOF TO MATCH 75 JANE STREET
C. NEW ROOF DECKING, FRAMING, INSULATION, AND MEMBRANE TO MATCH 75 JANE STREET
D. NEW ROOF DECKING, MEMBRANE, SKYLIGHT, AND METAL GLASS RAILING TO MATCH 75 JANE STREET (THIRD FLOOR)
E. NEW PAINTED WOOD WINDOWS TO MATCH 75 JANE STREET (THIRD FLOOR)
F. NEW ROOF FRAMING, MEMBRANE, WOOD WINDOWS/DOOR AND WOOD TRIM TO MATCH 75 JANE STREET
G. NEW ROOF FRAMING AND CEDAR FACE AT REAR YARD TO MATCH 75 JANE STREET

CONSTRUCTION - REAR FACADE

A. NEW FRAMED ELEVATOR BULKHEAD WITH MASONRY FINISH
B. NEW PAINTED METAL RAILING AT ROOF TO MATCH 75 JANE STREET
C. NEW ROOF DECKING, FRAMING, INSULATION, AND MEMBRANE TO MATCH 75 JANE STREET
D. NEW ROOF FRAMING, MEMBRANE, SKYLIGHT, AND METAL GLASS RAILING TO MATCH 75 JANE STREET (THIRD FLOOR)
E. NEW PAINTED WOOD WINDOWS TO MATCH 75 JANE STREET (THIRD FLOOR)
F. NEW ROOF FRAMING, MEMBRANE, WOOD WINDOWS/DOOR AND WOOD TRIM TO MATCH 75 JANE STREET
G. NEW ROOF FRAMING AND CEDAR FACE AT REAR YARD TO MATCH 75 JANE STREET

EXISTING/DEMOLITION REAR ELEVATION

SCALE: 3/16" = 1'-0"

PROPOSED REAR ELEVATION

SCALE: 1/4" = 1'-0"
EXISTING & PROPOSED REAR FACADE

CONSTRUCTION - REAR FACADE
A. NEW FRAMED ALUMINUM/STAINLESS STEEL FRAMING AND MARBLE FinISH
B. NEW PAINTED METAL BALCONIES AT ROOF DECK LEVEL
C. NEW ROOF DECKS, FRAMING, INSULATION AND ROOFING TO MATCH 75 JANE STREET
D. NEW ROOF FRAMING, MEMBRANE, AND/ OR METAL, GLASS Rand TO MATCH 75 JANE STREET (3RD FLOOR)
E. NEW PAINTED WOOD WINDOWS TO MATCH 75 JANE STREET (3RD FLOOR)
F. NEW ROOF FRAMING AND MEMBRANE TO MATCH 75 JANE STREET (3RD FLOOR)
G. NEW ROOF FRAMING, MEMBRANE, METAL GLASS RAILING TO MATCH 75 JANE STREET (3RD FLOOR)
H. NEW PAINTED WOOD WINDOWS TO MATCH 75 JANE STREET

EXISTING DEMOLITION REAR ELEVATION

EXISTING & PROPOSED REAR ELEVATION

PROPOSED REAR ELEVATION

75 JANE STREET - EXISTING / PROPOSED REAR FACADE
A. REMOVE EXISTING UPPER MASONRY WALL AND WINDOWS (THIRD FLOOR)
B. REMOVE EXISTING EXTERIOR MASONRY WALL AND WINDOWS (SECOND FLOOR)
C. EXCAVATE EXISTING REAR YARD, REMOVE ALL PAVING, STAIRS AND PLANTERS
D. REMOVE ENTIRE EXISTING REAR FACADE INCLUDING WINDOWS, CEDAR SHAKES AND FRAMING
E. EXCAVATE EXISTING REAR YARD, REMOVE ALL PAVING, STAIRS AND PLANTERS
F. NEW FRAMED ELEVATOR BULKHEAD WITH MARBLE FINISH
G. NEW ROOF DECKS, FRAMING, INSULATION AND ROOFING TO MATCH 75 JANE STREET
H. NEW ROOF FRAMING, MEMBRANE, METAL GLASS RAILING TO MATCH 75 JANE STREET (3RD FLOOR)
I. NEW PAINTED WOOD WINDOWS TO MATCH 75 JANE STREET (3RD FLOOR)
J. NEW ROOF FRAMING AND MEMBRANE TO MATCH 75 JANE STREET (3RD FLOOR)
K. NEW ROOF FRAMING, MEMBRANE, METAL GLASS RAILING TO MATCH 75 JANE STREET (3RD FLOOR)
L. NEW PAINTED WOOD WINDOWS TO MATCH 75 JANE STREET
M. NEW ROOF FRAMING AND MEMBRANE TO MATCH 75 JANE STREET
REAR ELEVATION RENDERINGS

VIEW OF FACADE FROM REAR YARD.

VIEW OF FACADE FROM REAR YARD.
DESIGN INSPIRATION AND MATERIALS

LITTLE RED SCHOOL HOUSE

EXISTING BAY WINDOW FROM 75 JANE ROOF.

NINTH STREET

EXPERIENCE FROM THE MOVIE REAR WINDOW.

TENTH STREET

INSPIRATION FROM THE MOVIE REAR WINDOW.

HORATIO STREET

EXISTING BAY WINDOW FROM 75 JANE ROOF.

Bleecker street

BRICK ON EXISTING TOP FLOOR REAR FACADE TO BE STRIPPED AND REUSED.

VANCOUVER STREET

MEDIUM IRONSPOT 77 SMOOTH MODULAR, NORMAN BRICK.

WASHINGTON MEWS

REAR MASONRY WALL.

SEALED NATURAL WOOD FOR REAR WINDOW WALL.

GREENWICH STREET

GRANITE FACING FOR REAR YARD RETAINING WALLS.

BEDFORD STREET

Bleecker street

REAR ELEVATION MATERIALS AND PRECEDENTS

BEDFORD STREET

BLEECKER STREET

TENTH STREET

WASHINGTON MEWS

REAR ELEVATION MATERIALS AND PRECEDENTS

BEDFORD STREET

BLEECKER STREET

TENTH STREET

WASHINGTON MEWS

LPC-026.00

26 OF 30
EXISTING & PROPOSED CELLAR PLANS

77 JANE SCOPE OF WORK
PROPOSED - CELLAR
FRONT FACADE:
* EXCAVATE AND NEW SLAB FOR NEW AREAWAY

75 JANE
MINOR INTERIOR WORK

77 JANE SCOPE OF WORK
DESTRUCTION - CELLAR
FRONT FACADE:
EXISTING AREAWAY, EXCAVATE
REAR FACADE:
EXISTING REAR YARD, EXCAVATE
INTERIOR:
* ALL EXISTING FINISHES / FRAMING, REMOVE
* EXISTING CELLAR, EXCAVATE

EXISTING & PROPOSED CELLAR PLANS
EXISTING & PROPOSED BASEMENT PLANS

77 JANE SCOPE OF WORK

PROPOSED - BASEMENT

FRONT FACADE:
- New painted wood windows within existing masonry openings.
- New painted metal grilles at window to match 75 JANE.
- New areaway with bluestone pavers and cedar planters.
- New painted metal fence to match 75 JANE.
- New bluestone sidewalk and curb to match 75 JANE.
- New brownstone parge finish to match 75 JANE.
- New metal grilles at window to match 75 JANE.
- New painted metal fence to match 75 JANE.
- New bluestone planters at sidewalk to match 75 JANE.
- New painted metal fence to match 75 JANE.

INTERIOR:
- New interior framing and finishes.
- New skylights to cellar below.

75 JANE

MINOR INTERIOR WORK

77 JANE SCOPE OF WORK

DEMOLITION - BASEMENT

FRONT FACADE:
- Existing concrete sidewalk and curb, remove.
- Existing areaway, excavate.
- Existing metal areaway railing, remove.
- Existing wood windows and metal grilles, remove.
- Entire existing rear facade including windows, cedar shakes and framing, remove.
- Existing rear yard, excavate.
- Existing rear yard paving, stairs and plantings, remove.
- All interior finishes framing and structure, remove.

INTERIOR:
- Existing interior finishes framing and structure, remove.

75 JANE

MINOR INTERIOR WORK

77 JANE

MINOR INTERIOR WORK

75 JANE

MINOR INTERIOR WORK

77 JANE

MINOR INTERIOR WORK
APPENDIX
EXISTING & PROPOSED SECOND FLOOR PLANS

EXISTING & PROPOSED SECOND FLOOR PLANS

PROPOSED - SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

NEW INTERIOR FINISHES AT CONNECTION LOCATIONS

REMOVING EXISTING WEST MASONRY WALL

EXISTING & PROPOSED SECOND FLOOR PLANS

EXISTING & PROPOSED SECOND FLOOR PLANS

SCALE: 1/4" = 1'-0"

EXISTING & PROPOSED SECOND FLOOR PLANS

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SCALE: 1/4" = 1'-0"
77 JANE SCOPE OF WORK

PROPOSED - ROOF

- New roof framing, insulation and membrane
- New framed elevator bulkhead with masonry finish, not visible from street
- New rooftop mechanical equipment, not visible from street
- New painted metal railing at roof
- New FDNY access landing (flush with roof surface not visible from street)

EXISTING & PROPOSED ROOF PLANS

77 JANE SCOPE OF WORK

DEMOLITION - ROOF

- Existing roof structure, membrane, flashing, skylights, remove

PROPOSED - ROOF

- Existing wood cornice to remain, strip, repair, prime, and paint to match 75 Jane

77 JANE SCOPE OF WORK

- Existing roof structure, membrane, flashing, skylights, remove

PROPOSED - ROOF

- New roof framing, insulation and membrane
- New framed elevator bulkhead with masonry finish, not visible from street
- New rooftop mechanical equipment, not visible from street
- New painted metal railing at roof
- New FDNY access landing (flush with roof surface not visible from street)

77 JANE SCOPE OF WORK

- Existing roof structure, membrane, flashing, skylights, remove

EXISTING ROOF

- New roof framing, insulation and membrane
- New framed elevator bulkhead with masonry finish, not visible from street
- New rooftop mechanical equipment, not visible from street
- New painted metal railing at roof
- New FDNY access landing (flush with roof surface not visible from street)

75 JANE

- Remove existing solar panels
- Relocate mechanical units

PROPOSED - ROOF

- Relocate mechanical units
- New FDNY access landing (flush with roof surface not visible from street)
PROPOSED & EXISTING ROOF SECTIONS

EXISTING MASONRY CHIMNEY
- DASHED LINE INDICATES NEW MICHIELEY BRUSHHEAD PROFILE

EXISTING MAIN ROOF
- EXISTING EXTERIOR MASONRY
- EXISTING MASONRY CHIMNEY
- EXISTING MAIN ROOF
- EXISTING ALUMINUM GUTTER & LEADER

NEW ROOF DECK
- NEW METAL DECK AND SLAB WITH SLOPED INSULATION AND KEMPER ROOFING SYSTEM, MATCH SLOPE AT 75 JANE, INTEGRATED GUTTER (KEMPER FINISH)

NEW BUILT-UP SLOPED INSULATION, KEMPER ROOFING SYSTEM AND COPPER FLASHING, COPPER GUTTER
- COVER/SEAL EXISTING CHIMNEY FLUES AT 77 JANE
- CLEAN/PRESSURE WASH EXISTING MASONRY CHIMNEYS
- NEW MAHOGANY PRIVACY FENCE TO MATCH 75 JANE
- NEW DECORATIVE METAL RAILING, PAINTED BLACK TO MATCH 75 JANE
- NEW METAL DECK AND SLAB WITH SLOPED INSULATION AND KEMPER ROOFING SYSTEM, MATCH SLOPE AT 75 JANE, INTEGRATED GUTTER (KEMPER FINISH)

NEW BUILT-UP SLOPED INSULATION, KEMPER ROOFING SYSTEM AND COPPER FLASHING, COPPER GUTTER
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EXISTING ROOF PHOTOS

PHOTO OF EXISTING ROOF AT 77 JANE - 1

PHOTO OF EXISTING ROOF AT 77 JANE - 2

PHOTO OF EXISTING ROOF AT 77 JANE - 3

PHOTO OF EXISTING ROOF AT 77 JANE - 4
MOCK-UP PHOTOS

MOCK-UP ON ROOF FROM BACK

MOCK-UP ON ROOF FROM FRONT

ELEVATOR BULKHEAD
MASONRY EXTERIOR
(MATCHING BULKHEAD @ 75 JANE)

MAHOGANY FENCE

MAHOGANY FENCE AGAINST 79 JANE

REAR METAL FENCE

FRONT

REAR

MECH. EQUIPMENT

DIAGRAM OF EXISTING ROOF

NOT TO SCALE

77 JANE STREET ALTERATIONS
LANDMARKS PRESERVATION COMMISSION

ALLEN + KILLCOYNE ARCHITECTS

12 WEST 27th ST. 17th FLOOR NY NY 10001 212 645 2222

77 JANE STREET, NEW YORK NY 10014

ALTERATIONS
LANDMARKS PRESERVATION COMMISSION

STRUCTURAL ENGINEER:

MEPL ENGINEER:

PRESERVATION CONSULTANT:

MOCK-UP PHOTOS

MOCK-UP PHOTOS

MOCK-UP PHOTOS

MOCK-UP PHOTOS

MOCK-UP PHOTOS

MOCK-UP PHOTOS

MOCK-UP PHOTOS

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