

February 13, 2024
Public Hearing

The current proposal is:

Preservation Department – Item 5, LPC-24-04610

57-59 Christopher Street – Greenwich Village Historic District Borough of Manhattan

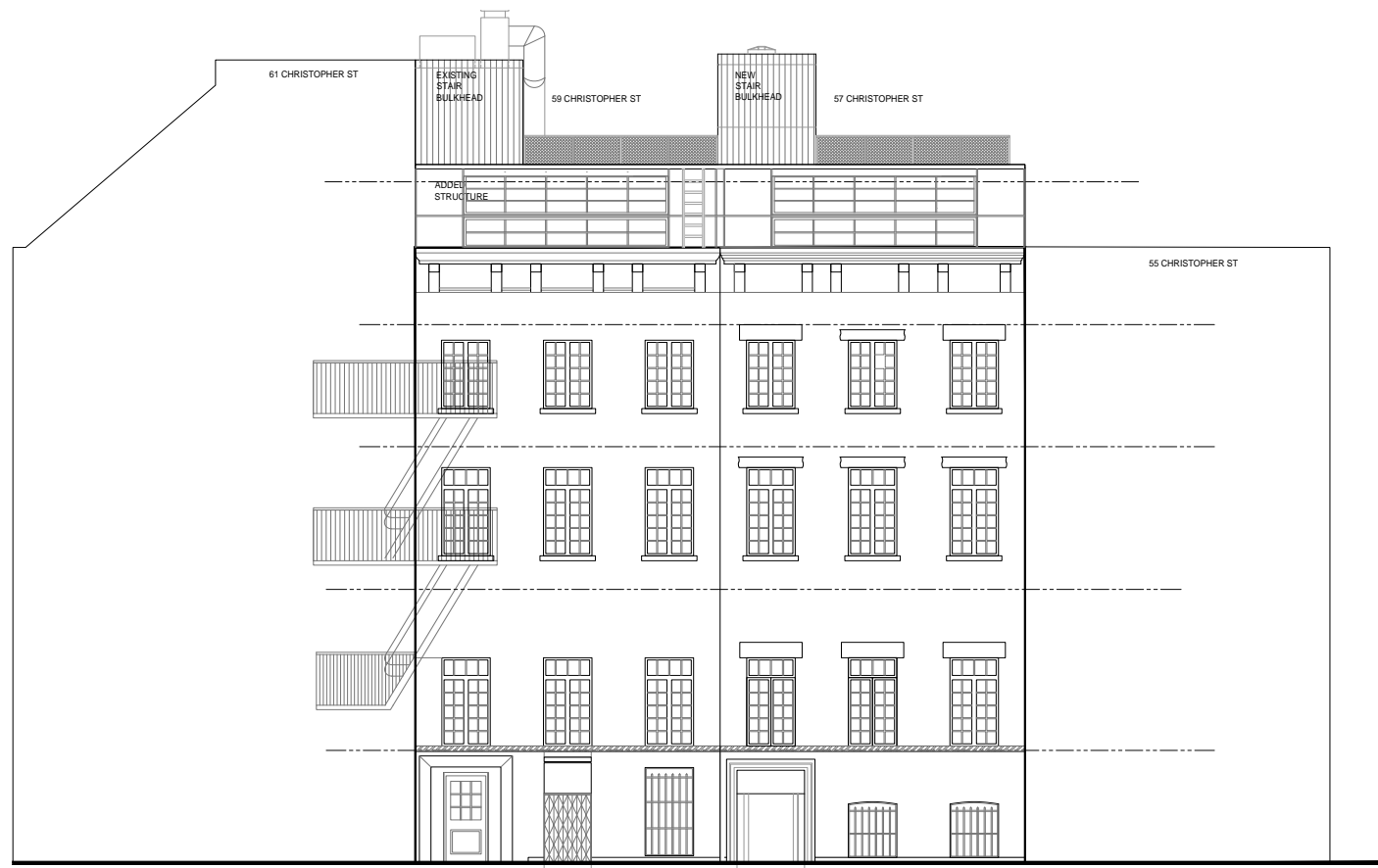
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Webinar ID: 827 0325 3309

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57- 59 Christopher Street

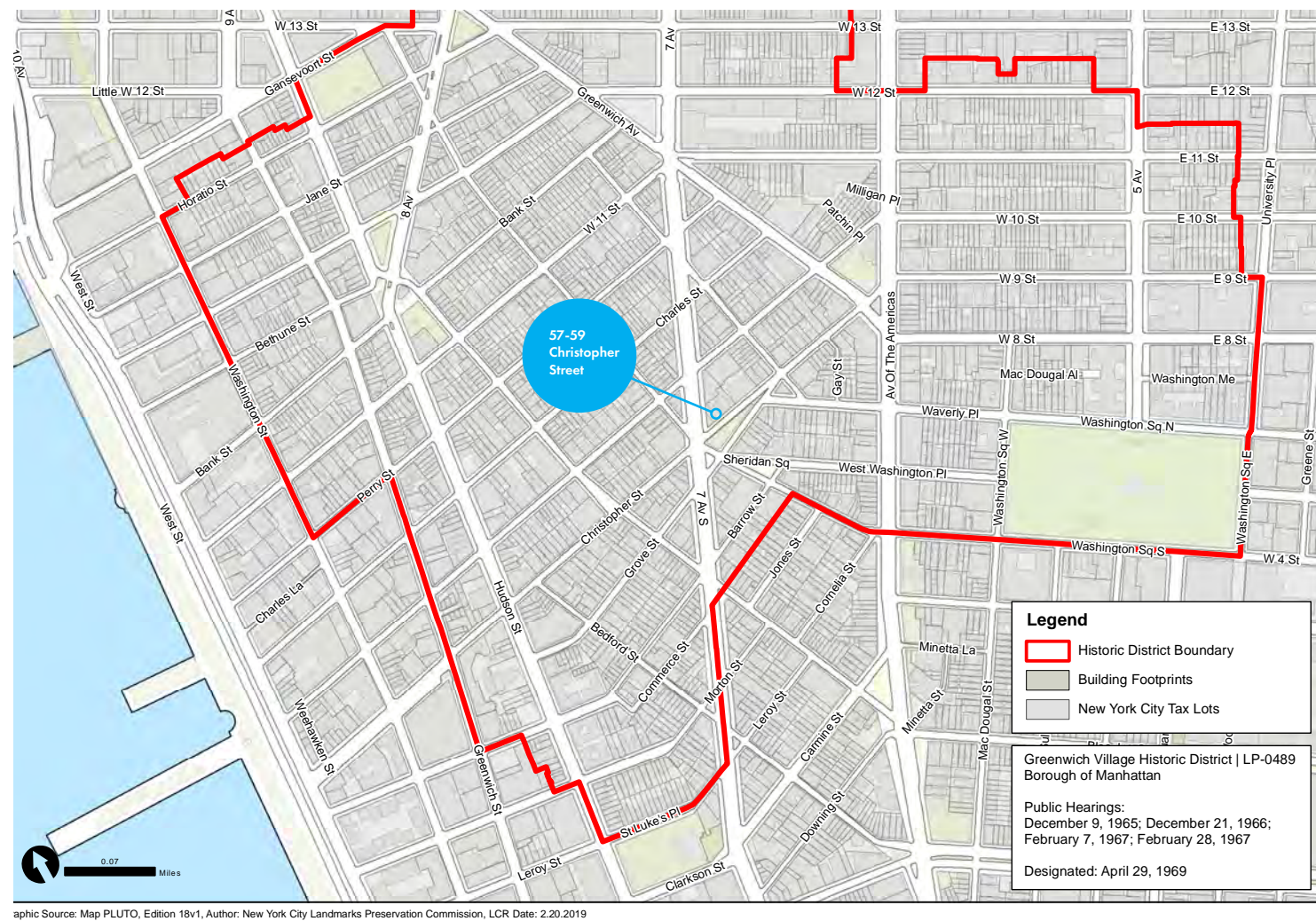
Landmarks Perservation Commission Presentation
Feburary 13th, 2024

Application is to add additional height to top floors while restoring the roofs that were destroyed during a fire.



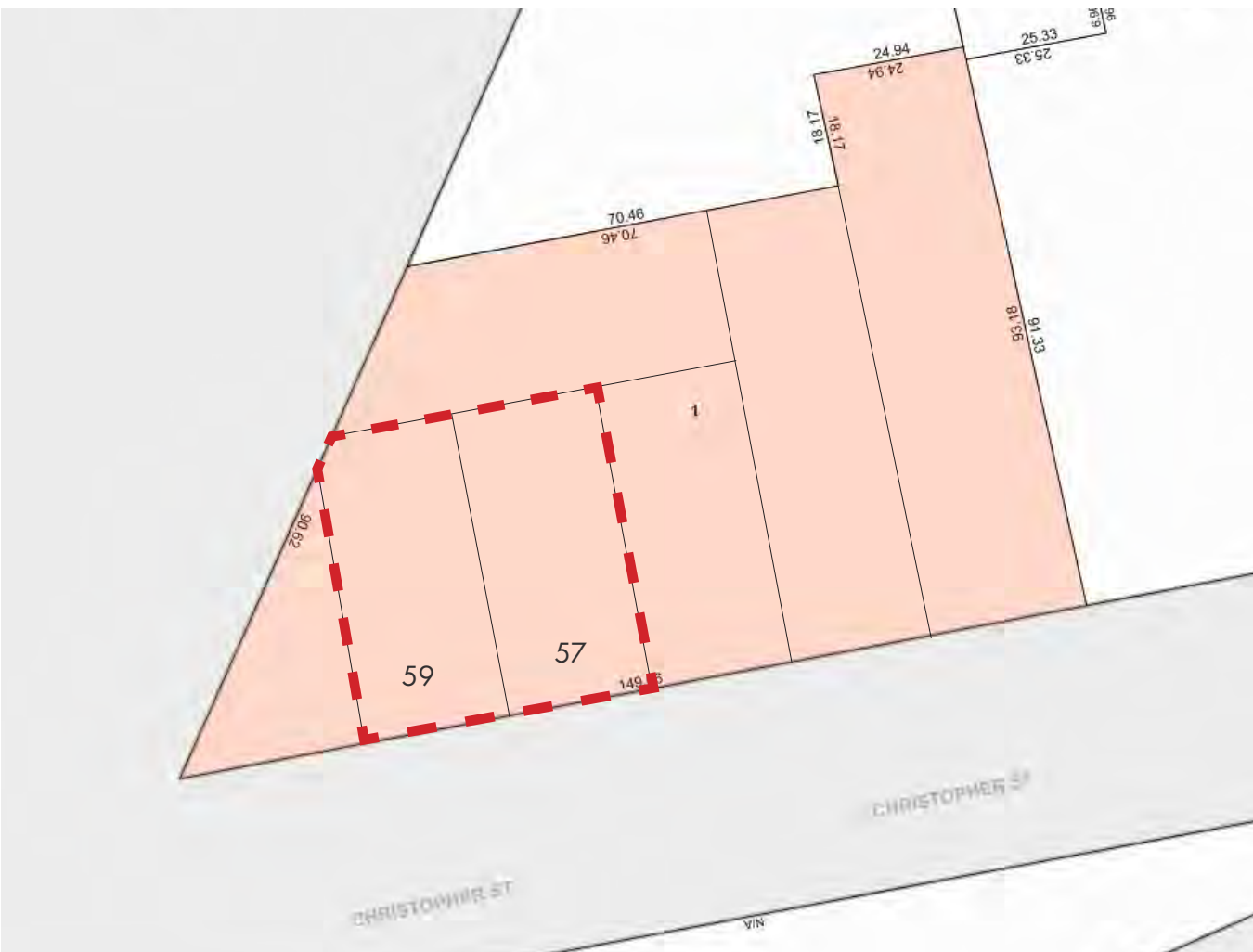
Location Plan

57- 59 Christopher Street - Facade & Building Rebuild



LPC HISTORIC DISTRICT MAP: GREENWICH VILLAGE

SOURCE: NYC LPC



NYC DIGITAL TAX MAP

BLOCK: 610

LOT: 1

ZONING DISTRICT: C4-5

SOURCE: ZOLA

Existing Maps

57- 59 Christopher Street - Facade & Building Rebuild



FRONT VIEW FROM CHRISTOPHER STREET



REAR VIEW FROM 7TH AVENUE SOUTH

Existing Building Photos

57- 59 Christopher Street - Facade & Building Rebuild



PIC SOURCE: OLDNYC.ORG



PIC SOURCE: LPC ARCHIVE

Historic Photos - 57-59 Christopher Street



PIC SOURCE: LPC ARCHIVE



PIC SOURCE: LPC ARCHIVE

#

Fire happened on July 3rd, 2022 at 57 Christopher street Roof. Sourace: New York City 911 @Nyc_Alerts911



57 CHRISTOPHER ST
REAR ROOF LOOKING EAST



59 CHRISTOPHER ST
REAR ROOF LOOKING WEST



59 CHRISTOPHER ST
FRONT ROOF LOOKING WEST

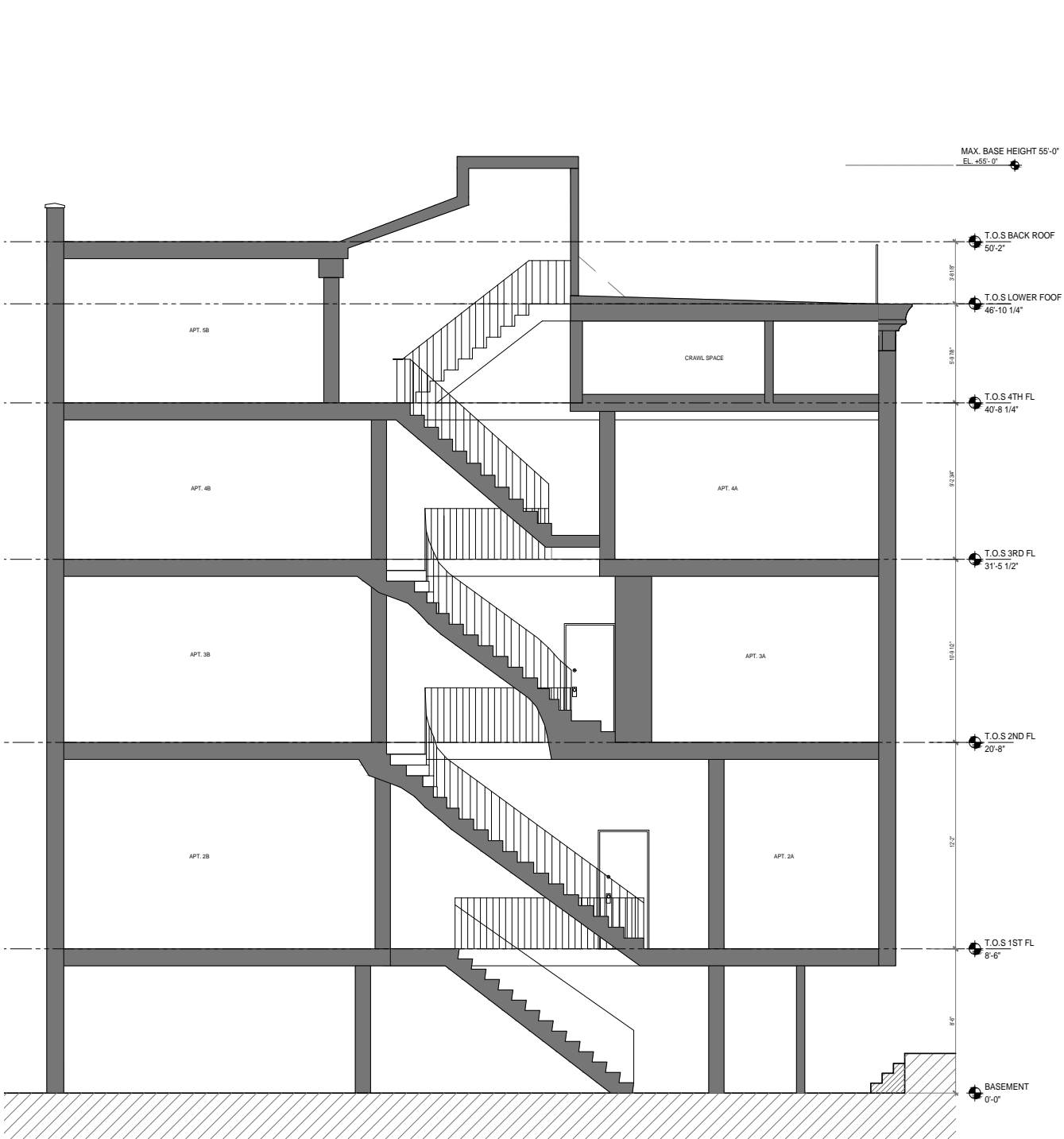
Roof Post-Fire Photos

57- 59 Christopher Street - Facade & Building Rebuild

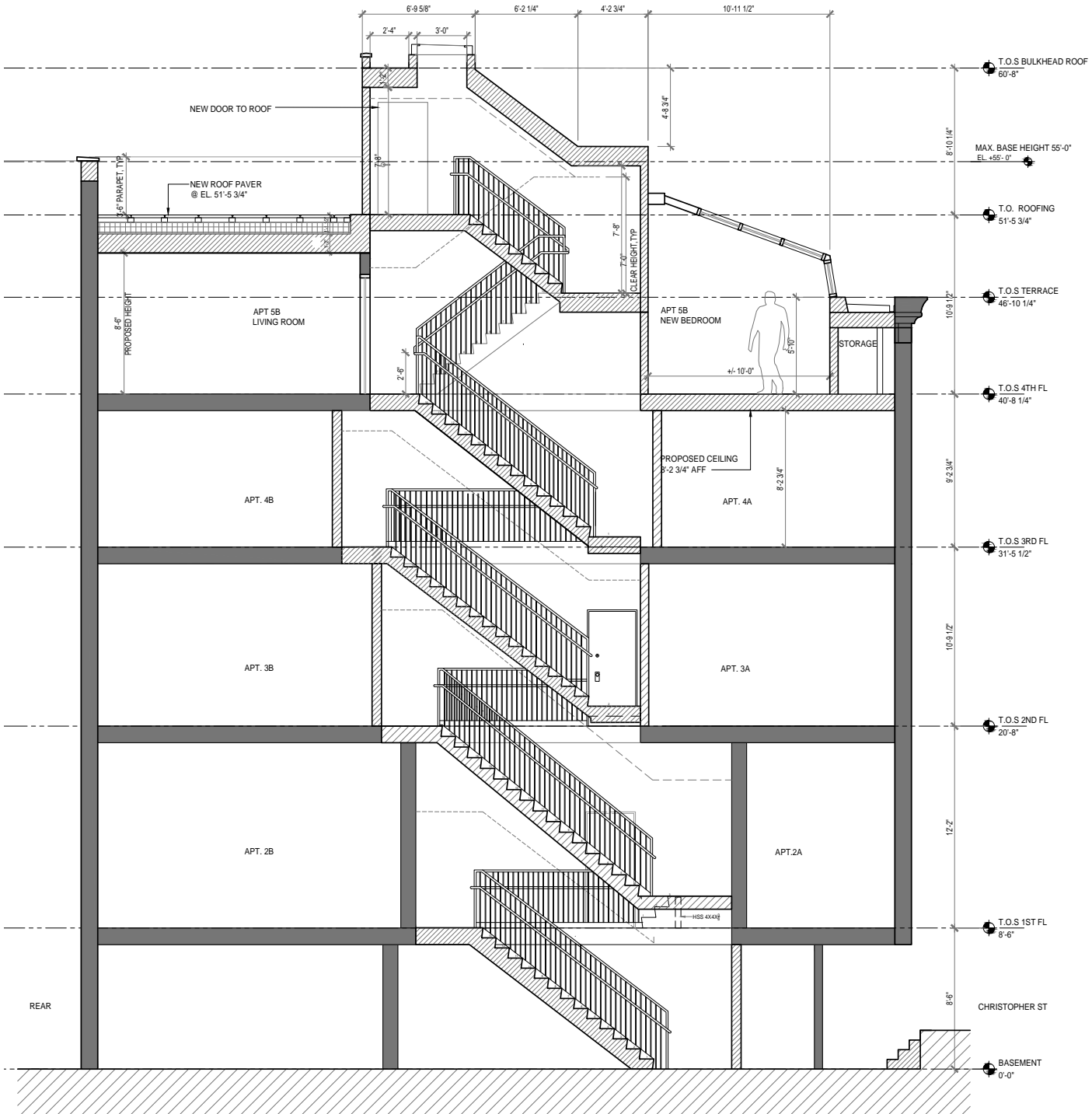
LEGEND

PROPOSED

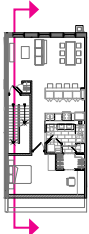
EXISTING



EXISTING SECTION



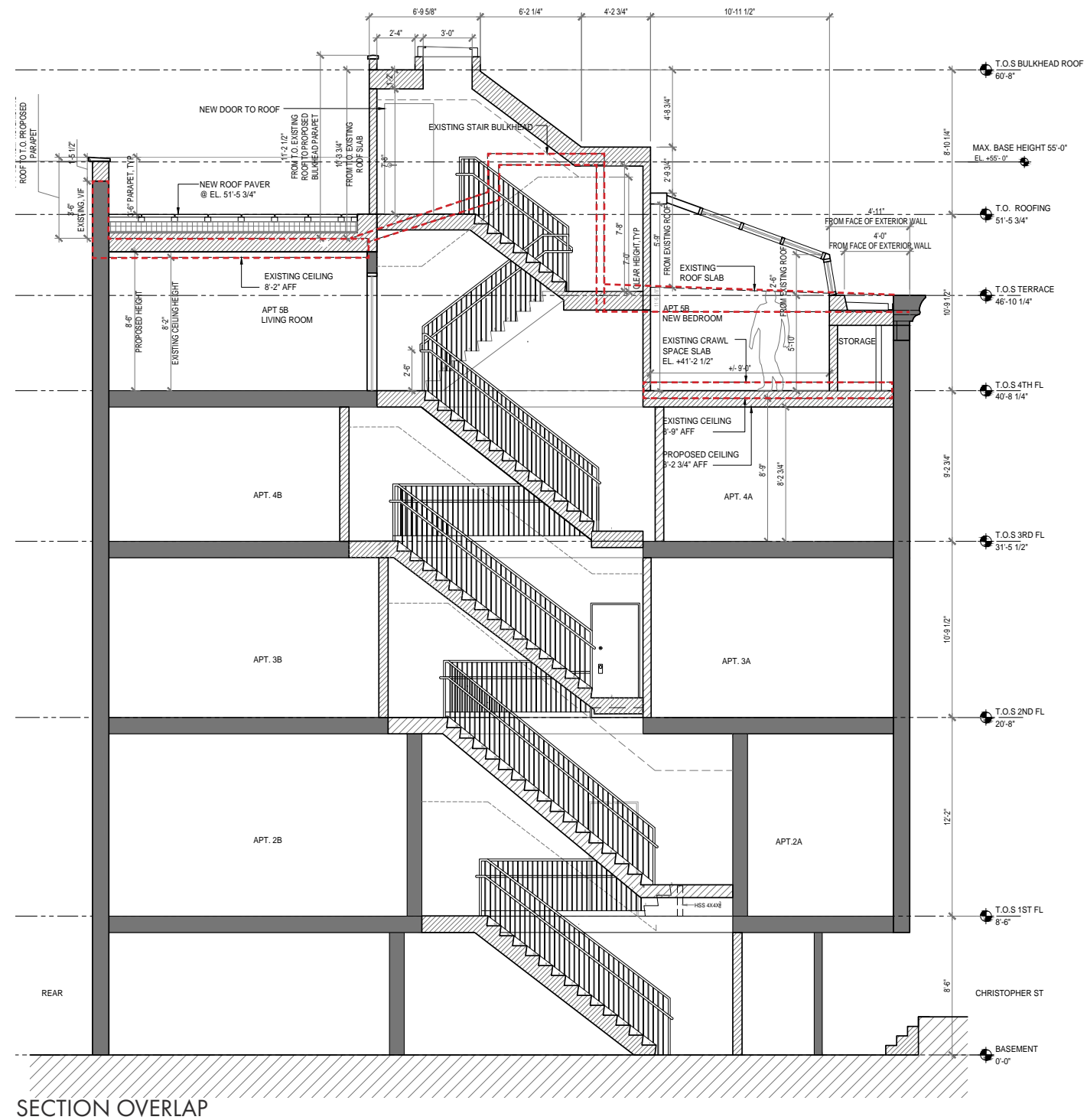
PROPOSED SECTION



57 Christopher st

57 Christopher Street Existing and Proposed section

57 Christopher Street Existing and Proposed section

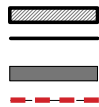


57 Christopher st

LEGEND

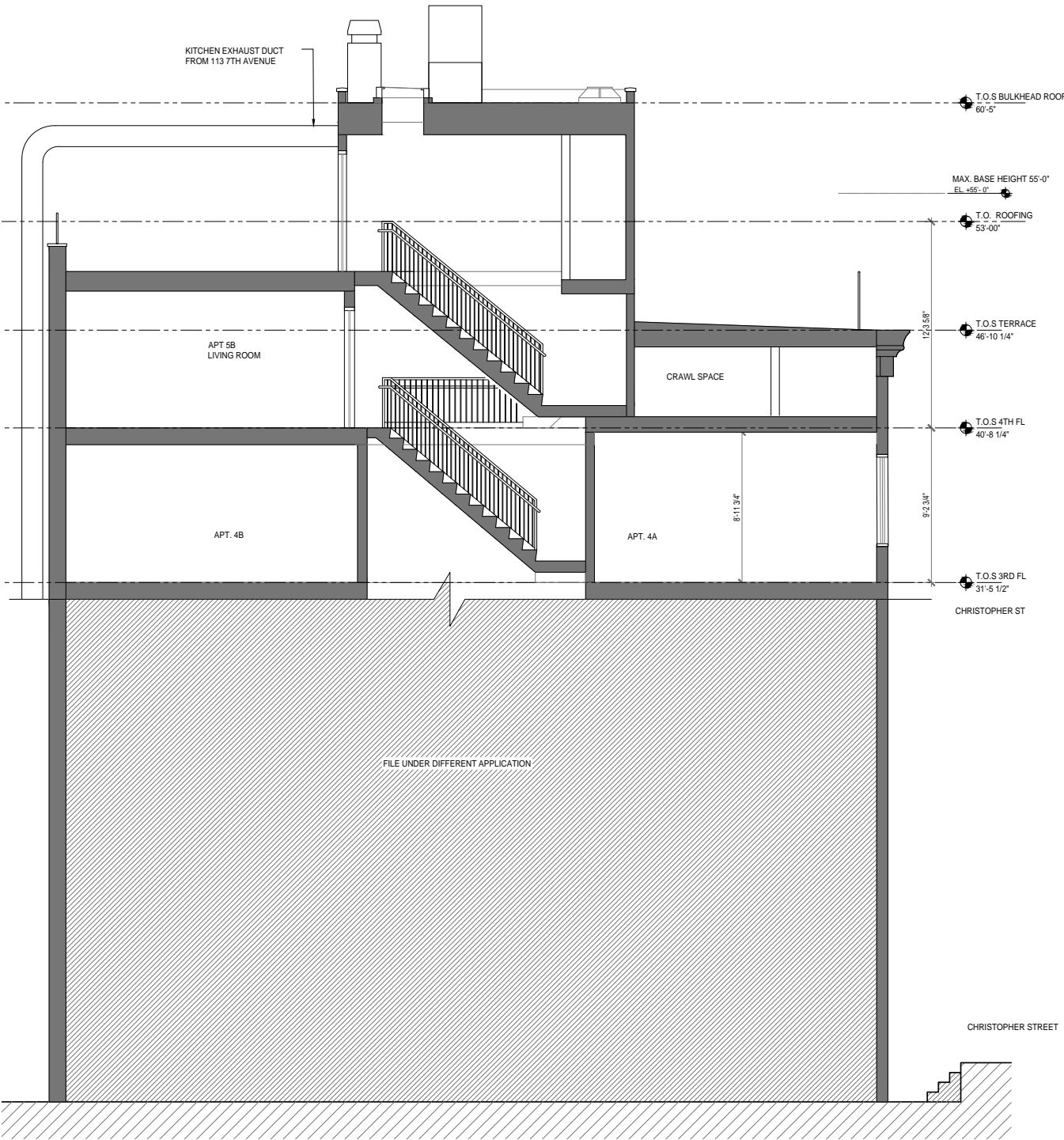
PROPOSED

EXISTING

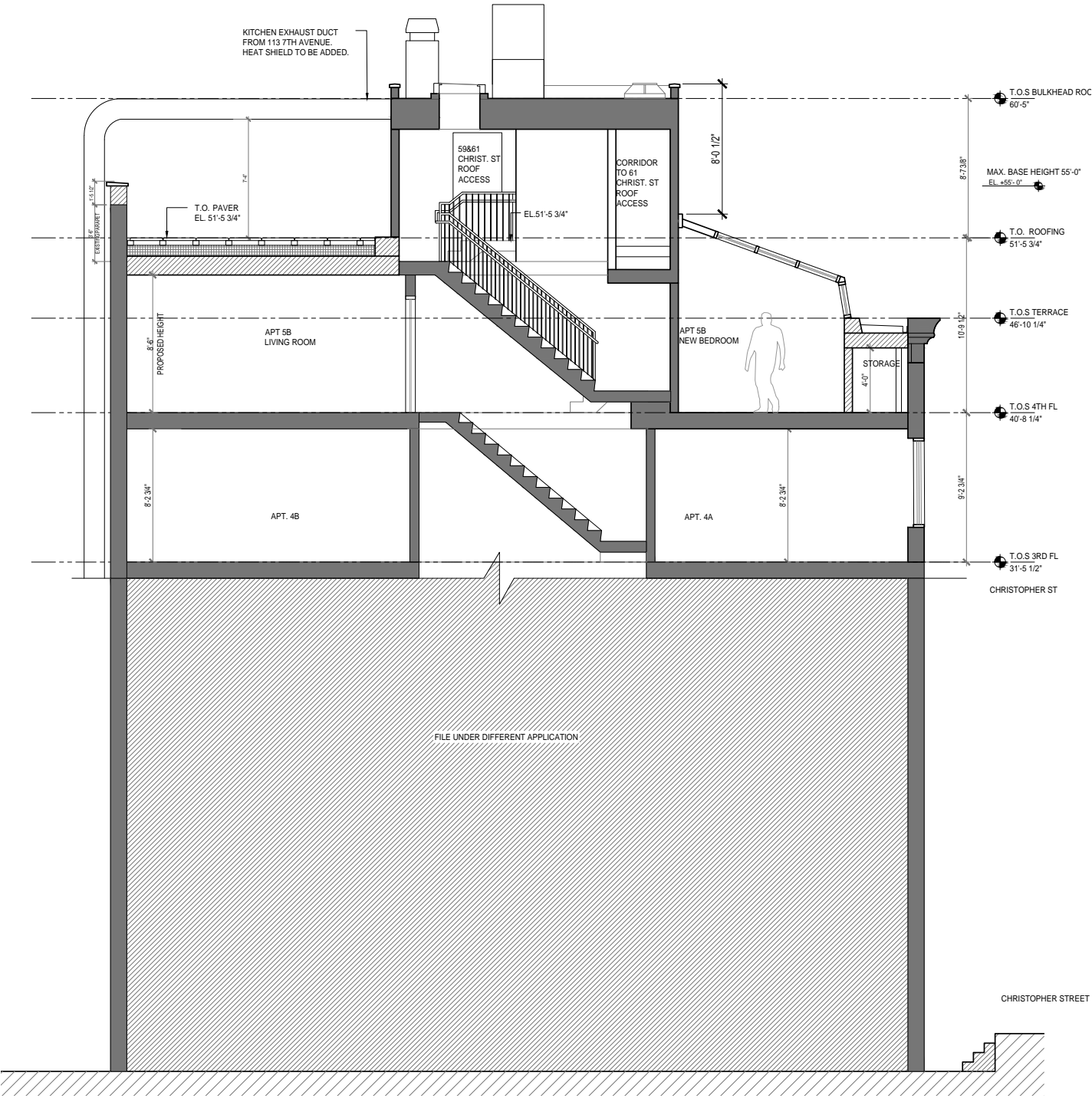


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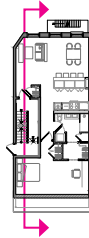
PROPOSED
EXISTING



EXISTING SECTION



PROPOSED SECTION



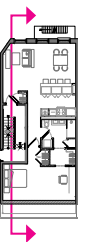
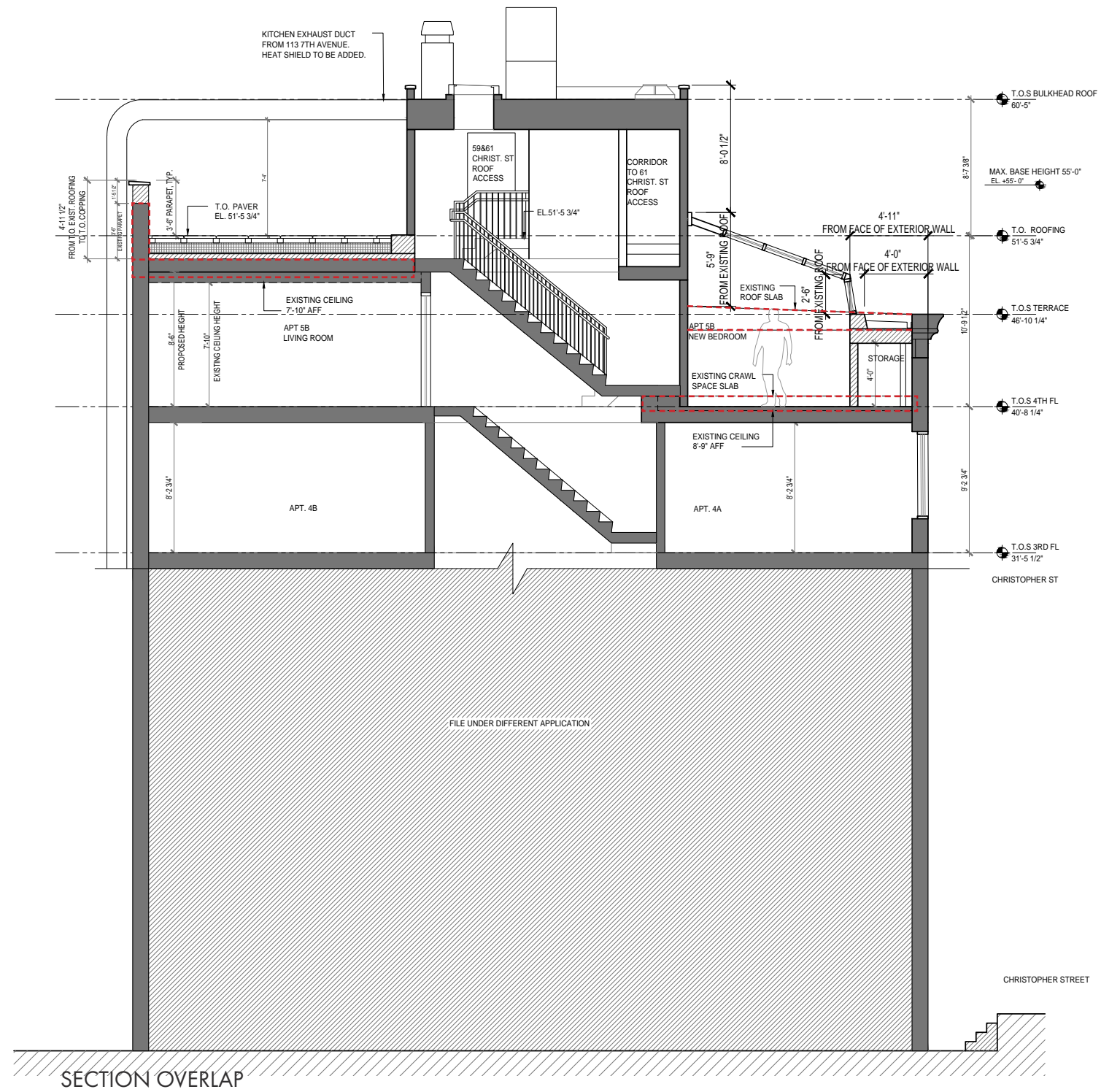
59 Christopher st

59 Christopher Street Existing and Proposed section

LEGEND

PROPOSED

EXISTING

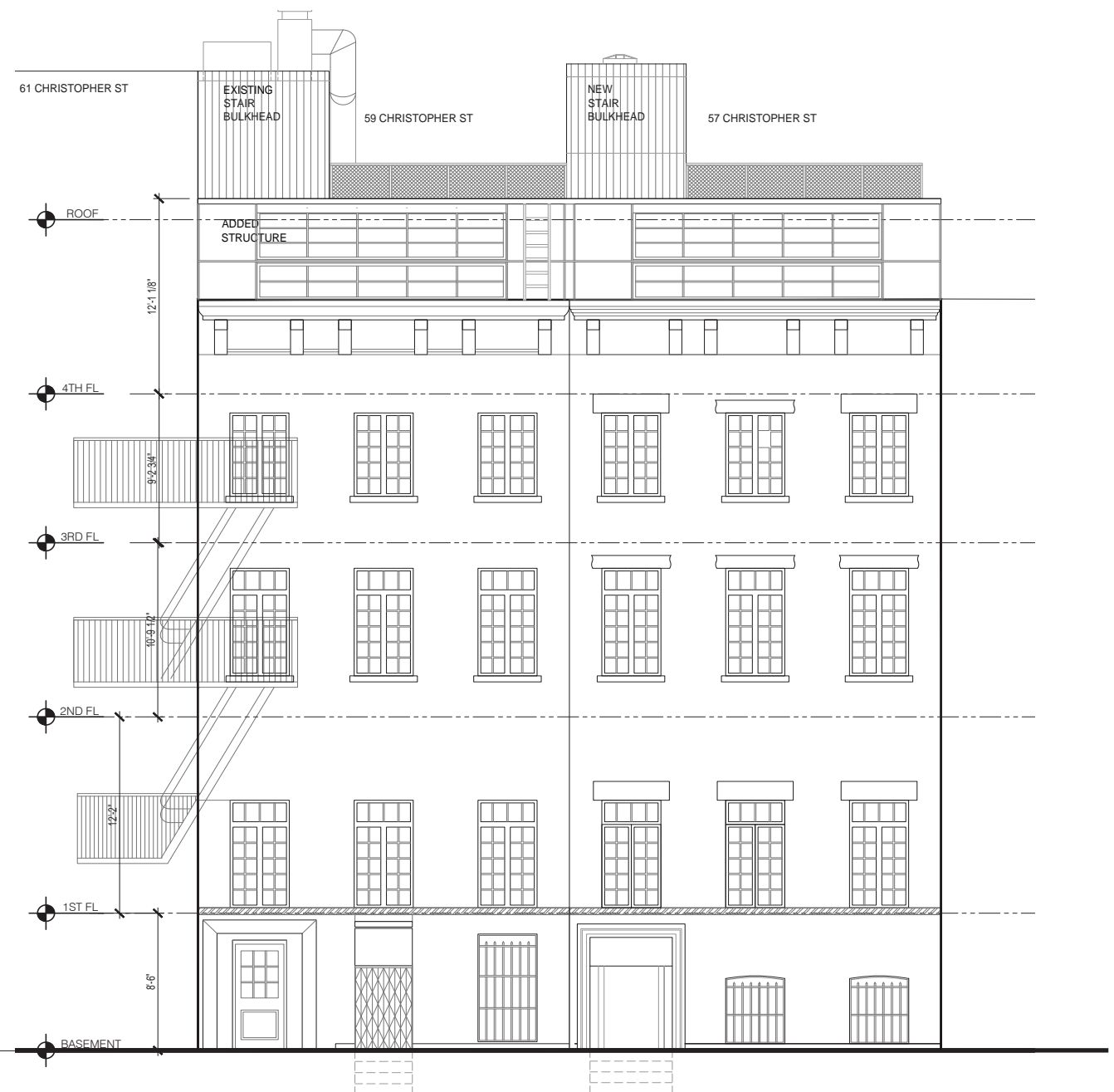
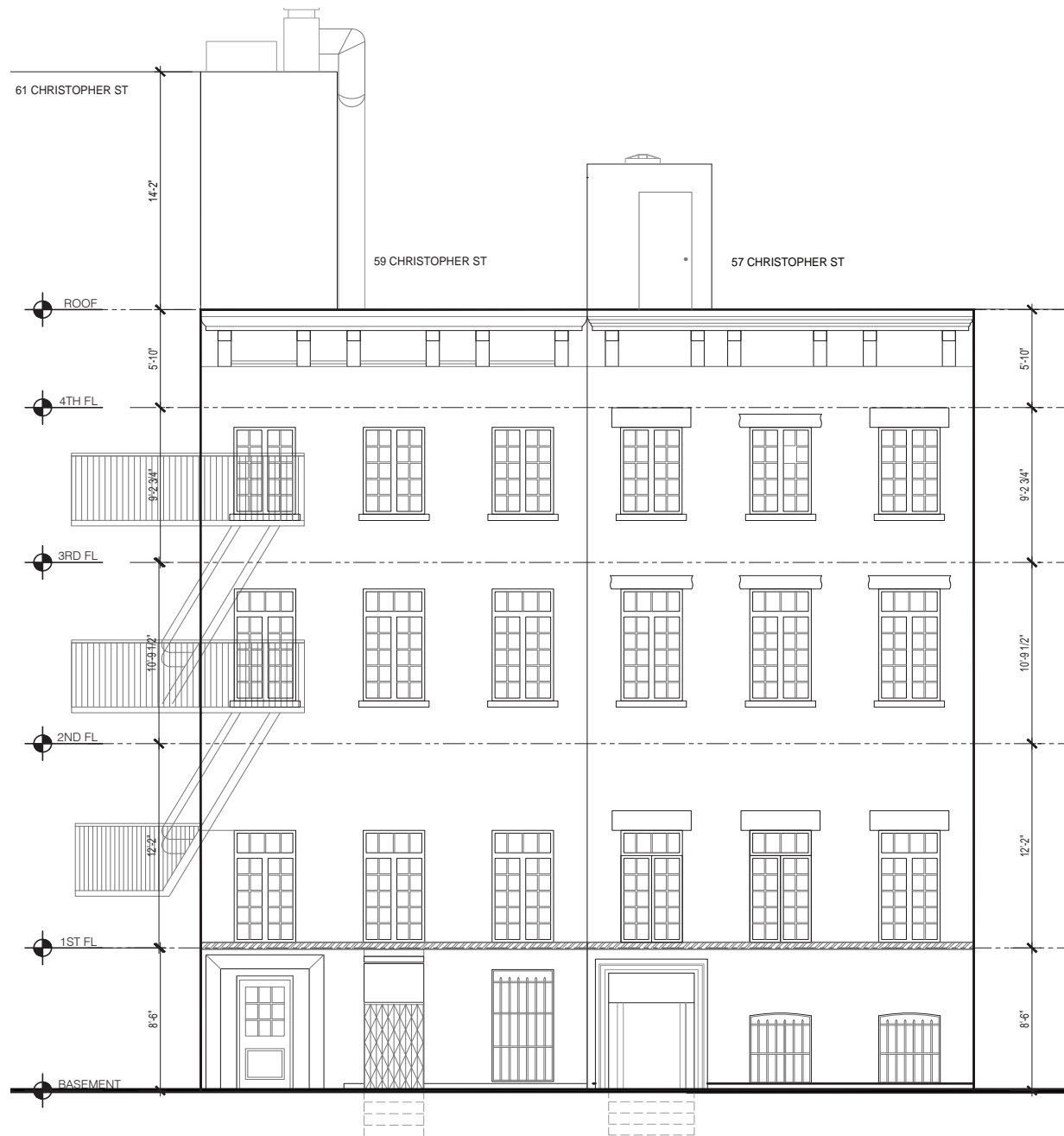


59 Christopher st

59 Christopher Street Existing and Proposed section

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57- 59 Christopher Street - Facade & Building Rebuild



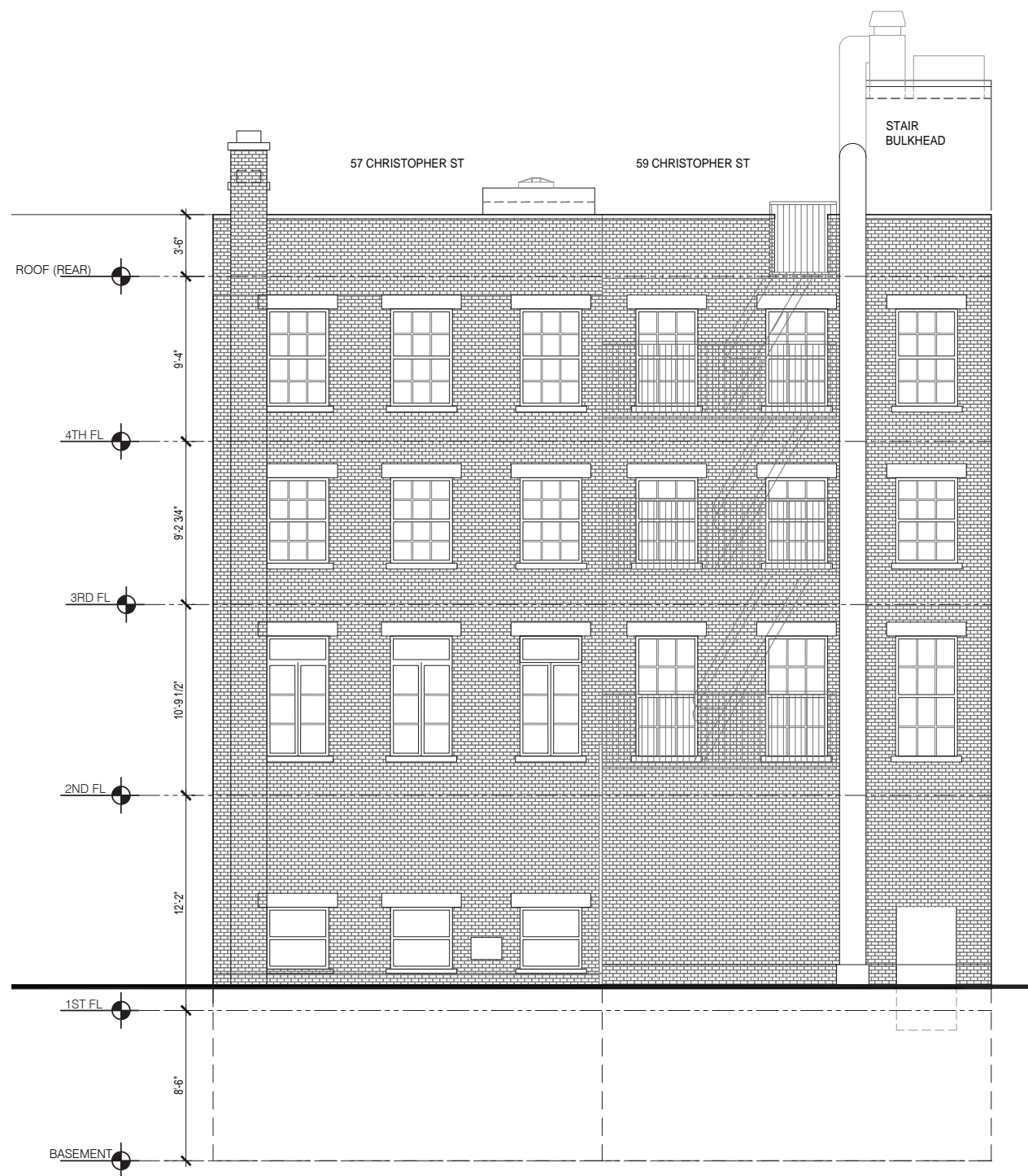
EXISTING FRONT ELEVATION

PROPOSED FRONT ELEVATION

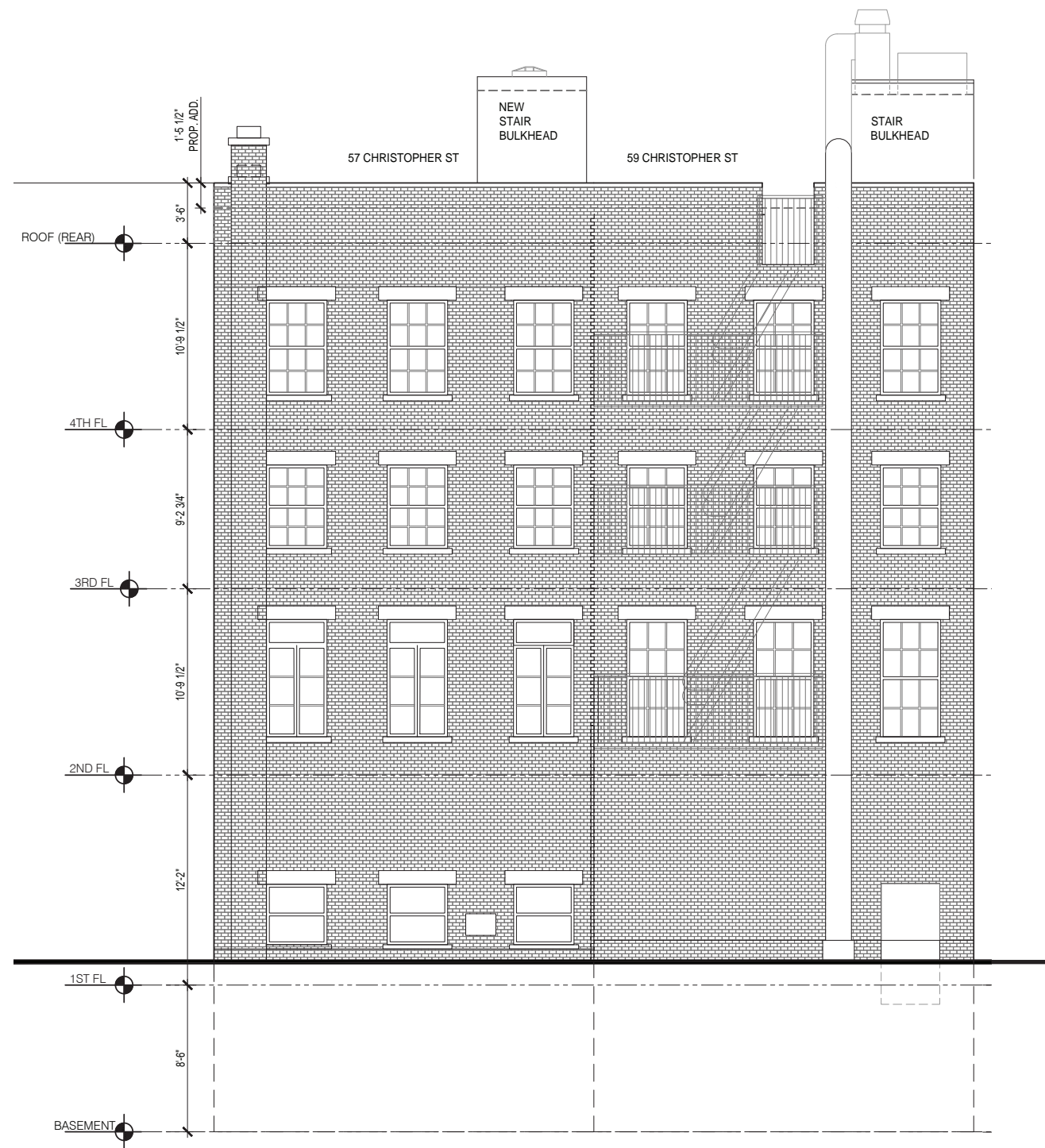


Christopher st

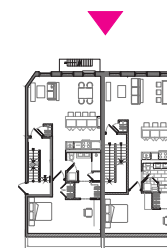
Existing & Proposed Front Elevations



EXISTING REAR ELEVATION



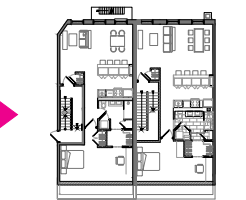
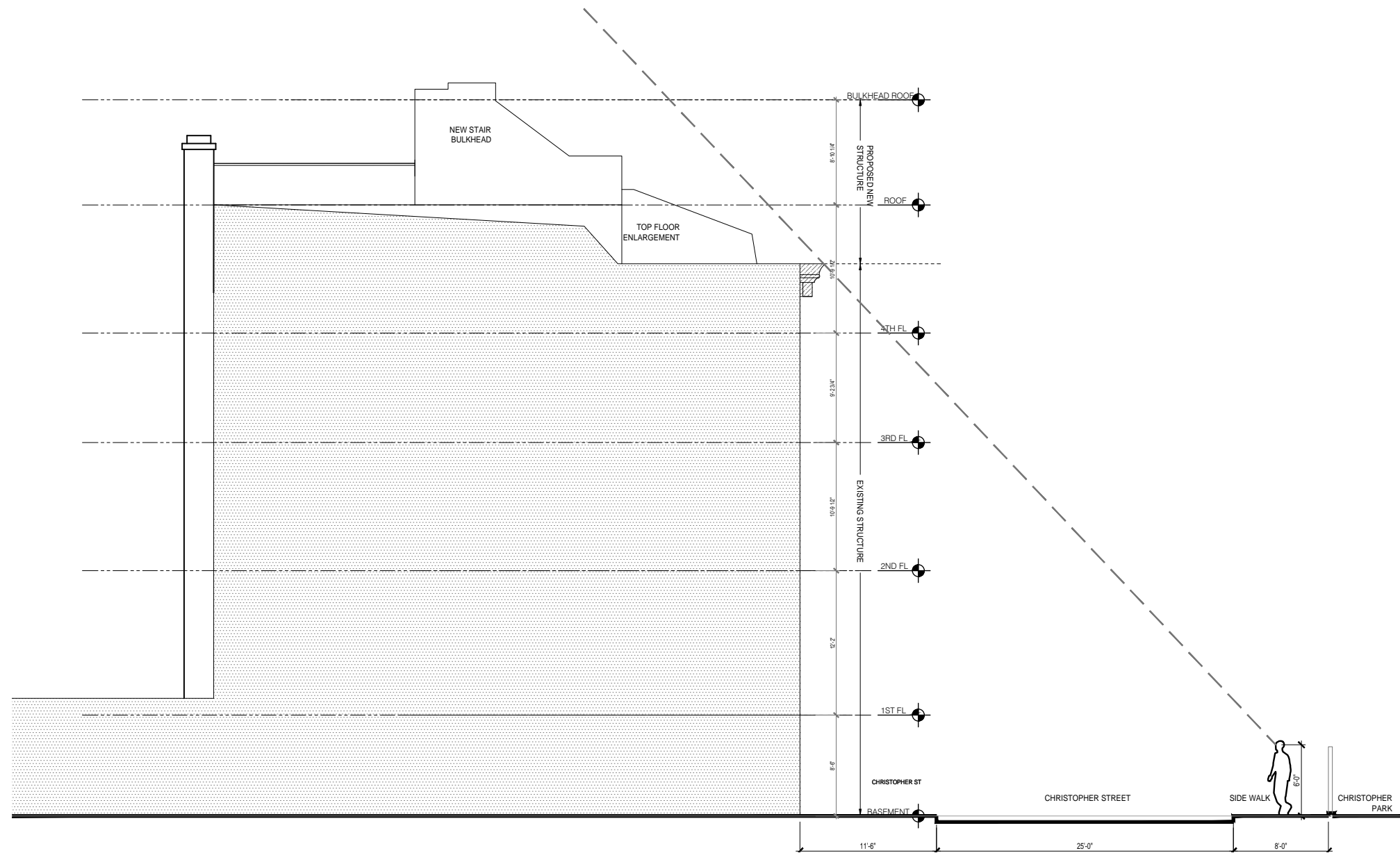
PROPOSED REAR ELEVATION



Christopher st

Existing & Proposed Rear Elevations

57- 59 Christopher Street - Facade & Building Rebuild



Christopher st

Sight Line Study - 57 Christopher Steet

57- 59 Christopher Street - Facade & Building Rebuild



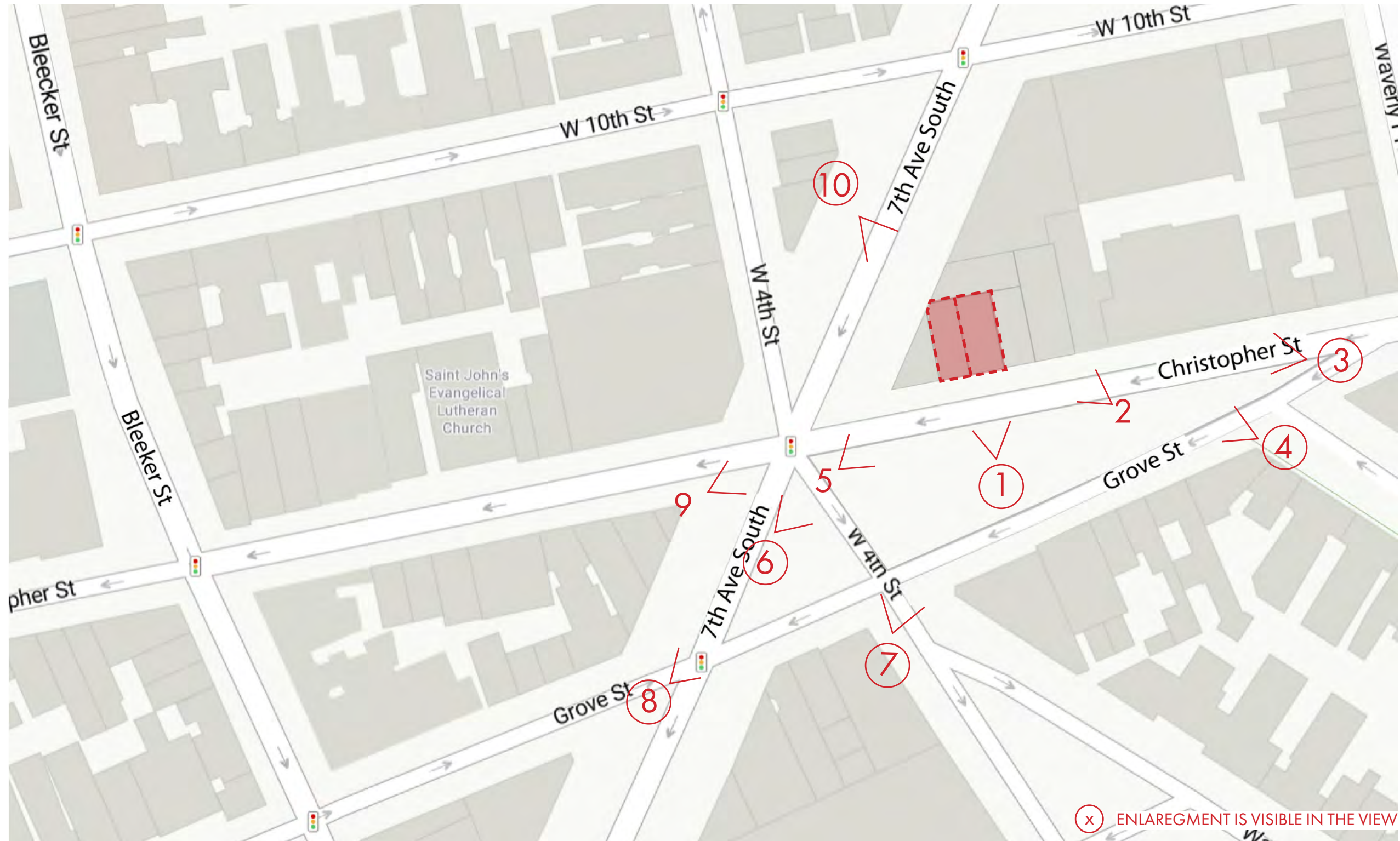
Mock-Up Photos

57- 59 Christopher Street - Facade & Building Rebuild



Mock-Up Photos

57- 59 Christopher Street - Facade & Building Rebuild



Street Sight View Study

57- 59 Christopher Street - Facade & Building Rebuild



PROPOSED RAILING
 PROPOSED ENLARGEMENT

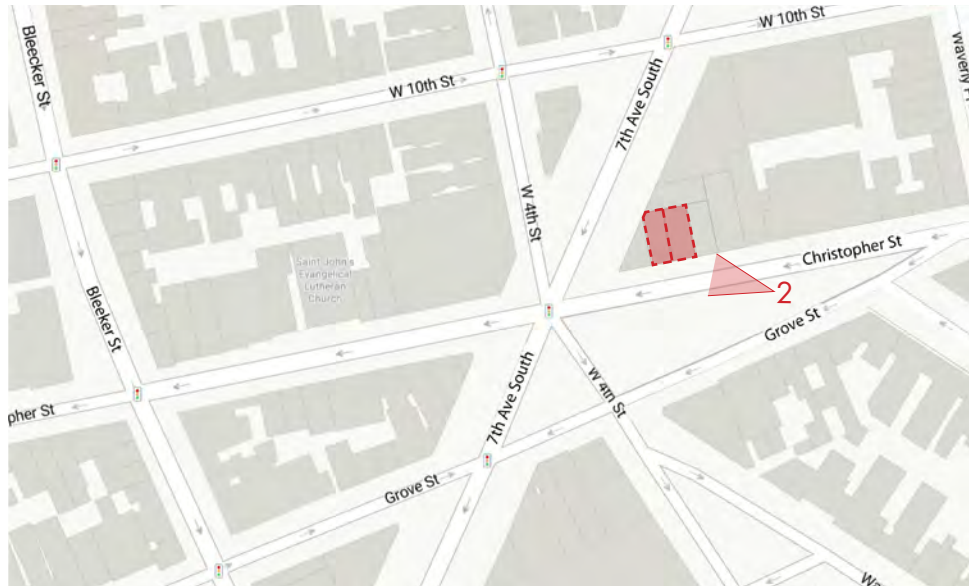


EXISTING

02/05/24 MOCK-UP

Street Sight View Study #1

57- 59 Christopher Street - Facade & Building Rebuild



EXISTING

MOCK-UP

Street Sight View Study #2

57- 59 Christopher Street - Facade & Building Rebuild



PROPOSED RAILING
 PROPOSED ENLARGEMENT

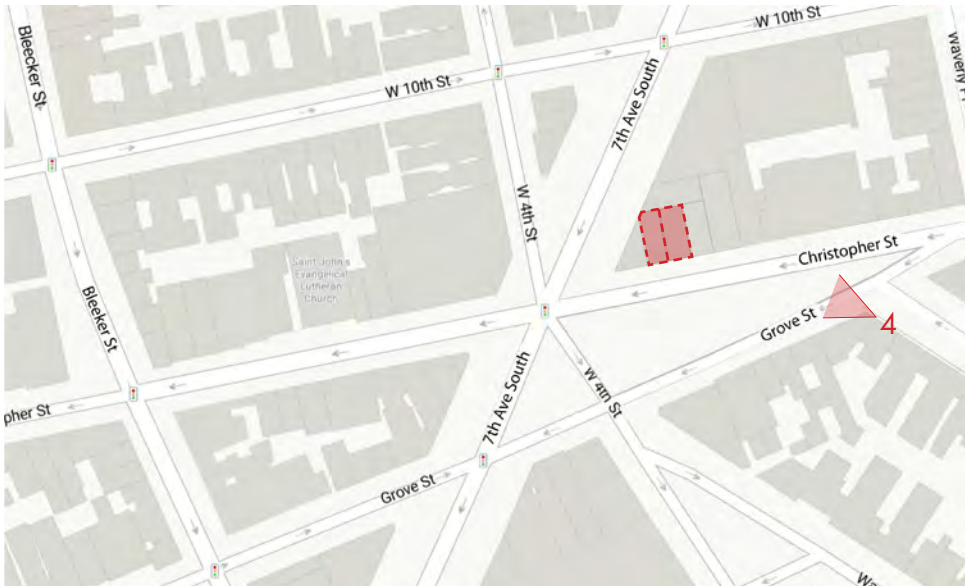


EXISTING

02/05/24 MOCK-UP

Street Sight View Study #3

57- 59 Christopher Street - Facade & Building Rebuild



PROPOSED RAILING
 PROPOSED ENLARGEMENT



EXISTING

02/05/24 MOCK-UP

Street Sight View Study #4



PROPOSED RAILING
 PROPOSED ENLARGEMENT



EXISTING

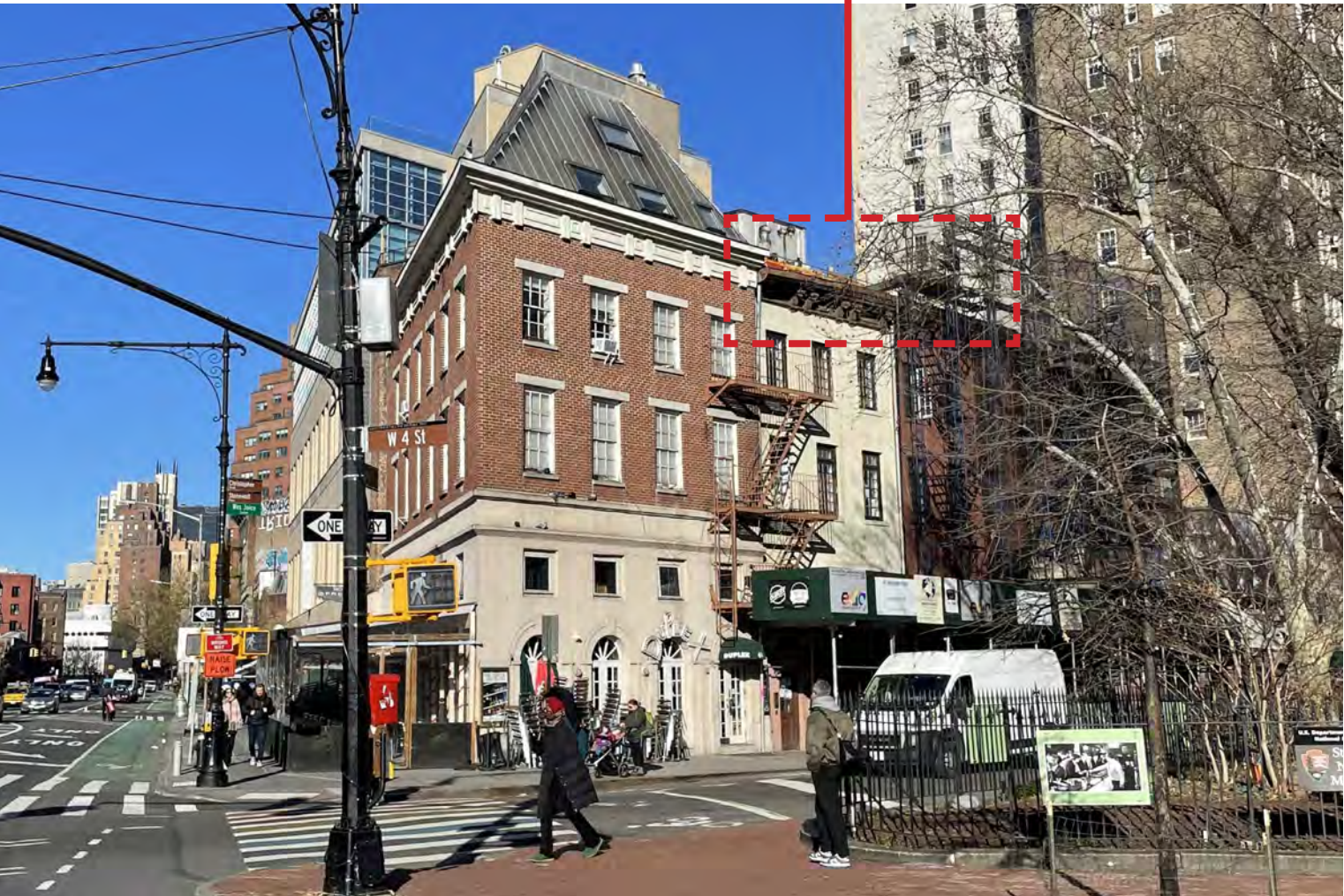
02/05/24 MOCK-UP

Street Sight View Study #5

57- 59 Christopher Street - Facade & Building Rebuild



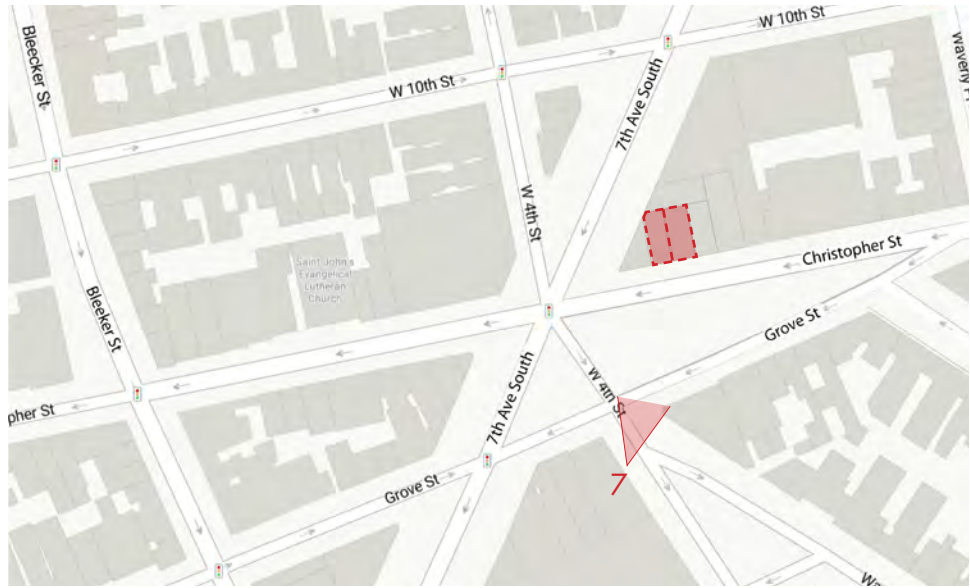
PROPOSED RAILING
 PROPOSED ENLARGEMENT



EXISTING

02/05/24 MOCK-UP

Street Sight View Study #6



PROPOSED RAILING
 PROPOSED ENLARGEMENT



EXISTING

MOCK-UP

Street Sight View Study #7

57- 59 Christopher Street - Facade & Building Rebuild



PROPOSED RAILING
 PROPOSED ENLARGEMENT

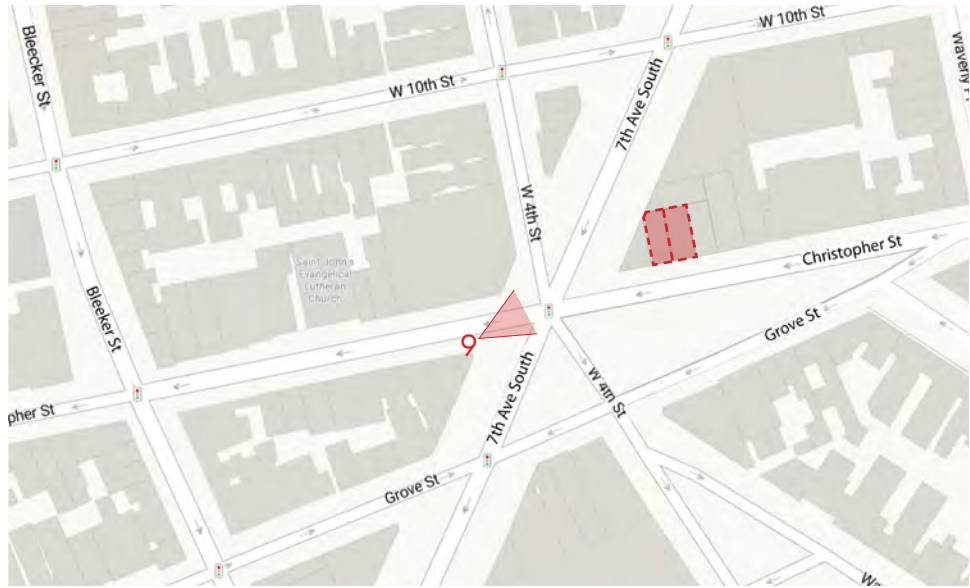


EXISTING

02/05/24 MOCK-UP

Street Sight View Study #8

57- 59 Christopher Street - Facade & Building Rebuild



PROPOSED RAILING
 PROPOSED ENLARGEMENT

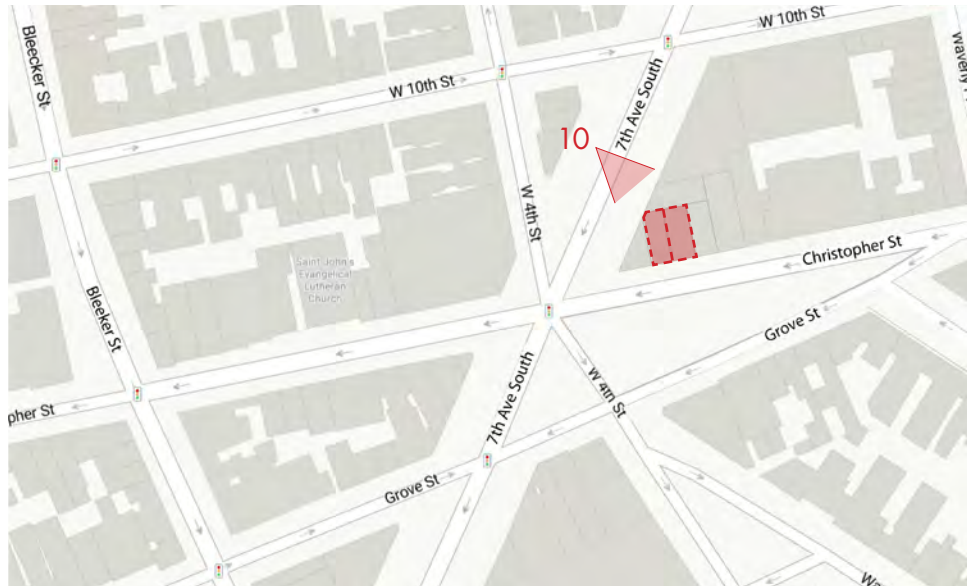


EXISTING

01/30/24 MOCK-UP

Street Sight View Study #9

57- 59 Christopher Street - Facade & Building Rebuild



PROPOSED
ENLARGEMENT



EXISTING



MOCK-UP

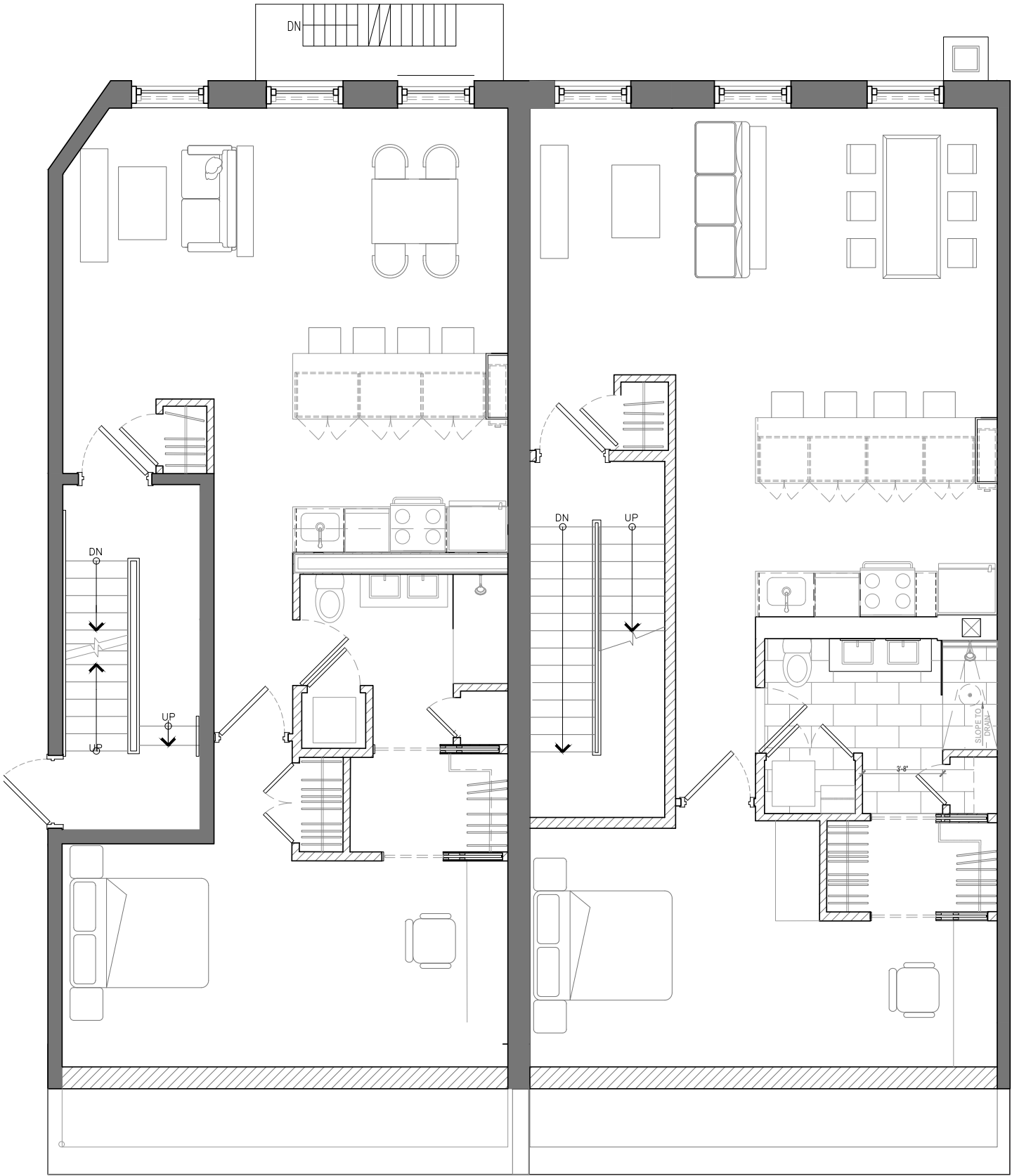
Street Sight View Study #10

57- 59 Christopher Street - Facade & Building Rebuild

LEGEND

PROPOSED

EXISTING




Note:
Floor Plan Layouts are subject to change
and are for discussion purposes only


59 CHRISTOPHER STREET

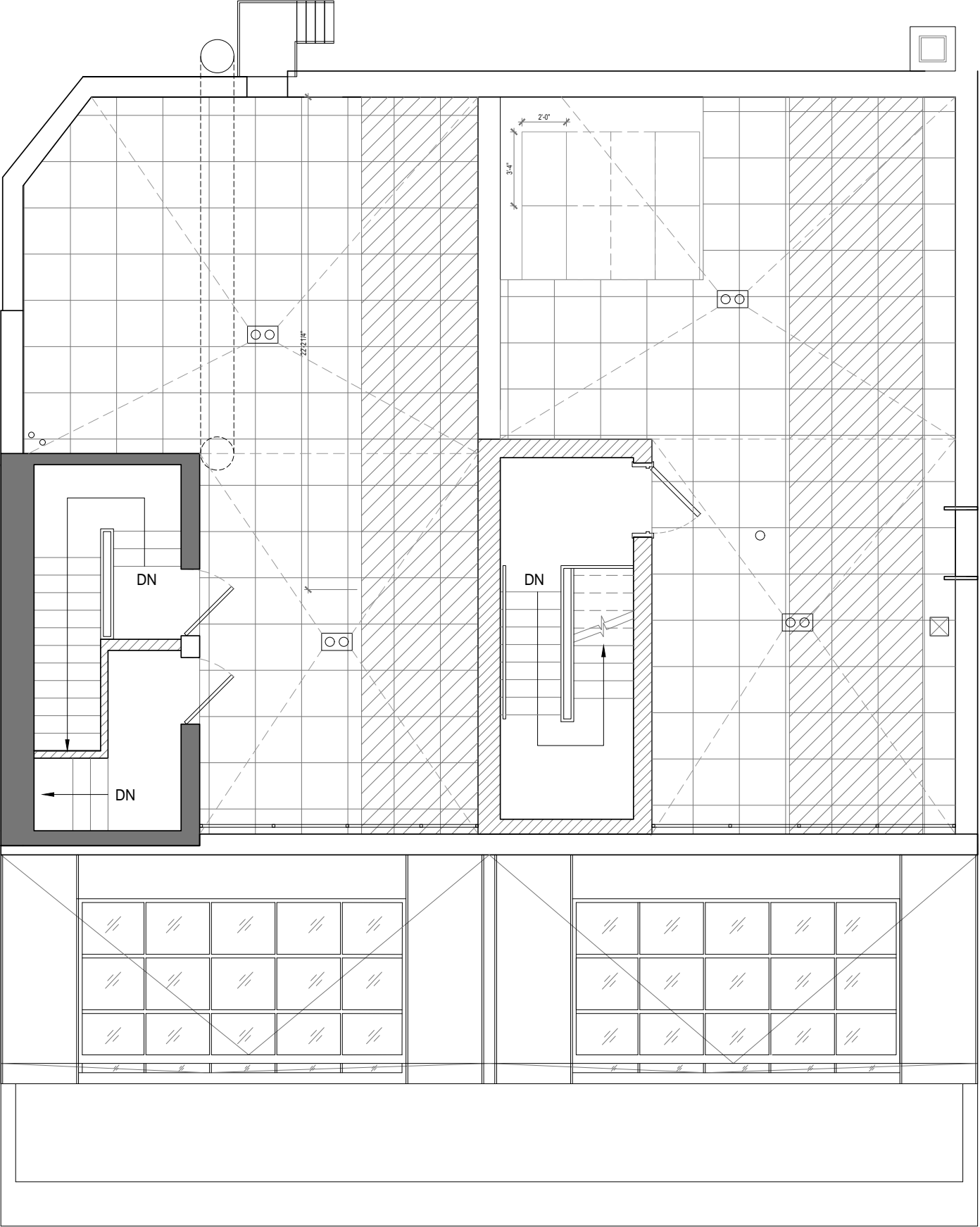
57 CHRISTOPHER STREET

Floor Plan - Level 4

LEGEND

PROPOSED 

EXISTING 



Note:
Floor Plan Layouts are subject to change
and are for discussion purposes only

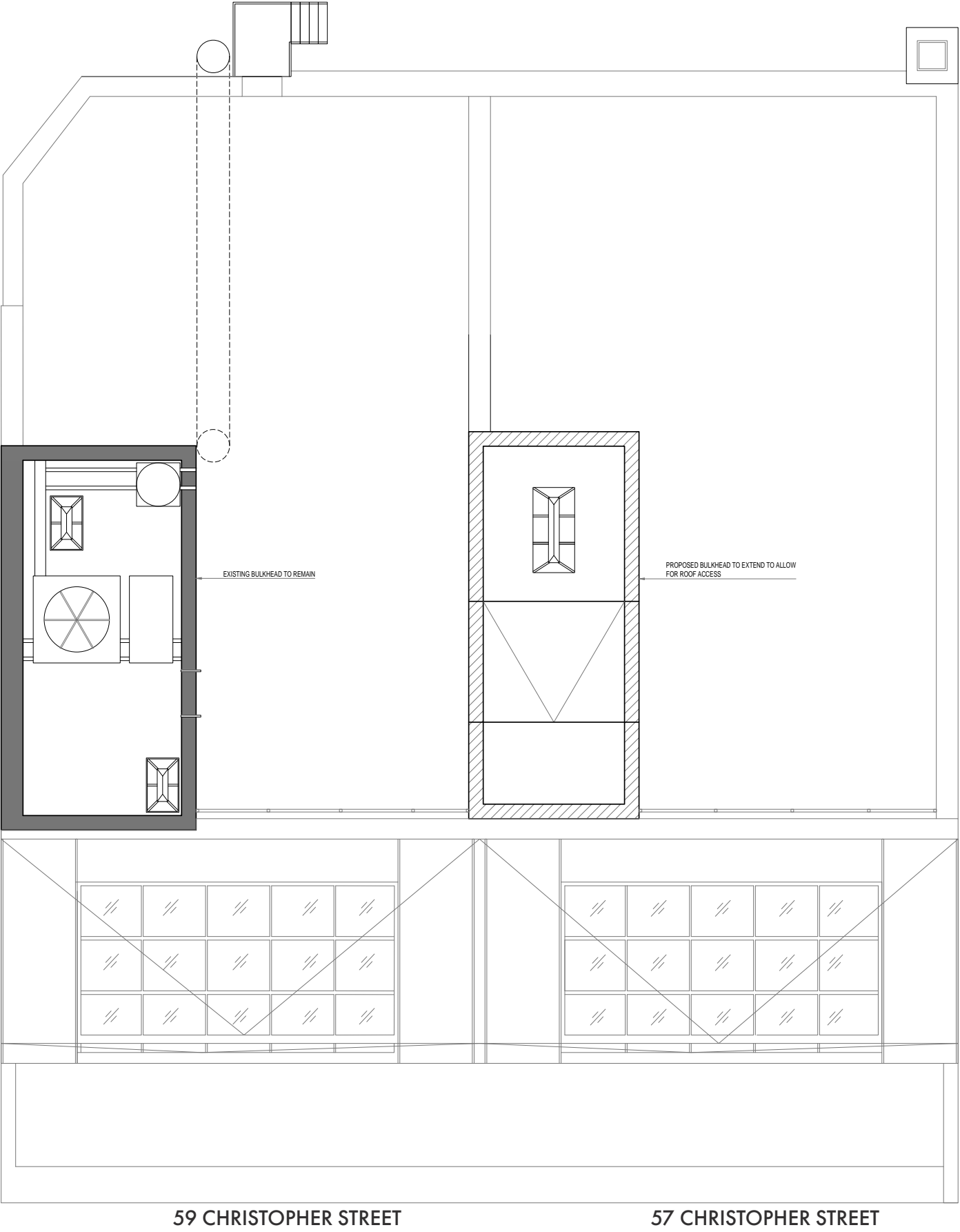
59 CHRISTOPHER STREET 57 CHRISTOPHER STREET

Floor Plan - Roof Plan

LEGEND

PROPOSED

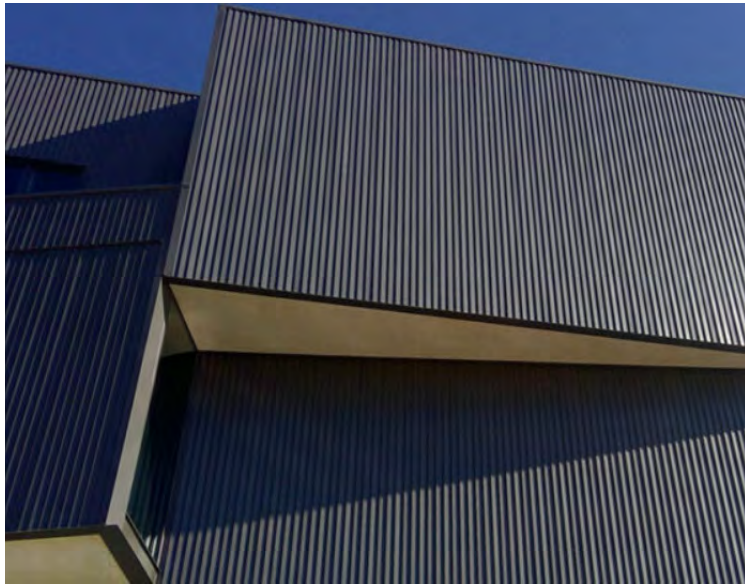
EXISTING



Floor Plan - Bulkhead Plan



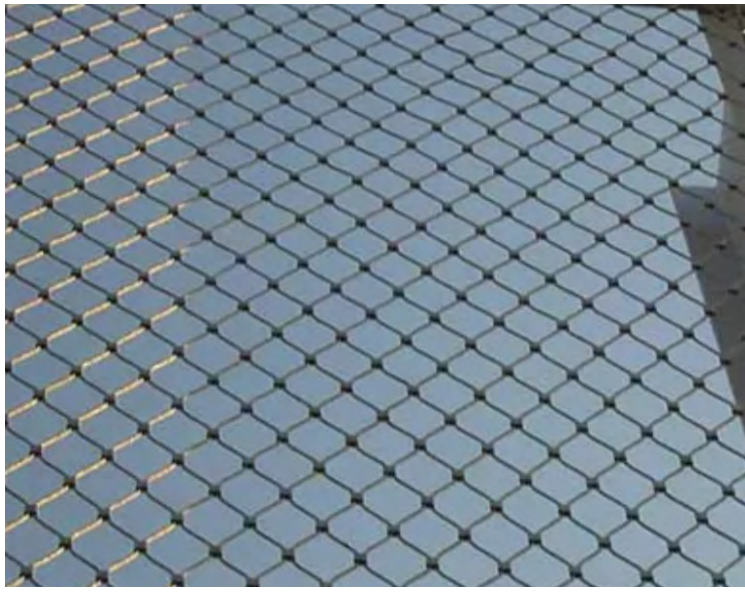
A



B



C



D

PROPOSED MATERIAL

A: Primary Roof Enlargement

Plat Metal Panel
Bronze color

B: Corrugated Metal Panel

Bronze color
Previously approved by LPC for
55 Christopher street application
LPC - 22 - 08915

C: Railing

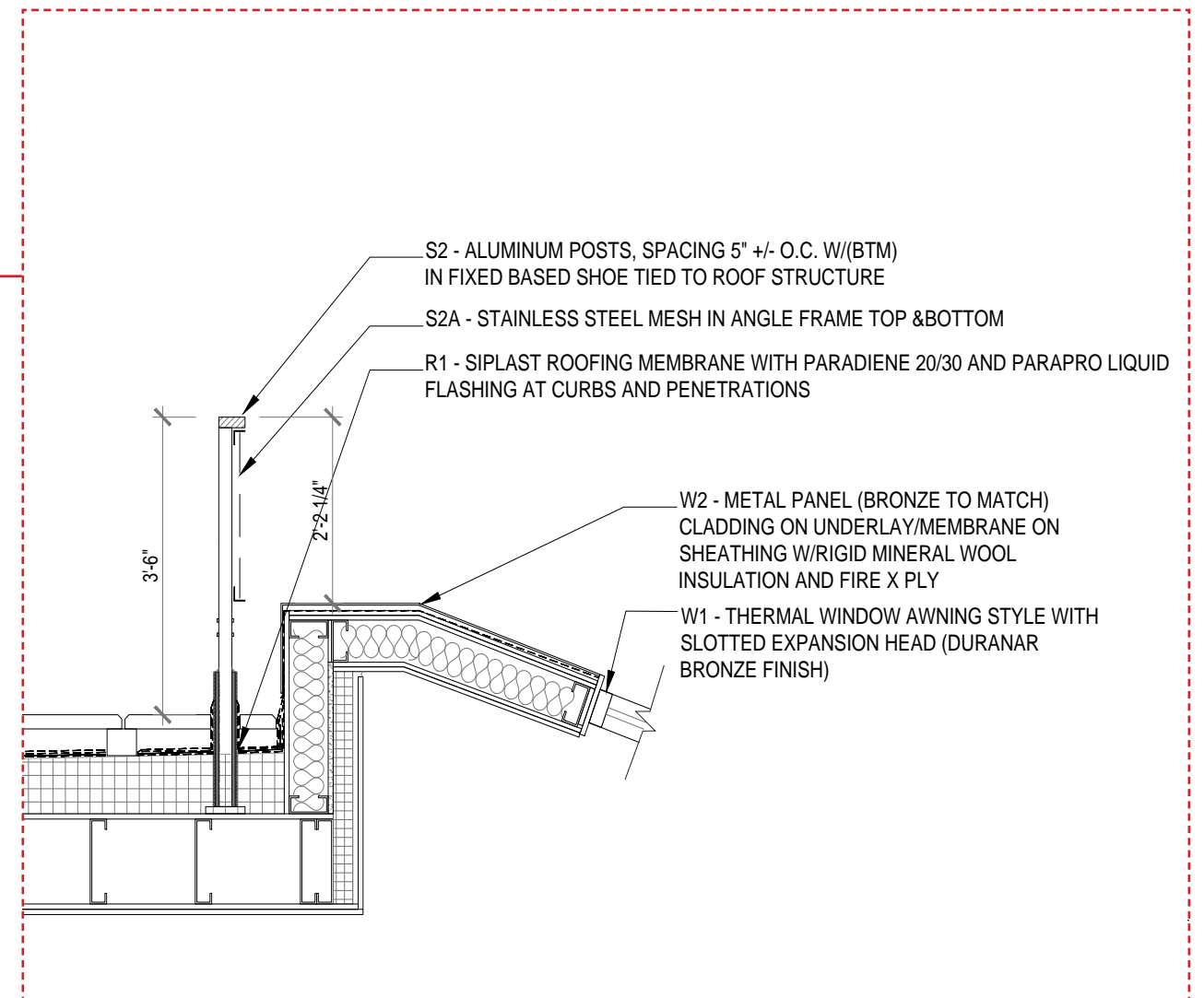
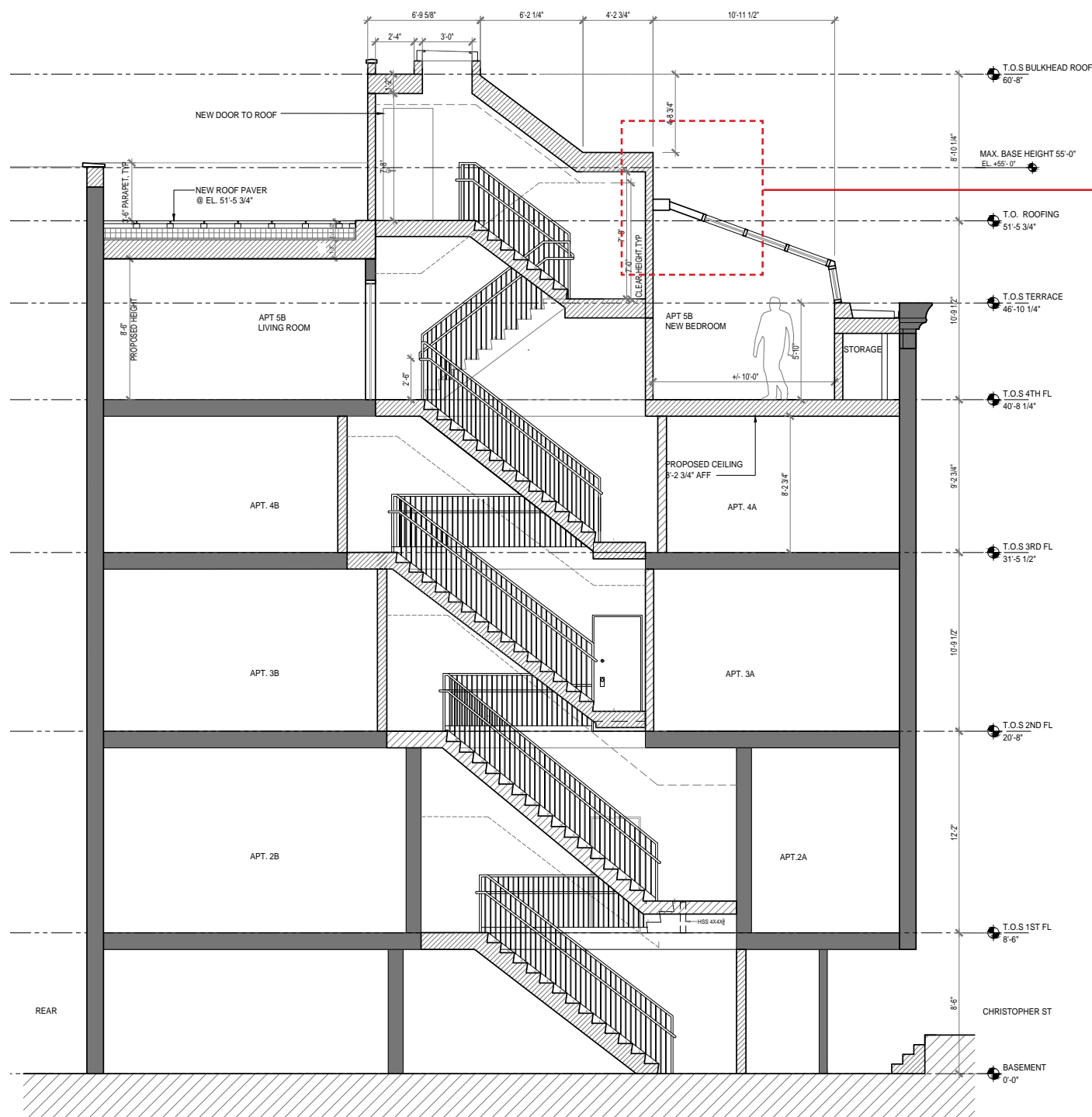
Metal railing
Bronzecolor

D: Railing - Jacob Mesh

Stainless Steel

57-59 Christopher Street Finish Palette

57- 59 Christopher Street - Facade & Building Rebuild



Railing Detail

57- 59 Christopher Street - Facade & Building Rebuild



96-98 Grove Street, finished renovation in 1999



Precedent Buildings

57- 59 Christopher Street - Facade & Building Rebuild



167 West 10th Street

Precedent Buildings

57- 59 Christopher Street - Facade & Building Rebuild





280 West 11th street



Precedent Buildings

57- 59 Christopher Street - Facade & Building Rebuild



228 West 13th street

Photo Source: Daytoninmanhattan.blogspot.com



Precedent Buildings

57- 59 Christopher Street - Facade & Building Rebuild



132 and 134 West 4th Street Photo Source:vparchive.gvshp.org



Precedent Buildings

57- 59 Christopher Street - Facade & Building Rebuild



112 West 10th street

Photo Source: Compass.com



Precedent Buildings

57- 59 Christopher Street - Facade & Building Rebuild



Rendering: Proposed Roof Enlargement

57- 59 Christopher Street - Facade & Building Rebuild

Appendix



Renderings: Existing Front View from Christopher Park



Renderings: Proposed Front View

57- 59 Christopher Street - Facade & Building Rebuild



Renderings: Proposed Front View from Christopher Street



Renderings: Proposed Front View from Christopher Street



Rendering: Existing Side view from Christopher street



Rendering: Proposed Side view from Christopher street



Renderings: Existing Rear view from 7th Avenue



Renderings: Proposed Rear view from 7th Avenue



PROPOSED RAILING
PROPOSED ENLARGEMENT

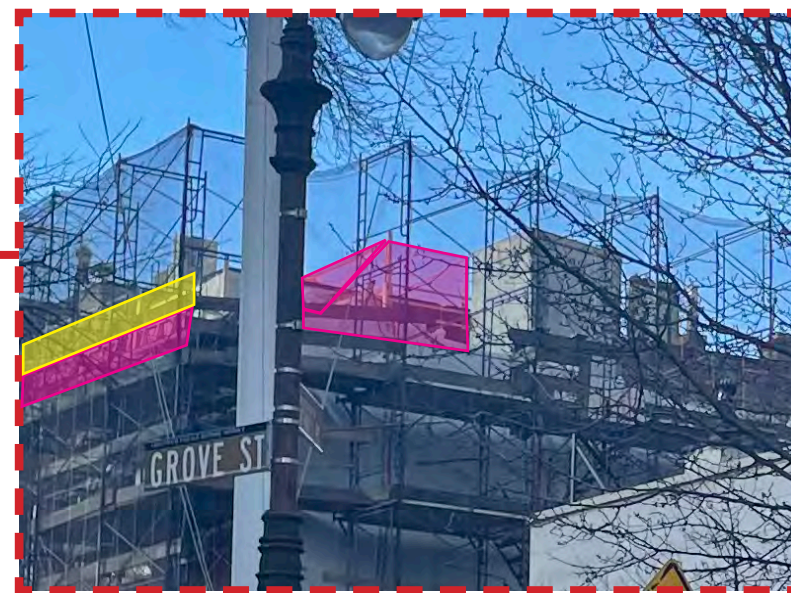


01/04/24 MOCK-UP

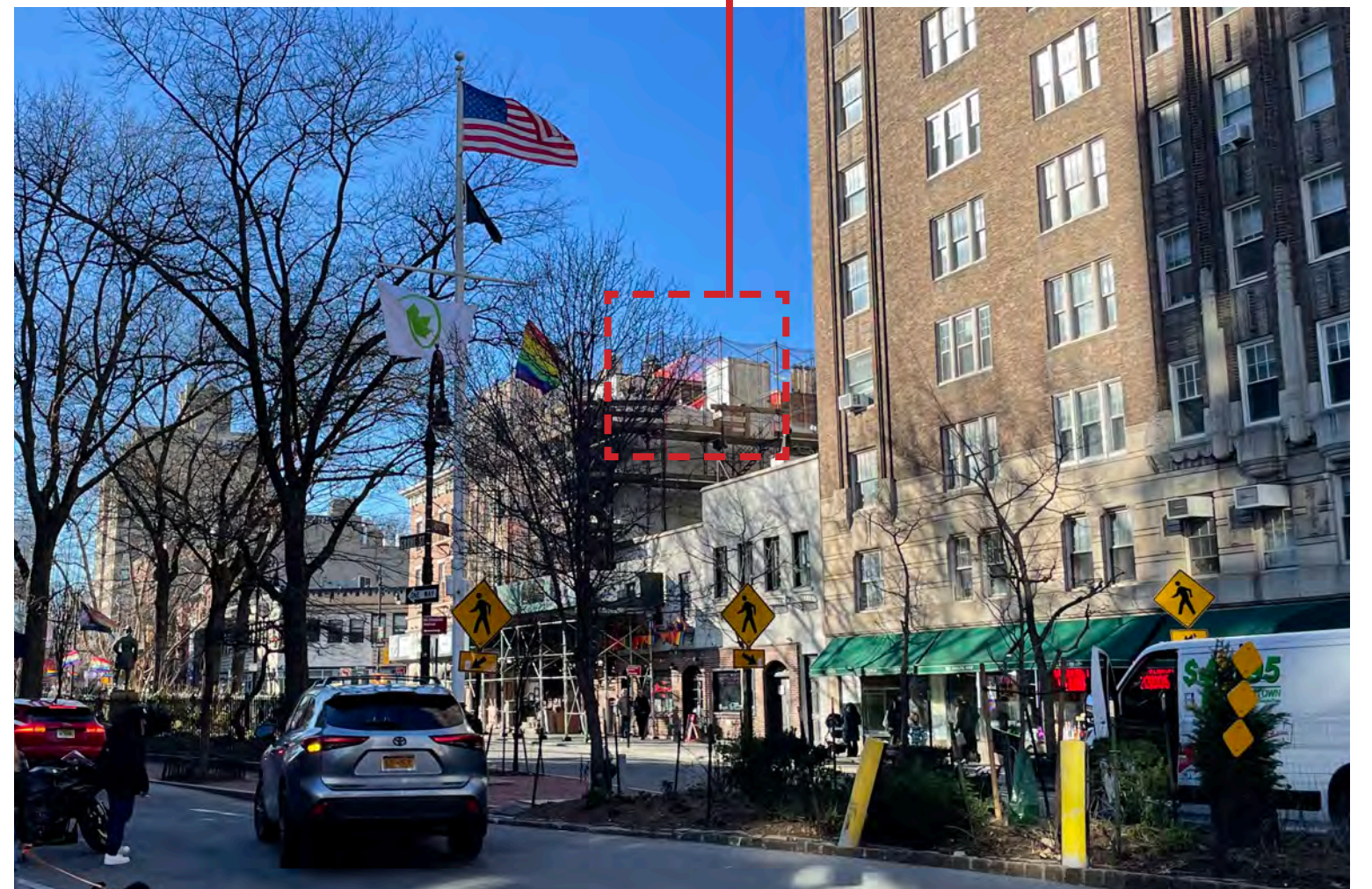


01/30/24 MOCK-UP

Street Sight View Study - Mock-Up Comparison View#1



PROPOSED RAILING
 PROPOSED ENLARGEMENT



01/04/24 MOCK-UP

02/05/24 MOCK-UP

Street Sight View Study - Mock-Up Comparison View#4

PROPOSED RAILING
PROPOSED ENLARGEMENT

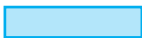




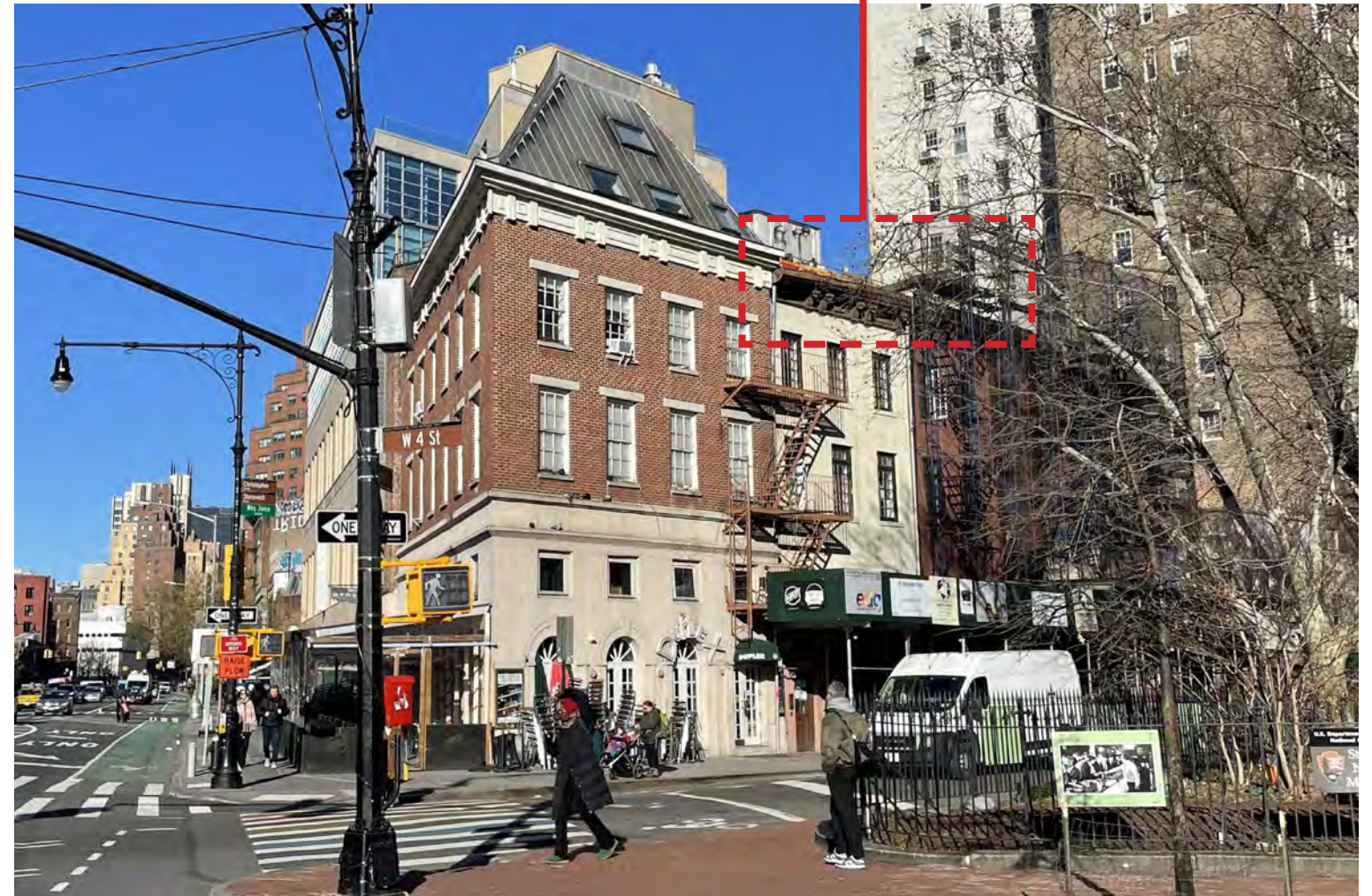
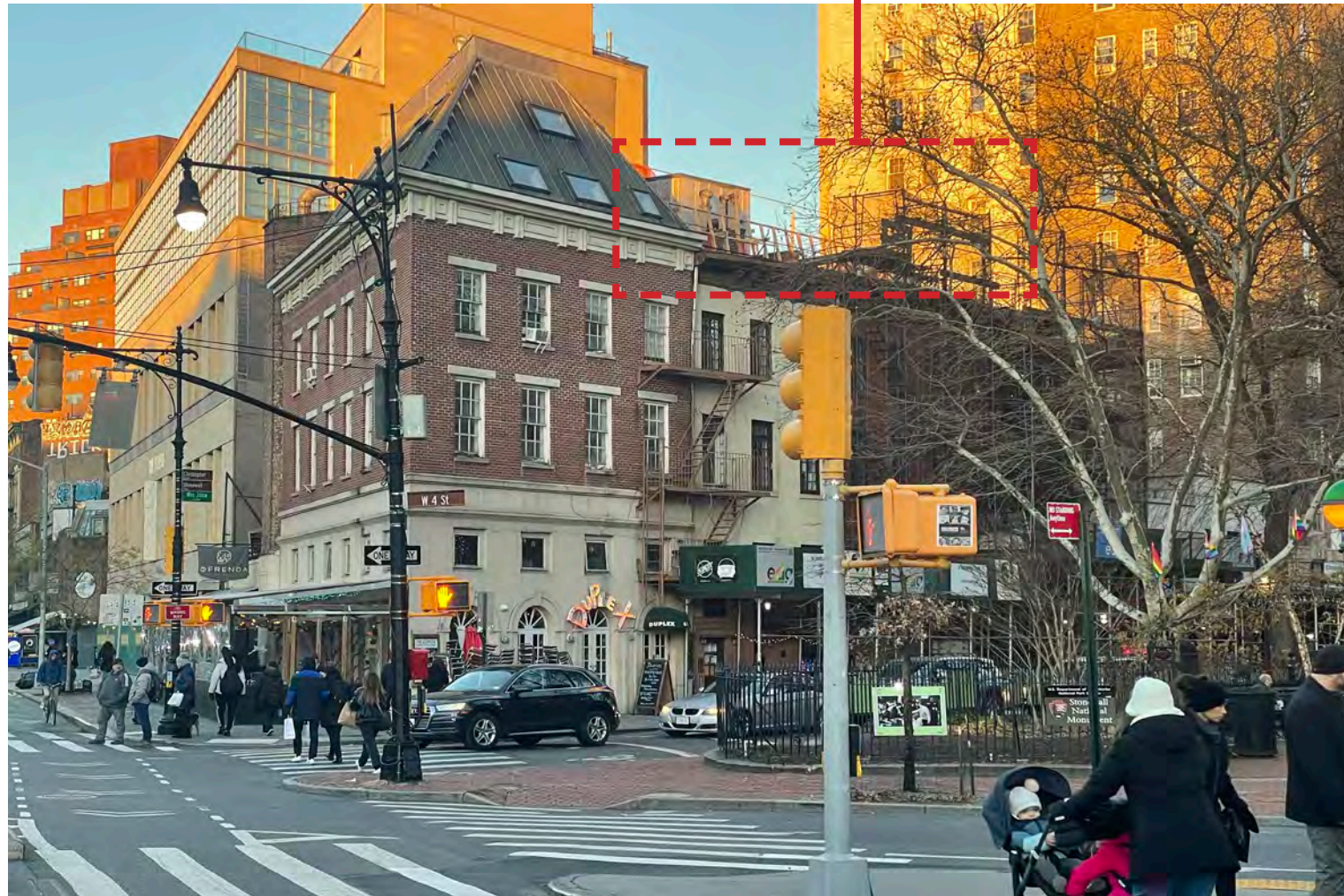
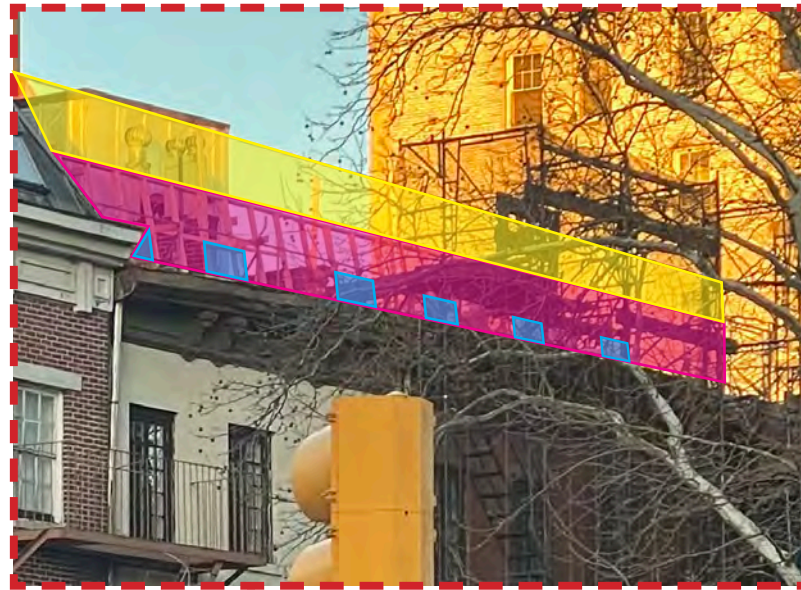
01/04/24 MOCK-UP



02/05/24 MOCK-UP

Street Sight View Study - Mock-Up Comparison View#5




PROPOSED WINDOW 
 PROPOSED RAILING 
 PROPOSED ENLARGEMENT 



01/04/24 MOCK-UP

02/05/24 MOCK-UP

Street Sight View Study - Mock-Up Comparison View#6

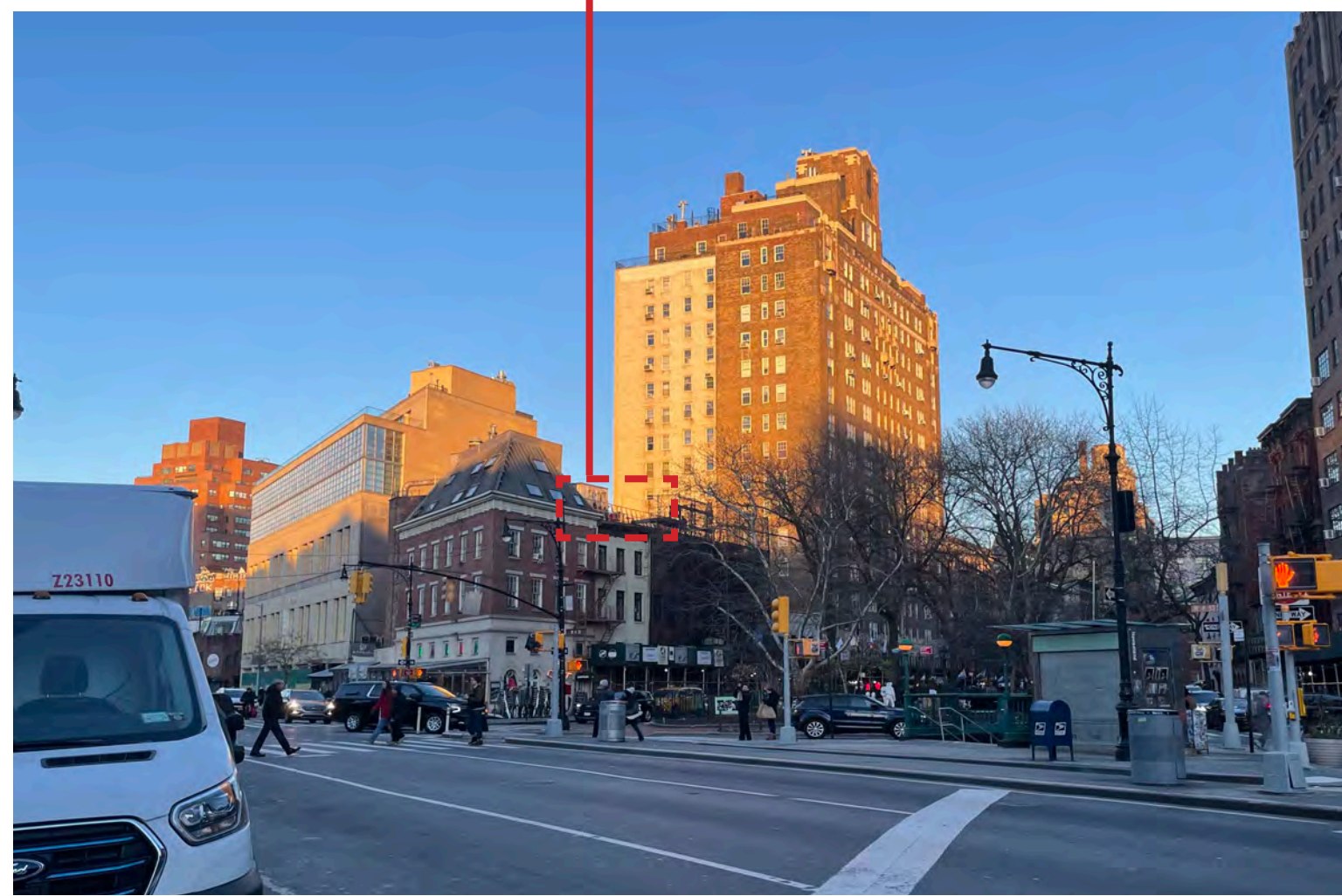
PROPOSED WINDOW 
 PROPOSED RAILING 
 PROPOSED ENLARGEMENT 



01/04/24 MOCK-UP

02/05/24 MOCK-UP

Street Sight View Study - Mock-Up Comparison View#7



01/04/24 MOCK-UP

02/05/24 MOCK-UP

Street Sight View Study - Mock-Up Comparison View#8



01/04/24 MOCK-UP

02/05/24 MOCK-UP

Street Sight View Study - Mock-Up Comparison View#9



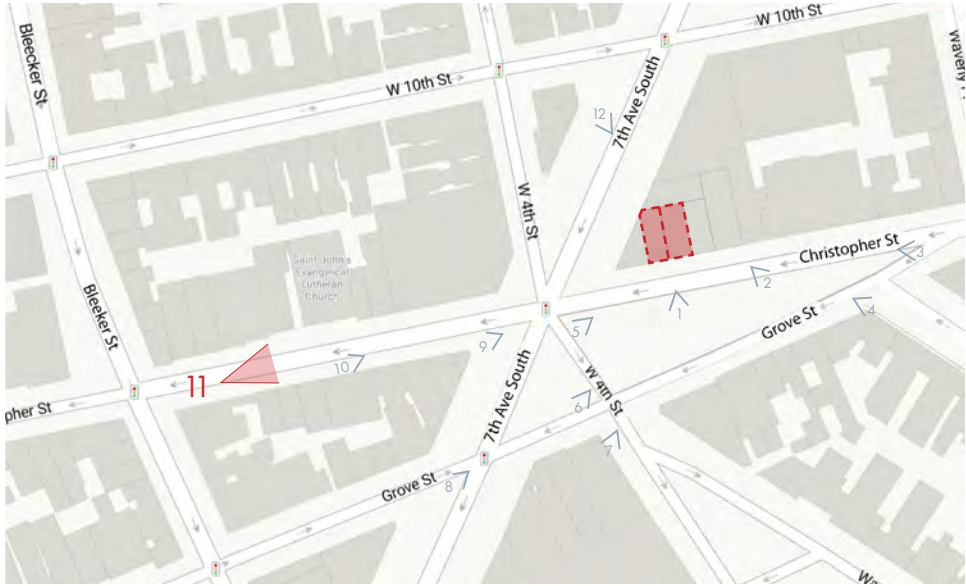
EXISTING



MOCK-UP

Street Sight View Study

57- 59 Christopher Street - Facade & Building Rebuild



EXISTING



MOCK-UP

Street Sight View Study

57- 59 Christopher Street - Facade & Building Rebuild

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