

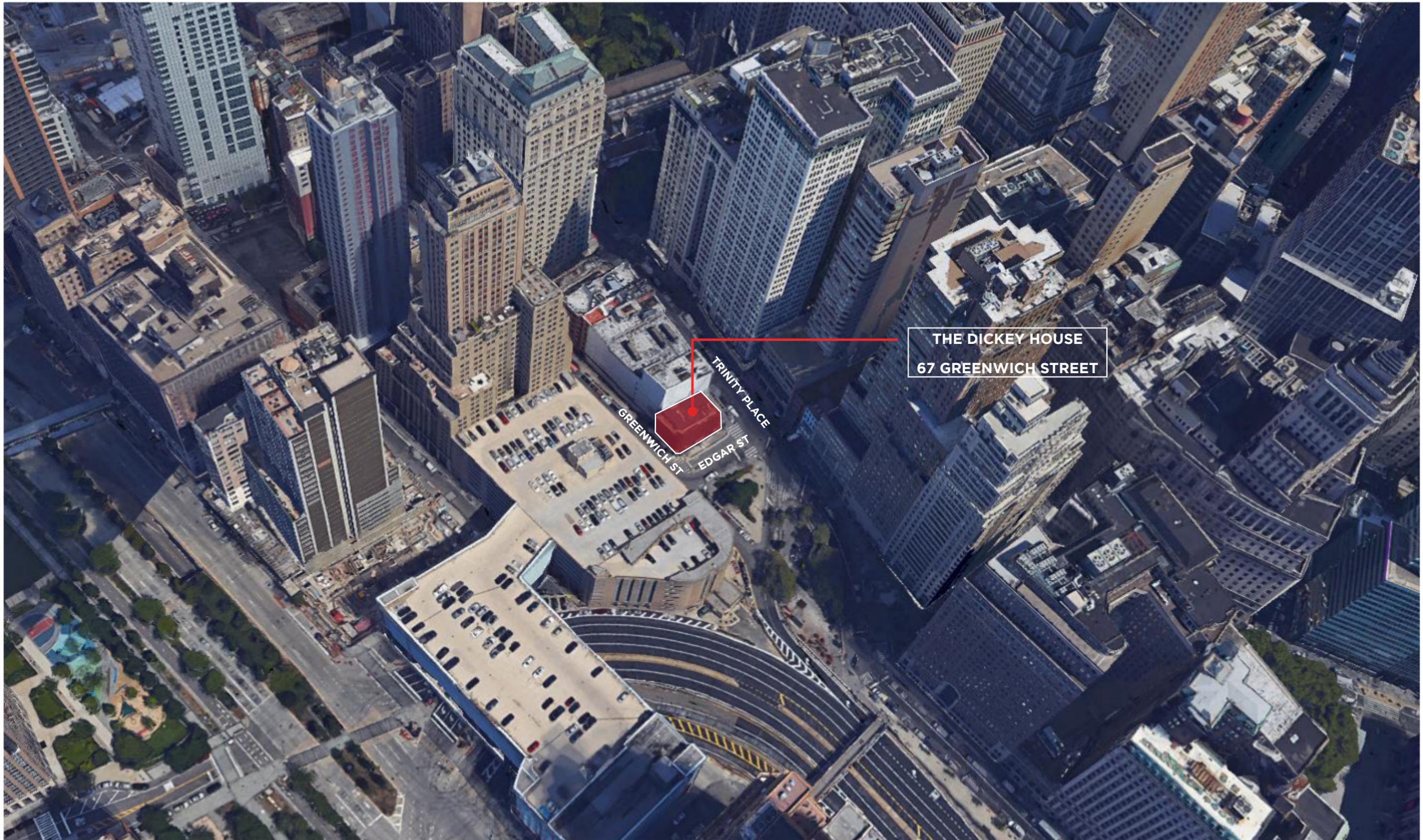


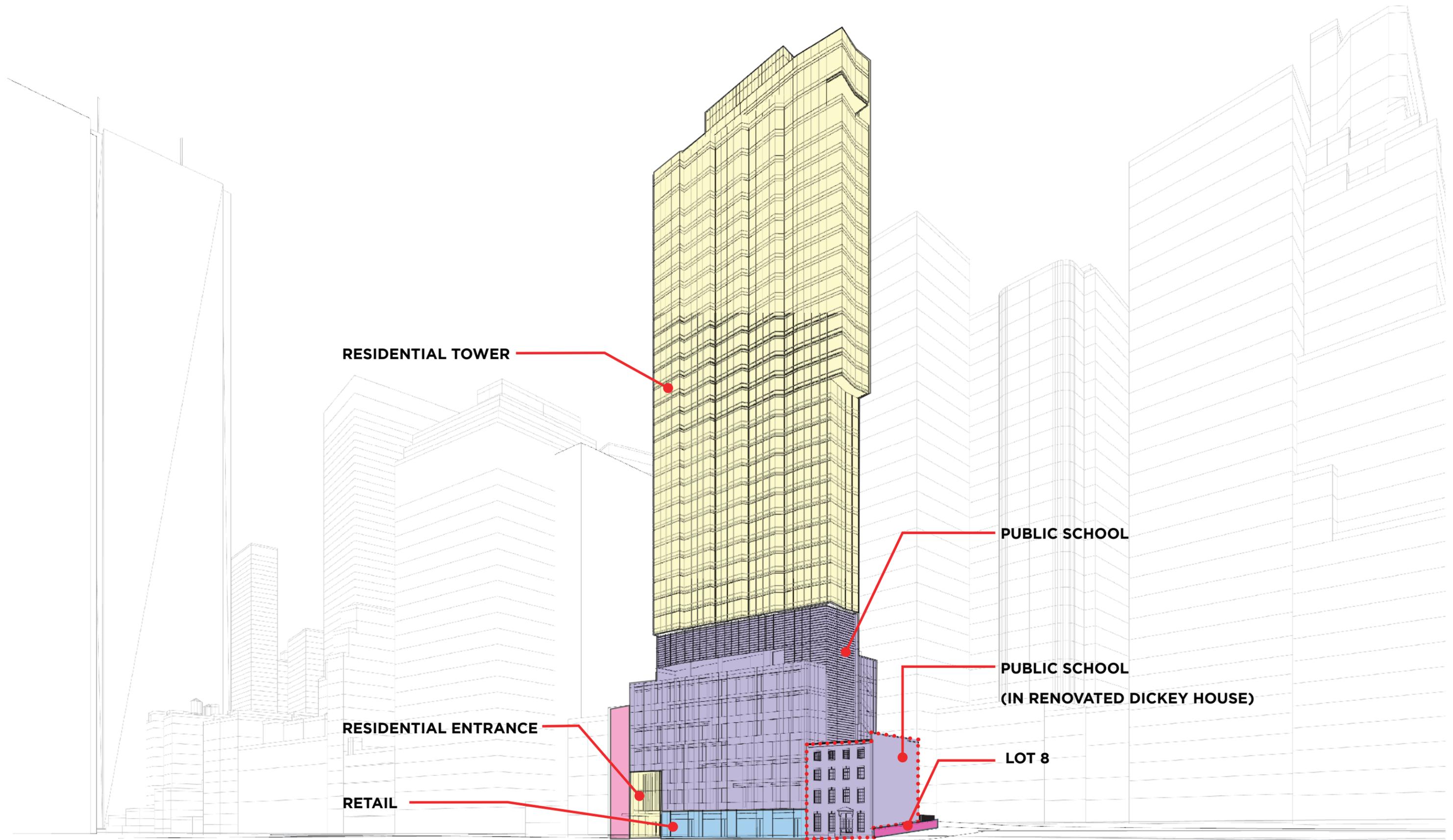
**ROBERT AND ANNE DICKEY HOUSE**

67 GREENWICH STREET

2016.02.16

## INTRODUCTION





RESIDENTIAL TOWER

PUBLIC SCHOOL

RESIDENTIAL ENTRANCE

PUBLIC SCHOOL  
(IN RENOVATED DICKEY HOUSE)

RETAIL

LOT 8

DEVELOPMENT PROGRAM

TRINITY PLACE  
HOLDINGS

FX FOWLE

HIGGINS QUASEBARTH & PARTNERS LLC

DESIMONE

42 TRINITY PLACE

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## EXISTING CONDITIONS



Greenwich Street. LPC Designation Photo, 2005

EXISTING PHOTOS



Greenwich Street facade and south wall



Trinity Place facade and south wall

EXISTING PHOTOS



Trinity Place. Rear of building with 1922 addition in front.

EXISTING PHOTOS



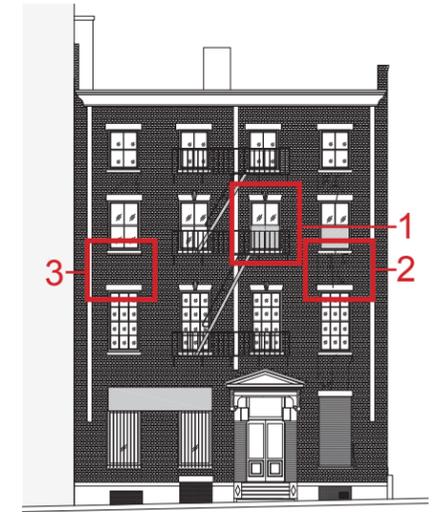
1. Greenwich Street, 3rd Floor. Bracing at center of building.



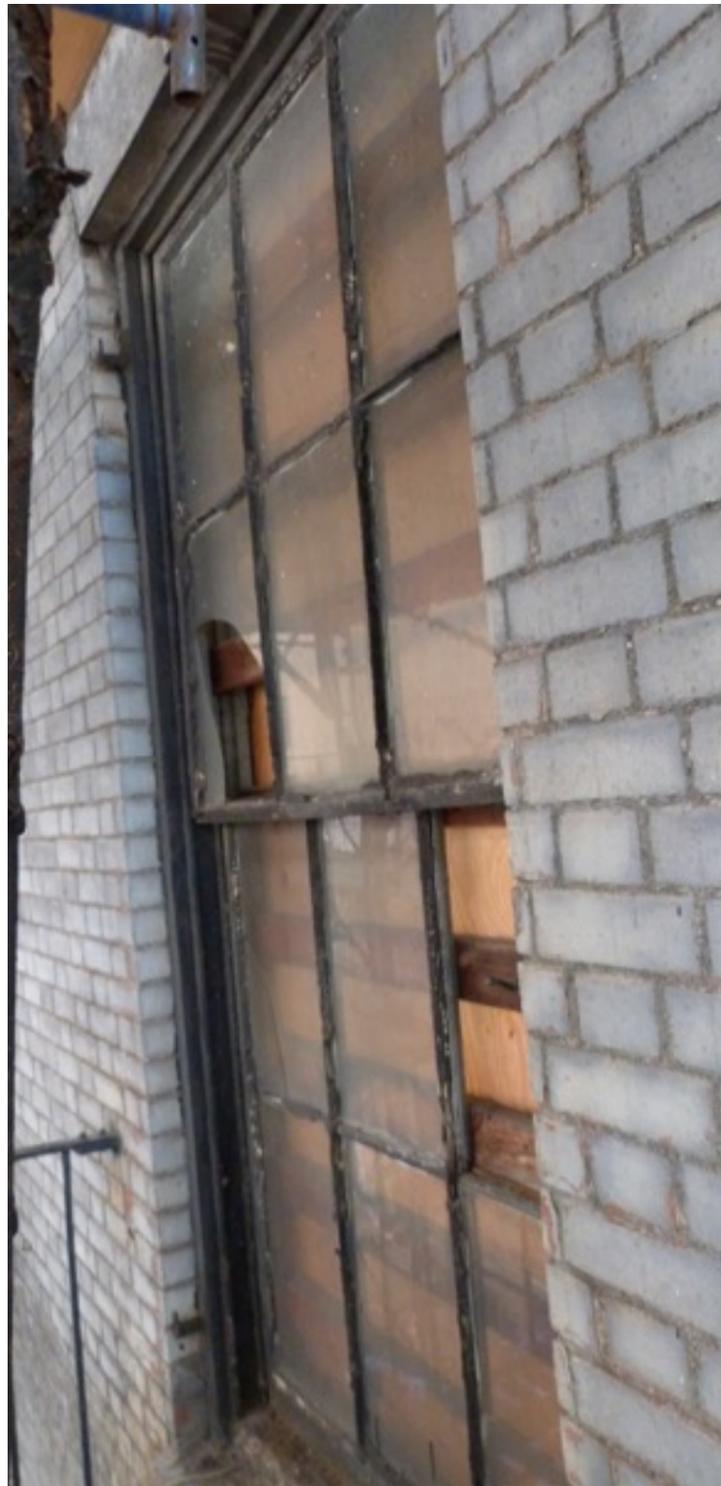
2. Greenwich Street, between 2nd and 3rd Floor. Bracing at south side of building and masonry displacement.



3. Greenwich Street, between 2nd and 3rd Floor. Bracing at north side of building and replacement brick.



EXISTING PHOTOS



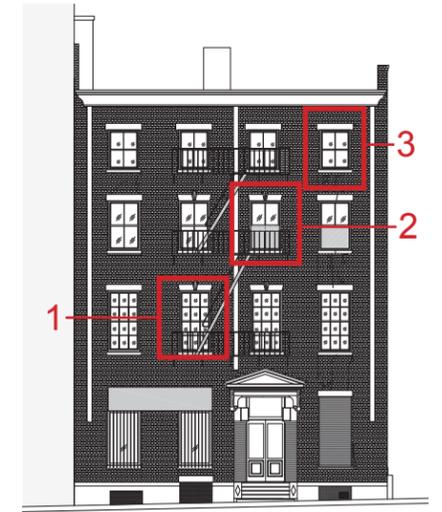
1. Greenwich Street, 2nd Floor. Six-over-six windows and Flemish bond brick masonry.



2. Greenwich Street, 3rd Floor. Two-over-two windows (missing bottom sash) and Flemish bond.



3. Greenwich Street, 4th Floor. Two-over-two windows and brick masonry laid up in running bond.



EXISTING PHOTOS



1. Greenwich Street, 2nd Floor. Six-over-six windows, Flemish bond brick masonry, and replacement brick under sill.



2. Greenwich Street, 2nd Floor. Brownstone splayed lintels with fluted keystones.



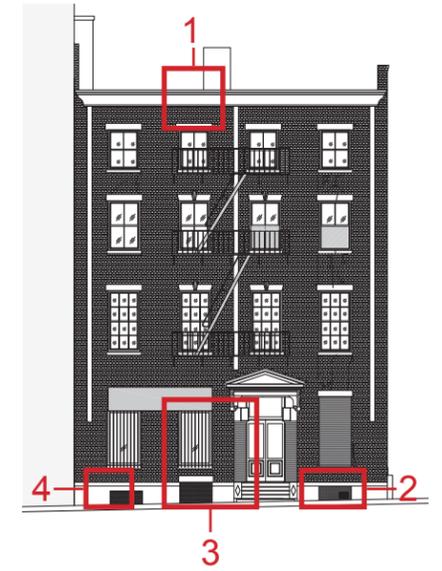
EXISTING PHOTOS



1. Greenwich Street. Cornice deterioration and brick masonry laid up in running bond.



2. Greenwich Street. South of entrance. Brownstone base.



3. Greenwich Street. Brownstone base, former areaway windows, and window and door grates.



4. Greenwich Street. North of entrance. Brownstone base.

EXISTING PHOTOS



Greenwich Street Entrance

EXISTING PHOTOS



Trinity Place. Rear of building with 1922 addition in front.

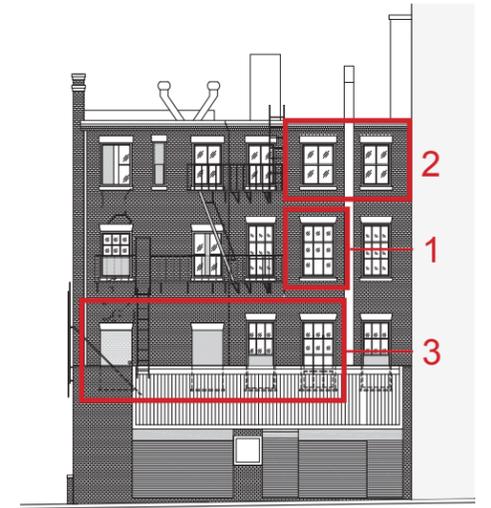
EXISTING PHOTOS



1. Trinity Place, 3rd Floor. Three-over-six window.

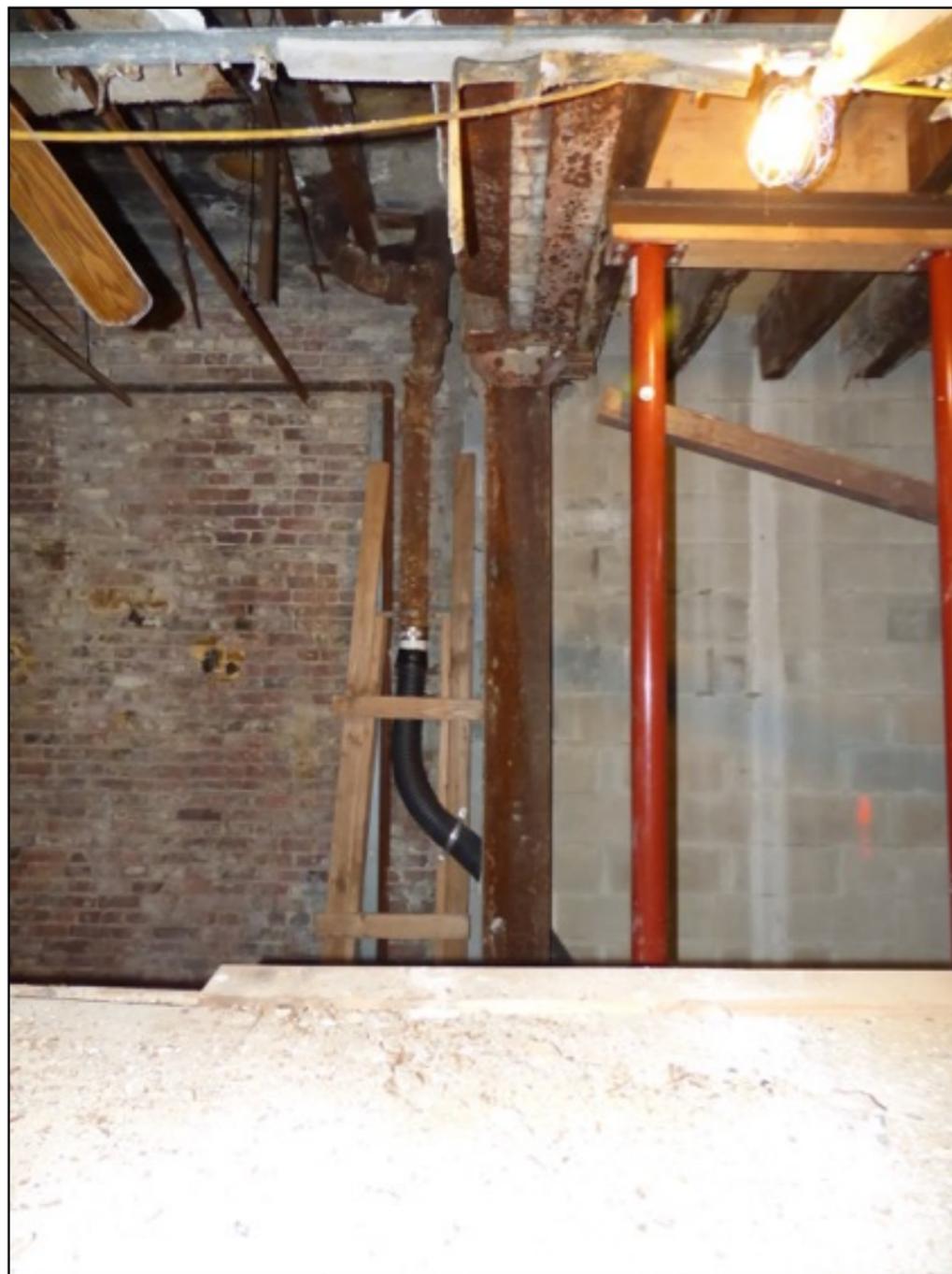


2. Trinity Place, Top floor two-over-two windows, deterioration at brownstone lintels, running bond brick masonry, and cornice deterioration.

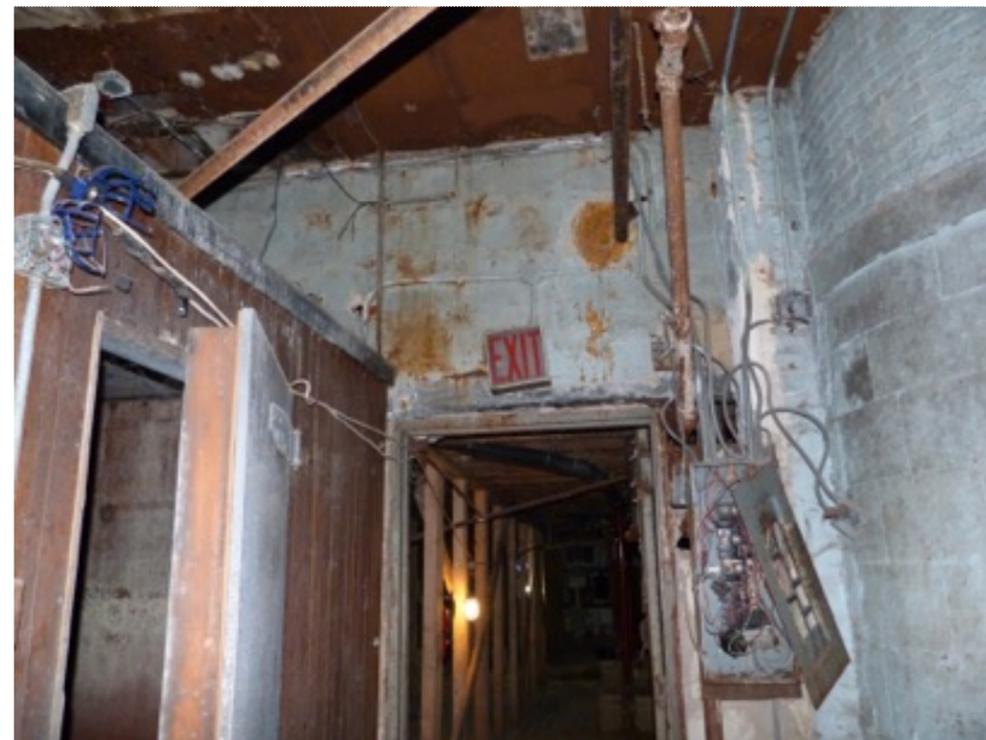


3. Trinity Place, view from roof of 1922 addition. Six-over-six windows, Flemish bond brick masonry, and filled-in windows.

EXISTING PHOTOS



Interior: 1st Floor. Original rear wall was removed to connect 1922 addition.



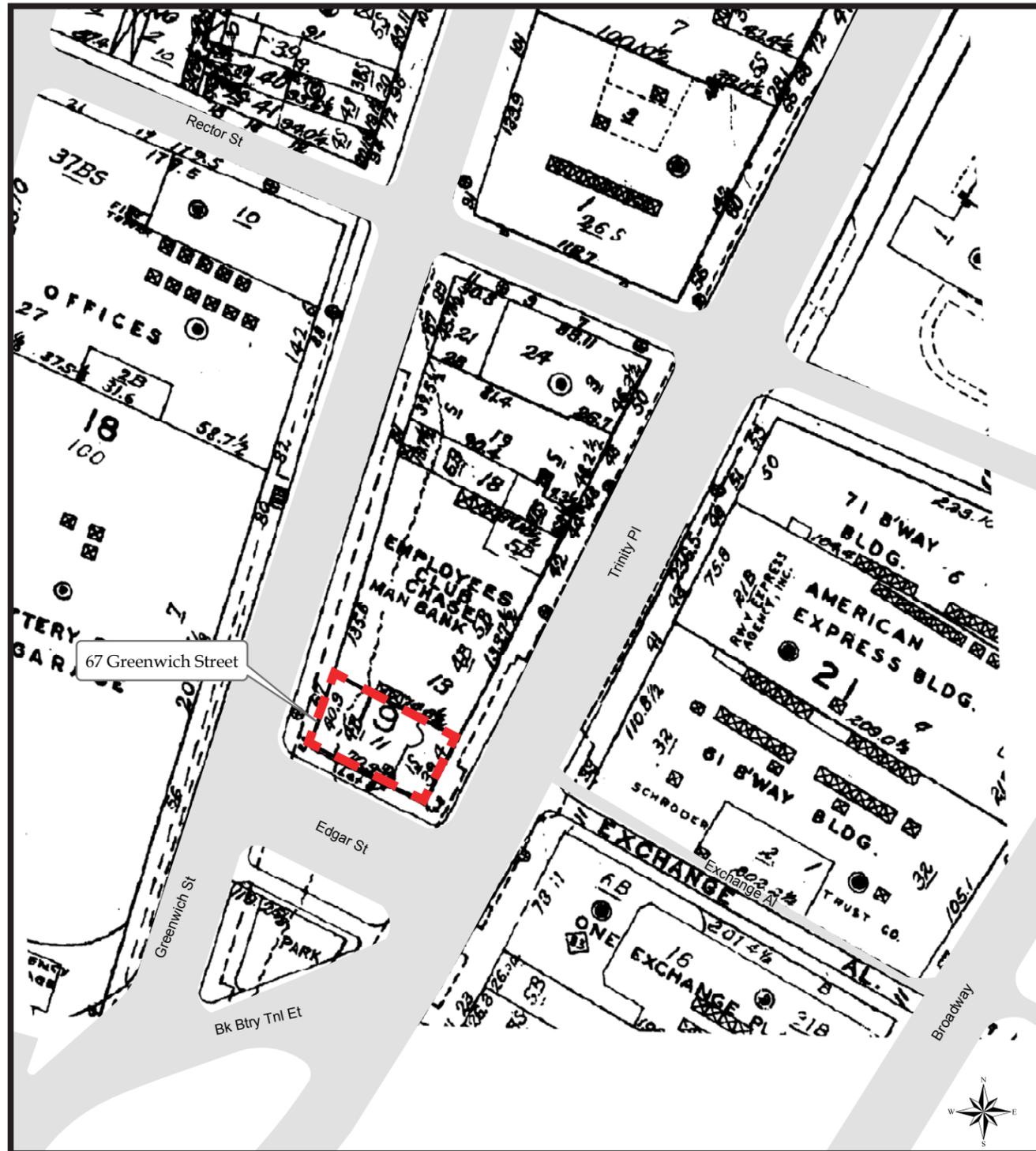
Interior: Cellar. Extant bowed facade and where original rear wall was removed to connect 1922 addition.



Interior: Cellar. Tooled brownstone base.

EXISTING PHOTOS

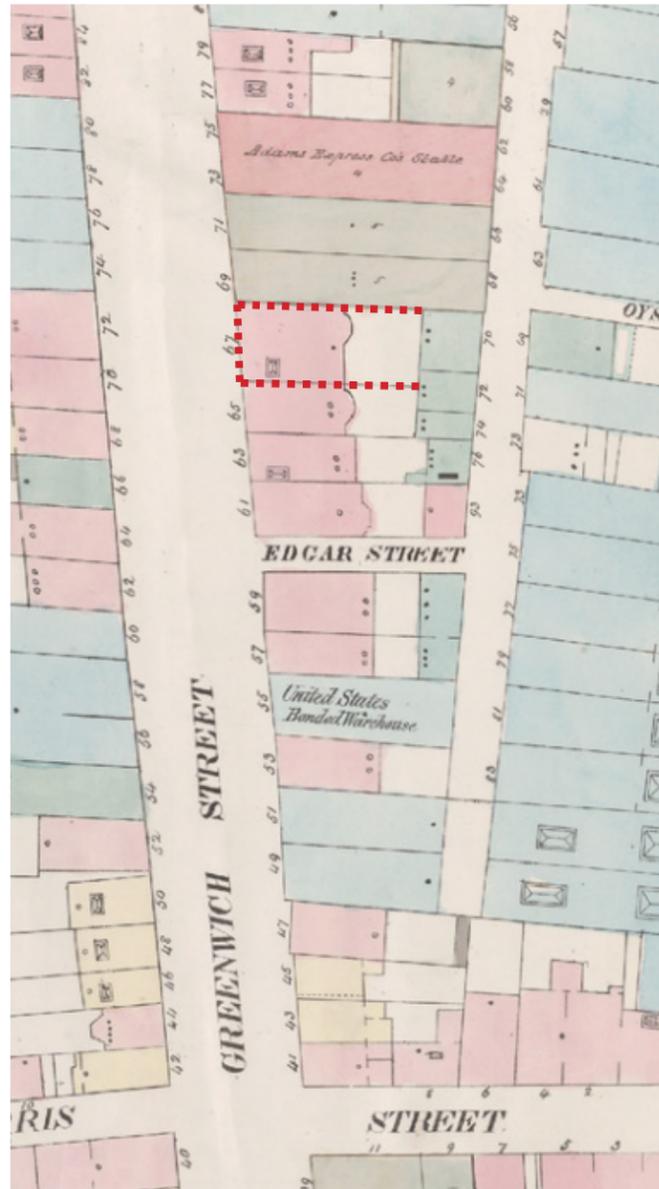
## HISTORIC INFORMATION



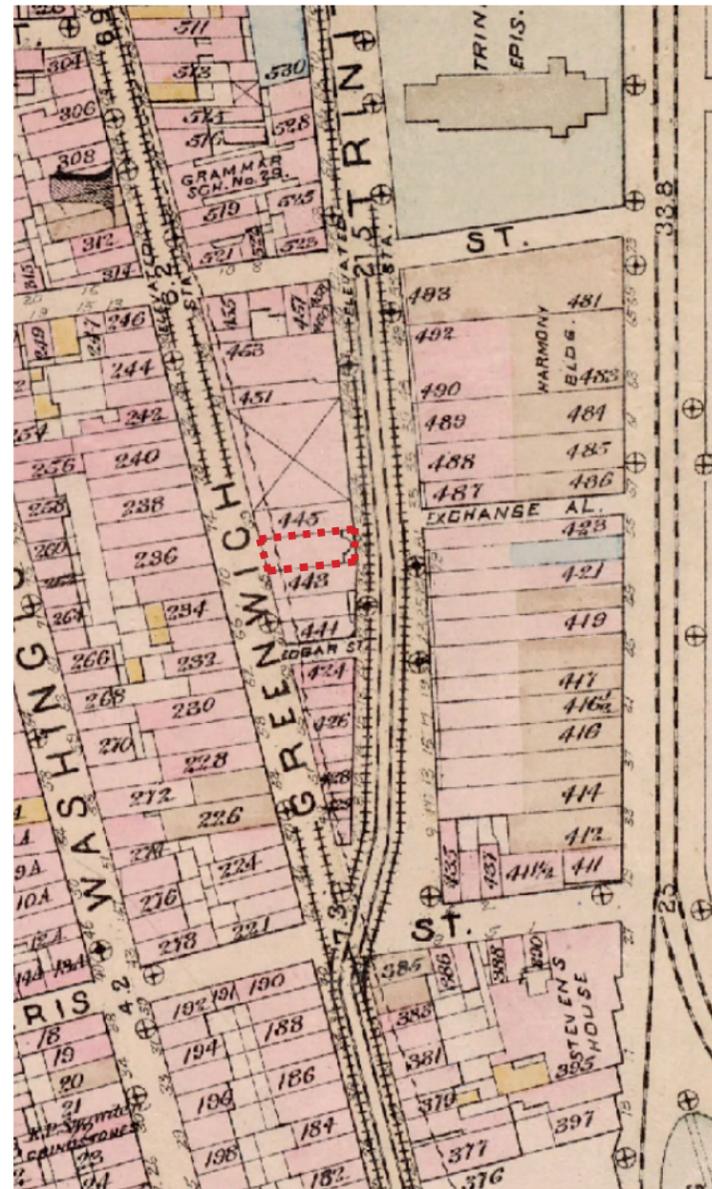
Robert & Anne Dickey House, 67 Greenwich Street (aka 28-30 Trinity Place), Manhattan  
 Landmark Site: Borough of Manhattan Tax Map Block 19, Lot 11  
 Graphic Source: Sanborn, Manhattan Land Book (2004-05), Plate 2



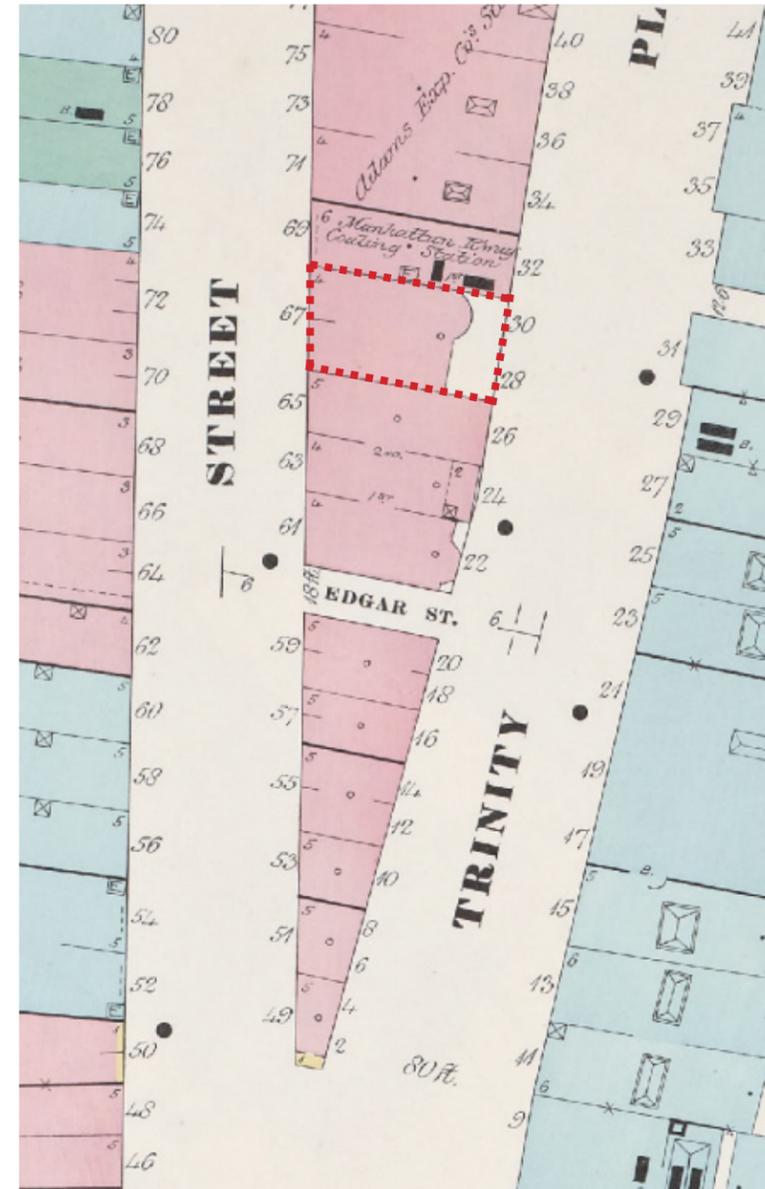
Robert and Anne Dickey House, front façade  
 Photo: John Barrington Bayley (1965), LPC



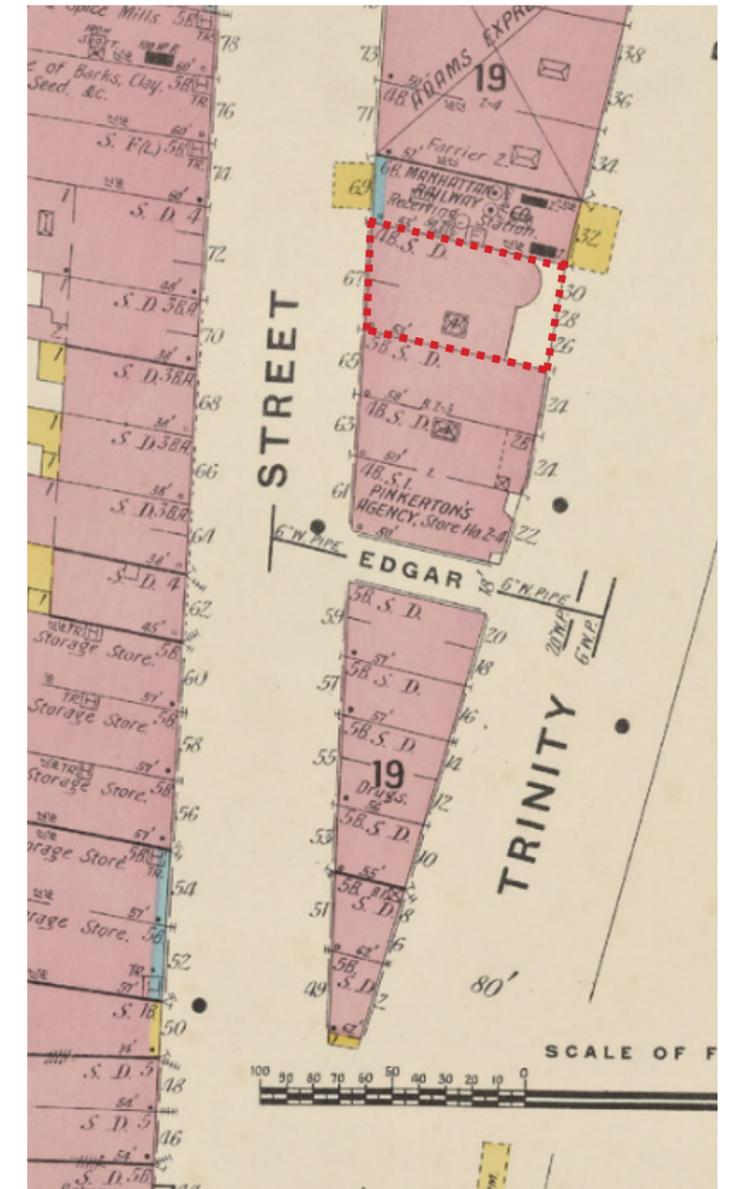
Perris map, 1862



Robinson map, 1885  
The Greenwich Street and Trinity Place elevated lines were constructed 1868-69



Sanborn map, 1894



Sanborn map, 1905



1912 (Detroit Publishing Company)



1940 (HABS)

HISTORIC IMAGES



1914 (New-York Historical Society)



1914 (New-York Historical Society)



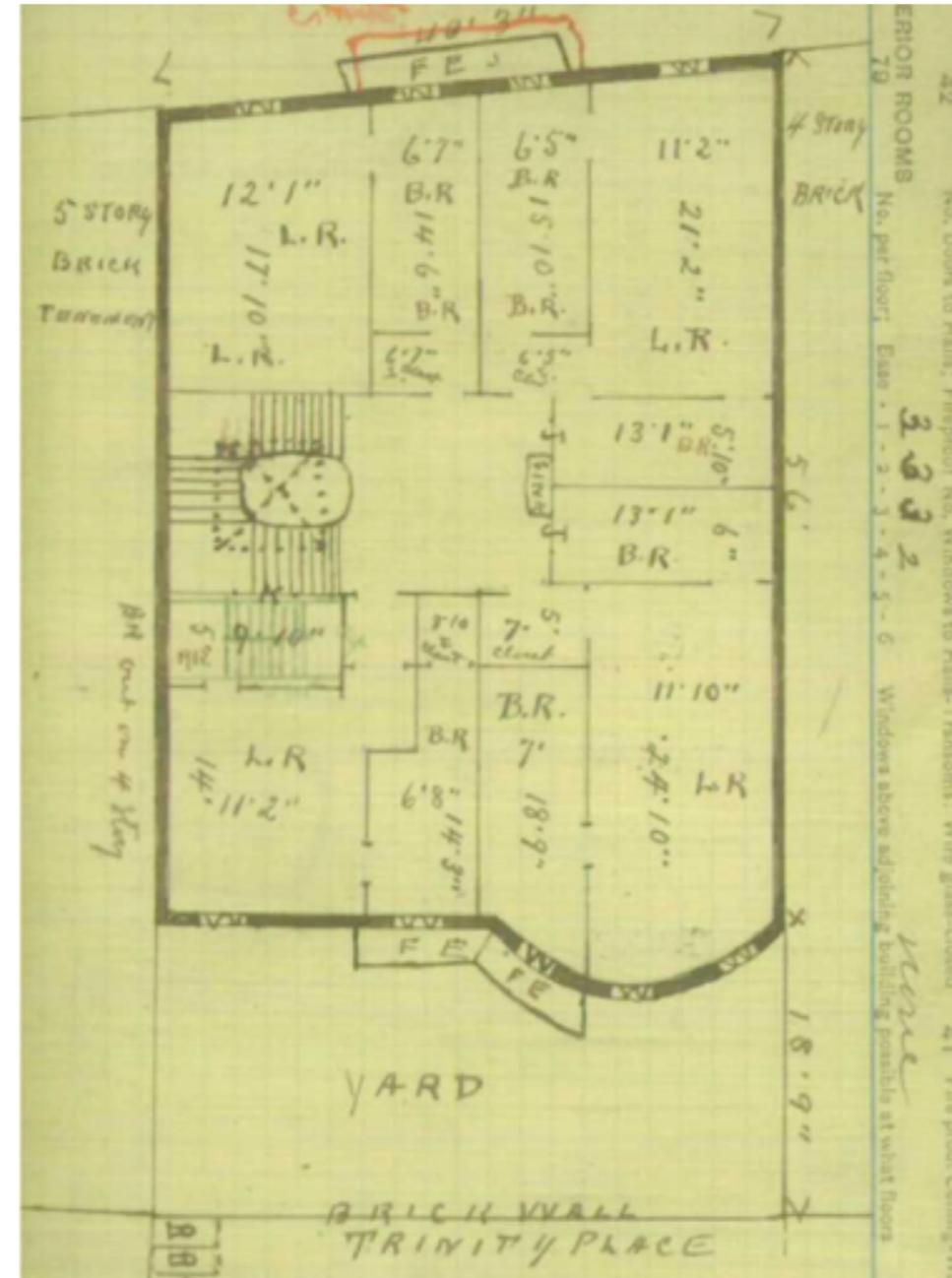
1914 (New-York Historical Society)



1914 (New-York Historical Society)

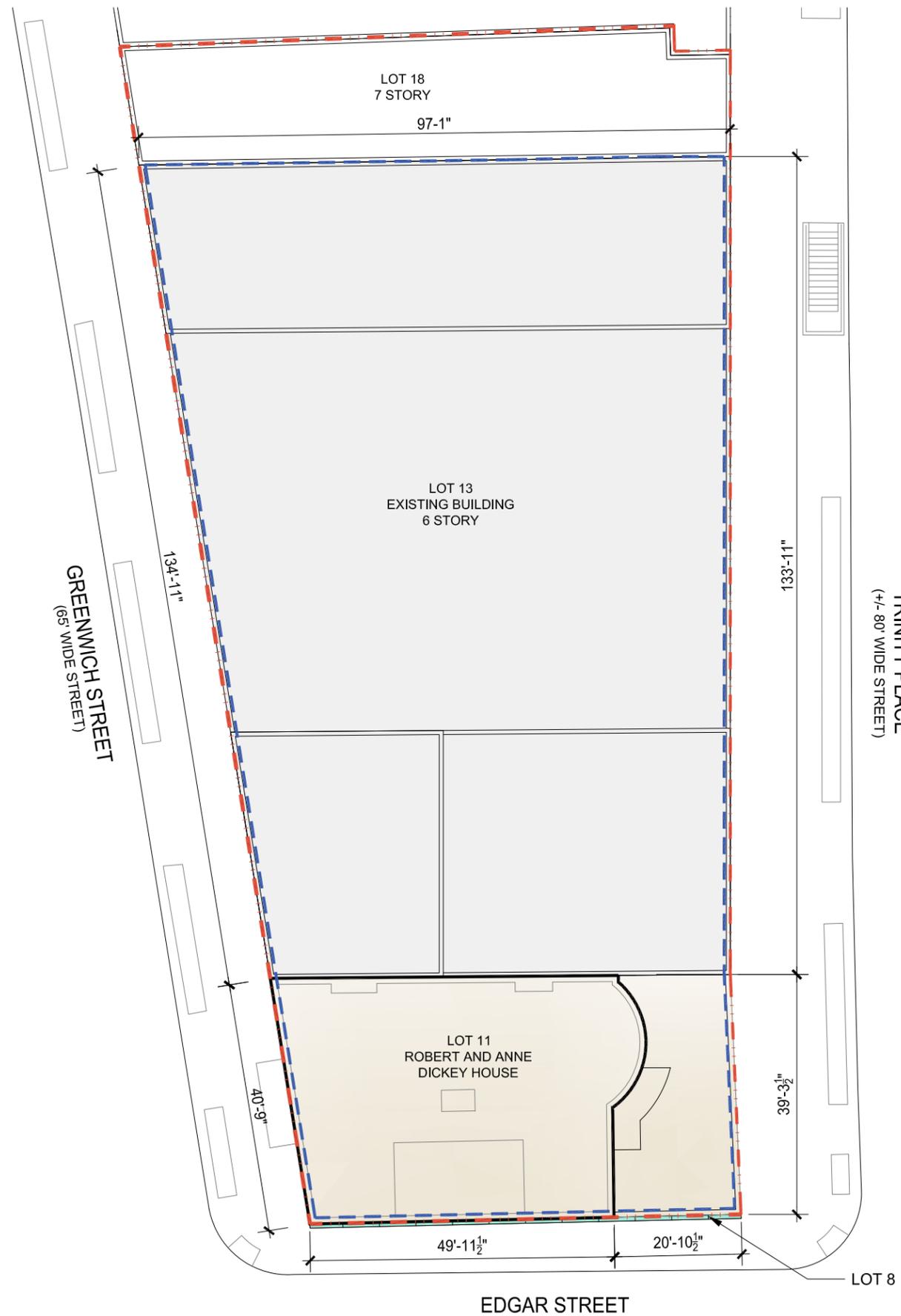


1940 (HABS)



1902 (I-Card)

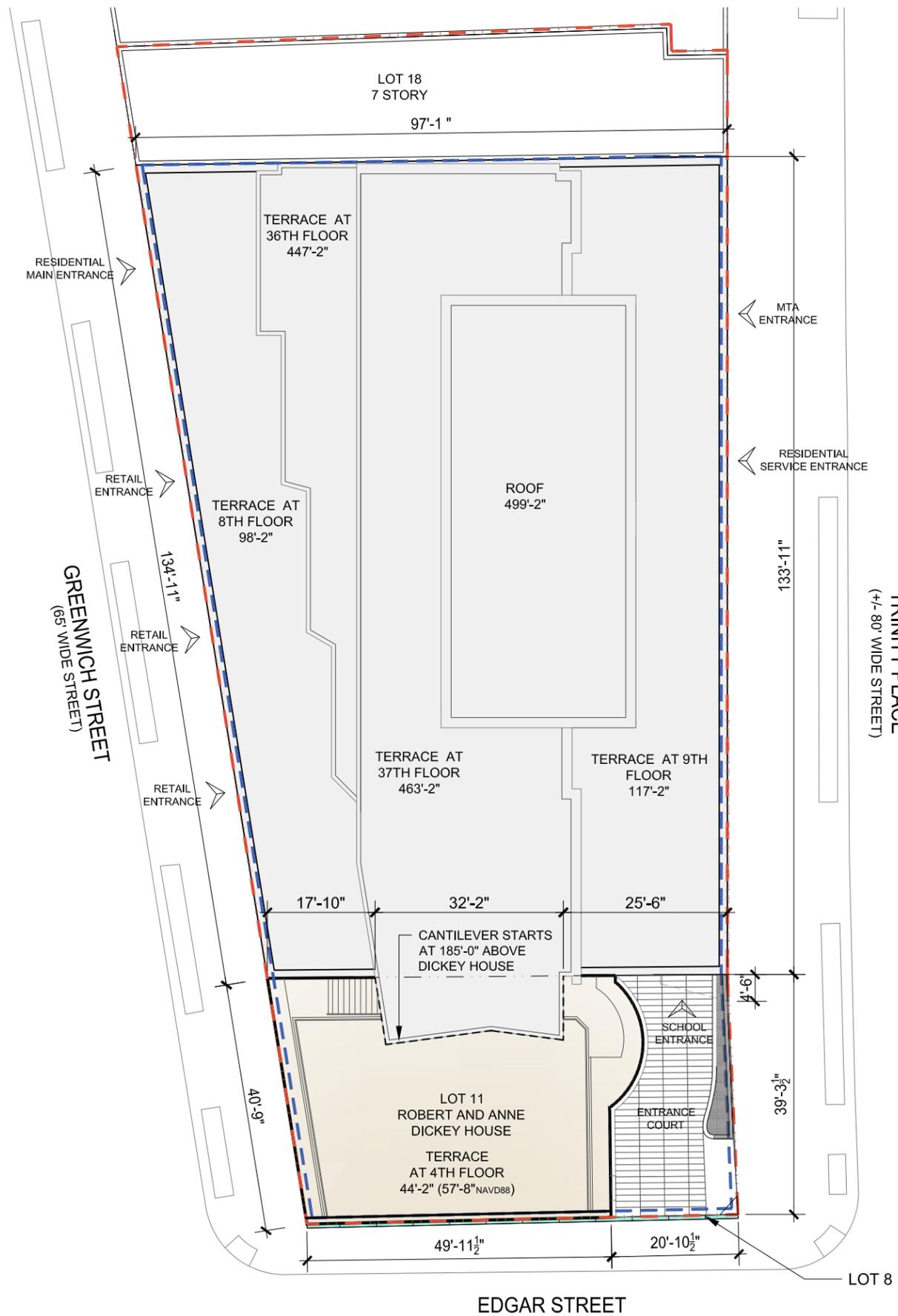
## OVERALL DEVELOPMENT PLAN



- - - - - ZONING LOT LINE
- - - - - PROPERTY OWNED



SITE PLAN - EXISTING



- - - - - ZONING LOT LINE  
- - - - - PROPERTY OWNED



**SITE PLAN - PROPOSED**

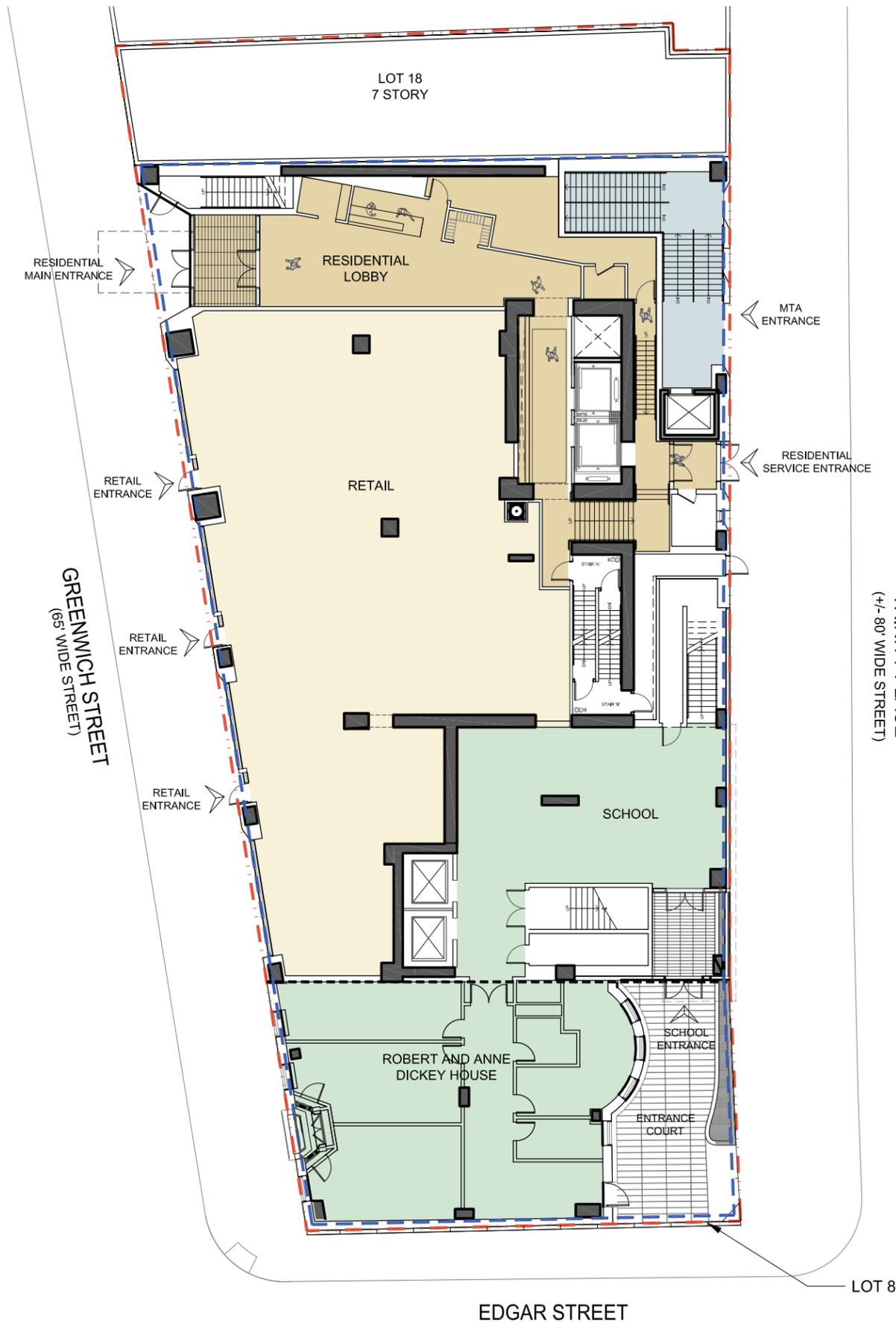
TRINITY PLACE  
HOLDINGS

FX FOWLE

HIGGINS QUASEBARTH & PARTNERS LLC

DESIMONE

**42 TRINITY PLACE**



- - - - - ZONING LOT LINE
- - - - - PROPERTY OWNED
- SCHOOL
- RESIDENTIAL
- RETAIL
- MTA STATION

GROUND FLOOR PLAN - PROPOSED

**PROPOSED WORK**

# SUMMARY OF PROPOSED WORK:

## Program

Interior of the landmark will be programmed for school use. Construction of adjacent new building includes a school at the base and residential tower above. The residential tower includes a cantilever starting 185' above the landmark.

## Rehabilitation of landmark

### 1. Facade:

Rehabilitate facades to reflect appearance during the early tenement era (1872-1915) based on existing fabric and historical documentation

Masonry repairs and paint to match historic condition

Window replacement to match historic condition

Greenwich Street doors to match historic condition

Replacement of missing lower portion of Trinity Place facade

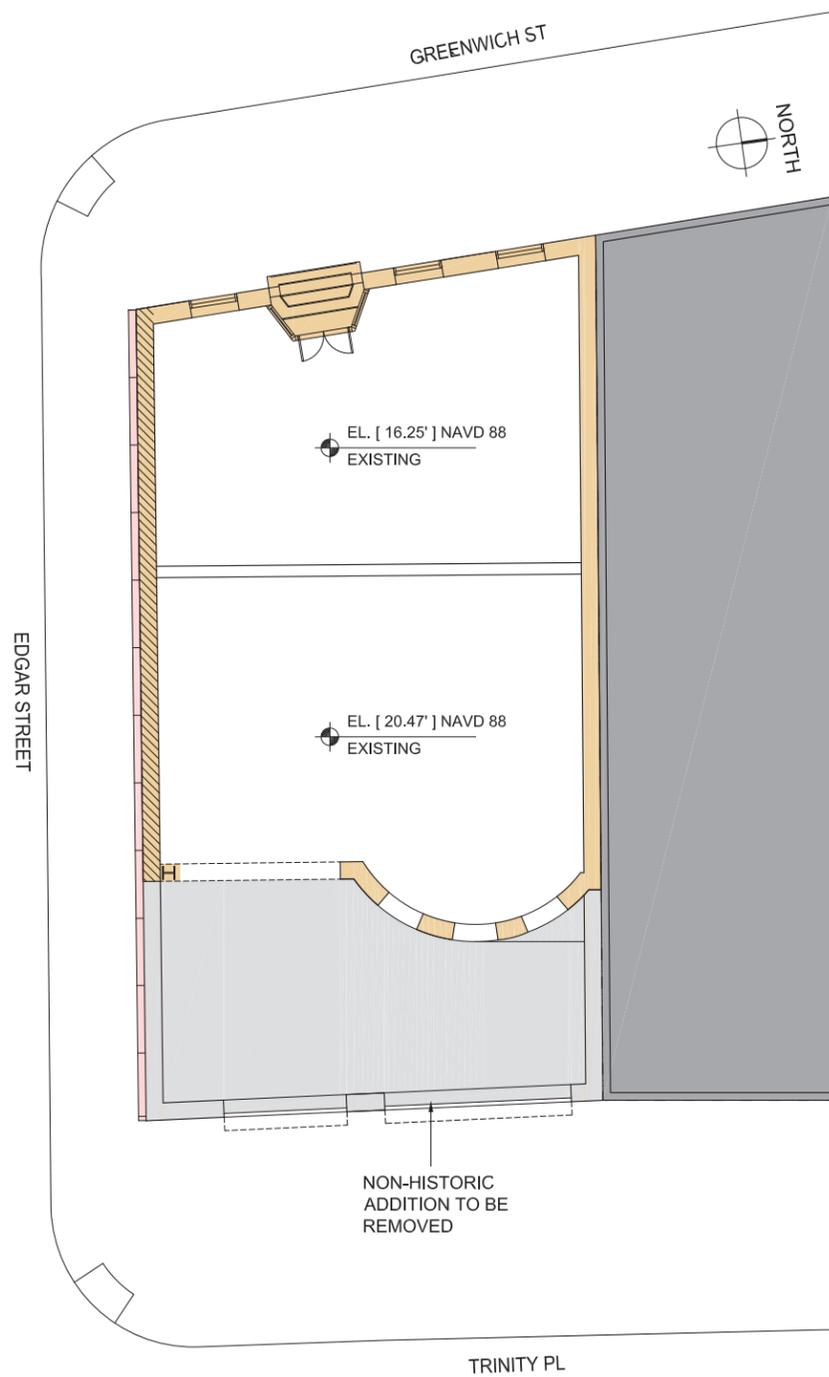
### 2. Removals and Alterations:

Remove non-historic commercial addition to provide for completion of missing Trinity Place facade, complete missing facade and re-open rear yard,

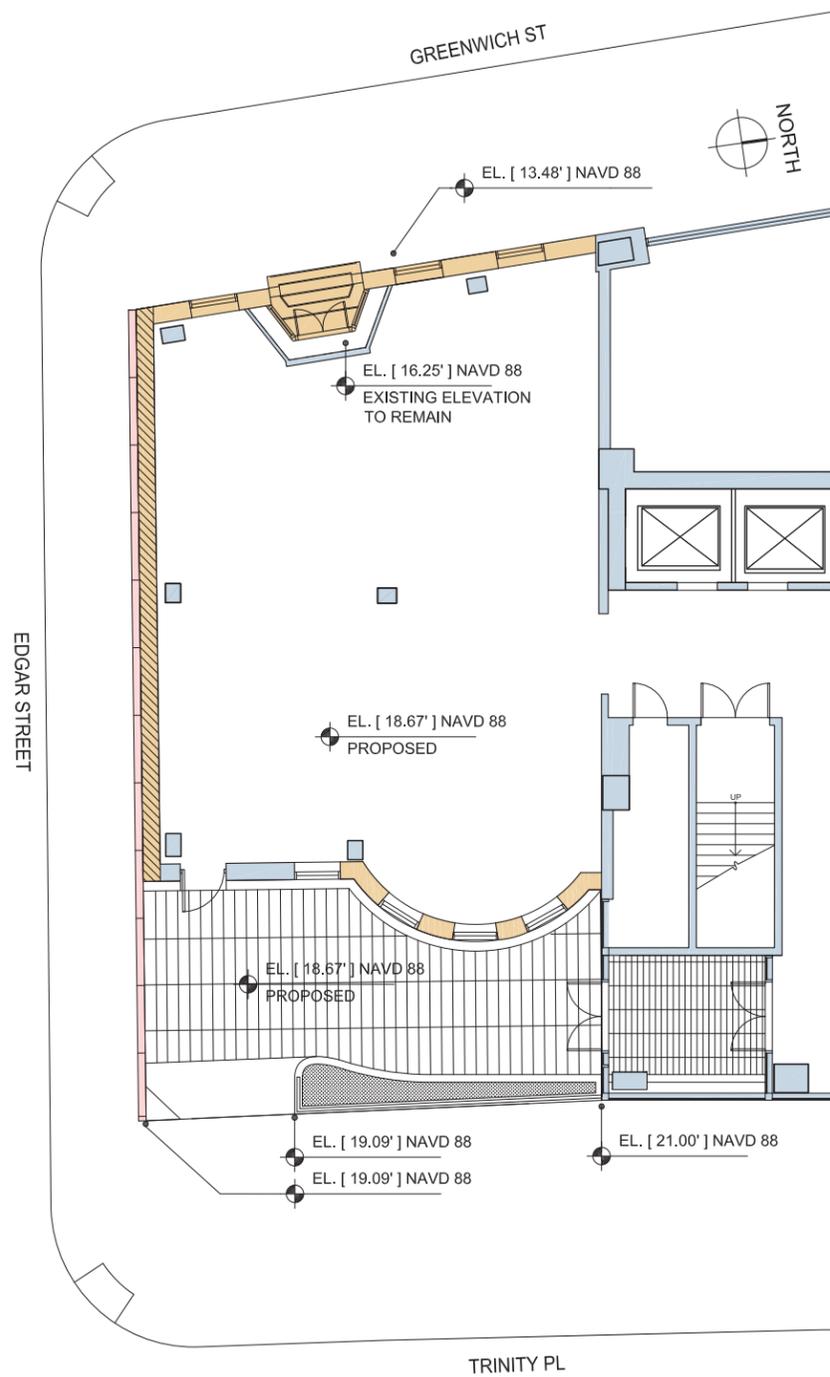
Replace all interior structure and remove north party wall for structural stability and improved interior circulation

Remove roof and chimneys to provide for school play area on roof

Remove fire escapes



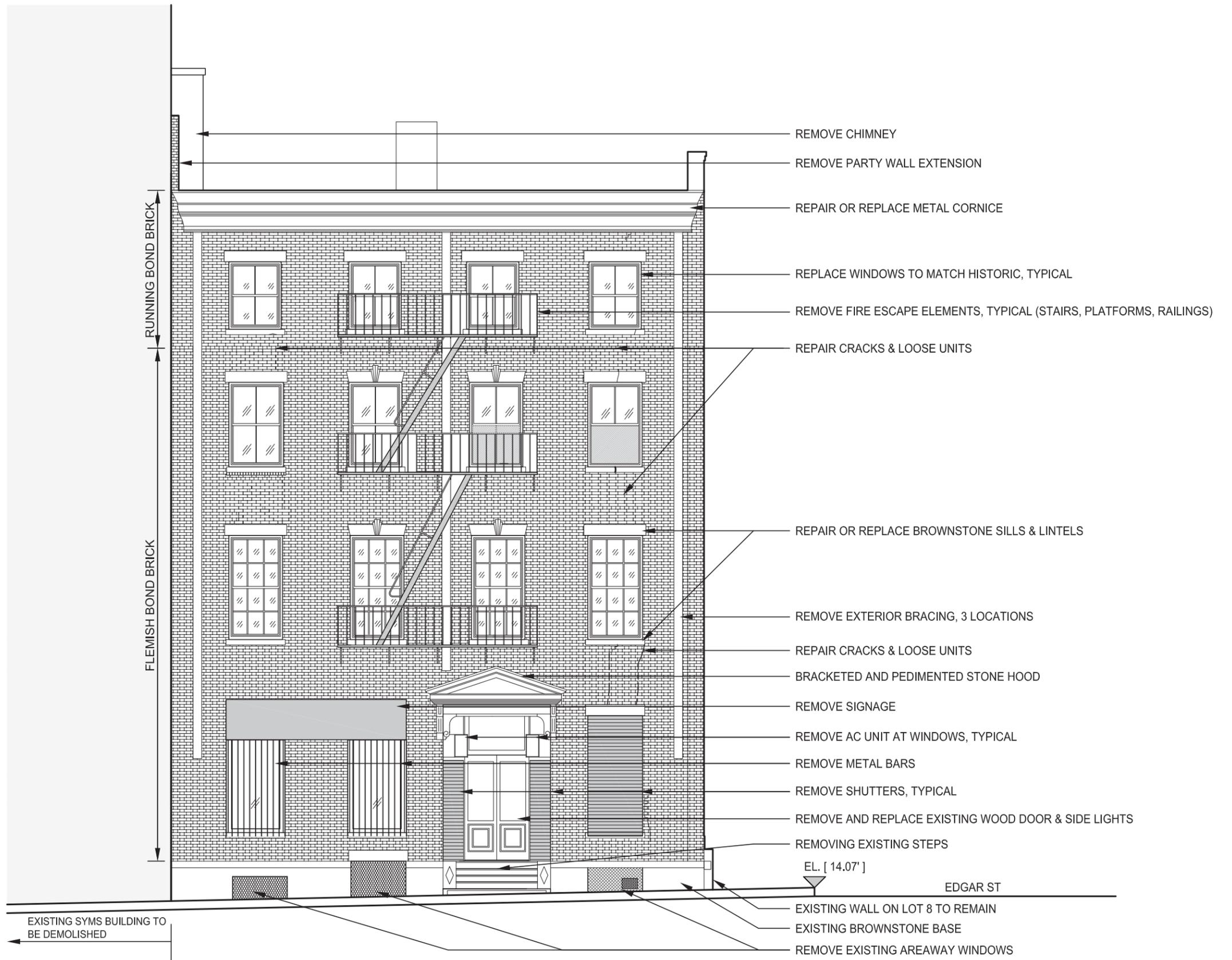
**EXISTING**



**PROPOSED**

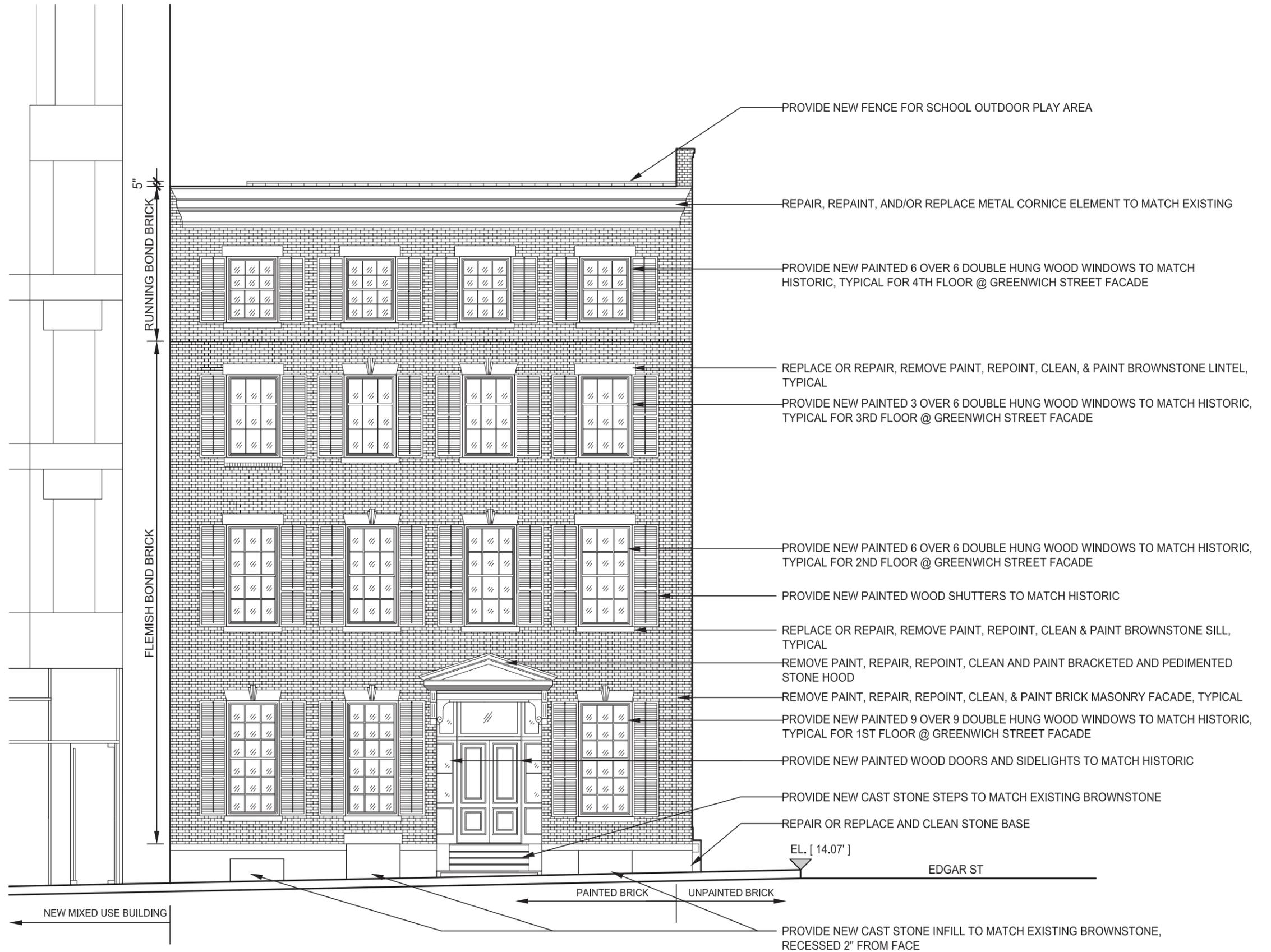
- EXISTING BUILDING - DICKEY HOUSE
- CMU W/ BRICK VENEER WALL
- LOT 8 WALL
- NON-HISTORIC ADDITION
- NEW STRUCTURE

**PROPOSED STRUCTURAL WORK**



WEST ELEVATION - EXISTING

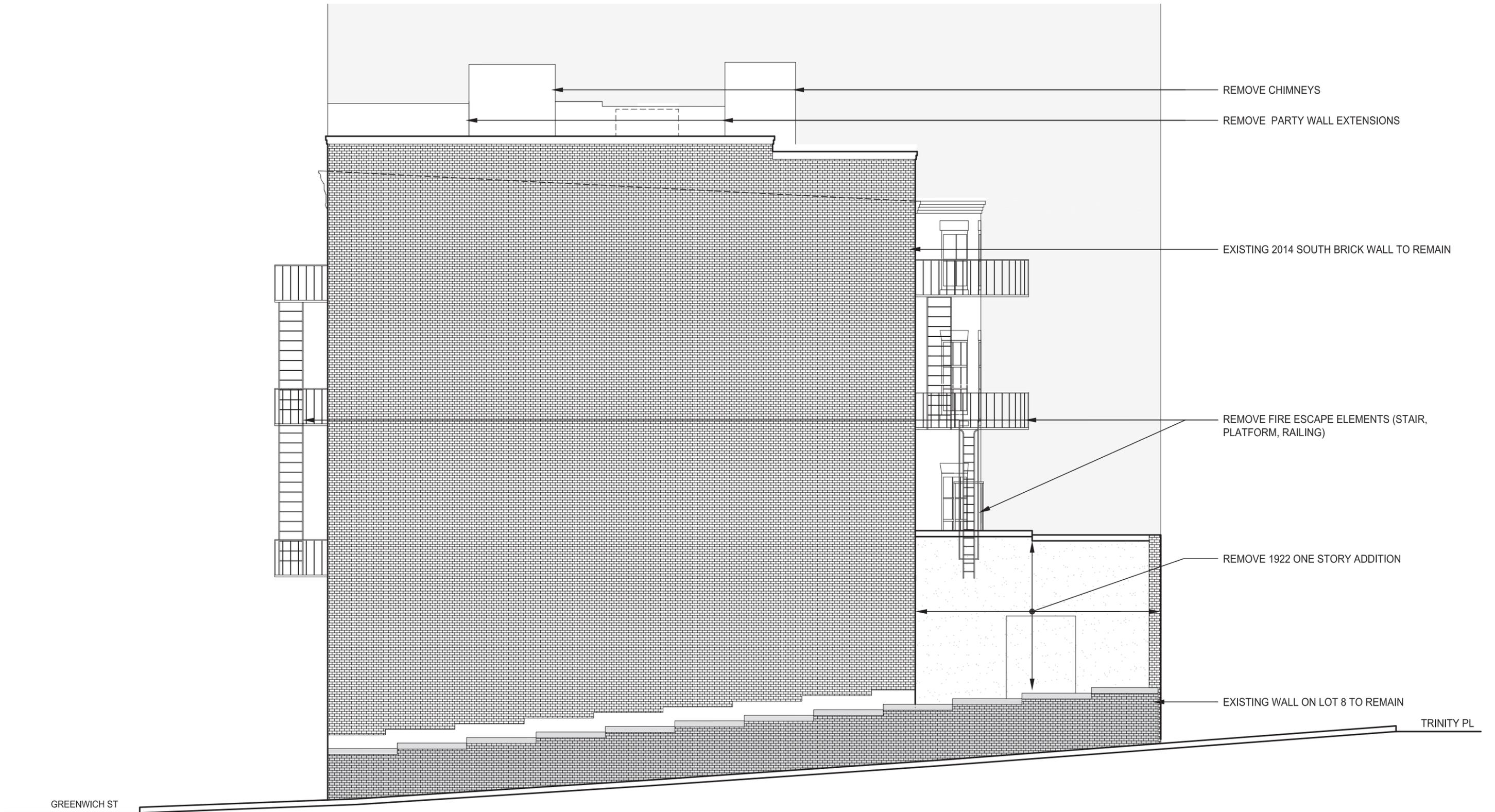




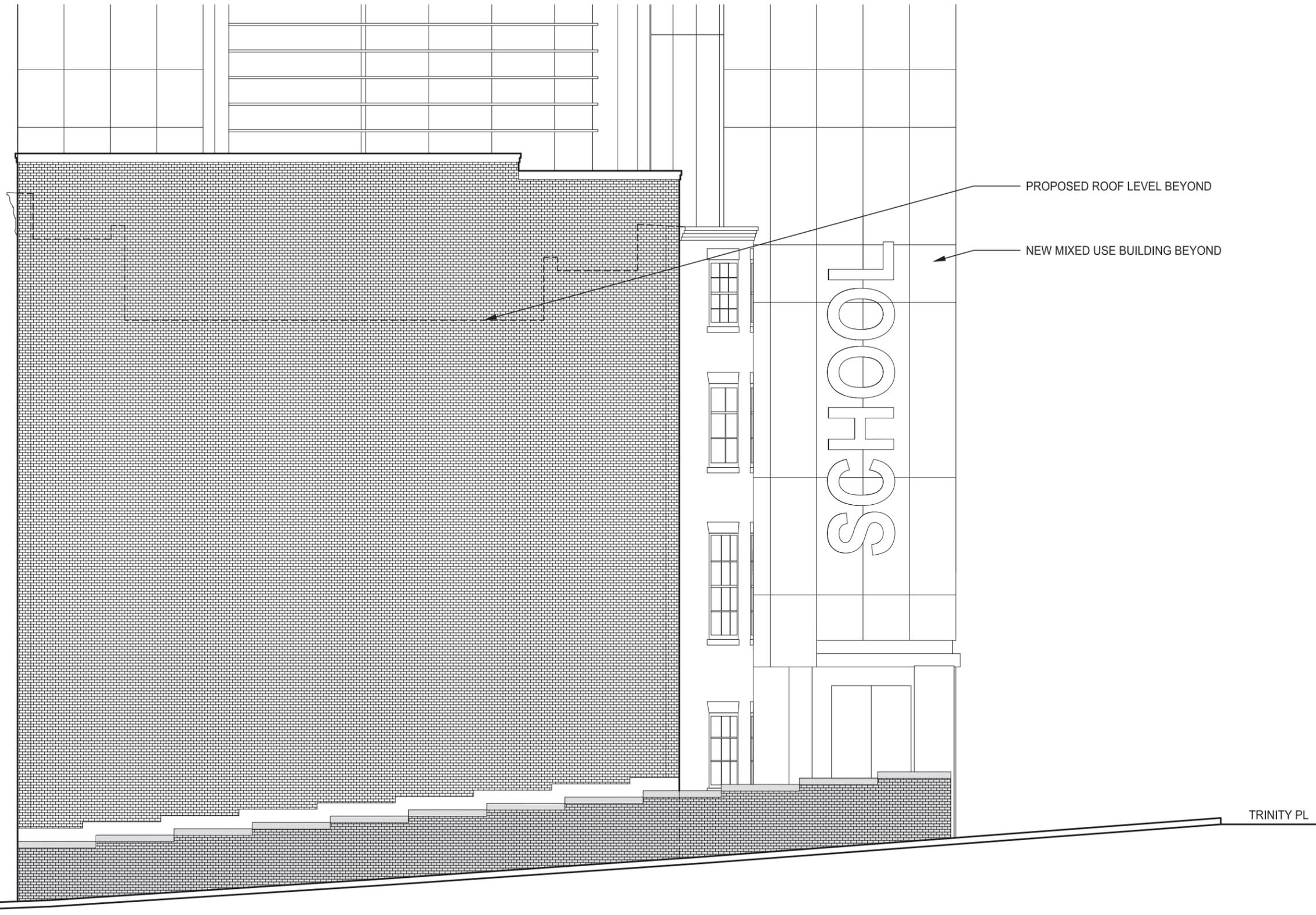
WEST ELEVATION - PROPOSED



WEST ELEVATION - PROPOSED



SOUTH ELEVATION - EXISTING

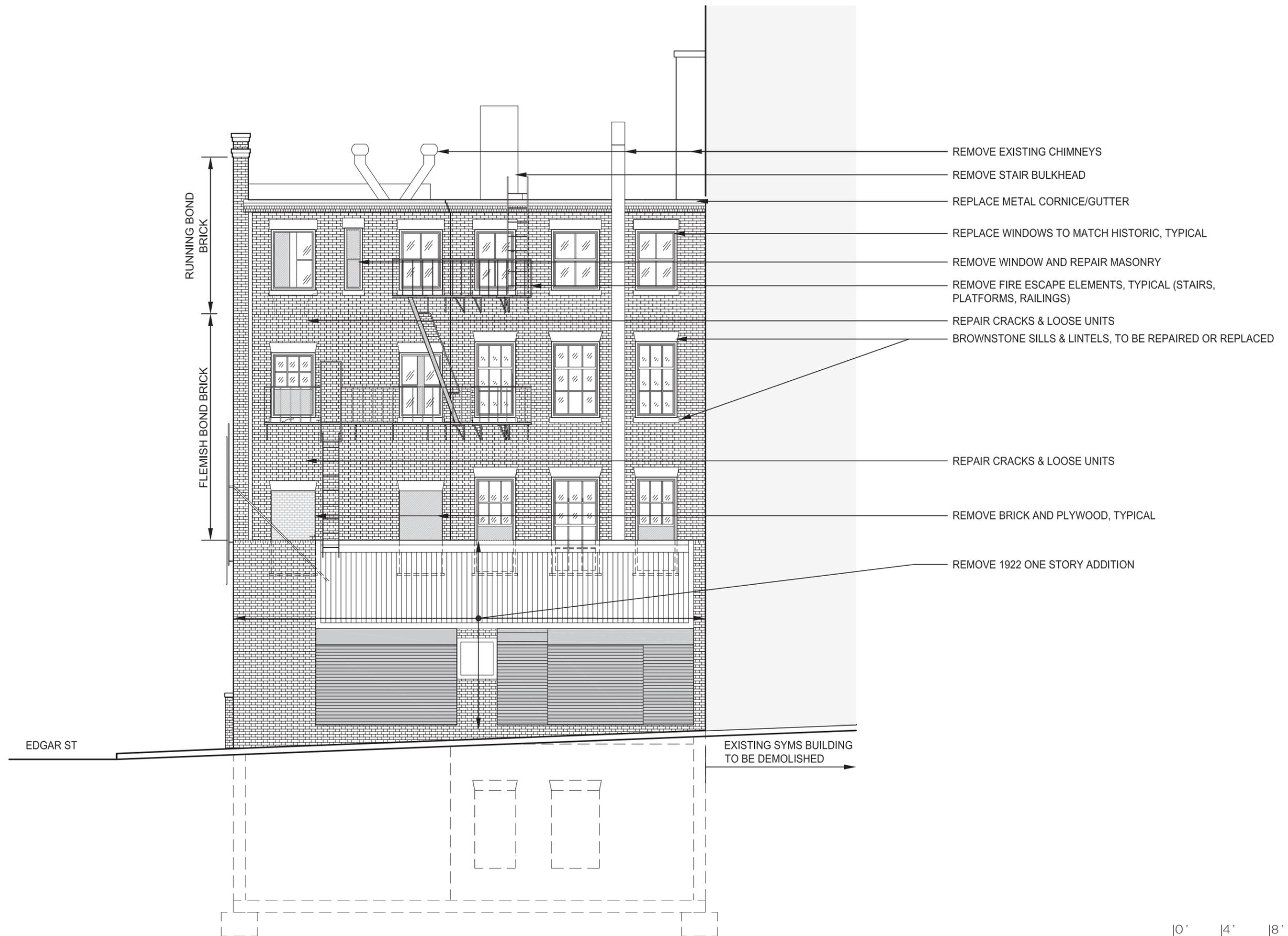


GREENWICH ST

TRINITY PL

**SOUTH ELEVATION - PROPOSED**





EAST ELEVATION - EXISTING



EAST ELEVATION - PROPOSED



EAST ELEVATION - PROPOSED

GREENWICH ST ROOF  
EL. [ 67.27' ]

FLOOR 4 SILL  
EL. [ 57.67' ]

FLOOR 4  
EL. [ 55.22' ]

FLOOR 3 SILL  
EL. [ 46.17' ]

FLOOR 3  
EL. [ 43.97' ]

FLOOR 2 SILL  
EL. [ 33.00' ]

FLOOR 2  
EL. [ 30.62' ]

FLOOR 1 @ GREENWICH ST  
EL. [ 16.25' ]

CELLAR  
EL. [ 6.50' ]

TRINITY PL ROOF  
EL. [ 64.70' ]

FLOOR 4 SILL @ TRINITY PL  
EL. [ 57.18' ]

FLOOR 3 SILL @ TRINITY PL  
EL. [ 46.60' ]

FLOOR 2 SILL @ TRINITY PL  
EL. [ 33.65' ]

FLOOR 1 @ TRINITY PL  
EL. [ 20.47' ]

11'-3"

13'-4<sup>3</sup>/<sub>16</sub>"

14'-3<sup>3</sup>/<sub>4</sub>"

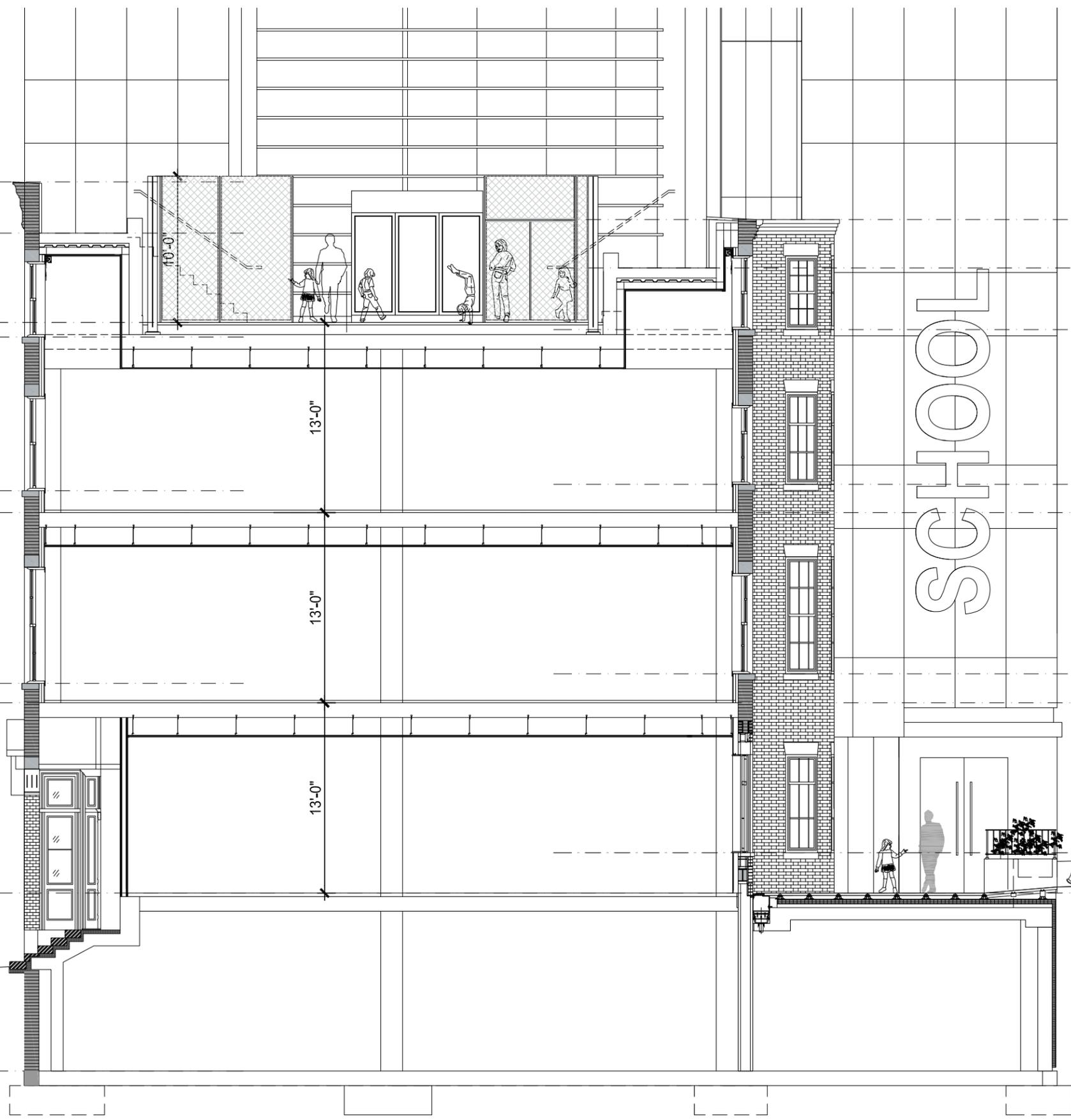
10'-1<sup>13</sup>/<sub>16</sub>"



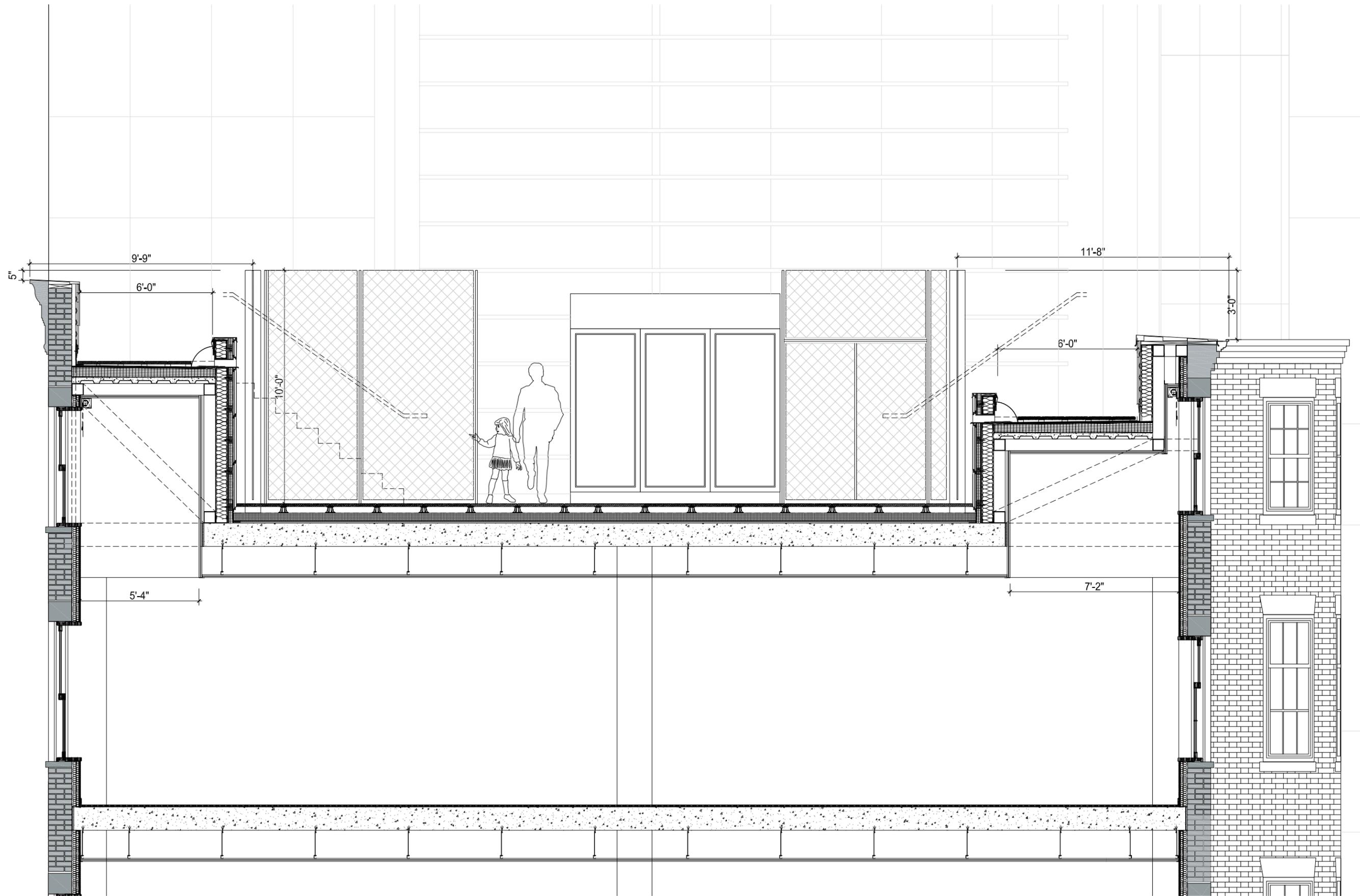
SECTION - EXISTING

GREENWICH ST ROOF  
 EL. [ 67.01' ] MINIMUM  
 GREENWICH ST ACCESS ROOF  
 EL. [ 63.77' ]  
 FLOOR 4  
 EL. [ 57.67' ]  
 FLOOR 4 SILL @ GREENWICH ST  
 EL. [ 56.67' ]  
 FLOOR 3 SILL @ GREENWICH ST  
 EL. [ 46.17' ]  
 FLOOR 3  
 EL. [ 44.67' ]  
 FLOOR 2 SILL @ GREENWICH ST  
 EL. [ 33.00' ]  
 FLOOR 2  
 EL. [ 31.67' ]  
 GROUND FLOOR  
 EL. [ 18.67' ]  
 CELLAR  
 EL. [ 6.50' ]

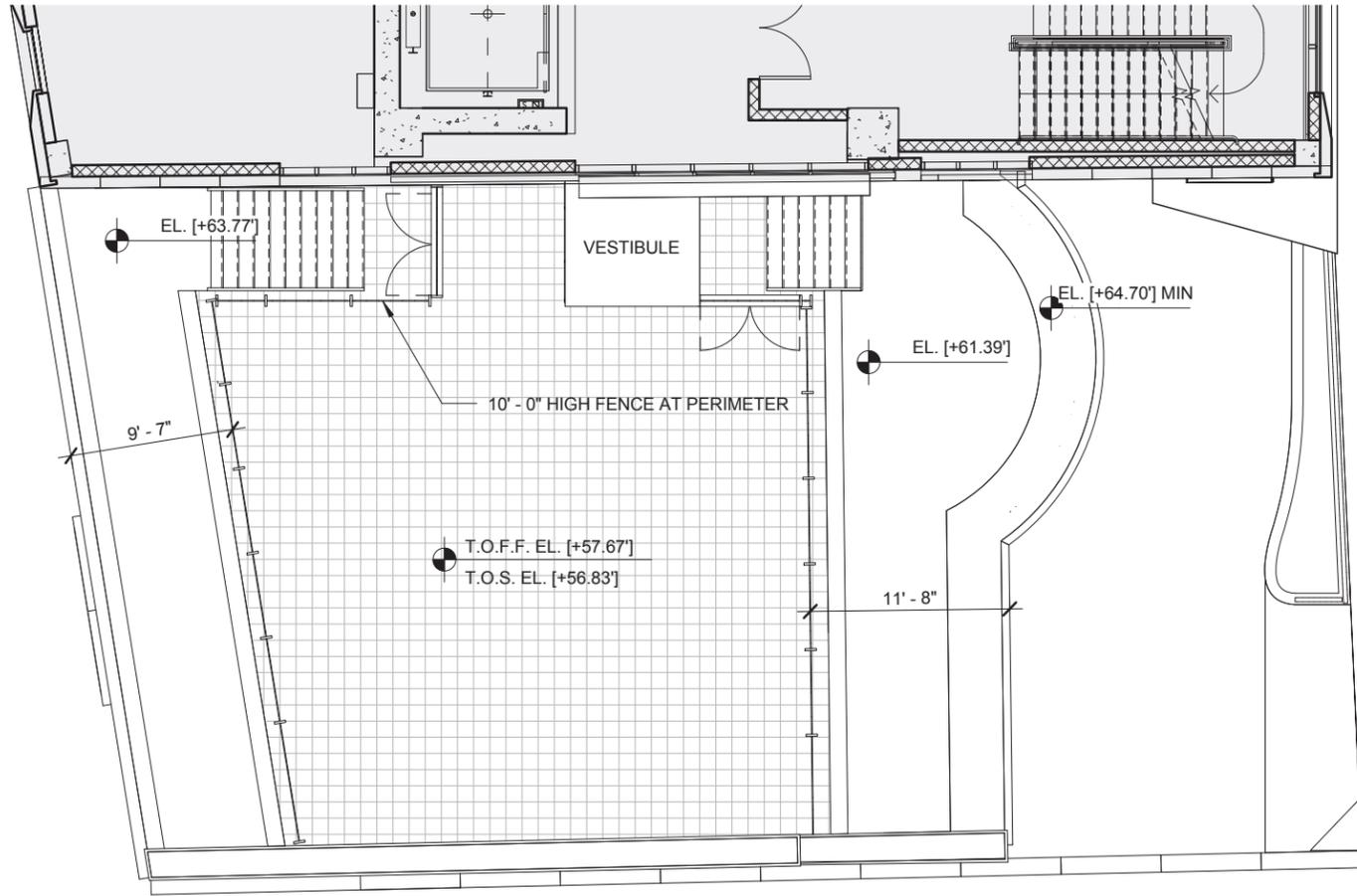
TRINITY PL ROOF  
 EL. [ 64.70' ] MINIMUM  
 TRINITY PL ACCESS ROOF  
 EL. [ 61.39' ]  
 FLOOR 4 SILL @ TRINITY PL  
 EL. [ 57.18' ]  
 FLOOR 3 SILL @ TRINITY PL  
 EL. [ 46.60' ]  
 FLOOR 2 SILL @ TRINITY PL  
 EL. [ 33.65' ]  
 FLOOR 1 SILL @ TRINITY PL  
 EL. [ 21.42' ]



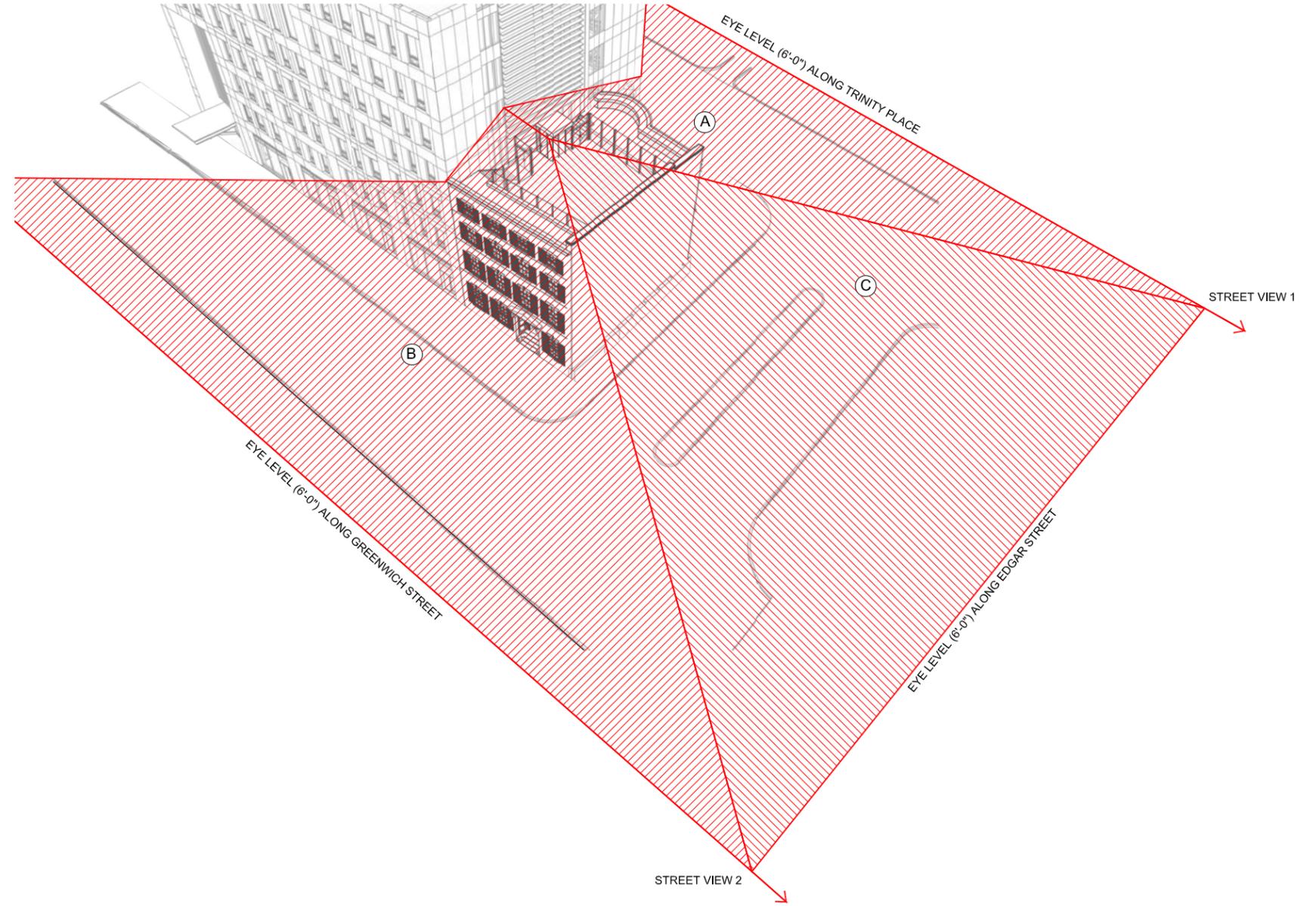
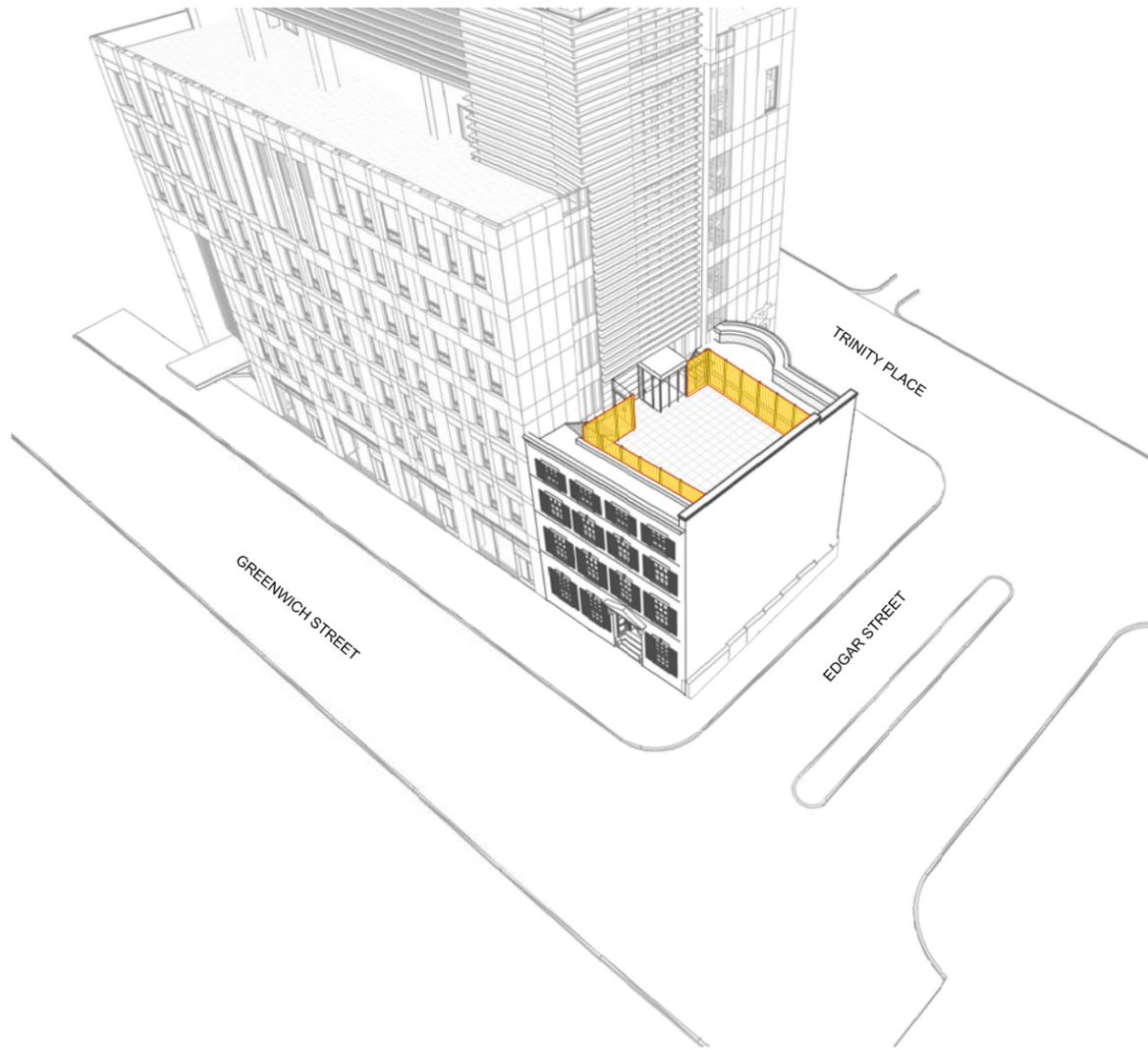
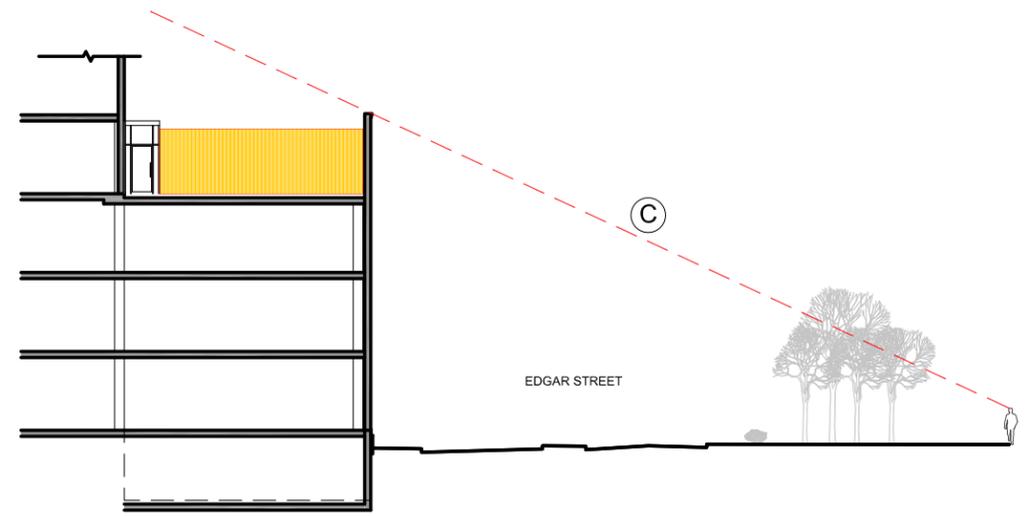
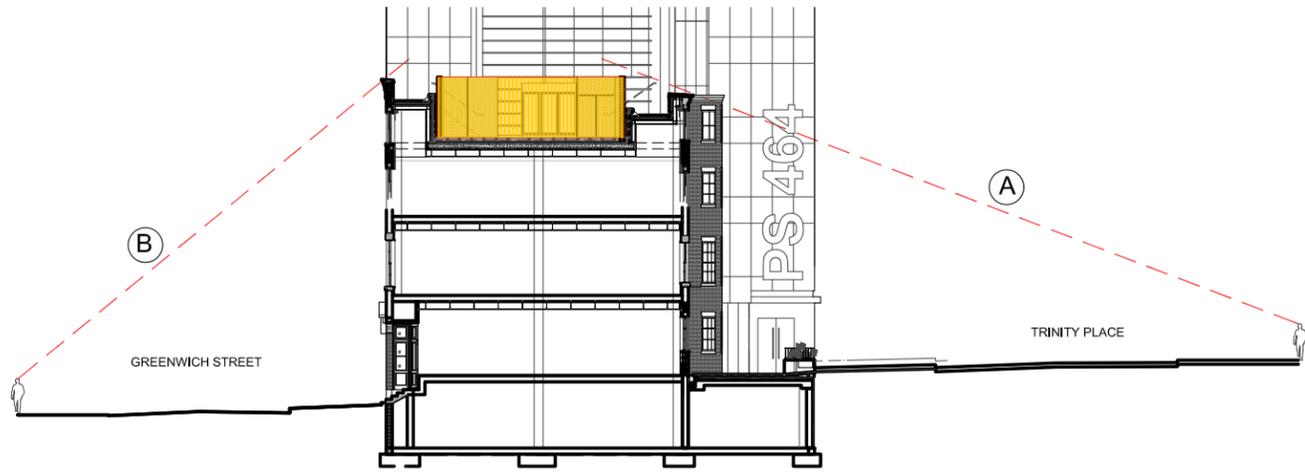
SECTION - PROPOSED



ROOF SECTION - PROPOSED



ROOF PLAN & AXONOMETRIC - PROPOSED



VIEW PLANE ANALYSIS FOR PROPOSED 10' FENCE

## RENDERINGS



BUILDING VIEW FROM WEST ON GREENWICH ST



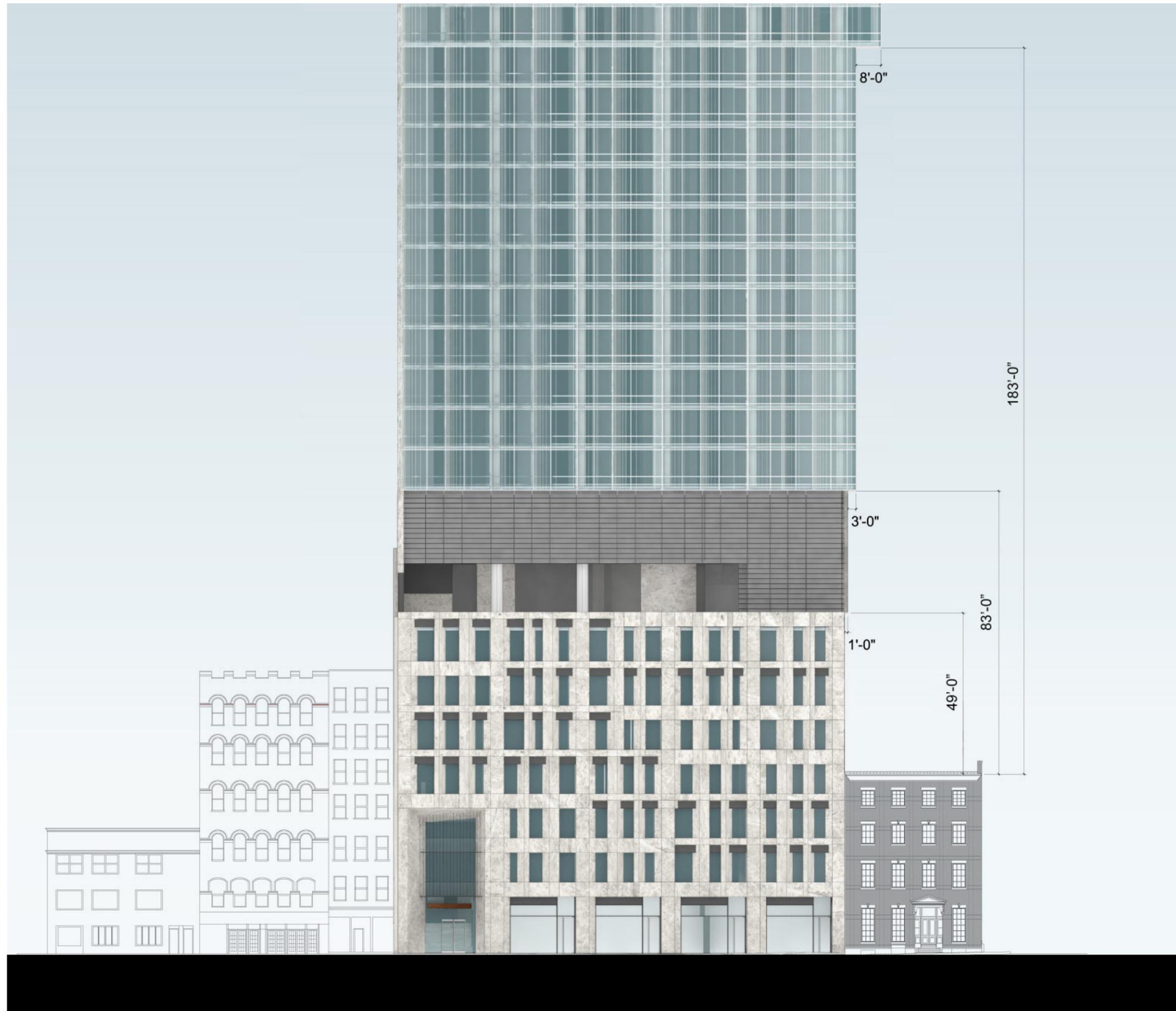
BUILDING VIEW FROM WEST ON GREENWICH ST



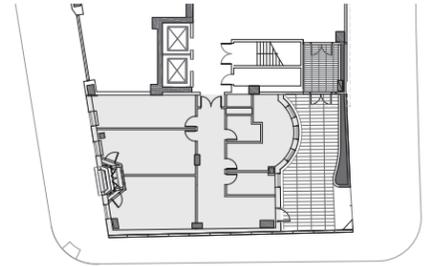
BUILDING VIEW FROM EAST ON TRINITY PLACE



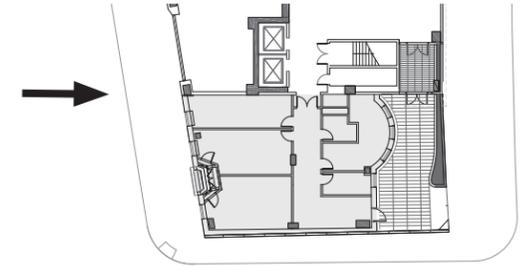
BUILDING VIEW FROM EAST ON TRINITY PLACE



WEST ELEVATION @ GREENWICH ST



EYE LEVEL BUILDING VIEW FROM WEST ON GREENWICH ST



LOOKING UP BUILDING VIEW FROM WEST ON GREENWICH ST



BUILDING VIEW FROM SOUTH/EAST ON TRINITY PLACE



BUILDING VIEW FROM SOUTH/EAST ON TRINITY PLACE