

# 57 Greenwich Avenue, Manhattan



Proposed window enlargement at second floor – LPC Dkt # 15-1330



Presented by Tanya Warnke on behalf of 1 Perry Street, LLC

# 57 Greenwich Avenue 1940's Tax Photo



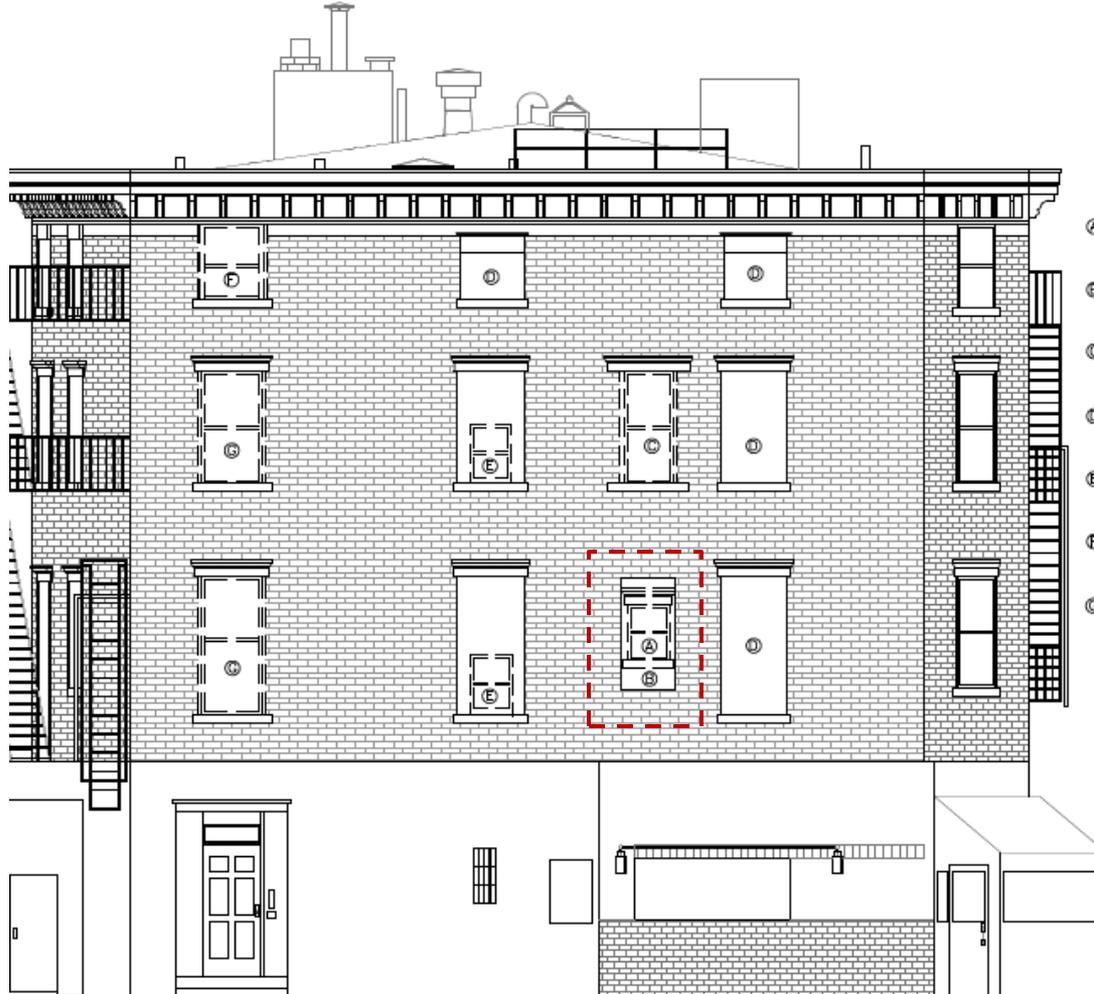
# 57 Greenwich Avenue Landmark Designation



# 57 Greenwich Avenue today



# Proposal:



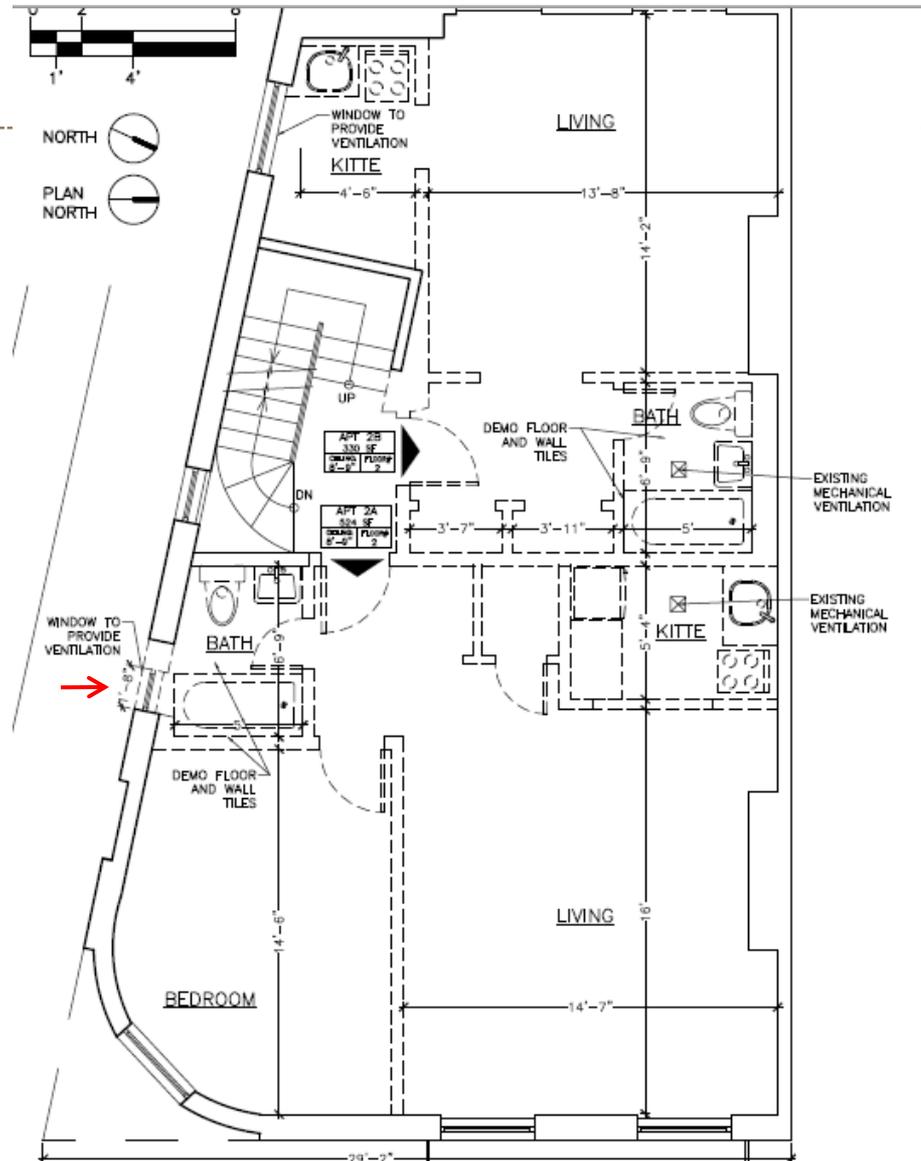
- Ⓐ EXISTING 20"x37" WINDOW TO BE REMOVED
- Ⓑ REMOVE BRICKWORK FOR NEW LARGER WINDOW
- Ⓒ EXISTING 34"x71" WINDOW TO BE REPLACED
- Ⓓ EXISTING BLOCKED BRICK WINDOW TO REMAIN
- Ⓔ EXISTING 24"x36" WINDOW TO BE REPLACED
- Ⓕ EXISTING 43"x46" WINDOW TO BE REPLACED
- Ⓖ EXISTING 44"x88" WINDOW TO BE REPLACED

# Proposal:



- Ⓐ EXISTING BLOCKED BRICK WINDOW TO BE REMAIN
- Ⓑ NEW PELLA 34"x71" DOUBLE HUNG WINDOW ←
- Ⓒ NEW PELLA 26"x38" DOUBLE HUNG WINDOW
- Ⓓ NEW PELLA 41"x72" DOUBLE HUNG WINDOW
- Ⓔ NEW PELLA 27"x39" DOUBLE HUNG WINDOW
- Ⓒ NEW PELLA 46"x90" DOUBLE HUNG WINDOW
- Ⓕ NEW PELLA 45"x48" DOUBLE HUNG WINDOW

# Existing Floor Plan: Second Floor



# Construction Plan: Second Floor

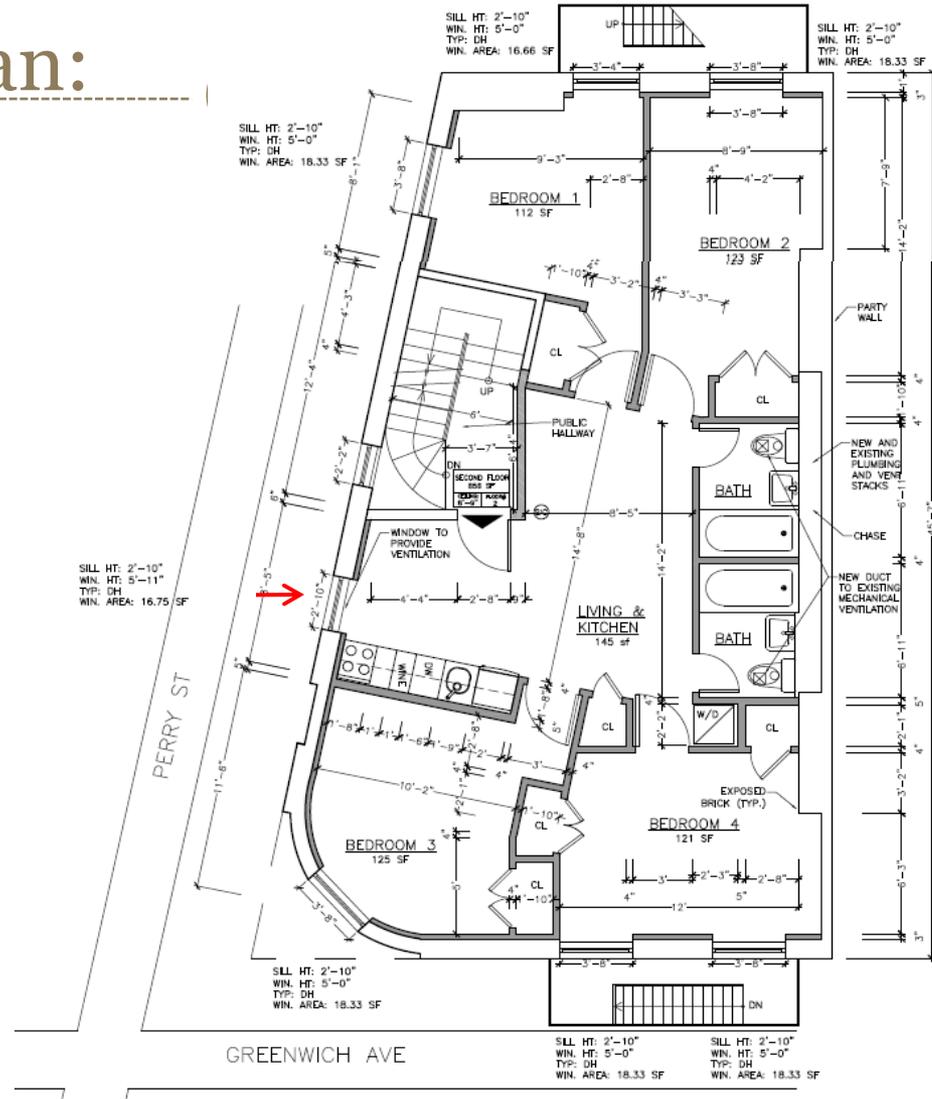
## 20" X 37" WINDOW

LIVING ROOM (145 SF) LIGHT AND AIR REQ.	
WIN. AREA: 5.14 SF	REQ. LIGHT: 14.5 SF
OP. WIN. AREA: 2.57 SF	REQ. AIR: 7.25 SF

## NEW 34" X 71" PELLA WINDOW

LIVING ROOM (145 SF) LIGHT AND AIR REQ.	
WIN. AREA: 16.75 SF	REQ. LIGHT: 14.5 SF
OP. WIN. AREA: 8.38 SF	REQ. AIR: 7.25 SF
IN COMPLIANCE WITH LIGHT AND AIR REQUIREMENTS	

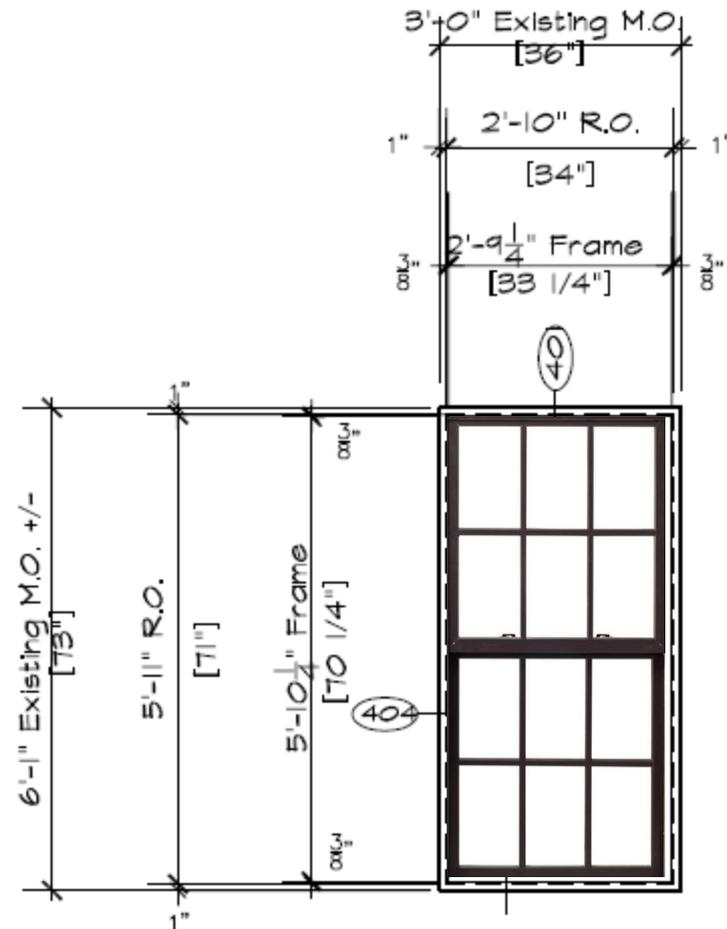
As filed under  
Job # **122127046**



# Proposed Window Information

## Pella Windows

- Architect Series Wood (pine)
- Double hung, 6-over-6 configuration
- Black painted finish



# Lintels and Sills



Lintels = 56 3/4"



Sills = 51"



Greek Revival Style

Existing Lintels = sheetmetal

Existing Sills = stone with sheetmetal over them

New Lintels = aluminum

New Sills = grey stone

The color of the lintels and sills = Benjamin Moore 1131 Autumn Leaf



# Surrounding Buildings



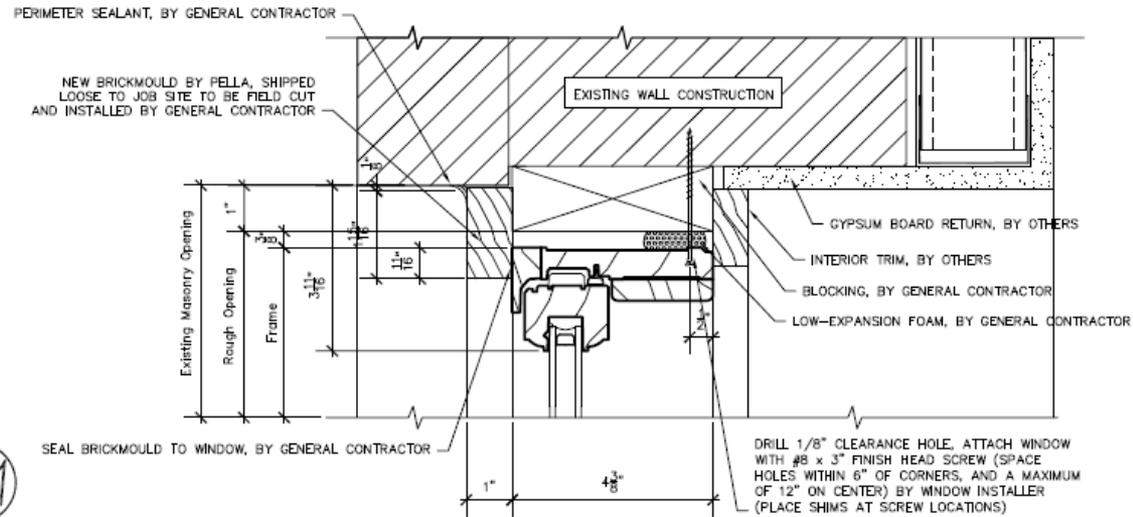
4 Perry Street



6 Perry Street

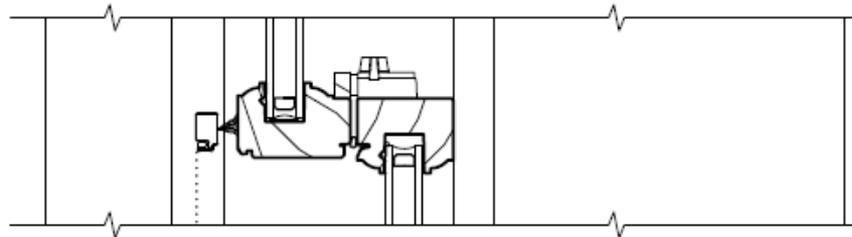


# Additional information for proposed windows

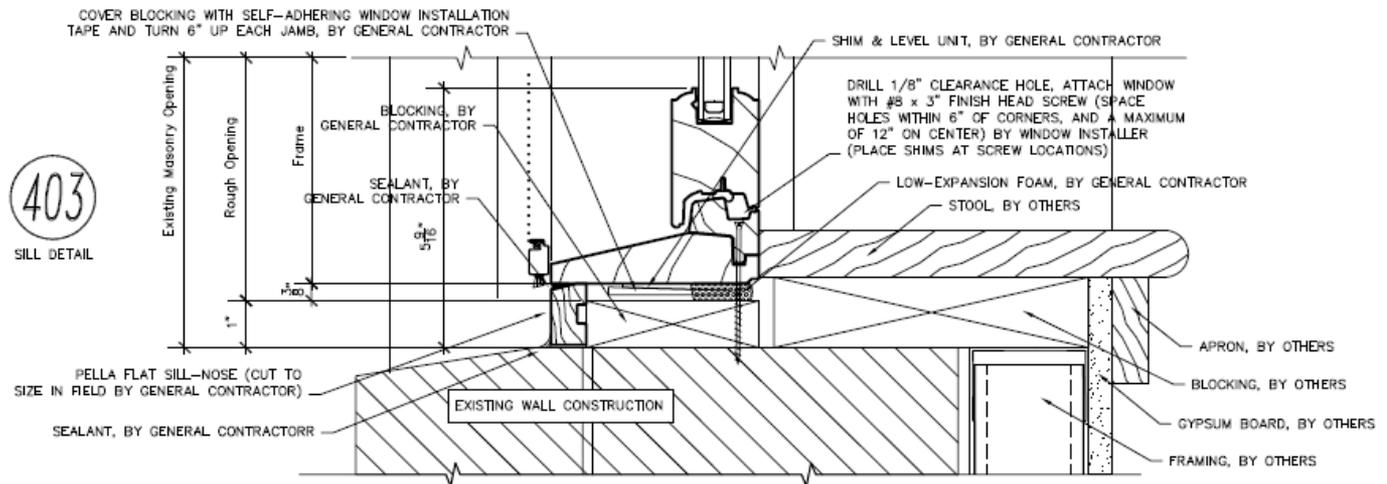


401  
HEAD DETAIL

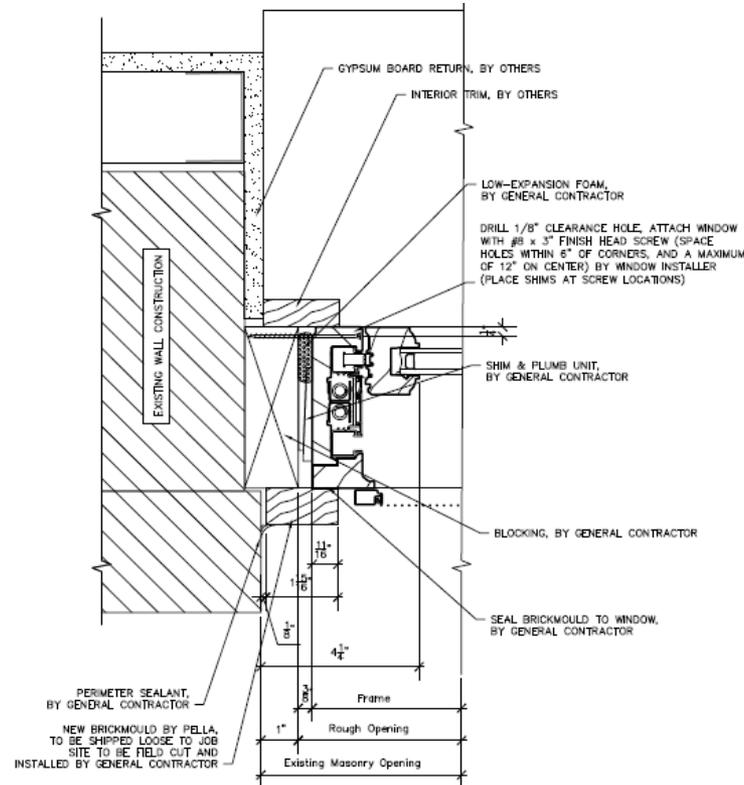
402  
CHECK RAIL DETAIL



# Additional information for proposed windows



# Additional information for proposed windows



404

JAMB DETAIL