77 Washington Place
New York, NY 10011

Landmarks Draft Presentation for
April 25, 2017

March 27, 2017

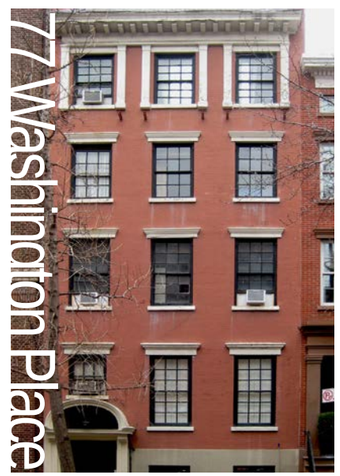
PLAN architecture | design | strategy
tel 212 | 482 | 0630 fax 212 | 898 | 1129
555 8th Avenue, Suite #1602, New York, NY 10018

Neighborhood

77 Washington Place
New York, NY 10011

Landmarks Draft Presentation for
April 25, 2017

March 27, 2017



PLAN architecture | design | strategy
tel 212 | 482 | 0630 fax 212 | 898 | 1129
555 8th Avenue, Suite #1602, New York, NY 10018

©2016, PLAN Architecture, PLLC

Street Views of Property

77 Washington Place
New York, NY 10011

Landmarks Draft Presentation for
April 25, 2017

March 27, 2017

PLAN architecture | design | strategy
tel 212 | 482 | 0630 fax 212 | 898 | 1129
555 8th Avenue, Suite #1602, New York, NY 10018

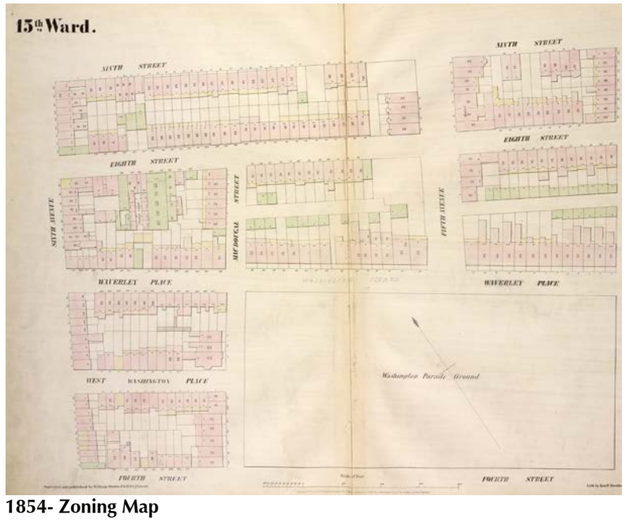
©2016, PLAN Architecture, PLLC

Historic Photos and Zoning

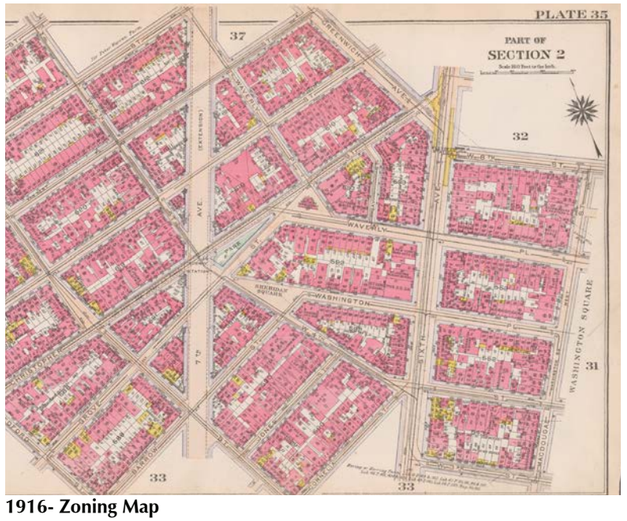
1935- NYPL Photo

1940- NYC Tax Photo

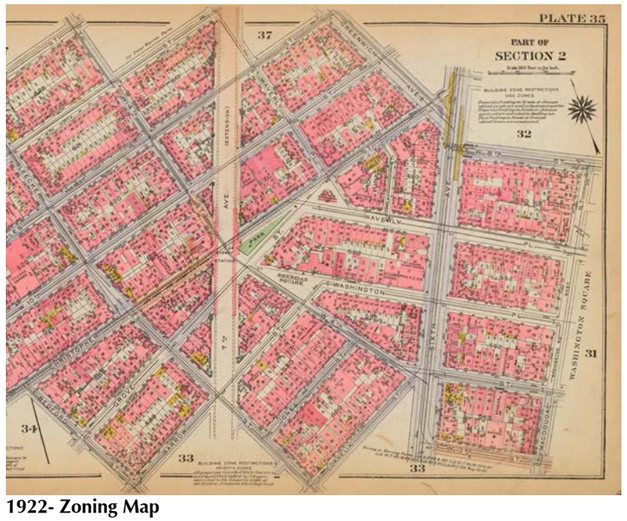
1980- NYC Tax Photo



1854- Zoning Map



1916- Zoning Map



1922- Zoning Map

77 Washington Place
New York, NY 10011

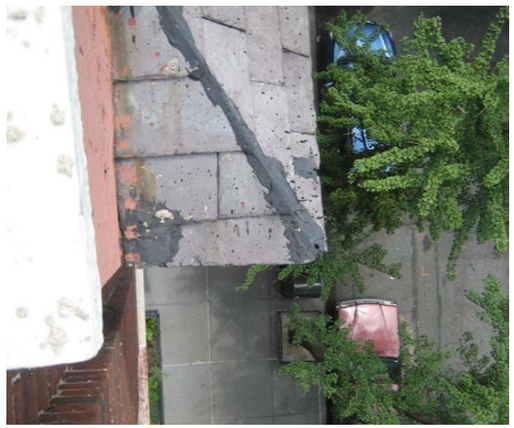
Landmarks Draft Presentation for
April 25, 2017

March 27, 2017

PLAN architecture | design | strategy
tel 212 | 482 | 0630 fax 212 | 898 | 1129
555 8th Avenue, Suite #1602, New York, NY 10018

©2016, PLAN Architecture, PLLC

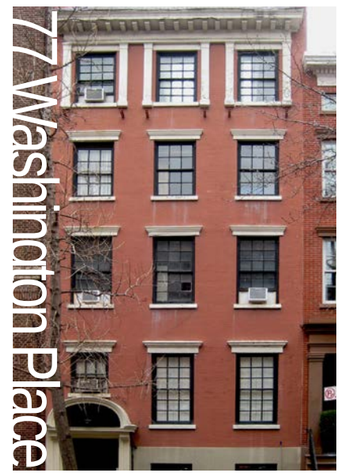
Existing Front Conditions



77 Washington Place
New York, NY 10011

Landmarks Draft Presentation for
April 25, 2017

March 27, 2017



PLAN architecture | design | strategy
tel 212 | 482 | 0630 fax 212 | 898 | 1129
555 8th Avenue, Suite #1602, New York, NY 10018

©2016, PLAN Architecture, PLLC

Existing Back Conditions

77 Washington Place
New York, NY 10011

Landmarks Draft Presentation for
April 25, 2017

March 27, 2017

PLAN architecture | design | strategy
tel 212 | 482 | 0630 fax 212 | 898 | 1129
555 8th Avenue, Suite #1602, New York, NY 10018

©2016, PLAN Architecture, PLLC

Landmarks Bulkhead Mockup

77 Washington Place
New York, NY 10011

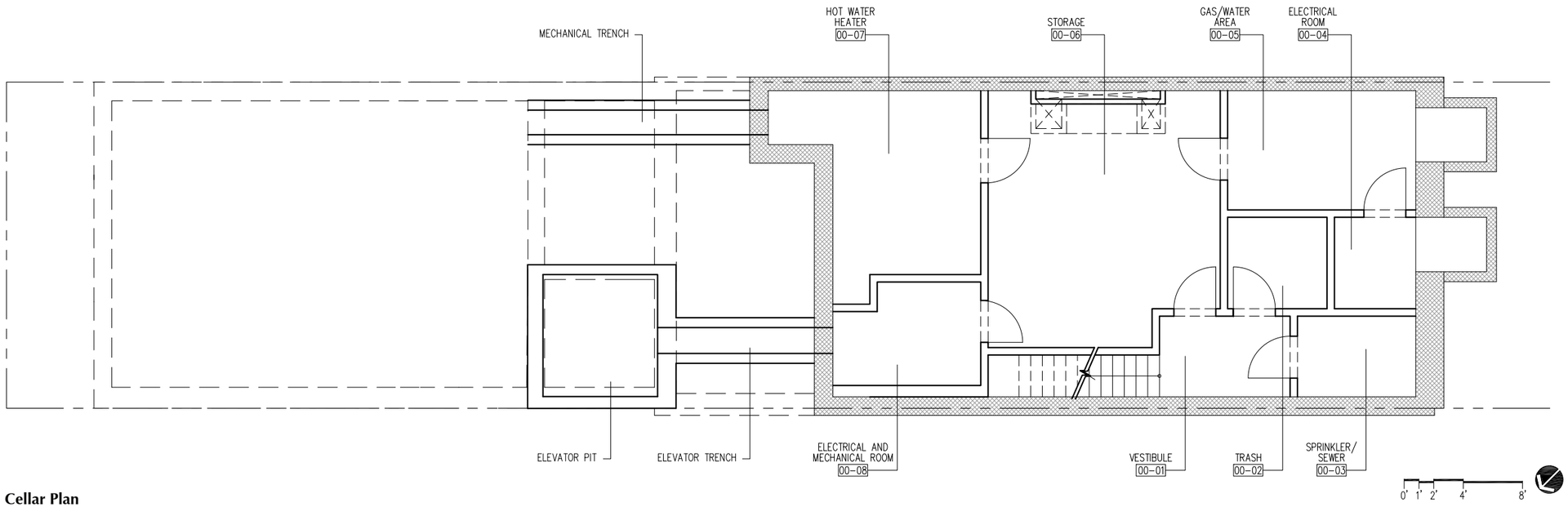
Landmarks Draft Presentation for
April 25, 2017

March 27, 2017

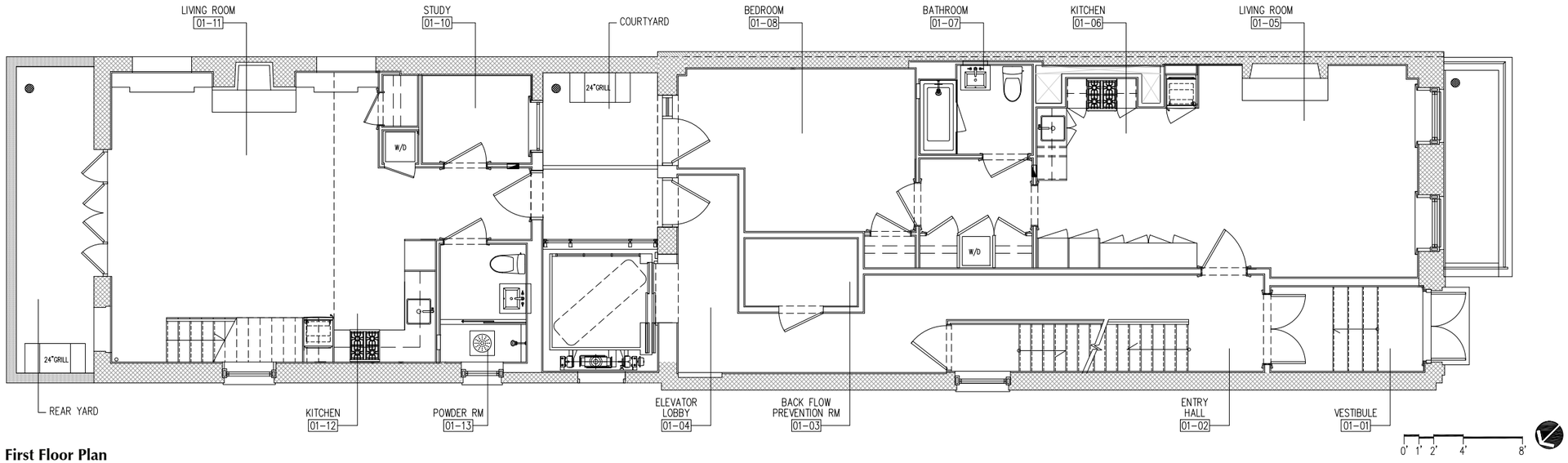
PLAN architecture | design | strategy
tel 212 | 482 | 0630 fax 212 | 898 | 1129
555 8th Avenue, Suite #1602, New York, NY 10018

©2016, PLAN Architecture, PLLC

Proposed Cellar and First Floor



Cellar Plan



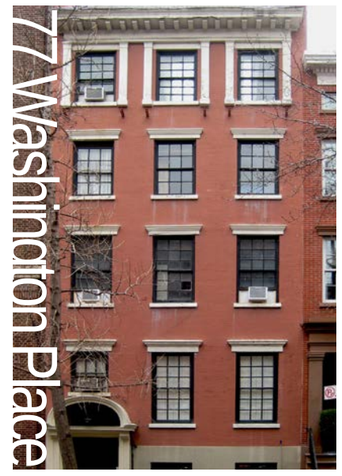
First Floor Plan

77 Washington Place
New York, NY 10011

Landmarks Draft Presentation for

April 25, 2017

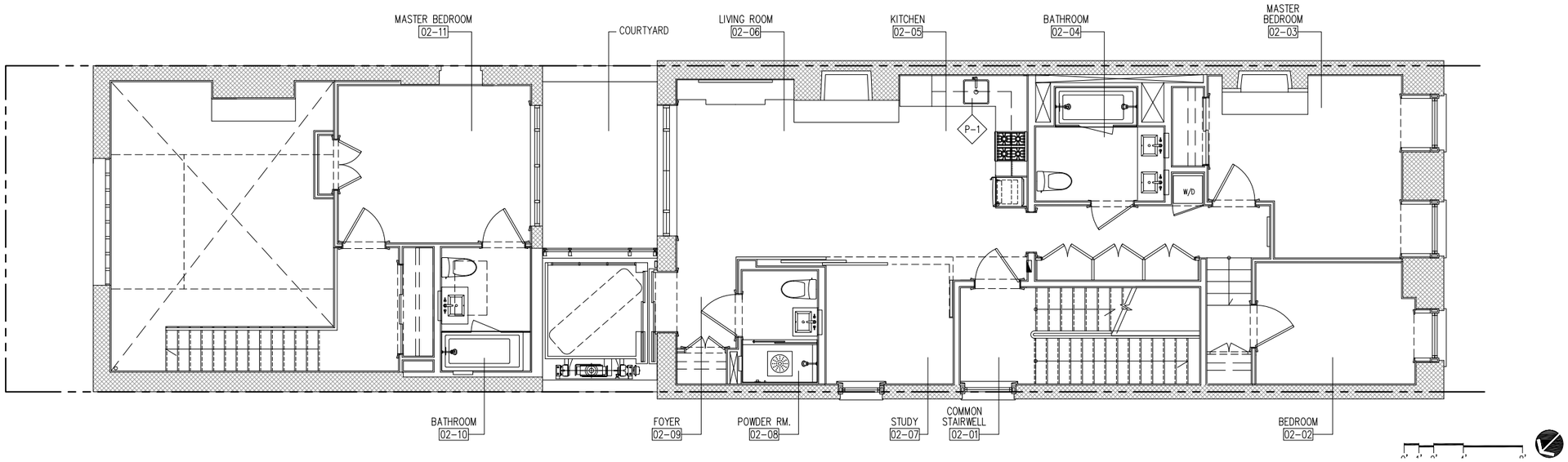
March 27, 2017



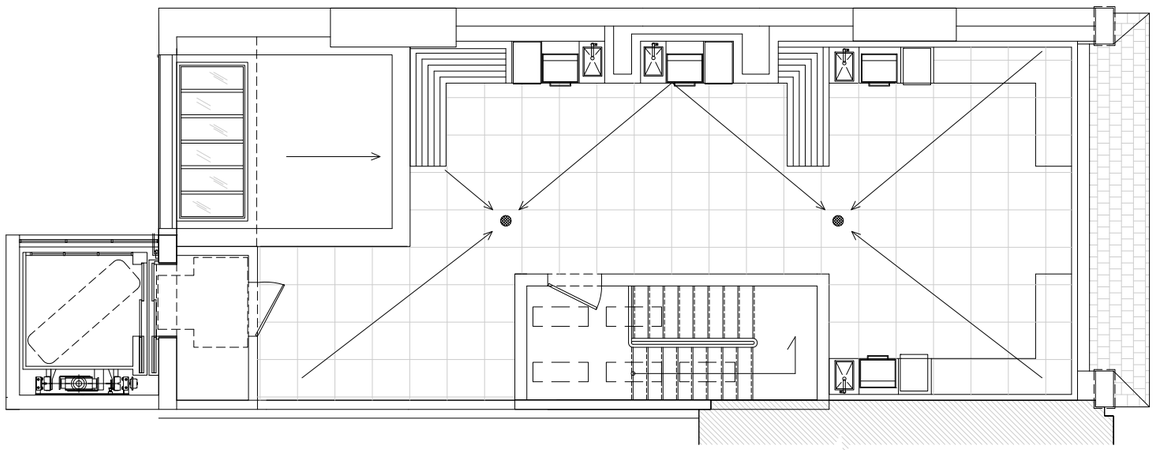
PLAN architecture | design | strategy
tel 212 | 482 | 0630 fax 212 | 898 | 1129
555 8th Avenue, Suite #1602, New York, NY 10018

©2016, PLAN Architecture, PLLC

Proposed Second Floor and Roof Terrace



Second Floor Plan



Roof Plan

77 Washington Place
New York, NY 10011

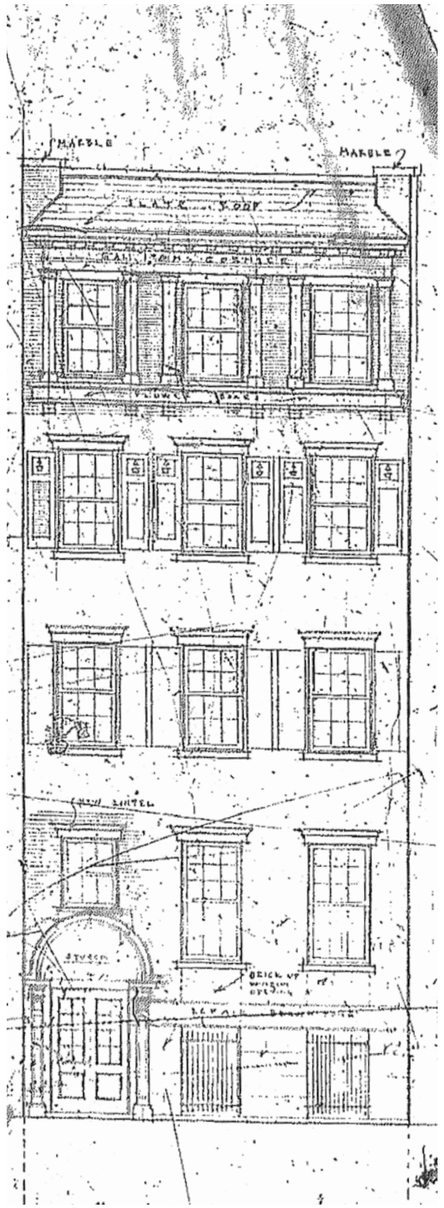
Landmarks Draft Presentation for
April 25, 2017

March 27, 2017

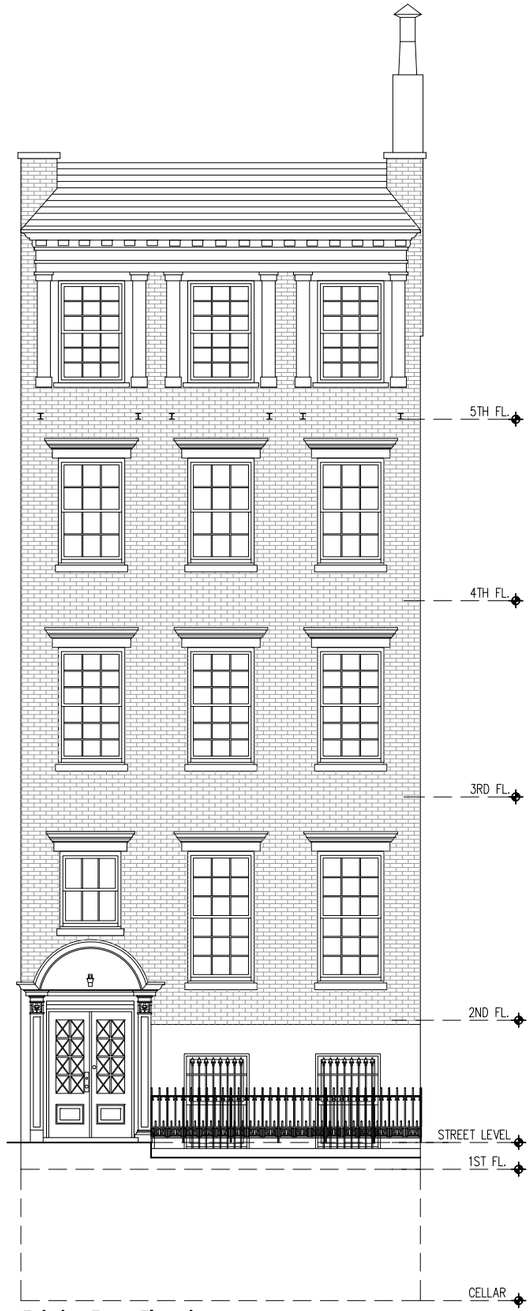
PLAN architecture | design | strategy
tel 212 | 482 | 0630 fax 212 | 898 | 1129
555 8th Avenue, Suite #1602, New York, NY 10018

©2016, PLAN Architecture, PLLC

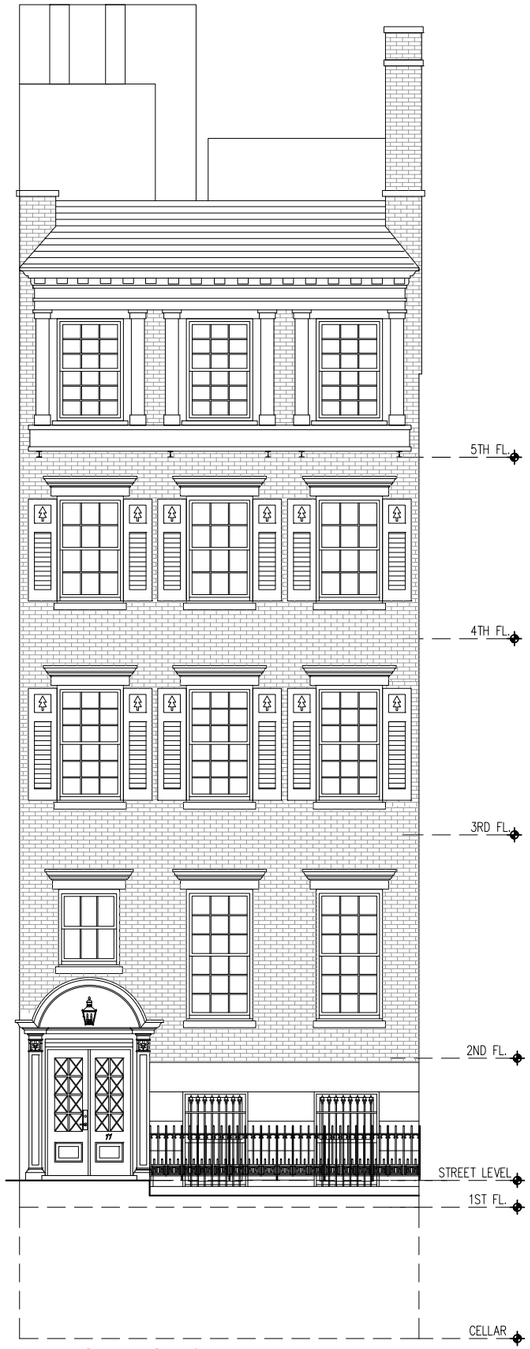
Front Elevations



1917 Front Elevation



Existing Front Elevation



Proposed Front Elevation

77 Washington Place
New York, NY 10011

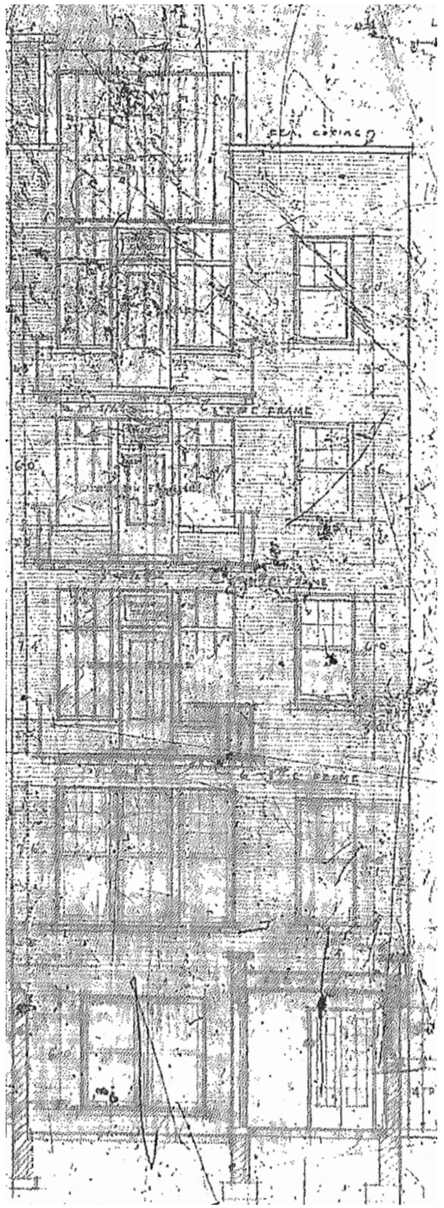
Landmarks Draft Presentation for
April 25, 2017

March 27, 2017

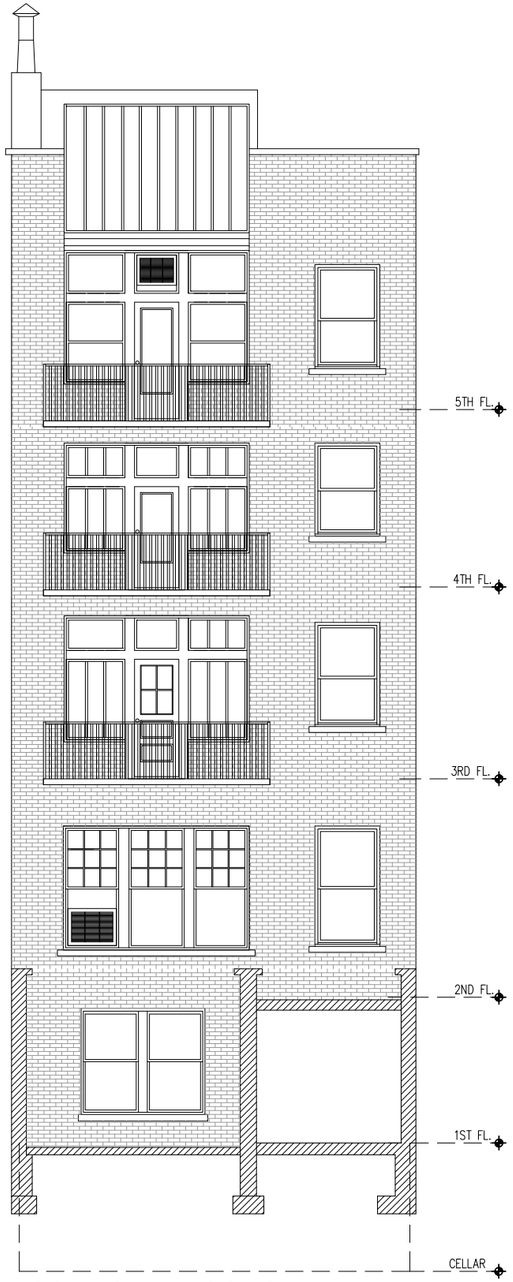
PLAN architecture | design | strategy
tel 212 | 482 | 0630 fax 212 | 898 | 1129
555 8th Avenue, Suite #1602, New York, NY 10018

©2016, PLAN Architecture, PLLC

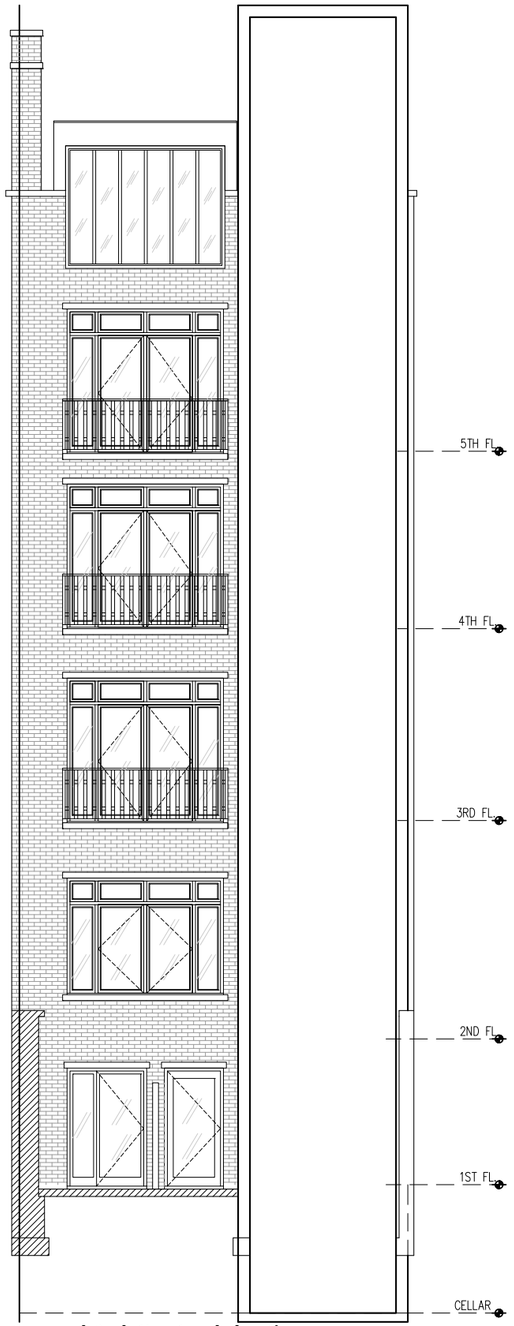
Rear Courtyard Elevations



1917 Back Courtyard Elevation



Existing Back Courtyard Elevation

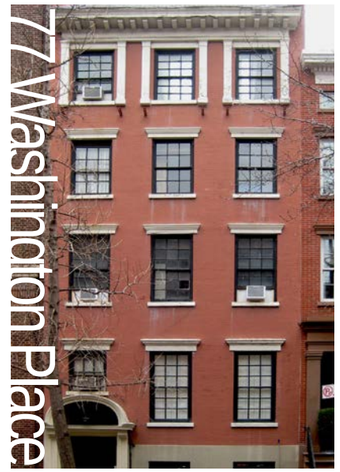


Proposed Back Courtyard Elevation

77 Washington Place
New York, NY 10011

Landmarks Draft Presentation for
April 25, 2017

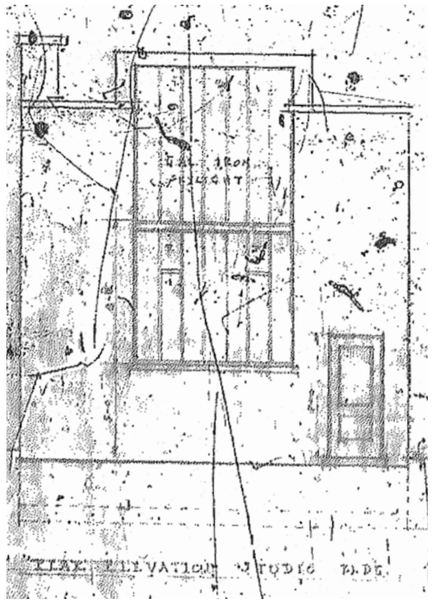
March 27, 2017



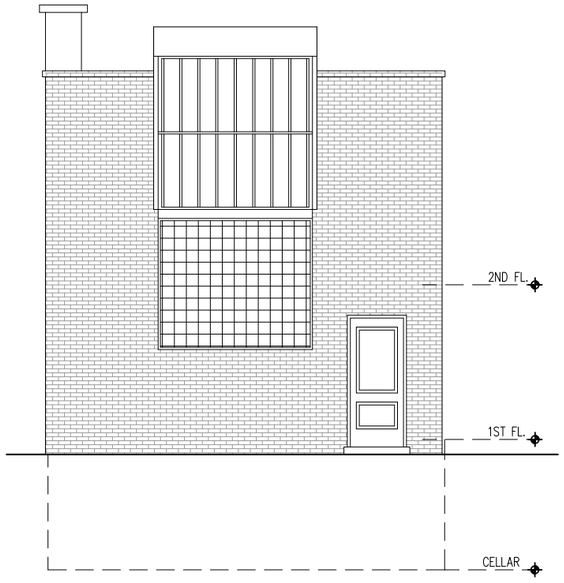
PLAN architecture | design | strategy
tel 212 | 482 | 0630 fax 212 | 898 | 1129
555 8th Avenue, Suite #1602, New York, NY 10018

©2016, PLAN Architecture, PLLC

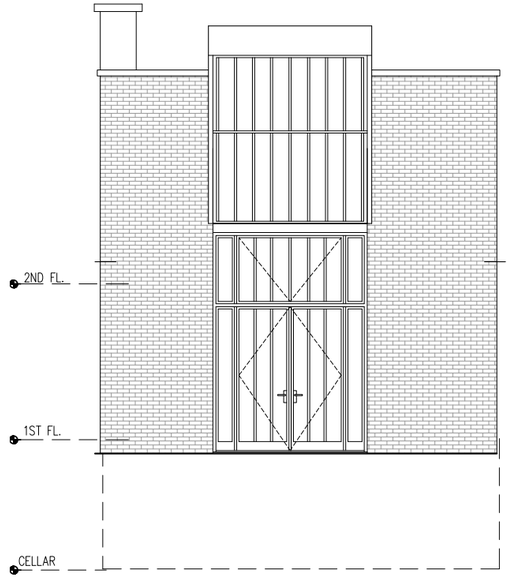
Rear Addition Elevations



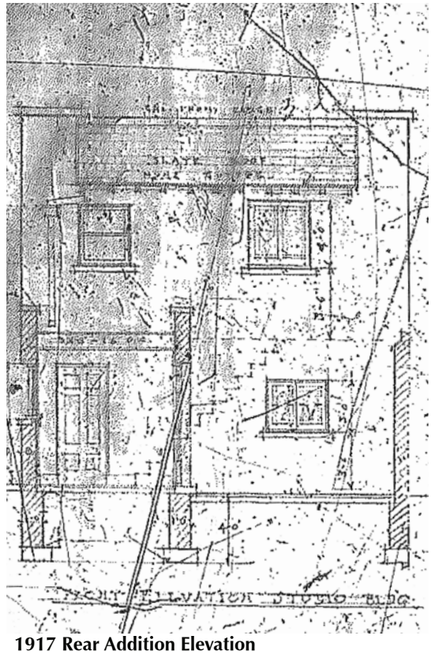
1917 Rear Addition Back Elevation



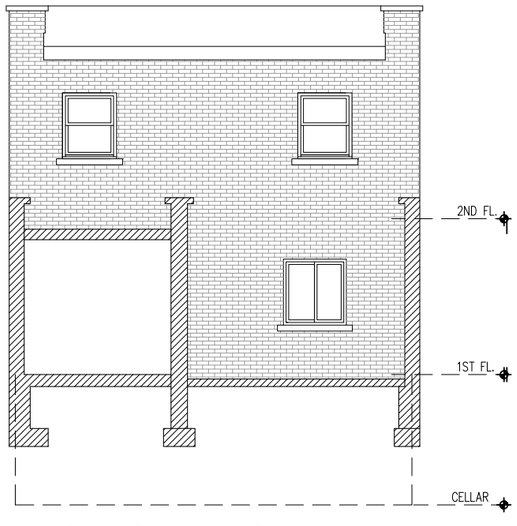
Existing Rear Addition Back Elevation



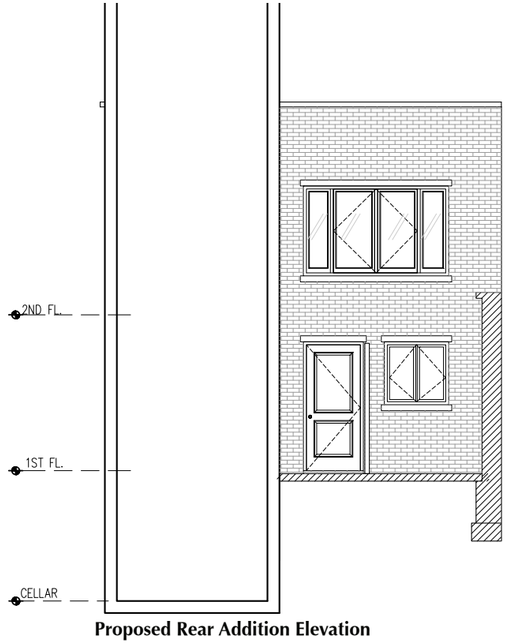
Proposed Rear Addition Back Elevation



1917 Rear Addition Elevation



Existing Rear Addition Elevation



Proposed Rear Addition Elevation

77 Washington Place
New York, NY 10011

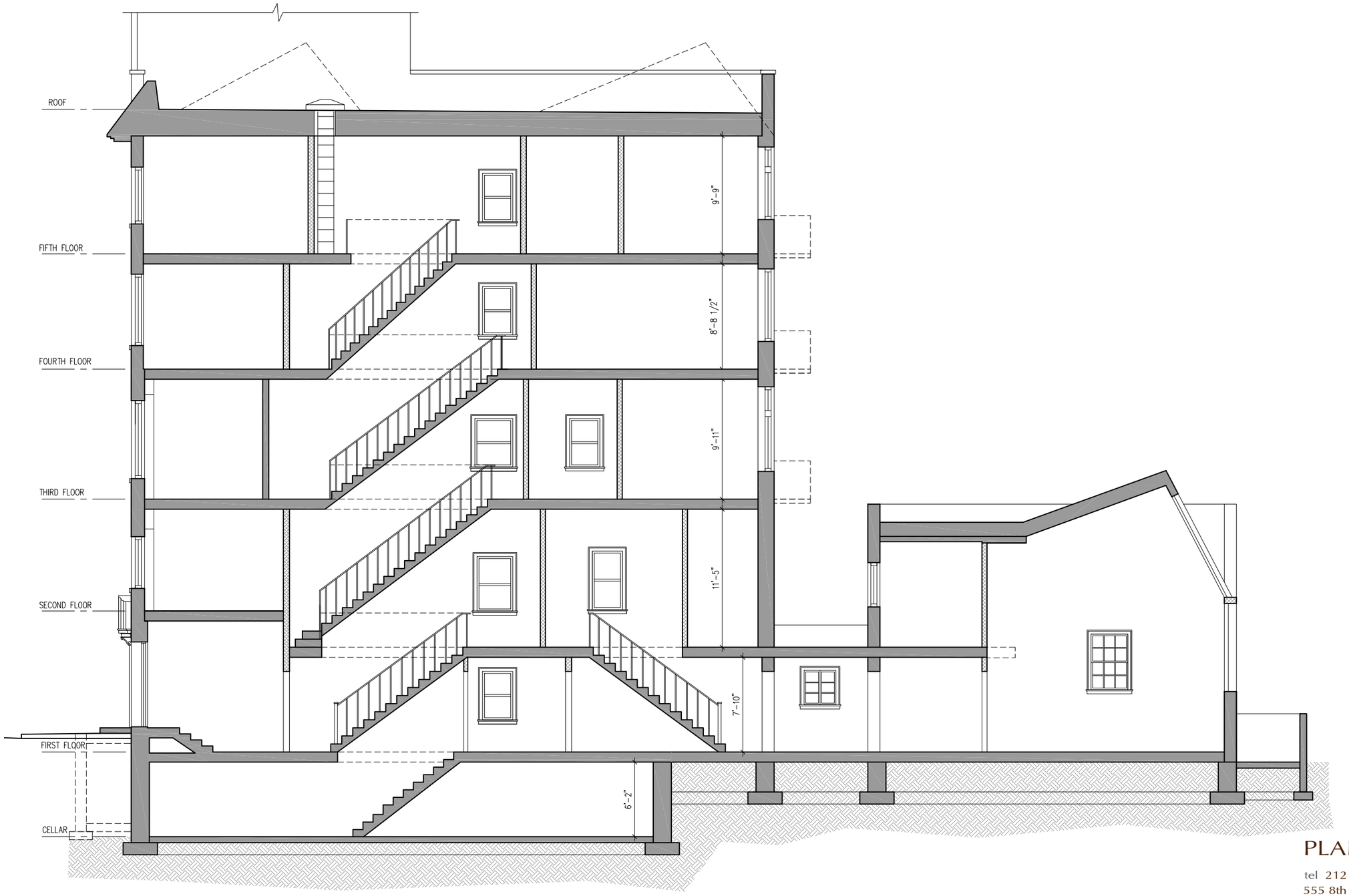
Landmarks Draft Presentation for
April 25, 2017

March 27, 2017

PLAN architecture | design | strategy
tel 212 | 482 | 0630 fax 212 | 898 | 1129
555 8th Avenue, Suite #1602, New York, NY 10018

©2016, PLAN Architecture, PLLC

Existing Section



77 Washington Place
New York, NY 10011

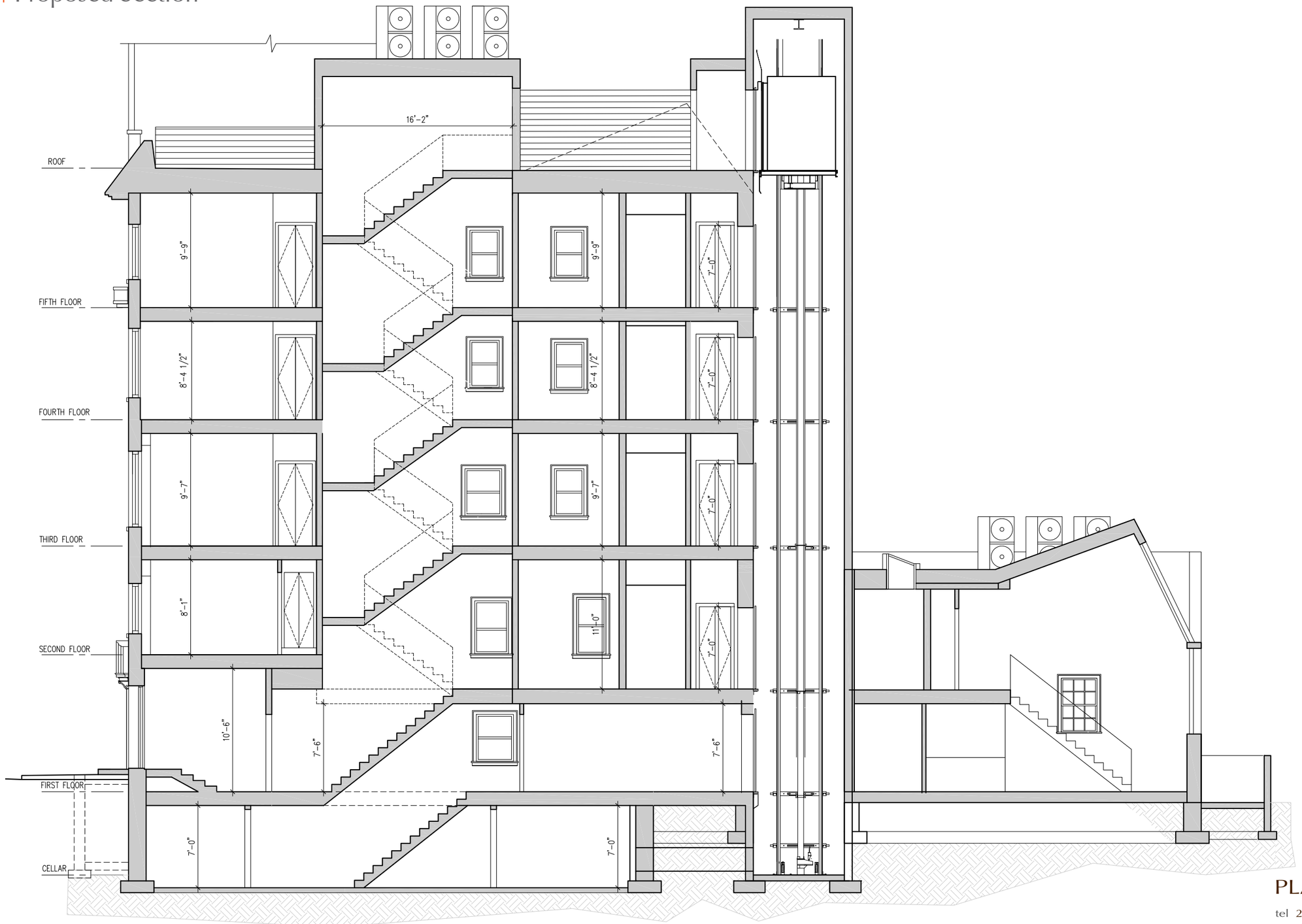
Landmarks Draft Presentation for
April 25, 2017

March 27, 2017

PLAN architecture | design | strategy
tel 212 | 482 | 0630 fax 212 | 898 | 1129
555 8th Avenue, Suite #1602, New York, NY 10018

©2016, PLAN Architecture, PLLC

Proposed Section



77 Washington Place
New York, NY 10011

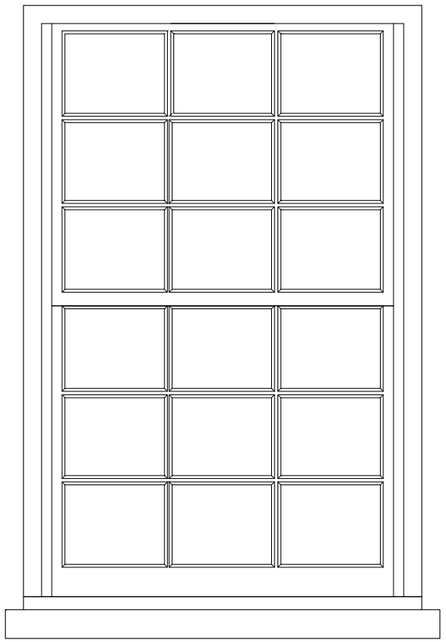
Landmarks Draft Presentation for
April 25, 2017

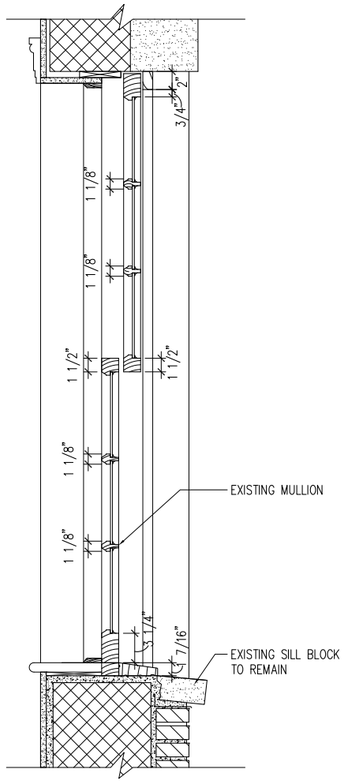
March 27, 2017

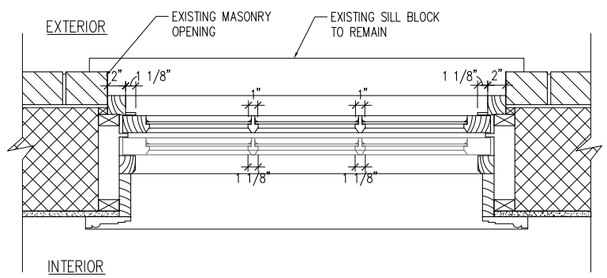
PLAN architecture | design | strategy
tel 212 | 482 | 0630 fax 212 | 898 | 1129
555 8th Avenue, Suite #1602, New York, NY 10018

©2016, PLAN Architecture, PLLC

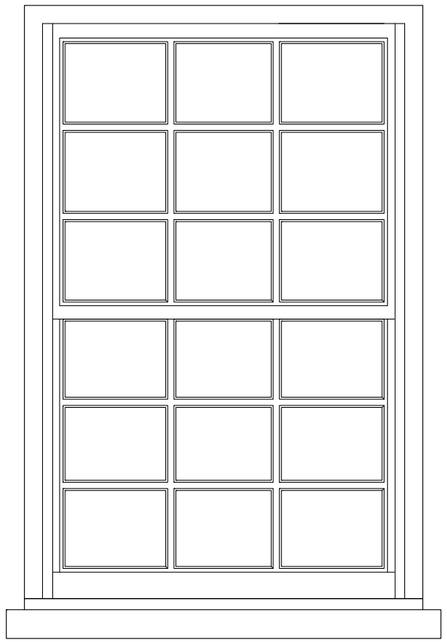
Window Details

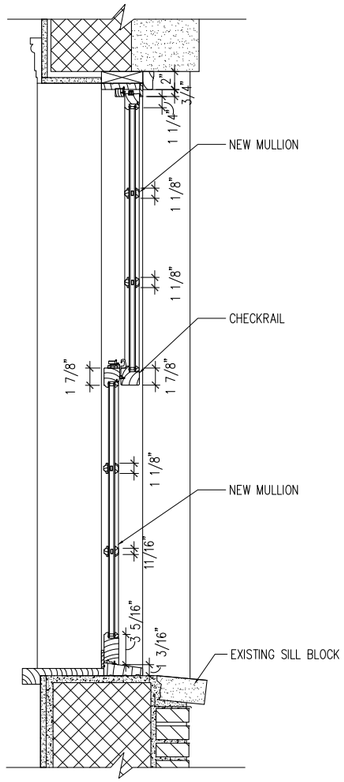


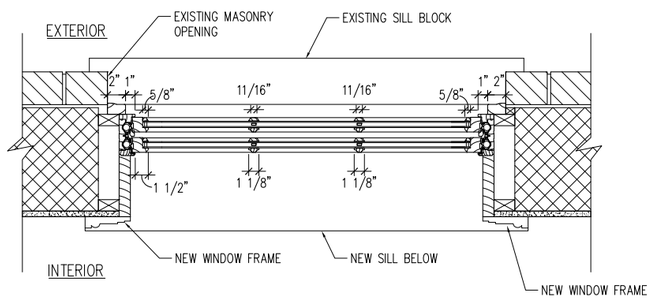




Existing Windows







Proposed Windows

77 Washington Place
New York, NY 10011

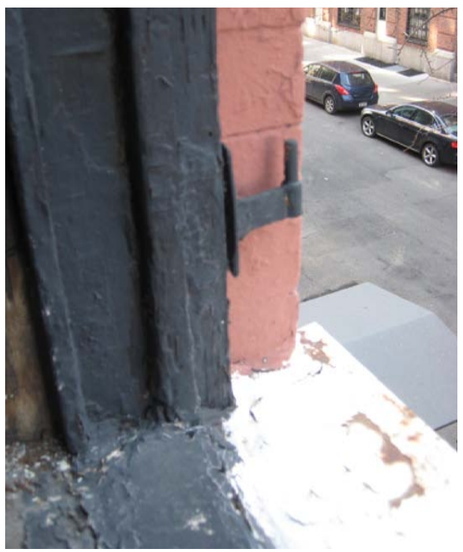
Landmarks Draft Presentation for
April 25, 2017

March 27, 2017

PLAN architecture | design | strategy
tel 212 | 482 | 0630 fax 212 | 898 | 1129
555 8th Avenue, Suite #1602, New York, NY 10018

©2016, PLAN Architecture, PLLC

Existing Window Condition



77 Washington Place
New York, NY 10011

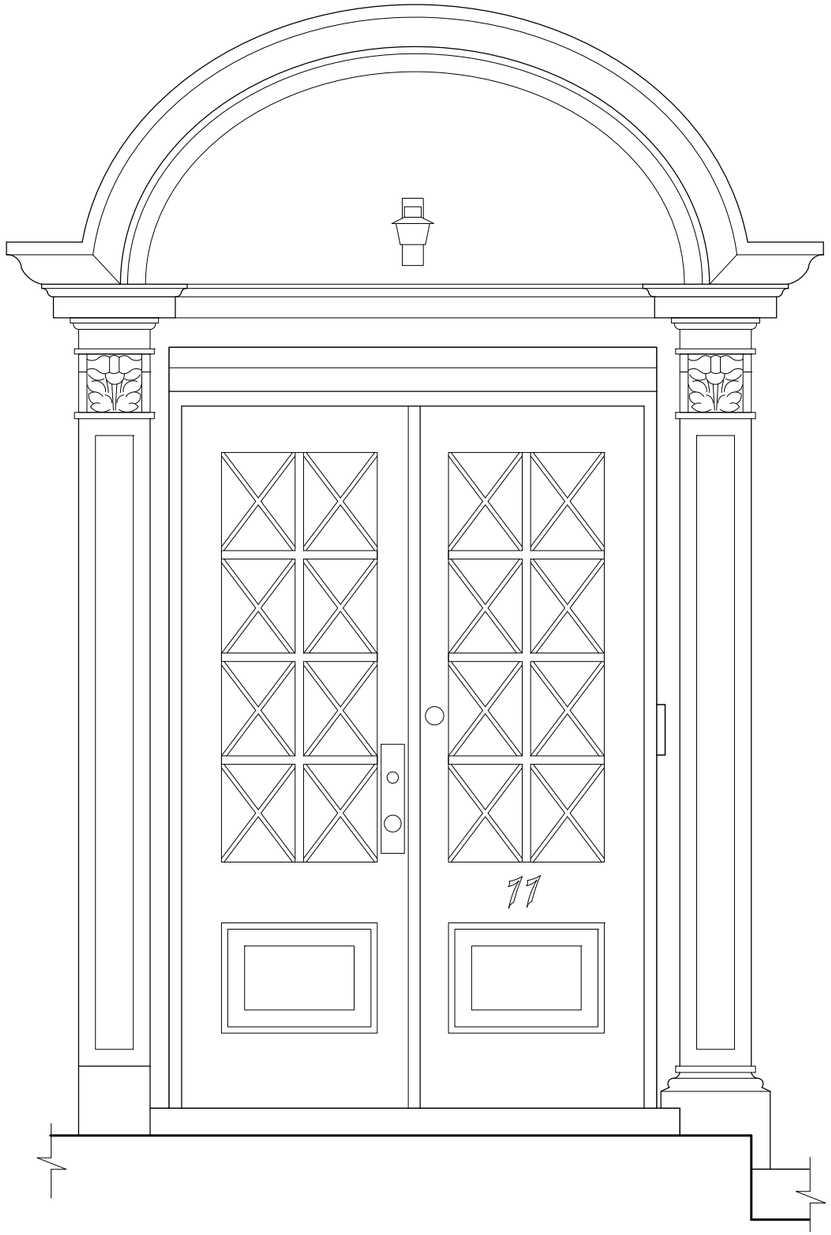
Landmarks Draft Presentation for
April 25, 2017

March 27, 2017

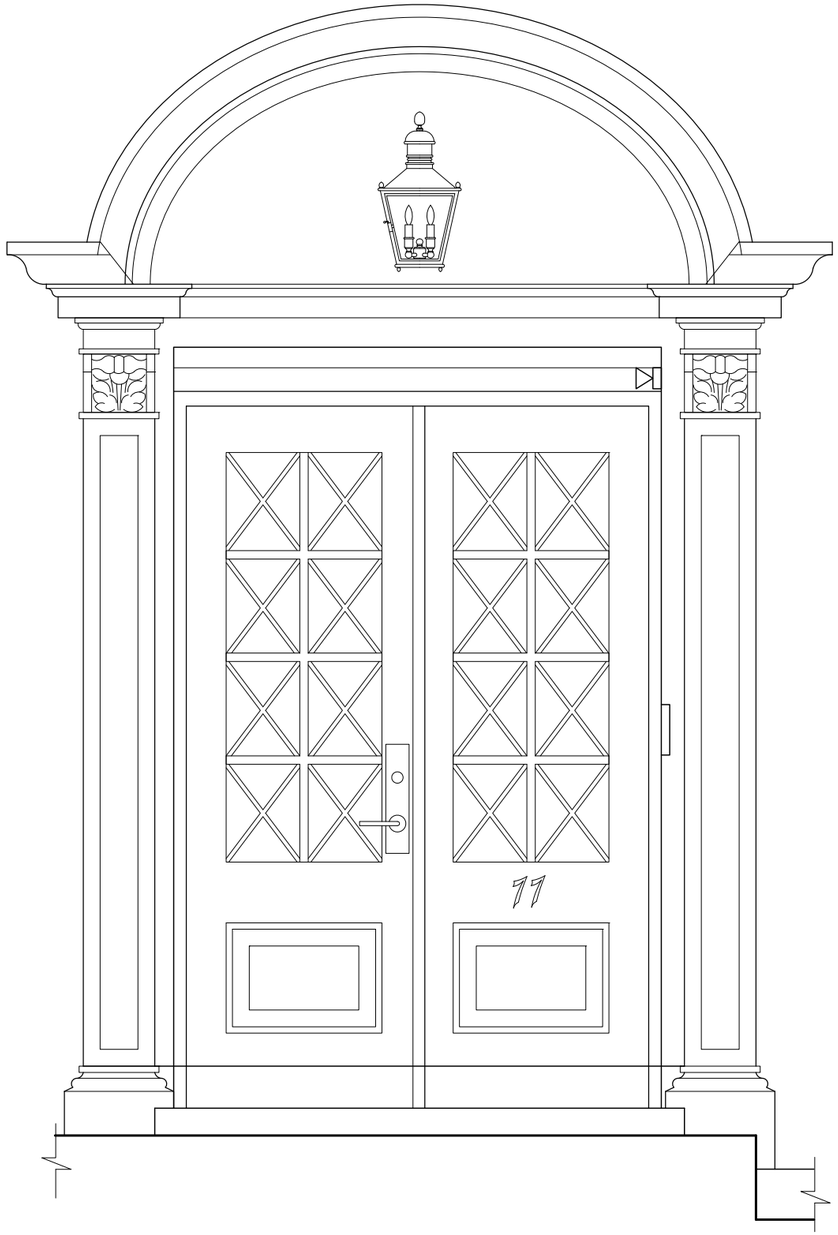
PLAN architecture | design | strategy
tel 212 | 482 | 0630 fax 212 | 898 | 1129
555 8th Avenue, Suite #1602, New York, NY 10018

©2016, PLAN Architecture, PLLC

Front Door Details



Existing Front Door

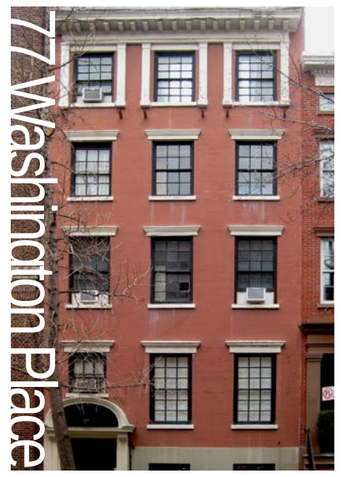


Proposed Front Door

77 Washington Place
New York, NY 10011

Landmarks Draft Presentation for
April 25, 2017

March 27, 2017



PLAN architecture | design | strategy
tel 212 | 482 | 0630 fax 212 | 898 | 1129
555 8th Avenue, Suite #1602, New York, NY 10018

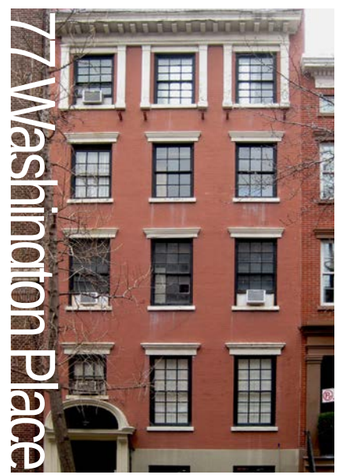
©2016, PLAN Architecture, PLLC

Existing Front Door Condition

77 Washington Place
New York, NY 10011

Landmarks Draft Presentation for
April 25, 2017

March 27, 2017



PLAN architecture | design | strategy
tel 212 | 482 | 0630 fax 212 | 898 | 1129
555 8th Avenue, Suite #1602, New York, NY 10018

©2016, PLAN Architecture, PLLC