

# Landmark Preservation Committee Design Presentation

10 January 2019

**38 West 8th Street**  
New York, NY, 10011  
Straus Group



Morris Adjmi Architects  
[www.ma.com](http://www.ma.com)



Higgins Quasebarth & Partners, LLC  
[www.hqpreservation.com](http://www.hqpreservation.com)







1. NORTH SIDE, LOOKING WEST FROM MACDOUGAL ST. TOWARDS SIXTH AVE.



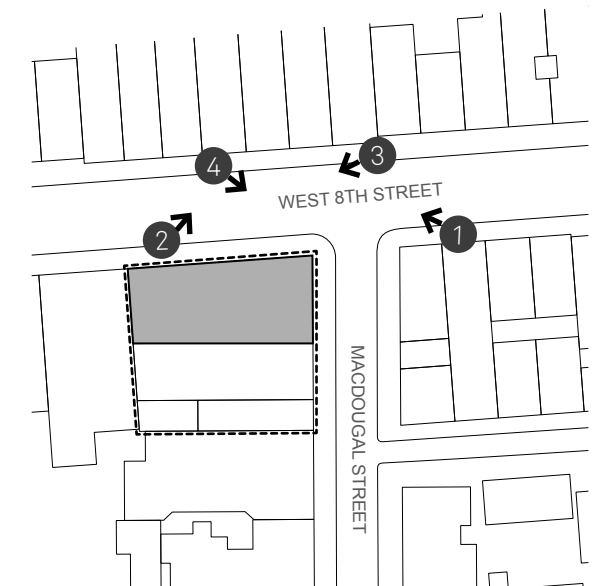
2. NORTH SIDE, LOOKING EAST FROM MACDOUGAL ST. TOWARDS FIFTH AVE.



3. SOUTH SIDE, LOOKING WEST FROM MACDOUGAL ST. TOWARDS SIXTH AVE.



4. SOUTH SIDE, LOOKING EAST FROM MACDOUGAL ST. TOWARDS FIFTH AVE.







1. EAST SIDE, LOOKING SOUTH TOWARD WAVERLY PL.



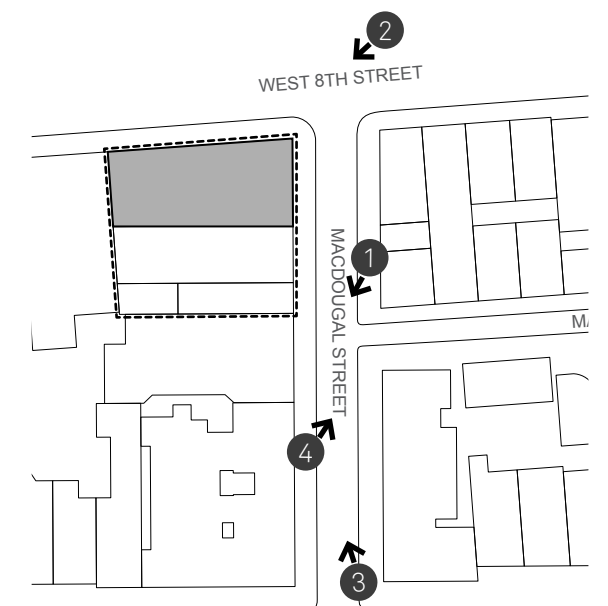
2. WEST SIDE, LOOKING SOUTH TOWARD WAVERLY PL.



3. WEST SIDE, LOOKING NORTH TOWARD WEST 8TH ST.



4. EAST SIDE, LOOKING NORTH TOWARD WEST 8TH ST.



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## Context: MacDougal Street

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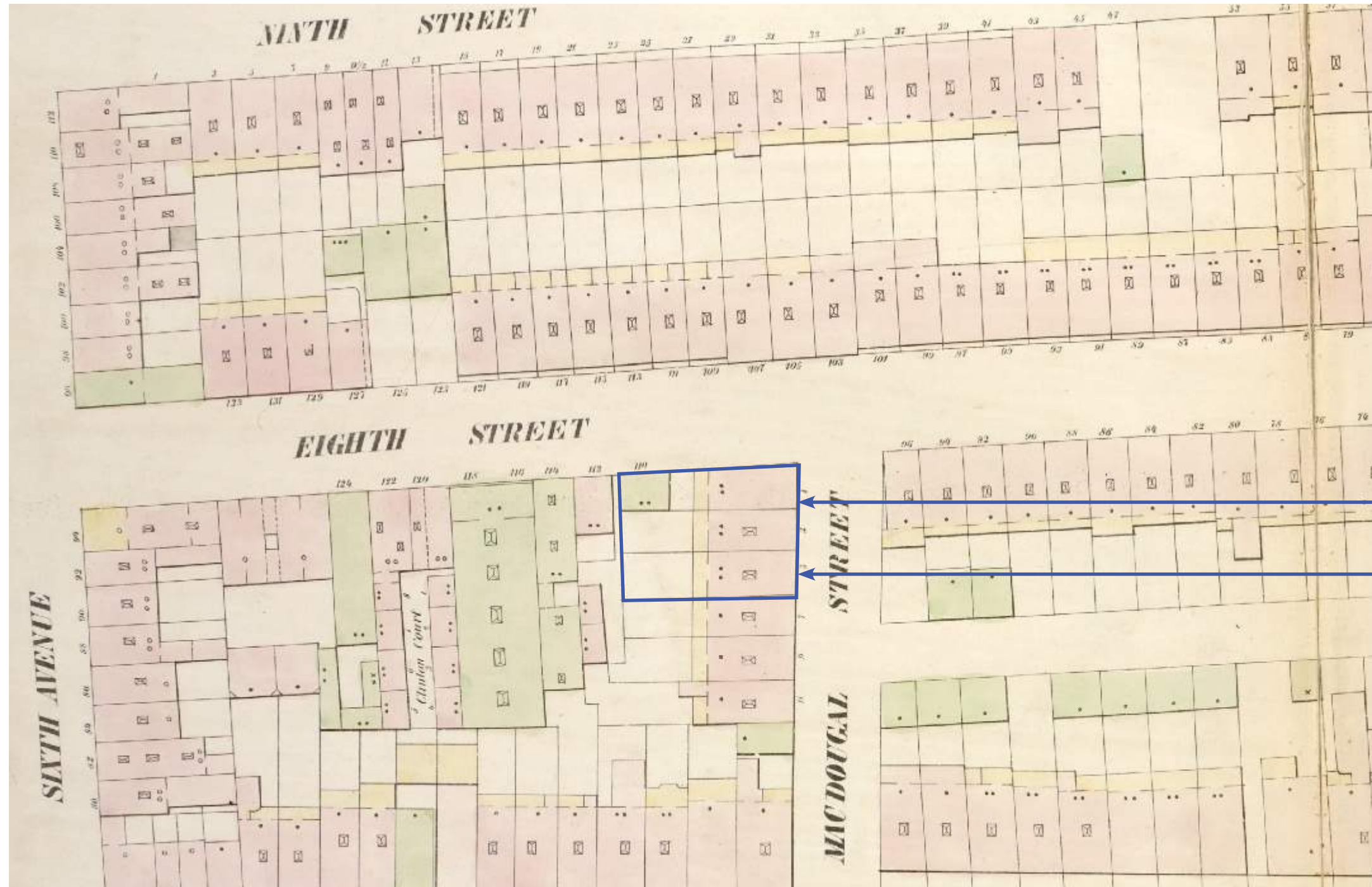
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## Corner Rendering of MacDougal St. & West 8th St.

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PERRIS MAP, 1854



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## Mid-19th Century: Greek Revival Houses

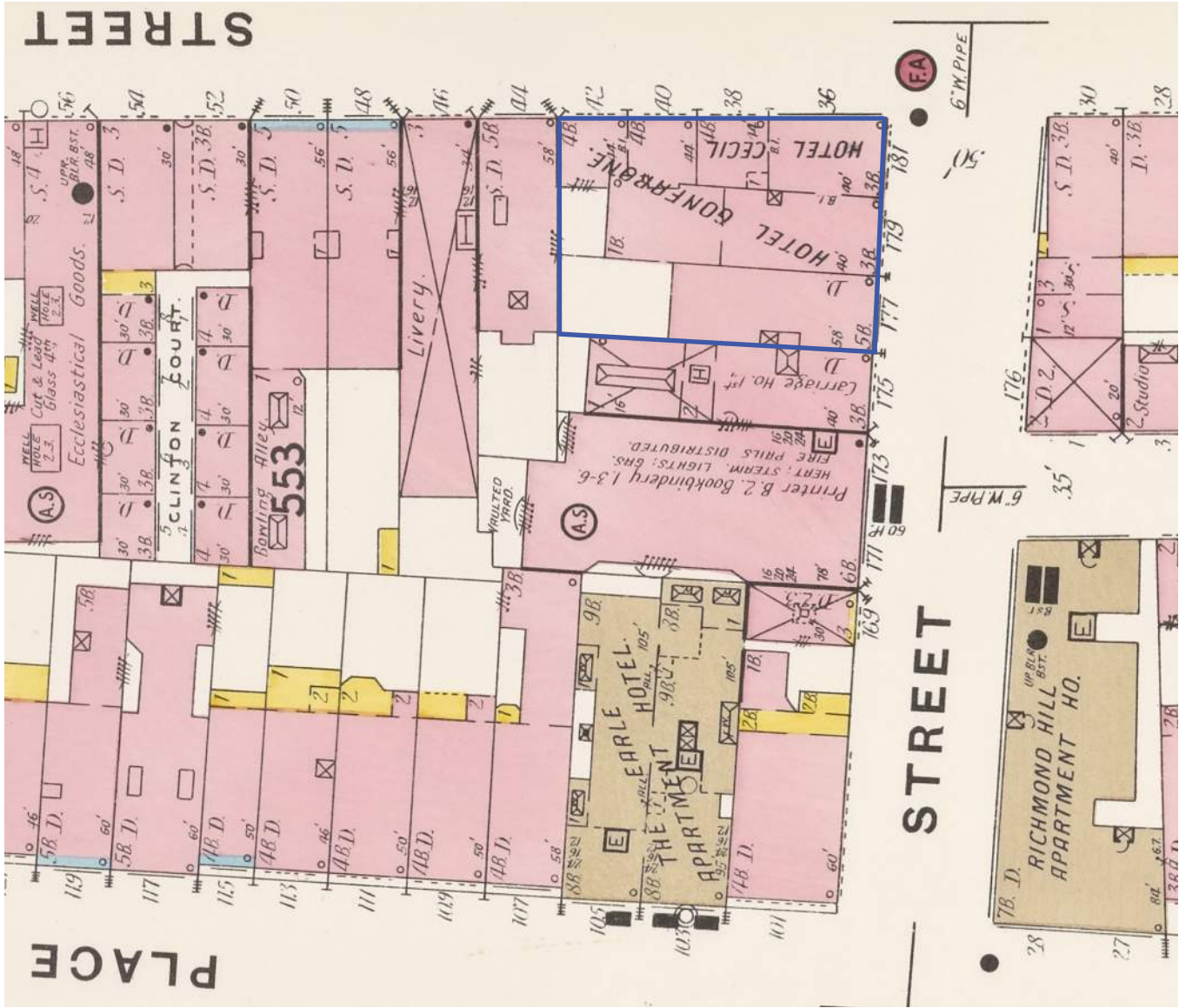
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177 MACDOUGAL:  
RECONSTRUCTED AS A  
FIVE-STORY APARTMENT  
BUILDING IN 1875

179 MACDOUGAL USED AS  
HOTEL BEGINNING IN 1870

181 MACDOUGAL EXPANDED TO WEST  
ALONG 8TH STREET, GIVEN STOREFRONT IN  
1886, CONVERTED TO  
HOTEL USE BY 1905



SANBORN MAP, 1904



1914 (NEW-YORK HISTORICAL SOCIETY)





1914 (NEW-YORK HISTORICAL SOCIETY)



1937 (NEW-YORK HISTORICAL SOCIETY)



EXISTING CONDITIONS



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## 177 MacDougal St. Alterations

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THIRD-FLOOR ALUMINUM WINDOWS



HISTORIC METAL CORNICE AND DETERIORATED WOOD WINDOWS





STREET ELEVATION



NON-HISTORIC BASEMENT ENTRY



BUILDING ENTRY - FLOOR 2-5

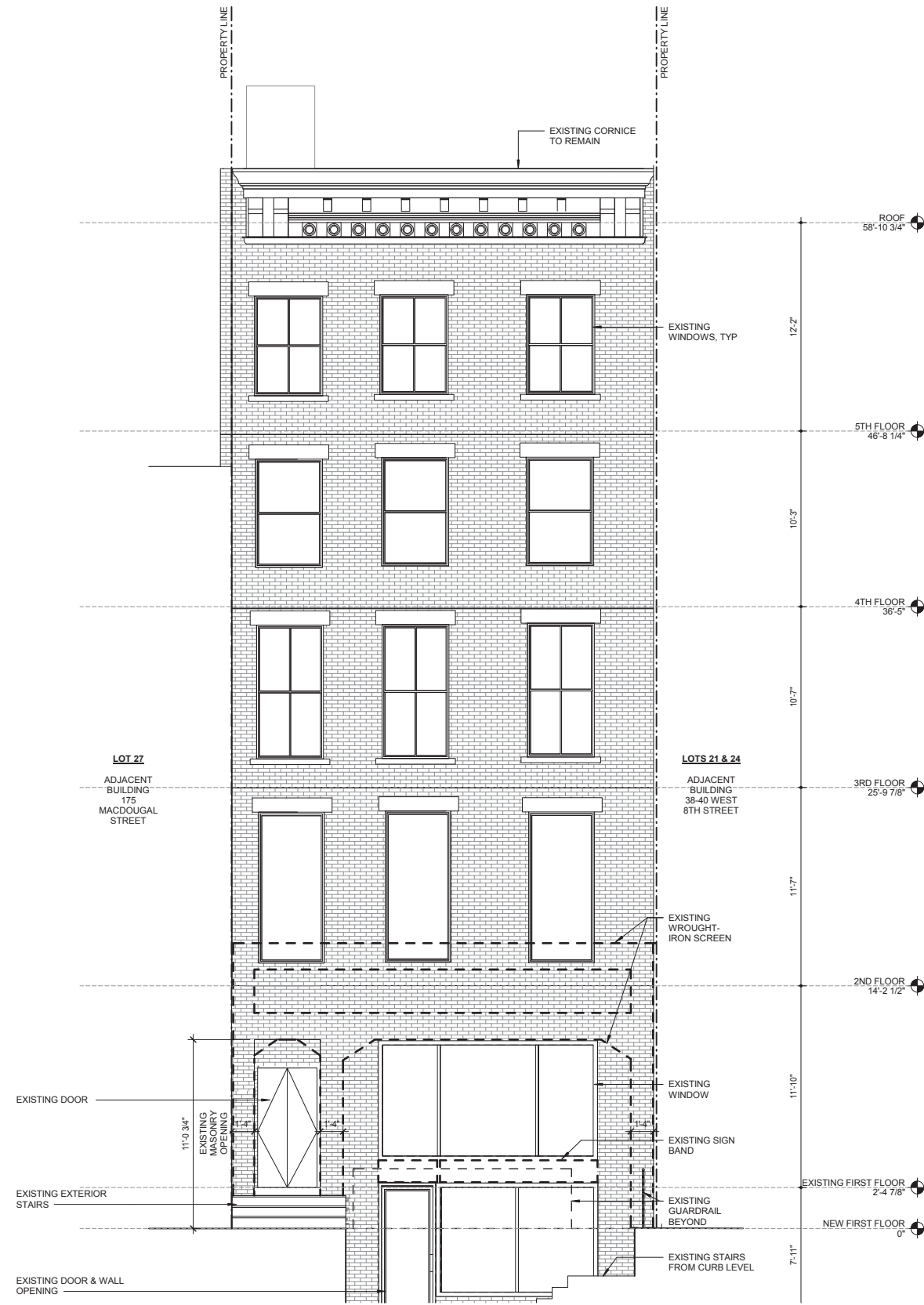


BUILDING ENTRY - FLOOR 2-5

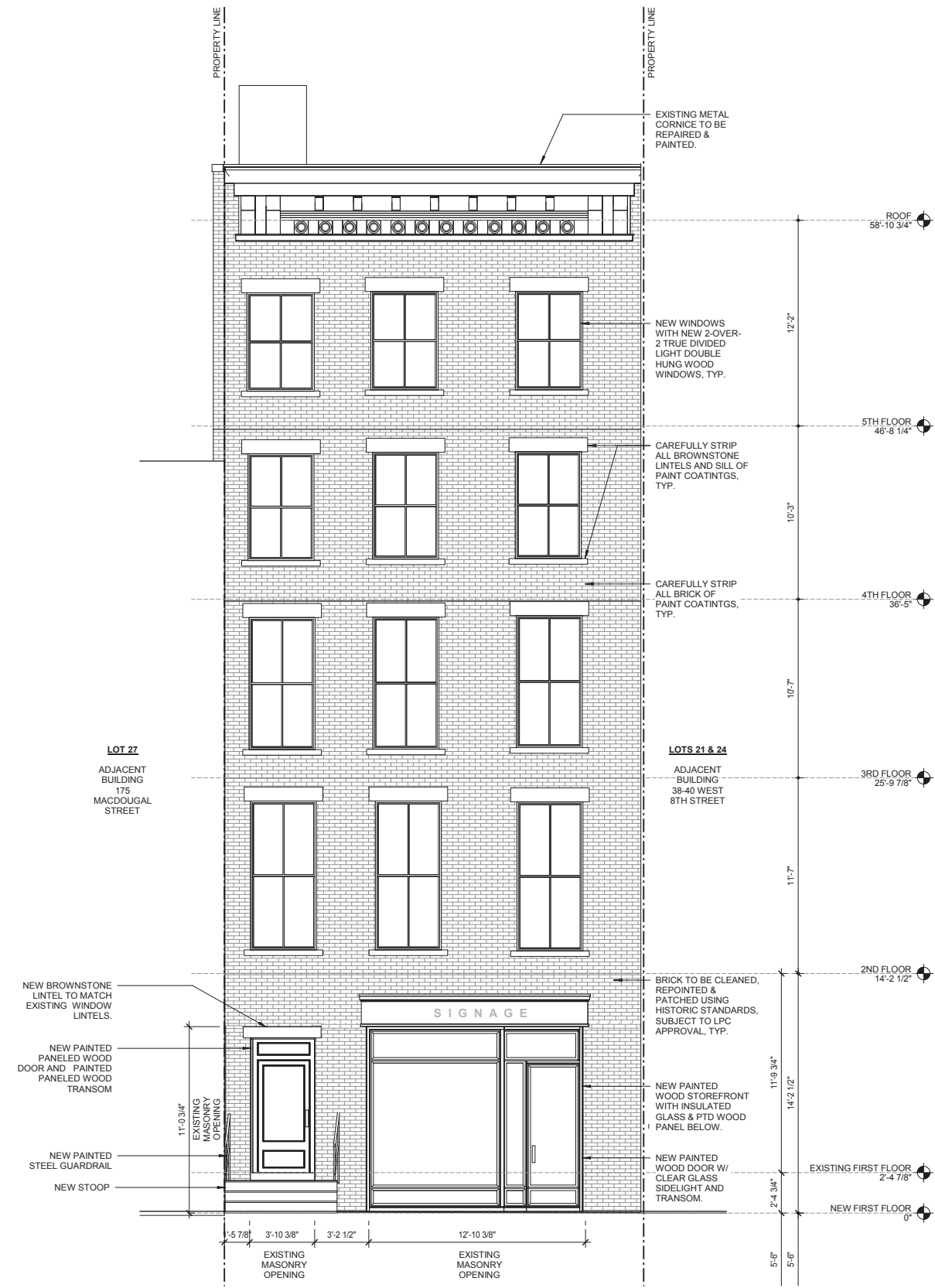


NON-HISTORIC CAST-IRON LATTICE





EAST ELEVATION - EXISTING



EAST ELEVATION - FACADE IMPROVEMENTS



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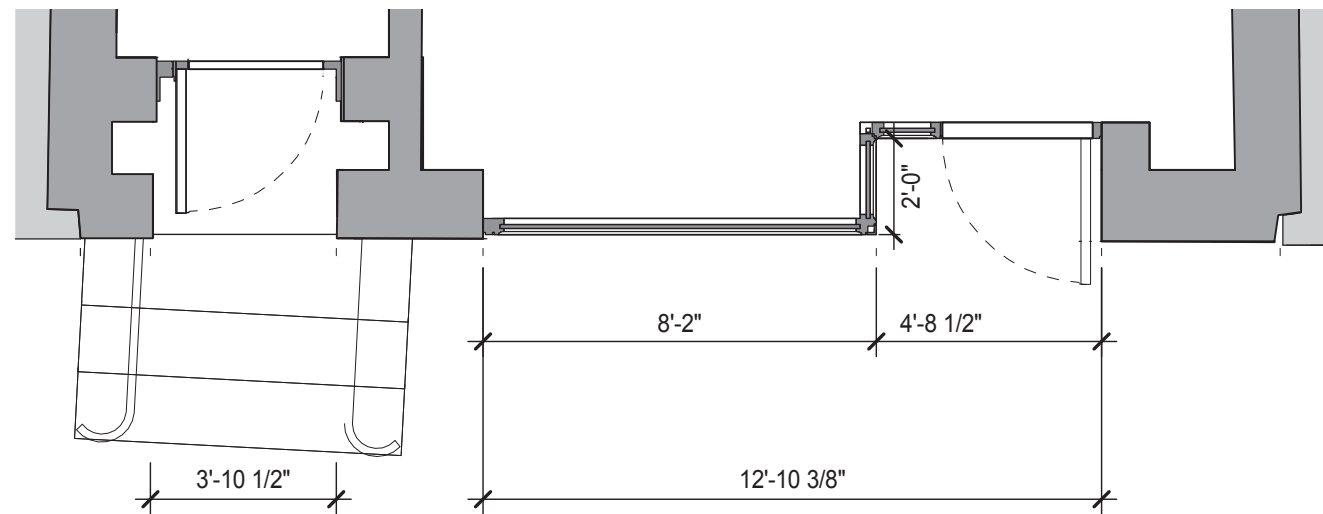
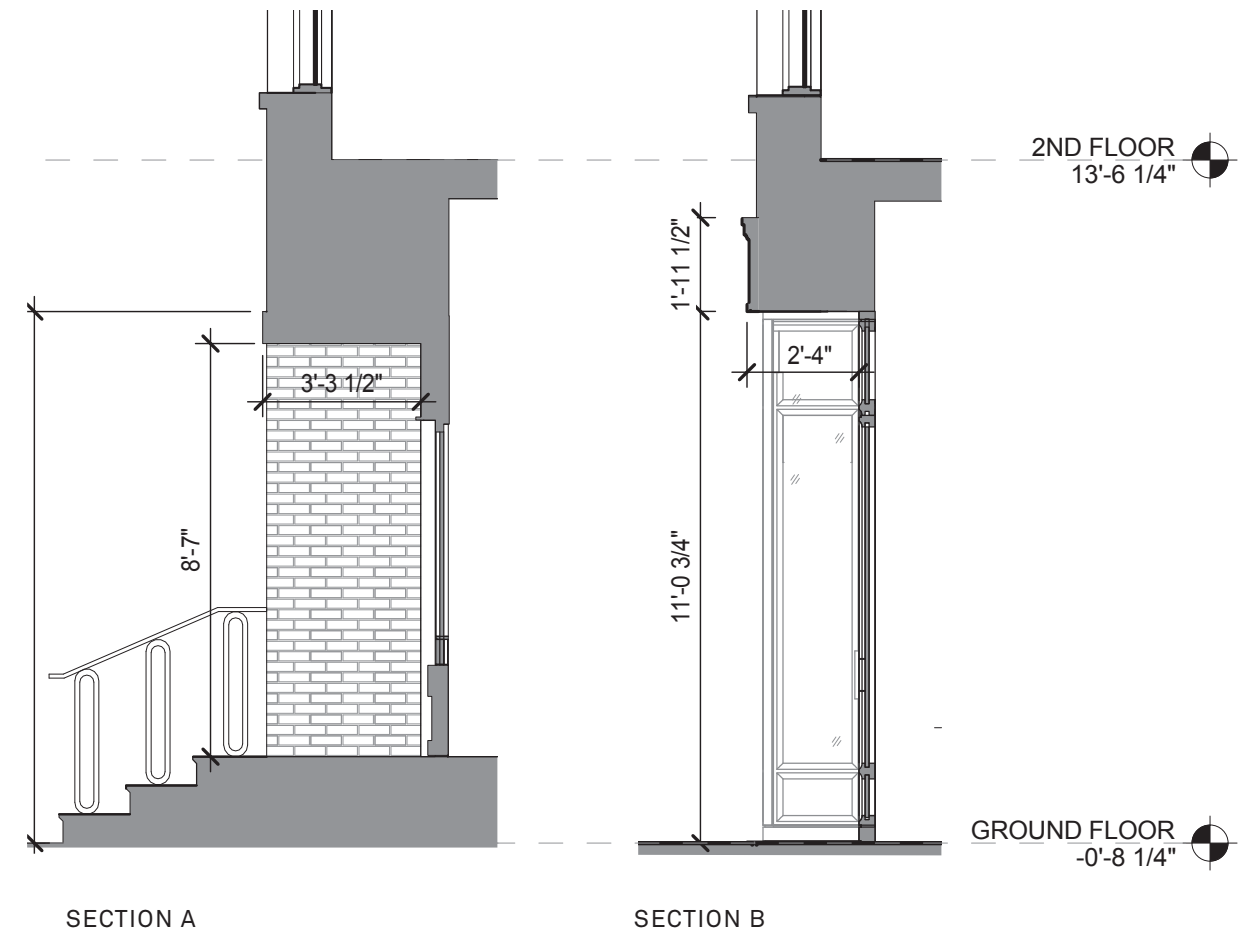
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## 177 MacDougal St. - Proposed Scope

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27-29 WEST 8TH STREET



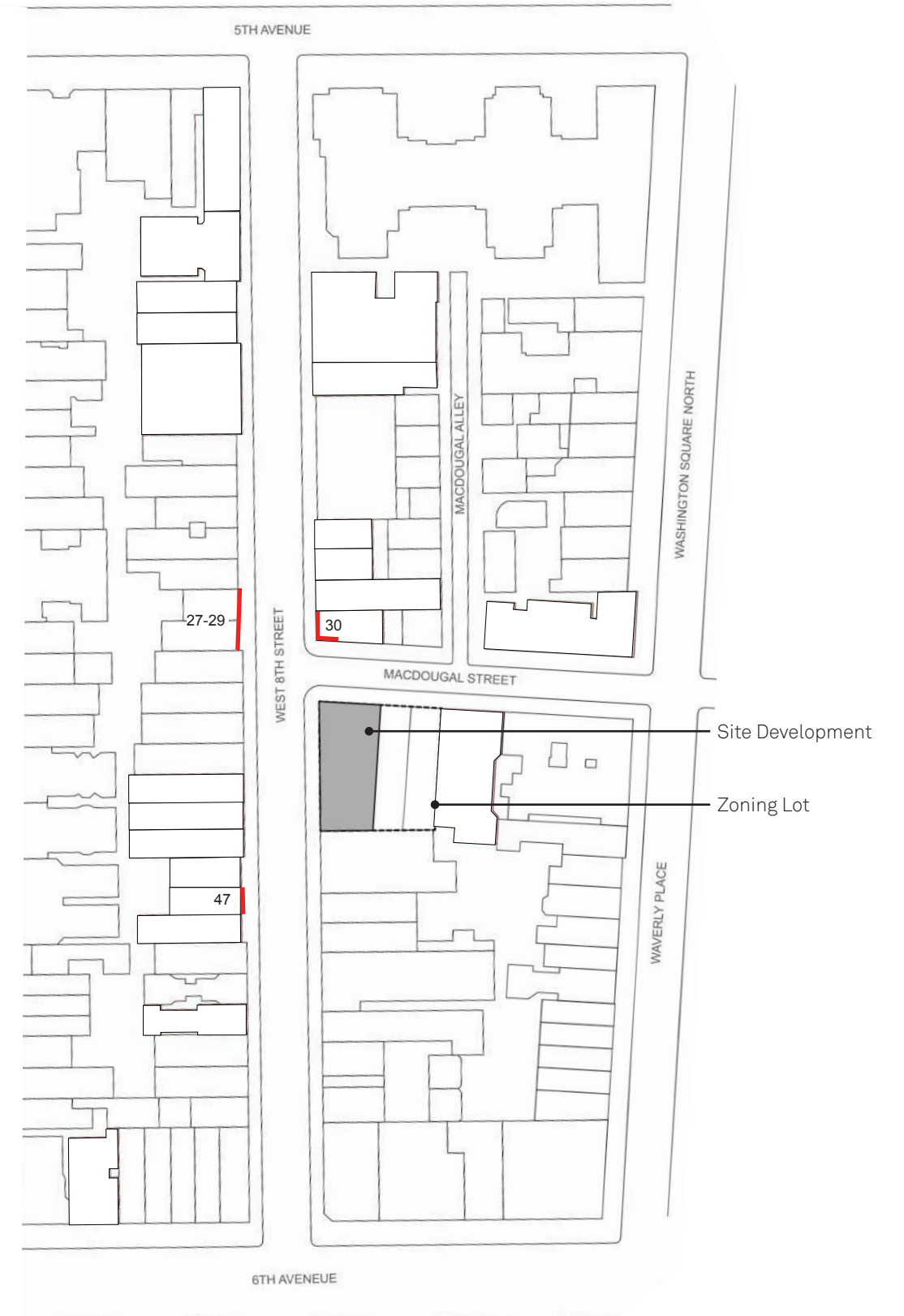
30 WEST 8TH STREET



47 WEST 8TH STREET



47 WEST 8TH STREET



KEY MAP





1937 (NEW-YORK HISTORICAL SOCIETY)



C. 1940 NEW YORK CITY TAX PHOTO



C. 1940 NEW YORK CITY TAX PHOTO





179 MACDOUGAL STREET



40-42 WEST 8TH STREET





181 MACDOUGAL STREET



38 WEST 8TH STREET





181 MACDOUGAL STREET



38 WEST 8TH STREET





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## Corner Rendering of MacDougal St. & West 8th St.

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5 WEST 8TH STREET



27 WASHINGTON SQUARE NORTH, AT MACDOUGAL ST.



11 WEST 8TH STREET



KEY MAP





5 WEST 8TH STREET



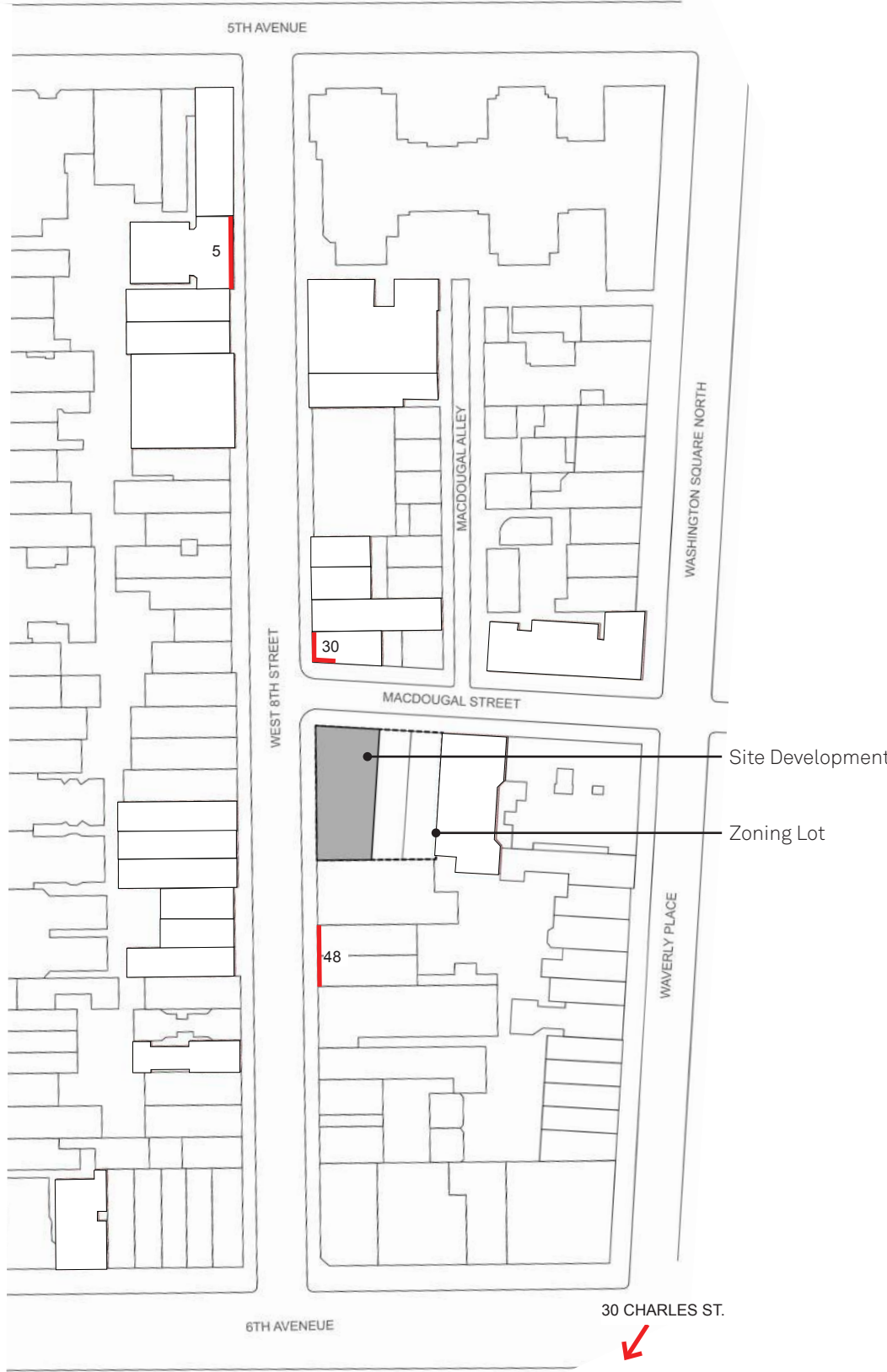
48 WEST 8TH



30 WEST 8TH STREET



30 CHARLES STREET



KEY MAP







39 WEST 8TH STREET



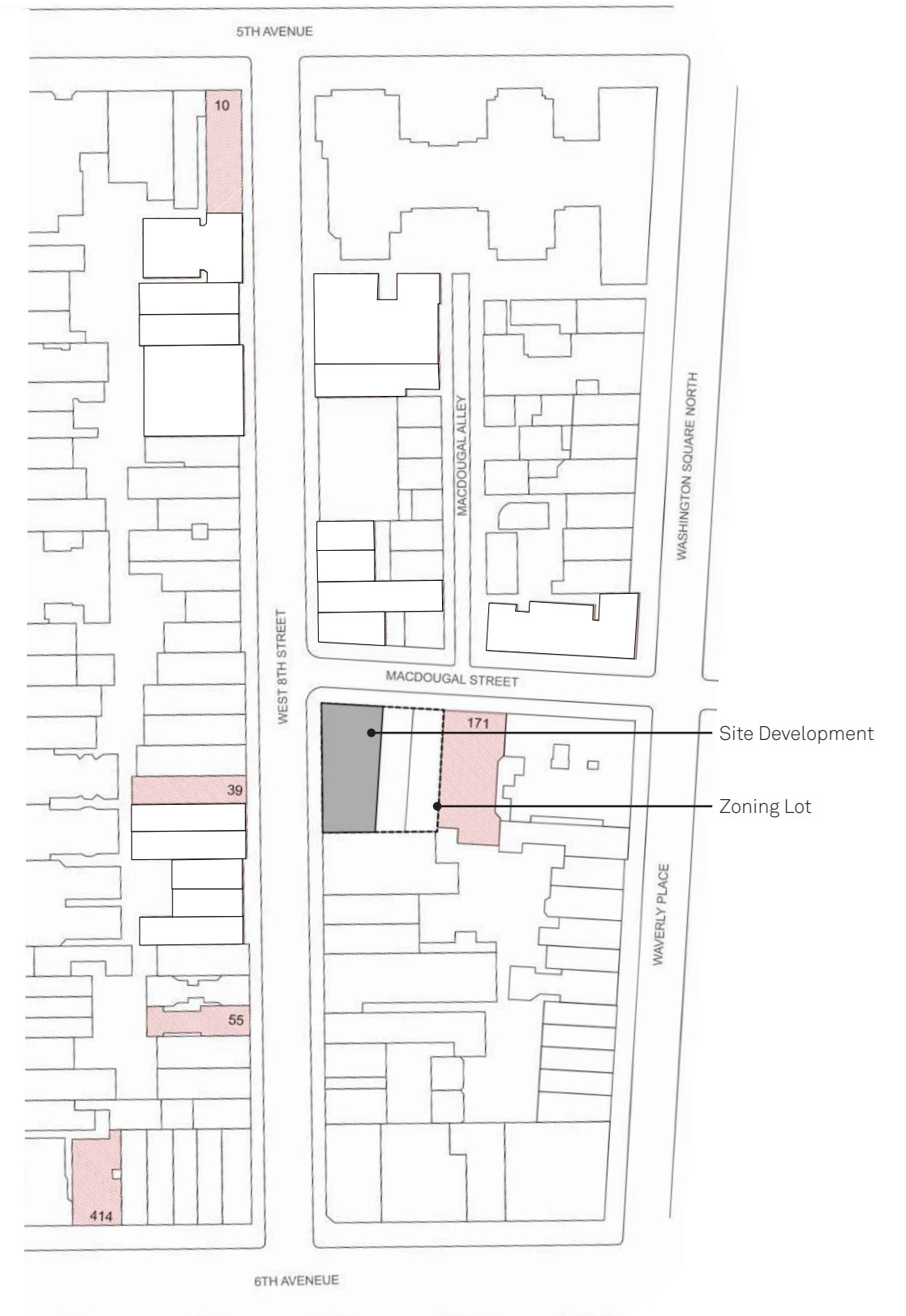
55 WEST 8TH STREET



171 MACDOUGAL STREET



414 SIXTH AVENUE



KEY MAP



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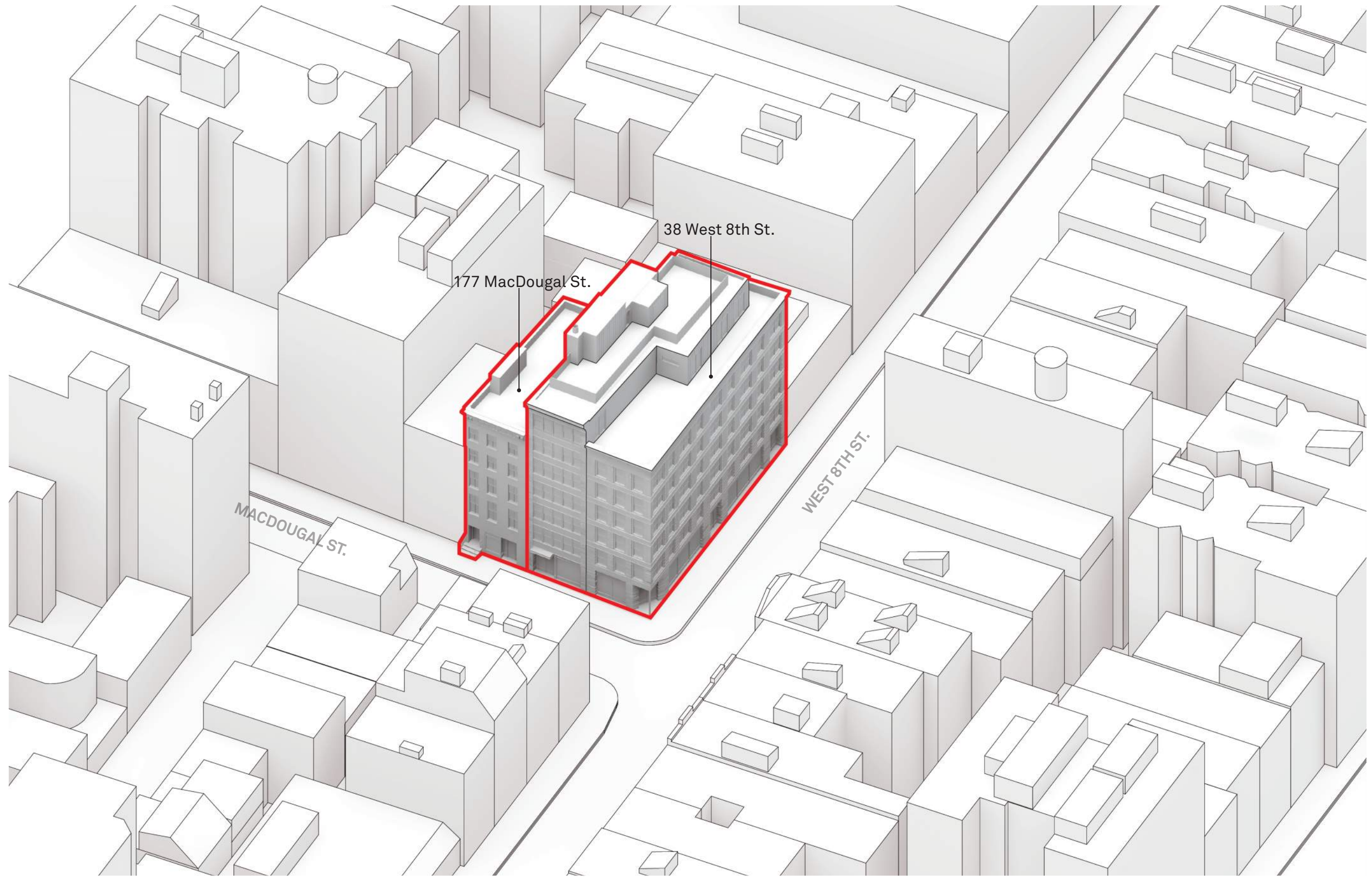
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## Block Context: Loft Buildings

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AERIAL SITE VIEW



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## Concept Massing Diagram

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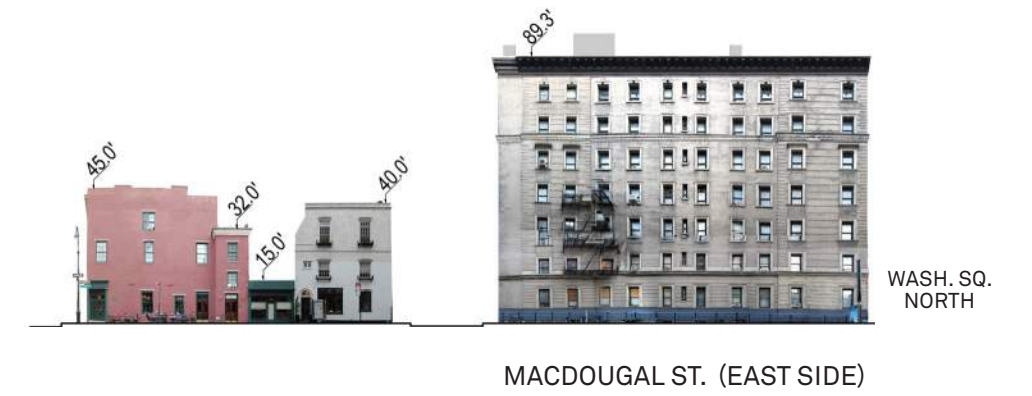








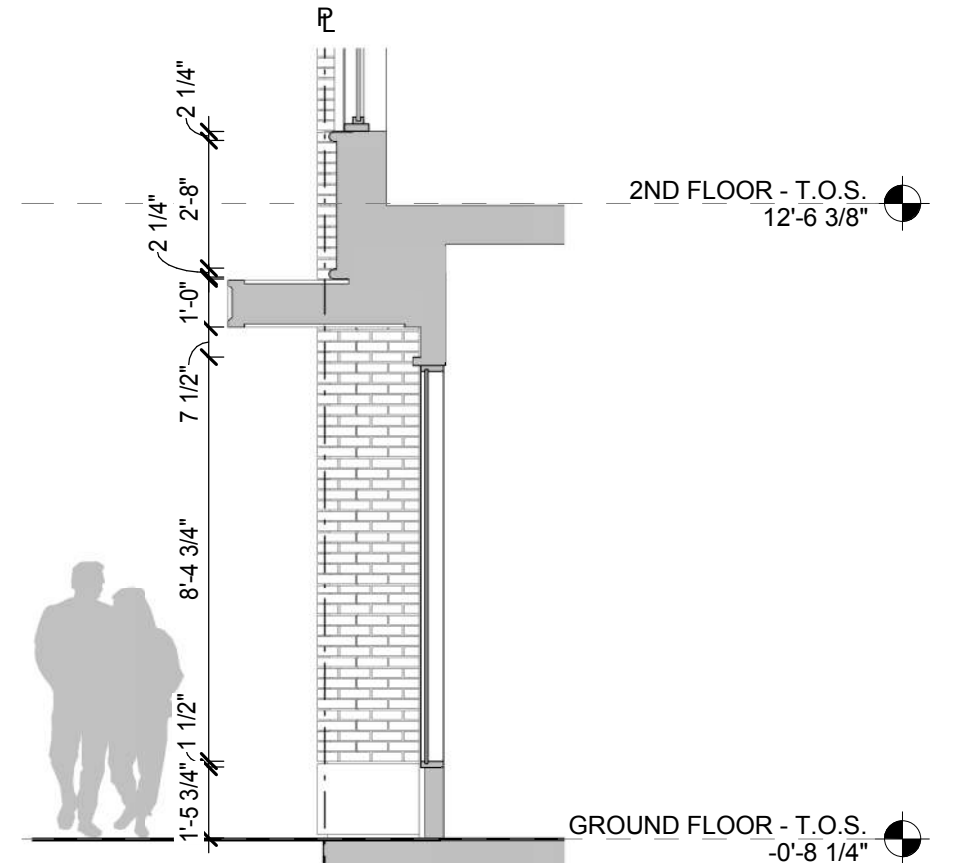




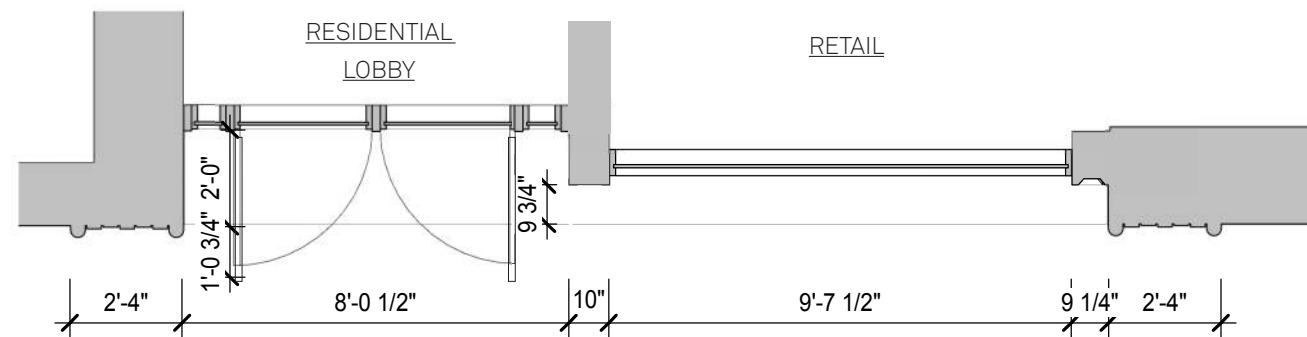




ENLARGED ELEVATION



SECTION

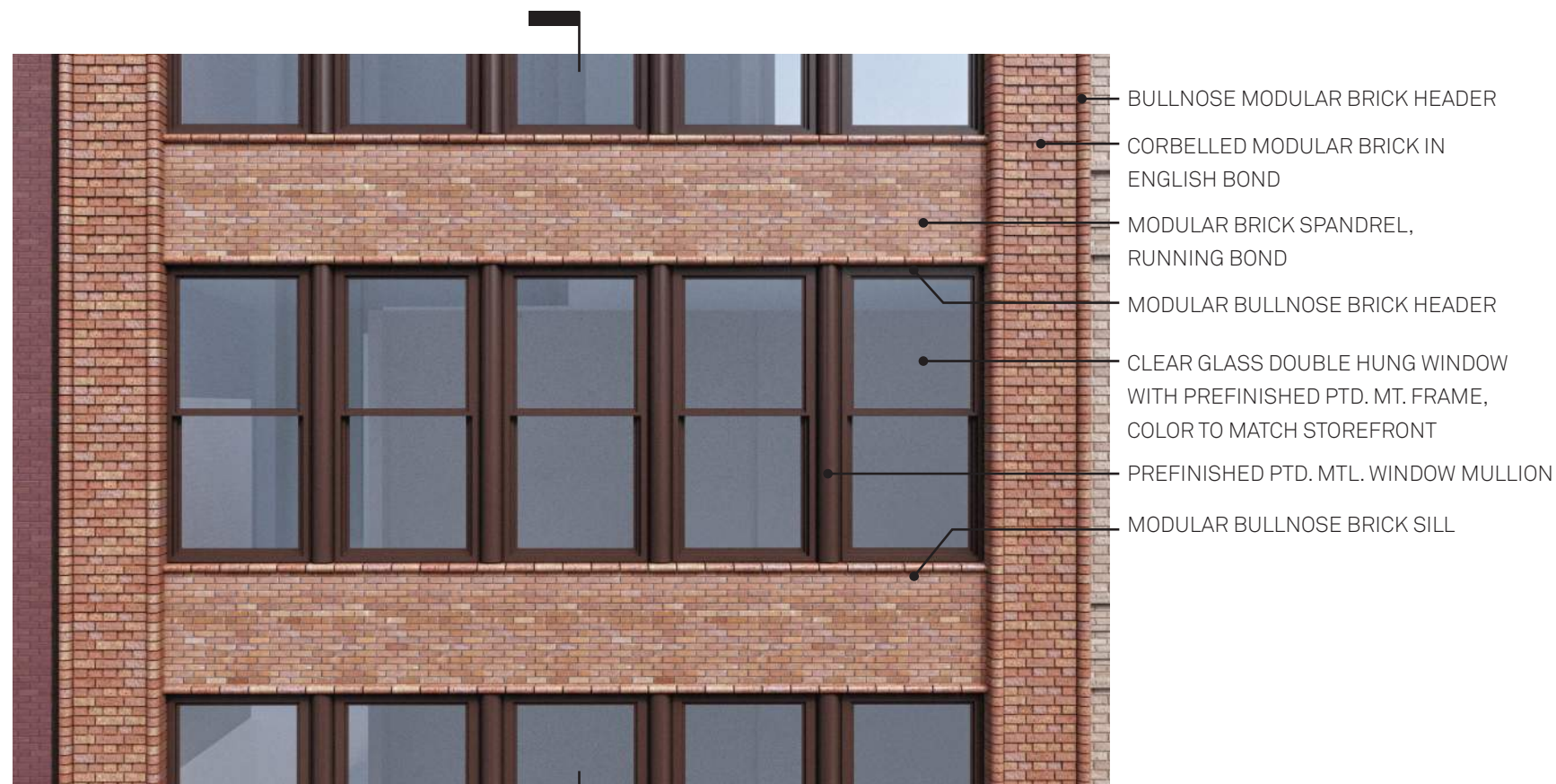


PLAN

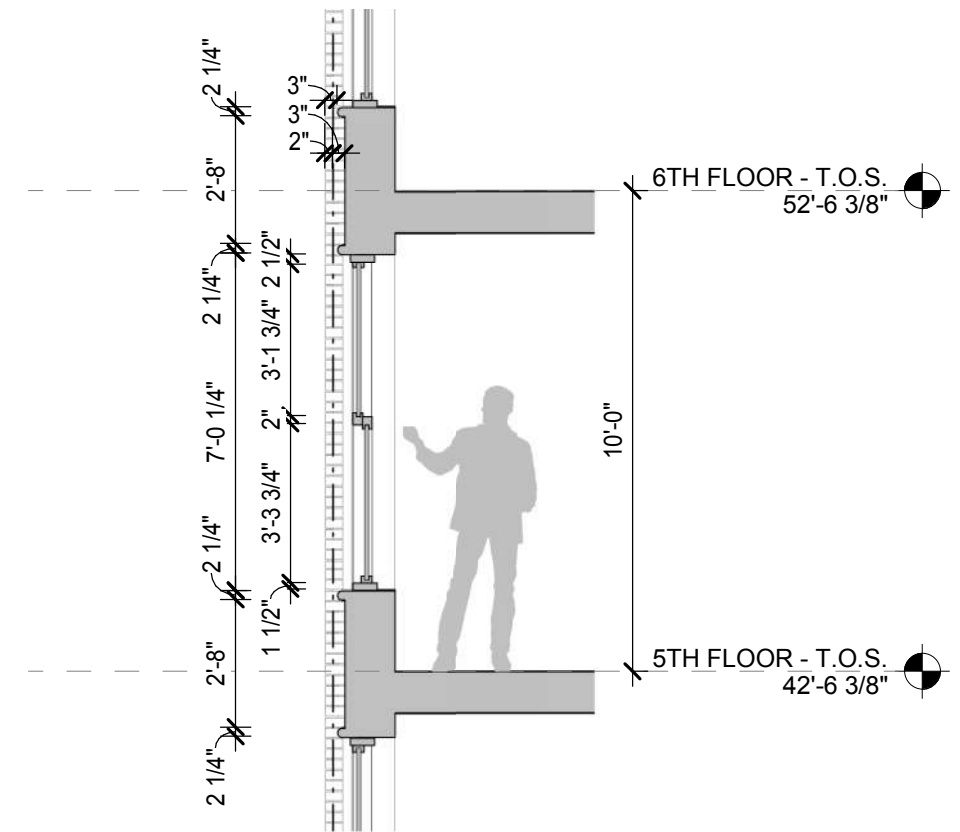


DETAIL 1: PIER BASE & STOREFRONT COLUMN

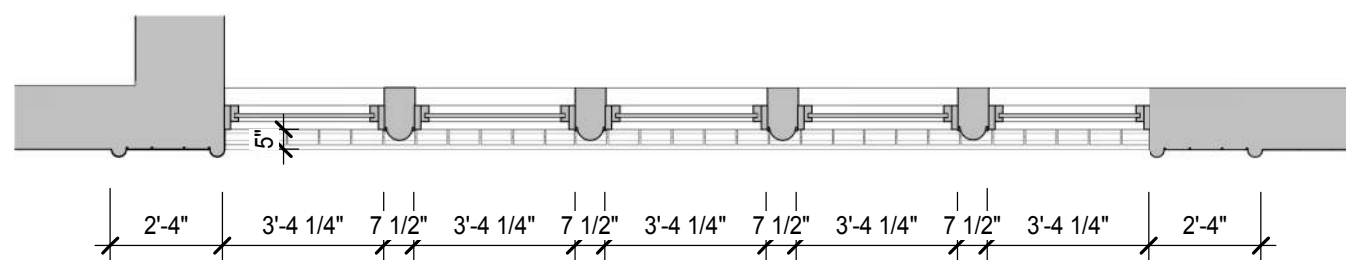




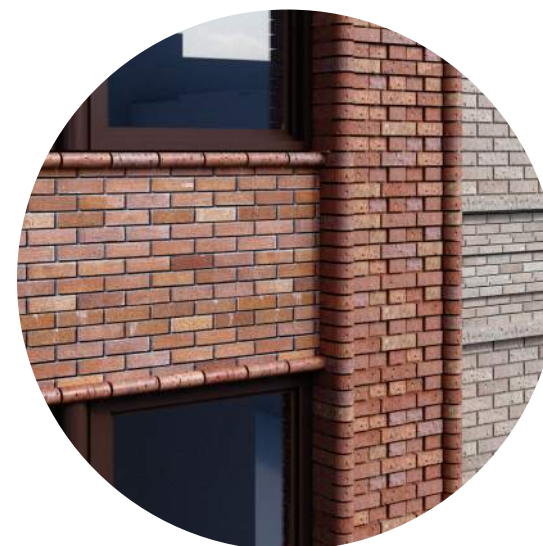
ENLARGED ELEVATION



SECTION



PLAN

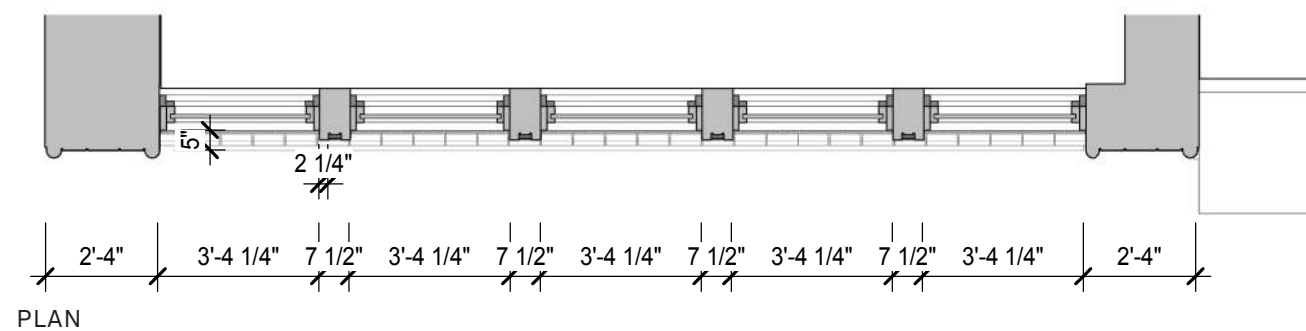
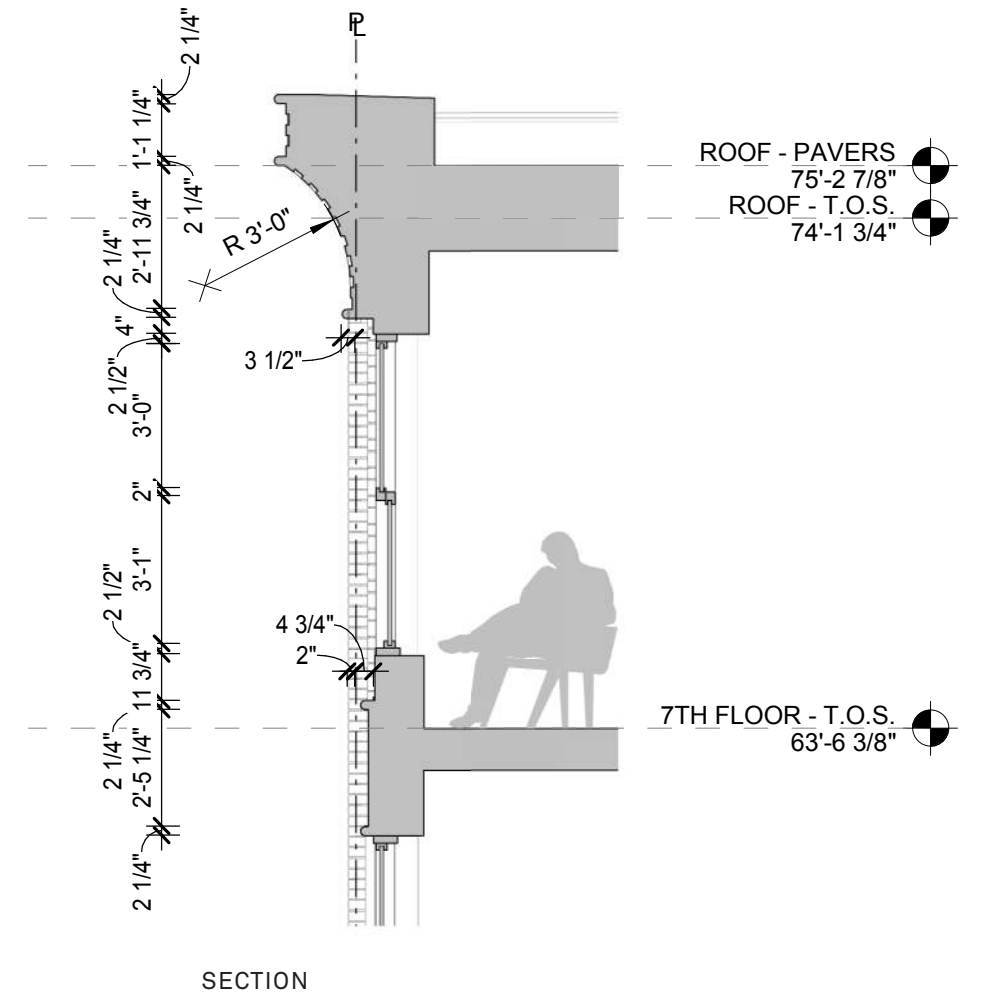
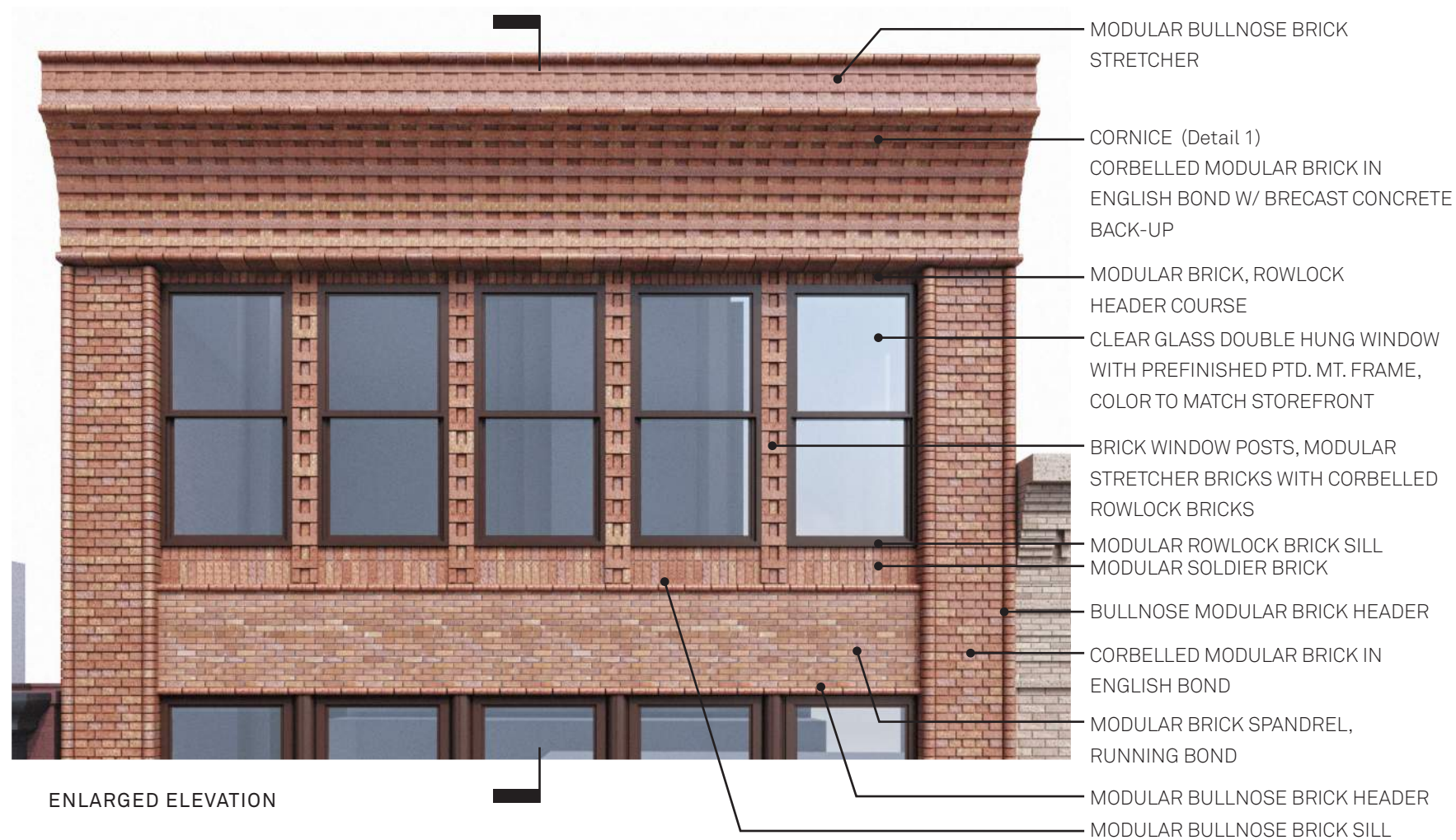


DETAIL 1: BRICK PIER



DETAIL 2: WINDOW MULLION

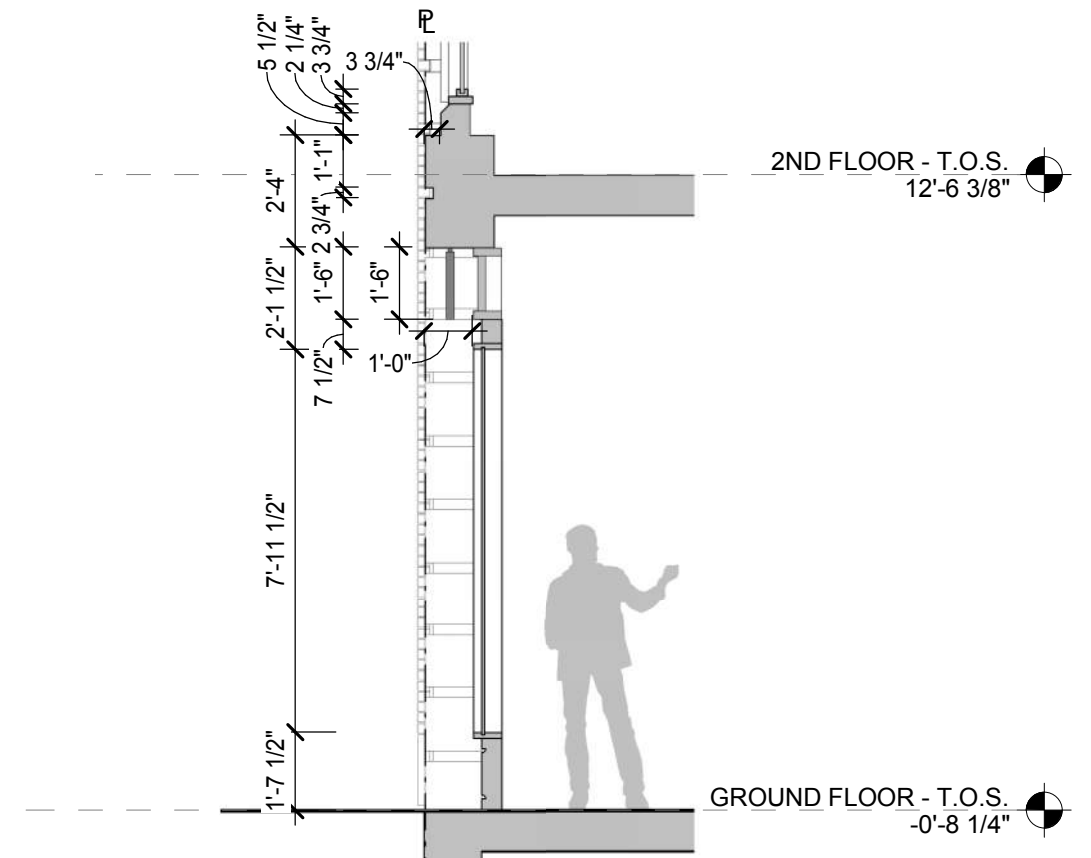




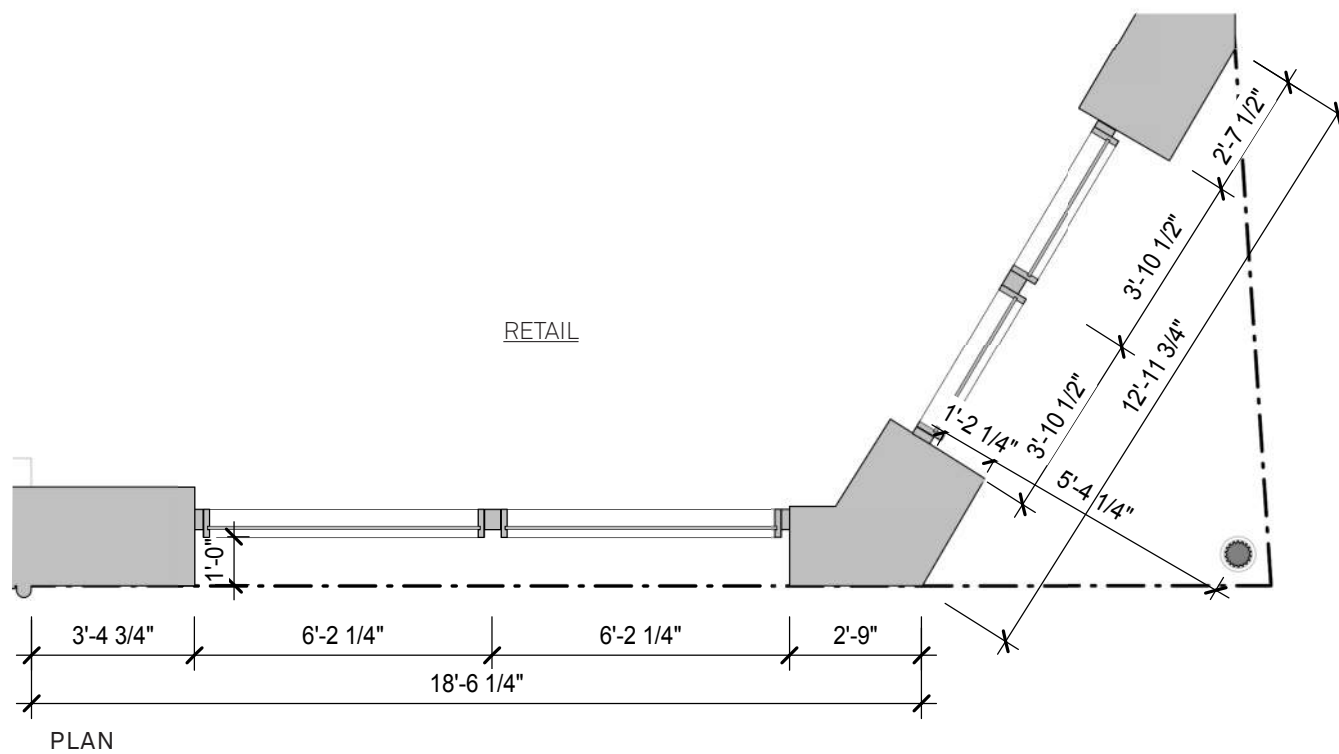




ENLARGED ELEVATION



SECTION

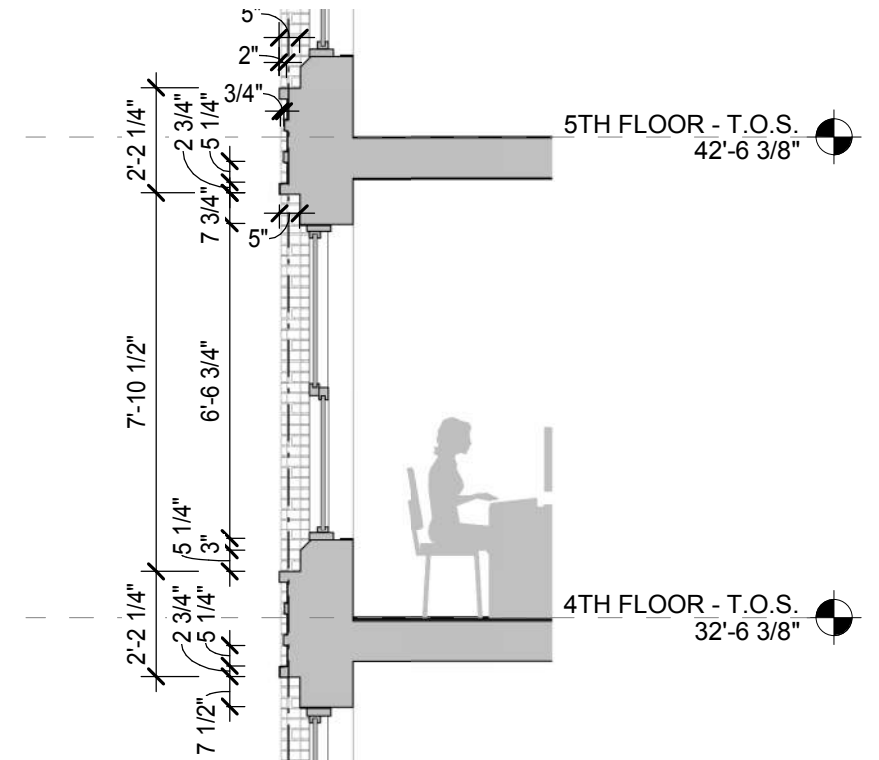


DETAIL 1: BRICK PIER



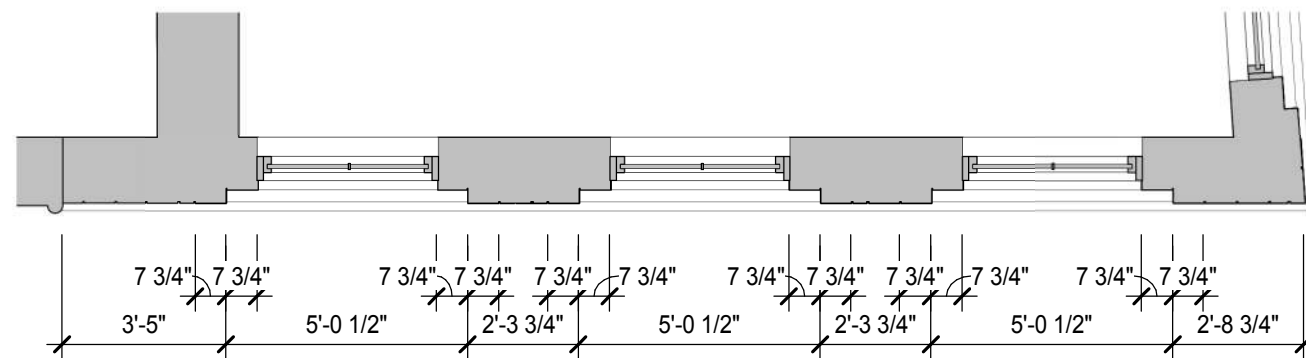


- CAST STONE BANDING
- CORBELLED RUNNING BOND  
MODULAR BRICK
- CAST STONE BANDING
- SOLDIER HEADER W/  
MODULAR BRICK
- BRICK PIER, RECESSED
- ALTERNATING MODULAR BRICK
- CLEAR GLASS DOUBLE HUNG  
DIVIDED LITE WINDOW WITH  
PREFINISHED PTD. MTL. FRAME,  
COLOR TO MATCH STOREFRONT
- CAST STONE WINDOW SILL



ENLARGED ELEVATION

SECTION

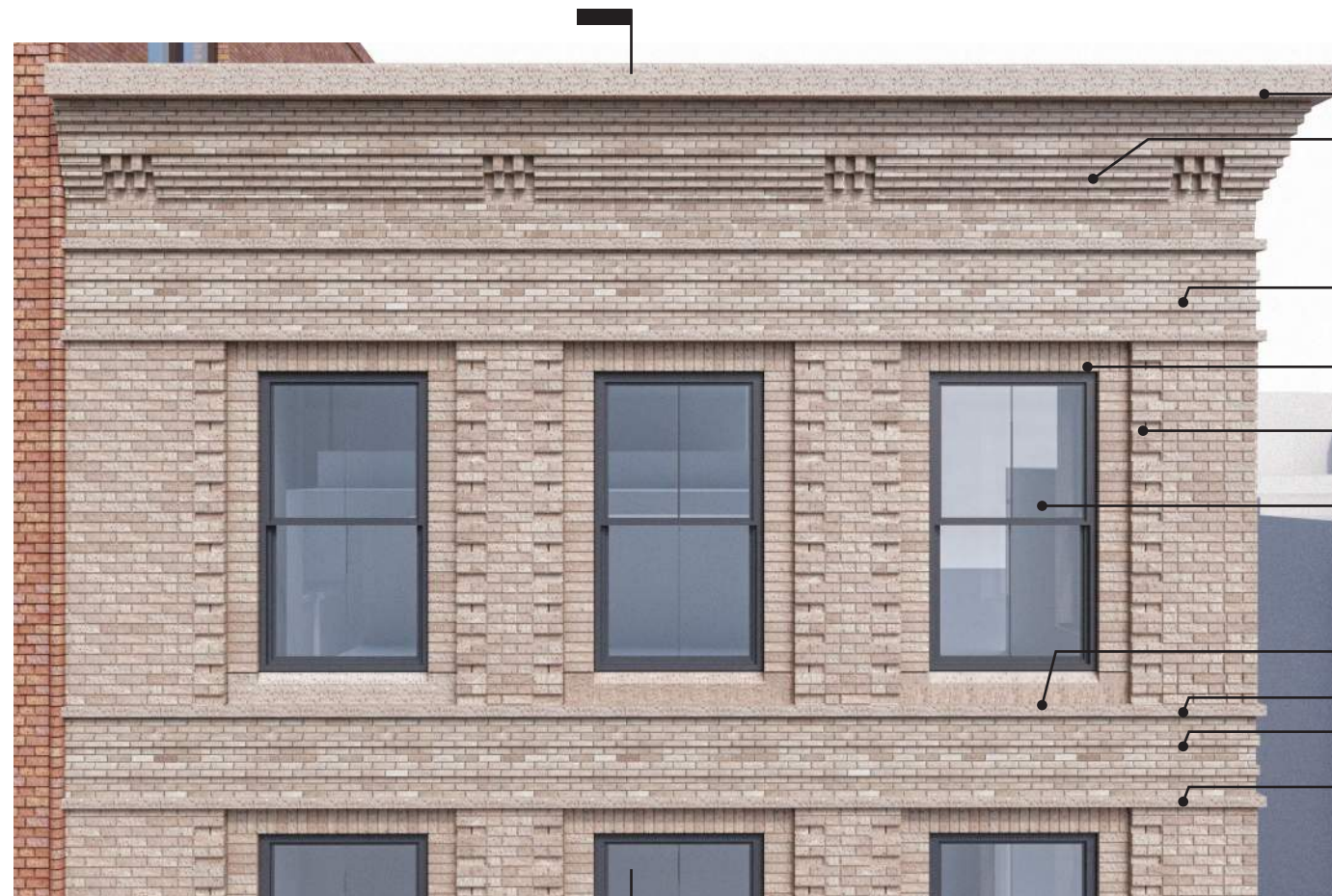


PLAN



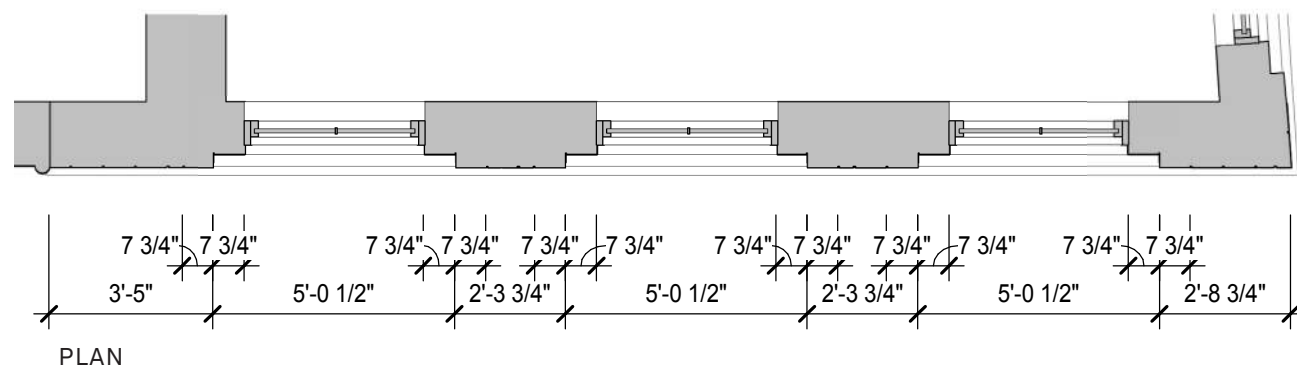
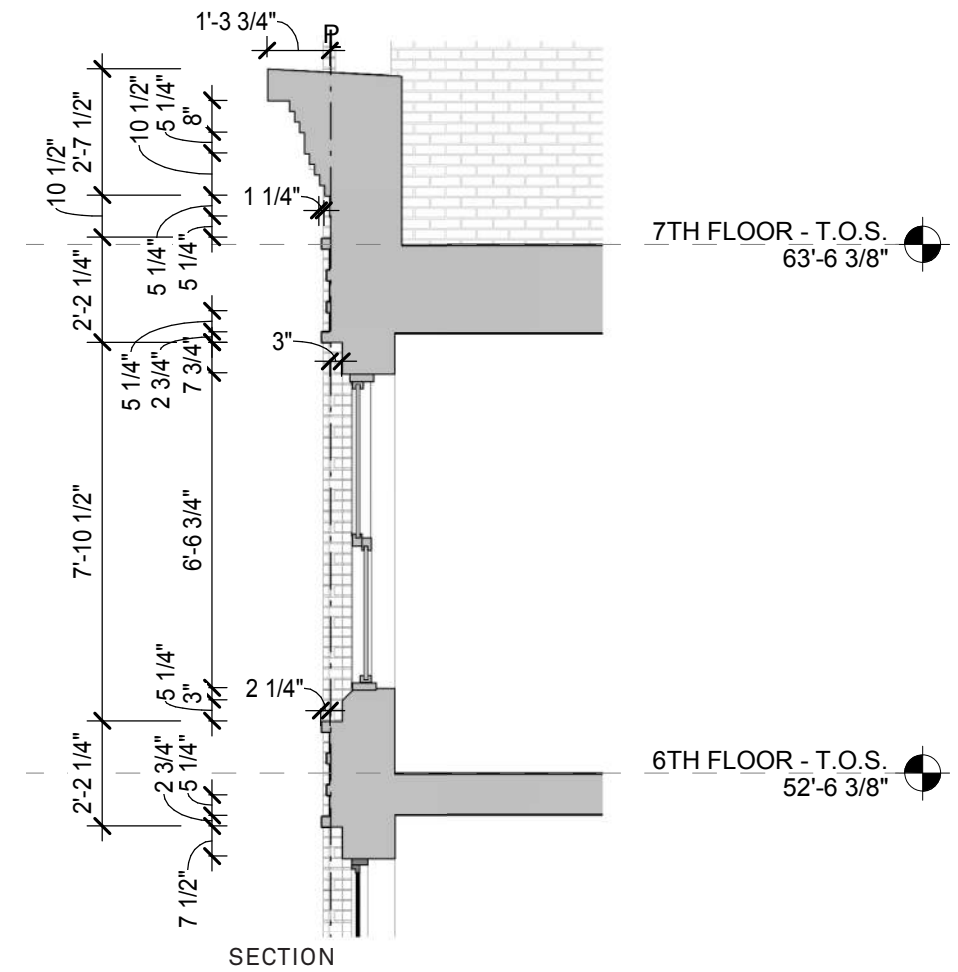
DETAIL 1: BRICK PIER &  
WINDOW SURROUND





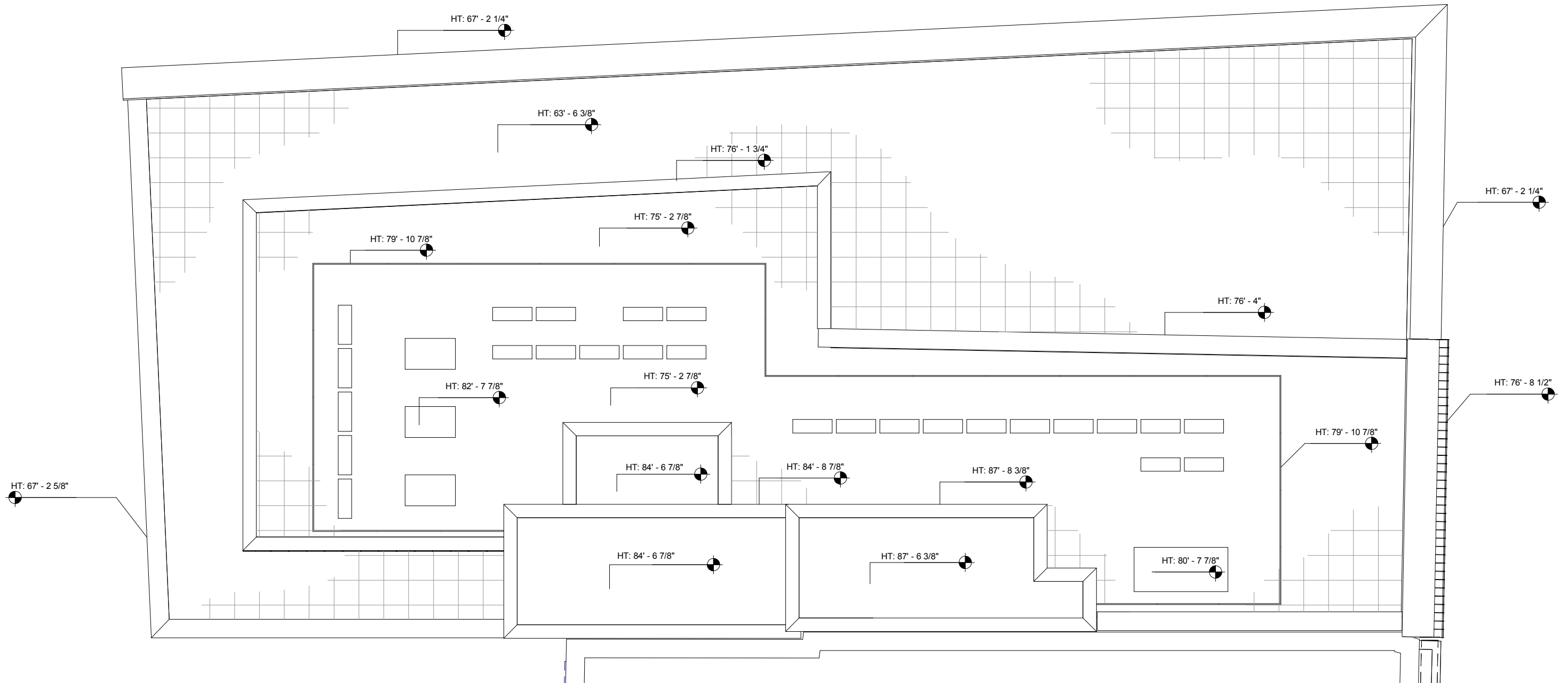
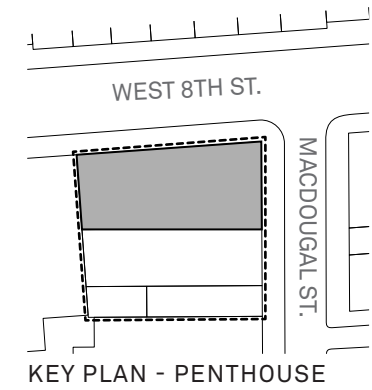
ENLARGED ELEVATION

- CAST STONE CAP
- CORBELLED MODULAR BRICK CORNICE IN RUNNING BOND W/ CORBELLED ROWLOCK DENTI
- CORBELLED RUNNING BOND MODULAR BRICK
- SOLDIER HEADER W/ MODULAR BRICK
- RECESSED ALTERNATING MODULAR BRICK
- CLEAR GLASS DOUBLE-HUNG DIVIDED LITE WINDOW W/ PTD. MTL. FRAME TO MATCH STOREFRONT
- CAST STONE WINDOW SILL
- CAST STONE BANDING
- CORBELLED RUNNING BOND MODULAR BRICK
- CAST STONE BANDING

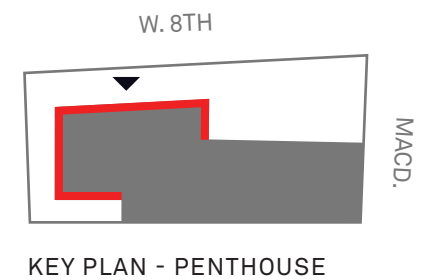
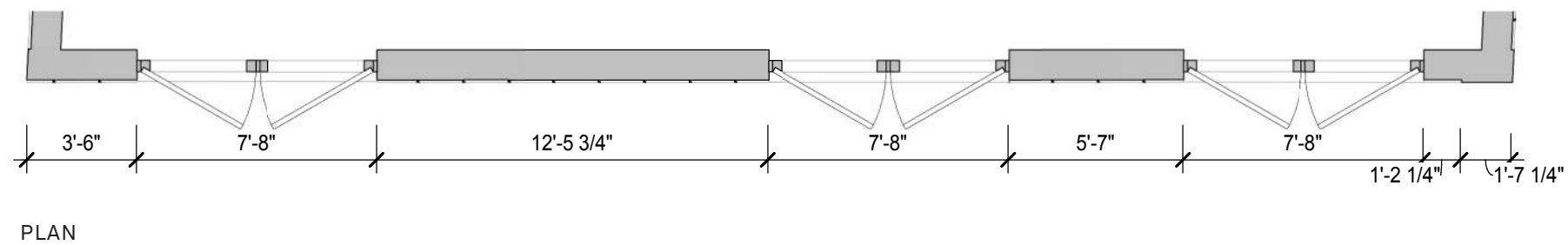
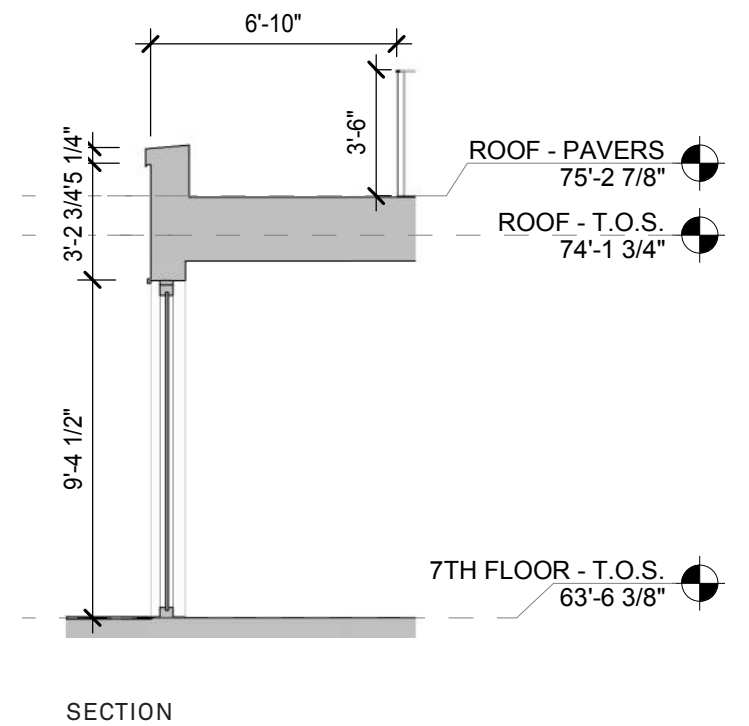
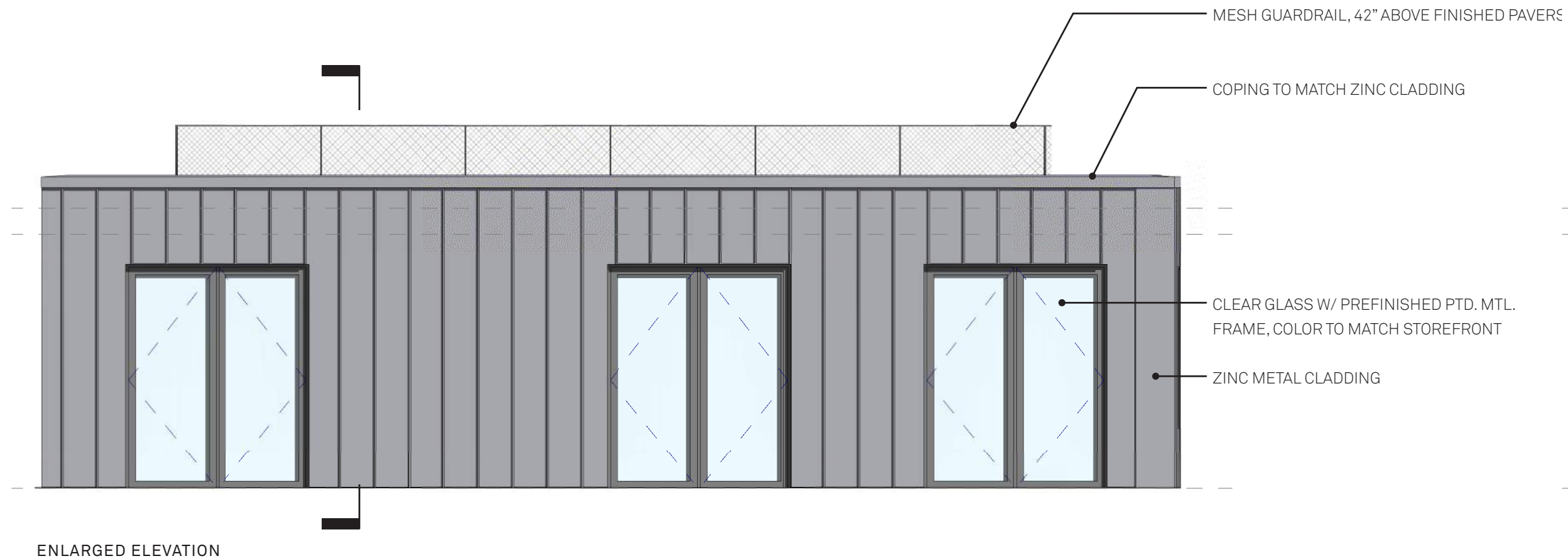


DETAIL 1: CORNICE

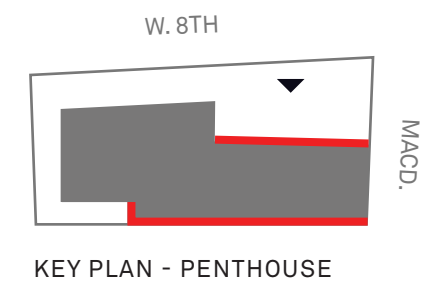
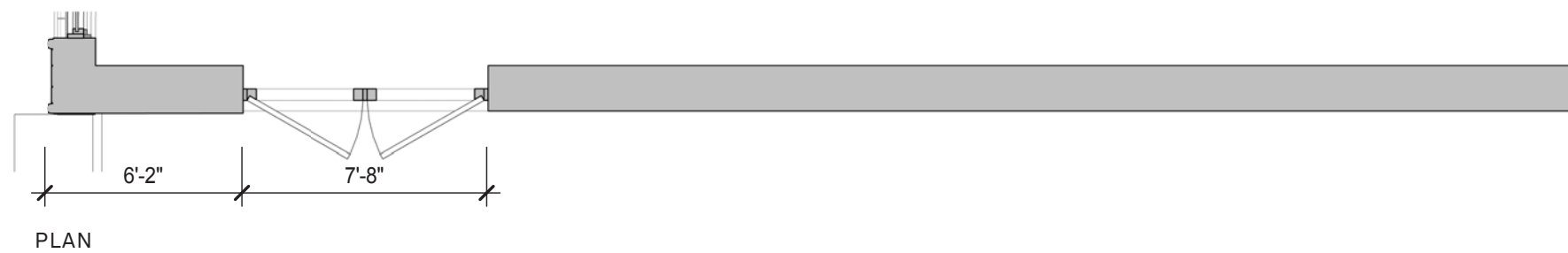
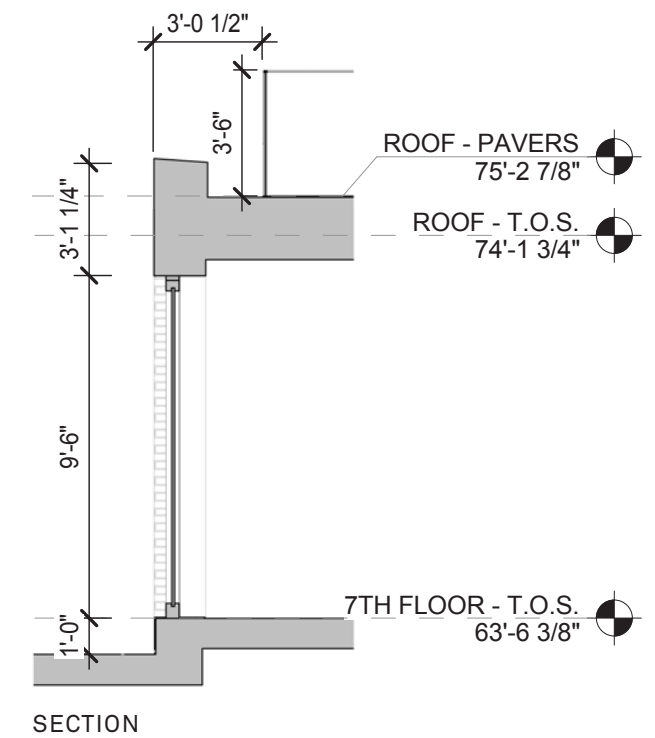
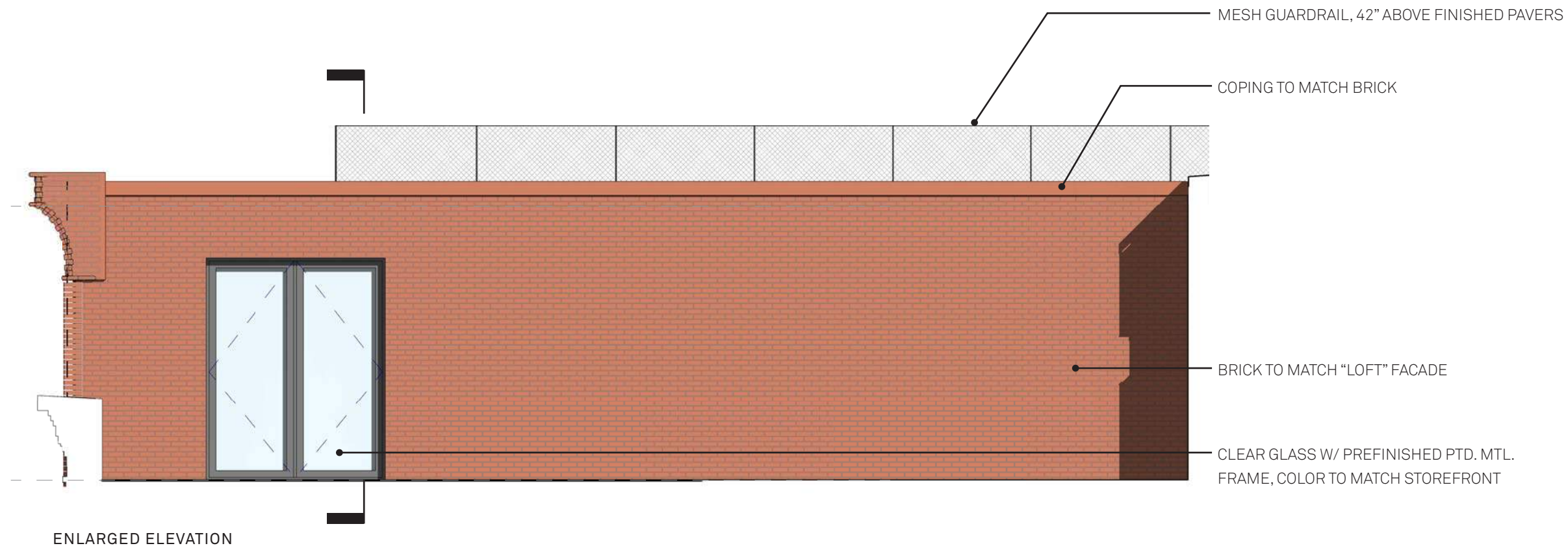














LOFT FACADE



GLEN-GERY BRICK: ILLINI COMMON (STANDARD)

APARTMENT FACADE



SUMMIT BRICK: 711LL THISTLEDOWN SMOOTH

PENTHOUSE METAL



PENTHOUSE BRICK



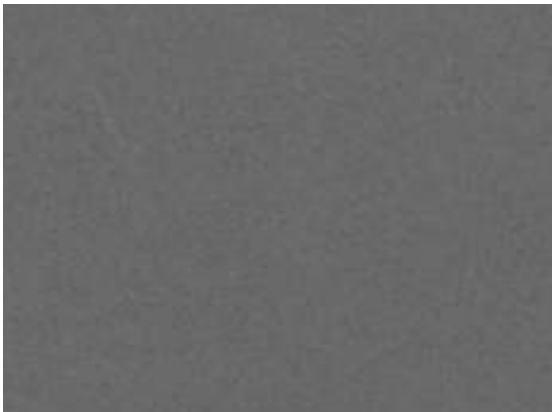
STANDARD BRICK - BLUSH MIST

WINDOW FRAMES (LOFT)



PPG - UC123404 DURANAR BRONZE

WINDOW FRAMES (APARTMENT)



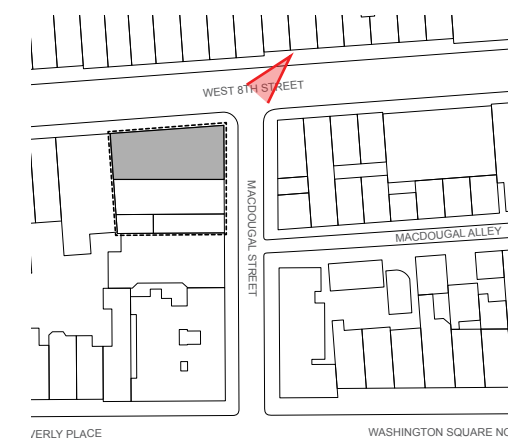
PPG - UC106669 DURANAR ECLIPSE GRAY

PENTHOUSE GUARDRAIL



JAKOB ROPE - WIRE MESH





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## Corner Rendering of MacDougal St. & West 8th St.

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MacDougal St. (Looking North)  
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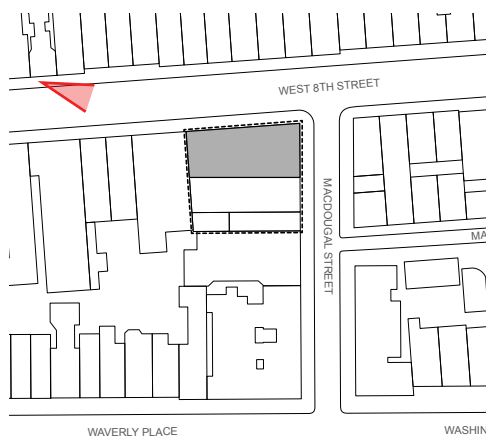




Existing



Proposed



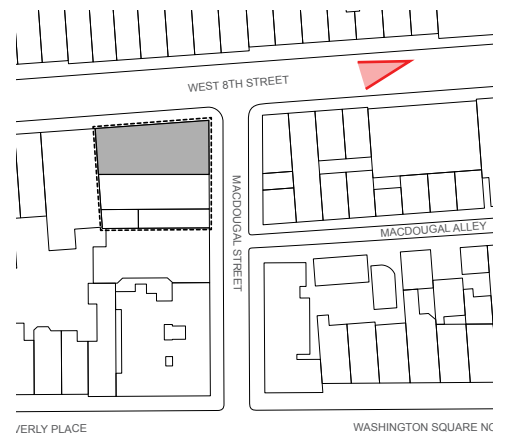




Existing



Proposed



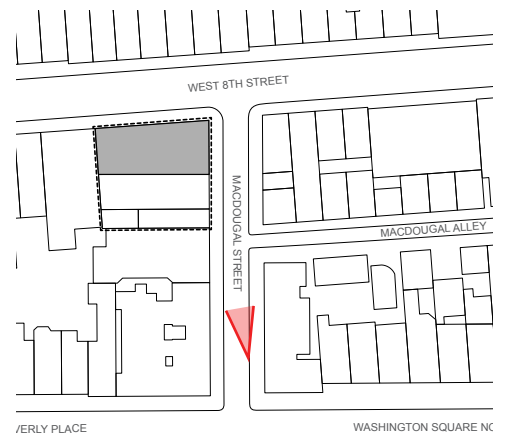




Existing



Proposed







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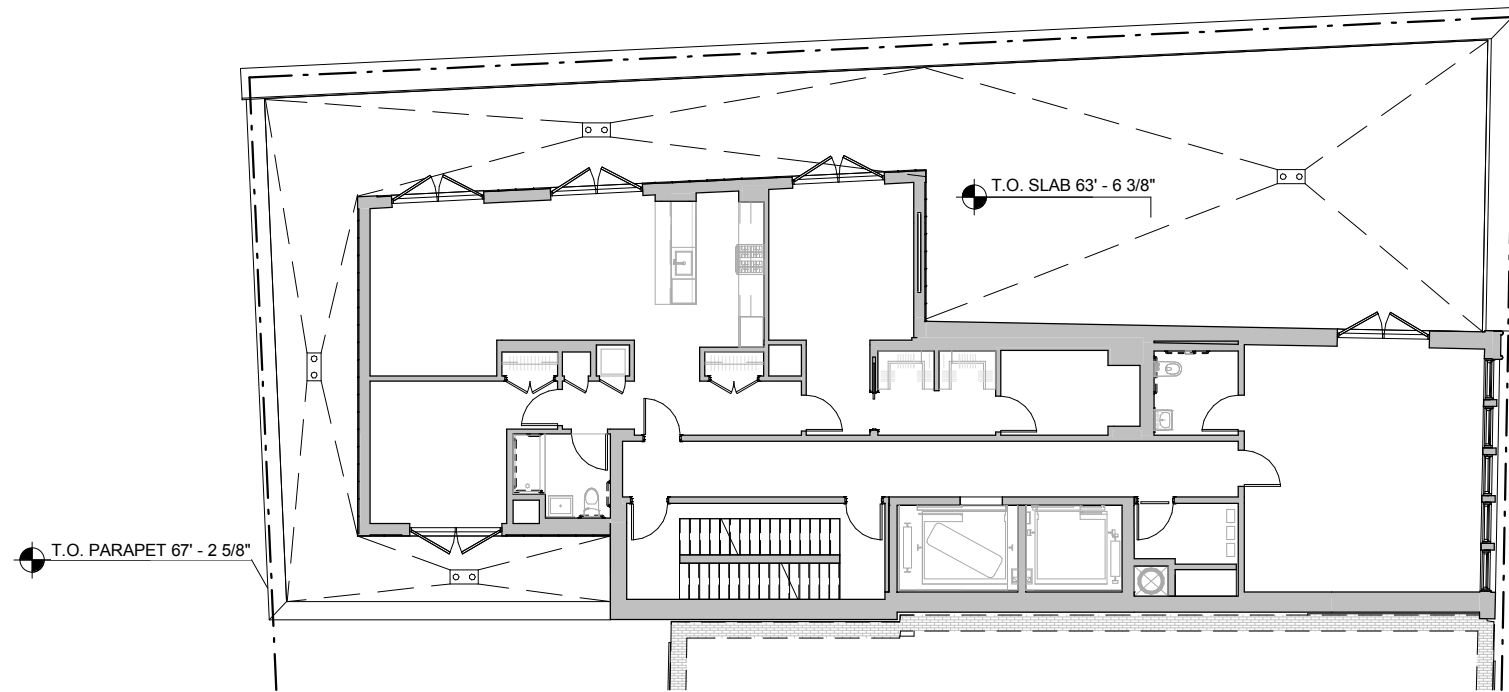
## MacDougal St. & West 8th St.

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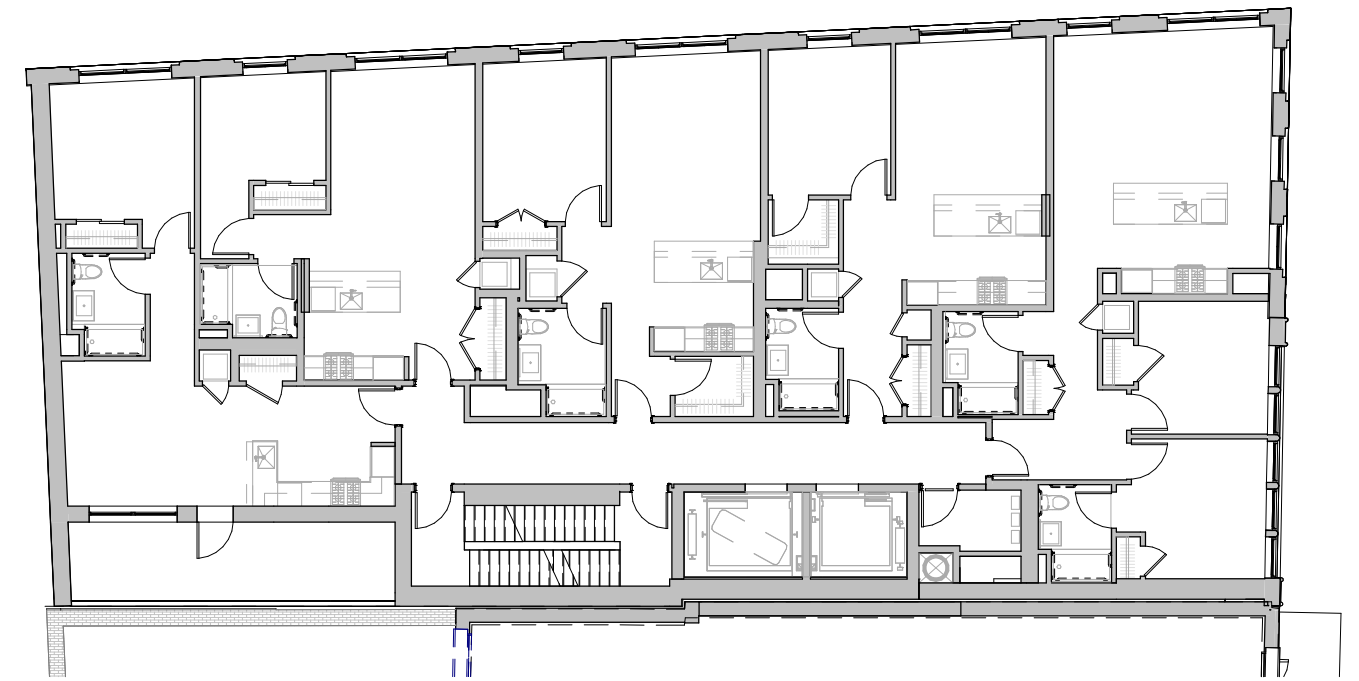


APPENDIX

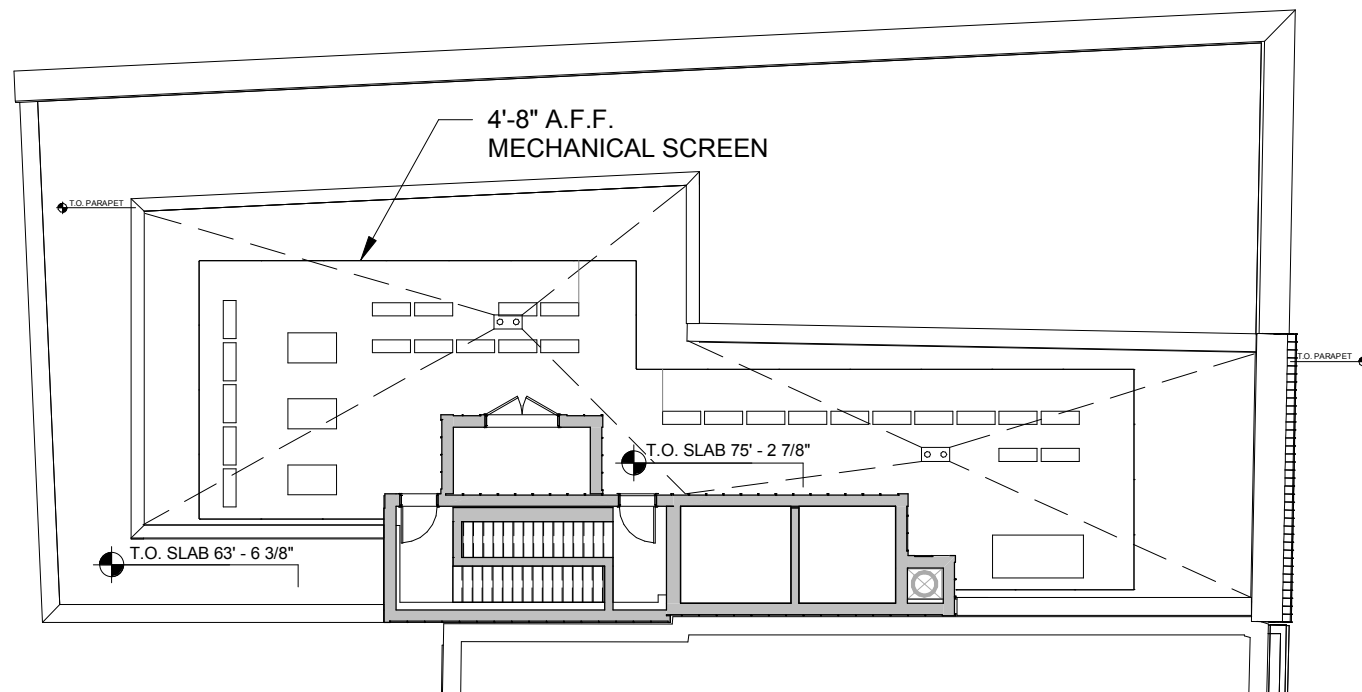




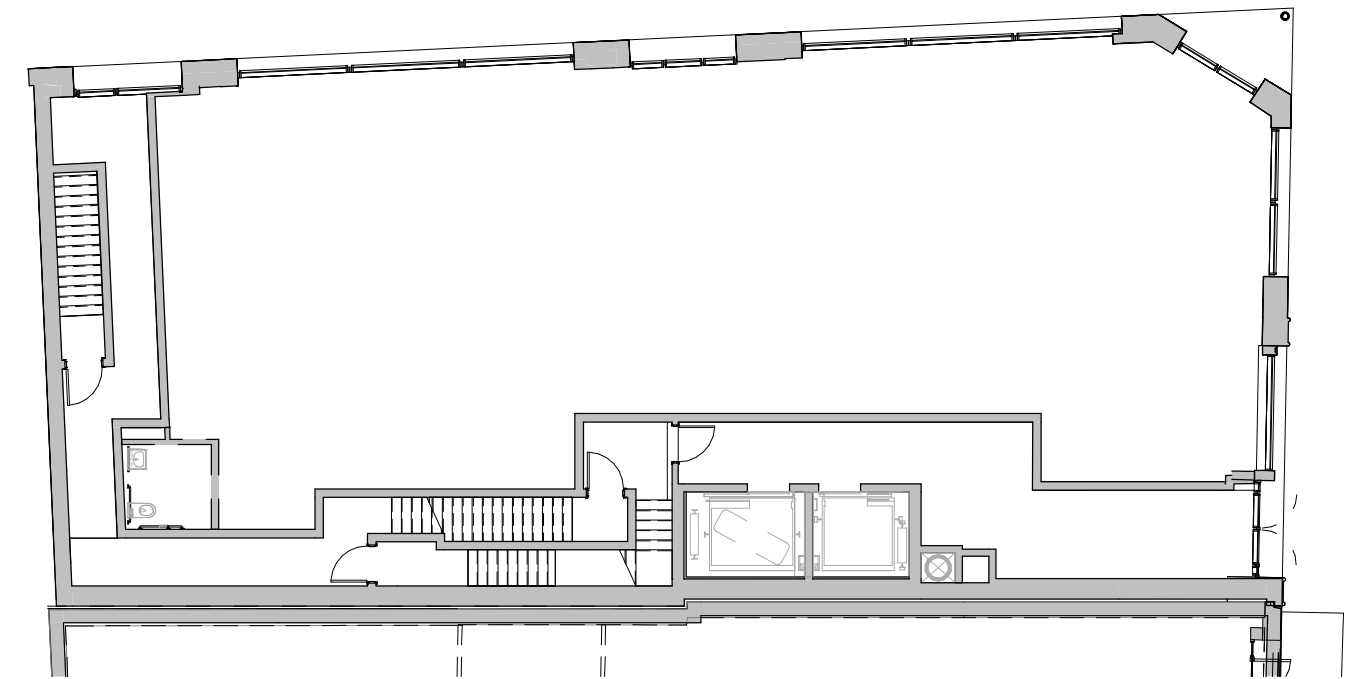
7TH FLOOR PLAN



2ND-6TH FLOOR PLAN



ROOF FLOOR PLAN



GROUND FLOOR PLAN





