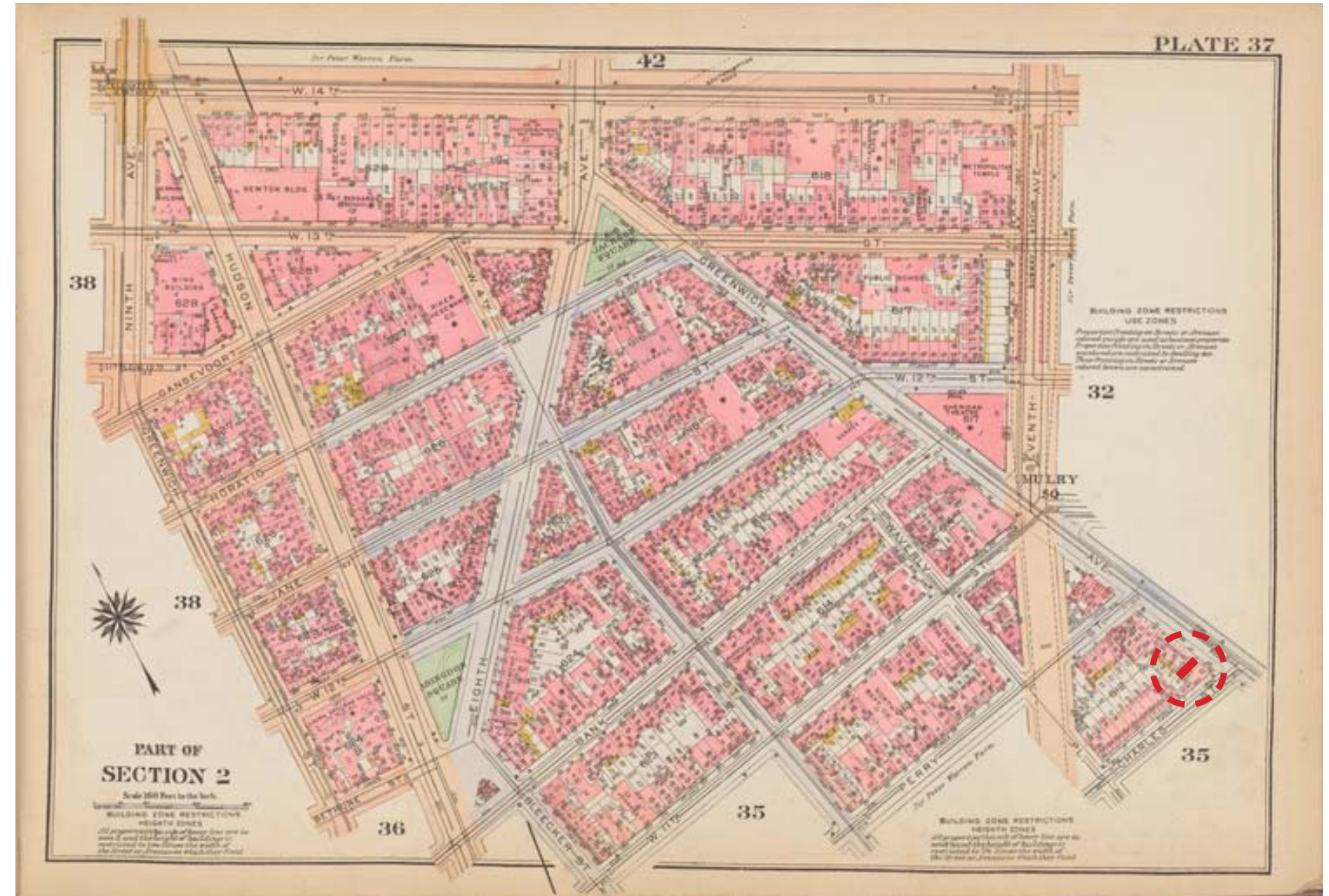




41 Greenwich Avenue
Landmarks Preservation Commission
August 13, 2019

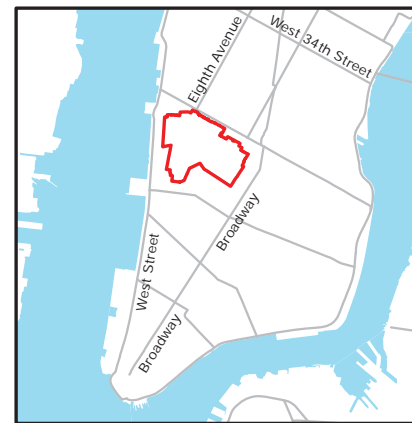
P + **K**
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Greenwich Village



Greenwich Village Historic District
Manhattan
Designated April 29, 1969

 Historic District Boundaries

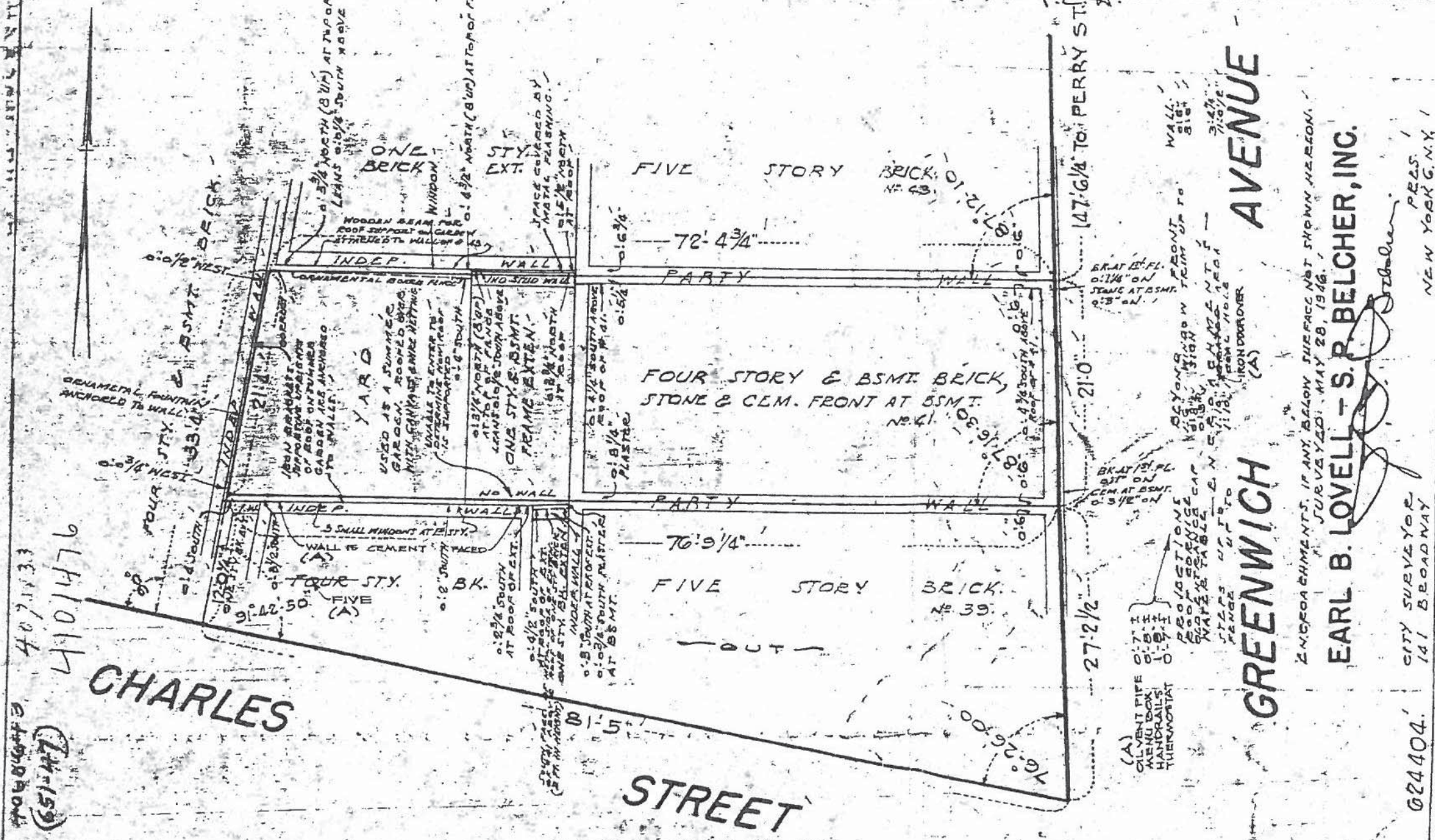


Greenwich Village Historic District and Historic Map

64 BLOCK 612

174589
264646

Amendments
624404 - Inspected April 23, 1947. No change. Earl B. Lovell - S.P. Belcher, Inc. R.O.C.
4068643 - No change 4/24/47 to 12/58 R.O.C.
4075133 - No change 4/2/59 to 1/12/56 C.S. 4115092 - No change - 1/12/56 to 1/9/75 R.O.C.



EARL B. LOVELL - S.P. BELCHER, INC.
CITY SURVEYOR
141 BROADWAY
NEW YORK, N.Y.

(A) VISUAL EXAMINATION OF PREMISES MADE
JUNE 8, 1995 IS CERTIFIED TO:
L & H ABSTRACT CORPORATION
FIDELITY NATIONAL TITLE INSURANCE COMPANY OF NEW YORK
ALLAN S. GORDON

ADDITIONAL AMENDMENTS

L229267 VISUAL EXAMINATION OF PREMISES MADE JUNE 8, 1995 THESE ITEMS MARKED (A) EARL B. LOVELL - S.P. BELCHER, INC. R.O.C.

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41 Greenwich Avenue
Landmarks Preservation Commission
August 13, 2019

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Site Survey



1940 Tax Photo



1980 Tax Photo

GREENWICH AVENUE West Side (Betw. Perry & Charles Sts.)

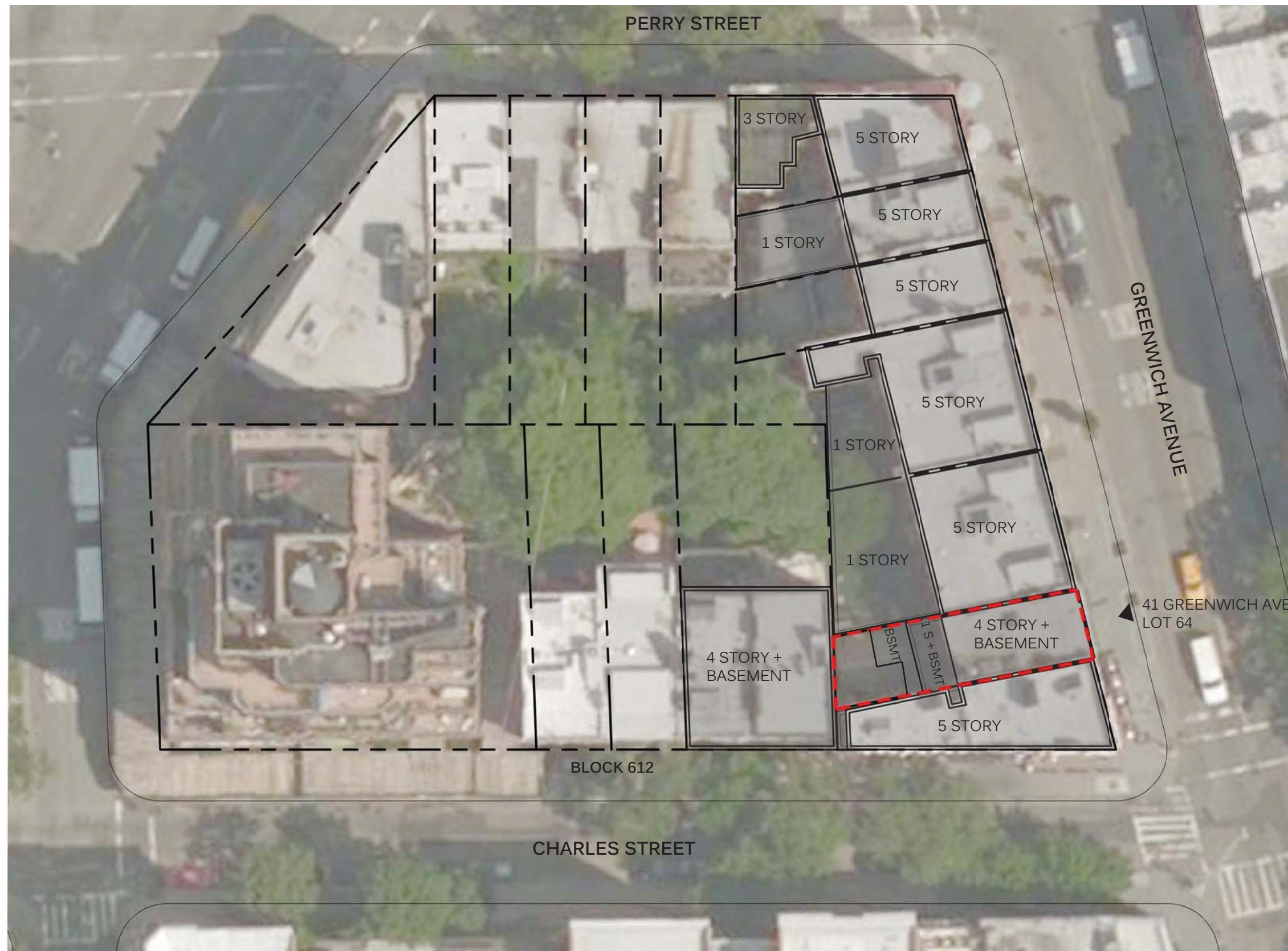
No. 41, alone of the entire row, still displays low attic windows and modillions at the roof cornice. It may be considered late Greek Revival in style. Now a five-story house, it has been remodeled to provide a basement entrance with restaurant. Originally it was four stories high with basement, as may be seen from the high stone lintel of the doorway which remains embedded in the masonry, when a small window took the place of the door at the left side. The house was built in 1848-49 by Foster & Van Ostrand. In the early Eighteen-fifties, this was the home of R. W. Jeffery.

Tax Photos and Designation

P **K**
+
S **B**

41 Greenwich Avenue
Landmarks Preservation Commission
August 13, 2019

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3



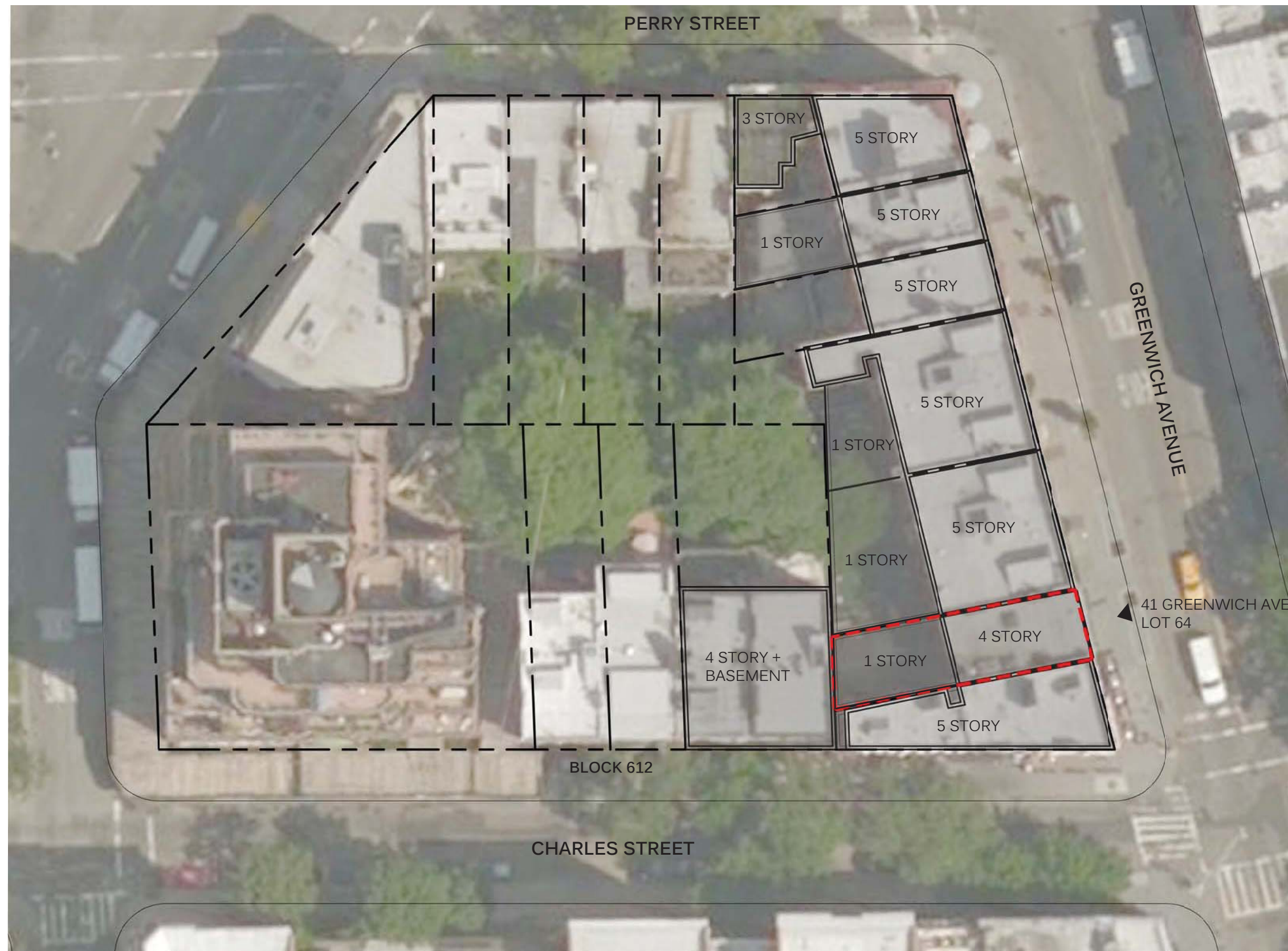
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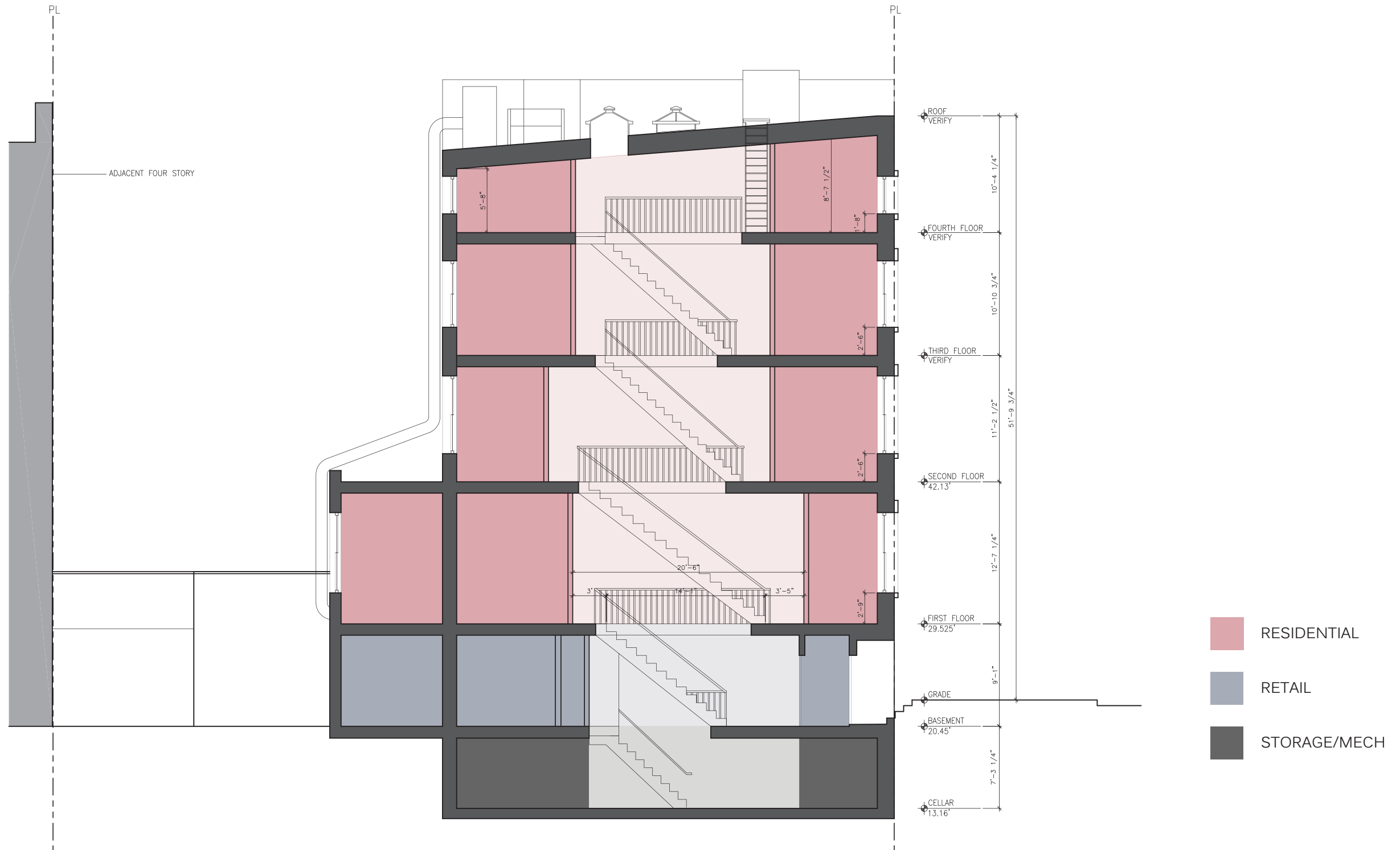
Existing Site Plan

P **K**
S **B**

41 Greenwich Avenue
 Landmarks Preservation Commission
 August 13, 2019

LPC
 4





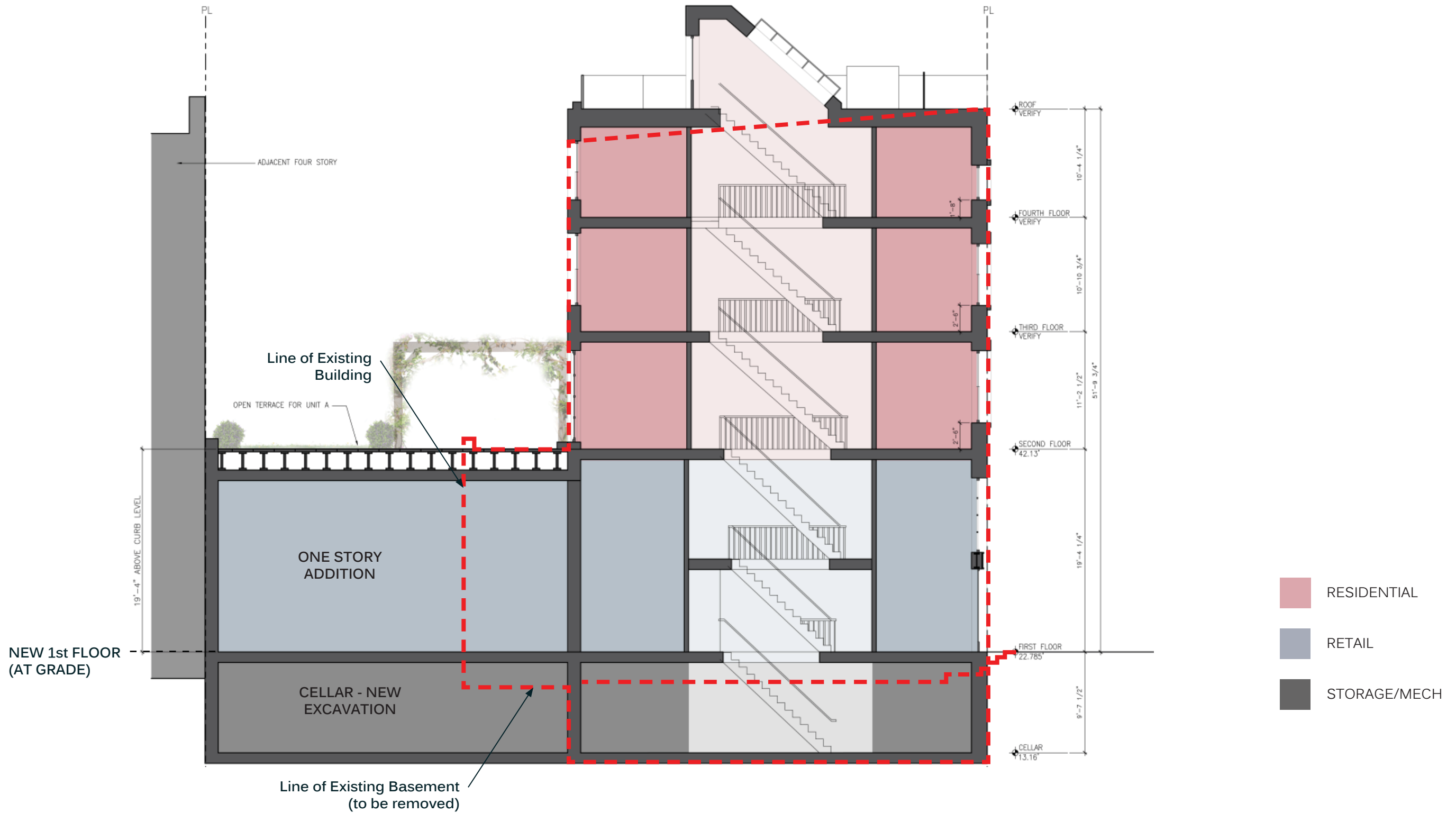
PUBLIC HEARING PRESENTATION 01-19-2016

Existing Section

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+
S **B**

41 Greenwich Avenue
Landmarks Preservation Commission
August 13, 2019

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6



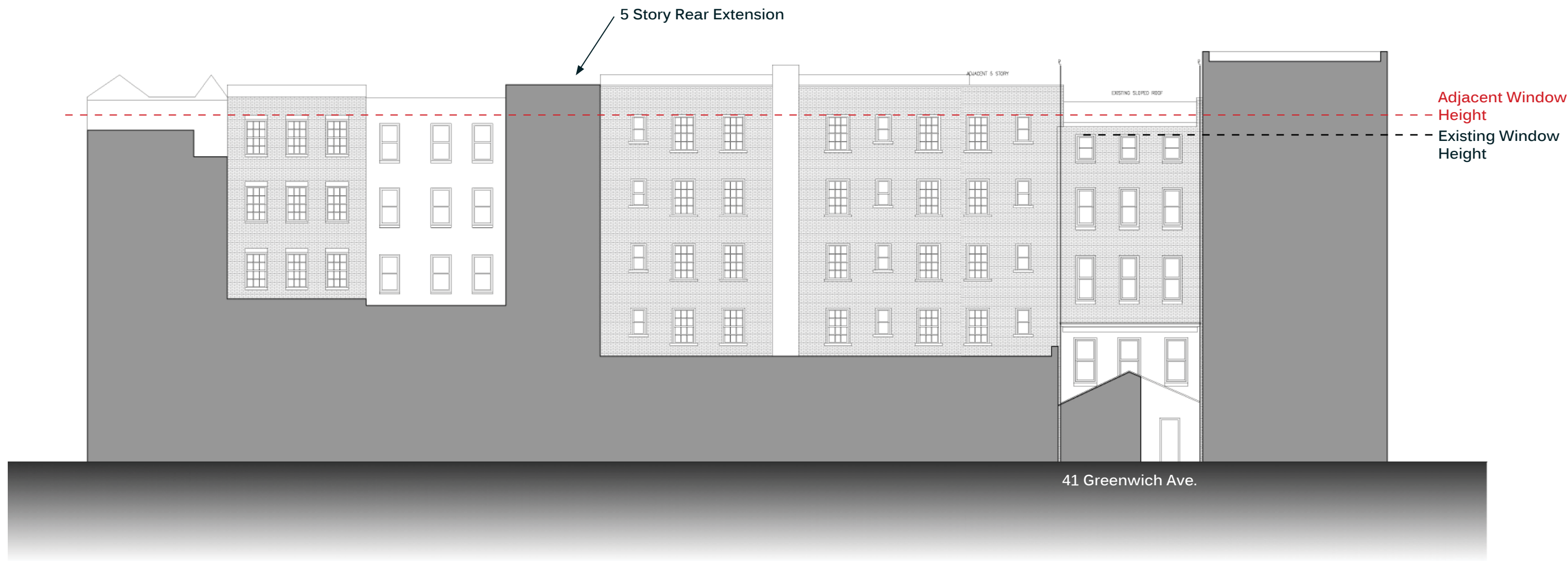
PUBLIC HEARING PRESENTATION 01-19-2016

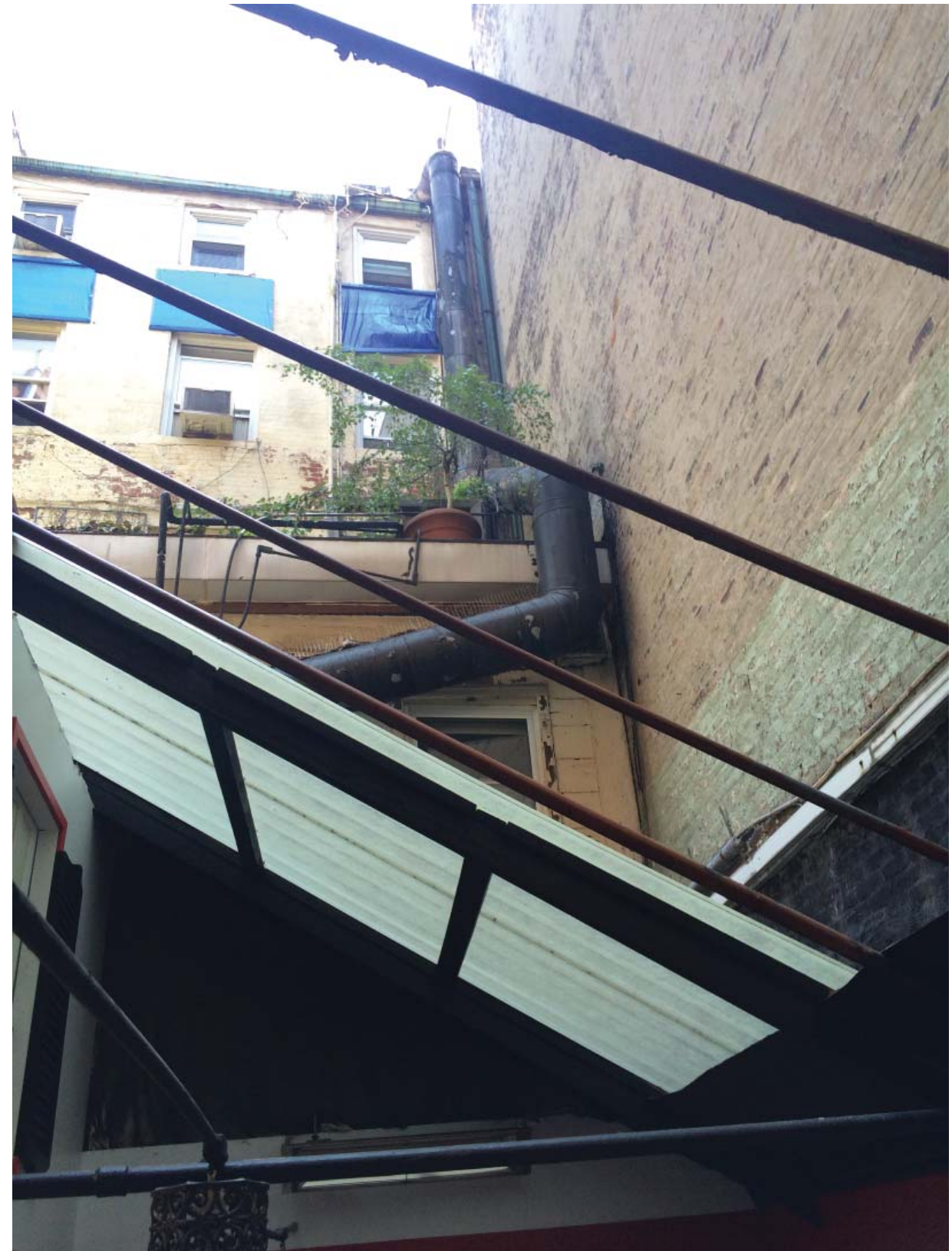
Proposed Section

P K
+
S B

41 Greenwich Avenue
Landmarks Preservation Commission
August 13, 2019

LPC
7





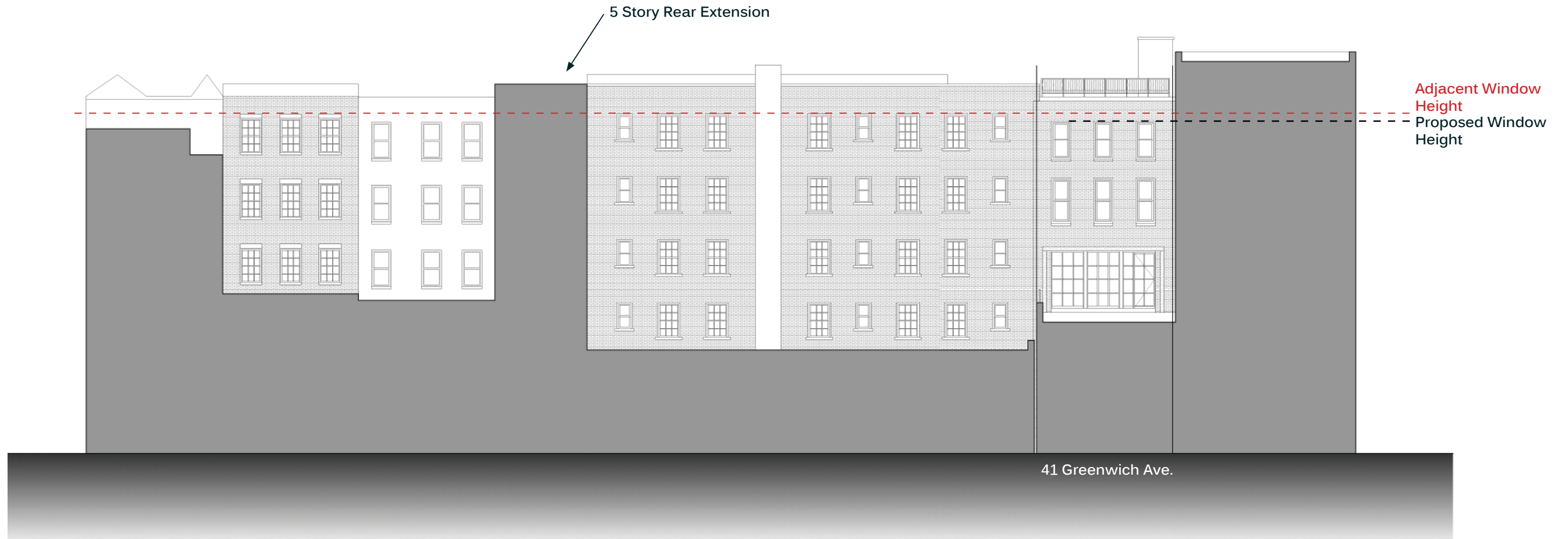
PUBLIC HEARING PRESENTATION 01-19-2016

Rear Wall - Existing Condition

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+
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41 Greenwich Avenue
Landmarks Preservation Commission
August 13, 2019

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9





EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION

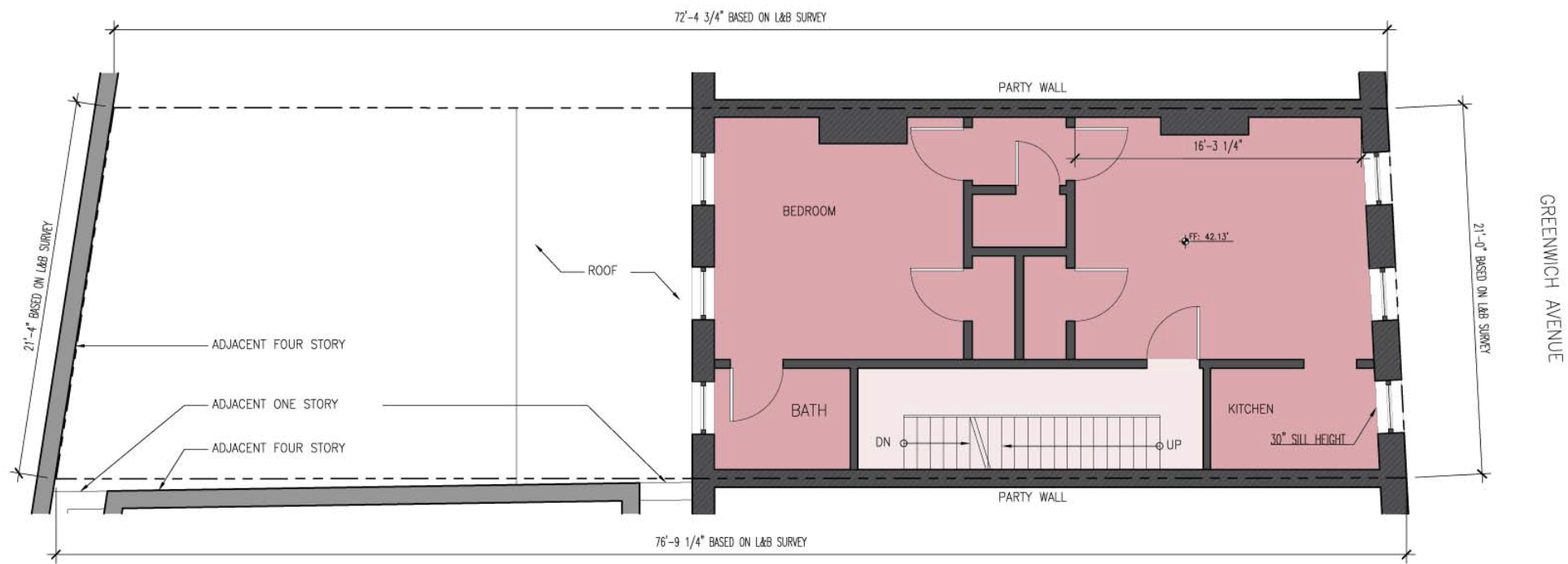
Existing and Proposed Rear Elevation

PUBLIC HEARING PRESENTATION 01-19-2016

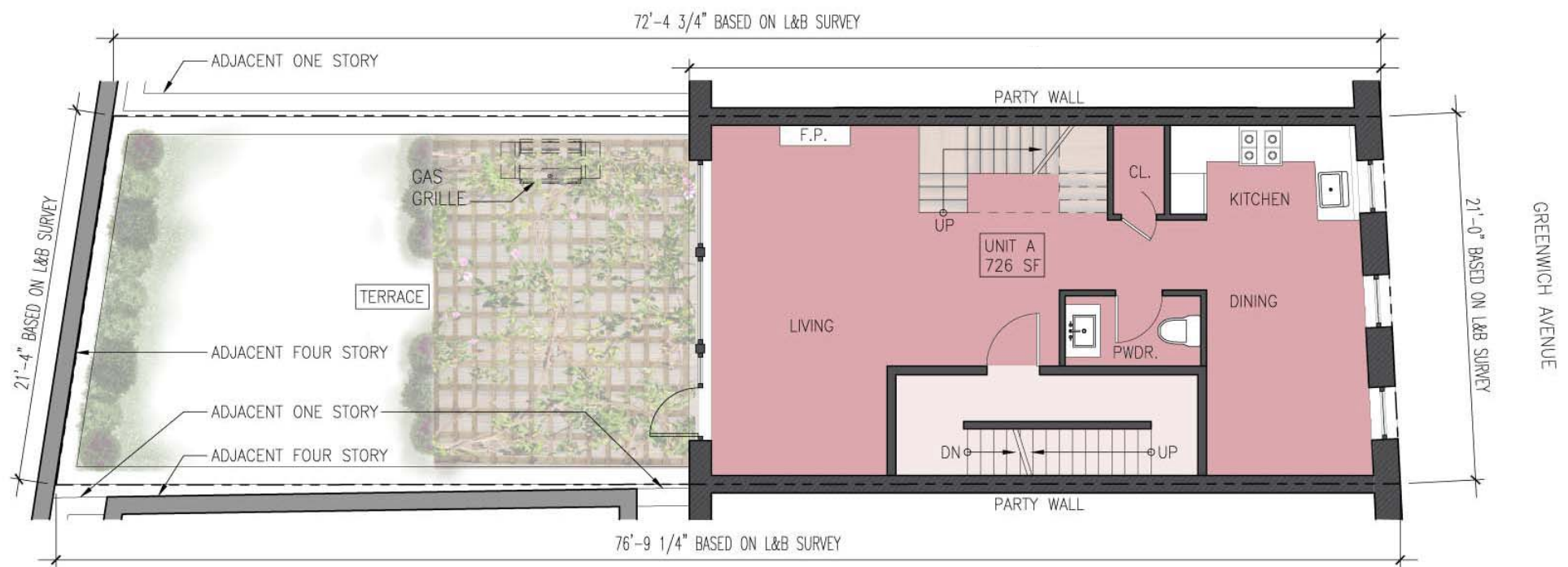
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+
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41 Greenwich Avenue
Landmarks Preservation Commission
August 13, 2019

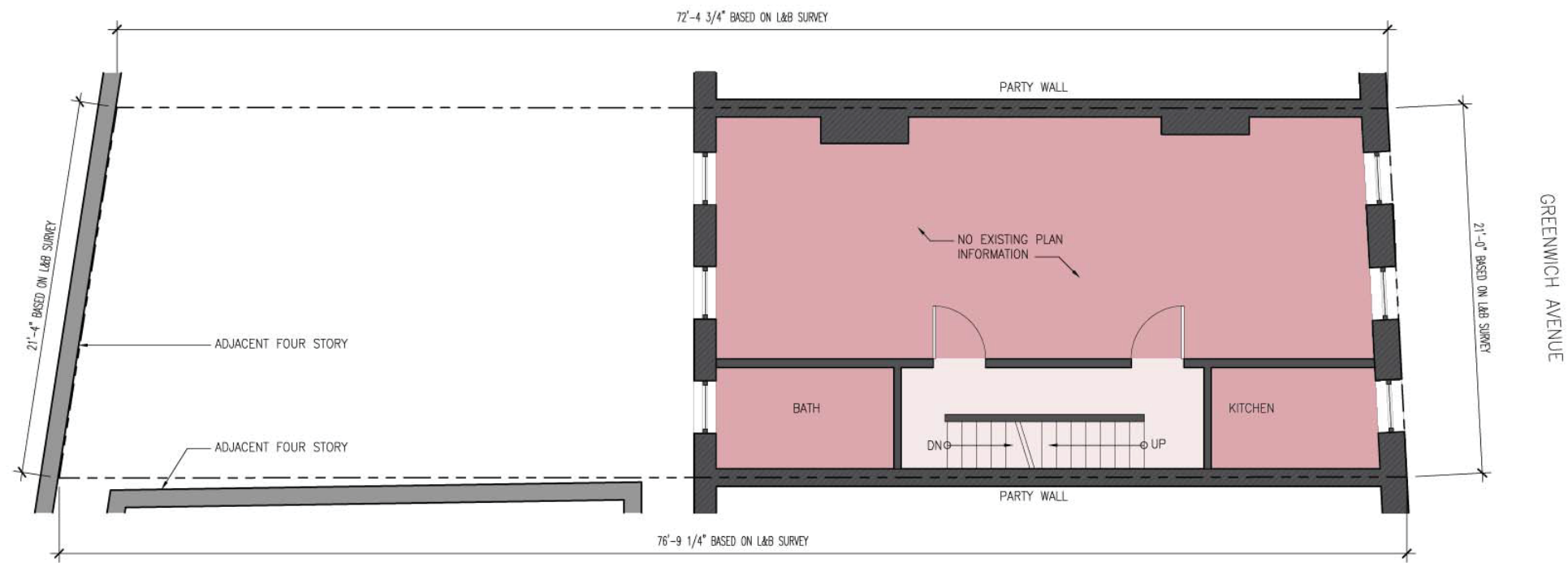
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11



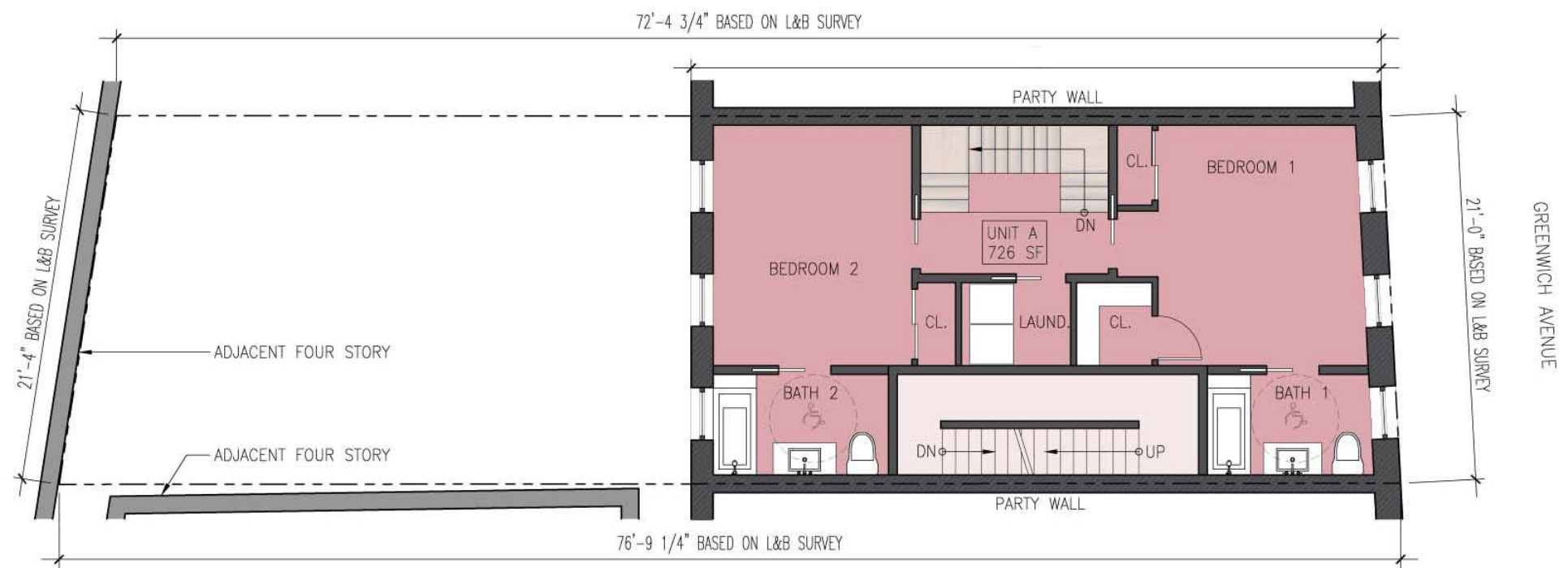
01 SECOND FLOOR EXISTING PLAN
1/4" = 1'-0"



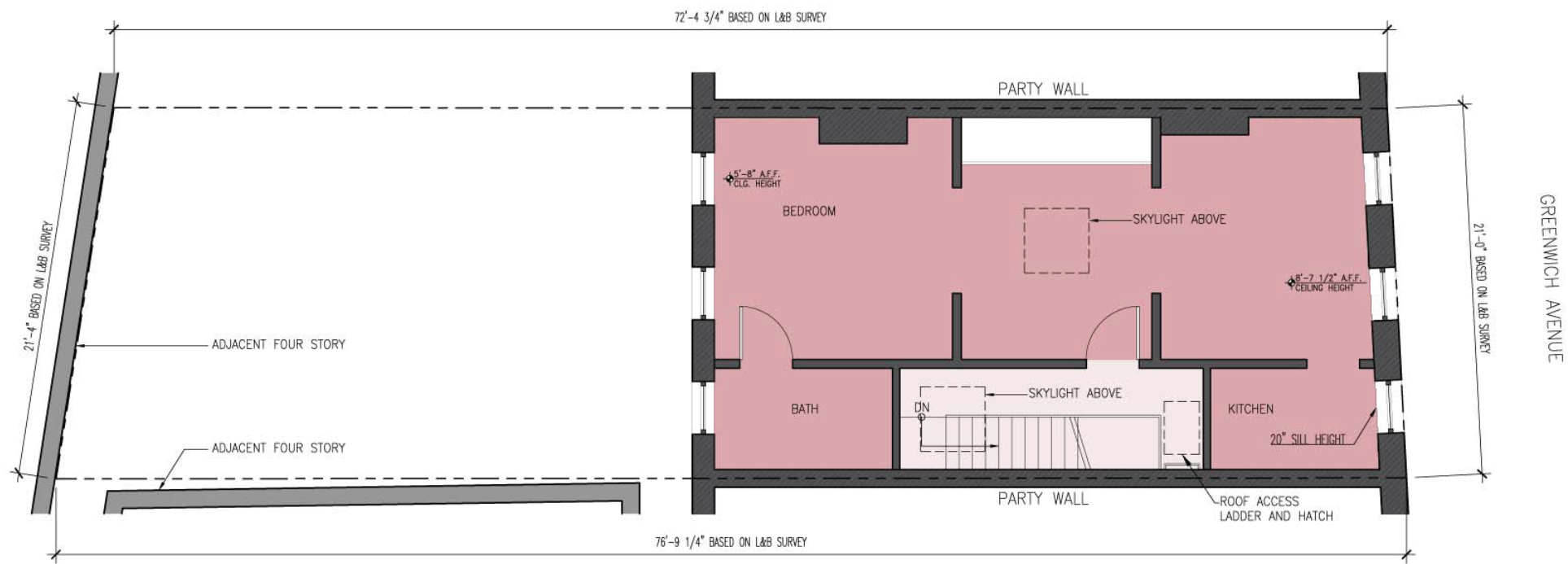
02 SECOND FLOOR PROPOSED PLAN - UNIT A
1/4" = 1'-0"



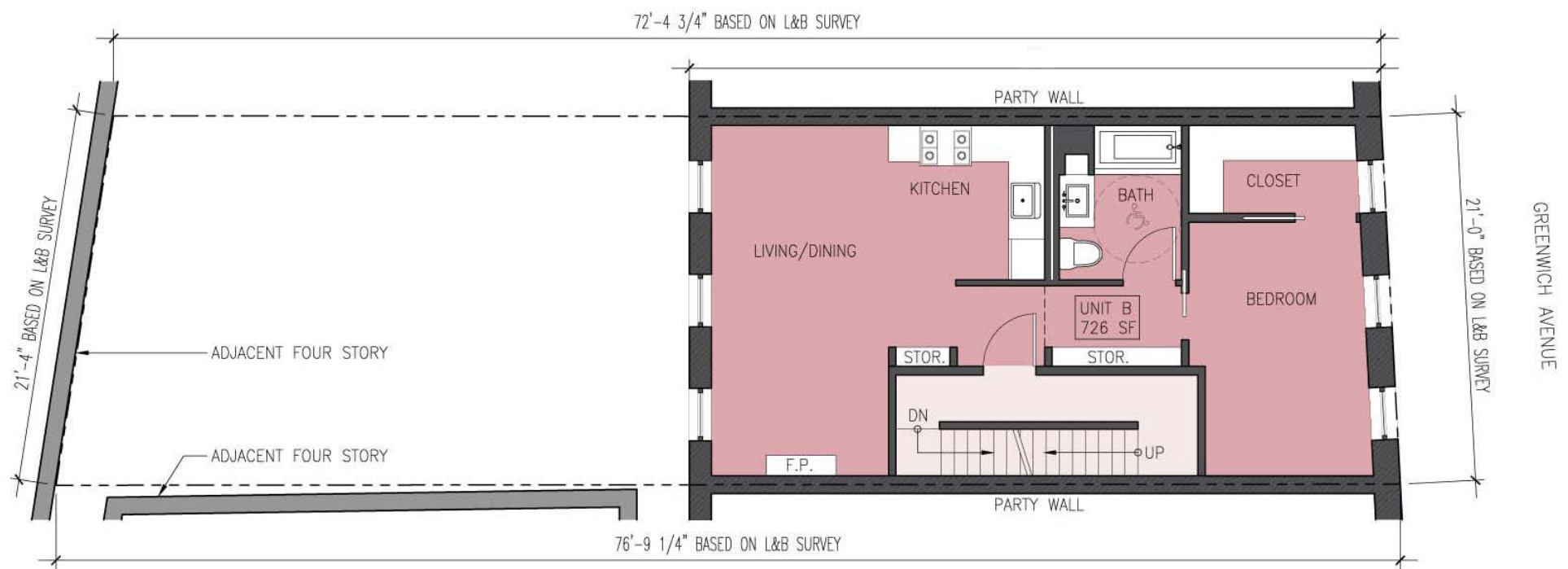
01 THIRD FLOOR EXISTING PLAN
1/4" = 1'-0"



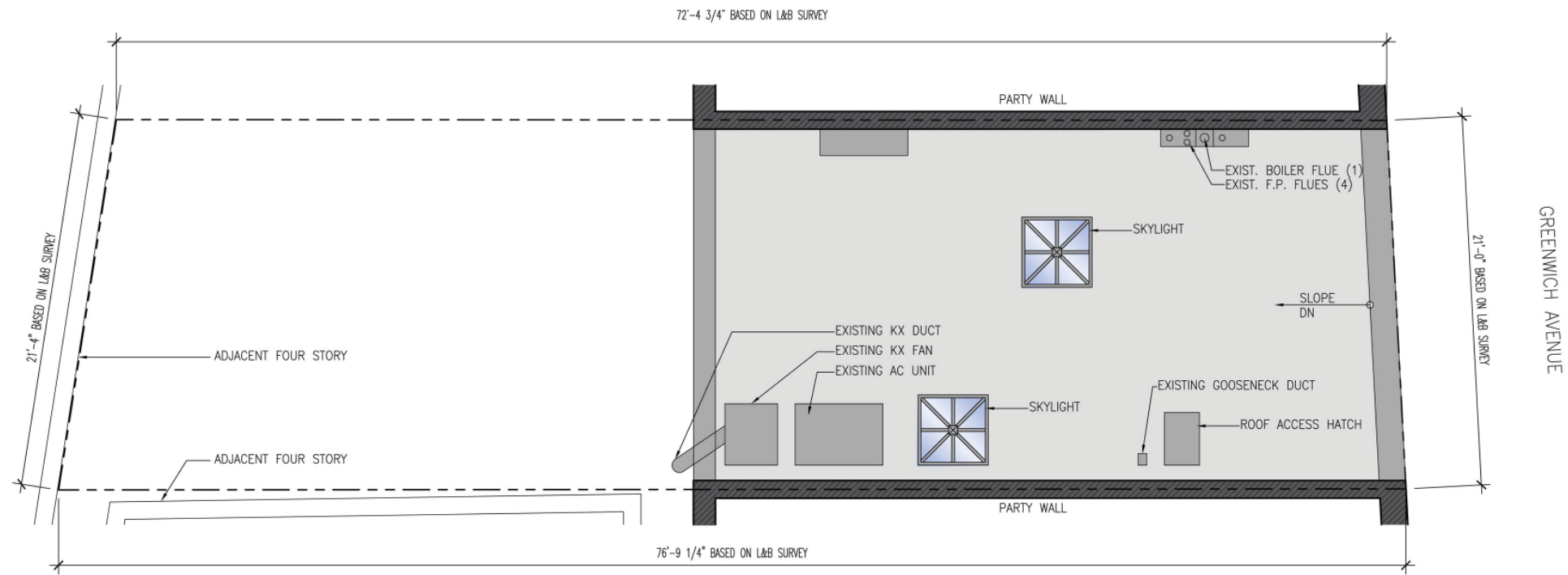
02 THIRD FLOOR PROPOSED PLAN - UNIT A
1/4" = 1'-0"



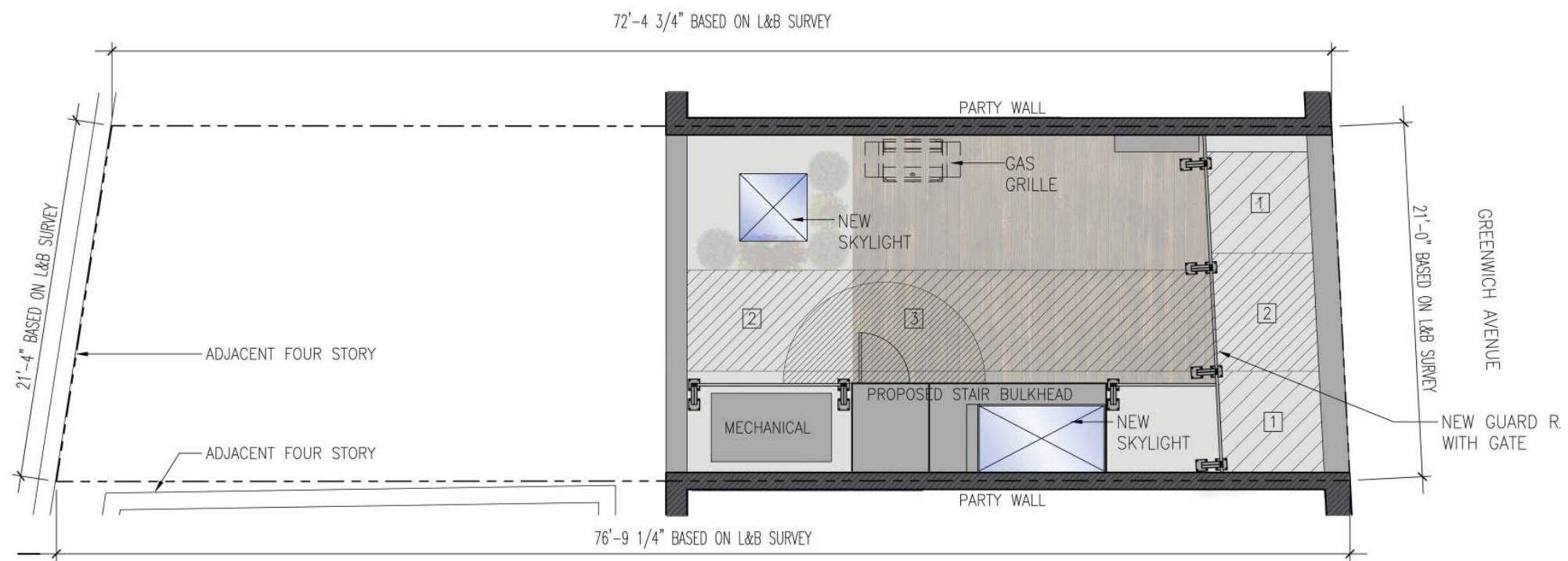
01 FOURTH FLOOR EXISTING PLAN
1/4" = 1'-0"



02 FOURTH FLOOR PROPOSED PLAN - UNIT B
1/4" = 1'-0"



01 ROOF EXISTING PLAN
1/4" = 1'-0"



02 ROOF PROPOSED PLAN
1/4" = 1'-0"

PCS Engineering, PLLC

93 Madison Ave.
Valhalla, NY 10595
Tel:(914) 629-5578 Fax: (914)-761-2214
pcsengineering@gmail.com

February 15, 2016

Ms. Valerie Coster
41 Greenwich Ave LLC
443 Lexington Ave
New York, NY 10001

Re: Inspection and Structural Assessment
41 Greenwich Ave., Manhattan, NY

Per your request we performed an inspection of the property at 41 Greenwich Avenue, Manhattan, NY, on January 26, 2016. Our observations, assessment of the structural conditions observed and our recommendations for rehabilitation of the building structural elements are provided below.

The subject property is a four story mixed use building in a mixed use district of Manhattan, NY. The building was constructed circa 1848. The building is constructed with common brick walls and wood floor joists. The building is approximately 21 feet wide. The floor joists span from side wall to side wall and are supported by pockets in the brick masonry.

The upper floors contain several residences. The floors are supported on 3"x 10" wood floor joists, likely original construction. Several of the floors suffer from significant deviation from level resulting from the deterioration of the long term floor joists. The floor drop in some cases exceeds 3 inches over the width of the room which creates an unsafe condition. Over time the wood joists have developed permanent deflection from aging of the wood and the sustained loads. The joists are no longer serviceable and need to be replaced. The attached photos show details where reinforcement has been applied and where shimming is required to maintain a level finished ceiling due to the excessive slope of the joists.

We would recommend the demolition of the floor structural systems and the joist replaced with suitably sized modern laminated joists. These engineered structural members have allowable stress levels far exceeding typical structural lumber and therefore will not experience the long term permanent deflection deterioration as did the original floor joist timbers.

We also examined the front and rear facades of the building. 41 Greenwich Ave is an independent structure that has a varying overall height from the buildings on either side. The

front façade appears in basically good condition requiring a detailed inspection, some repointing and possible localized brick replacement. The cornice appears to have deterioration issues typical of cornices of this vintage. Likely the wood sub-members have deteriorated and lost their ability to hold fasteners. In our opinion the most prudent approach is to replicate and replace the existing cornice with a fiberglass cornice assembly.

The rear facade has deterioration issues. A white coating applied to the brick sometime in the past has trapped moisture in the brick, which after repeated freeze-thaw cycles had deteriorated the structural capacity of the brick. We would recommend demolition and replacement of the rear façade wall.

The rear wall can be rebuilt with common brick and masonry lintels to match the original construction and architectural details. The new brick materials should be either uncoated or coated with a breathable style material to allow moisture to escape the brick substrate. This will maximize the service life of the new rear wall.

If you have any questions or require some further information, please do not hesitate to e-mail or call _____



Sincerely yours,

Michael P. Walsh, P.E.
PCS Engineering, PLLC

ENGINEER'S REPORT 02-16-2016

P K
+
S B

41 Greenwich Avenue
Landmarks Preservation Commission
August 13, 2019

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41 Greenwich-8 Rear facade



41 Greenwich-9 Rear facade

ENGINEER'S REPORT 02-16-2016

P **K**
+
S **B**

41 Greenwich Avenue
Landmarks Preservation Commission
August 13, 2019

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41 Greenwich-10 Rear facade



41 Greenwich-11 Rear facade



41 Greenwich-12 Rear facade

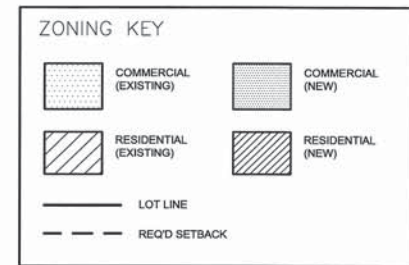
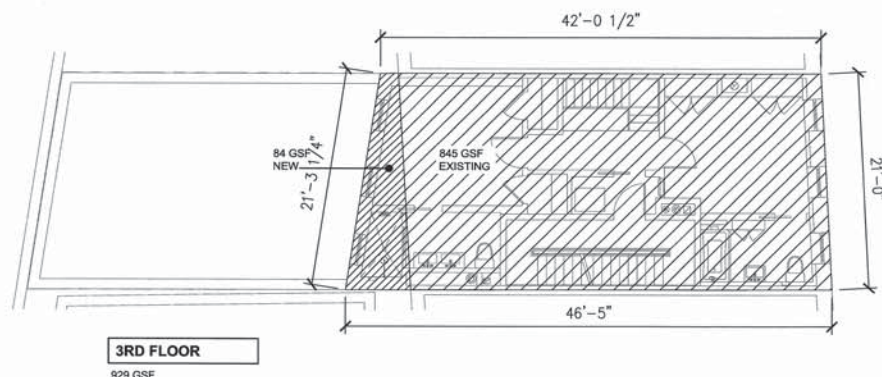
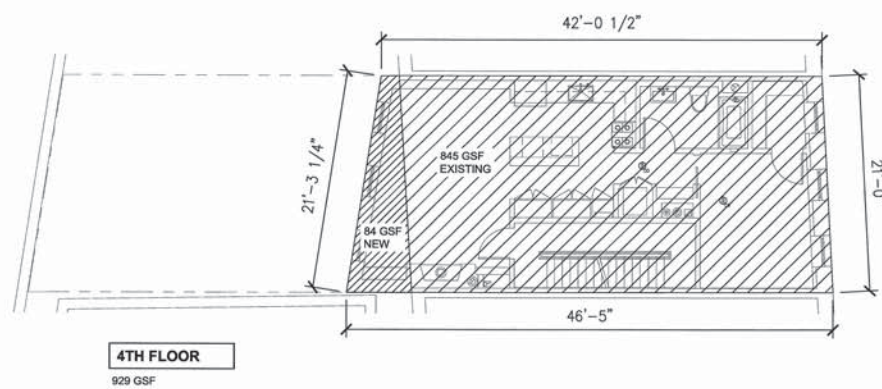
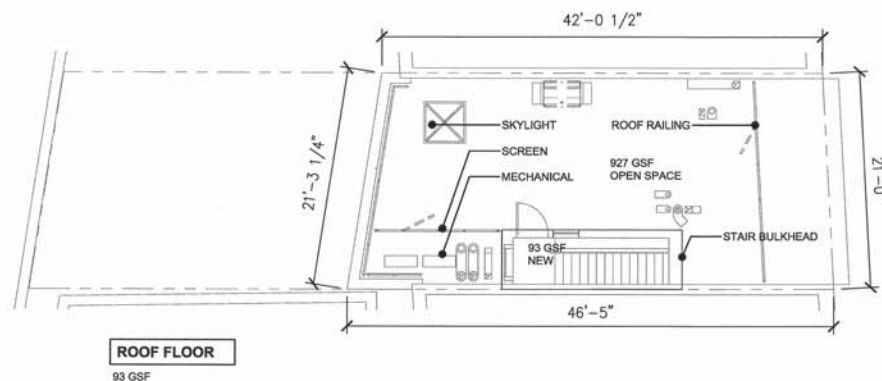
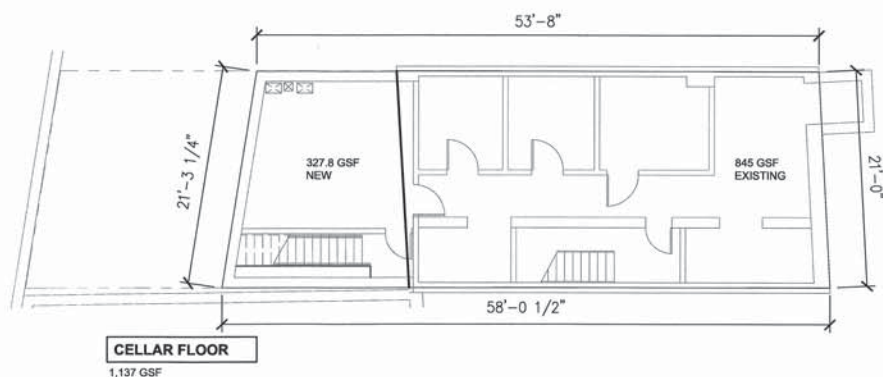
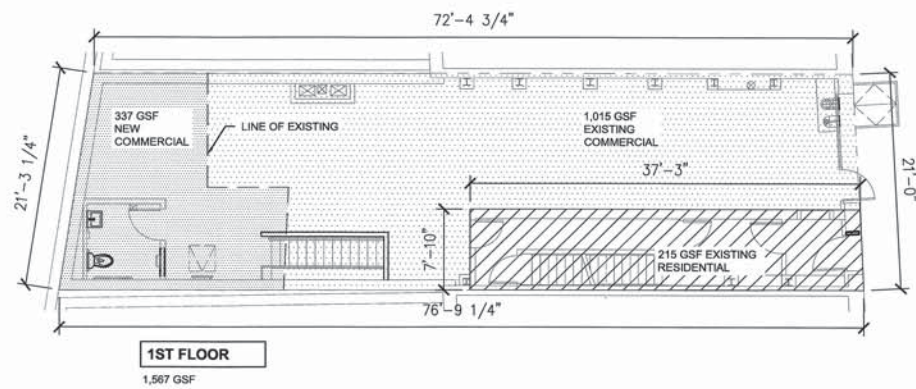
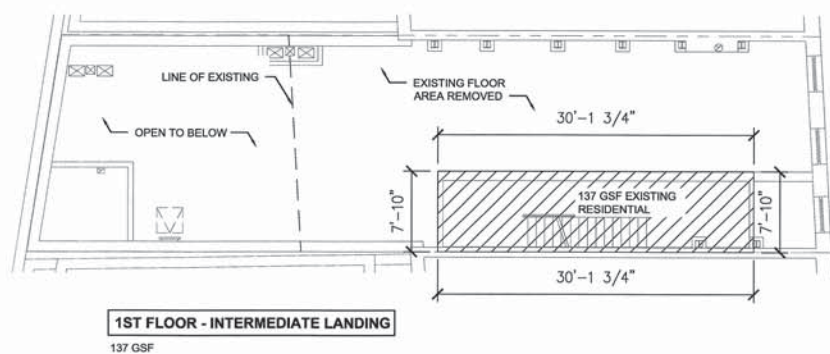
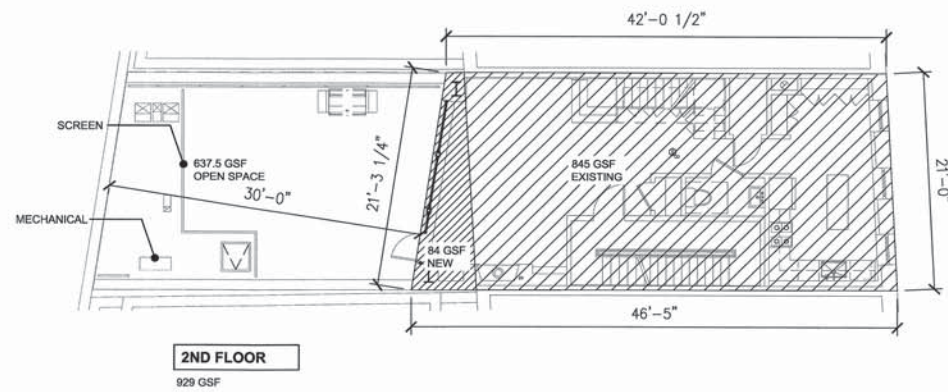
LOT 64 PROPOSED CONDITION
1,570 SF

FLOOR AREA CHART

NOTE: NET REDUCTION IN OVERALL FLOOR AREA

FLOOR	GROSS FLOOR AREA			DEDUCTIONS	ZFA BY USE		ZONING FLOOR AREA
	EX	NEW	TOTAL		COMMERCIAL	RESIDENTIAL	
CELLAR	845	292	1,137	-1,137	0	0	0
EXIST BASEMENT / 1ST FLOOR	1,230	337	1,567	0	1,275	292	1,567
EXIST 1ST FLOOR / INT. LANDING	1066	-929	137	0	0	137	137
2ND FLOOR	845	84	929	0	0	929	929
3RD FLOOR	845	84	929	0	0	929	929
4TH FLOOR	845	84	929	0	0	929	929
ROOF	0	93	93	-93	0	0	0

TOTAL	5,932 GSF	-211 GSF	-1,230 SF	1,352 ZSF	3,139 ZSF	4,491 ZSF
FAR (ZFA / 1,570 SF)				0.86	2.0	2.86
PERMITTED FAR				2.0	2.01	2.01



Architect
P K S + B
11-2-16
APPROD

Mechanical Engineer
Kohler Ronan, LLC
171 Madison Avenue
New York, NY 10016
T (212) 695-2422 F (212) 695-2423

Structural Engineer
SILMAN
32 Old Slip, 10th Floor
New York, NY 10005
T (212) 620-7970 F (212) 620-8157



DOB BSCAN

DOB STAMP

1 - ISSUE FOR FILING 04/06/2016
Issue Date
Project
41 Greenwich Ave.

Drawing Title
**ZONING DIAGRAMS
FAR CALCS
PROPOSED CONDITION**

DATE: 04/06/16
PROJECT No.: 1508-01
CHK BY: RB
DWG No.: Z-003.00

01 PROPOSED ZONING FLOOR AREA DIAGRAMS
1/8" = 1'-0"

PERFORATED C OF A DRAWINGS 11-2-2016

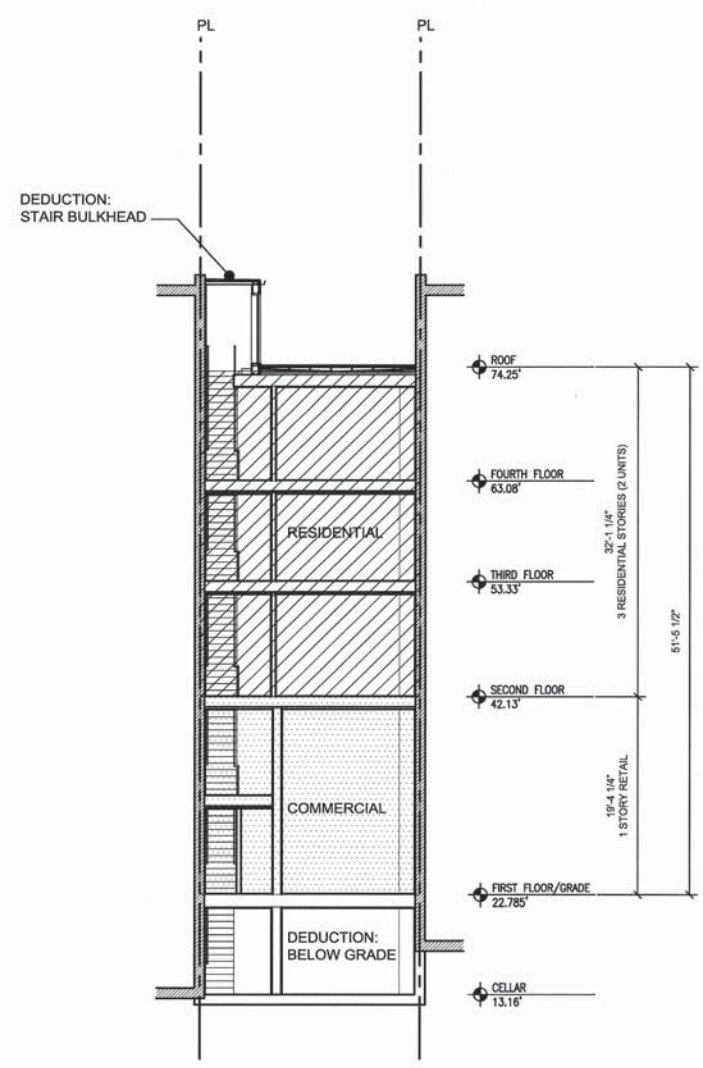
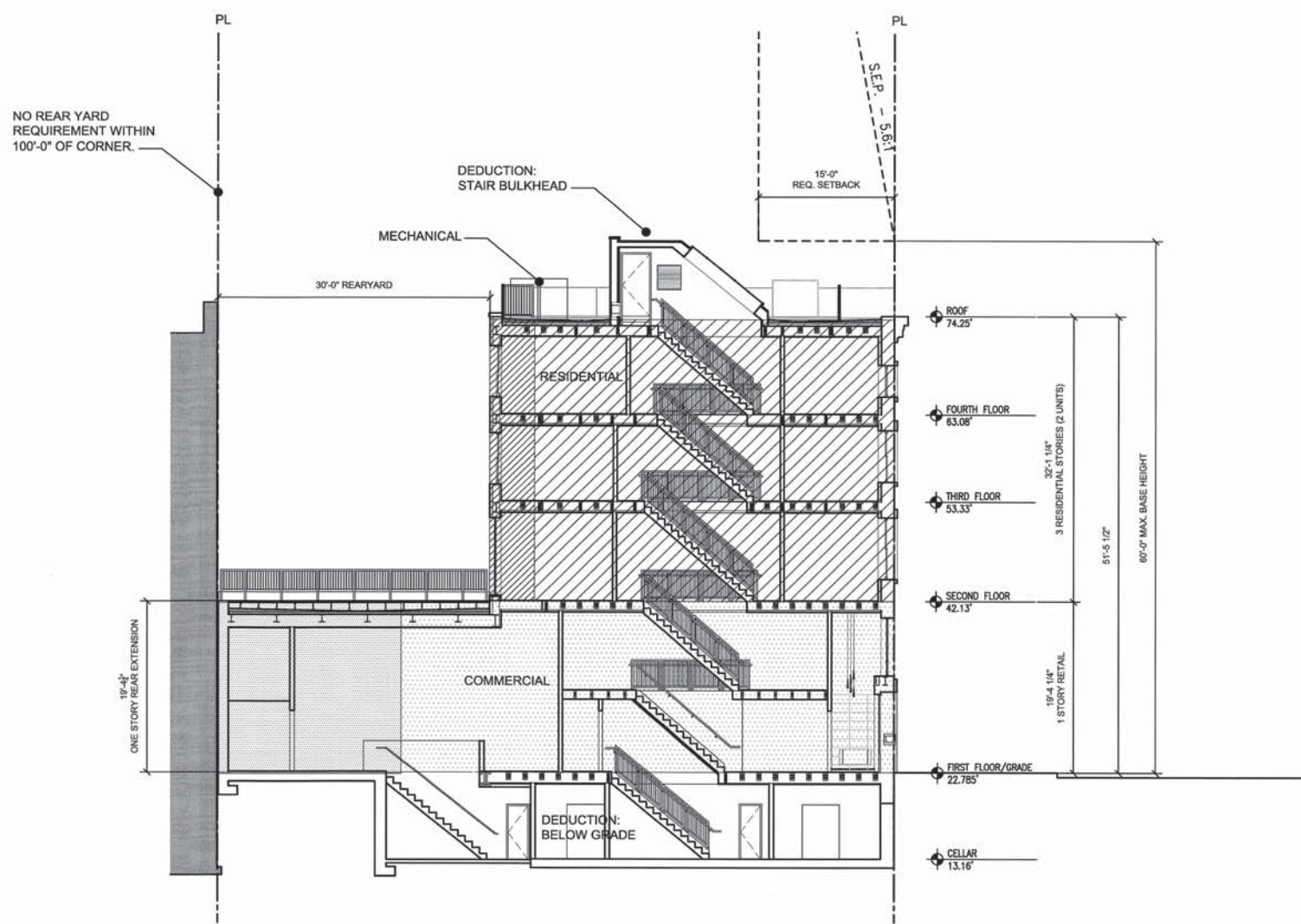
Mechanical Engineer
 Kohler Ronan, LLC
 171 Madison Avenue
 New York, NY 10016
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Structural Engineer
 SILMAN
 32 Old Slip, 10th Floor
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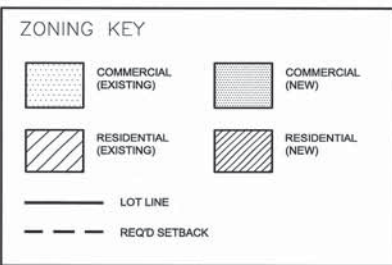


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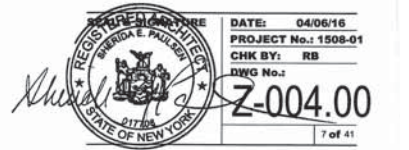
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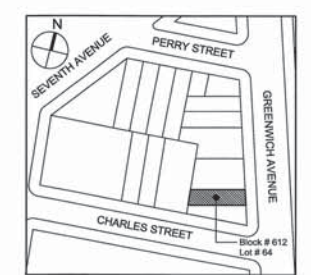


01 PROPOSED ZONING SECTION DIAGRAMS
 1/8" = 1'-0"



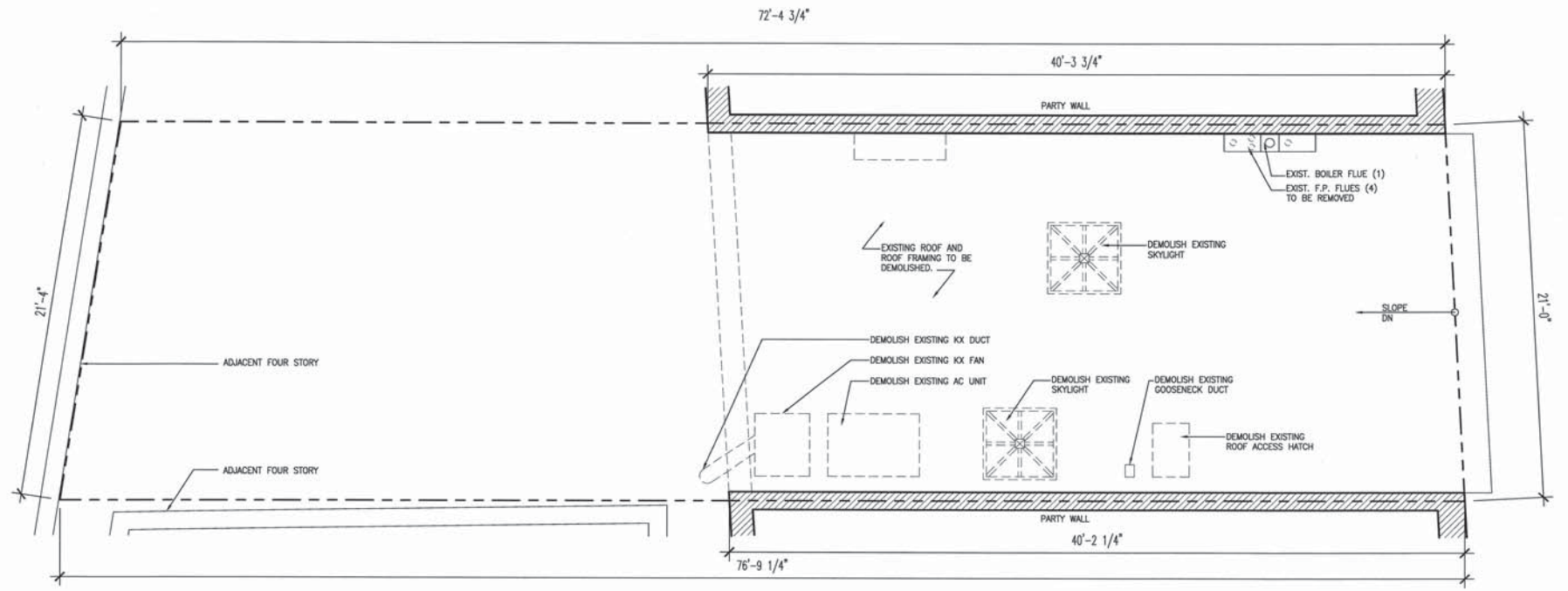
1 - ISSUE FOR FILING 04/06/2016
 Issue Date
 Project
 41 Greenwich Ave.
 Drawing Title
 ZONING SECTIONS



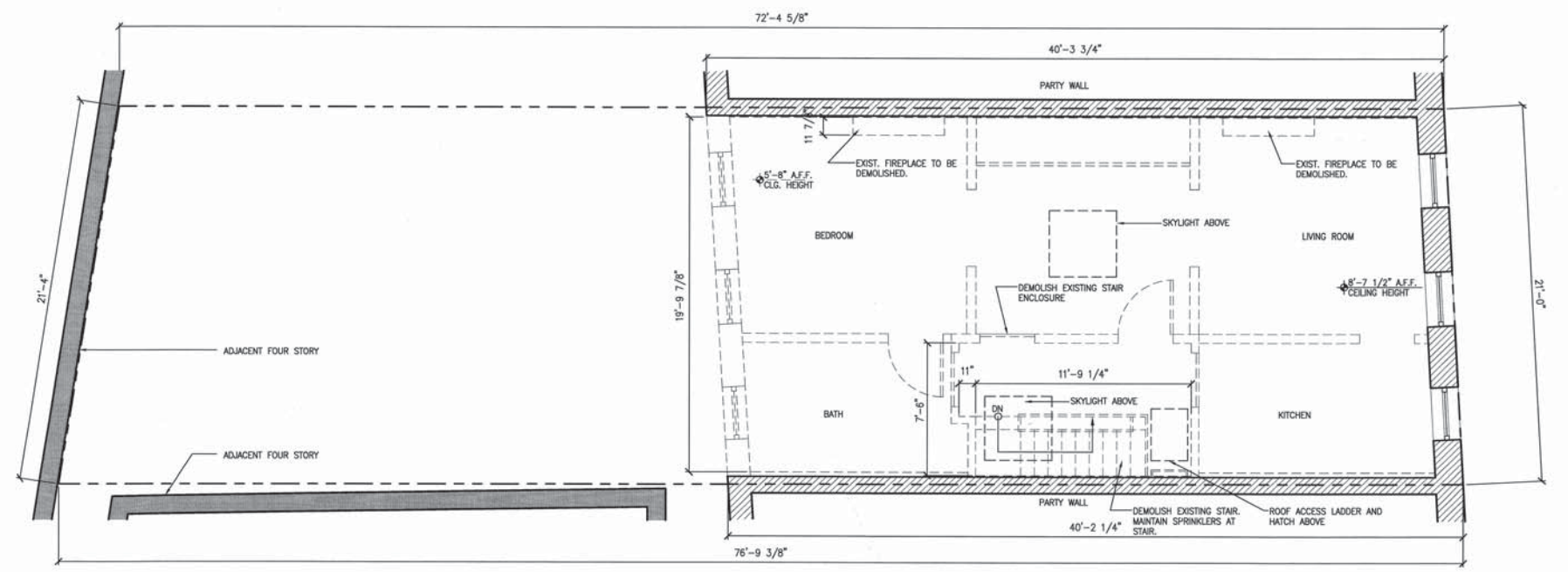


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02 ROOF DEMOLITION PLAN
 1/4" = 1'-0"



01 FOURTH FLOOR DEMOLITION PLAN
 1/4" = 1'-0"

1 - ISSUE FOR FILING	04/06/2016
Issue	Date
Project	

41 Greenwich Ave.

Drawing Title
FOURTH FLOOR AND ROOF DEMOLITION PLANS

DATE: 04/06/16
 PROJECT No.: 1508-01
 CHK BY: RB
 DWG No.: D-103.00
 12 of 41

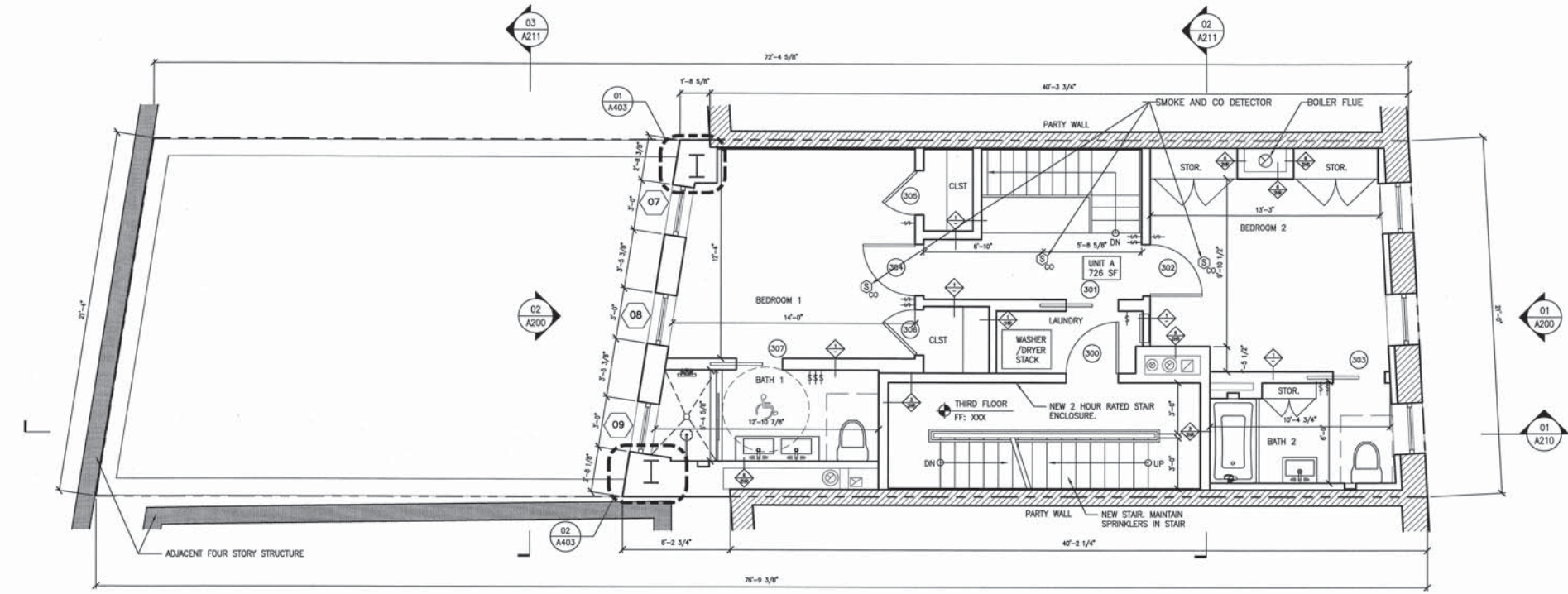
Mechanical Engineer
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 32 Old Slip, 10th Floor
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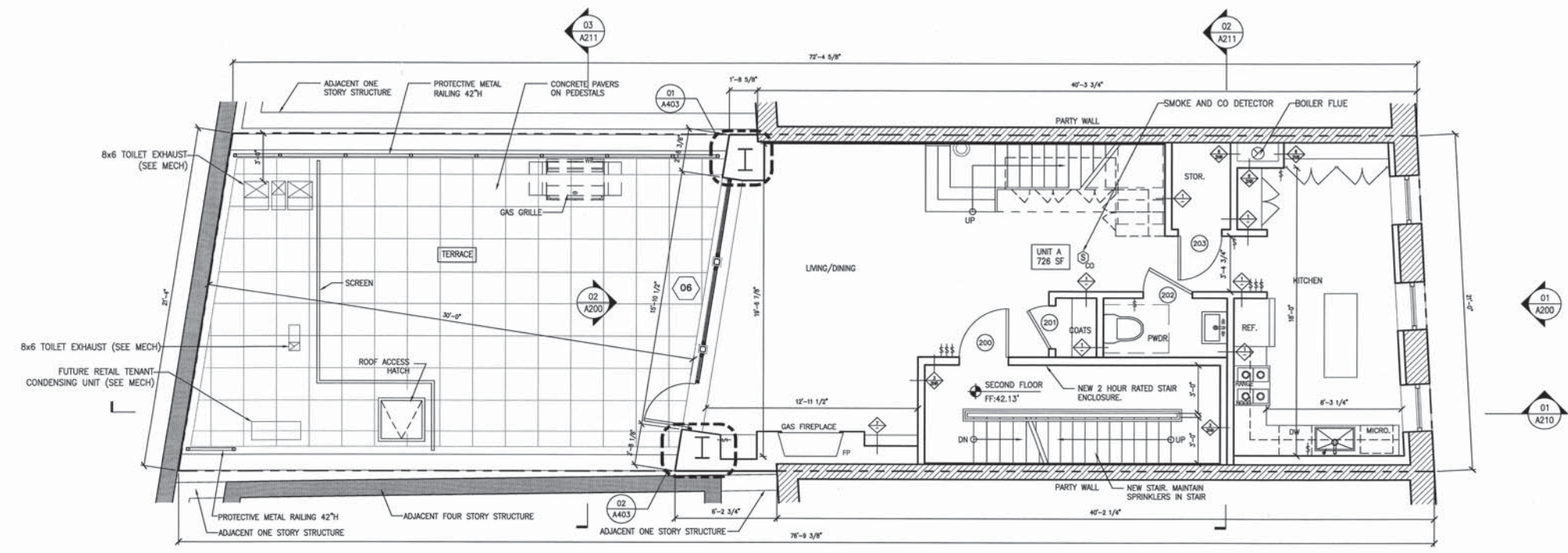


DOB BSCAN

DOB STAMP



02 THIRD FLOOR CONSTRUCTION PLAN
 1/4" = 1'-0"



01 SECOND FLOOR CONSTRUCTION PLAN
 1/4" = 1'-0"

1 - ISSUE FOR FILING	04/06/2016
Issue	Date
Project	

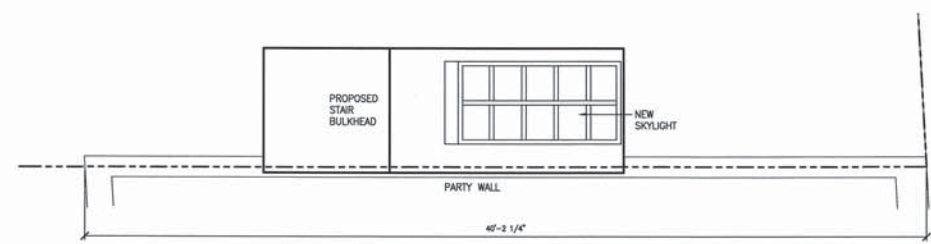
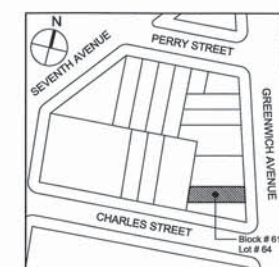
41 Greenwich Ave.

Drawing Title
SECOND AND THIRD FLOOR CONSTRUCTION PLANS

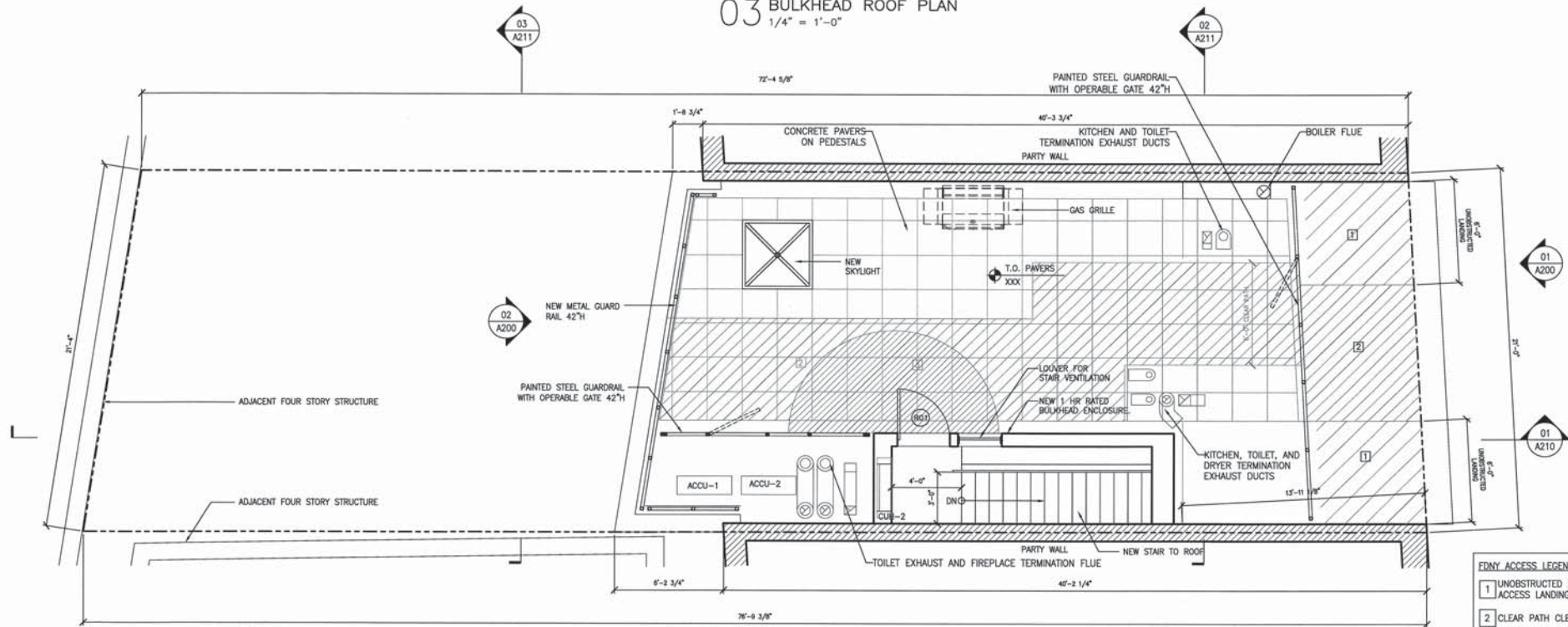
REGISTERED ARCHITECT
 STATE OF NEW YORK

DATE: 04/06/16
 PROJECT No.: 1508-01
 CHK BY: RB
 DWG No.: **A-102.00**

19 of 41

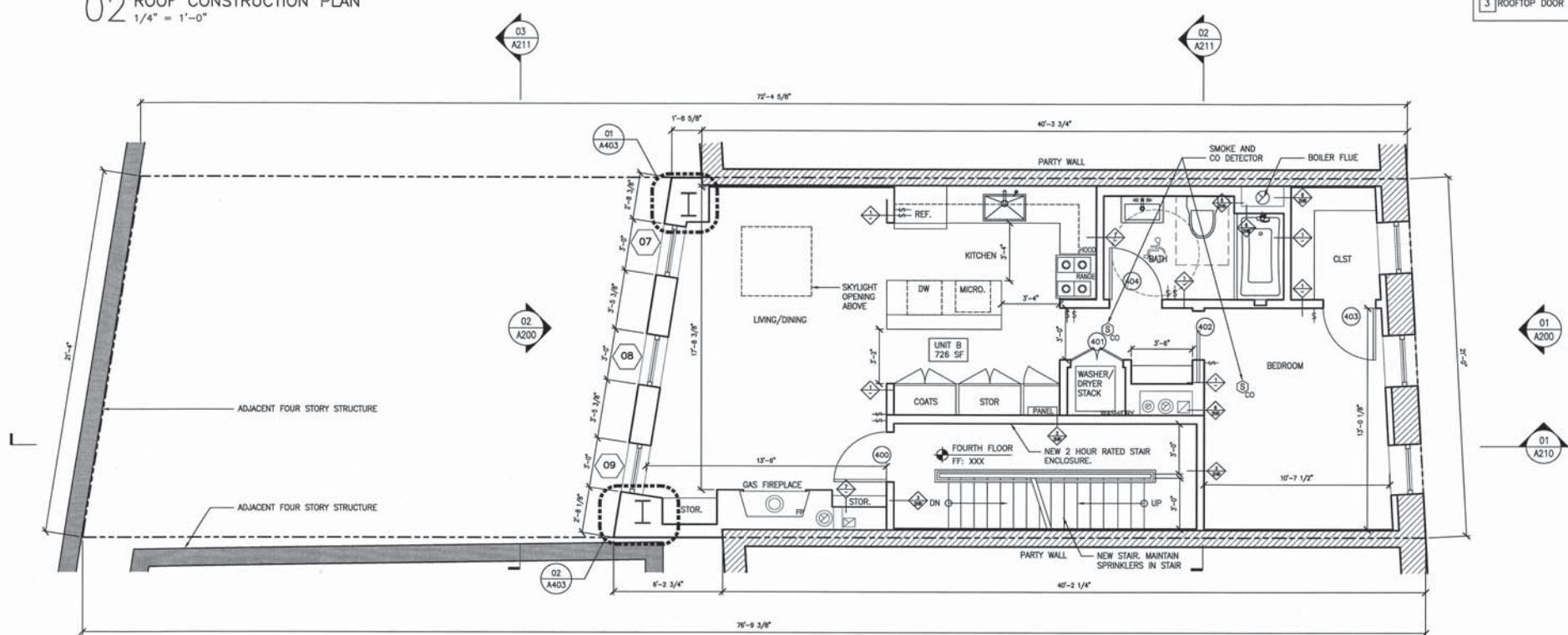


03 BULKHEAD ROOF PLAN
1/4" = 1'-0"



02 ROOF CONSTRUCTION PLAN
1/4" = 1'-0"

<p>DAY ACCESS LEGEND:</p> <p>1 UNOBSTRUCTED PERIMETER ACCESS LANDING</p> <p>2 CLEAR PATH CLEARANCES</p> <p>3 ROOFTOP DOOR OPENING CLEARANCE</p>		<p>ROOFTOP ACCESS LANDINGS REQUIRED:</p> <p>FC504.4.1.1: MINIMUM CLEARANCE OF 6' X 6' X 9'H FOR EVERY 12 FEET OF BUILDING PERIMETER</p> <p>GREENWICH AVENUE: 21.00'/12' = 2 LANDINGS REQUIRED.</p>
--	--	---



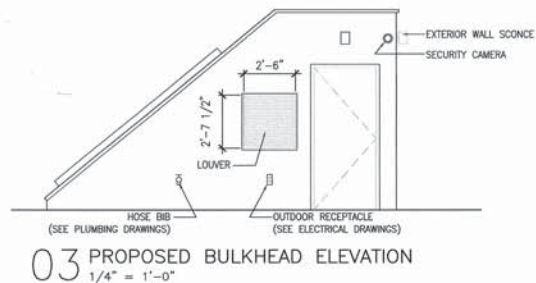
01 FOURTH FLOOR CONSTRUCTION PLAN
1/4" = 1'-0"

1 - ISSUE FOR FILING	04/06/2016
Issue	Date
Project	

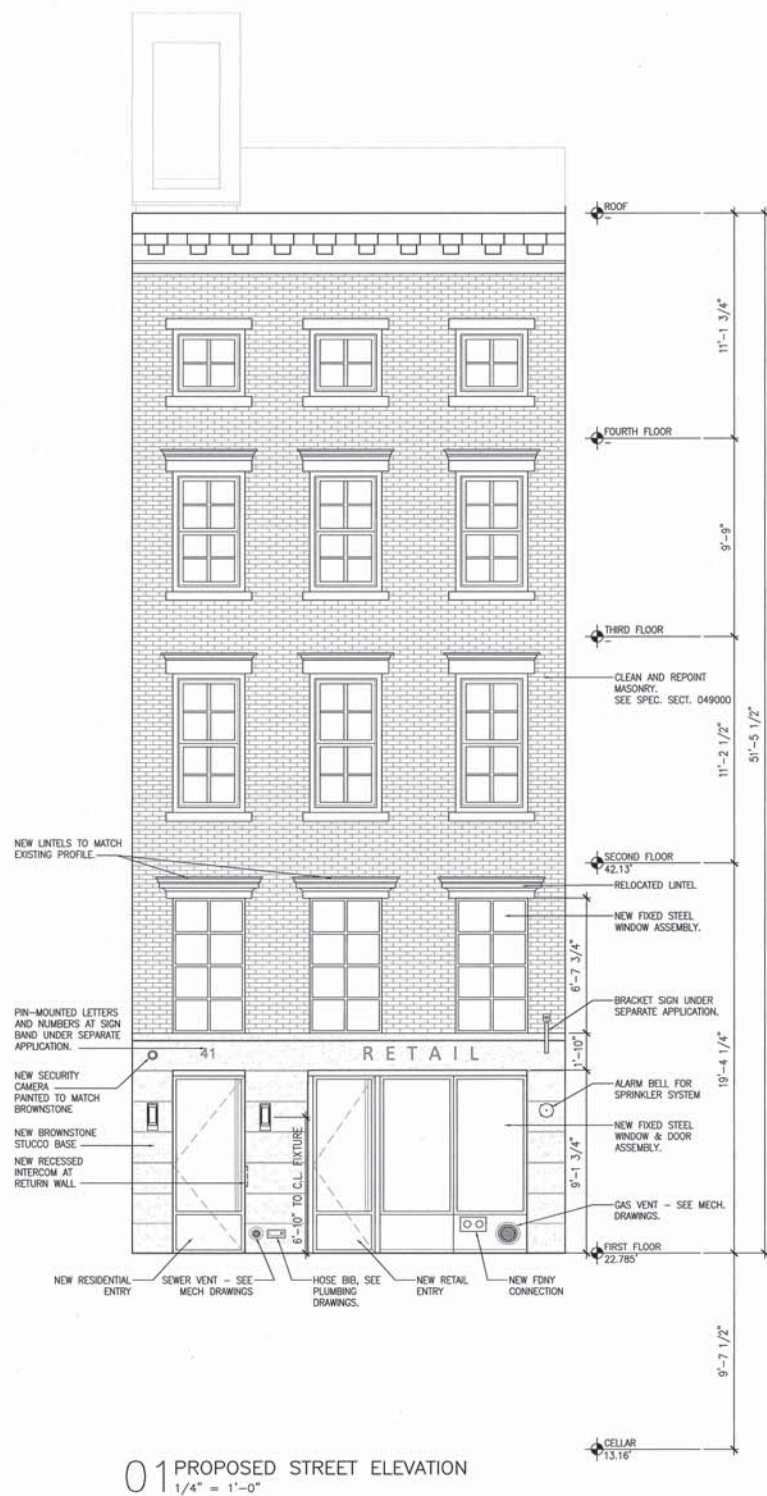
41 Greenwich Ave.

Drawing Title
FOURTH FLOOR AND ROOF CONSTRUCTION PLANS

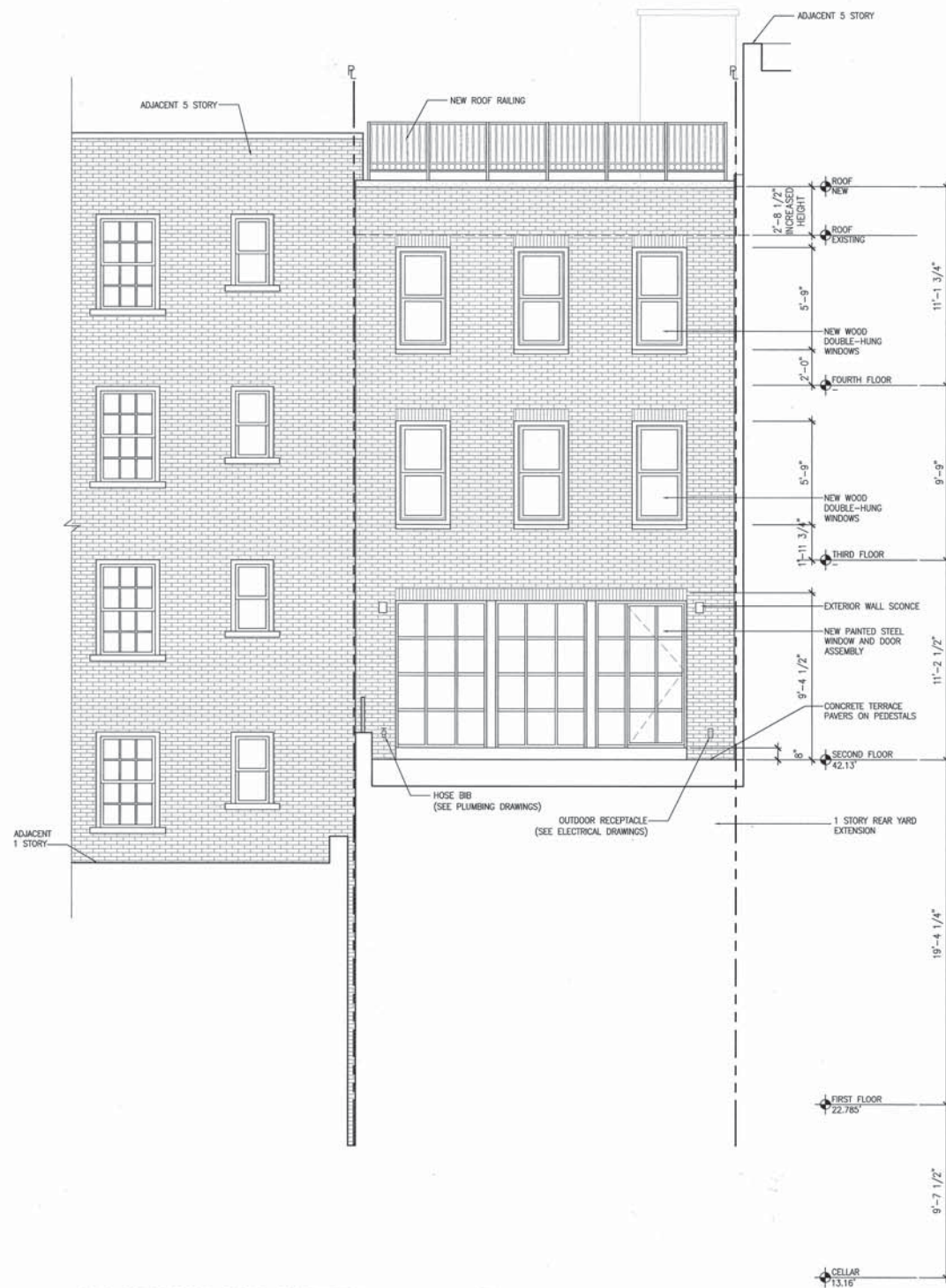
DATE: 04/06/16
PROJECT No.: 1508-01
CHK BY: RB
DWG No.: **A-103.00**



03 PROPOSED BULKHEAD ELEVATION
1/4" = 1'-0"



01 PROPOSED STREET ELEVATION
1/4" = 1'-0"



02 PROPOSED REAR ELEVATION
1/4" = 1'-0"

LPC^{PC}
 Architect
P. K. O. I. S.
S. B. W. D.
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 F: 212 947 4381

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1 - ISSUE FOR FILING 04/06/2016
 Issue Date

Project
 41 Greenwich Ave.

Drawing Title
 PROPOSED ELEVATIONS

Shural

DATE: 04/06/16
 PROJECT No.: 1508-01
 CHK BY: RB
 DWG No.:
A-200.00
 21 of 57



Rear Wall - Built Condition

5 CHARLES STREET

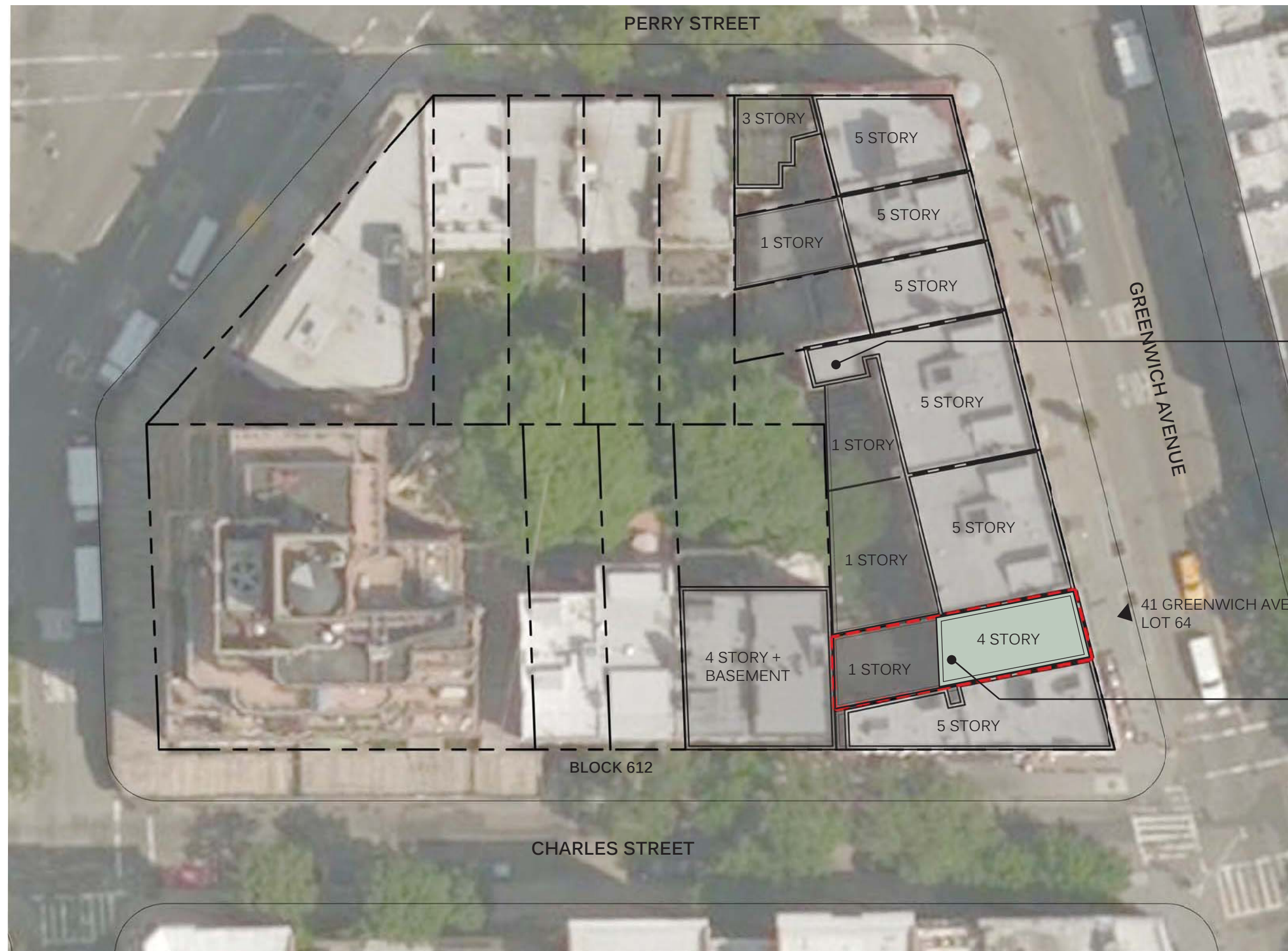


41 GREENWICH AVENUE

View from Terrace - Looking Northwest to Adjacent Yards



Views of Terrace



Existing 5 Story
Rear Extension

GREENWICH AVENUE

41 GREENWICH AVE
LOT 64

New 3 Story Rear
Extension

PERRY STREET

BLOCK 612

CHARLES STREET

Proposed Site Plan with Built Condition