



LOCATION PLAN



Greenwich Village Historic District  
Manhattan  
Designated April 29, 1969

Historic District Boundaries

GREENWICH VILLAGE HISTORIC DISTRICT

GV-HD AREA 9

WASHINGTON STREET East Side (Betw. Bethune & West 12th Sts.)

#755-759 This two-story garage and freight loading station was erected in 1937-38. It is a large brick structure with metal windows at second floor level and serves the neighborhood. Severely simple, with level parapet, it has a low tower at the corner.

#763 & 765 Designed by William C. Wilson for Joseph J. Wilson. The building has been modified years. The chief changes appear at the street level at No. 765. Apartments were created in place of stores, also eliminating front to the right side of the doorway at No. 765. The building has a high roof parapet with brickwork designs replacing the former, but the top story with arched windows remains unchanged.

#767 Here is the lone example of early Nineteenth Century architecture on the block. Erected in 1842 for Nathaniel Clark, this three-story house has the gable end and general proportions of the much earlier Federal house. It has a dentiled cornice and double-hung mantined windows. The store at street level is also typical of the arrangement of corner houses. The Twelfth Street side, with gabled end and extension to the rear of the lot, is described under No. 366 West Twelfth Street.

WASHINGTON STREET East Side (Betw. West 12th & Jane Sts.)

#773-775 A large two-story corner garage, erected in 1924-25, this building has large windows at the second story and a stepped roof parapet. The brickwork, laid in Flemish bond, is designed to create an interesting pattern. The ground floor is largely open at the corner with isolated columns supporting the upper floor.

#777-781 This industrial building at the corner of Jane Street is an example of completely incoherent design. Built in 1948, not the slightest effort was made to reconcile window sizes to each other or to relate them to the large door. This building serves a useful purpose in the community but, at no extra cost, the varied window sizes might, in the hands of a skillful designer, have been made exceptionally attractive, befitting its location in an Historic District.

WASHINGTON STREET East Side (Betw. Jane & Horatio Sts.)

#783 This three-story vernacular structure, erected in 1849, was originally a residence. Later the ground floor was converted to a store and the building extended by a one-story structure to the full depth of the lot at the rear. Small cornices appear above the window lintels, and it is crowned by a plain sheetmetal roof cornice.

#785 This small two-story building, now completely refaced, was originally erected in 1873 as a horse-shoeing shop, with two apartments above. It was altered in 1911 and again, more recently, to its present appearance with a new brick facade. A panel in the parapet displays a checkerboard pattern in brick; the windows are glass block.

#787 & 789 These two identical five-story brick apartment buildings were erected in 1887-88 for Ella A. Tracy and were designed by Thom & Wilson. The first floors have commercial stores. In each unit the double-hung sash windows of the upper floors are capped by simple stone lintels which contrast in color and texture with the red brick wall. Beneath the cornice, at the sides, the corbelled brick headers form an interesting pattern, while the central panel is given texture by toothed brickwork. The elaborate cornice has paired and grooved brackets.

#791-795 This ornate five-story corner apartment building (also No. 90-92 Horatio Street) was erected in 1871 for Charles A. Buddensick. Segmental-arched cornices top the stone lintels over the double-hung windows. The brick facade is crowned by a cornice with heavy brackets, broken at the center by a semicircular pediment with brackets. The attractive iron balconies at each floor, with their diagonal bracing, are a striking feature of this building. The architect was William José.

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DESIGNATION REPORT

771 WASHINGTON STREET  
771 WASHINGTON STREET, NEW YORK, NY 10014

HIGGINS QUASEBARTH & PARTNERS, LLC  
CONSULTANTS IN PRESERVATION AND REHABILITATION OF HISTORIC PROPERTIES

BKSK  
LPC PRESENTATION 11.29.16



## CURRENT PROPOSAL

771 WASHINGTON STREET, NEW YORK, NY 10014

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W. 12th ST ELEVATION



W. 12th ST LOOKING EAST



W. 12th ST LOOKING WEST

# EXISTING CONDITIONS - WEST 12TH STREET

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WASHINGTON ST ELEVATION



WASHINGTON ST LOOKING SOUTH



WASHINGTON ST LOOKING NORTH

## EXISTING CONDITIONS - WASHINGTON STREET

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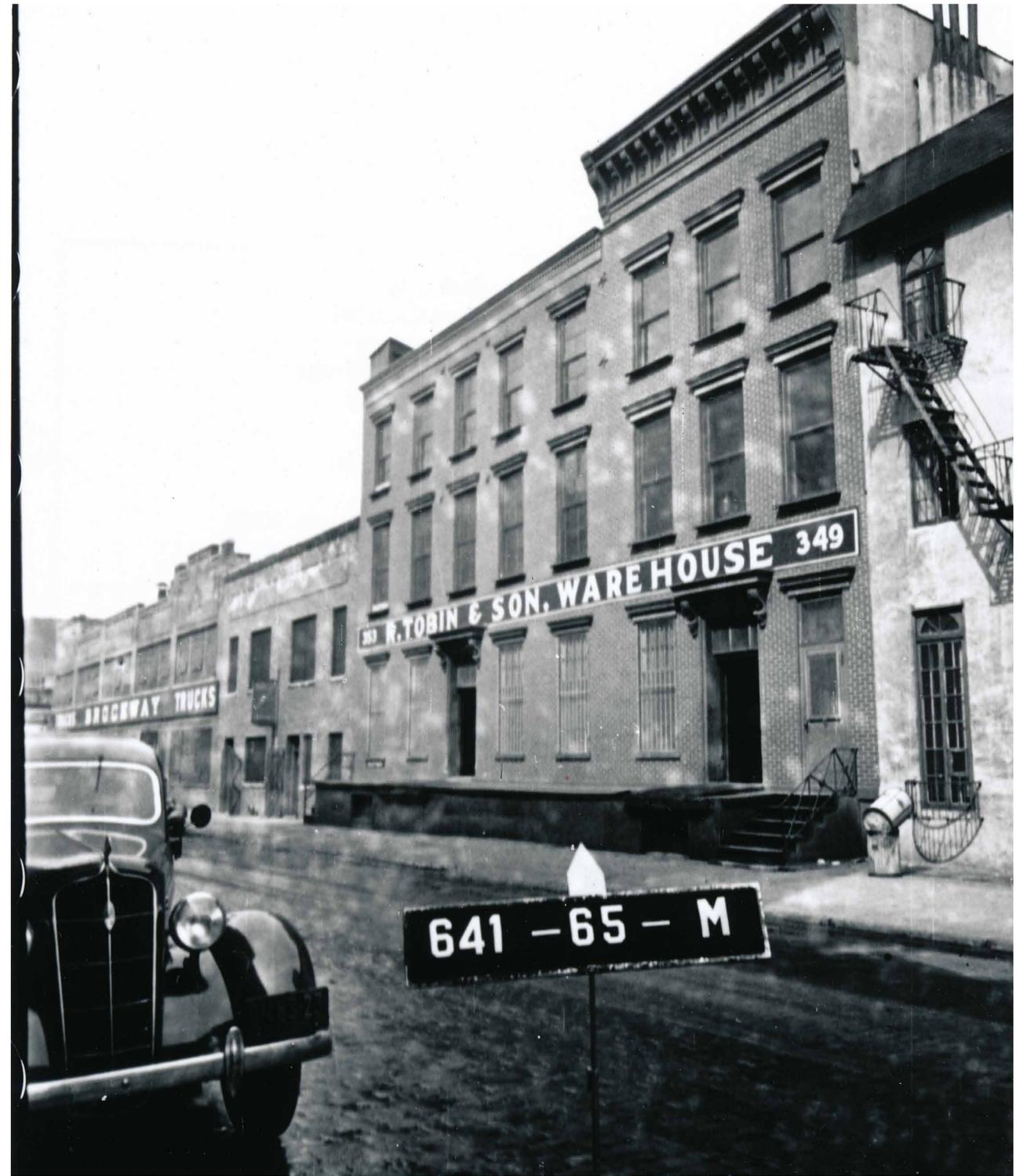
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771 WASHINGTON STREET C. 1940 (NYC TAX PHOTO)



349 W. 12TH STREET AND 771 WASHINGTON STREET C. 1940 (NYC TAX PHOTO)

## HISTORIC PHOTOS

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771 WASHINGTON STREET C. 1969 (LPC DESIGNATION PHOTO)  
CORNER OPENED IN 1958



771 WASHINGTON STREET C. 1985 (NYC TAX PHOTO)

## HISTORIC PHOTOS

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EXISTING WASHINGTON PARAPET - BRICK PARAPET PATCHWORK

1. 50% OF BRICKWORK ALTERED
2. 5 OIL TANK REMOVALS REQUIRED - E DESIGNATION
3. WINDOWS - RUSTED SHUT, ENERGY INEFFICIENT & NOT COMPLIANT W/ E DESIGNATION
4. ROOF STRUCTURE REPLACEMENT REQUIRED - DOB VIOLATION
5. INTERNAL RAMP OBSOLETE



EXISTING WEST 12TH ST. HISTORIC PARAPET DETAIL REMOVED



FACADE MASONRY PATCHWORK, LOUVERS, INFILL



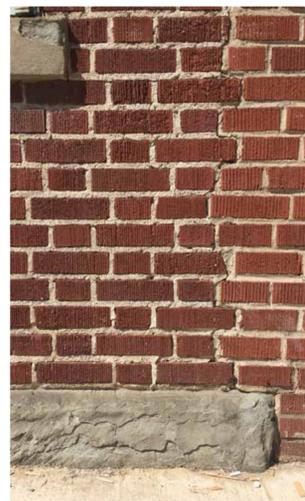
RAMP - WASHINGTON STREET



WASHINGTON STREET DOOR



BASE - WASHINGTONN-STREET



BASE - WEST 12TH STREET



FACADE MASONRY PATCHWORK BRICK, LOUVER

## DETERIORATION OF EXISTING BUILDING

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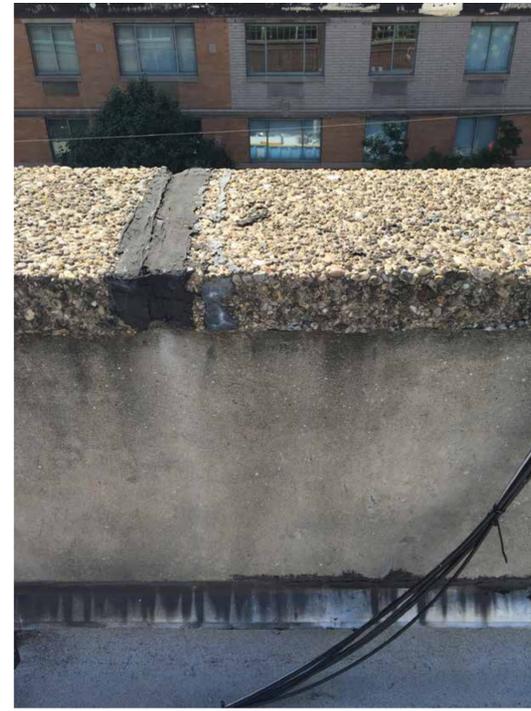
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WINDOW CONDITION - EXTERIOR



RETROFIT RAILING



HISTORIC COPING REQUIRING REPAIR



METAL COPING RETROFIT



WINDOW CONDITION - INTERIOR



WINDOW CONDITION - INTERIOR



EXISTING ROOF STRUCTURE - DOB VIOLATION

# DETERIORATION OF EXISTING BUILDING

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1. BRICK BULKHEADS REMOVED; BRICK FACING REMOVED; AWNINGS, SECURITY GRILLS ADDED
2. REMOVAL OF PARAPET DETAIL & SCALE AT 12TH STREET FACADE
3. WINDOW BAYS BRICKED IN
4. ENTRY BAYS ALTERED



EXISTING 2016



## EXISTING AND PROPOSED

771 WASHINGTON STREET, NEW YORK, NY 10014

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771 WASHINGTON STREET C. 1969 (LPC DESIGNATION PHOTO)  
CORNER OPENED IN 1958



55 BETHUNE STREET (HIGHLINE)



738 GREENWICH VILLAGE GARAGE



100 PERRY STREET

## INDUSTRIAL AND METAL PRECEDENTS

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810 GREENWICH STREET



727 WASHINGTON STREET



777 WASHINGTON STREET



716 GREENWICH STREET

## GREENERY PRECEDENT

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1. GRAND OVERSIZED PARAPET FROM 3' 8" TO 8' 8" ABOVE ROOF
2. TWO TYPES OF BAYS
  - WINDOW BAY 4" BRICK SETBACK; STEEL & GLASS MIDDLE PIVOT WINDOWS
  - ENTRY BAY, DEEP SET WITH SOLID PANEL DOORS
3. INDUSTRIAL CHARACTER
4. CASUAL SYMMETRIES

HISTORIC (C.1940)



PROPOSED

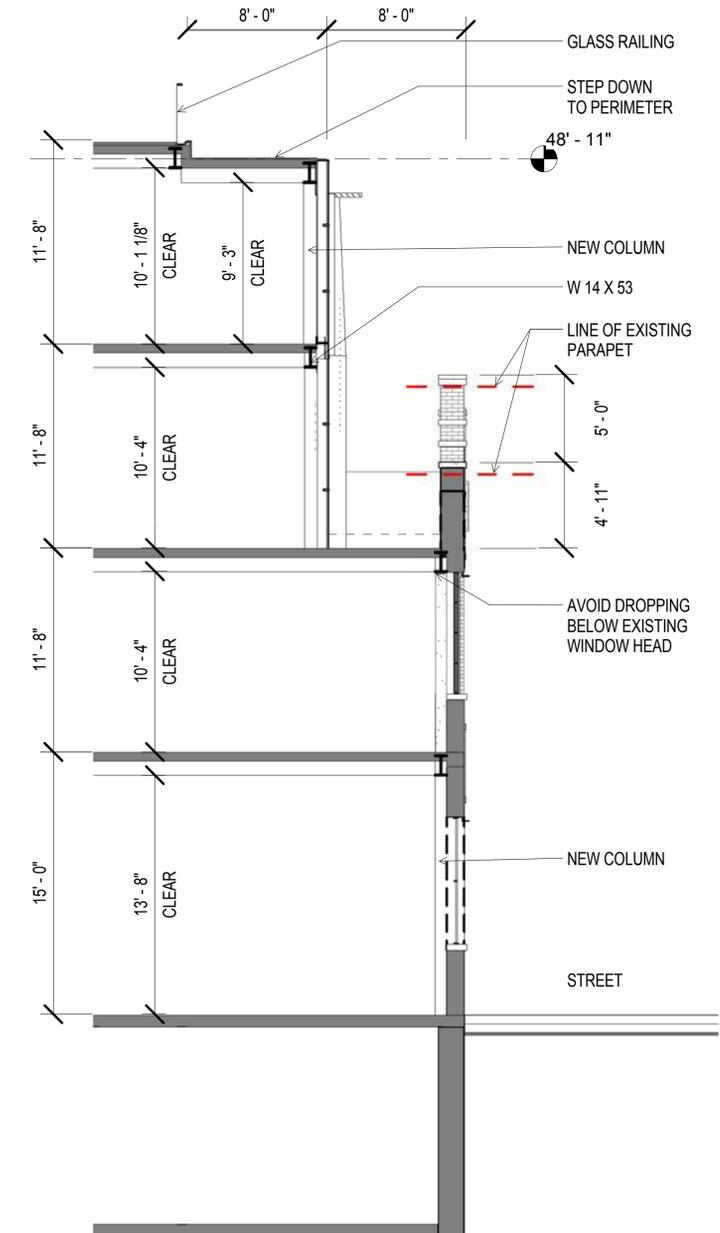
**EXISTING AND PROPOSED**

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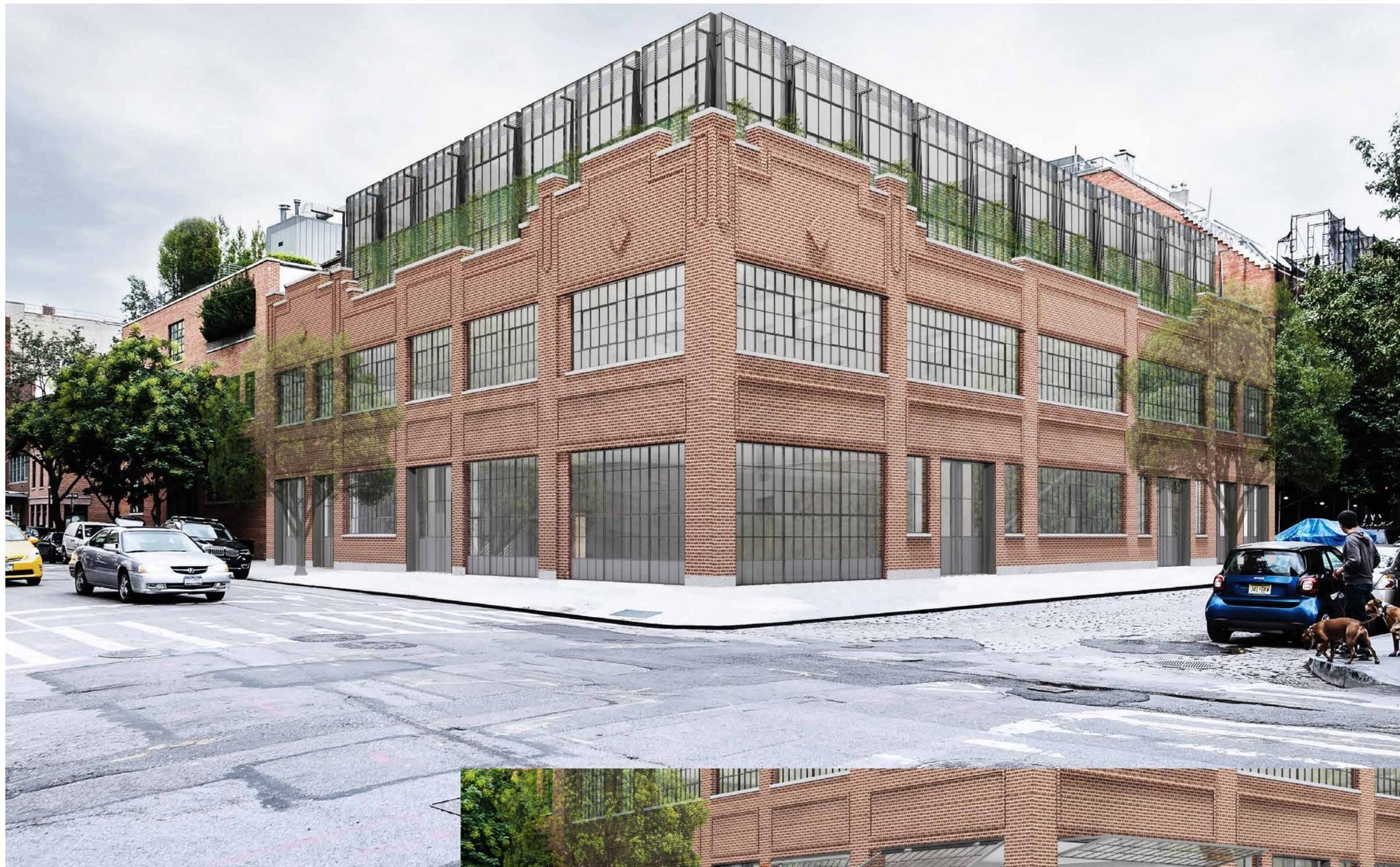


## DETAILS OF PROPOSED BUILDING

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• **BRICK**

- HISTORIC BUILDING HAD TREATED BRICK WORK AND SYMMETRY “CASUALLY”, DEFERRING TO UTILITARIAN REQUIREMENTS WHEN NECESSARY
- PROPOSAL TO BOTH “RESTORE/RECOLLECT” AND “MODIFY” FOR CURRENT UTILITARIAN PURPOSES
  - RAISE AND RESTORE PROFILE OF PROMINENT BRICK PARAPET+ 3 BRICKS
  - INCLUDE ADDITIONAL BRICK RETURNS TO ALLOW INCREASED INSULATION ON INTERIOR
  - RESTORE BRICK STREET BULKHEADS IN SOME LOCATIONS BUT ACKNOWLEDGE RECENT ALTERATIONS AND CURRENT NEEDS WITH OPEN CORNER
  - SHALLOWER RETURNS AT THE BRICK WINDOW BAYS.

• **STEEL AND GLASS**

- HISTORIC BUILDING HAD INDUSTRIAL STEEL CENTRAL PIVOT WINDOWS AND DEEP ENTRY BAYS WITH SOLID DOORS
  - PROPOSAL USES THERMALLY BROKEN STEEL AND GLASS WINDOW WALL AND WINDOWS WITH CENTER PIVOT WINDOWS
  - INTRODUCTION OF STEEL TRELIS AND FIN LANGUAGE TO PROVIDE GREENERY AND SHADING MIMICS UTILITARIAN TRADITION OF STEEL ELEMENTS AS WELL, AS GREENWICH VILLAGE TRADITION OF ORNAMENTAL METAL
  - HISTORIC ENTRY BAYS RECALLED WITH STEEL RETURNS AND MORE SOLID STEEL DOORS AND LARGER WINDOW PROPORTIONS AND CARRIED UP INTO ADDITION AT TOP
  - RECALL ACTIVE USE OF STREET LEVEL OPENINGS WITH “HANGAR” TYPE FULL WIDTH DOORS TO PROVIDE CANOPIES FOR CORNER OUTSIDE SEATING FOR RESTAURANT USE

CURRENT OPTION - PERSPECTIVE WITH ANNOTATION

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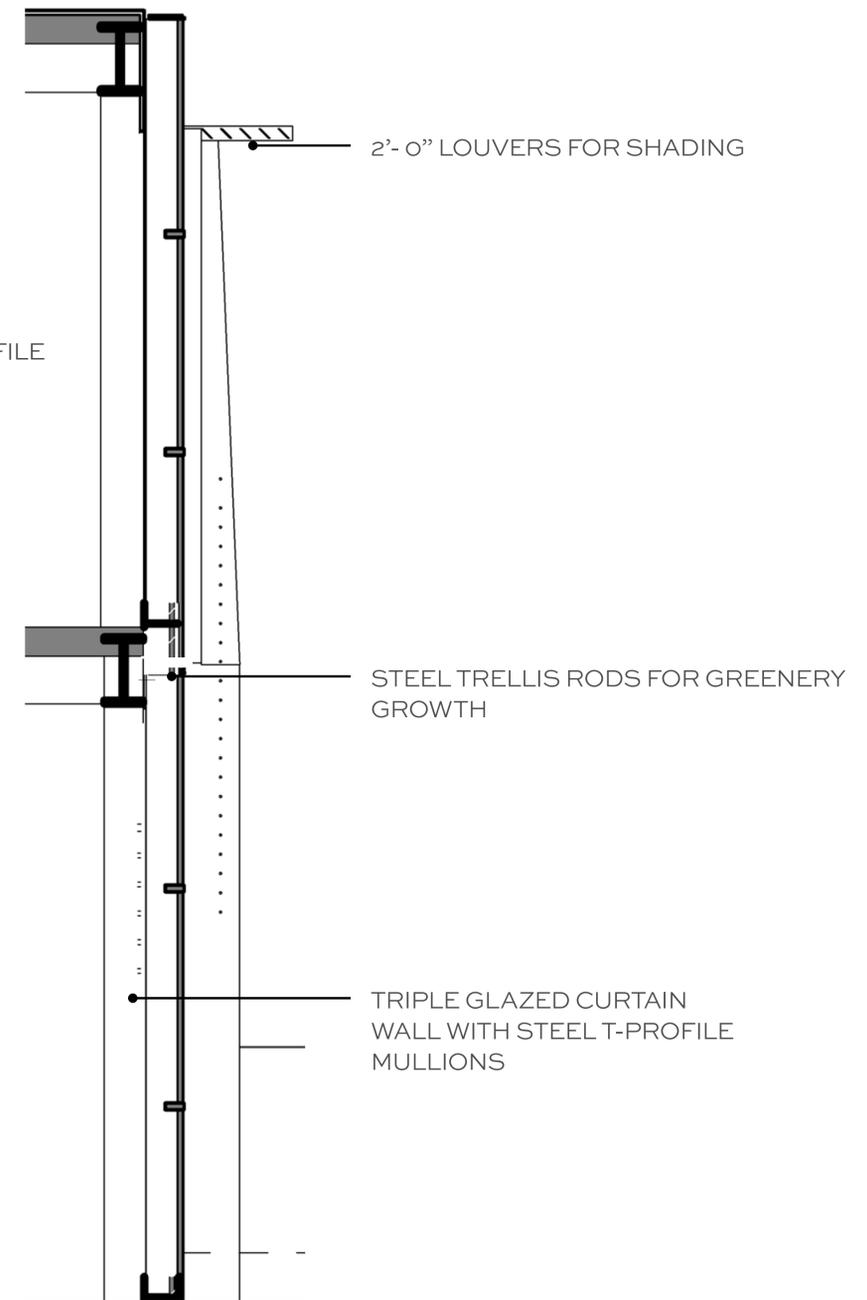


TRELLIS REVEAL - SKIP/STOP



TRELLIS REVEAL - PROFILE/SHADING

TRIPLE GLAZED CURTAIN  
WALL WITH STEEL T-PROFILE  
MULLIONS



TRELLIS SECTION



TRELLIS ROD DETAIL

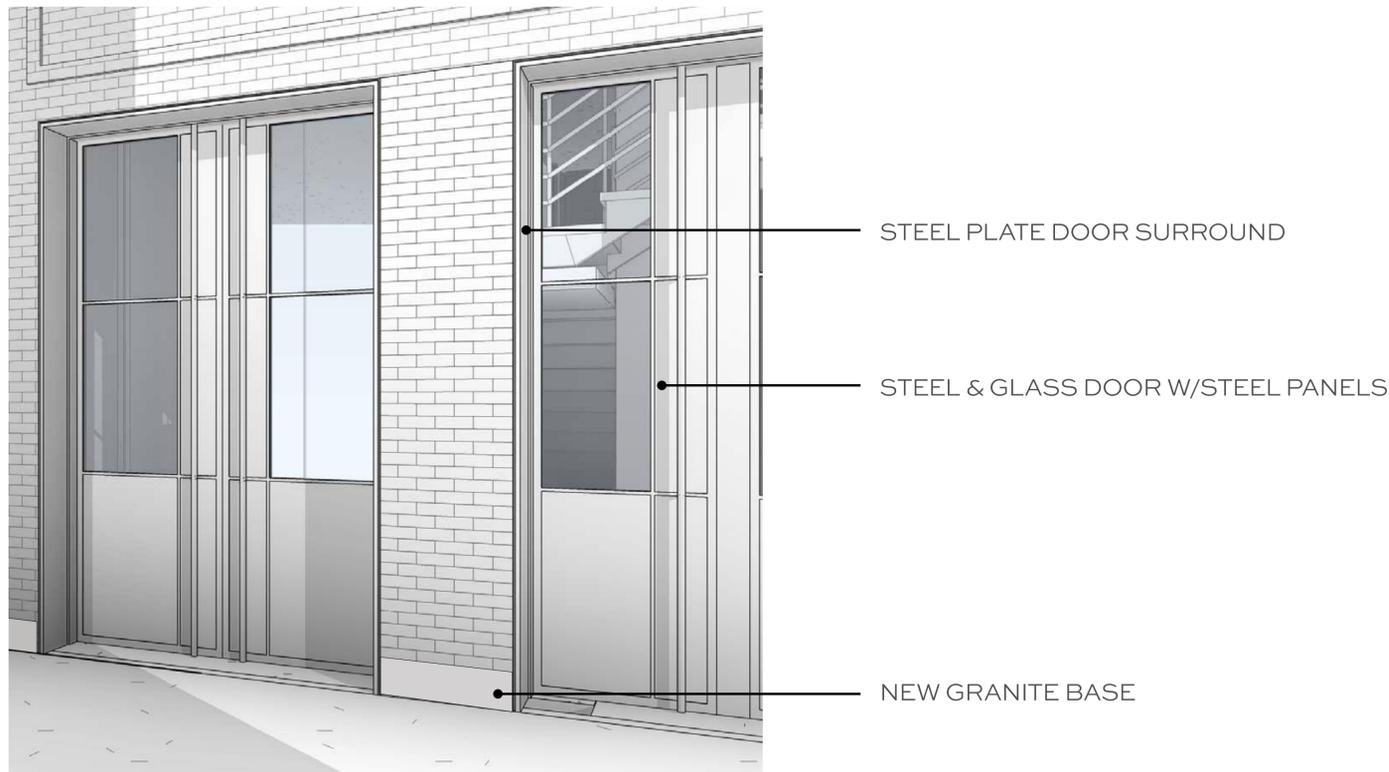
# DETAILS

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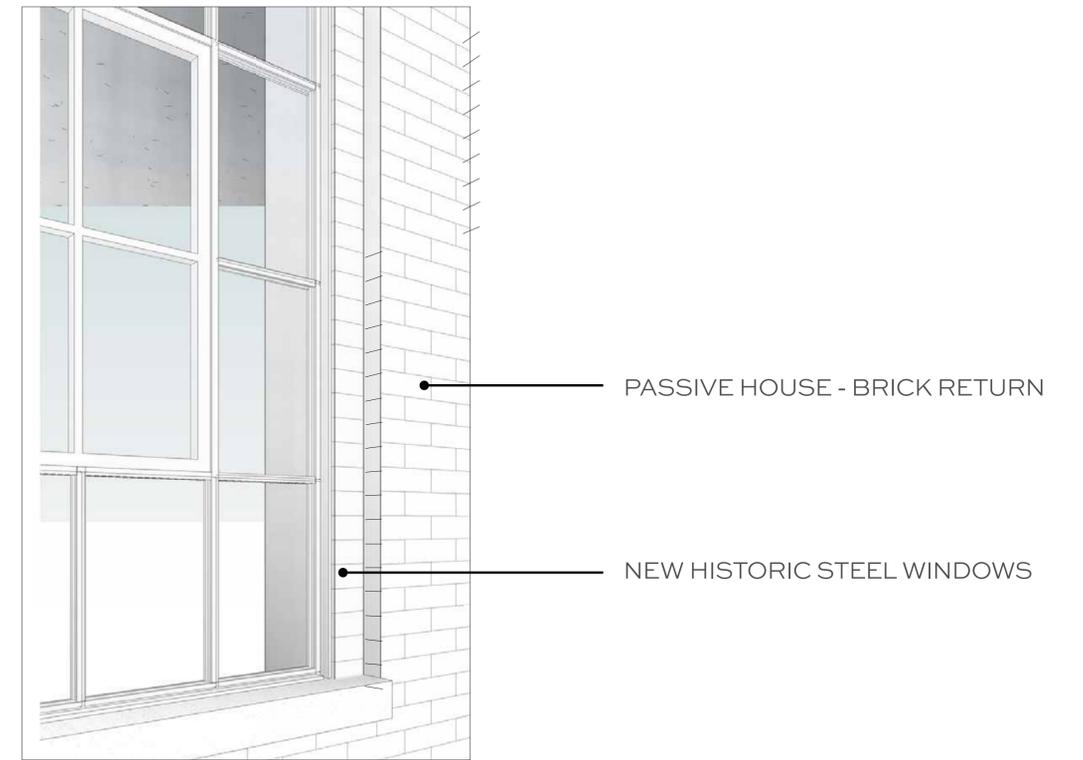
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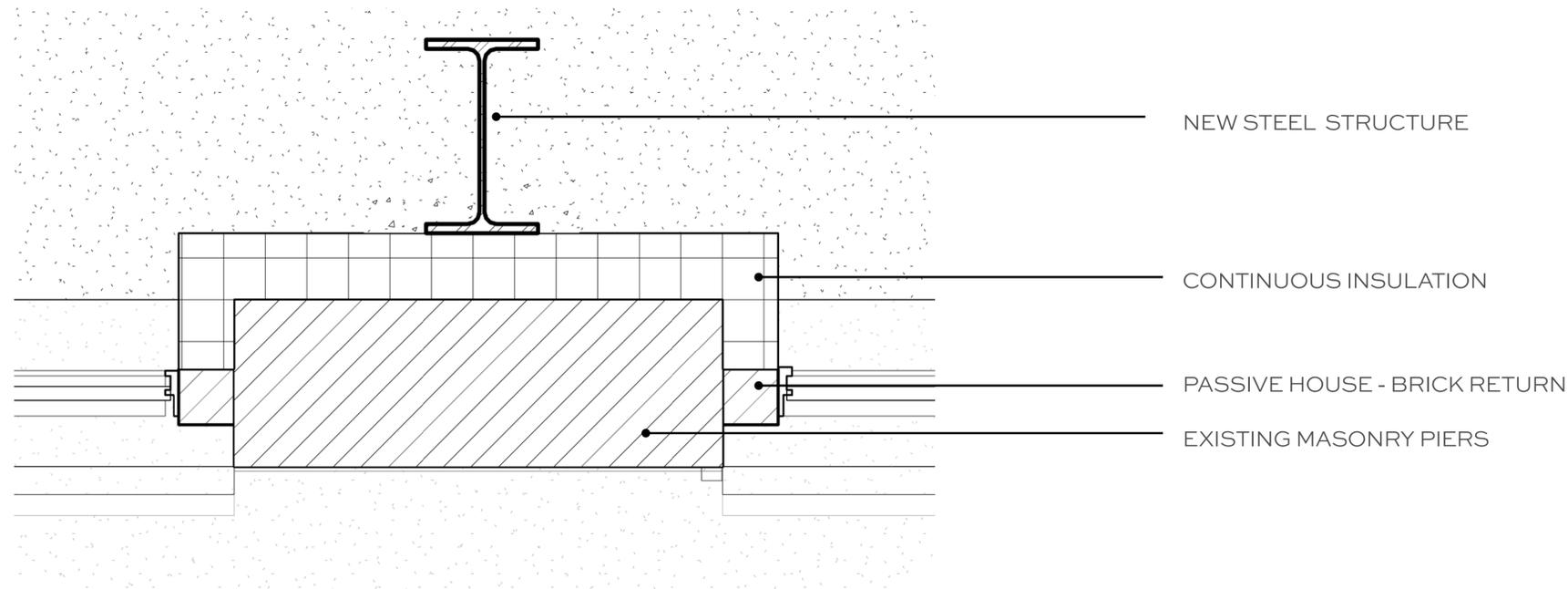
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ENTRY DOOR DETAIL



JAMB DETAIL



PASSIVE HOUSE/HISTORIC PROFILE @ WINDOW JAMB

## MORE DETAILS

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IN PROGRESS - NEEDS UPDATE

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MATERIAL BOARD

771 WASHINGTON STREET, NEW YORK, NY 10014

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ADDITION IS DESIGNED TO BE PERCEPTUALLY LESS THAN 1/2 OF EXISTING 2 STORY BUILDING HEIGHT

## BALANCE PROPORTION

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CONVERTED GARAGE (85 JANE STREET)



OLDER INDUSTRIAL SCALE



TENEMENT & TOWNHOUSE SCALE



NEW RESIDENTIAL SCALE

## NEIGHBORHOOD SCALE

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W 12TH ST NORTH SIDE ELEVATION

## CONTEXT WEST 12TH STREET

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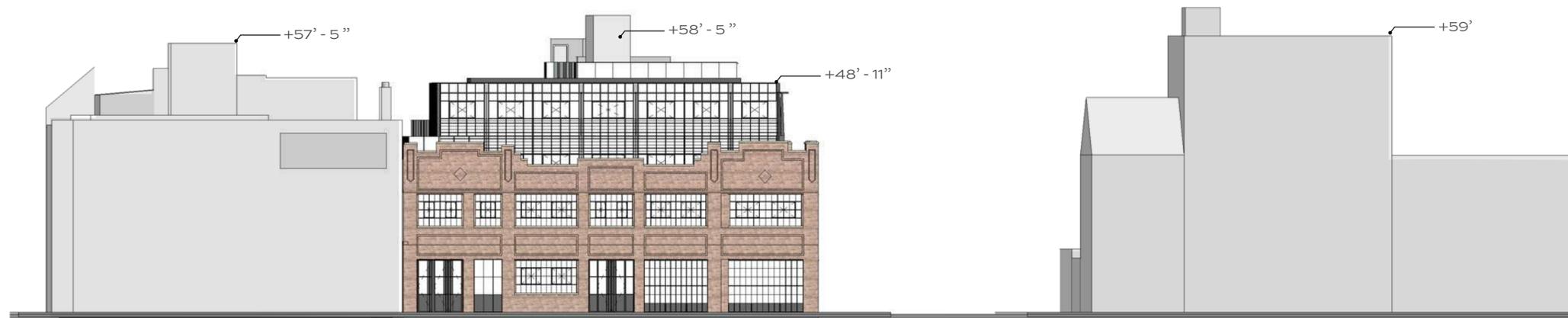
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WASHINGTON ST EAST SIDE; PERSPECTIVE ELEVATION



WASHINGTON ST EAST SIDE ELEVATION

# CONTEXT WASHINGTON STREET

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TRELLIS STRUCTURE IS MEANT TO SUSTAIN PLANTINGS ORIGINATING AT SETBACK

NEW TREES CONTINUE TREELINE OF 12TH STREET AND WASHINGTON STREET ONTO SITE

KEEP HISTORICALLY OPEN CORNER WITHOUT TREES

## LANDSCAPE NARRATIVE

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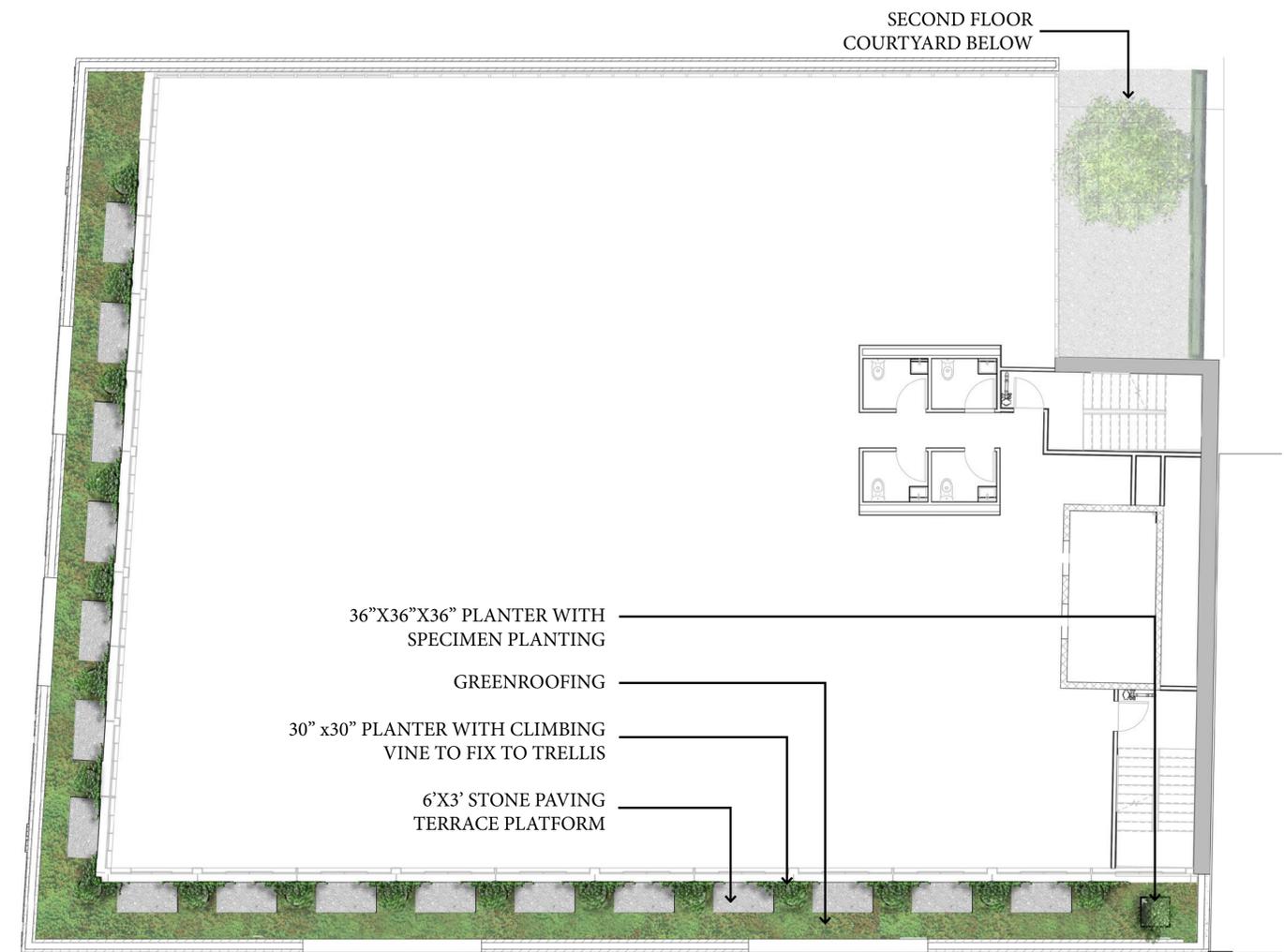
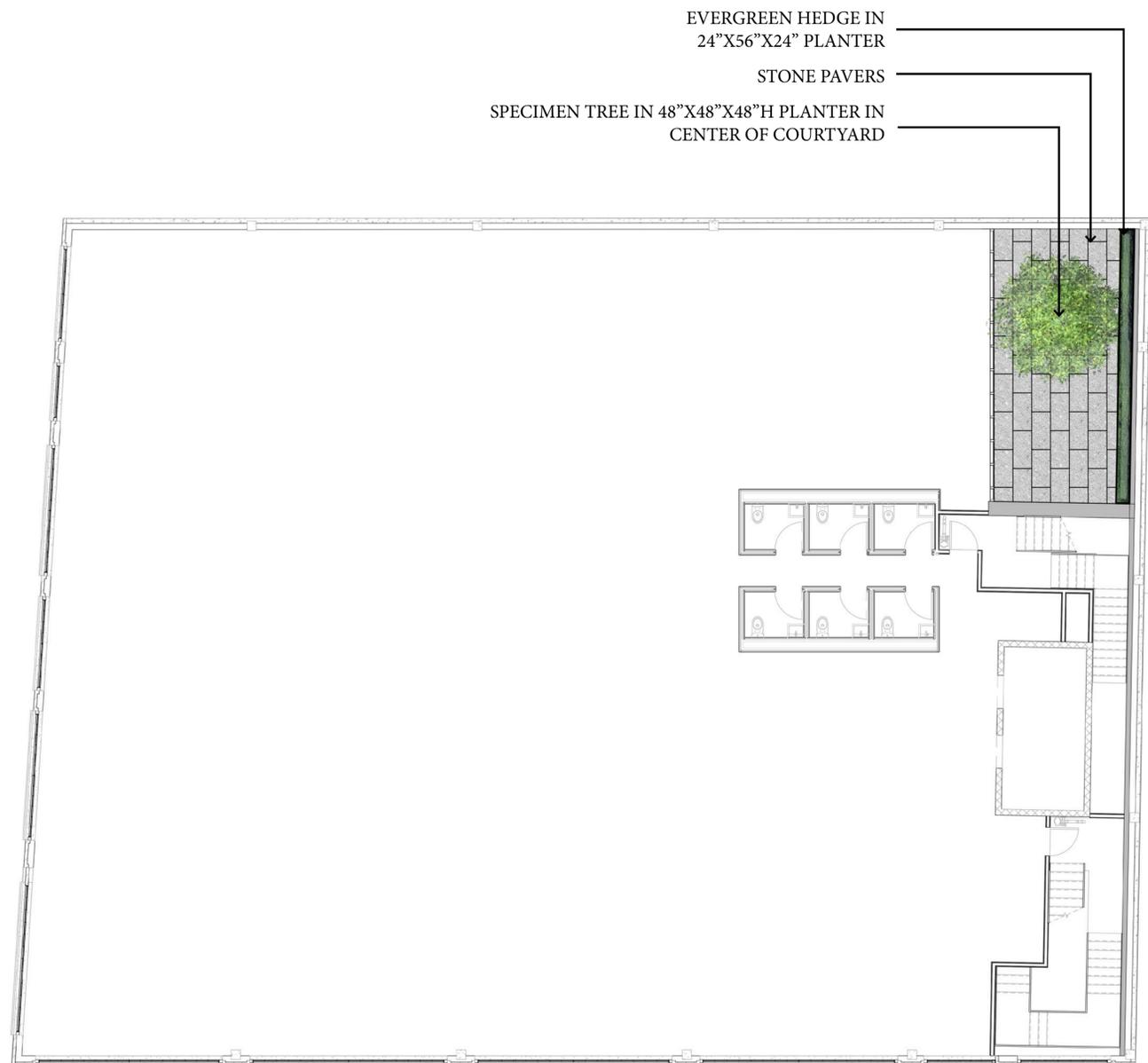
# LANDSCAPE NARRATIVE - GROUND FLOOR

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THIRD FLOOR PLAN

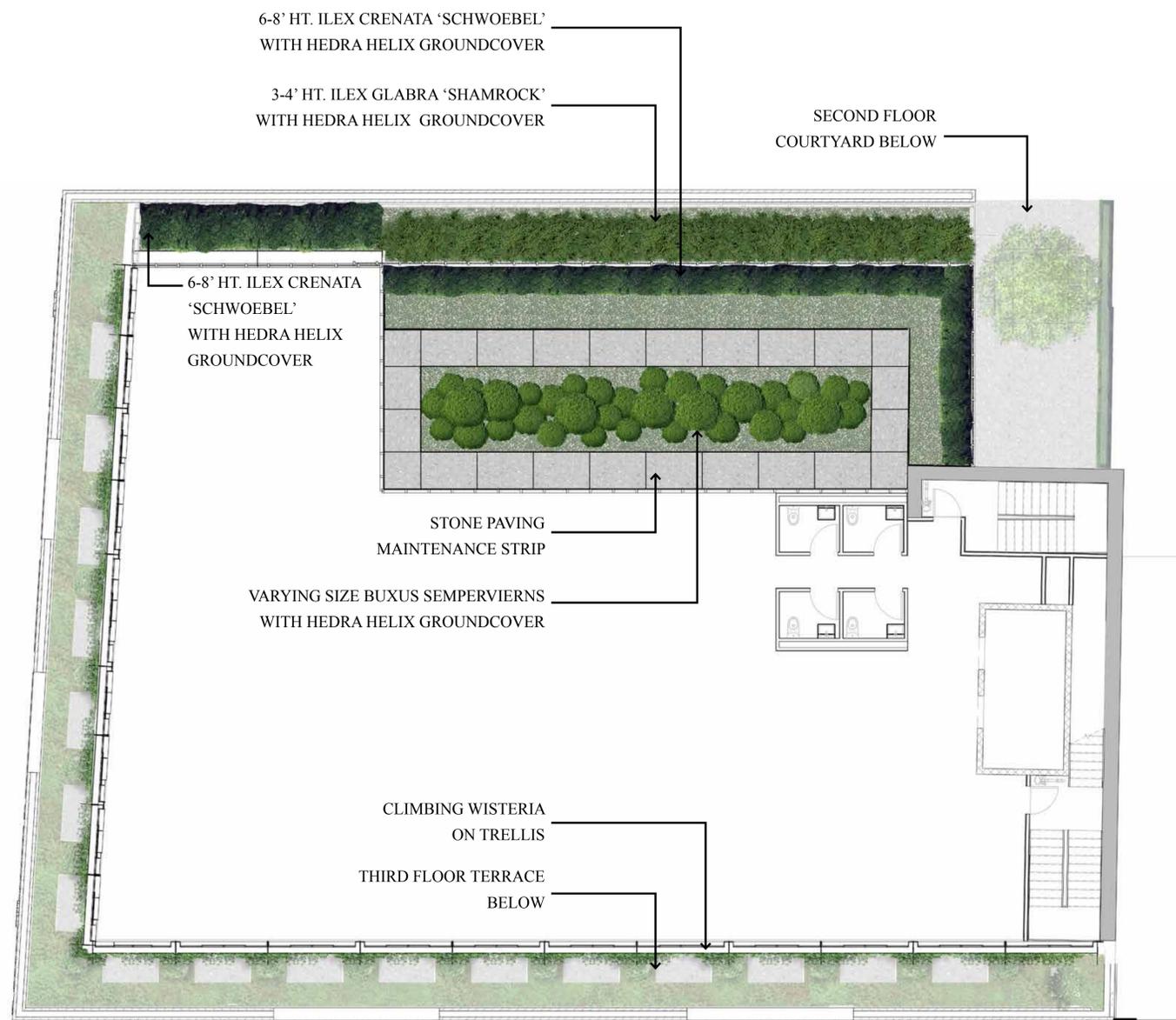
## LANDSCAPE NARRATIVE - 2ND & 3RD FLOOR

771 WASHINGTON STREET, NEW YORK, NY 10014

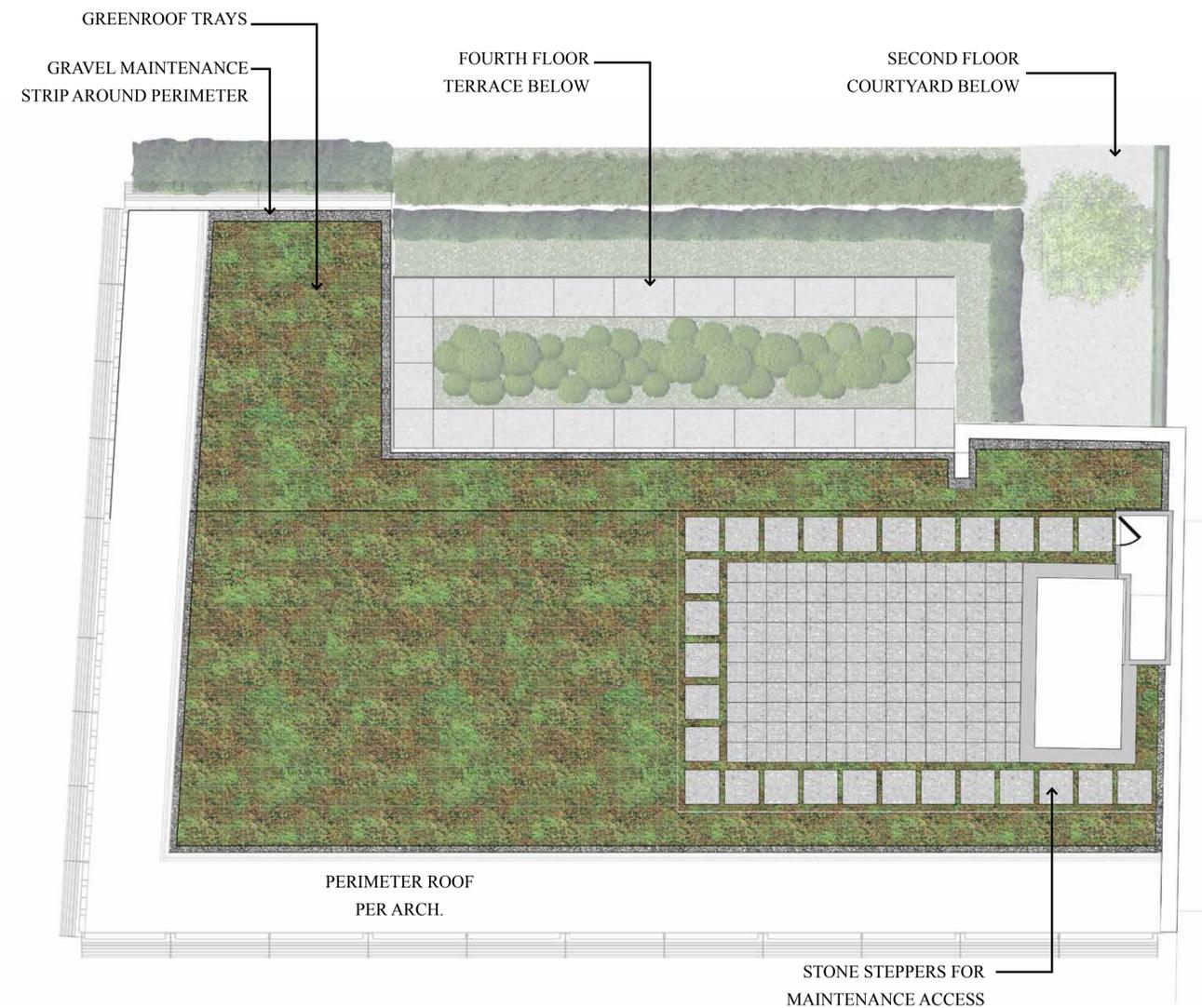
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FOURTH FLOOR PLAN



ROOF PENTHOUSE

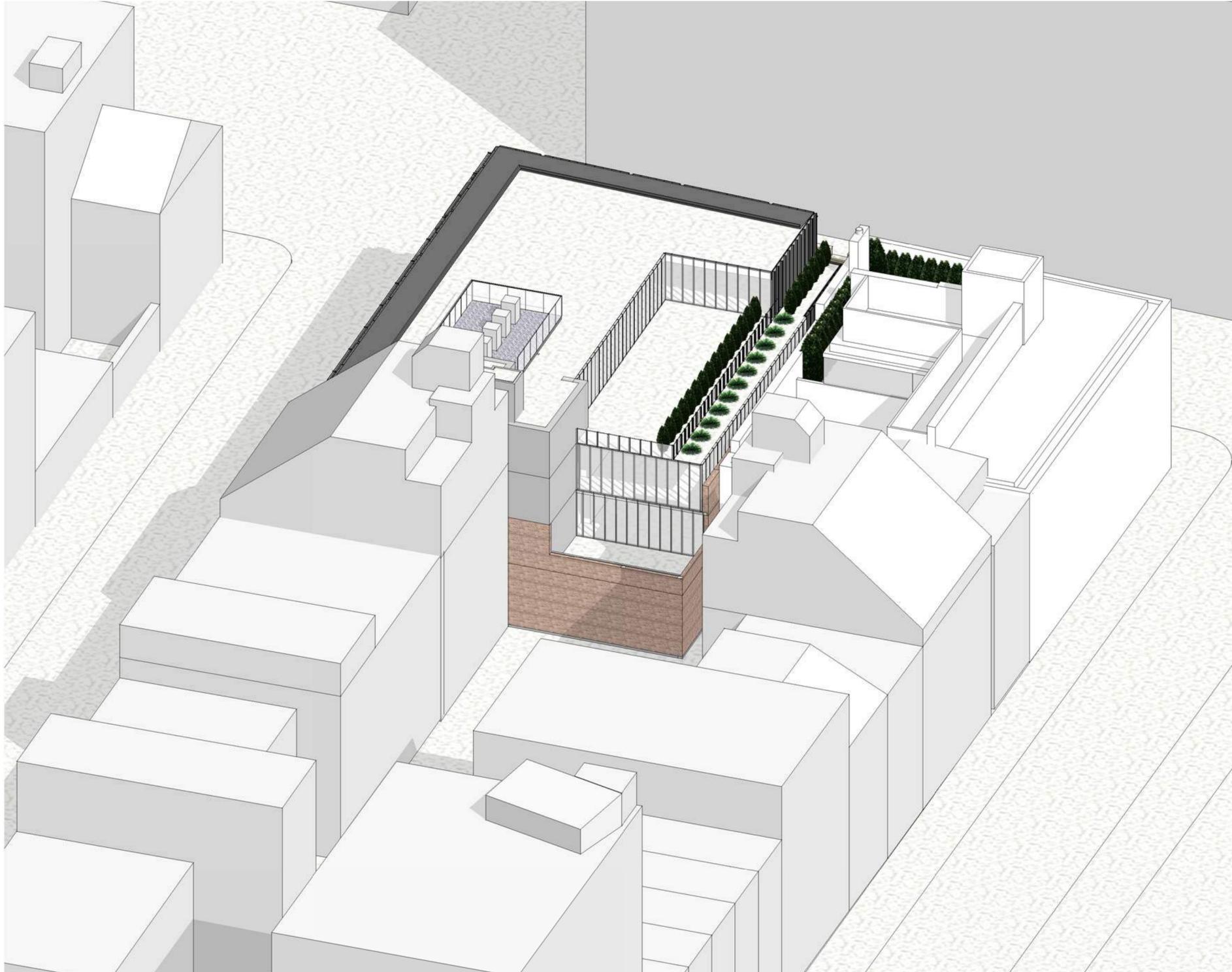
# LANDSCAPE NARRATIVE - 4TH FLOOR & ROOF

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REAR AERIAL - NORTH EAST

## SITE CONTEXT - DISTANT PERSPECTIVE

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## 771 WASHINGTON STREET

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# APPENDIX

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APPENDIX

771 WASHINGTON STREET, NEW YORK, NY 10014

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CONSULTANTS IN PRESERVATION AND REHABILITATION OF HISTORIC PROPERTIES

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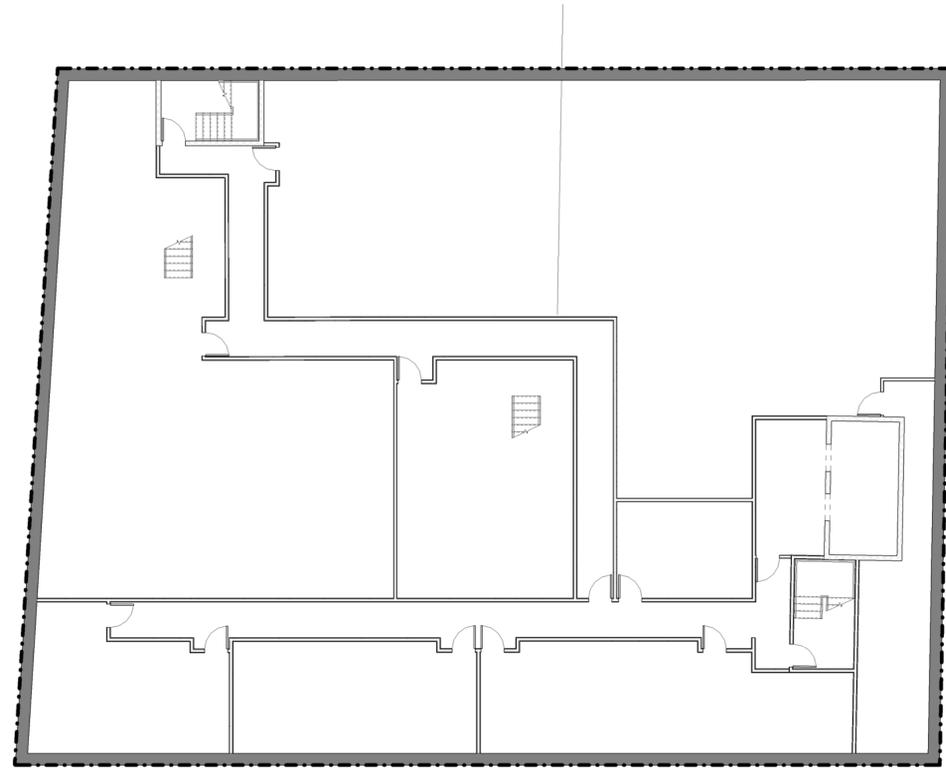
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## ADDITIONAL PERSPECTIVES

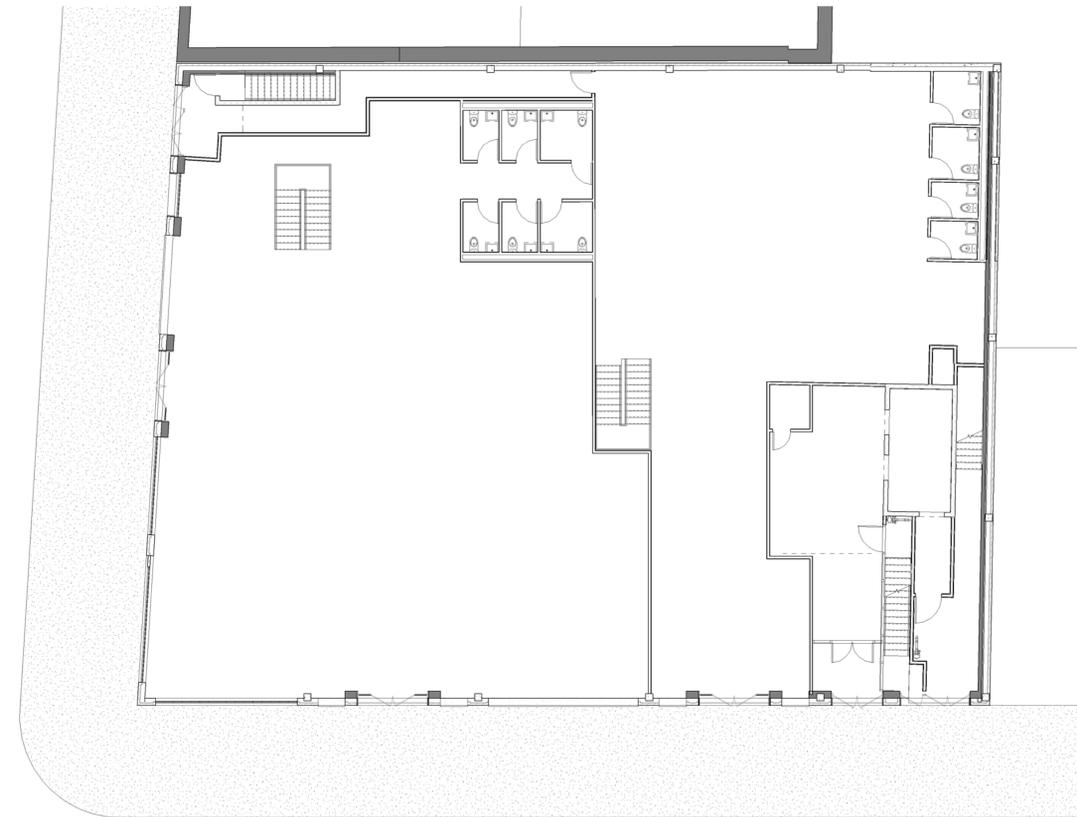
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CELLAR PLAN



FIRST FLOOR PLAN

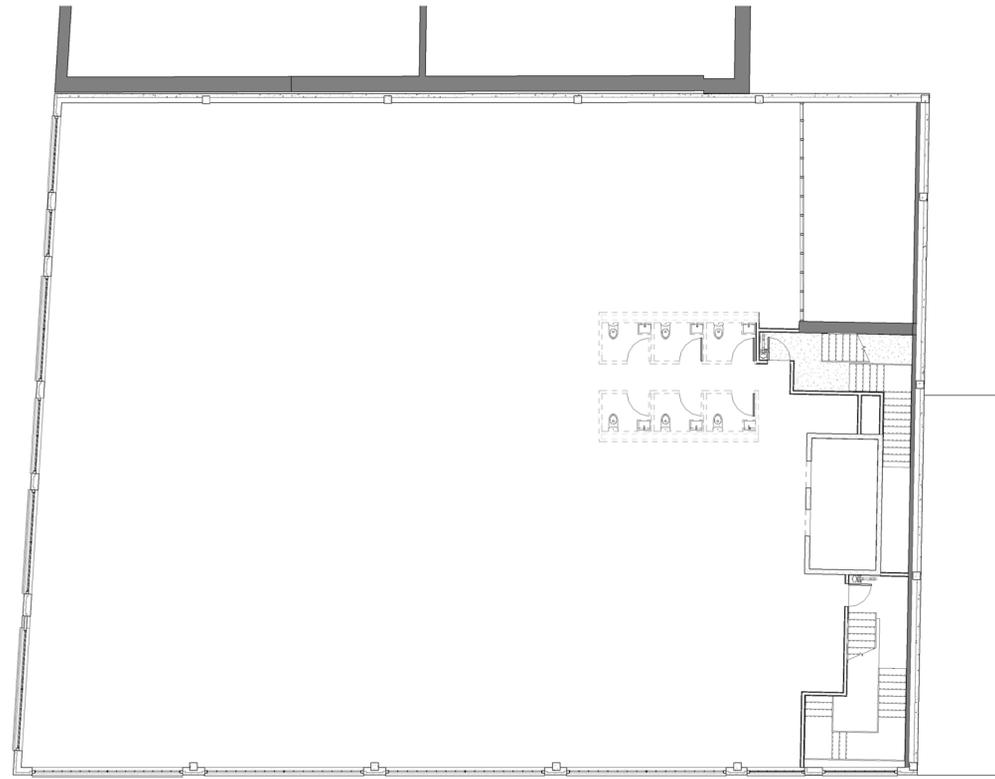
## PROPOSED PLANS CELLAR FLOOR & FIRST FLOOR

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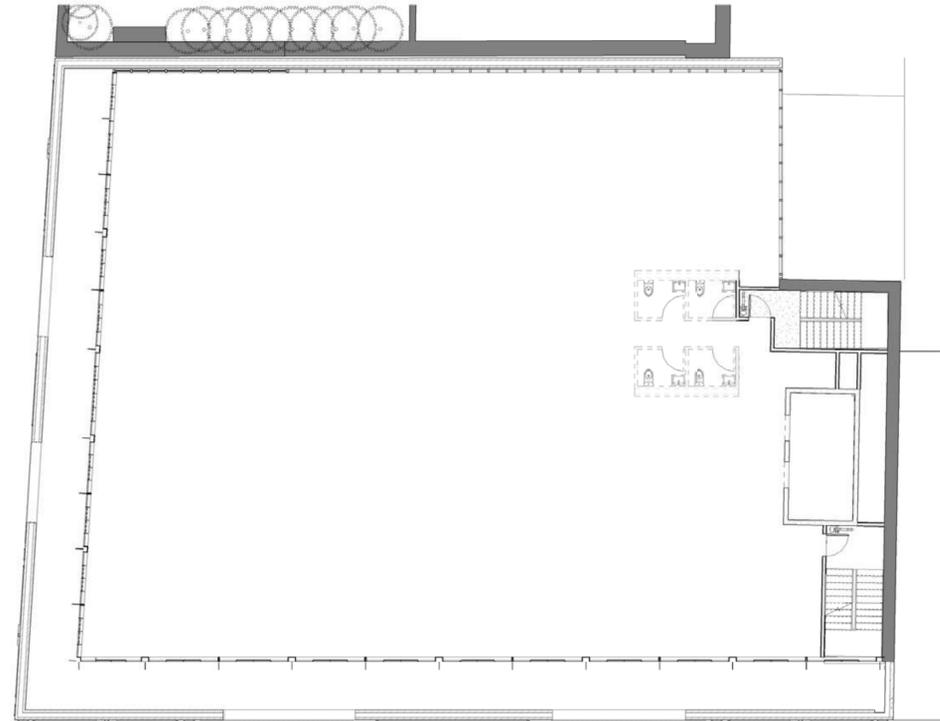
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SECOND FLOOR PLAN



THIRD FLOOR PLAN

## PROPOSED PLANS 2ND FLOOR & 3RD FLOOR

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