

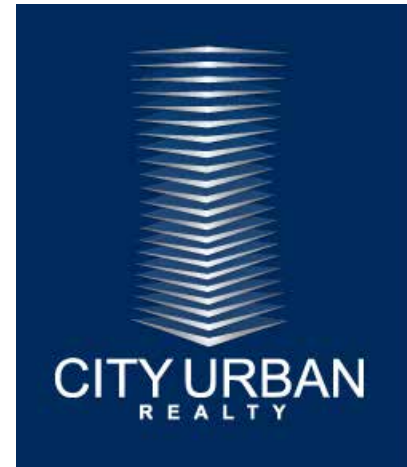
16 Fifth Avenue

Community Board 2
February 16, 2021

Robert AM Stern Architects
Hill West Architects
Acheson Doyle Partners Architects

PROJECT TEAM

MADISON REALTY CAPITAL



MADISON REALTY CAPITAL

COVID-19 Outreach

Madison Realty Capital partnered up with Frontline Food Trucks to support the numerous healthcare worker and other essential workers in Greenwich Village fighting the COVID-19 pandemic by providing healthy snacks and beverages free of charge.

Pictured Top Right: FDNY Engine 28/Ladder 11

Pictured Bottom Right: Employees of Village Cares Nursing Home



#FRONTLINEFOODTRUCKS
New York Unites to Fight COVID-19

CONTRIBUTE TO THE CAUSE



16 Fifth Avenue

Community Outreach

Community Organizations

- Village Preservation
- Building Congress
- Washington Square Park Conservancy
- Village Alliance
- Landmarks Conservancy
- Greenwich House
- Church of the Village
- Village Cares

Elected Officials

- Speaker Corey Johnson
- Borough President Brewer
- Senator Hoylman
- Assembly Member Glick

Nearby Residential Buildings (in process)

- 1 Fifth Avenue
- 2 Fifth Avenue
- 12 Fifth Avenue
- 40 Fifth Avenue
- 8th Street Block Association

BUILDING PROPOSAL PROGRESSION

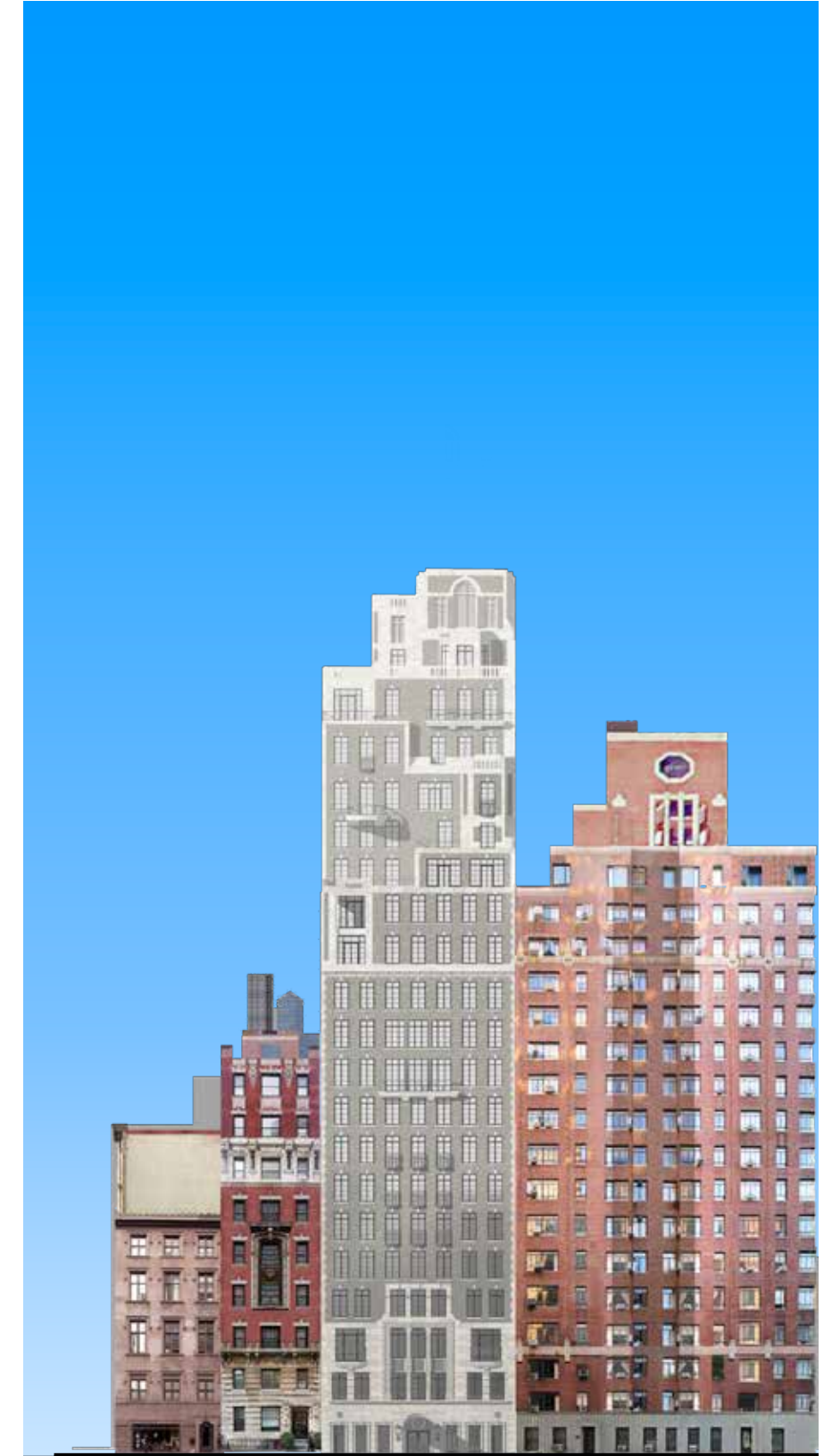


2015 Proposal: 362'

16 Fifth Avenue



2019 Proposal: 284'



2020 (Current) Proposal: 241'

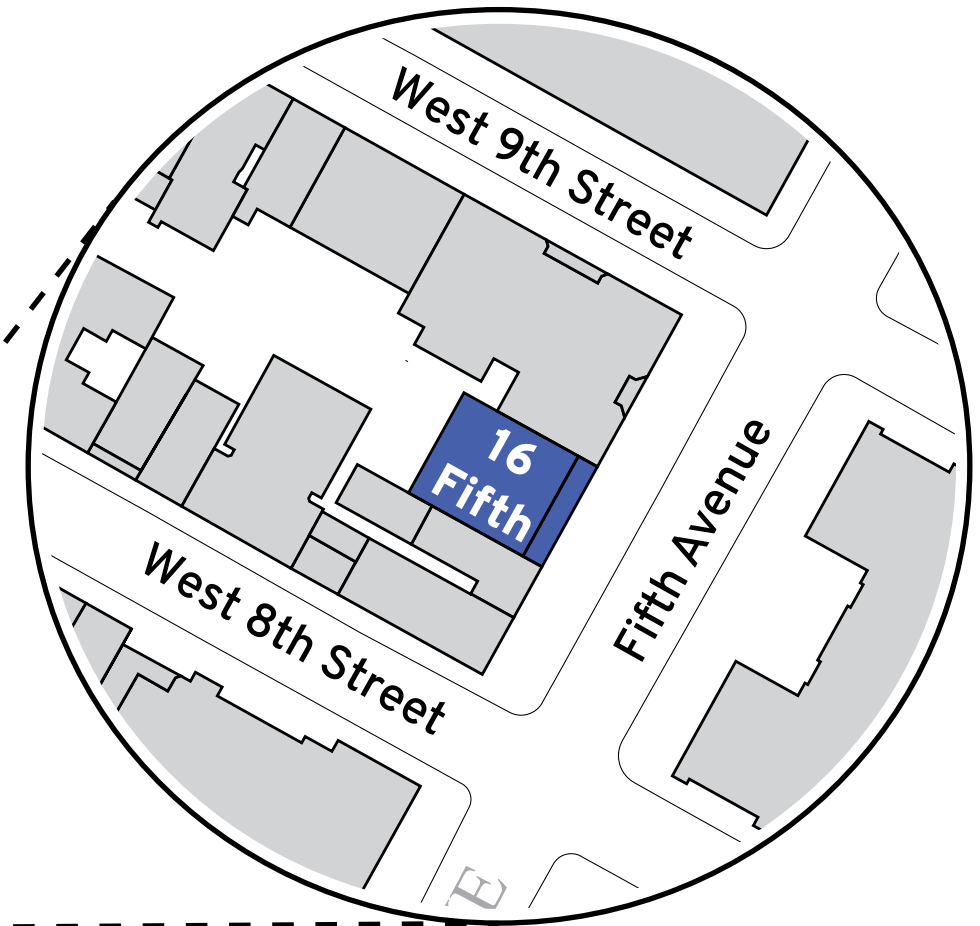
16 Fifth Avenue

- 1. Site & Context**
- 2. Existing Building Demolition**
- 3. Proposed Building**

Site & Context

Site & Surrounding Context
Architecture of the Greenwich Village Historic District

SITE LOCATION



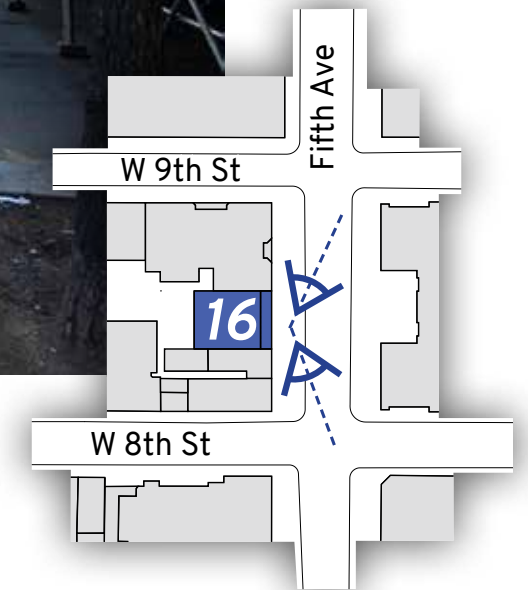
— Greenwich Village Historic District

NEIGHBORHOOD CONTEXT

Looking North



Looking South

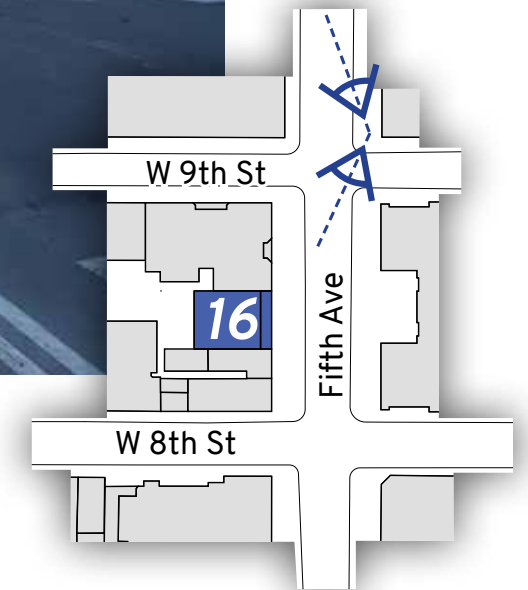
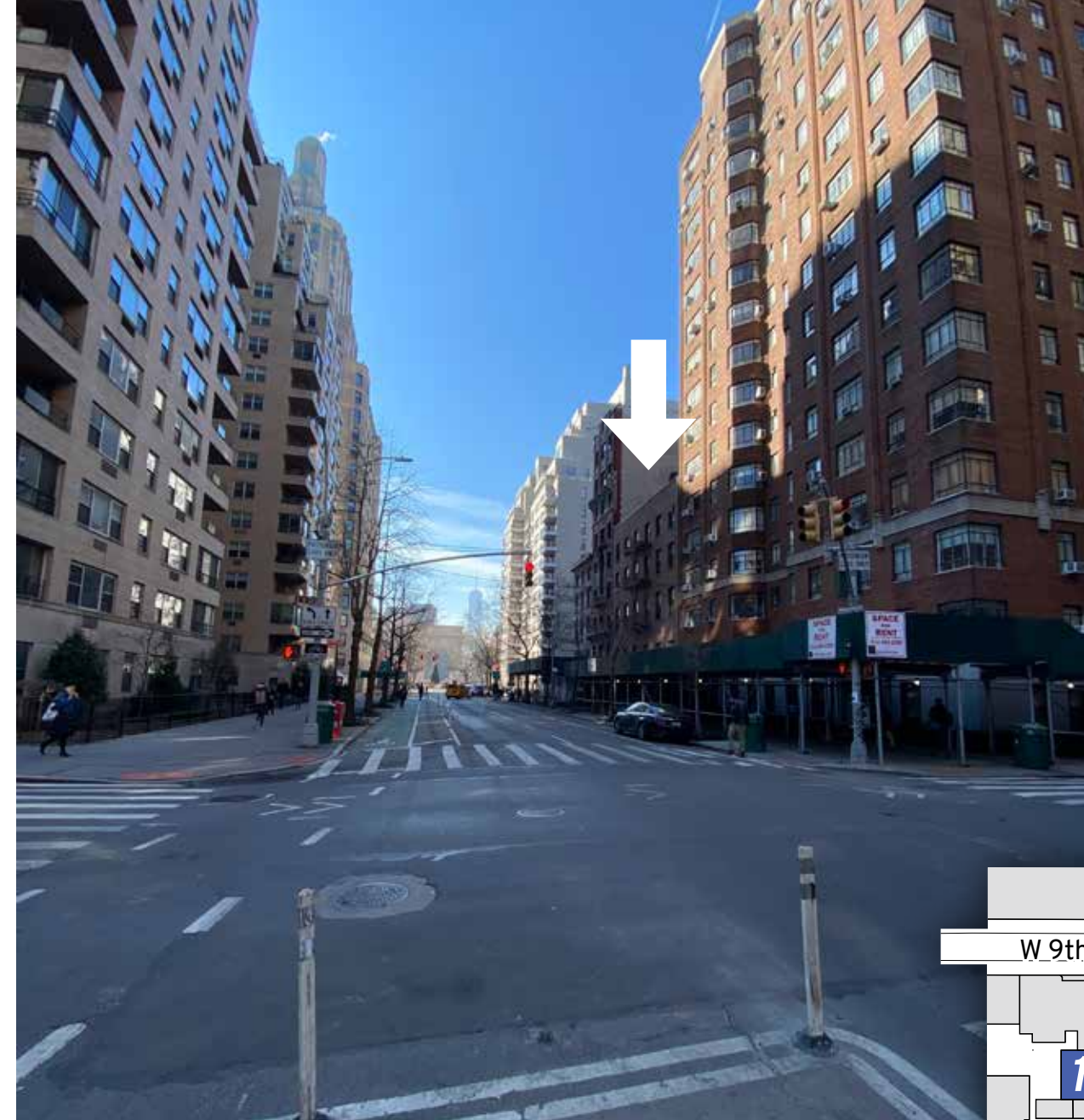


NEIGHBORHOOD CONTEXT

Looking North



Looking South



Site & Context

Site & Surrounding Context

Architecture of the Greenwich Village Historic District

GREENWICH VILLAGE HISTORIC DISTRICT

District Map



GREENWICH VILLAGE HISTORIC DISTRICT

Western Village

Through the Eighteen-twenties, the City was closing the gap between itself and Greenwich. It was that portion of The Village west of Sixth Avenue (Avenue of the Americas), which was the primary area of development. Small houses, built singly or in groups of threes and fours, lined the streets and were occupied primarily by weavers, craftsmen and suppliers to the building trades, sailmakers, carters, butchers and shopkeepers whose business premises were conveniently located only a few blocks away along the Hudson.

Fifth Avenue

From about 1900 to 1930, the restoration of small buildings was supplemented by the construction of elevator buildings offering luxury apartments, as one realtor advertised, to "those who respond to the flavor and appeal of the 'Village' with its nearness to everywhere and everything." **These high structures, erected mainly along Fifth Avenue and at street intersections, did not conform in height to the earlier structures of The Village, but their facades were often designed in Georgian, Federal or other classical styles in an effort to blend them with the existing architecture of the District.**

WESTERN GREENWICH VILLAGE ARCHITECTURE

11 St. Luke's Place



41 Perry Street



38 West 9th Street



LOWER FIFTH AVENUE ARCHITECTURE

One Fifth Avenue



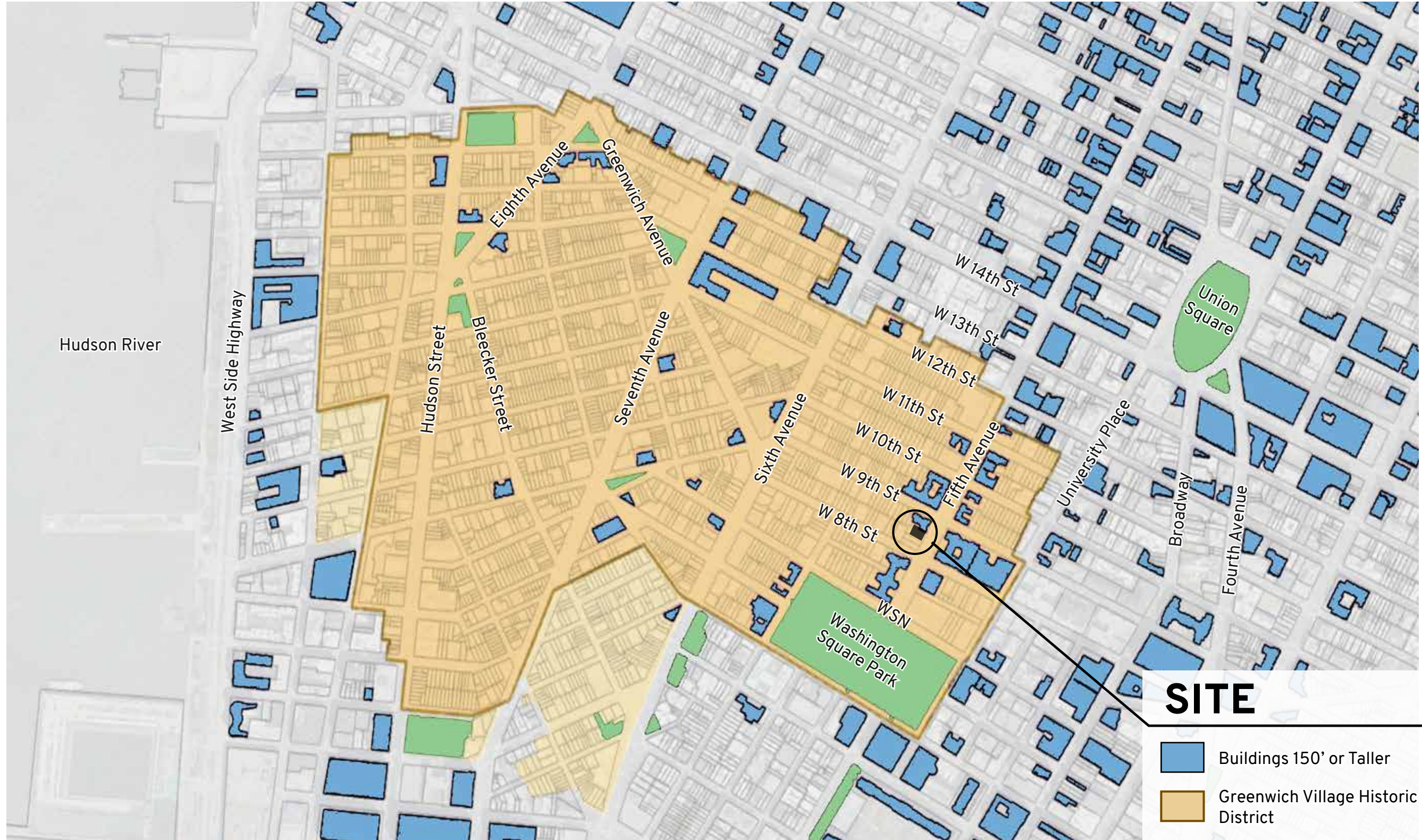
40 Fifth Avenue






39 Fifth Avenue



TALL BUILDINGS IN GREENWICH VILLAGE HISTORIC DISTRICT



SITE

-  Buildings 150' or Taller
-  Greenwich Village Historic District
-  Greenwich Village Historic District Extension I/II

Existing Building/Demolition

Current Building Condition

Development of Lower Fifth Avenue

Converted Row Houses

Examples of No Style Buildings

New Buildings in Greenwich Village Historic District

CURRENT BUILDING CONDITION

In 1848-49 Henry Brevoort built four houses (Nos. 10 through 16) in the Gothic Revival style, of brownstone, complete with label moldings and miniature crenelations at the top. **Today Nos. 14 and 16 remain as a five-story apartment house shorn of Gothic detail, with parapet instead of cornice, and sharing a common basement entrance in lieu of the original stoops. Plate glass replaces the original muntined sash and a veneer of smooth stucco covers the front.** In 1851 G. R. Green lived at No. 16, and A. LeBabier at No. 14.

- Greenwich Village Historic Designation Report



REMOVED HISTORIC DETAILS

Historic



ca. 1925

Existing

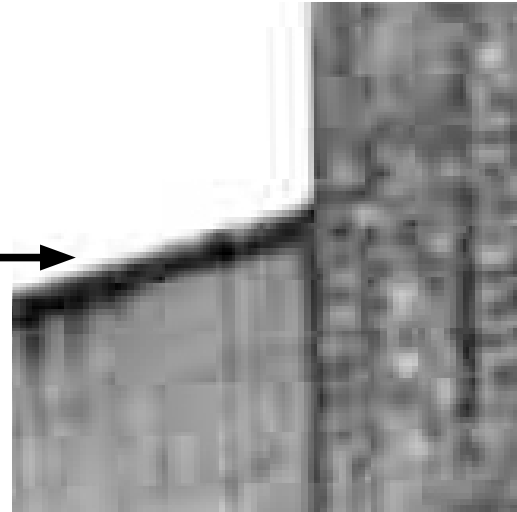


ca. 2019

OUTLINE OF REMOVED HISTORIC DETAILS

1925

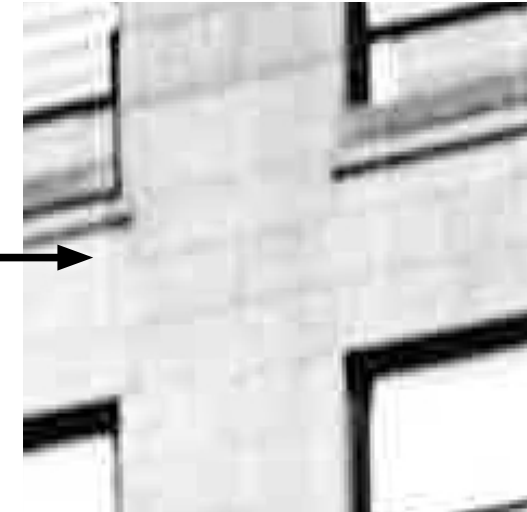
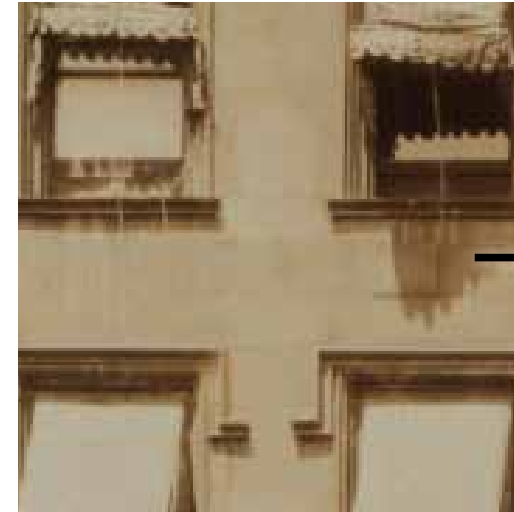
1940



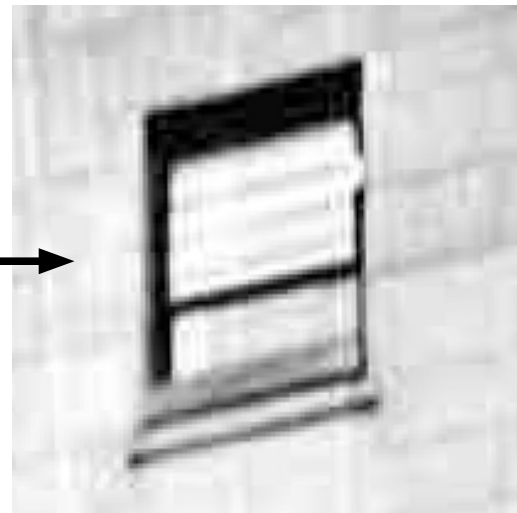
Cornice
Replaced
With
Parapet

1925

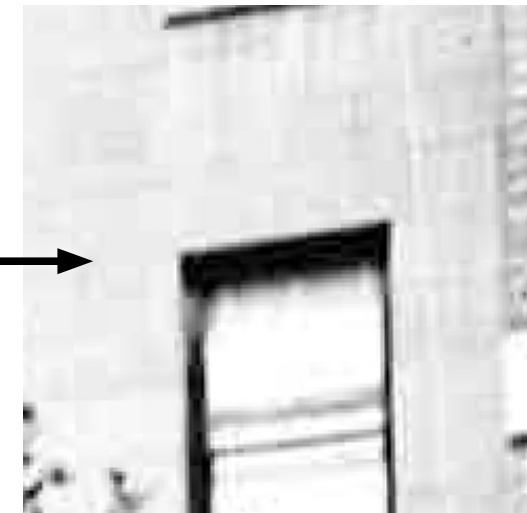
1940



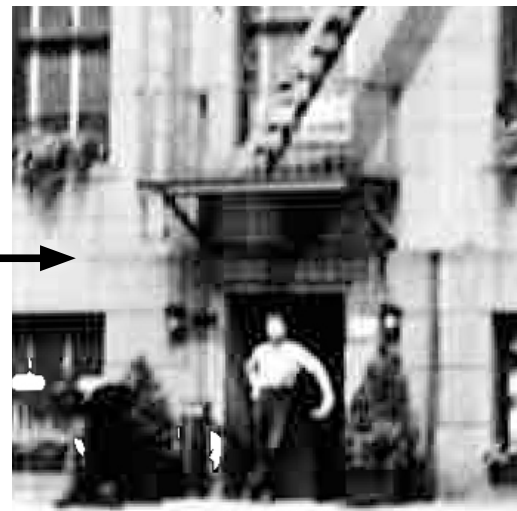
Stone
Facade
Covered w/
Stucco



1-over-1
Windows
Replaced
Original
Windows



Stone
Details at
Window
Removed



Decorative
Stoops
Removed

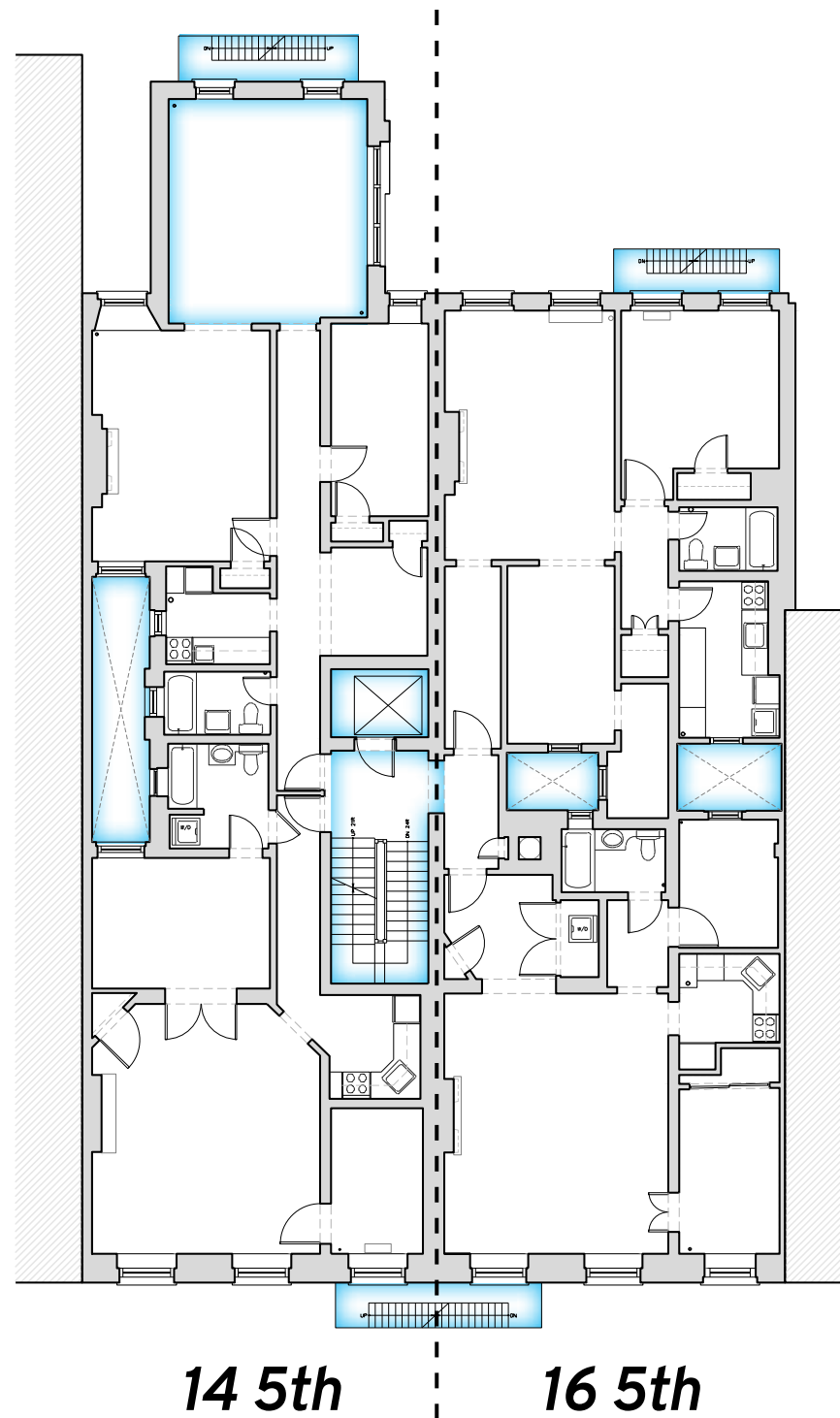
Addition of
Fire Escape



Wrought
Iron Fence
Removed

INTERIOR MODIFICATIONS

Existing Floor Plan



Modification to Historic Building

- Two separate townhouses combined into single apartment building
- Penetration through the party wall
- Single internal staircase and elevator
- Multiple air/light shafts penetrate floor
- Exterior addition to 14 5th in rear yard
- Fire escapes added to front and back of building

ca. 2019

Existing Building/Demolition

Current Building Condition

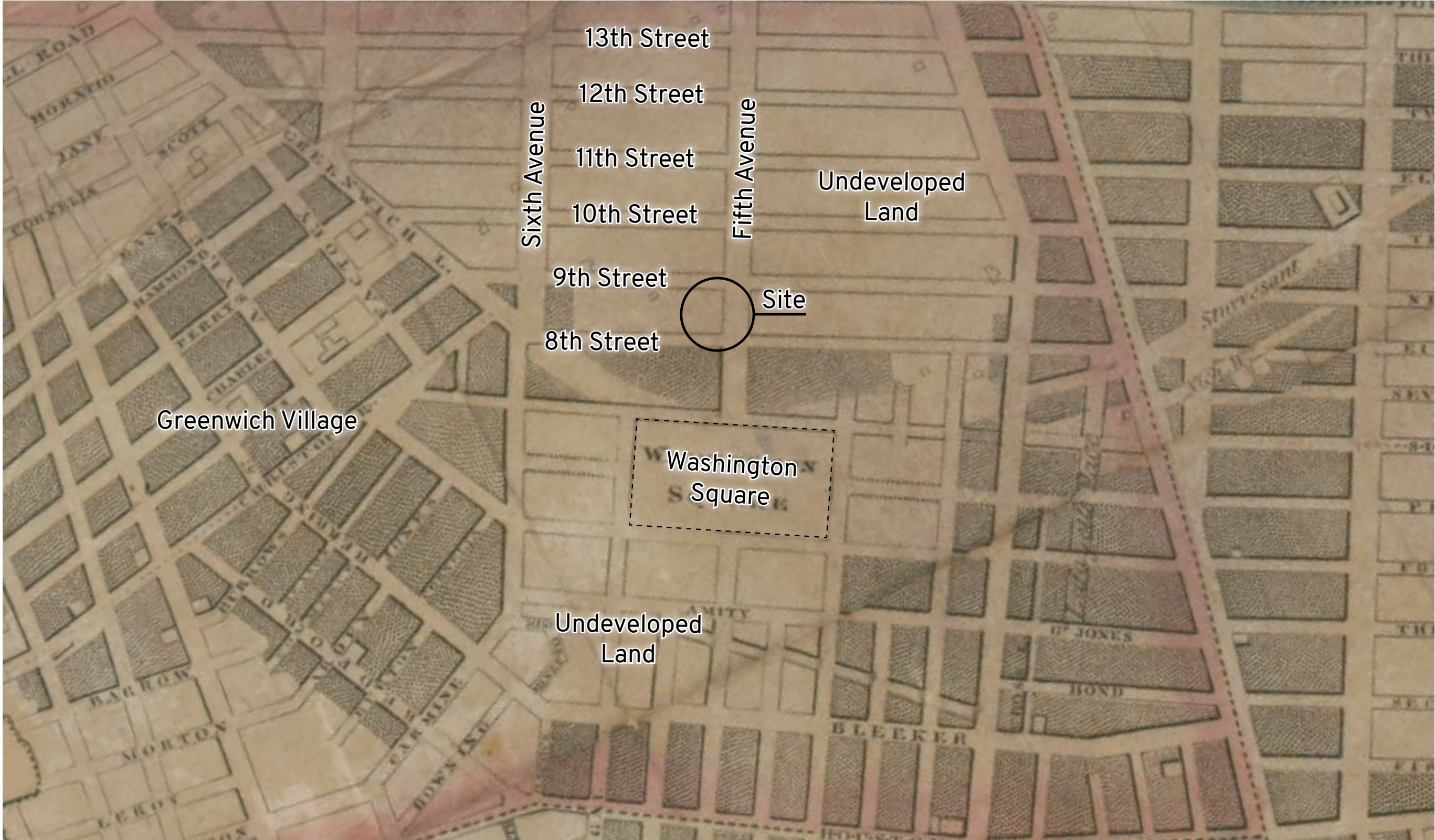
Development of Lower Fifth Avenue

Converted Row Houses

Examples of No Style Buildings

New Buildings in Greenwich Village Historic District

1828 - POCKET PLAN OF NEW YORK CITY



1854 MAP

First Pres. Church
ca. 1846

Church of the Ascension
ca. 1841

Brevoort House
ca. 1834

Site

Hotel Brevoort
ca. 1854

New York University
ca. Unknown

Large Areas of Undeveloped Land Remained

EARLY 1900S

Fifth Avenue - Looking Down West 8th Street



Washington Square Park

Rhinelander Estate



West 8th Street

10 Fifth Avenue

12 Fifth Avenue

14 Fifth Avenue

ca. 1911

16 Fifth Avenue

1930 MAP

40 Fifth Avenue
ca. 1929

30 Fifth Avenue
ca. 1923

24 Fifth Avenue
ca. 1926



35 Fifth Avenue
ca. 1925

25 Fifth Avenue
ca. 1921

1 Fifth Avenue
ca. 1926

Existing Building/Demolition

Current Building Condition

Development of Lower Fifth Avenue

Converted Row Houses

Examples of No Style Buildings

New Buildings in Greenwich Village Historic District

CONVERTED ROW HOUSES

Early 20th Century Criticism of Brownstone Rowhouses



Brownstone Fronts East 62nd Street



Fredrick Sterner Converted Rowhouse
139 East 19th Street

CONVERTED ROW HOUSES

Using stucco to transform style



16 Charles Street
Regency Style



20-22 West 10th Street
Studio windows



16 & 20 East 8th Street
Mediterranean Style

CONVERTED ROW HOUSES

Stylistic Comparisons



Current Building Conditions

16 Fifth Ave



“No Style” Building

111 East 64th Street

Existing Building/Demolition

Current Building Condition

Development of Lower Fifth Avenue

Converted Row Houses

Examples of No Style Buildings

New Buildings in Greenwich Village Historic District

111 EAST 64TH STREET

Upper East Side Historic District (est. 1981)

Historic



ca. 1940

Current



ca. 2019

Designation Report

EAST 64TH STREET North Side

No. 111 (1399/4)

	Date	Architect	Owner
Erected	1881-82	by W. P. & A.M. Parsons	for W. P. & A. M. Parsons
Present Facade	1953	by James E. Casale	for Lola Steinhardt

ARCHITECTURE

Original Style unknown

Present Style none

Elements Five-story residence; stuccoed facing; square-headed windows. Retains original height and scale of openings.

Alterations 1902 - alterations to rear extension and door cut through party wall to No. 113.

1953 - converted to multiple dwelling; facade probably altered at this time.

HISTORY

Originally built as one of a row of six houses (Nos. 103-113).

References:

New York City, Department of Buildings, Manhattan, Plans, Permits and Dockets.

59 EAST 72ND STREET

Upper East Side Historic District (est. 1981)

Historic



ca. 1940

Current



ca. 2019

Designation Report

EAST 72ND STREET North Side

No. 59 (1387/33)

	Date	Architect	Owner
Erected	1886-87 by	Thom & Wilson	for Daniel Hennessy
Present Facade	1950 by	unknown	for Kellogg Holding Corp.

ARCHITECTURE

Original Style unknown

Present Style none

Elements Five-story building; faced with brick above a limestone base. Height retains scale of original houses.

Alterations **1950 - two houses (Nos. 57-59) combined on interior for apartments and new facade added.**

HISTORY Original houses were built for Daniel Hennessy as part of a row of five that extended to the corner of Park Avenue. Hennessy was an active developer in the area. Building now houses Manual Physical Therapy Services.

References: New York City, Department of Buildings, Manhattan, Plans, Permits and Dockets.

207 WEST 79TH STREET

Upper West Side Historic District (est. 1990)

Historic



ca. 1940

Pre-Approval



ca. 2013

LPC Approved



ca. 2014

“ ...in this case, the original building was destroyed. Its not anywhere there. Its destroyed and gone ... So in this case, I believe that the case has been made that this building can come down and a new building can be built.”

-Landmarks Commissioner

Sources:
207 W 79th St, Public Hearing Presentation, 22 July 2014
cityreality.com, 207W79, 207 West 79th Street
Public Hearing, July 22, 2014- Iem 32: 203-209 West 79th Street

Existing Building/Demolition

Current Building Condition

Development of Lower Fifth Avenue

Converted Row Houses

Examples of No Style Buildings

New Buildings in Greenwich Village Historic District

GREENWICH VILLAGE HISTORIC DISTRICT REPORT

- "1. The Commission hopes to help preserve and maintain the many fine buildings in the Greenwich Village area that today create the atmosphere here.
- "2. In Greenwich Village there are a certain number of old buildings that have somewhat deteriorated over the years. During the next twenty-five years it is our hope that these old buildings will be restored to their original appearance.
- "3. During the same twenty-five years, **there will be new buildings built in Greenwich Village, and the Commission hopes that these buildings will be well designed so that they can enhance the charm of the community. It is important that the new buildings in an Historic District are built on the site of the less distinguished buildings within the District.** Progress in an Historic District should mean that the best of the past is preserved and that new buildings built there will enhance those which are already there.

- Greenwich Village Historic
Designation Report

11 JANE STREET

Greenwich Village Historic District (est. 1969)
C of A: LPC-19-10928

Historic



ca. 1940

Pre-Approval



ca. 2018

LPC Approved



ca. 2018

“...the Commission found that the existing garage is located outside of the concentration of garage buildings along the west side of the district, is anomalous in terms of its height, long street frontage, scale and fenestration, and that the garage typology is not a characteristic feature of this streetscape or historic district, therefore the demolition of the building will not detract from the streetscape or special architectural and historic character of the district”

- CofA: LPC-19-10928

38 WEST 8TH STREET

Greenwich Village Historic District (est. 1969)

C of A: LPC-21-00381

Historic



ca. 1937

Pre-Approval



ca. 2019

LPC Approved



ca. 2019

“...the Commission found that the existing one-story commercial buildings have been significantly altered prior to, and since designation, and therefore their demolition will not detract from the special historic and architectural character of the Greenwich Village Historic District.”

- CofA: LPC-21-00381

21 GREENWICH AVENUE

Greenwich Village Historic District (est. 1969)
SUL: LPC-20-01939

Historic



ca. 1926

Pre-Approval



ca. 2019

LPC Approved



ca. 2019

Sources:
21 Greenwich Avenue, CA 1926. Source: NYHS.
21 Greenwich Avenue, Landmarks Presentation, October 8, 2019
21 Greenwich Avenue, Landmarks Presentation, October 8, 2019

540 HUDSON STREET

Greenwich Village Historic District (est. 1969)

C of A: LPC-19-09729

Historic



ca. 1940

Pre-Approval



ca. 2017

LPC Approved



ca. 2018

“... the existing gasoline filling station and two-story garage buildings contain no significant architectural features, and that the garage building is in a severely deteriorated condition, therefore, demolishing these buildings will not detract from the special historic and architectural character of the Greenwich Village Historic District”

- CofA: LPC-19-09729

25 BLEECKER STREET

NoHo East Historic District (est. 2003)

C of A: LPC-19-0170

Historic



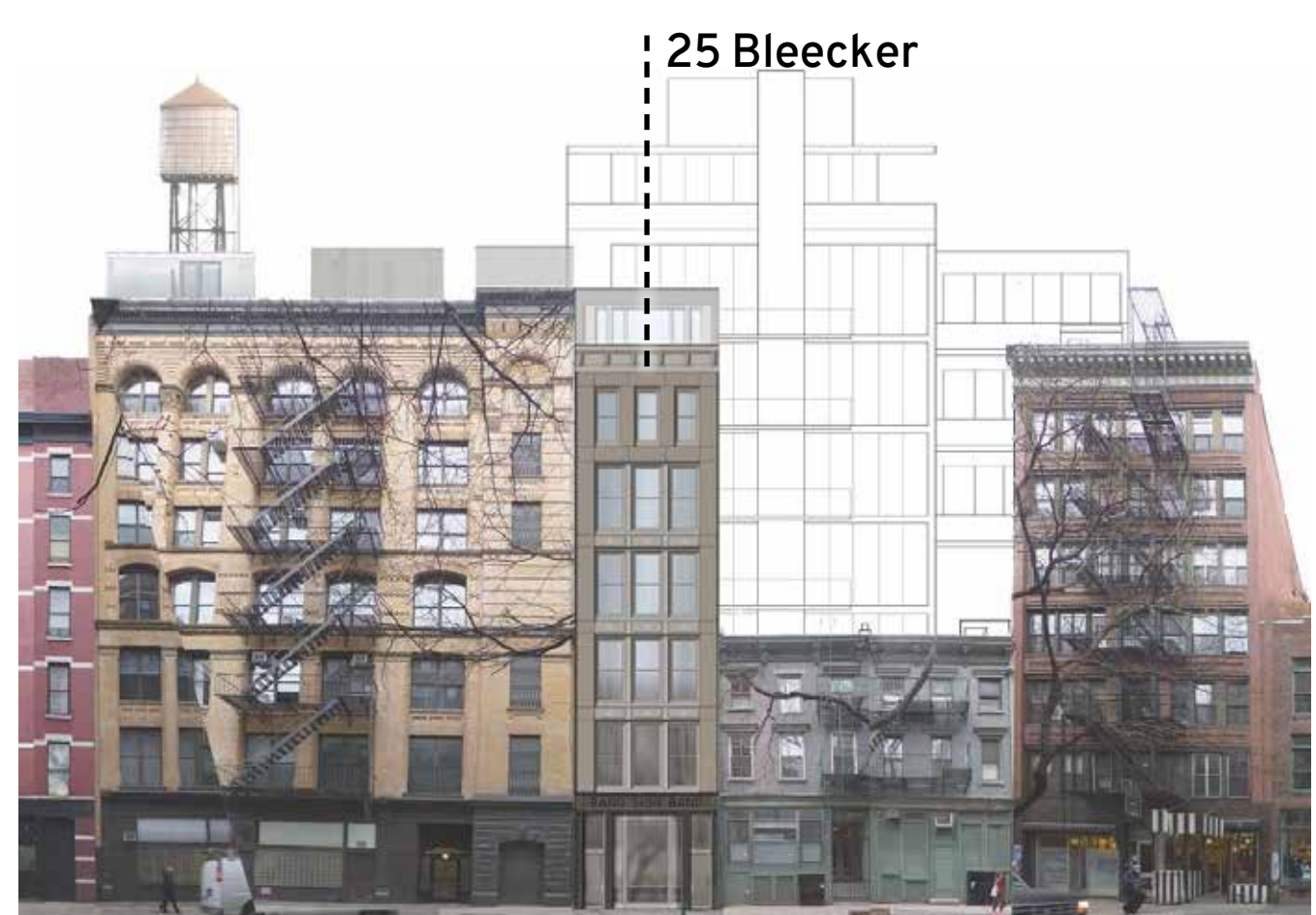
ca. 1940

Pre-Approval



ca. 2014

LPC Approved



ca. 2016

“...while the history of the building’s uses into the 20th century reflect the development patterns of the district, the façade was completely replaced in 1984, and with the exception of a single cast iron column, and retains no significant historic fabric that represents the Federal style, nor the later significant phases of development, and therefore, the removal of the façade will not eliminate any significant historic fabric”

- CofA: LPC-16-0170

Proposed Building

Building Introduction

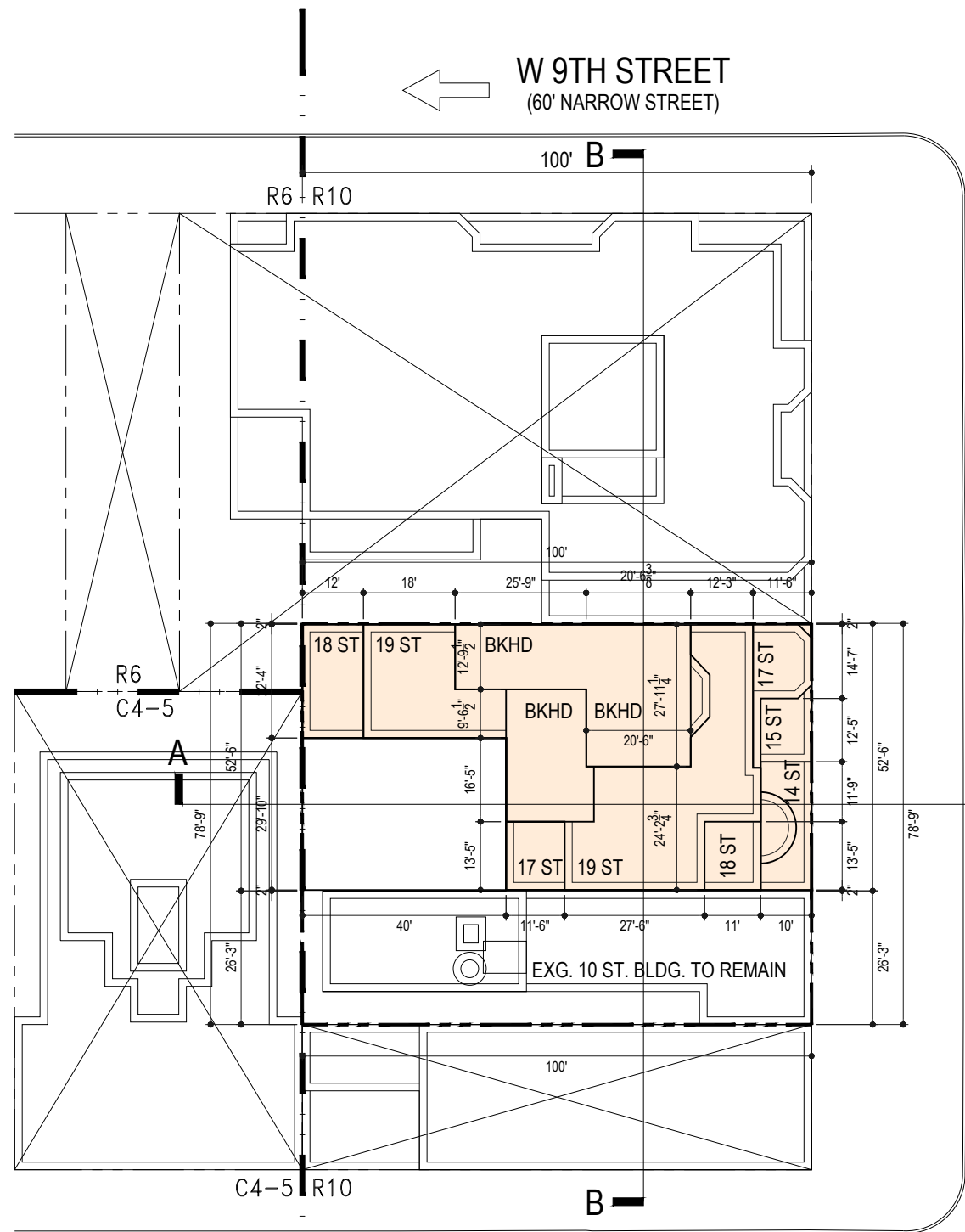
Materials & Precedents

Building Massing & Elevations

Neighborhood Views

AS-OF-RIGHT ZONING

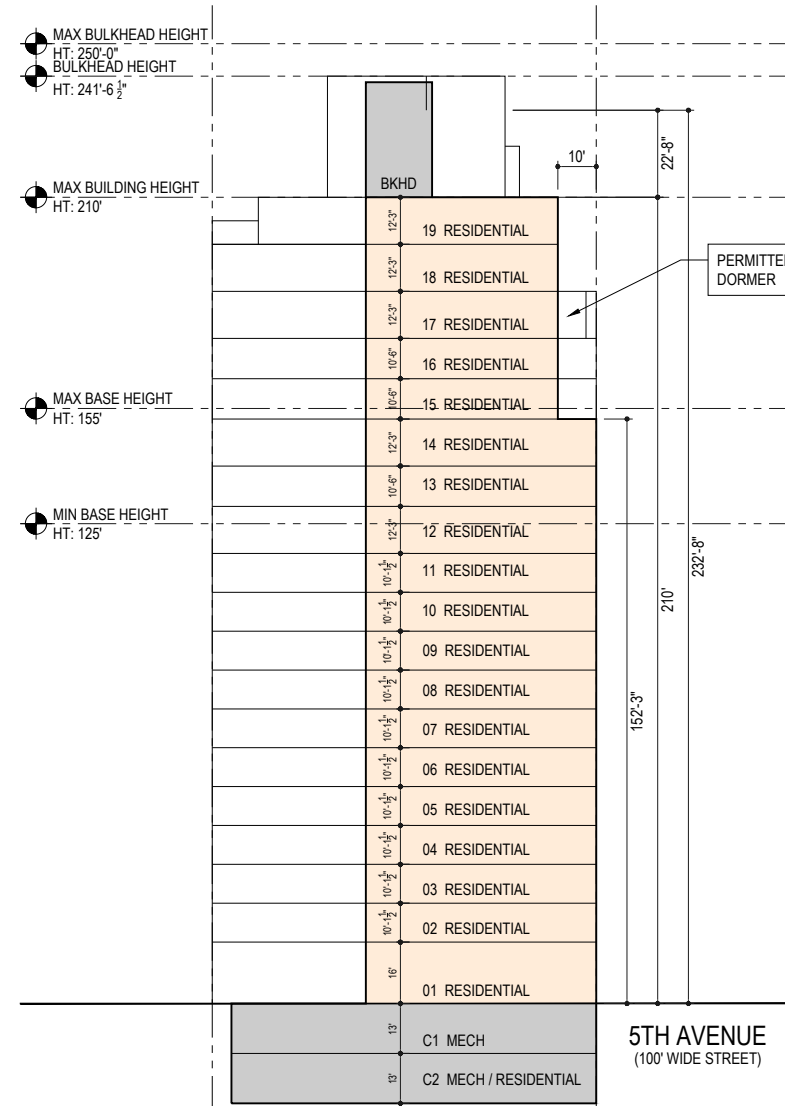
Quality Housing Scheme



5TH AVENUE
(100' WIDE STREET)

A

B



14-16 5TH AVENUE
Manhattan, NY
Scheme 1 - Quality Housing

23-Nov-20

Block: 572
Lots: 41, 43
Zoning District: R10
Community District: 2
Map: 12c

Site Area:	Lot	
Lot Area	41	5,256
	43	2,628
Total Lot Area		7,884

Permitted FAR:		
Base Residential	10.00	78,840
+ IH HPD letter, Affordable Floor Area to Transfer	1.33	10,510
+ IH HPD letter, Affordable Floor Area to Transfer	0.09	694

Max Permitted Total Zoning Floor Area		
	11.42	90,044

Proposed GFA Calculations:		
Max Permitted ZFA:	11.42	90,044
- Existing built ZFA from Lot 43	-2.48	-19,574
- Existing Lot 43 Reserve	-0.04	-300

Subtotal		
+ 3.5% Mechanical of used ZFA		2,397
+ Quality Housing Deductions		1,746

Fixed Deductions		
+ Mech Rooms		0
+ Stair Deductions		684

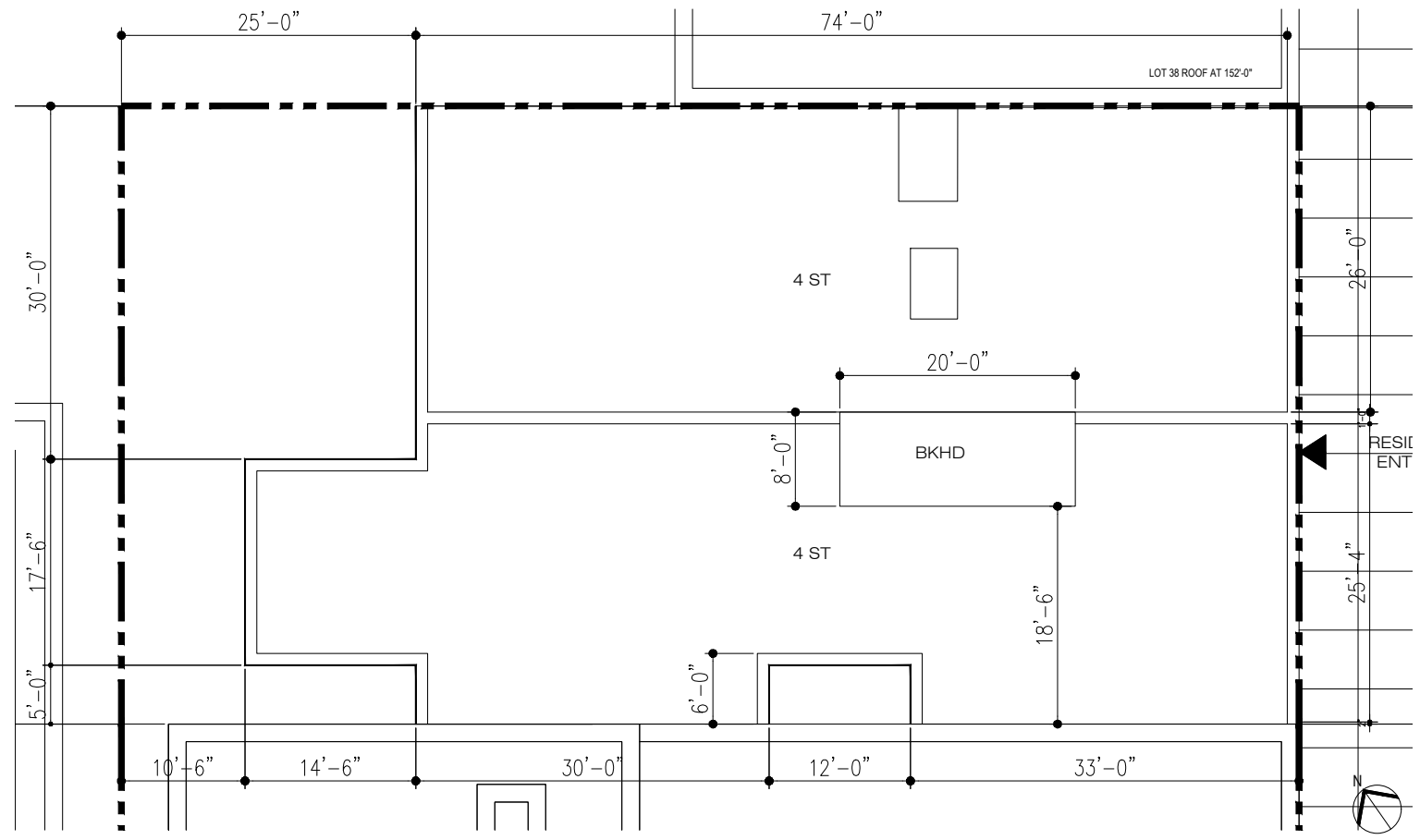
Above Grade GFA Total		
		74,997

Proposed Gross Floor Areas (SF):			
Floor	QTY	Area/FL	Total
C2	1	1,033	1,033
C1	1	5,217	5,217
1	1	4,023	4,023
2	1	4,023	4,023
3-12	10	4,023	40,230
13-14	2	4,023	8,046
15	1	3,772	3,772
16	1	3,640	3,640
17	1	3,640	3,640
18	1	3,037	3,037
19	1	2,890	2,890
Total	21		79,551
Total Above Grade	19		73,301
Allowable Floor Area Remaining			1,696

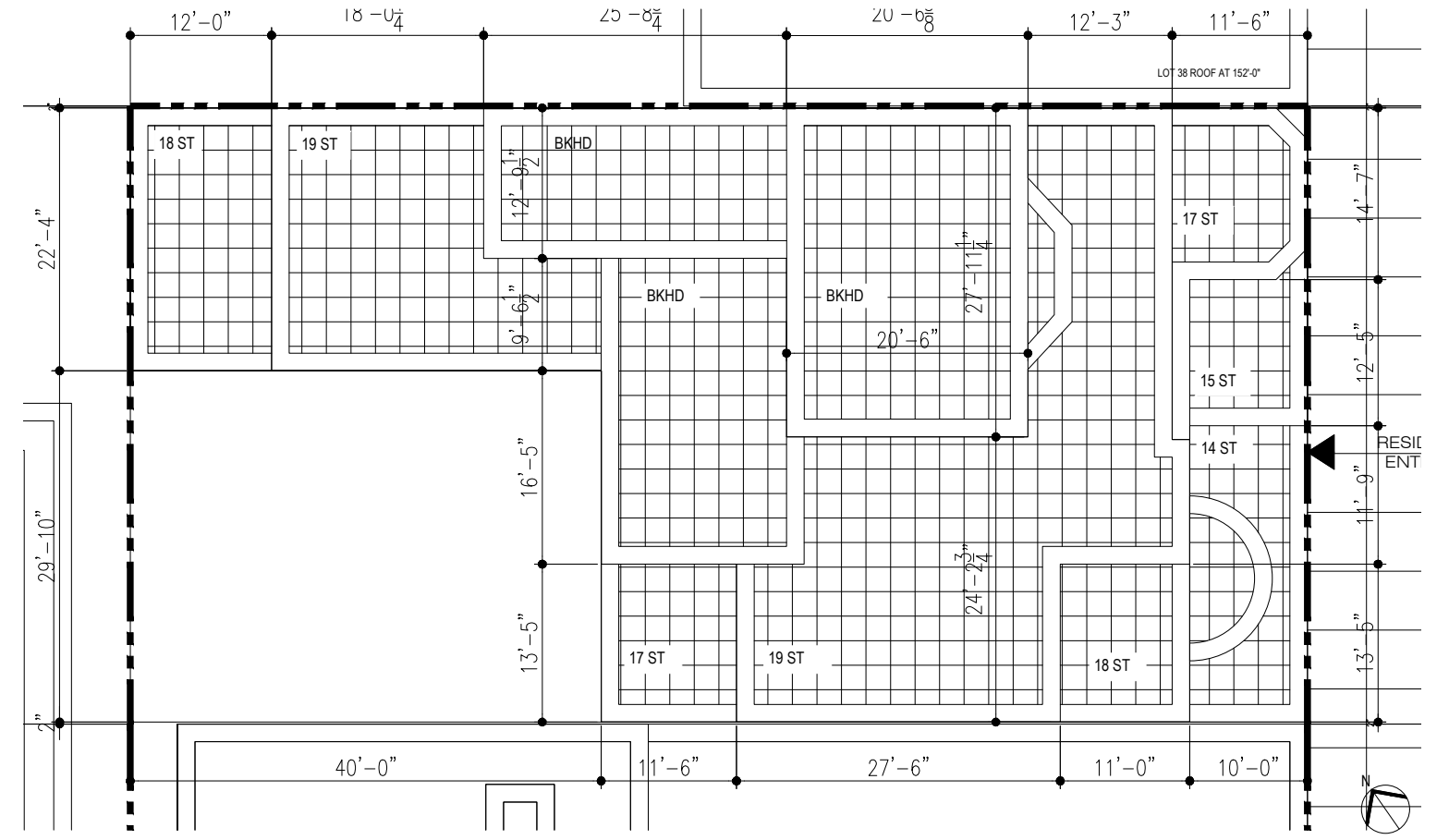
1 SITE PLAN
SCALE: 1/32" = 1'-0"

2 SECTION E-W
SCALE: 1" = 50'-0"

SITE PLAN



Existing



Proposed



SITE PLAN & REAR YARD

Existing



Proposed

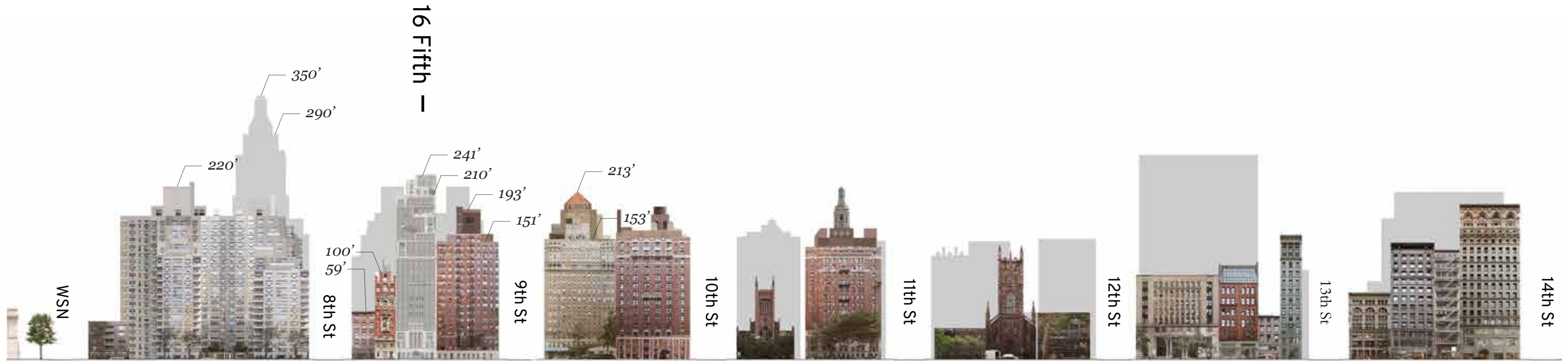


KEY

- 6+ Stories
- 5 Stories
- 4 Stories
- 3 Stories
- 2 Stories
- 1 Story
- Basement
- Open Space
- Site



STREETSCAPE DIAGRAM



Fifth Avenue - Facing West



Fifth Avenue - Facing East

Proposed Building

Building Introduction

Materials & Precedents

Building Massing & Elevations

Neighborhood Views

NEIGHBORHOOD MATERIAL PRECEDENTS

One Fifth Avenue



Decorative Light Fixture
Granite Water Table
Fabric Awning
Black Metal Windows

One Fifth Avenue



Buff Limestone and Brick
Black Metal Windows

20 Fifth Avenue



Black Steel Windows
Limestone & Brick

45 Fifth Avenue



Black Metal Railing
Black Metal Windows
Fabric Awning

NEIGHBORHOOD BRICK DETAIL PRECEDENTS

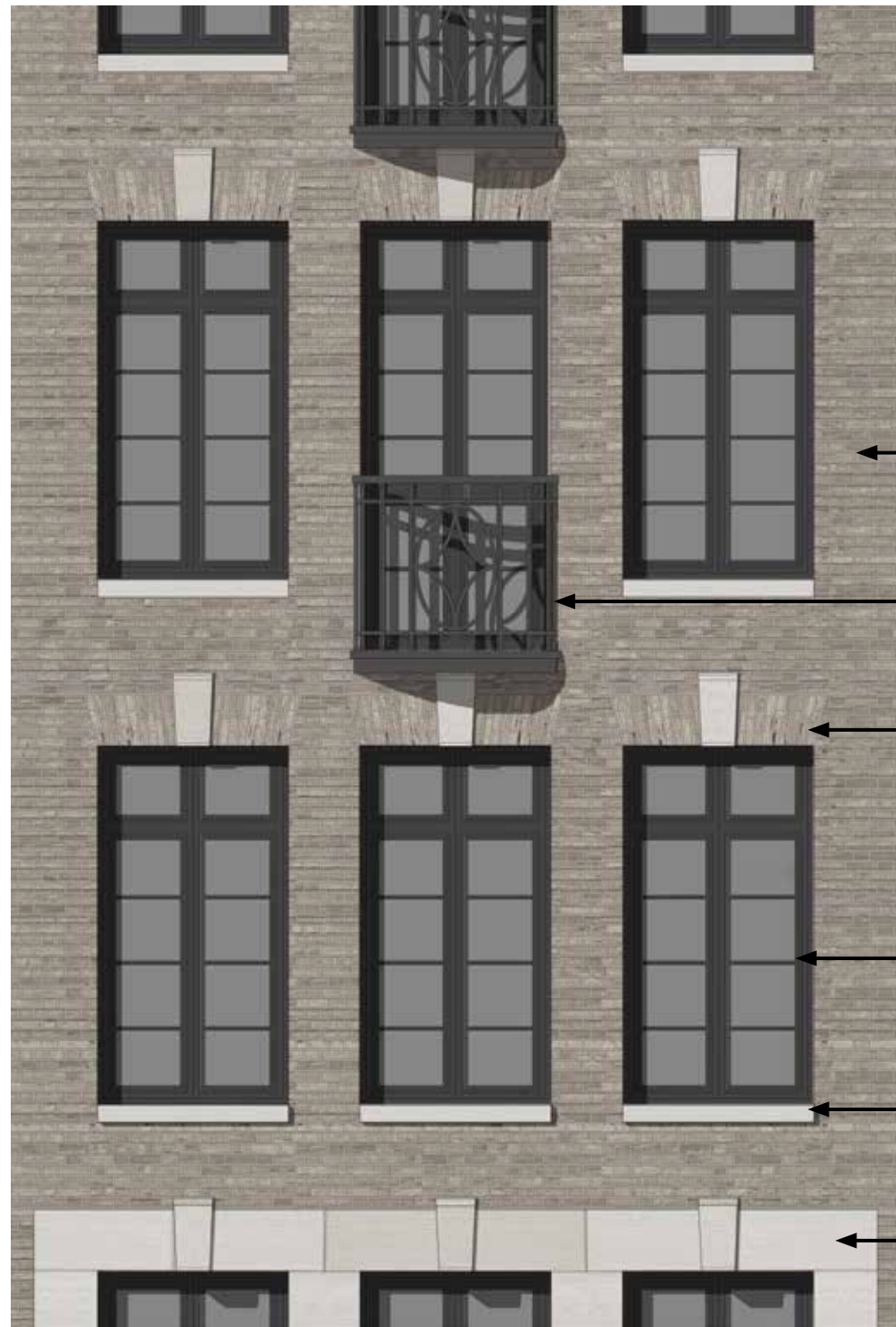
*59 W 12th St
Flemish Bond*



*41 Fifth Avenue
Flemish Bond*



16 Fifth Ave



← *Flemish Bond
Brickwork*

← *Painted Metal
Railings*

← *Brick Jack Arch
and Keystone*

← *Windows
with Muntins*

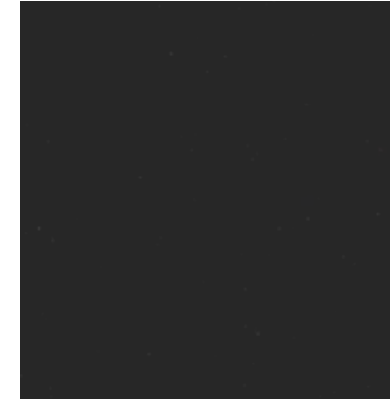
← *Stone Sill*

← *Stone Accents
and Trim*



EXTERIOR MATERIAL PALETTE

***Brick
Cladding***



***Painted Charcoal
Window Frames***



***Painted Black
Railing***

***Limestone
and Cast Stone
Cladding***



***Grey Granite
Water Table***

EAST ELEVATION - CROWN



EAST ELEVATION - BASE



Proposed Building

Building Introduction

Materials & Precedents

Building Massing & Elevations

Neighborhood Views

AXONOMETRIC VIEW

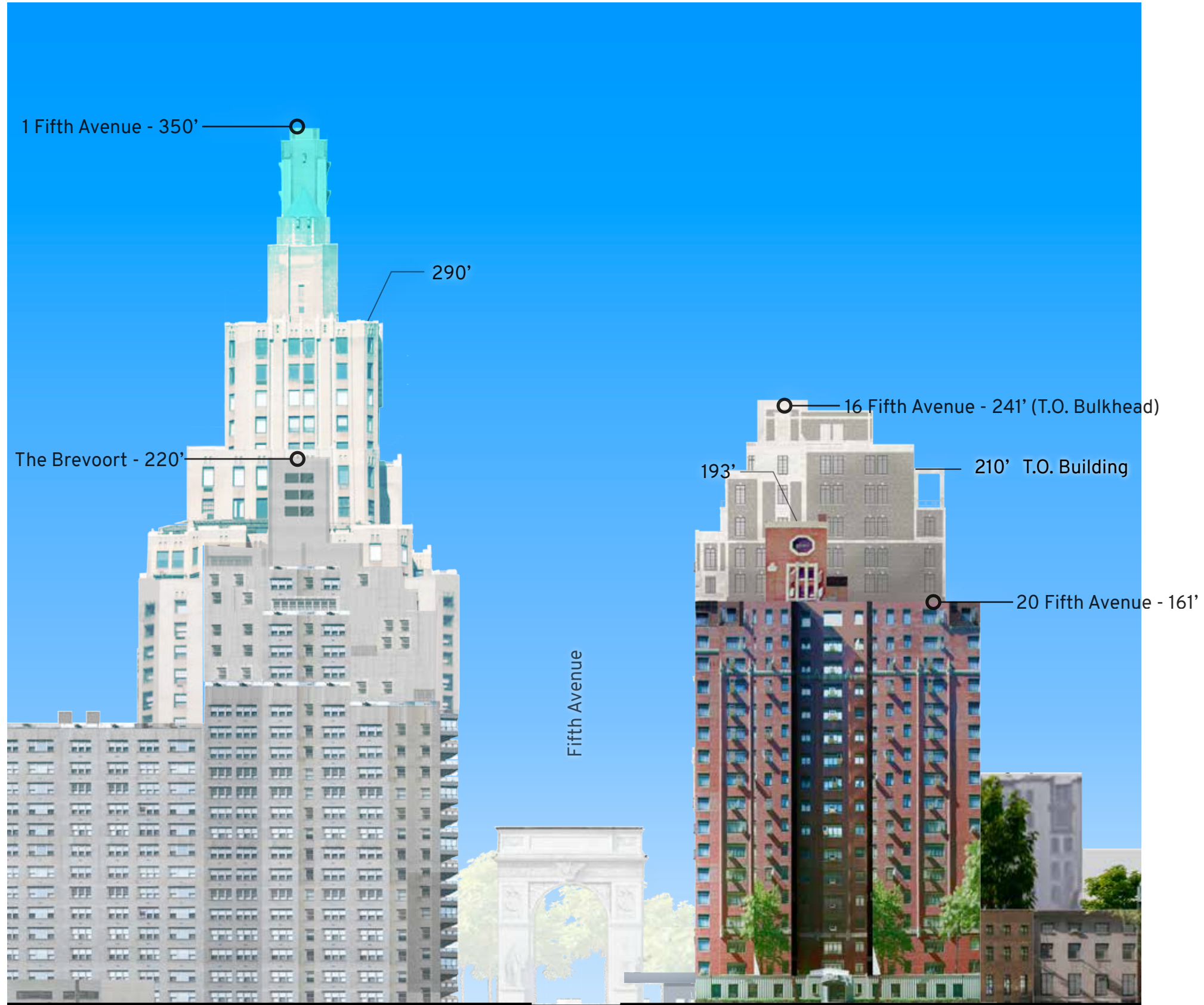


AXONOMETRIC VIEW



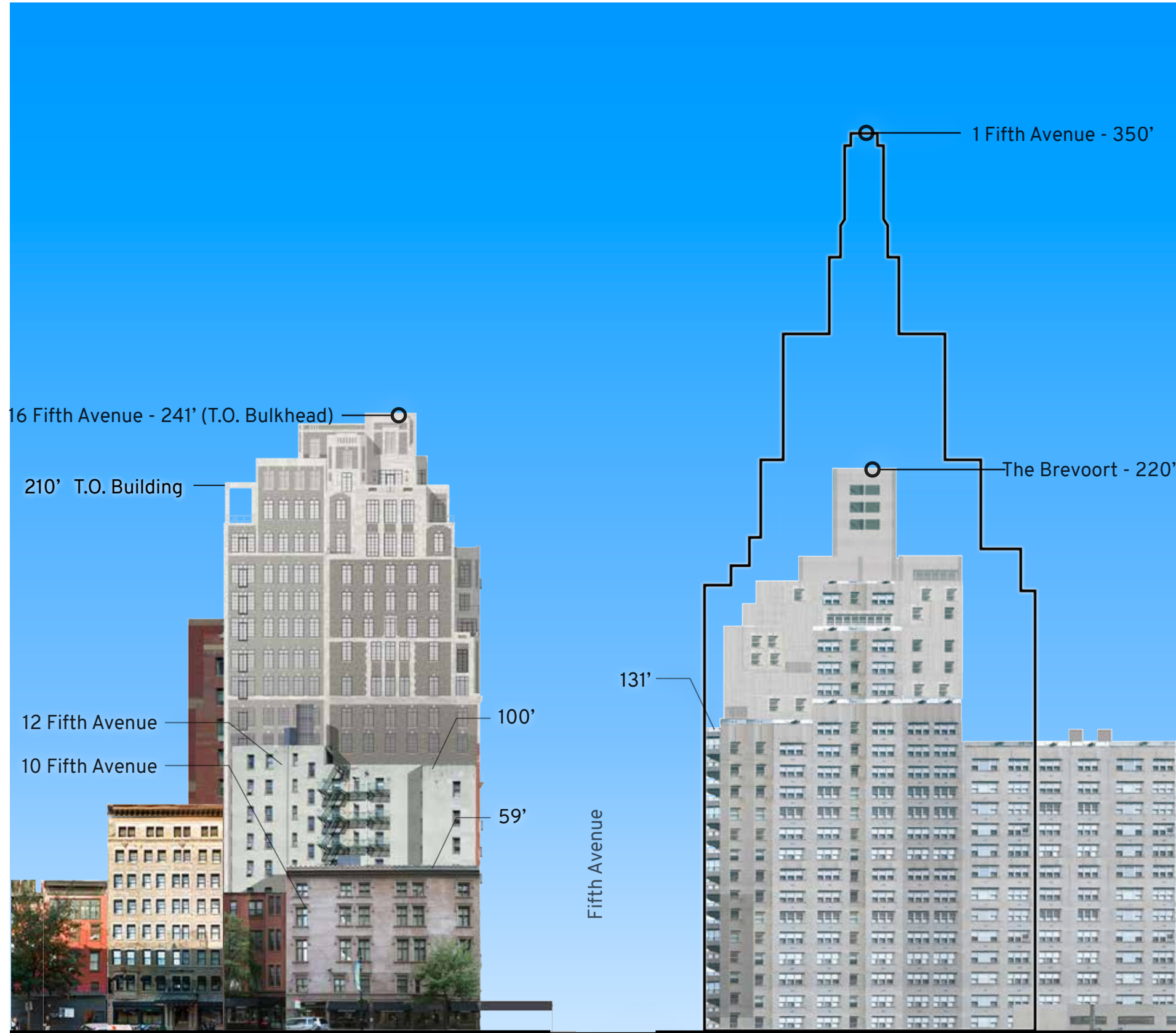
NORTH ELEVATION

at 9th Street



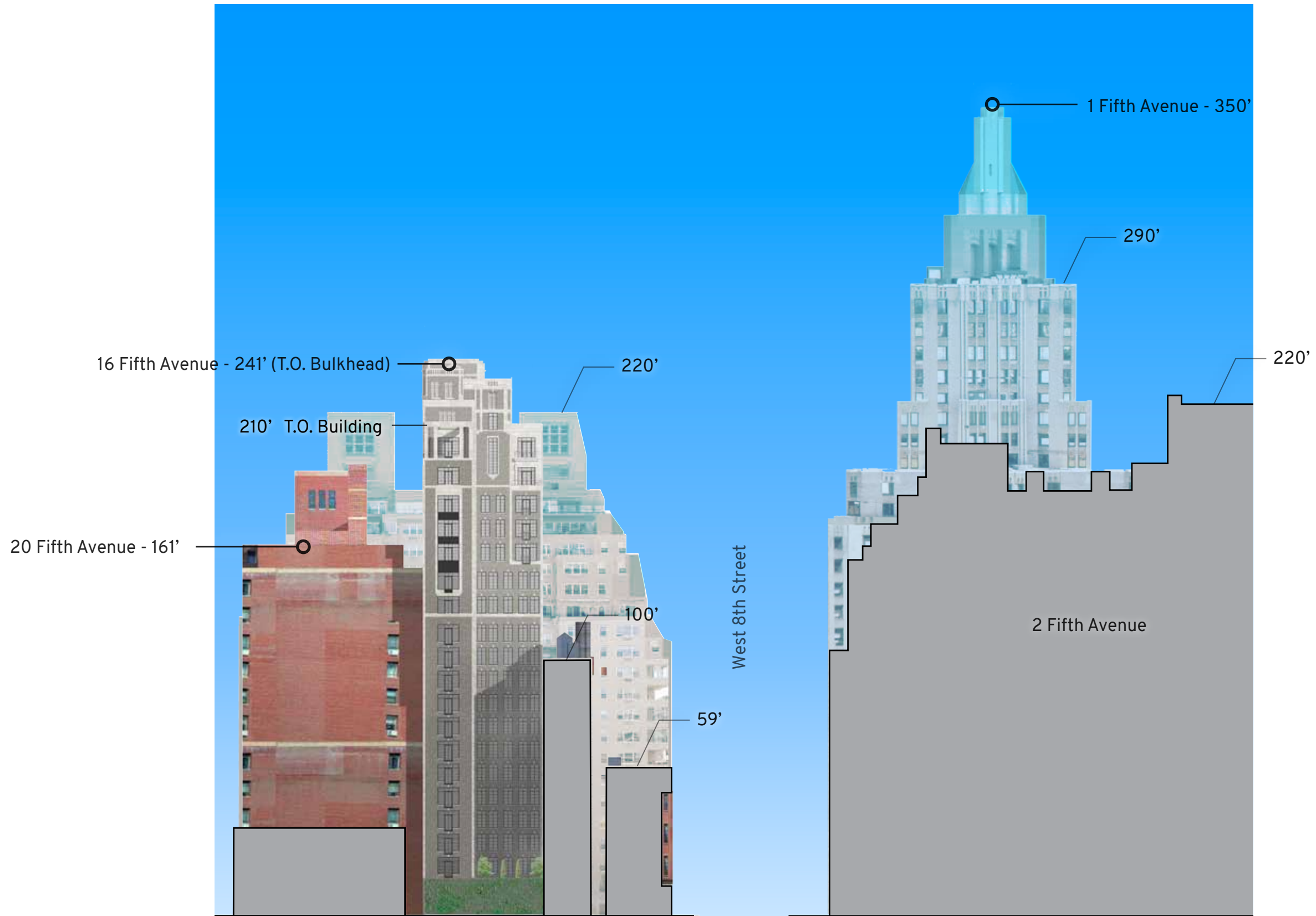
SOUTH ELEVATION

at 8th Street



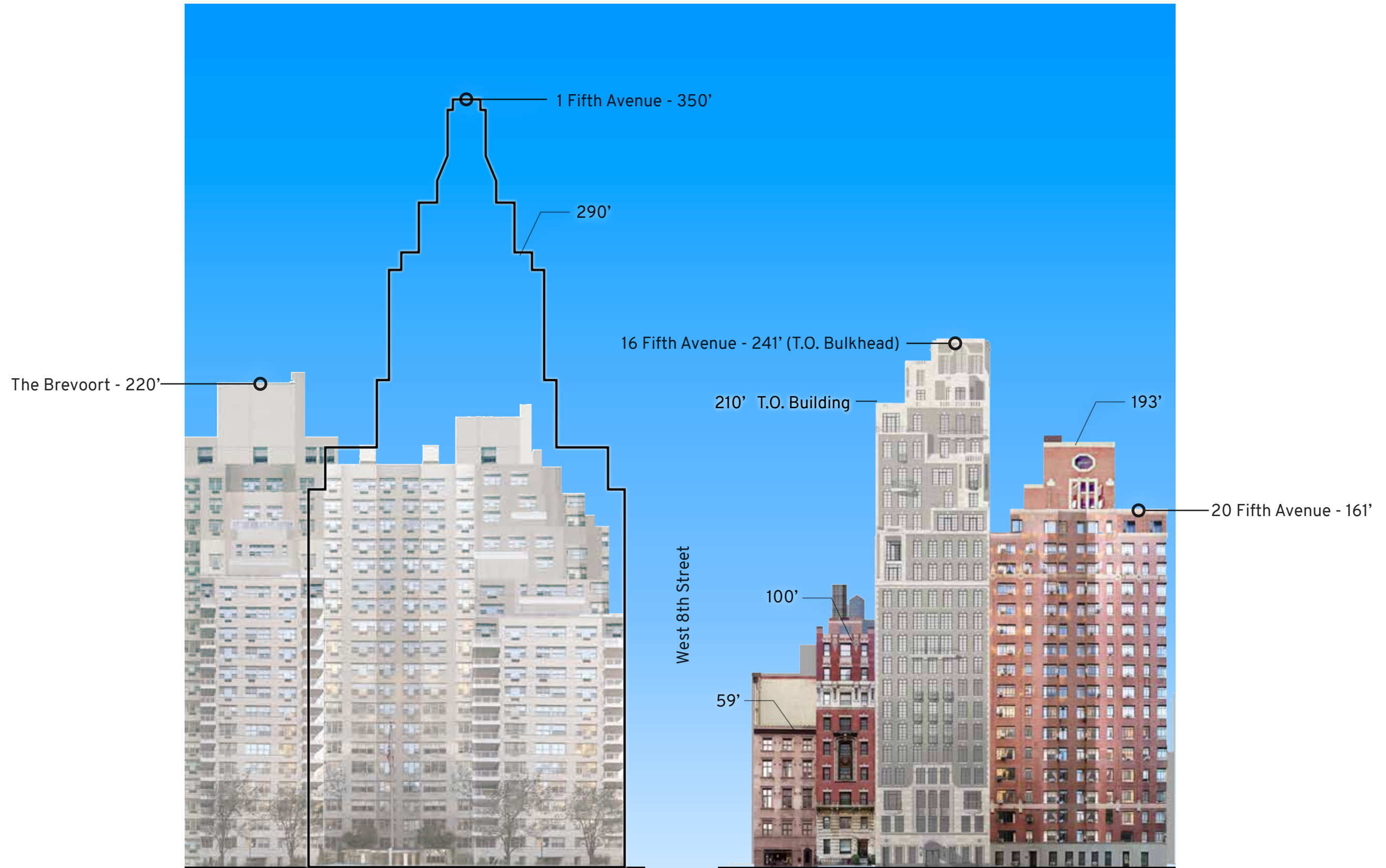
WEST ELEVATION

Through Site Rear Yard



EAST ELEVATION

at Fifth Avenue



PROPOSED FIFTH AVENUE ENTRY



Proposed Building

Building Introduction
Materials & Precedents
Building Massing & Elevations
Neighborhood Views

LOOKING SOUTH

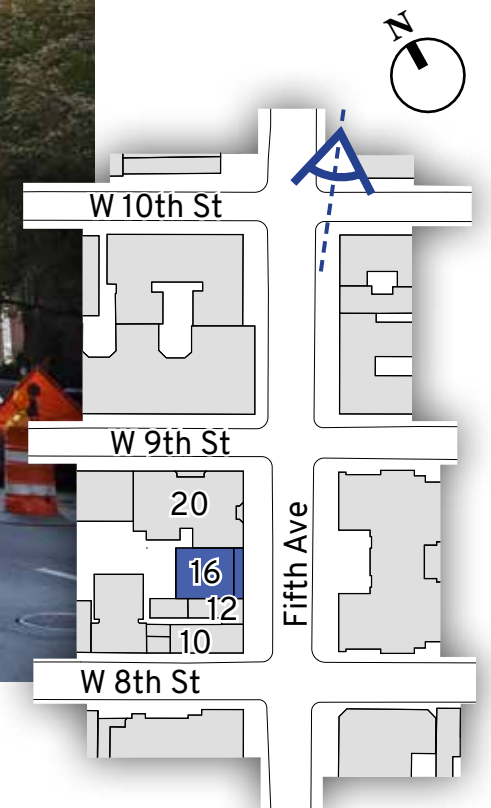
from Fifth Avenue



EXISTING



PROPOSED



LOOKING SOUTH

from Fifth Avenue

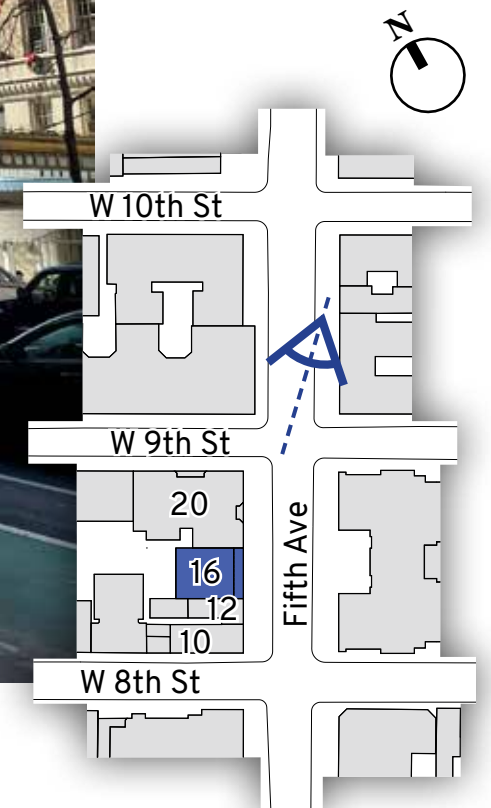


EXISTING

16 Fifth Avenue



PROPOSED



LOOKING EAST

from Sixth Avenue



EXISTING



PROPOSED



LOOKING NORTH

from Washington Square Park



EXISTING

16 Fifth Avenue



PROPOSED

LOOKING NORTH

from Washington Square Park



EXISTING

16 Fifth Avenue



PROPOSED

