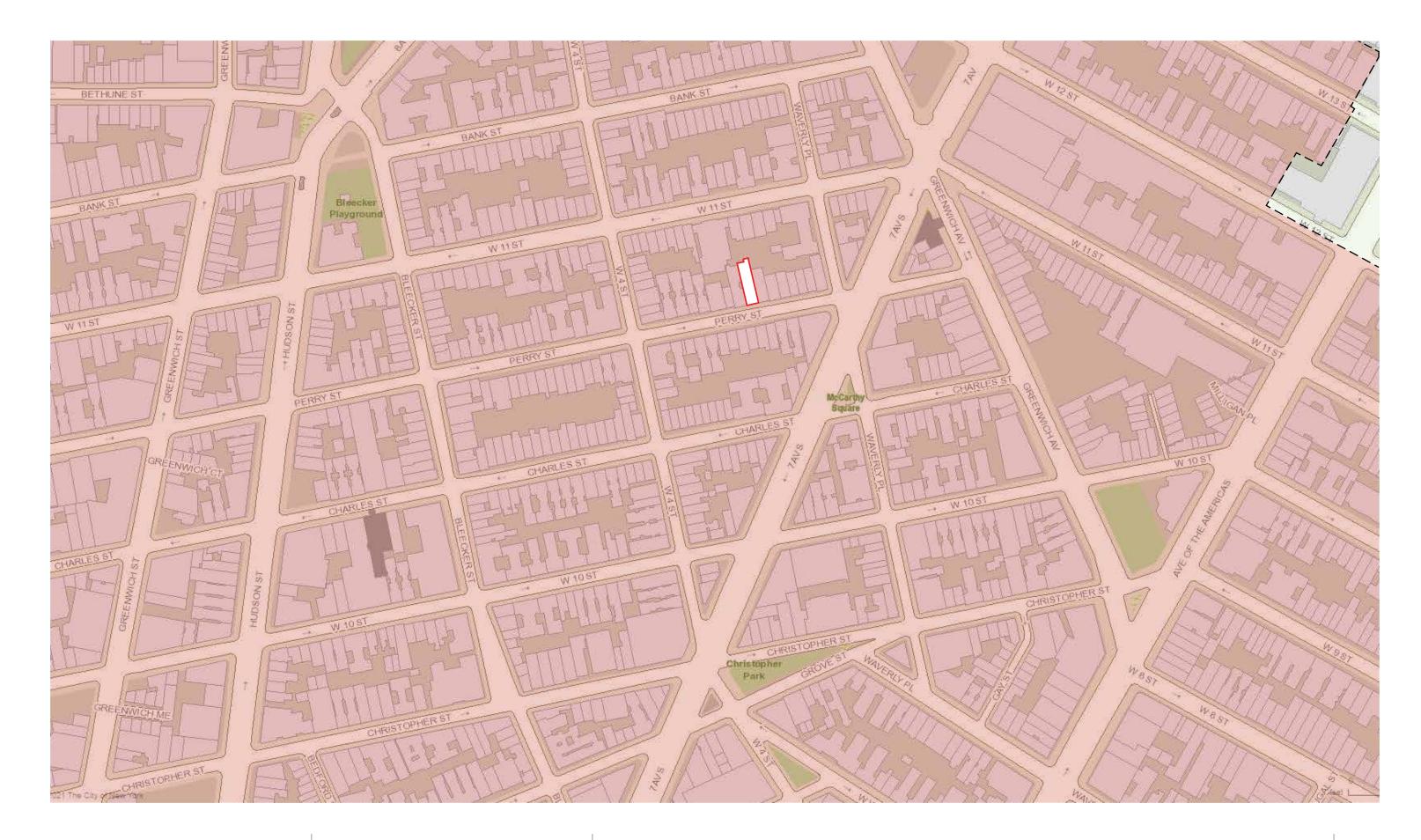
Presentation to Manhattan Community Board 2 Landmarks & Public Aesthetics Committee

## **31 Perry Street**

Greenwich Village Historic District

Steven Harris Architects LLP 12 April 2022



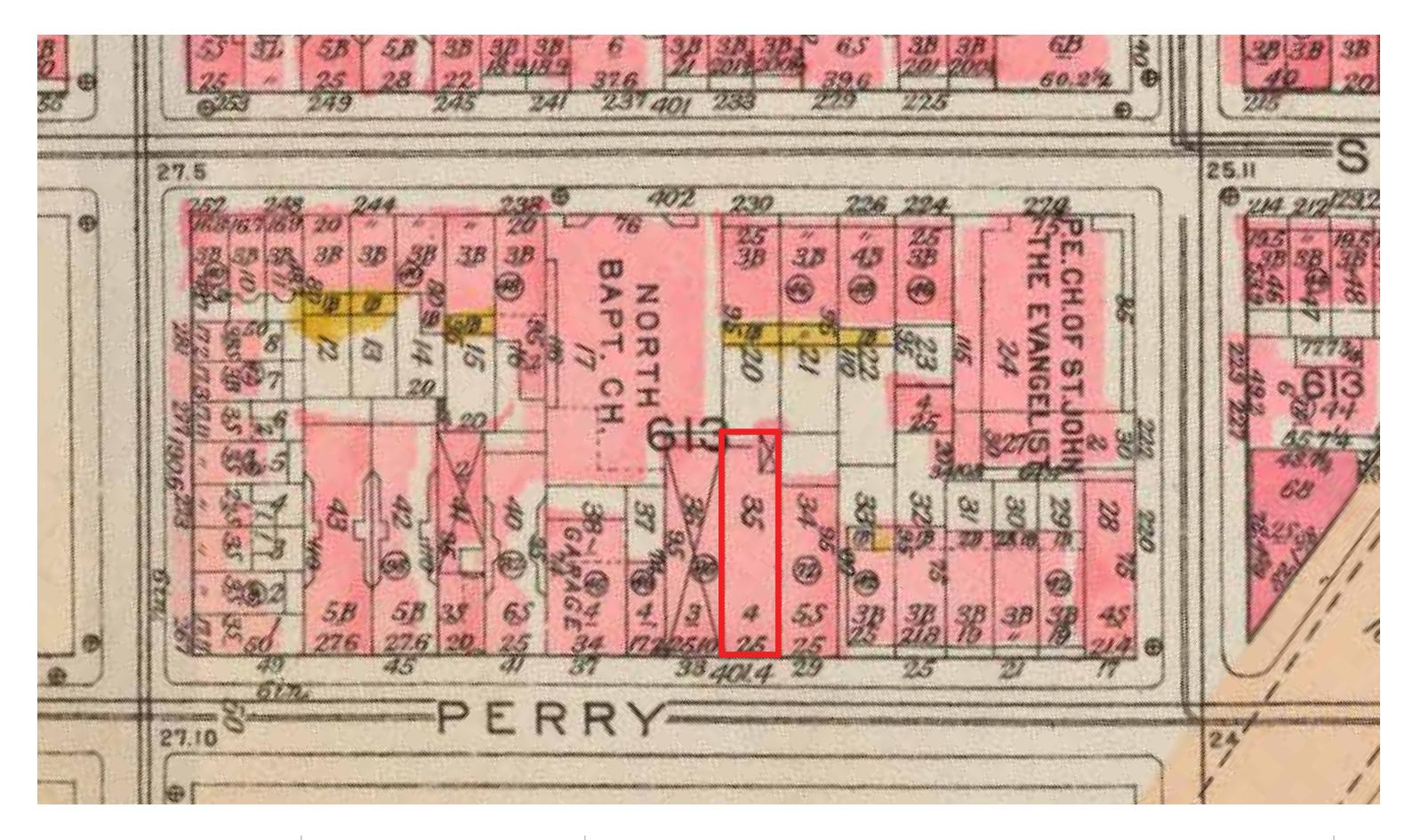
31 Perry Street Greenwich Village Historic District

**Location Within Historic District** 



31 Perry Street Greenwich Village Historic District

Aerial Photograph



31 Perry Street Greenwich Village Historic District Bromley Map, 1916 (Slate 37) Source: New York Public Library



31 Perry Street Greenwich Village Historic District Existing Conditions
Perry Street Elevation



31 Perry Street Greenwich Village Historic District Tax Photographs (ca. 1940) Source: Municipal Archives





31 Perry Street Greenwich Village Historic District Historic Photographs (ca. 1970)



31 Perry Street Greenwich Village Historic District

Existing Conditions Block Context



31 Perry Street Greenwich Village Historic District

**Perry Street Elevation** 





Existing Perry Street Elevation in Context

Proposed Perry Street Elevation in Context

**Steven Harris Architects LLP** 

31 Perry Street Greenwich Village Historic District

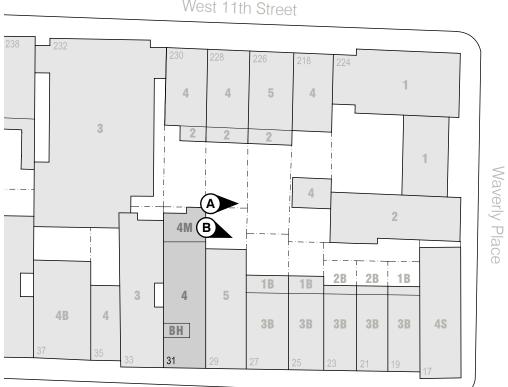
**Perry Street Elevation** 

10



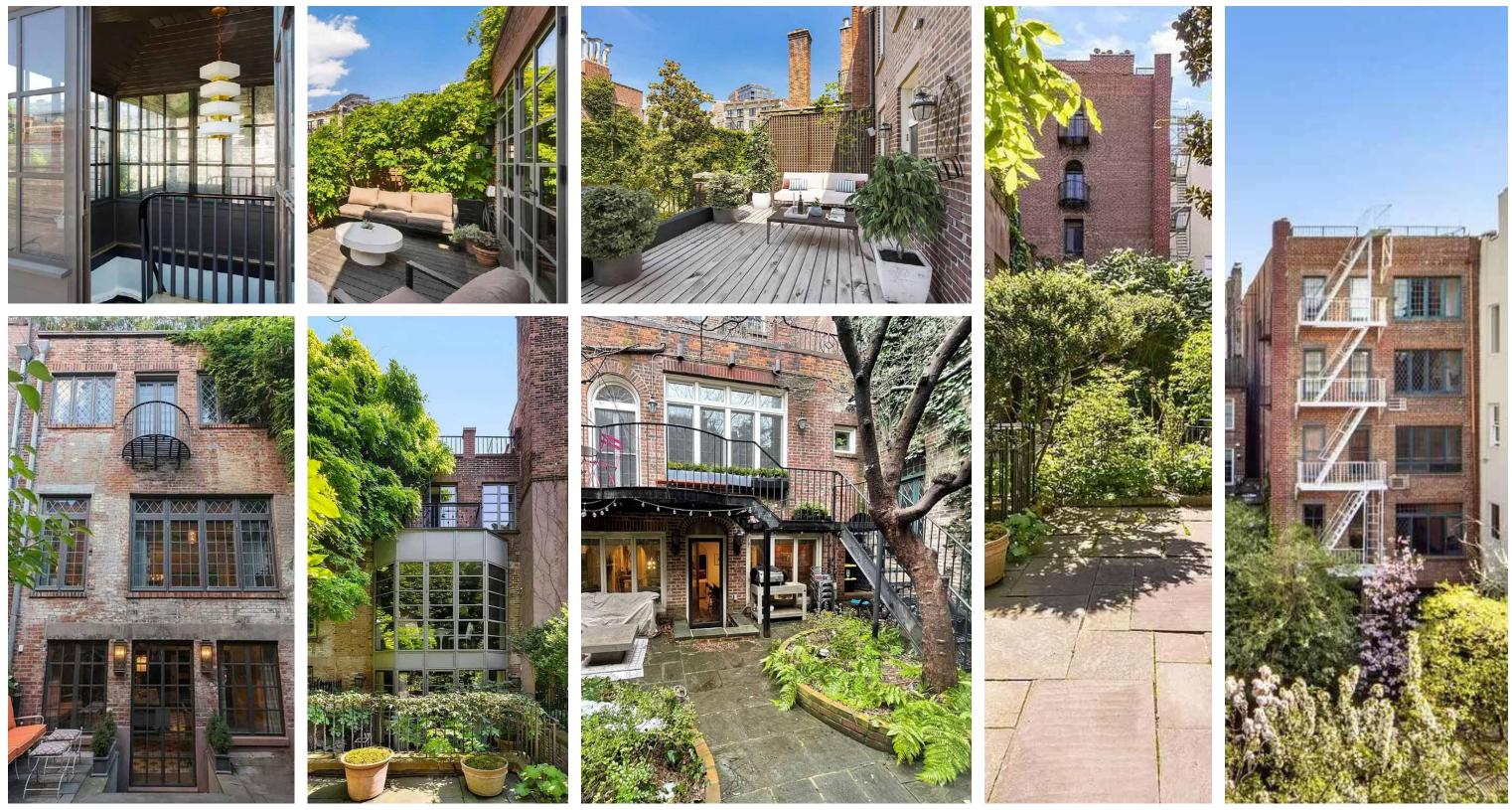
A View of Adjacent Rear Yards (Looking East)

**B** View of Adjacent Rear Yards (Looking Southeast)





Perry Street



21 Perry Rear Elevation and Stair Bulkhead

23 Perry Rear Elevation

27 Perry Rear Elevation

29 Perry Side Elevation

Steven Harris Architects LLP

31 Perry Street Greenwich Village Historic District **Existing Conditions** Rear Elevations

29 Perry Rear Elevation

**C** 31 Perry Rear Elevation (Looking South)



**E** 31 Perry Rear Elevation (Looking Southeast)



**D** 31 Perry Rear Elevation (Looking Southwest)



**F** 31 Perry Rear Yard (Looking North from Second Floor)

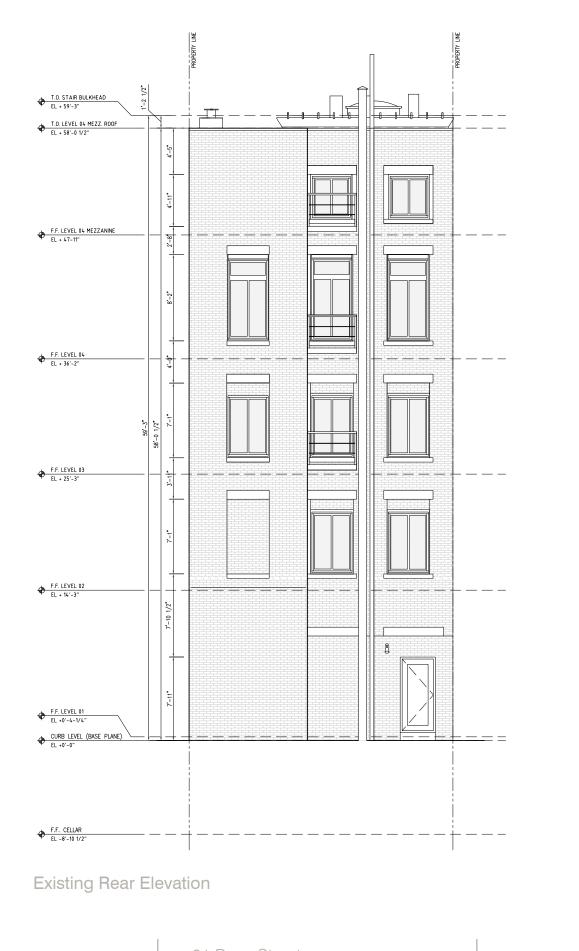
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31 Perry Street Greenwich Village Historic District Existing Conditions Rear Elevation





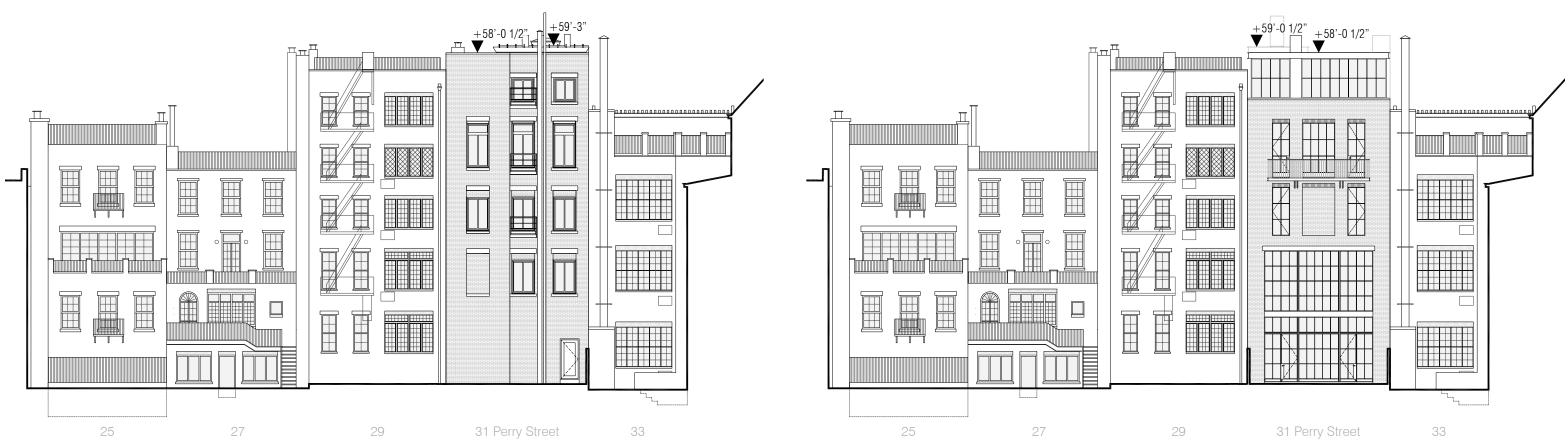
Perry Street





31 Perry Street Greenwich Village Historic District

**Rear Elevation** 



Existing Rear Elevation in Context

Proposed Rear Elevation in Context

**Steven Harris Architects LLP** 

31 Perry Street Greenwich Village Historic District

**Rear Elevation** 

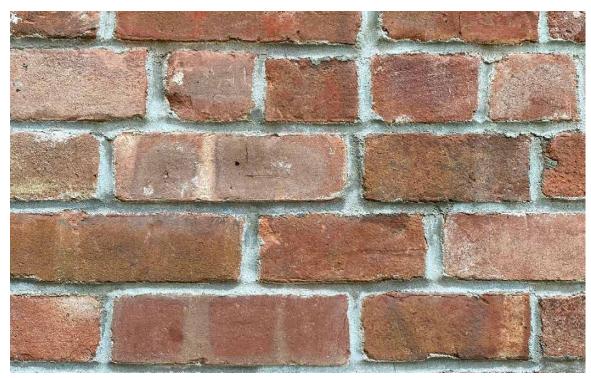
15



Mezzanine Glazing



Mezzanine Fascia



Rear Facade Masonry



**Steel Windows** 



37-39 Perry Street (Rear Elevation)



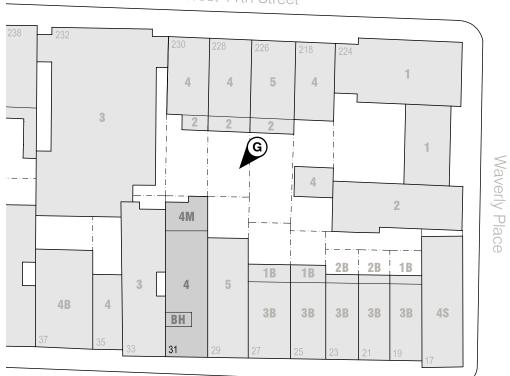
64 Perry Street (Rear Elevation)

31 Perry Street Greenwich Village Historic District

**Approved Precedents** 







**G** 31 Perry East Facade (Looking Southwest from 226 West 11th)

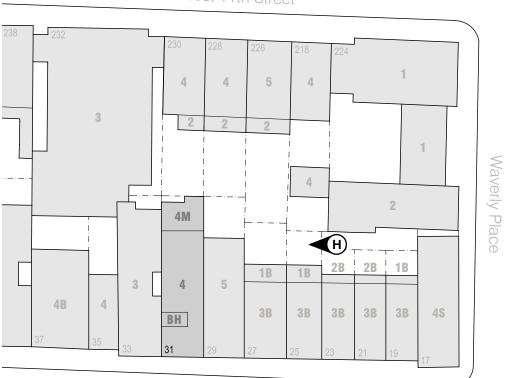
**Steven Harris Architects LLP** 

31 Perry Street Greenwich Village Historic District **Existing Conditions** View from 226 West 11th

## West 11th Street

Perry Street



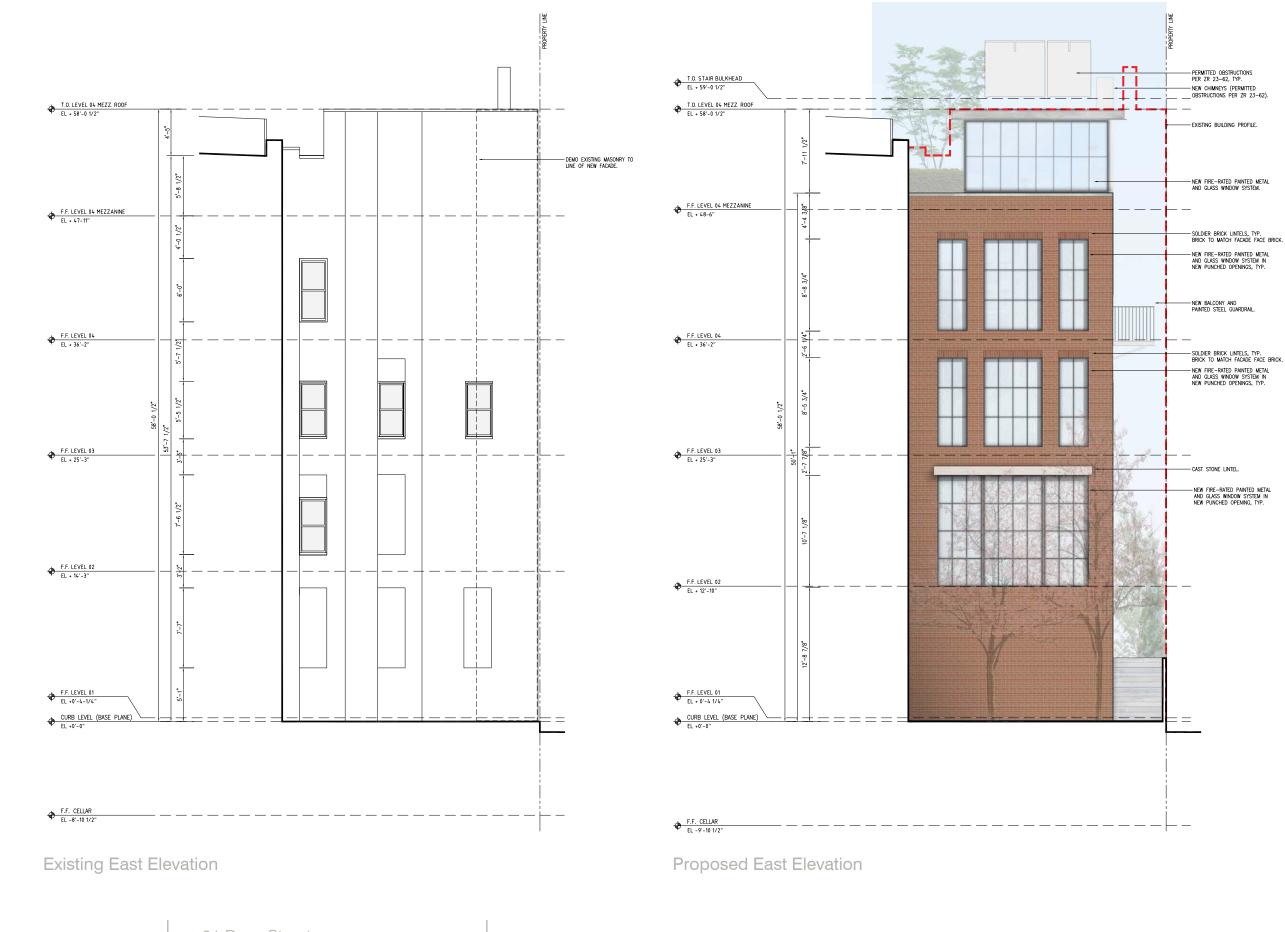


■ 31 Perry East Facade (Looking West from 23 Perry)

31 Perry Street Greenwich Village Historic District **Existing Conditions** View from Rear Yard of 23 Perry



Perry Street



31 Perry Street Greenwich Village Historic District

**East Elevation** 



Existing Rear Massing from Northeast



Proposed Rear Massing from Northeast

31 Perry Street Greenwich Village Historic District

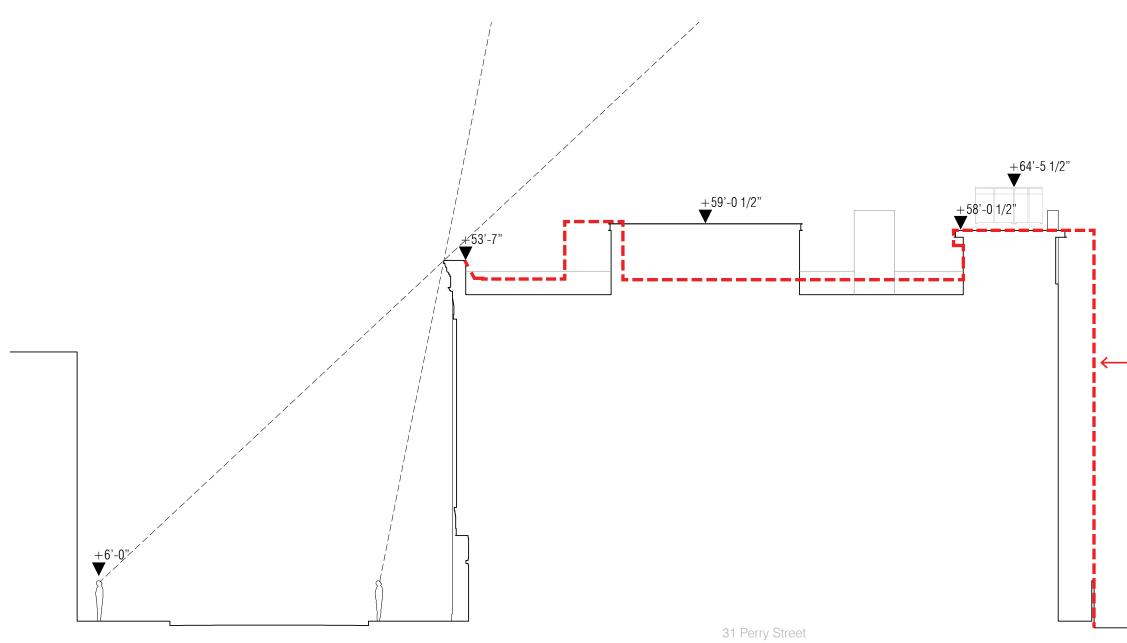
Existing and Proposed Rear Massing





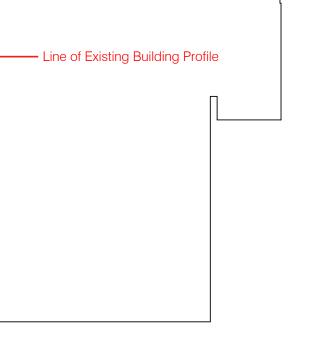


Proposed Rear Massing from East



31 Perry Street Greenwich Village Historic District

Sight Line Diagram (Facing West)







Visibility from 227 Waverly Place (Winter)

Perry Street

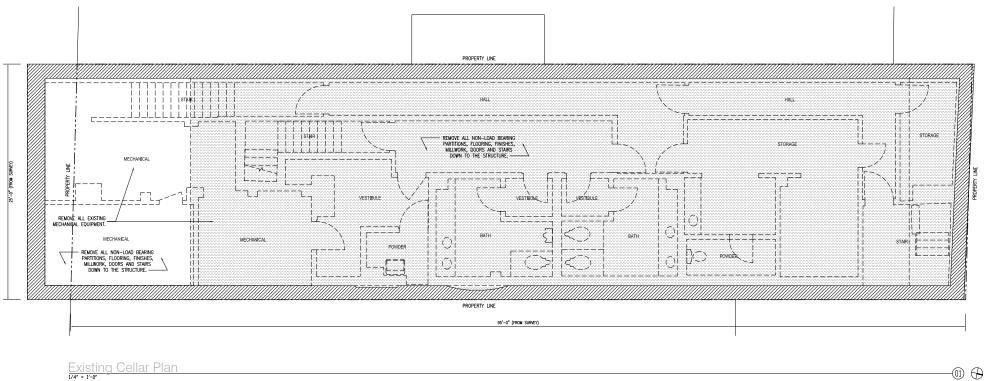


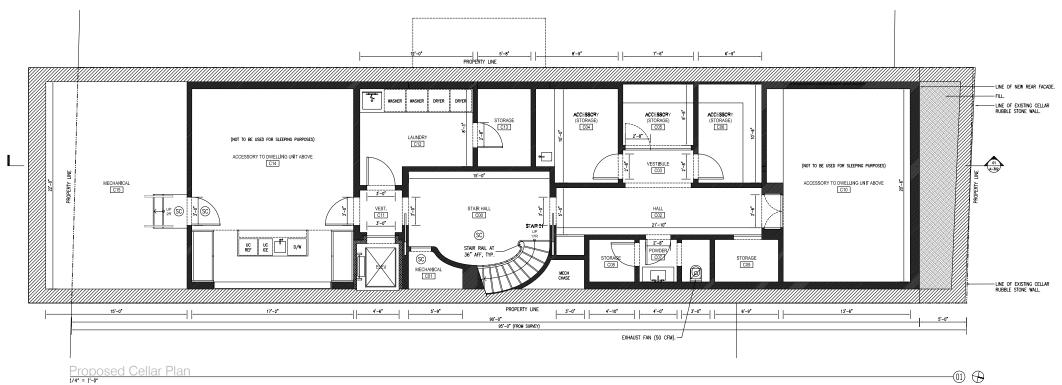
31 Perry Street Greenwich Village Historic District

**Proposed Perry Street and Rear Elevations** 

# Appendix

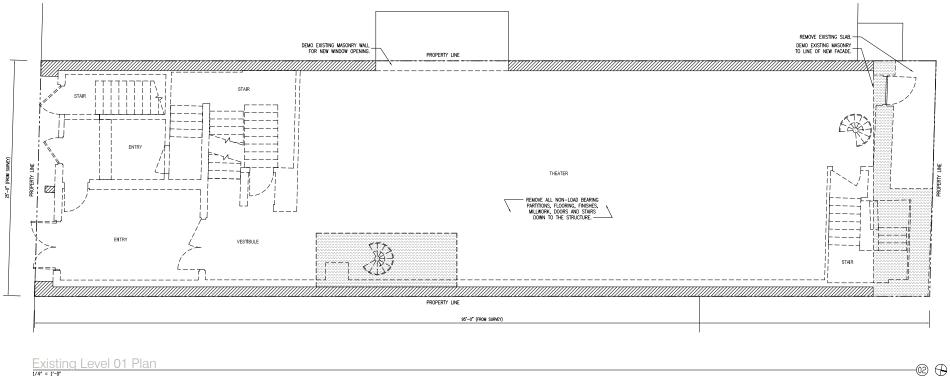
**Steven Harris Architects LLP** 

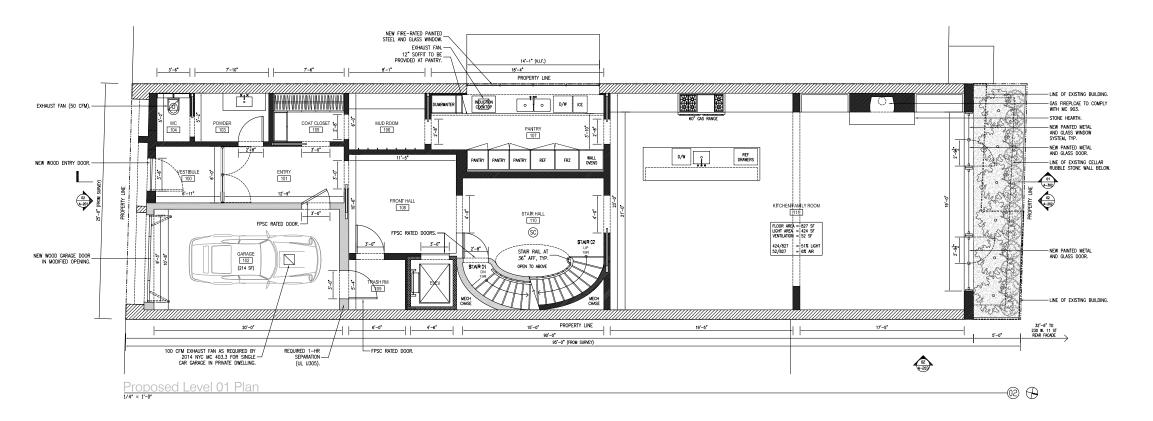




31 Perry Street Greenwich Village Historic District

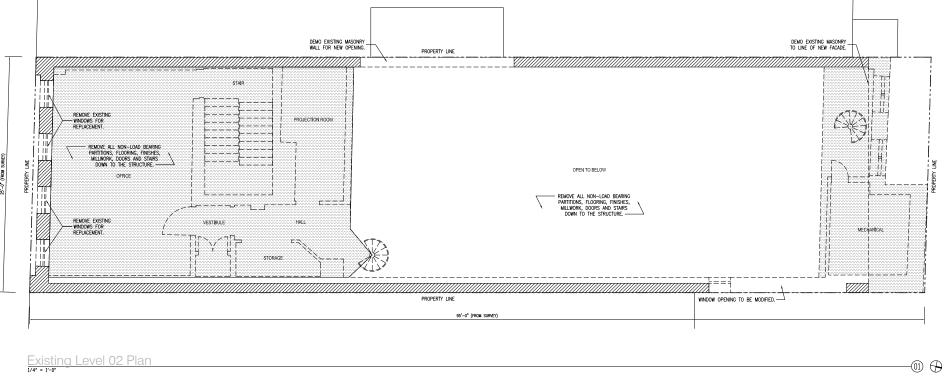
**Floor Plans: Cellar** 

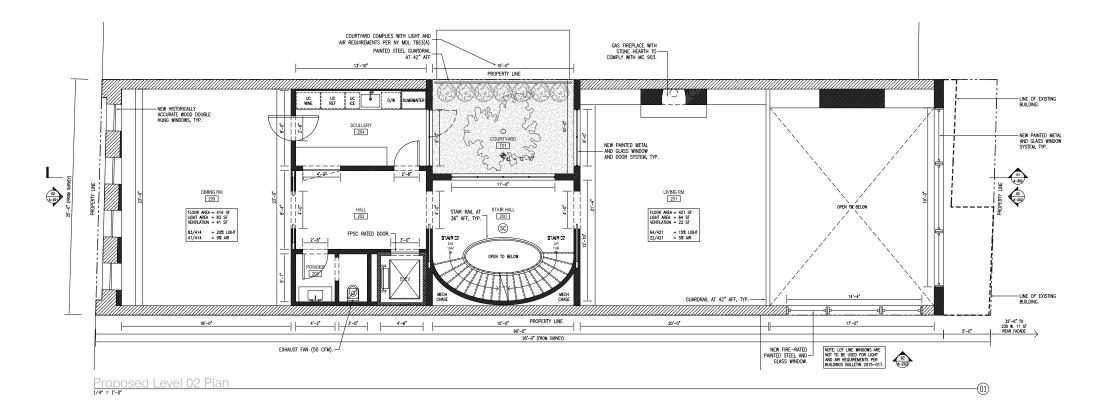




31 Perry Street Greenwich Village Historic District

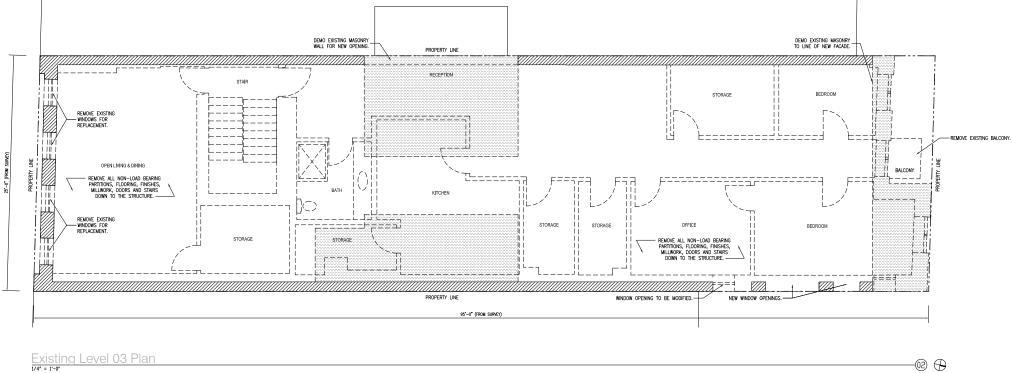
Floor Plans: Level 01

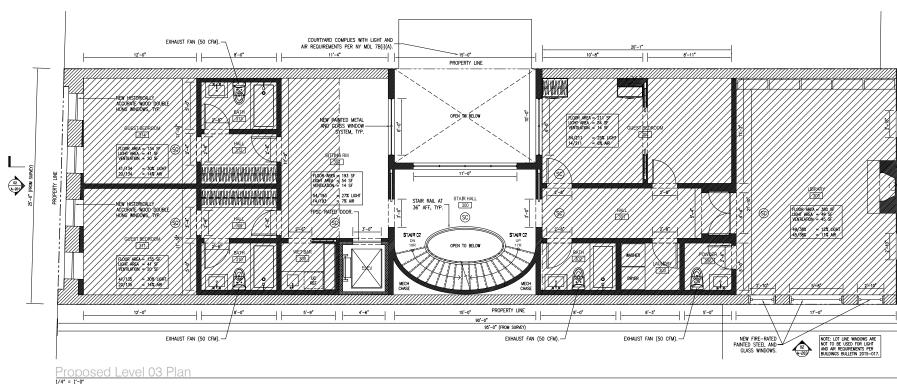




31 Perry Street Greenwich Village Historic District

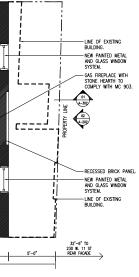
Floor Plans: Level 02



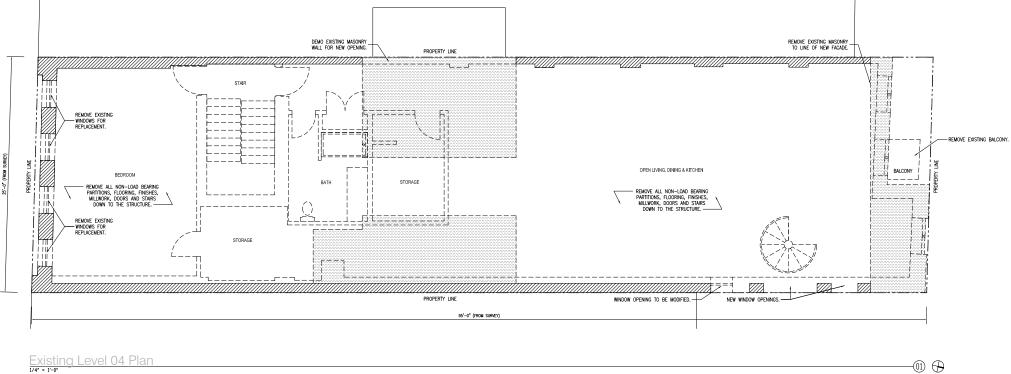


31 Perry Street Greenwich Village Historic District

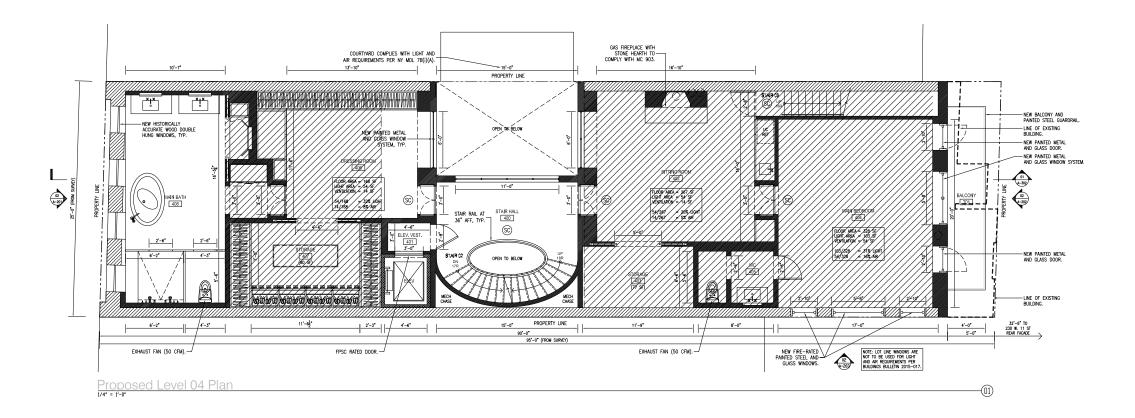
Floor Plans: Level 03



-02)



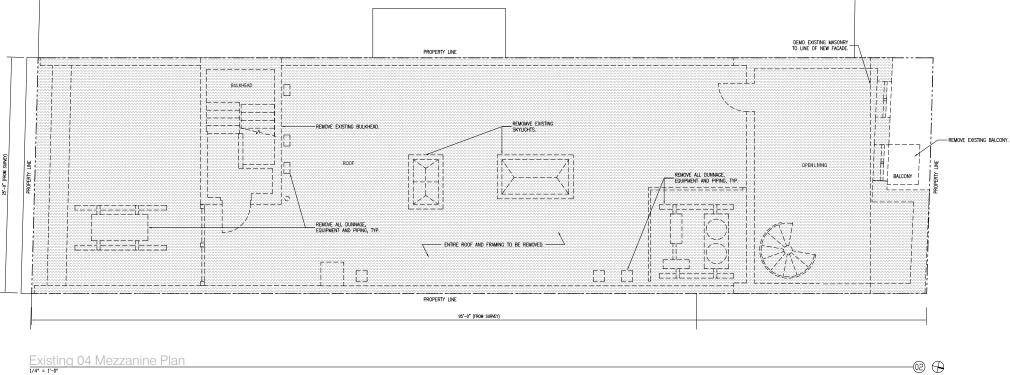
Existing Level 04 Plan

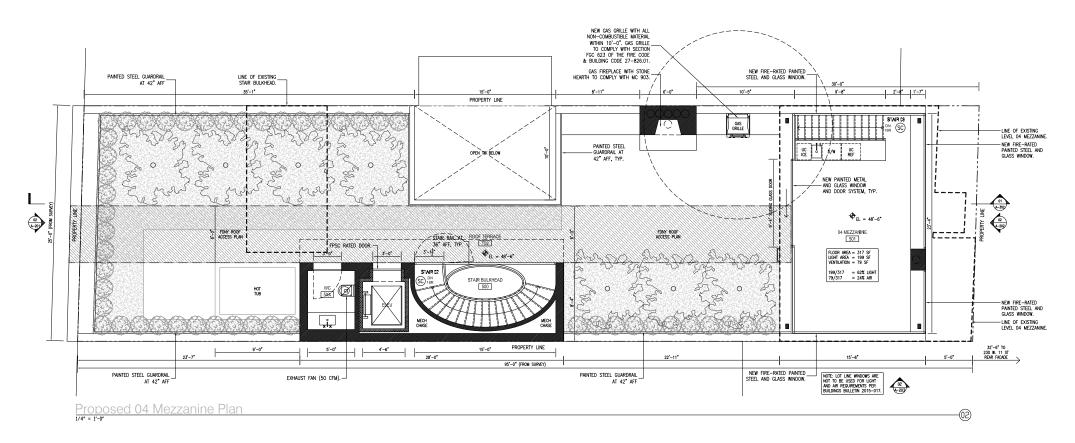


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31 Perry Street Greenwich Village Historic District

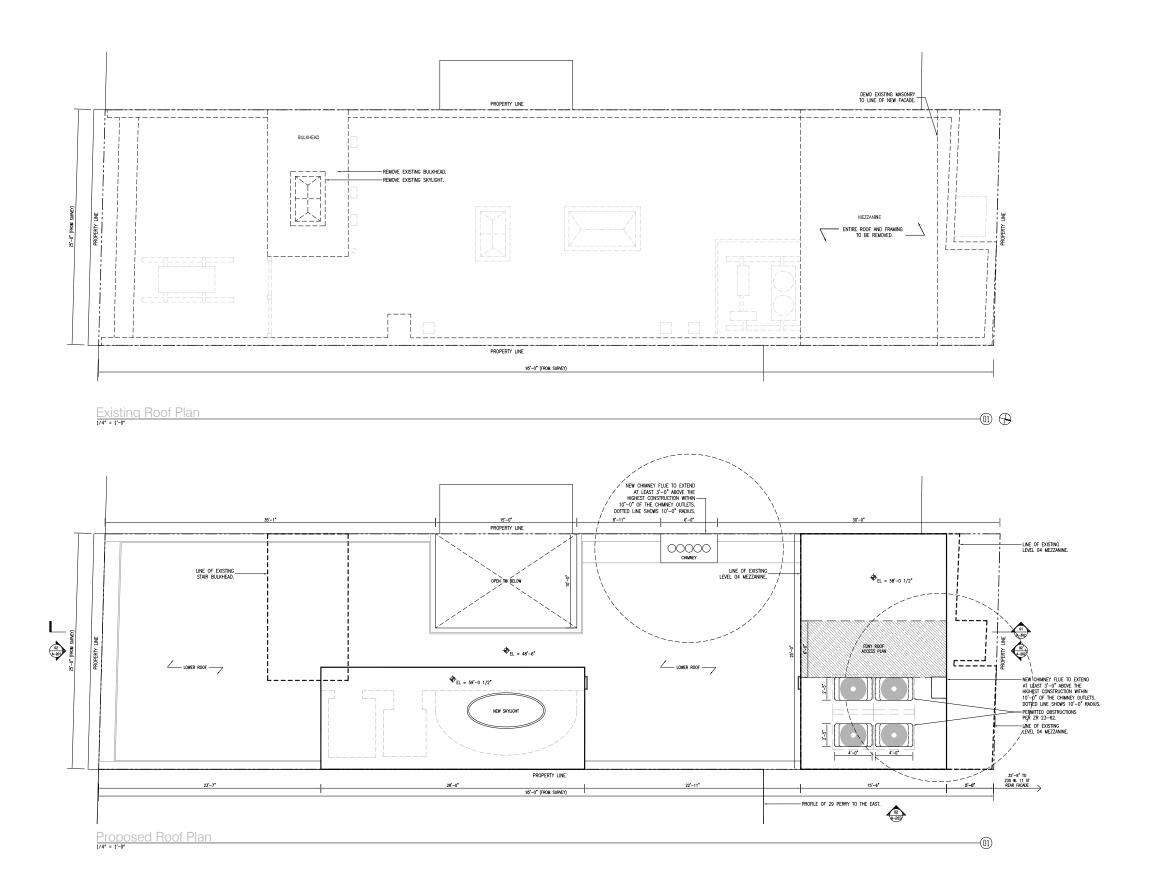
Floor Plans: Level 04





31 Perry Street Greenwich Village Historic District

Floor Plans: Level 04 Mezzanine



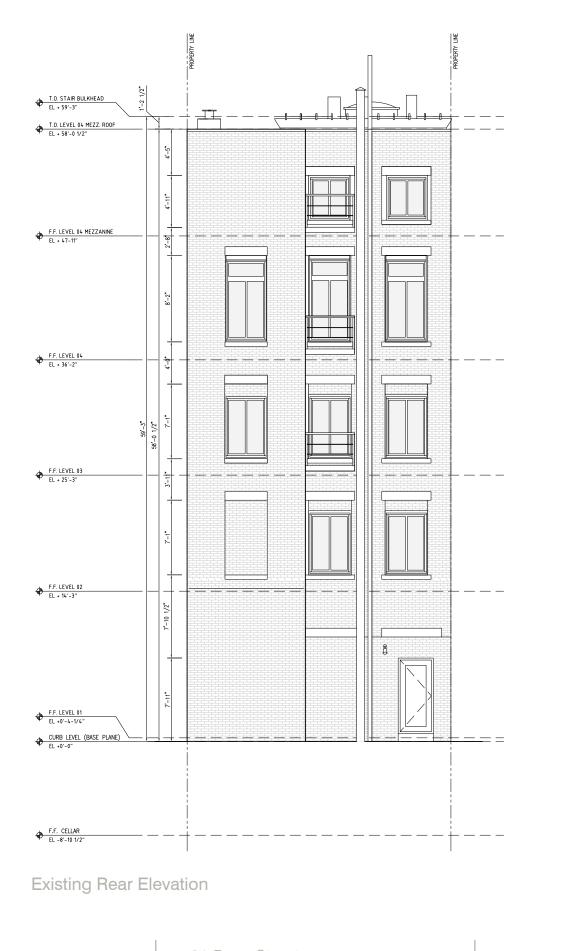
31 Perry Street Greenwich Village Historic District

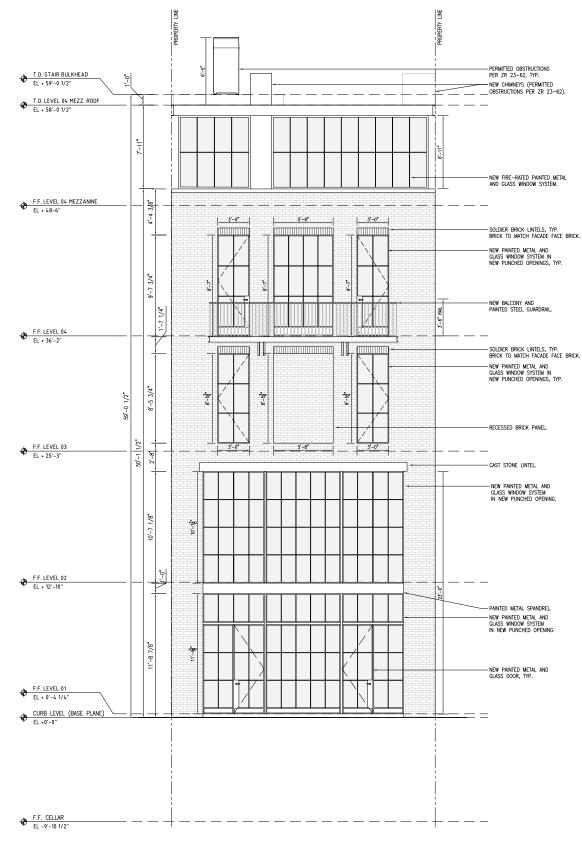
**Floor Plans: Roof** 



31 Perry Street Greenwich Village Historic District

**Perry Street Elevation** 



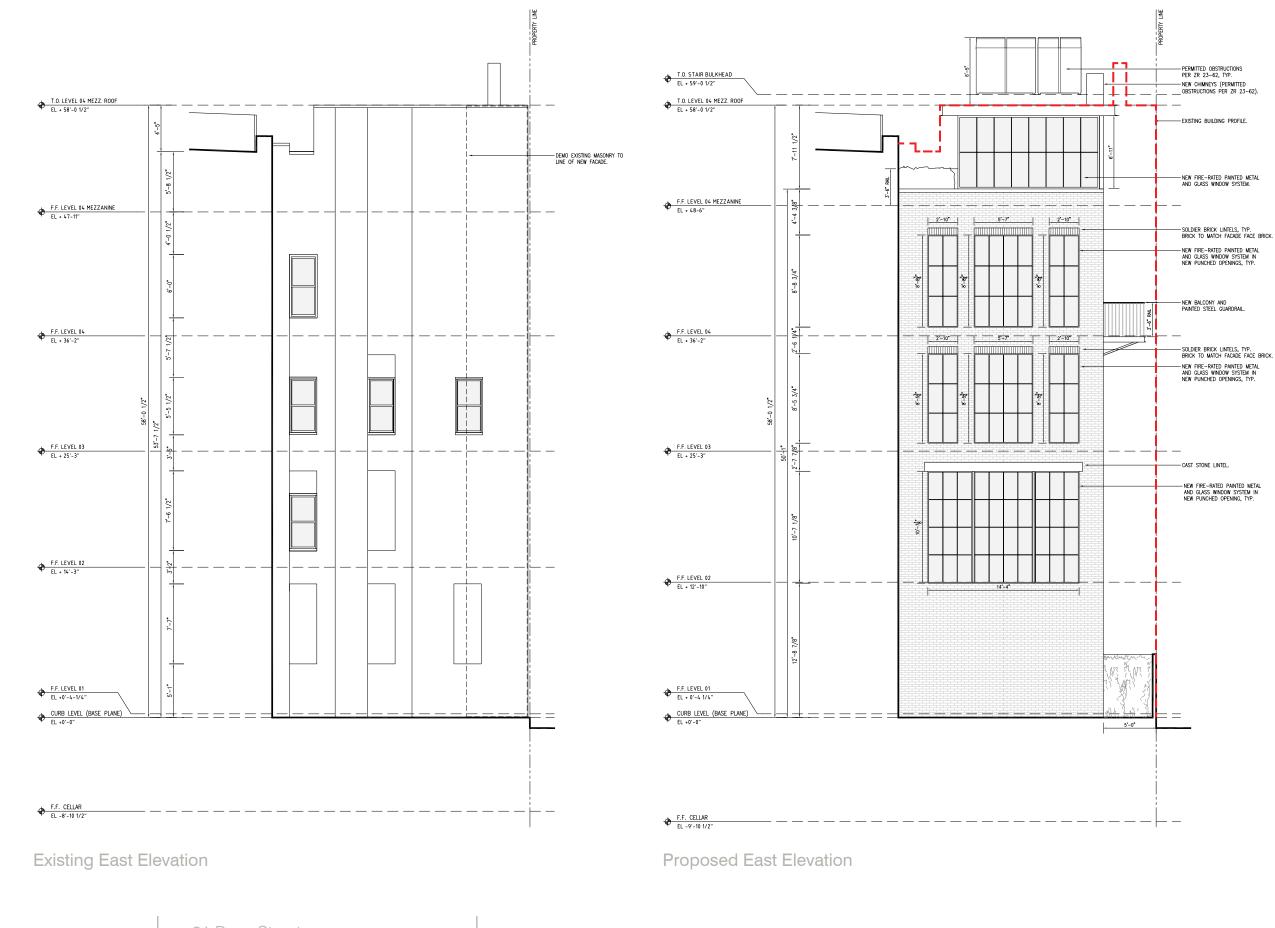


Proposed Rear Elevation

**Steven Harris Architects LLP** 

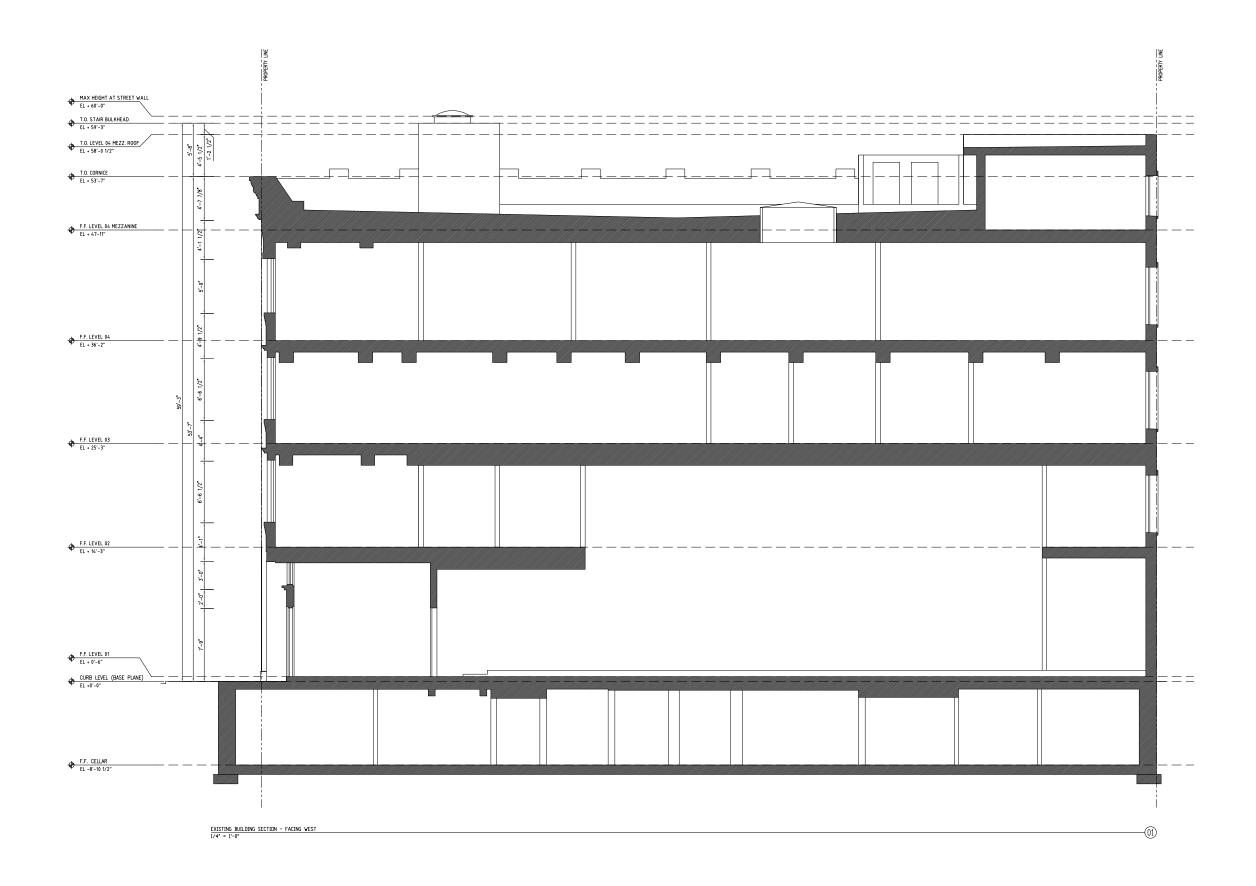
31 Perry Street Greenwich Village Historic District

**Rear Elevation** 



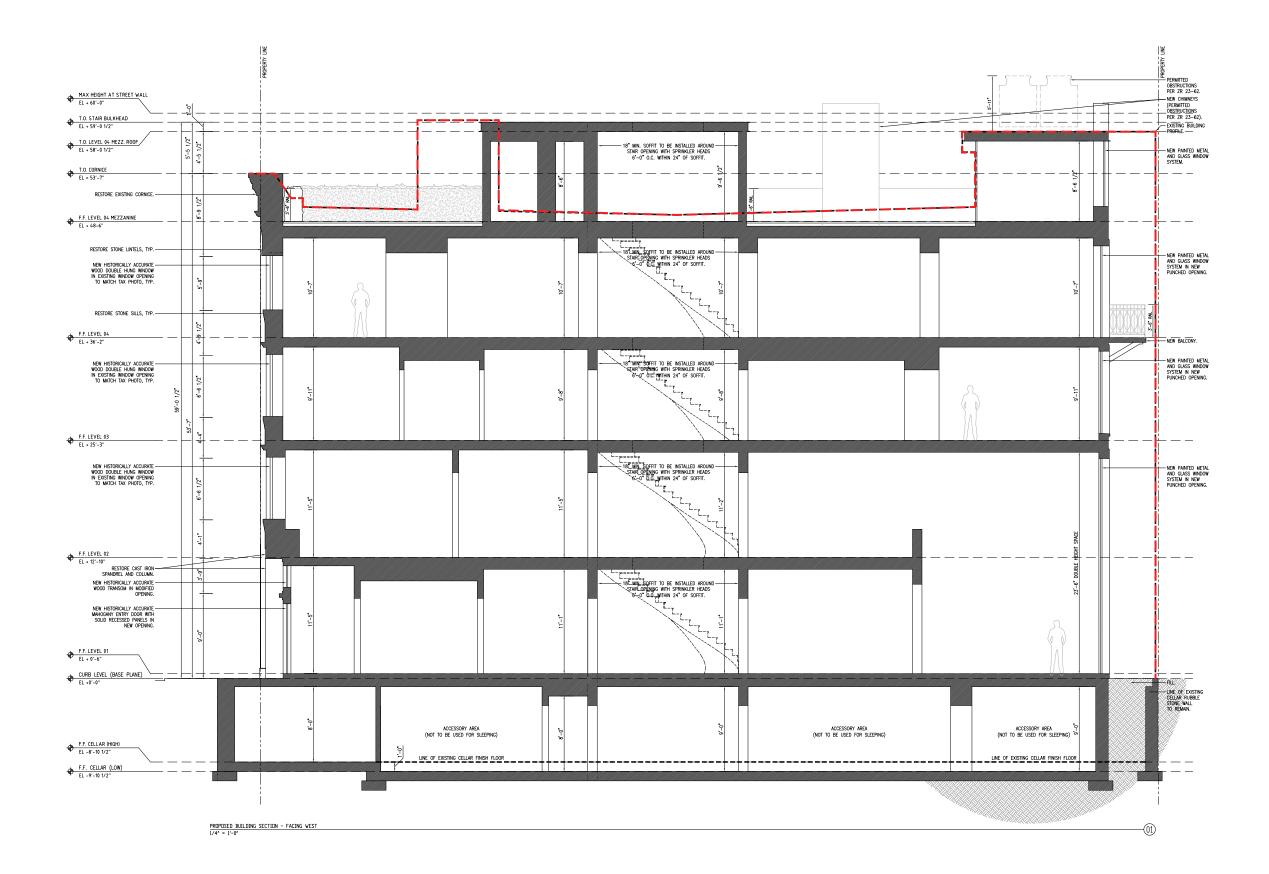
31 Perry Street Greenwich Village Historic District

**East Elevation** 



31 Perry Street Greenwich Village Historic District

**Existing Building Section** 



31 Perry Street Greenwich Village Historic District

**Proposed Building Section**