

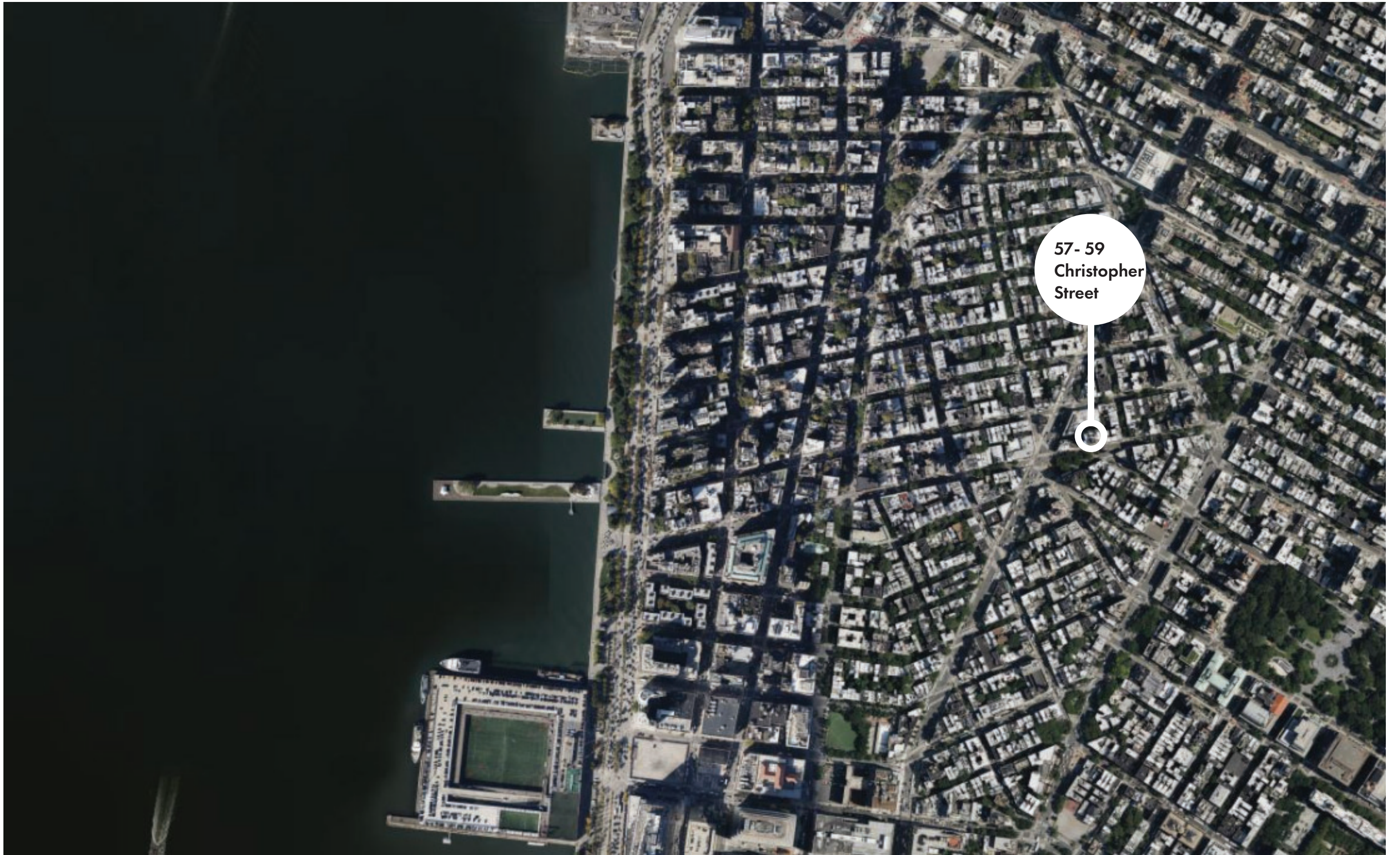
edg

57-59 Christopher street  
12/08/2023

# Table of Contents

1. Zoning & Historical Maps
2. Historic Photos
3. Background
4. Building Enlargement
5. Proposed Floor Plans
6. Finish Palette
7. Renderings

# 1. Zoning & Historical Maps



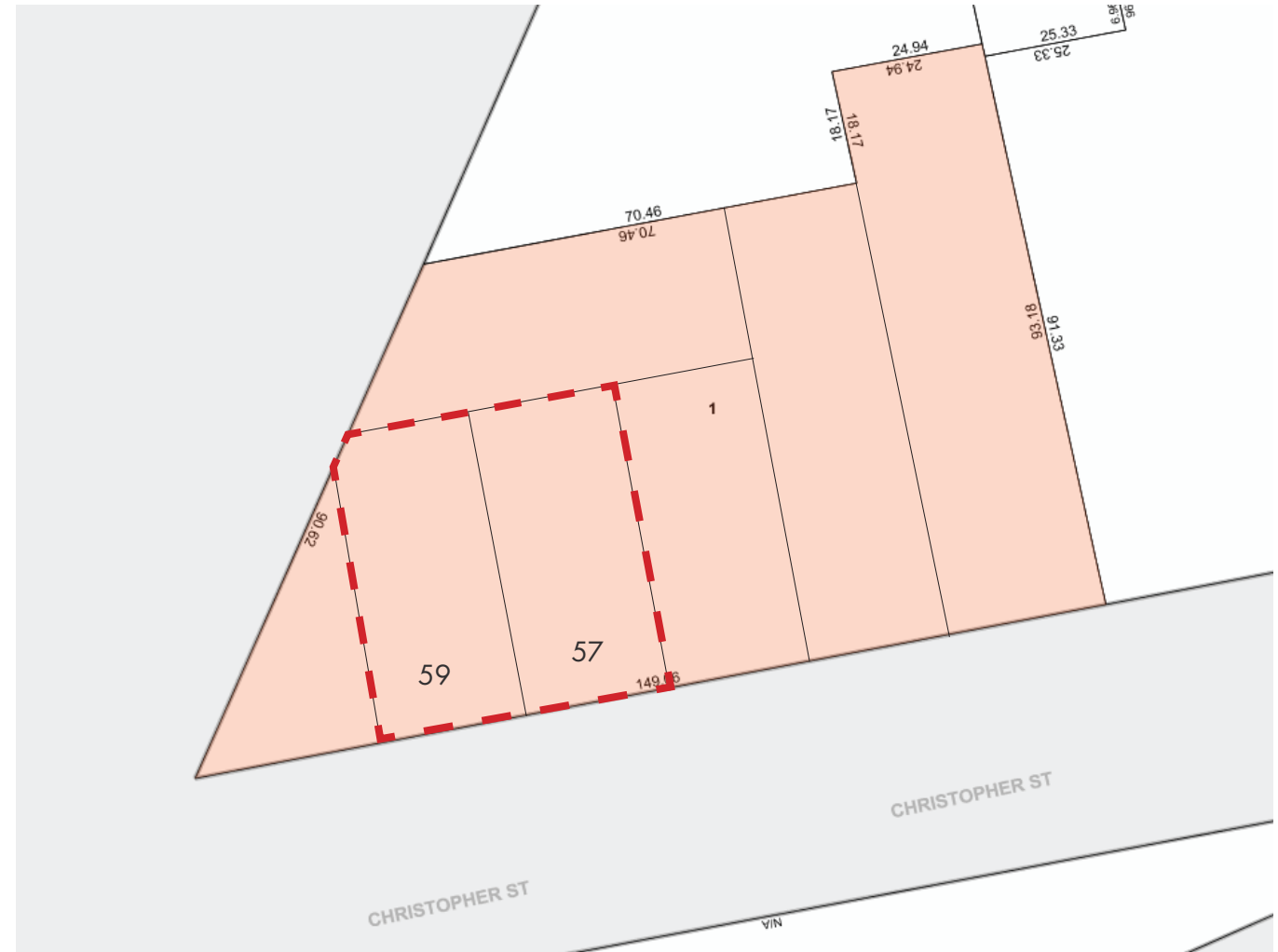
# Location Plan

57- 59 Christopher Street - Facade & Building Rebuild



LPC HISTORIC DISTRICT MAP: GREENWICH VILLAGE

SOURCE: NYC LPC



NYC DIGITAL TAX MAP  
BLOCK: 610  
LOT: 1  
ZONING DISTRICT: C4-5

SOURCE: ZOLA

# Existing Maps

57-59 Christopher Street - Facade & Building Rebuild



**C4-5, Greenwich Village Historic District**

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Note</u>
<b>PERMITTED USES</b>				
<b>ZR32-00</b>	Use Groups: 1-6, 8-10,12	Use Groups: UG2 Residential & UG 6A Retail	Use Groups: UG2 Residential & UG 6A Retail	
<b>MAX FAR</b>				
<b>ZR23-153</b>	Max. Redential FAR: 3.44 Max. Resi. Floor Area Allowable:32,903.6sf. Max. Residential Lot Coverage: 65%	All buildings in Lot 1 FAR: 2.76 ZFA: 26,393 sf. Lot coverage: 65%	All buildings in Lot 1 Proposed Resi FAR: 2.81 Proposed Resi ZFA: 26,904 sf Resi Lot Coverage: 65%	57 Christopher Street Enlargement: 260 sf 59 Christopher Street Enlargement: 260 sf
<b>ZR24-11</b>	Max. Community Facility FAR: 6.50 Max. CF Floor Area Allowable: 62,172.5 sf Lot Coverage CF: 65%  Max. Total FAR : 6.50 Max. Total Area Allowable: 62,172.5 sf Lot Coverage Comy.: 65%		Proposed CF FAR: NA Proposed CF ZFA: NA  Proposed Total FAR: NA Proposed Total ZFA: NA	
<b>DENSITY</b>				
<b>ZR23-22</b>	DU Factor: 680 Max. dwelling units: 12 units 26,904 / 680 = 39	Existing number of dwelling unit: 51 Christopher: 2 53 Christopher: 0 55 Christopher: 1 <b>57 Christopher: 7</b> <b>59 Christopher: 7</b> 61 Christopher: 3 Total Units: 18	Proposed unit: 20 units 51 Christopher: 2 53 Christopher: 0 55 Christopher: 3 <b>57 Christopher: 7</b> <b>59 Christopher: 7</b> 61 Christopher: 3 Total Units: 20	
<b>YARD/OPEN SPACE</b>				
Yard <b>ZR23-462(c)</b> <b>ZR23-47</b>	Side Yard : N/A Rear Yard >/= 30 ft. Permitted Obstruction: 1 story allowable as non-dwelling purpose.	Existing Rear Yard: NA	Proposed Rear Yard: NA	
<b>HEIGHT/ SET BACK/ SKY EXPOSURE PLANE</b>				
<b>ZR23-692(a)(c)/23-662(a)</b>	Max. Base Height 55'-0" Max. Building Height 65'-0"	Existing Height: 57 Christopher: 50 ft, 5 stories 59 Christopher: 50 ft, 5 stories	Proposed Height: 57 Christopher: 52'-11" 5 stories 59 Christopher: 52'-11", 5 stories	
<b>REQUIRED PARKING</b>				
<b>ZR13-10</b>	No accessory off-street parking is required within Manhattahn Core.	Existing number of parking lot: N/A	Proposed: NA	
<b>ZR25-811</b>	UG2: 1 per 2 dwelling units	Existing number of bicycle parking spaces: N/A	Proposed: NA	
<b>STREET TREE</b>				
<b>ZR23-03(a)</b>	Required in enlargements that increase the Floor Area by 20% or more. No change to FA, not required.	Existing Street Tree: 1, at 7th Ave.	Proposed: NA	
<b>ZR26-41</b>	Every 25 ft. of street frontage: N/A			

# Zoning

# 2. Historic Photos

59 CHRISTOPHER STREET

57 CHRISTOPHER STREET



59 CHRISTOPHER STREET

57 CHRISTOPHER STREET



PIC SOURCE: OLDNYC.ORG

# Historic Photos - 57-59 Christopher Street



PIC SOURCE: OLDNYC.ORG

# Historic Photos - 57-59 Christopher Street

# 3. Background

“These three Italianate houses were built in 1853 and assessed to John Kemp (No. 55), Peter R. Christie (No. 57) and Gilbert J. Bogart (No. 59). Since both Christie and Bogart were builders (a mason and carpenter respectively) and since Christie was the only one of the three who actually lived in his house, it is likely that he and Bogart were the builders of the three houses. No. 55 retains far more of its original appearance than Nos. 57 and 59, where basement entrances have replaced the former steep stoop. The houses are three stories high, over a smooth-stuccoed basement; the third floor is crowned, in each case, by a handsome roof cornice supported by carved console brackets, paired in the center. The paneled fascia board displays a central acanthus motif, flanked on each side by rosettes between the brackets. No. 55 retains its long parlor floor double-hung windows with central mullions and a deeply recessed, paneled front door, both typical of the Italianate style. The frame of the segmental-arched doorway, now smooth-plastered, must originally have had supporting brackets. The window lintels of all three buildings are flush with the brickwork. No. 55 preserves its handsome Italianate cast iron railing with decorative castings.”

Greenwich Village Historic District Designation Report, NYC Landmark Preservation Commission, April 29, 1969, page 117



# Roof Post-Fire Photos

57- 59 Christopher Street - Facade & Building Rebuild



# Roof Post-Fire Photos

57- 59 Christopher Street - Facade & Building Rebuild



# Roof Post-Fire Photos

57- 59 Christopher Street - Facade & Building Rebuild

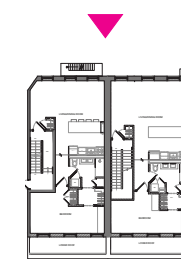
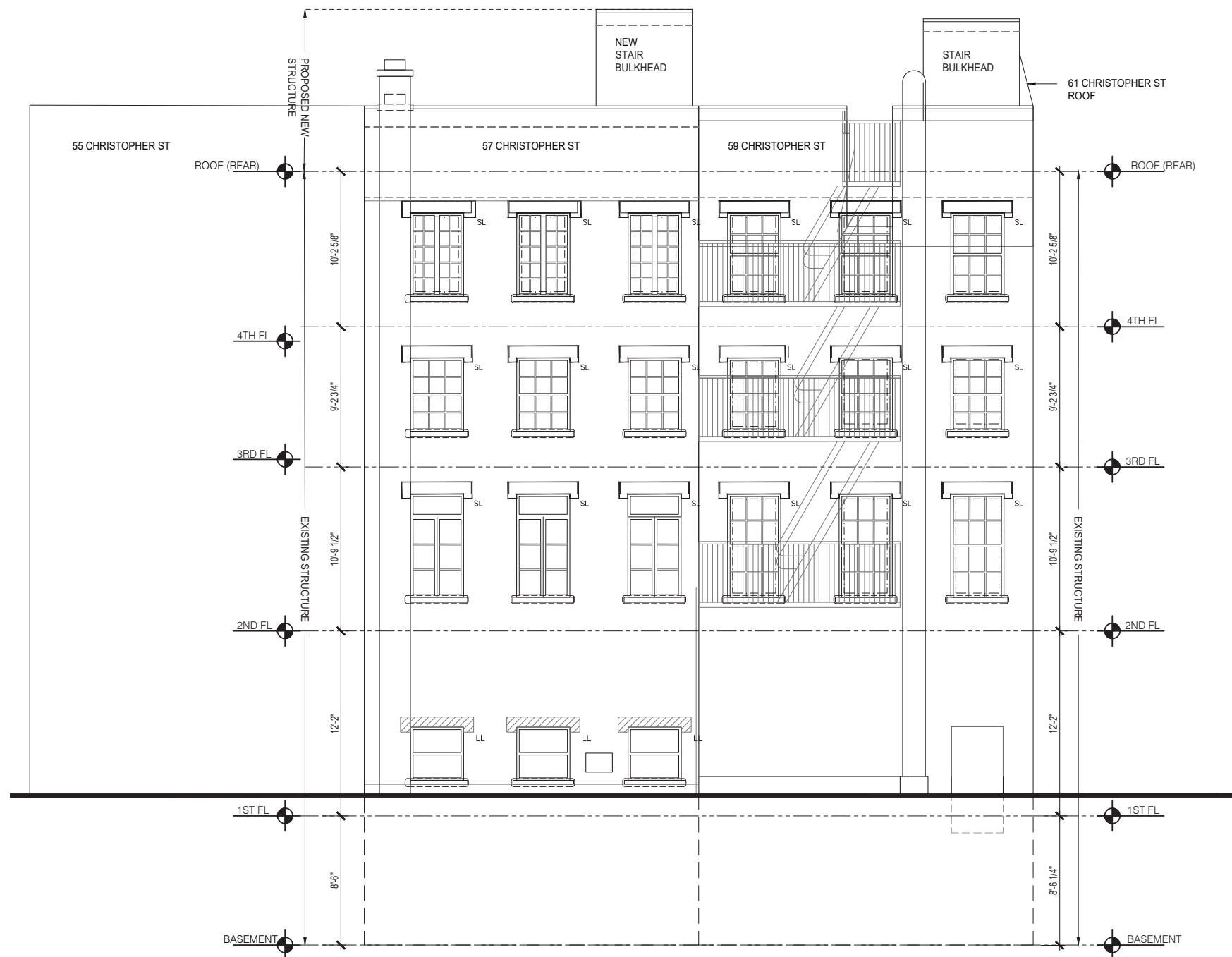


# Roof Post-Fire Photos

57- 59 Christopher Street - Facade & Building Rebuild

# 4. Building Enlargement

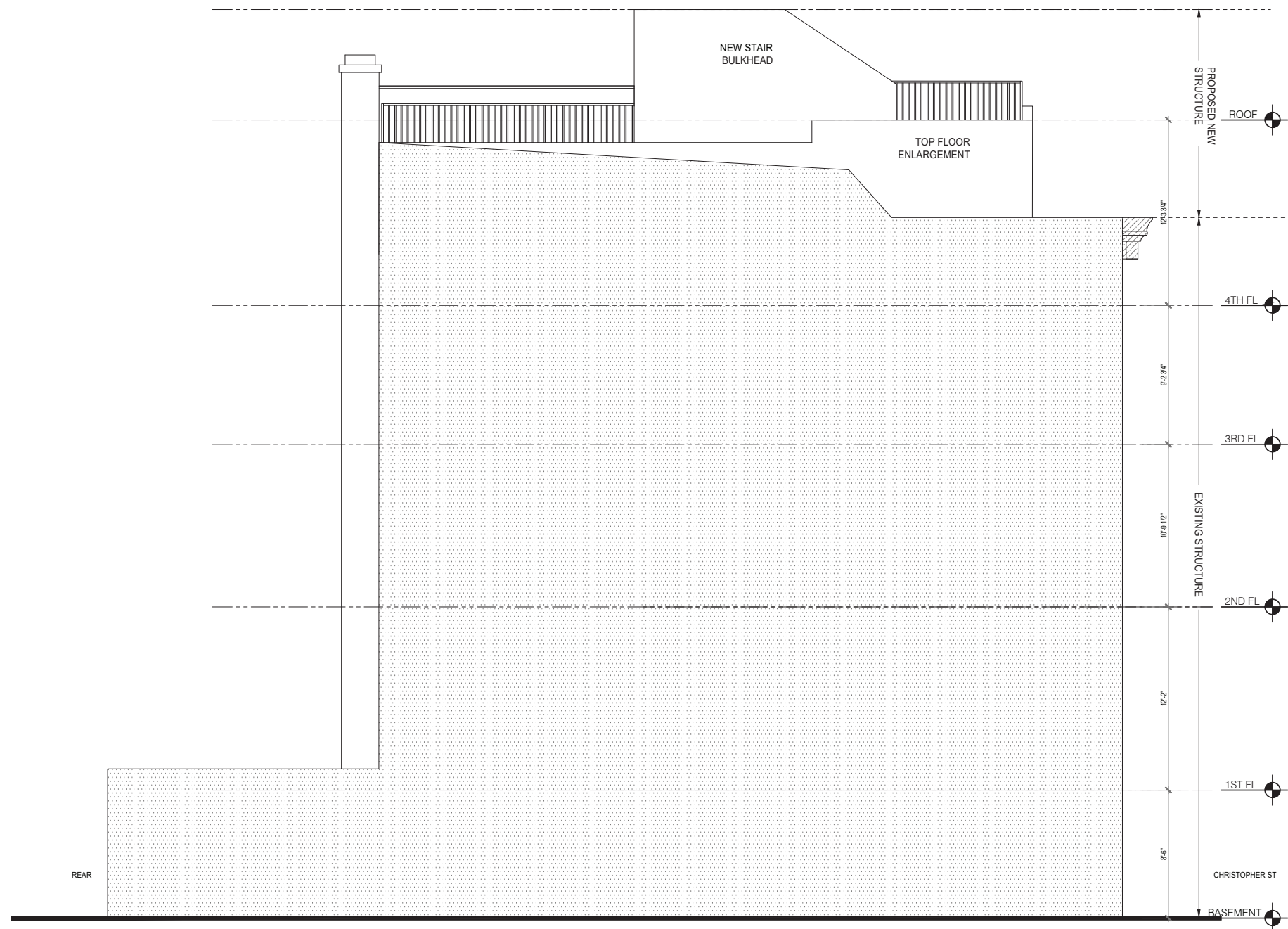




Christopher st

# Existing & Proposed Rear Elevations


57- 59 Christopher Street - Facade & Building Rebuild

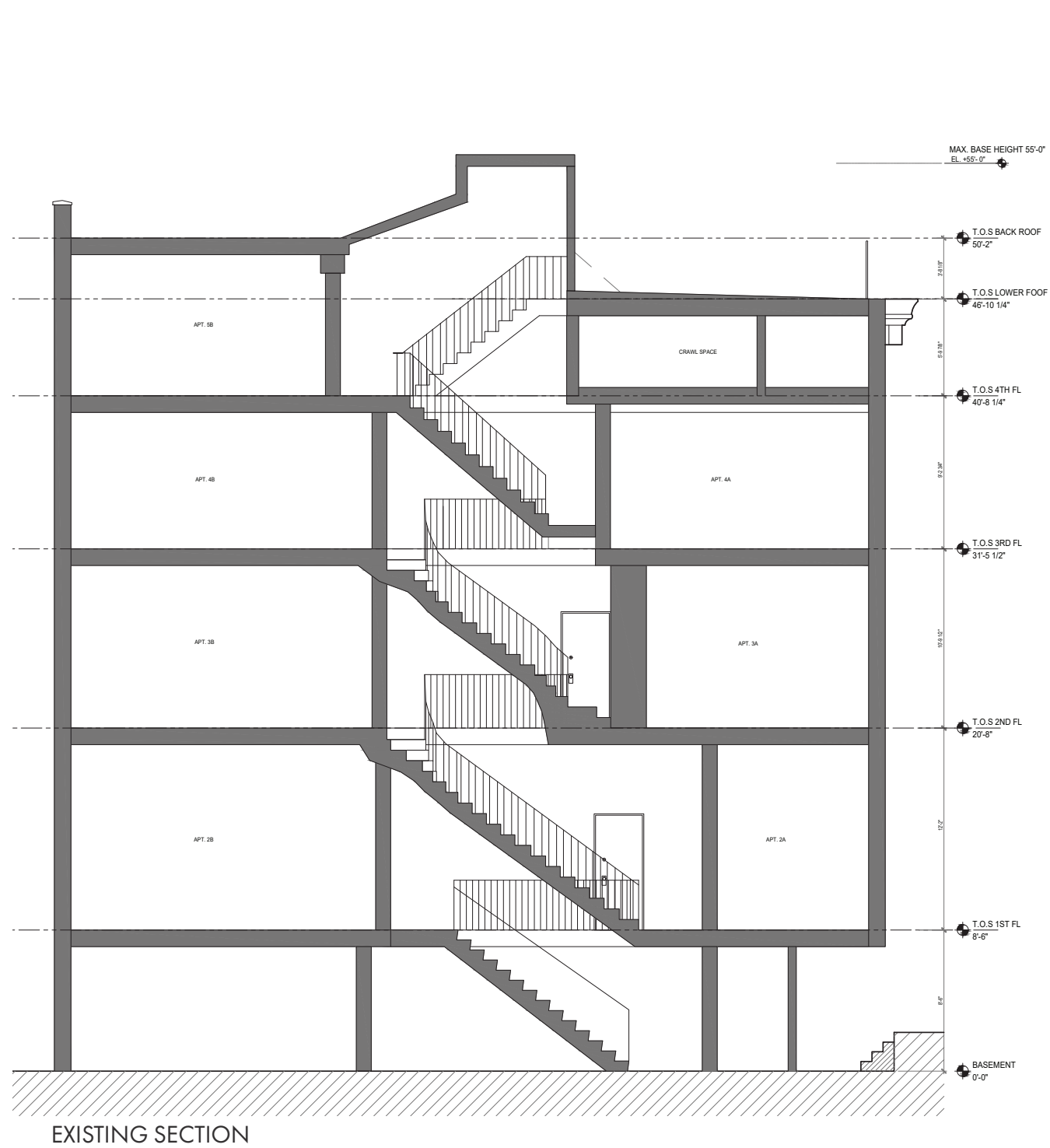


57 Christopher st

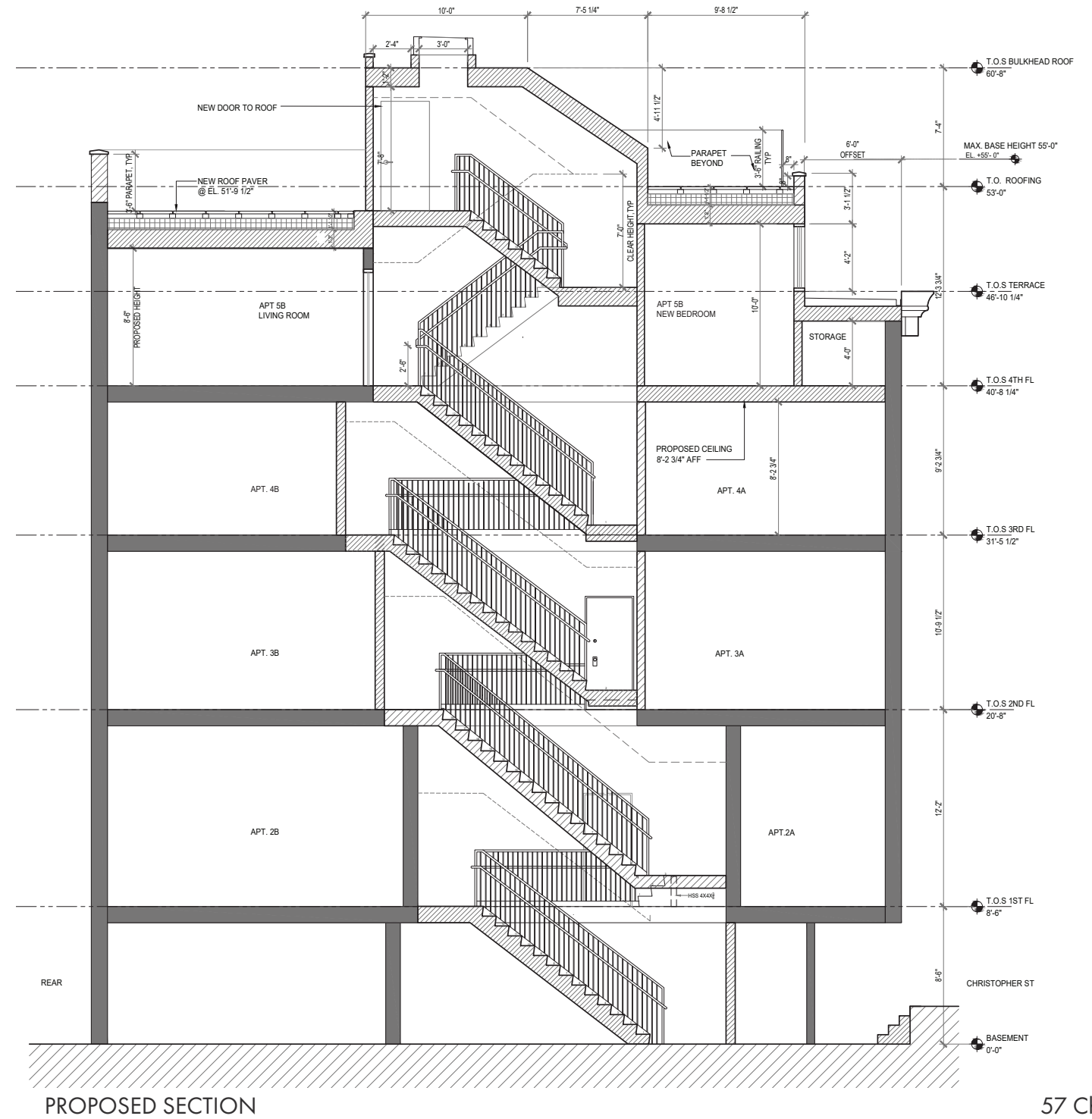
# 57 Christopher Street Existing & Proposed Side Elevations

LEGEND

- PROPOSED 
- EXISTING 



EXISTING SECTION



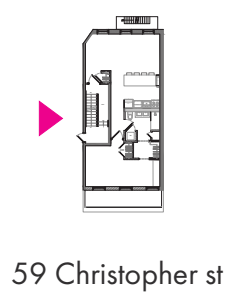
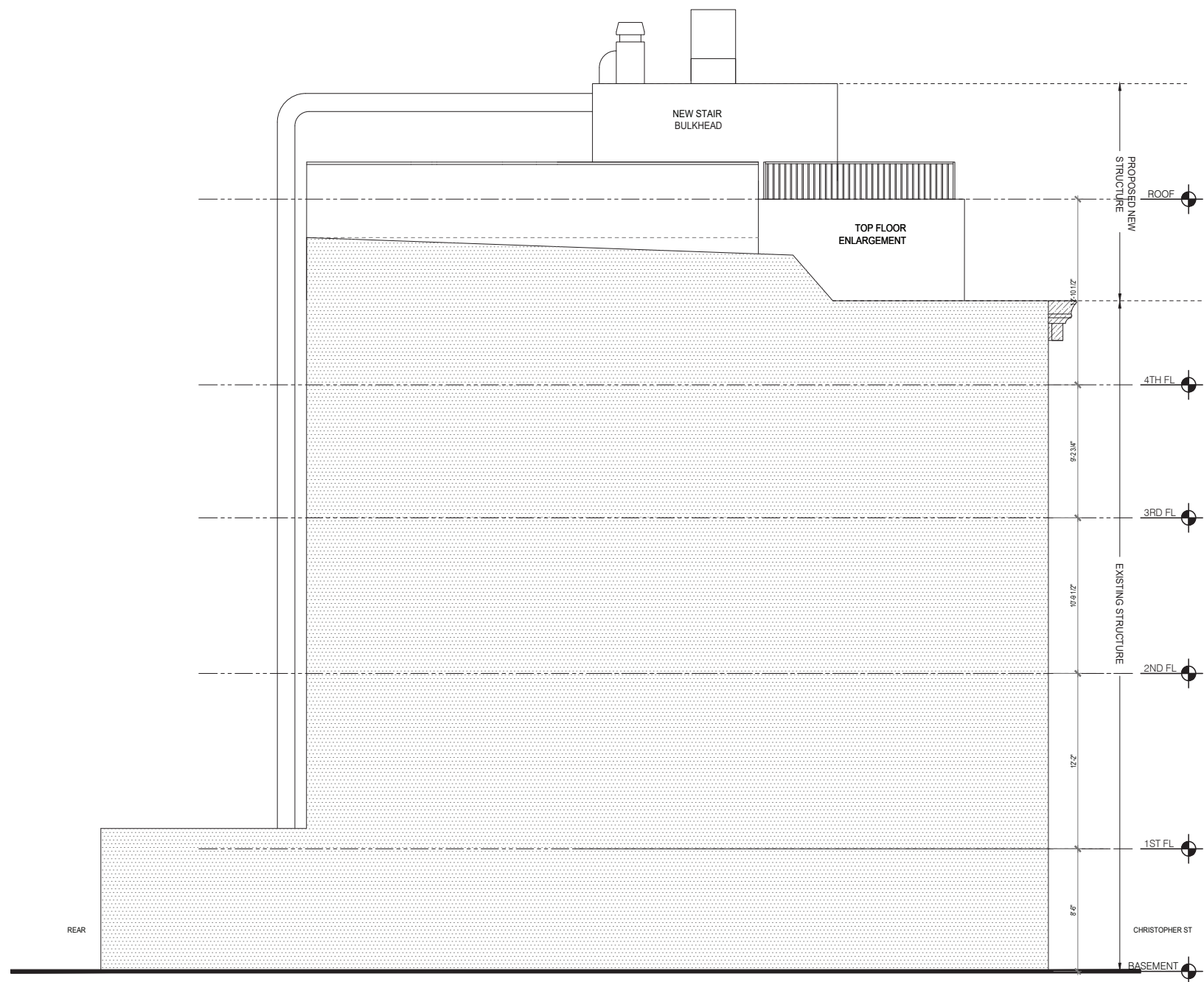
PROPOSED SECTION



57 Christopher st

# 57 Christopher Street Existing and Proposed section



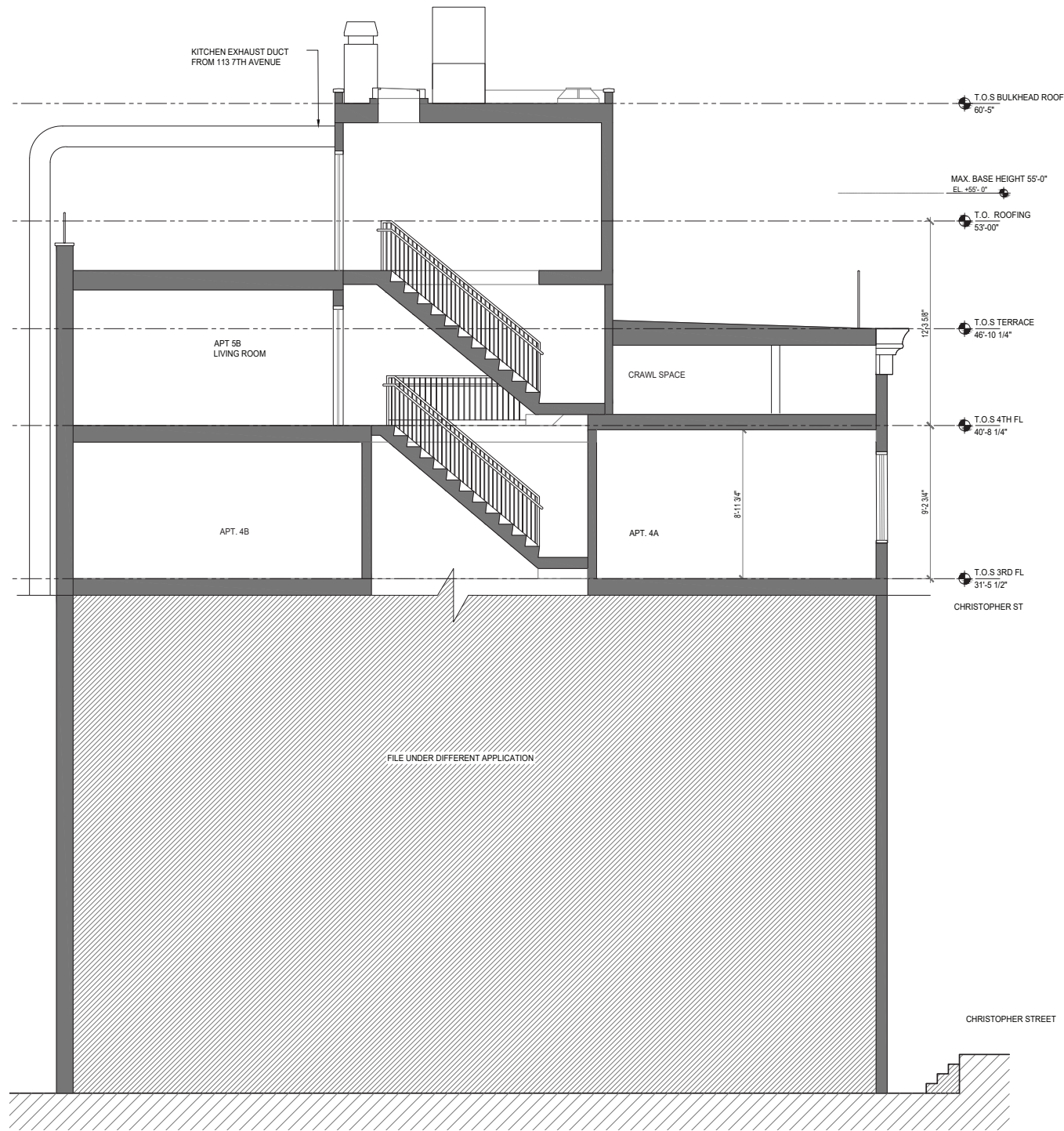


59 Christopher st

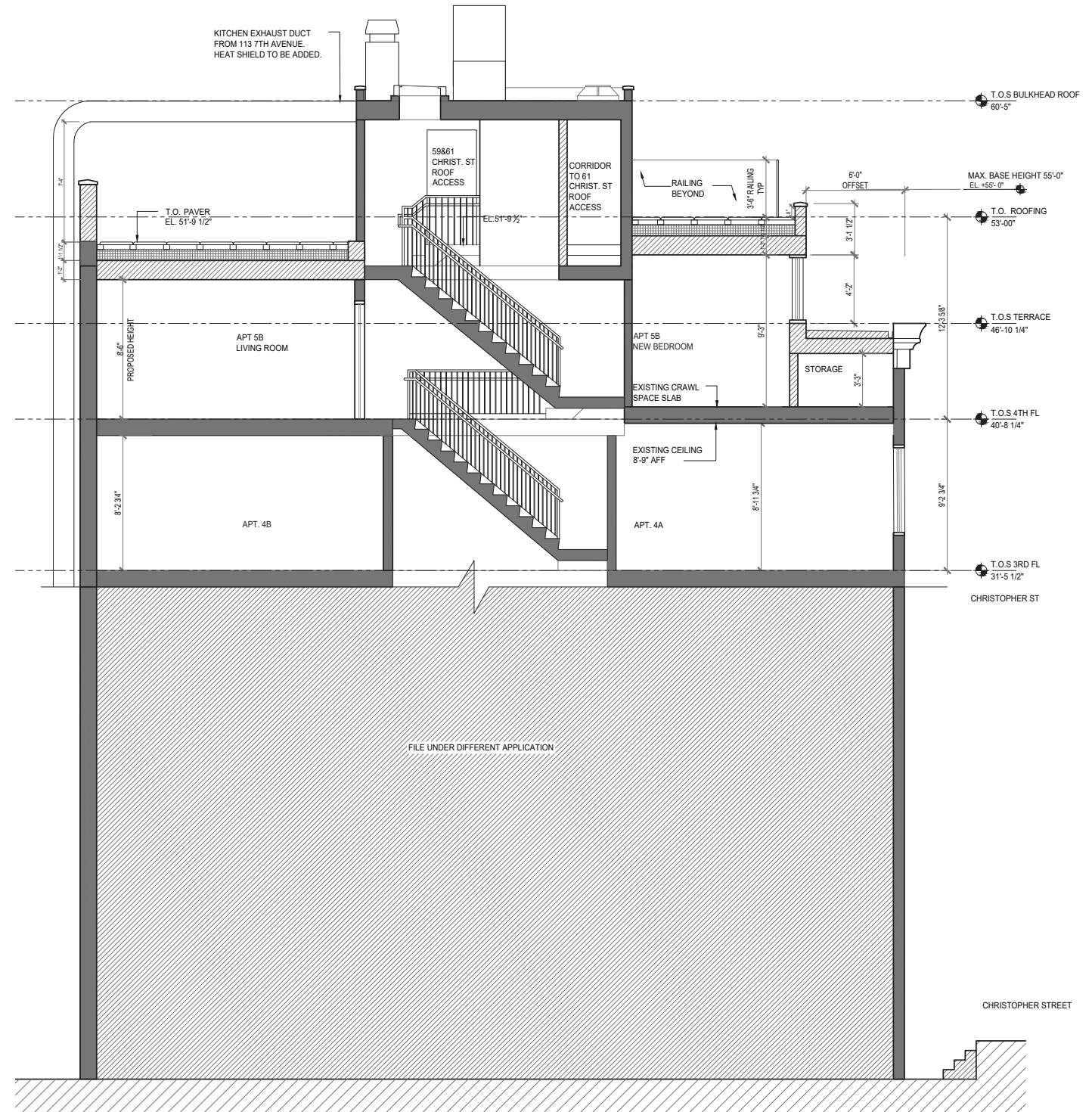
# 59 Christopher Street Existing & Proposed Side Elevations

LEGEND

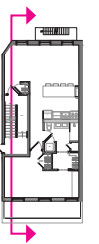
- PROPOSED 
- EXISTING 



EXISTING SECTION



PROPOSED SECTION



59 Christopher st

# 59 Christopher Street Existing and Proposed section





EXISTING



MOCK-UP



# Street Sight View Study

57- 59 Christopher Street - Facade & Building Rebuild



EXISTING



MOCK-UP

# Street Sight View Study

57- 59 Christopher Street - Facade & Building Rebuild



EXISTING



MOCK-UP



# Street Sight View Study

57- 59 Christopher Street - Facade & Building Rebuild



EXISTING



MOCK-UP



# Street Sight View Study

57- 59 Christopher Street - Facade & Building Rebuild



EXISTING



MOCK-UP



# Street Sight View Study

57- 59 Christopher Street - Facade & Building Rebuild



EXISTING



MOCK-UP

# Street Sight View Study

57- 59 Christopher Street - Facade & Building Rebuild



EXISTING



MOCK-UP



# Street Sight View Study

57- 59 Christopher Street - Facade & Building Rebuild



EXISTING



MOCK-UP

# Street Sight View Study

57- 59 Christopher Street - Facade & Building Rebuild



EXISTING



MOCK-UP



# Street Sight View Study

57- 59 Christopher Street - Facade & Building Rebuild



EXISTING



MOCK-UP

# Street Sight View Study

57- 59 Christopher Street - Facade & Building Rebuild



EXISTING



MOCK-UP

# Street Sight View Study

57- 59 Christopher Street - Facade & Building Rebuild



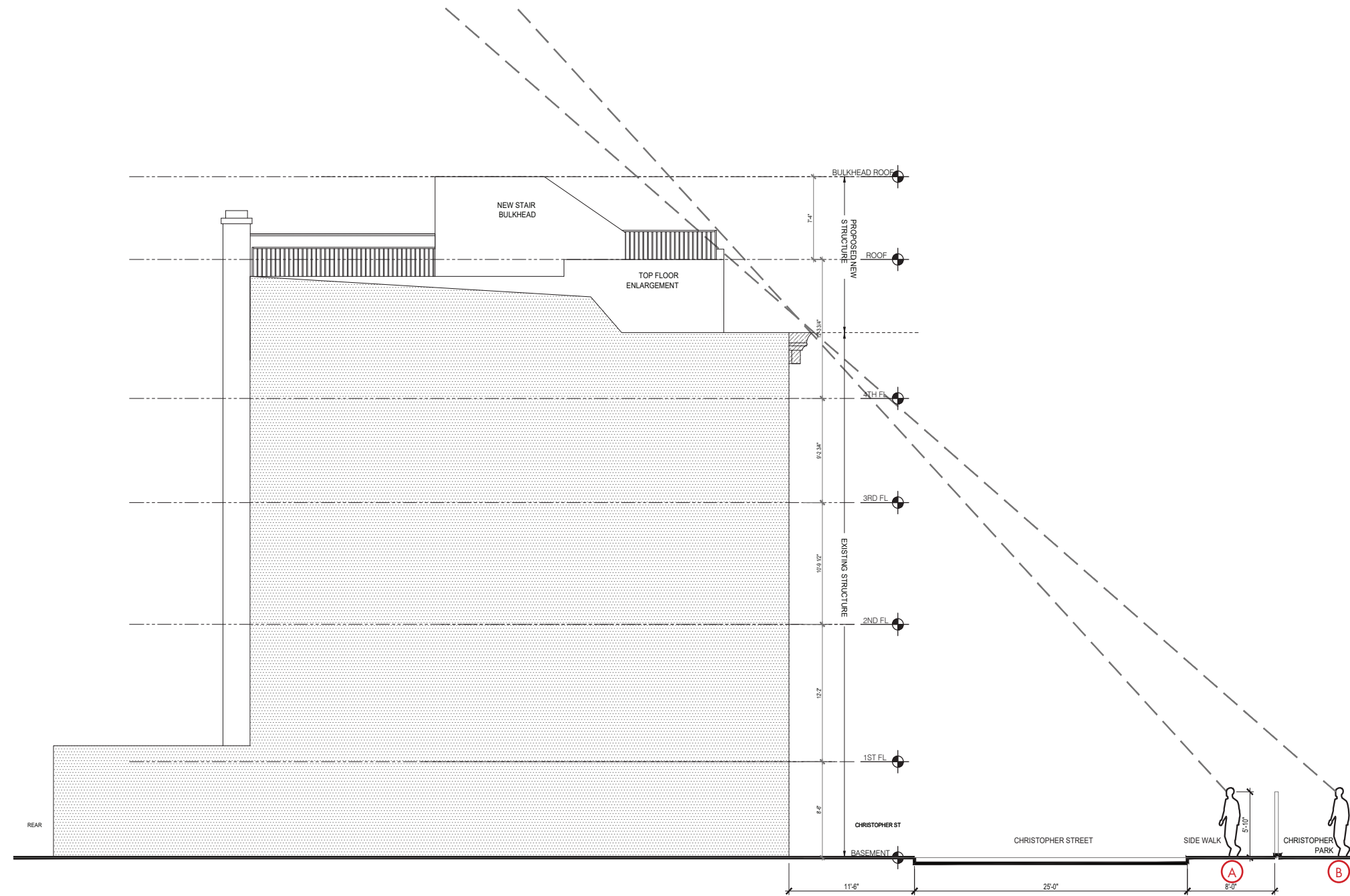
EXISTING



MOCK-UP

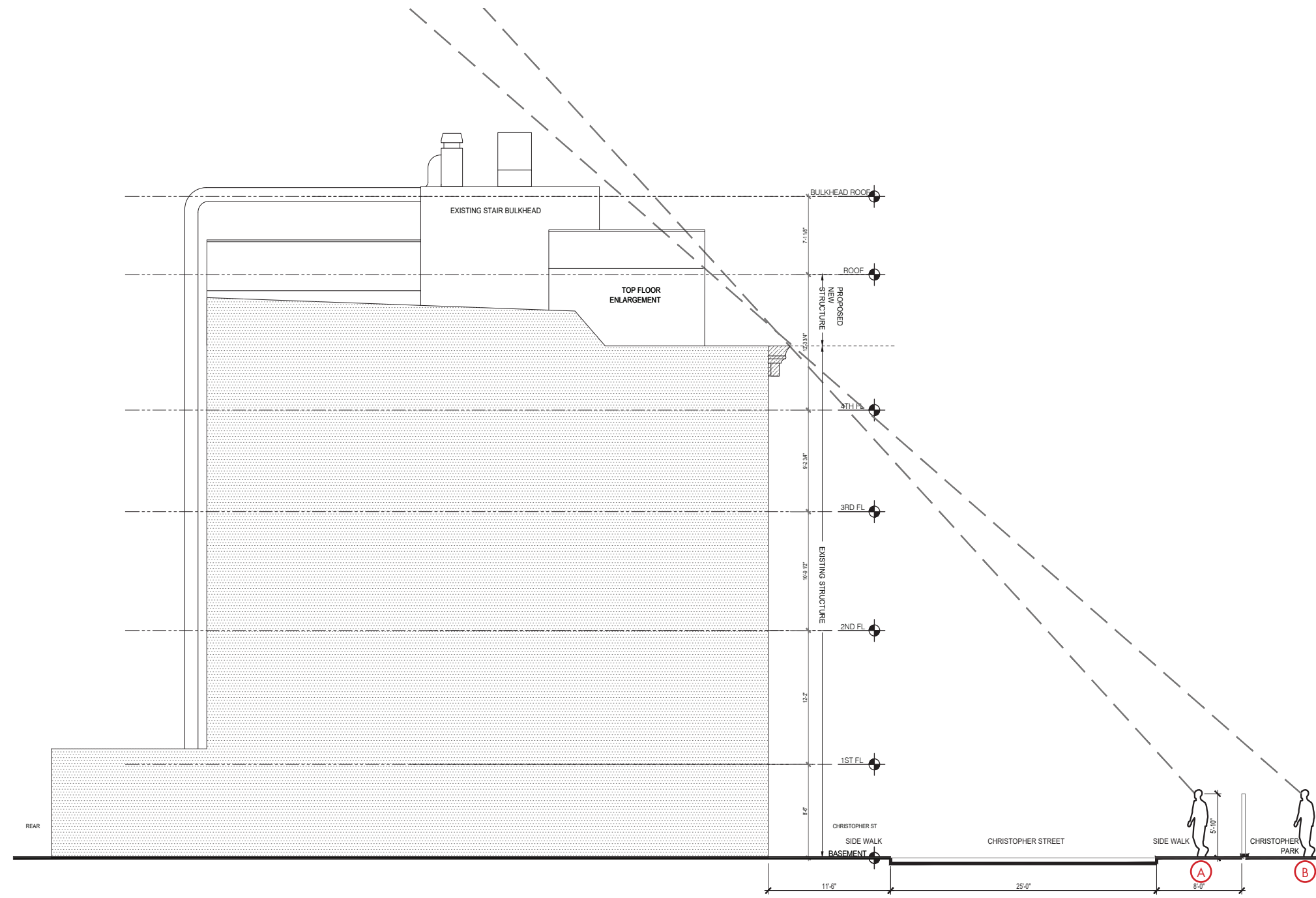
# Street Sight View Study

57- 59 Christopher Street - Facade & Building Rebuild



# 57 Christopher Street Sight Line Study

57- 59 Christopher Street - Facade & Building Rebuild



# 59 Christopher Street Sight Line Study

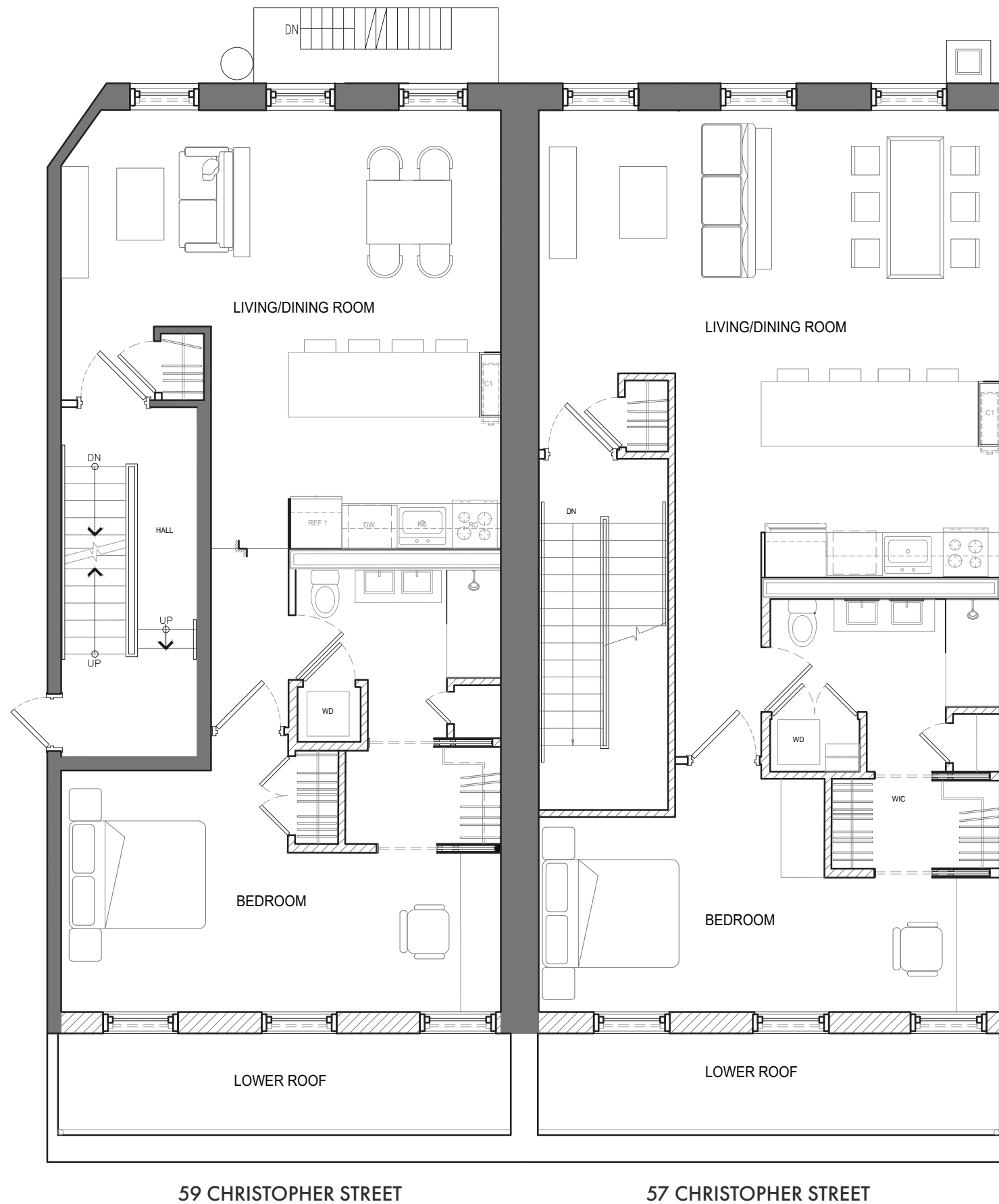
57- 59 Christopher Street - Facade & Building Rebuild

# 5. Proposed Floor Plans

LEGEND

PROPOSED 

EXISTING 



**Note:**  
Floor Plans are subject to change and  
are for discussion purposes only



59 CHRISTOPHER STREET

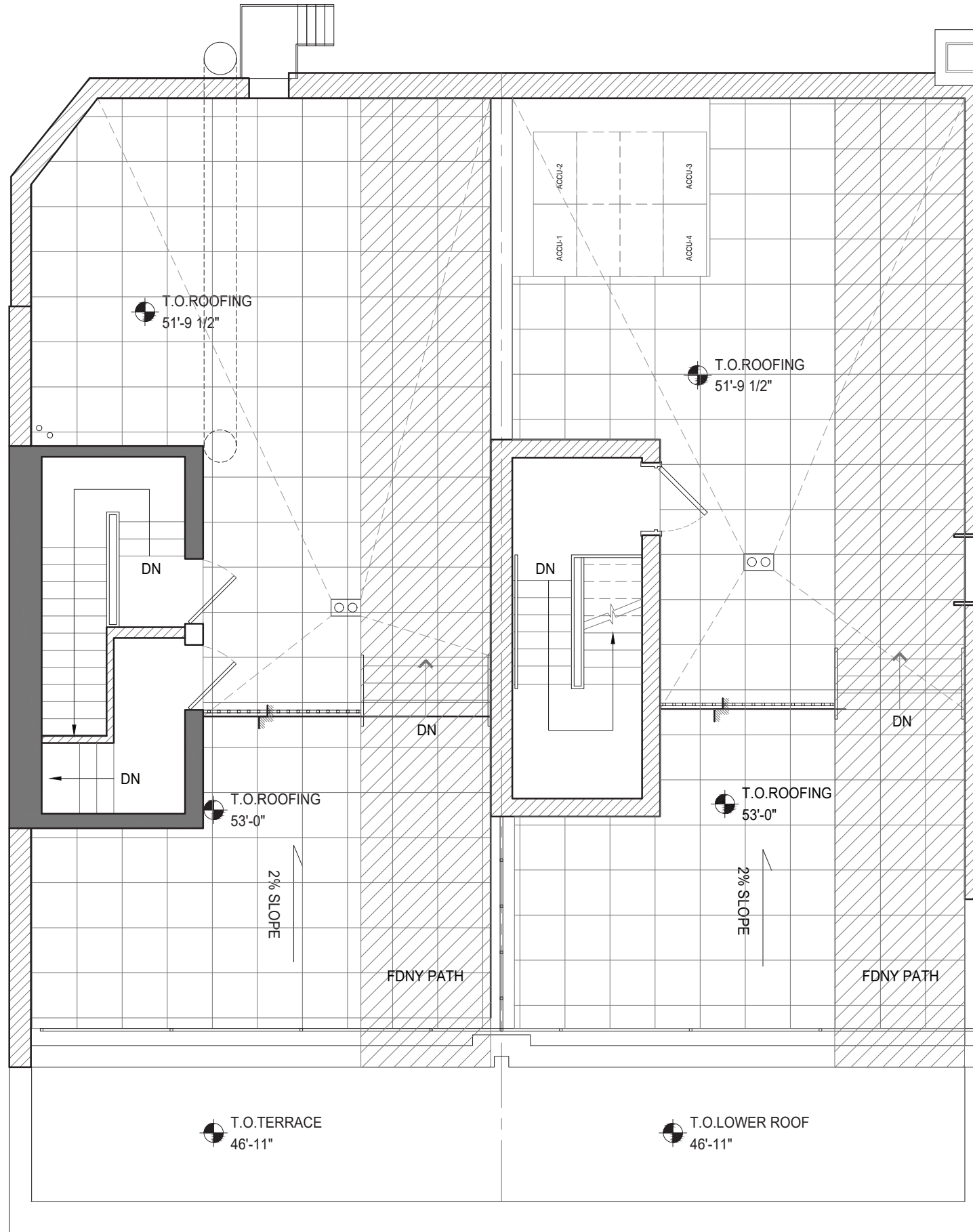
57 CHRISTOPHER STREET

# Floor Plan - Level 4

57- 59 Christopher Street - Facade & Building Rebuild

LEGEND

- PROPOSED 
- EXISTING 



**Note:**  
Floor Plans are subject to change and  
are for discussion purposes only

59 CHRISTOPHER STREET

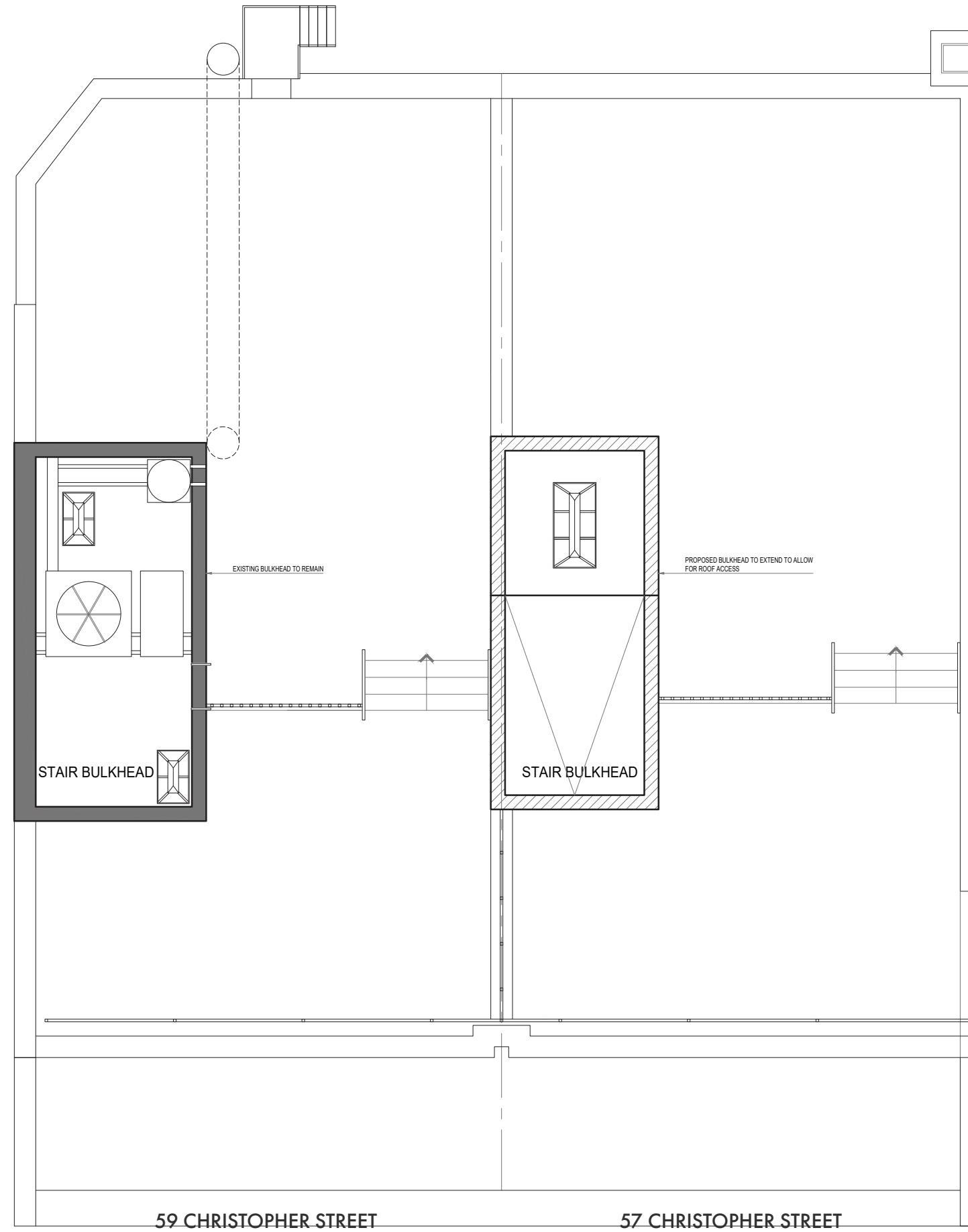
57 CHRISTOPHER STREET

# Floor Plan - Roof Plan

LEGEND

PROPOSED 

EXISTING 



# Floor Plan - Bulkhead Plan

57 CHRISTOPHER STREET ZONING FLOOR AREA CHART						
Floors	Height		Gross Floor Area		Zoning Floor Area	
	Height per Floor	Aggregated Height	Residential	Commercial	Residential	Commercial
Cellar						
Basement	8'-6"	8'-6"	-	1,098	-	832
1st Floor	12'-2"	20'-8"	1,098		869	
2nd Floor	10'-9 1/2"	31'-5 1/2"	1,098		869	
3rd Floor	9'-3"	40'-8 1/2"	1,098		849	
4th Floor	11'-4 1/2"	52'-1"	1,098		786	
Total	52'-1"		4,392	1,098	3,373	832

59 CHRISTOPHER STREET ZONING FLOOR AREA CHART						
Floors	Height		Gross Floor Area		Zoning Floor Area	
	Height per Floor	Aggregated Height	Residential	Commercial	Residential	Commercial
Cellar						
Basement	8'-6"	8'-6"	-	1,084	-	832
1st Floor	12'-2"	20'-8"	1,084		822	
2nd Floor	10'-9 1/2"	31'-5 1/2"	1,084		822	
3rd Floor	9'-3"	40'-8 1/2"	1,084		851	
4th Floor	11'-4 1/2"	52'-1"	1,084		731	
Total	52'-1"		4,336	1,084	3,226	832

# Floor Area Chart

57- 59 Christopher Street - Facade & Building Rebuild

# 6. Finish Palette

# LPC APPROVED SAMPLES



**A**

## **A: Primary Elevation**

*Brick - Belden 503 Standard  
Previously approved by LPC for  
55 Christopher street application  
LPC-22-08915*

## **B: Mortar**

*Spec Mix 501  
Previously approved by LPC for  
55 Christopher street application  
LPC-22-08915*

## **C: Metal Panel**

*Bronze color  
Previously approved by LPC for  
55 Christopher street application  
LPC-22-08915*



**B**



Photo 14. Option #1: Bronze Color Sheet Metal - Best Match/Our Recommendation

**C**

# 57 Christopher Street Finish Palette

57-59 Christopher Street - Facade & Building Rebuild

# LPC APPROVED SAMPLES



**A**

## **A: Primary Elevation**

*Brick - Match Existing brick color of 61 Christopher street*

## **B: Mortar**

*Spec Mix 501  
Previously approved by LPC for 55 Christopher street application  
LPC-22-08915*

## **C: Metal Panel**

*Bronze color  
Previously approved by LPC for 55 Christopher street application  
LPC-22-08915*



**B**



Photo 14. Option #1: Bronze Color Sheet Metal - Best Match/Our Recommendation

**C**

# 59 Christopher street Finish Palette

# 7. Renderings



# Renderings: Existing Front View from Christopher Street



# Renderings: Proposed Front View from Christopher Street



Rendering: Existing Side view from Christopher street



Rendering: Proposed Side view from Christopher street



## Renderings: Existing Rear view from 7th Avenue

57- 59 Christopher Street - Facade & Building Rebuild



# Renderings: Proposed Rear view from 7th Avenue

57- 59 Christopher Street - Facade & Building Rebuild

Thank You