



687B GREENWICH
STREET
LPC Presentation
April 10, 2025

CONTENTS:

Introduction

- history/narrative
- context: site& neighborhood

Project Scope

- existing & proposed plans
- existing & proposed sections

Rear Facade

- existing building context
- existing & proposed elevations
- axonometric views

Bulkhead

- axonometric views
- mock up photos
- sightline sections



APRIL 10, 2025

687B GREENWICH STREET

INTRODUCTION

JGNeukomm
Architecture

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687B Greenwich Street
Borough of Manhattan Tax Map Block 630, Lot 139

Date(s):	1989
Architect(s):	Not determined
Owner / Developer:	Not determined
Type:	Row house
Style(s):	blending historical styles of the context
Stories:	3 + Cellar
Material(s):	Brick; brownstone; ironwork
Status:	Contributing

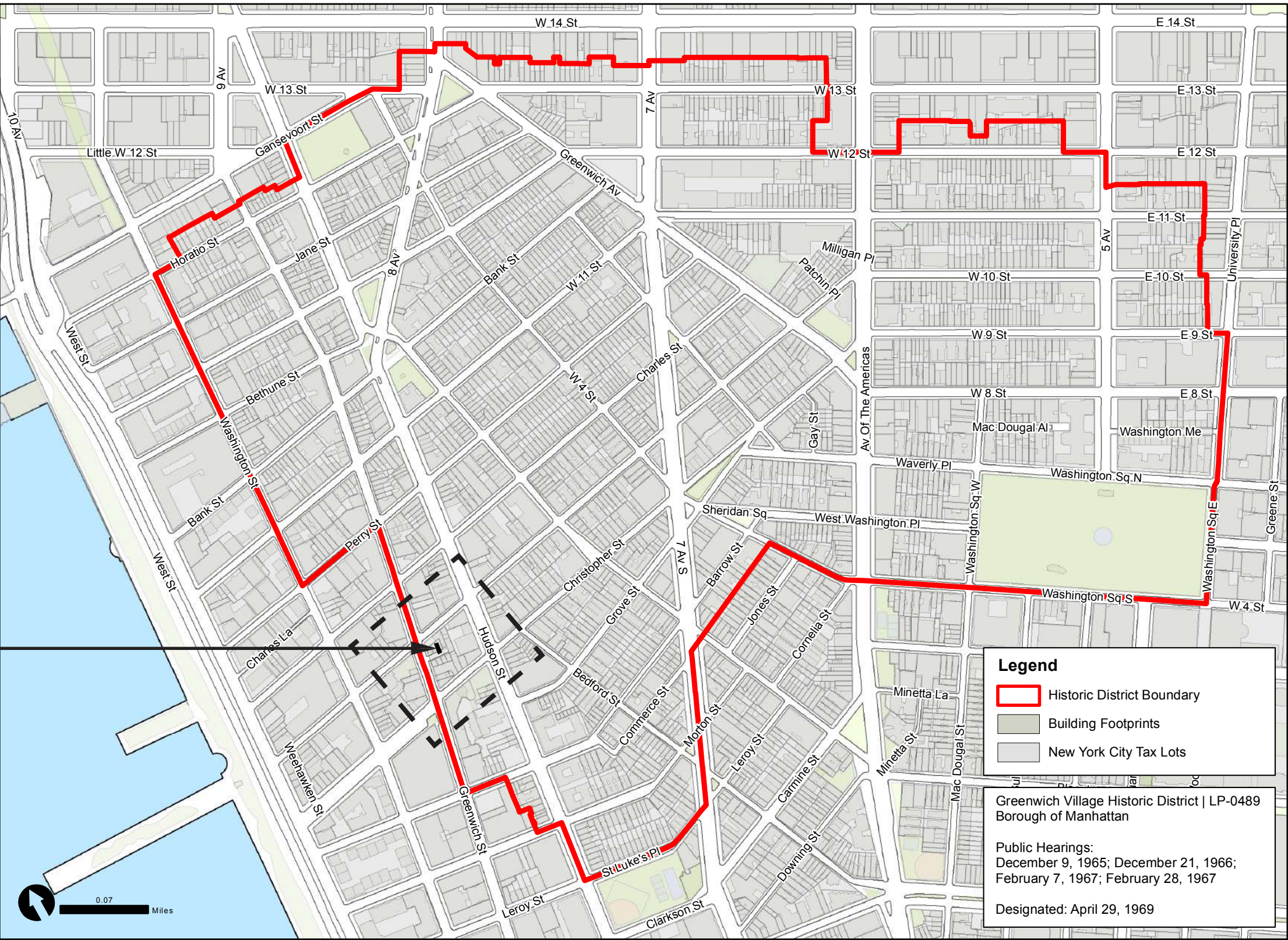
History, Significance and Notable Characteristics
687B Greenwich Street is a home in the Greenwich Street Mews, which were built in 1989. The Mews replaced two storage buildings of a trucking freight terminal, which had themselves replaced five original houses on the site in 1945.

The Greenwich Street Mews is a private gated enclave made up of seven three-story brick townhouses. The use of brick, double-hung windows, and traditional townhouse proportions reflects the historic aesthetic of the neighborhood, while the design incorporates modern elements to meet contemporary living standards.

The Greenwich Mews exemplifies a thoughtful integration of new construction within a historic context, balancing respect for traditional architectural forms with the needs of modern urban living

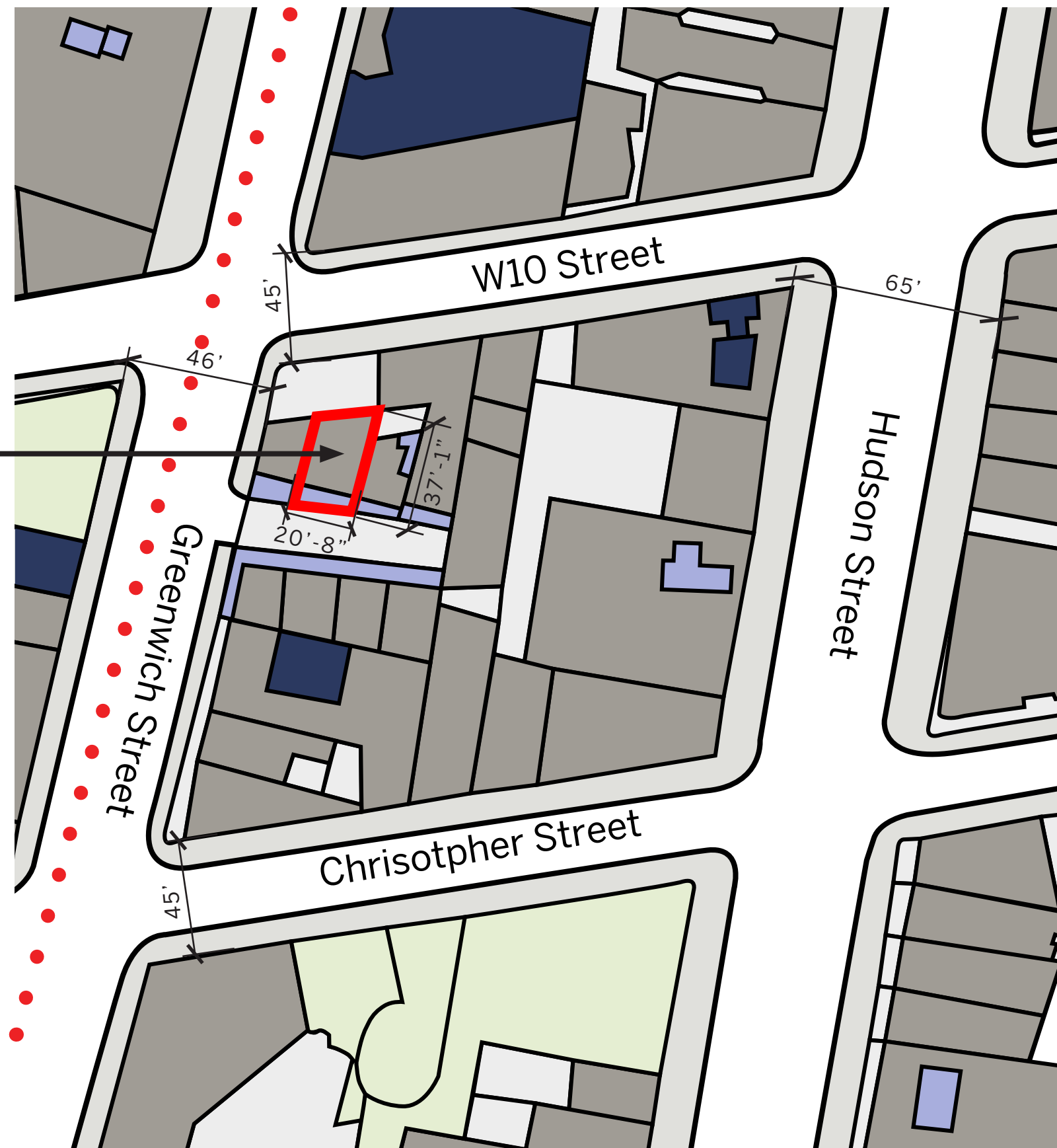
Alterations
Replace and relocate four rear windows, and add a new bulkhead

687B GREENWICH STREET



Graphic Source: Map PLUTO, Edition 18v1, Author: New York City Landmarks Preservation Commission, LCR Date: 2.20.2019

687B GREENWICH STREET
BLOCK: 630
LOT: 139



LEGEND

HISTORIC DISTRICT



PROPERTY LINE

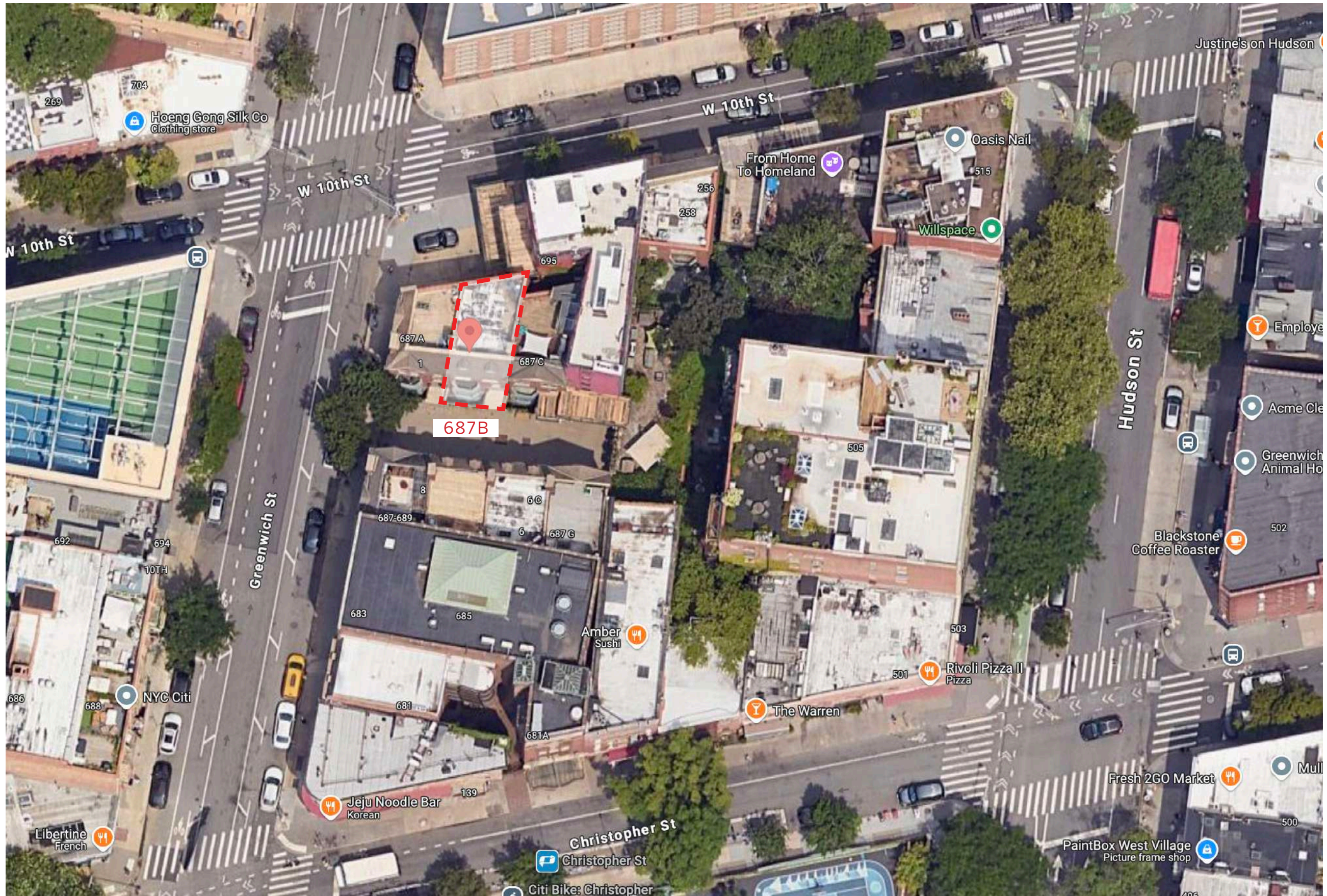


PENTHOUSE ADDITION



EXISTING BULKHEAD / MANSARD





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PROJECT SCOPE

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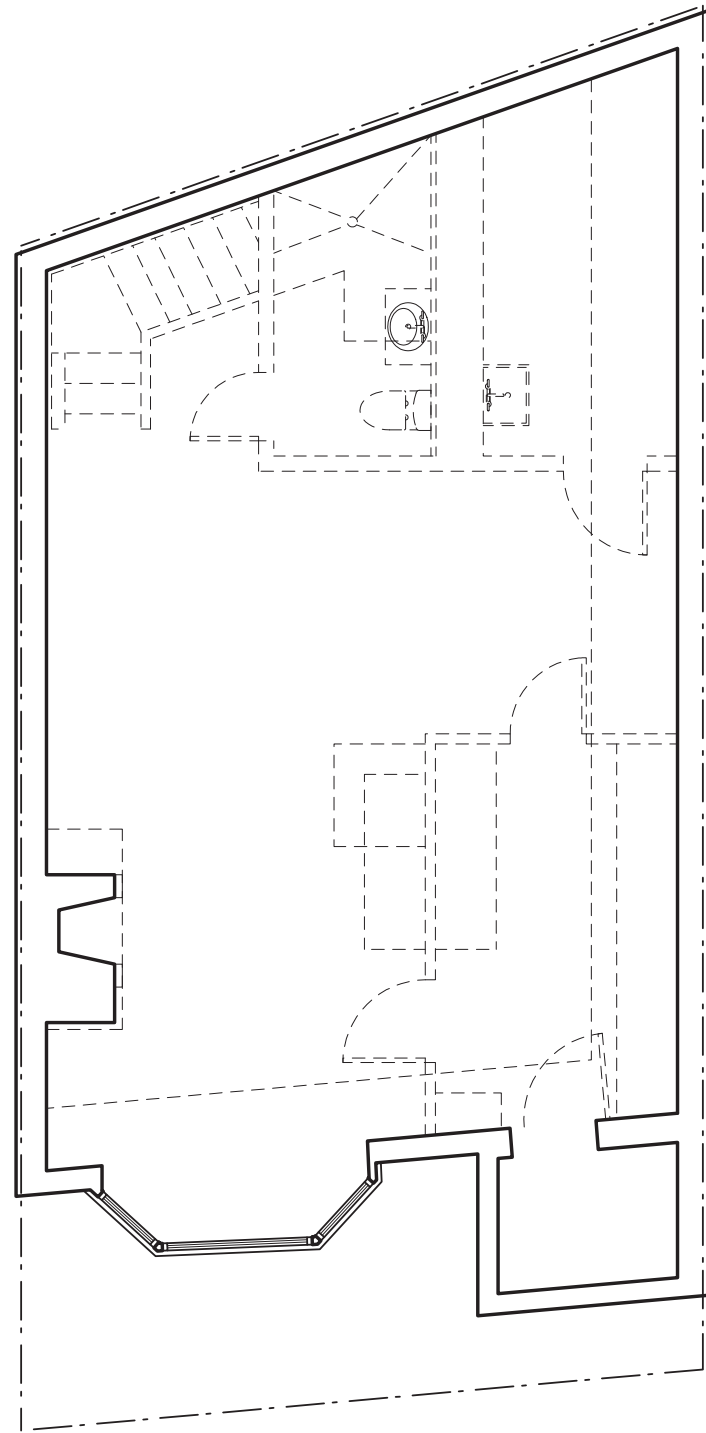
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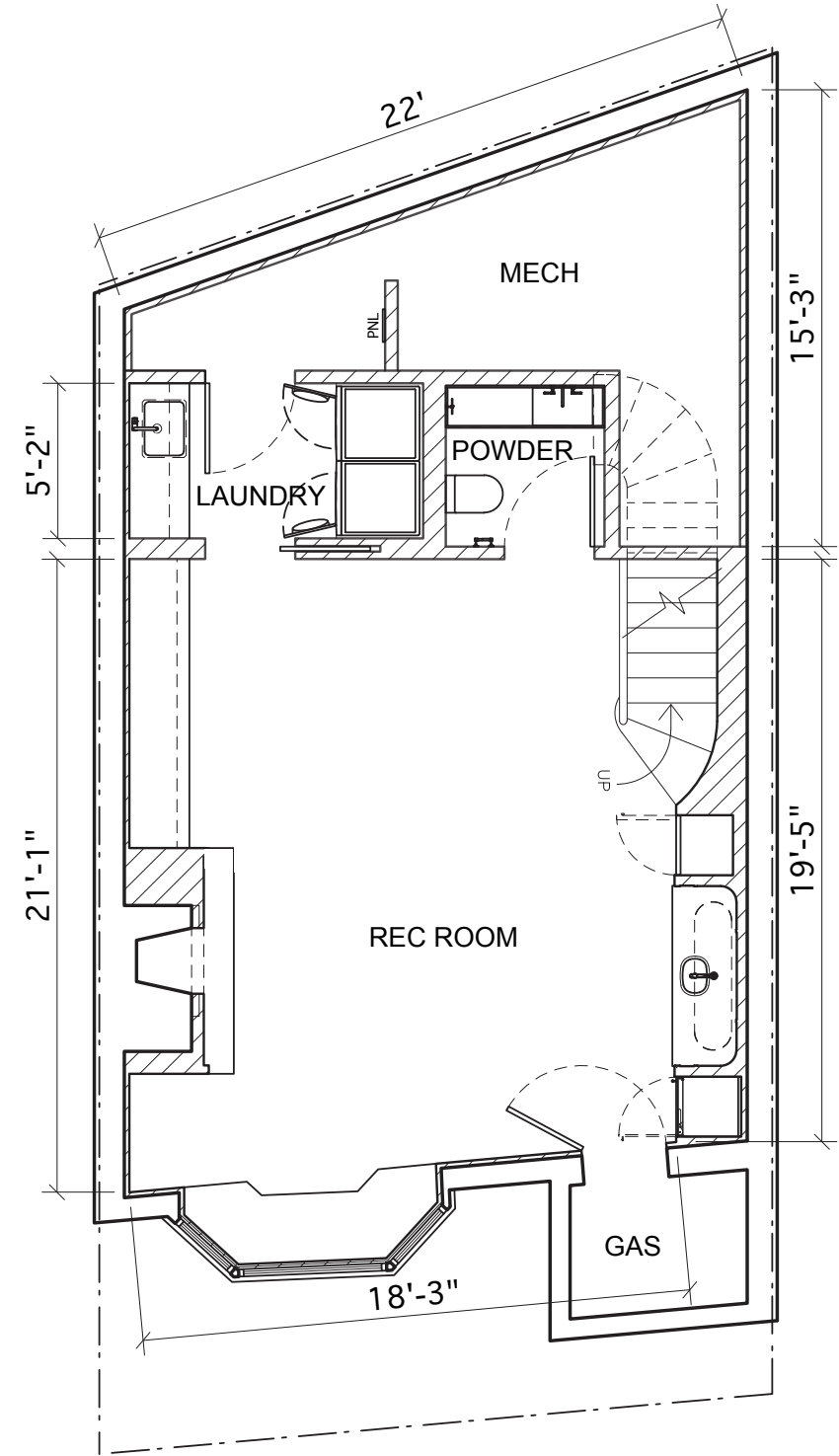
Bulkhead

- axonometric views
- mock up photos
- sightline sections

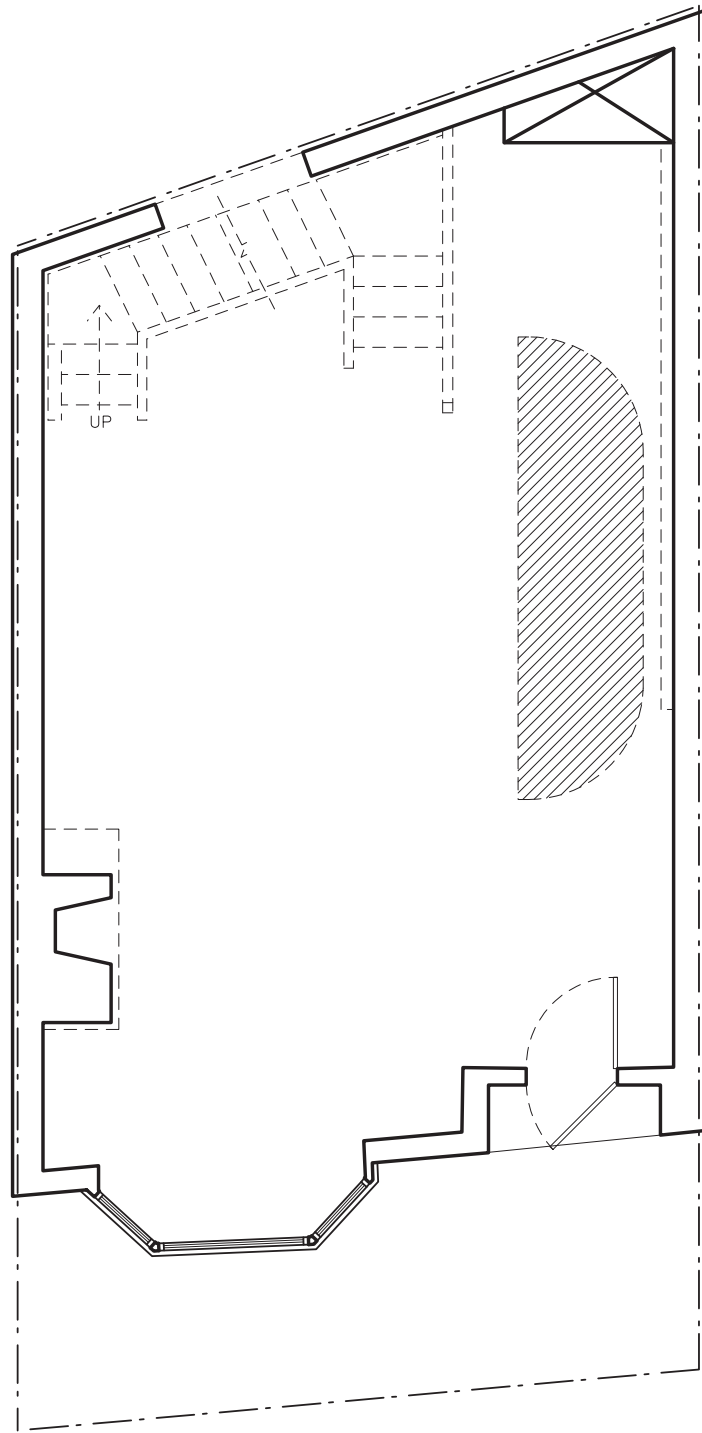




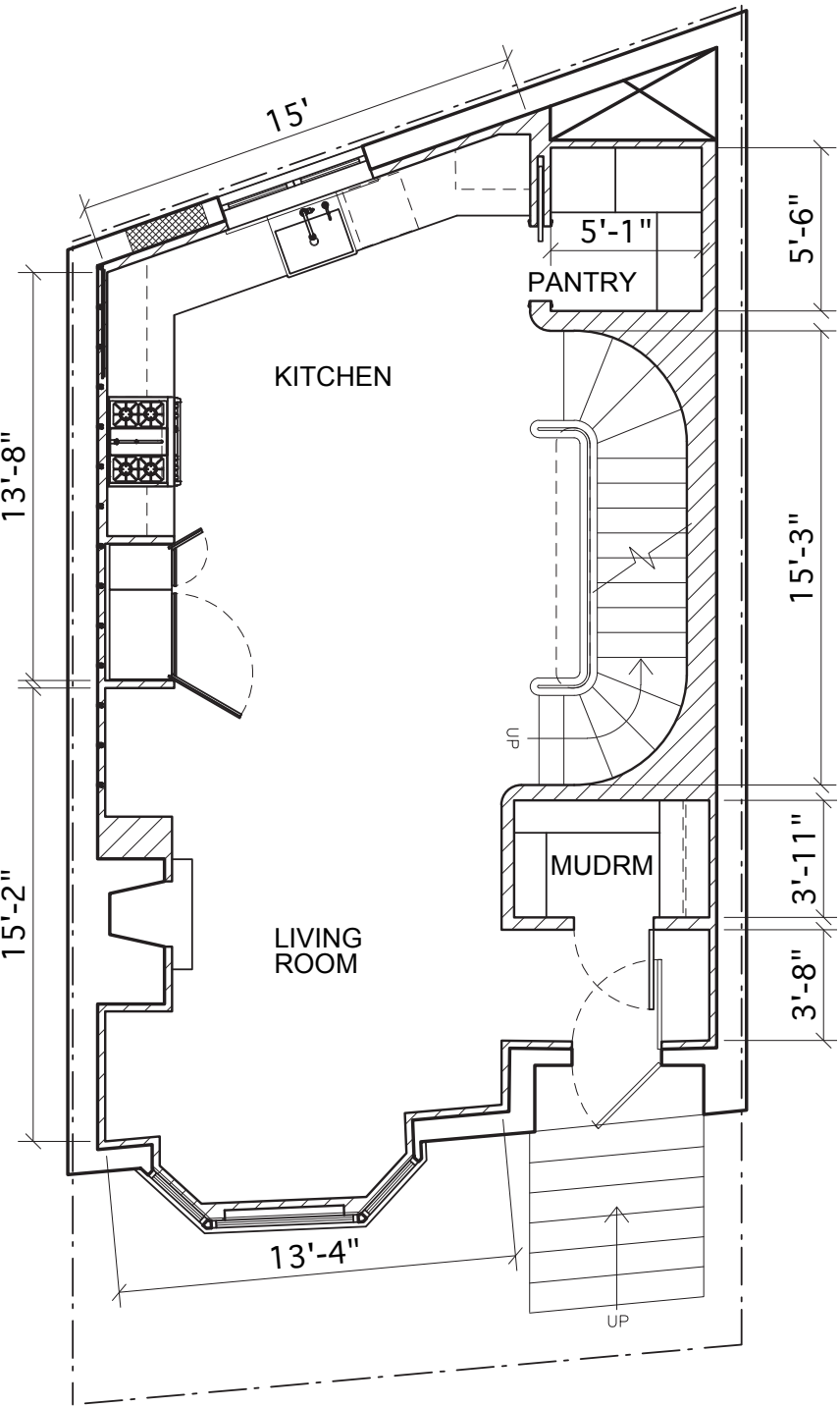
CELLAR DEMOLITION PLAN



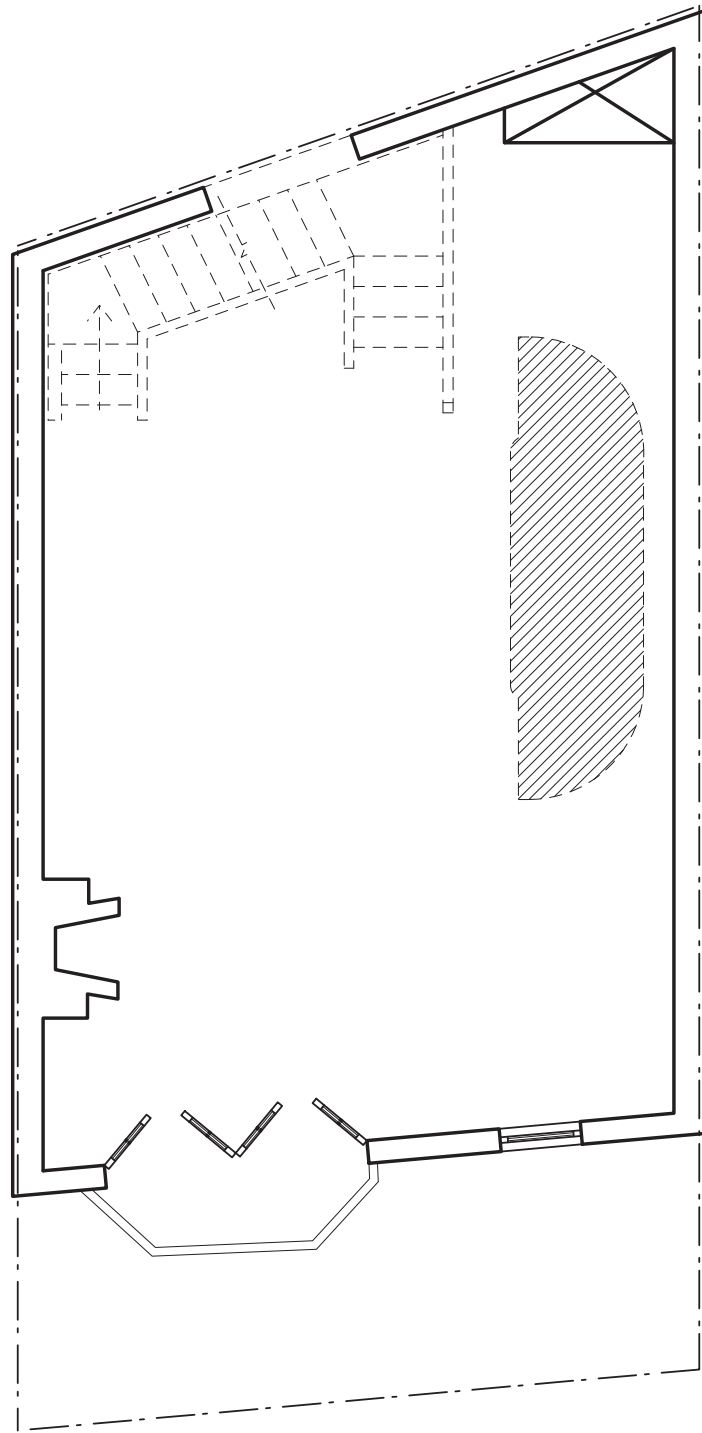
PROPOSED CELLAR PLAN



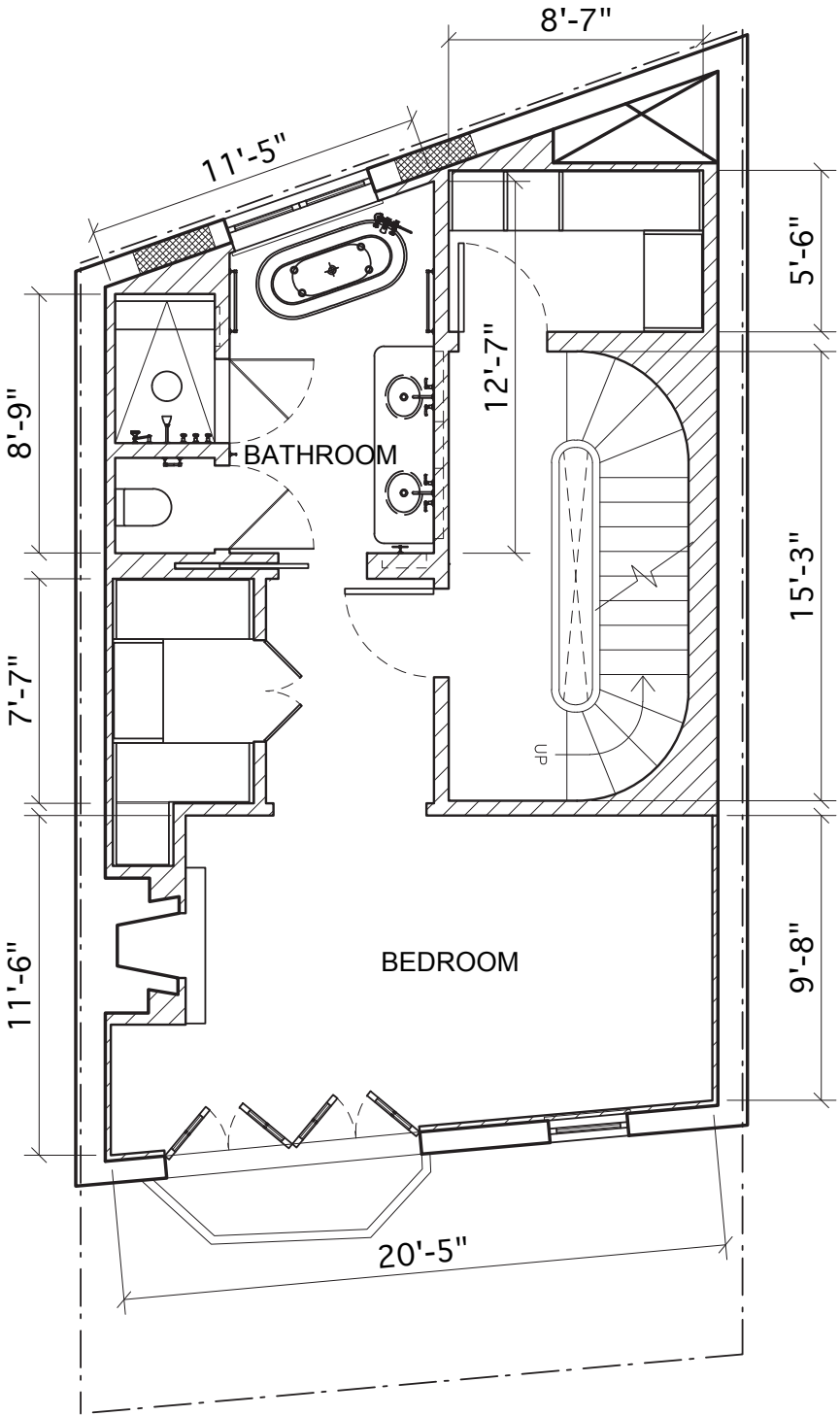
FIRST FLOOR DEMOLITION PLAN



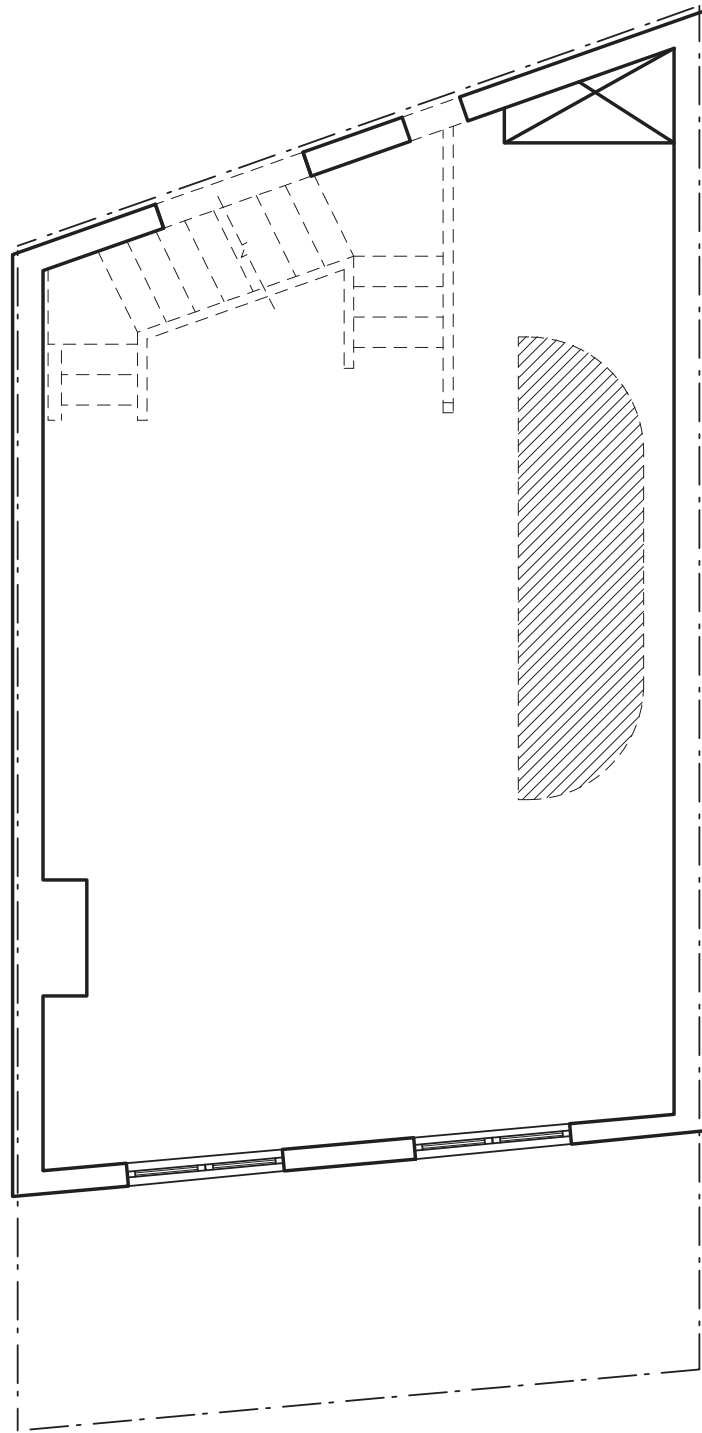
PROPOSED FIRST FLOOR PLAN



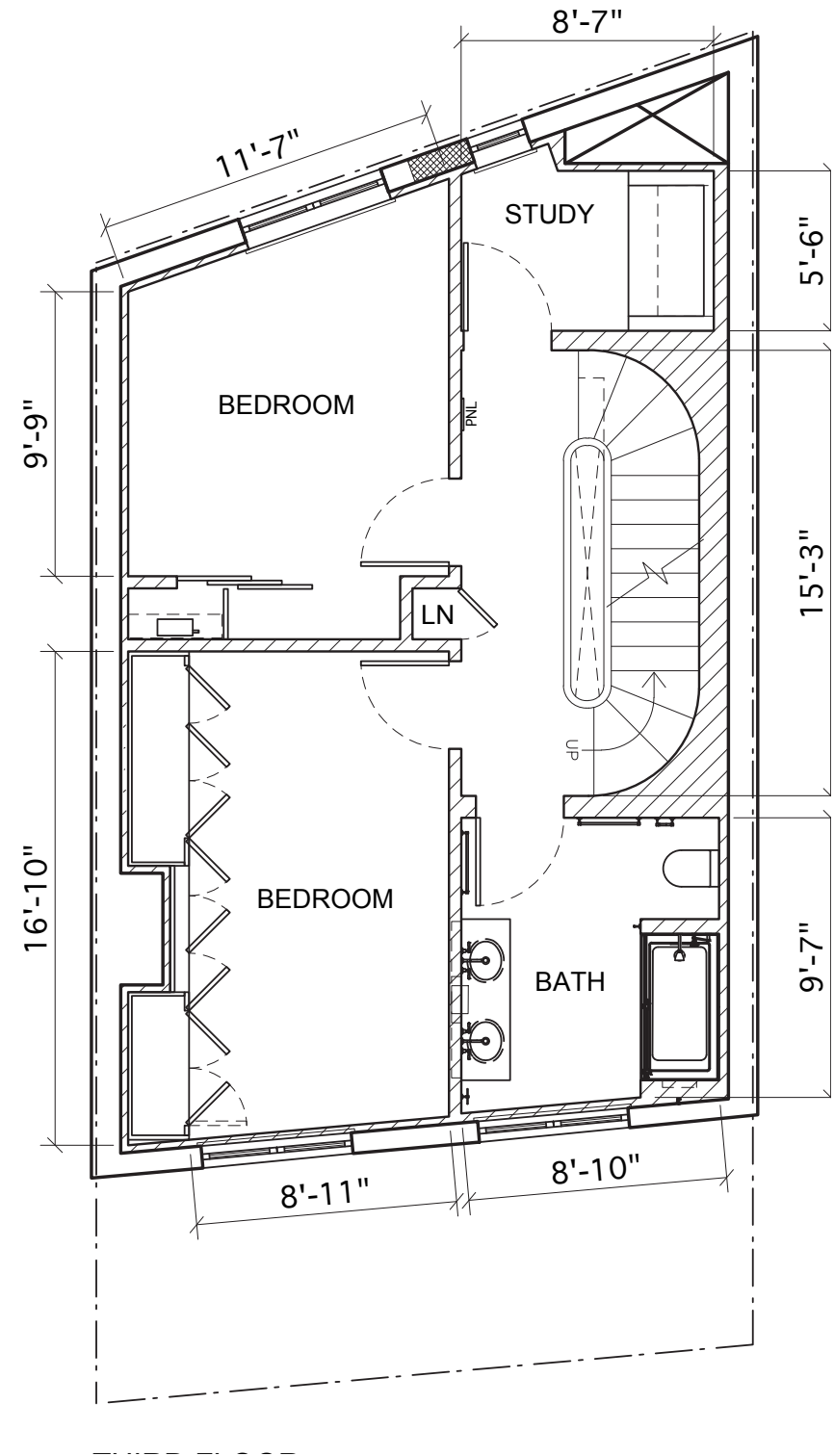
SECOND FLOOR DEMOLITION PLAN



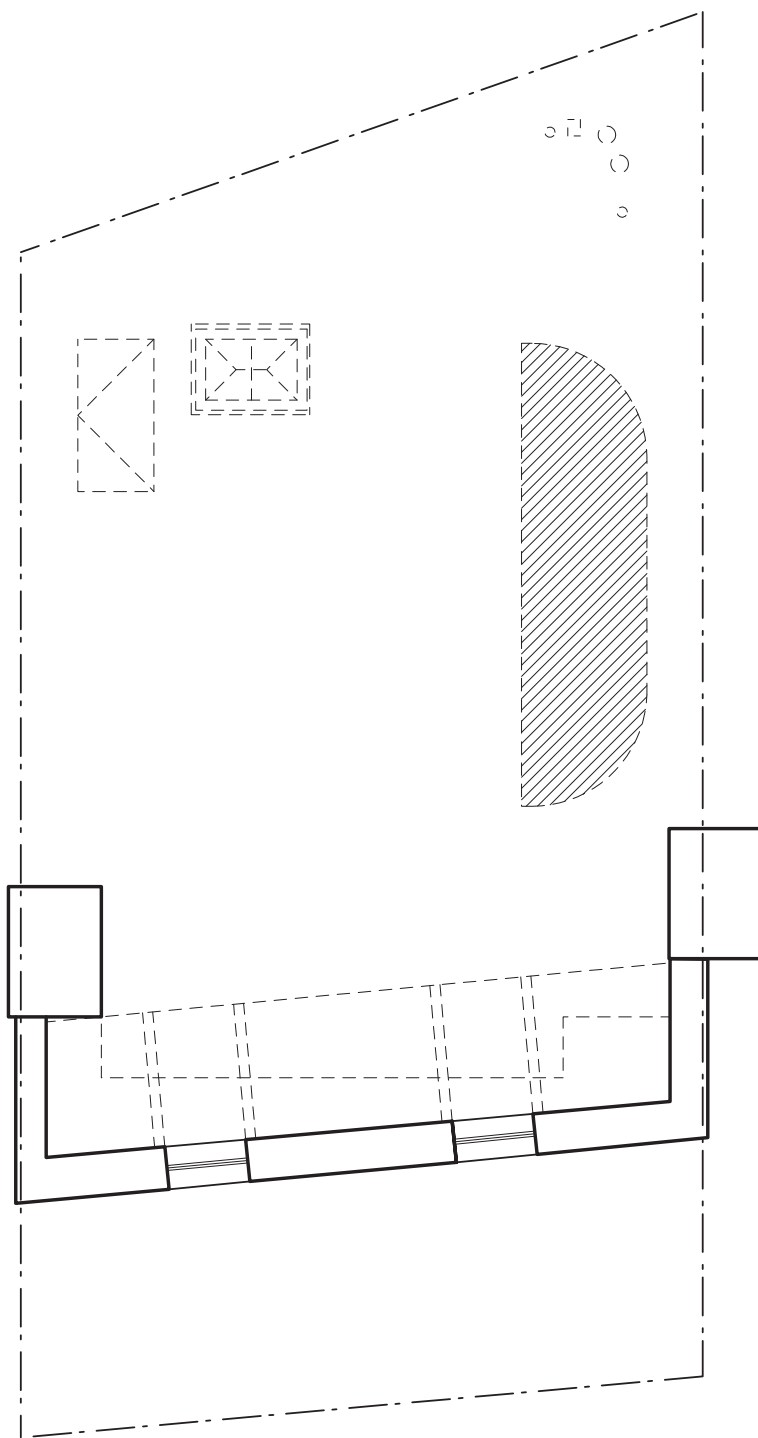
PROPOSED SECOND FLOOR PLAN



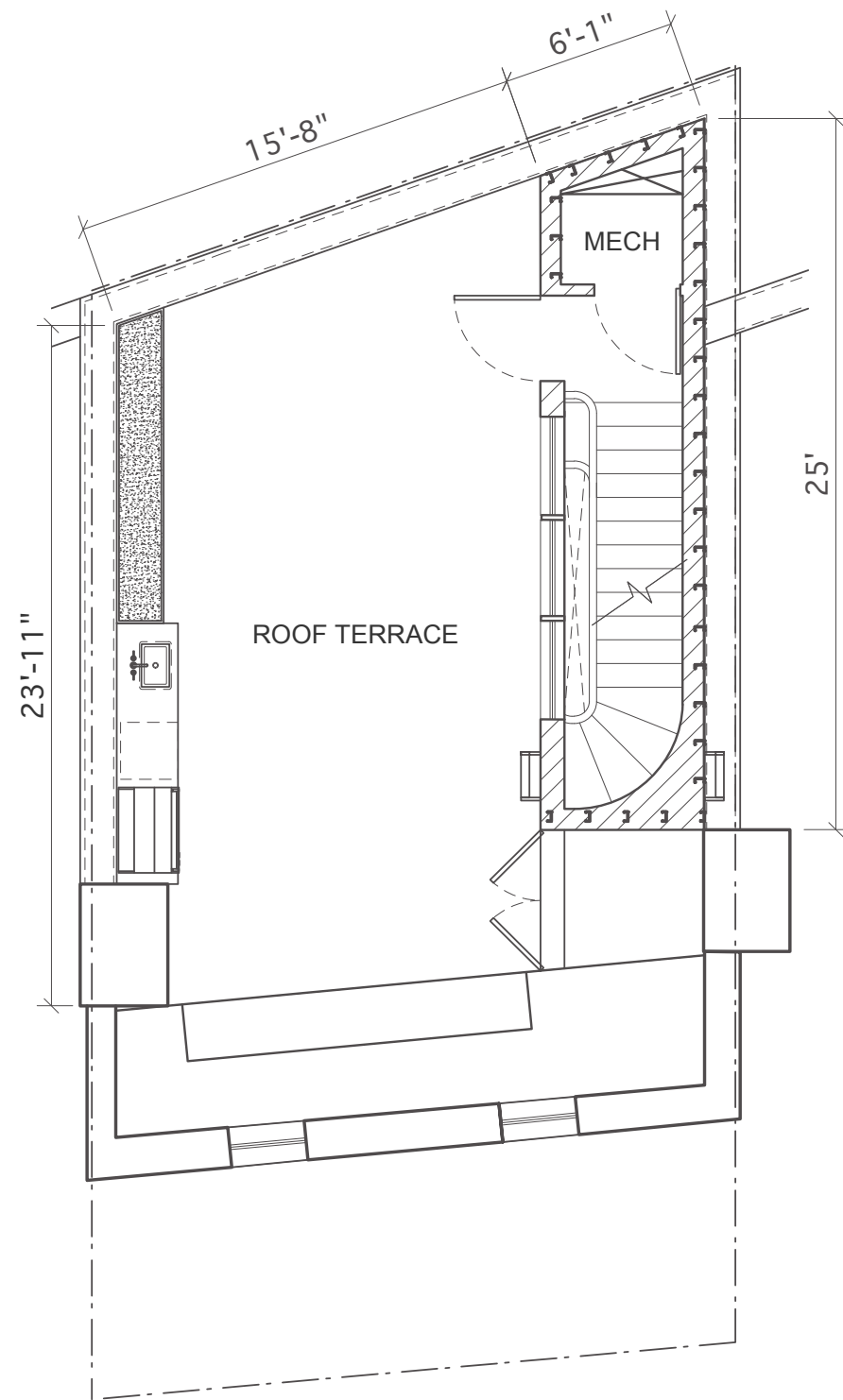
THIRD FLOOR DEMOLITION PLAN



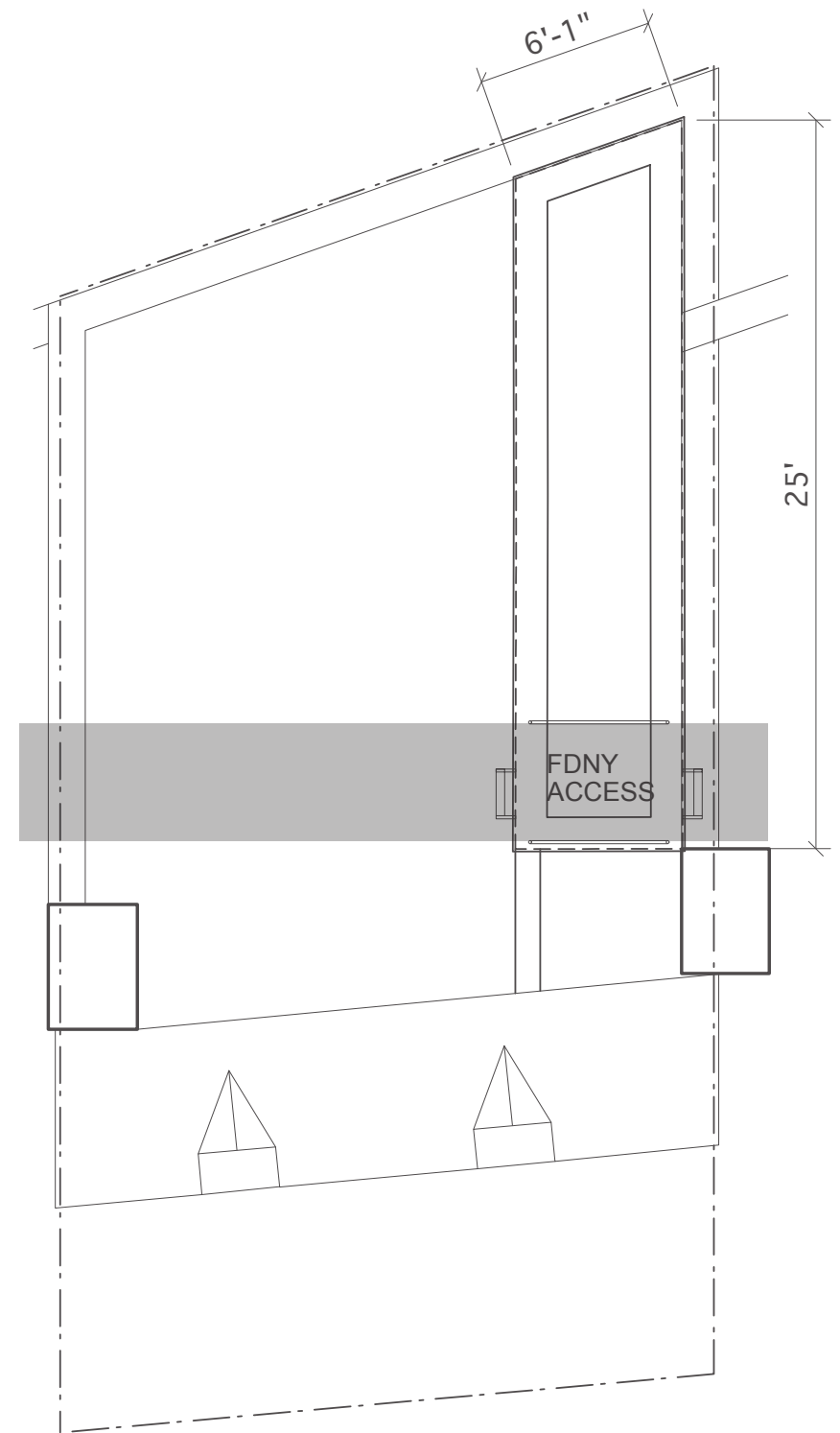
PROPOSED THIRD FLOOR PLAN



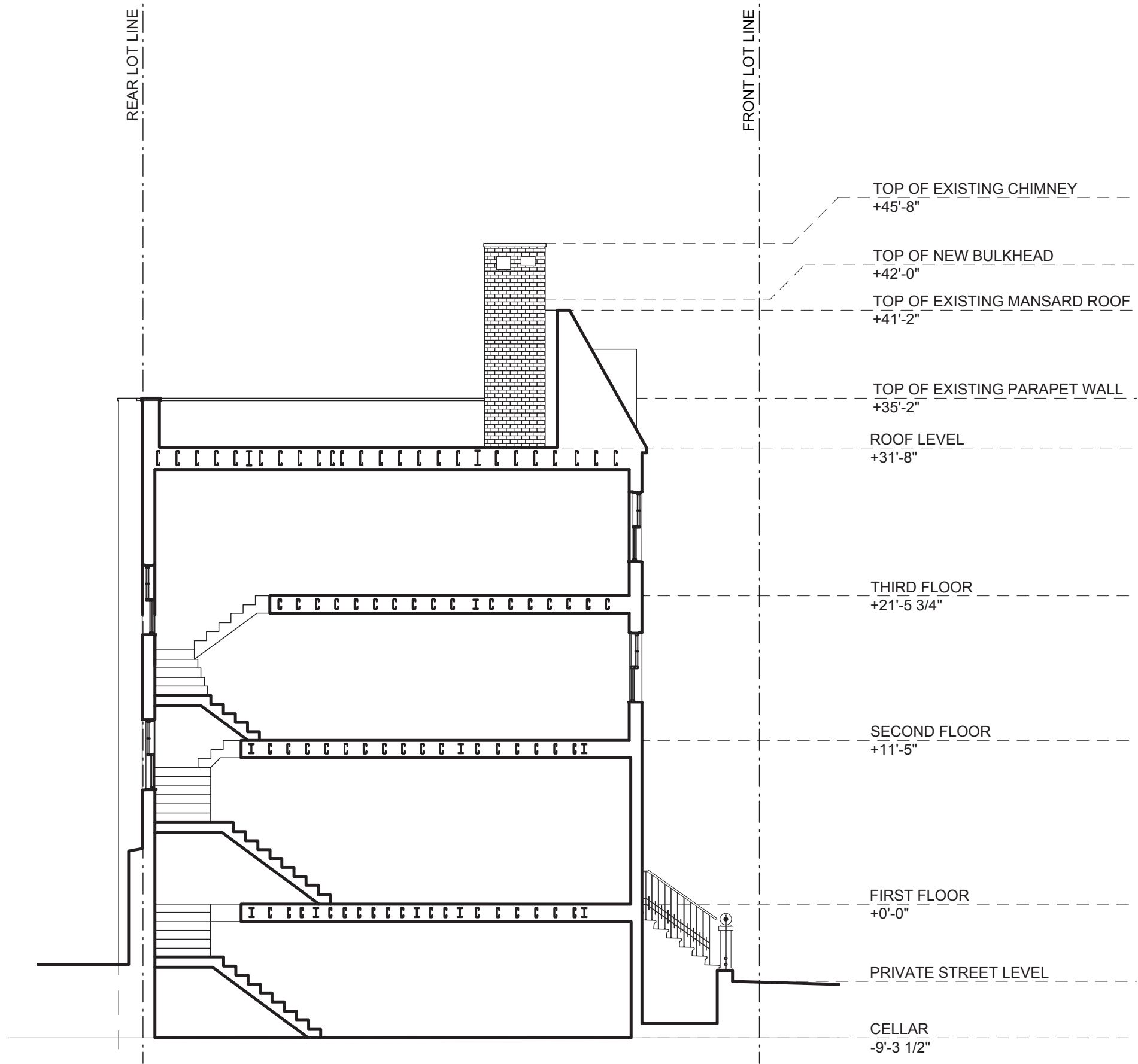
ROOF DEMOLITION PLAN

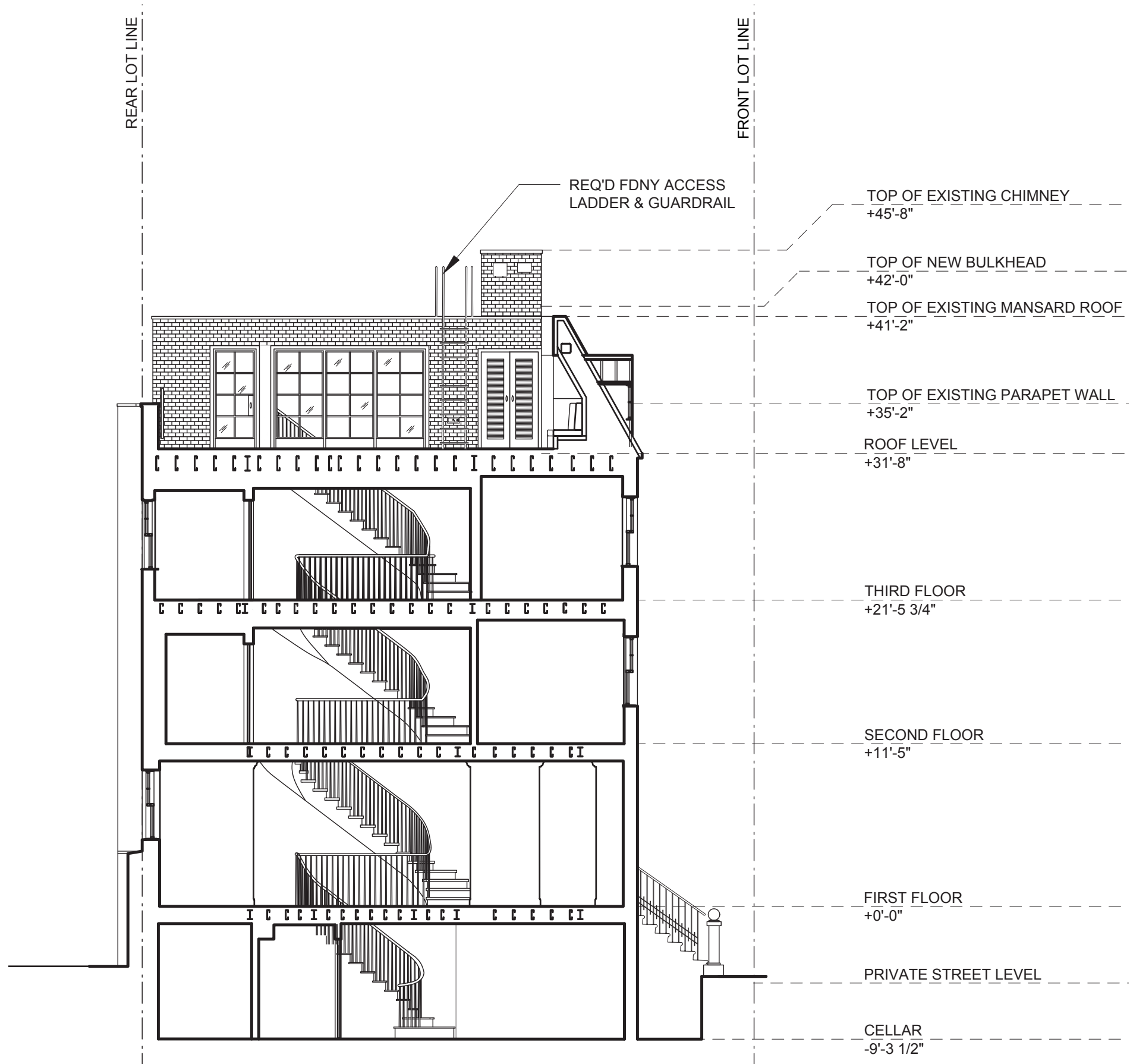


PROPOSED ROOF PLAN



PROPOSED BULKHEAD ROOF PLAN





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REAR FACADE

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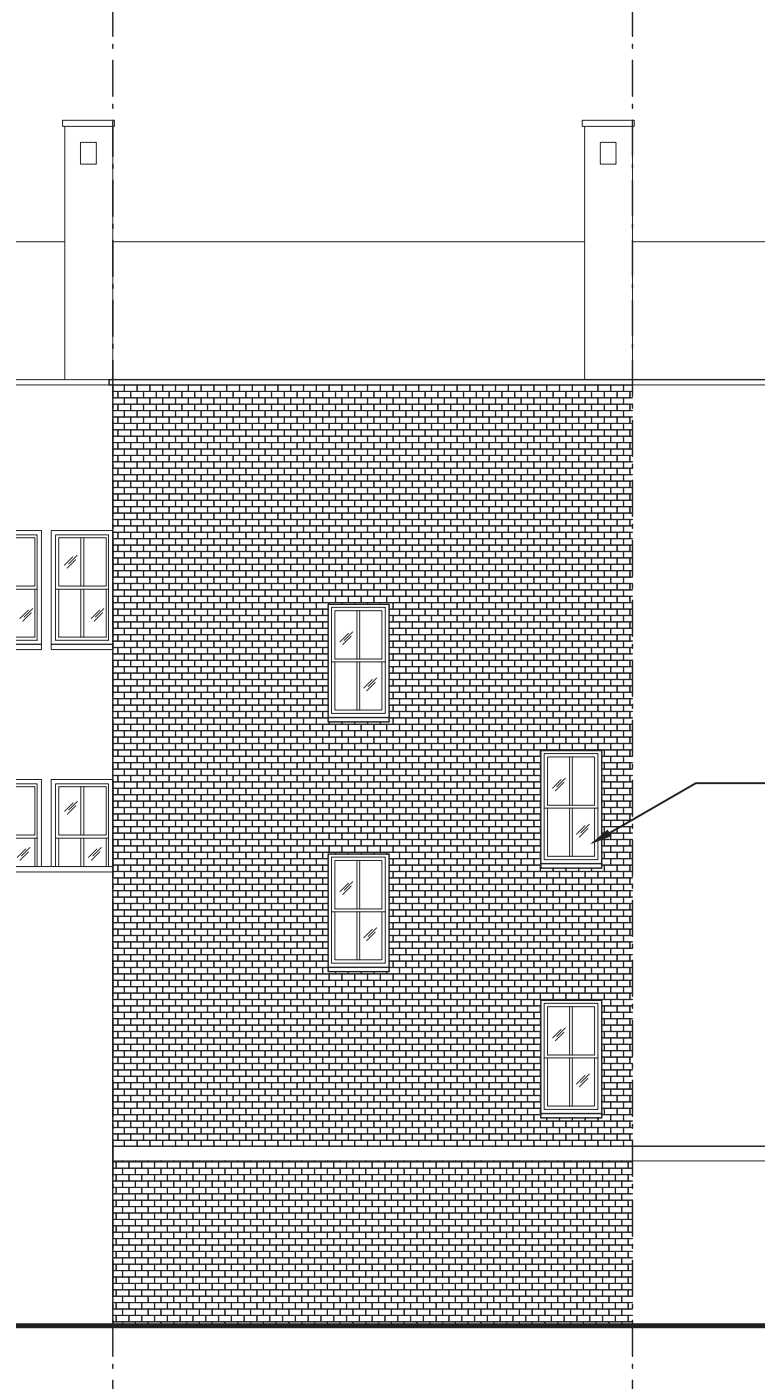




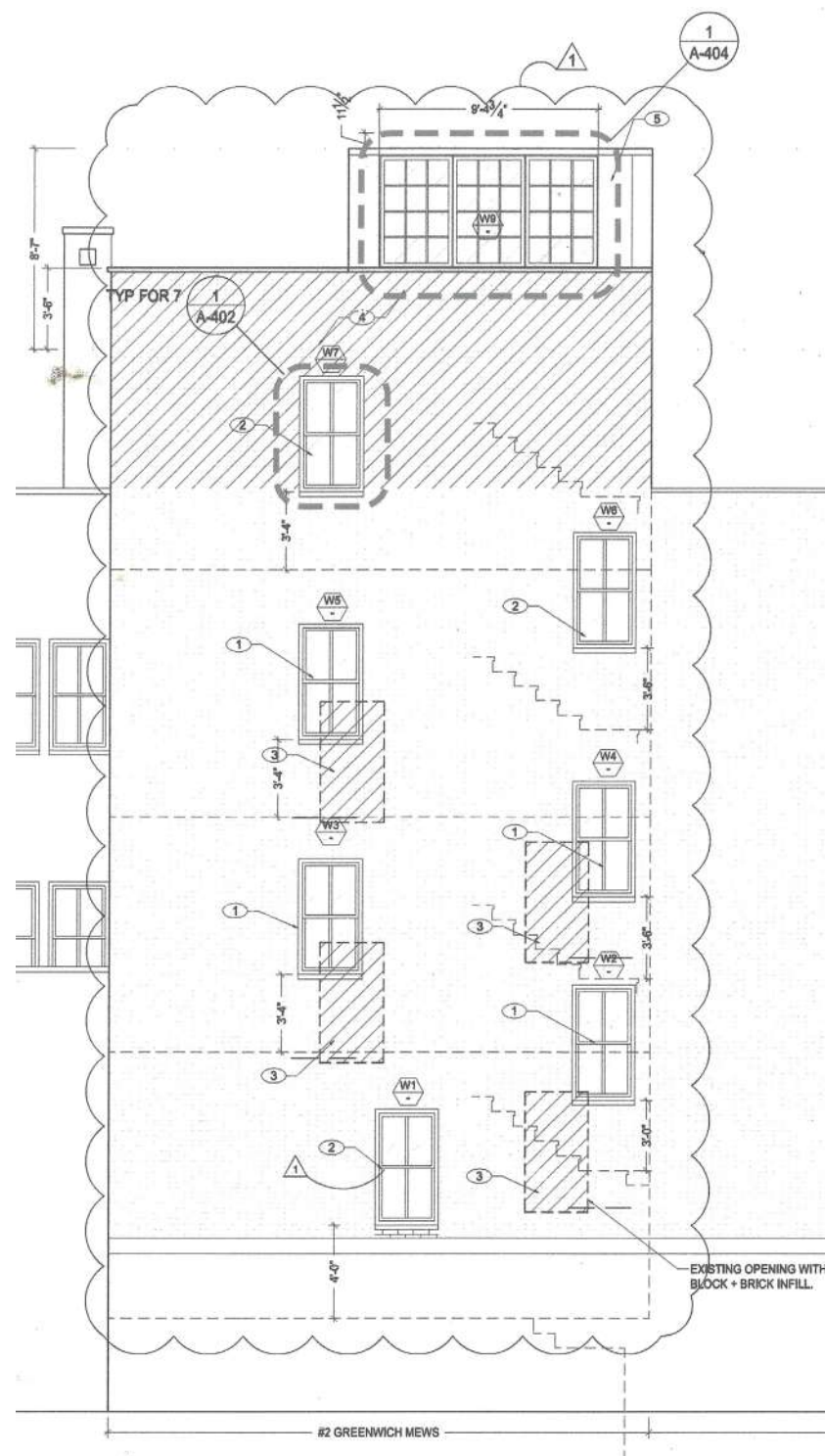
EXISTING REAR FACADE

PROPOSED SCOPE OF WORK AT REAR FACADE:

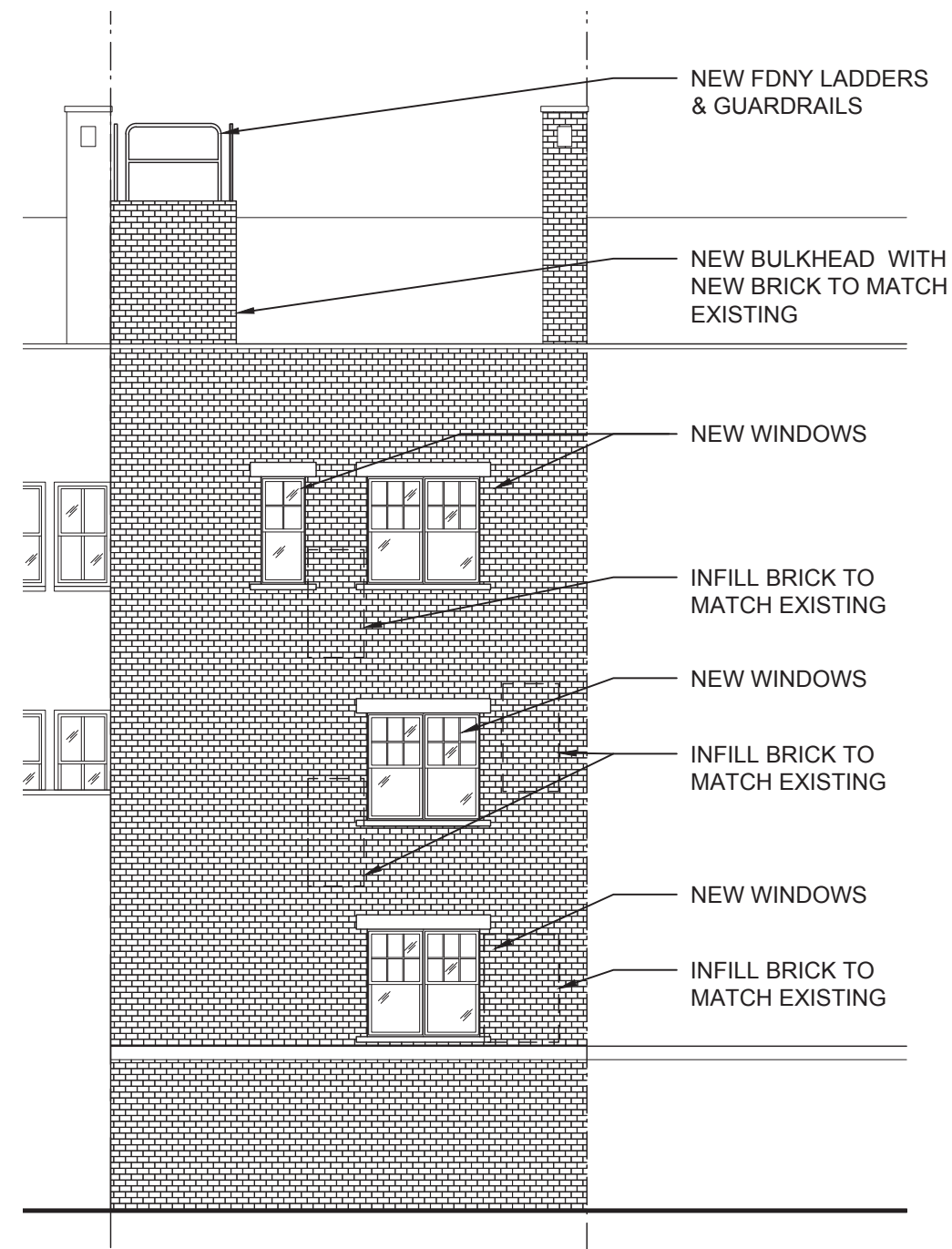
- REMOVE 4 EXISTING WINDOWS
- INFILL WITH MASONRY OPENINGS WITH BRICKS TO MATCH EXISTING
- CREATE 4 NEW WINDOWS WITH NEW MASONRY OPENINGS
- NEW LINTELS AND SILLS TO MATCH EXISTING
- NEW BULKHEAD (SEE NEXT SECTION)



EXISTING NORTH ELEVATION



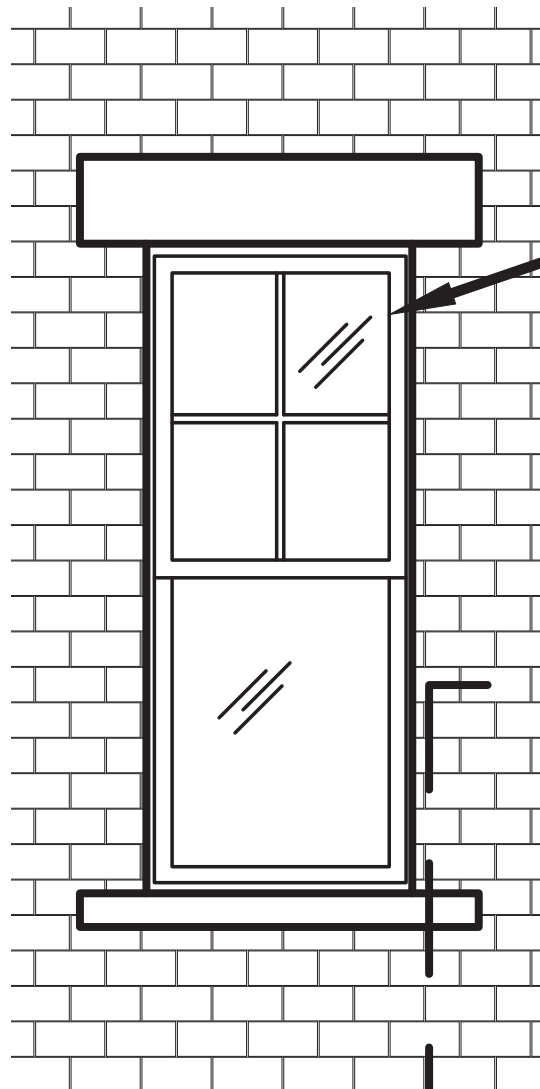
APPROVED NORTH ELEVATION



PROPOSED NORTH ELEVATION



EXISTING WINDOWS
687B -REAR FACADE



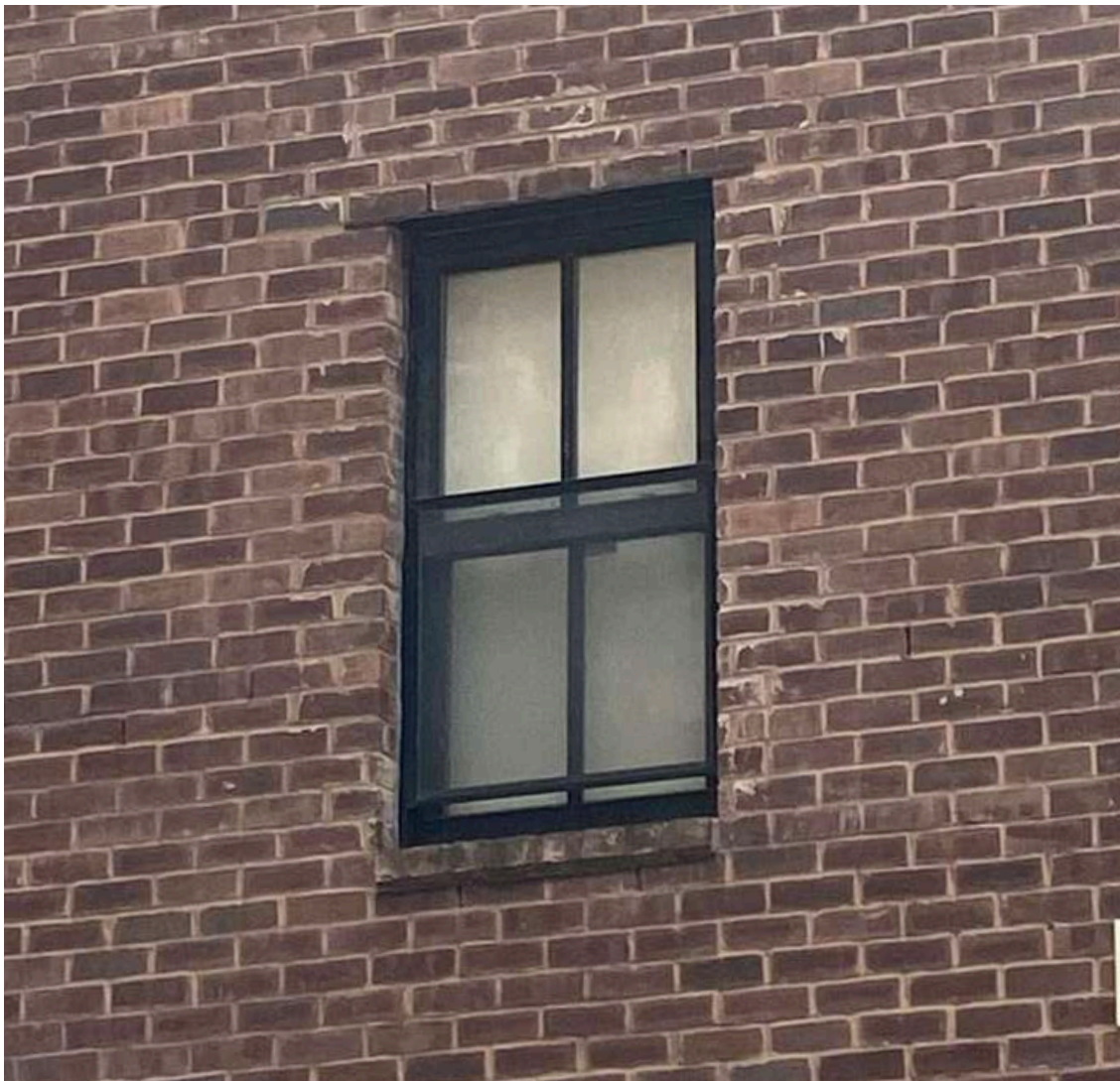
PROPOSED WINDOWS
687B -REAR FACADE



REFERENCE WINDOWS
687B -FRONT FACADE



Window A is more narrow than the existing windows. Therefore we are proposing four-over-one as its proportions work better for the window size. Unit A's facade on Greenwich Street also has four-over-one windows.



EXISTING WINDOWS
687B -REAR FACADE



PROPOSED WINDOWS - 687B -REAR FACADE
REFERENCE WINDOWS - 687B -FRONT FACADE



Windows B, C, and D are to match the existing to remain windows on the front facade. The existing front facade windows are (2) double hung windows side-by-side with six-over-one panes. Unit A's facade on Greenwich Street also has six-over-one windows. Therefore having mixed lite styles has president here.

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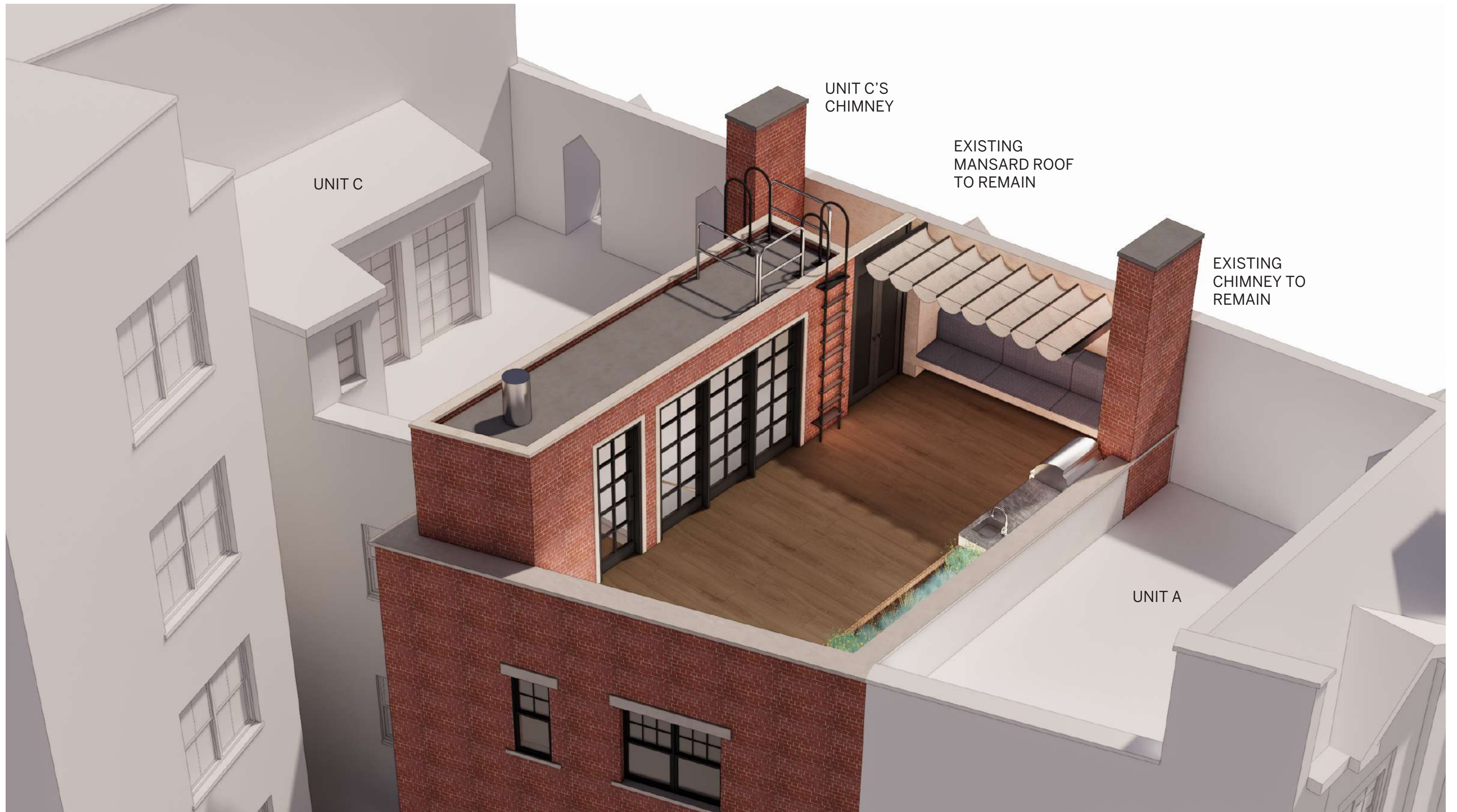
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EXISTING STREET VIEW



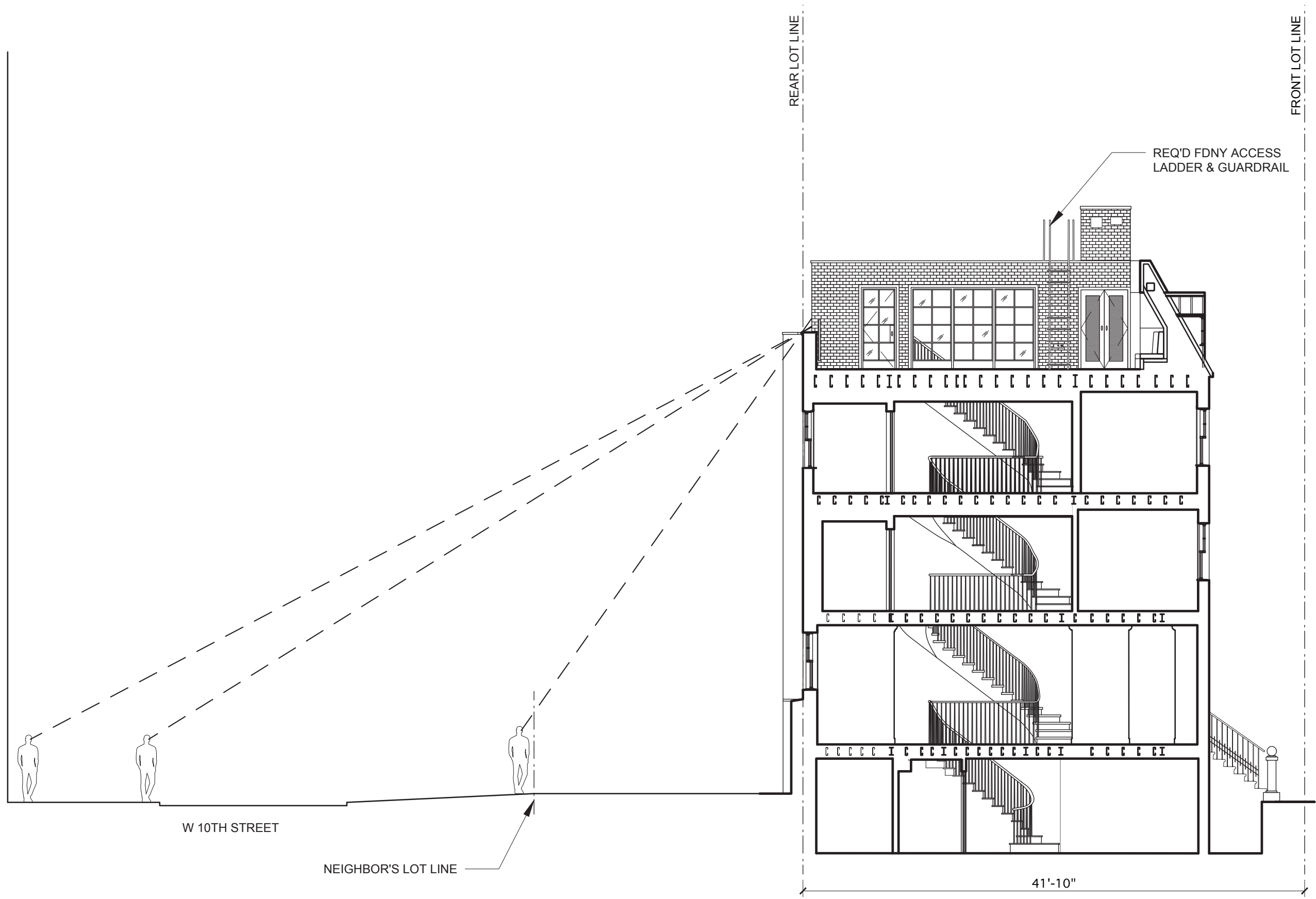
PREVIOUSLY APPROVED BULKHEAD STREET VIEW



PROPOSED BULKHEAD STREET VIEW

EXISTING

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North side of W 10th Street, looking South



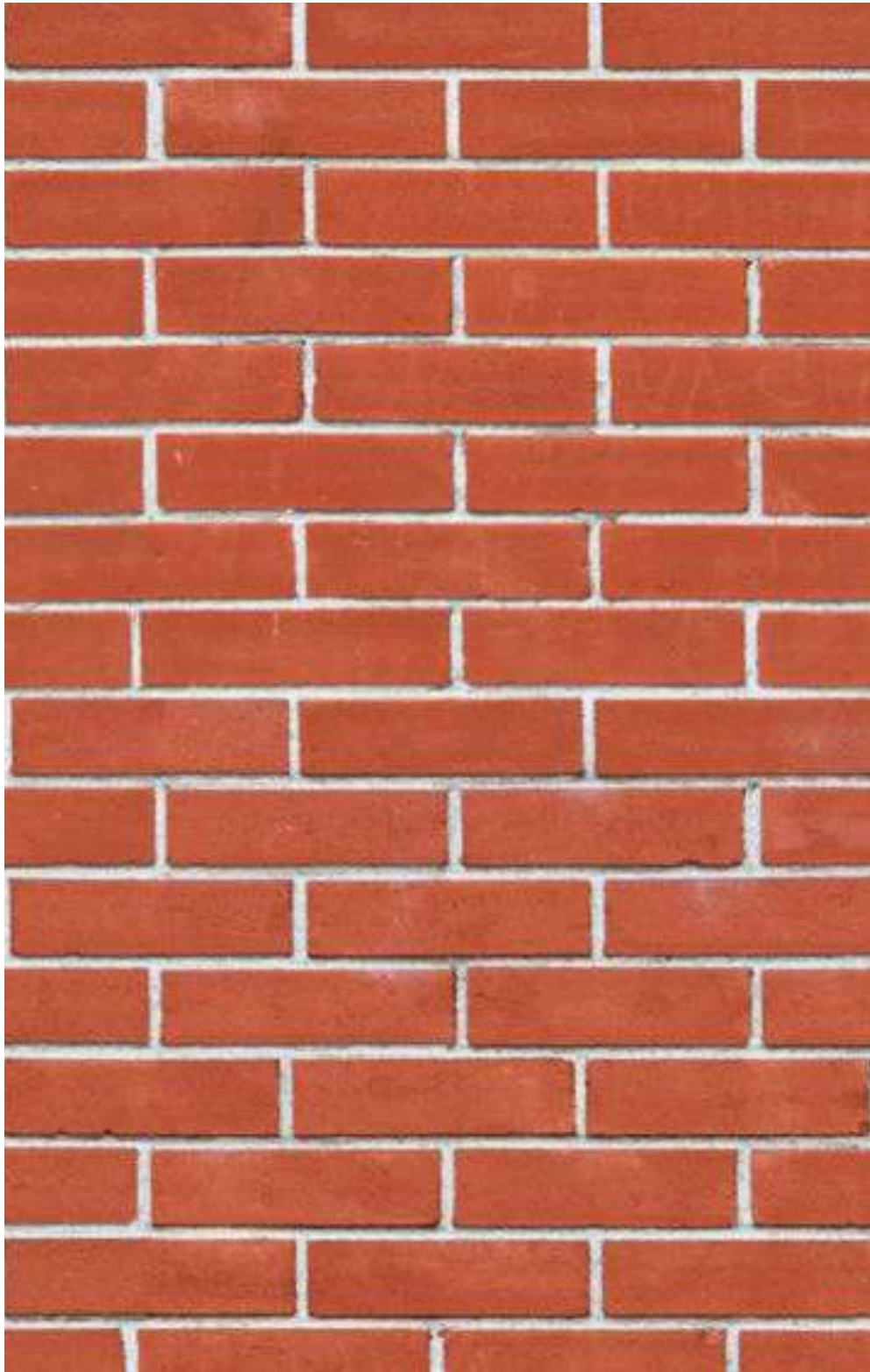
NW Corner, looking SE
Top of mock up aligns with top of mansard roof



North side of W 10th Street, looking South



SW Corner, looking E
Top of mock up aligns with top of mansard roof



BRICK



LIMESTONE CAP



BLACK WINDOW FRAME