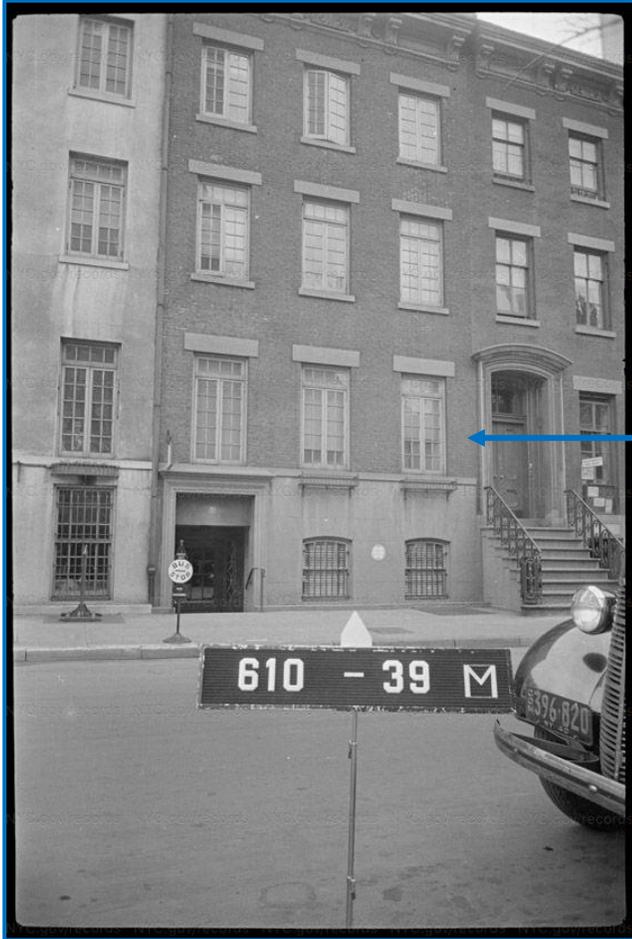




57 Christopher St.

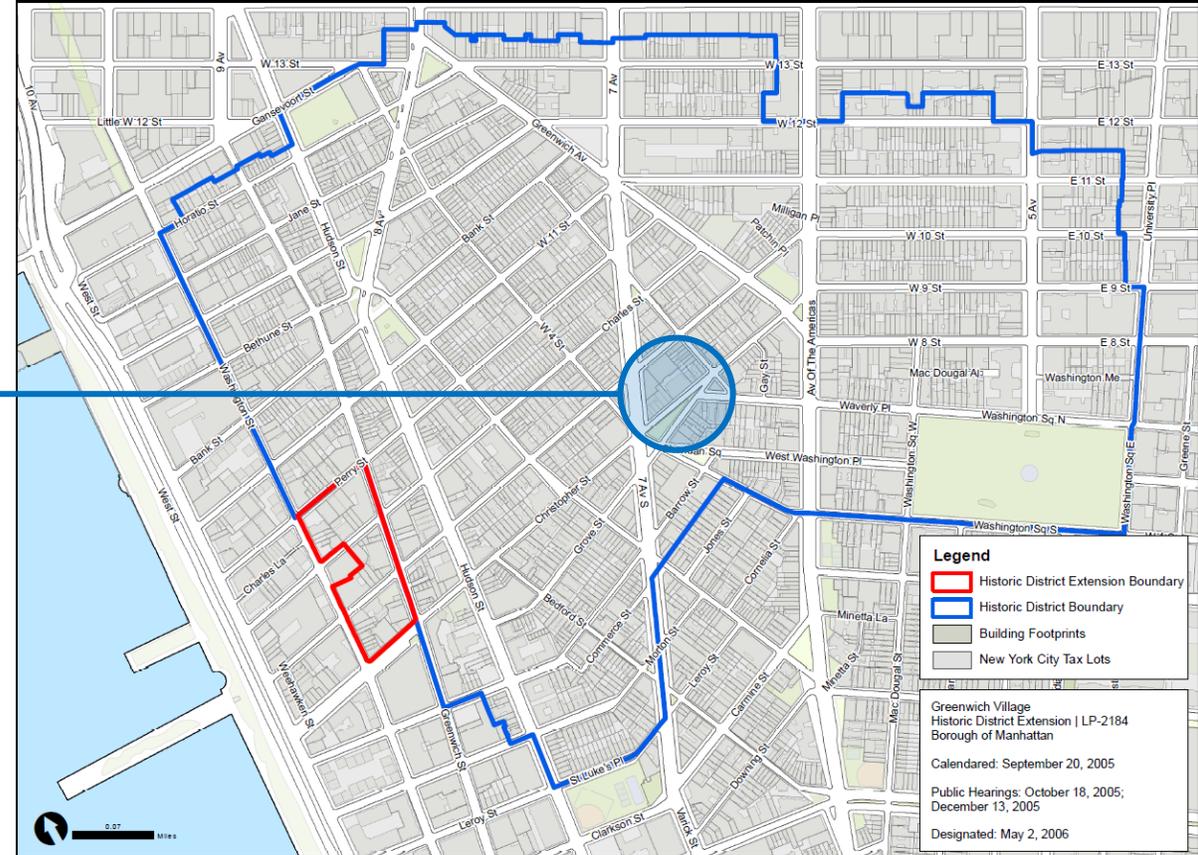
Community Board 02

05.15.2025



1
Greenwich Village Historic District Extension | LP-2184

NYC Landmarks Preservation Commission



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

57 CHRISTOPHER STREET
HISTORICAL PHOTOS





CHRISTOPHER STREET North Side (Betw. Seventh Ave. So. & Waverly Pl.)

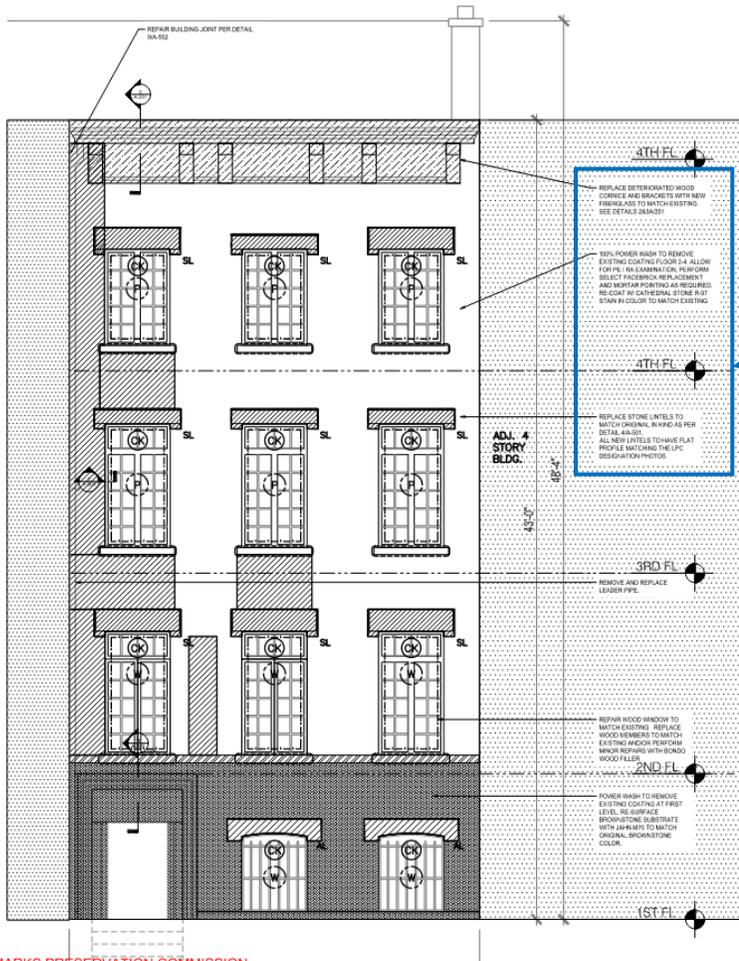
#61 The small prowlike taxpayer, which stands at the corner of Seventh Avenue South, was built in 1922 as an extension to No. 59 Christopher Street, for Myra Haxtum Harper by Frank E. Vitolo, architect. It now houses the popular Village Voice. Above large windows at the ground floor, it has a stuccoed second story level and paired casement windows with simple parapet above.

#55-59 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 do 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.



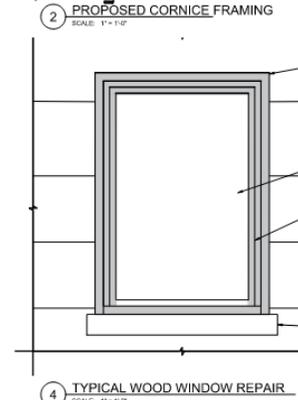
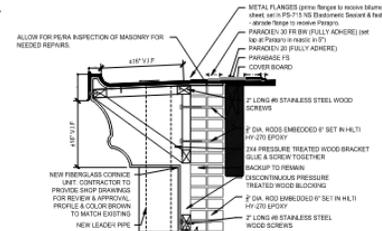
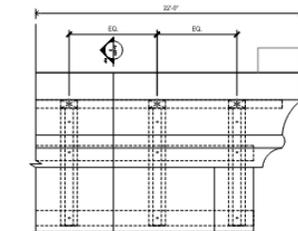
57 CHRISTOPHER STREET
EXISTING CONDITIONS





LEGEND OF FACADE REPAIRS				
SYMBOL	WORK ITEM	DESCRIPTION	DETAIL #	ALLOWANCES
[Symbol]	MORTAR JOINT REPAIR	CUT BACK MORTAR JOINTS TO A DEPTH OF 3/4" OR UNTIL SOLID SUBSTRATE IS REACHED. REINSTALL NEW MORTAR AS PER DETAIL.	404A-001	
[Symbol]	MORTAR JOINT REPAIR	CUT BACK MORTAR JOINTS TO A DEPTH OF 3/4" OR UNTIL SOLID SUBSTRATE IS REACHED. INSTALL NEW MORTAR AS PER DETAIL.	404B-001	
[Symbol]	BRICK REPLACEMENT	REMOVE DEFECTIVE MASONRY AND INSTALL NEW MASONRY AS PER DETAIL.	31A-001	335 SF
[Symbol]	EXTERIOR RETIENING	POWER WASH TO REMOVE EXISTING COATING AT FIRST LEVEL. RE-COAT WITH JMW-140 TO MATCH ORIGINAL COLOR.		
[Symbol]	SILL REPLACEMENT	REMOVE DEFECTIVE WINDOW SILL. INSTALL NEW SILL (PRE-CAST STONE OR LIMESTONE) TO MATCH EXISTING INCLUDING NEW LEAD FLASHING. INSTALL BESEALANT AT ALL CROSS AND END JOINTS.	45A-001	
[Symbol]	STONE LINTEL REPLACEMENT	REMOVE EXISTING STONE LINTEL AND ACCOMPANYING MASONRY AND INSTALL REPLACEMENT MATERIAL AS PER DETAIL.	41A-001	
[Symbol]	ARCHITECTURAL LINTEL REPLACEMENT	REMOVE EXISTING STONE LINTEL AND ACCOMPANYING MASONRY AND INSTALL REPLACEMENT MATERIAL AS PER DETAIL.	310A-001	
[Symbol]	SEALANT REPLACEMENT	REMOVE DEFECTIVE SEALANT AND INSTALL NEW SEALANT OVER BOND BREAK (METAL TO METAL TO MASONRY).	46A-001	
[Symbol]	WINDOW PAINTING	REMOVE LOOSE / PEELING PAINT AND SCRAPE PRIME. MID-PHASE COLOR TO MATCH EXISTING TO BE APPROVED BY LPC.		
[Symbol]	WOOD WINDOW REPAIR/REPLACE	SCRAPE, PRIME, AND PAINT WOOD WINDOWS. PERFORM MISC WOOD REPAIRS AS REQUIRED.	31A-001	
[Symbol]	VERTICAL EXPANSION JOINT	REMOVE DEFECTIVE EXPANSION JOINT AND INSTALL NEW AS PER DETAIL.	88A-001	
[Symbol]	STONE BRICK REPLACEMENT	REMOVE DEFECTIVE STONE AND INSTALL NEW (LIMESTONE) AS PER DETAIL.	8710A-001	

NOTE: PER LPC 100% INSPECTION & ALLOTMENT OF ALLOWANCES LISTED.



LANDMARKS PRESERVATION COMMISSION
ELECTRONIC APPROVAL - 07/18/2024 - CCP
www.edgny.com
50 West 40th Street, 5th Fl.
New York, NY 10018
T: 212.683.5680

CLIENT:
CHRISTOPHER &
SEVENTH REALTY
LLC

NO.	DATE	COMMENT
01	04-09-2024	RE-ISSUED FOR LPC
02	07-17-2024	FOR LPC

EXTERIOR FACADE RESTORATION

57 CHRISTOPHER ST.
NEW YORK, NY
10014

SOUTH PRIMARY ELEVATION

PROJECT No: 220711
DRAWING BY: NT
DESIGNED BY: CL
CHECKED BY: AS
DRAWING No: A-201.00



REPLACE DETERIORATED WOOD CORNICE AND BRACKETS WITH NEW FIBERGLASS TO MATCH EXISTING. SEE DETAILS 2&3A/201

100% POWER WASH TO REMOVE EXISTING COATING FLOOR 2-4. ALLOW FOR PE / RA EXAMINATION, PERFORM SELECT FACEBRICK REPLACEMENT AND MORTAR POINTING AS REQUIRED. RE-COAT W/ CATHEDRAL STONE R-97 STAIN IN COLOR TO MATCH EXISTING



REPLACE STONE LINTELS TO MATCH ORIGINAL IN KIND AS PER DETAIL 4/A-501. ALL NEW LINTELS TO HAVE FLAT PROFILE MATCHING THE LPC DESIGNATION PHOTOS.





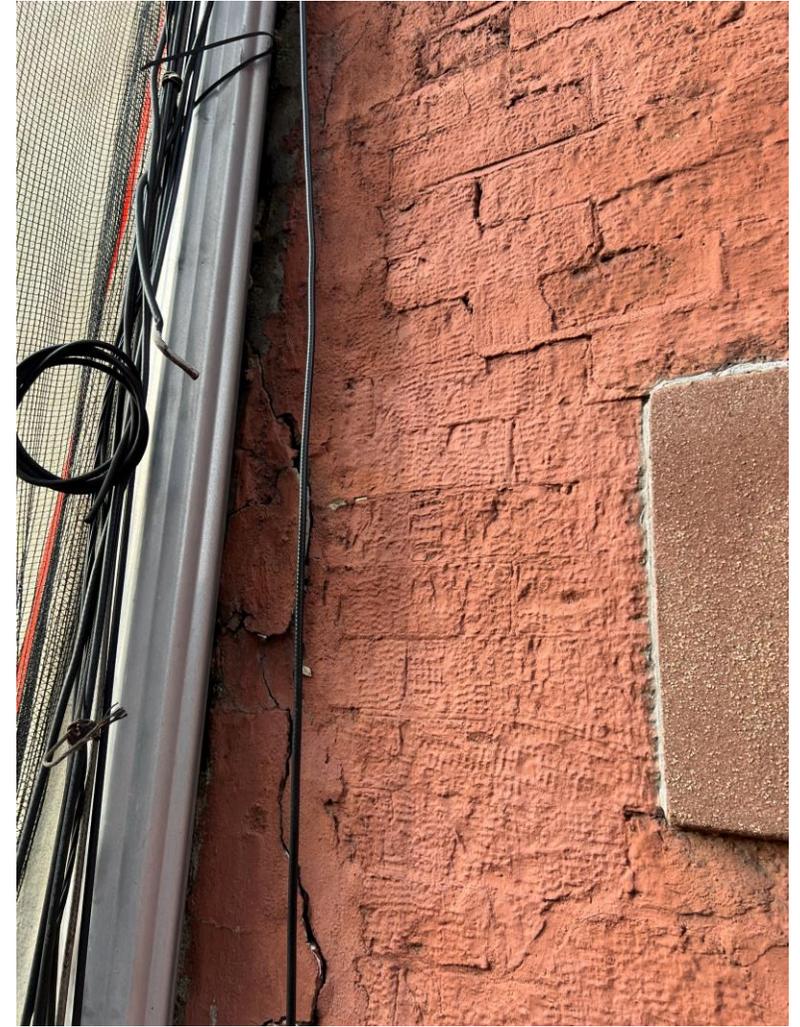
STREET FAÇADE | POST-MOBILIZATION



STREET FAÇADE | CLOSE-UP

57 CHRISTOPHER STREET
EXISTING CONDITIONS





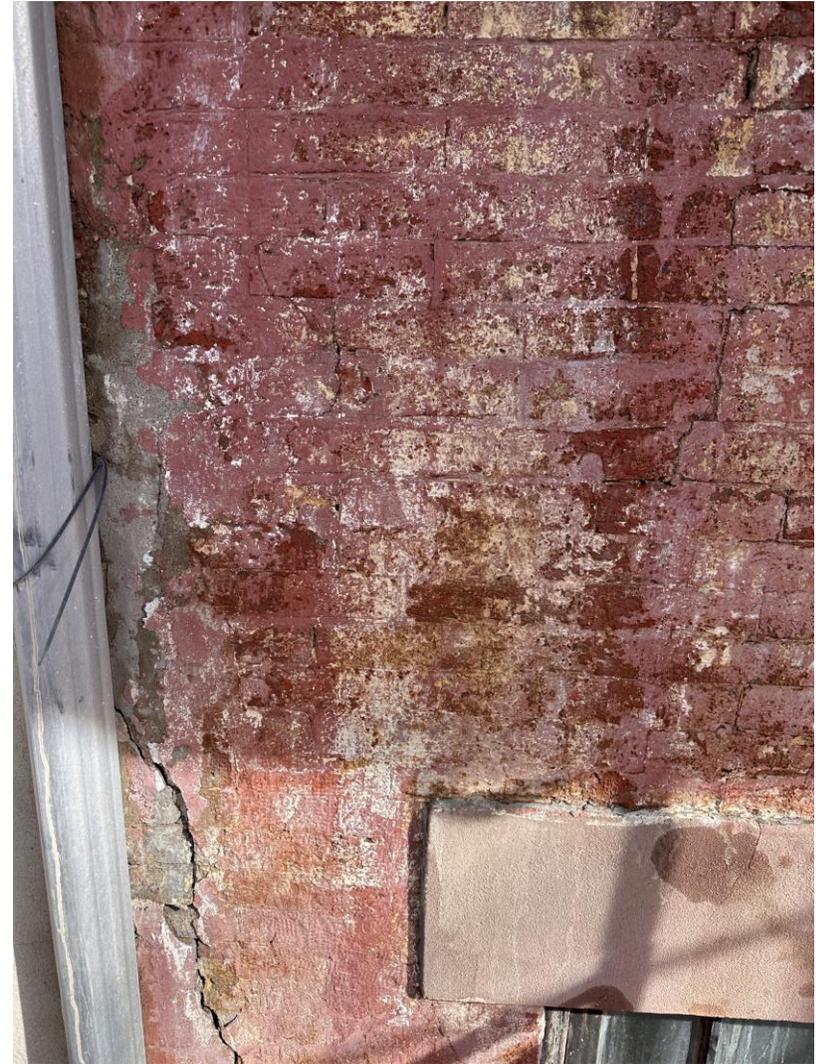
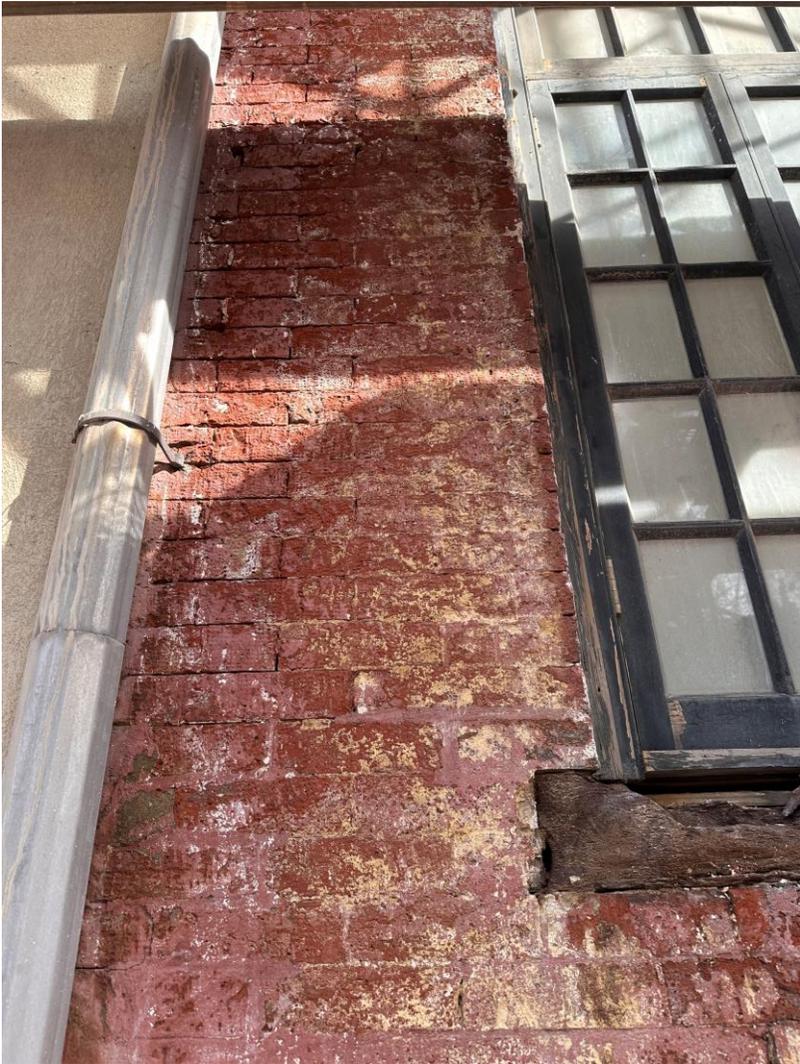
57 CHRISTOPHER STREET
EXISTING CONDITIONS (PRE-CLEANING)





57 CHRISTOPHER STREET
EXISTING CONDITIONS (PRE-CLEANING)





57 CHRISTOPHER STREET
EXISTING CONDITIONS (POST-CLEANING)





57 CHRISTOPHER STREET
EXISTING CONDITIONS (POST-CLEANING)





57 CHRISTOPHER STREET
EXISTING CONDITIONS (POST-CLEANING)





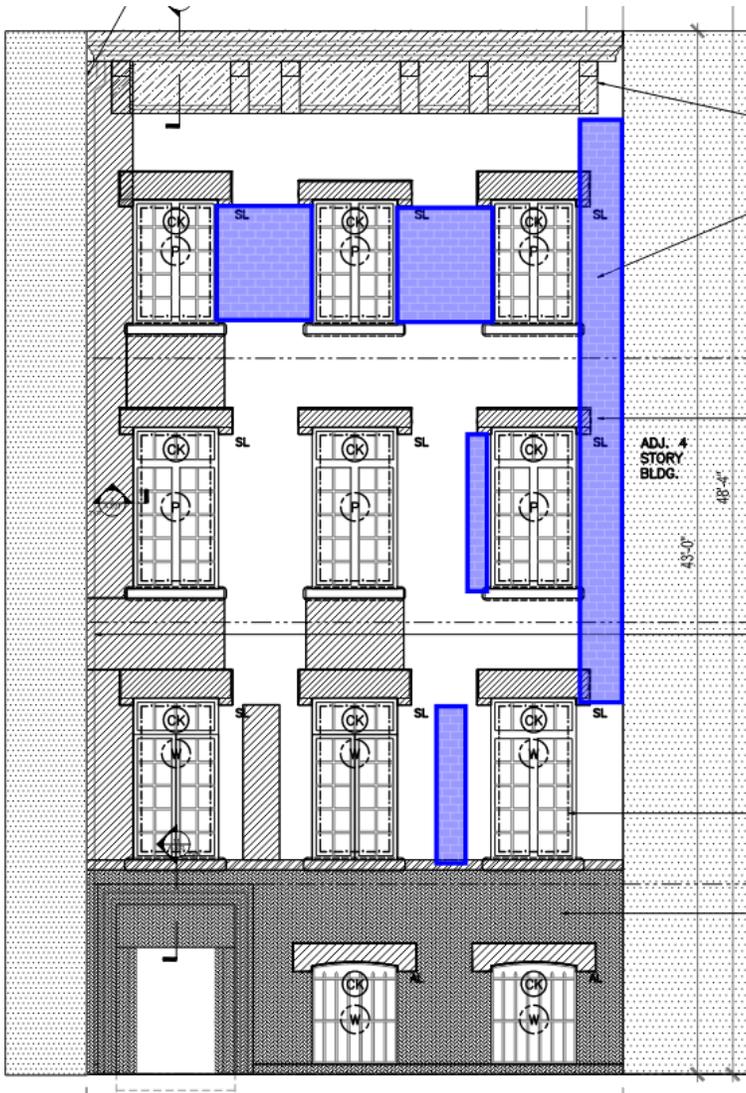
57 CHRISTOPHER STREET
EXISTING CONDITIONS (POST-CLEANING)





57 CHRISTOPHER STREET
EXISTING CONDITIONS (POST-CLEANING)

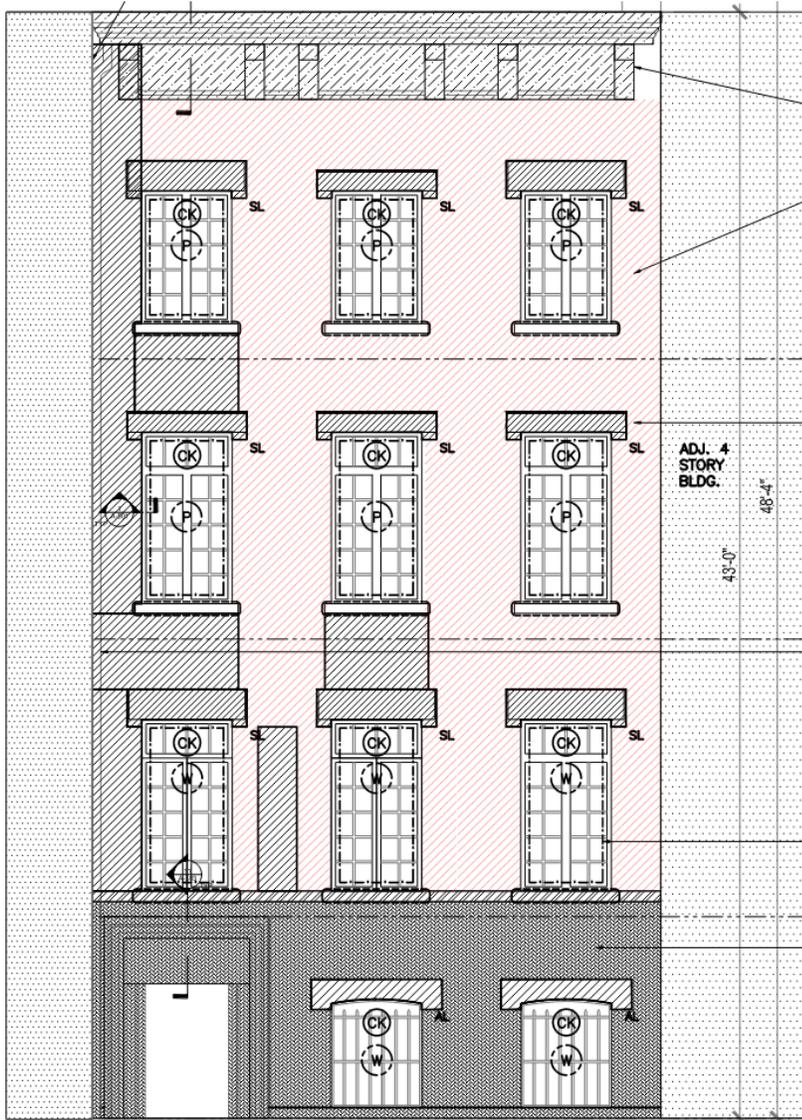




Areas of Potential* Salvageability

Total SF of Masonry: ±450 SF

Potential Salvageability: ±90 SF (20%)



Proposed Scope

Total SF of Masonry: ±450 SF

Base Replacement: ±110 SF

Additional Replacement: ±340 SF



APPROVED FOR 55 CHRISTOPHER STREET:

Each to be recommended for 57 Christopher

BRICK: BELDEN 503

MORTAR: SPECMIX 501

CAST STONE: VESTACAST 809

CORNICE (COATING): PINECONE BROWN

57 CHRISTOPHER STREET

APPROVALS TO DATE





APPROVED FOR 55 CHRISTOPHER STREET:

Each to be recommended for 57 Christopher

BRICK: BELDEN 503

MORTAR: SPECMIX 501

CAST STONE: VESTACAST 809

CORNICE (COATING): PINECONE BROWN

