

NEW YORK
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Final Exterior Touches Underway At 77 Greenwich Street In Financial District



77 Greenwich Street. Photo by Michael Young

BY: [MICHAEL YOUNG](#) 8:00 AM ON SEPTEMBER 22, 2020

Façade work is closing in on completion at [77 Greenwich Street](#), a 42-story mixed-use skyscraper in the [Financial District](#). Designed by [FXCollaborative](#) and developed by [Trinity Place Holdings](#), the 500-foot-tall project is slated to yield a total of 90 condominiums ranging from one- to four-bedroom layouts with interiors designed by [Deborah Berke Partners](#).



77 Greenwich Street. Photo by Michael Young

The last section awaiting completion is the slim northern elevation, which features warm-toned panels and a strip of windows along the centerline of the edifice. This rear elevation is largely blank with reinforced concrete walls that cover the egress and elevator cores. Almost all of the glass has been installed on the remainder of the tower, with just some small touches around the ground floor outstanding, as well as the strip on the eastern elevation where the hoist is still attached.

Down below is the preserved and refurbished brick masonry walls of the landmarked Robert and Anne Dickey House. The bold red color and grid of newly installed windows, shutters, and ornamental elements above the doorway revitalize the traditional design of the low-rise structure. This stands immediately to the south of 77 Greenwich Street's 150-foot-tall podium that is set to house a grade school and ground-floor retail.



The western elevation of the Robert and Anne Dickey House. Photo by Michael Young



Looking at the back side to the Robert and Anne Dickey House. Photo by Michael Young

Both the podium and main tower itself follows the diagonal layout of Greenwich Street.



77 Greenwich Street. Photo by Michael Young

The photograph below shows the rigid angled folds in the glass enclosure. This design also provide residents with much clearer views of the New York Harbor.



77 Greenwich Street. Photo by Michael Young

The southern profile subtly bends inward and has a number of small cantilevers out over the Robert and Anne Dickey House. The light-colored panels for the podium and its tight array of tall, narrow windows create a nice contrast in color and material.



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Amenities for 77 Greenwich Street include a private residential lounge with a catering kitchen, a children's playroom, a double-height fitness center, and a landscaped outdoor terrace on the ninth floor with a dog run, dining areas, and pergolas. This space should be situated high enough to provide views of the Hudson River, with residences above offering even greater vistas of the Lower Manhattan skyline.

77 Greenwich Street is expected to open in 2021.