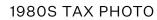
E R \( \forall \)

246 WEST 11TH STREET

**Landmarks Public Hearing** 









EXISTING FRONT FACADE

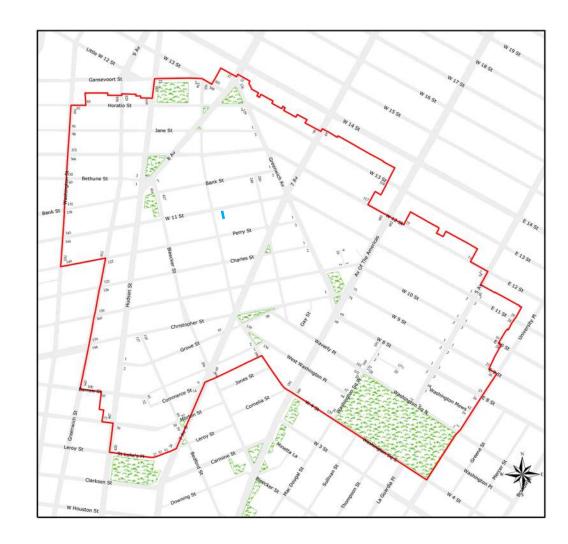


### FRONT FACADE PHOTO

## 1969 LPC DESIGNATION PHOTO

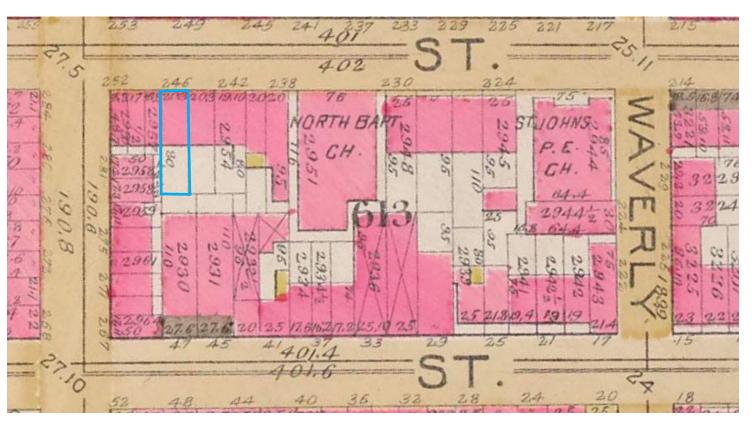


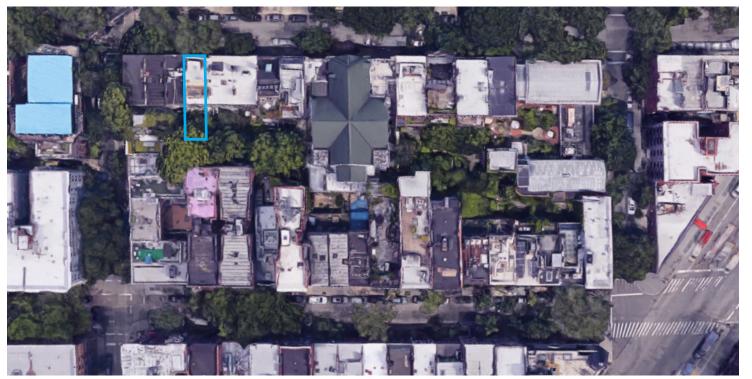




1. GREENWICH VILLAGE HISTORIC DISTRICT MAP

PROJECT LOCATION





# 2. HISTORIC MAP OF MANHATTAN BLOCK 623

LIONEL PINCUS AND PRINCESS
FIRYAL MAP DIVISION, THE NEW
YORK PUBLIC LIBRARY. "PLATE
10 [MAP BOUNDED BY W. 14TH
ST., 6TH AVE., BEDFORD ST.,
HUDSON RIVER]" THE NEW
YORK PUBLIC LIBRARY DIGITAL
COLLECTIONS. 1891.

SOURCE:

NYC PUBLIC LIBRARY DIGITAL COLLECTIONS
LIONEL PINCUS AND PRINCESS

FIRYAL MAP DIVISION

3. AERIAL VIEW GOOGLE MAPS

# **BLOCK VIEW**



LOOKING NORTH



LOOKING SOUTH



LOOKING EAST

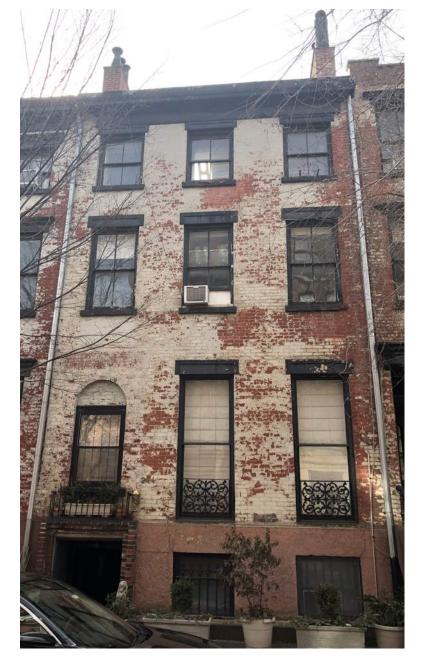


LOOKING WEST

## CONTEXT









240 WEST 11TH STREET

242 WEST 11TH STREET

244 WEST 11TH STREET

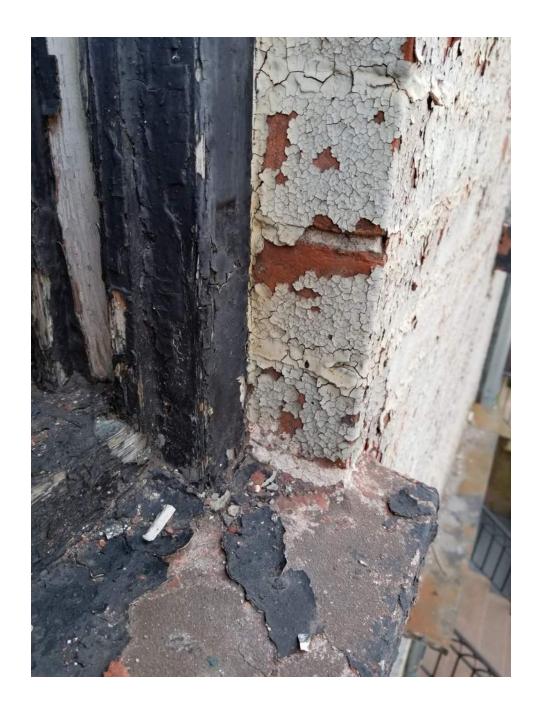
246 WEST 11TH STREET



EXISTING + PROPOSED RELINE EXISTING CHIMNEY, REPAIR DEMOLISH EXISTING BRICK AS NECESSARY FLUE CAPS NEW STONE CAP REMOVE EXISTING ROOFING MEMBRANE FROM PEAKED ROOF - NEW LEAD-COATED COPPER CLADDING OVER EXISTING AND SAWTOOTH SKYLIGHT NEW LIGHT GRAY KEMPER ROOF SAWTOOTH SKYLIGHT REMOVE EXISTING STEEL AND GLASS WINDOWS AT SAWTOOTH SKYLIGHT MEMBRANE THROUGHOUT NEW STEEL SKYLIGHT TO MATCH EXISTING, PTD BLACK REMOVE EXISTING CAP STONES NEW CAP STONES REMOVE EXISTING STONE SILLS, TYP. THIRD FLOOR +26'-4 3/4" - NEW CAST STONE LINTELS TO MATCH EXISTING STUCCO FACADE AT BASEMENT FLOOR NEW CAST STONE SILLS TO MATCH EXISTING STUCCO FACADE AT BASEMENT FLOOR REMOVE PAINT FROM FRONT FACADE, CLEAN, REPAIR, AND NEW CAST STONE REMOVE EXISTING SHEET PEDIMENT TO MATCH REPOINT BRICK AS NECESSARY EXISTING STUCCO
FACADE AT SECOND FLOOR +16'-1" BASEMENT FLOOR - REMOVE SHEET METAL CAPS, TYP. INSTALL NEW DOORS AT FRONT FACADE TO STRIP PAINT, CLEAN MATCH ORIGINAL, WITH SOLID PANELS IN PLACE AND REPAIR EXISTING DECORATIVE SURROUND OF GLAZING REMOVE WINDOWS AT EACH NEW 2-OVER-2 WOOD WINDOWS FLOOR OF FRONT FACADE, TYP. AT ALL FLOORS OF FRONT FACADE, PAINTED BLACK NEW STUCCO LAYER OVE FIRST FLOOR +5'-2 1/4" EXISTING STOOP. COLOR TO MATCH EXISTING STUCCO AT NEW RUSTICATED STUCCO FACADE AT BASEMENT FLOOR. MATCH COLOR TO FXISTING FACADE CHIP AWAY FINISHED CLEAN AND REPAIR EXISTING BASEMENT FACADE. ⟨N<sub>2</sub>⟩ ⟨Ã/1⟩ STUCCO LAYER AND PREPARE FOR NEW COAT WINDOW GRATES AS CHIP AWAY FINISHED STUCCO LAYER AND PREPARE FOR NEW COAT EXISTING WINDOW GRILLES BASEMENT -3'-4 3/4" REMOVE AND SALVAGE DOWN TO BASEMENT, DIG OUT FRONT AREAWAY PER A-XXX NEW METAL PICKET FENCE PTD BLACK ON DEMOLISH EXISTING FENCE BROWNSTONE CURB TO MATCH 250 WEST 11TH STREET METAL PLANTER ATTACHED TO BACK OF FENCE, PTD BLACK **EXISTING FRONT FACADE** PROPOSED FRONT FACADE

WINDOWS

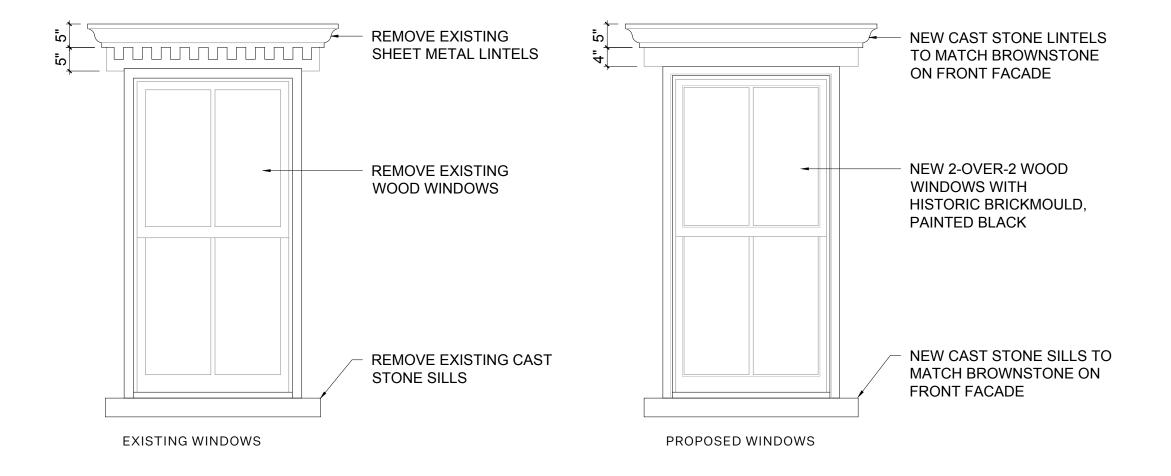




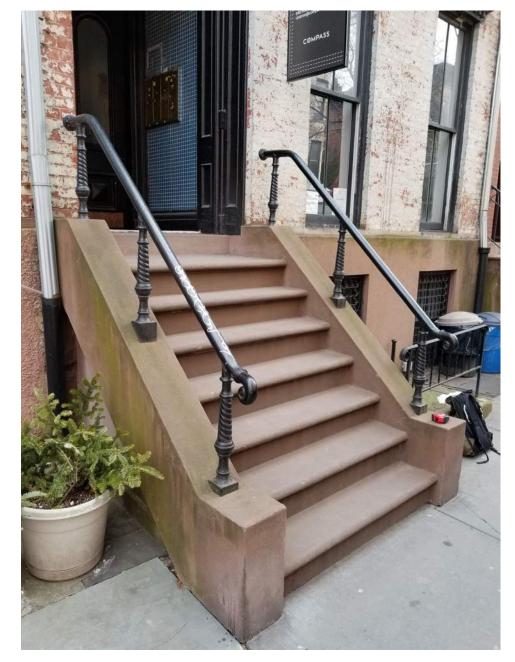




WINDOWS



STOOP AND ENTRY

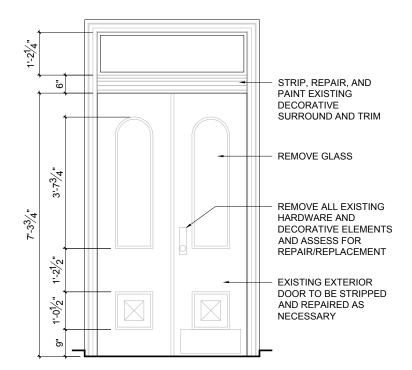


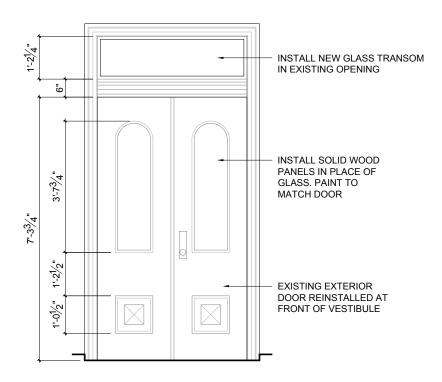


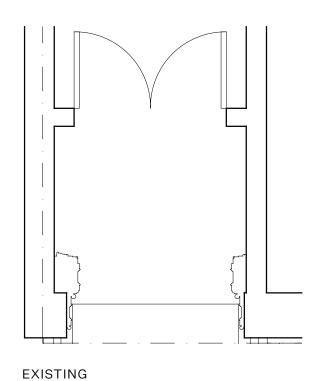


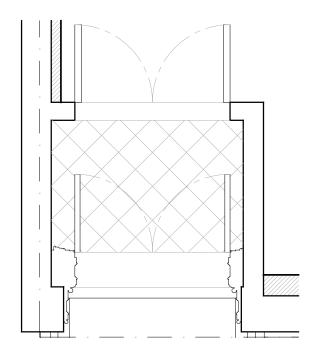


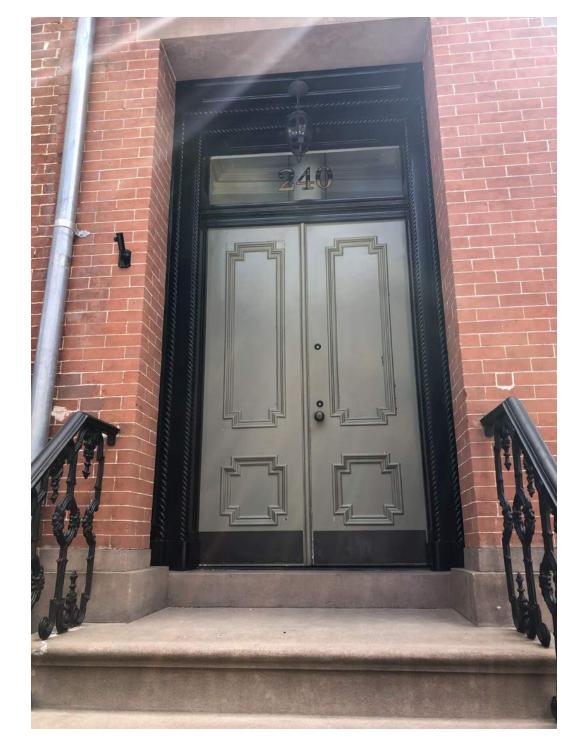
#### **ENTRY DOORS**











FRONT DOOR OF 240 WEST 11TH STREET

PROPOSED

## EXISTING IRON WORK

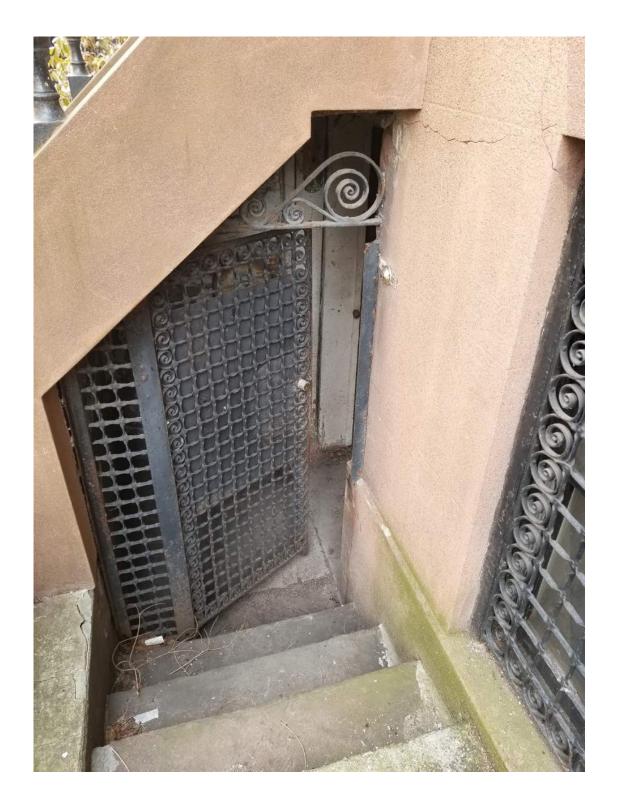




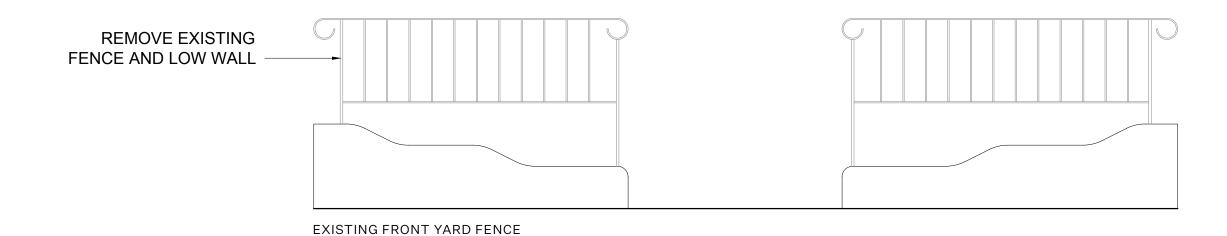


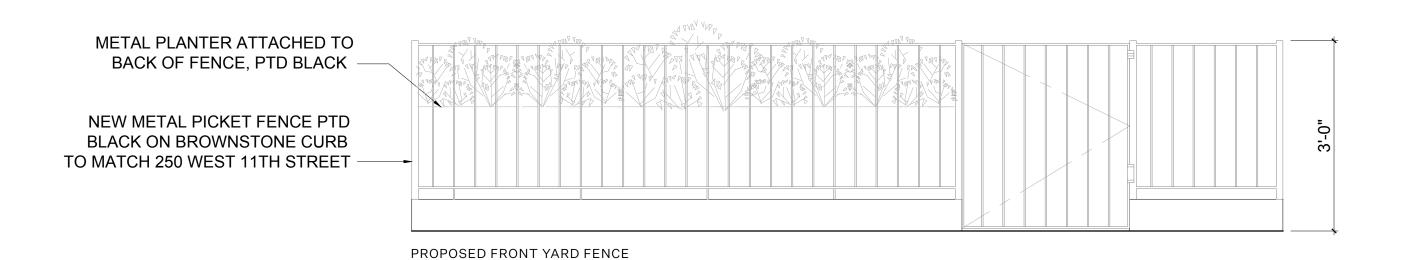
UNDER STOOP





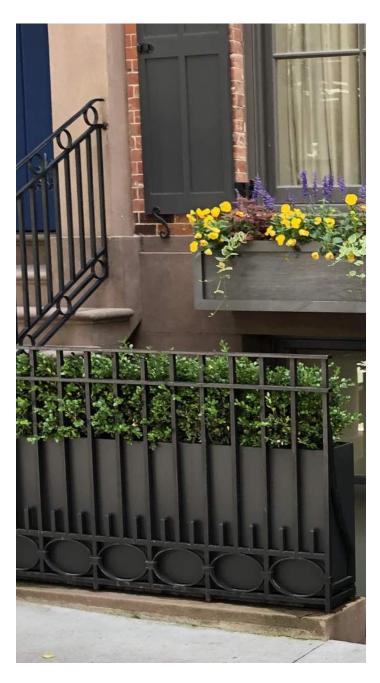
IRONWORK



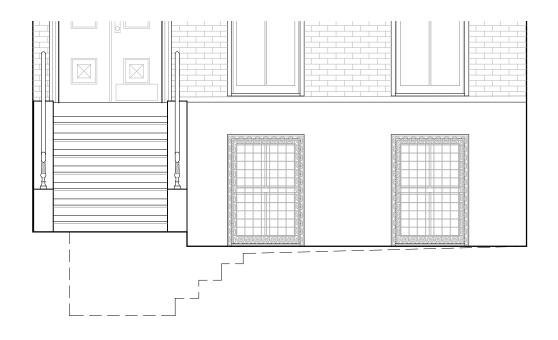


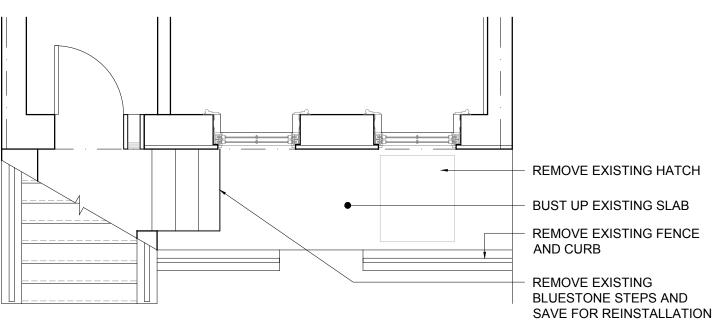
# IRONWORK





IRONWORK FROM 250 WEST 11TH STREET IRONWORK FROM 70 BANK STREET





PROPOSED FRONT YARD

NEW BLUESTONE STEPS DOWN DO BASEMENT ENTRY - NEW WOOD TRASH **ENCLOSURE** @ \$\\\ \text{\$\exitt{\$\text{\$\text{\$\text{\$\text{\$\text{\$\exitt{\$\text{\$\text{\$\exitt{\$\exitt{\$\text{\$\text{\$\text{\$\exitt{\$\text{\$\exitt{\$\text{\$\text{\$\exitt{\$\exitt{\$\exitt{\$\exitt{\$\exitt{\$\exitt{\$\exitt{\$\text{\$\exitt{\$\text{\$\exitt{\$\text{\$\exitt{\$\e 3'-13/4" NEW METAL PICKET FENCE PTD BLACK ON **BROWNSTONE CURB** PLANTING BOX

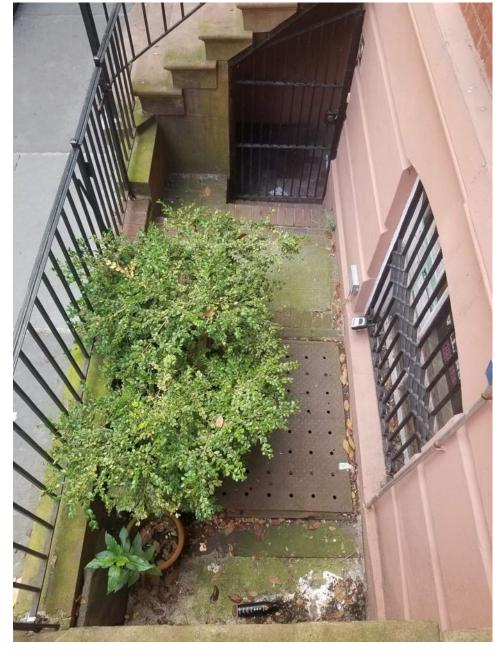
**EXCAVATE FRONT YARD** 

AND REINSTALL **BLUESTONE STEPS** 

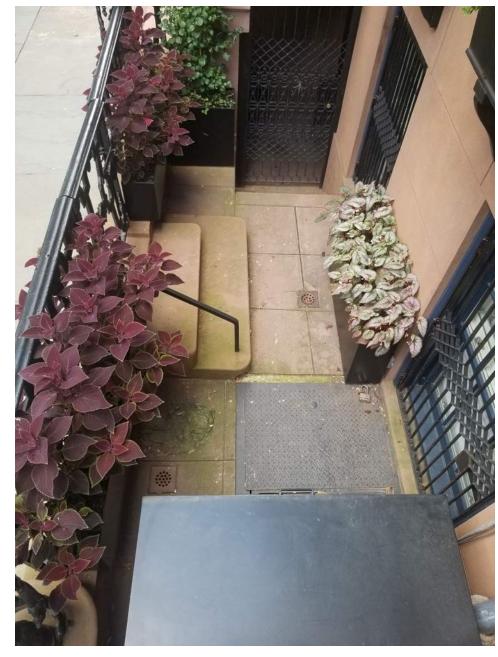
**EXISTING FRONT YARD** 

## FRONT YARD

## EXCAVATED FRONT YARD





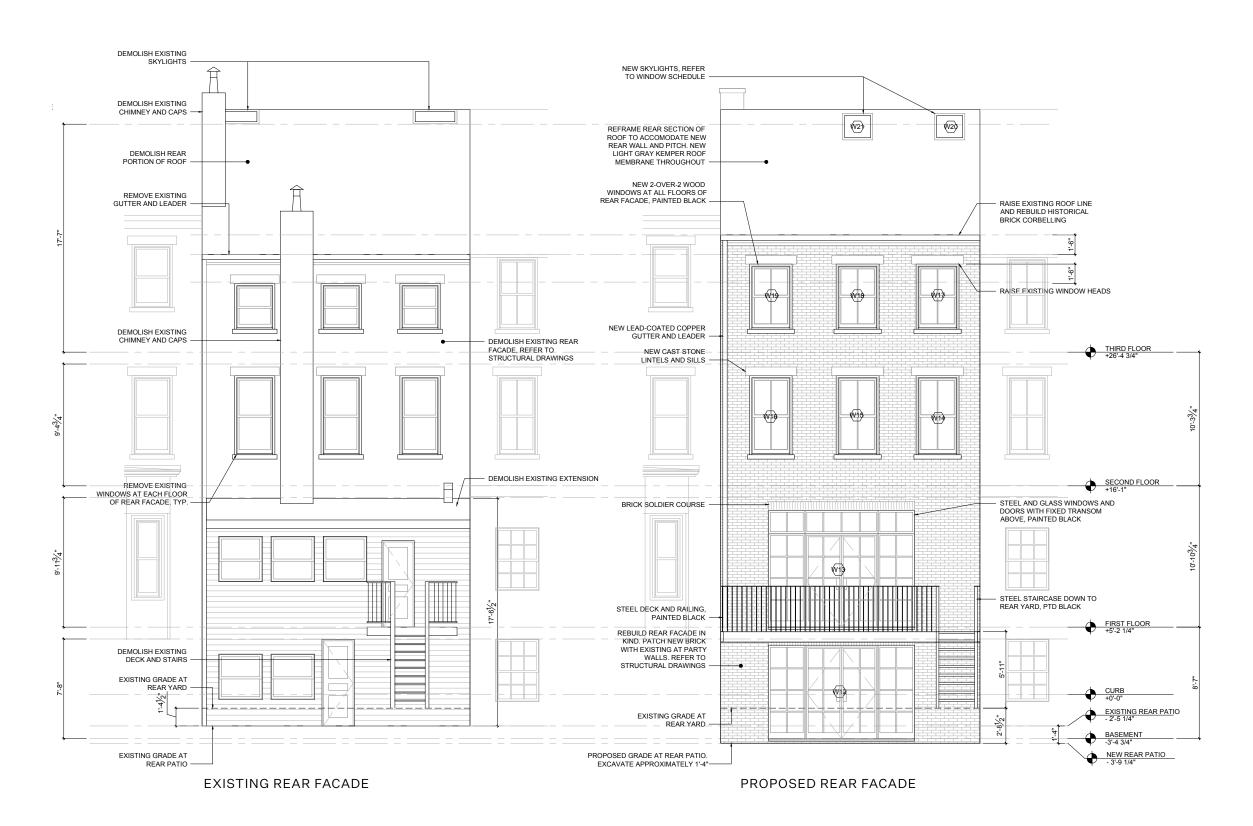


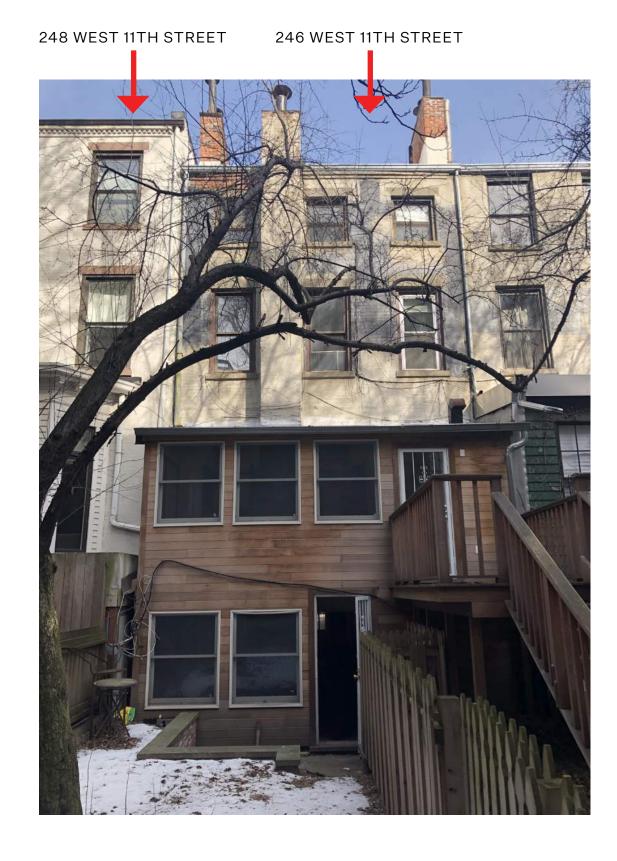
250 WEST 11TH STREET

240 WEST 11TH STREET

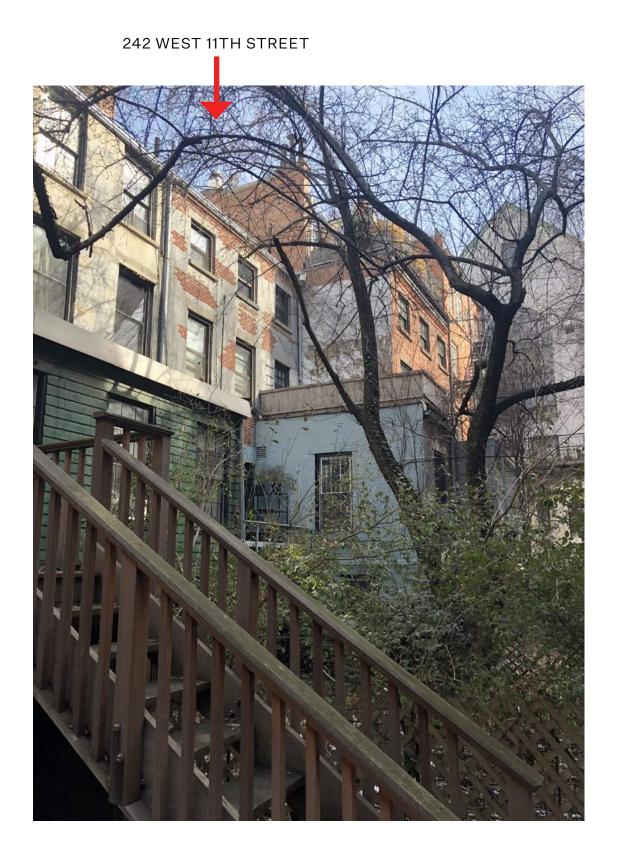
238 WEST 11TH STREET

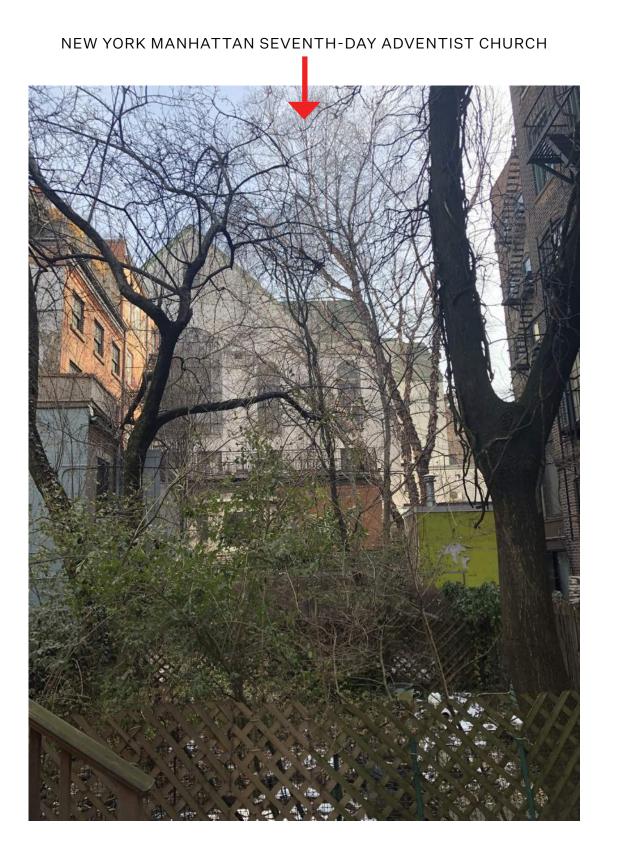
EXISTING + PROPOSED













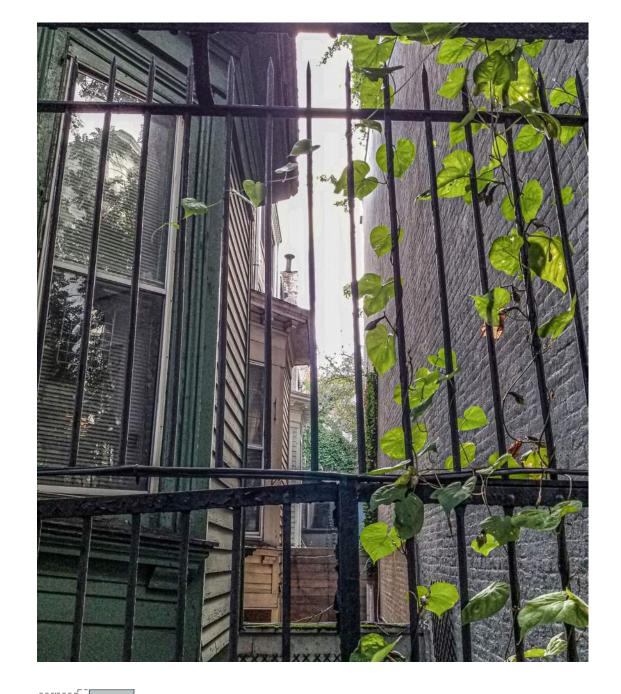




VIEW OF WEST 4TH STREET FROM EXISTING REAR YARD ADDITION

#### **REAR FACADE**

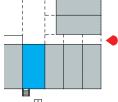
#### PROPOSED EXTENSION

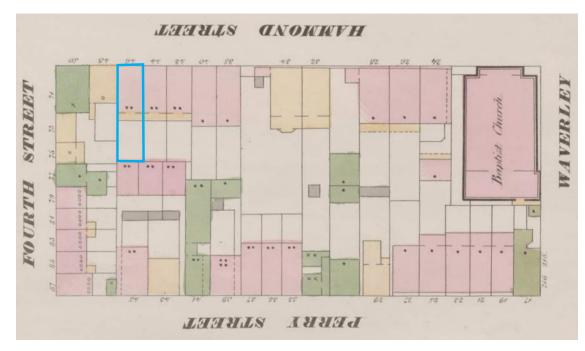




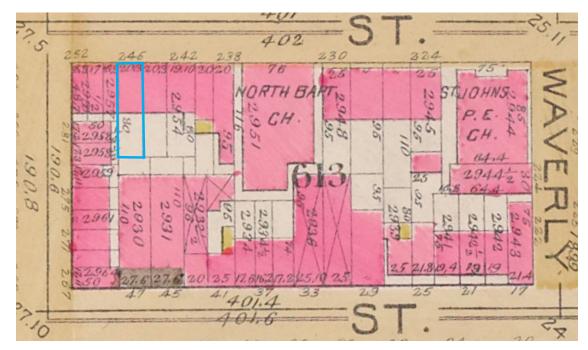


\*RED FIELD INDICATES APPROXIMATE AREA OF PROPOSED RAISED FACADE WHICH WOULD BE VISIBLE FROM PUBLIC THOROUGHFARE ON WEST 4TH STREET





MAPS OF THE CITY OF NEW YORK (1857-62) WILLIAM PERRIS

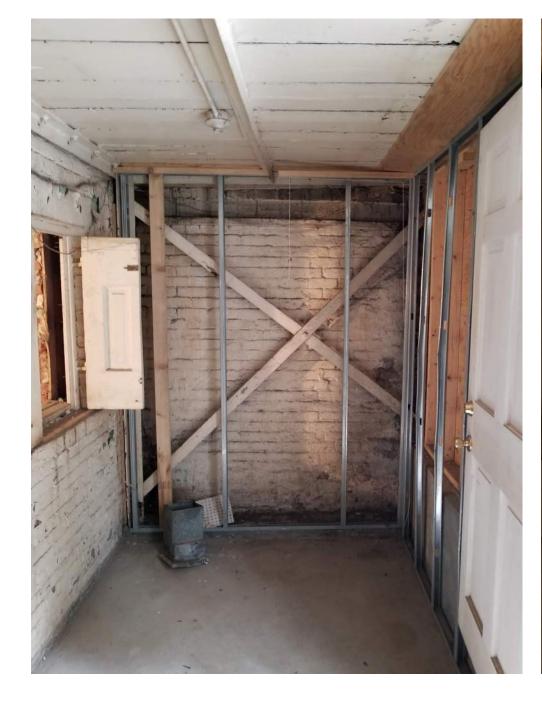


ATLAS OF THE CITY OF NEW YORK (1891) G.W. BROMLEY



**EXISTING SHUTTER HINGE** 

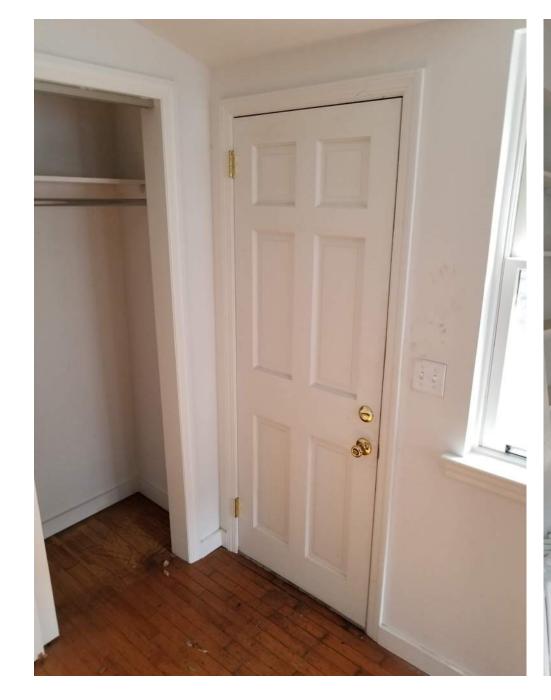
BASEMENT LEVEL



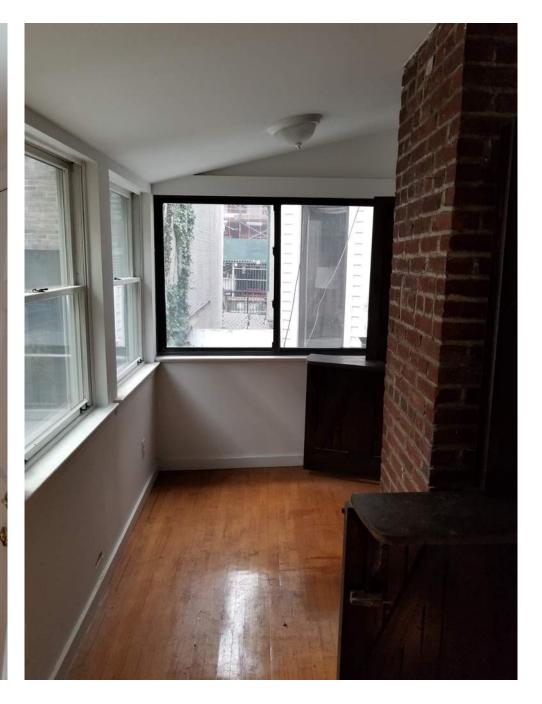




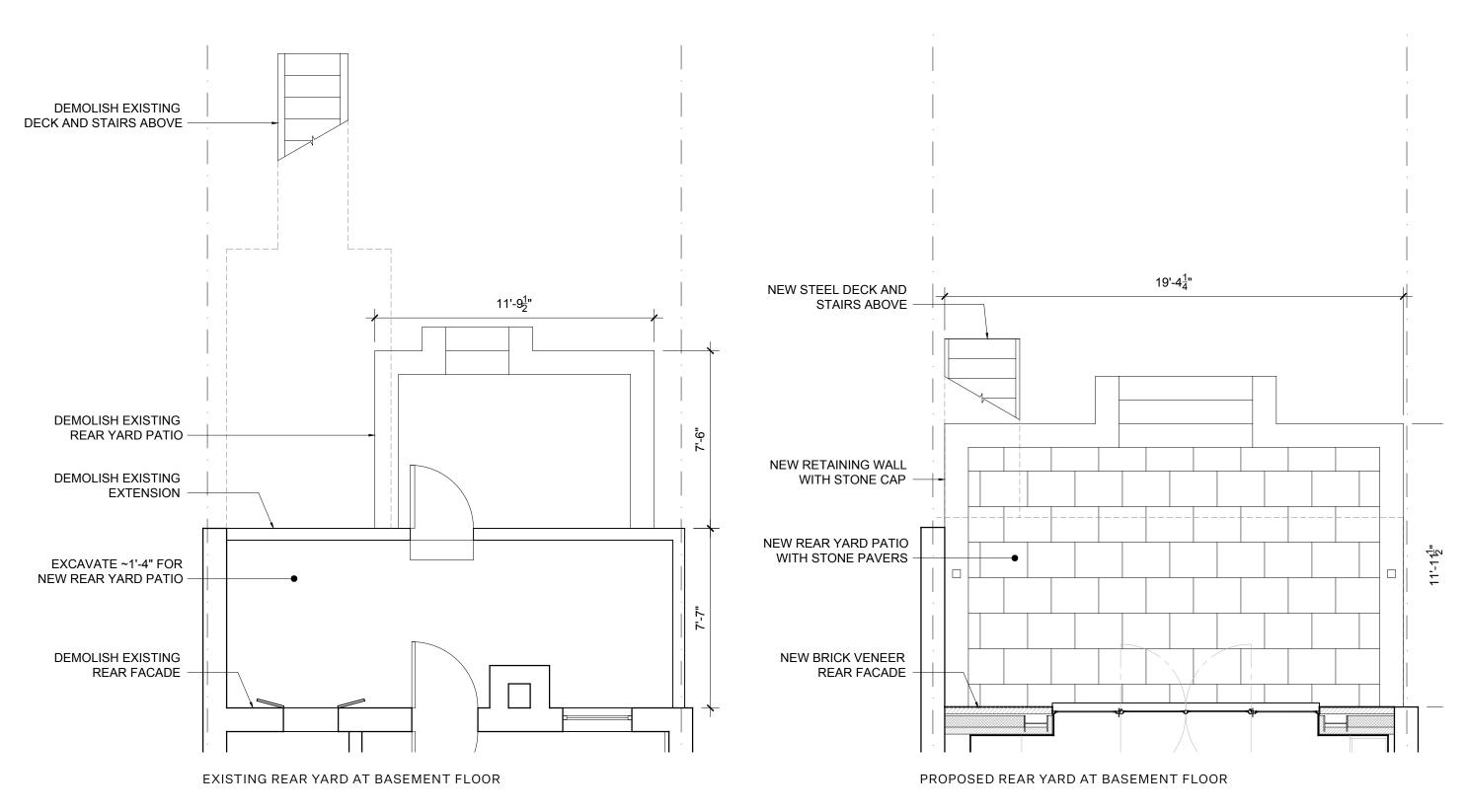
PARLOR LEVEL



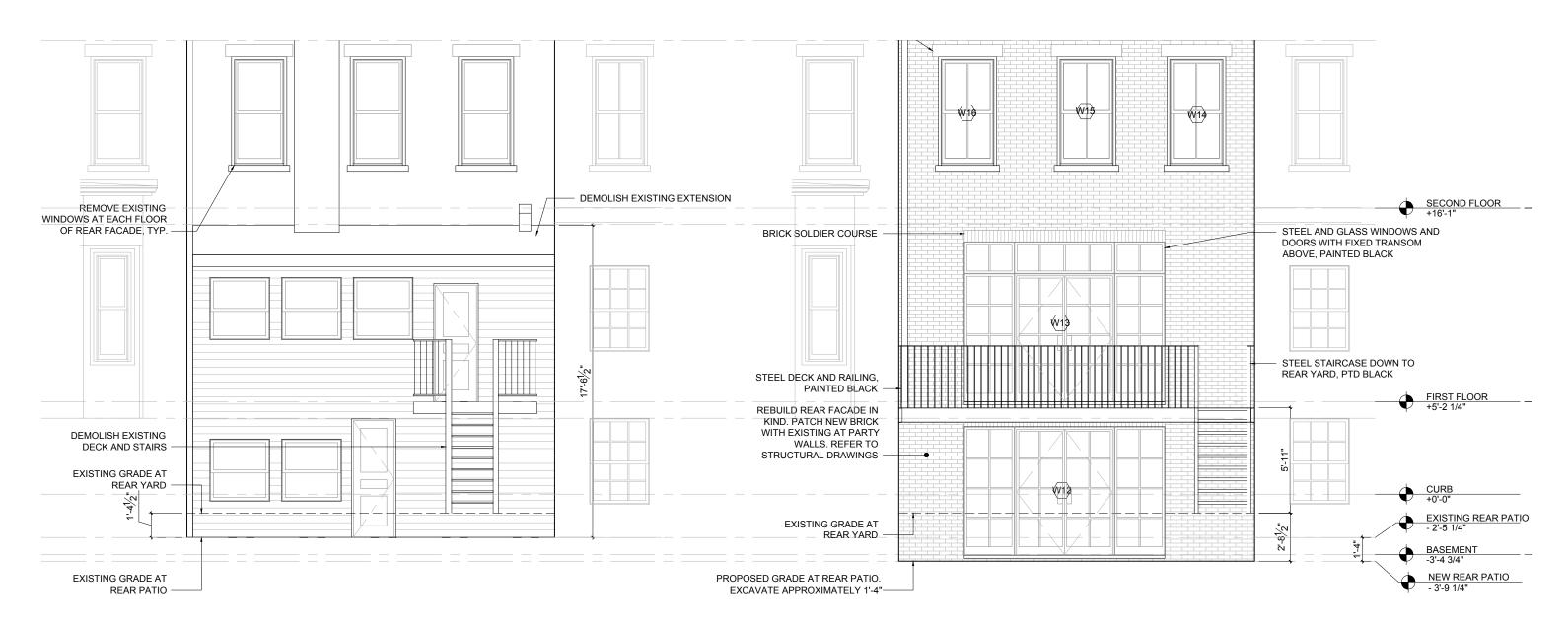




#### **EXISTING AND PROPOSED PATIOS**



# EXISTING AND PROPOSED GRADE CHANGE



EXISTING REAR FACADE PROPOSED REAR FACADE

### EXISTING REAR YARD CONDITIONS



