

1 Greenwich Village Historic District Map

2 Block Plan

3 1940s Tax Photo

4 1980s Tax Photo





LPC PUBLIC HEARING PRESENTATION

36 Commerce Street New York, NY 10014

Site Information

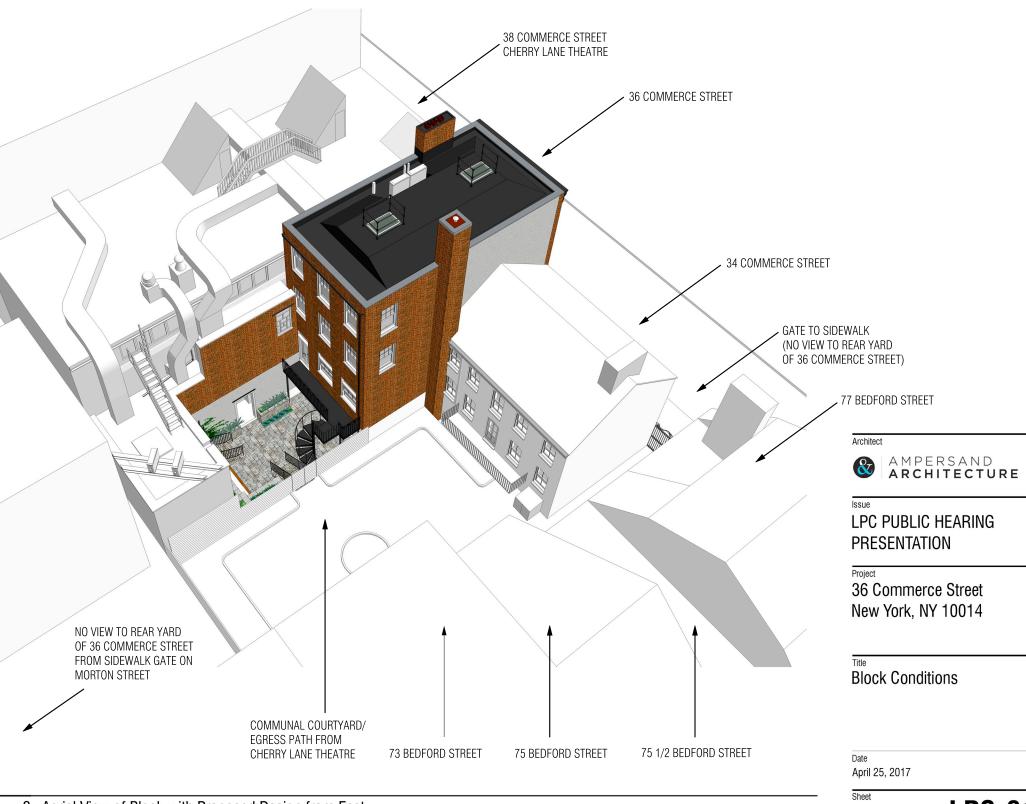
April 25, 2017

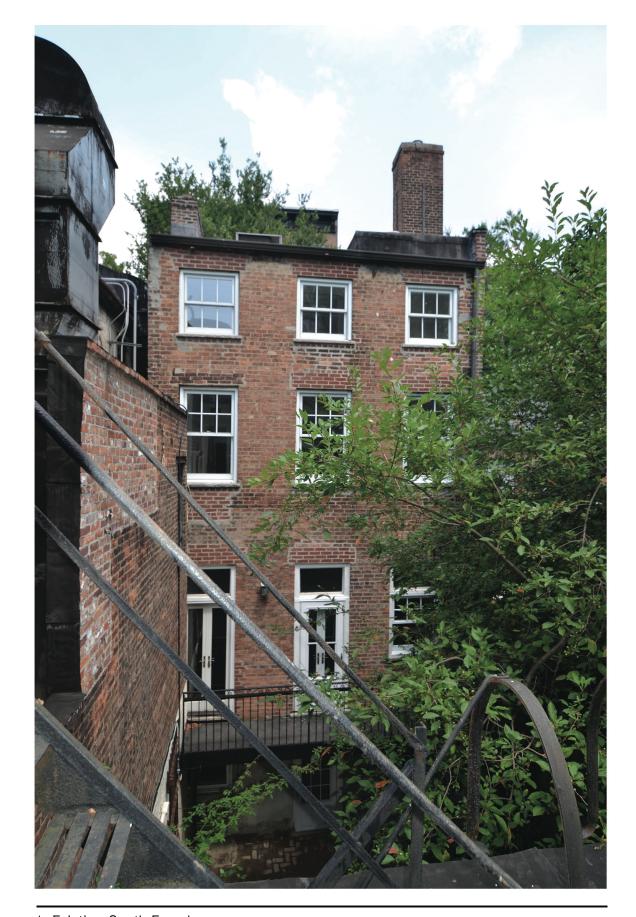
5 Existing Conditions Photo: Front Facade in Context



1 Google Maps Aerial View of Existing Block from Southeast









2 Existing South Facade (upper)



3 Existing South Facade (lower)



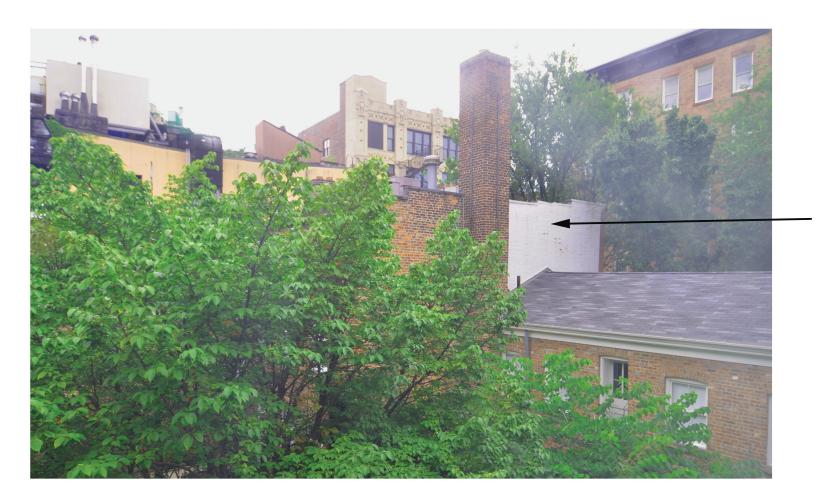


LPC PUBLIC HEARING PRESENTATION

Project 36 Commerce Street New York, NY 10014

Title Existing Building Photos

Date April 25, 2017



EAST FACADE OF 36 COMMERCE STREET



EAST FACADE OF 36 COMMERCE STREET



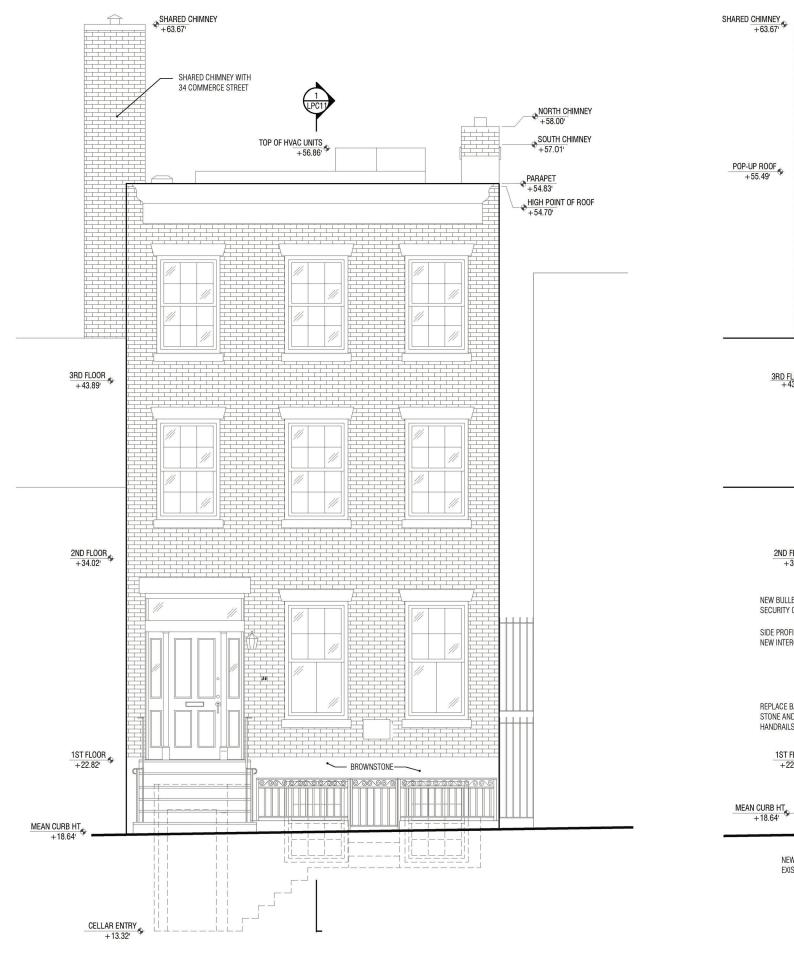
AMPERSAND **ARCHITECTURE** 

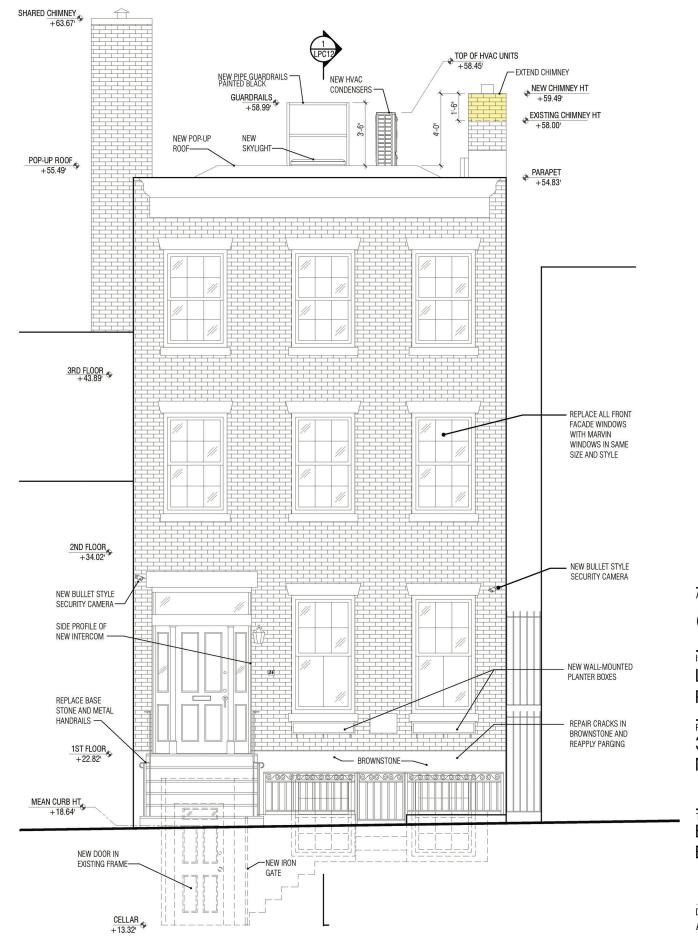
LPC PUBLIC HEARING PRESENTATION

Project 36 Commerce Street New York, NY 10014

Existing Building Photos

Date April 25, 2017





Architect



AMPERSAND **ARCHITECTURE** 

Issue

LPC PUBLIC HEARING PRESENTATION

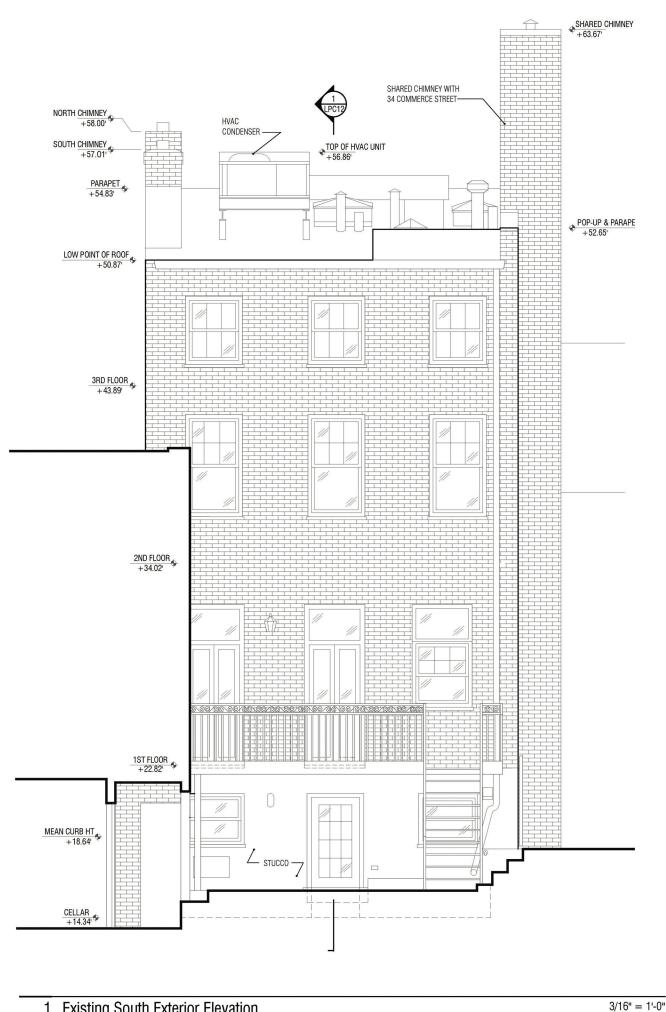
Project

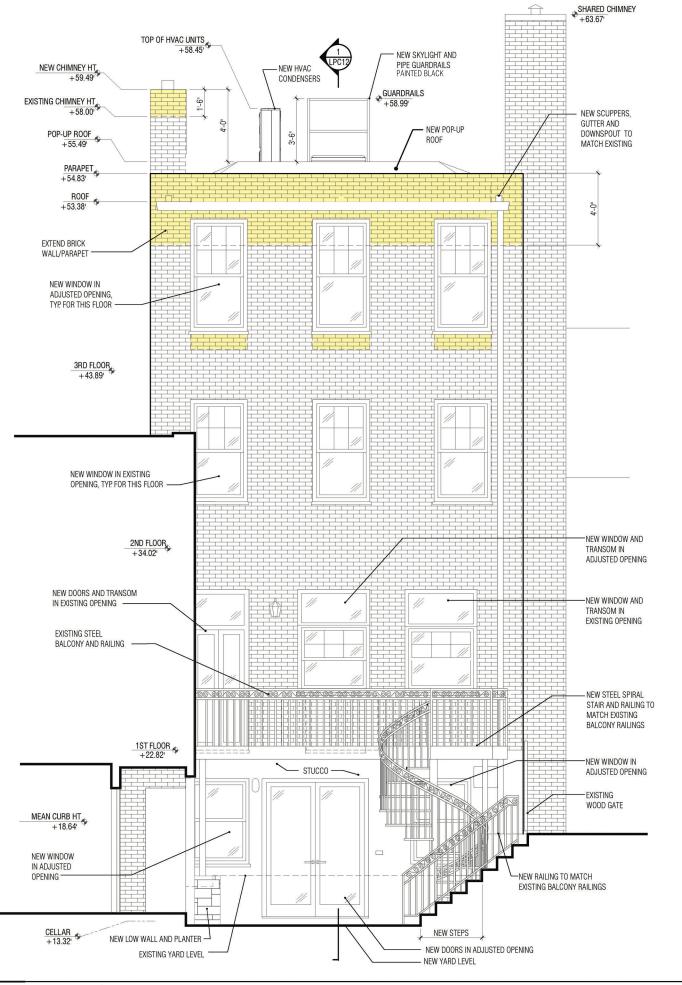
36 Commerce Street New York, NY 10014

Existing and Proposed North Exterior Elevations

Date April 25, 2017

Sheet





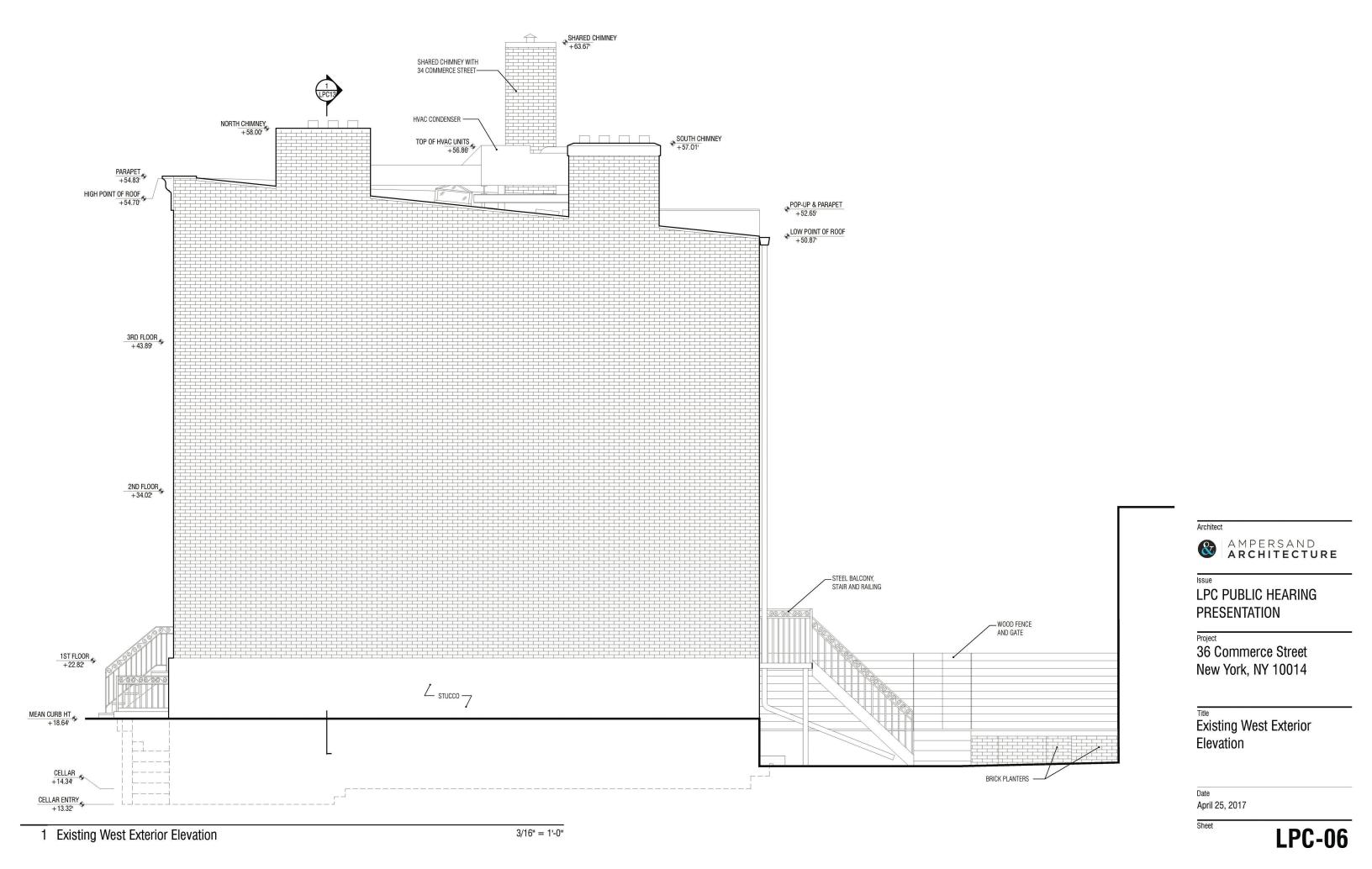


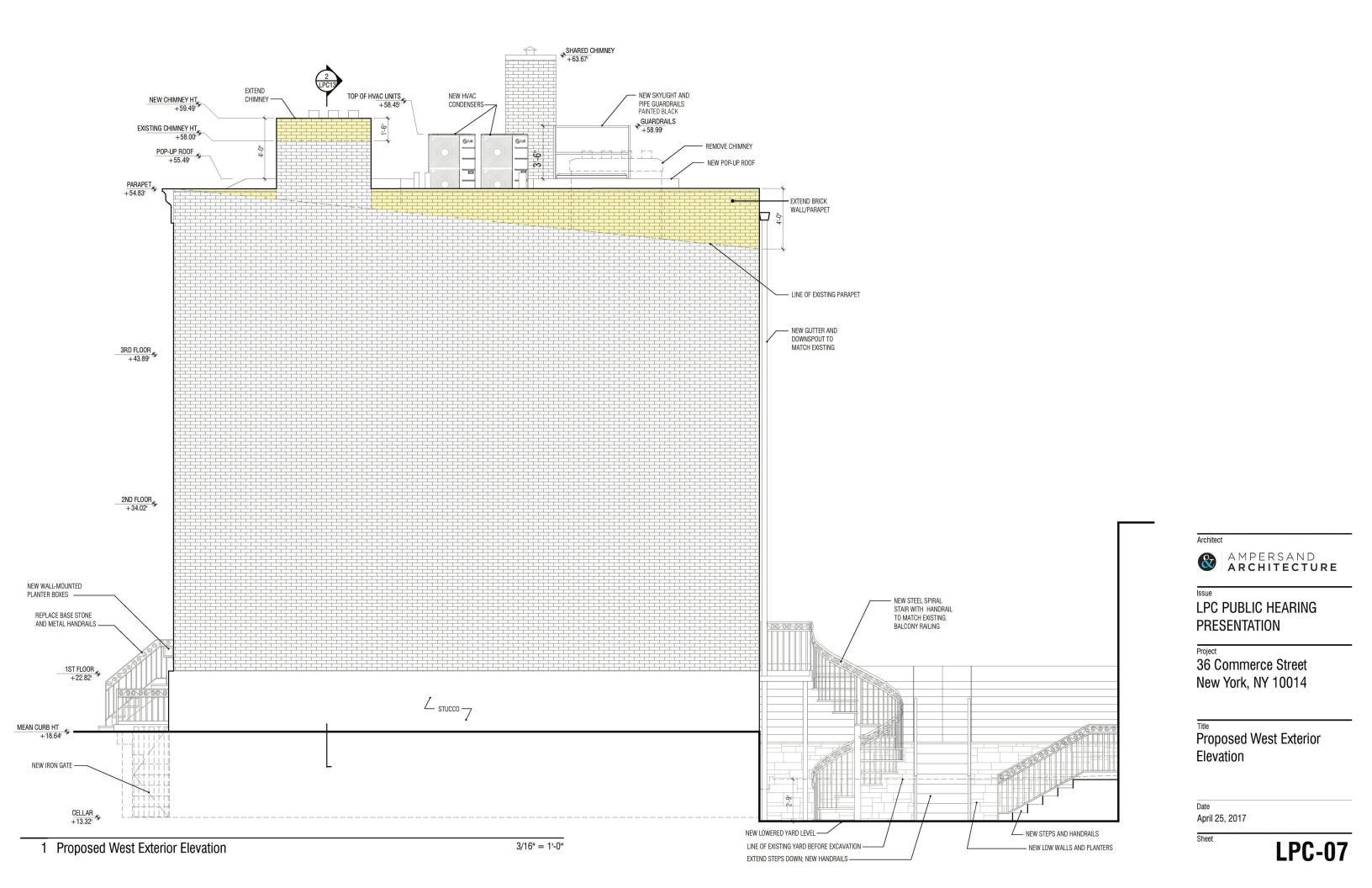
LPC PUBLIC HEARING **PRESENTATION** 

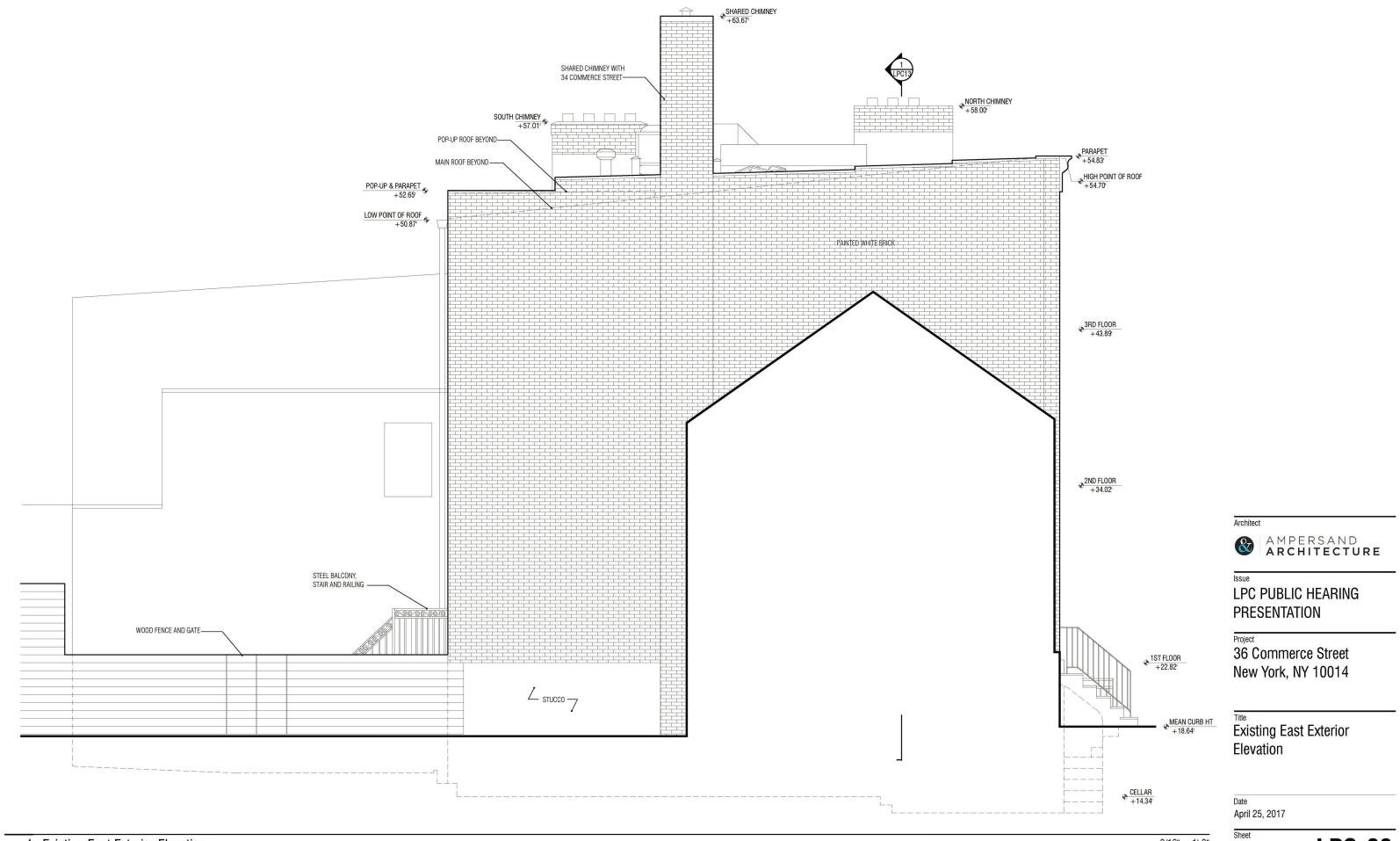
36 Commerce Street New York, NY 10014

**Existing and Proposed South Exterior Elevations** 

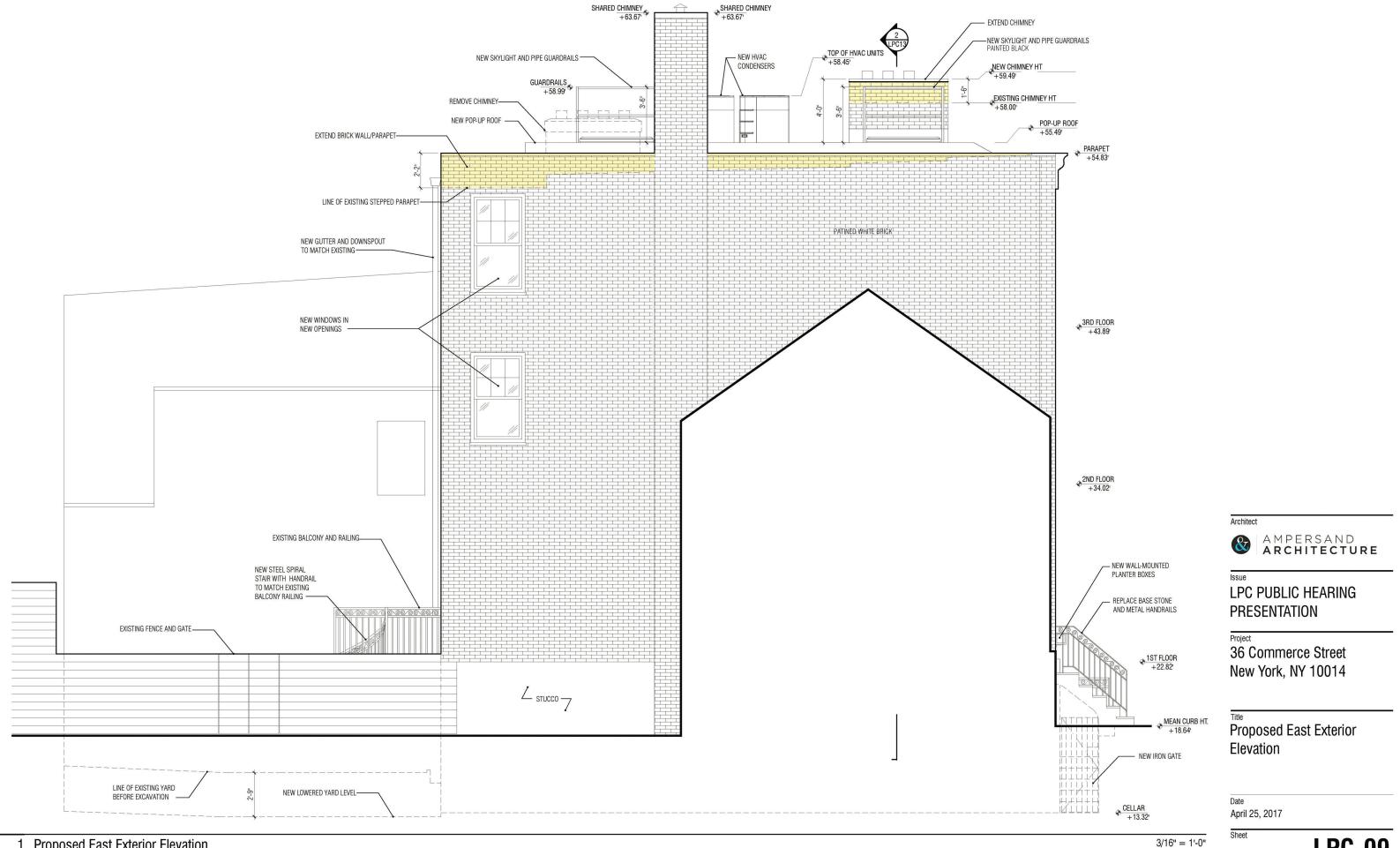
Date April 25, 2017



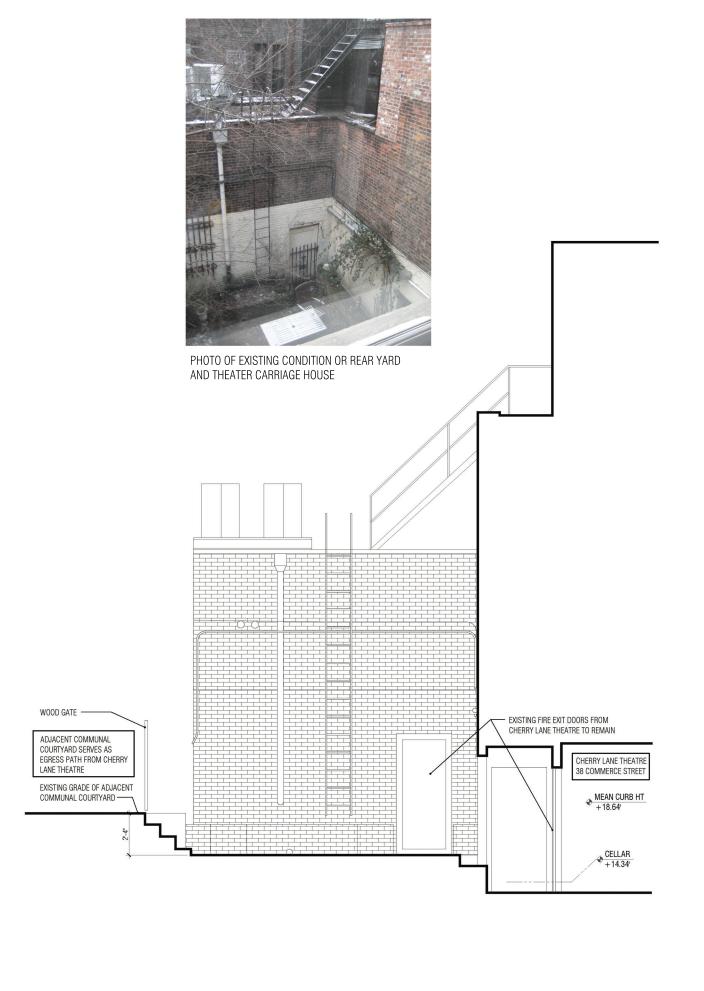




1 Existing East Exterior Elevation



1 Proposed East Exterior Elevation







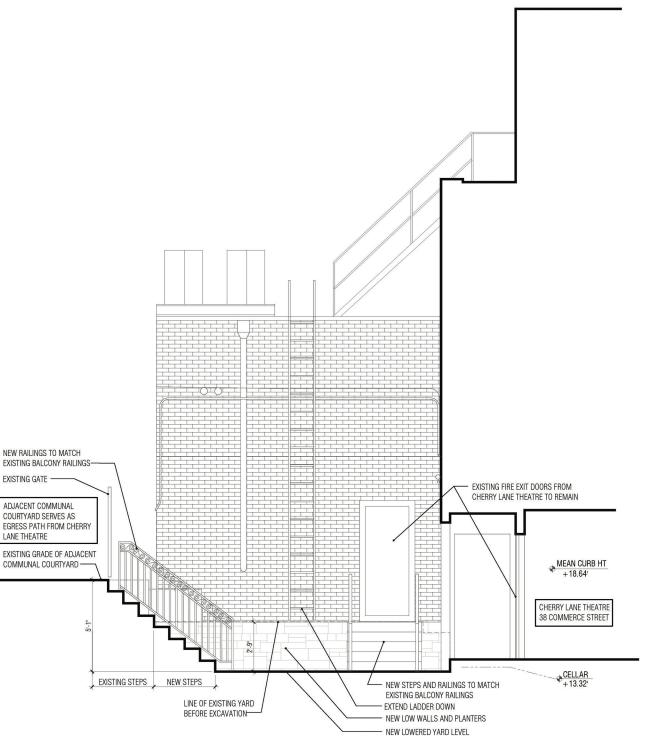


BLUESTONE STEPS

**BLUESTONE PAVERS** 

ROUGH CUT STONE PLANTER WALLS

3 Proposed New Materials for Rear Yard





AMPERSAND **ARCHITECTURE** 

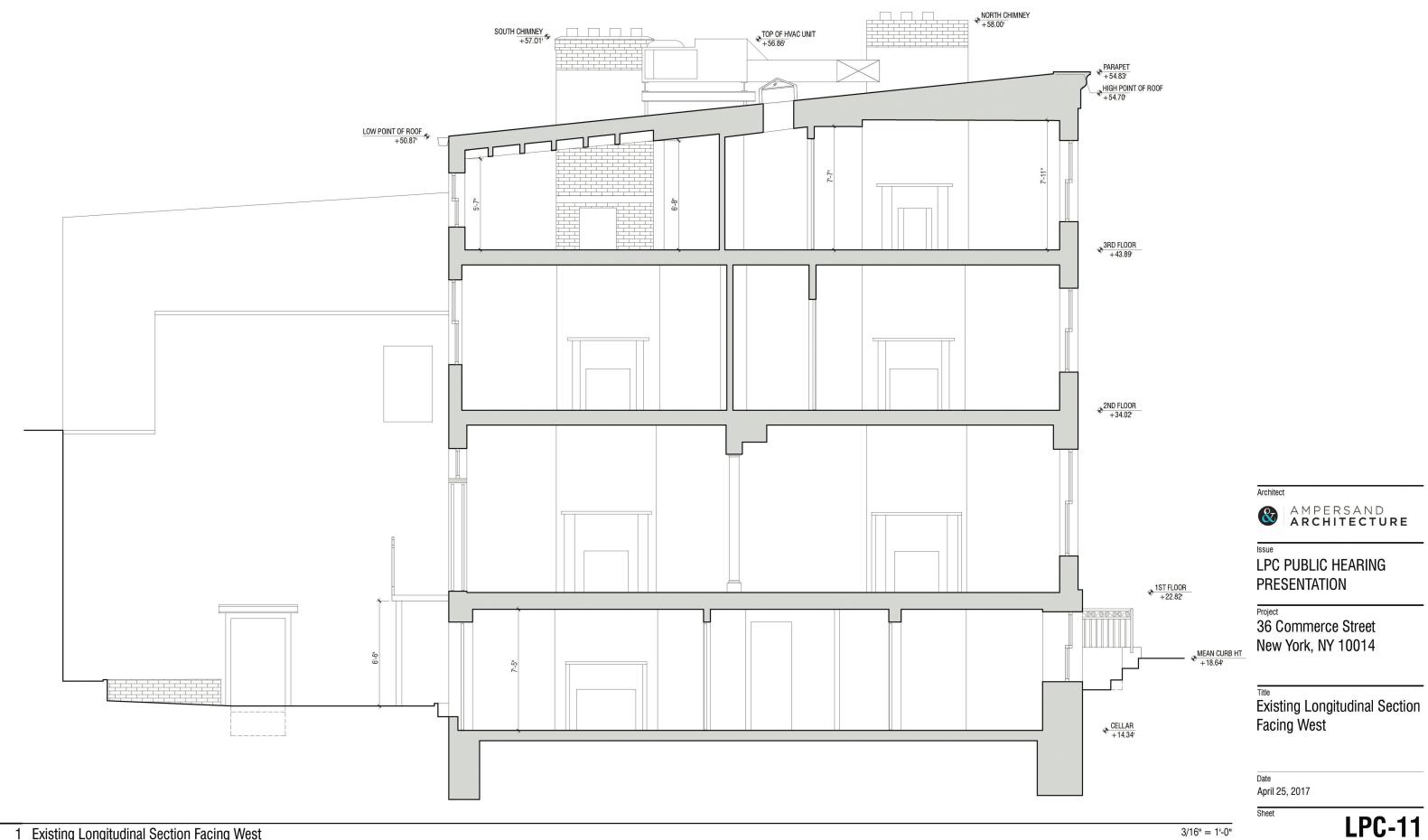
LPC PUBLIC HEARING **PRESENTATION** 

36 Commerce Street New York, NY 10014

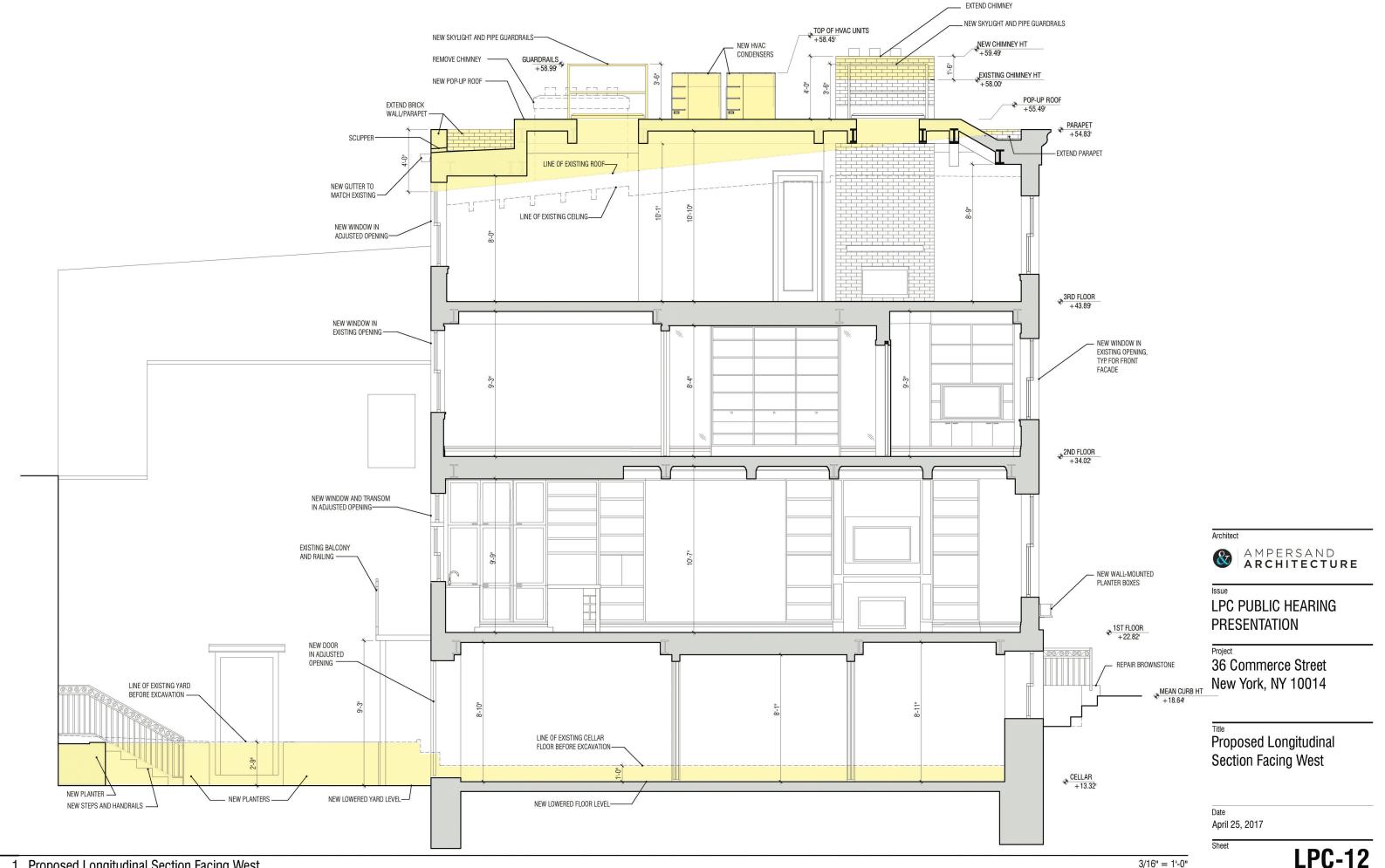
**Existing and Proposed** Carriage House Elevations

April 25, 2017

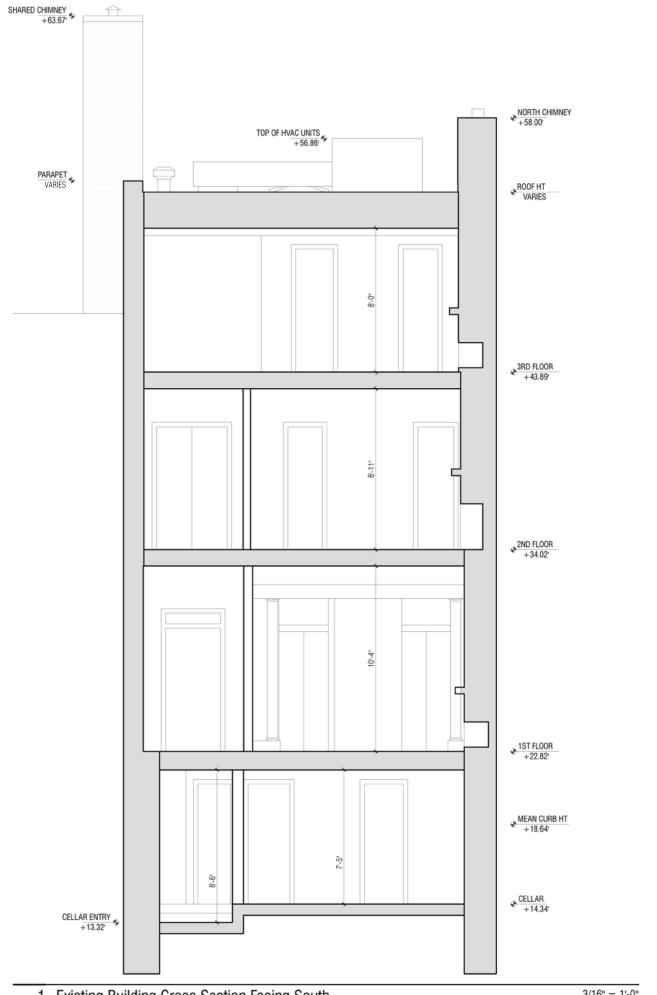
3/16" = 1'-0"

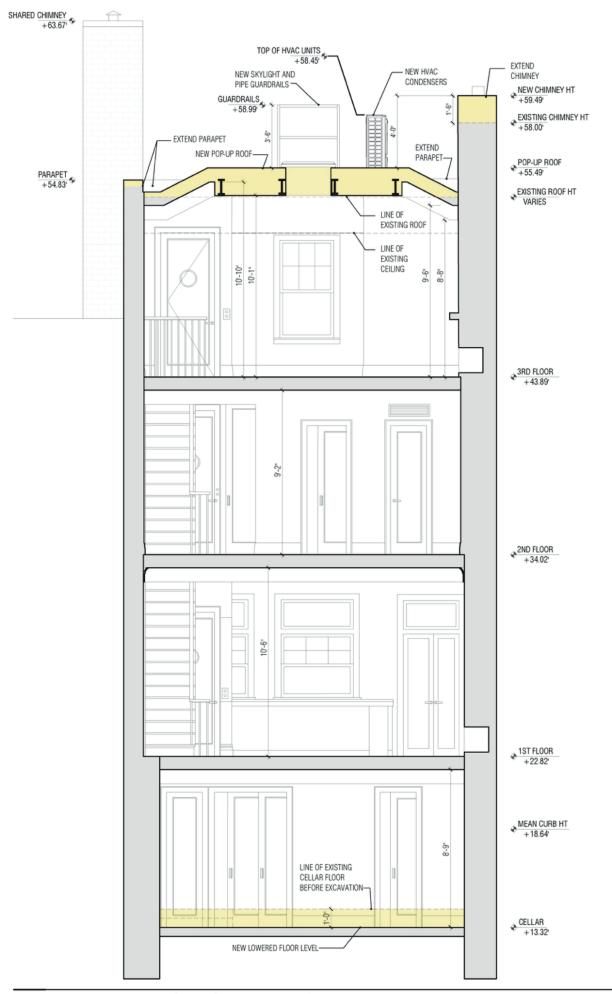


1 Existing Longitudinal Section Facing West 3/16" = 1'-0"



1 Proposed Longitudinal Section Facing West 3/16" = 1'-0"





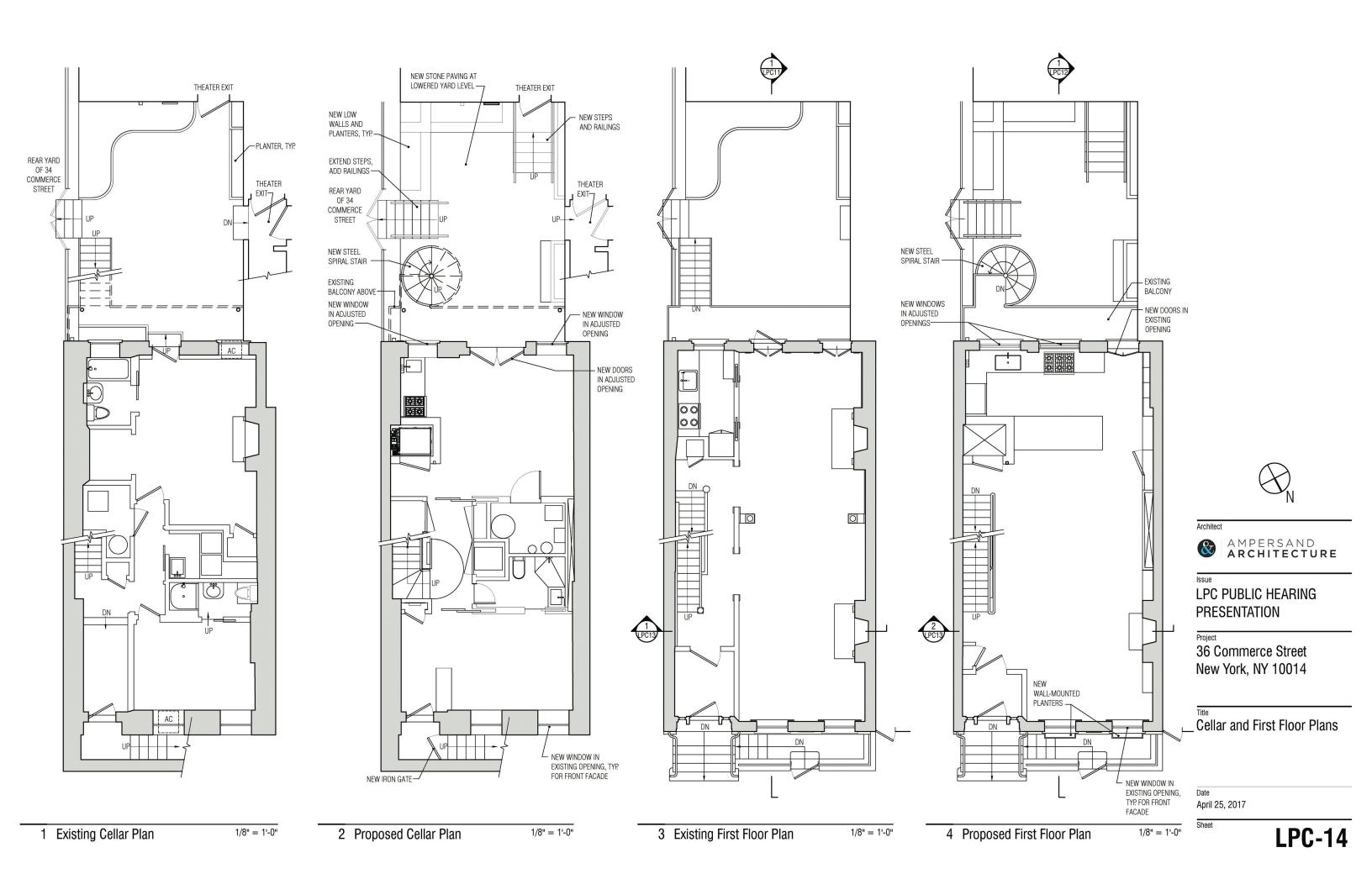


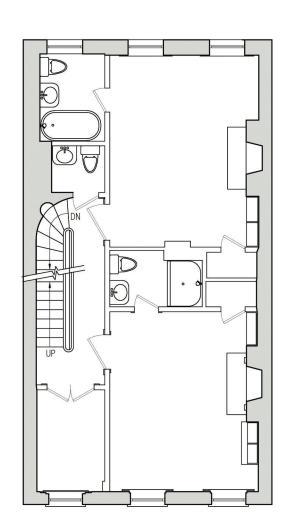
LPC PUBLIC HEARING **PRESENTATION** 

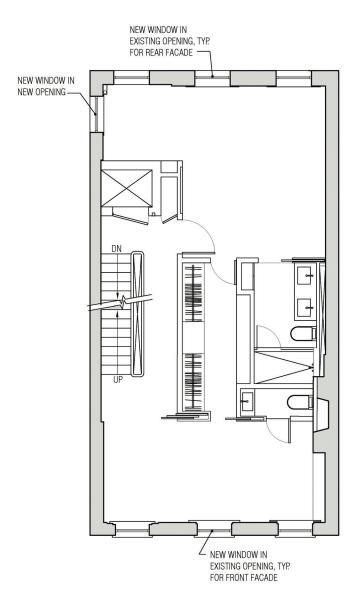
36 Commerce Street New York, NY 10014

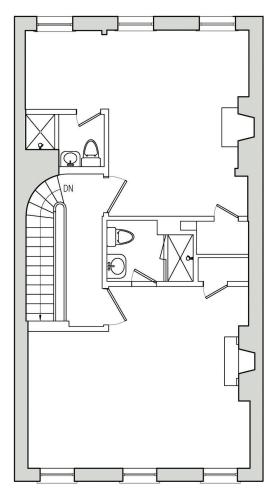
Existing and Proposed **Building Cross Sections** 

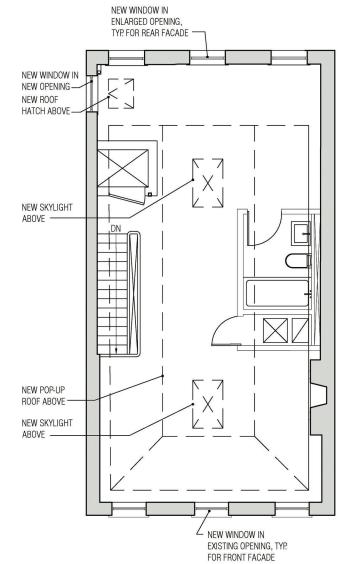
April 25, 2017















LPC PUBLIC HEARING PRESENTATION

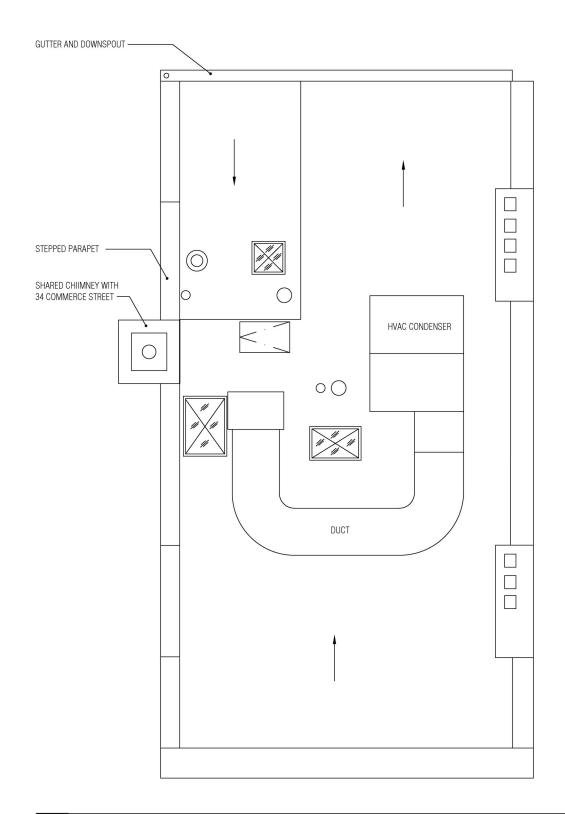
36 Commerce Street New York, NY 10014

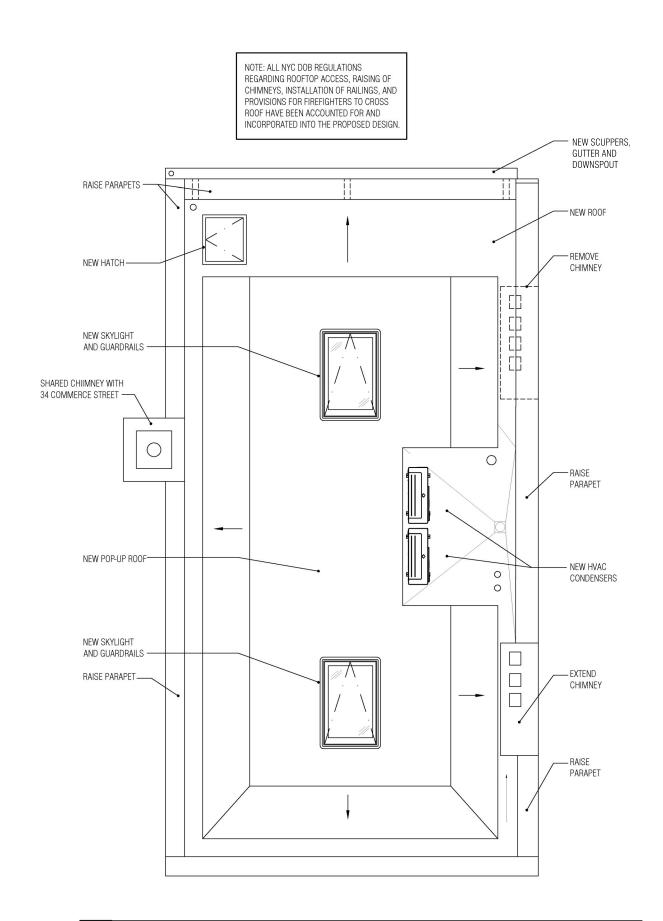
Second and Third Floor **Plans** 

**LPC-15** 

April 25, 2017

1/8" = 1'-0"









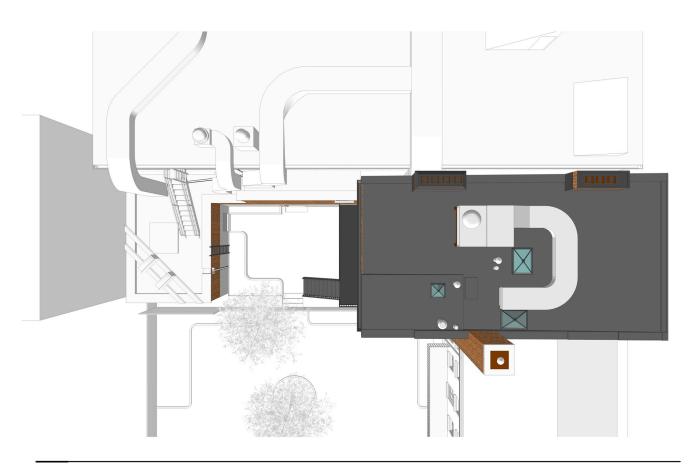
LPC PUBLIC HEARING PRESENTATION

36 Commerce Street New York, NY 10014

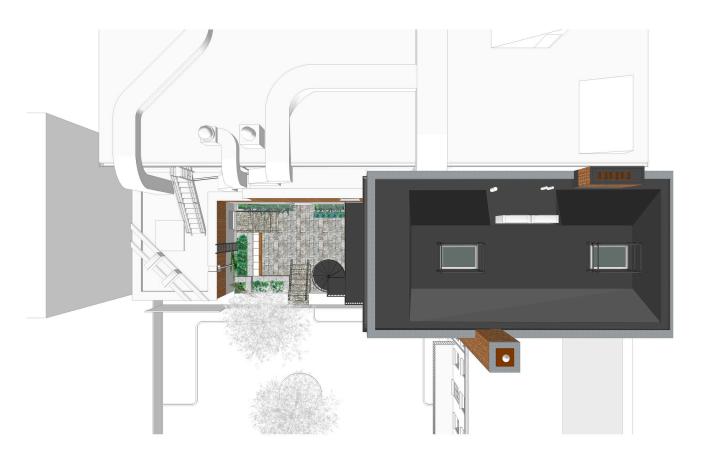
Roof Plans

April 25, 2017

2 Proposed Roof Plan 1 Existing Roof Plan 3/16" = 1'-0" 3/16" = 1'-0"



1 Existing Conditions - Plan Perspective



2 Existing Conditions - Aerial View from East



Architect



AMPERSAND **ARCHITECTURE** 

sue

LPC PUBLIC HEARING PRESENTATION

Proje

36 Commerce Street New York, NY 10014

Renderings

Date April 25, 2017

Sheet

4 Proposed Design - Aerial View from East

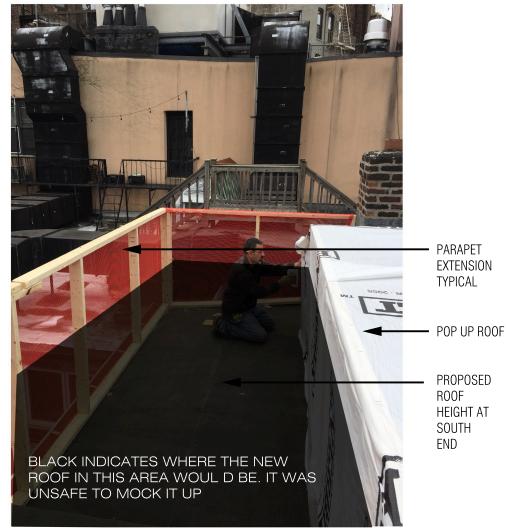


CHIMNEY EXTENSION ABOVE ORANGE LINE

EXISTING PARAPET AND CORNICE AT FRONT STREET FACADE

1 Panoramic Photo of Mockup from Northeast Corner of Roof Looking South





AMPERSAND ARCHITECTURE

LPC PUBLIC HEARING

**PRESENTATION** 

36 Commerce Street New York, NY 10014

Mockup Photos

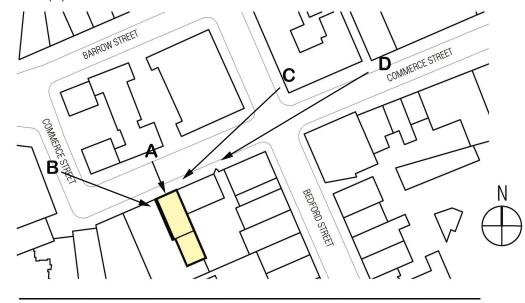
April 25, 2017

3 Photo of Mockup from Southeast Corner of Roof

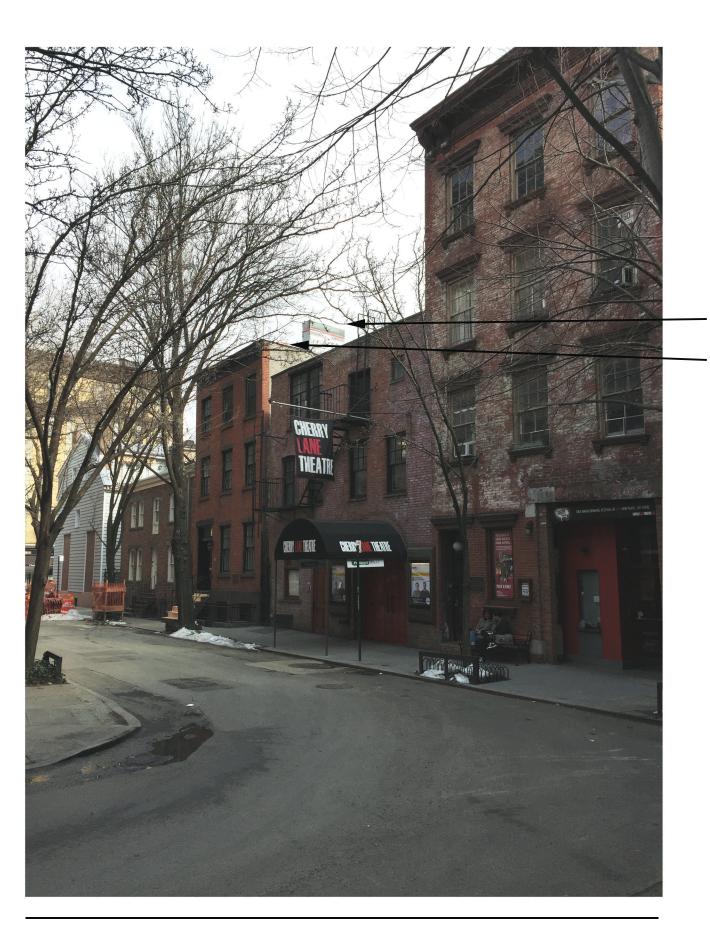
## NOTHING VISIBLE FROM FRONT FACADE



1 (A) Photo of Commerce Street Front Facade



3 Key Plan



ORIGINAL CHIMENY AND EXTENSION VISIBLE

NEW GAURD RAILS SLIGHTLY VISIBLE

Architec



AMPERSAND **ARCHITECTURE** 

Issue

LPC PUBLIC HEARING PRESENTATION

Pro

36 Commerce Street New York, NY 10014

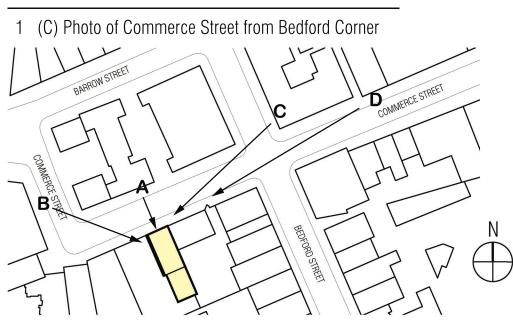
Mockup Photos

Date April 25, 2017

01---1

2 (B) Photo from Commerce Street Bend @ West





3 Key Plan





3 Detail Blow up of Mock Up in Photo C

Arch



AMPERSAND ARCHITECTURE

ISSUE

LPC PUBLIC HEARING PRESENTATION

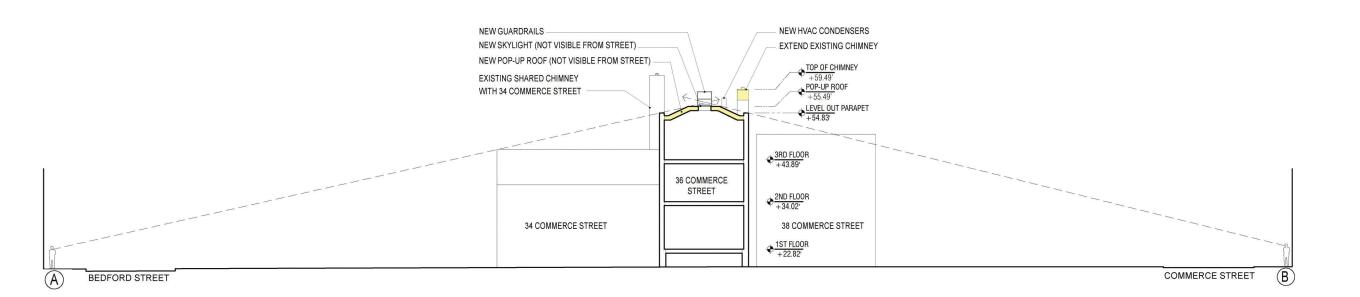
Proie

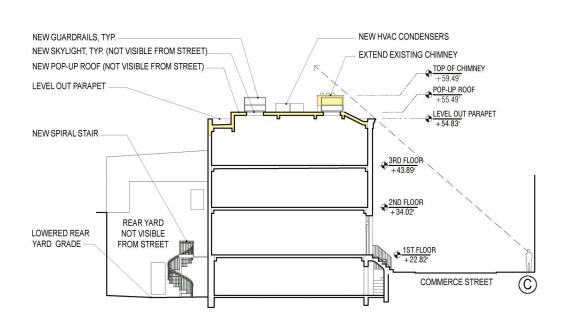
36 Commerce Street New York, NY 10014

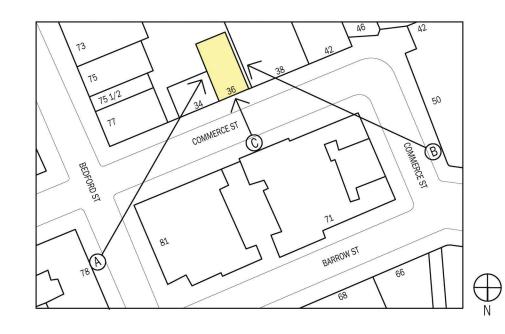
Mockup Photos

Date April 25, 2017

Observation





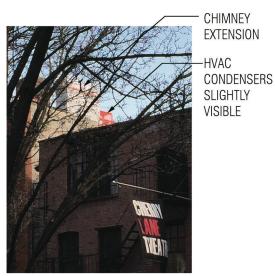


2 Section Diagram: Sight Line from Point C



3 Key Plan







MOCKUP IS NOT VISIBLE FROM POINT C

Sight Lines

Architect

AMPERSAND **ARCHITECTURE** 

LPC PUBLIC HEARING

36 Commerce Street

New York, NY 10014

PRESENTATION

April 25, 2017

5 Photo of Mockup from Point B

6 Photo of Mockup from Point C

4 Photo of Mockup from Point A

**APPENDIX**