



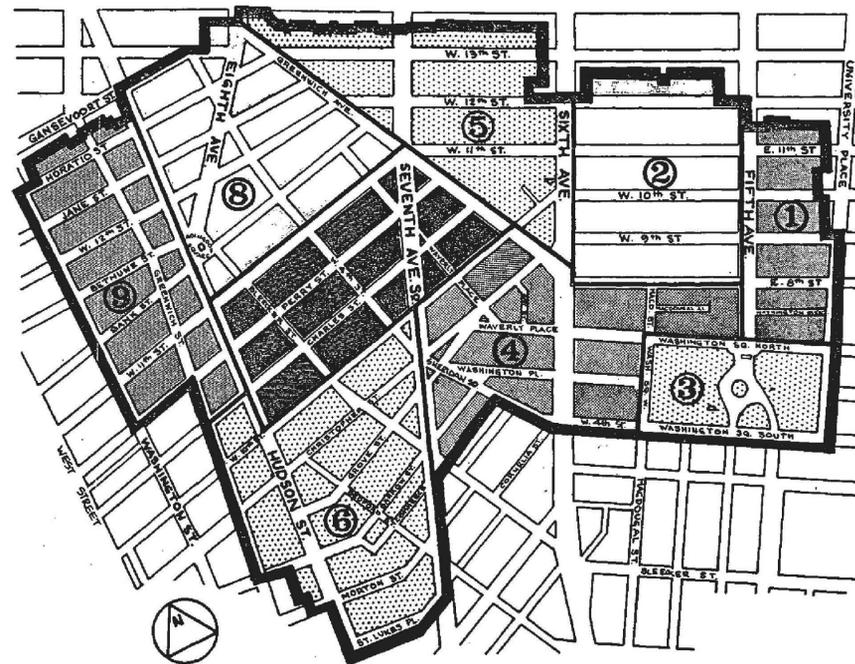
HISTORICAL TAX PHOTO



HISTORICAL TAX PHOTO



**341 W 11TH ST.
"THE ROMANESQUE"**



GREENWICH VILLAGE HISTORIC DISTRICT



GREENWICH VILLAGE
HISTORIC DISTRICT
DESIGNATED IN APRIL, 1969



PRESENT DAY PHOTO

341 WEST 11TH STREET
(A.K.A. 719-721 WASHINGTON STREET) IS THE LARGE CORNER WAREHOUSE AT THE INTERSECTION OF 11TH AND WASHINGTON STREETS. THE BUILDING WAS DESIGNED IN 1905 BY C. ABBOTT FRENCH FOR THE BUILDERS CONSTRUCTION COMPANY. IT WAS LATER OCCUPIED BY THE ITALIAN SWISS COLONY WINE COMPANY. IT COMBINES CLASSICAL DECORATIVE FEATURES ABOVE THE SEVENTH STORY WINDOWS WITH AN ARCADED TOP FLOOR, AN ELEMENT OF THE ROMANESQUE REVIVAL VOCABULARY, THUS THE BUILDING IS REFERRED TO AS **"THE ROMANESQUE."**

THE ROMANESQUE REVIVAL TRADITION, AS RELATED TO URBAN BUILDINGS, EMPLOYED AN ALL-MASONRY CONCEPT AND UTILIZED ROUGH-FACED STONEWORK OR BRICK TRIMMED WITH STONE. MASONRY ARCHES WERE USED, NOTABLY AT ENTRANCES AND AT WINDOW OPENINGS, WHICH WERE USUALLY TRIMMED WITH A CORNICE BAND BEYOND THE RADIAL BRICK OR STONE ARCH.

BUILT OF LOAD BEARING MASONRY WALLS WITH HEAVY TIMBER WOOD FRAMING, 341 WEST 11TH STREET IS SEVEN STORIES HIGH AND IS TRUNCATED ON THE SOUTHWEST CORNER. GROUND AND SECOND FLOOR WINDOWS ARE PUNCTUATED SLIDING WINDOWS WITH ARCHED TRANSOMS. FLOORS THREE TO SIX CONTAIN SQUARE-FRAMED DOUBLE-HUNG WINDOWS WITH SIMILAR ARCHED DECORATIVE MASONRY PROFILES ABOVE THE WINDOW HEAD. THE ARCHED WINDOWS AT THE SEVENTH FLOOR ARE SLATED FOR REPLACEMENT IN FAVOR OF THAT TRADITION.



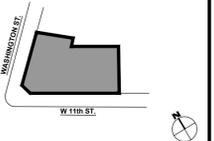
Vidaris, Inc.
360 Park Avenue South, 15th Floor
New York, NY 10010
www.vidaris.com www.ibany.com

**LPC HEARING
PRESENTATION**

No. DATE DESCRIPTION

ISSUE / REVISION

KEY PLAN:



CLIENT:
A & R Kalimian

PROJECT:
341 W 11th ST.
NEW YORK, NY 10014

BLOCK No. 634 LOT No. 47

SHEET TITLE:
BOARD #1 (HISTORIC)

BY: J. TITTLE
CHECKED BY: J. RUSTWORTH ; S. CHAN

DATE: 00.00.2016 SCALE: AS NOTED

SHEET No.:

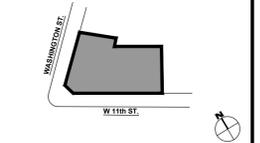
LPC-001

SHEET: **1 of 4** SIZE: 24 x 36

PATH: K:\341 West 11th Street\Ref Documents\341\presentation\LPC_001

**LPC HEARING
 PRESENTATION**

No.	DATE	DESCRIPTION



BIRDS EYE VIEW



BIRDS EYE VIEW



LPC DISTRICT MAP



CONTEXT PHOTO



CONTEXT PHOTO



CONTEXT PHOTO



CONTEXT PHOTO

GREENWICH VILLAGE
 IS ONE OF THE OLDEST SECTIONS OF MANHATTAN WHICH WAS LAID OUT FOR DEVELOPMENT IN THE YEARS FOLLOWING THE AMERICAN REVOLUTION. TODAY, IT CONTAINS THE GREATEST CONCENTRATION OF EARLY NEW YORK RESIDENTIAL ARCHITECTURE OF ALL FIVE BOROUGHS OF THE CITY.

THE BOUNDARIES OF THE GREENWICH VILLAGE HISTORIC DISTRICT ENCOMPASS A SECTION WITHIN THE CITY WHICH SPEAKS TO THE DISTINCTIVE QUALITY OF THIS HISTORIC DISTRICT, INCLUDING THE RETENTION OF MUCH OF ITS ORIGINAL, IRREGULAR STREET PATTERN, LAID OUT ON A DIAGONAL TO THE AXIS OF THE COMMISSIONERS' GRID PLAN OF 1807-11 WHICH WAS ADOPTED FOR THE REST OF THE CITY. DESPITE THE PRESENCE OF CONTEMPORARY STRUCTURES AMONG THE OLD, A LARGE PROPORTION OF THE OLD REMAINS TO GIVE PHYSICAL COHESIVENESS TO THE DISTRICT AND TO CAPTURE THE FLAVOR OF MANHATTAN'S PAST.

DESIGNATED IN APRIL OF 1969, THE GREENWICH VILLAGE HISTORIC DISTRICT REMAINS AS ONE OF THE MOST VIBRANT NEIGHBORHOODS OF THE CITY, IF NOT THE NATION.



CONTEXT PHOTO



CONTEXT PHOTO



CONTEXT PHOTO

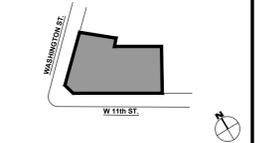


CONTEXT PHOTO

CLIENT:	A & R Kalimian	
PROJECT:	341 W 11th ST. NEW YORK, NY 10014	
BLOCK No.	634	LOT No. 47
SHEET TITLE:	BOARD #2 (CONTEXT)	
BY:	J. TITTLE	
CHECKED BY:	J. RUSTWORTH ; S. CHAN	
DATE:	00.00.2016	SCALE: AS NOTED
SHEET No:	LPC-002	
SHEET:	2 of 4	SIZE: 24 x 36
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**LPC HEARING
 PRESENTATION**

No.	DATE	DESCRIPTION



EXISTING PHOTO



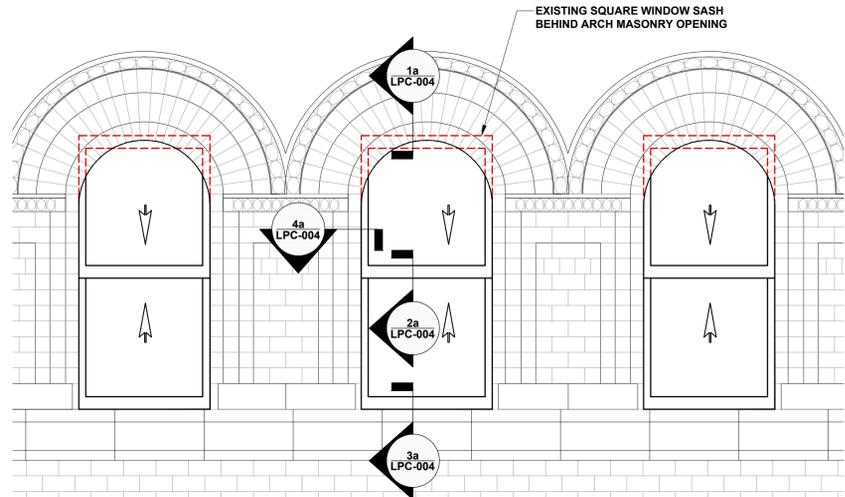
EXISTING PHOTO



EXISTING PHOTO



EXISTING PHOTO



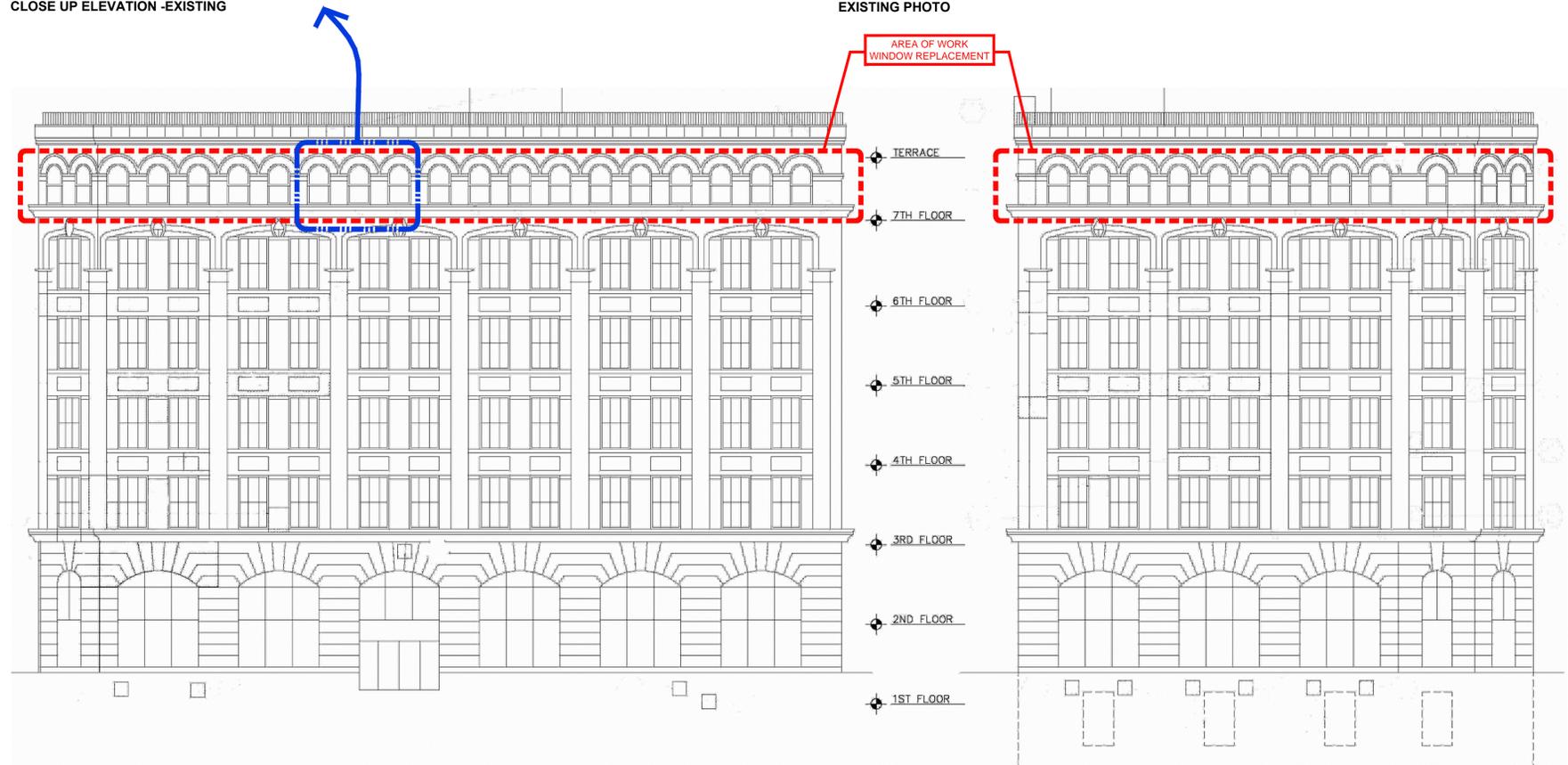
CLOSE UP ELEVATION -EXISTING



EXISTING PHOTO



EXISTING PHOTO



SOUTH ELEVATION

WEST ELEVATION

NON-HISTORIC WINDOWS
 WERE ADDRESSED THROUGH LPC WARNING LETTER 01/0506 AND WAS ISSUED BY THE COMMISSION ON NOVEMBER 3, 2014 TO THE ROY-AL COMPANY. THIS LETTER WAS ISSUED IN REFERENCE TO A HISTORICALLY NON-CONFORMING WINDOW INSTALLED AT THE LOWER PENTHOUSE LEVEL (7TH FLOOR) WINDOW OPENINGS OF THE STREET FACING (SOUTH AND WEST) FAÇADES.

THE HISTORIC, OPERABLE, DOUBLE-HUNG, ARCHED WINDOWS WERE PREVIOUSLY REMOVED AND REPLACED WITH SQUARE, OPERABLE, DOUBLE-HUNG WINDOW UNITS AT THIS LEVEL DURING THE MULTI-FAMILY RESIDENTIAL CONVERSION IN 1980. THE REPLACEMENT WINDOW UNITS WITH SQUARE TOP SASHES WERE INSTALLED INBOARD OF THE FACE-BRICK MASONRY OPENINGS WHICH DOES NOT CONFORM TO THE HISTORIC WINDOW PROFILE AND DESIGN.

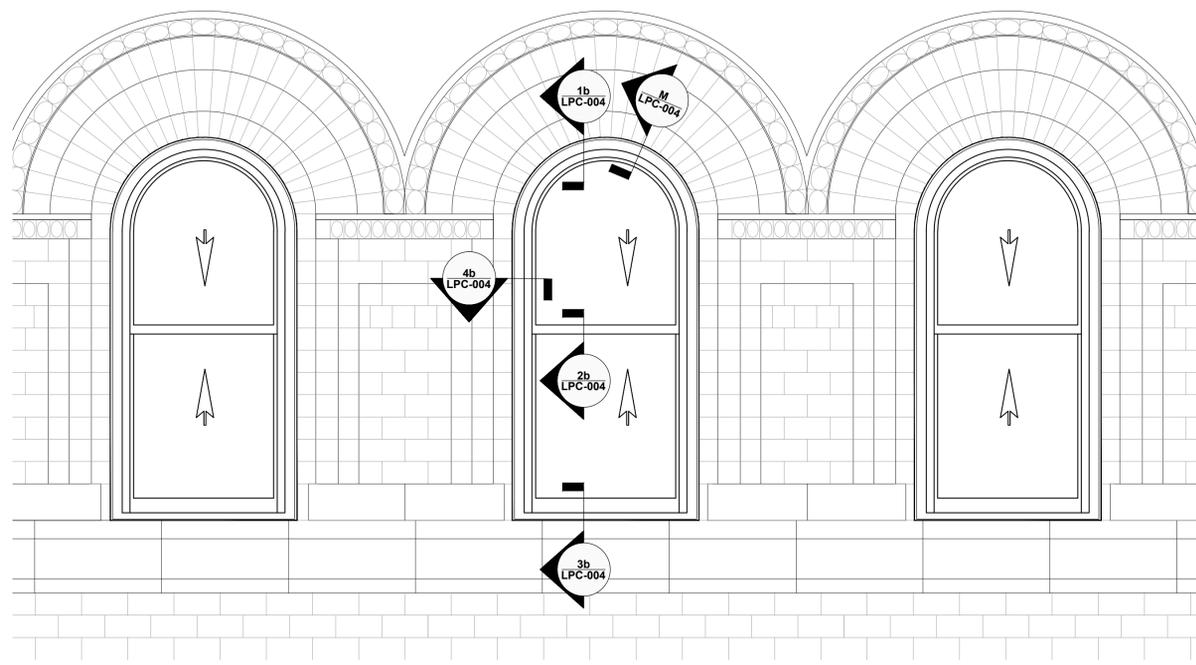
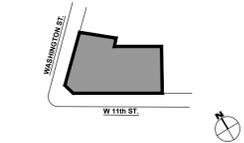
CLIENT:	A & R Kalimian	
PROJECT:	341 W 11th ST. NEW YORK, NY 10014	
BLOCK No.	634	LOT No. 47
SHEET TITLE:	BOARD #3 (EXISTING)	
BY:	J. TITTLE	
CHECKED BY:	J. RUSTWORTH ; S. CHAN	
DATE:	00.00.2016	SCALE: AS NOTED
SHEET No:	LPC-003	
SHEET:	3 of 4	SIZE: 24 x 36
PATH:	K:\341 West 11th Street\Ref Documents\CAD\presentation\LPC_003	

LPC HEARING PRESENTATION

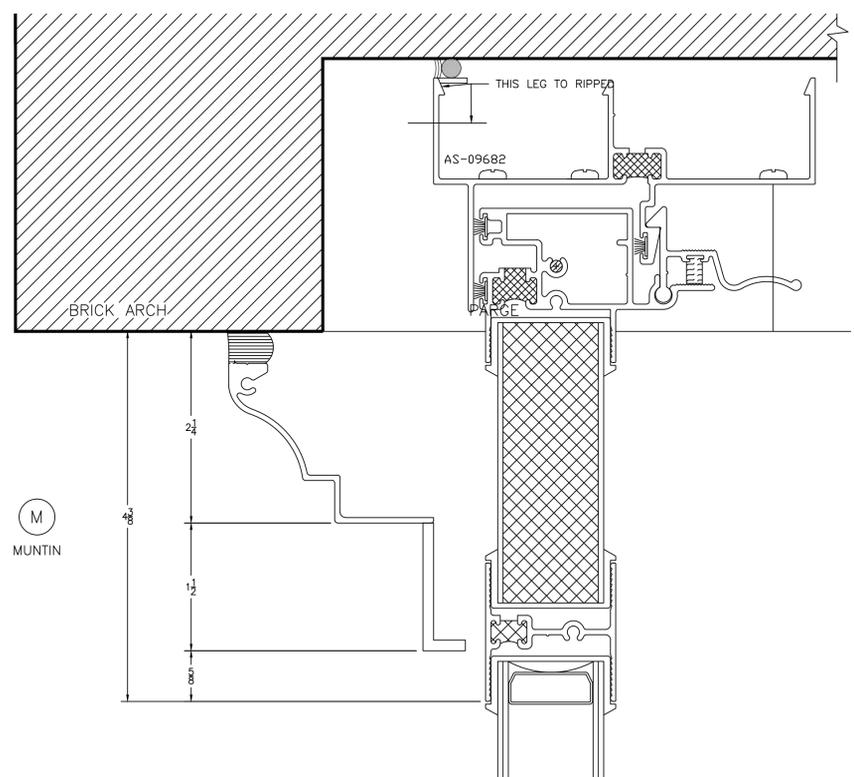
No.	DATE	DESCRIPTION

ISSUE / REVISION

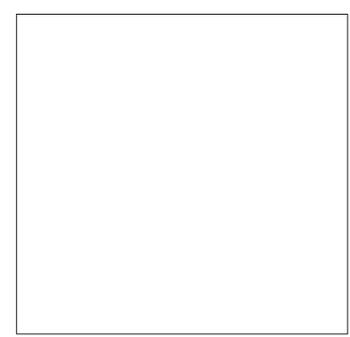
KEY PLAN:



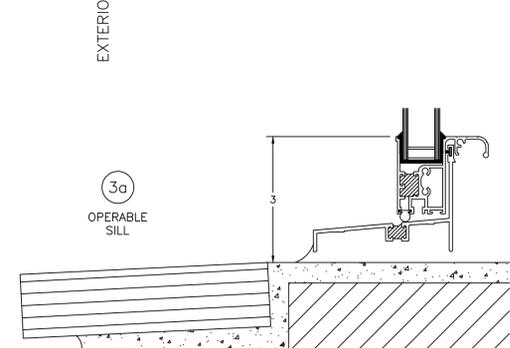
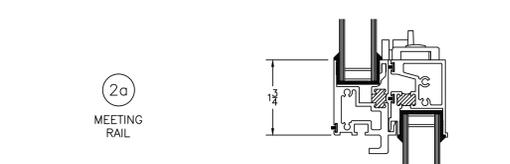
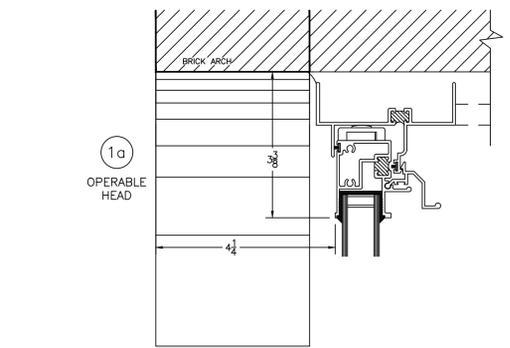
CLOSE UP ELEVATION -PROPOSED



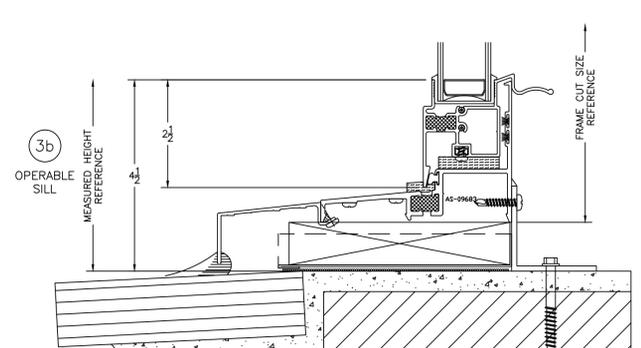
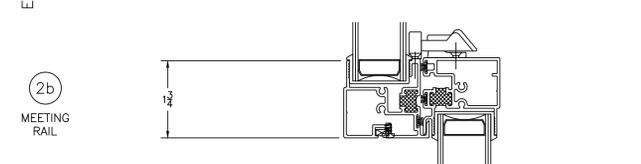
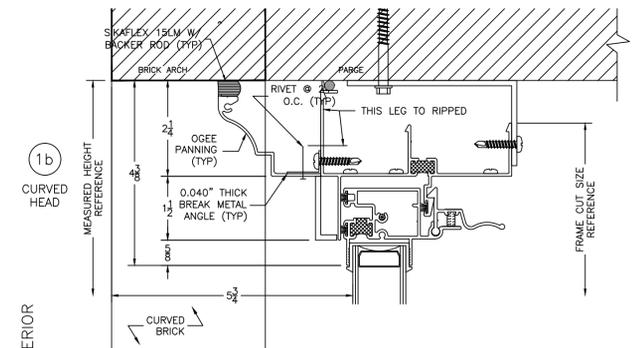
PROPOSED WINDOW HEAD DETAIL AT INSULATED PANEL WITH BRICK MOLD PROFILE (FULL SCALE)



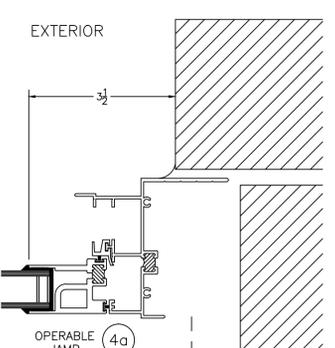
COLOR SWATCH (TO BE PLACED HERE)



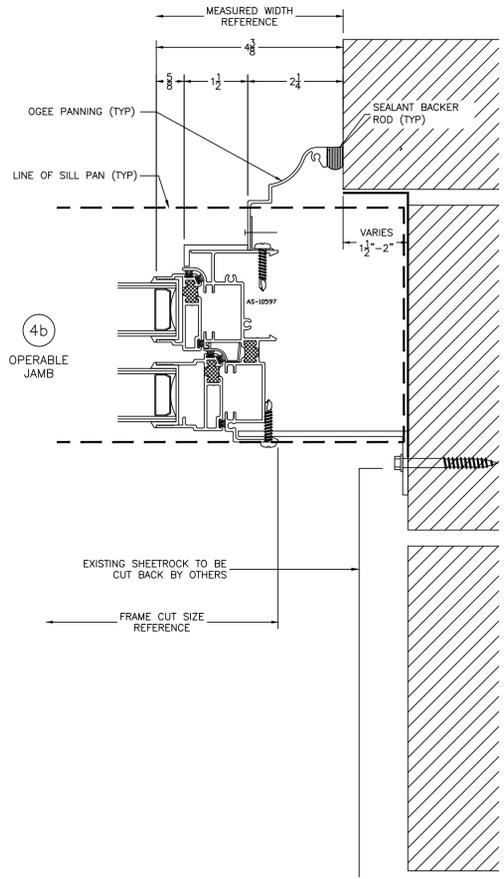
EXISTING WINDOW HEAD, MEETING RAIL & SILL DETAILS (HALF SCALE)



PROPOSED WINDOW HEAD, MEETING RAIL & SILL DETAILS (HALF SCALE)



EXISTING WINDOW JAMB DETAIL (HALF SCALE)



PROPOSED WINDOW JAMB DETAIL (HALF SCALE)

PROPOSED WINDOWS

ARE BEING ADDRESSED THROUGH THIS APPLICATION WHICH SERVES TO PROVIDE THE COMMISSION WITH THE INFORMATION REQUESTED TO ADDRESS THE HISTORICALLY NON-CONFORMING WINDOW UNITS AT THE LOWER PENTHOUSE LEVEL OF THE STREET FACING (SOUTH AND WEST) FACADES.

WE ARE PROPOSING THAT THE REPLACEMENT UNITS ARE THERMALLY BROKEN, ALUMINUM, ARCH-FRAMED, OPERABLE UNITS WITH INSULATED GLASS UNITS FOR BETTER THERMAL PERFORMANCE.

PER THE REQUEST OF THE COMMISSION, WE ARE ALSO PROPOSING A HISTORICALLY CONFORMING BRICK MOLD (PROFILE OGEE) TO BE INSTALLED BETWEEN THE NEW WINDOW FRAME AND EXISTING ARCHED MASONRY.

CLIENT: A & R Kalimian

PROJECT: 341 W 11th ST.
 NEW YORK, NY 10014

BLOCK No. 634 LOT No. 47

SHEET TITLE: BOARD #4 (PROPOSED)

BY: J. TITTLE
 CHECKED BY: J. RUSTWORTH ; S. CHAN

DATE: 00.00.2016 SCALE: AS NOTED

SHEET No:

LPC-004

SHEET: 4 of 4 SIZE: 24 x 36

PATH: K:\341 West 11th Street\Ref Documents\CAD\Presentations\LPC_004