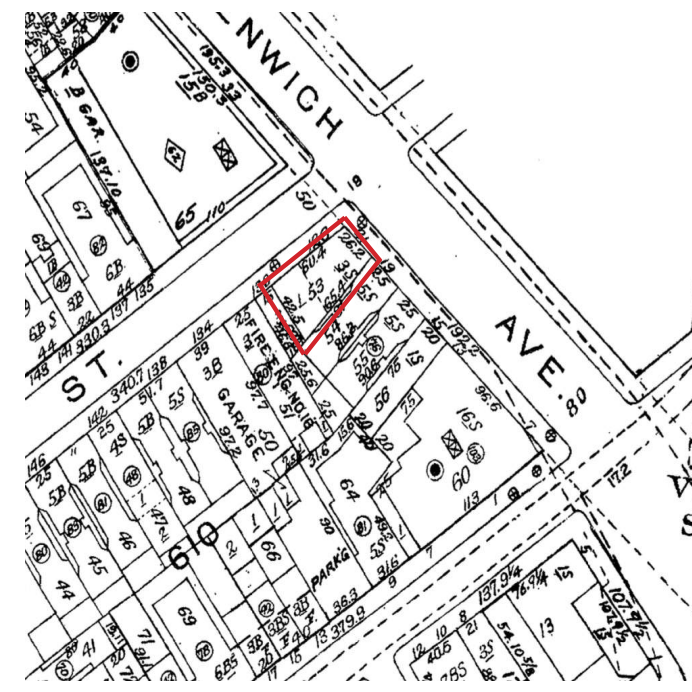




PROPOSED RENOVATION & ADDITION



SANBORN MAP, C. 1985.



EXISTING PHOTOGRAPH (2019)

21 GREENWICH AVENUE  
**RENOVATION AND ADDITION TO 21 GREENWICH AVENUE**



September 09th, 2019



2013. Source: Google Maps.

21 GREENWICH AVENUE  
**EXISTING SITE PHOTOS**



2018



21 GREENWICH AVENUE  
EXISTING SITE PHOTOS



2019



21 GREENWICH AVENUE  
EXISTING SITE PHOTOS



2019

21 GREENWICH AVENUE  
EXISTING SITE PHOTOS - DETAILS



2019

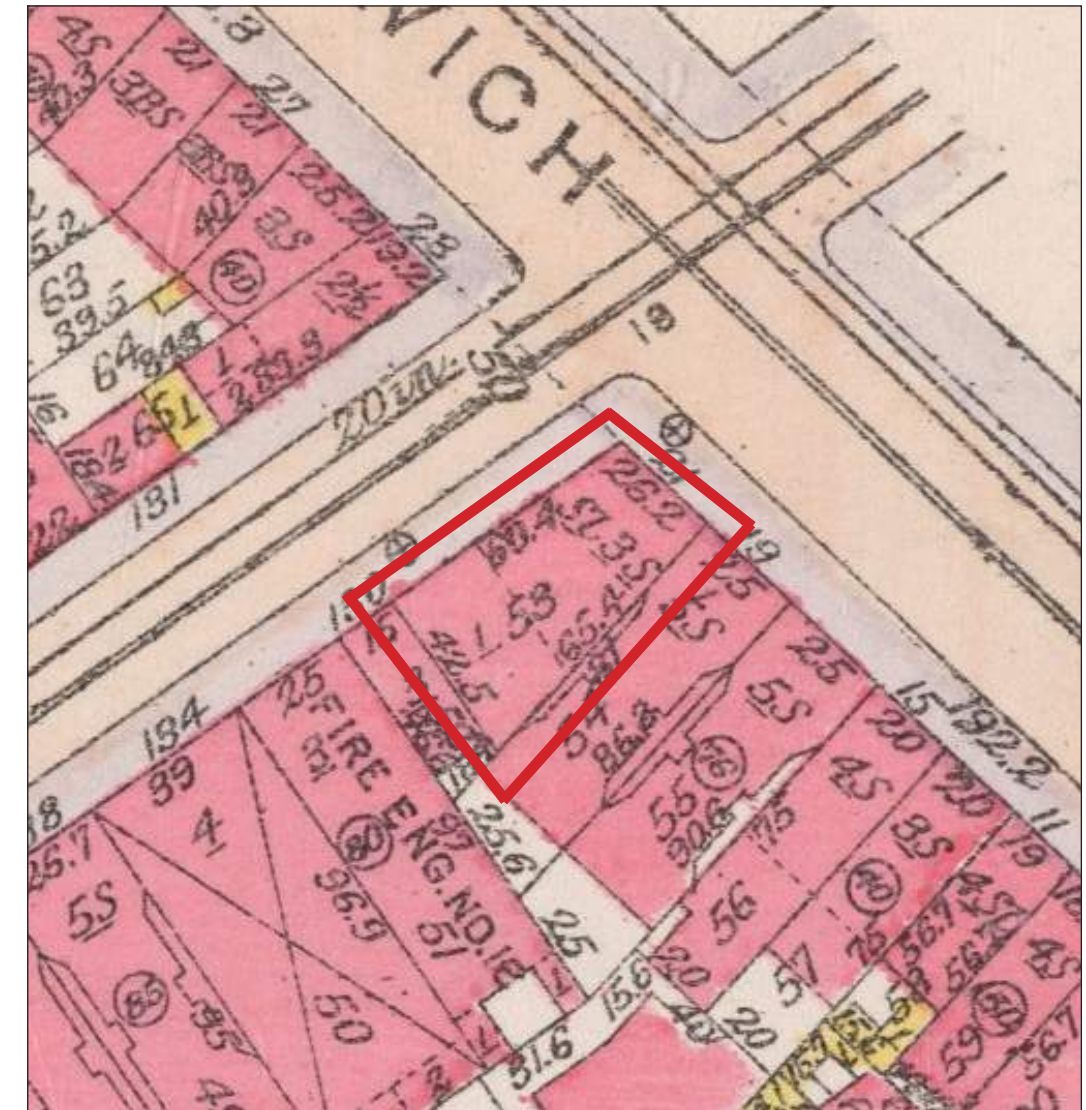
21 GREENWICH AVENUE  
**EXISTING SITE PHOTOS**



21 GREENWICH AVENUE, PERRIS MAP, SOURCE: NYPL  
**1862**



21 GREENWICH AVENUE, SANBORN MAP, SOURCE: NYPL  
**1895**



21 GREENWICH AVENUE, BROMLEY MAP, SOURCE: NYPL  
**1916**



21 GREENWICH AVENUE, CA 1926. SOURCE: NYHS.



21 GREENWICH AVENUE, CA 1926. SOURCE: NYHS.





TAX PHOTO OF 21 GREENWICH AVENUE, CA. 1940.  
SOURCE: MUNICIPAL ARCHIVES.



21 GREENWICH AVENUE, CA. 1941.  
SOURCE: NYPL.



TAX PHOTO OF 21 GREENWICH AVENUE, CA. 1940.  
SOURCE: MUNICIPAL ARCHIVES.



LPC DESIGNATION PHOTO, 21 GREENWICH AVE, CA. 1969  
SOURCE: LPC.



LPC DESIGNATION PHOTO, 21 GREENWICH AVE, CA. 1969  
SOURCE: LPC.



TAX PHOTO OF 21 GREENWICH AVENUE, CA. 1985.  
SOURCE: MUNICIPAL ARCHIVES.

21 GREENWICH AVENUE  
HISTORIC PHOTOS



21 GREENWICH AVENUE  
**ONE STORY PORTION OF SITE**



533 HUDSON STREET



235 WEST 11TH STREET



9 BANK STREET

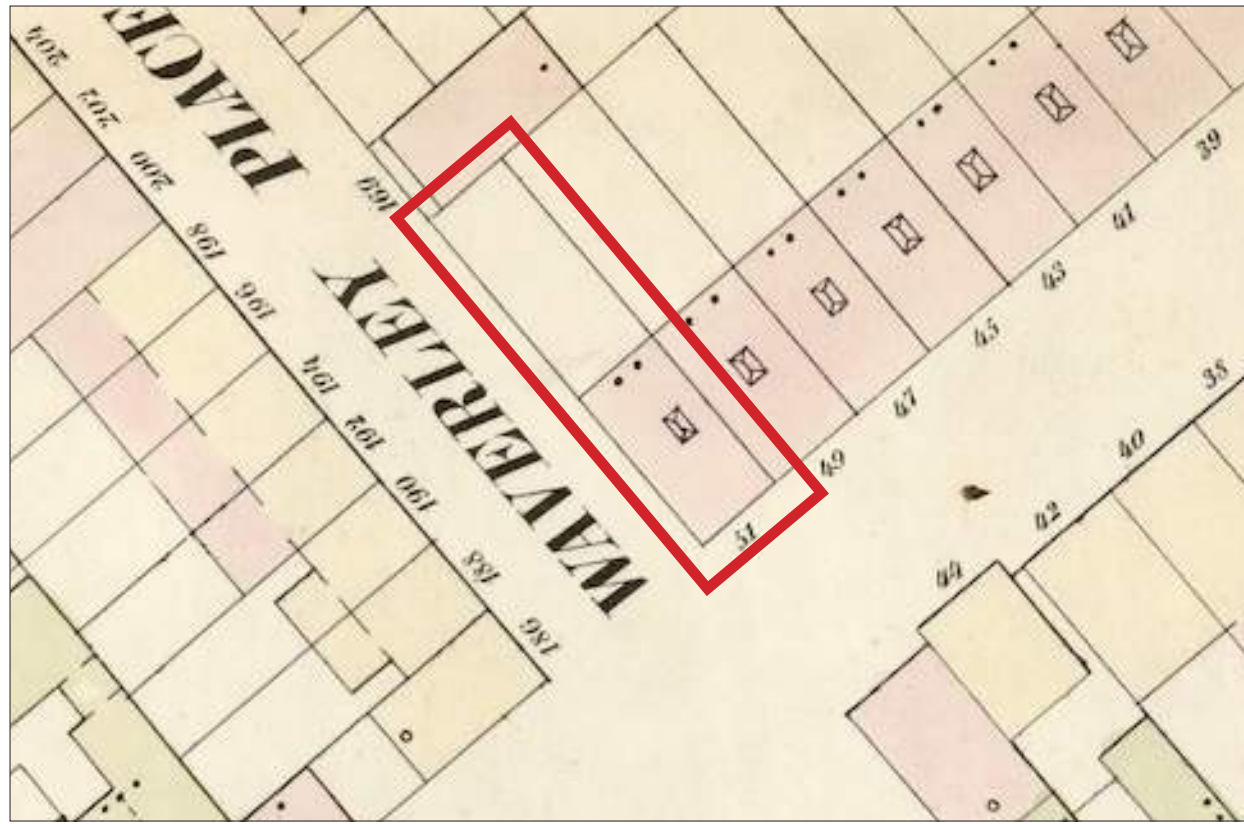


WEST 11TH ST. BETWEEN WAVERLY PLACE AND WEST 4TH ST.

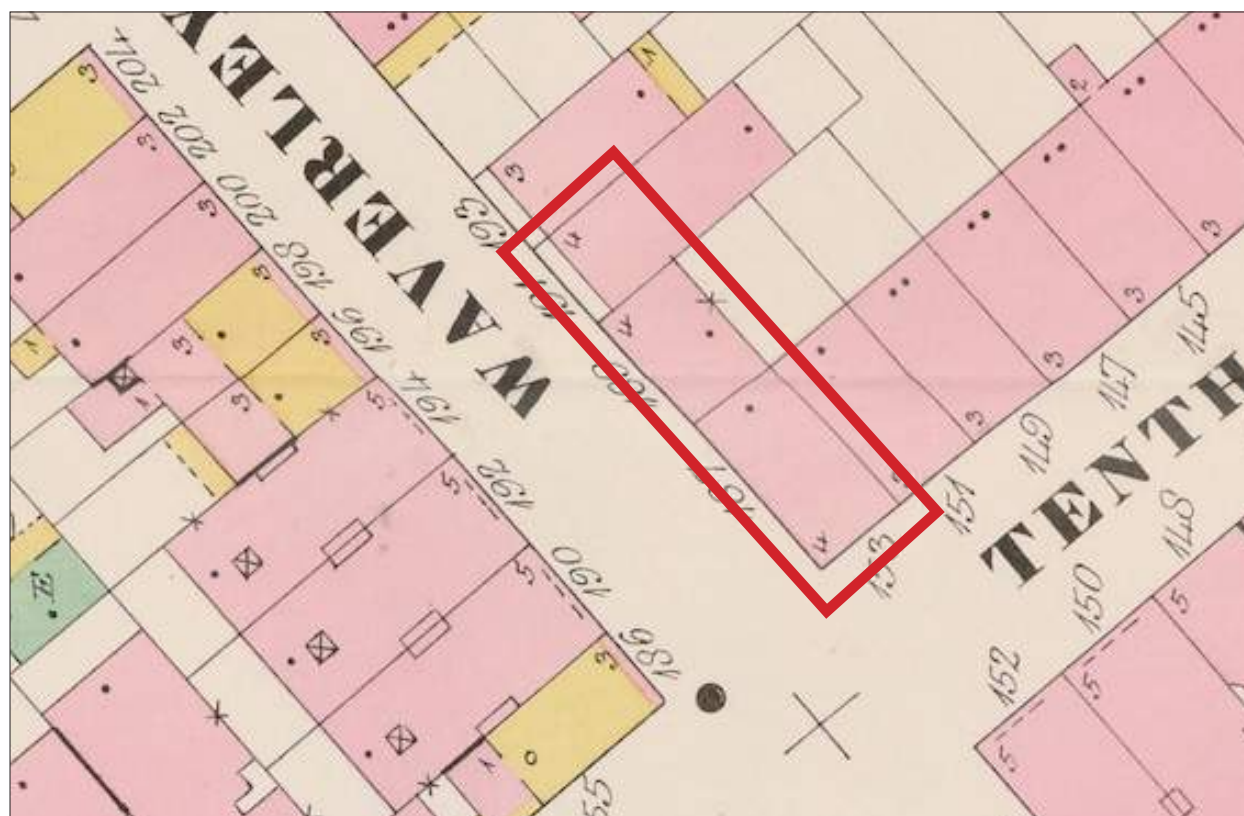


73-77 BEDFORD STREET

21 GREENWICH AVENUE  
**HISTORIC STUDIO ADDITIONS**



1854



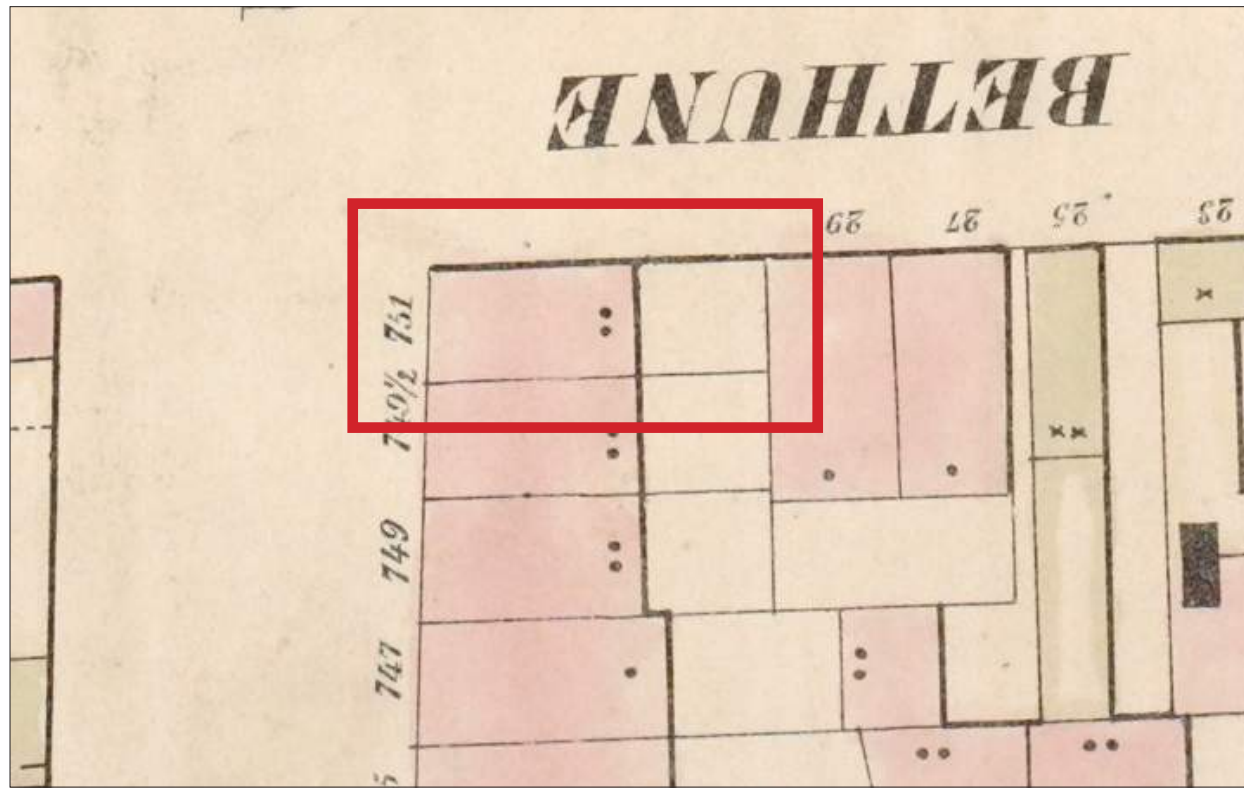
1895



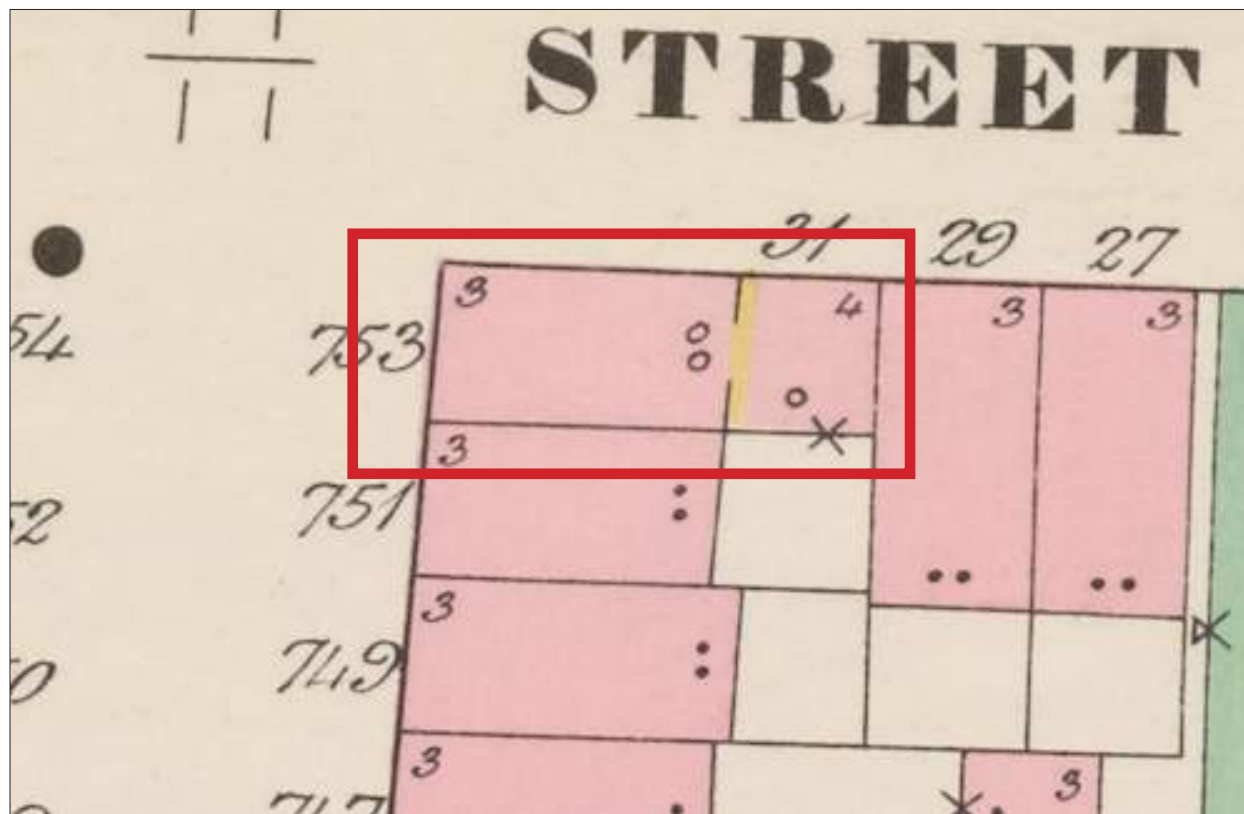
153 WEST 10TH STREET (AT WAVERLY STREET)  
4 STORY ADDITION TO 4 STORY ORIGINAL

21 GREENWICH AVENUE  
CORNER BUILDING ADDITIONS





1854



1895



753 WASHINGTON STREET (AT BETHUNE ST)  
4 STORY ADDITION TO 3 STORY ORIGINAL

21 GREENWICH AVENUE  
CORNER BUILDING ADDITIONS



145 PERRY STREET  
LPC APPROVED 2017  
LEROY STREET STUDIO



18 WEST 11TH STREET  
LPC APPROVED 1977  
HARDY HOLZMAN PFEIFFER



829 GREENWICH STREET  
LPC APPROVED 2003  
MATTHEW BAIRD ARCHITECTS

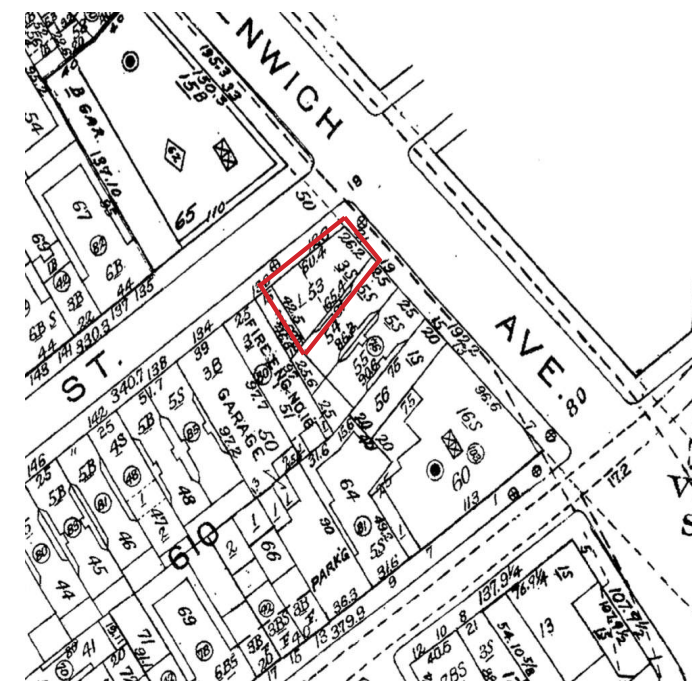
21 GREENWICH AVENUE  
**CONTEMPORARY INFILL BUILDINGS**





PROPOSED RENOVATION & ADDITION

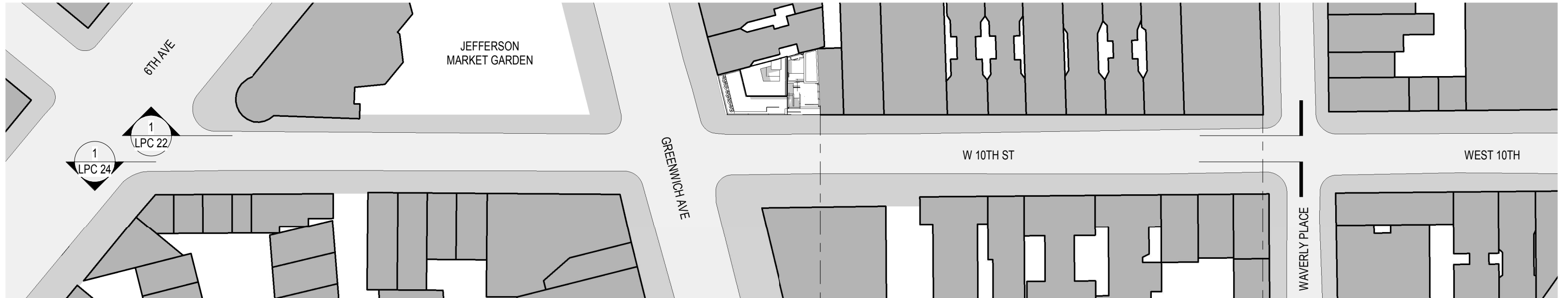
21 GREENWICH AVENUE



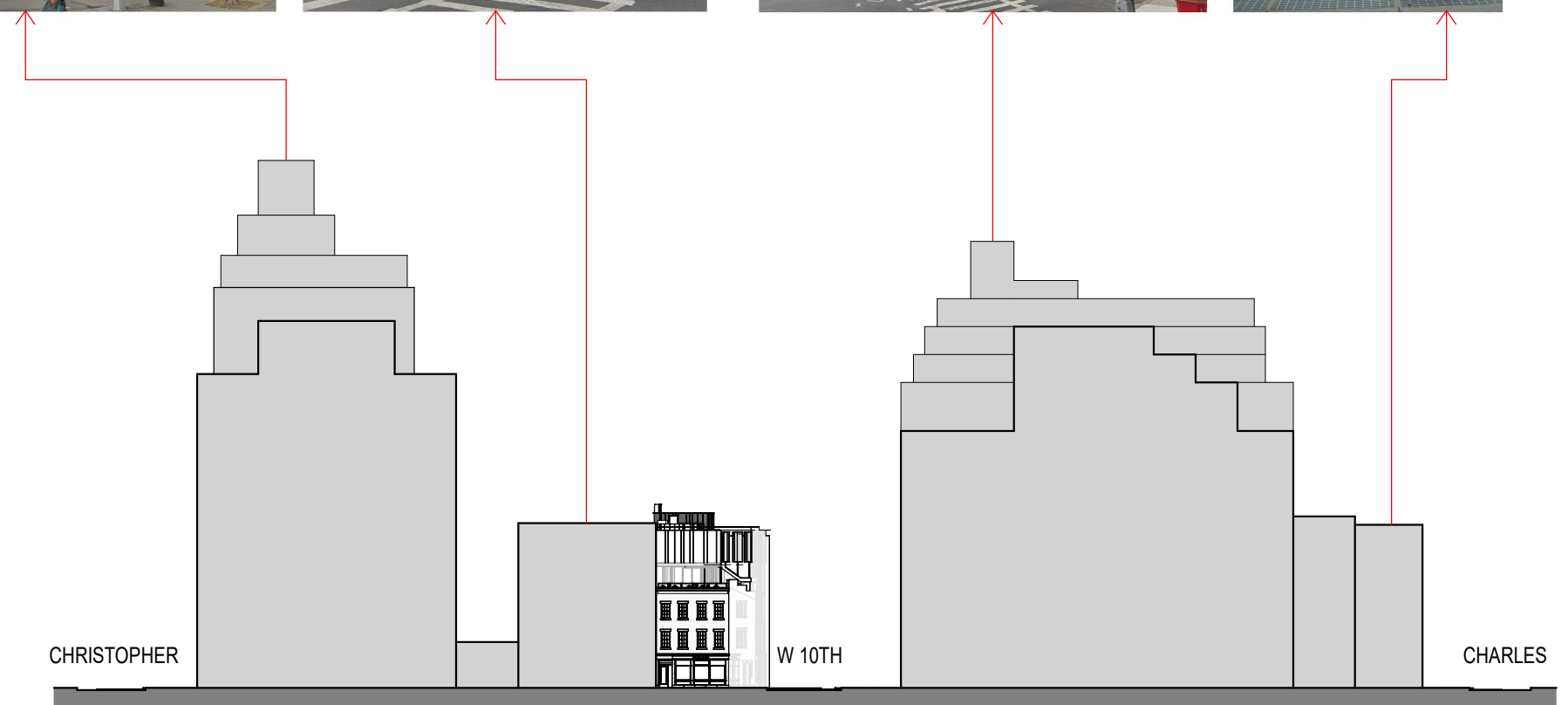
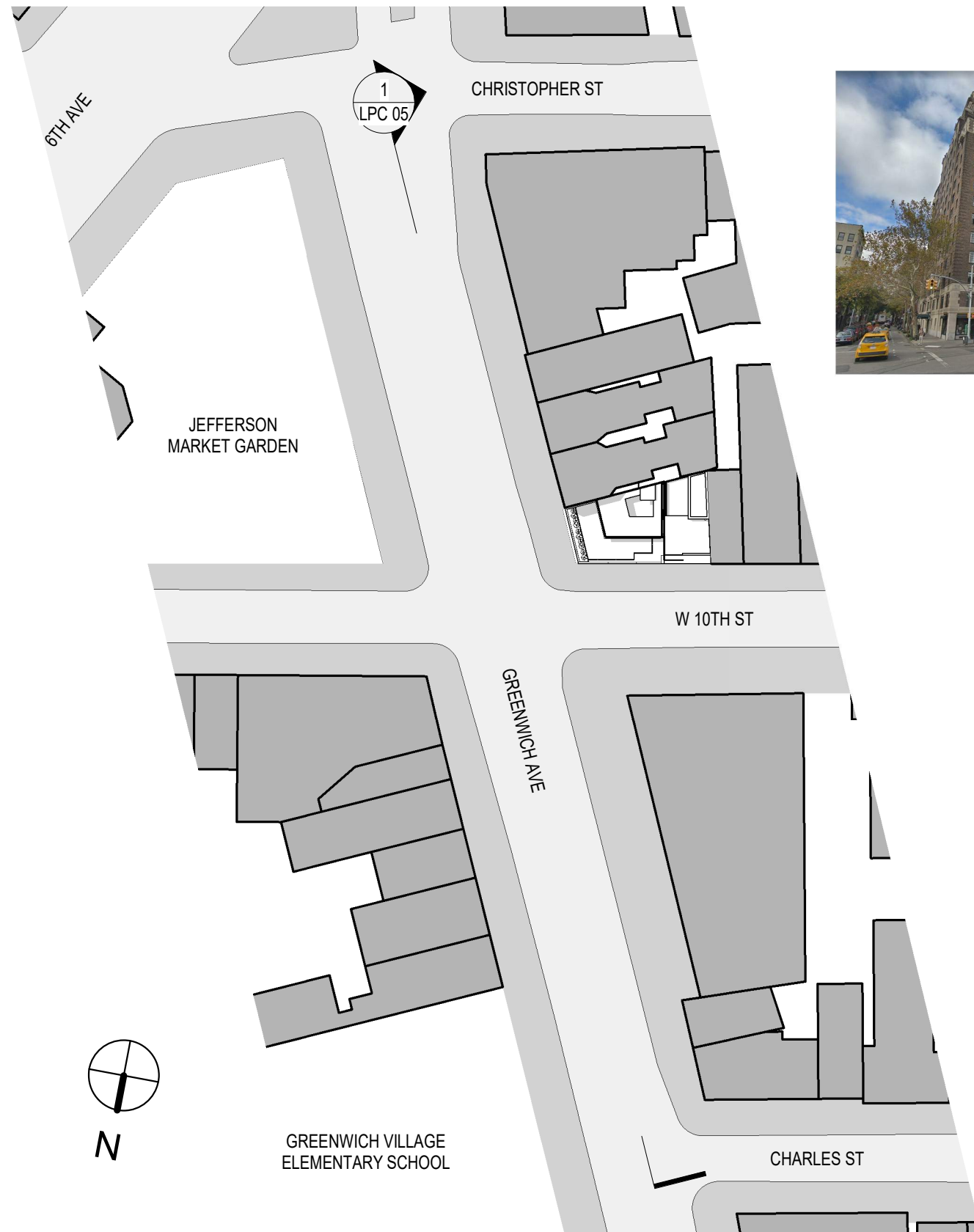
SANBORN MAP, C. 1985.



EXISTING PHOTOGRAPH (2019)



① W 10TH ST CONTIGUOUS ELEVATION (SOUTH)  
1" = 60'-0"



① GREENWICH AVE CONTIGUOUS ELEVATION (EAST)  
1" = 60'-0"

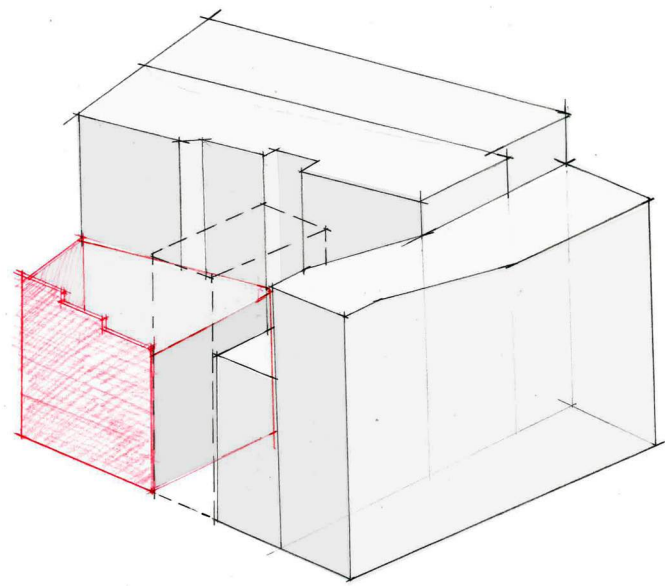


① W 10TH ST CONTIGUOUS ELEVATION (NORTH)  
1" = 60'-0"

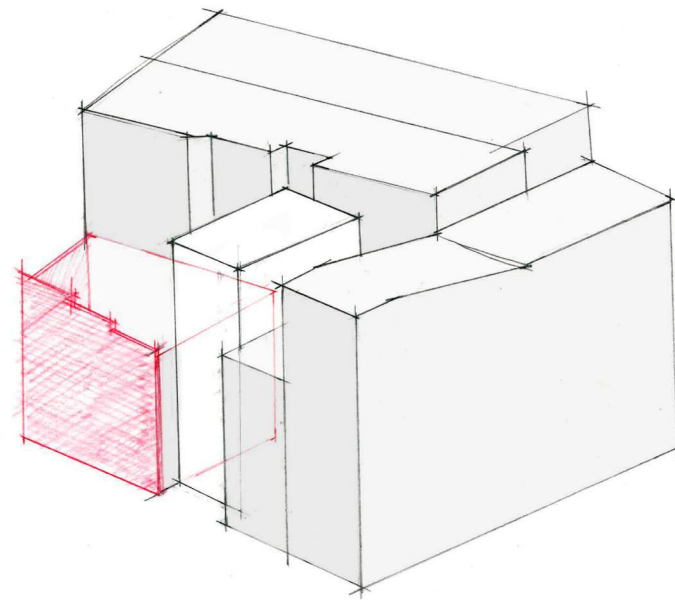
21 GREENWICH AVENUE  
**SURROUNDING SCALE**

NOT USED

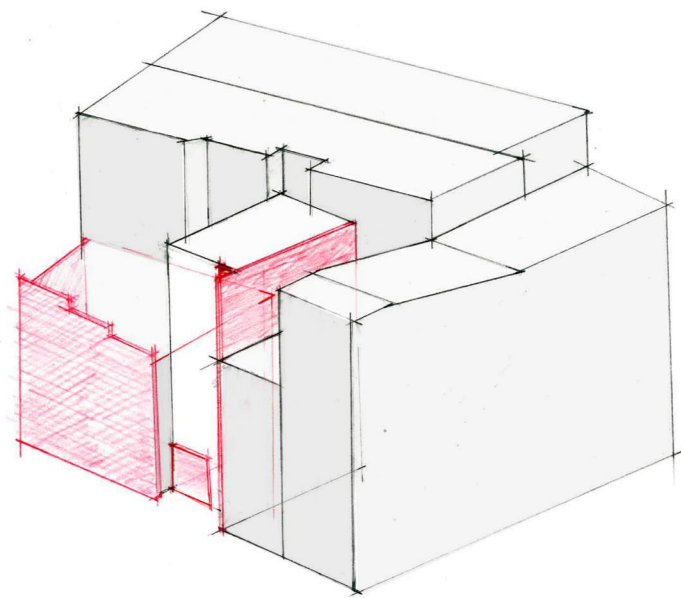




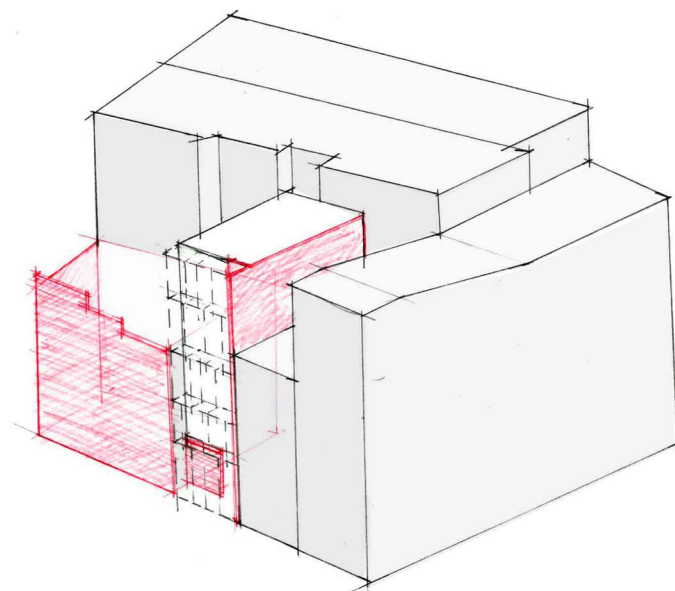
1. ADDITION IN SIDELOT



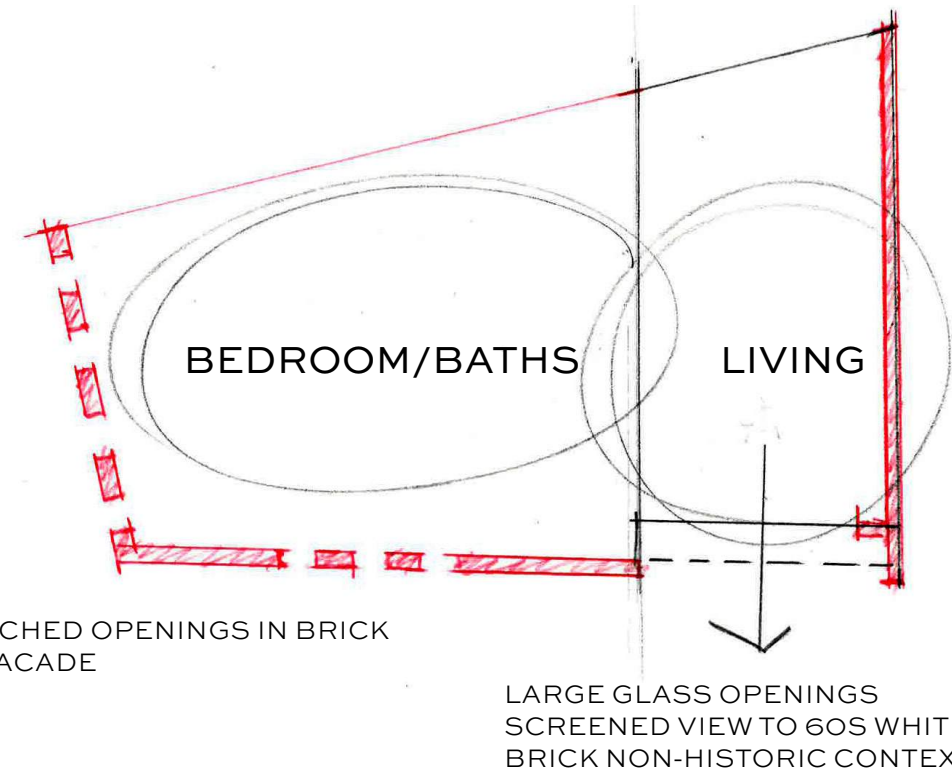
2. SETBACK TO EXPOSE HISTORIC  
ENDWALL CONDITION & HISTORIC  
DIMINUTIVE MASSING MARKING  
END OF BLOCK



3. BRICK ARMATURE LINKS TO  
ORIGINAL & HISTORIC CONTEXT



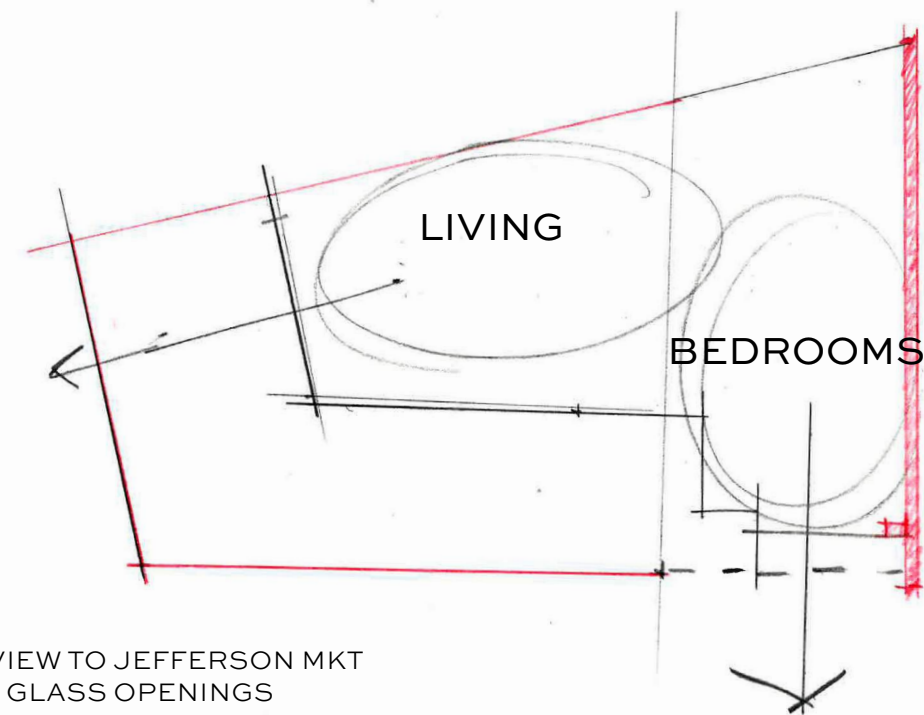
4. STEEL & GLASS SCREEN  
REASSERTS STREETWALL



SMALL PUNCHED OPENINGS IN BRICK  
HISTORIC FACADE

LARGE GLASS OPENINGS  
SCREENED VIEW TO 60S WHITE  
BRICK NON-HISTORIC CONTEXT

**FLOORS 2&3**



TERRACE & VIEW TO JEFFERSON MKT  
PARK LARGE GLASS OPENINGS

DEGREE OF OPENNESS W/  
SCREEN ELEMENTS FOR  
PRIVACY

**PH FLOOR**



VIEW ACROSS 10TH ST



PROPOSED RENOVATION & ADDITION



PROPOSED RENOVATION & ADDITION



EXISTING PHOTOGRAPH (2019)



EXISTING PHOTOGRAPH (2019)



21 GREENWICH AVENUE  
TAPESRTY OF ORNAMENTAL METAL IN GREENWICH VILLAGE





21 GREENWICH AVENUE  
TAPESRTY OF ORNAMENTAL METAL & FIRE ESCAPES IN GREENWICH VILLAGE





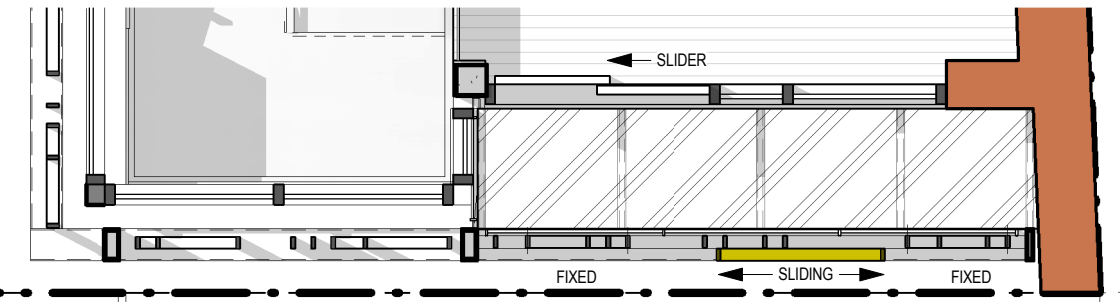
21 GREENWICH AVENUE  
**DESIGN INTENT - INFILL**



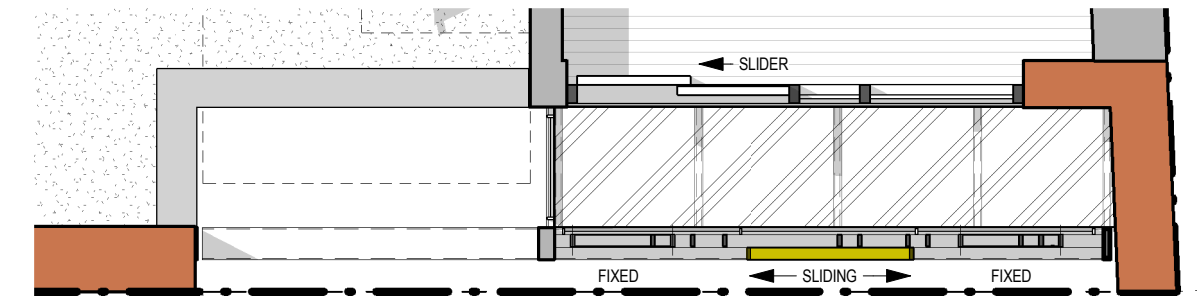
EXISTING WEST 10TH STREET FACADE  
(2019)



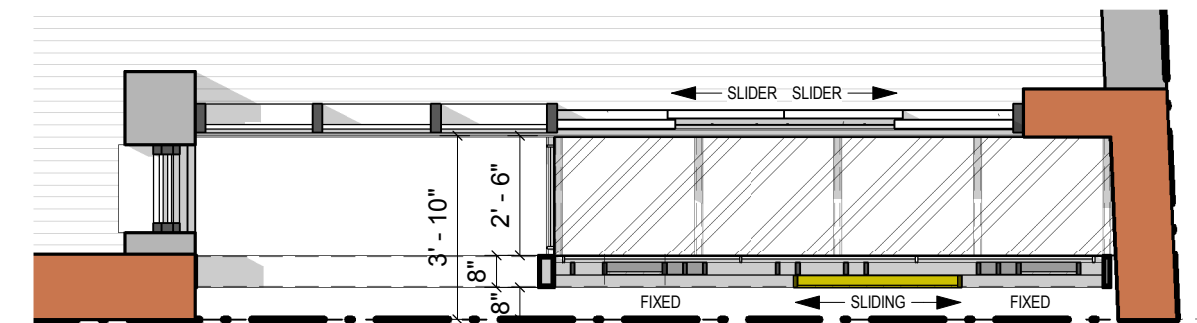
PROPOSED WEST 10TH STREET FACADE



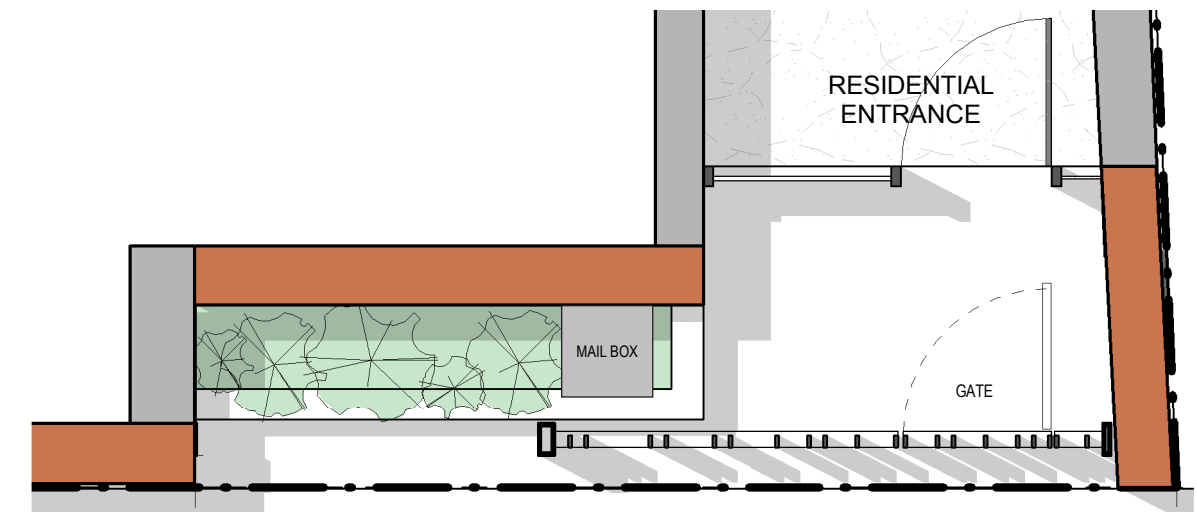
PLAN AT 5TH FLOOR INFILL SCREEN FACADE



PLAN AT 4TH FLOOR INFILL SCREEN FACADE

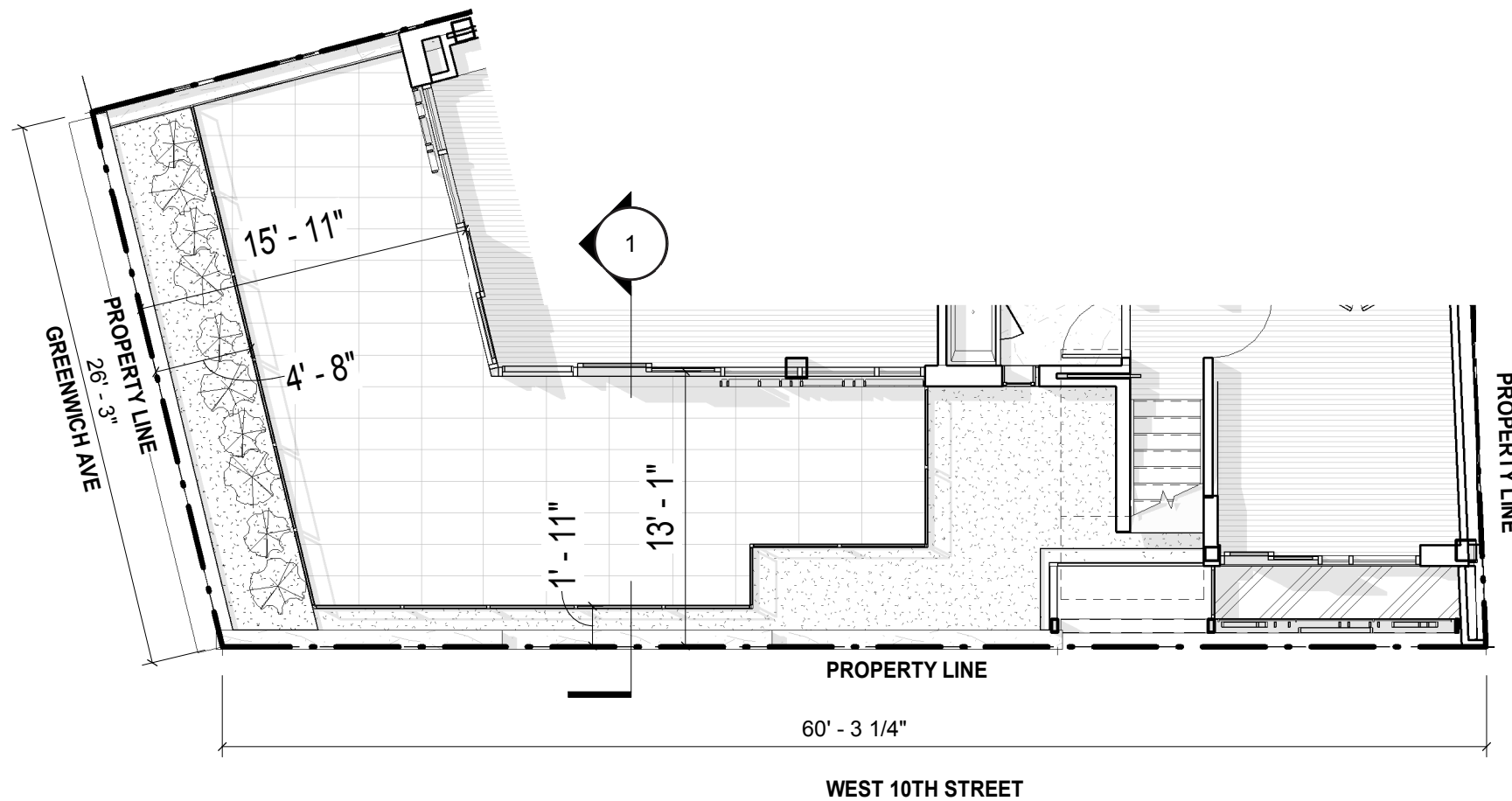


PLAN AT 2ND & 3RD FLOOR INFILL SCREEN FACADE

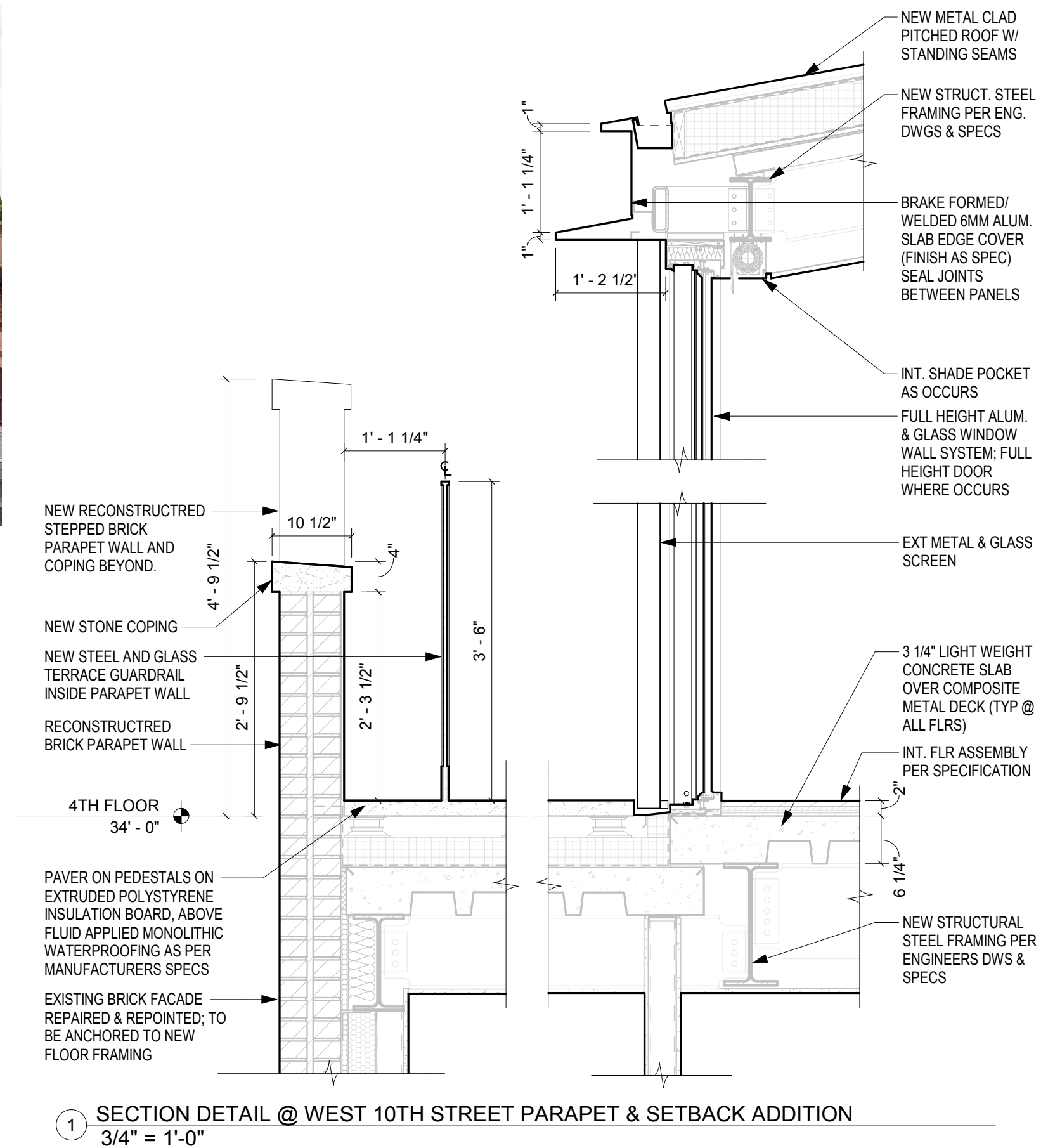


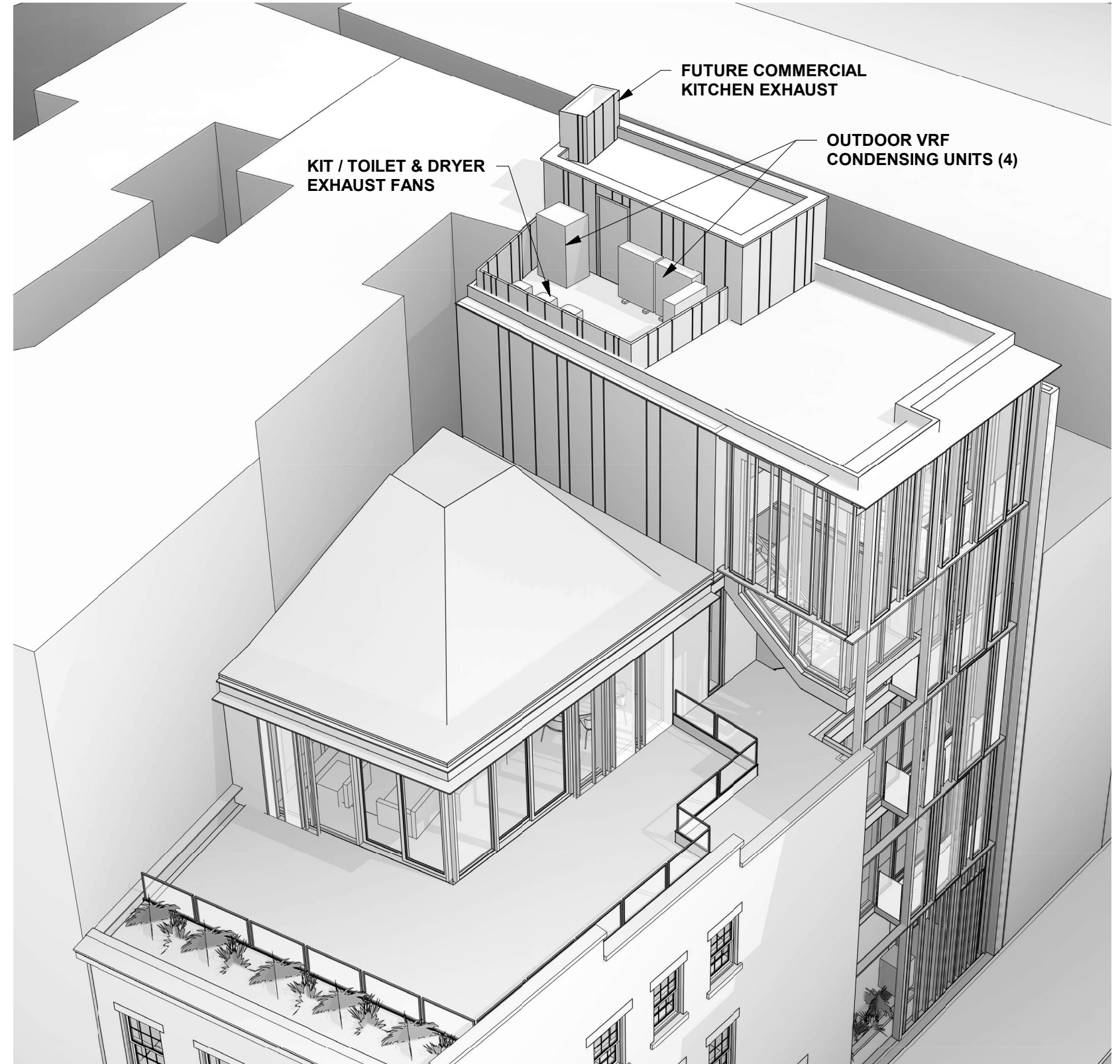
PLAN AT FIRST FLOOR INFILL SCREEN FACADE

21 GREENWICH AVENUE  
INFILL FACADE

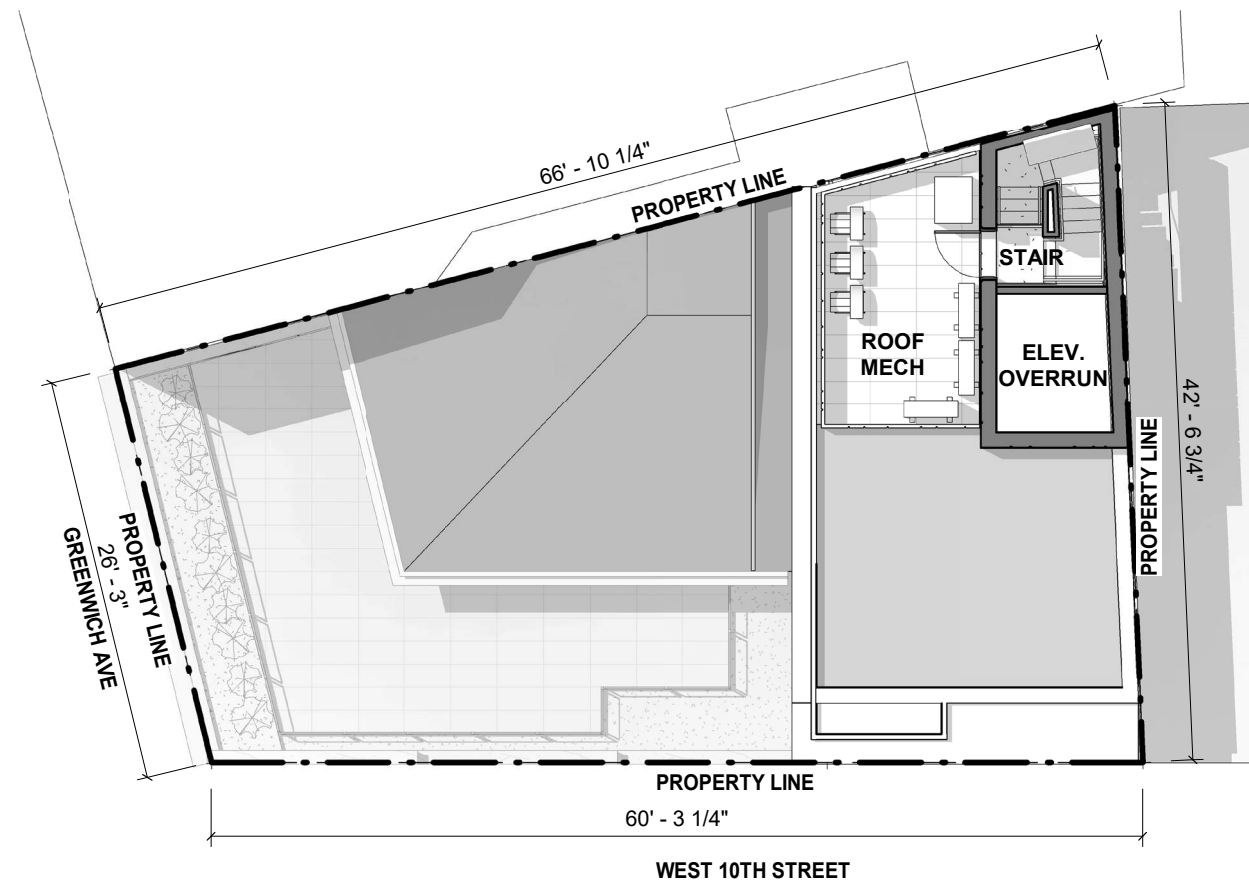


1 PARTIAL 4TH FLOOR TERRACE PLAN OF  
1/8" = 1'-0"





BIRDSEYE VIEW OF LOWER MECHANICAL ROOF AREA



21 GREENWICH AVENUE  
ROOFTOP ADDITION



NEW BRICK TO MATCH EXISTING



EXISTING GRANITE PIERS TO BE RESTORED TO ORIGINAL COLOR



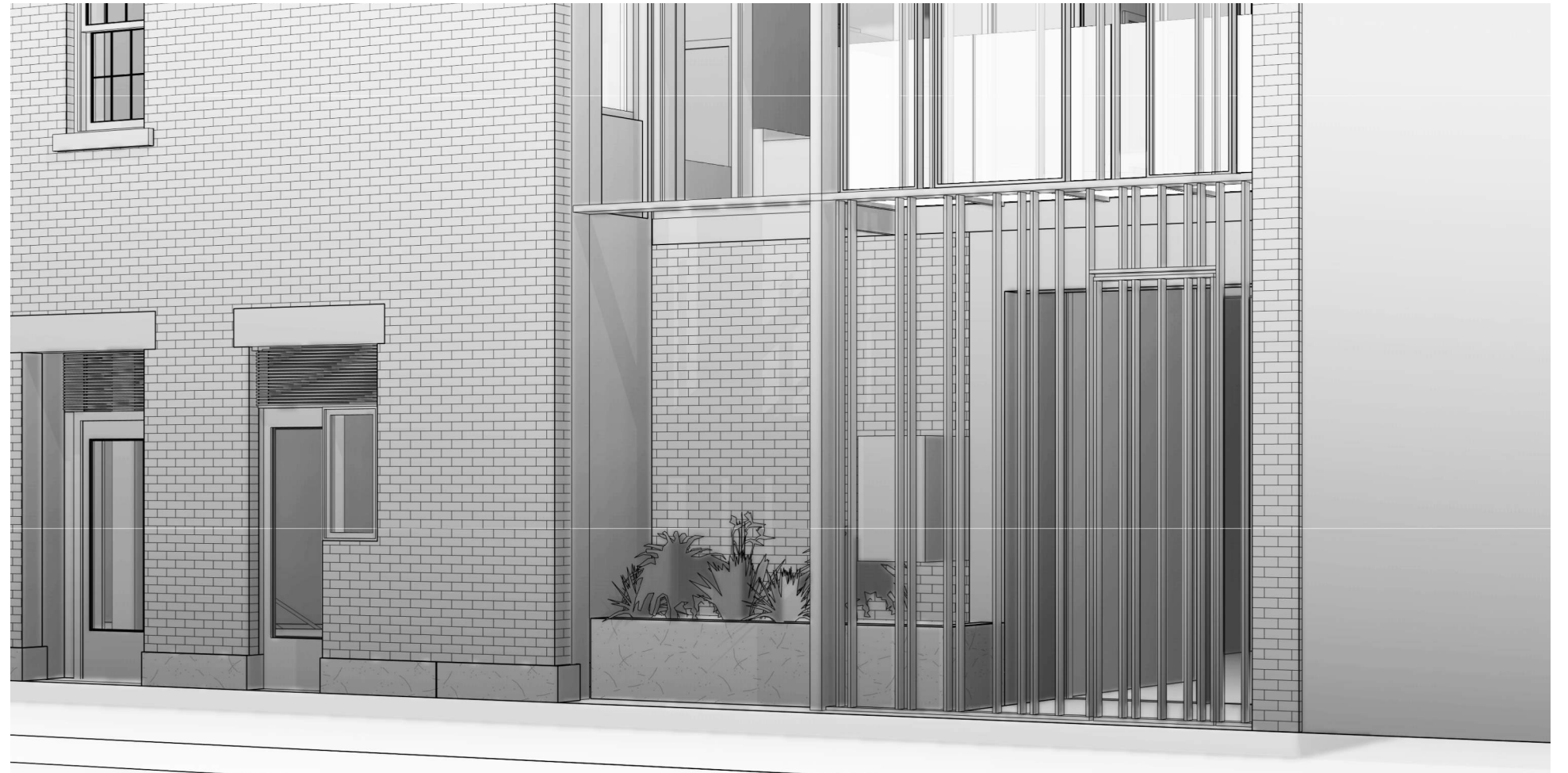
SEMI-OPAQUE SCREEN GLASS (GL-1)



PAINTED METAL (M-1)



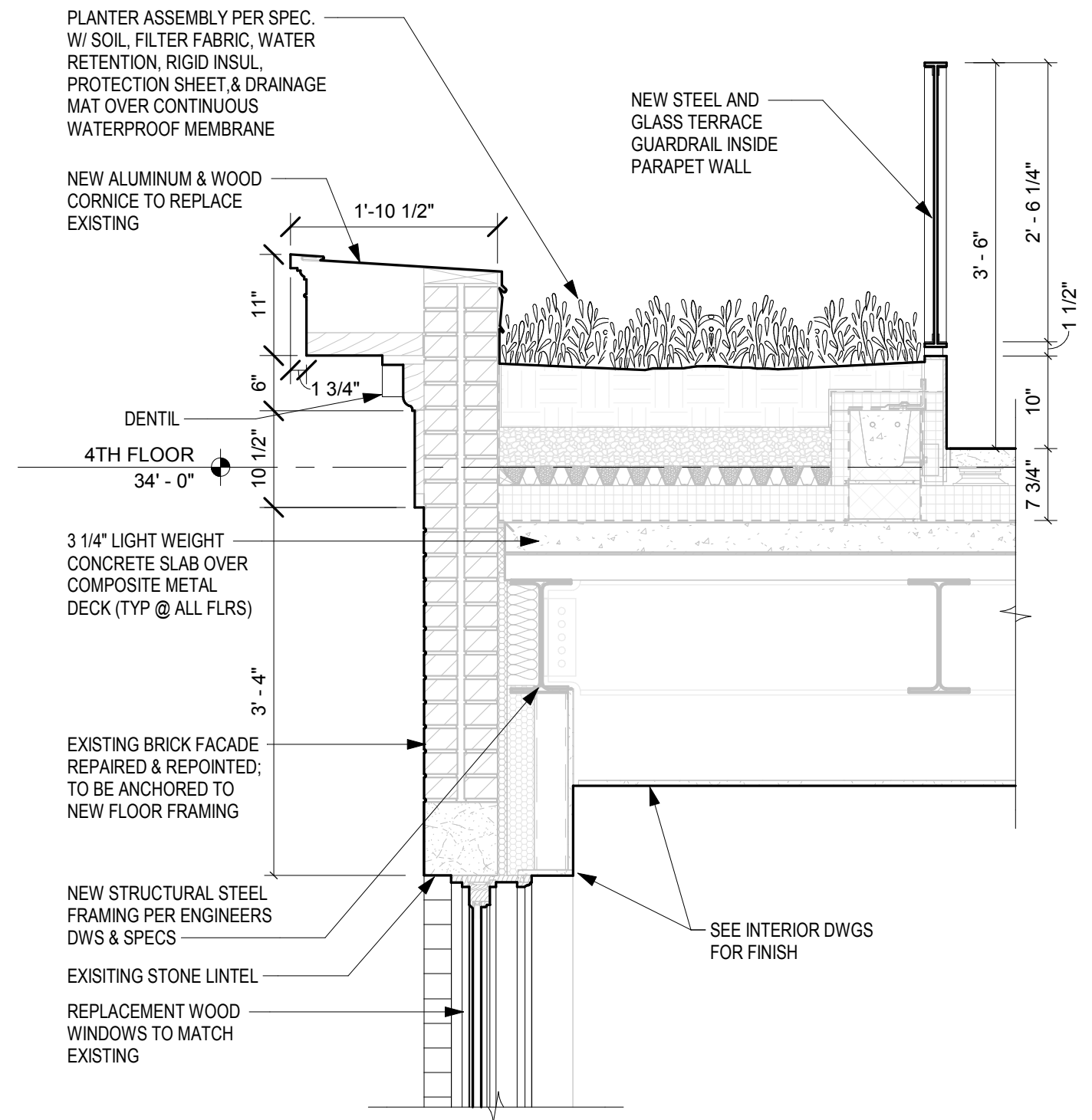
CEMENT BOARD



21 GREENWICH AVENUE  
**INFILL FACADE & MATERIALITY**



EXISTING CORNICE



② SECTION DTL @ GREENWICH AVE FACADE CORNICE  
3/4" = 1'-0"



EXISTING STOREFRONT (2019)



RESTORATION OF GRANITE PIERS AND STOREFRONT PLINTH

REPLACEMENT WOOD AND GLASS STOREFRONT

RESTORATION OF GRANITE PIER AND BRICK

REPLACEMENT OF ORIGINAL PAINTED WOOD STOREFRONT CORNICE AND SIGNAGE BAND

MODIFICATION OF EXISTING WEST 10TH ST DOOR OPENING FOR DISCRETE HVAC LOUVER INSTALLATION



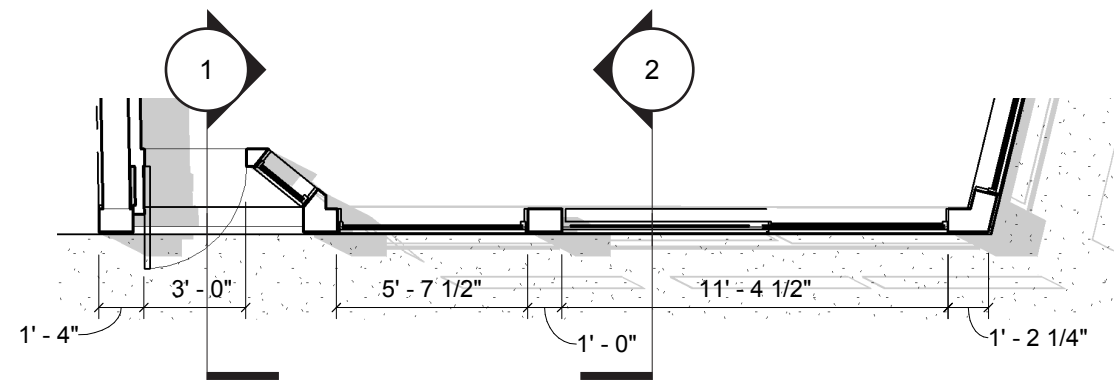
21 GREENWICH AVENUE, CA 1926. SOURCE: NYHS.



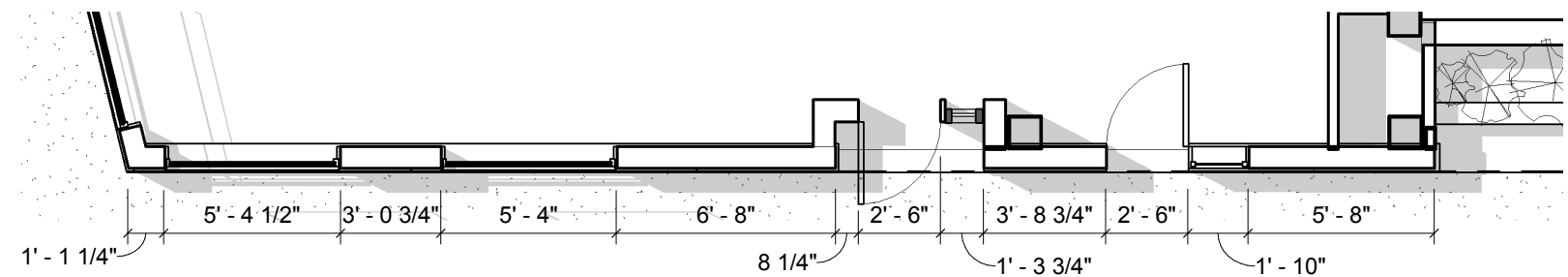
21 GREENWICH AVENUE, CA 1926. SOURCE: NYHS.



TAX PHOTO, CA. 1940. SOURCE: MUNICIPAL ARCHIVES.



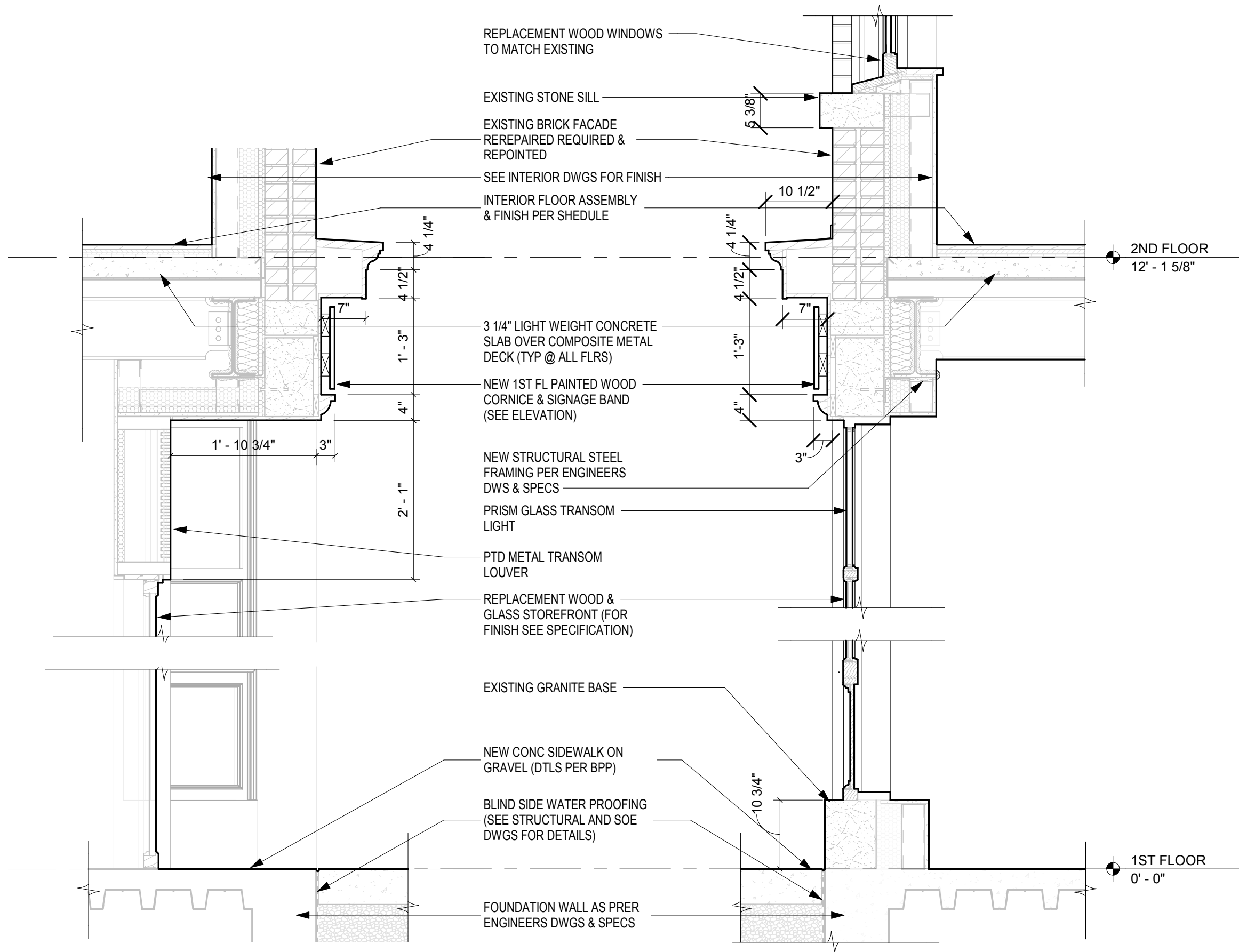
① PLAN @ GREENWICH AVE STOREFRONT  
3/16" = 1'-0"



② PLAN @ 10TH ST STOREFRONT  
3/16" = 1'-0"

21 GREENWICH AVENUE  
DESIGN INTENT - INFILL FACADE





① SECTION DTL @ GREENWICH AVE ENTRANCE  
3/4" = 1'-0"

② SECTION DTL @ GREENWICH AVE STOREFRONT  
3/4" = 1'-0"

21 GREENWICH AVENUE  
**FACADE & STOREFRONT RESTORATION - PHOTOGRAPHS & DETAILS**



HIGGINS QUASEBARTH & PARTNERS, LLC  
CONSULTANTS IN PRESERVATION AND REHABILITATION OF HISTORIC PROPERTIES

BKSK

September 09th, 2019



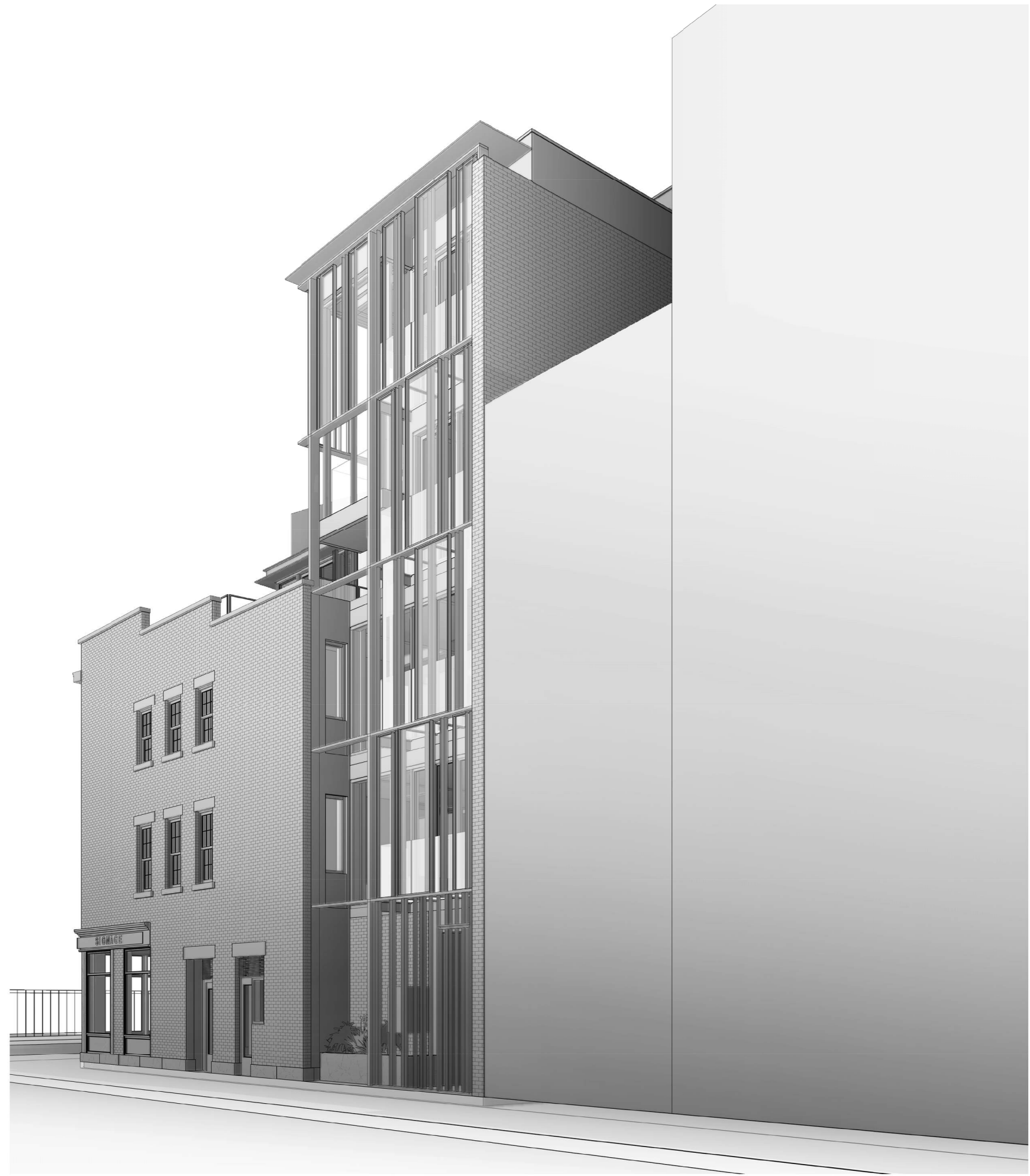
STREET VIEW FROM SOUTH ON GREENWICH AVE



STREET VIEW FROM GREENWICH AVE UP WEST 10TH



VIEW FROM CORNER OF GREENWICH AVE & W 10TH ST



STREET VIEW FROM WEST 10TH STREET

21 GREENWICH AVENUE  
**VIEWS**



**HIGGINS QUASEBARTH & PARTNERS, LLC**  
CONSULTANTS IN PRESERVATION AND REHABILITATION OF HISTORIC PROPERTIES

**BKSK**

September 09th, 2019



VIEW LOOKING NORTH ON GREENWICH AVENUE



VIEW LOOKING WEST ON WEST 10TH STREET



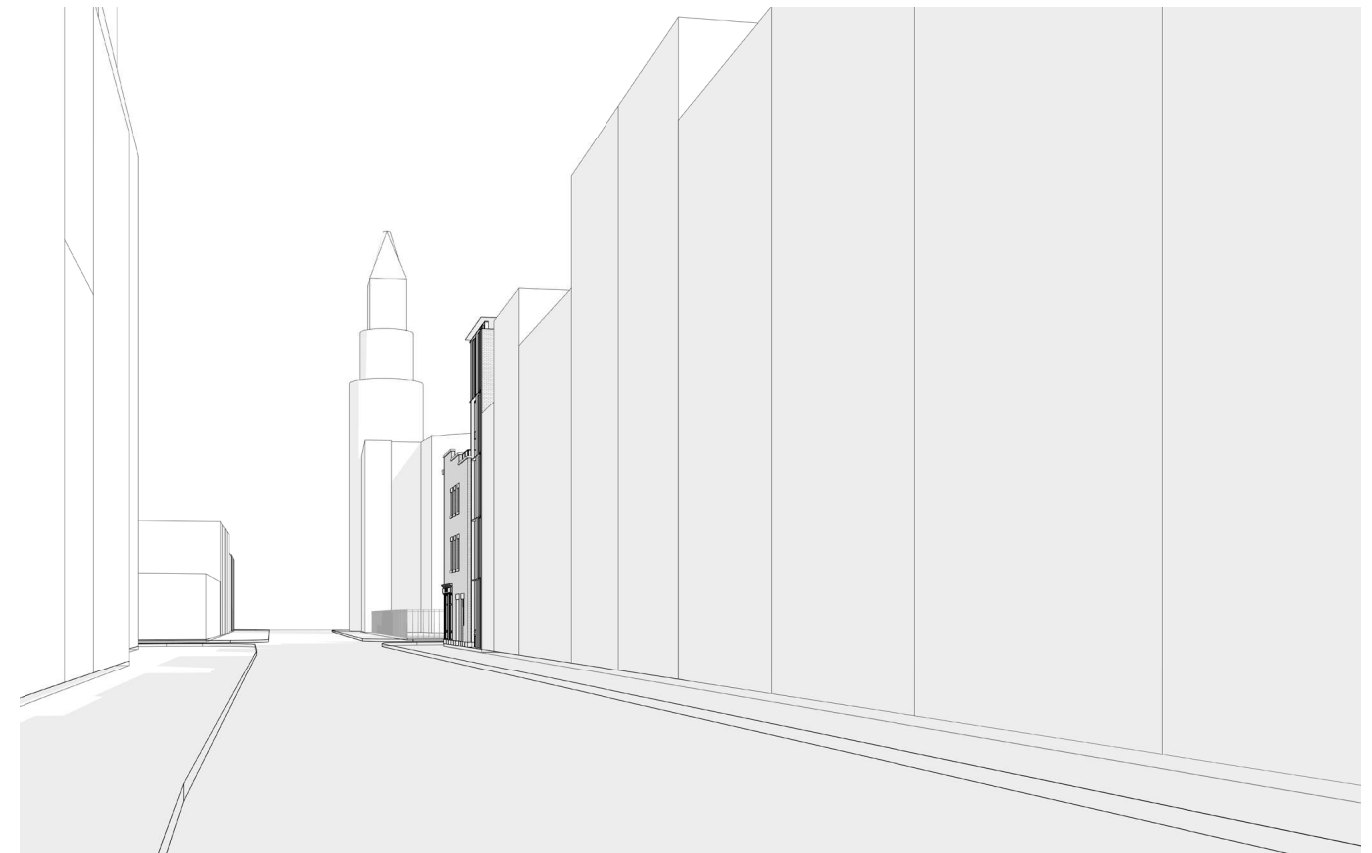
21 GREENWICH AVENUE  
**VIEWS FROM SOUTH ON GREENWICH AVE AND EAST ON WEST 10TH ST**



VIEW LOOKING SOUTH ON GREENWICH AVENUE



VIEW LOOKING EAST ON WEST 10TH STREET



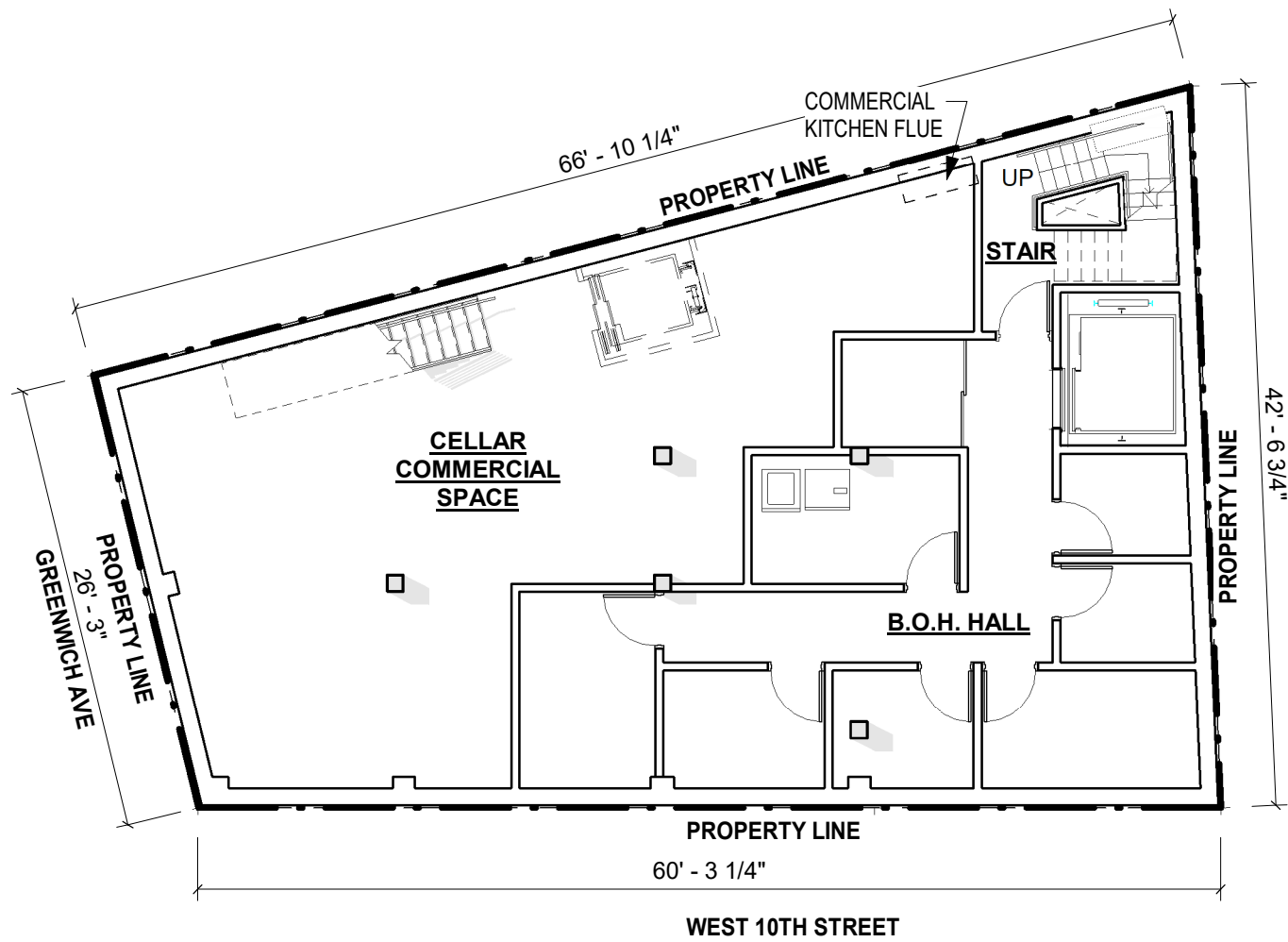
21 GREENWICH AVENUE  
**VIEWS FROM NORTH ON GREENWICH AVE AND WEST ON WEST 10TH ST**



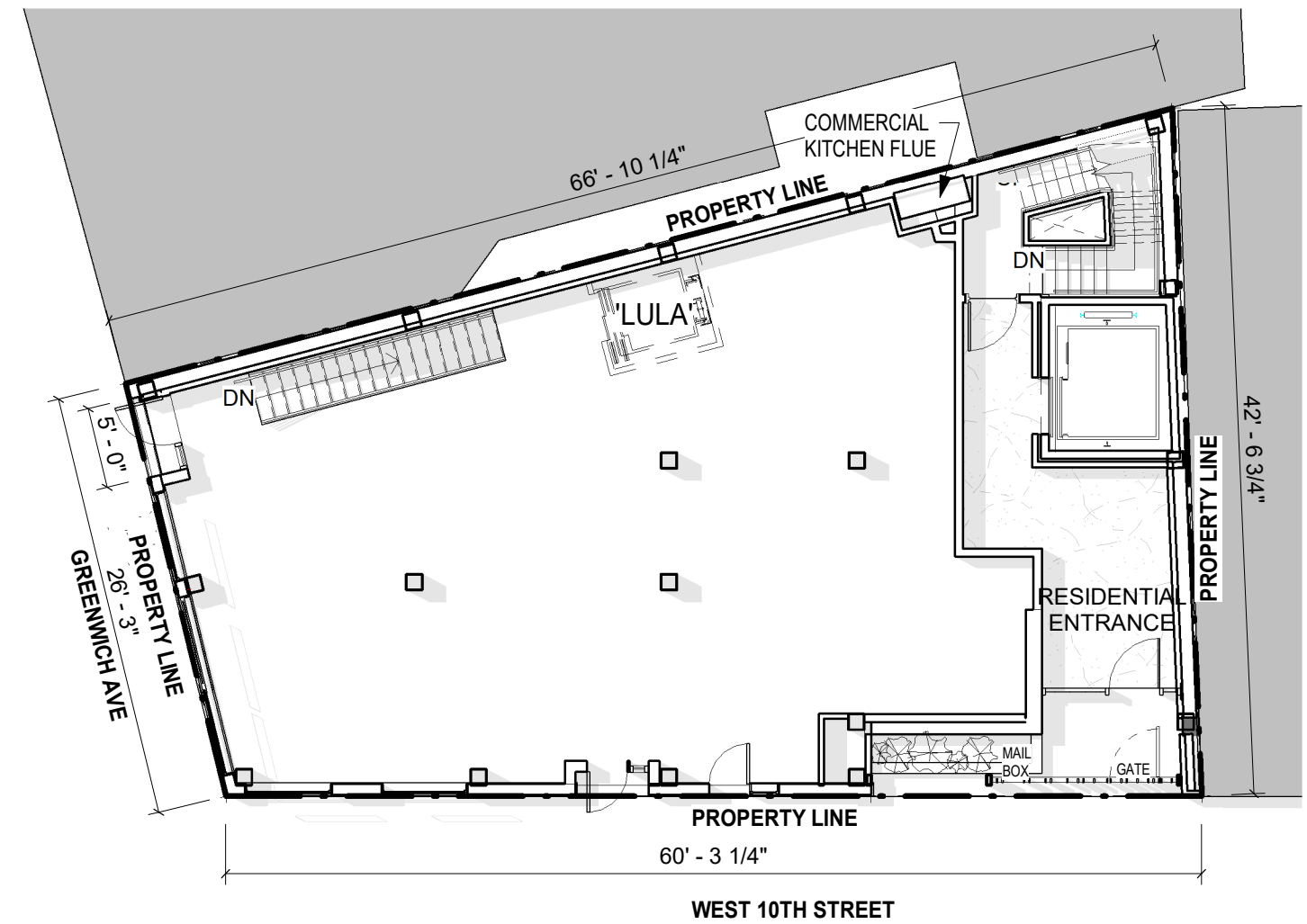
① EAST ELEVATION - GREENWICH AVENUE  
3/32" = 1'-0"



② NORTH ELEVATION - WEST 10TH STREET  
3/32" = 1'-0"

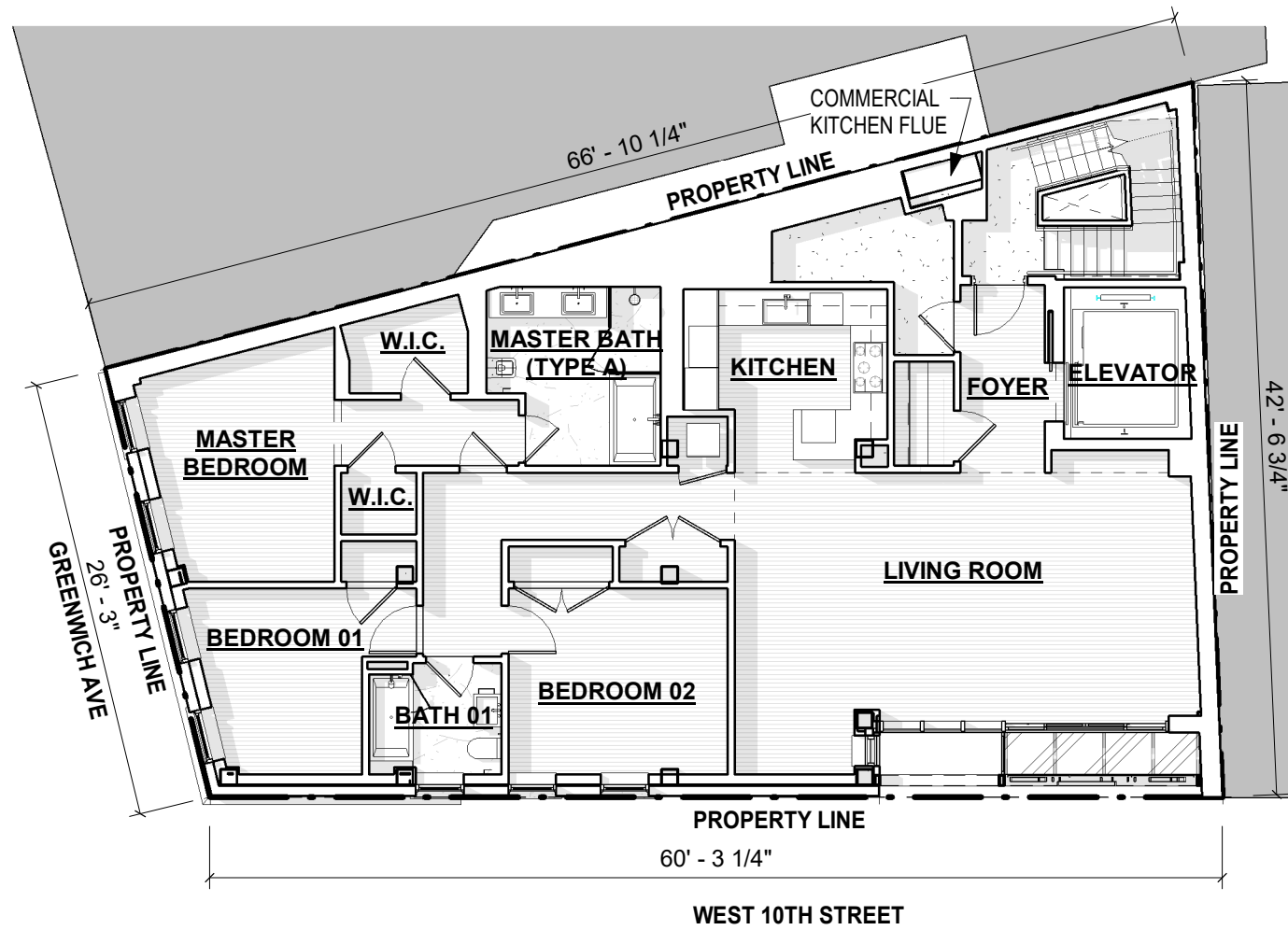


① CELLAR  
3/32" = 1'-0"

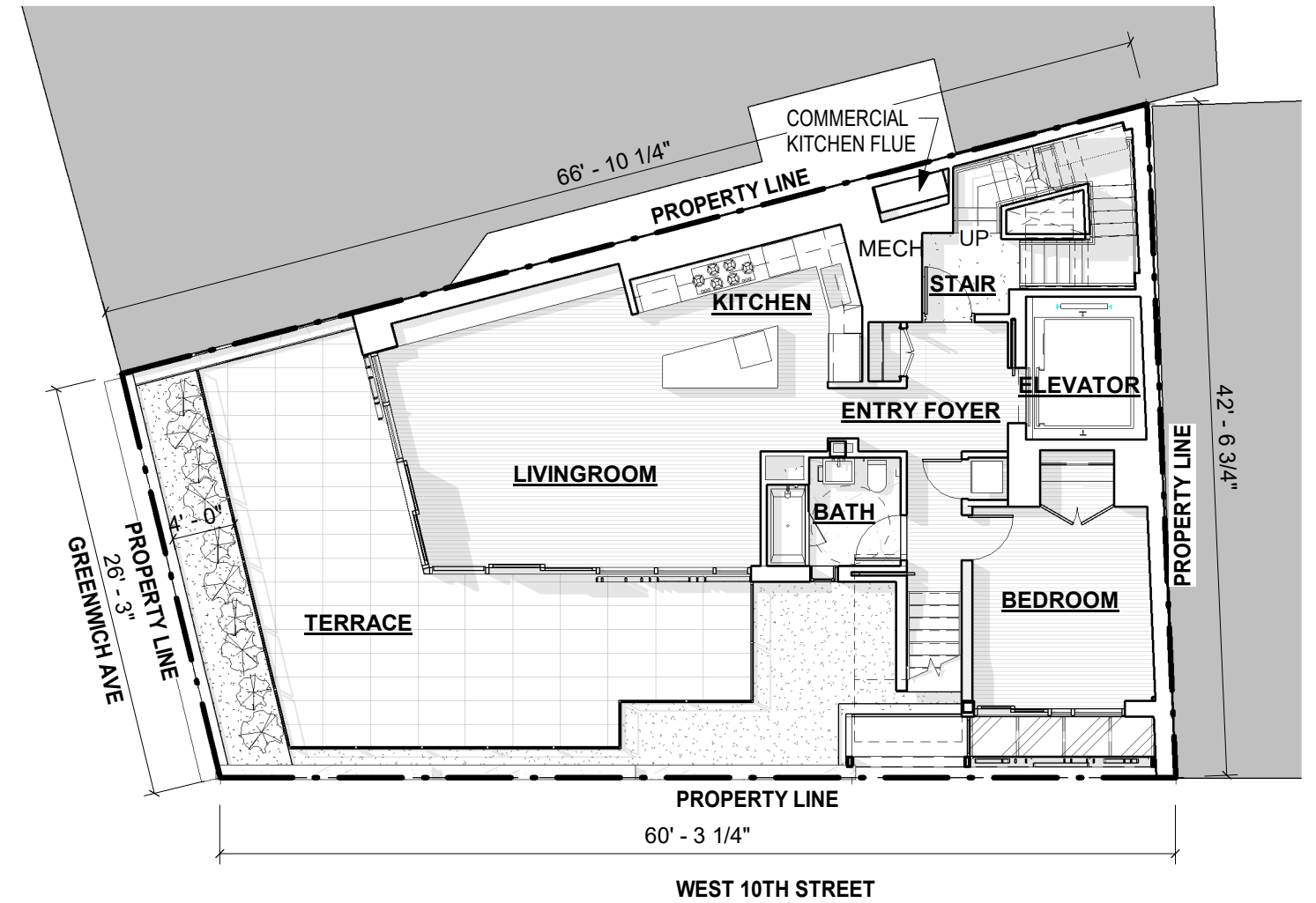


② 1ST FL PLAN  
3/32" = 1'-0"

21 GREENWICH AVENUE  
CELLAR & 1ST FLOOR PLANS

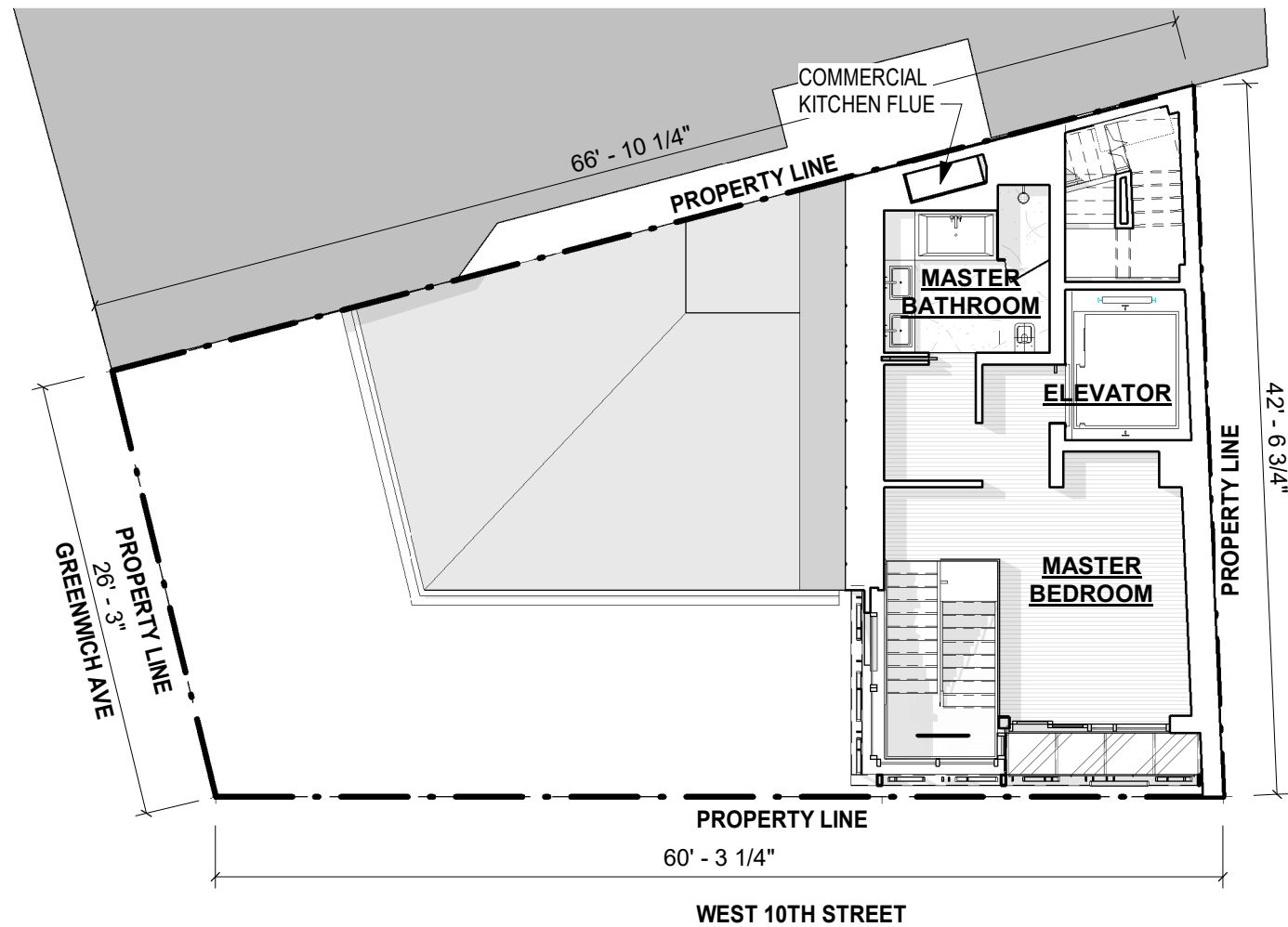


① 2ND & 3RD FLOOR  
3/32" = 1'-0"

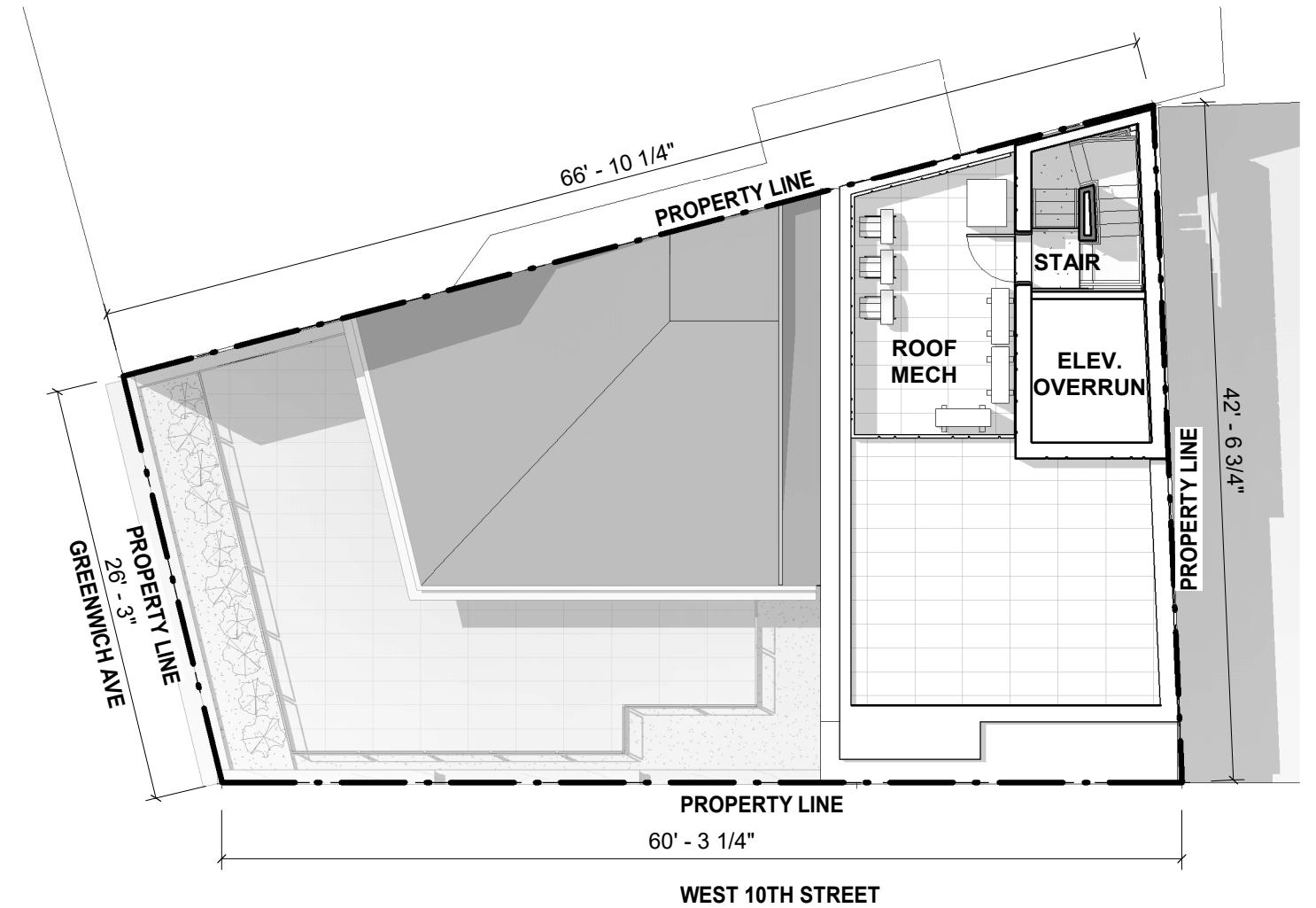


② 4TH FLOOR  
3/32" = 1'-0"

21 GREENWICH AVENUE  
2ND, 3RD & 4TH FLOOR PLANS



① 5TH FLOOR  
3/32" = 1'-0"



② ROOF PLAN  
3/32" = 1'-0"



NOT USED

21 GREENWICH AVENUE



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September 09th, 2019