# **VILLAGE COMMUNITY SCHOOL**



272 WEST 10TH STREET, NEW YORK, NEW YORK 10014 CERTIFICATE OF APPROPRIATENESS APPLICATION NO. LPC-19-31392

## LANDMARKS PRESERVATION COMMISSION

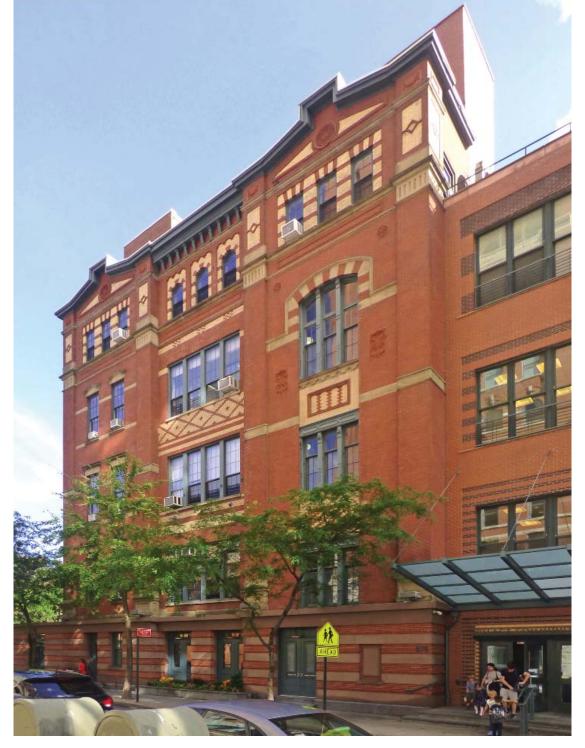
OCTOBER 30, 2018 | PUBLIC HEARING PRESENTATION

#### **GREENWICH VILLAGE COMMUNITY SCHOOL**









Marvel Architects 145 HUDSON STREET | NEW YORK, NY 10013 Higgins Quasebarth & Partners, LLC consultants in preservation and rehabilitation of historic properties 10.30.2018

#### **GREENWICH VILLAGE COMMUNITY SCHOOL**



#### **OUR COMMUNITY**

**Acceptance and Commitment Therapy NYNJ** 

**Bunny Gabel Writers** 

**Community Board 2** 

**GVSHP** 

**Fringe Arts** 

Future of Pier 40, CB2

**Go Project** 

**Gotham Writers** 

**Greenwich Towers** 

Jeannette Miller Music Improv. Group

**Lower Manhattan Cultural Council** 

New Shul

**Port Authority Construction Project** 

**Prep for Prep** 

**Russel Ferber Foundation** 

**Stonewall Chorale** 

Writer's Studio

#### **SITE LOCATION**





**GREENWICH VILLAGE HISTORIC DISTRICT** 

#### **SITE CONFIGURATION**





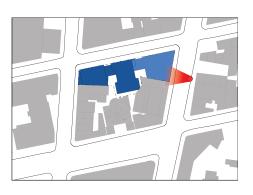
PLAYGROUND AND **CLASSROOM OUTBUILDING** IN FORMER GARAGE ORIGINALLY CONSTRUCTED IN 1945



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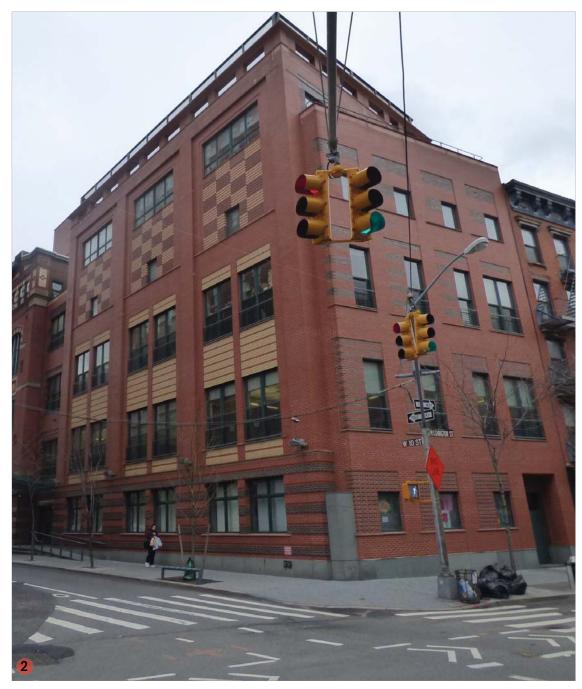


View of site, looking west from Greenwich and West 10th Streets.

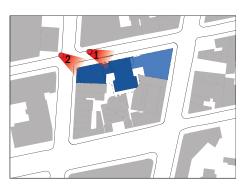




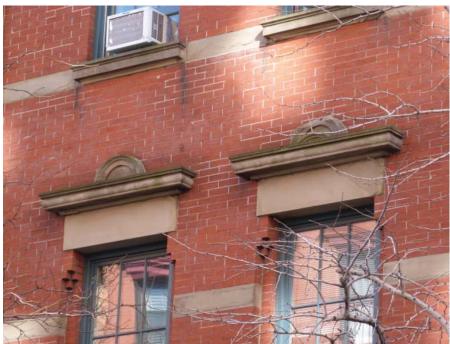
10th Street facade of 1886 building



VCS's 2003 addtion, view to southeast from West 10th and Washigton Streets



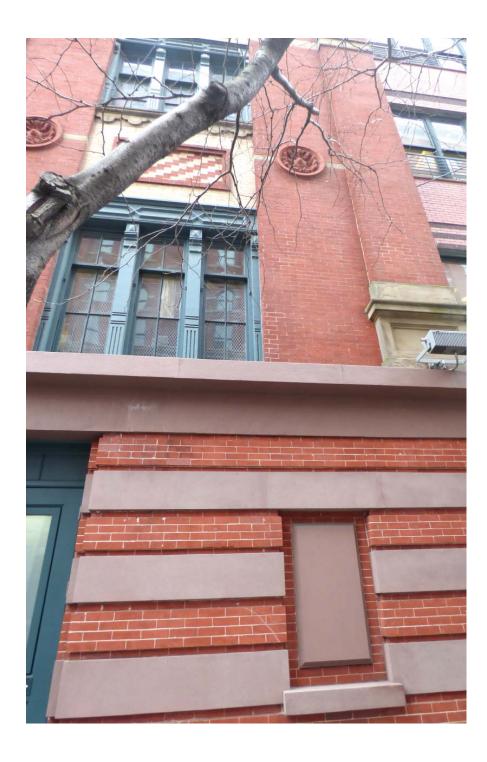




10th street facade details of 1886 Building





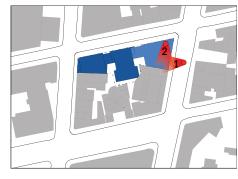




School outbuilding on Greenwich Street, built 1945 as a garage, later altered, and then converted into a classroom in 1986.



View of the former garage classroom from school yard. The building was altered and expanded in 2006.

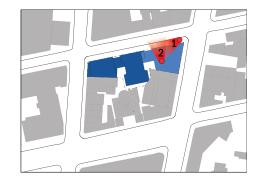




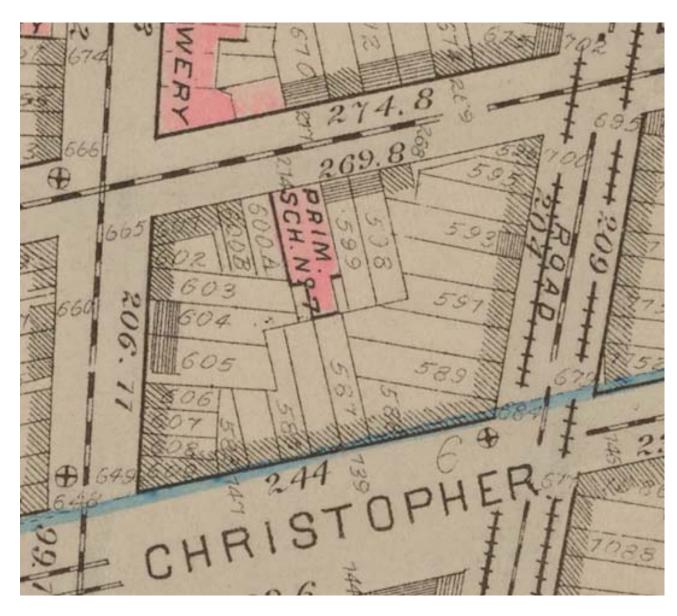
Partial wall along West 10th Street side of playground



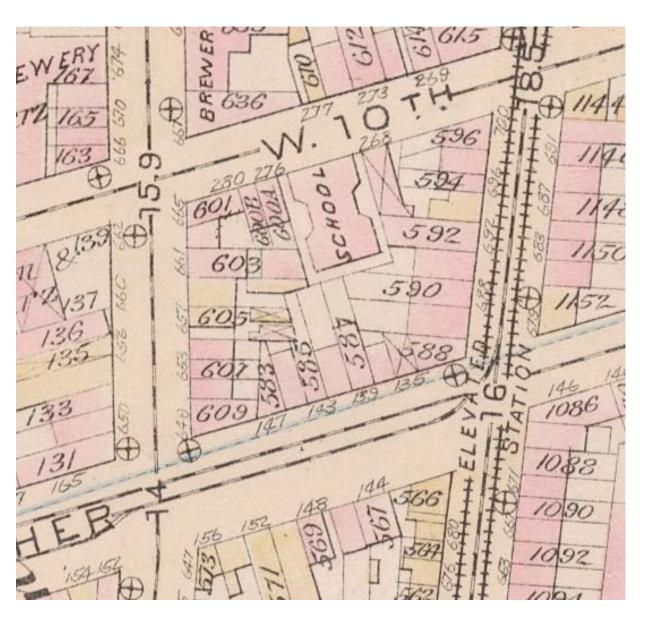
Rear view of the wall, constructed of CMU, with brick and cast stone outer face.



#### HISTORY OF THE SITE

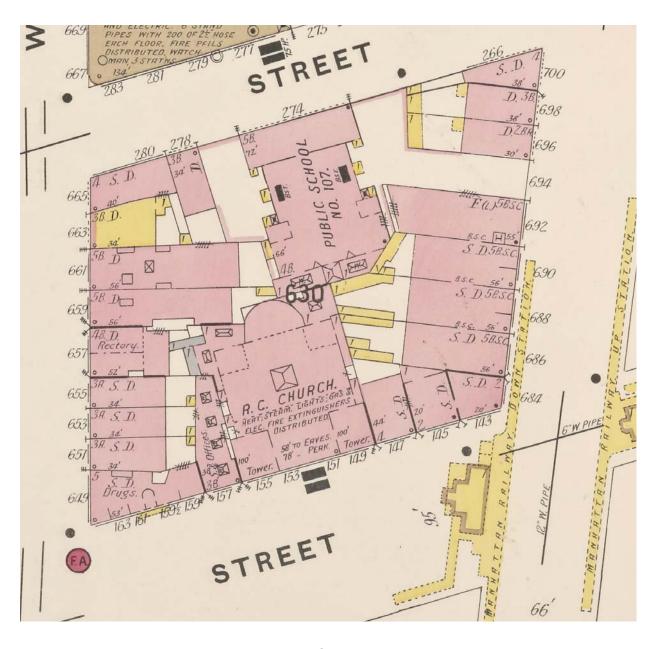


1879 Bromley map, showing previous P.S. 7 building

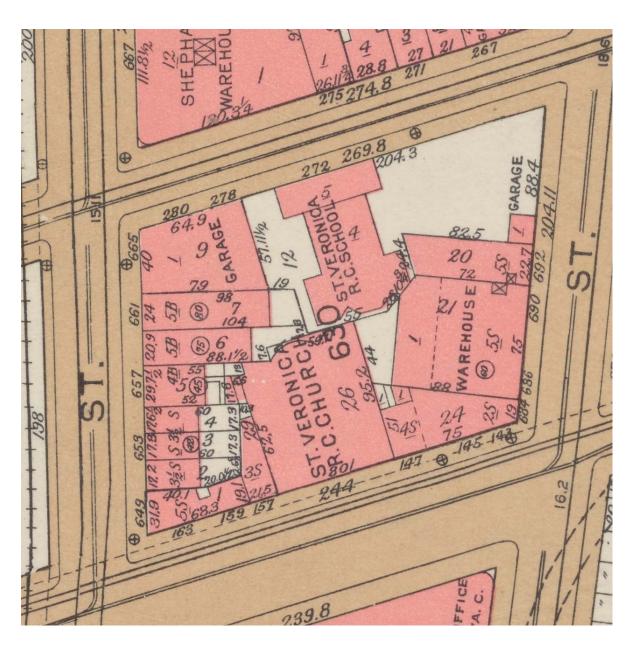


1885 Bromley map, showing the existing building, then under construction

#### HISTORY OF THE SITE

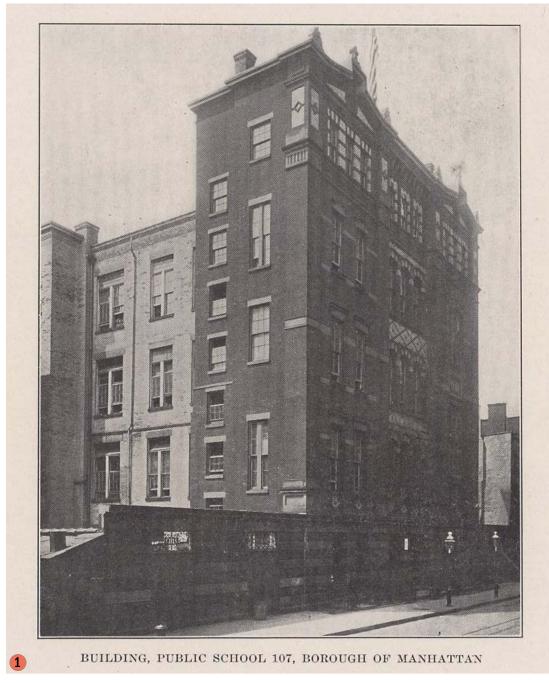


1904 Sanborn map, showing school flanked by yards



1956 Bromley map, showing corner lots at West 10th and Greenwich Streets cleared and garage at West 10th and Washington Streets

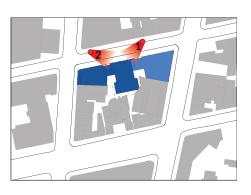
### 1886 BUILDING



PS. 107, view to west from Greenwich St, 1907 (NYC Board of Education)



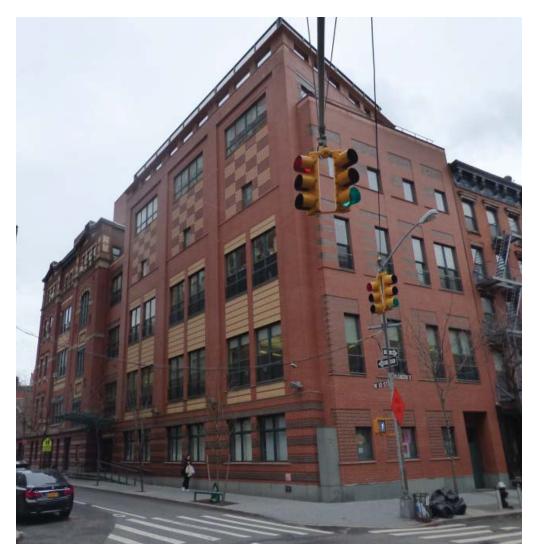
St. Veronica School, view to east, 1932 (Museum of the City of New York)



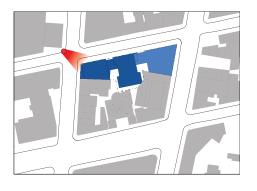
#### **2003 EXPANSION**



1980s tax photo of garage at West 10th Street and Washington Streets, demolished for 2003 addition to Village Community School



Village Community School, 2003 addition



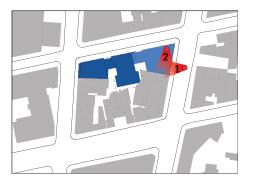
#### **HISTORY OF OUTBUILDINGS**



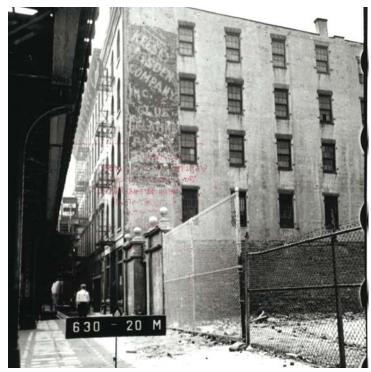
592 and 694 Greenwich Street, circa 1950



692 and 694 Greenwich Street, 2018



#### **HISTORY OF OUTBUILDINGS**



Gate at site of garage, c. 1940 (Municipal Archive)



Garage, converted in 1986 to classroom use, LPC designation photo (2006)



Garage, constructed 1945, at right, in 1950 (NYPL)



Reconstructed 2006

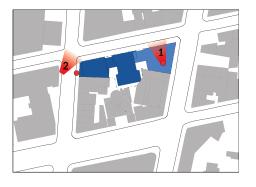
### **SITE CONTEXT**



Northeast corner of West 10th and Washington Streets



View to north from within site, across West 10th Street



### **SITE CONTEXT**



East side of Greenwich street, looking south from Charles Street toward West 10th Street



West side of Greenwich street, looking south from Charles Street toward West 10th Street



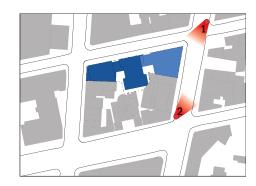
### **SITE CONTEXT**



East side of Greenwich Street, looking north from Christopher Street to West 10th Street



West side of Greenwich Street, looking southwest from near West 10th Street



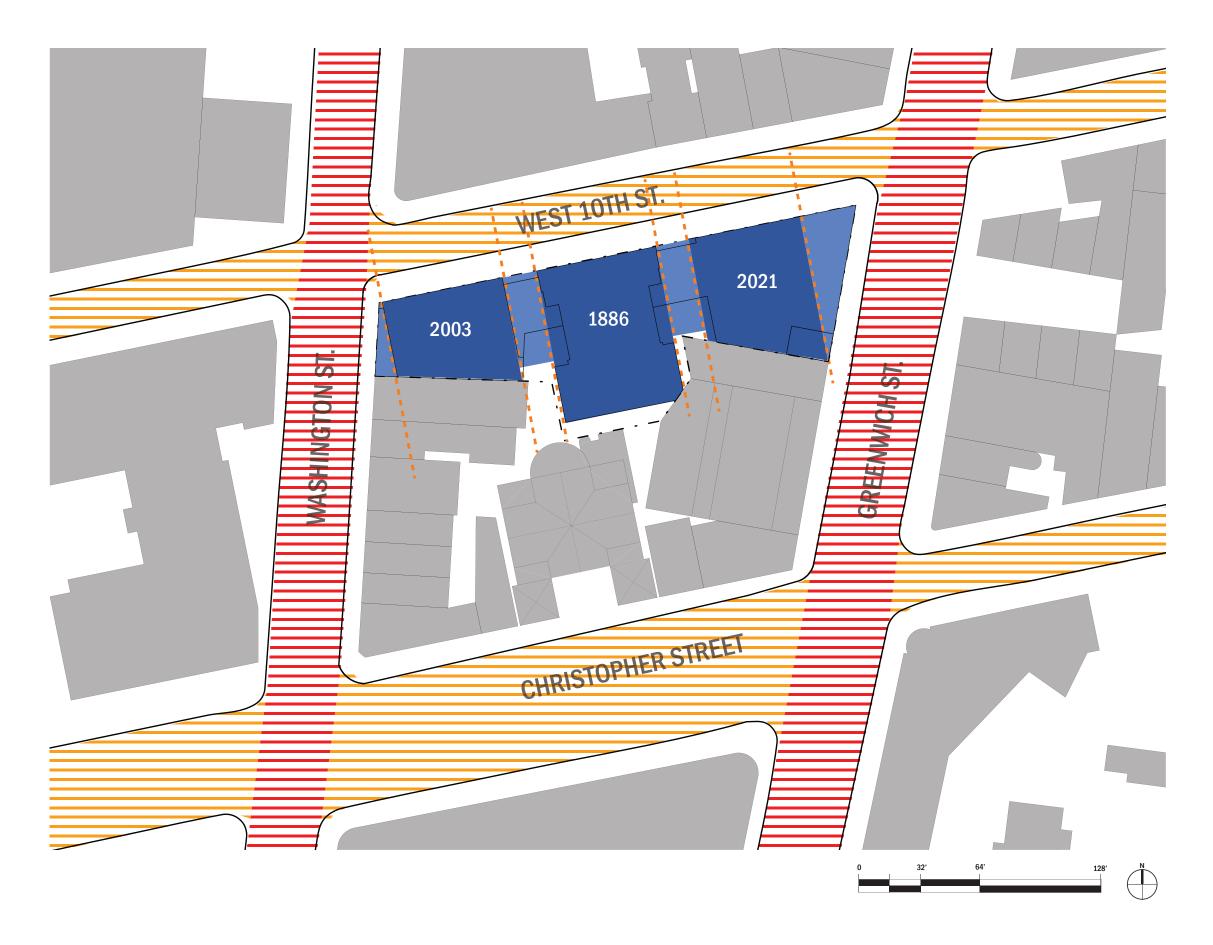
#### **NEIGHBORHOOD GRAIN**



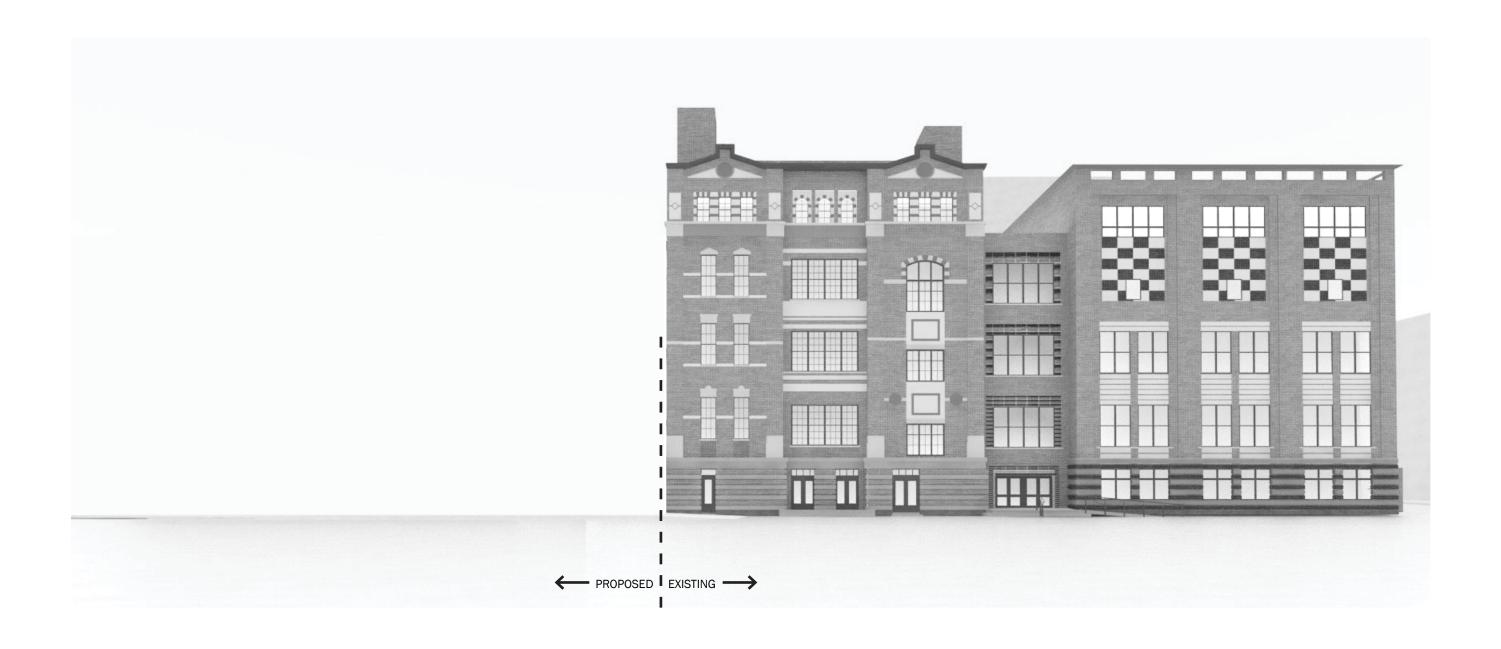




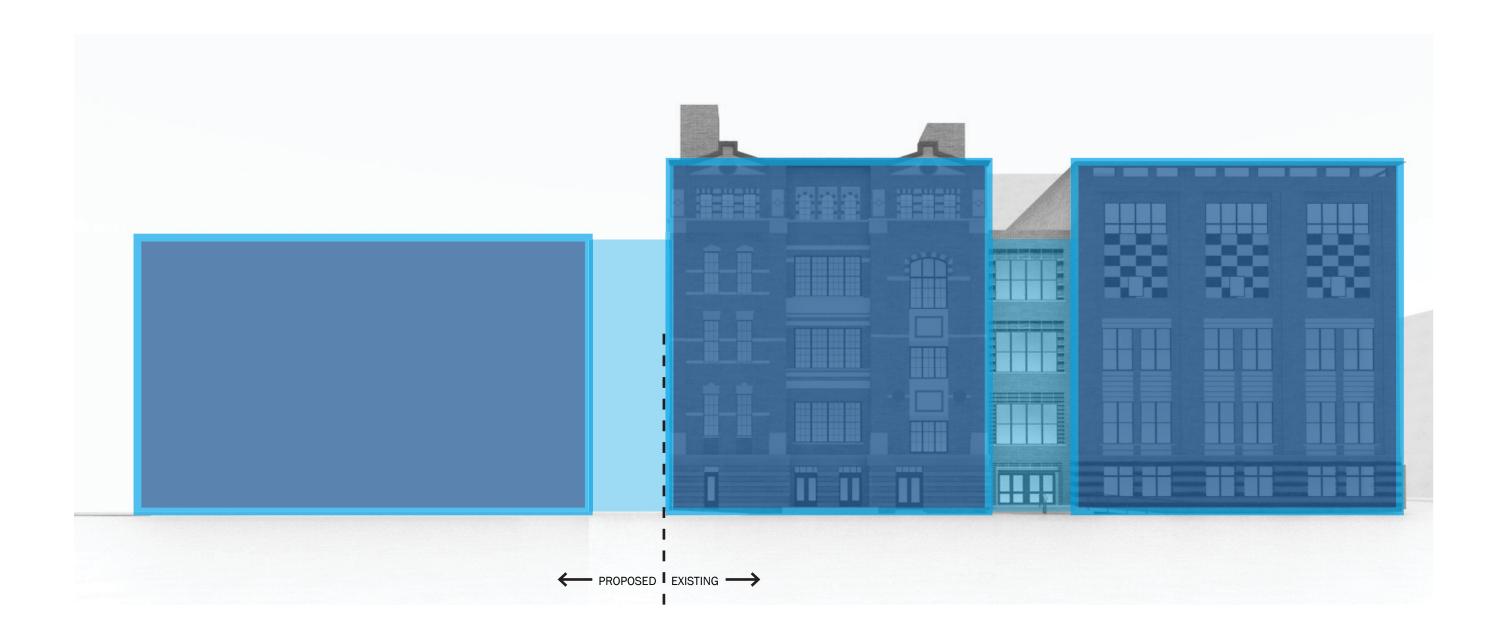
#### **BUILDING THE BLOCK**



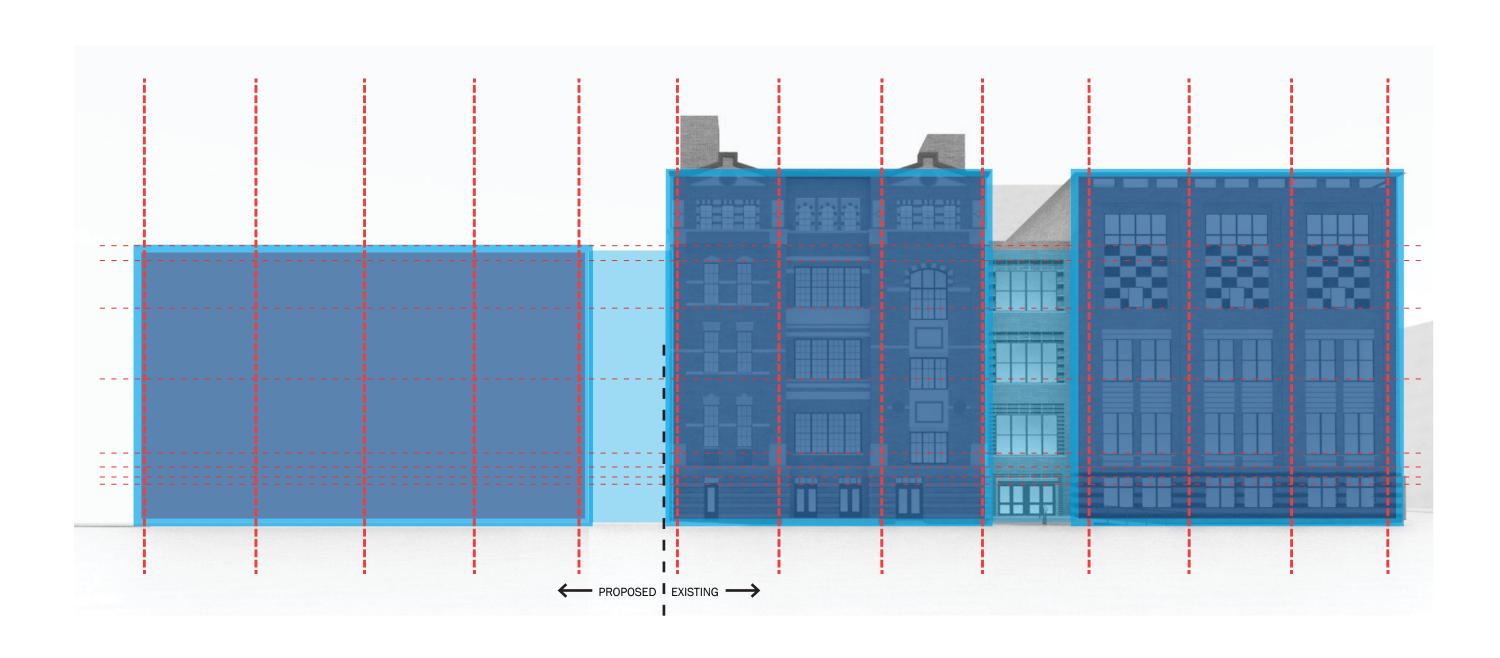
### EXISTING BUILDINGS | WEST 10TH STREET



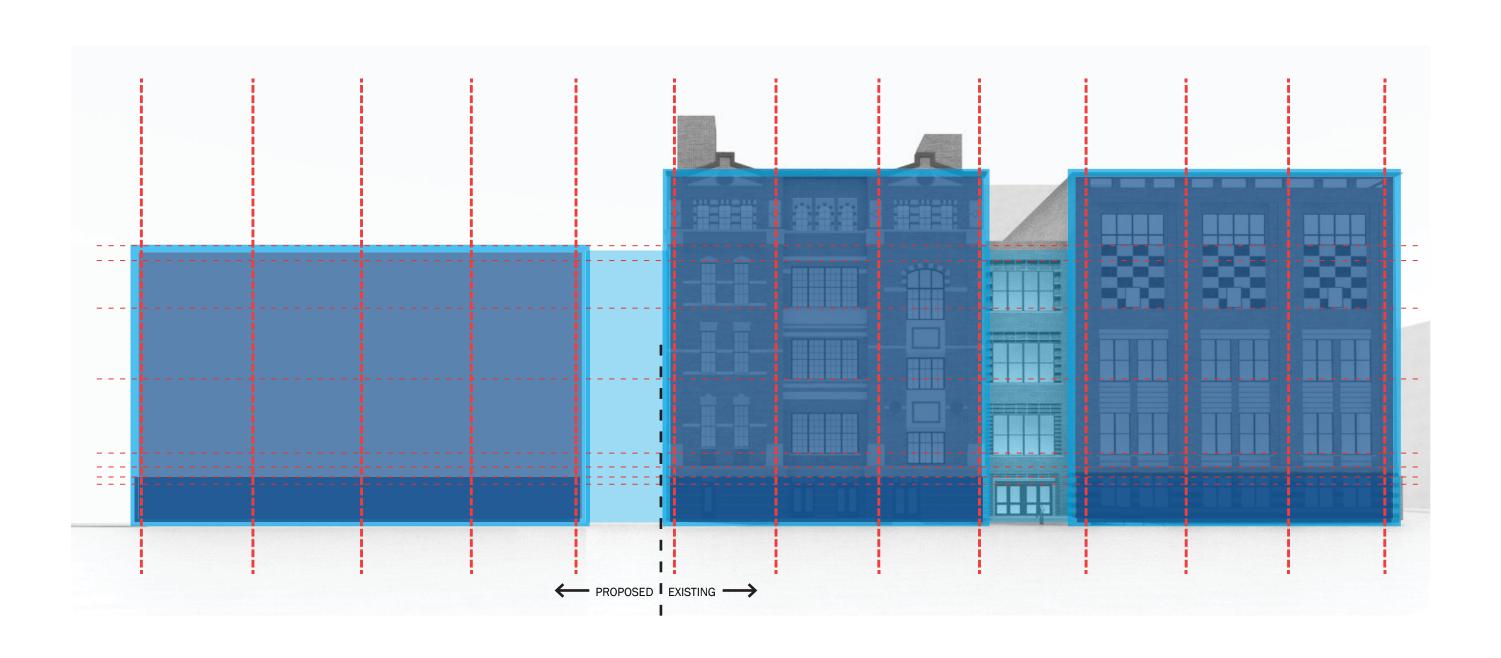
## ELEVATION DIAGRAM | WEST 10TH STREET REPEAT + CONNECT



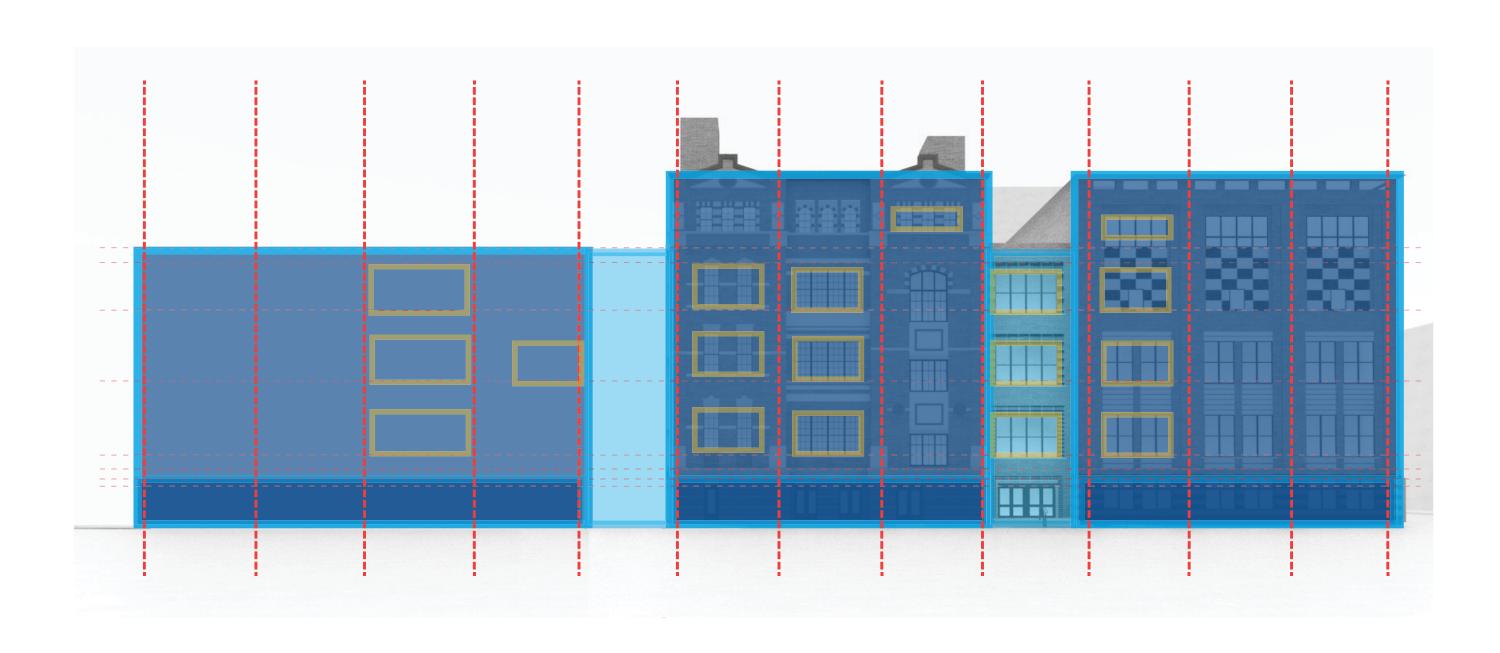
## ELEVATION DIAGRAM | WEST 10TH STREET **RHYTHM + ALIGNMENT**



## ELEVATION DIAGRAM | WEST 10TH STREET **BASE CONTINUITY**



## ELEVATION DIAGRAM | WEST 10TH STREET **GROUPINGS**



### PROPOSED DESIGN | WEST 10TH ELEVATION



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#### **WEST 10TH STREET WALL IN CONTEXT**

#### **ELEVATION PERSPECTIVE**



#### **GREENWICH STREET WALL IN CONTEXT**

**ELEVATION PERSPECTIVE** 



WEST 10TH STREET CHRISTOPHER STREET

### PROPOSED DESIGN | GREENWICH STREET ELEVATION



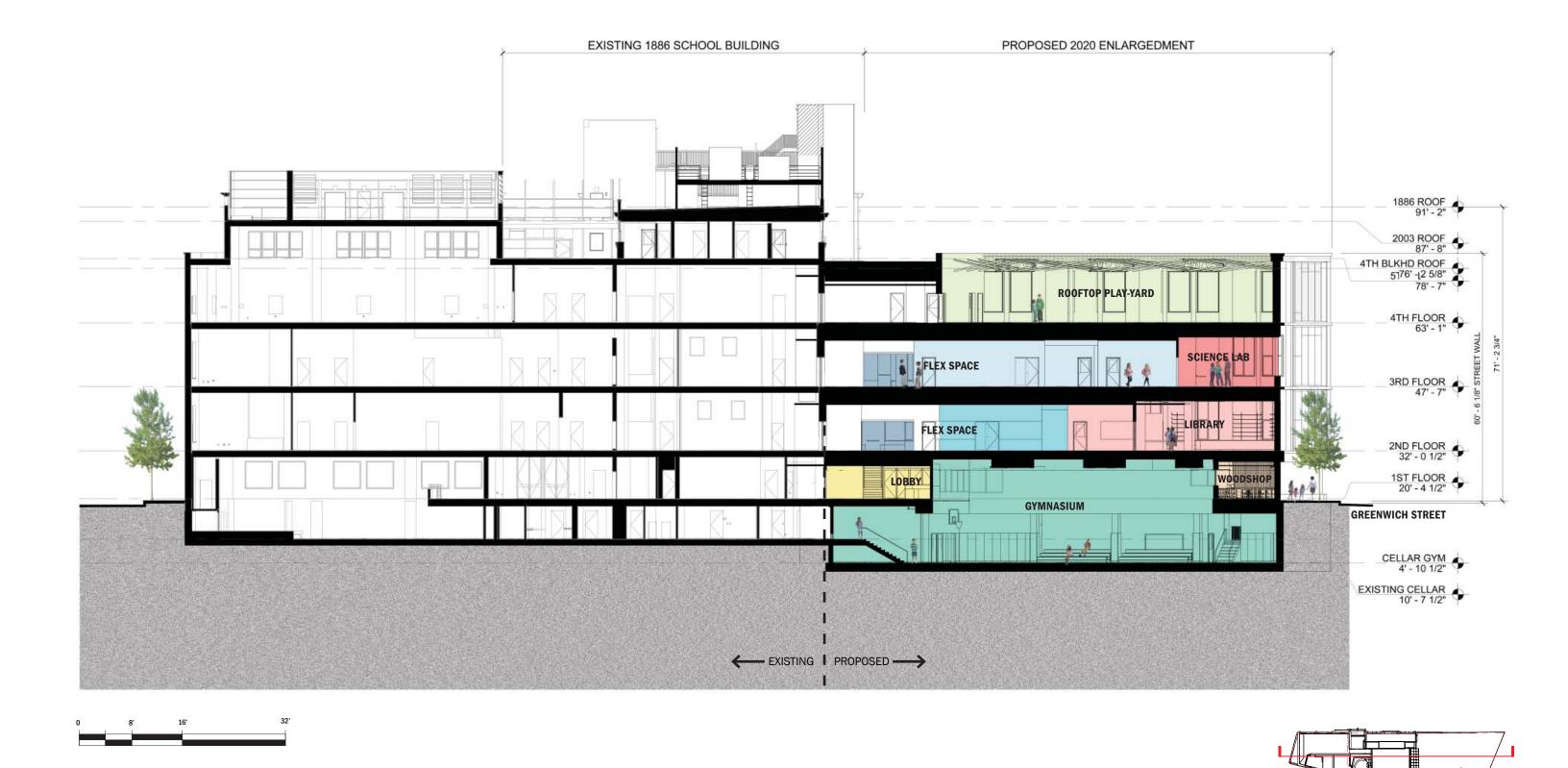
Marvel Architects 145 Hudson street | New York, NY 10013 10.30.2018

#### **PROGRAM PLAN AXON**



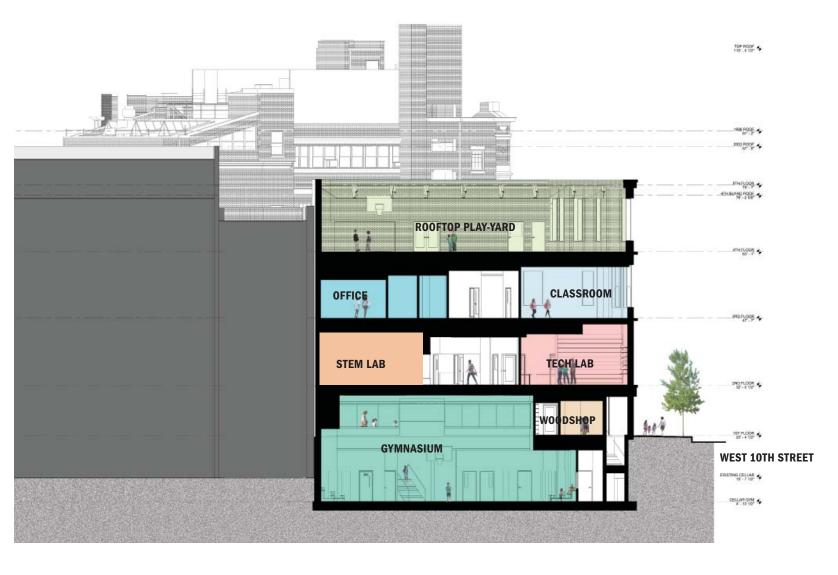


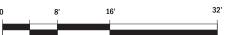
#### **SECTION**

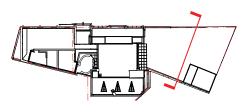


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### **SECTION**









Marvel Architects 145 Hudson street | New York, NY 10013 10.30.2018

### PERSPECTIVE VIEW LOOKING NORTH FROM GREENWICH STREET AT CHRISTOPHER STREET





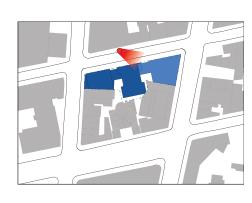
#### PERSPECTIVE VIEW LOOKING WEST FROM EAST ALONG WEST 10TH STREET





## PERSPECTIVE VIEW OF ENTRY ON WEST 10TH STREET





### **FACADE MATERIALS**





**PAINTED METAL MULLION** 

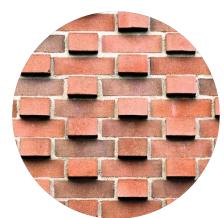
**HORIZONTAL + CORNICE BANDING** 

**BRICK MASONRY** 

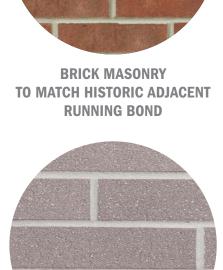




**ACCENT WINDOW SURROUNDS BRASS FINISH STAINLESS STEEL** 







**EXISTING HISTORIC ADJACENT** 

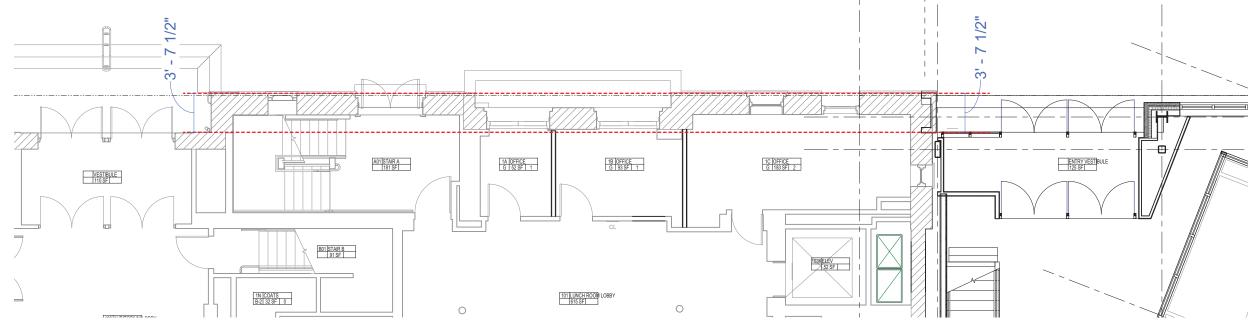


**WATERCOURSE BAND GRANITE MASONRY** 



**SILL WALL MASONRY** STACK BOND

## SETBACK AT 1886





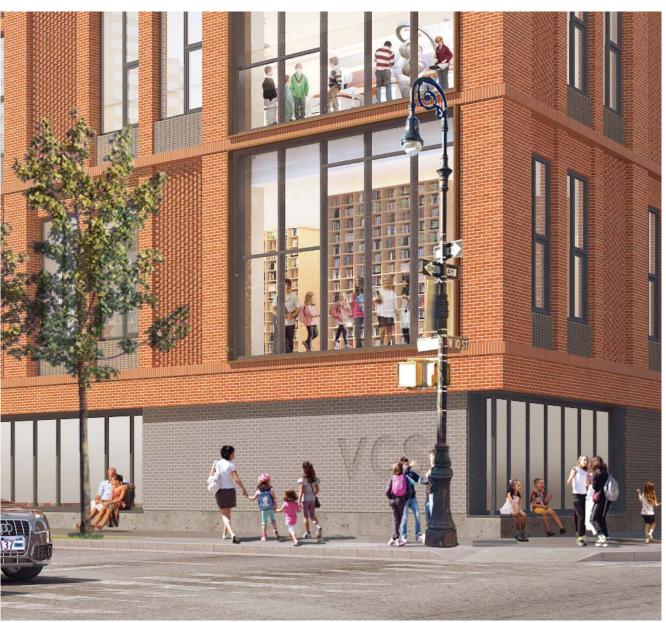




### PROPOSED EXTERIOR SIGNAGE



WEST 10TH STREET FACADE 12" HIGH LETTERING



RECESSED WATER-JET LETTERING **GREENWICH STREET FACADE** 3/4" RELIEF, 2' HIGH LETTERING

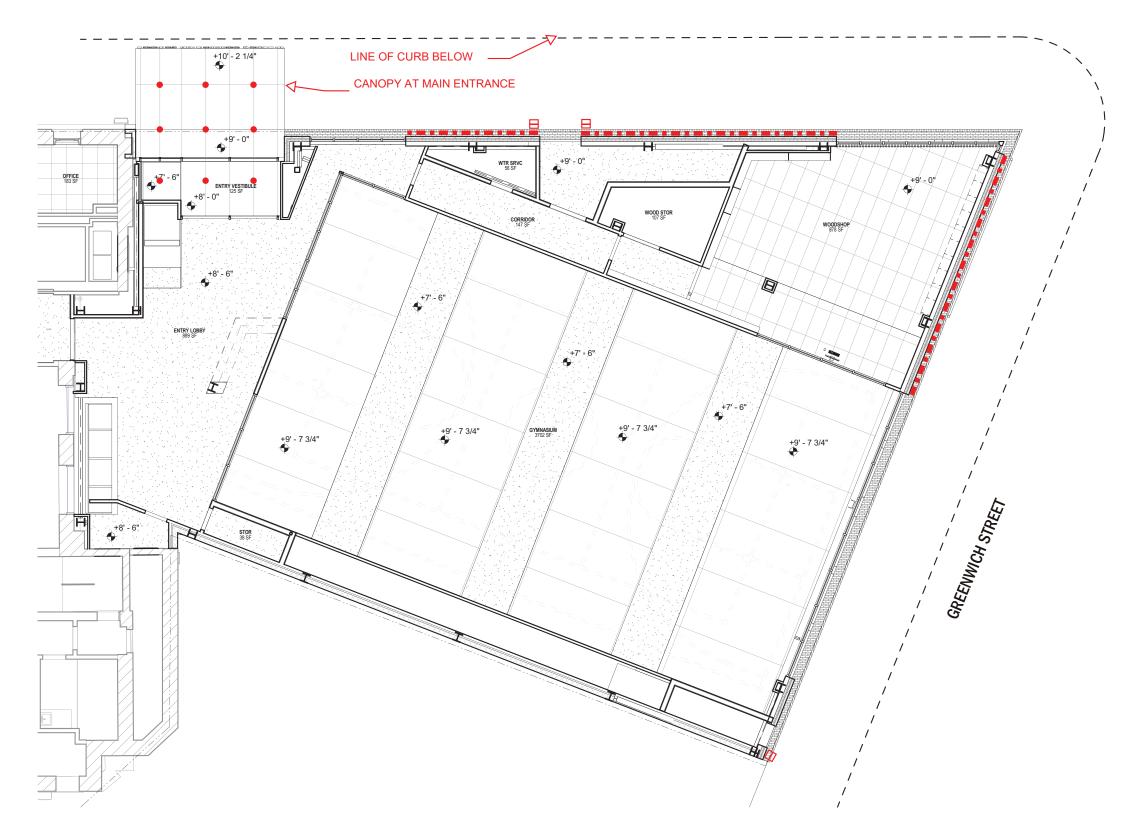
LINEAR WALL-GRAZER

SHEILDED LUMINAIRE SCONCE

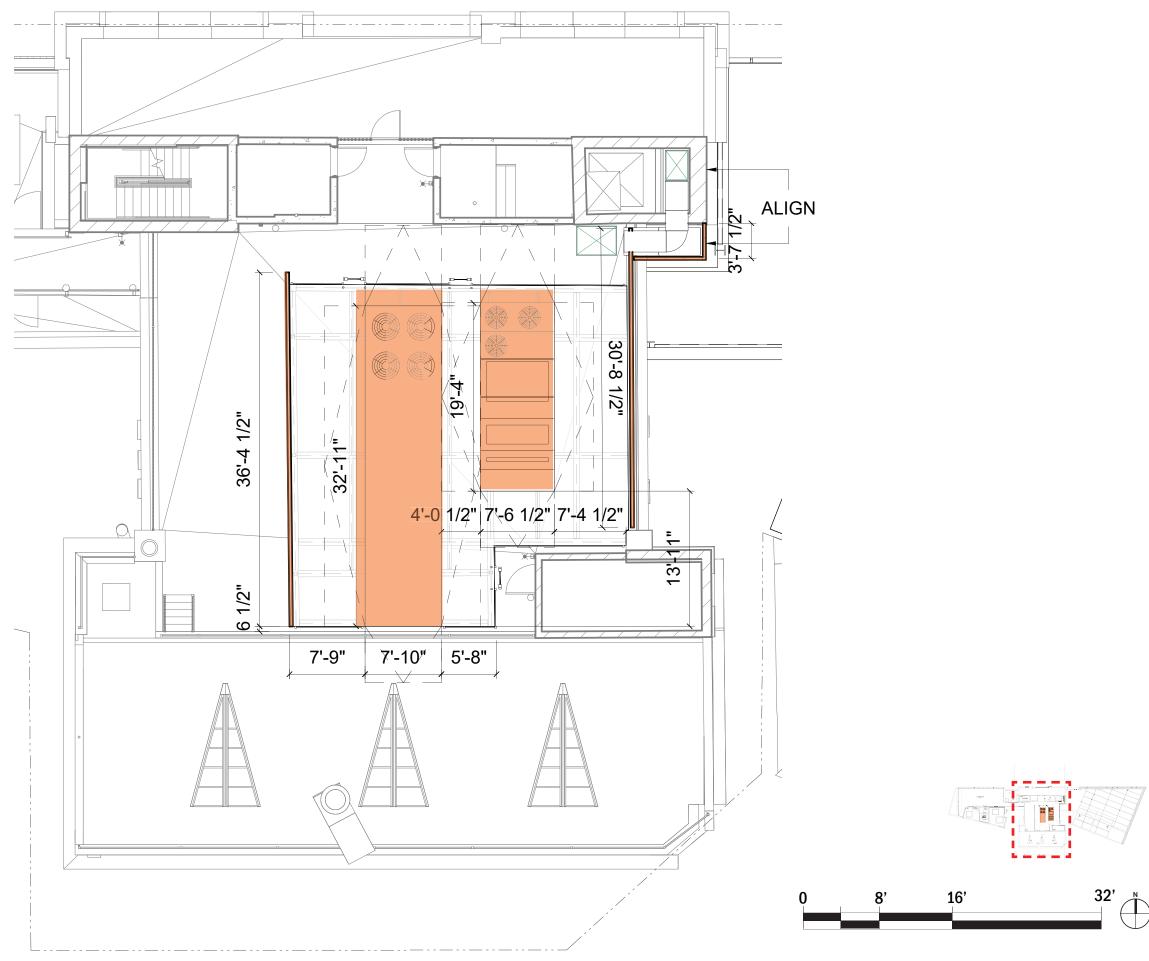
RECESSED DOWNLIGHT



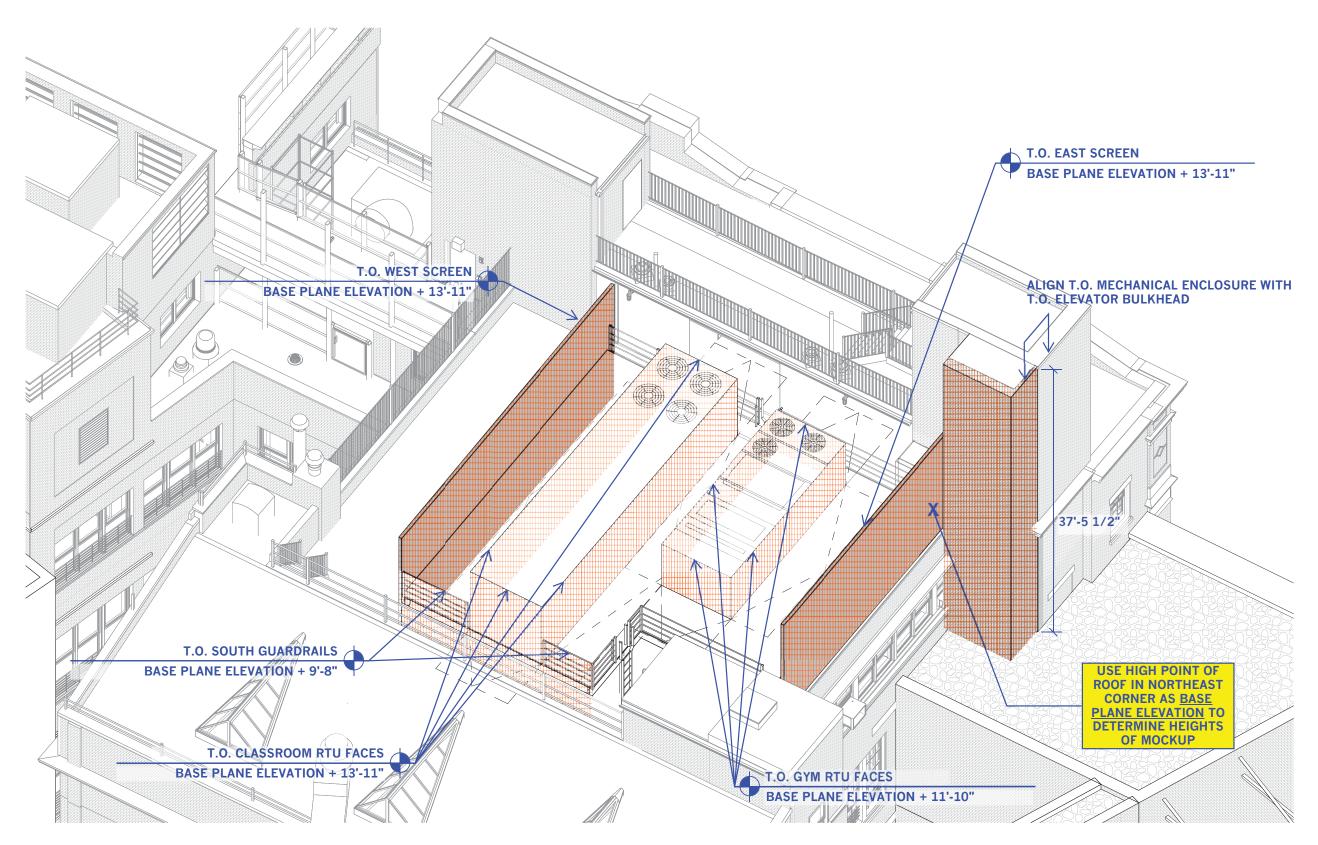


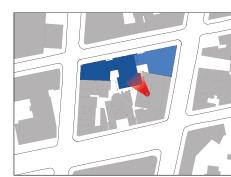


## ENLARGED ROOF PLAN - 1886 NEW MECHANICAL UNITS

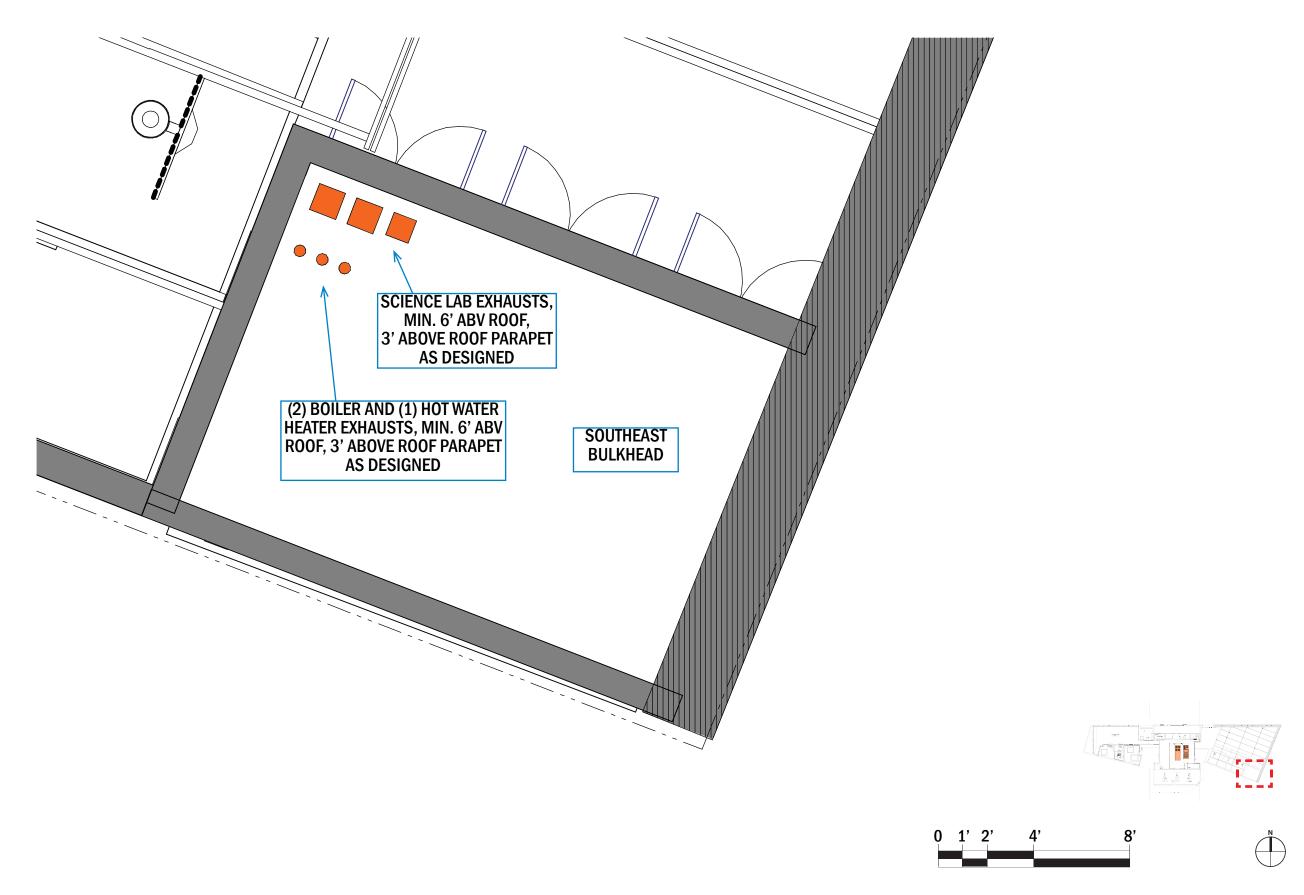


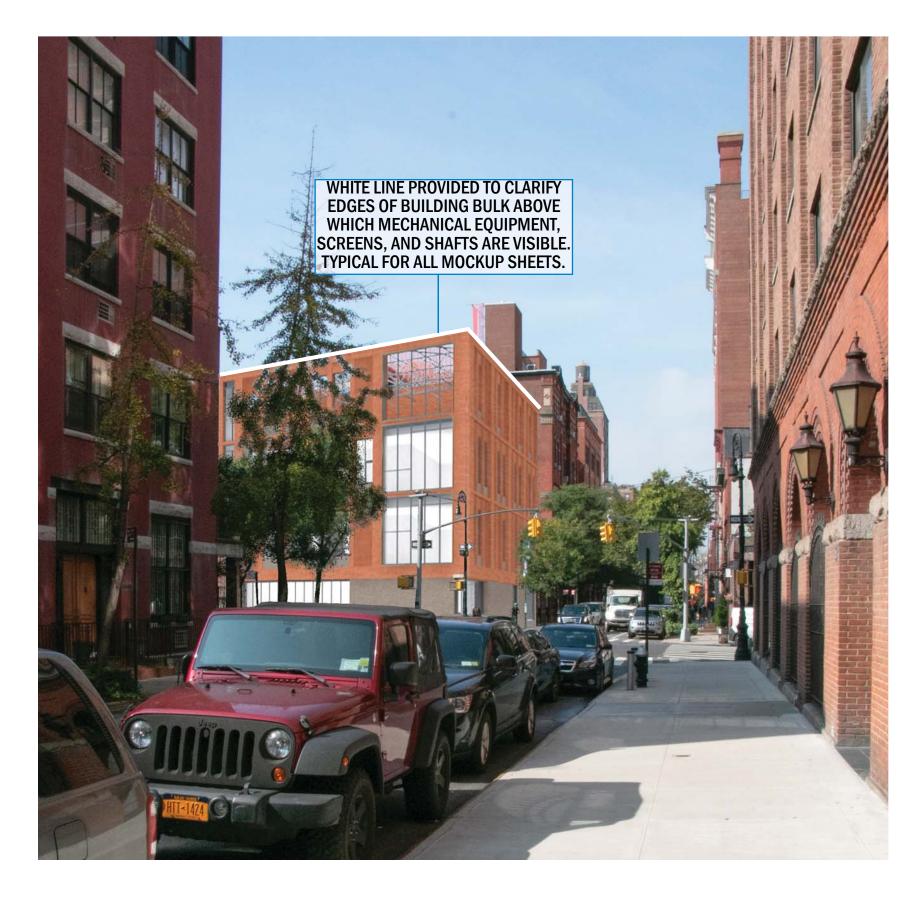
### **ROOFTOP MECHANCIALS**

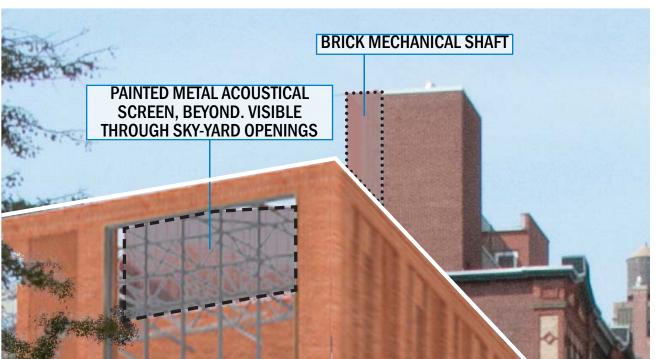


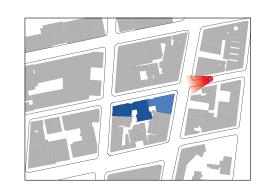


### **ENLARGED ROOF PLAN - NEW SOUTHEAST BULKHEAD EXHAUSTS**









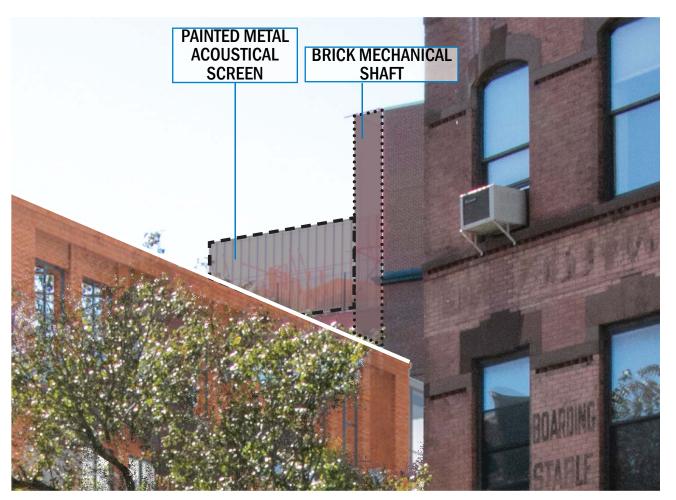
LANDMARKS PRESERVATION COMMISSION | VILLAGE COMMUNITY SCHOOL 10.30.2018 45 Marvel Architects 145 HUDSON STREET | NEW YORK, NY 10013



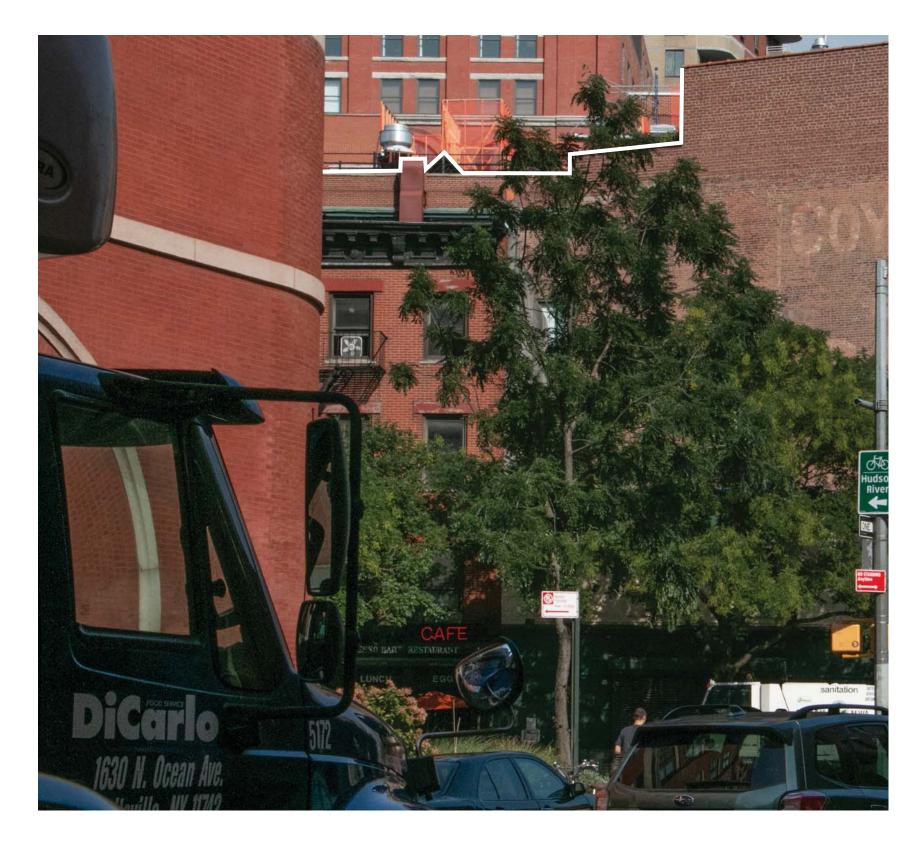


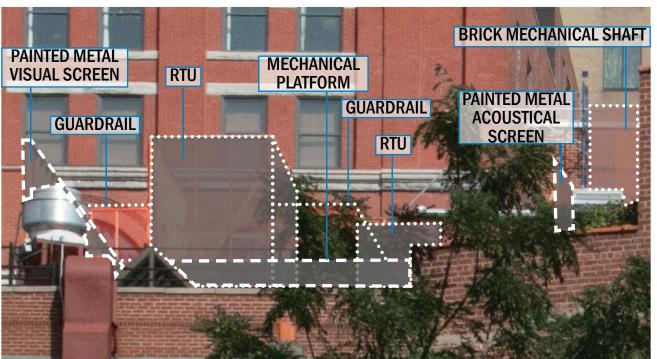




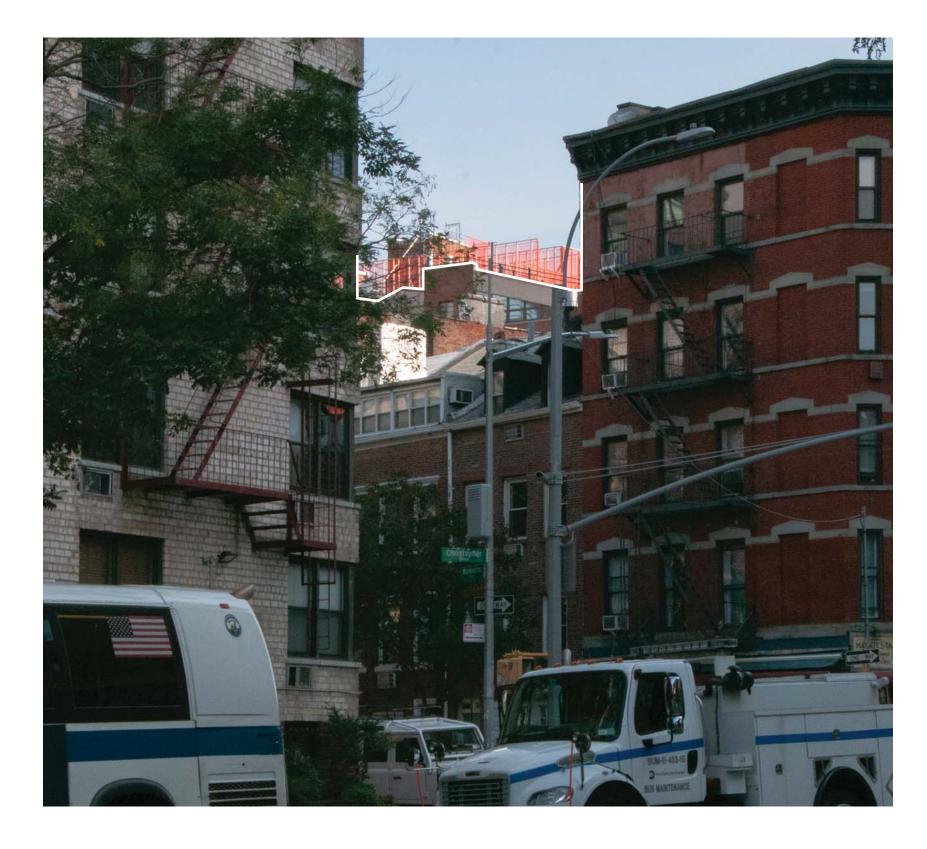


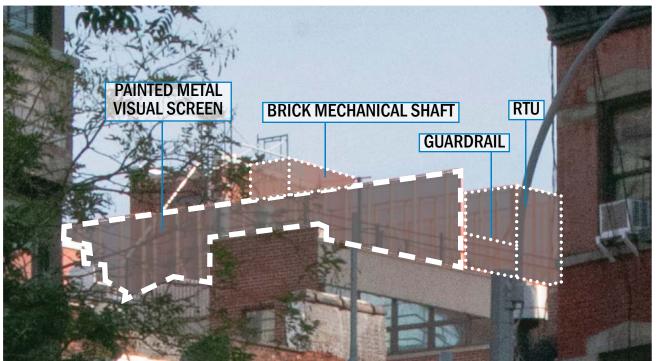
















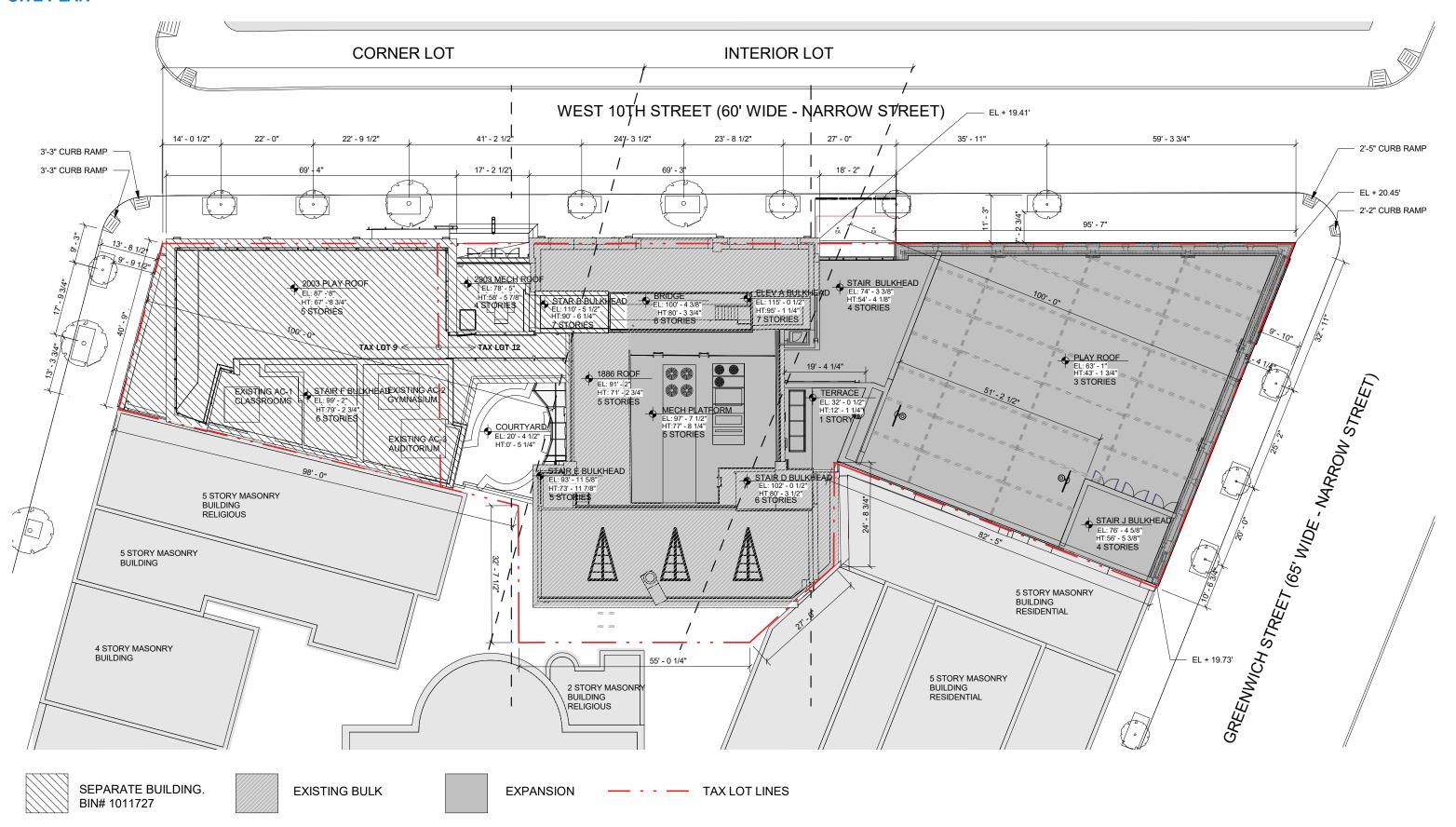
# **VILLAGE COMMUNITY SCHOOL**

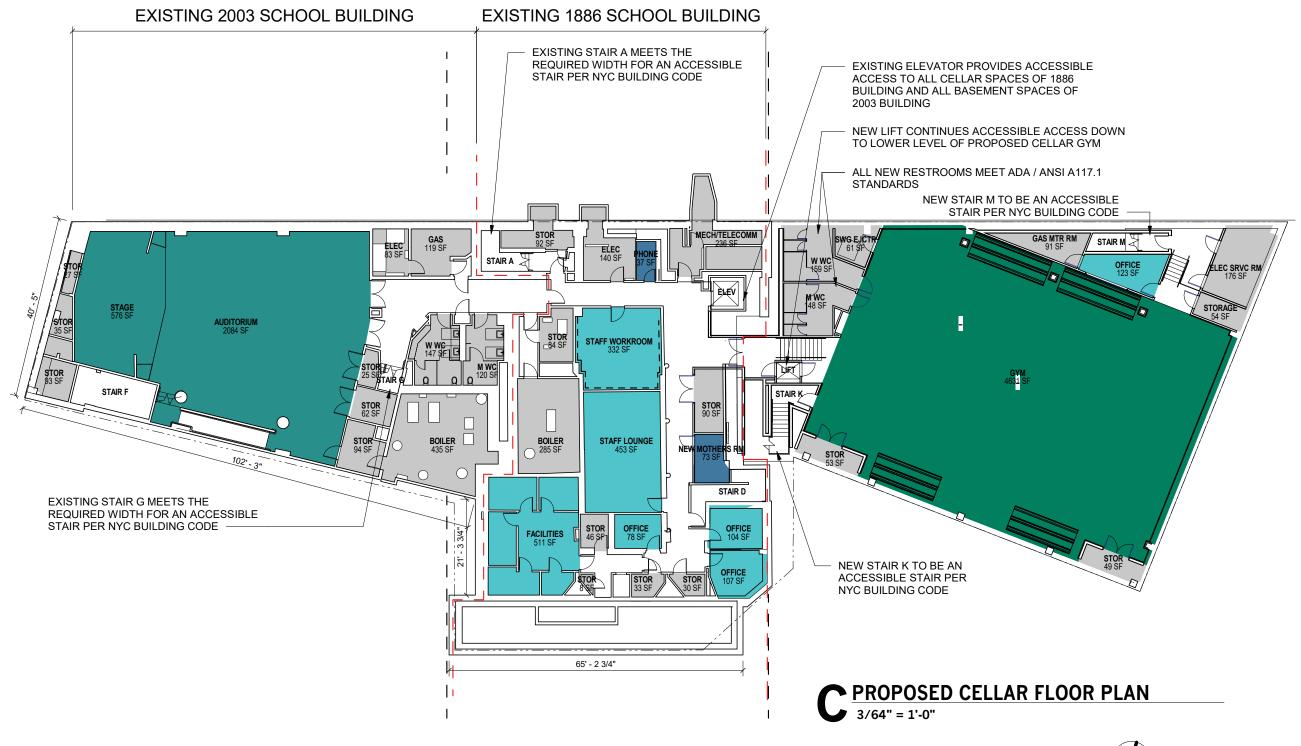


272 WEST 10TH STREET, NEW YORK, NEW YORK 10014 CERTIFICATE OF APPROPRIATENESS APPLICATION NO. LPC-19-31392

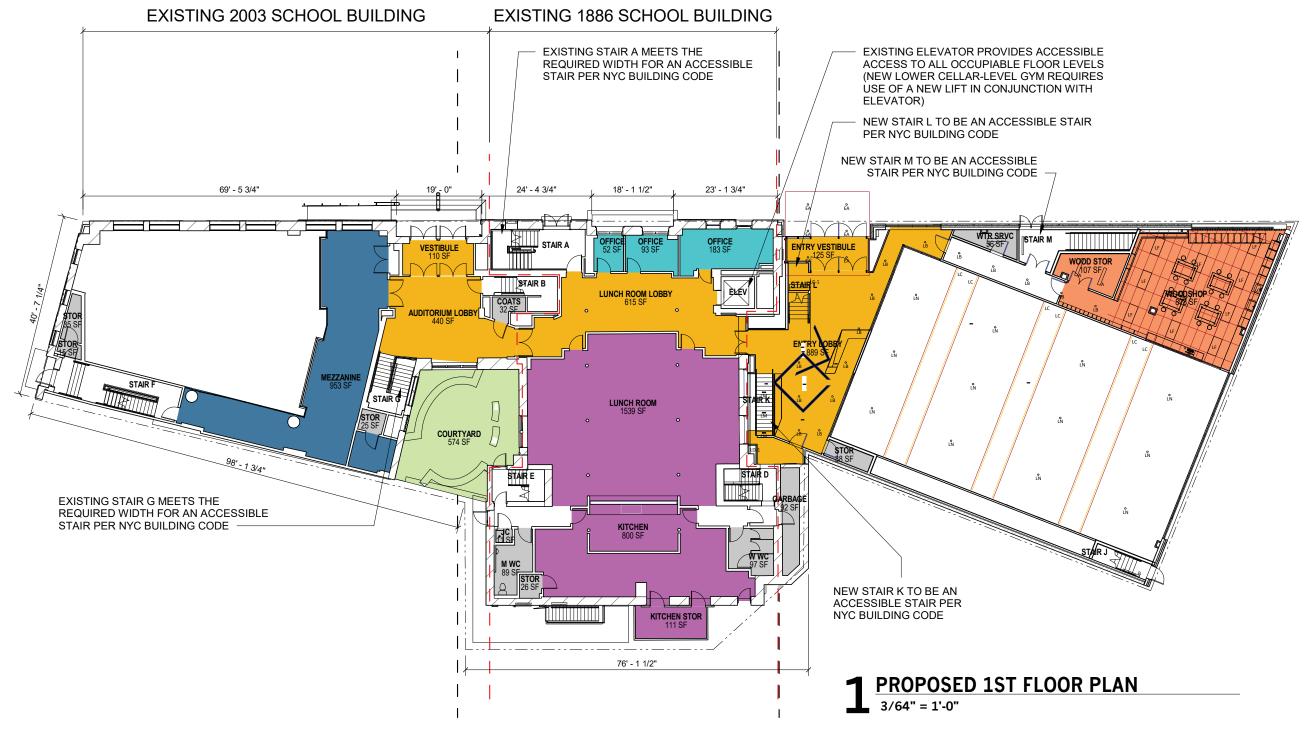
APPENDIX TO CERTIFICATE OF APPROPRIATENESS APPLICATION

### **SITE PLAN**

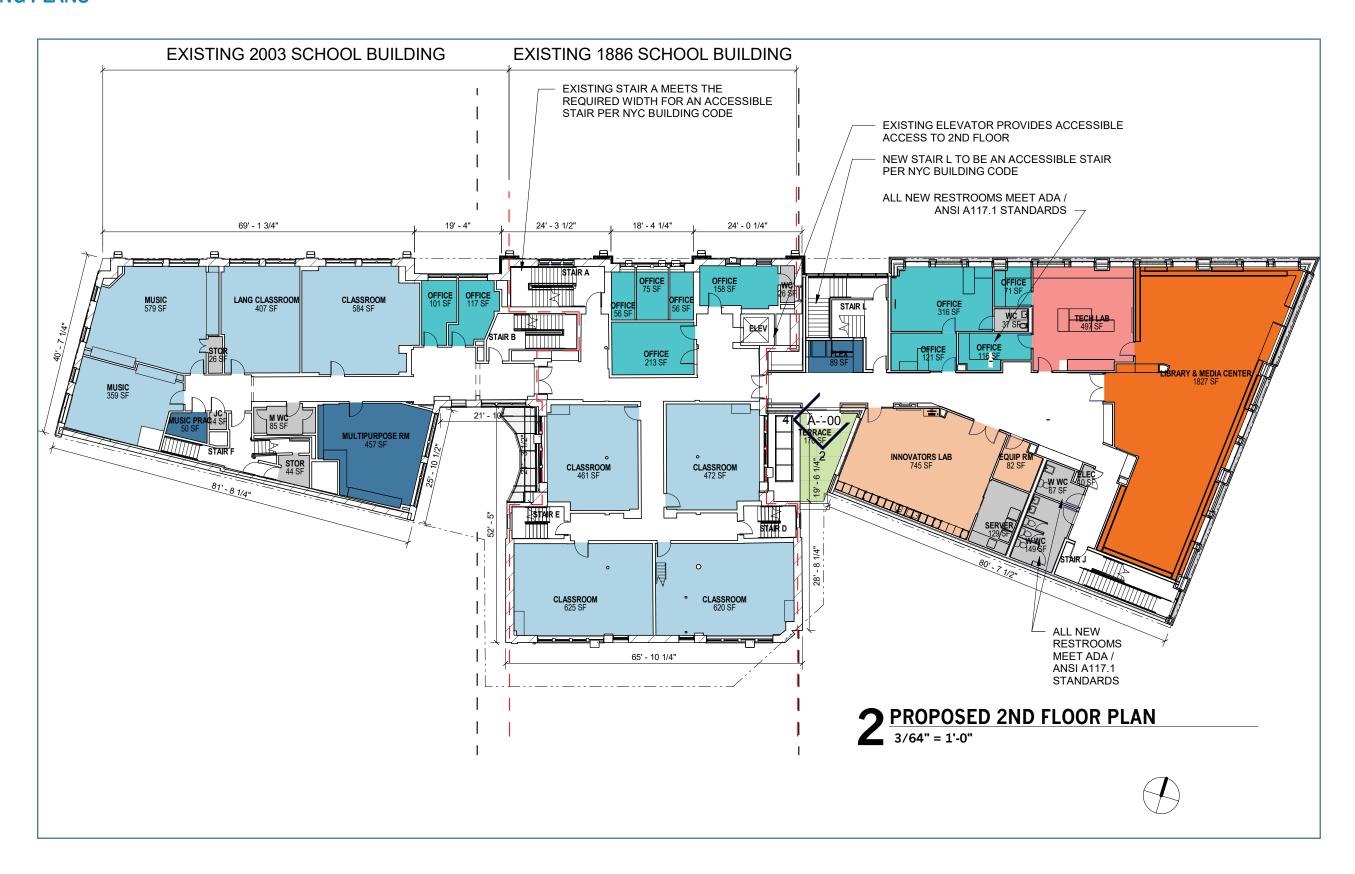


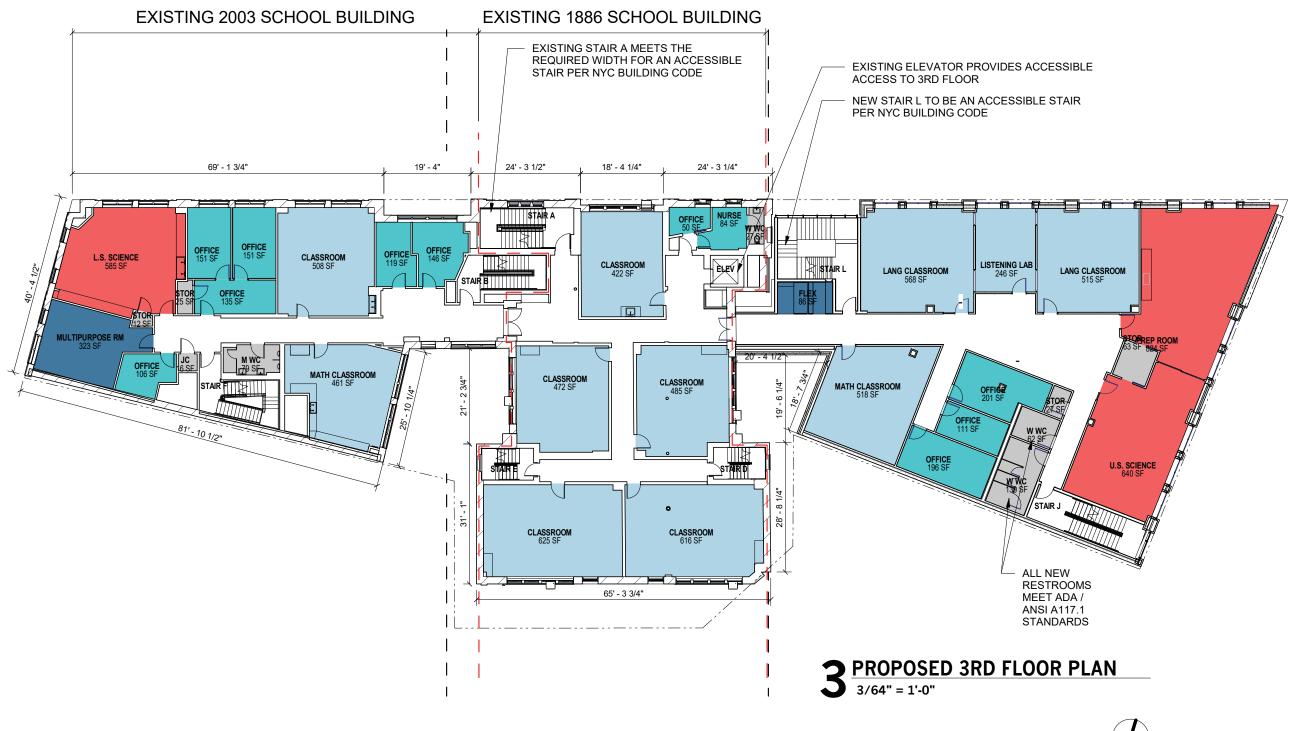




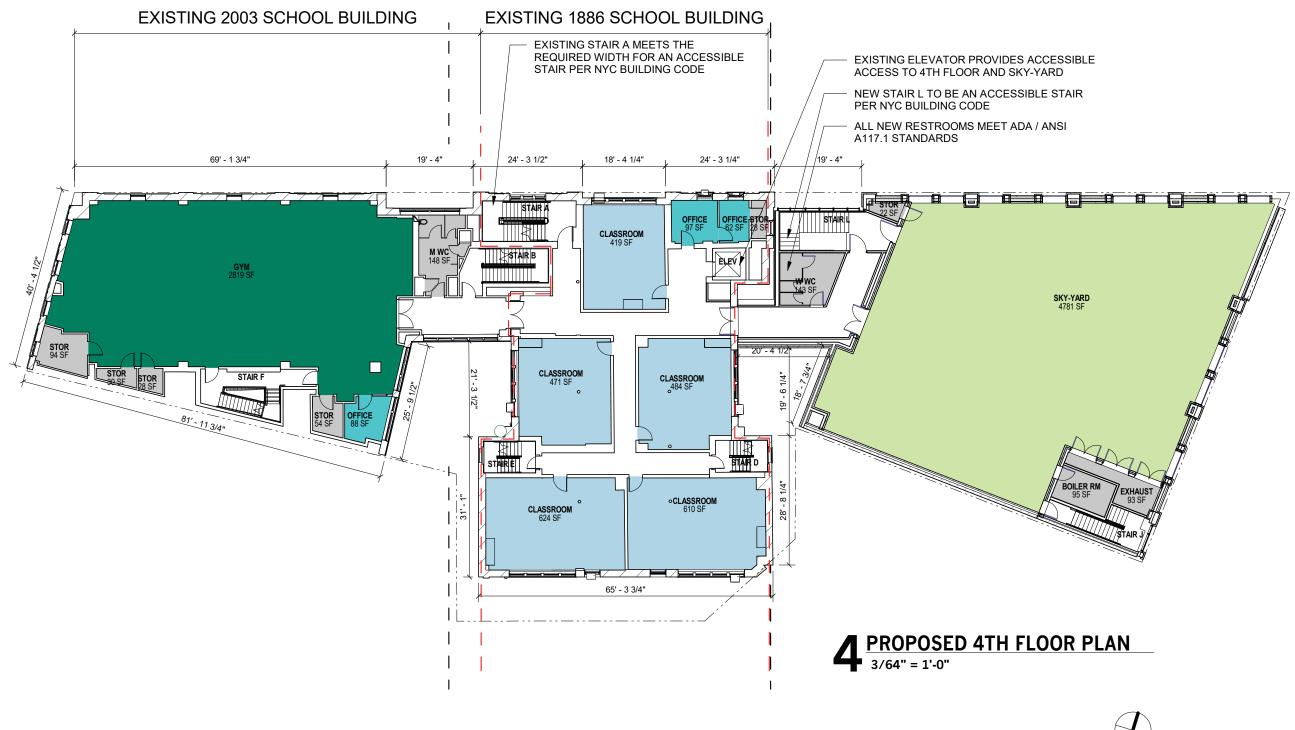




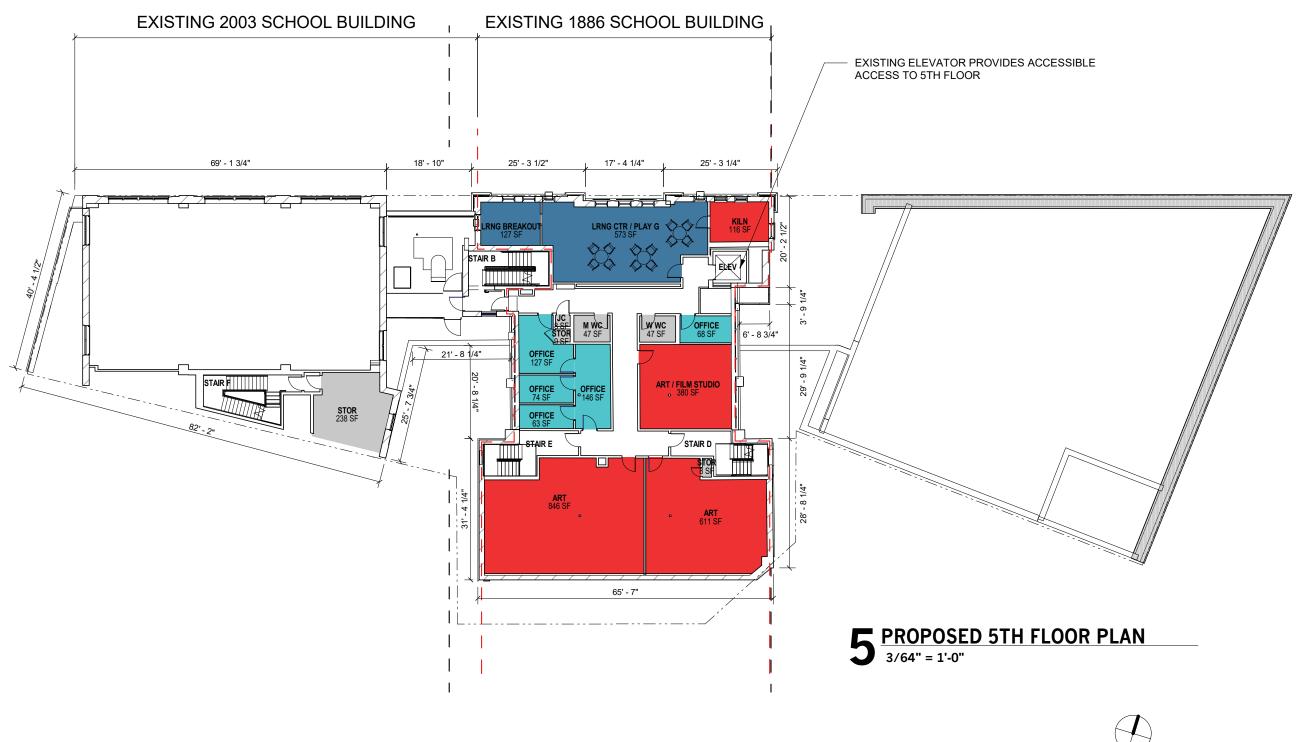




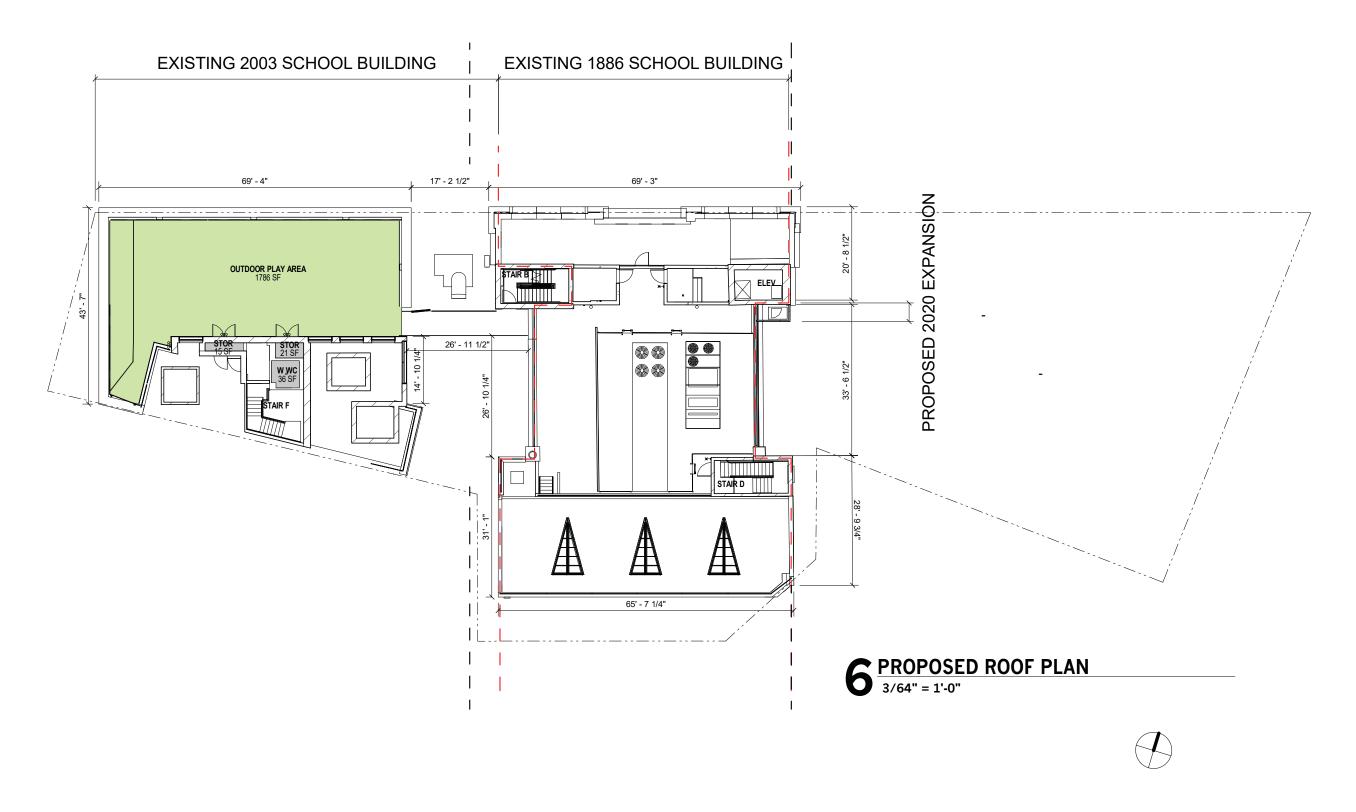












# PROPOSED ELEVATIONS 5TH FLOOR -78' - 7' 4TH BLKHD RO 76' - 2 5/8' 2ND FLOOR 32' - 0 1/2" 1ST FLOOR -BRONZE-TINTED STAINLESS STEEL PANEL-WRAPPED CANOPY AT ENTRY 4 NORTH ELEVATION 1 2 PROJECT NO. **VILLAGE COMMUNITY** SCH00L 272 WEST 10TH ST NEW YORK, NY 10014 **ELEVATIONS**

Marvel Architects 145 HUDSON STREET | NEW YORK, NY 10013

3 225 TERRACE - WEST 1/8" = 1'-0"

2 225 TERRACE - SOUTH

DOB STAMP ZONE

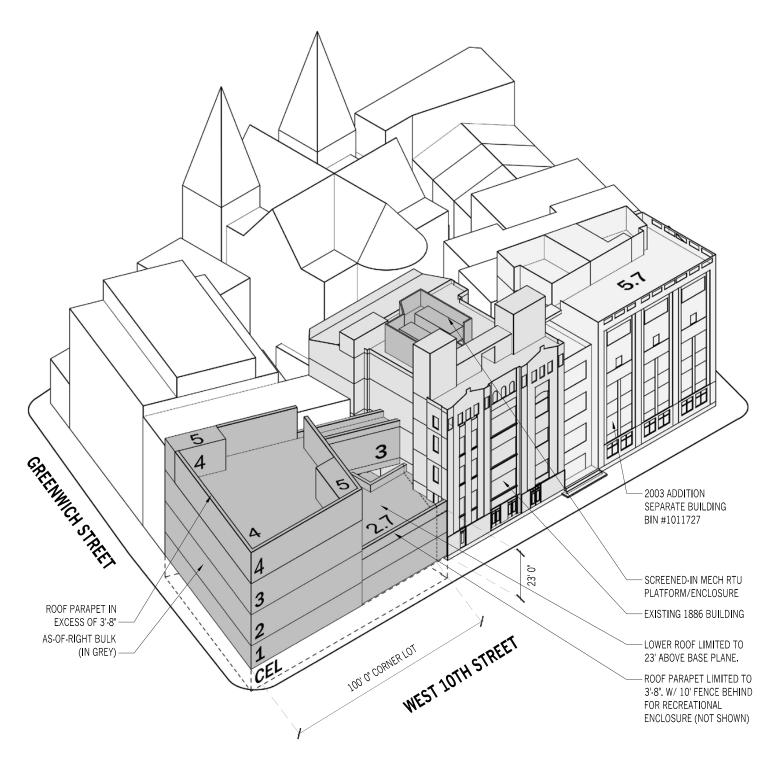
1 EAST ELEVATION 1/8" = 1'-0"

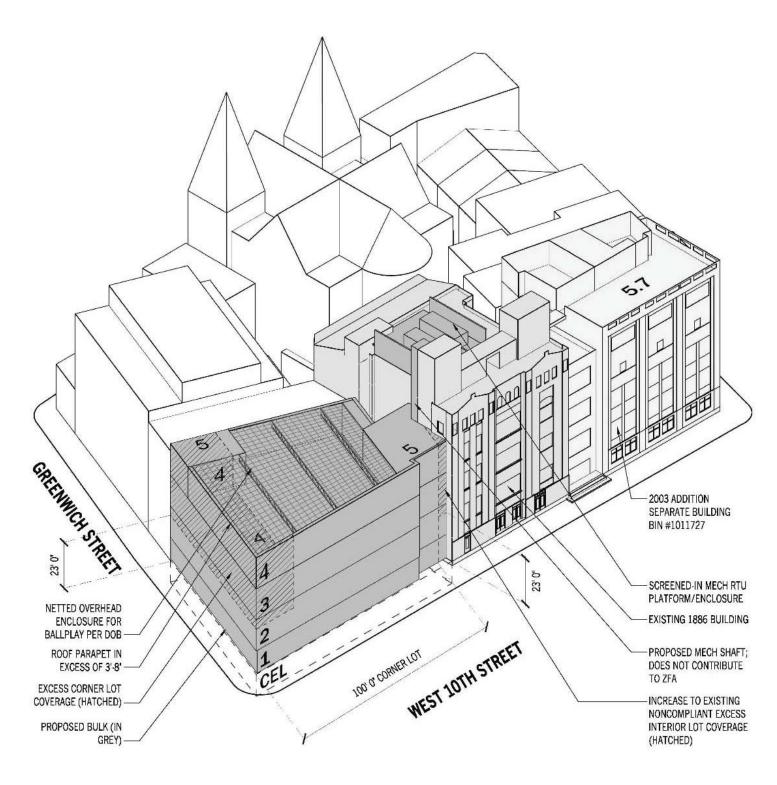
A-350.00

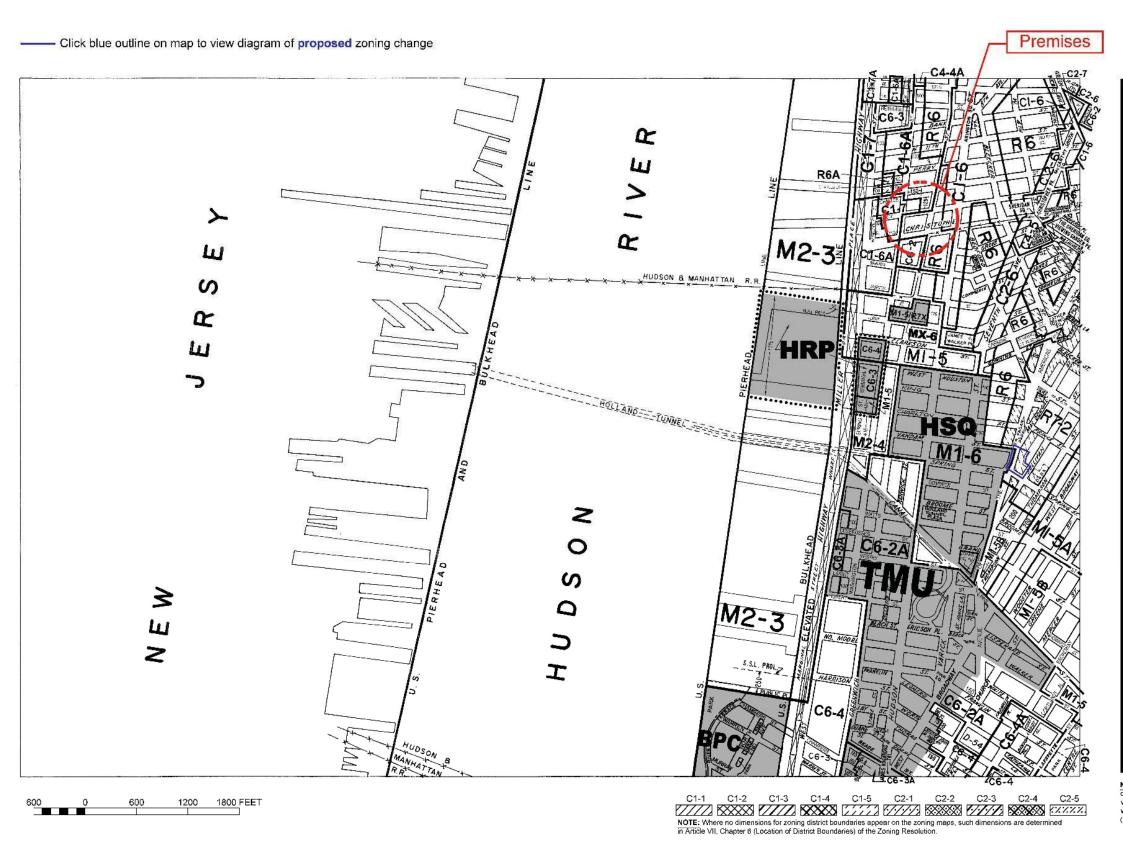
DOB #:

### PROPOSED CONDITIONS

**PERMITTED PROPOSED** 







## **ZONING MAP**

THE NEW YORK CITY PLANNING COMMISSION

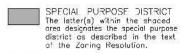
### Major Zoning Classifications:

The number(s) and/or letter(s) that follows an R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

R - RESIDENTIAL DISTRICT

C - COMMERCIAL DISTRICT

M - MANUFACTURING DISTRICT



AREA(S) REZONED

#### Effective Date(s) of Rezoning:

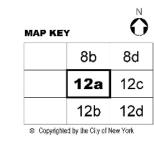
12-15-2016 C 160309 ZMM

### Special Requirements:

For a list of lots subject to CEQR environmental requirements, see APPENDIX C.

For a list of lots subject to "D" restrictive declarations, see APPENDIX D.

For Inclusionary Housing designated areas and Mandatory Inclusionary Housing areas on this map, see APPENDIX F.



NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: www.nyc.gov/planning or contact the Zoning Information Desk at (212) 720-3291.

ZONING MAP

9

# Tax Map



### NYC Digital Tax Map

: 11-29-2017 08:45:50 : Current Effective Date End Date

Manhattan Block: 630

Miscellaneous Text Possession Hooks

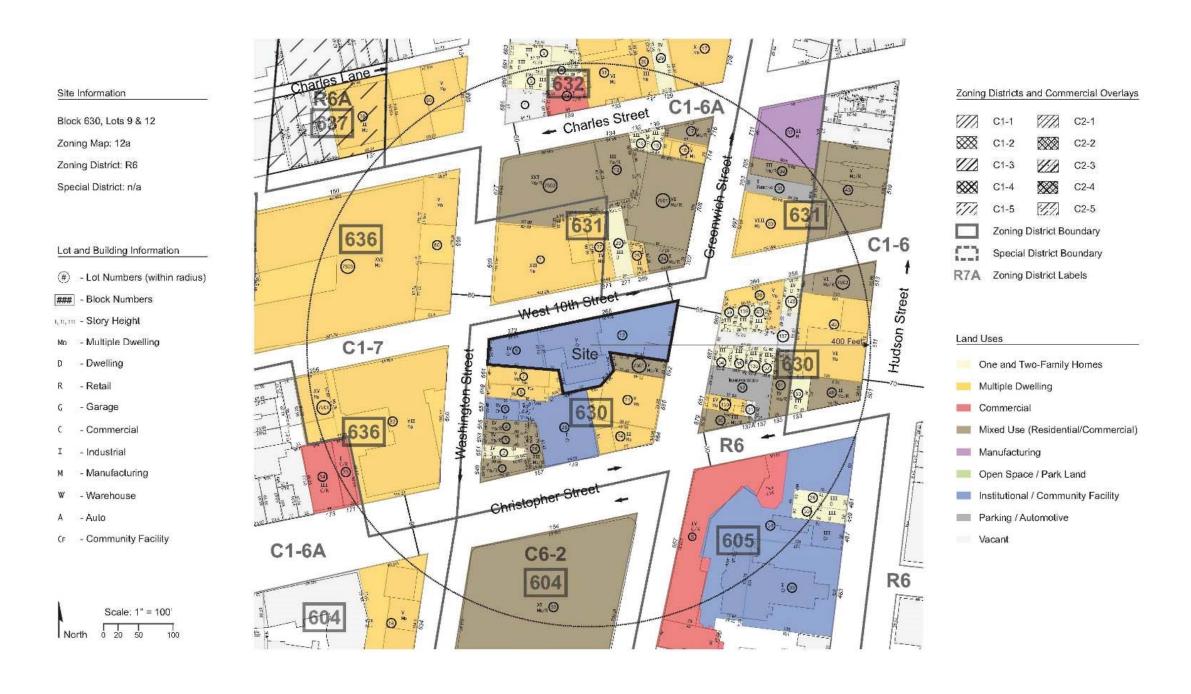
Boundary Lines Lot Face Possession Hooks

> Underwater Tax Lot Polygon Condo Number Tax Block Polygon



# Area Map

272 West 10th Street, Manhattan Radius Diagram / Land Use Map

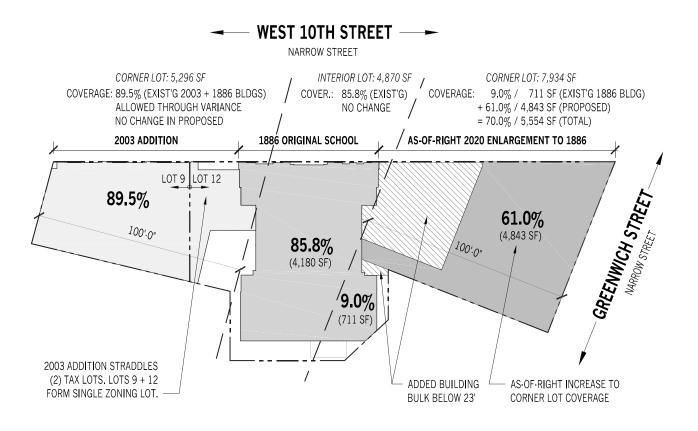


Urban Cartographics (Title-erholesis, Seite 1907) (1917) (

Prepared for Sheldon Lobel PC, by Urban Cartographics

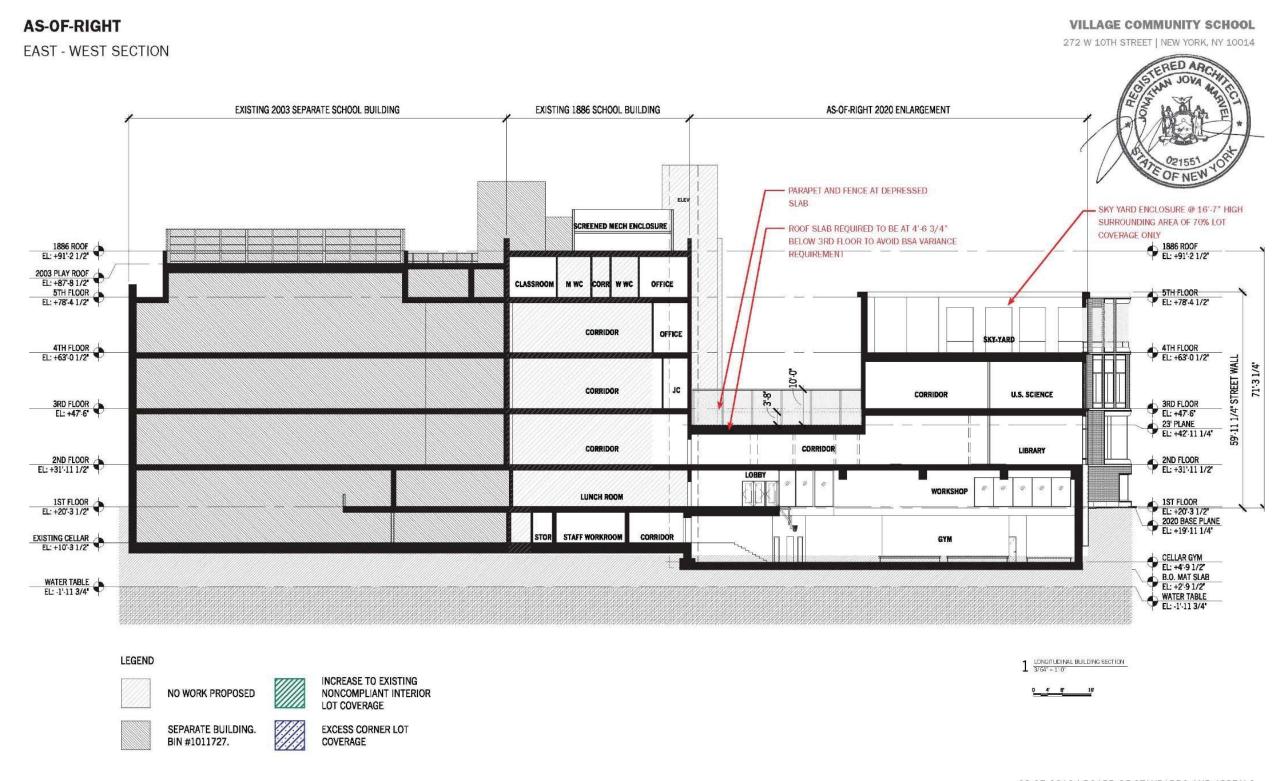
### **PROPOSED CONDITIONS**

## PERMITTED PROPOSED



#### WEST 10TH STREET -NARROW STREET CORNER LOT: 5,296 SF INTERIOR LOT: 4,870 SF CORNER LOT: 7,934 SF COVERAGE: 9.0% / 711 SF (EXIST'G 1886 BLDG) COVERAGE: 89.5% (EXIST'G 2003 + 1886 BLDGS) /COVER.: 85.8% (EXIST'G) ALLOWED THROUGH VARIANCE + 83.0% / 6,588 SF (PROPOSED) + 2.2% (PROPOSED)/ = 92.0% / 7,299 SF (TOTAL) NO CHANGE IN PROPOSED = 88.0% (TOTAL) 2003 ADDITION 1886 ORIGINAL SCHOOL PROPOSED 2020 ENLARGEMENT TO 1886 LOT 9 LOT 12 GREENWICH STREET 89.5% 2.2% 61.0% 22.0% (1,745 SF) (4,843 SF) (105 SF) 100'.0" 85.8% (4,180 SF) 9.0% ADDED BLDG (711 SF) BULK BELOW 23' 2003 ADDITION STRADDLES (2) TAX LOTS, LOTS 9 + 12 FORM SINGLE ZONING LOT. PROPOSED INCREASE TO EXISTING PROPOSED CORNER LOT COVERAGE IN EXCESS OF 70% MAX COVERAGE. EXCESS FOR MAXIMIZED NON-COMPLIANT INTERIOR LOT COVERAGE, SKY-YARD SF, REDUCED NEGATIVE IMPACT ON NECESSARY FOR CONNECTION TO EXISTING 3RD EXISTING PROGRAM AND CIRCULATION, CONTINUOUS FLOOR CIRCULATION. \*BSA VARIANCE REQUIRED TO MAKE CONNECTION HERE ABOVE 23' PLANE. STREET WALL. \*BSA VARIANCE REQUIRED.

# As-of-Right Scheme

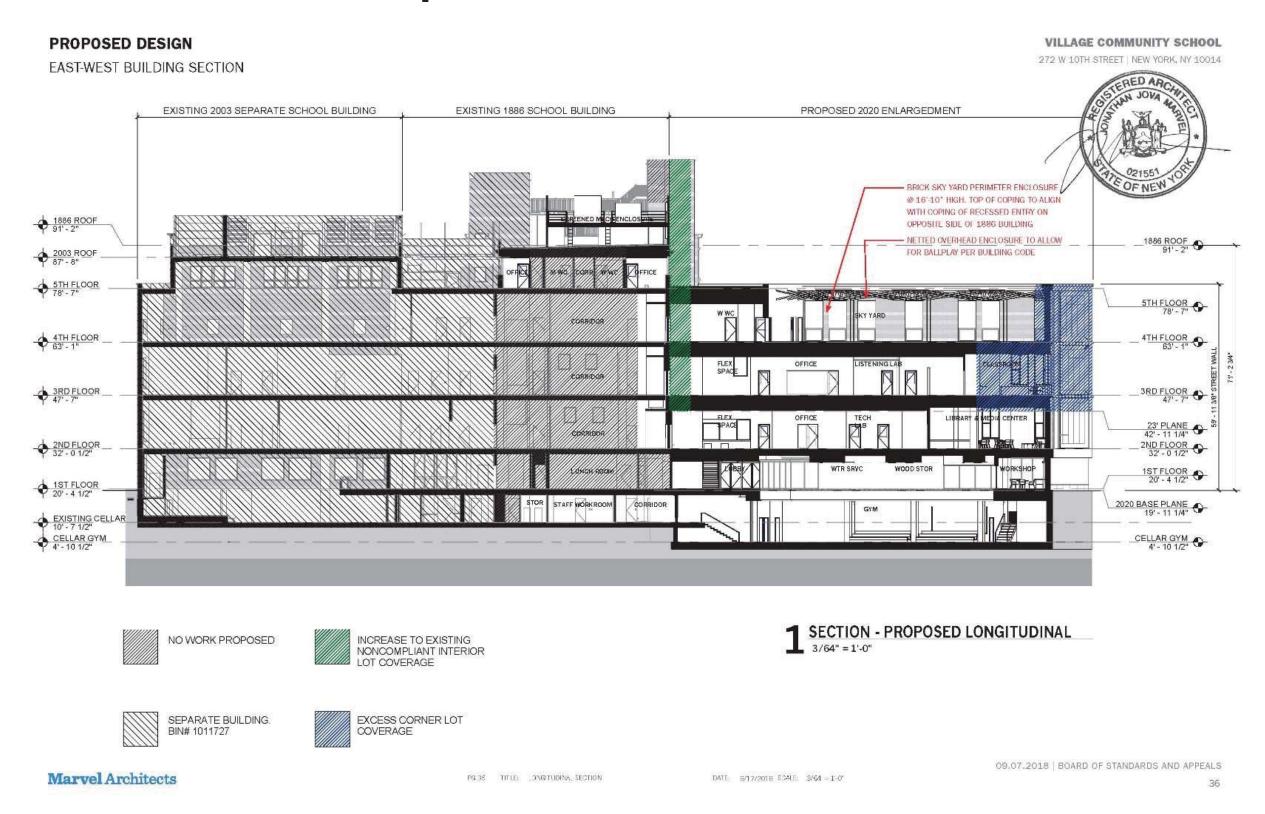


09.07.2018 | BOARD OF STANDARDS AND APPEALS

17

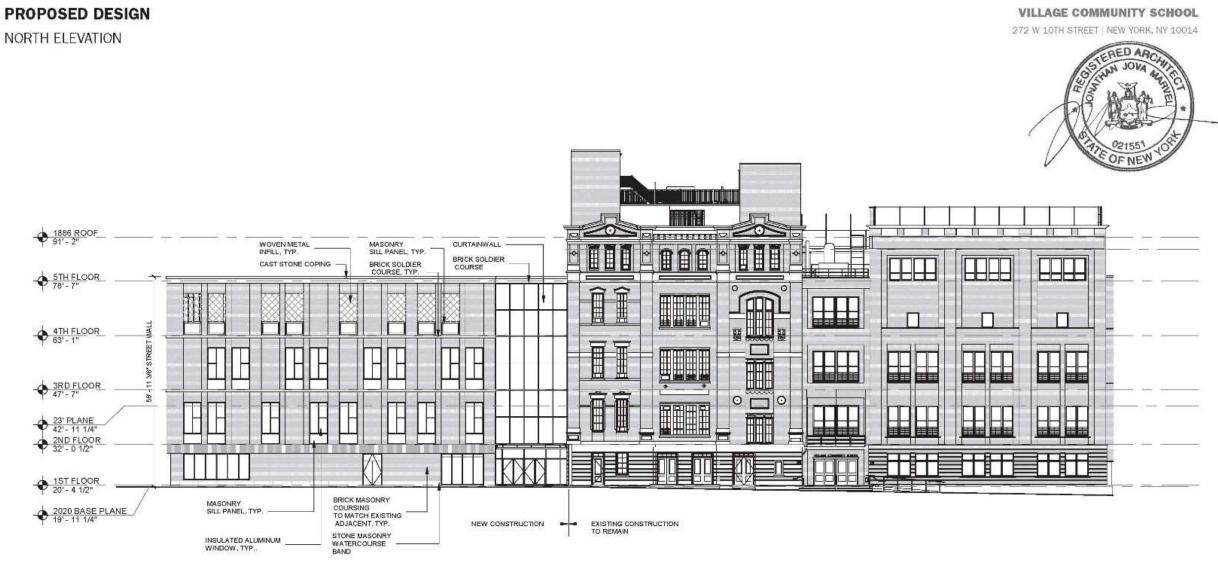
**Marvel** Architects

# **Proposed Conditions**



Marvel Architects 145 HUDSON STREET | NEW YORK, NY 10013

# **Proposed Conditions**



PROPOSED NORTH ELEVATION

09.07.2018 | BOARD OF STANDARDS AND APPEALS **Marvel** Architects PG 37 TITLE: NORTH ELEVATION DATE: 8/17/2018 \$CALE: 3/64 = 1'-0"

# **Proposed Conditions**

### PROPOSED DESIGN

EAST ELEVATION

#### **VILLAGE COMMUNITY SCHOOL**

272 W 10TH STREET | NEW YORK, NY 10014





PROPOSED EAST ELEVATION

09.07.2018 | BOARD OF STANDARDS AND APPEALS **Marvel** Architects PG 38 TITLE: EAST ELEVATION DATE: 8/17/2018 SCALE: 3/64"=1"-0"

Marvel Architects 145 HUDSON STREET | NEW YORK, NY 10013