

April 4, 2023 Public Hearing

The current proposal is: <u>Preservation Department – Item 5, LPC-23-04696</u>

260 West 11th Street – Greenwich Village Historic District Borough of Manhattan

To Testify Please Join Zoom

Webinar ID: 880 2120 0972

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Note: If you want to testify on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.

260 WEST 11TH STREET NEW YORK, NY 10014

LANDMARKS PRESERVATION COMMISSION PRESENTATION

04.04.2023



1940s TAX LOT PHOTO

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Greenwich Village Historic District | LP-0489



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CONTEXT PLANS



MillWard+ architecture design 260 W11th STREET NEW YORK, NY LPC PRESENTATION

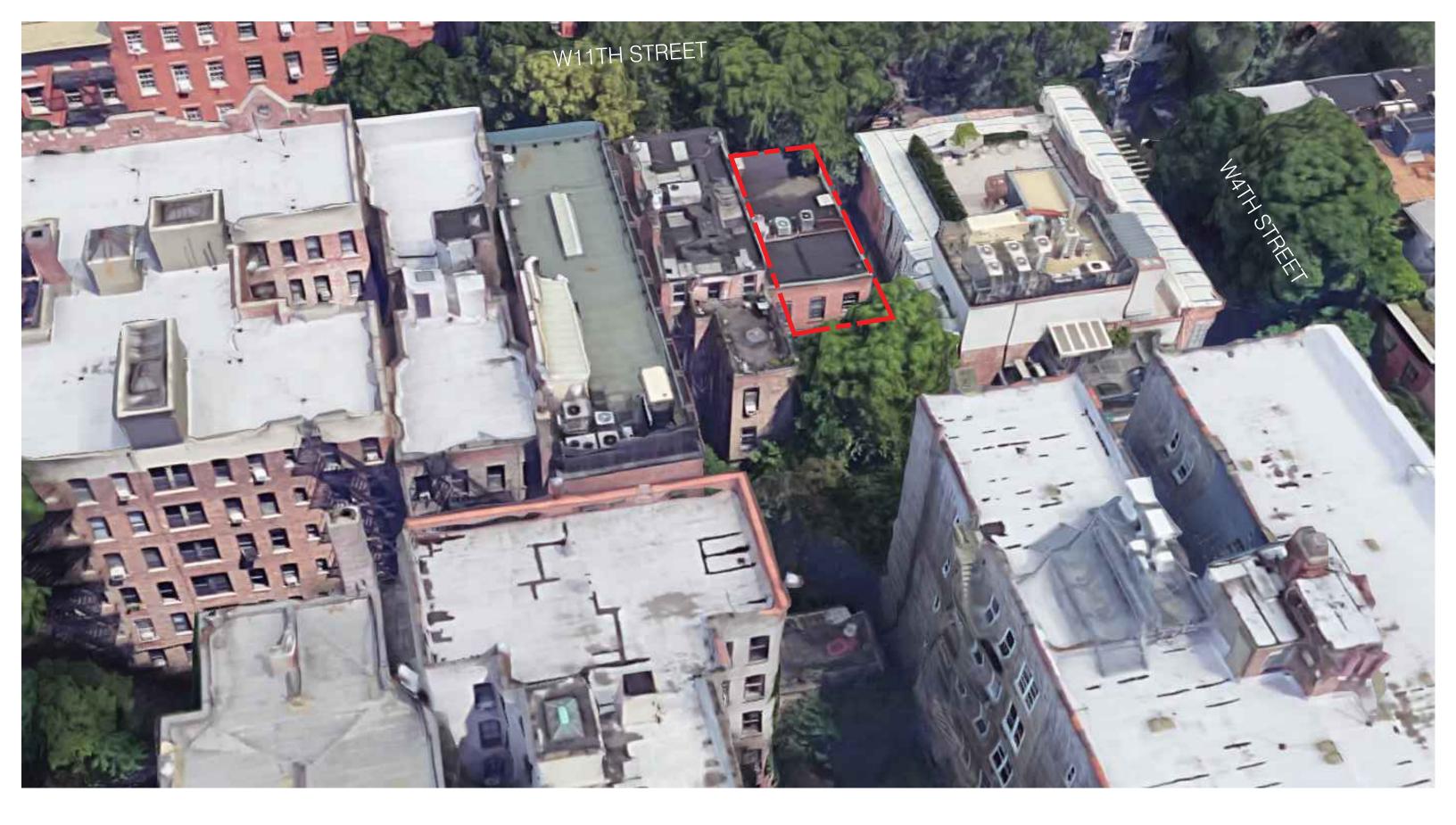
AERIAL VIEW



MillWard+ architecture design 260 W11th STREET NEW YORK, NY LPC PRESENTATION







MillWard⁺ architecture design 260 W11th STREET NEW YORK, NY LPC PRESENTATION AERIAL VIEW LOOKING NORTH



PERRY STREET

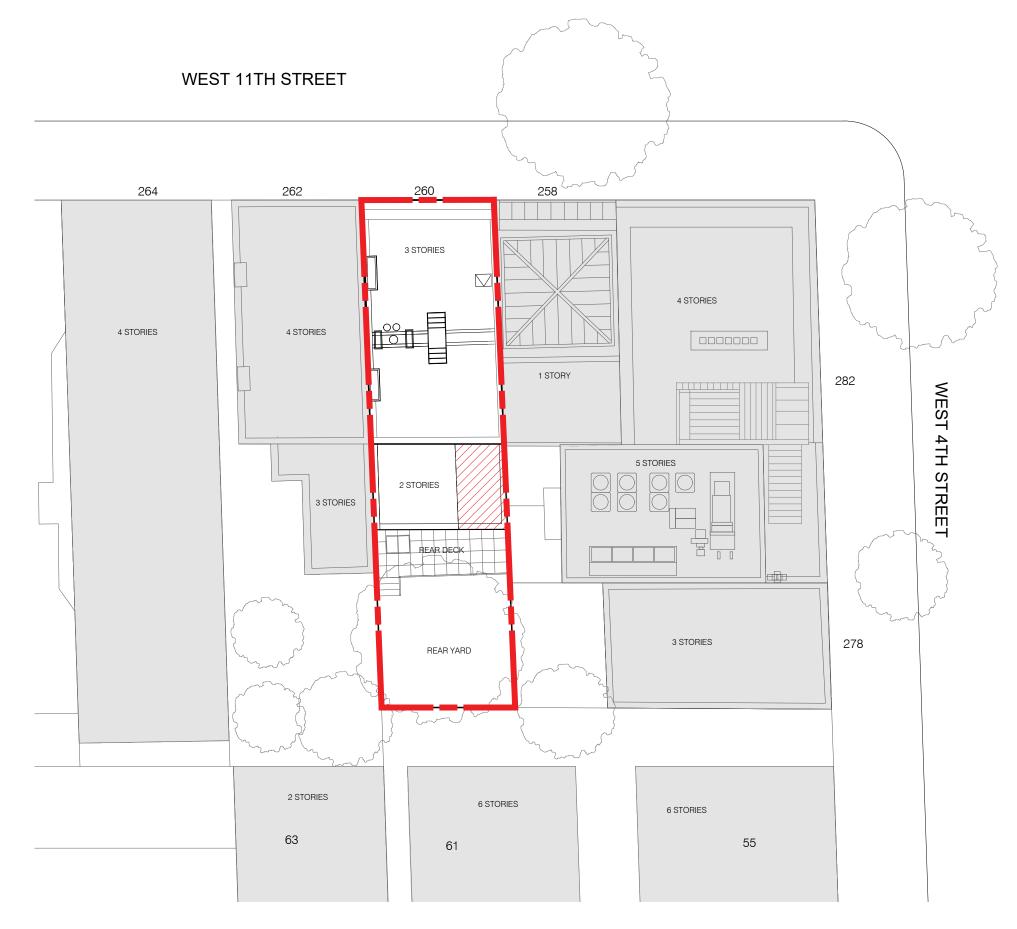
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260 W11th STREET NEW YORK, NY LPC PRESENTATION











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NEIGHBORING BUILDINGS

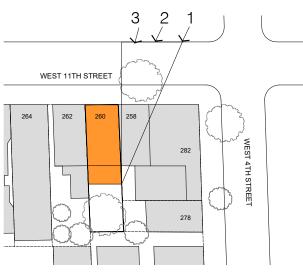
PROPOSED EXTENSION OF EXISTING 2ND FLOOR ADDITION

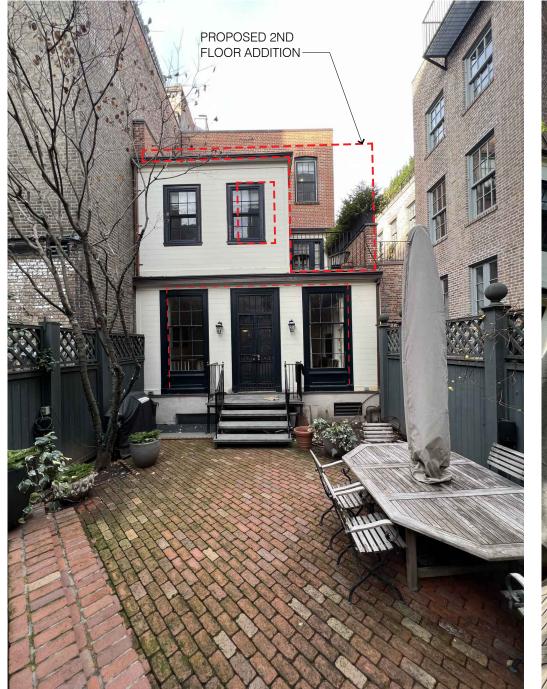


1- VIEW SOUTHWEST

2- VIEW SOUTH

3- VIEW SOUTH







1- VIEW NORTH

2- VIEW NORTH

3- VIEW EAST

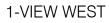
260 W11th STREET NEW YORK, NY LPC PRESENTATION

REAR YARD CONTEXT

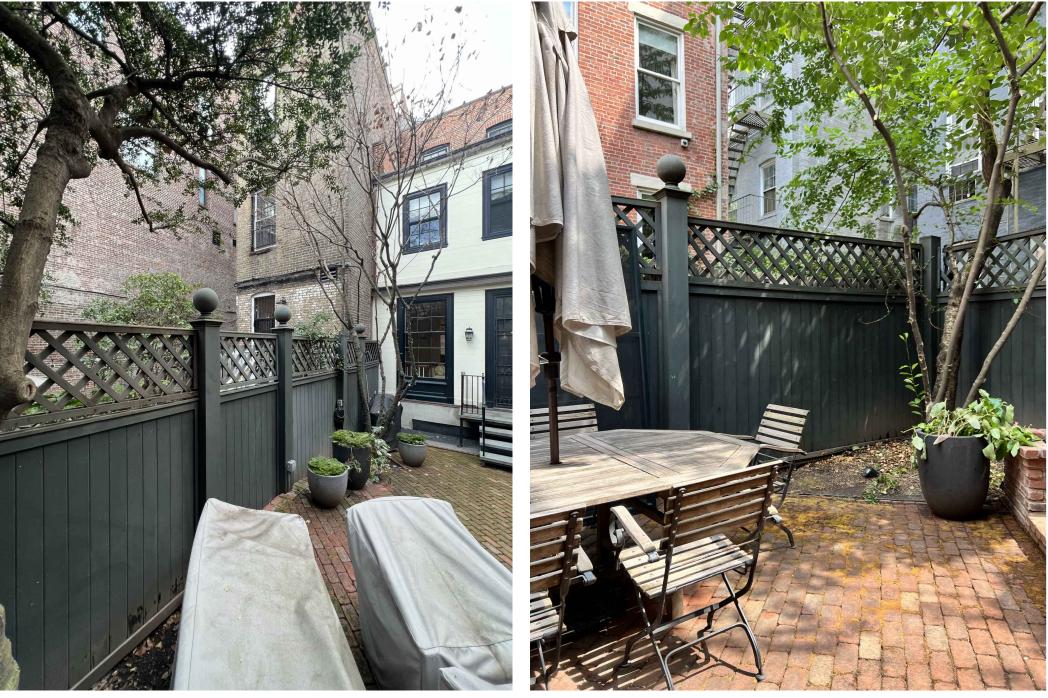








2 - VIEW NORTH

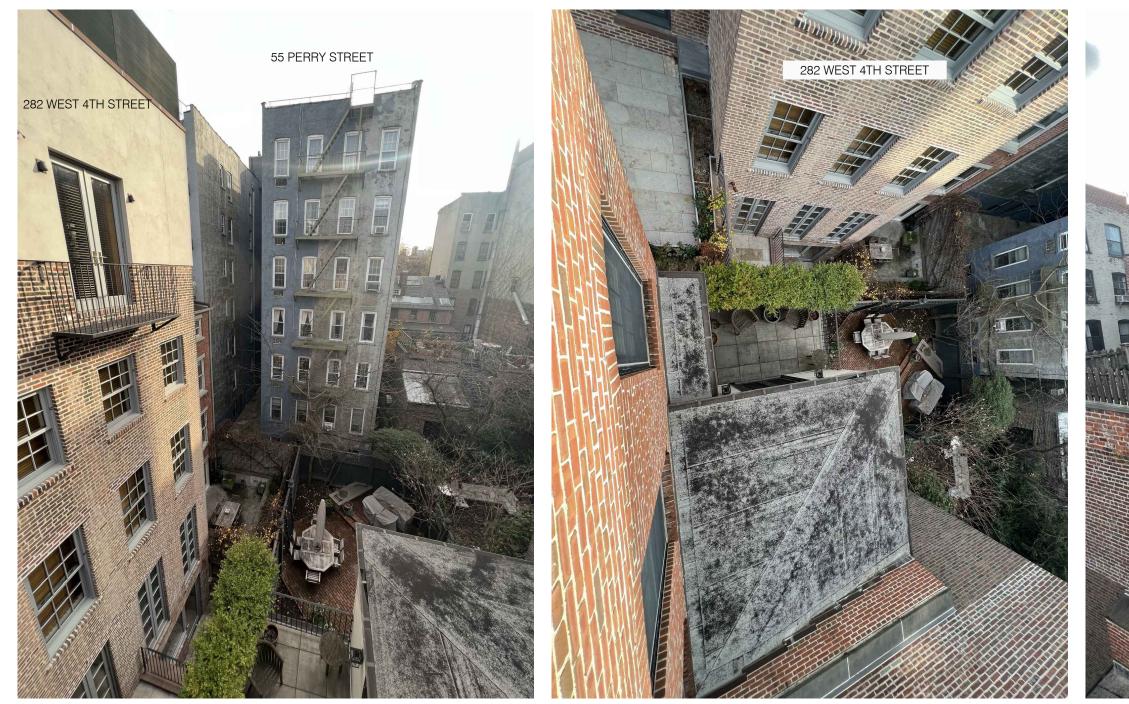


3- VIEW SOUTH

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REAR YARD CONTEXT





1- VIEW NORTH FROM ROOF

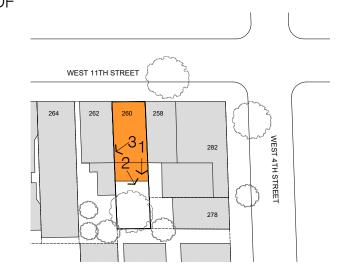
2- VIEW DOWN FROM ROOF

3- VIEW EAST FROM ROOF

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REAR YARD CONTEXT





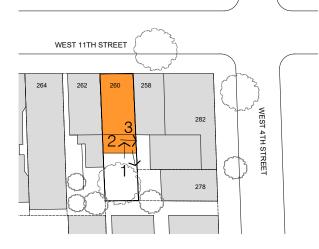


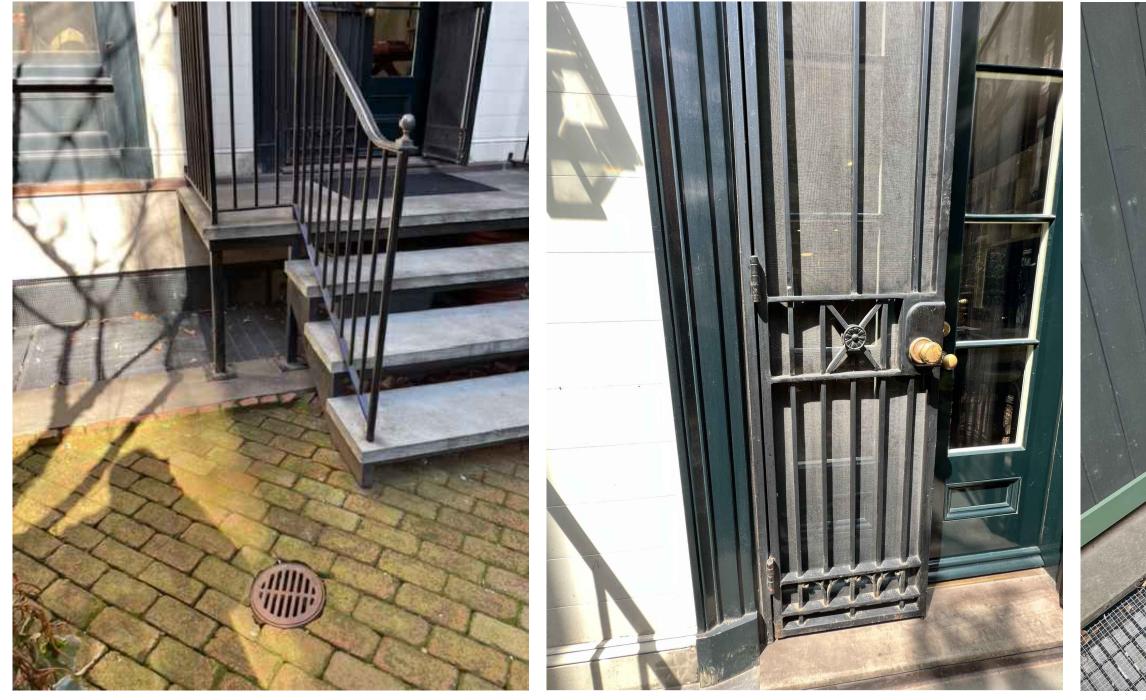
1- VIEW NORTH AT 2ND FLOOR TERRACE

2- VIEW EAST AT 2ND FLOOR TERRACE



3- VIEW SOUTH FROM 2ND FLOOR TERRACE





1- STAIR TO YARD

2- EXTERIORDOOR

3- WINDOW/SIDING

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EXISTING ADDITION DETAILS







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EXISTING REAR (SOUTH) ELEVATION SCALE: $\frac{1}{8}$ "=1-0"



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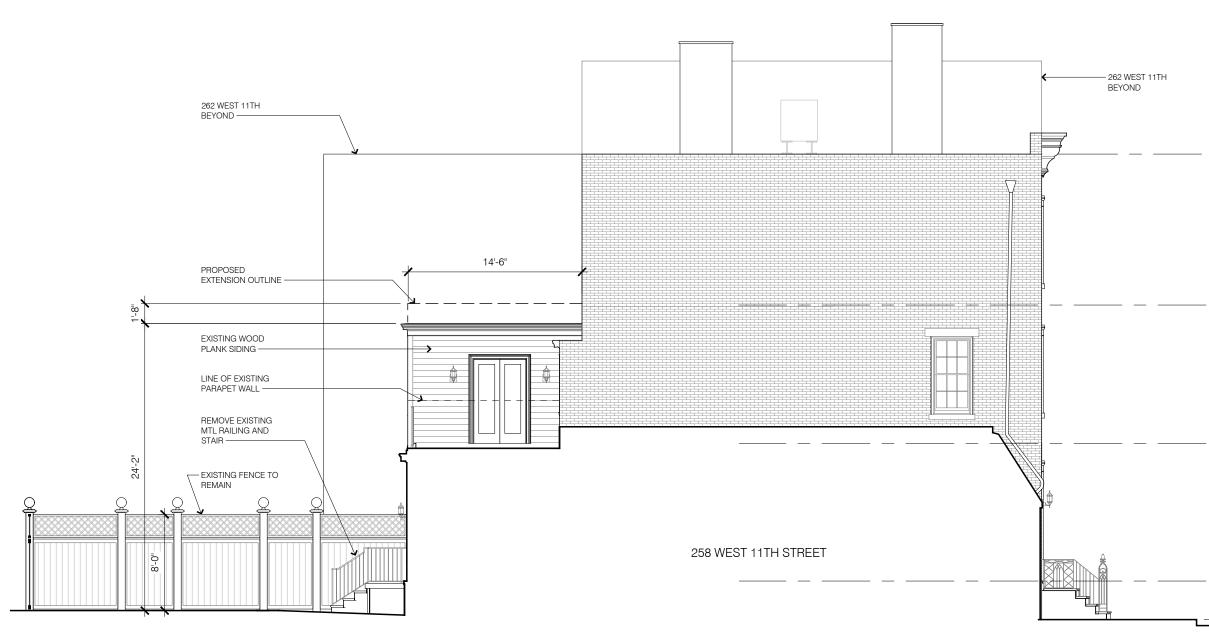
PROPOSED REAR (SOUTH) ELEVATION SCALE: $\frac{1}{8^{n}=1-0^{n}}$



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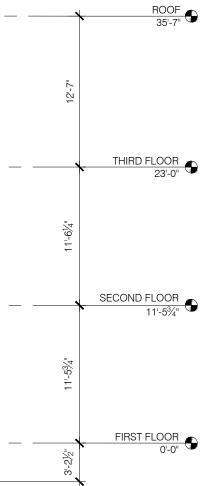
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REAR (SOUTH) ELEVATION SCALE: 3/16"=1-0"

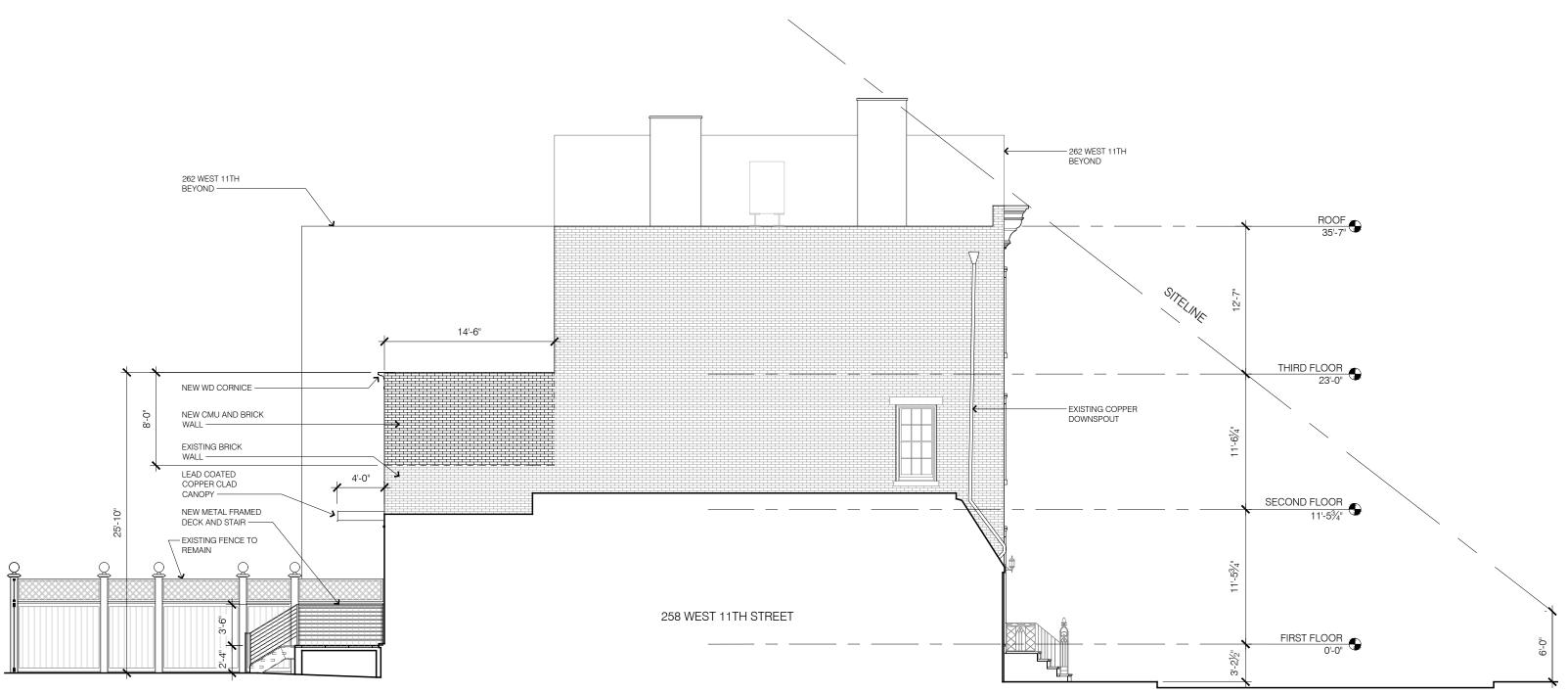


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EXISTING SIDE (EAST) ELEVATION SCALE: $\frac{1}{8}$ "=1-0"



WEST 11TH STREET



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PROPOSED SIDE (EAST) ELEVATION SCALE: $\frac{1}{8^{n}=1-0^{n}}$

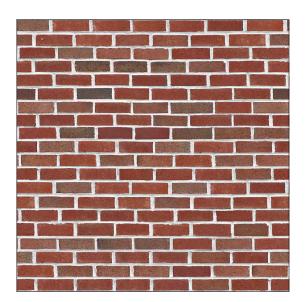
WEST 11TH STREET



HARDIE PLANK SIDING PEARL GREY, 6" EXPOSURE



WOOD CORNICE PAINT



RED BRICK TO MATCH EXISTING



BLACK ALUMINUM CLAD WINDOWS AND DOORS

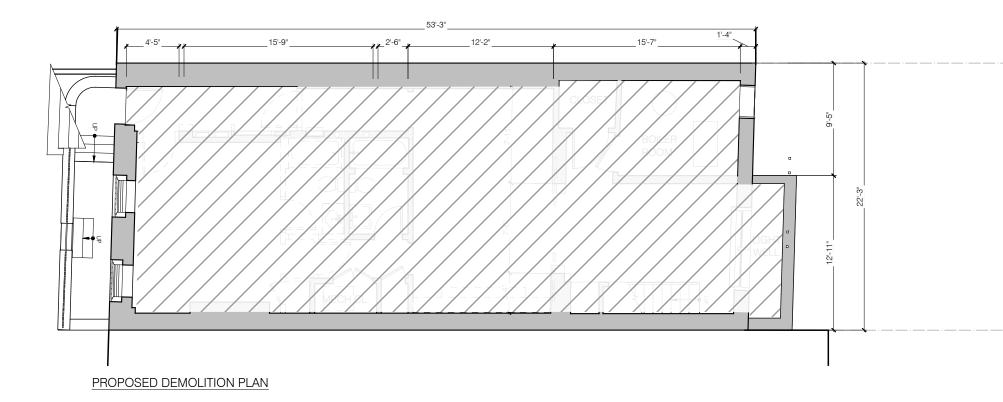


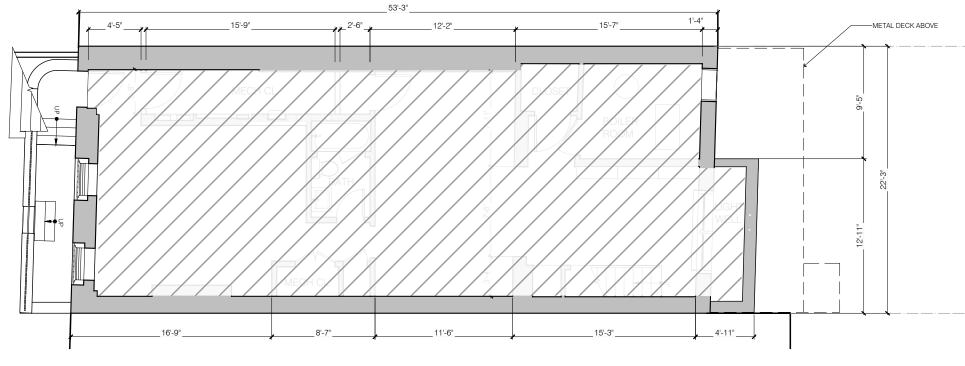
260 W11th STREET NEW YORK, NY LPC PRESENTATION MATERIAL PALETTE





BLUESTONE PAVERS DECK AND PATIO



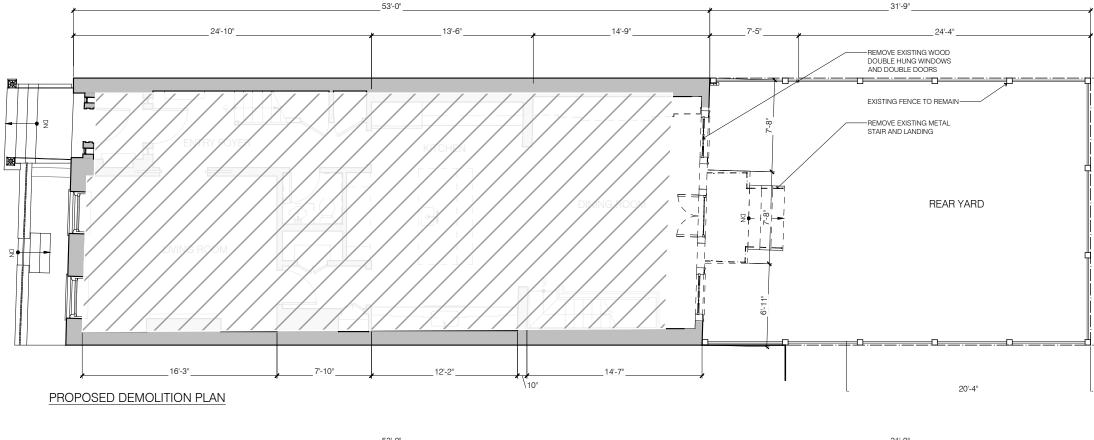


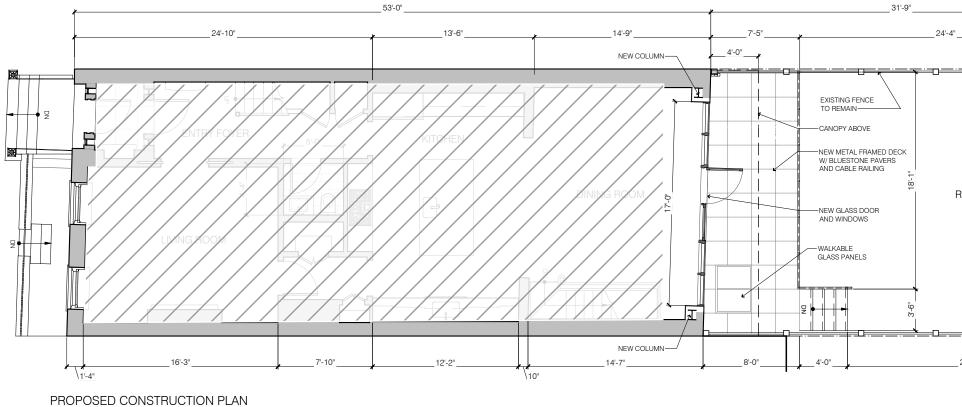
PROPOSED CONSTRUCTION PLAN

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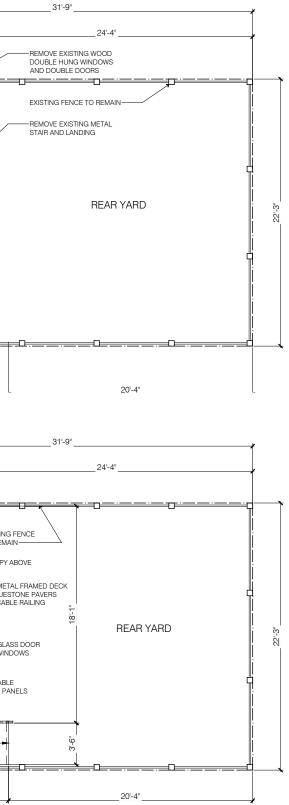


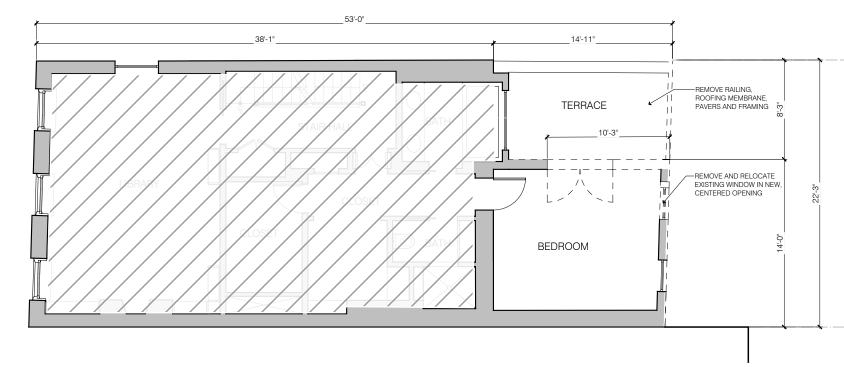




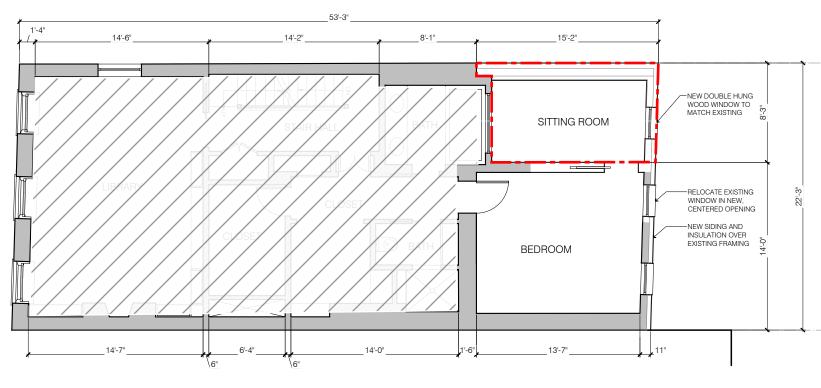
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PROPOSED DEMOLITION PLAN

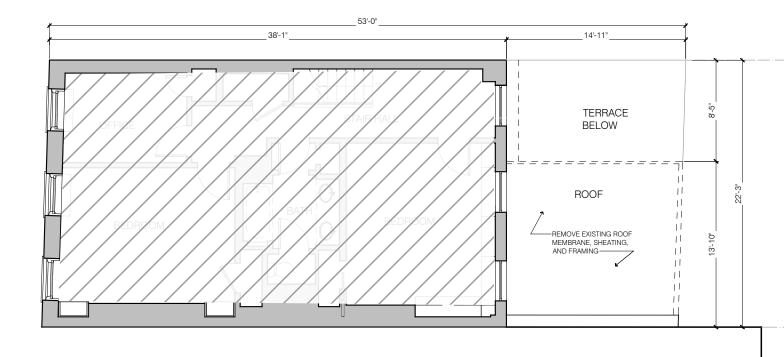


PROPOSED CONSTRUCTION PLAN

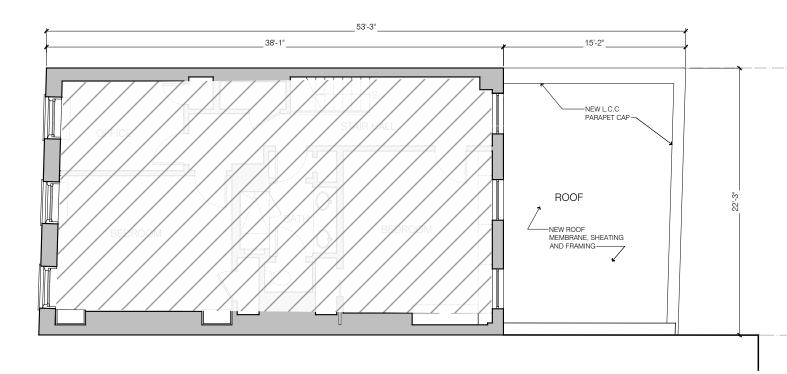
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PROPOSED DEMOLITION PLAN



PROPOSED CONSTRUCTION PLAN



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3RD FLOOR PLANS SCALE: 1/8"=1-0"





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