

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

Passcode: 963310

By Phone: 1 646-558-8656 US (New York)

877-853-5257 (Toll free) US

888 475 4499 (Toll free)

**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

millward+architecture design

260 W11th STREET NEW YORK, NY LPC PRESENTATION



#### Greenwich Village Historic District | LP-0489



millward+architecture design

260 W11th STREET NEW YORK, NY LPC PRESENTATION

CONTEXT PLANS



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

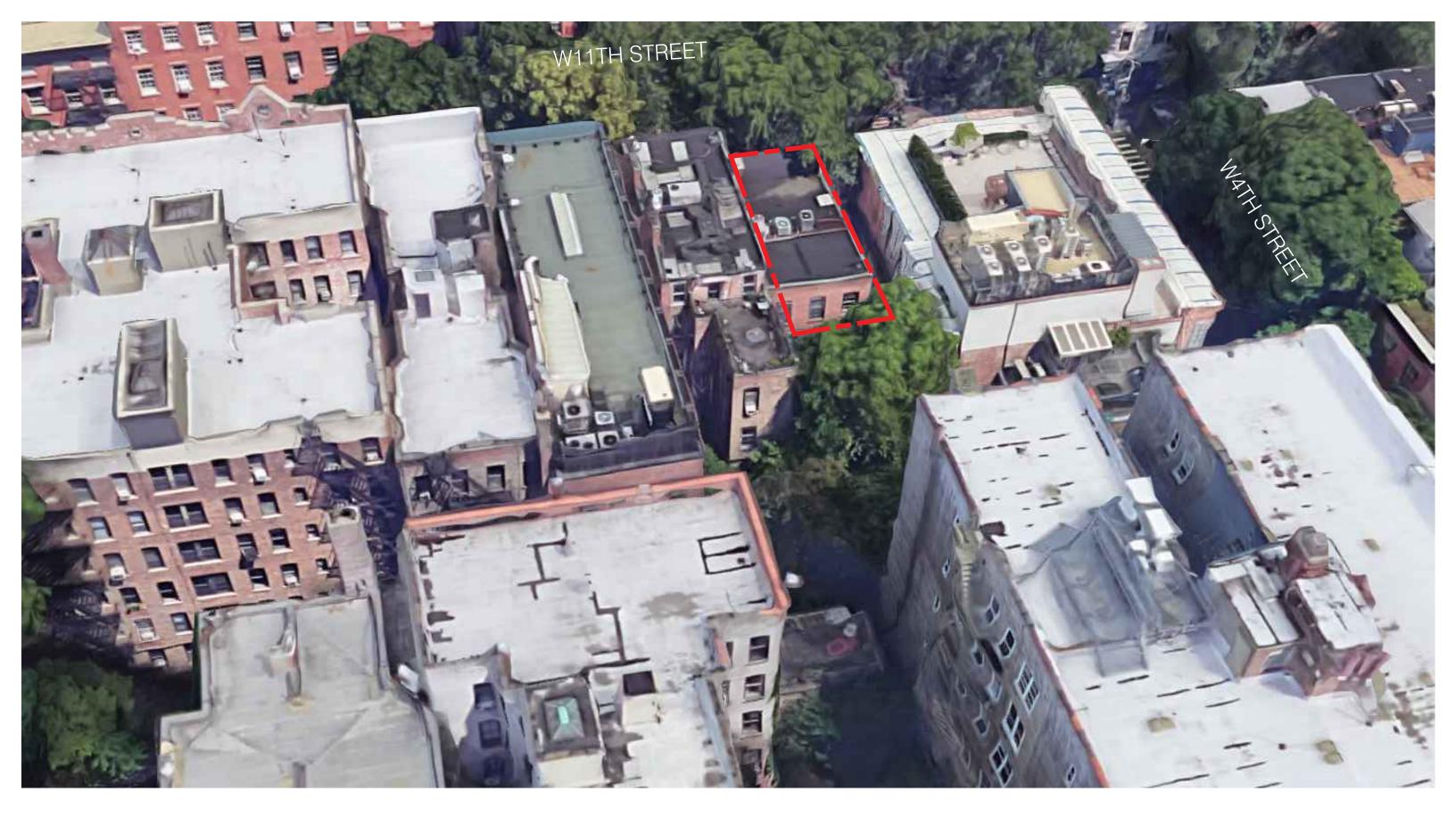
AERIAL VIEW



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







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



PERRY STREET

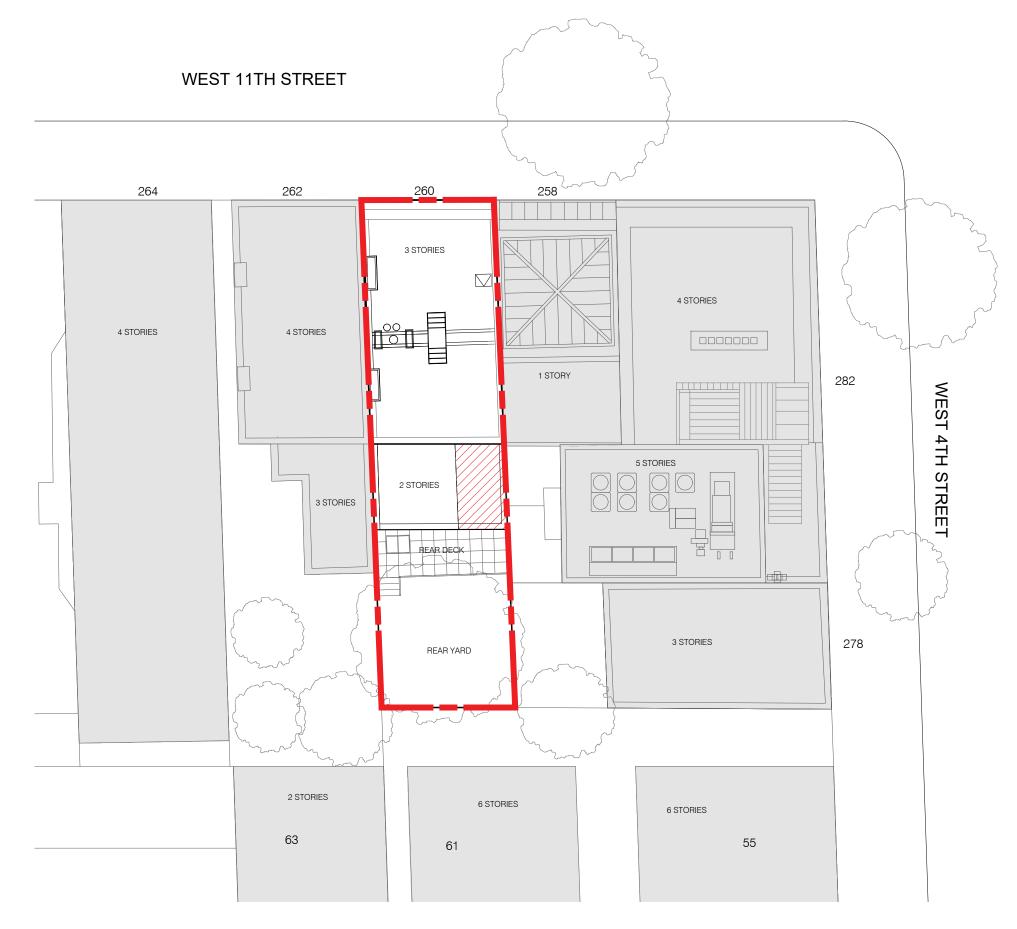
millward+architecture

260 W11th STREET NEW YORK, NY LPC PRESENTATION











260 W11th STREET NEW YORK, NY LPC PRESENTATION







NEIGHBORING BUILDINGS

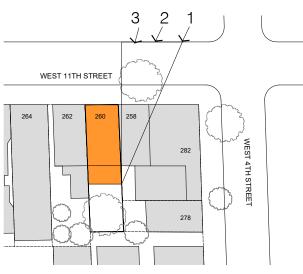
PROPOSED EXTENSION OF EXISTING 2ND FLOOR ADDITION

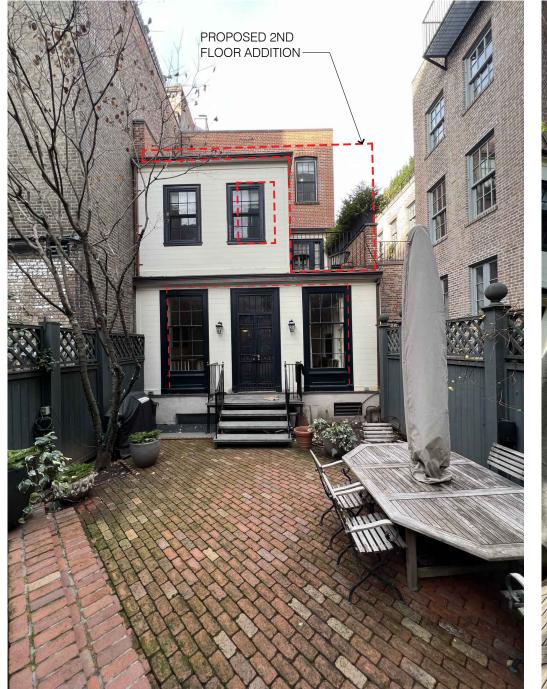


1- VIEW SOUTHWEST

2- VIEW SOUTH

3- VIEW SOUTH







1- VIEW NORTH

2- VIEW NORTH

3- VIEW EAST

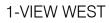
260 W11th STREET NEW YORK, NY LPC PRESENTATION

#### REAR YARD CONTEXT

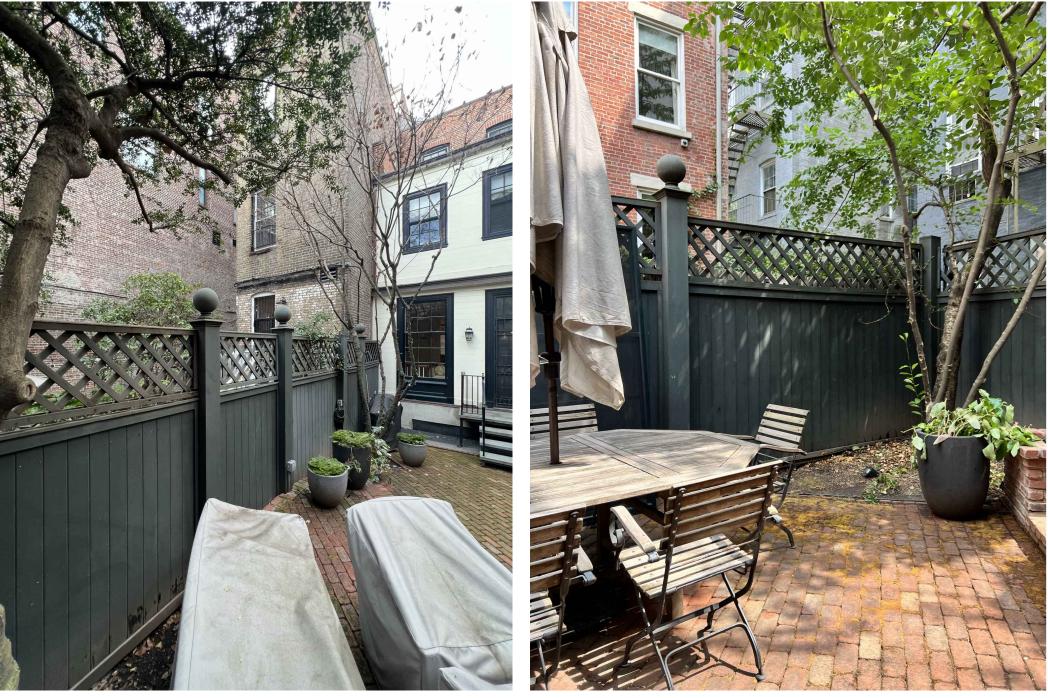








2 - VIEW NORTH

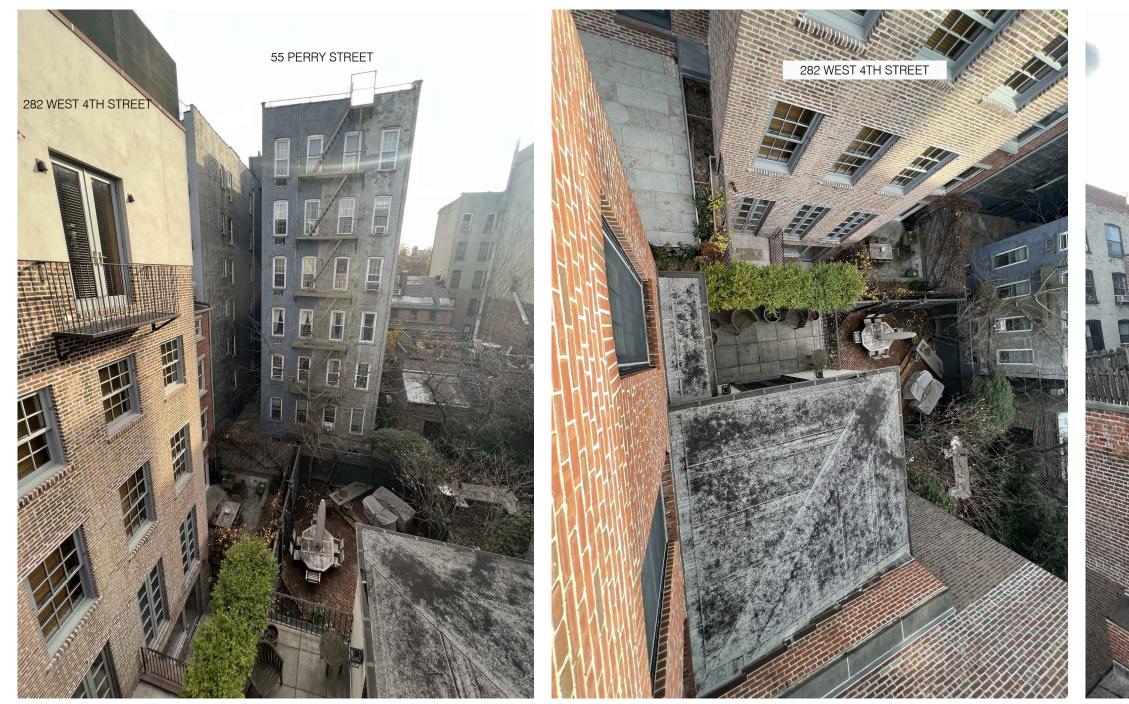


3- VIEW SOUTH

260 W11th STREET NEW YORK, NY LPC PRESENTATION

REAR YARD CONTEXT





1- VIEW NORTH FROM ROOF

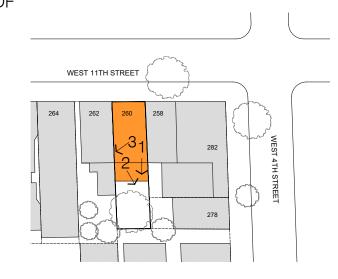
2- VIEW DOWN FROM ROOF

3- VIEW EAST FROM ROOF

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

### REAR YARD CONTEXT





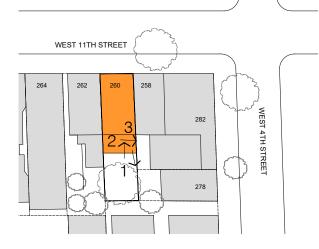


1- VIEW NORTH AT 2ND FLOOR TERRACE

2- VIEW EAST AT 2ND FLOOR TERRACE



3- VIEW SOUTH FROM 2ND FLOOR TERRACE





1- STAIR TO YARD

2- EXTERIORDOOR

3- WINDOW/SIDING

260 W11th STREET NEW YORK, NY LPC PRESENTATION

### EXISTING ADDITION DETAILS







MillWard+ architecture design

260 W11th STREET NEW YORK, NY LPC PRESENTATION

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



millward+architecture design

260 W11th STREET NEW YORK, NY LPC PRESENTATION

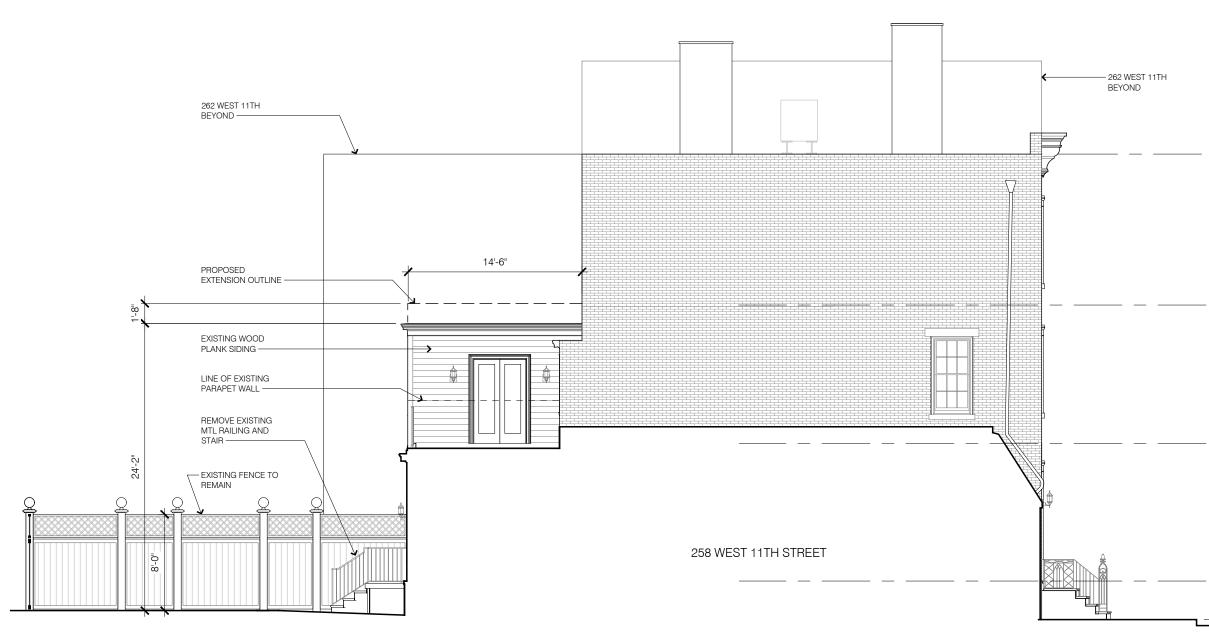
PROPOSED REAR (SOUTH) ELEVATION SCALE:  $\frac{1}{8^{n}=1-0^{n}}$ 



MillWard+architecture

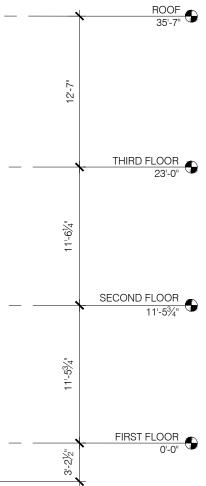
260 W11th STREET NEW YORK, NY LPC PRESENTATION

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

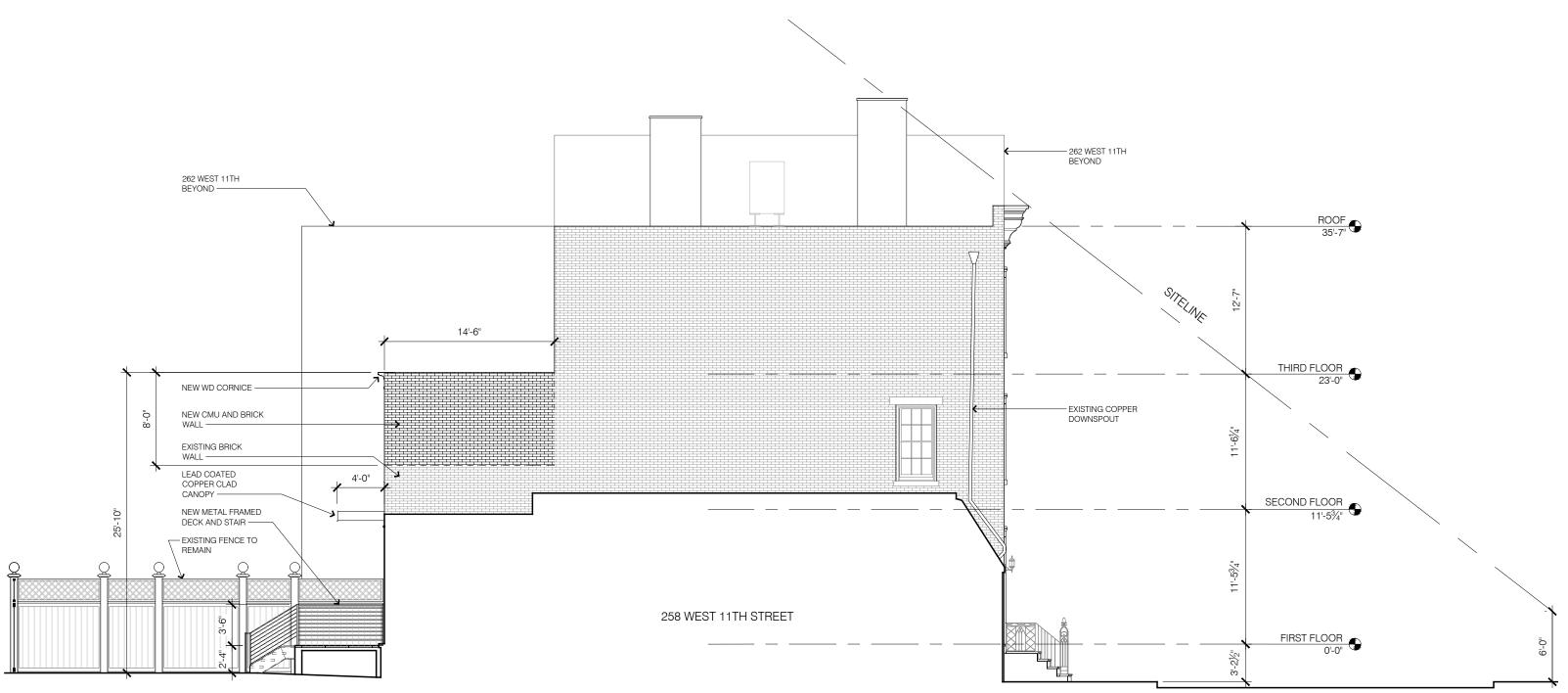


millward+architecture design 260 W11th STREET NEW YORK, NY LPC PRESENTATION

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



WEST 11TH STREET



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

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

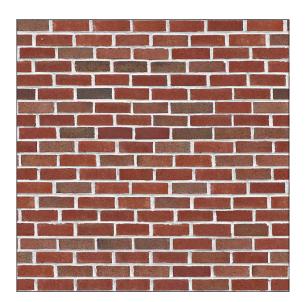
WEST 11TH STREET



HARDIE PLANK SIDING PEARL GREY, 6" EXPOSURE



WOOD CORNICE PAINT



RED BRICK TO MATCH EXISTING



BLACK ALUMINUM CLAD WINDOWS AND DOORS

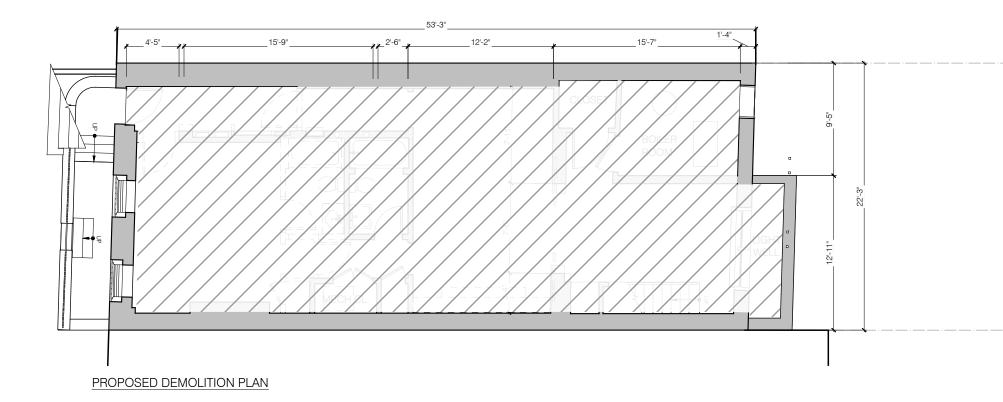


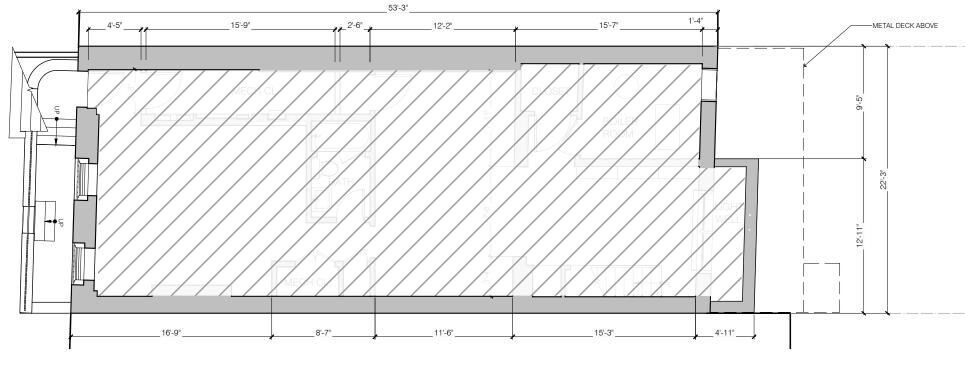
260 W11th STREET NEW YORK, NY LPC PRESENTATION MATERIAL PALETTE





BLUESTONE PAVERS DECK AND PATIO



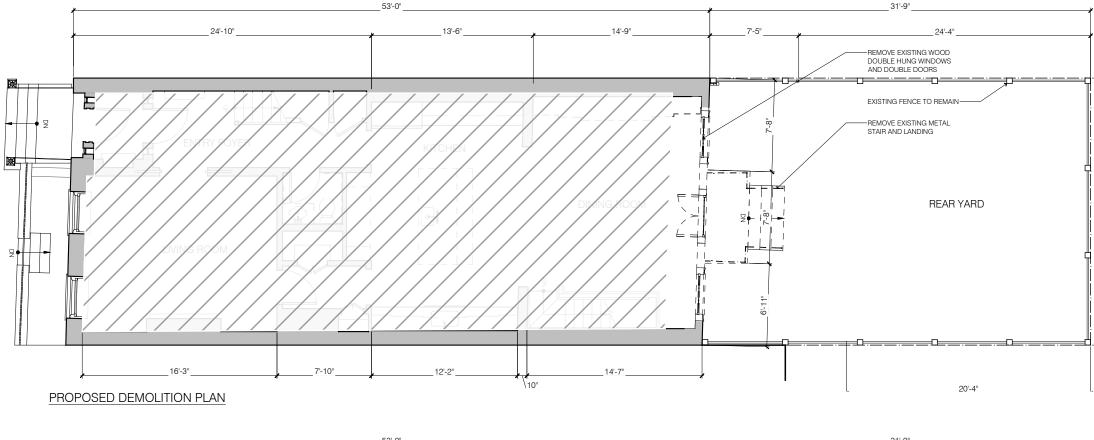


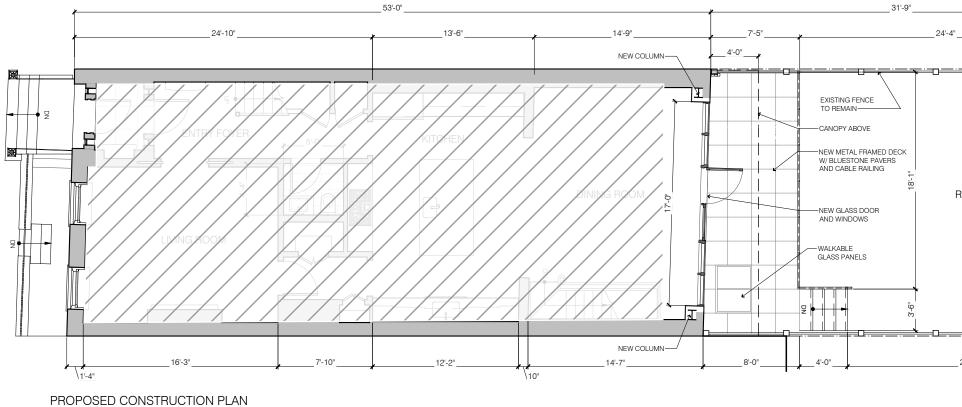
PROPOSED CONSTRUCTION PLAN

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



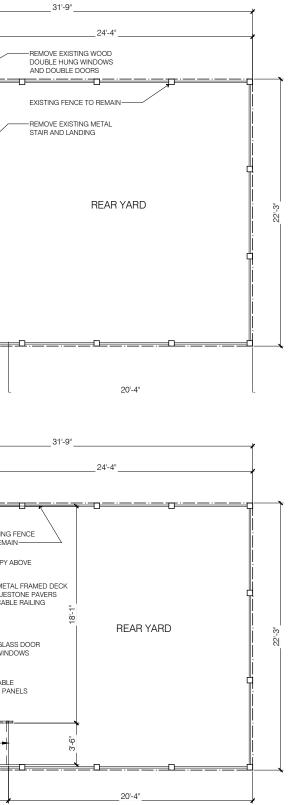


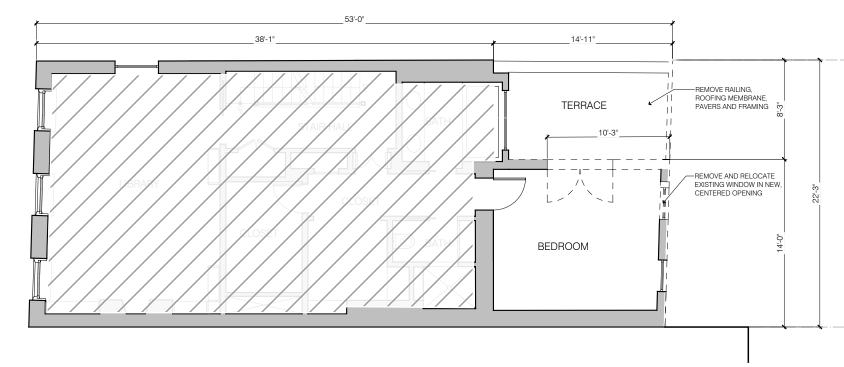




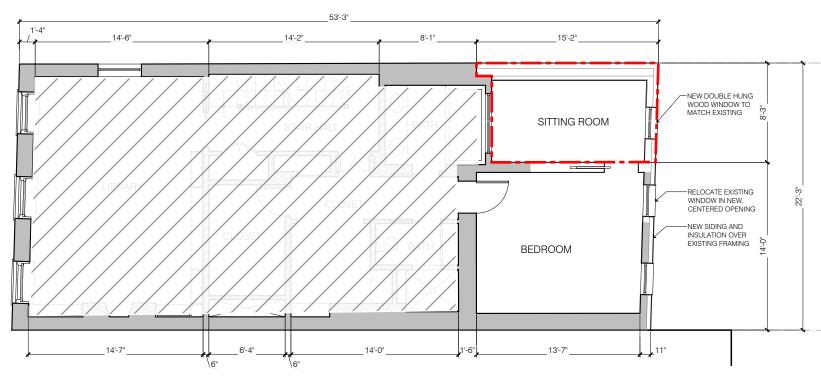
millward+architecture design 260 W11th STREET NEW YORK, NY LPC PRESENTATION







#### PROPOSED DEMOLITION PLAN

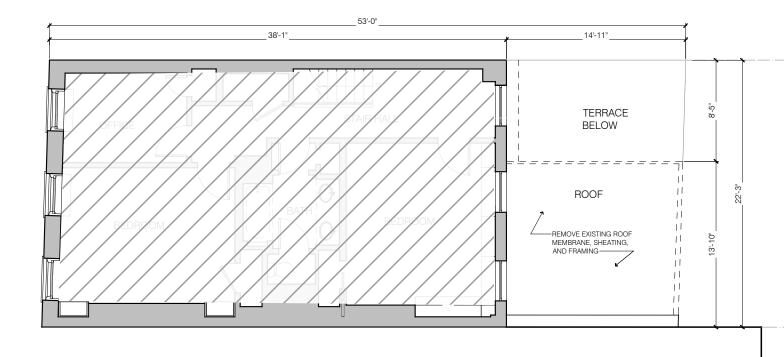


PROPOSED CONSTRUCTION PLAN

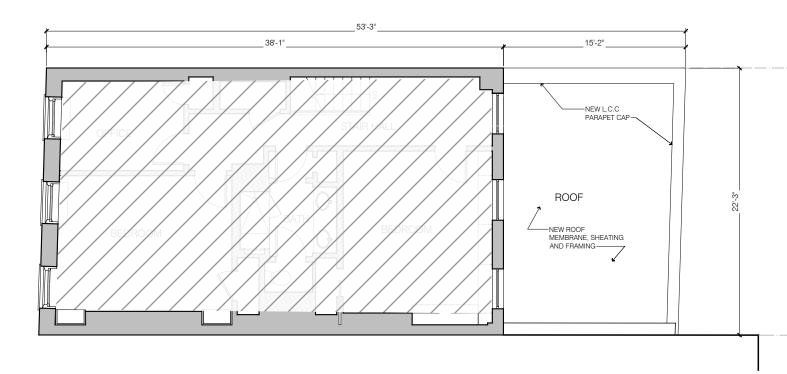
MillWard+architecture

260 W11th STREET NEW YORK, NY LPC PRESENTATION





#### PROPOSED DEMOLITION PLAN



PROPOSED CONSTRUCTION PLAN



260 W11th STREET NEW YORK, NY LPC PRESENTATION

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





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

Passcode: 963310

By Phone: 1 646-558-8656 US (New York)

877-853-5257 (Toll free) US

888 475 4499 (Toll free)

**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.