

May 2, 2023 Public Hearing

The current proposal is: <u>Preservation Department – Item 3, LPC-23-09111</u>

17 West 9th Street – Greenwich Village Historic District Borough of Manhattan

To Testify Please Join Zoom

Webinar ID: 837 7340 3401

Passcode: 307406

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.



Docket # LPC - 23 - 09111

SPAN Architecture



Graphic Source: Map PLUTO, Edition 18v1, Author: New York City Landmarks Preservation Commission, LCR Date: 2.20.2019

17 West 9th Street Residence

Greenwich Village Historic District Map - Block 573 Location







Block Context





c1940 (Municipal Archives)



1969 (LPC)

17 West 9th Street Residence

Historic Photographs

April 13, 2023



1980 (Municipal Archives)





Front Facade Existing Approval (LPC 03/14/2023)





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Half-Block Aerial View







Exisiting Rear Facade

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Exisiting Rear Addition & Roofline







Exisiting Roof







EXTEND FLUES AS REQ'D, NOT VISIBLE FROM STREET

NEW MECHANICAL ENCLOSURE, NOT VISIBLE FROM STREET NEW ELEVATOR BULKHEAD, NOT VISIBLE FROM STREET

NEW ELEVATOR VESTIBULE & OCCUPIABLE PENTHOUSE SPACE, NOT VISIBLE FROM STREET

OCCUPIABLE PENTHOUSE SPACE IS RELOCATION OF EXISTING FLOOR AREA AT REAR ADDITION, THE RECONSTRUCTION OF WHICH WAS NOT APPROVED AT LPC HEARING 03/14/23

ALL OTHER ITEMS SHOWN IN THIS ELEVATION WERE APPROVED (SOME WITH MINOR MODIFICATIONS BE TO BE RESOLVED WITH LPC STAFF) AT LPC HEARING 03/14/23



EXISTING APPROVED (LPC 03/14/2023) REAR ELEVATION

PROPOSED REAR ELEVATION

17 West 9th Street Residence

Existing Approved & Proposed Rear Facade





Existing Approved (LPC 03/14/2023) Building Section

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Proposed Building Section

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Existing Approved Roof & Proposed Roof Addition Plans





Existing Approved & Proposed Bulkhead & Addition Roof Plans







Proposed West Elevation- Roof Bulkhead





Proposed North Elevation- Roof Bulkhead

April 13, 2023

Black Steel Frame





Proposed East Elevation- Roof Bulkhead









Bulkhead and Front Railing Mock Ups

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Location 1 Taken from 32 West 9th Street







Location 2 Taken from 26 West 9th Street

Visibility Studies - West

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Location 4 Taken from 12 West 9th Street

Location 5 Taken from 20 5th Ave, West 9th Street Entrance

Visibility Studies - East

Location 6

17 West 9th Street Residence



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Taken from SE corrner of 5th Ave and West 9th Street.





THANK YOU

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APPENDIX























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