

Landmarks Preliminary Design Presentation

12 June 2017

540 Hudson Street

New York, NY 10014

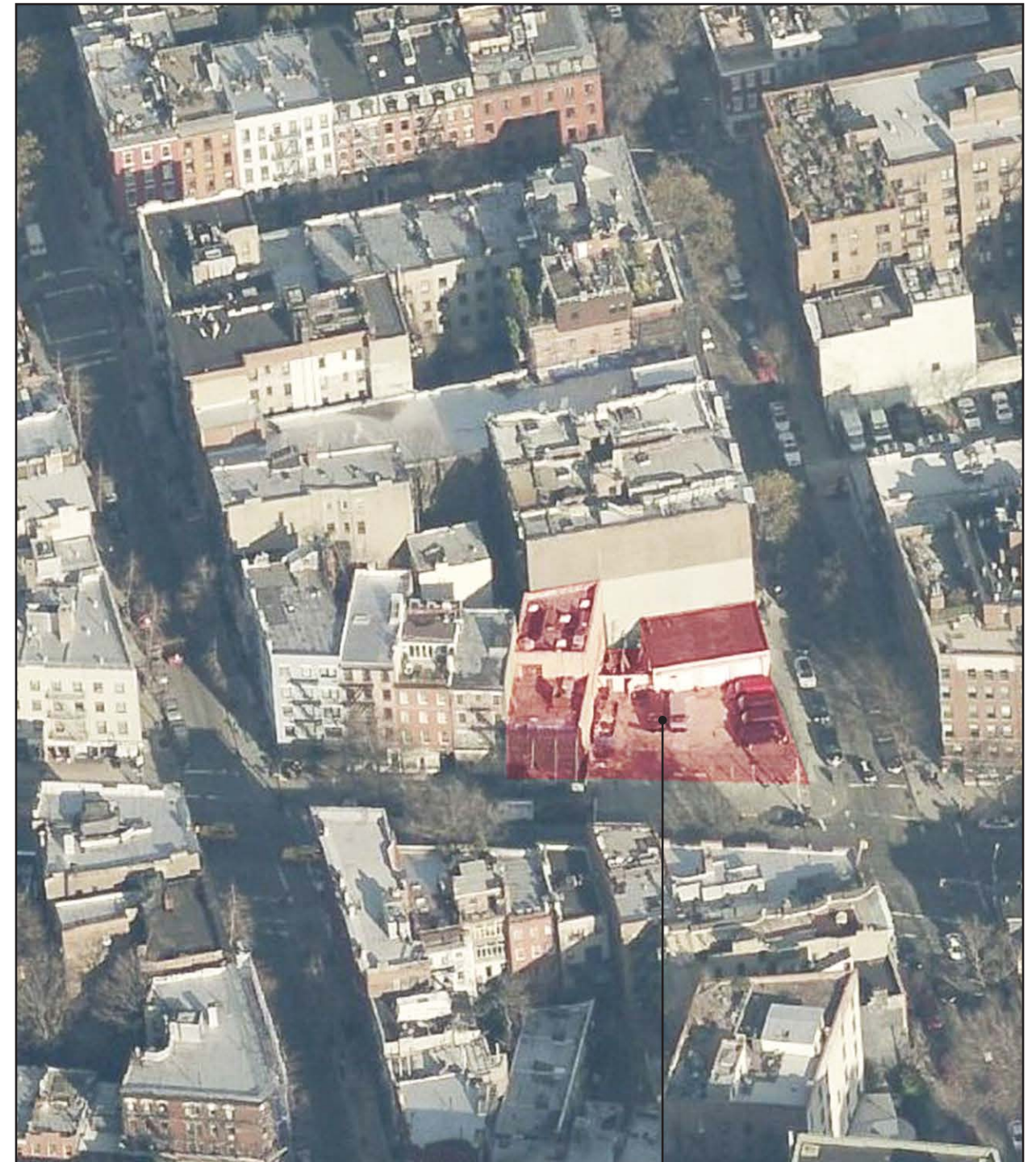
William Gottlieb Real Estate



Morris Adjmi Architects
www.ma.com



SITE OF PROPOSED
NEW BUILDING



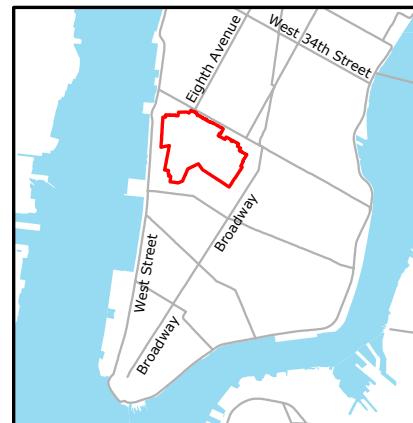
SITE OF PROPOSED
NEW BUILDING

Greenwich Village



Greenwich Village Historic District
Manhattan
Designated April 29, 1969

Historic District Boundaries



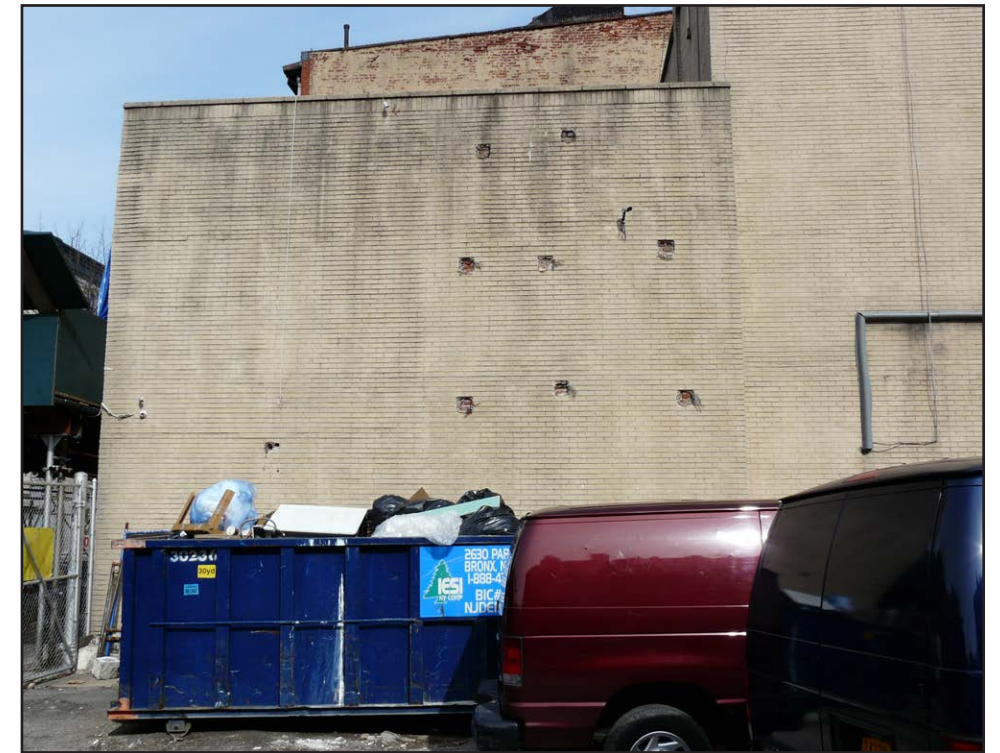




CA. 2008



EXISTING CONDITIONS



EXISTING CONDITIONS



EXISTING CONDITIONS



EXISTING CONDITIONS



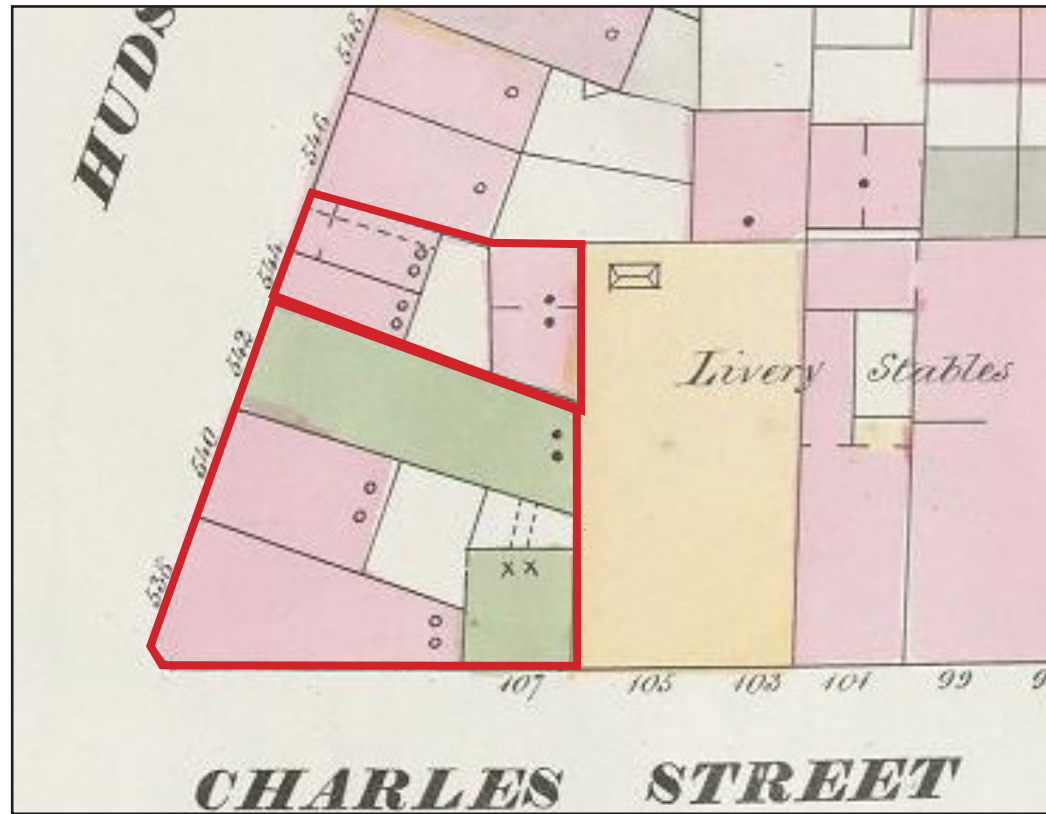
EXISTING CONDITIONS



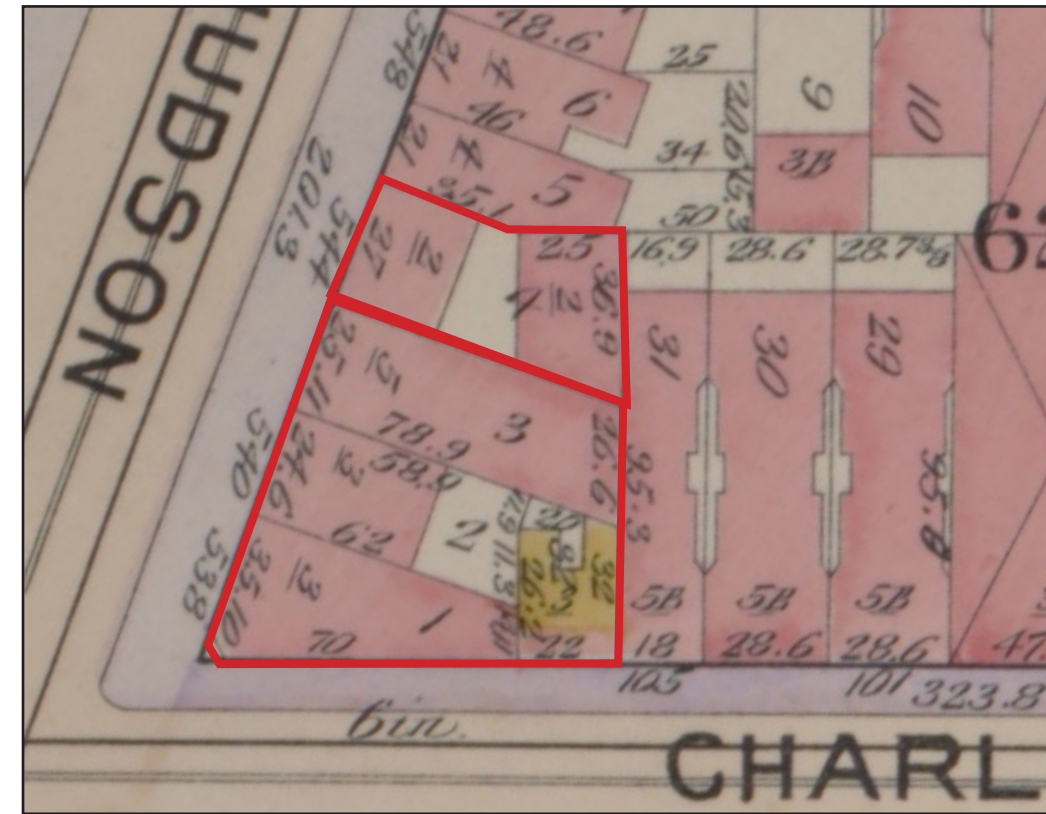
EXISTING CONDITIONS



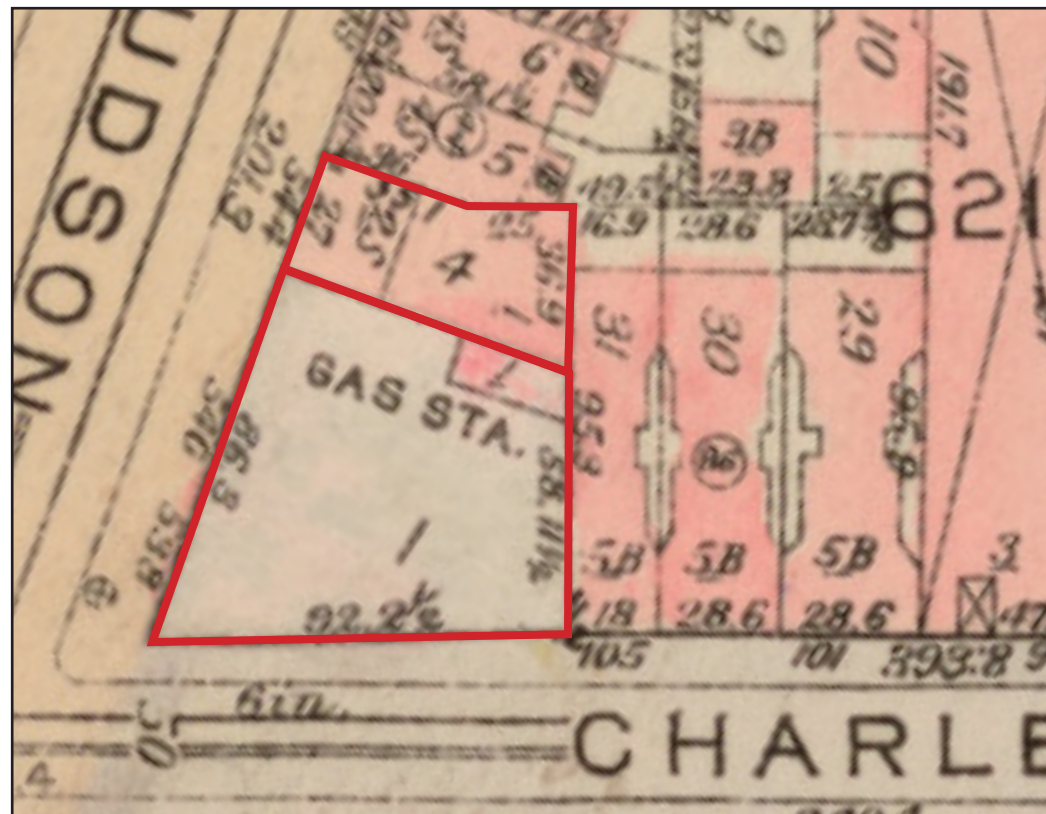
EXISTING CONDITIONS



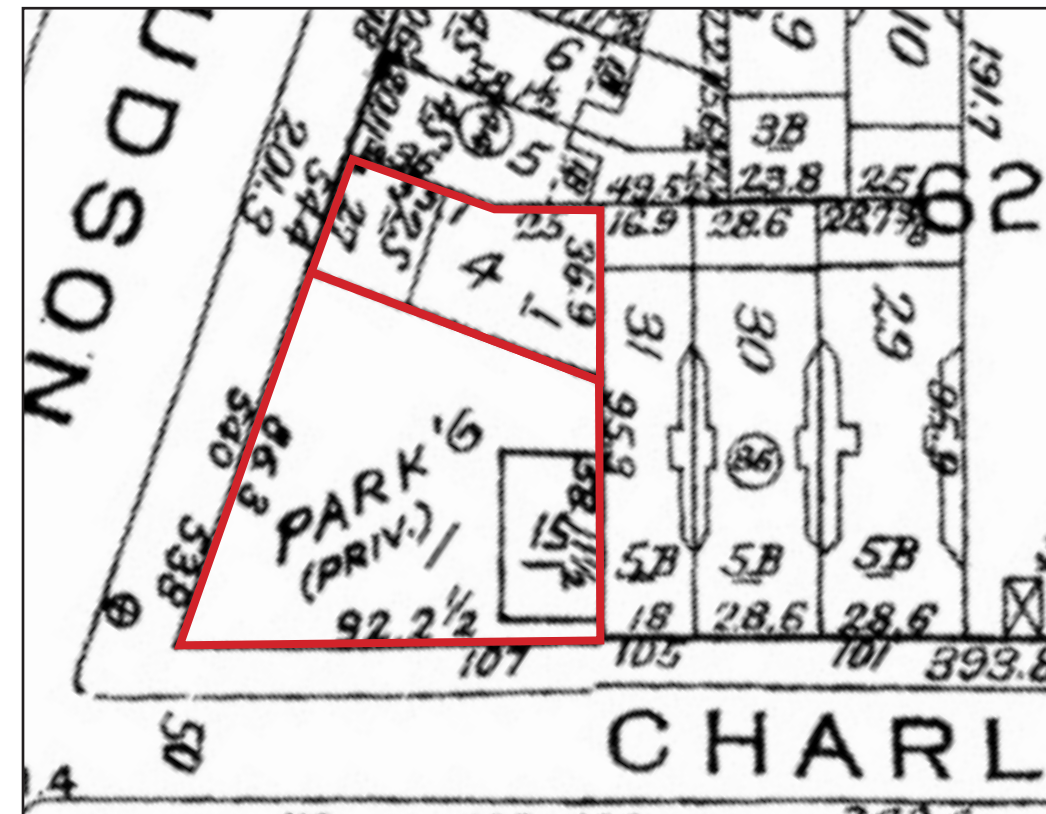
1857 PERRIS MAP



1899 BROMLEY MAP



1927 BROMLEY MAP



CA. 1985 SANBORN MAP



1932
SOURCE: NYPL
WIDE VIEW (ABOVE) AND DETAIL OF THE FRONT FACADE OF
544 HUDSON (RIGHT)



544 HUDSON STREET. CA. 1932 NYC TAX PHOTO (DETAIL)

1940
SOURCE: NYPL
WIDE VIEW (ABOVE) AND DETAIL OF THE FRONT FACADE OF
544 HUDSON (RIGHT)



544 HUDSON STREET. CA. 1940 NYC TAX PHOTO (DETAIL)



538 HUDSON STREET. CA. 1940 NYC TAX PHOTO (DETAIL)



546-544 HUDSON STREET. CA. 1940 NYC TAX PHOTO (DETAIL)



544 HUDSON STREET. CA. 1940 NYC TAX PHOTO (DETAIL)



538-550 HUDSON STREET. CA. 1969 LPC DESIGNATION PHOTO (DETAIL)



538 HUDSON STREET. CA. 1980 NYC TAX PHOTO



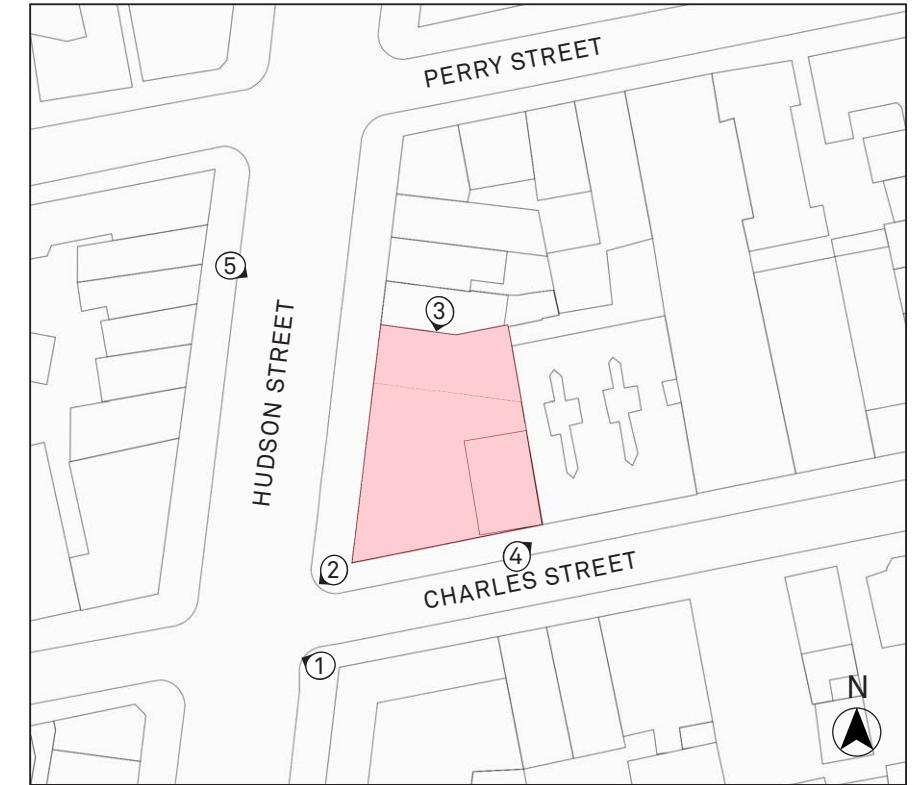
538-540 HUDSON ST., CA. 1980 (TAX PHOTO)



1. 535 HUDSON STREET



2. 533 HUDSON STREET



SITE MAP



3. 534 HUDSON STREET



4. 101-105 CHARLES STREET



5. 546 HUDSON STREET



EXISTING



PROPOSED



1. 103 GREENWICH AVE



2. 254 WEST 10TH ST.



3. 551 HUDSON ST.



4. 396 WEST ST.



5. 323 WEST 11TH STREET GREENWICH ST.



6. 287 WEST 4TH ST.



1. 209-215 WEST 10TH ST.



2. 81 GREENWICH AVE.



3. 524 HUDSON ST.



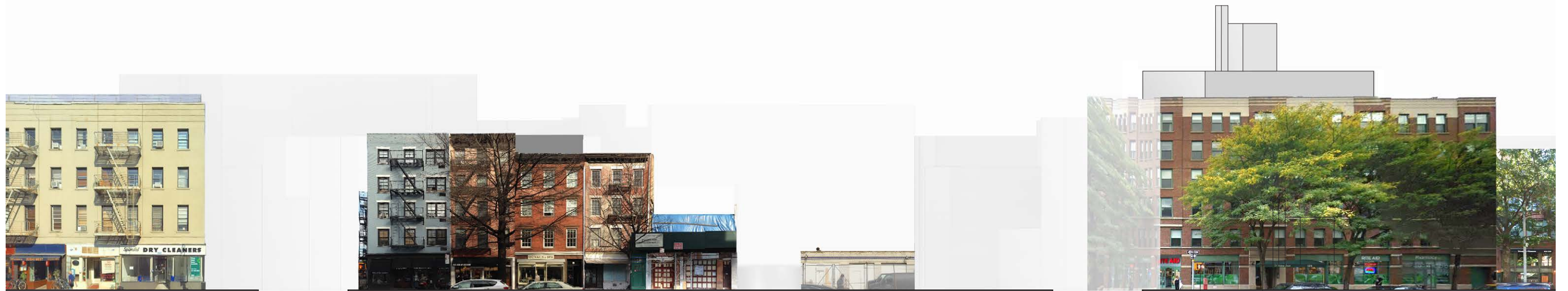
4. 551 HUDSON ST.



5. 679 GREENWICH ST.



6. 127 GREENWICH AVE.



PERRY STREET

#546

#544

#540

CHARLES STREET

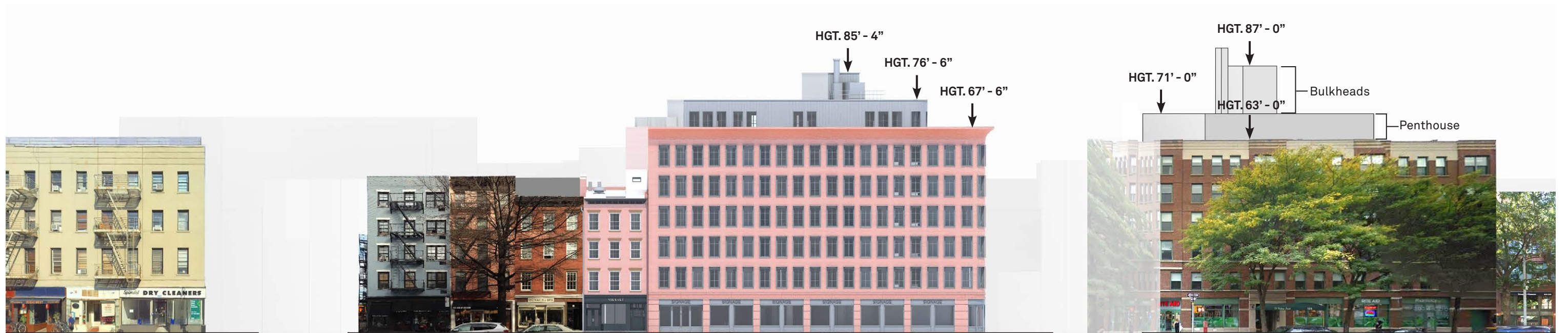
#534

Proposed
Restoration

Proposed
Demolition

Proposed
New Building

Existing Hudson Streetscape



PERRY STREET

#546

#540

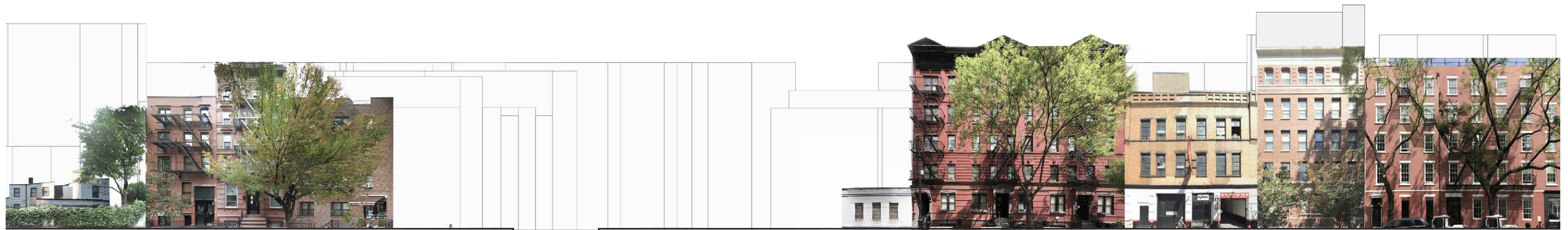
CHARLES STREET

#534

Historic Restoration

New Building

Proposed Hudson Streetscape

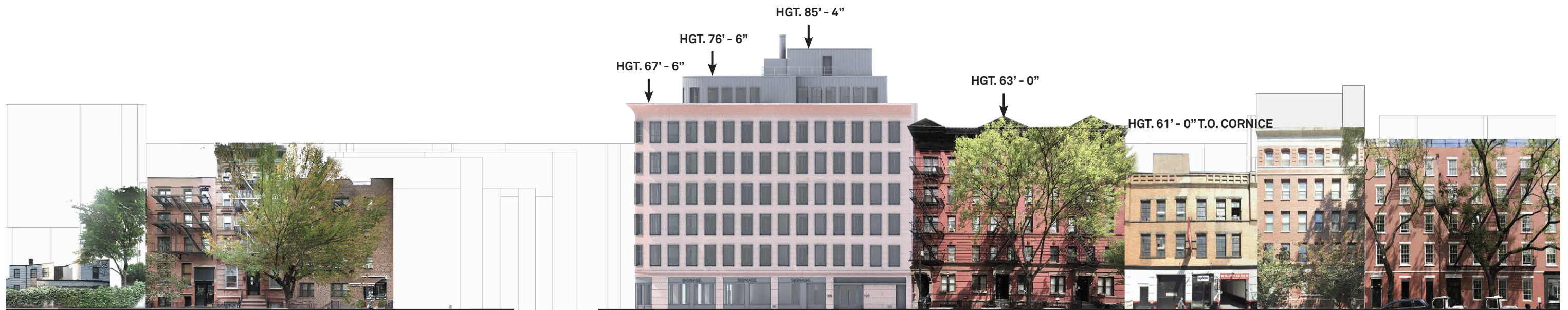


HUDSON STREET

#540
Proposed Demolition

#103

Existing Hudson Streetscape

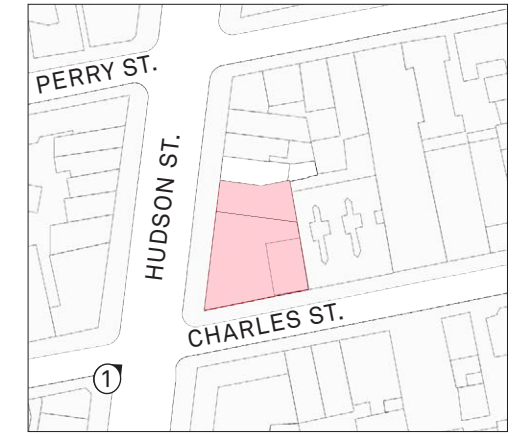


HUDSON STREET

#540
New Building

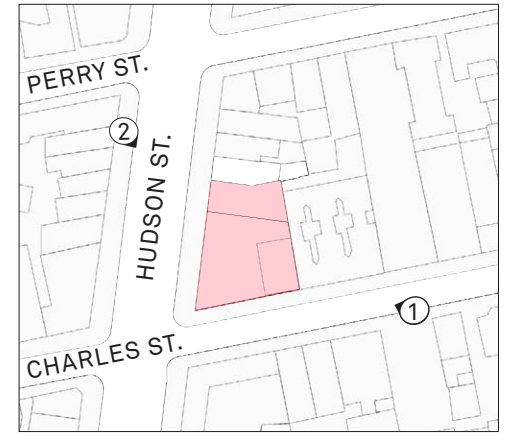
#103

Proposed Hudson Streetscape

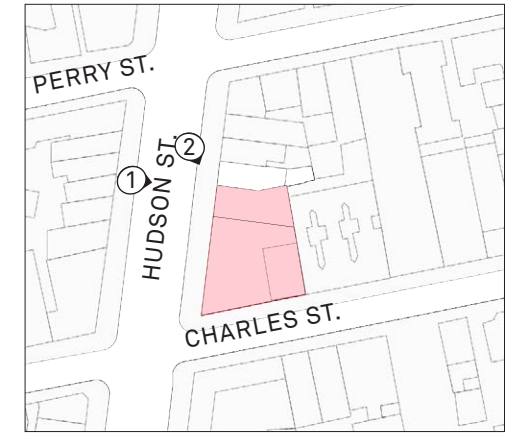
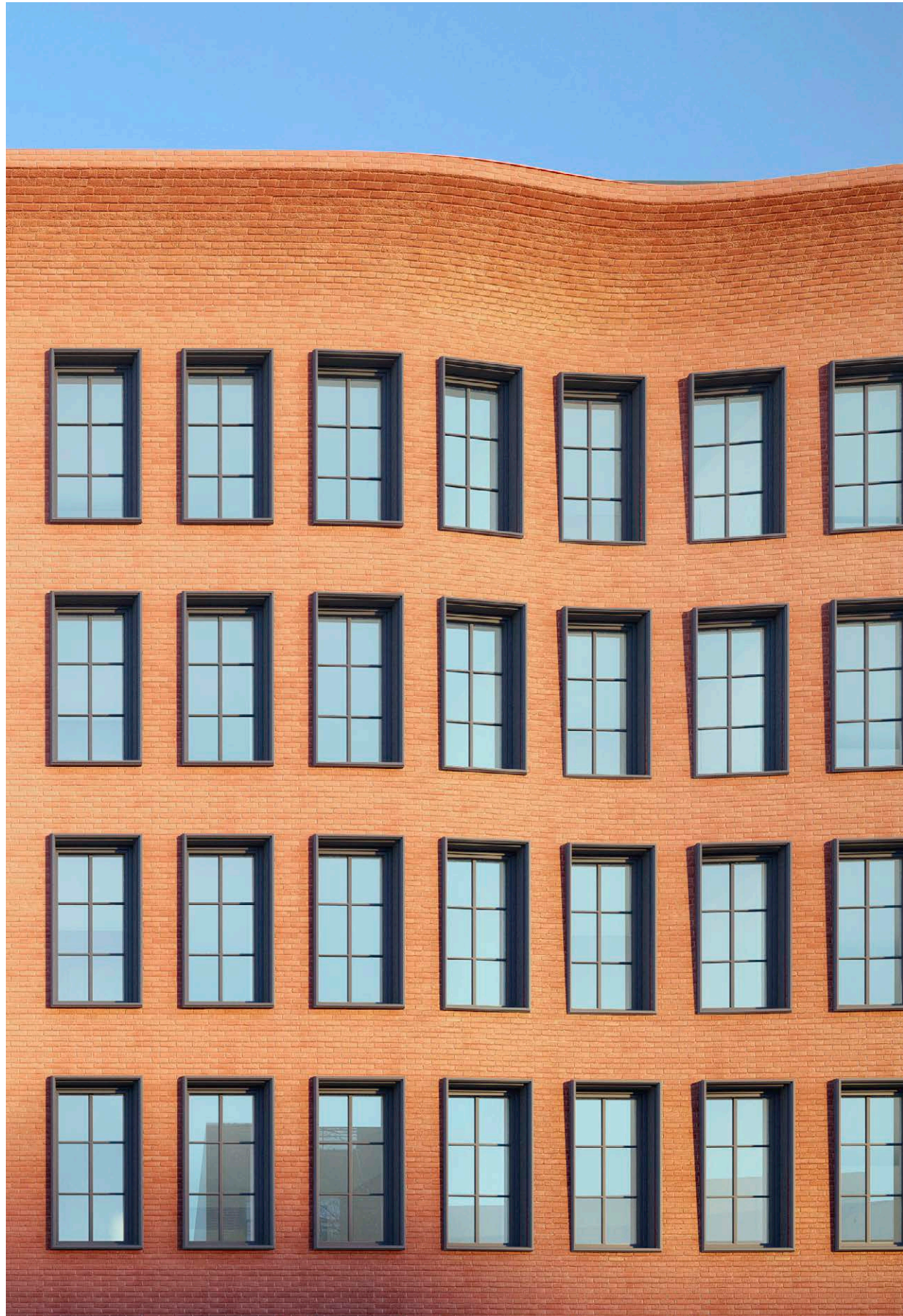


Site Map

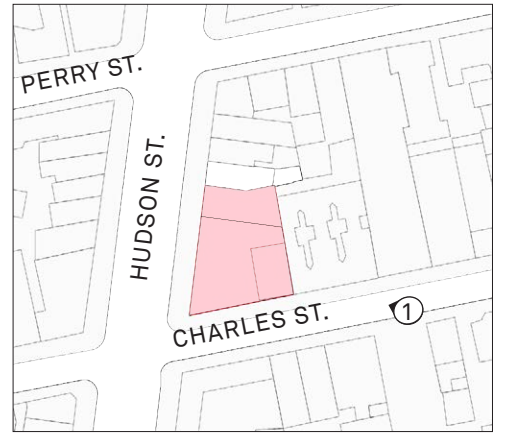
Rendered View



SITE MAP



SITE MAP

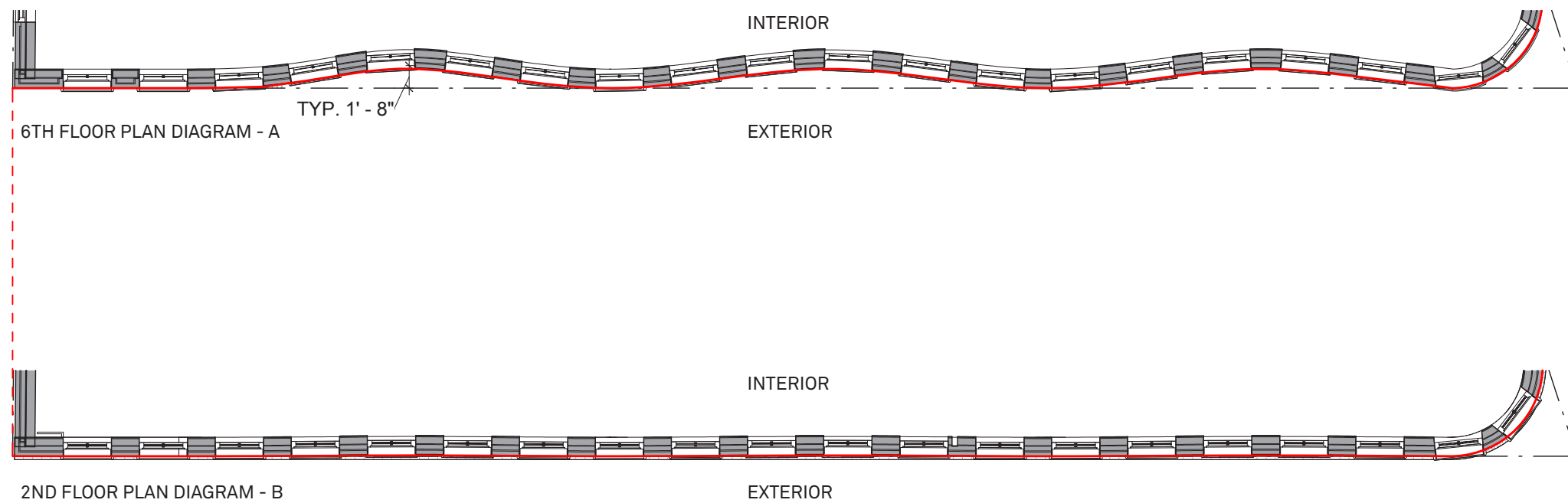


SITE MAP



WEST ELEVATION DIAGRAM - N.T.S.

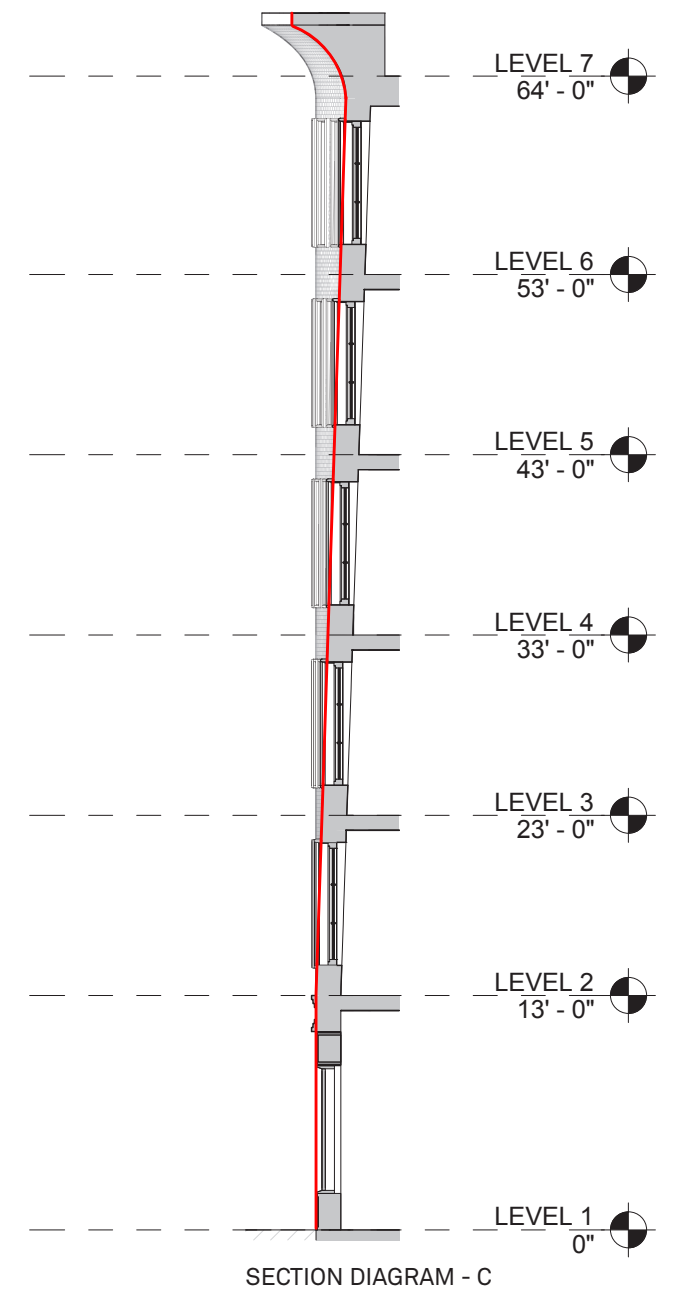
— RED LINE —
 LEGEND:
 Red line illustrates curved
 geometry of brick facade.



6TH FLOOR PLAN DIAGRAM - A

TYP. 1' - 8"

2ND FLOOR PLAN DIAGRAM - B



SECTION DIAGRAM - C

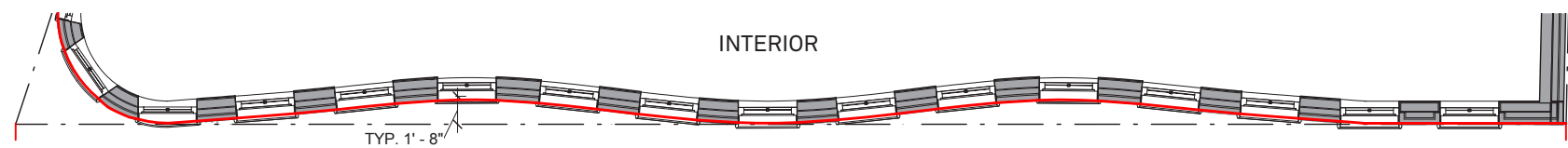


#540
New Building

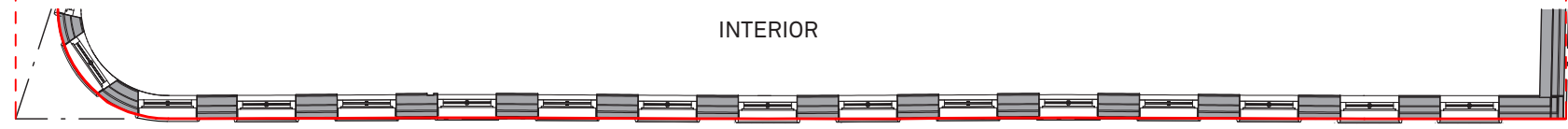


SOUTH ELEVATION DIAGRAM - N.T.S.

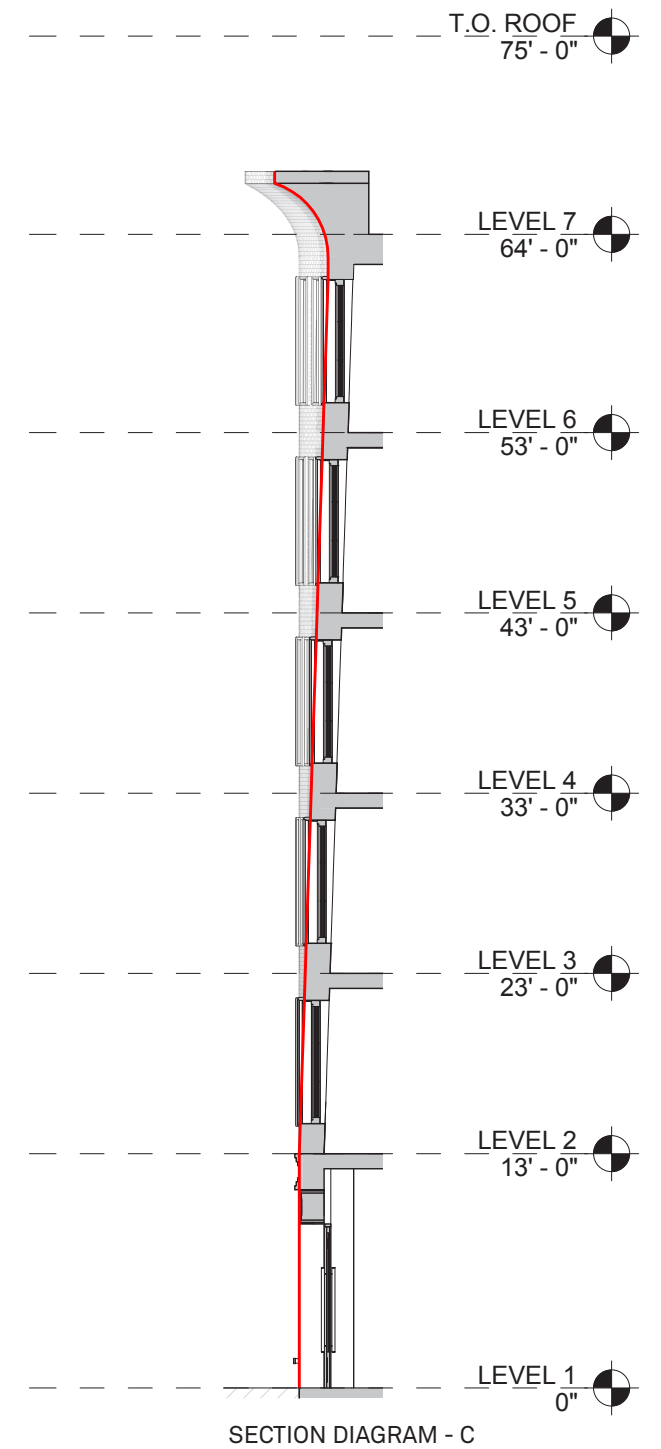
— RED LINE —
LEGEND:
 Red line illustrates curved geometry of brick facade.

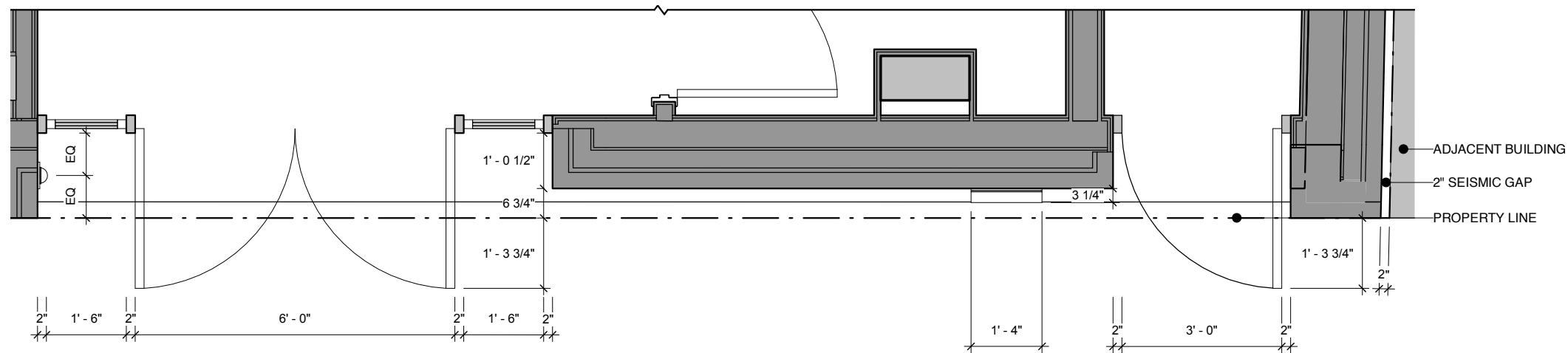
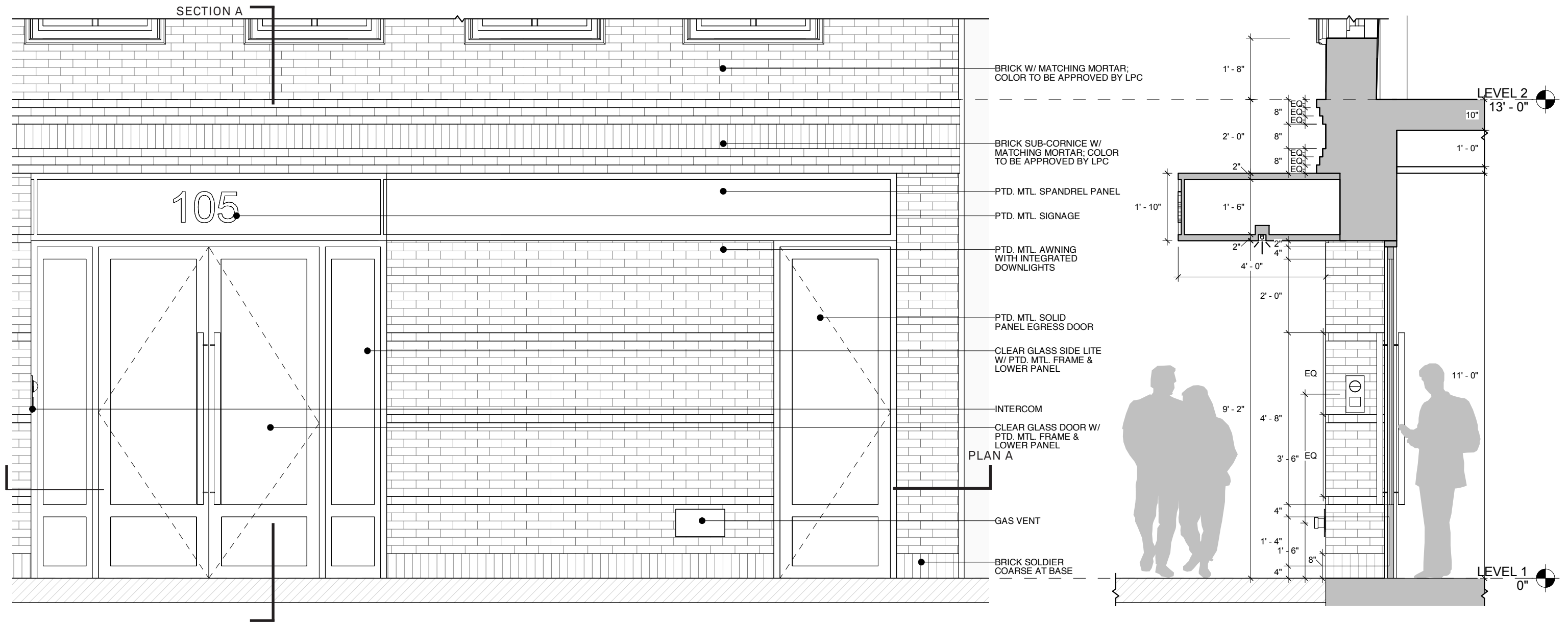


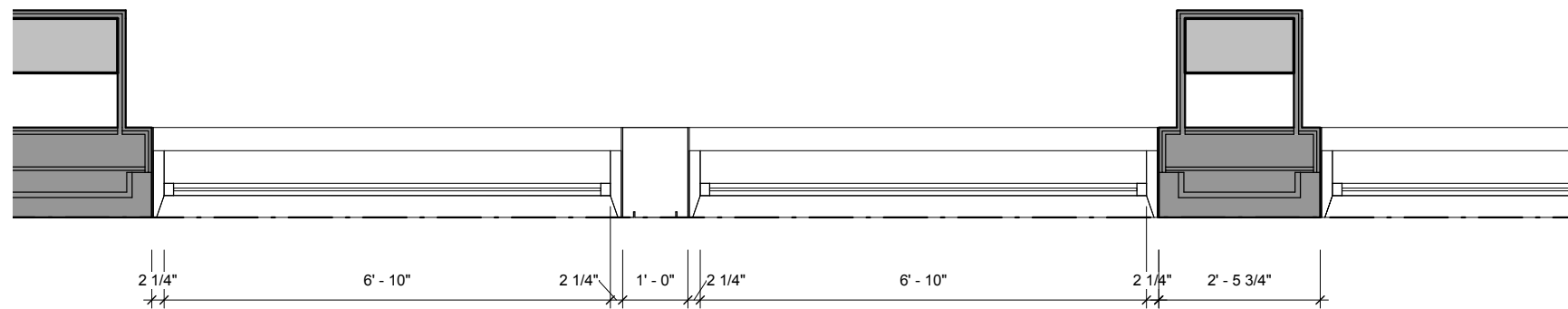
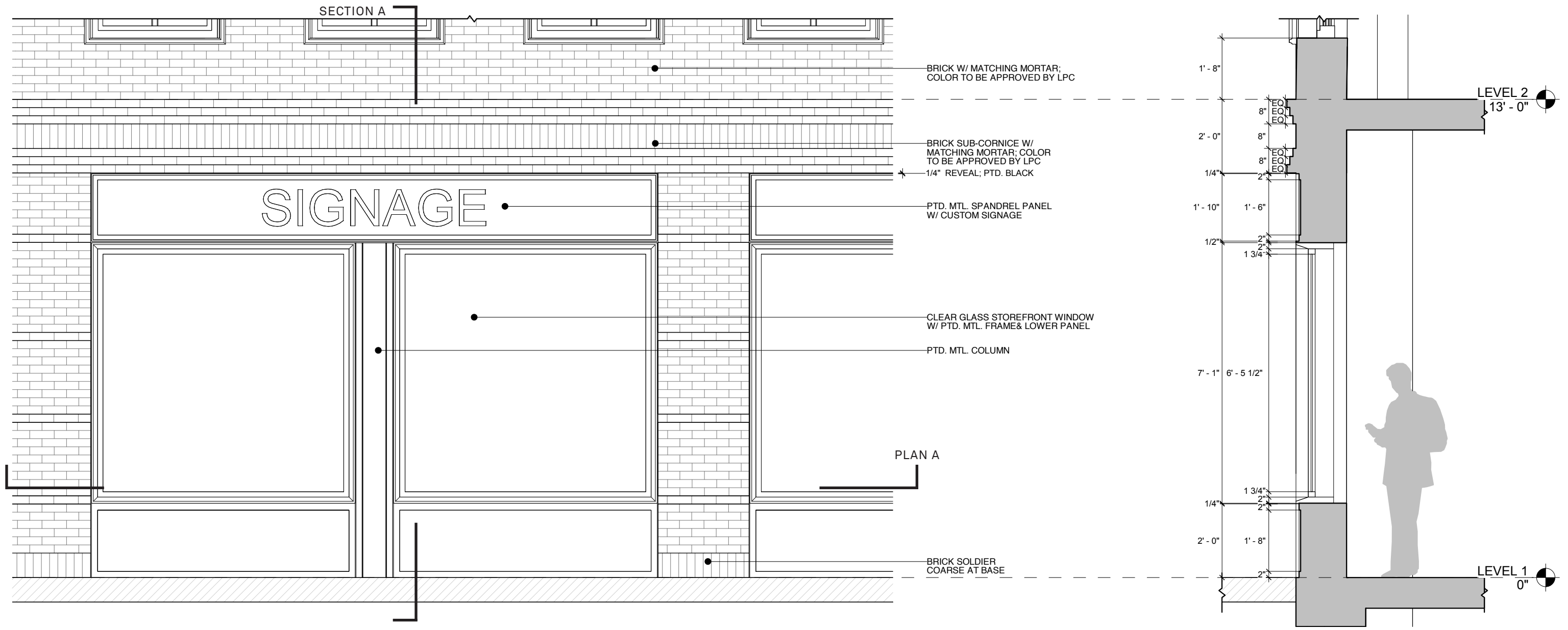
6TH FLOOR PLAN DIAGRAM - A

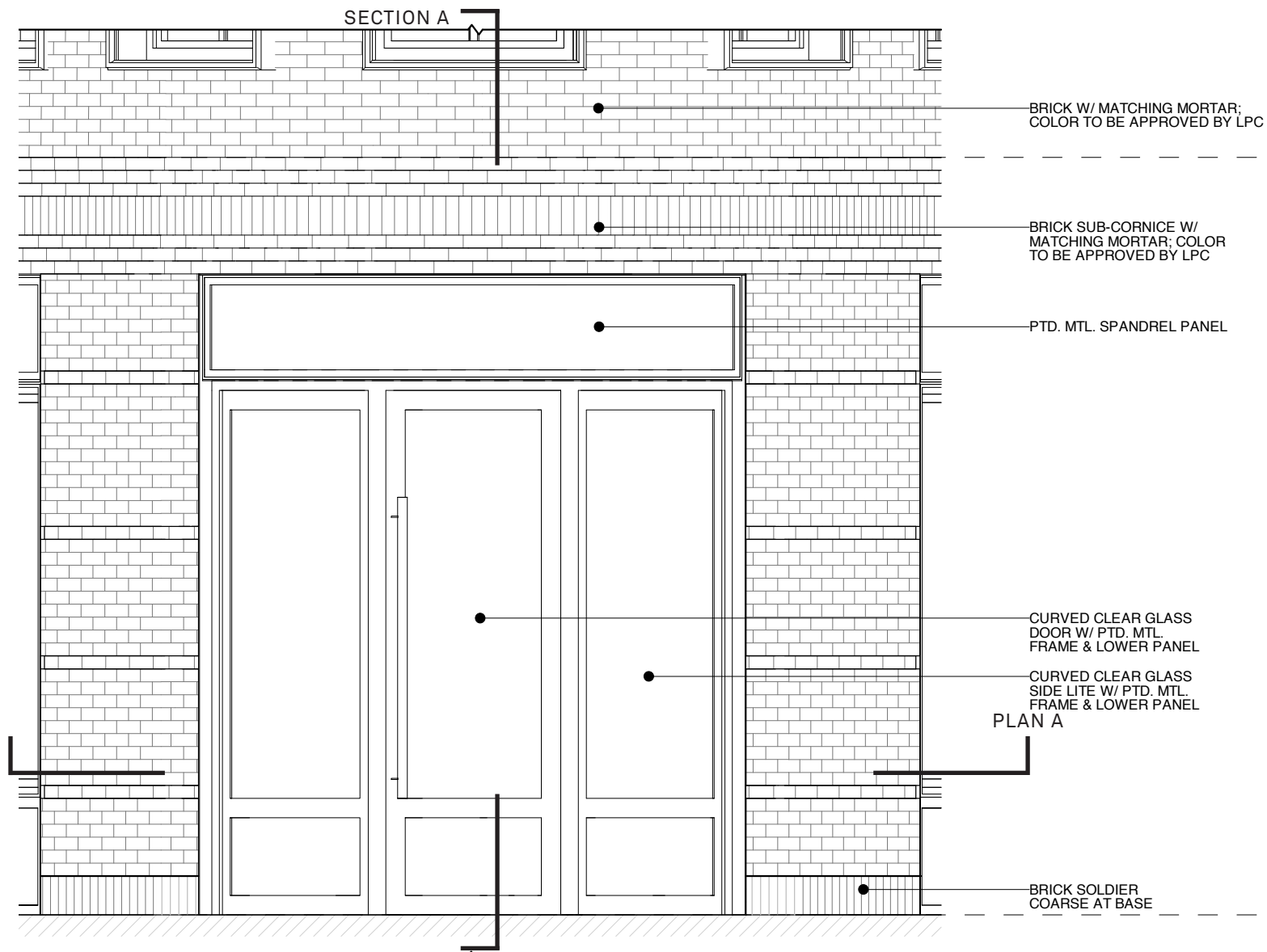


2ND FLOOR PLAN DIAGRAM - B

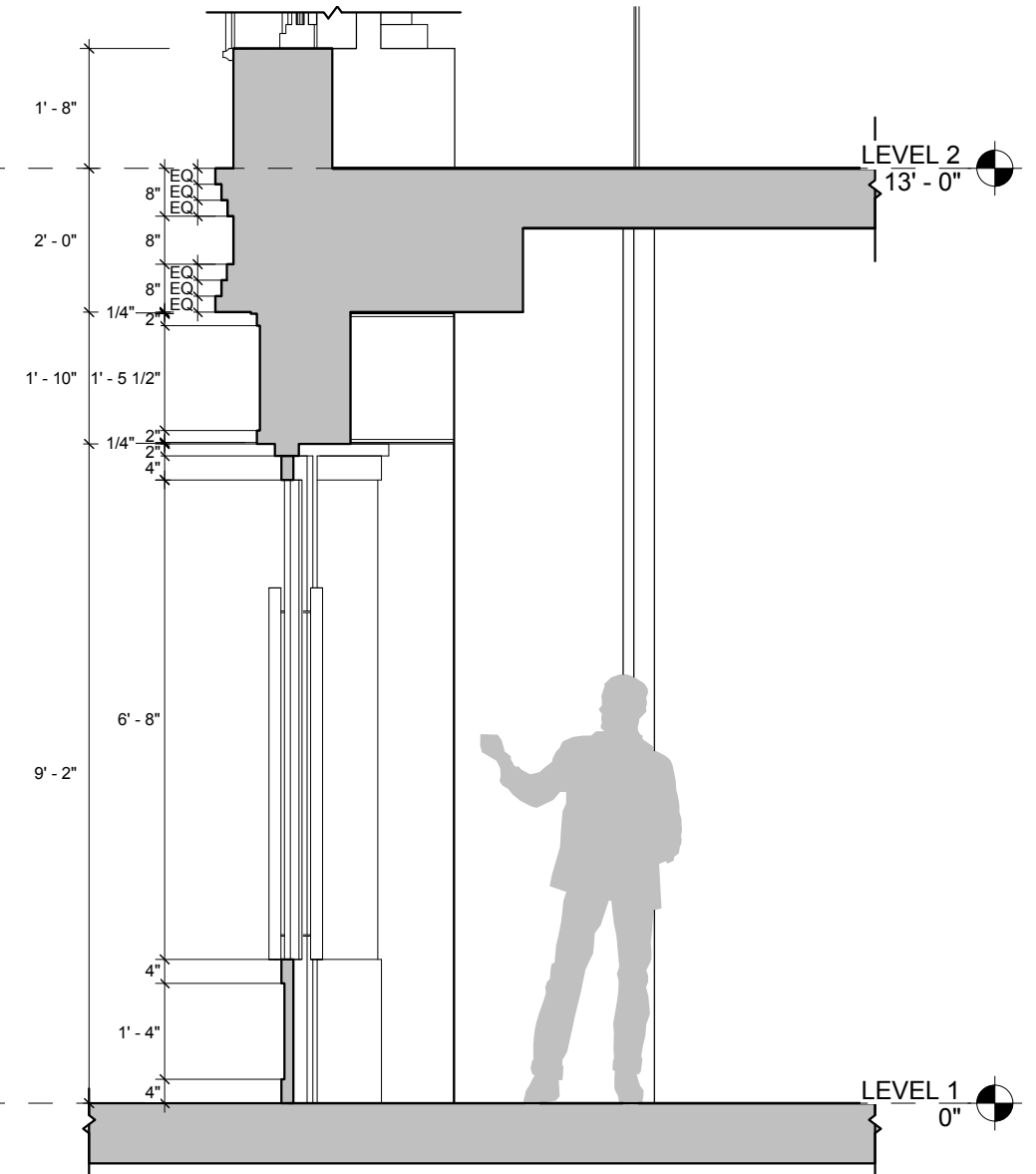
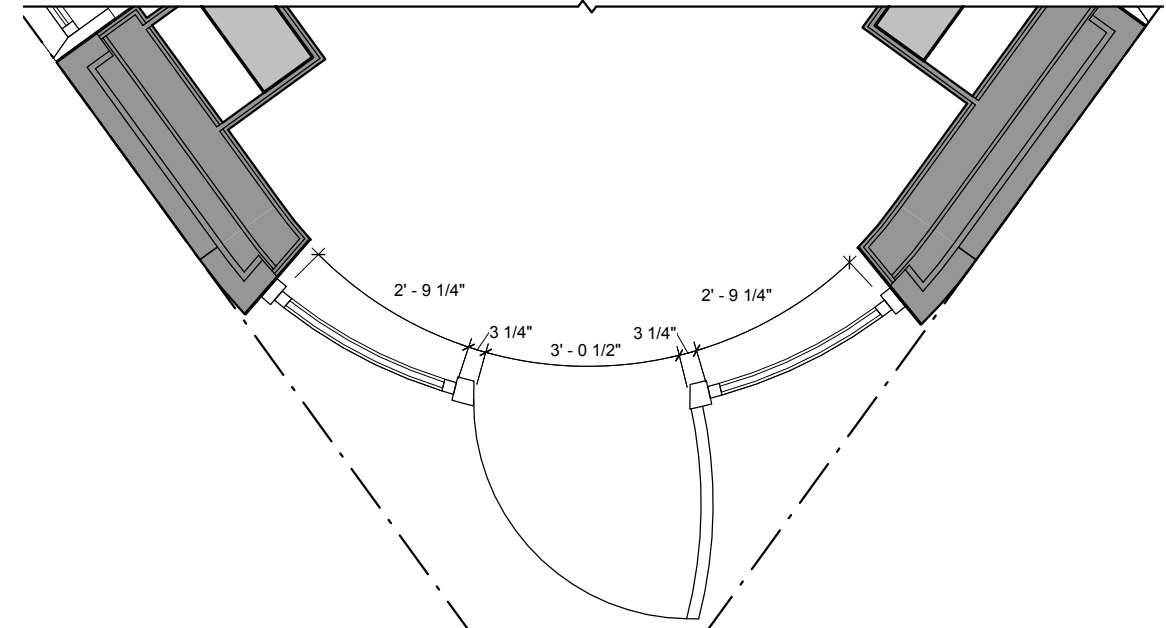


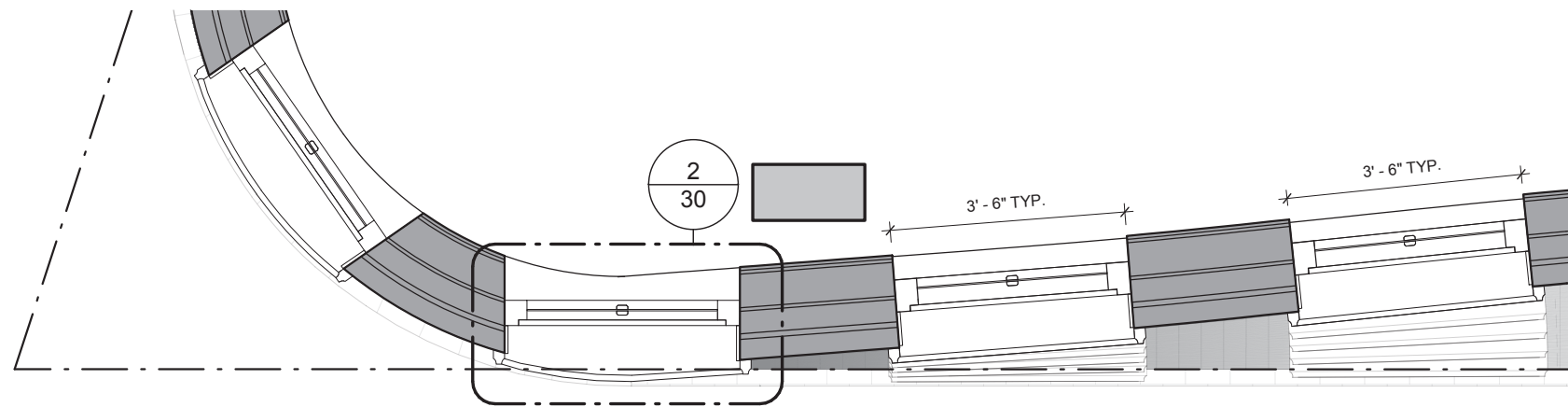
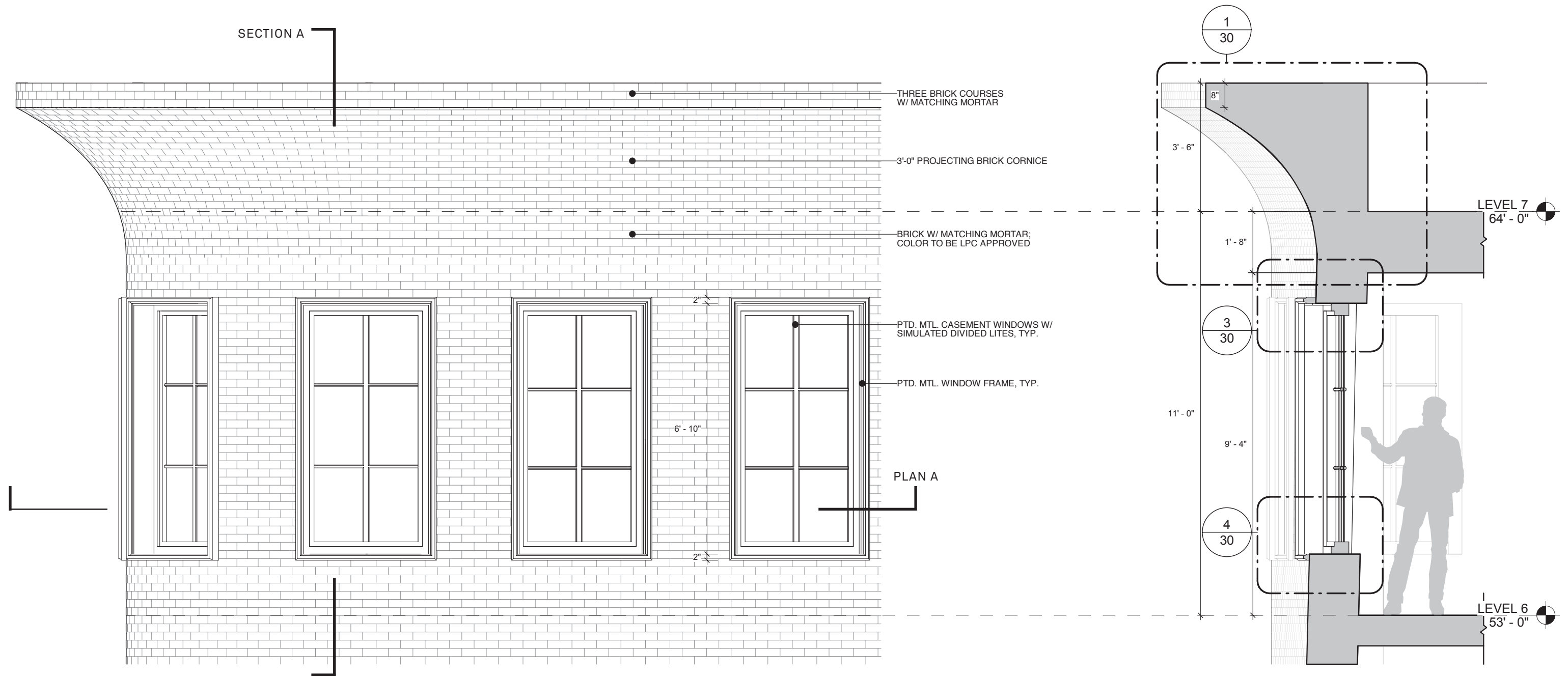


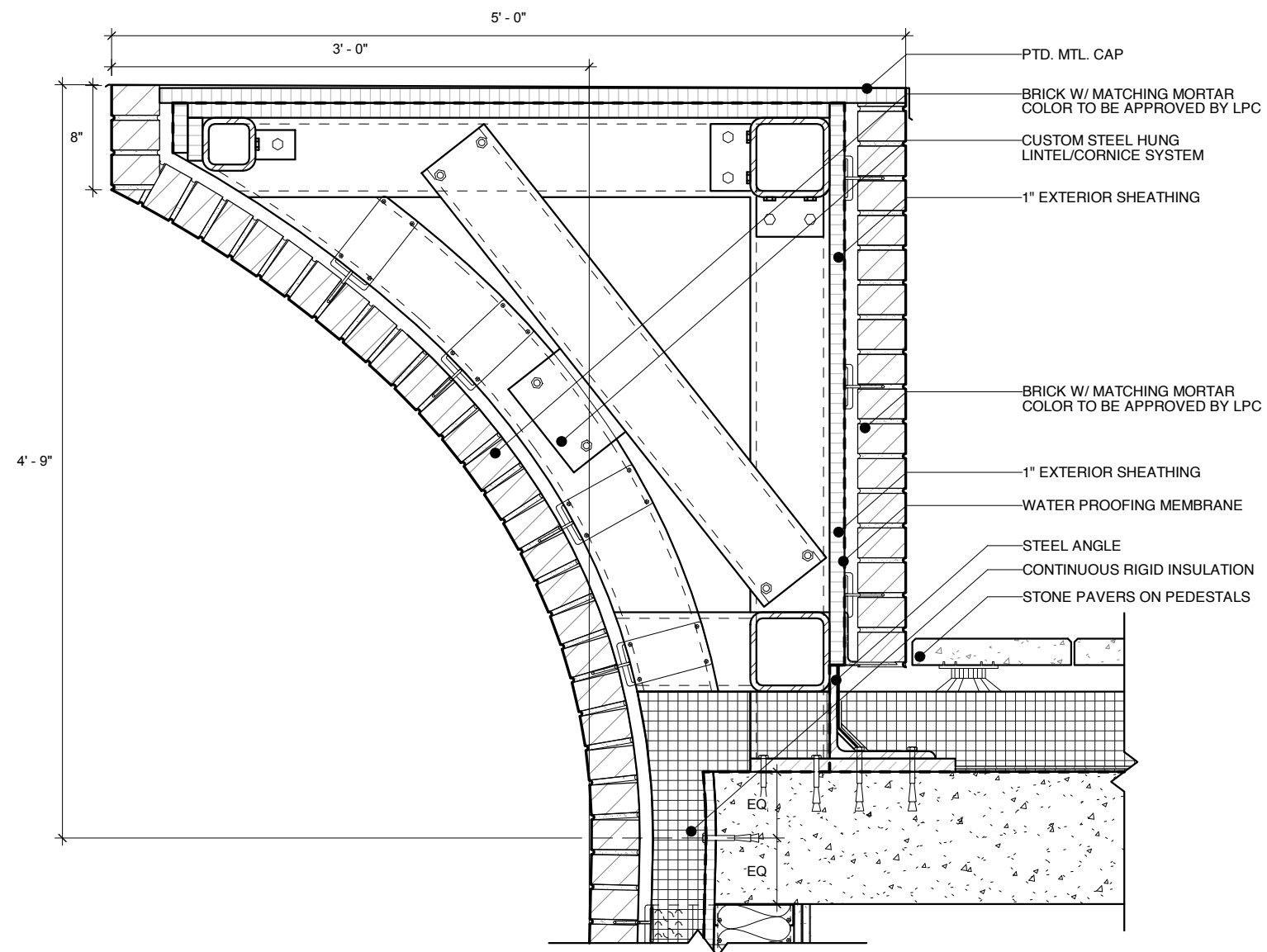




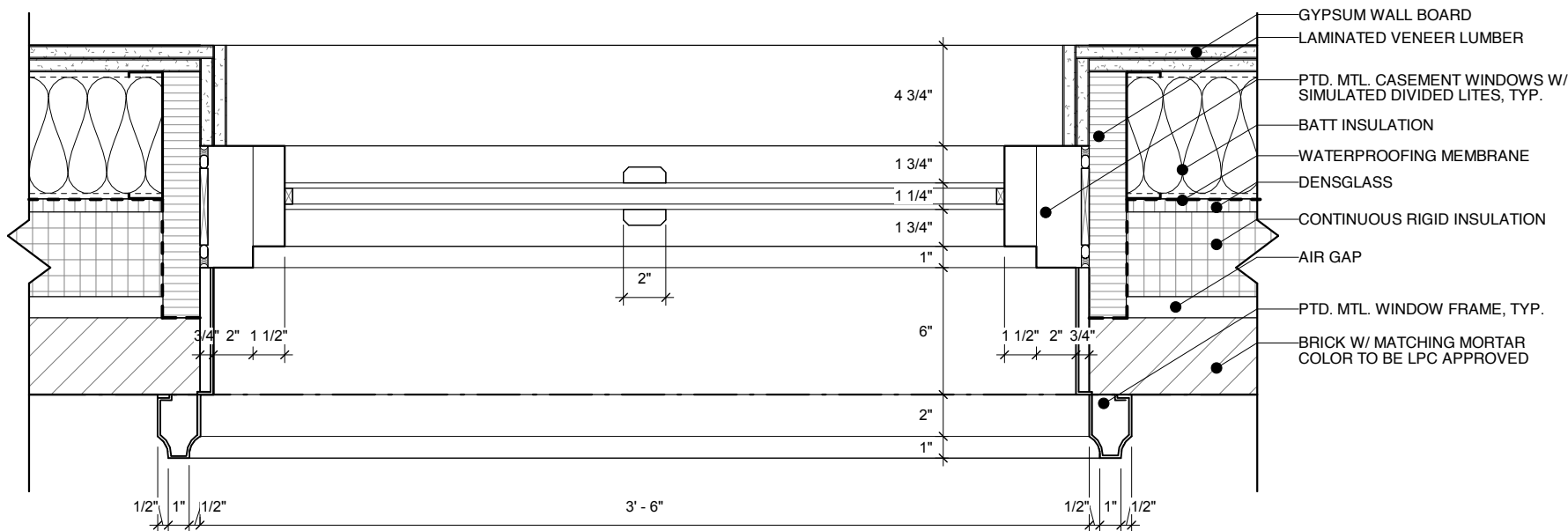
PLAN A



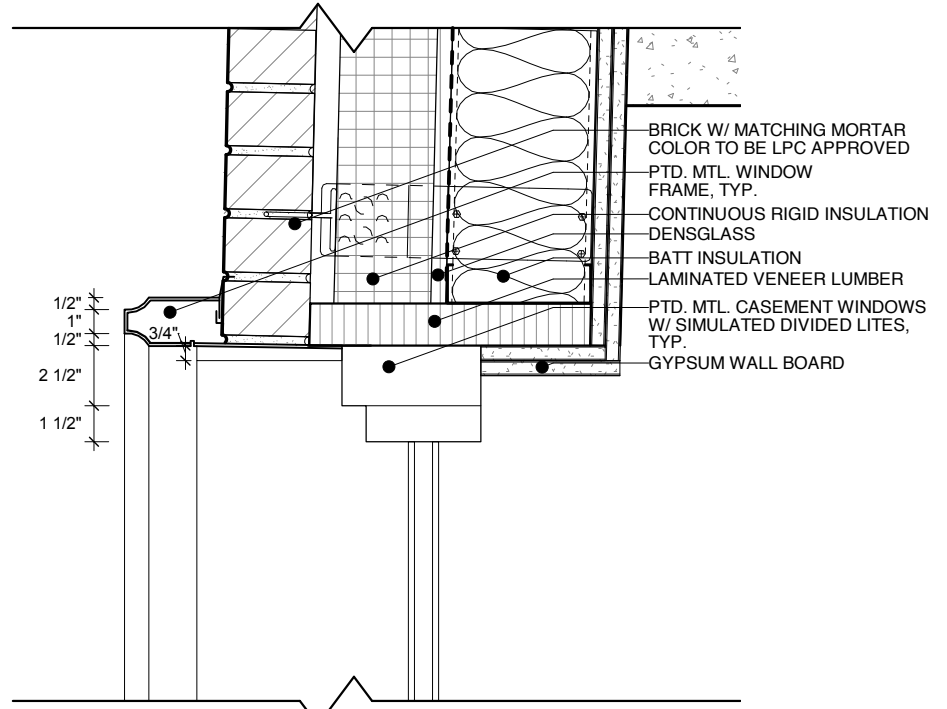




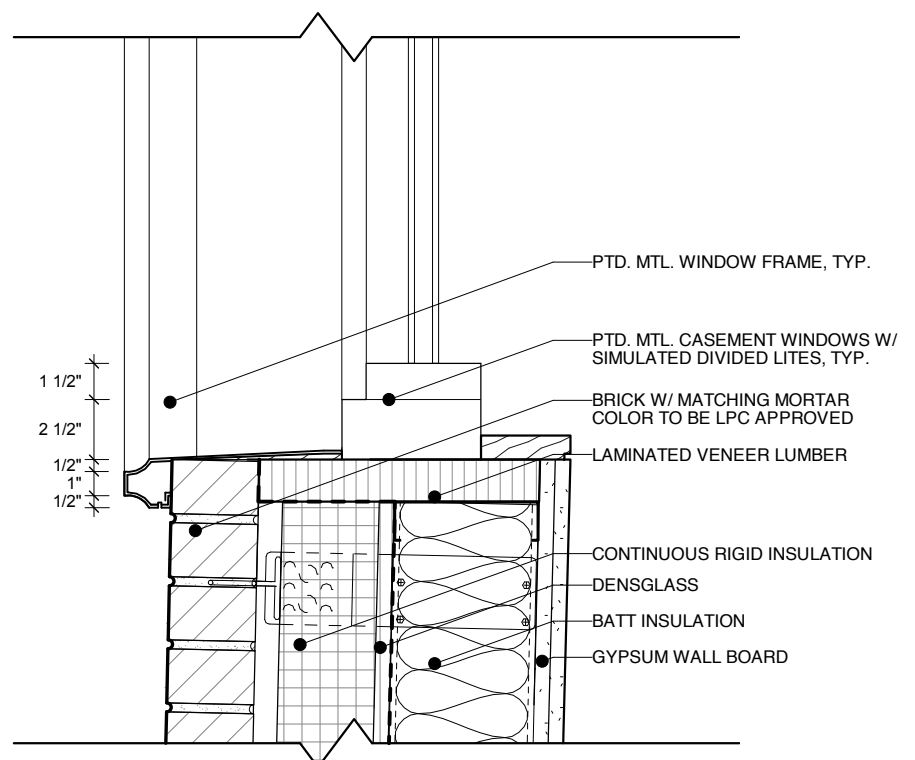
1. CORNICE DETAIL - PLAN: 1" = 1'-0"



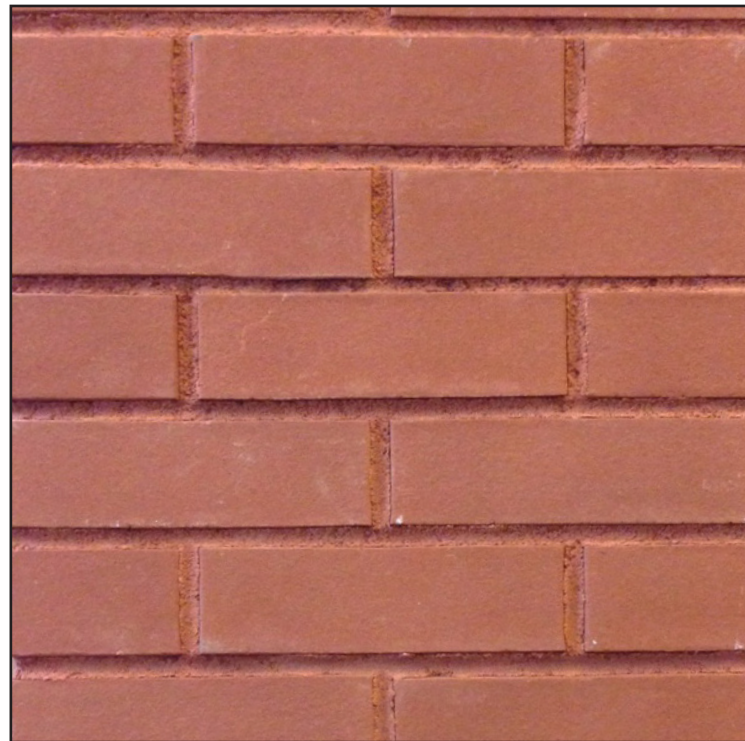
2. WINDOW DETAIL - PLAN: 1-1/2" = 1'-0"



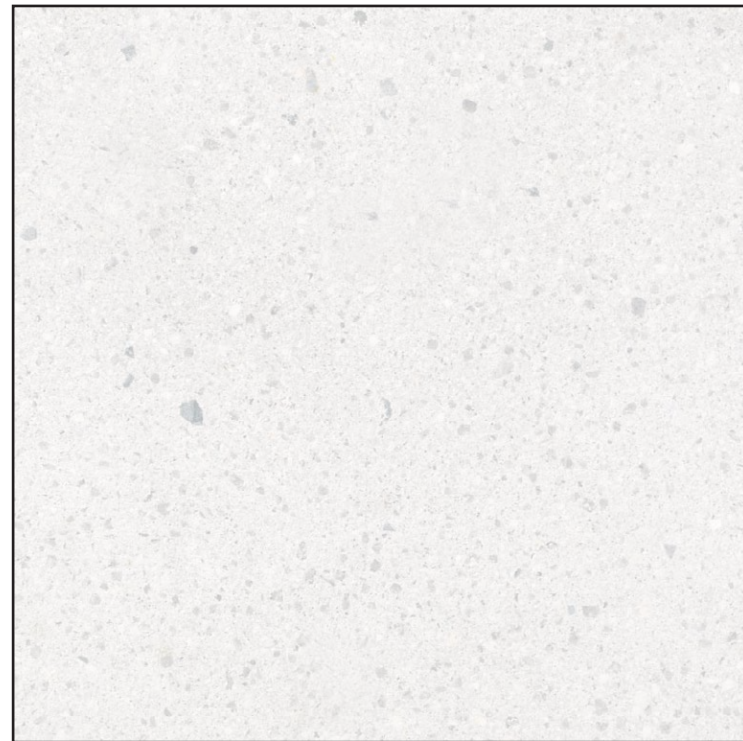
3. WINDOW DETAIL - PLAN: 1-1/2" = 1'-0"



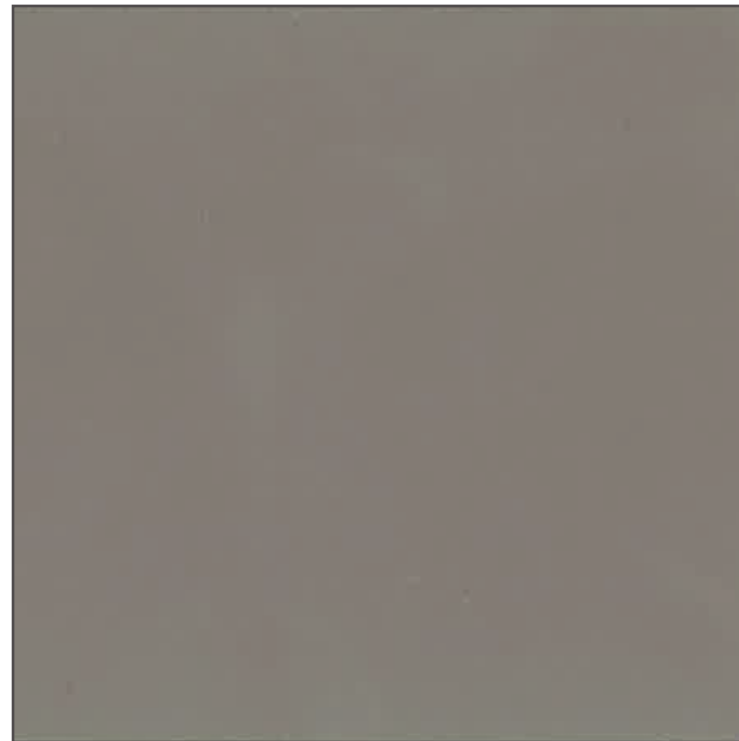
4. WINDOW DETAIL - SECTION: 1-1/2" = 1'-0"



BRICK & MORTAR



GROUND LIMESTONE PAVERS - TERRACES



GREY METAL - WINDOWS, FRAMES & STOREFRONT



CURVED CORNER GLASS WINDOW & DOOR

SOURCE: WIKIMEDIA FOUNDATION PHOTO OF FLATIRON BUILDING

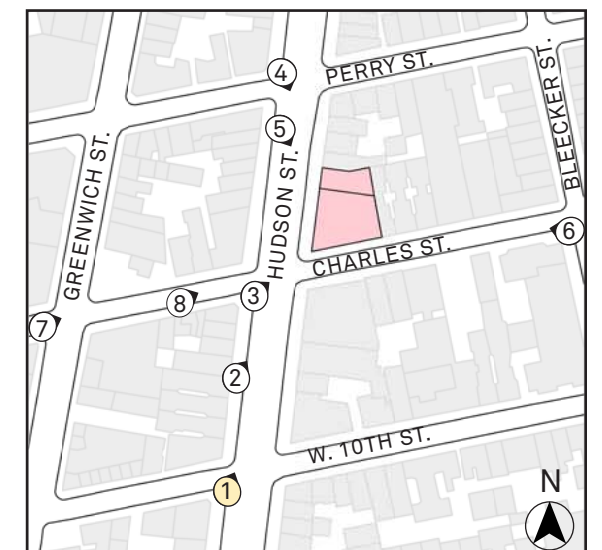


Existing



Proposed

Location: Corner of Hudson and West 10th Street;
Looking east from south side of Charles Street.



Site Plan - View Study 1" = 250'

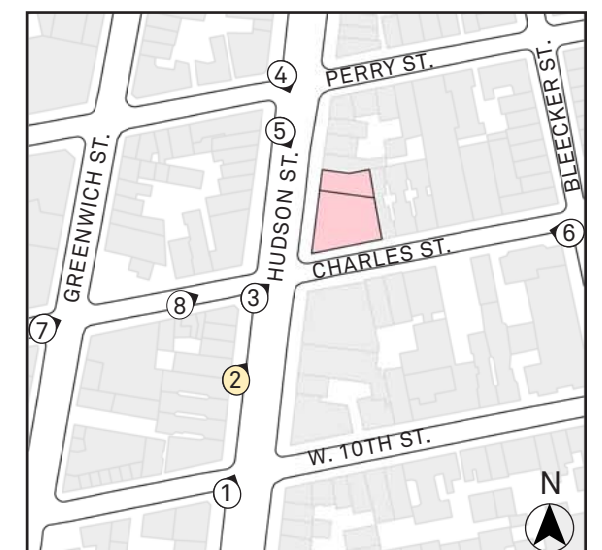


Existing

Location: Between Charles Street and West 10th Street;
Looking north from Hudson Street.



Proposed



Site Plan - View Study 1" = 250'

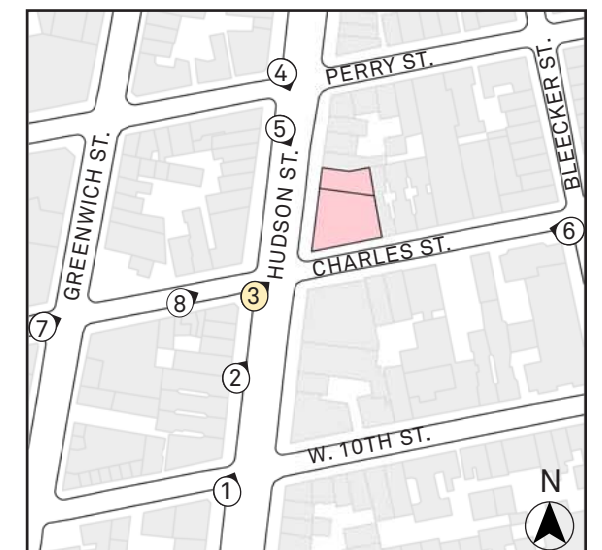


Existing

Location: Corner of Hudson and Charles Street;
Looking North-East from South side of Charles Street.



Proposed



Site Plan - View Study 1" = 250'

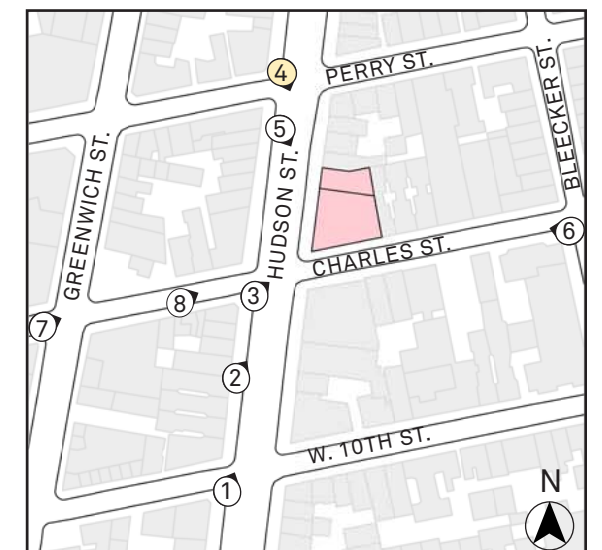


Existing



Proposed

Location: Corner of Hudson and Perry Street;
Looking South-East from North side Perry Street.



Site Plan - View Study 1" = 250'

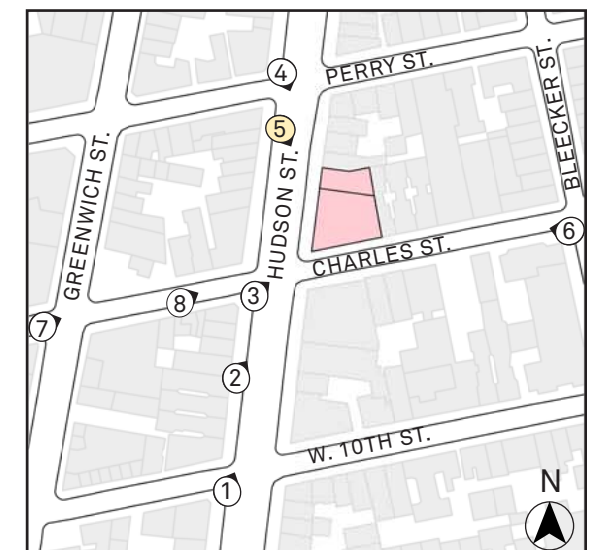


Existing



Proposed

Location: Between Perry Street and Charles Street;
Looking South-East from Hudson Street.



Site Plan - View Study 1" = 250'

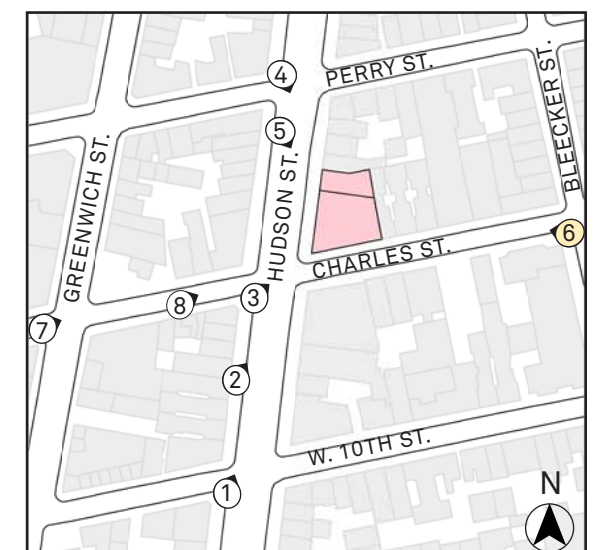


Existing

Location: Corner of Charles Street and Bleecker Street;
Looking West from south side of Charles Street.



Proposed



Site Plan - View Study 1" = 250'

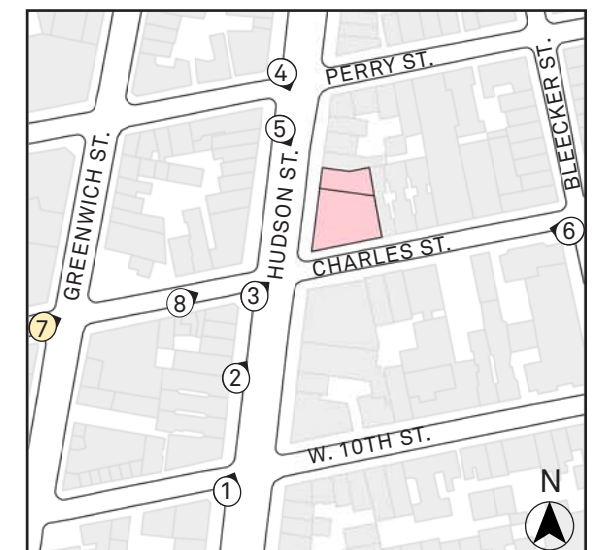


Existing

Location: Corner of Charles Street and Greenwich Street;
Looking East from South side of Charles Street.



Proposed



Site Plan - View Study 1" = 250'

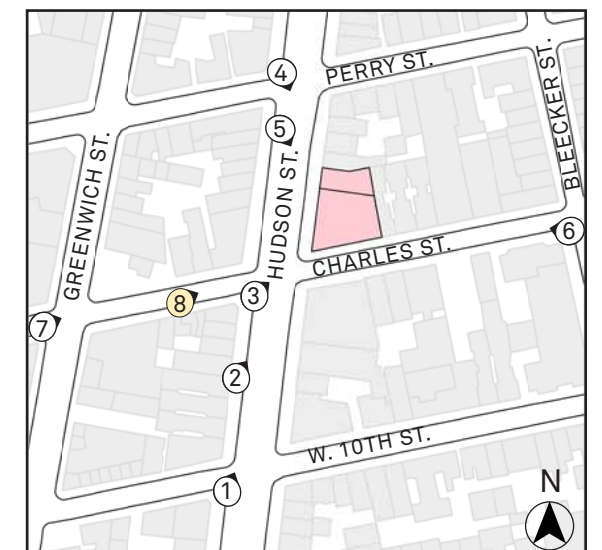


Existing

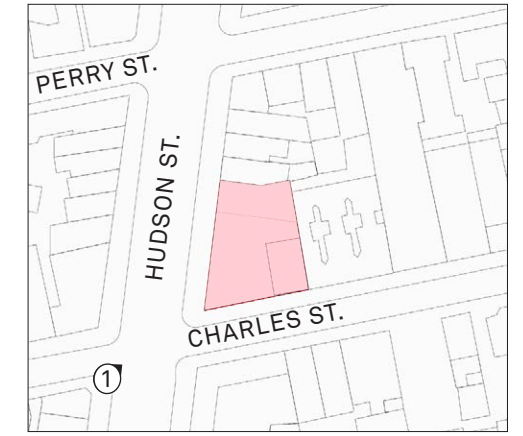
Location: Between Charles Street and Greenwich Street;
Looking East from South side of Charles Street.



Proposed



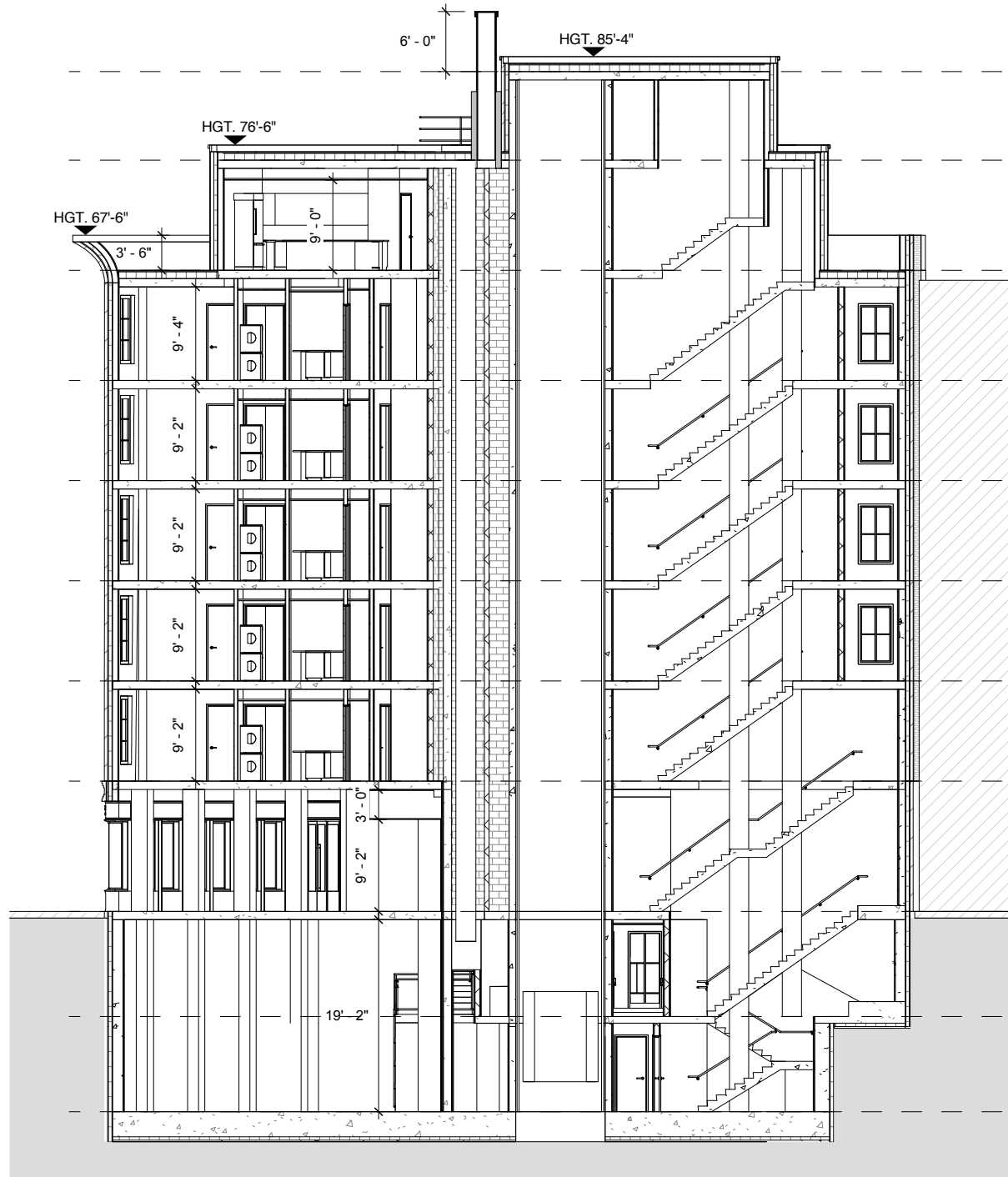
Site Plan - View Study 1" = 250'



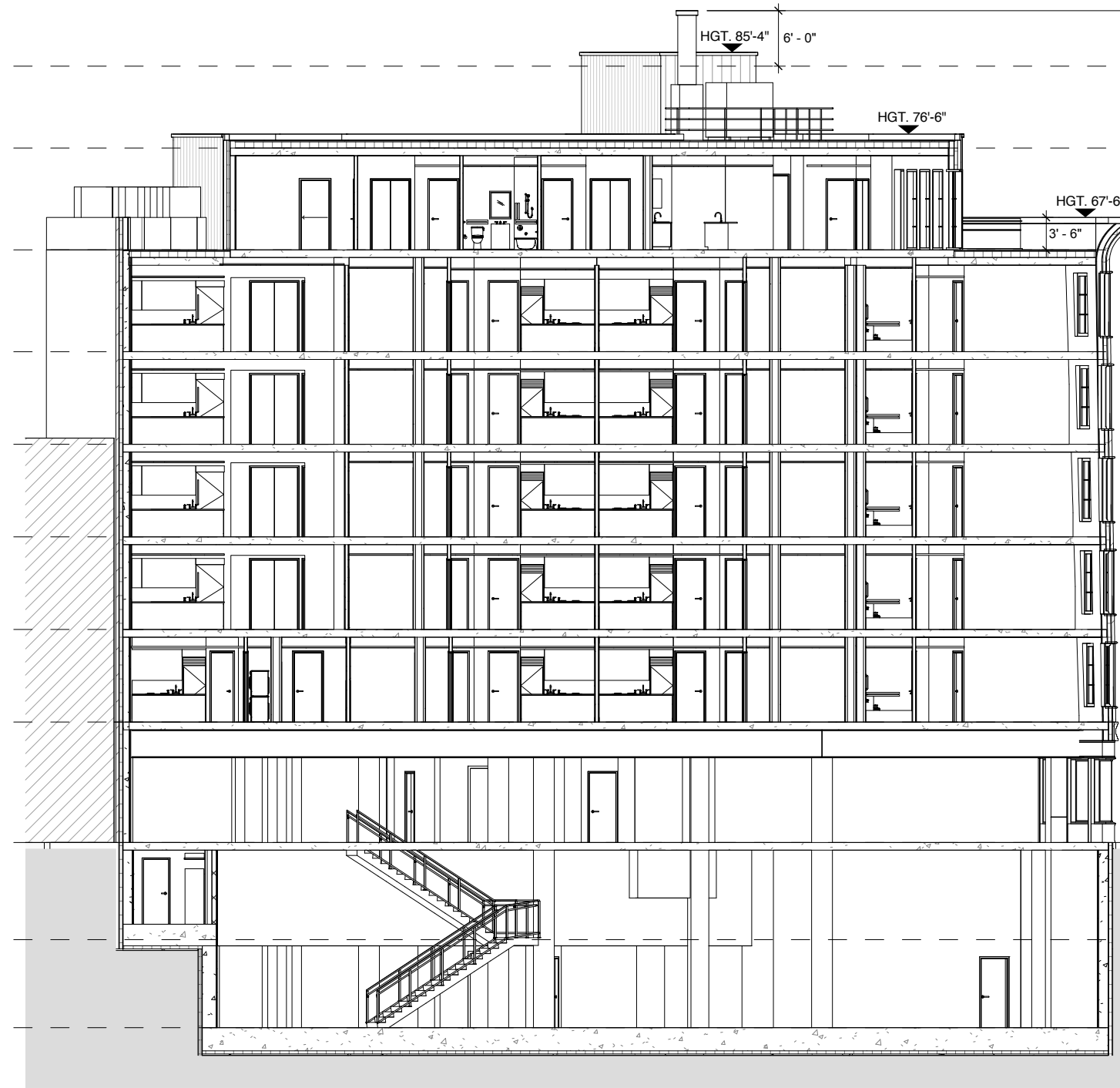
Site Map

Appendix



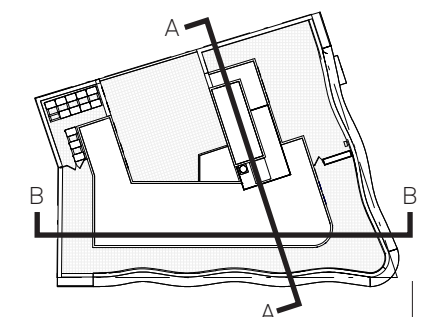


EAST - WEST SECTION - A

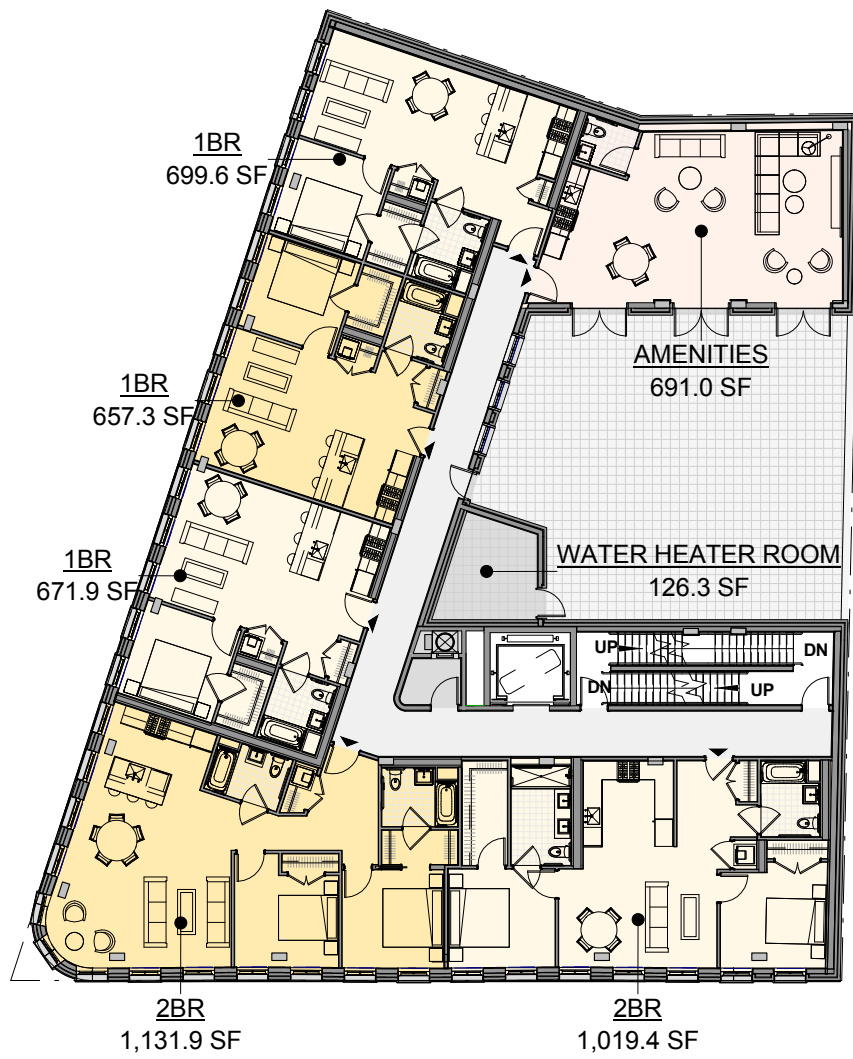


NORTH - SOUTH SECTION - B

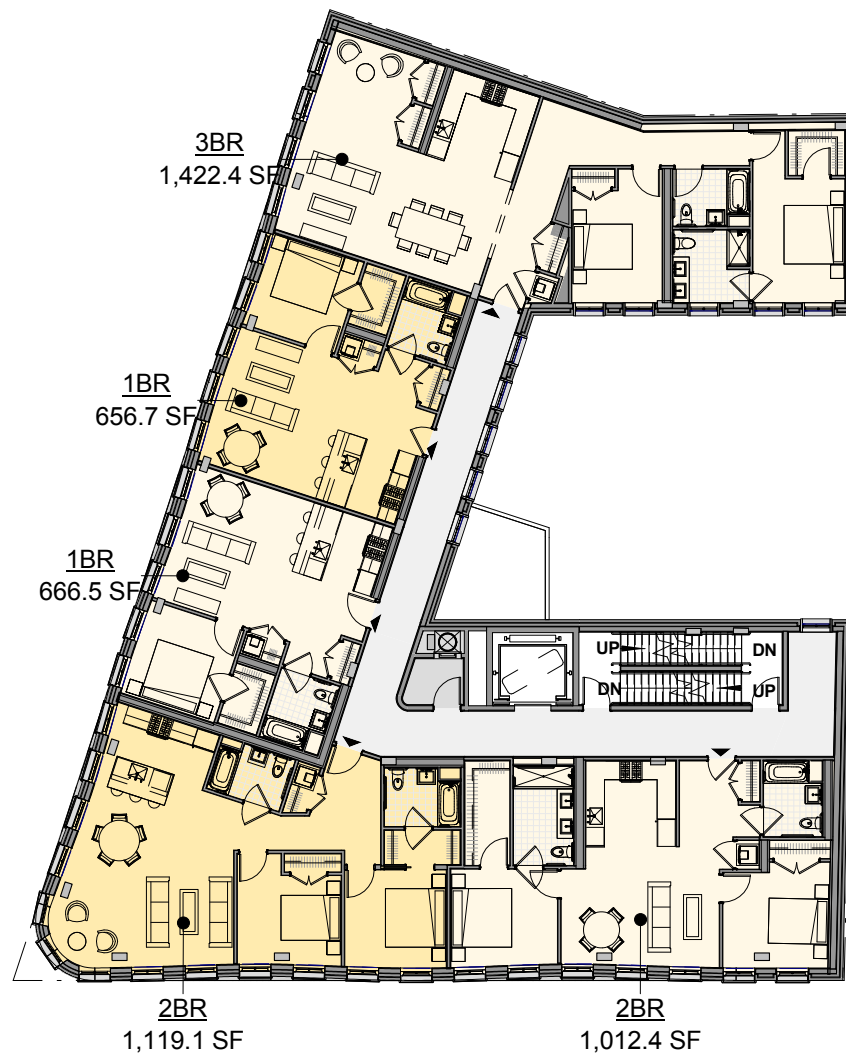
- ROOF 83'-10"
- T.O. ROOF 75'-0"
- LEVEL 7 64'-0"
- LEVEL 6 53'-0"
- LEVEL 5 43'-0"
- LEVEL 4 33'-0"
- LEVEL 3 23'-0"
- LEVEL 2 13'-0"
- LEVEL 1 0"
- RESIDENTIAL CELLAR -10'-6"
- RETAIL CELLAR -20'-0"



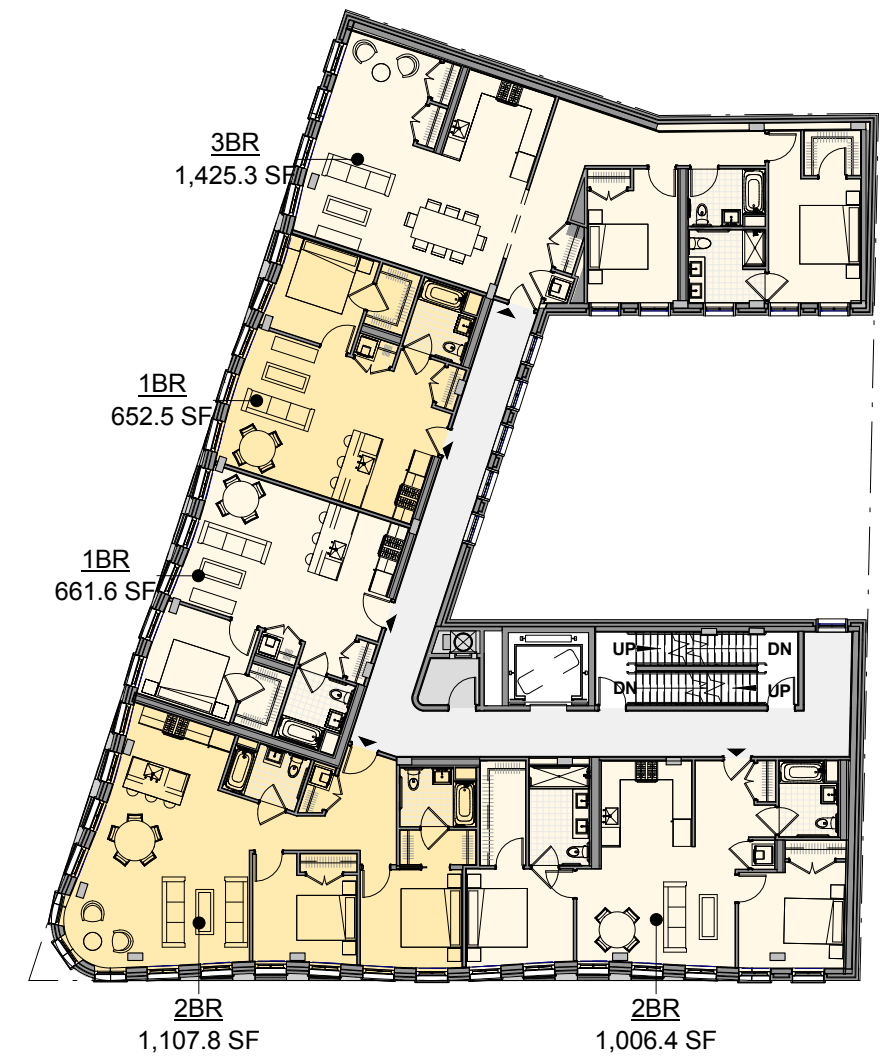
1/16" = 1'-0"
 0' 2' 6' 12' 24'



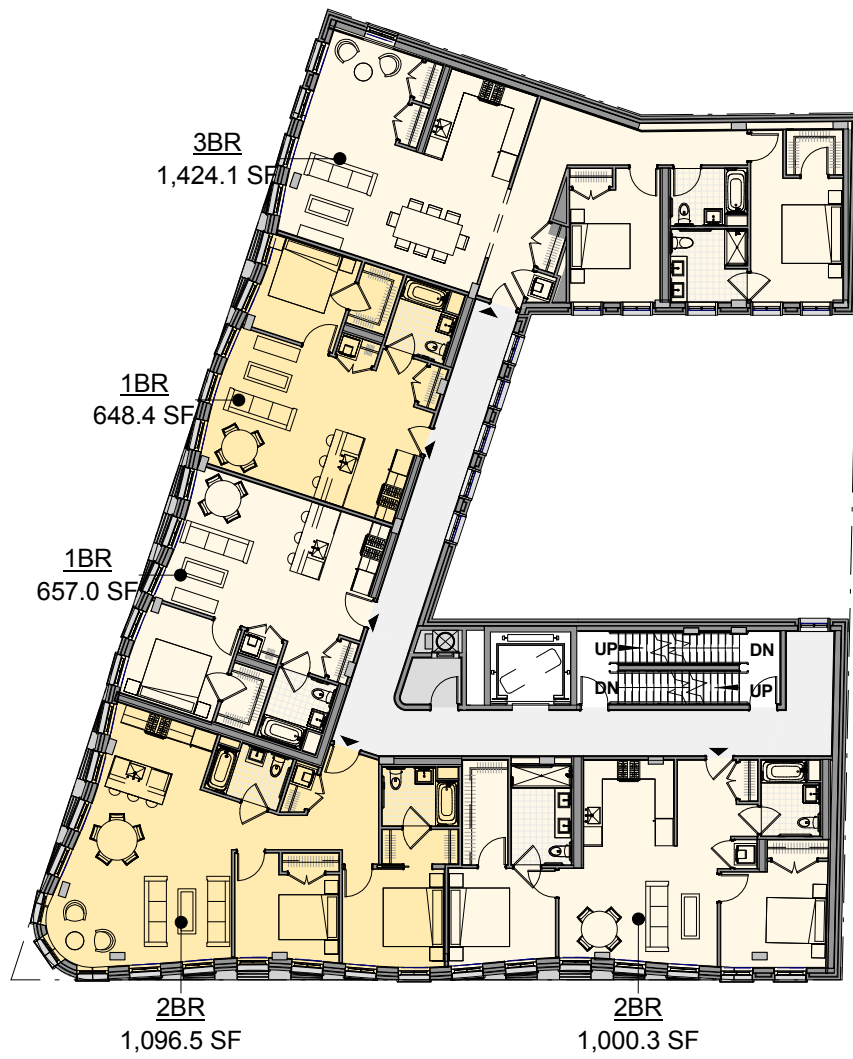
SECOND FLOOR PLAN



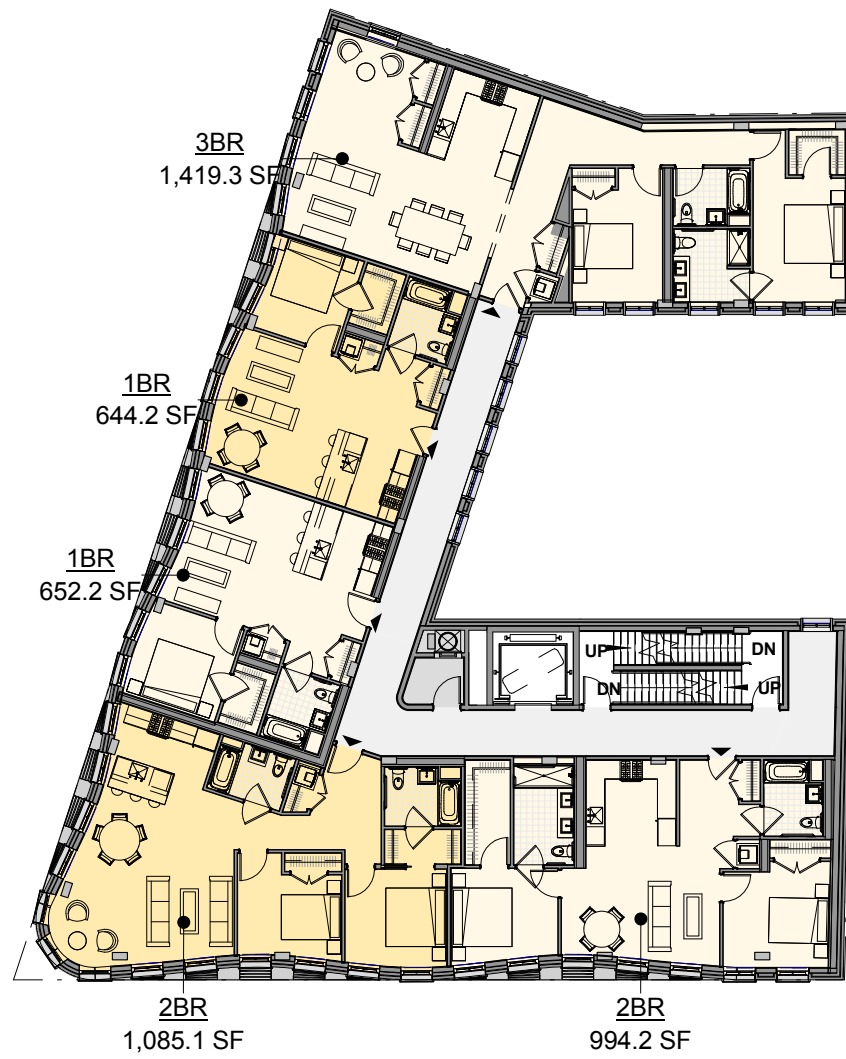
THIRD FLOOR PLAN



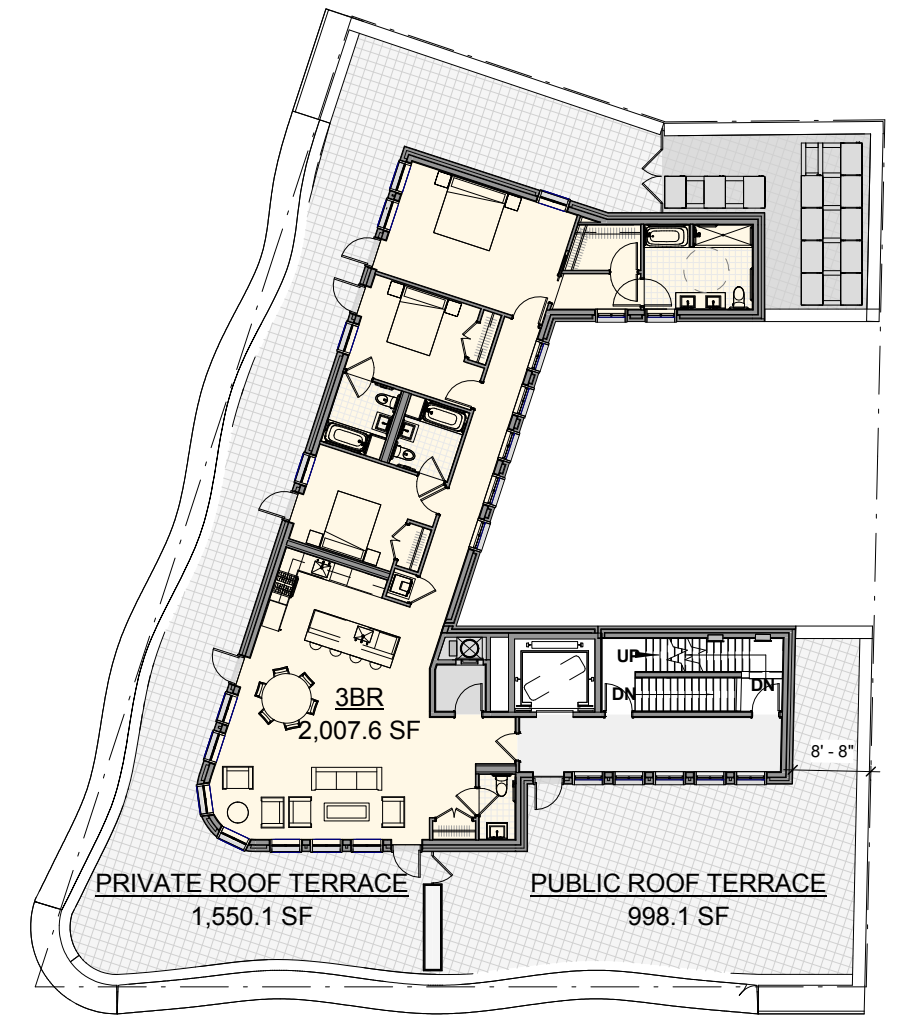
FOURTH FLOOR PLAN



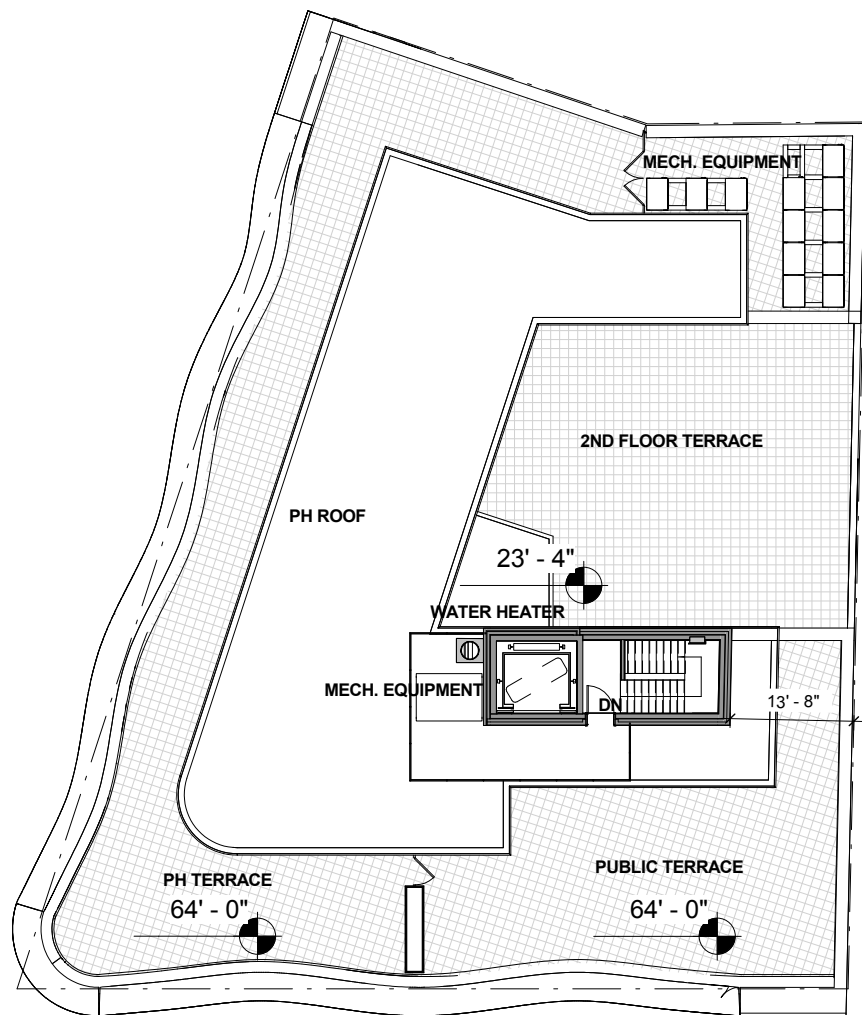
FIFTH FLOOR PLAN



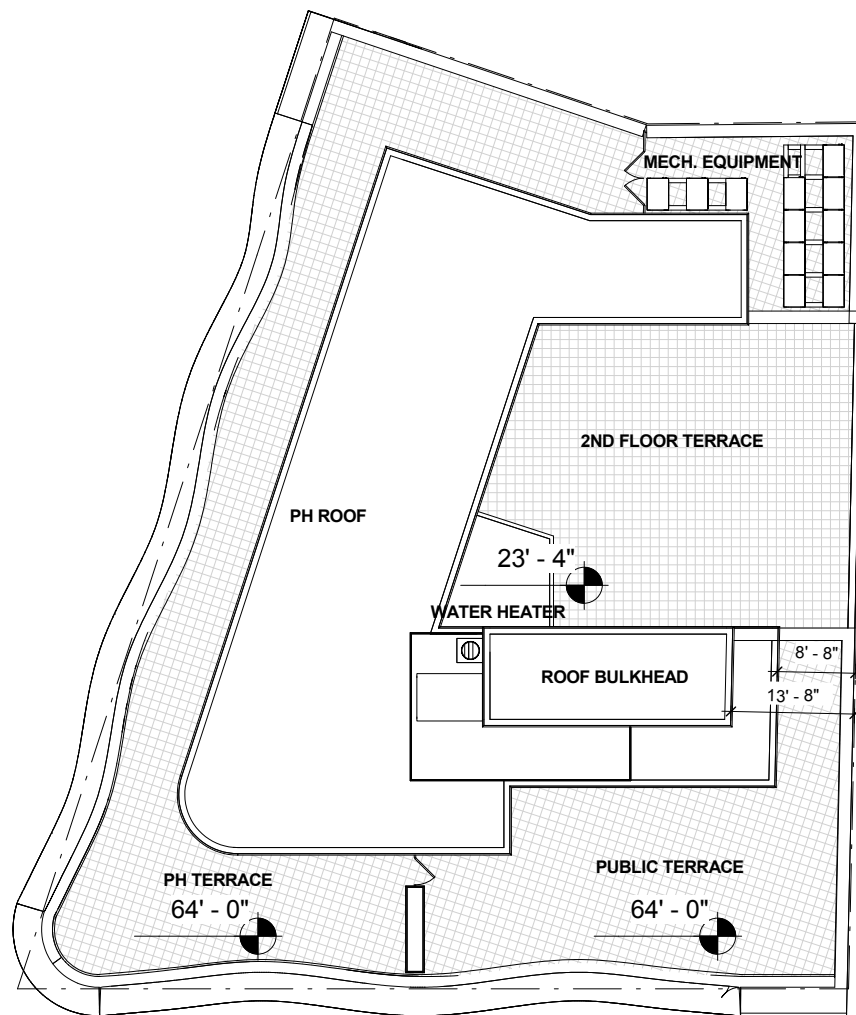
SIXTH FLOOR PLAN



SEVENTH PLAN



BULKHEAD PLAN



ROOF PLAN