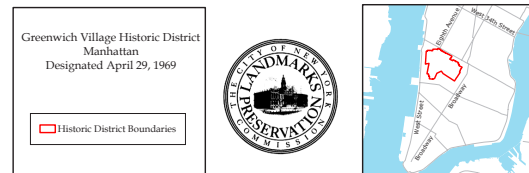
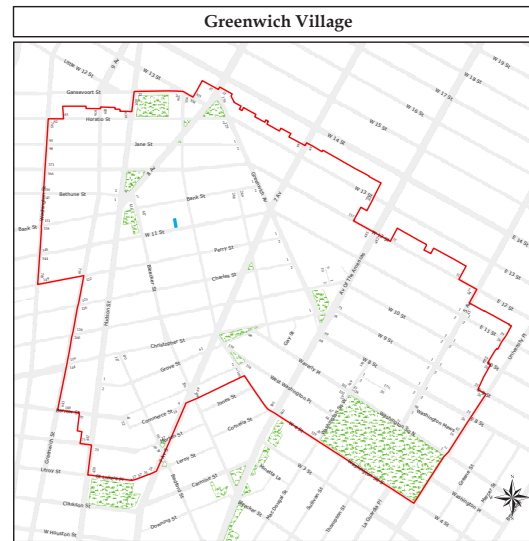


LYNTON RESIDENCE

265 WEST 11TH STREET
NEW YORK, NY 10014

BLOCK: 623
LOT: 47
ZONING DISTRICT: R6
ZONING MAP: 12A

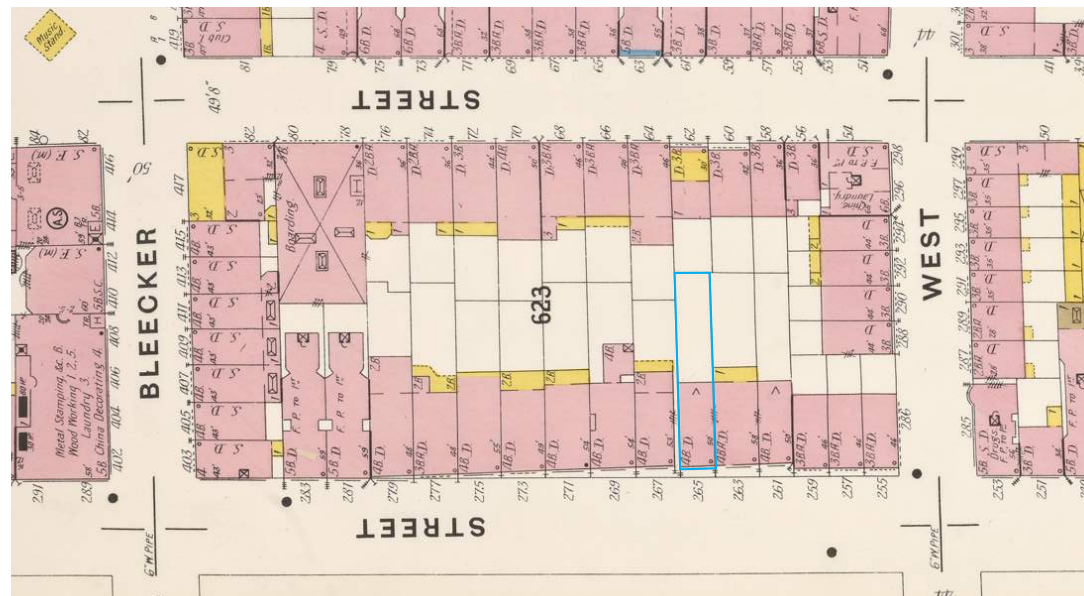
NO. STORIES, EXISTING: 4 STORIES
NO. STORIES, PROPOSED: 4 STORIES
HEIGHT, EXISTING: 57'-1"
HEIGHT, PROPOSED: 57'-1"



PROJECT LOCATION, GREENWICH VILLAGE HISTORIC DISTRICT
= PROJECT LOCATION

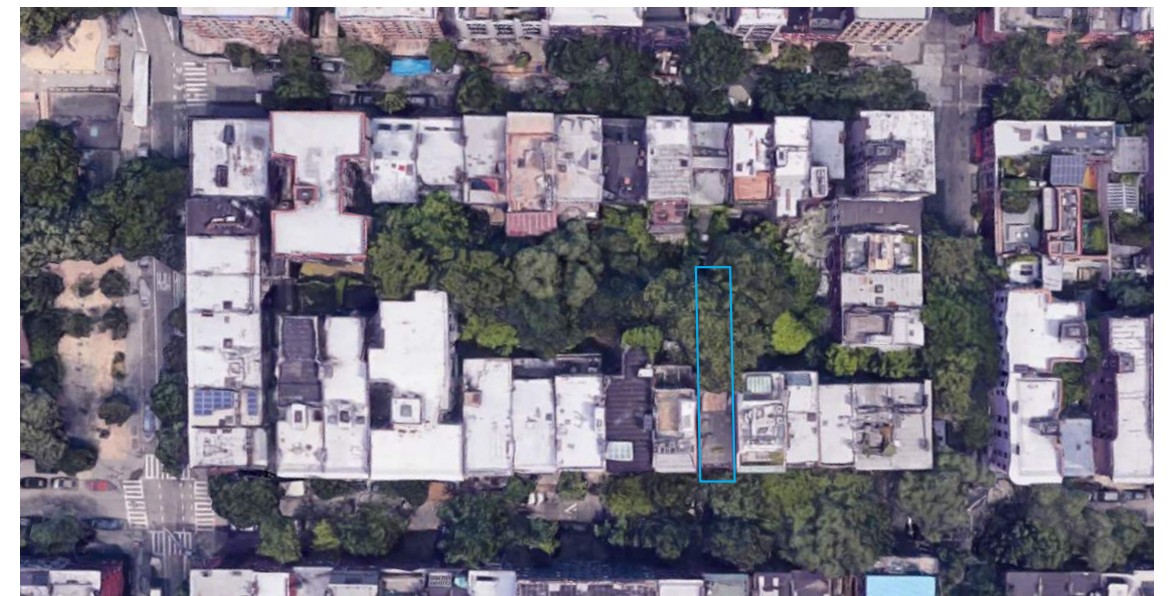


HISTORIC MAP



The New York Public Library, "Manhattan, V.3. Plate No. 16 [Map Bounded by Hudson St., Jane St., Greenwich Ave., W. 11th St.], 1884

AERIAL VIEW



Google Maps, 2019

FACADE PHOTOGRAPHS



265 WEST 11TH STREET, CURRENT REAR FACADE



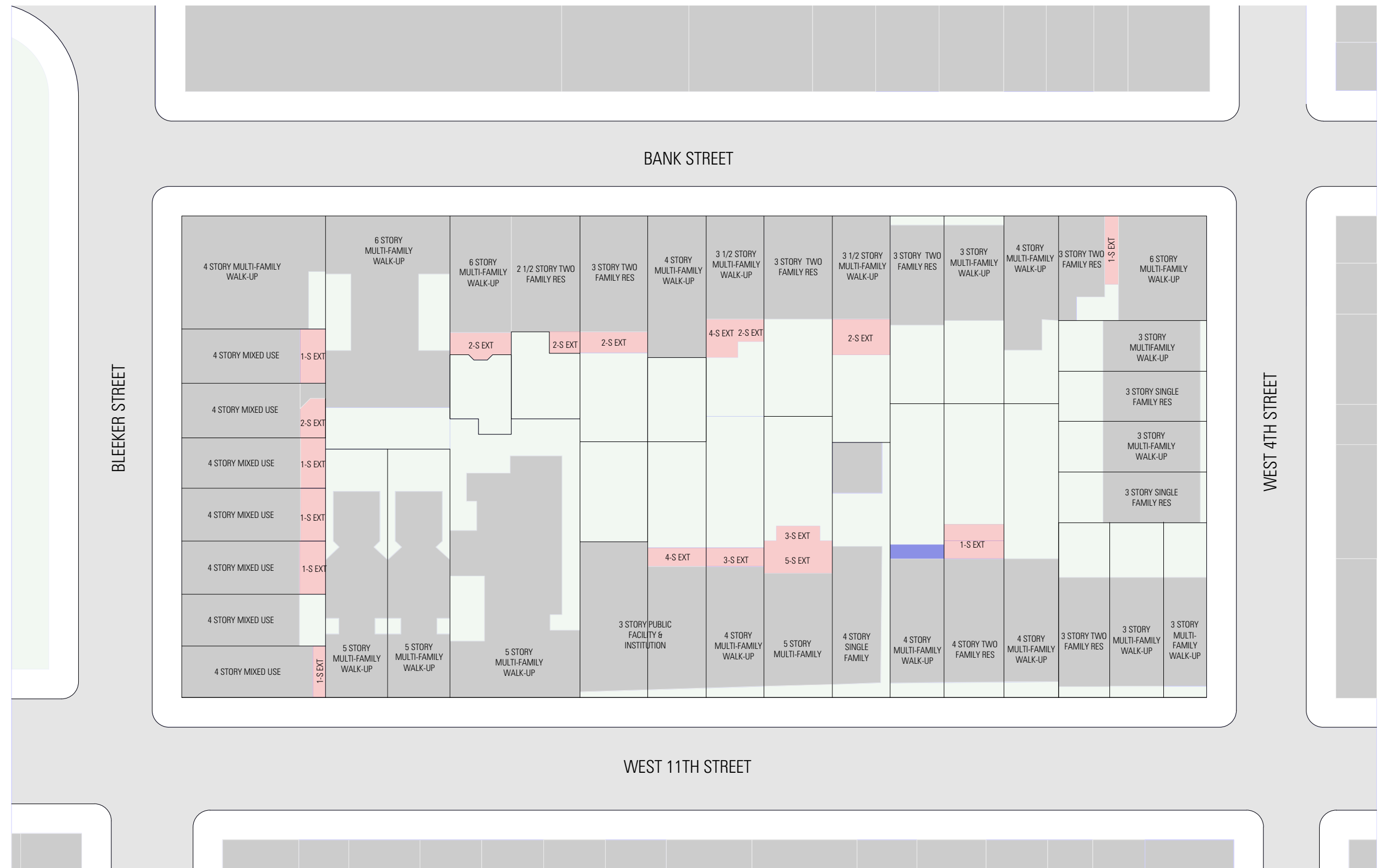
265 WEST 11TH STREET, CURRENT STREET FACADE



265 WEST 11TH STREET, CA. 1980 TAX PHOTO



265 WEST 11TH STREET, CA. 1940 TAX PHOTO





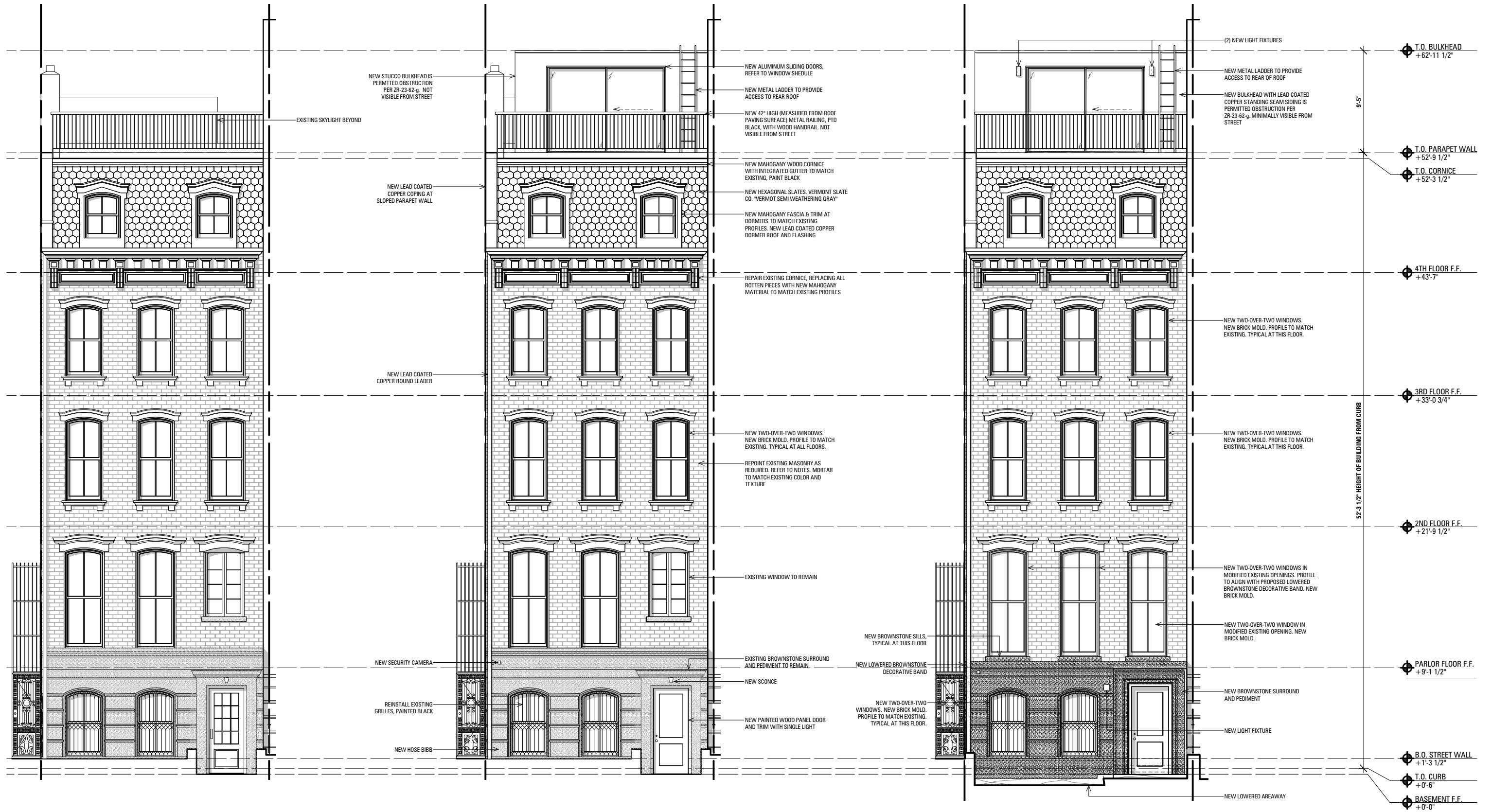
269 WEST 11TH STREET

267 WEST 11TH STREET

265 WEST 11TH STREET

263 WEST 11TH STREET

261 WEST 11TH STREET





1. EXISTING PARLOR WINDOWS AT FRONT FACADE



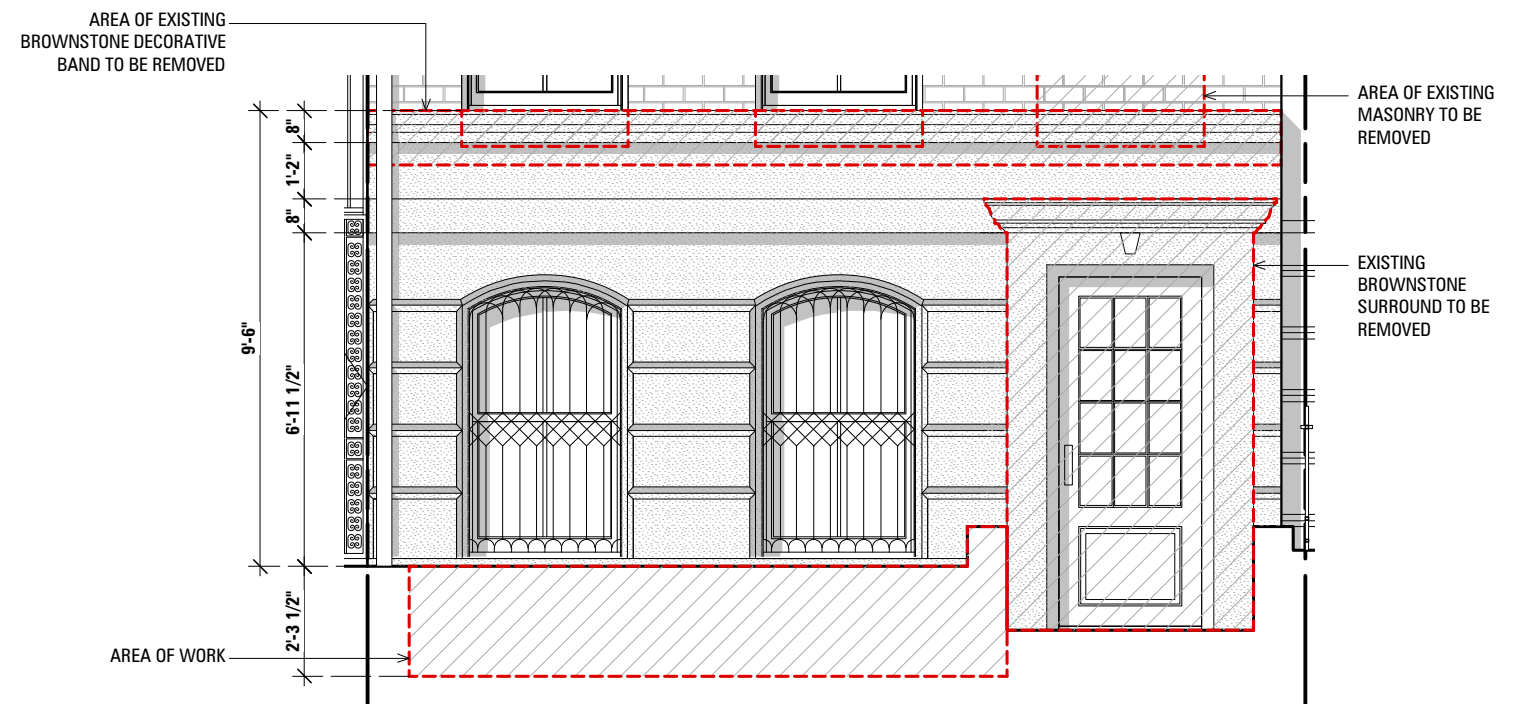
2. CLOSE-UP OF EXISTING PARLOR WINDOWS AT FRONT FACADE



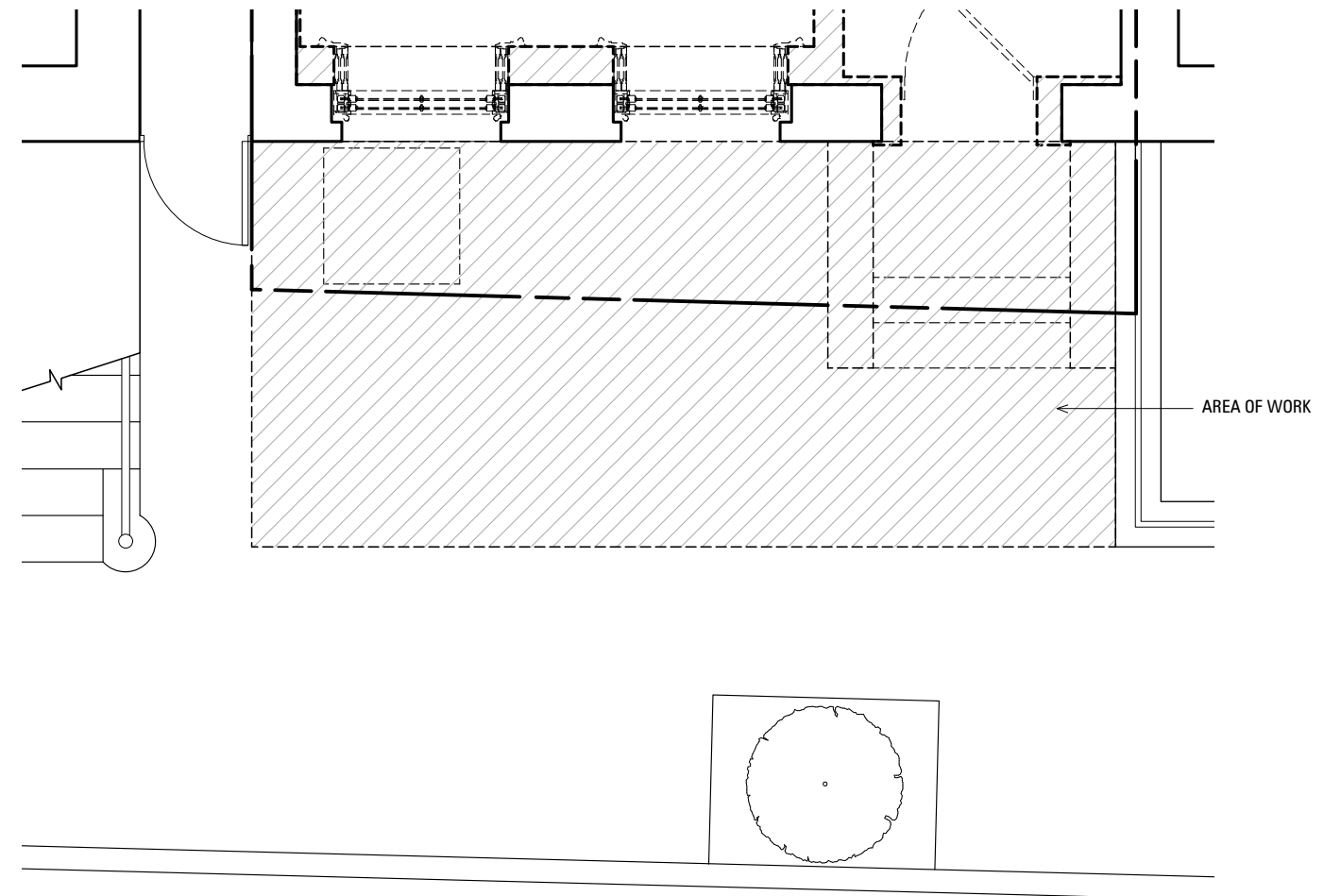
3. CLOSE-UP OF PROPOSED FULL-LENGTH WINDOW



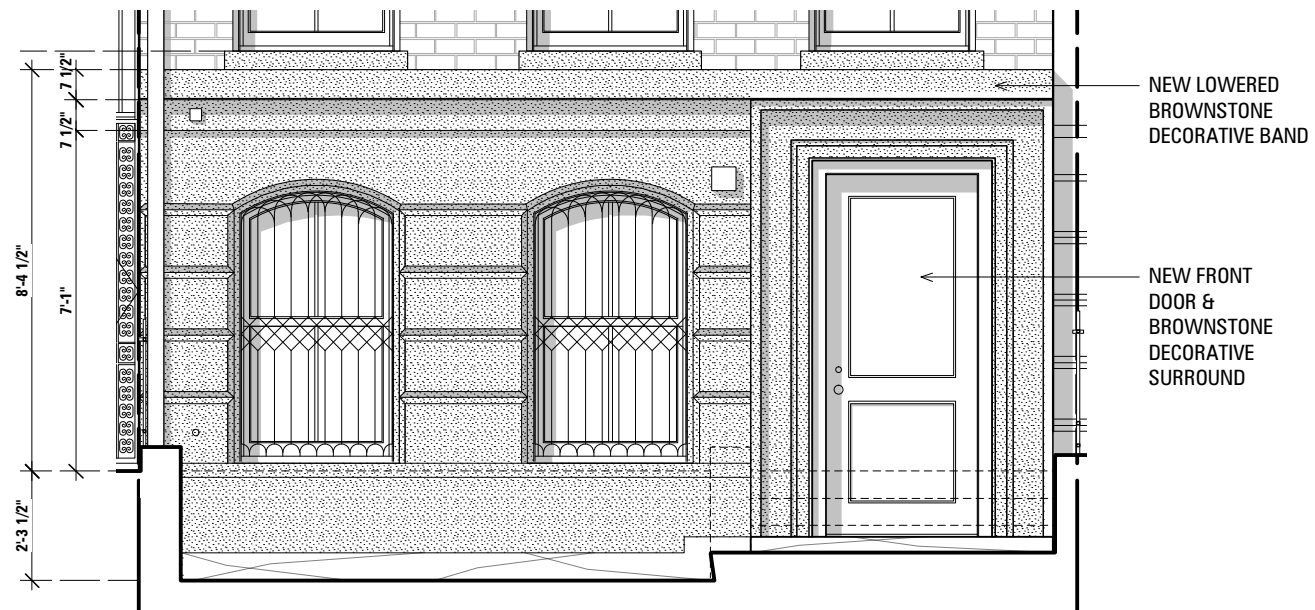
1. EXISTING FRONT YARD AND DECORATIVE BAND



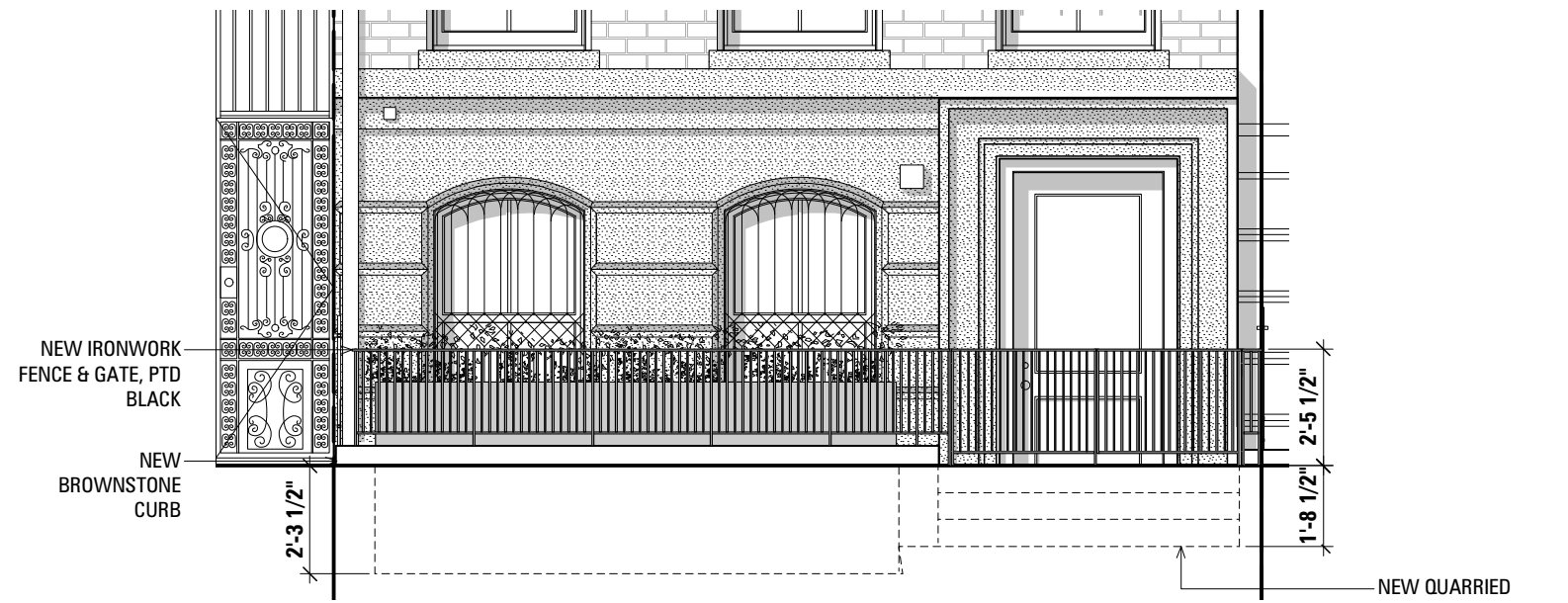
2. ELEVATION OF EXISTING FRONT YARD AND DECORATIVE BAND



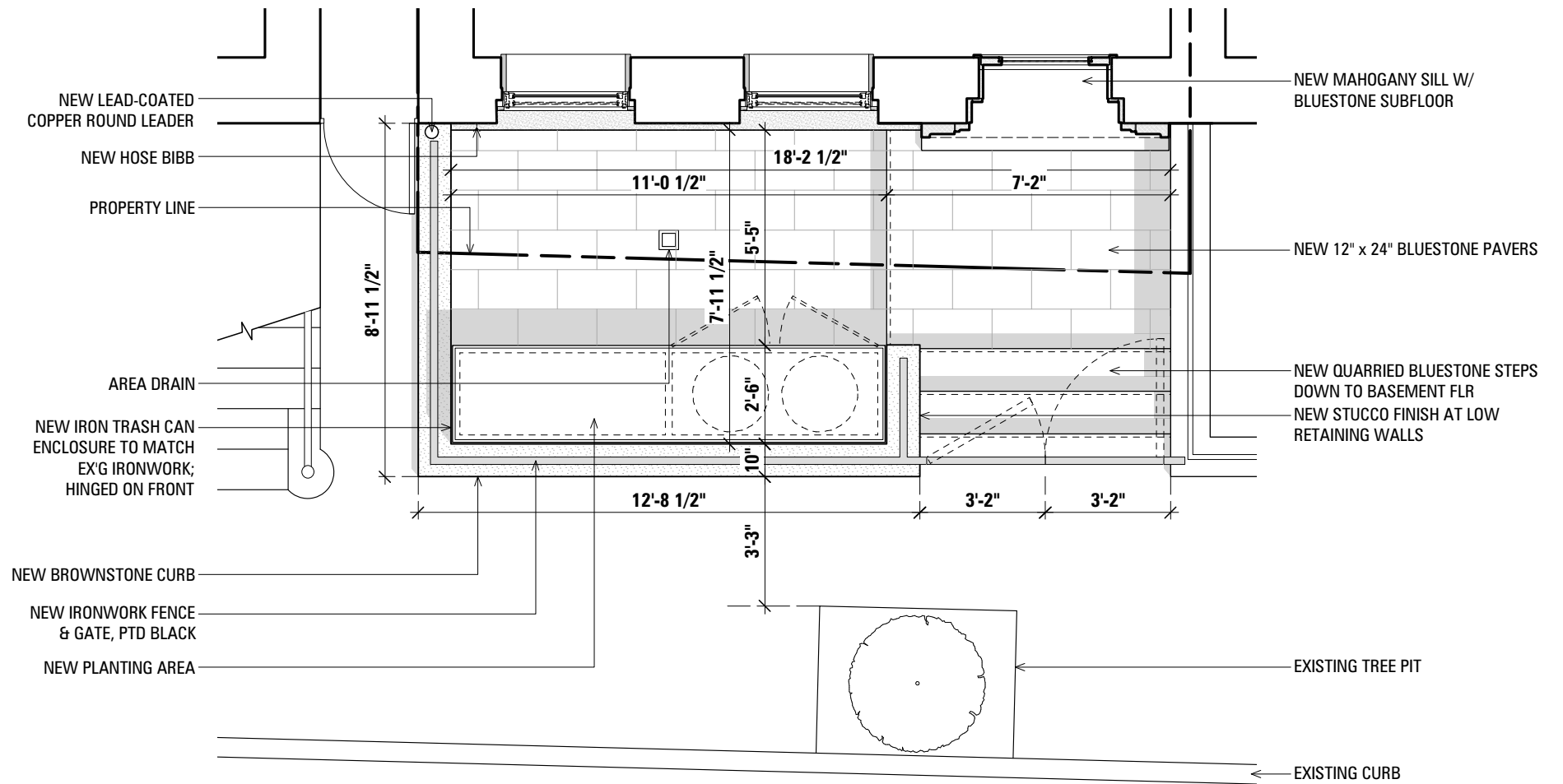
3. PLAN OF EXISTING FRONT YARD



1. PROPOSED FRONT YARD ELEVATION



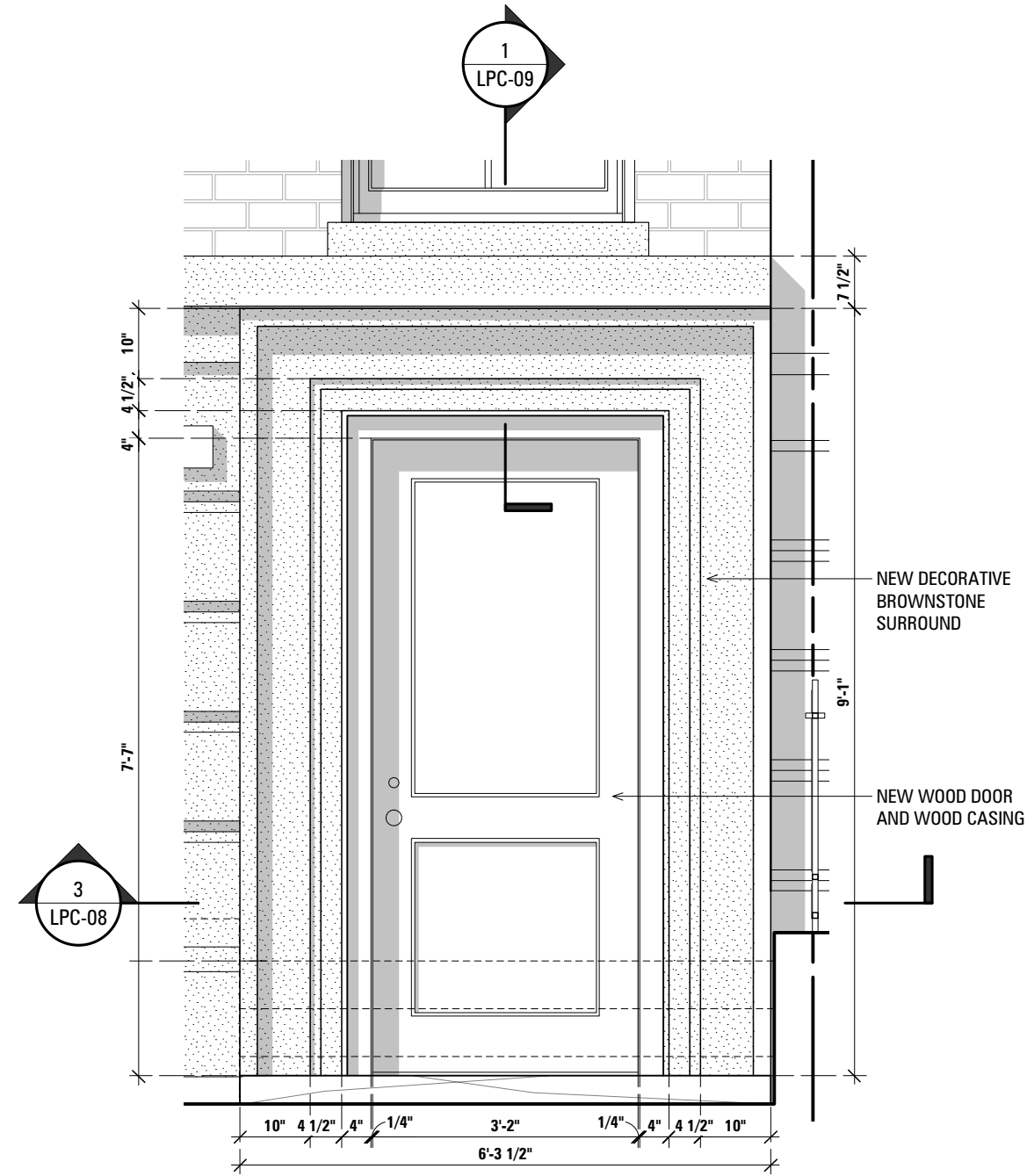
2. PROPOSED FRONT YARD ELEVATION



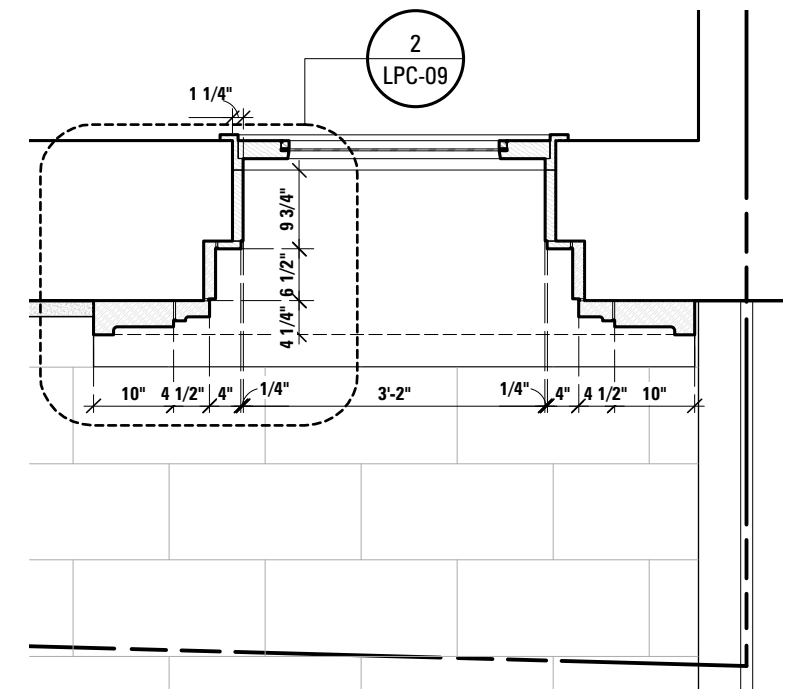
3. PROPOSED FRONT YARD PLAN



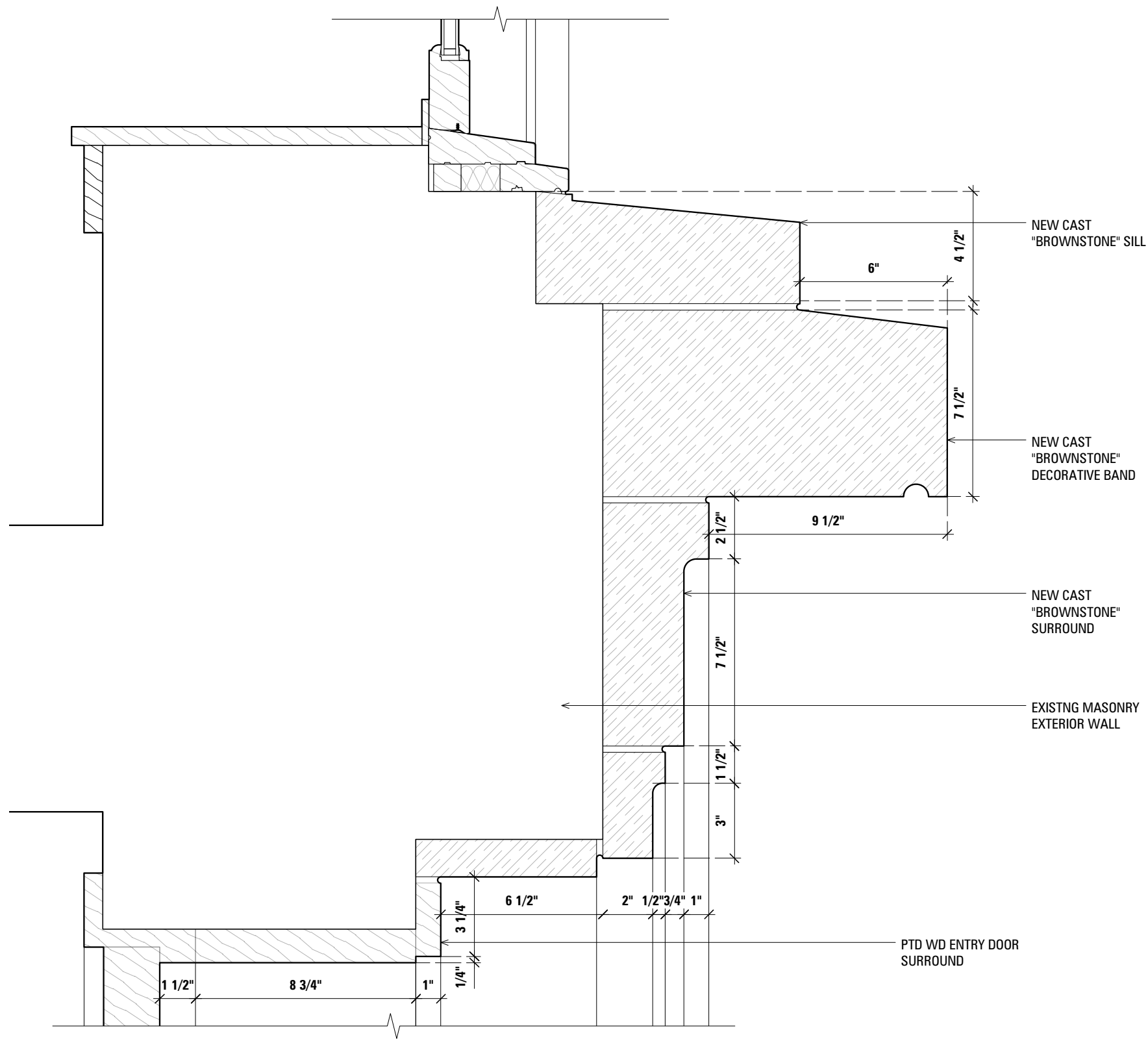
1. EXISTING FRONT DOOR AND DECORATIVE SURROUND



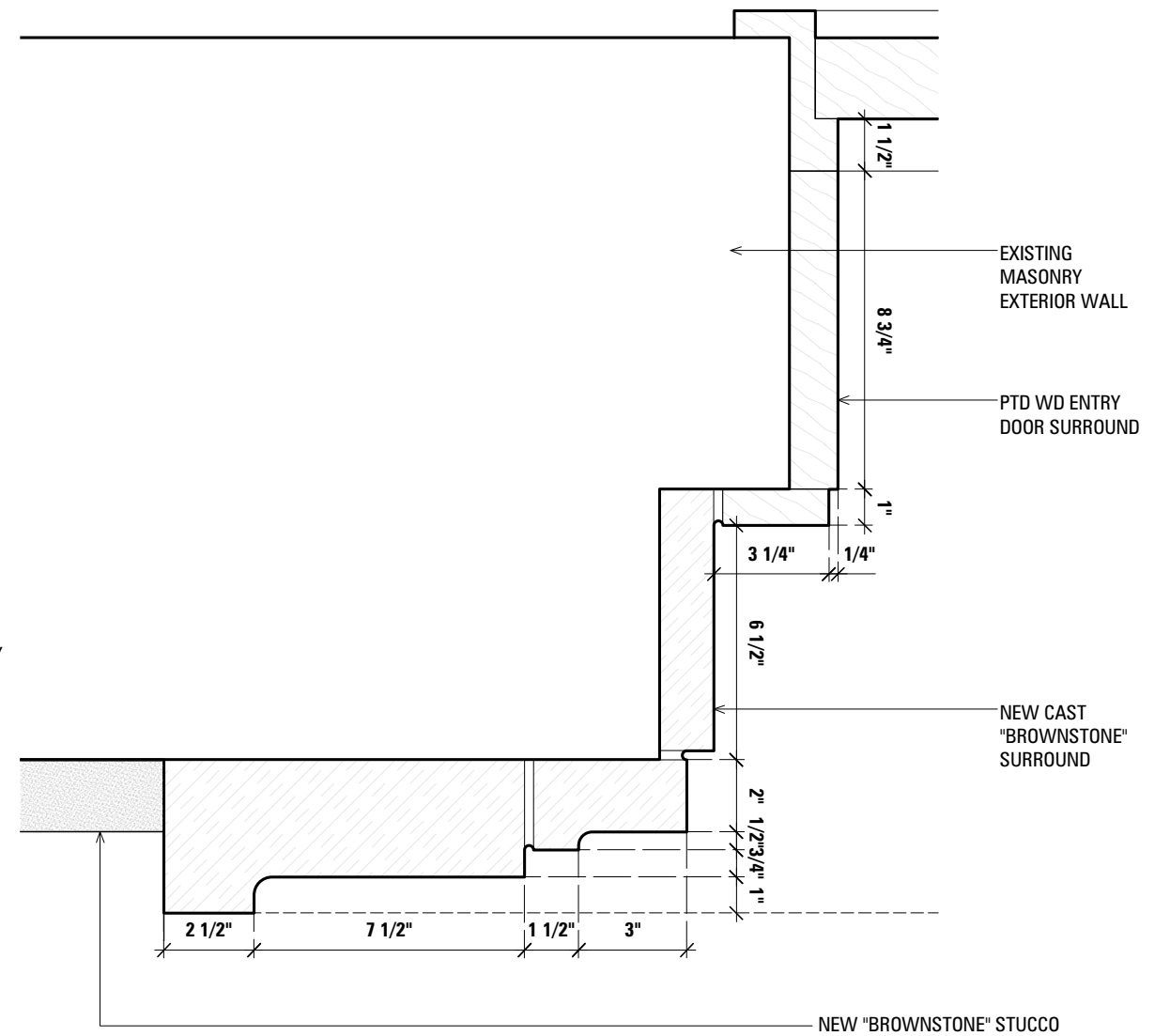
2. ELEVATION OF PROPOSED NEW FRONT DOOR AND DECORATIVE SURROUND



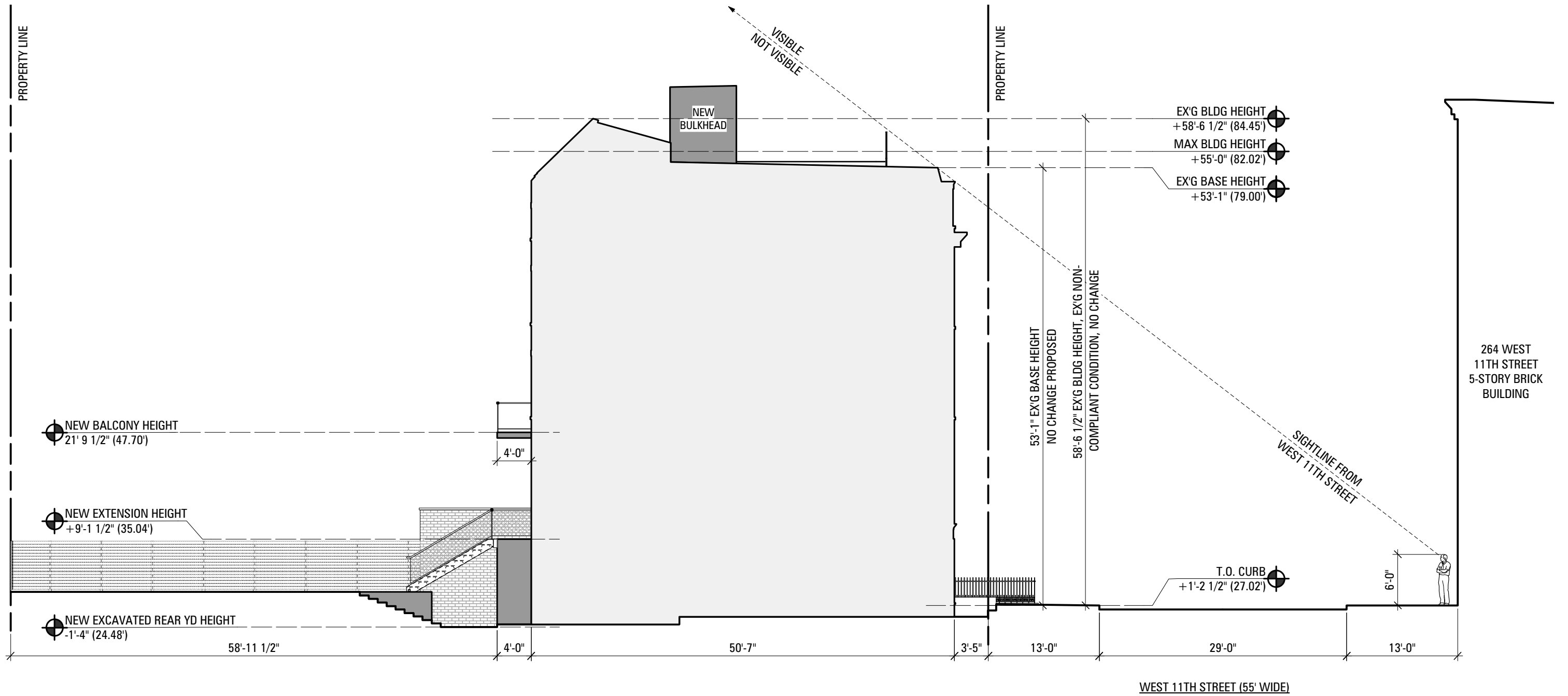
3. PLAN OF PROPOSED NEW FRONT DOOR AND DECORATIVE SURROUND

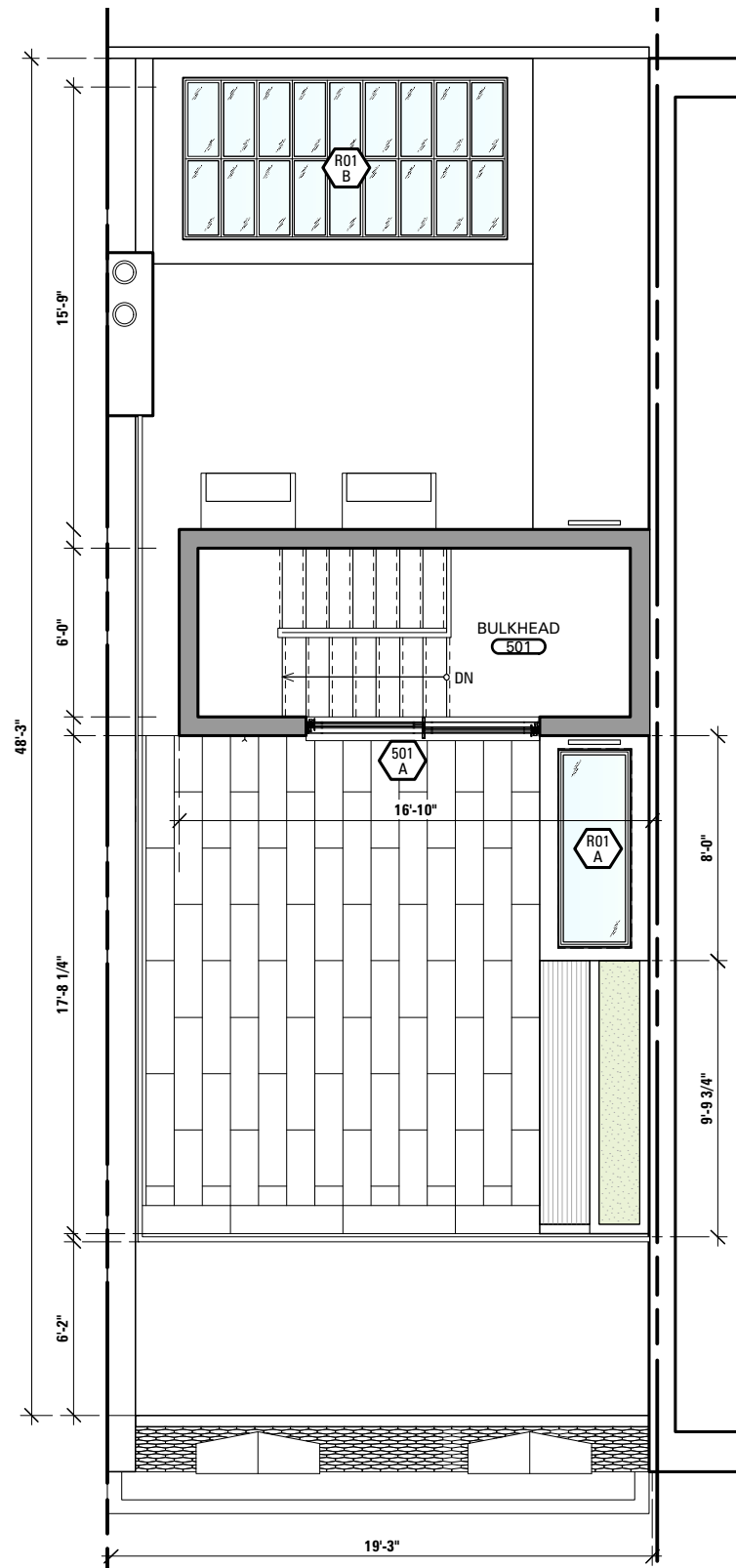


1. PROPOSED DOOR SURROUND SECTION DETAIL

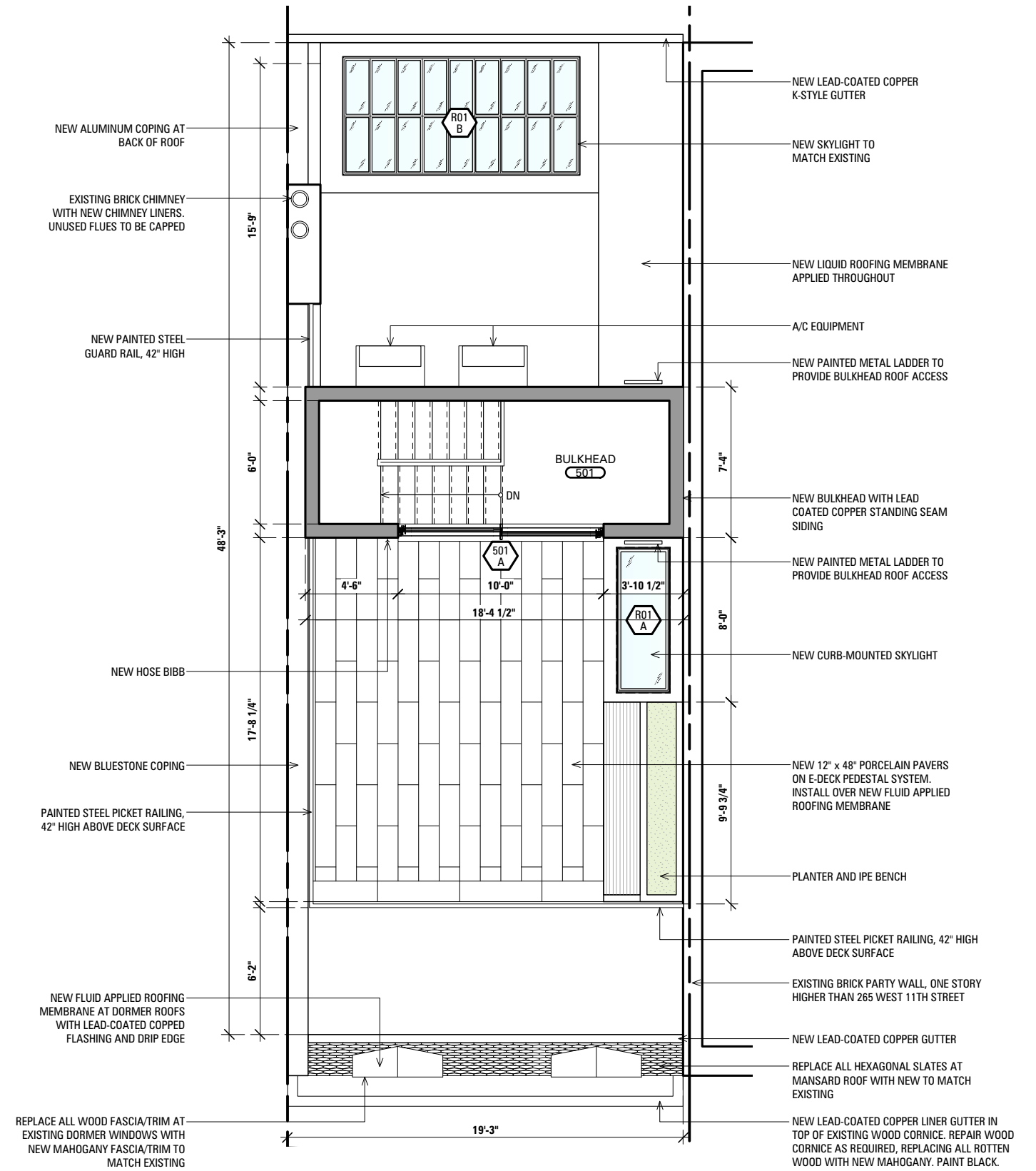


2. PROPOSED DOOR SURROUND PLAN DETAIL





1. APPROVED ROOF PLAN



2. PROPOSED ROOF PLAN



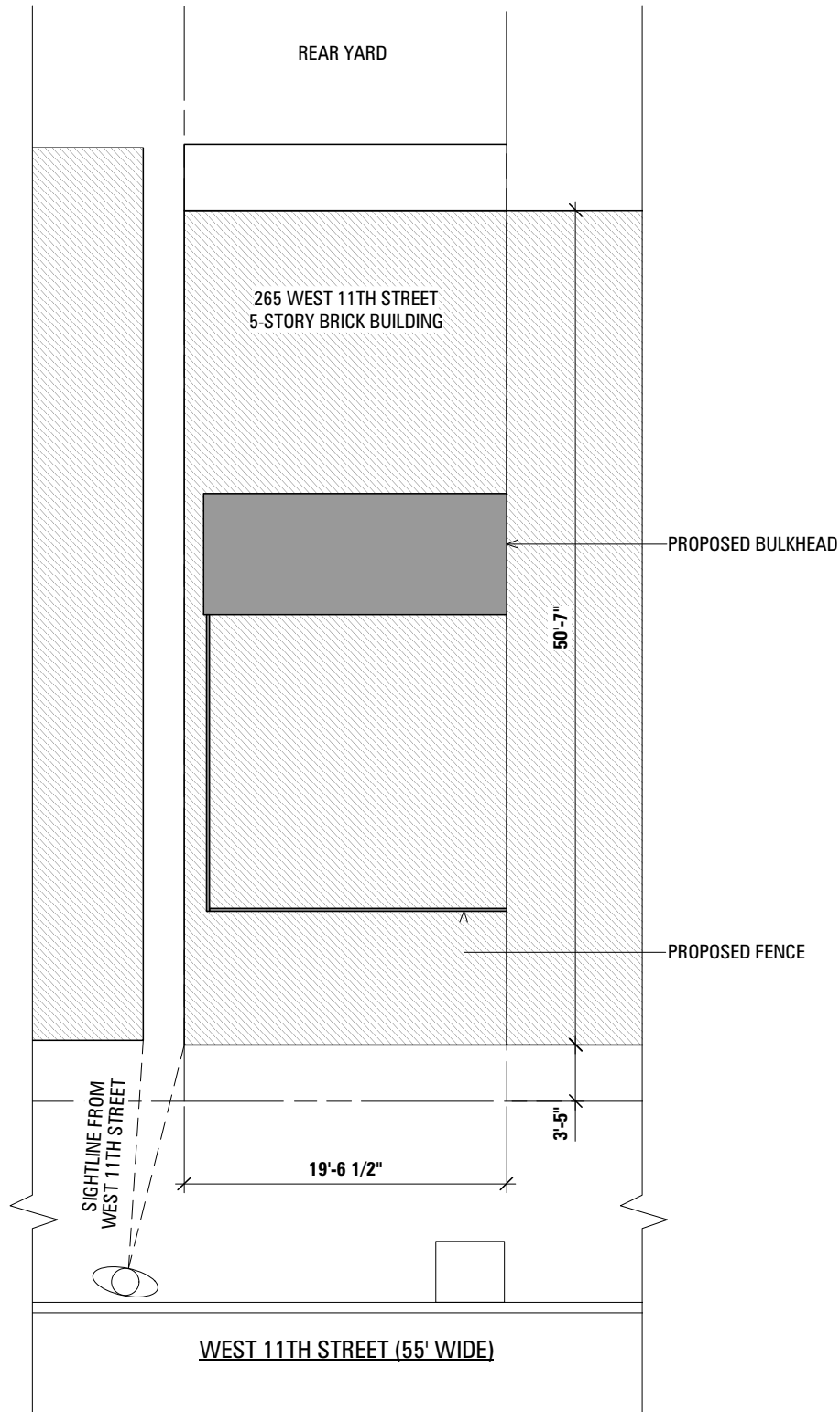
1. PHOTO OF PROPOSED BULKHEAD MOCKUP



2. PHOTO OF PROPOSED BULKHEAD MOCKUP



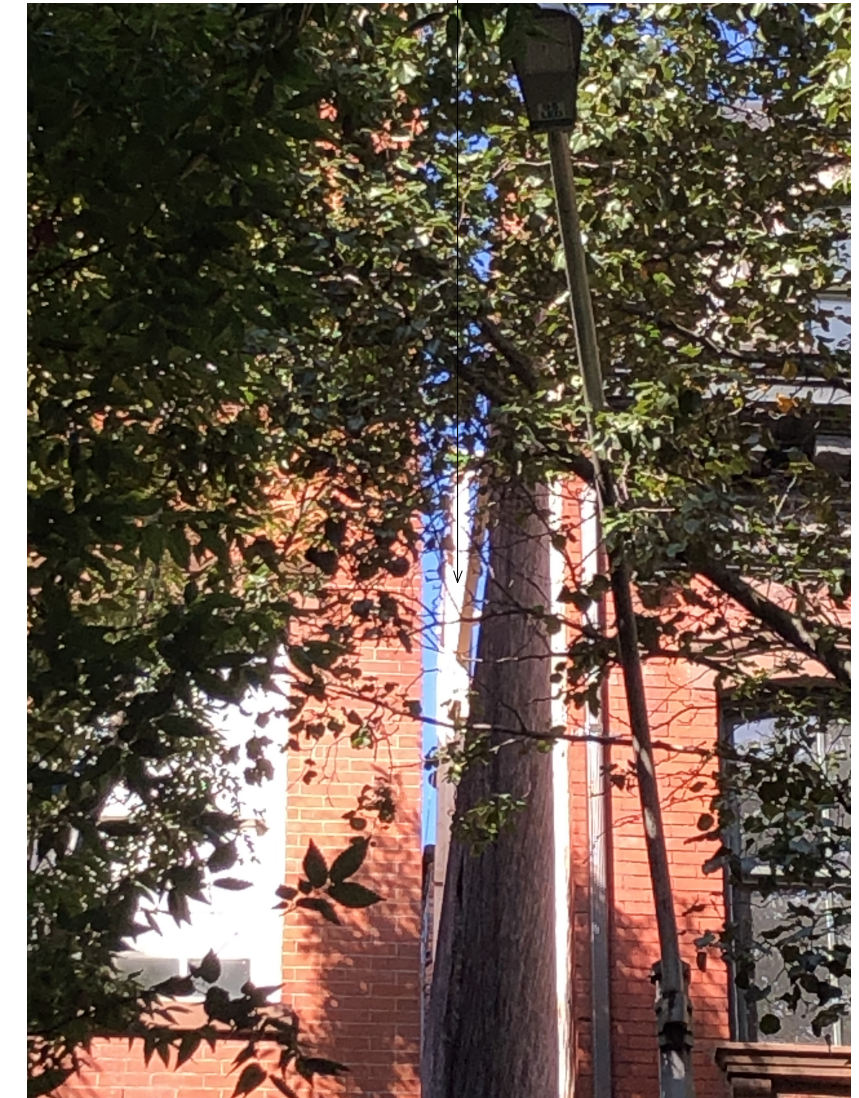
3. PHOTO OF PROPOSED BULKHEAD MOCKUP



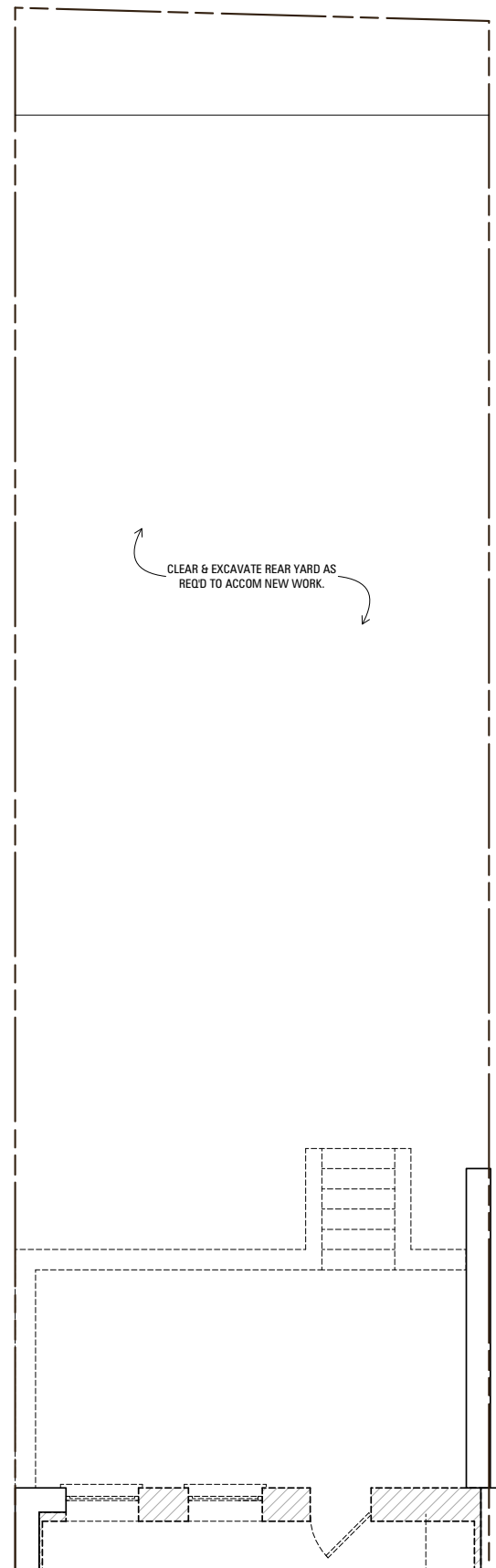
1. PLOT PLAN



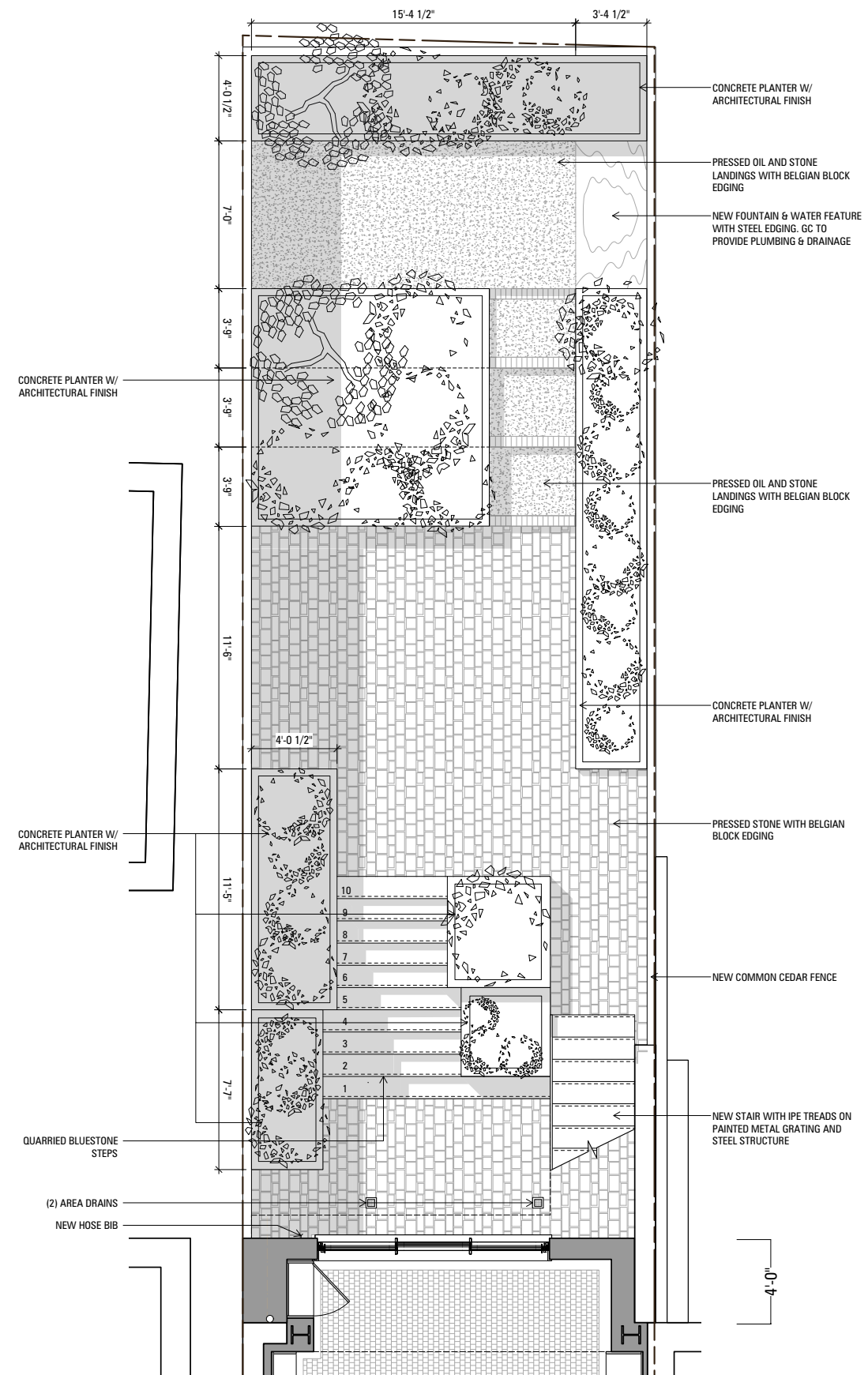
2. PHOTO OF SIGHTLINE FROM WEST 11TH STREET



3. CLOSE-UP PHOTO OF SIGHTLINE FROM WEST 11TH STREET



1. REAR YARD - EXISTING



2. REAR YARD - PROPOSED



261 WEST 11TH STREET

263 WEST 11TH STREET

265 WEST 11TH STREET

267 WEST 11TH STREET

269 WEST 11TH STREET



261 WEST 11TH STREET

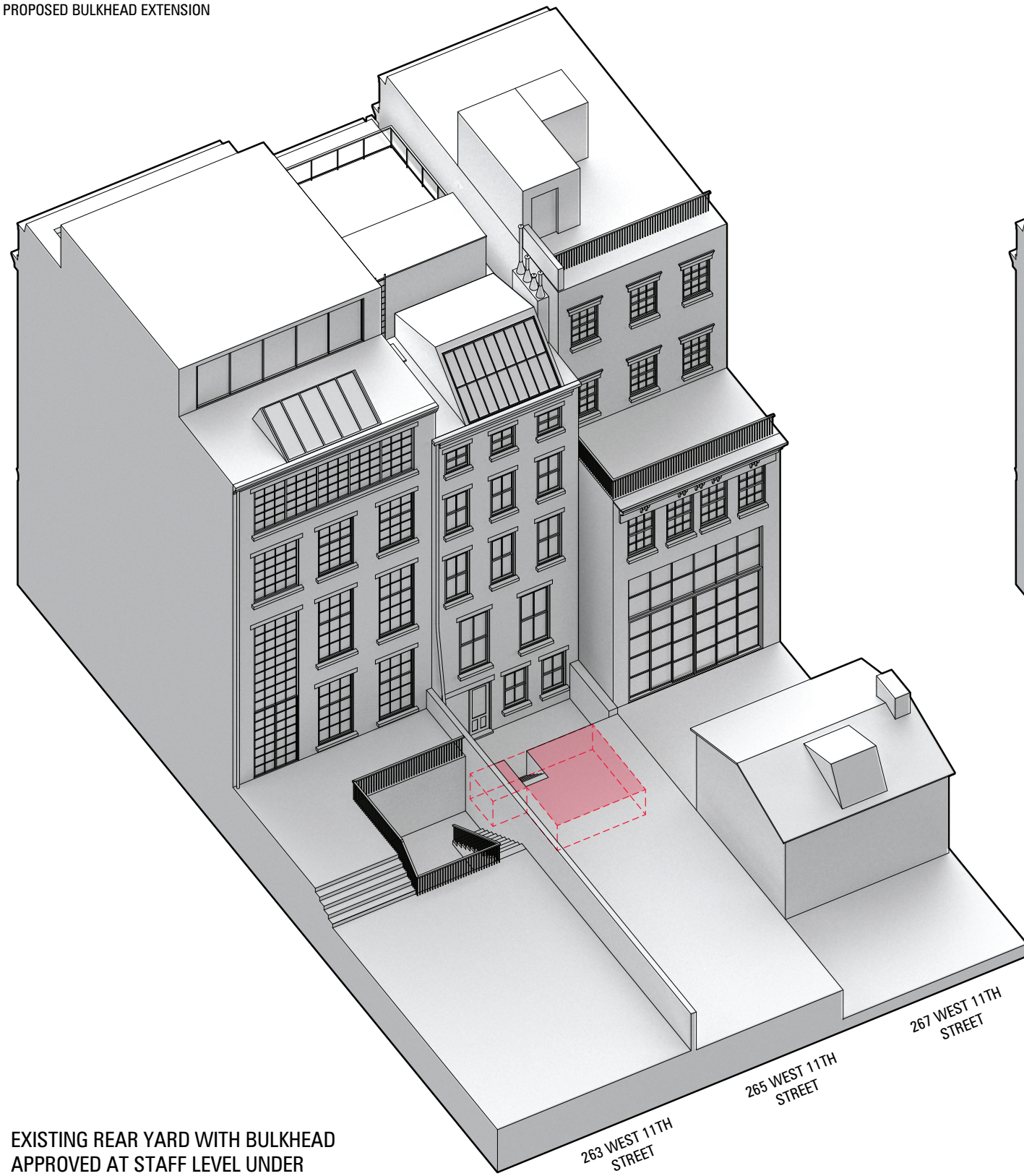
263 WEST 11TH STREET

265 WEST 11TH STREET

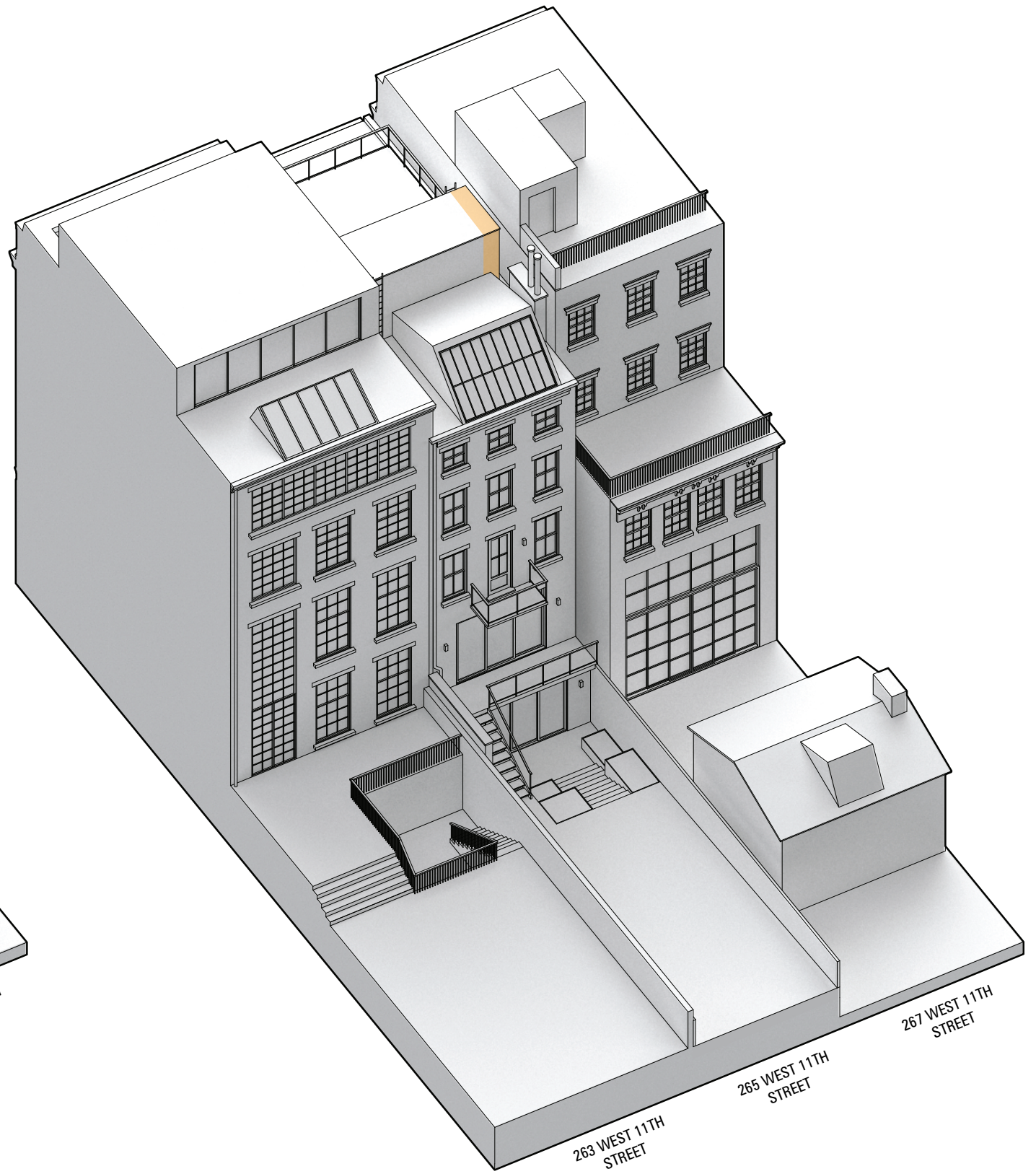
267 WEST 11TH STREET

269 WEST 11TH STREET

- AREA OF WORK
- PROPOSED BULKHEAD EXTENSION

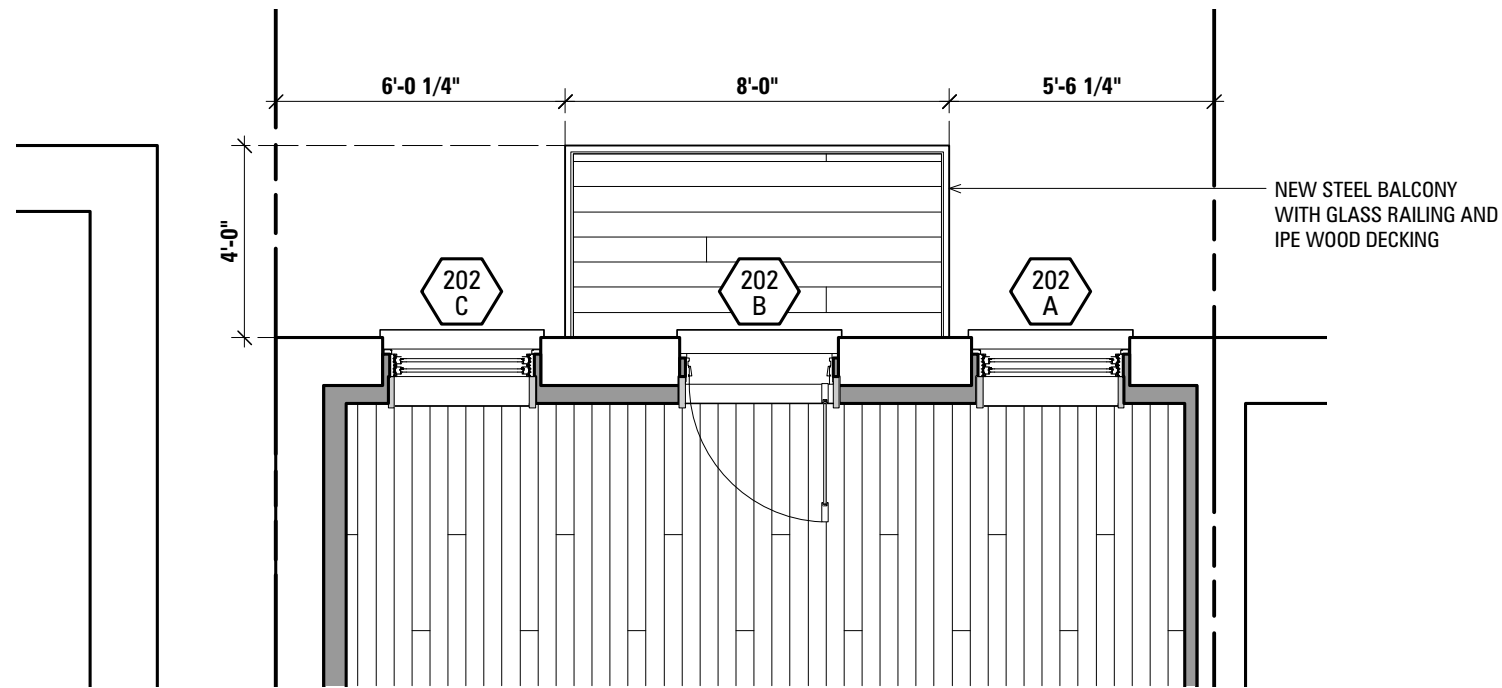


EXISTING REAR YARD WITH BULKHEAD
 APPROVED AT STAFF LEVEL UNDER
 CNE DOCKET #: LPC-19-31330

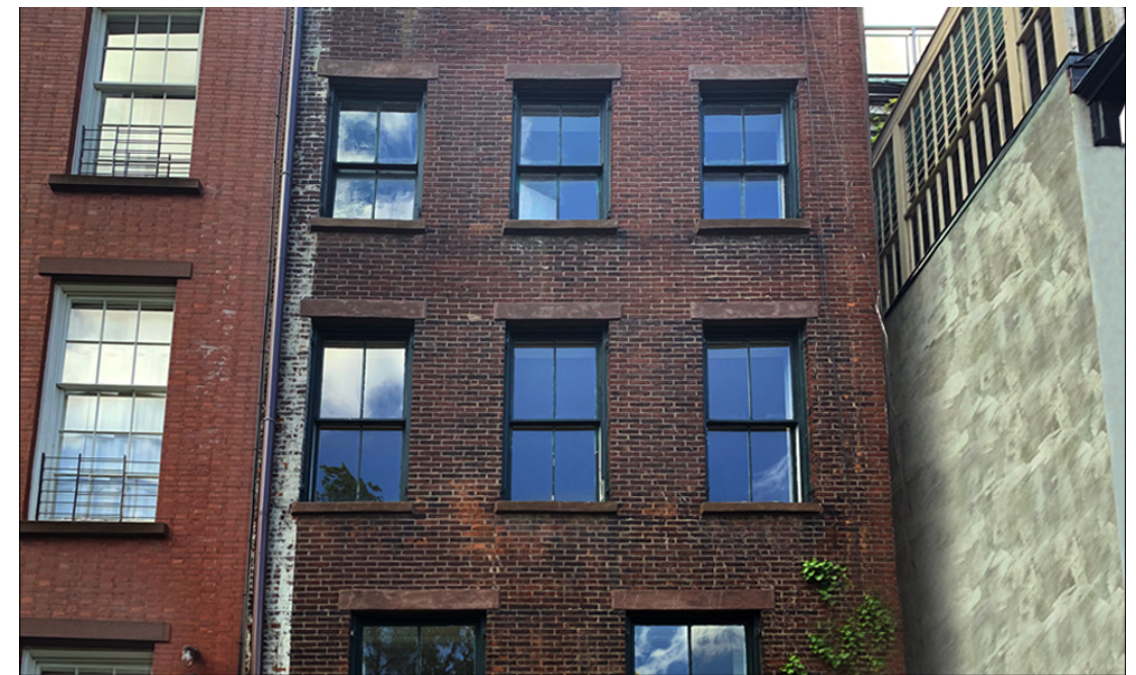


PROPOSED REAR YARD

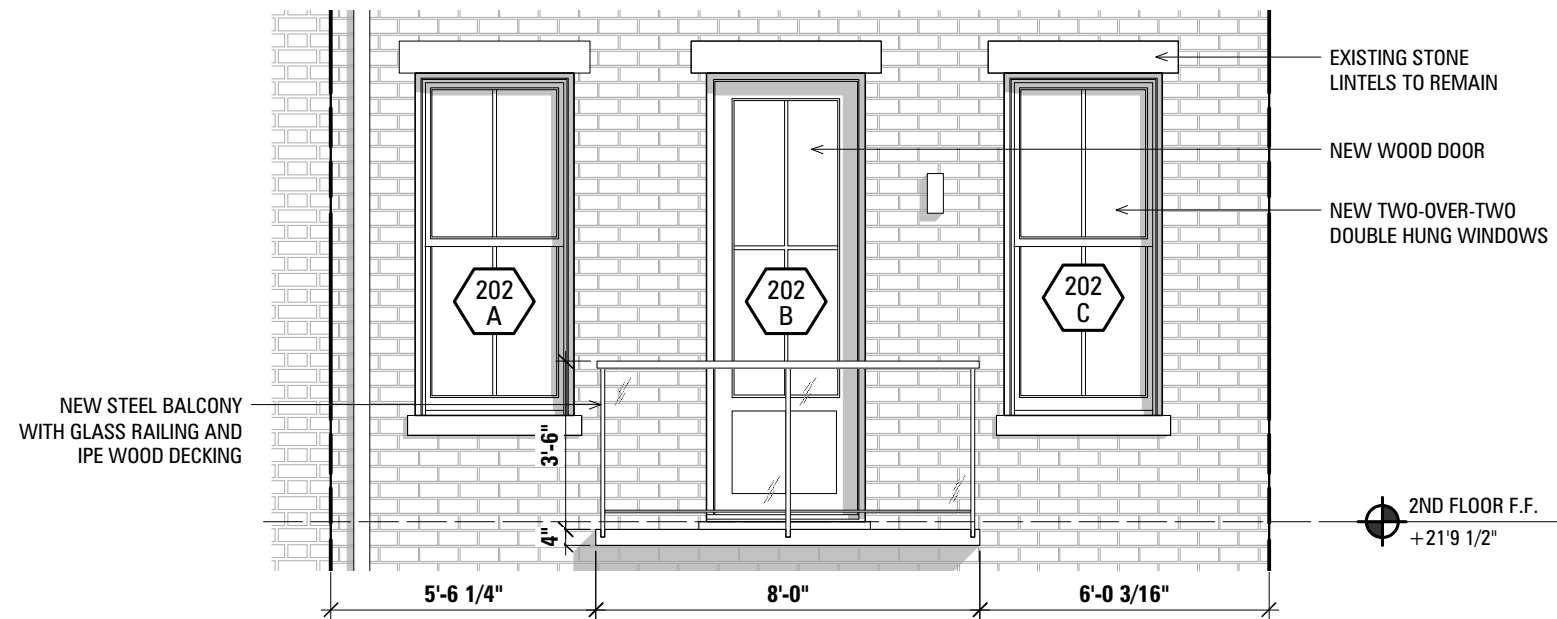
EXISTING VS PROPOSED REAR YARD



1. PROPOSED BALCONY PLAN



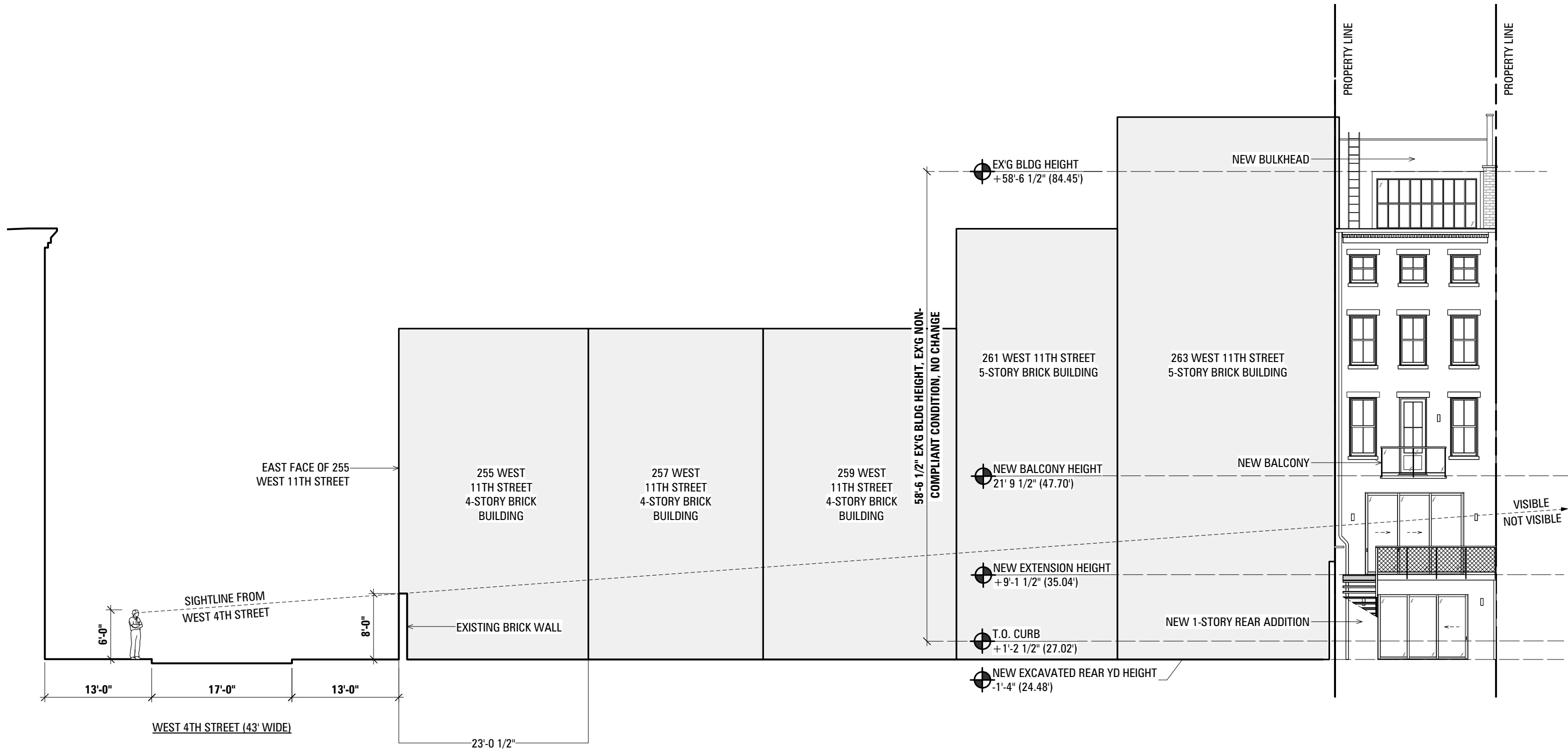
3. PHOTO OF EXISTING ELEVATION

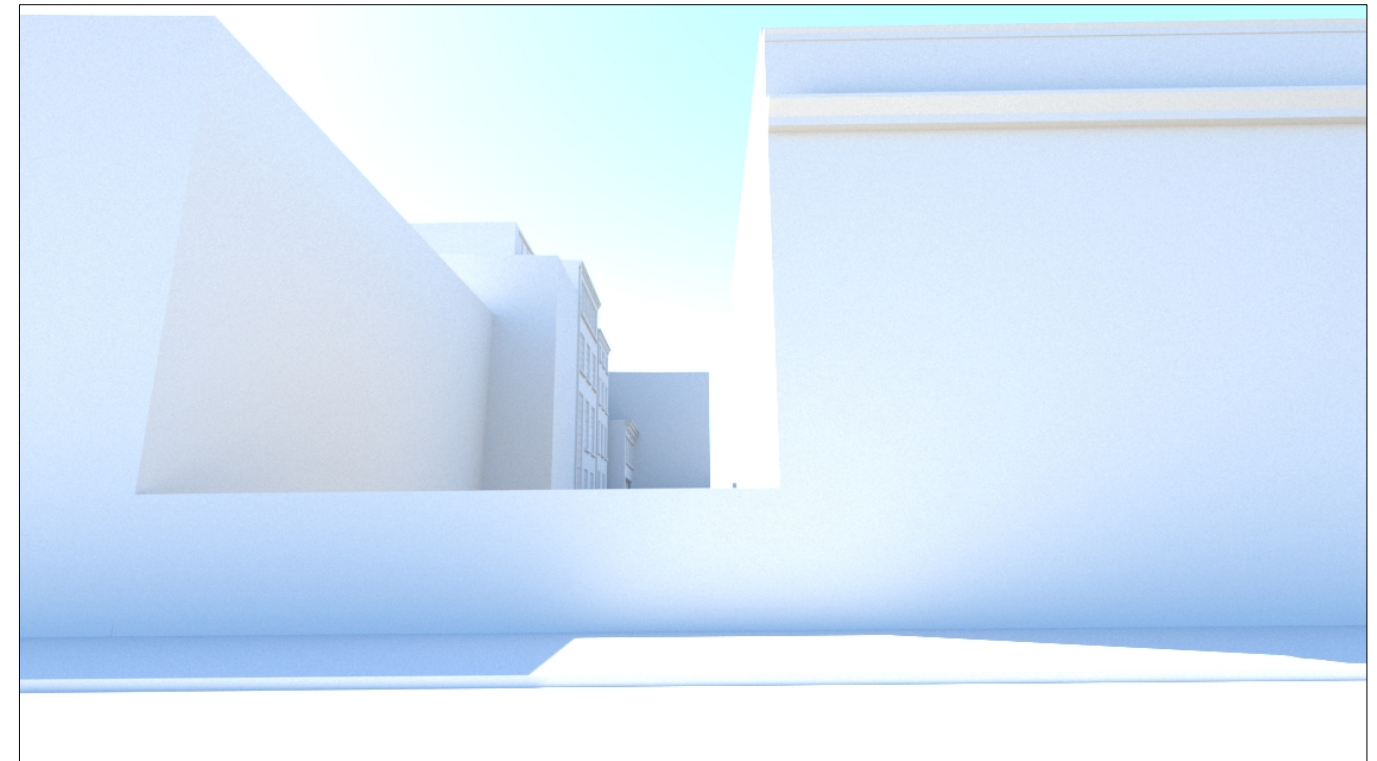
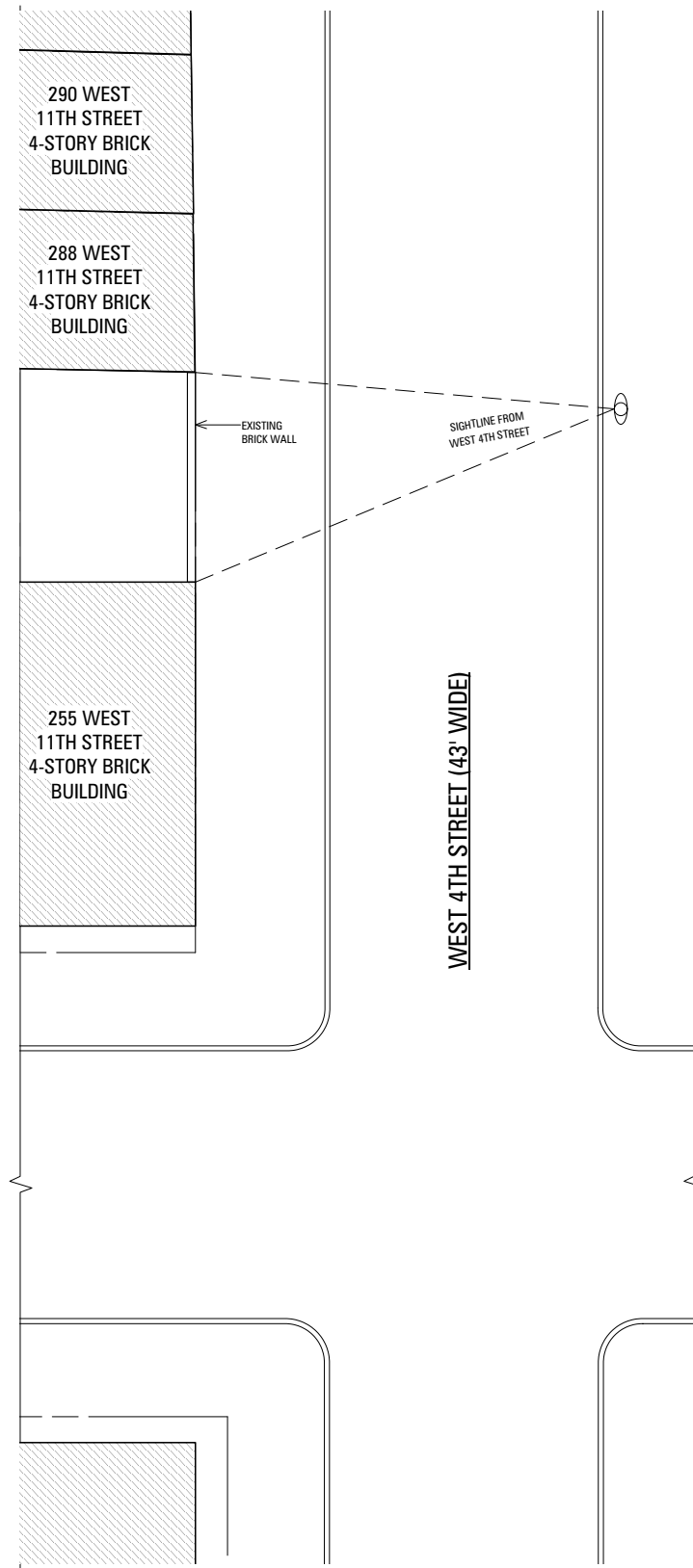
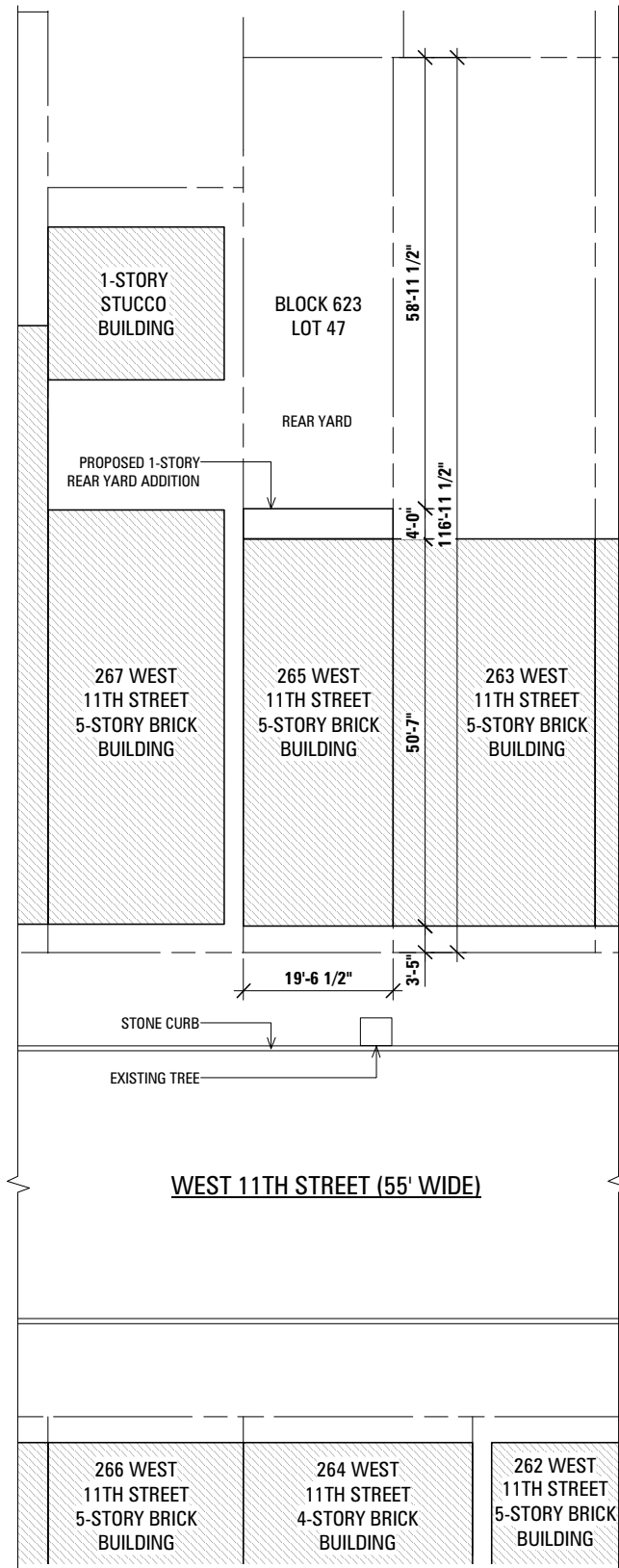


2. PROPOSED BALCONY ELEVATION

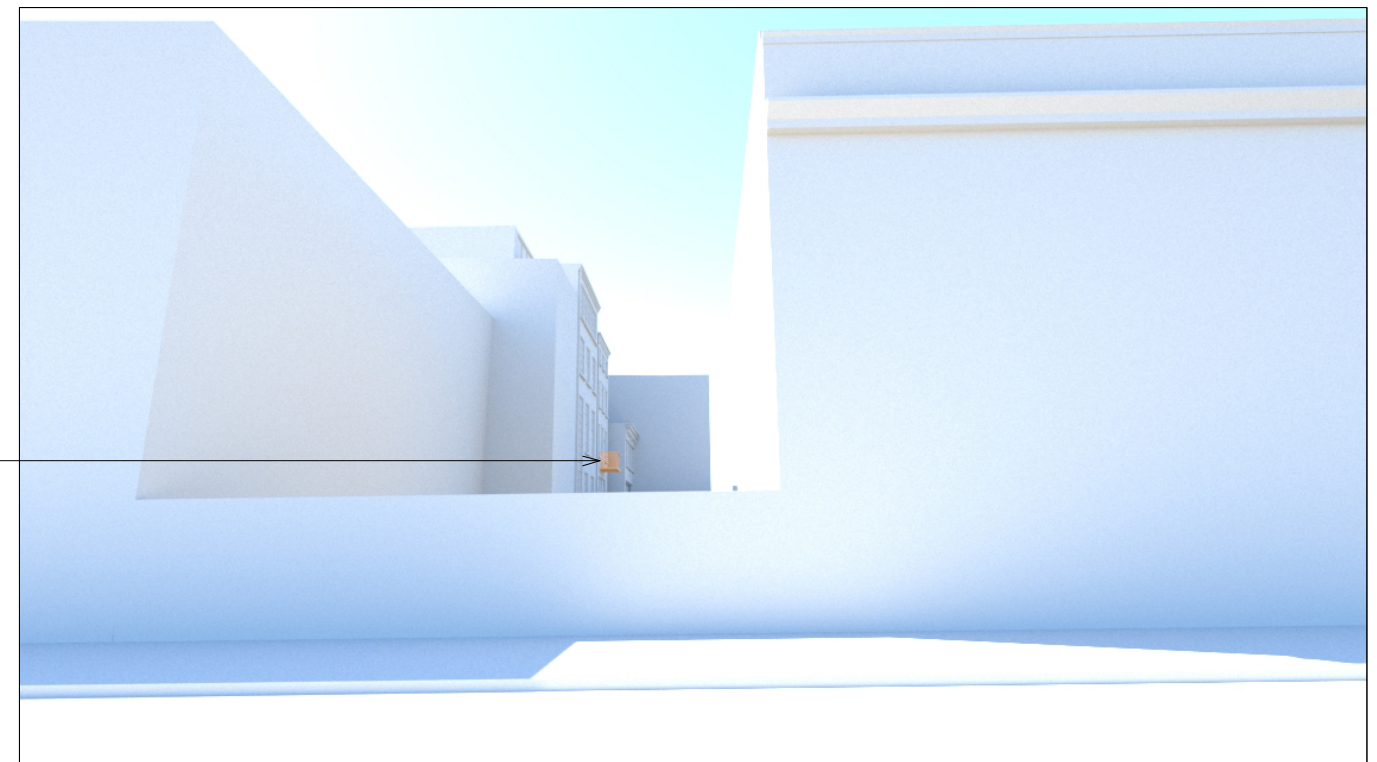


4. PROPOSED BALCONY RENDERING





2. RENDERING OF EXISTING REAR FACADE



3. RENDERING OF PROPOSED REAR FACADE

