



PROPOSED RENOVATION & ADDITION



SANBORN MAP, C. 1985.



EXISTING PHOTOGRAPH (2019)

21 GREENWICH AVENUE  
**RENOVATION AND ADDITION TO 21 GREENWICH AVE - CURRENT PROPOSAL**



February 13th, 2020





2019



21 GREENWICH AVENUE  
EXISTING SITE PHOTOS





533 HUDSON STREET



235 WEST 11TH STREET



9 BANK STREET



WEST 11TH ST. BETWEEN WAVERLY PLACE AND WEST 4TH ST.



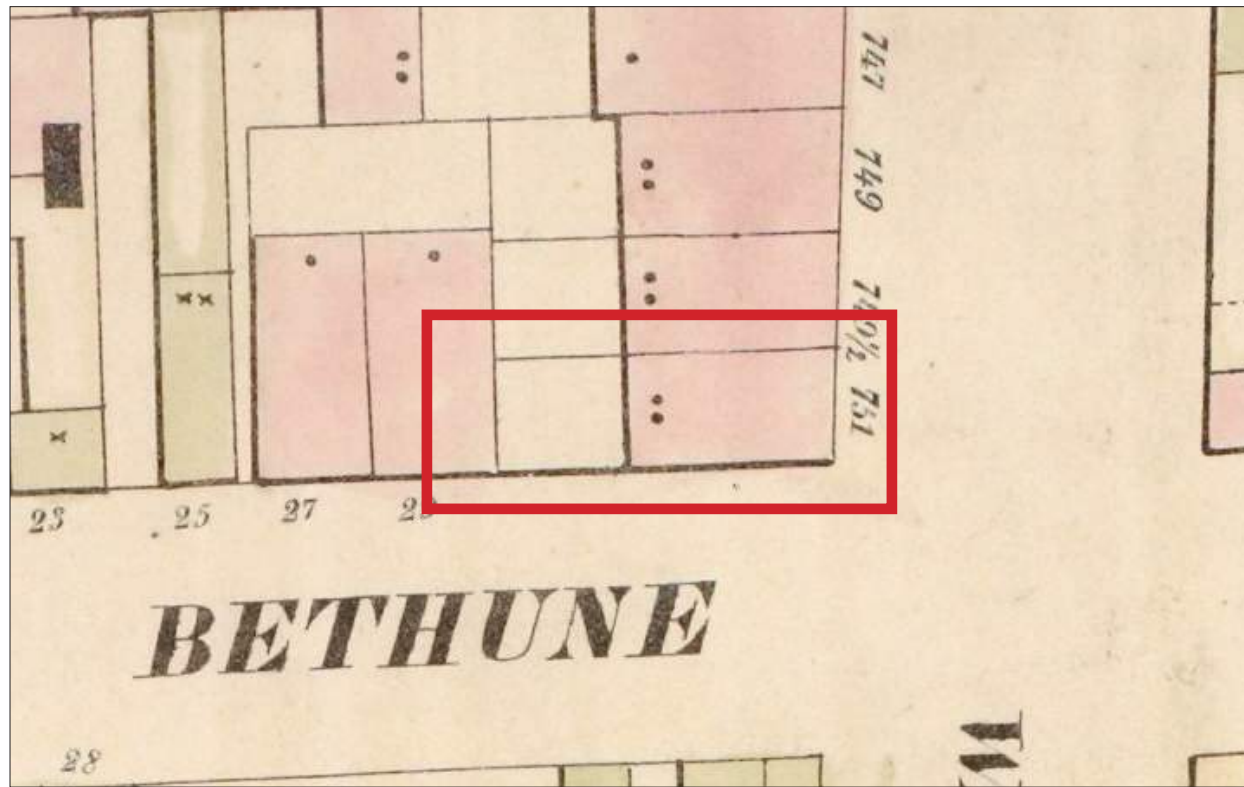
73-77 BEDFORD STREET

21 GREENWICH AVENUE  
**HISTORIC STUDIO ADDITIONS**

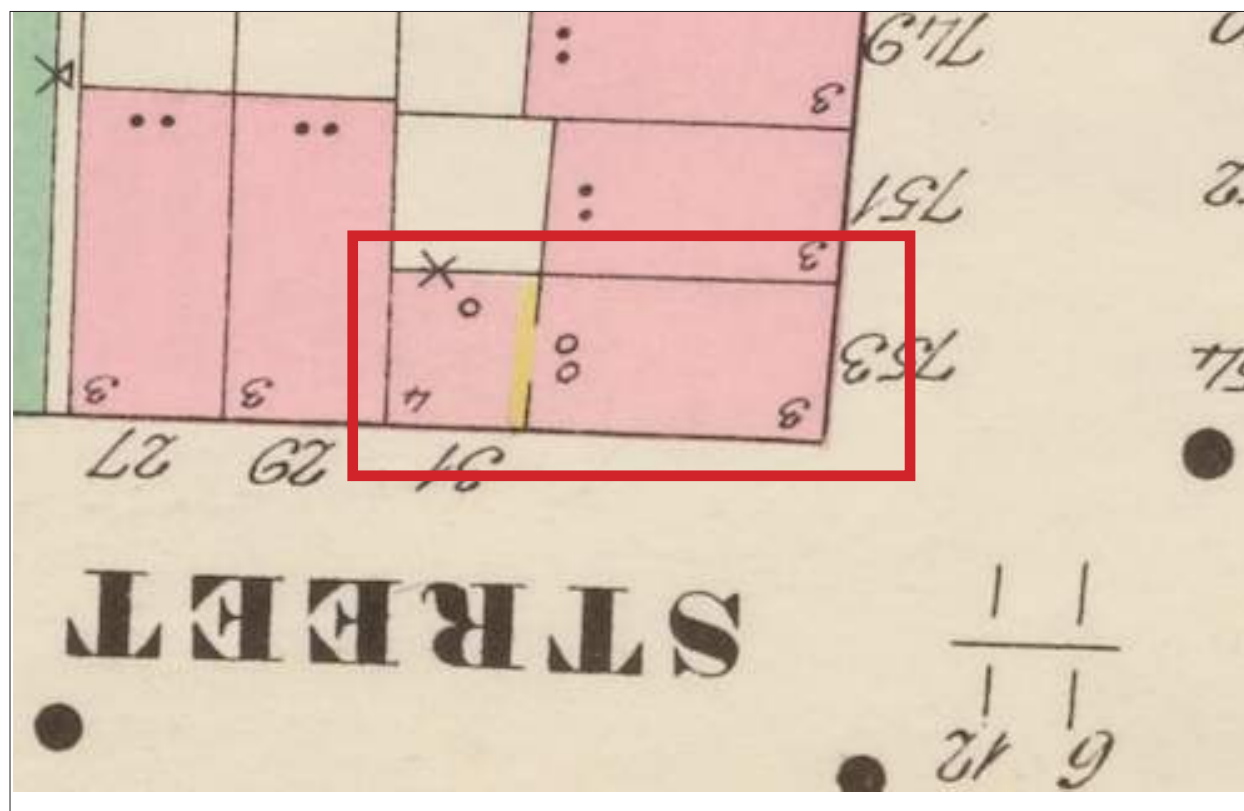


February 13th, 2020

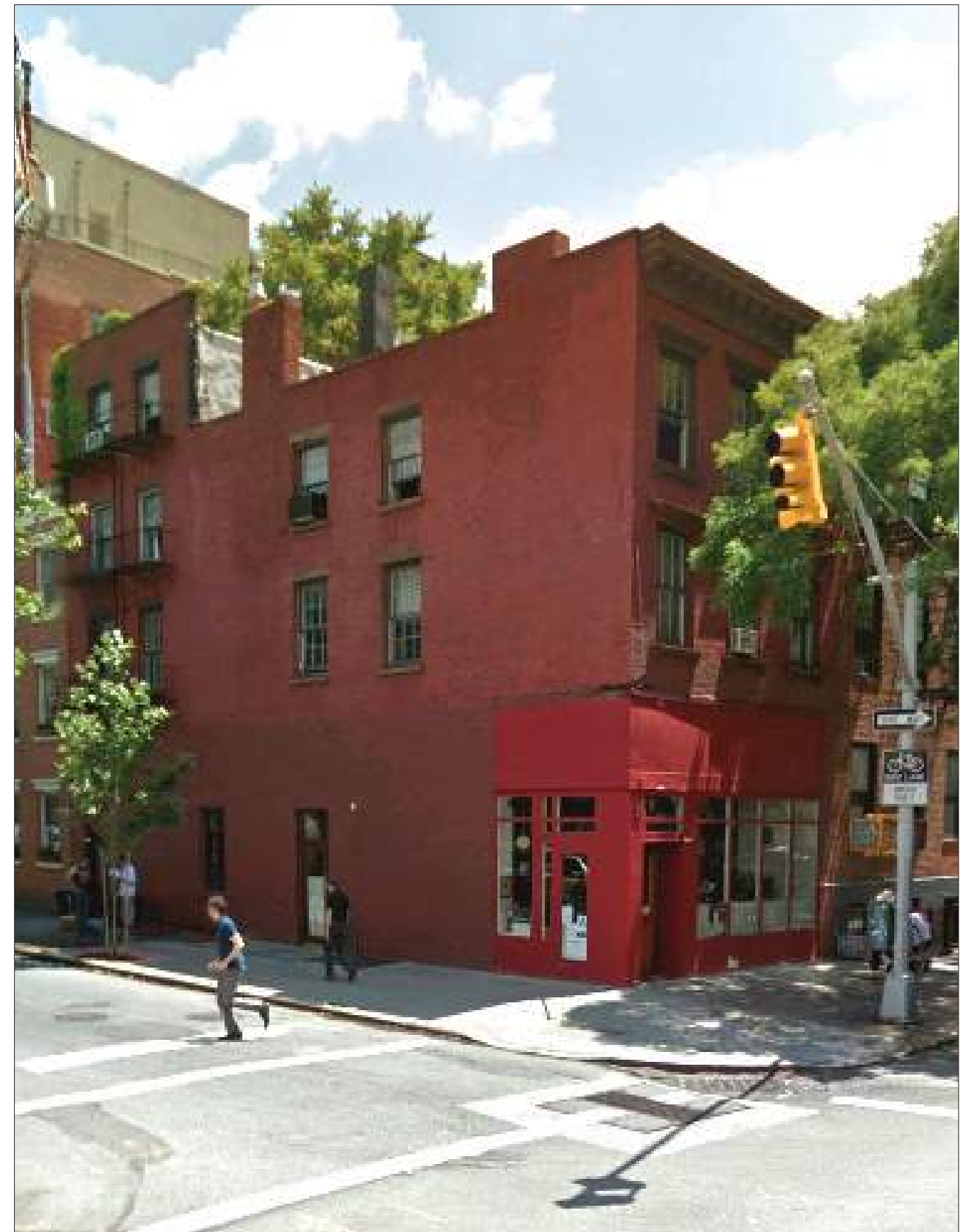




1854



1895



753 WASHINGTON STREET (AT BETHUNE ST)  
4 STORY ADDITION TO 3 STORY ORIGINAL

21 GREENWICH AVENUE  
CORNER BUILDING ADDITIONS



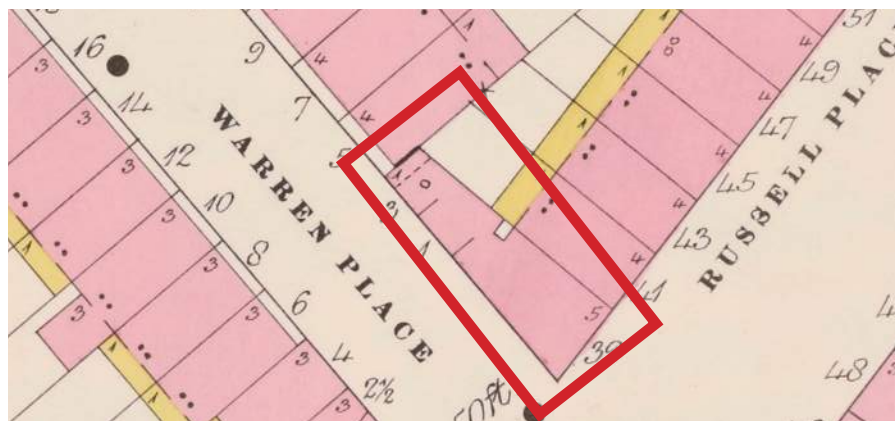


39 GREENWICH

PROJECT SITE:  
21 GREENWICH



1854



1895



39 GREENWICH AVENUE (AT CHARLES STREET)  
5 STORY ADDITION TO 5 STORY ORIGINAL

21 GREENWICH AVENUE  
CORNER BUILDING ADDITIONS





11 CHRISTOPHER STREET, LPC APPROVAL, 2002,



11 JANE STREET, LPC APPROVAL, 2017, DAVID CHIPPERFIELD



97 GREENWICH AVENUE, LPC APPROVAL, 2000,  
PLATT BYARD DOVELL ARCHITECTS



145 PERRY STREET, LPC APPROVAL, 2017,  
LEROY STREET STUDIO ARCHITECTURE

21 GREENWICH AVENUE  
**CONTEMPORARY INFILL BUILDINGS**



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21 GREENWICH AVENUE  
**RENOVATION AND ADDITION TO 21 GREENWICH AVE - PROPOSED 10.08.2019**

 **HIGGINS QUASEBARTH & PARTNERS, LLC**  
CONSULTANTS IN PRESERVATION AND REHABILITATION OF HISTORIC PROPERTIES

**BKSK**  
February 13th, 2020





21 GREENWICH AVENUE  
**RENOVATION AND ADDITION TO 21 GREENWICH AVE - CURRENT PROPOSAL**

 **HIGGINS QUASEBARTH & PARTNERS, LLC**  
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**BKSK**  
February 13th, 2020





W 10TH ST CONTIGUOUS ELEVATION (SOUTH)

21 GREENWICH AVENUE  
**SURROUNDING SCALE - PREVIOUS DESIGN, PUBLIC HEARING 10.08.2019**



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 February 13th, 2020





W 10TH ST CONTIGUOUS ELEVATION (SOUTH)

21 GREENWICH AVENUE  
**SURROUNDING SCALE - CURRENT PROPOSAL**







GREENWICH AVE CONTIGUOUS ELEVATION (WEST)





GREENWICH AVE CONTIGUOUS ELEVATION (WEST)

21 GREENWICH AVENUE  
**SURROUNDING SCALE - CURRENT PROPOSAL**

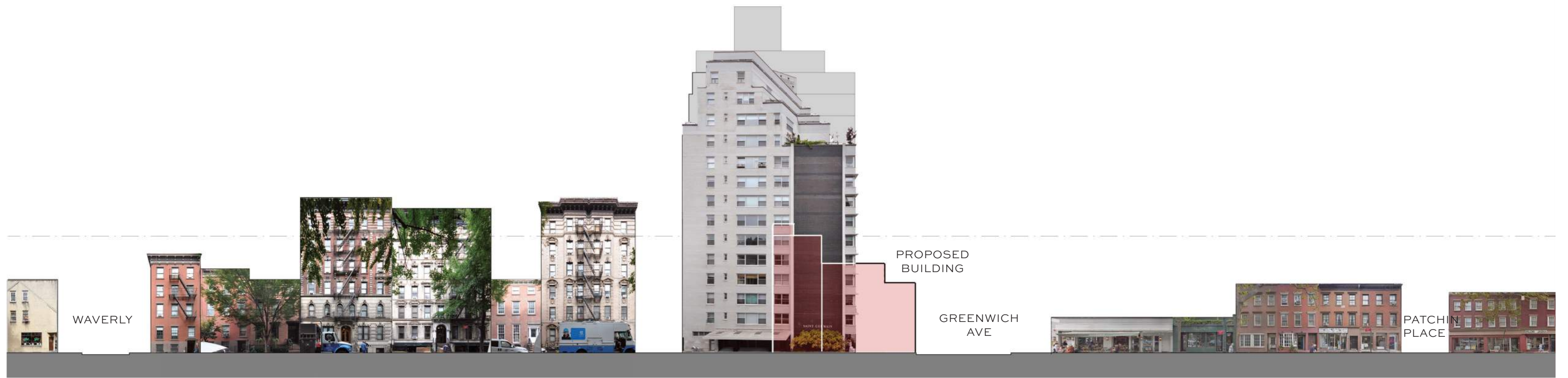


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CONSULTANTS IN PRESERVATION AND REHABILITATION OF HISTORIC PROPERTIES

**BKSK**

February 13th, 2020





W 10TH ST CONTIGUOUS ELEVATION (NORTH)

21 GREENWICH AVENUE  
**SURROUNDING SCALE - PREVIOUS DESIGN, PUBLIC HEARING 10.08.2019**

**- NO CHANGE**



**HIGGINS QUASEBARTH & PARTNERS, LLC**  
CONSULTANTS IN PRESERVATION AND REHABILITATION OF HISTORIC PROPERTIES

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February 13th, 2020





161 W 13TH ST



134 W 11TH ST



165 W 10TH ST

163 W 10TH ST



33 W 10TH ST



155 W 11TH ST



12 W 11TH ST



3-7 E 10TH ST



17 W 9TH ST

21 GREENWICH AVENUE  
DISTRICT PRECEDENT IMAGES





PREVIOUS DESIGN, PUBLIC HEARING 10.08.2019



CURRENT PROPOSED RENOVATION & ADDITION



EXISTING PHOTOGRAPH (2019)



EXISTING PHOTOGRAPH (2019)

21 GREENWICH AVENUE  
**DESIGN INTENT - PREVIOUS DESIGN, PUBLIC HEARING 10.08.2019**



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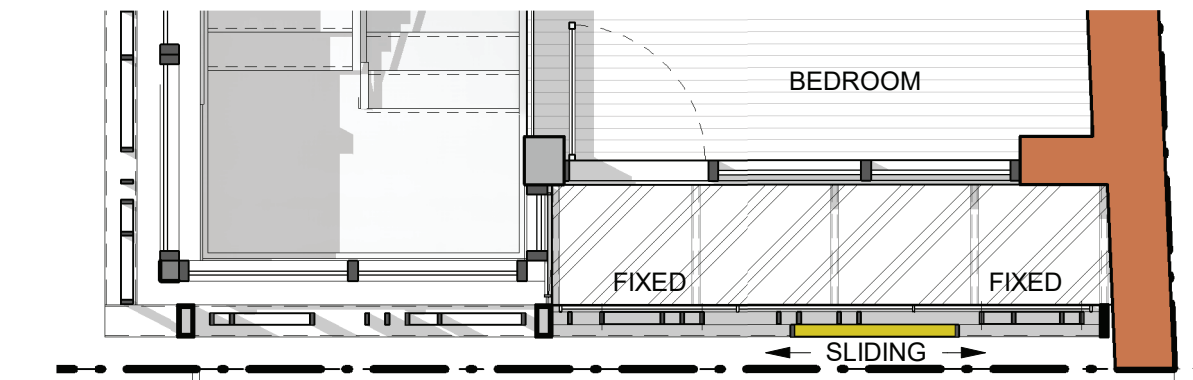




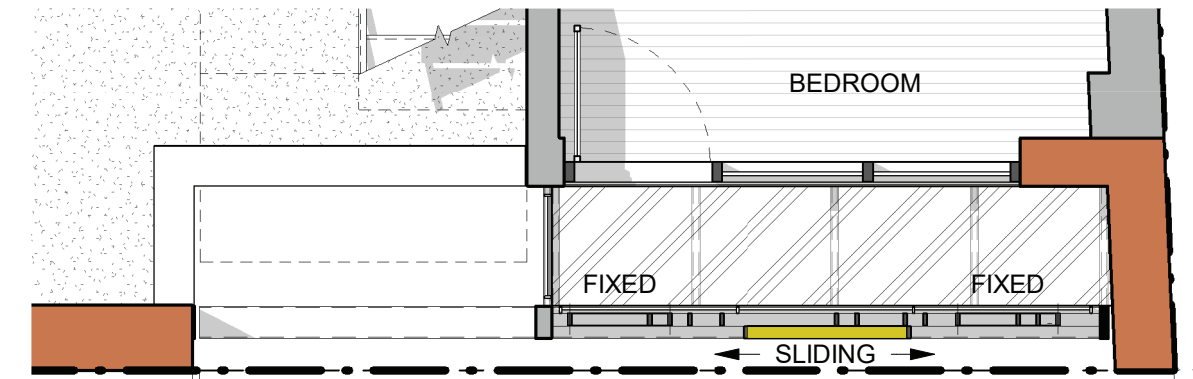
EXISTING WEST 10TH STREET FACADE  
(2019)



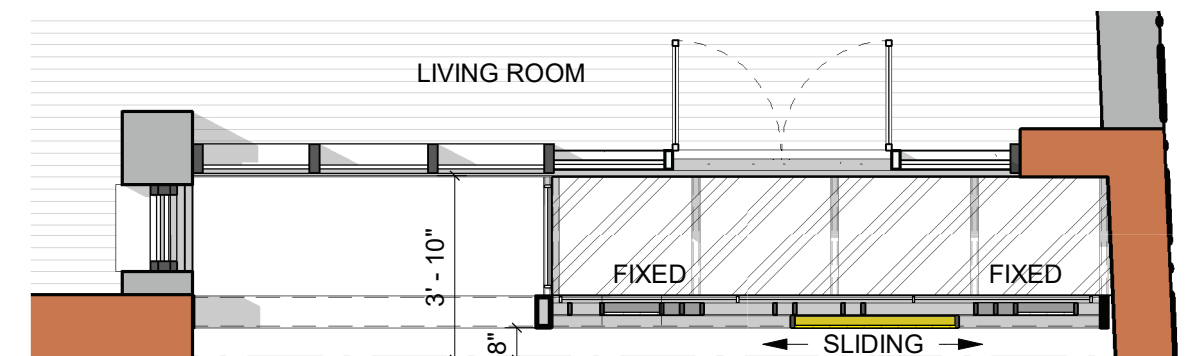
PROPOSED WEST 10TH STREET FACADE



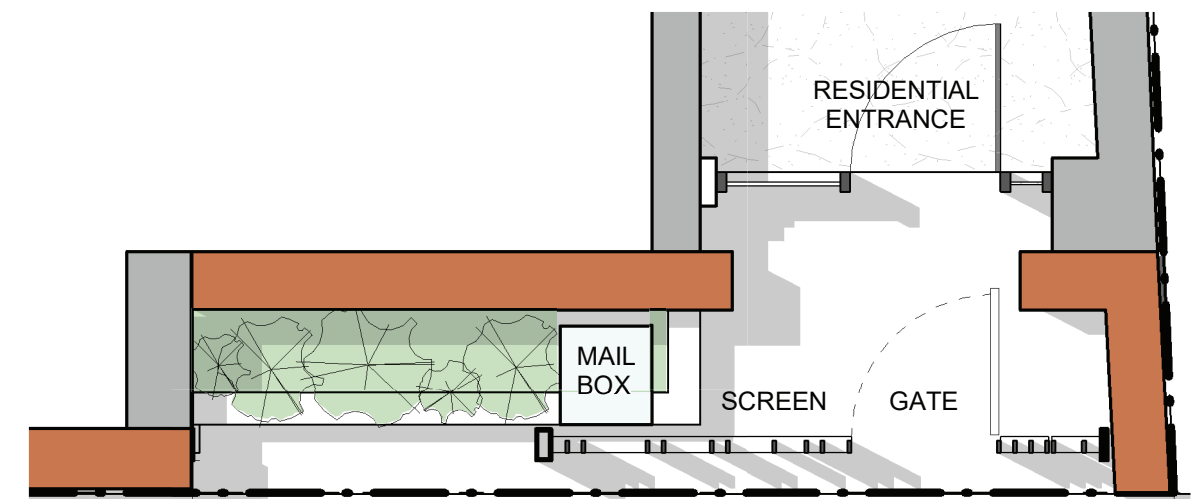
PLAN AT 5TH FLOOR INFILL SCREEN FACADE



PLAN AT 4TH FLOOR INFILL SCREEN FACADE



PLAN AT 2ND & 3RD FLOOR INFILL SCREEN FACADE



PLAN AT FIRST FLOOR INFILL SCREEN FACADE

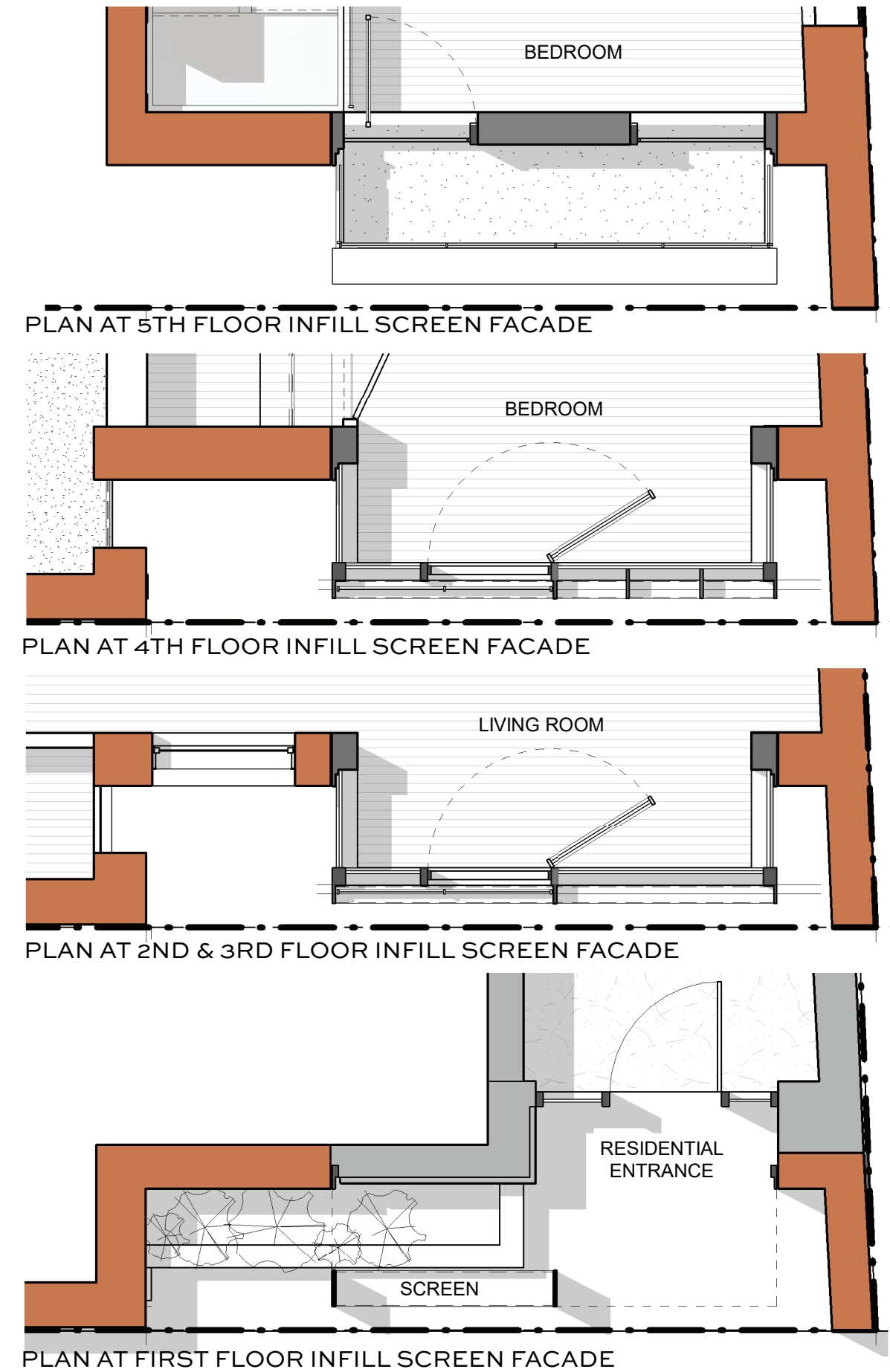




EXISTING WEST 10TH STREET FACADE  
(2019)

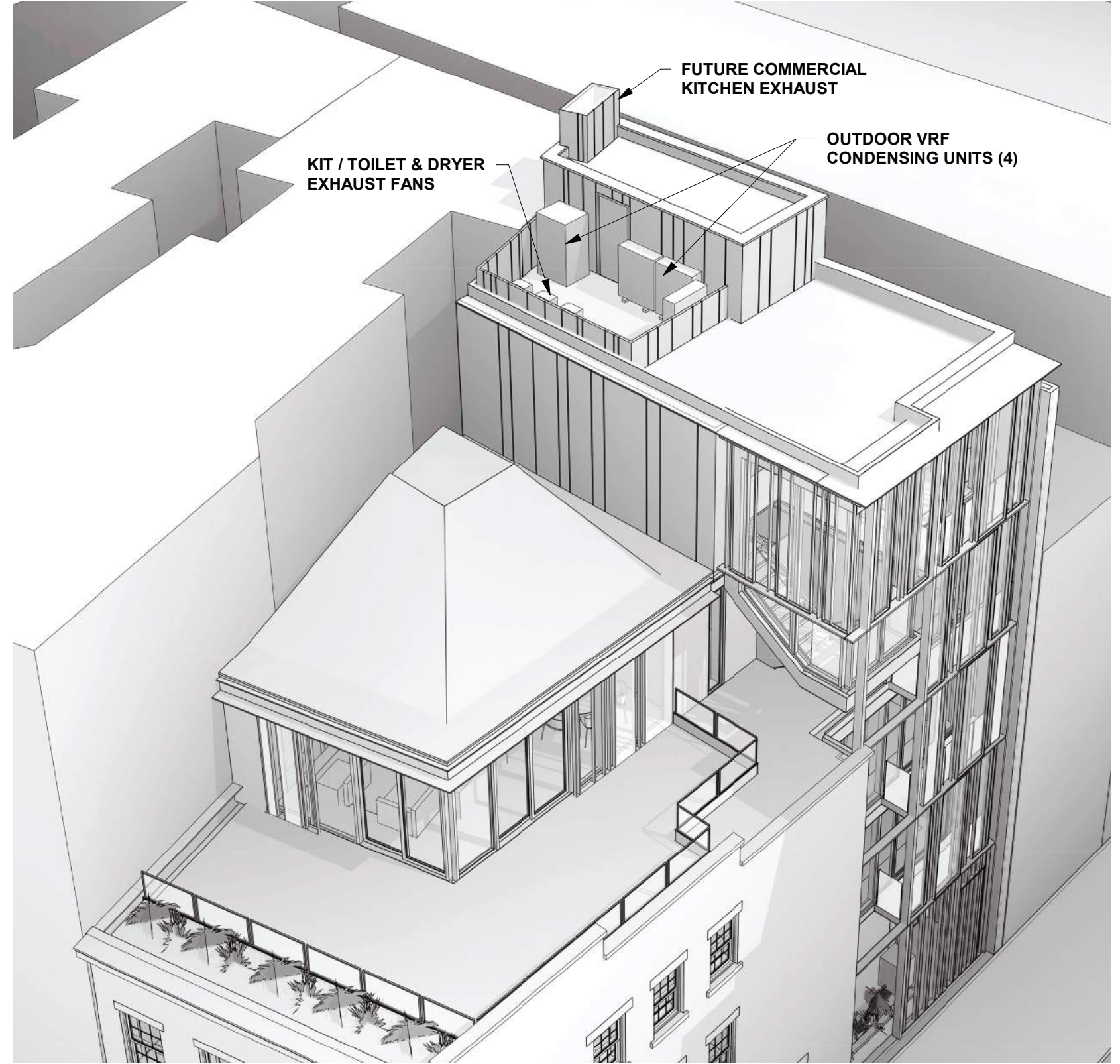


PROPOSED WEST 10TH STREET FACADE

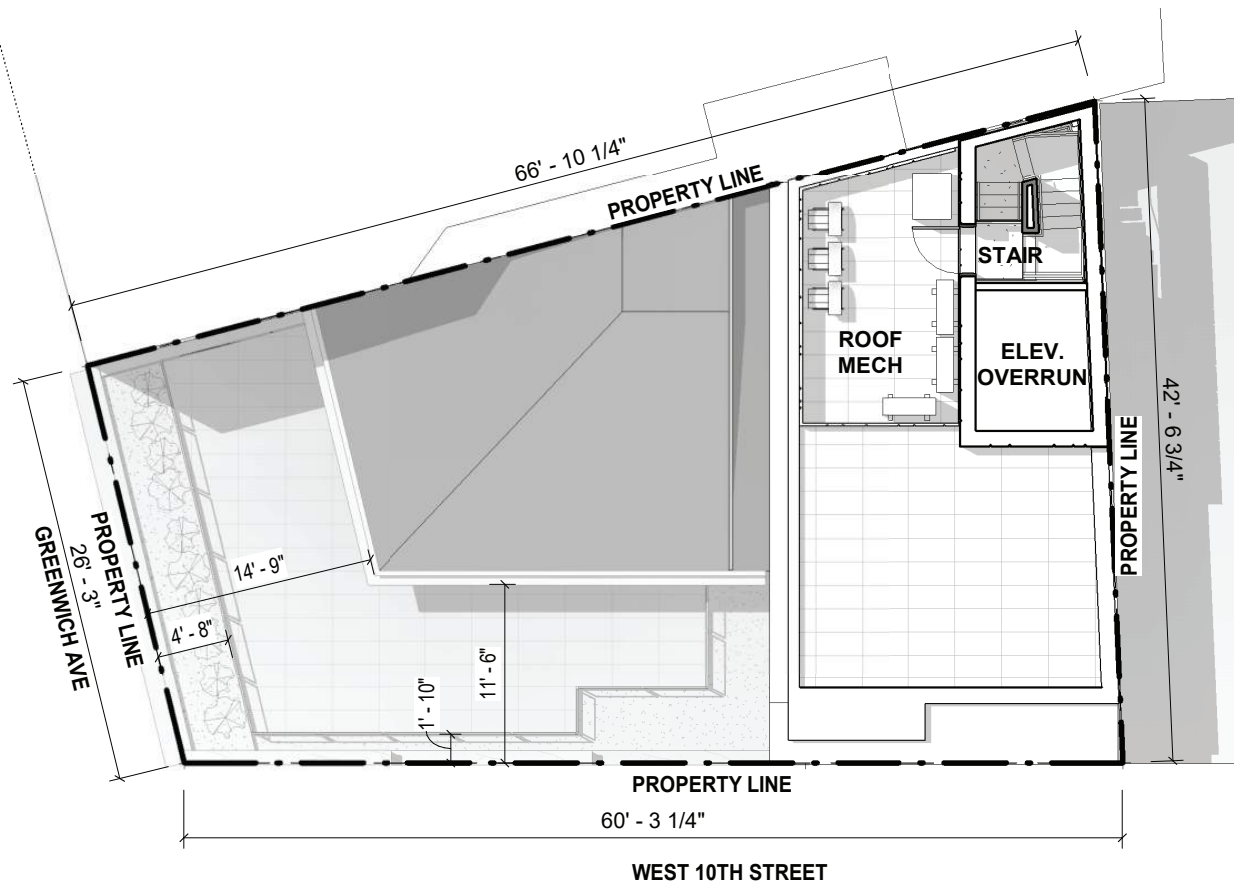


21 GREENWICH AVENUE  
INFILL FACADE - **CURRENT PROPOSAL**

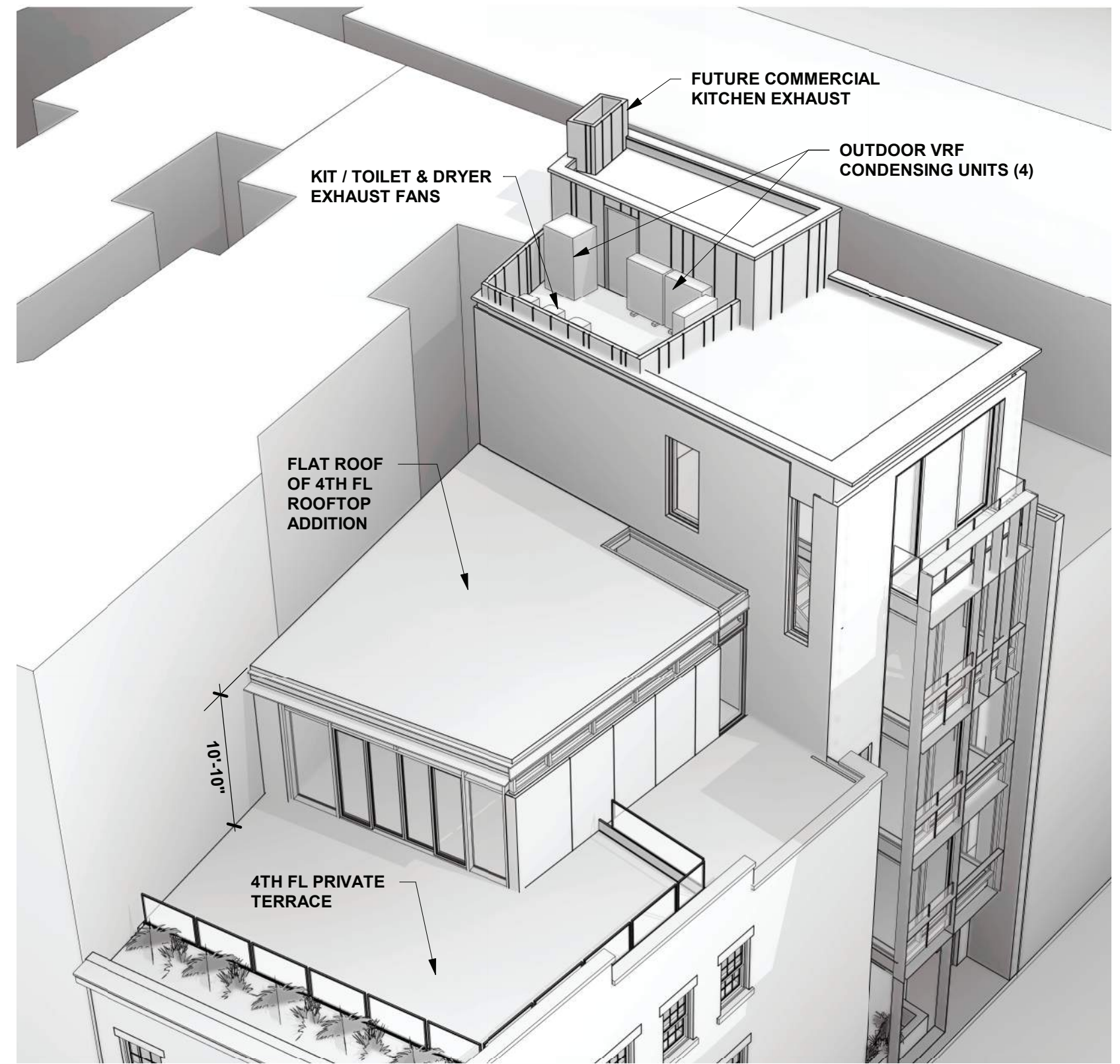




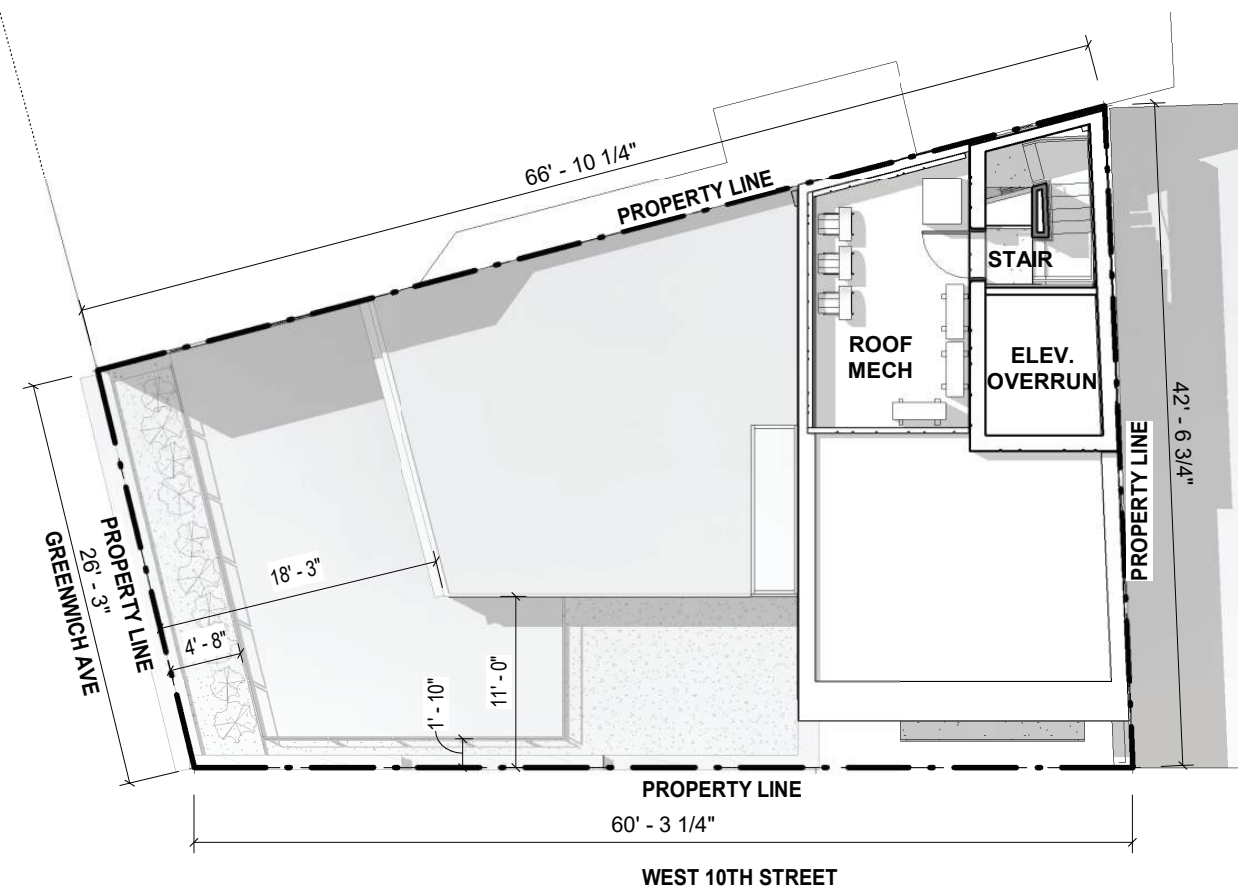
BIRDSEYE VIEW OF LOWER MECHANICAL ROOF AREA







BIRDSEYE VIEW OF LOWER MECHANICAL ROOF AREA



21 GREENWICH AVENUE  
**ROOFTOP ADDITION - CURRENT PROPOSAL**





NEW BRICK TO MATCH EXISTING



EXISTING GRANITE PIERS TO BE RESTORED TO ORIGINAL COLOR



ACID-ETCHED SCREEN & RAILING GLASS (GL-1)



PAINTED METAL (M-1)



CEMENT BOARD







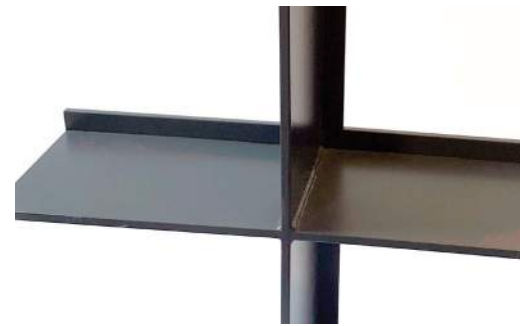
NEW DARKER BRICK



EXISTING GRANITE PIERS TO BE RESTORED TO ORIGINAL COLOR



ACID-ETCHED RAILING GLASS (GL-1)



PAINTED METAL (M-1)



COPPER CLADDING @ ROOFTOP ADDITION



CEMENT BOARD



21 GREENWICH AVENUE  
**INFILL FACADE & MATERIALITY - CURRENT PROPOSAL**





STREET VIEW FROM SOUTH ON GREENWICH AVE



STREET VIEW FROM GREENWICH AVE UP WEST 10TH



VIEW FROM CORNER OF GREENWICH AVE & W 10TH ST



STREET VIEW FROM WEST 10TH STREET

21 GREENWICH AVENUE  
**VIEWS - PREVIOUS DESIGN, PUBLIC HEARING 10.08.2019**



**HIGGINS QUASEBARTH & PARTNERS, LLC**  
CONSULTANTS IN PRESERVATION AND REHABILITATION OF HISTORIC PROPERTIES

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February 13th, 2020





STREET VIEW FROM SOUTH ON GREENWICH AVE



STREET VIEW FROM GREENWICH AVE UP WEST 10TH



VIEW FROM CORNER OF GREENWICH AVE & W 10TH ST



STREET VIEW FROM WEST 10TH STREET

21 GREENWICH AVENUE  
**VIEWS - CURRENT PROPOSAL**



HIGGINS QUASEBARTH & PARTNERS, LLC  
CONSULTANTS IN PRESERVATION AND REHABILITATION OF HISTORIC PROPERTIES

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February 13th, 2020

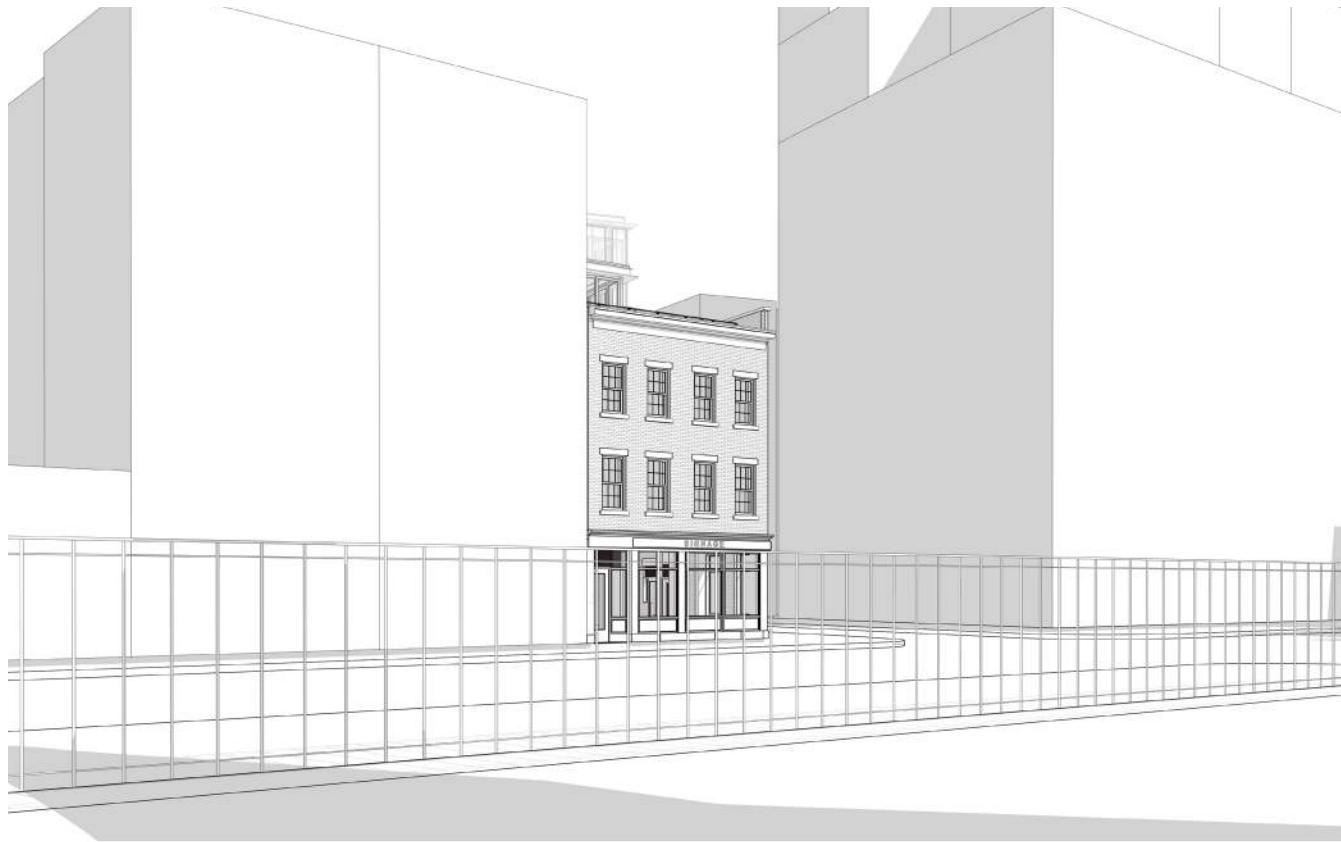




VIEW LOOKING NORTH ON GREENWICH AVENUE



VIEW LOOKING NORTH ON GREENWICH AVENUE - NO CHANGE



VIEW LOOKING WEST FROM JEFFERSON MARKET - PREVIOUS PROPOSAL



VIEW LOOKING WEST FROM JEFFERSON MARKET - **CURRENT PROPOSAL**

21 GREENWICH AVENUE  
**VIEWS FROM SOUTH ON GREENWICH AVE & JEFFERSON MARKET GARDEN**



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VIEW LOOKING WEST ON WEST 10TH STREET



VIEW LOOKING WEST ON WEST 10TH STREET - PREVIOUS PROPOSAL



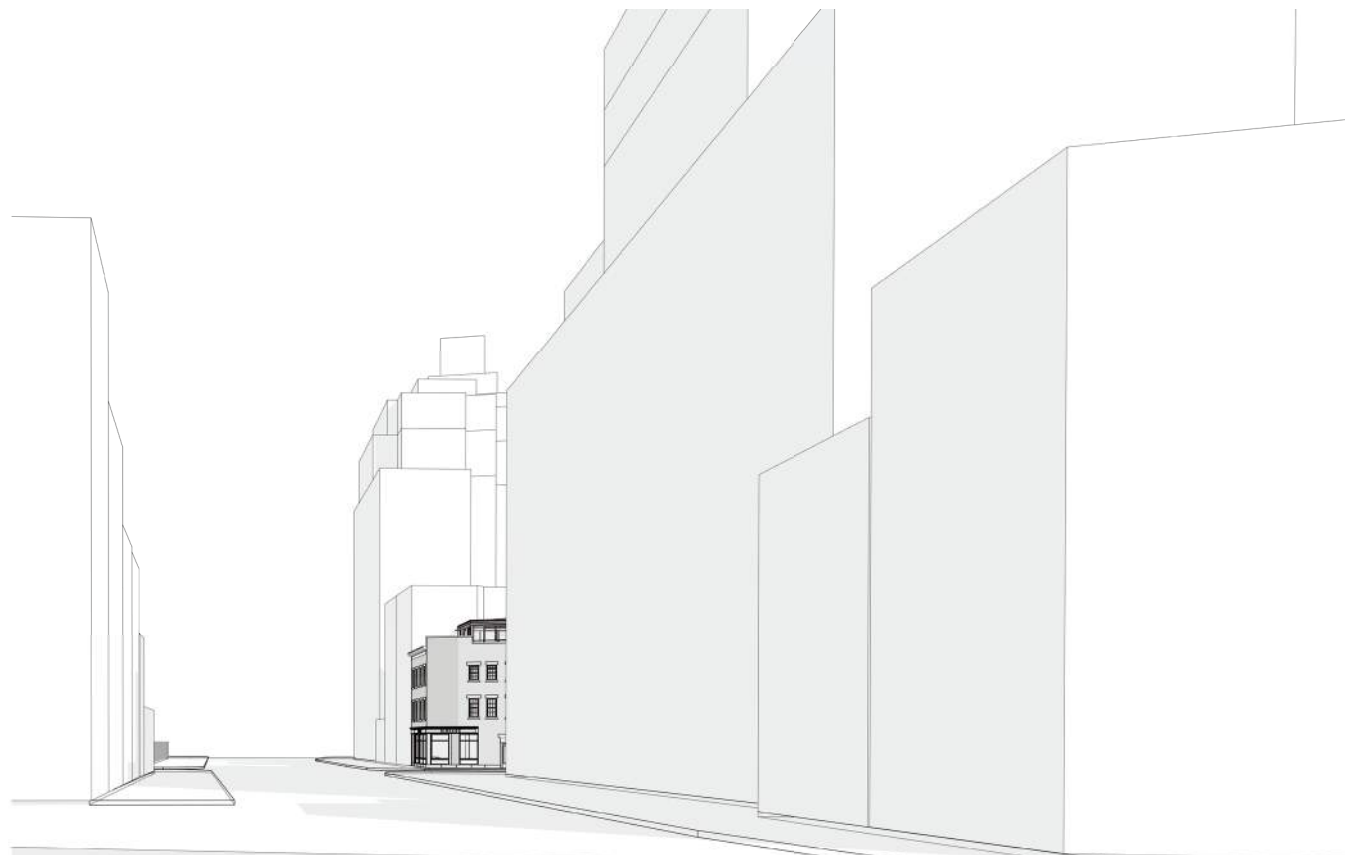
VIEW LOOKING WEST ON WEST 10TH STREET - CURRENT PROPOSAL

21 GREENWICH AVENUE  
 VIEW FROM EAST ON WEST 10TH ST - PROPOSED HEARING 10.08.2019

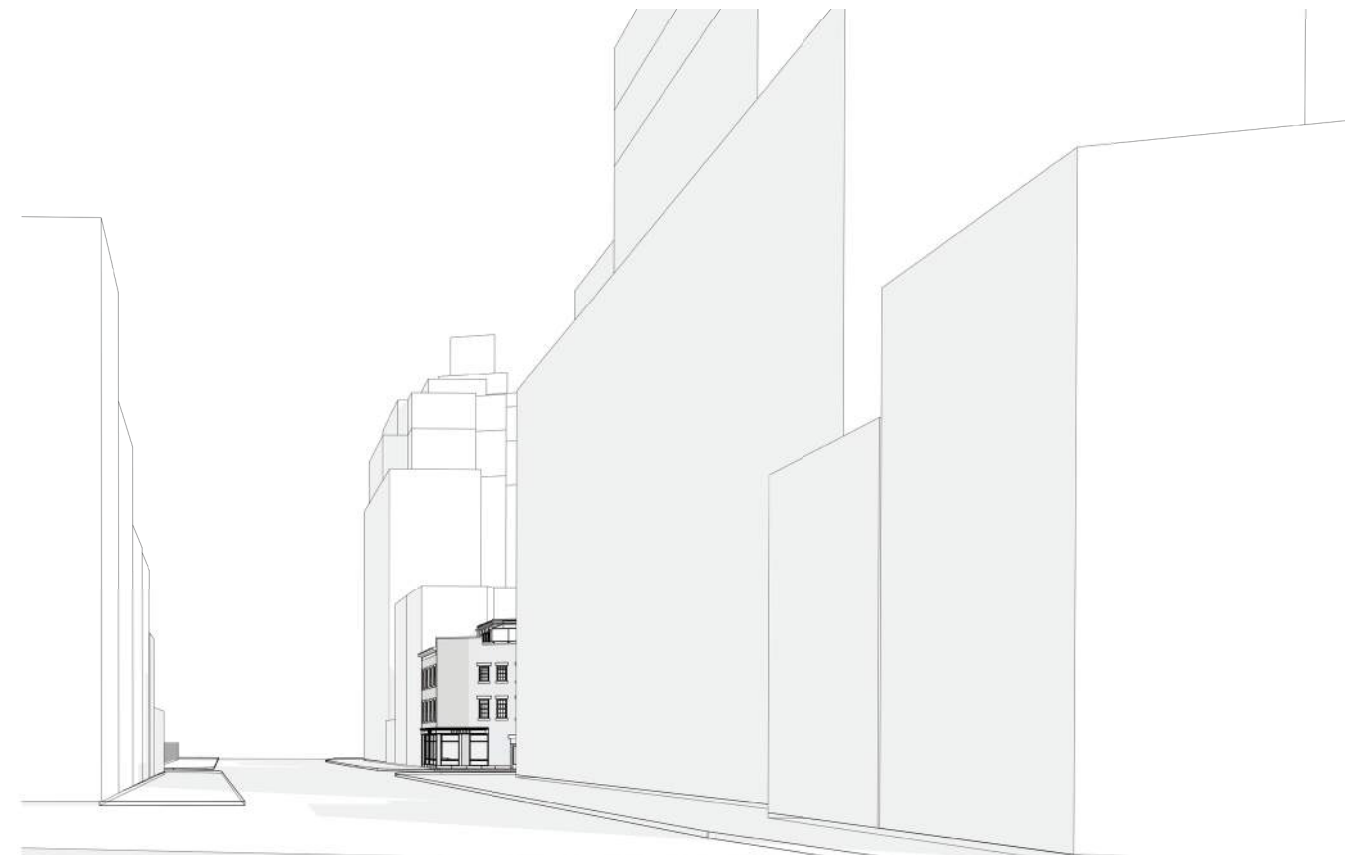




VIEW LOOKING SOUTH ON GREENWICH AVENUE



VIEW LOOKING SOUTH ON GREENWICH AVENUE - PREVIOUS PROPOSAL



VIEW LOOKING SOUTH ON GREENWICH AVENUE - **CURRENT PROPOSAL**

21 GREENWICH AVENUE  
**VIEW FROM NORTH ON GREENWICH AVE**



**HIGGINS QUASEBARTH & PARTNERS, LLC**  
CONSULTANTS IN PRESERVATION AND REHABILITATION OF HISTORIC PROPERTIES

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February 13th, 2020





PREVIOUS PROPOSAL



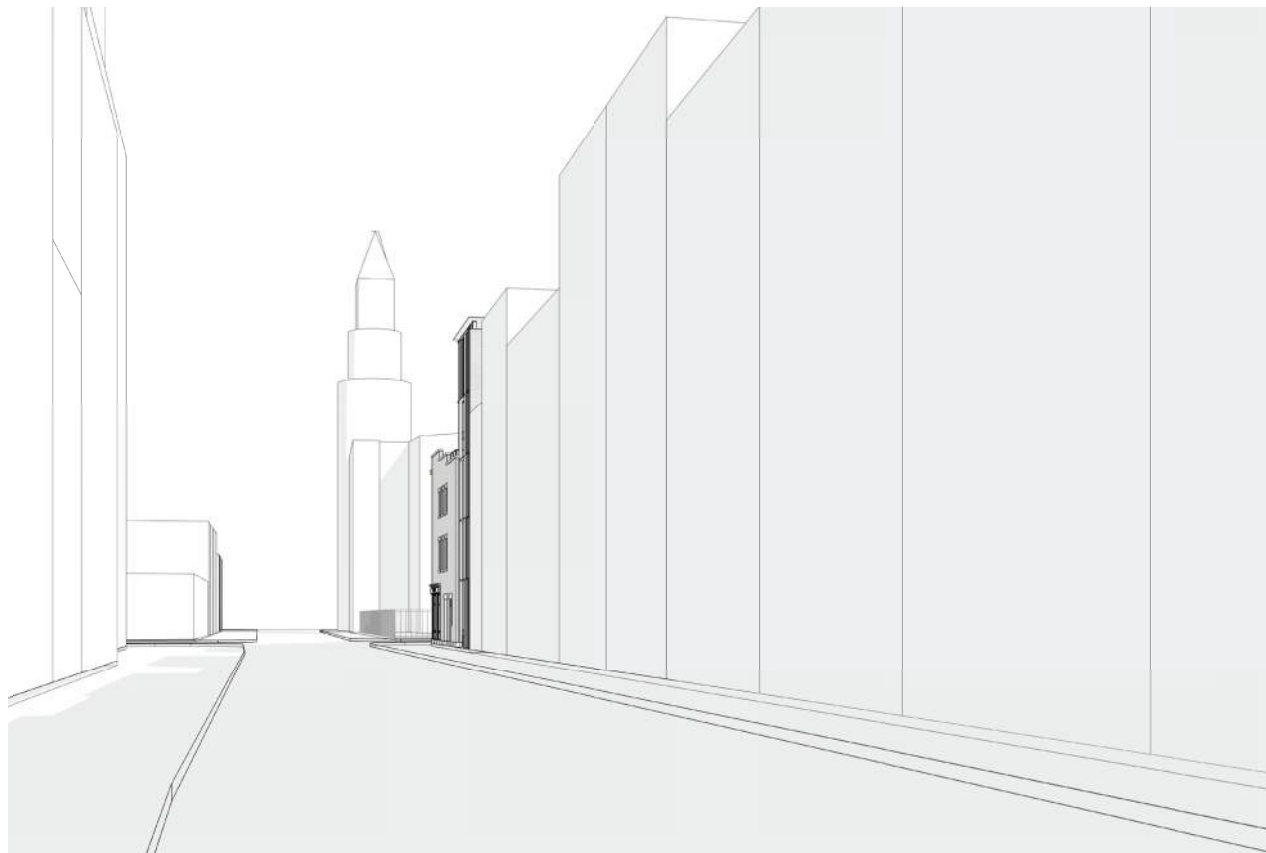
CURRENT PROPOSAL

21 GREENWICH AVENUE  
VIEW FROM INTERSECTION OF GREENWICH AVE & W 10TH





VIEW LOOKING EAST ON WEST 10TH STREET



VIEW LOOKING EAST ON WEST 10TH STREET - PREVIOUS PROPOSAL



VIEW LOOKING EAST ON WEST 10TH STREET - **CURRENT PROPOSED**

21 GREENWICH AVENUE  
**VIEW FROM WEST ON WEST 10TH ST**





PREVIOUS PROPOSAL



CURRENT PROPOSAL

21 GREENWICH AVENUE  
**RENOVATION AND ADDITION TO 21 GREENWICH AVE**



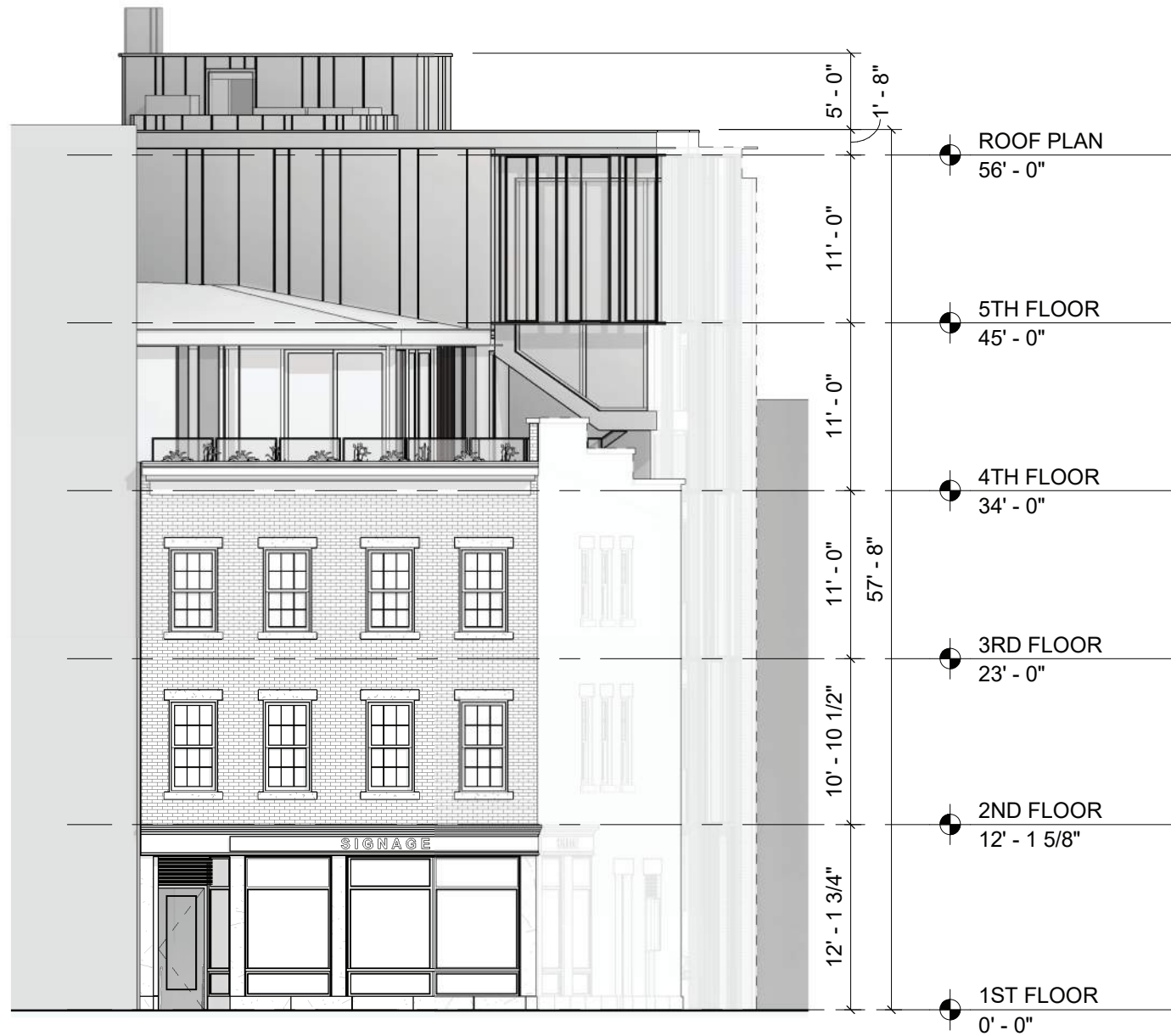


21 GREENWICH AVENUE  
**RENOVATION AND ADDITION TO 21 GREENWICH AVE - CURRENT PROPOSAL**

 HIGGINS QUASEBARTH & PARTNERS, LLC  
CONSULTANTS IN PRESERVATION AND REHABILITATION OF HISTORIC PROPERTIES

**BKSK**  
February 13th, 2020



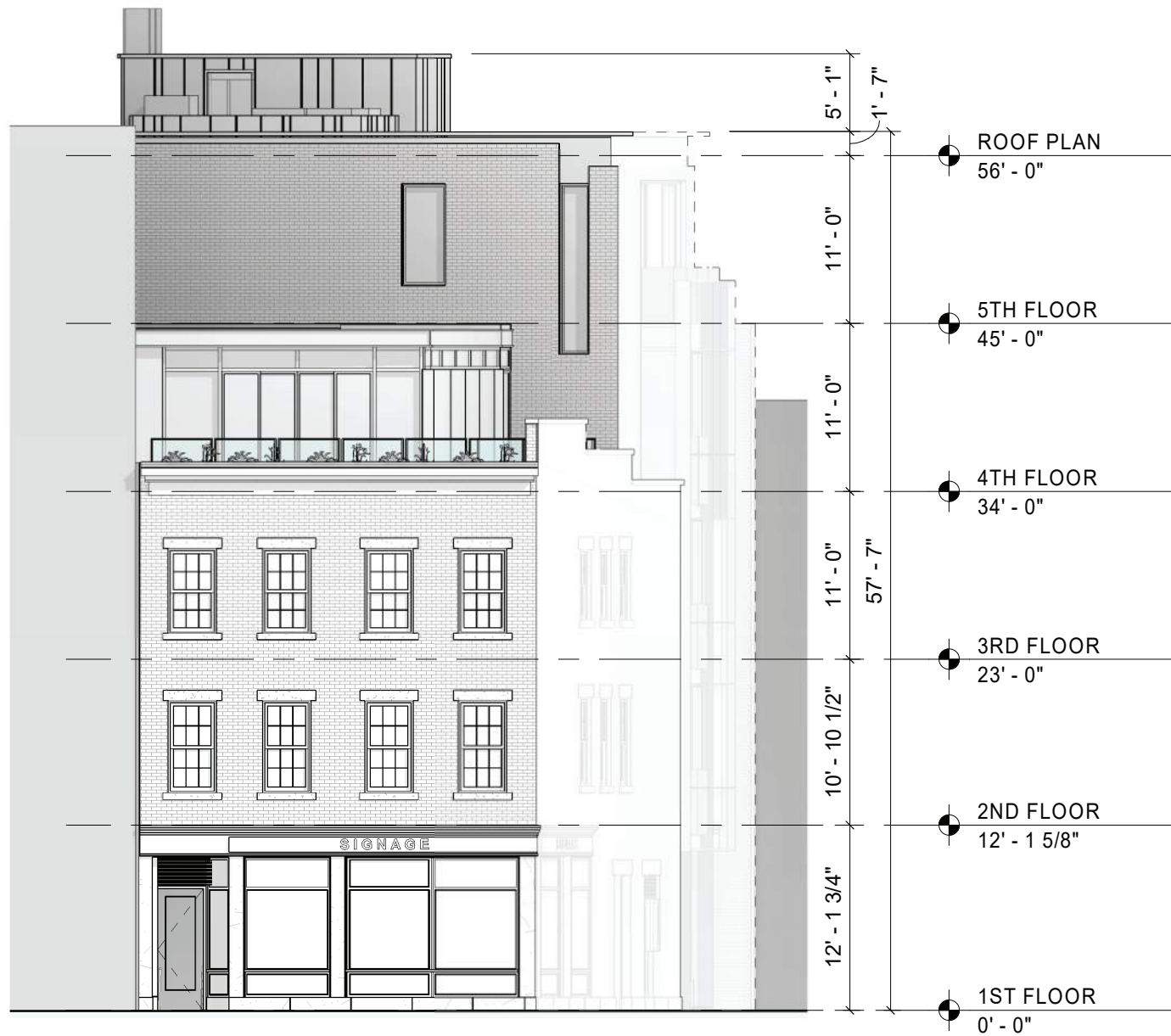


① EAST ELEVATION - GREENWICH AVENUE  
3/32" = 1'-0"



② NORTH ELEVATION - WEST 10TH STREET  
3/32" = 1'-0"



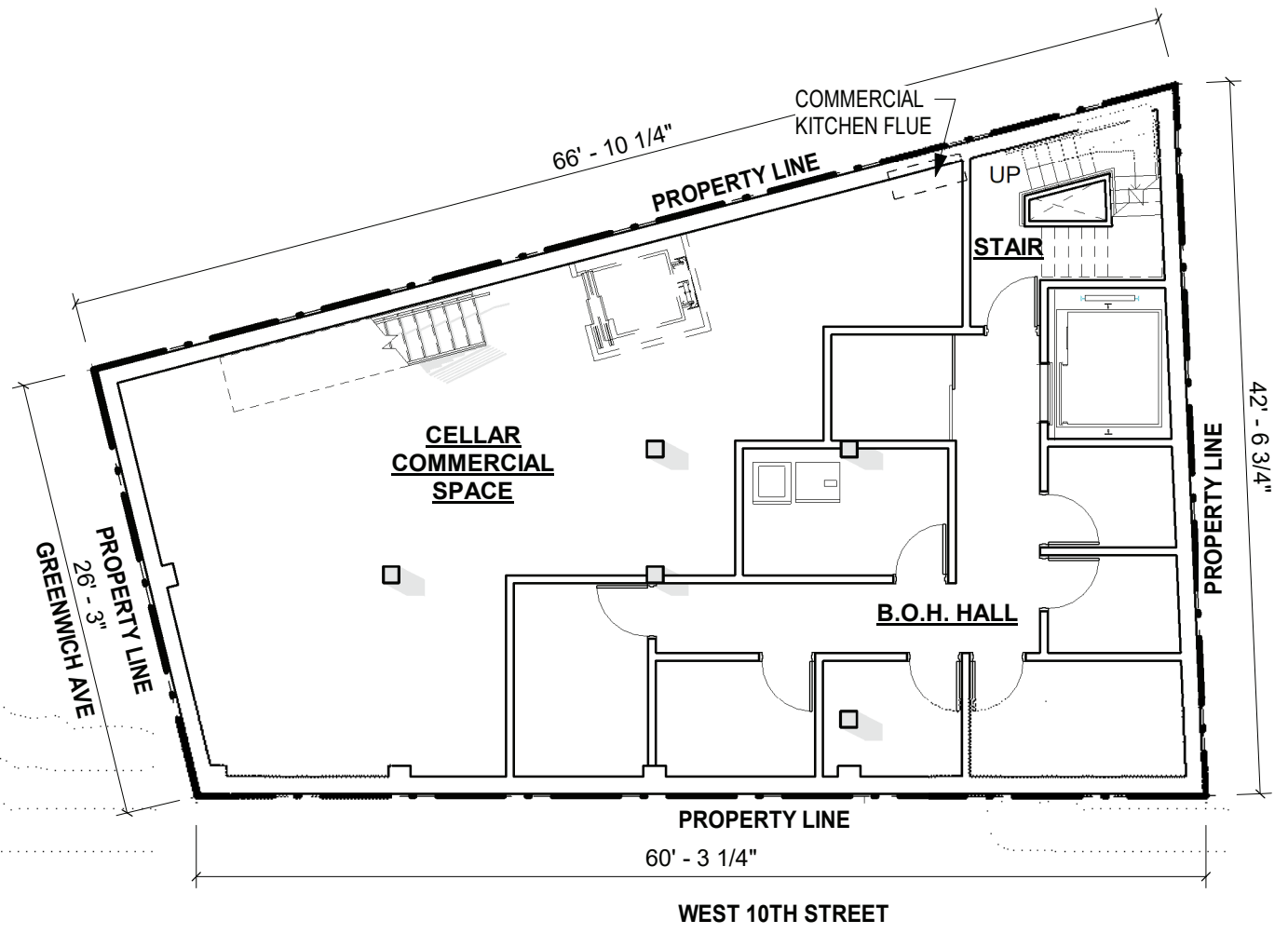


① EAST ELEVATION - GREENWICH AVENUE  
3/32" = 1'-0"

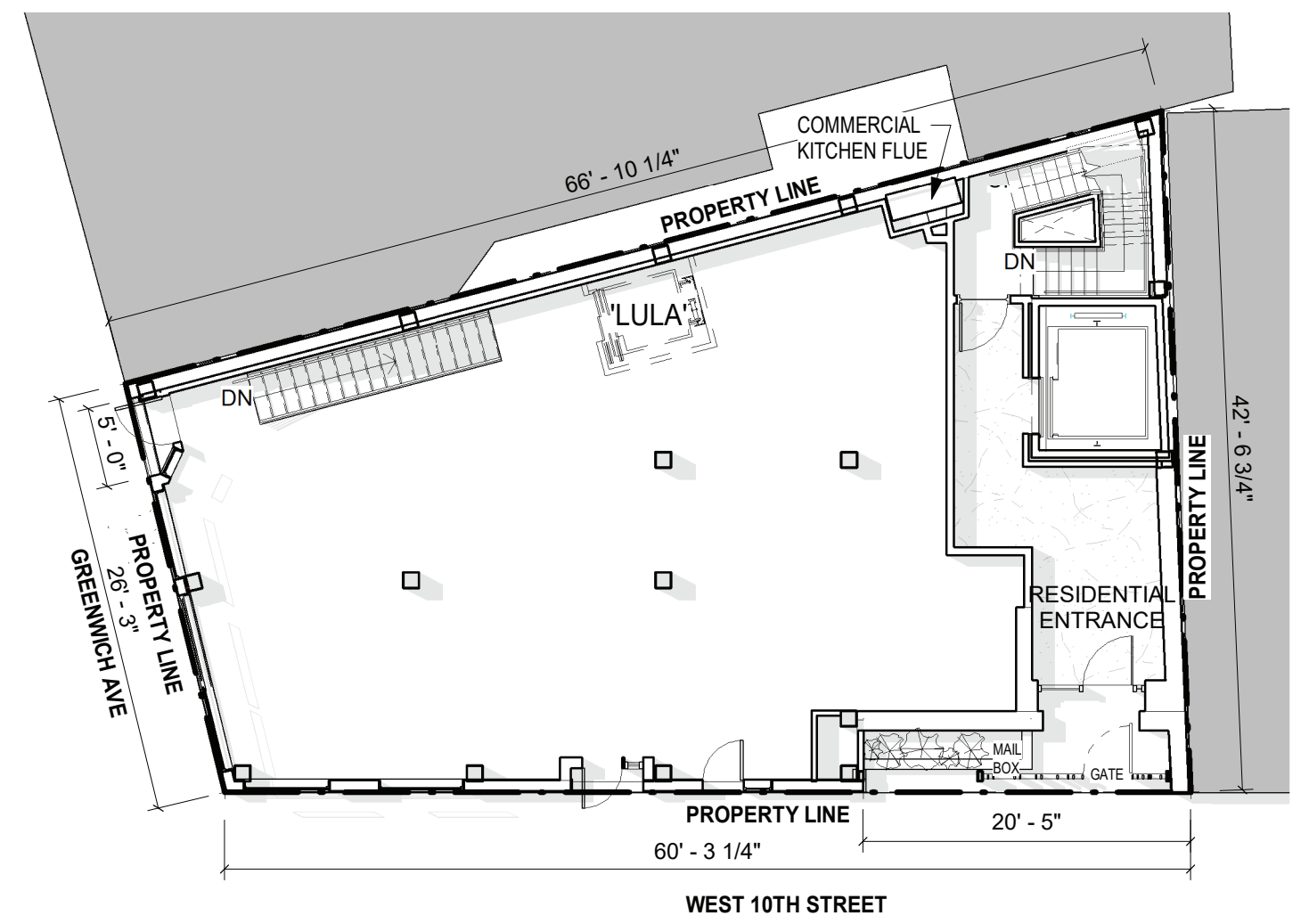


② NORTH ELEVATION - WEST 10TH STREET  
3/32" = 1'-0"



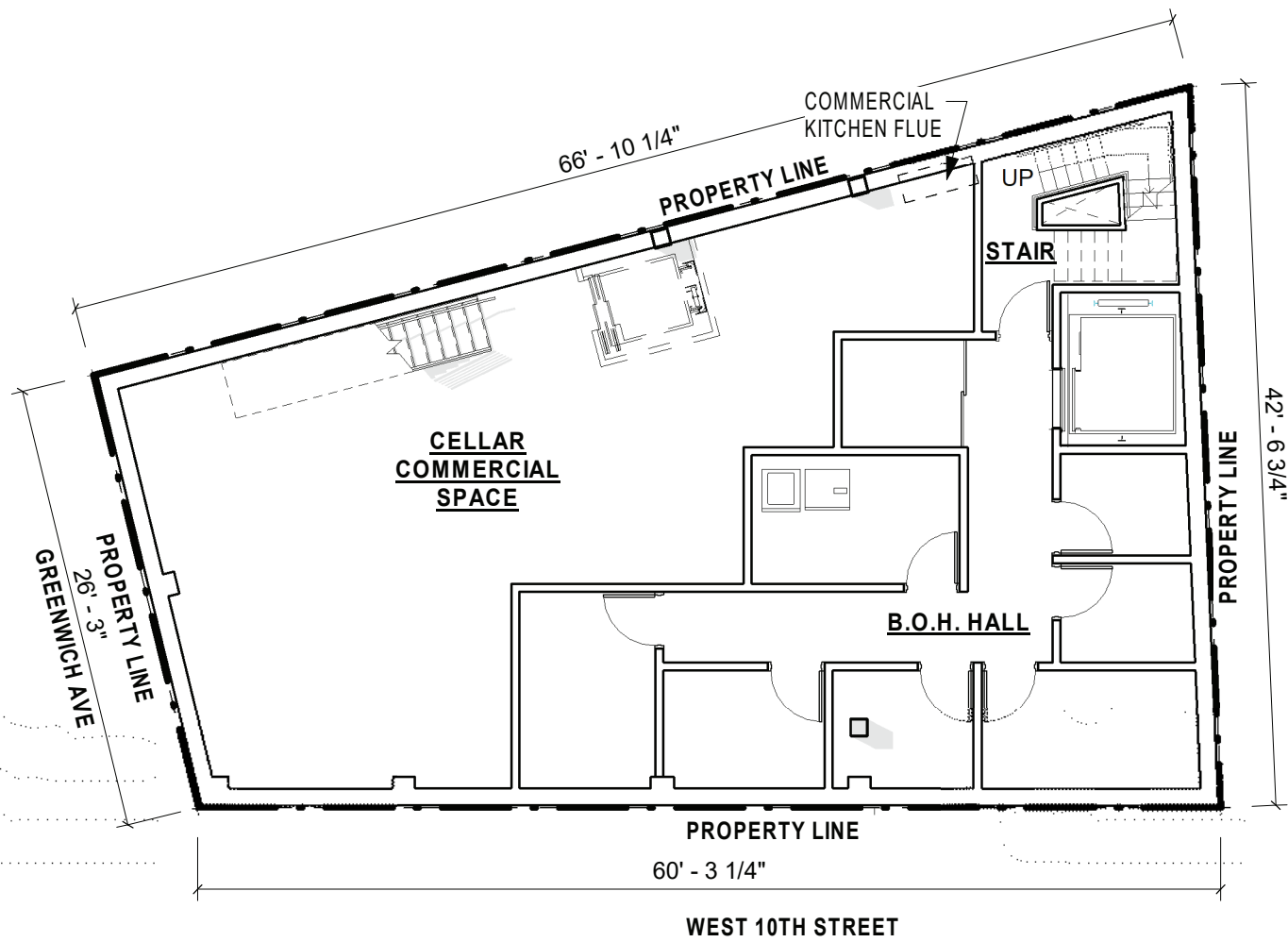


① CELLAR  
3/32" = 1'-0"

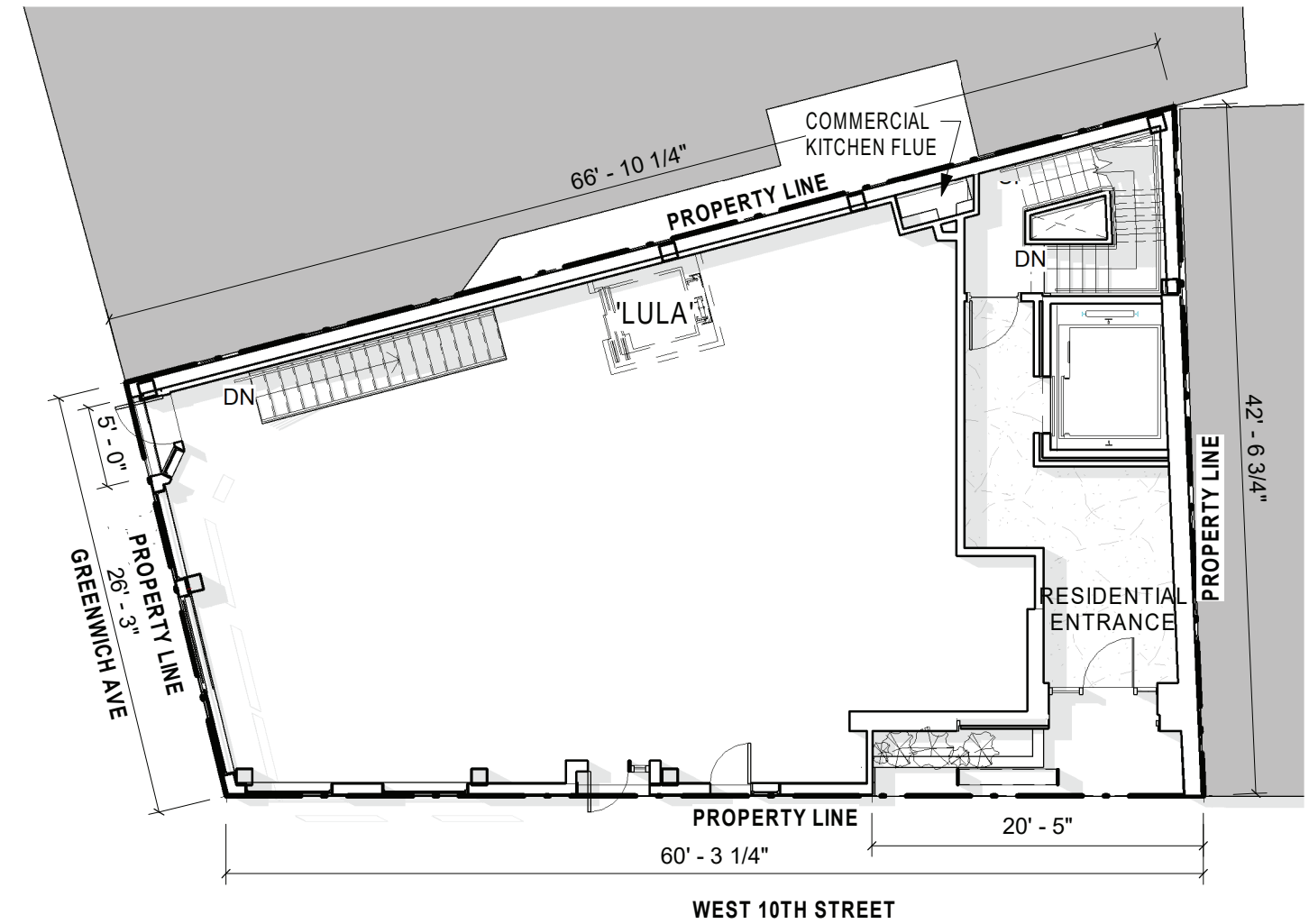


② 1ST FL PLAN  
3/32" = 1'-0"



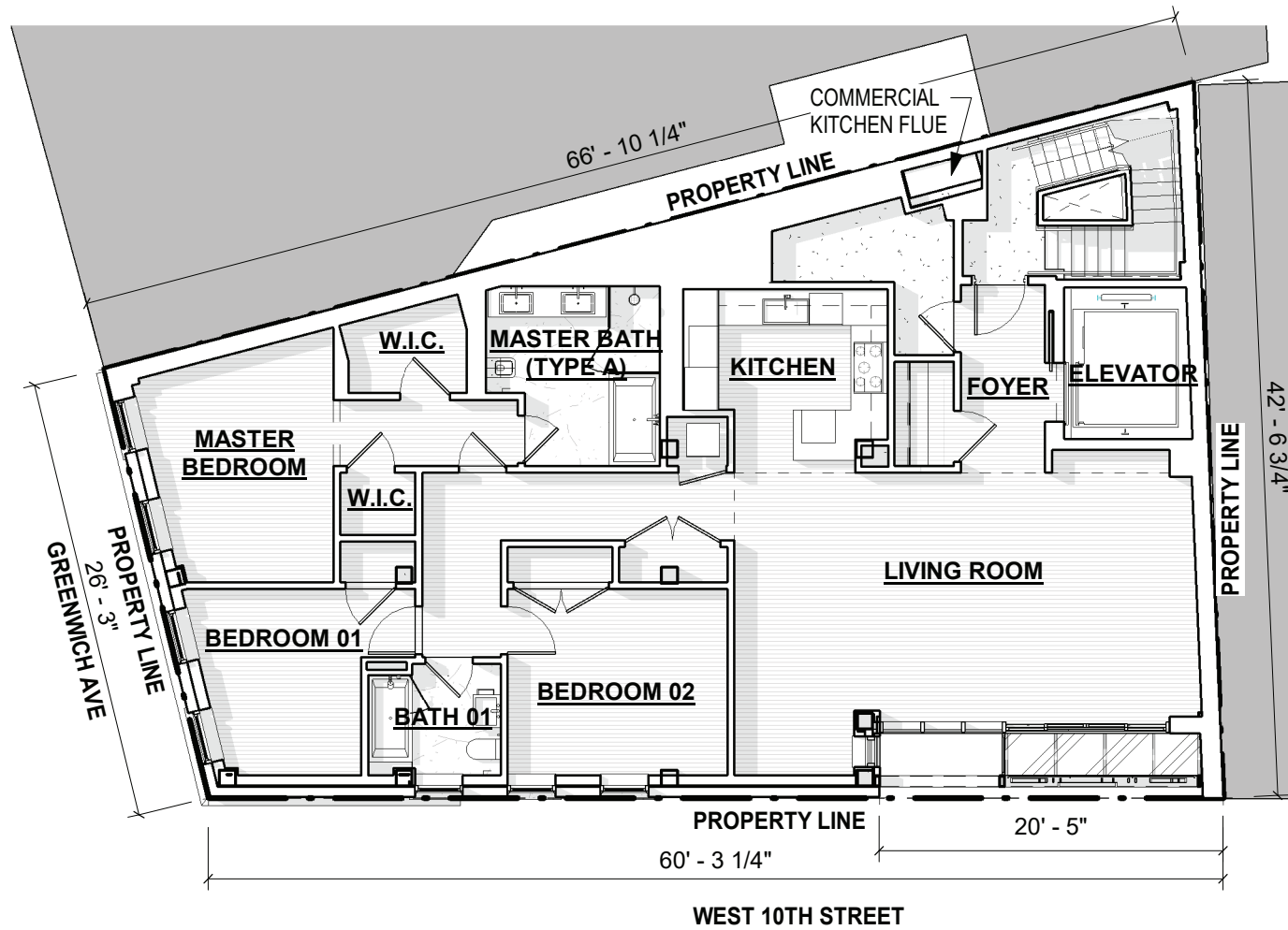


① CELLAR  
3/32" = 1'-0"

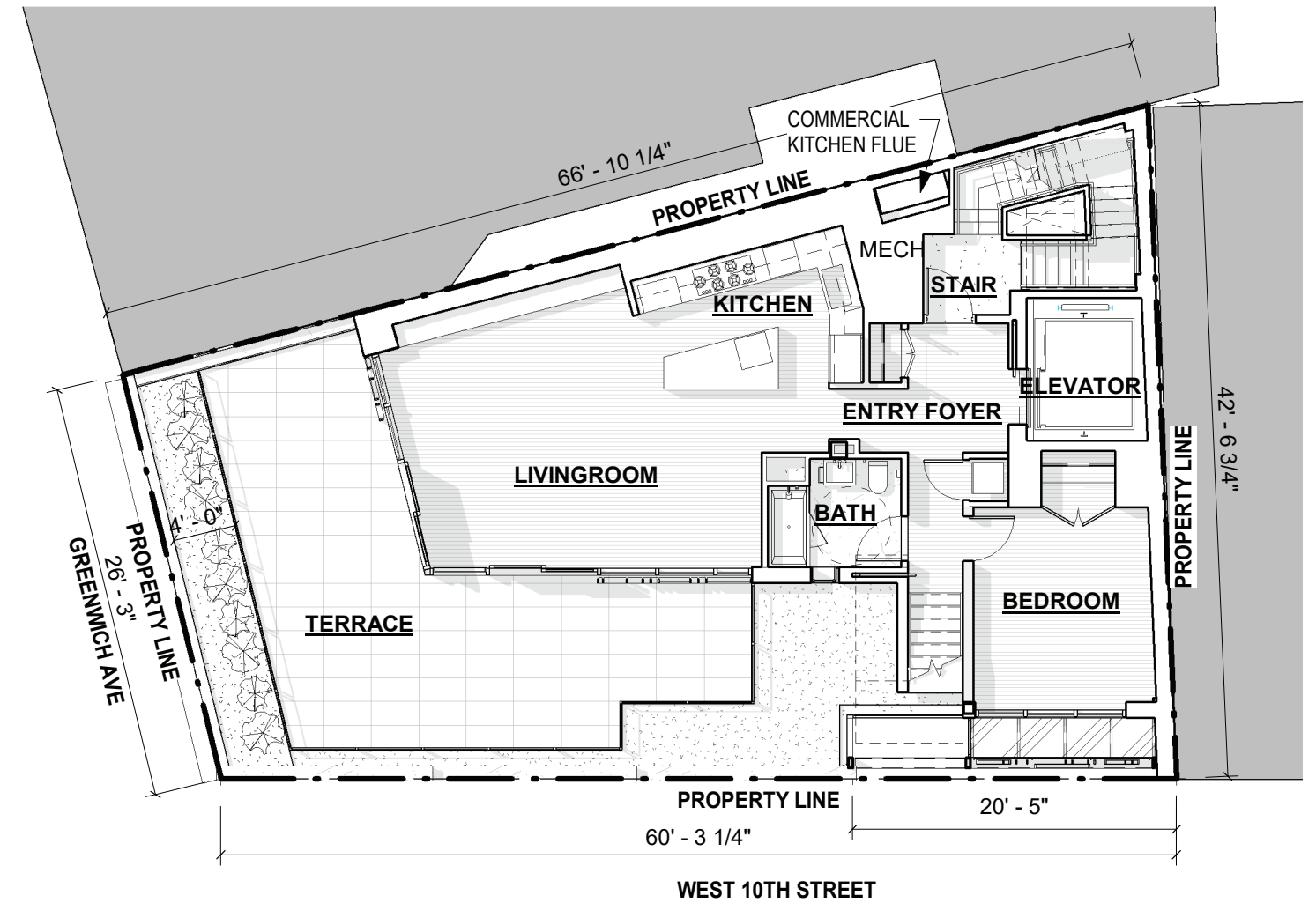


② 1ST FL PLAN  
3/32" = 1'-0"

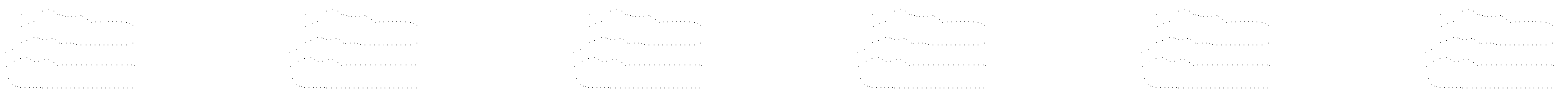




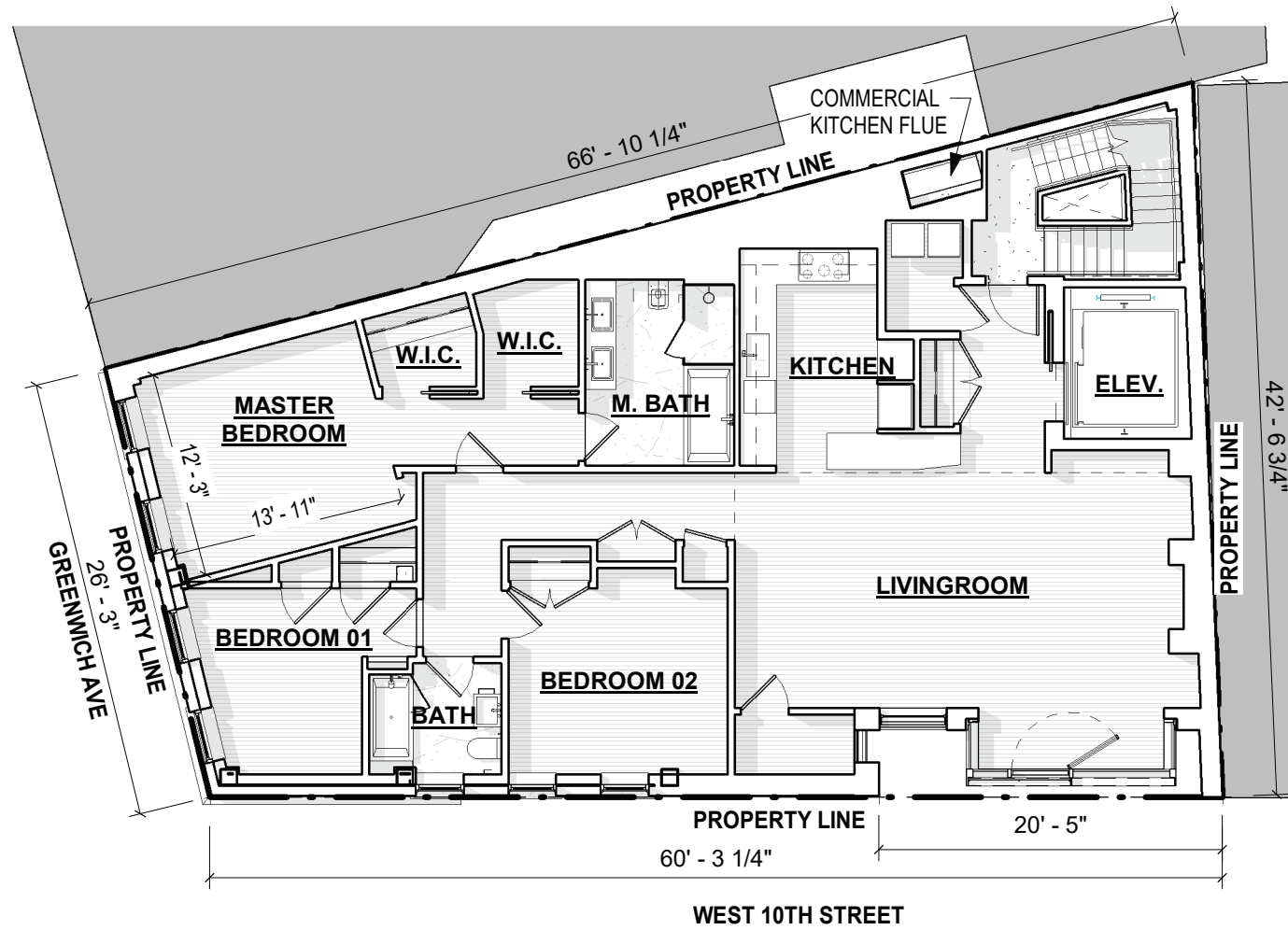
① 2ND & 3RD FLOOR  
3/32" = 1'-0"



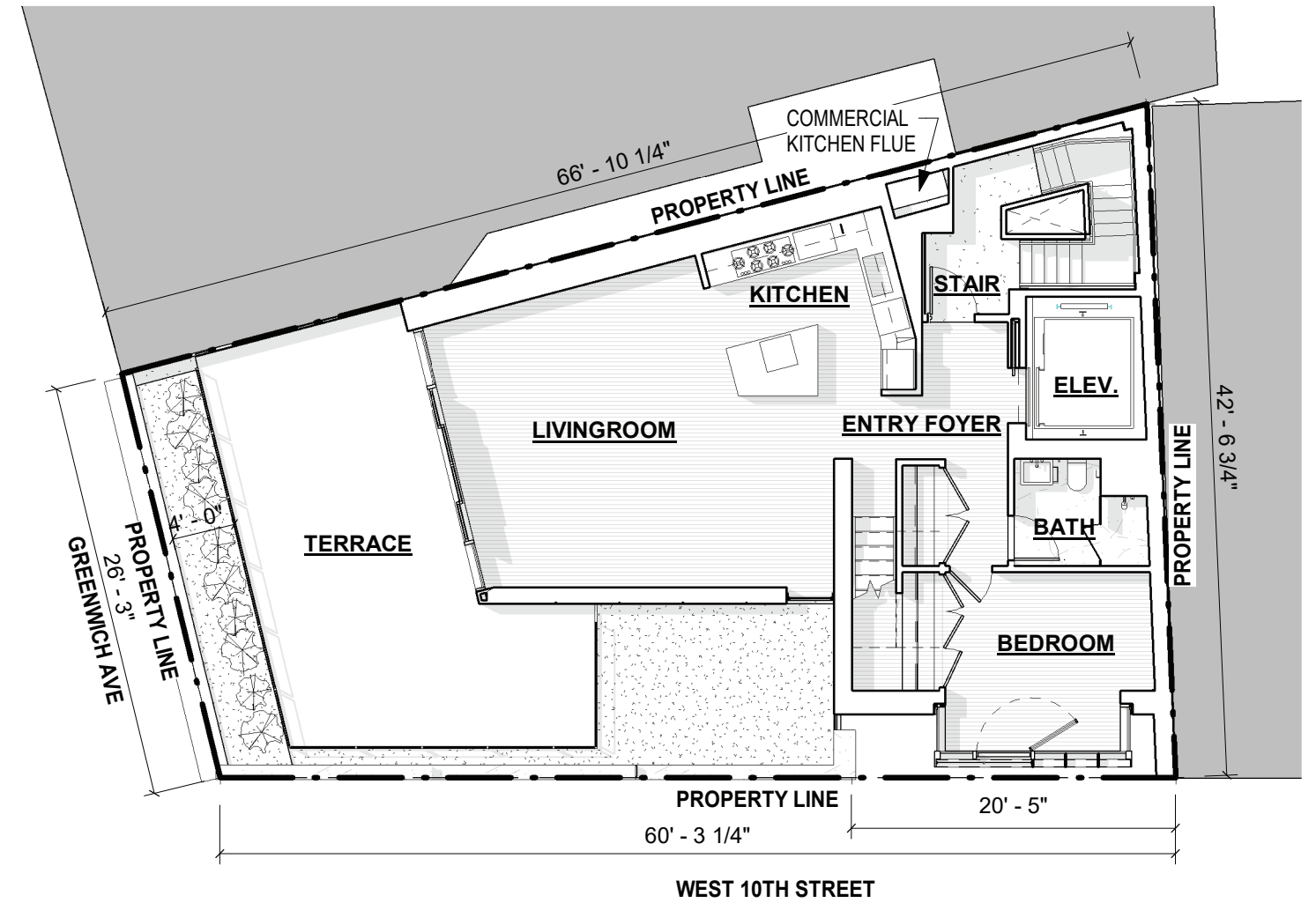
② 4TH FLOOR  
3/32" = 1'-0"







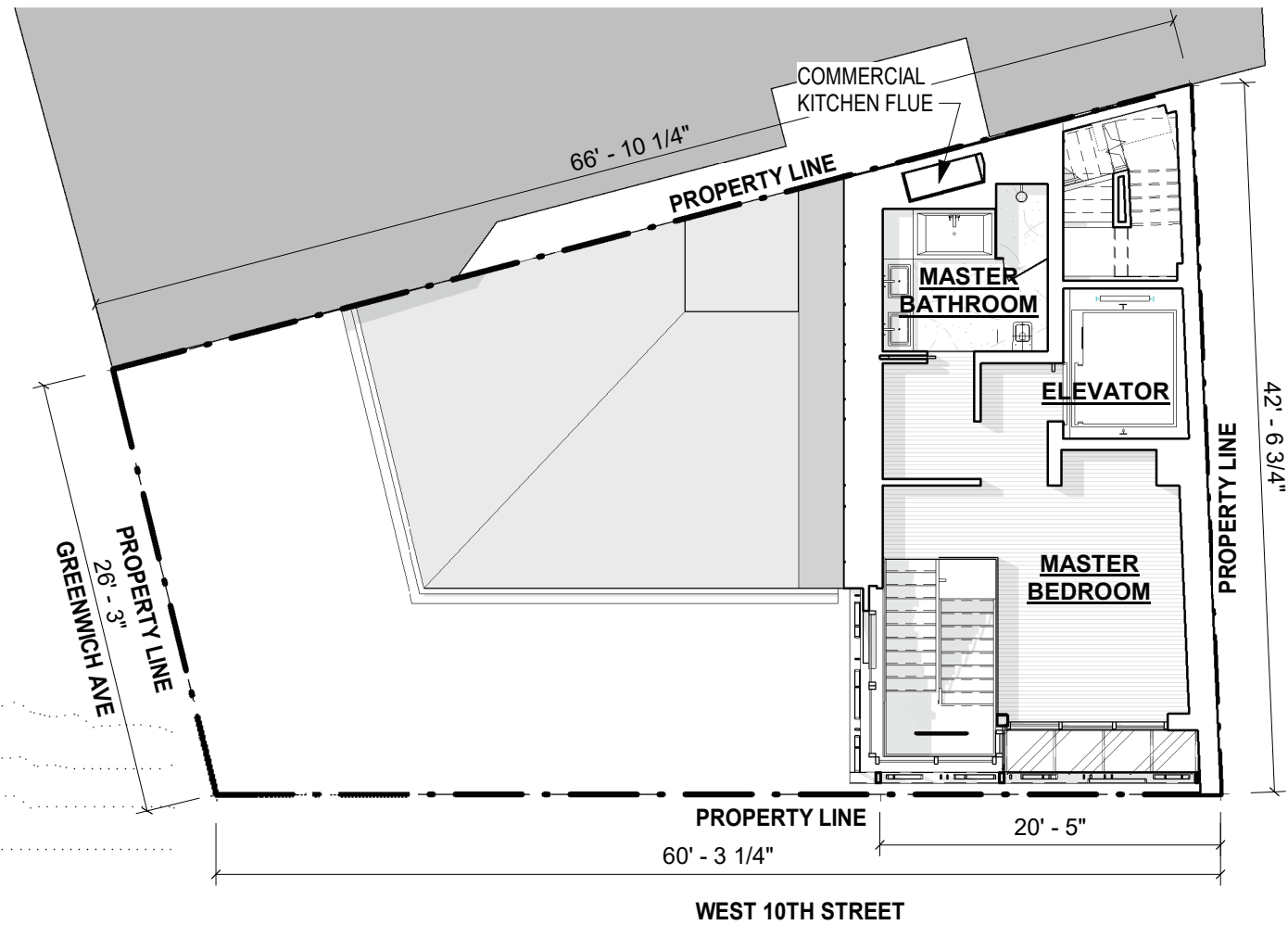
① 2ND & 3RD FLOOR  
3/32" = 1'-0"



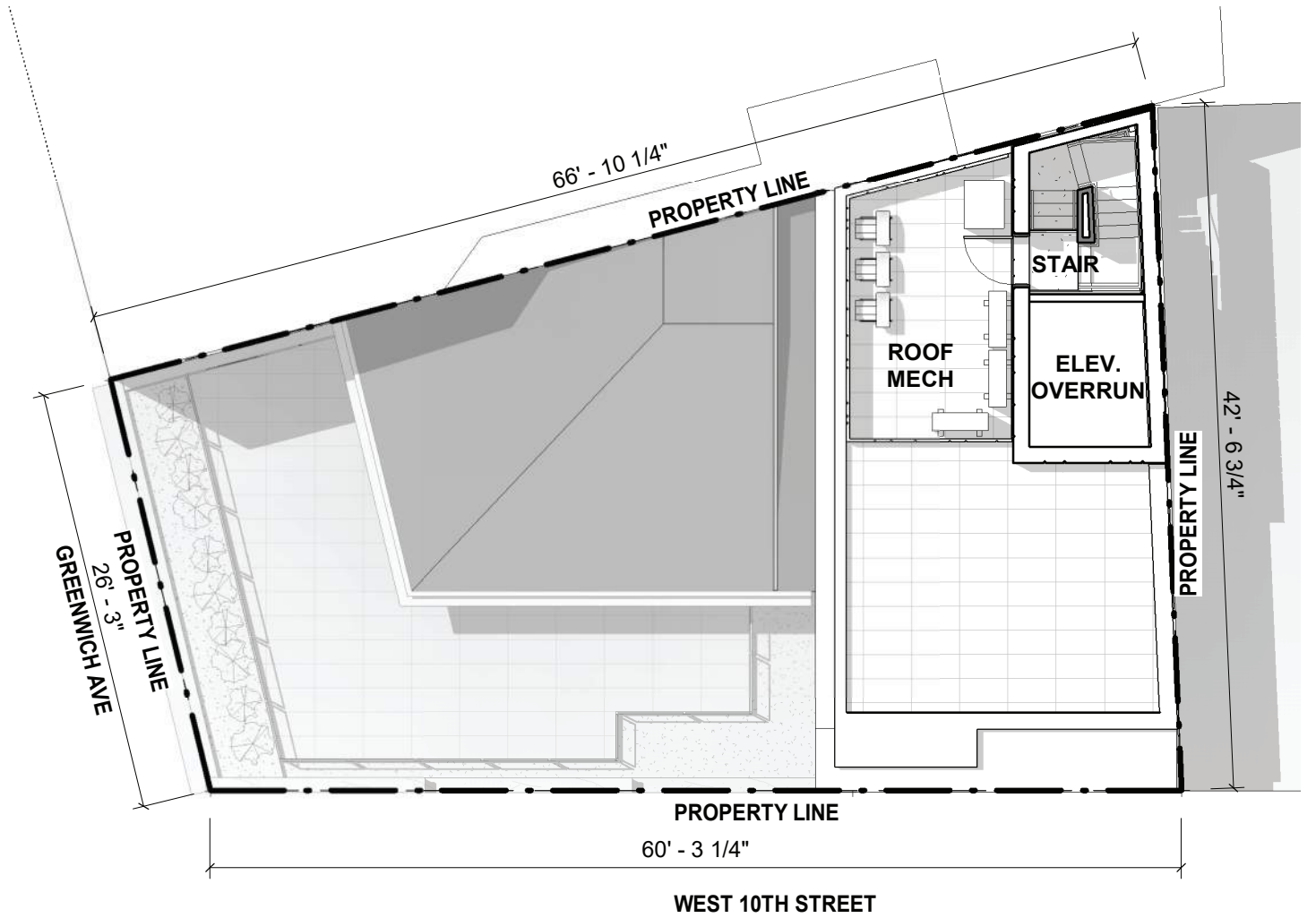
② 4TH FLOOR  
3/32" = 1'-0"





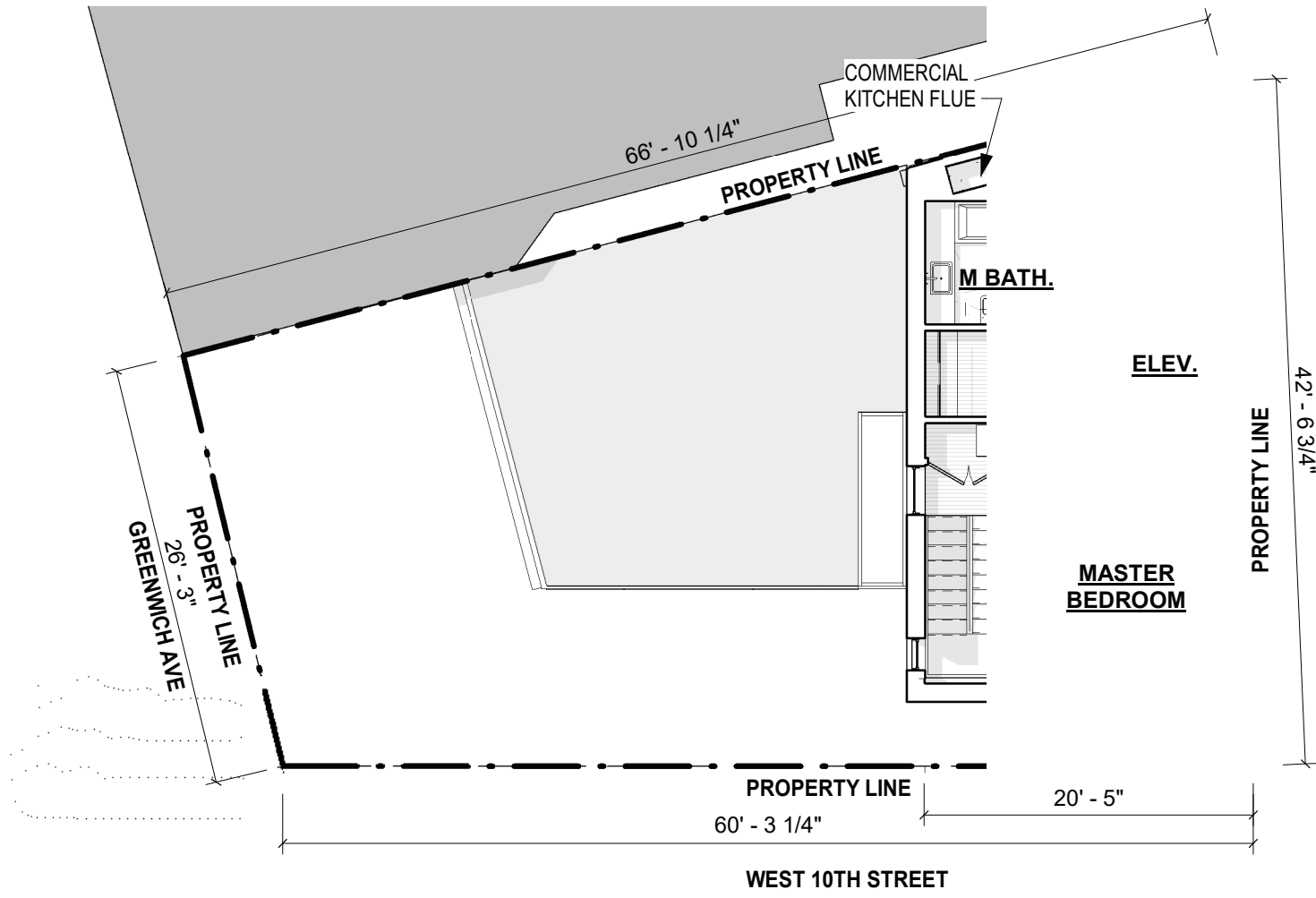


① 5TH FLOOR  
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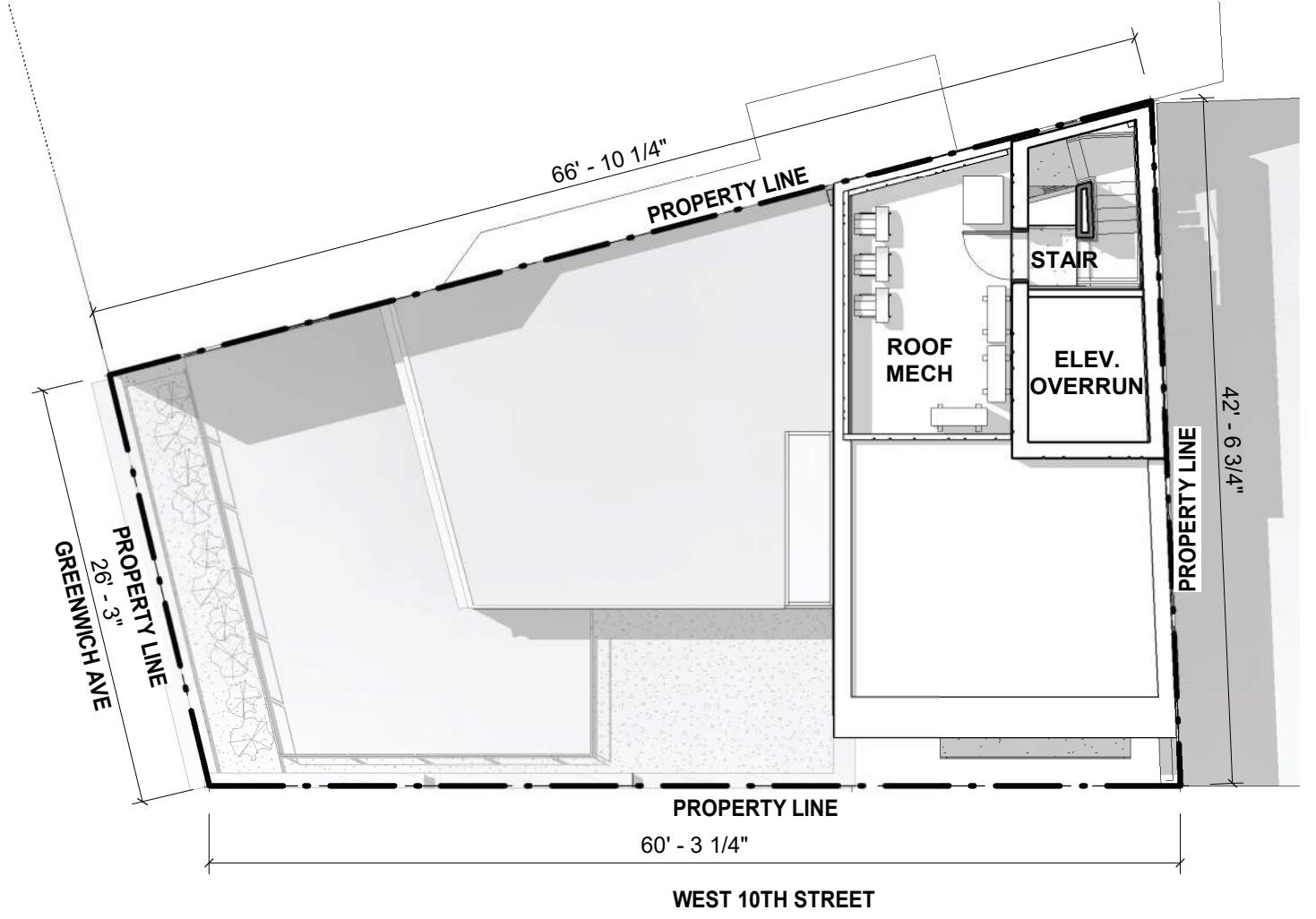


② ROOF PLAN  
3/32" = 1'-0"





① 5TH FLOOR  
3/32" = 1'-0"



② ROOF PLAN  
3/32" = 1'-0"

21 GREENWICH AVENUE  
5TH & ROOF PLANS - CURRENT PROPOSAL



February 13th, 2020