246 WEST 11TH STREET

Landmarks Public Meeting

DECEMBER 3, 2019

Elizabeth Roberts Architects



1940S TAX PHOTO



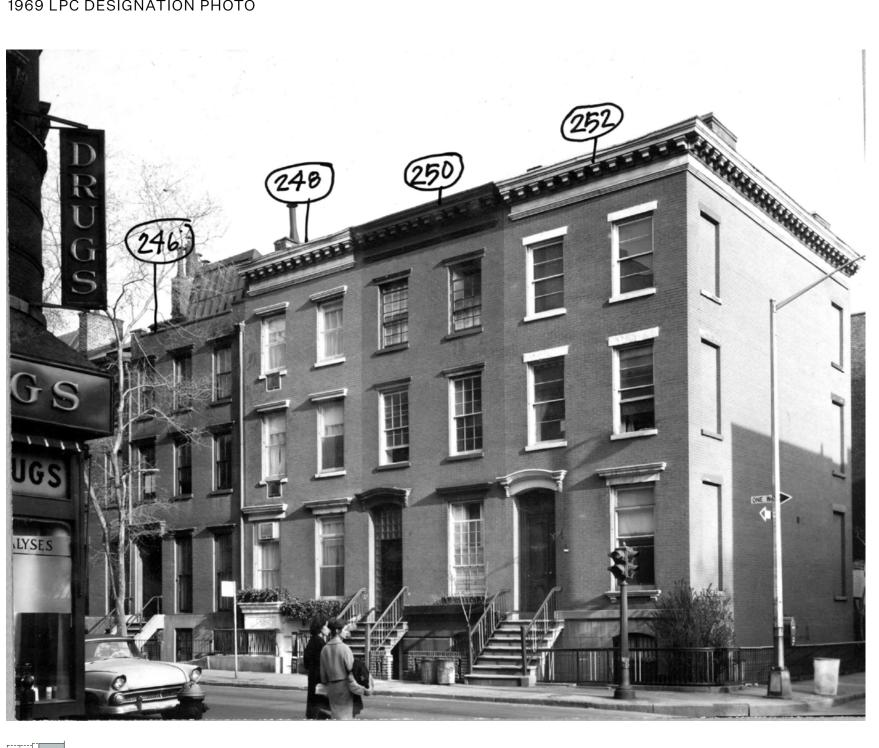
1980S TAX PHOTO



EXISTING FRONT FACADE

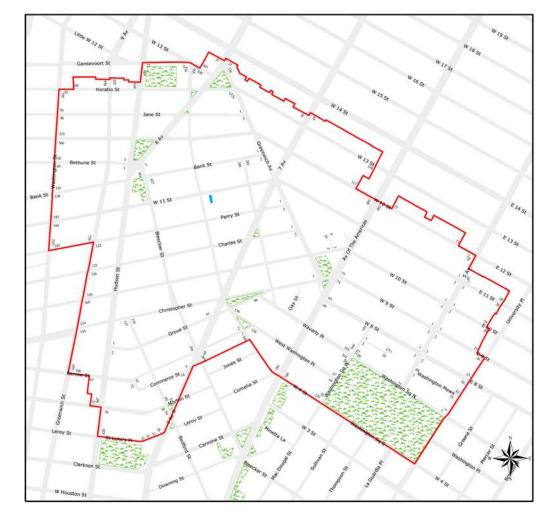
FRONT FACADE PHOTO

1969 LPC DESIGNATION PHOTO



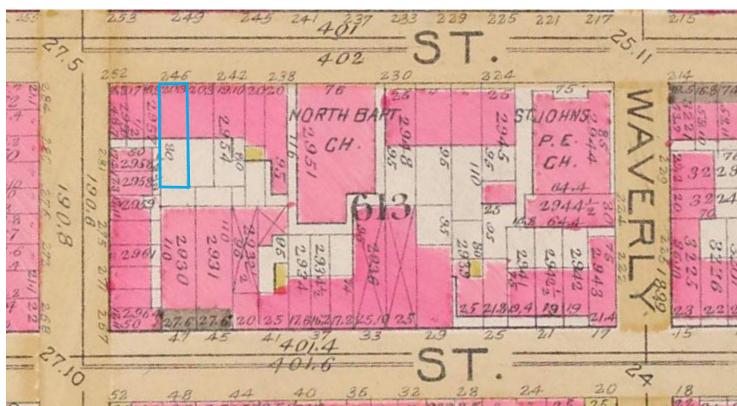


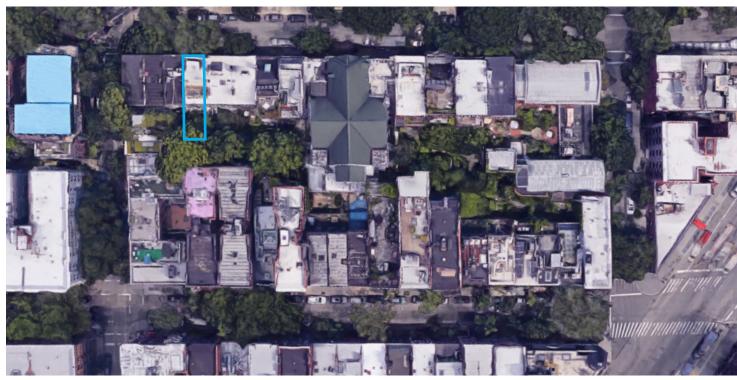
LANDMARKS PUBLIC MEETING



1. GREENWICH VILLAGE HISTORIC DISTRICT MAP

PROJECT LOCATION





2. HISTORIC MAP OF MANHATTAN BLOCK 623

LIONEL PINCUS AND PRINCESS FIRYAL MAP DIVISION, THE NEW YORK PUBLIC LIBRARY. "PLATE 10 [MAP BOUNDED BY W. 14TH ST., 6TH AVE., BEDFORD ST., HUDSON RIVER]" THE NEW YORK PUBLIC LIBRARY DIGITAL COLLECTIONS. 1891. SOURCE: NYC PUBLIC LIBRARY DIGITAL COLLECTIONS LIONEL PINCUS AND PRINCESS FIRYAL MAP DIVISION

3. AERIAL VIEW GOOGLE MAPS

AERIAL PHOTOS

BLOCK VIEW





LOOKING EAST



LOOKING SOUTH



LOOKING WEST



REAR FACADE ELEVATION

PREVIOUSLY APPROVED ON OCTOBER 11, 2016



NEW MECHANICAL
EQUIPMENT ON DUNNAGE



NEW STUDIO WINDOW WITH GLAZING TO MIMIC PATTERN OF FRONT STUDIO WINDOW
NEW CAST STONE LINTELS TO

- NEW GUTTER TO MATCH EXISTING NEW CORBELED BRICK CORNICE TO MATCH EXISTING

- NEW SCONCE LIGHT FIXTURE NEW WOOD DOOR, SILL TO BE LOWERED
NEW METAL RAILING, SET BACK FROM PARAPET

- NEW PLANTER WITH PLANTINGS

NEW CAST STONE LINTELS TO MATCH BROWNSTONE

NEW CASEMENT STEEL WINDOWS TO BE PAINTED BLACK

NEW FIXED STEEL WINDOWS TO BE PAINTED BLACK

NEW STEEL AND GLASS DOORS TO BE PAINTED BLACK

 NEW STEEL BALCONY SUPPORT TO BE PAINTED BLACK NEW PLANTER WITH PLANTINGS NEW CAST STONE LINTELS TO MATCH BROWNSTONE NEW SCONCE LIGHT FIXTURE

NEW STEEL AND GLASS DOORS TO BE PAINTED BLACK

REAR FACADE

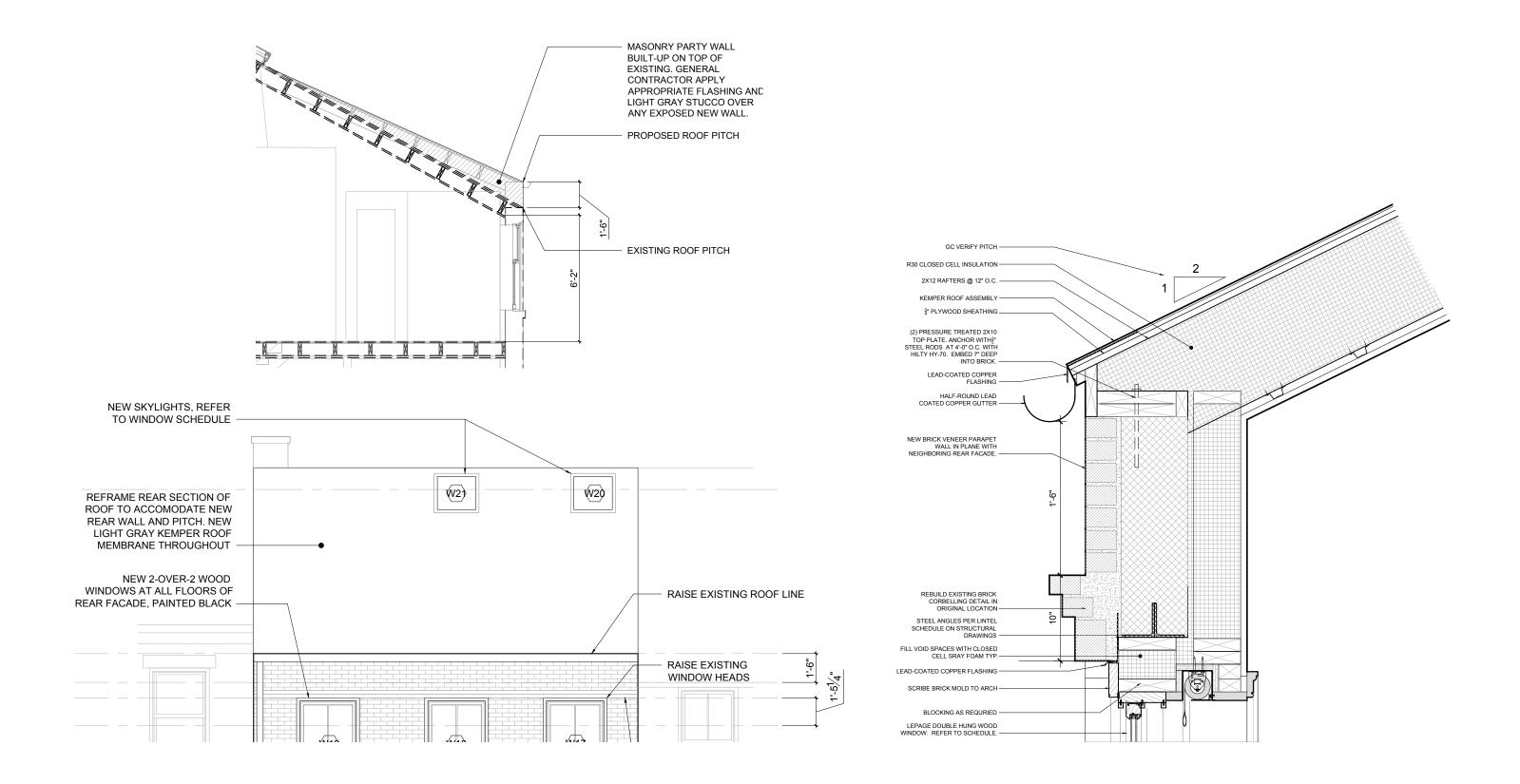
EXISTING + PROPOSED



EXISTING REAR FACADE

PROPOSED REAR FACADE

- STEEL AND GLASS WINDOWS



EXISTING WARPING



THIRD FLOOR

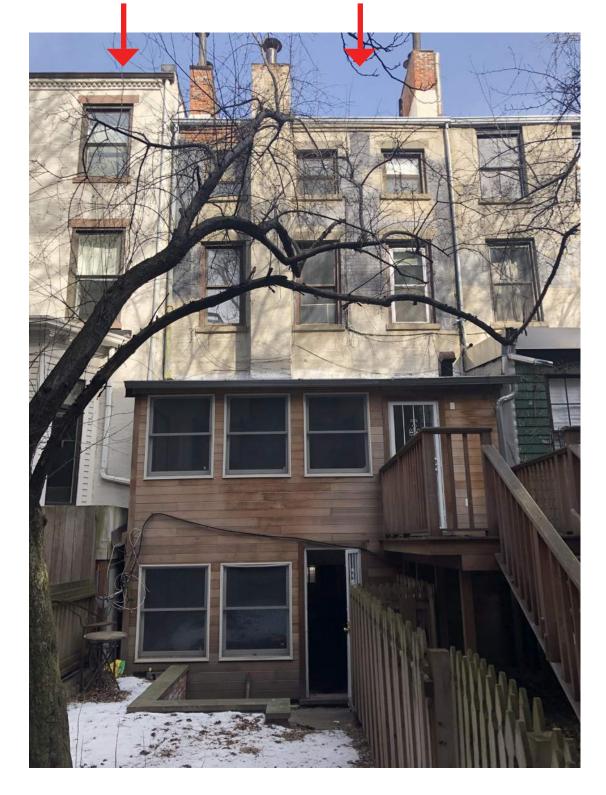






248 WEST 11TH STREET

246 WEST 11TH STREET





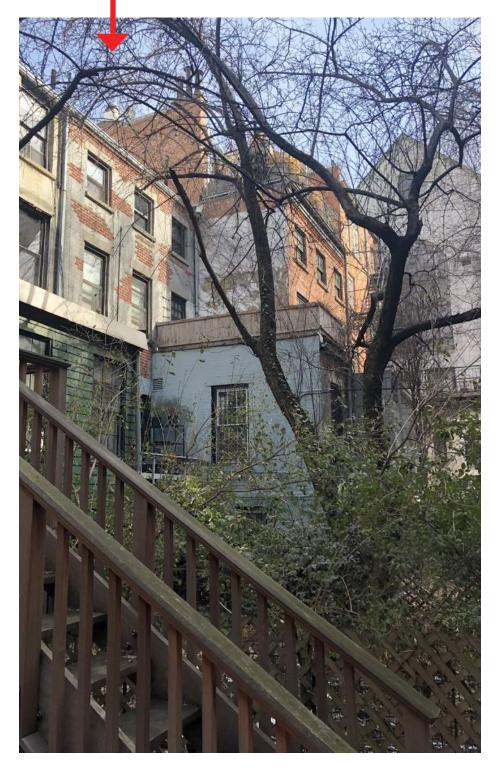
244 WEST 11TH STREET

242 WEST 11TH STREET

ΕR∀

242 WEST 11TH STREET

NEW YORK MANHATTAN SEVENTH-DAY ADVENTIST CHURCH





47 PERRY STREET

VIEW INTO DOUGHNUT FROM WEST 4TH STREET (BETWEEN 252 WEST 11TH AND 281 WEST 4TH)

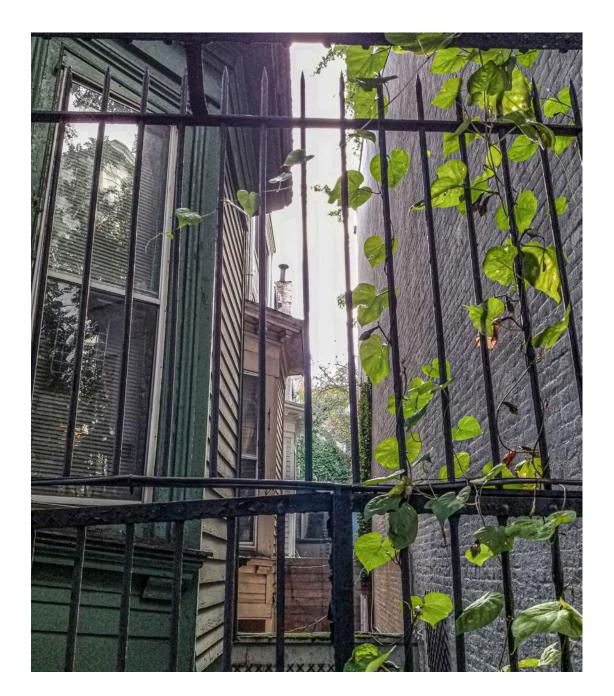




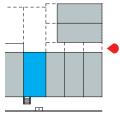


VIEW OF WEST 4TH STREET FROM EXISTING REAR YARD ADDITION

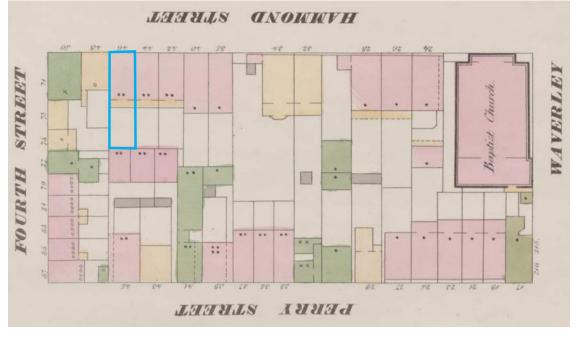
PROPOSED EXTENSION



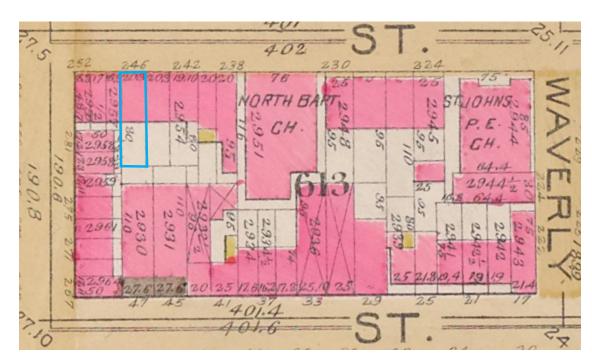




*RED FIELD INDICATES APPROXIMATE AREA OF PROPOSED RAISED FACADE WHICH WOULD BE VISIBLE FROM PUBLIC THOROUGHFARE ON WEST 4TH STREET



MAPS OF THE CITY OF NEW YORK (1857-62) WILLIAM PERRIS



ATLAS OF THE CITY OF NEW YORK (1891) G.W. BROMLEY



EXISTING SHUTTER HINGE

REAR YARD ADDITION

BASEMENT LEVEL

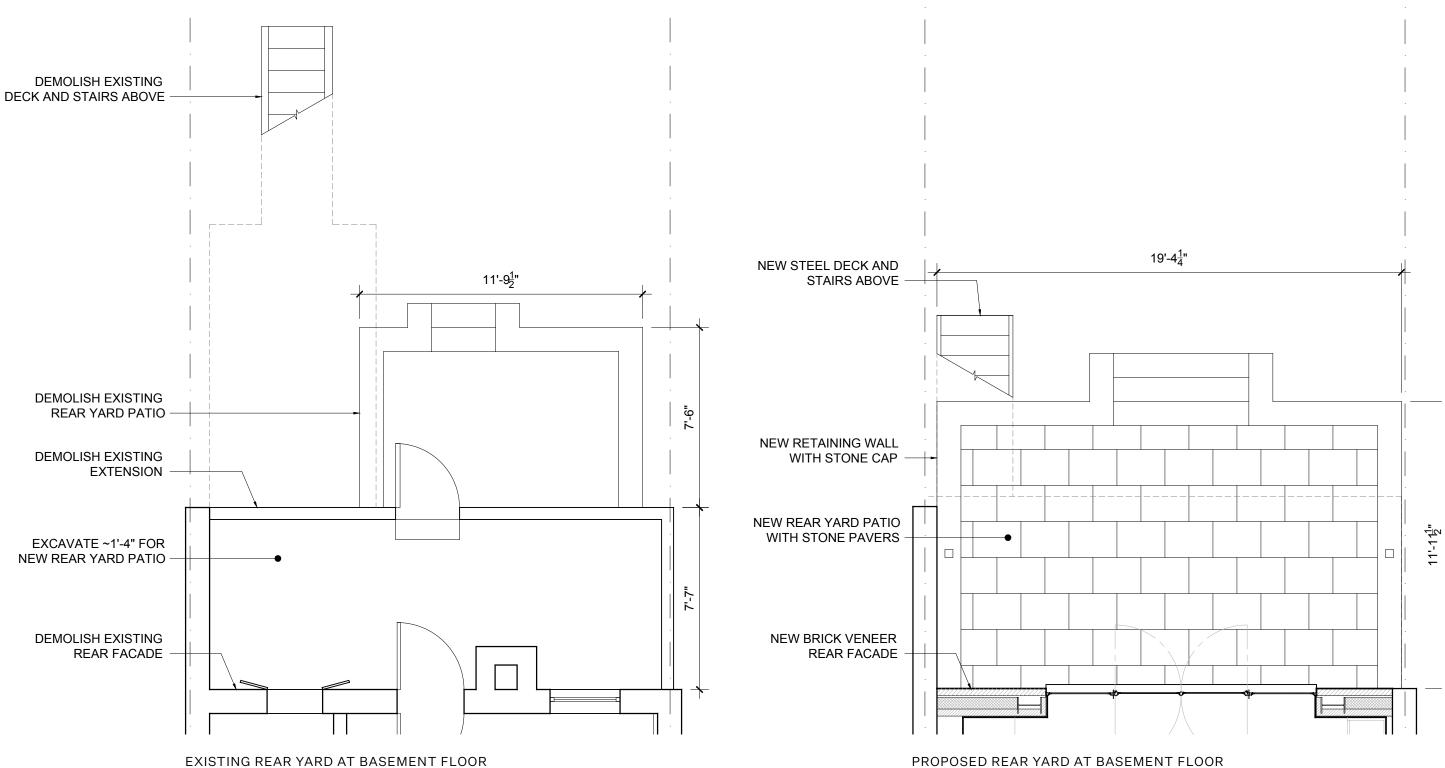


REAR YARD ADDITION

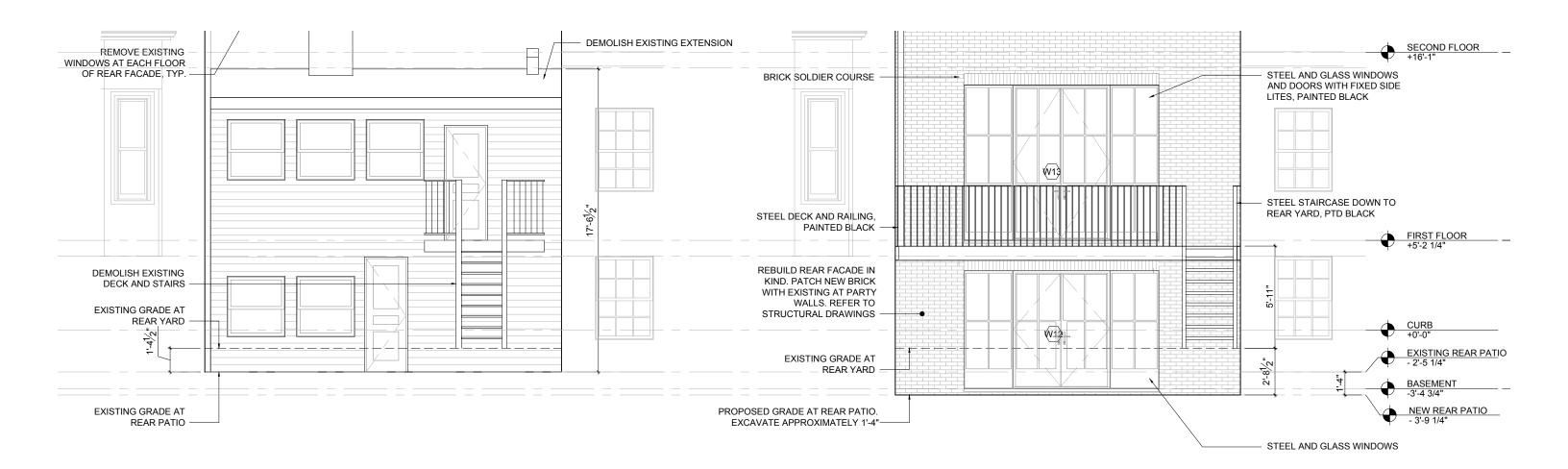
PARLOR LEVEL



EXISTING AND PROPOSED PATIOS



EXISTING AND PROPOSED GRADE CHANGE



EXISTING REAR FACADE

PROPOSED REAR FACADE

EXISTING REAR YARD CONDITIONS





