December 22, 2021: LANDMARKS PRESERVATION COMMISSION - REAR FACADE & ROOF EXTENSION

25 EAST 11TH STREET

25 EAST 11TH STREET, NEW YORK, NEW YORK 10003

SITE INFORMATION:

TAX BLOCK: 569

BUILDING HEIGHT:

SCOPE OF WORK

ZONING MAP: 12C

ZONING DISTRICT: R7-2 LOT AREA: 2,728 SQFT

TAX LOT: 31

ADDRESS: 25 EAST 11TH STREET

BUILDING GROSS FLOOR AREA: 7,698 SQFT

EXISTING BUILDING USE: MULTI-FAMILY

EXISTING ZONING USE GROUP:

NUMBER OF STORIES: 5 STORIES

EXEMPT FROM ENERGY CODE 2016

NOT LOCATED WITH IN SPECIAL ZONING DISTRICT

HISTORIC DISTRICT: GREENWICH VILLAGE HISTORIC DISTRICT

CONSTRUCTION CLASSIFICATION: CLASS 3 NONFIREPROOF

(REAR) NORTH FACADE RENOVATION WITH 3RD FLOOR EXTENSION \$ NEW ROOF

SKYLIGHTS RECONSTRUCTION IN ADDITION TO PREVIOUSLY APPROVED

PERVIOUS PERMIT ISSUED ON 08.11.2021 DOCKET #: LPC-21-07300 | CNE-21-07300

ARCHITECT & LANDSCAPE ARCHITECT

SAWYER | BERSON ARCHITECTURE & LANDSCAPE ARCHITECTURE LLP 235 PARK AVENUE SOUTH 11TH FLOOR NEW YORK, NY 10003 TEL: (212) 244-3055 FAX: (212) 244-3030

INTERIOR DESIGNER

STUDIO SOFIELD 65 BLEECKER STREET FLR 13 New YORK NY 10012 TEL: (212) 473-1300

FACADE RESTORATION & BUILDING ENVELOPE CONSULTANT

WALTER B. MELVIN ARCHITECTS, LLC 118 WEST 22ND STREET, 11TH FL NEW YORK, NY 10011 TEL: (212) 679-9393

CONTRACTOR:

SMI CONSTRUCTION MANAGEMENT INC. 264 EAST 78TH STREET NEW YORK, NEW YORK 10075 TEL: (718) 937-1090

ZONING/BUILDING CODE CONSULTANTS:

WILLIAM DAILEY **BUILDING & ZONING CONSULTANT** 125 WEST 43RD STREET, 2ND FLOOR NEW YORK, NEW YORK 10036 TEL: (212) 586-2114 FAX: (212) 586-2305

STRUCTURAL ENGINEER:

SILMAN 32 OLD SLIP, 10TH FLOOR NEW YORK, NY 10005 TEL: (212) 620-7970

FOUNDATION ENGINEER:

LANGAN ENGINEERING 21 PENN PLAZA 360 WEST 31ST STREET 8TH FLOOR NEW YORK, NEW YORK 10001 TEL: (212) 479-5435 FAX: (212) 479-5444

MECHANICAL, ELECTRICAL & PLUMBING **ENGINEER**:

RJD ENGINEERING, LLC 590 FRANKLIN AVE., SUITE 4 NUTLEY, NEW JERSEY 07110 TEL: (973) 661-5185

Greenwich Village Historic District | LP-0489 New York City Tax Lots Greenwich Village Historic District | LP-048 Borough of Manhattan

GREENWICH VILLAGE HISTORIC DISTRICT MAP NOT TO SCALE

REAR YARD FIVE - STORY BRICK BUILDING NO. 25 FIVE - STORY BRICK BUILDING NO. 27 PARTY WALL ---PARTY WALL - PROPOSED AREA OF WORK FRONT AREAWAY_ 26'-5 1/2" 305' -O" TO 5TH AVENUE 143'-0" TO UNIVERSITY PLACE EAST 11TH STREET PLOT PLAN NOT TO SCALE

─ MASONRY #

WOOD WALL -

— 23 EAST IITH STREET

__ 25 EAST | ITH STREET

[SUBJECT PROPERTY]

- 25 EAST 11TH STREET [SUBJECT PROPERTY] 1842-1845

(ON 08.11.2021) SCOPE OF WORK AND PENDING APPLICATION.





1940S TAX PHOTO 27 EAST 11TH STREET NOT TO SCALE 1845 –

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2021-12-22 REVISED FOR LPC REVIEW

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LPC - COVER SHEET

SEAL AND SIGNATURE: PROJECT NO:1906.01 DRAWING BY:XXXX CHECKED BY: XXXX SCALE: XXXX SHEET NO:





NEW FRONT DOOR AND ENTRY TO MATCH #23



RESTORE HISTORIC STOOP TO MATCH #23



PLANTING BALCONY TO MATCH #23



NEW METAL RAILING & FENCE TO MATCH #23





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LPC - SOUTH ELEVATION

RESTORATION

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| 2021-10-15 | REVISED FOR LPC REVIEW | 1 |
| 2021-12-22 | REVISED FOR LPC REVIEW | 2 |
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25 EAST 11TH STREET 25 EAST 11TH STREET

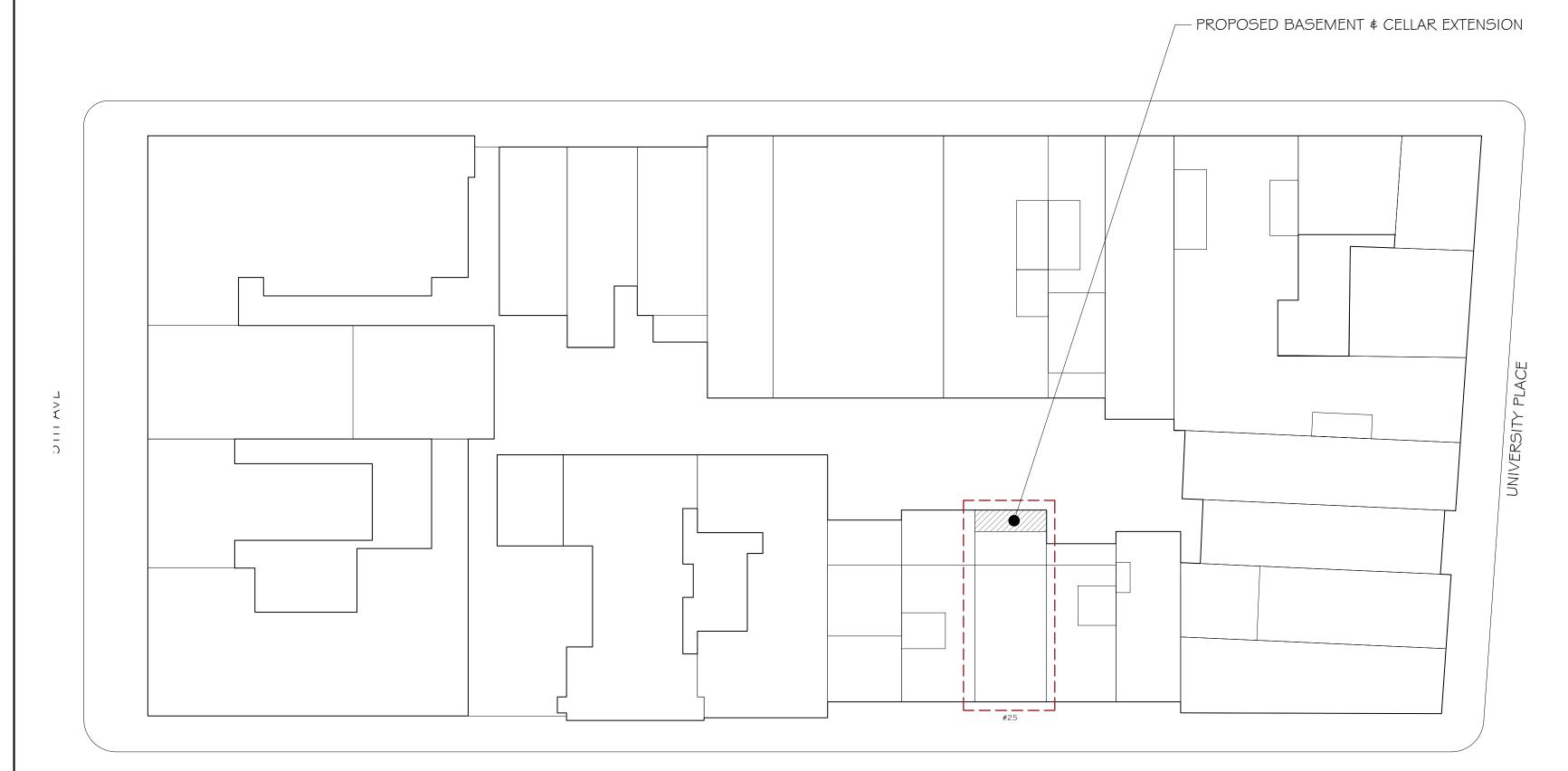
NEW YORK, NEW YORK 10003

LPC- BLOCK PLAN

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PHOTO OF ROOFS \$ UPPER REAR FACADES



EAST 11TH STREET

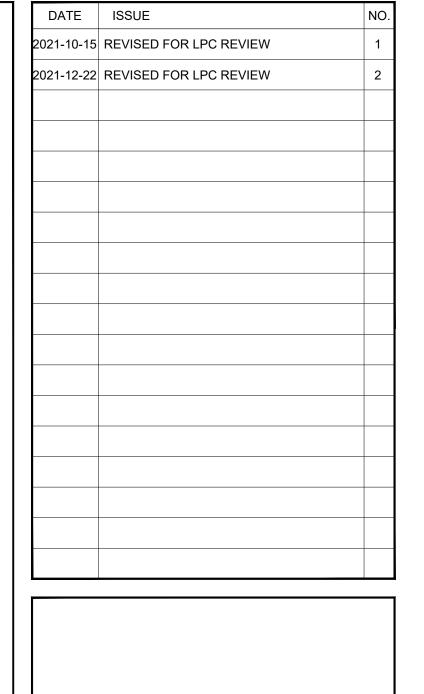




AXONOMETRIC VIEW OF EXISTING REAR FACADE



AXONOMETRIC VIEW OF PROPOSED REAR FACADE



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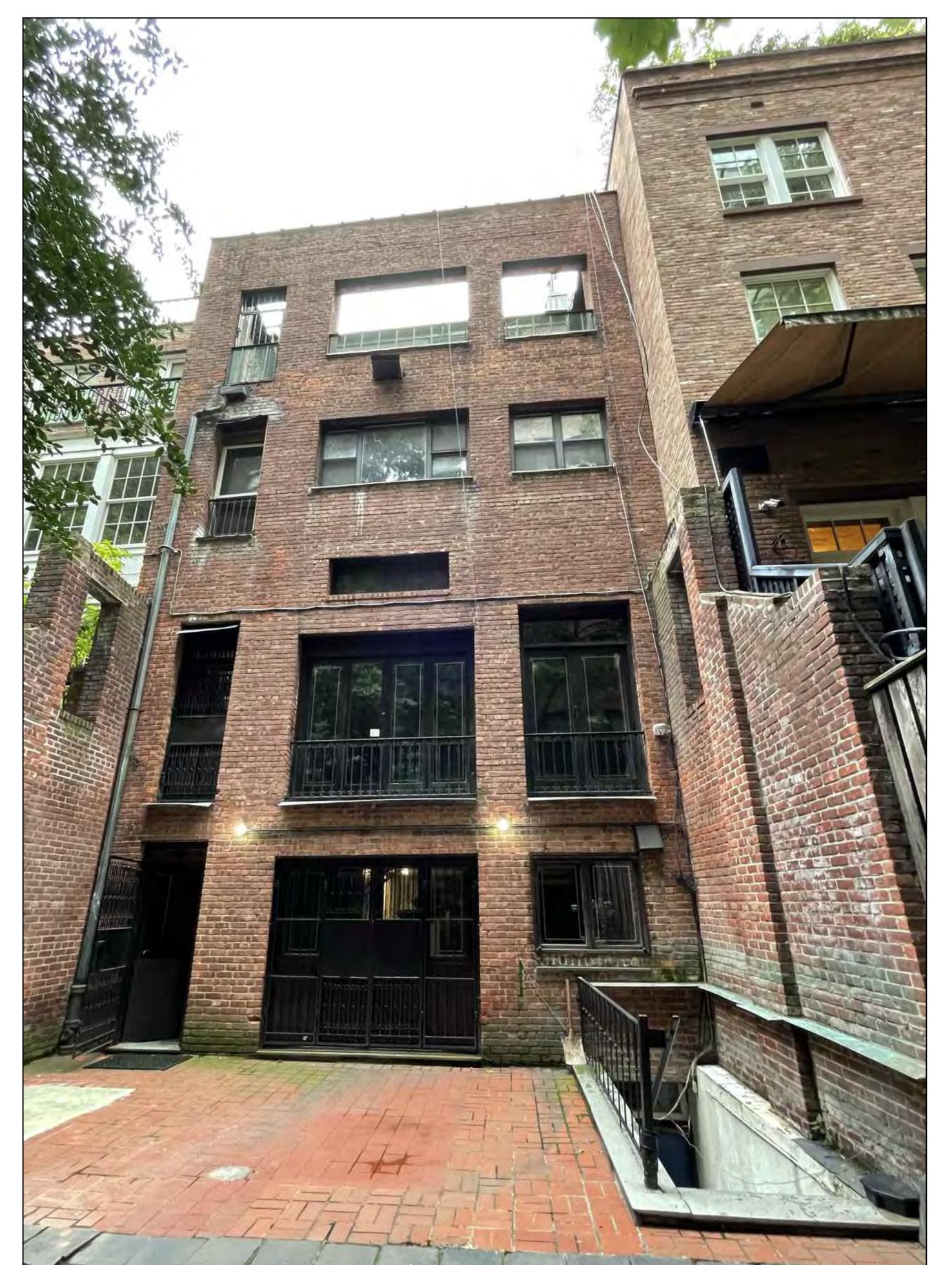
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25 EAST 11TH STREET

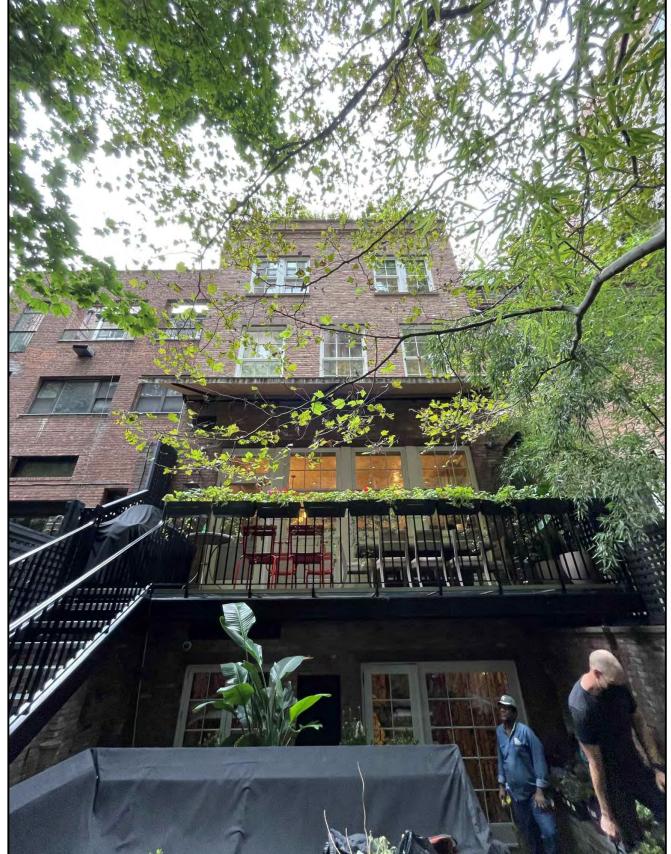
NEW YORK, NEW YORK 10003

REAR FACADE AXONMETRIC **DRAWINGS**

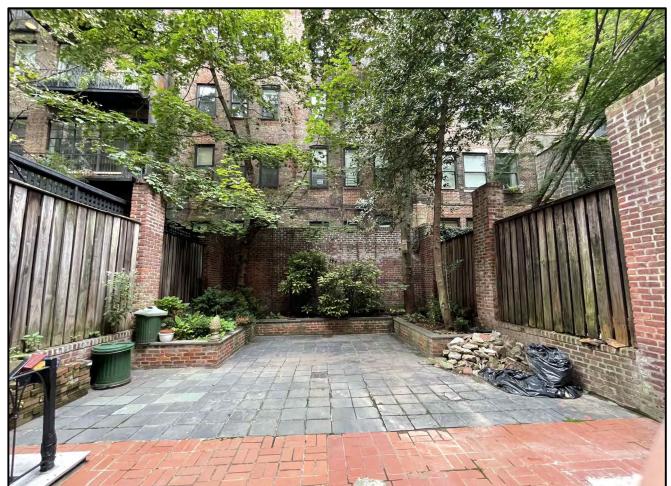
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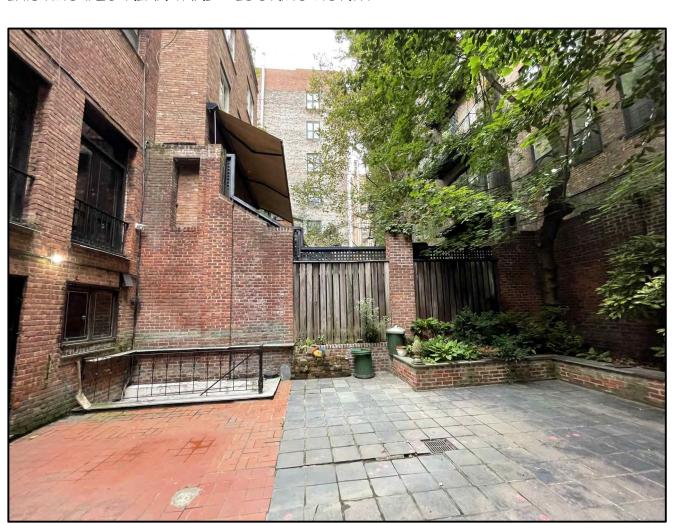
EXISTING #25 REAR (NORTH) FACADE



EXISTING #23 REAR (NORTH) FACADE



EXISTING #25 REAR YARD - LOOKING NORTH



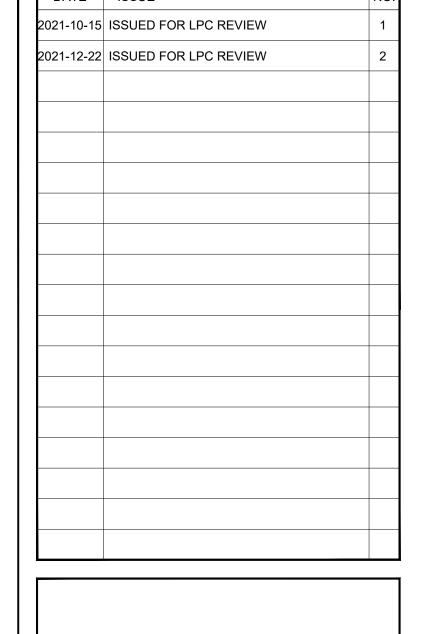
EXISTING #25 REAR YARD - LOOKING WEST





EXISTING #27 REAR (NORTH) FACADE

EXISTING #25 REAR YARD - LOOKING EAST



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EXISTING REAR FACADES

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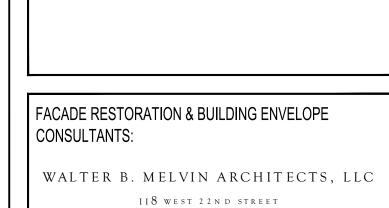






EXISTING WINDOWS AT 4TH FLOOR

EXISTING NORTH ELEVATION AT 3RD FLOOR TERRACE



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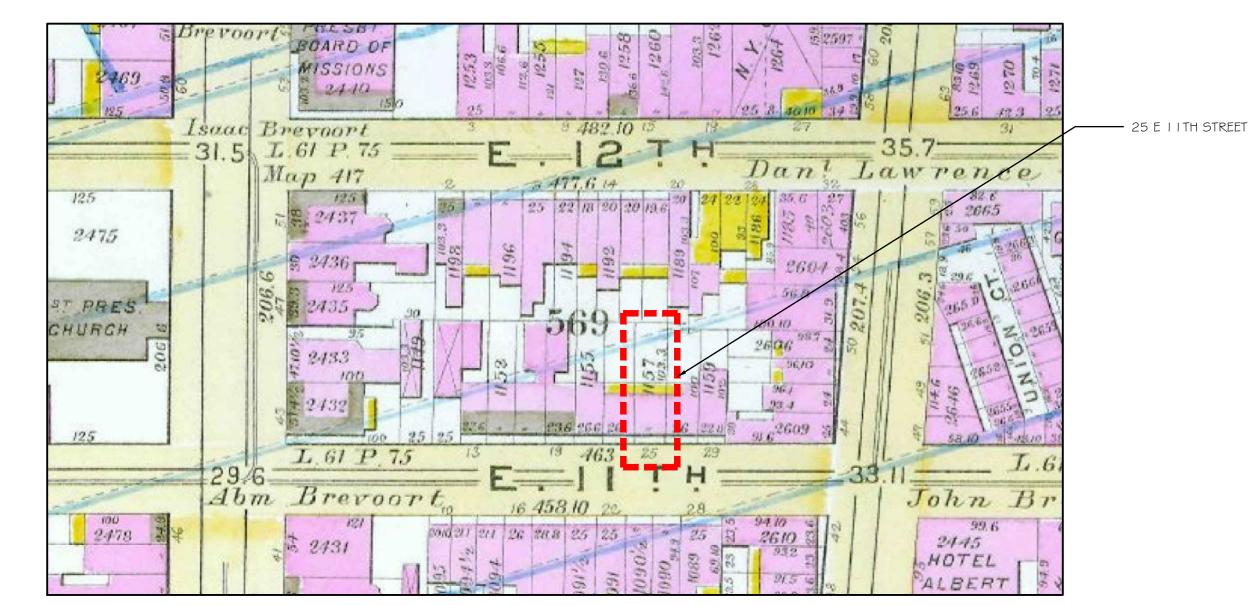
> 25 EAST 11TH STREET
> 25 EAST 11TH STREET NEW YORK, NEW YORK 10003

EXISTING NORTH 3RDFLOOR TERRACE CONDITION

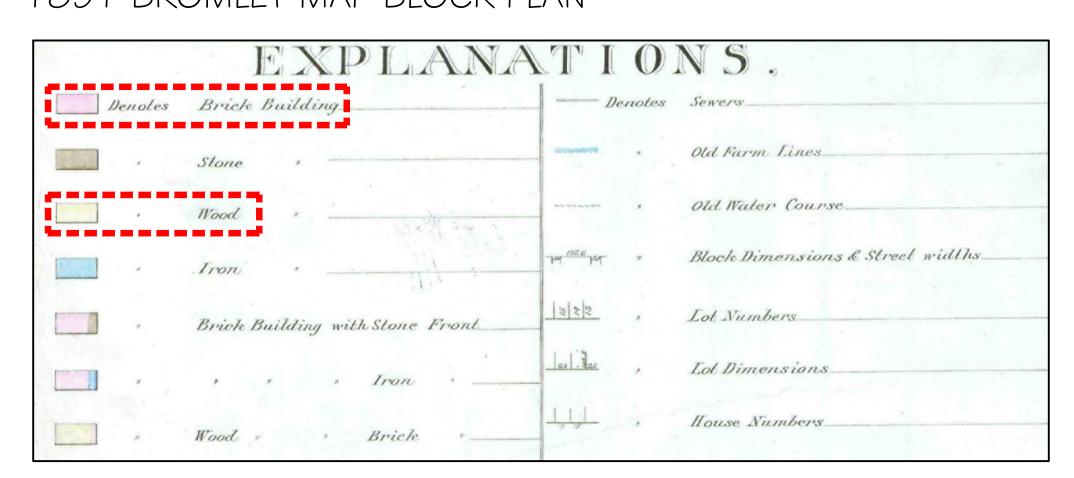
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LPC-006

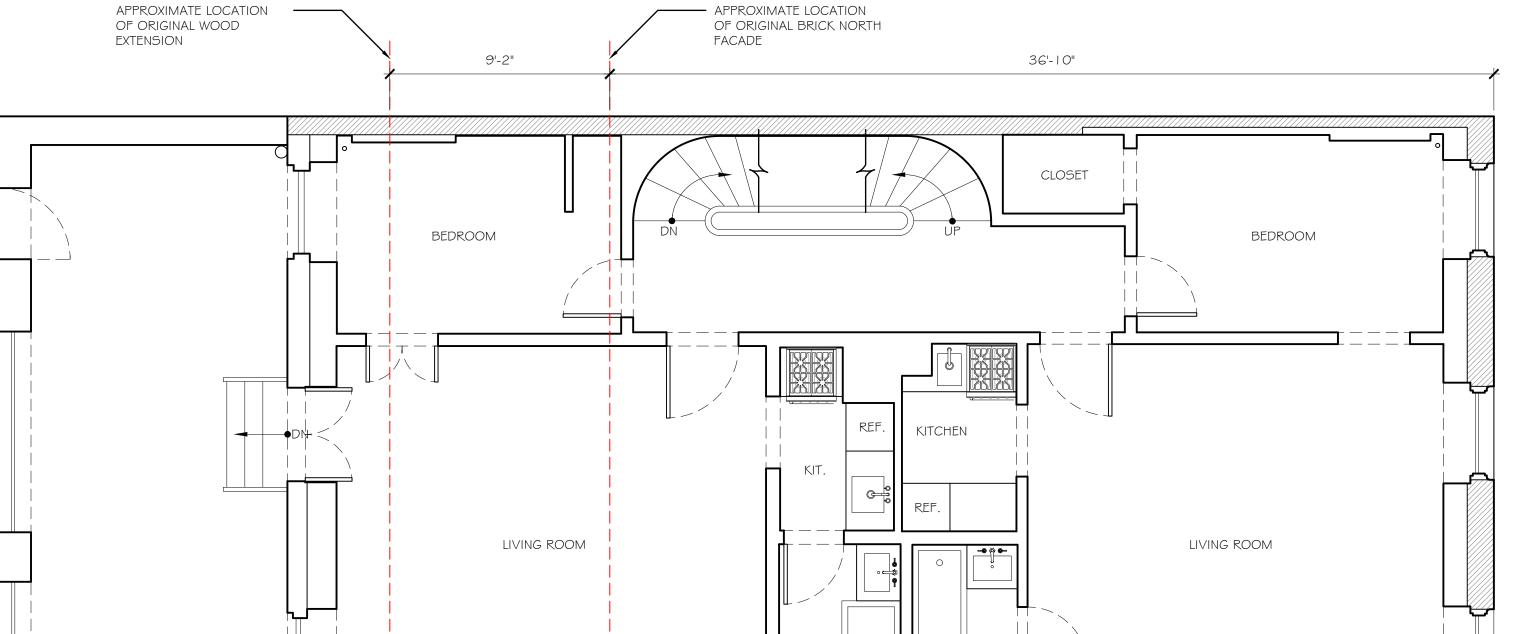
EXISTING CONDITIONS AT 3RD FLOOR TERRACE



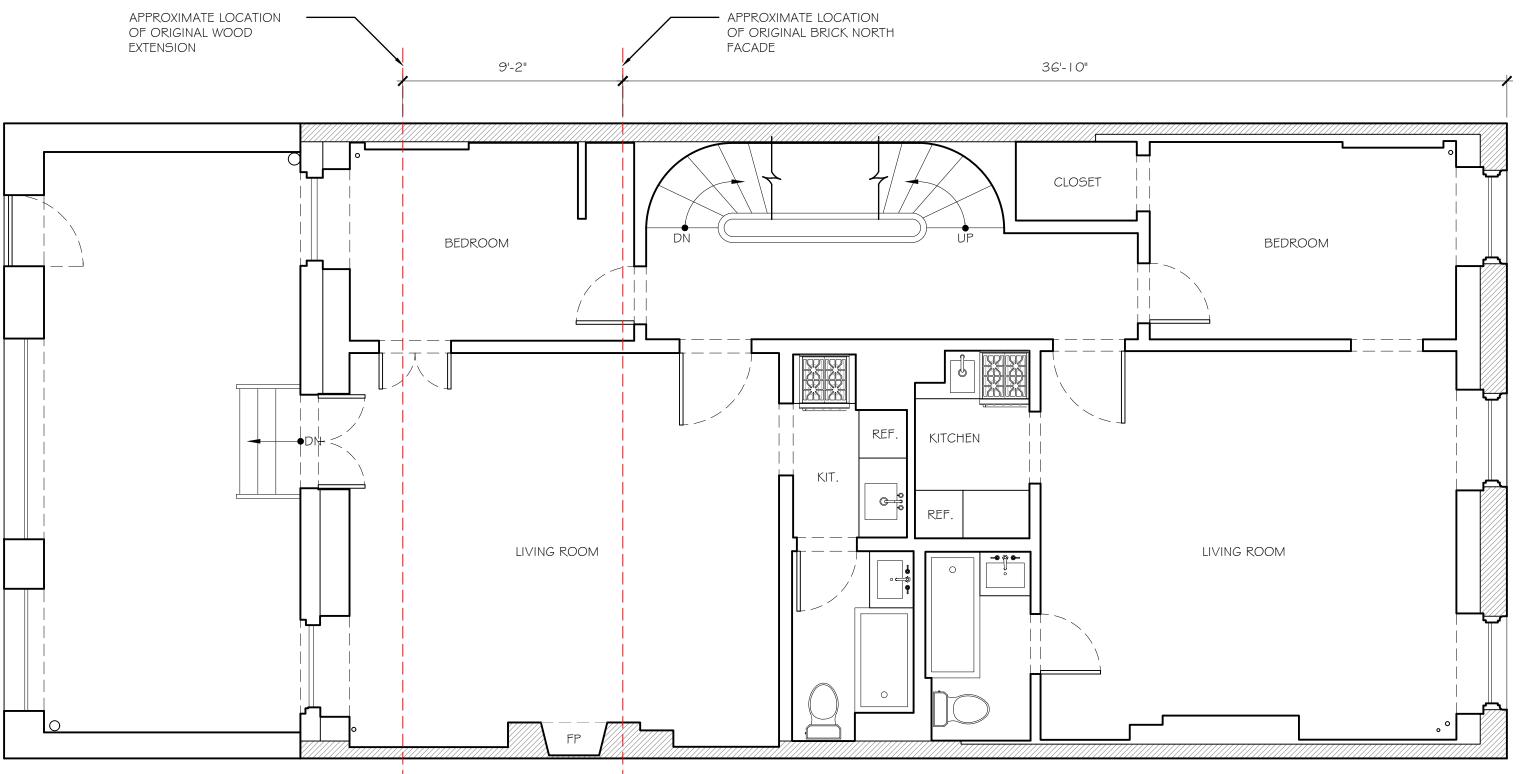
1891 BROMLEY MAP BLOCK PLAN



1891 BROMLEY MAP LEGEND



PC-009 1/4" = 1'-0"



2 3RD FLOOR - EXISTING PLAN PC-000 1/4" = 1'-0"





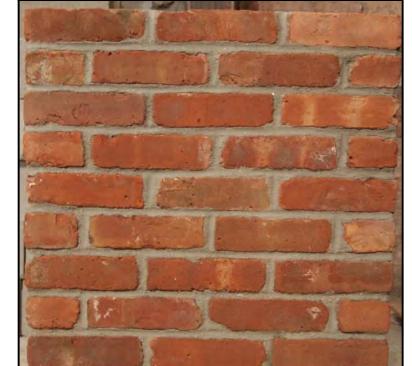
DARK ALUMINUM FASCIA & CORRUGATED CLADDING ON EXISTING CHIMNEY & SKYLIGHTS AT #23



EXISTING METAL SKYLIGHTS & DOORS ON 4TH FLOOR AT #23



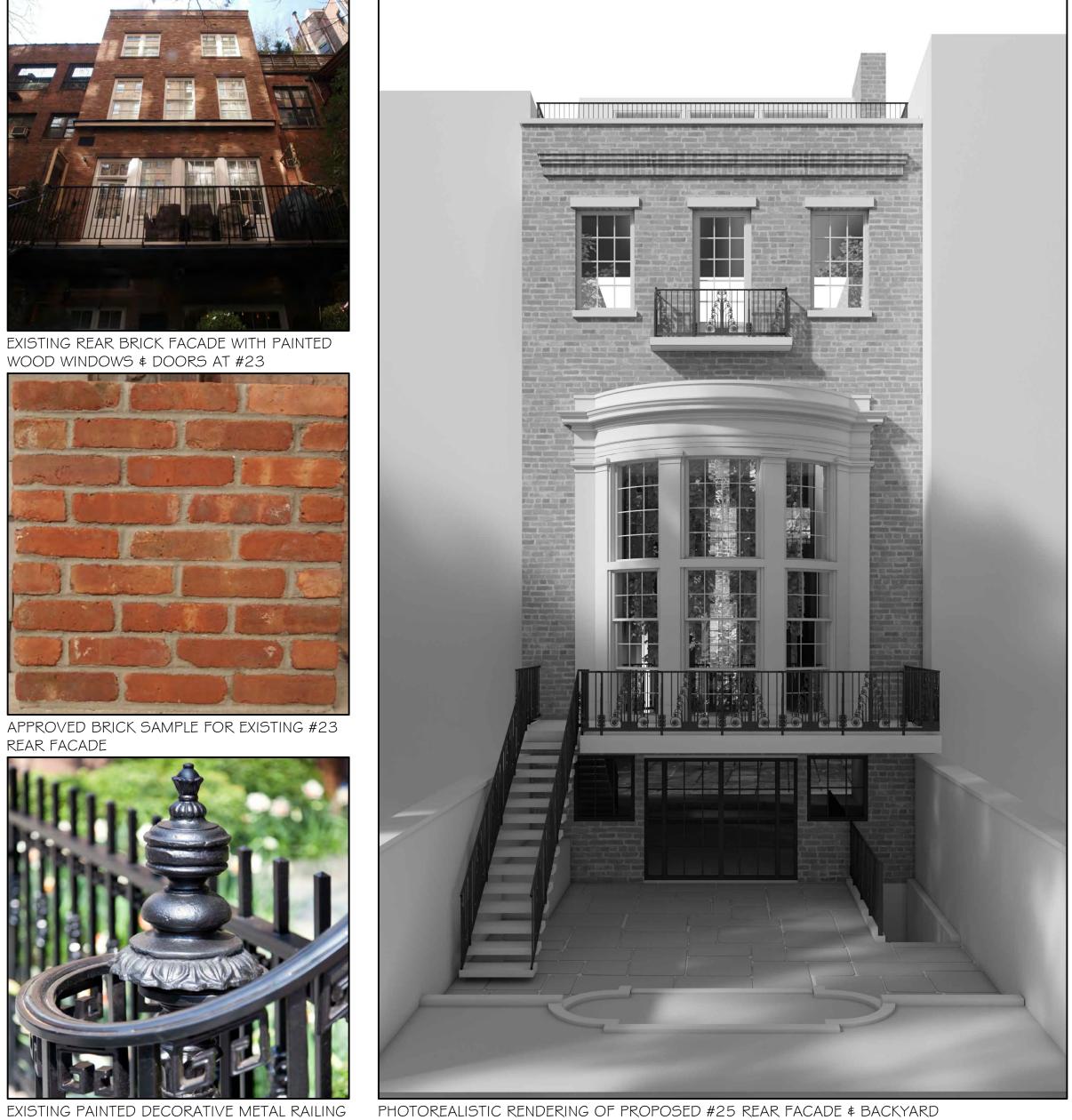
EXISTING REAR BRICK FACADE WITH PAINTED WOOD WINDOWS & DOORS AT #23

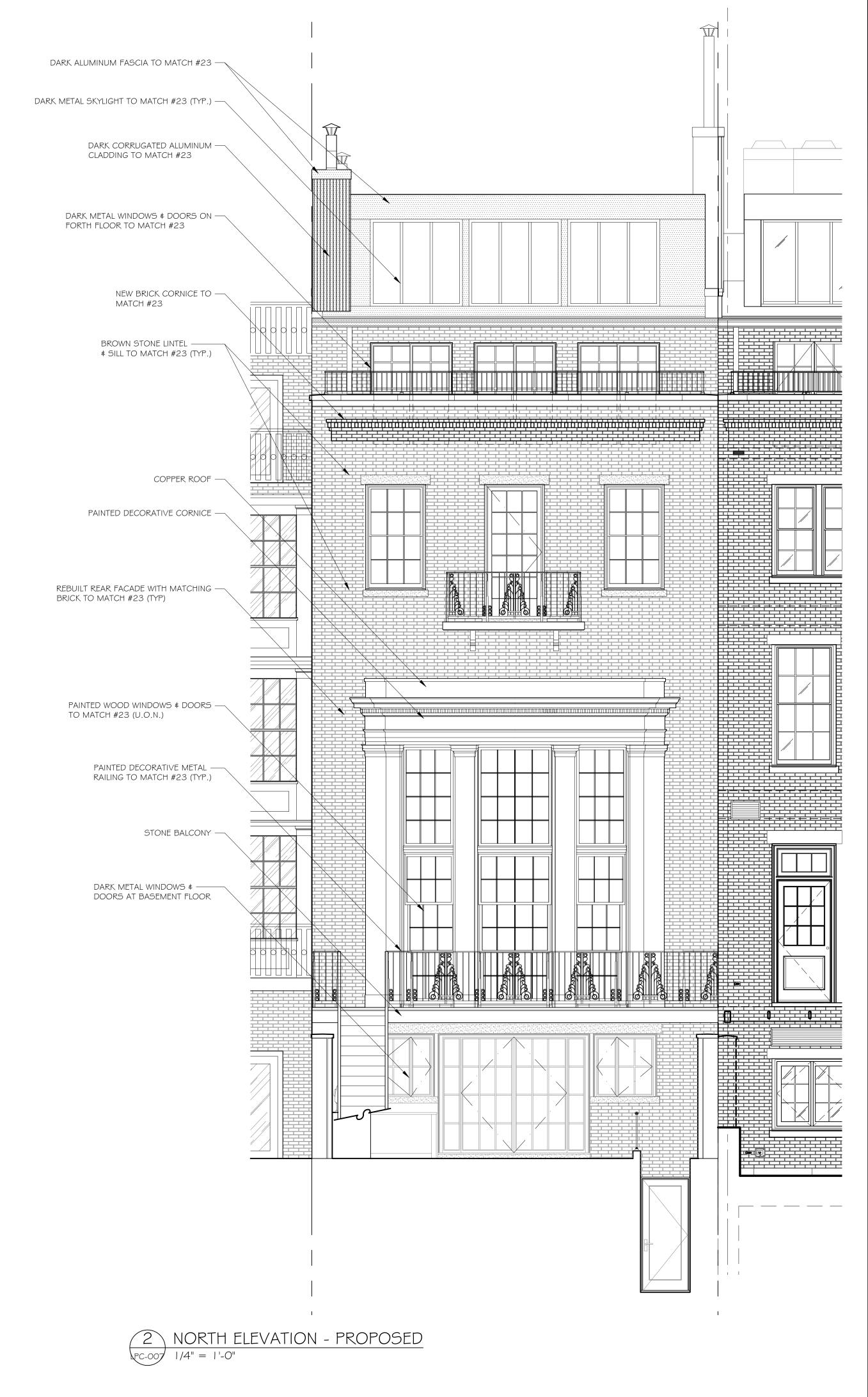


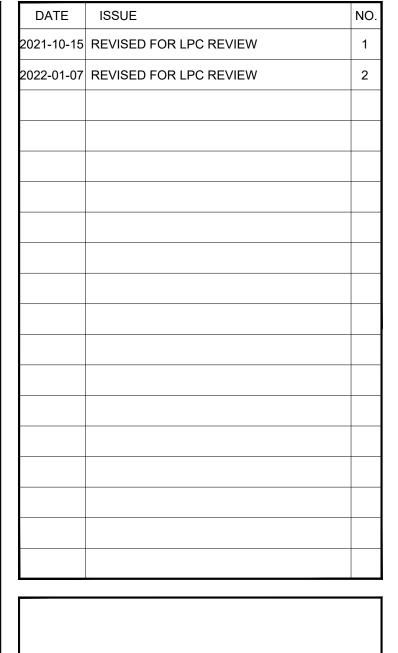
APPROVED BRICK SAMPLE FOR EXISTING #23 REAR FACADE



AT #23







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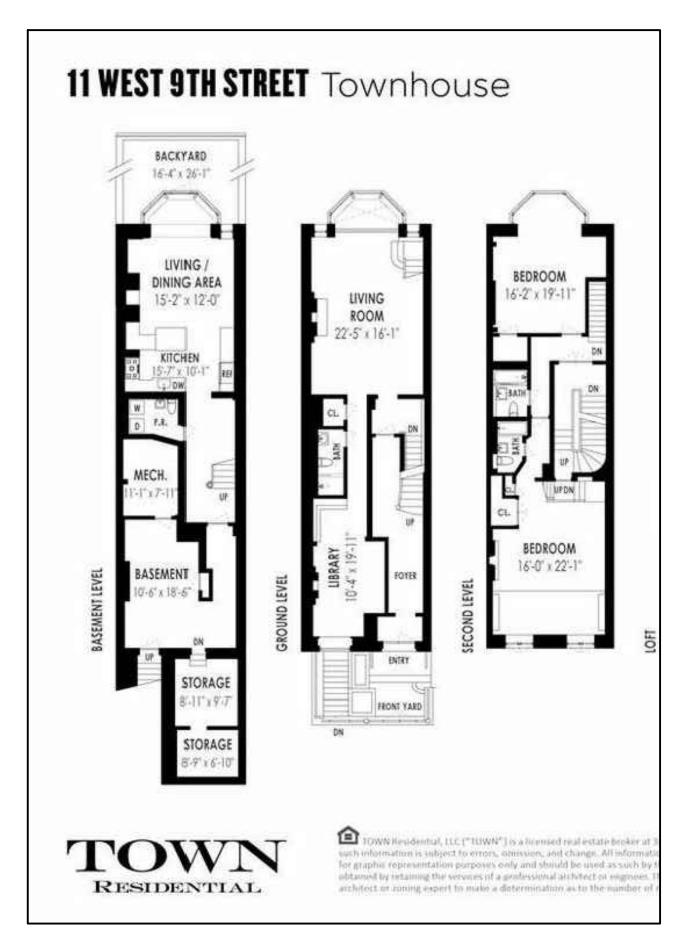
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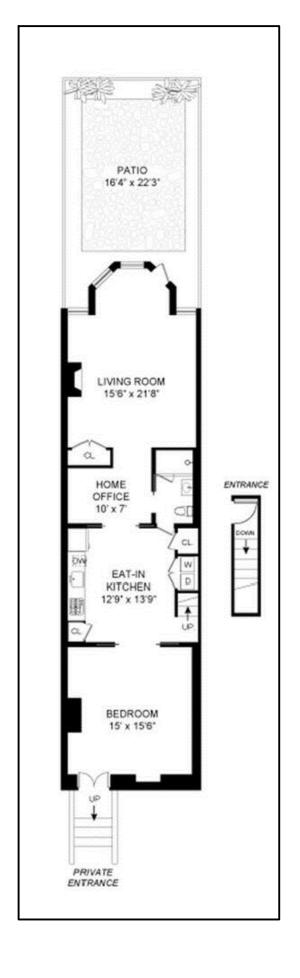
LPC - PROPOSED NORTH FACADE MATERIALS

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II WEST 9TH ST

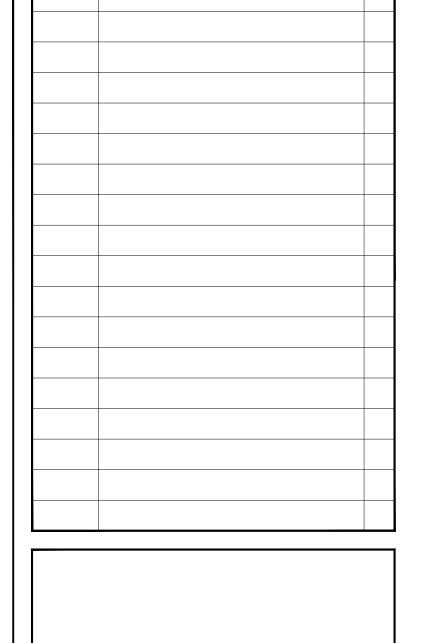






13 WEST 9TH ST





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BAY WINDOW PRECEDENTS

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PROJECT NO:1906.01

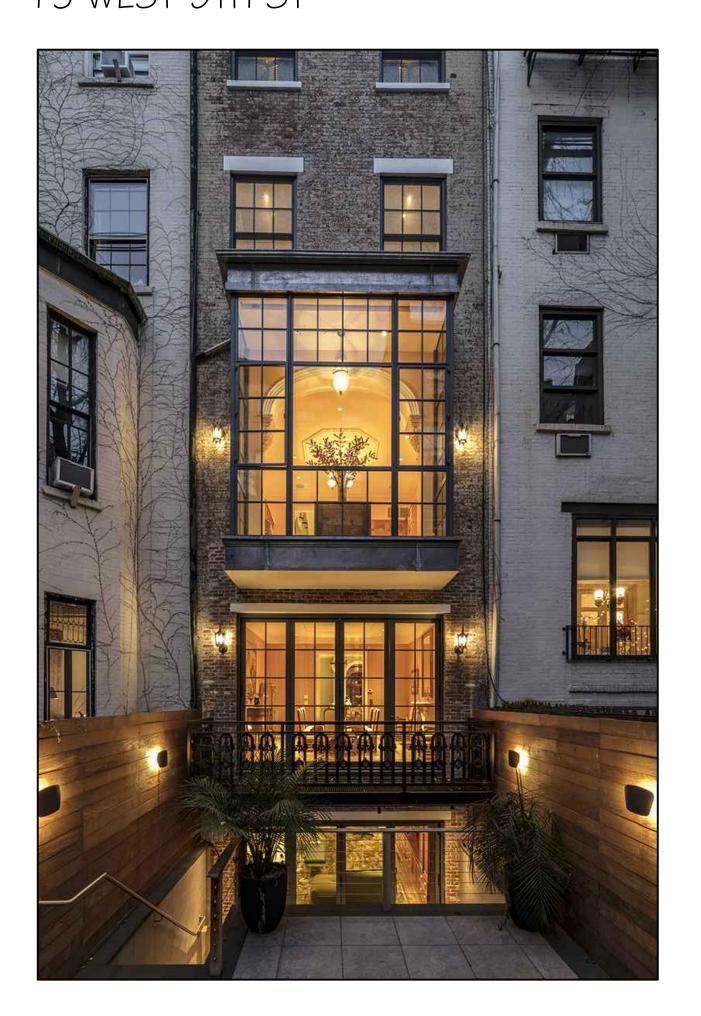
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15 WEST 9TH ST



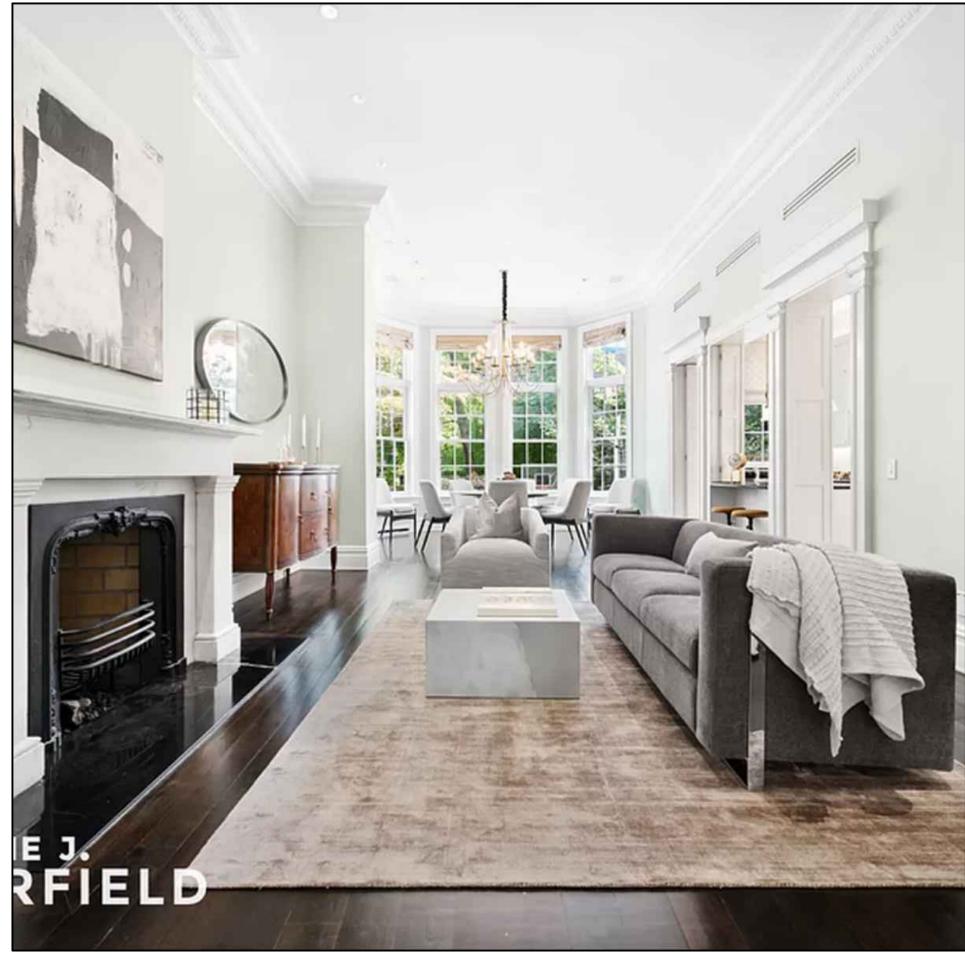


109 WAVERLY PLACE



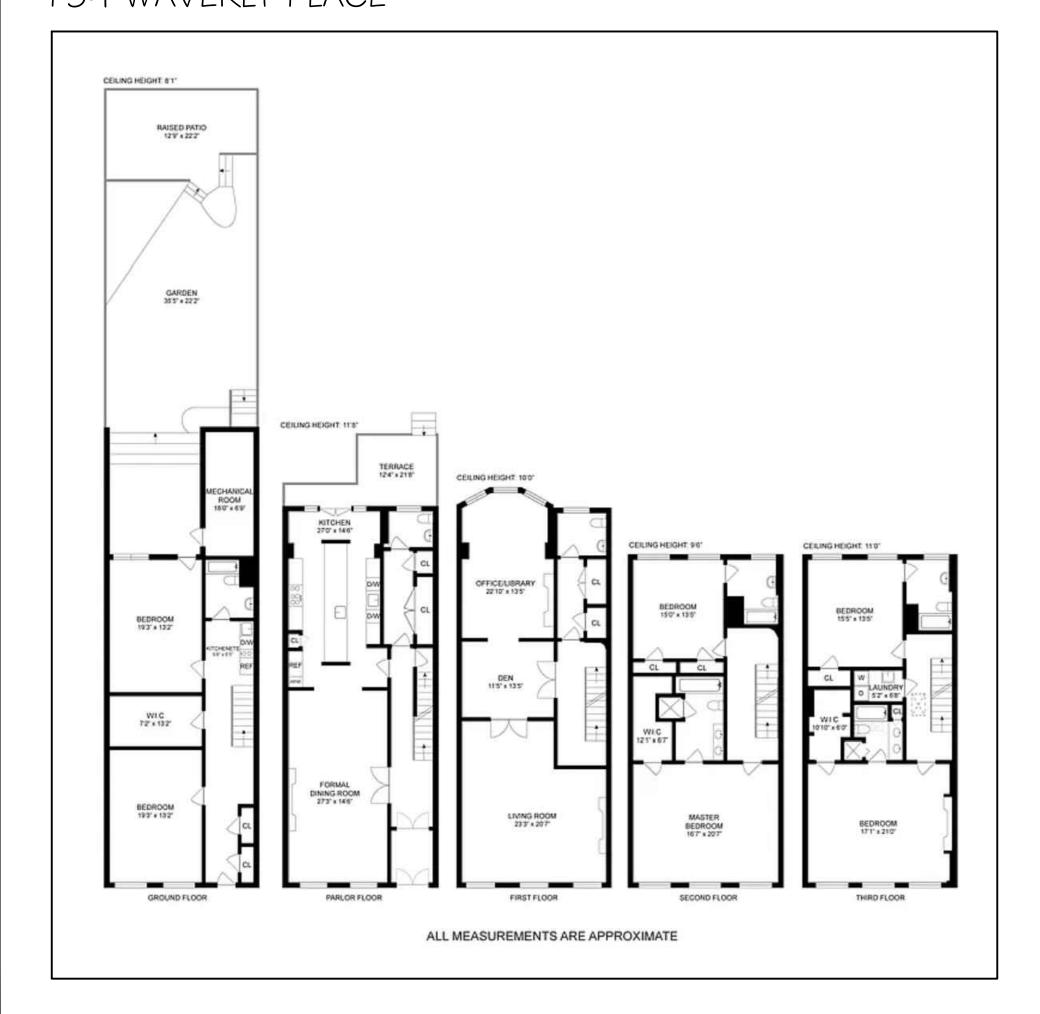
III WAVERLY PLACE

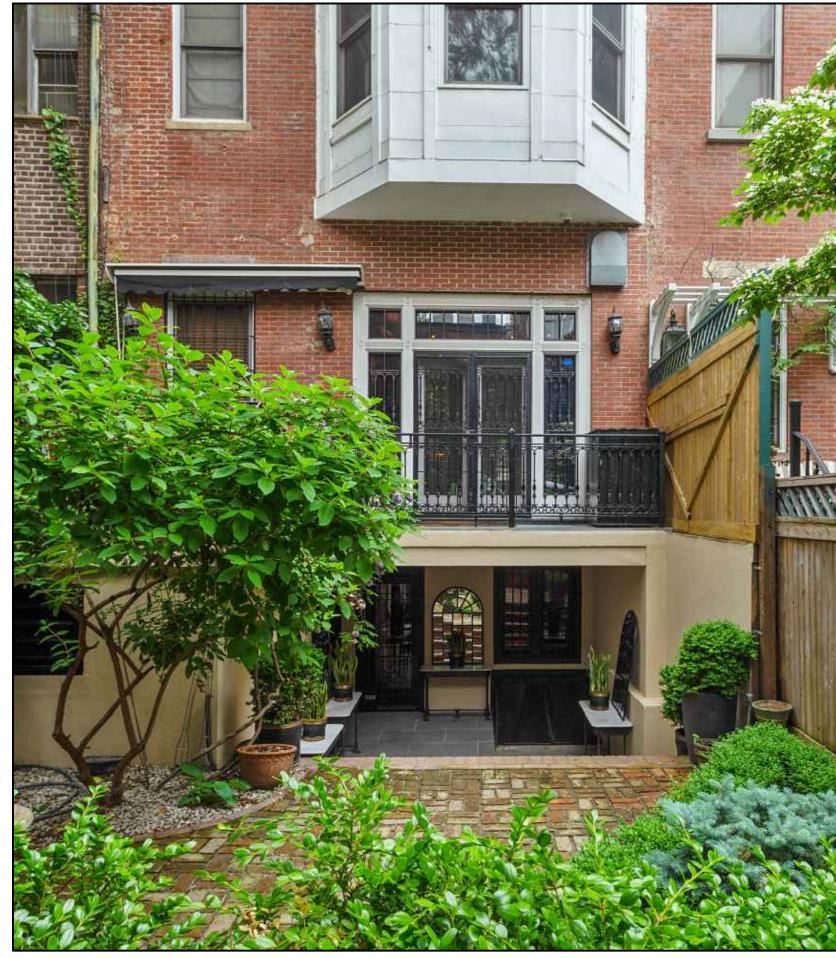




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154 WAVERLY PLACE





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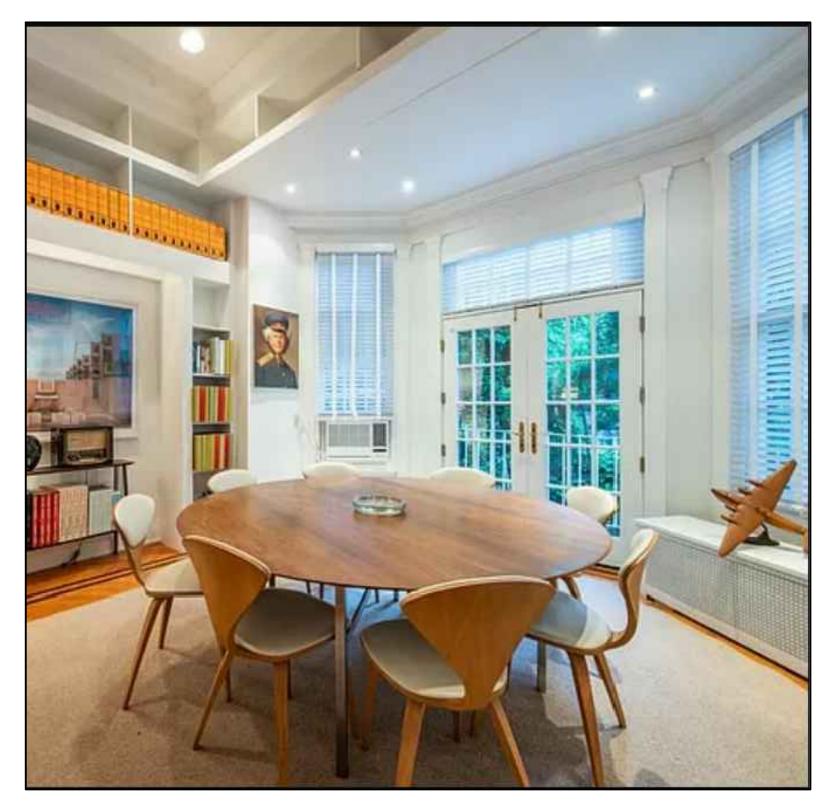
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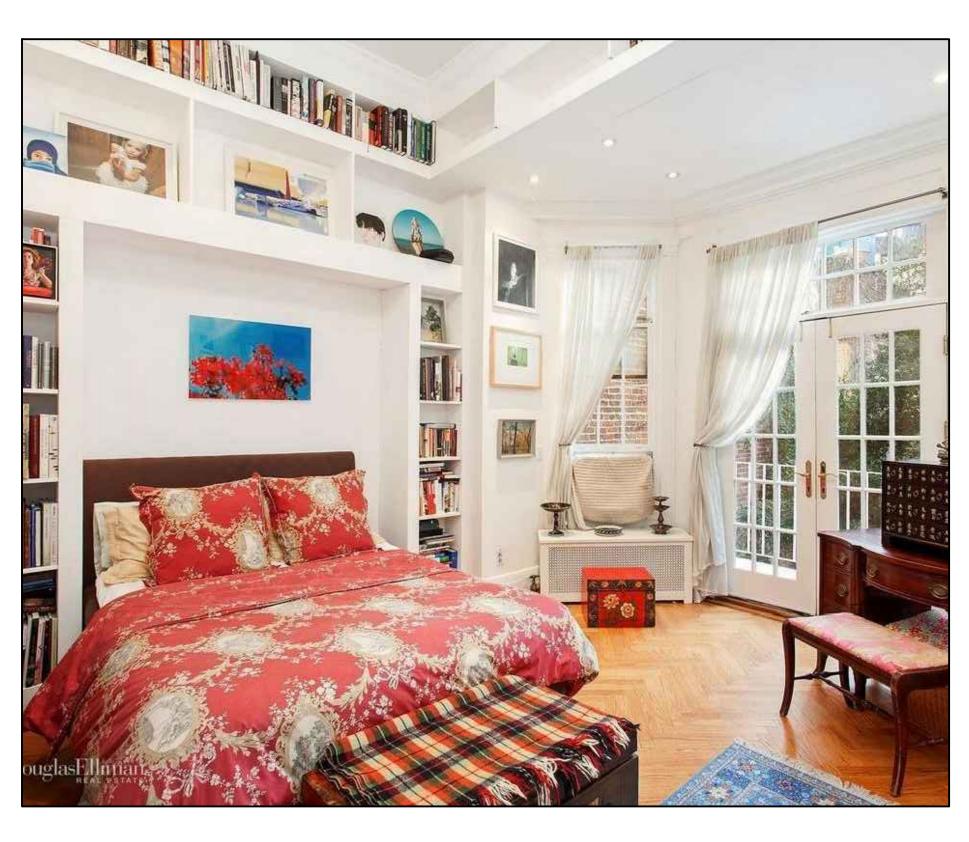
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34 WEST 9TH ST





53 MORTON ST



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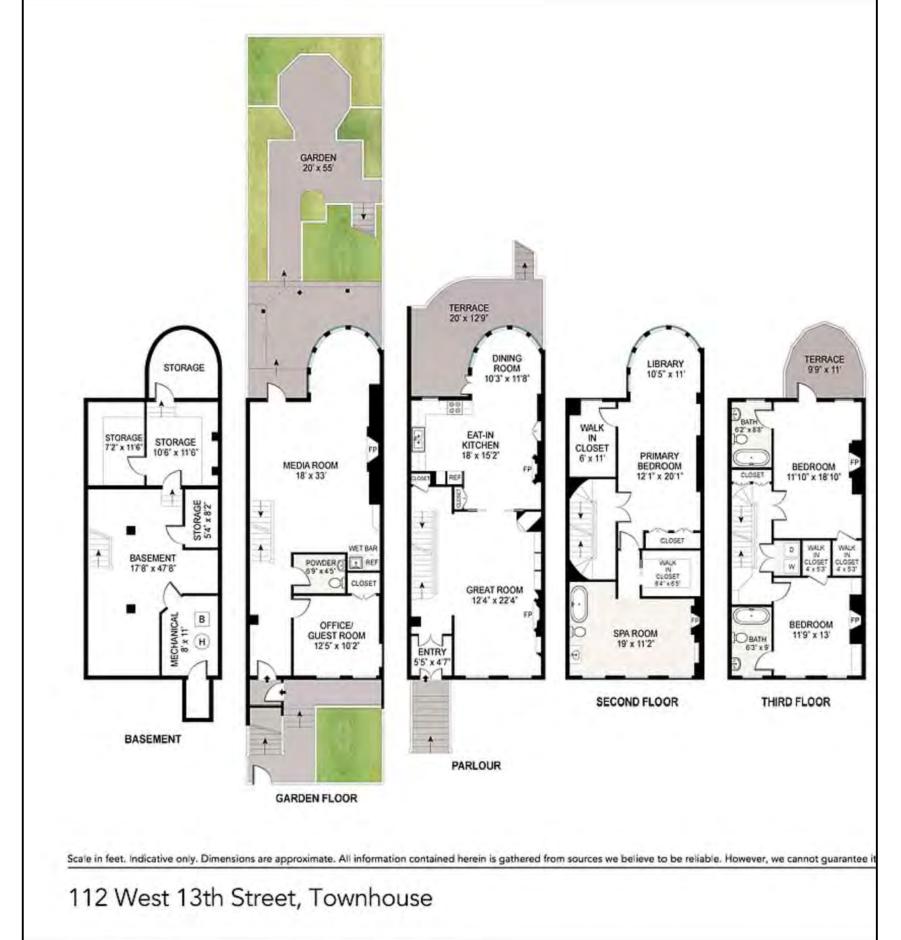
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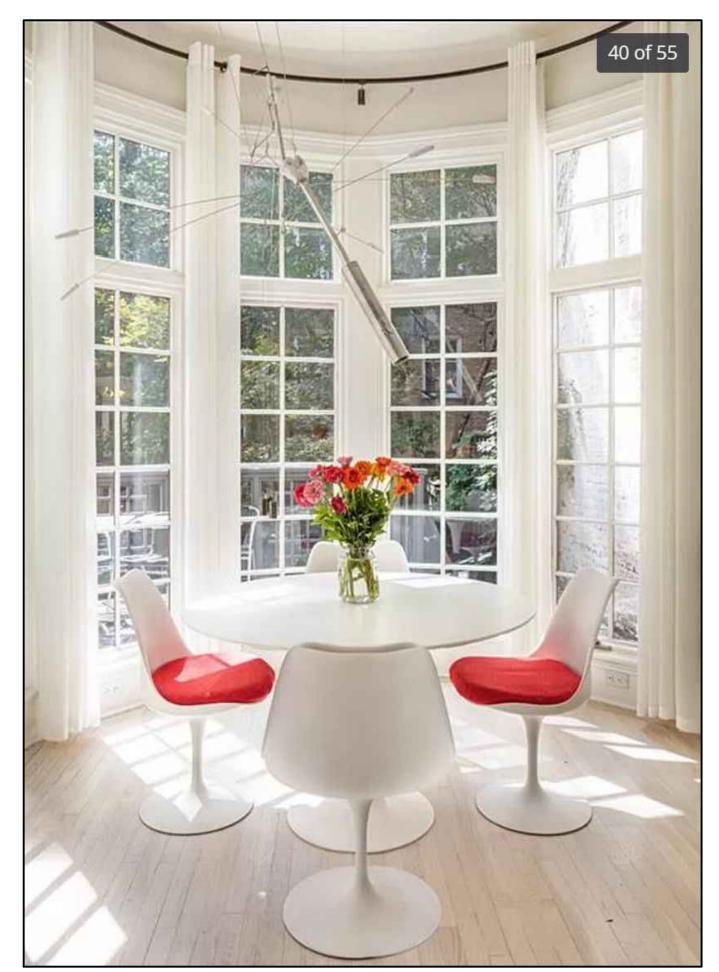
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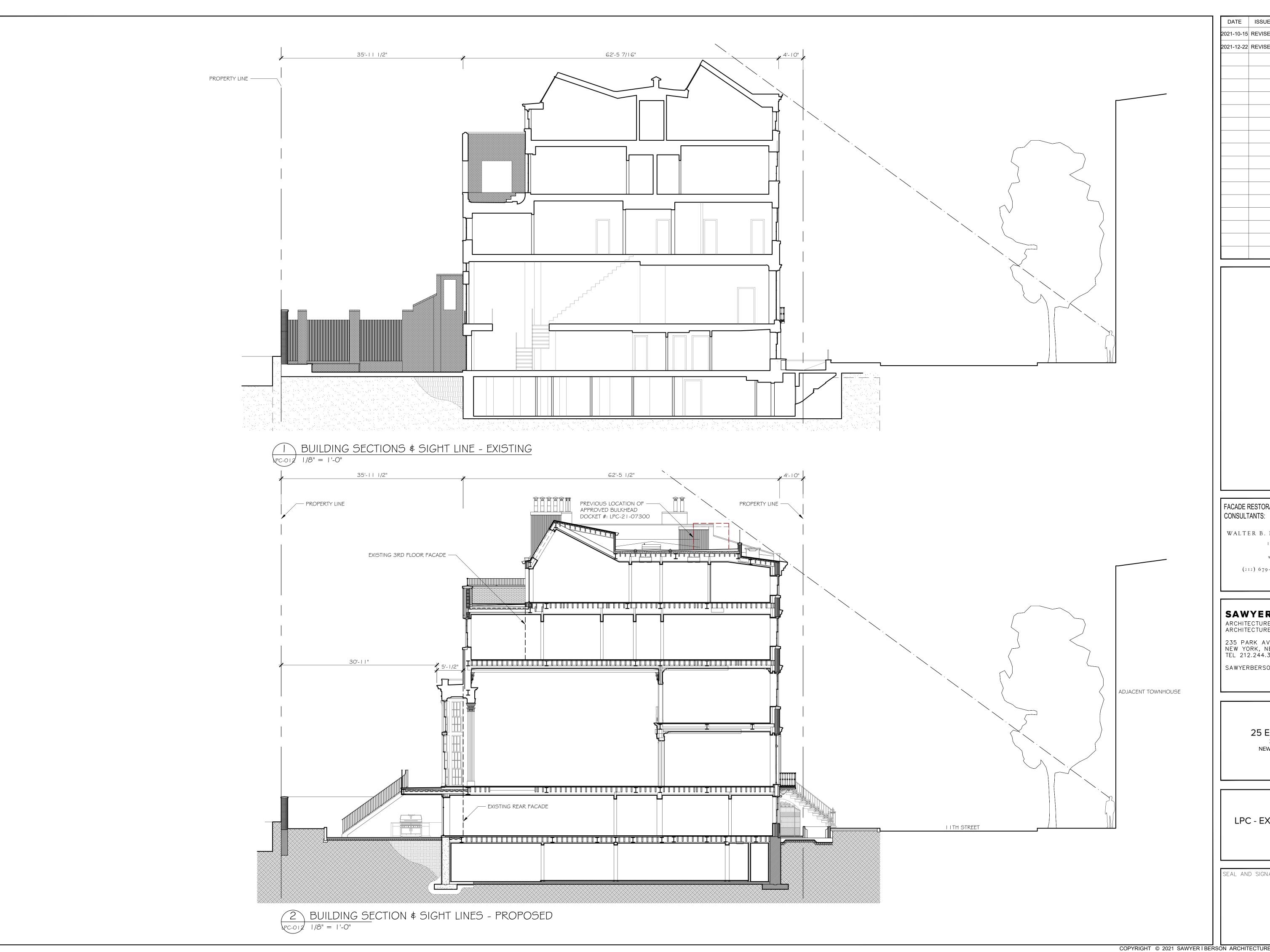
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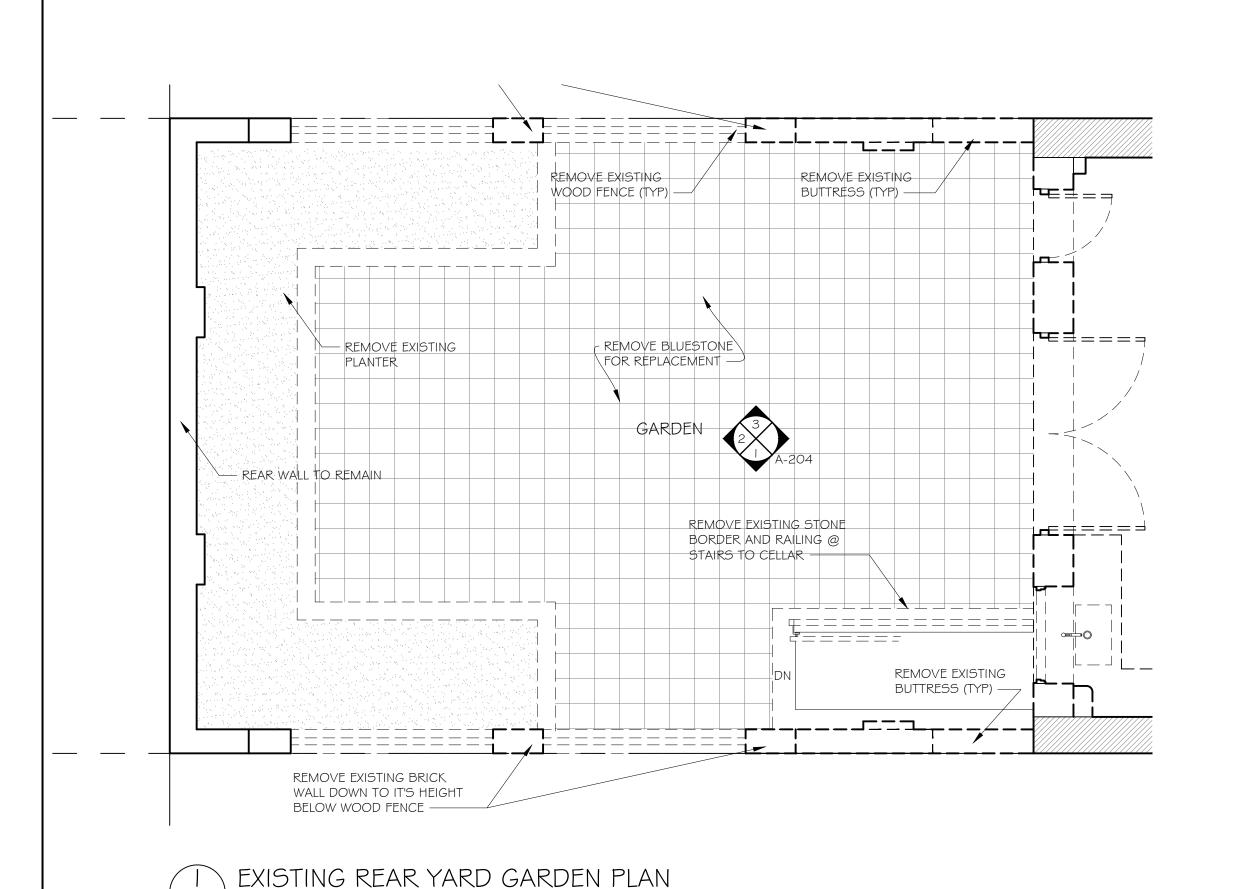
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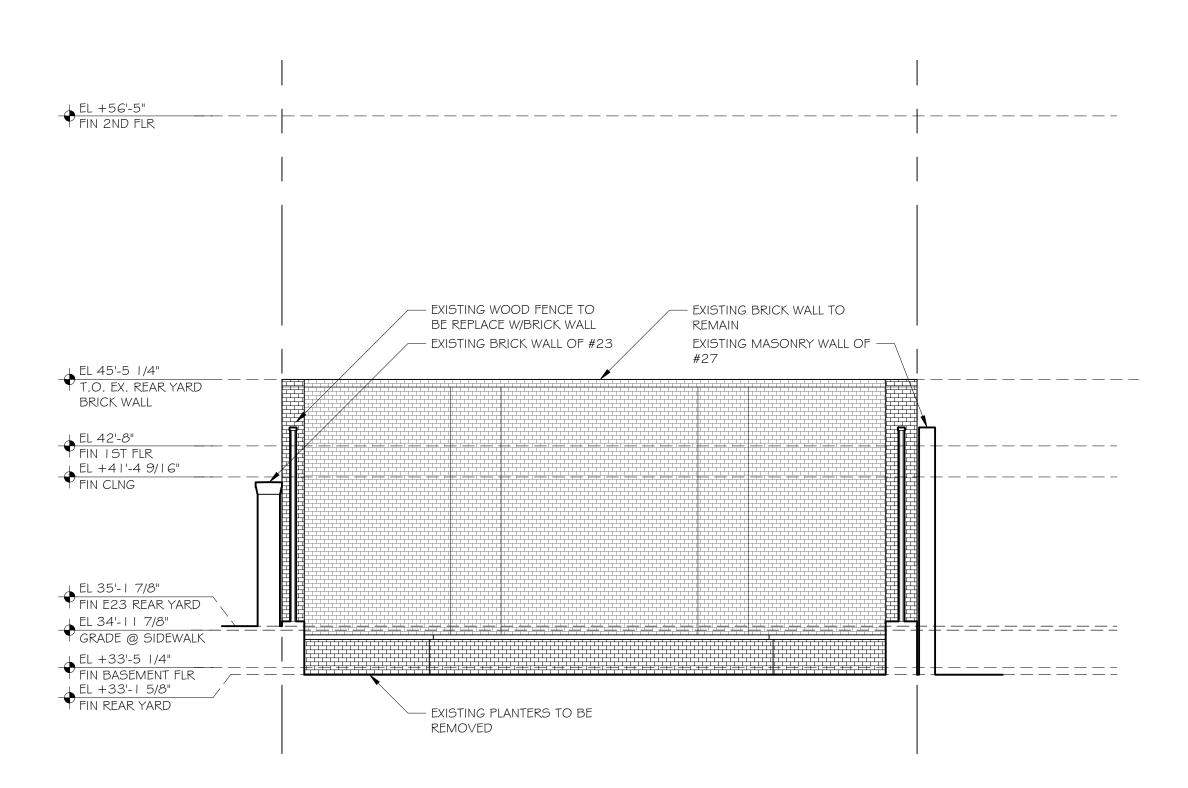
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LPC - EXISTING & PROPOSED SIGHT LINE

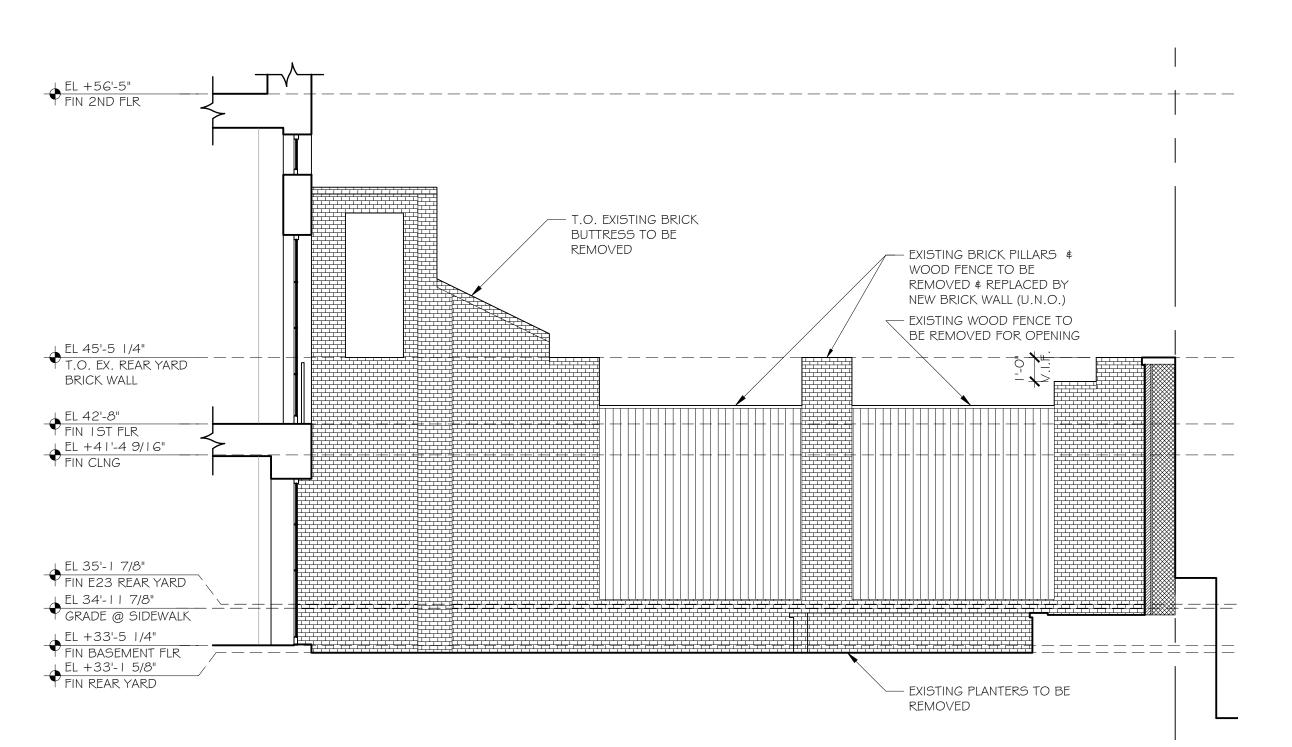
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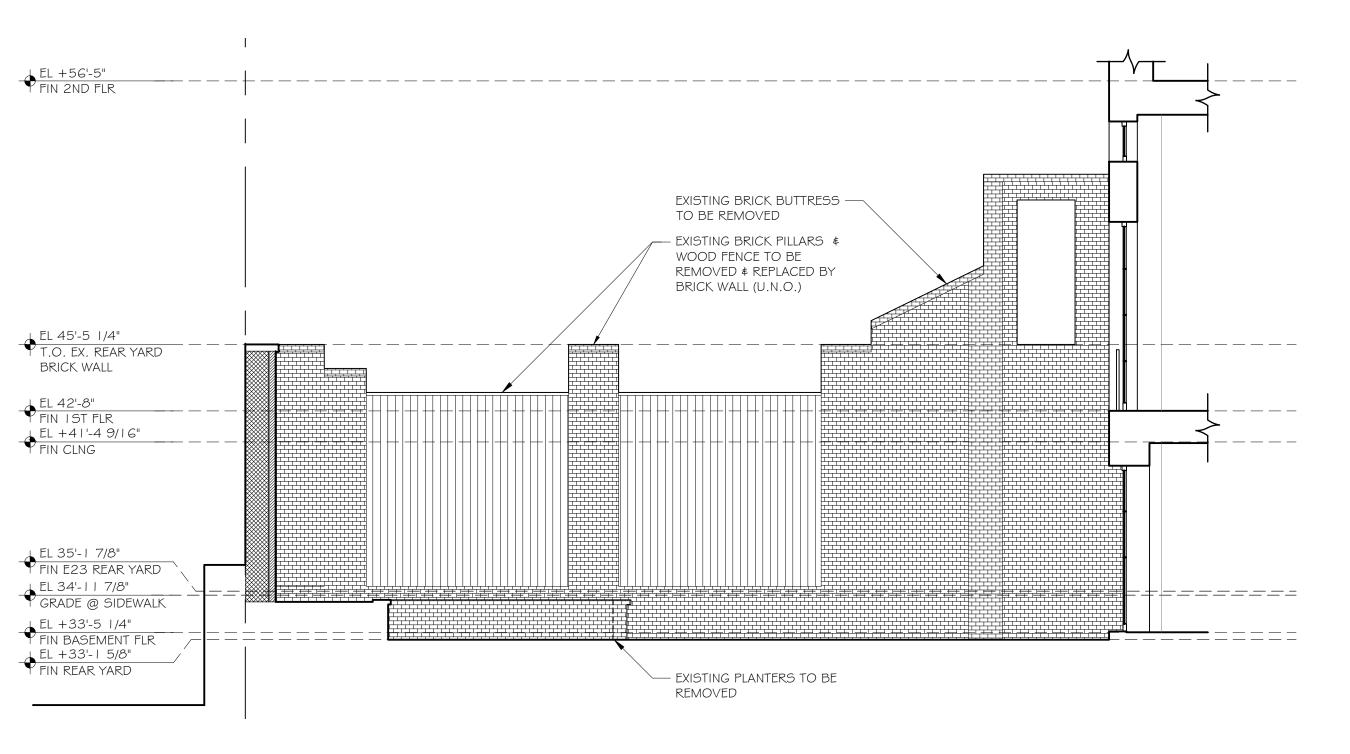


REAR YARD EIXSTING ELEVATION - NORTH

1/4" = 1'-0"



REAR YARD EXISTING ELEVATION - WEST



4 REAR YARD GARDEN EXISTING EELVATION - EAST

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LPC - REAR YARD GARDEN ELEVATIONS EXISTING

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PROJECT NO:1906.01

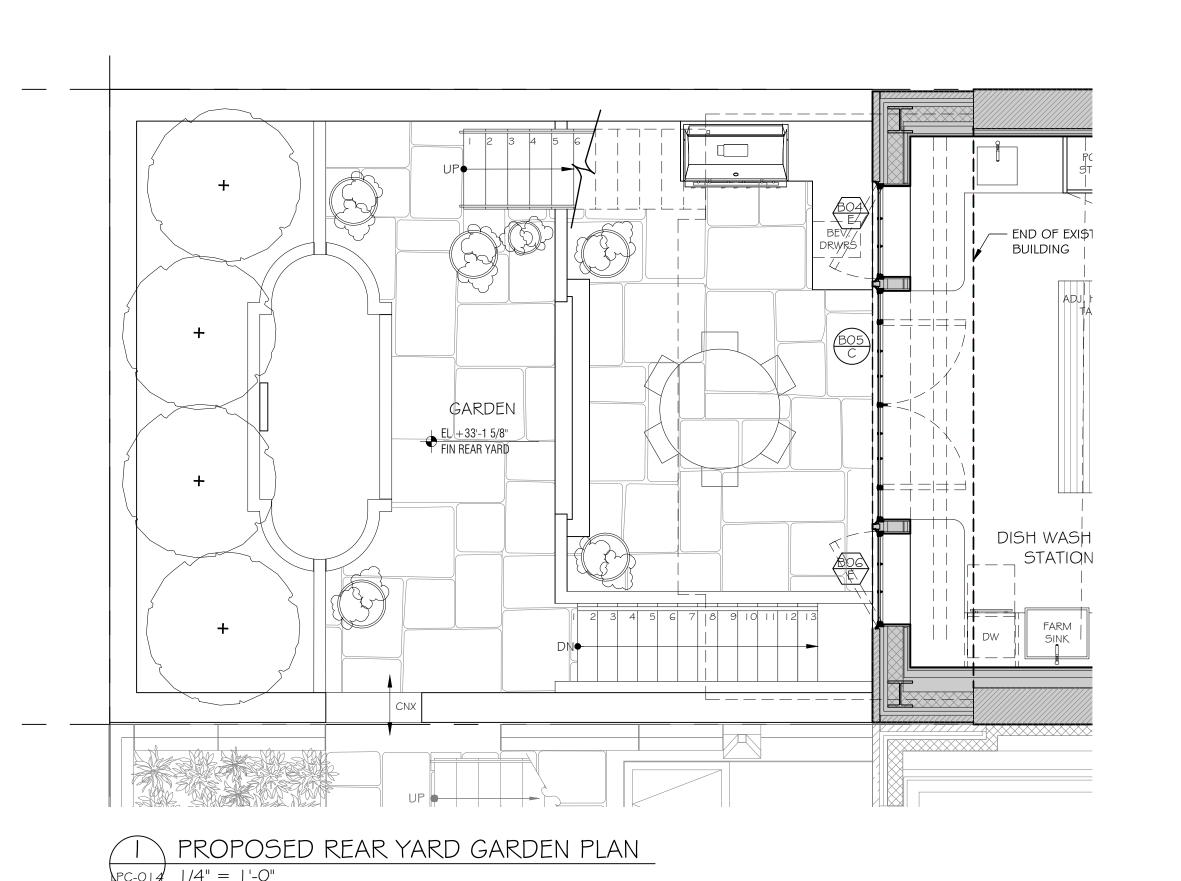
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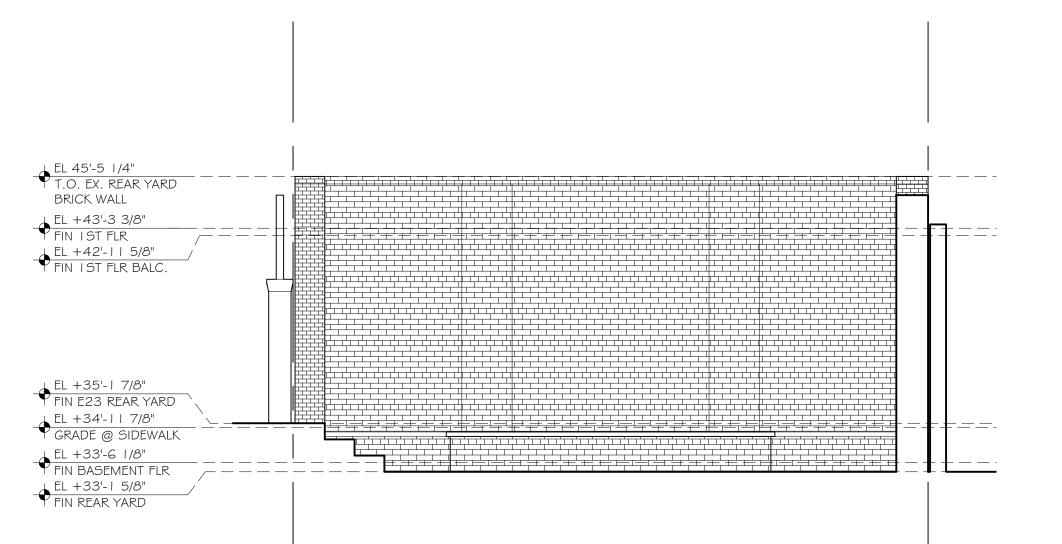
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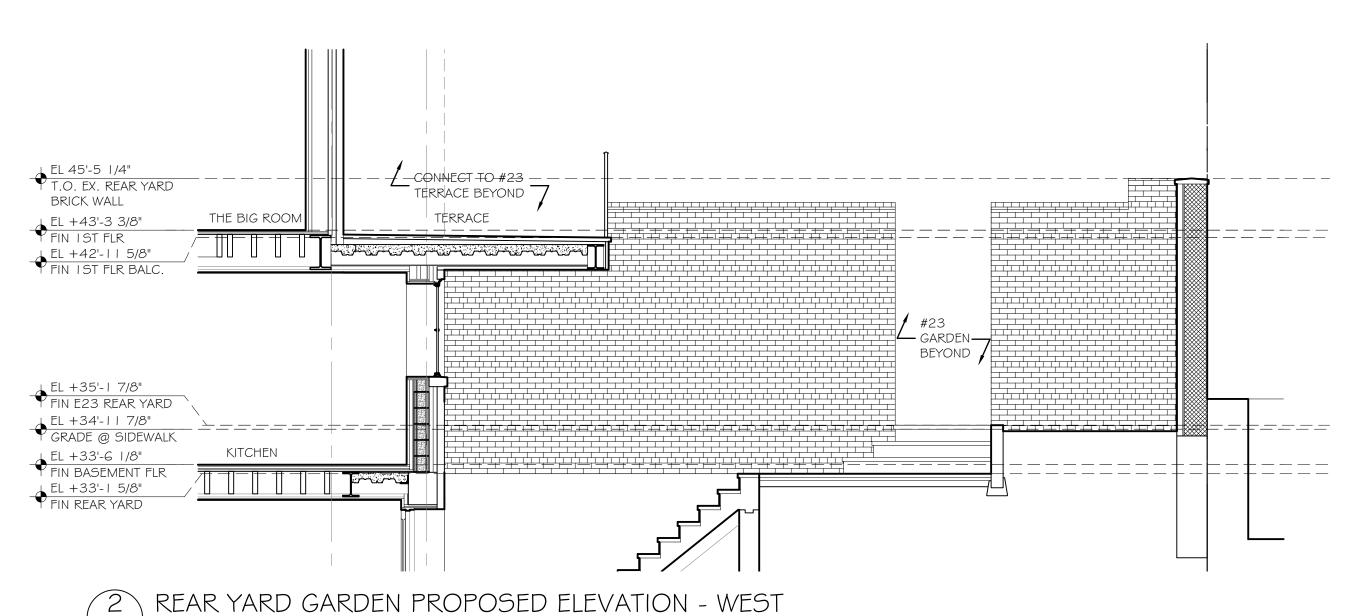
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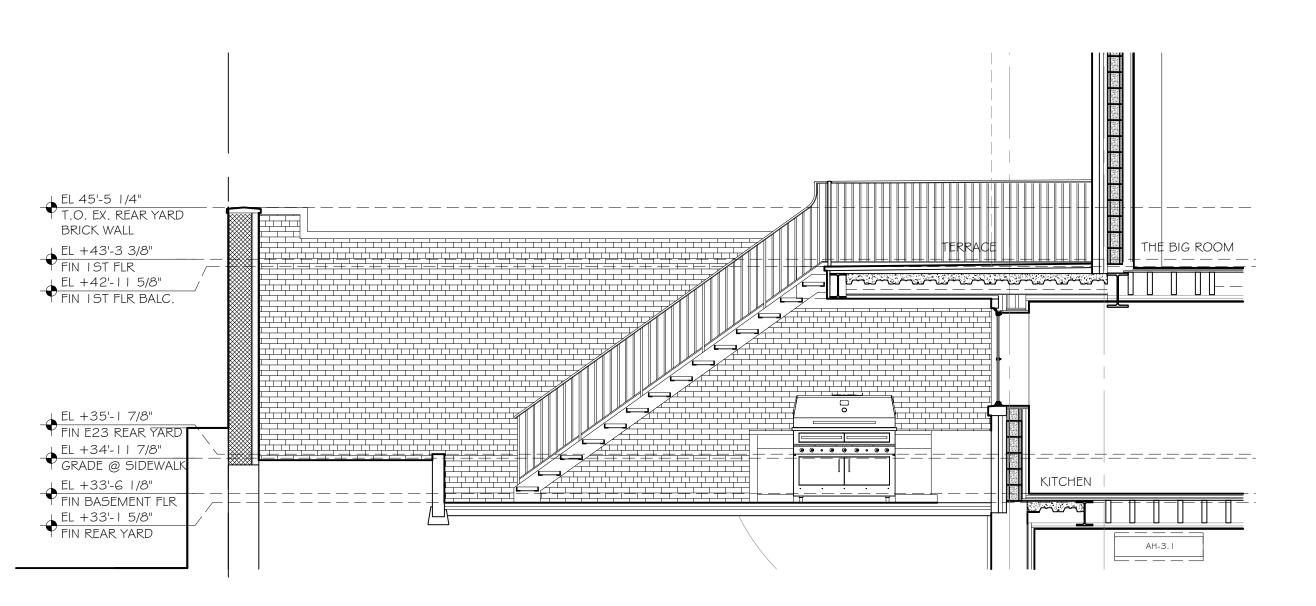




REAR YARD GARDEN PROPOSED ELEVATION - NORTH



PC-014 1/4" = 1'-0"



REAR YARD GARDEN PROPOSED ELEVATION - EAST

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LPC-014 LPC - REAR YARD GARDEN ELEVATIONS PROPOSED

PROJECT NO:1906.01

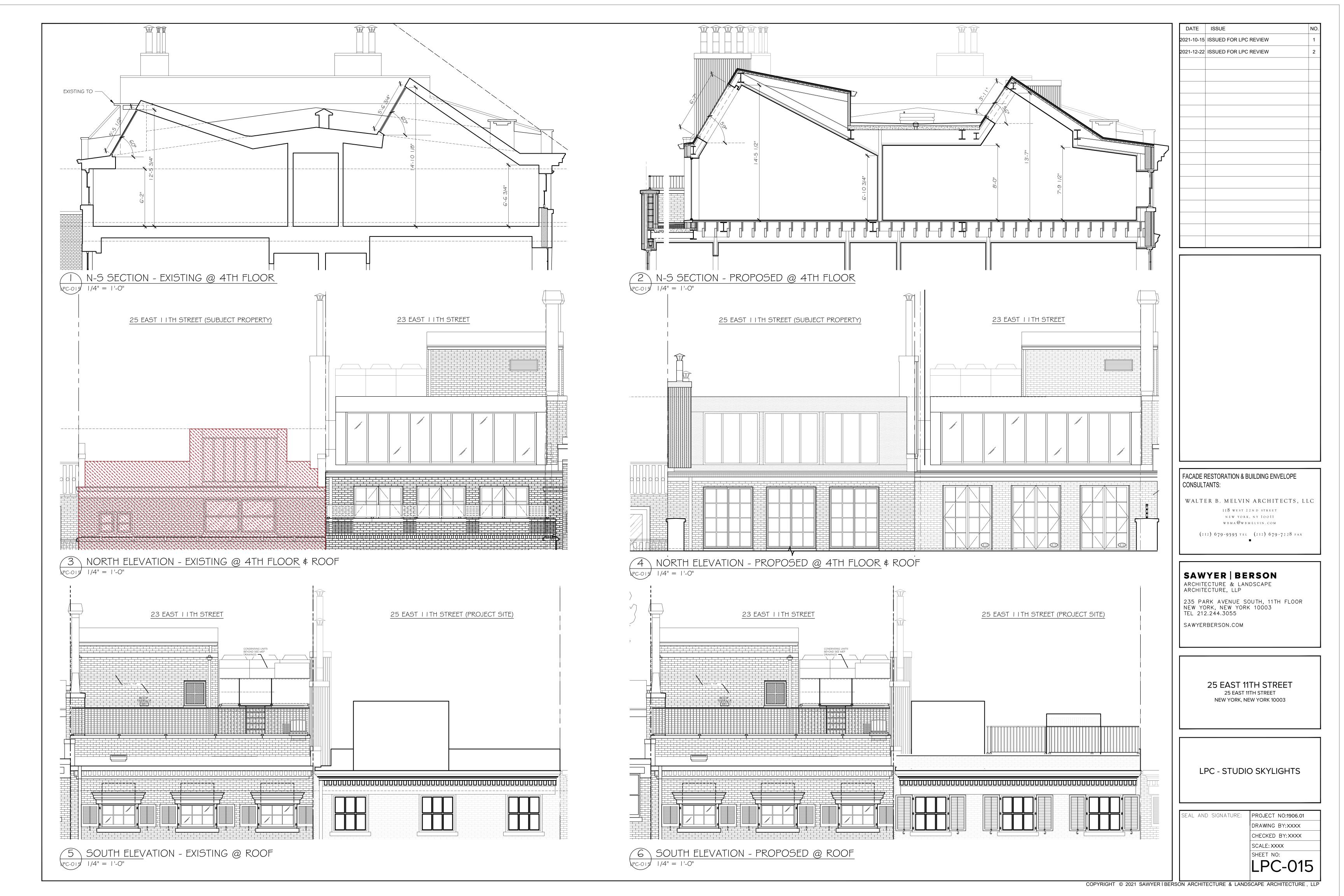
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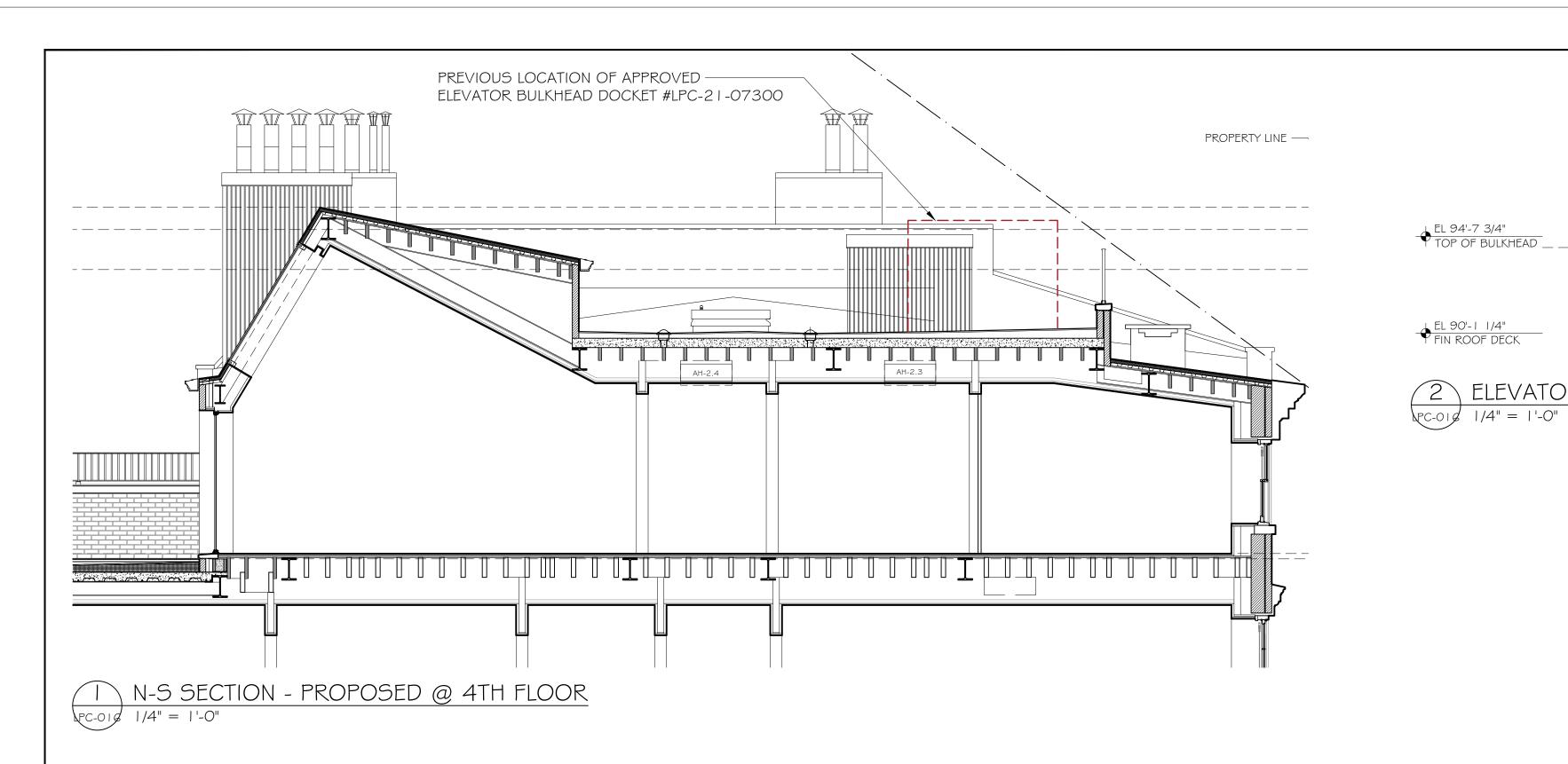
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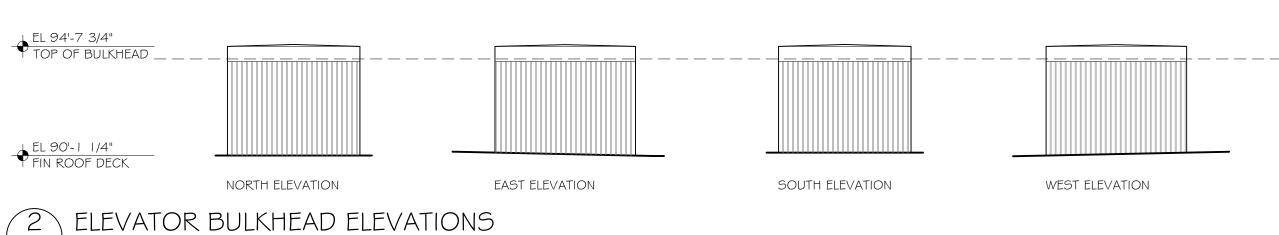
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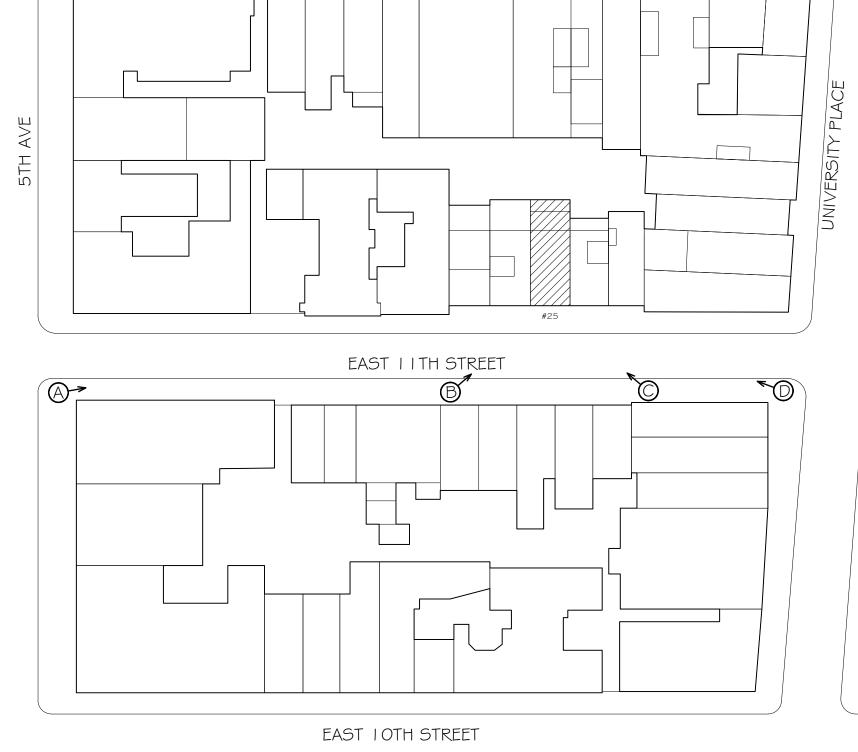
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DATE ISSUE

2021-10-15 REVISED FOR LPC REVIEW

2021-12-22 REVISED FOR LPC REVIEW

FACADE RESTORATION & BUILDING ENVELOPE CONSULTANTS:

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(212) 679-9393 TEL (212) 679-7228 FAX

SAWYER | BERSON ARCHITECTURE & LANDSCAPE ARCHITECTURE, LLP

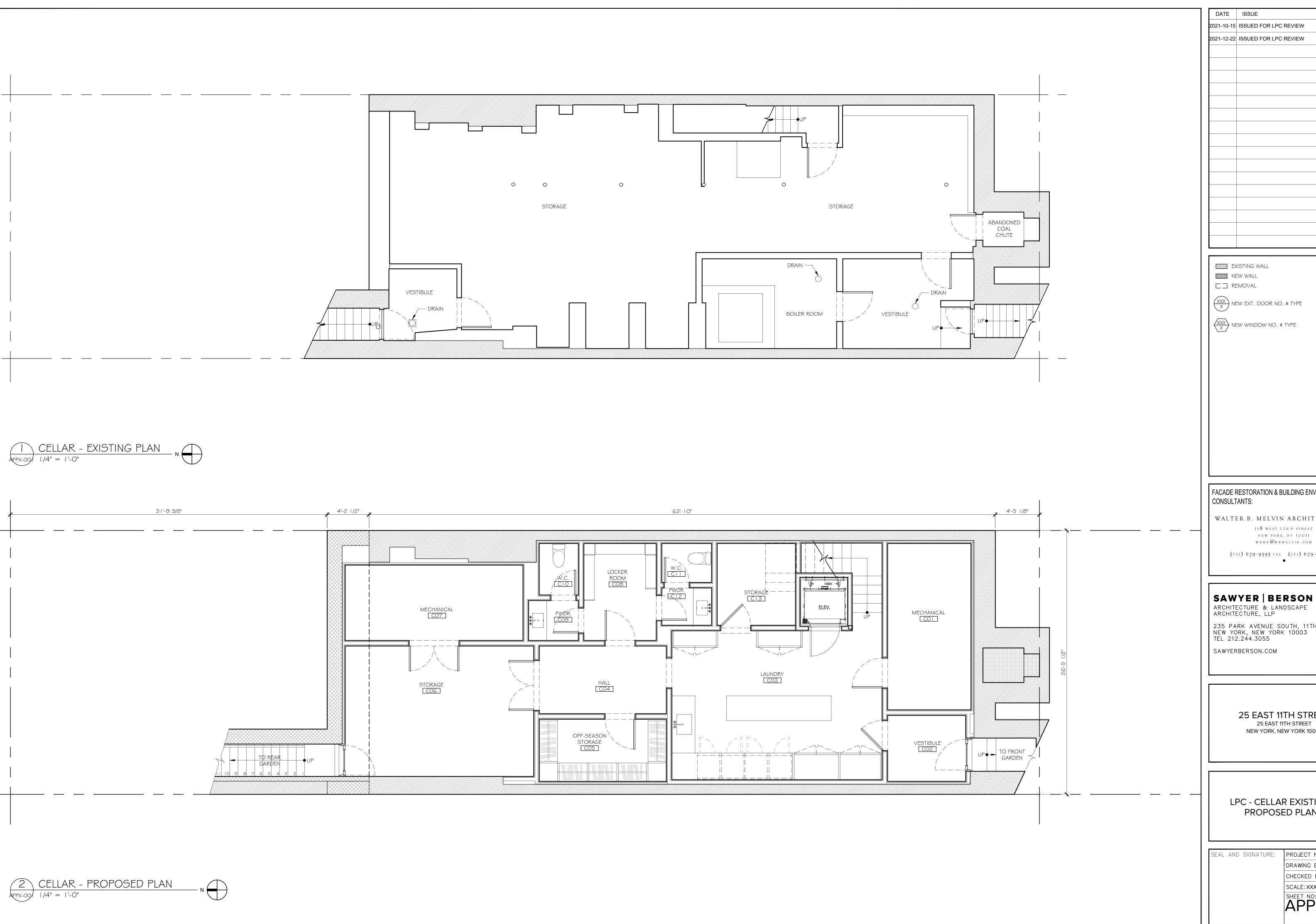
235 PARK AVENUE SOUTH, 11TH FLOOR NEW YORK, NEW YORK 10003 TEL 212.244.3055

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LPC - ELEVATOR BULKHEAD

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| DATE | ISSUE | 1 |
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XXX NEW WINDOW NO. \$ TYPE

FACADE RESTORATION & BUILDING ENVELOPE

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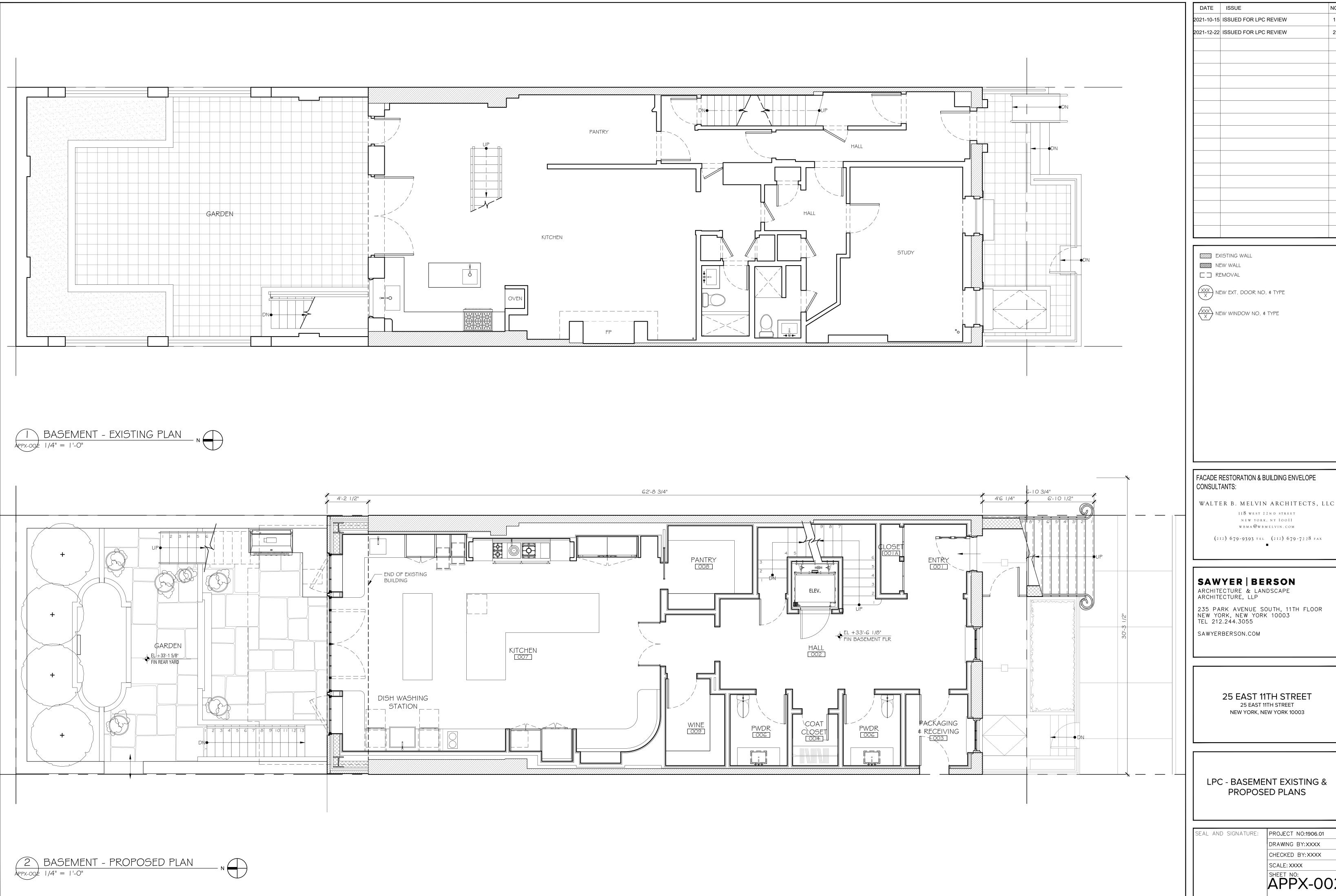
25 EAST 11TH STREET 25 EAST 11TH STREET

NEW YORK, NEW YORK 10003

LPC - CELLAR EXISTING & PROPOSED PLANS

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25 EAST 11TH STREET 25 EAST 11TH STREET

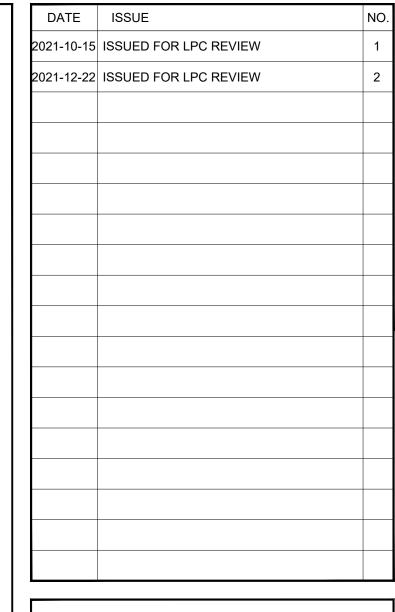
NEW YORK, NEW YORK 10003

LPC - BASEMENT EXISTING & PROPOSED PLANS

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SCALE: XXXX





EXISTING WALL NEW WALL

XXX NEW EXT. DOOR NO. \$ TYPE

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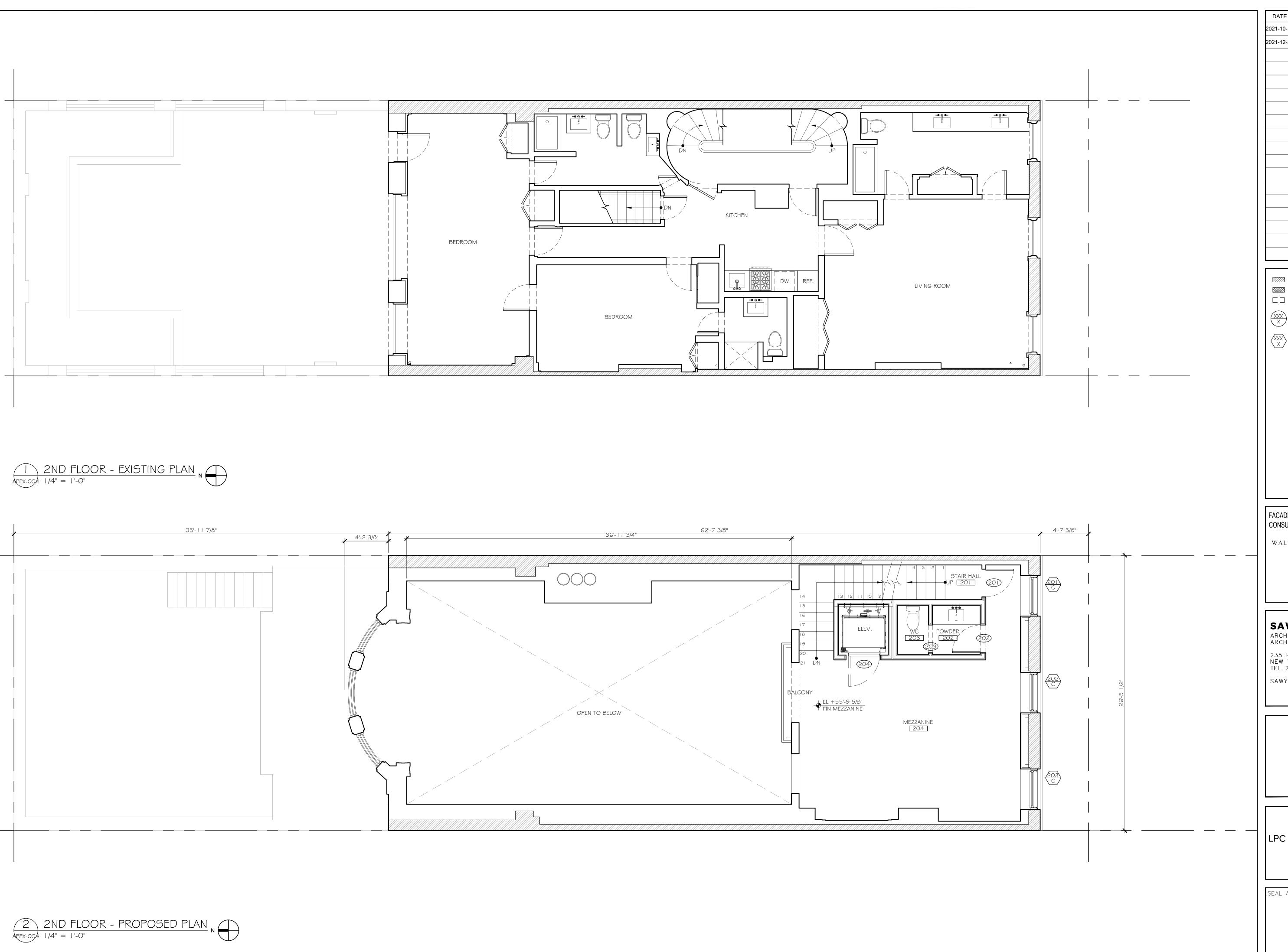
25 EAST 11TH STREET

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LPC - FIRST FLOOR EXISTING & PROPOSED PLANS

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EXISTING WALL NEW WALL ☐ ☐ REMOVAL

XXX NEW EXT. DOOR NO. \$ TYPE

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LPC - SECOND FLOOR EXISITNG & PROPOSED PLANS

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EXISTING WALL NEW WALL

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WALTER B. MELVIN ARCHITECTS, LLC II8 WEST 22ND STREET

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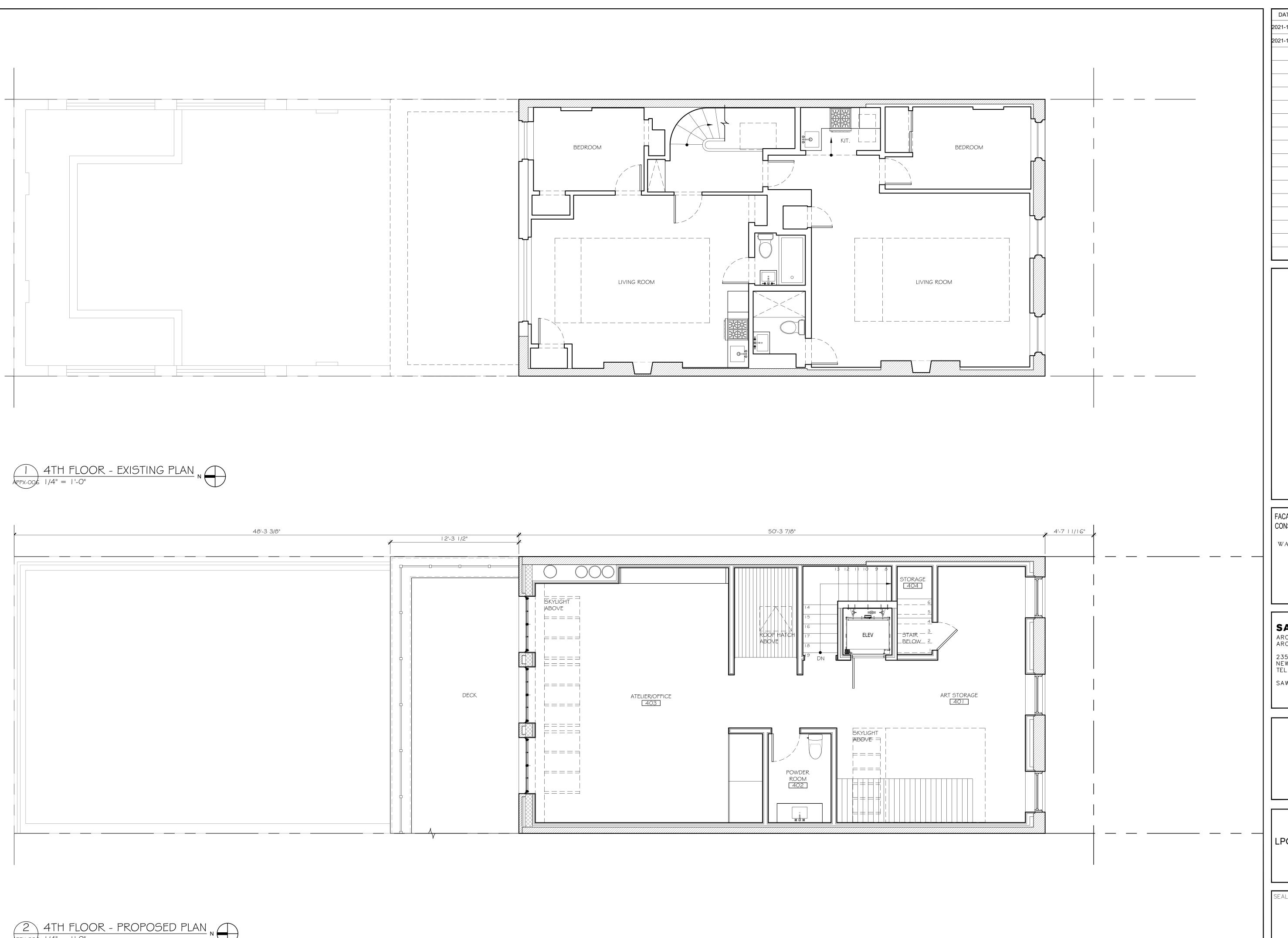
25 EAST 11TH STREET

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LPC - THIRD FLOOR EXISTING & PROPOSED PLANS

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LPC - FOURTH FLOOR EXISTING &

PROPOSED PLANS

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APPX-006

