

# 332 WEST 11th STREET

## NEW YORK, NY 10014

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### PROJECT TEAM

ARCHITECT:  
WEDDLE GILMORE  
black rock studio  
6916 East Fifth Avenue  
Scottsdale, Arizona 85251

PRESERVATION CONSULTANT:  
HIGGINS QUASEBARTH & PARTNERS LLC  
11 Hanover Square, 16th Floor  
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LAND USE & ZONING ADVISOR:  
KRAMER LEVIN NAFTALIS & FRANKEL LLP  
1177 Avenue of the Americas  
New York, New York 10036

### SITE DATA

ADDRESS: 332 W. 11th STREET  
BLOCK: 663  
LOT: 10  
LOT DIMS: 50' X 102.42'  
LOT AREA: 5,121 SF  
ZONING DISTRICT: R-6 (NO CHANGE IN ZONING)  
STREET FRONTAGE: 50'

### ZONING SUMMARY

EXISTING USE COMMERCIAL - GARAGE  
PROPOSED USE COMMERCIAL - GARAGE &  
USE GROUP 2 - RESIDENTIAL

### HISTORIC INFO:

BUILDING ARCHITECT: Thomas H. Styles  
CONSTRUCTED: 1905  
ORIGINAL OWNER: Foster Scott Ice Co.

### PROPOSED PROJECT SCOPE:

Adaptively re-use and convert existing commercial garage to partial commercial garage and residential apartments

- Conversion of existing 5 story garage to residential including interior alterations
- Front (North) Facade restoration/preservation including cornices and windows
- Front (North) Facade 5th floor window configuration alterations
- Storefront/ground floor (North) modification
- Removal of rear portion of building to create rear yard
- New rear (South) facade
- Re-fenestrate side facades (East & West)
- 6th floor and penthouse addition
- Updated mechanicals, elevators, egress stairs and bulkheads

**Greenwich Village Historic District | LP-0489**



Graphic Source: Map PLUTO, Edition 18v1, Author: New York City Landmarks Preservation Commission, LCR Date: 2.20.2019



**HISTORIC REFERENCES**  
PROJECT PROPOSAL  
MOCKUP PHOTOS

Clean, repair, and repoint existing brick and limestone at front facade.

Remove all upper building signage

Remove all illegal / non-complying signage

Remove non-historic lighting, cameras, and signage and patch underlying historic fabric

- +77'-9" VEHICULAR LIFT OVERRIDE
- +71'-6" T.O. EXISTING NORTH CORNICE
- +67'-4" LEVEL 6
- +52'-0" LEVEL 5
- +40'-0" LEVEL 4
- +28'-0" LEVEL 3
- +16'-0" LEVEL 2
- +0'-0" GROUND LEVEL



Existing North Elevation

Remove brick infill from westernmost bay of windows and install new windows to match historic

Replace deteriorated windows with new six-over-six double-hung windows to match historic

Recreate missing portion of sheet metal storefront cornice in-kind based on historic documentation and existing conditions

Salvage and relocate historic cast-iron pier to create symmetrical base

- +98'-10" T.O. ELEVATOR OVERRIDE
- +91'-4" UPPER ROOF
- +79'-4" PENTHOUSE / LOWER ROOF
- +71'-6" T.O. EXISTING NORTH CORNICE
- +67'-4" 6TH FLOOR
- +52'-0" 5TH FLOOR
- +40'-0" 4TH FLOOR
- +28'-0" 3RD FLOOR
- +16'-0" 2ND FLOOR
- +0'-0" 1ST FLOOR



Proposed North Elevation

New powder coated metal windows

Recreate missing sheet metal cornice based on historic documentation and contemporaneous examples

Repair and repaint existing steel lintels and rosettes



ca. 1940 Tax Photo, NYC Municipal Archives



ca. 1969 LPC Designation Photo



ca. 1985 Tax Photo, NYC Municipal Archives

**HISTORIC REFERENCES**  
PROJECT PROPOSAL  
MOCKUP PHOTOS



Existing North Elevation



**HISTORIC REFERENCES**  
PROJECT PROPOSAL  
MOCKUP PHOTOS



Existing North Elevation

**HISTORIC REFERENCES**  
PROJECT PROPOSAL  
MOCKUP PHOTOS





420 West 14th Street  
1904, Thomas H. Styles  
ca. 1940 Tax Photo, NYC Municipal Archives



581 Tenth Avenue  
1908, Thomas H. Styles  
ca. 1940 Tax Photo, NYC Municipal Archives



343-345 East 104th Street  
1911, Thomas H. Styles  
ca. 1940 Tax Photo, NYC Municipal Archives



21-25 Horatio Street  
Symmetrical base at garage  
ca. 1940 Tax Photo, NYC Municipal Archives



72-74 Horatio Street  
Symmetrical base at garage  
ca. 1940 Tax Photo, NYC Municipal Archives



110-112 Horatio Street  
Symmetrical base at garage  
ca. 1940 Tax Photo, NYC Municipal Archives





West 10th and Greenwich, looking northwest. Showing taller buildings at western end of the historic district



Charles Street and Washington, looking northeast. LPC approved taller building and side elevations visible over shorter buildings



Charles Lane and Washington, looking southeast. Rear and side elevations visible over shorter buildings



Washington and Bank, looking southeast. Variety of scales seen at western end of historic district



Perry Street, looking east, showing rooftop addition at 131 Perry Street



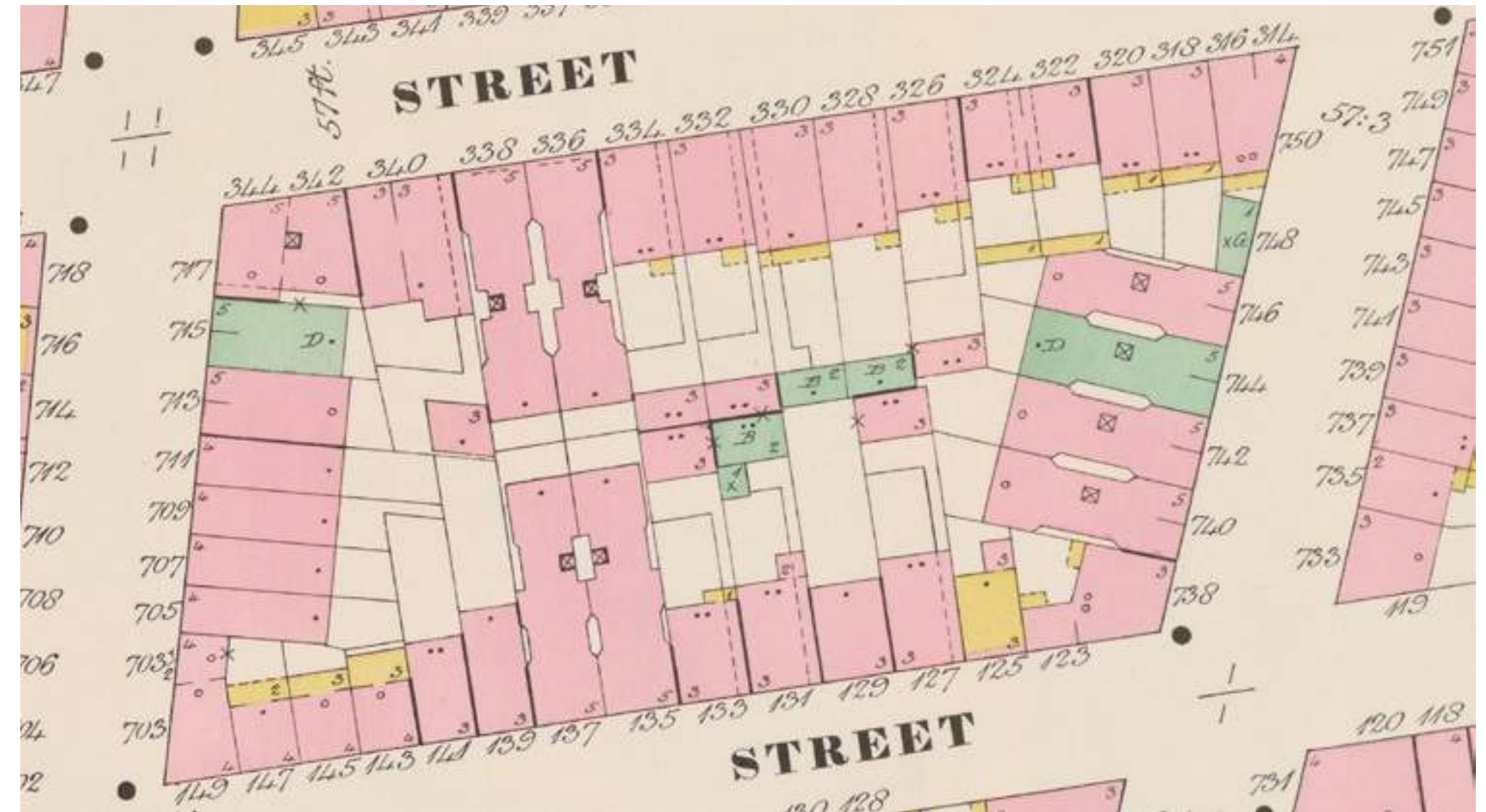
131 Perry Street



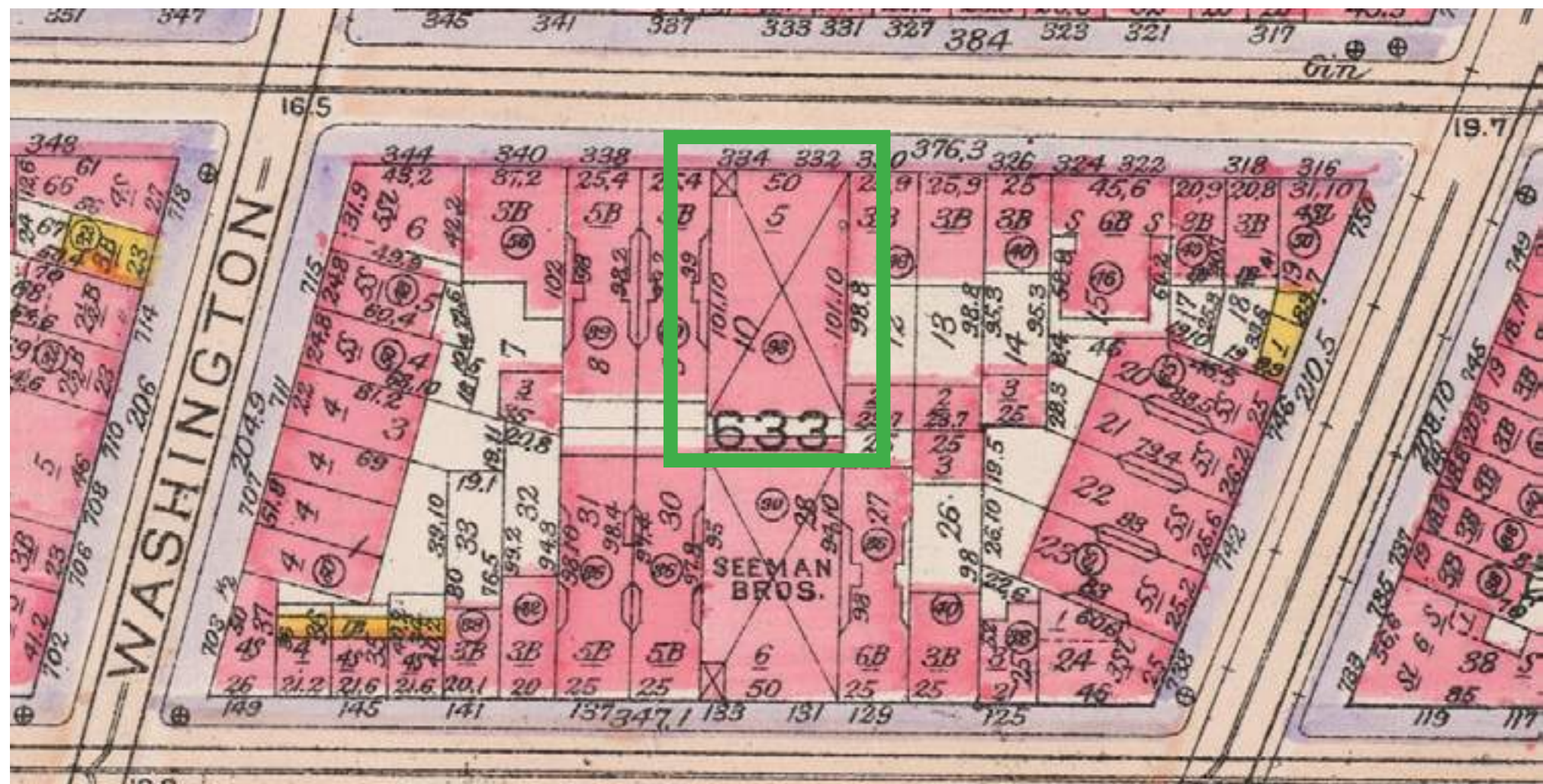
Perry Street, looking west, showing rooftop addition at 131 Perry Street



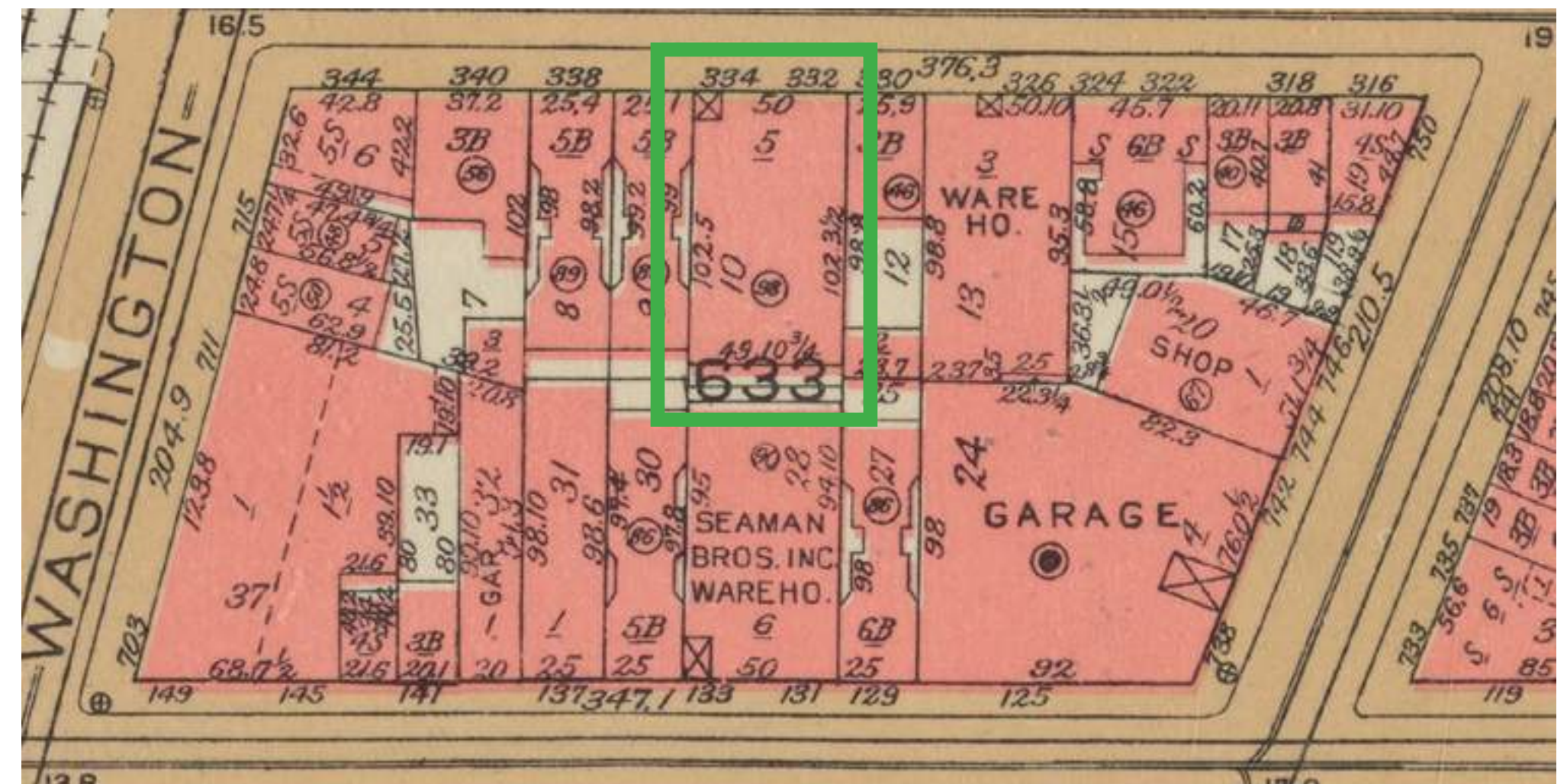
1862, Perris map



1895, Sanborn map



1916, Bromley map



1956, Bromley map





Existing North Elevation



Proposed North Elevation

Remove non-historic / illegal / non-complying lighting, cameras, and signage and patch underlying historic fabric



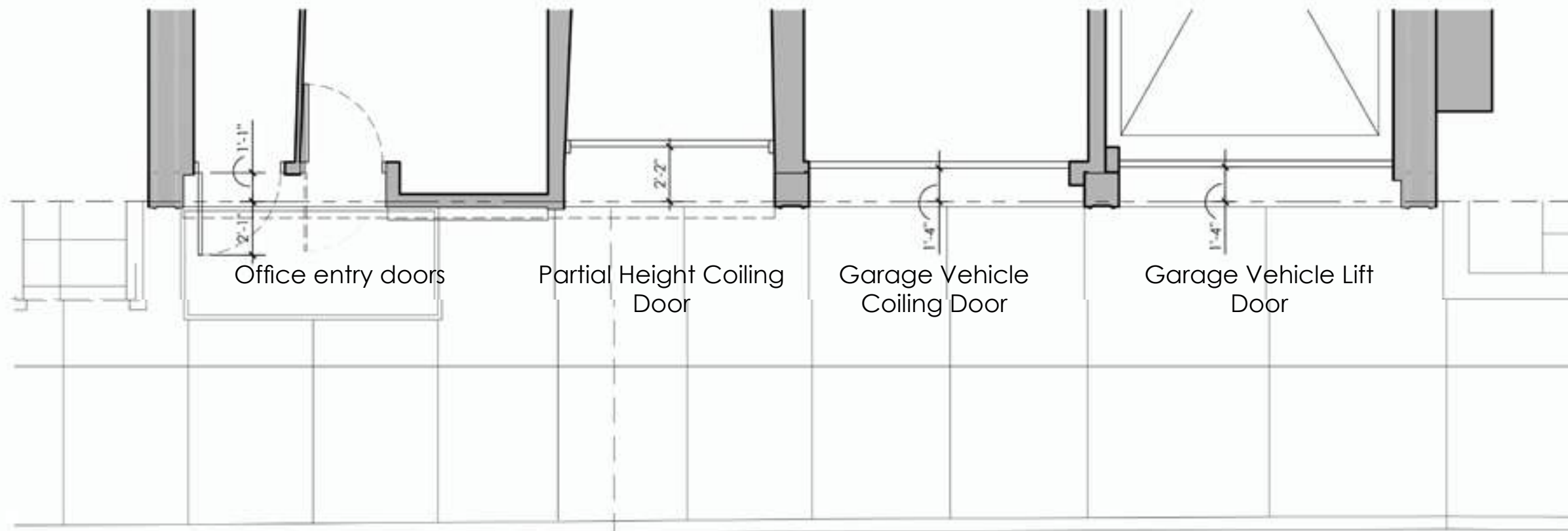
Existing North Elevation . enlarged 1st Floor

- Powder coated bronze colored metal storefront window(s)
- Salvage and relocate historic cast-iron pier to create symmetrical base
- Stained Wood entry door(s)
- Powder coated sheet metal storefront
- Egress door
- FDNY connection



Powder coated steel freight door

Proposed North Elevation . enlarged 1st Floor



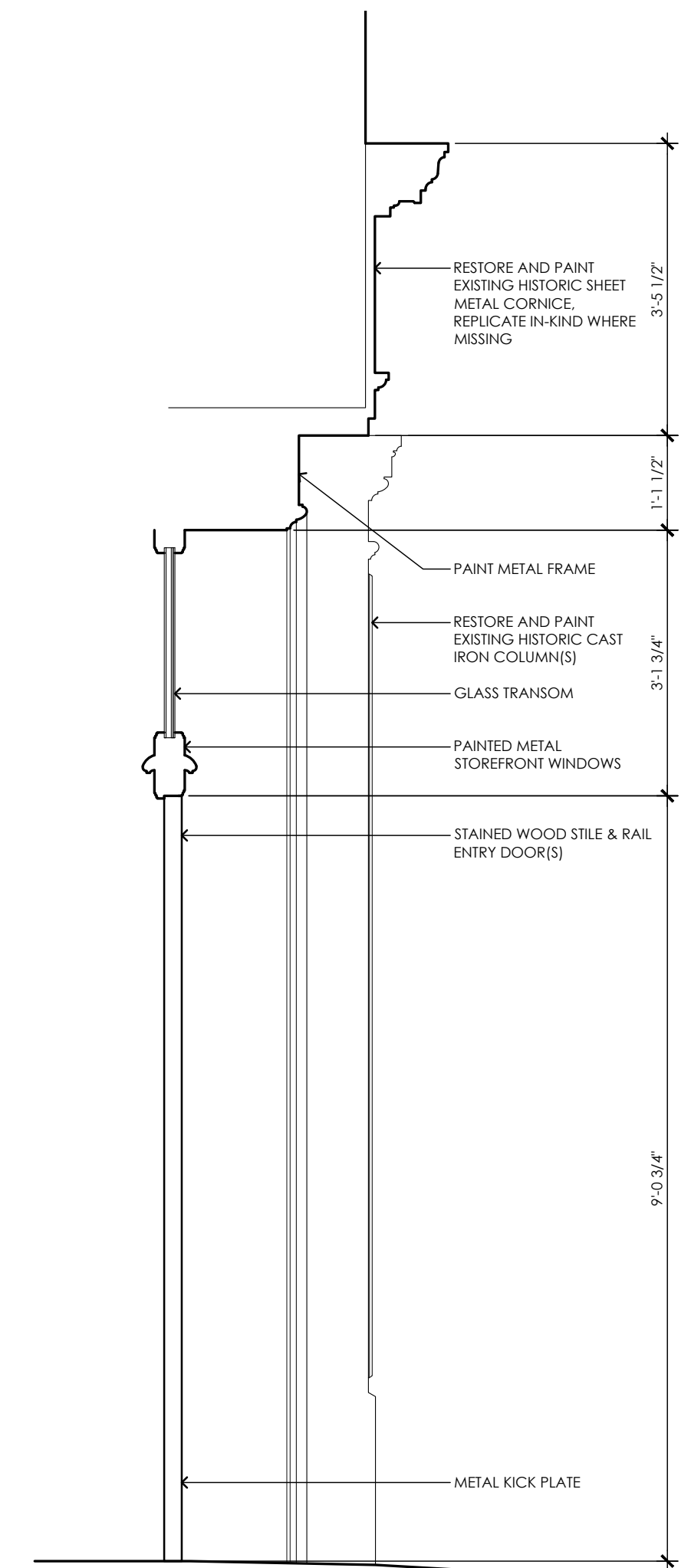
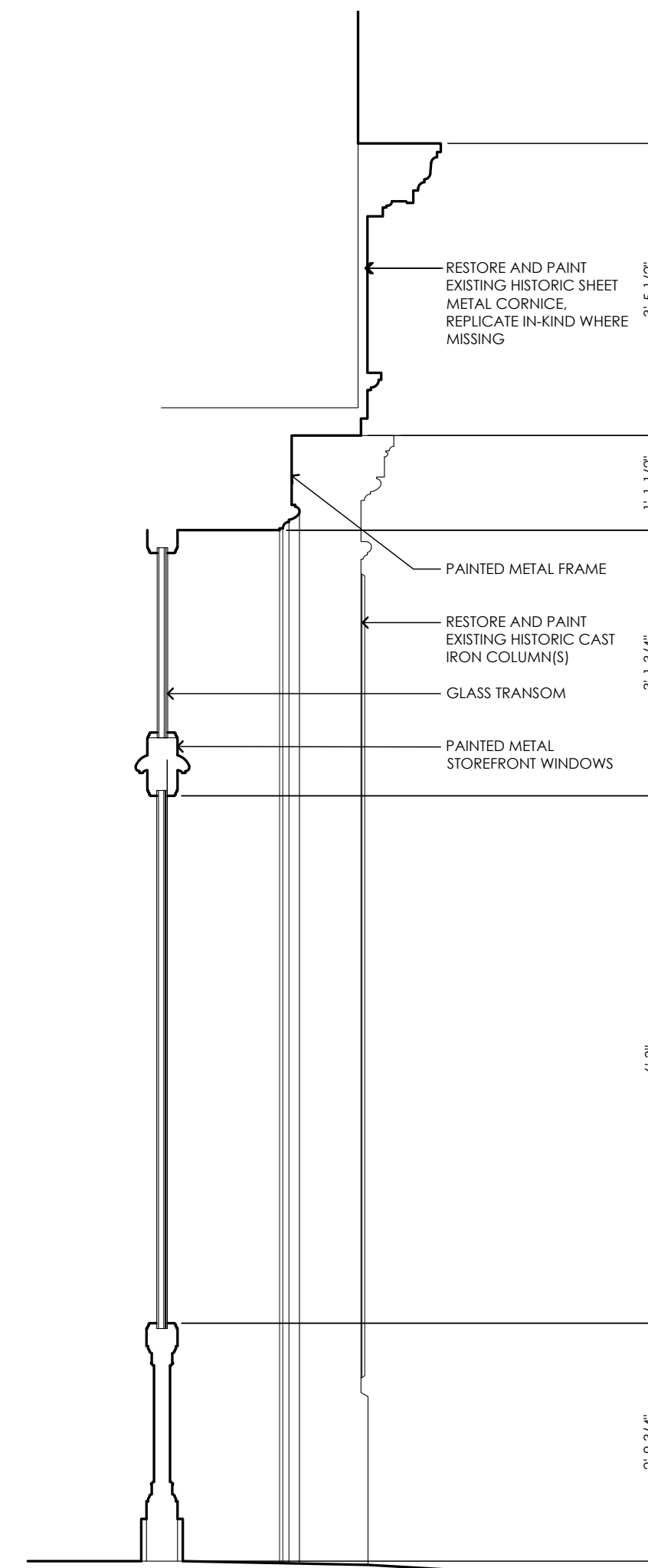
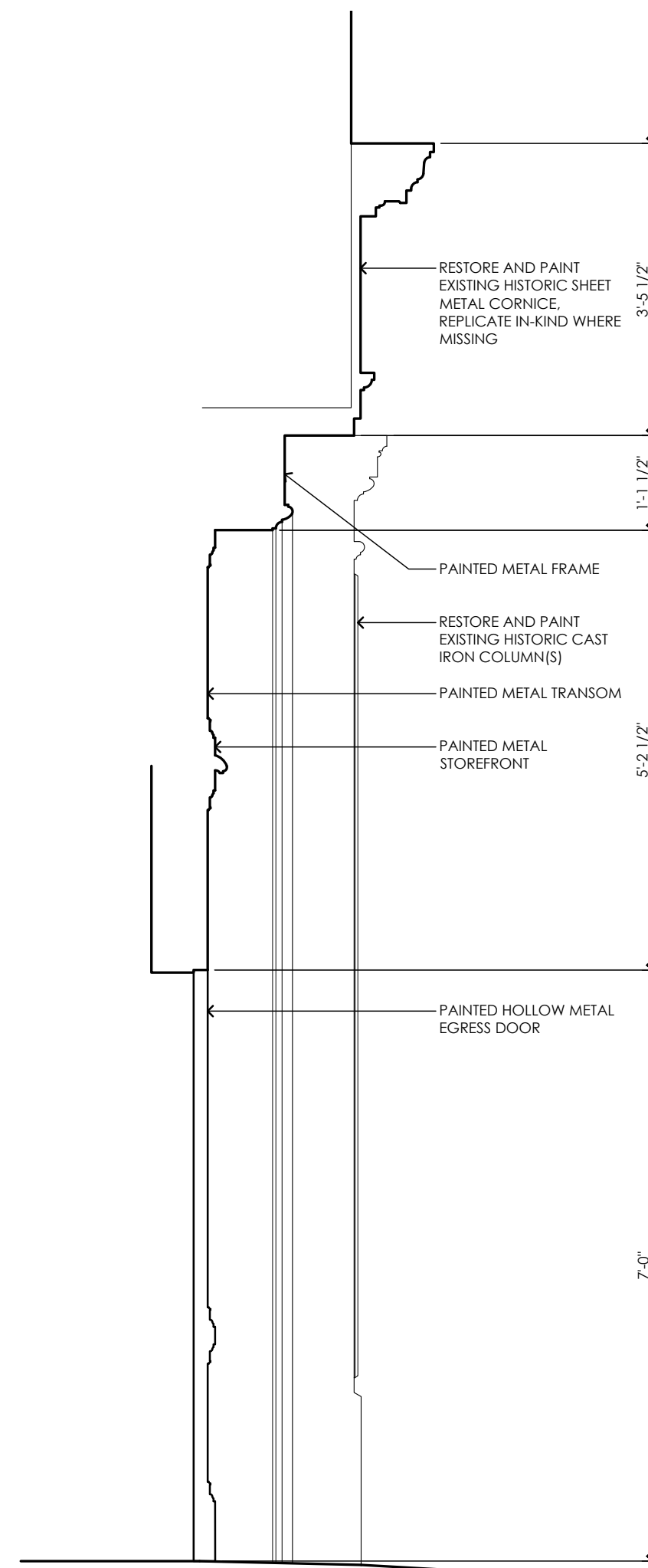
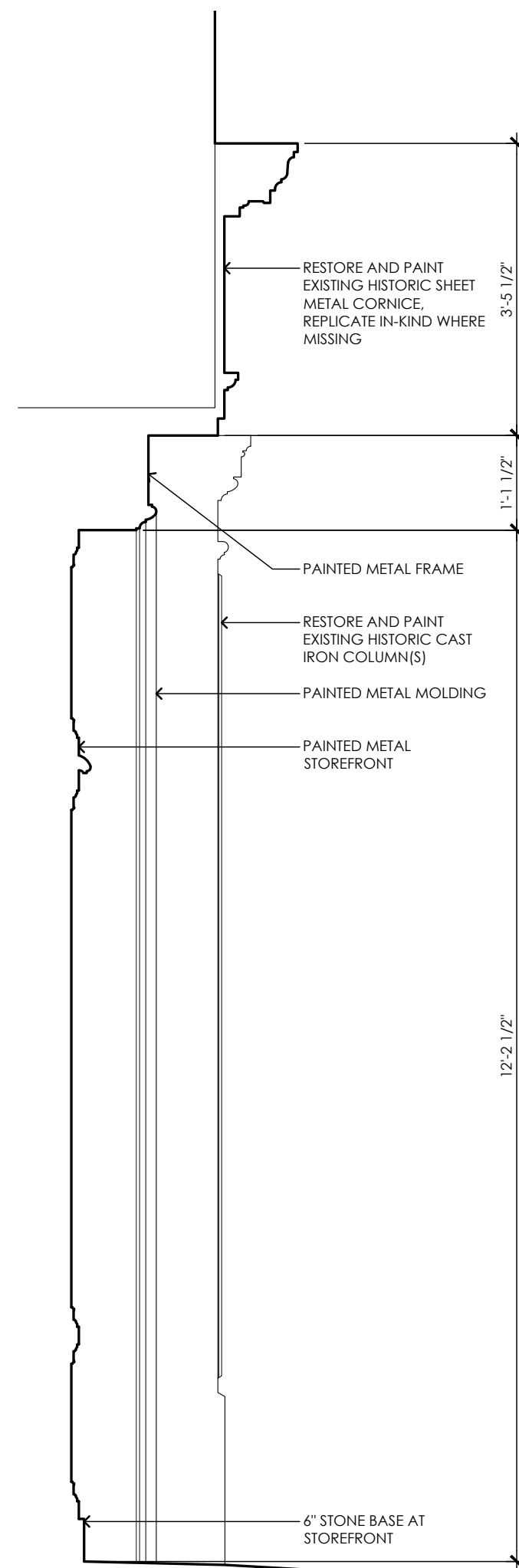
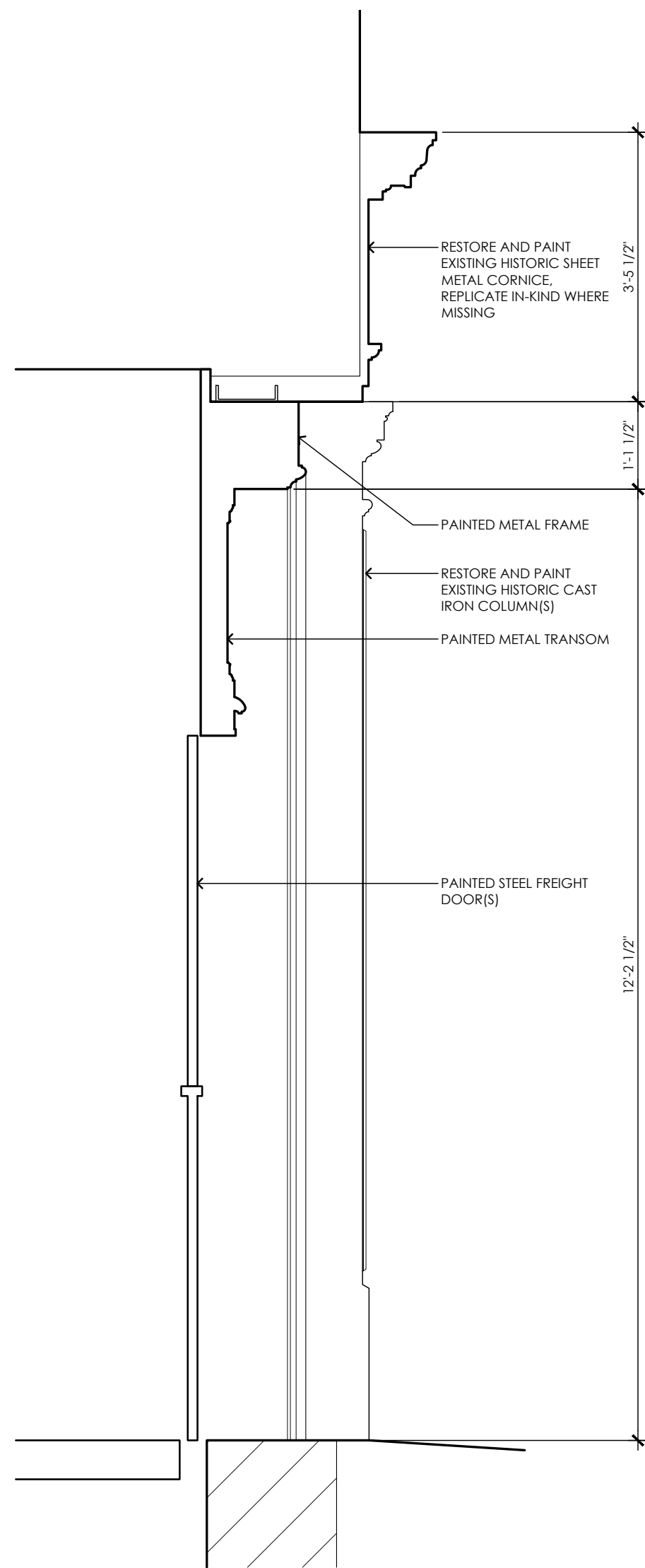
Existing 1st Floor Plan at 11th Street



Proposed 1st Floor Plan at 11th Street



Proposed North Elevation Perspective



⑤ LEVEL 1 WALL SECTION @ FREIGHT DOOR  
3/4" = 1'-0"

④ LEVEL 1 WALL SECTION @ EGRESS PANELING  
3/4" = 1'-0"

③ LEVEL 1 WALL SECTION @ EGRESS DOOR  
3/4" = 1'-0"

② LEVEL 1 WALL SECTION @ WINDOW  
3/4" = 1'-0"

① LEVEL 1 WALL SECTION @ ENTRY DOOR  
3/4" = 1'-0"

Exterior Detailed Sections . 11th Street Entry





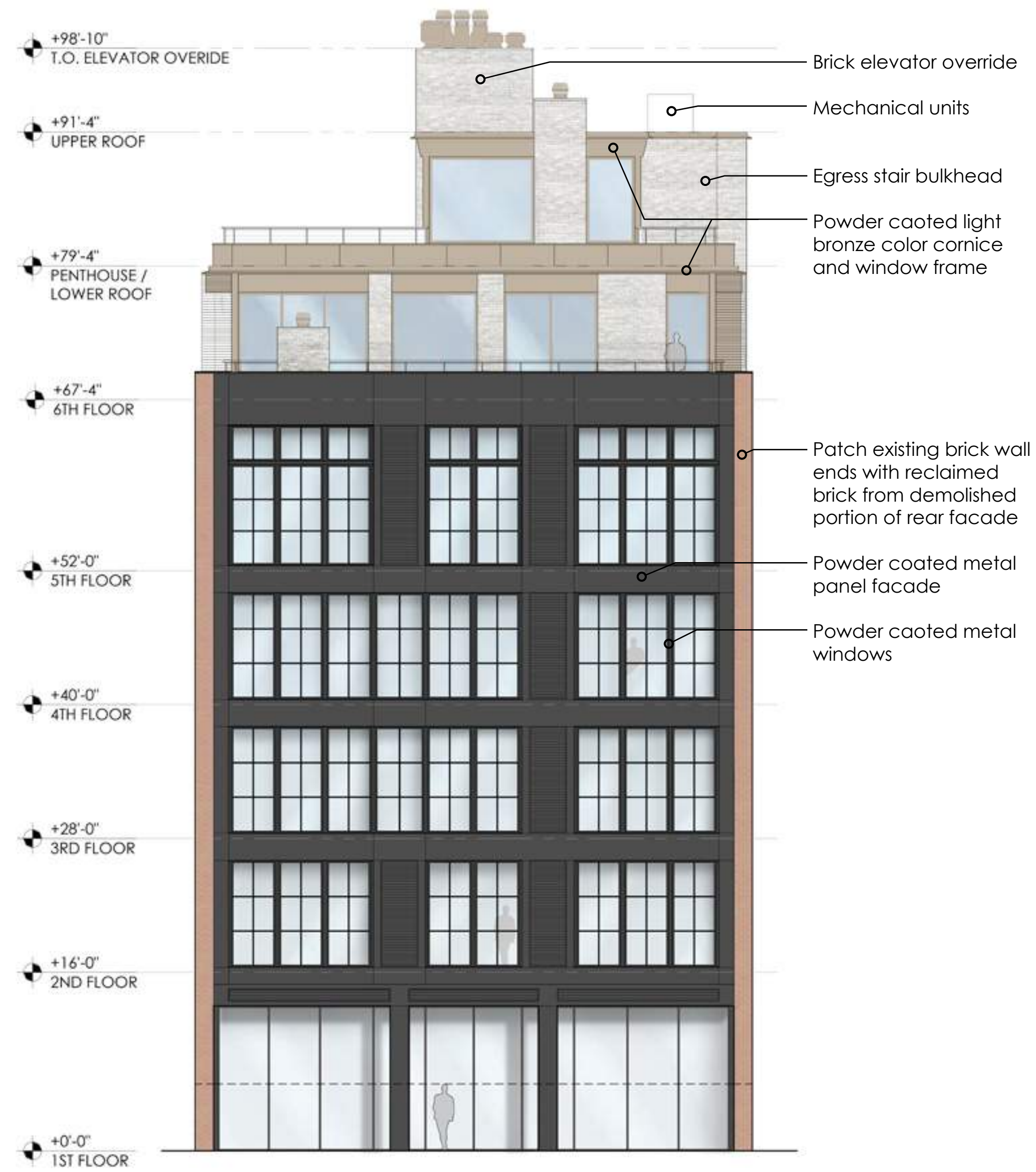
Existing South Elevation  
Photos  
HISTORIC REFERENCES  
**PROJECT PROPOSAL**  
MOCKUP PHOTOS

Existing South Elevation

HISTORIC REFERENCES  
**PROJECT PROPOSAL**  
MOCKUP PHOTOS



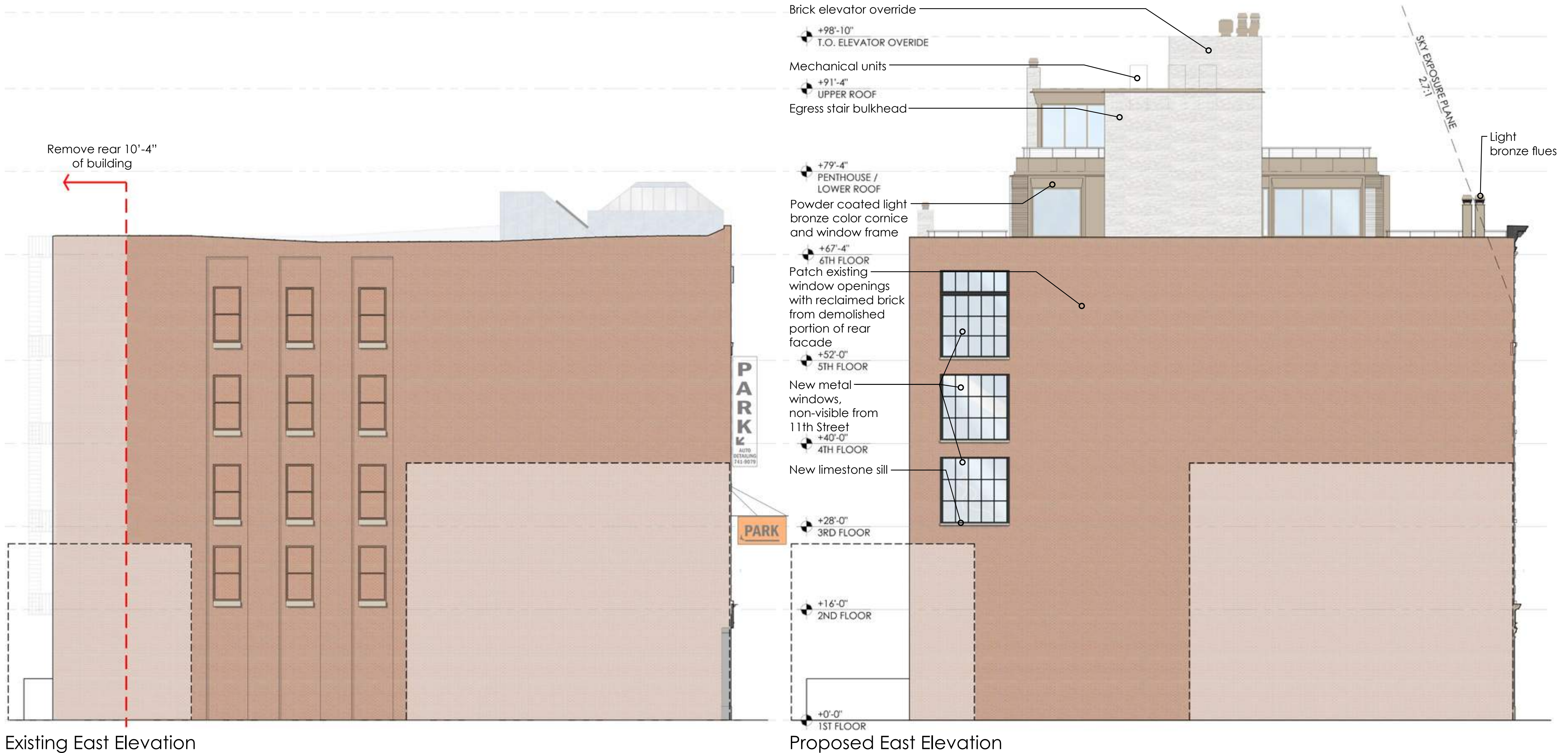
Proposed South Elevation





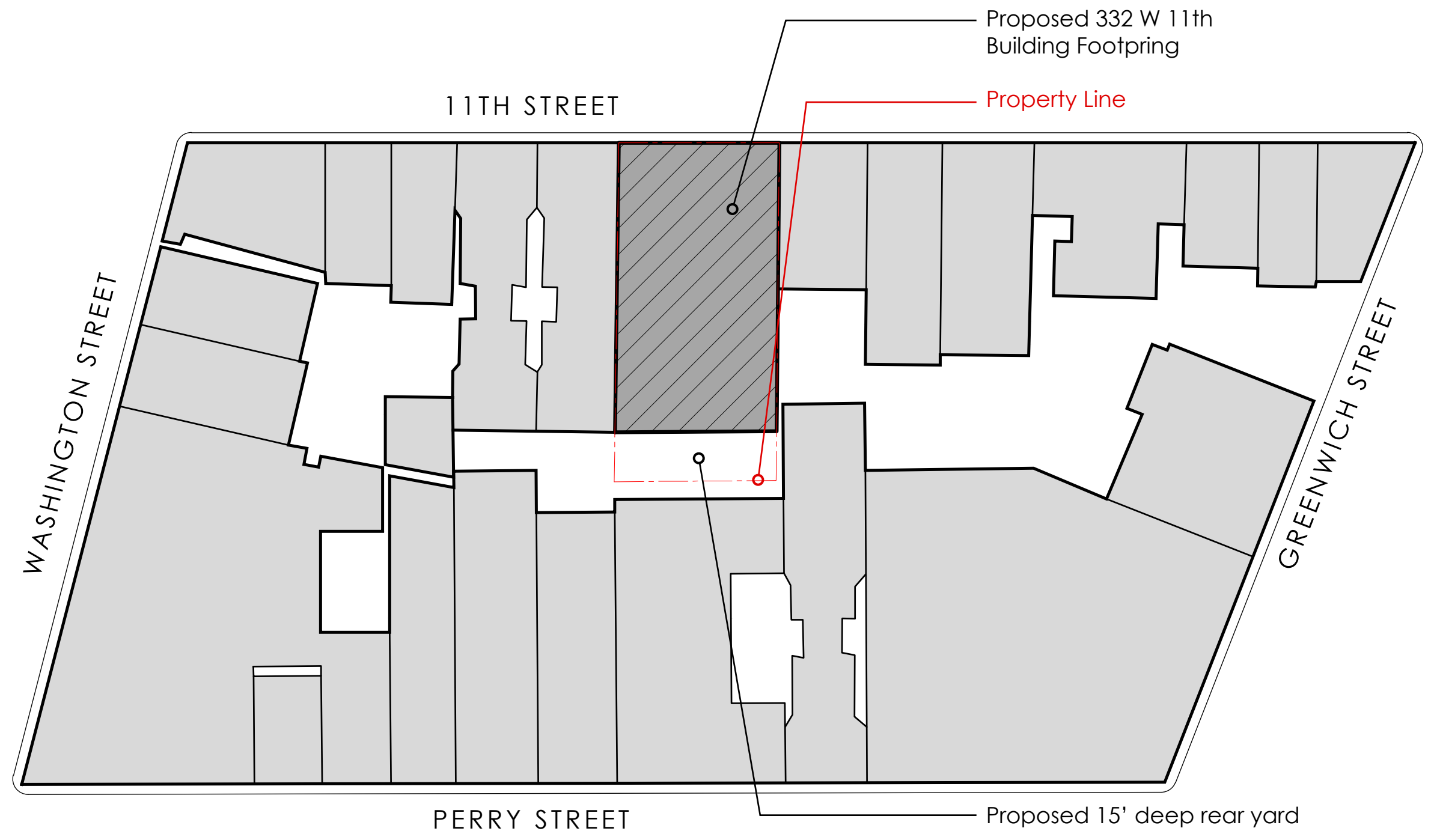
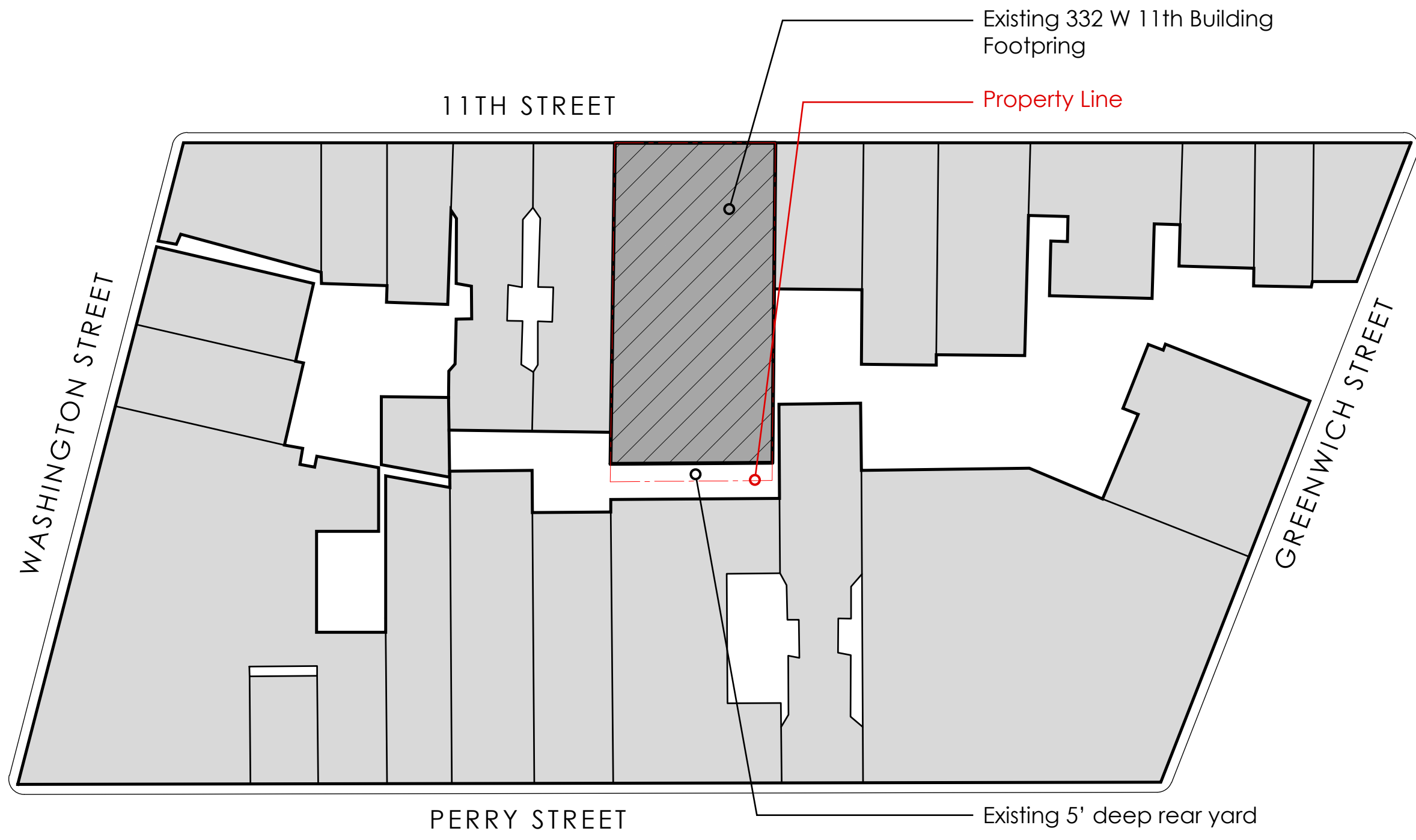
Existing West Elevation

Proposed West Elevation



Existing East Elevation

Proposed East Elevation



Existing Block Plan

Proposed Block Plan



Northeast Roof Axon . Proposed Addition



Northeast Roof Axon . Proposed Addition with vegetation



757 Greenwich Rooftop



view towards 757 Greenwich from Rooftop of 332 West 11th Street



view from southwest corner Greenwich and 11th Street

Reference Project  
757 Greenwich Street  
HISTORIC REFERENCES  
**PROJECT PROPOSAL**  
MOCKUP PHOTOS





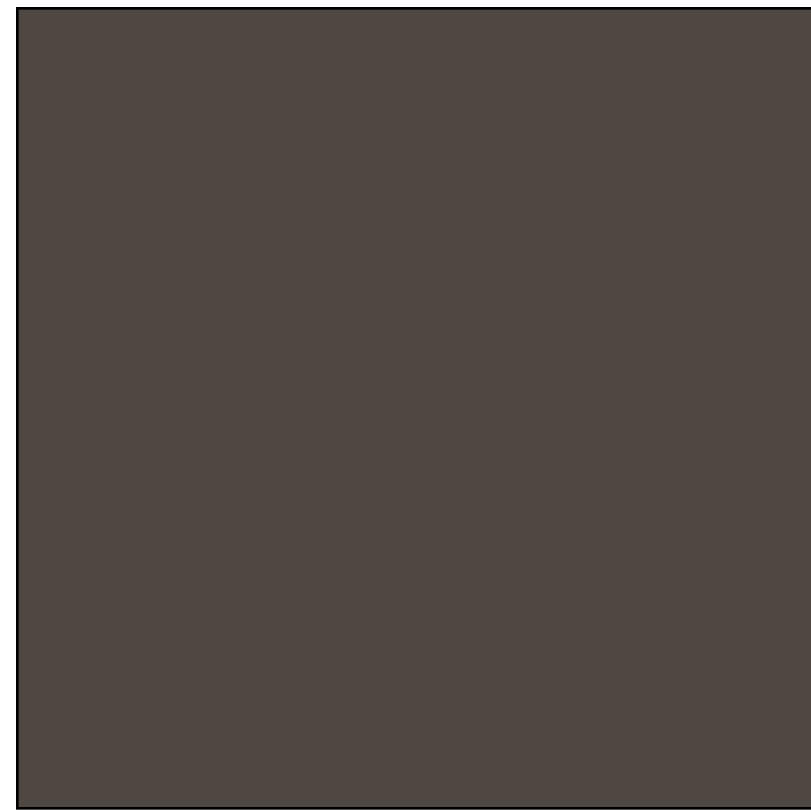
Northwest Roof Axon . Proposed Addition



Southeast Roof Axon . Proposed Addition



Southwest Roof Axon . Proposed Addition

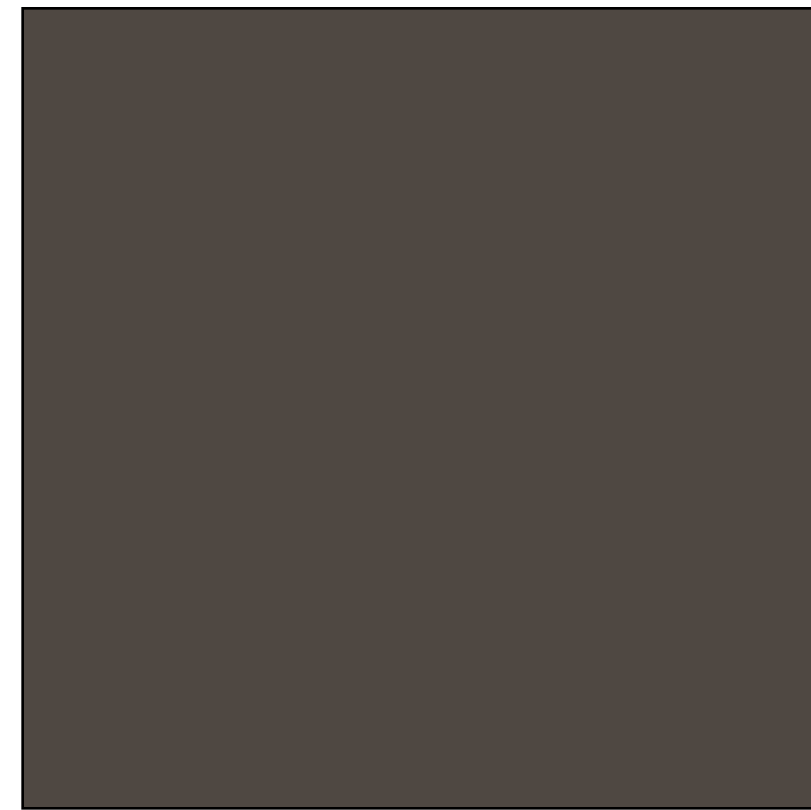


### Painted Metal & Wood

Color: Sherwin Williams  
SW 7020 | Black Fox

Elements:

- Cast Iron Columns
- Wood Upper Window Frames
- Sheet Metal Cornice
- Storefront & Freight Door



### Powder Coat Metal

Color: Sherwin Williams  
SW 7020 | Black Fox

Elements:

- South Facade Metal Paneling & Window Frames
- 2nd-5th Floor Metal Window Frames



### Powder Coat Metal

Color: PPG PCNT25131 | Medium Bronze

Elements:

- Ground Floor Window Frames



### Powder Coat Metal

Color: PPG PCNT25133 | Light Bronze

Elements:

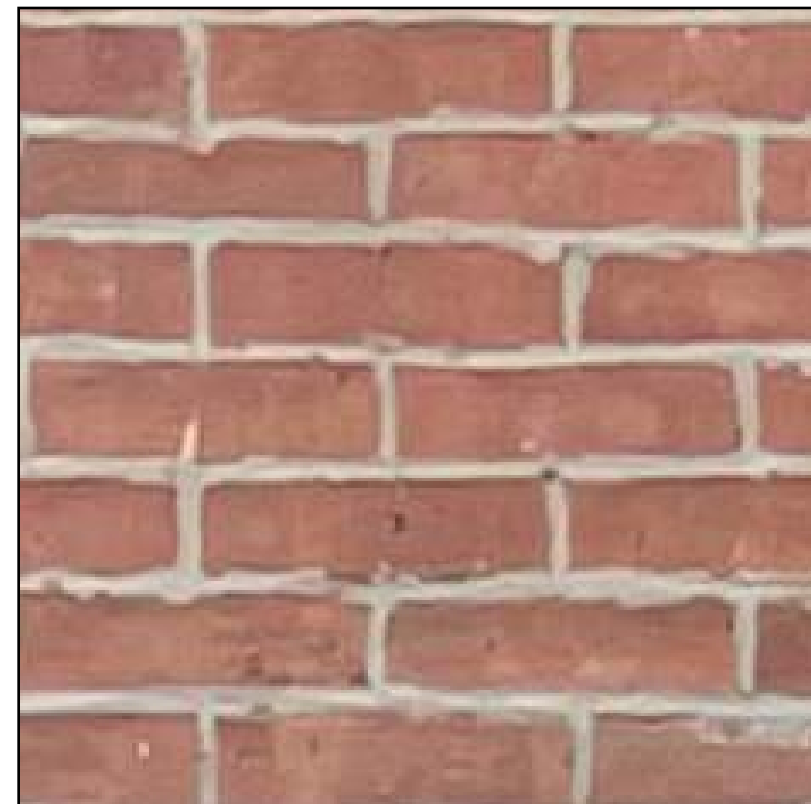
- 6th Floor & Penthouse Facade Paneling
- 6th Floor & Penthouse Metal Window Frames



### Stained Wood

Elements:

- Ground Floor Entry Door(s)



Existing Brick - North



Existing Brick - East & West



### Brick

Specification: Belden Brick  
Yukon Blend | molded

Elements:

- 6th floor / Penthouse Egress Stair
- Elevator Override



### Limestone

Color: match existing

Elements:

- East / West window sills



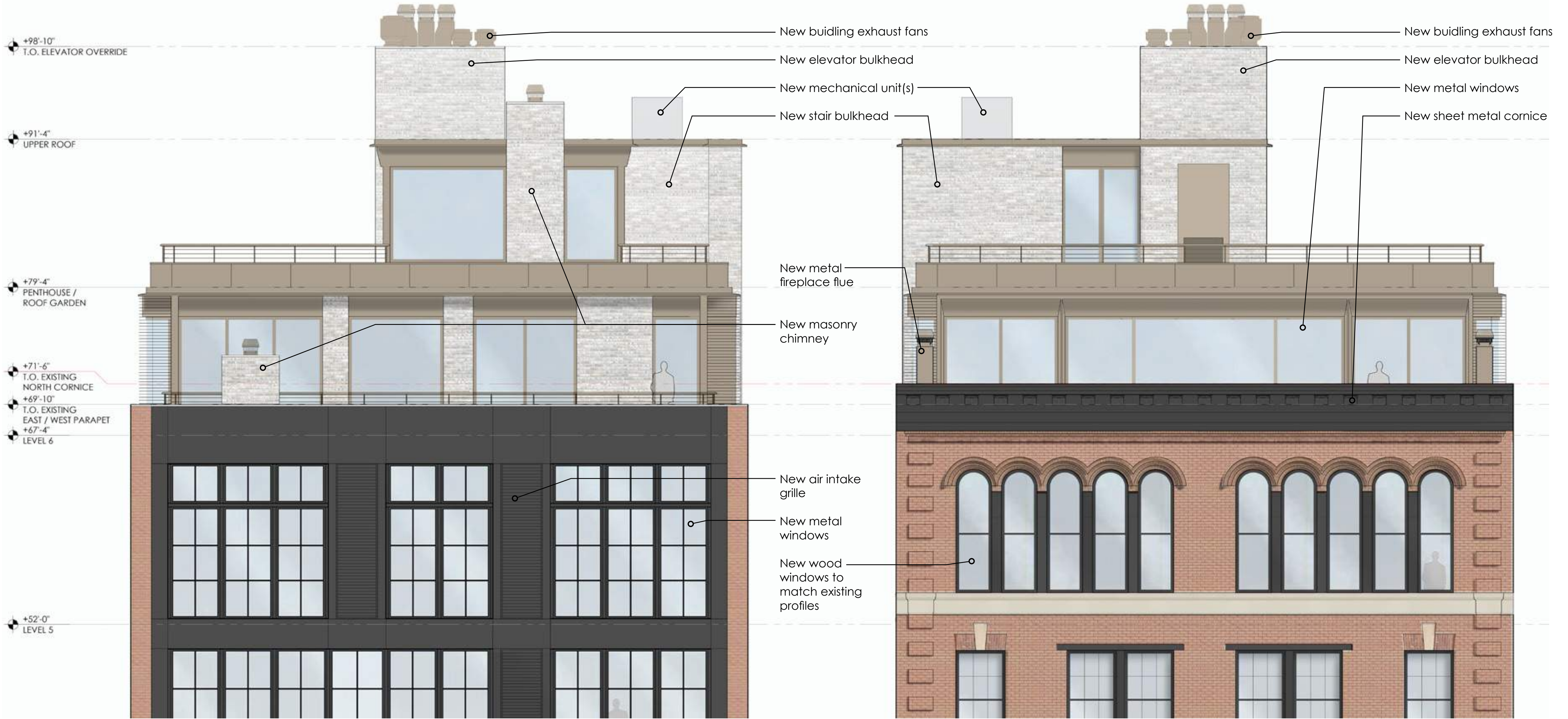
### Limestone

Color: match existing

Elements:

- 5th Floor Parapet Cap
- match historic detailing

## Proposed Material Palette



Proposed 6th Floor & Mezzanine enlarged south elevation

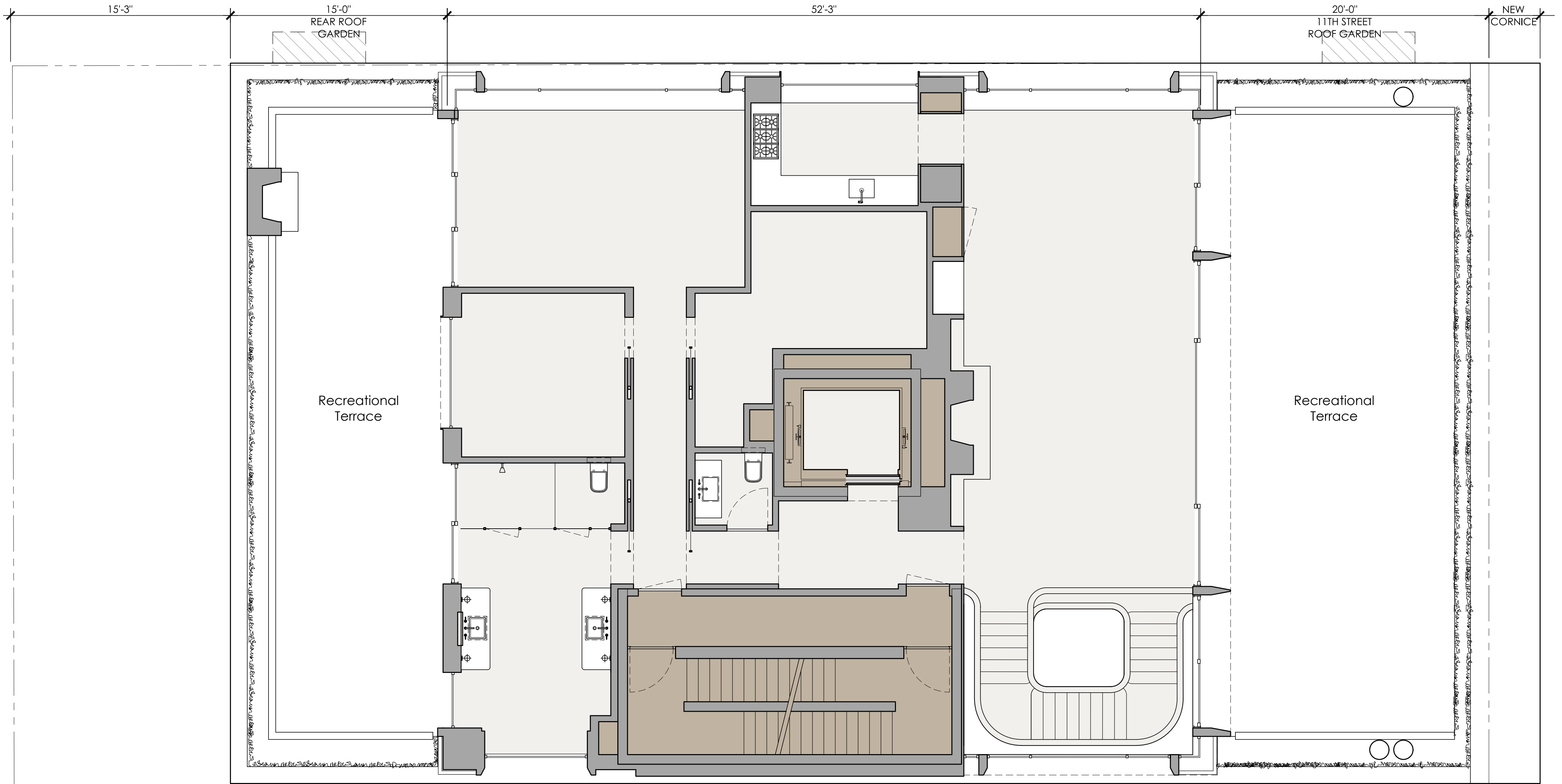
Proposed 6th Floor & Mezzanine enlarged north elevation



Proposed 6th Floor & Mezzanine enlarged east elevation

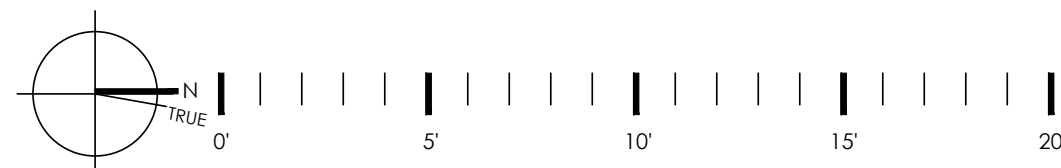


Proposed 6th Floor & Mezzanine enlarged west elevation

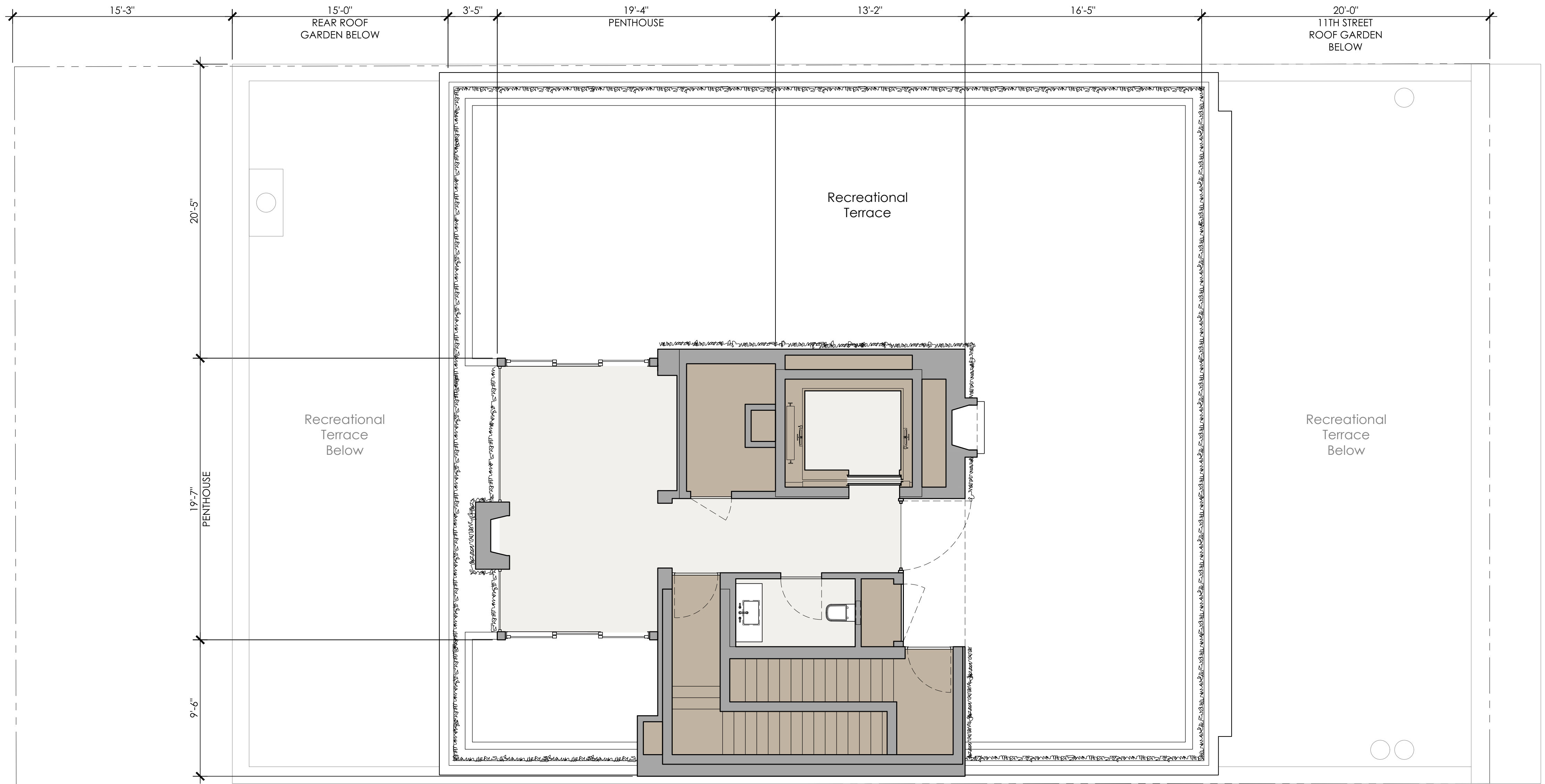


Sixth Floor Plan

HISTORIC REFERENCES  
**PROJECT PROPOSAL**  
 MOCKUP PHOTOS

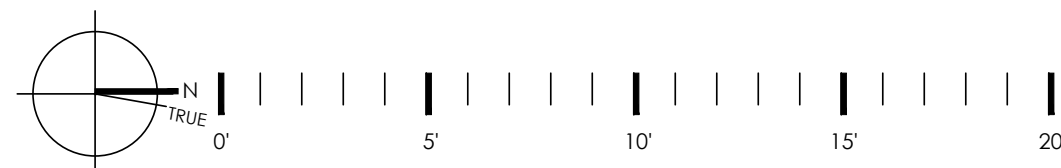


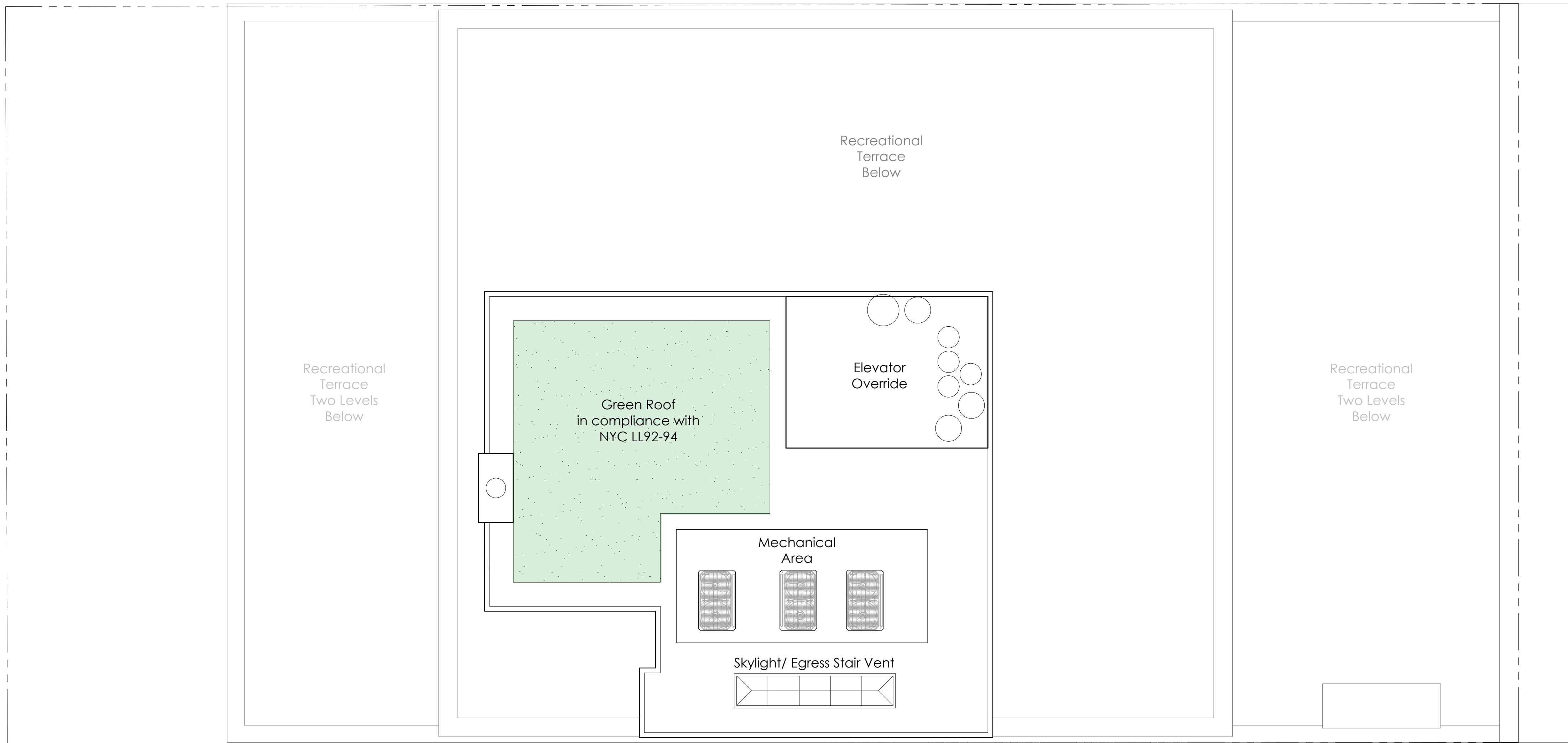




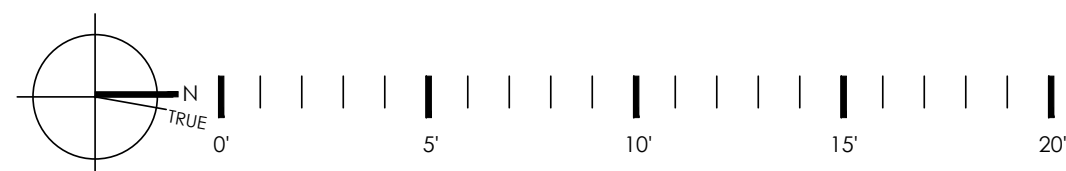
Lower Roof Plan - Penthouse

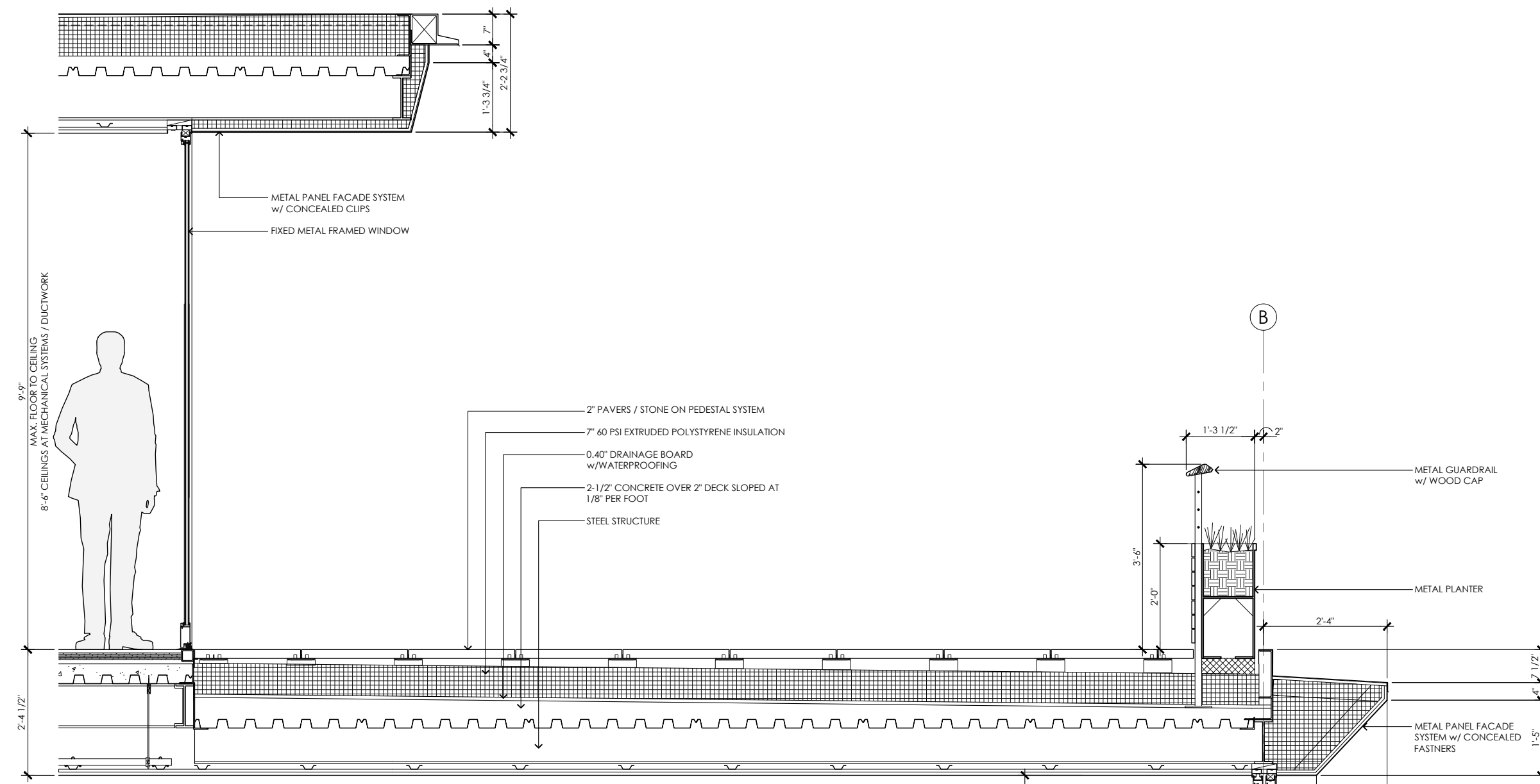
HISTORIC REFERENCES  
**PROJECT PROPOSAL**  
 MOCKUP PHOTOS



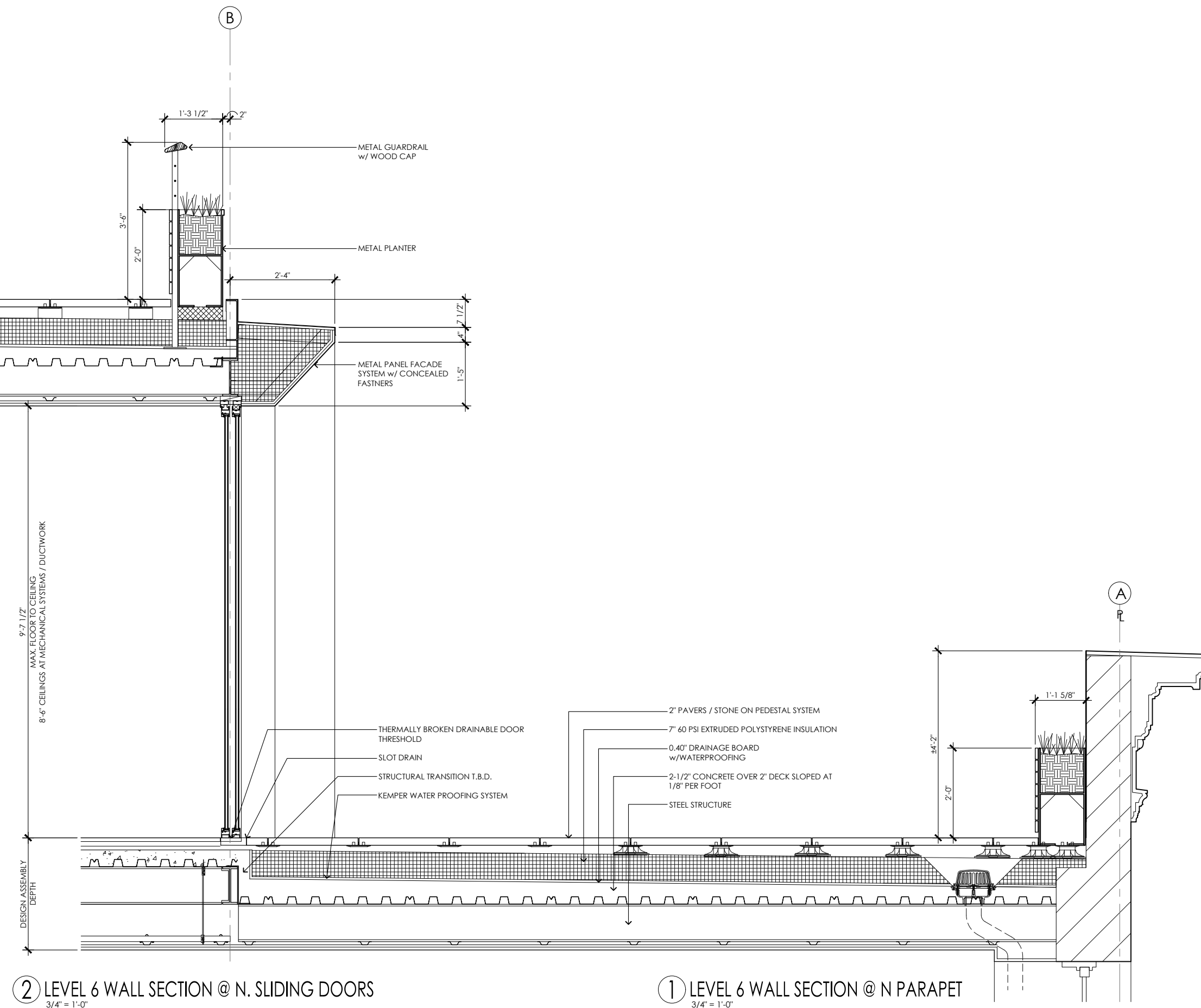


Upper Roof Plan





③ PENTHOUSE WALL SECTION @ N. DOOR  
3/4" = 1'-0"

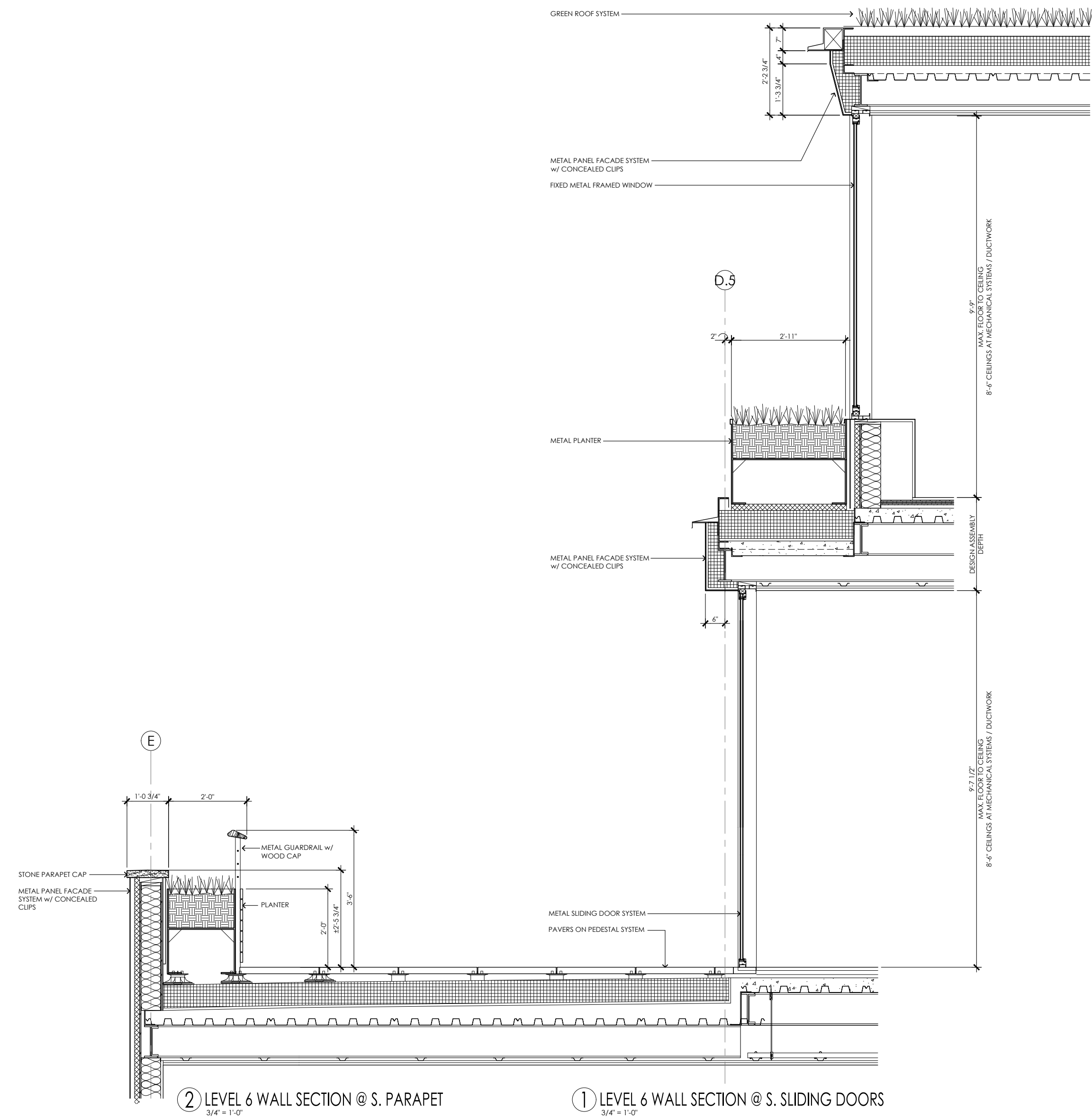


② LEVEL 6 WALL SECTION @ N. SLIDING DOORS  
3/4" = 1'-0"

① LEVEL 6 WALL SECTION @ N PARAPET  
3/4" = 1'-0"

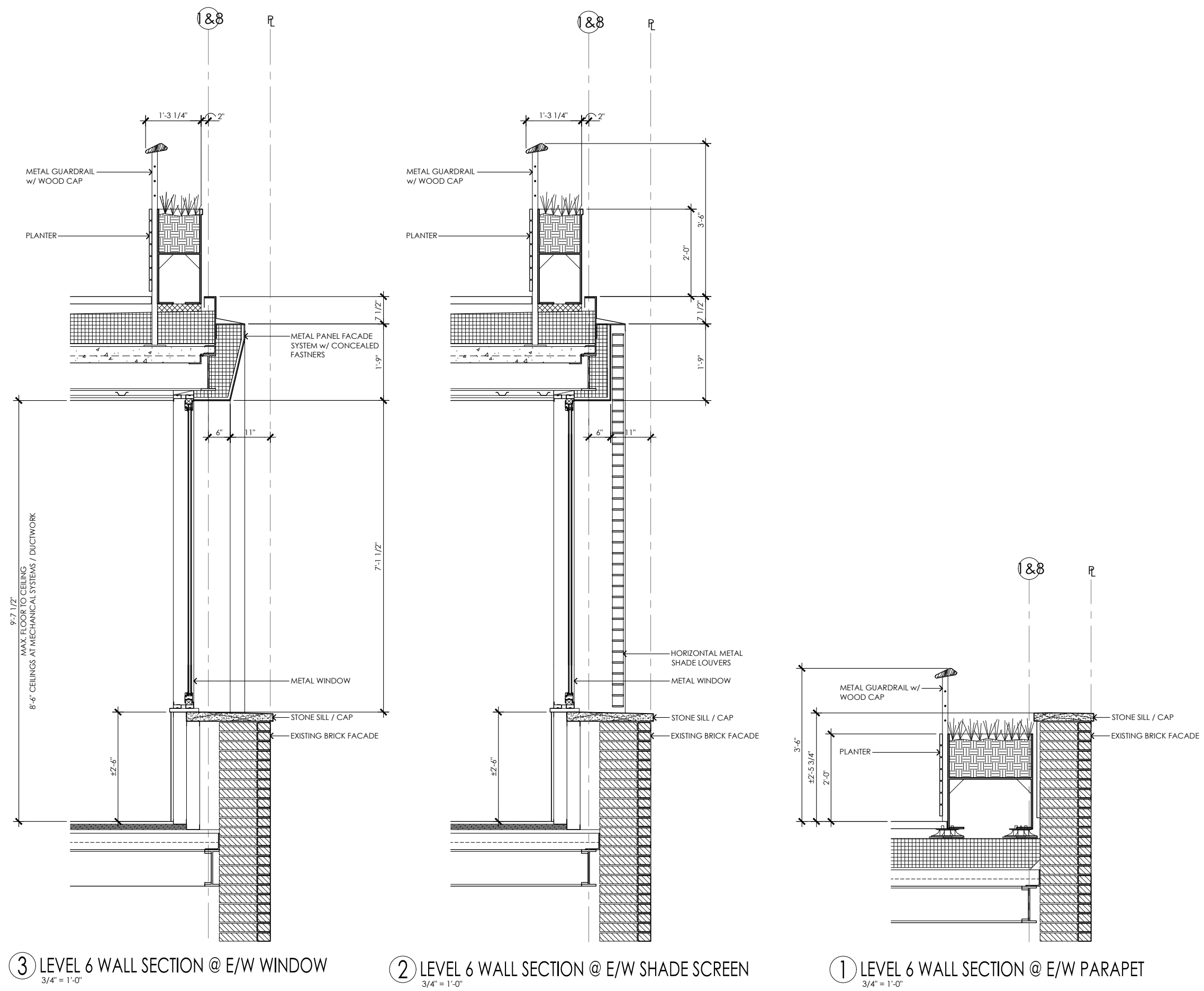
Exterior Detailed Sections . Roof Top Addition North

HISTORIC REFERENCES  
**PROJECT PROPOSAL**  
 MOCKUP PHOTOS



Exterior Detailed Sections . Roof Top Addition South

HISTORIC REFERENCES  
**PROJECT PROPOSAL**  
 MOCKUP PHOTOS



Exterior Detailed Sections . Roof Top Addition

HISTORIC REFERENCES  
**PROJECT PROPOSAL**  
 MOCKUP PHOTOS



Existing North Streetscape



Proposed North Streetscape



Northwest Roof Axon . Proposed Addition



Northeast Roof Axon . Proposed Addition





Southeast Roof Axon . Proposed Addition



Southwest Roof Axon . Proposed Addition



Visibility Map



West side of Washington north of West 11th Street . Proposed Addition  
**VIEW 1**

West side of Washington north of West 11th Street . Mockup

HISTORIC REFERENCES  
PROJECT PROPOSAL  
**MOCKUP PHOTOS**



Northwest corner of Washington and West 11th Street . Proposed Addition  
**VIEW 2**

HISTORIC REFERENCES  
PROJECT PROPOSAL  
**MOCKUP PHOTOS**



Northwest corner of Washington and West 11th Street . Mockup



South Side of Perry Street, east of Washington . Proposed Addition  
**VIEW 3**

South Side of Perry Street, east of Washington . Mockup

HISTORIC REFERENCES  
PROJECT PROPOSAL  
**MOCKUP PHOTOS**



Northeast corner of West 11th Street and Greenwich . Proposed Addition  
**VIEW 4**

Northeast corner of West 11th Street and Greenwich . Mockup

HISTORIC REFERENCES  
PROJECT PROPOSAL  
**MOCKUP PHOTOS**

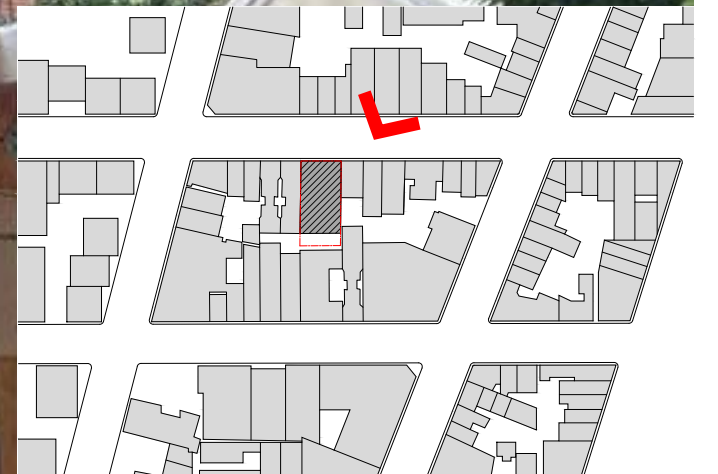


West 11th Street, accross from 330 West 11th . Proposed Addition  
**VIEW 5**

HISTORIC REFERENCES  
PROJECT PROPOSAL  
**MOCKUP PHOTOS**



West 11th Street, accross from 330 West 11th . Mockup







Greenwich Street Midblock . Proposed Addition  
**VIEW 6**

Greenwich Street Midblock . Mockup

HISTORIC REFERENCES  
PROJECT PROPOSAL  
**MOCKUP PHOTOS**



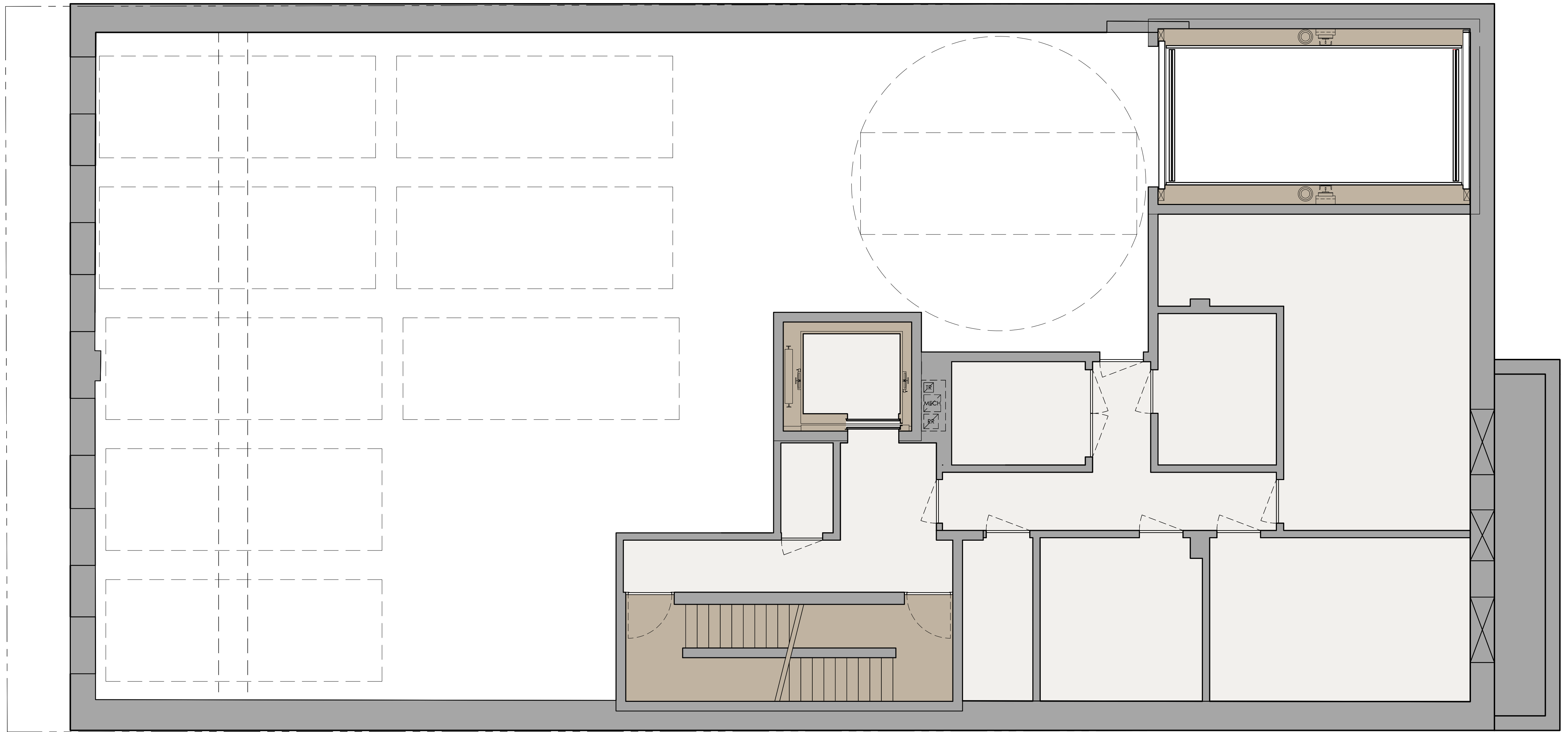
Northeast Corner of 11th Street and Greenwich Street . Proposed Addition  
**VIEW 7**

HISTORIC REFERENCES  
PROJECT PROPOSAL  
**MOCKUP PHOTOS**

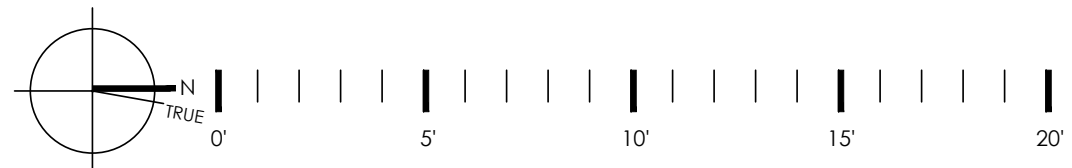


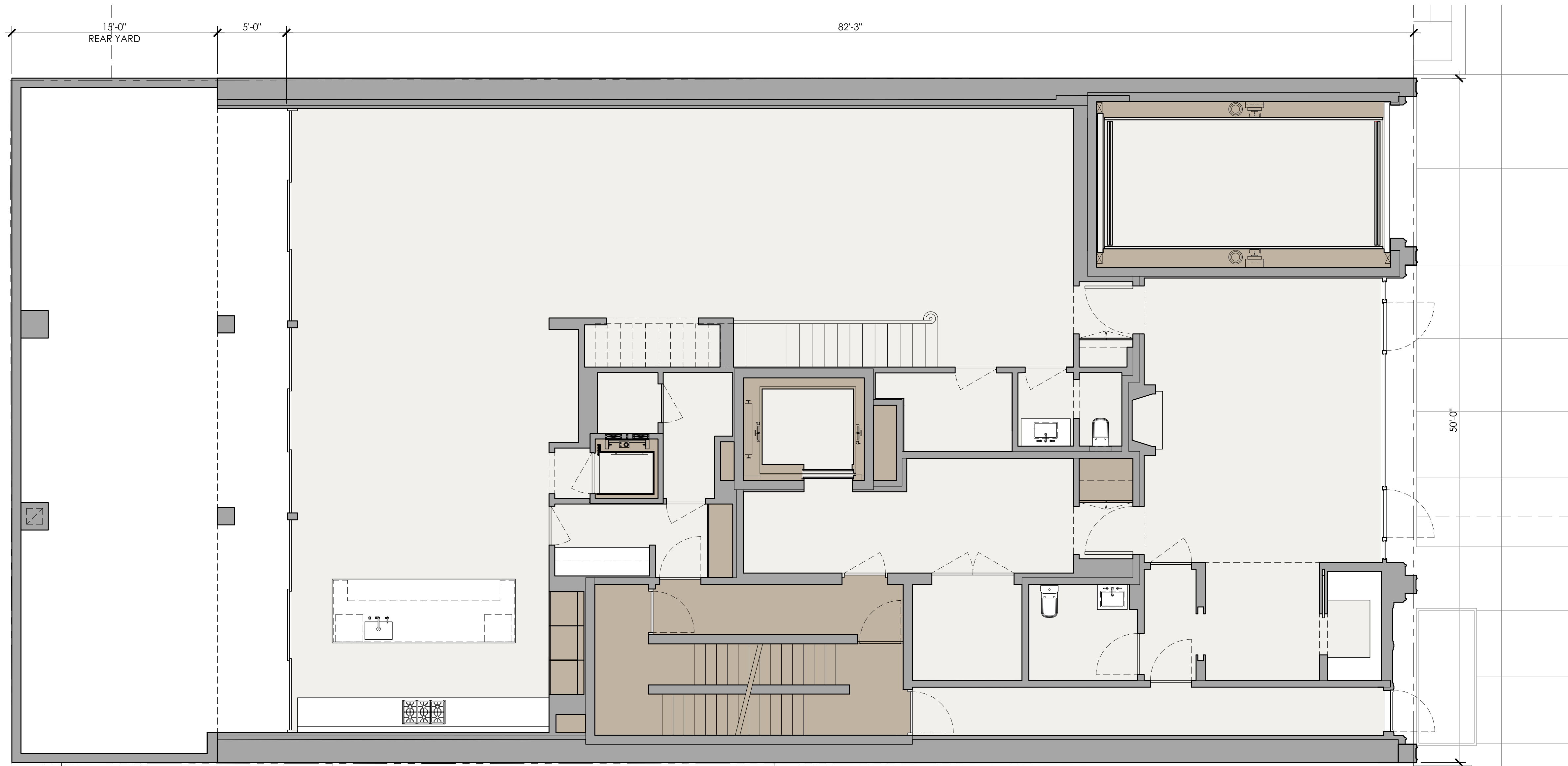
Northeast Corner of 11th Street and Greenwich Street . Mockup

# APPENDIX

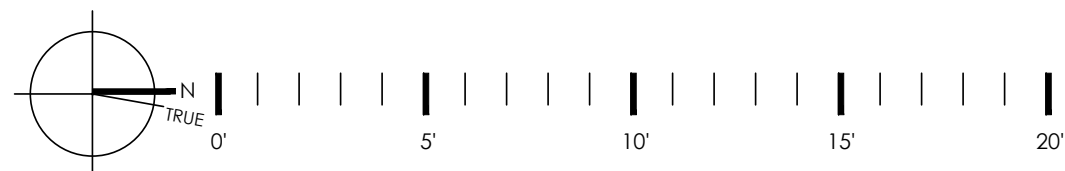


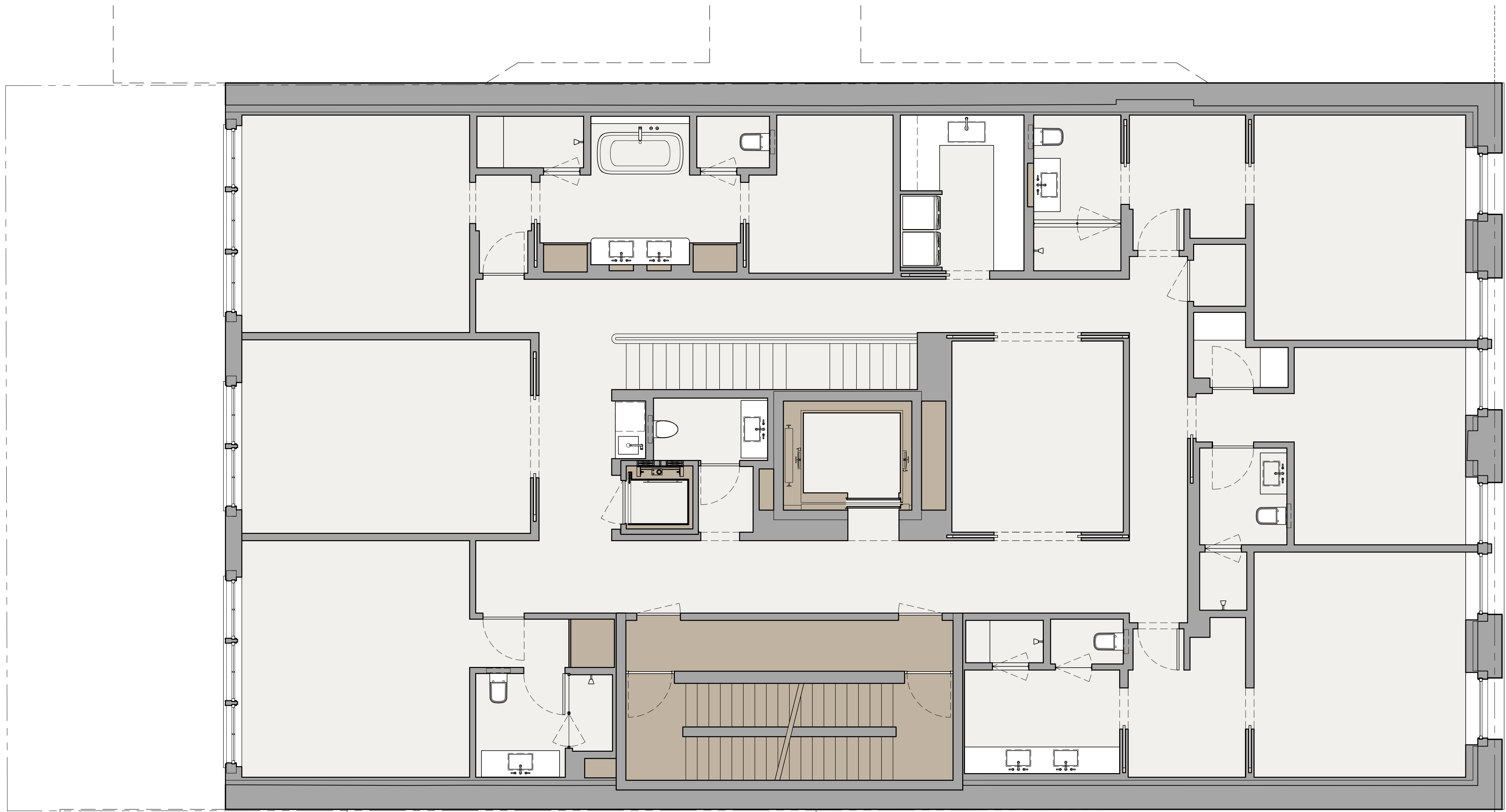
Cellar Floor Plan



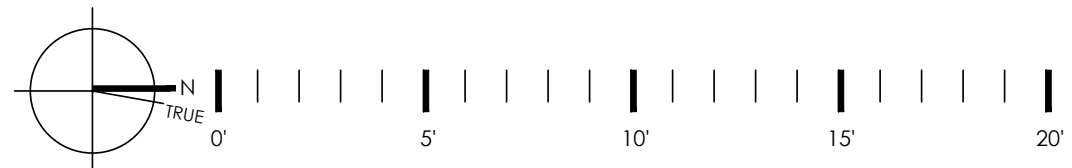


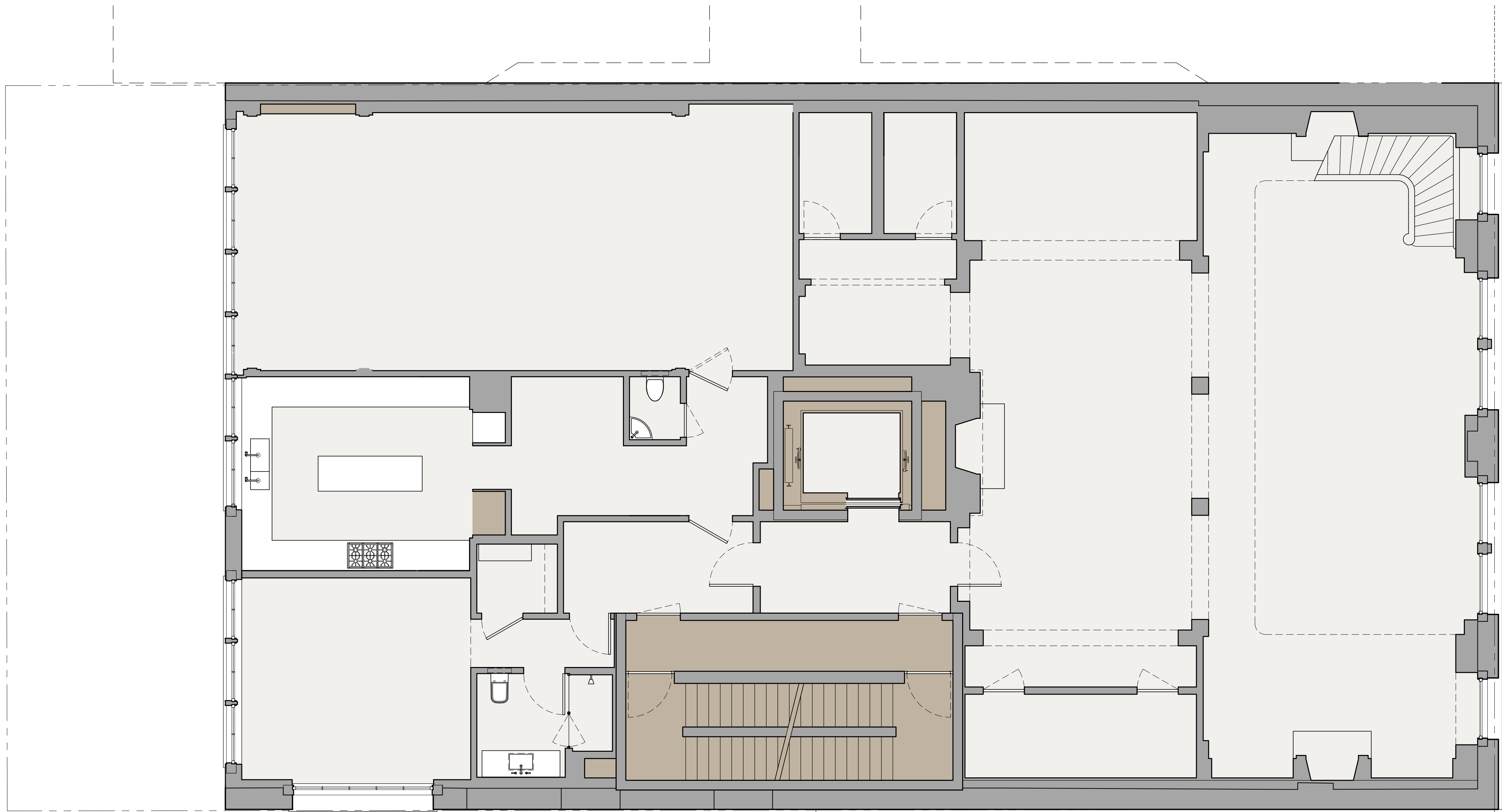
First Floor Plan



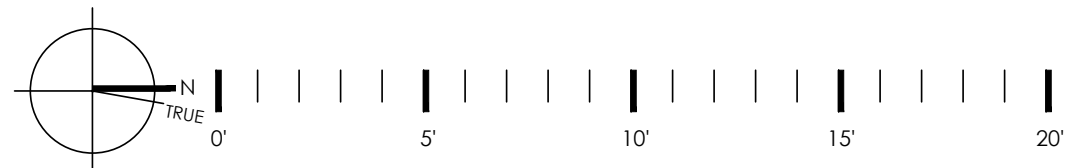


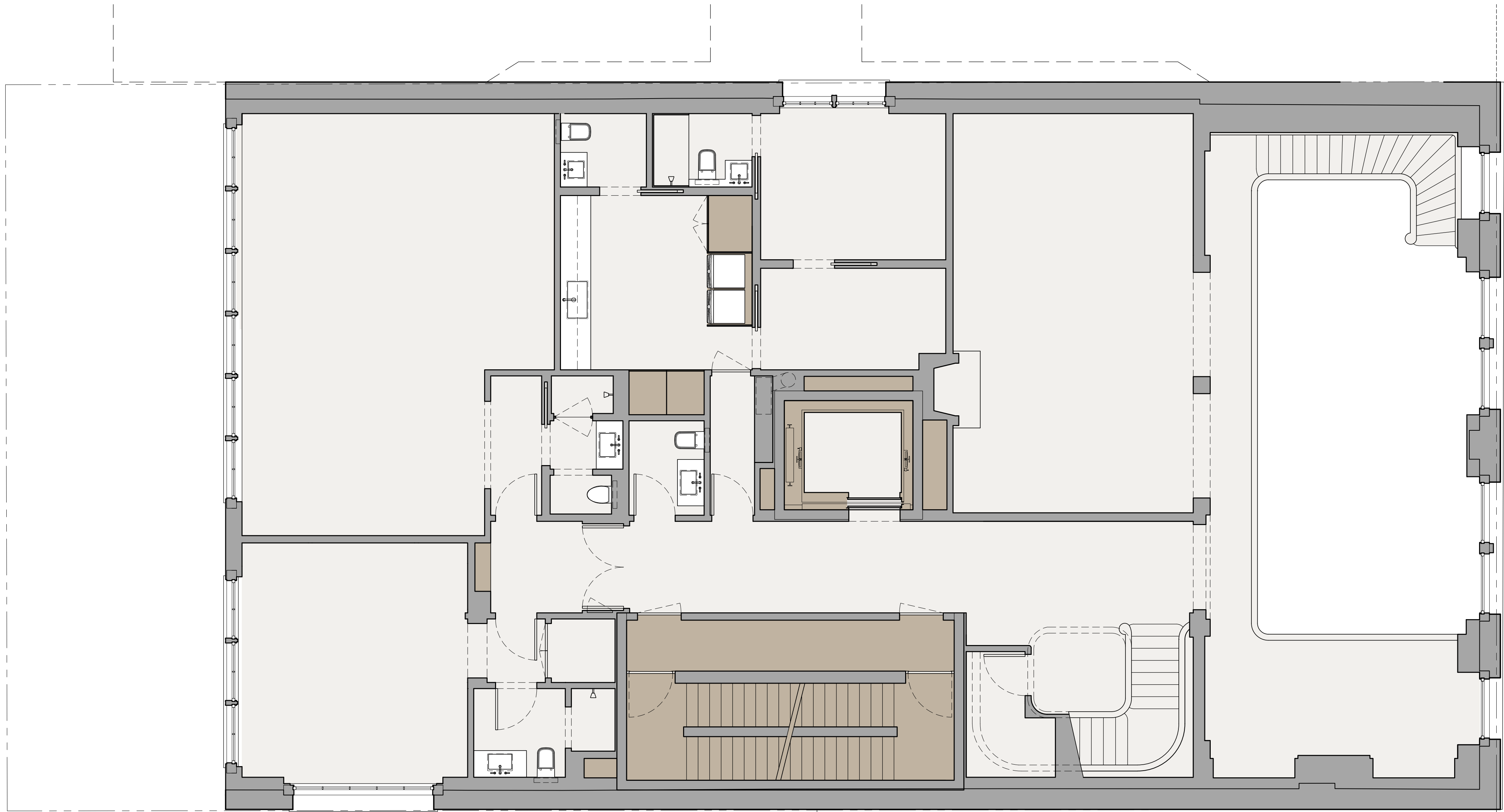
Second Floor Plan



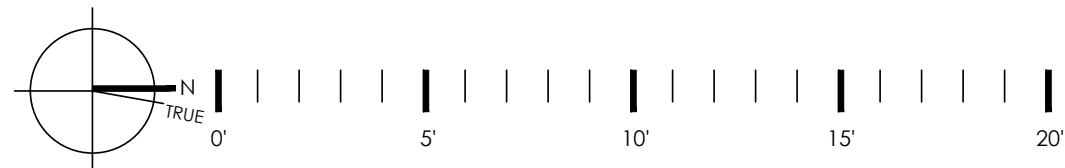


Third Floor Plan

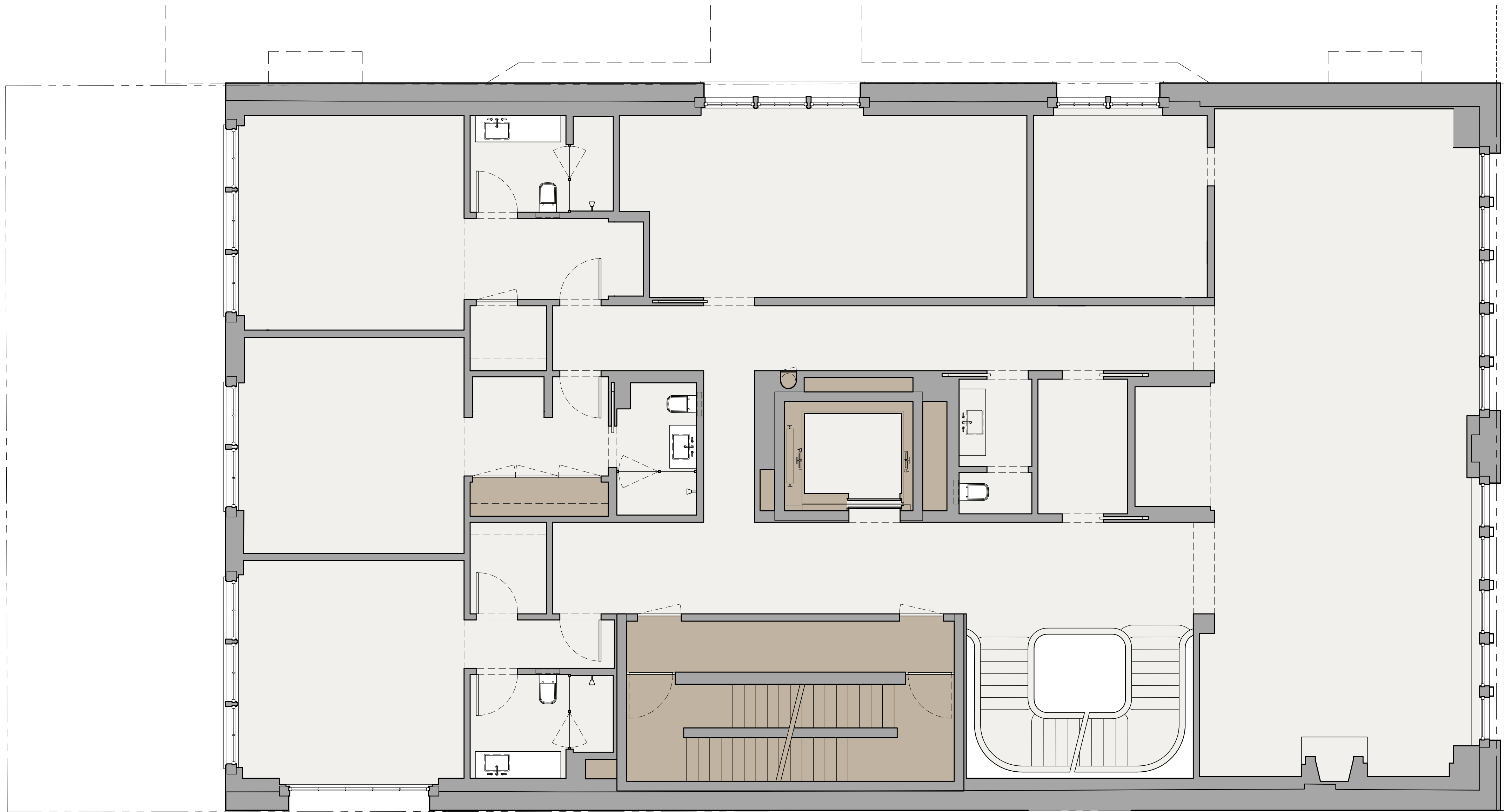




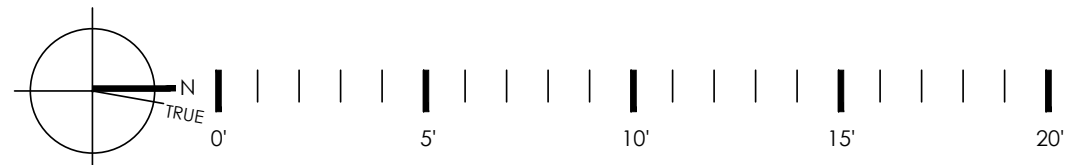
Fourth Floor Plan

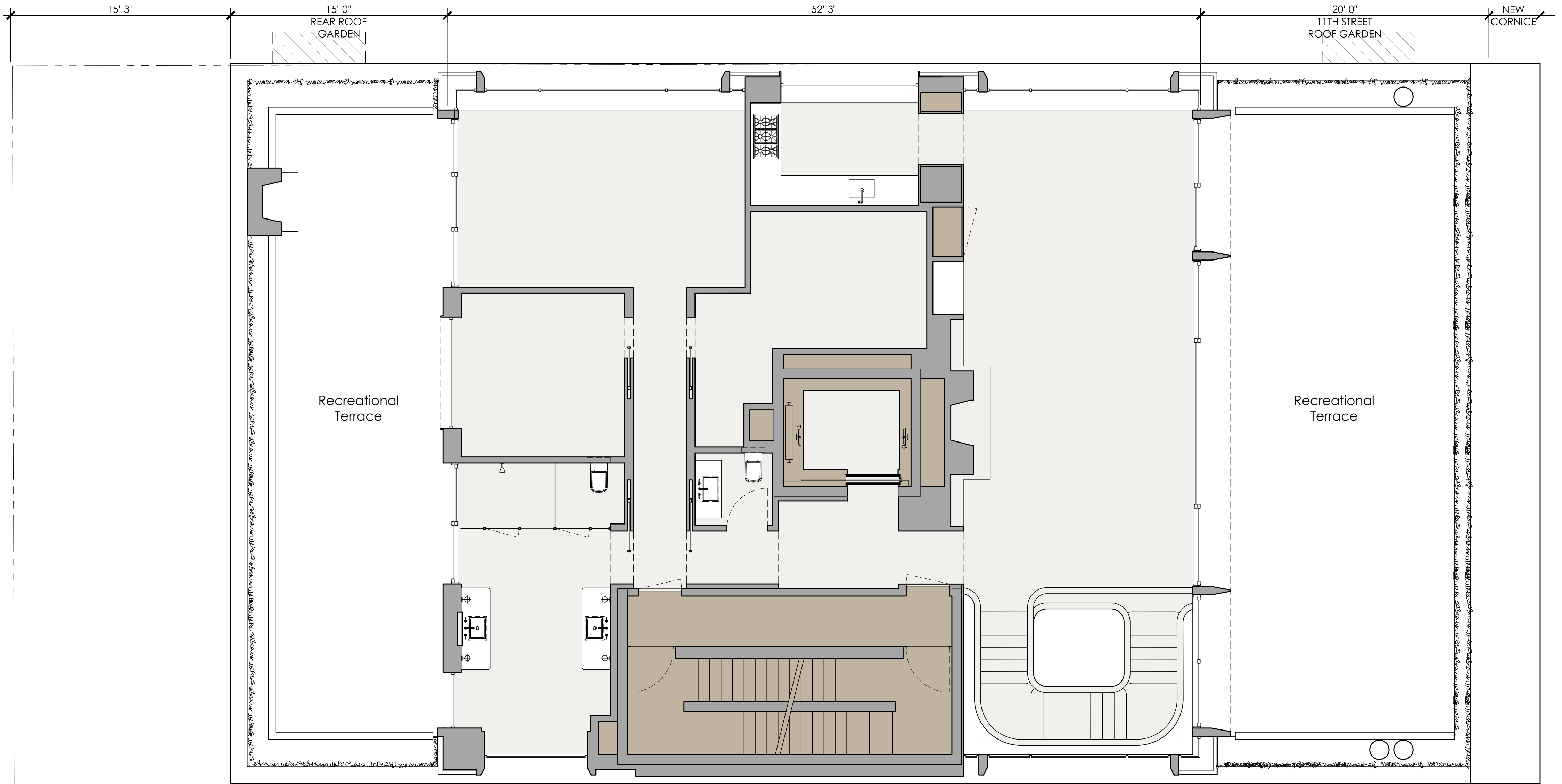




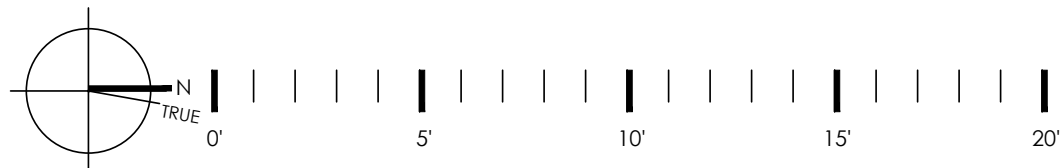


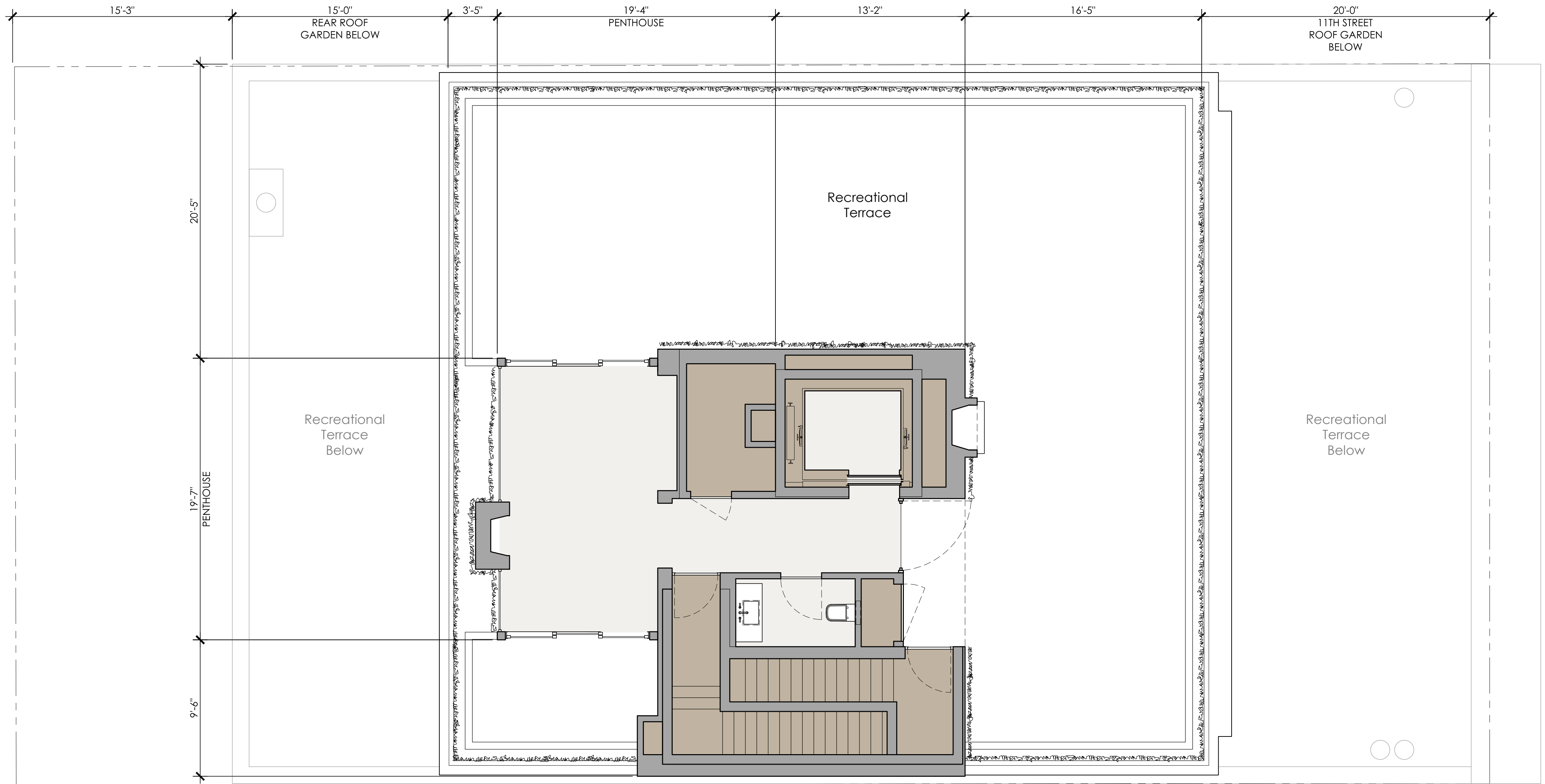
Fifth Floor Plan



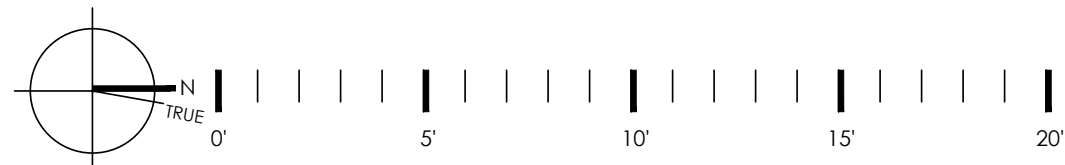


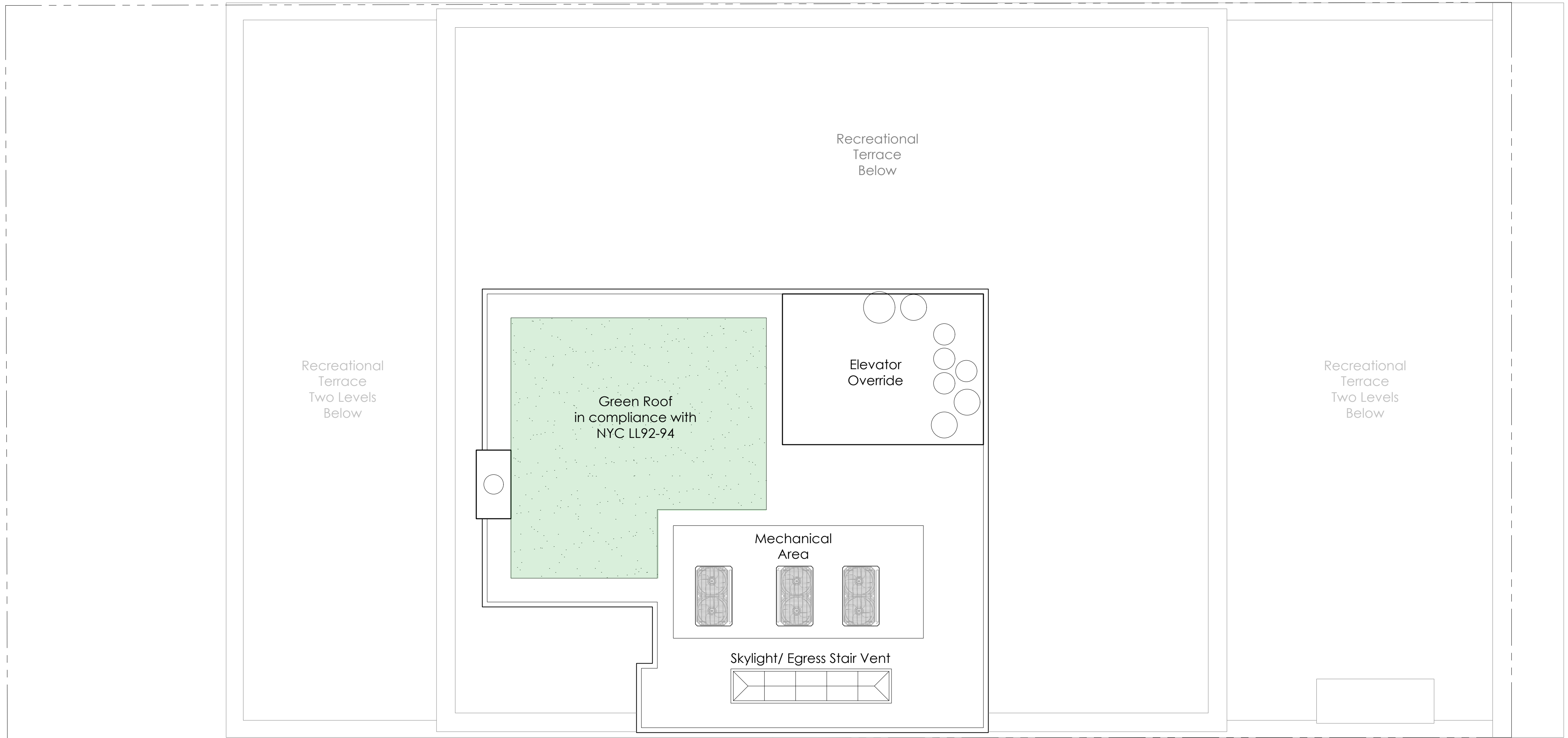
Sixth Floor Plan



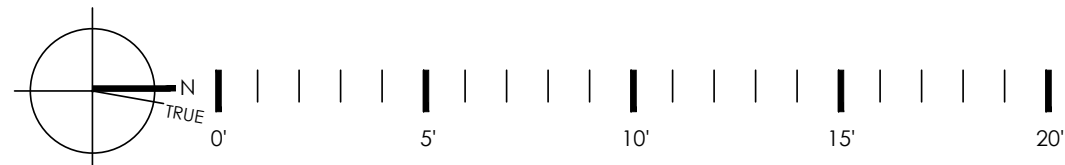


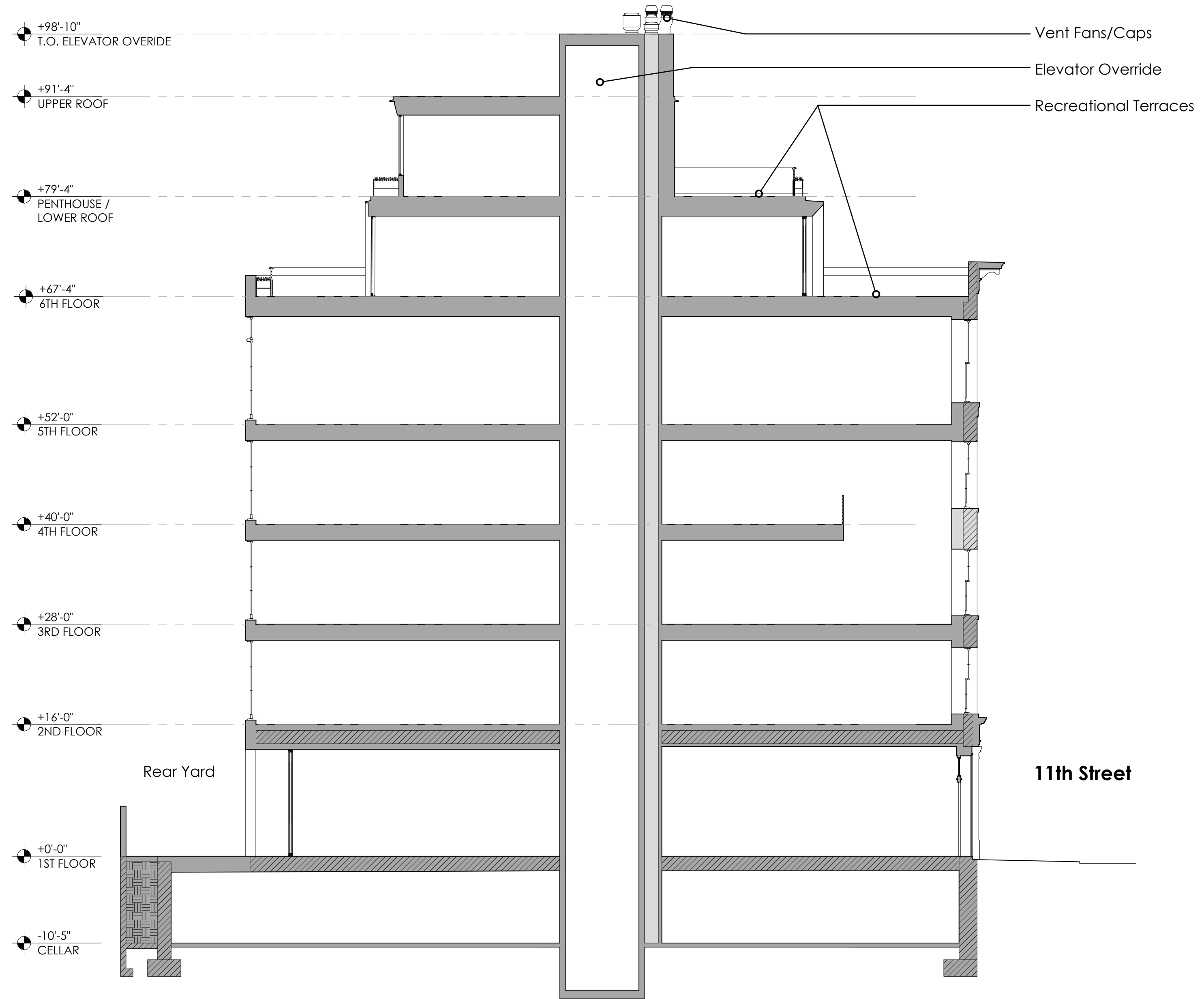
Lower Roof Plan - Penthouse



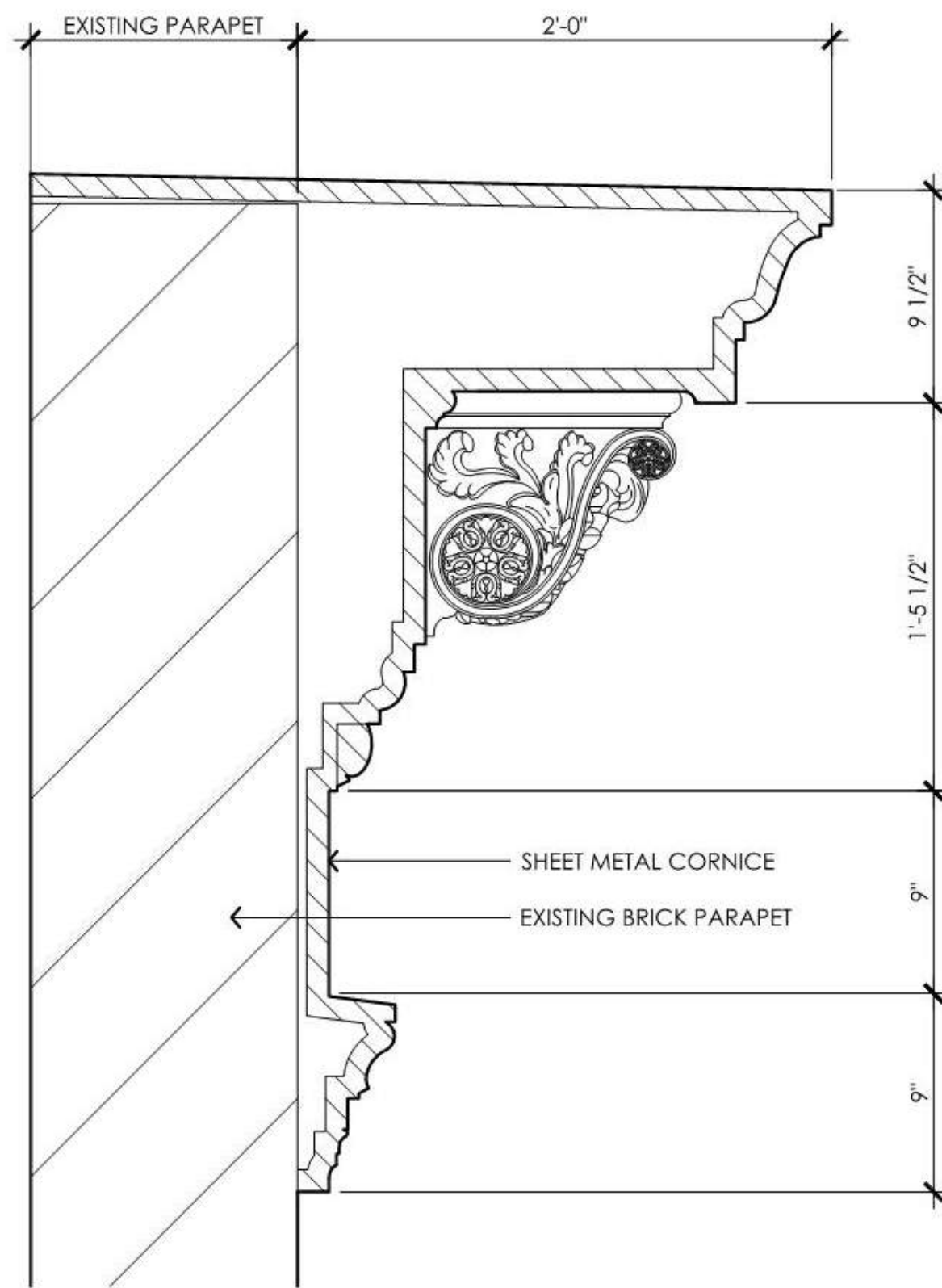


Upper Roof Plan

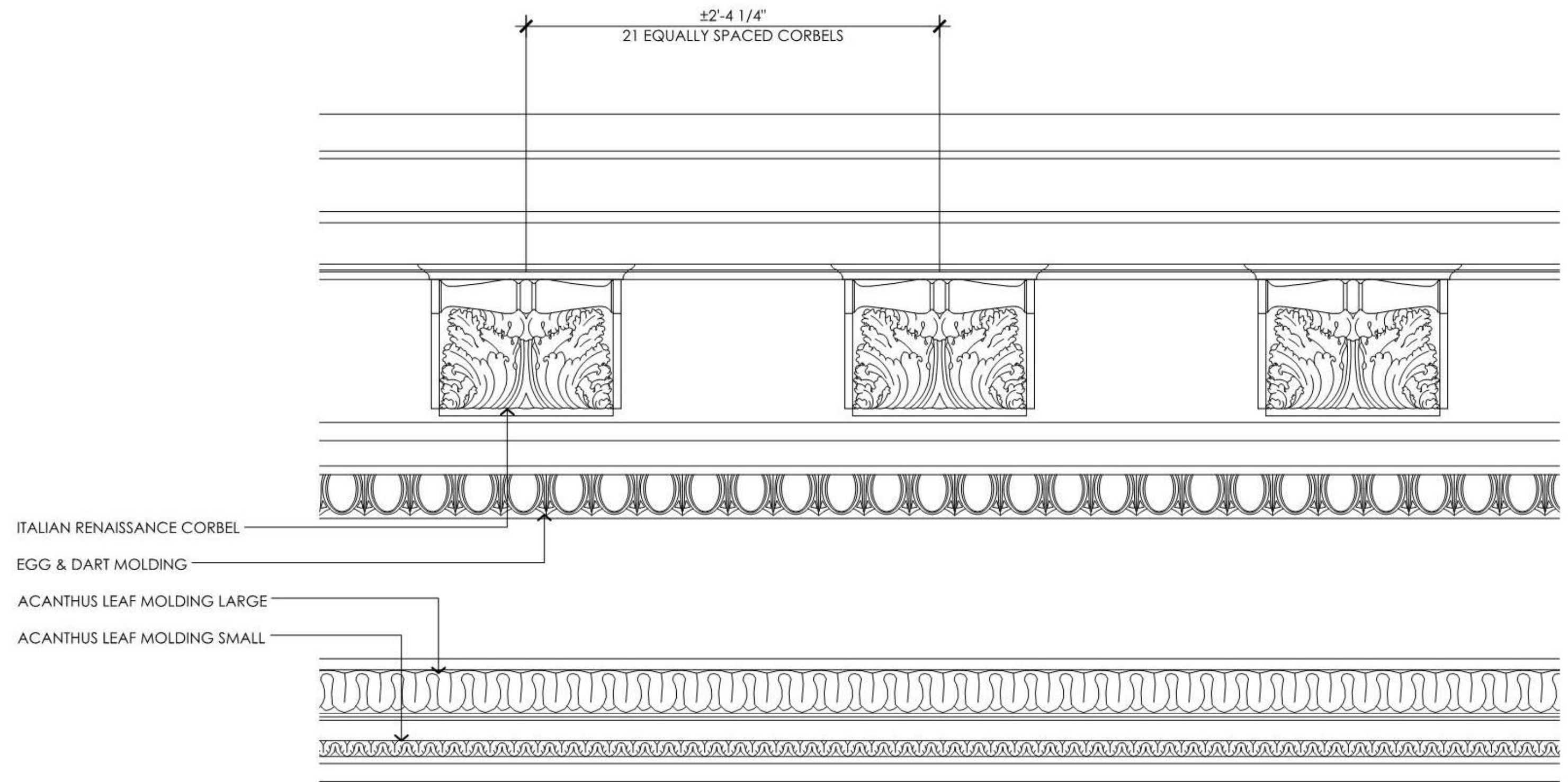




Proposed north south building section



Exterior Section Detail . Upper Cornice



Exterior Elevation Detail . Upper Cornice



11th Street Midblock North Side . Mockup



11th Street Midblock North Side . Mockup



Greenwich Street Midblock . Mockup



11th Street East of Washington . Mockup