

The current proposal is:

Preservation Department – Item 4, LPC-22-11131

## **332 West 11th Street – Greenwich Village Historic District Borough of Manhattan**

To Testify Please Join Zoom

**Webinar ID:** 899 3979 7605

**Passcode:** 819748

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# 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  
New York, New York 10005

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

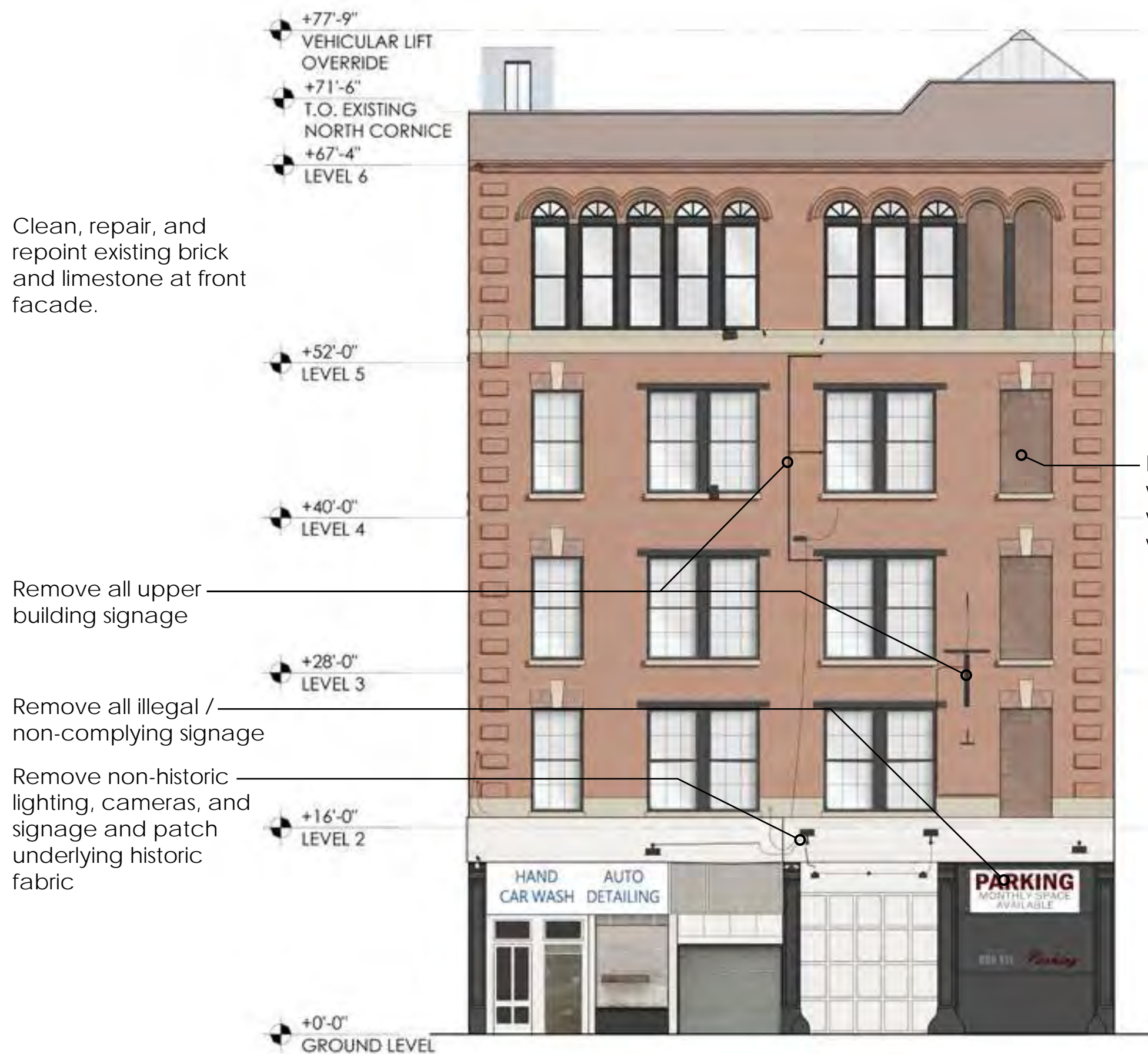
**Greenwich Village Historic District | LP-0489**



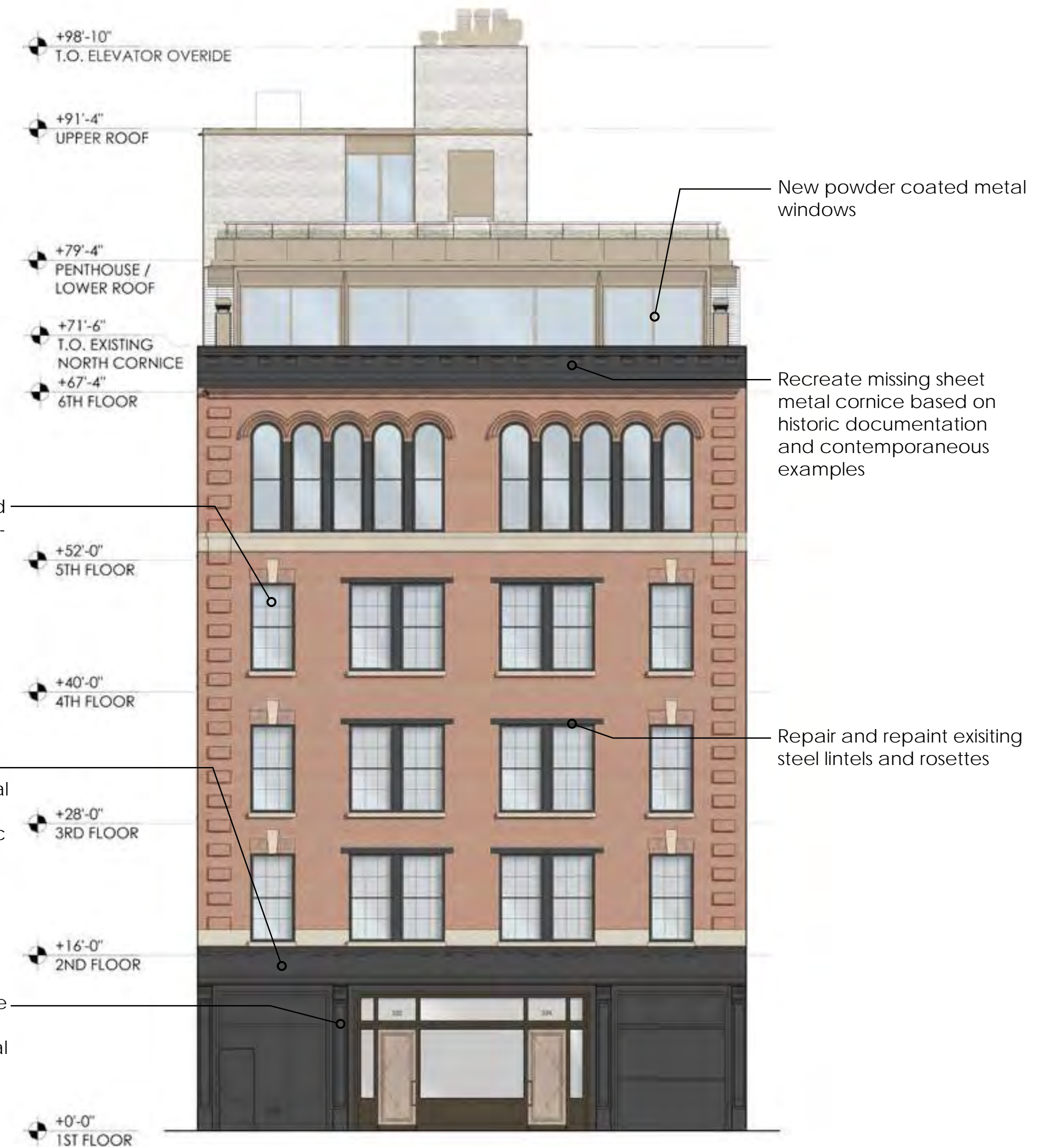
Graphic Source: Map PLUTO, Edition 18v1, Author: New York City Landmarks Preservation Commission, LCR Date: 2.20.2019



**HISTORIC REFERENCES**  
PROJECT PROPOSAL  
MOCKUP PHOTOS



Existing North Elevation



Proposed North Elevation



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





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. 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



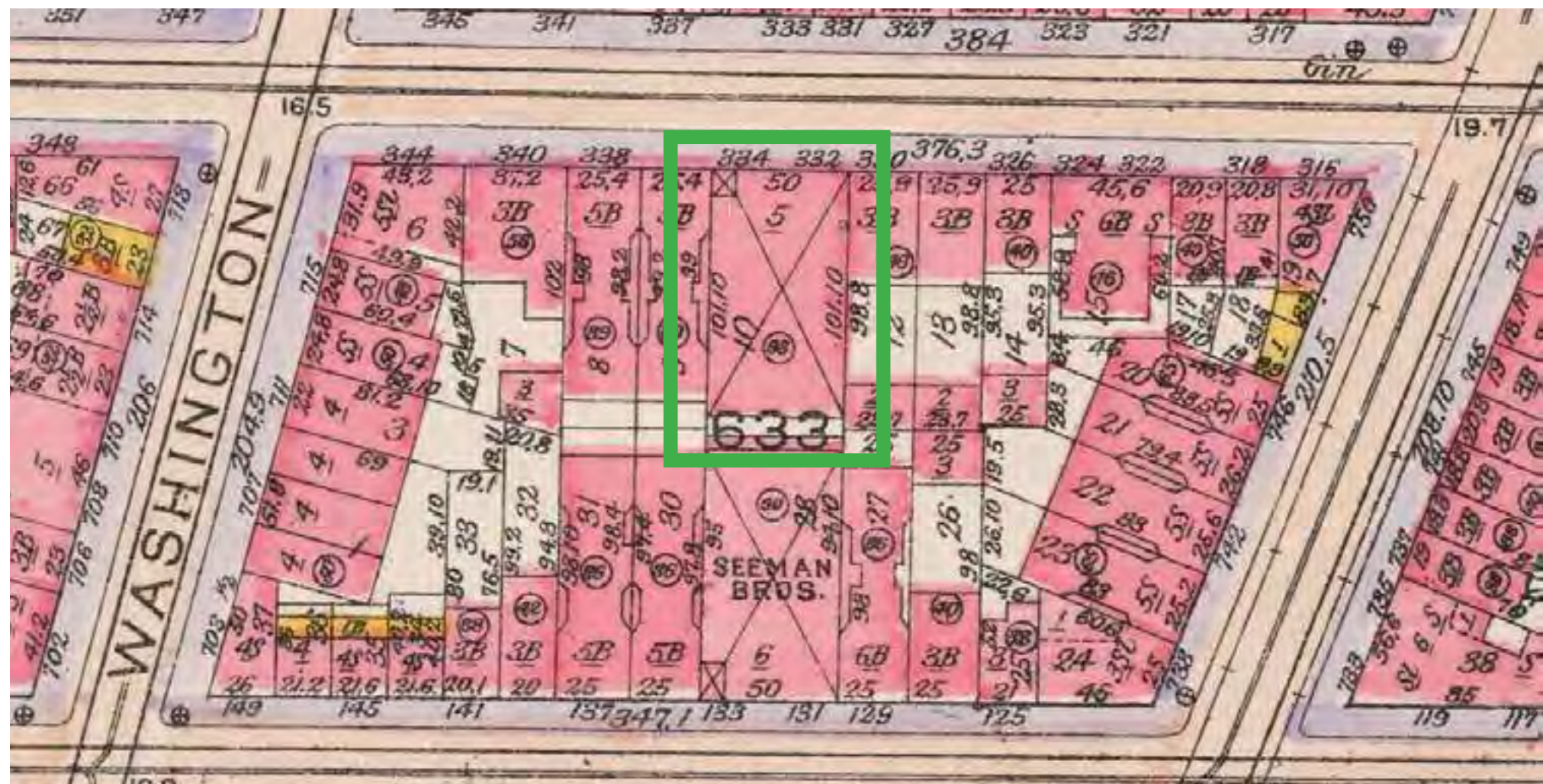
Perry Street, looking west, showing rooftop addition at 131 Perry Street



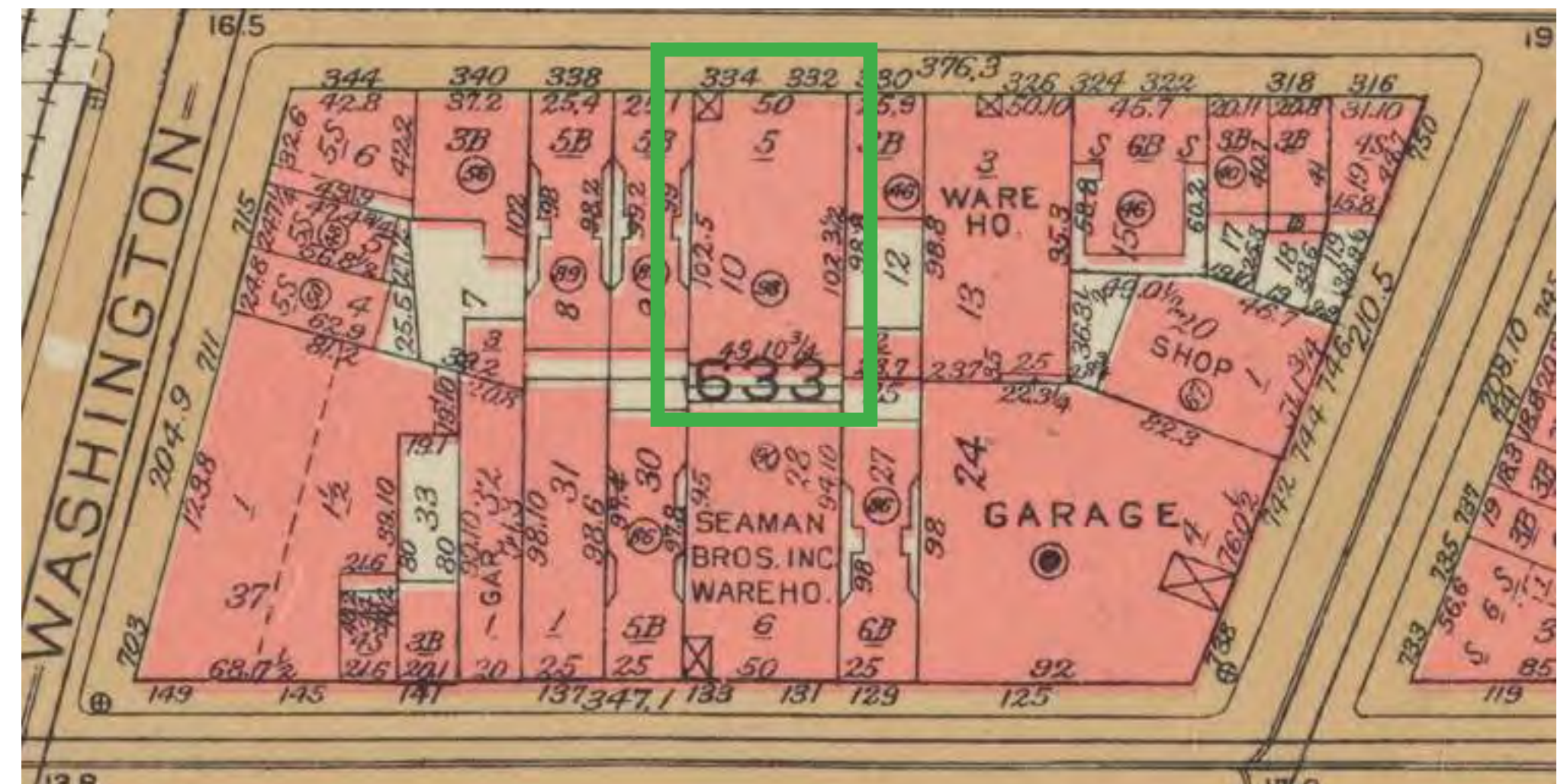
1862, Perris map



1895, Sanborn map



1916, Bromley map



1956, Bromley map





Existing North Elevation



Proposed North Elevation



Proposed North Elevation Perspective

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



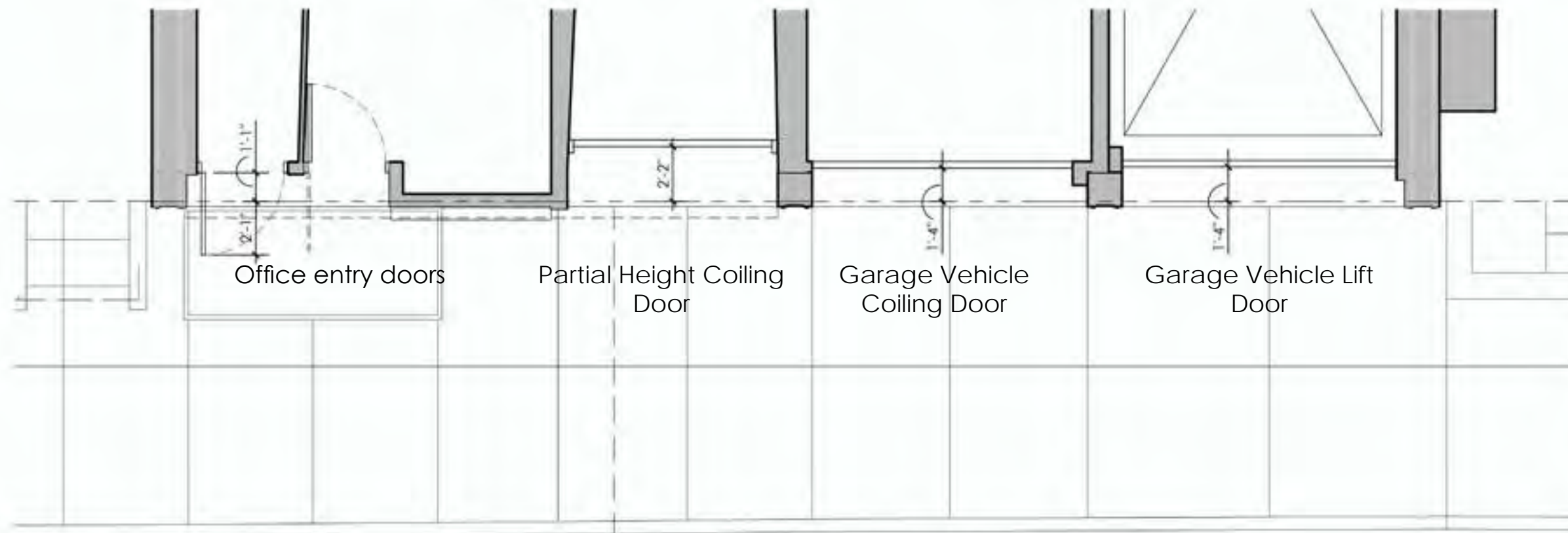
Existing North Elevation . enlarged 1st Floor

- 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

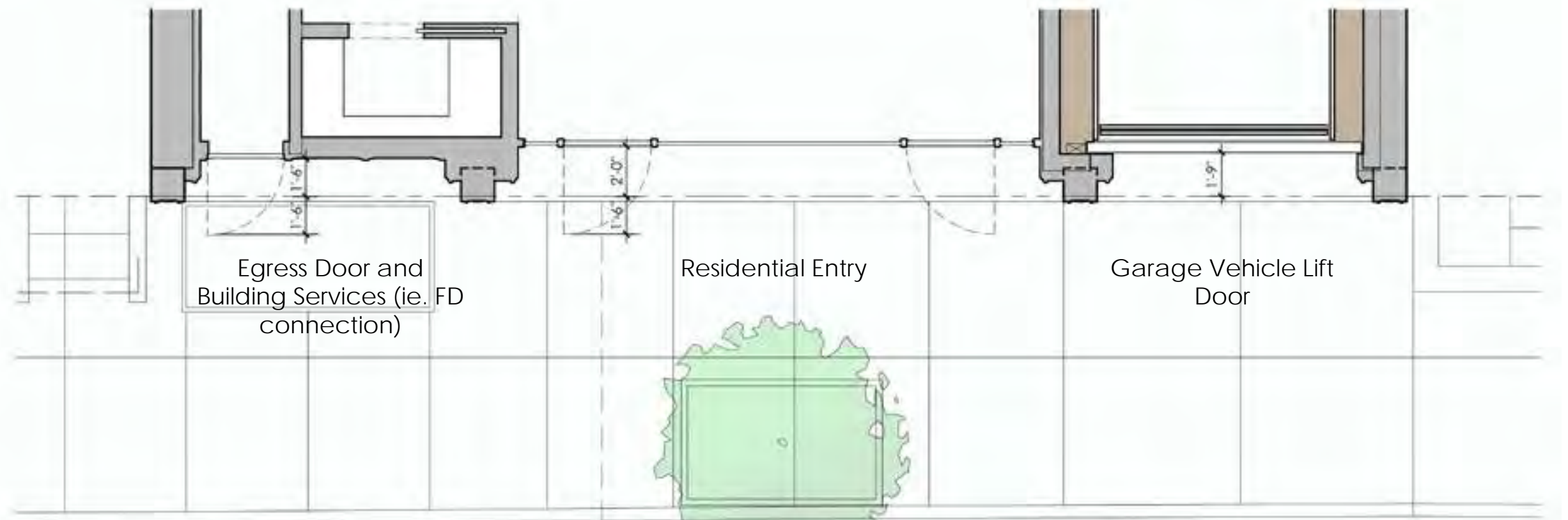


Powder coated steel freight door

Proposed North Elevation . enlarged 1st Floor

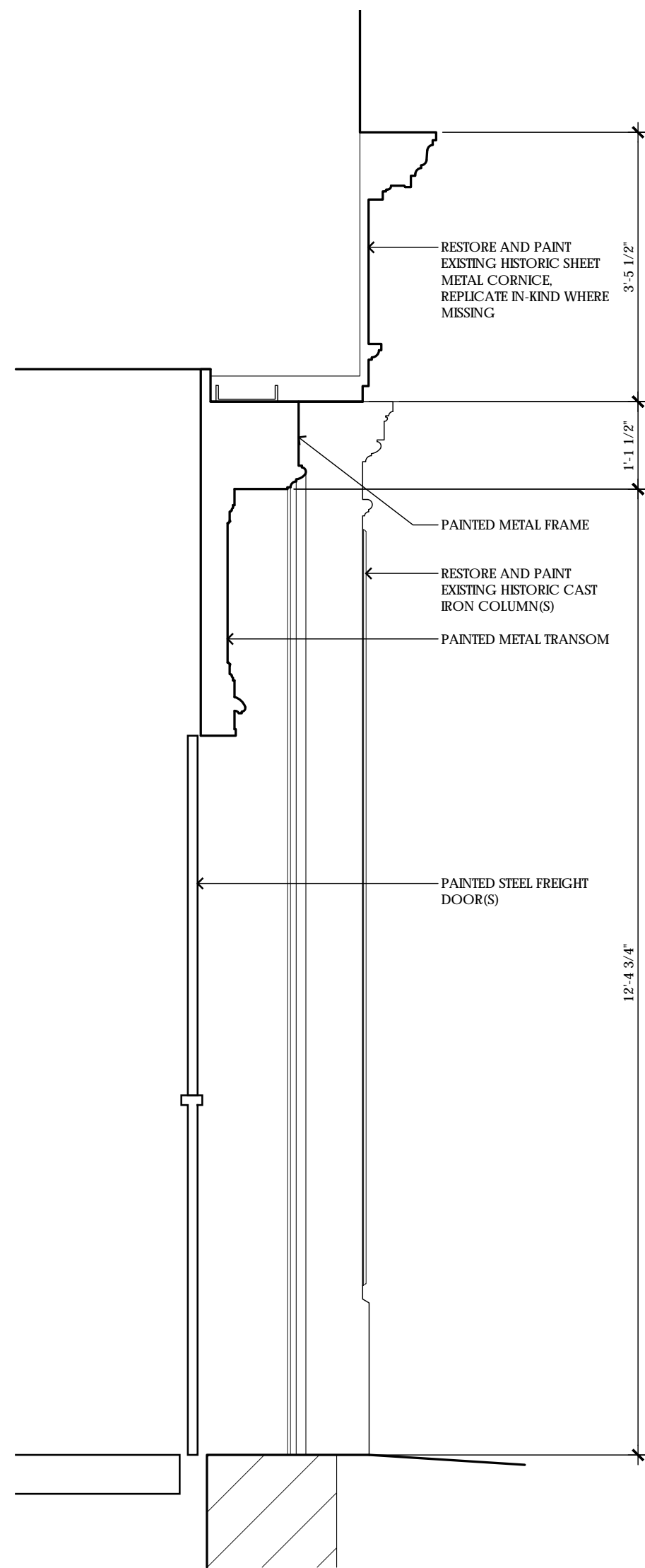


Existing 1st Floor Plan at 11th Street

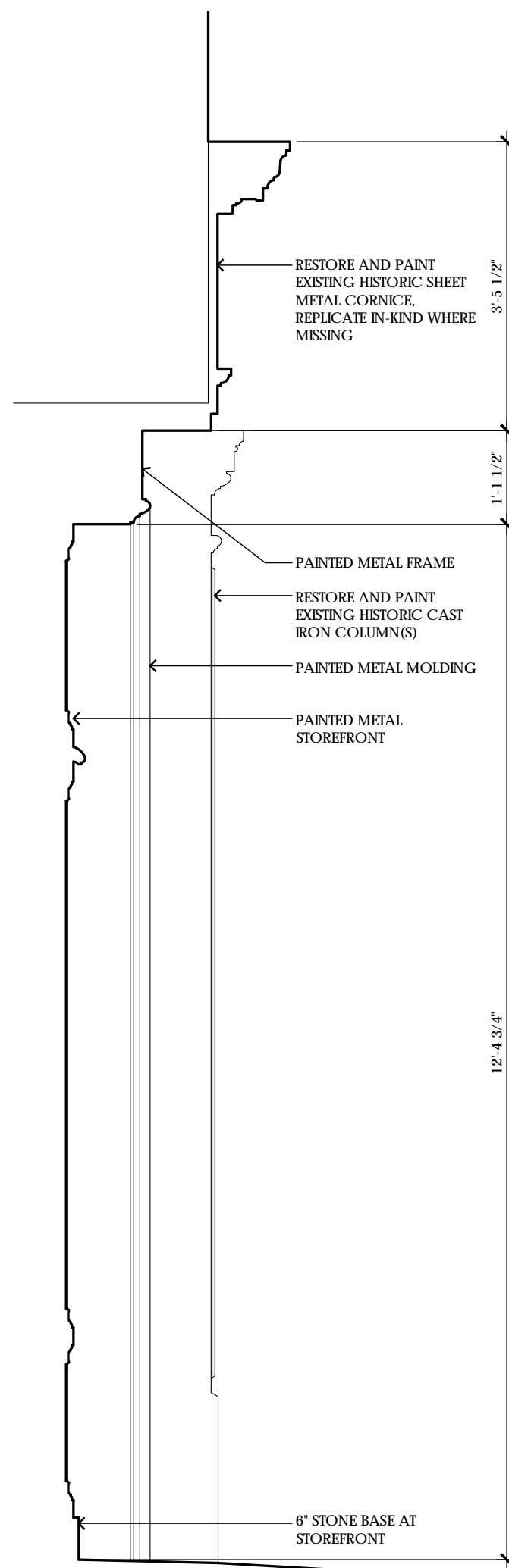


Proposed 1st Floor Plan at 11th Street

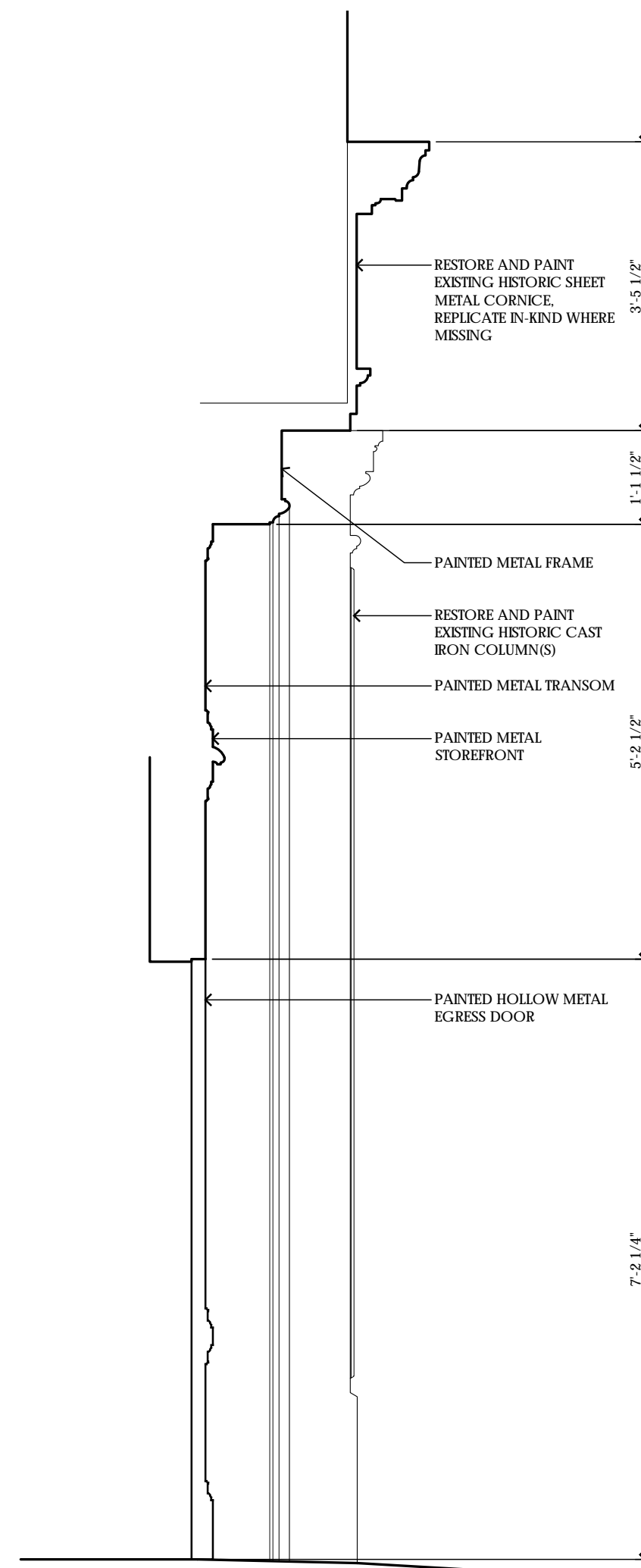




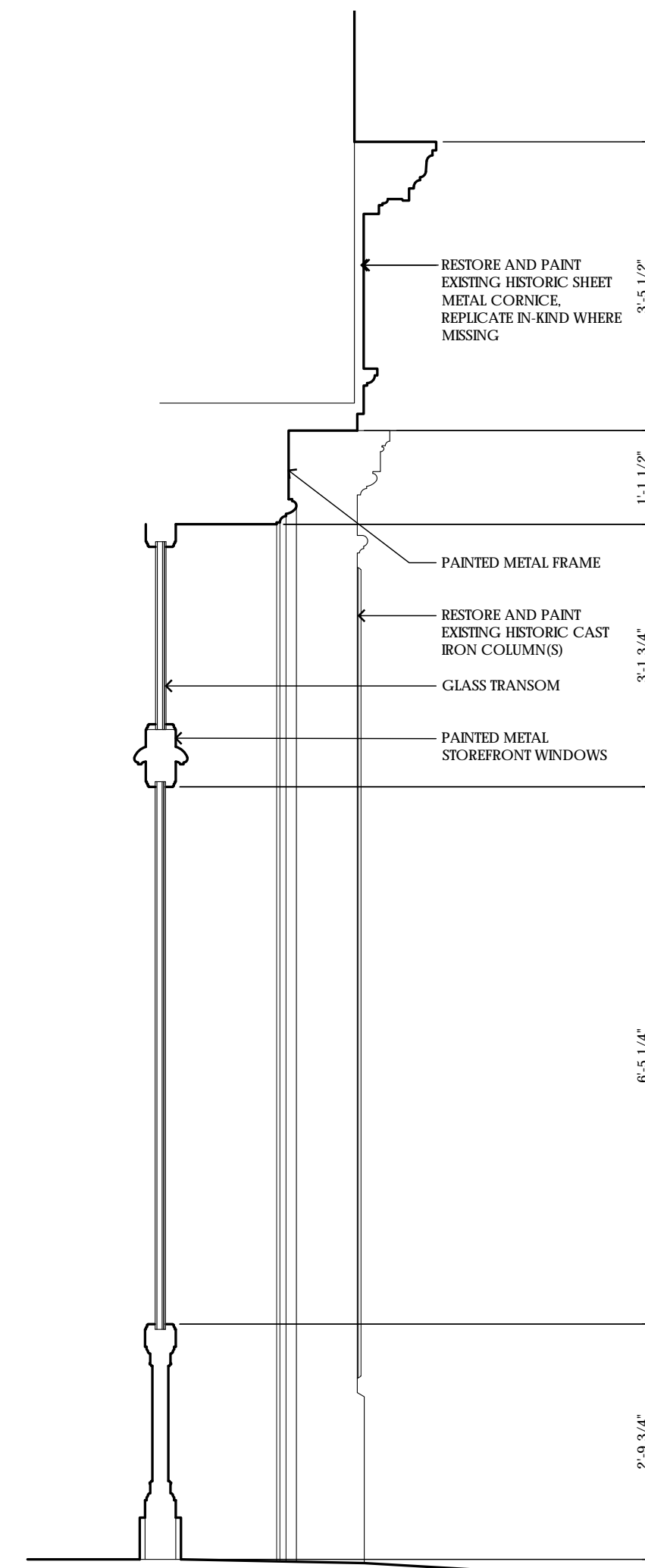
⑤ LEVEL 1 WALL SECTION @ FREIGHT DOOR  
3/4" = 1'-0"



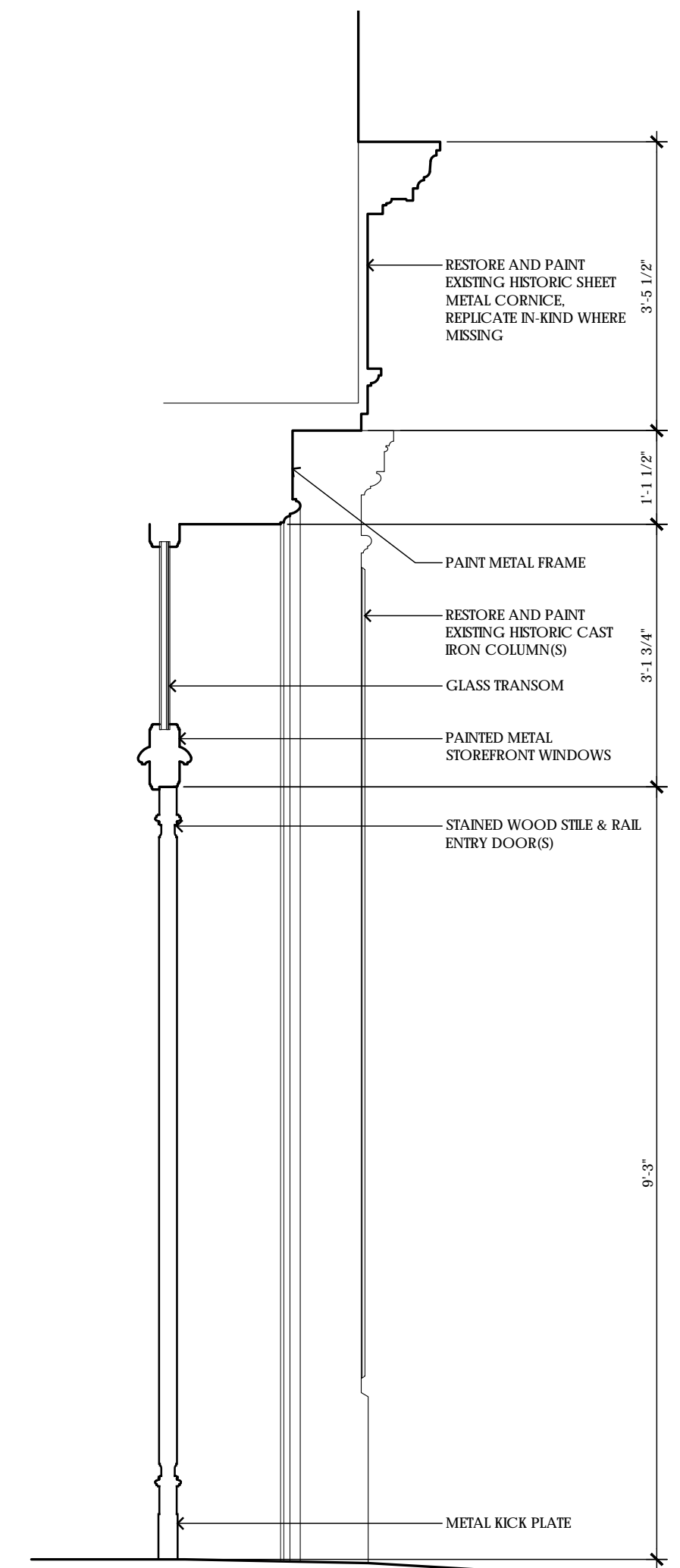
④ LEVEL 1 WALL SECTION @ EGRESS PANELING  
3/4" = 1'-0"



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

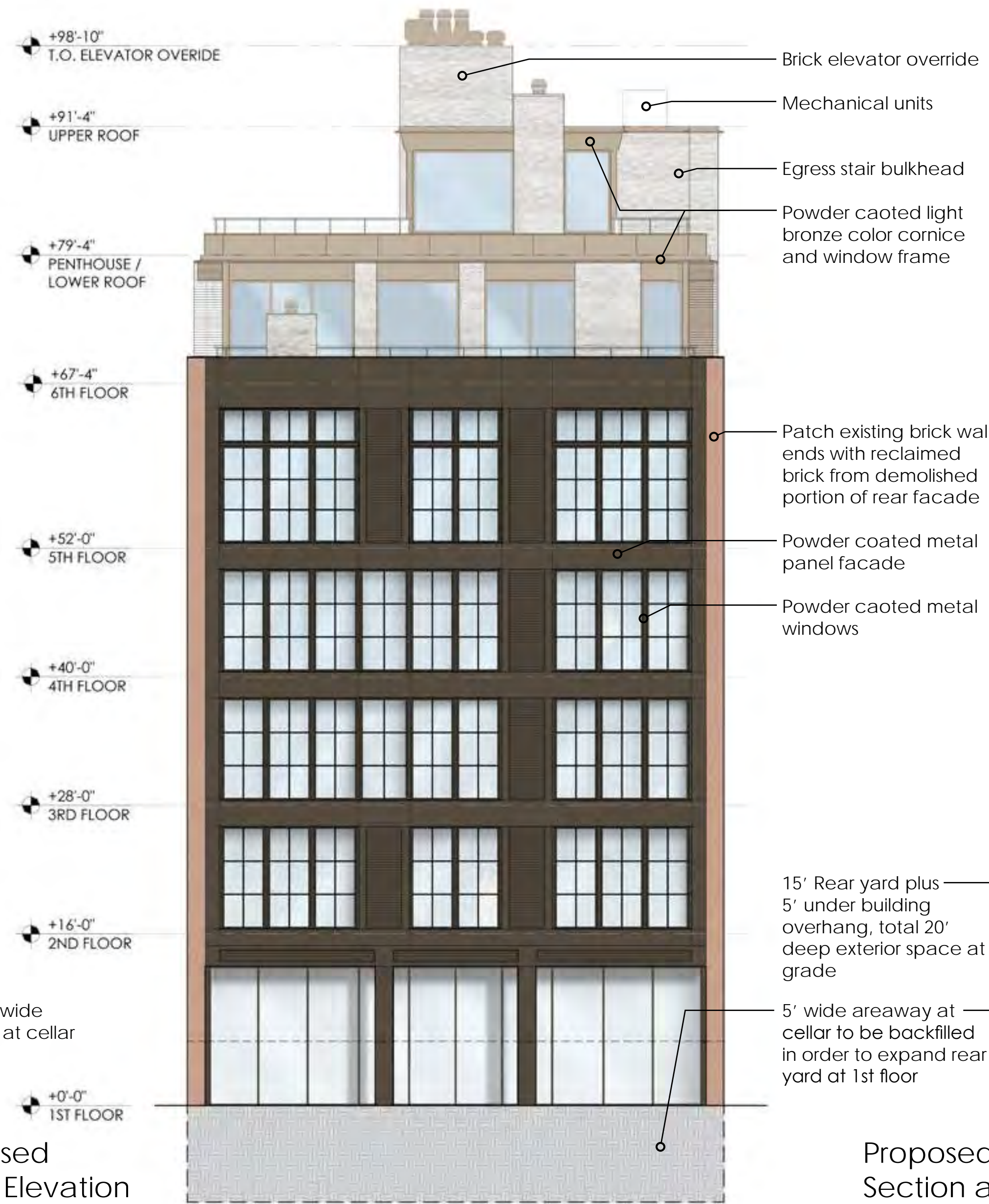


Existing South Elevation  
Photos  
HISTORIC REFERENCES  
**PROJECT PROPOSAL**  
MOCKUP PHOTOS

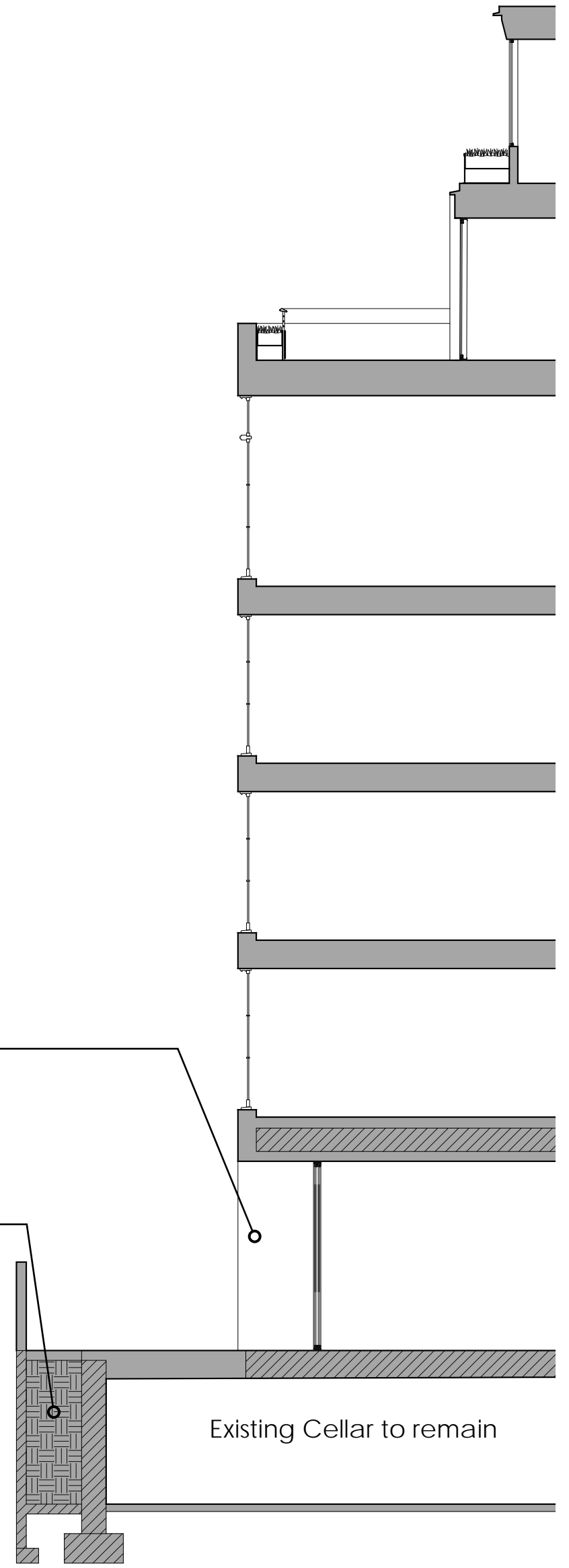


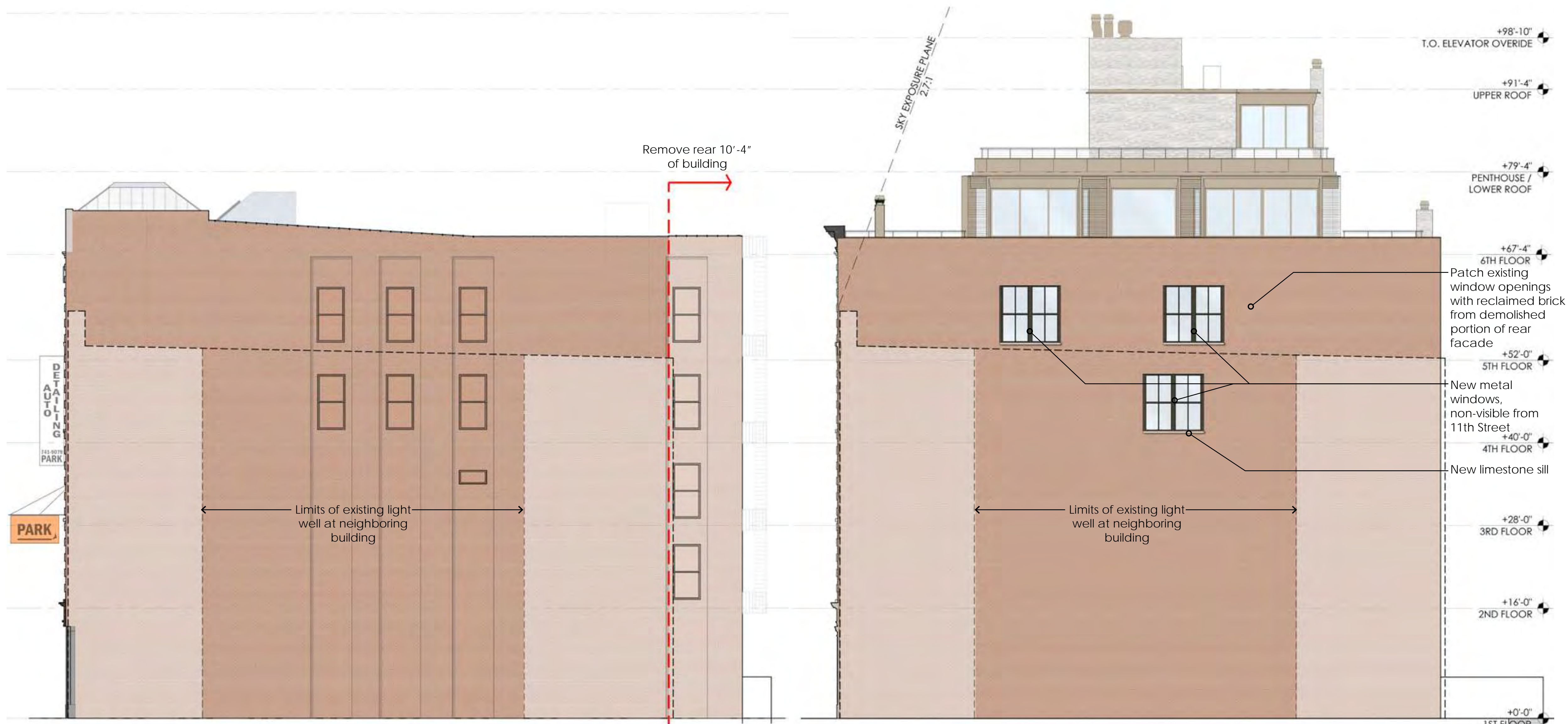
Existing 5' wide areaway at cellar

Proposed South Elevation



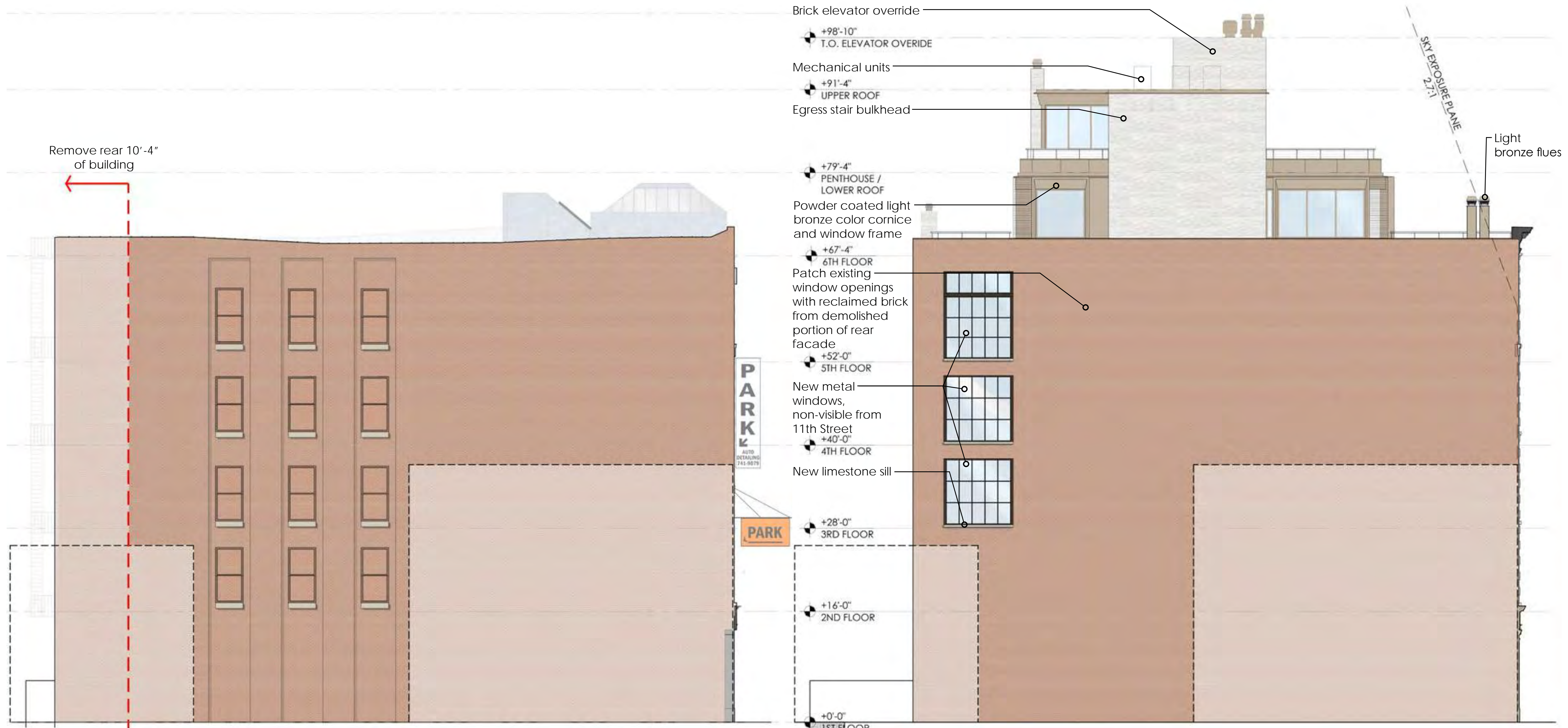
Proposed Section at Rear Yard





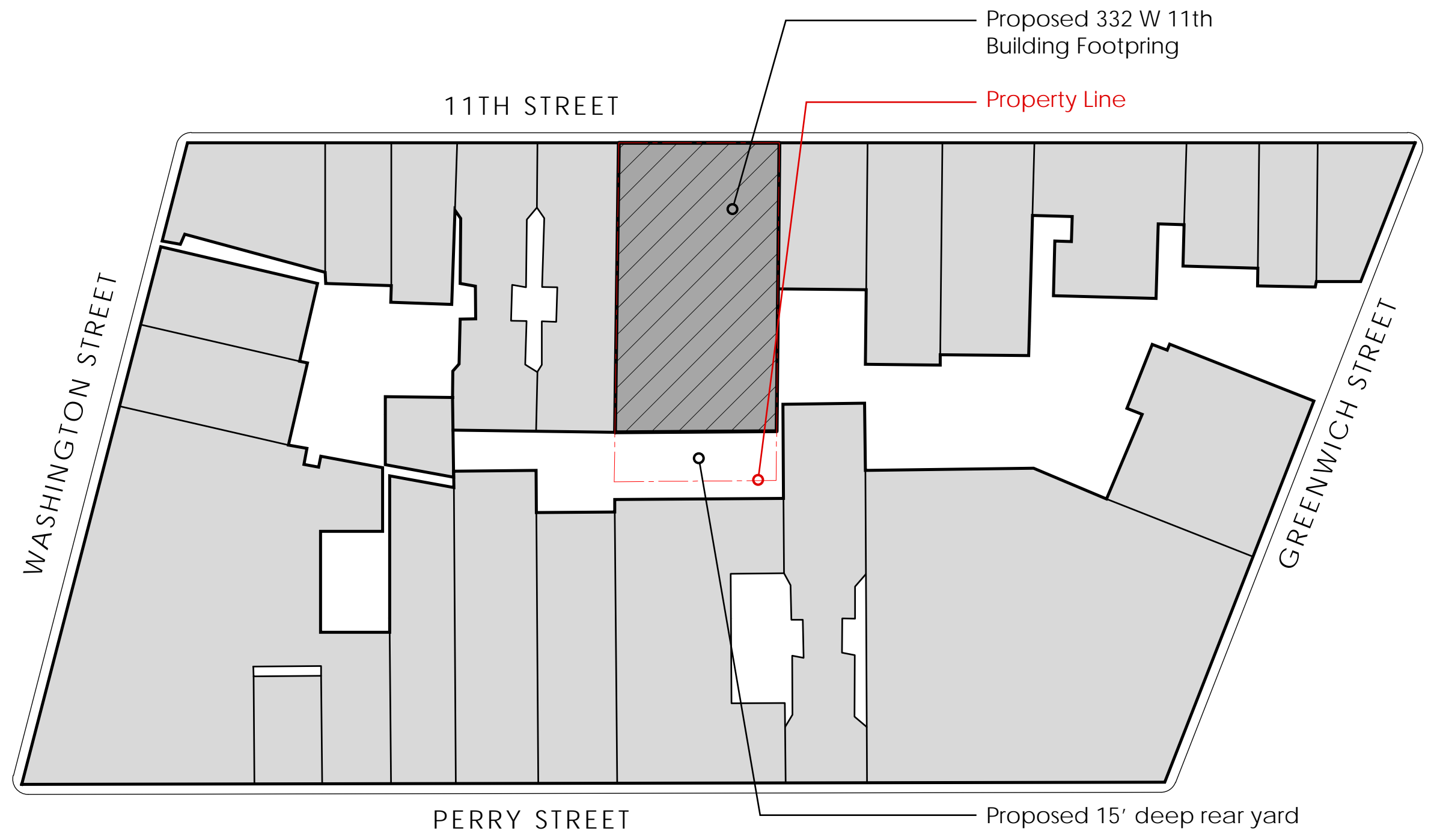
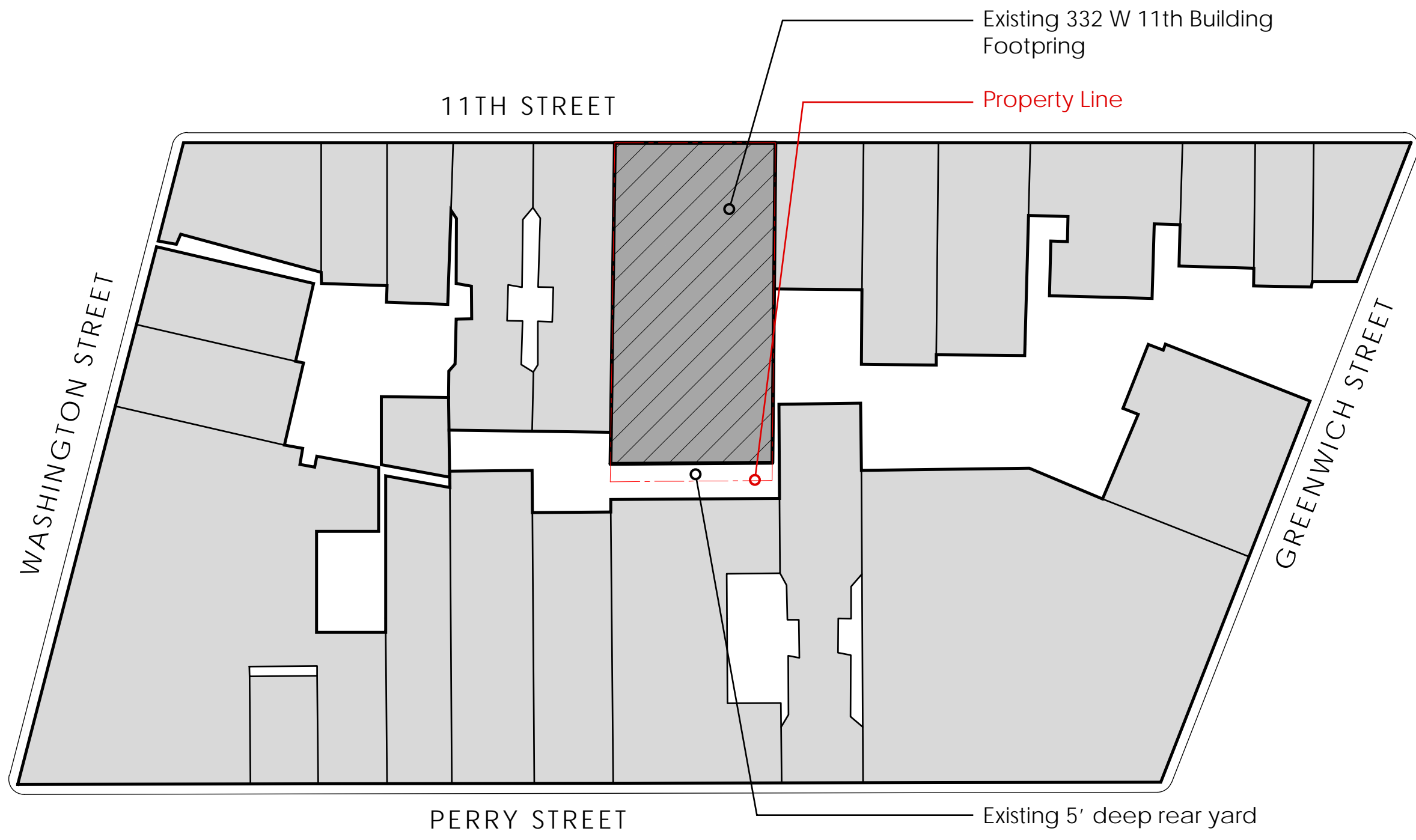
Existing West Elevation

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



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: PPG PCNT25131 | Medium Bronze

Elements:

- Ground Floor Window Frames
- South Facade Metal Paneling
- South, East & West Window Frames

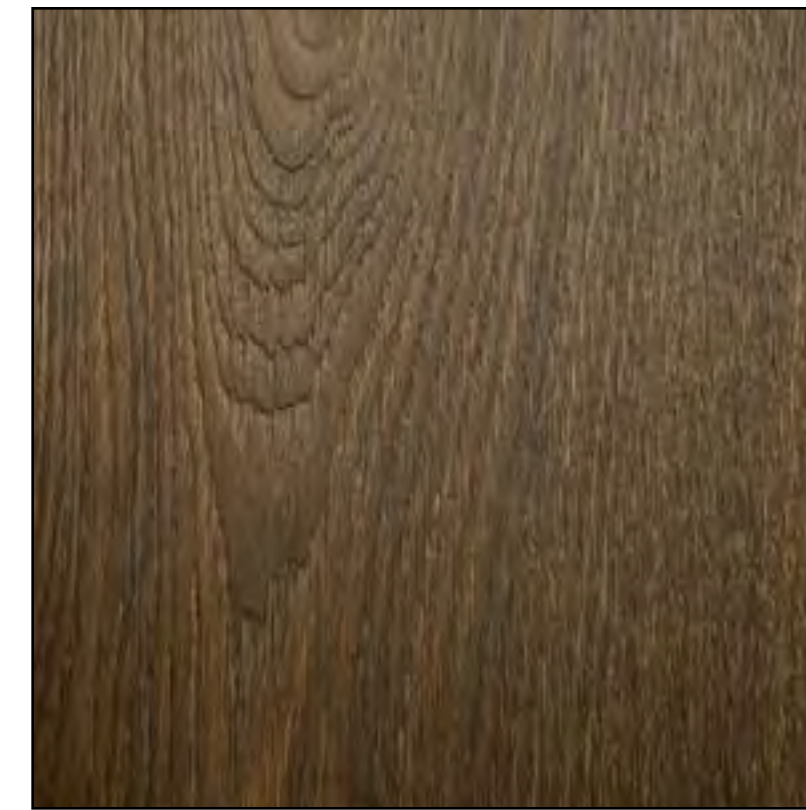


### Powder Coat Metal

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

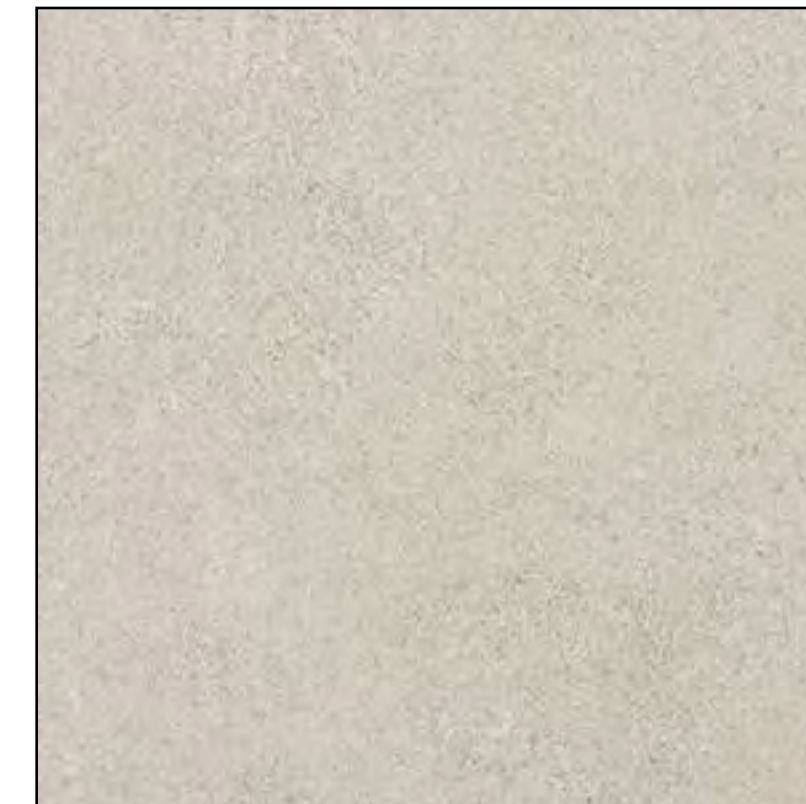


### Brick

Specification: Belden Brick  
Yukon Blend | molded

Elements:

- 6th floor / Penthouse Egress Stair
- Elevator Override



### Limestone

Color: match existing

Elements:

- East / West window sills



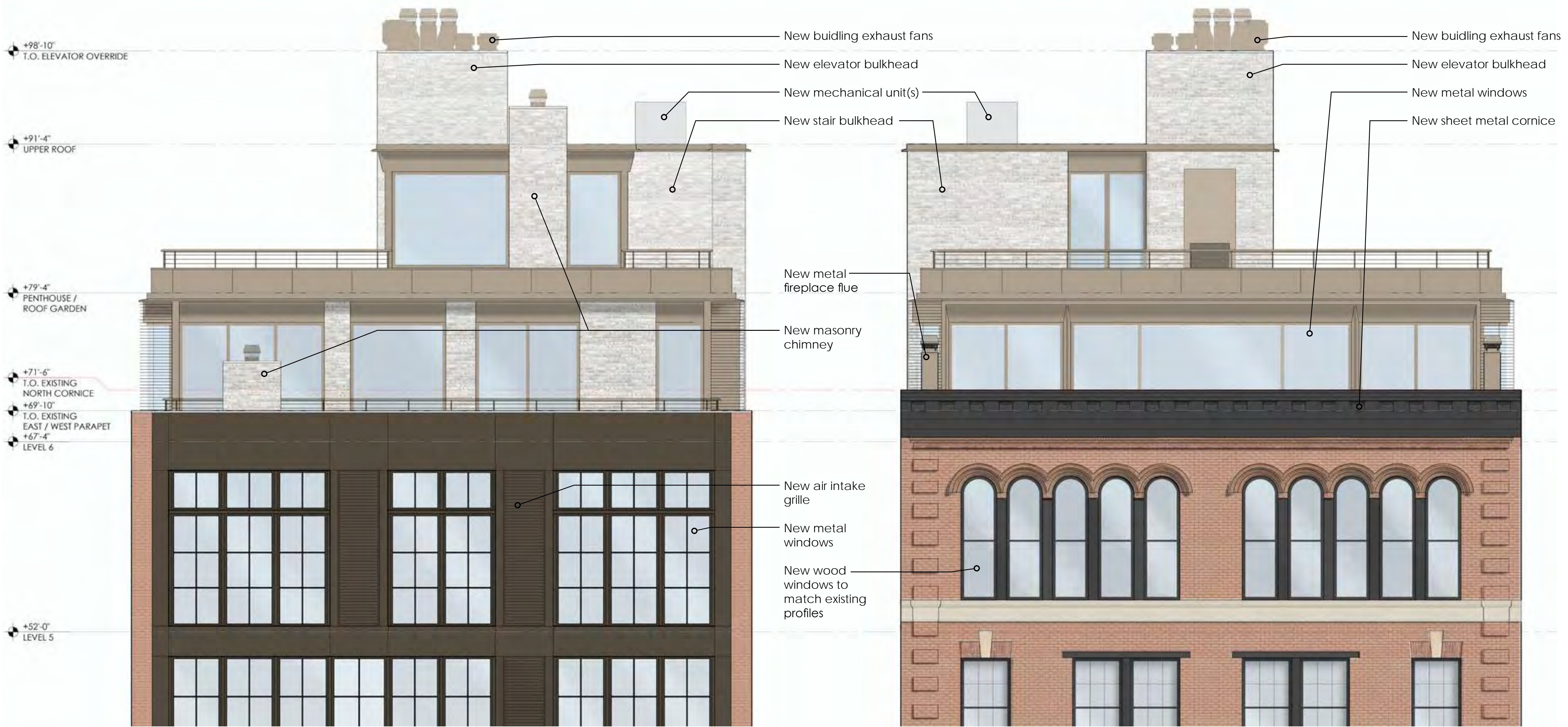
### Limestone

Color: match existing

Elements:

- 5th Floor Parapet Cap
- match historic detailing

## Proposed Material Palette



Proposed 6th Floor & Penthouse enlarged south elevation

Proposed 6th Floor & Penthouse enlarged north elevation

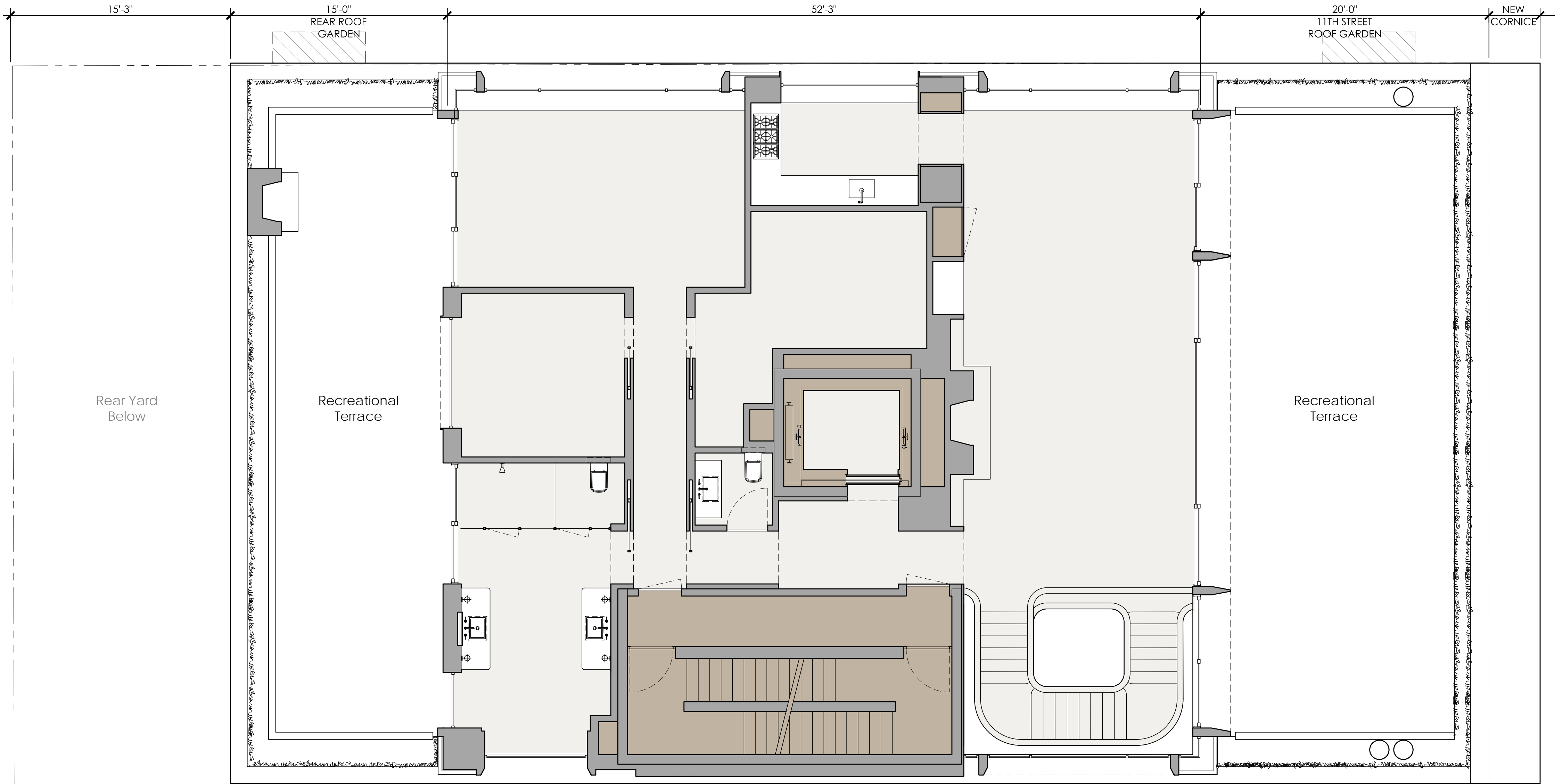


Proposed 6th Floor & Penthouse enlarged east elevation

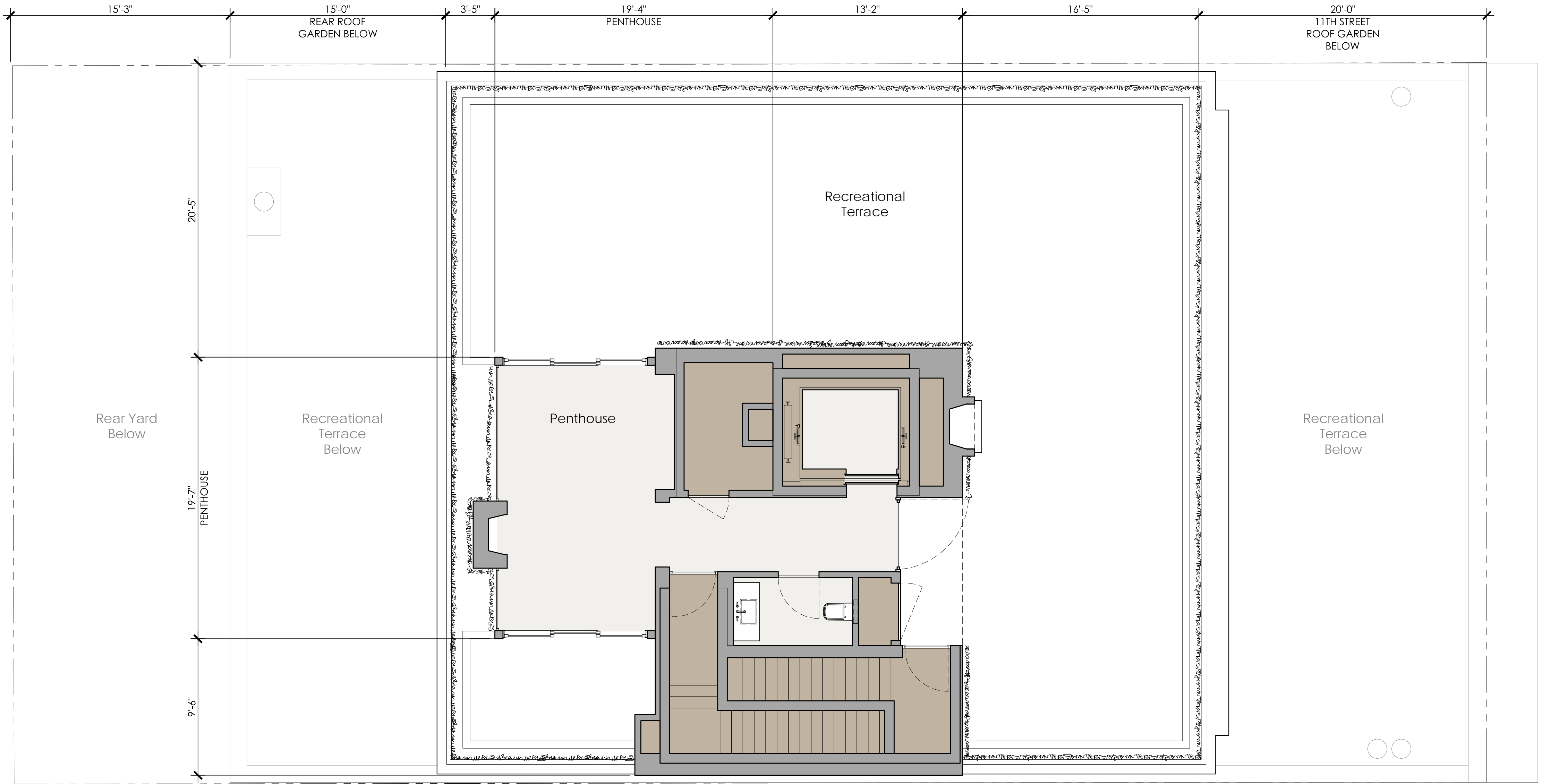


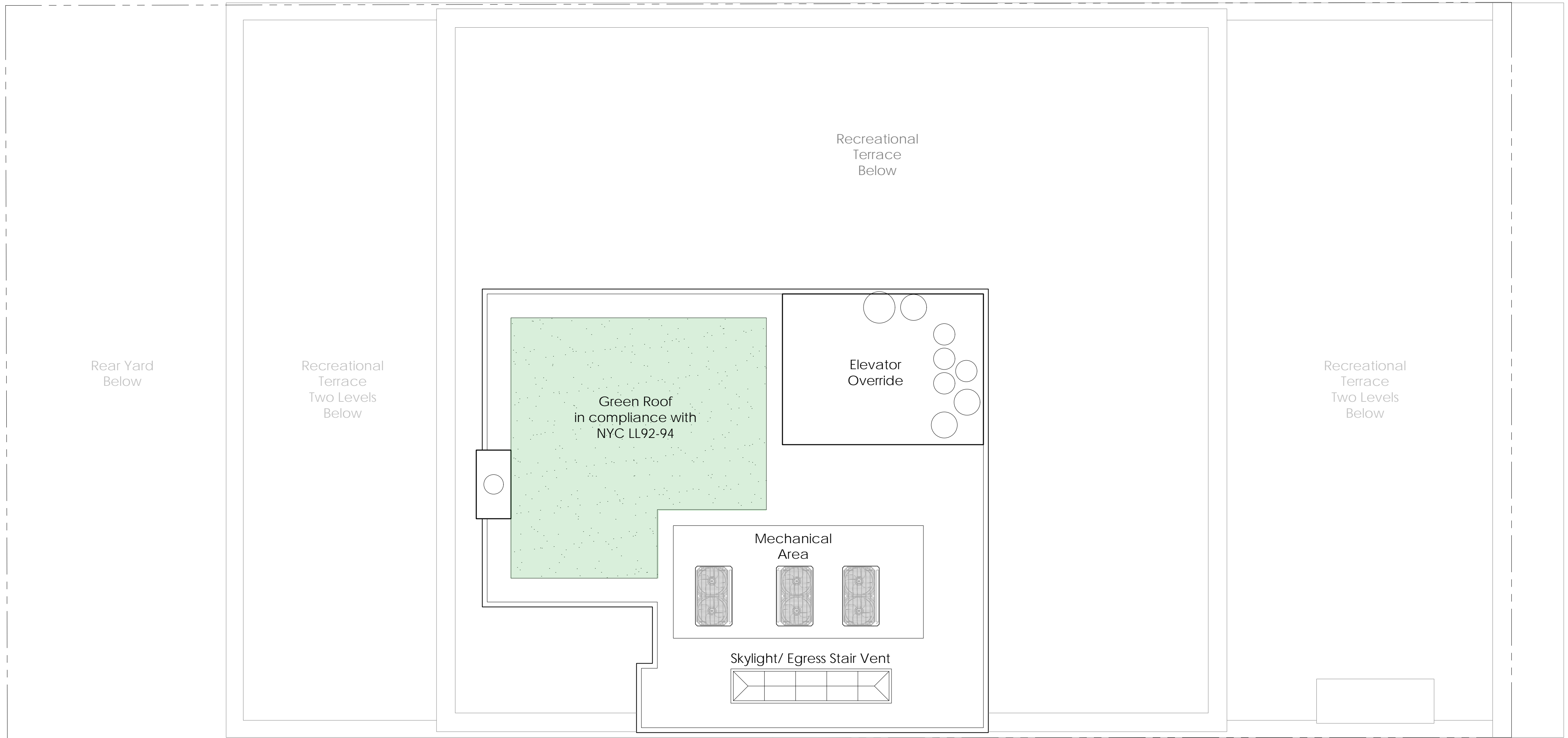
Proposed 6th Floor & Penthouse enlarged west elevation

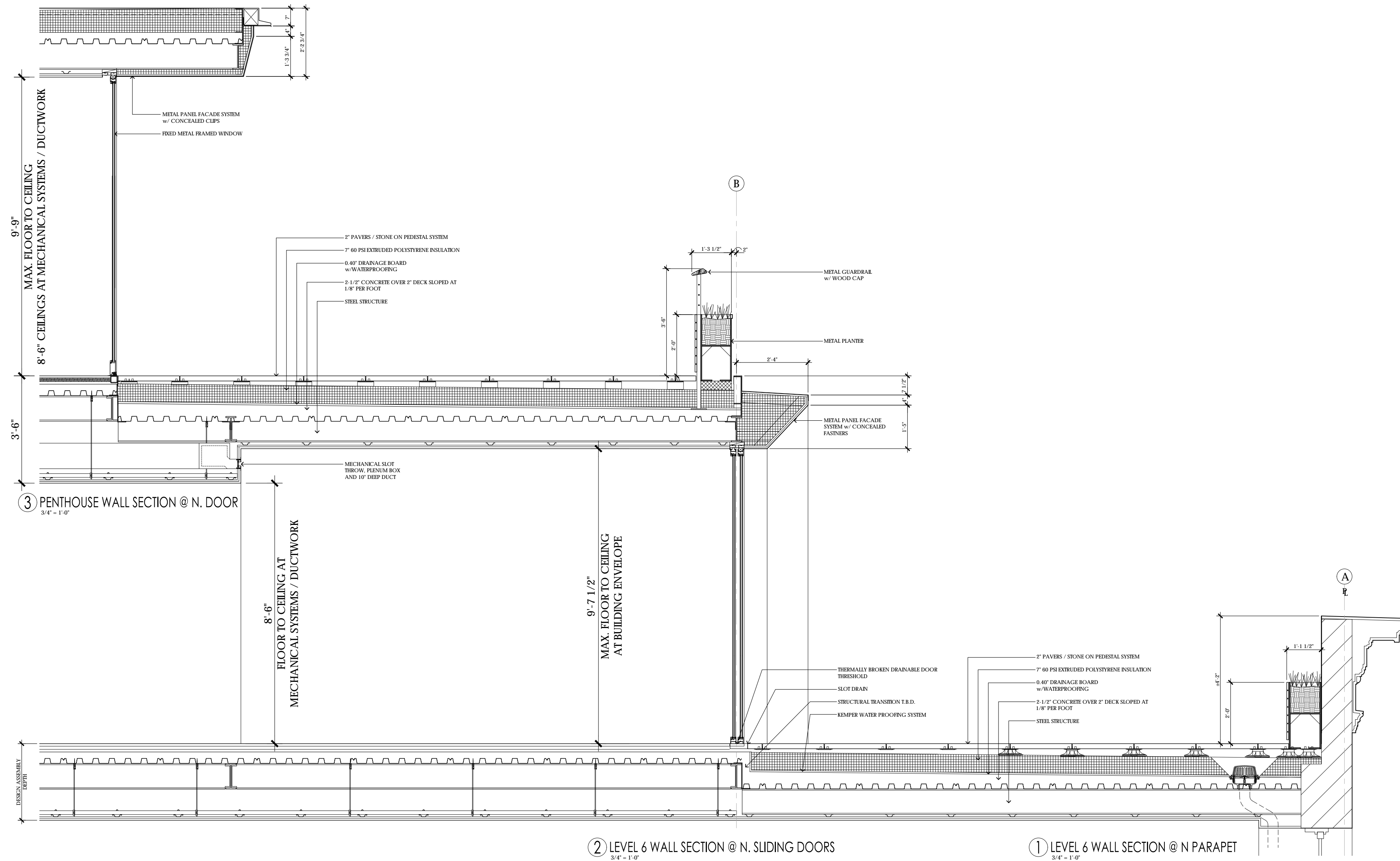




11th Street

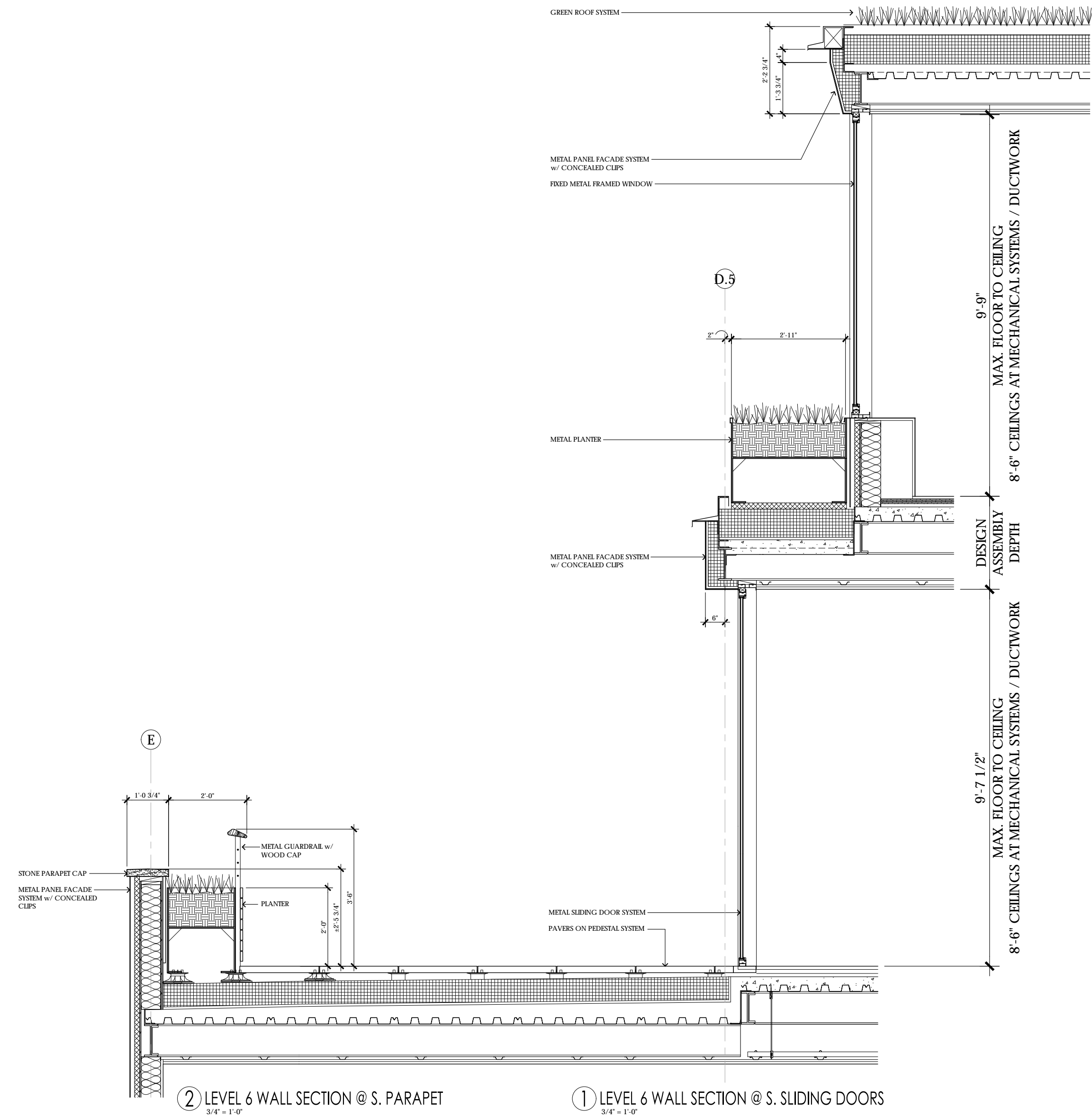






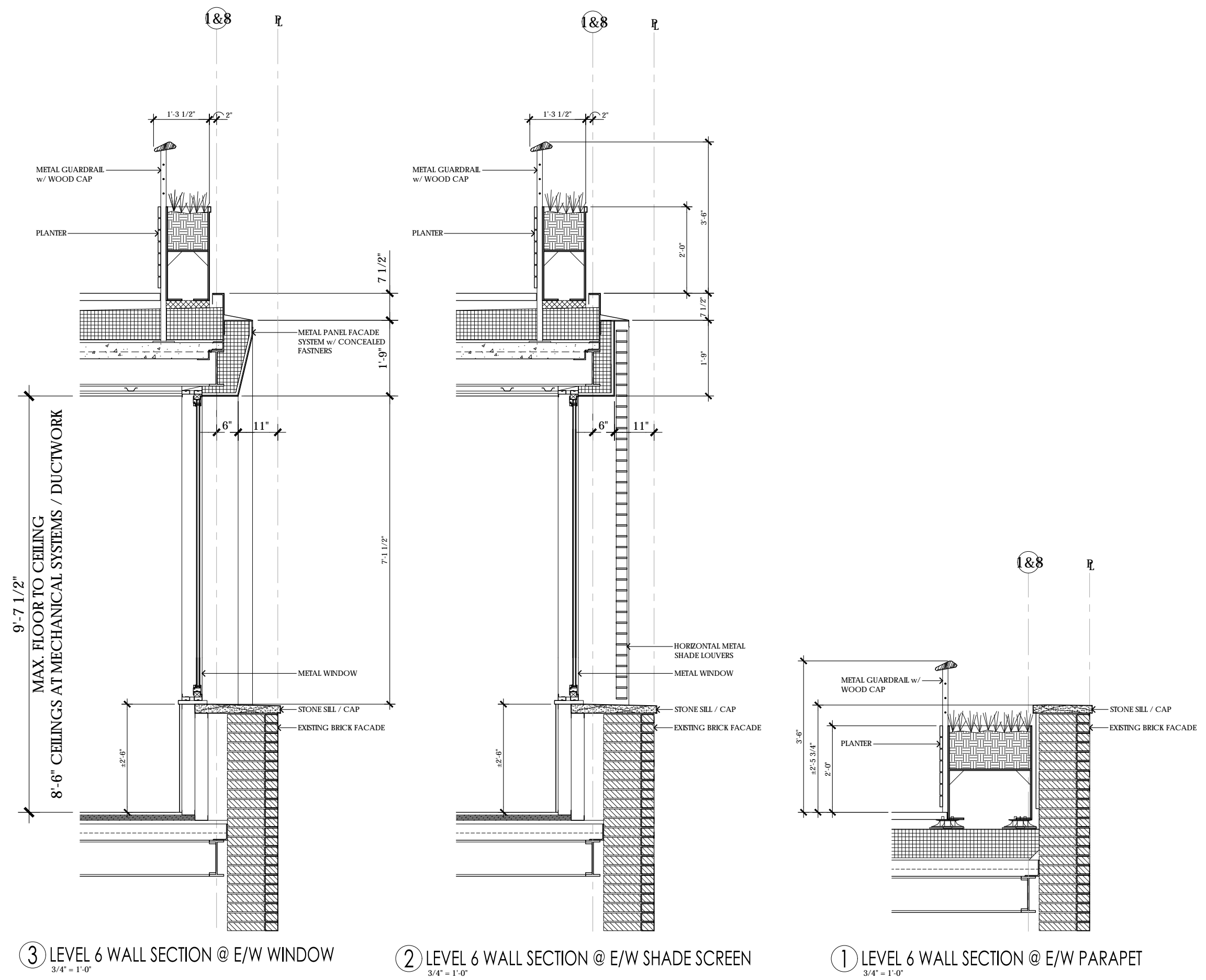
Exterior Detailed Sections . Roof Top Addition North

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**  
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Existing North Streetscape



Proposed North Streetscape



Northwest Roof Axon . Proposed Addition





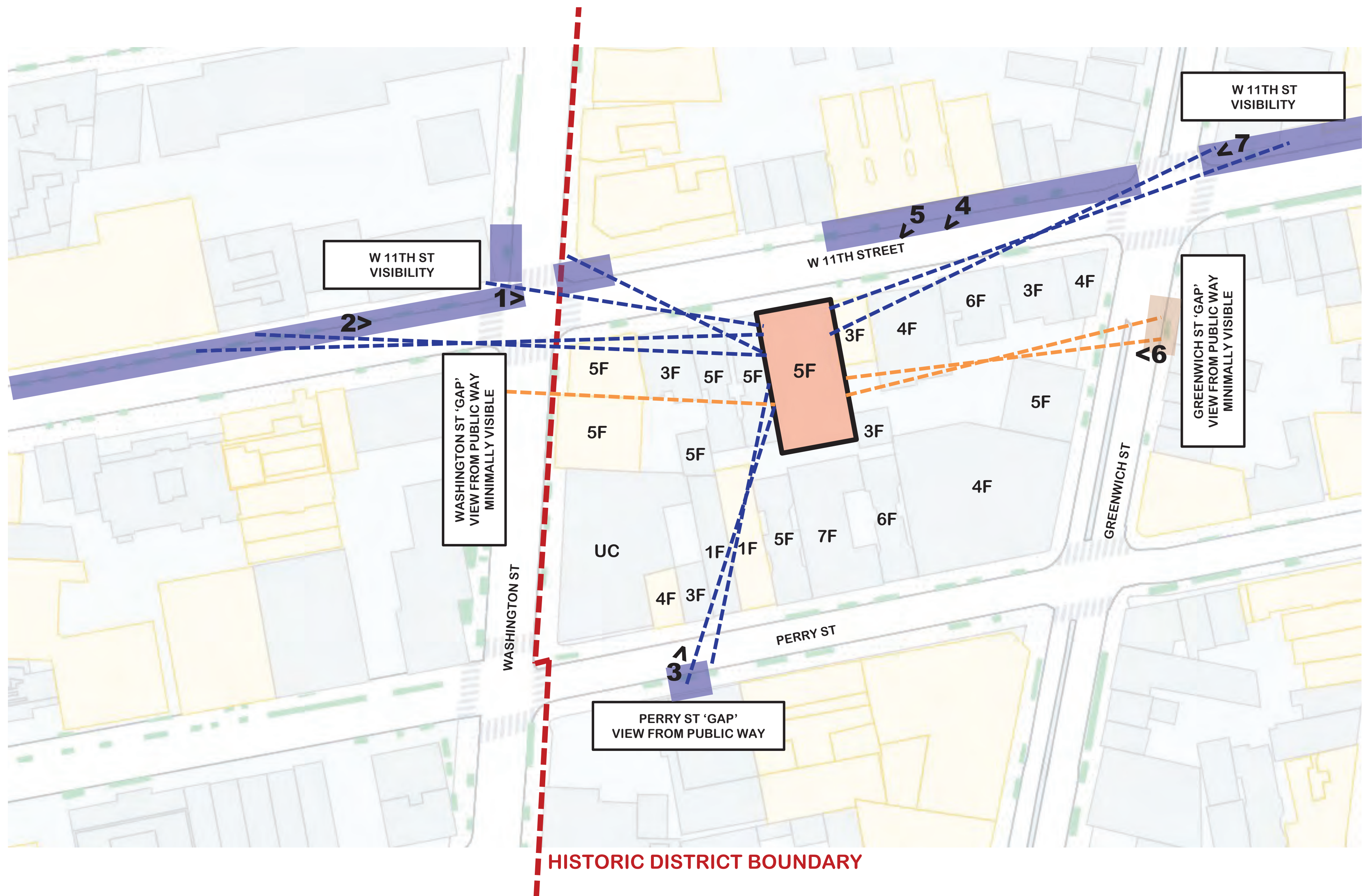
Northeast Roof Axon . Proposed Addition



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**

HISTORIC REFERENCES  
PROJECT PROPOSAL  
**MOCKUP PHOTOS**



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



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**

HISTORIC REFERENCES  
PROJECT PROPOSAL  
**MOCKUP PHOTOS**



South Side of Perry Street, east of Washington . Mockup



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**

HISTORIC REFERENCES  
PROJECT PROPOSAL  
**MOCKUP PHOTOS**



Greenwich Street Midblock . Mockup



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



11th Street Midblock North Side . Mockup



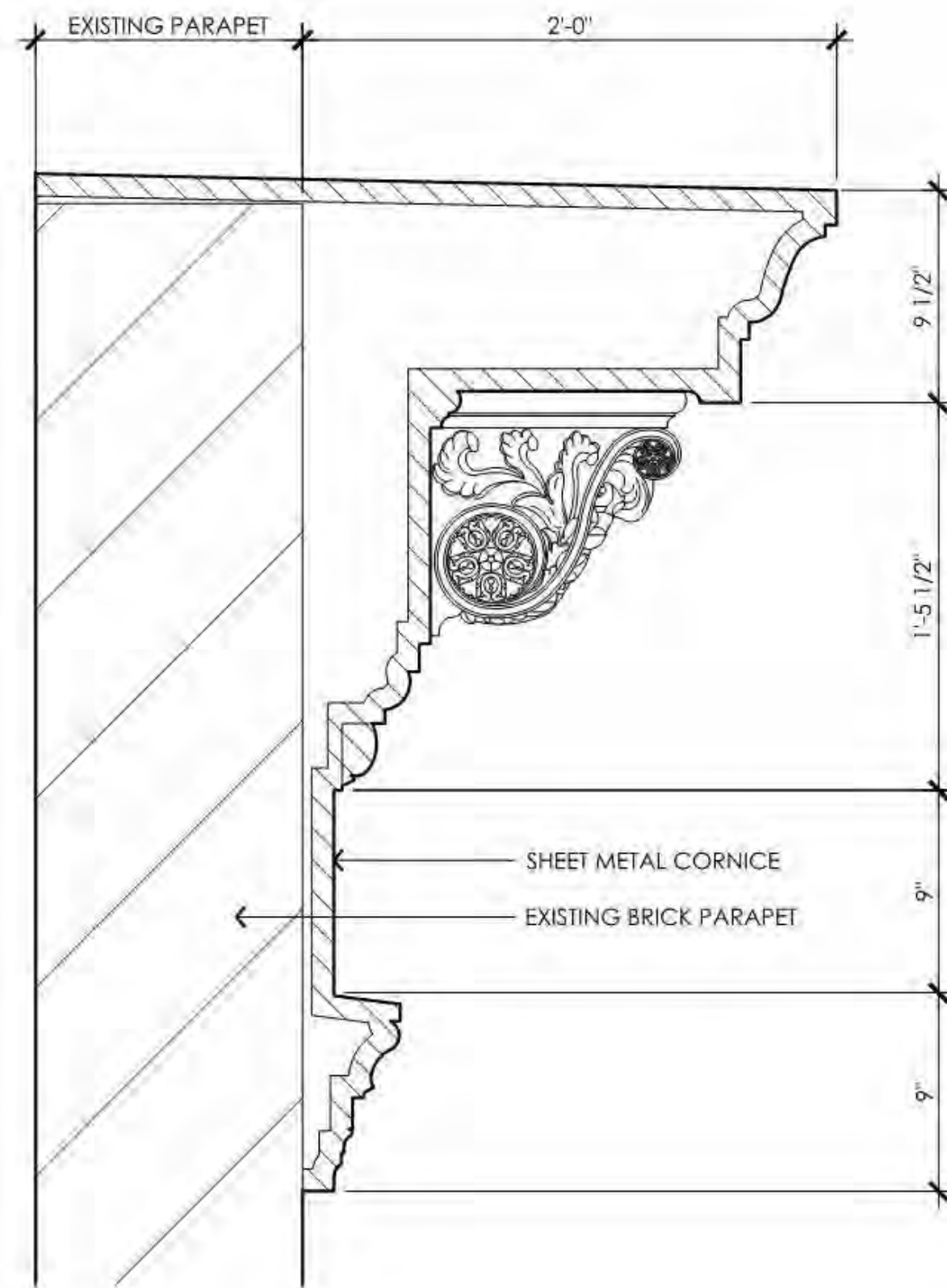
11th Street Midblock North Side . Mockup



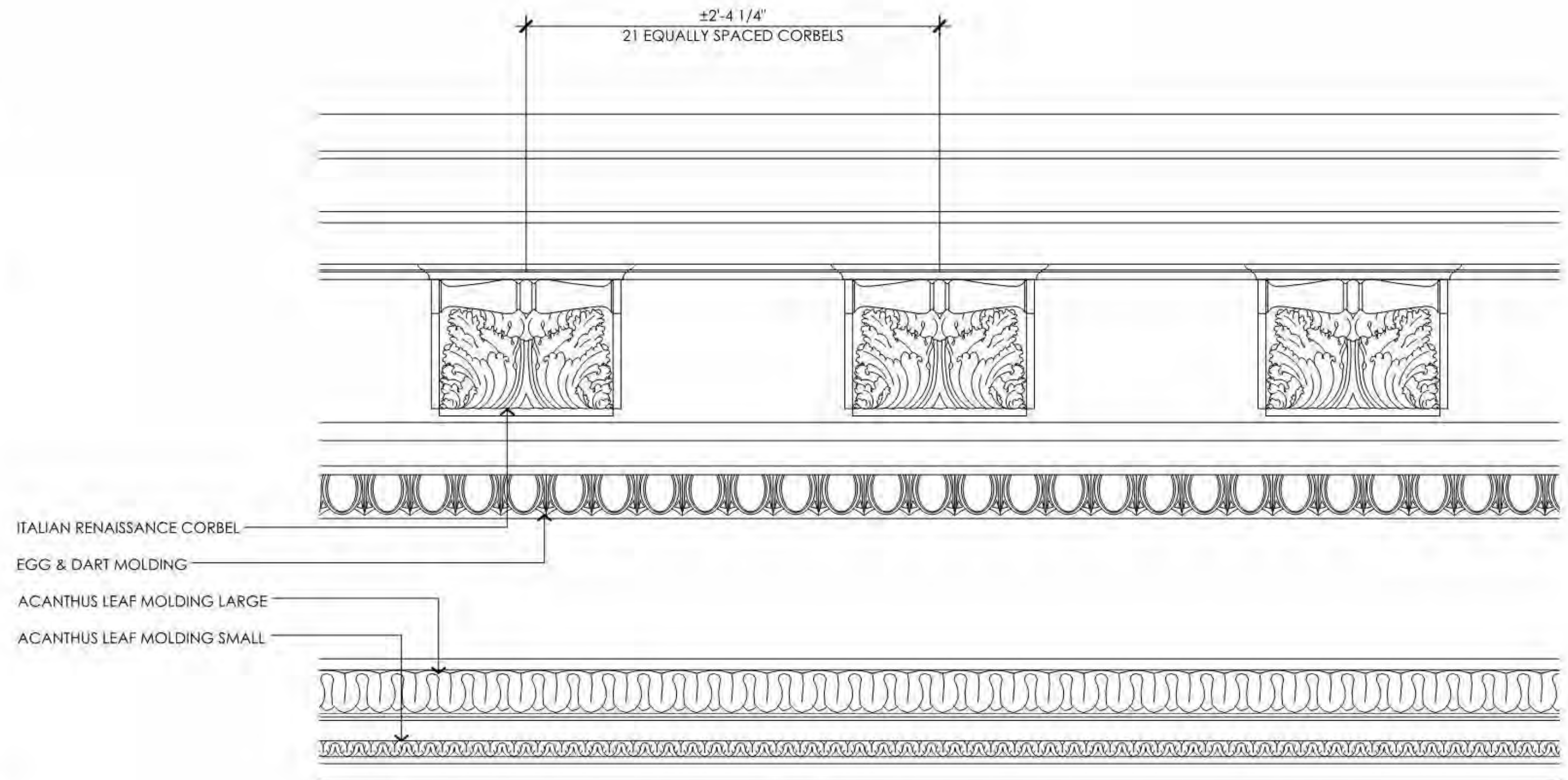
Greenwich Street Midblock . Mockup



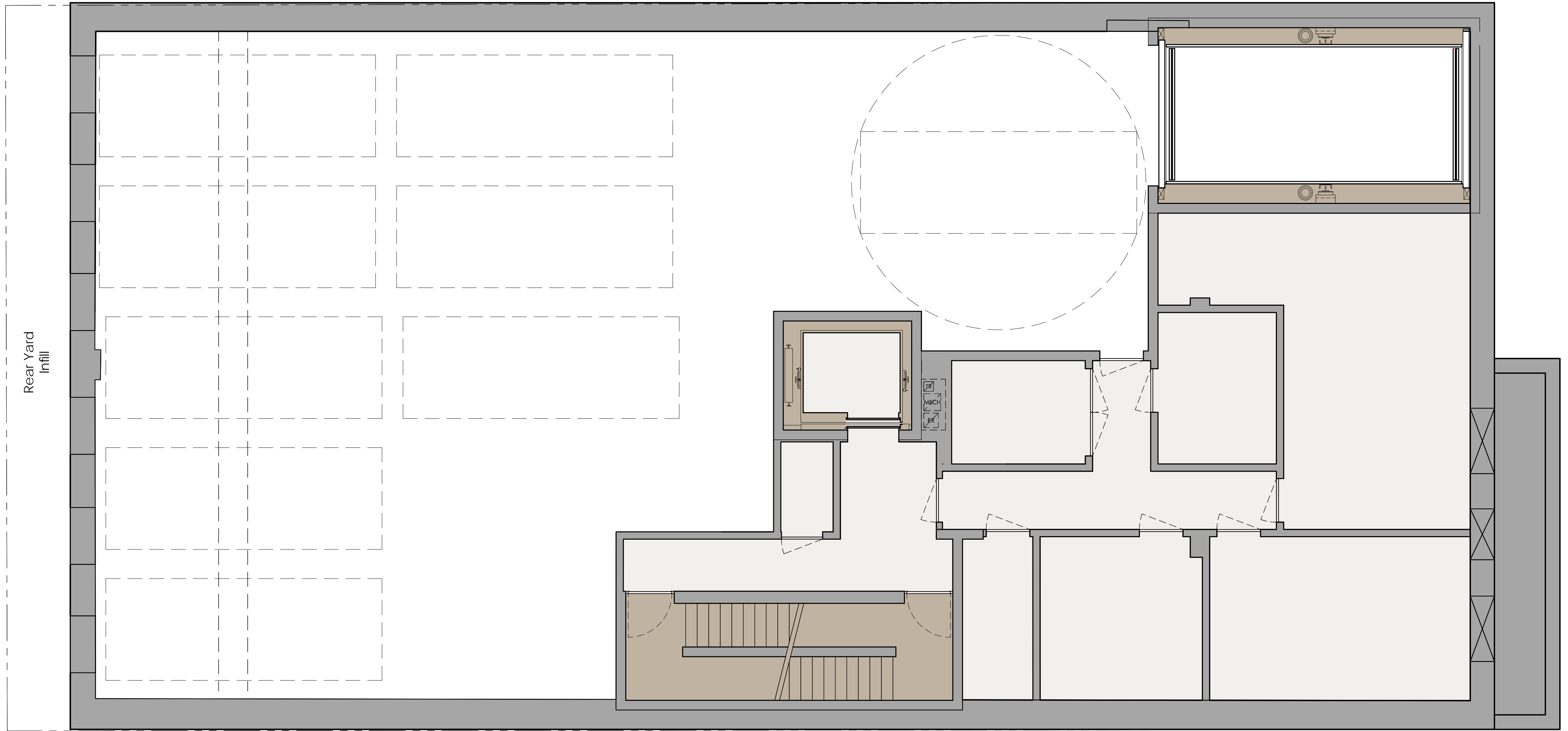
11th Street East of Washington . Mockup



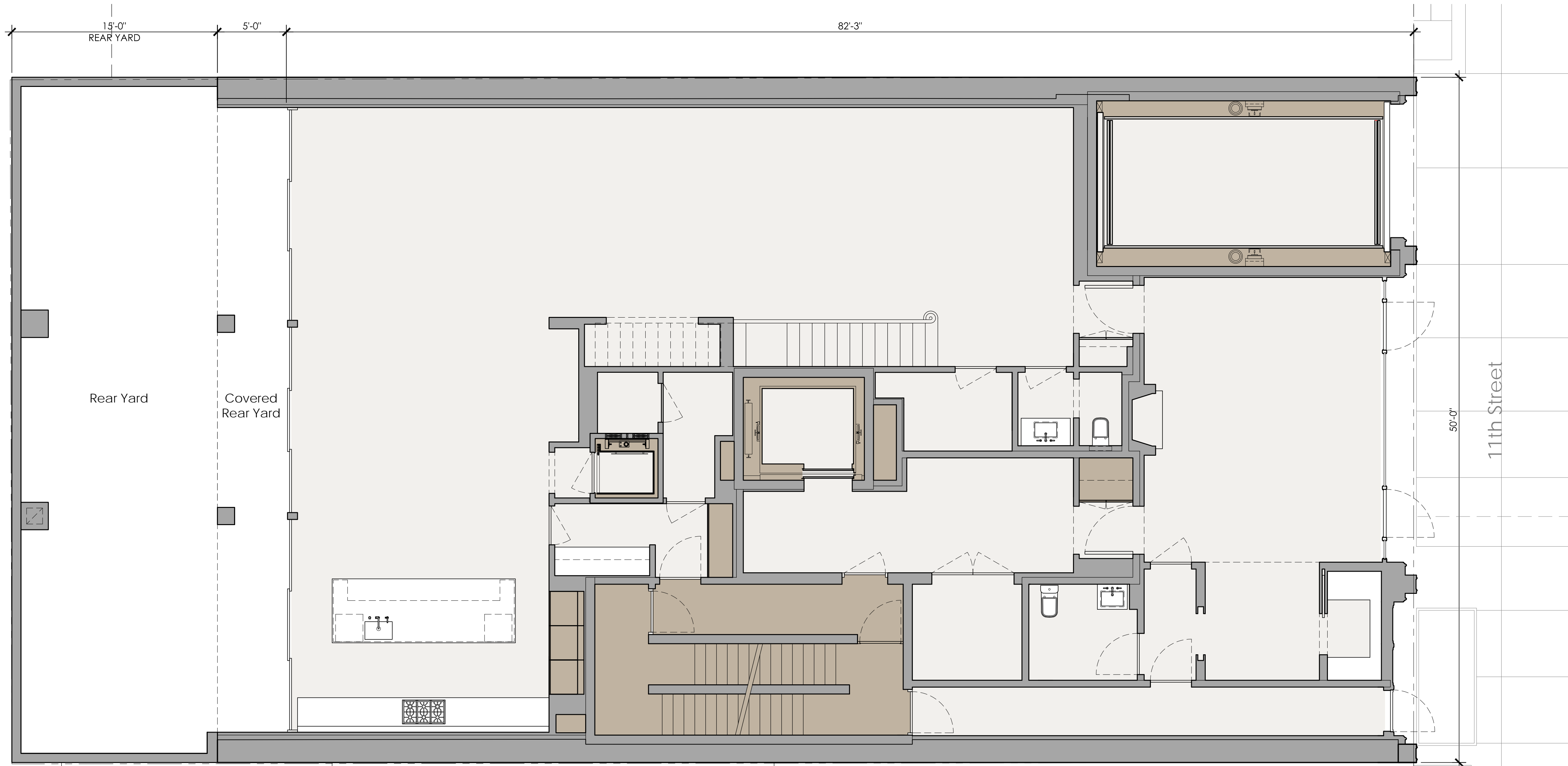
Exterior Section Detail . Upper Cornice

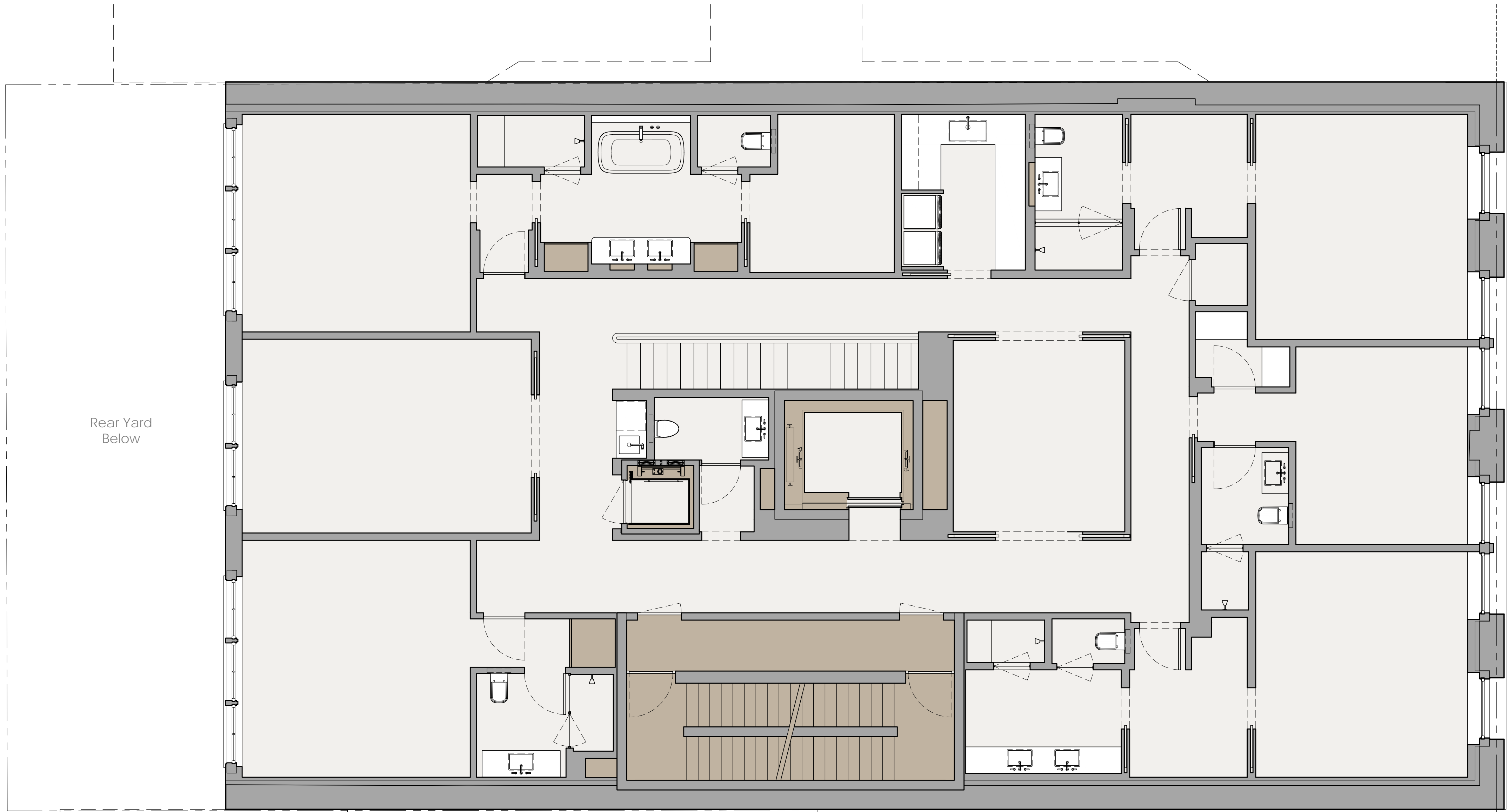


Exterior Elevation Detail . Upper Cornice





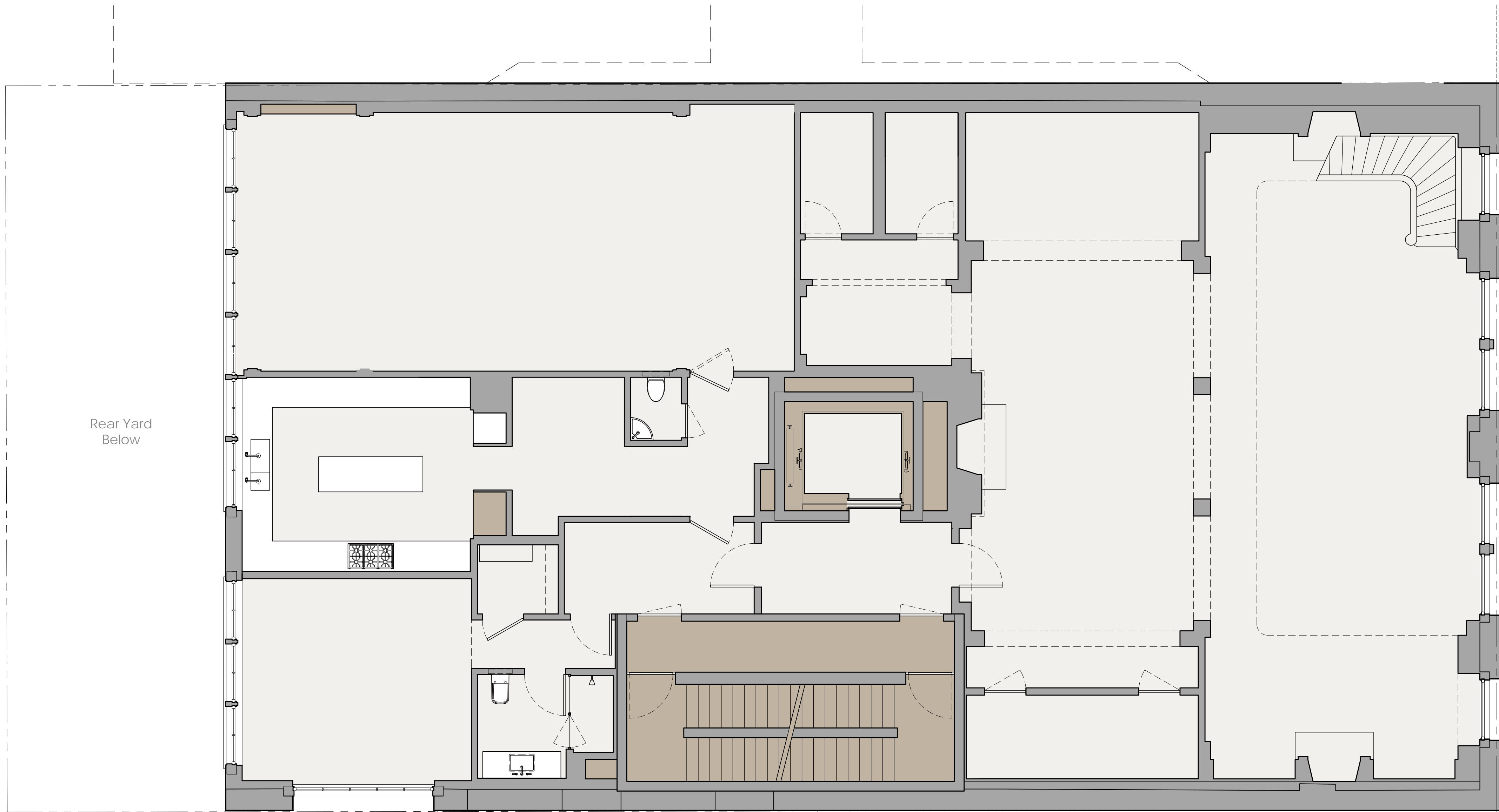




Rear Yard  
Below

11th Street



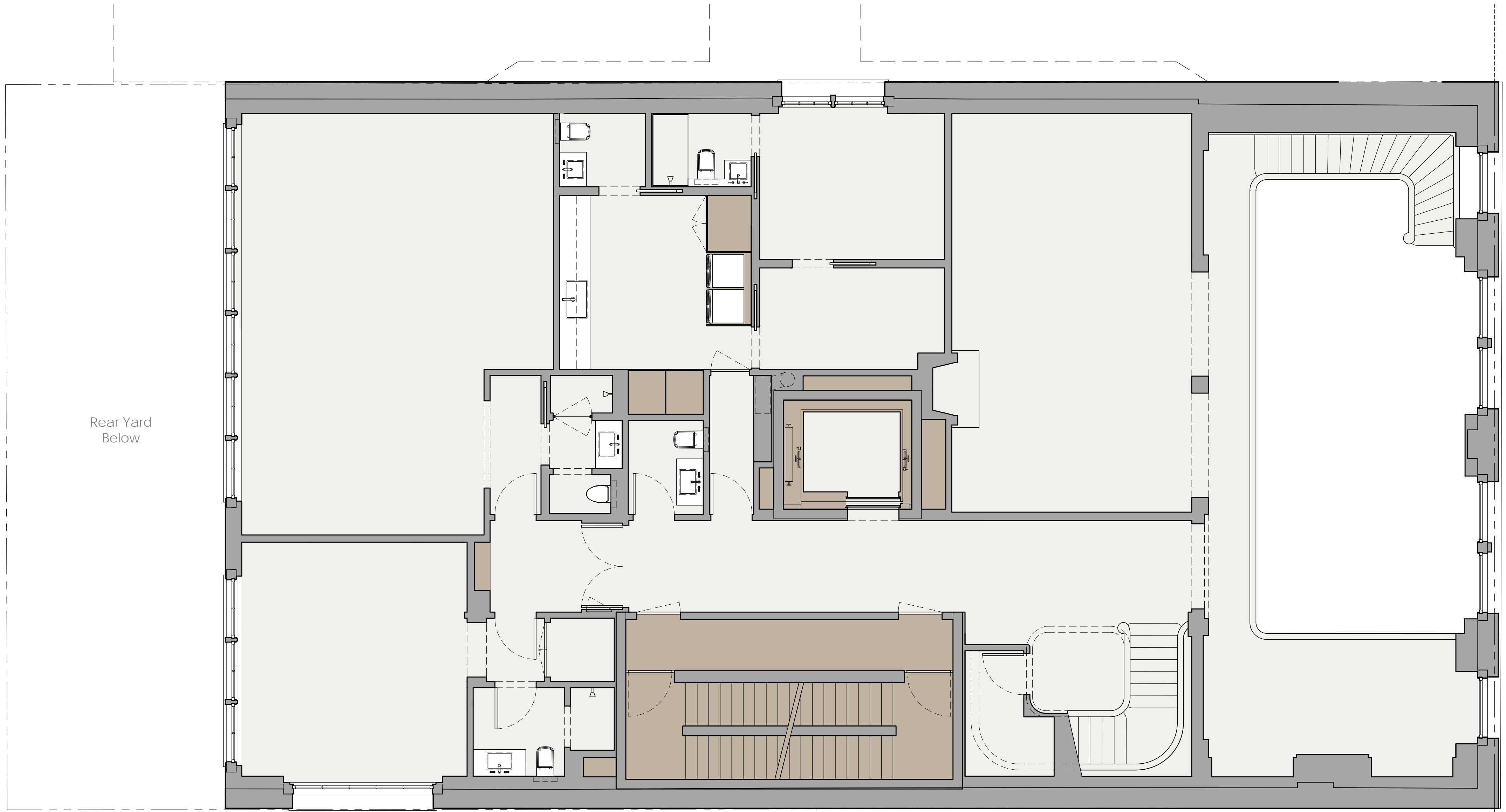


Rear Yard Below

11th Street

**Third Floor Plan**



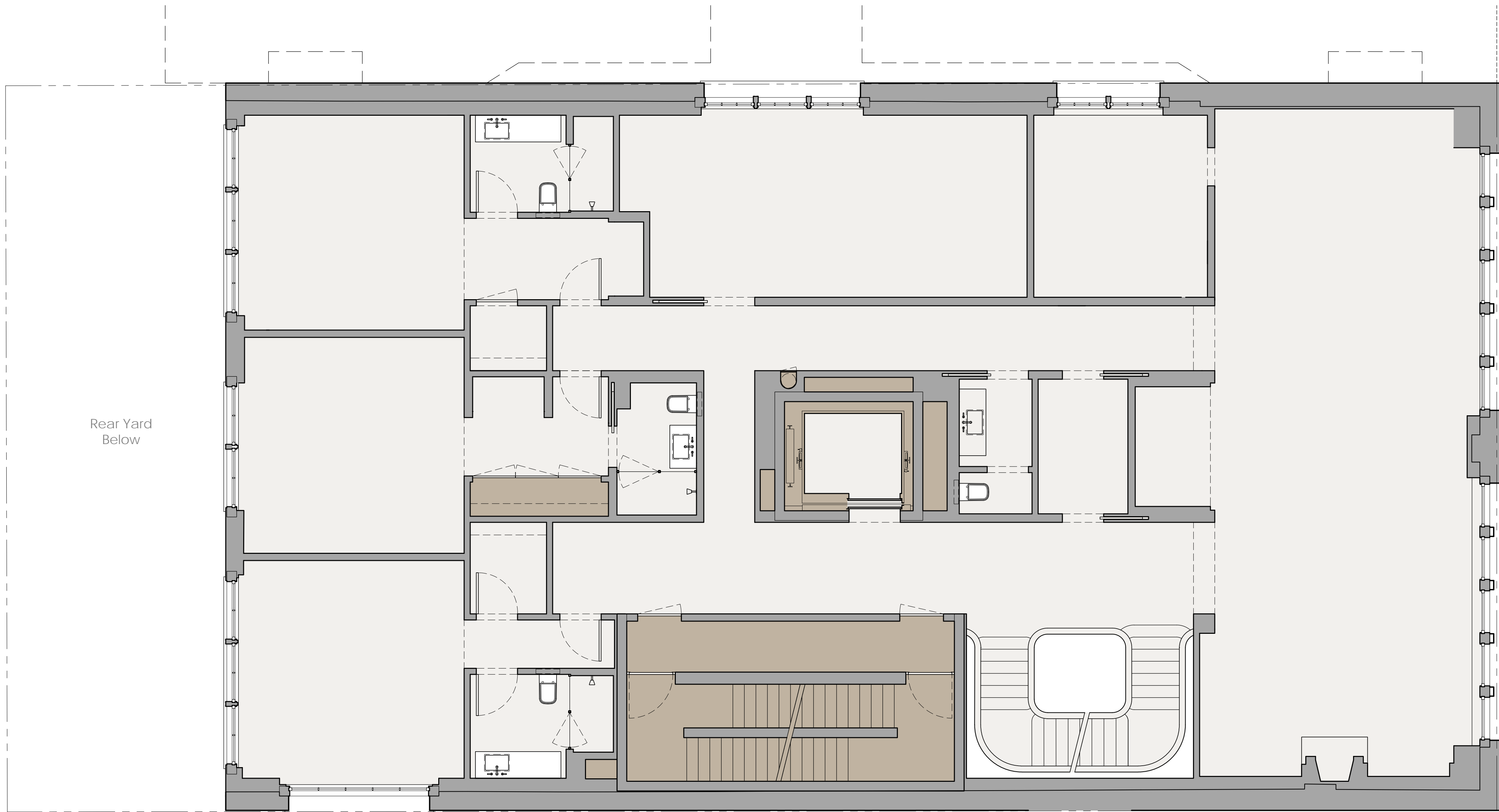


Rear Yard  
Below

11th Street



**Fourth Floor Plan**

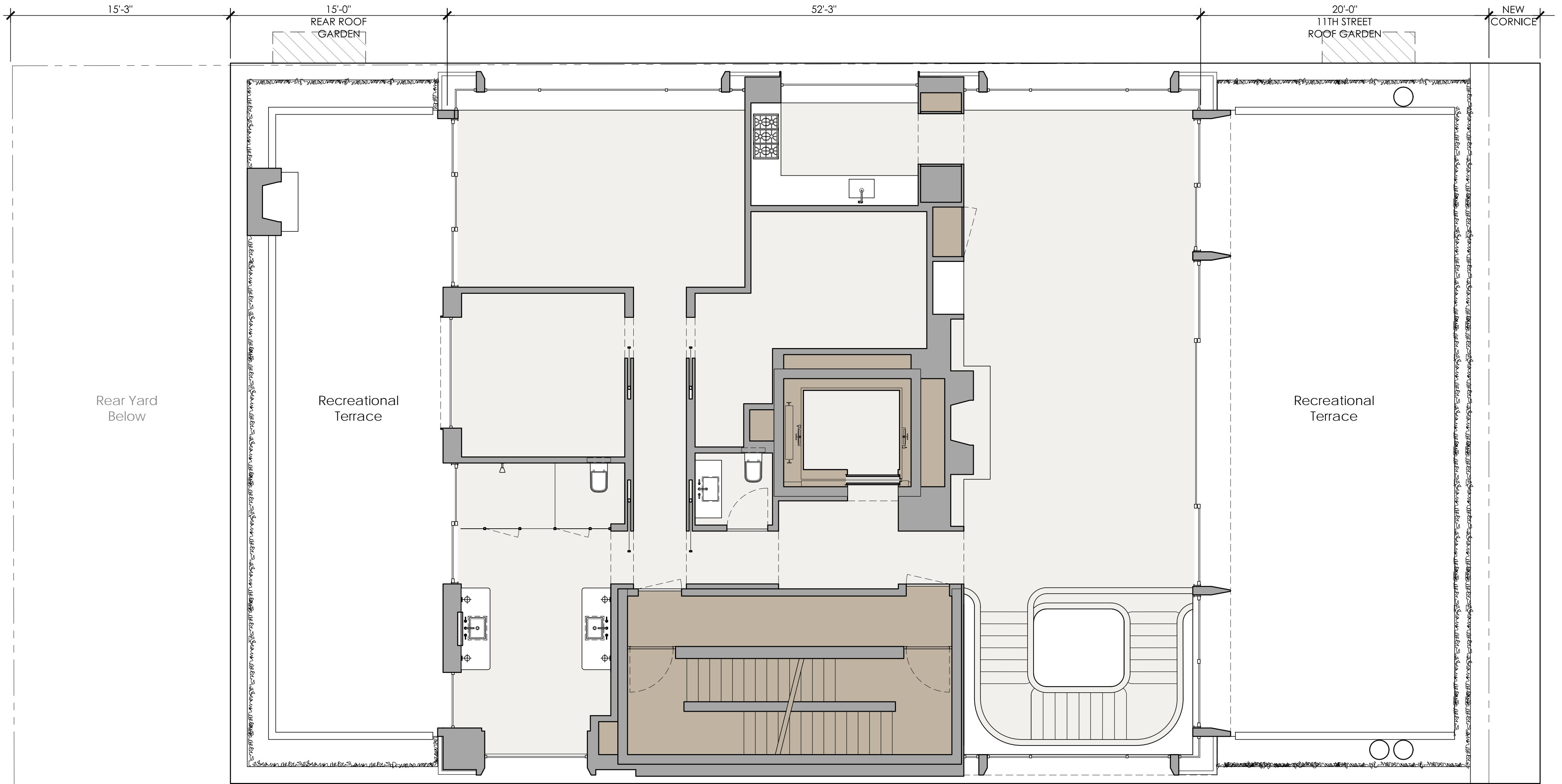


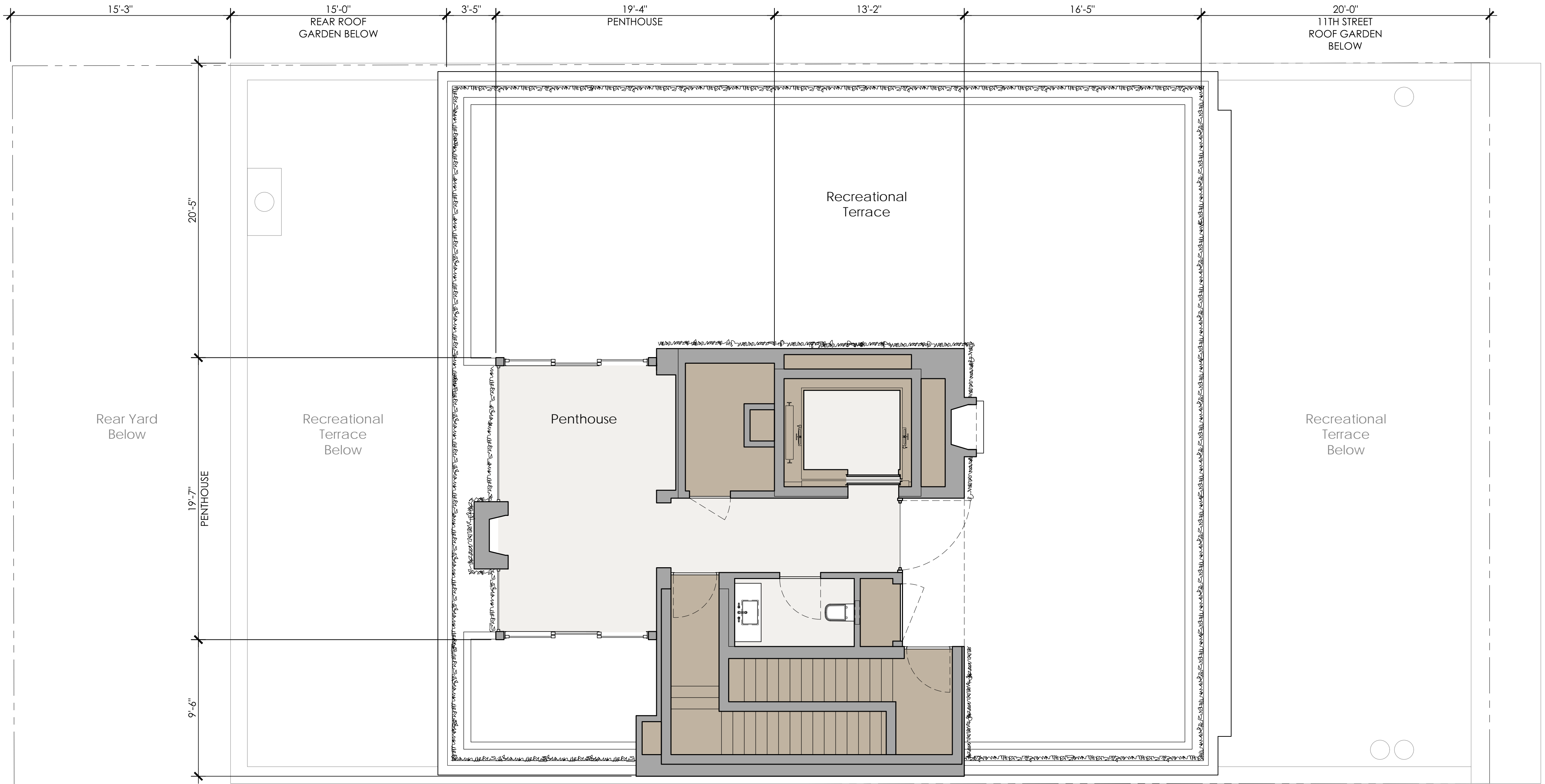
Rear Yard Below

11th Street



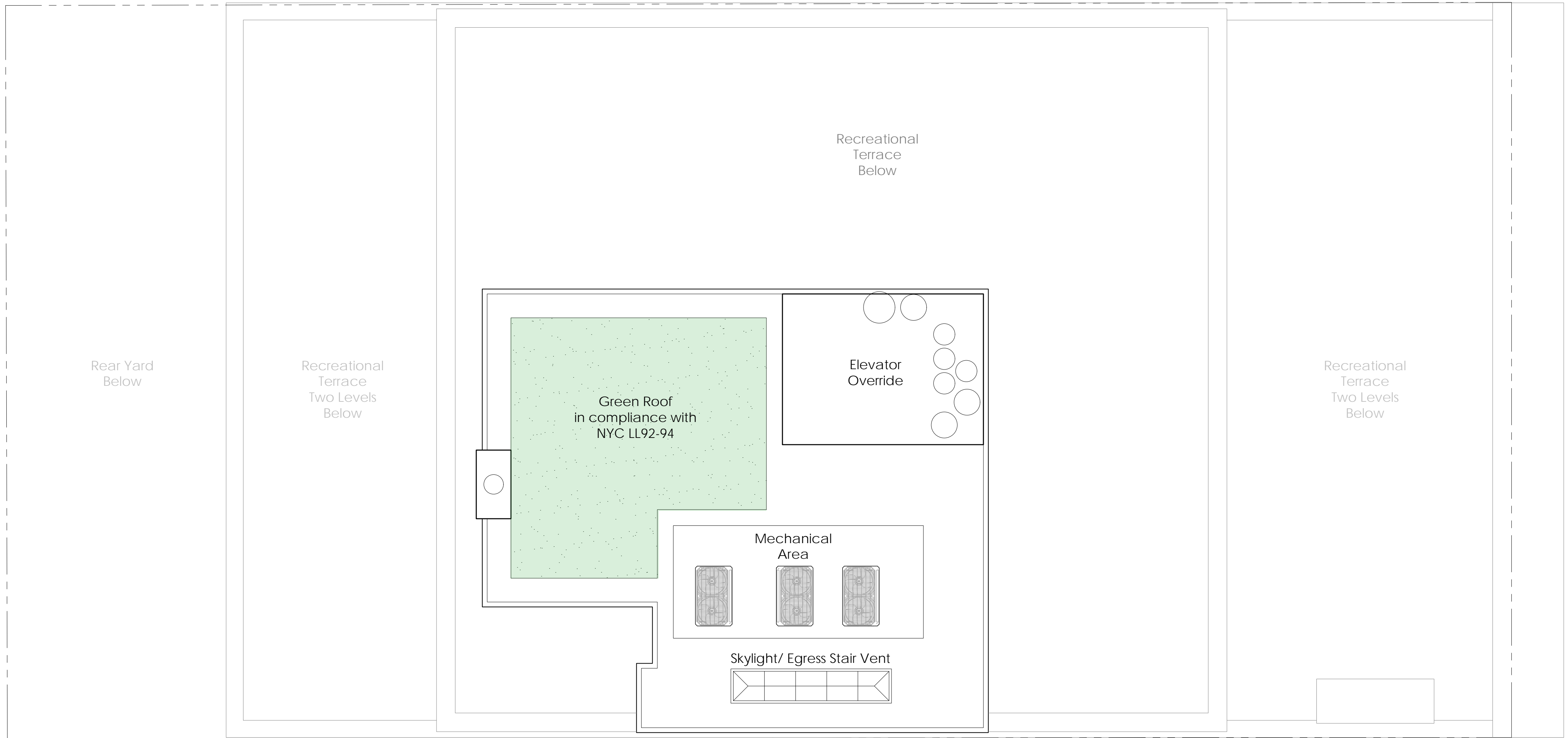
**Fifth Floor Plan**



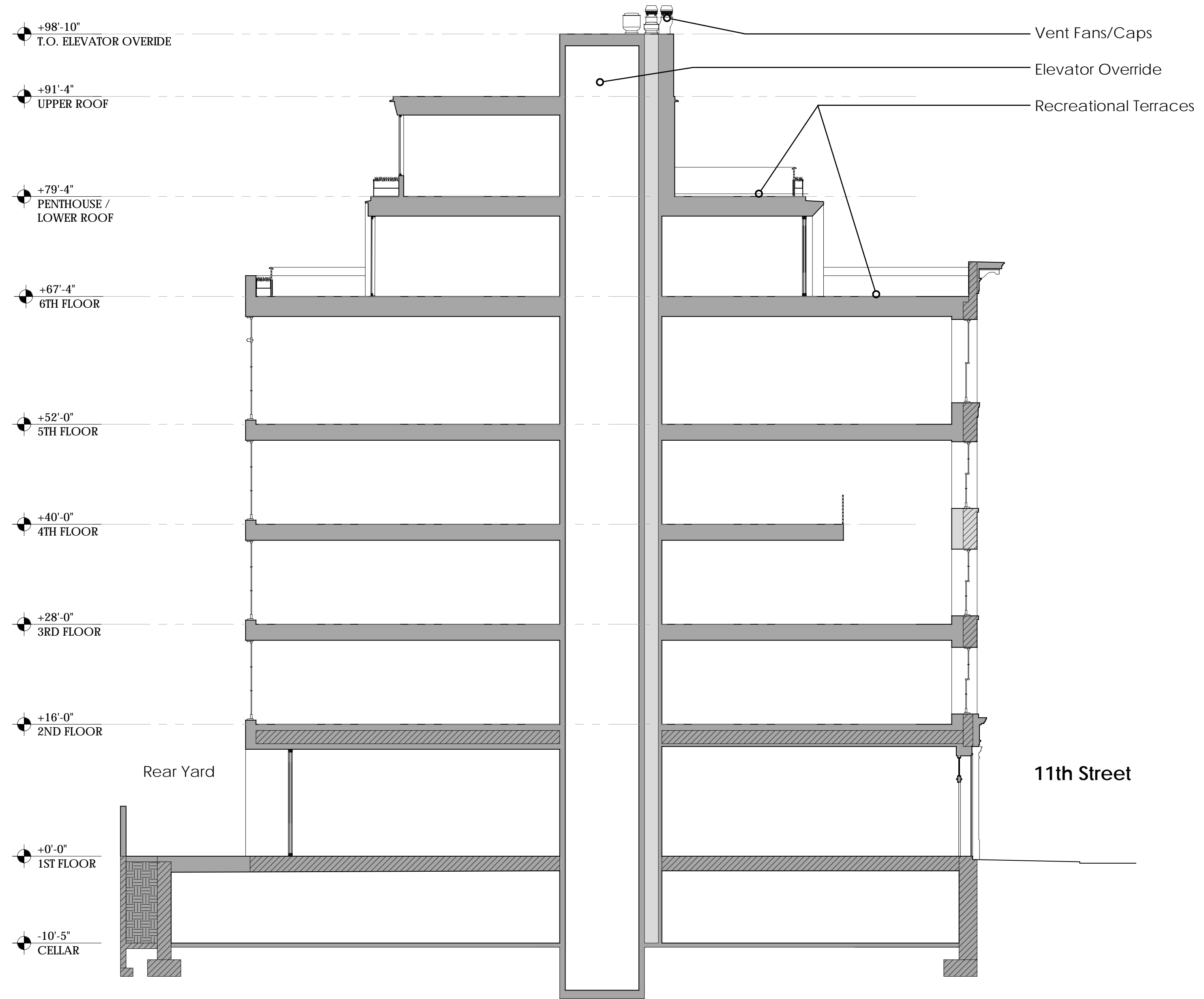


11th Street

**Lower Roof Plan - Penthouse**







Proposed north south building section

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Borough of Manhattan**

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