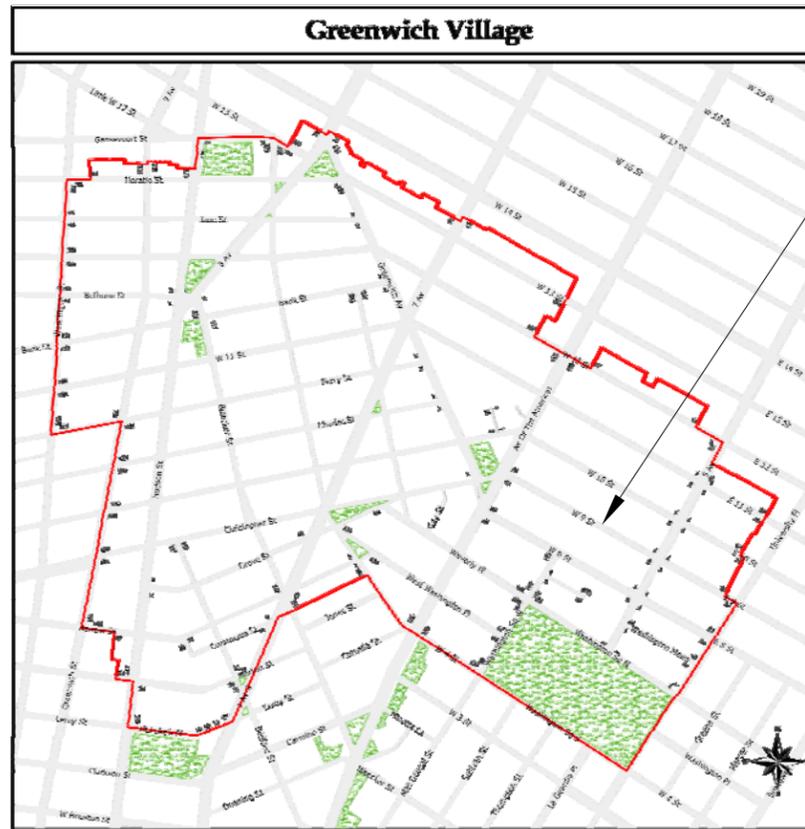




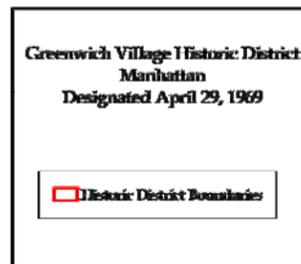
19-21-23
WEST 9TH ST

LOCATION



19-21-23
WEST 9TH ST

CURRENT SITUATION



GREENWICH VILLAGE HISTORIC DISTRICT MANHATTAN



FRONT VIEW 19-21-23 WEST 9TH STREET

PROPOSED NEW GATES AT 19 - 21 - 23 W 9TH ST NEW YORK 10011 NY

Build new gates at the three building's entrances in order to:

- continuing and completing the streetscape of the block
- matching the existing look of the other brownstones and buildings in the neighborhood.

CURRENT SITUATION: Stoops at above address are being misused by pedestrians, this problem is detrimental to the whole block and neighborhood. The new gates are intended to:

AVOID:

- TRASH ON STOOP
- SAFETY RELATED INCIDENTS
- NOISE FROM GATHERING ON STOOP
- VANDALISM
- DAMAGE OF PRIVATE PROPERTY
- THEFT

ACHIEVE:

- BETTER MAINTENANCE OF THE BUILDING
- BETTER APPEARANCE (BUILDING + PLANTS)
- SAFETY FOR NEIGHBORS
- CLEANLINESS

The current situation is unsafe and produces the problematic conditions listed above.

With the proposed gates, the area between the sidewalk and the entrance door is sectioned off and therefore better protected.

In addition, there's no longer the potential for this to happen, as there will be no space or sitting area provided for outside gathering of the club.



EXISTING CONDITION



EXISTING FENCE CLOSE UP



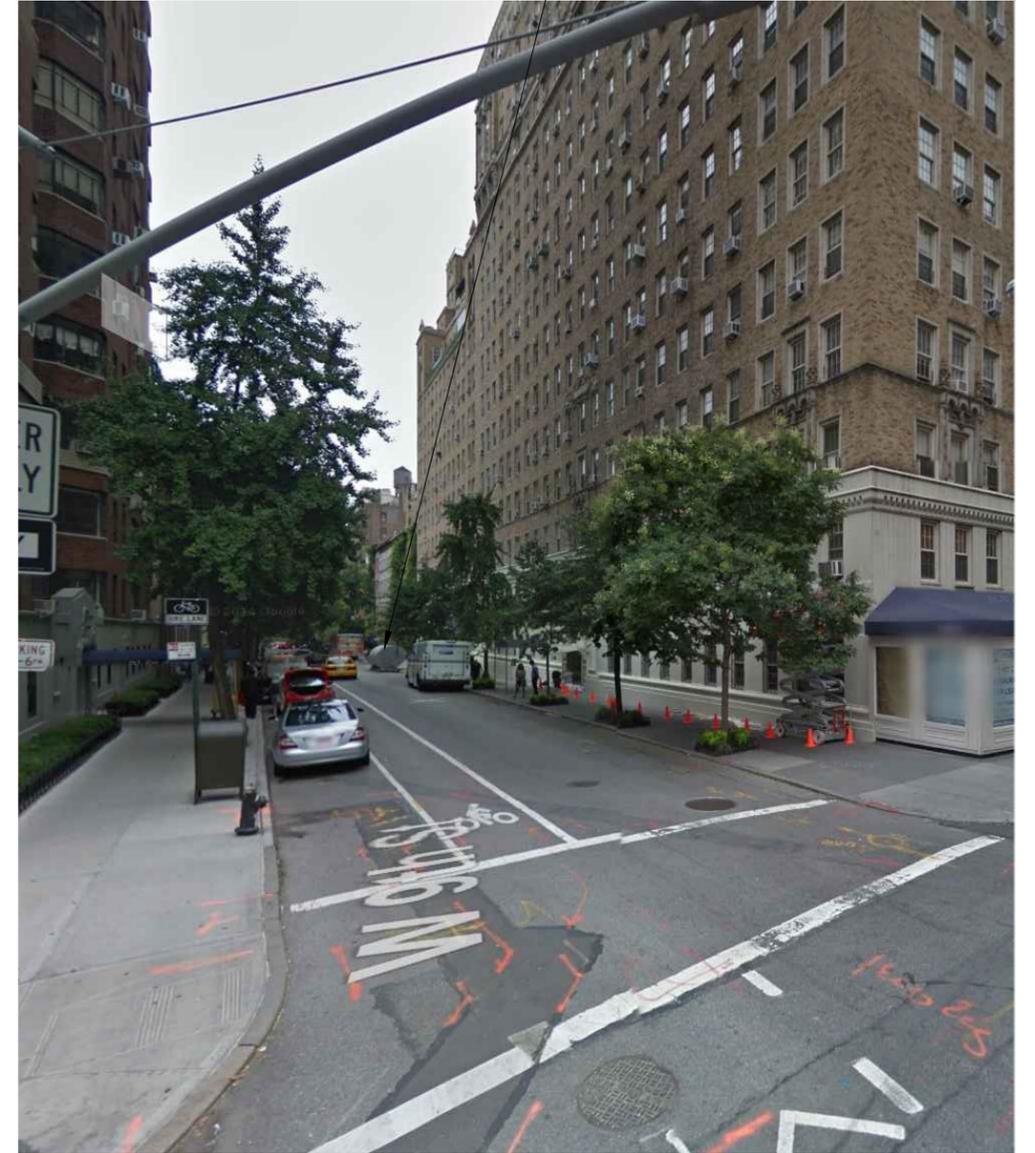
EXISTING ENTRANCE CLOSE UP

EXISTING CONDITION PICTURES - AFTER RENOVATION

19-21-23 WEST 9TH STREET



19-21-23 WEST 9TH STREET



BUILDING IN CONTEXT



PICTURE FROM 1940

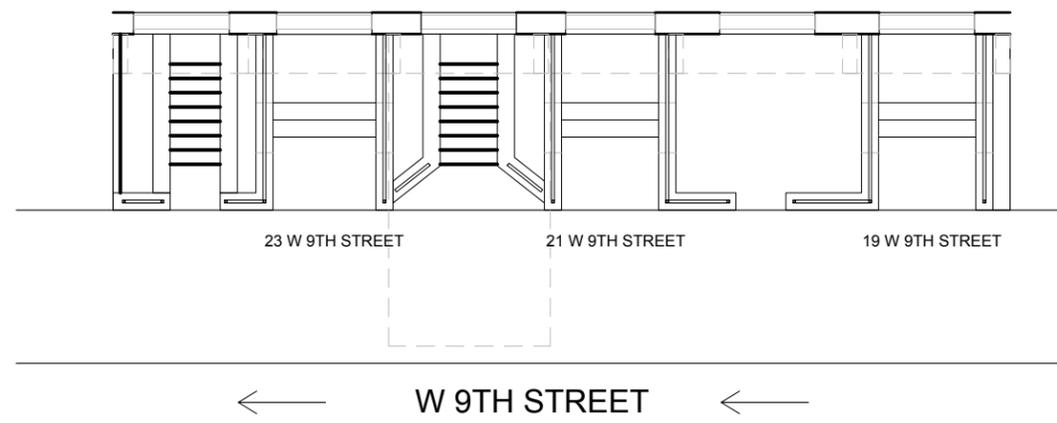


PICTURE FROM 1980

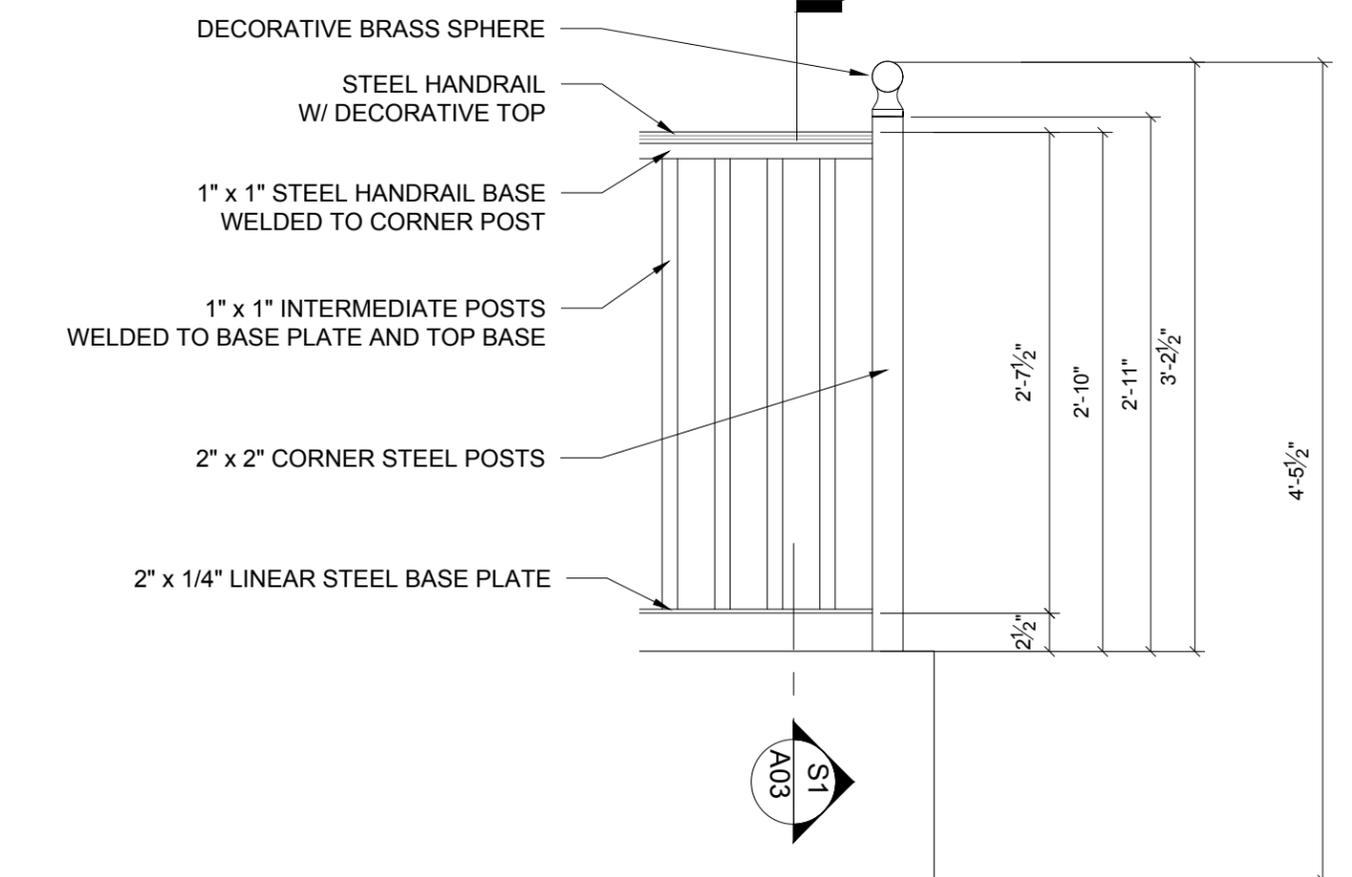
HISTORIC PHOTOGRAPHS



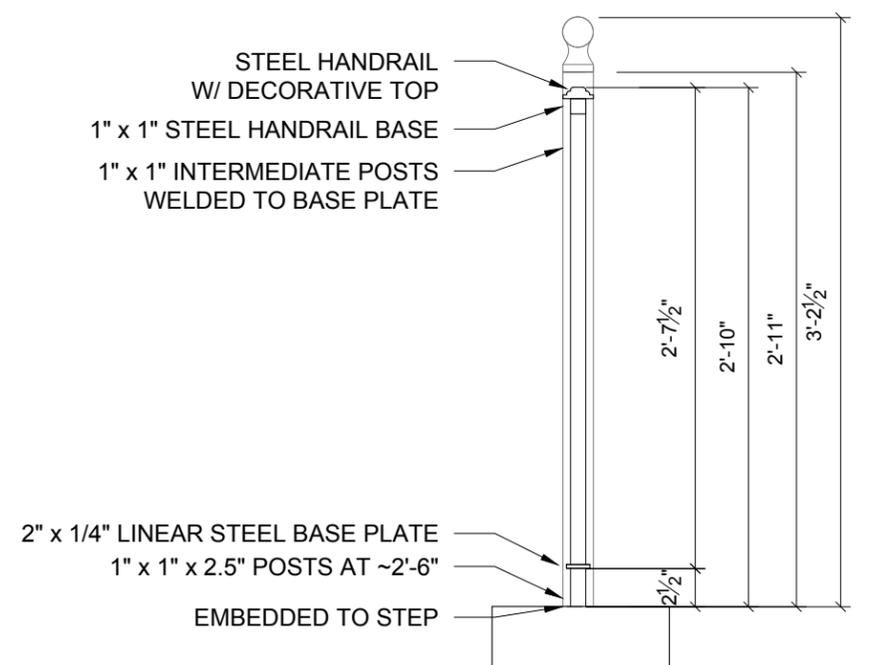
E1
A03
EXISTING ELEVATION
3/32" = 1'-0"



P1
A03
EXISTING FLOOR PLAN
3/32" = 1'-0"



E2
A03
EXISTING FENCE DET
3/4" = 1'-0"



S1
A03
EXISTING FENCE SECTION
3/4" = 1'-0"

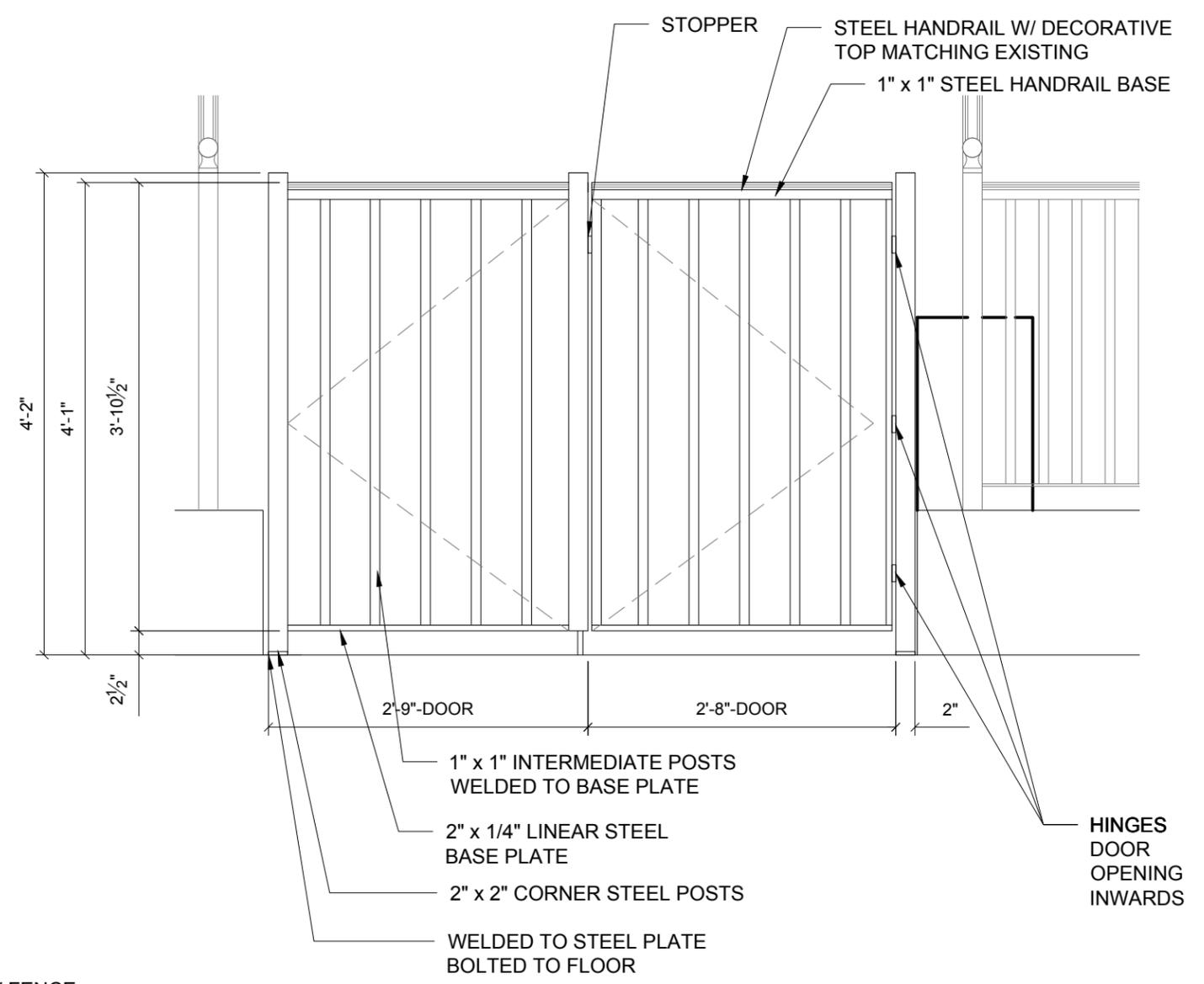


E1
A04

PROPOSED ELEVATION

3/32" = 1'-0"

NEW DOOR NEW FENCE W/ DOOR NEW FENCE W/ DOOR NEW DOOR NEW FENCE W/ DOOR



E2
A03

PROPOSED GATE ELEV.

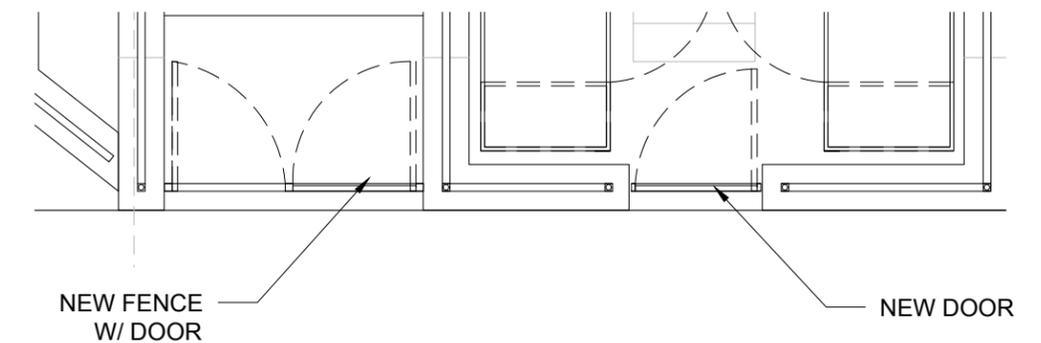
1" = 1'-0"



P1
A04

PROPOSED FLOOR PLAN

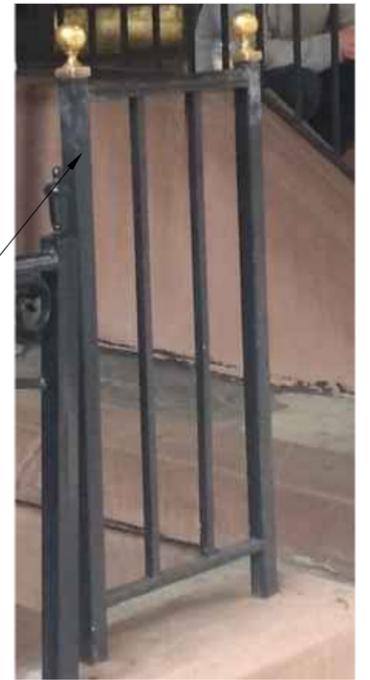
3/32" = 1'-0"



P2
A03

PROPOSED GATE PLAN

1/4" = 1'-0"



EXISTING AND PROPOSED
FENCE MATERIAL:
STEEL FENCE

NEW GATES
MATCHING THE
EXISTING FENCE

GATES CLOSE UP



PROPOSED GATES PHOTOSHOPPED IN EXISTING BUILDING'S IMAGE

STREETSCAPE - FENCE ALL ALONG

ONLY BUILDING IN THE ROW,
WHERE THE FENCE INTERRUPTS
ITS CONTINUITY



31 W9TH ST

29 W9TH ST

27 - 25 W9TH ST

23 - 21 - 19 W9TH ST

17 - 13 W 9TH ST

15 - 11 W 9TH ST

EXISTING BUILDINGS IN THE NEIGHBORHOOD



11 W 9TH ST



13 W 9TH ST



58 W 9TH ST

- EXAMPLES:
- COMMON ON GOING PROBLEMATIC IN THE NEIGHBORHOOD
 - HARMONIOUS LOOK AND CONTINUOUS STREETSCAPE



17 W 9TH ST



18 W 9TH ST



27 W 9TH ST

EXISTING FENCES AND GATES IN THE BLOCK



31 W 9TH ST



19 W 10TH ST

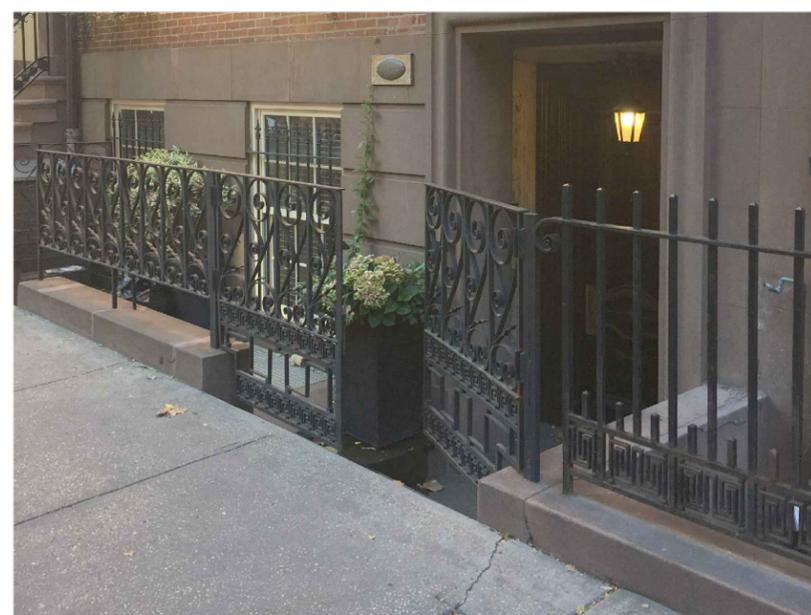


24 W 10TH ST

- EXAMPLES:
- COMMON ON GOING PROBLEMATIC IN THE NEIGHBORHOOD
 - HARMONIOUS LOOK AND CONTINUOUS STREETScape



26 W10TH ST



41 W10TH ST



9 - 11 - 13 - 15 GAY ST

EXISTING FENCES AND GATES IN THE NEIGHBORHOOD

- EXAMPLES:
- COMMON ON GOING PROBLEMATIC IN THE NEIGHBORHOOD
 - HARMONIOUS LOOK AND CONTINUOUS STREETSCAPE
 - GATES AT BROWNSTONES' ENTRANCES
 - SIMILAR SITUATION AS OUR BUILDING, WITH SPACE BETWEEN THE GATES AND THE STAIRS



24 W 10TH ST



26 W 10TH ST



32 W 10TH ST



34 W 10TH ST

EXISTING GATES AT BROWNSTONES' ENTRANCES IN THE NEIGHBORHOOD

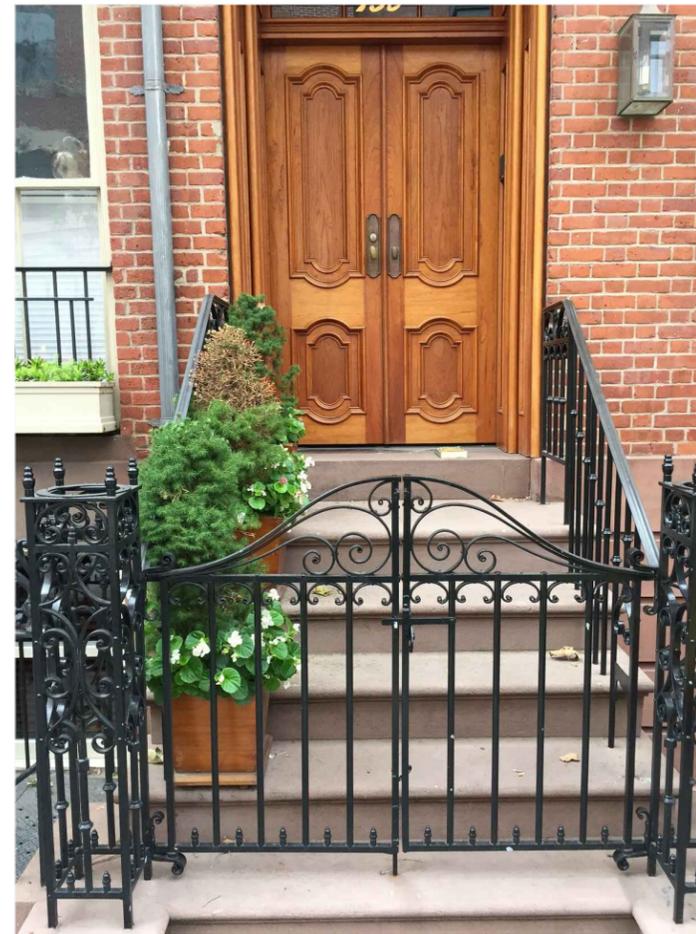
- EXAMPLES:
- COMMON ON GOING PROBLEMATIC IN THE NEIGHBORHOOD
 - HARMONIOUS LOOK AND CONTINUOUS STREETScape
 - GATES AT STOOPS
 - IN OUR CASE, WE HAVE SPACE BETWEEN THE GATES AND THE STAIRS



W 10TH ST



W 10TH ST



W 10TH ST



W 10TH ST

EXISTING GATES AT STOOPS IN THE NEIGHBORHOOD

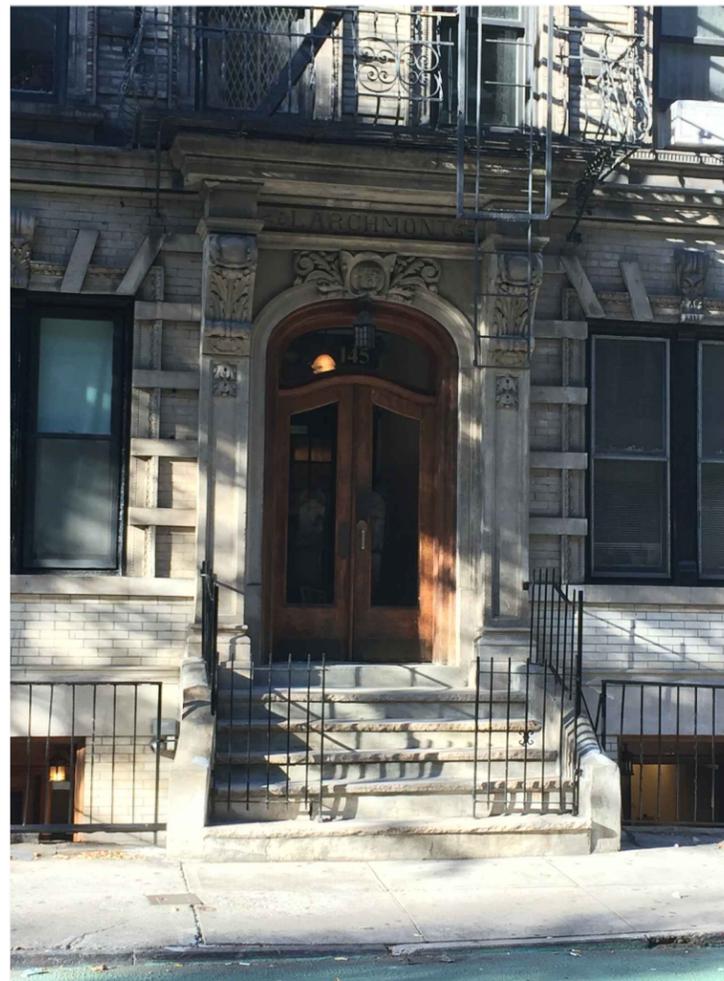
- EXAMPLES:
- COMMON ON GOING PROBLEMATIC IN THE NEIGHBORHOOD
 - HARMONIOUS LOOK AND CONTINUOUS STREETScape
 - GATES AT STOOPS
 - IN OUR CASE, WE HAVE SPACE BETWEEN THE GATES AND THE STAIRS



15 W 10TH ST



130 W 10TH ST



145 W 10TH ST



149 W 10TH ST

EXISTING GATES AT STOOPS IN THE NEIGHBORHOOD

- EXAMPLES:
- COMMON ON GOING PROBLEMATIC IN THE NEIGHBORHOOD
 - HARMONIOUS LOOK AND CONTINUOUS STREETScape
 - GATES AT STOOPS WITH AND WITHOUT SPACE BETWEEN STAIRS AND GATES



140 W 12TH ST



138 WAVERLY PL.



180 - 182 WAVERLY PL.



139 WAVERLY PL.

EXISTING GATES IN THE NEIGHBORHOOD

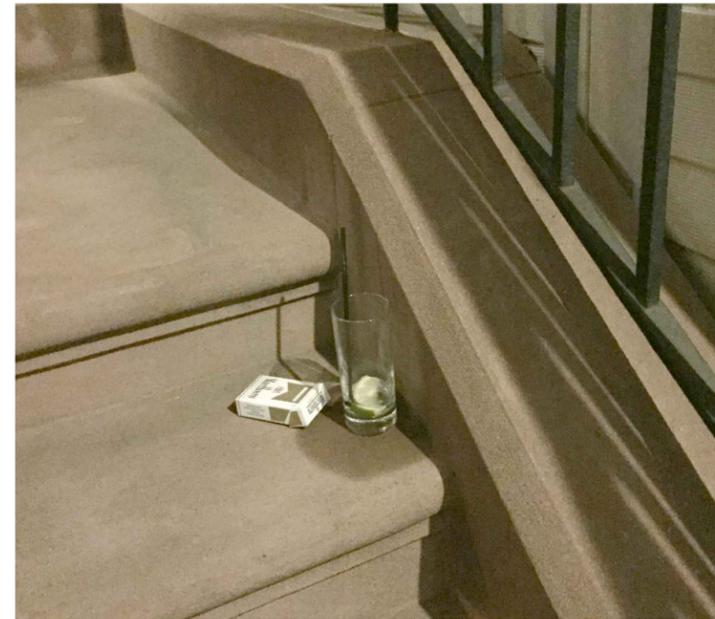


19-21-23 W 9TH ST

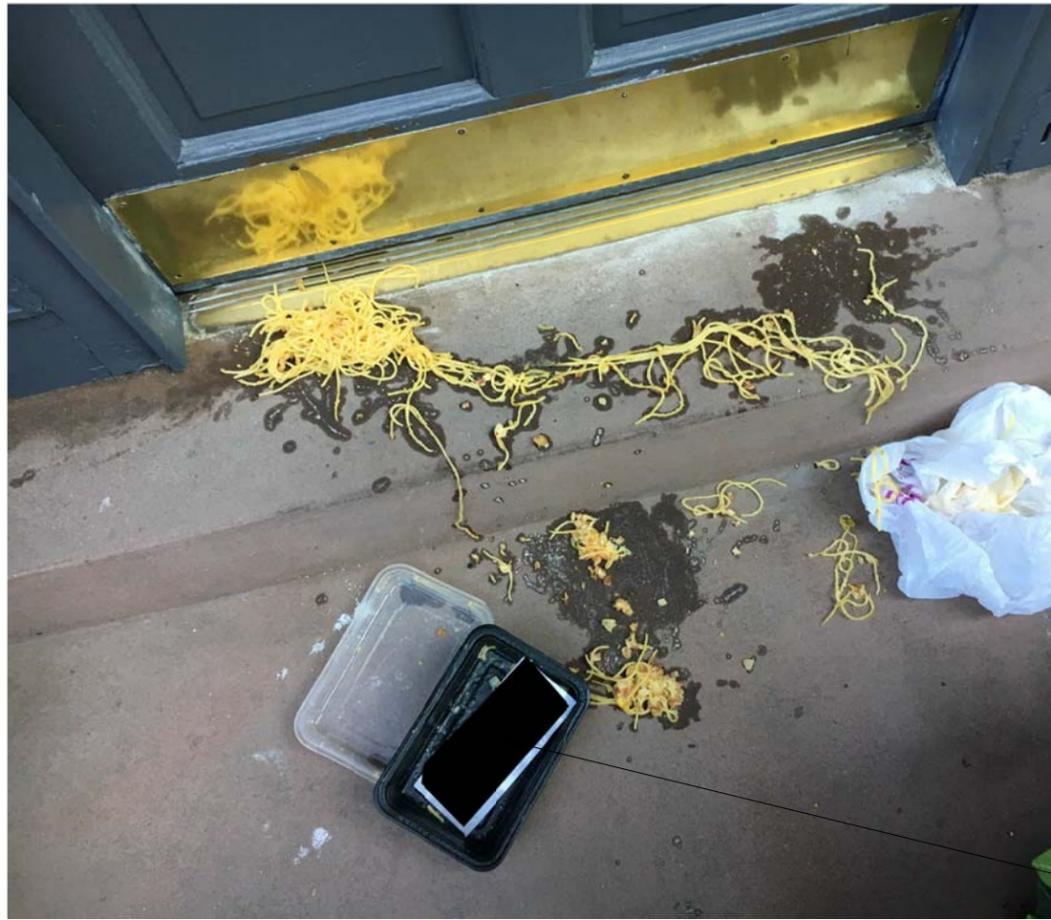


CURRENT SITUATION AND PROBLEMS

- STOOPS ARE FREQUENTLY BEING USED FOR PEDESTRIANS AND BAR PATRONS TO SIT ON
- AT THIS LOCATION THE SITUATION IS WORSE DUE TO THE BAR DOWNSTAIRS
- LITTER, SMOKE, BROKEN GLASS, INTOXICATED PEOPLE AT THE ENTRANCE OF THE BUILDING, NOISE, VANDALISM
- CURRENTLY, THE BUILDING PROVIDES AN AREA FOR THESE INCIDENTS TO OCCUR
- WITH THE GATES THE SPACE WILL BE LIMITED AND THESE PROBLEMS WILL BE REDUCED SIGNIFICANTLY



INAPPROPRIATE USE OF THE STOOP

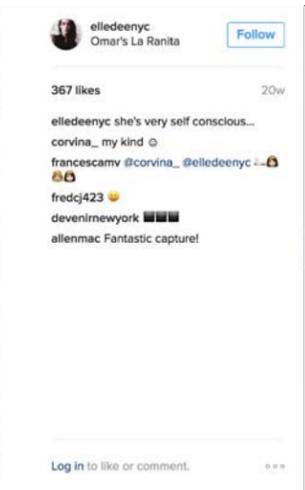


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OFFENSIVE AND INAPPROPRIATE LANGUAGE

19-21-23 W 9TH ST



19-21-23 W 9TH ST

INAPPROPRIATE USE OF THE STOOP



AFTER RENOVATION

- WE WOULD LIKE TO PROTECT THE PROPERTY AND BE ABLE TO MAINTAIN THE BUILDING IN A GOOD CONDITION

DETAILS OF THE BUILDING AFTER RENOVATION