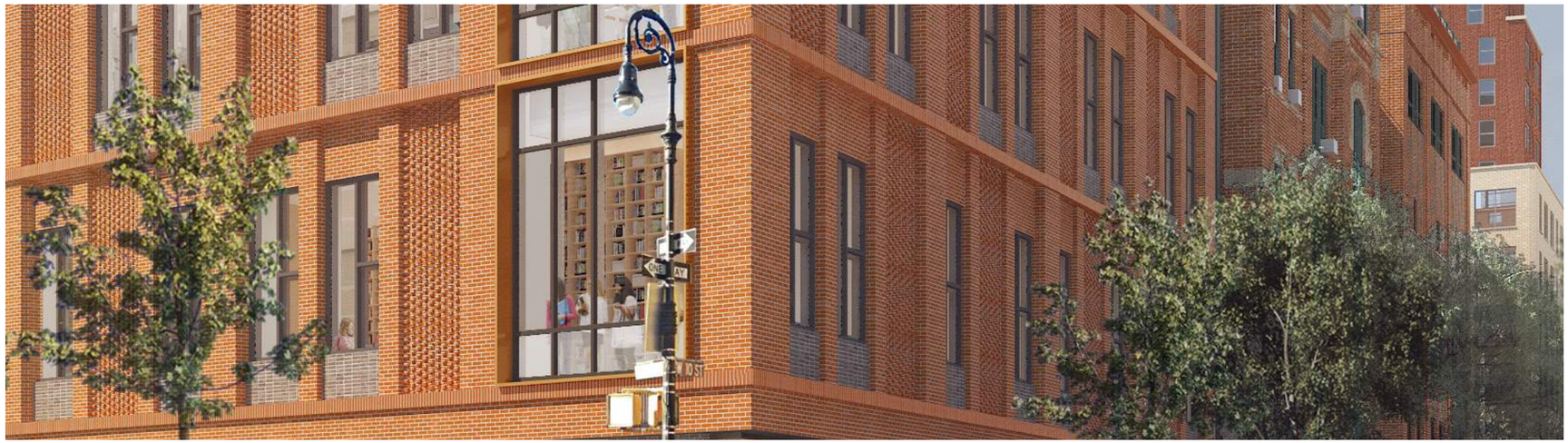
# VILLAGE COMMUNITY SCHOOL



272 WEST 10TH STREET, NEW YORK, NEW YORK 10014
CERTIFICATE OF APPROPRIATENESS APPLICATION NO. LPC-19-31392

## LANDMARKS PRESERVATION COMMISSION

NOVEMBER 27, 2018

Marvel Architects www.marvelarchitects.com

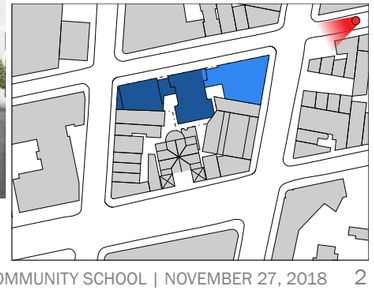
Higgins Quasebarth & Partners, LLC
consultants in preservation and rehabilitation of historic properties

## SCALE OF OPENINGS

### VIEW ALONG WEST 10TH FROM THE EAST

PREVIOUSLY PROPOSED

REVISED



# EAST FACADE

## GREENWICH STREET

**PREVIOUSLY PROPOSED**

WINDOW SIZE: 14’-10” H 22’-1” W

**REVISED**

WINDOW SIZE: 14’-10” H 12’-9” W

# NORTH FACADE

## WEST 10TH STREET

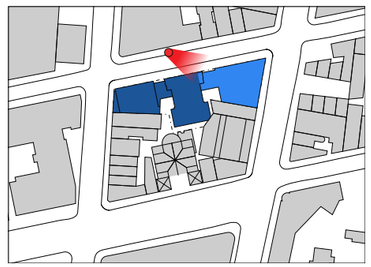
PREVIOUSLY PROPOSED

REVISED

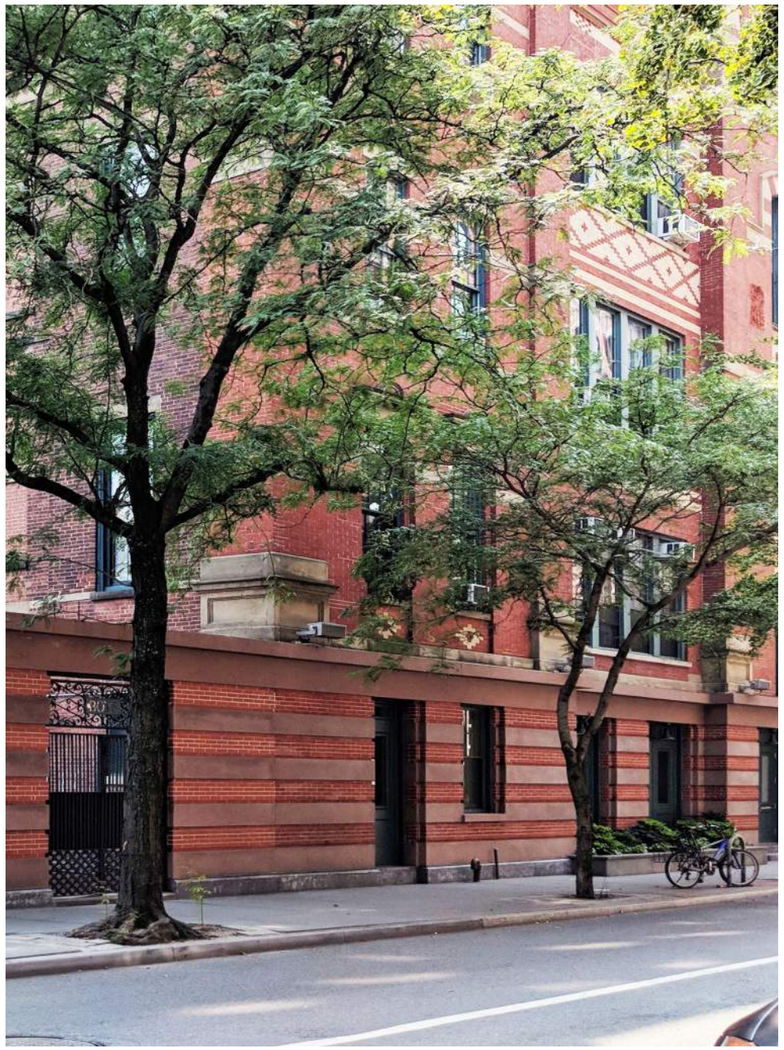
## SCALE OF OPENINGS
### VIEW OF ENTRY AND HYPHEN

PREVIOUSLY PROPOSED

REVISED



# BASE ARTICULATION
## MASONRY PATTERNING



EXISTING BRICK MASONRY + ‘BROWNSTONE’ BANDING

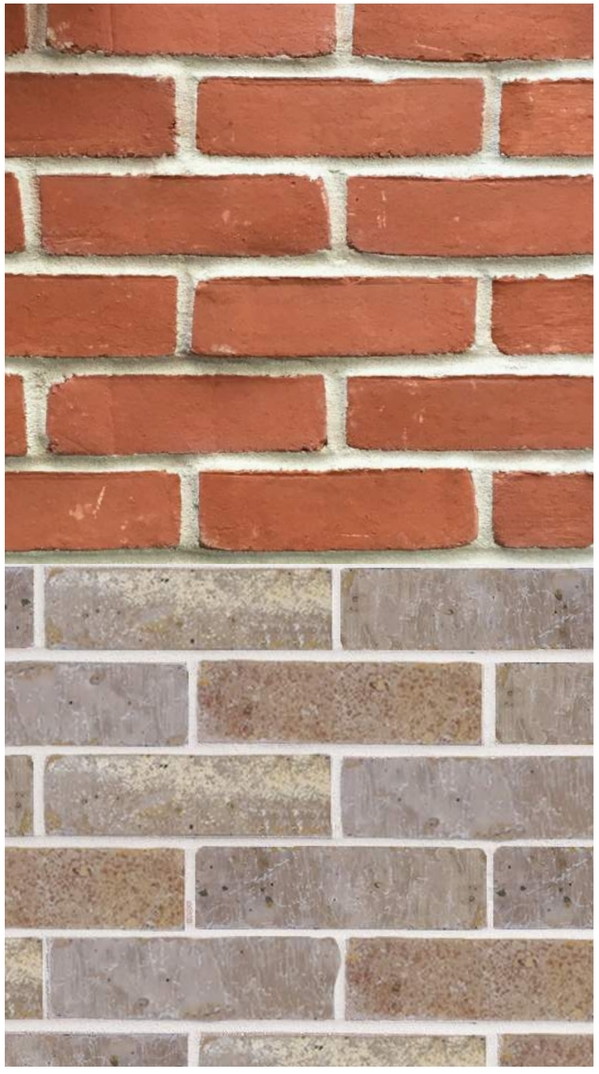
# BASE ARTICULATION
## MASONRY PATTERNING

### GREENWICH STREET ELEVATION

PREVIOUSLY PROPOSED

REVISED

# PROPOSED FACADE MATERIALS
UPDATED



BASE BRICK MASONRY MOCKUP

BASE BRICK MASONRY SAMPLE BOARD

BRICK MASONRY
TO MATCH HISTORIC ADJACENT
RUNNING BOND

GROUND FLOOR MASONRY
RECESS BANDED AS
EXISTING HISTORIC ADJACENT

ACCENT WINDOW SURROUNDS
BRASS FINISH STAINLESS STEEL

WINDOW MULLIONS
PAINTED METAL MULLION

WATERCOURSE BAND
GRANITE MASONRY

# BASE ARTICULATION

## VIEW OF FIRST FLOOR AT WEST 10TH AND GREENWICH STREETS

PREVIOUSLY PROPOSED

REVISED PROPOSAL

# BASE ARTICULATION
## EXPERIENCE OF GROUND FLOOR

GREENWICH STREET LOOKING SOUTH

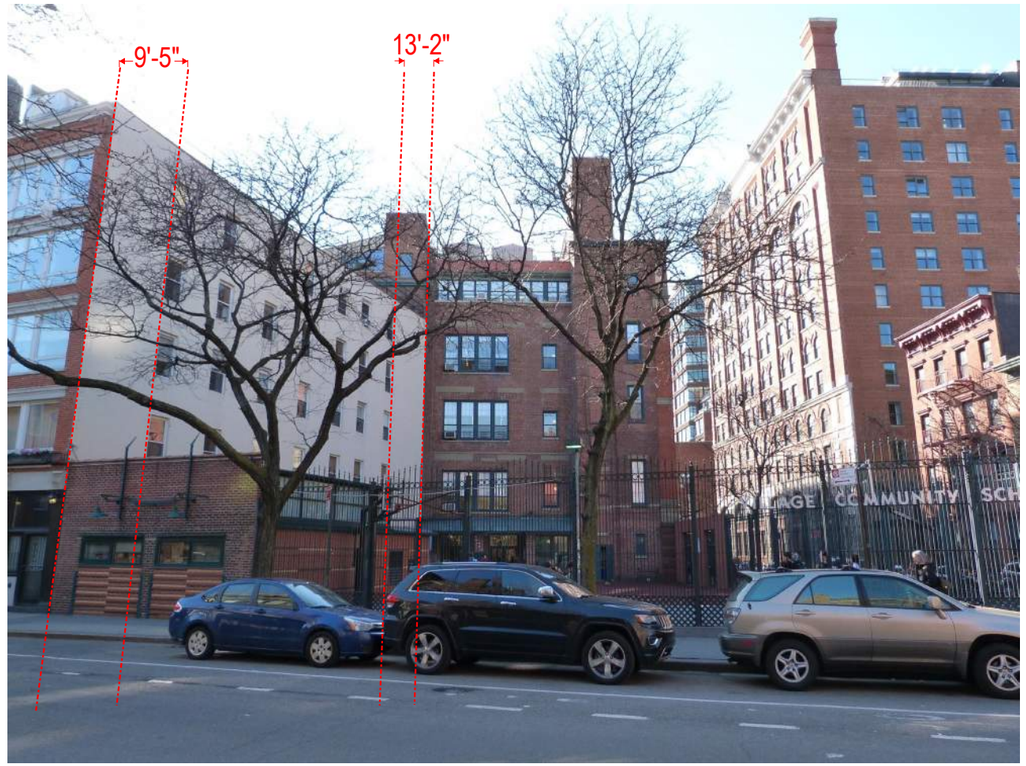
WEST 10TH AND GREENWICH INTERSECTION LOOKING SOUTHWEST

WEST 10TH LOOKING EAST

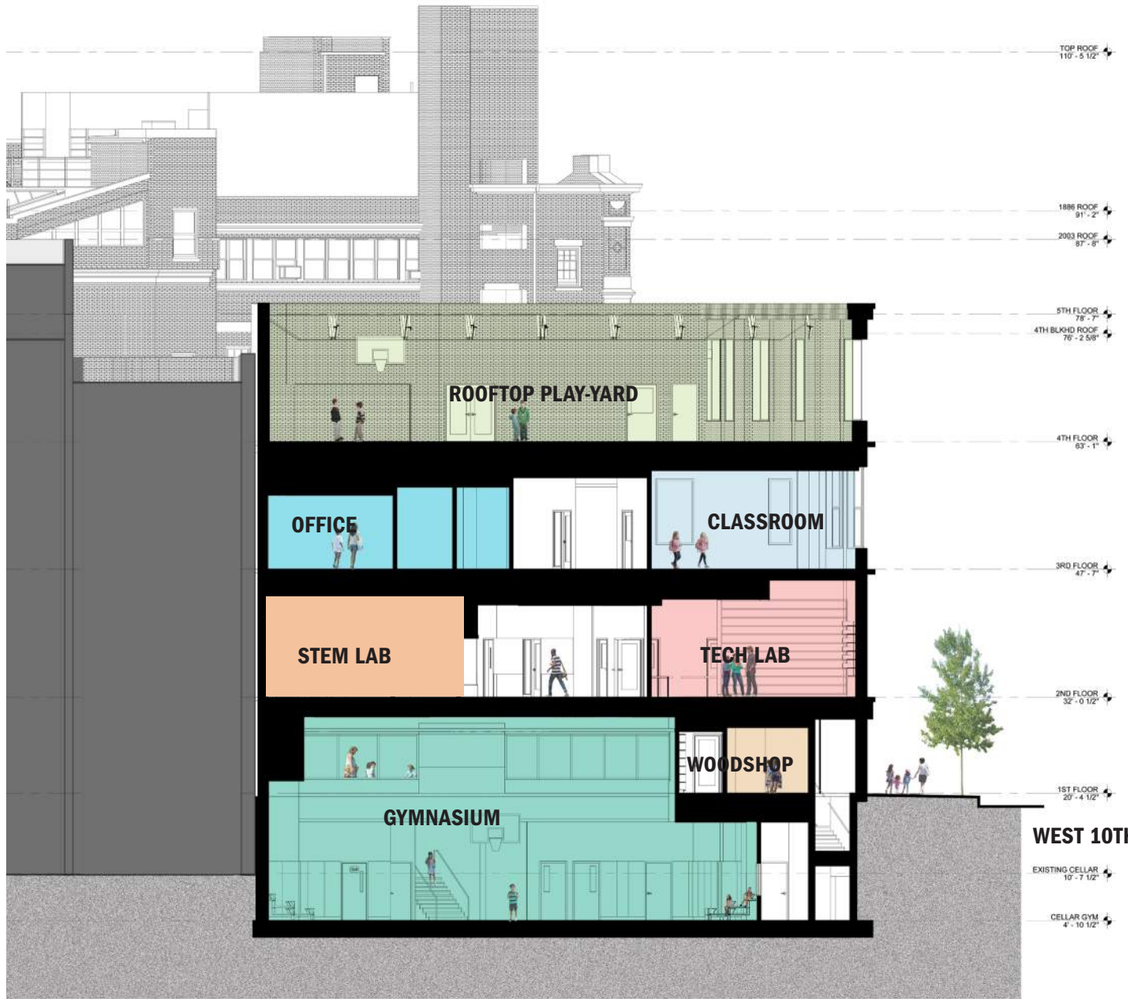
## CORNER VIEW
PREVIOUS

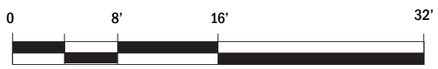
## CORNER VIEW
REVISED

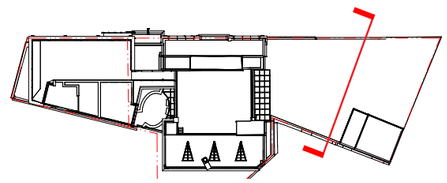
# PARTY WALL
## LOT LINE CONDITION



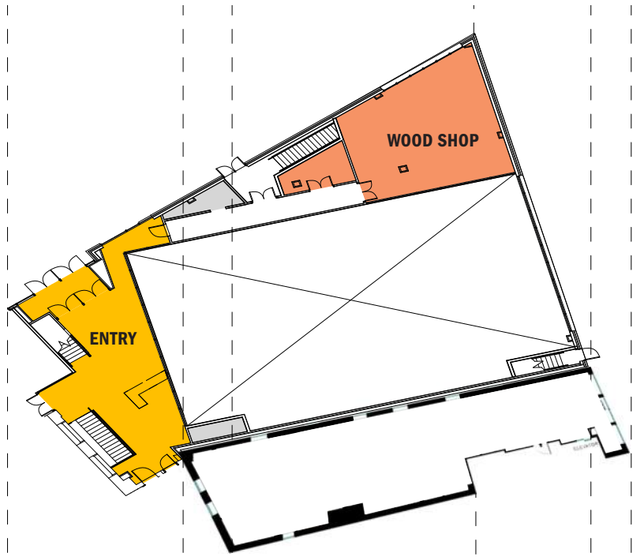

SOUTH LOT LINE NEIGHBORING FACADE



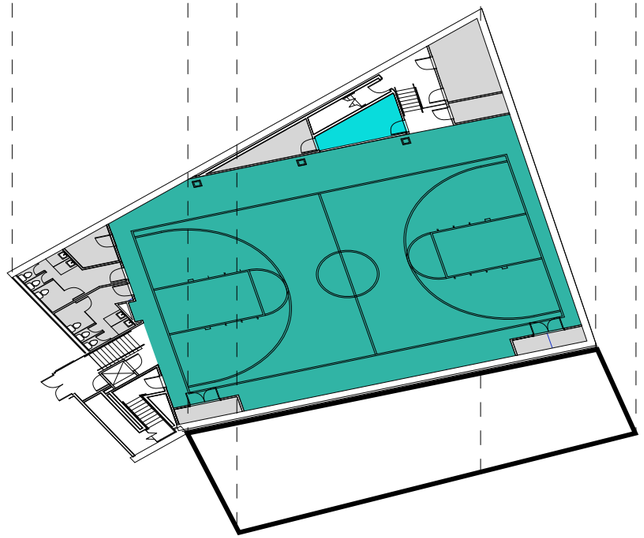



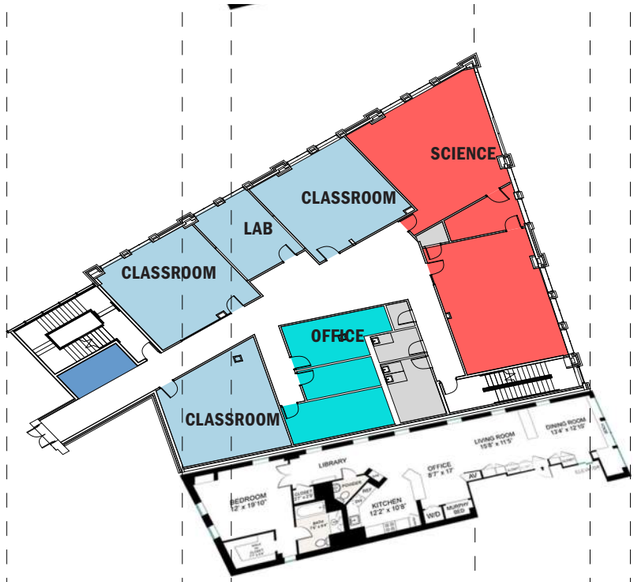
# PARTY WALL
## LOT LINE CONDITION



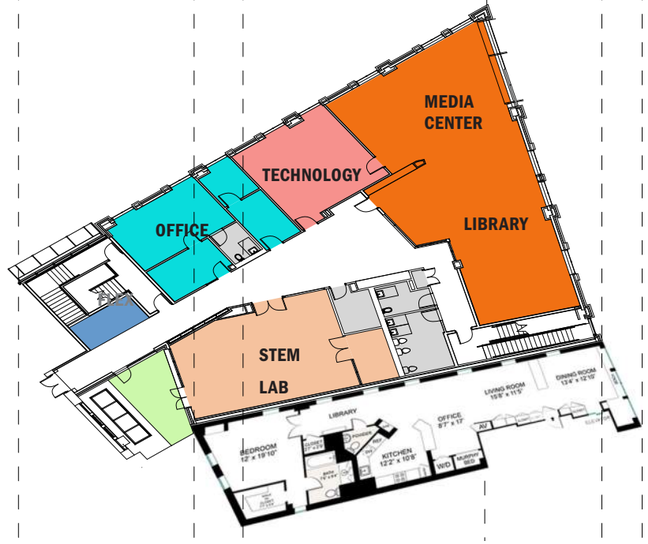

1ST FLOOR



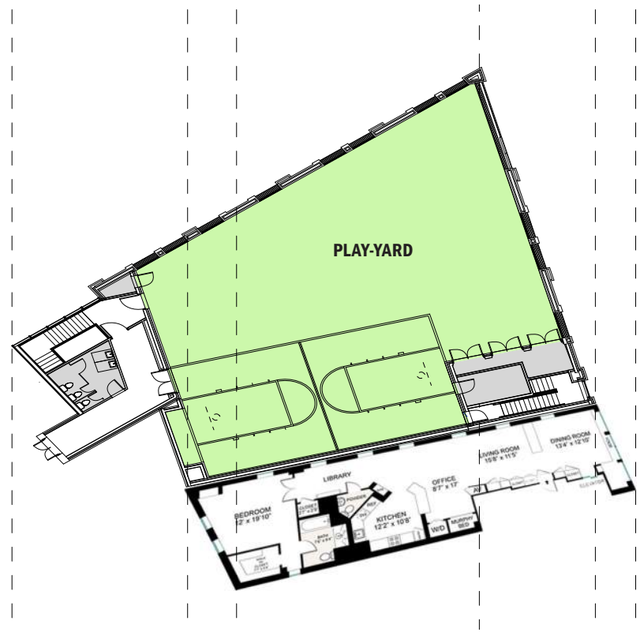
CELLAR




3RD FLOOR



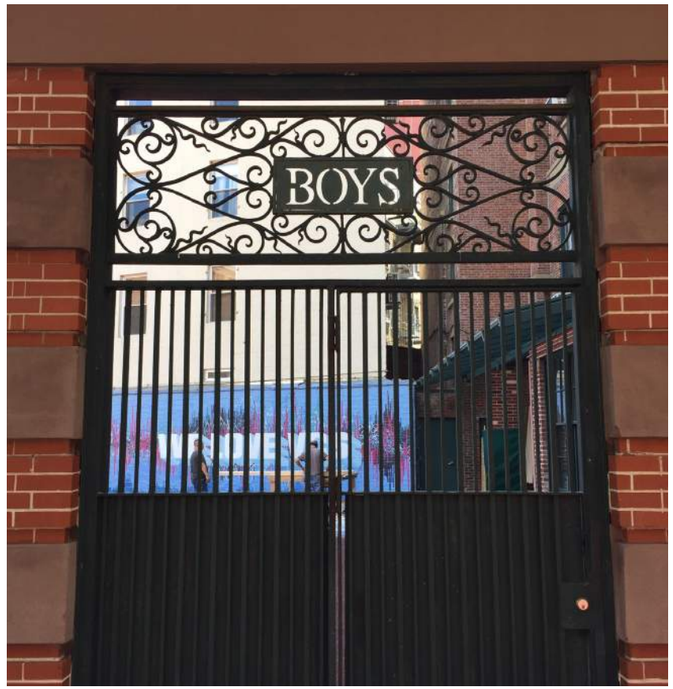

2ND FLOOR



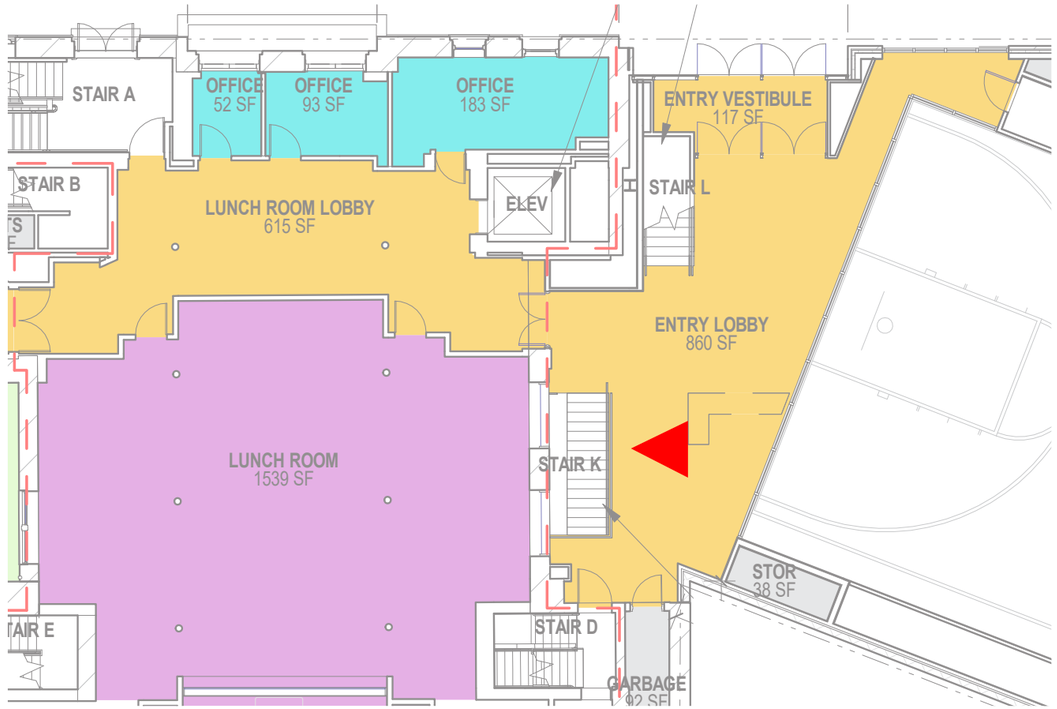

4TH

# HISTORIC TRANSOM GRILLES

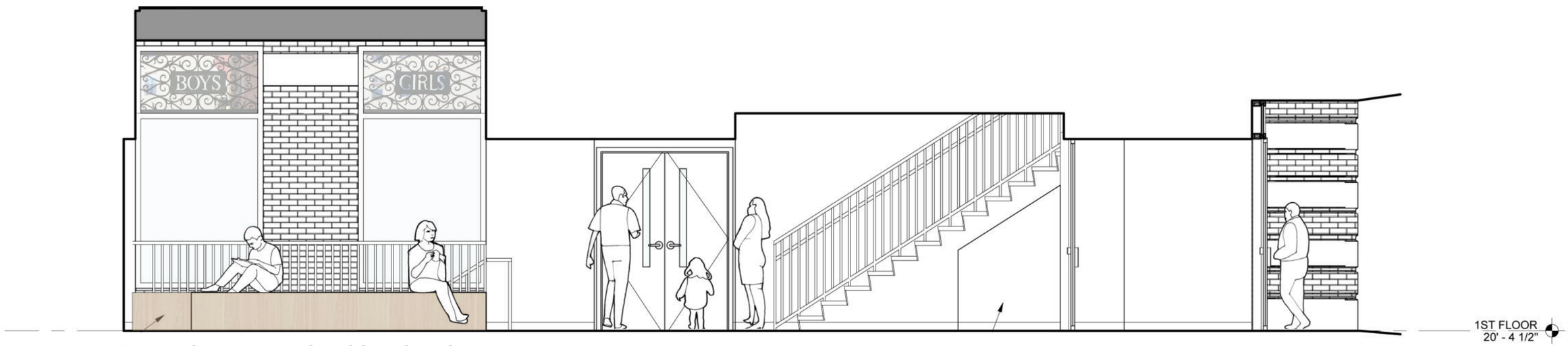
## PROPOSED RE-INSTALL



EXISTING GRILLES @ WEST 10TH STREET




PROPOSED RE-LOCATION TO FIRST FLOOR LOBBY

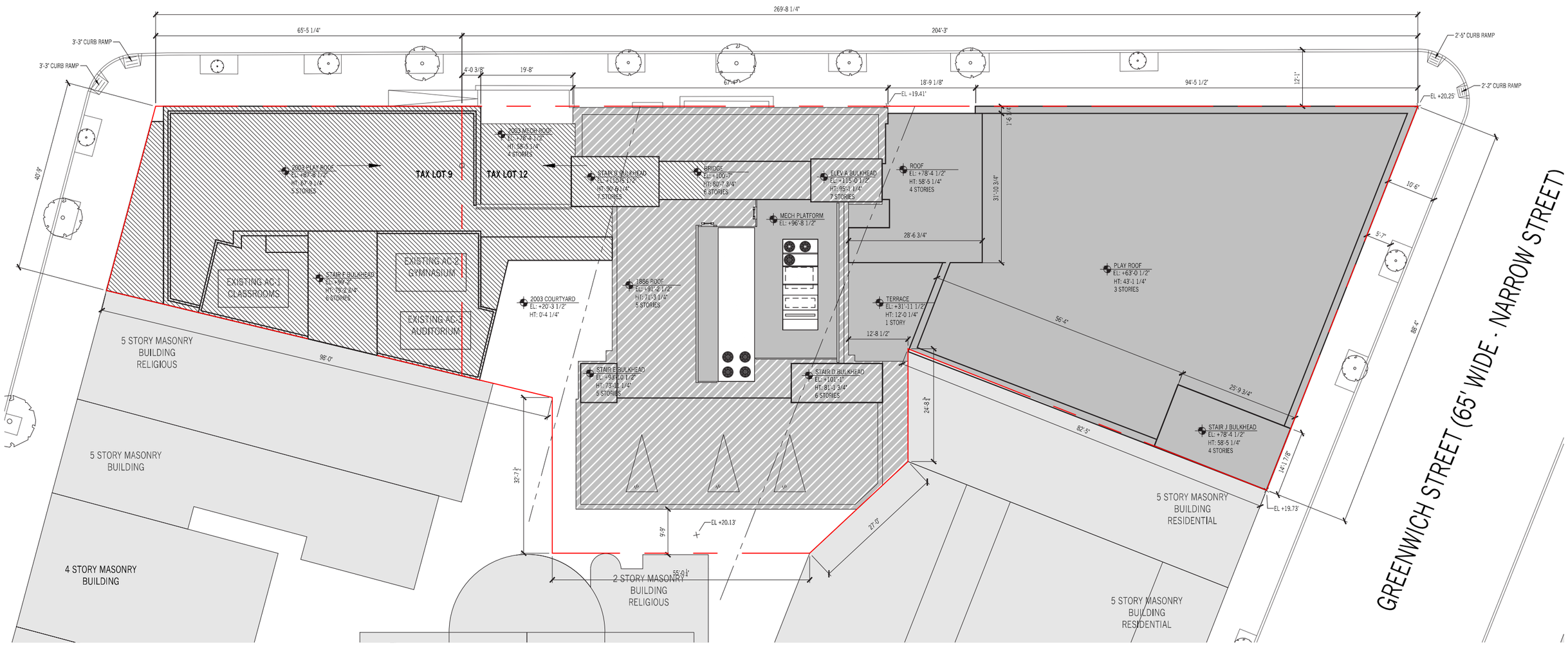



ENTRY LOBBY ELEVATION LOOKING WEST

# APPENDIX

# PARTY WALL
## VISIBILITY AT LOT LINE

WEST 10TH STREET (60' WIDE - NARROW STREET)

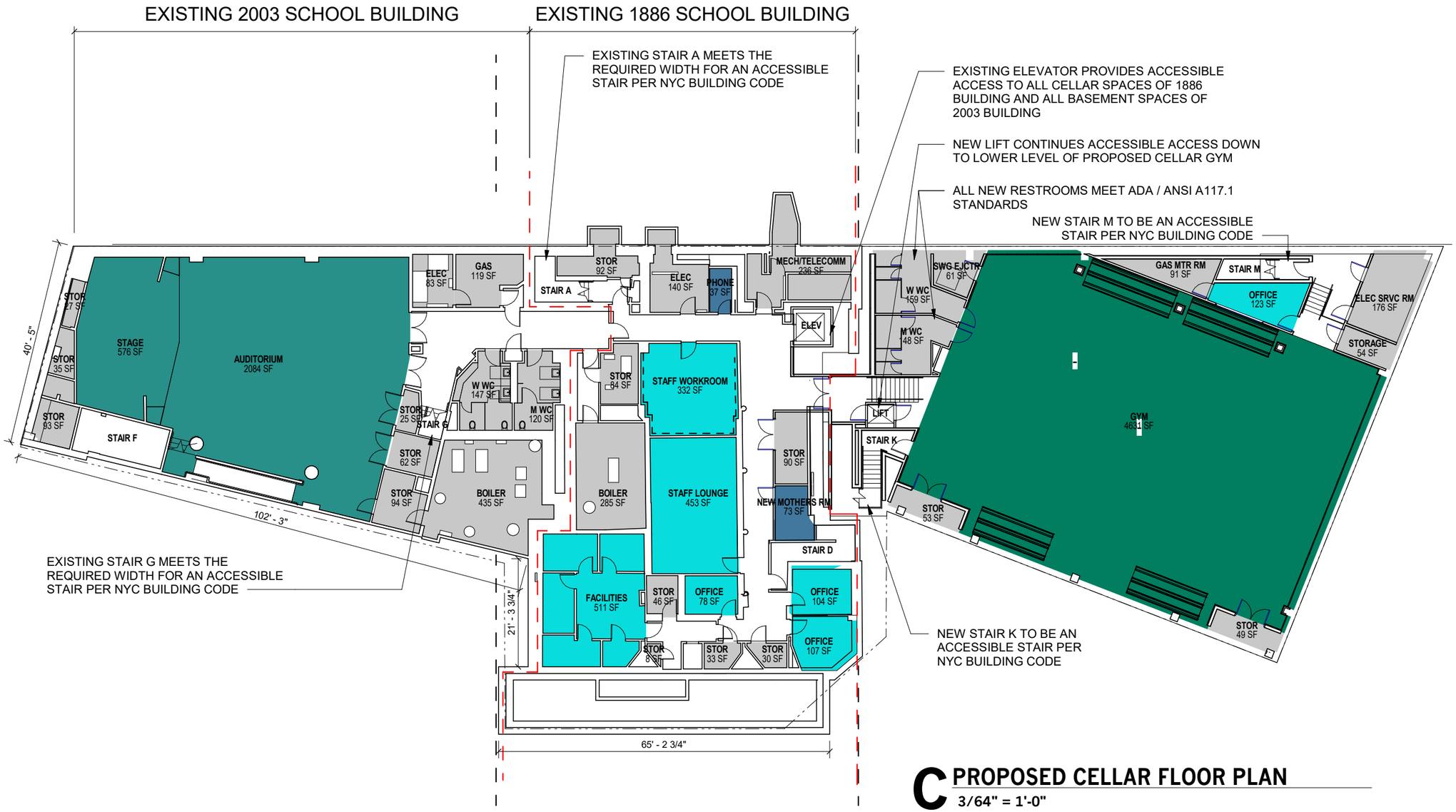



LEGEND

- SEPARATE BUILDING. BIN #1011727
- EXISTING BULK
- EXPANSION

1 SITE PLAN
1:250
0 4' 8' 16'

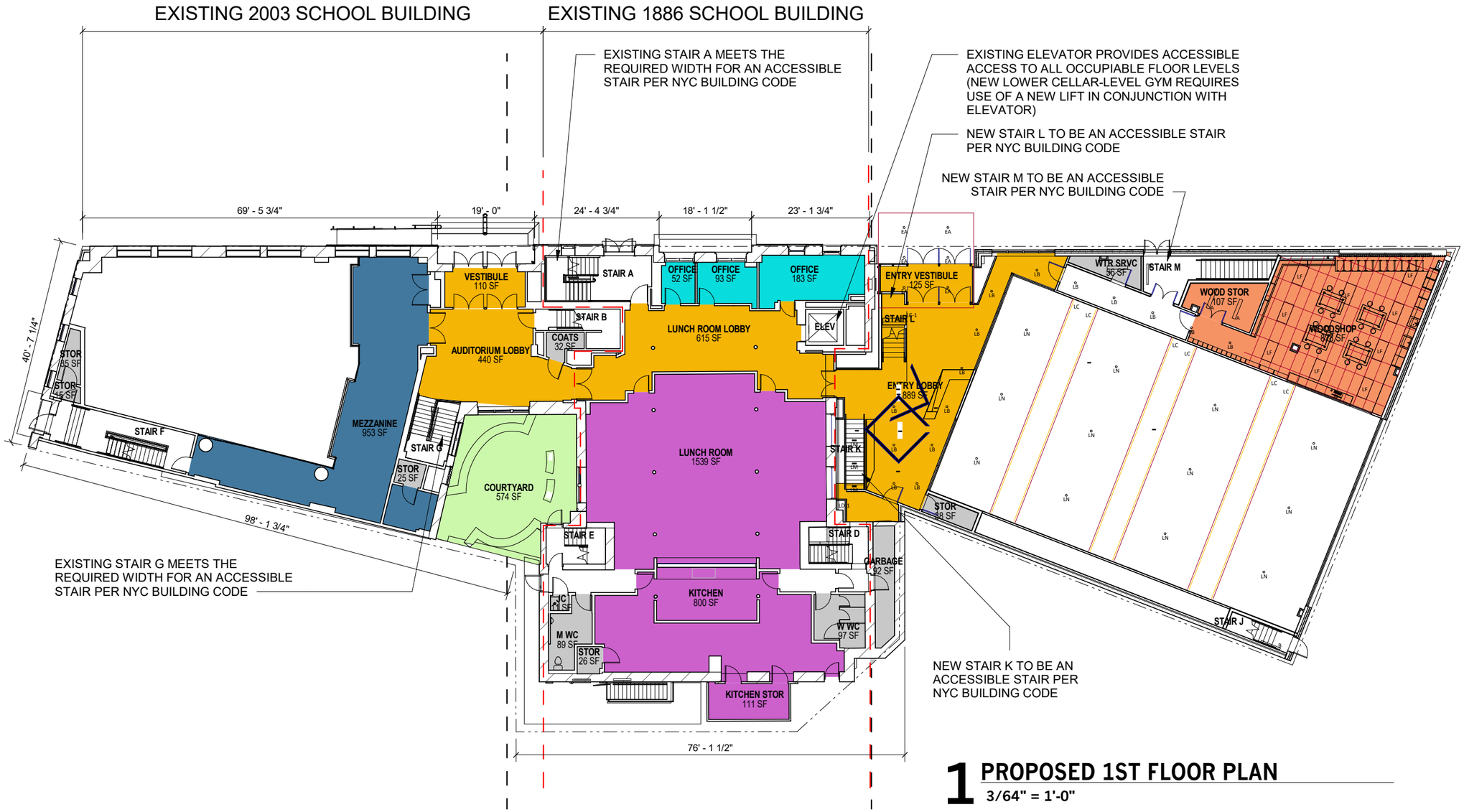
# BUILDING PLANS




## C PROPOSED CELLAR FLOOR PLAN

3/64" = 1'-0"

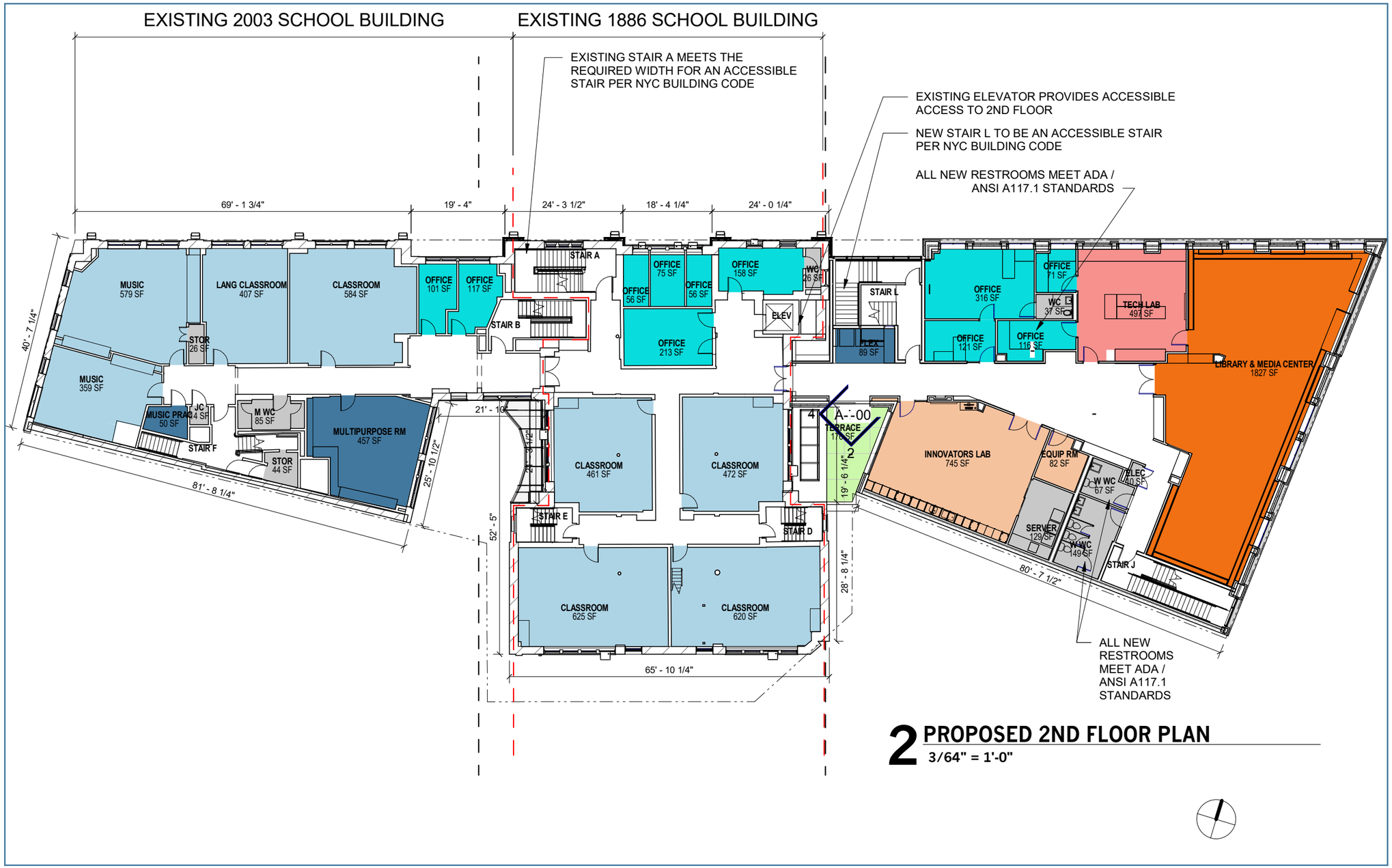
# BUILDING PLANS




## 1 PROPOSED 1ST FLOOR PLAN

3/64" = 1'-0"

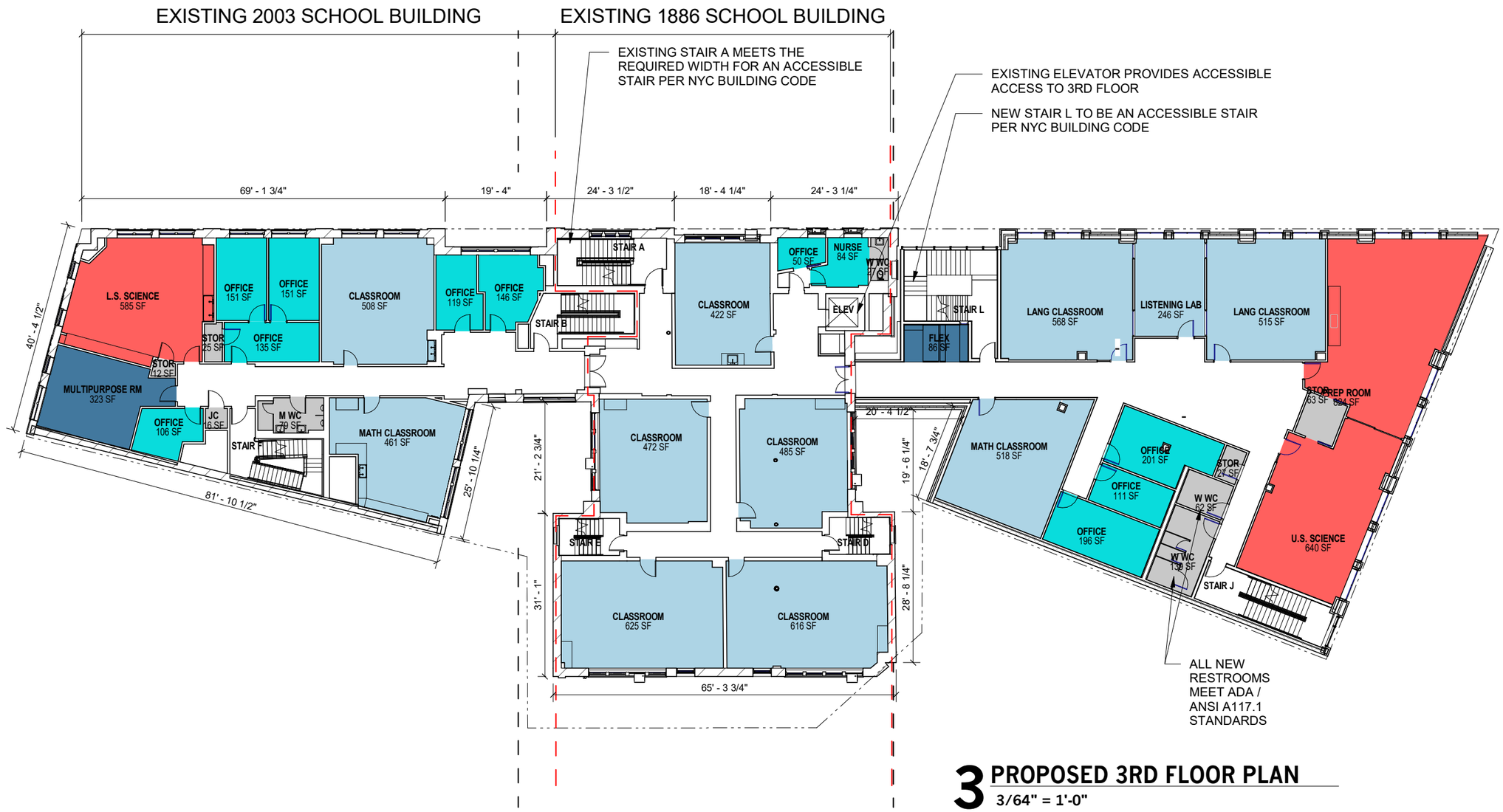
# BUILDING PLANS




## 2 PROPOSED 2ND FLOOR PLAN

3/64" = 1'-0"

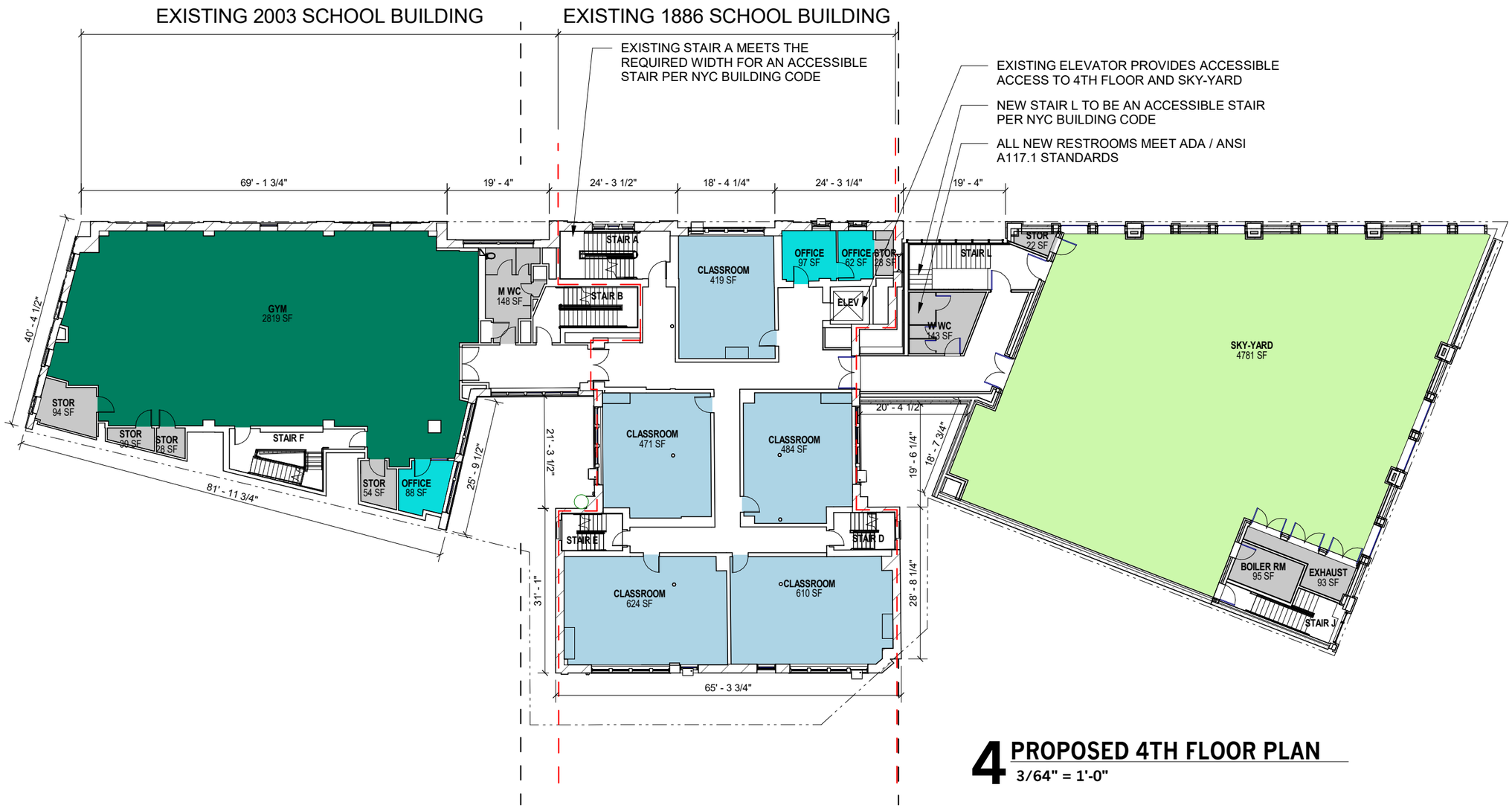
# BUILDING PLANS




## 3 PROPOSED 3RD FLOOR PLAN

3/64" = 1'-0"

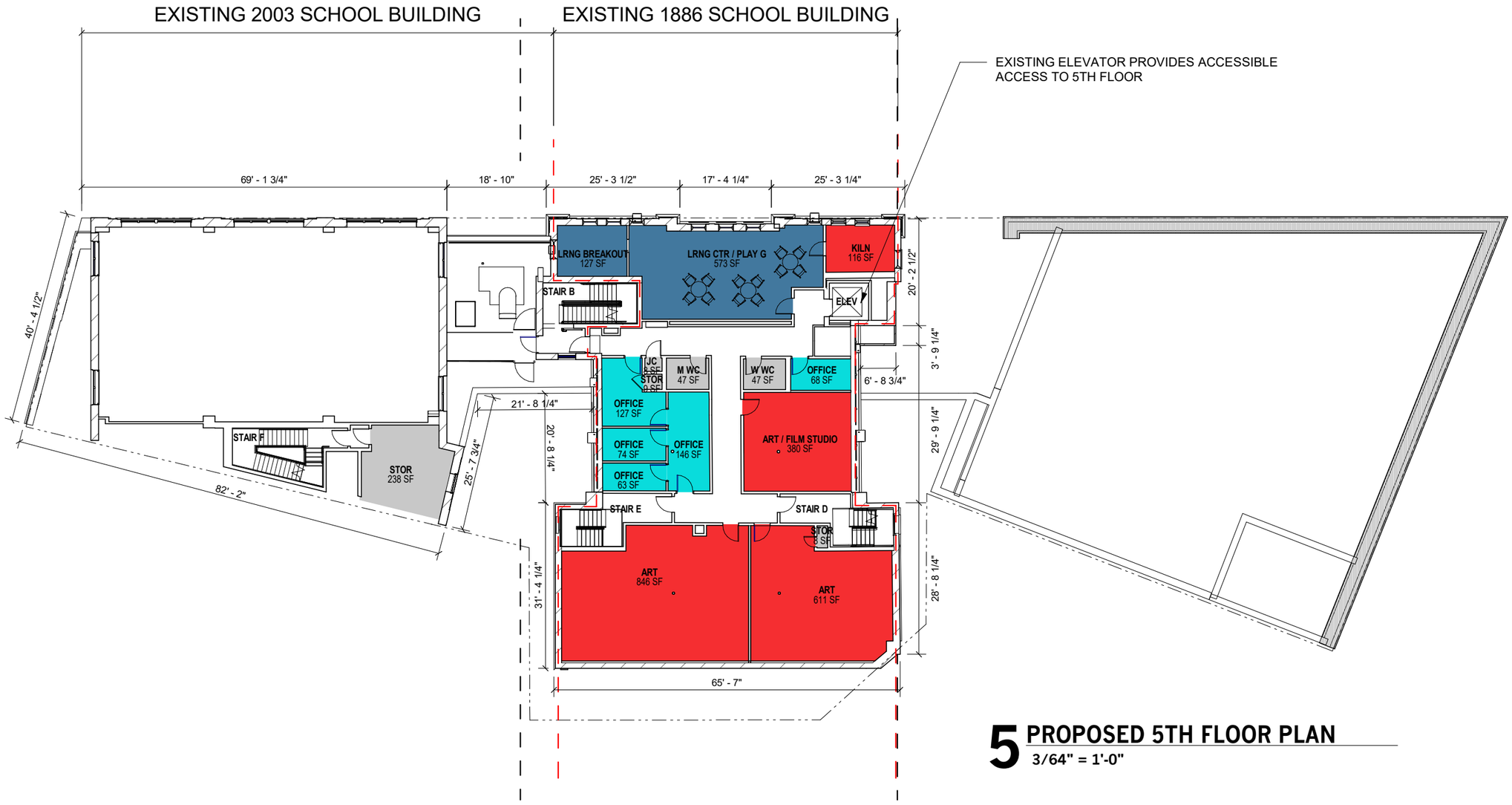
# BUILDING PLANS




## 4 PROPOSED 4TH FLOOR PLAN

3/64" = 1'-0"

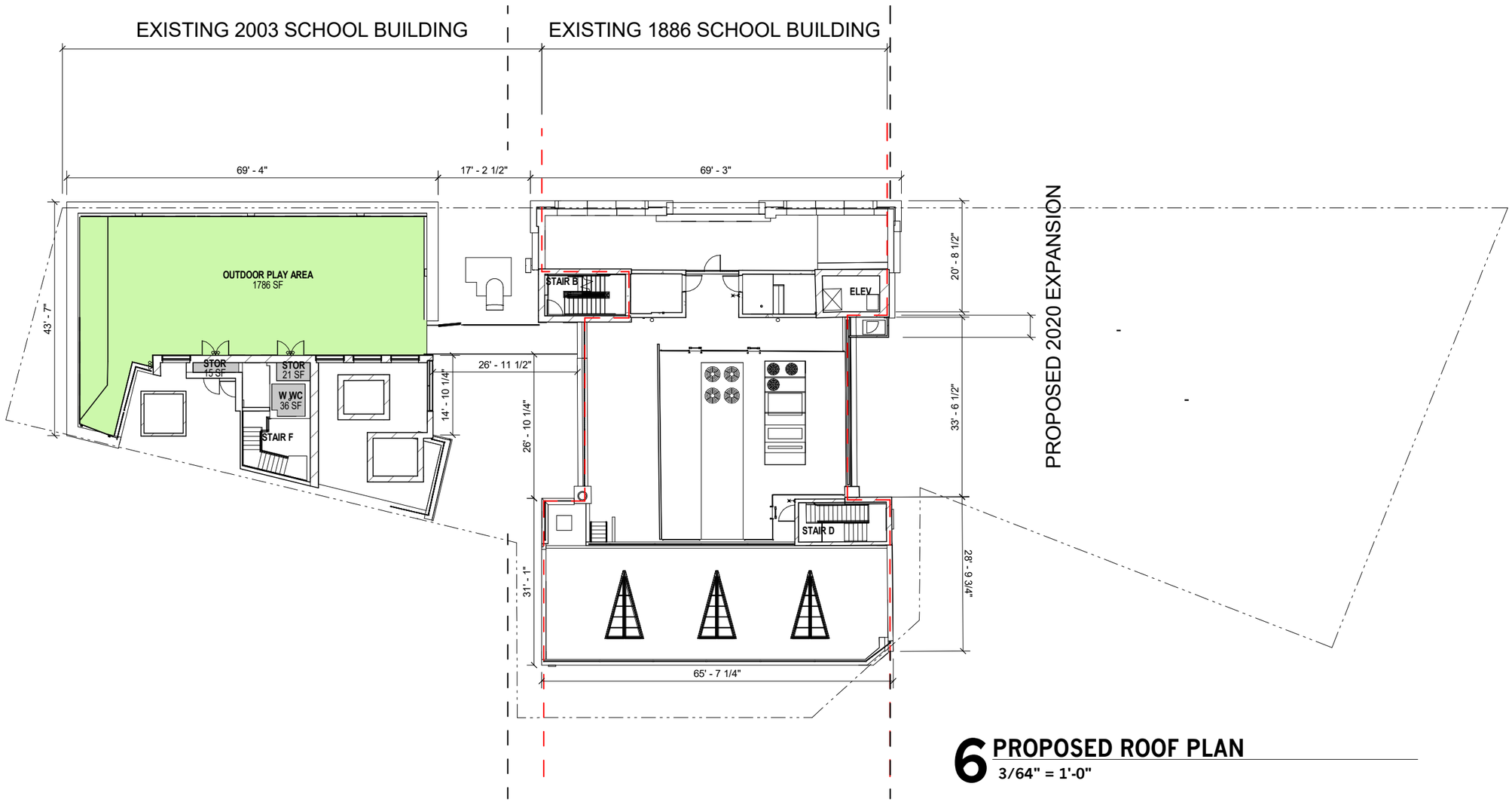
# BUILDING PLANS




## 5 PROPOSED 5TH FLOOR PLAN

3/64" = 1'-0"

# BUILDING PLANS

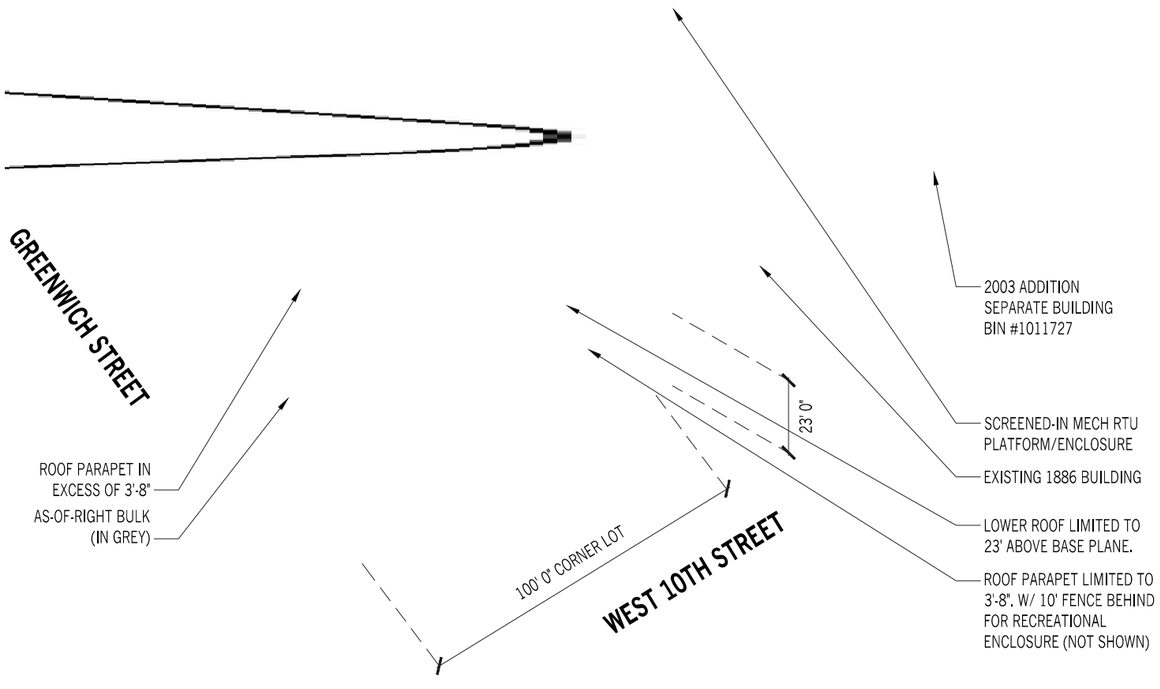



## 6 PROPOSED ROOF PLAN

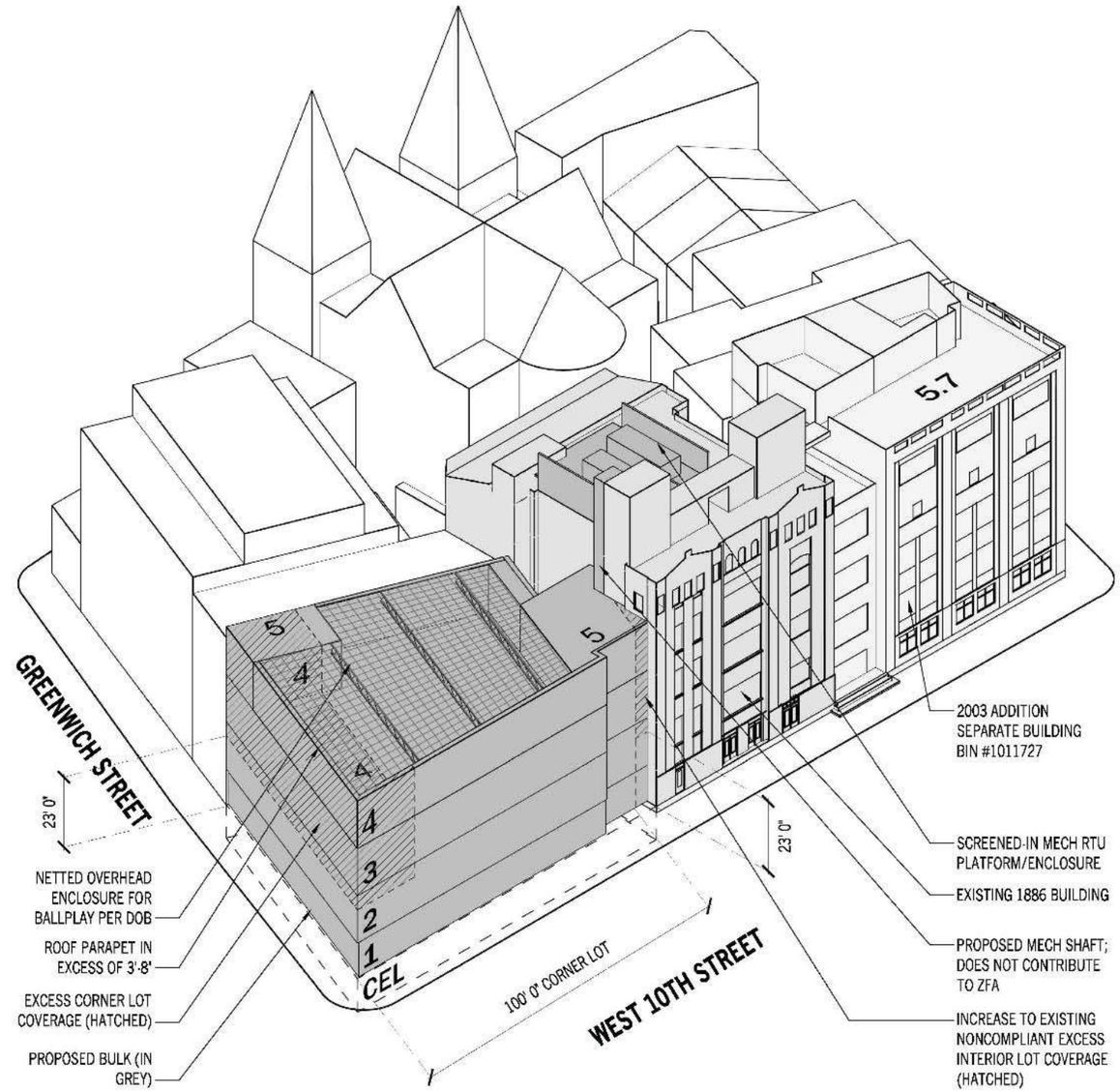
3/64" = 1'-0"

## PROPOSED CONDITIONS

### PERMITTED

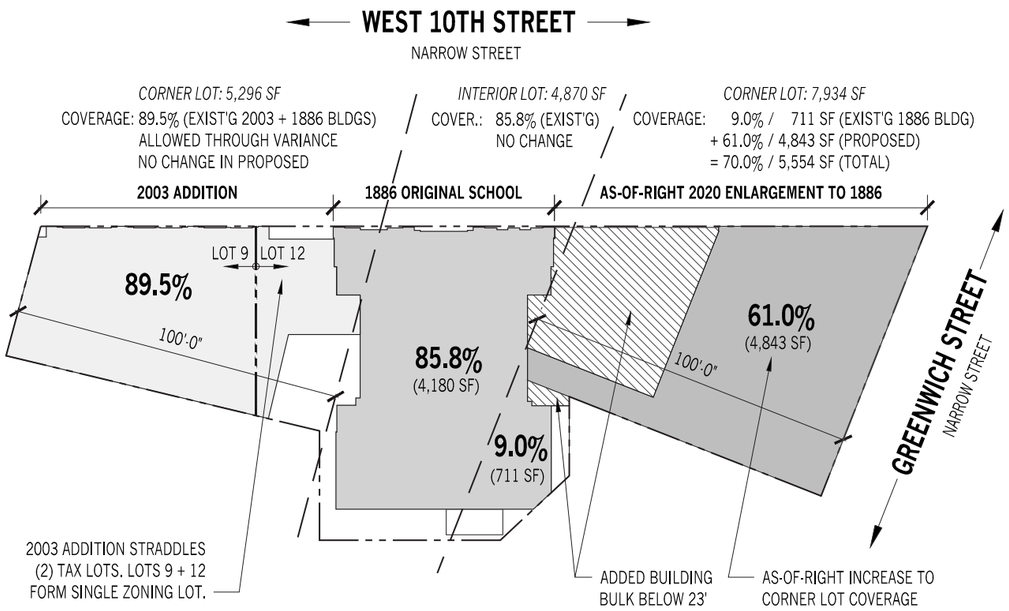



### PROPOSED

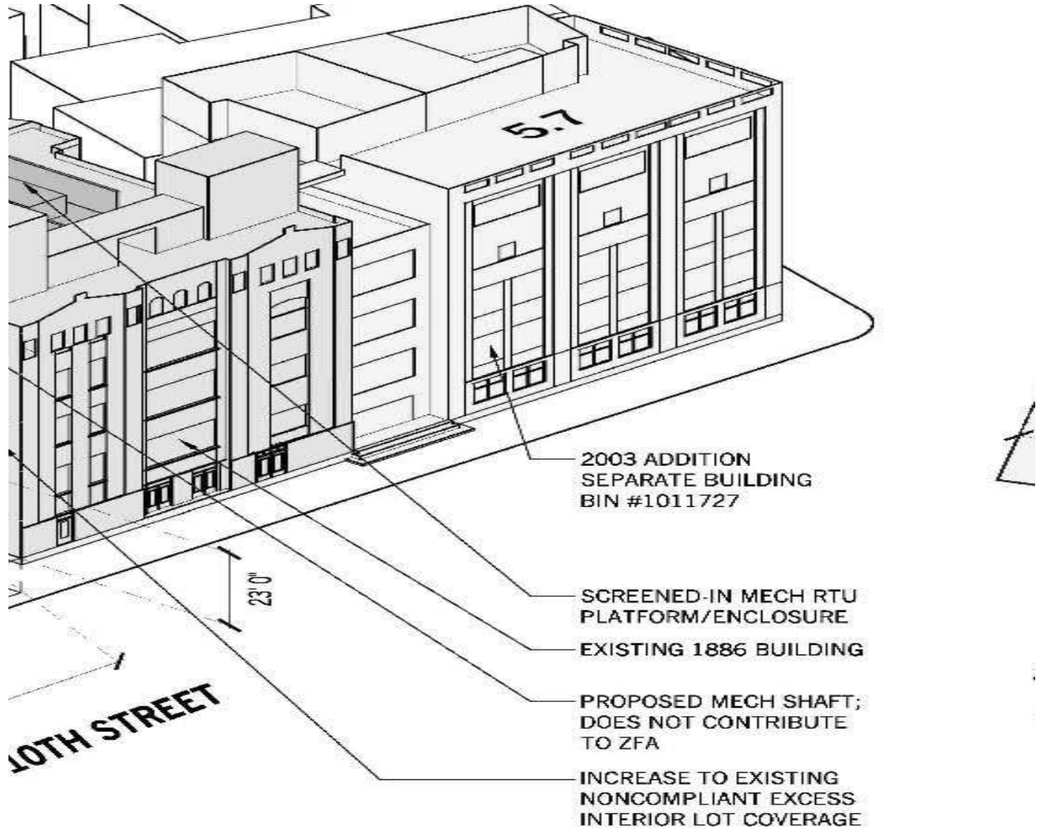


# PROPOSED CONDITIONS

## PERMITTED

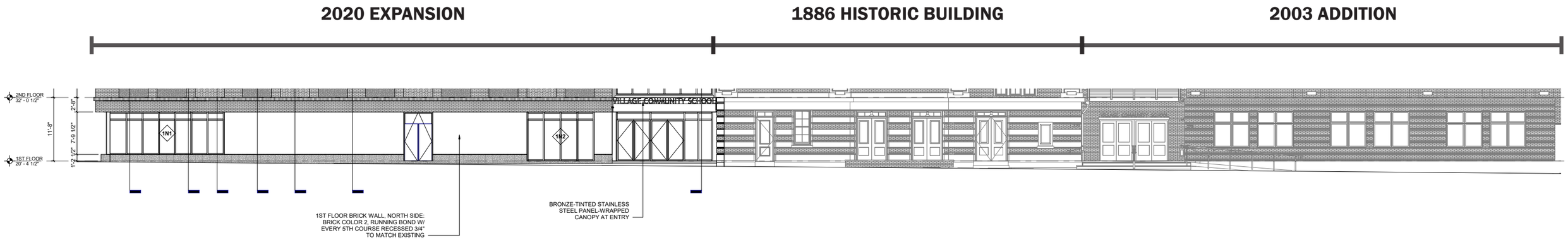



## PROPOSED

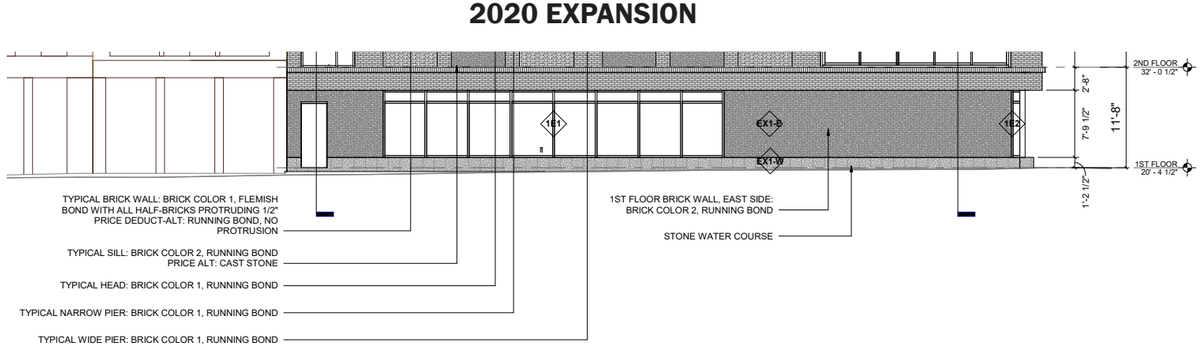


# BASE ARTICULATION

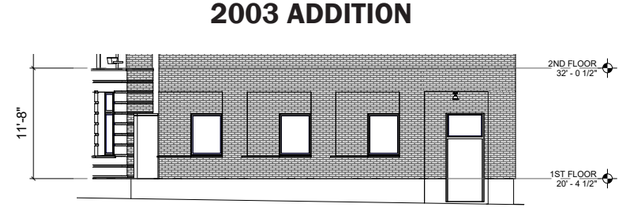
## TRANSPARENCY | EXISITNG VS. PROPOSED




WEST 10TH STREET [NORTH] ELEVATION




GREENWICH STREET [EAST] ELEVATION




WASHINGTON STREET [WEST] ELEVATION

**BASE GLAZING COMPARISON:**

**2003 BASE = 30.2% GLAZED @ NORTH ELEVATION**
**= 11.1% GLAZED @ EAST ELEVATION**
**= 20.65% GLAZING AVERAGE**

**1886 BASE = 12.5% GLAZED @ NORTH ELEVATION**

**2020 BASE = 33.8% GLAZED @ NORTH ELEVATION**
**= 32.6% GLAZED @ EAST ELEVATION**
**= 33.2% GLAZING AVERAGE**