

The current proposal is:

Preservation Department – Item 1, LPC-20-08722

**44-54 9th Avenue and 351-355 West 14th Street - Gansevoort Market
Historic District,
Borough of Manhattan**

Note: this is a Public Meeting item. No public testimony will be received today as the hearing on this item is closed

44-54 NINTH AVENUE & 351-355 WEST 14TH STREET

LOT 1 BLOCK 738

LPC PUBLIC MEETING 08/11/2020



EXISTING CONDITIONS PHOTO

NINTH AVENUE & WEST 14TH STREET
2

TAVROS B K S K



PREVIOUS PROPOSAL



CURRENT PROPOSAL

COMMISSIONER COMMENTS:

- 1. RESTORATION - TOO MUCH OF THE HISTORIC BUILDINGS HAS BEEN REMOVED
- 2. SCALE - INFILL ADDITION IS TOO TALL AND CANNOT RELY ON OUT OF DISTRICT BACKGROUND FOR HEIGHT.
- 3. MATERIALITY - INFILL DOES NOT RELATE SUFFICIENTLY TO HISTORIC FOREGROUND
- 4. SITING - APPROPRIATENESS OF INFILL ADDITION AT INTERIOR OF SITE NEEDS TO BE DEMONSTRATED.

PROPOSED RESTORATION & ADDITION

NINTH AVENUE & WEST 14TH STREET



RESTORATION:

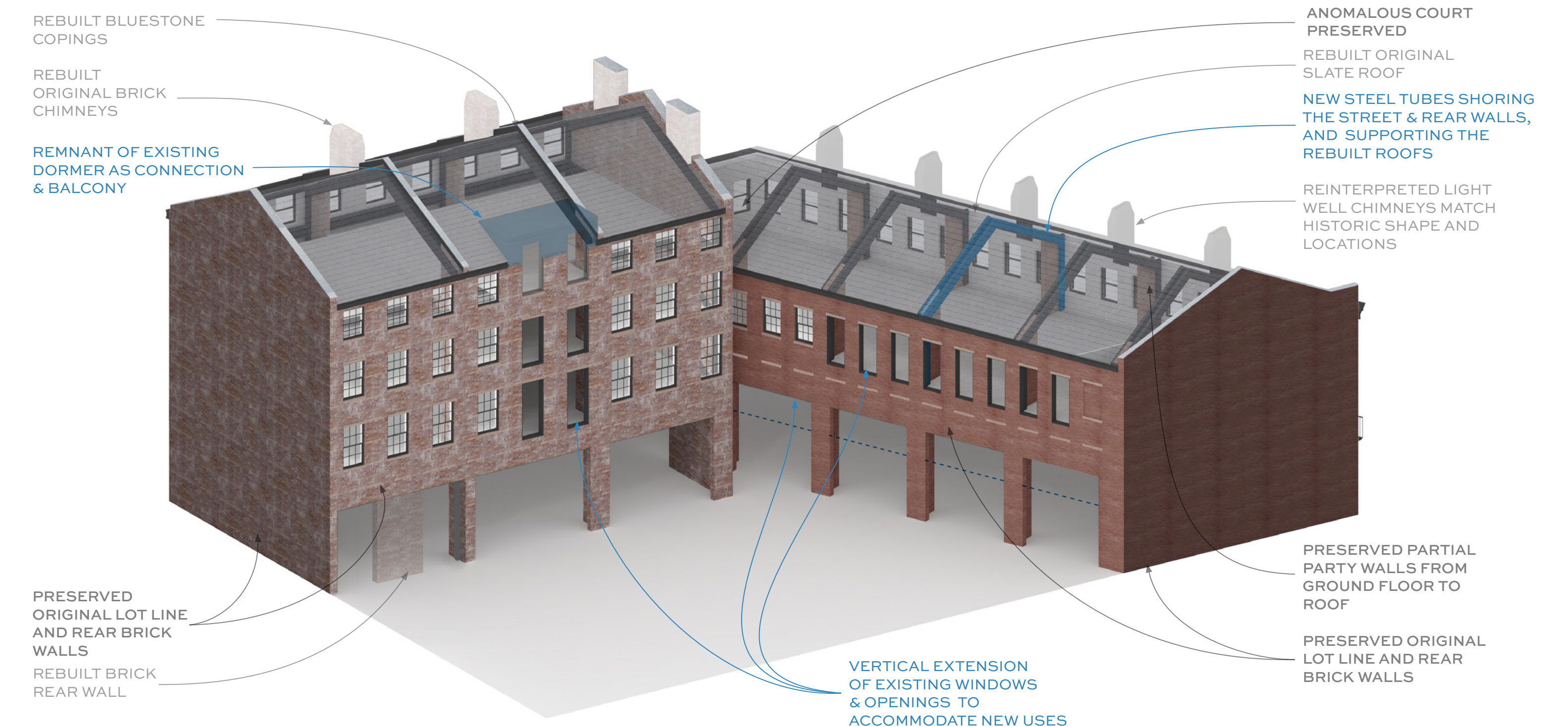
- HISTORIC BUILDINGS RESTORED TO A GREATER DEGREE.
- OVERALL HISTORIC VOLUME CONTINUED TO BE PRESERVED.
- MORE DISTINCTION BETWEEN 9TH AVE. AND 14TH ST. BUILDINGS.
- 9TH AVENUE BUILDING SHUTTERS AND BALCONETTE RESTORED.
- VISIBLE PARTY WALL SAVED AND RESTORED.

CURRENT PROPOSED RESTORATION - STREET WALLS

NINTH AVENUE & WEST 14TH STREET

- REAR WALLS NOW LARGELY PRESERVED AND RESTORED.
- EXISTING WINDOW OPENING WIDTHS UTILIZED THROUGHOUT.
- UNUSUAL COURT PRESERVED.

- PRESERVED EXISTING HISTORIC FABRIC
- REBUILT & REINTERPRETED HISTORIC FABRIC
- NEW MODIFICATION OF HISTORIC FABRIC



CURRENT PROPOSED RESTORATION - REAR WALLS

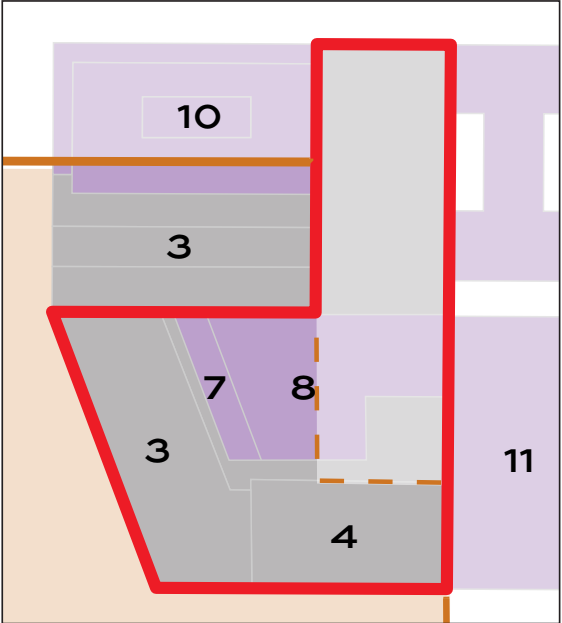
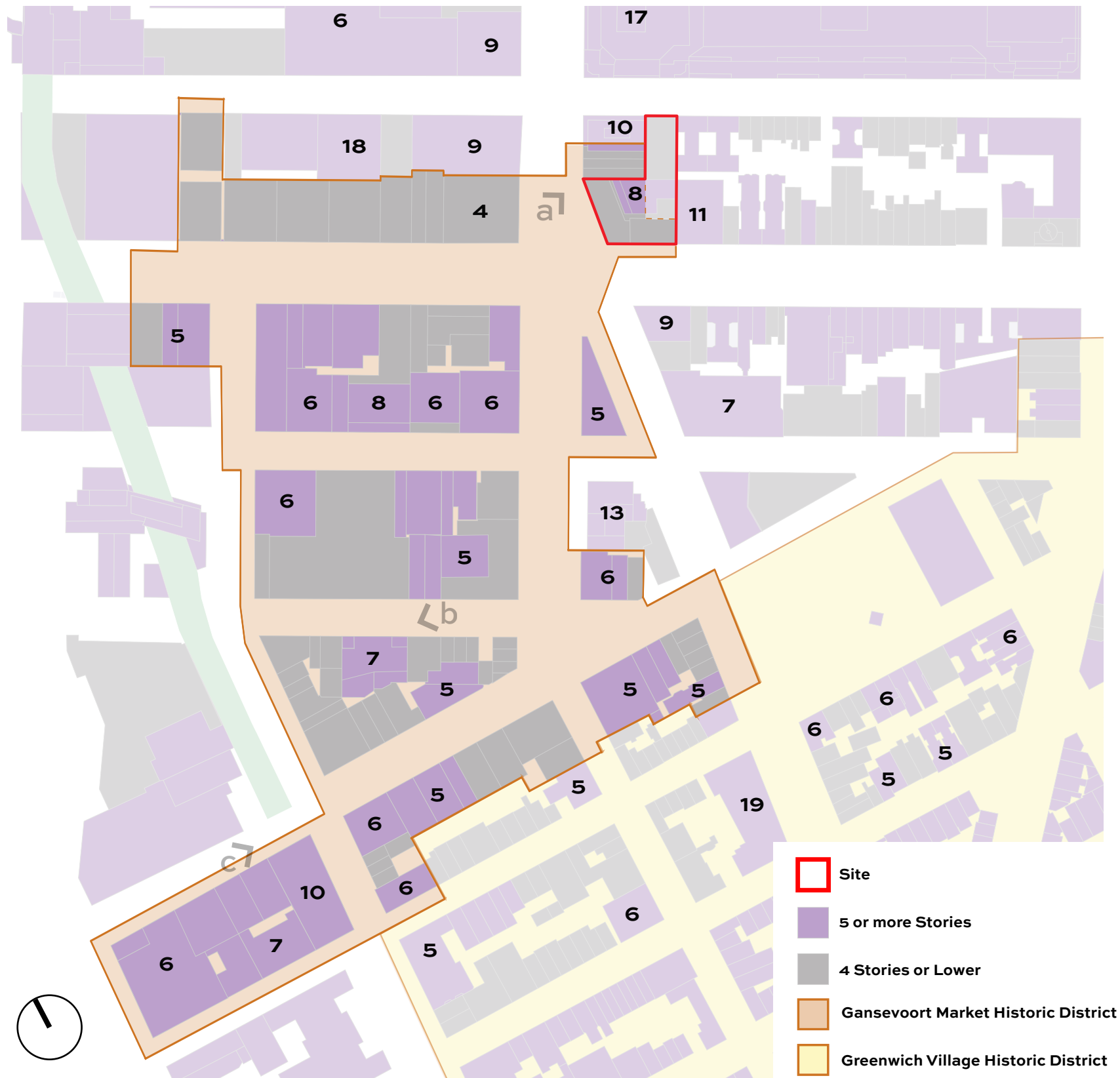


SCALE:

- REDUCTION IN OVERALL HEIGHT FROM 133' - T.O. 8TH FLOOR AT 102' AND T.O. 7TH FLOOR AT 90'
- REMOVAL OF TOP FLOOR WIND SCREEN
- REDUCTION FROM 9 STORIES TO 8 STORIES
- REDUCTION OF FLOOR TO FLOOR HEIGHT FROM 13'-0" TO 12'-0"

CURRENT PROPOSAL - SCALE

NINTH AVENUE & WEST 14TH STREET



SITE PLAN ENLARGED

CURRENT BUILDING HEIGHT MAP - TWO IN-DISTRICT SCALES (1-4 STORIES / 5-10 STORIES)
 THE PROPOSED PROJECT IS A COMBINATION OF 3, 4, 7 AND 8 STORIES

GANSEVOORT DISTRICT - TYPICAL SCALE

NINTH AVENUE & WEST 14TH STREET
 7



THE PORTER HOUSE, 66 9TH AVENUE



26 LITTLE W. 12TH ST.



521 WEST ST.
 (MANHATTAN REFRIGERATING CO. BLOCK)

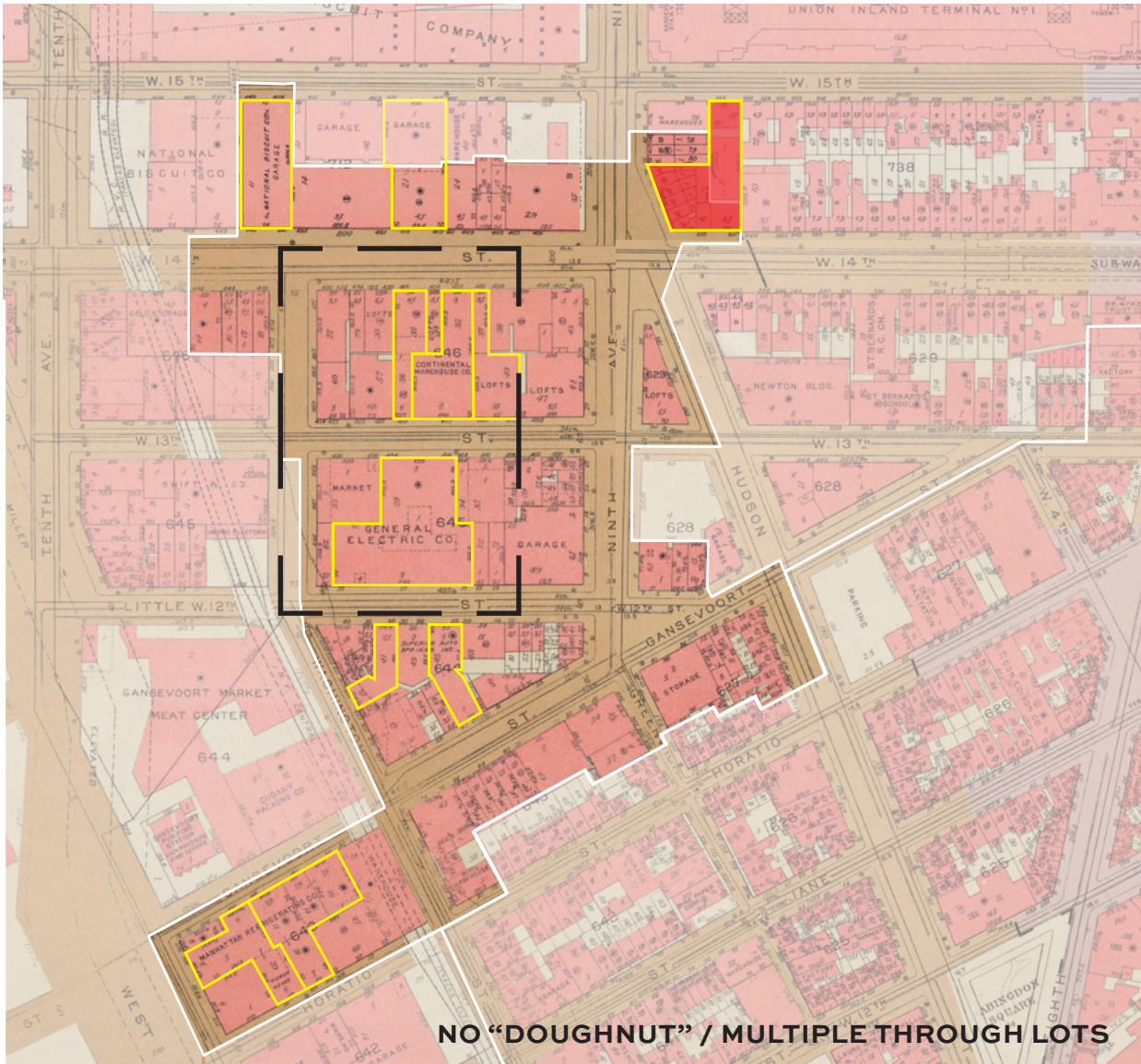
TAVROS B K S K

MATERIALITY:
METAL CHANGED TO MASONRY - TERRACOTTA AND BRICK.



CURRENT PROPOSAL - MATERIALITY

NINTH AVENUE & WEST 14TH STREET
8

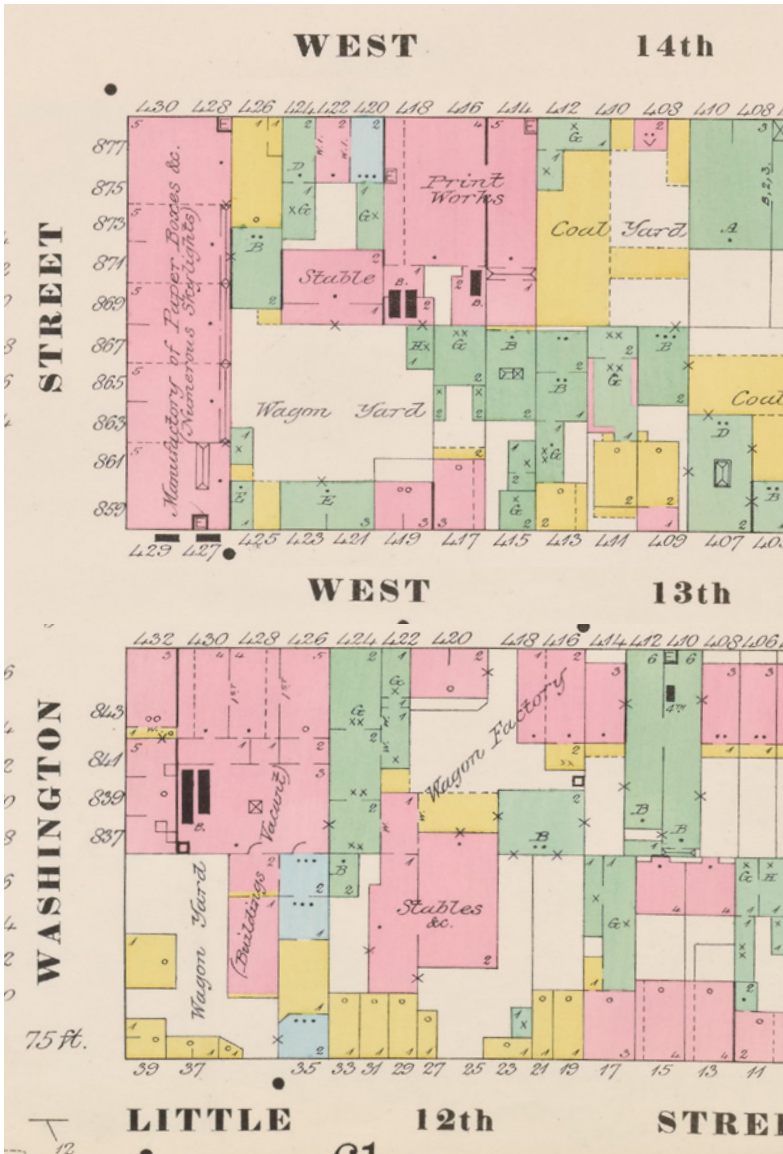


NO "DOUGHNUT" / MULTIPLE THROUGH LOTS

1955-1956 Bromley Map



1859 Perris Map



1895 Sanborn Map



SW CORNER OF TENTH AV & 14th ST: 1933 - NO HIGH LINE YET (NYPL)



553 WEST STREET FROM THE INTERSECTION OF WEST STREET AND GANSEVOORT (NYPL)



FROM THE INTERSECTION OF WASHINGTON AND LITTLE WEST 12TH (NYPL)

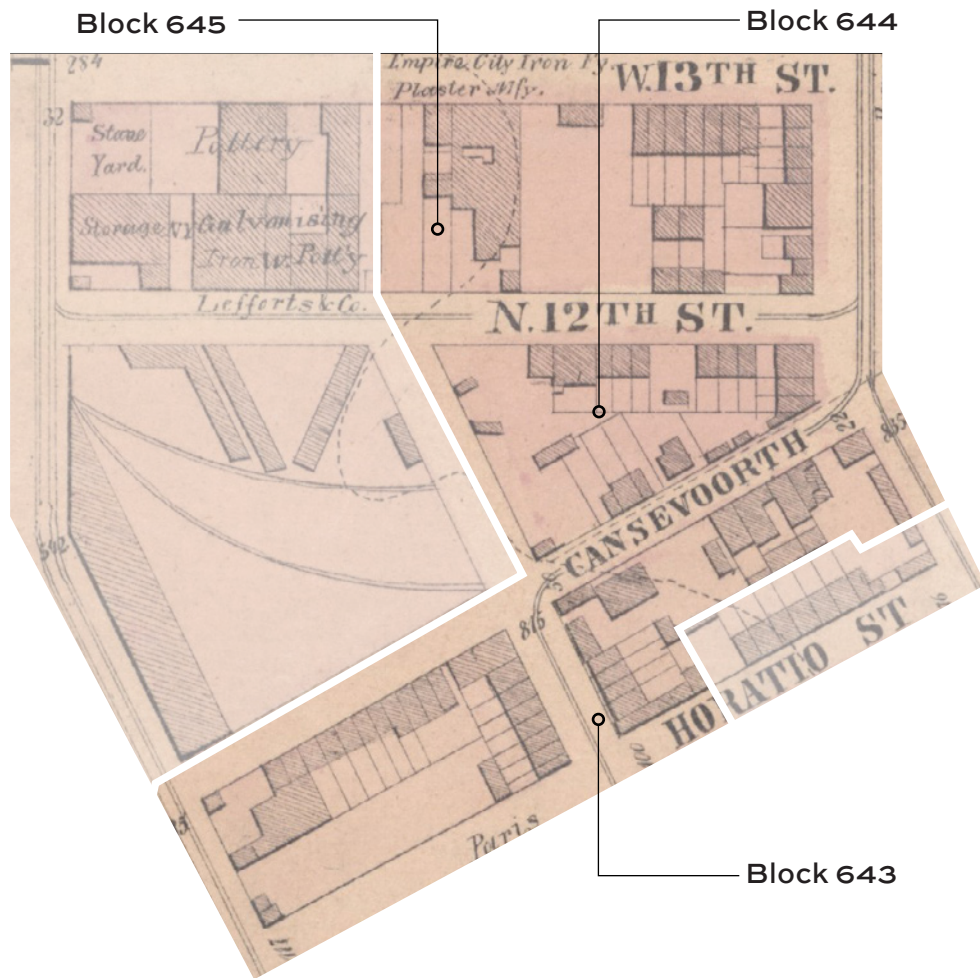


63 GANSEVOORT



GANSEVOORT DISTRICT - MID-BLOCK DEVELOPMENT PATTERNS, 1

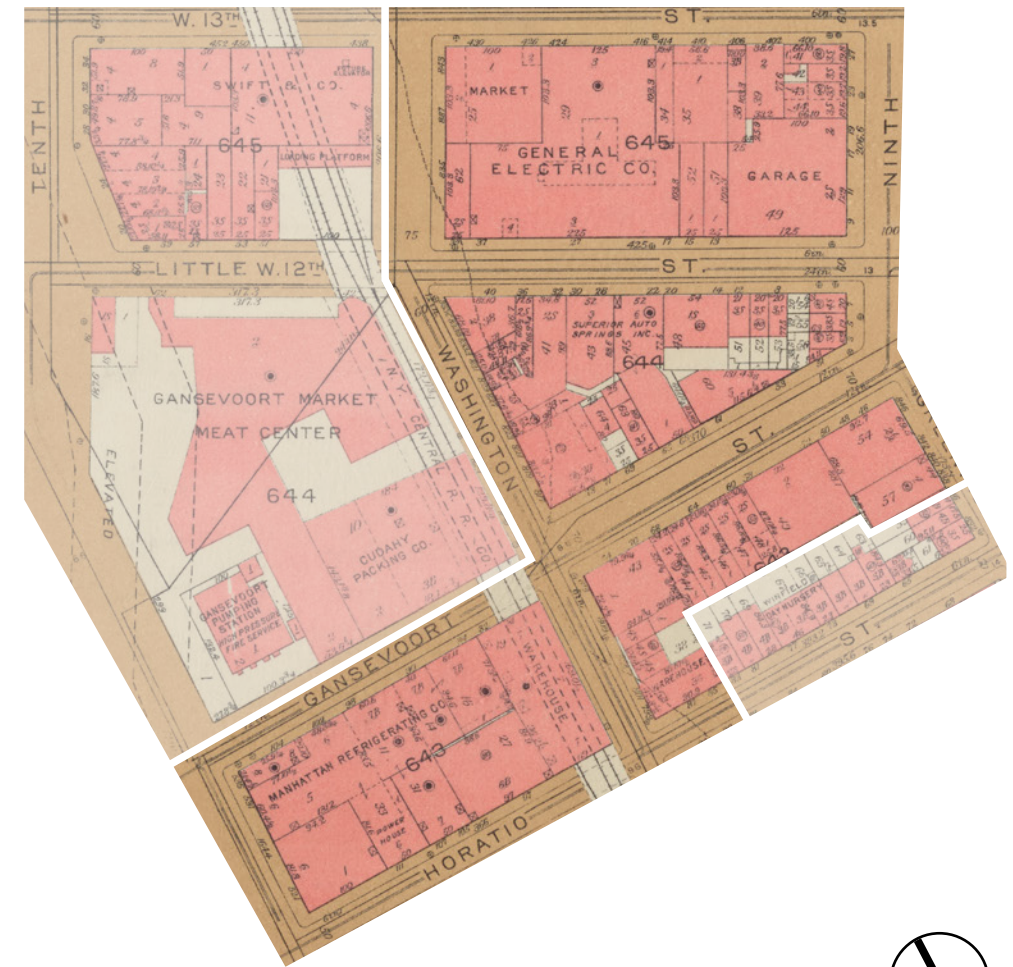
NINTH AVENUE & WEST 14TH STREET



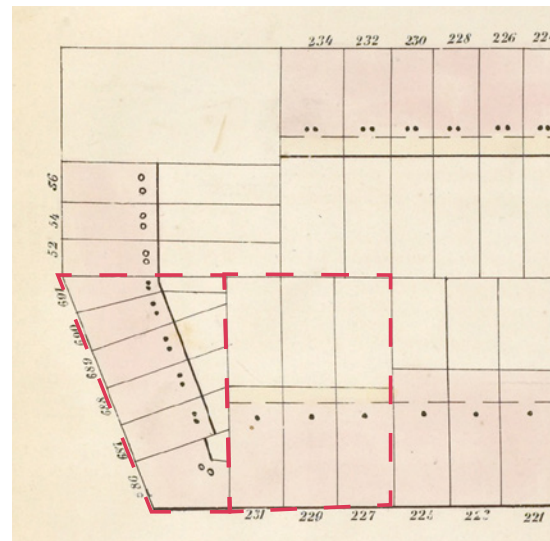
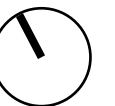
1867 Dripps Map



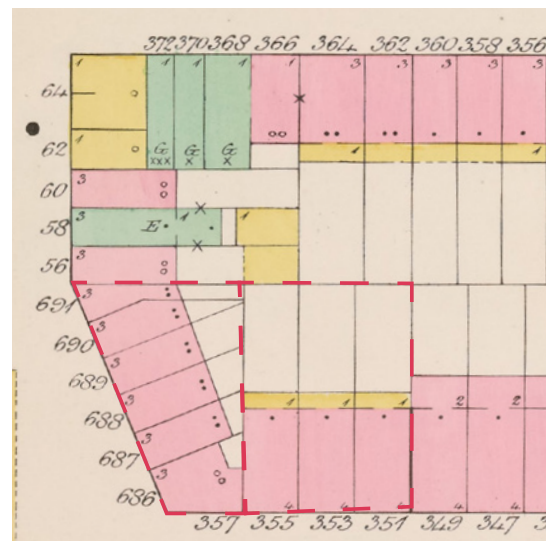
1895 Sanborn Map



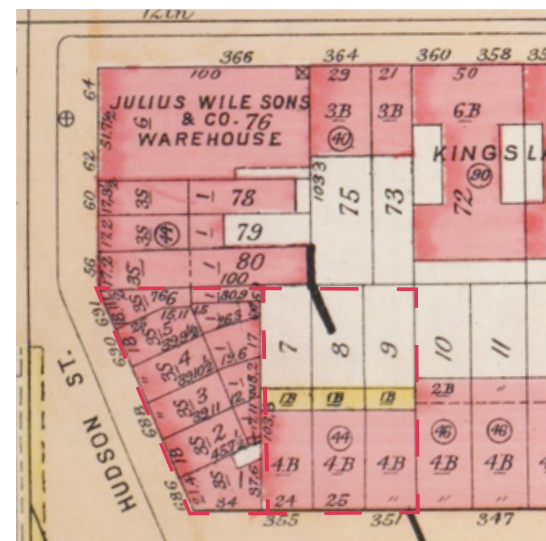
1955-1956 Bromley Map



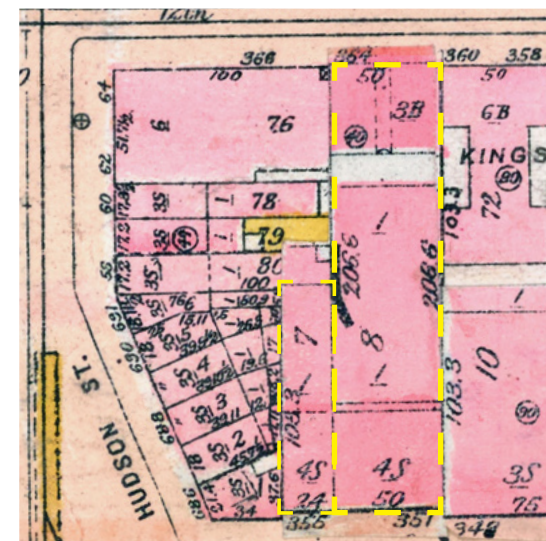
1854 Perris Map



1895 Sanborn Map



1920 Bromley Map



1921 Bromley Map

- FROM THE MID-19TH C TO THE MID-20TH C, OPEN SPACE RESERVED FOR MANUFACTURING USES YIELDED TO DENSE, FULLY-BUILT BLOCKS.
- THE PROPOSED INFILL ADDITION IS A CONTINUATION OF HISTORIC, AS WELL AS CURRENT, DISTRICT DEVELOPMENT PATTERNS.

GANSEVOORT DISTRICT DEVELOPMENT PATTERNS, 2

TAVROS B K S K



GANSEVOORT ROW

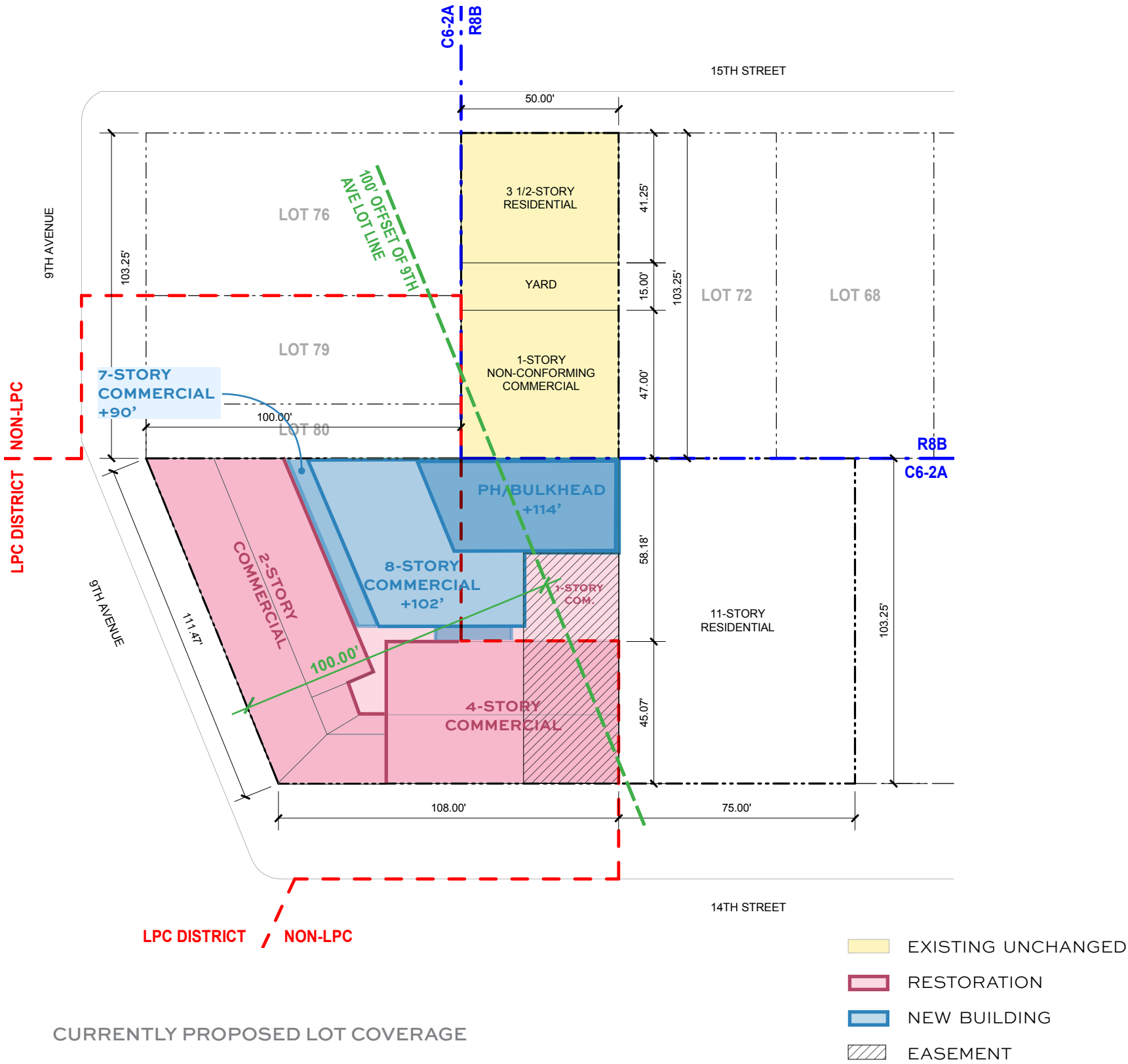


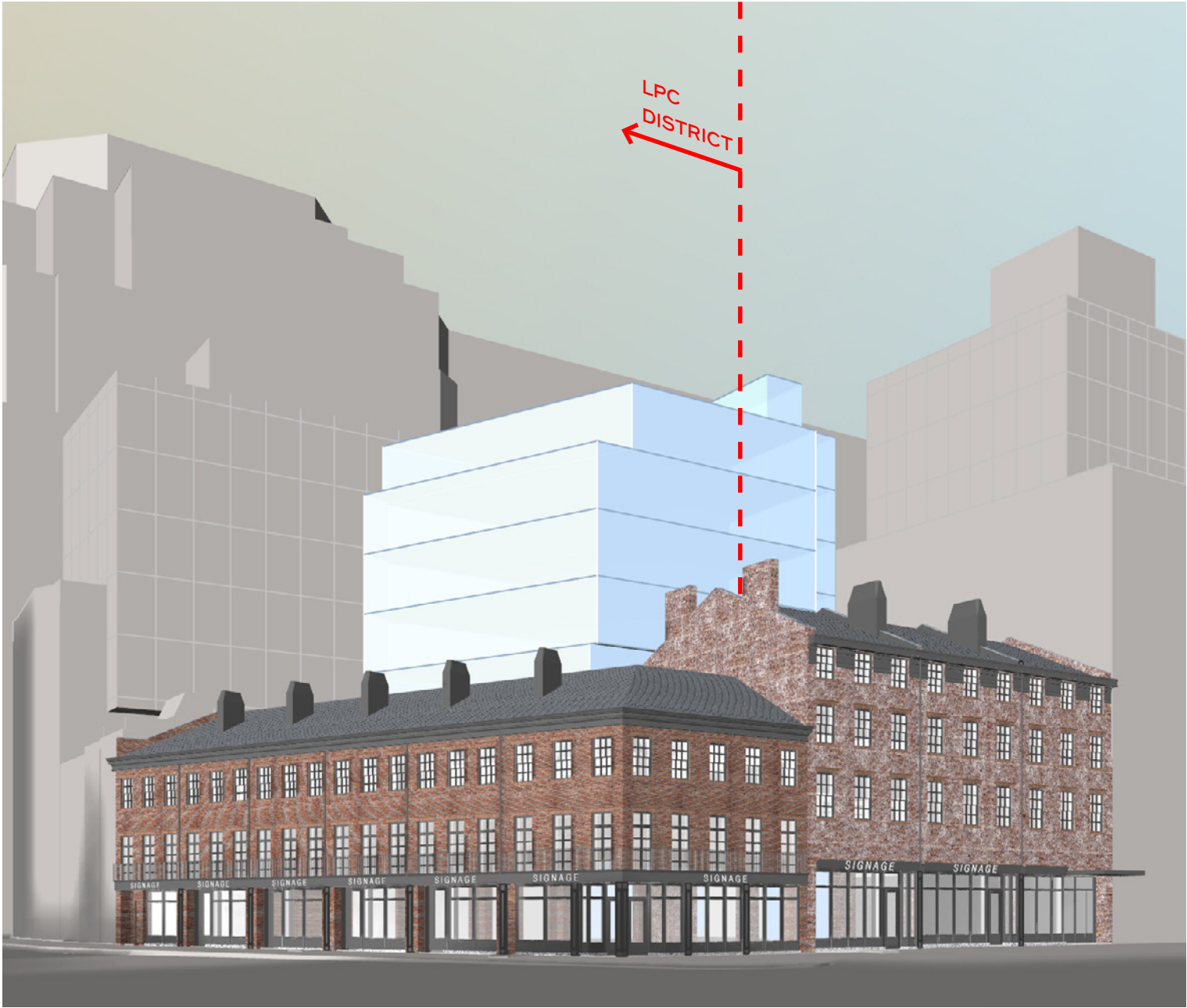
SAMSUNG 837, 837 WASHINGTON ST.

SITING:
 AS IN MANY OTHER BLOCKS OF THE DISTRICT, ANOMALOUS CONDITIONS WILL SHAPE THE DEVELOPMENT PATTERN OF THIS LOT.

CORNER LOTS & ANOMALOUS SITE CONDITIONS

NINTH AVENUE & WEST 14TH STREET

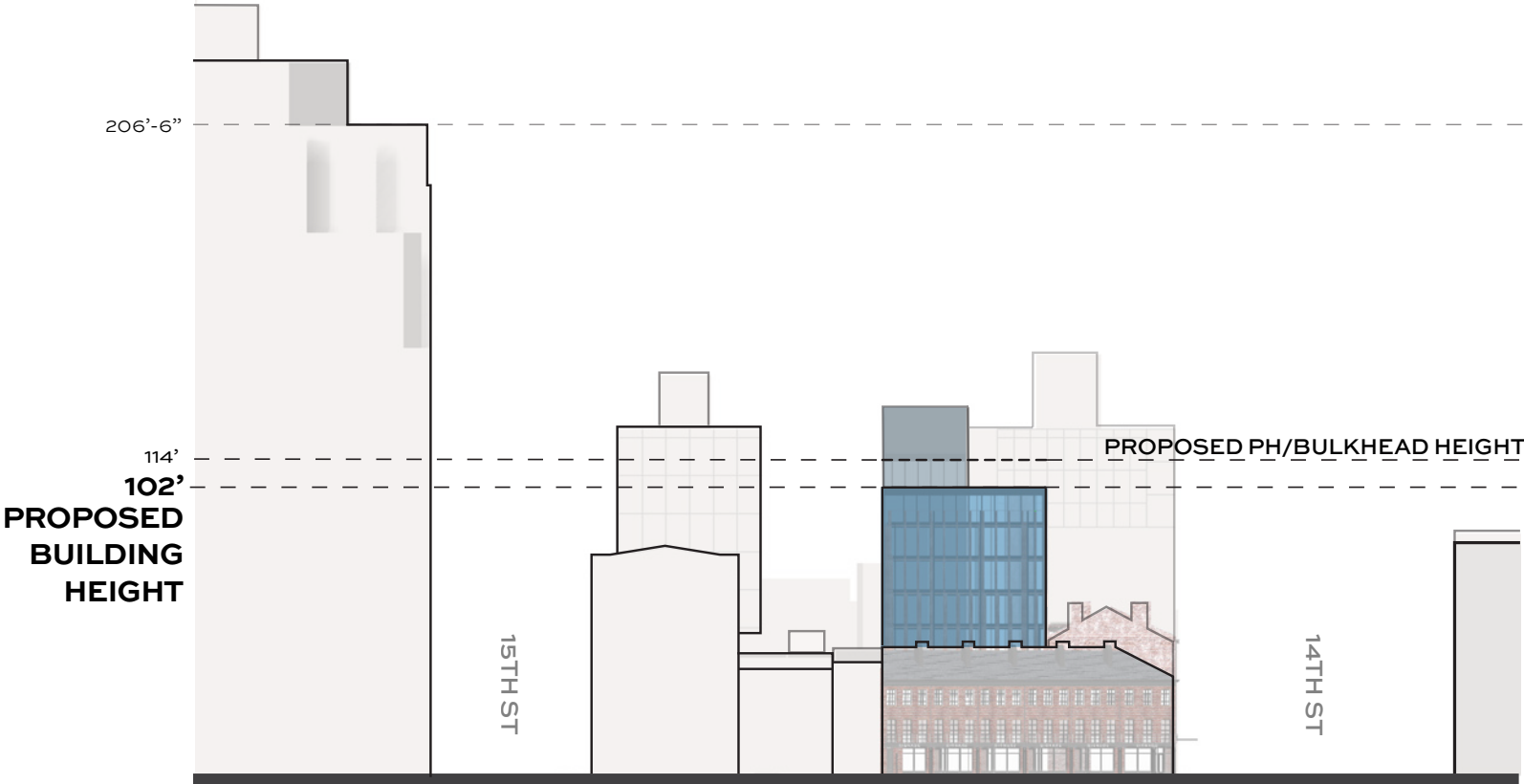




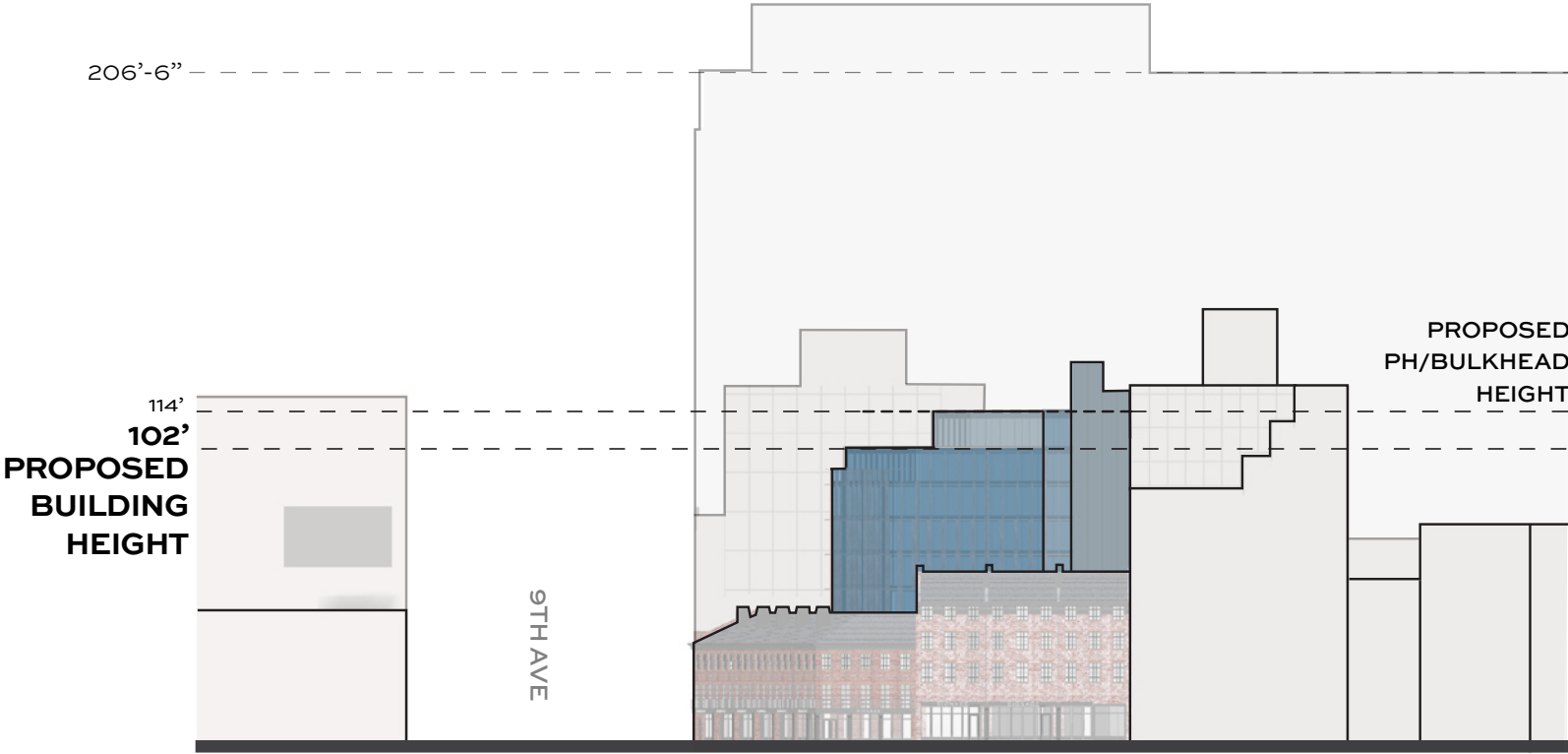
CURRENTLY PROPOSED MASSING

SCALE AT EDGE OF DISTRICT

NINTH AVENUE & WEST 14TH STREET



CURRENTLY PROPOSED - STREET ELEVATION - NINTH AVENUE



CURRENTLY PROPOSED STREET ELEVATION - WEST 14TH STREET



PREVIOUS PROPOSAL



CURRENT PROPOSAL

PREVIOUS AND CURRENT PROPOSALS - VIEW FROM NORTH WEST

NINTH AVENUE & WEST 14TH STREET
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PREVIOUS PROPOSAL



CURRENT PROPOSAL

VIEW FROM INTERSECTION OF 14TH STREET & 9TH AVENUE

NINTH AVENUE & WEST 14TH STREET
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LPC HEARING 08/11/2020



PREVIOUS PROPOSAL



CURRENT PROPOSAL

PREVIOUS & CURRENT PROPOSALS - VIEW FROM SOUTH WEST

NINTH AVENUE & WEST 14TH STREET



PREVIOUS PROPOSAL

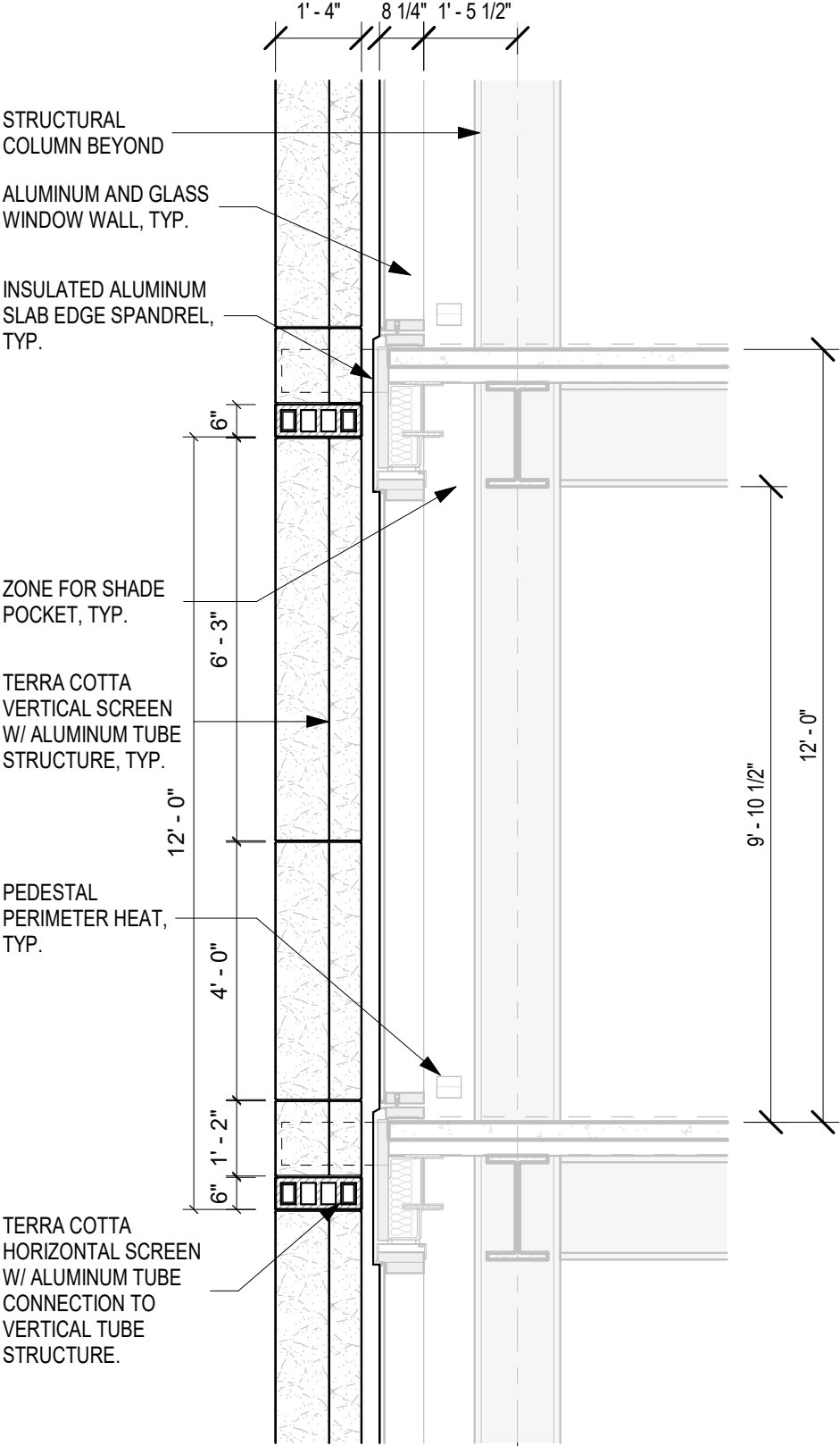


CURRENT PROPOSAL

PREVIOUS & CURRENT PROPOSALS - VIEW FROM SOUTH

NINTH AVENUE & WEST 14TH STREET
16

TAVROS B K S K



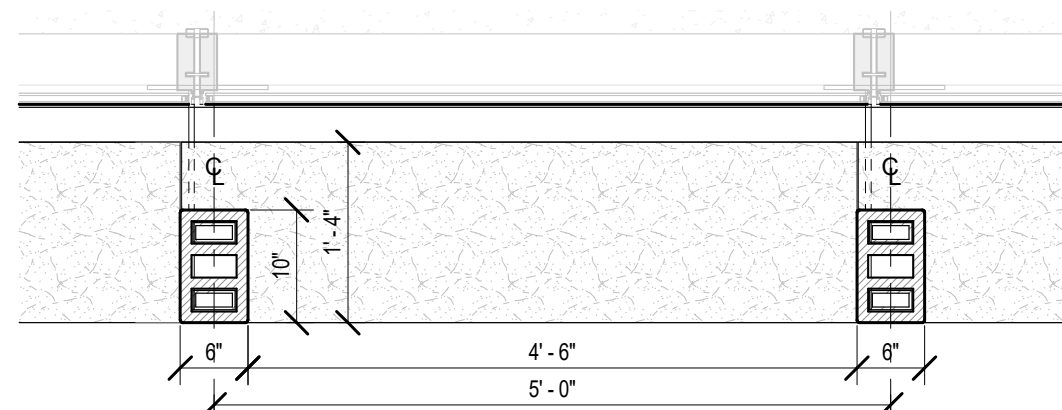
① WEST FACADE DETAIL SECTION @ TYP. FLOOR
3/8" = 1'-0"

PROPOSED INFILL BUILDING DETAILS

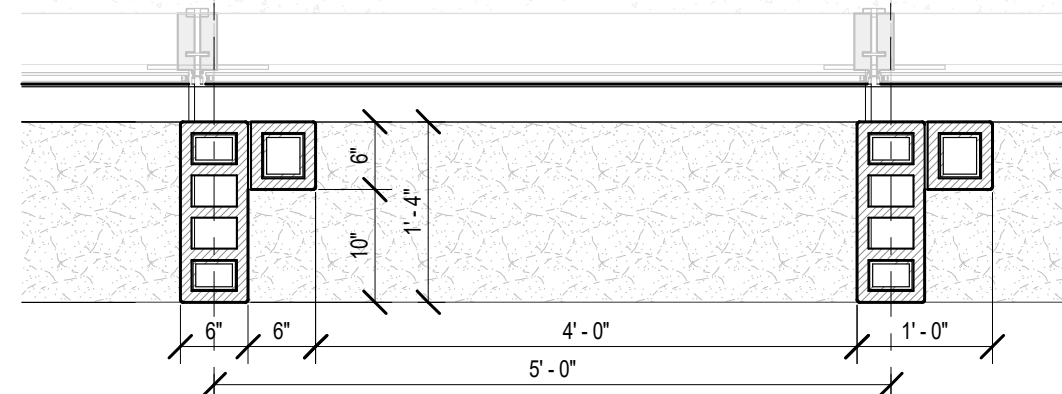
NINTH AVENUE & WEST 14TH STREET
17



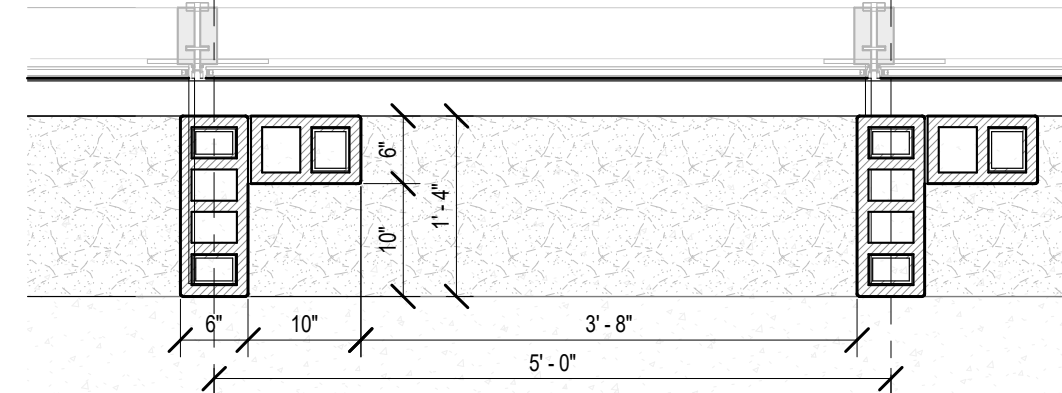
8TH FL TERRA COTTA
PLAN DETAIL



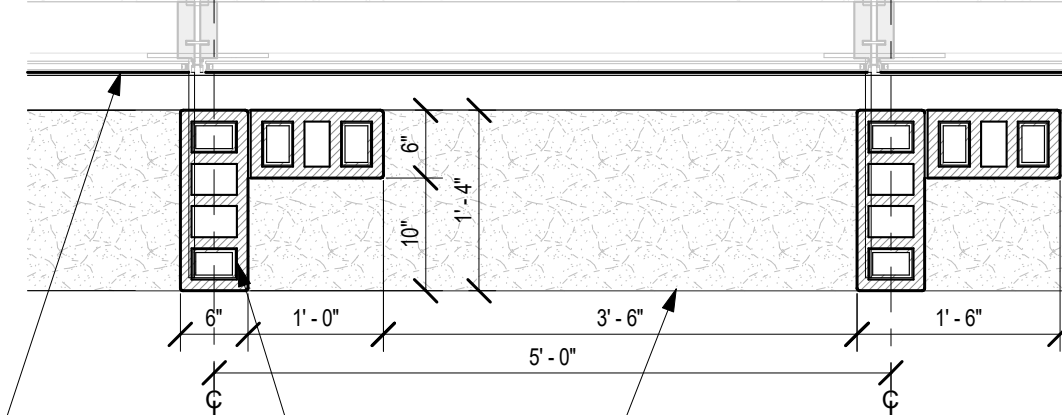
7TH FL TERRA COTTA
PLAN DETAIL



6TH FL TERRA COTTA
PLAN DETAIL



5TH FL TERRA COTTA
PLAN DETAIL

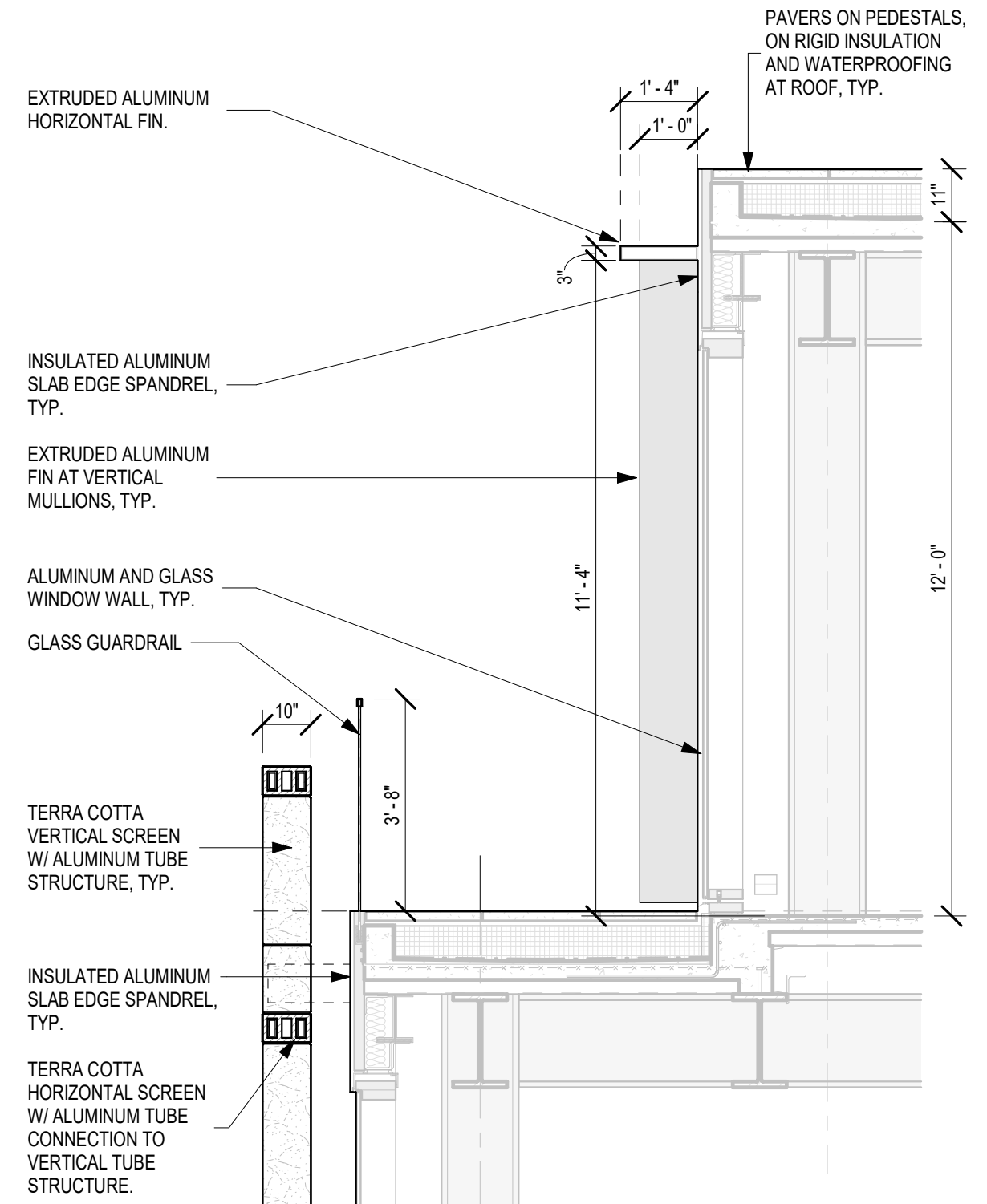


ALUMINUM AND GLASS WINDOW WALL W/ IGU. VERTICAL TC SCREEN W/ ALUMINUM TUBE STRUCTURE. HORIZONTAL TC SCREEN W/ ALUMINUM TUBE CONNECTION TO VERTICAL TUBE STRUCTURE.

*LEVELS & DIMENSIONS ARE BASED ON SOUTH FACADE. THE PATTERN SHIFT 1 LEVEL DOWN @ WEST FACADE

PROPOSED INFILL BUILDING DETAILS

NINTH AVENUE & WEST 14TH STREET



② WEST FACADE DETAIL SECTION @ SETBACK ROOF
3/8" = 1'-0"

PROPOSED INFILL BUILDING DETAILS

NINTH AVENUE & WEST 14TH STREET

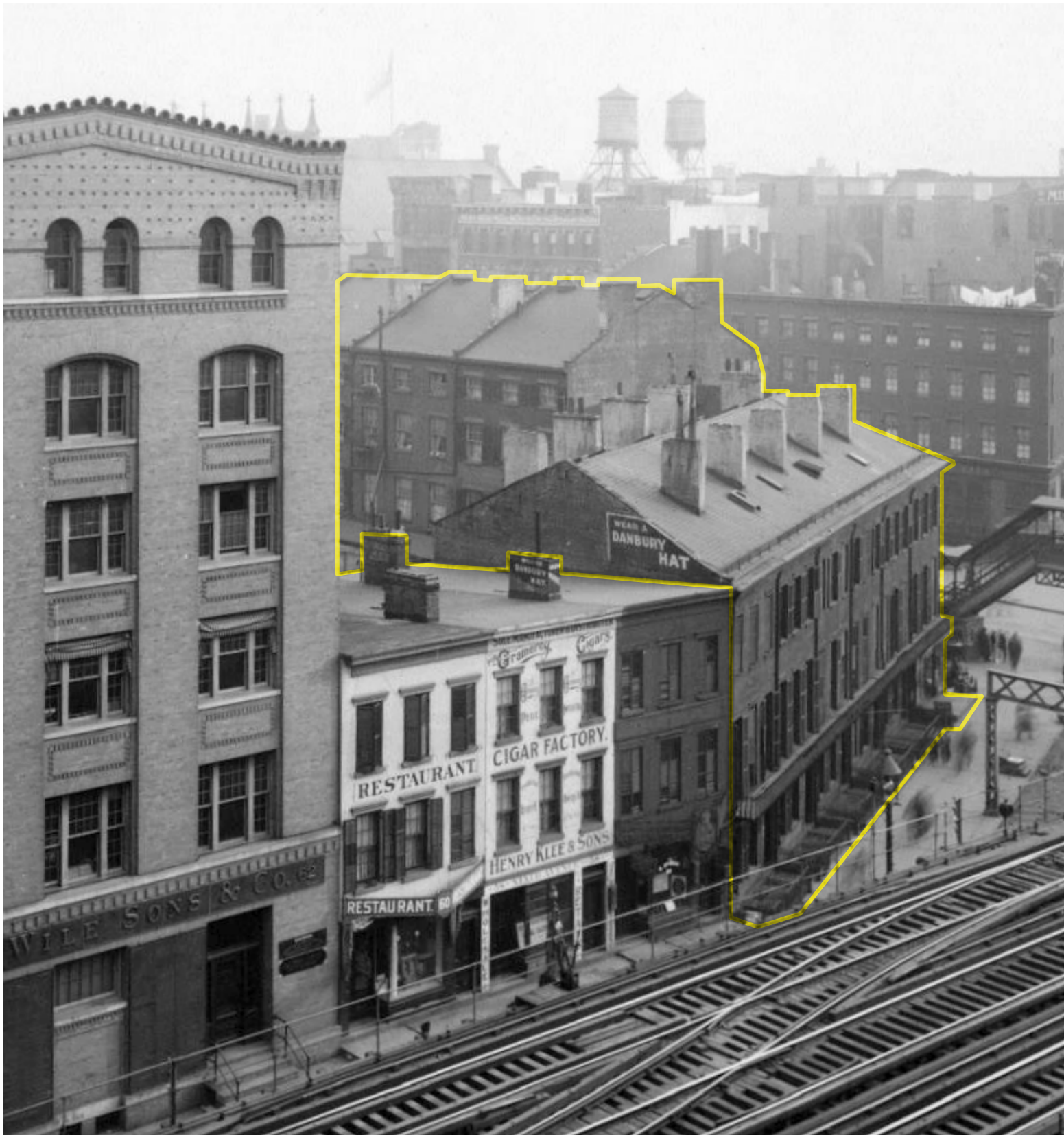


PROPOSED INFILL BUILDING DETAILS AND MATERIALS

NINTH AVENUE & WEST 14TH STREET
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LPC HEARING 08/11/2020



CIRCA 1910 VIEW OF THE SITE FROM NW WITH JULIUS WILE SONS & CO. BUILDING (BUILT 1905) AT CORNER.

*NOTE NO DORMERS ON NINTH AVENUE BUILDINGS.

RESTORATION - OBJECTIVES

NINTH AVENUE & WEST 14TH STREET
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EXISTING CONDITION

TAVROS B K S K



CIRCA 1910 VIEW OF THE SITE FROM NW WITH JULIUS WILE SONS & CO. BUILDING (BUILT 1905) AT CORNER.

“these six buildings are rare surviving examples of 1840s pitched-roofed row houses in Manhattan.”

“In 1916, the architect James S. Maher was commissioned to completely renovate the buildings, converting the upper floors to a bachelor apt building with a Neo-Georgian entrance.”

“though altered at the ground story, the buildings’ upper stories still retain their original brick facades (now painted) and historic molded stone window

“the low profile of their roofs and lack of dormers reflects the Greek Revival taste for high-ceilinged rooms .”



WEST VIEW OF HISTORIC NINTH AVE FACADE IN 1980



SOUTH VIEW OF HISTORIC WEST 14TH ST FACADE IN 1940

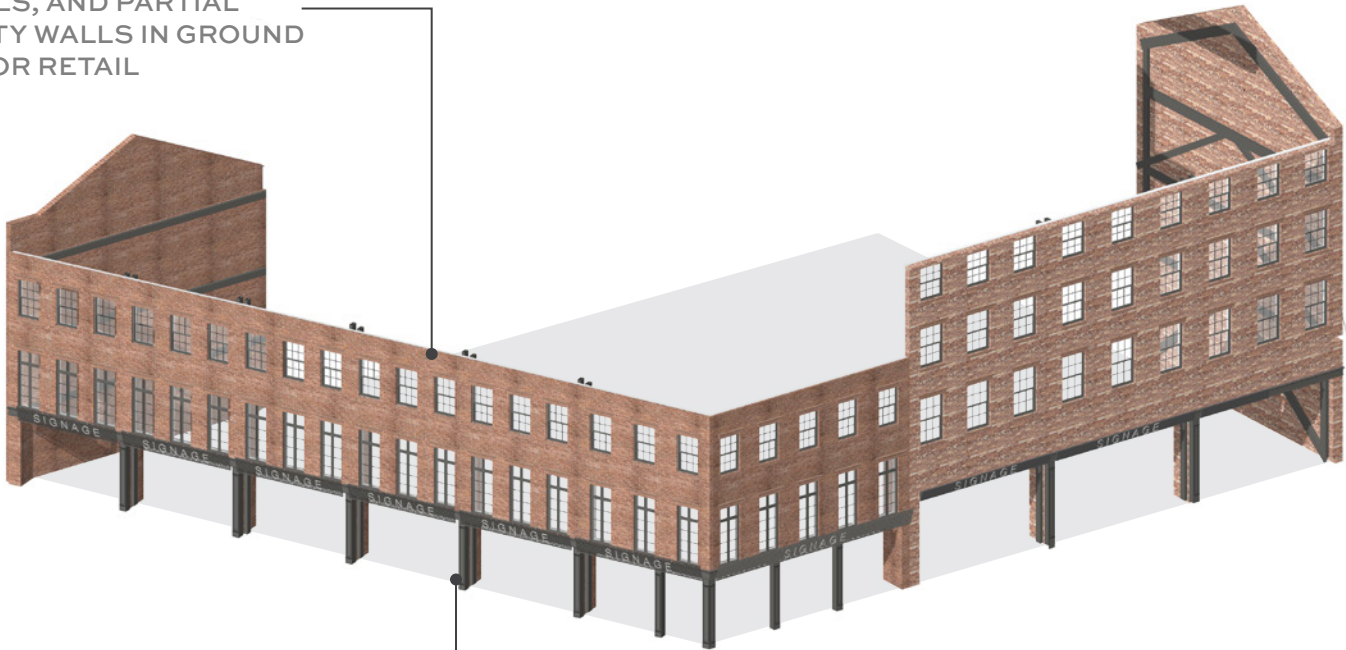
44-54 NINTH AVE & 351-355 WEST 14TH ST - DESIGNATION REPORT NOTES

TAVROS **BKSK**

PREVIOUS PROPOSAL

PRESERVED ORIGINAL STREET WALLS, LOT LINE WALLS, AND PARTIAL PARTY WALLS IN GROUND FLOOR RETAIL

PRESERVED HISTORIC CAST-IRON COLUMNS



CURRENT PROPOSAL

PRESERVED ALL ORIGINAL EXTERIOR WALLS AND PARTIAL PARTY WALLS

NEW STEEL TUBES SHORING THE STREET & REAR WALLS, AND SUPPORTING THE REBUILT ROOFS

REINTERPRETED LIGHT WELL CHIMNEYS MATCH HISTORIC SHAPE AND LOCATIONS

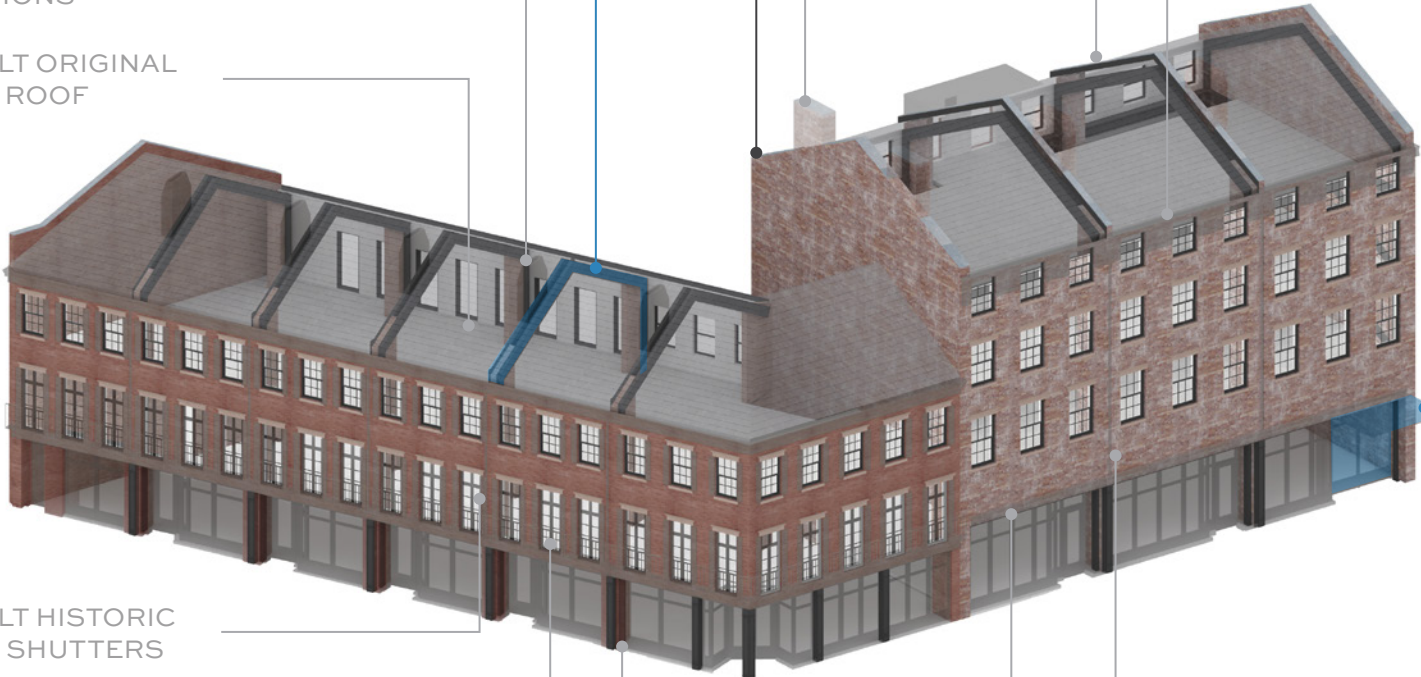
REBUILT ORIGINAL SLATE ROOF

REBUILT HISTORIC WOOD SHUTTERS

REBUILT HISTORIC BALCONETTE & TALL 2ND FL WINDOWS

REBUILT BRICK WALL @ BOTH SIDES OF CAST-IRON COLUMNS

PRESERVED HISTORIC CAST-IRON COLUMNS



- PRESERVED EXISTING HISTORIC FABRIC
- REBUILT & REINTERPRETED HISTORIC FABRIC
- NEW MODIFICATION OF HISTORIC FABRIC

REBUILT ORIGINAL BRICK CHIMNEYS

REBUILT ORIGINAL BLUESTONE COPPINGS

REBUILT ORIGINAL CORNICES

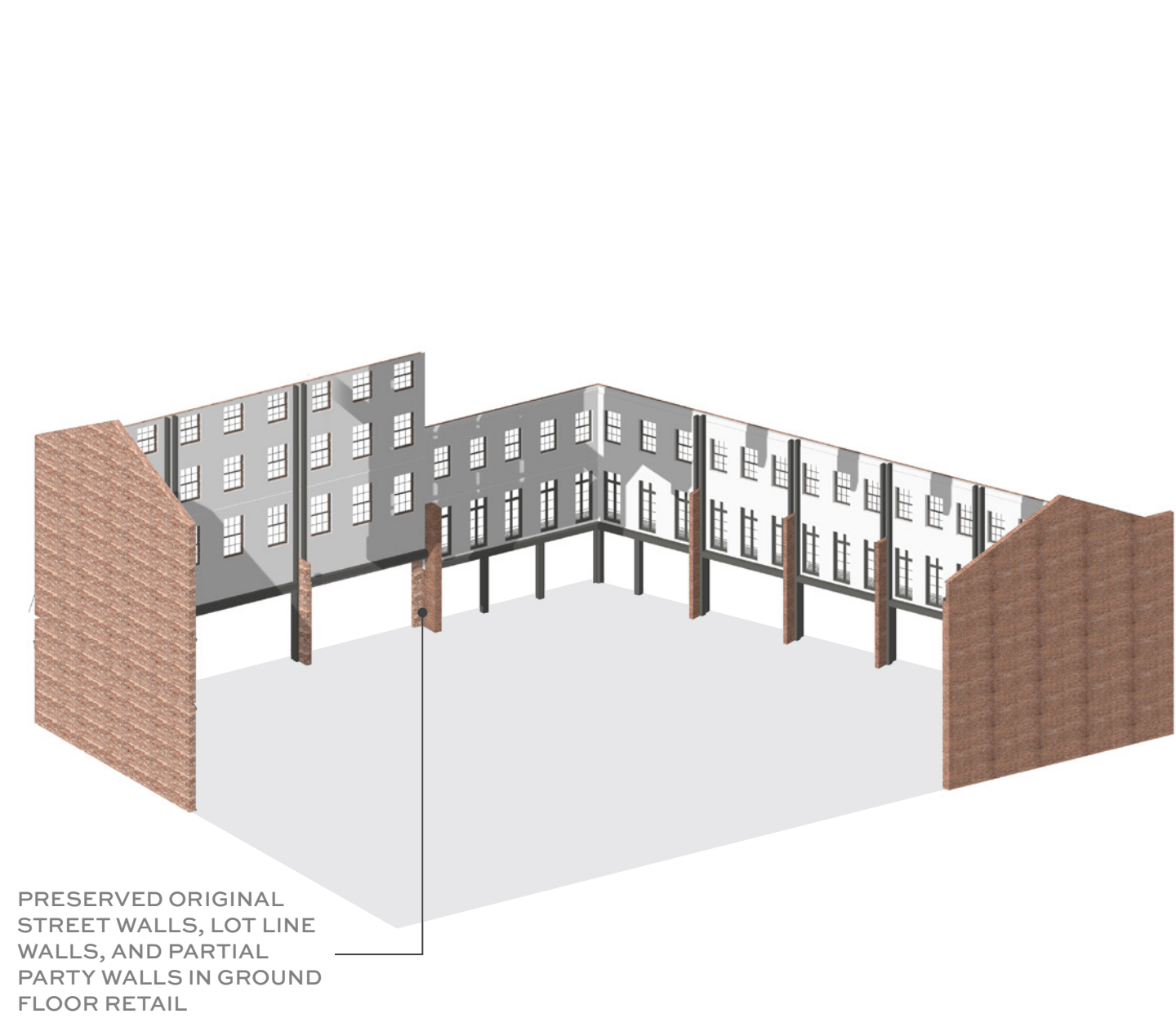
NEW OFFICE ENTRANCE & CANOPY

REBUILT COPPER LEADERS @ PARTY WALL LOCATIONS

REINTERPRETED WOOD STOREFRONT AND SIGNAGE BAND

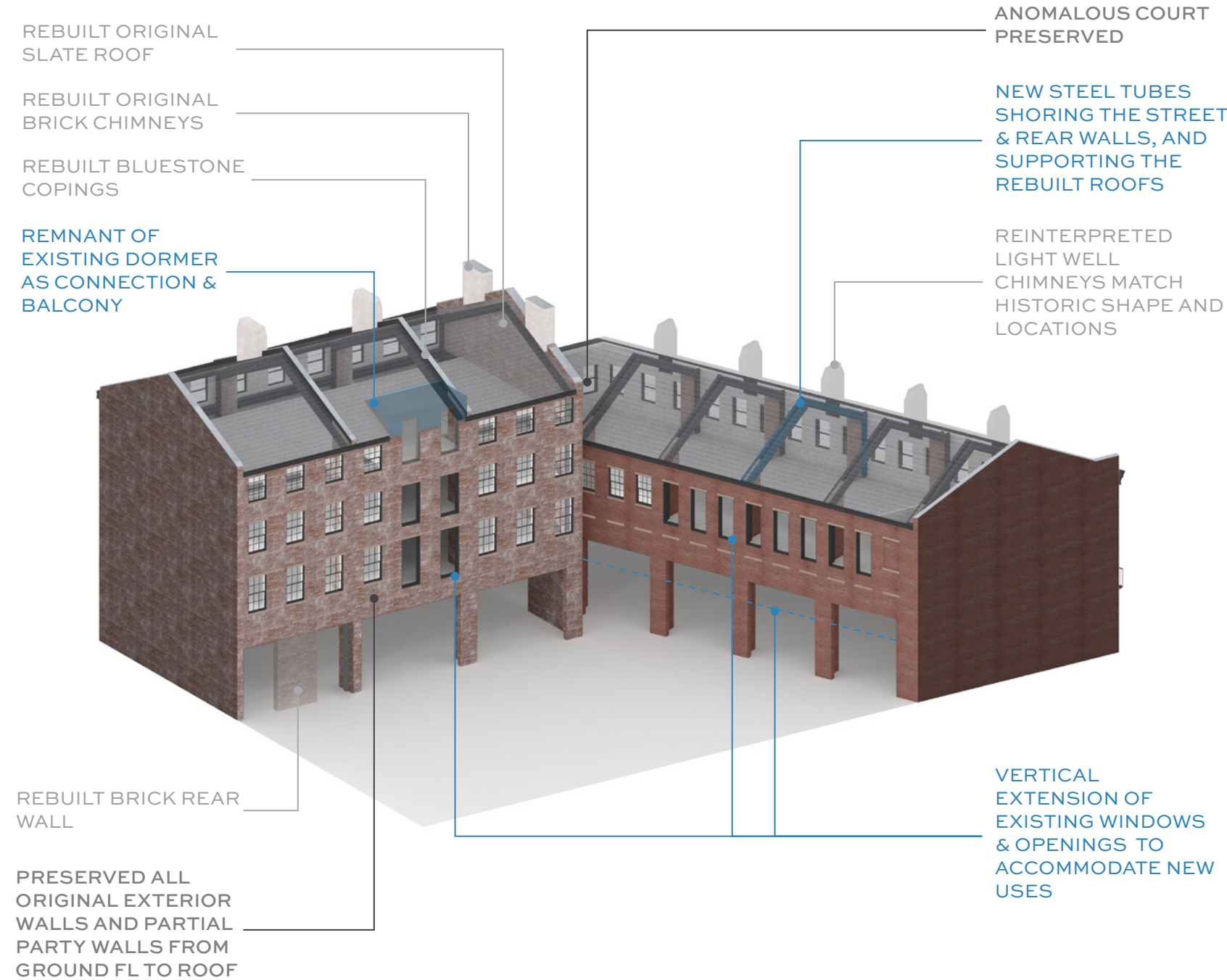
PROPOSAL - DIALOGUE - OLD AND NEW - STREET WALLS

PREVIOUS PROPOSAL

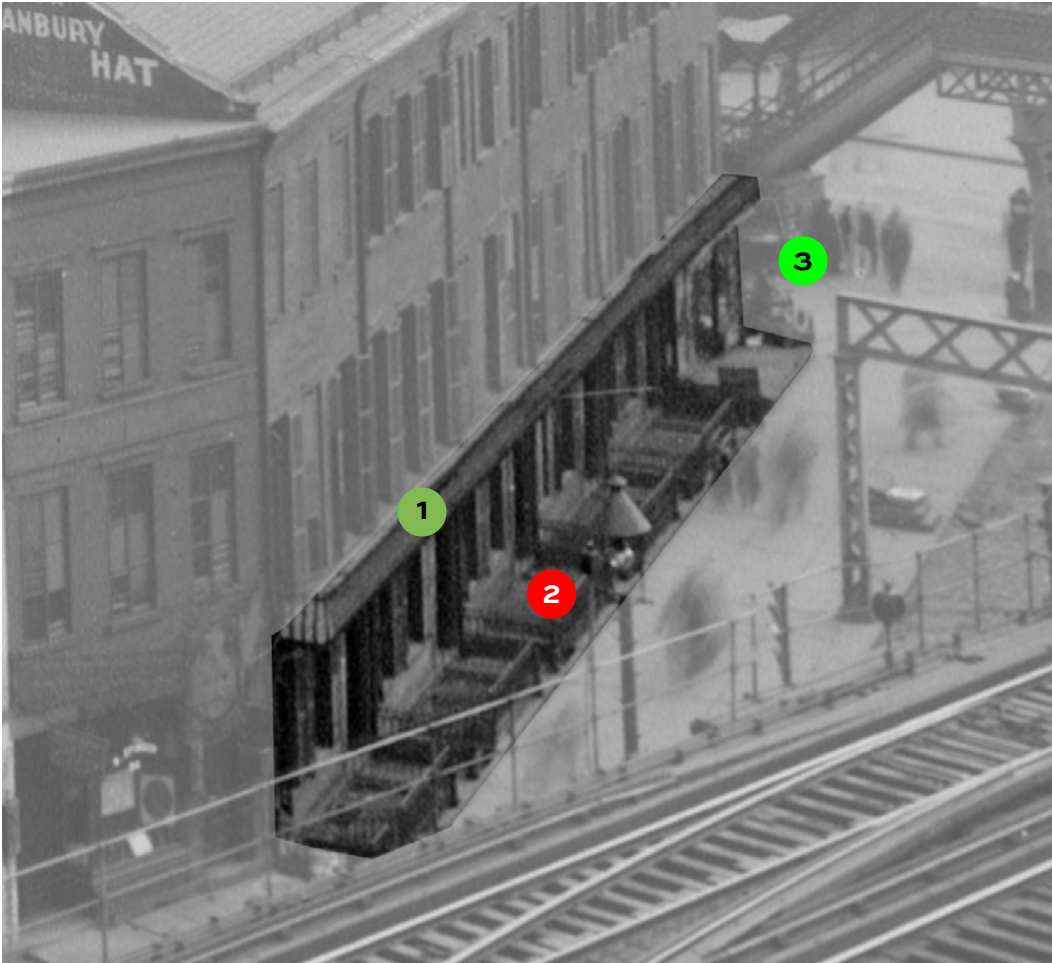


CURRENT PROPOSAL

- PRESERVED EXISTING HISTORIC FABRIC
- REBUILT & REINTERPRETED HISTORIC FABRIC
- NEW MODIFICATION OF HISTORIC FABRIC

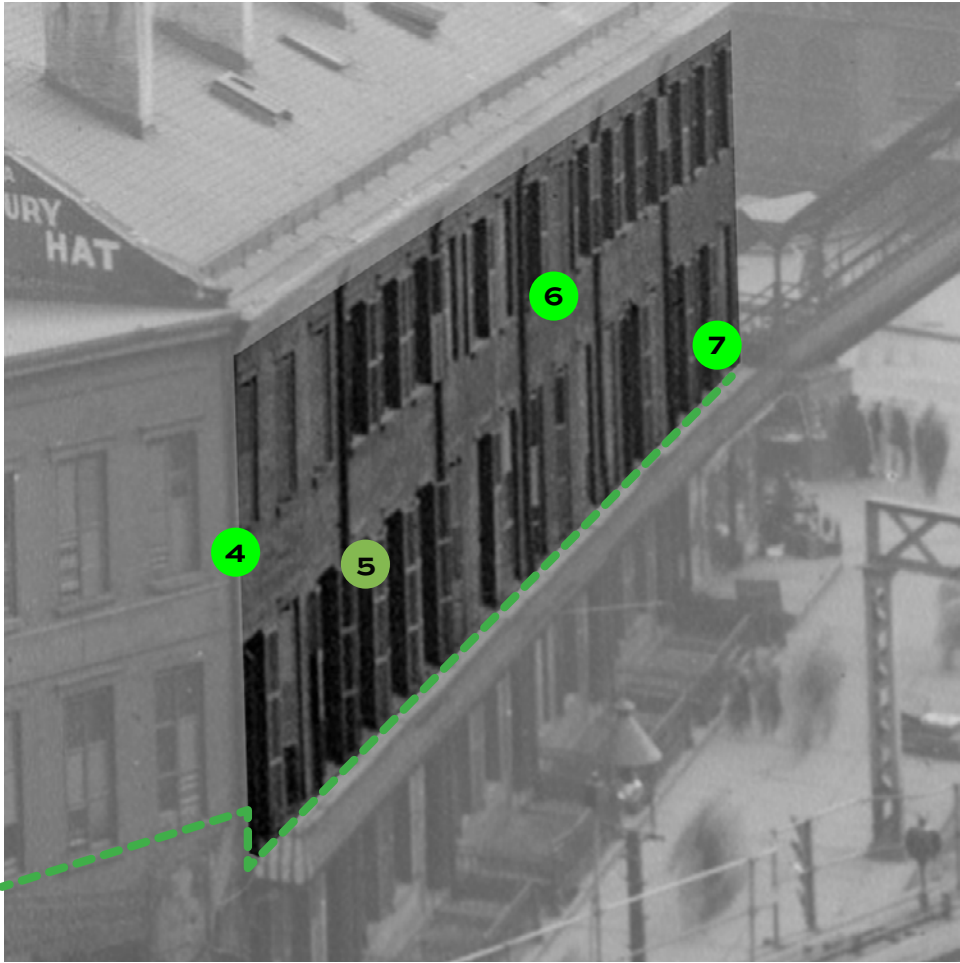


PROPOSAL - DIALOGUE - OLD AND NEW - REAR WALLS



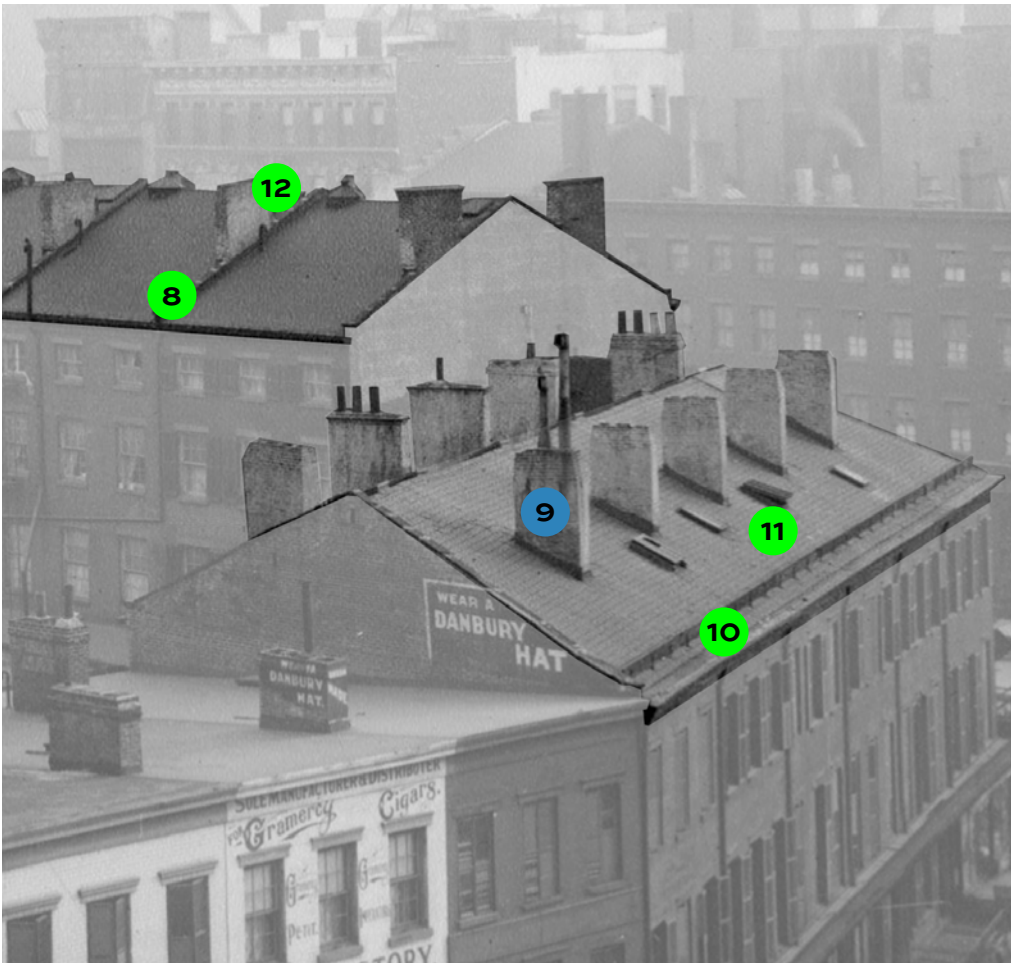
STOREFRONT

- 1 CONTINUOUS BALCONETTE (RESTORATION ITEM ADDED AS PART OF REDESIGN)
- 2 FENCED-IN AREAWAYS STILL EXTANT IN 1910
- 3 CORNER STOREFRONT AT NO.44 EARLIER THAN THE OTHERS



FACADE

- 4 RED BRICK FACADE
- 5 SHUTTERS (RESTORATION ITEM ADDED AS PART OF REDESIGN)
- 6 LEADERS AT PARTY WALL LOCATIONS
- 7 TALL WALKOUT WINDOWS



ROOF

- 8 DEMISING WALLS WITH BLUESTONE COPING
- 9 FRONT & REAR CORBELED CHIMNEYS
- 10 MOLDED CORNICE
- 11 SLATE ROOF. NO DORMERS
- 12 BRICK CHIMNEYS (RESTORATION ITEM ADDED AS PART OF REDESIGN)

- ITEMS TO BE REBUILT
- ITEMS TO BE REINTERPRETED
- ITEMS NOT TO BE RESTORED

RESTORATION - INVESTIGATE THE 1910 PHOTO

NINTH AVENUE & WEST 14TH STREET
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9TH AVE BLDG STREET WALL



WEST WALL



SOUTH WALL

RESTORATION PLAN:

- 1. KEEP THE DOUBLE-WYTHE BACKUP BRICK WALL THAT IS IN SOUND CONDITION
- 2. REMOVE THE 2~3” STUCCO AND FURRING STRIPS
- 3. CAREFULLY REMOVE AND SALVAGE THE FACE BRICKS
- 4. REATTACH FACE BRICKS TO STABILIZED BACK WALL
- 5. IF FACE BRICK IS DAMAGED, REINSTALL USING THE UNDAMAGED BACK SIDE

14TH ST BLDG STREET WALL



RESTORATION PLAN:

- 1. KEEP THE DOUBLE-WYTHE BACKUP BRICK WALL THAT IS IN SOUND CONDITION, ADD BACK UP BRICKS UNDER WINDOWS WHERE IS ONLY SINGLE WYTHE
- 2. CAREFULLY REMOVE AND SALVAGE THE FACE BRICKS, REMOVE WHITE PAINT BY CHEMICAL PROCESS
- 3. REATTACH FACE BRICKS TO STABILIZED BACK WALL
- 4. REINSTALL THE FACE BRICKS USING THE BACK SIDE OF BRICK IF IT’S ORIGINAL FACE IS DAMAGED SEVERELY

*** REMINISCENT WHITE PAINT WILL BE VISIBLE**
DIFFERENTIATION BETWEEN BUILDINGS EMPHASIZED WITH BRICK TREATMENT.



EXISTING CONDITION



PROPOSED RESTORATION

RESTORATION - STREET WALL

9TH AVE BLDG
LINTELS & SILLS



PROBES THROUGH REINFORCED STUCCO SYSTEM REVEALING ORIGINAL BROWNSTONE LINTELS AND SILLS

14TH ST BLDG
LINTELS & SILLS



SHEET METAL COVER OVER BROWNSTONE LINTEL

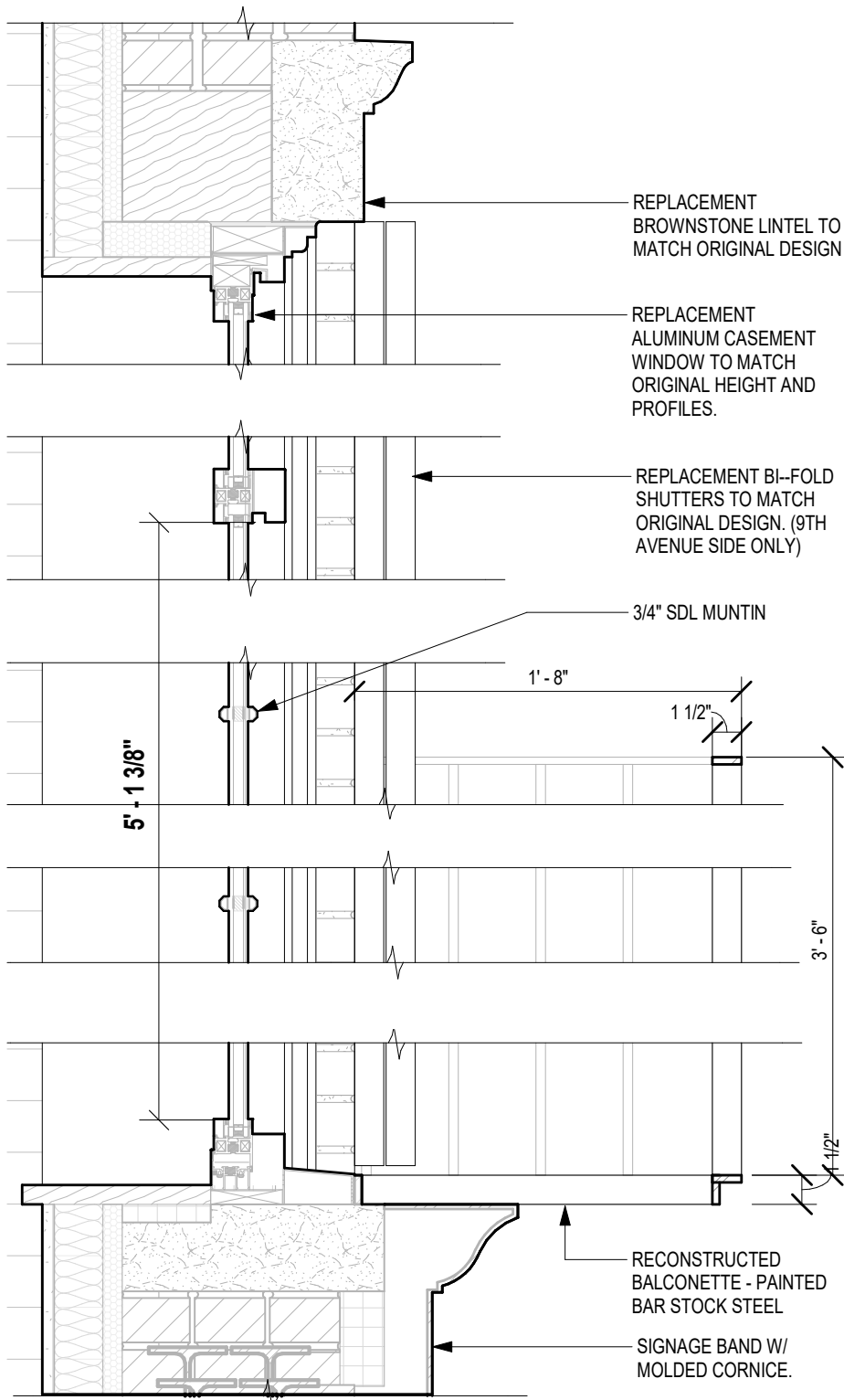


REFERENCE: 56 9TH AVENUE

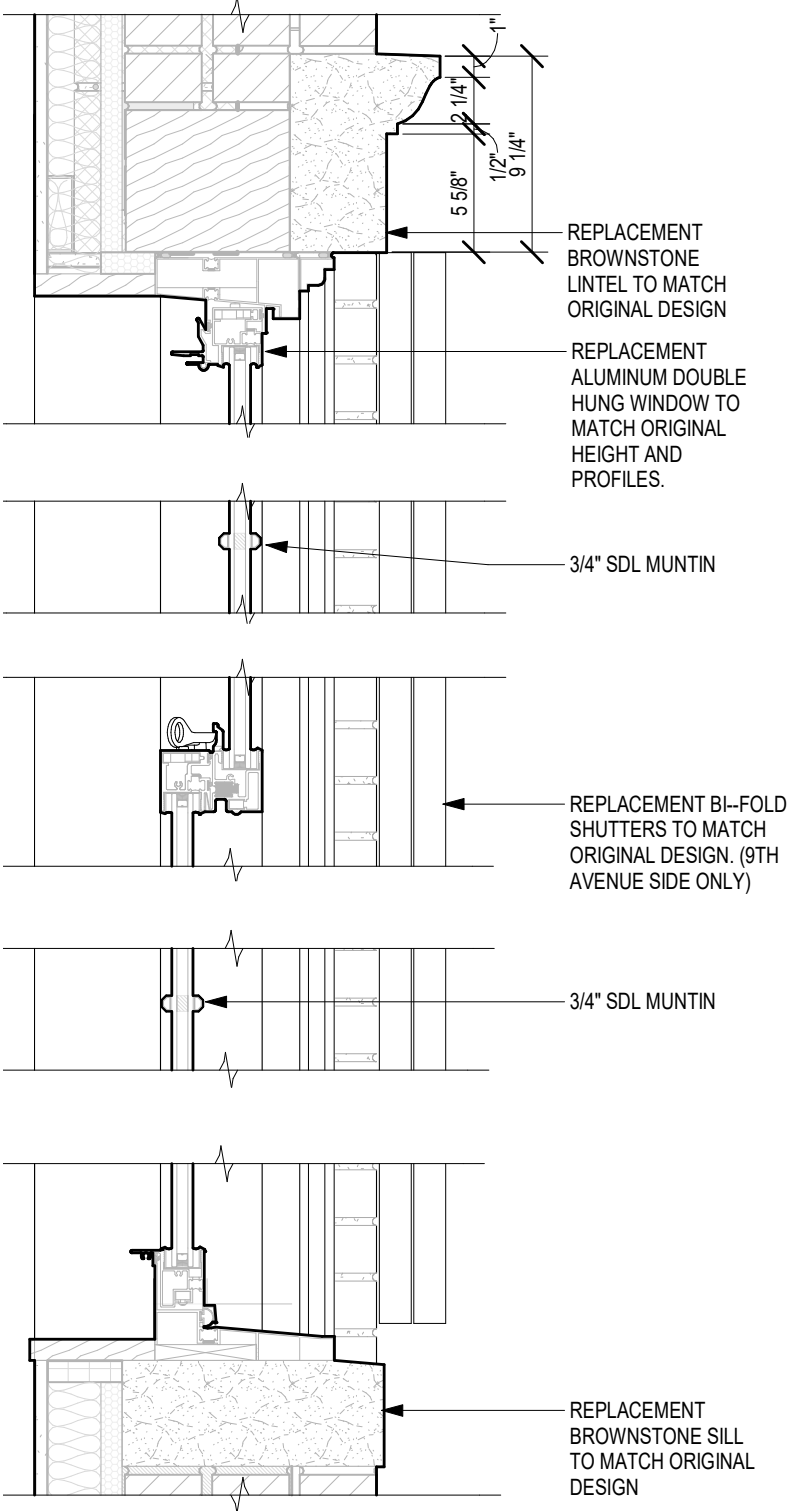
RESTORATION PLAN:

REINSTALL BROWN STONE LINTELS AND SILLS WITH REFERENCING THE PROFILES OF 14TH ST BLDG AND 56 9TH AVE THAT WERE BUILT AT THE SAME PERIOD AND ARE VERY LIKELY TO BE ORIGINAL

9TH AVE BLDG
WINDOW DETAIL SECTION



14TH ST BLDG
WINDOW DETAIL SECTION



RESTORATION - WINDOWS

NINTH AVENUE & WEST 14TH STREET
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14TH ST BLDG
ROOF COPINGS



WEST FAÇADE. DELAMINATING AND SPALLED
BLUESTONE COPING STONES.



BASE FLASHING EXTENDED UP THE RISING
WALL OF 14TH ST BLDG, TERMINATED WITH
SURFACE-MOUNTED ALUMINUM FLASHING.



HISTORIC PHOTO OF PARTY WALL
ON ROOF AND COPING, CIRCA 1910

RESTORATION PLAN:

REINSTALL THE BRICK PARTY WALL ON
ROOF AND BLUESTONE COPING

9TH AVE BLDG
ROOF CORNICE



FORMED COPPER CORNICE OVER
WOOD AND “NEW” BRICK STRUCTURE.

14TH ST BLDG
ROOF CORNICE



EXPOSED DETERIORATED NAILER
WOOD OF THE FASCIA BOARD
IMPACTING THE STABILITY OF THE
ADJACENT MASONRY.

RESTORATION PLAN:

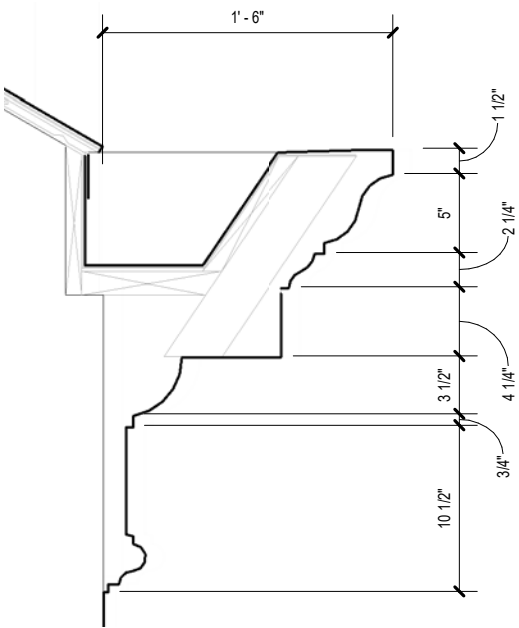
REINSTALL THE CORNICE AND FASCIA
BOARD ACCORDING TO THE HISTORIC
PHOTO



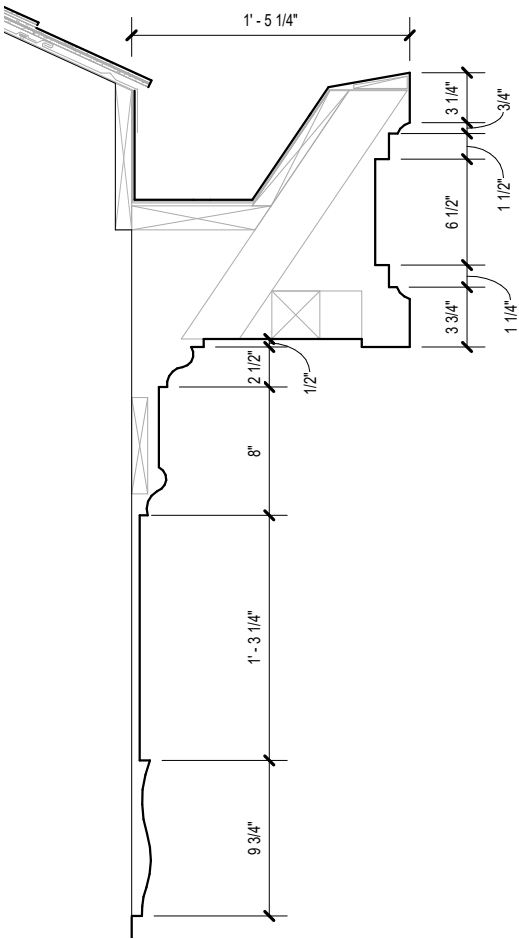
HISTORIC PHOTO OF 9TH AVE BLDG,
CIRCA 1910



HISTORIC PHOTO OF 14TH BLDG CORNICE,
CIRCA 1930



9TH AVE CORNICE PROFILE



14TH ST CORNICE PROFILE

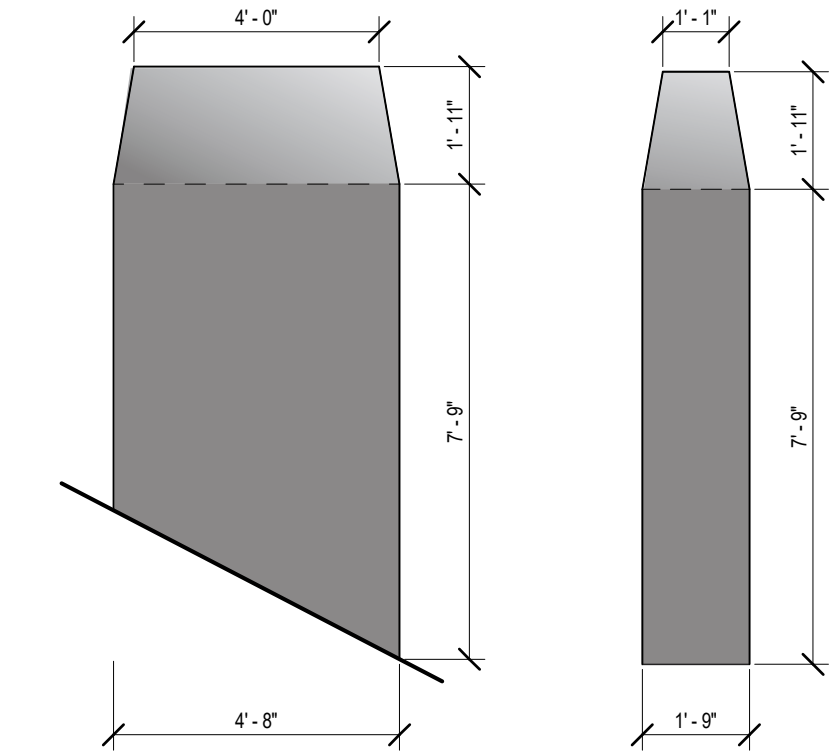
RECONSTRUCTED
ROOF CORNICE
PROFILE BY WALTER B.
MELVIN ARCHITECTS

RESTORATION - ROOF ELEMENTS

9TH AVE BLDG
CHIMNEYS



CURRENT ROOF CONFIGURATION, NO HISTORIC
CHIMNEYS REMAIN

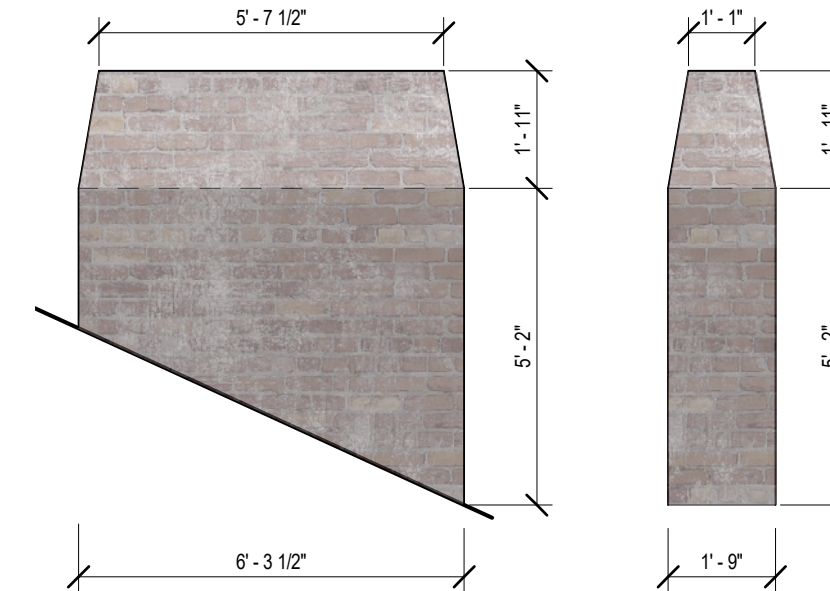


9TH AVE CHIMNEY ELEVATIONS

14TH ST BLDG
CHIMNEYS



CURRENT ROOF CONFIGURATION, NO HISTORIC
CHIMNEYS REMAIN

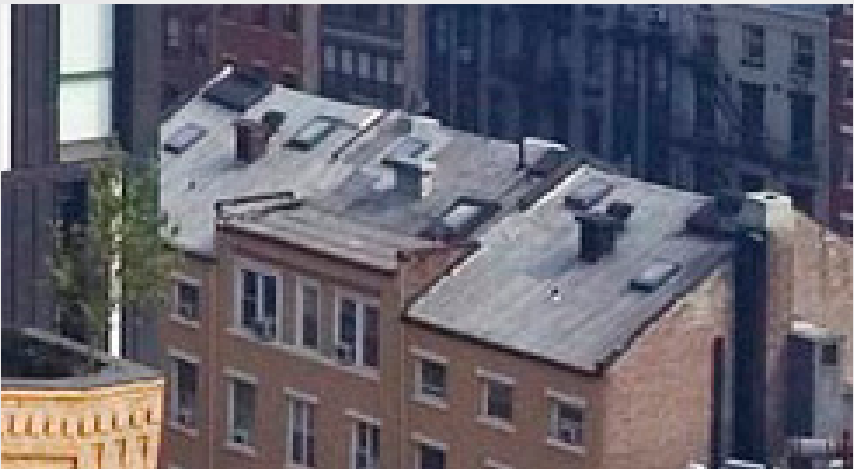


14TH ST CHIMNEY ELEVATIONS

RECONSTRUCTED CHIMNEY PROFILE BY WALTER B.
MELVIN ARCHITECTS



HISTORIC PHOTO OF CHIMNEYS ON ROOF,
CIRCA 1910



CURRENT CHIMNEYS ON ROOF

THE CHIMNEY/ VENTILATION APPURTENANCES ON THE CENTER,
FRONT AND BACK OF EACH ROOF ARE NOT ORIGINAL AS
DESIGNATION RPT SUGGESTED

RESTORATION PLAN:

REINSTALL METAL “SKYLIGHT” CHIMNEYS ON THE 9TH AVENUE
STREET SIDE ROOFS AND BRICK CHIMNEYS ON THE 14TH ST
STREET SIDE ROOFS. ADAPT THE SHAPE OF HISTORIC CHIMNEYS.

RESTORATION - ROOF ELEMENTS

EXISTING ROOF PLAN



9TH AVE EXIST. DORMERS & ROOF PENETRATIONS:
2285 SF = 52%

14TH ST EXIST. DORMERS & ROOF PENETRATIONS:
384 SF = 12%

TOTAL: 2681 SF = 35.6%



EXAMPLE OF “SUNTEGRA” SOLAR SHINGLE INSTALLED ON PITCHED ROOF
PV PANELS REQUIRED BY CODE FOR BOTH HISTORIC BUILDING ROOFS.



SCENARIO A
- SHINGLE PV PANELS ON THE SOUTH ROOF OF 14TH ST BLDG ONLY
- RELIEF FROM PV REQUIREMENT IS SOUGHT FOR THE 9TH AVE BLDG ROOF.



SCENARIO B
- SHINGLE PV PANELS ON THE SOUTH AND WEST ROOFS OF BOTH BLDGS AS PER LOCAL LAW 92/94

SUSTAINABLE ROOFING AS PER LOCAL LAWS 92/94



RESTORATION - BUILDING MATERIALS



1900

- CONTINUOUS OVERHANGING BALCONETTE



1940

- CORNER ENTRANCE
- SIGNAGE BANDS CANTED PROUD OF CORNICE
- SIGNAGE BAND SEPARATION FOLLOWING ROW HOUSE PARTY WALLS

RESTORATION - STOREFRONT ELEMENTS

NINTH AVENUE & WEST 14TH STREET



CURRENT CONDITION



PREVIOUSLY PROPOSED - GRATE SIGNAGE BAND @ 9TH AVE BLDG RECALL THE HISTORIC BALCONETTE



CURRENTLY PROPOSED -HISTORICAL SIGNAGE BAND WITH NEW BALCONETTE ABOVE. BRICK PIERS EXTEND TO GROUND AT PARTY WALL LOCATIONS.

*OWNER BASE BUILD OUT OF STOREFRONT FOR FUTURE TENANT

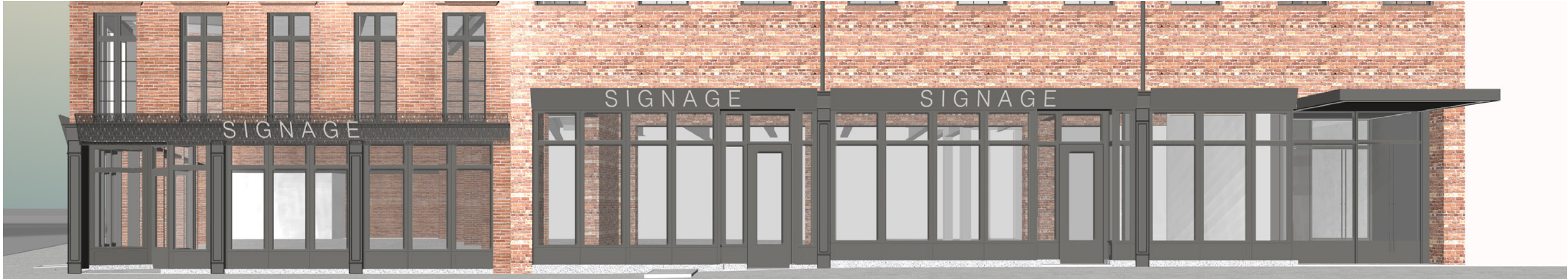
RESTORATION - STOREFRONT @ 9TH AVE

NINTH AVENUE & WEST 14TH STREET
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TAVROS B K S K



CURRENT CONDITION



PREVIOUSLY PROPOSED - SOLID BAND @ 14TH ST BLDG

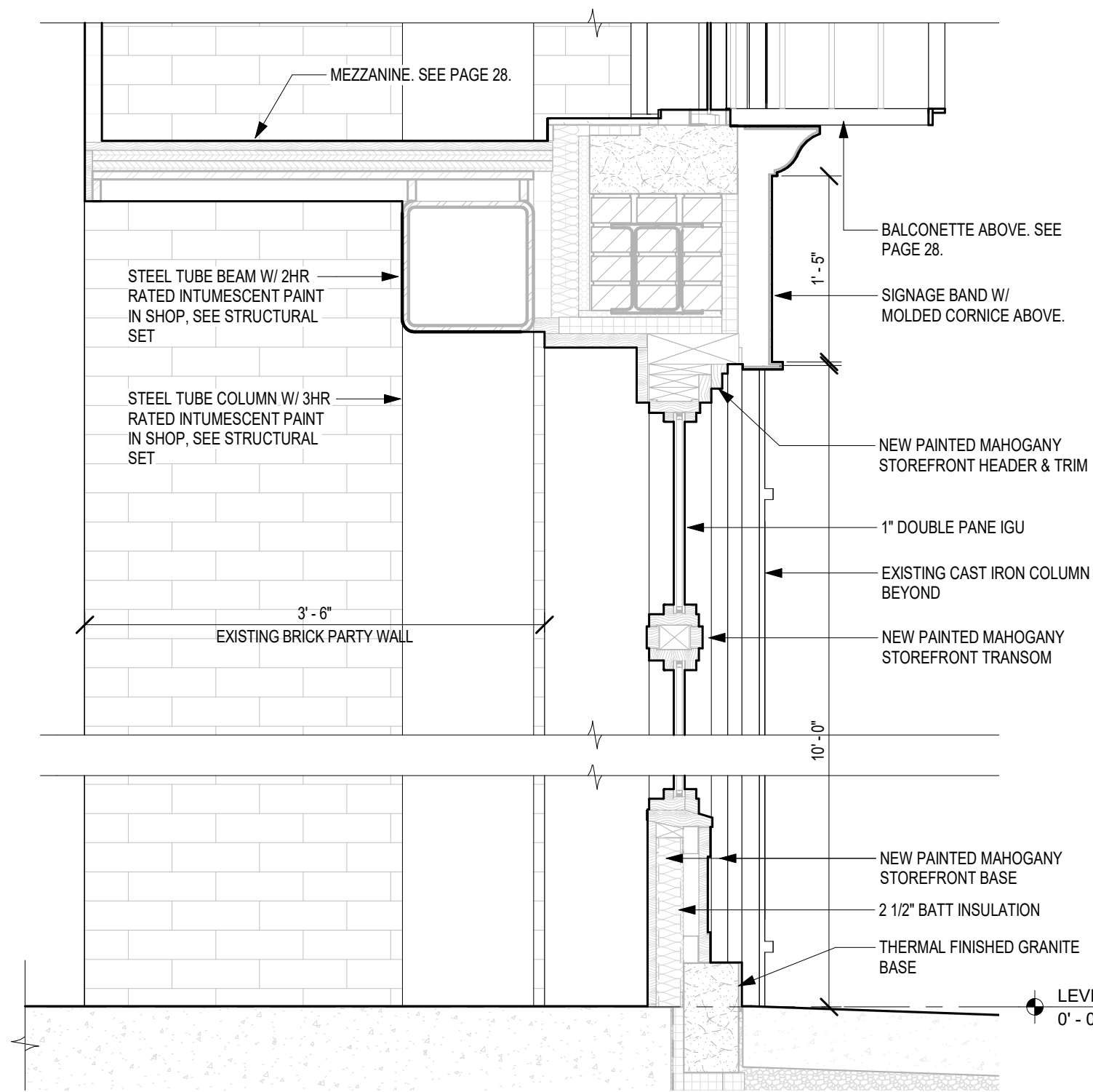


CURRENTLY PROPOSED - SOLID BAND @ 14TH ST BLDG

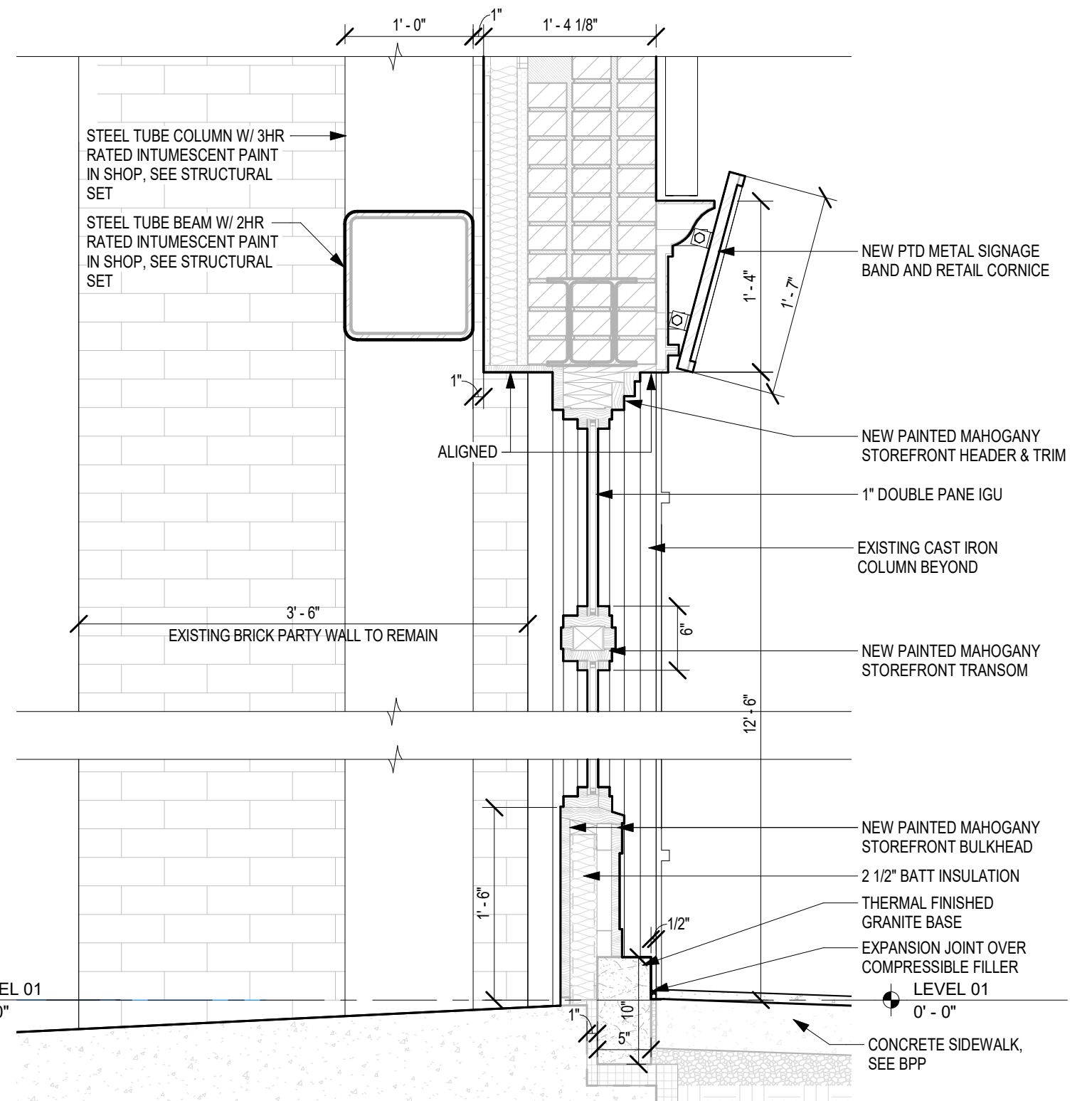
*OWNER BASE BUILD OUT OF STOREFRONT FOR FUTURE TENANT

RESTORATION - STOREFRONT @ 14TH ST

TAVROS B K S K



CURRENTLY PROPOSED 9TH AVENUE STOREFRONT SECTION*



CURRENTLY PROPOSED 14TH ST STOREFRONT SECTION*

*OWNER BASE BUILD OUT OF STOREFRONT FOR FUTURE TENANT

RESTORATION - STOREFRONT SECTION DETAILS @ 9TH AVE & 14TH ST BUILDINGS

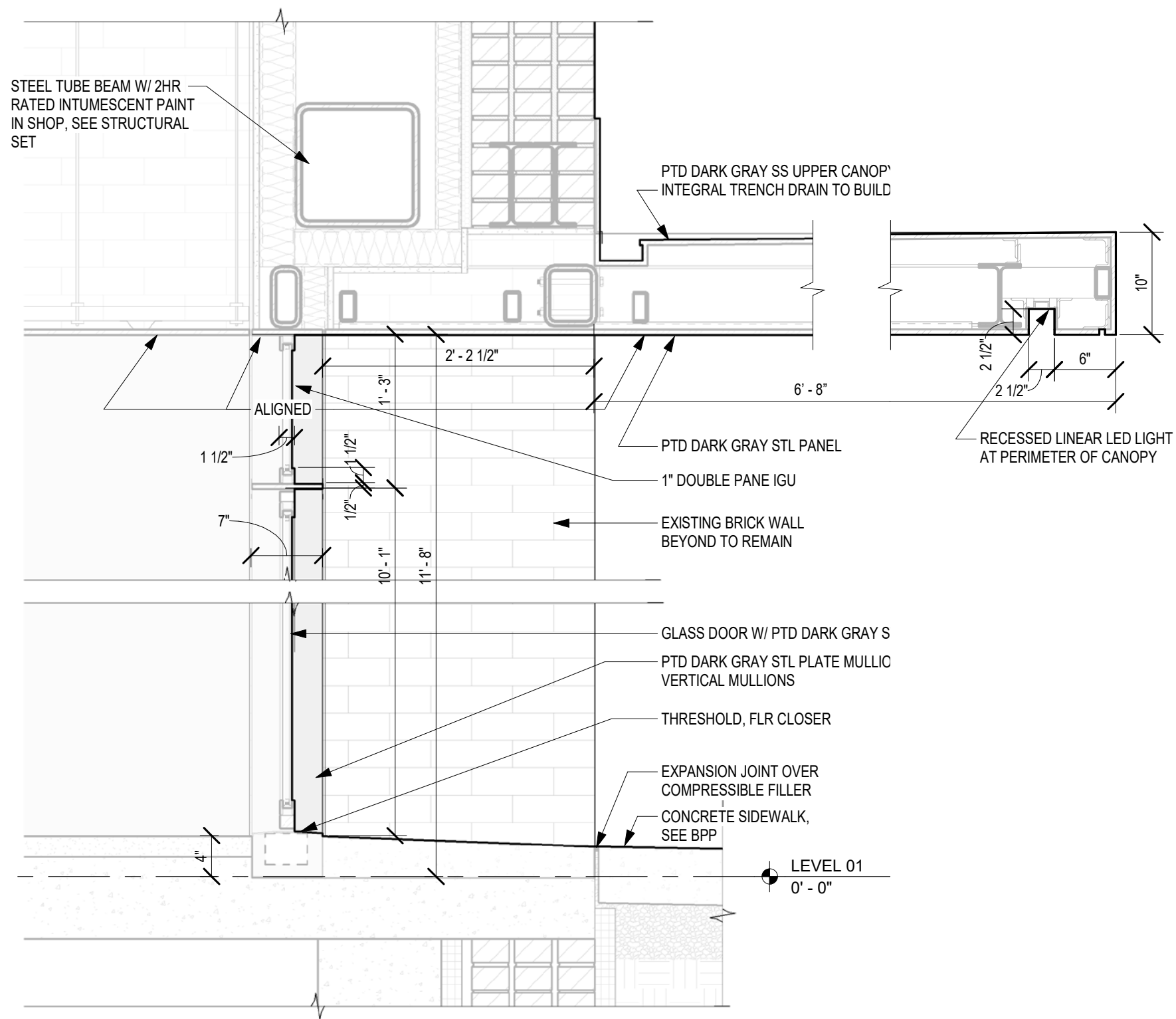
TAVROS

BKSK

NINTH AVENUE & WEST 14TH STREET

35

LPC HEARING 08/11/2020



① 14TH ST OFFICE ENTRANCE DETAIL SECTION
1" = 1'-0"

OFFICE ENTRY

NINTH AVENUE & WEST 14TH STREET
36



TAVROS B K S K

LPC HEARING 08/11/2020



1

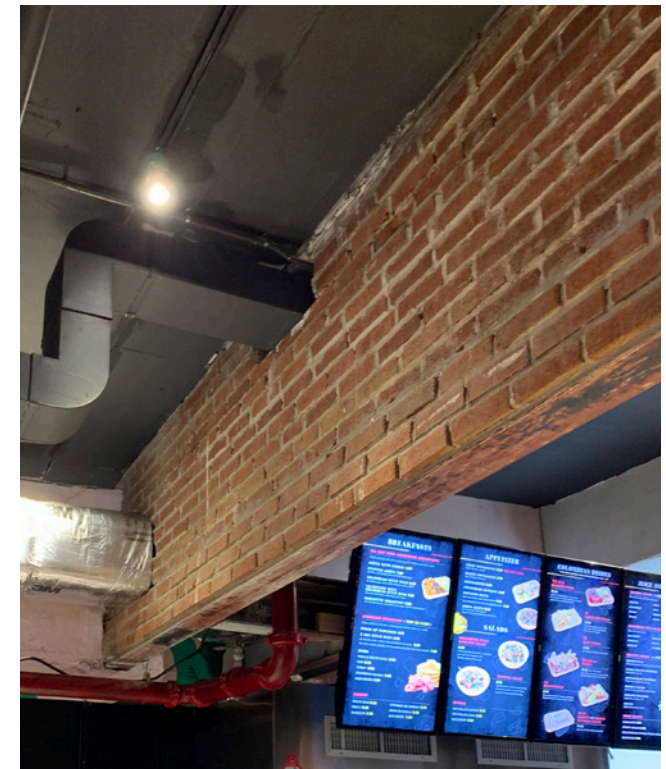


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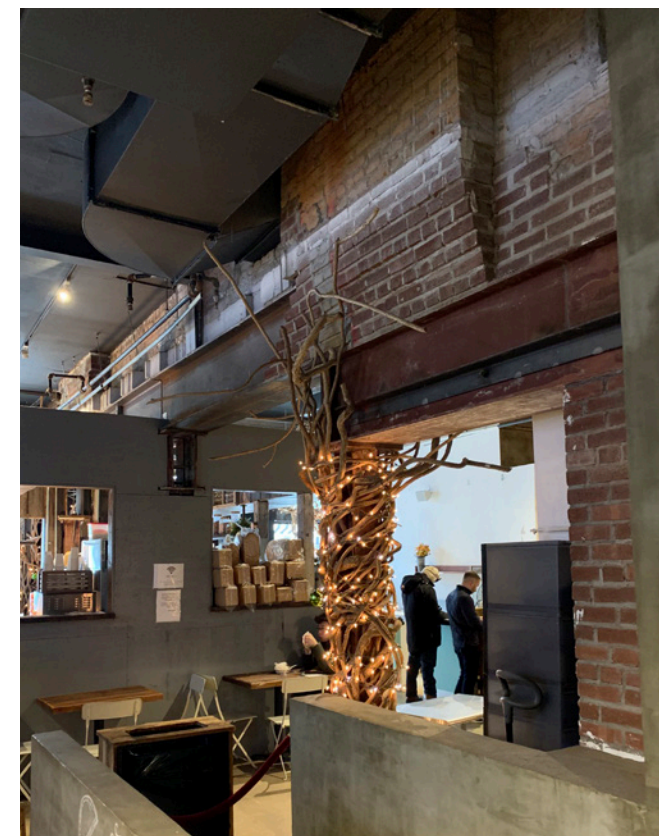


3

- EXISTING HISTORIC WALLS
- HISTORIC WALLS BEEN REMOVED AND HAVE REMNANTS ABOVE



4







5

EXISTING HISTORIC BUILDING ELEMENTS IN CURRENT RETAIL SPACES

NINTH AVENUE & WEST 14TH STREET
37

TAVROS B K S K

LPC HEARING 08/11/2020

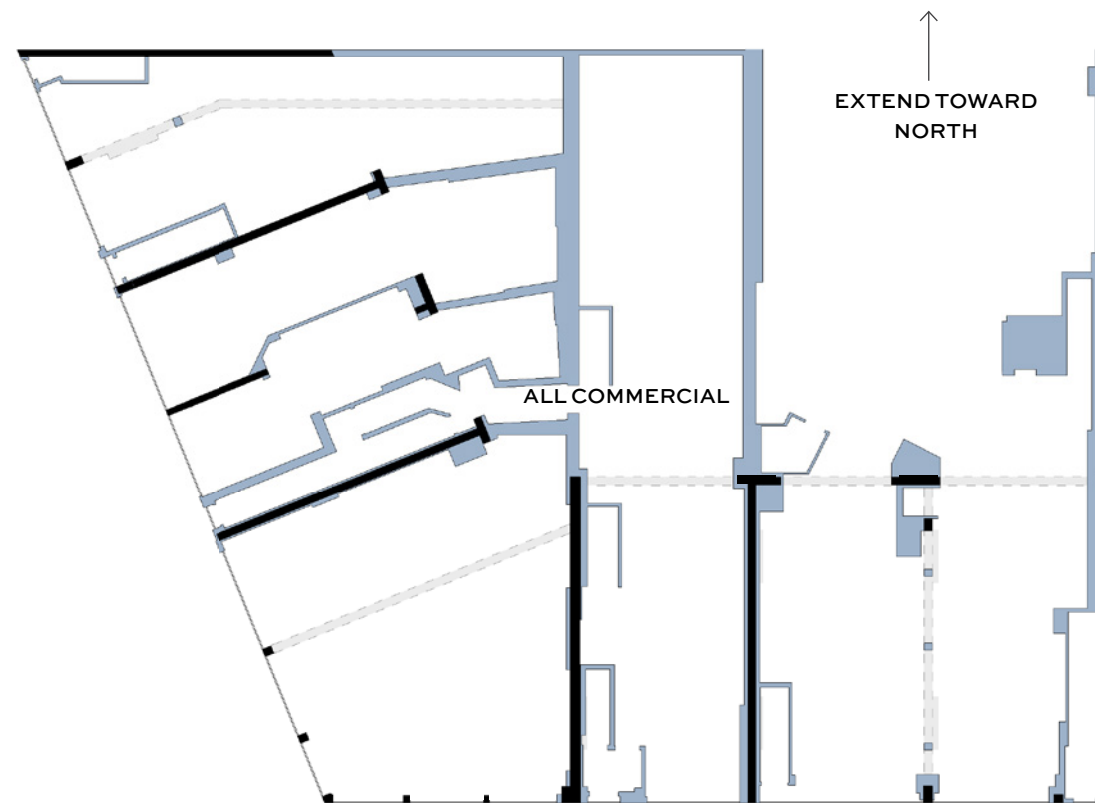
-  HISTORIC BRICK WALLS OVERHEAD
-  HISTORIC BUILDING ELEMENTS
-  BUILDING ELEMENTS REMOVED
-  BUILDING ELEMENTS ADDED AFTER COMPLETION



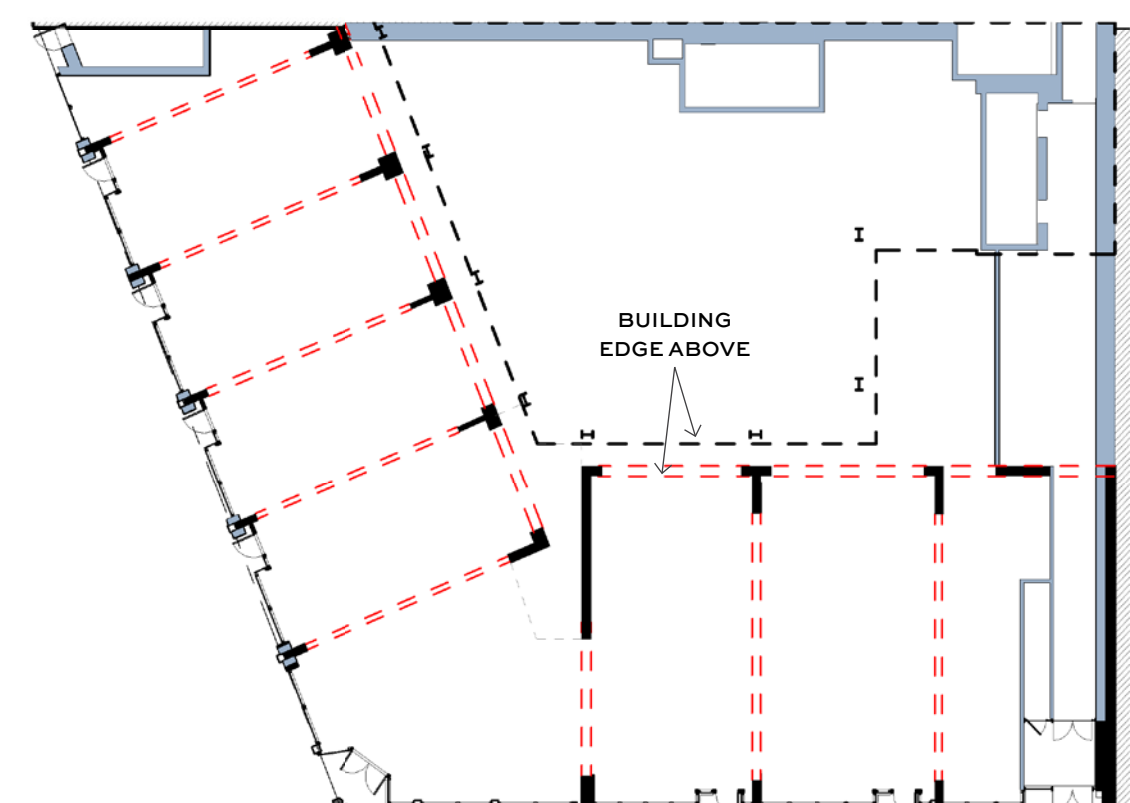
1846 - 1916 HISTORIC BUILDING GROUND FLOOR PLAN



1916-1920 GROUND FLOOR PLAN
COMMERCIAL EXTENSION @ 9TH AVE BLDG



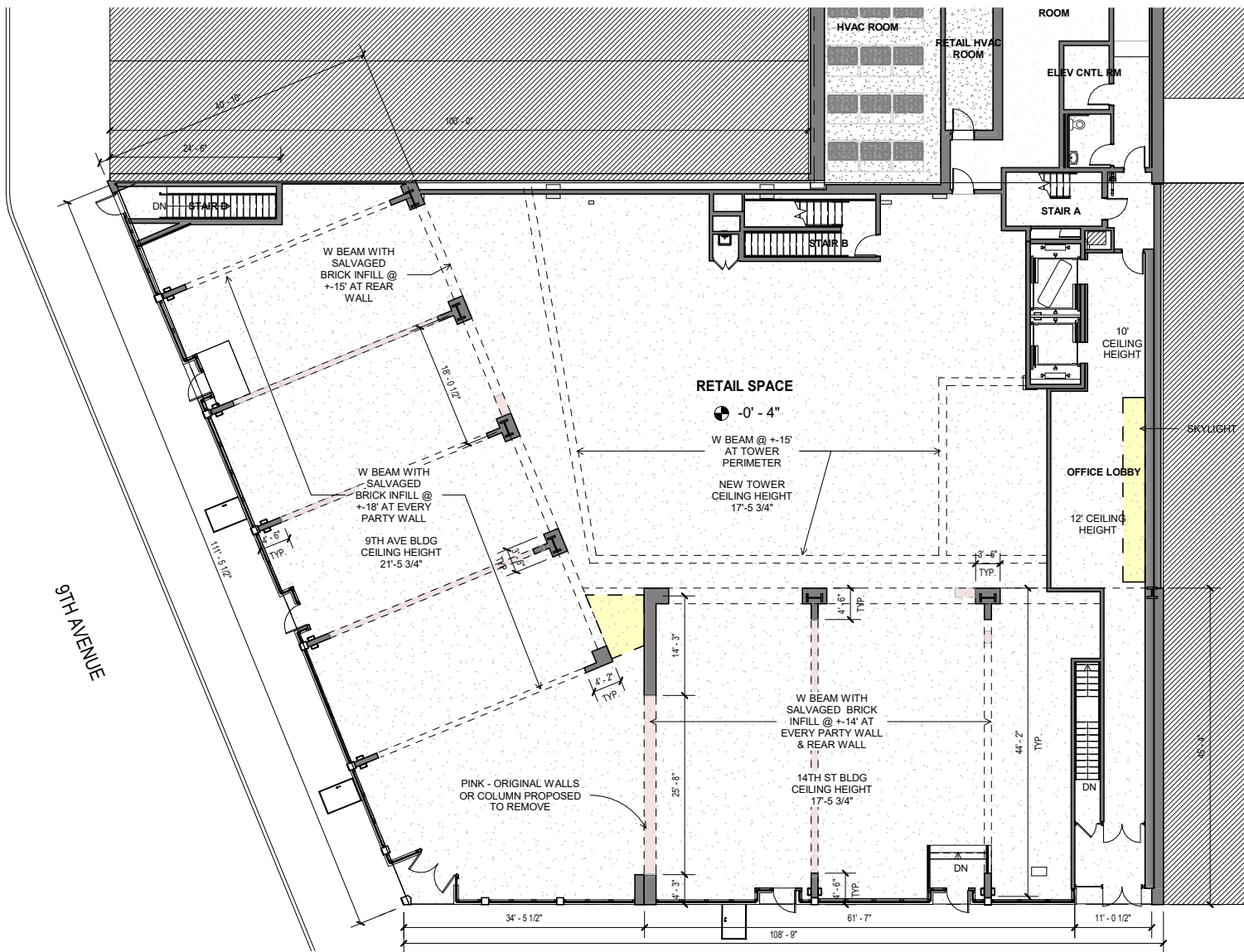
1920-CURRENT GROUND FLOOR PLAN
COMMERCIAL EXTENSION @ 14TH ST BLDG



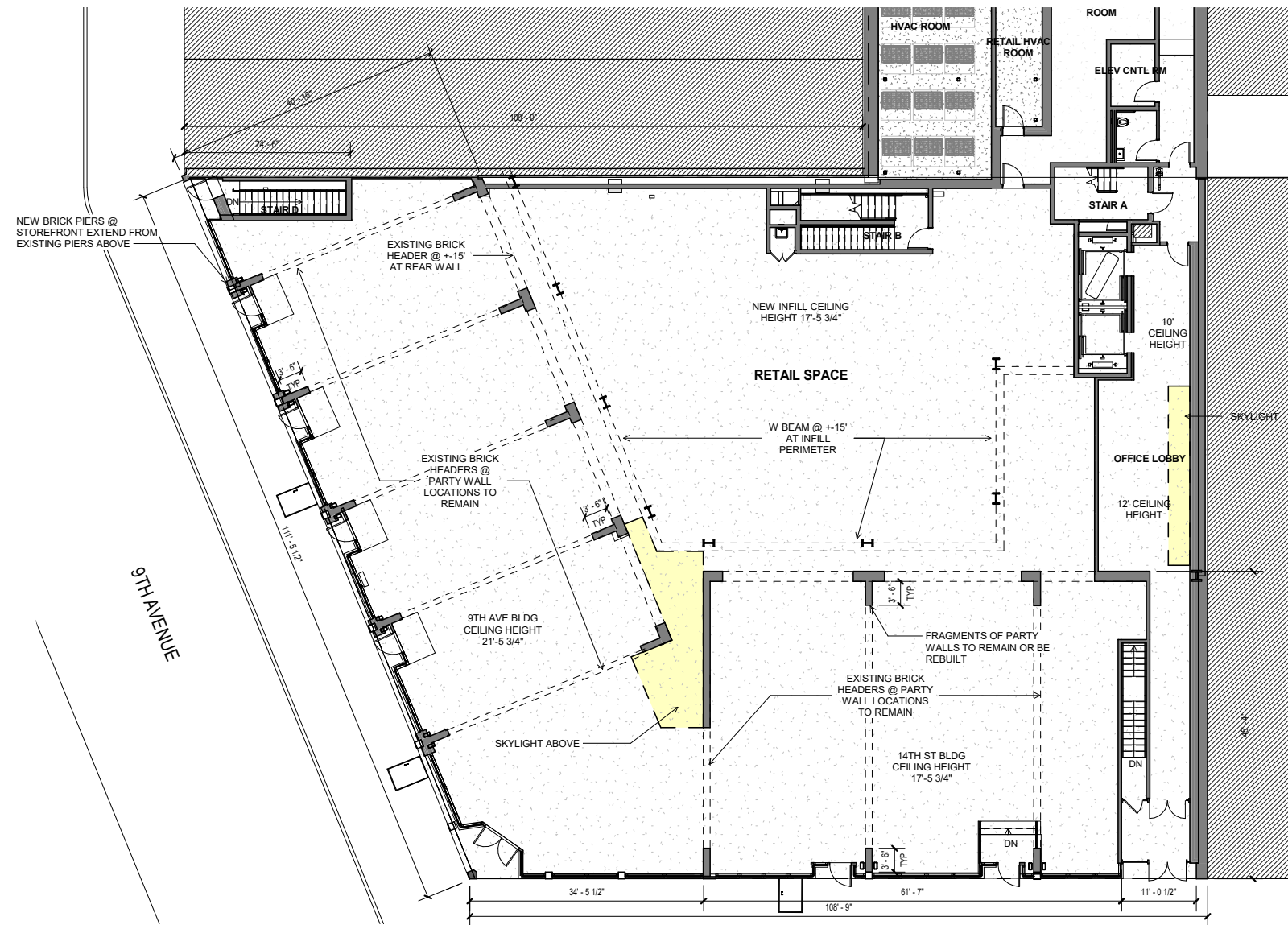
PROPOSED PRESERVED AND RESTORED BUILDING ELEMENTS

GROUND FLOOR RETAIL SPACE EVOLUTION

NINTH AVENUE & WEST 14TH STREET



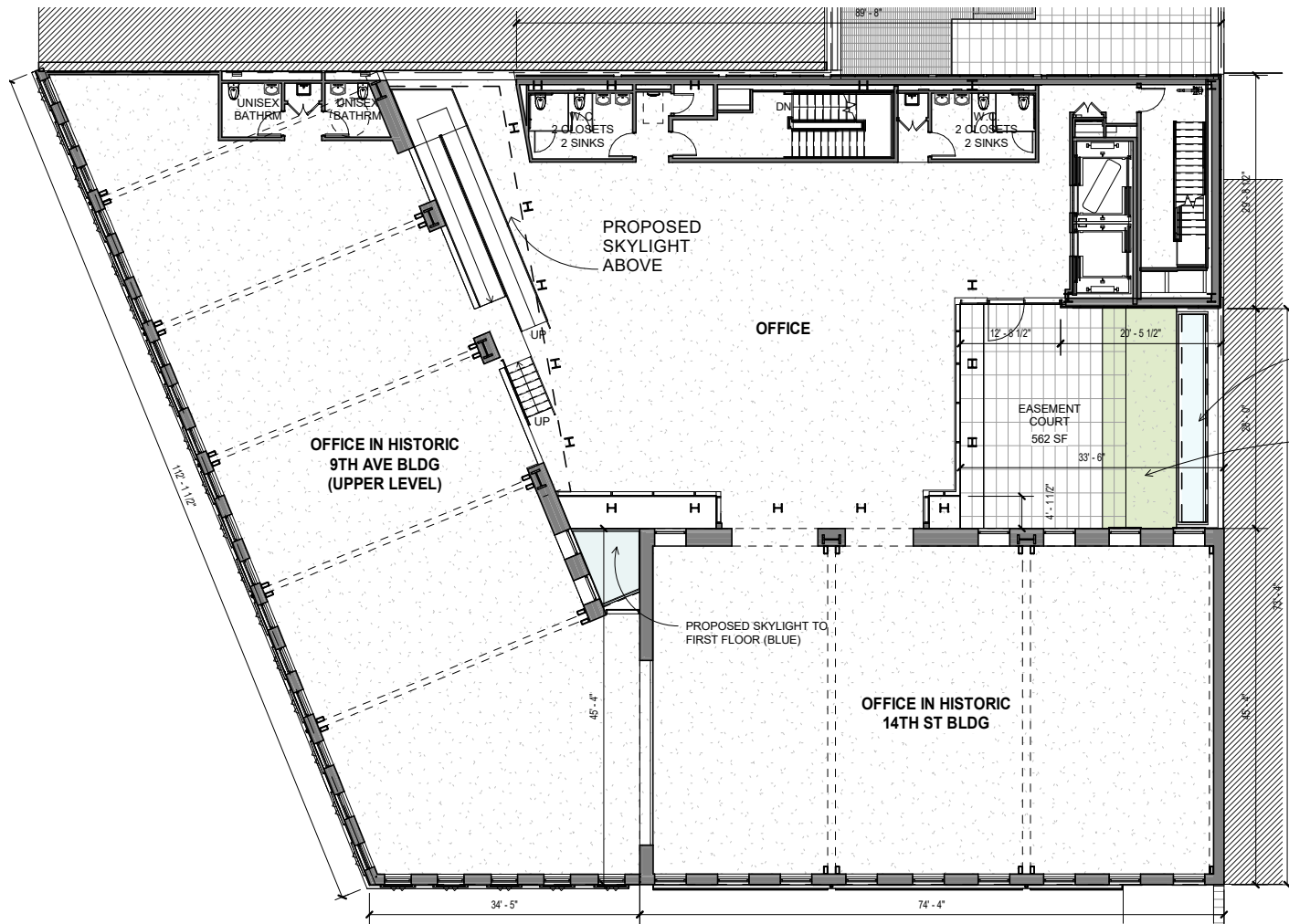
PREVIOUSLY PROPOSED GROUND FLOOR



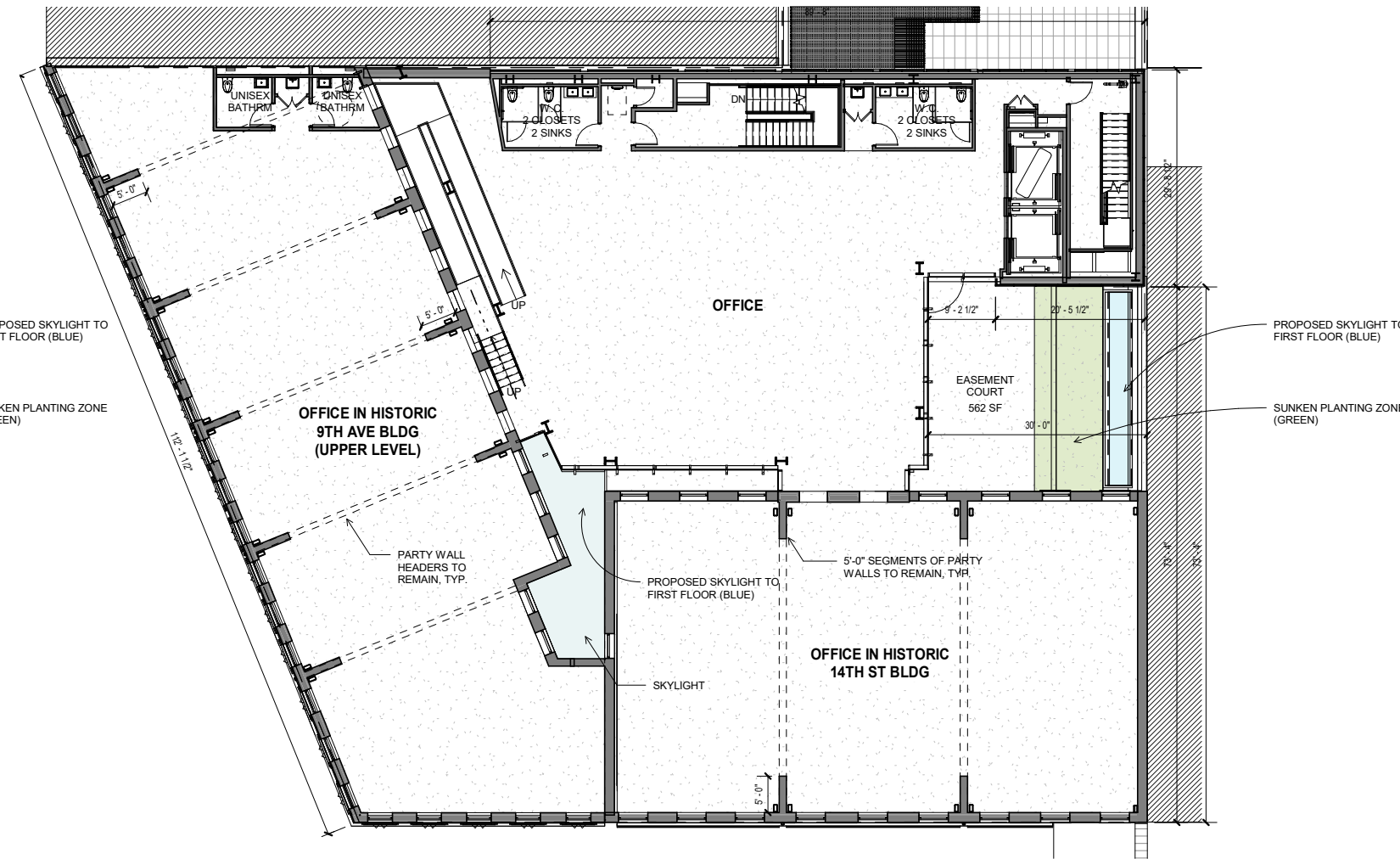
CURRENTLY PROPOSED GROUND FLOOR

PROPOSED GROUND FLOOR RETAIL PLAN

NINTH AVENUE & WEST 14TH STREET



PREVIOUSLY PROPOSED SECOND FLOOR PLAN



CURRENTLY PROPOSED SECOND FLOOR PLAN

PROPOSED SECOND FLOOR OFFICE PLAN

NINTH AVENUE & WEST 14TH STREET
40

TAVROS B K S K



2ND FLOOR OFFICE UNDER THE GAP BETWEEN NEW AND OLD

PROPOSAL - DIALOGUE - OFFICE LEVEL INTERIORS

NINTH AVENUE & WEST 14TH STREET

41

TAVROS B K S K

LPC HEARING 08/11/2020



PREVIOUSLY PROPOSED BALCONIES OVER RESTORED HISTORIC ROOFS



CURRENTLY PROPOSED

PROPOSAL - DIALOGUE - OFFICE LEVEL EXTERIORS



CURRENT PROPOSAL - VIEW FROM SOUTH

NINTH AVENUE & WEST 14TH STREET

43

TAVROS BSK

LPC HEARING 08/11/2020

The current proposal is:

Preservation Department – Item 1, LPC-20-08722

**44-54 9th Avenue and 351-355 West 14th Street - Gansevoort Market
Historic District,
Borough of Manhattan**

Note: this is a Public Meeting item. No public testimony will be received today as the hearing on this item is closed

APPENDIX 1.

ADDITIONAL RESTORATION INFORMATION



SCENARIO 1. HISTORIC FEATURES EXPOSED



SCENARIO 2. HISTORIC FEATURES COVERED

1. FRAGMENTS OF PARTY WALLS TO REMAIN OR BE REBUILT.
2. BRICK PARTY WALL HEADERS TO REMAIN OR BE REBUILT.
3. NEW BRICK PIERS AT STOREFRONT EXTEND FROM EXISTING PIERS ABOVE.

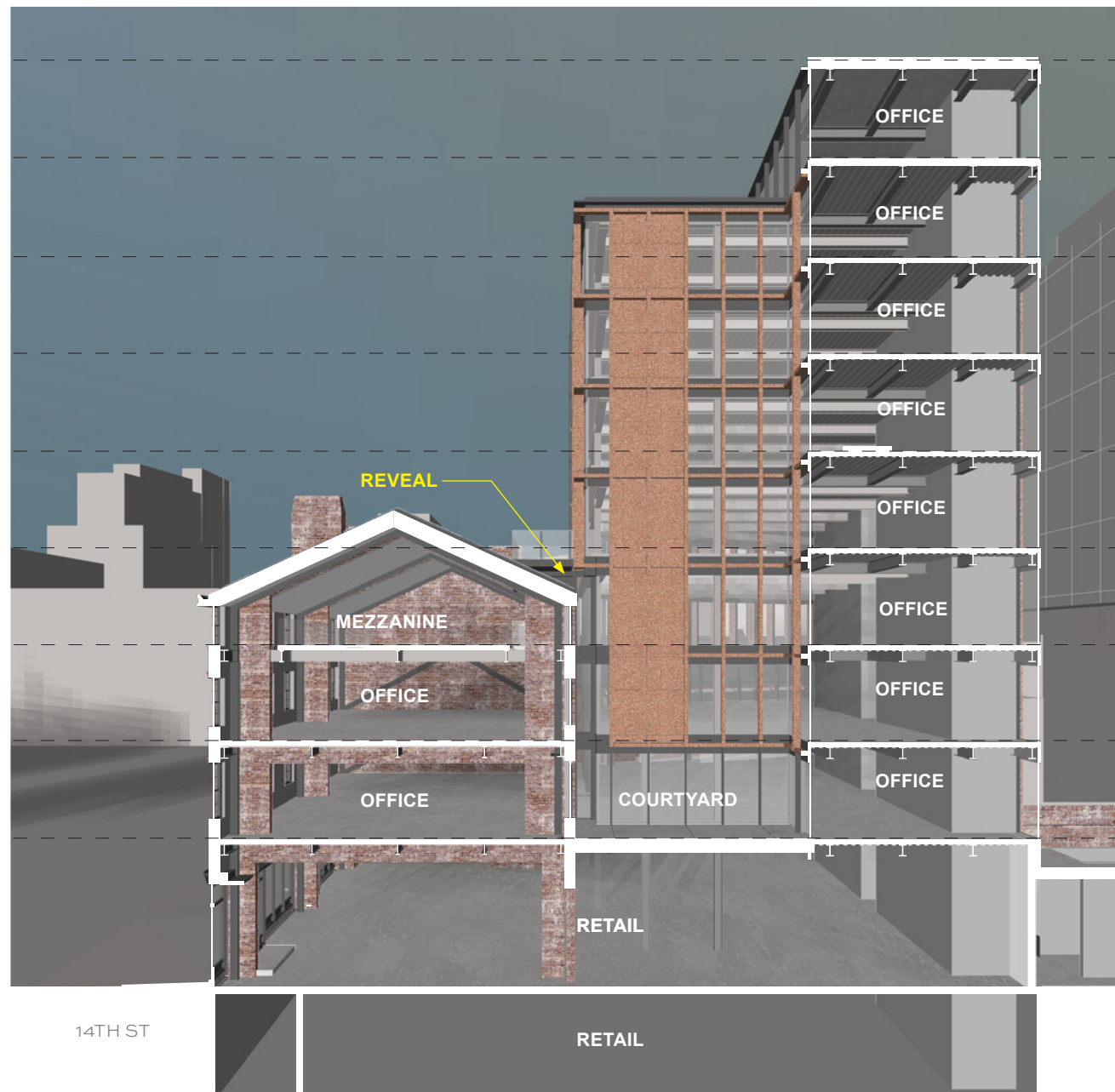
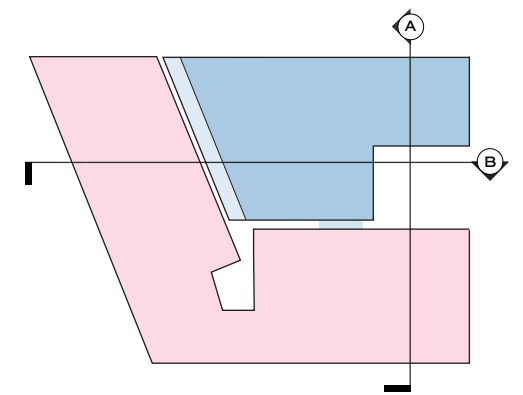
*SHOWN FOR ILLUSTRATIVE PURPOSES ONLY

RETAIL TENANT FIT OUT VISUALIZATION

NINTH AVENUE & WEST 14TH STREET
45

TAVROS B K S K

LPC HEARING 08/11/2020



SECTION A (N-S SECTION LOOKING WEST)



SECTION B (E-W SECTION LOOKING SOUTH)

PROPOSAL - DIALOGUE - OLD AND NEW

NINTH AVENUE & WEST 14TH STREET
46

TAVROS B K S K

LPC HEARING 08/11/2020



PREVIOUSLY PROPOSED 9TH AVE BLDG REAR WALL - BRICK WALL TO BE RECONSTRUCTED



CURRENTLY PROPOSED 9TH AVE BLDG REAR WALL - EXISTING REAR WALL TO REMAIN AND BE RESTORED.

PROPOSED DESIGN OF REAR WALL AND OPENINGS

NINTH AVENUE & WEST 14TH STREET
 47



PREVIOUSLY PROPOSED 14TH ST BLDG REAR WALL- TO BE RECONSTRUCTED



CURRENTLY PROPOSED 14TH ST BLDG REAR WALL- EXISTING WALL TO REMAIN AND BE RESTORED.

PROPOSED DESIGN OF REAR WALL AND OPENINGS

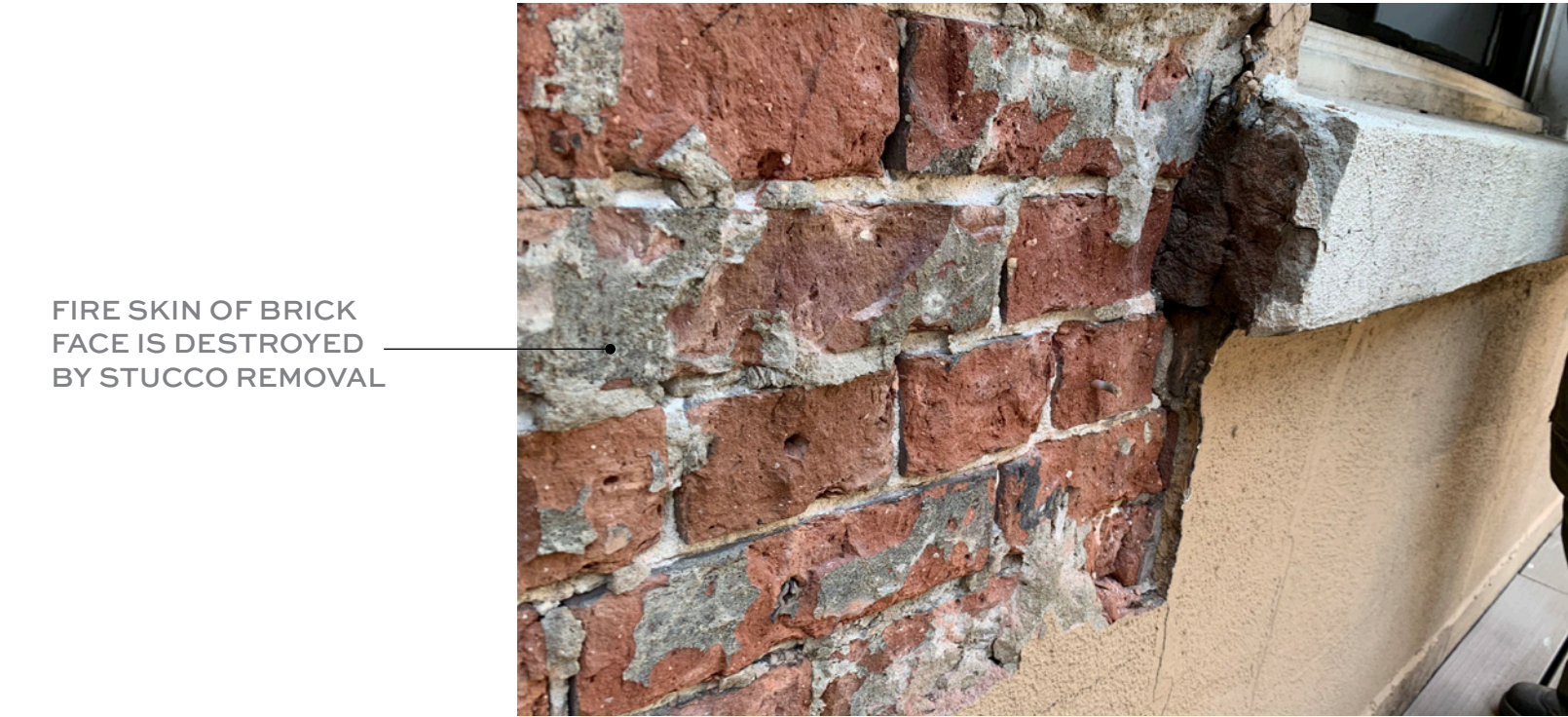
NINTH AVENUE & WEST 14TH STREET
48



REAR WALLS CIRCA 1931

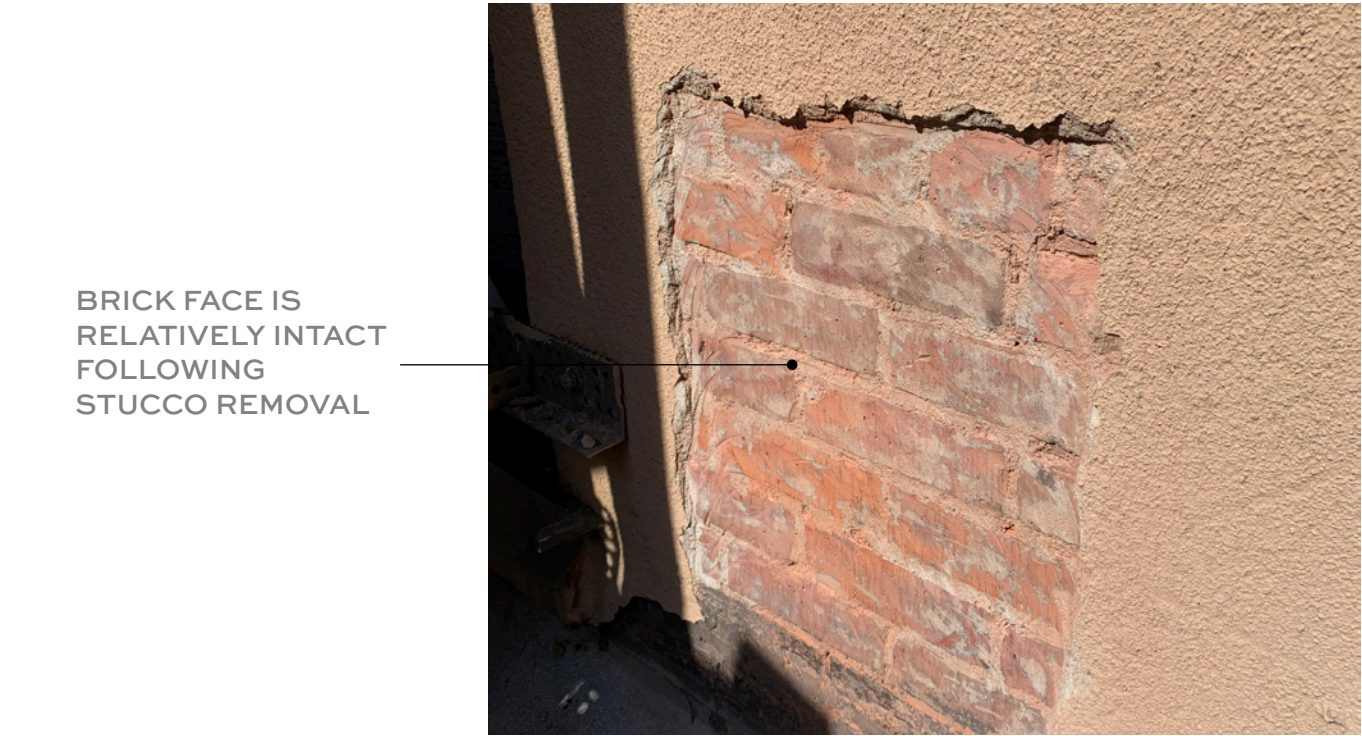


CURRENT VIEW OF REAR WALLS



FIRE SKIN OF BRICK
FACE IS DESTROYED
BY STUCCO REMOVAL

14TH ST REAR WALL FOLLOWING STUCCO REMOVAL



BRICK FACE IS
RELATIVELY INTACT
FOLLOWING
STUCCO REMOVAL

9TH AVE REAR WALL FOLLOWING STUCCO REMOVAL

CONDITION OF REAR WALLS



PREVIOUSLY PROPOSED EASEMENT COURTYARD AND
RECONSTRUCTED 14TH ST BLDG REARWALL

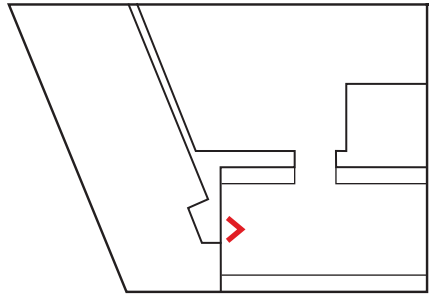


CURRENTLY PROPOSED EASEMENT COURTYARD AND
RESTORED 14TH ST BLDG REARWALL

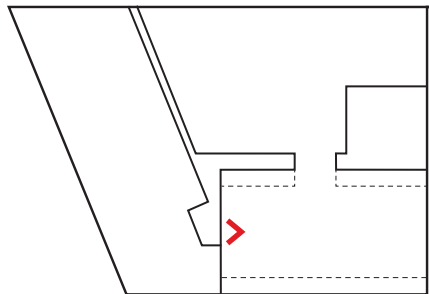
PROPOSAL - DIALOGUE - OFFICE LEVEL EXTERIORS

NINTH AVENUE & WEST 14TH STREET
50

TAVROS B K S K



4TH FLOOR OFFICE IN 14TH ST HISTORIC BLDG



3RD FLOOR OFFICE IN 14TH ST HISTORIC BLDG

PROPOSED THIRD & FORTH FLOOR OFFICE IN HISTORIC 14TH ST BLDG

NINTH AVENUE & WEST 14TH STREET
51

TAVROS B K S K

The current proposal is:

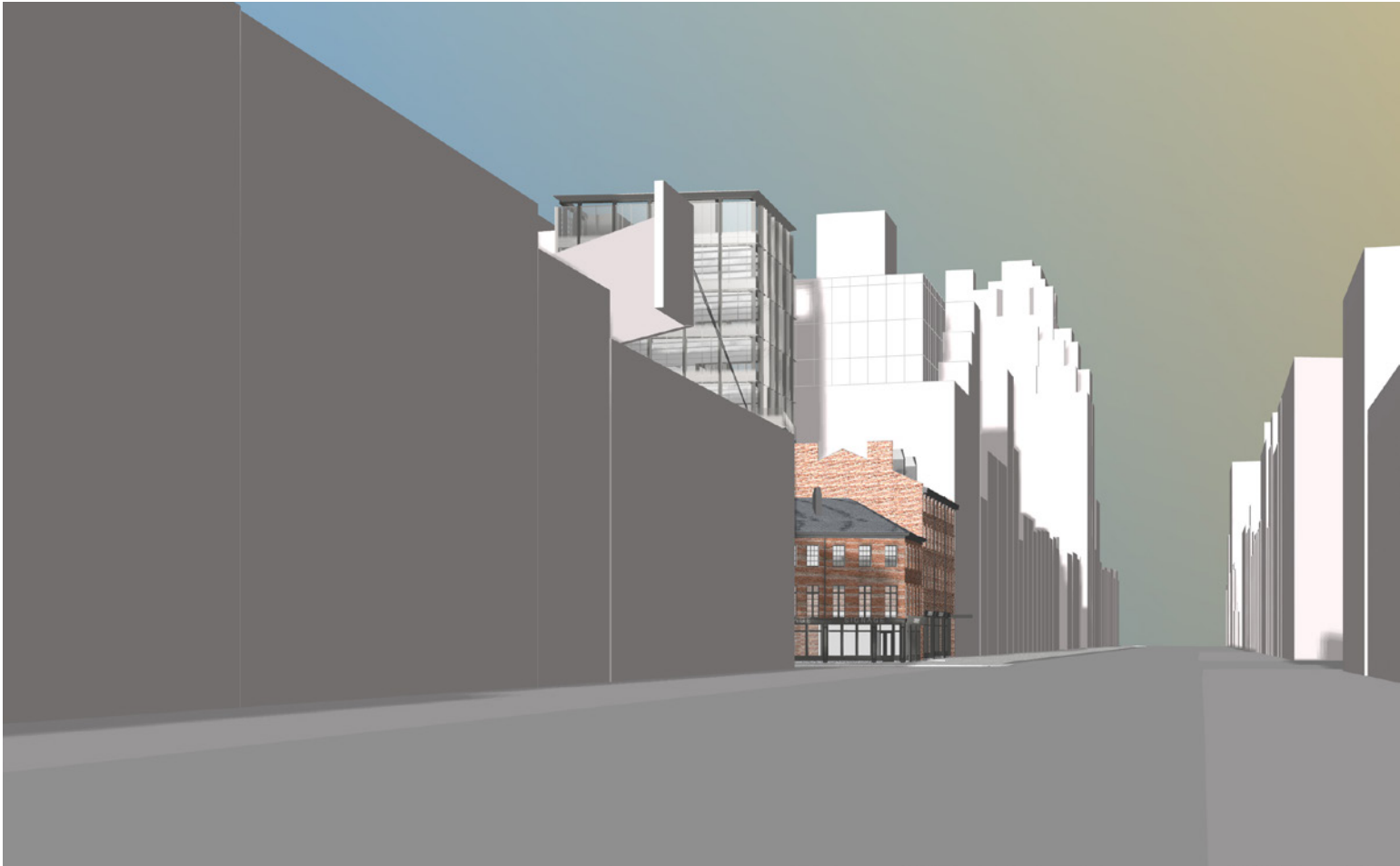
Preservation Department – Item 1, LPC-20-08722

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APPENDIX 2.

STREET VIEWS, BUILDING PLANS AND ELEVATION



PREVIOUSLY PROPOSED VIEW FROM HIGH LINE



CURRENTLY PROPOSED VIEW FROM HIGH LINE



VIEW FROM WEST 14TH STREET WEST

NINTH AVENUE & WEST 14TH STREET
53

TAVROS B K S K



PREVIOUSLY PROPOSED VIEW



CURRENTLY PROPOSED VIEW



VIEW FROM WEST 14TH STREET WEST

NINTH AVENUE & WEST 14TH STREET
54

TAVROS B K S K



PREVIOUSLY PROPOSED VIEW



CURRENTLY PROPOSED VIEW



VIEW FROM 9TH AVENUE SOUTH

NINTH AVENUE & WEST 14TH STREET
55



PREVIOUSLY PROPOSED VIEW

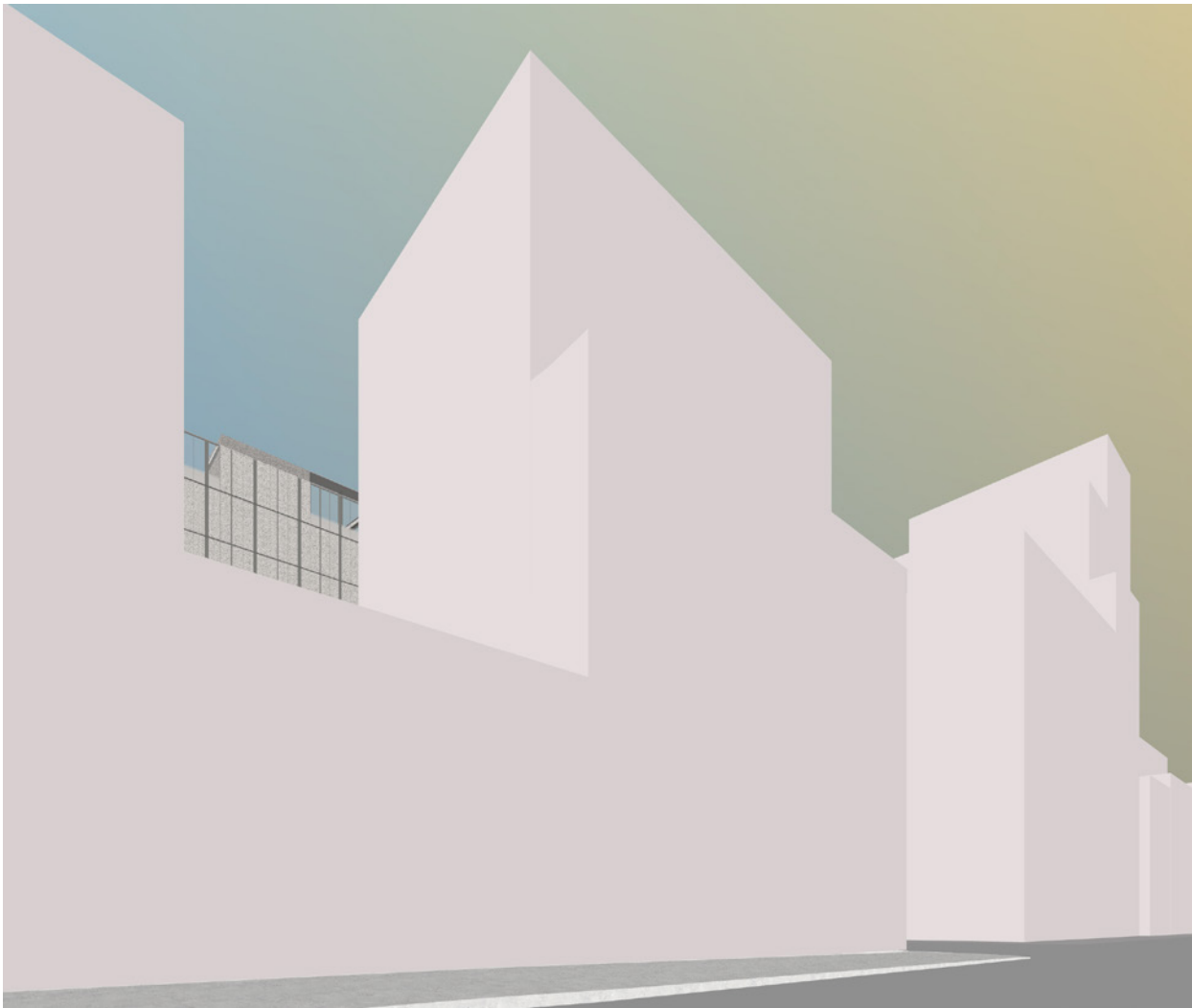


CURRENTLY PROPOSED VIEW



VIEW FROM HUDSON STREET

NINTH AVENUE & WEST 14TH STREET
56



PREVIOUSLY PROPOSED VIEW FROM 15TH ST



CURRENTLY PROPOSED VIEW



VIEW FROM 15TH STREET

NINTH AVENUE & WEST 14TH STREET
57

TAVROS B K S K



PREVIOUSLY PROPOSED VIEW



CURRENTLY PROPOSED VIEW



VIEW FROM 9TH AVENUE NORTH

NINTH AVENUE & WEST 14TH STREET
58

TAVROS B K S K



PREVIOUSLY PROPOSED VIEW



CURRENTLY PROPOSED VIEW



VIEWS FROM WEST 14TH STREET EAST

NINTH AVENUE & WEST 14TH STREET
59

TAVROS B K S K



PREVIOUSLY PROPOSED VIEW

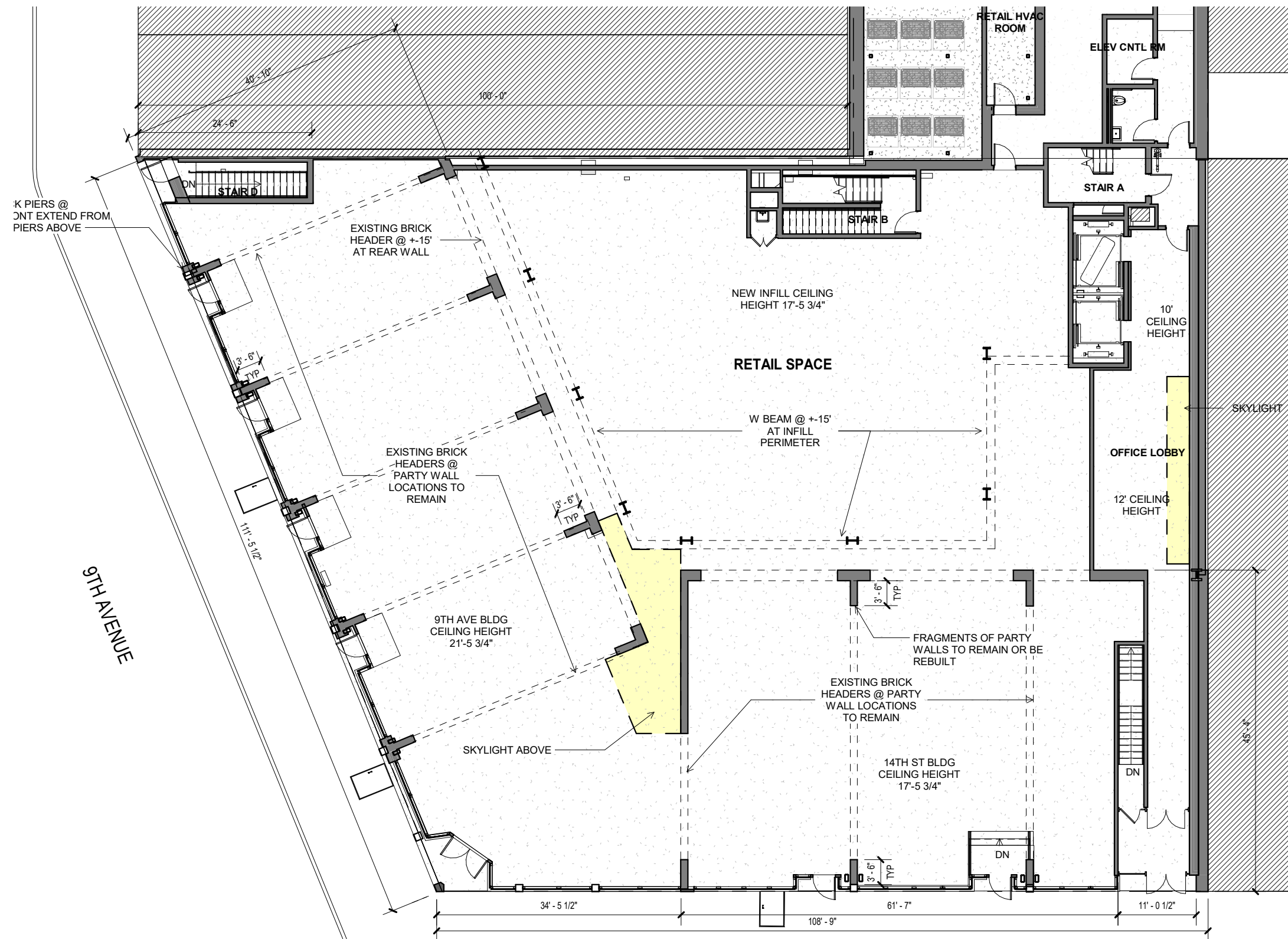


CURRENTLY PROPOSED VIEW



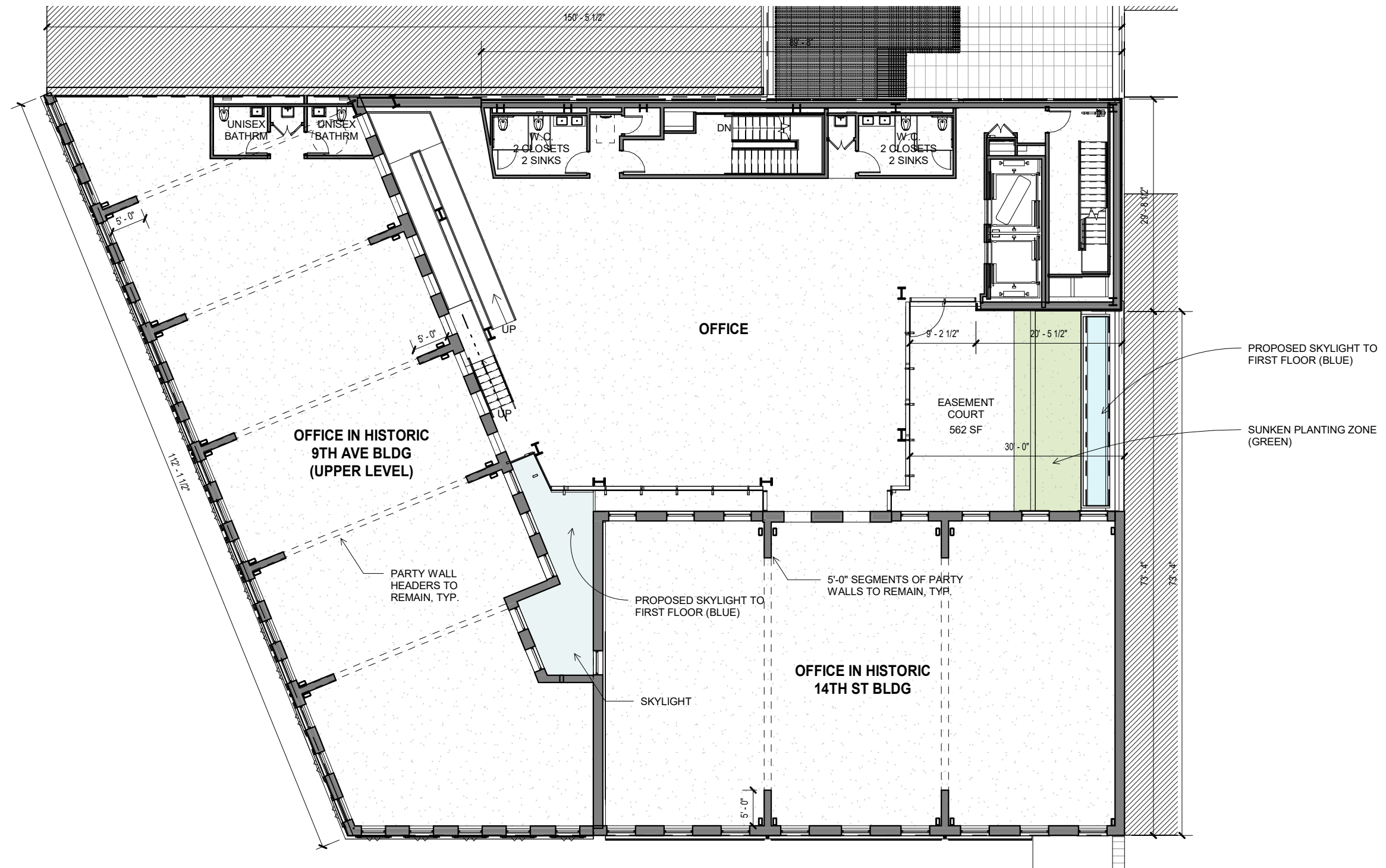
VIEWS FROM WEST 14TH STREET EAST

NINTH AVENUE & WEST 14TH STREET
 60



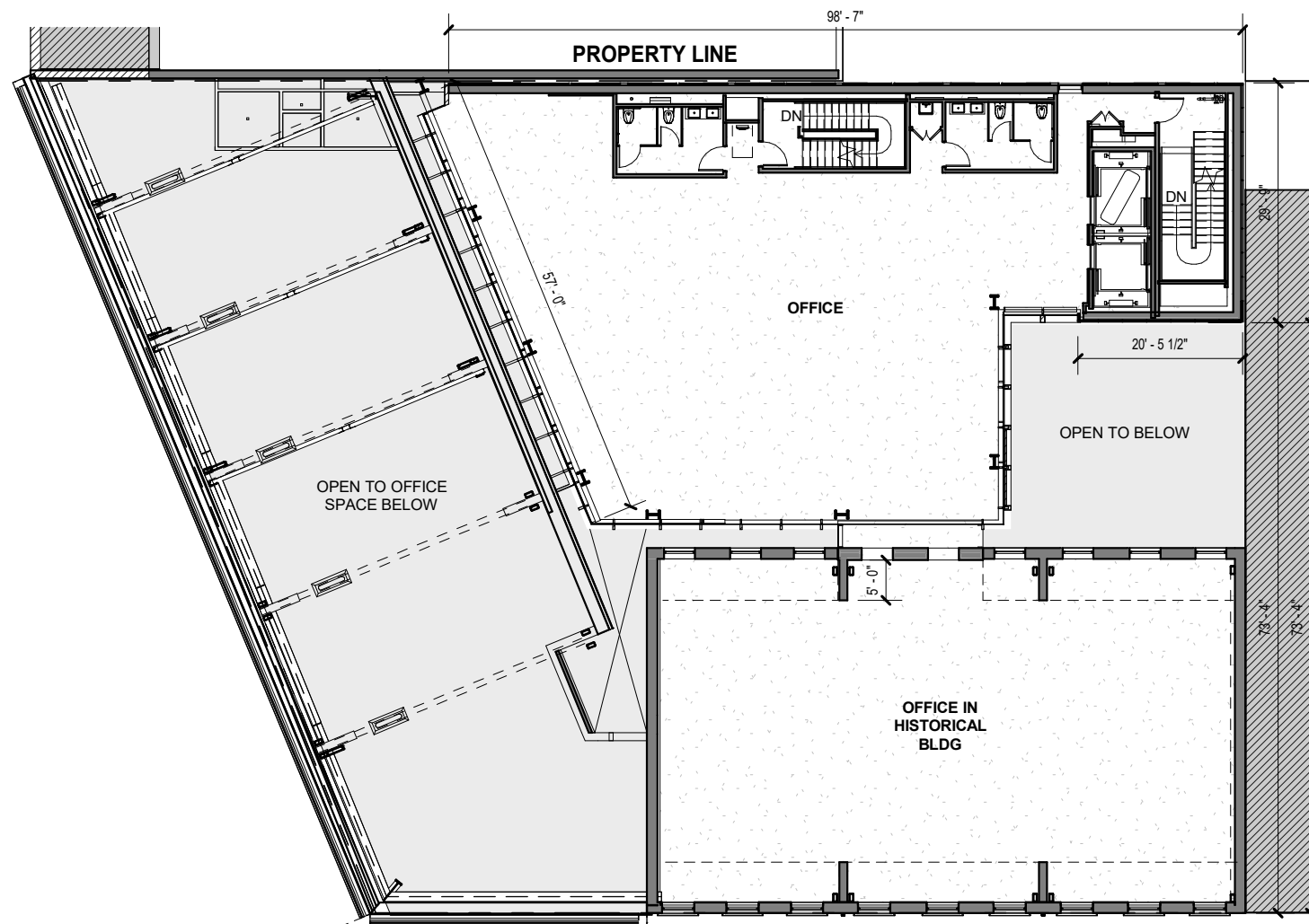
GROUND FLOOR PLAN

NINTH AVENUE & WEST 14TH STREET
61

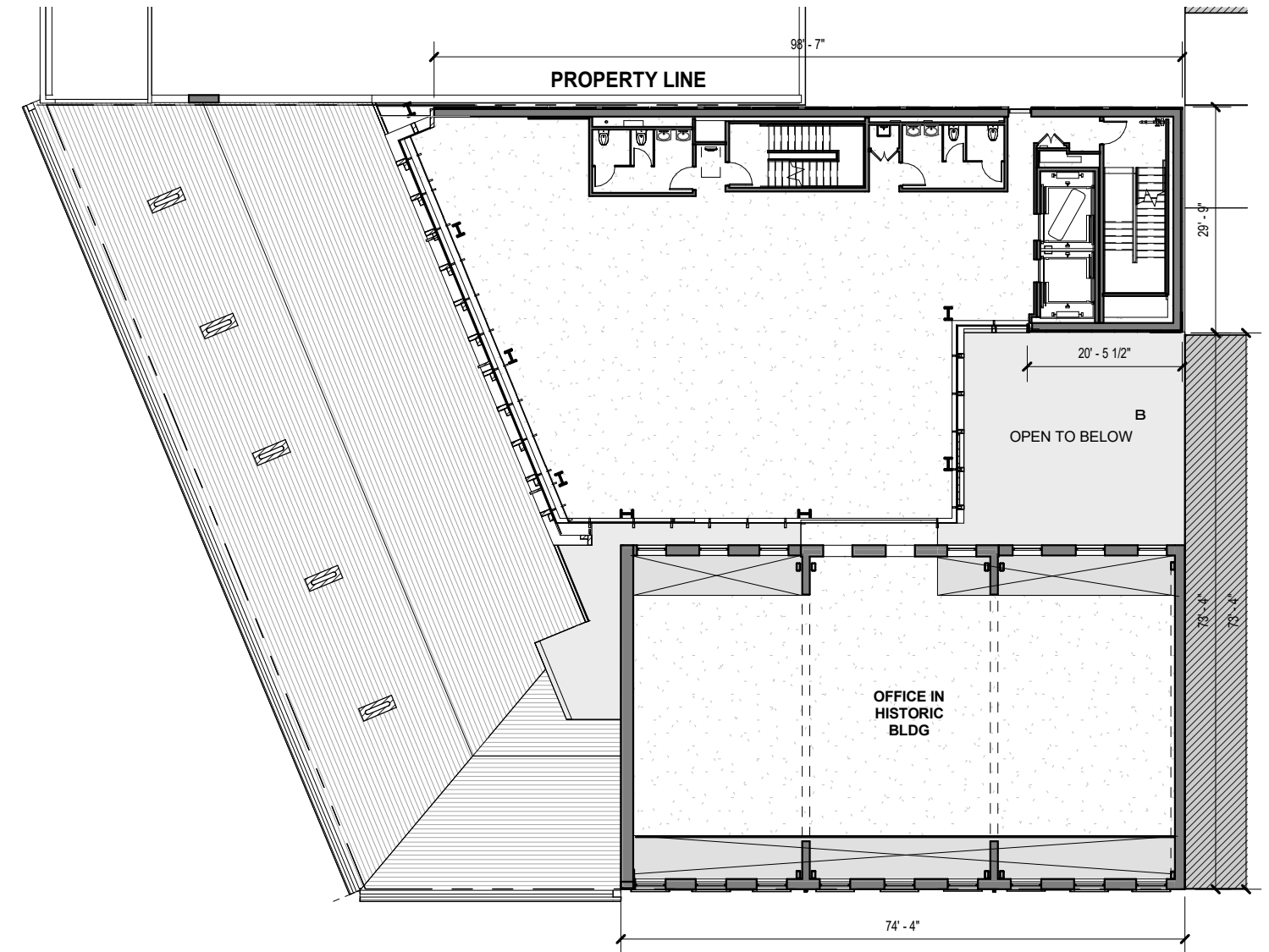


SECOND FLOOR PLAN

NINTH AVENUE & WEST 14TH STREET
62



① 3RD FL PLAN
3/64" = 1'-0"



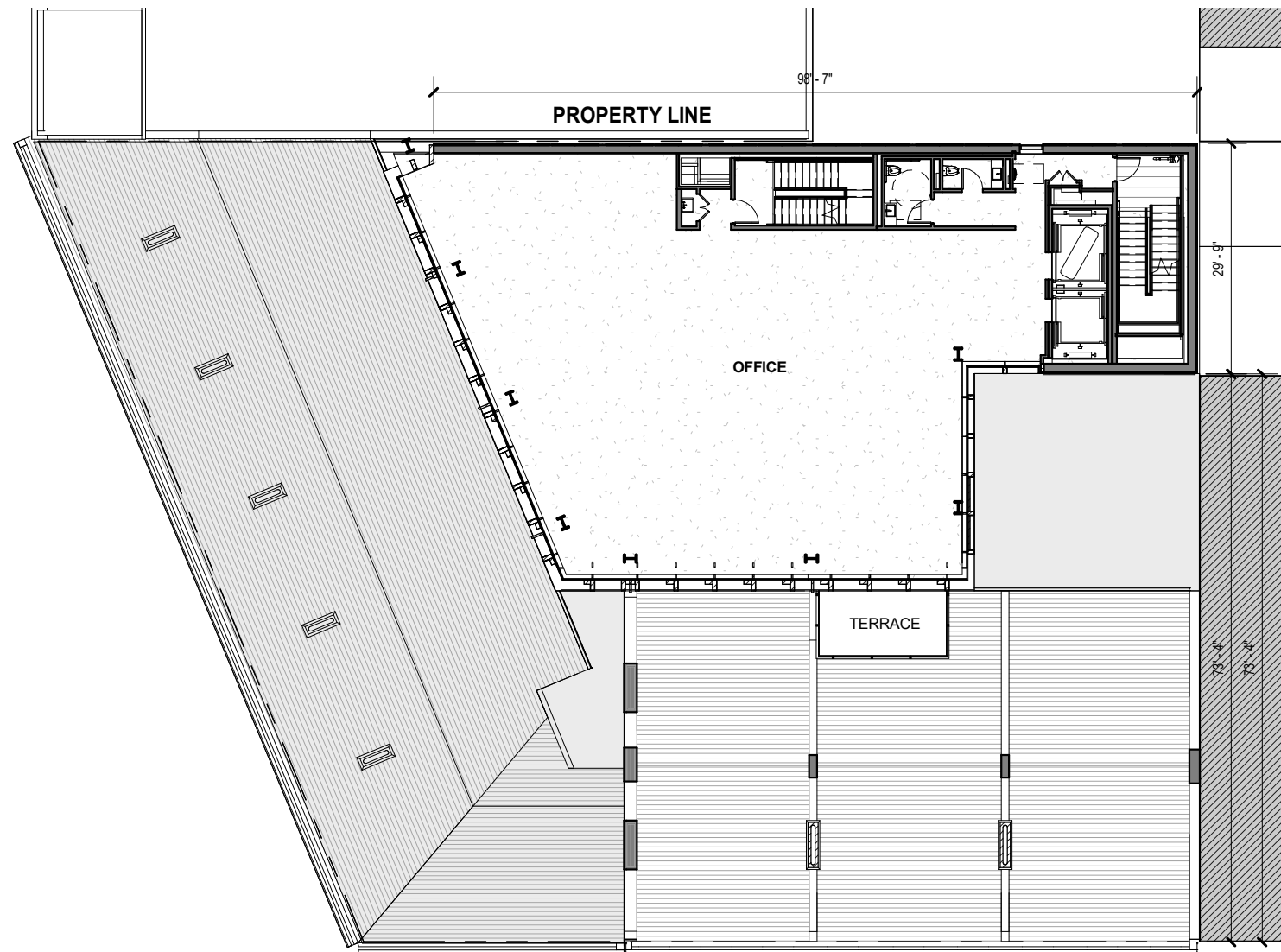
② 4TH FL PLAN
3/64" = 1'-0"

PLANS

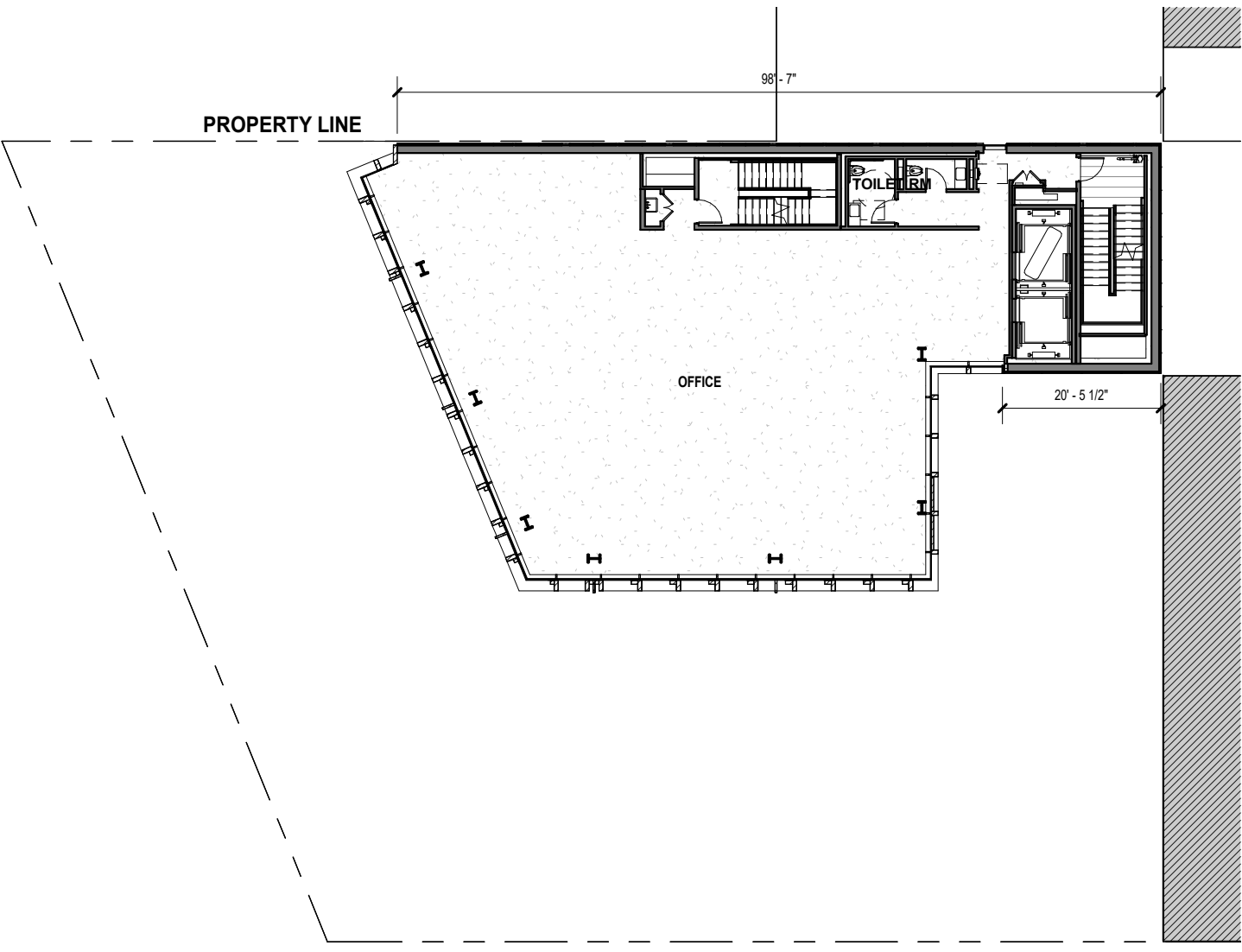
NINTH AVENUE & WEST 14TH STREET
63

TAVROS B KSK

LPC HEARING 08/11/2020



① 5TH FL PLAN
3/64" = 1'-0"

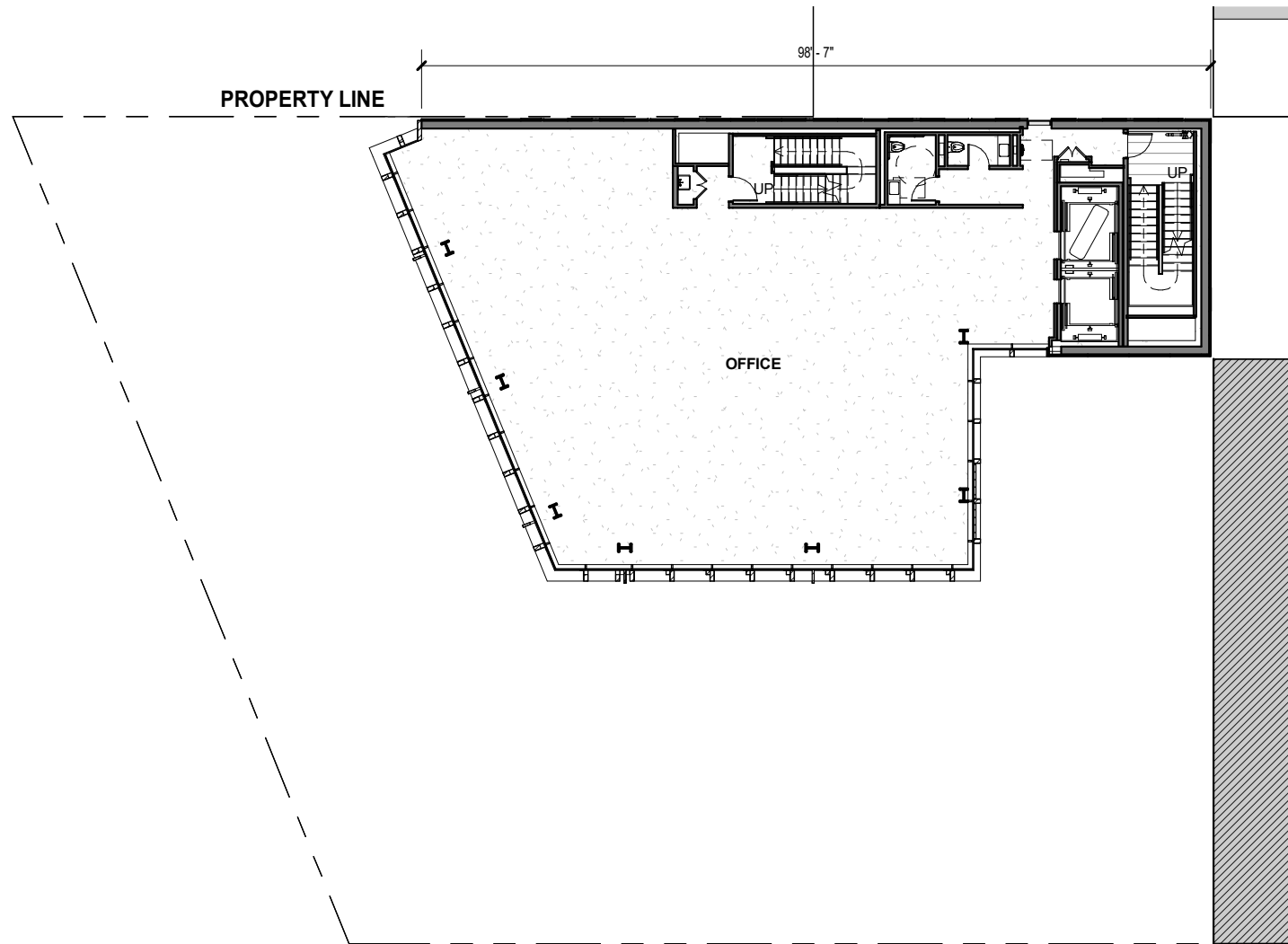


② 6TH FL PLAN
3/64" = 1'-0"

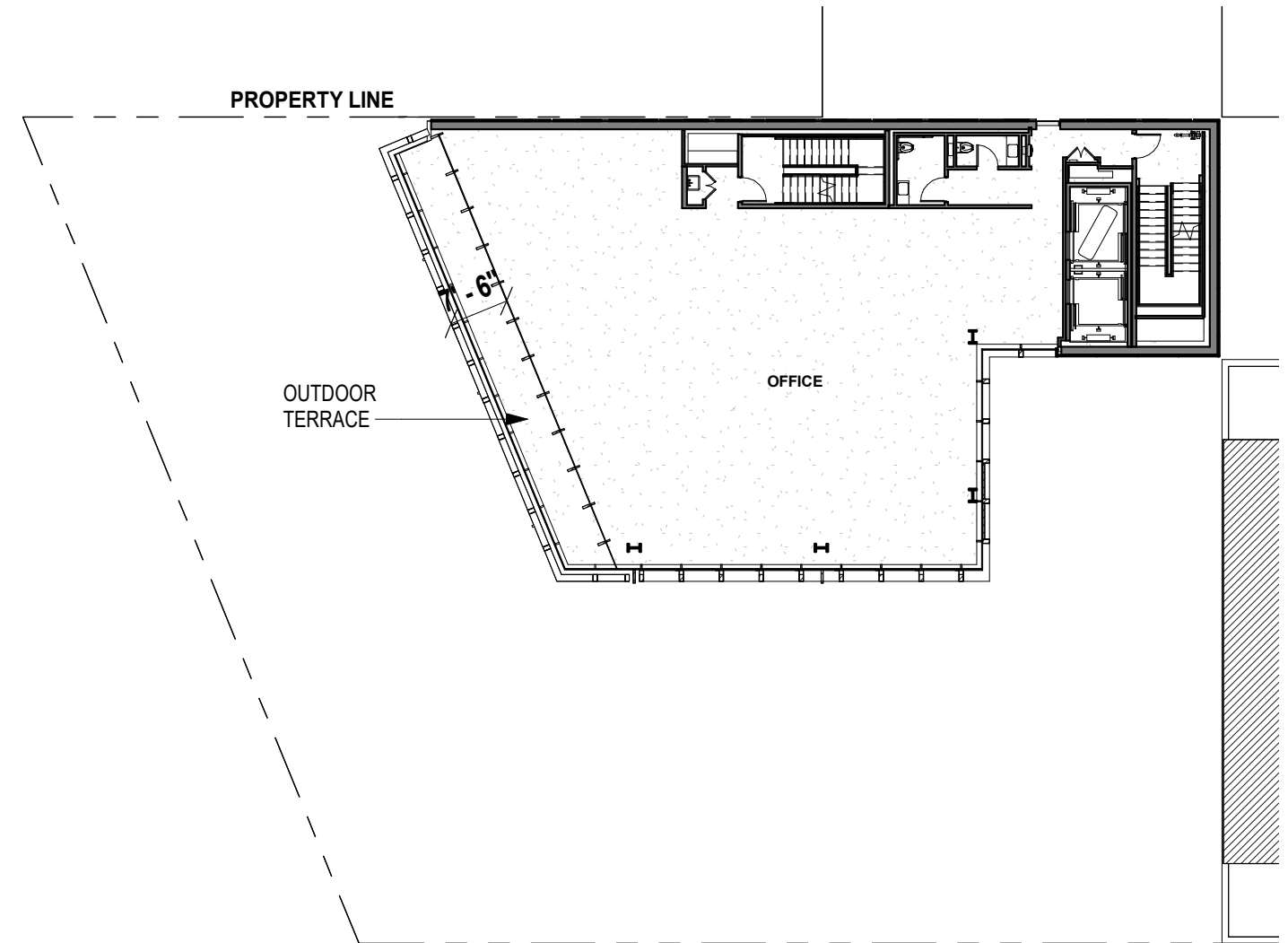
PLANS

NINTH AVENUE & WEST 14TH STREET
64

TAVROS B K S K



① 7TH FL PLAN
3/64" = 1'-0"



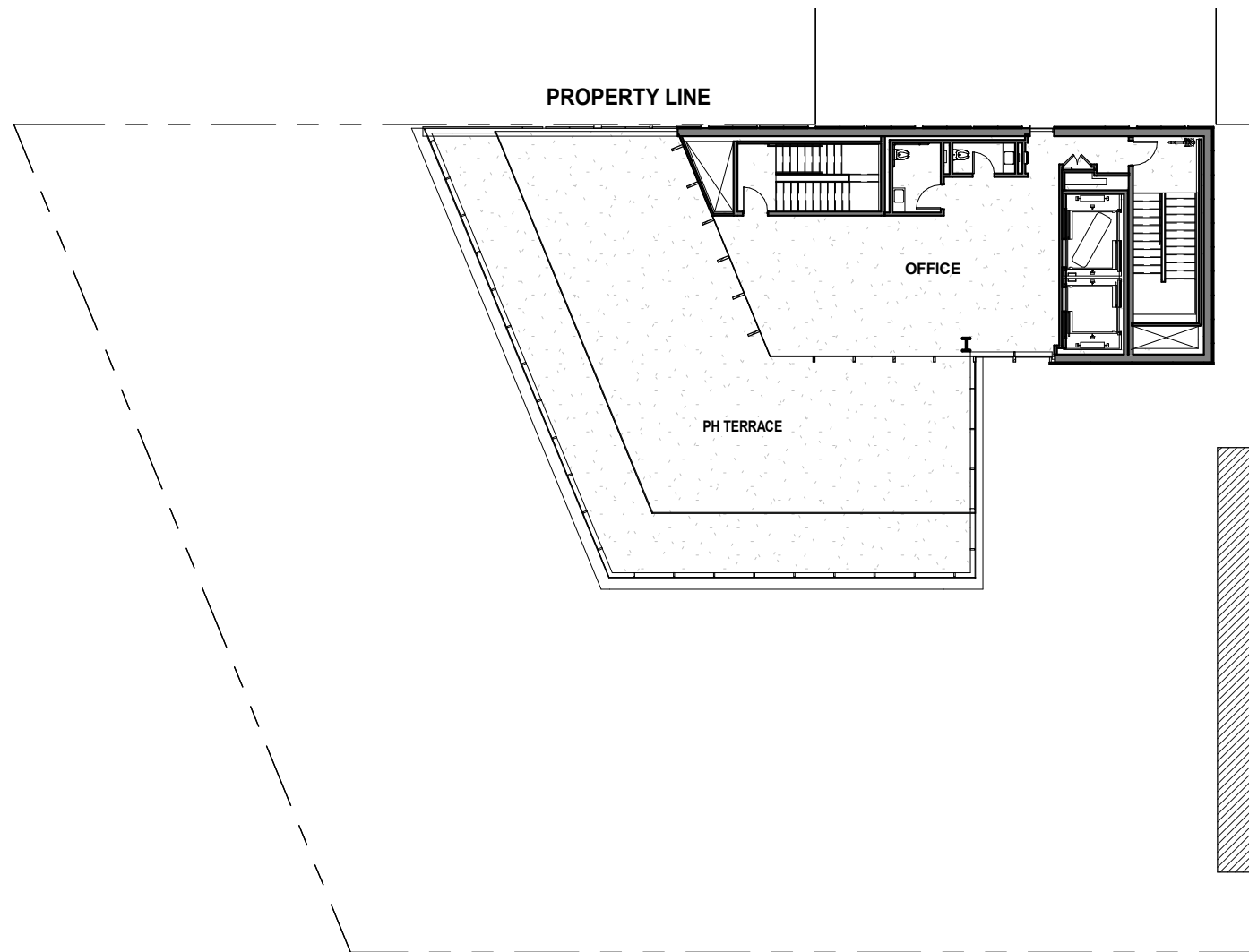
② 8TH FL PLAN
3/64" = 1'-0"

PLANS

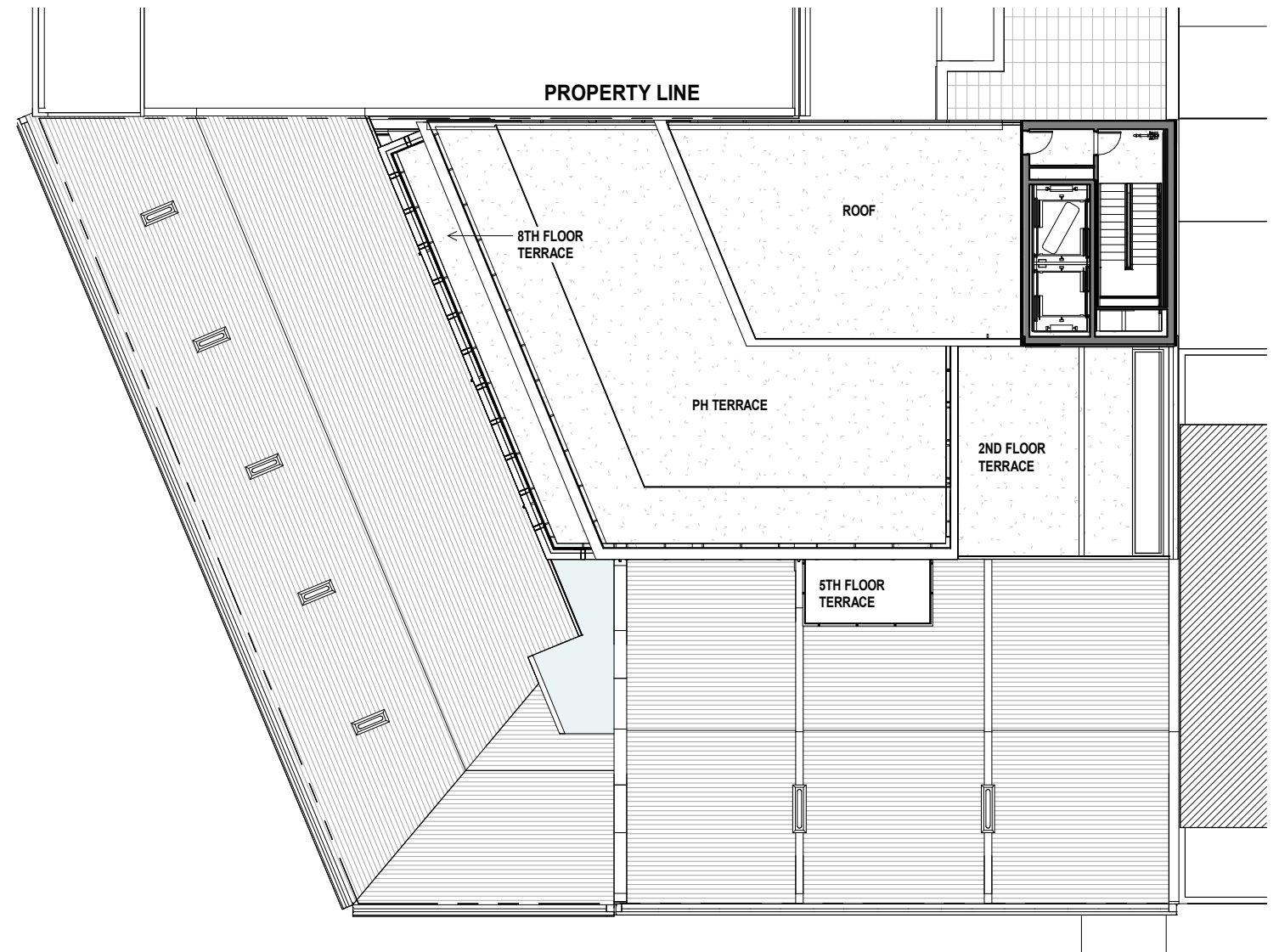
NINTH AVENUE & WEST 14TH STREET
65

TAVROS B K S K

LPC HEARING 08/11/2020



① PENTHOUSE PLAN
3/64" = 1'-0"



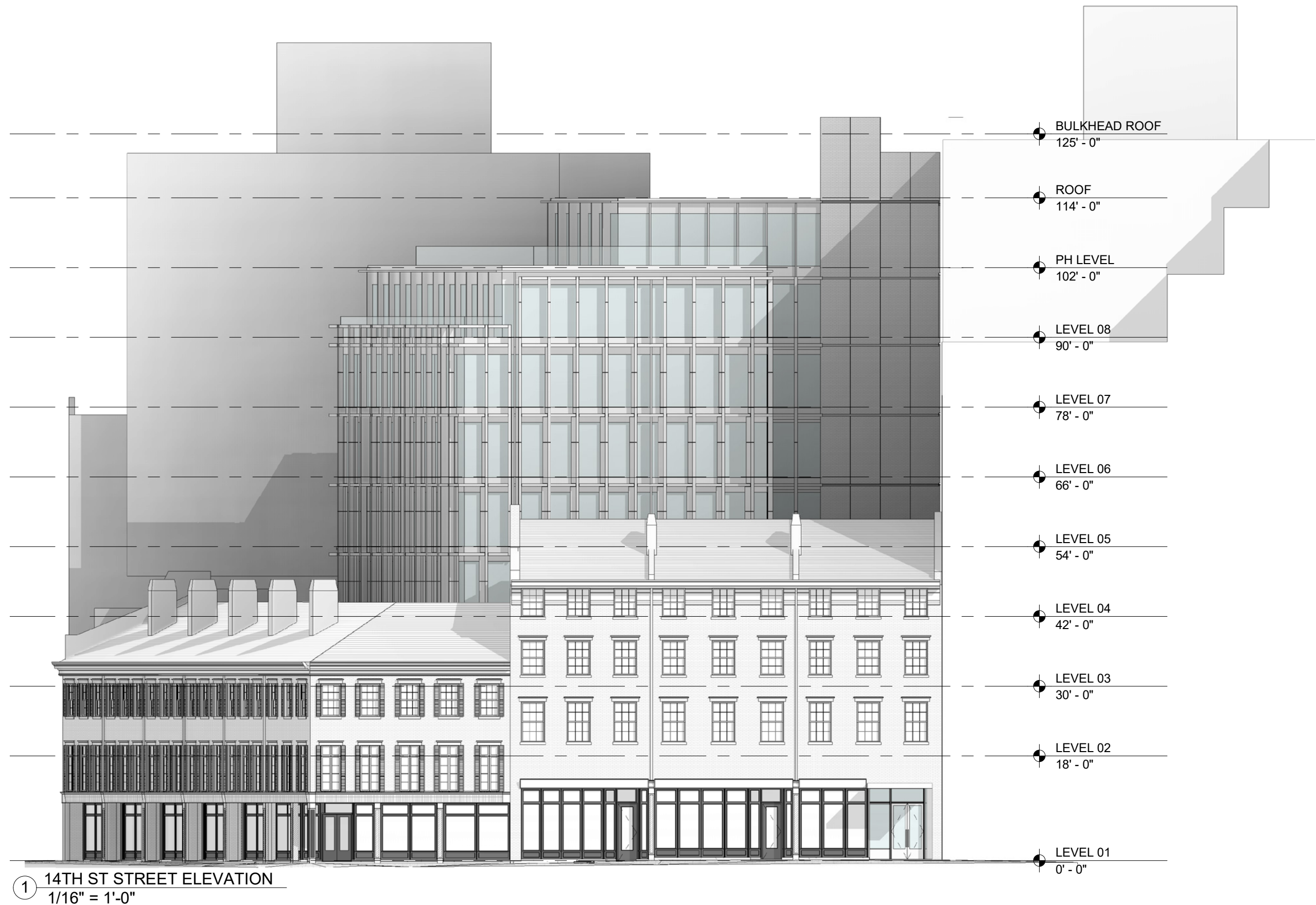
② ROOF PLAN
3/64" = 1'-0"

PLANS

NINTH AVENUE & WEST 14TH STREET
66

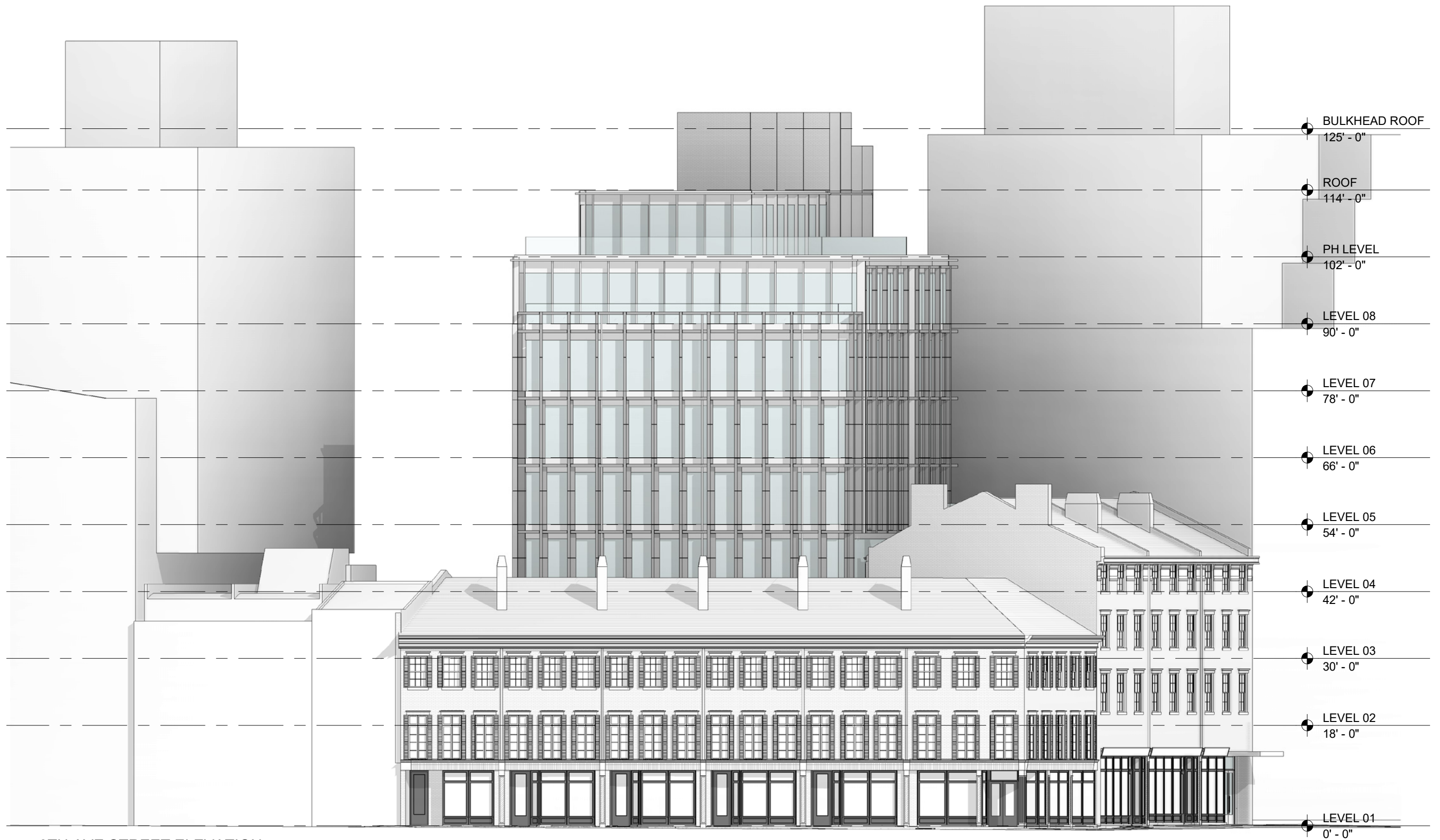
TAVROS B K S K

LPC HEARING 08/11/2020



14TH STREET ELEVATION

NINTH AVENUE & WEST 14TH STREET
67



① 9TH AVE STREET ELEVATION
1/16" = 1'-0"

9TH AVENUE ELEVATION

NINTH AVENUE & WEST 14TH STREET
68

TAVROS B K S K

LPC HEARING 08/11/2020

The current proposal is:

Preservation Department – Item 1, LPC-20-08722

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