

The current proposal is:

Preservation Department – Item 8. LPC-20-07755

**121 West 11th Street – Greenwich Village Historic District,
Borough of Manhattan**

How to Testify Via Zoom:

<https://us02web.zoom.us/j/87295131867?pwd=UFpLRGxVNy90eDVBNGgvUE9NMkhwQT09>

Webinar ID: 872 9513 1867

Password: 866444

By Phone: 1 646-558-8656

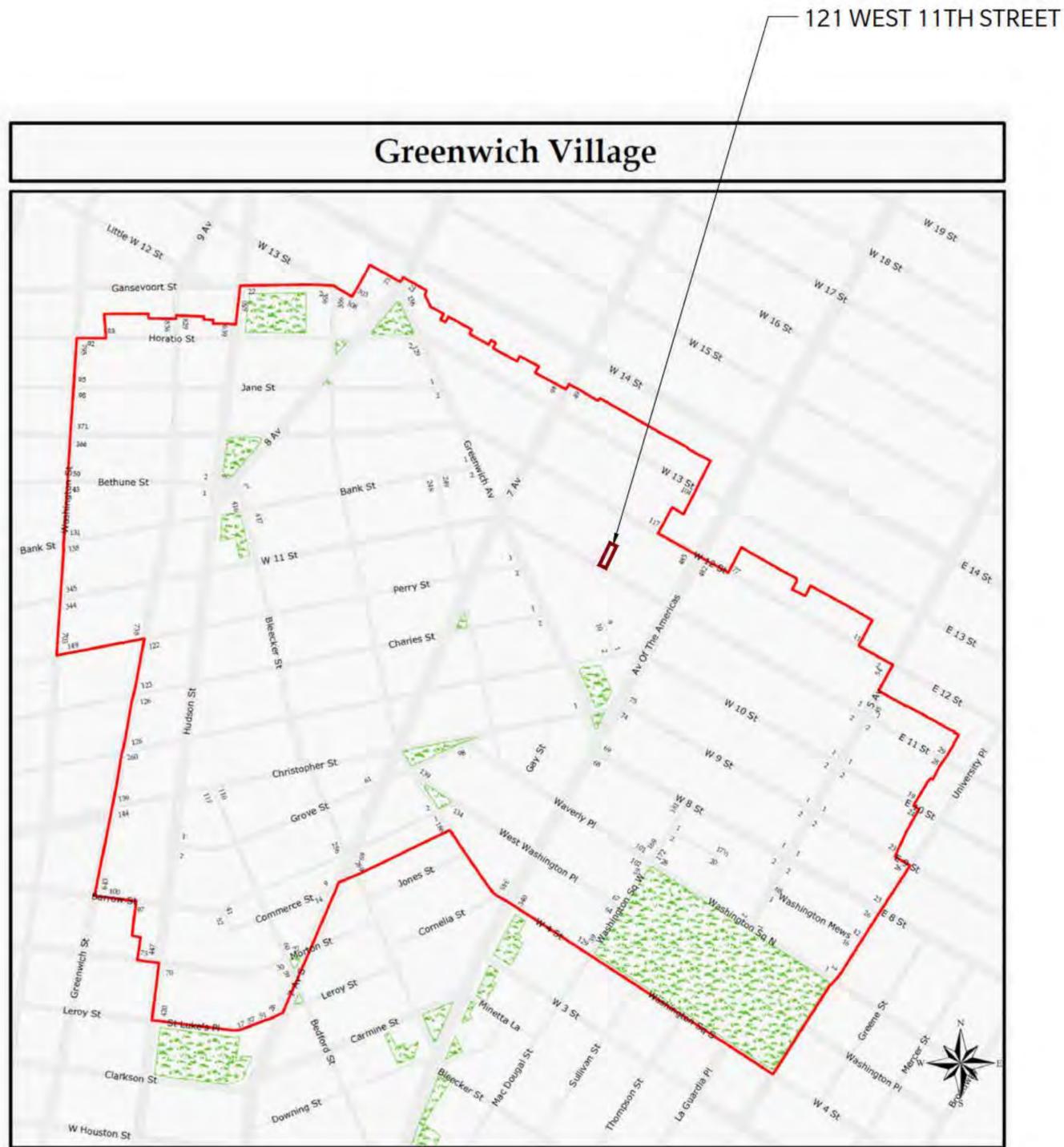
US (New York) 877-853-5257 (Toll free)

US 888 475 4499 (Toll free)

Note: If you want to testify on an item, join the Zoom webinar at the agenda’s “Be Here by” time (about an hour in advance). When the Chair indicates it’s time to testify, “raise your hand” via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.

SITE LOCATION

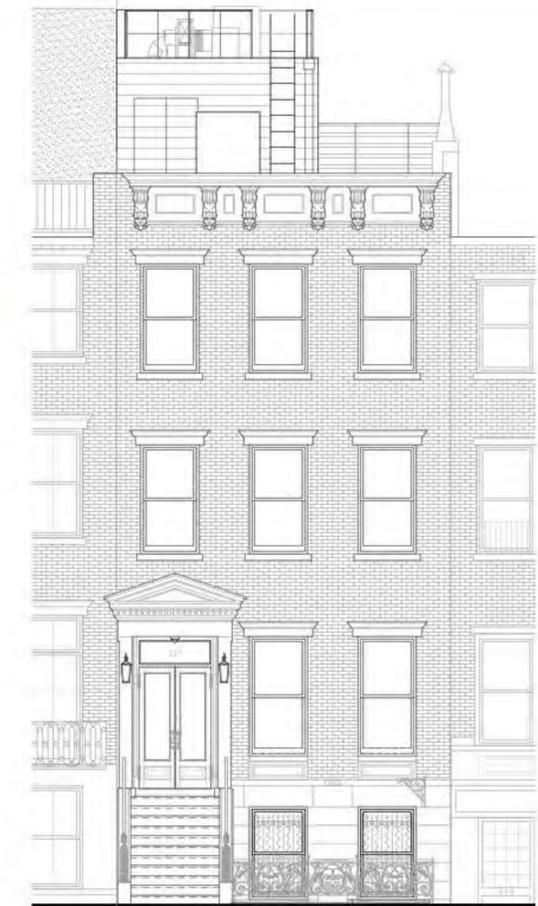
DISTRICT MAP, EXISTING ELEVATION PHOTOS & PROPOSED ELEVATIONS



GREENWICH VILLAGE - HISTORIC DISTRICT MAP
NOT TO SCALE



EXISTING FRONT FACADE
(DATE OF PHOTO 06/28/19)
NOT TO SCALE



PROPOSED FRONT FACADE
NOT TO SCALE (3/16" = 1'-0" on D size paper)



EXISTING REAR FACADE
(DATE OF PHOTO 06/28/19)
NOT TO SCALE



PROPOSED REAR FACADE
NOT TO SCALE (3/16" = 1'-0" on D size paper)


 JACQUELINE BIL-DUVALLOON
 HISTORIC PRESERVATION CONSULTING, LLC

the proposed additions & interior alterations
 to a single family residential townhouse at
121 WEST 11TH STREET
 greenwich village, manhattan borough
 new york, ny 10011

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CB hearing date 08-13-20 LPC hearing date TBD

landmarks preservation commission review
1 of 32

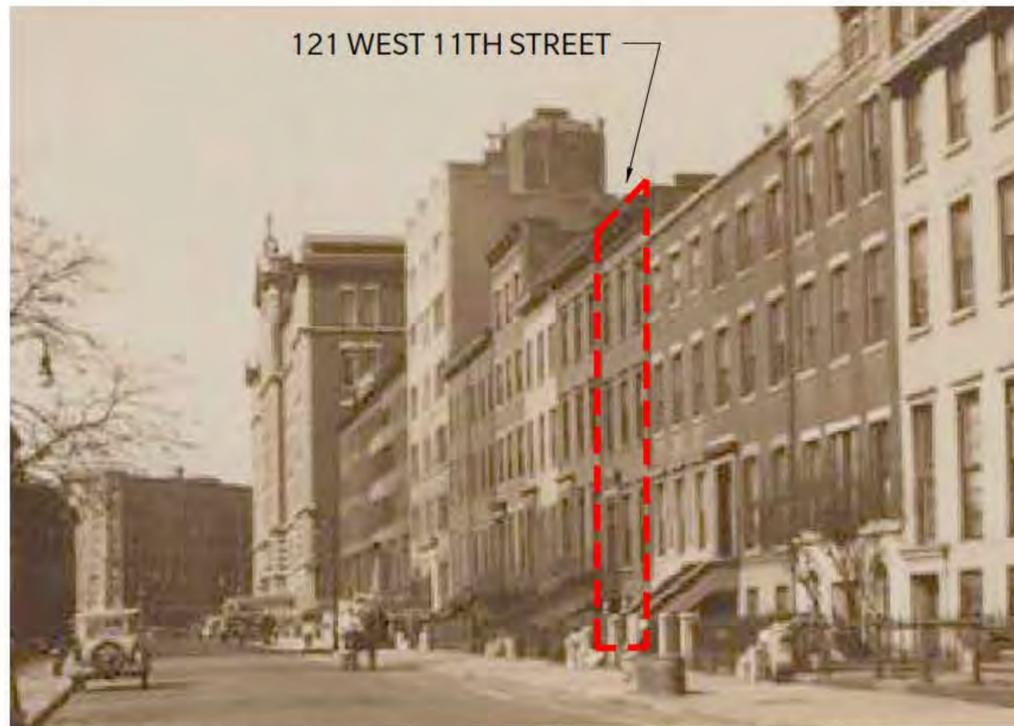
HISTORY
HISTORIC PHOTOGRAPHS



1930's TAX PHOTO (NYC MUNICIPAL ARCHIVE)



1969 DESIGNATION PHOTO (NYC LPC)



1933 P.L. SPERR (NYPL)

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STREETSCAPE

PANORAMIC PHOTOGRAPHS OF NORTH & SOUTH SIDES OF STREET

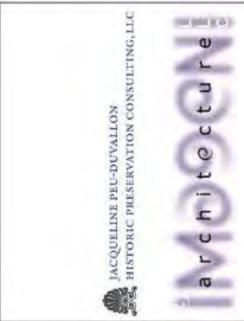


PANORAMIC VIEW OF NORTH SIDE OF STREET
(DATE OF PHOTOS 10/21/19)
NOT TO SCALE

121 WEST 11TH STREET



PANORAMIC VIEW OF SOUTH SIDE OF STREET
(DATE OF PHOTOS 10/21/19)
NOT TO SCALE



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CIRCA 1890 ALTERATIONS



roof raised, top floor windows enlarged, and pressed metal bracketed cornice installed. (cornice and top floor windows previously aligned with adjacent houses in its row, to the right.)

profiled projecting window lintels installed

one over one windows installed

double leaf glass doors installed in front of the original wood paneled doors

elaborate wrought iron stoop and areaway railing installed

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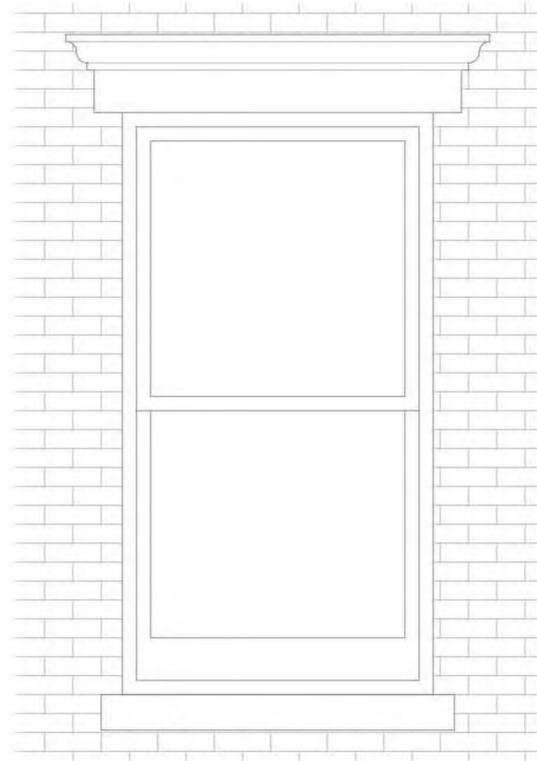
CB hearing date
08-13-20

LPC hearing date
TBD

landmarks preservation commission review

FRONT FIRST FLOOR WINDOWS

EXISTING WINDOW CONDITIONS



EXISTING WINDOW ELEVATION, TYPICAL
NOT TO SCALE (1" = 1'-0" on D size paper)



PHOTO OF FRONT FIRST FLOOR WINDOW
(DATE OF PHOTO 03/03/20)
NOT TO SCALE



PHOTO OF FRONT FIRST FLOOR WINDOW
(DATE OF PHOTO 03/03/20)
NOT TO SCALE



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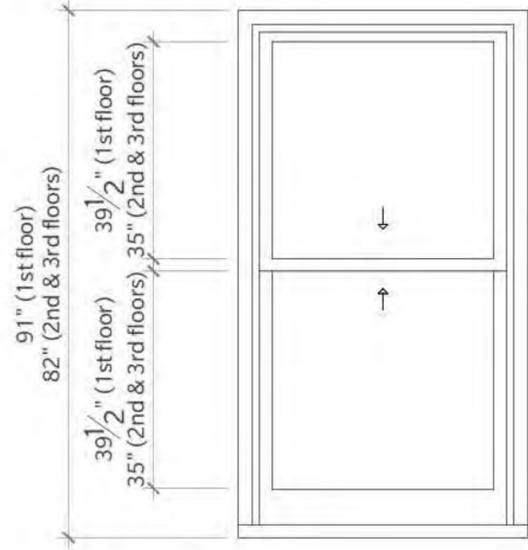
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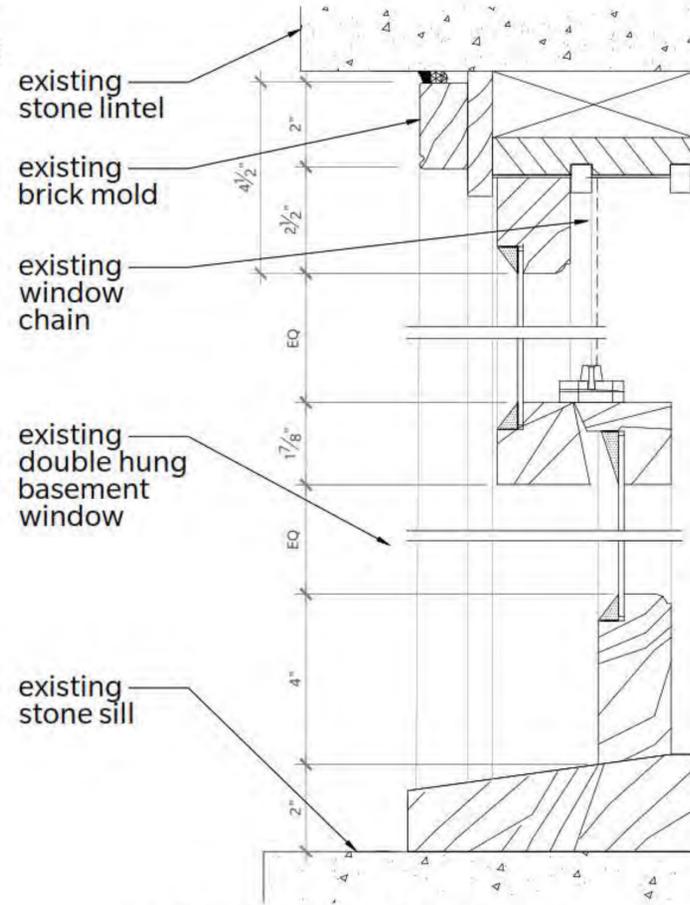
landmarks preservation commission review

FRONT WINDOW REPLACEMENT

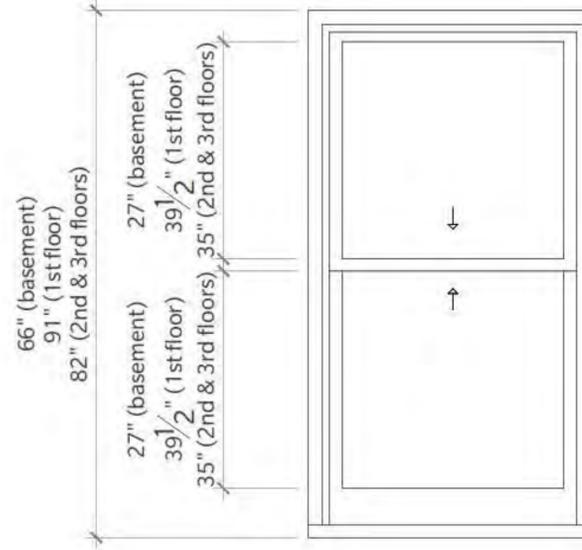
EXISTING & PROPOSED FRONT WINDOW DETAILS



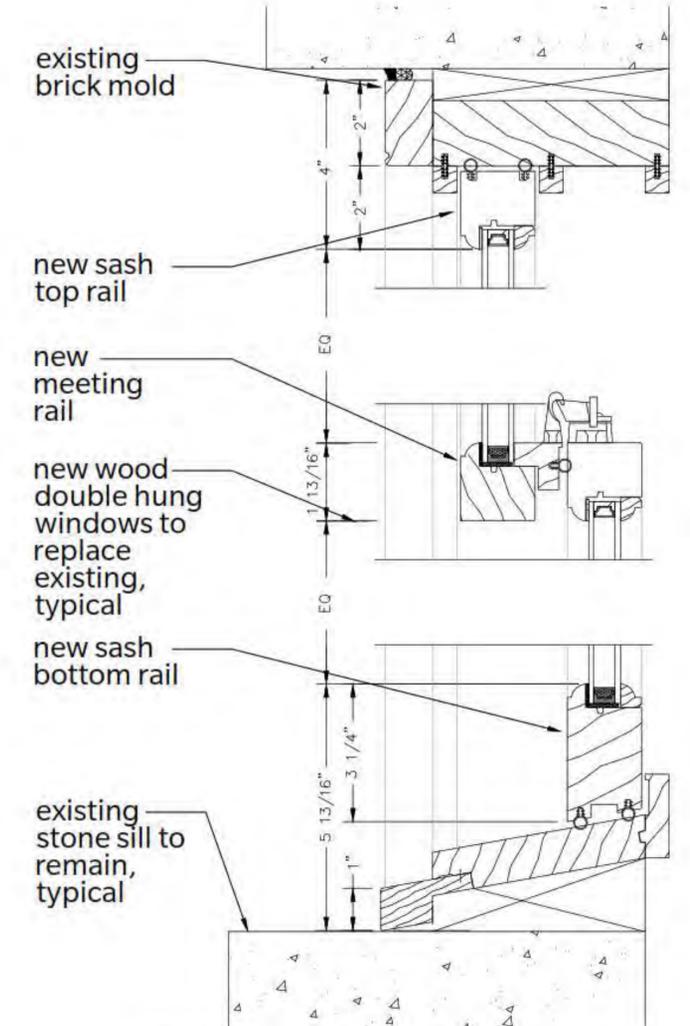
EXISTING FRONT DOUBLE HUNG WINDOW ELEVATION, TYPICAL (FIRST, SECOND & THIRD FLOORS)
NOT TO SCALE (1" = 1'-0" on D size paper)



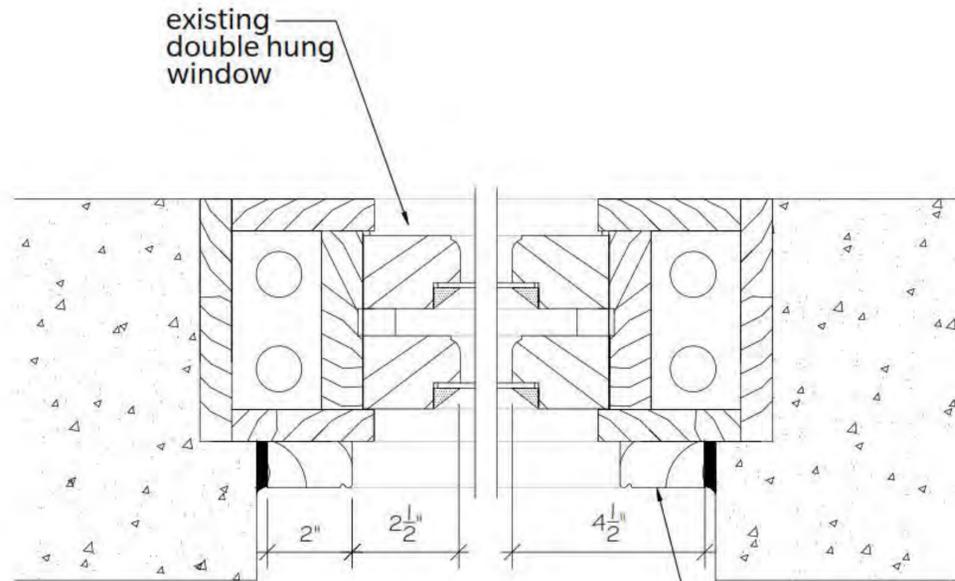
EXISTING FRONT DOUBLE HUNG WINDOW SECTION, TYPICAL (FIRST, SECOND & THIRD FLOORS)
NOT TO SCALE (6" = 1'-0" on D size paper)



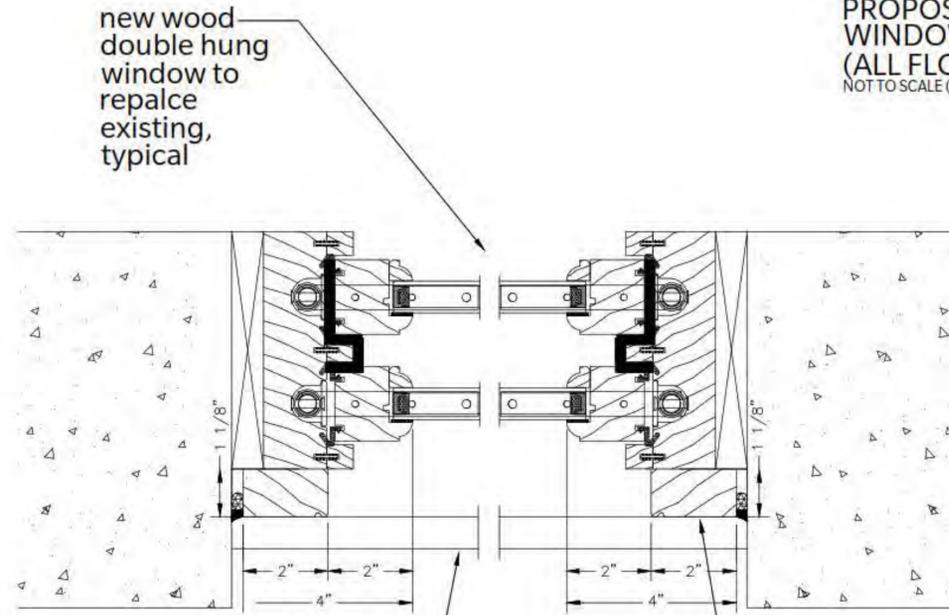
PROPOSED FRONT DOUBLE HUNG WINDOW ELEVATION, TYPICAL (ALL FLOORS INCLUDING BASEMENT)
NOT TO SCALE (1" = 1'-0" on D size paper)



PROPOSED FRONT DOUBLE HUNG WINDOW SECTION, TYPICAL (ALL FLOORS INCLUDING BASEMENT)
NOT TO SCALE (6" = 1'-0" on D size paper)



EXISTING FRONT DOUBLE HUNG WINDOW PLAN, TYPICAL (FIRST, SECOND & THIRD FLOORS)
NOT TO SCALE (6" = 1'-0" on D size paper)



PROPOSED FRONT DOUBLE HUNG WINDOW PLAN, TYPICAL (ALL FLOORS INCLUDING BASEMENT)
NOT TO SCALE (6" = 1'-0" on D size paper)

ALL NEW WINDOWS TO BE FINISHED IN BLACK TO MATCH EXISTING


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 landmarks preservation commission review
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FRONT ELEVATIONS

EXISTING & PROPOSED FRONT ELEVATIONS

DEMOLITION SCOPE OF WORK (FRONT ELEVATION)

- A. remove existing light fixtures
- B. remove all existing wood windows, typical



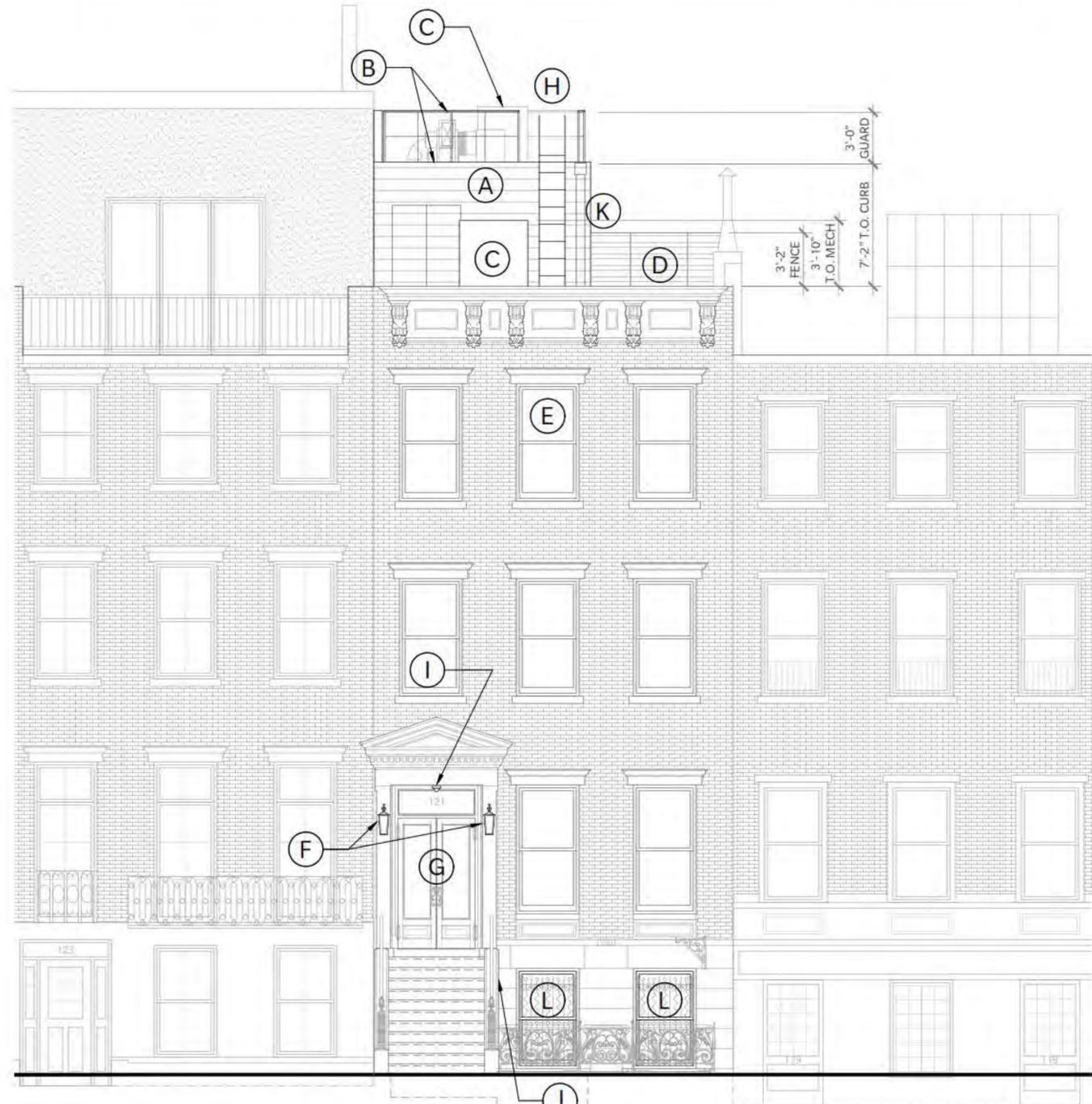
EXISTING FRONT ELEVATION
NOT TO SCALE (1/4" = 1'-0" on D size paper)

PROPOSED SCOPE OF WORK (FRONT ELEVATION)

- A. new penthouse addition
- B. new 36 inch high metal cable guardrail and 6 inch high curb above roof of penthouse
- C. new mechanical equipment
- D. new 72 inch high metal fence
- E. new wood windows to match

- F. existing, typical new light fixtures to replace existing. see sheet L-XXX for more information
- G. refurbished double leaf entry doors, transom and door frame to match existing
- H. new fixed ladder, rungs 12 inch on center
- I. new security camera to be

- J. installed in soffit over entry doors
- K. new security camera to be installed on brownstone trim above entry door
- L. new downspouts
- M. new double hung windows to replace existing stationary units at basement level



PROPOSED FRONT ELEVATION
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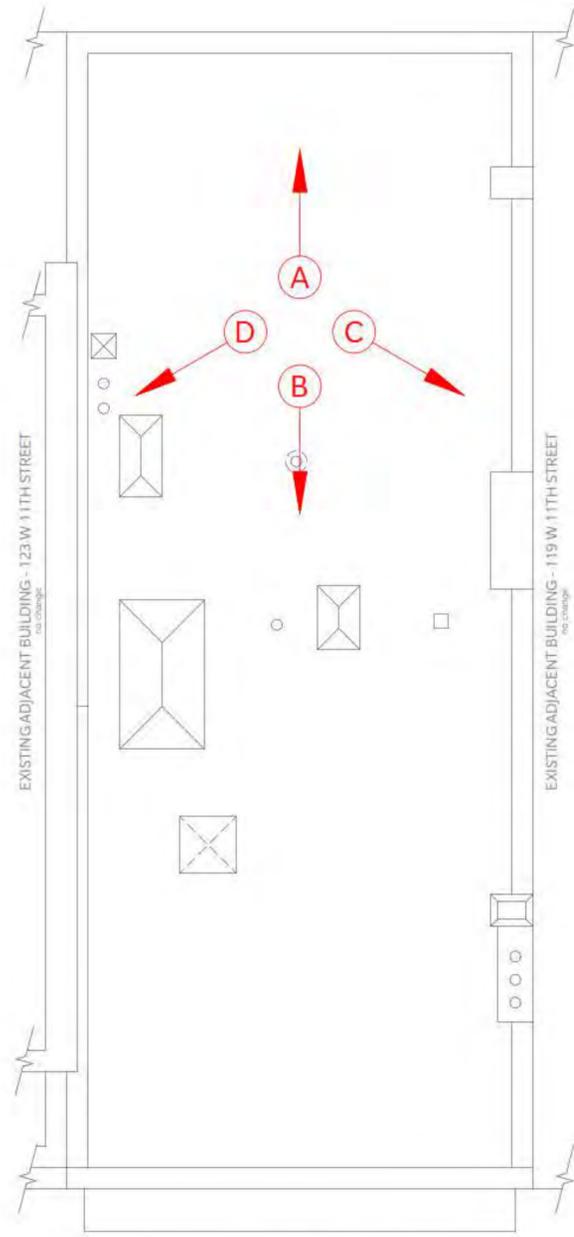
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ROOF

PHOTOGRAPHS OF EXISTING ROOF CONDITIONS



EXISTING ROOF PLAN
NOT TO SCALE (1/4" = 1'-0" on D size paper)



PHOTO OF ROOF - LOOKING NORTH 'A'
(DATE OF PHOTO 09/17/19)
NOT TO SCALE



PHOTO OF ROOF - LOOKING SOUTH 'B'
(DATE OF PHOTO 09/17/19)
NOT TO SCALE



PHOTO OF ROOF - LOOKING EAST 'C'
(DATE OF PHOTO 09/17/19)
NOT TO SCALE

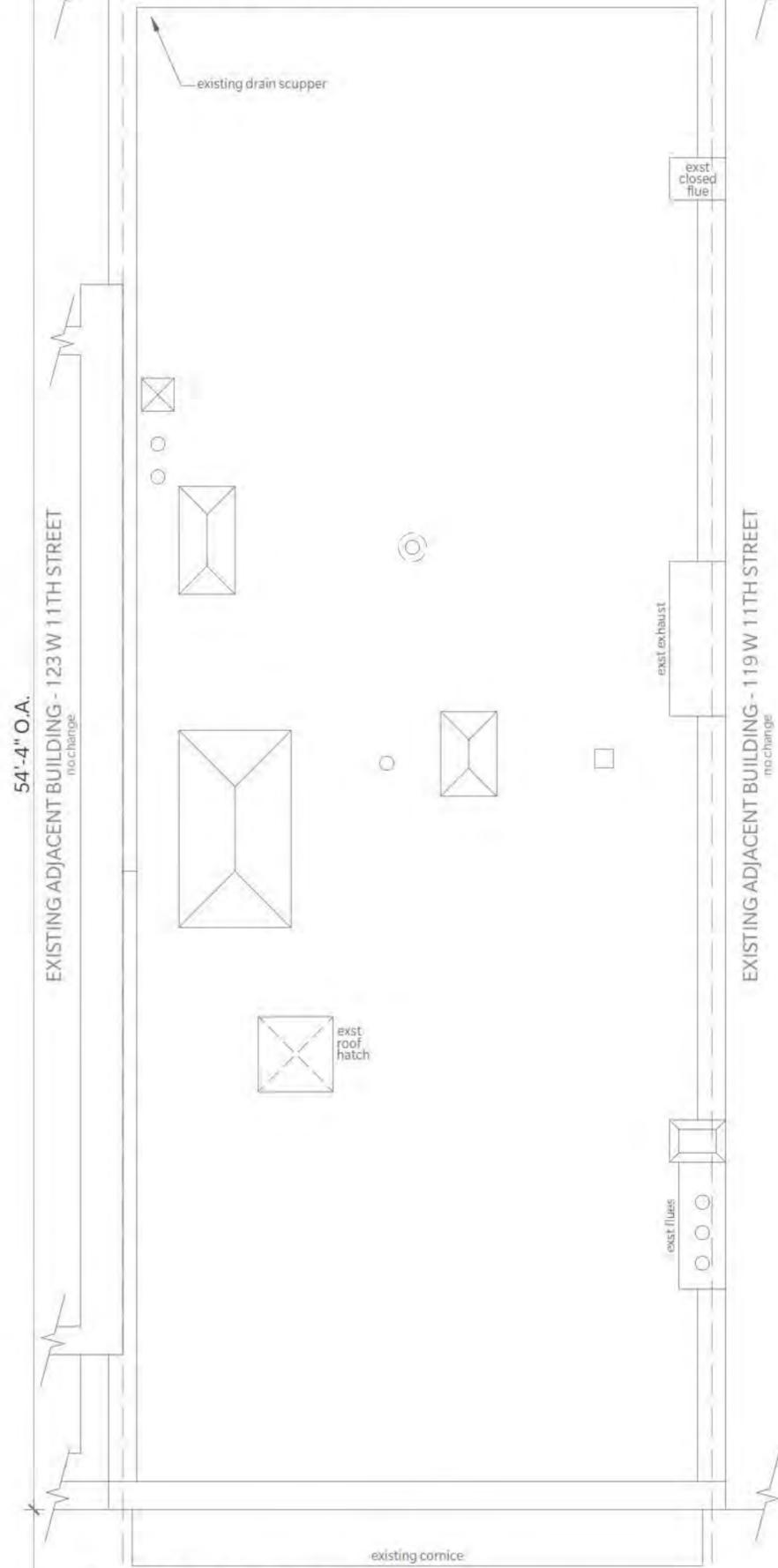


PHOTO OF ROOF - LOOKING WEST 'D'
(DATE OF PHOTO 09/17/19)
NOT TO SCALE

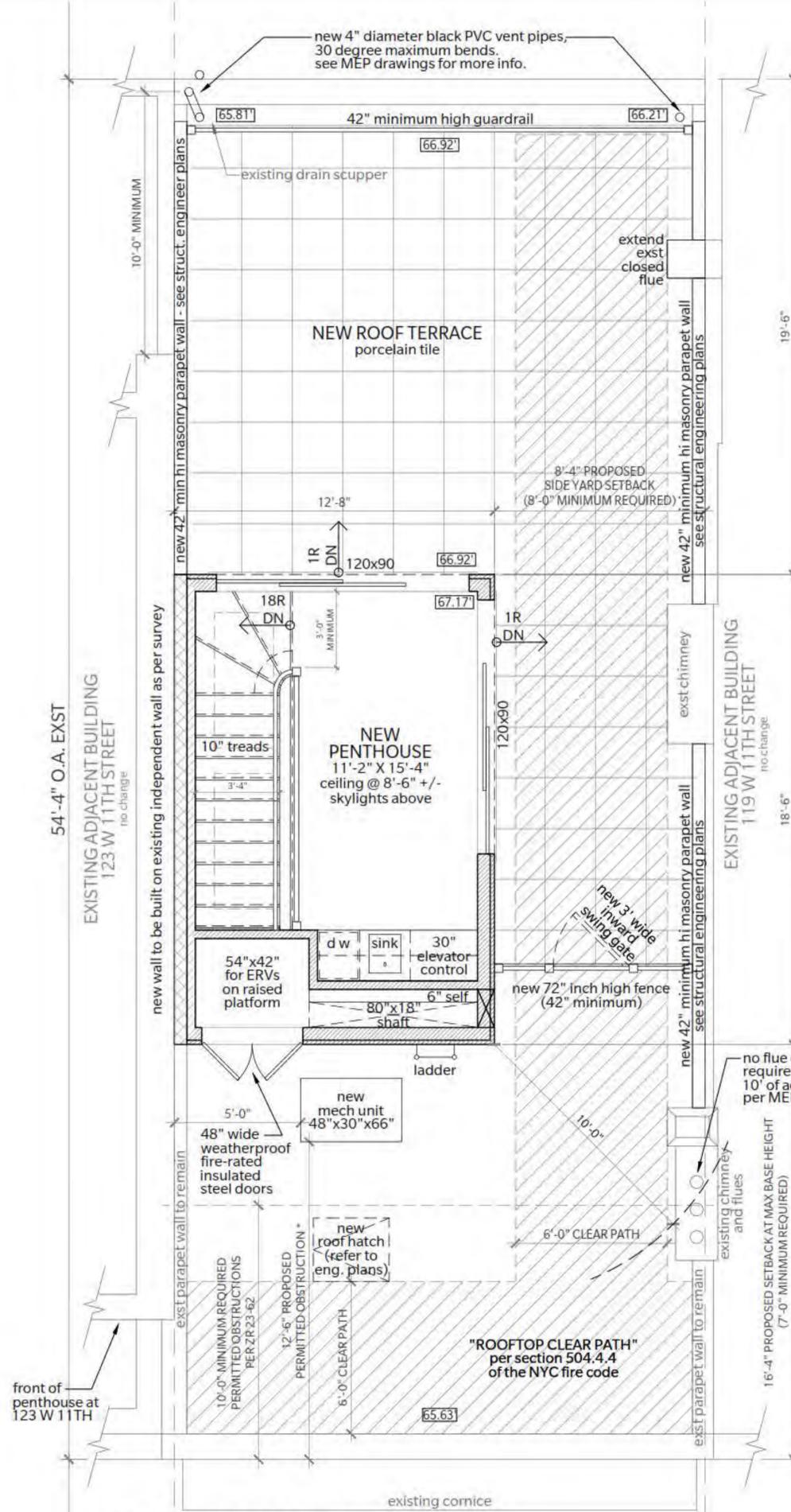

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 landmarks preservation commission review
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ROOF ADDITION

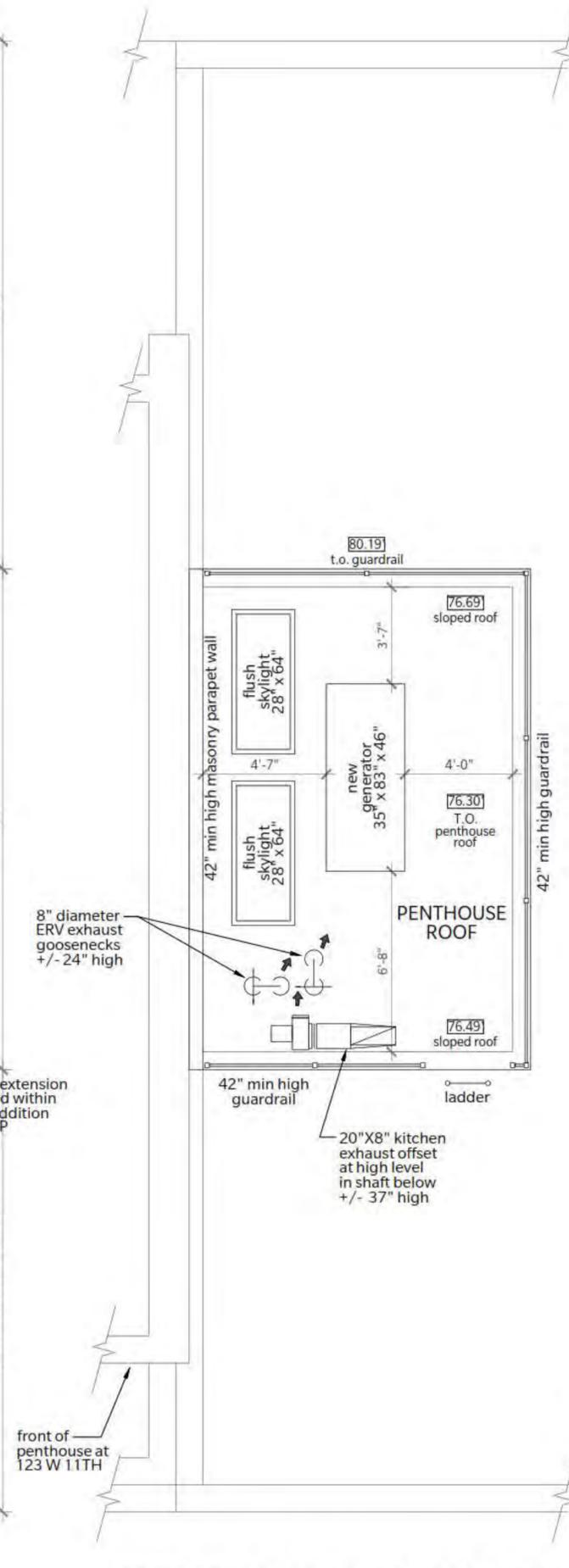
EXISTING & PROPOSED ROOF PLANS



EXISTING ROOF PLAN
NOT TO SCALE (3/8" = 1'-0" on D size paper)



PROPOSED ROOF PLAN
NOT TO SCALE (3/8" = 1'-0" on D size paper)



PROPOSED PENTHOUSE ROOF PLAN
NOT TO SCALE (3/8" = 1'-0" on D size paper)

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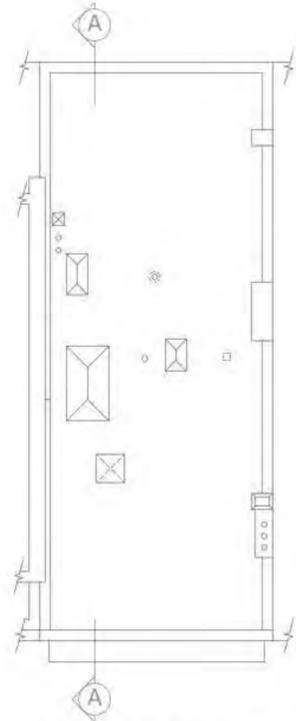
landmarks preservation commission review

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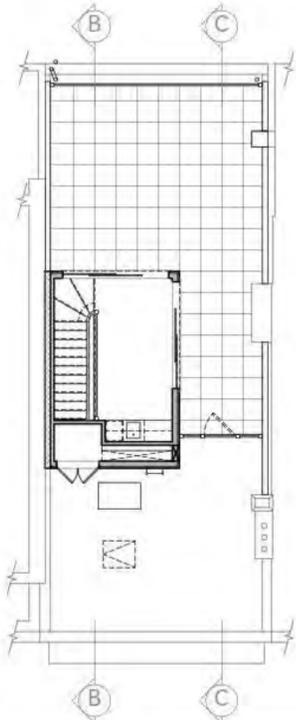
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ROOF ADDITION

EXISTING & PROPOSED ROOF SECTIONS



EXISTING ROOF PLAN
NOT TO SCALE (1/8" = 1'-0" on D size paper)



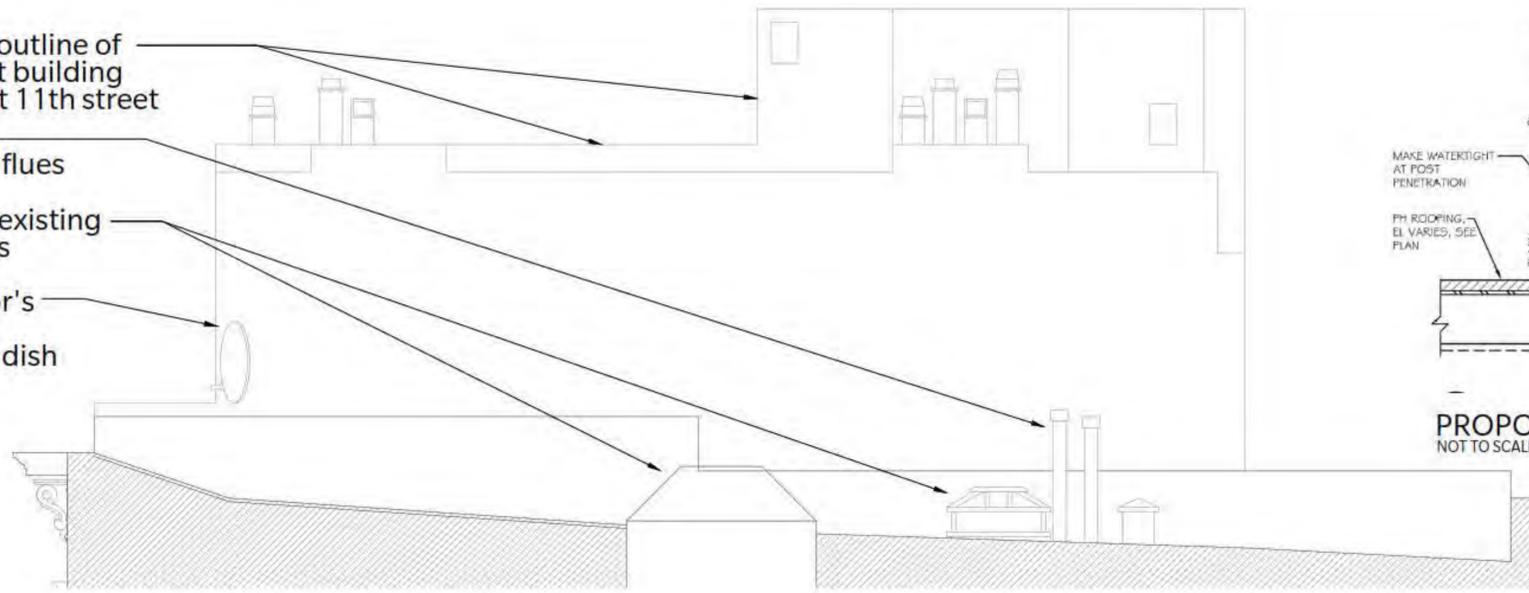
PROPOSED ROOF PLAN
NOT TO SCALE (1/8" = 1'-0" on D size paper)

rooftop outline of adjacent building 123 west 11th street

remove existing flues

remove existing skylights

neighbor's existing satellite dish



EXISTING ROOF SECTION 'A'
NOT TO SCALE

8" diameter ERV exhaust goosenecks +/- 24" high
20"X8" kitchen exhaust offset at high level in shaft below +/- 37" high
new kemperol roofing system

6" high perimeter curb

3'-0" GUARD
7'-2" T.O. CURB
3'-10" T.O. MECH

new generator 46" high

PROPOSED ROOF SECTION 'B'
NOT TO SCALE

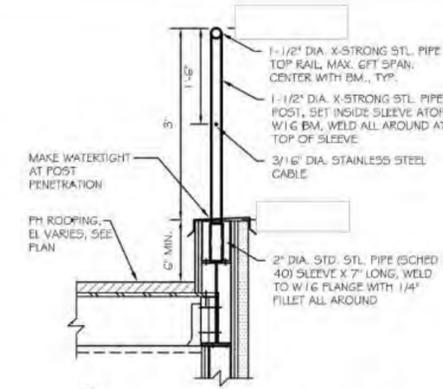
new fixed ladder
new noncombustible cement board exterior wall coverings
new 72" high fence and gate
new mechanical unit
new downspout

3'-2" T.O. FENCE

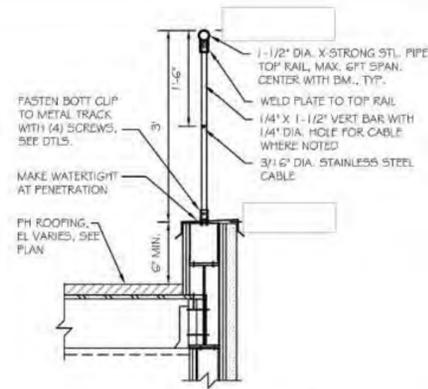
7'-6" door unit

10'-2" MID BASE POINT TO T.O. ROOF CURB

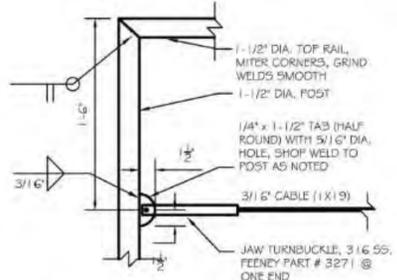
PROPOSED ROOF SECTION 'C'
NOT TO SCALE



PROPOSED SECTION AT POST
NOT TO SCALE (3/4" = 1'-0" on D size paper)



PROPOSED SECTION AT VERTICAL SPACER BAR
NOT TO SCALE (3/4" = 1'-0" on D size paper)



CABLE TO CORNER POST DETAIL
NOT TO SCALE (1-1/2" = 1'-0" on D size paper)

rooftop outline of adjacent building 123 west 11th street

see 'proposed section at post' on sheet #12 for additional details

new 42" high true brick with common bond pattern masonry parapet wall

new 24"x24" porcelain tiles on pedestal system

new 4" black PVC flue pipe

LEGEND

--- line of existing building envelope

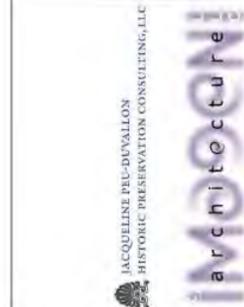
rooftop outline of adjacent building 123 west 11th street

new 36" high cable guardrail

new 42" high true brick with common bond pattern masonry parapet wall

new 24x24 inch porcelain tiles on pedestal system

new 4" black PVC flue pipe



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landmarks preservation commission review

ROOF ADDITION

PHOTOS OF ROOF MOCKUP

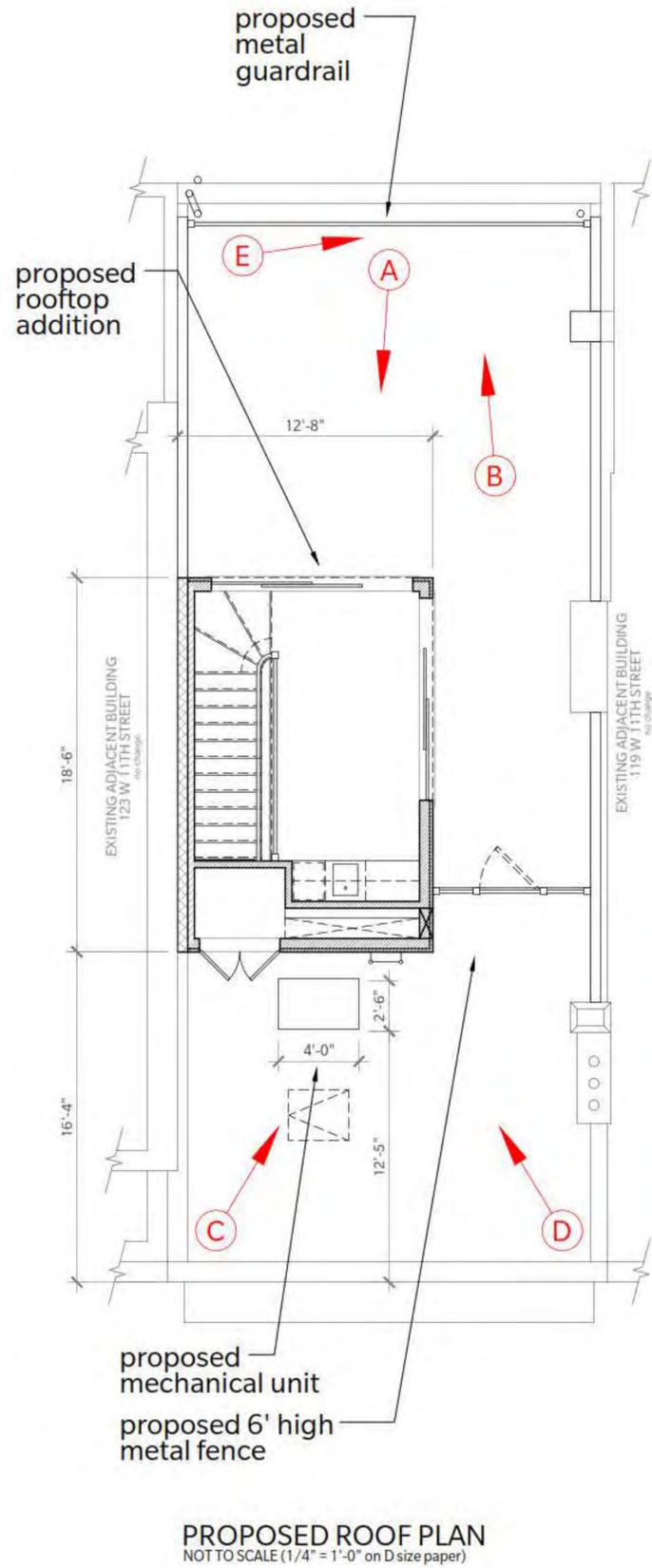


PHOTO OF ROOF MOCKUP 'A'
(DATE OF PHOTO 05/12/20)
NOT TO SCALE

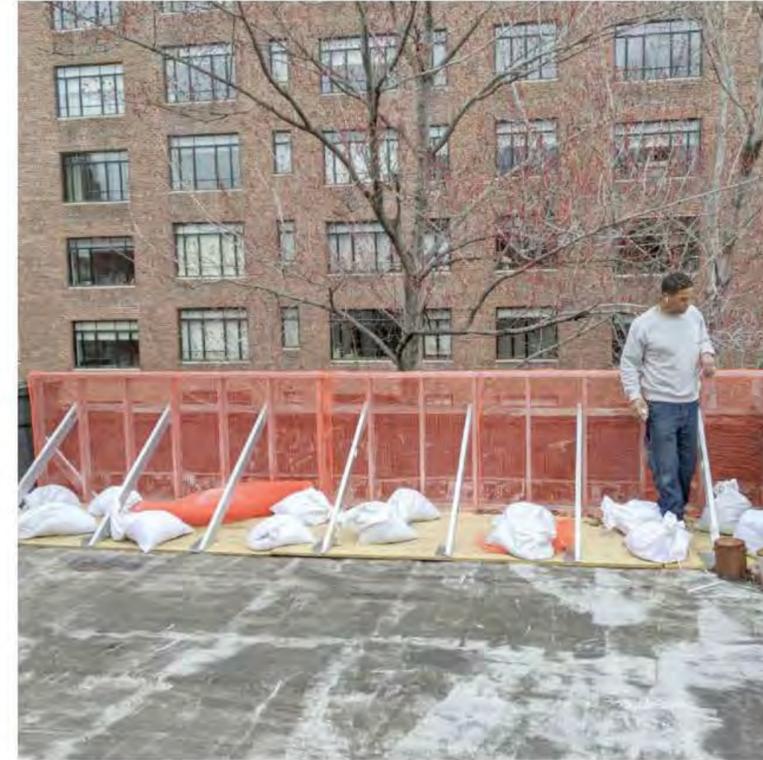


PHOTO OF ROOF MOCKUP 'B'
(DATE OF PHOTO 03/03/20)
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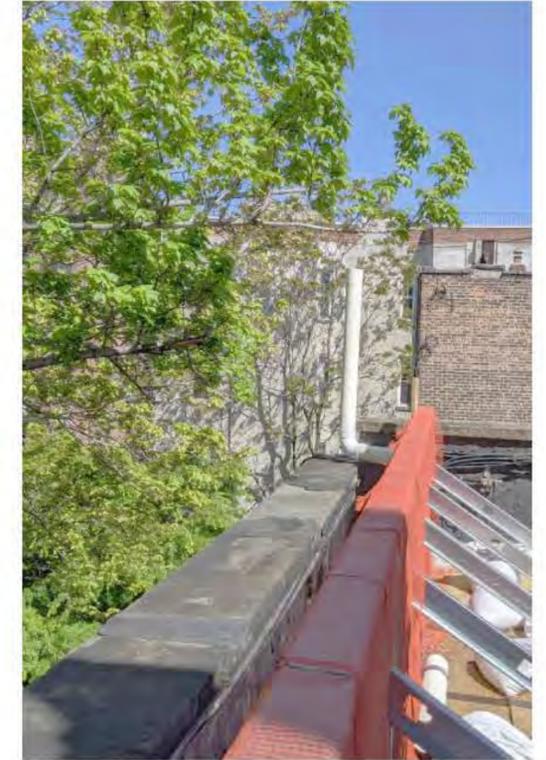


PHOTO OF ROOF MOCKUP 'E'
(DATE OF PHOTO 05/12/20)
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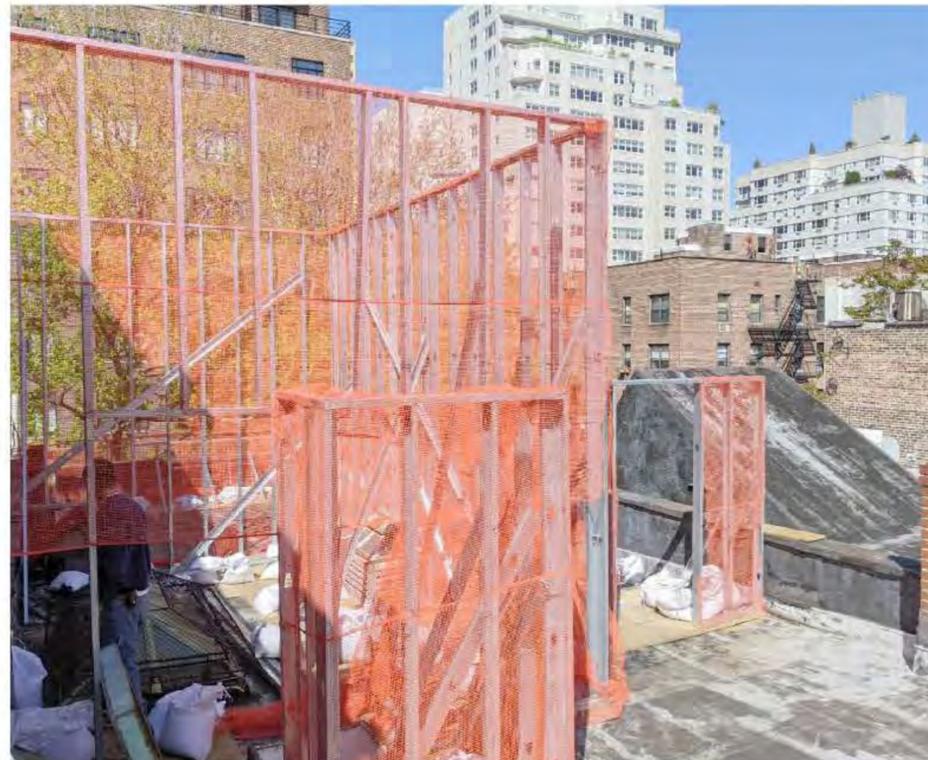


PHOTO OF ROOF MOCKUP 'C'
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PHOTO OF ROOF MOCKUP 'D'
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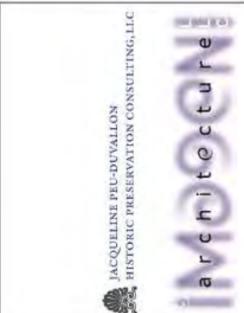
ROOF ADDITION PANORAMAS



PHOTO OF ROOF MOCKUP FACING #119
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PHOTO OF ROOF MOCKUP FACING #123
(DATE OF PHOTO 05/12/20)
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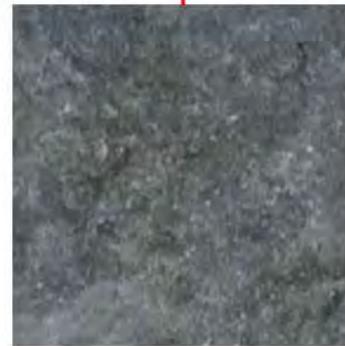
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landmarks preservation commission review

ROOF ADDITION
PROPOSED MATERIAL SAMPLES



**NON-COMBUSTIBLE
 SIMULATED WOOD
 HORIZONTAL SIDING**



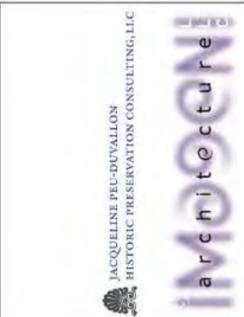
24"X24" PORCELAIN TILES



**TRUE BRICK WITH
 COMMON BOND PATTERN
 TO MATCH EXISTING
 REAR FACADE**



2" THICK NATURAL BLUESTONE CAP



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landmarks preservation commission review

ROOF ADDITION

PHOTOS OF ROOF MOCKUP (STREET VISIBILITY)



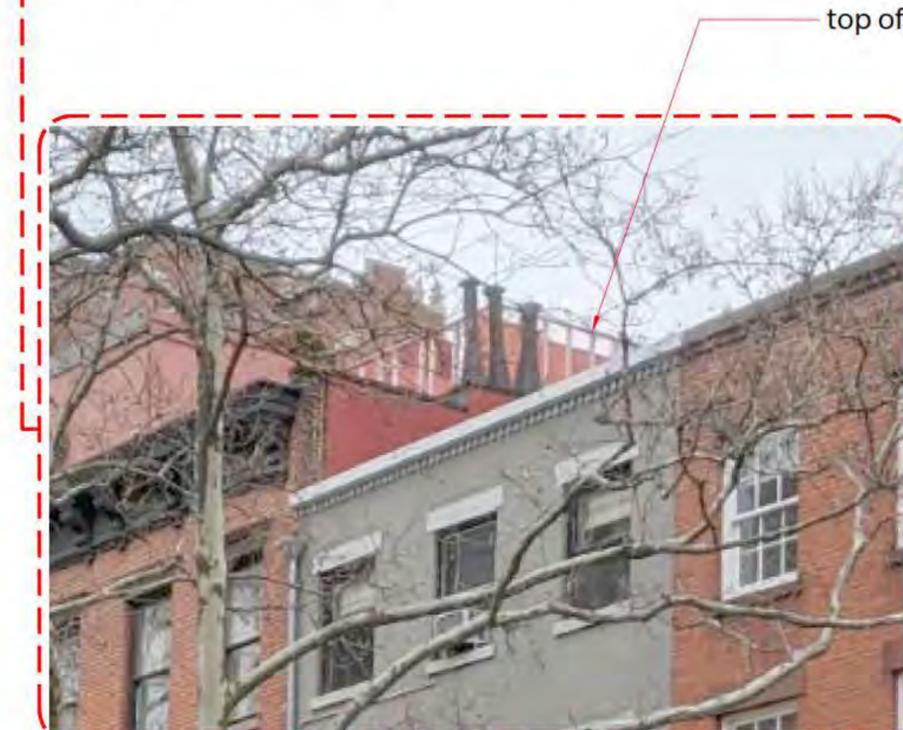
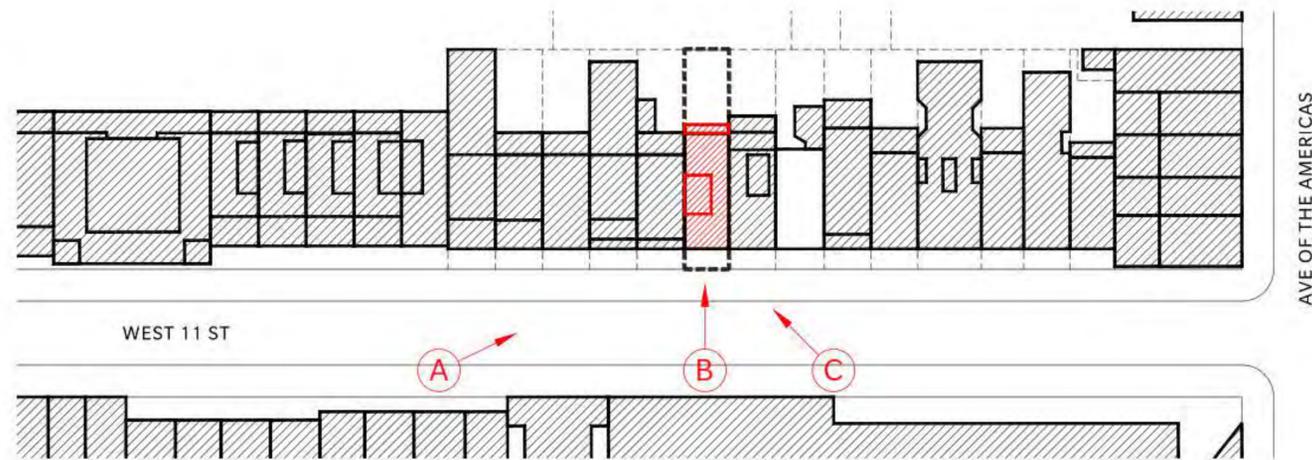
PHOTO OF ROOF MOCKUP FROM STREET 'A'
(DATE OF PHOTO 03/03/20)
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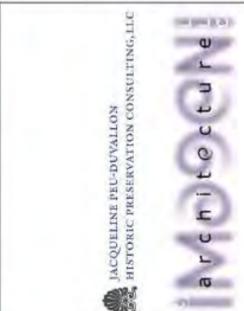
PHOTO OF ROOF MOCKUP FROM STREET 'B'
(DATE OF PHOTO 03/03/20)
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PHOTO OF ROOF MOCKUP FROM STREET 'C'
(DATE OF PHOTO 03/03/20)
NOT TO SCALE



CLOSEUP PHOTO OF ROOF MOCKUP FROM STREET 'C'
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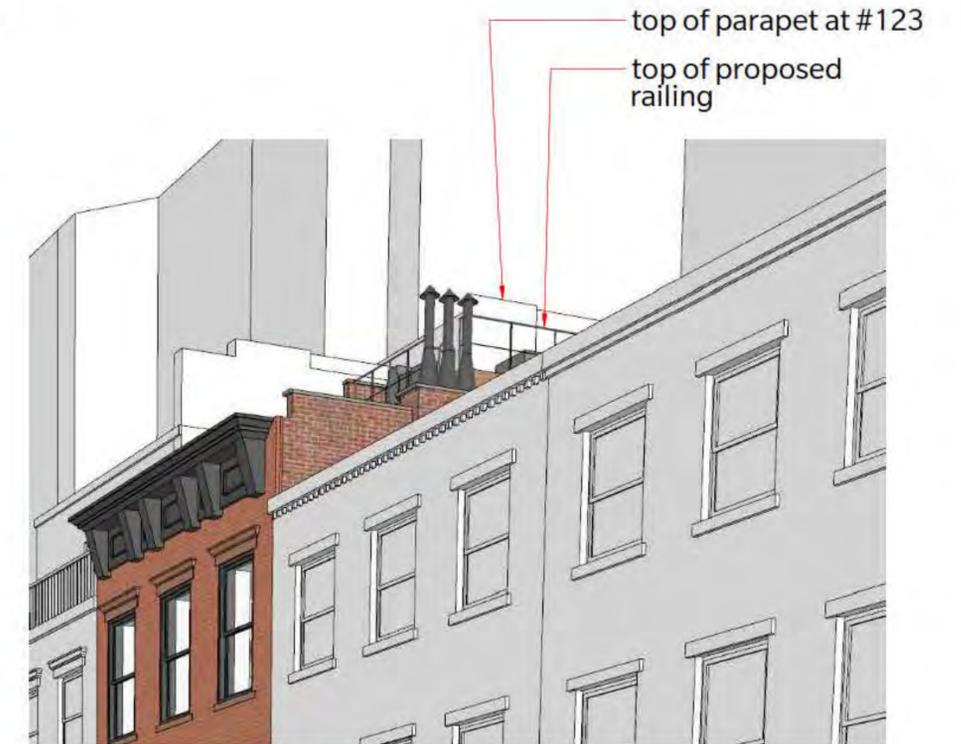
PHOTOS OF ROOF MOCKUP (STREET VISIBILITY)



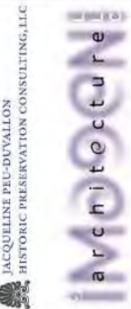
PHOTO OF ROOF MOCKUP FROM STREET
(DATE OF PHOTO 03/03/20)
NOT TO SCALE



CLOSEUP PHOTO OF ROOF MOCKUP FROM STREET
(DATE OF PHOTO 03/03/20)
NOT TO SCALE



RENDERING OF ROOF ADDITION
NOT TO SCALE



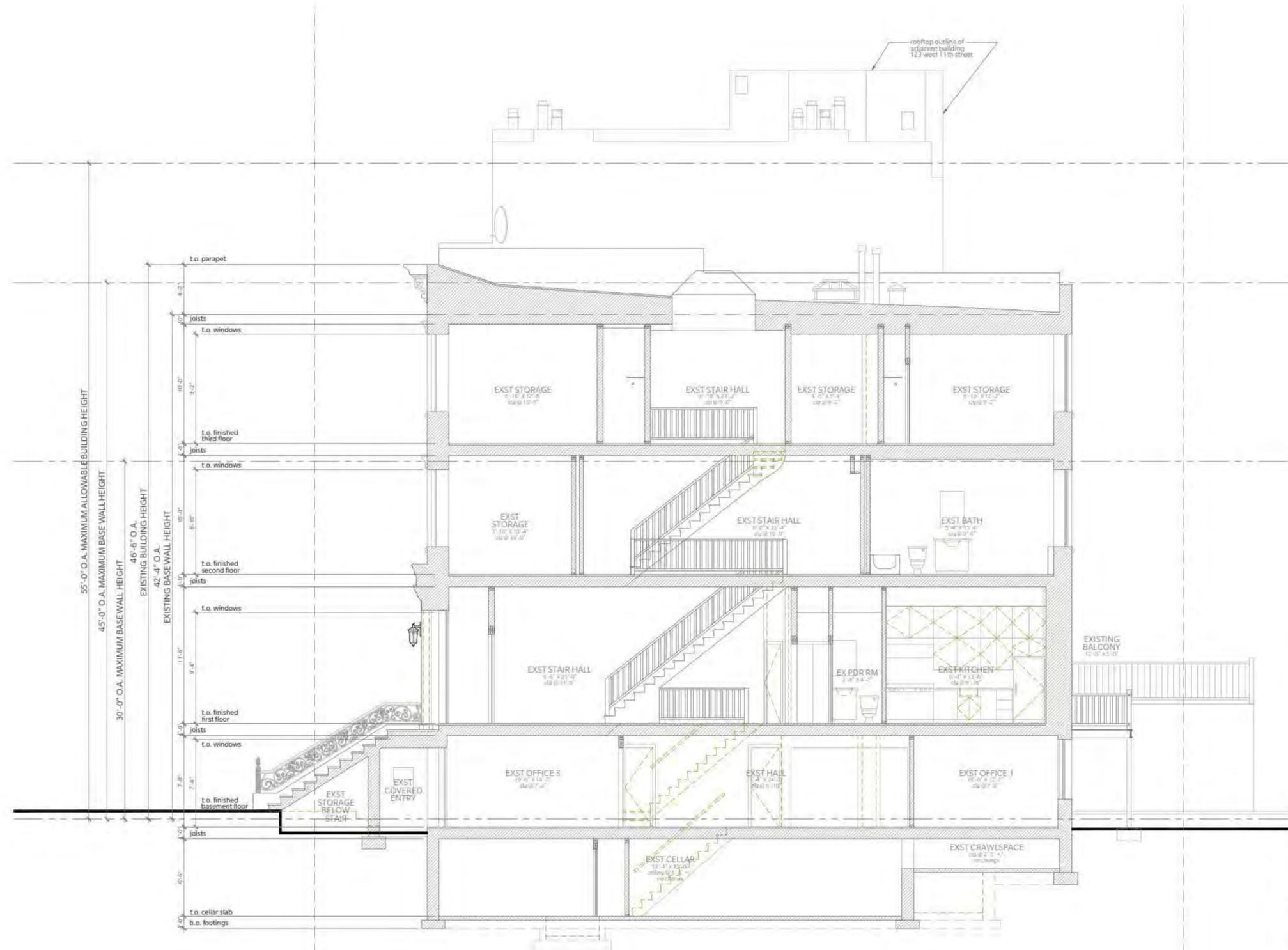
the proposed additions & interior alterations to a single family residential townhouse at
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CB hearing date
08-13-20 LPC hearing date
TBD

landmarks preservation commission review

ARCHITECTURAL DRAWINGS
EXISTING & PROPOSED BUILDING SECTIONS



EXISTING SIGHTLINE BUILDING SECTION
NO SCALE

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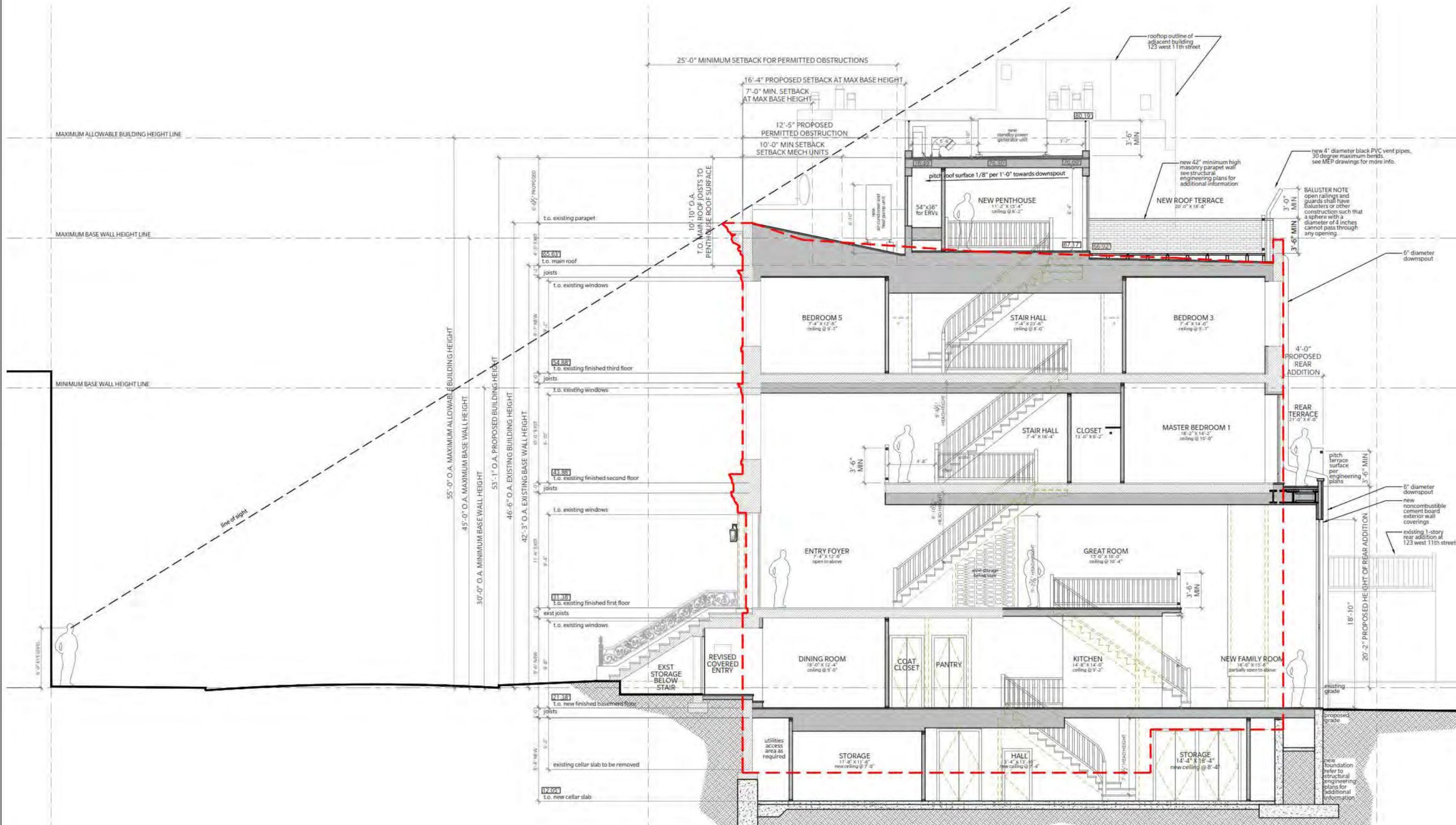
16 of 32



JACQUELINE BUL-DUVALLOX
 HISTORIC PRESERVATION CONSULTING, LLC

ARCHITECTURAL DRAWINGS

PROPOSED BUILDING SECTION



PROPOSED SIGHTLINE BUILDING SECTION
NO SCALE

LEGEND

--- line of existing building envelope

IMAGEN
architects & associates
MACQUELINE BIL-DUVALLOU
HISTORIC PRESERVATION CONSULTING, LLC

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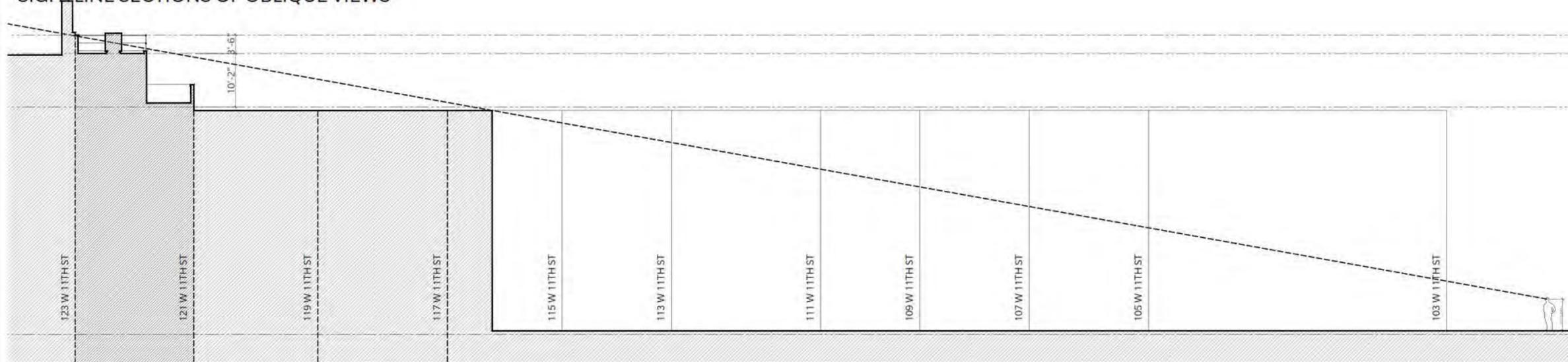
CB hearing date 08-13-20 LPC hearing date TBD

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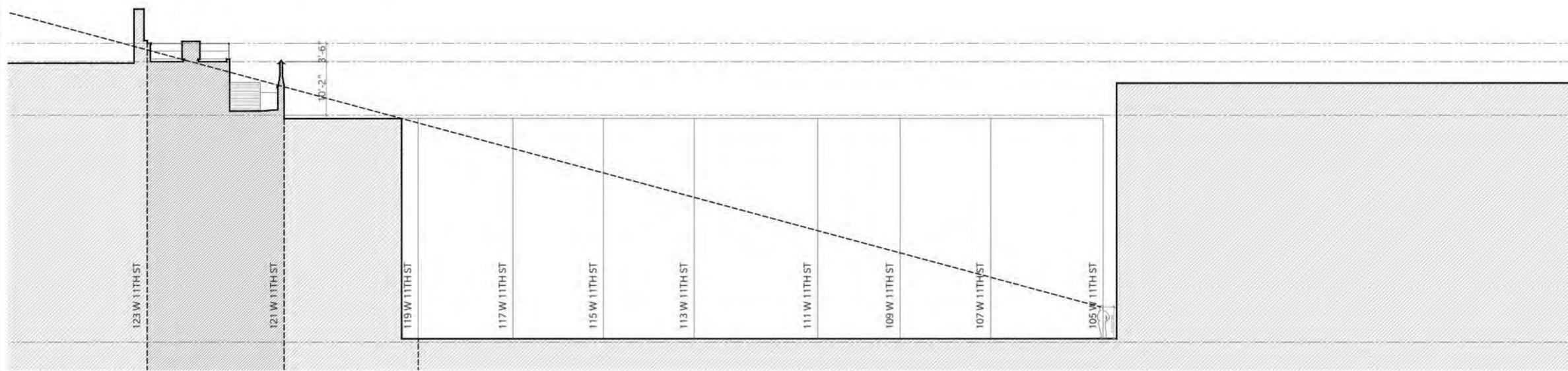
17 of 32

ARCHITECTURAL DRAWINGS

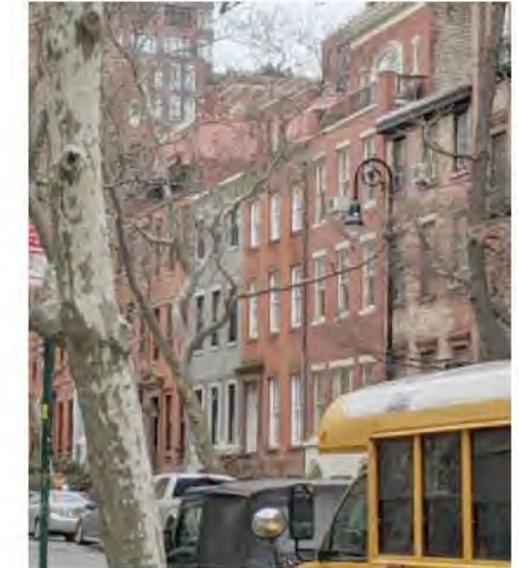
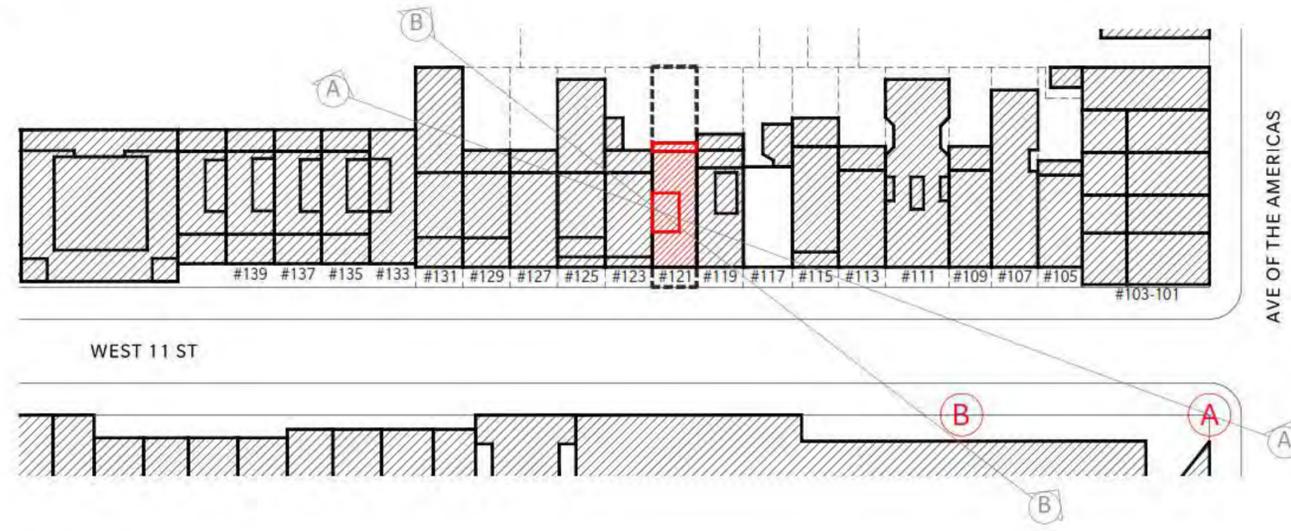
SIGHTLINE SECTIONS OF OBLIQUE VIEWS



PROPOSED OBLIQUE SIGHTLINE SECTION 'A'
NO SCALE



PROPOSED OBLIQUE SIGHTLINE SECTION 'B'
NO SCALE



VIEW FROM SECTION 'A'
(DATE OF PHOTO 03/03/20)
NO SCALE

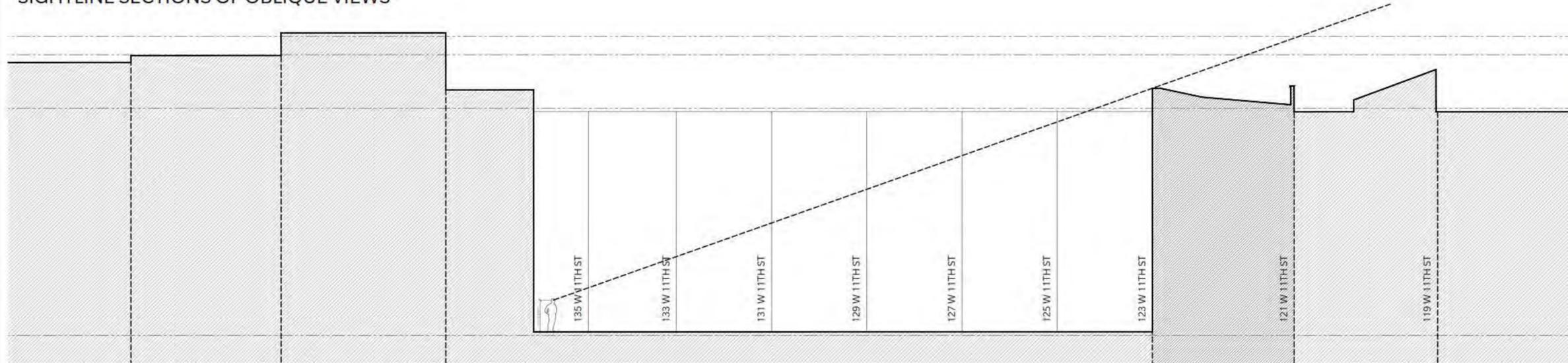


VIEW FROM SECTION 'B'
(DATE OF PHOTO 03/03/20)
NO SCALE


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 landmarks preservation commission review
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ARCHITECTURAL DRAWINGS

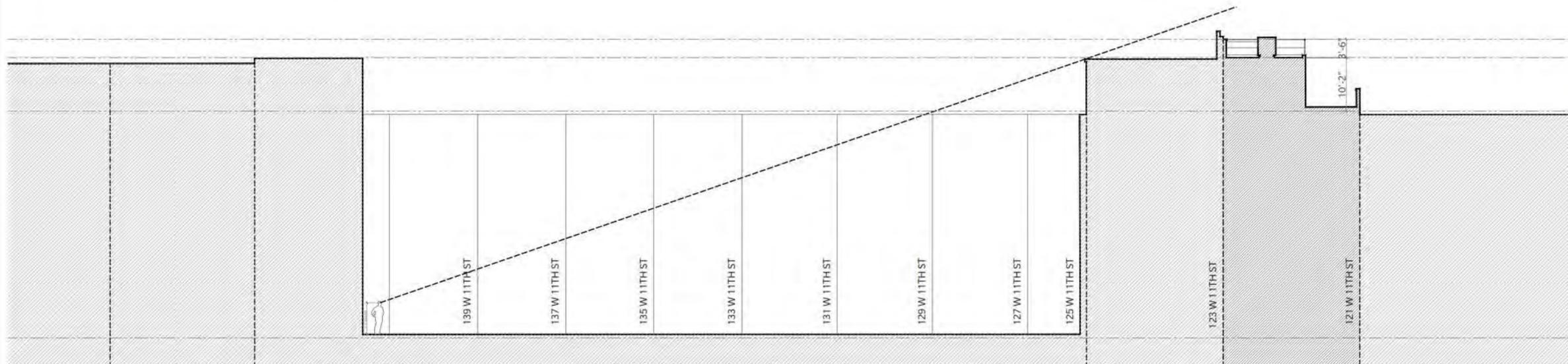
SIGHTLINE SECTIONS OF OBLIQUE VIEWS



PROPOSED OBLIQUE SIGHTLINE SECTION 'C'
NO SCALE



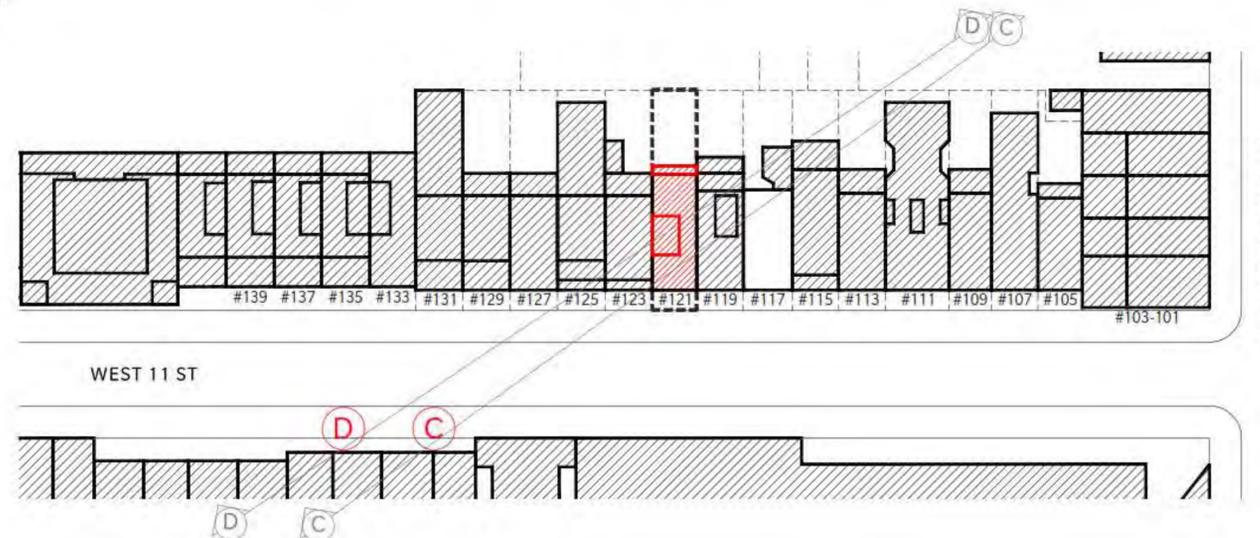
VIEW FROM SECTION 'C'
(DATE OF PHOTO 03/03/20)
NO SCALE



PROPOSED OBLIQUE SIGHTLINE SECTION 'D'
NO SCALE

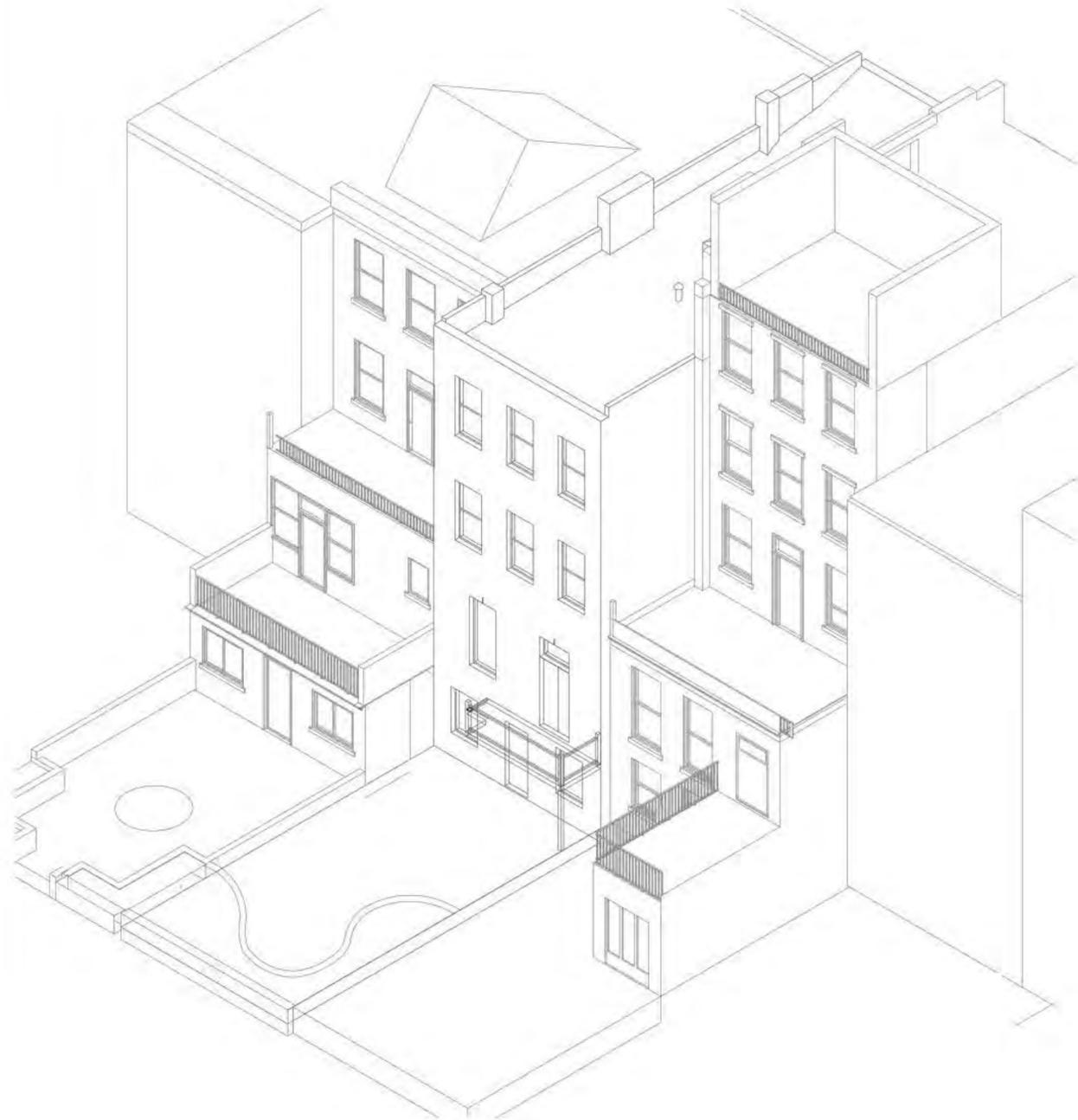


VIEW FROM SECTION 'D'
(DATE OF PHOTO 03/03/20)
NO SCALE

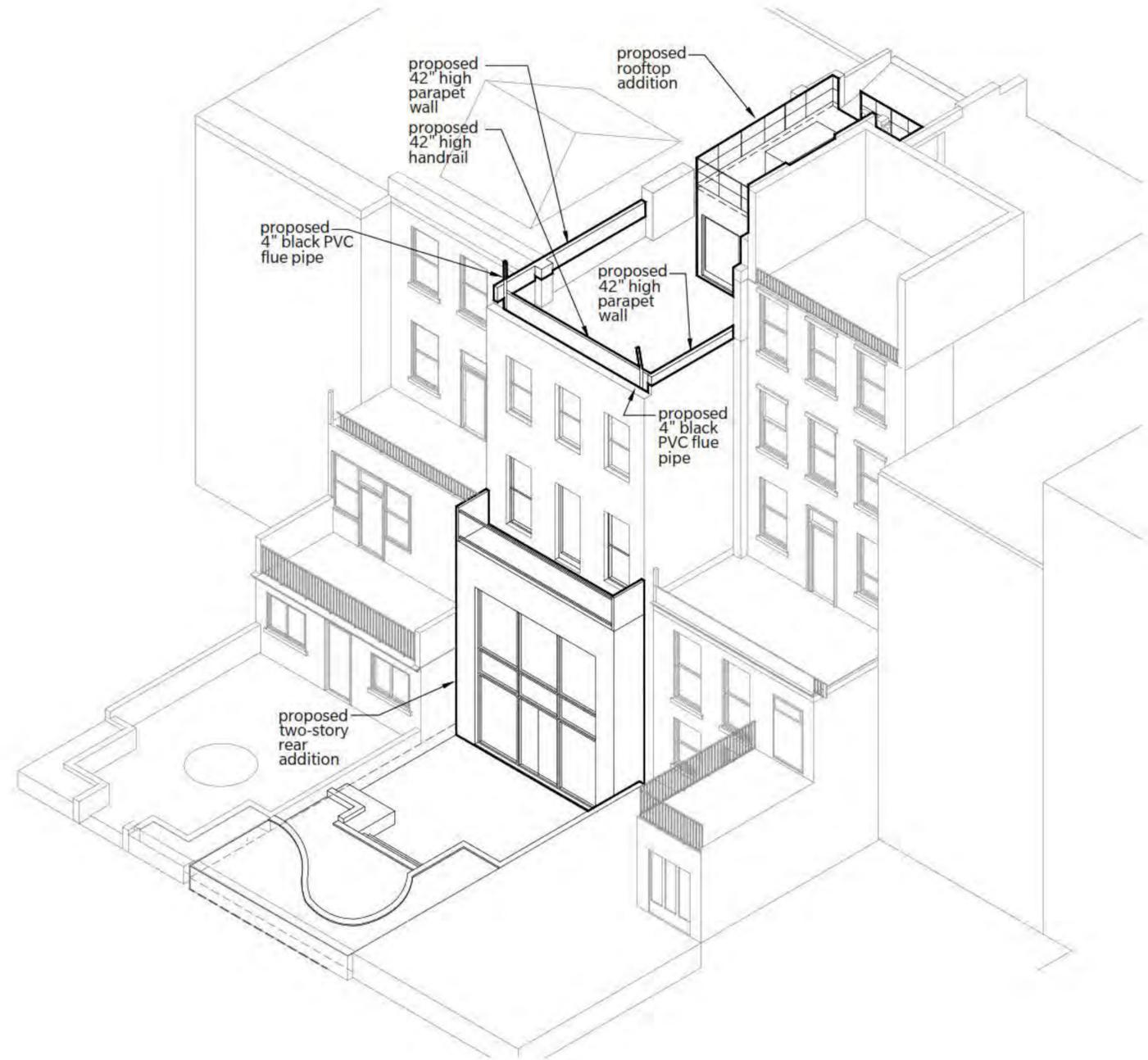



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 landmarks preservation commission review
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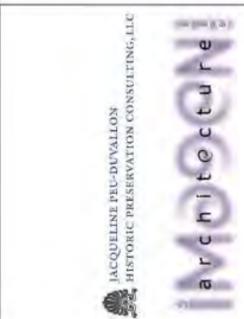
ARCHITECTURAL DRAWINGS
EXISTING & PROPOSED REAR AXONOMETRIC DIAGRAM



EXISTING REAR AXONOMETRIC VIEW
 NOT TO SCALE (1/8" = 1'-0" on D size paper)



PROPOSED REAR AXONOMETRIC VIEW
 NOT TO SCALE (1/8" = 1'-0" on D size paper)



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CB hearing date **08-13-20** LPC hearing date **TBD**

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REAR FACADE
EXISTING CONDITIONS OF REAR FACADE



PHOTO OF REAR FACADE - 119 W 11TH ST
(DATE OF PHOTO 07/22/19)
NOT TO SCALE



PHOTO OF REAR FACADE - 121 W 11TH ST
(DATE OF PHOTO 07/22/19)
NOT TO SCALE



PHOTO OF REAR FACADE - 123 W 11TH ST
(DATE OF PHOTO 07/22/19)
NOT TO SCALE



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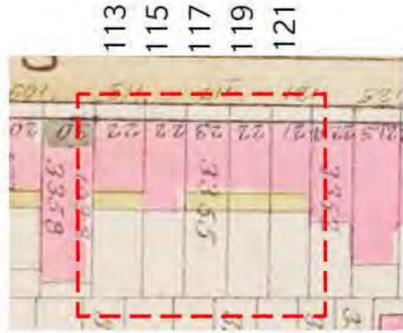
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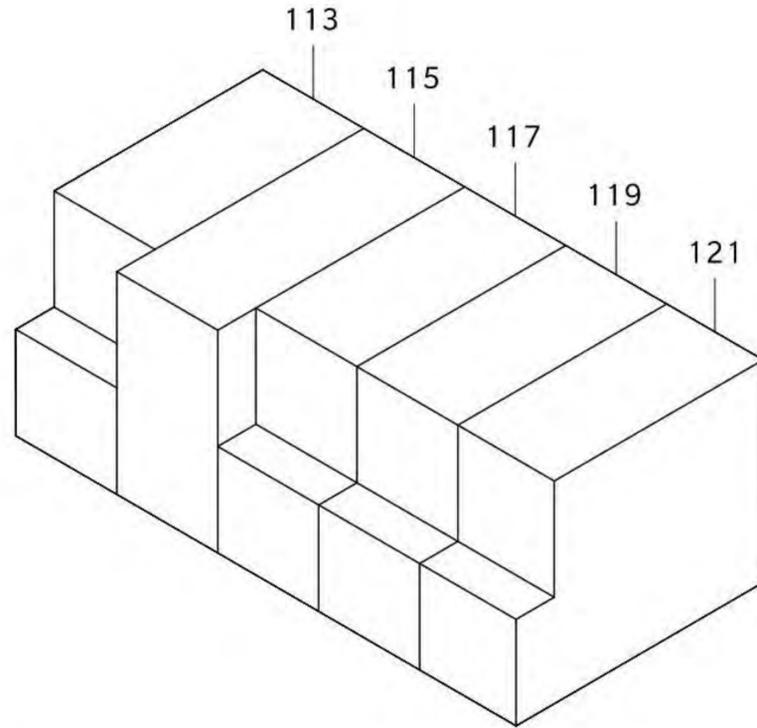
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SITE EVOLUTION

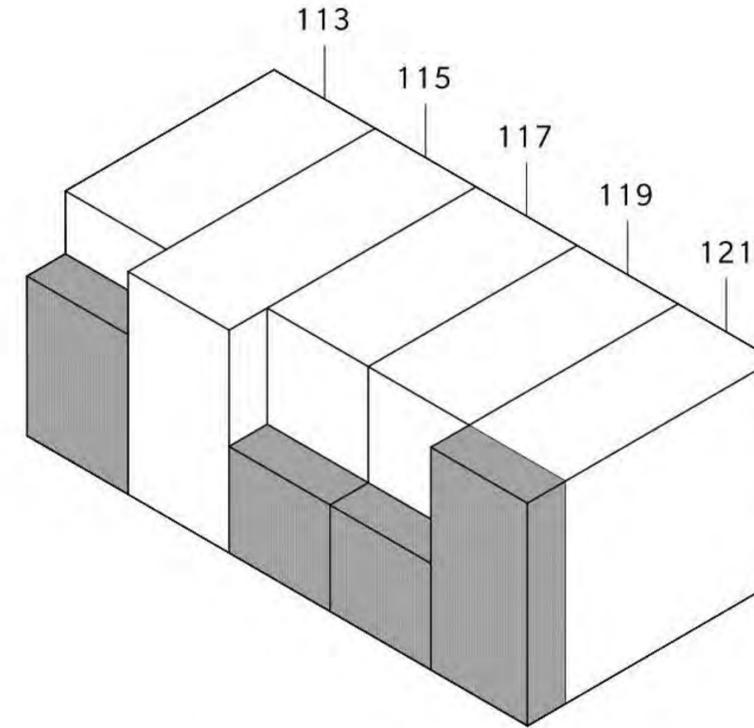
HISTORIC REAR AND ROOF ADDITIONS #113-121



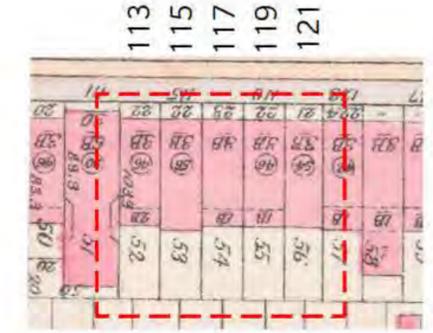
1891 BROMLEY ATLAS



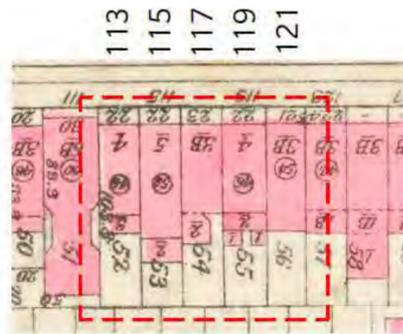
1891 AXONOMETRIC REAR VIEW #113-121
NOT TO SCALE (1/16" = 1'-0" on D size paper)



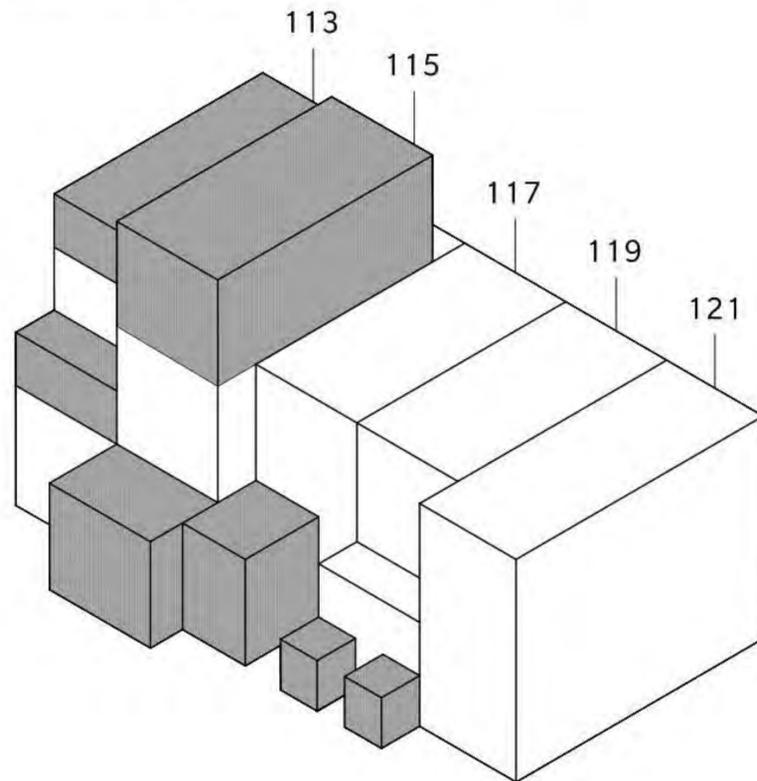
1916 AXONOMETRIC REAR VIEW #113-121
NOT TO SCALE (1/16" = 1'-0" on D size paper)



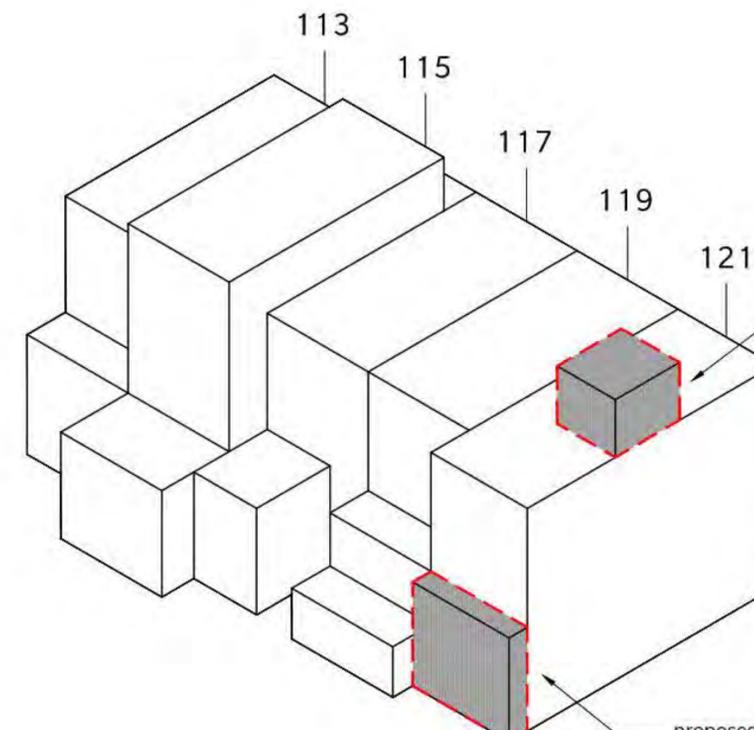
1916 BROMLEY ATLAS



1930 BROMLEY ATLAS



1930 AXONOMETRIC REAR VIEW #113-121
NOT TO SCALE (1/16" = 1'-0" on D size paper)



PROPOSED AXONOMETRIC REAR VIEW #113-121
NOT TO SCALE (1/16" = 1'-0" on D size paper)

proposed rooftop addition

proposed rear addition



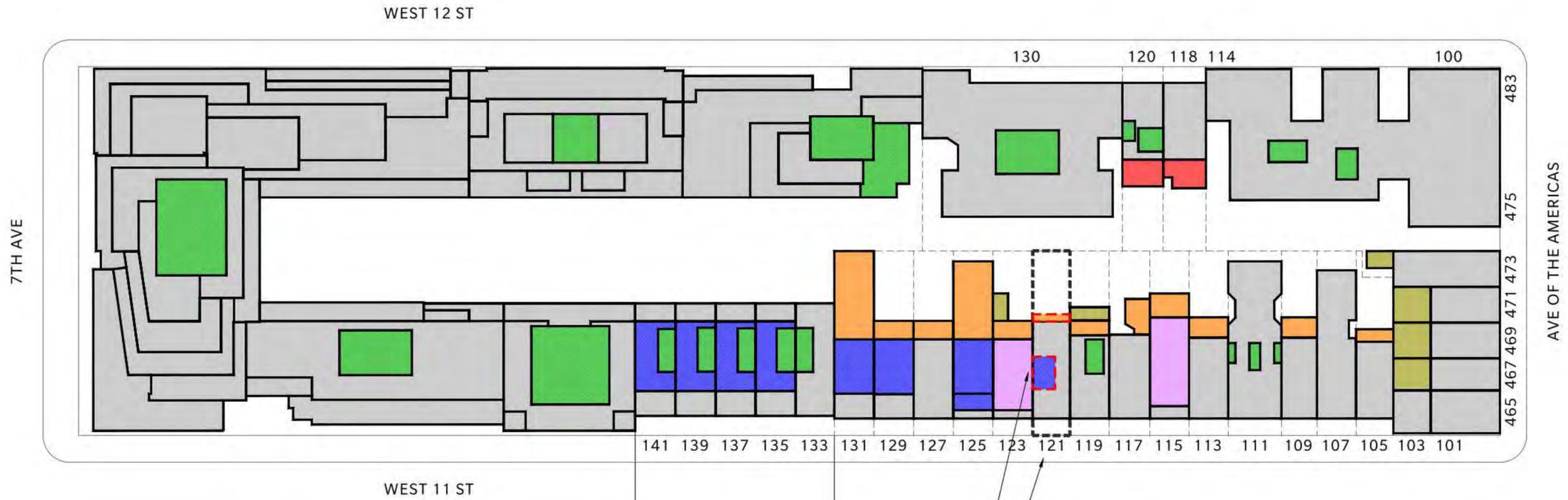
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BLOCK PLAN



PROPOSED BLOCK PLAN

NOT TO SCALE (1" = 30' on D size paper)

information on this block plan has been taken from <http://www.maps.nyc.gov/taxmap>

NEW CONSTRUCTION
POST-DESIGNATION (2013)

121 W 11TH STREET
2-STORY REAR ADDITION AND
1-STORY PENTHOUSE ADDITION
TOP OF PENTHOUSE PARAPET AT 80.19' ELEVATION

123 W 11TH STREET
TOP OF TALLEST FREESTANDING
MASONRY WALL AT 85.9' ELEVATION

LEGEND

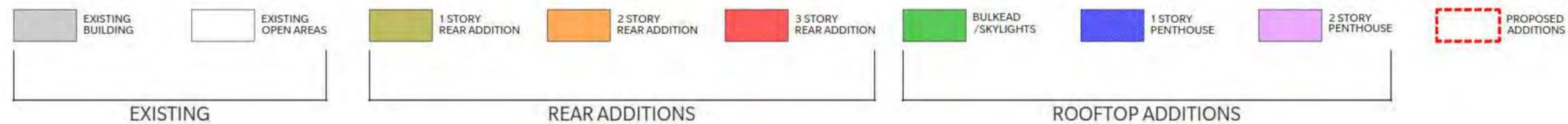


IMAGEN architecture
 ARCHITECTS & ASSOCIATES
 HISTORIC PRESERVATION CONSULTING, LLC
 JACQUELINE BIL-DUVALLOX

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REAR ELEVATION

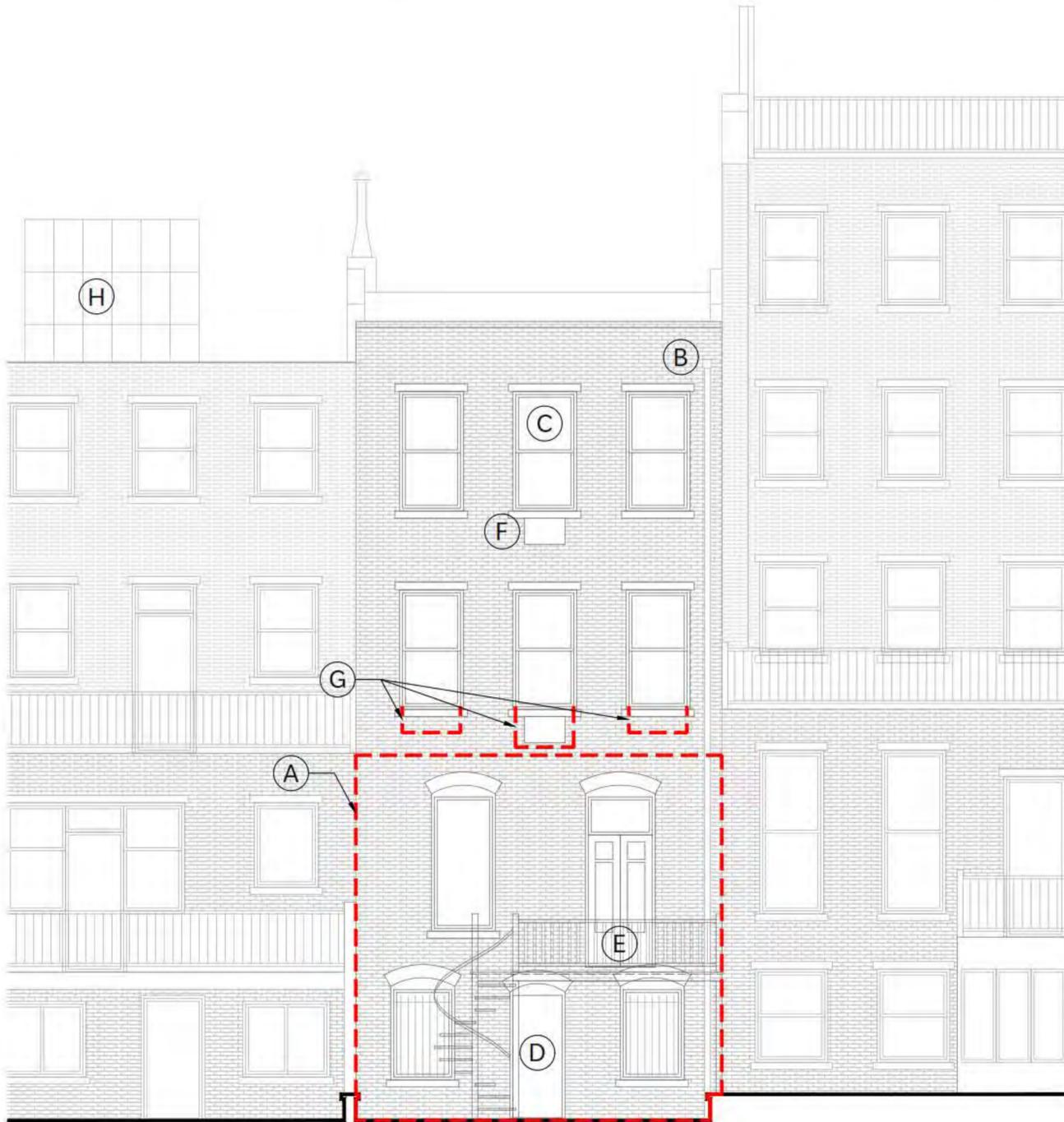
EXISTING & PROPOSED REAR ELEVATIONS

DEMOLITION SCOPE OF WORK

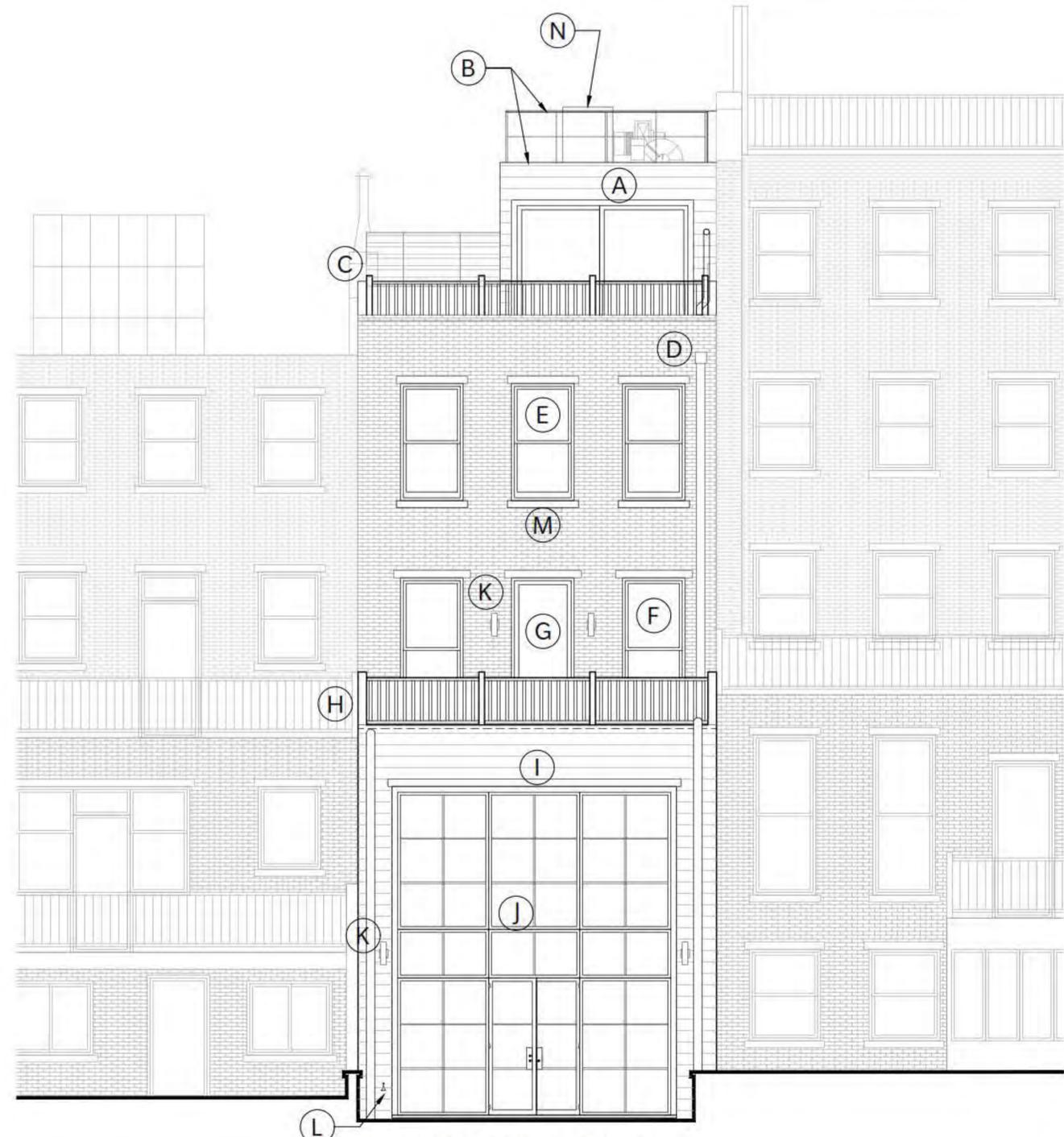
- A. rear masonry wall within dashed line is proposed to be removed. refer to structural drawings by others for demolition sequence. existing rear masonry wall outside of dashed line to remain.
- B. existing scupper to remain
- C. remove existing wood windows, typical
- D. remove existing rear doors, typical
- E. remove existing metal terrace and spiral stairs
- F. remove existing ac unit
- G. lower existing window sills
- H. existing sloping skylight structure over #119

PROPOSED SCOPE OF WORK (REAR ELEVATION)

- A. new frame penthouse addition.
- B. new 36 inch high metal cable guardrail and 6 inch high curb above roof of penthouse
- C. new 42 inch high minimum metal guardrail on roof
- D. new downspouts, typical
- E. new wood windows to replace existing in kind, typical
- F. new enlarged wood windows on second floor as shown
- G. new wood door unit on second floor as shown
- H. new 42 inch minimum high metal guardrail on terrace
- I. new two story rear addition
- J. new two-story steel framed combination window unit with outswing double leaf doors. horizontal center transom to suggest line of existing first floor behind it
- K. new light fixtures
- L. new hose bib
- M. seal ac unit opening with existing bricks from removed portal below
- N. new mechanical equipment



EXISTING REAR ELEVATION
NOT TO SCALE (1/4" = 1'-0" on D size paper)



PROPOSED REAR ELEVATION
NOT TO SCALE (1/4" = 1'-0" on D size paper)



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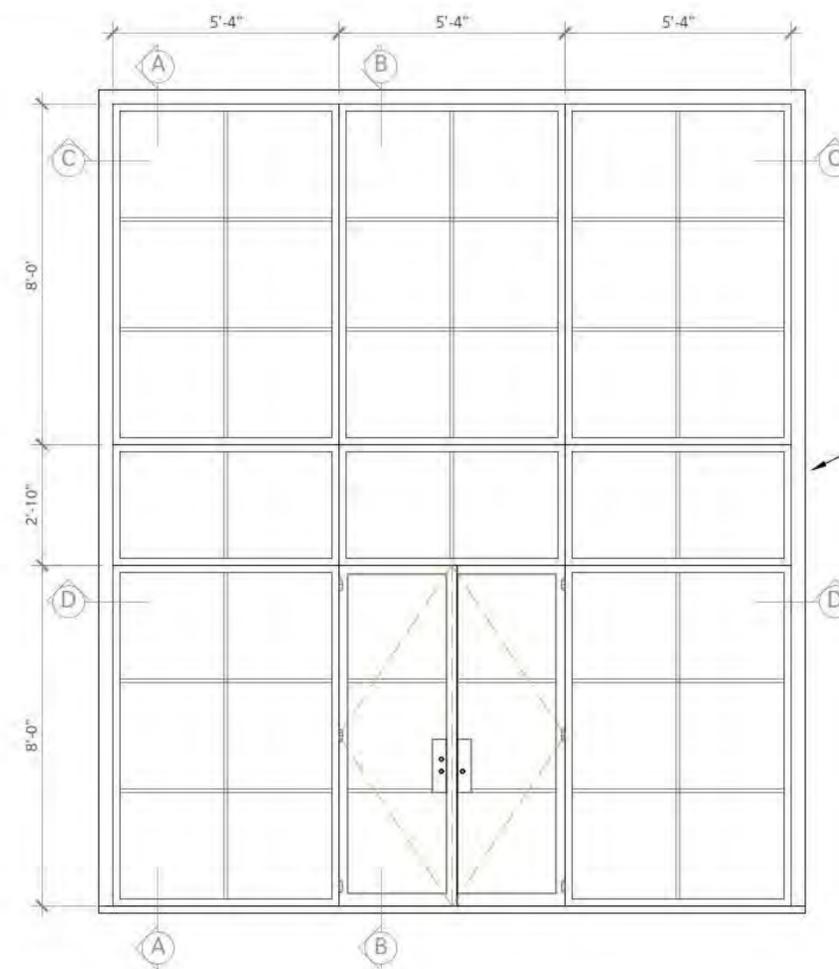
LPC hearing date
TBD

landmarks preservation commission review

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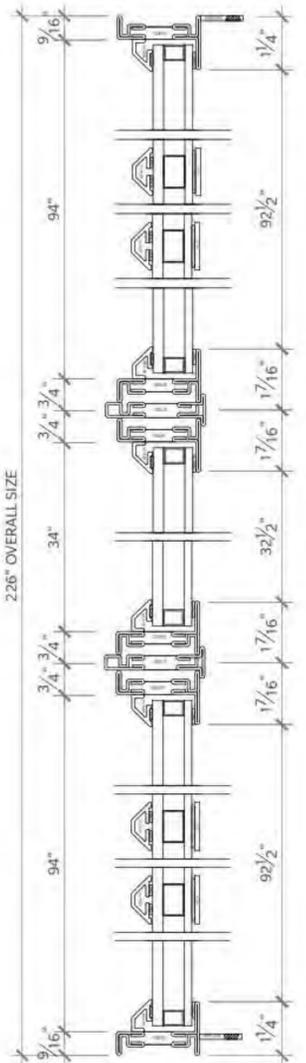
REAR DOOR/WINDOW DETAILS

PROPOSED PLANS, SECTIONS AND DETAILS

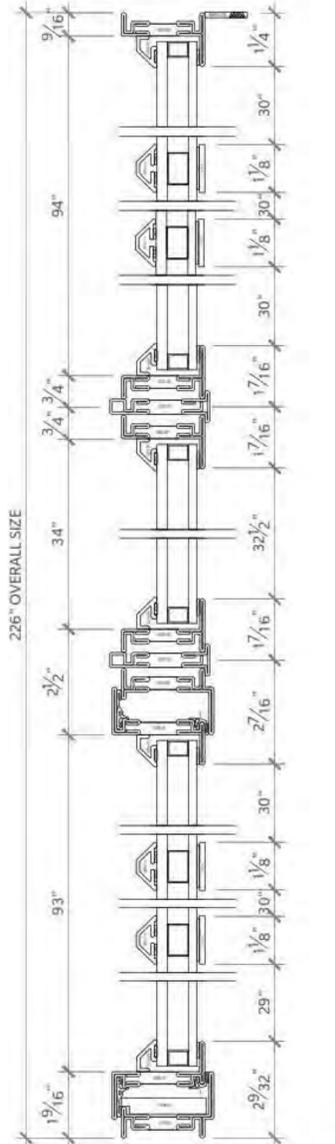


PROPOSED ELEVATION
REAR TWO-STORY STEEL-FRAMED
COMBINATION WINDOW UNIT
WITH OUTSWING DOUBLE LEAF DOORS
 NOT TO SCALE (1/2" = 1'-0" on D size paper)

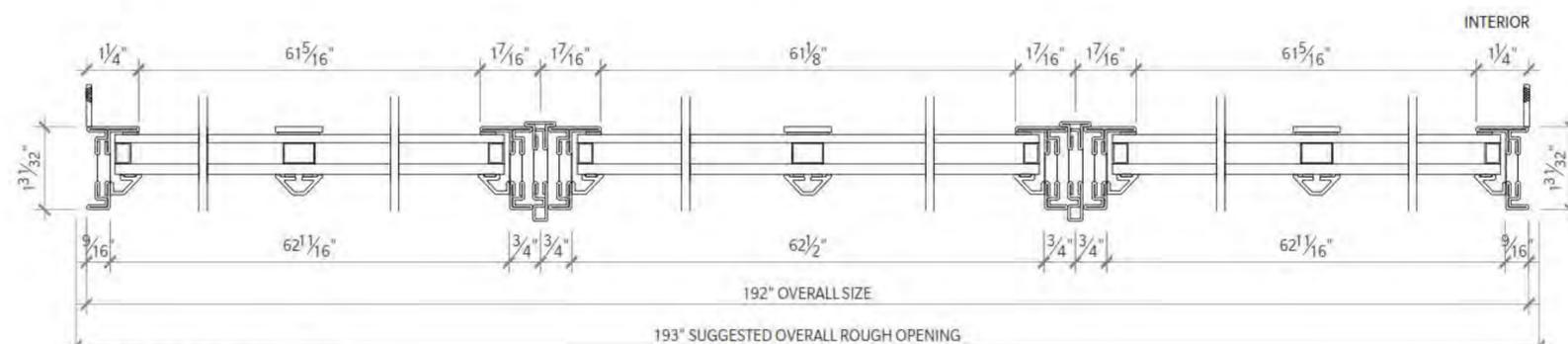
proposed horizontal center transom to suggest line of the existing first floor behind it



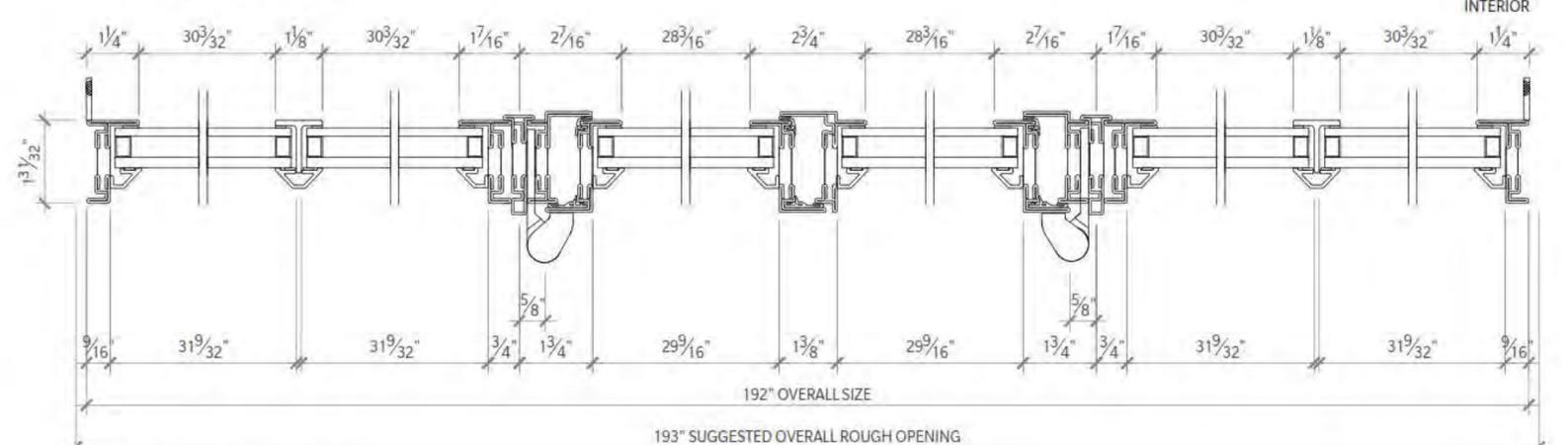
PROPOSED SECTION 'A'
 NOT TO SCALE (6" = 1'-0" on D size paper)



PROPOSED SECTION 'B'
 NOT TO SCALE (6" = 1'-0" on D size paper)



PROPOSED PLAN 'C'
 NOT TO SCALE (6" = 1'-0" on D size paper)



PROPOSED PLAN 'D'
 NOT TO SCALE (6" = 1'-0" on D size paper)

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BASEMENT AND REAR YARD

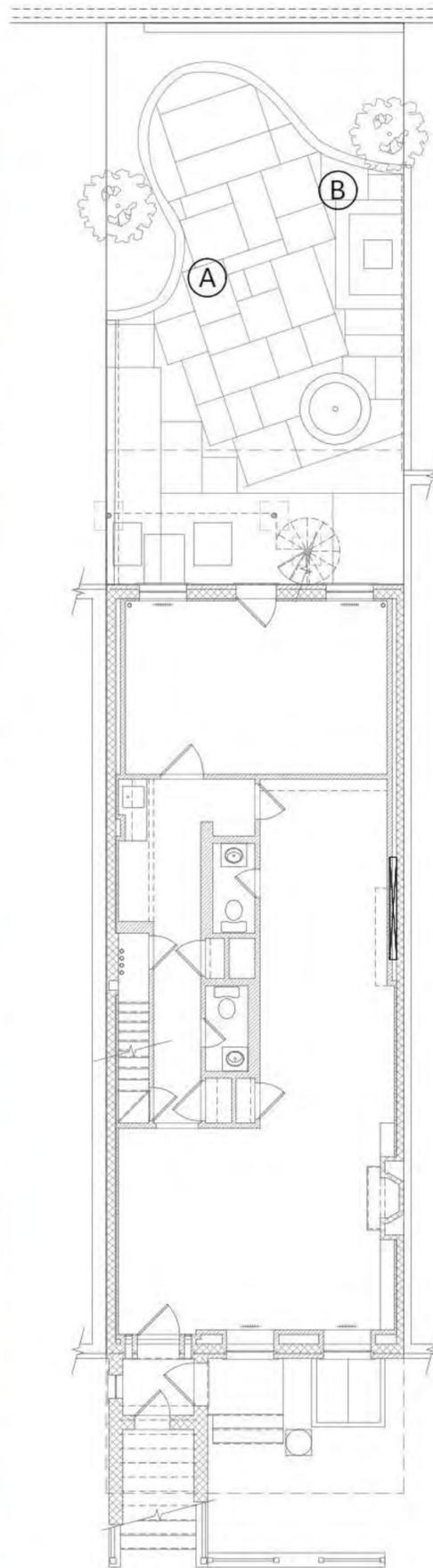
EXISTING & PROPOSED PLANS



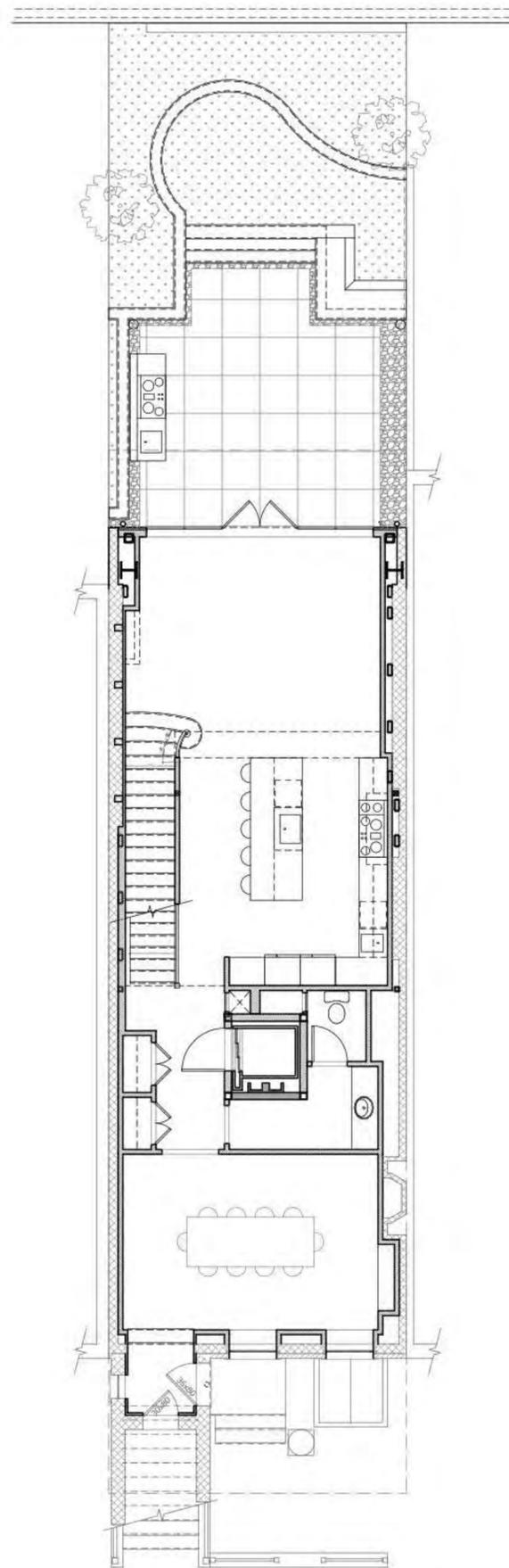
PHOTO OF REAR YARD FROM METAL TERRACE
(DATE OF PHOTO 03/03/20)
NOT TO SCALE



PHOTO OF REAR YARD FROM ROOF
(DATE OF PHOTO 11/20/18)
NOT TO SCALE



EXISTING BASEMENT PLAN
NOT TO SCALE (3/16" = 1'-0" on D size paper)



PROPOSED BASEMENT PLAN
NOT TO SCALE (3/16" = 1'-0" on D size paper)



PHOTO OF TREE ROOT EXCAVATION 'A'
(DATE OF PHOTO 06/30/20)
NOT TO SCALE

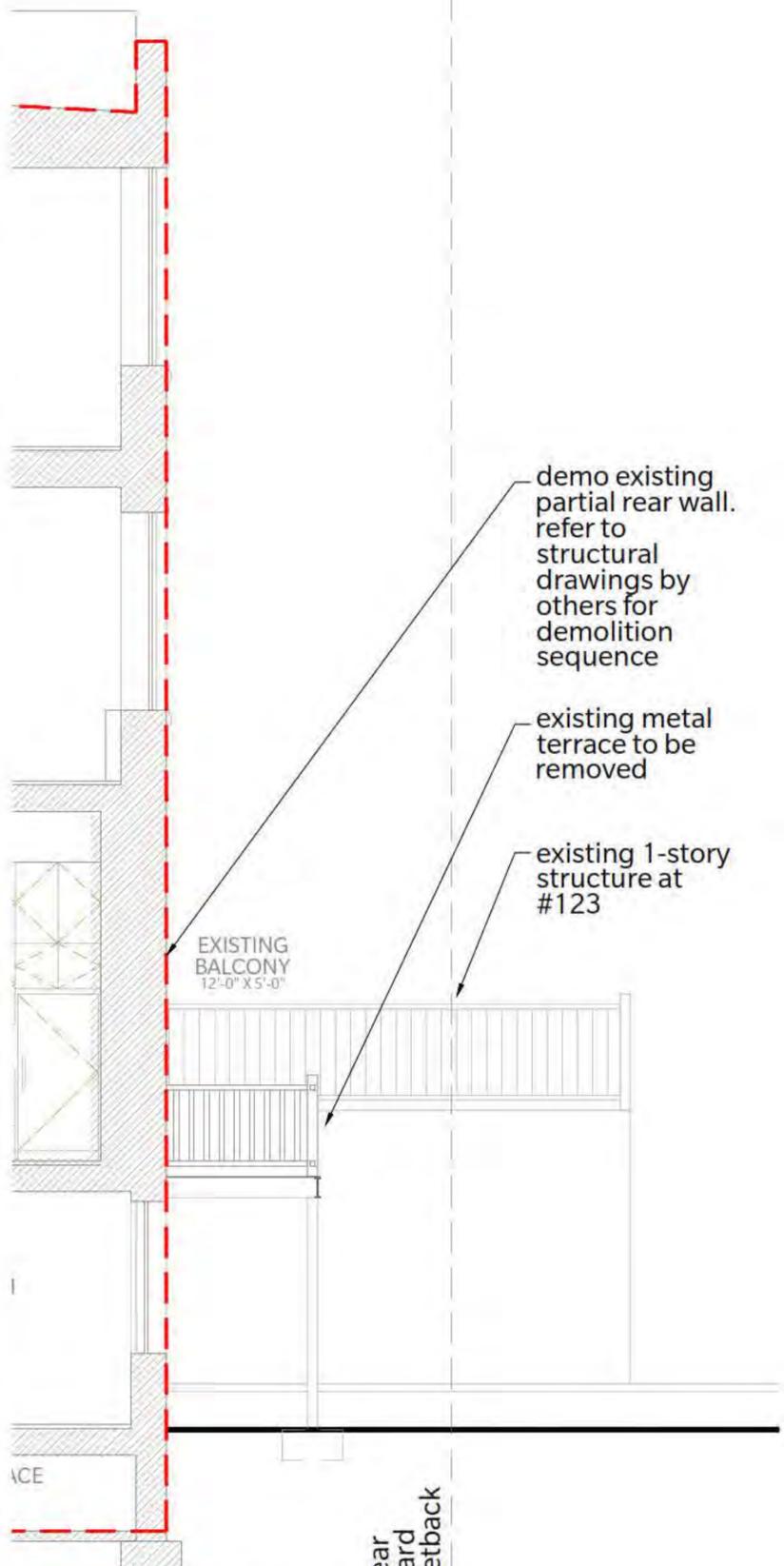


PHOTO OF TREE ROOT EXCAVATION 'B'
(DATE OF PHOTO 06/30/20)
NOT TO SCALE

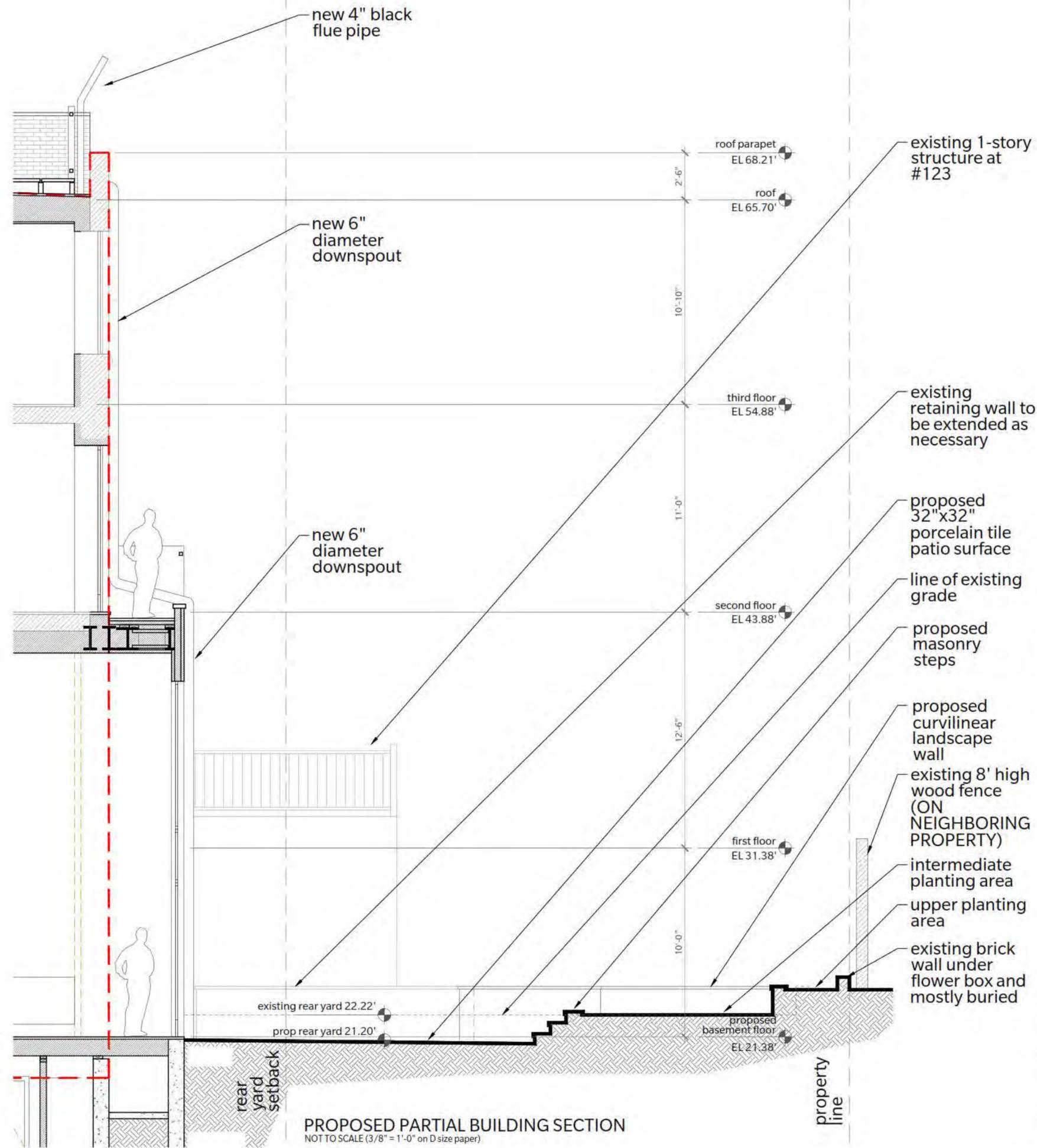

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REAR YARD

EXISTING AND PROPOSED REAR YARD SECTIONS



EXISTING PARTIAL BUILDING SECTION
NOT TO SCALE (3/8" = 1'-0" on D size paper)



PROPOSED PARTIAL BUILDING SECTION
NOT TO SCALE (3/8" = 1'-0" on D size paper)

LEGEND

--- line of existing building envelope

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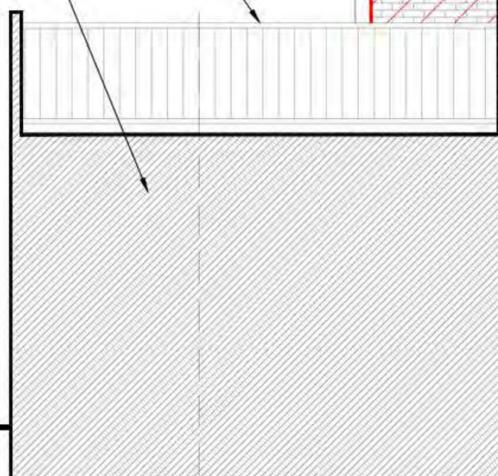
28 of 32

REAR YARD SECTION VIEWS

PROPOSED VIEWS FROM #119 AND #123

rear yard setback

- proposed true brick with common bond pattern masonry parapet extension at #121 (for fire-code compliance)
- existing building at #121
- proposed downspout at #121
- exst parapet at #123
- proposed true brick with common bond pattern rear addition at #121
- proposed downspout at #121
- existing railing at #123
- existing 1-story structure at #123

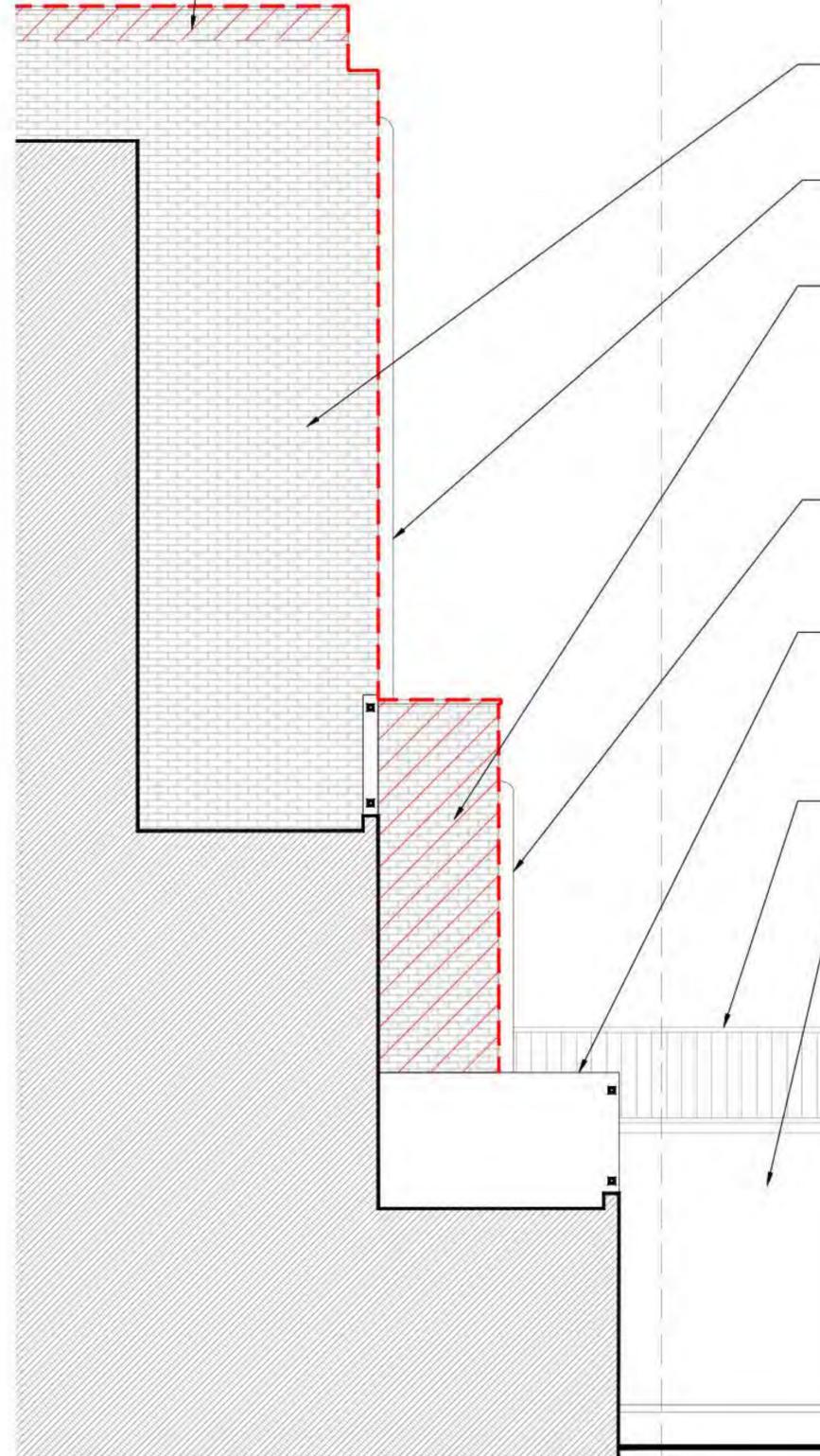


PROPOSED SECTION THROUGH #123 'A'
NOT TO SCALE (3/8" = 1'-0" on D size paper)

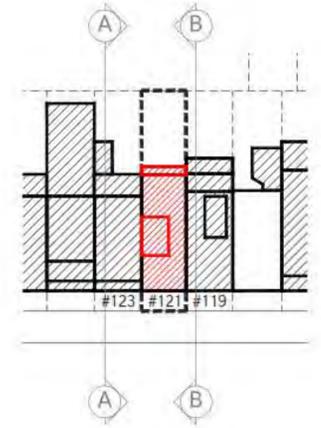
proposed true brick with common bond pattern masonry parapet extension at #121 (for fire-code compliance)

rear yard setback

- existing building at #121
- proposed downspout at #121
- proposed true brick with common bond pattern rear addition at #121
- proposed downspout at #121
- exst parapet at #119
- existing railing at #123
- existing 1-story structure at #123



PROPOSED SECTION THROUGH #119 'B'
NOT TO SCALE (3/8" = 1'-0" on D size paper)



LEGEND

--- line of #121 building envelope

existing structure at #121

proposed addition at #121

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REAR YARD

EXISTING AND PROPOSED REAR YARD PLANS

GRADE ELEVATION
25.0 +/-

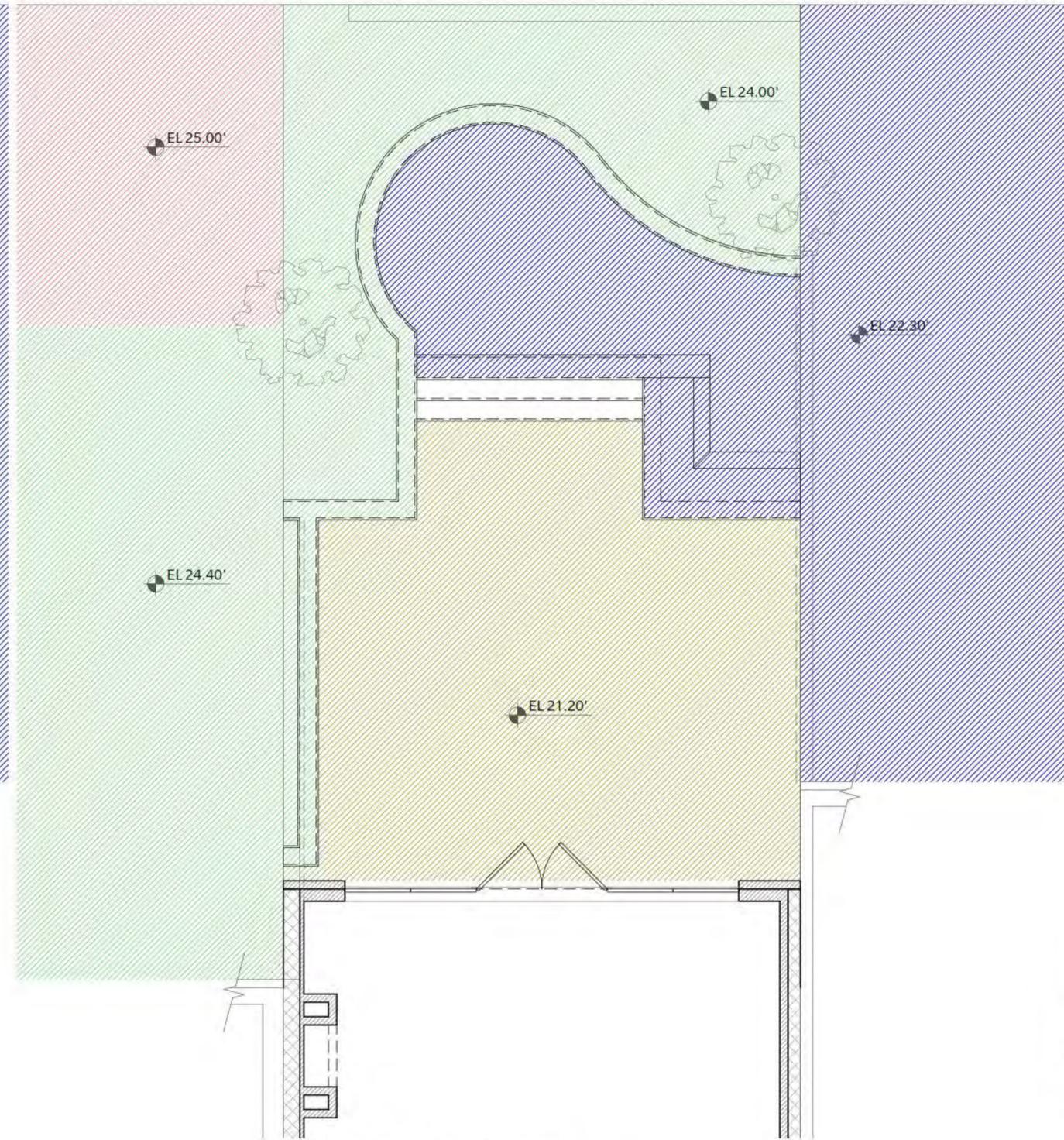
GRADE ELEVATION
22.3 +/-

GRADE ELEVATION
24.0 +/-

GRADE ELEVATION
21.2 +/-



EXISTING REAR YARD PLAN
NOT TO SCALE (3/8" = 1'-0" on D size paper)



PROPOSED REAR YARD PLAN
NOT TO SCALE (3/8" = 1'-0" on D size paper)

JACQUELINE BIL-DUVALLOU
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IMAGEN
architecture

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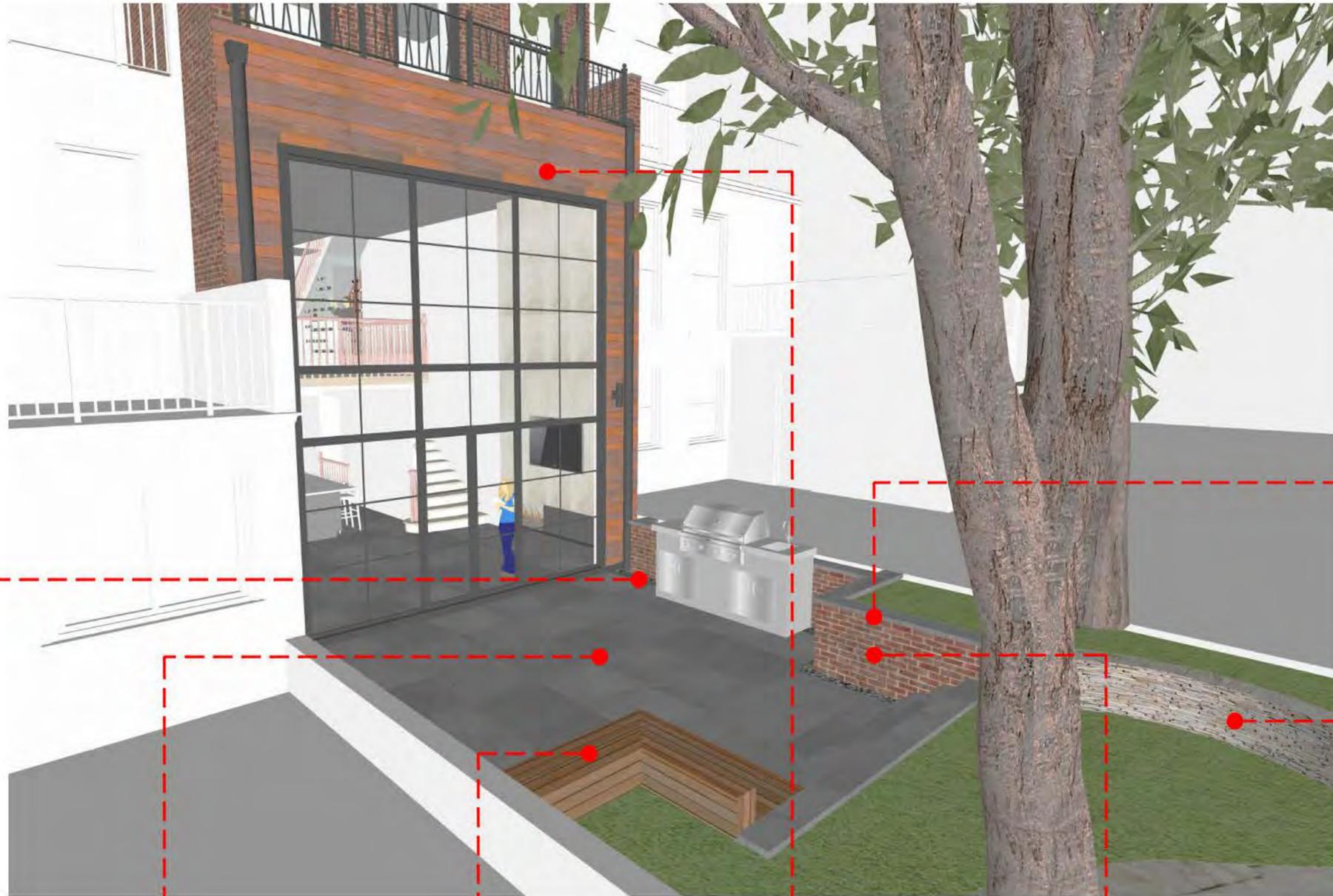
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CB hearing date 08-13-20 LPC hearing date TBD

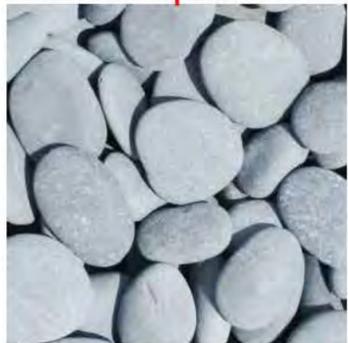
landmarks preservation commission review

REAR ADDITION AND REAR YARD

PROPOSED MATERIAL SAMPLES



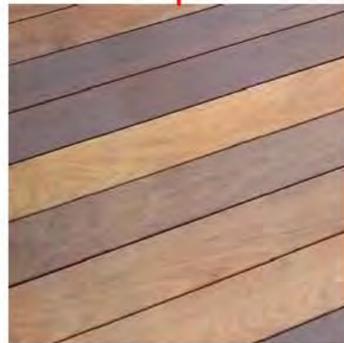
2" THICK NATURAL BLUESTONE CAP



GREY RIVER STONES



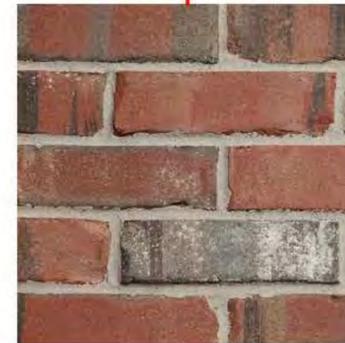
32"X32" PORCELAIN TILES



IPE WOOD FOR BENCHES



NON-COMBUSTIBLE
SIMULATED WOOD
HORIZONTAL SIDING



TRUE BRICK WITH
COMMON BOND PATTERN
TO MATCH EXISTING
REAR FACADE



NATURAL STONE
LANDSCAPE WALL


 the proposed additions & interior alterations
 to a single family residential townhouse at
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landmarks preservation commission review

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FRONT AND REAR FACADES

PROPOSED FRONT AND REAR FACADE ELEVATIONS

PROPOSED SCOPE OF WORK (FRONT ELEVATION)

- A. new penthouse addition
- B. new 36 inch high metal cable guardrail and 6 inch high curb above roof of penthouse
- C. new mechanical equipment
- D. new 72 inch high metal fence
- E. new wood windows to match

- F. existing, typical new light fixtures to replace existing. see sheet L-XXX for more information
- G. refurbished double leaf entry doors, transom and door frame to match existing
- H. new fixed ladder, rungs 12 inch on center
- I. new security camera to be installed in soffit over entry doors

- J. new security camera to be installed on brownstone trim above entry door
- K. new downspouts
- L. new double hung windows to replace existing stationary units at basement level



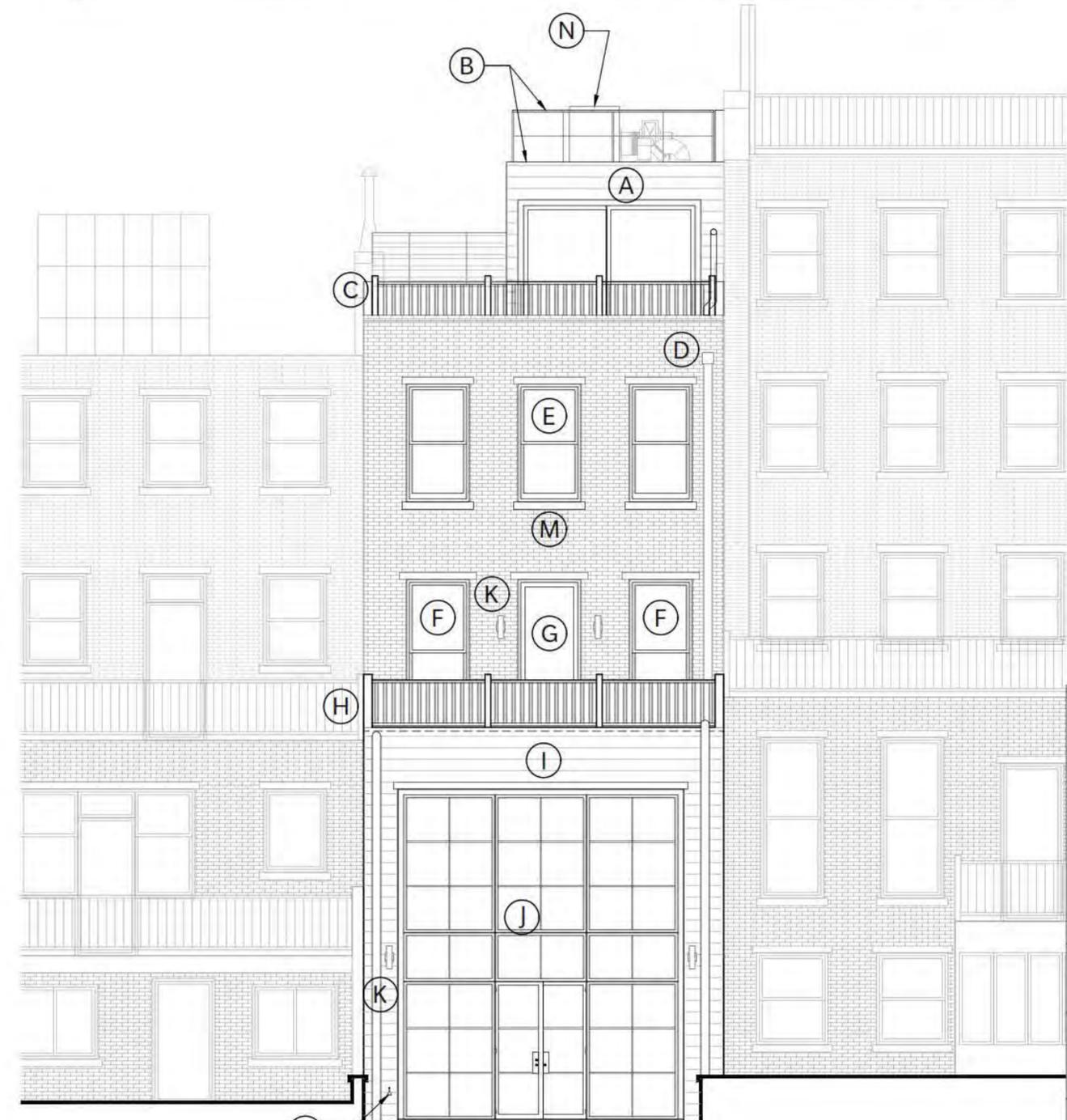
PROPOSED FRONT ELEVATION
NOT TO SCALE (1/4" = 1'-0" on D size paper)

PROPOSED SCOPE OF WORK (REAR ELEVATION)

- A. new frame penthouse addition.
- B. new 36 inch high metal cable guardrail and 6 inch high curb above roof of penthouse
- C. new 42 inch high minimum metal guardrail on roof
- D. new downspouts, typical

- E. new wood windows to replace existing in kind, typical
- F. new enlarged wood windows on second floor as shown
- G. new wood door unit on second floor as shown
- H. new 42 inch minimum high metal guardrail on terrace
- I. new two story rear addition
- J. new two-story steel framed

- K. combination window unit with outswing double leaf doors. horizontal center transom to suggest line of existing first floor behind it
- L. new light fixtures
- M. new hose bib
- N. seal ac unit opening with existing bricks from removed portal below
- O. new mechanical equipment



PROPOSED REAR ELEVATION
NOT TO SCALE (1/4" = 1'-0" on D size paper)



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TBD

landmarks preservation commission review
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The current proposal is:

Preservation Department – Item 8. LPC-20-07755

**121 West 11th Street – Greenwich Village Historic District,
Borough of Manhattan**

How to Testify Via Zoom:

<https://us02web.zoom.us/j/87295131867?pwd=UFpLRGxVNy90eDVBNGgvUE9NMkhwQT09>

Webinar ID: 872 9513 1867

Password: 866444

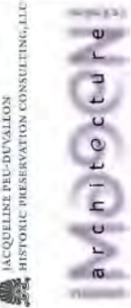
By Phone: 1 646-558-8656

US (New York) 877-853-5257 (Toll free)

US 888 475 4499 (Toll free)

Note: If you want to testify on an item, join the Zoom webinar at the agenda’s “Be Here by” time (about an hour in advance). When the Chair indicates it’s time to testify, “raise your hand” via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.

APPENDIX



the proposed additions & interior alterations
to a single family residential townhouse at
121 WEST 11TH STREET
greenwich village, manhattan borough
new york, ny 10011

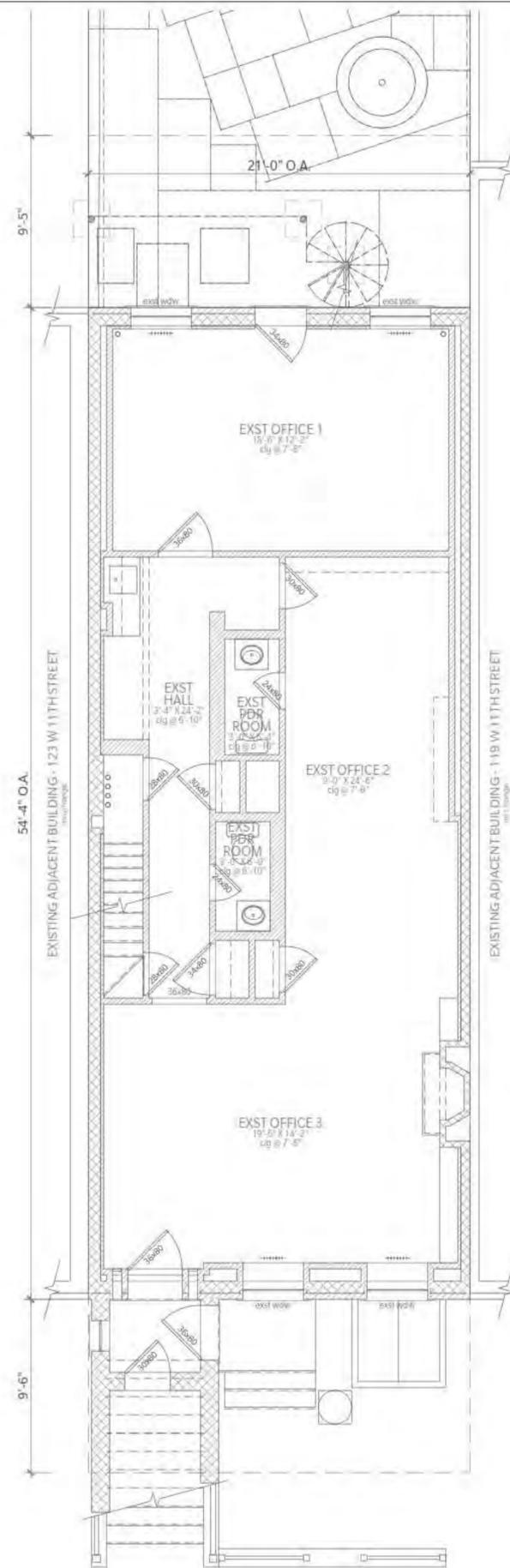
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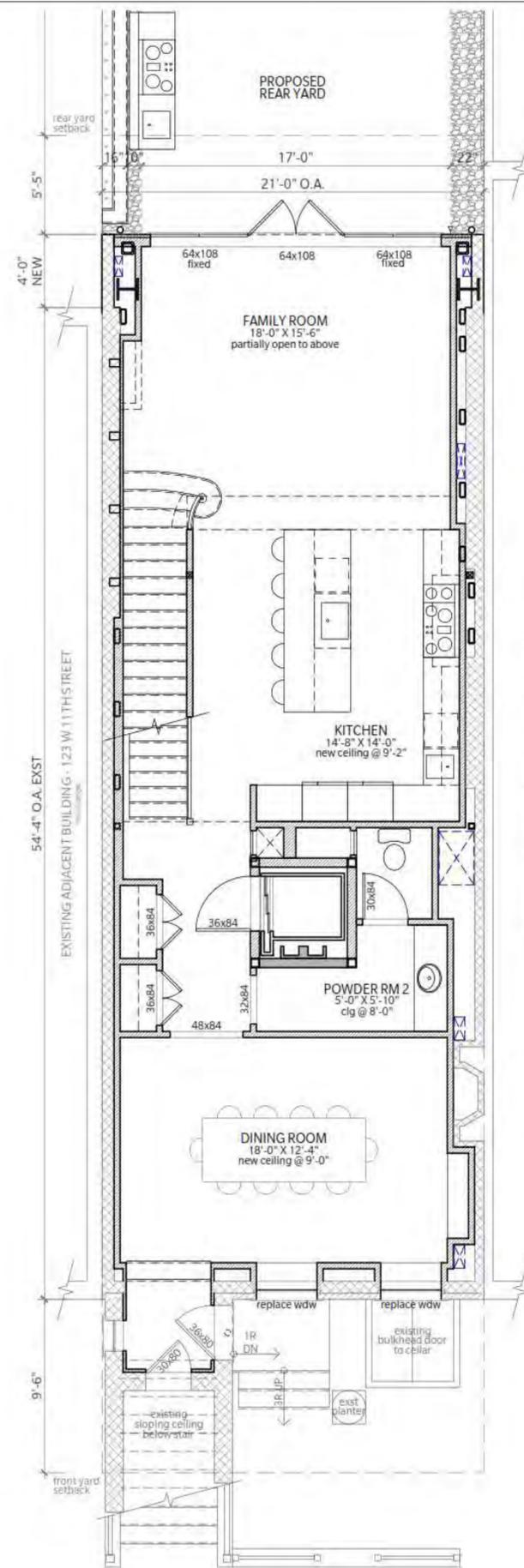
landmarks preservation commission review

L-APP of 32

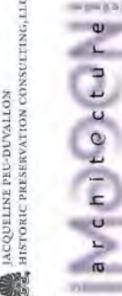
BASEMENT FLOOR
EXISTING & PROPOSED BASEMENT PLANS



EXISTING BASEMENT PLAN
NOT TO SCALE (1/4" = 1'-0" on D size paper)

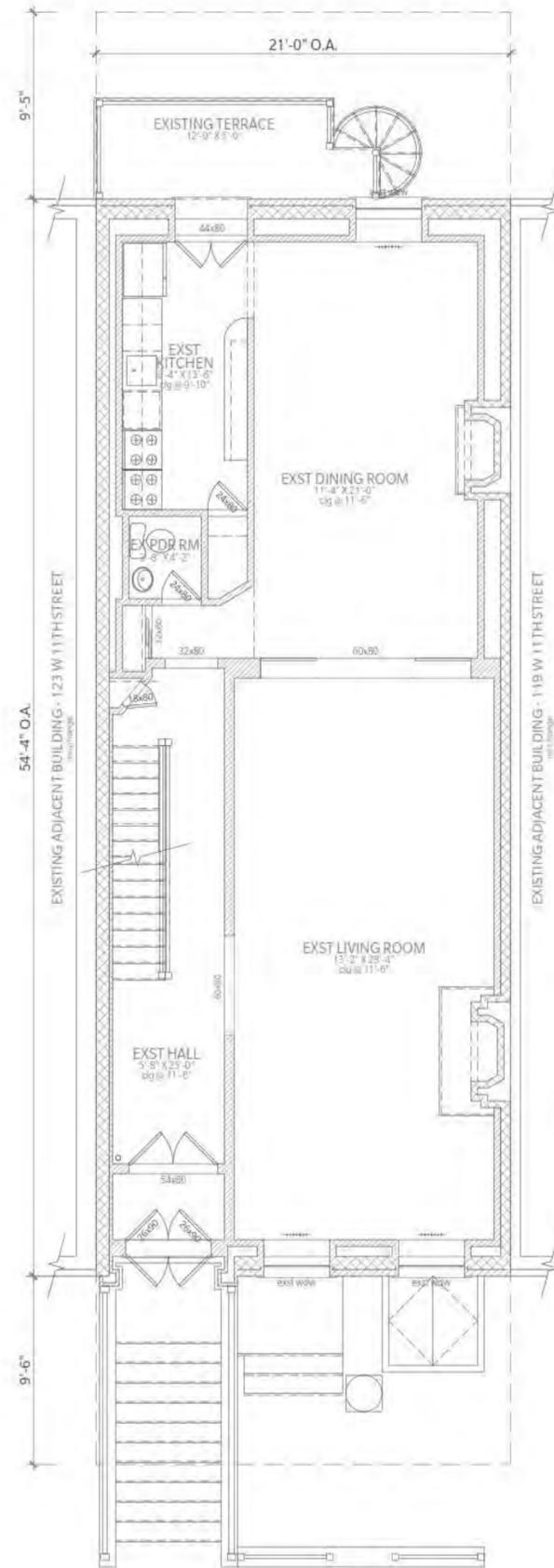


PROPOSED BASEMENT PLAN
NOT TO SCALE (1/4" = 1'-0" on D size paper)

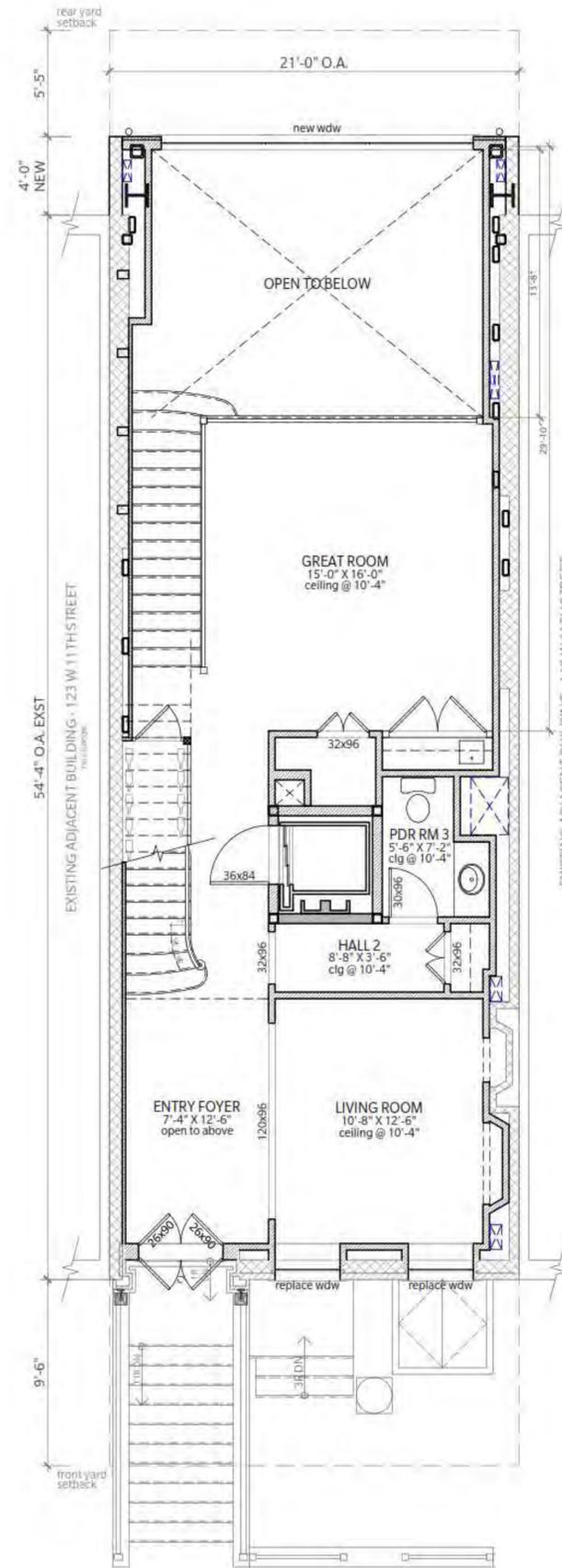

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 CB hearing date 08-13-20 LPC hearing date TBD
 landmarks preservation commission review
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FIRST FLOOR

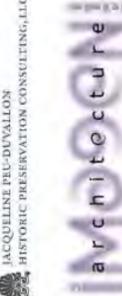
EXISTING & PROPOSED FIRST FLOOR PLANS



EXISTING FIRST FLOOR PLAN
NOT TO SCALE (1/4" = 1'-0" on D size paper)

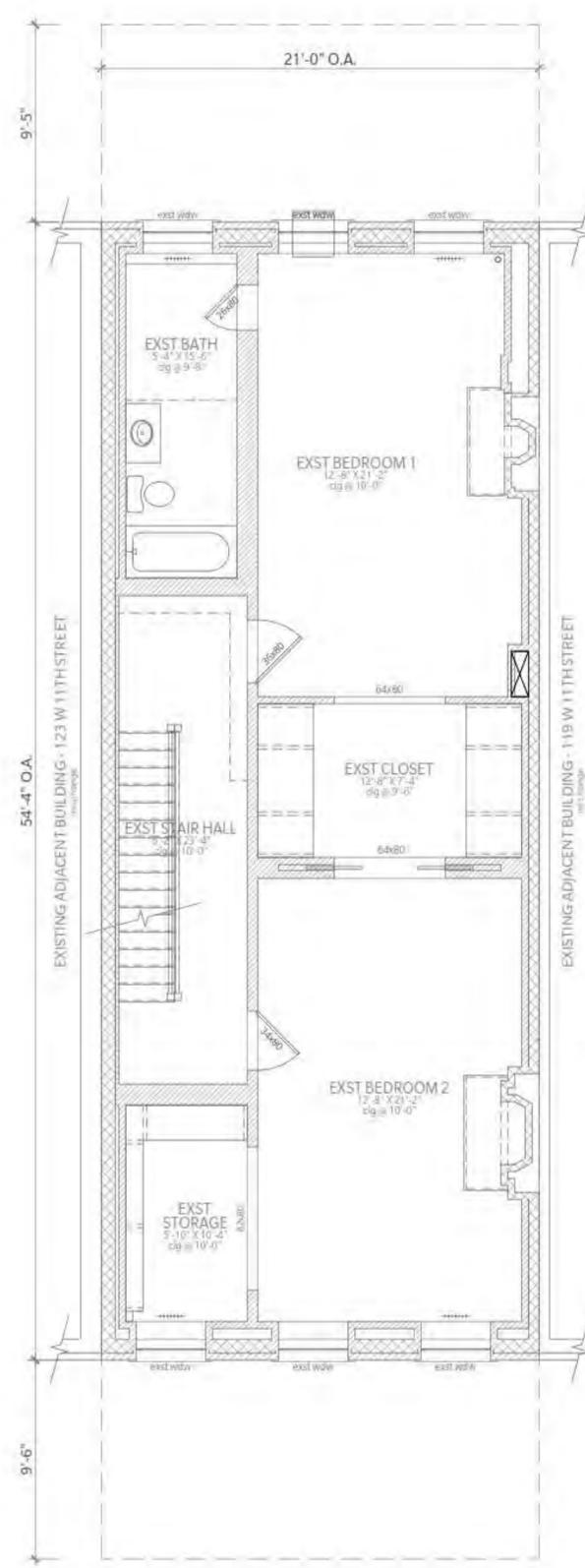


PROPOSED FIRST FLOOR PLAN
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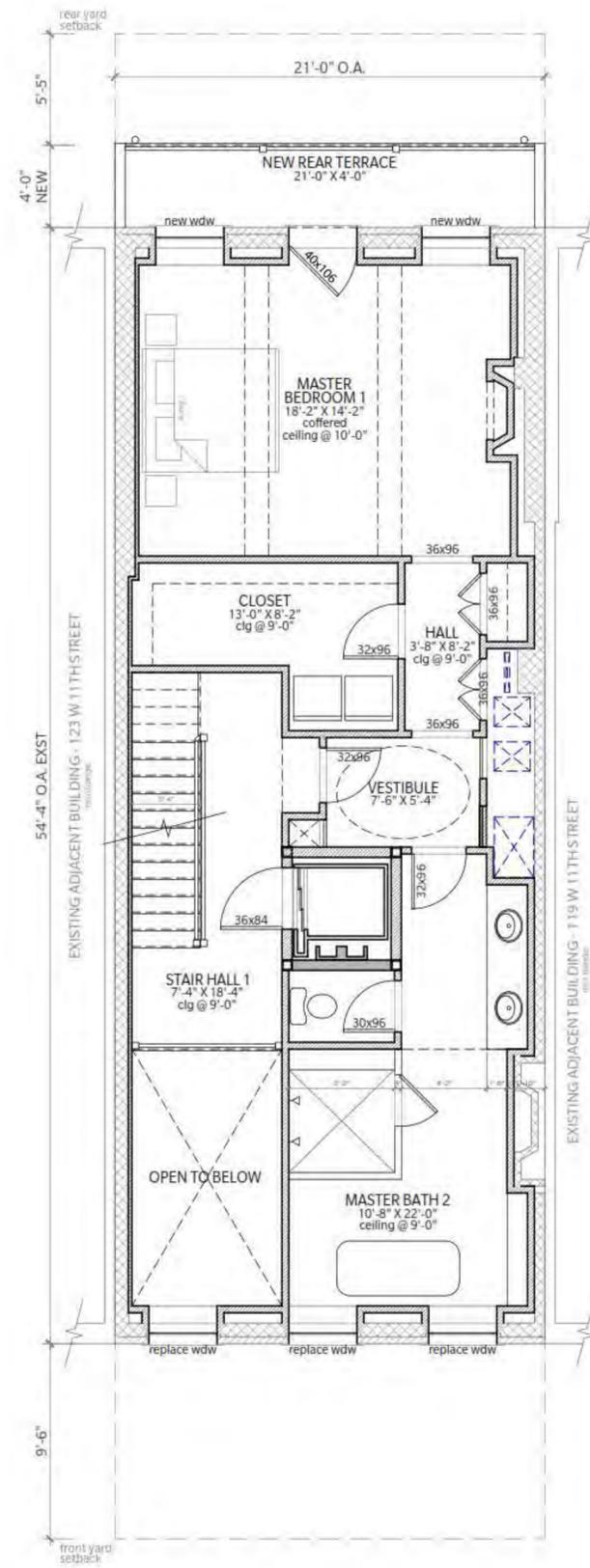

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 landmarks preservation commission review
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SECOND FLOOR

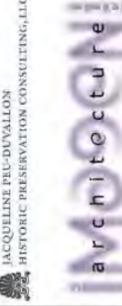
EXISTING & PROPOSED SECOND FLOOR PLANS



EXISTING SECOND FLOOR PLAN
NOT TO SCALE (1/4" = 1'-0" on D size paper)

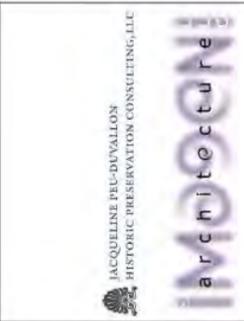
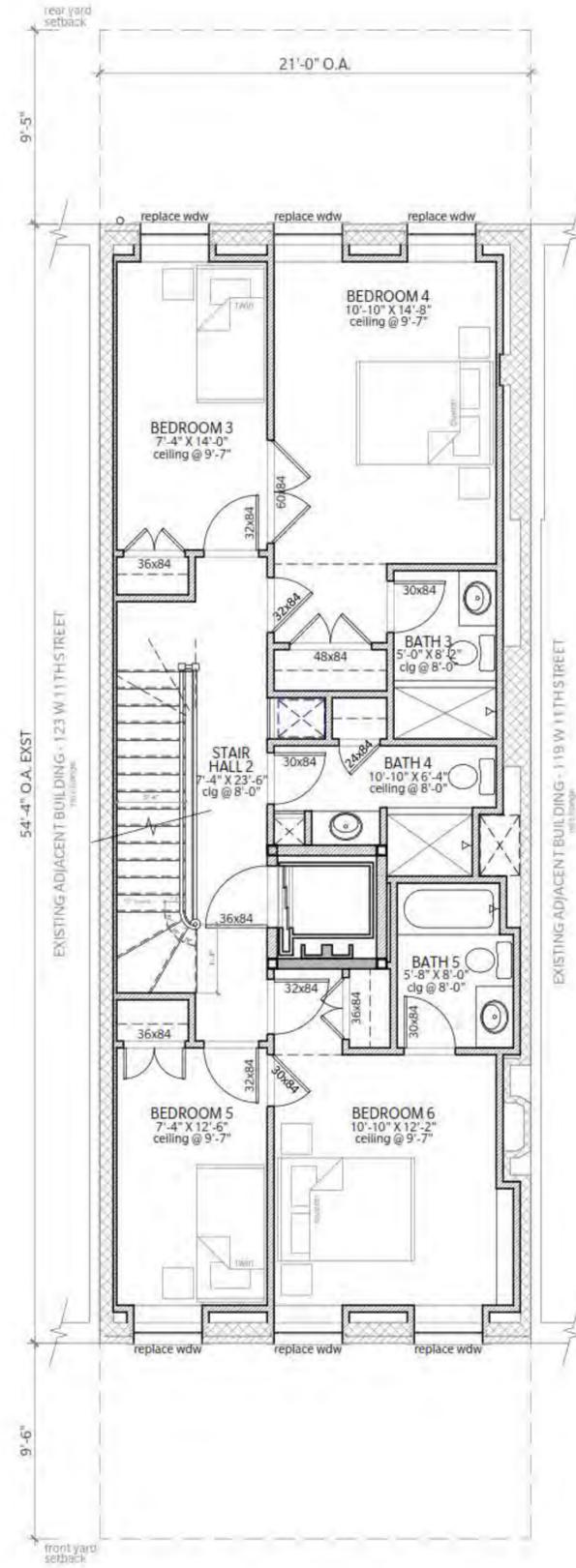
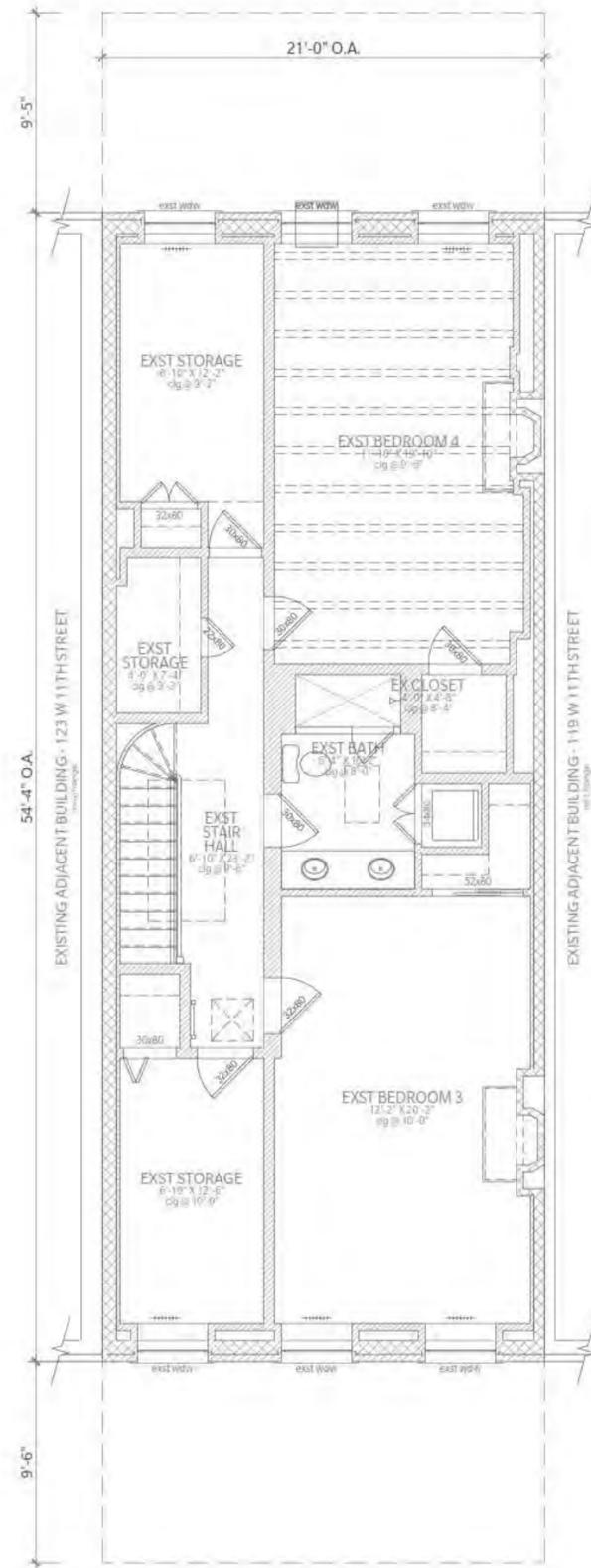


PROPOSED SECOND FLOOR PLAN
NOT TO SCALE (1/4" = 1'-0" on D size paper)


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 landmarks preservation commission review
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THIRD FLOOR

EXISTING & PROPOSED THIRD FLOOR PLANS



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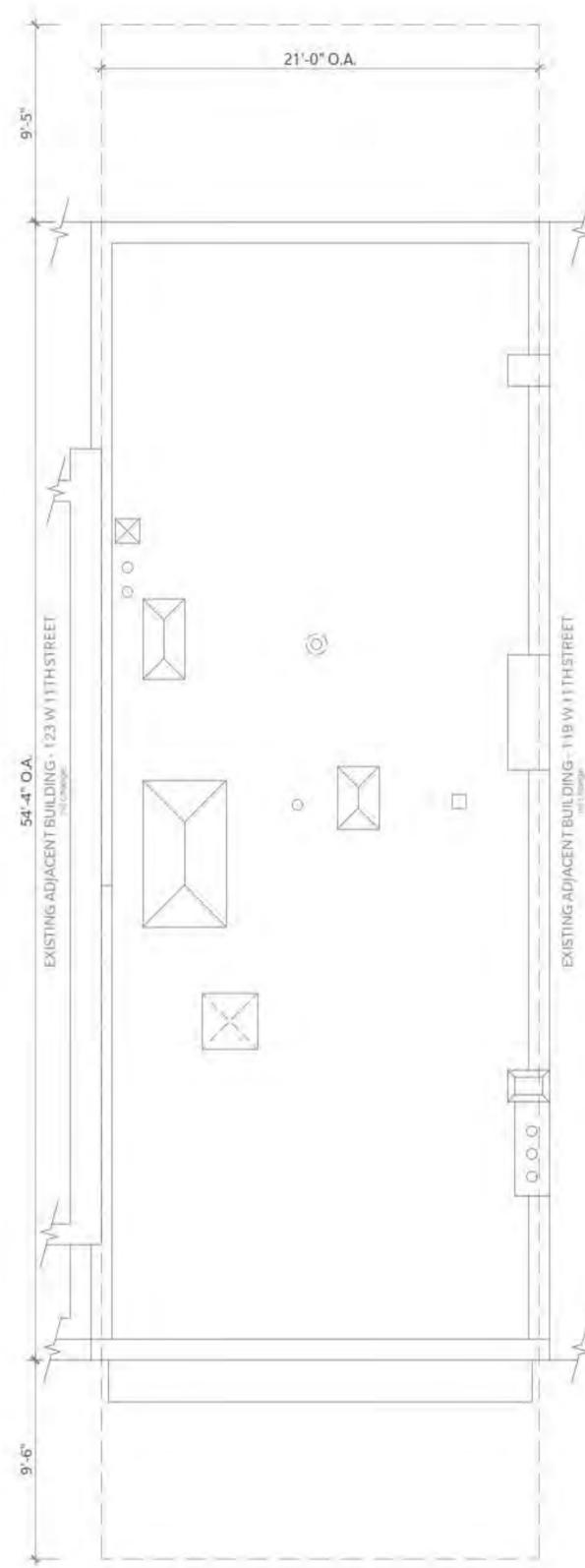
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CB hearing date 08-13-20 LPC hearing date TBD

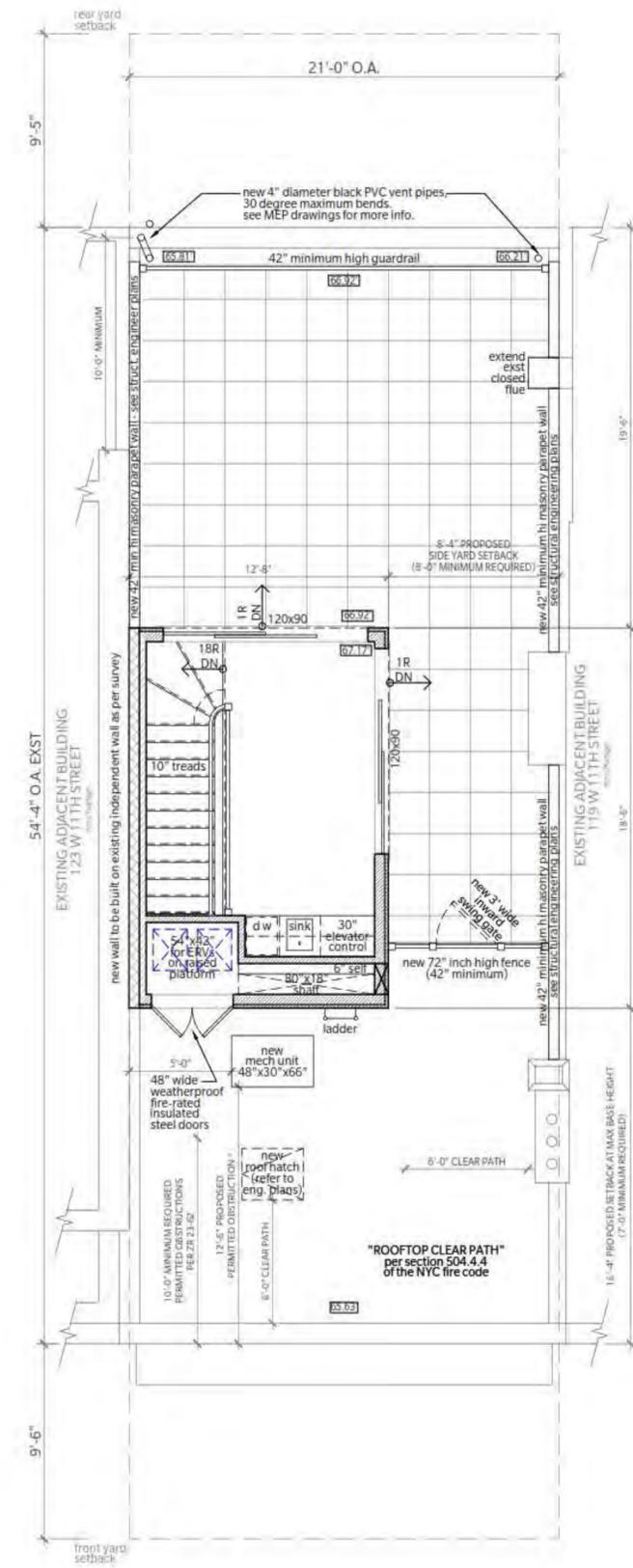
landmarks preservation commission review
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ROOF

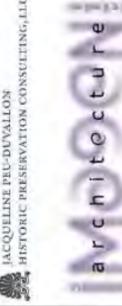
EXISTING & PROPOSED ROOF PLANS



EXISTING ROOF PLAN
NOT TO SCALE (1/4" = 1'-0" on D size paper)



PROPOSED ROOF PLAN
NOT TO SCALE (1/4" = 1'-0" on D size paper)


 IMAGENEER
 ARCHITECTURE

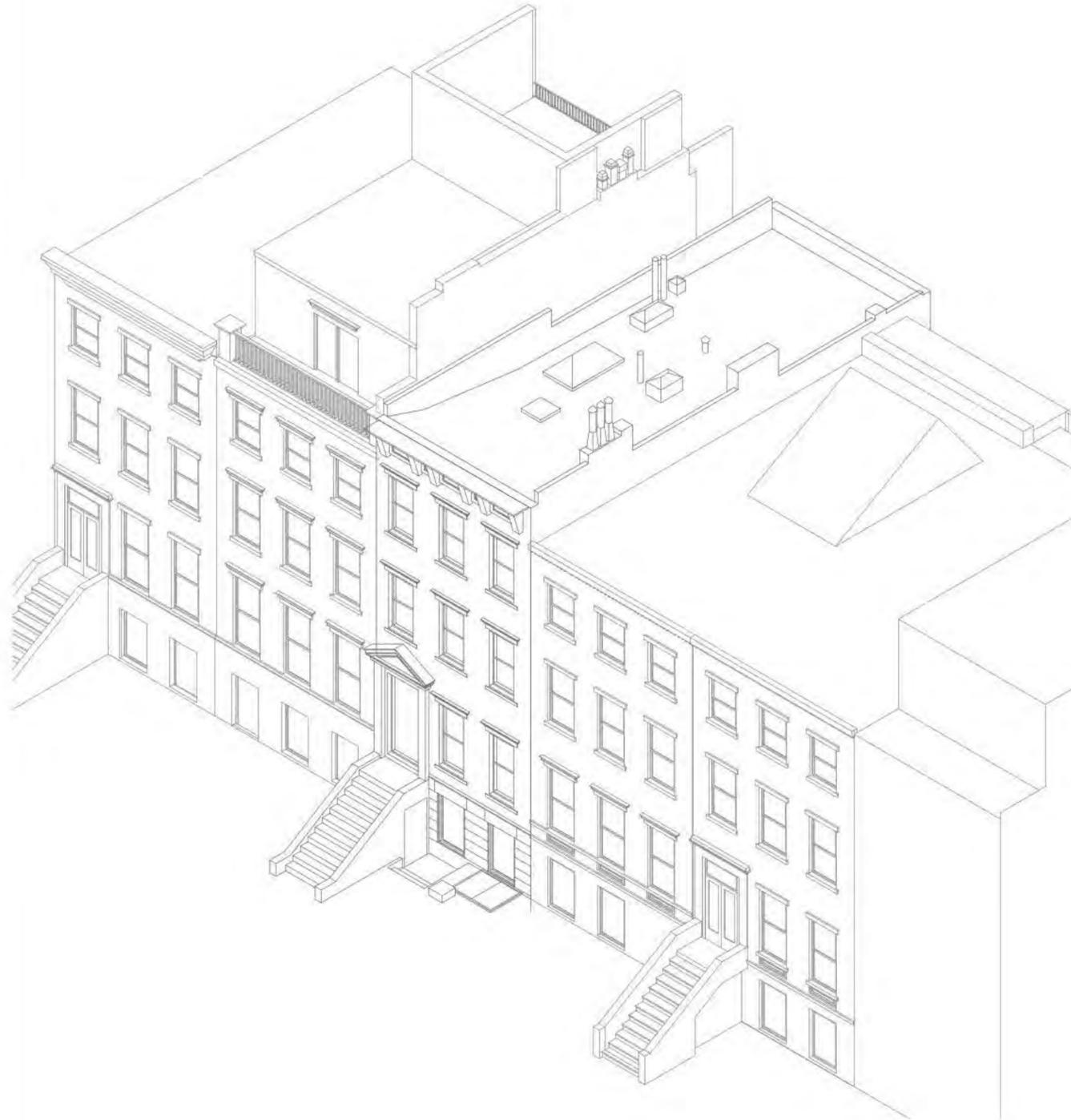
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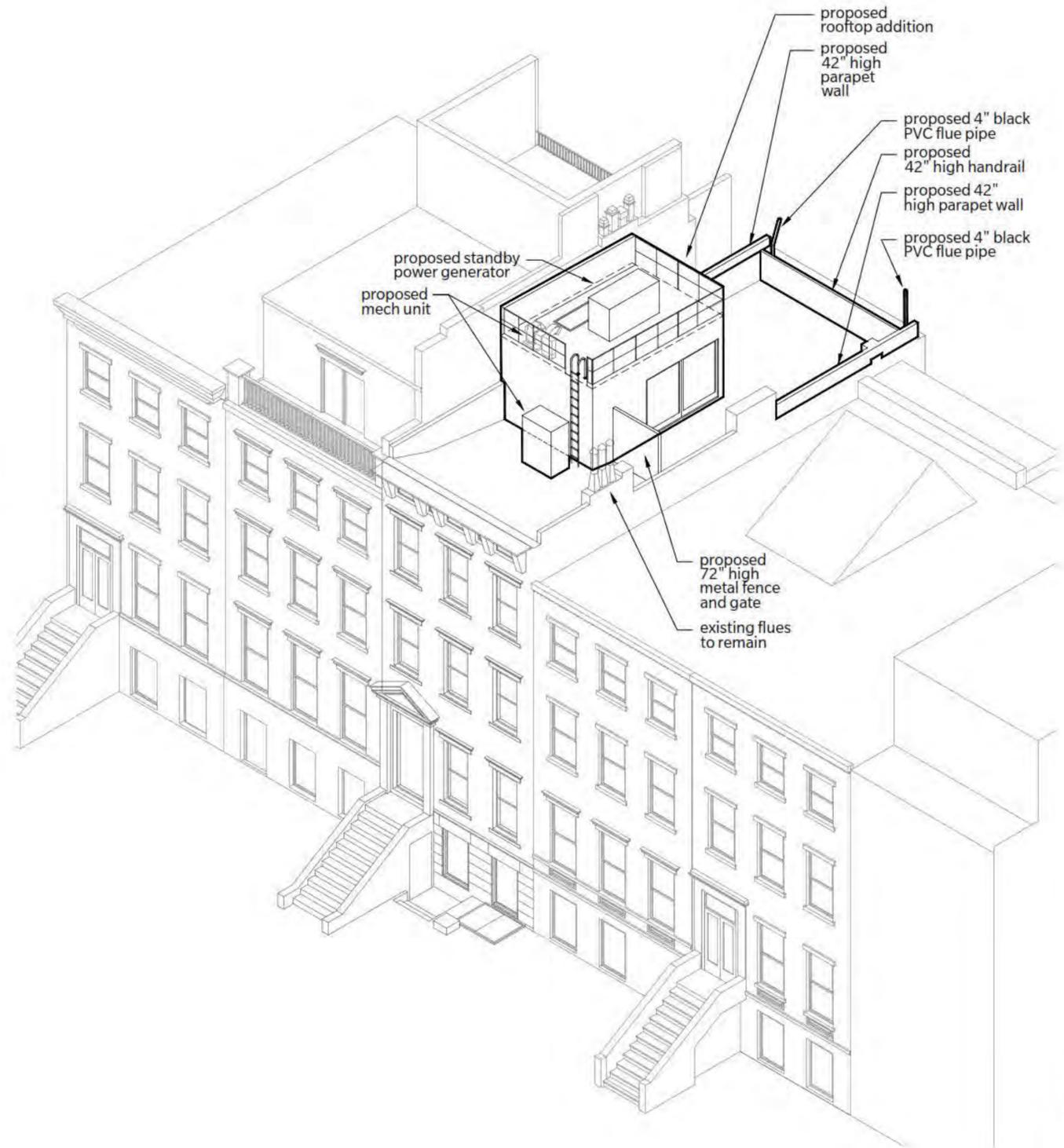
CB hearing date: 08-13-20 LPC hearing date: TBD

landmarks preservation commission review
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ARCHITECTURAL DRAWINGS
EXISTING & PROPOSED AXONOMETRIC VIEWS



EXISTING FRONT AXONOMETRIC VIEW
NOT TO SCALE (1/8" = 1'-0" on D size paper)



PROPOSED FRONT AXONOMETRIC VIEW
NOT TO SCALE (1/8" = 1'-0" on D size paper)

JACQUELINE BIL-DUVALLOX
 HISTORIC PRESERVATION CONSULTING, LLC
IMAGEN
 architecture

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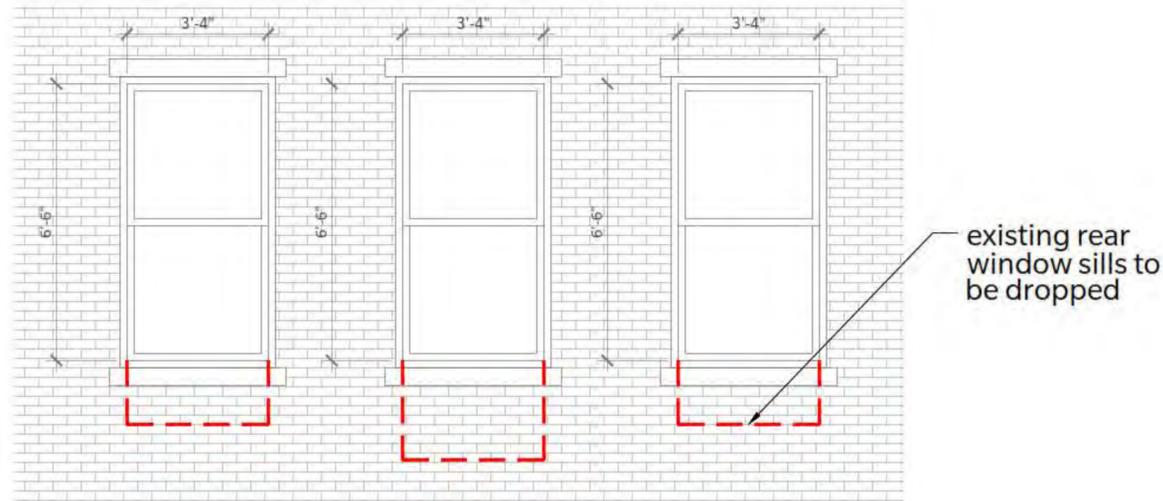
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UPPER REAR FACADE DETAILS - SECOND FLOOR

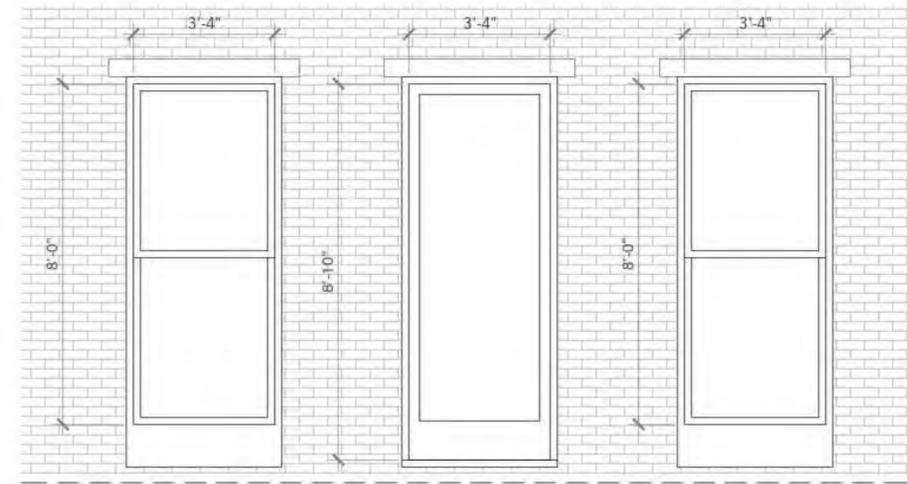
EXISTING & PROPOSED REAR WINDOW AND DOOR DETAILS



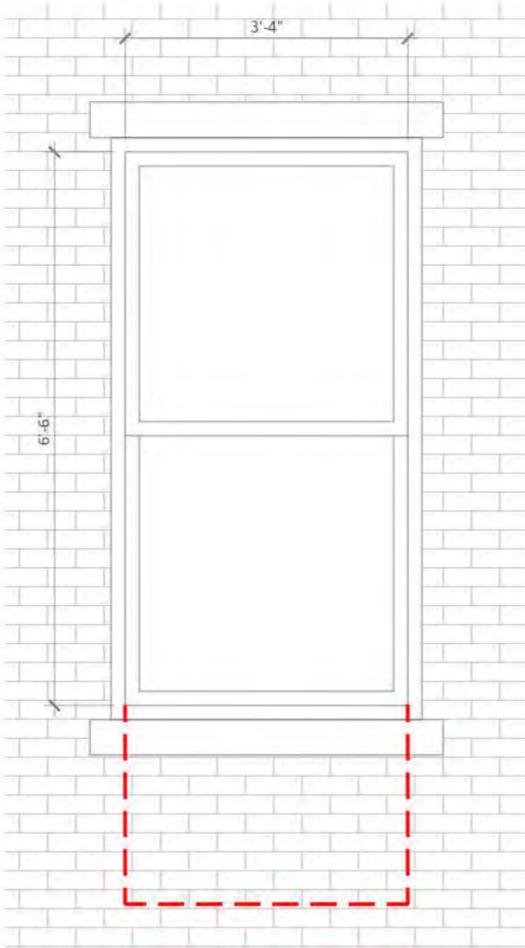
PHOTO OF EXISTING REAR SECOND FLOOR WINDOW
NOT TO SCALE



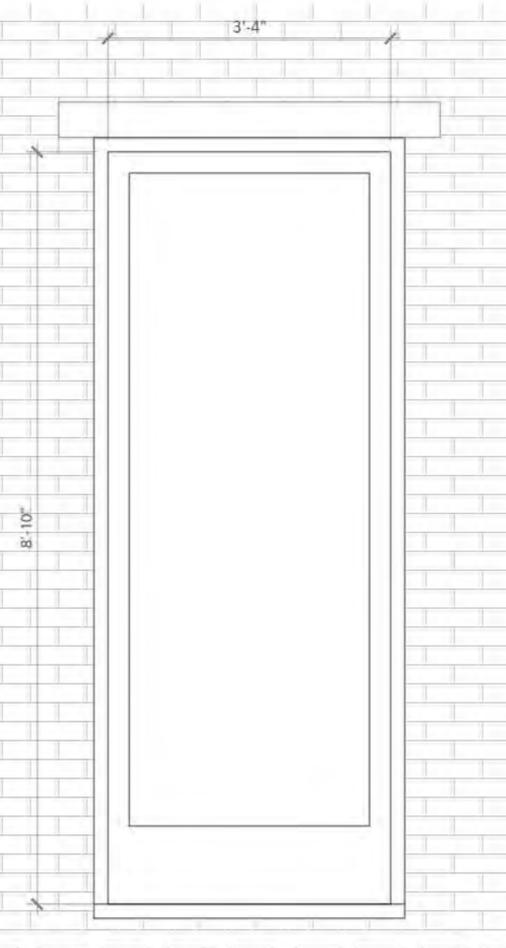
EXISTING REAR ELEVATION - SECOND FLOOR
NOT TO SCALE (1/2" = 1'-0" on D size paper)



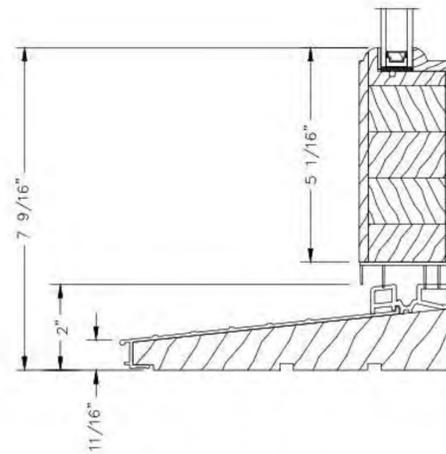
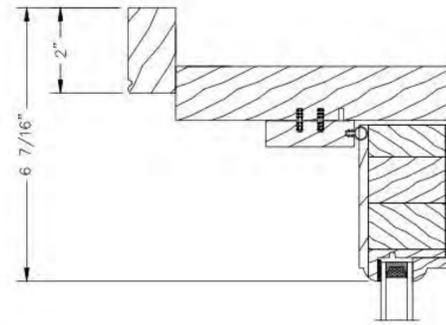
PROPOSED REAR ELEVATION - SECOND FLOOR
NOT TO SCALE (1/2" = 1'-0" on D size paper)



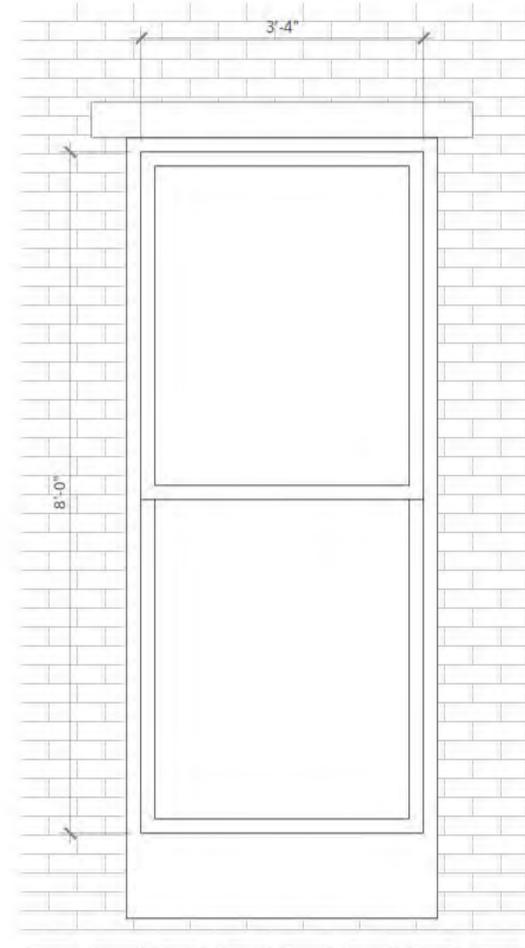
EXISTING WINDOW TYPICAL ELEVATION
NOT TO SCALE (1" = 1'-0" on D size paper)



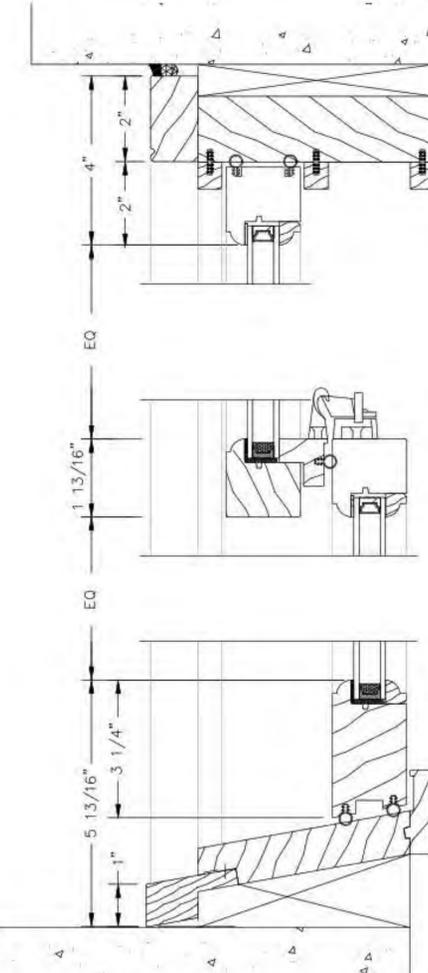
PROPOSED DOOR ELEVATION
NOT TO SCALE (1" = 1'-0" on D size paper)



PROPOSED DOOR SECTION
NOT TO SCALE (1" = 1'-0" on D size paper)



PROPOSED WINDOW TYPICAL ELEVATION
NOT TO SCALE (1" = 1'-0" on D size paper)



PROPOSED WINDOW SECTION
NOT TO SCALE (1" = 1'-0" on D size paper)


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 landmarks preservation commission review
L-001H of 32

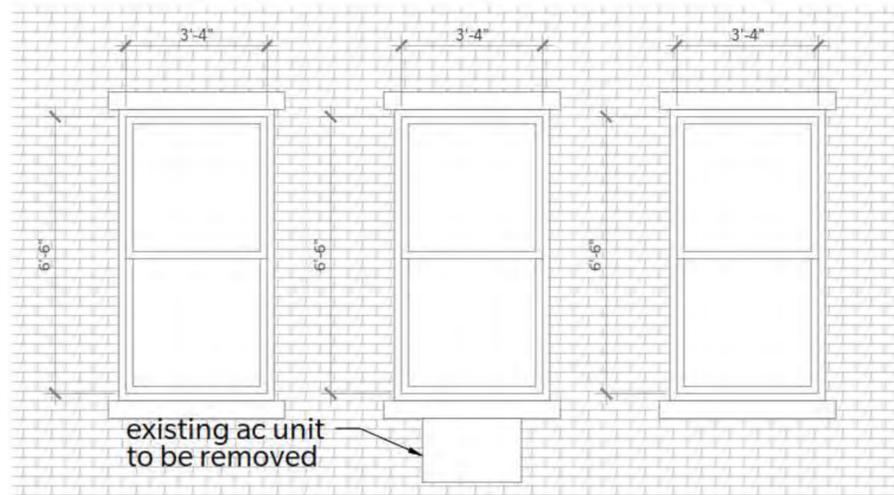
copyright 2010 to 2020 - IMAGEN architecture LLC - all rights reserved - not valid for construction without architect's stamped seal - file: 20200818 121 WEST 11TH STREET RGM CB2.dwg - last plot: 8/18/2020 3:29 PM

UPPER REAR FACADE DETAILS - THIRD FLOOR

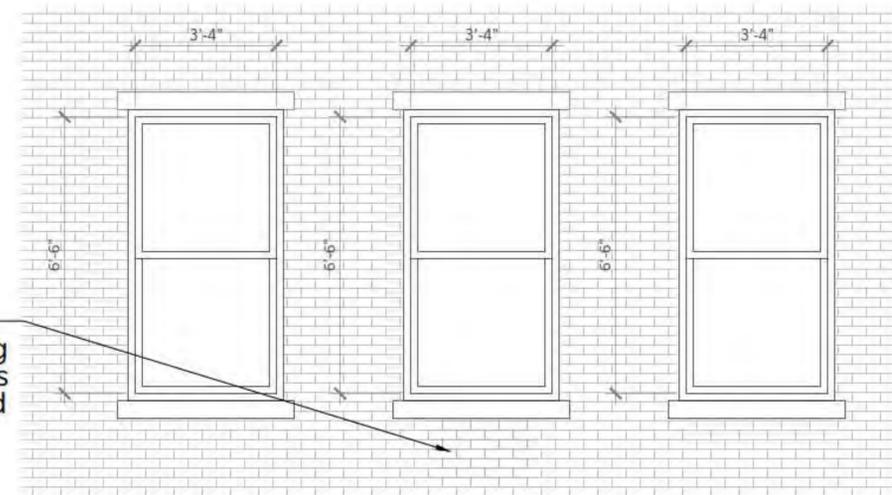
EXISTING & PROPOSED REAR WINDOW DETAILS



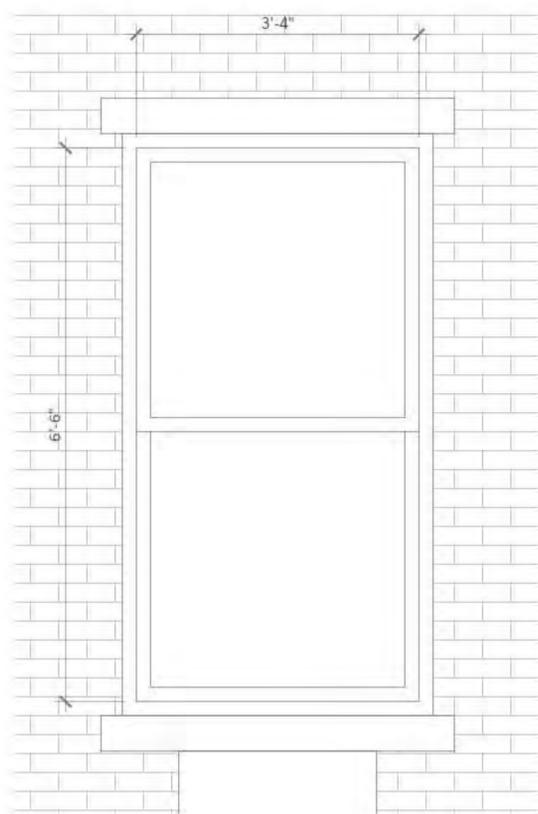
PHOTO OF EXISTING REAR THIRD FLOOR WINDOW
NOT TO SCALE



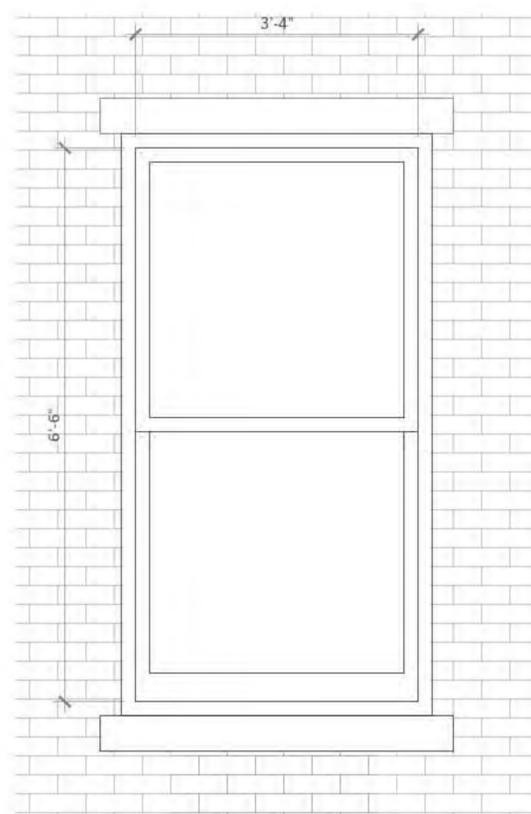
EXISTING REAR ELEVATION - THIRD FLOOR
NOT TO SCALE (1/2" = 1'-0" on D size paper)



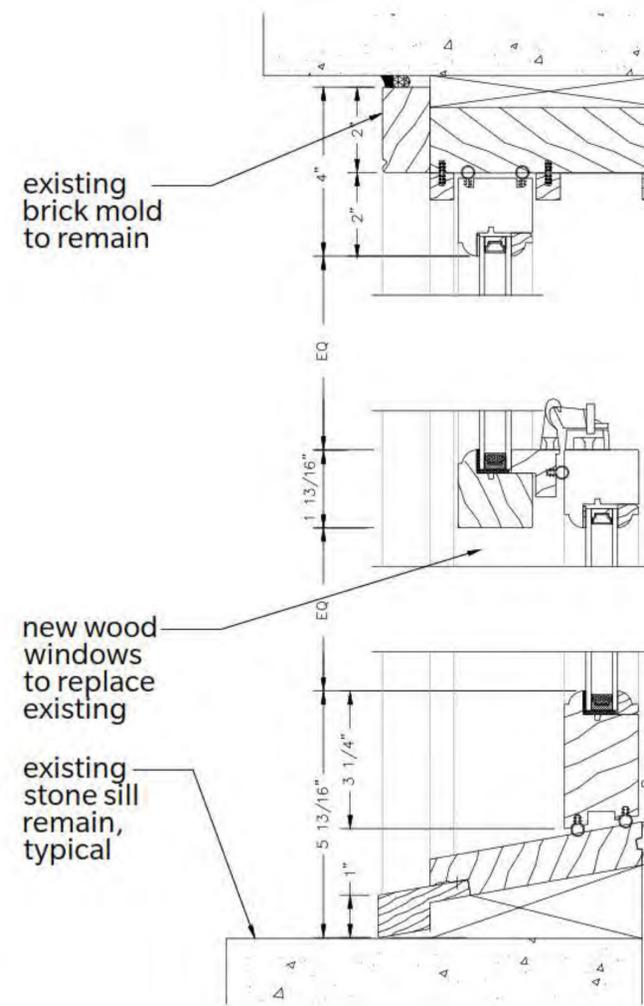
PROPOSED REAR ELEVATION - THIRD FLOOR
NOT TO SCALE (1/2" = 1'-0" on D size paper)



EXISTING WINDOW ELEVATION
NOT TO SCALE (1" = 1'-0" on D size paper)



PROPOSED WINDOW ELEVATION
NOT TO SCALE (1" = 1'-0" on D size paper)



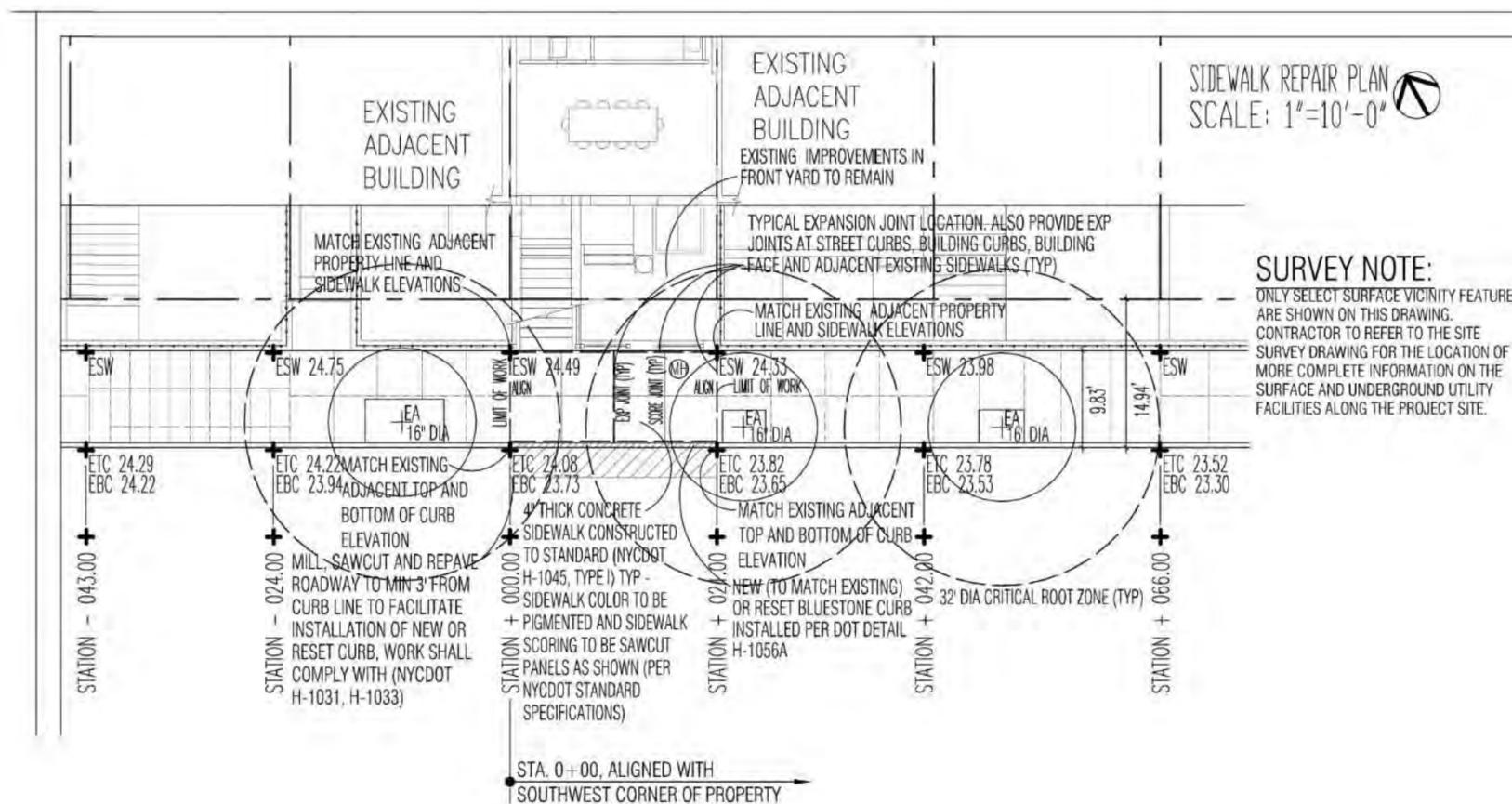
PROPOSED WINDOW SECTION
NOT TO SCALE (1" = 1'-0" on D size paper)

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CB hearing date: 08-13-20 LPC hearing date: TBD
 landmarks preservation commission review
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BUILDERS PAVEMENT PLAN

PROPOSED SIDEWALK REPAIR PLAN



SIDEWALK REPAIR PLAN
SCALE: 1"=10'-0"

SURVEY NOTE:
ONLY SELECT SURFACE VICINITY FEATURES ARE SHOWN ON THIS DRAWING. CONTRACTOR TO REFER TO THE SITE SURVEY DRAWING FOR THE LOCATION OF MORE COMPLETE INFORMATION ON THE SURFACE AND UNDERGROUND UTILITY FACILITIES ALONG THE PROJECT SITE.

BUILDERS PAVEMENT PLAN LEGEND

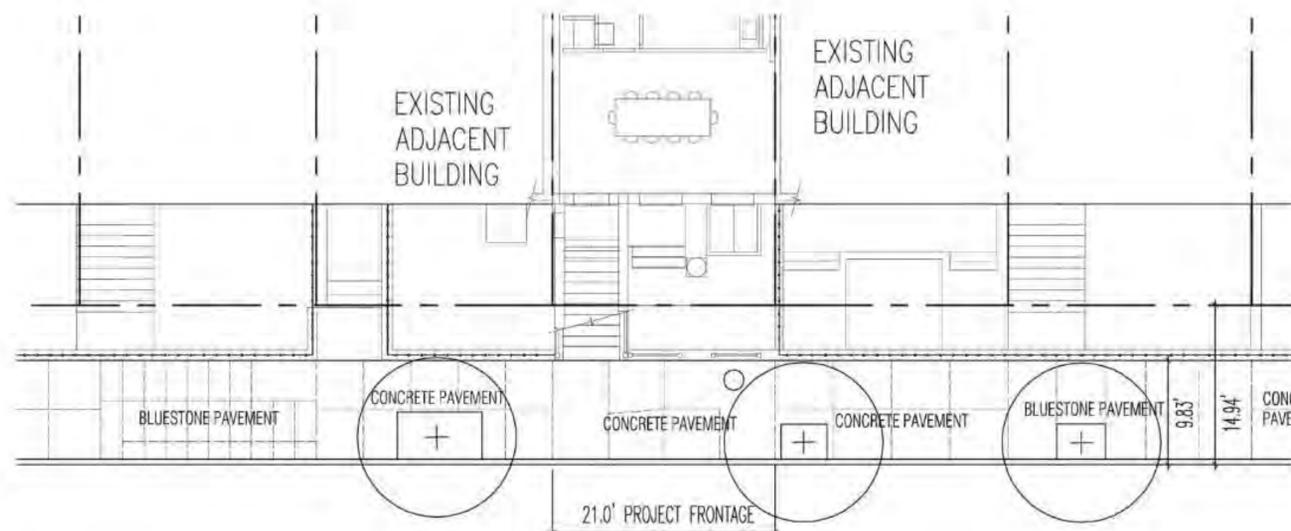
+	LOCATION OF SPOT GRADE
11.11	EXISTING SPOT GRADE
11.11	PROPOSED SPOT GRADE
11.11 C	GRADE CORRECTED FROM SURVEY GRADE
11.11 INT	GRADE INTERPOLATED FROM EXISTING ADJACENT SPOT GRADES
PBC	PROPOSED BOTTOM OF CURB
EBC	EXISTING BOTTOM OF CURB
PTC	PROPOSED TOP OF CURB
ETC	EXISTING TOP OF CURB
PPL	PROPOSED GRADE AT PROPERTY LINE OR OUTSIDE FACE OF BUILDING
EPL	EXISTING GRADE AT PROPERTY LINE OR OUTSIDE FACE OF BUILDING
PTF	PROPOSED TOP OF FRAME GRADE AT EXISTING DRAINAGE STRUCTURE
ETF	EXISTING TOP OF FRAME GRADE AT EXISTING DRAINAGE STRUCTURE
* * *	EXISTING FIRE ALARM BOX (RESET TO NEW SIDEWALK GRADE)
⊙	EXISTING STREET LIGHTS (RESET TO NEW SIDEWALK GRADE)
⊙	EXISTING FIRE HYDRANT
⊙	EXISTING CATCH BASIN (WITH GRATING AT EXISTING GRADE OR RESET TO NEW GRADE)
⊙	EXISTING MANHOLE
▨	STREET REPAIR OR RETOPPING
▬	NEW CURB - SEE PLAN FOR TYPE
▬	EXISTING CURB
⊕	EXISTING ADJACENT TREE TO REMAIN
⊕	EXISTING TREE INFORMATION INCLUDING SIZE OF TREE AND CRITICAL ROOT ZONE 'CRZ' SEE TREE PROTECTION NOTES

SIDEWALK REPAIR PLAN

NOT TO SCALE (1/8" = 1'-0" on D size paper)

as prepared by

SULLIVAN GROUP DESIGN, LLC
56 pine street, 16a
new york, ny 10005
tel 212 352 8636
date on plan - november 04, 2019

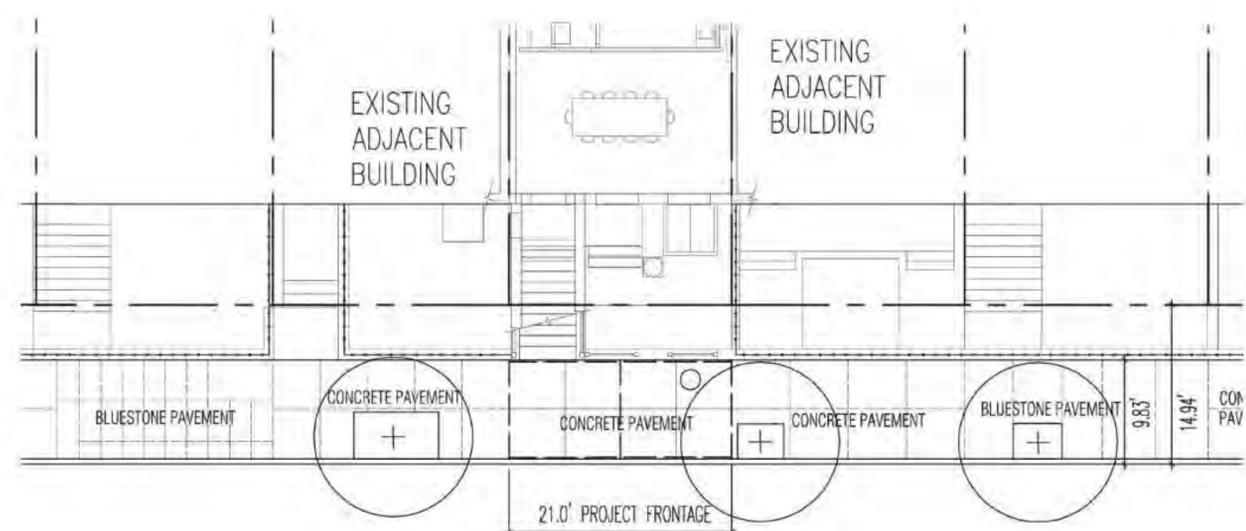


EXISTING SIDEWALK SCORING PLAN

NOT TO SCALE (1/8" = 1'-0" on D size paper)

as prepared by

SULLIVAN GROUP DESIGN, LLC
56 pine street, 16a
new york, ny 10005
tel 212 352 8636
date on plan - november 04, 2019



PROPOSED SIDEWALK SCORING PLAN

NOT TO SCALE (1/8" = 1'-0" on D size paper)

as prepared by

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date on plan - november 04, 2019



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TBD

landmarks preservation commission review

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AREAWAY AND UNDER-STOOP VESTIBULE

PHOTOGRAPHS OF EXISTING AREAWAY AND UNDER-STOOP VESTIBULE CONDITIONS



PHOTO OF VESTIBULE FROM AREAWAY
(DATE OF PHOTO 09/17/19)
NOT TO SCALE



PHOTO OF VESTIBULE WINDOW FROM INTERIOR
(DATE OF PHOTO 09/17/19)
NOT TO SCALE

PHOTO OF AREAWAY
(DATE OF PHOTO 09/17/19)
NOT TO SCALE



PHOTO OF AREAWAY FROM VESTIBULE
(DATE OF PHOTO 09/17/19)
NOT TO SCALE



PHOTO OF DOORWAY AT AREAWAY
(DATE OF PHOTO 09/17/19)
NOT TO SCALE



PHOTO OF LANDING AT AREAWAY
(DATE OF PHOTO 09/17/19)
NOT TO SCALE


 JACQUELINE BIL-DUVALLO
 HISTORIC PRESERVATION CONSULTING, LLC

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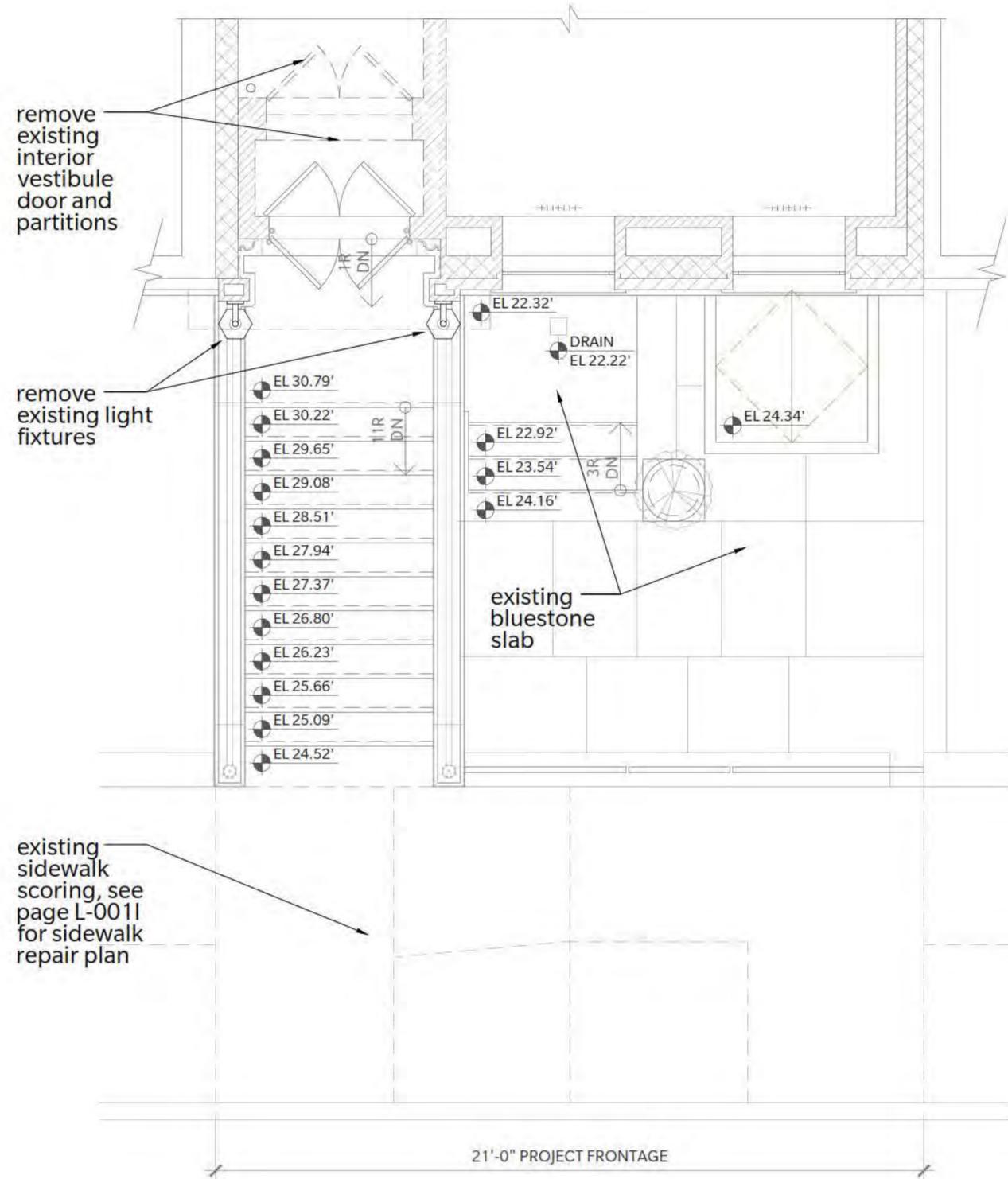
IMAGEN architecture LLC
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 tel 973 370 0033 fax 973 370 0063
 IMAGEN@IMAGENarchitecture.com
 raul g mederos ra ny license 034595

CB hearing date 08-13-20	LPC hearing date TBD
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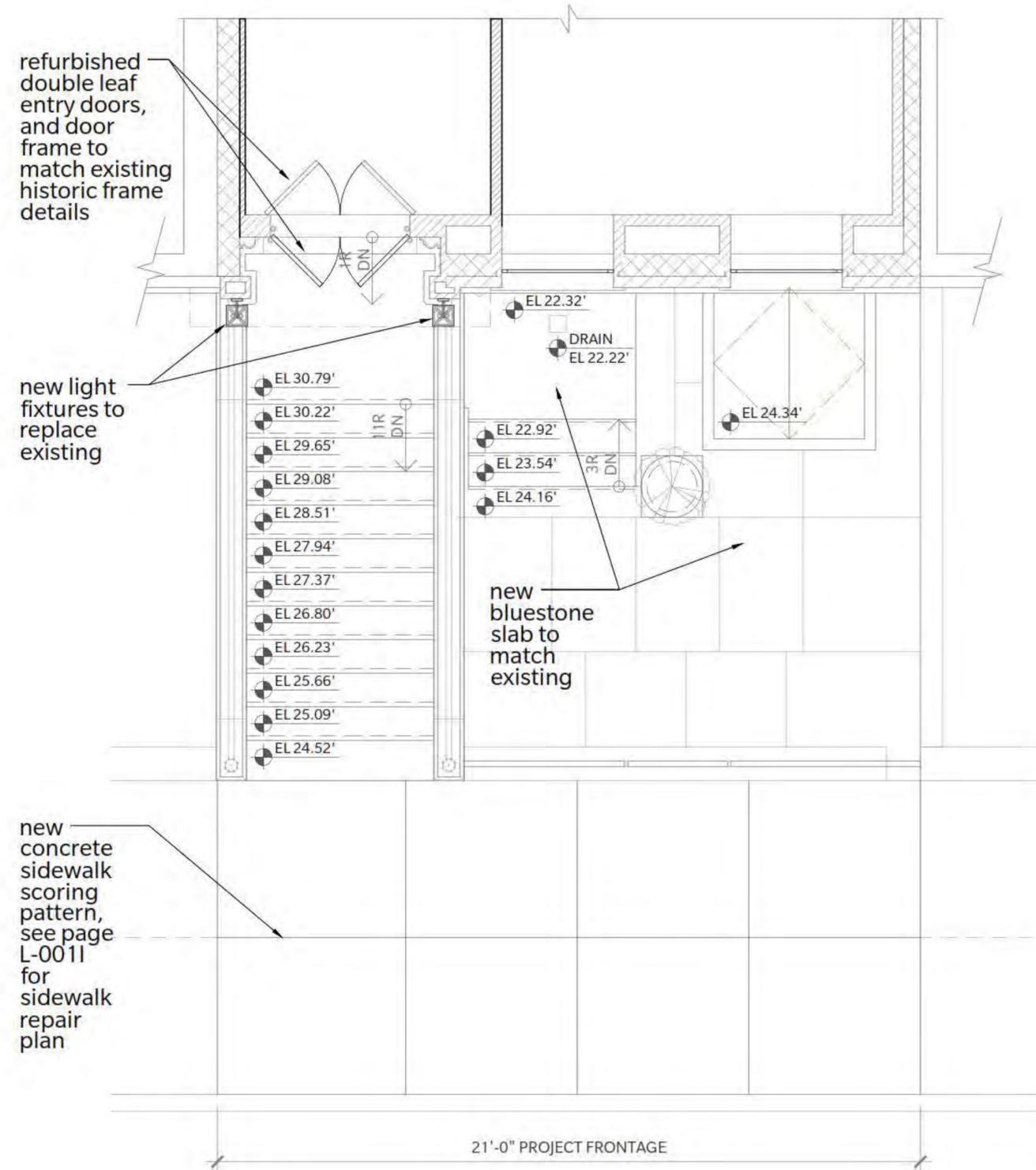
landmarks preservation commission review
L-001K of 32

FRONT STOOP ALTERATIONS

EXISTING & PROPOSED STOOP PLANS AND SIDEWALK SCORING PLANS



EXISTING STOOP PLAN
NOT TO SCALE (1/2" = 1'-0" on D size paper)

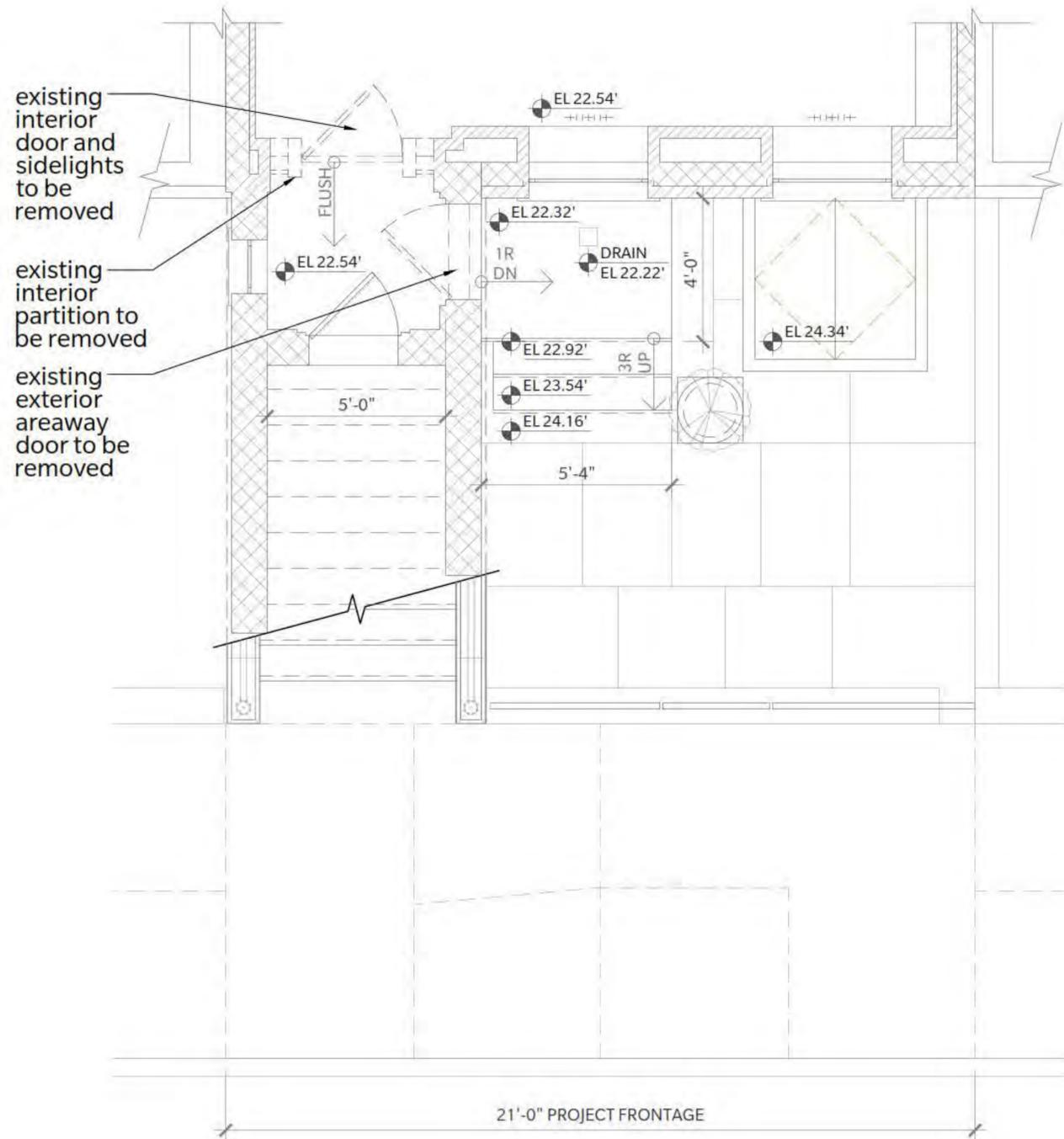


PROPOSED STOOP PLAN
NOT TO SCALE (1/2" = 1'-0" on D size paper)

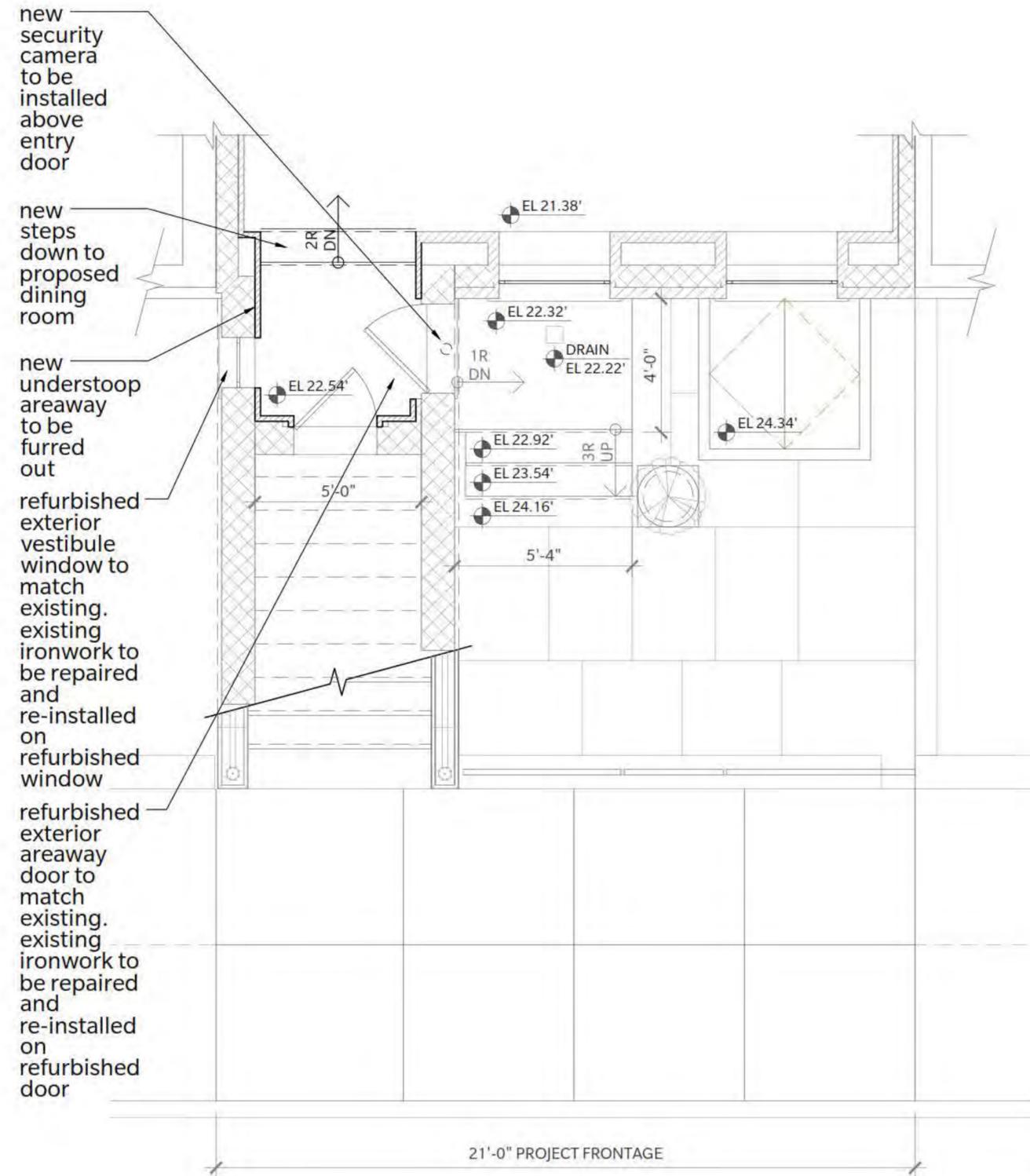

 the proposed additions & interior alterations to a single family residential townhouse at
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 landmarks preservation commission review
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AREAWAY AND UNDER-STOOP ENTRANCE ALTERATIONS

EXISTING & PROPOSED AREAWAY/UNDER-STOOP PLANS



EXISTING STOOP PLAN AT LOW AREA
NOT TO SCALE (1/2" = 1'-0" on D size paper)

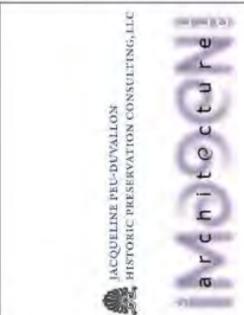
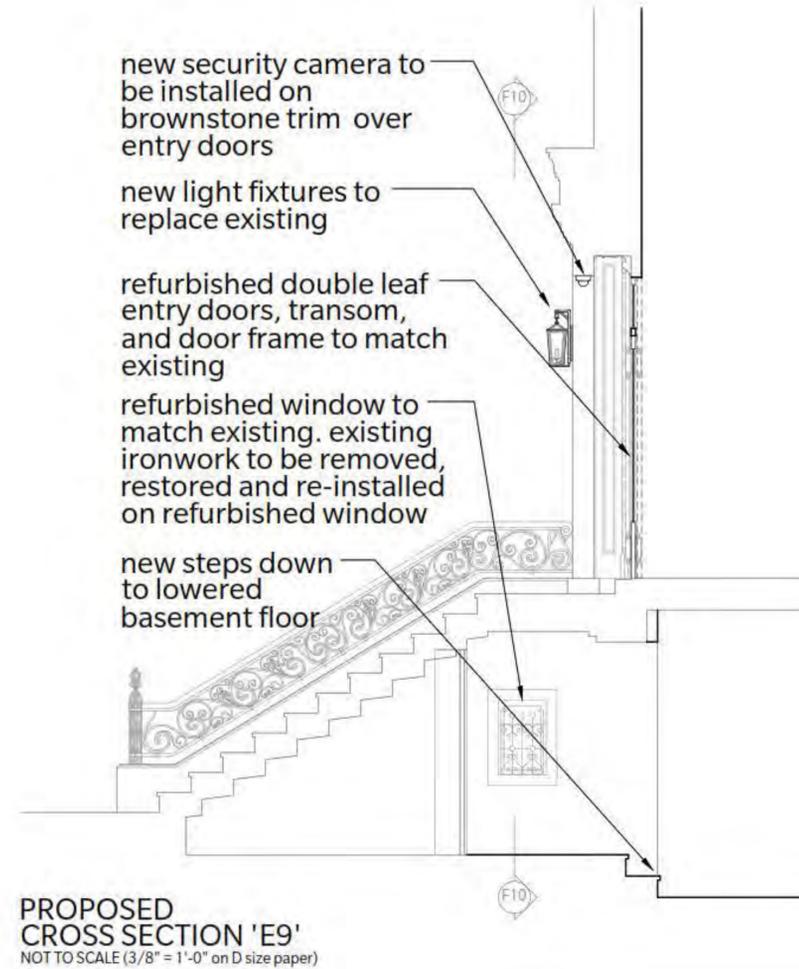
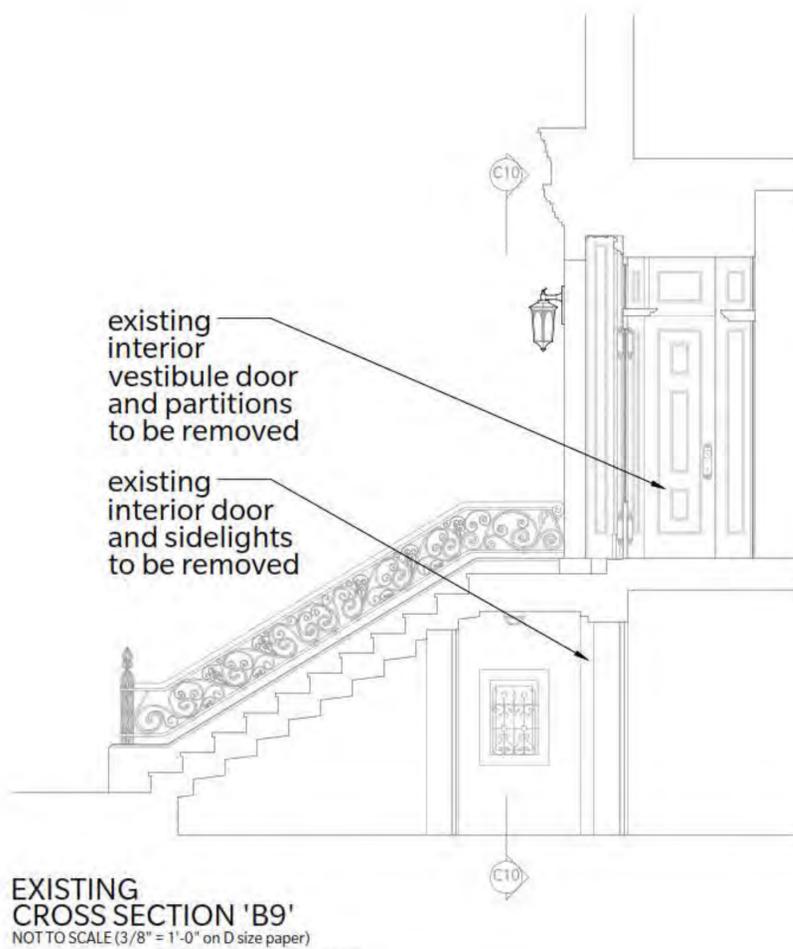
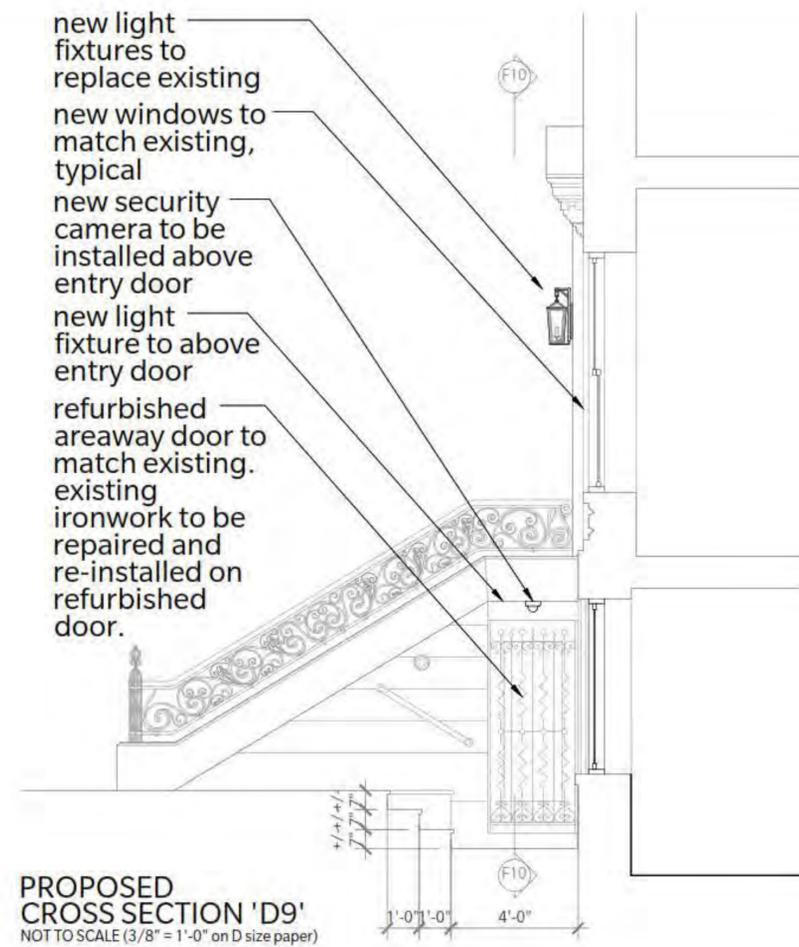
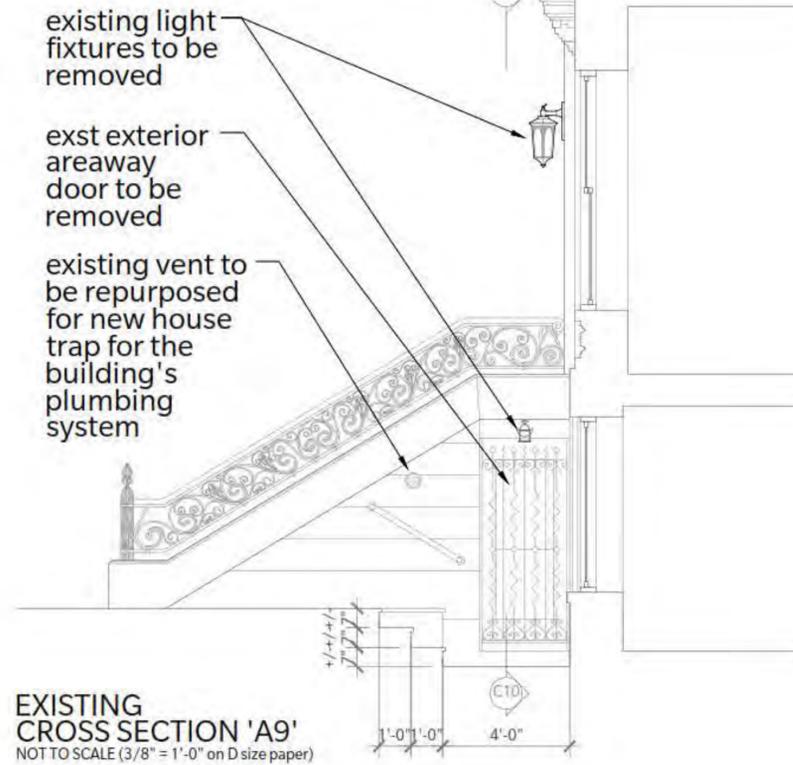


PROPOSED STOOP PLAN AT LOW AREA
NOT TO SCALE (1/2" = 1'-0" on D size paper)


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 landmarks preservation commission review
L-001M of 32

AREAWAY AND UNDER-STOOP ENTRANCE ALTERATIONS

EXISTING & PROPOSED AREAWAY/UNDER-STOOP SECTIONS



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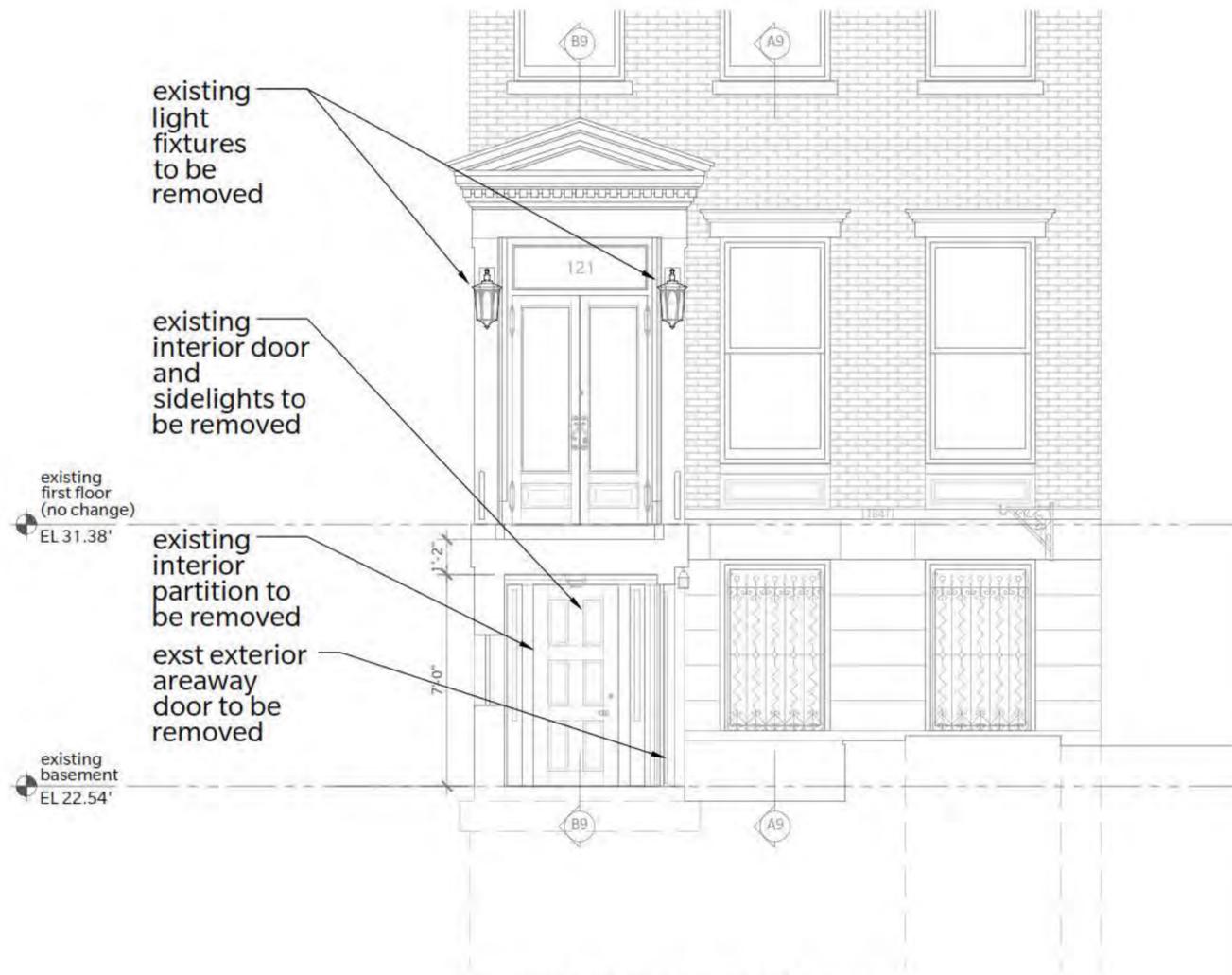
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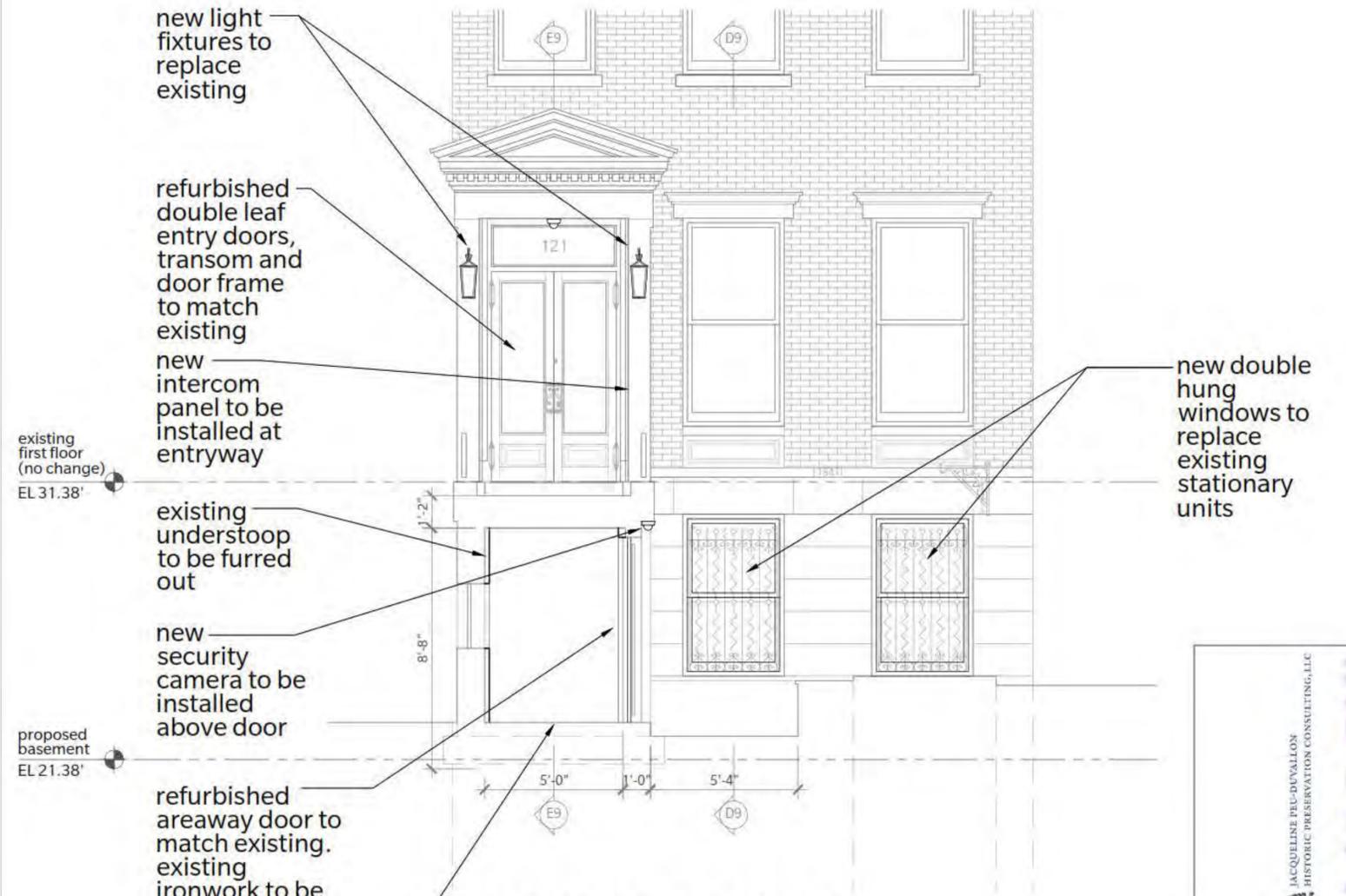
landmarks preservation commission review
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AREAWAY AND UNDER-STOOP ENTRANCE ALTERATIONS

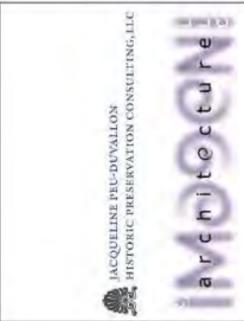
EXISTING & PROPOSED AREAWAY/UNDER-STOOP SECTIONS



EXISTING CROSS SECTION 'C10'
NOT TO SCALE (3/8" = 1'-0" on D size paper)



PROPOSED CROSS SECTION 'F10'
NOT TO SCALE (3/8" = 1'-0" on D size paper)



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landmarks preservation commission review
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FRONT FACADE

EXISTING AND PROPOSED FIRST FLOOR FACADE



PHOTO OF FRONT ENTRY DOORS
(DATE OF PHOTO 06/28/19)
NOT TO SCALE



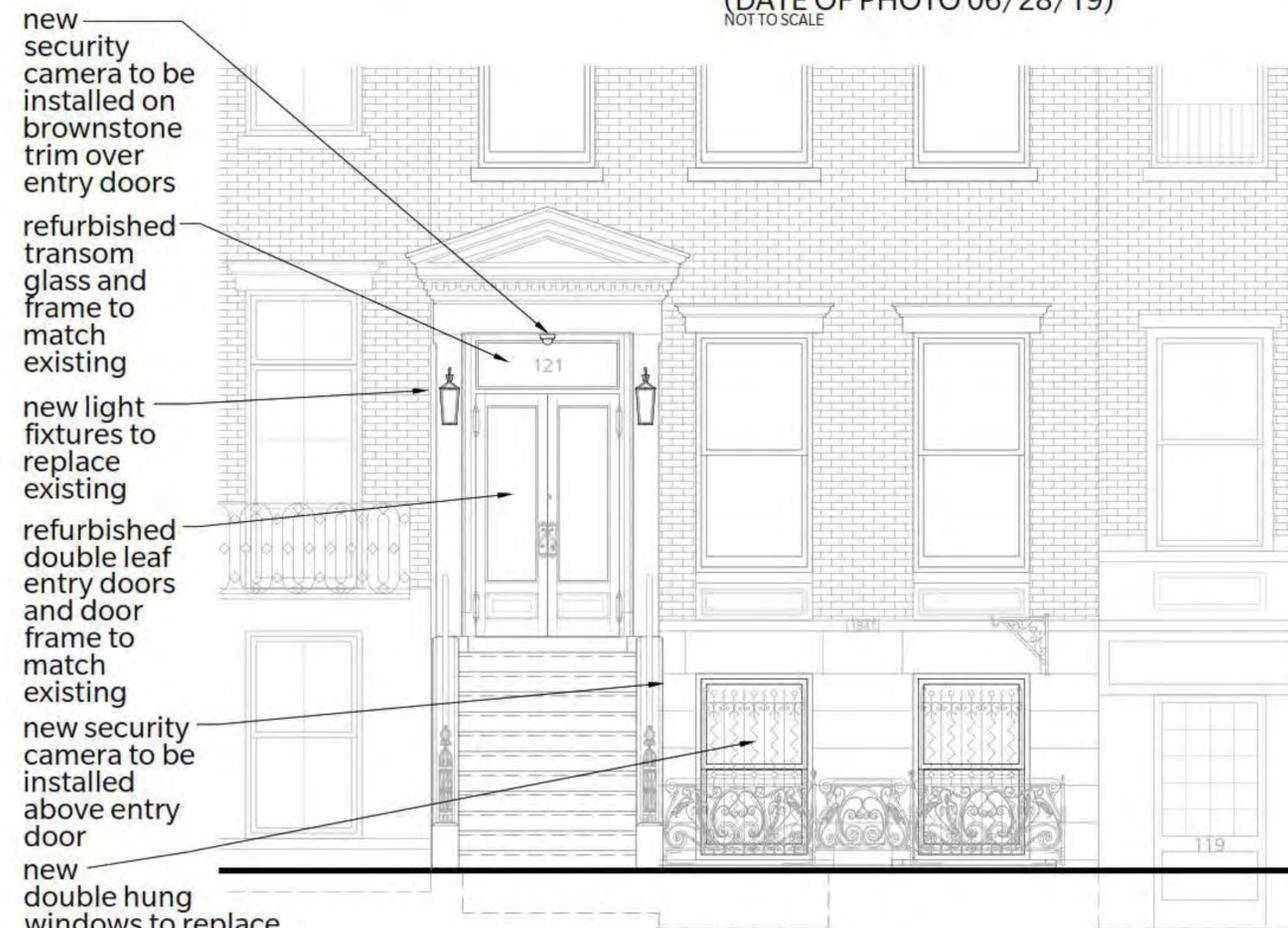
PHOTO OF FRONT YARD AREA
(DATE OF PHOTO 06/28/19)
NOT TO SCALE



PHOTO OF FRONT ENTRY STEPS
(DATE OF PHOTO 06/28/19)
NOT TO SCALE



EXISTING FIRST FLOOR ELEVATION
NOT TO SCALE (3/8" = 1'-0" on D size paper)



PROPOSED FIRST FLOOR ELEVATION
NOT TO SCALE (3/8" = 1'-0" on D size paper)


JACQUELINE BIL-DUVALLOON
HISTORIC PRESERVATION CONSULTING, LLC

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CB hearing date 08-13-20	LPC hearing date TBD
-----------------------------	-------------------------

landmarks preservation commission review
L-001P of 32

ENTRY DOORS DETAILS

EXISTING CONDITIONS OF ENTRY DOORS



CLOSE UP OF EXISTING ENTRY DOORS
(DATE OF PHOTO 03/03/20)
NOT TO SCALE



CLOSE UP OF EXISTING SOFFIT OVER ENTRY DOORS
(DATE OF PHOTO 03/03/20)
NOT TO SCALE



CLOSE UP OF EXISTING ENTRY DOORS
LOCATION OF EXISTING DOORBELL
(DATE OF PHOTO 03/03/20)
NOT TO SCALE



CLOSE UP OF EXISTING ENTRY DOOR HINGE
(DATE OF PHOTO 03/03/20)
NOT TO SCALE



CLOSE UP OF EXISTING ENTRY DOORS
BROKEN GLASS IN LEFT OUTER DOOR
(DATE OF PHOTO 03/03/20)
NOT TO SCALE


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 landmarks preservation commission review
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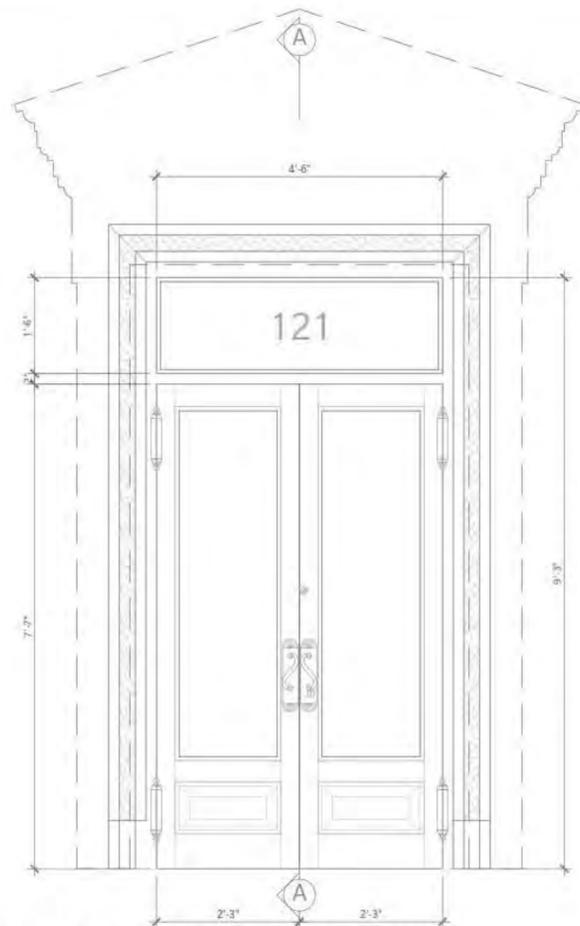
ENTRY DOORS
EXISTING & PROPOSED DOOR DETAILS



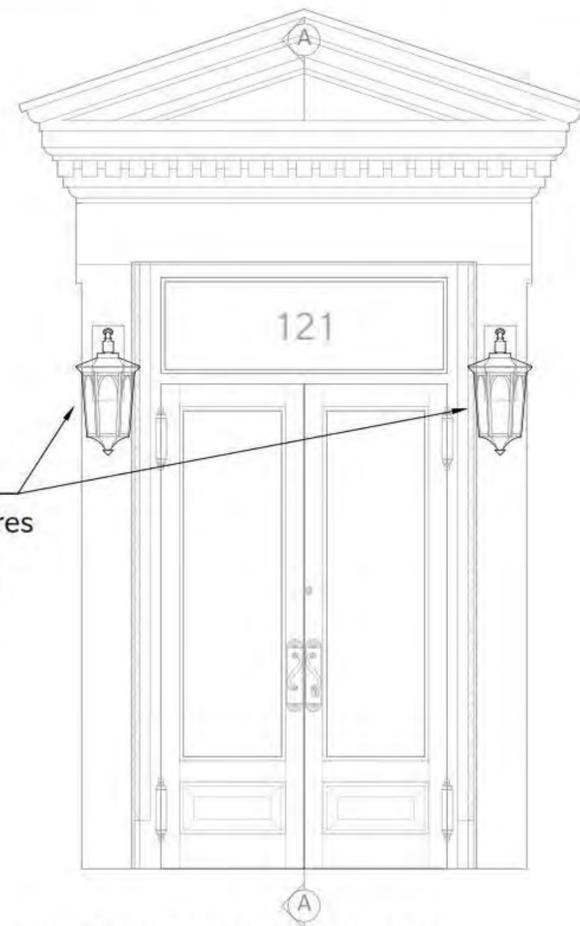
PHOTO OF EXISTING OUTER ENTRY DOORS
(DATE OF PHOTO 03/03/20)
NOT TO SCALE



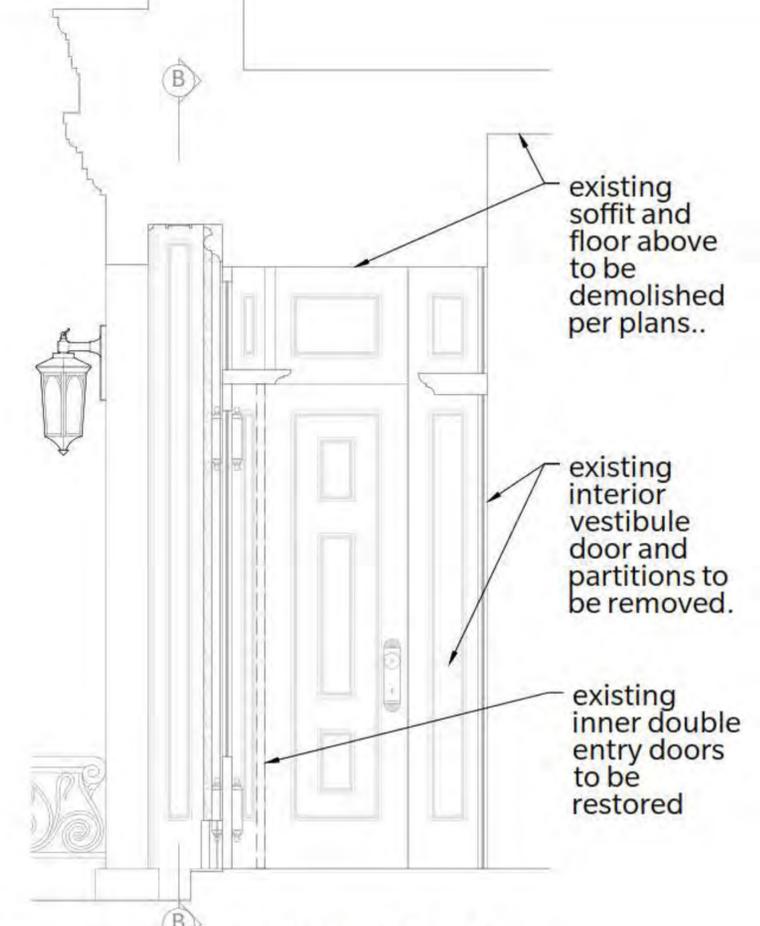
PHOTO OF EXISTING INNER ENTRY DOORS
(DATE OF PHOTO 03/03/20)
NOT TO SCALE



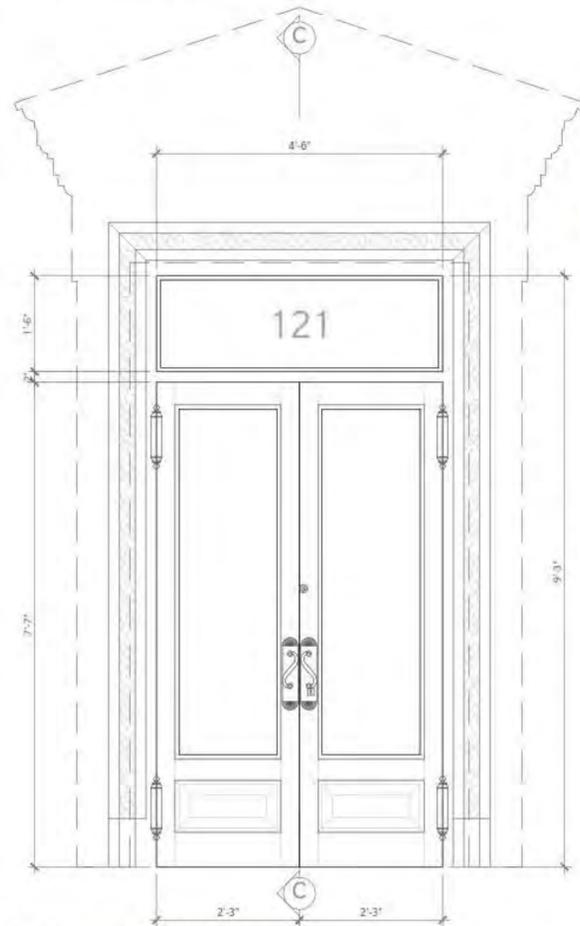
EXISTING ENTRY DOORS SECTION 'B'
NOT TO SCALE (3/4" = 1'-0" on D size paper)



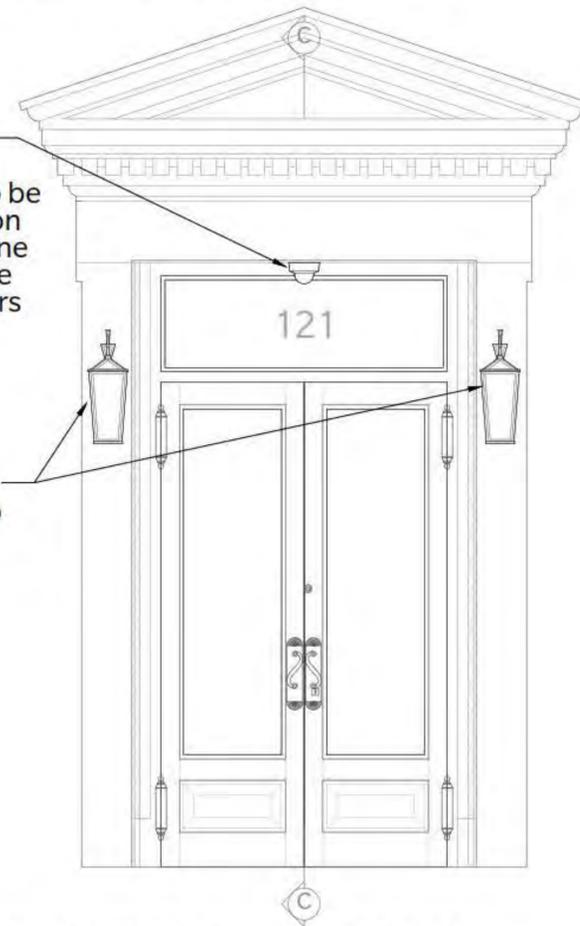
EXISTING ENTRY DOORS ELEVATION
NOT TO SCALE (3/4" = 1'-0" on D size paper)



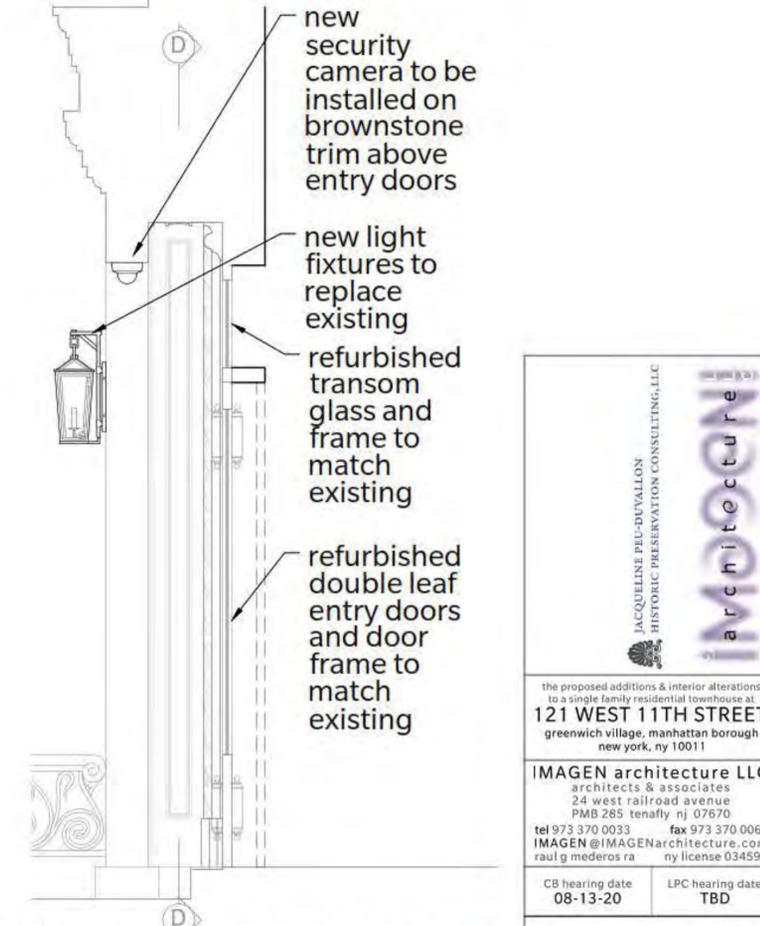
EXISTING ENTRY DOORS SECTION 'A'
NOT TO SCALE (3/4" = 1'-0" on D size paper)



PROPOSED ENTRY DOORS SECTION 'D'
NOT TO SCALE (3/4" = 1'-0" on D size paper)



PROPOSED ENTRY DOORS ELEVATION
NOT TO SCALE (3/4" = 1'-0" on D size paper)



PROPOSED ENTRY DOORS SECTION 'C'
NOT TO SCALE (3/4" = 1'-0" on D size paper)

existing soffit and floor above to be demolished per plans..

existing interior vestibule door and partitions to be removed.

existing inner double entry doors to be restored

new security camera to be installed on brownstone trim above entry doors

new light fixtures to replace existing

new security camera to be installed on brownstone trim above entry doors

new light fixtures to replace existing

refurbished transom glass and frame to match existing

refurbished double leaf entry doors and door frame to match existing

IMAGEN architecture

JACQUELINE BIL-DUVALLOON
HISTORIC PRESERVATION CONSULTING, LLC

the proposed additions & interior alterations to a single family residential townhouse at
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landmarks preservation commission review
L-001R of 32

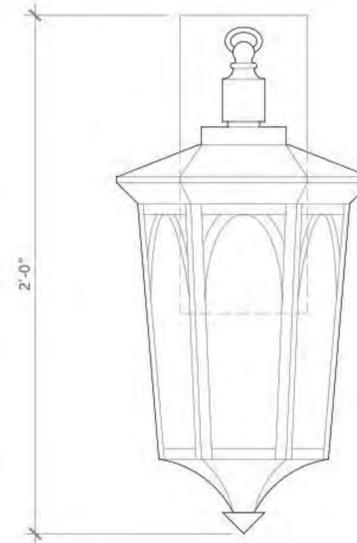
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LIGHT FIXTURES

EXISTING & PROPOSED LIGHT FIXTURES AT MAIN ENTRY



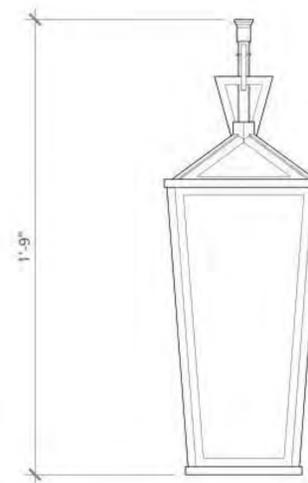
EXISTING LIGHT FIXTURE
NOT TO SCALE



EXISTING LIGHT FIXTURE
3" = 1'-0" on D size paper



PROPOSED LIGHT FIXTURE
NOT TO SCALE



PROPOSED LIGHT FIXTURE
3" = 1'-0" on D size paper

JACQUELINE BIL-DUVALLOX
HISTORIC PRESERVATION CONSULTING, LLC
architect

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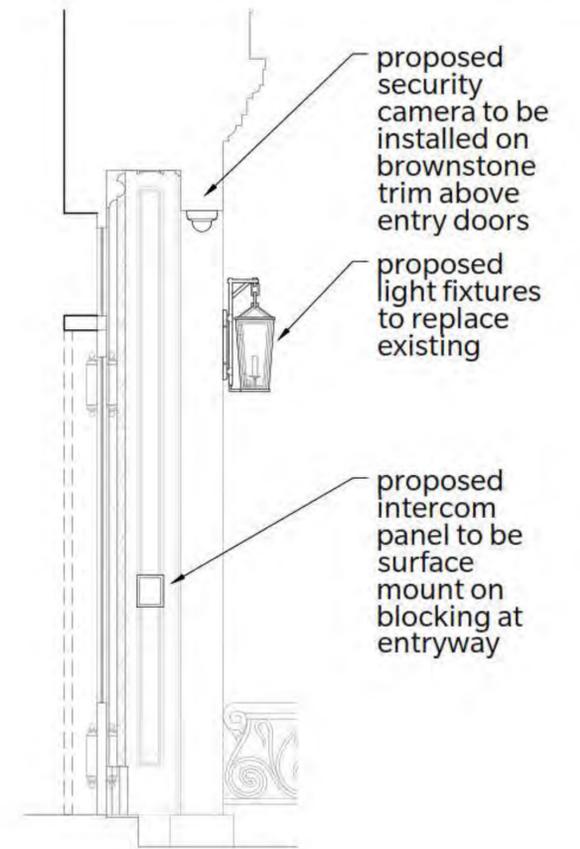
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TBD

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L-001S of 32

LIGHT FIXTURE, CAMERA & INTERCOM

PROPOSED LIGHT FIXTURE, SECURITY CAMERA AND INTERCOM PANEL AT MAIN ENTRANCE

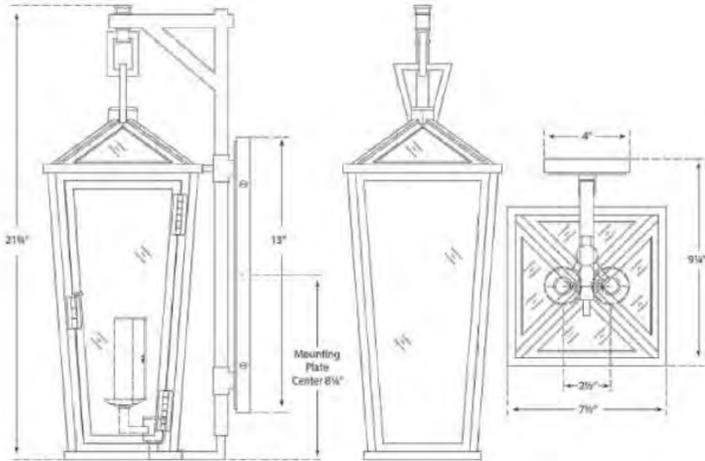


PROPOSED LIGHT FIXTURE
NOT TO SCALE

PROPOSED SECURITY CAMERA WITH SMOKED DOME
NOT TO SCALE

PROPOSED SURFACE MOUNTED INTERCOM INSTALLED ON BLOCKING 'BLACK BRUSHED NICKEL'
NOT TO SCALE

PROPOSED LIGHT FIXTURE SECURITY CAMERA & INTERCOM LOCATIONS
NOT TO SCALE (3/4" = 1'-0" on D size paper)

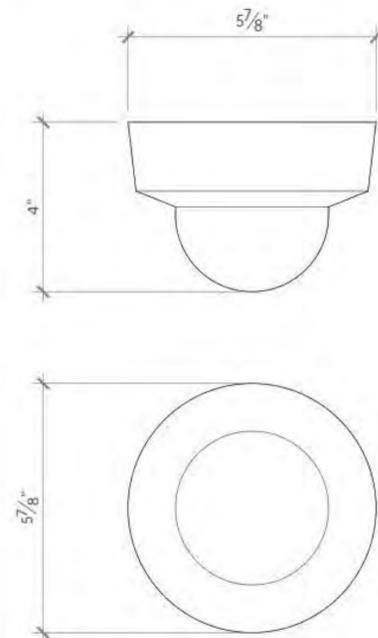


Darlana Small Tall Bracketed Wall Lantern
Item # CHO 2086BZ

Designer: Chapman & Myers

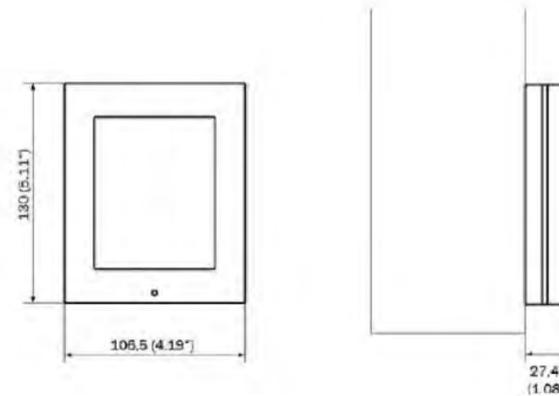
Height: 21.25"
Width: 7.5"
Extension: 9.75"
Backplate: 4" x 13" Rectangle
Finishes: BZ
Glass Options: CG
Socket: 2 - E12 Candelabra
Wattage: 2 - 60 C

PROPOSED LIGHT FIXTURE DETAILS
NOT TO SCALE



overall dimensions
3.98" X 5.85" X 5.85"

PROPOSED SECURITY CAMERA DETAILS
NOT TO SCALE (6" = 1'-0" on D size paper)

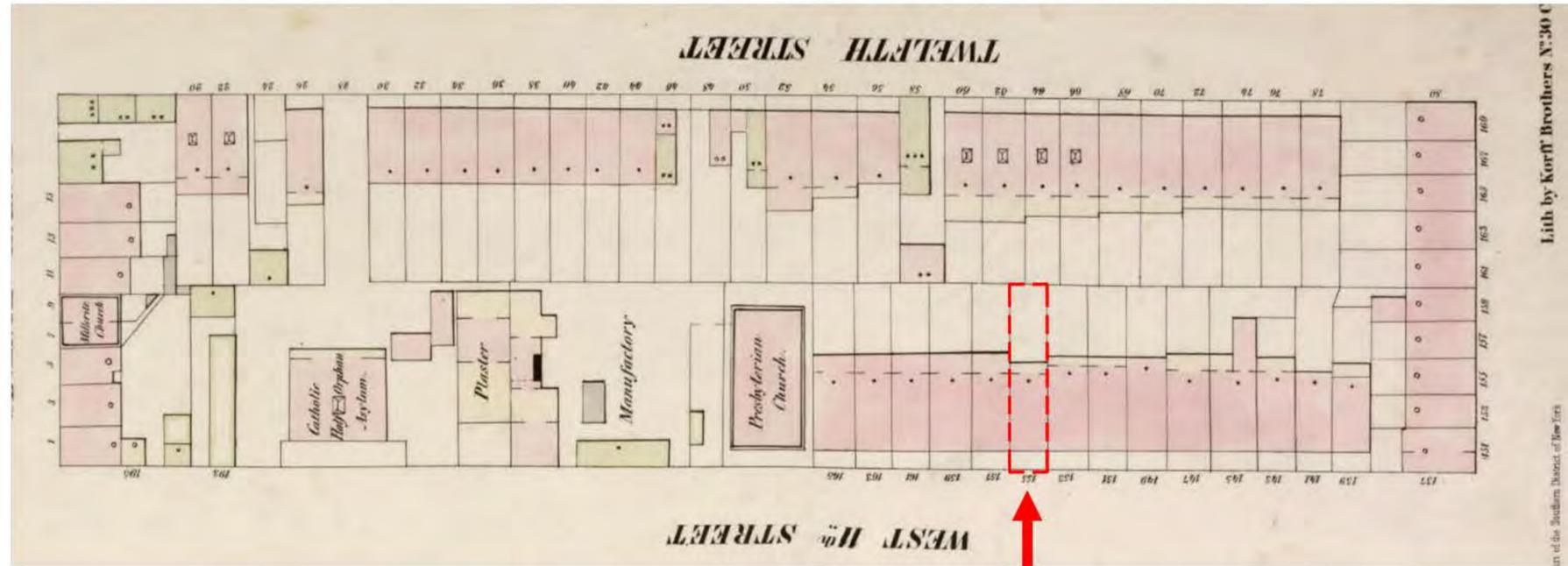


overall dimensions
5.11" X 4.19" X 1.08"

PROPOSED INTERCOM DETAILS
NOT TO SCALE (6" = 1'-0" on D size paper)

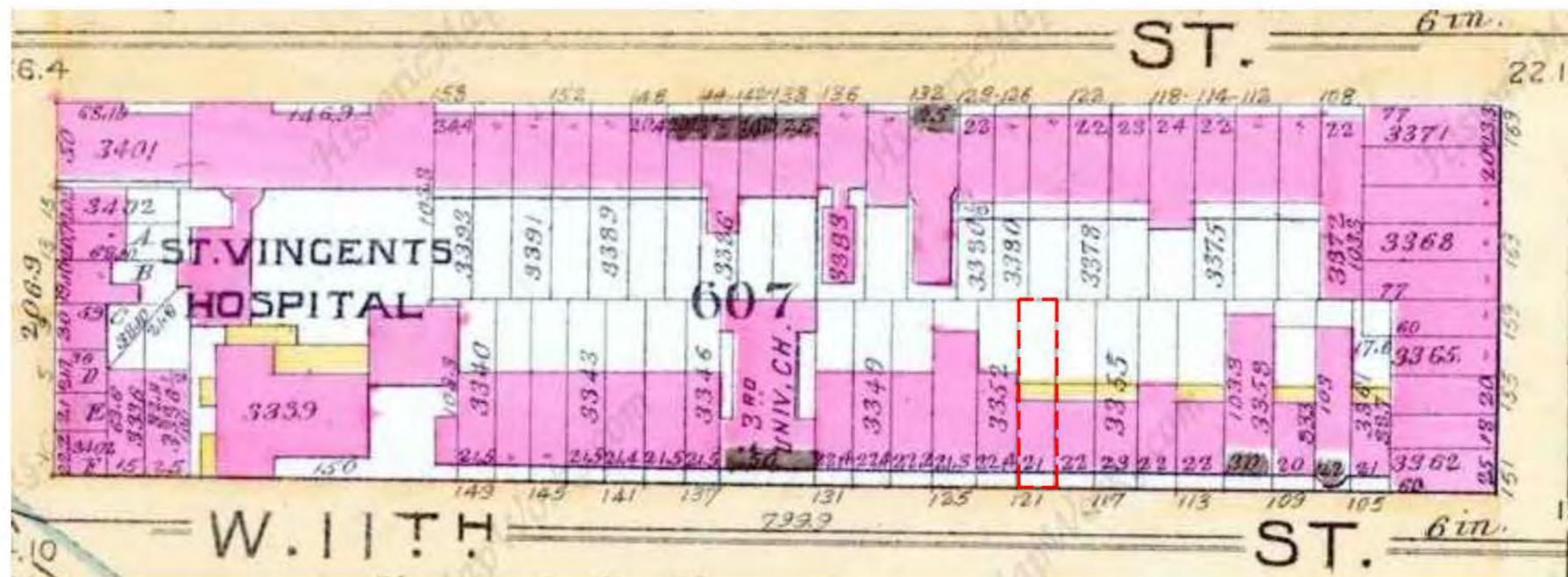

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 landmarks preservation commission review
L-001T of 32

REAR FACADE EVOLUTION



1857 PERRIS MAP

121 AND FIVE OTHER HOUSES IN ITS ROW HAD WOOD TEA PORCHES AT REAR. ONE HOUSE IN THE ROW HAS A REAR 'EL'



1891 BROMLEY ATLAS

121 AND FIVE OTHER HOUSES IN ITS ROW RETAIN THEIR WOOD TEA PORCHES AT REAR. THREE HOUSES HAVE MASONRY ADDITIONS AT REAR.


 JACQUELINE BIL-DUVALLO
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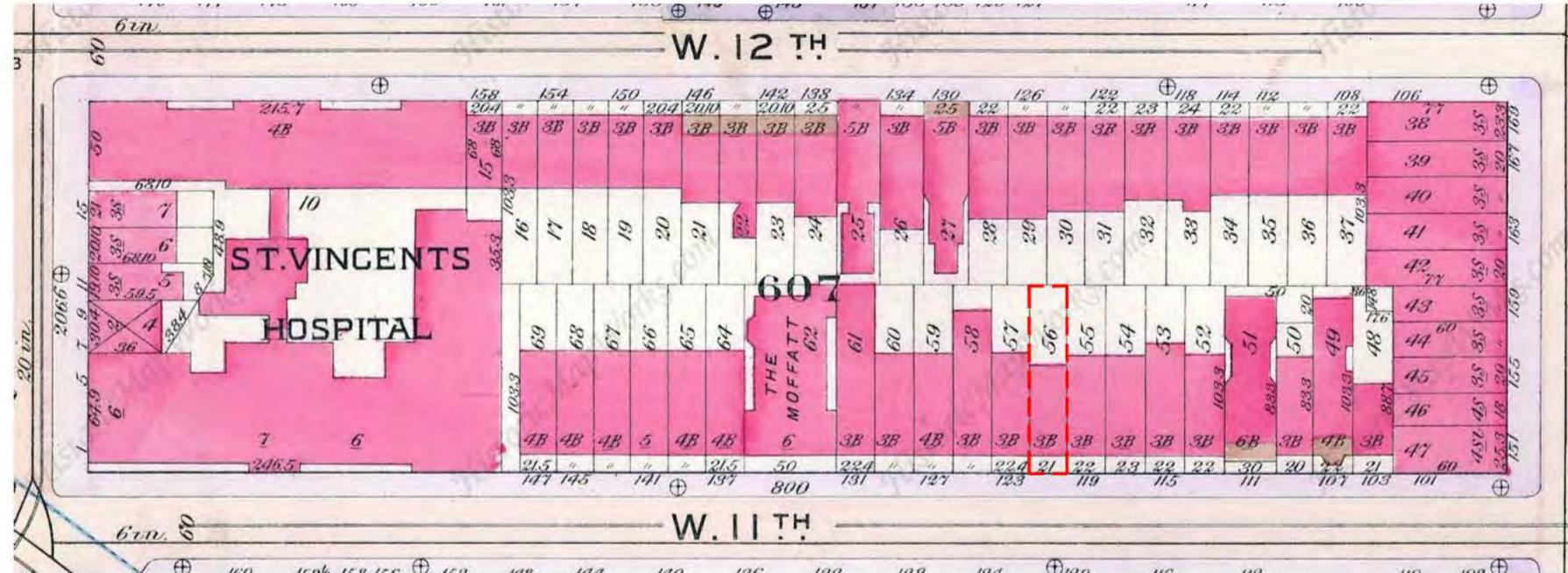
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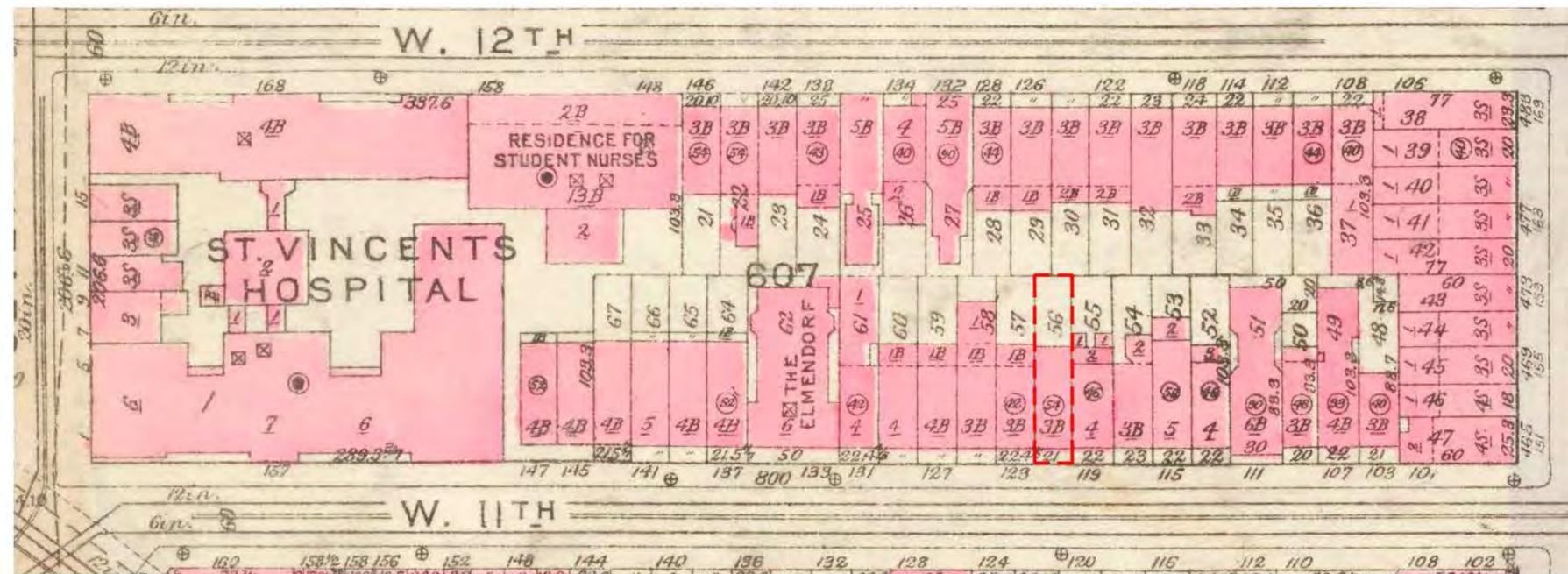
landmarks preservation commission review
L-001U of 32

REAR FACADE EVOLUTION



1915 BROMLEY ATLAS

NO WOOD TEA PORCHES REMAIN AT THE REARS OF ANY HOUSES IN THE ROW. SIX HOUSES HAVE MASONRY ADDITIONS AT REAR.



1930 BROMLEY ATLAS

121'S REAR FACADE HAS BEEN PULLED OUT WITH A FULL HEIGHT MASONRY ADDITION, SO THAT ITS REAR NOW ALIGNS WITH THE REAR ADDITIONS OF THE OTHER HOUSES IN ITS ROW. THERE ARE ONE STORY MASONRY ADDITIONS AT 119 AND 117. THERE IS A TWO STORY ADDITION AT 113. THERE IS A FULL HEIGHT ADDITION AT 115. THE HEIGHT OF THE MASONRY ADDITION AT 109 IS NOT SPECIFIED.



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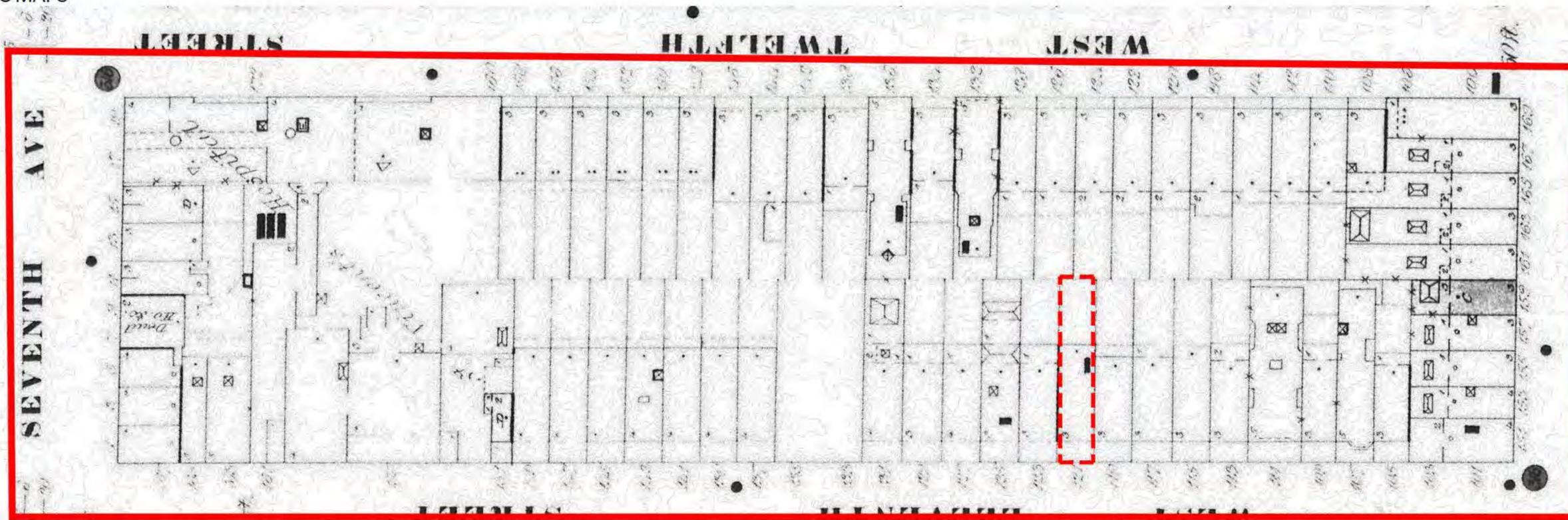
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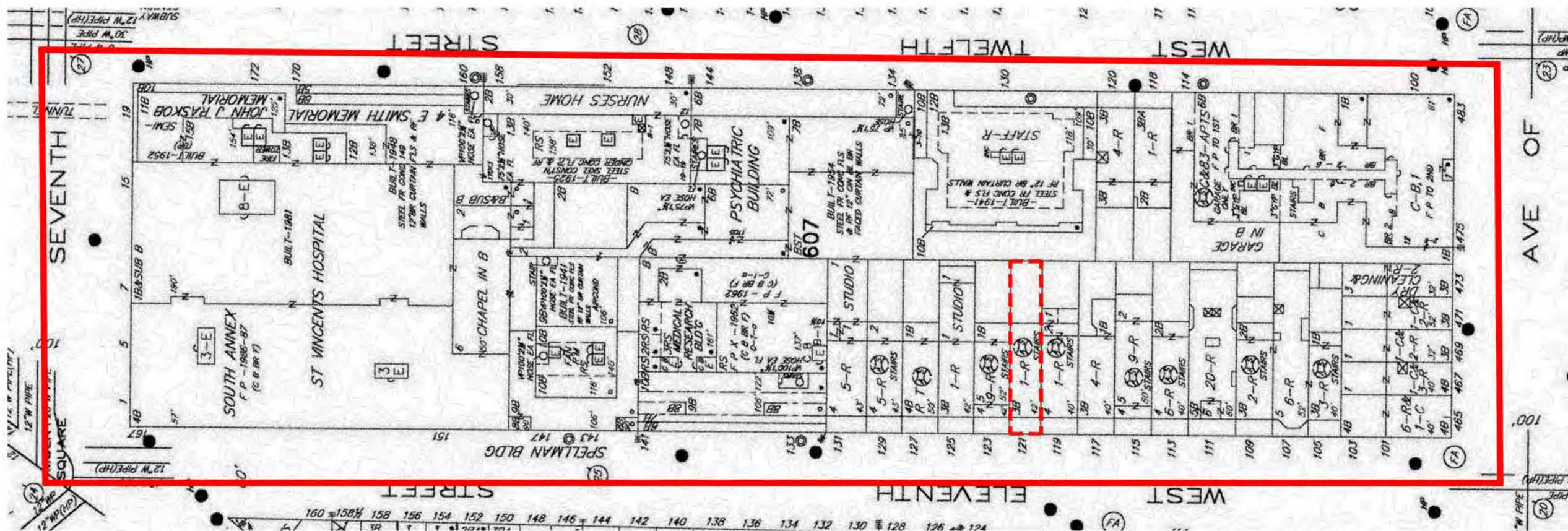
landmarks preservation commission review
 L-001V of 32

SITE EVOLUTION

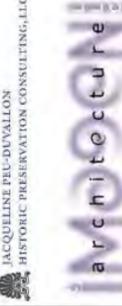
HISTORIC MAPS



1895 CERTIFIED SANBORN MAP
NOT TO SCALE



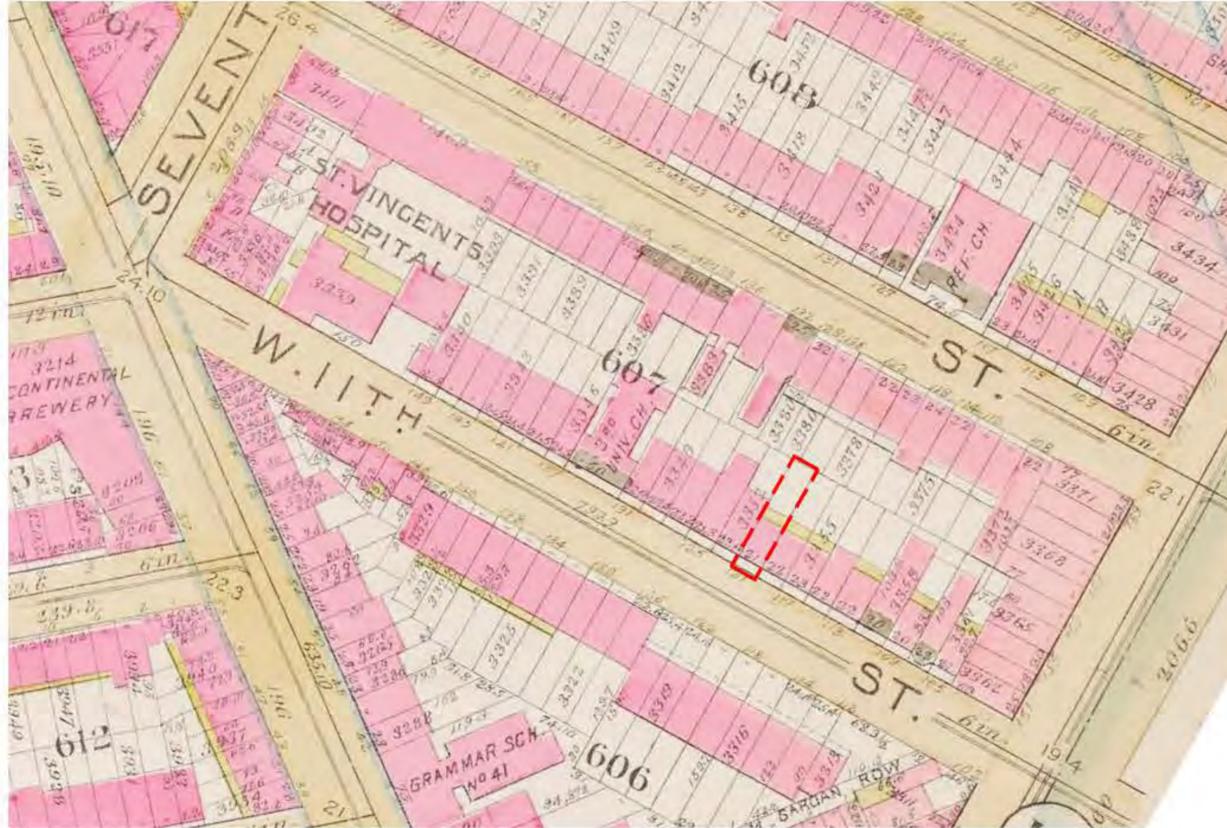
2005 CERTIFIED SANBORN MAP
NOT TO SCALE


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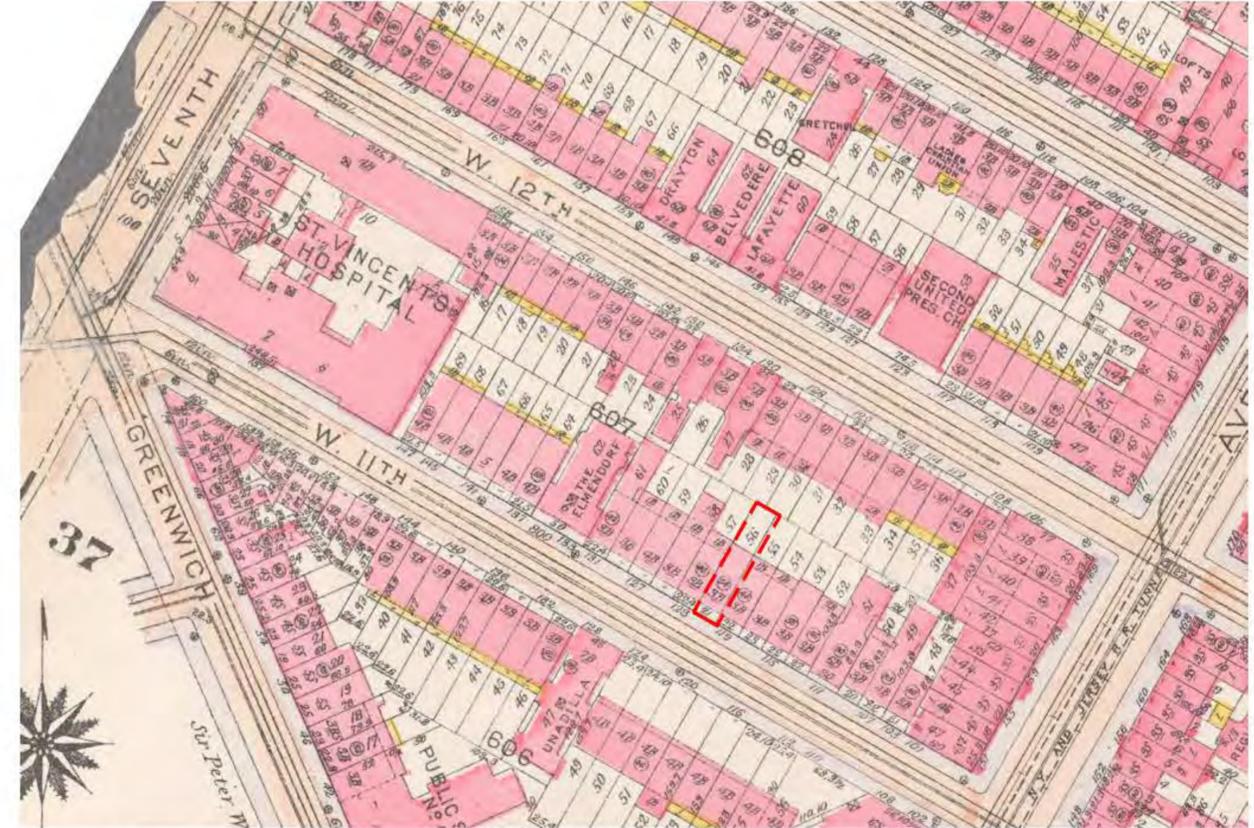
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SITE EVOLUTION

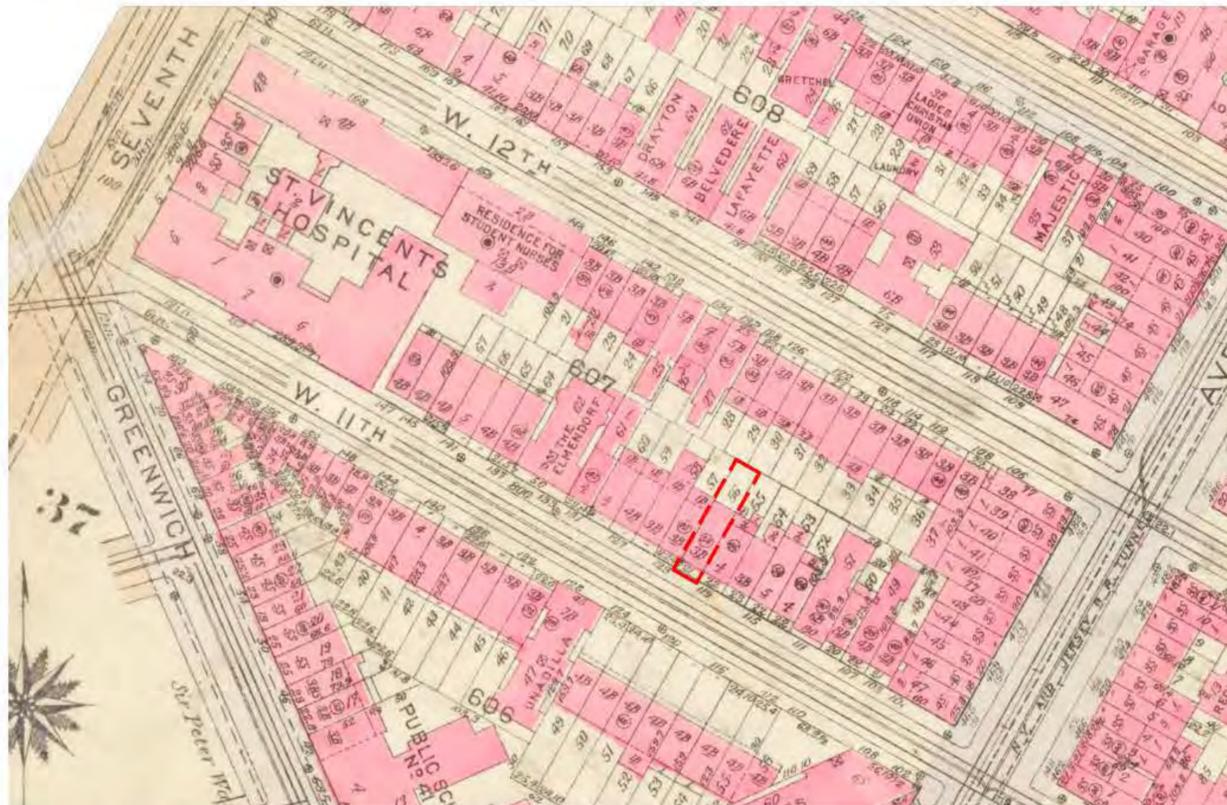
HISTORIC MAPS



1891 BROMLEY MAP
NOT TO SCALE



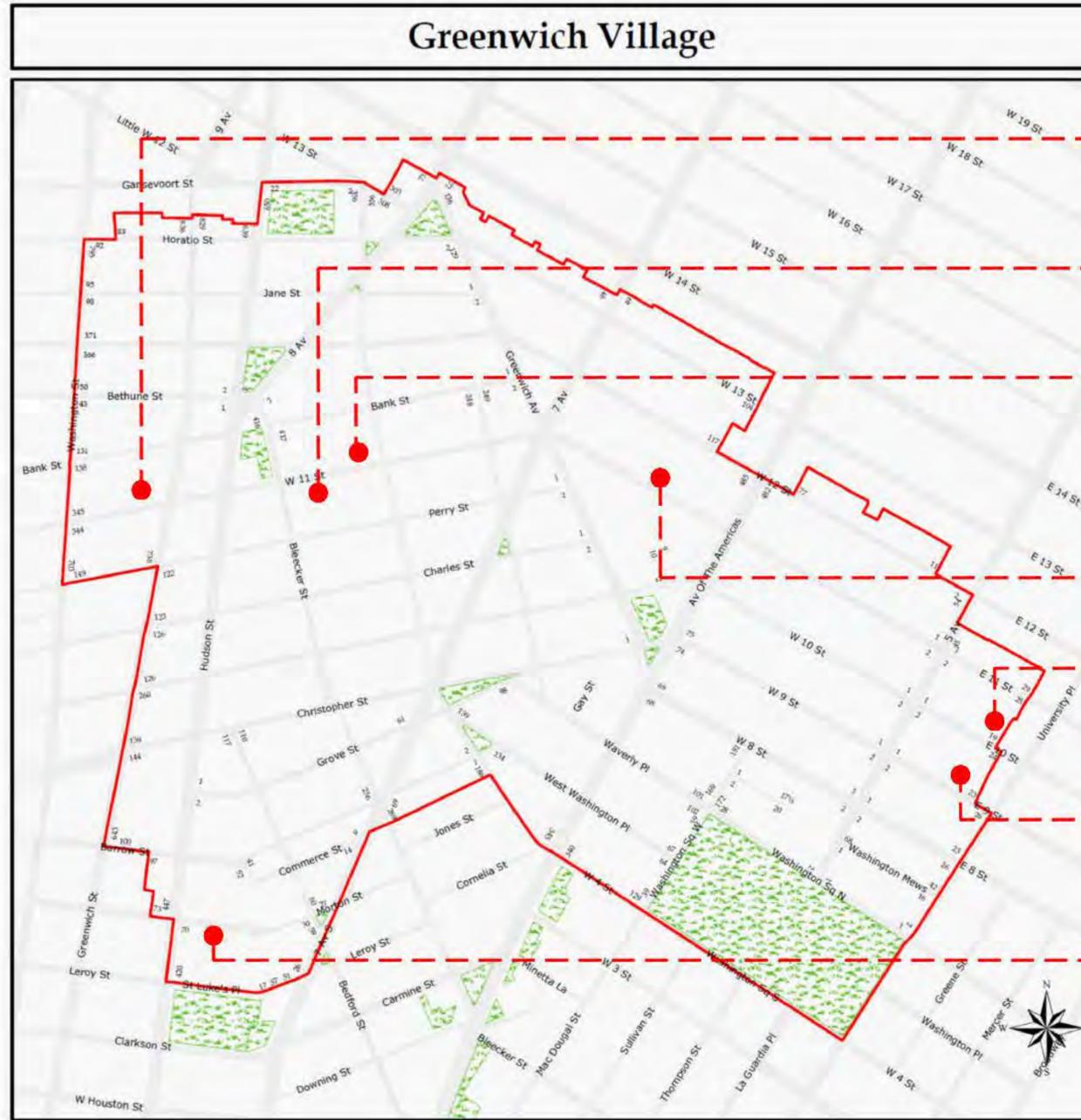
1916 BROMLEY MAP
NOT TO SCALE



1930 BROMLEY MAP
NOT TO SCALE


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 landmarks preservation commission review
L-001X of 32

**VISIBLE ROOFTOP ADDITION APPROVALS
IN THE GREENWICH VILLAGE HISTORIC DISTRICT**



317-319 WEST 11TH STREET
SUL ISSUED 12/17/19: CofA 20-10165, 7/13/20
PRESENTATION SHOWED ROOFTOP ADDITION
WOULD BE VISIBLE FROM THE AVENUE

278 WEST 11TH STREET
CofA 19-19864, 2/27/18
PRESENTATION SHOWED ROOFTOP ADDITION
WOULD BE VISIBLE FROM THE STREET

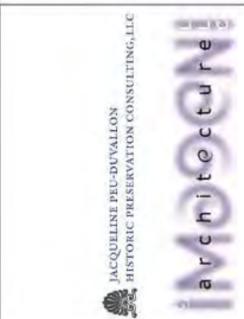
265 WEST 11TH STREET
SUL ISSUED 10/29/19: CofA 20-04628, 12/27/19
PRESENTATION SHOWED ROOFTOP ADDITION
WOULD BE VISIBLE THROUGH AN ALLEY

121 WEST 11TH STREET

27 EAST 11TH STREET
CofA 15-3162 issued 1/15/14
PRESENTATION SHOWED THE ROOFTOP ADDITION
WOULD BE VISIBLE FROM THE CORNER OF UNIVERSITY PLACE

17 EAST 9TH STREET
SUL issued 10/09/19
PRESENTATION SHOWED ROOFTOP ADDITION
WOULD BE VISIBLE FROM UNIVERSITY PLACE

66 MORTON STREET
CofA 20-00963 issued 8/28/19
PRESENTATION SHOWED ROOFTOP ADDITION
WOULD BE VISIBLE FROM THE AVENUE



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landmarks preservation commission review

VISIBLE ROOFTOP ADDITION APPROVALS

IN THE GREENWICH VILLAGE HISTORIC DISTRICT

317-319 WEST 11TH STREET
 SUL ISSUED 12/17/19: CofA 20-10165, 7/13/20
 PRESENTATION SHOWED THE ROOFTOP ADDITION WOULD BE VISIBLE FROM THE AVENUE



1 PENTHOUSE - PROPOSED SOUTH ELEVATION
 1/8" = 1'-0"



278 WEST 11TH STREET
 CofA 19-19864, 2/27/18
 PRESENTATION SHOWED THE ROOFTOP ADDITION WOULD BE VISIBLE FROM THE STREET



JACQUELINE BIL-DUVALLO
 HISTORIC PRESERVATION CONSULTING, LLC
architectur

the proposed additions & interior alterations
 to a single family residential townhouse at
121 WEST 11TH STREET
 greenwich village, manhattan borough
 new york, ny 10011

IMAGEN architecture LLC
 architects & associates
 24 west railroad avenue
 PMB 285 tenafly nj 07670
 tel 973 370 0033 fax 973 370 0063
 IMAGEN@IMAGNarchitecture.com
 raul g mederos ra ny license 034595

CB hearing date
08-13-20 LPC hearing date
TBD

landmarks preservation commission review
L-001Z of 32

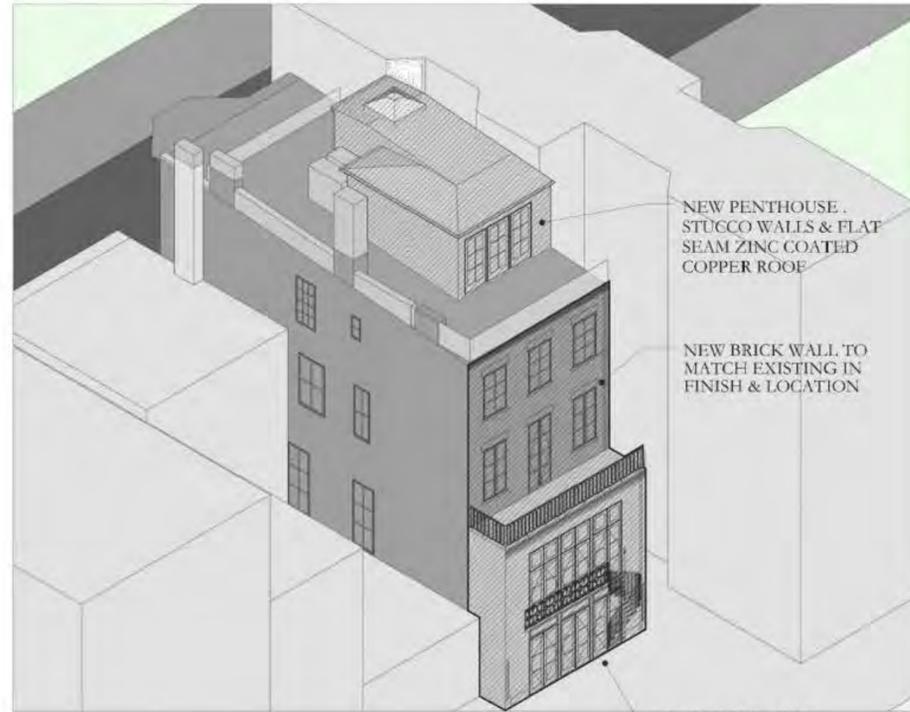
VISIBLE ROOFTOP ADDITION APPROVALS

IN THE GREENWICH VILLAGE HISTORIC DISTRICT

66 MORTON STREET

CofA 20-00963 issued 8/28/19

PRESENTATION SHOWED THE ROOFTOP ADDITION WOULD BE VISIBLE FROM THE AVENUE



NEW PENTHOUSE .
STUCCO WALLS & FLAT
SEAM ZINC COATED
COPPER ROOF

NEW BRICK WALL TO
MATCH EXISTING IN
FINISH & LOCATION

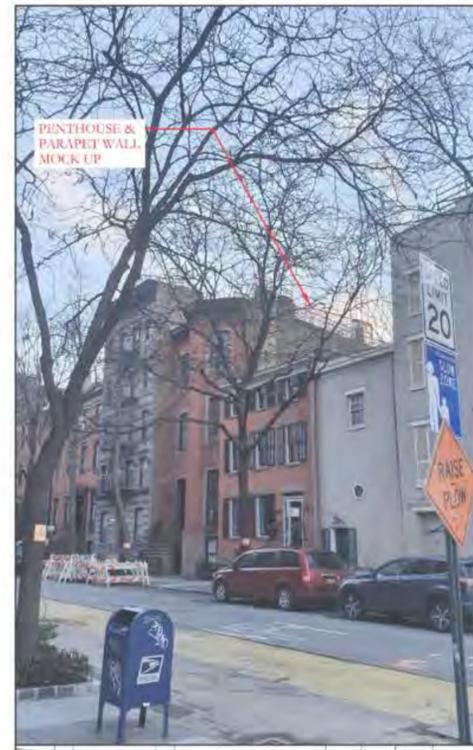
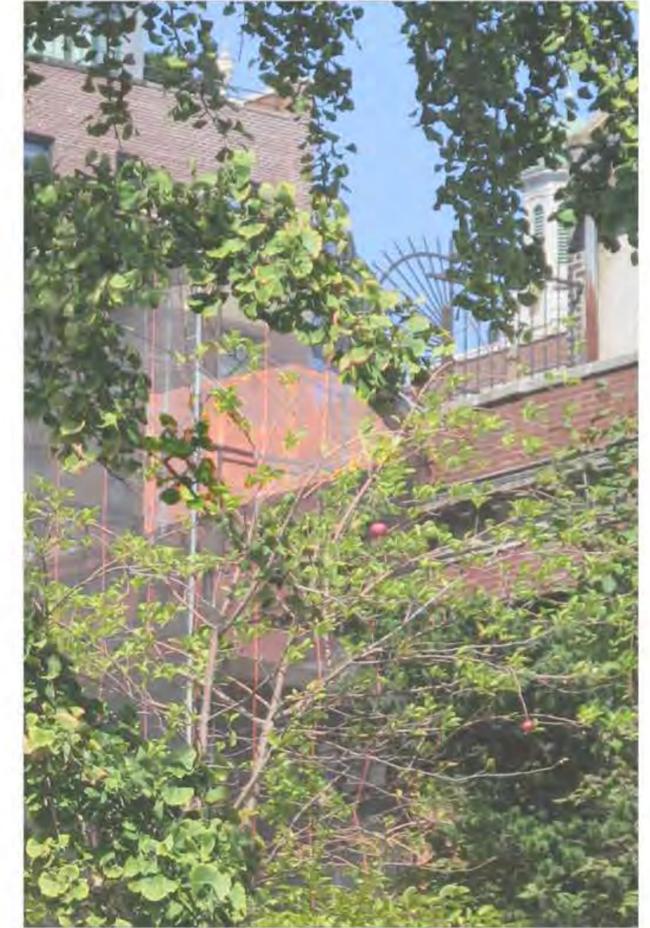
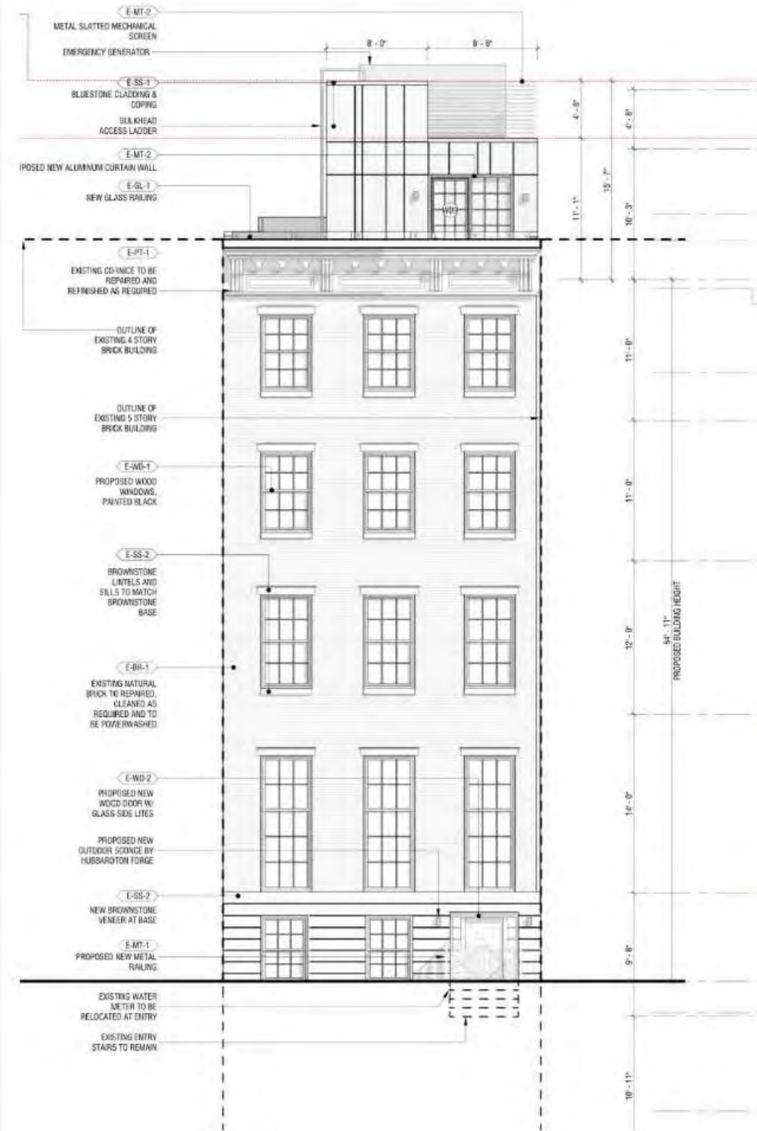
NEW 6'-5 1/2" REAR
EXTENSION. BRICK
TO MATCH EXISTING .

02 PROPOSED REAR AXON DIAGRAM
LC-12 N.T.S.

17 EAST 9TH STREET

SUL issued 10/09/19

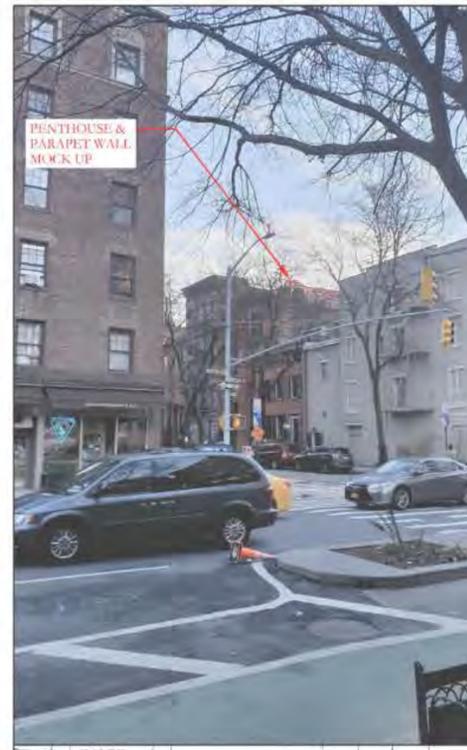
PRESENTATION SHOWED THE ROOFTOP ADDITION WOULD BE VISIBLE FROM UNIVERSITY PLACE



PENTHOUSE &
PARAPET WALL
MOCK UP



PENTHOUSE &
PARAPET WALL
MOCK UP



PENTHOUSE &
PARAPET WALL
MOCK UP


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**VISIBLE ROOFTOP ADDITION APPROVALS
IN THE GREENWICH VILLAGE HISTORIC DISTRICT**



317-319 WEST 11TH STREET
(DATE OF PHOTO 08/05/20)



278 WEST 11TH STREET
(DATE OF PHOTO 08/05/20)



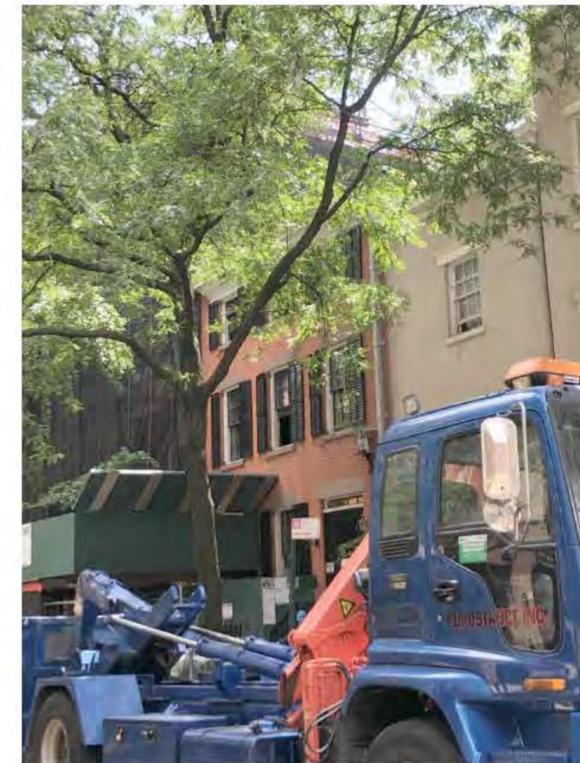
27 EAST 11TH STREET
(DATE OF PHOTO 08/05/20)



265 WEST 11TH STREET
(DATE OF PHOTO 08/05/20)



17 EAST 9TH STREET
(DATE OF PHOTO 08/05/20)

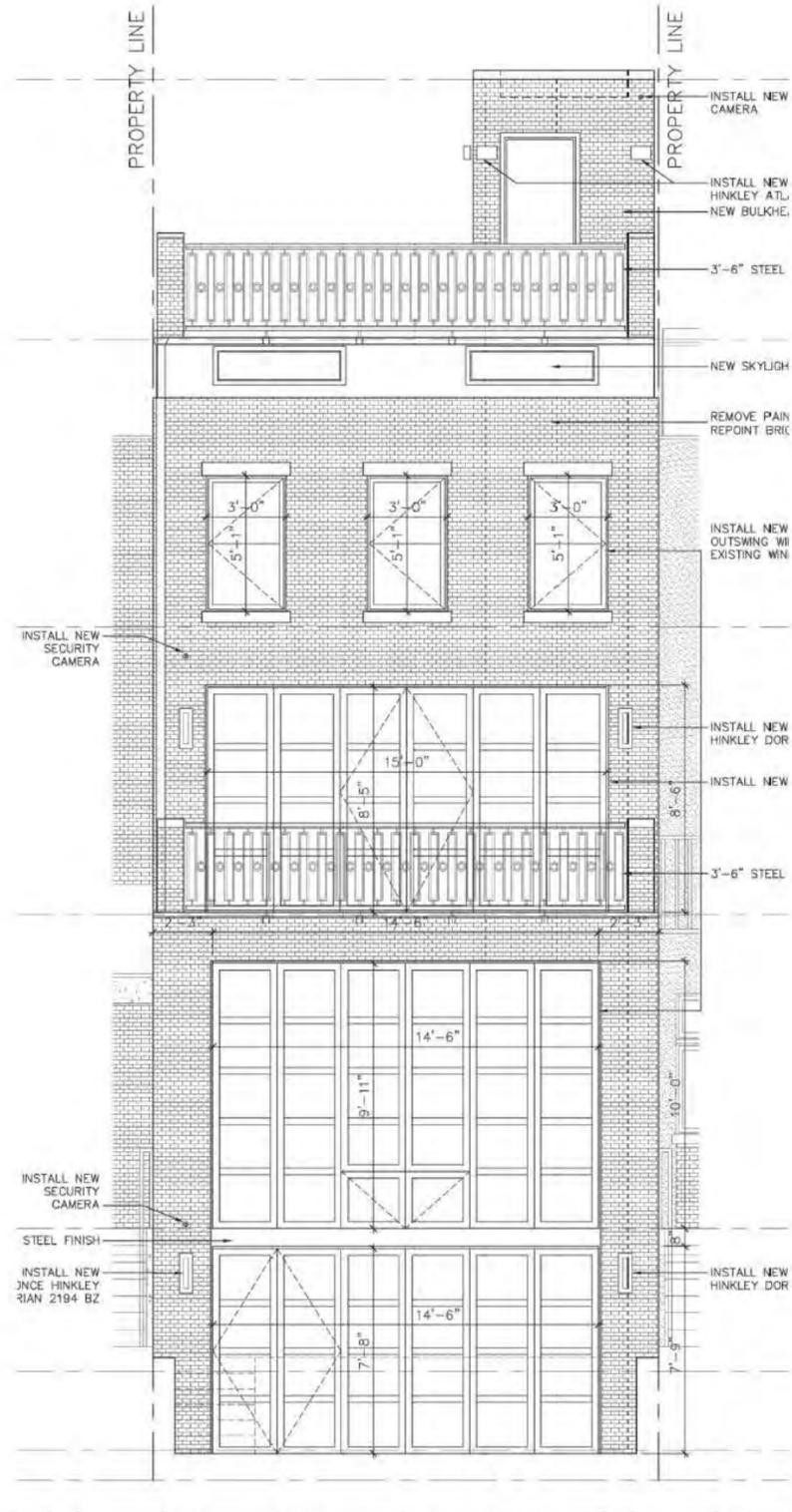


66 MORTON STREET
(DATE OF PHOTO 08/05/20)


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REAR ADDITION APPROVALS
IN THE GREENWICH VILLAGE HISTORIC DISTRICT

246 WEST 12TH STREET



PROPOSED REAR ELEVATION
SCALE: 3/8" = 1'-0"

77 JANE STREET



IMAGEN
architects & associates
HISTORIC PRESERVATION CONSULTING, LLC

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TBD

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L-001DD of 32

ROOF

PHOTOGRAPHS OF EXISTING ROOF CONDITIONS



PHOTO OF REAR CHIMNEY
(DATE OF PHOTO 09/17/19)
NOT TO SCALE



PHOTO OF SKYLIGHTS, FLUES, AND ROOF HATCH
(DATE OF PHOTO 09/17/19)
NOT TO SCALE



PHOTO OF SKYLIGHTS, FLUES, HATCH AND WEST PARAPET
(DATE OF PHOTO 09/17/19)
NOT TO SCALE



PHOTO OF FRONT CHIMNEY
(DATE OF PHOTO 09/17/19)
NOT TO SCALE



PHOTO OF SKYLIGHTS, FLUES, HATCH AND WEST PARAPET
(DATE OF PHOTO 09/17/19)
NOT TO SCALE



PHOTO OF SKYLIGHTS, FLUES, AND ROOF HATCH
(DATE OF PHOTO 09/17/19)
NOT TO SCALE


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The current proposal is:

Preservation Department – Item 8. LPC-20-07755

**121 West 11th Street – Greenwich Village Historic District,
Borough of Manhattan**

How to Testify Via Zoom:

<https://us02web.zoom.us/j/87295131867?pwd=UFpLRGxVNy90eDVBNGgvUE9NMkhwQT09>

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By Phone: 1 646-558-8656

US (New York) 877-853-5257 (Toll free)

US 888 475 4499 (Toll free)

Note: If you want to testify on an item, join the Zoom webinar at the agenda’s “Be Here by” time (about an hour in advance). When the Chair indicates it’s time to testify, “raise your hand” via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.