The current proposal is:

Preservation Department – Item 3, LPC-22-11131

332 West 11th Street – Greenwich Village 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
332 WEST 11th STREET
NEW YORK, NY 10014

PROJECT TEAM
ARCHITECT: WEDDLE GILMORE
black rock studio
6916 East Fifth Avenue
Scottsdale, Arizona 85251

PRESERVATION CONSULTANT:
HIGGINS QUASEBARTH & PARTNERS LLC
11 Hanover Square, 16th Floor
New York, New York 10005

LAND USE & ZONING ADVISOR:
KRAMER LEVIN NAFTALIS & FRANKEL LLP
1177 Avenue of the Americas
New York, New York 10036

SITE DATA
ADDRESS: 332 W. 11th STREET
BLOCK: 663
LOT: 10
LOT DIMS: 50' X 102.42'
LOT AREA: 5,121 SF
ZONING DISTRICT: R-6 (NO CHANGE IN ZONING)
STREET FRONTAGE: 50'

HISTORIC INFO:
BUILDING ARCHITECT: Thomas H. Styles
CONSTRUCTED: 1905
ORIGINAL OWNER: Foster Scott Ice Co.

PROPOSED PROJECT SCOPE:
Adaptively re-use and convert existing commercial garage to partial commercial garage and residential apartments
- Conversion of existing 5 story garage to residential including interior alterations
- Front (North) facade restoration/preservation including cornices and windows
- Storefront/ground floor (North) modification
- Removal of rear portion of building to create rear yard
- New rear (South) facade
- Re-fenestrate side facades (East & West)
- 6th floor and penthouse addition
- Updated mechanicals, elevators, egress stairs and bulkheads
ca. 1940 Tax Photo, NYC Municipal Archives

ca. 1969 LPC Designation Photo

ca. 1985 Tax Photo, NYC Municipal Archives
**DESIGN ADJUSTMENTS:**

- Lower Elevator Override 4'-0"
- Lower Egress Stair Bulkhead 2'-10"
- Lower Penthouse Roof 8" & Reduce Soffit Projection on North Side
- Revise Addition Brick Color to Be Complementary to Existing East & West Brick
- Add 6 Over 6 Double Hung Windows and Retain Fan Lights at 5th Floor North Facade
- Lighten Ground Floor Color and Make Uniform Across Facade
- Reuse Bumpers at Garage Entry

**REFERENCES**

**PROJECT PROPOSAL**

As Presented at Public Hearing 28 June 2022

**MOCKUP PHOTOS**

Existing North Elevation

Previously Proposed North Elevation

Revised Proposed North Elevation
DESIGN ADJUSTMENTS:
• LOWER ELEVATOR OVERRIDE 4'-0"
• LOWER EGRESS STAIR BULKHEAD 2'-10"
• LOWER PENTHOUSE ROOF 8" & REDUCE SOFFIT PROJECTION ON NORTH SIDE
• REVISE ADDITION BRICK COLOR TO BE COMPLEMENTARY TO EXISTING EAST & WEST BRICK
• LIGHTEN REAR FACADE COLOR
• ELIMINATE LONG SPAN OF GANGED WINDOWS ON 3RD & 4TH FLOOR TO RETAIN SYMMETRICAL APPEARANCE
• DELINATE GROUND FLOOR WINDOWS TO HAVE TRANSOM REFENCING NORTH FACADE

Existing South Elevation
Previously Proposed South Elevation
Previously Proposed South Elevation As Presented at Public Hearing 28 June 2022
Revised Proposed South Elevation

REFERENCES
PROJECT PROPOSAL
MOCKUP PHOTOS
REFERENCES
PROJECT PROPOSAL
MOCKUP PHOTOS

Northeast Roof Axon . Previous Proposed Addition
As Presented at Public Hearing 28 June 2022

Northeast Roof Axon . Revised Proposed Addition

DESIGN ADJUSTMENTS:
• LOWER ELEVATOR OVERRIDE 4'-0"
• LOWER EG REZ STAIR BULKHEAD 2'-10"
• LOWER PENTHOUSE ROOF 8" & REDUCE SOFFIT PROJECTION ON NORTH SIDE
• REVISE ADDITION BRICK COLOR TO BE COMPLEMENTARY TO EXISTING EAST & WEST BRICK
Neighborhood Context Aerial, looking east with revised proposed addition at 332 W. 11th
Charles Lane and Washington, looking southeast. Rear and side elevations visible over shorter buildings

Washington and Bank, looking southeast. Variety of scales seen at western end of historic district

West 10th and Greenwich, looking northwest. Showing taller buildings at western end of the historic district

Charles Street and Washington, looking northeast. Taller building and side elevations visible over shorter buildings
131 Perry Street  
Greenwich Village Historic District

22 Little West 12th Street  
Gansevoort Market Historic District  
Architect: JACOBSCHANG Architecture

Fischer Mills - 26 Beach Street  
Tribeca West Historic District  
Architect: BKSK Architects

771 Washington Street  
Greenwich Village Historic District  
Architect: Leroy Street Studios

185 Plymouth Street  
DUMBO Historic District  
Architect: Alloy LLC
DESIGN ADJUSTMENTS:
• LOWER ELEVATOR OVERRIDE 4’-0”
• LOWER EGRESS STAIR BULKHEAD 2’-10”
• LOWER PENTHOUSE ROOF 8” & REDUCE SOFFIT PROJECTION ON NORTH SIDE
• REVISE ADDITION BRICK COLOR TO BE COMPLEMENTARY TO EXISTING EAST & WEST BRICK
• LIGHTEN REAR FACADE COLOR

Southeast Roof Axon, Previous Proposed Addition
As Presented at Public Hearing 28 June 2022

Southeast Roof Axon, Revised Proposed Addition
Previously Proposed Material Palette
As Presented at Public Hearing 28 June 2022

**Painted Metal & Wood**
Color: Sherwin Williams SW 7020 | Black Fox
Elements:
- Cast Iron Columns
- Sheet Metal Cornice
- Storefront & Freight Door

**Powder Coat Metal**
Color: PPG PCNT25131 | Medium Bronze
Elements:
- Ground Floor Window Frames
- South Facade Metal Paneling
- South, East & West Window Frames

**Powder Coat Metal**
Color: PPG PCNT25133 | Light Bronze
Elements:
- 6th Floor & Penthouse Facade Paneling
- 6th Floor & Penthouse Metal Window Frames

**Stained Wood**

**Existing Brick - North**

**Existing Brick - East & West**

**Brick**
Specification: Belden Brick Yukon Blend | molded
Elements:
- 6th floor / Penthouse Egress Stair
- Elevator Override

**Limestone**
Color: match existing
Elements:
- East / West window sills

**Limestone**
Color: match existing
Elements:
- 5th Floor Parapet Cap
- match historic detailing
Revised Proposed Material Palette

**Painted Metal**
Color: Sherwin Williams
SW 6075 | Garret Gray
Elements:
- Cast Iron Columns
- Lower Sheet Metal Cornice
- Storefront & Freight Door

**Painted Metal & Wood**
Color: Sherwin Williams
SW 7020 | Black Fox
Elements:
- Upper Sheet Metal Cornice
- Upper Wood Window Frames (North)

**Powder Coat Metal**
Color: PPG PCNT25133 | Light Bronze
Elements:
- 6th Floor & Penthouse Facade Paneling
- 6th Floor & Penthouse Metal Window Frames
- South Facade Metal Paneling

**Powder Coat Metal**
Color: PPG PCNT25131 | Medium Bronze
Elements:
- 2nd-5th Floor South, East & West Metal Window Frames

**Stained Wood**
Elements:
- Ground Floor Entry Door(s)

**Existing Brick - North**

**Existing Brick - East & West**

**Brick**
Specification: Belden Brick
Landcaster Custom Blend
Elements:
- 6th floor / Penthouse Egress Stair
- Elevator Override

**Limestone**
Color: match existing
Elements:
- East / West window sills

**Limestone**
Color: match existing
Elements:
- 5th Floor Parapet Cap
- match historic detailing
West side of Washington north of West 11th Street. Previously Proposed Addition
As Presented 28 June 2022

West side of Washington north of West 11th Street. Revised Proposed Addition
Northwest corner of Washington and West 11th Street. Previously Proposed Addition
As Presented 28 June 2022

Northwest corner of Washington and West 11th Street. Revised Proposed Addition

VIEW 2
REFERENCES
PROJECT PROPOSAL
RENDERINGS
South Side of Perry Street, east of Washington. Previously Proposed Addition
As Presented 28 June 2022

South Side of Perry Street, east of Washington. Revised Proposed Addition
West 11th Street, across from 330 West 11th. Previously Proposed Addition
As Presented 28 June 2022

West 11th Street, across from 330 West 11th. Revised Proposed Addition
Greenwich Street Midblock. Previously Proposed Addition
As Presented 28 June 2022

Greenwich Street Midblock. Revised Proposed Addition
Northeast Corner of 11th Street and Greenwich Street. Previously Proposed Addition As Presented 28 June 2022

Northeast Corner of 11th Street and Greenwich Street. Revised Proposed Addition
**DESIGN ADJUSTMENTS:**

- **LOWER ELEVATOR OVERRIDE 4'-0"**
- **LOWER EGRESS STAIR BULKHEAD 2'-10"**
- **LOWER PENTHOUSE ROOF 8" & REDUCE SOFFIT PROJECTION ON NORTH SIDE**
- **REVISE ADDITION BRICK COLOR TO BE COMPLEMENTARY TO EXISTING EAST & WEST BRICK**
- **LIGHTEN REAR FACADE COLOR**
- **ELIMINATE LONG SPAN OF GANGED WINDOWS ON 3RD & 4TH FLOOR TO RETAIN SYMMETRICAL APPEARANCE**
- **DELINEATE GROUND FLOOR WINDOWS TO HAVE TRANSOM REFRENCING NORTH FACADE**

Existing South Elevation

Previously Proposed South Elevation

As Presented at Public Hearing 28 June 2022

Revised Proposed South Elevation
21-25 Horatio Street
Symmetrical base at garage
ca. 1940 Tax Photo, NYC Municipal Archives

72-74 Horatio Street
Symmetrical base at garage
ca. 1940 Tax Photo, NYC Municipal Archives

110-112 Horatio Street
Symmetrical base at garage
c. 1940 Tax Photo, NYC Municipal Archives

332 W 11th Street
Current modified asymmetrical base at garage

REFERENCES
PROJECT PROPOSAL
MOCKUP PHOTOS

24
9 AUGUST 2022
LPC PUBLIC MEETING 24
Neighborhood Ground Floor Precedents

REFERENCES

PROJECT PROPOSAL

MOCKUP PHOTOS

9 AUGUST 2022
LPC PUBLIC MEETING
Remove non-historic/illegal/non-complying lighting, cameras, and signage and patch underlying historic fabric.

- **Existing North Elevation**, enlarged 1st Floor
  - Office entry doors
  - Partial Height Ceiling Door
  - Garage Vehicle Ceiling Door
  - Garage Vehicle Lift Door

- **Proposed North Elevation**, enlarged 1st Floor
  - Partial Height Coiling Door

- **Existing 1st Floor Plan at 11th Street**
  - Office entry doors
  - Partial Height Ceiling Door
  - Garage Vehicle Ceiling Door
  - Garage Vehicle Lift Door

- **Proposed 1st Floor Plan at 11th Street**
  - Office entry doors
  - Partial Height Ceiling Door
  - Garage Vehicle Ceiling Door
  - Garage Vehicle Lift Door
Previously Proposed North Elevation Perspective
As Presented at Public Hearing 28 June 2022

Revised Proposed North Elevation Perspective

DESIGN ADJUSTMENTS:
- LIGHTEN GROUND FLOOR COLOR AND MAKE UNIFORM ACROSS FACADE
- REUSE BUMPERS AT GARAGE ENTRY

9 AUGUST 2022
LPC PUBLIC MEETING 27
**DESIGN ADJUSTMENTS:**

- **LOWER ELEVATOR OVERRIDE:** 4'-0''
- **LOWER EGRESS STAIR BULKHEAD:** 2'-10''
- **LOWER PENTHOUSE ROOF:** 8'' & REDUCE SOFFIT PROJECT ON THE NORTH SIDE
- **REVISE ADDITION BRICK COLOR TO BE COMPLEMENTARY TO EXISTING EAST & WEST BRICK**
- **ADD 6 OVER 6 DOUBLED HUNG WINDOWS AND RETAIN FAN LIGHTS AT 5TH FLOOR NORTH FACADE**
- **LIGHTEN GROUND FLOOR COLOR AND MAKE UNIFORM ACROSS FACADE**
- **REUSE BUMPERS AT GARAGE ENTRY**

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**Existing North Elevation**

**Previously Proposed North Elevation**

**As Presented at Public Hearing 28 June 2022**

**Revised Proposed North Elevation**
Previously Proposed North Streetscape as presented 28 June 2022

Revised Proposed North Streetscape
Northwest Roof Axon. Revised Proposed Addition
Northeast Roof Axon: Proposed Addition
Southwest Roof Axon. Proposed Addition
Northeast Roof Axon. Previous Proposed Addition
As Presented at Public Hearing 28 June 2022
Northeast Roof Axon. Revised Proposed Addition

DESIGN ADJUSTMENTS:

• LOWER ELEVATOR OVERRIDE 4'-0"
• LOWER EGRESS STAIR BULKHEAD 2'-10"
• LOWER PENTHOUSE ROOF 8" & REDUCE SOFFIT PROJECT & RAIN TROUGH ON NORTH SIDE
• REVISE ADDITION BRICK COLOR TO BE COMPLEMENTARY TO EXISTING EAST & WEST BRICK
Northwest Roof Axon, Previous Proposed Addition
As Presented at Public Hearing 28 June 2022
Northwest Roof Axon. Revised Proposed Addition

**DESIGN ADJUSTMENTS:**

- Lower Elevator Override 4'-0"
- Lower Egress Stair Bulkhead 2'-10"
- Lower Penthouse Roof 8" & Reduce Soffit Projection on North Side
- Revise Addition Brick Color to be Complementary to Existing East & West Brick
DESIGN ADJUSTMENTS:
• LOWER ELEVATOR OVERRIDE 4'-0”
• LOWER EGRESS STAIR BULKHEAD 2'-10”
• LOWER PENTHOUSE ROOF 8” & REDUCE SOFFIT PROJECTION ON NORTH SIDE
• REVISE ADDITION BRICK COLOR TO BE COMPLEMENTARY TO EXISTING EAST & WEST BRICK

Northwest Roof Axon . Previous Proposed Addition
As Presented at Public Hearing 28 June 2022

Northwest Roof Axon . Revised Proposed Addition
Southwest Roof Axon, Previous Proposed Addition

As Presented at Public Hearing 28 June 2022
DESIGN ADJUSTMENTS:

- Lower elevator override: 4'-0"
- Lower egress stair bulkhead: 2'-10"
- Lower penthouse roof of 8" & reduce soffit projection on north side
- Revise addition brick color to be complementary to existing east & west brick
- Lighten rear facade color

Southwest Roof Axon. Revised Proposed Addition
DESIGN ADJUSTMENTS:
• LOWER ELEVATOR OVERRIDE 4'-0"
• LOWER EGRESS STAIR BUHOO-HEAD 2'-10"
• LOWER PENTHOUSE ROOF 8" & REDUCE SOFFIT PROJECTION ON NORTH SIDE
• REVISE ADDITION BRICK COLOR TO BE COMPLEMENTARY TO EXISTING EAST & WEST BRICK
• LIGHTEN REAR FACADE COLOR
Southeast Roof Axon, Previous Proposed Addition
As Presented at Public Hearing 28 June 2022
Southeast Roof Axon. Revised Proposed Addition

- Lower Elevator Override 4'-0"
- Lower Egress Stair Bulkhead 2'-10"
- Lower Penthouse Roof 8" & Reduce Soffit Projection on North Side
- Revise Addition Brick Color to be Complementary to Existing East & West Brick
- Lighten Rear Facade Color

DESIGN ADJUSTMENTS:

1. T.O. Elevator Override
2. T.O. Upper Roof

REFERENCES
PROJECT PROPOSAL
MOCKUP PHOTOS
As Presented at Public Hearing 28 June 2022

- Patch existing window openings with reclaimed brick from demolished portion of rear facade
- New metal windows, non-visible from 11th Street
- New limestone sill
- Limits of existing light well at neighboring building
Previously Proposed East Elevation
As Presented at Public Hearing 28 June 2022

Revised Proposed East Elevation

- Patch existing window openings with reclaimed brick from demolished portion of rear facade
- New metal windows, non-visible from 11th Street
- New limestone sill
- Brick elevator override
- Mechanical units
- Egress stair bulkhead
- Powder coated light bronze color cornice and window frame
- Light bronze flues
- Brick elevator override
- Mechanical units
- Egress stair bulkhead
- Powder coated light bronze color cornice and window frame
- Light bronze flues
- Brick elevator override
- Mechanical units
- Egress stair bulkhead
- Powder coated light bronze color cornice and window frame
- Light bronze flues
Revised Proposed 6th Floor & Penthouse enlarged south elevation

- New building exhaust fans
- New elevator bulkhead
- New mechanical unit(s)
- New stair bulkhead
- New masonry chimney
- New fireplace flue
- New metal windows
- New sheet metal cornice
- New metal elevator bulkhead
- New metal windows
- New mechanical unit(s)
- New stair bulkhead
- New masonry chimney
- New fireplace flue
- New metal windows
- New sheet metal cornice

Revised Proposed 6th Floor & Penthouse enlarged north elevation

- New building exhaust fans
- New elevator bulkhead
- New mechanical unit(s)
- New stair bulkhead
- New masonry chimney
- New fireplace flue
- New metal windows
- New sheet metal cornice
- New metal elevator bulkhead
- New metal windows
- New mechanical unit(s)
- New stair bulkhead
- New masonry chimney
- New fireplace flue
- New metal windows
- New sheet metal cornice
Revised Proposed 6th Floor & Penthouse enlarged east elevation
Exterior Detailed Sections . 11th Street Entry
Exterior Detailed Sections. Roof Top Addition North
Exterior Detailed Sections. Roof Top Addition South
Exterior Detailed Sections . Roof Top Addition
Proposed north south building section
Previously Proposed North Elevation Perspective
As Presented at Public Hearing 28 June 2022

REFERENCES
PROJECT PROPOSAL
MOCKUP PHOTOS
Revised Proposed North Elevation Perspective

**DESIGN ADJUSTMENTS**
- Lighten ground floor color and make uniform across facade
- Redesign bumpers at garage entry
420 West 14th Street  
1904, Thomas H. Styles  
ca. 1940 Tax Photo, NYC Municipal Archives

581 Tenth Avenue  
1908, Thomas H. Styles  
ca. 1940 Tax Photo, NYC Municipal Archives

343-345 East 104th Street  
1911, Thomas H. Styles  
ca. 1940 Tax Photo, NYC Municipal Archives
21-25 Horatio Street
Symmetrical base at garage
c.a. 1940 Tax Photo, NYC Municipal Archives

72-74 Horatio Street
Symmetrical base at garage
c.a. 1940 Tax Photo, NYC Municipal Archives

110-112 Horatio Street
Symmetrical base at garage
c.a. 1940 Tax Photo, NYC Municipal Archives
West side of Washington north of West 11th Street. Previous Mockup
As Presented 28 June 2022

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

Scraping above mesh is for support and does not represent the height of the elements.

Top of mechanical unit
Top of elevator override.
South Side of Perry Street, east of Washington. Previous Mockup
As Presented 28 June 2022

South Side of Perry Street, east of Washington. Revised Mockup

Scaffolding above mesh is for support of mockup and does not represent the height of the elements.
Top of stair bulkhead
Top of elevator override, (hidden behind roof guardrail)
Scaffolding above mesh is for support and does not represent the height
West 11th Street, across from 330 West 11th. Previous Mockup

As Presented 28 June 2022

West 11th Street, across from 330 West 11th. Revised Mockup

Top of elevator override
Top of stair bulkhead
Scaffolding above mesh is for support and does not represent the height of the elements
11th Street Midblock North Side . Revised Mockup

As Presented 28 June 2022

- Top of roof guardrail
- Top of stair bulkhead

Scaffolding above mesh is for support and does not represent the height of the elements.
APPENDIX.

MOCKUP PHOTOS

11th Street East of Washington, Previous Mockup
As Presented 28 June 2022

11th Street East of Washington, Revised Mockup

Top of elevator override —
(orange band) is not visible.
Scaffolding is only for
support of mockup mesh
colors.
Greenwich Street Midblock. Previous Mockup  
As Presented 28 June 2022

Greenwich Street Midblock. Revised Mockup
Northeast Corner of 11th Street and Greenwich Street. Previous Mockup

As Presented 28 June 2022

Northeast Corner of 11th Street and Greenwich Street. Revised Mockup

VIEW 7
The current proposal is:

Preservation Department – Item 3, LPC-22-11131

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

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