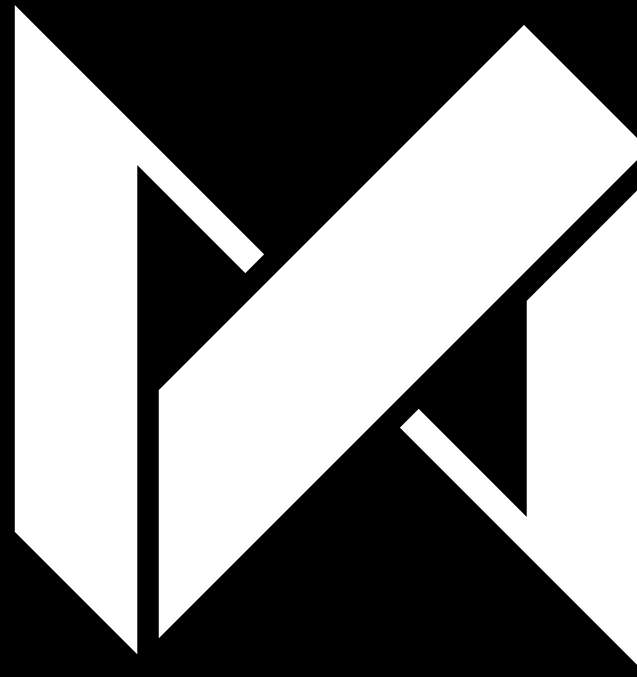


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LANDMARKS & PUBLIC AESTHETICS
COMMITTEE
OCTOBER 16, 2025



- I. SITE ANALYSIS & CONTEXT**
- II. HISTORICAL CONTEXT**
- III. PROPOSED DESIGN**
- IV. VISIBILITY STUDIES**
- V. APPENDIX**

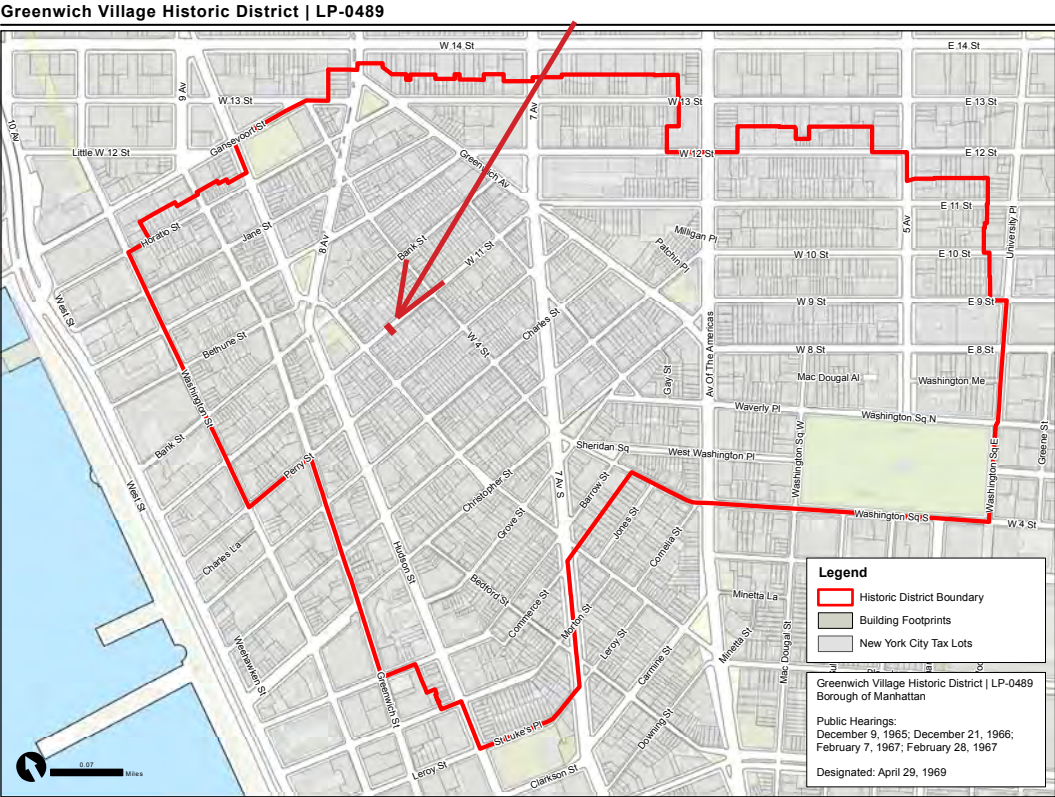
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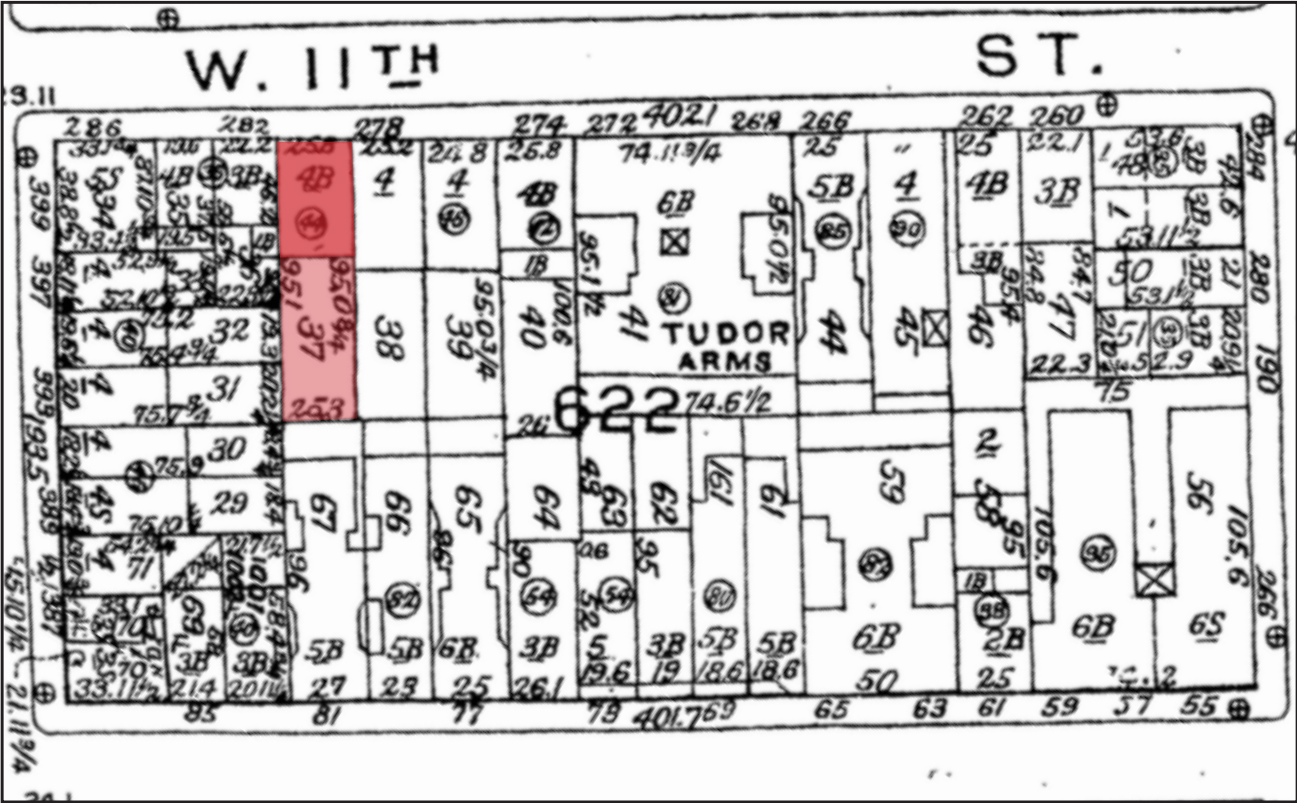
SITE ANALYSIS & CONTEXT



1. EXISTING FACADE OF 280 WEST 11TH STREET



2. GREENWICH VILLAGE HISTORIC DISTRICT WITH 280 WEST 11TH ST. HIGHLIGHTED



3. 1985 SANBORN MAP, BLOCK 622



1. 280 W 11TH STREET



2. 280 W 11TH STREET - BASE



3. 282 W 11TH STREET - BASE

BUILDING BASE | SITE ANALYSIS & CONTEXT



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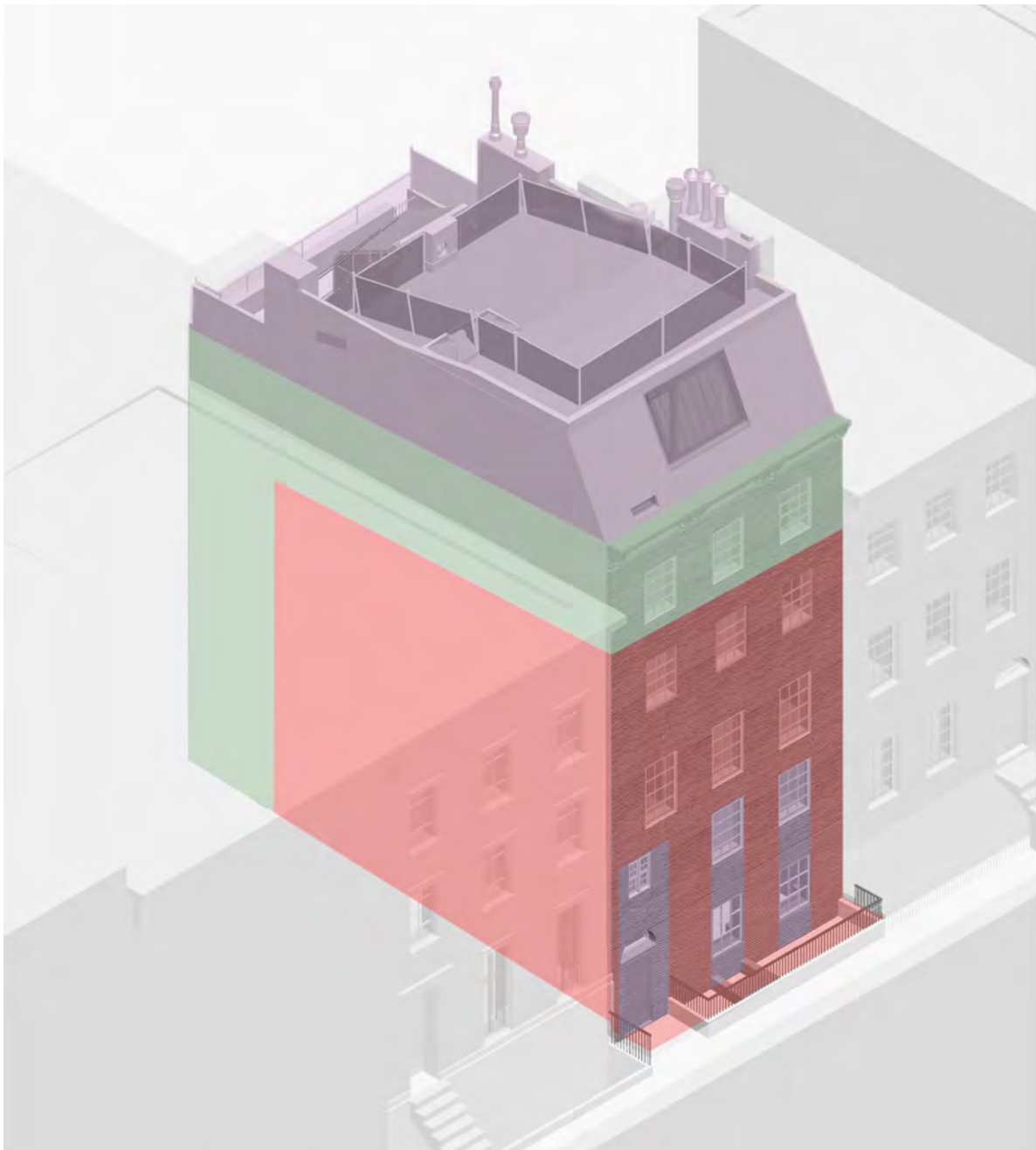
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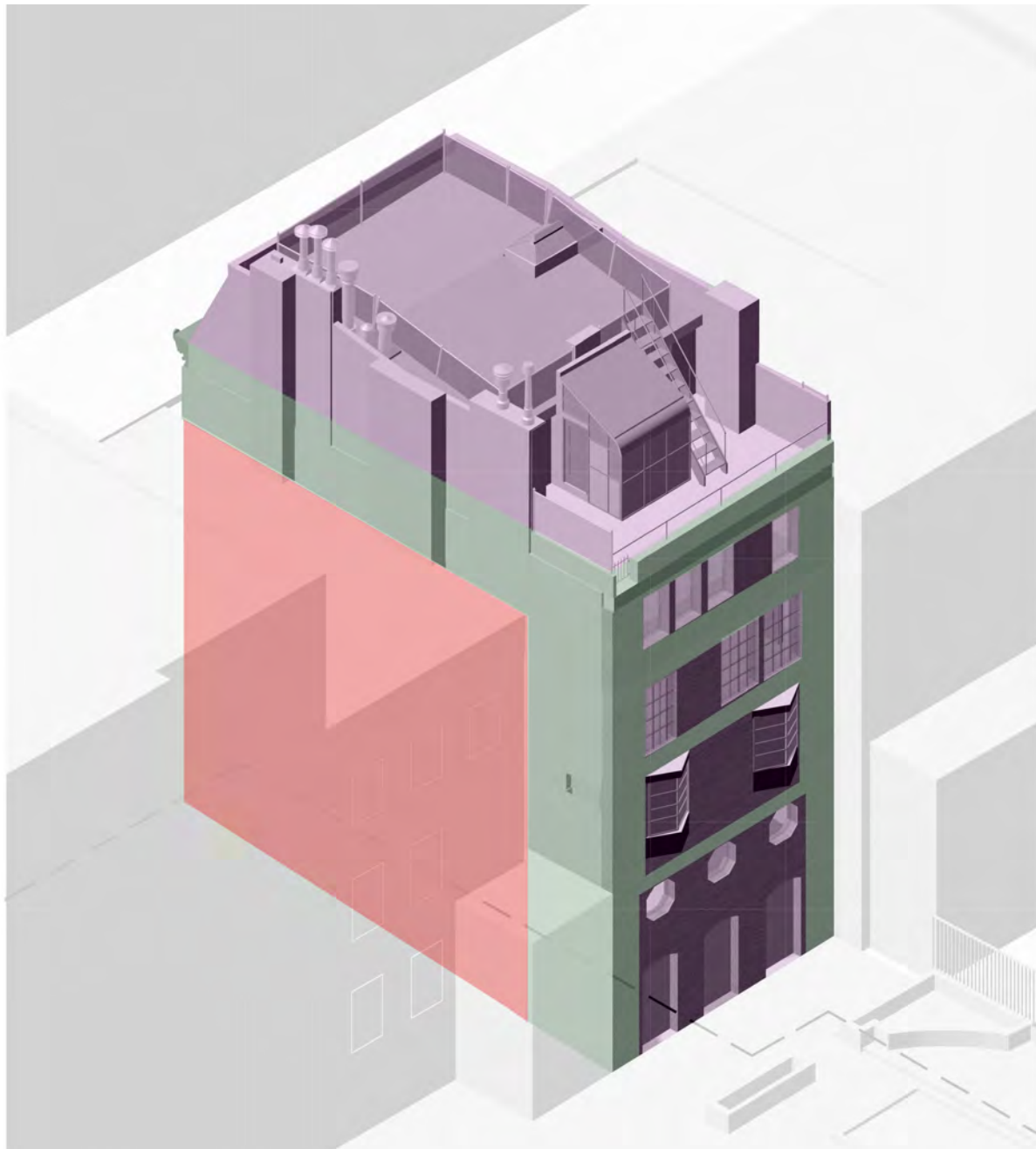
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02



FRONT



REAR

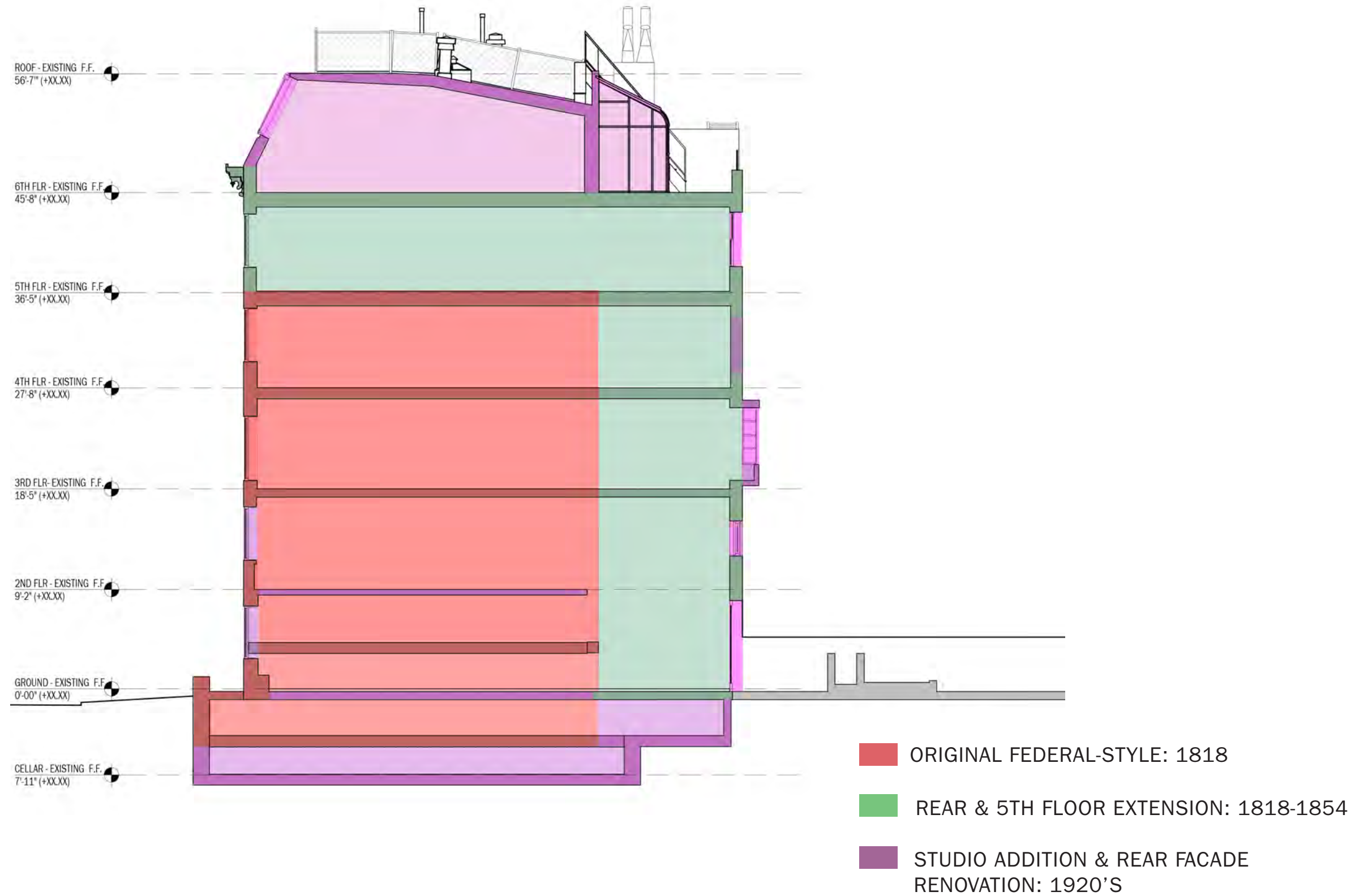
- ORIGINAL FEDERAL-STYLE: 1818
- REAR & 5TH FLOOR EXTENSION: 1818-1854
- STUDIO ADDITION & REAR FACADE RENOVATION: 1920'S

EVOLUTION OF 280 W 11TH ST | **HISTORIC CONTEXT & PRECEDENTS**



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EVOLUTION OF 280 W 11TH ST | HISTORIC CONTEXT & PRECEDENTS



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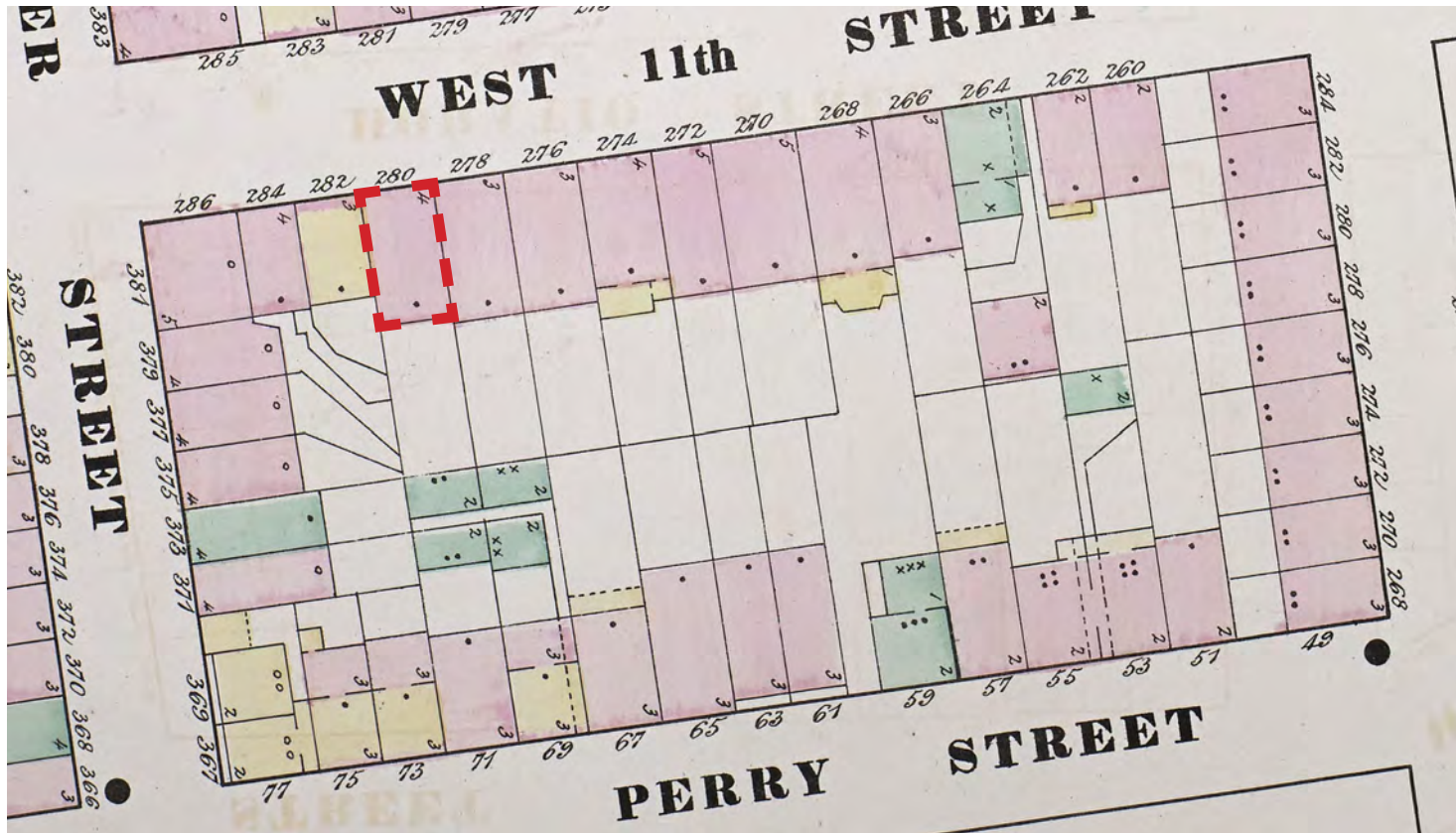
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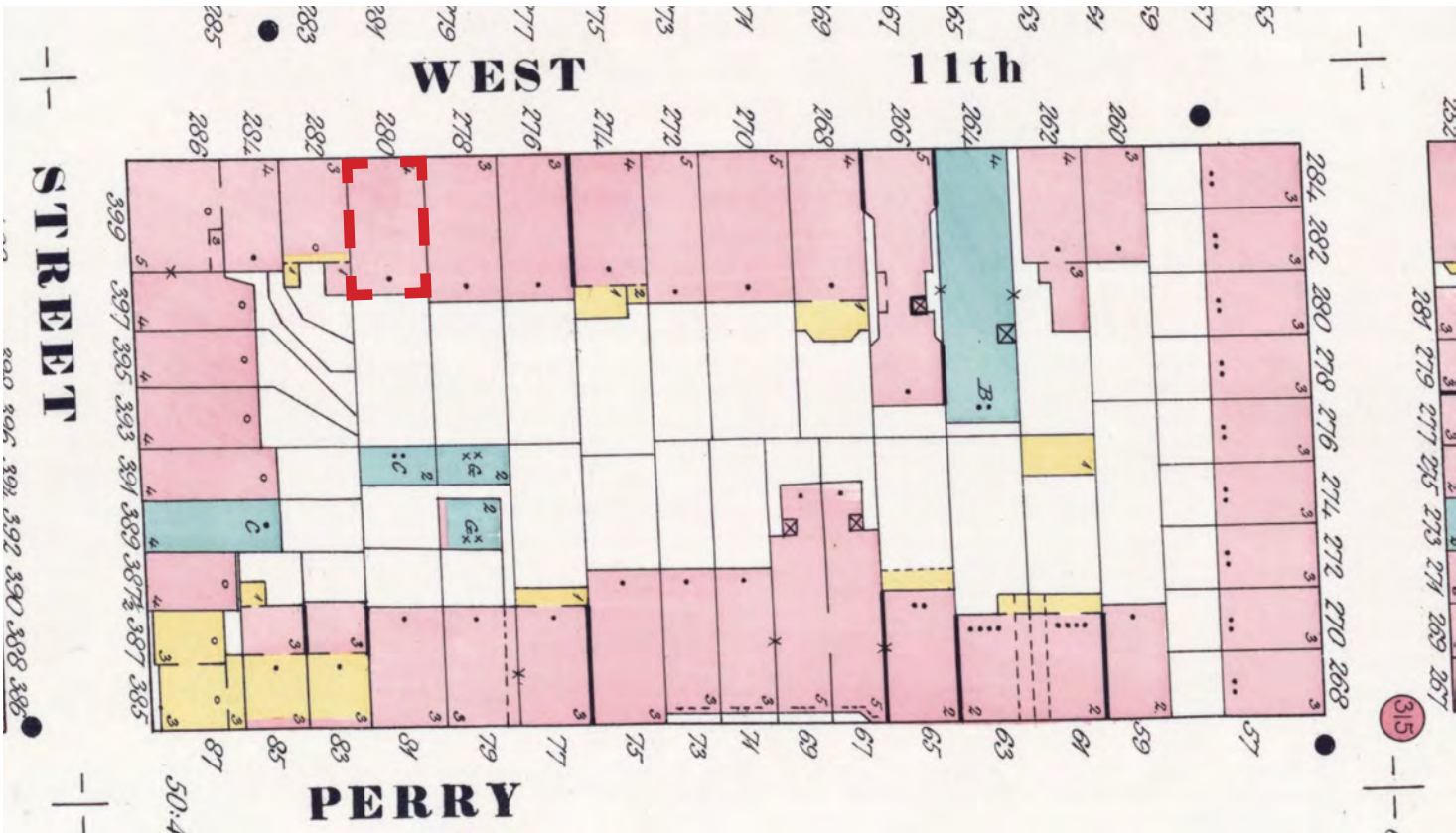
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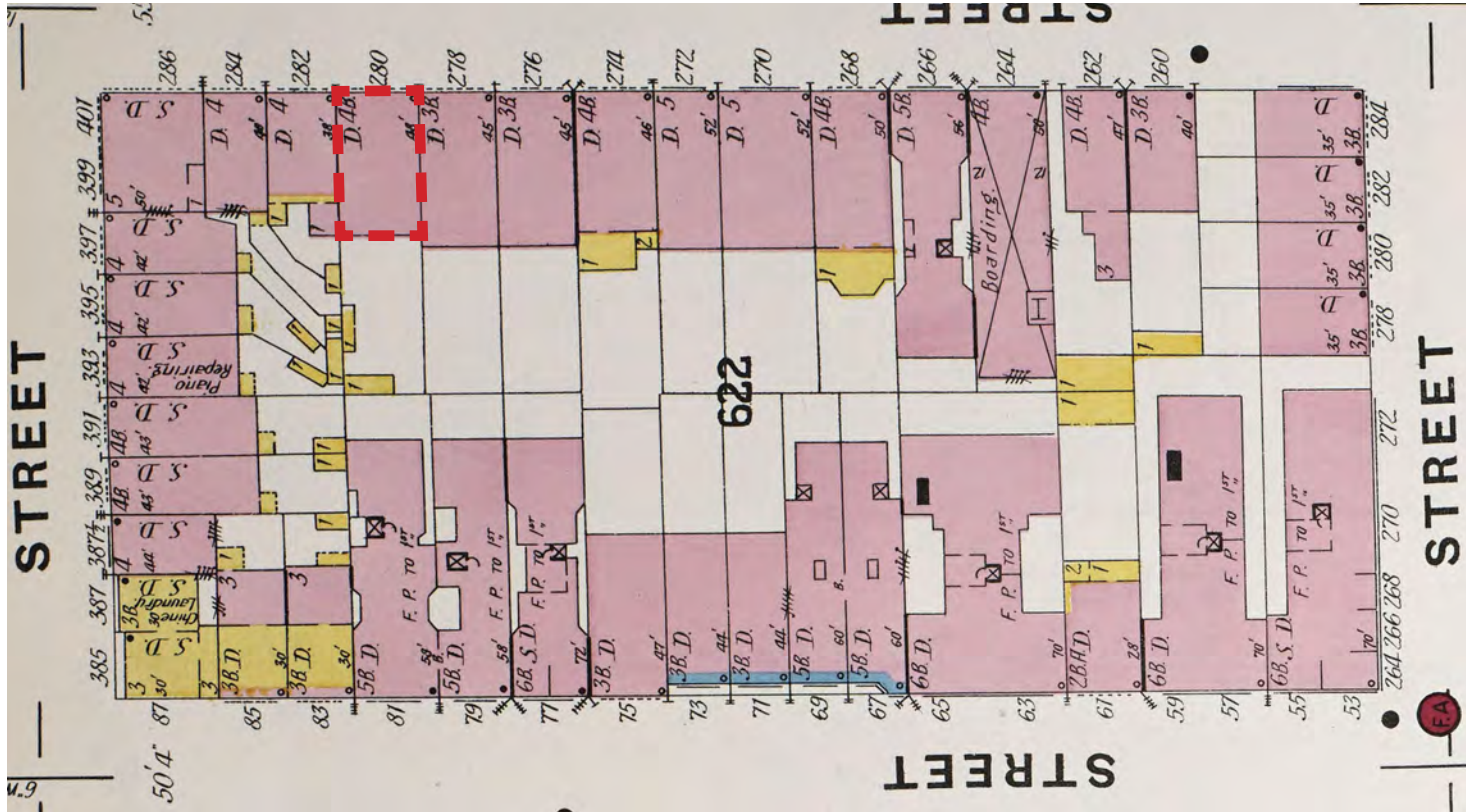
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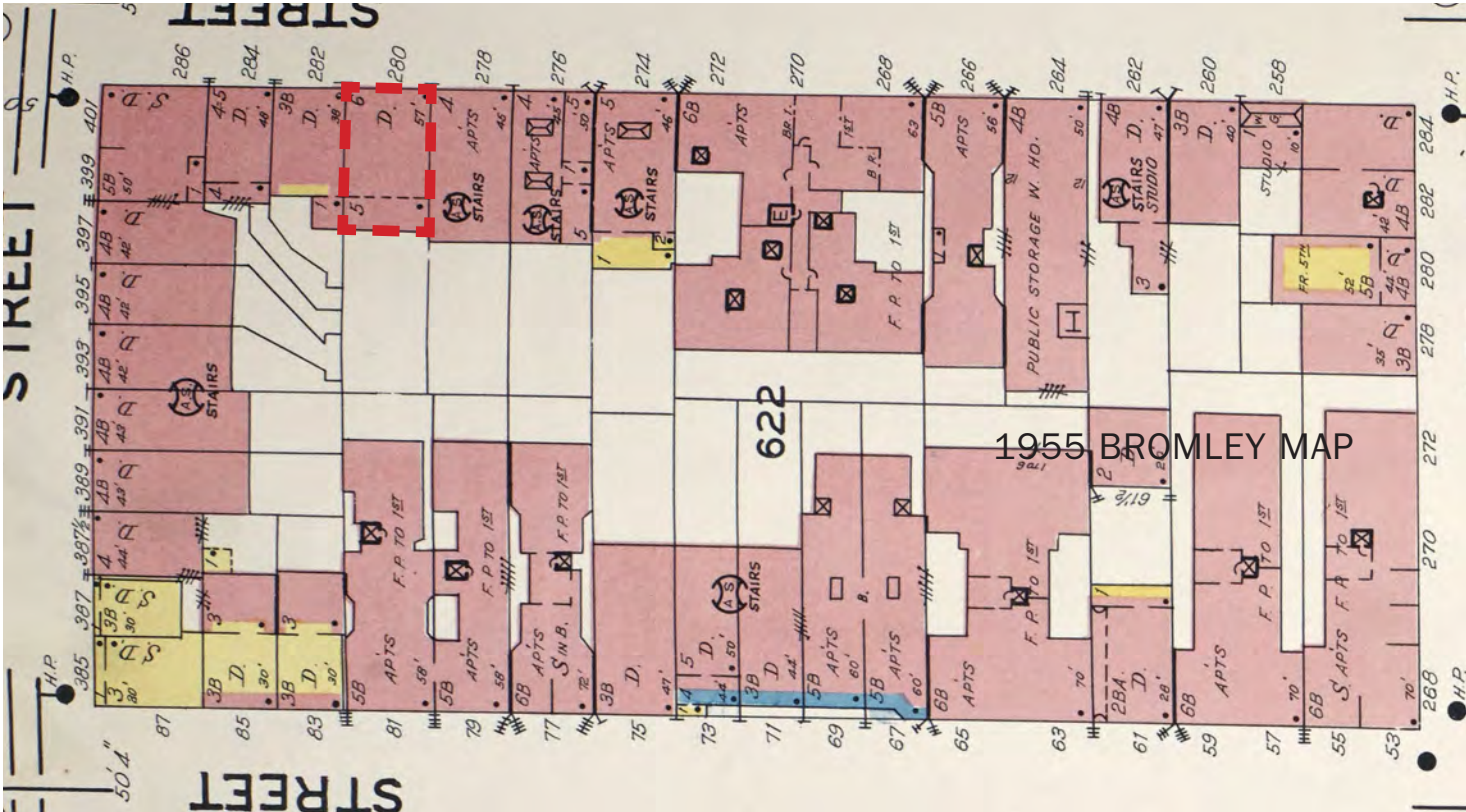
1869 SANBORN MAP



1887 SANBORN MAP



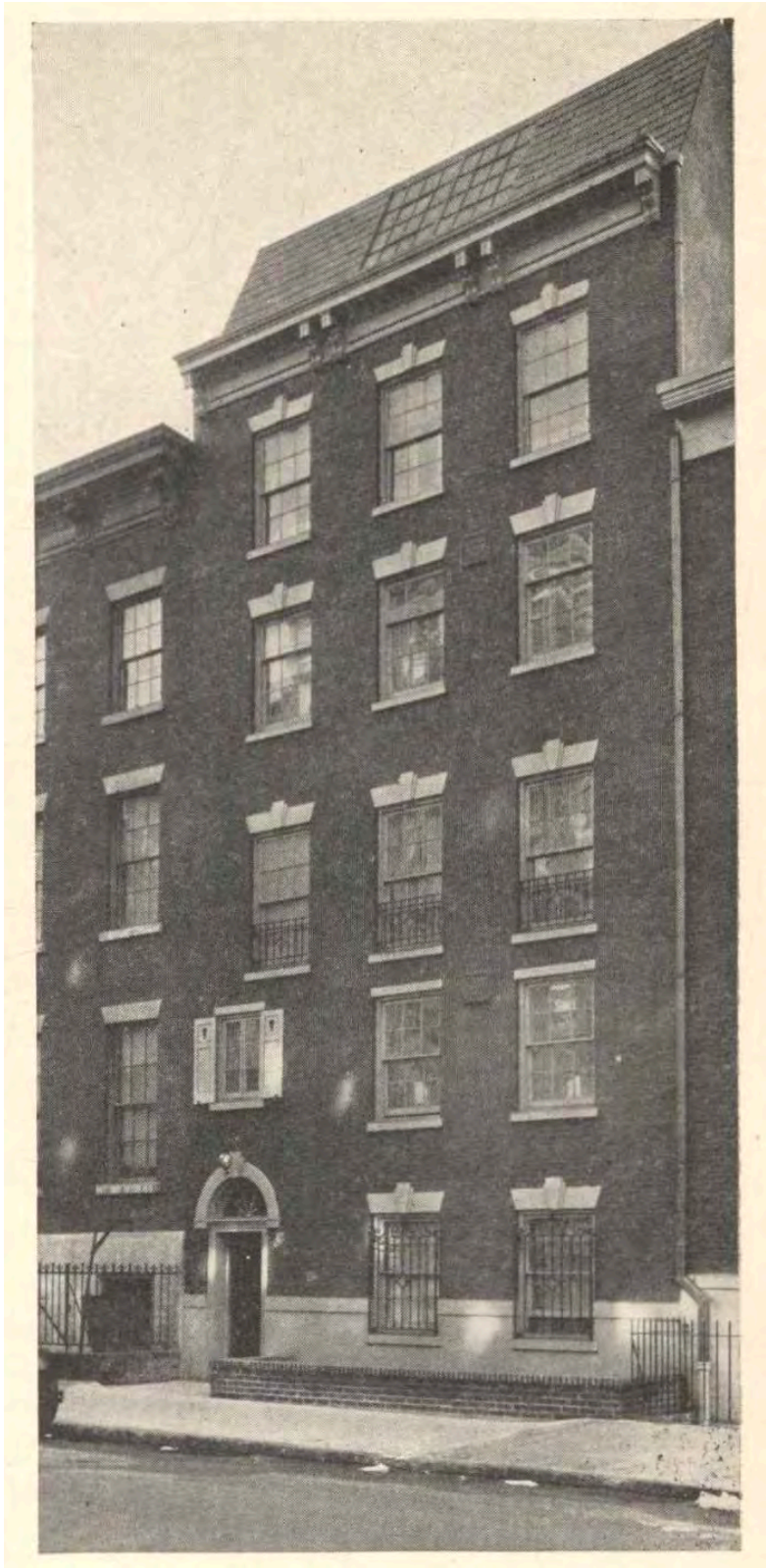
1904 SANBORN MAP



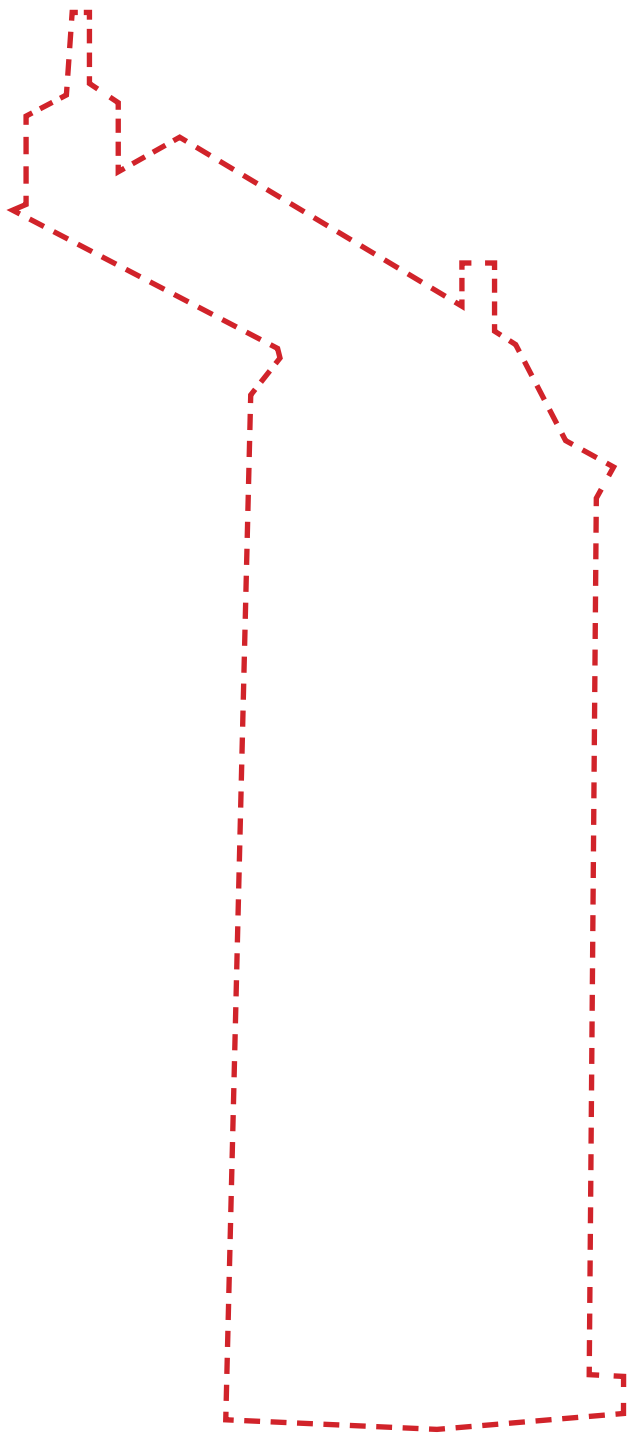
1950 SANBORN MAP

1955 BROMLEY MAP

HISTORIC MAPS | SITE ANALYSIS & CONTEXT



1930 HISTORIC PHOTO, BUILDING INVESTENT



1944 TAX PHOTO, MCNY

1967 LPC DESIGNATION PHOTO

HISTORIC PHOTOS | **HISTORIC CONTEXT & PRECEDENTS**



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NEIGHBORHOOD AERIAL PHOTO (GOOGLE MAPS)



BLEECKER GARDENS MAP

NEIGHBORHOOD AERIAL PHOTO | **SITE ANALYSIS & CONTEXT**



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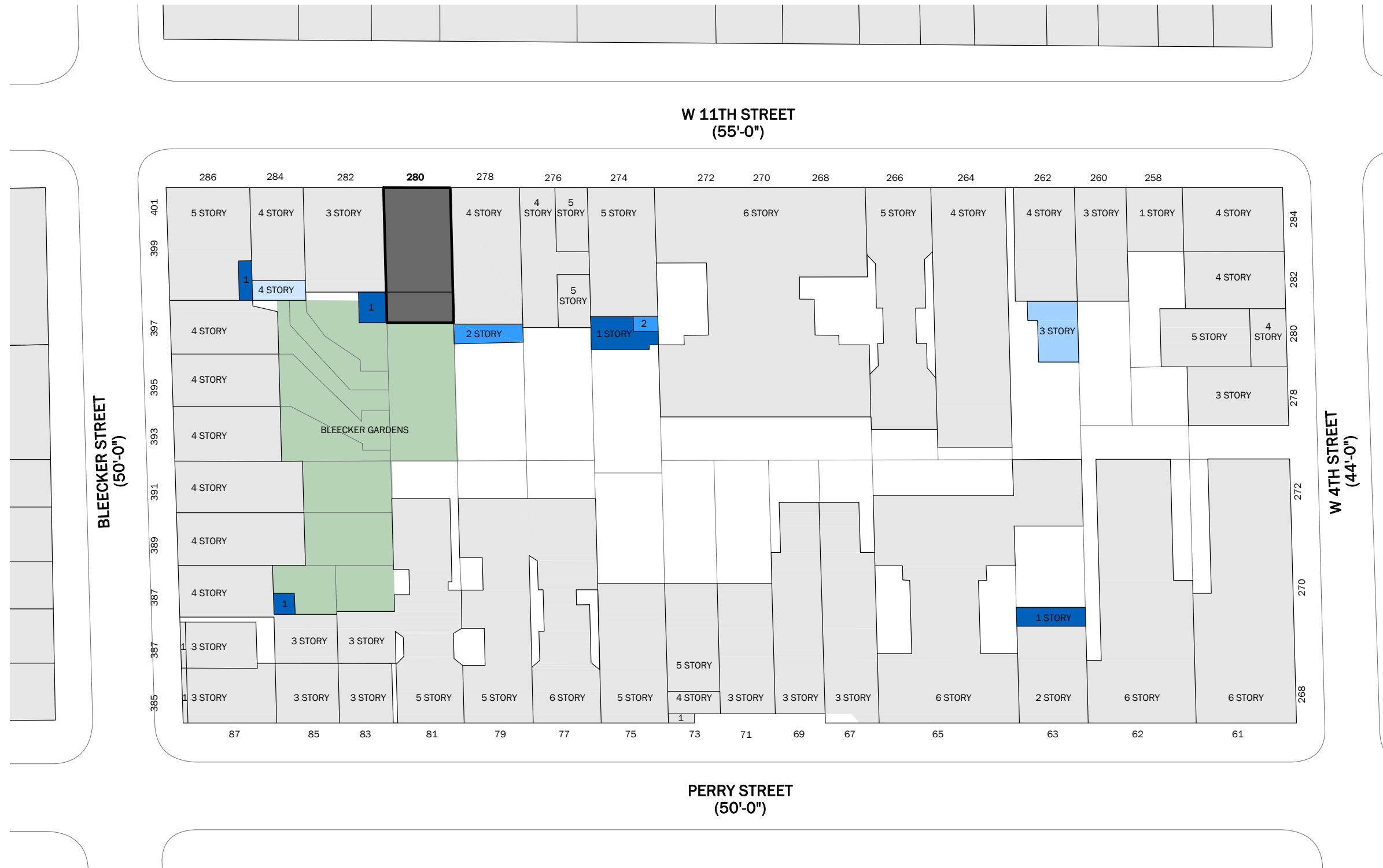
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- BUILDING FOOTPRINT
- NEIGHBORING BUILDING FOOTPRINT
- NEIGHBORING 1 STORY ADDITION
- NEIGHBORING 2 STORY ADDITION
- NEIGHBORING 3 STORY ADDITION
- NEIGHBORING 4 STORY ADDITION

EXISTING BLOCK DIAGRAM | **SITE ANALYSIS & CONTEXT**



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REAR GARDEN | **SITE ANALYSIS & CONTEXT**

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REAR GARDEN | **SITE ANALYSIS & CONTEXT**

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BUILDING BASE | SITE ANALYSIS & CONTEXT



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BUILDING ENTRY



BRICKWORK



LINTELS

FRONT FACADE | SITE ANALYSIS & CONTEXT



AREAWAY CONDITIONS | **SITE ANALYSIS & CONTEXT**



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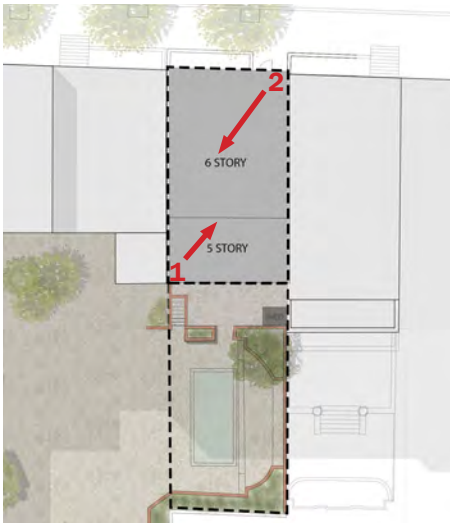
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1. 5TH FLOOR REAR TERRACE LOOKING NORTH EAST



2. UPPER ROOF LOOKING SOUTH WEST



ROOF CONDITIONS | SITE ANALYSIS & CONTEXT



1. REAR FACADE OF 280 WEST 11TH STREET



2. TOP FLOOR WINDOW DETAILS



REAR FACADE | SITE ANALYSIS & CONTEXT

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1. REAR FACADE OF 280 AND 282 (LEFT) WITH BLEECKER GARDENS IN THE FOREGROUND

ROW CONTEXT - REAR FACADE | **SITE ANALYSIS & CONTEXT**



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1. REAR FACADE OF 280 (CENTER) WITH BLEECKER GARDENS IN THE FOREGROUND

ROW CONTEXT - REAR FACADE | **SITE ANALYSIS & CONTEXT**



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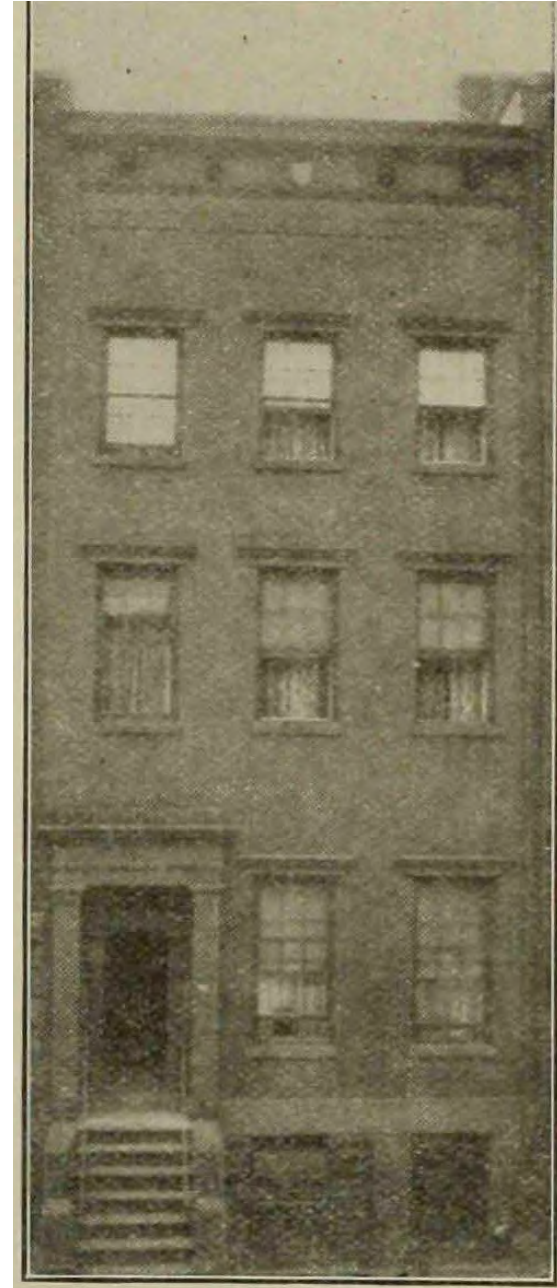
HISTORICAL CONTEXT

77 WASHINGTON PLACE

75 WASHINGTON PLACE



77 WASHINGTON PLACE (1844) & 75 WASHINGTON PLACE (1847)
- 1919 REDESIGN FROM ORIGINAL GREEK REVIVAL, AVERY LIBRARY



124 WAVERLY PLACE
BEFORE REDESIGN, AVERY LIBRARY



124 WAVERLY PLACE
AFTER 1915 REDESIGN, NYPL

“ROW HOUSE REBORN” IN GREENWICH VILLAGE HISTORIC DISTRICT | **HISTORIC CONTEXT & PRECEDENTS**



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75 BEDFORD ST TAX PHOTO, NYCMA

238 W 11TH ST TAX PHOTO, NYCMA



14 W 8TH ST TAX PHOTO, NYCMA

GREENWICH VILLAGE HISTORIC DISTRICT STUDIO SKYLIGHT PRECEDENTS | **HISTORIC CONTEXT & PRECEDENTS**



PROPOSED DESIGN

BLEECKER ST



EXISTING SITE PLAN WITHIN THE GREATER BLEECKER GARDENS CONTEXT

BLEECKER ST



PROPOSED SITE PLAN WITHIN THE GREATER BLEECKER GARDENS CONTEXT

SITE PLAN | **SITE ANALYSIS & CONTEXT**



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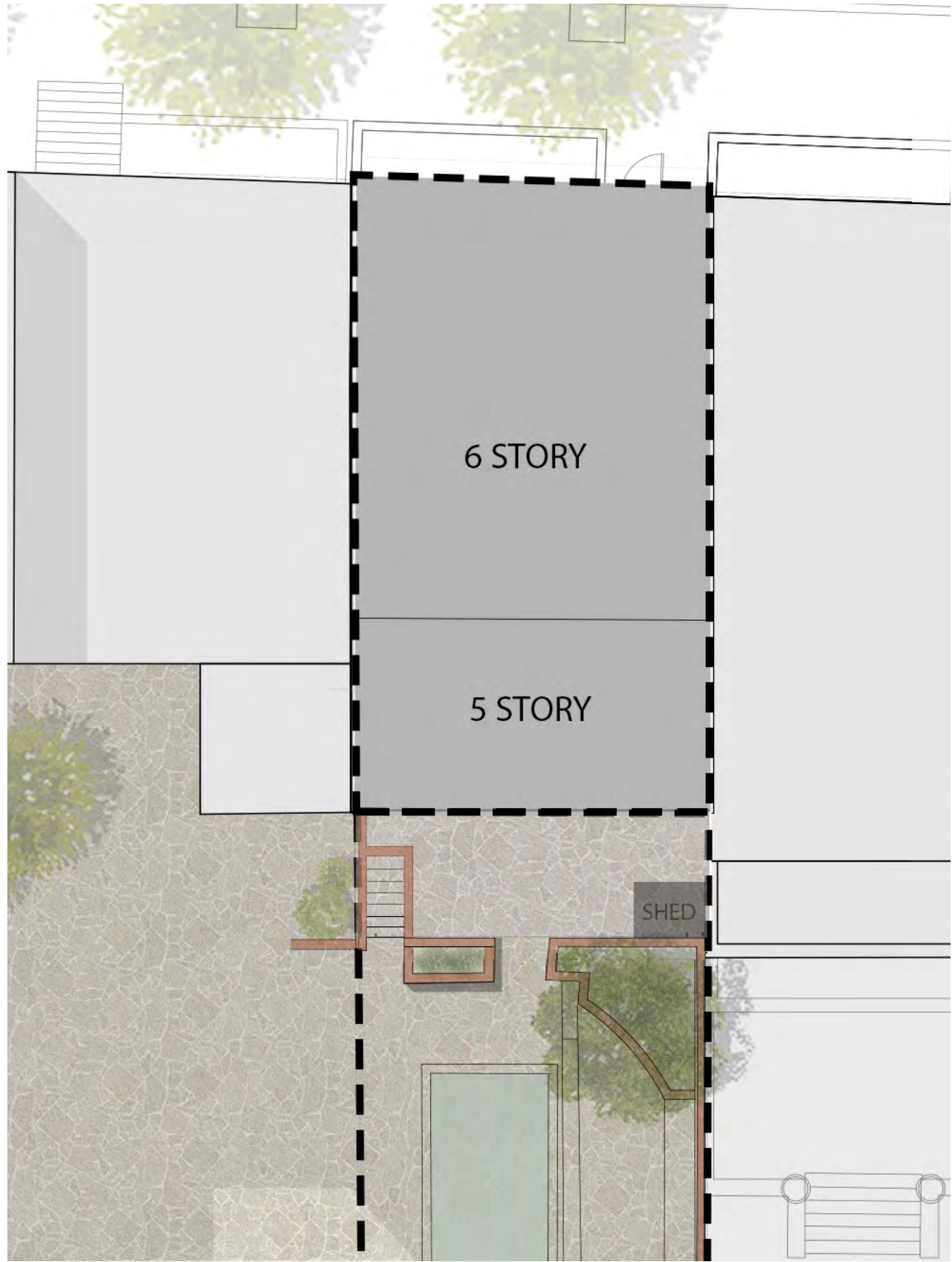
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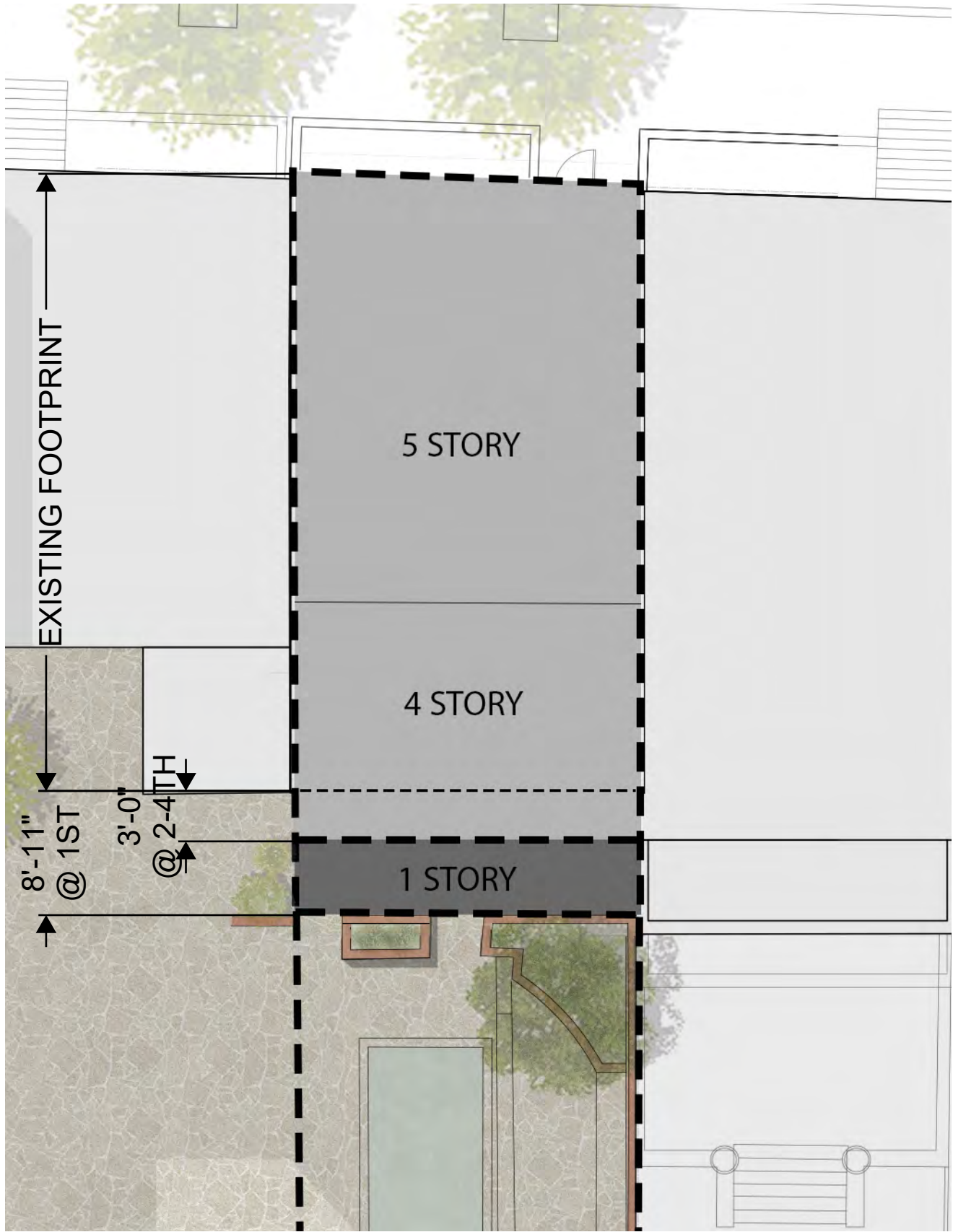
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EXISTING SITE PLAN WITHIN THE GREATER BLEECKER GARDENS CONTEXT



PROPOSED SITE PLAN WITHIN THE GREATER BLEECKER GARDENS CONTEXT

SITE PLAN | **SITE ANALYSIS & CONTEXT**



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EXISTING FACADE



PROPOSED FACADE

FRONT FACADE COMPARISON | **PROPOSED DESIGN**



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FRONT FACADE COMPARISON RENDERED | **PROPOSED DESIGN**



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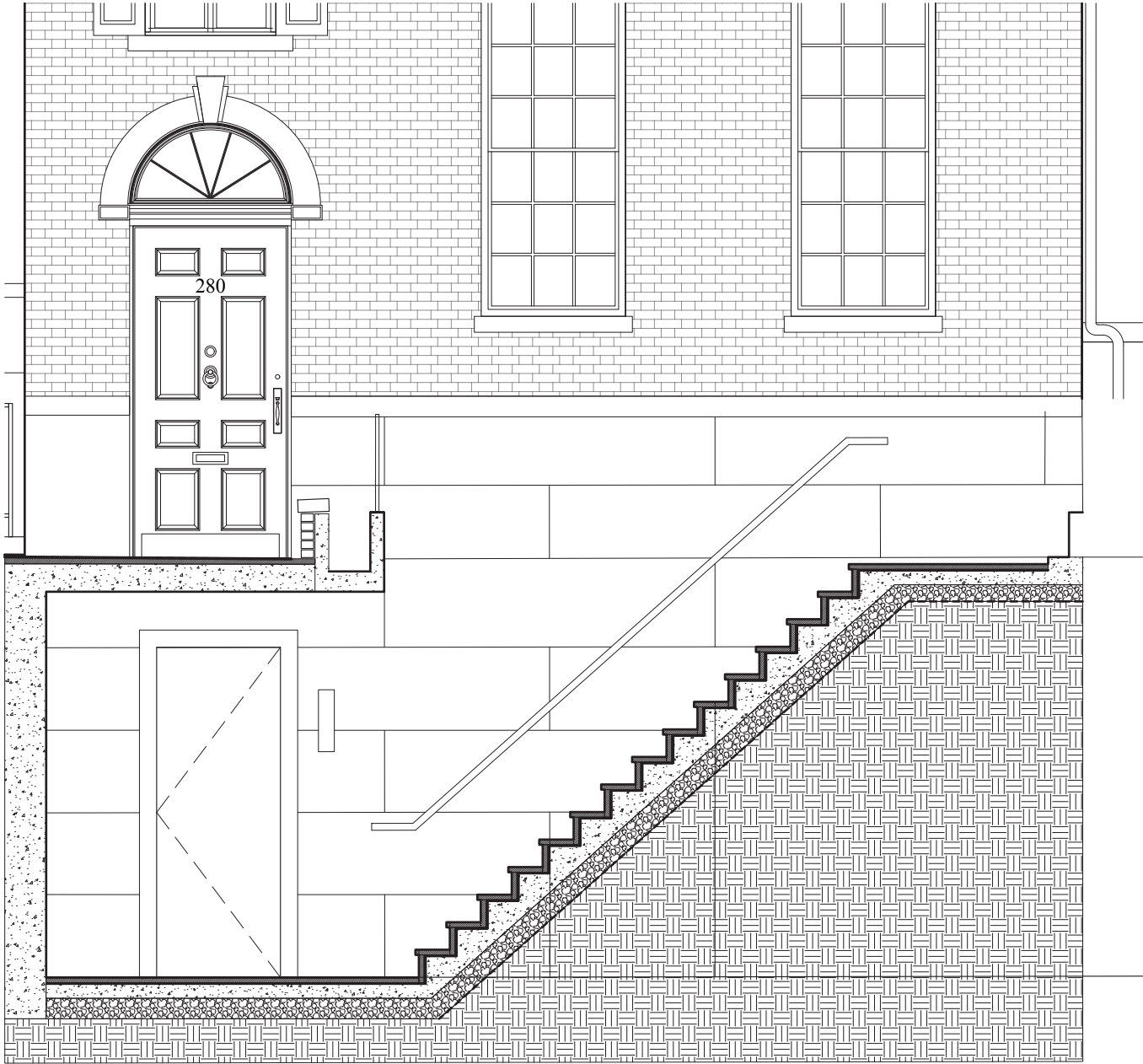
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EXISTING



PROPOSED

ENTRY & AREAWAY COMPARISON | **PROPOSED DESIGN**



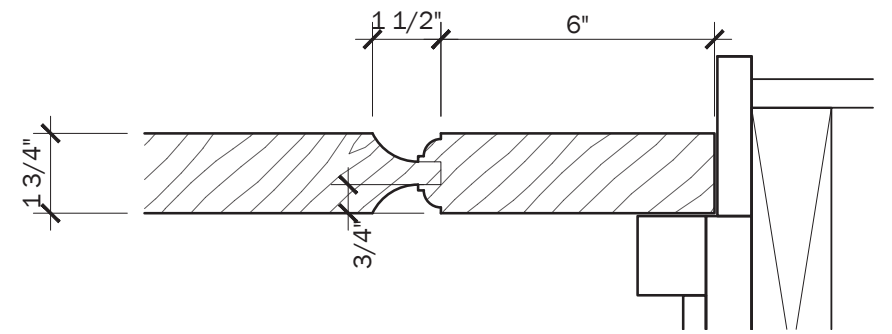
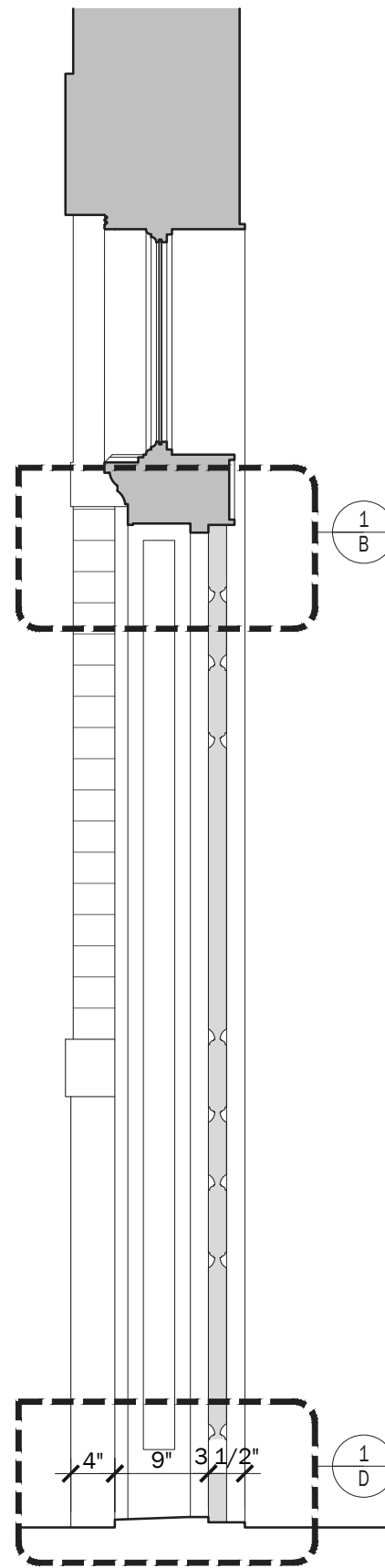
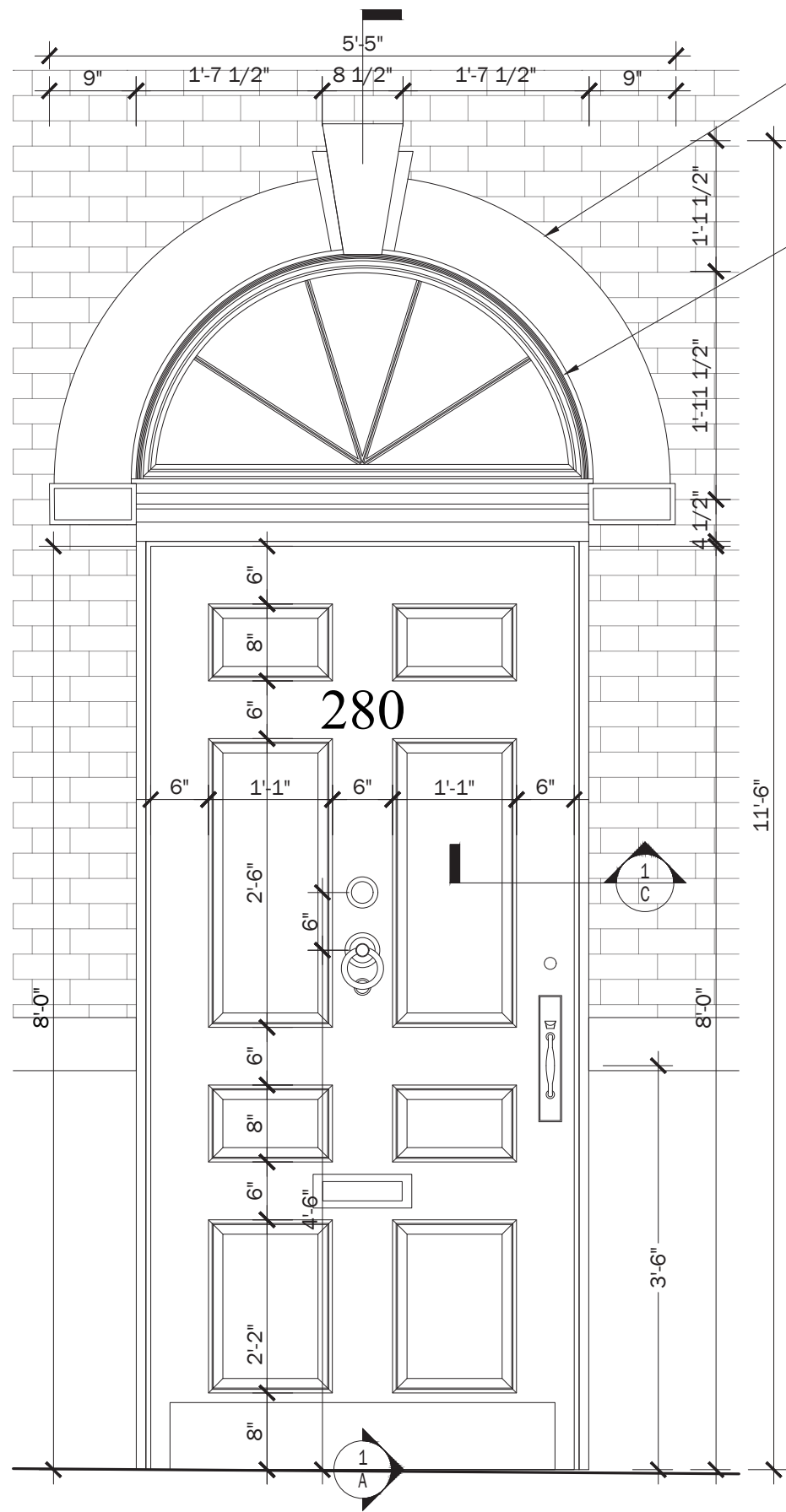
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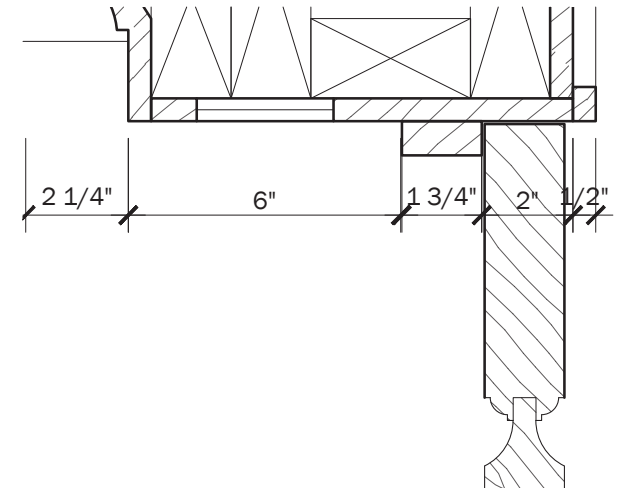
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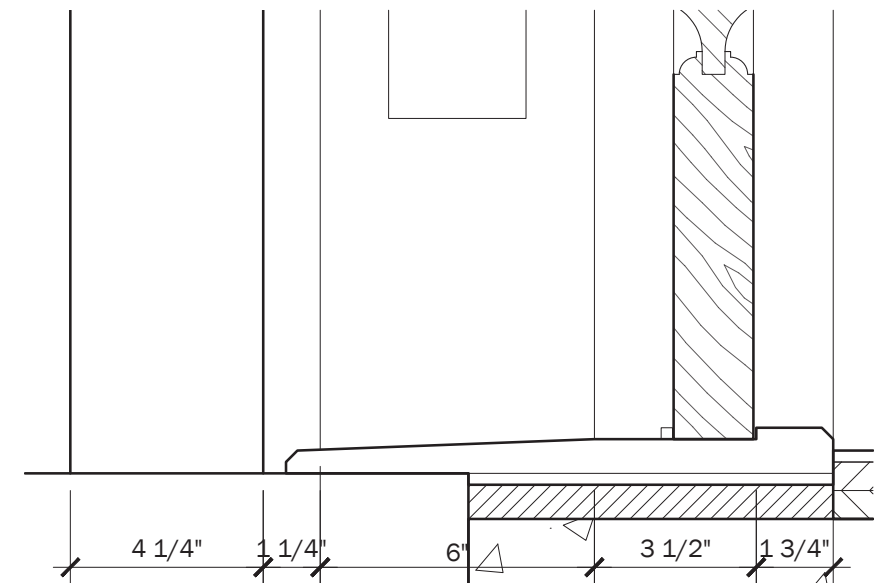
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1C | DOOR DETAIL



1B | DOOR DETAIL



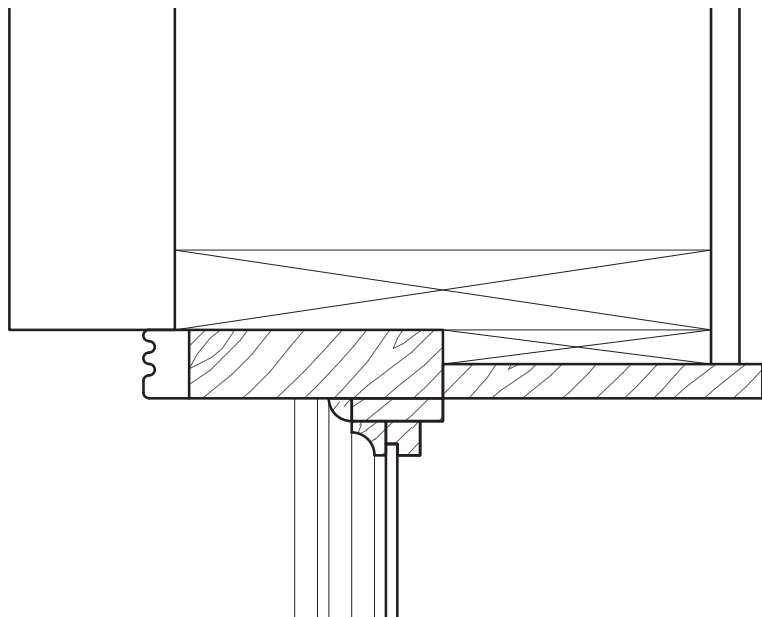
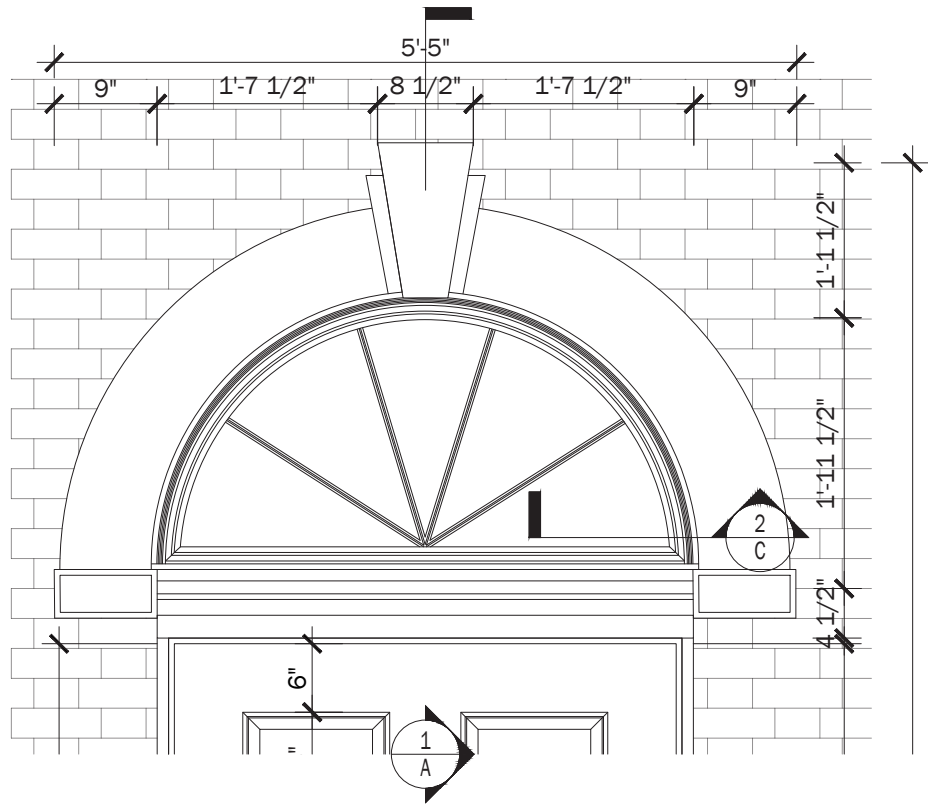
1B | DOOR DETAIL

280 W 11TH ST - DOOR DETAIL
ENTRY & DOOR DETAILS | **PROPOSED DESIGN**

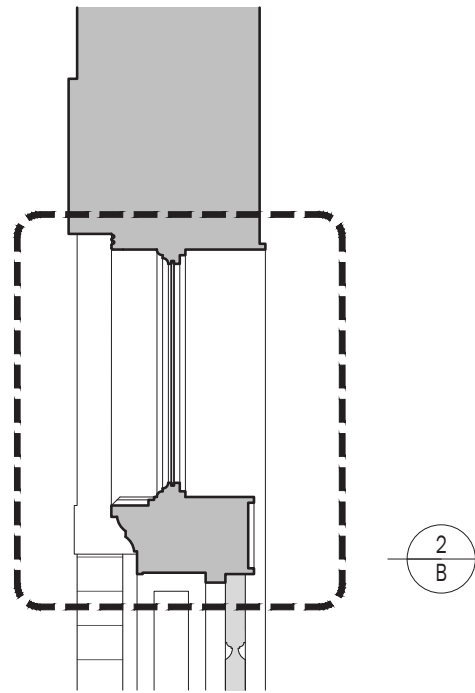
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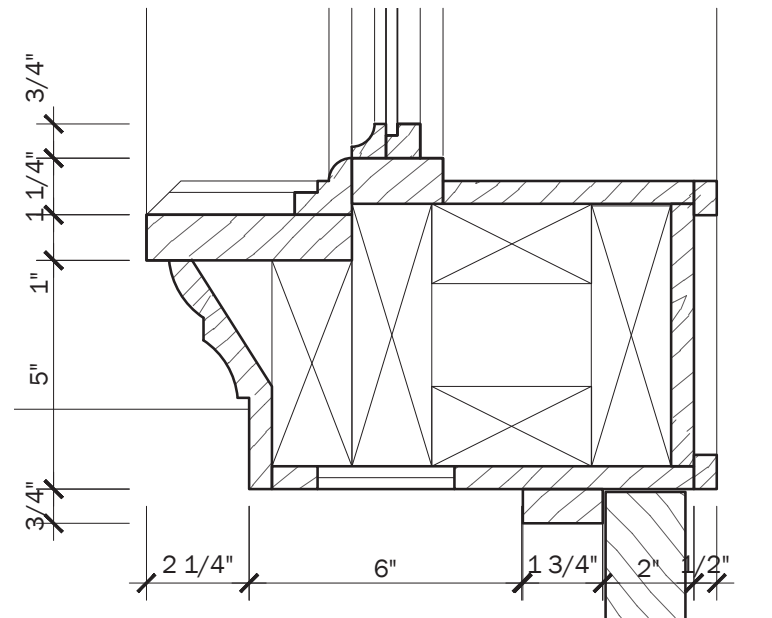
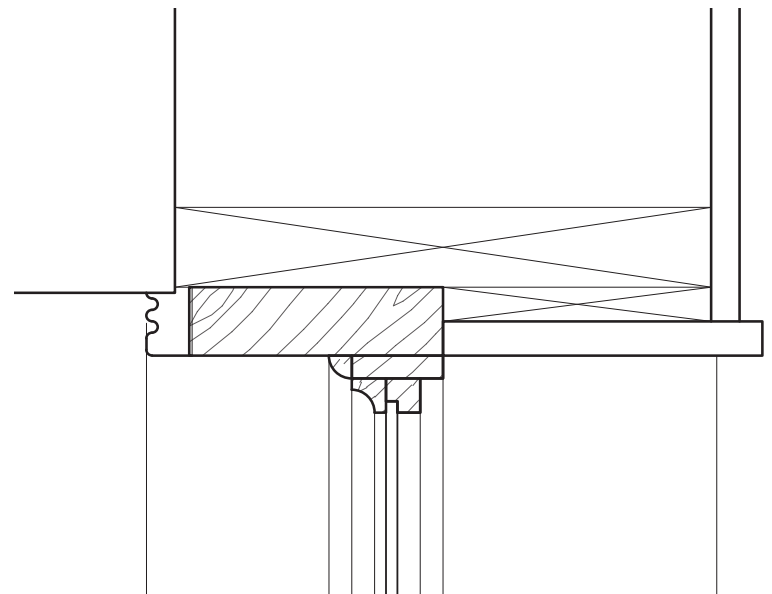




1C FAN LIGHT DETAIL



2A DOOR SECTION



1B FAN LIGHT DETAIL

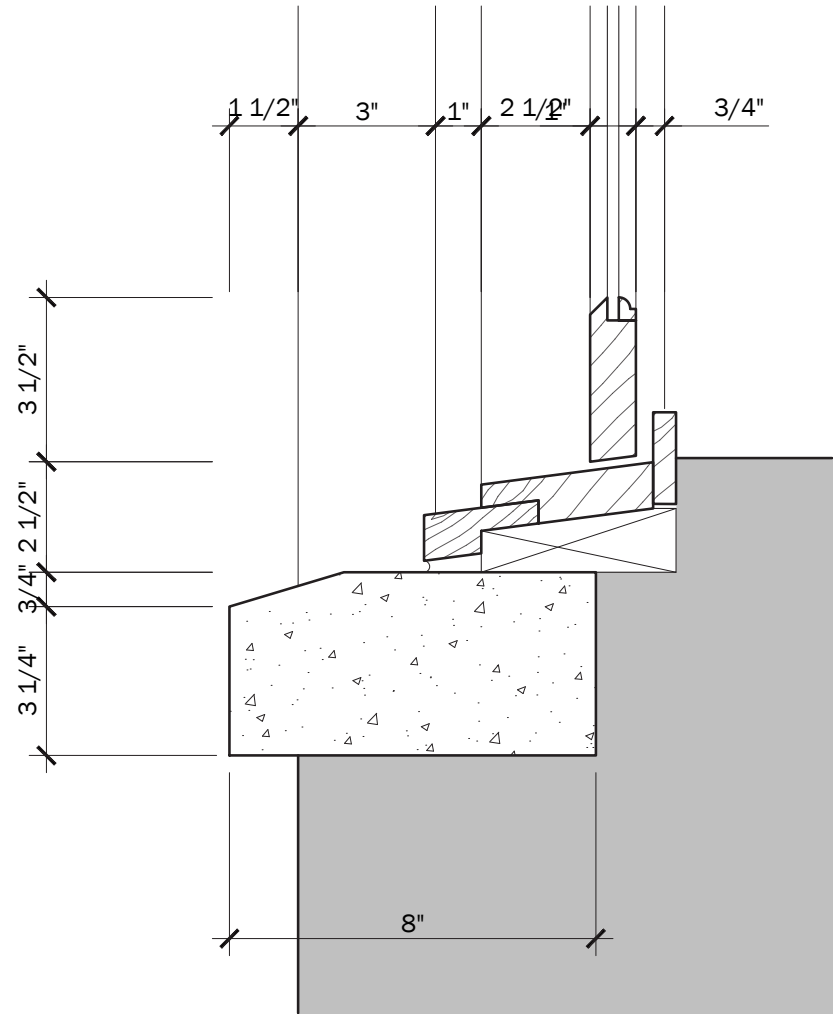
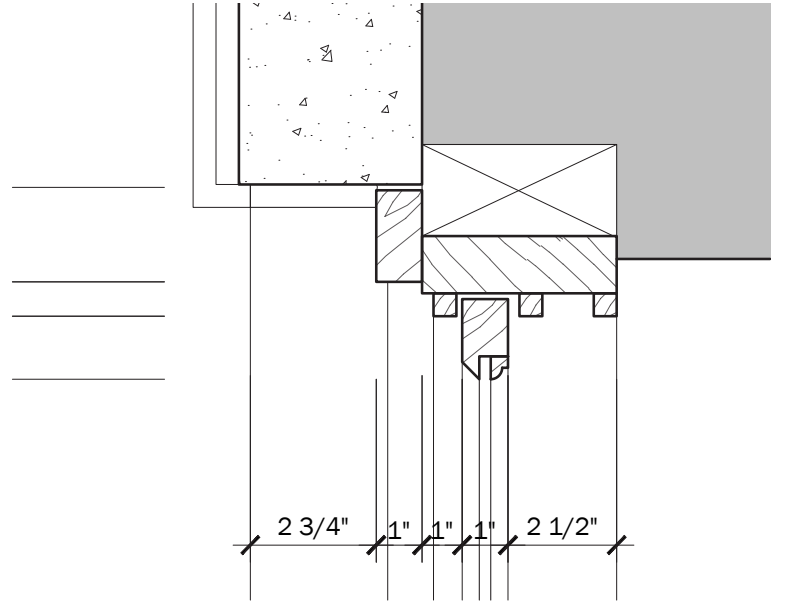
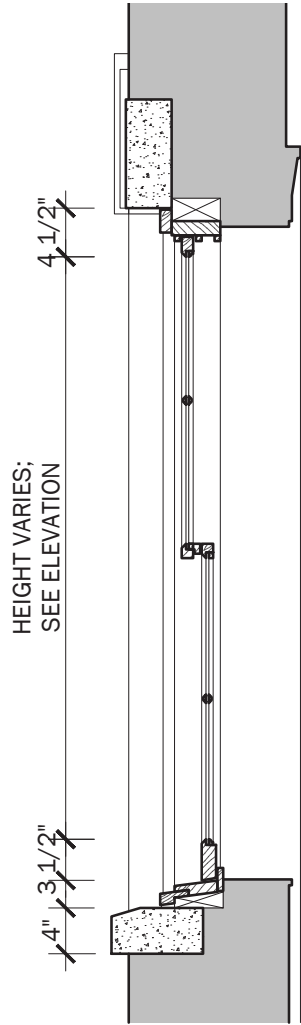
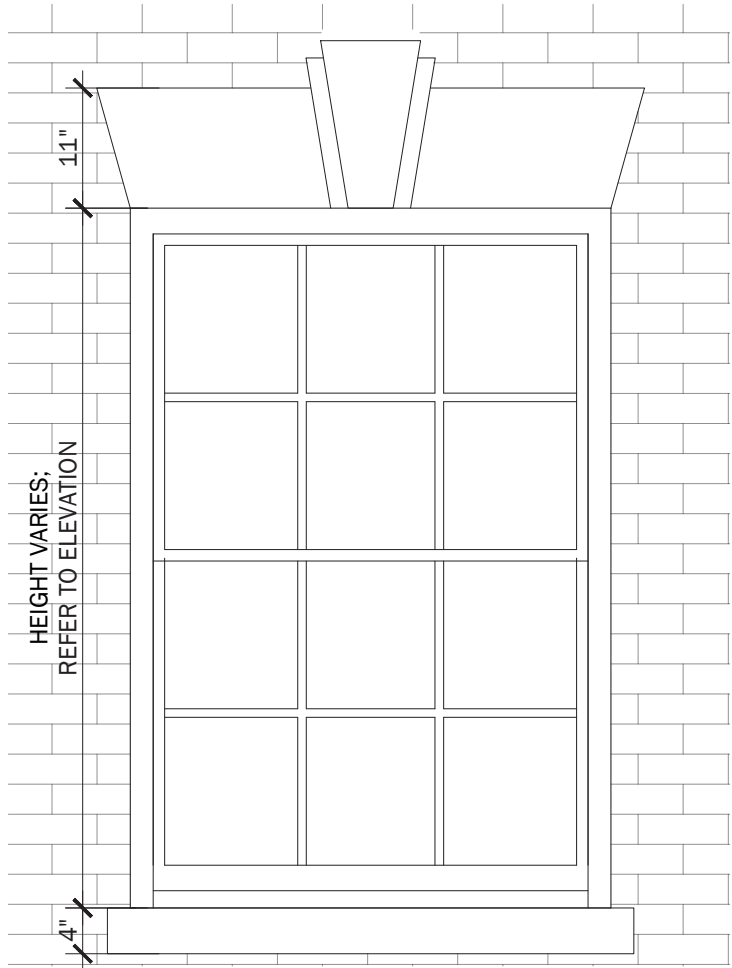
280 W 11TH ST - FAN LIGHT DETAIL
ENTRY & DOOR DETAILS | **PROPOSED DESIGN**

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280 W 11TH ST - TYPICAL WINDOW
ENTRY & DOOR DETAILS | **PROPOSED DESIGN**

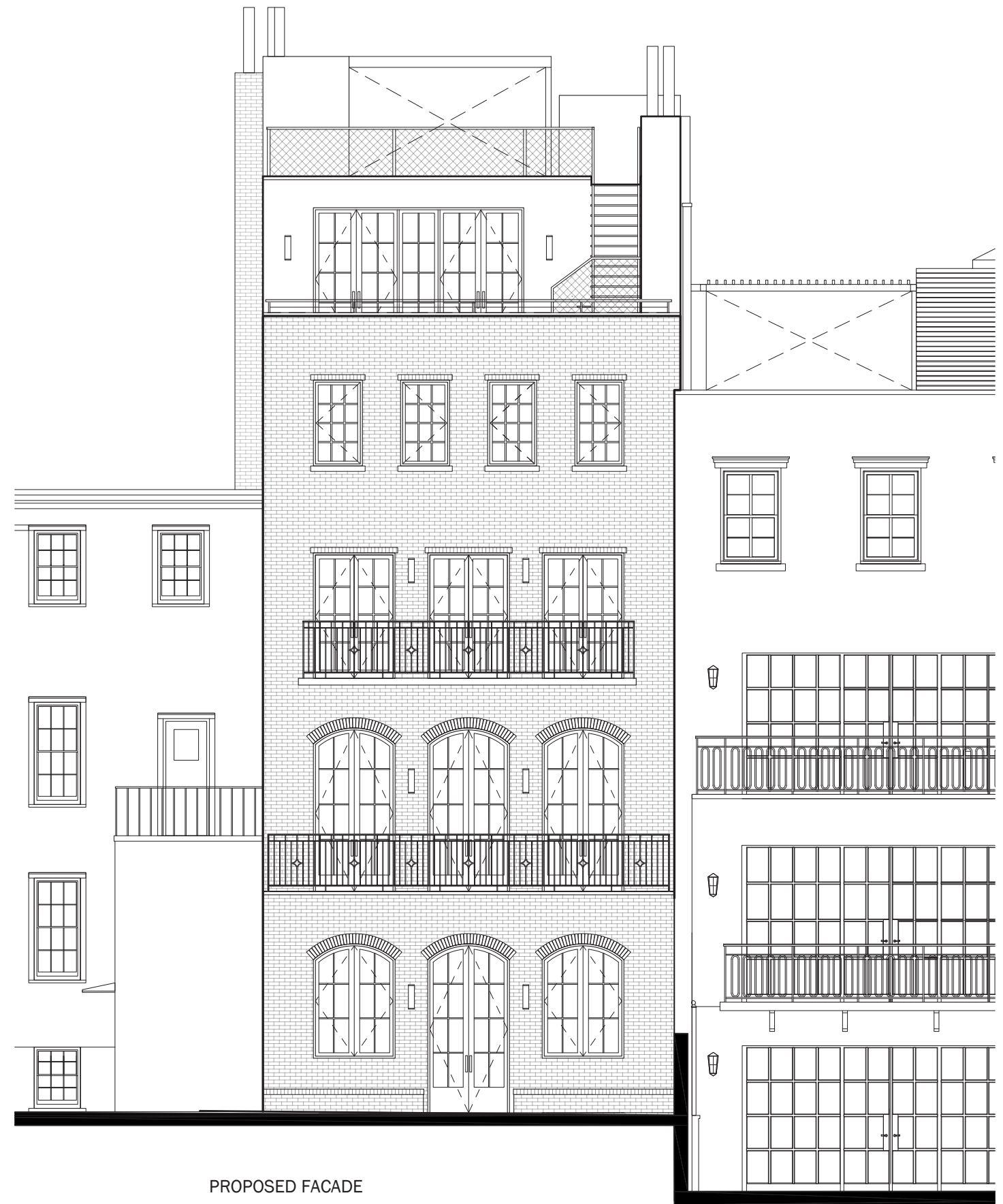
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EXISTING FACADE



PROPOSED FACADE

EXISTING & PROPOSED REAR ELEVATION | **PROPOSED DESIGN**



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PROPOSED RENDERED REAR ELEVATION | **PROPOSED DESIGN**



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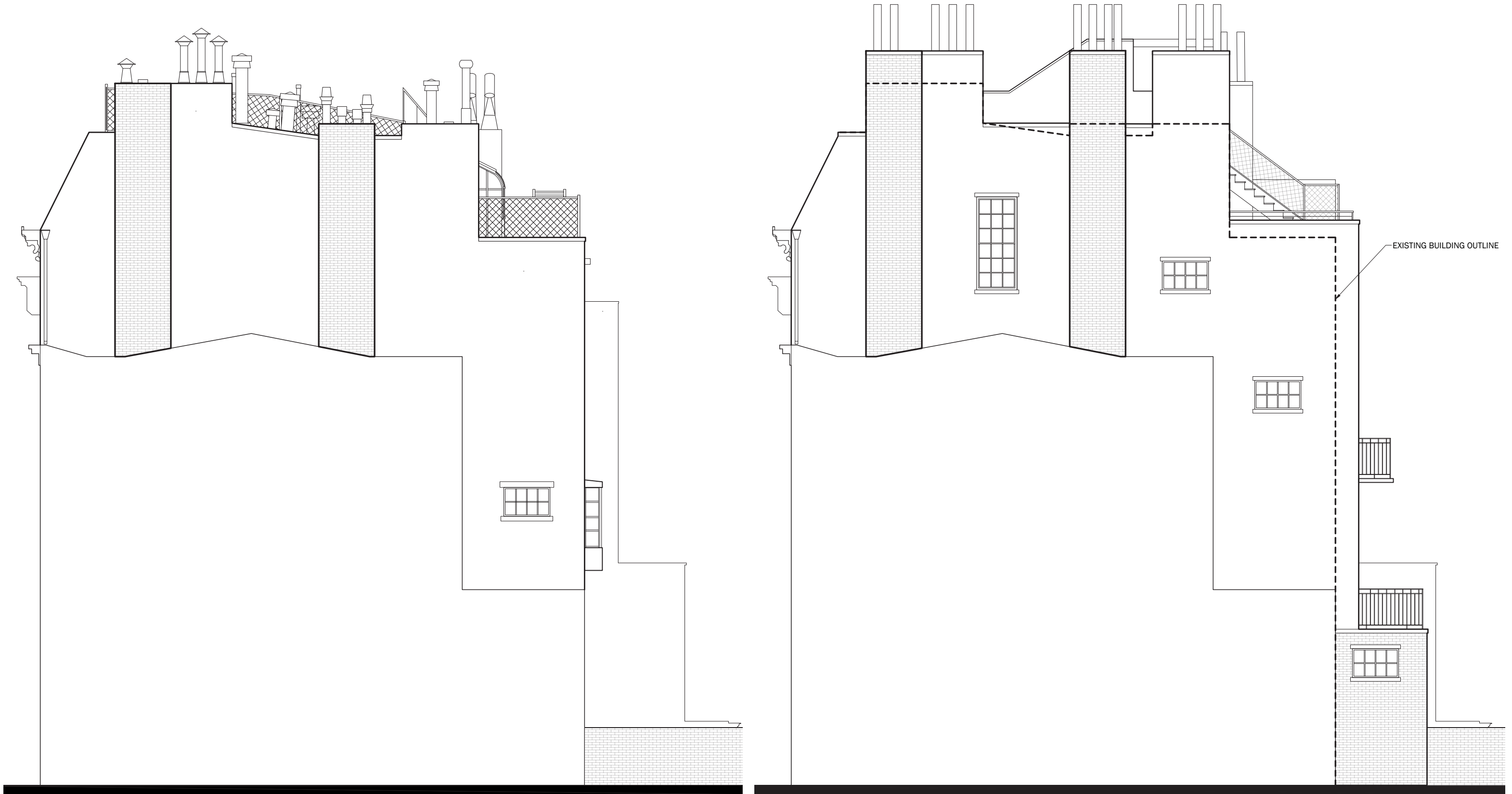
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EXISTING & PROPOSED WEST ELEVATION | **PROPOSED DESIGN**



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EXISTING & PROPOSED RENDERED WEST ELEVATION | **PROPOSED DESIGN**



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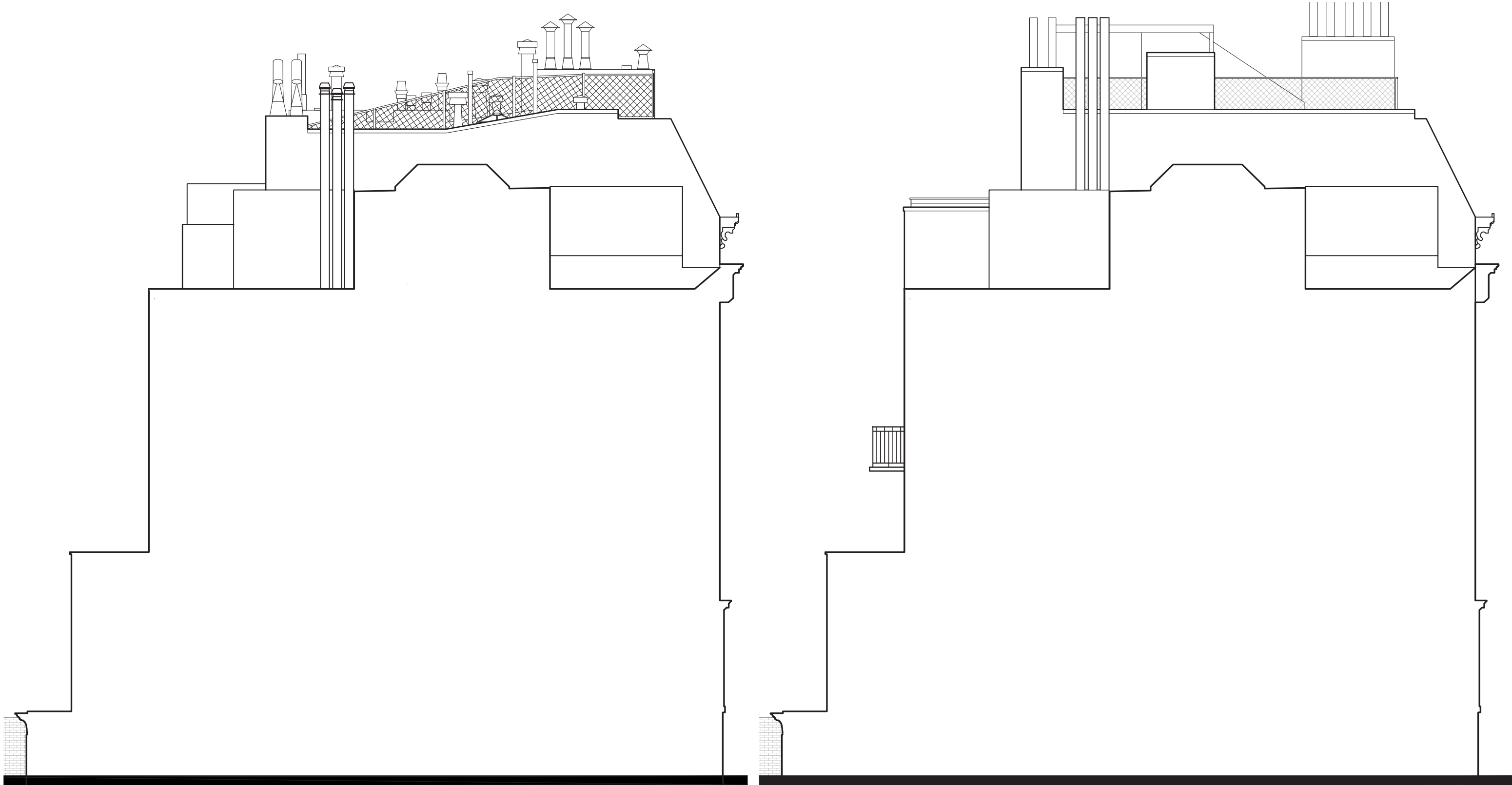
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EXISTING & PROPOSED EAST ELEVATION | **PROPOSED DESIGN**



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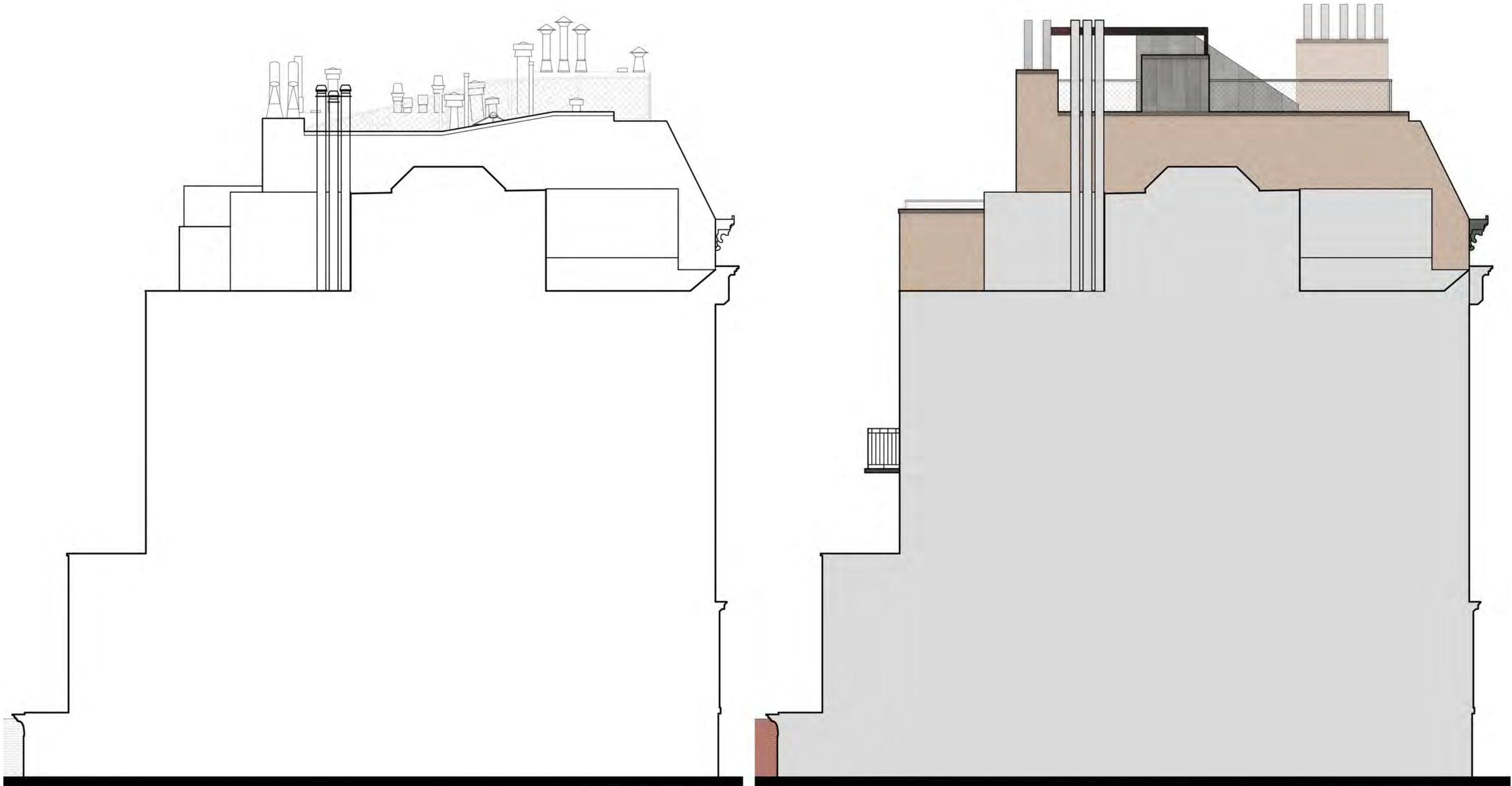
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EXISTING & PROPOSED RENDERED EAST ELEVATION | **PROPOSED DESIGN**



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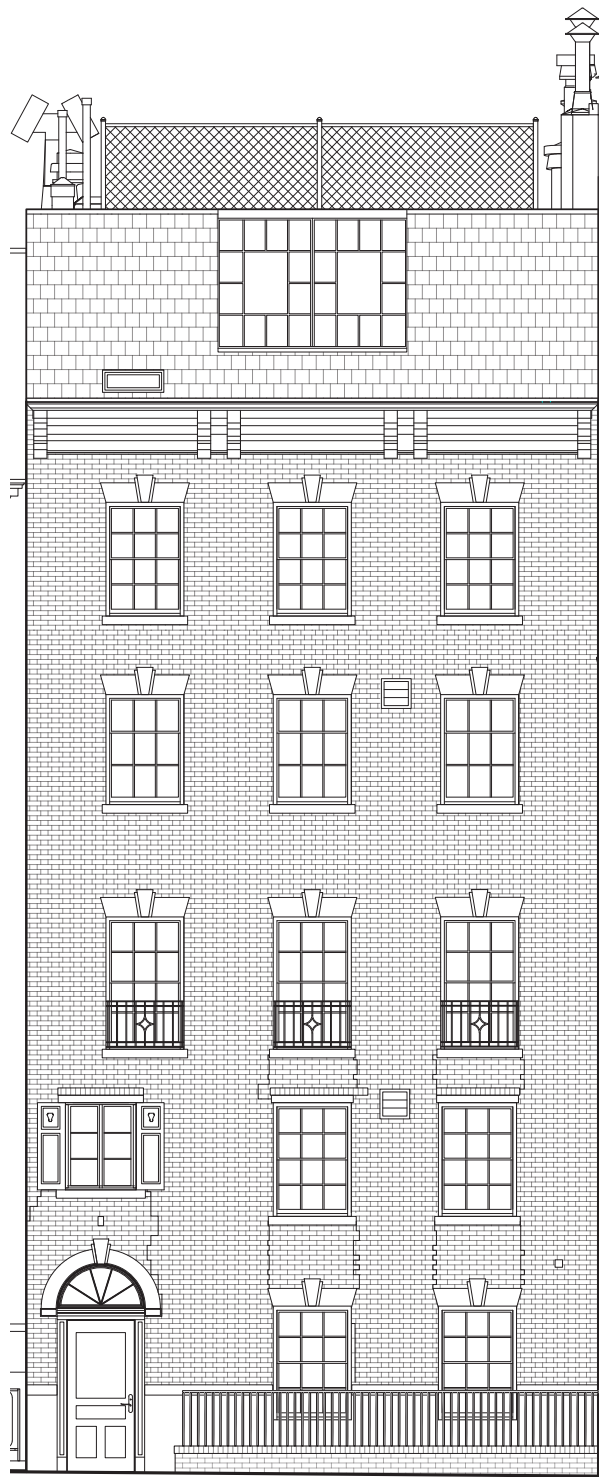
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ROOF - EXISTING F.F.
56'-7" (+XX.XX)

6TH FLR - EXISTING F.F.
45'-8" (+XX.XX)

5TH FLR - EXISTING F.F.
36'-5" (+XX.XX)

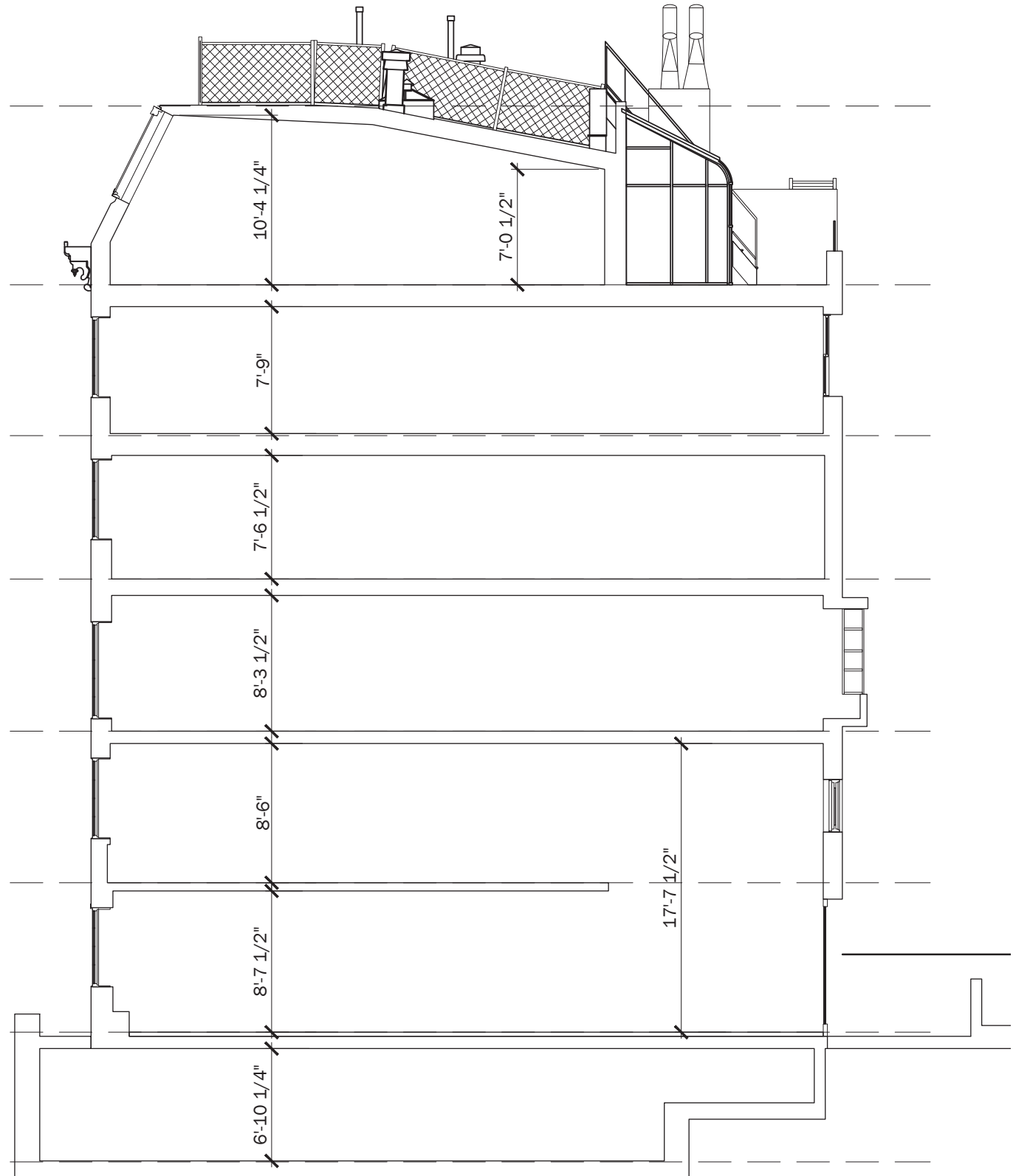
4TH FLR - EXISTING F.F.
27'-8" (+XX.XX)

3RD FLR - EXISTING F.F.
18'-5" (+XX.XX)

2ND FLR - EXISTING F.F.
9'-2" (+XX.XX)

GROUND - EXISTING F.F.
0'-00" (+XX.XX)

CELLAR - EXISTING F.F.
7'-11" (+XX.XX)



EXISTING SECTION | **PROPOSED DESIGN**

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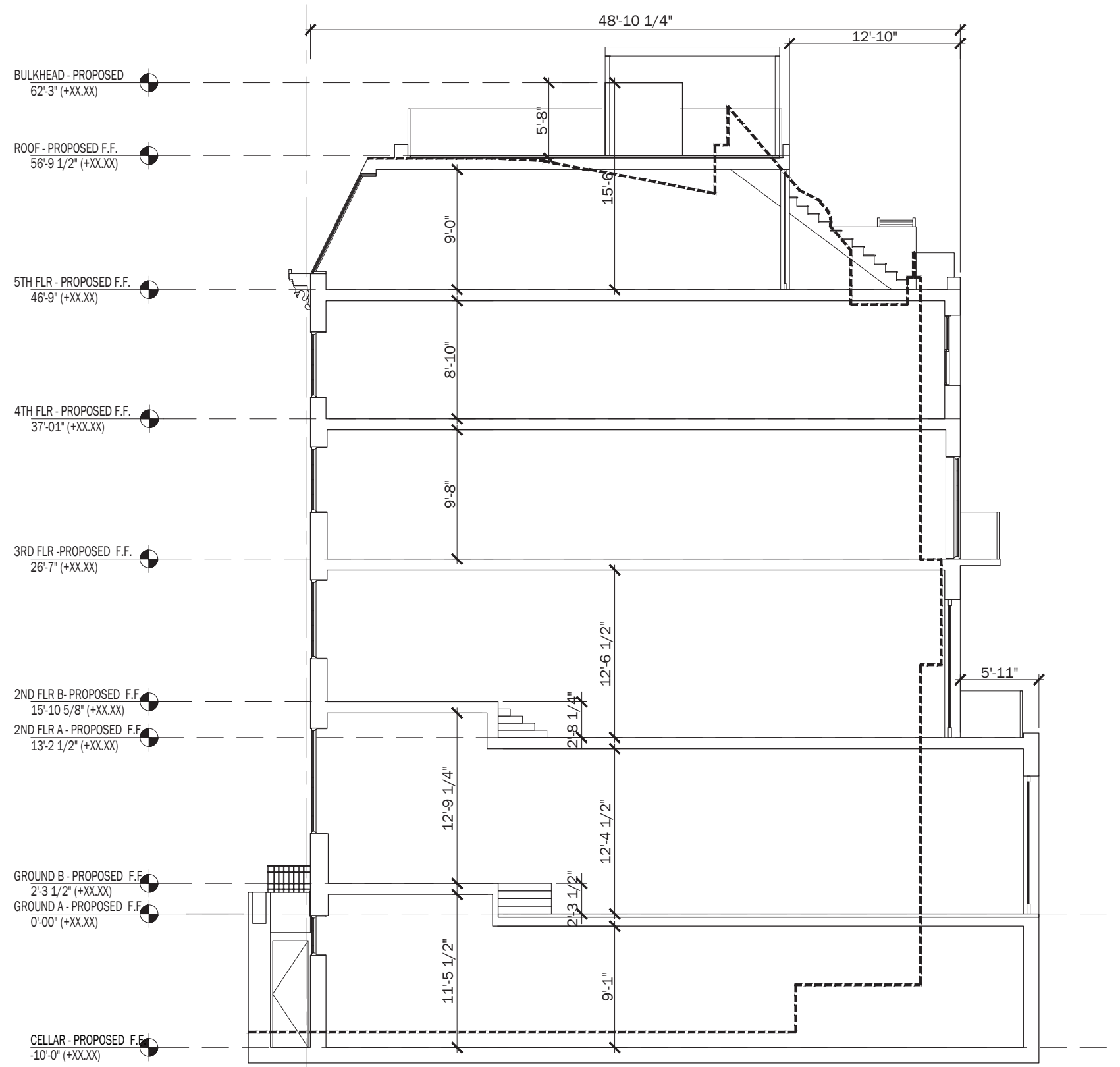
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PROPOSED SECTION | **PROPOSED DESIGN**

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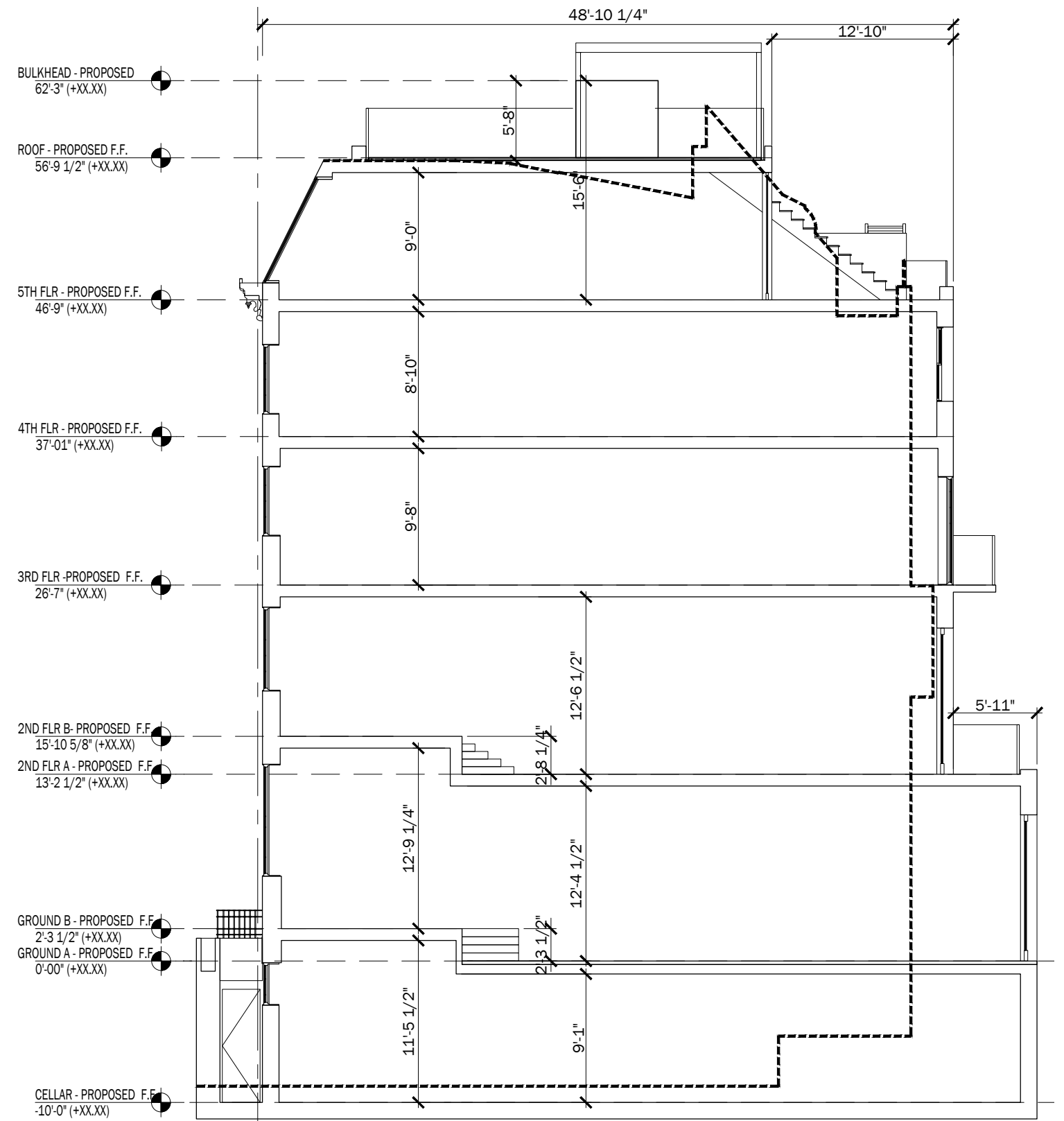
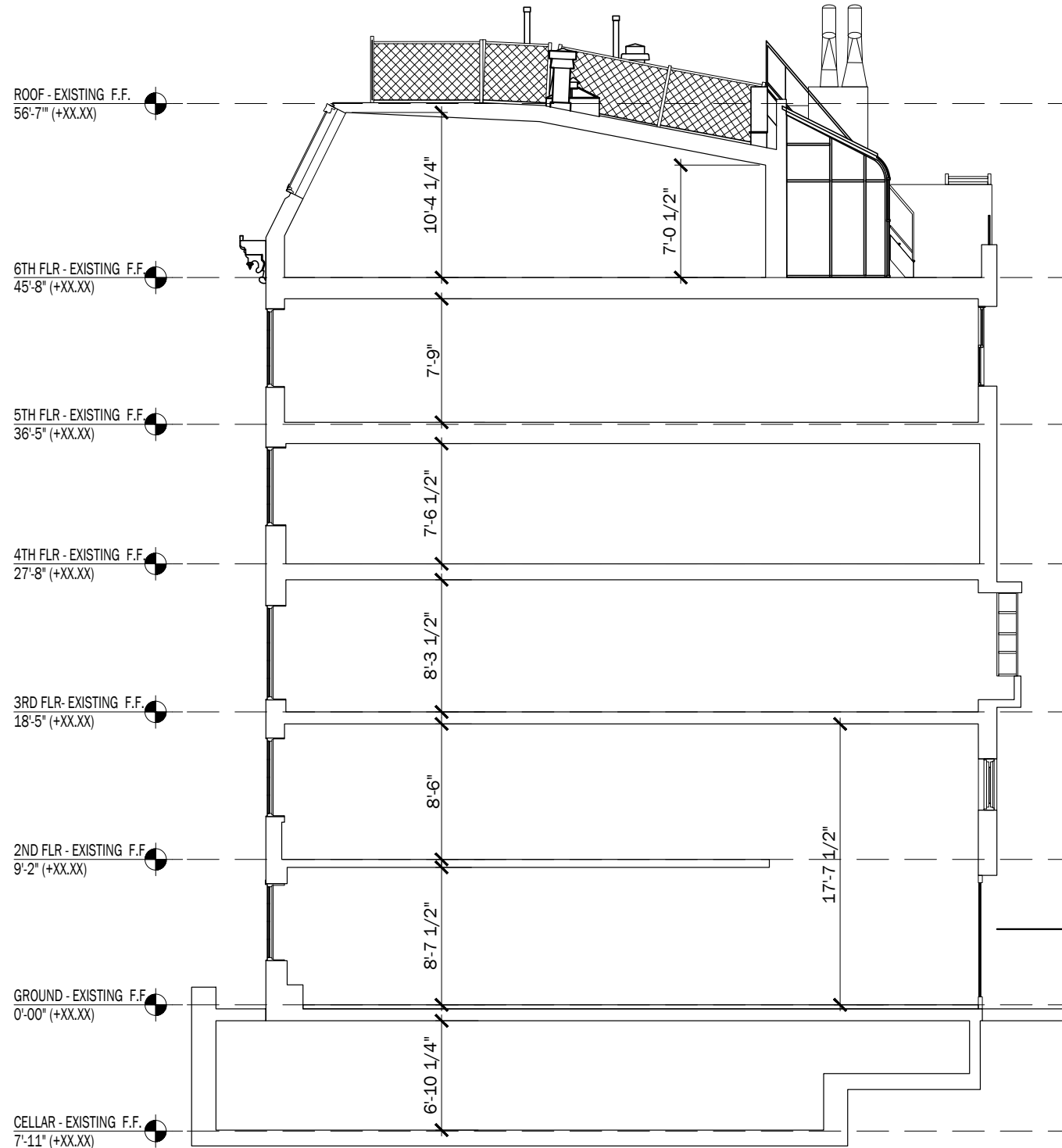
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EXISTING AND PROPOSED SECTIONS | **PROPOSED DESIGN**



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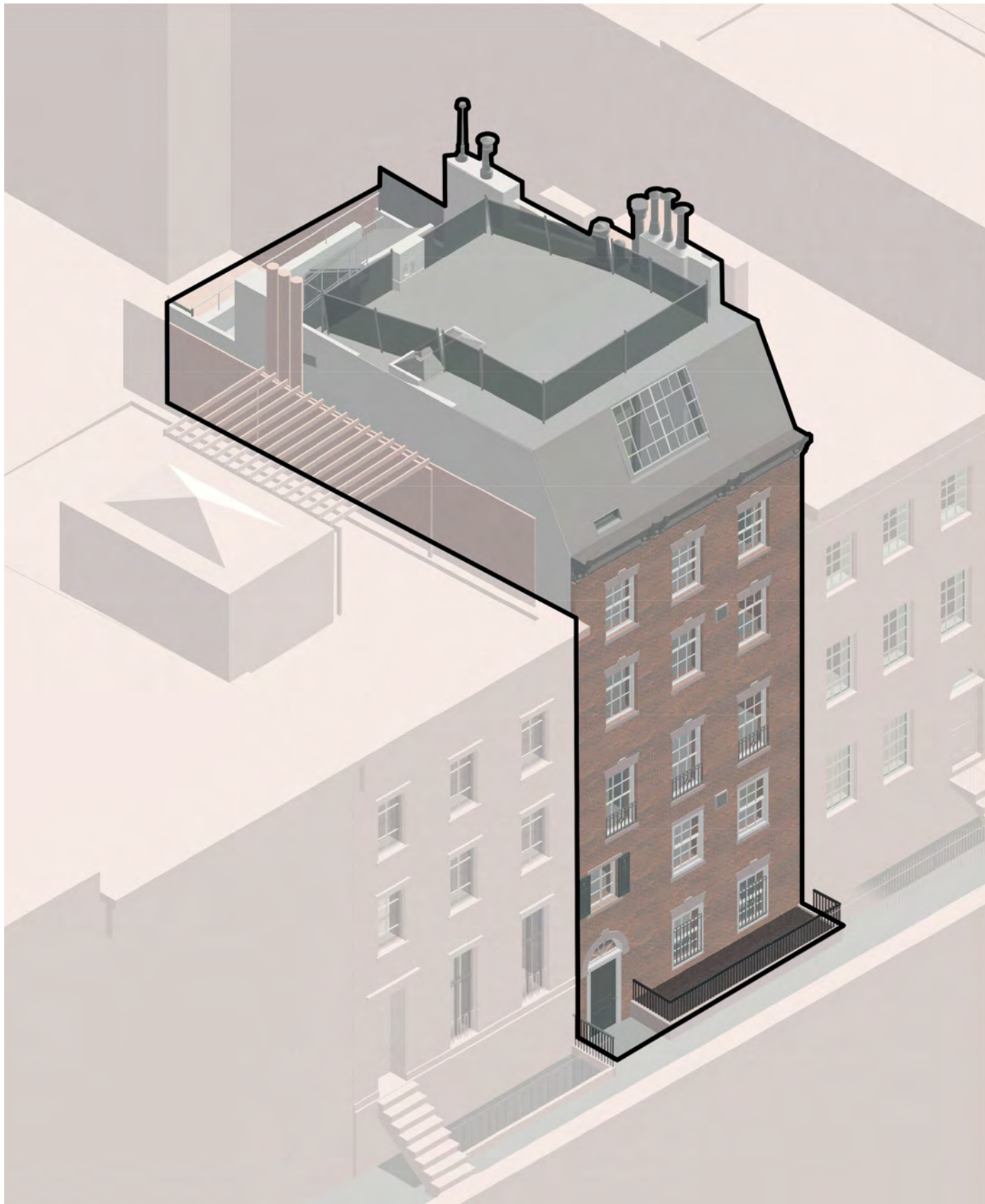
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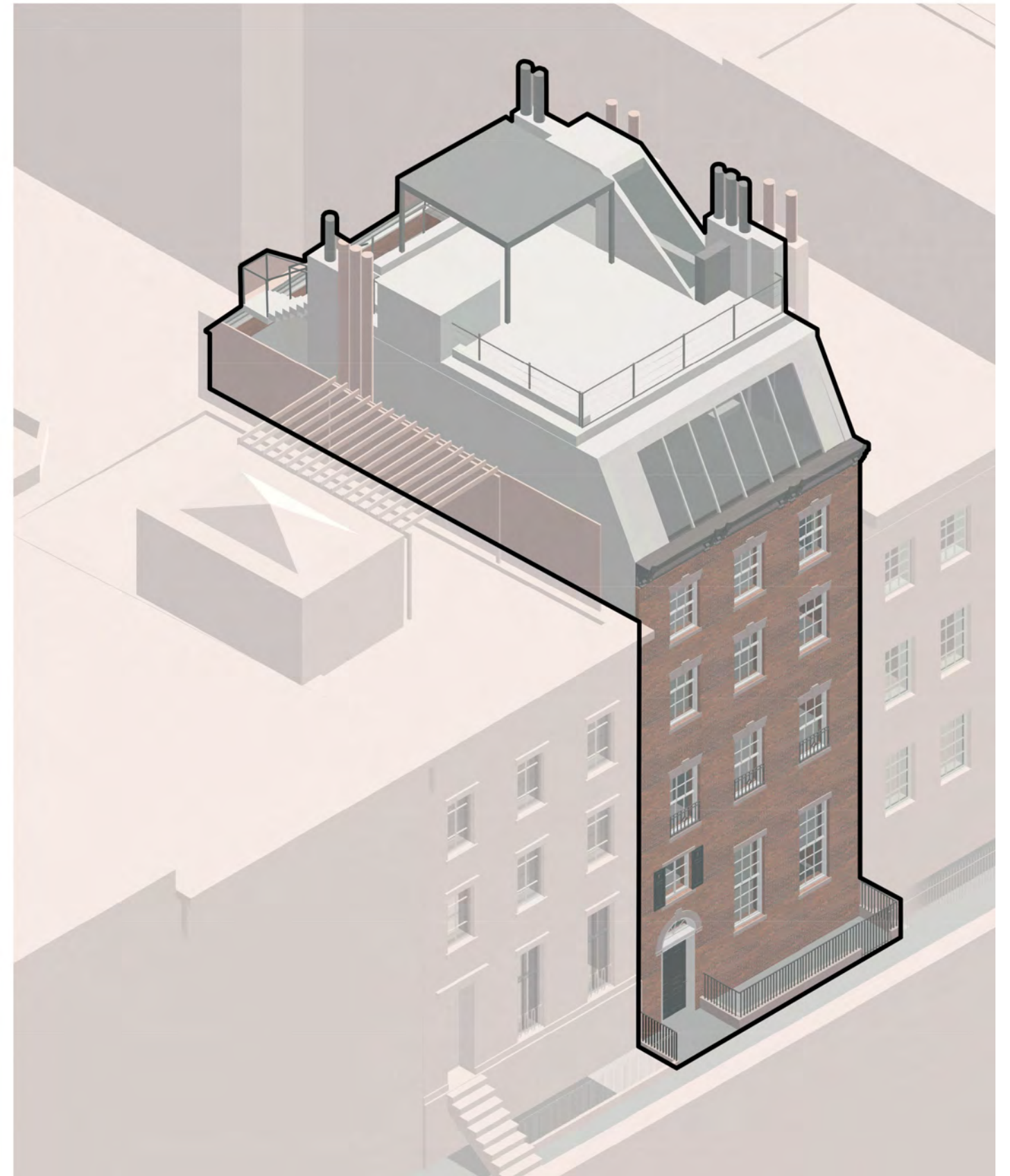
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EXISTING



PROPOSED

FRONT AXONOMETRIC | **PROPOSED DESIGN**

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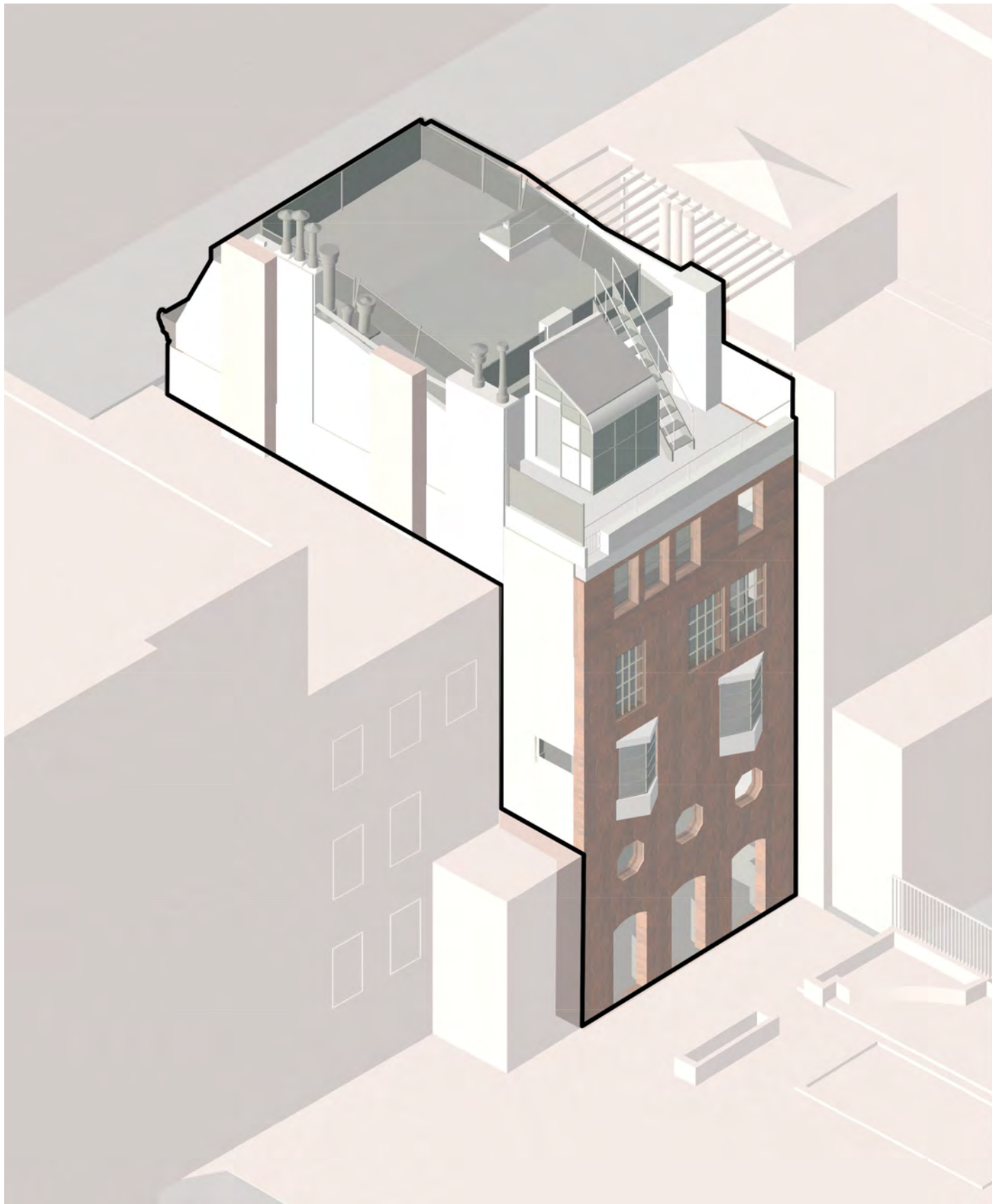
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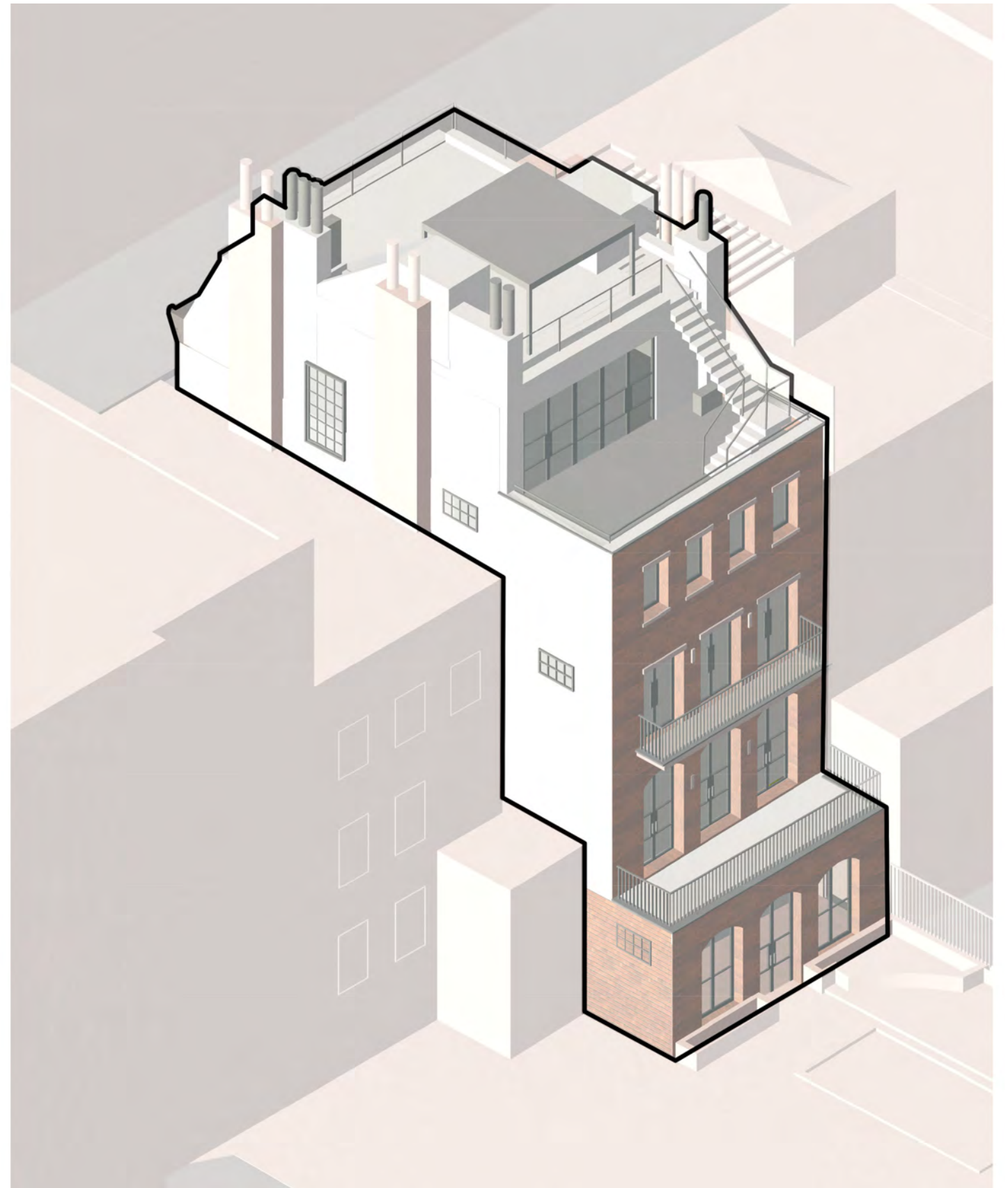


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REAR AXONOMETRIC | PROPOSED DESIGN

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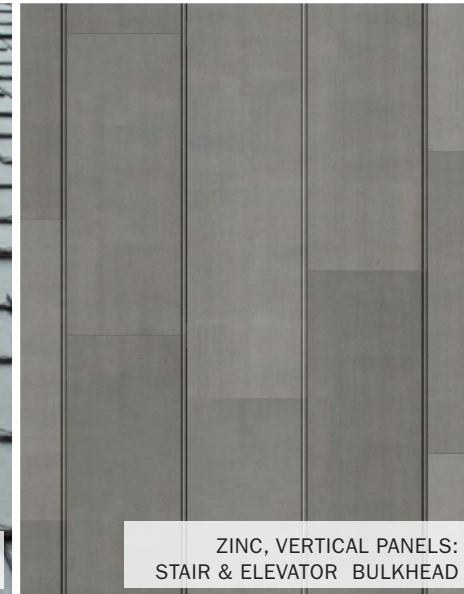
39



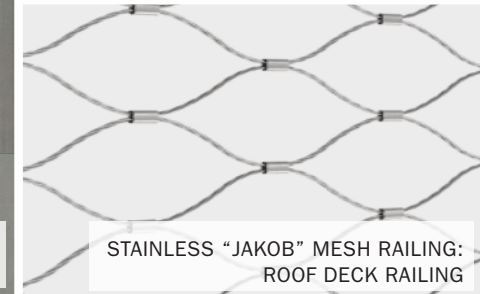
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RESTORED SLATE SHINGLES:
FRONT MANSARD ROOF



ZINC, VERTICAL PANELS:
STAIR & ELEVATOR BULKHEAD



STAINLESS "JAKOB" MESH RAILING:
ROOF DECK RAILING

GALVANIZED METAL:
CHIMNEY OVERRUNS



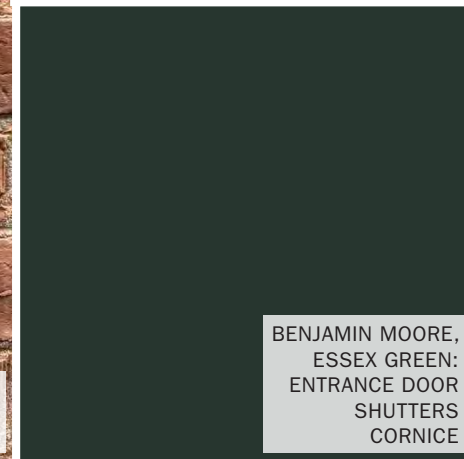
EXISTING & NEW/REPLACED BRICK
TO MATCH EXISTING:
MAIN FRONT FACADE:



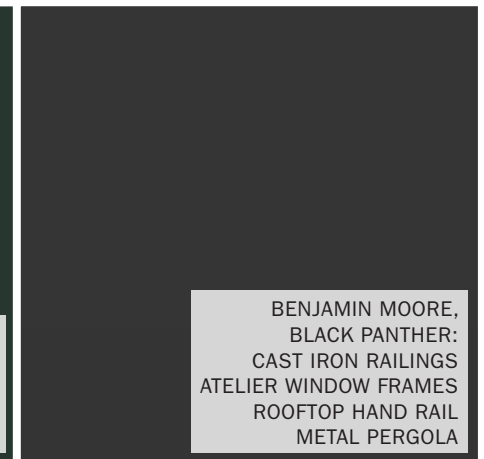
BROWNSTONE, COLOR MATCH
TO BENJAMIN MOORE,
FALLEN TIMBER:
WINDOW LINTELS
WINDOW SILLS
FAN WINDOW SURROUNDS
RUSTICATED BASE



BENJAMIN MOORE,
CHANTILLY LACE:
WOOD WINDOW FRAMES



BENJAMIN MOORE,
ESSEX GREEN:
ENTRANCE DOOR
SHUTTERS
CORNICE

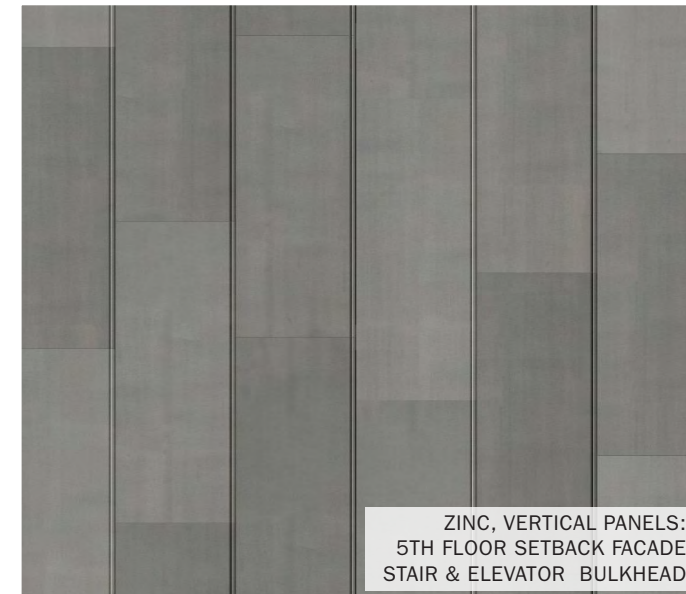


BENJAMIN MOORE,
BLACK PANTHER:
CAST IRON RAILINGS
ATELIER WINDOW FRAMES
ROOFTOP HAND RAIL
METAL PERGOLA

PROPOSED FRONT ELEVATION - MATERIAL PALETTE

SCALE 1/8" = 1'-0"
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ZINC, VERTICAL PANELS:
5TH FLOOR SETBACK FACADE
STAIR & ELEVATOR BULKHEAD



GALVANIZED METAL:
CHIMNEY OVERRUNS

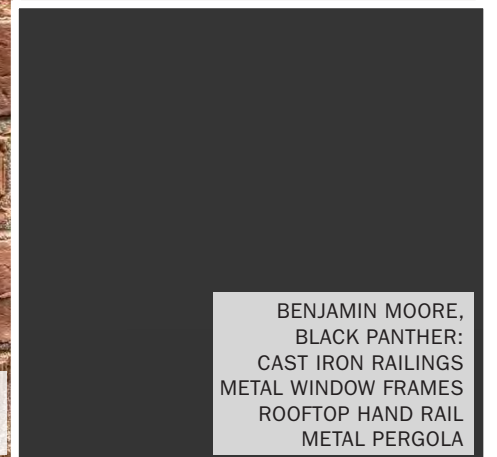
STAINLESS "JAKOB" MESH RAILING:
ROOF DECK STAIR RAILING



EXISTING & NEW/REPLACED BRICK
TO MATCH EXISTING:
MAIN REAR FACADE:



BROWNSTONE, COLOR MATCH
TO BENJAMIN MOORE,
FALLEN TIMBER:
WINDOW LINTELS
WINDOW SILLS
FAN WINDOW SURROUNDS
RUSTICATED BASE



BENJAMIN MOORE,
BLACK PANTHER:
CAST IRON RAILINGS
METAL WINDOW FRAMES
ROOFTOP HAND RAIL
METAL PERGOLA

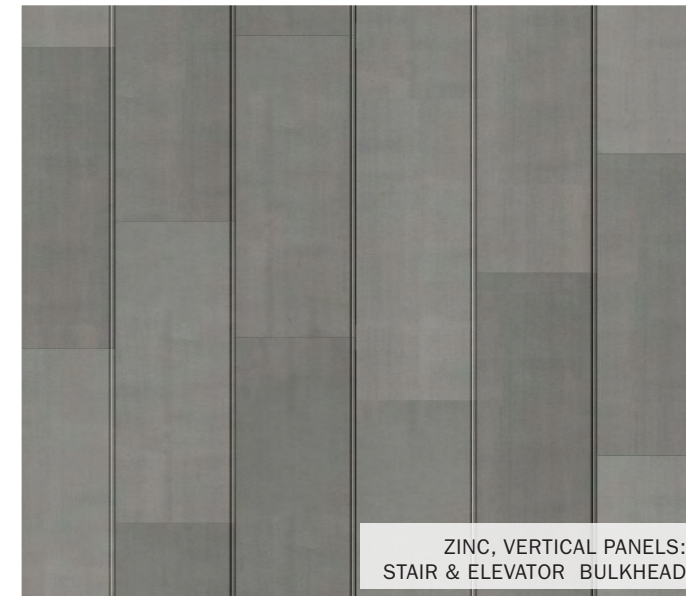
PROPOSED REAR ELEVATION - MATERIAL PALETTE

SCALE 1/8" = 1'-0"
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ZINC, VERTICAL PANELS:
STAIR & ELEVATOR BULKHEAD



STAINLESS "JAKOB" MESH RAILING:
ROOF DECK RAILING



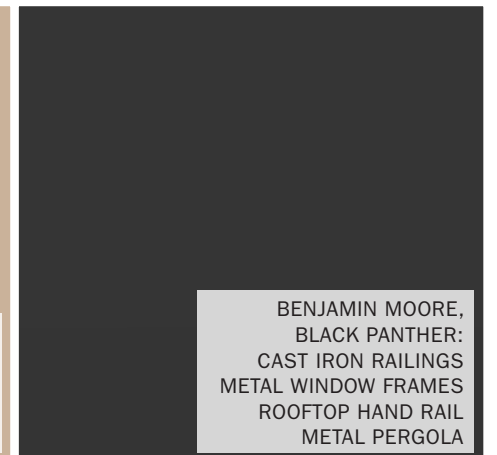
EXISTING & NEW/REPLACED BRICK
TO MATCH EXISTING:
REAR EXTENSION
NEIGHBOR CHIMNEYS/EXTENSIONS



BROWNSTONE, COLOR MATCH
TO BENJAMIN MOORE,
FALLEN TIMBER:
WEST WINDOW LINTELS
WEST WINDOW SILLS



STUCCO, COLOR MATCH TO
BENJAMIN MOORE,
CREAM SODA:
WEST WALL
CHIMNEYS



BENJAMIN MOORE,
BLACK PANTHER:
CAST IRON RAILINGS
METAL WINDOW FRAMES
ROOFTOP HAND RAIL
METAL PERGOLA

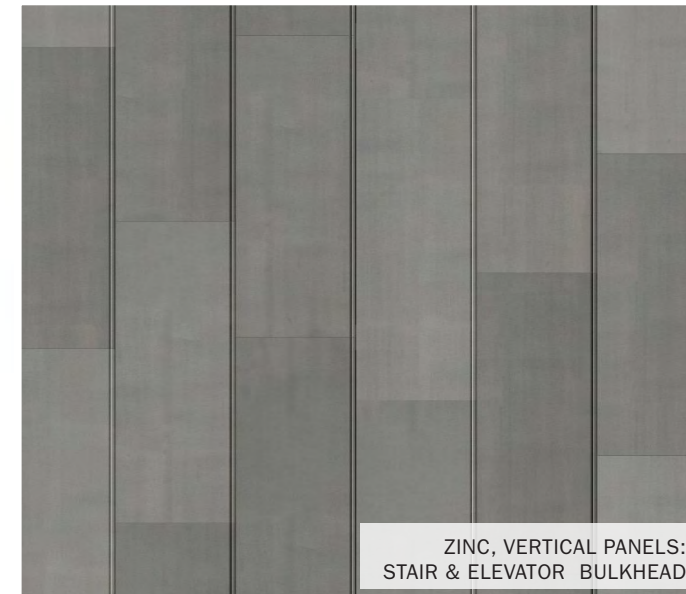
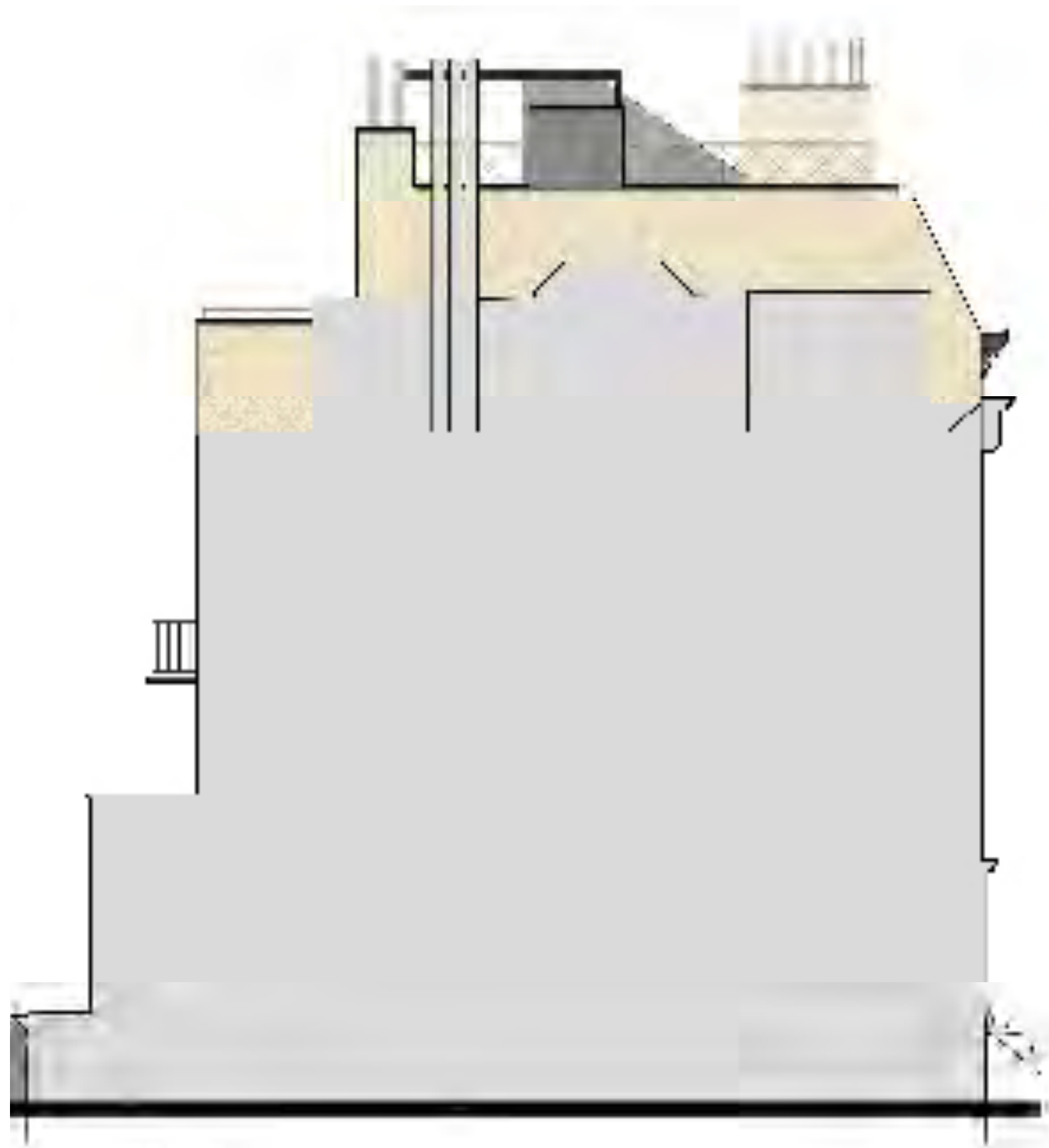
EXISTING & PROPOSED RENDERED WEST ELEVATION

SCALE 1/8" = 1'-0"
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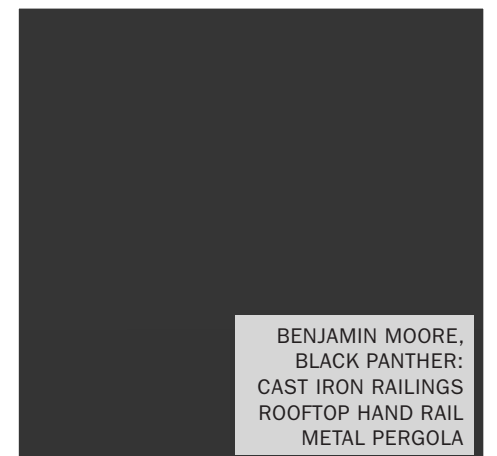
42



ZINC, VERTICAL PANELS:
STAIR & ELEVATOR BULKHEAD



STAINLESS "JAKOB" MESH RAILING:
ROOF DECK RAILING



BENJAMIN MOORE,
BLACK PANTHER:
CAST IRON RAILINGS
ROOFTOP HAND RAIL
METAL PERGOLA



STUCCO, COLOR MATCH TO
BENJAMIN MOORE,
CREAM SODA:
EAST WALL
CHIMNEYS

EXISTING & PROPOSED RENDERED EAST ELEVATION



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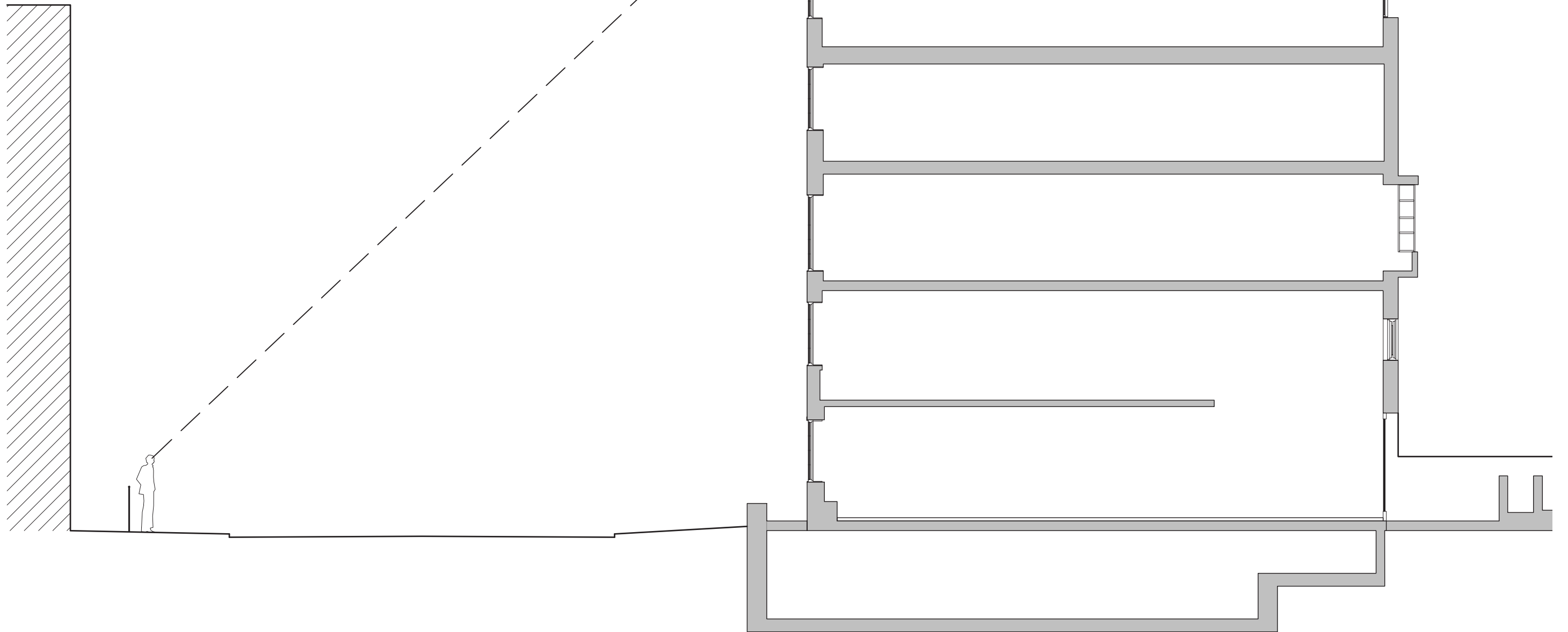
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DATE

1/8" = 1'-0"
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NW

**VISIBILITY
STUDIES**



EXISTING SECTION WITH SIGHTLINES | **VISIBILITY STUDIES**



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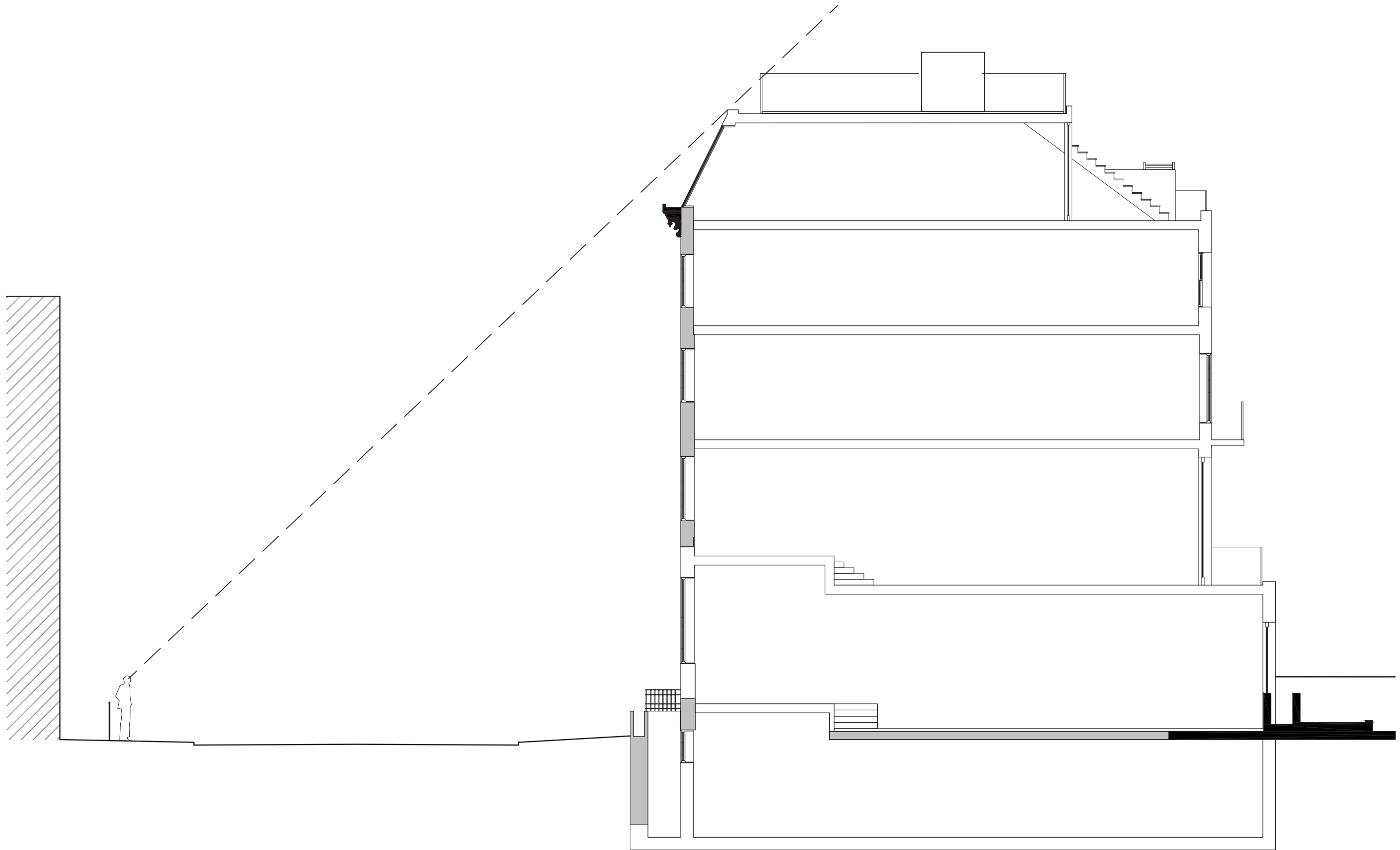
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PROPOSED SECTION WITH SIGHTLINES | VISIBILITY STUDIES



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CAMERA LOCATIONS | VISIBILITY STUDIES



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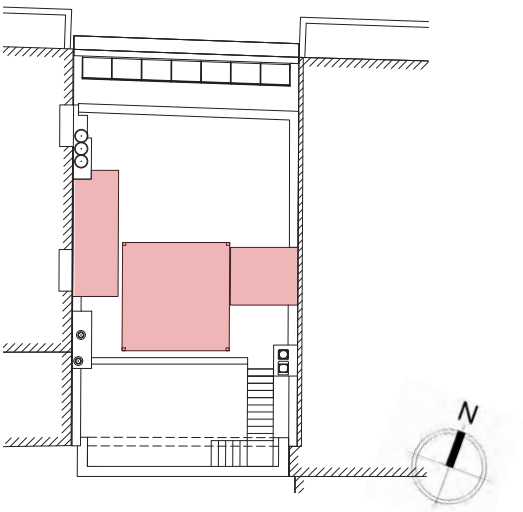
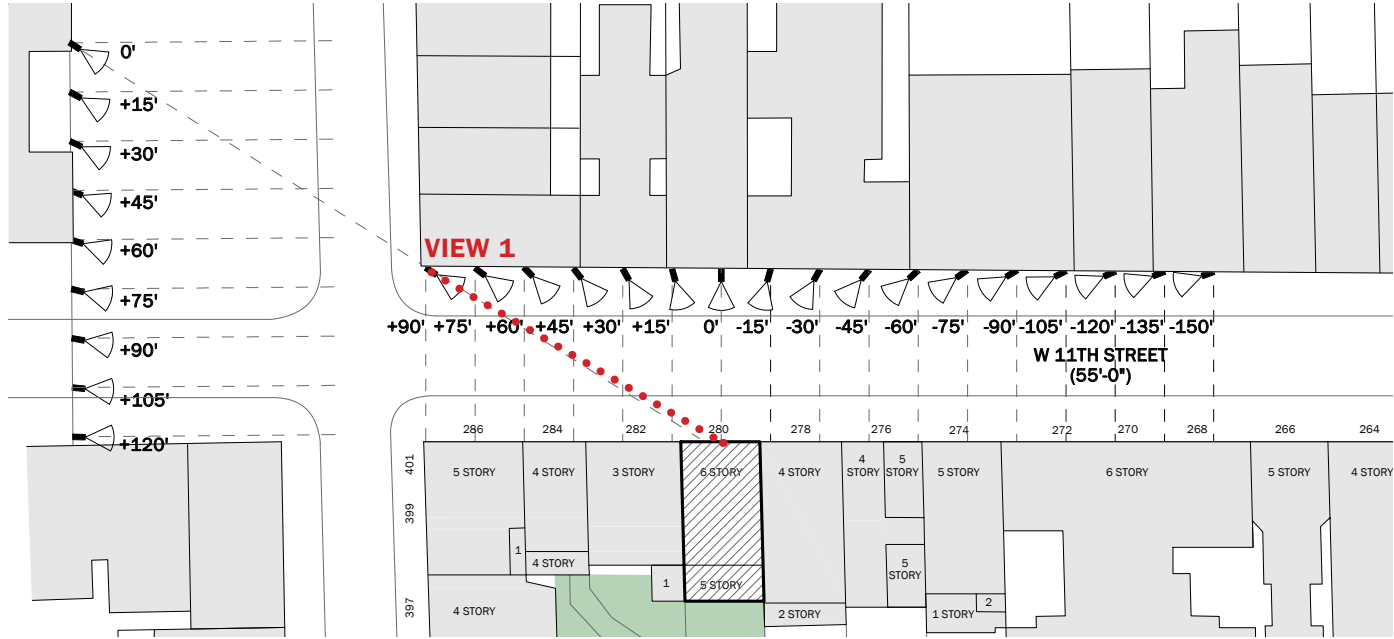
VIEW 1: W 11TH ST. +90' | **EXISTING PHOTO**



VIEW 1: W 11TH ST. +90' | **EXISTING**



VIEW 1: W 11TH ST. +90' | **PROPOSED**



ELEVATOR ON EAST, STAIR ON WEST: VIEWS FROM W 11TH STREET | **VISIBILITY STUDIES**



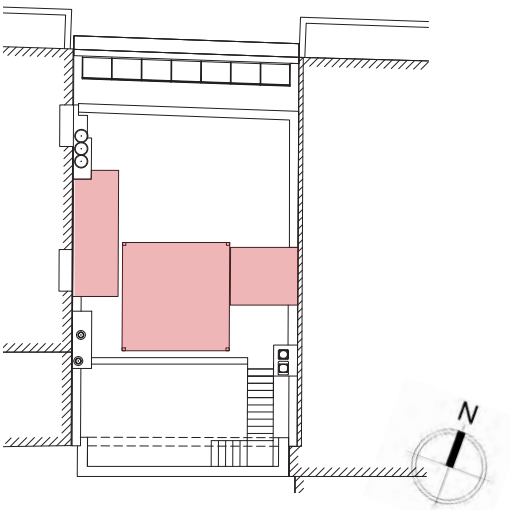
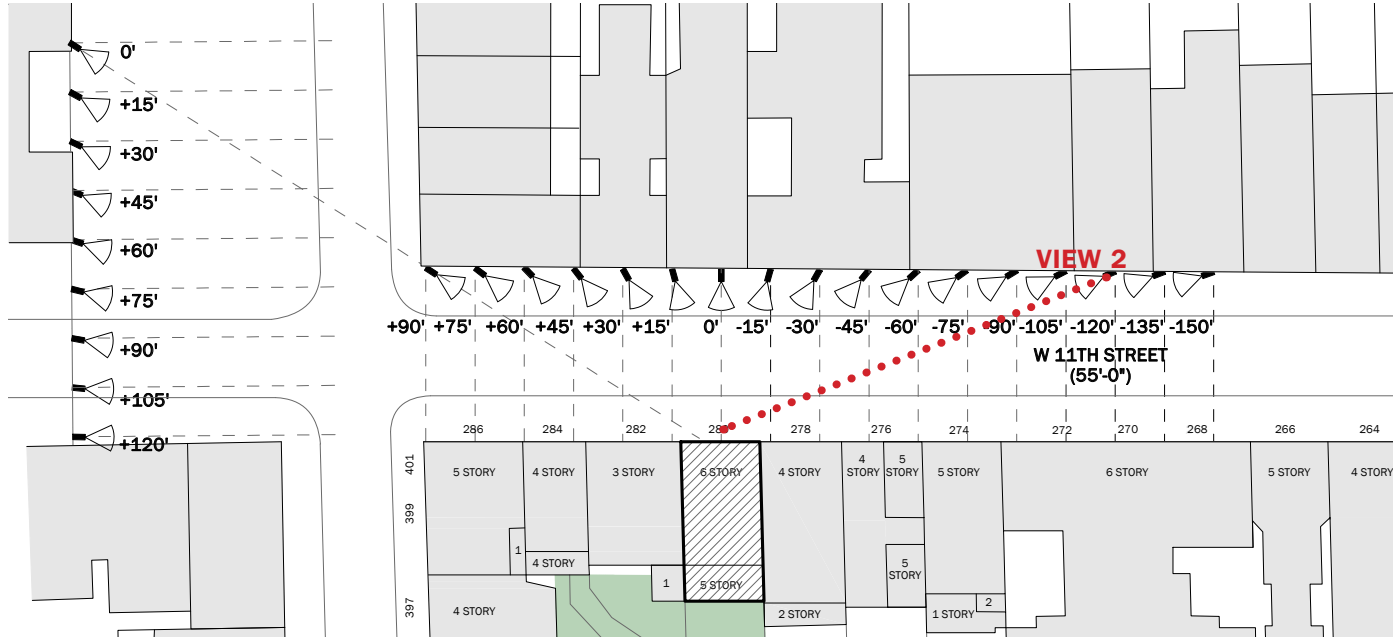
VIEW 2: W 11TH ST. -120' | **EXISTING PHOTO**



VIEW 2: W 11TH ST. -120' | **EXISTING**



VIEW 2: W 11TH ST. -120' | **PROPOSED**



ELEVATOR ON EAST, STAIR ON WEST: VIEWS FROM W 11TH STREET | **VISIBILITY STUDIES**



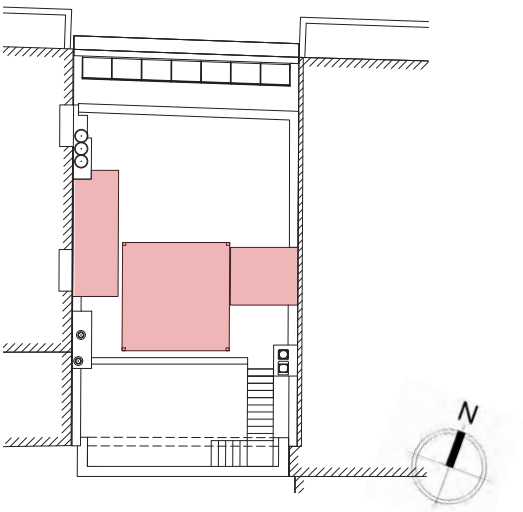
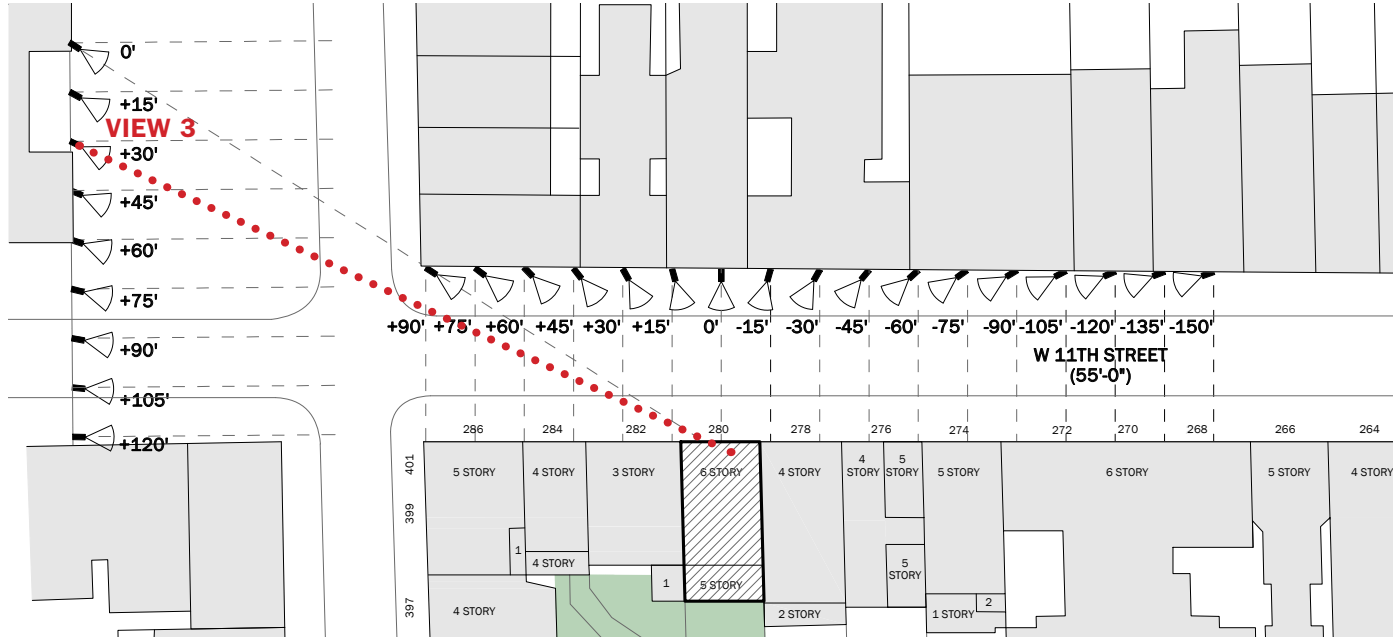
VIEW 3: BLEECKER ST 30' | **EXISTING PHOTO**



VIEW 3: BLEECKER ST 30' | **EXISTING**



VIEW 3: BLEECKER ST 30' | **PROPOSED**



ELEVATOR ON EAST, STAIR ON WEST: VIEWS FROM BLEECKER STREET | **VISIBILITY STUDIES**



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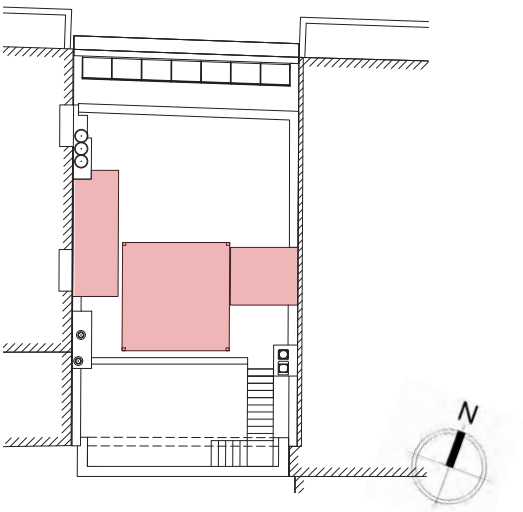
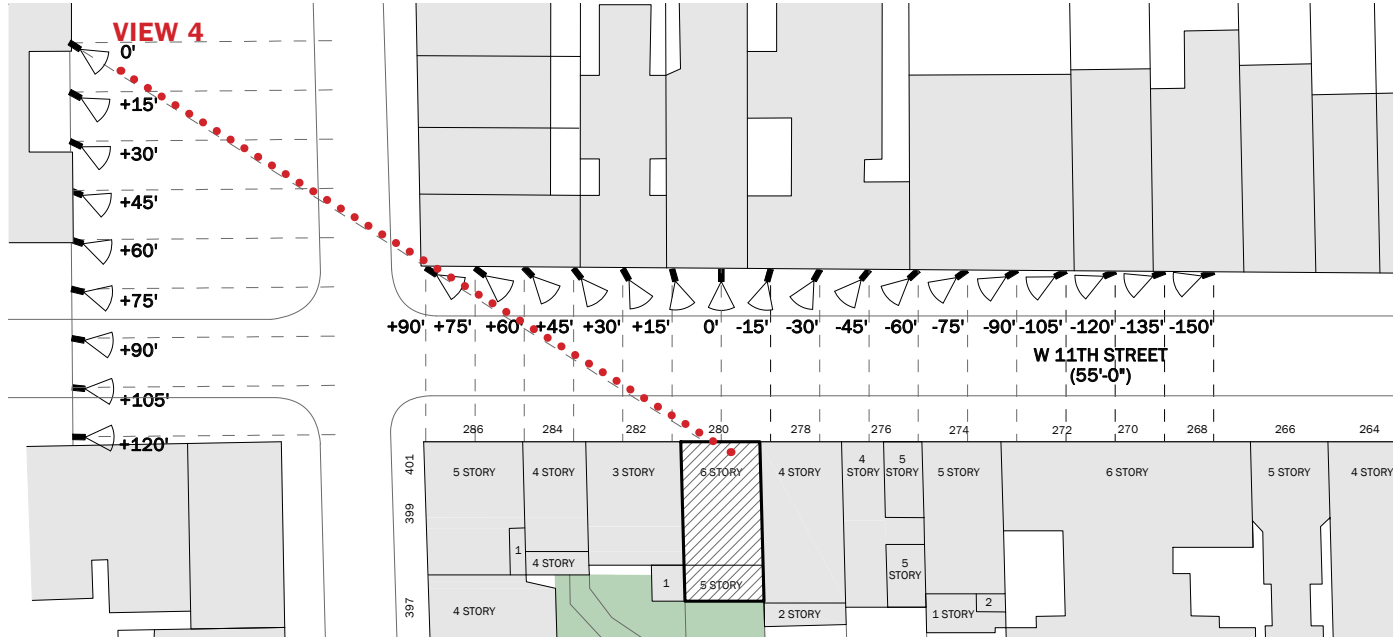
VIEW 4: BLEECKER ST 0' | **EXISTING PHOTO**



VIEW 4: BLEECKER ST 0' | **EXISTING**



VIEW 4: BLEECKER ST 0' | **PROPOSED**



ELEVATOR ON EAST, STAIR ON WEST: VIEWS FROM BLEECKER STREET | **VISIBILITY STUDIES**



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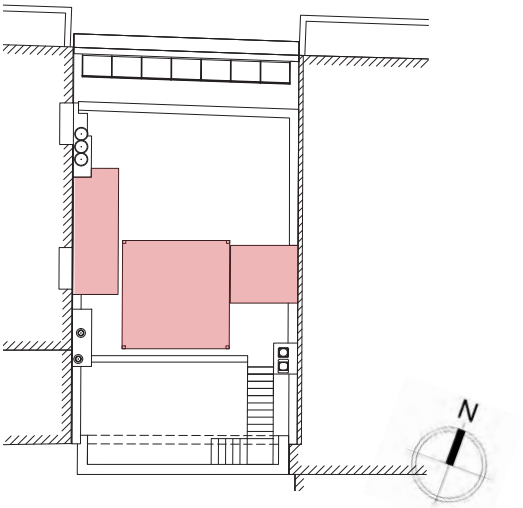
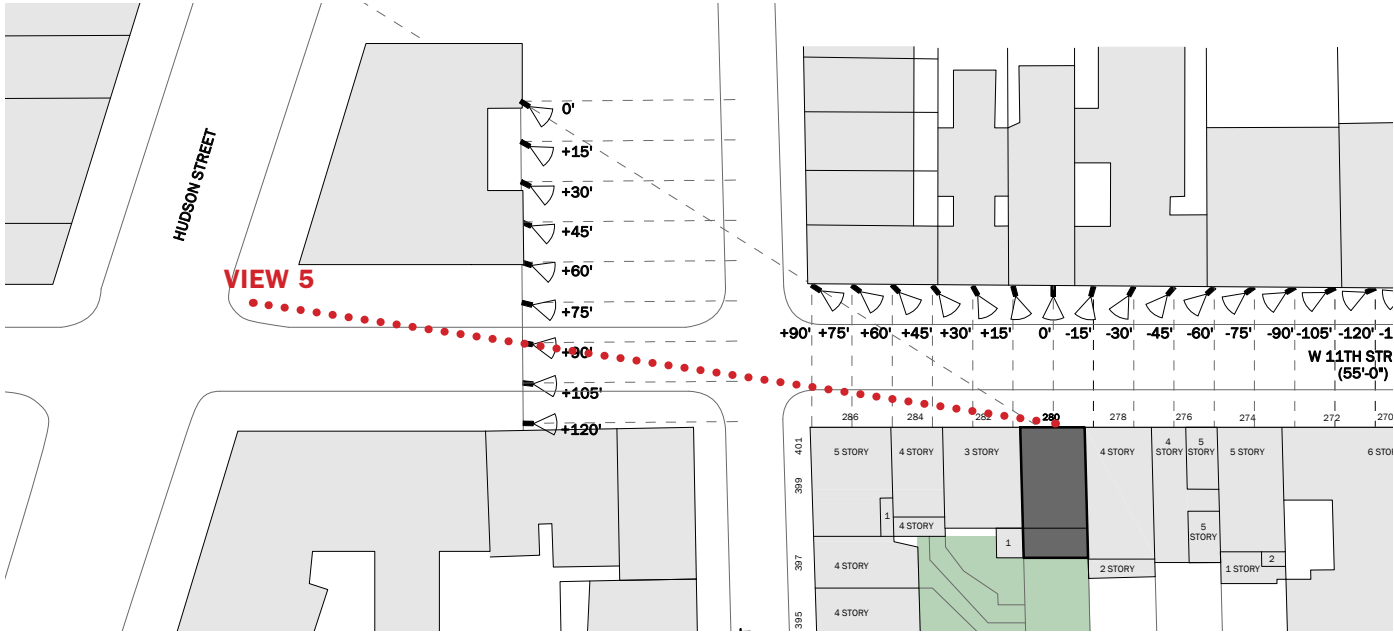
VIEW 5: HUDSON ST | **EXISTING PHOTO**



VIEW 5: HUDSON ST | **EXISTING**



VIEW 5: HUDSON ST | **PROPOSED**



ELEVATOR ON EAST, STAIR ON WEST: VIEWS FROM HUDSON STREET | **VISIBILITY STUDIES**



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THANK YOU