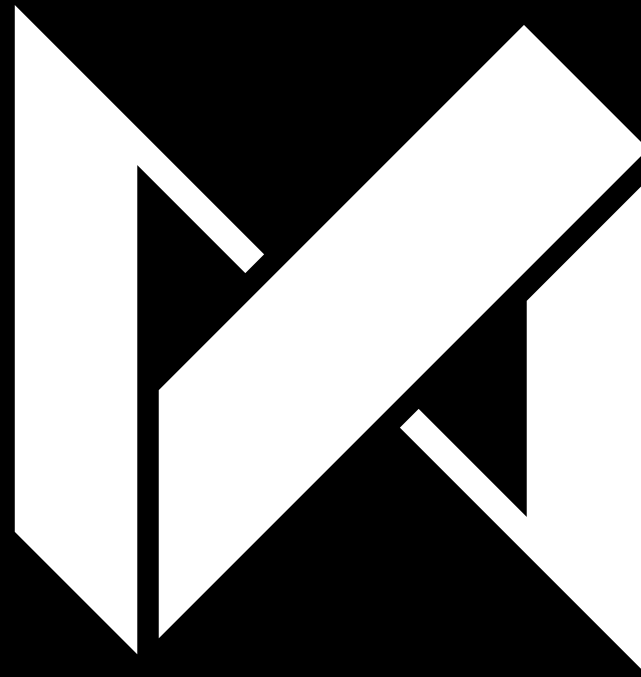


DXA STUDIO
280 W 11th St
COMMUNITY BOARD 2
LANDMARKS & PUBLIC AESTHETICS
COMMITTEE
OCTOBER 16, 2025



CONTENTS

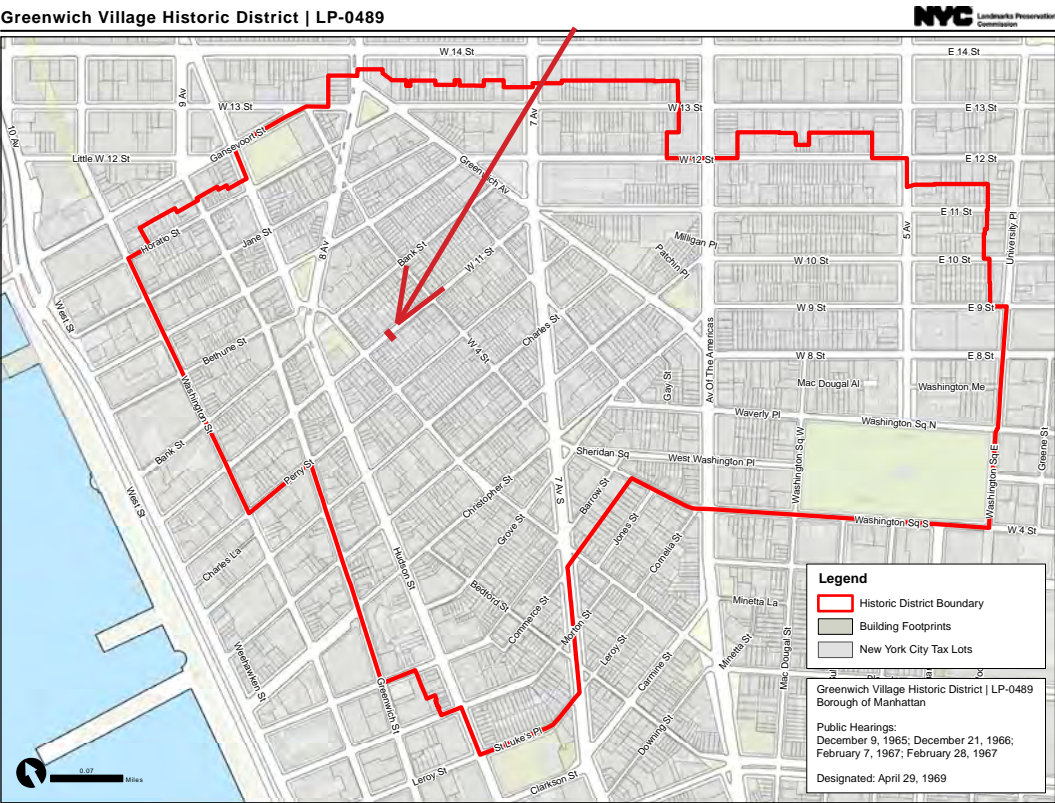
- I. SITE ANALYSIS & CONTEXT**
- II. HISTORICAL CONTEXT**
- III. PROPOSED DESIGN**
- IV. VISIBILITY STUDIES**
- V. APPENDIX**



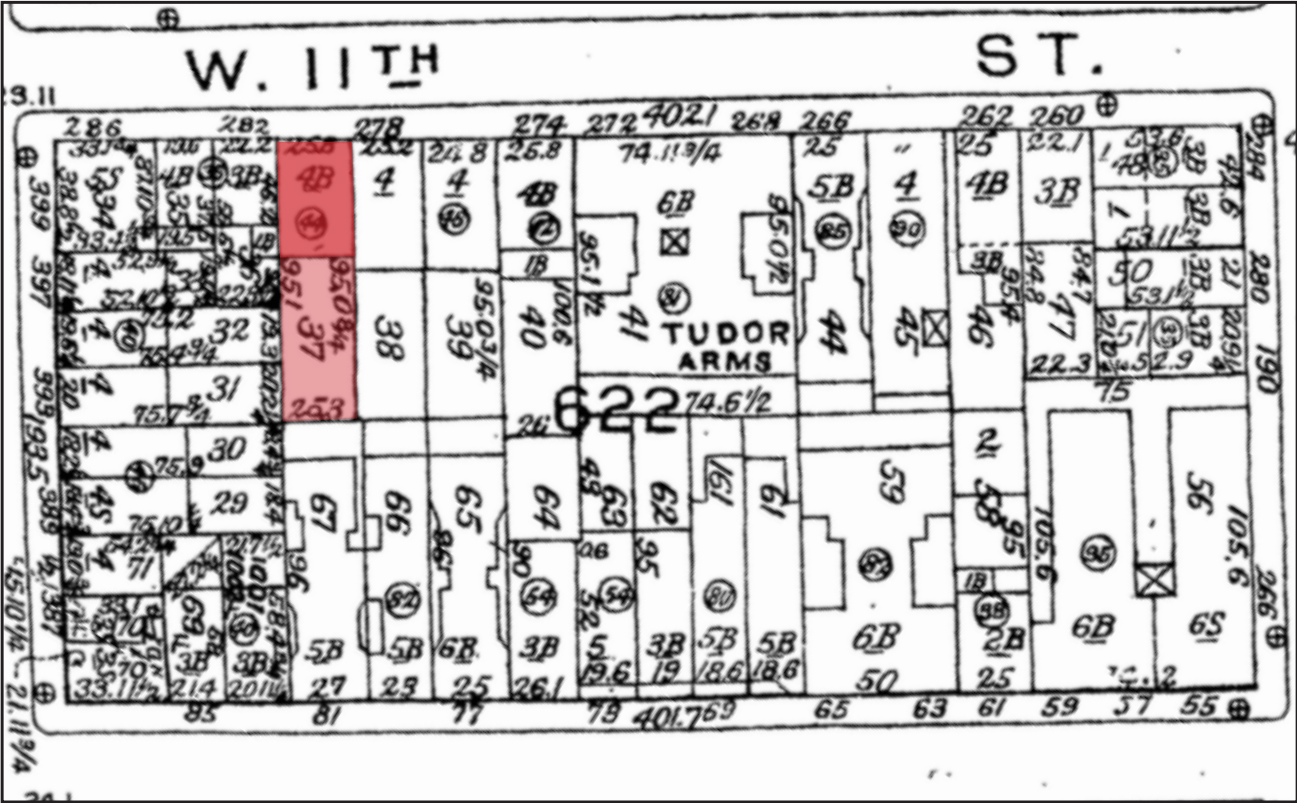
SITE ANALYSIS & CONTEXT



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**



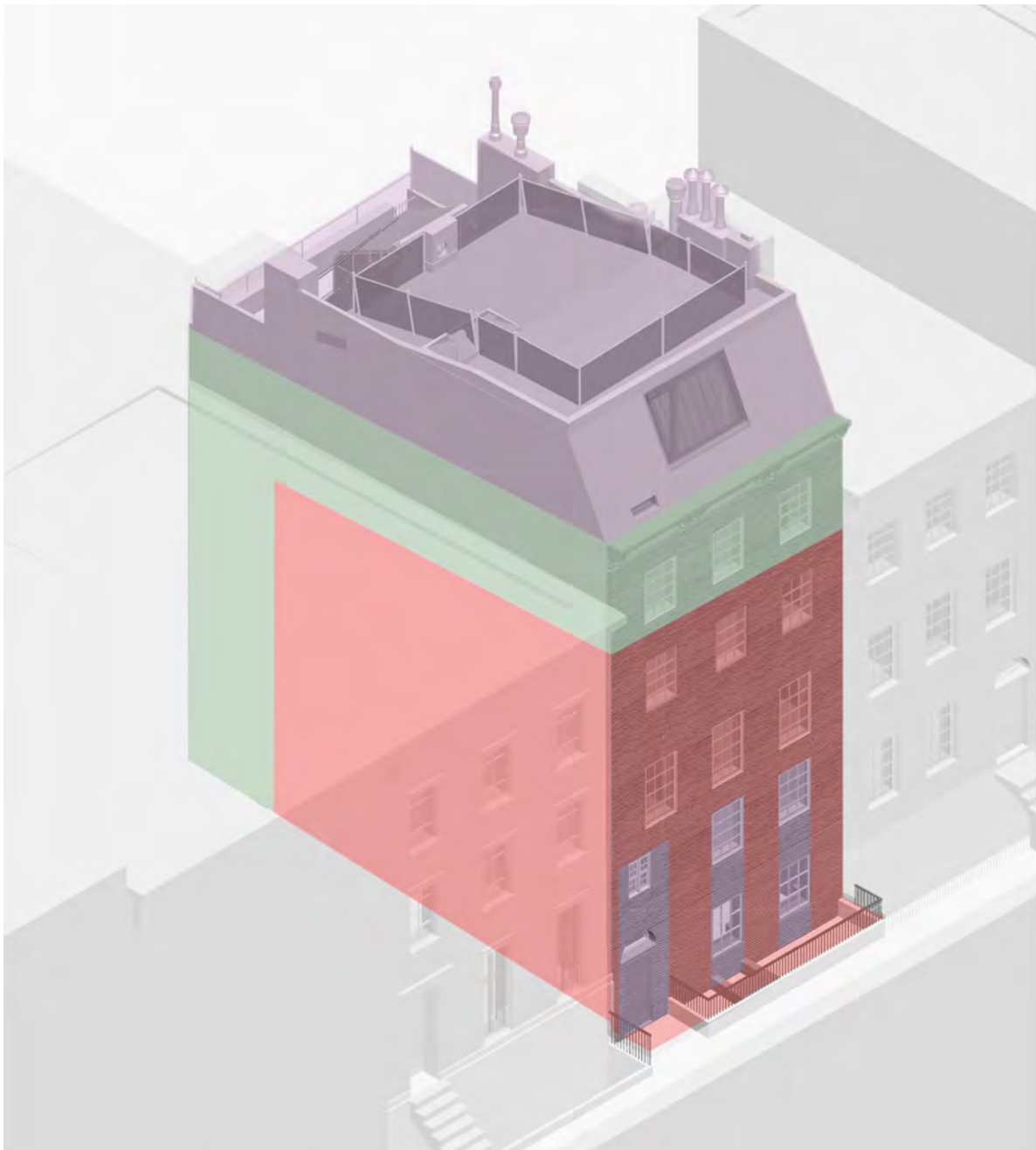
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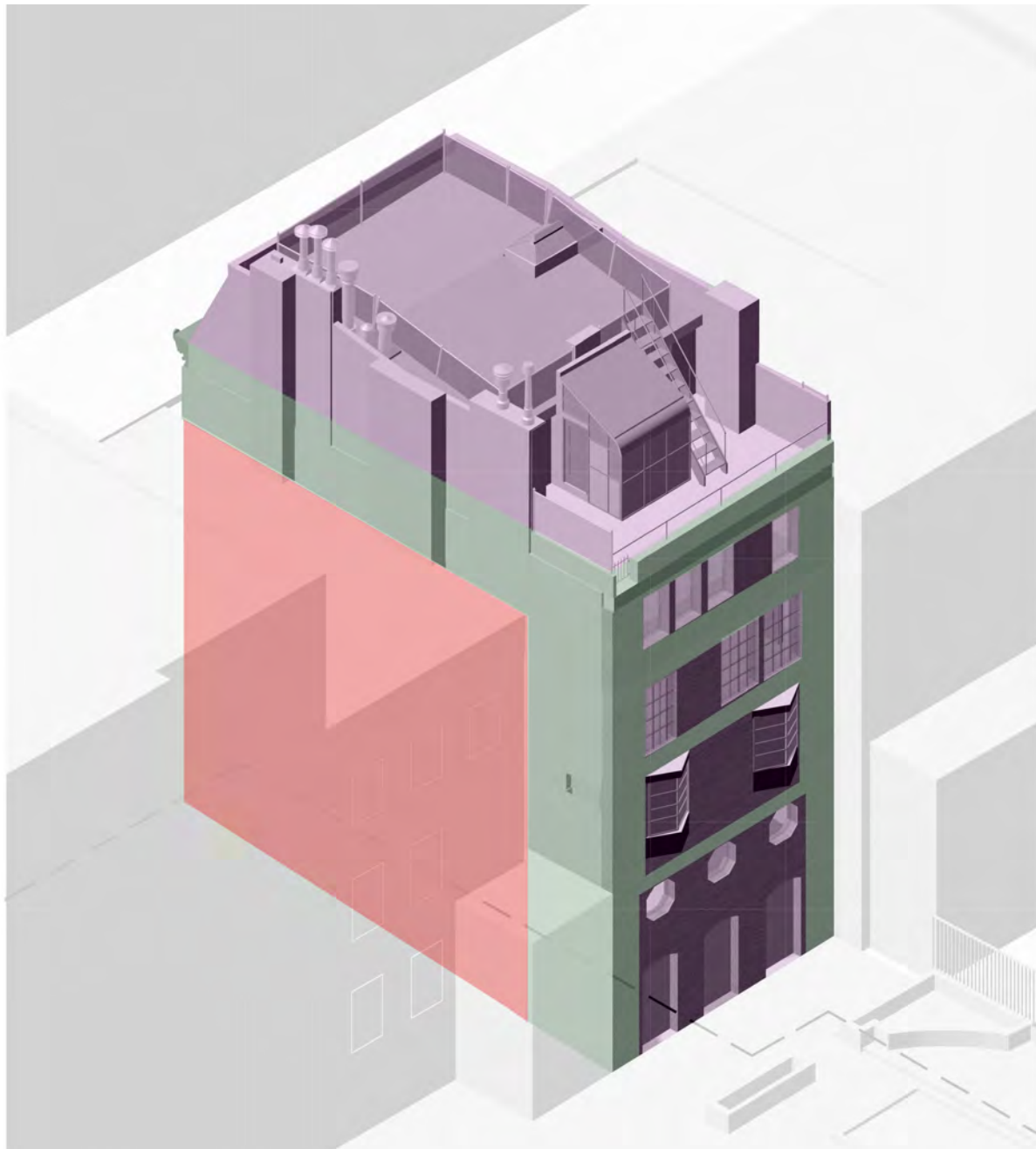
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FRONT



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



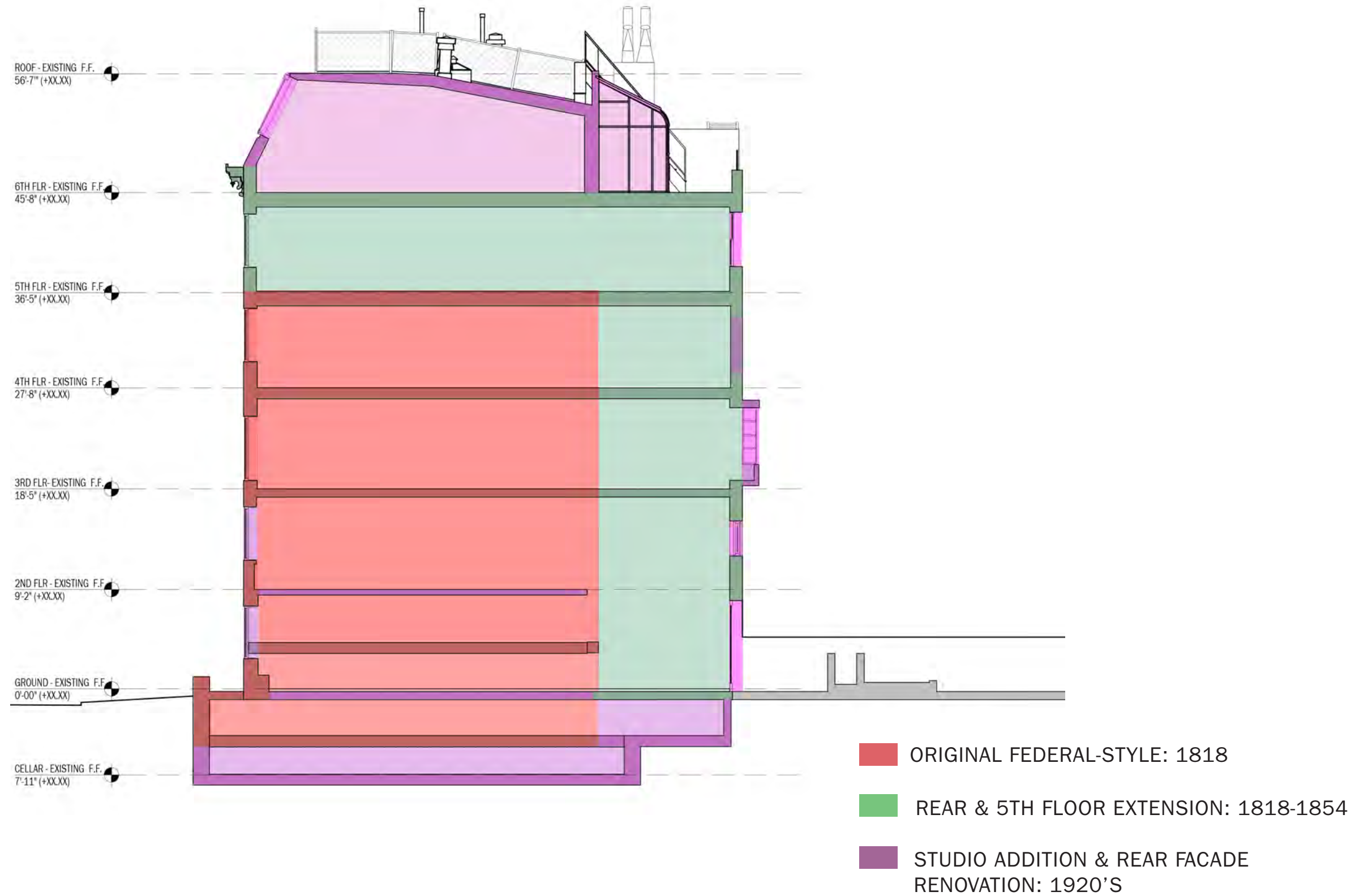
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EVOLUTION OF 280 W 11TH ST | HISTORIC CONTEXT & PRECEDENTS



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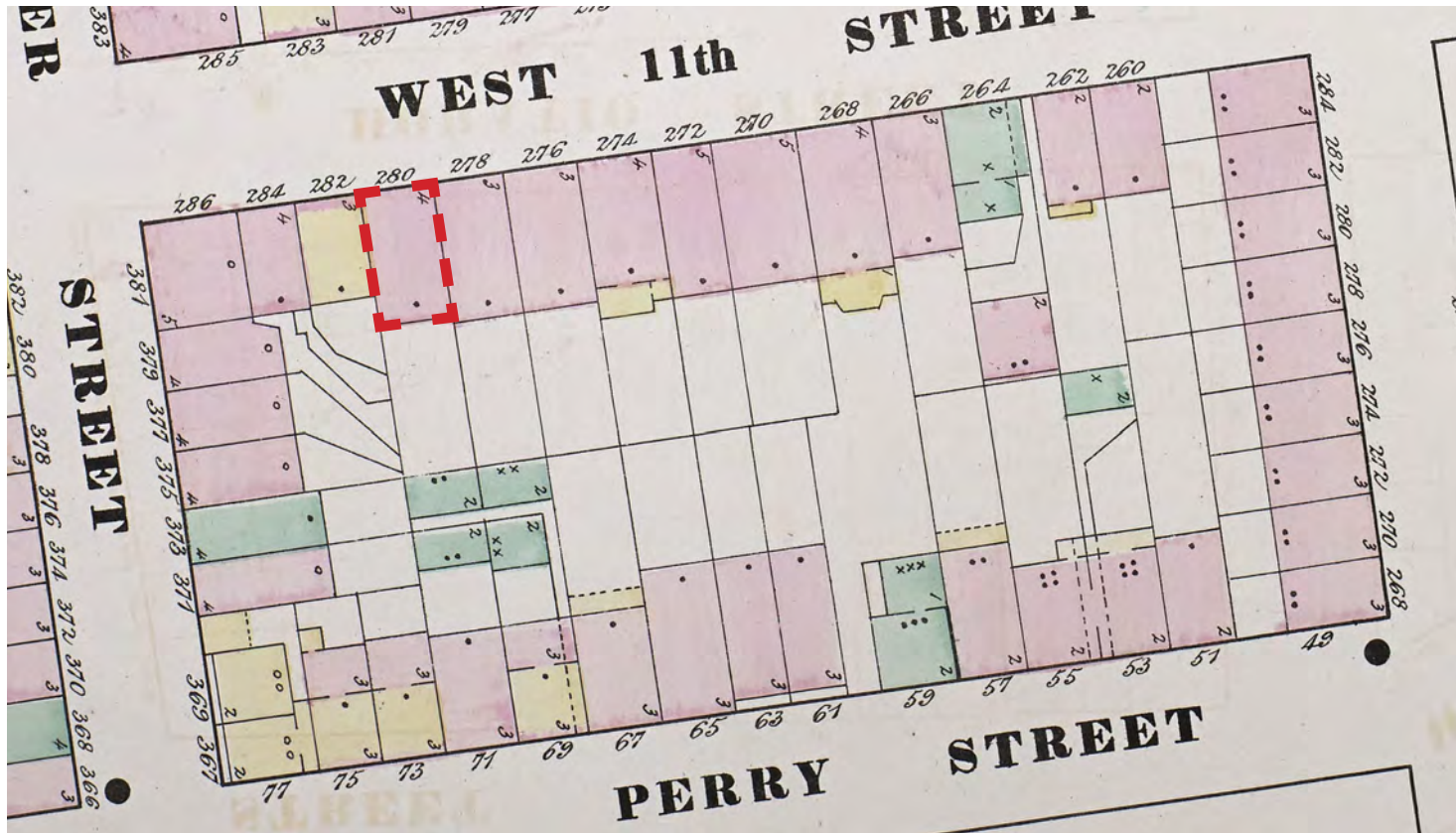
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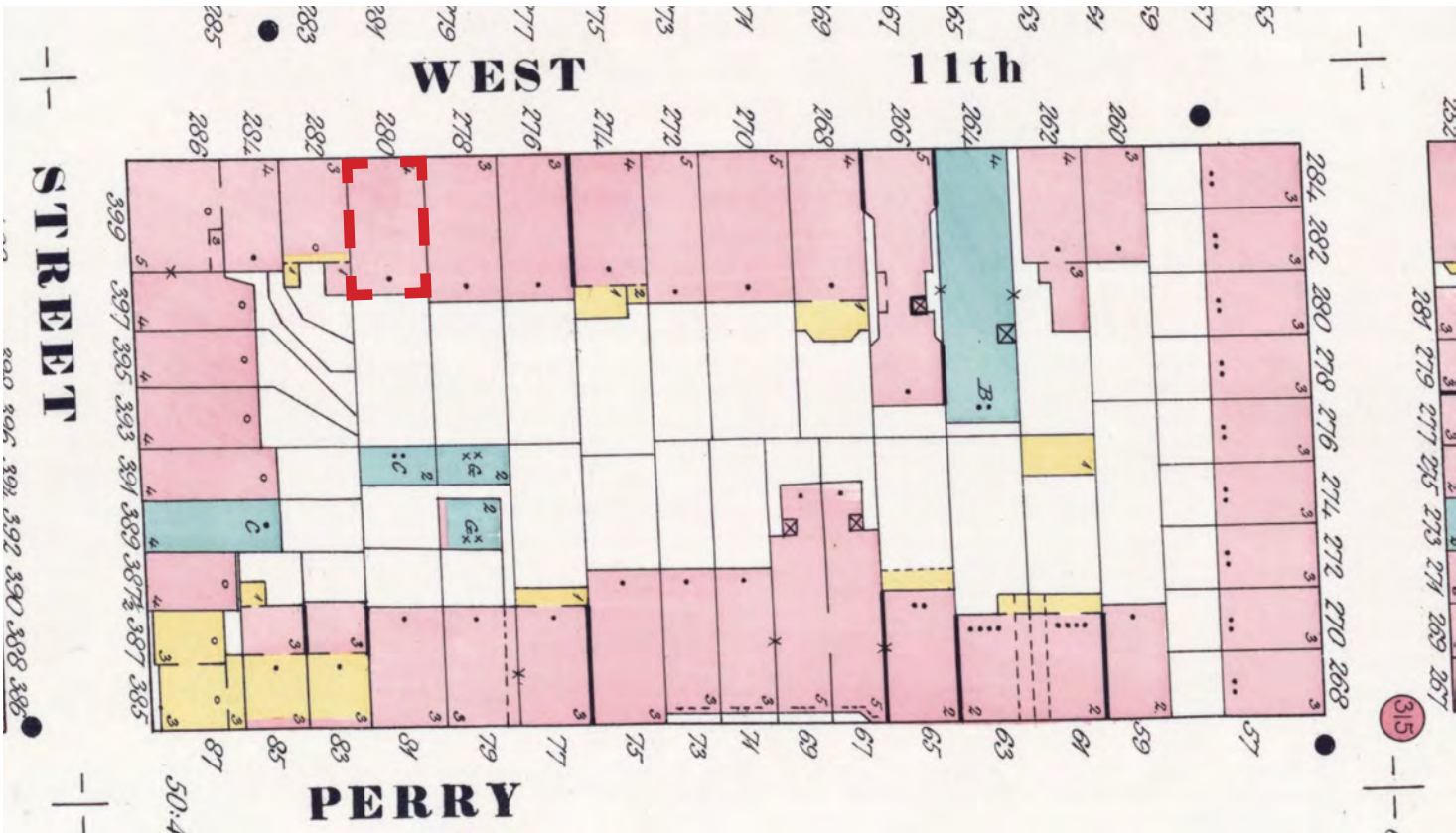
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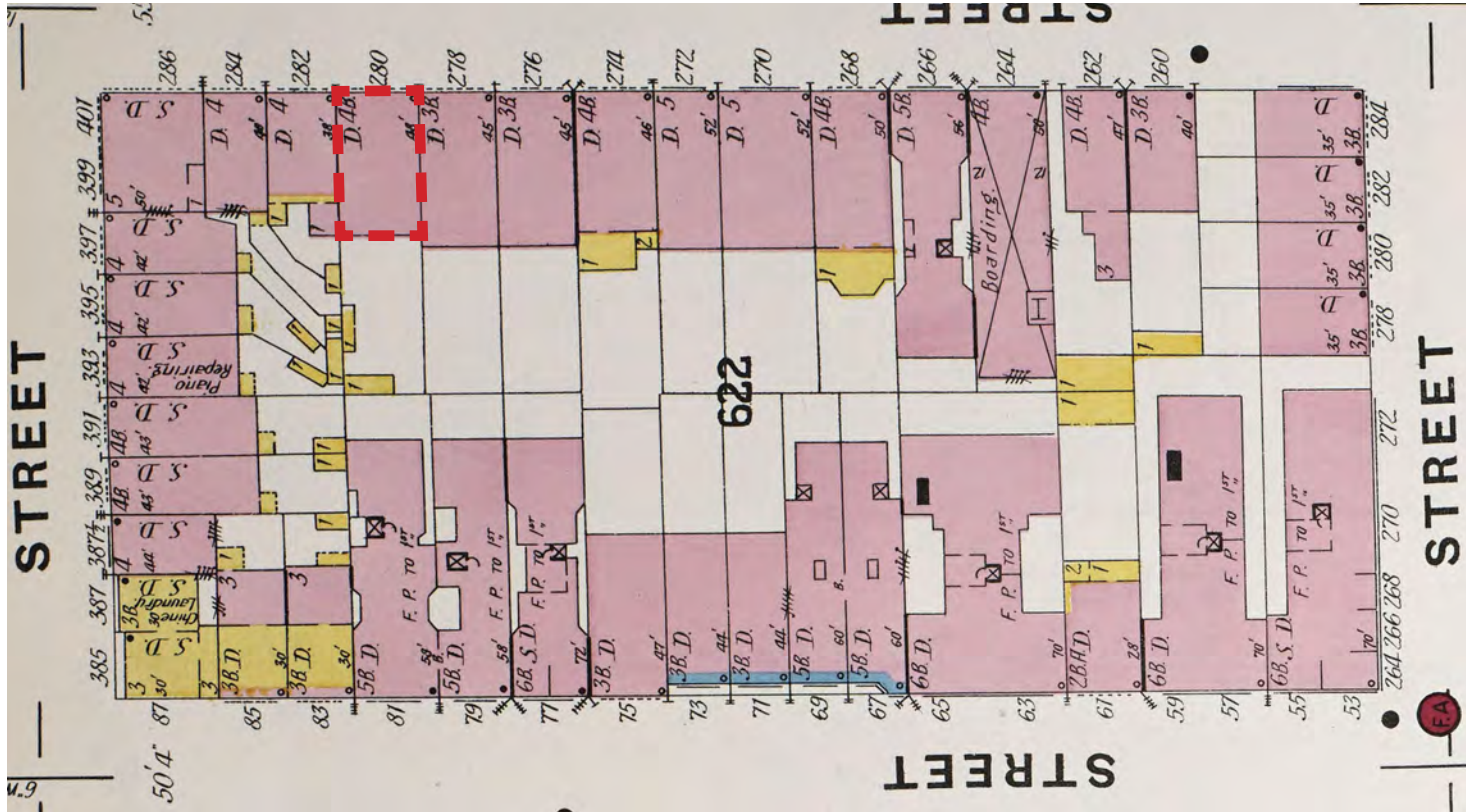
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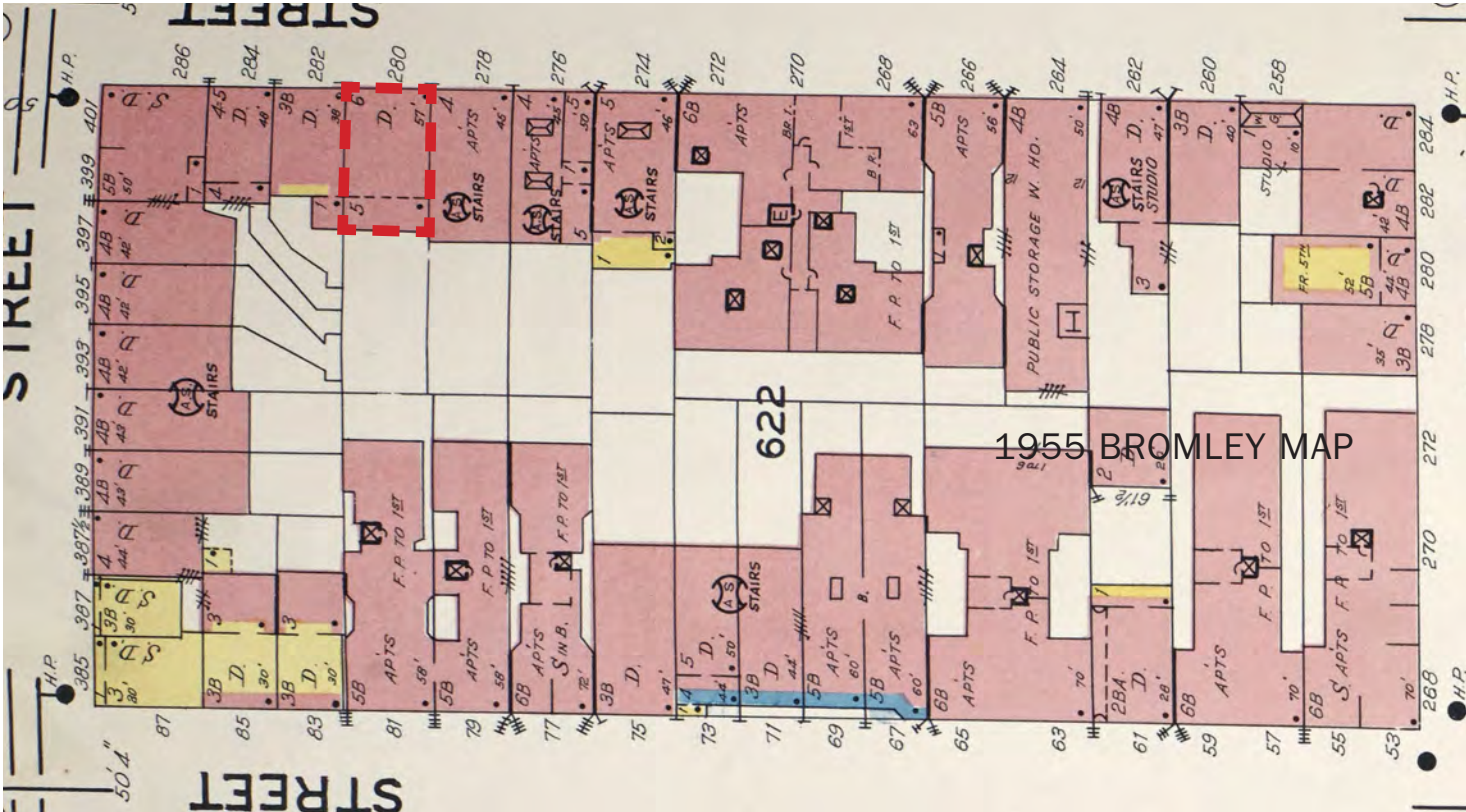
1869 SANBORN MAP



1887 SANBORN MAP



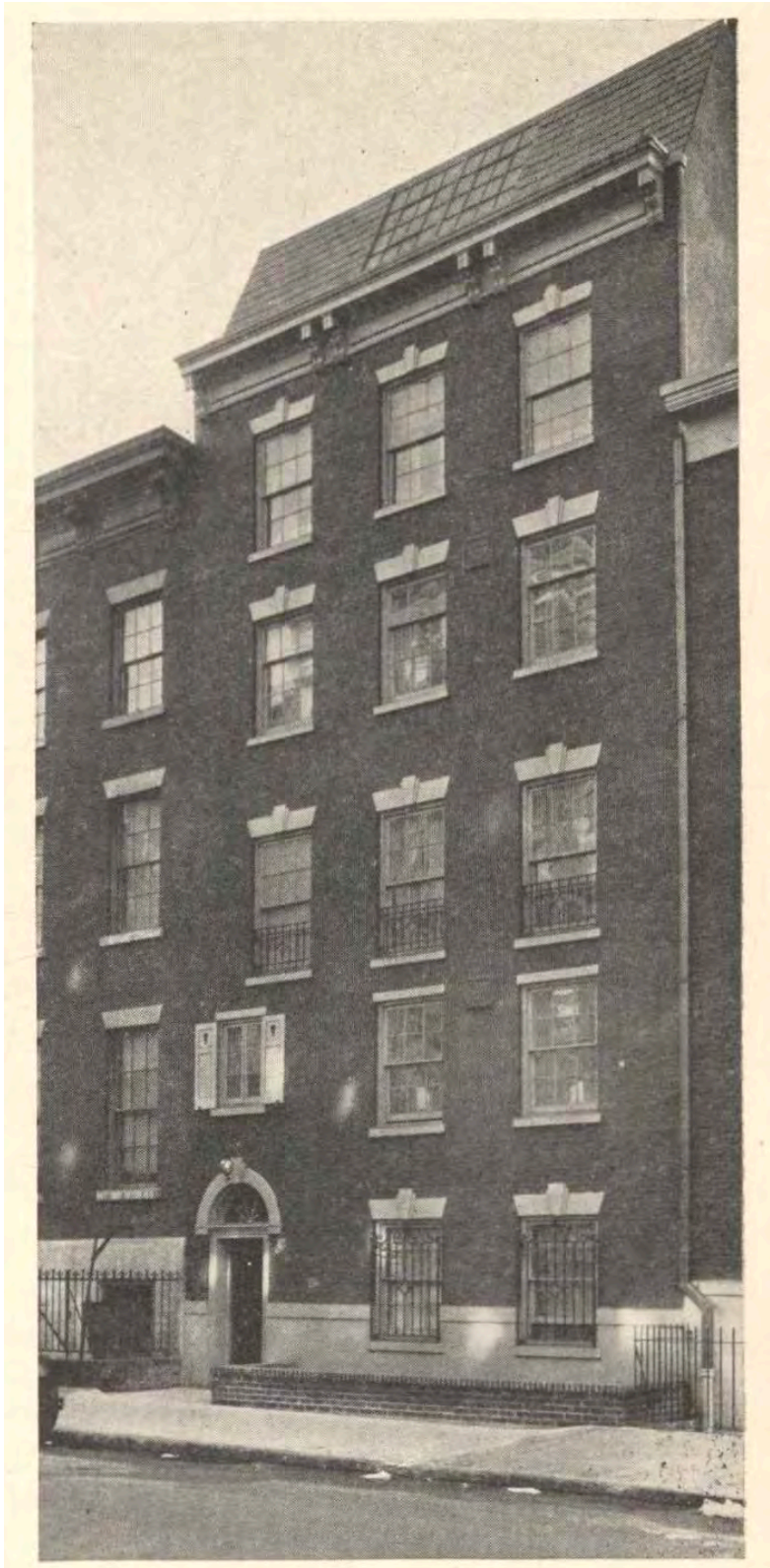
1904 SANBORN MAP



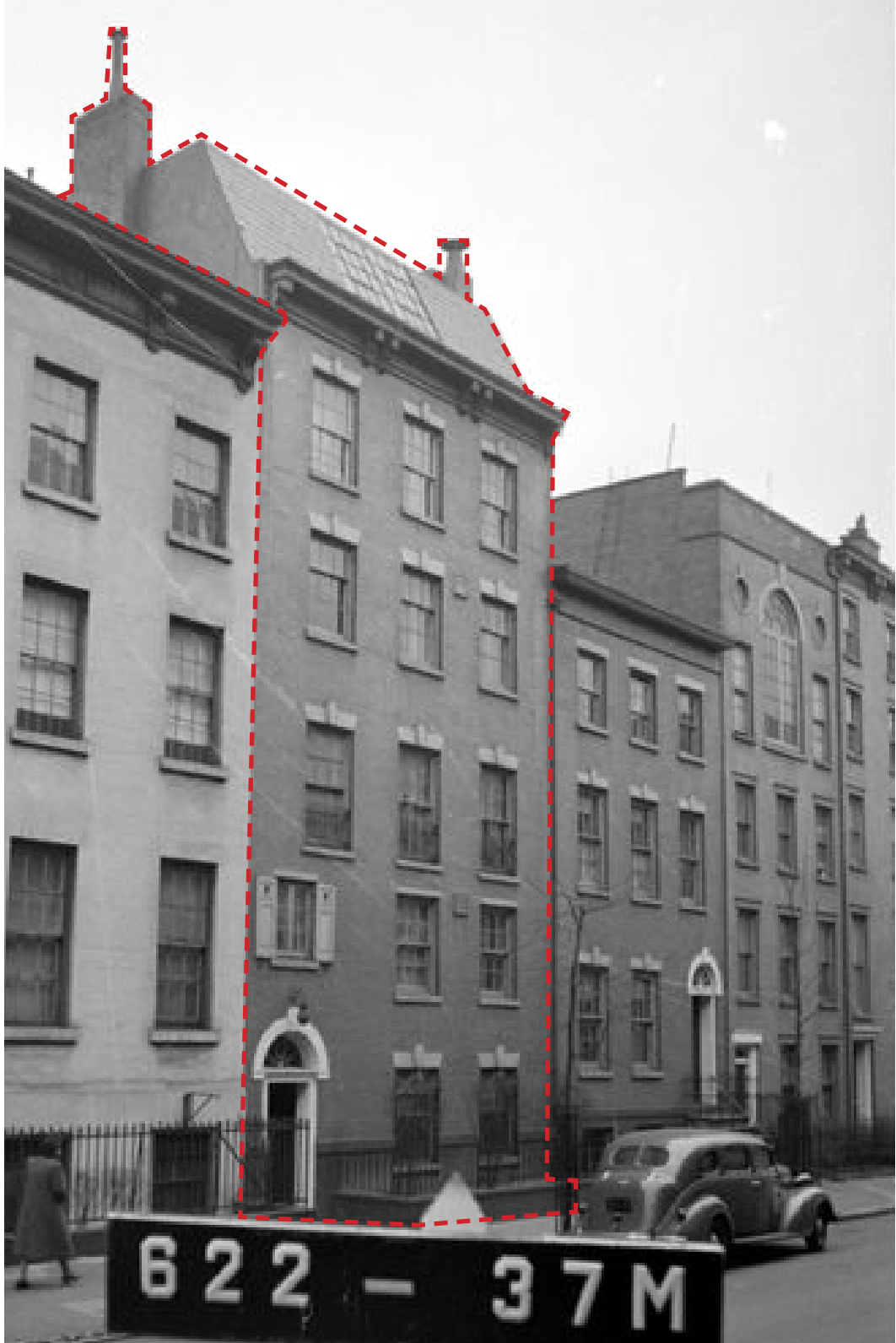
1950 SANBORN MAP

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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- 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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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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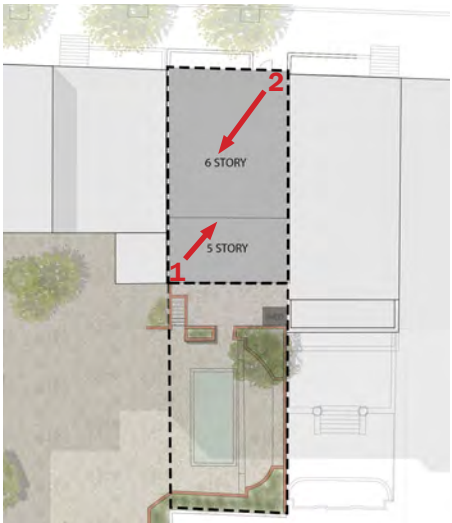
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1. 5TH FLOOR REAR TERRACE LOOKING NORTH EAST



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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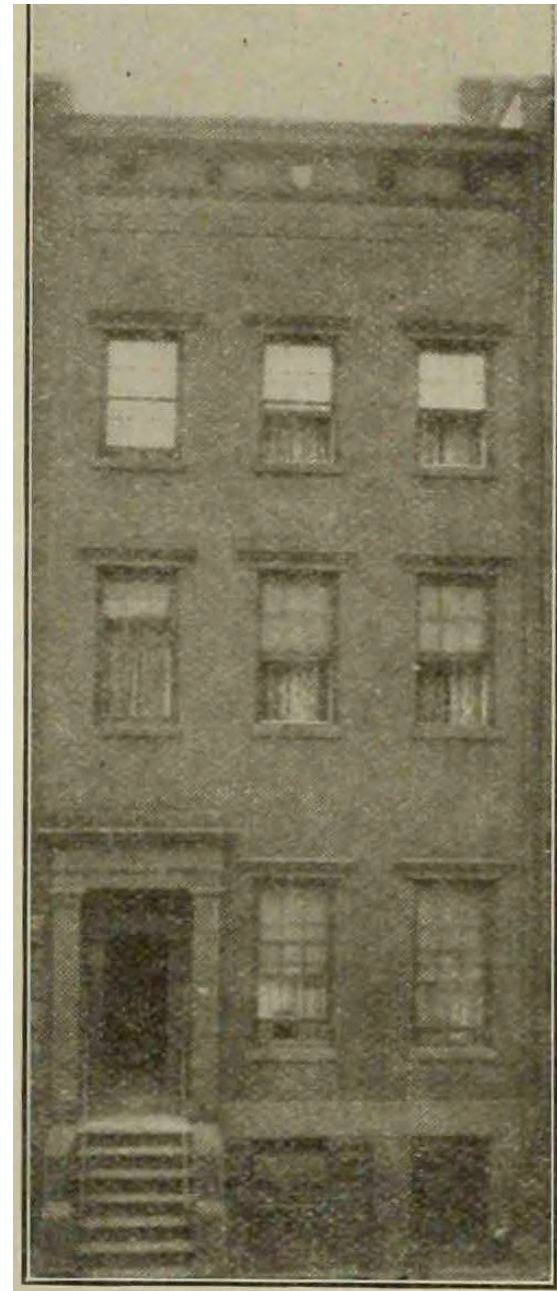
HISTORICAL CONTEXT

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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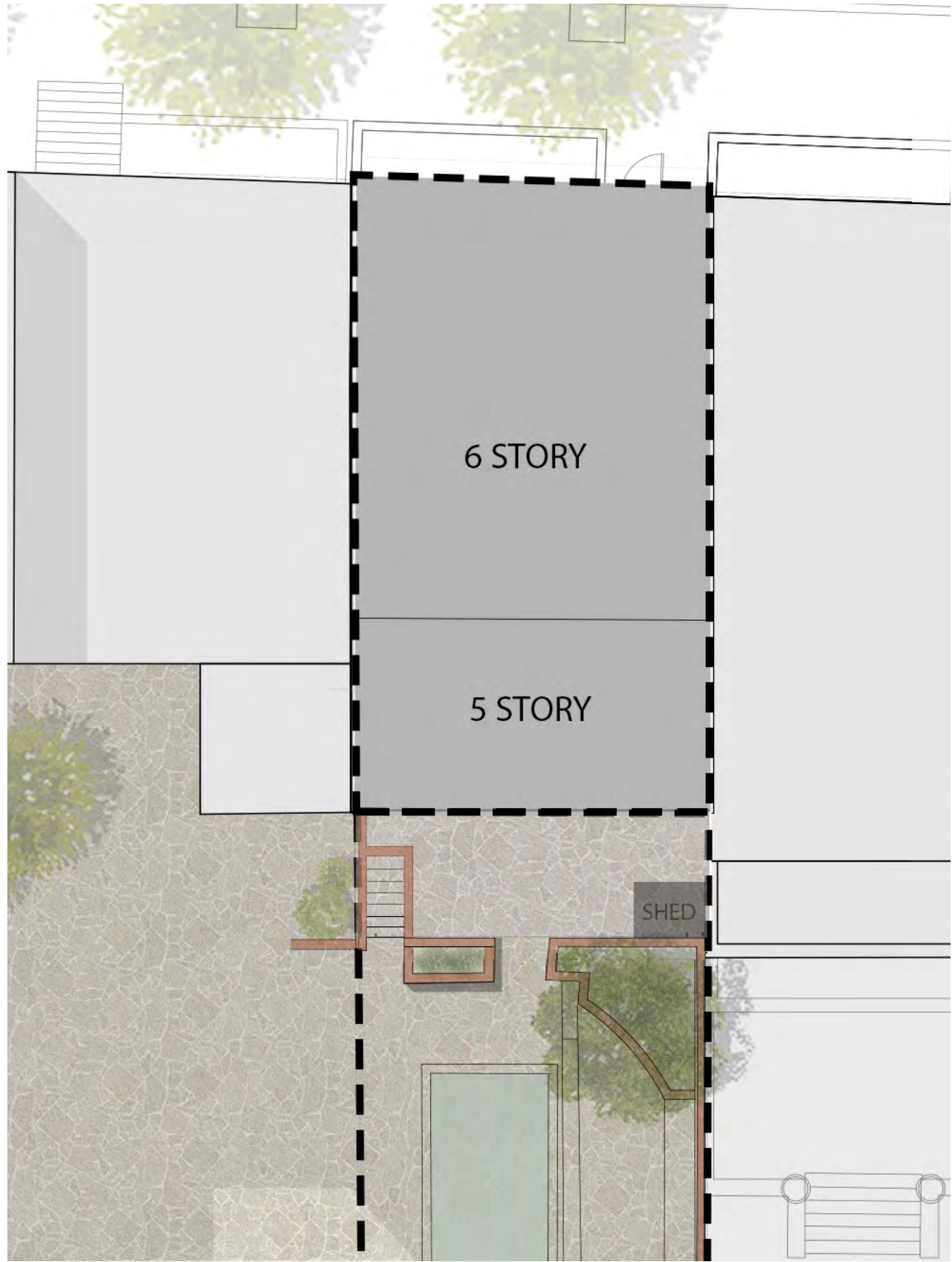
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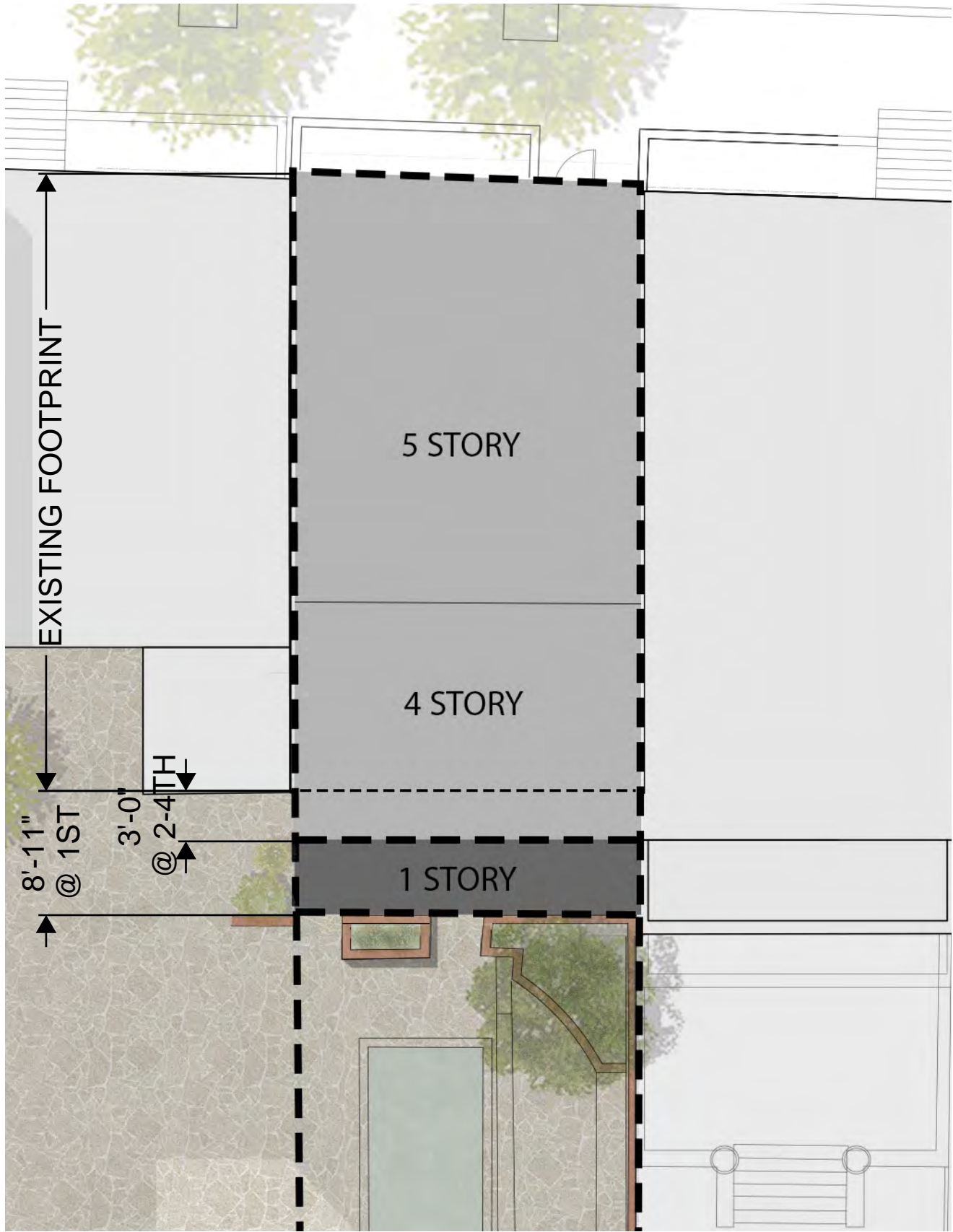
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EXISTING SITE PLAN WITHIN THE GREATER BLEECKER GARDENS CONTEXT



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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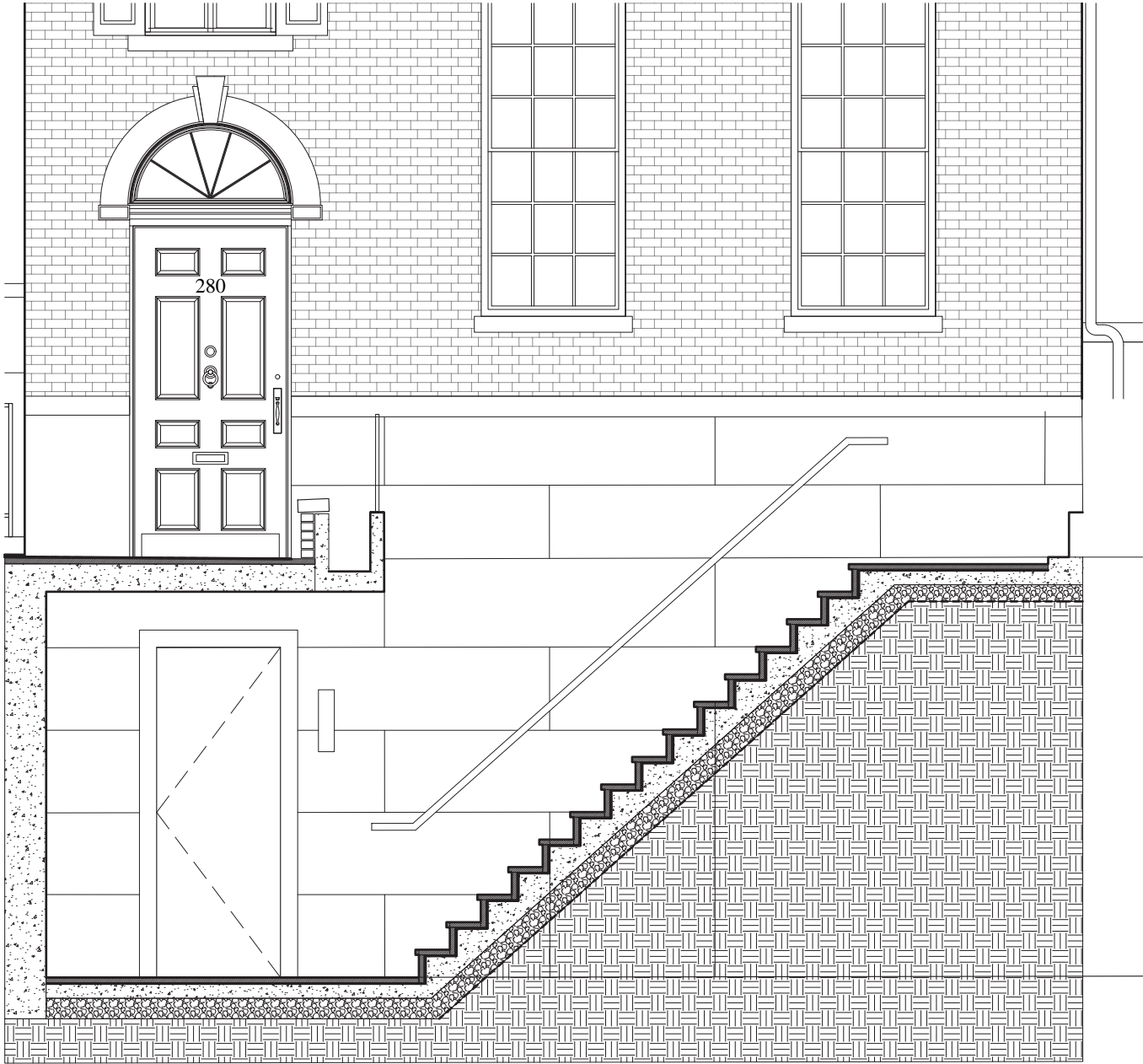
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EXISTING



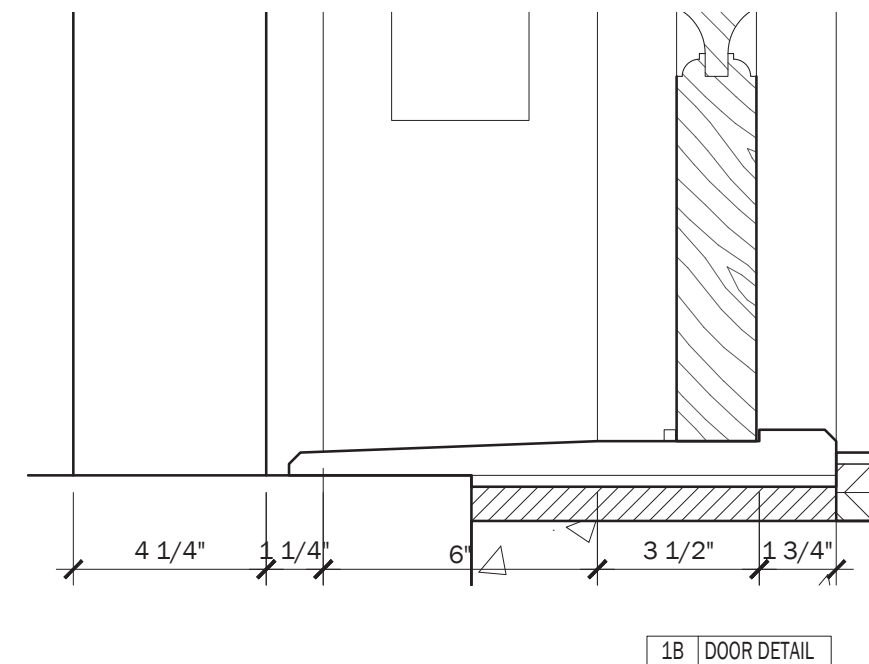
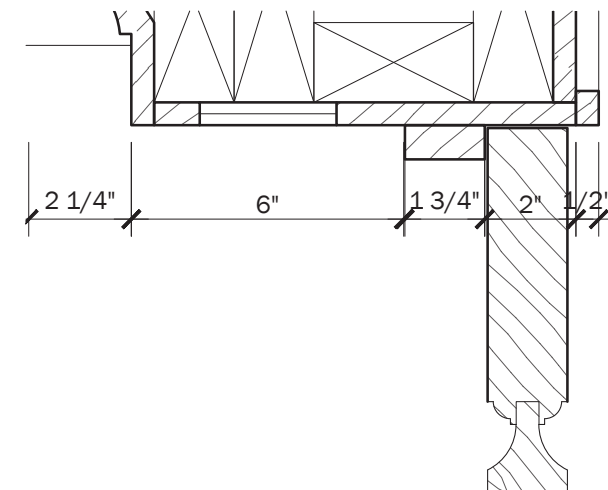
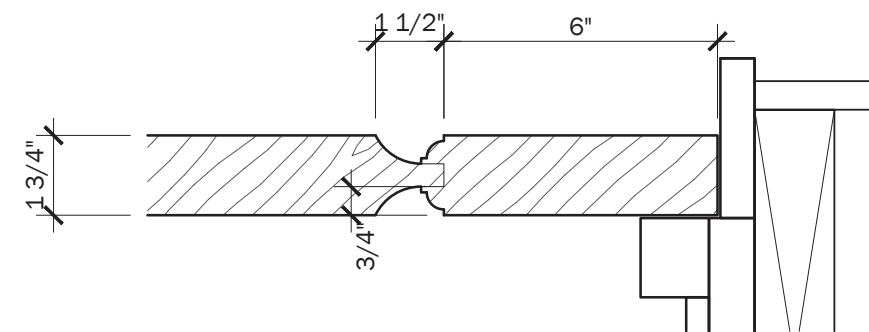
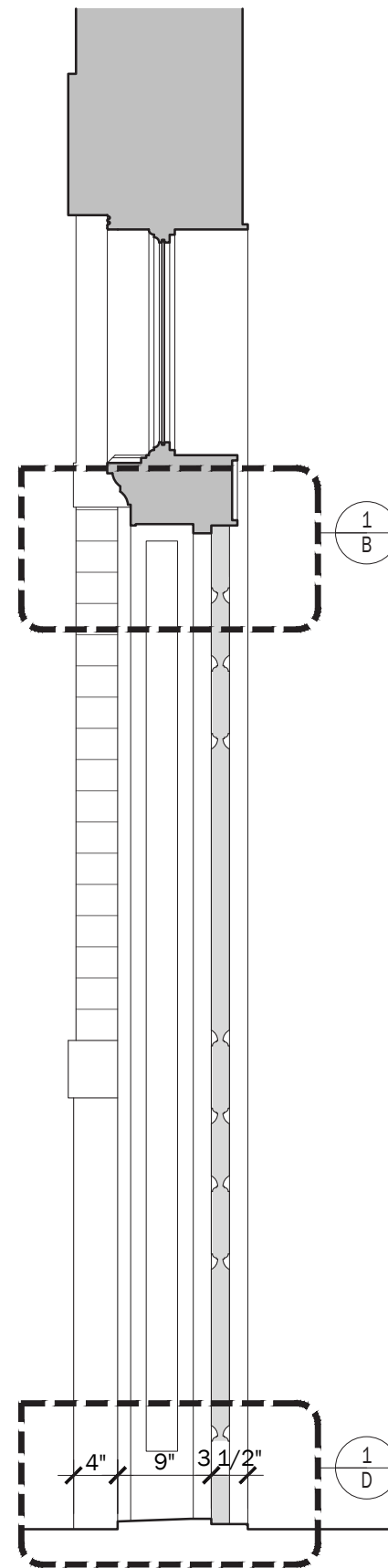
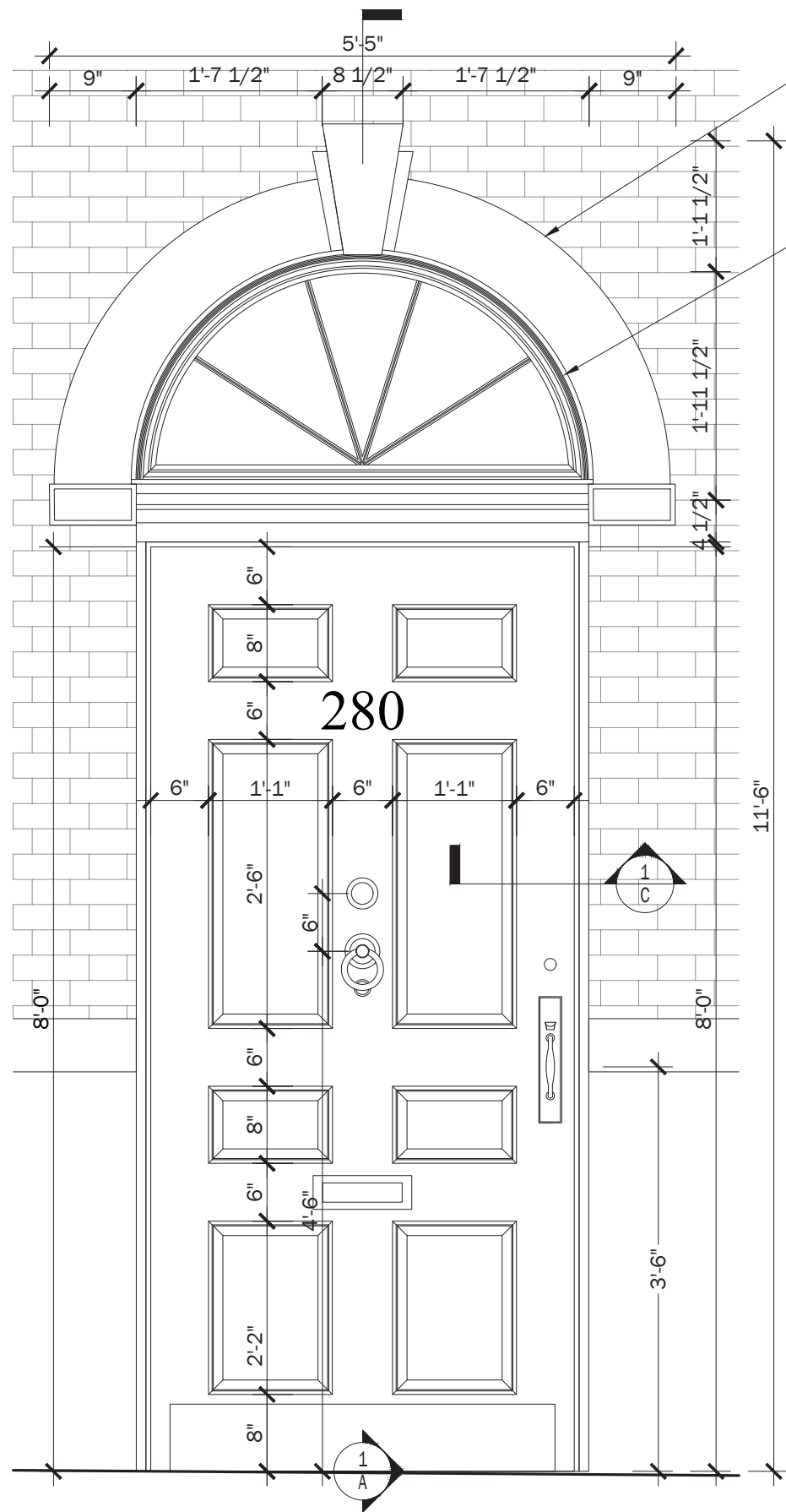
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ENTRY & AREAWAY COMPARISON | **PROPOSED DESIGN**



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

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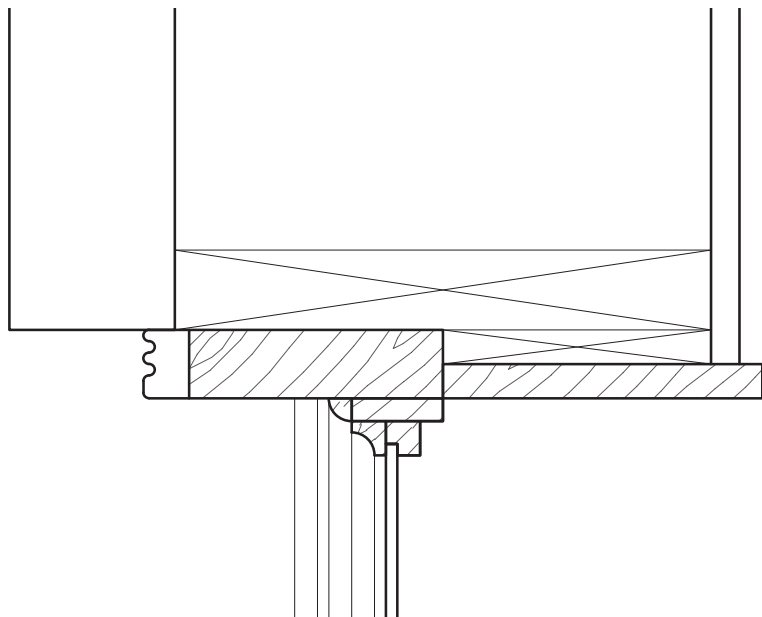
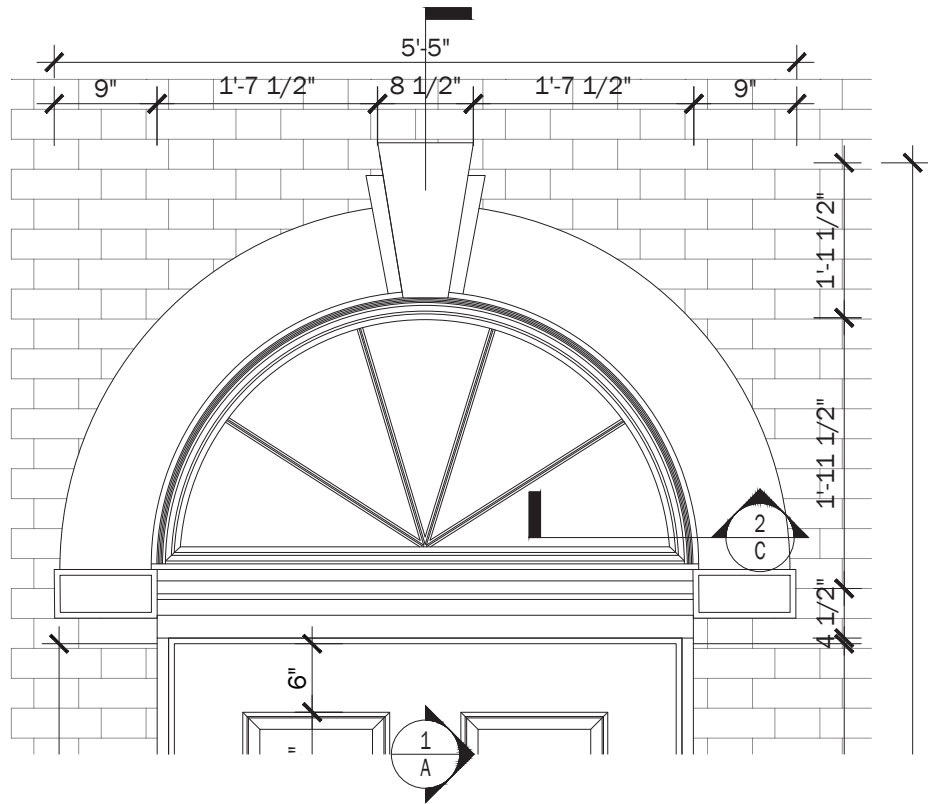
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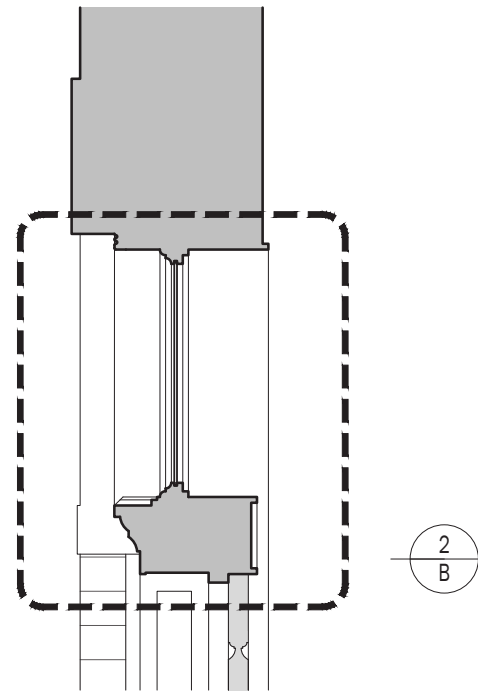


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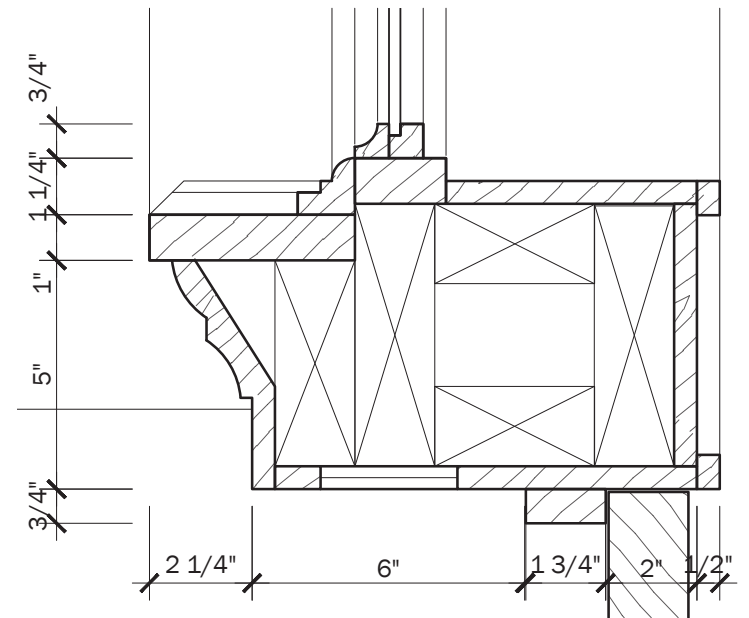
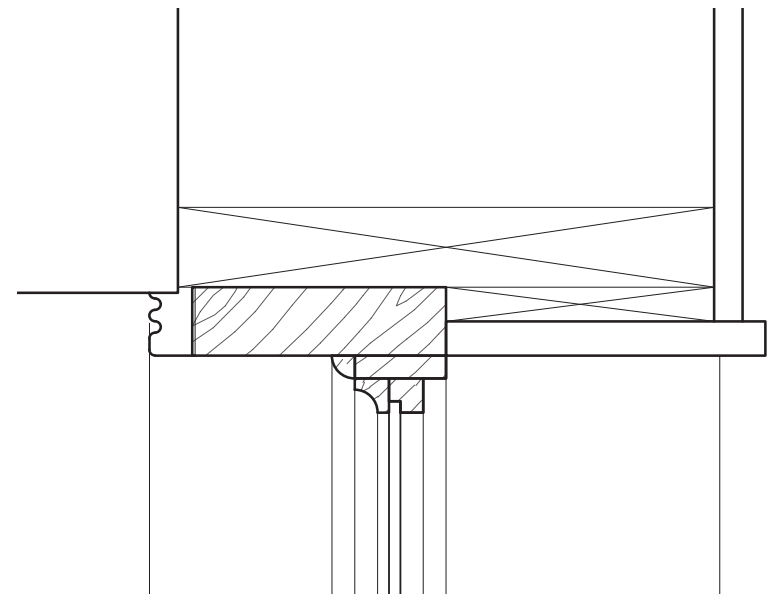
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1C FAN LIGHT DETAIL



2A DOOR SECTION

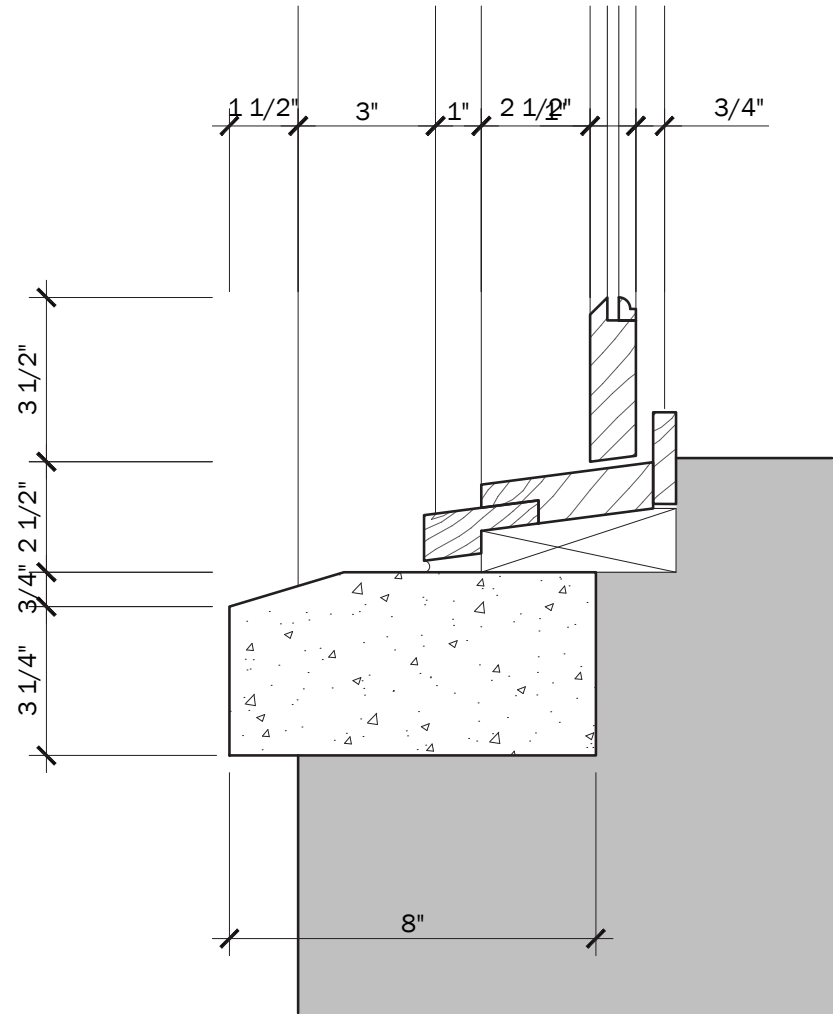
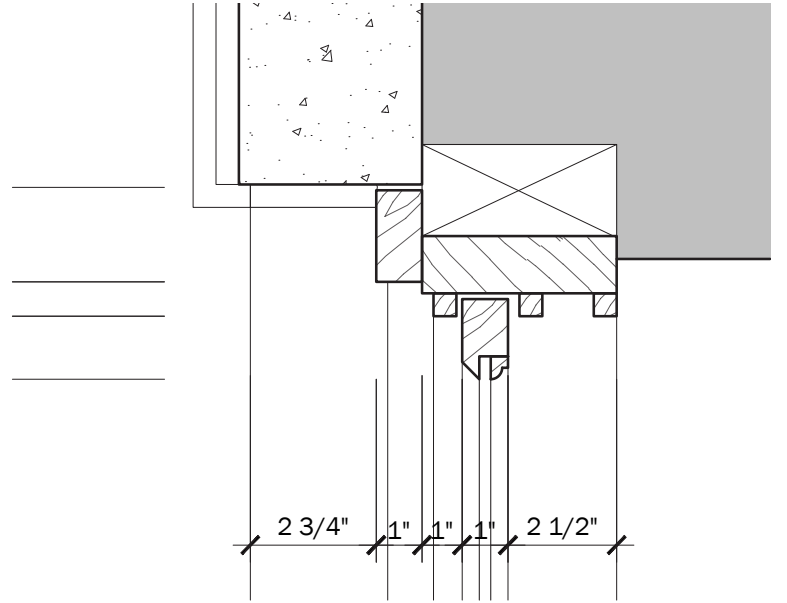
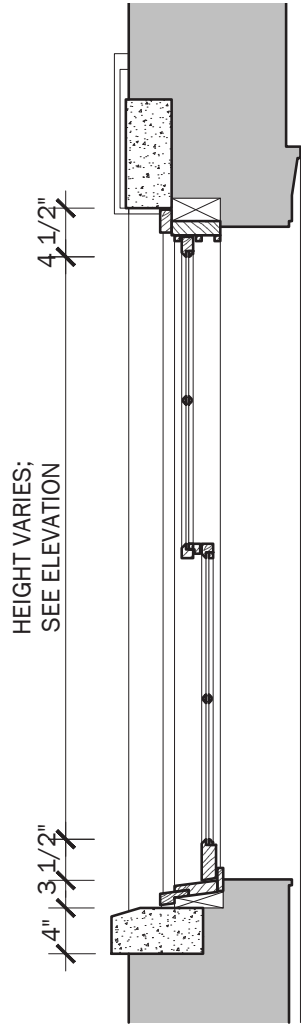
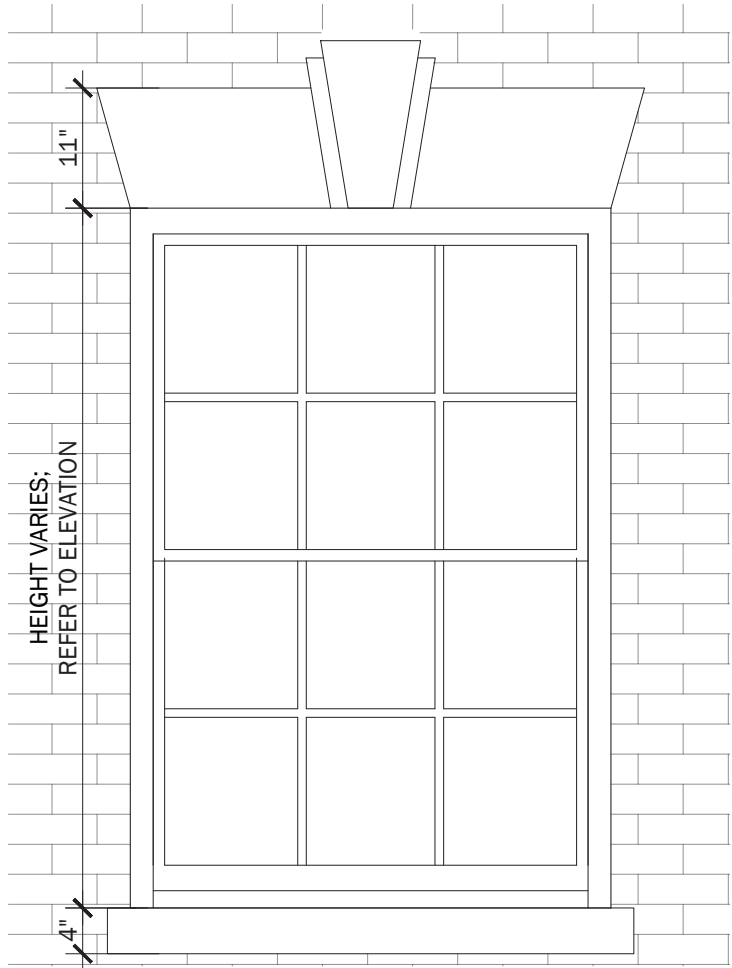


1B FAN LIGHT DETAIL

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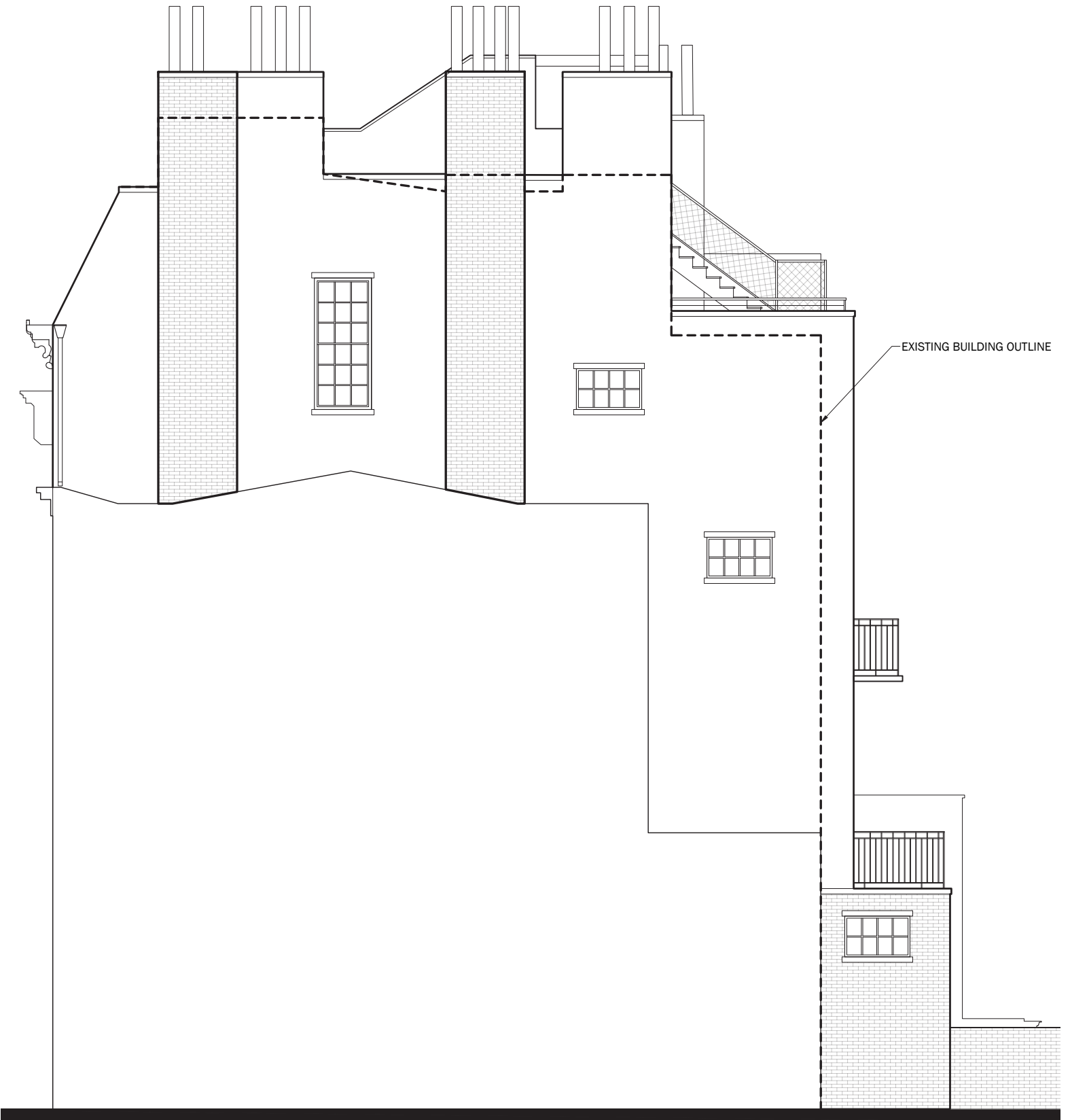
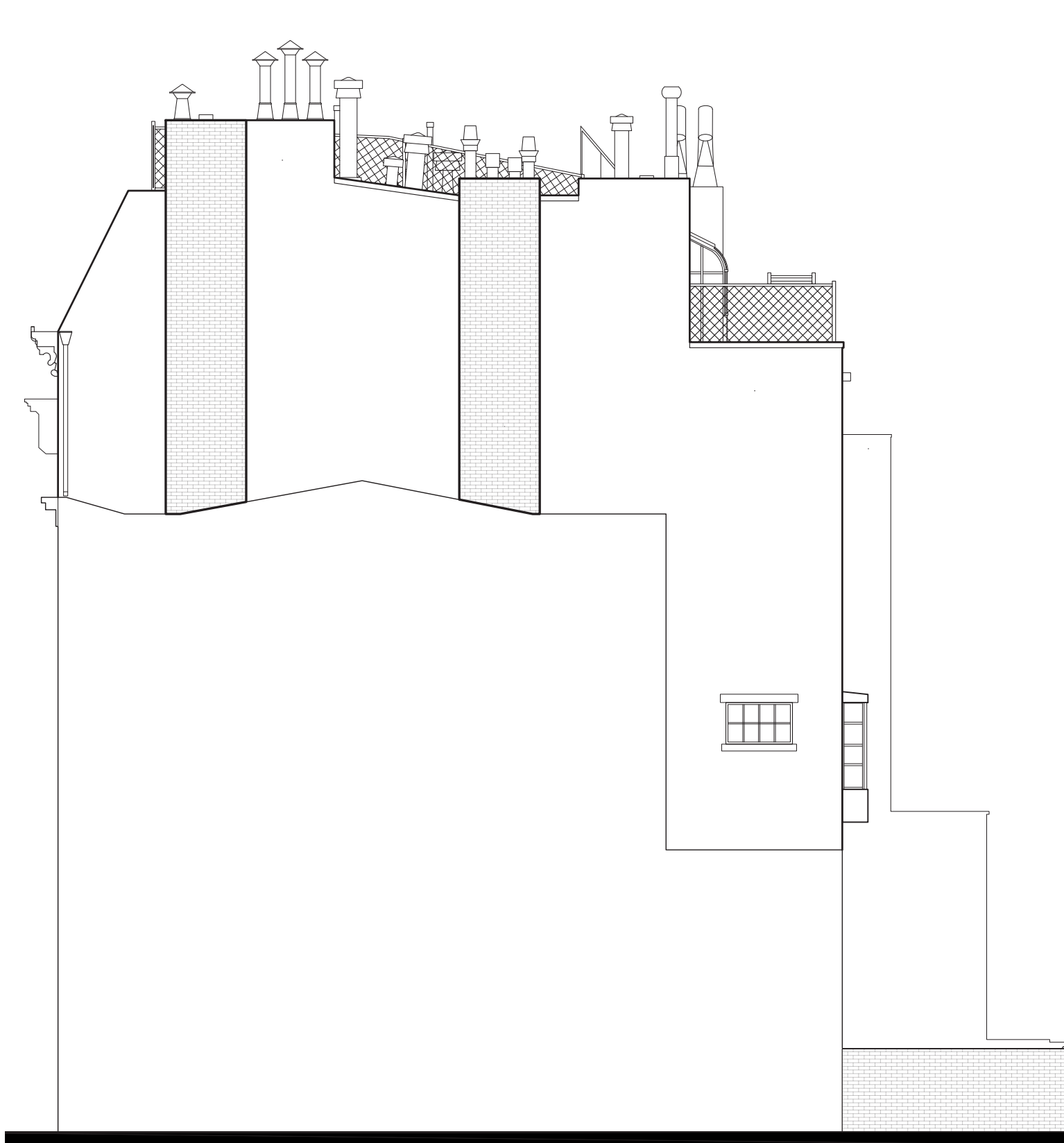
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EXISTING & PROPOSED WEST ELEVATION | **PROPOSED DESIGN**



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



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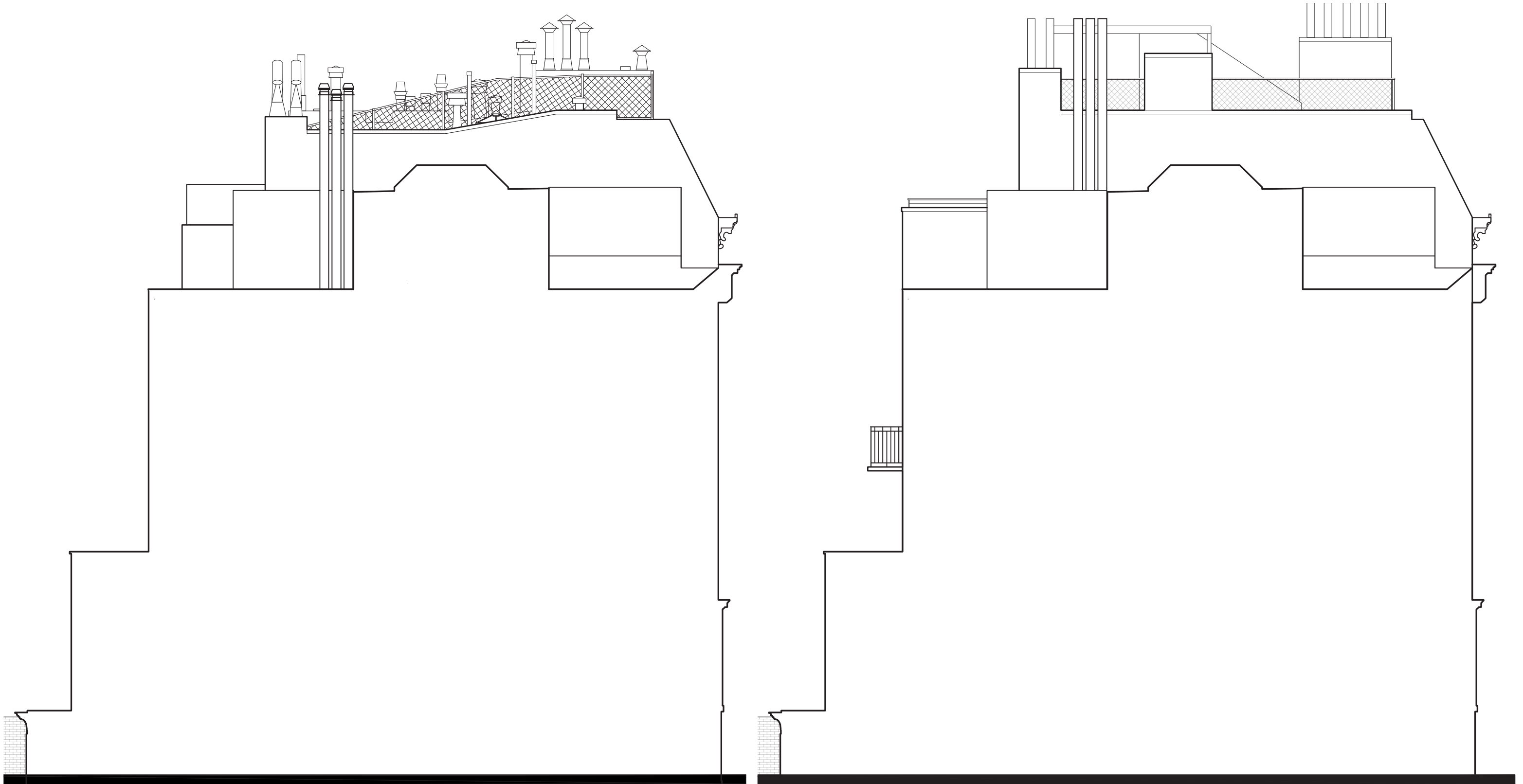
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EXISTING & PROPOSED EAST ELEVATION | **PROPOSED DESIGN**



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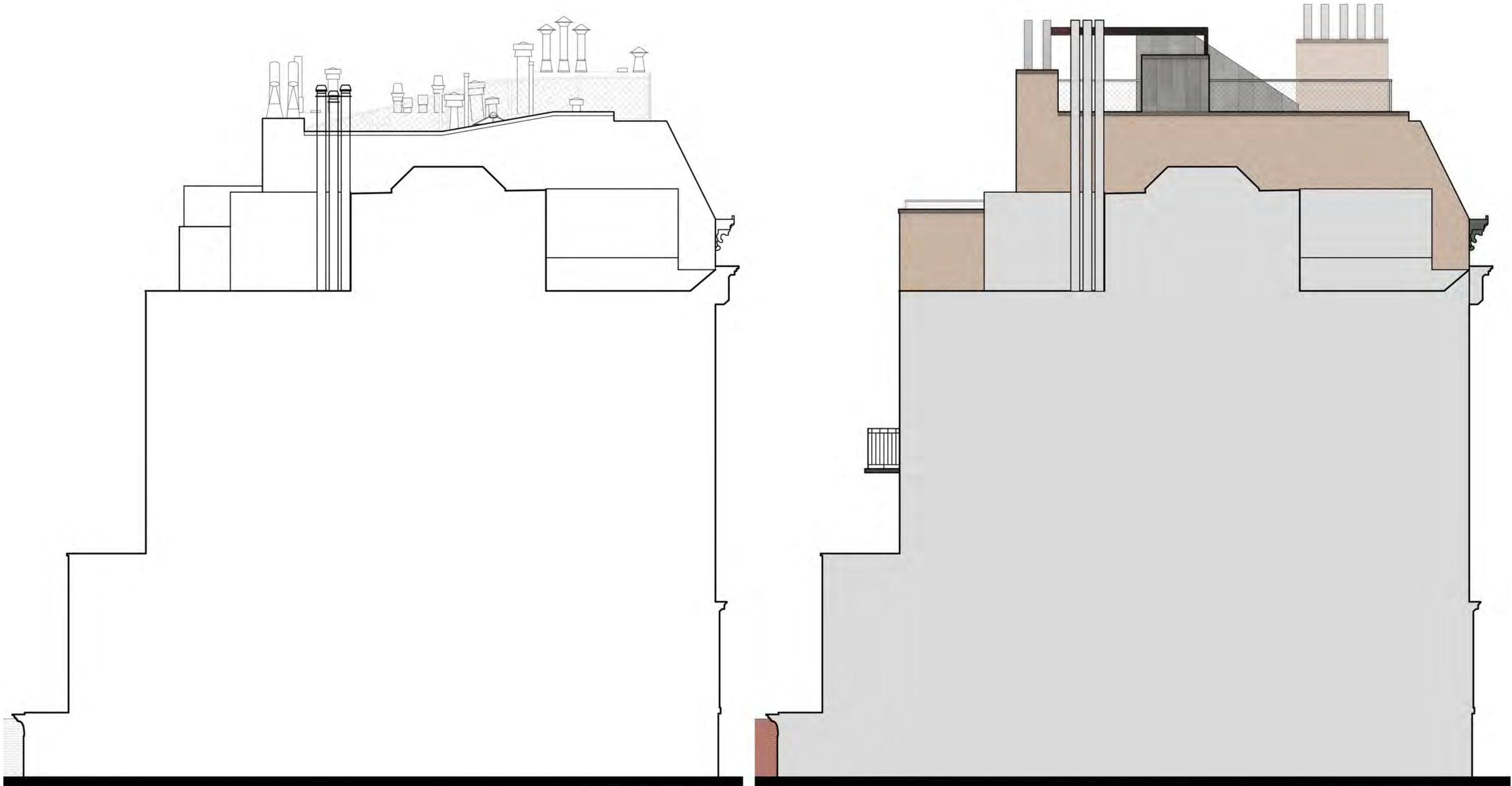
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EXISTING & PROPOSED RENDERED EAST ELEVATION | **PROPOSED DESIGN**



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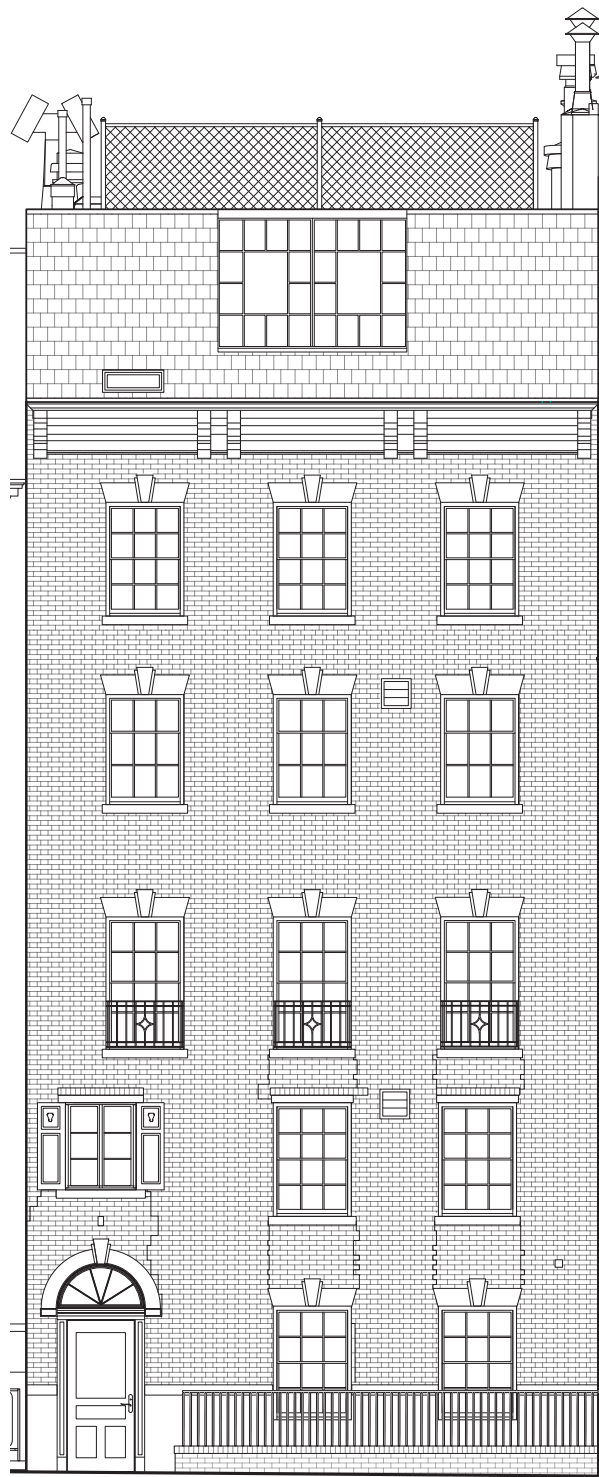
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ROOF - EXISTING F.F.
56'-7" (+XX.XX)

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

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

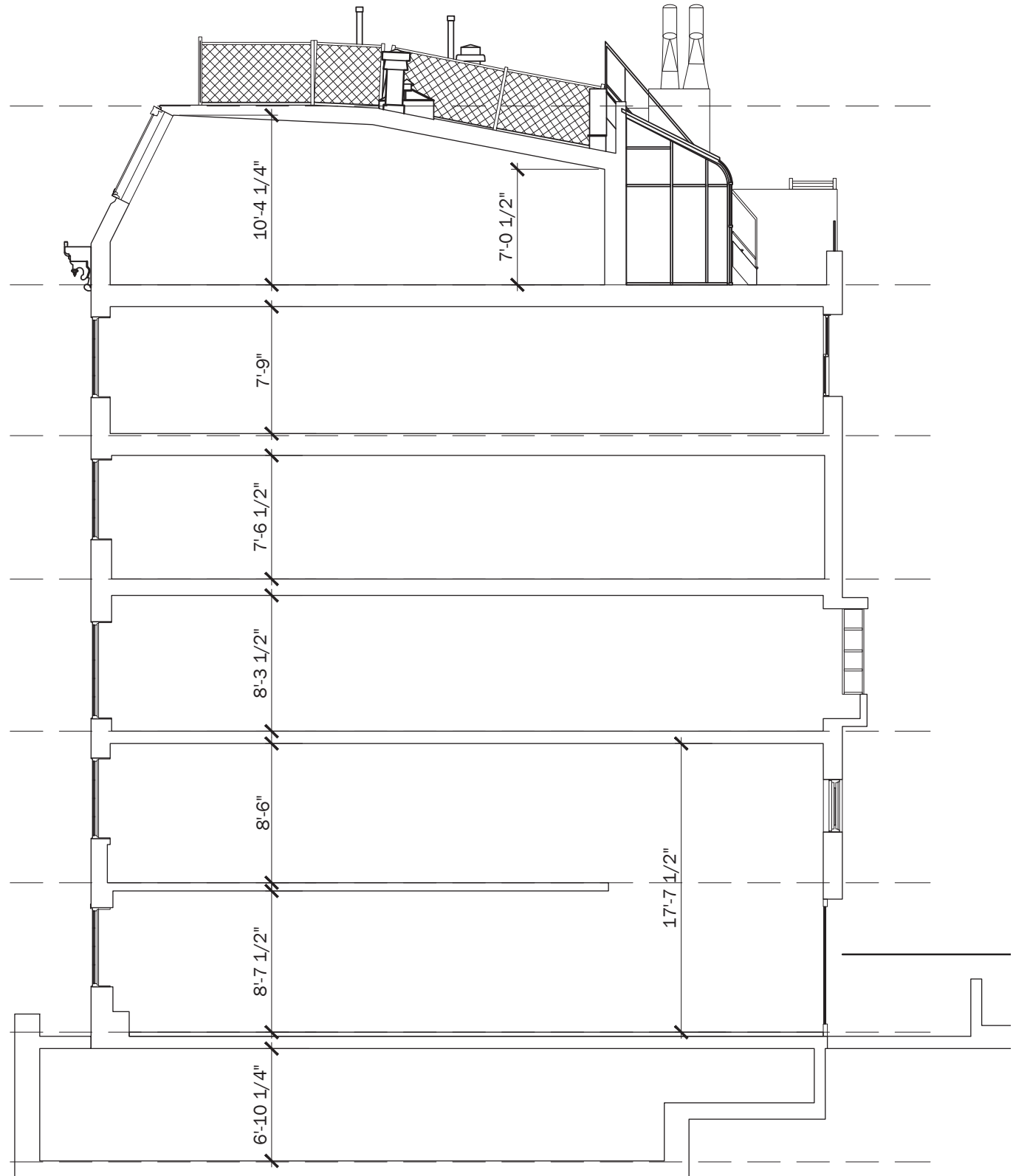
4TH FLR - EXISTING F.F.
27'-8" (+XX.XX)

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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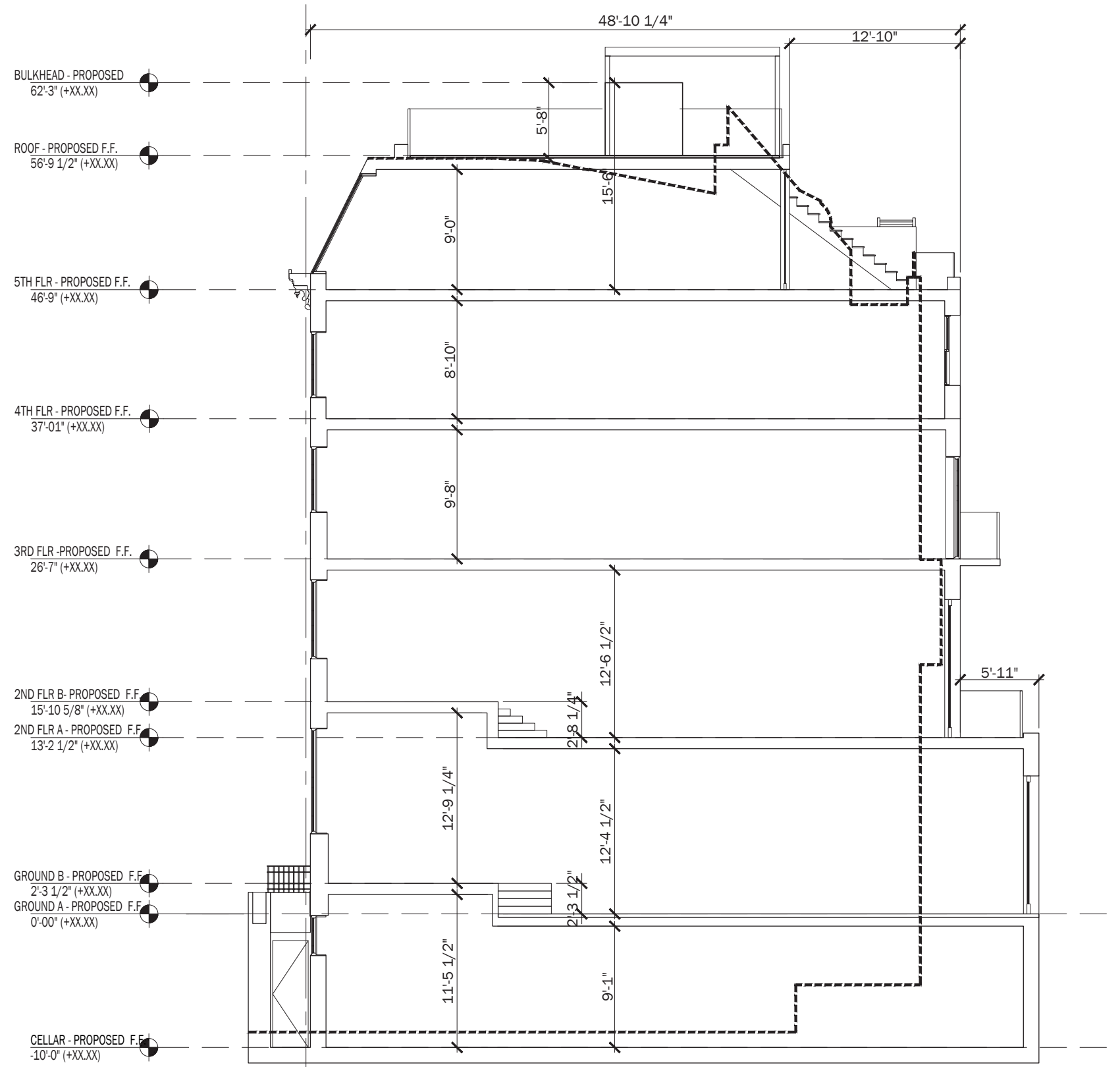
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PROPOSED SECTION | **PROPOSED DESIGN**

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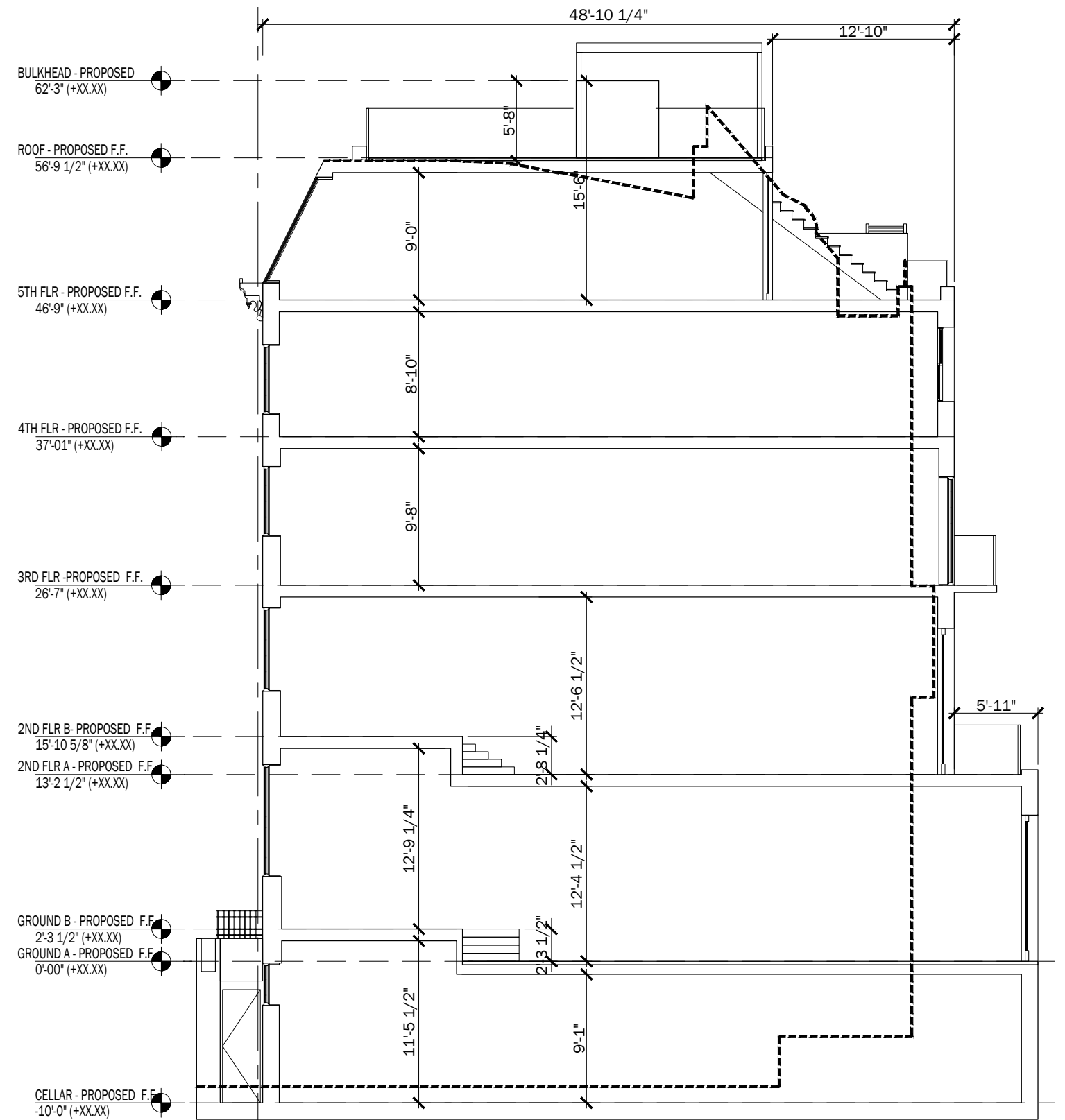
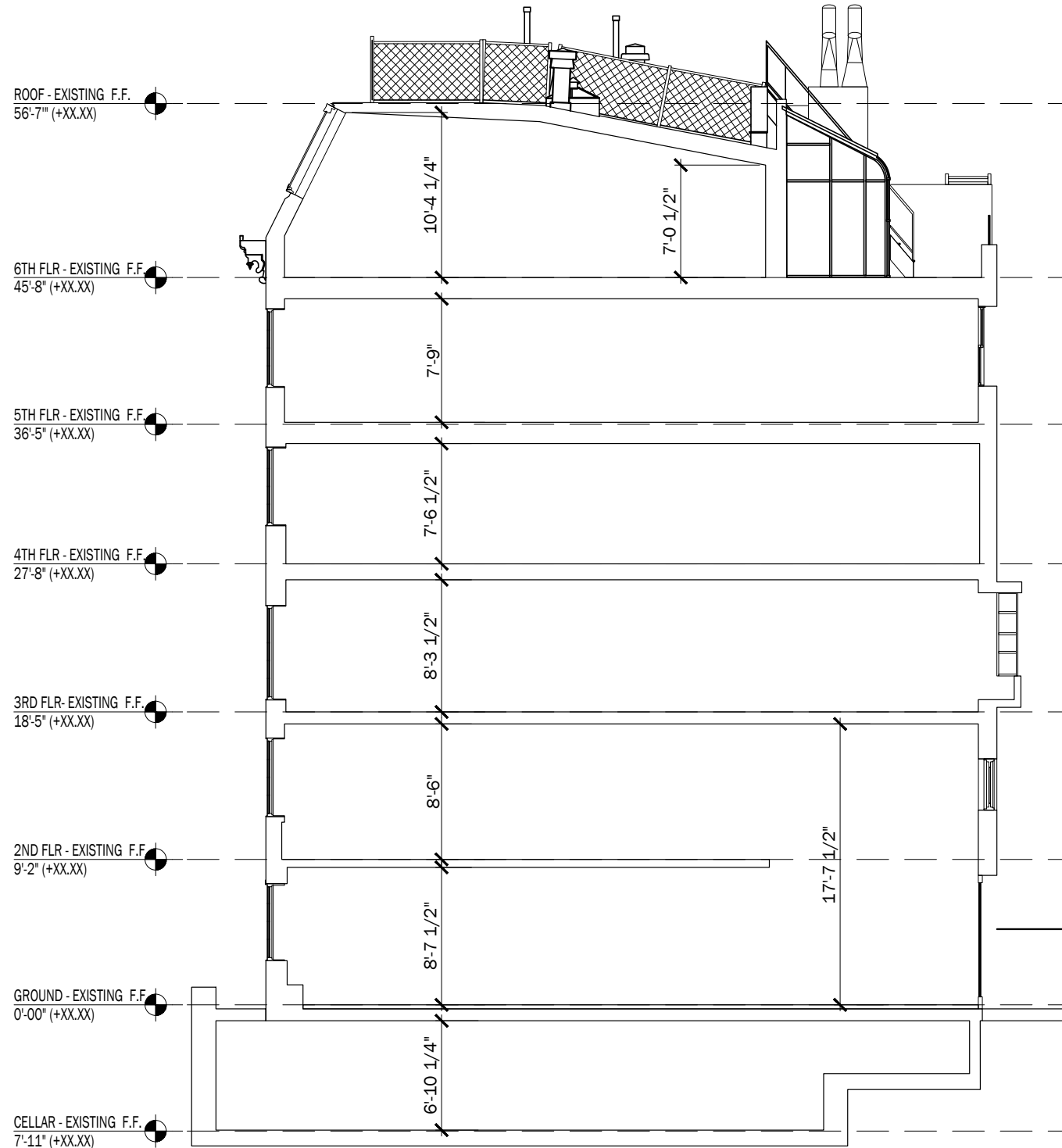
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EXISTING AND PROPOSED SECTIONS | PROPOSED DESIGN



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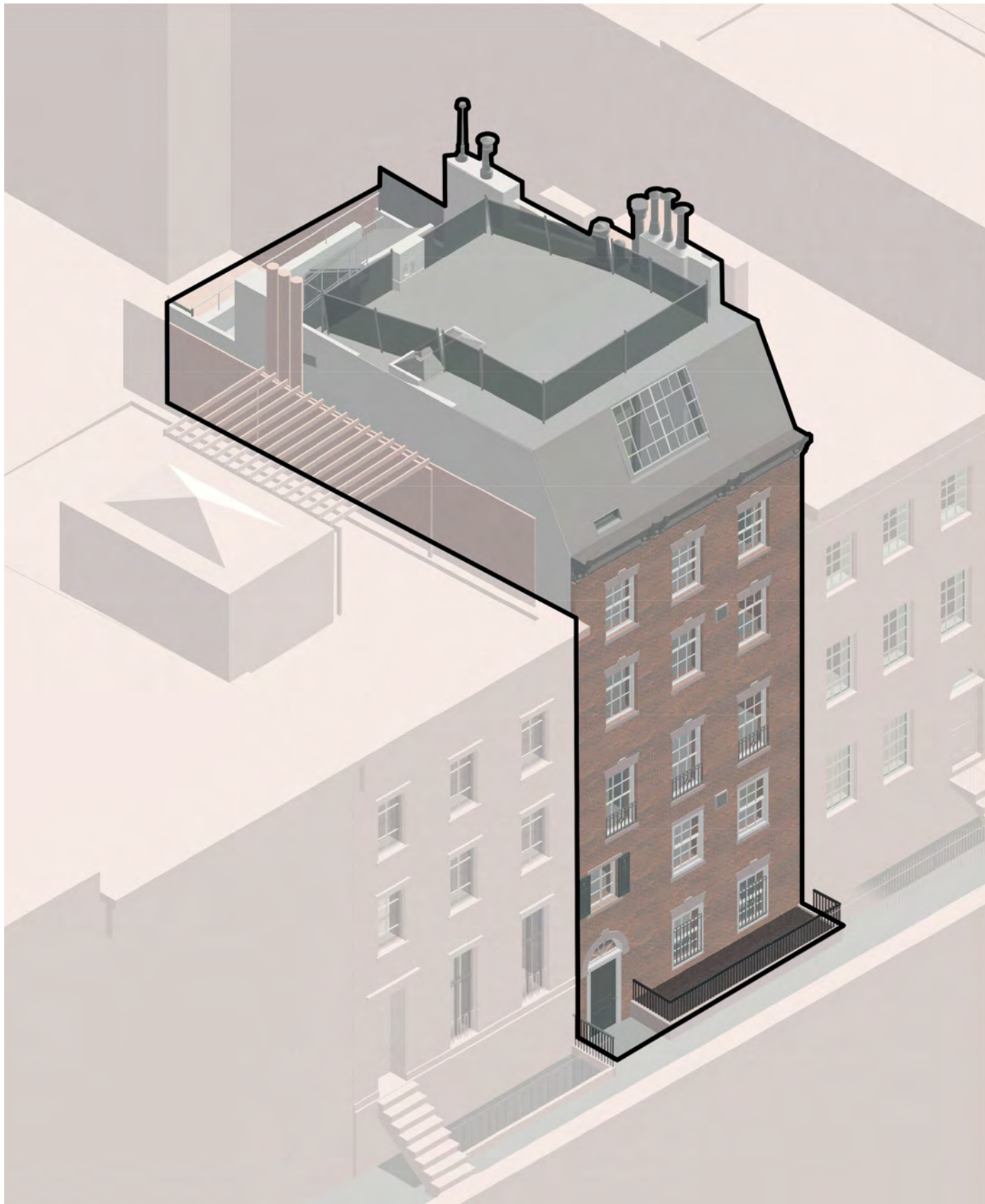
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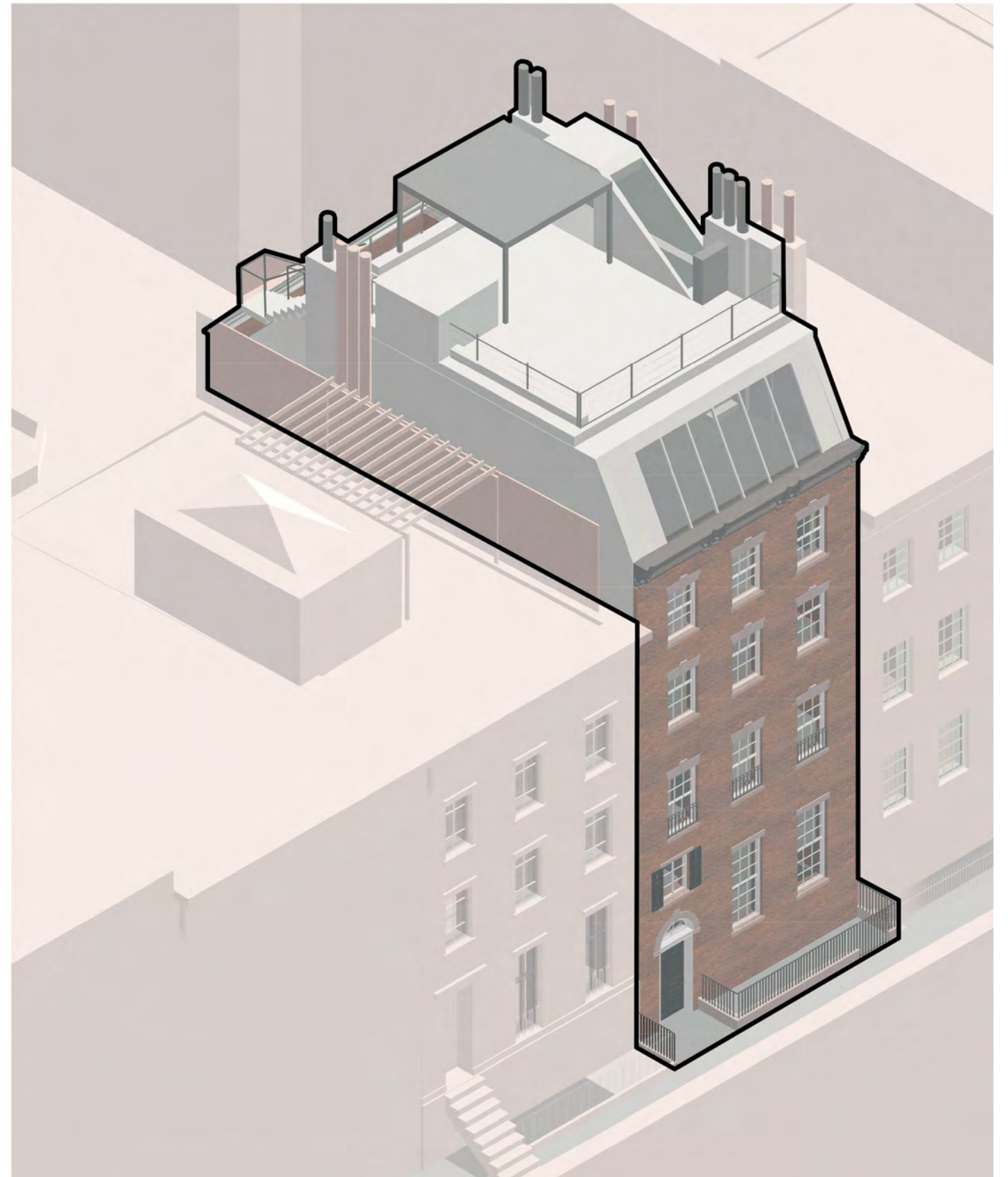
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EXISTING



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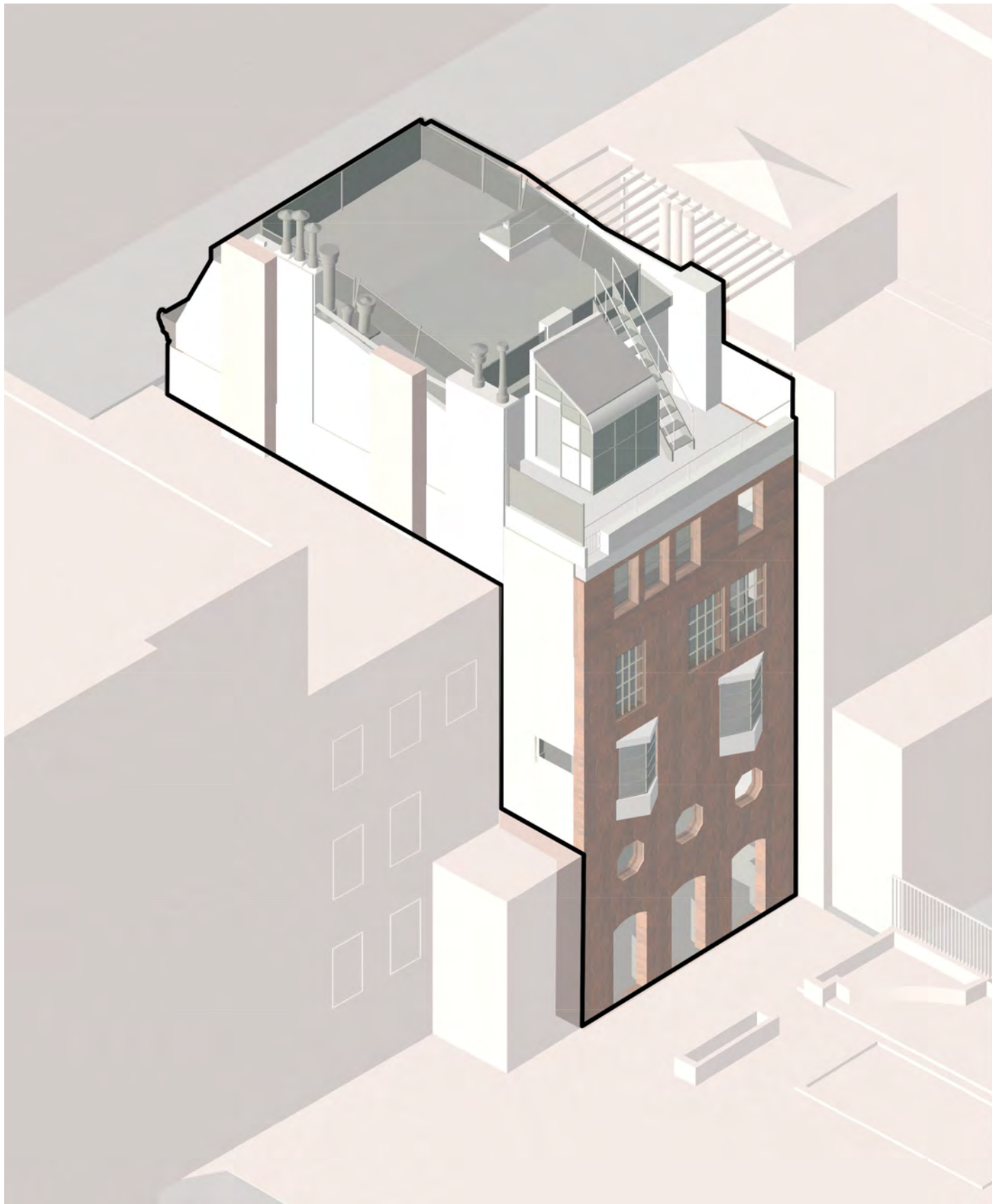
FRONT AXONOMETRIC | **PROPOSED DESIGN**

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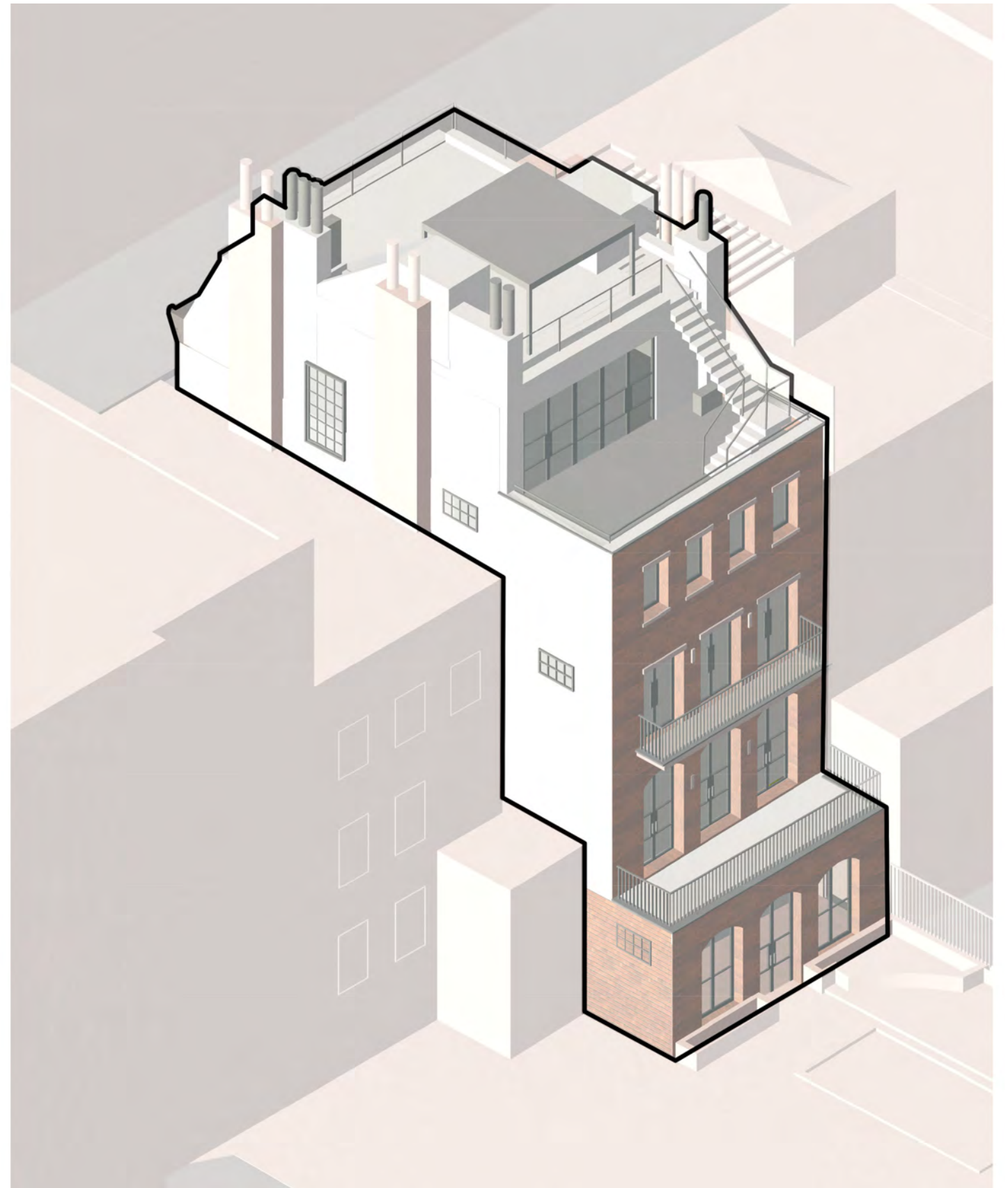
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REAR AXONOMETRIC | PROPOSED DESIGN

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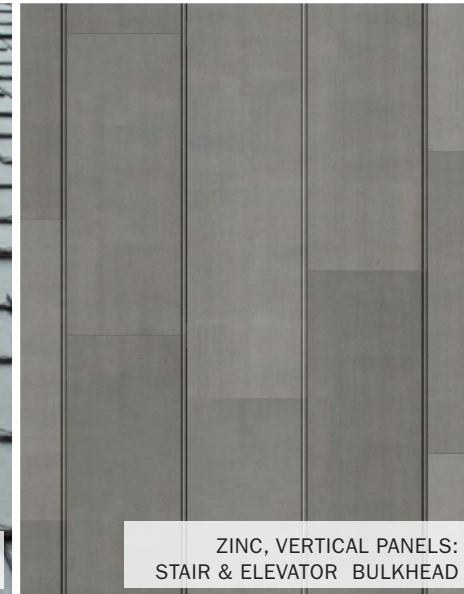


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RESTORED SLATE SHINGLES:
FRONT MANSARD ROOF



ZINC, VERTICAL PANELS:
STAIR & ELEVATOR BULKHEAD



GALVANIZED METAL:
CHIMNEY OVERRUNS



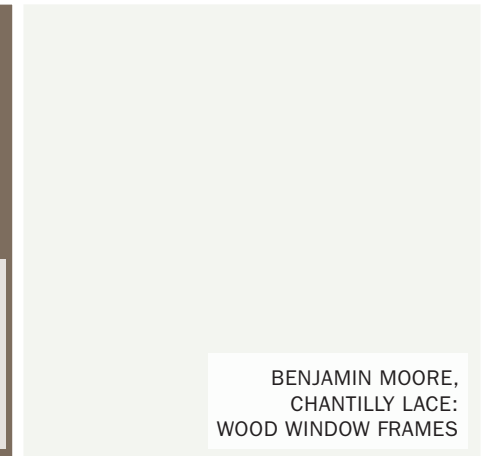
STAINLESS "JAKOB" MESH RAILING:
ROOF DECK RAILING



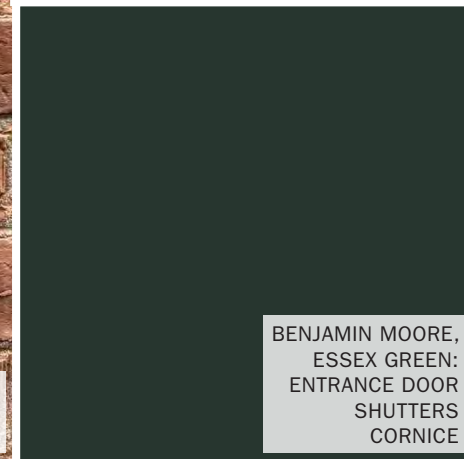
EXISTING & NEW/REPLACED BRICK
TO MATCH EXISTING:
MAIN FRONT FACADE:



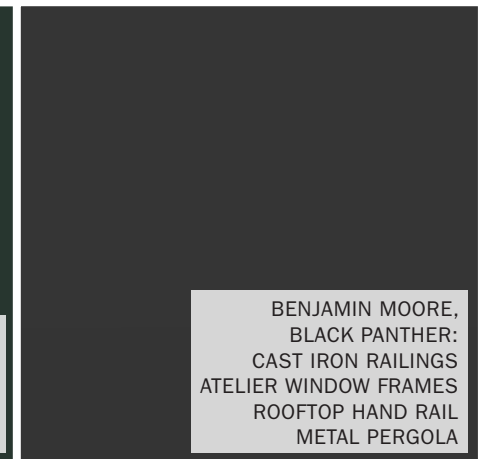
BROWNSTONE, COLOR MATCH
TO BENJAMIN MOORE,
FALLEN TIMBER:
WINDOW LINTELS
WINDOW SILLS
FAN WINDOW SURROUNDS
RUSTICATED BASE



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

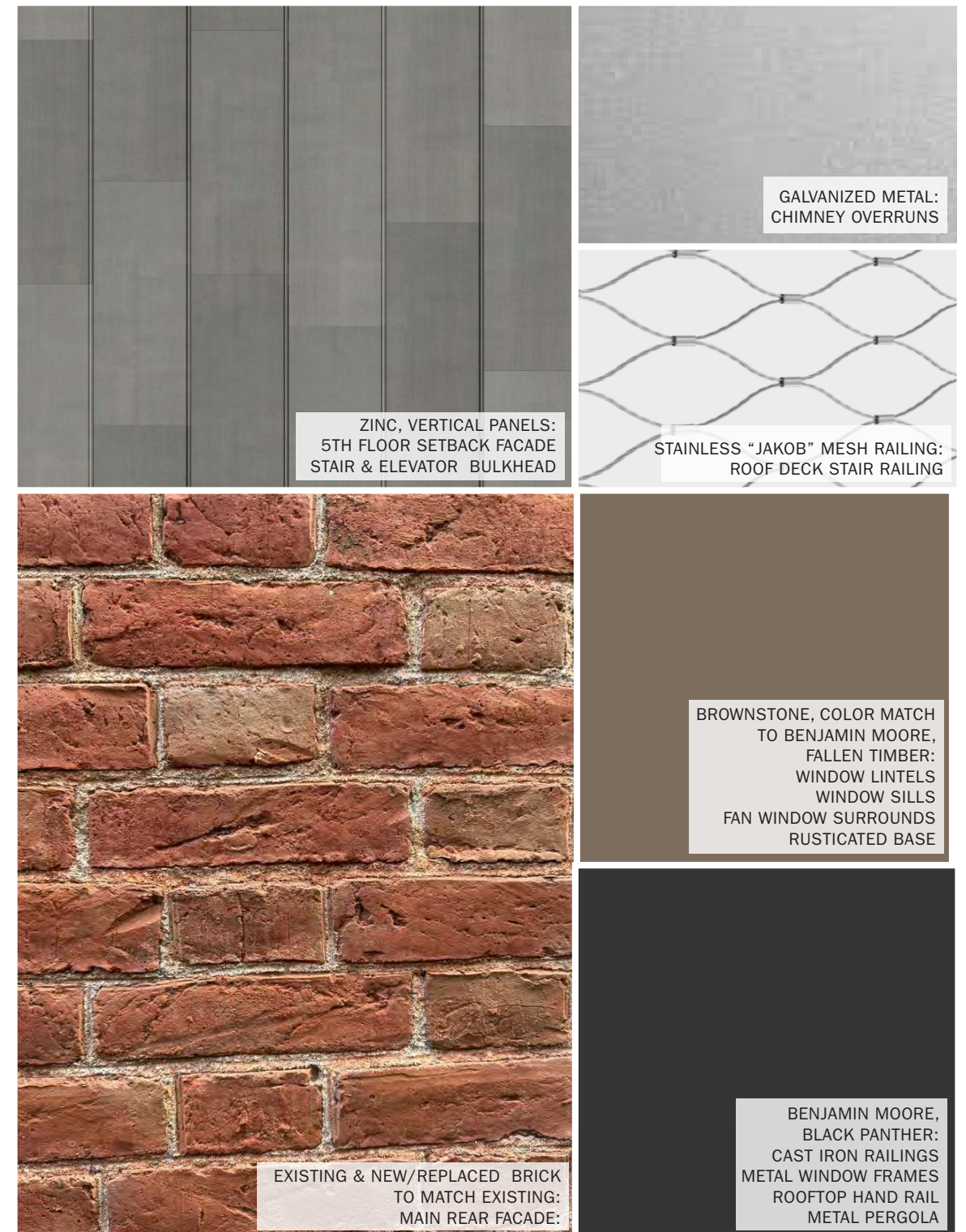
PROPOSED FRONT ELEVATION - MATERIAL PALETTE

SCALE 1/8" = 1'-0"
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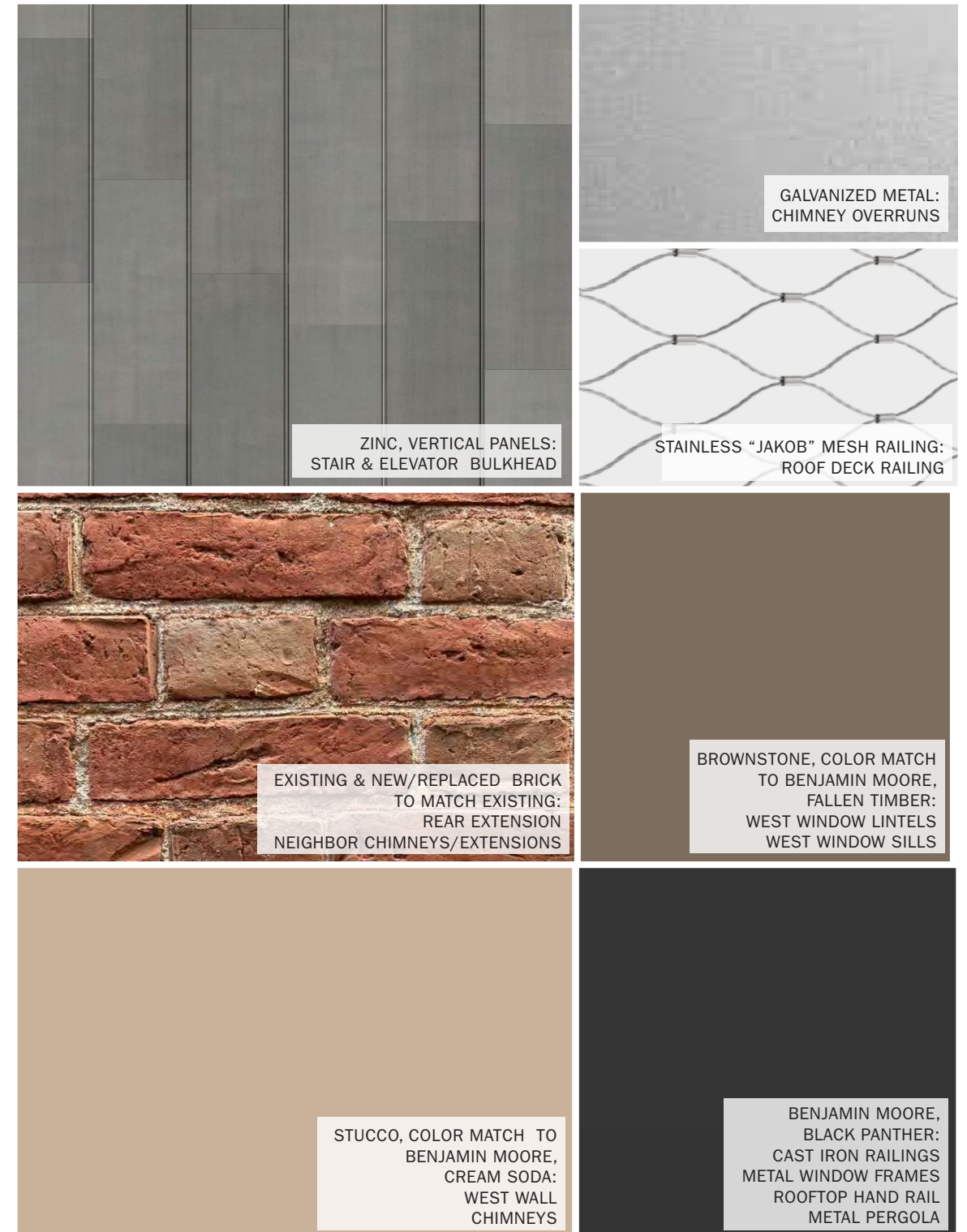
PROPOSED REAR ELEVATION - MATERIAL PALETTE

SCALE 1/8" = 1'-0"
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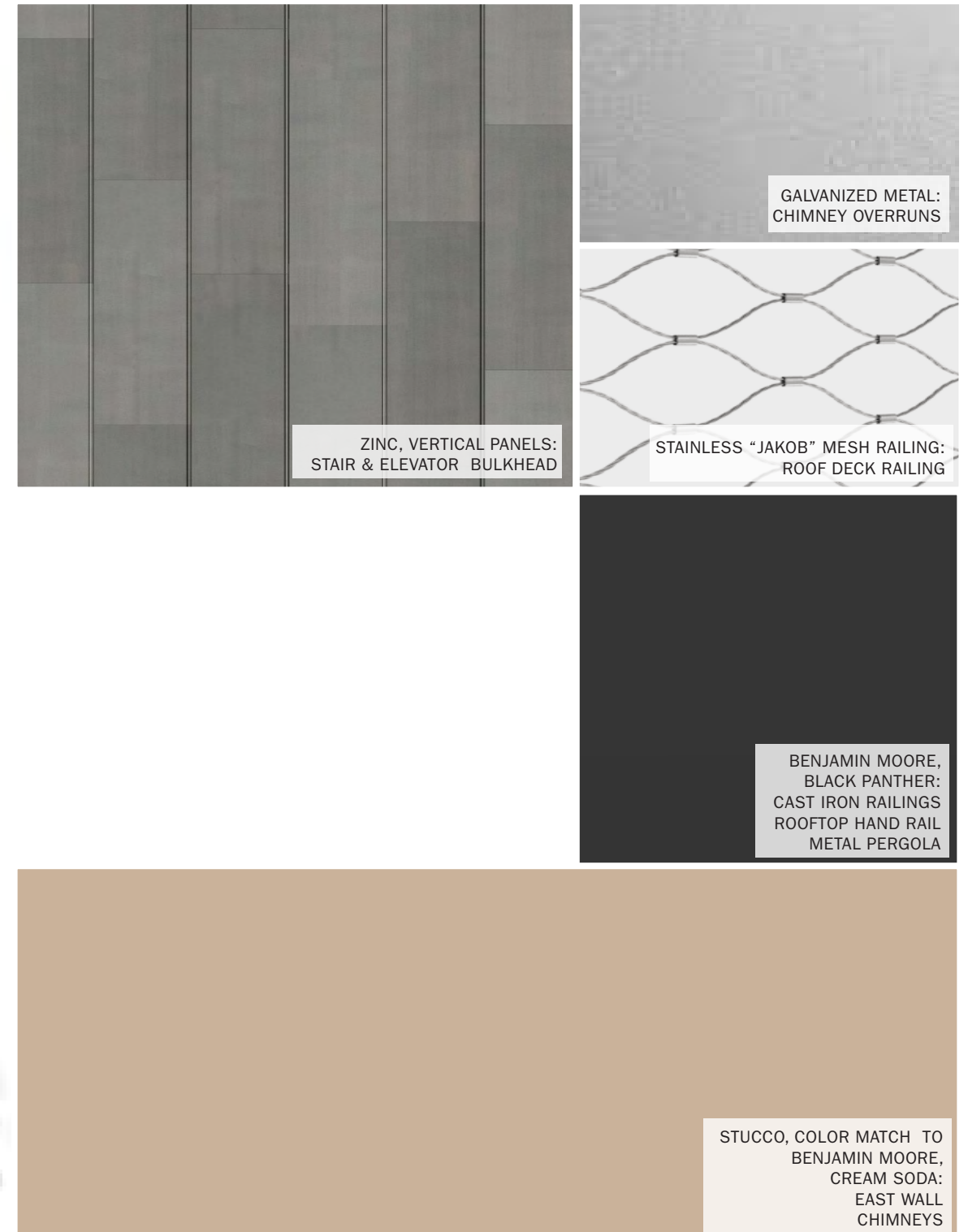
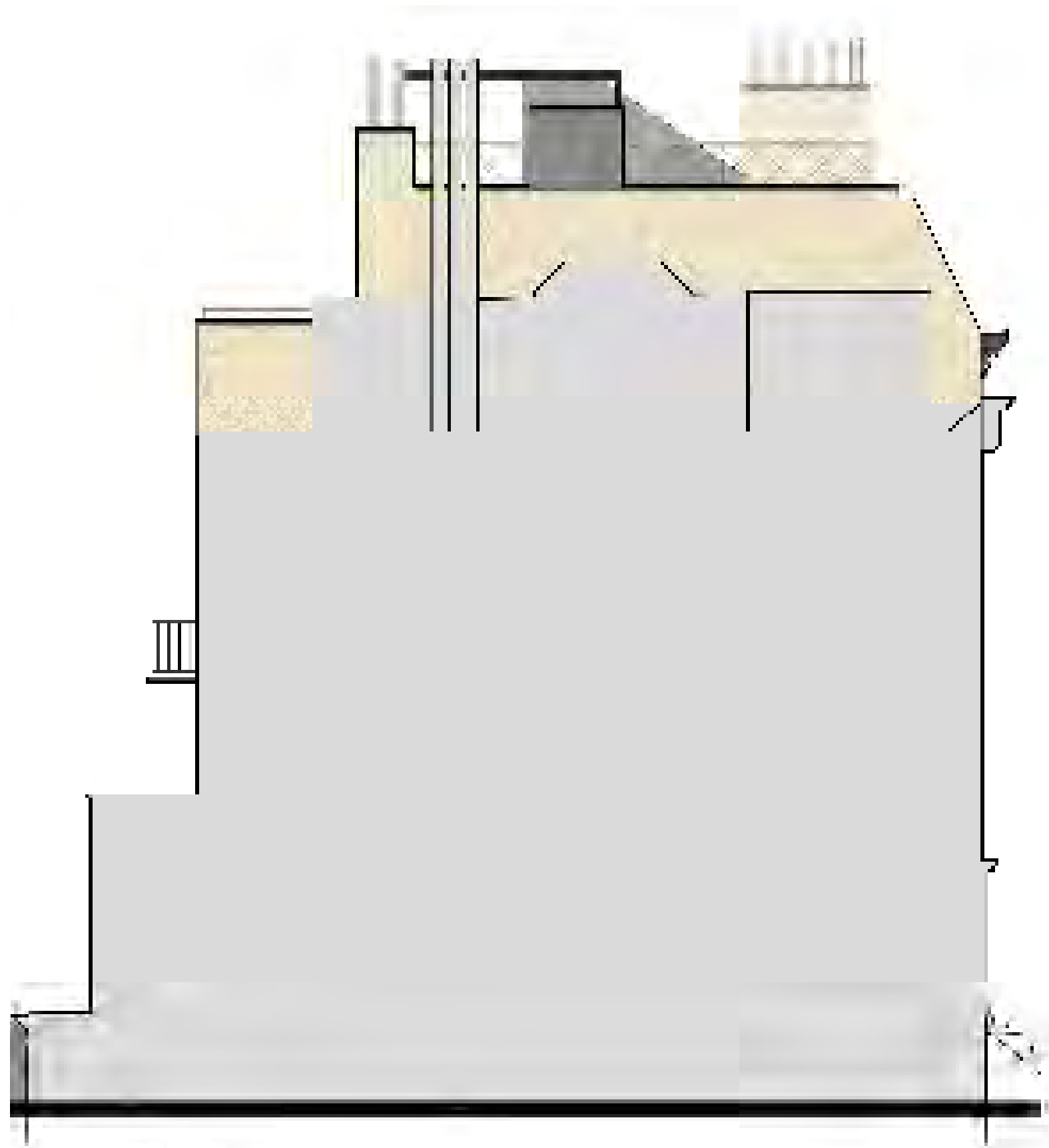
EXISTING & PROPOSED RENDERED WEST ELEVATION

SCALE 1/8" = 1'-0"
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EXISTING & PROPOSED RENDERED EAST ELEVATION



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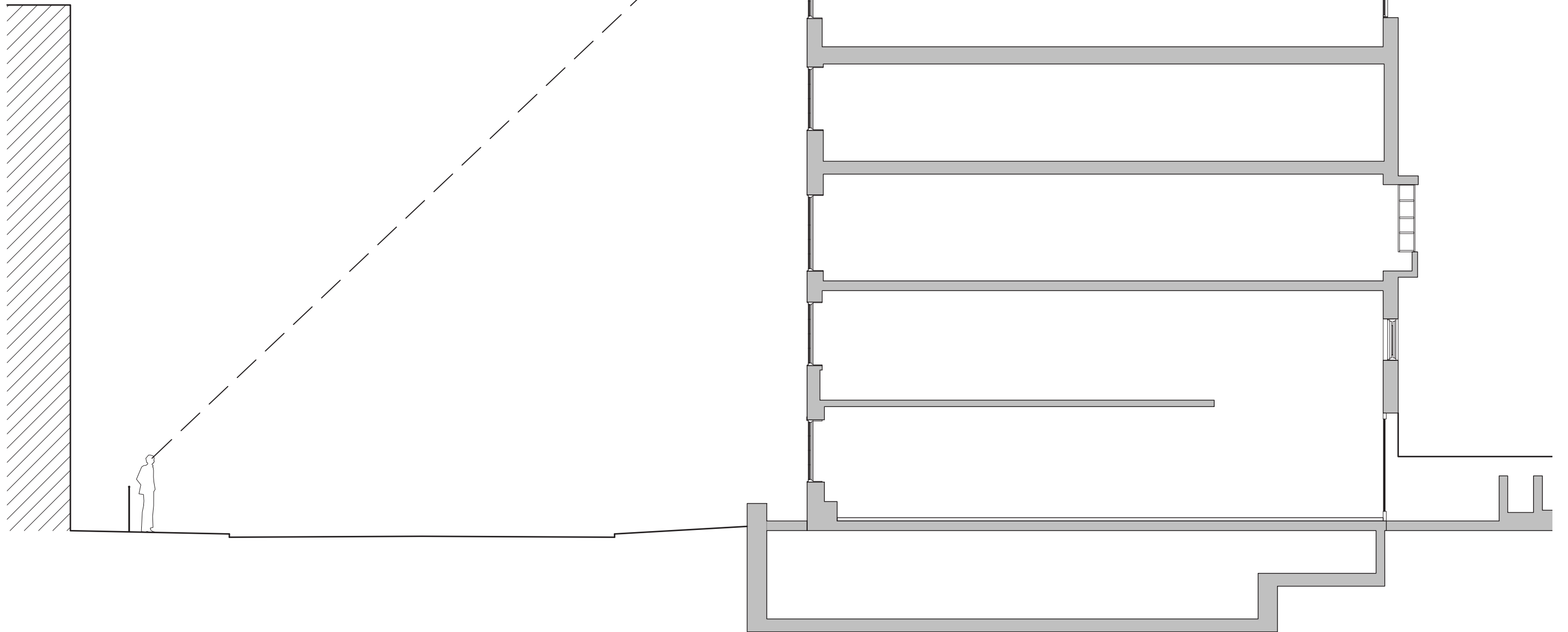
SCALE
CLIENT
PROJECT NUMBER
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1/8" = 1'-0"
FISCHER
25.46
OCTOBER 16, 2025

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NW

**VISIBILITY
STUDIES**



EXISTING SECTION WITH SIGHTLINES | **VISIBILITY STUDIES**



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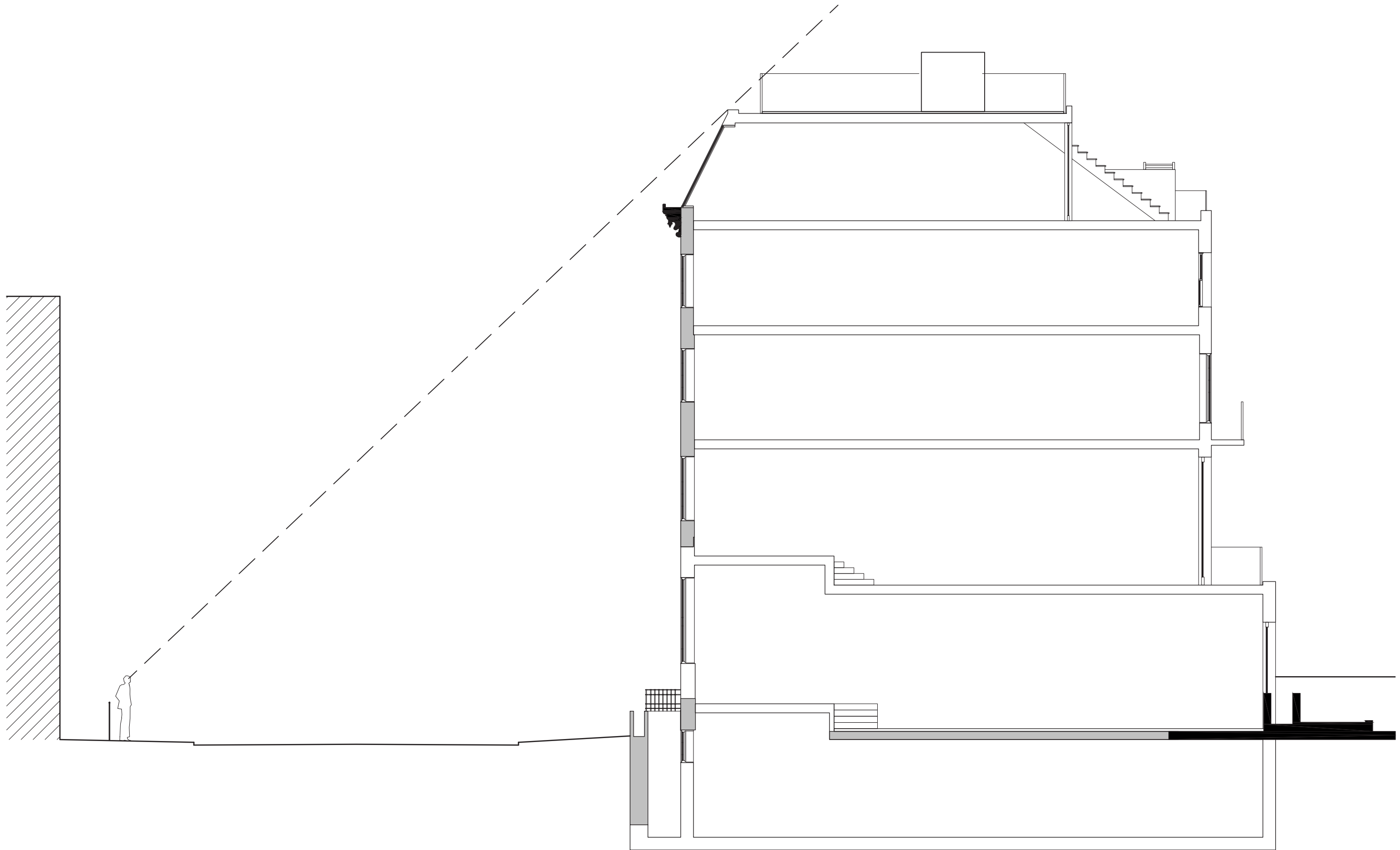
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PROPOSED SECTION WITH SIGHTLINES | VISIBILITY STUDIES



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CAMERA LOCATIONS | VISIBILITY STUDIES

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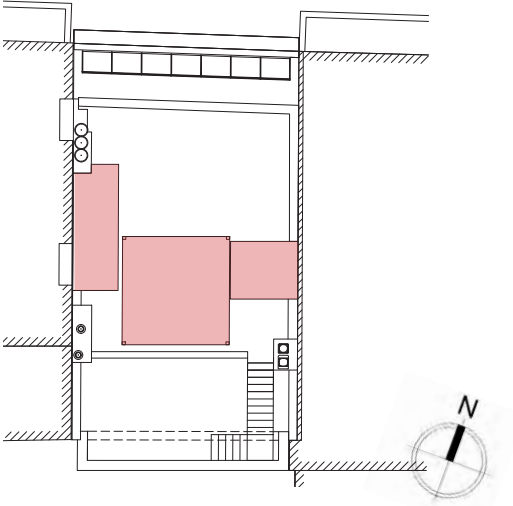
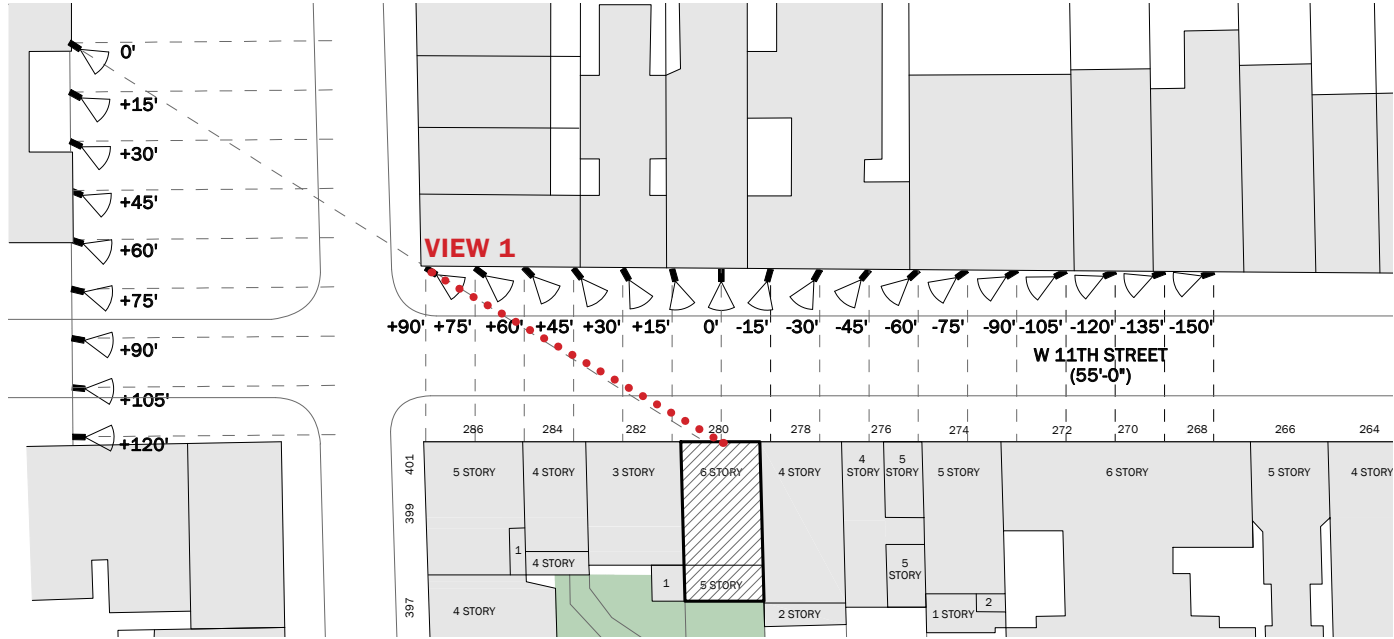
VIEW 1: W 11TH ST. +90' | **EXISTING PHOTO**



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**



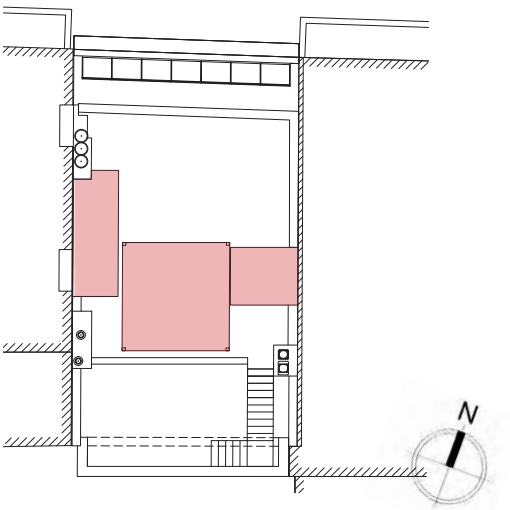
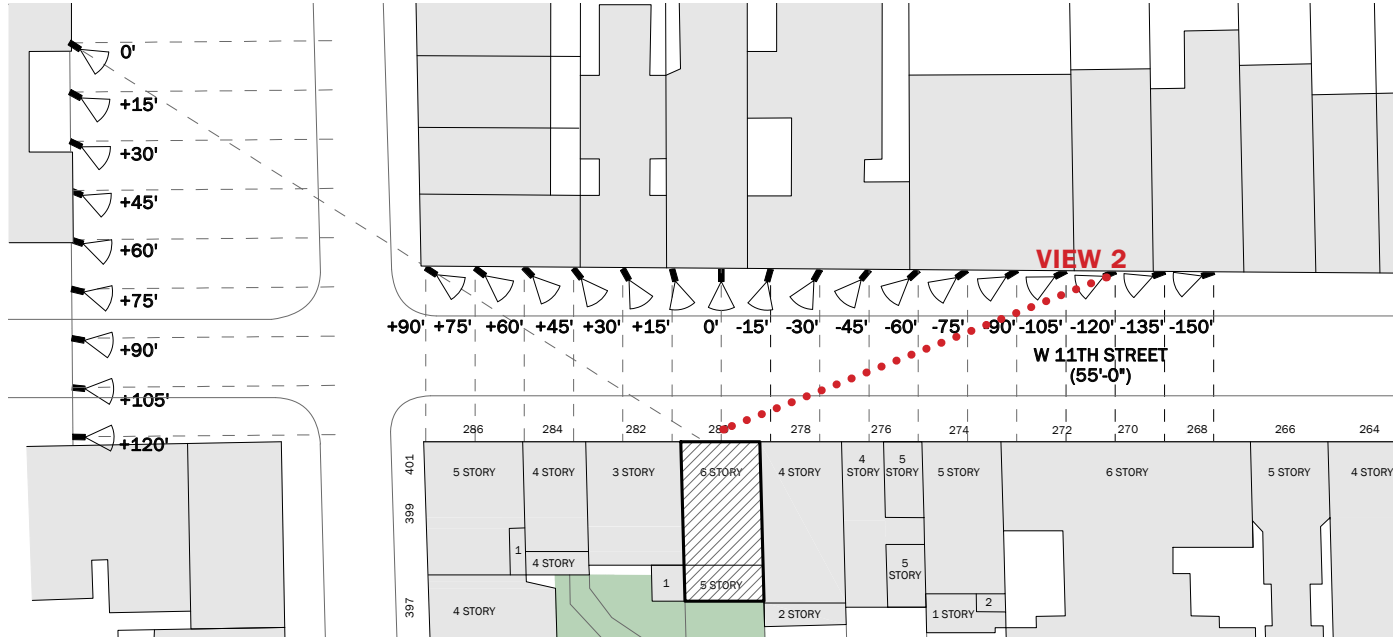
VIEW 2: W 11TH ST. -120' | **EXISTING PHOTO**



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**



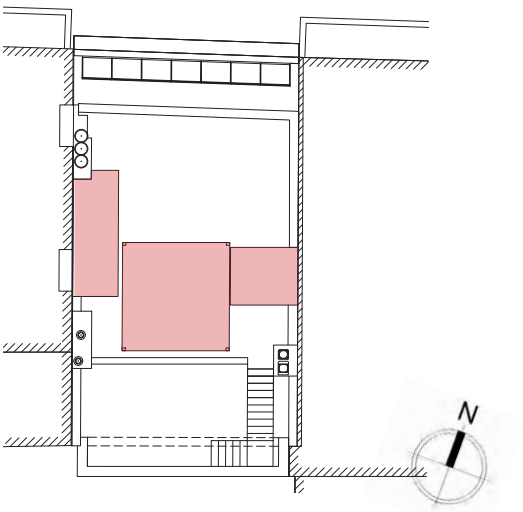
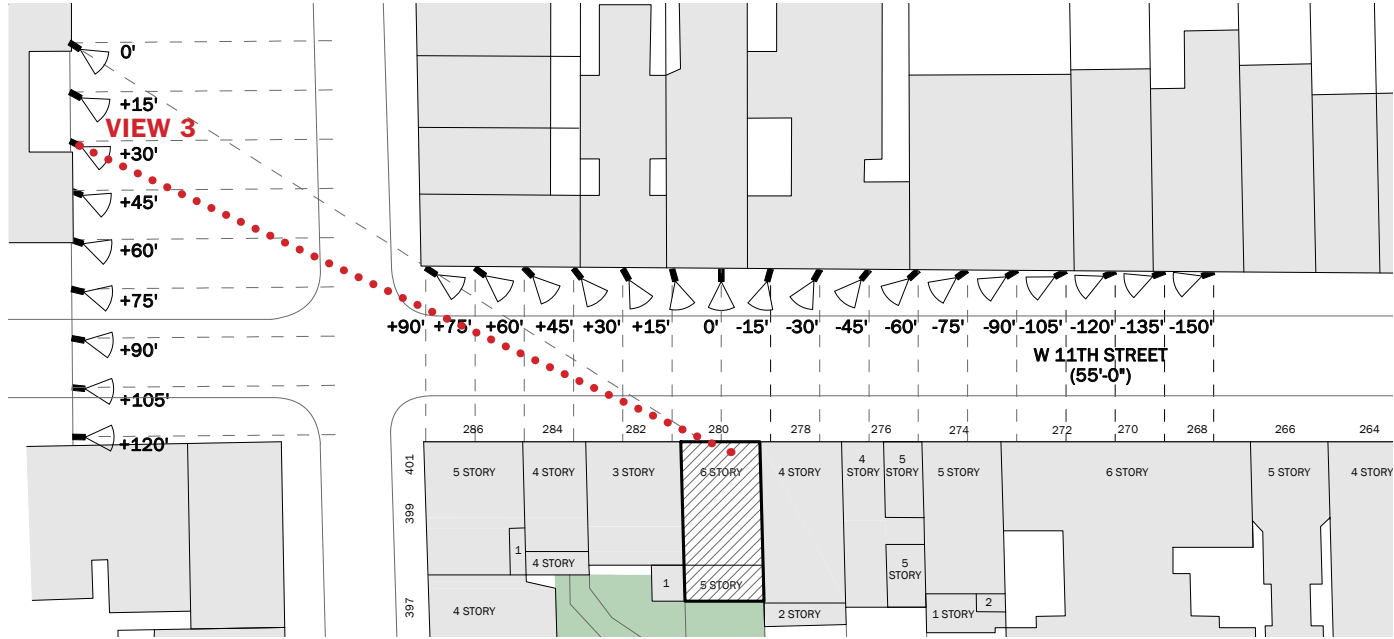
VIEW 3: BLEECKER ST 30' | **EXISTING PHOTO**



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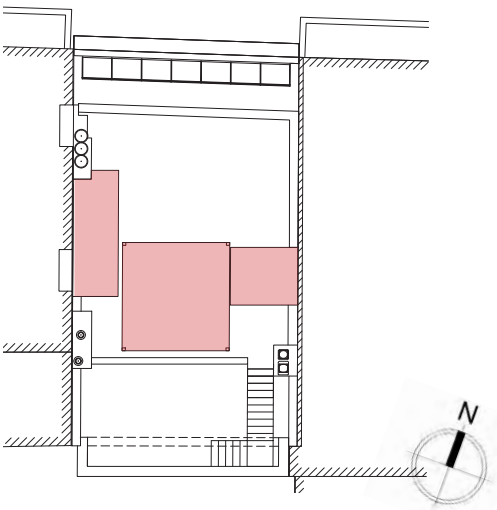
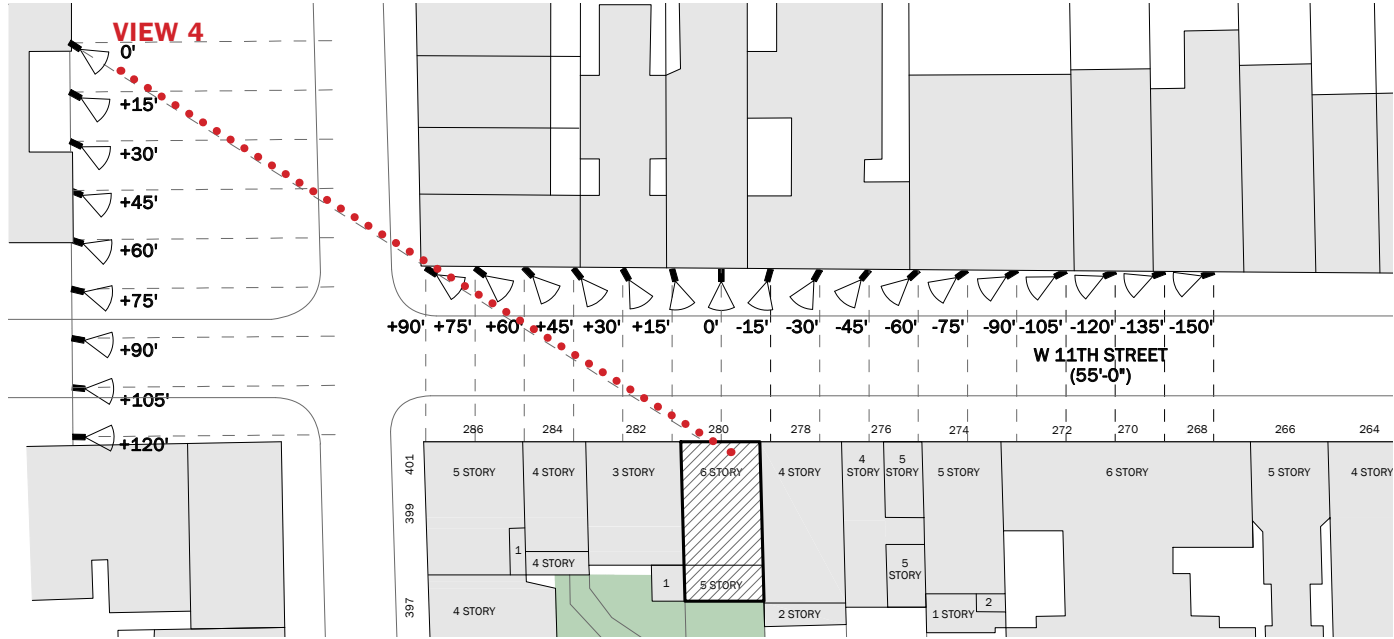
VIEW 4: BLEECKER ST 0' | **EXISTING PHOTO**



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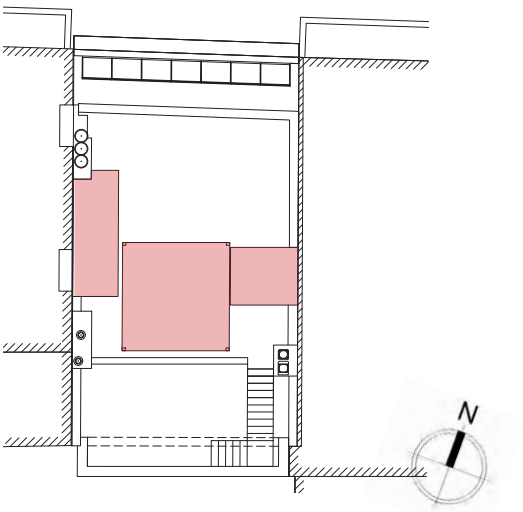
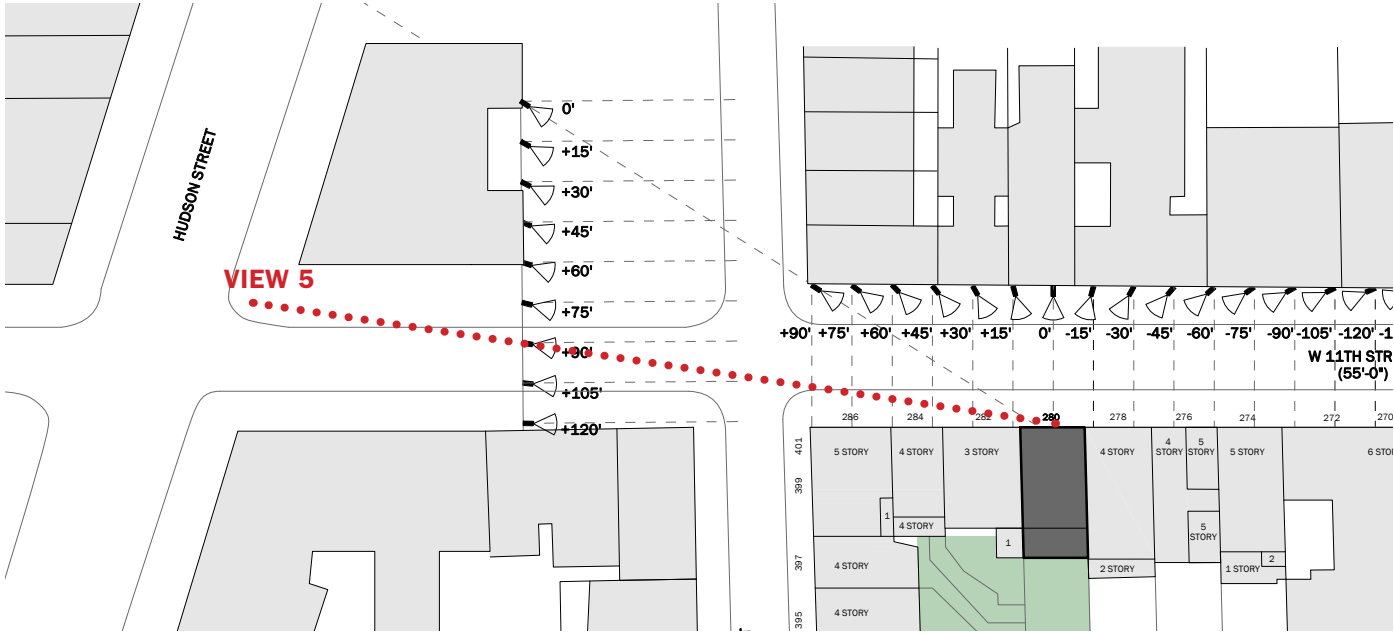
VIEW 5: HUDSON ST | **EXISTING PHOTO**



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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APPENDIX



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



VIEW FROM W. 11TH STREET



VIEW FROM REAR YARD

EAST FACADE | **SITE ANALYSIS & CONTEXT**

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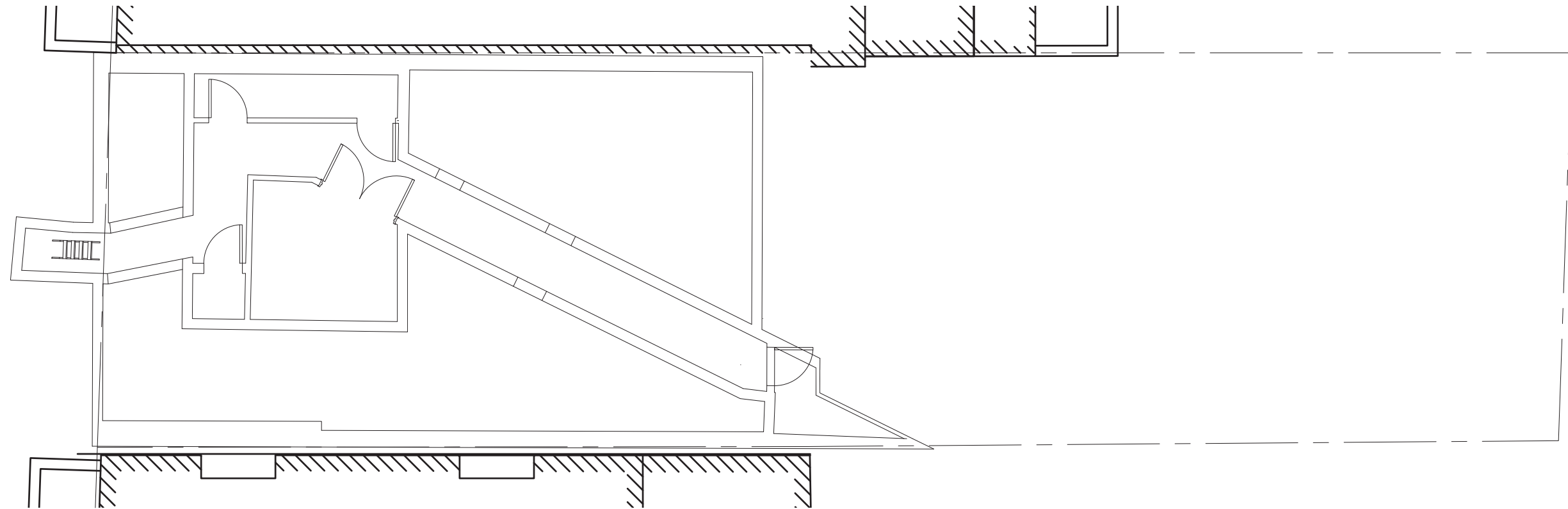
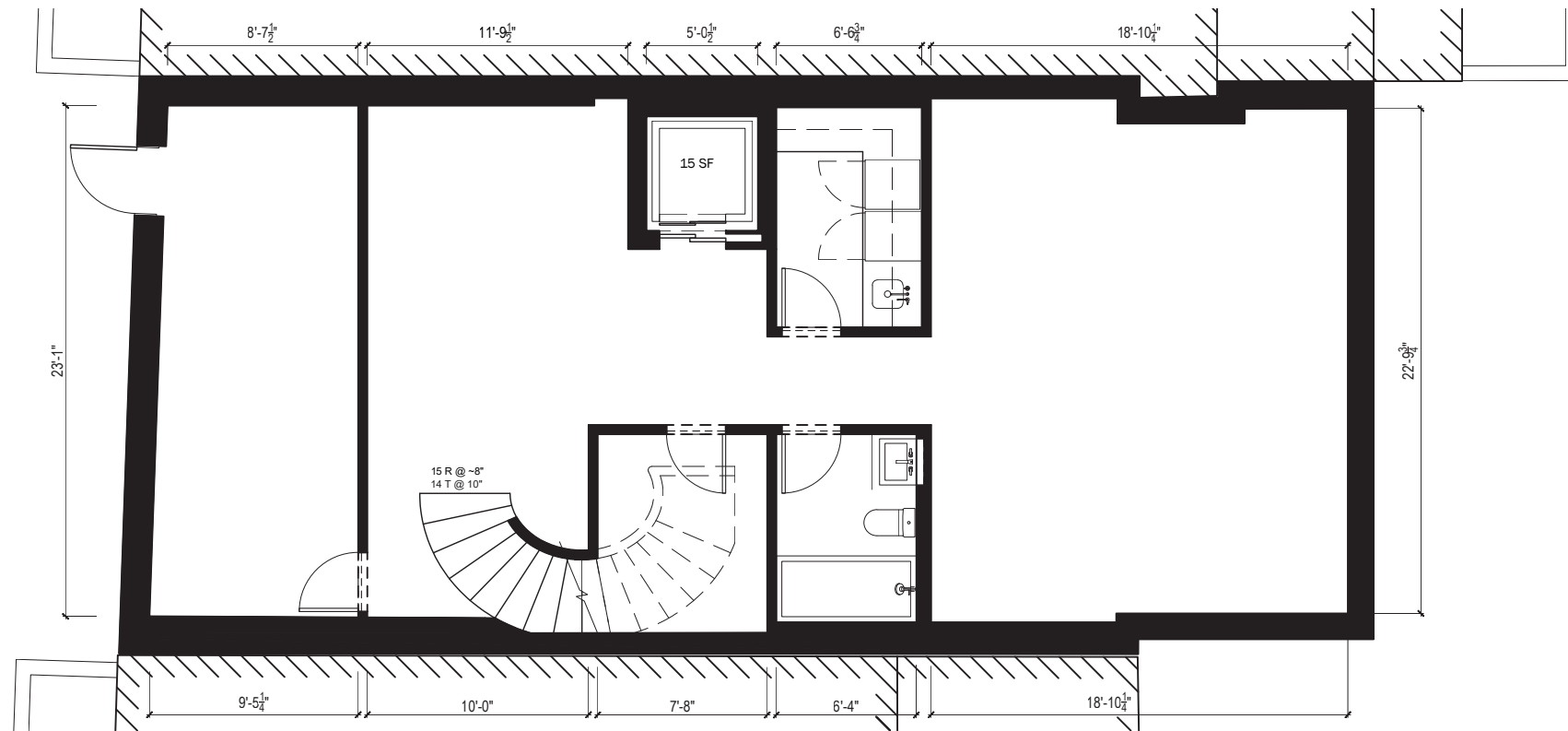
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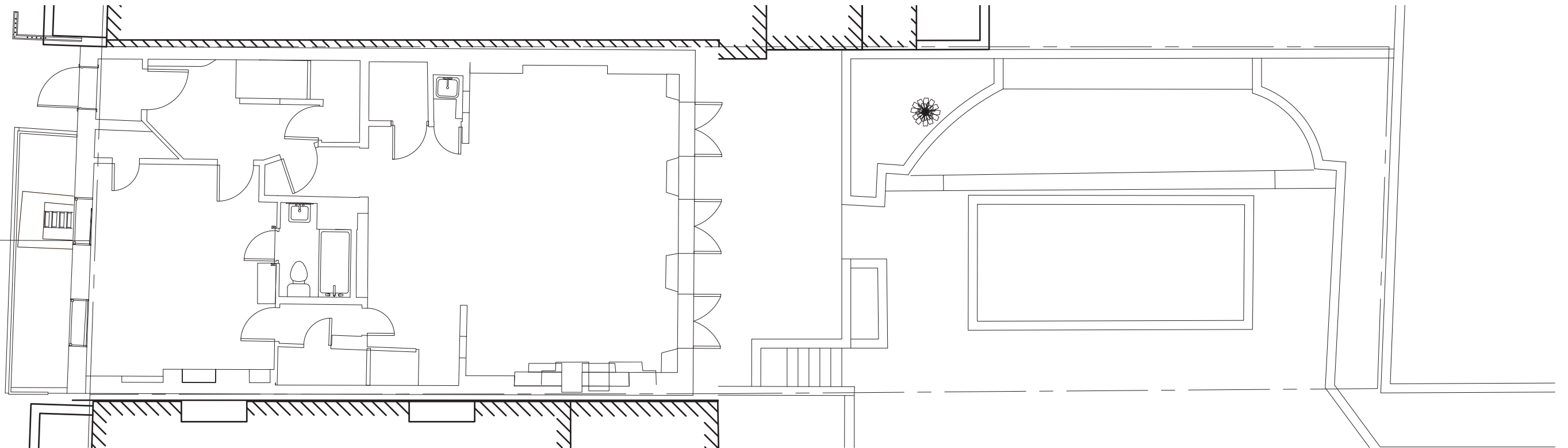
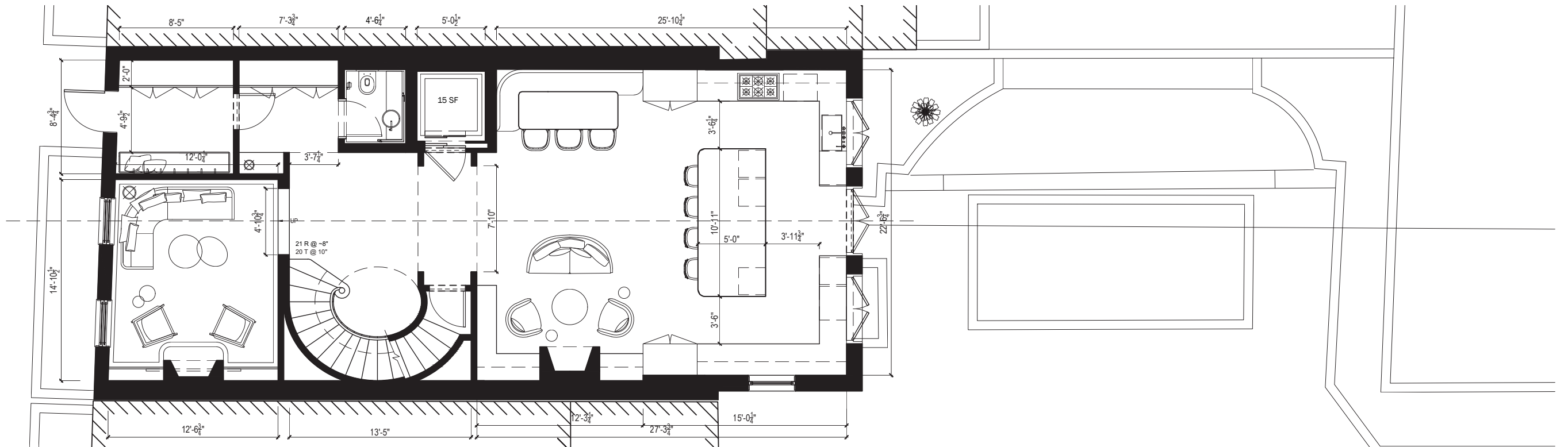
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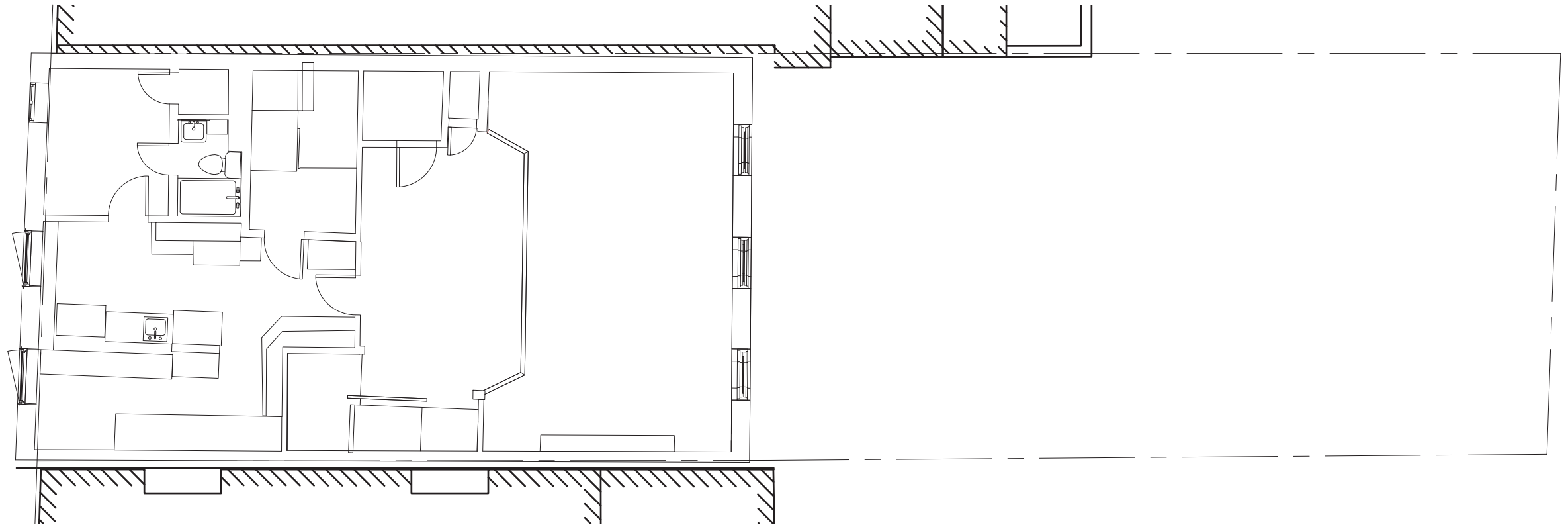
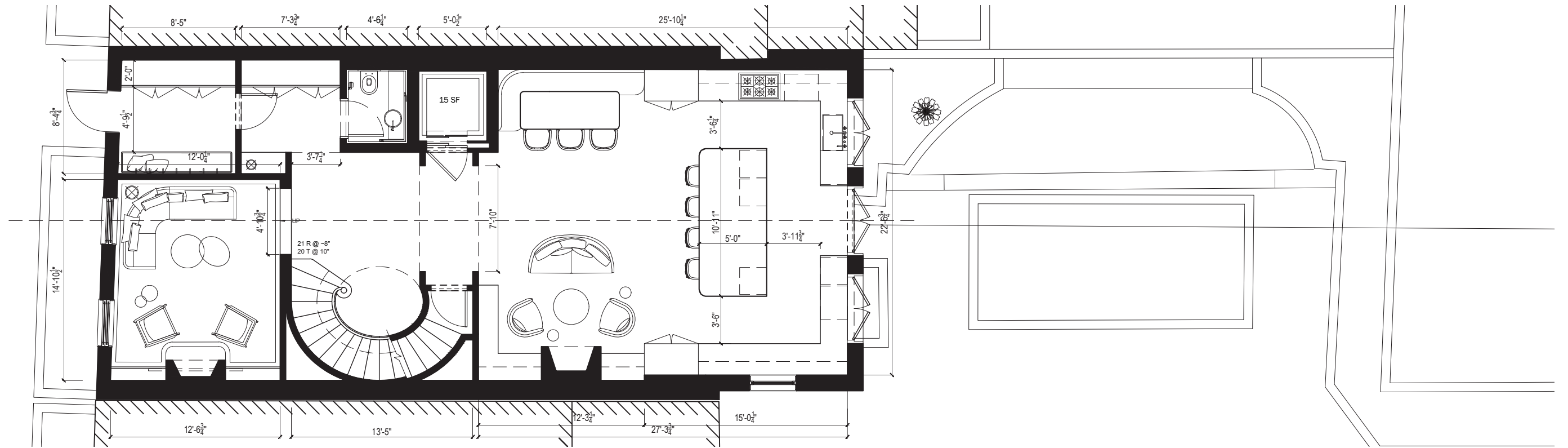
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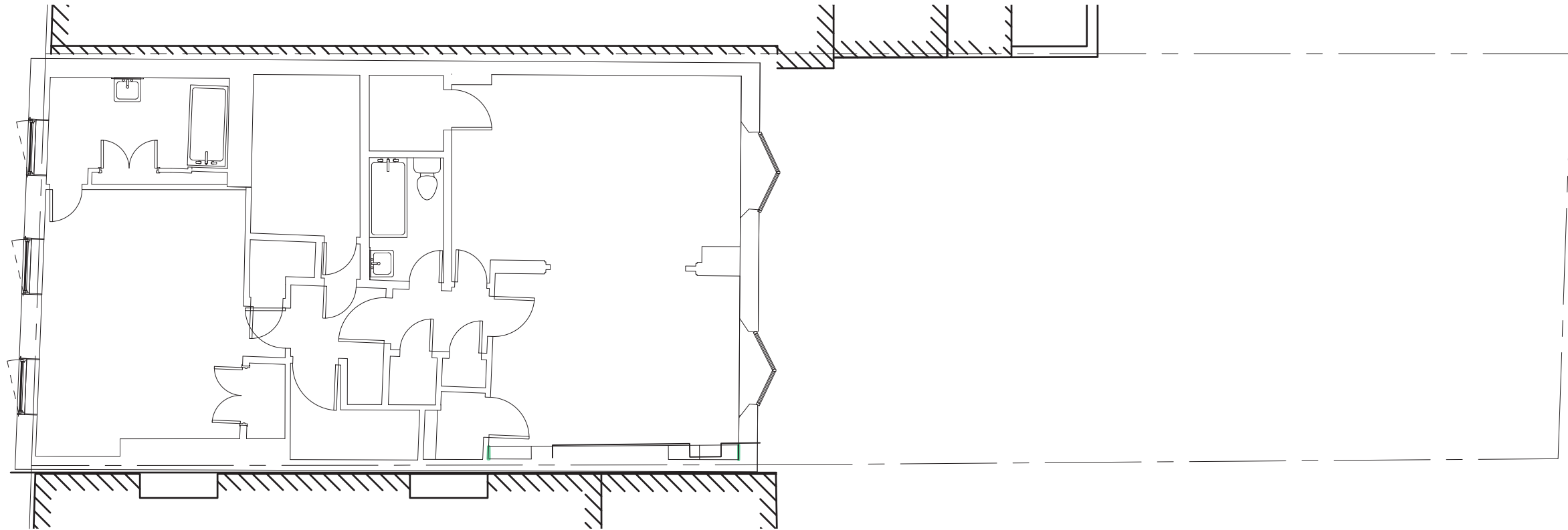
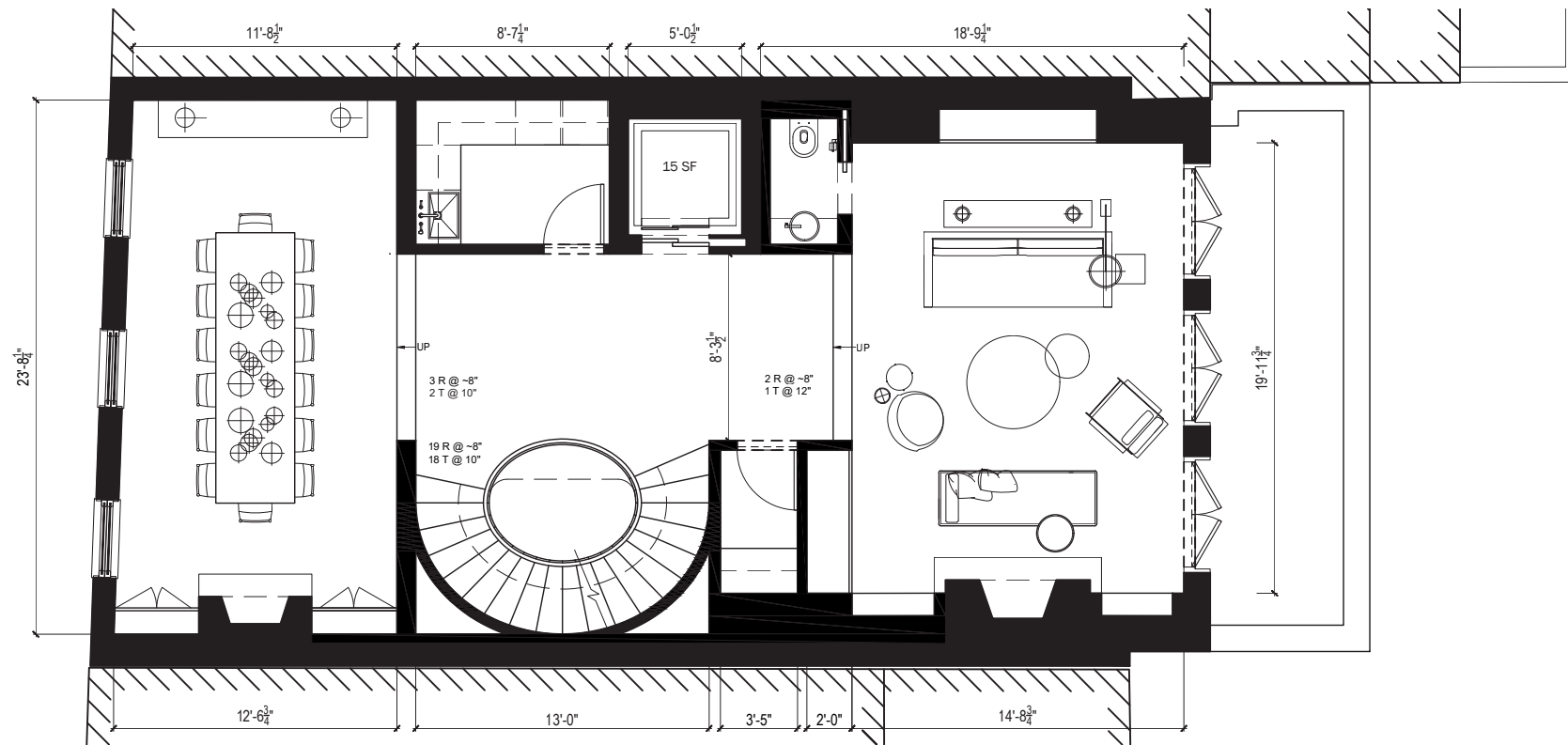
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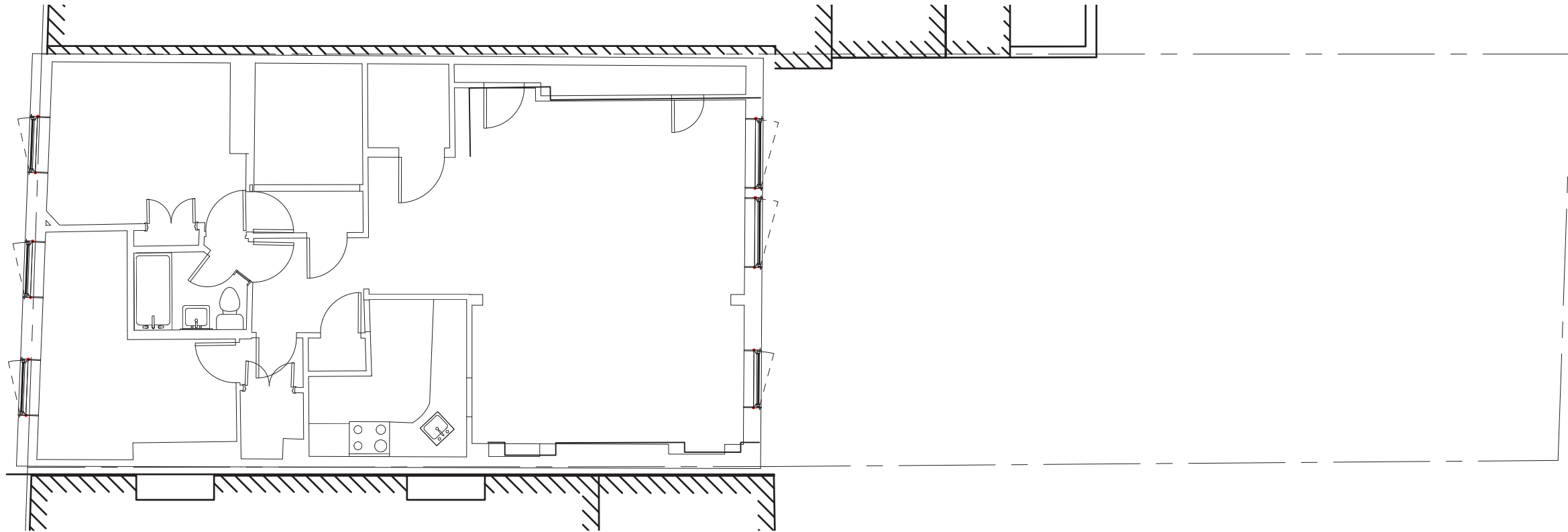
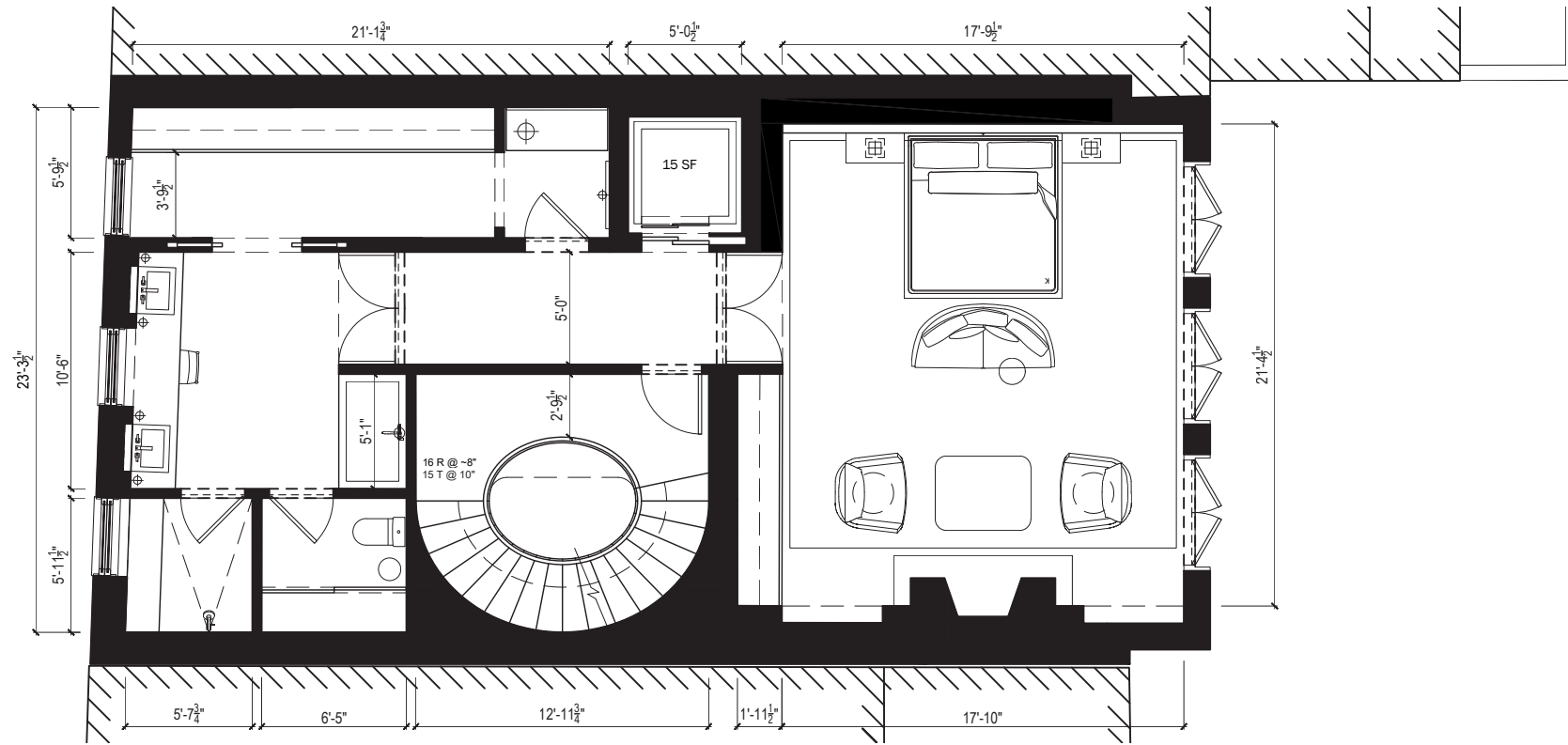
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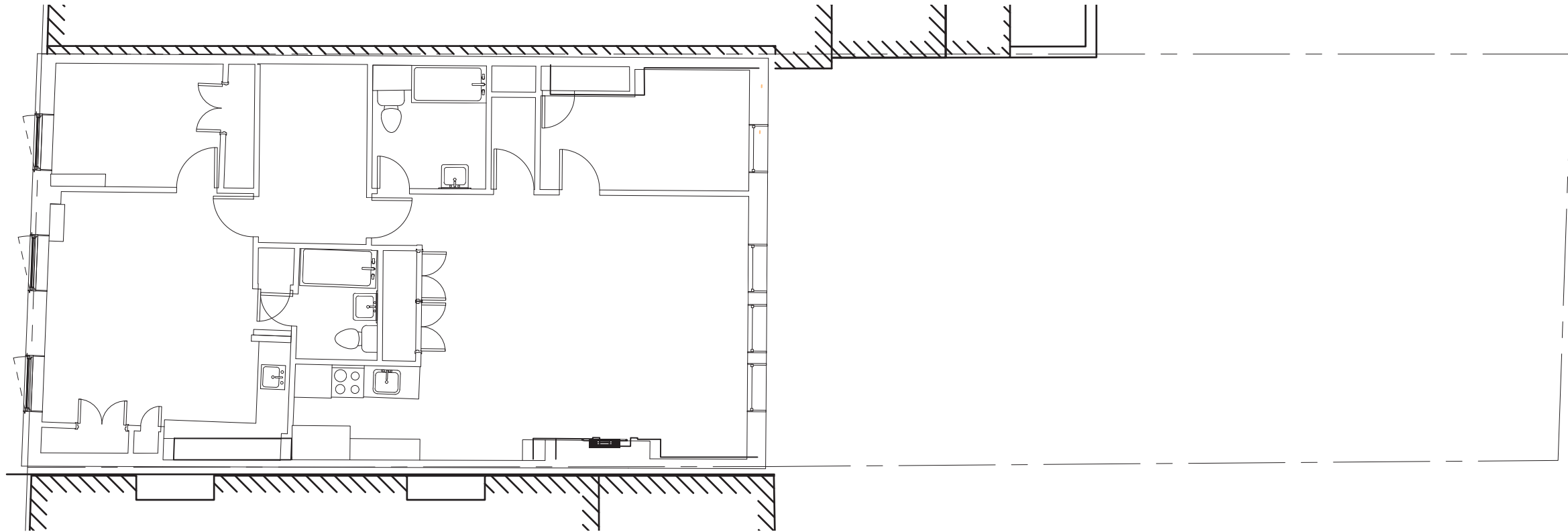
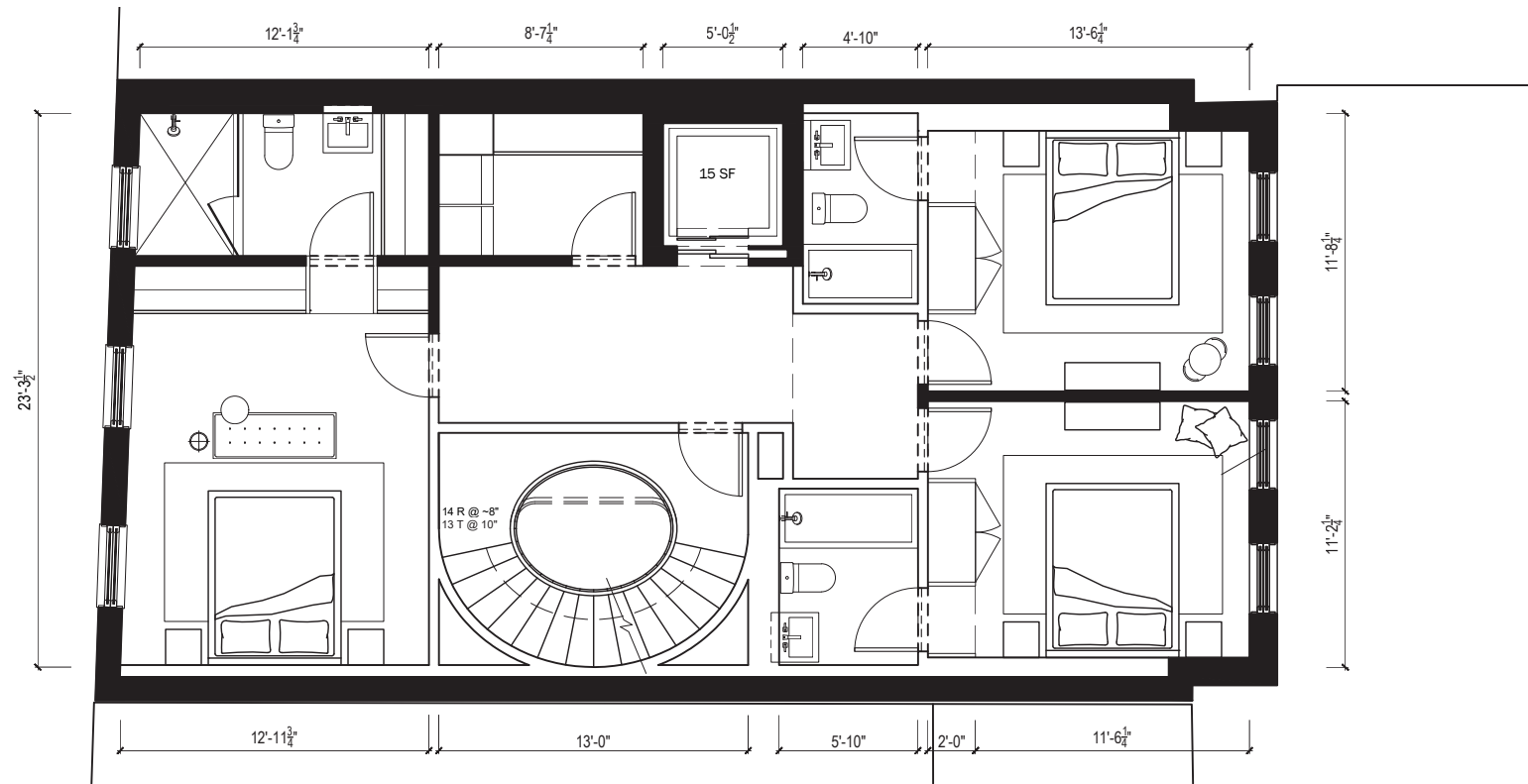
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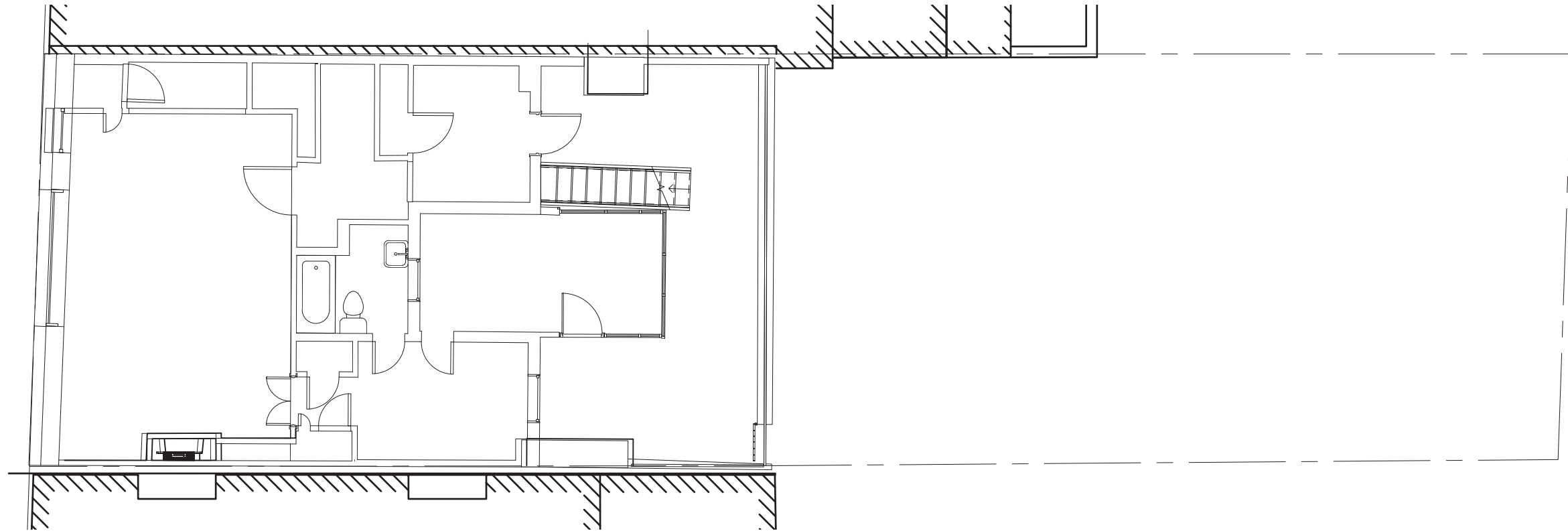
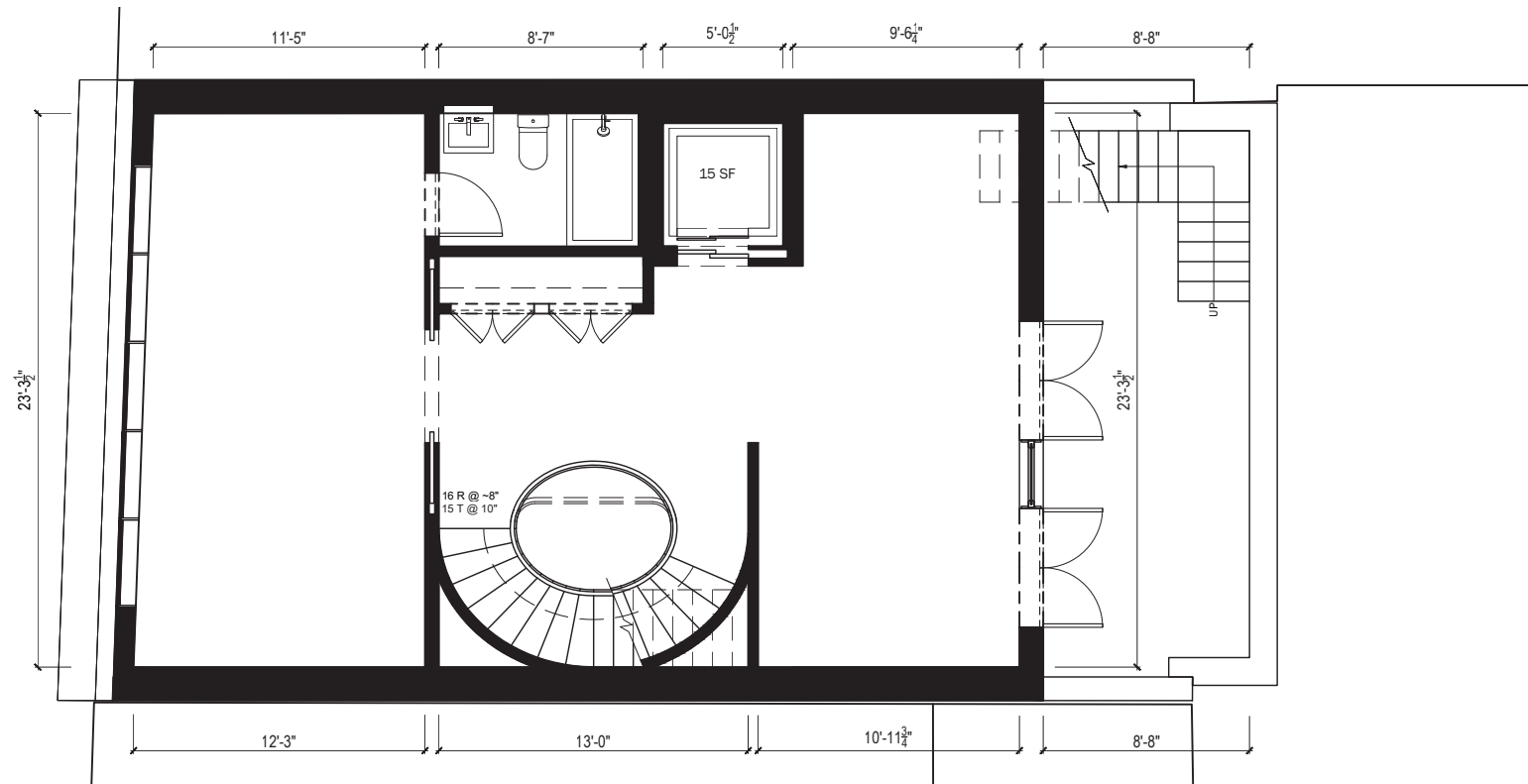
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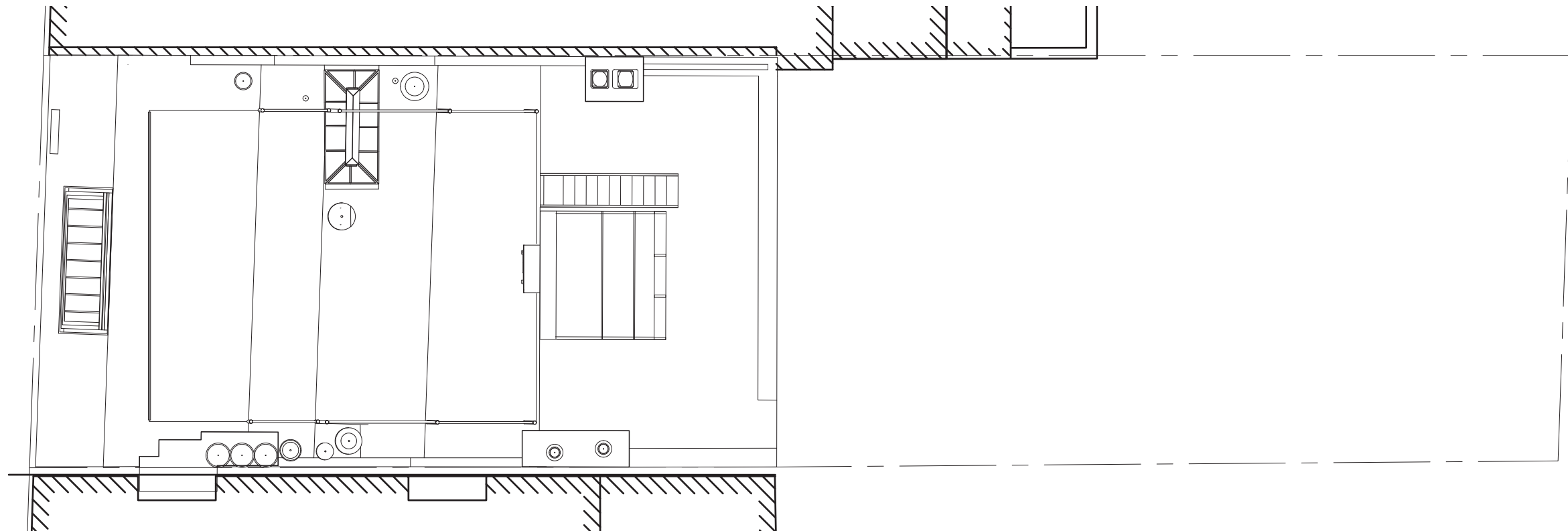
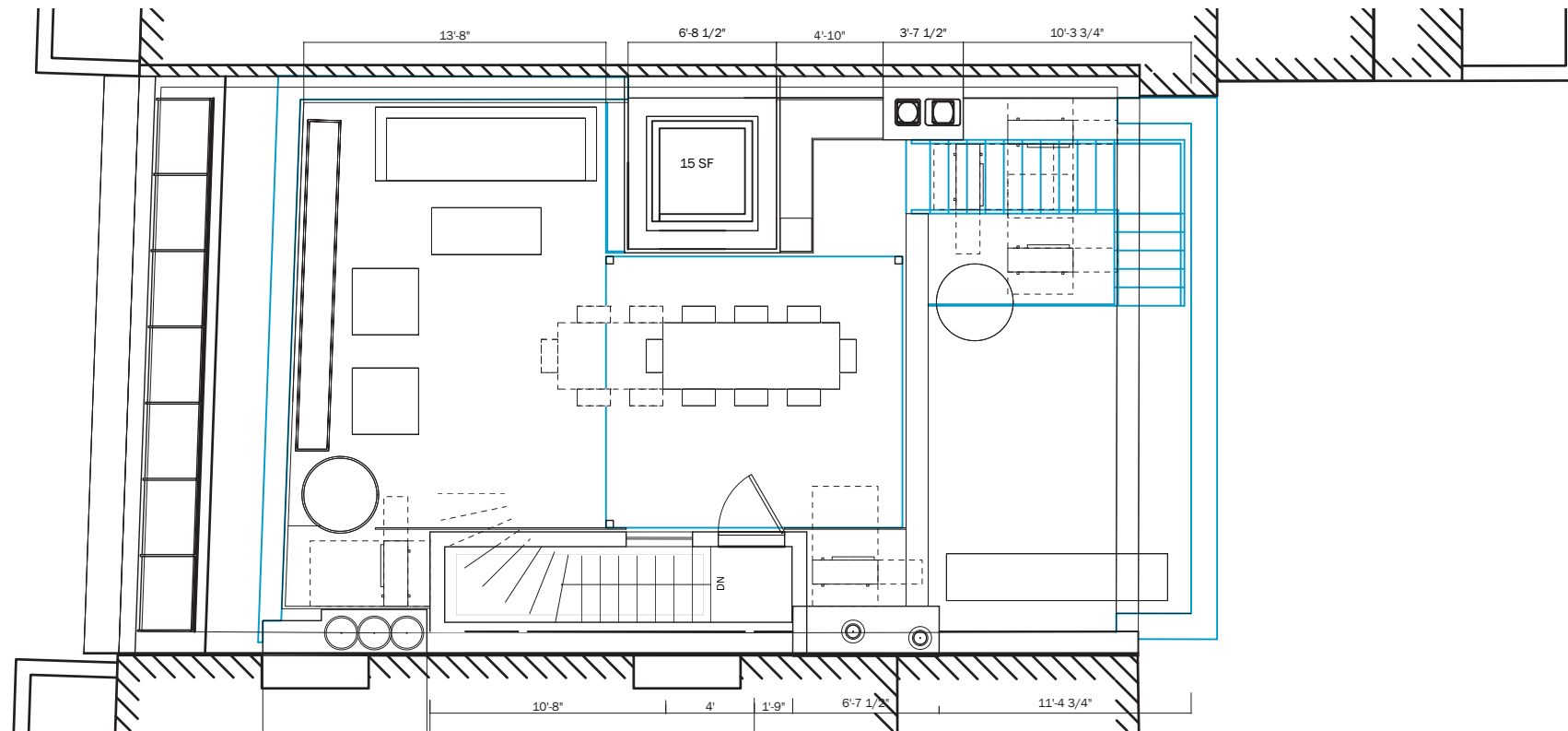
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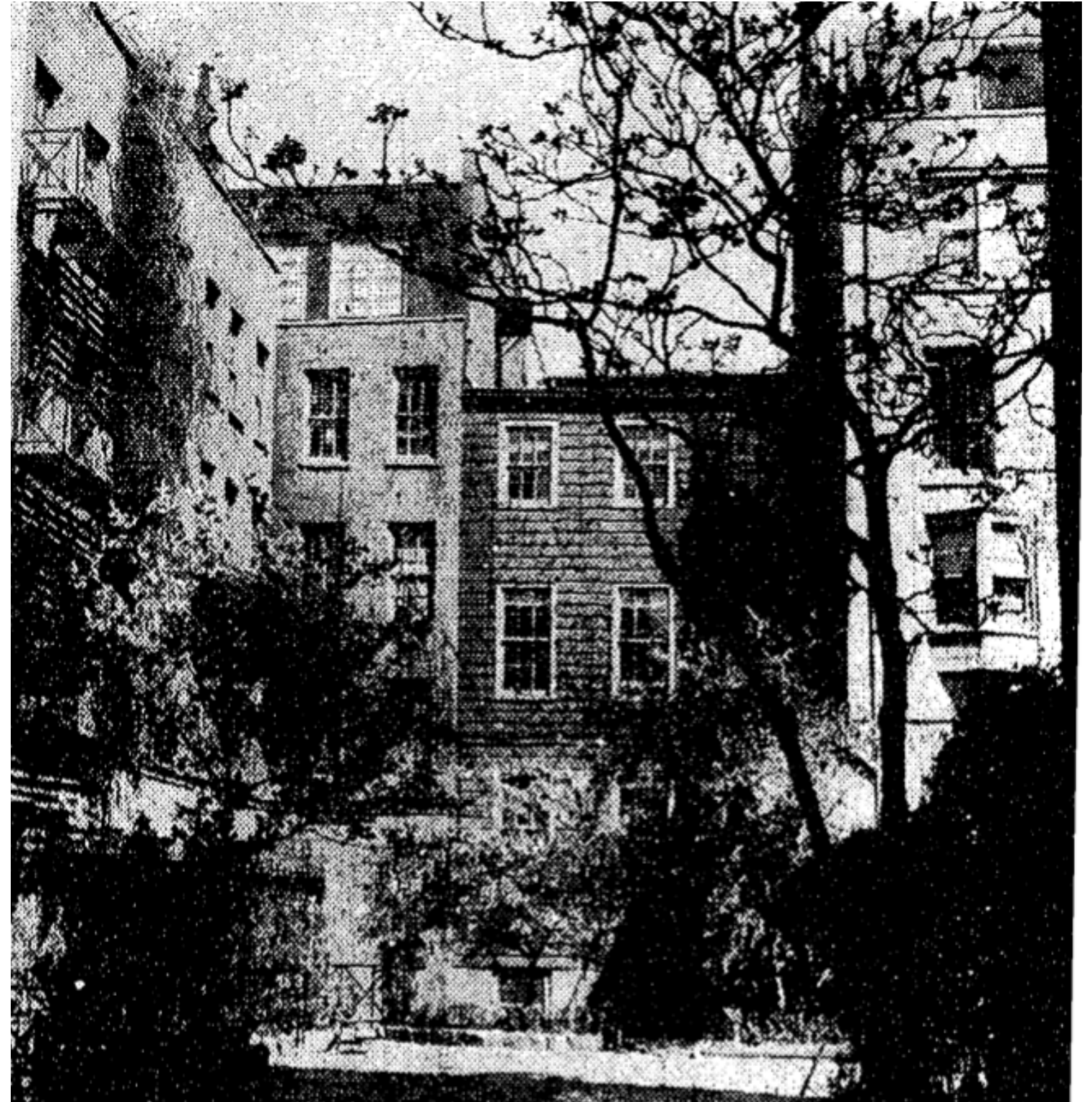
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278 - 282 W 11th ST REAR FACADE CONDITIONS



1957 REAR YARD CONDITIONS
NEW YORK TIMES

REAR YARD BLOCK CONTEXT | **HISTORIC CONTEXT & PRECEDENTS**



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829 GREENWICH STREET,
APPROVED IN 2003



293-297 WEST 4TH STREET,
APPROVED IN 2005



703-711 WASHINGTON STREET
APPROVED IN 2017

CONTEMPORARY DESIGN APPROVALS IN THE HISTORIC DISTRICT | **HISTORIC CONTEXT & PRECEDENTS**



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767 GREENWICH STREET,
1940'S TAX PHOTO



767 GREENWICH STREET,
DESIGNATION PHOTO CIRCA 1965. THE DISTRICT WAS DESIGNATED IN 1969,
BUT THE PHOTOS WERE TAKEN YEARS BEFORE



767 GREENWICH STREET,
1980'S TAX PHOTO

CONTEMPORARY DESIGN CONSTRUCTED PRIOR TO DISTRICT DESIGNATION | **HISTORIC CONTEXT & PRECEDENTS**



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THANK YOU