

Presentation to **LANDMARKS PRESERVATION COMMISSION**
July 12, 2016

35 West 10th Street Townhouse

Lee H. Skolnick **Architecture + Design** Partnership

GREENWICH VILLAGE HISTORIC DISTRICT

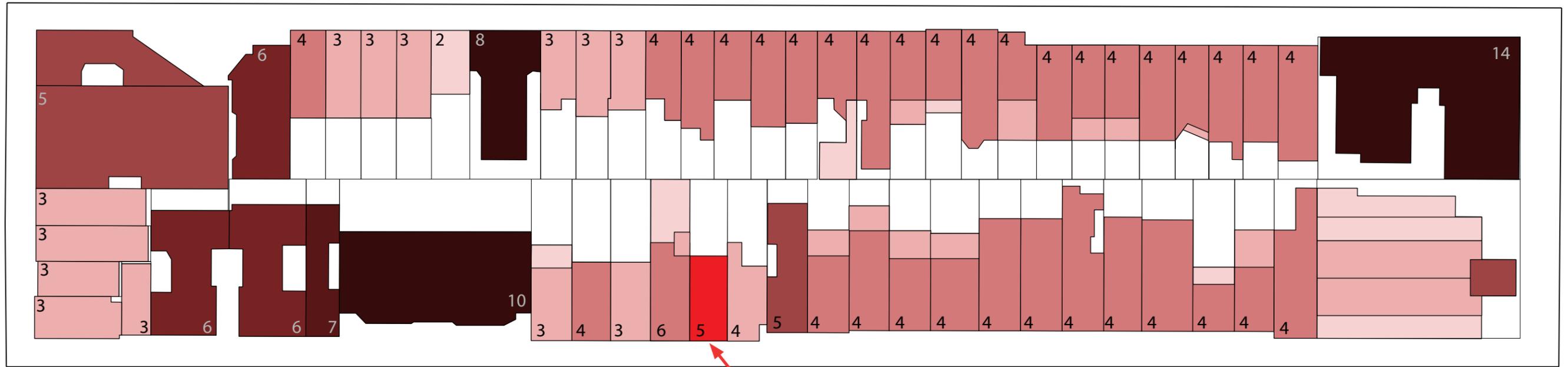


PROJECT SITE
35 WEST 10th St

West 11th STREET

6th AVENUE

5th AVENUE



West 10th STREET

PROJECT SITE
35 WEST 10th St



1 STORY



2 STORIES



3 STORIES



4 STORIES



5 STORIES

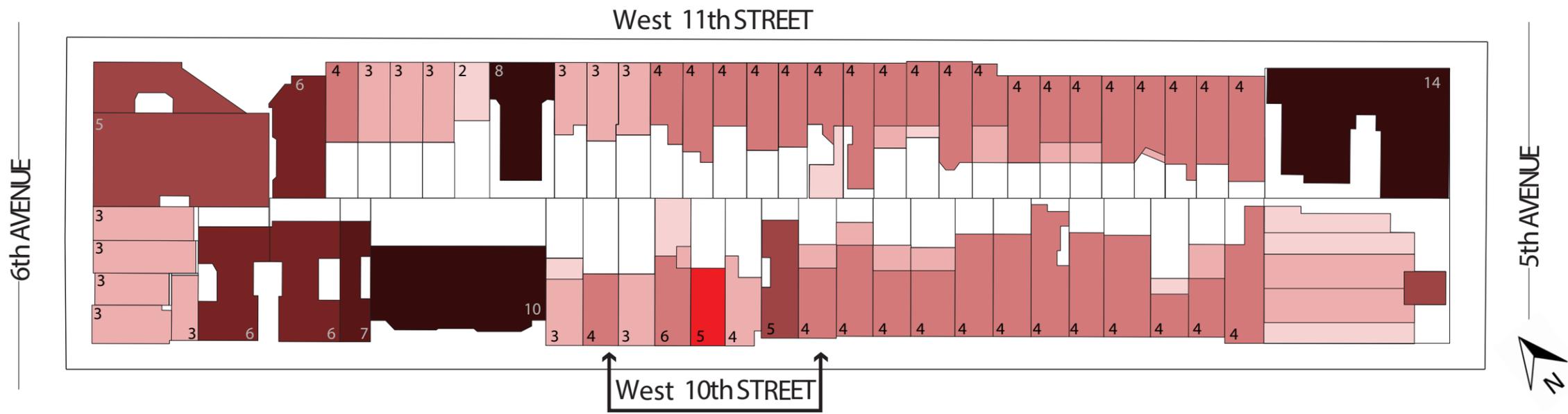


6 STORIES



7 and ABOVE





39 West 10th St Facade

37 West 10th St Facade

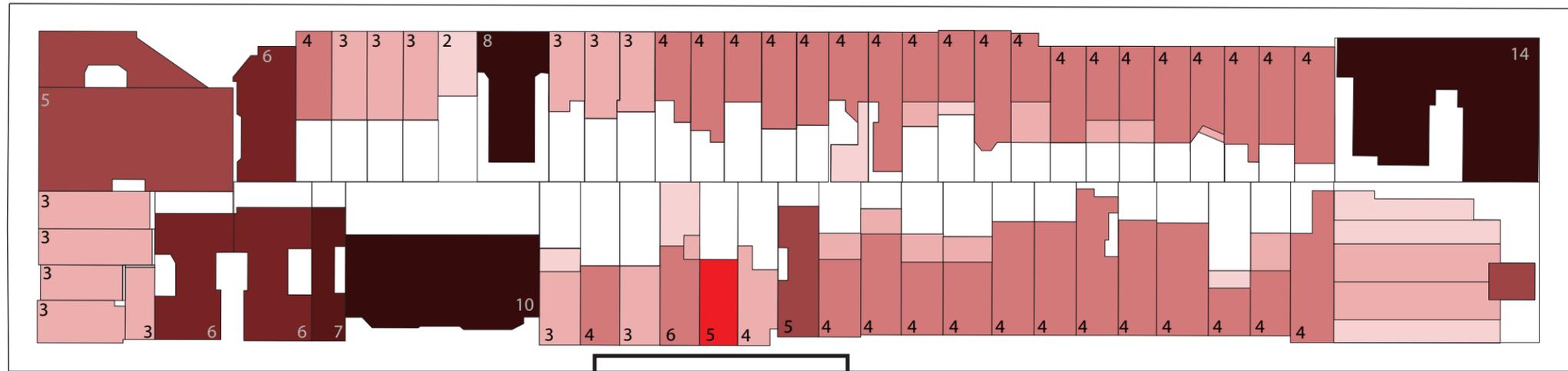
35 West 10th St Facade
PROJECT SITE

33 West 10th St Facade

31 West 10th St Facade

West 11th STREET

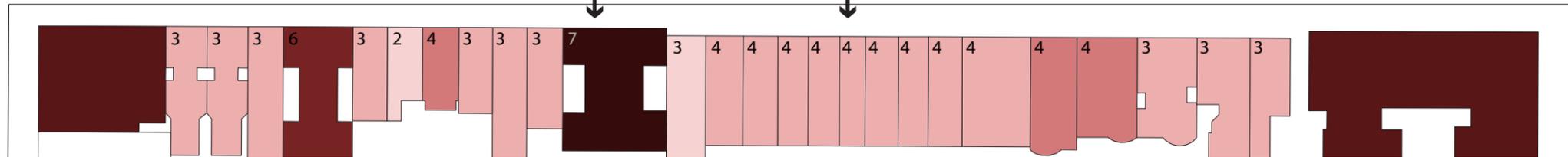
6th AVENUE



5th AVENUE



West 10th STREET



34 West 10th St Facade

36 West 10th St Facade

38 West 10th St Facade

40 West 10th St Facade

44 West 10th St Facade

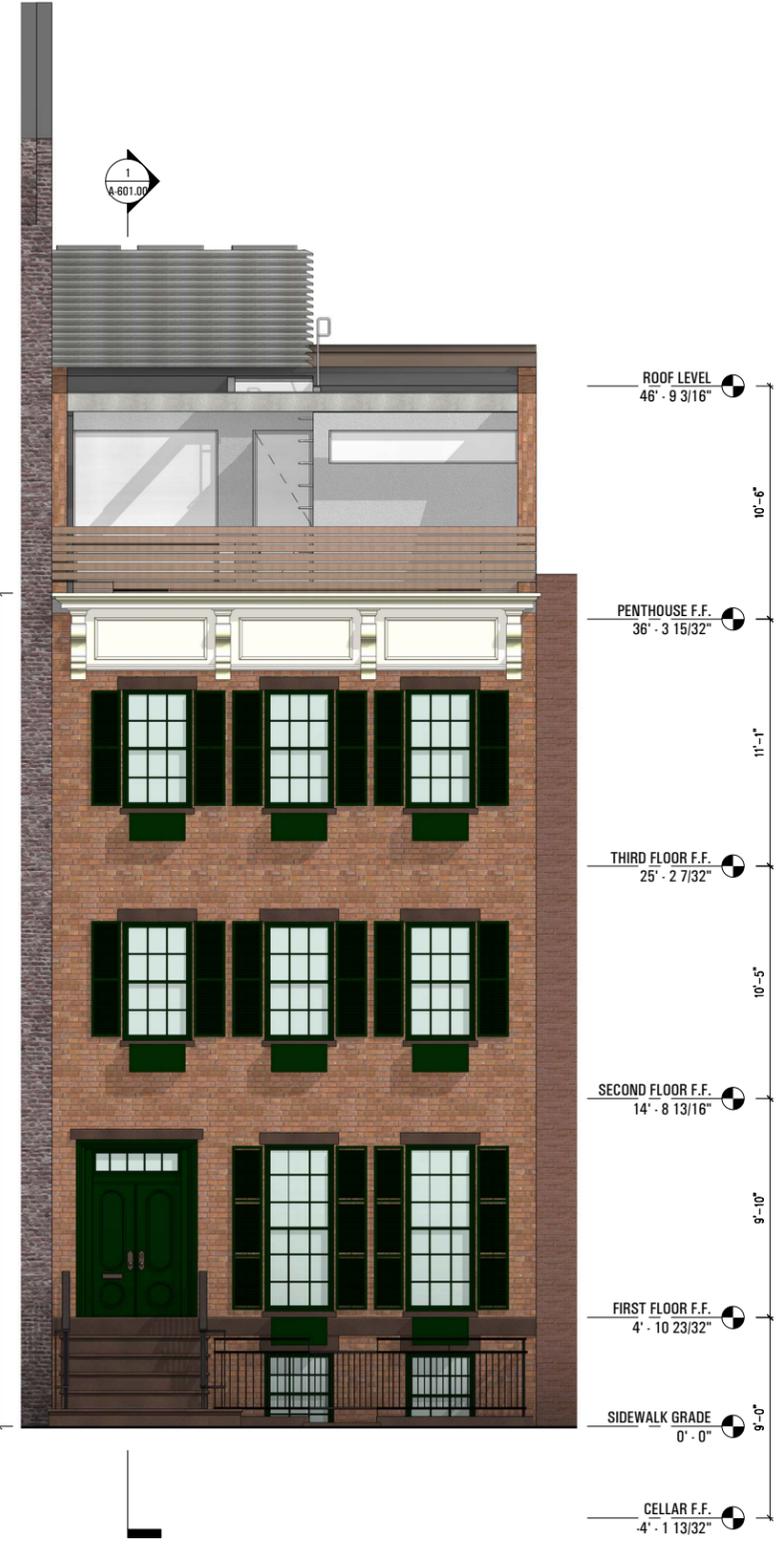
EXISTING & PROPOSED FRONT FACADE



Existing Front Facade



Existing Front Facade Elevation



Proposed Front Facade Elevation

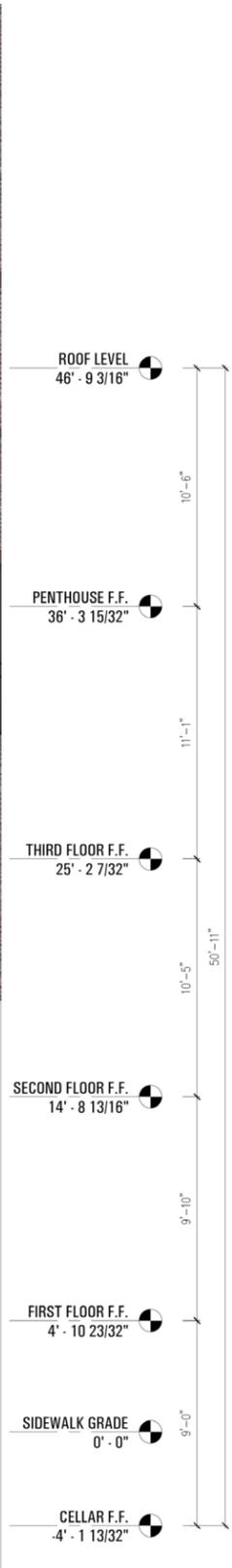
EXISTING & PROPOSED REAR FACADE



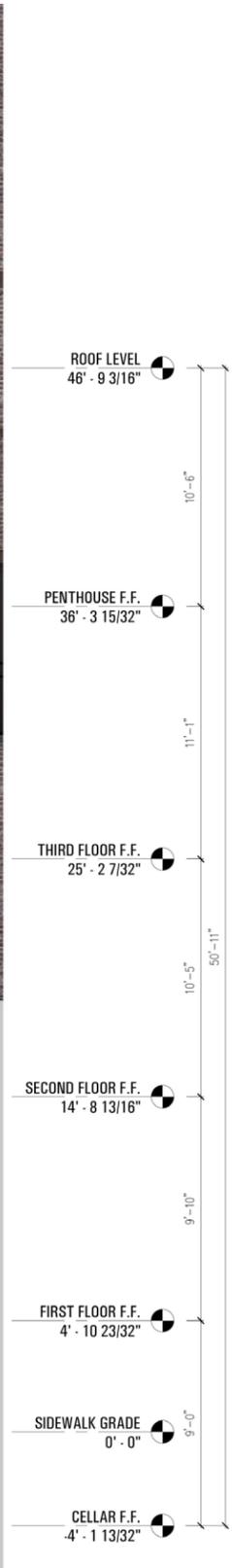
Existing Rear Facade



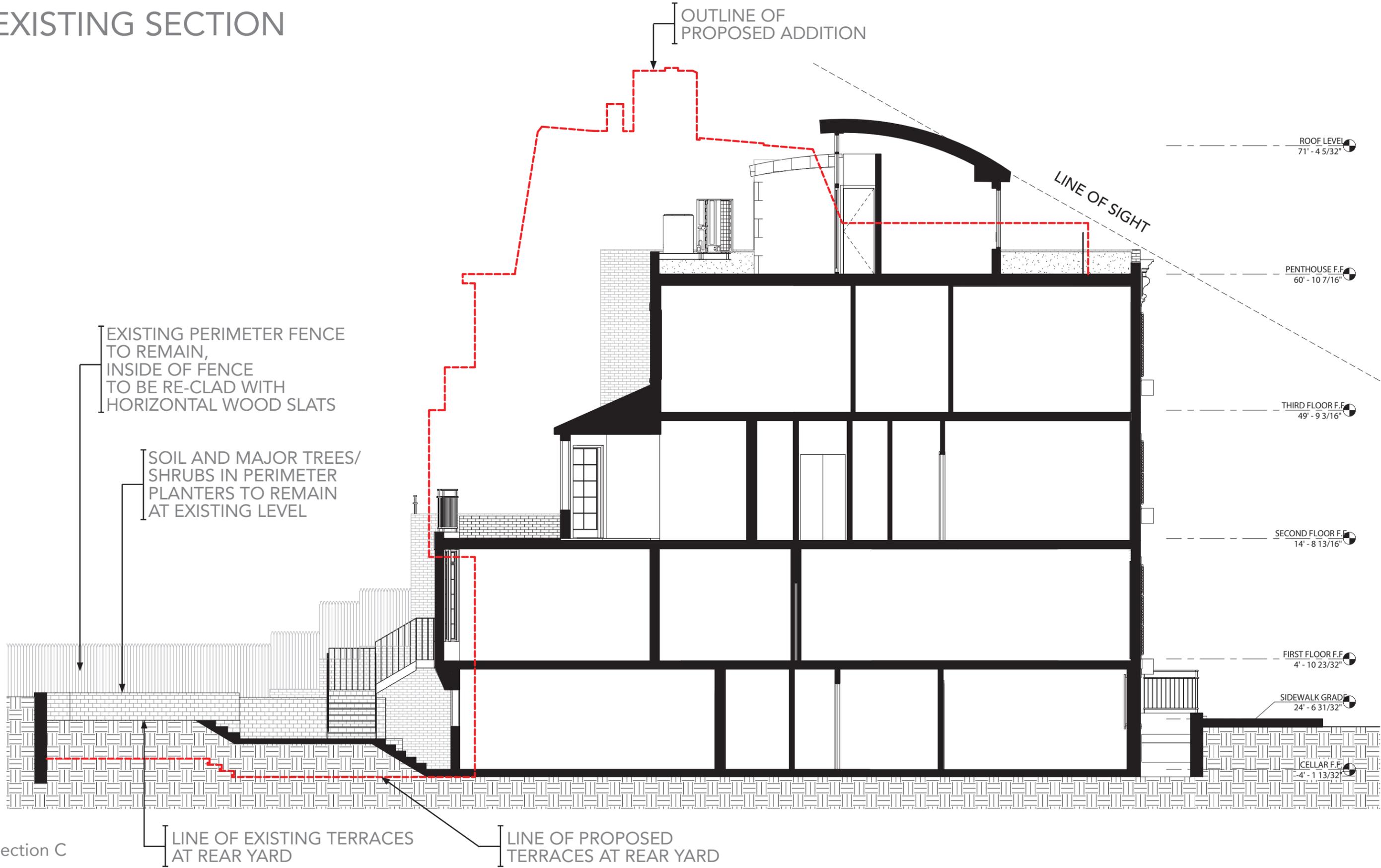
Existing Elevation



Proposed Elevation



EXISTING SECTION

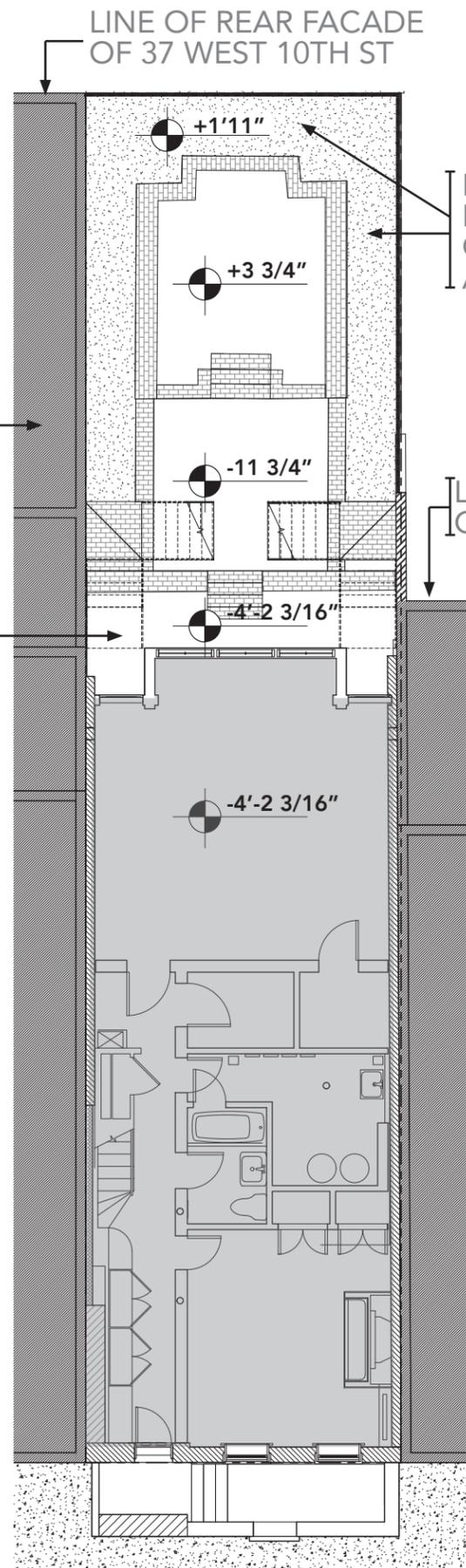


Section C

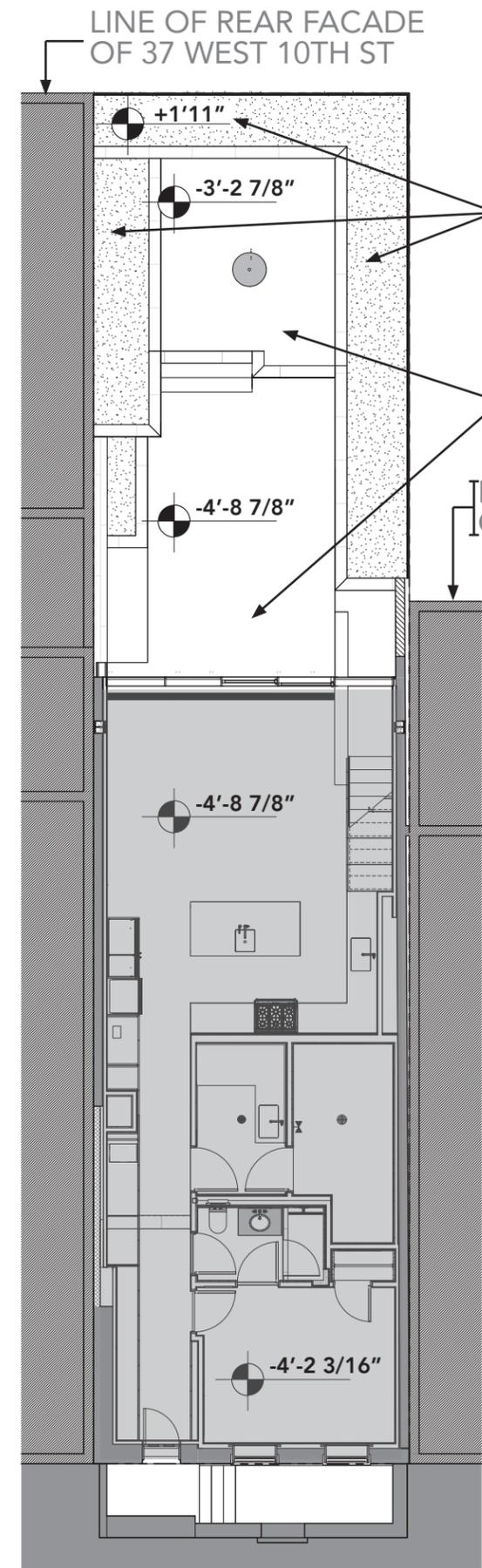
BASEMENT - PLAN

LOT OF 37 WEST 10TH ST COVERED TILL REAR PROPERTY LINE AT BASEMENT AND FIRST FLOORS

EXISTING TERRACE OUTSIDE LOWER LEVEL FAMILY ROOM



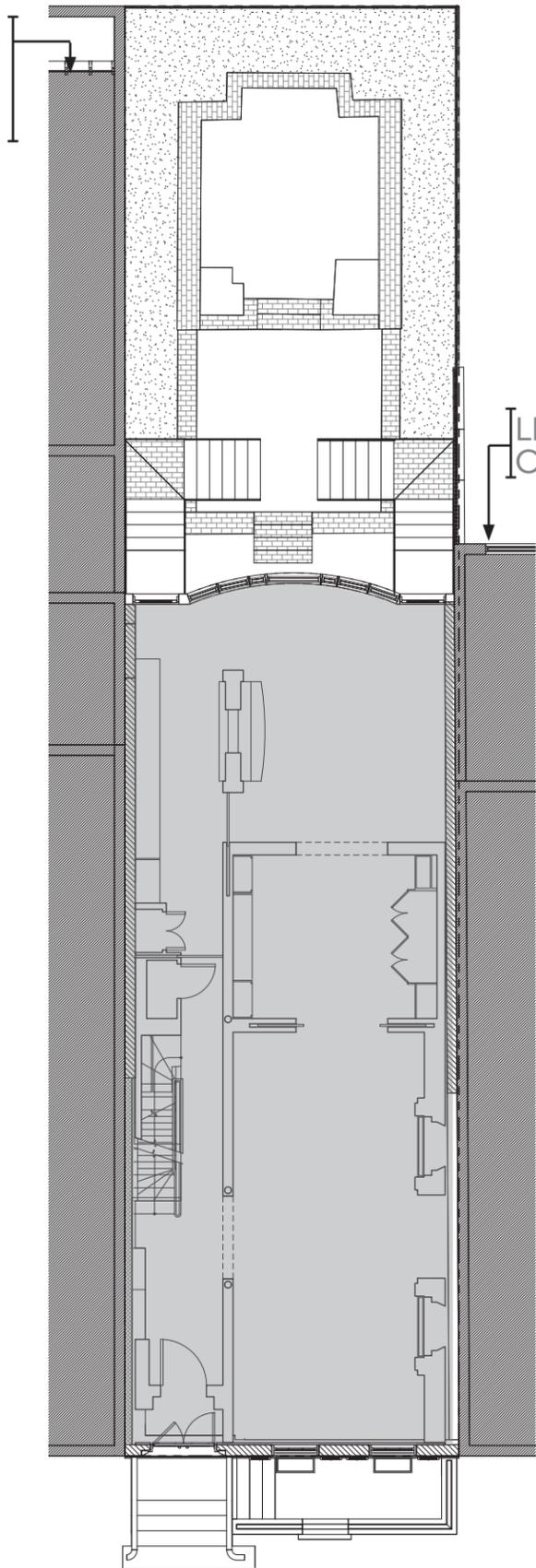
Existing Basement Plan



Proposed Basement Plan

1st FL - PLAN

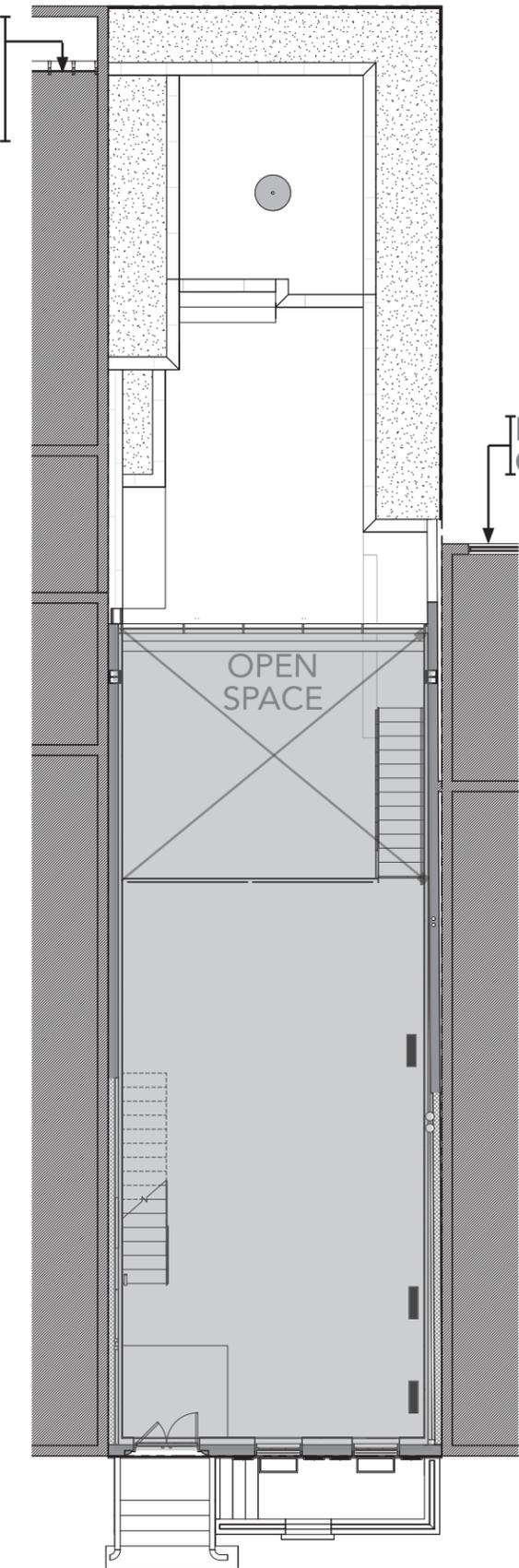
LINE OF REAR FACADE OF 37 WEST 10TH ST



Existing First Floor Plan

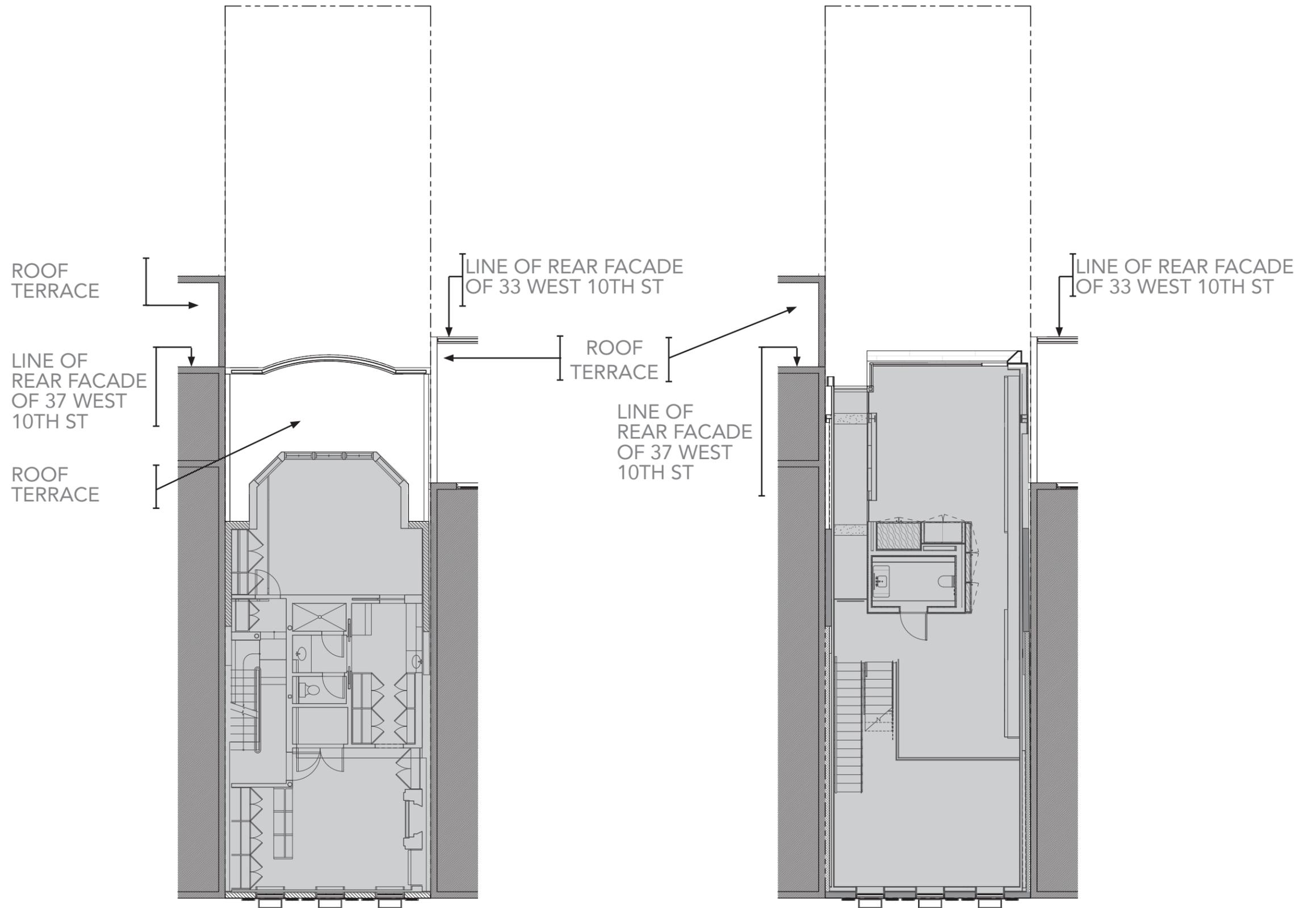
LINE OF REAR FACADE OF 37 WEST 10TH ST

LINE OF REAR FACADE OF 33 WEST 10TH ST



Proposed First Floor Plan

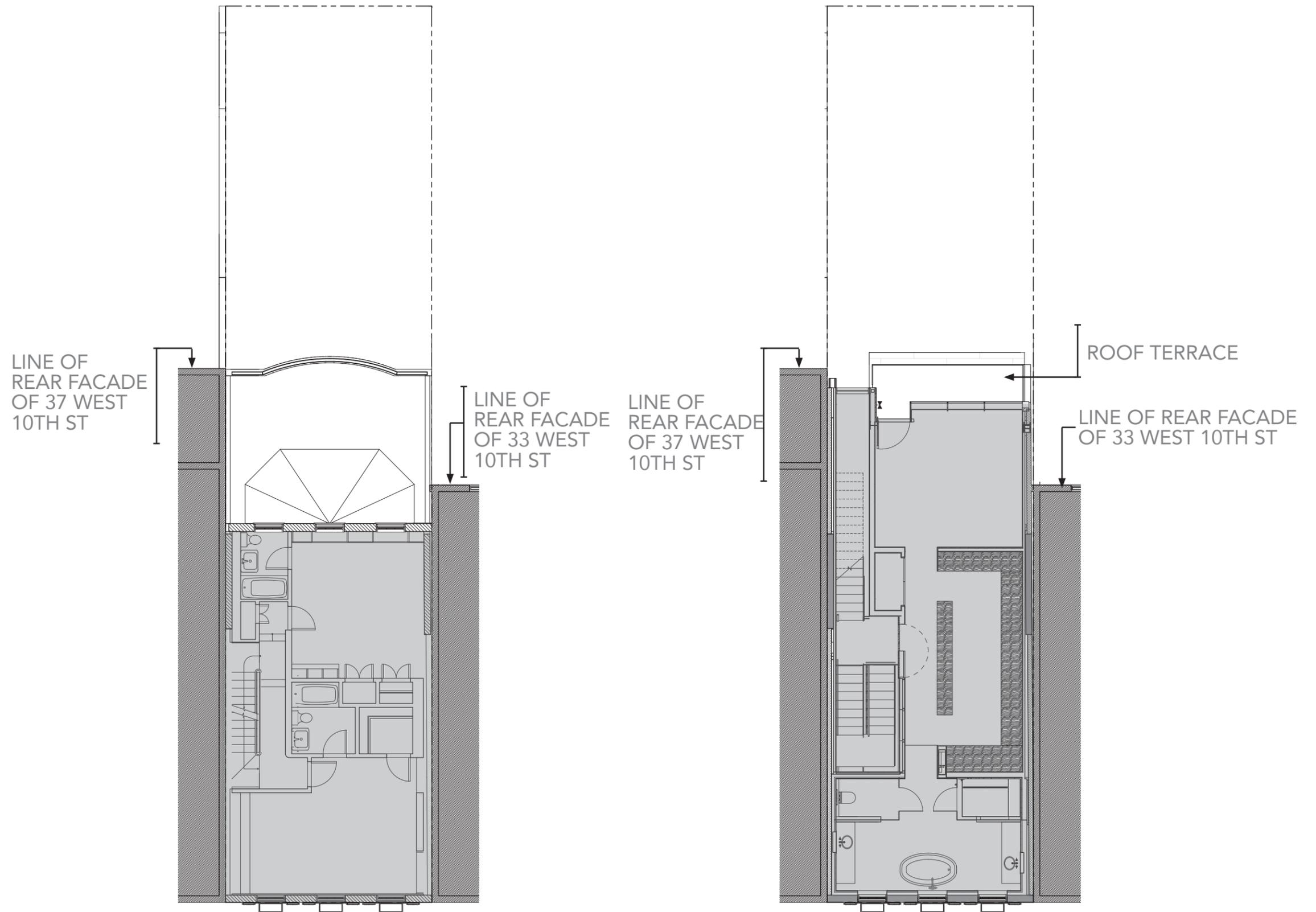
2nd FL - PLAN



Existing 2nd Floor Plan

Proposed 2nd Floor Plan

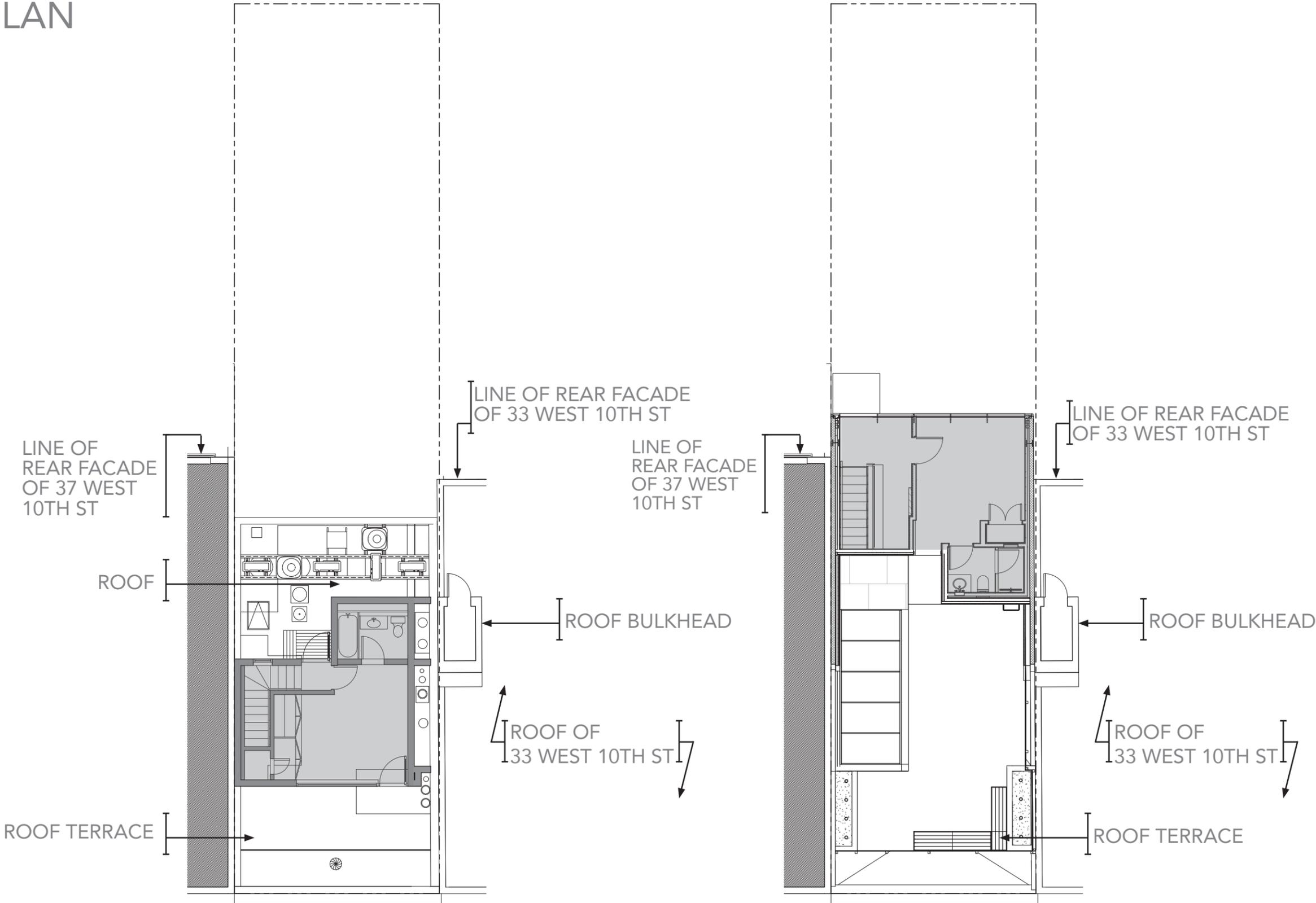
3rd FL - PLAN



Existing 3rd Floor Plan

Proposed 3rd Floor Plan

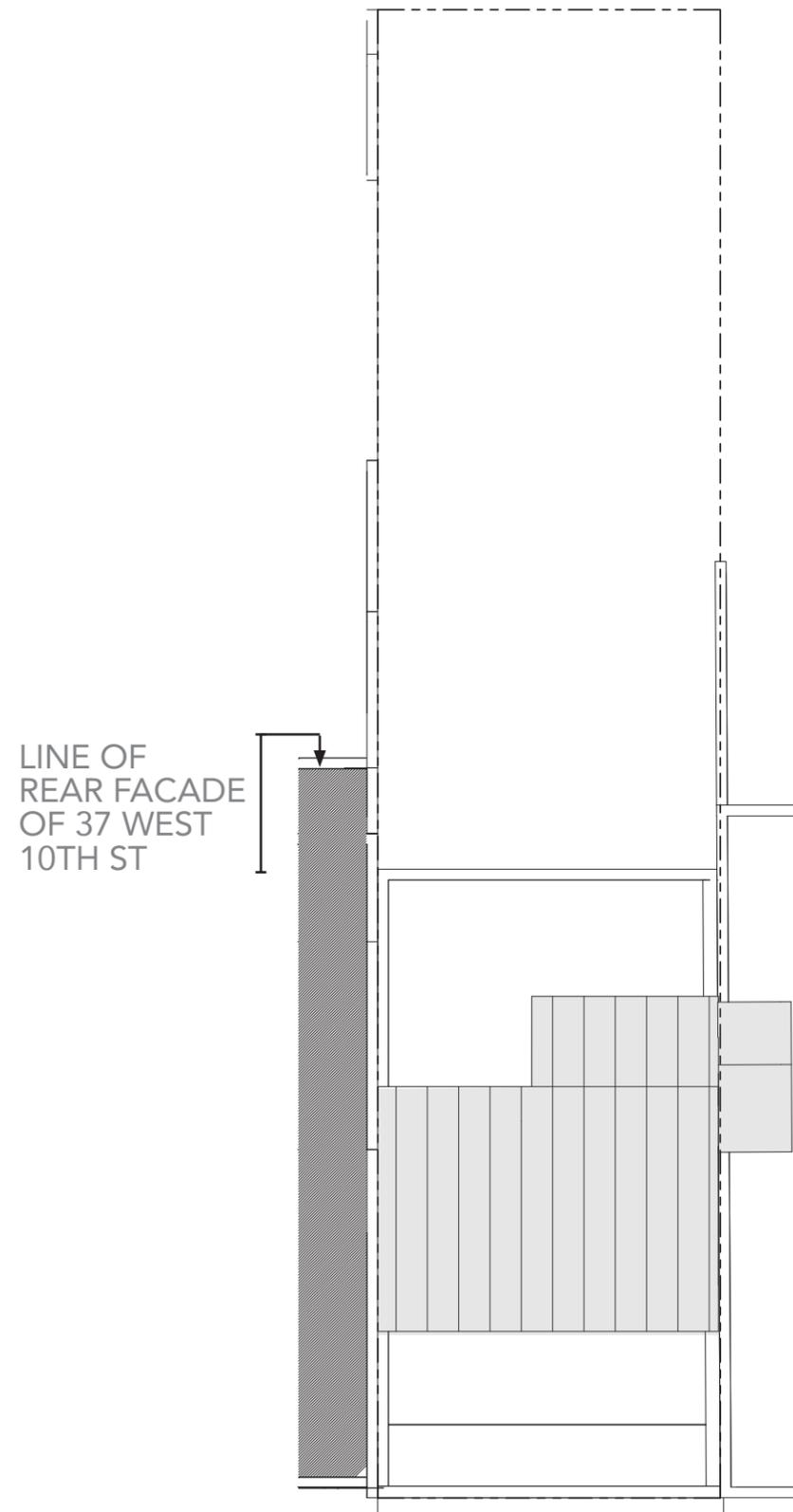
PENTHOUSE - PLAN



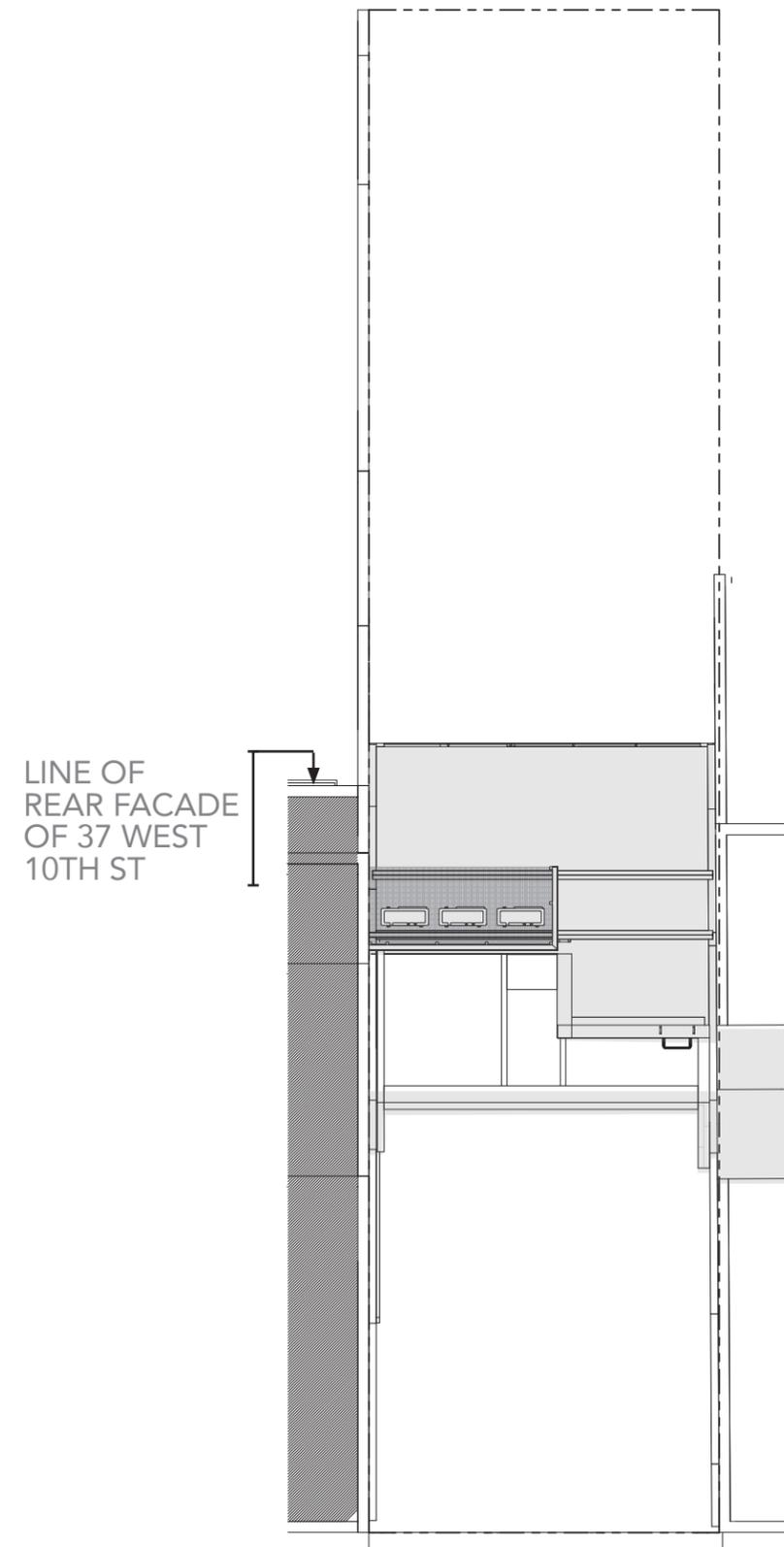
Existing Penthouse Floor Plan

Proposed Penthouse Floor Plan

ROOF - PLAN



Existing Roof Plan

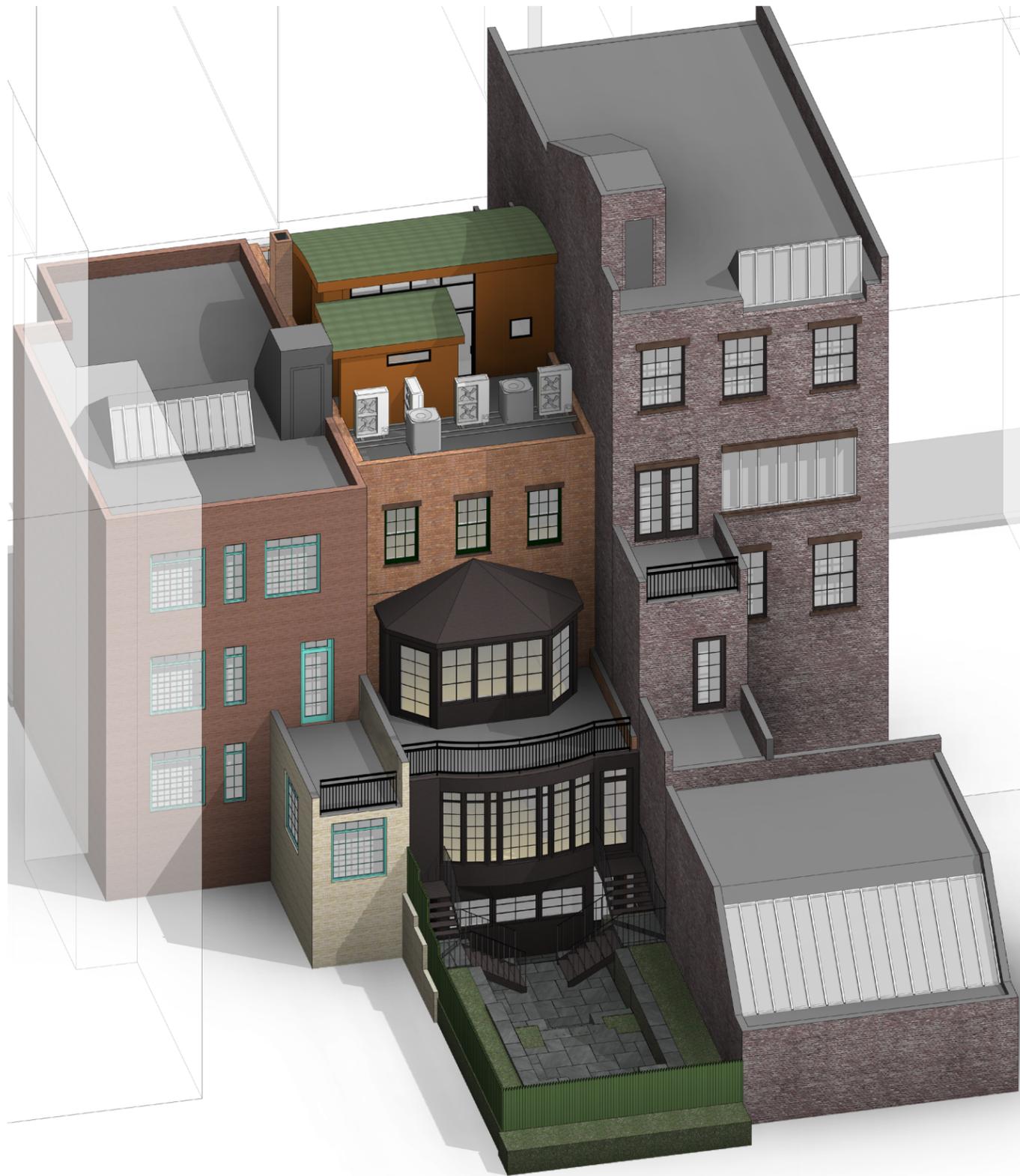


Proposed Roof Plan

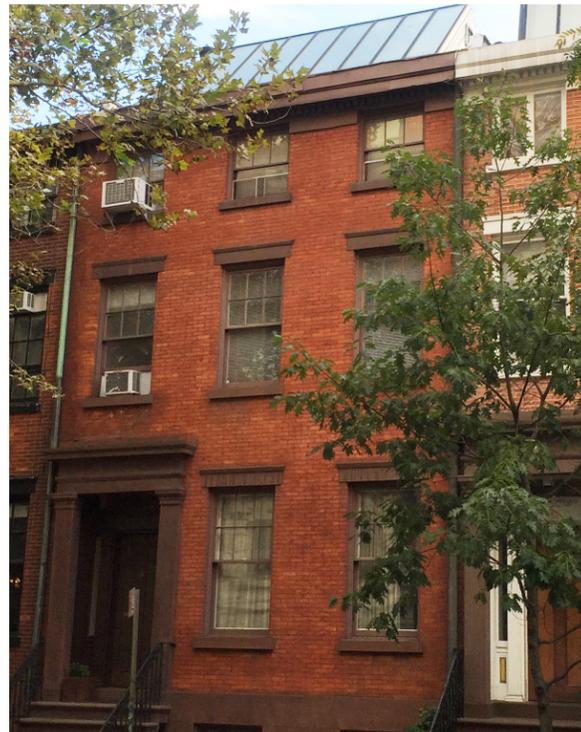
3D FRONT VIEW - EXISTING & PROPOSED



3D REAR VIEW - EXISTING & PROPOSED



3D REAR VIEW - ROOF WINDOWS/ SKYLIGHTS REFERENCE IMAGERY



BLOCK INTERIOR - PANORAMIC VIEW

50 WEST
11th St

42 WEST
11th St



Panoramic View from Roof of Project Site

BLOCK INTERIOR



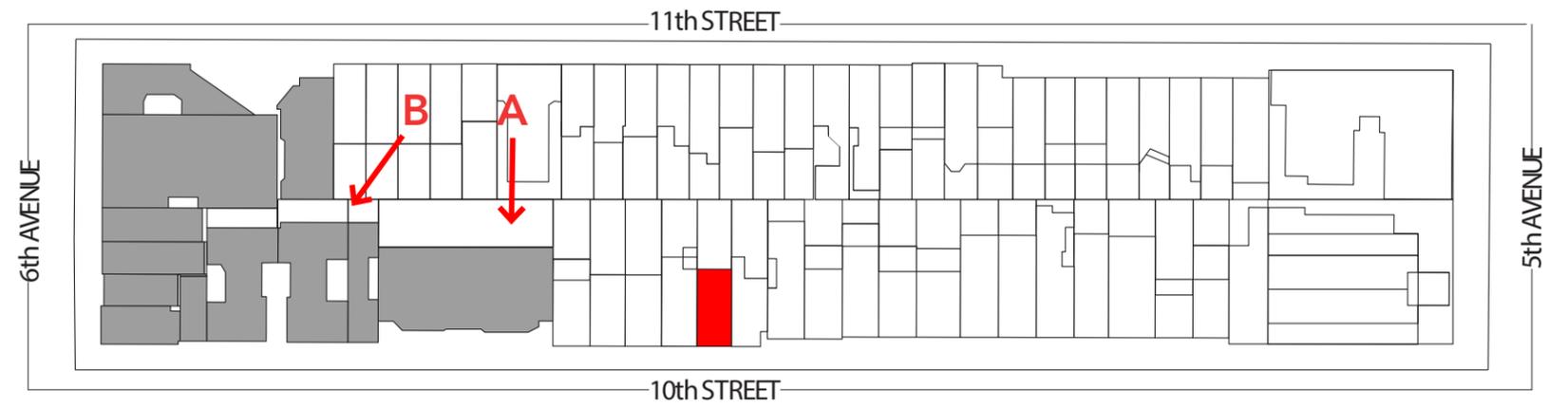
A

PROJECT SITE
35 WEST 10th St

B

PROJECT SITE
35 WEST 10th St

BLOCK INTERIOR



A

B

BLOCK INTERIOR



A

B

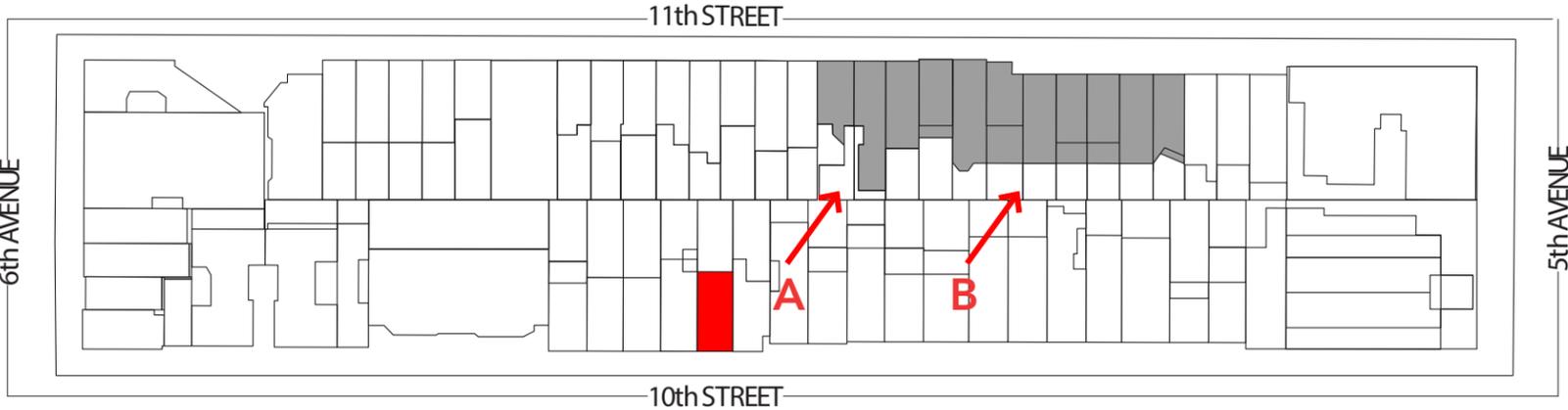
BLOCK INTERIOR



A

B

BLOCK INTERIOR



BLOCK INTERIOR



A

B

C

BLOCK INTERIOR



A

B

BLOCK INTERIOR



A

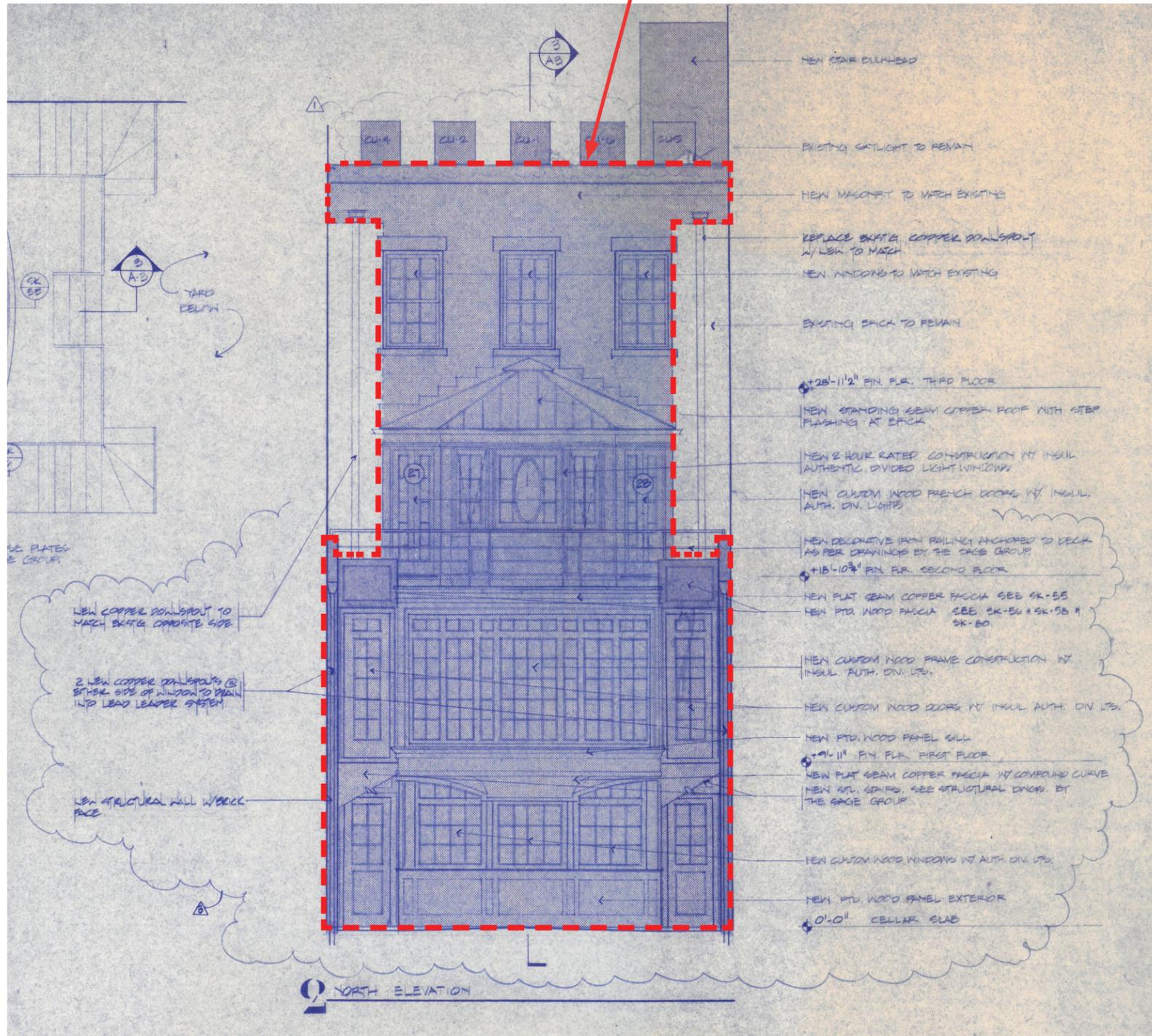


B

PROJECT SITE
35 WEST 10th St

RENOVATION OF 35 WEST 10TH ST FROM 1992

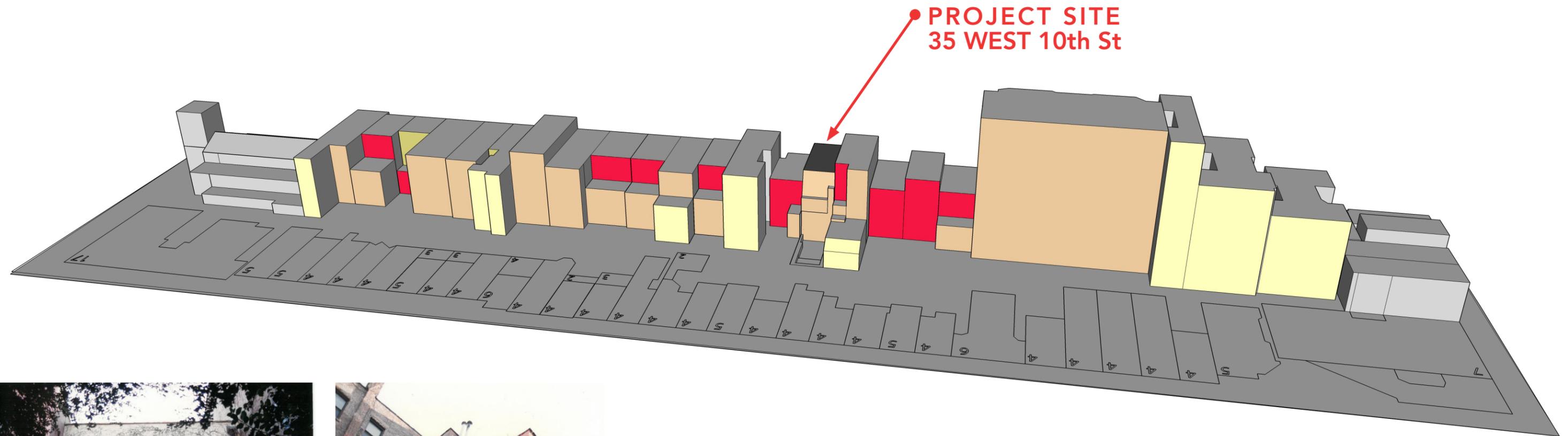
Hatched area indicates new brick to match existing



Construction Documents from 1992

Rear Facade Before 1992 Renovation

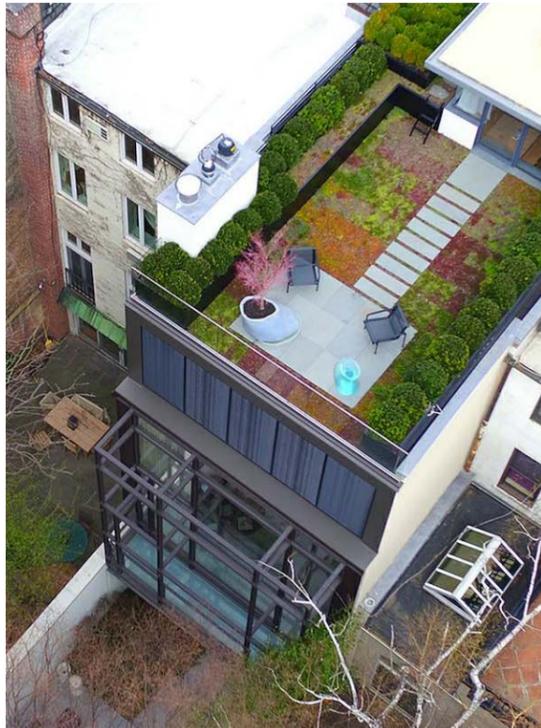
3D MODEL DEMONSTRATING LACK OF PLANAR ALIGNMENT AT SOUTH SIDE OF BLOCK



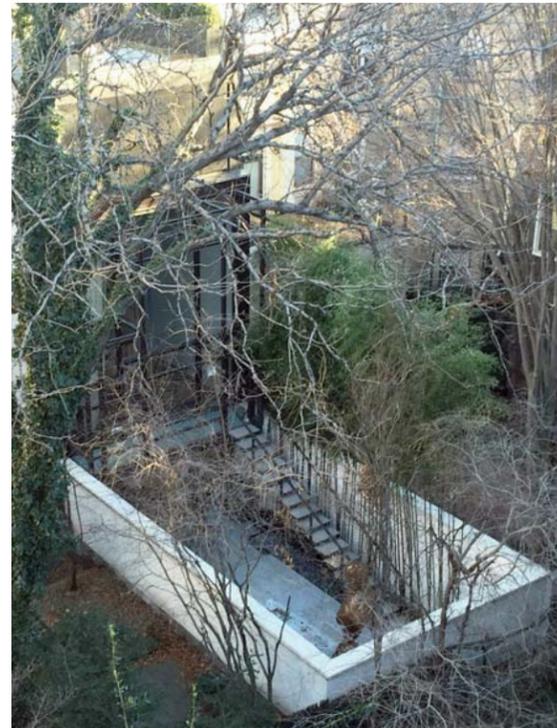
Rear Facade Before 1992 Renovation Lack of Alignment

A HISTORY OF MODERN FACADES WITHIN THE BLOCK

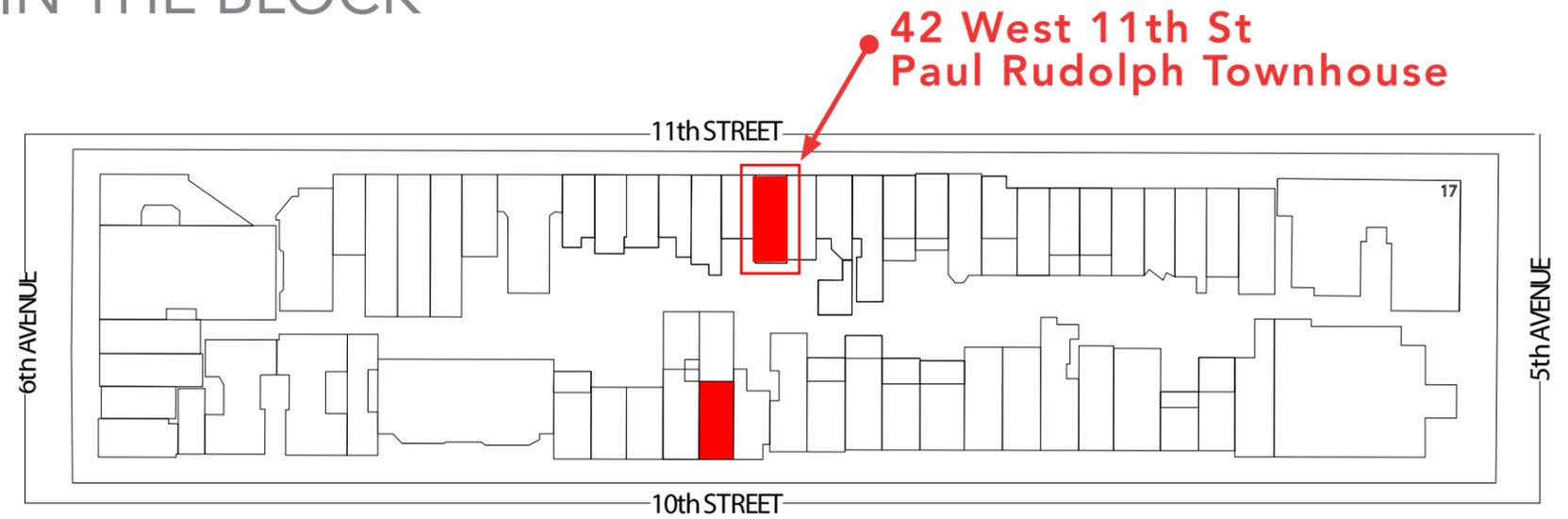
42 WEST 11TH ST - PAUL RUDOLPH TOWNHOUSE



Rear Facade 01



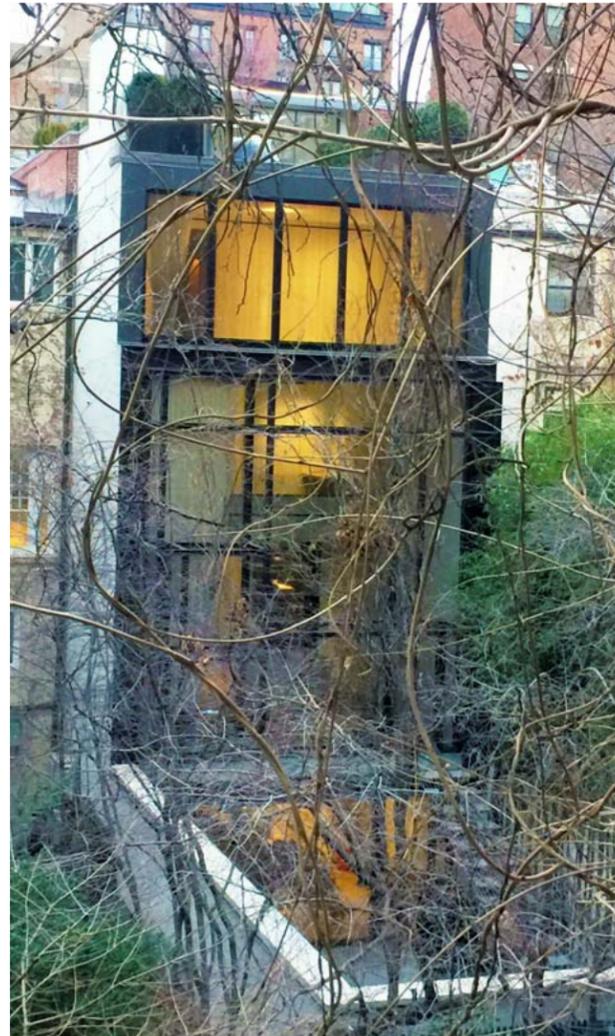
Rear Facade 02



Rear Facade - Before Renovation



Rear Facade - Renovation in Process

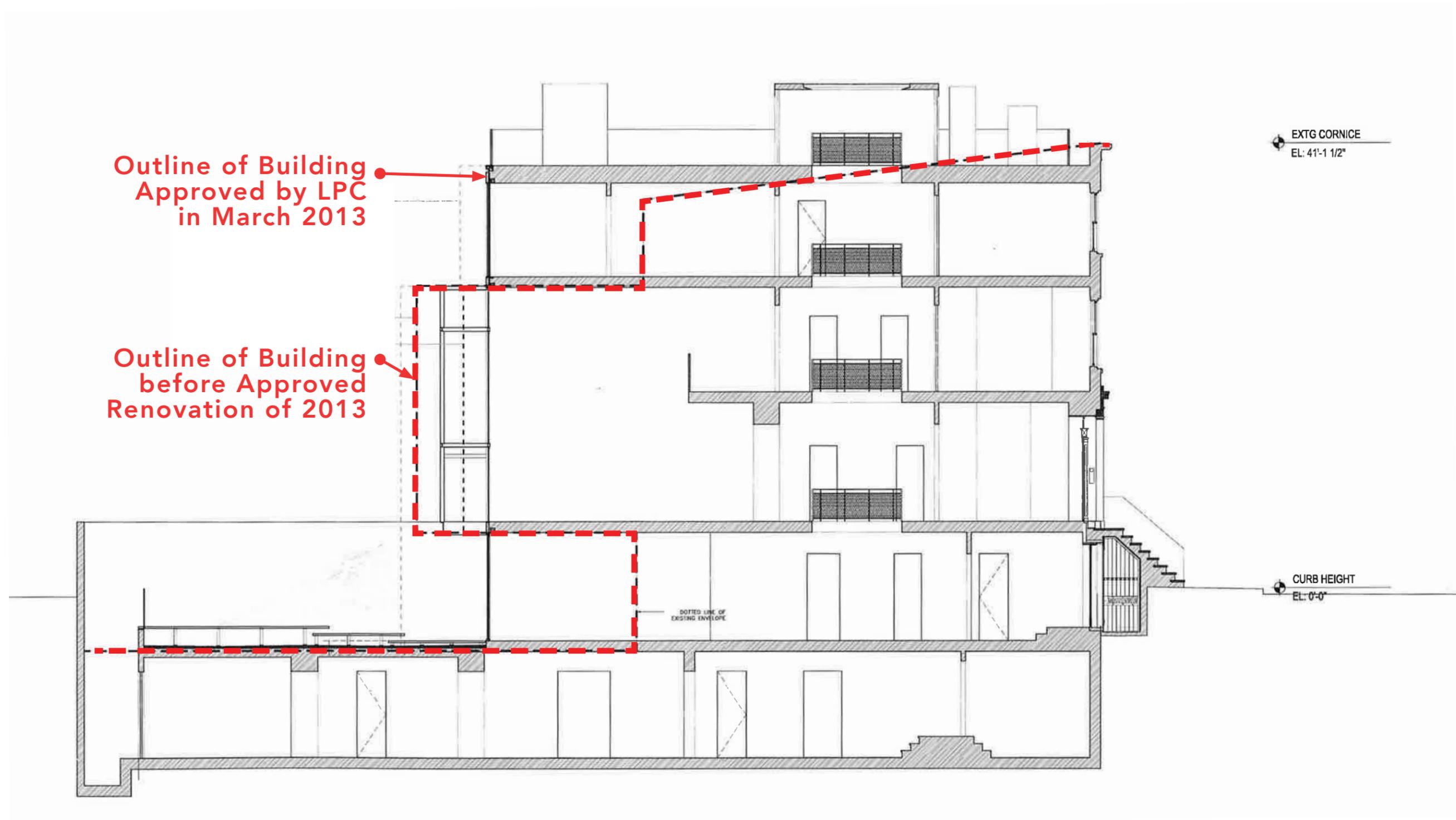


Rear Facade - After Renovation

- Townhouse from **1840-41** renovated by **Paul Rudolph** in **1978** with modern south facade
- Renovated again in **2013** with modified design for south facade with upper floor rear area infill

A HISTORY OF MODERN FACADES WITHIN THE BLOCK

42 WEST 11TH ST - PAUL RUDOLPH TOWNHOUSE



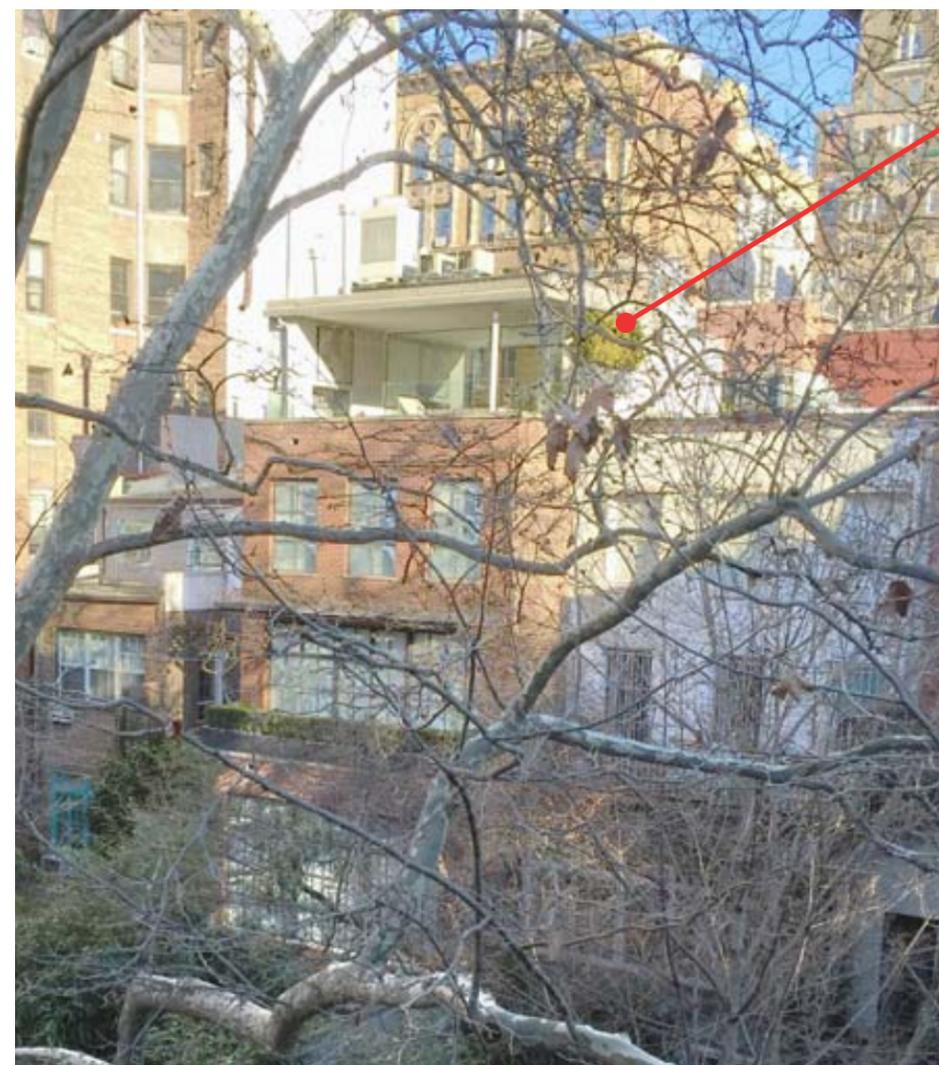
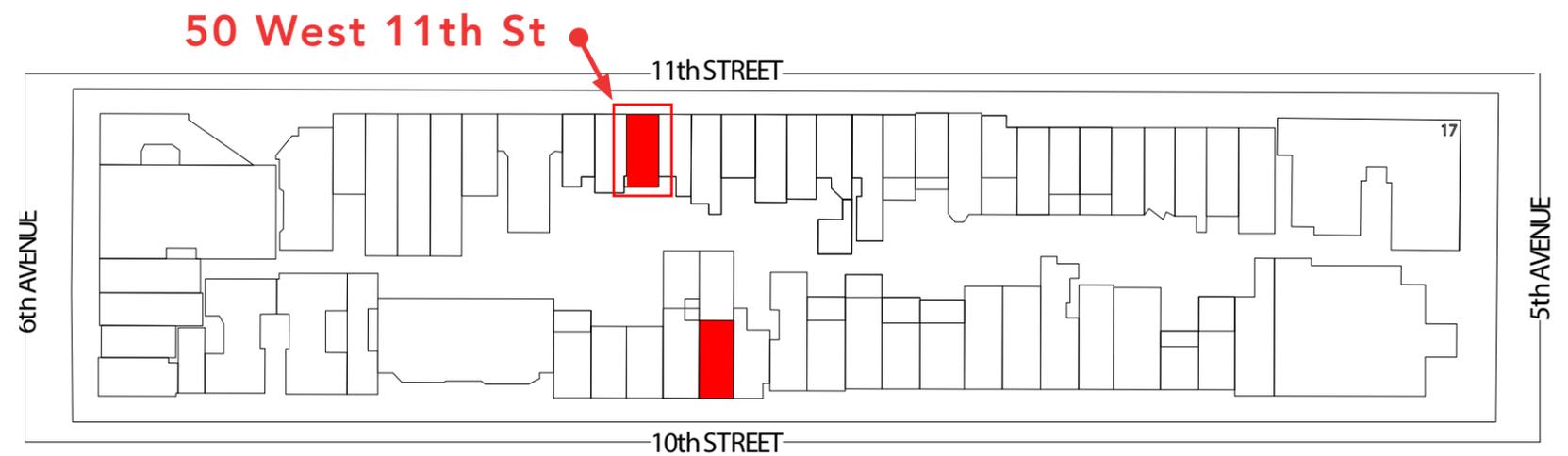
42 West 11th St - Approved Section

A HISTORY OF MODERN FACADES WITHIN THE BLOCK

50 WEST 11TH ST



Front Facade



Rear Facade

Modern rear facade and penthouse addition from 2014

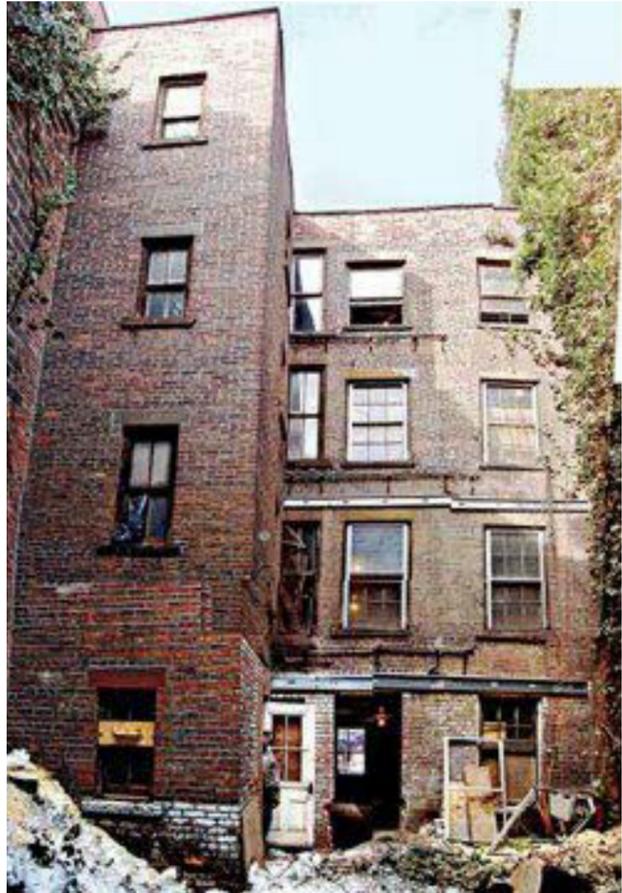
OTHER MODERN FACADES WITHIN GV HISTORIC DISTRICT - 92 JANE ST



PROJECT SITE
35 WEST 10th St



Front Facade



Rear Facade - Before Renovation



Rear Facade - After Renovation

OTHER MODERN FACADES WITHIN GV HISTORIC DISTRICT - 31 GROVE ST



PROJECT SITE
35 WEST 10th St



Rear Facade - Daytime



Rear Facade - Nighttime

OTHER MODERN FACADES WITHIN GV HISTORIC DISTRICT - 109 WAVERLY PL



PROJECT SITE
35 WEST 10th St



Front Facade

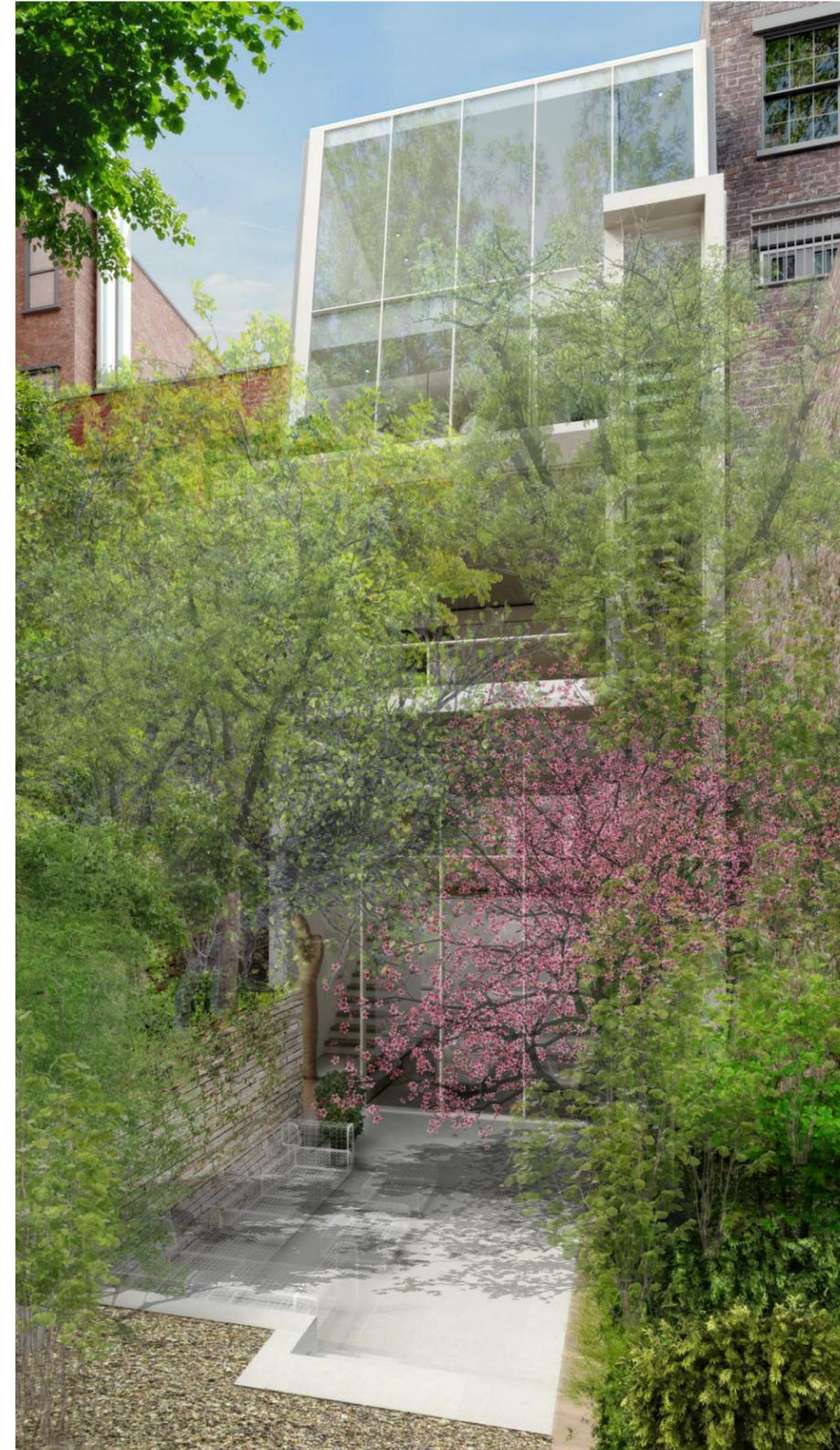


Rear Facade

REAR FACADE - EXISTING & PROPOSED



Existing Rear Facade Photo

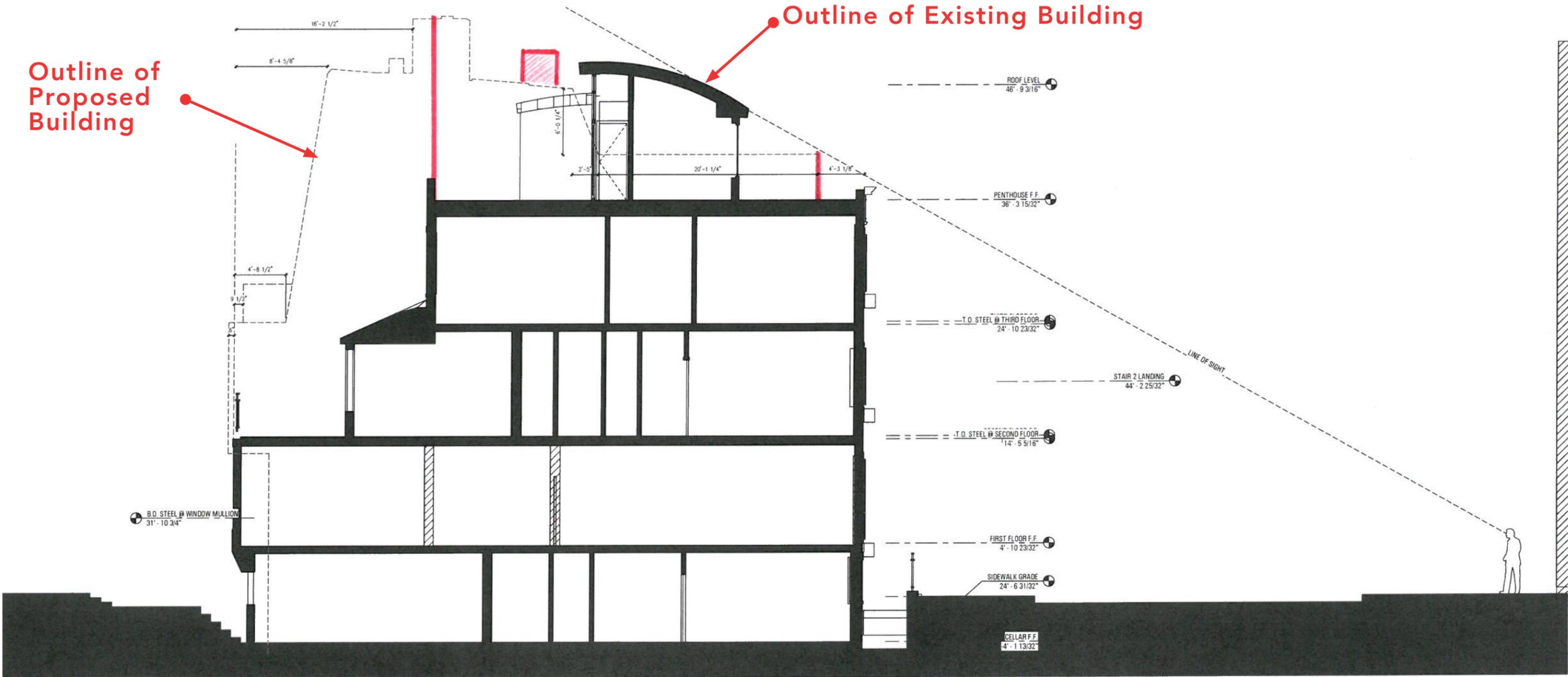


Proposed Rear Facade Rendering

REAR FACADE - DAYTIME & EVENING RENDERINGS

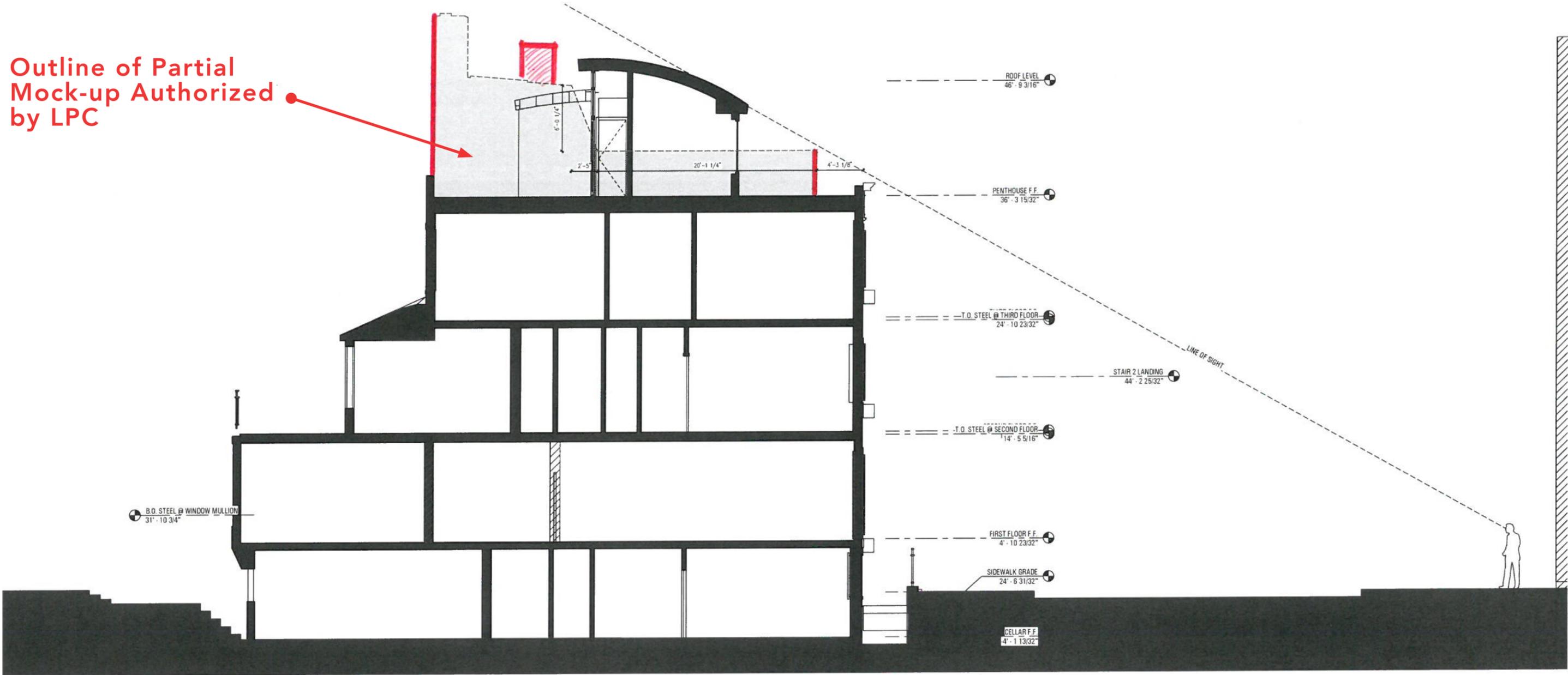


MOCK-UP



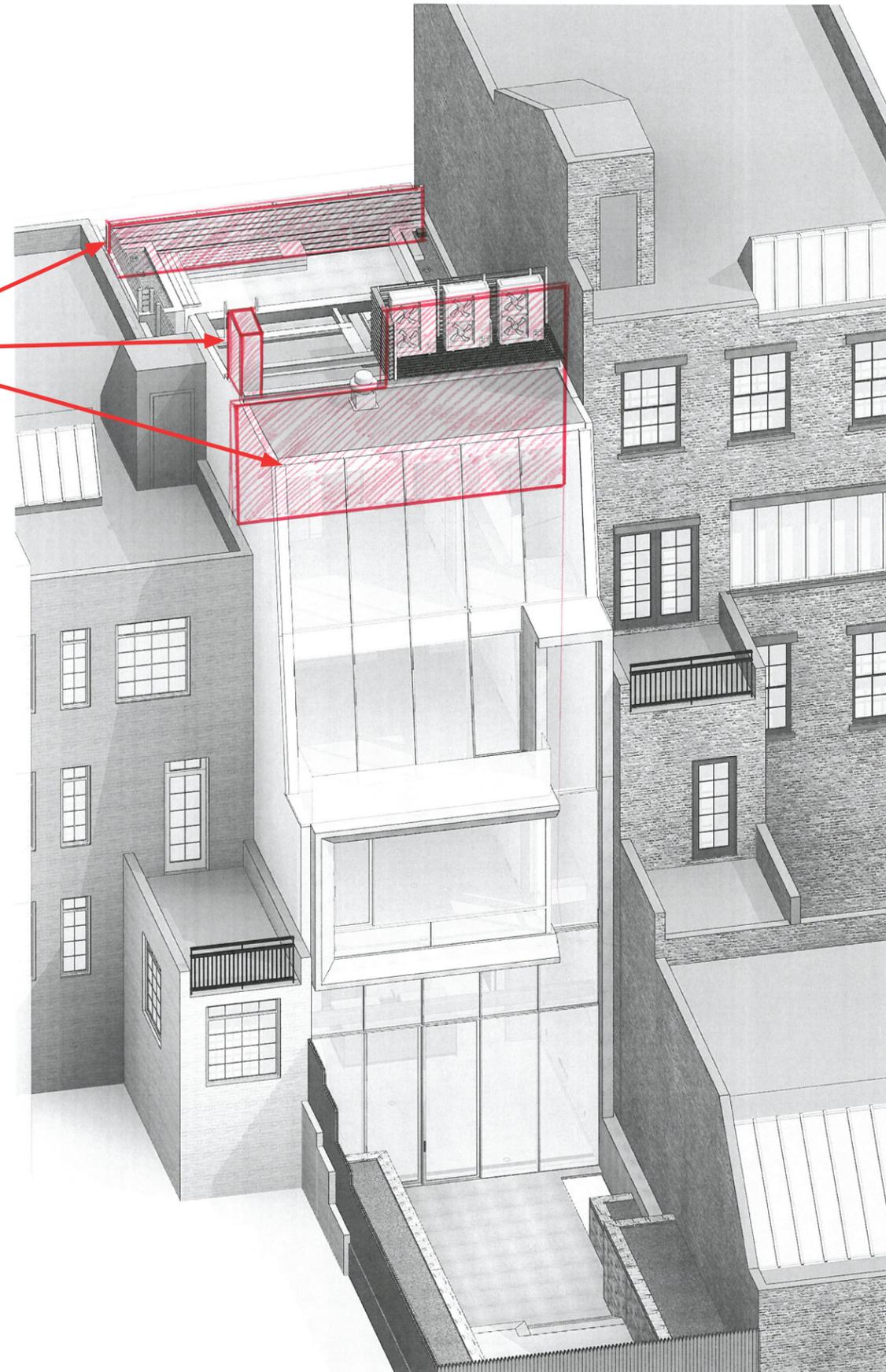
MOCK-UP

Outline of Partial Mock-up Authorized by LPC



MOCK-UP

Red Planes Indicate
Extent of Mock-up



MOCK-UP

Proposed project will remove the currently visible penthouse, chimney and satellite dish from the roof of the townhouse. Proposed new roof additions will be completely invisible from the street.



Roof Mock-up Not Visible from West 10th St

MOCK-UP

Proposed project will remove the currently visible penthouse, chimney and satellite dish from the roof of the townhouse. Proposed new roof additions will be completely invisible from the street.



Roof Mock-up Not Visible from West 10th St

MOCK-UP



Mock-up as Seen from Rear Yard



MOCK-UP



Mock-up at North Side of Roof



MOCK-UP

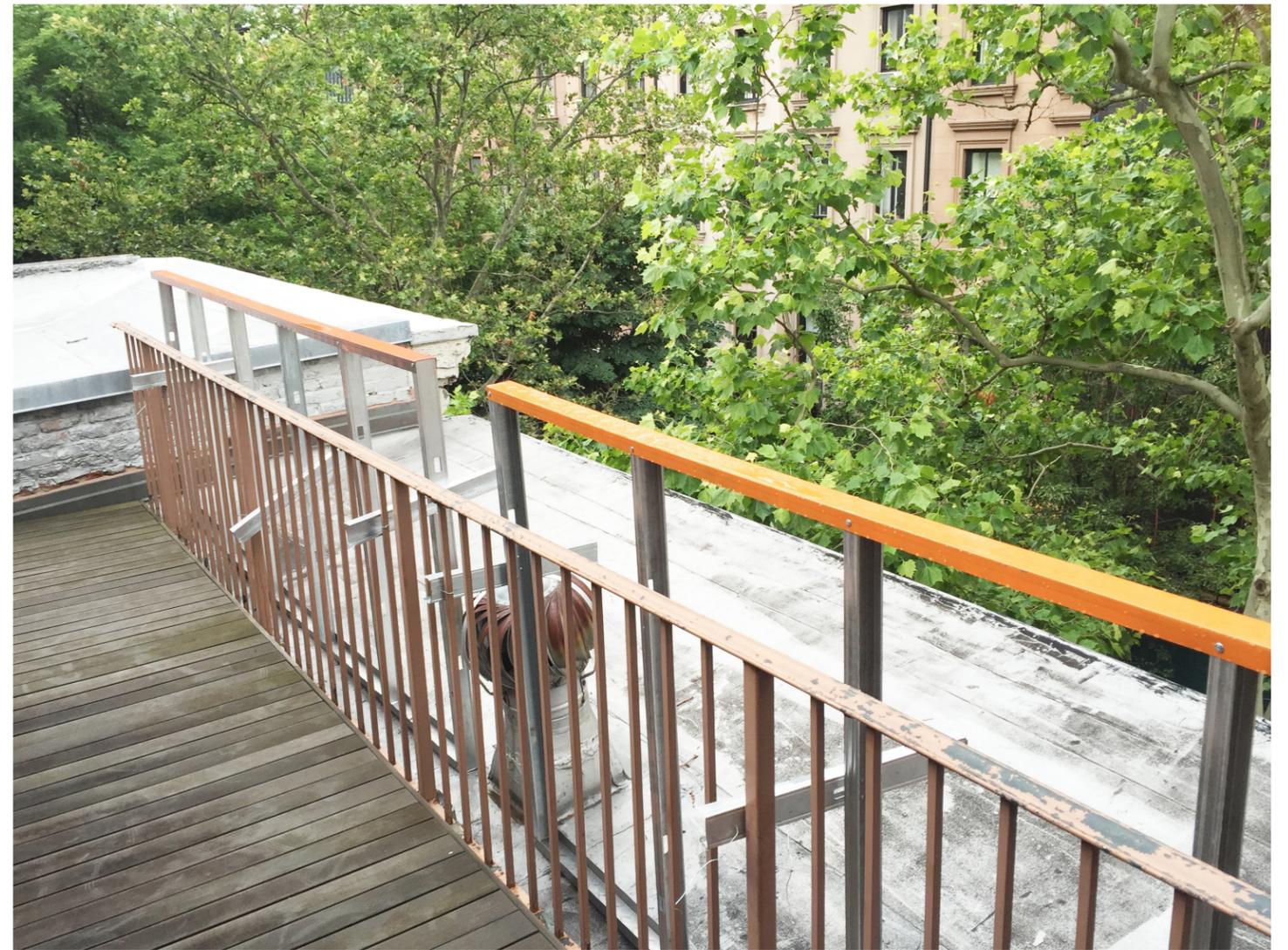


Mock-up at North Side of Roof

MOCK-UP



Railing Mock-up at South Side of Roof



35 West 10th Street Townhouse

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