

The current proposal is:

Preservation Department – Item 7, LPC-20-08722

44-54 9th Avenue/351-355 West 14th Street,

Borough of Manhattan

How to Testify

Via Zoom: <https://us02web.zoom.us/j/86507428058?pwd=OWFPL1g3K1MwTUg1SjZHUFlnajVodz09>

Meeting ID: 865 0742 8058

Password: 866423

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.

44-54 NINTH AVENUE & 351-355 WEST 14TH STREET

LOT1 BLOCK 738

LPC PUBLIC HEARING 06/02/2020



EXISTING CONDITION PHOTO

NINTH AVENUE & WEST 14TH STREET

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TAVROS B K S K

LPC PUBLIC HEARING 06/02/2020



PROPOSED RESTORATION & ADDITION

NINTH AVENUE & WEST 14TH STREET



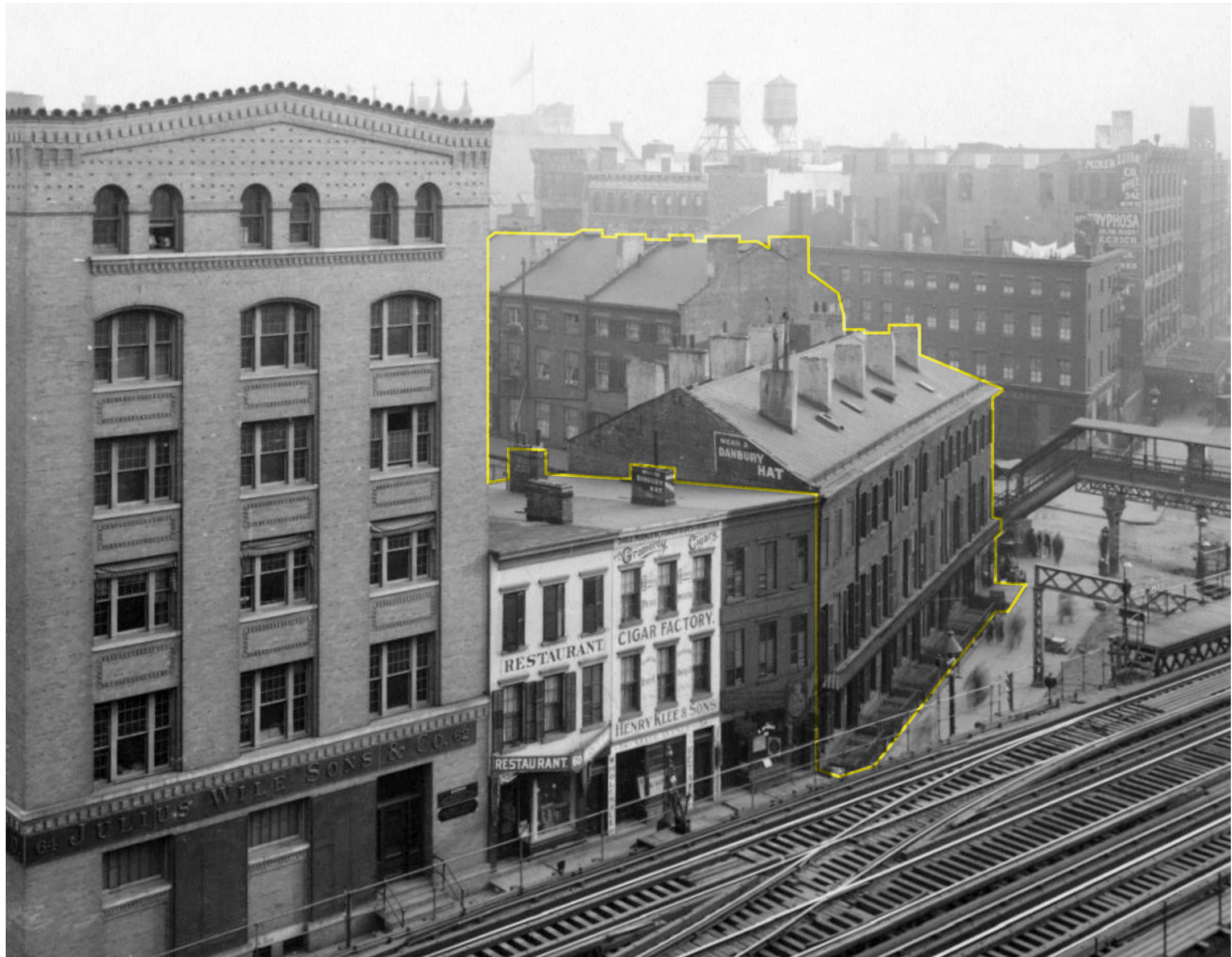
SITE ROOF VIEW FROM NW CORNER, CIRCA 2003



EXISTING STREET VIEW FROM NW CORNER

EXISTING CONDITIONS: ROOF & STREET PHOTOS

NINTH AVENUE & WEST 14TH STREET



CIRCA 1910 VIEW OF THE SITE FROM NW WITH JULIUS WILE SONS & CO. BUILDING (BUILT 1905) AT CORNER.
 *NOTE NO DORMERS ON NINTH AVENUE BUILDINGS.

HISTORIC PHOTO CIRCA 1910

NINTH AVENUE & WEST 14TH STREET
 5

PRECEDENT



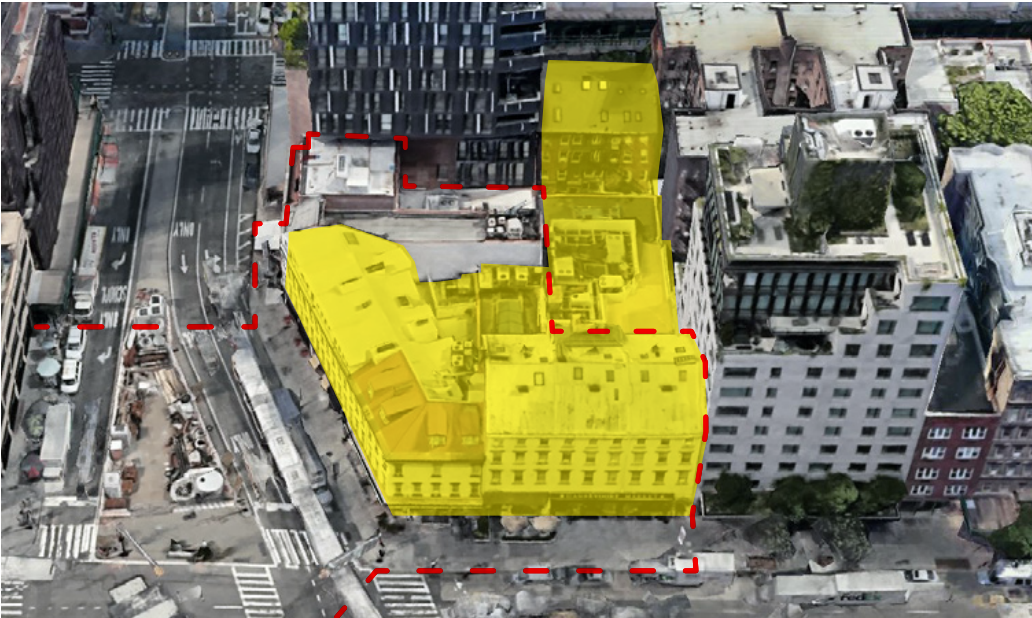
SCHERMERHORN ROW BEFORE RESTORATION



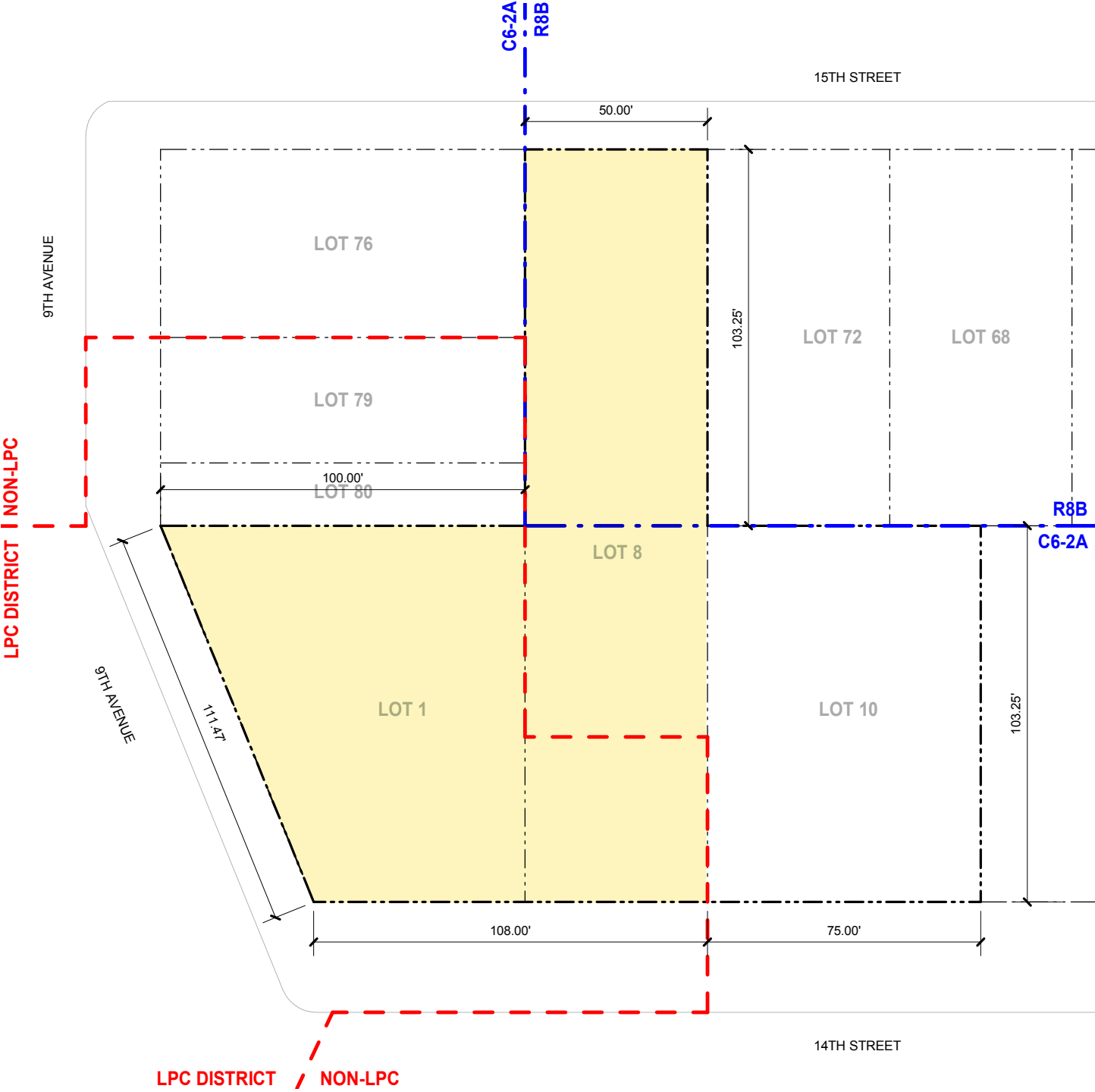
SCHERMERHORN ROW AFTER 1980S RESTORATION



GANSEVOORT MARKET HISTORIC DISTRICT MAP AND SITE LOCATION



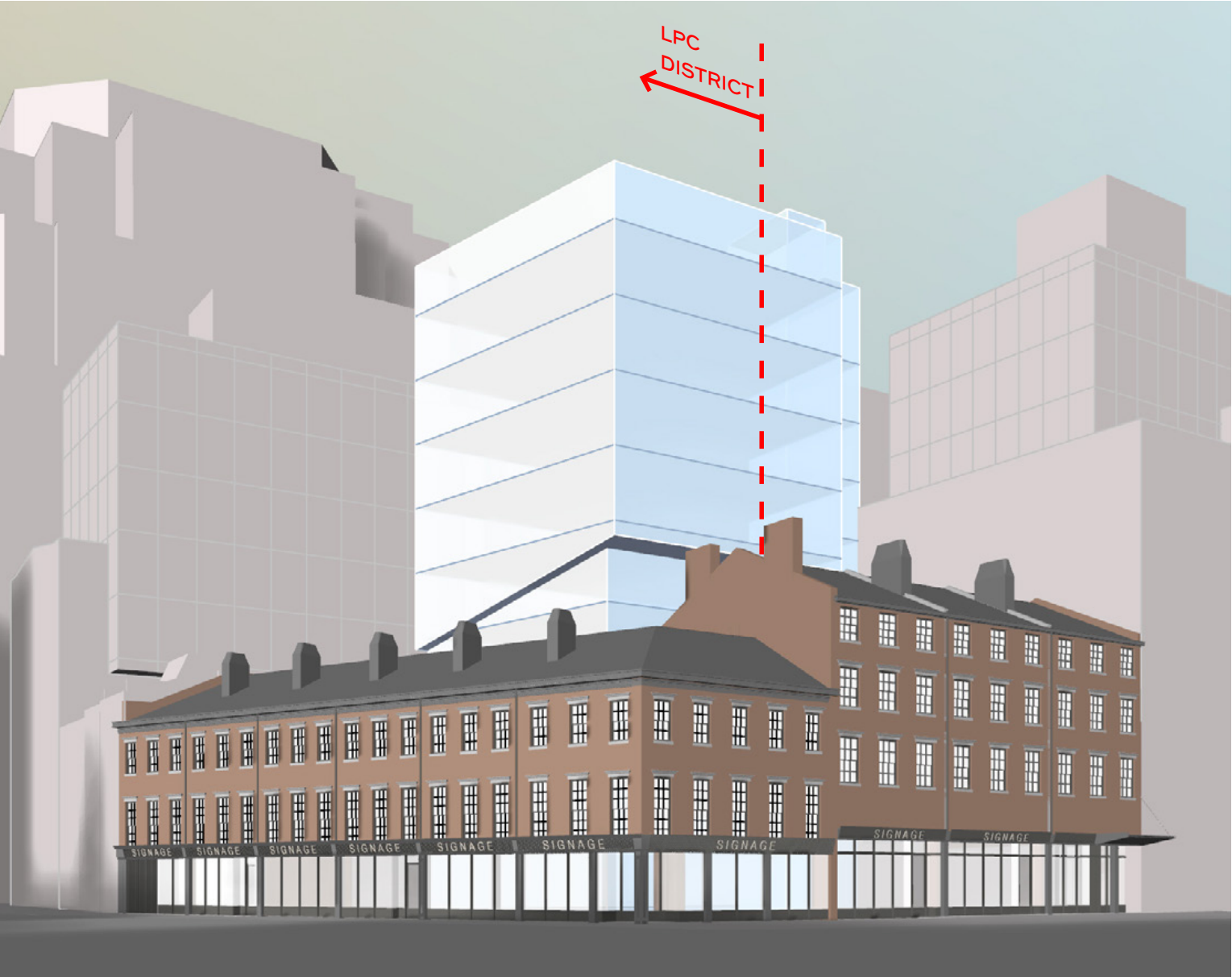
EXISTING SITE BIRD'S EYE VIEW FROM SOUTH



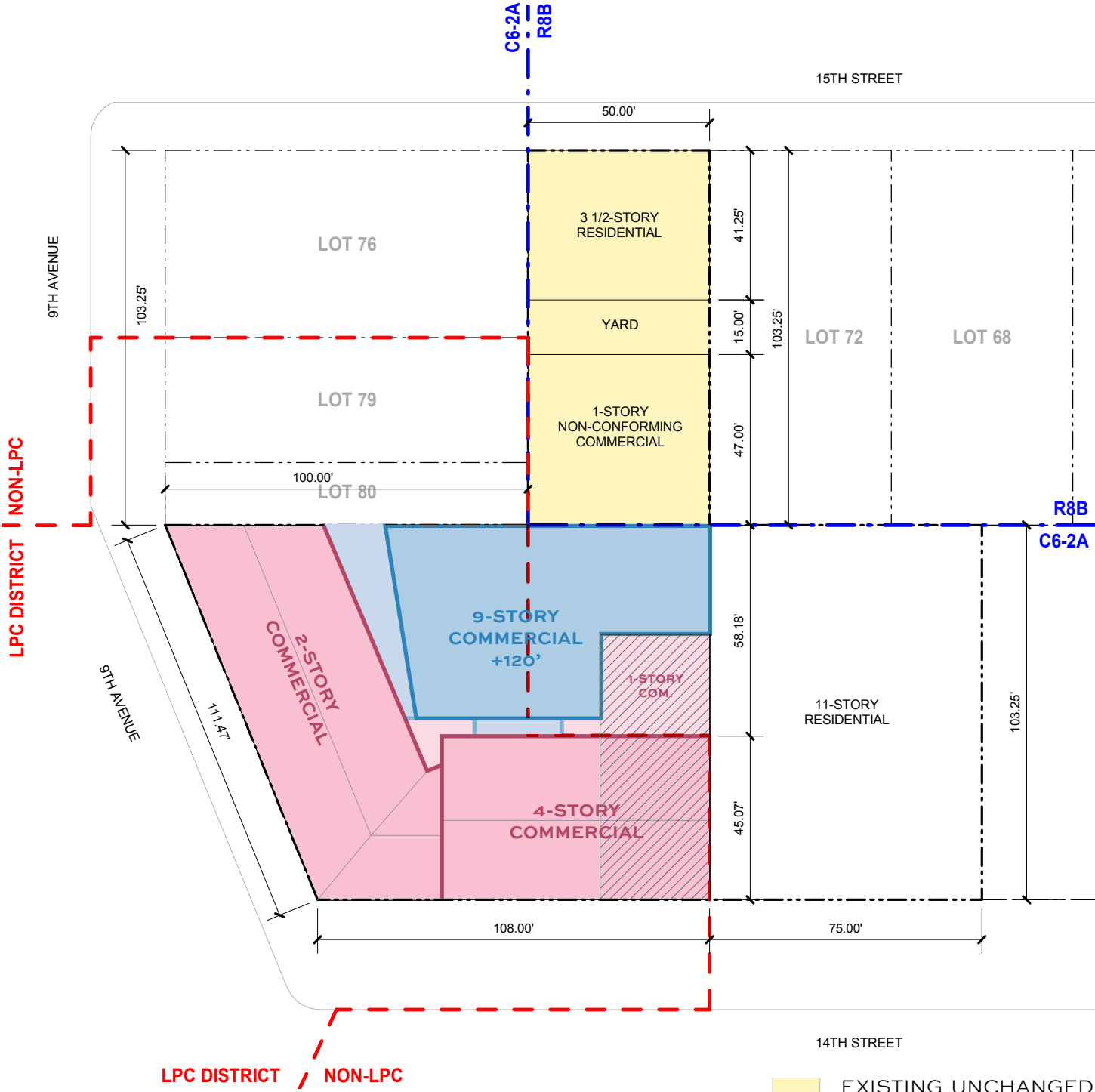
BUILDABLE SITE - ZONING & DISTRICT BOUNDARIES

DISTRICT MAP & THE SITE

NINTH AVENUE & WEST 14TH STREET



PROPOSED MASSING PERSPECTIVE VIEW

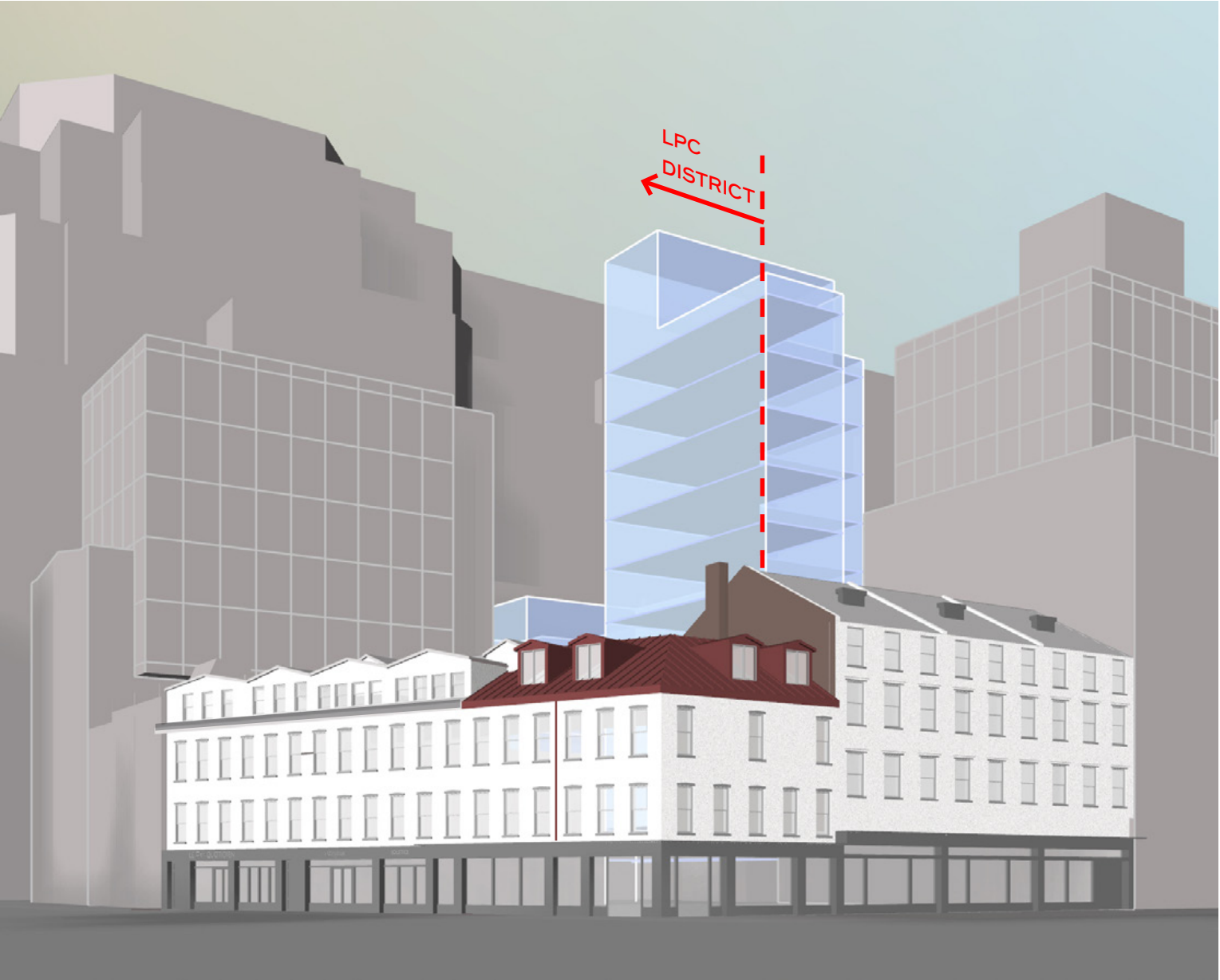


PROPOSED FOOTPRINT

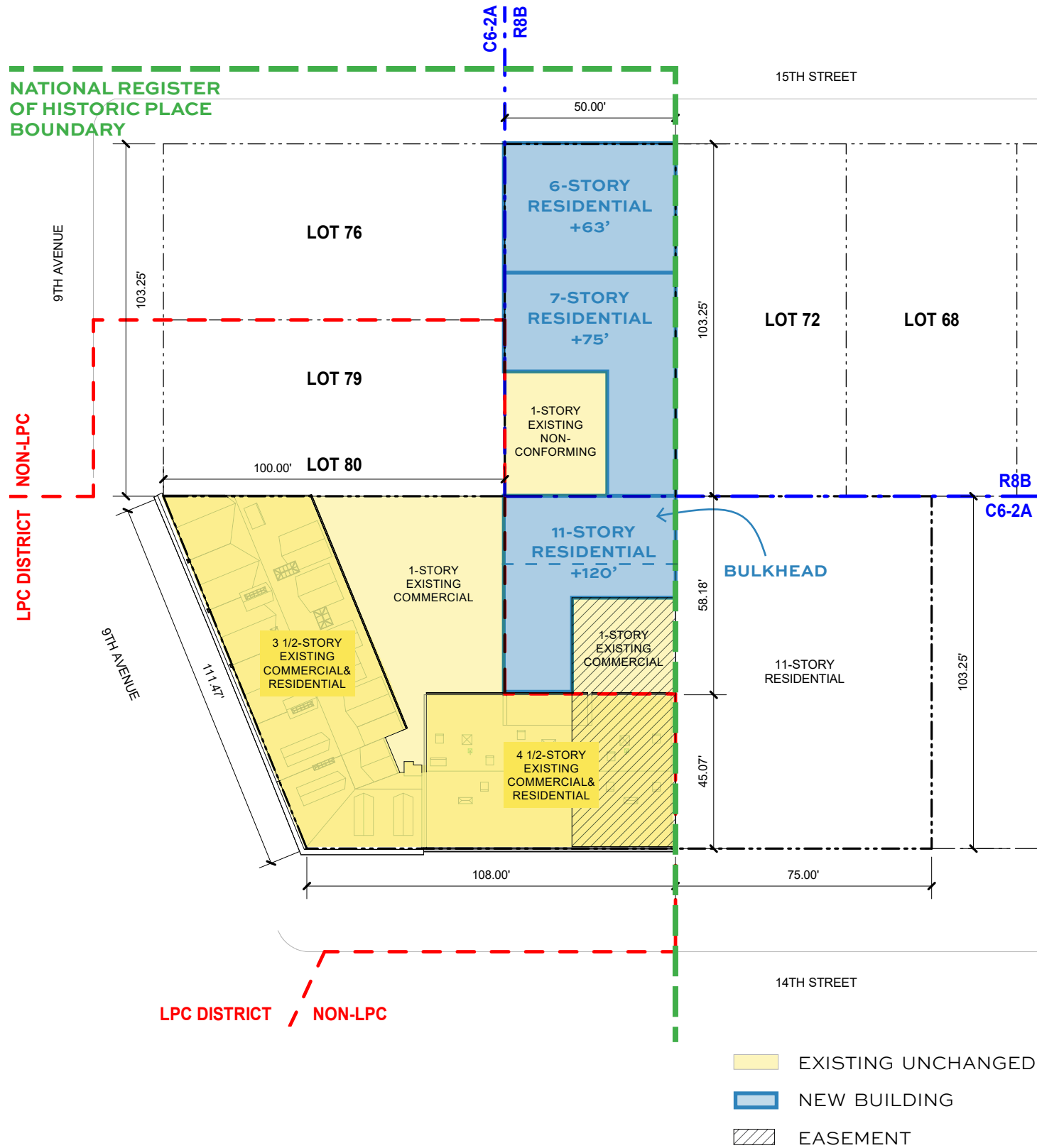
- EXISTING UNCHANGED
- RESTORATION
- NEW BUILDING
- EASEMENT

PROPOSED COMMERCIAL BUILDING MASSING

NINTH AVENUE & WEST 14TH STREET



RESIDENTIAL MASSING PERSPECTIVE VIEW



RESIDENTIAL FOOTPRINT

OUTSIDE OF LANDMARK DISTRICT MASSING (RESIDENTIAL)

NINTH AVENUE & WEST 14TH STREET

FROM NATIONAL REGISTER NOMINATION

362-364 W. 15th St. Contributing Two three-story red brick Greek Revival houses appears on maps from the 1850s; architect and original owners/builders are unknown. No. 362 has three bays, and No. 364 has four. A carriageway to the buildings’ rear yard extended through the easternmost bay of No. 364, that is, through the middle bay of the buildings’ combined seven-bay façade. Alterations in 1918 reconfigured the two private homes into bachelor apartments and reopened the carriageway; a 1920 alteration created a one-story rear yard extension to connect the buildings with 351-353 W. 14th St.



HISTORIC PHOTO CIRCA 1910



HISTORIC PHOTO CIRCA 1930S



CURRENT CONDITION

362-364 W 15TH ST

NINTH AVENUE & WEST 14TH STREET



CIRCA 1910 VIEW OF THE SITE FROM NW WITH JULIUS WILE SONS & CO. BUILDING (BUILT 1905) AT CORNER.

“these six buildings are rare surviving examples of 1840s pitched-roofed row houses in Manhattan.”

“form a picturesque ensemble”

“they are more modest than the neighboring houses at 351-355 West 14th street (by the same developer.)”

“the upper stories still retain their brick facades (stuccoed and painted) and molded, pedimented stone window lintels and molded wood box cornices.”

“the peaked roof that extends across the buildings is of a type popular in the 1820s and 1830s”

“although the ground-story storefronts of the houses have been altered, **surviving cast-iron elements suggest that they were installed as early as the 1870s**, and in at least one case (No.44), these elements replaced earlier granite elements”

“In 1887, the corner drugstore storefront was remodeled; a granite post at the corner of the building was replaced by a cast-iron column and new show windows were installed on both facades.”

“In 1916, the architect James S. Maher was commissioned to completely renovate the buildings, converting the upper floors to a bachelor apt building with a Neo-Georgian entrance.”



WEST VIEW OF HISTORIC NINTH AVE FACADE IN 1980



WEST VIEW OF EXISTING NINTH AVE FACADE

44-54 NINTH AVENUE: DESIGNATION REPORT NOTES

NINTH AVENUE & WEST 14TH STREET
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TAVROS B K S K

“rare surviving examples of 1940s pitched-roofed Manhattan town houses.”

“the low profile of their roofs and lack of dormers reflects the Greek Revival taste for high-ceilinged rooms .”

“unusually large houses for the period, incorporating four tall stories above basements and have 25-foot-wide fronts.”

“among the notable historic features are the plinths/ chimneys at the center front slope of each building. This highly unusual feature suggests that these houses may have been experimental in plan and architect-designed.”

“though altered at the ground story, the buildings’ upper stories still retain their original brick facades (now painted) and historic molded stone window lintels.”



14TH STREET VIEW IN 1932 (NYPL)



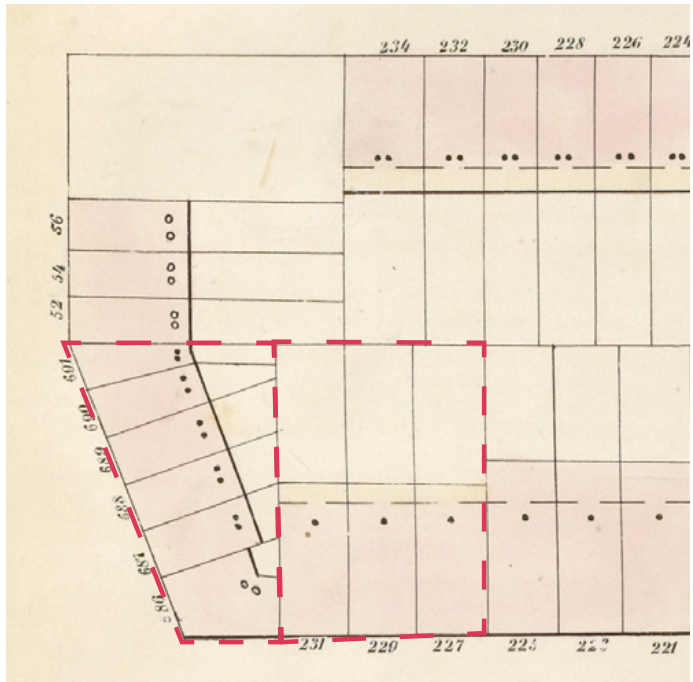
SOUTH VIEW OF HISTORIC WEST 14TH ST FACADE IN 1940



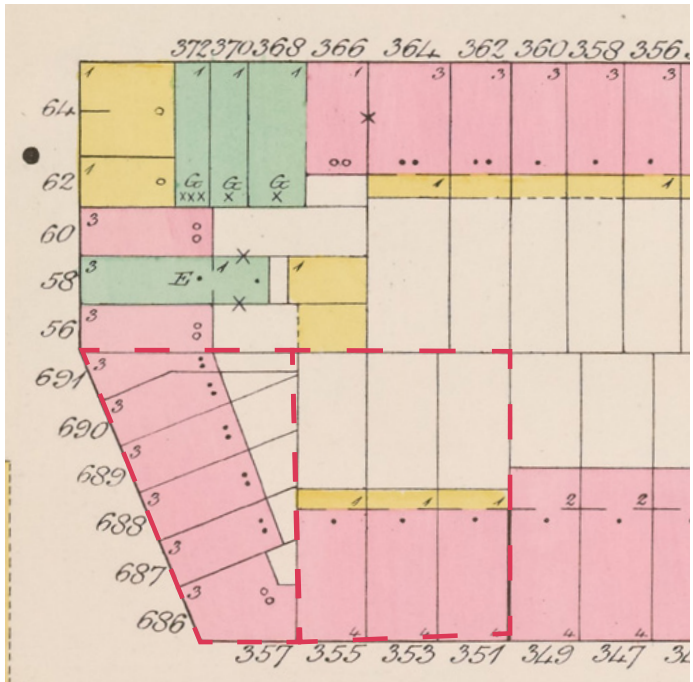
SOUTH VIEW OF EXISTING WEST 14TH ST FACADE

351-355 WEST 14TH ST: DESIGNATION REPORT NOTES

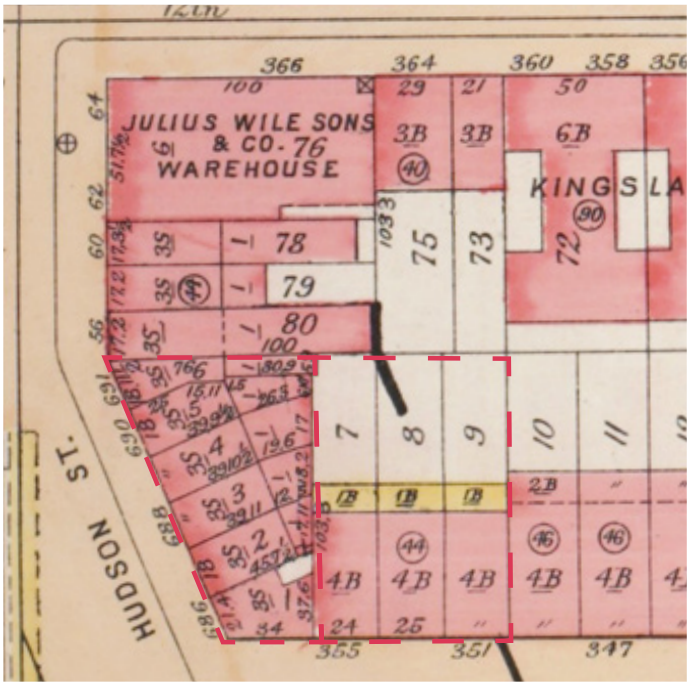
NINTH AVENUE & WEST 14TH STREET



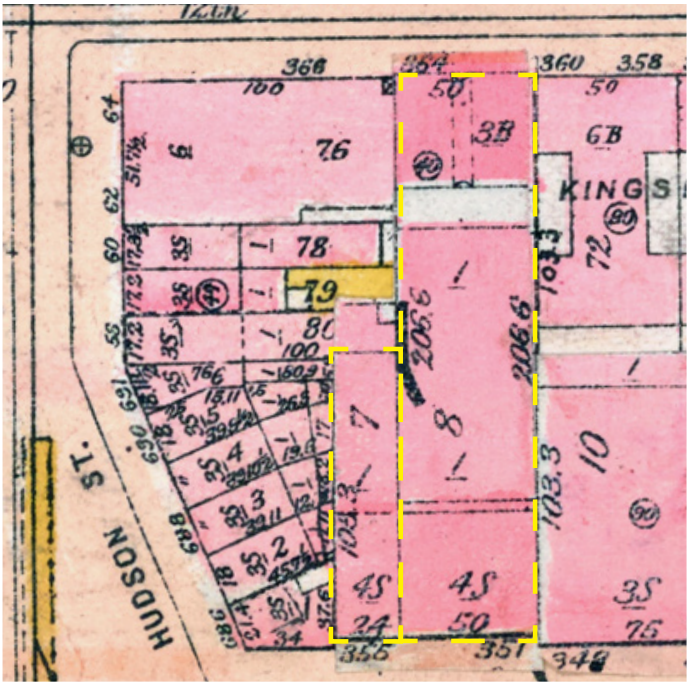
1854 PERRIS MAP: ORIGINAL RESIDENTIAL



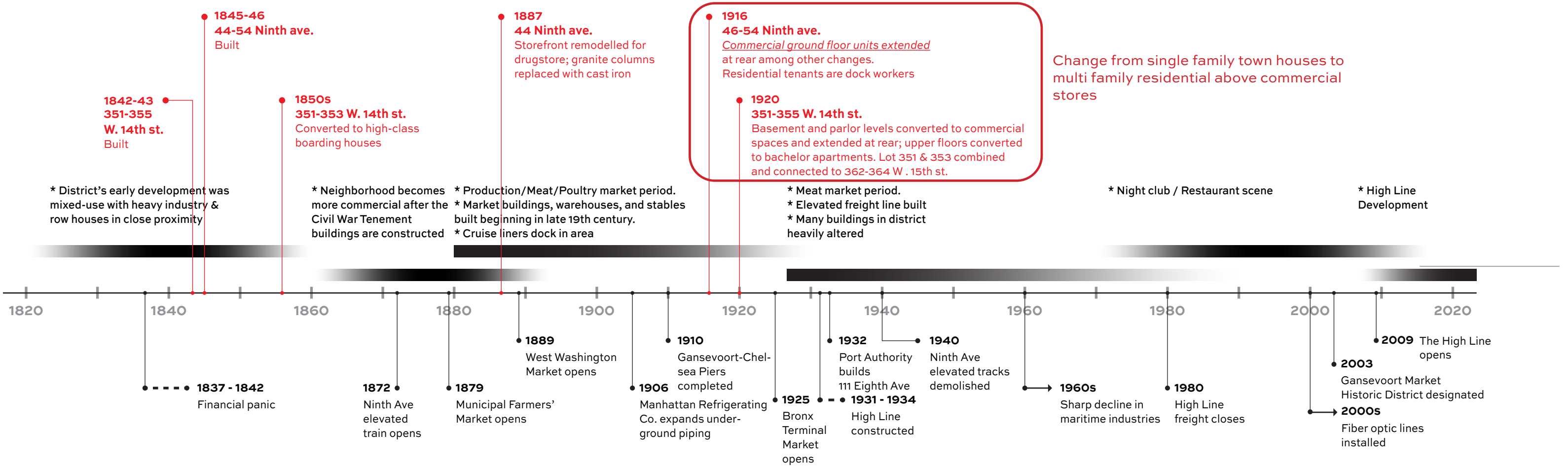
1895 SANBORN-PERRIS MAP



1920 BROMLEY MAP: COMMERCIAL CONVERSION

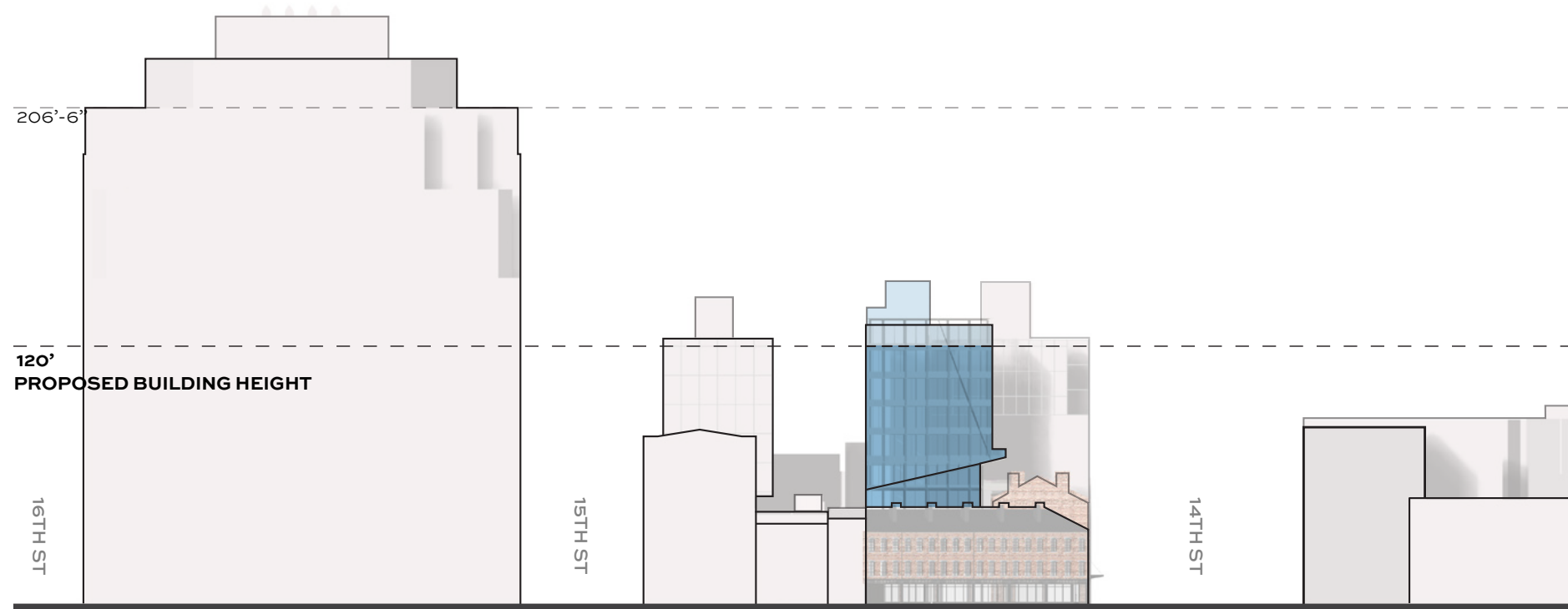


1921 BROMLEY MAP

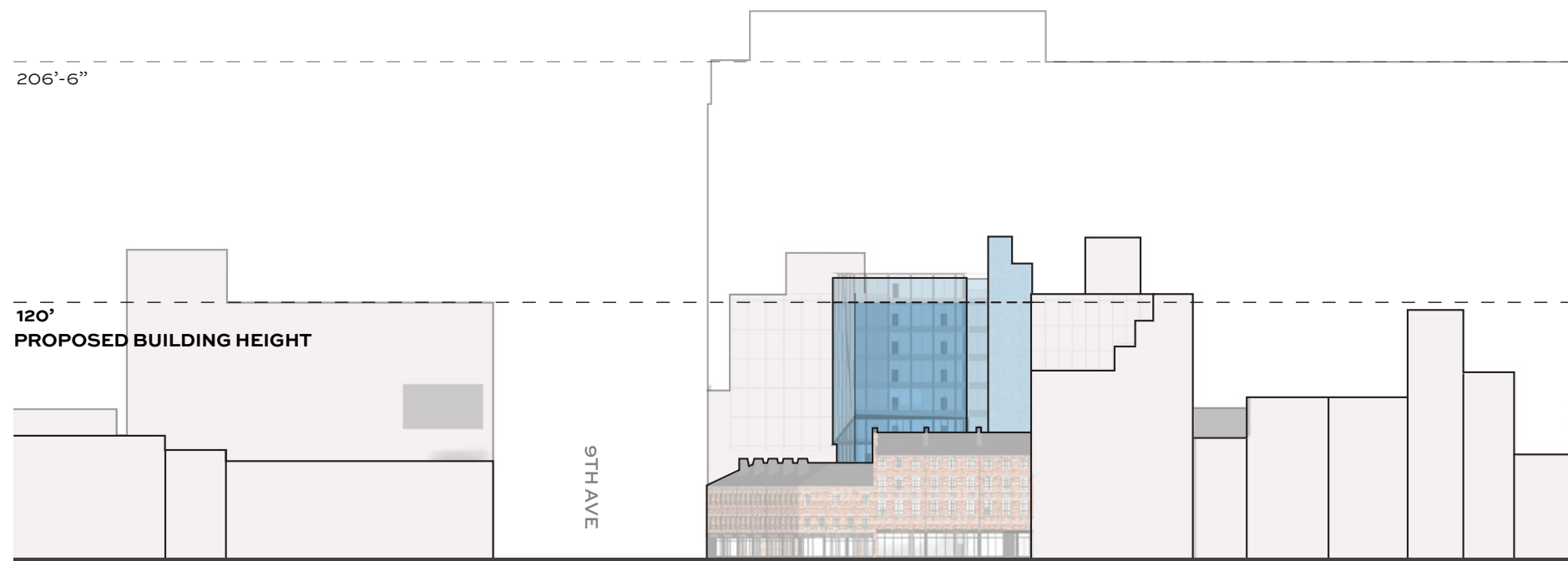


SITE EVOLUTION TIMELINE

SITE EVOLUTION - HISTORICAL TIMELINE OF DISTRICT



STREET ELEVATION - NINTH AVENUE



STREET ELEVATION - WEST 14TH STREET

SITE EVOLUTION - SCALE AND DENSITY

NINTH AVENUE & WEST 14TH STREET



1932: VIEW FROM THE CORNER OF WEST 14TH STREET & HUDSON STREET



1933: VIEW FROM THE CORNER OF WEST 14TH STREET & HUDSON STREET: SHOWING 351-355 W. 14TH ST.



FIGURE GROUND OF GANSEVOORT MARKET HISTORIC DISTRICT & SURROUNDING NEIGHBORHOOD

TAVROS

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AERIAL VIEW FROM WEST



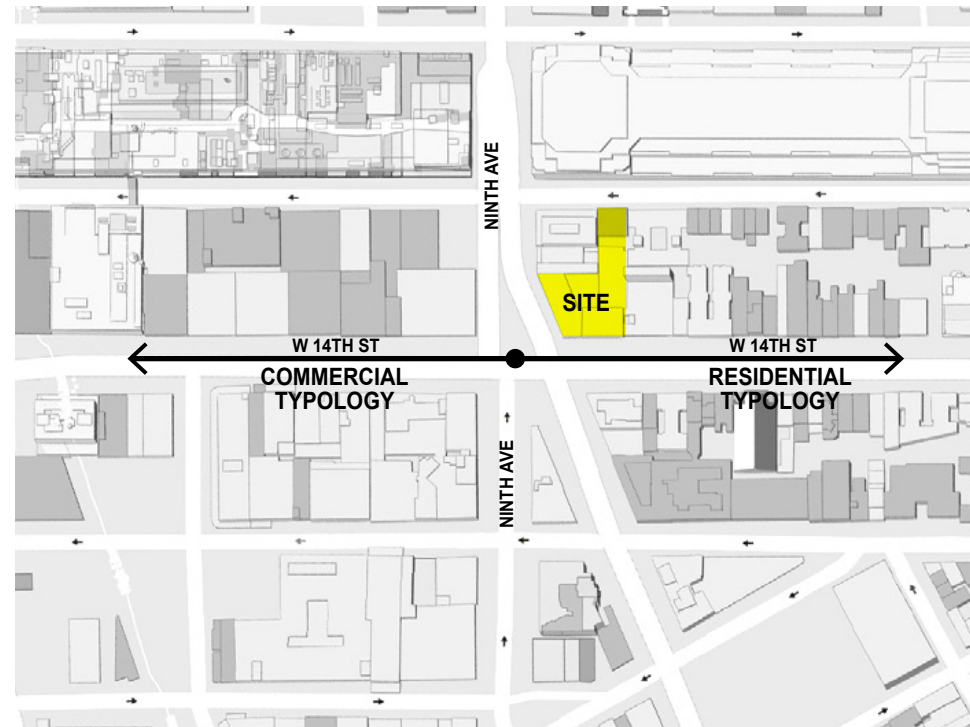
HEIGHTS OF NEIGHBOR BUILDINGS

SITE EVOLUTION - SCALE AND DENSITY

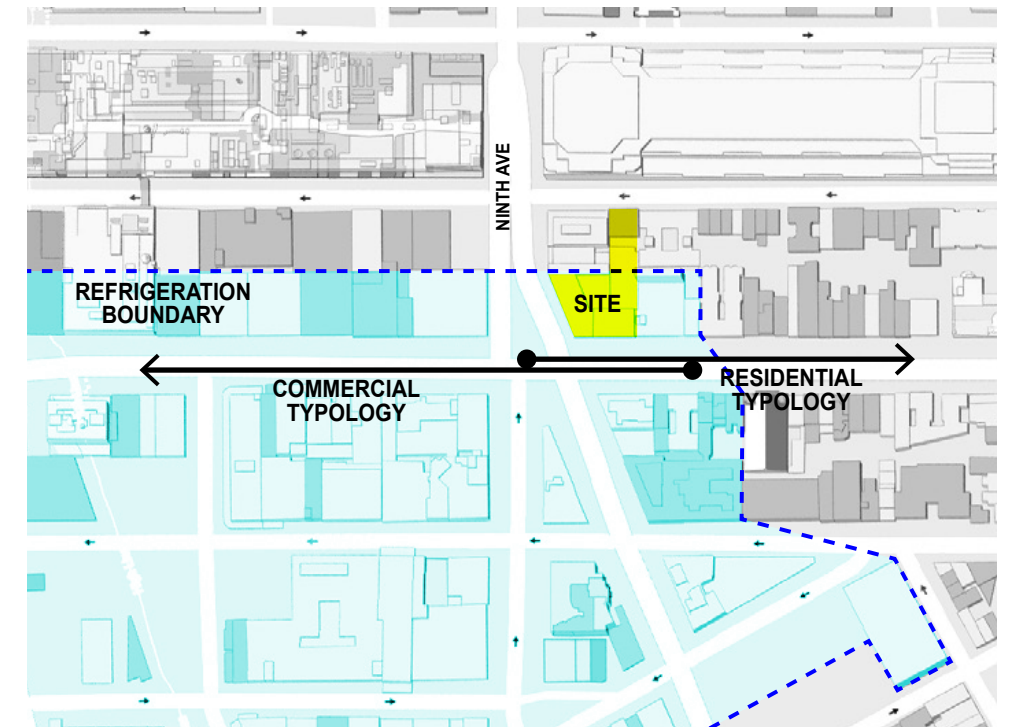
NINTH AVENUE & WEST 14TH STREET
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TAVROS B K S K

“ The Gansevoort Market Historic District - consisting of 104 buildings - is distinctive for its architectural character which reflects the area’s long history of continuous, varied use as a place of dwelling, industry, and commerce”
 - Excerpt from LPC’s GMHD Designation Report



ORIGINAL RESIDENTIAL CHARACTER OF BLOCK



REFRIGERATION NETWORK

SOURCE: MANHATTAN REFRIGERATING CO. SERVICE BOUNDARY MAP, 1915 (NYC LPC)



COMMERCIAL TYPOLOGY
 14TH STREET BETWEEN NINTH & TENTH AVENUES IN 1932
 (NYPL)



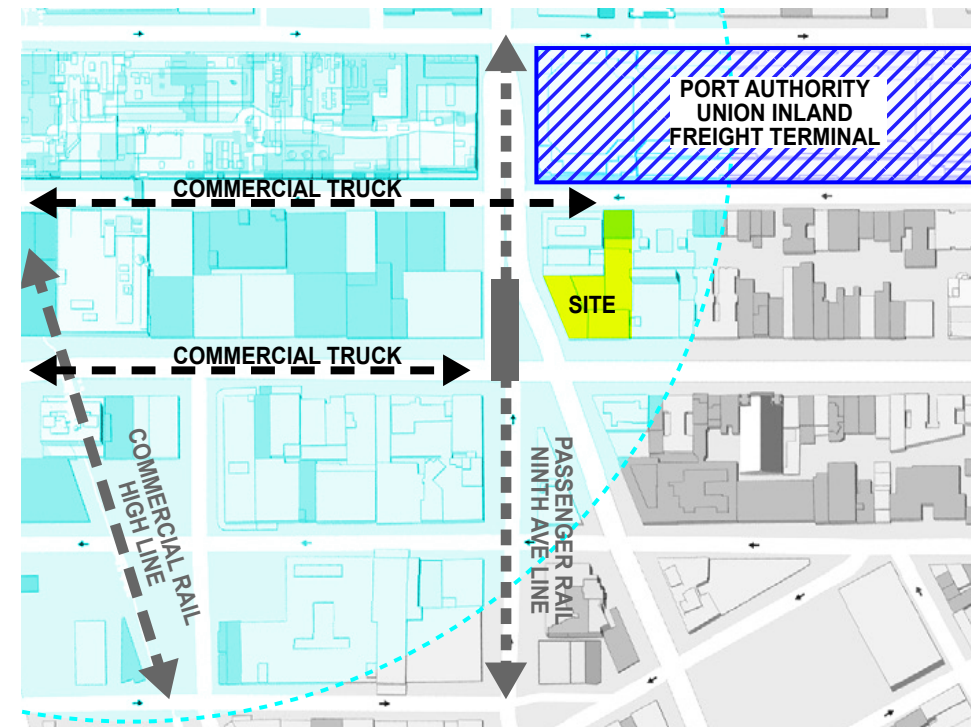
RESIDENTIAL TYPOLOGY
 14TH STREET BETWEEN EIGHTH & NINTH AVENUES IN 1932
 (NYPL)



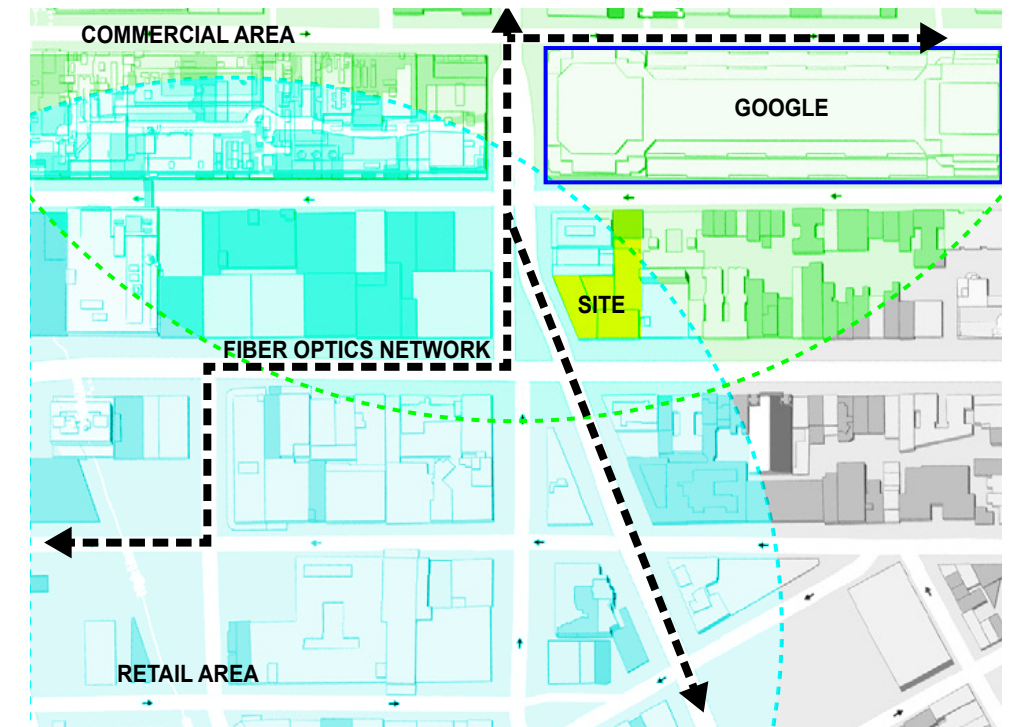
MANHATTAN REFRIGERATING COMPANY, 1920

HISTORIC INFRASTRUCTURE - SITE AT CROSSROADS

NINTH AVENUE & WEST 14TH STREET



VEHICULAR & RAIL



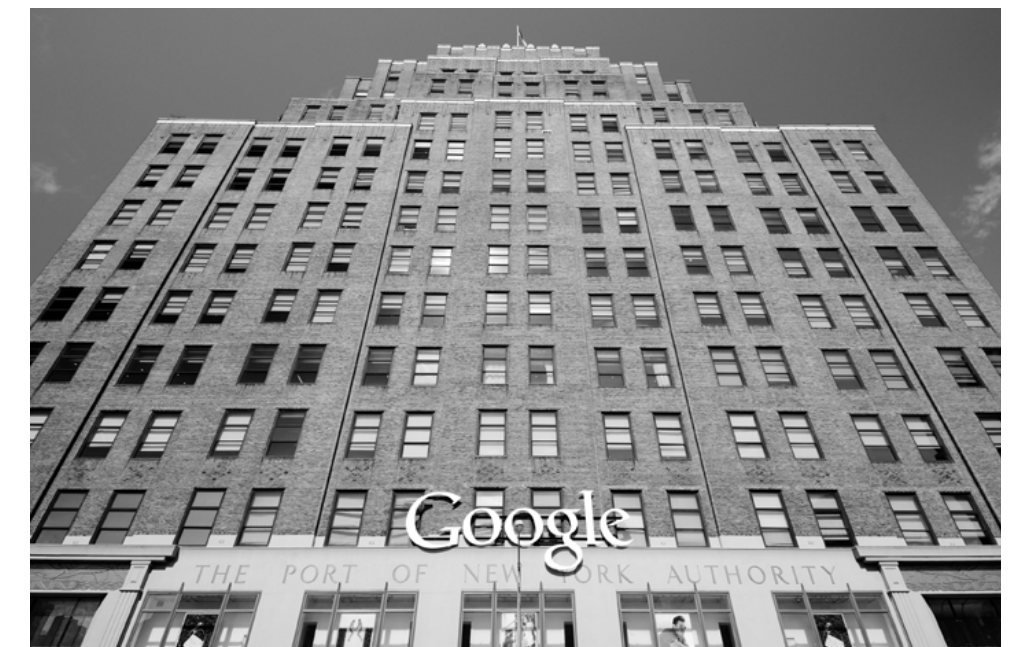
THE INTERNET & RETAIL



THE NINTH AVENUE ELEVATED RAIL, 1915



14TH ST CROSS-TOWN TRANSPORTATION, 1932



FIBER OPTICS SERVICE NETWORK HUB

HISTORIC INFRASTRUCTURE - SITE AT CROSSROADS

NINTH AVENUE & WEST 14TH STREET

PORTERHOUSE
METAL & GLASS INTERLOCKING
WITH HISTORIC MASONRY
BUILDING

PROPOSED
CONTEMPORARY METAL & GLASS BACKGROUND
AND
HISTORIC BRICK FOREGROUND

348 W 14TH ST
CONTEMPORARY METAL & GLASS
RISING OUT OF CONTEMPORARY
MASONRY BASE



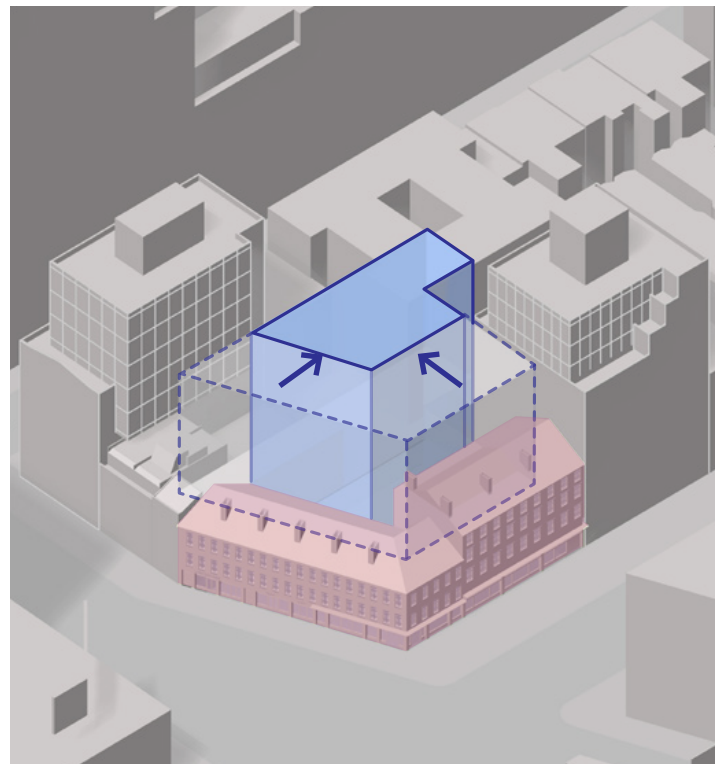
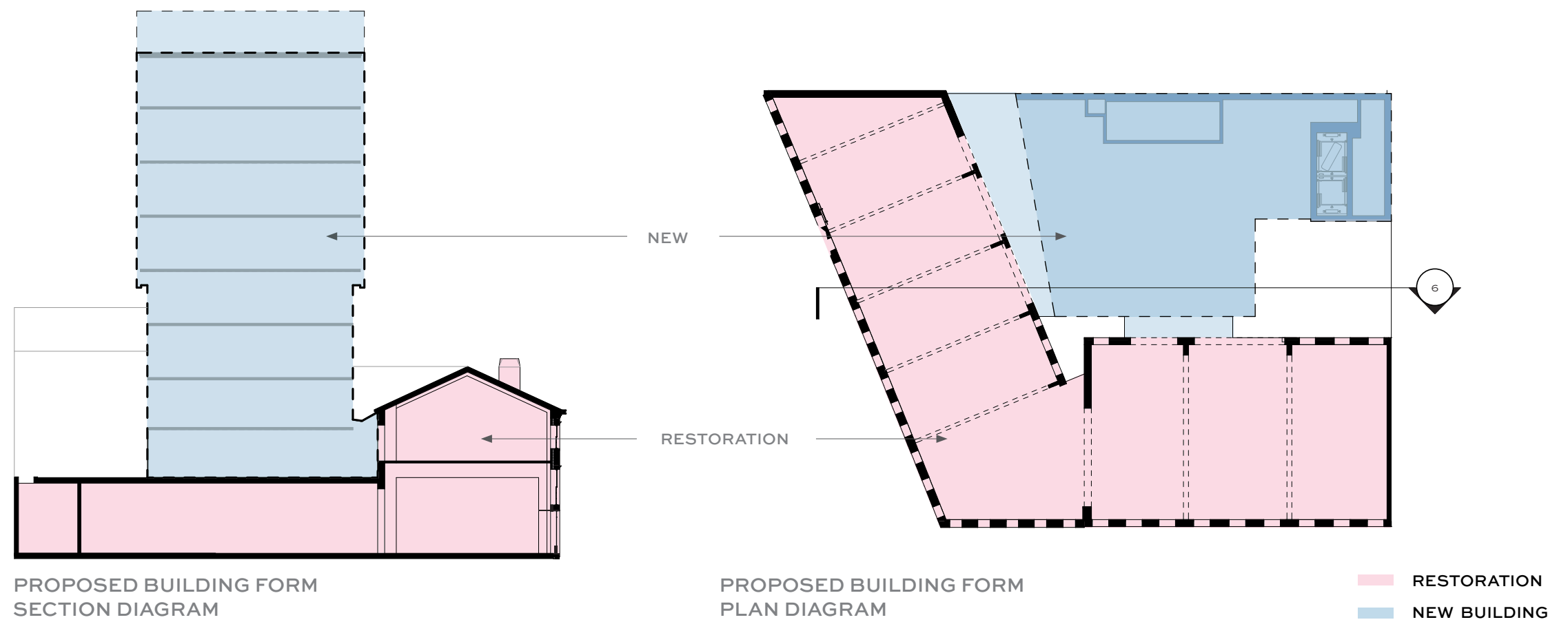
PROPOSAL - DIALOGUE - WITH IMMEDIATE CONTEXT

NINTH AVENUE & WEST 14TH STREET

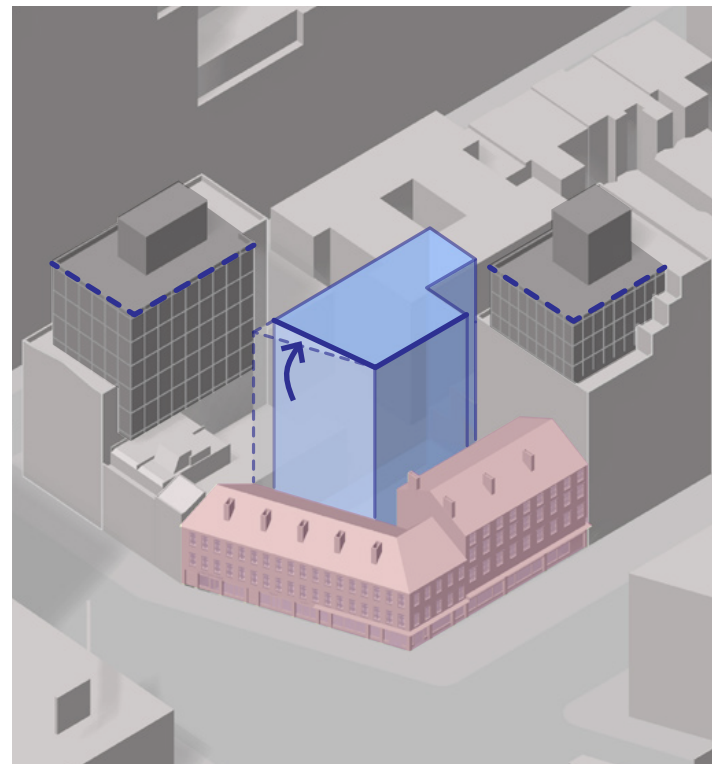
17

TAVROS BSK

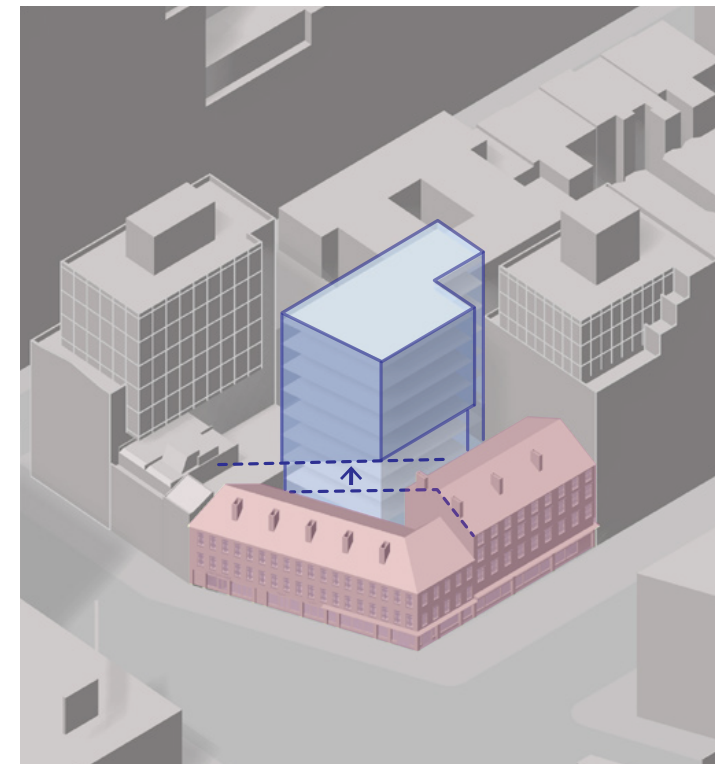
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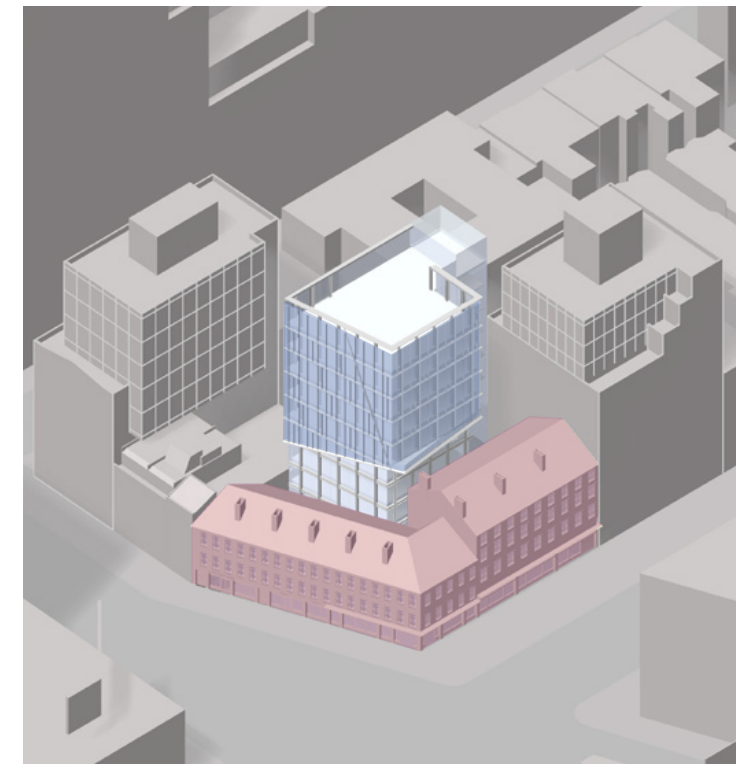
SIMPLE VOLUME SET BACK



ORIENTATION FOLLOWS BACKGROUND GRID



ACKNOWLEDGE ROOF LINE



STRUCTURAL EXPRESSIONISM

PROPOSAL - DIALOGUE - WITH IMMEDIATE CONTEXT

TAVROS B K S K

NINTH AVENUE & WEST 14TH STREET

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SOLAR CARVE TOWER, 40 10TH AVE.



GOOGLE BUILDING, 111 8TH AVE.



STANDARD HOTEL, 848 WASHINGTON ST.



WHITNEY MUSEUM, 99 GANSEVOORT ST.

ARCHITECTURAL VOCABULARY AT DISTRICT EDGE



DIANE VON FURSTENBERG, 874 WASHINGTON ST.



771 WASHINGTON ST.



EMPIRE STORES, 53-83 WATER ST.

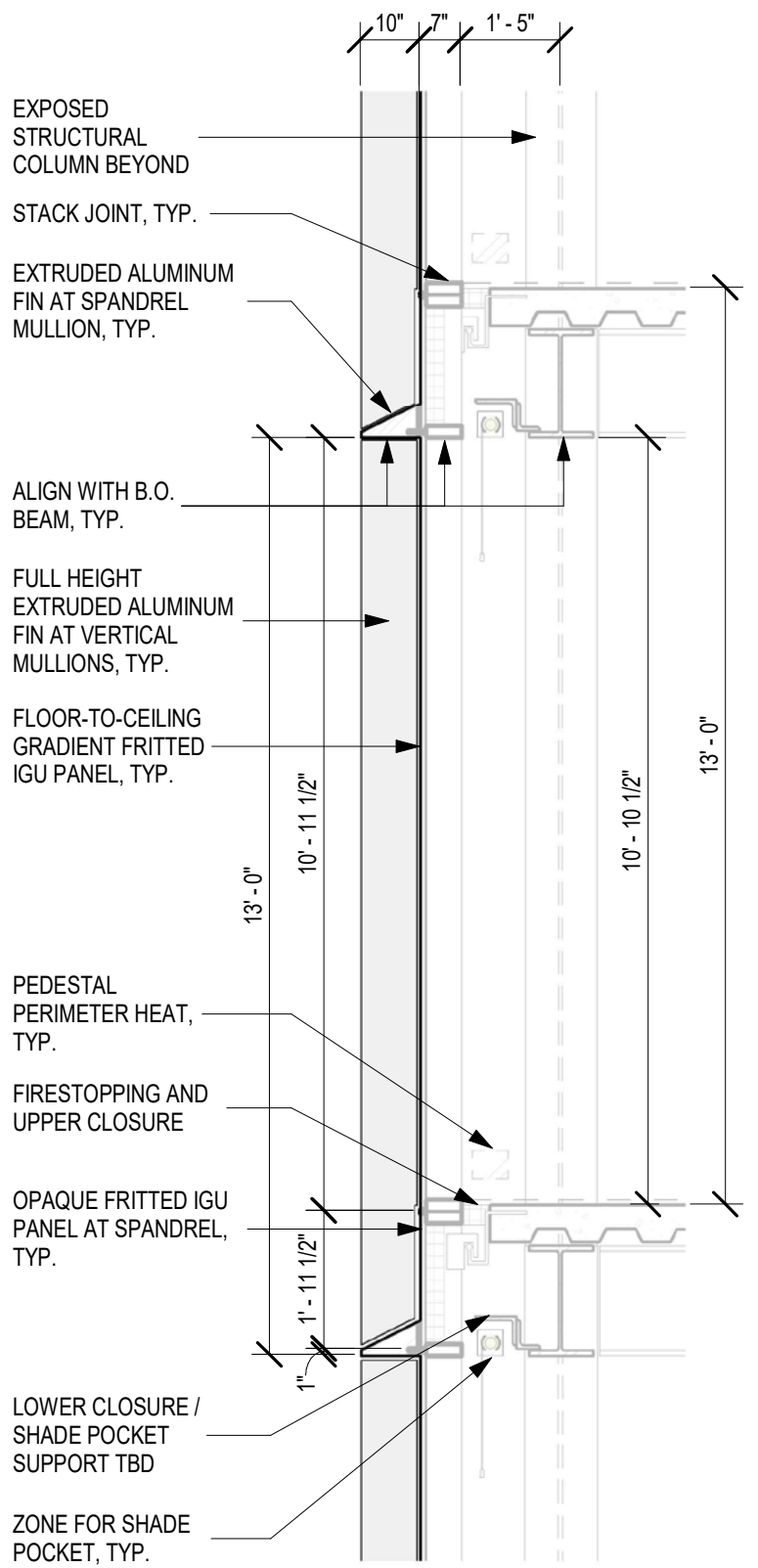


SAMSUNG 837, 837 WASHINGTON ST.

ARCHITECTURAL VOCABULARY OF CONTEMPORARY / HISTORIC JUXTAPOSITION

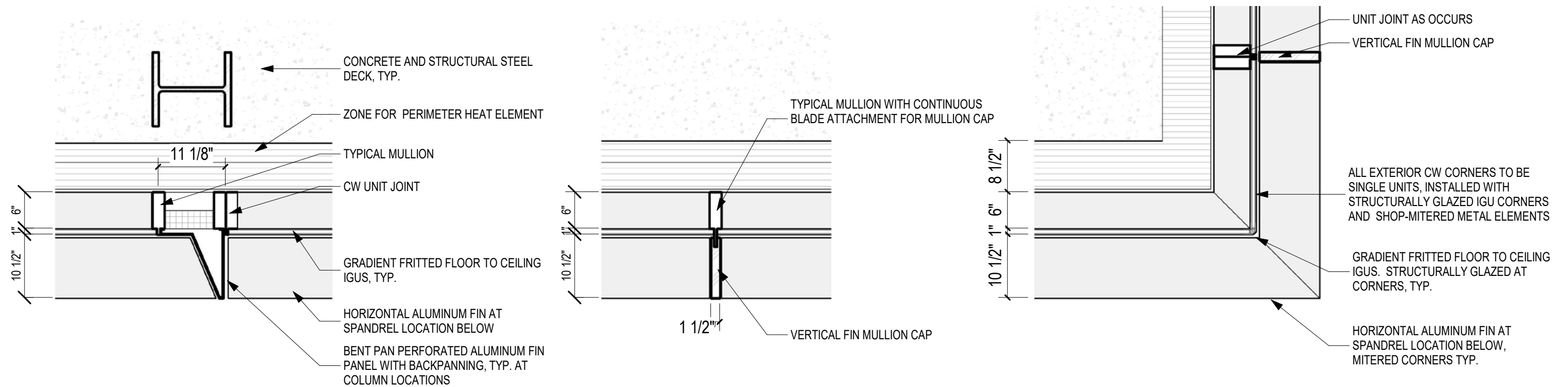
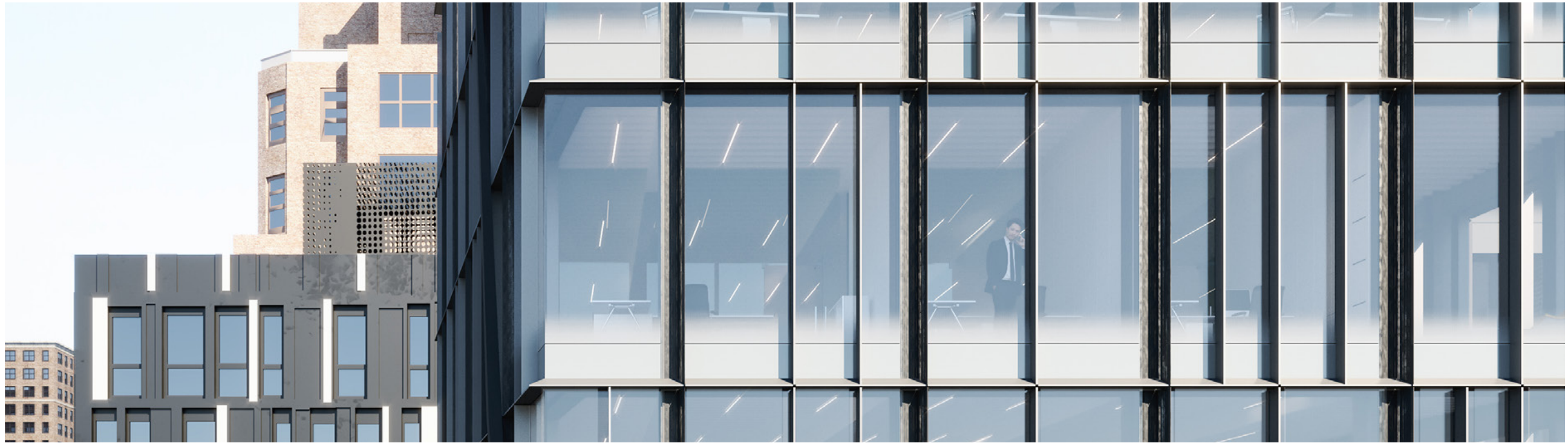
TAVROS

BKSK



① CURTAIN WALL DETAIL SECTION @ 6-8TH FL
3/8" = 1'-0"

PROPOSAL - DIALOGUE - MATERIALS

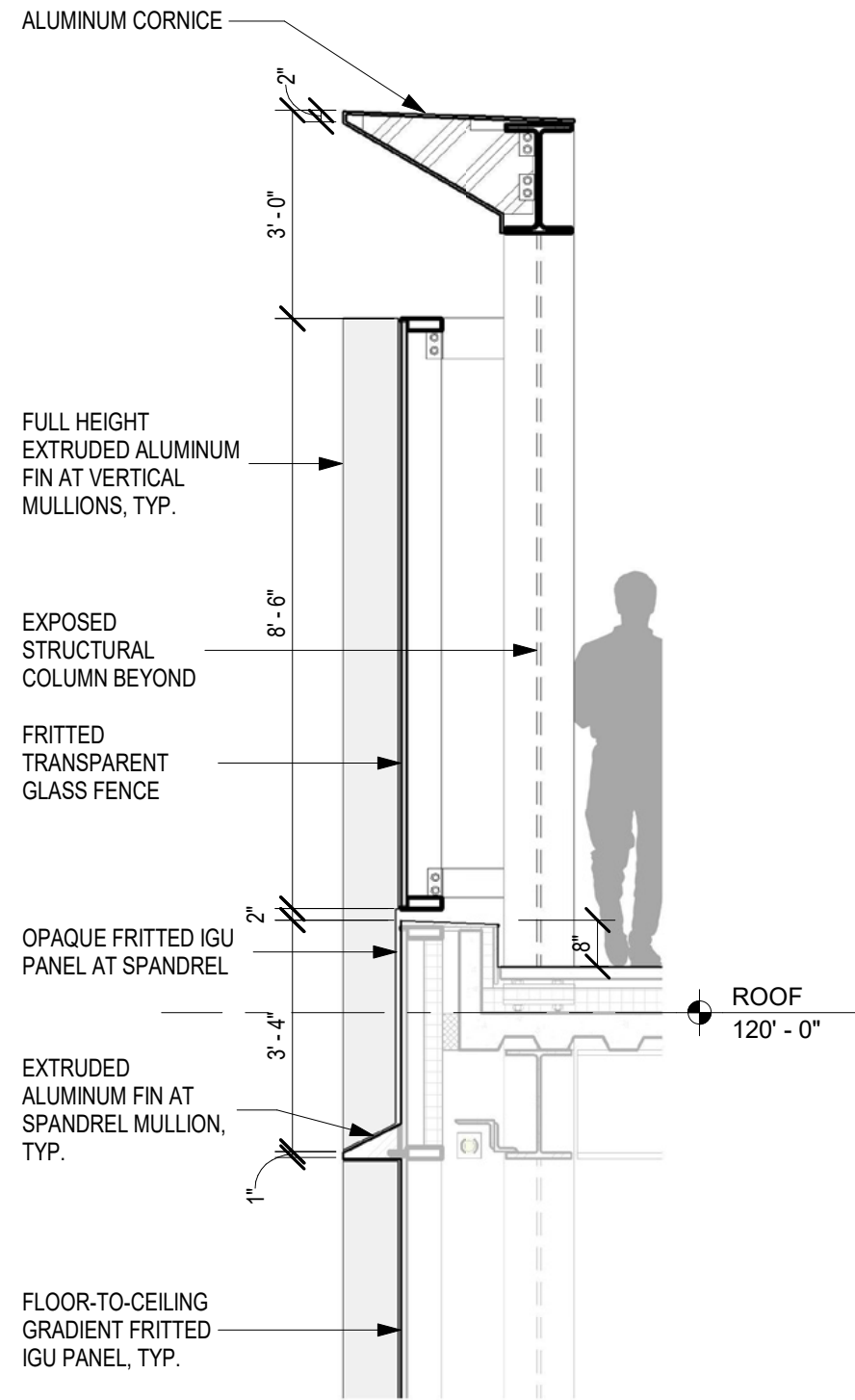


③ PLAN DETAIL - TYPICAL UPPER FLOOR CW AT COLUMN
3/4" = 1'-0"

PROPOSAL - DIALOGUE - MATERIALS

NINTH AVENUE & WEST 14TH STREET
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TAVROS B K S K

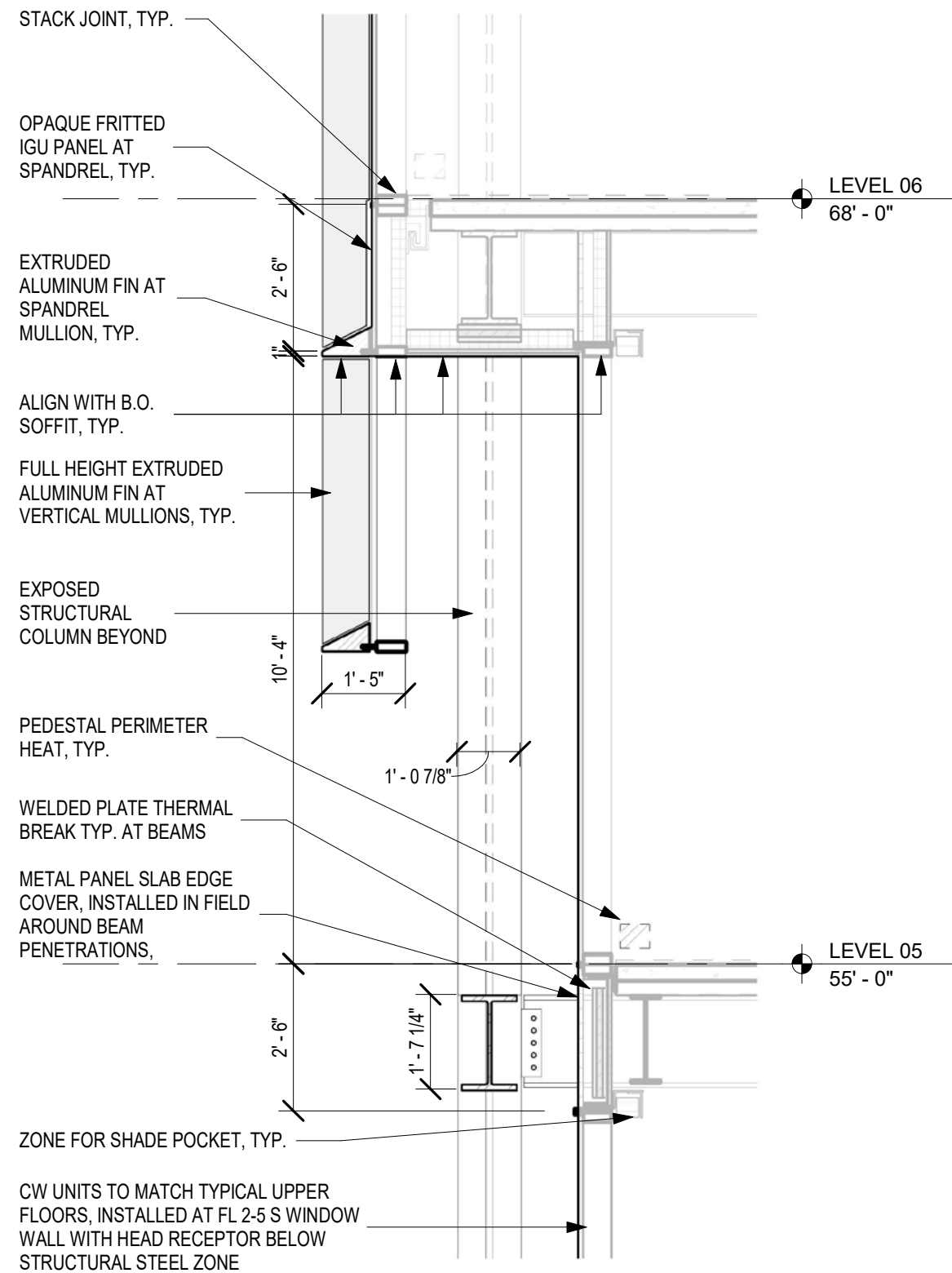


② CURTAIN WALL DETAIL SECTION @ ROOFTOP
3/8" = 1'-0"

PROPOSAL - DIALOGUE - MATERIALS

NINTH AVENUE & WEST 14TH STREET
23

TAVROS B K S K



③ CURTAIN WALL DETAIL SECTION @ 5-6 TH FL TRANSITION
3/8" = 1'-0"



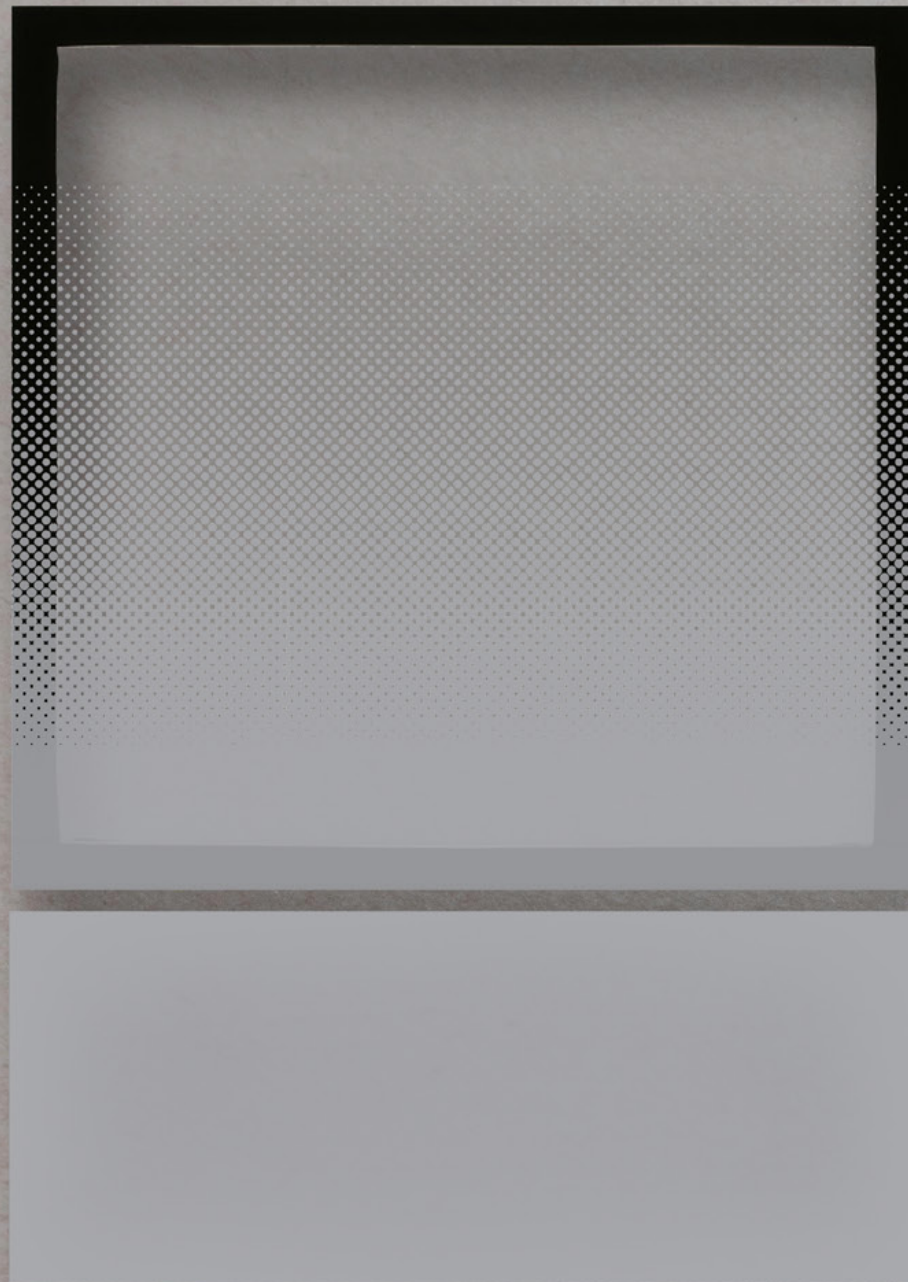
PROPOSAL - DIALOGUE - MATERIALS

NINTH AVENUE & WEST 14TH STREET

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TAVROS B K S K

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(UPPER)
FRITTED HIGH-PERFORMANCE GLAZING

(BOTTOM)
GLASS SPANDREL WITH TRANSLUCENT SILVERSCREEN

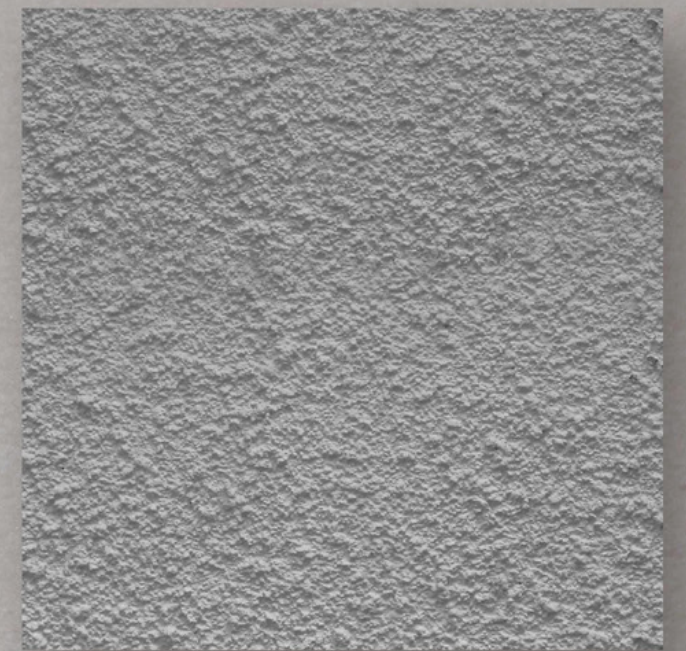


(LEFT)
PTD WARM GRAY ALUMINUM FIN

(RIGHT)
PTD DARK GRAY ALUMINUM FIN,
PERFORATED



EXPOSED METAL
STRUCTURE
WITH BLACK
INTUMESCENT
PAINT



GRAY STUCCO



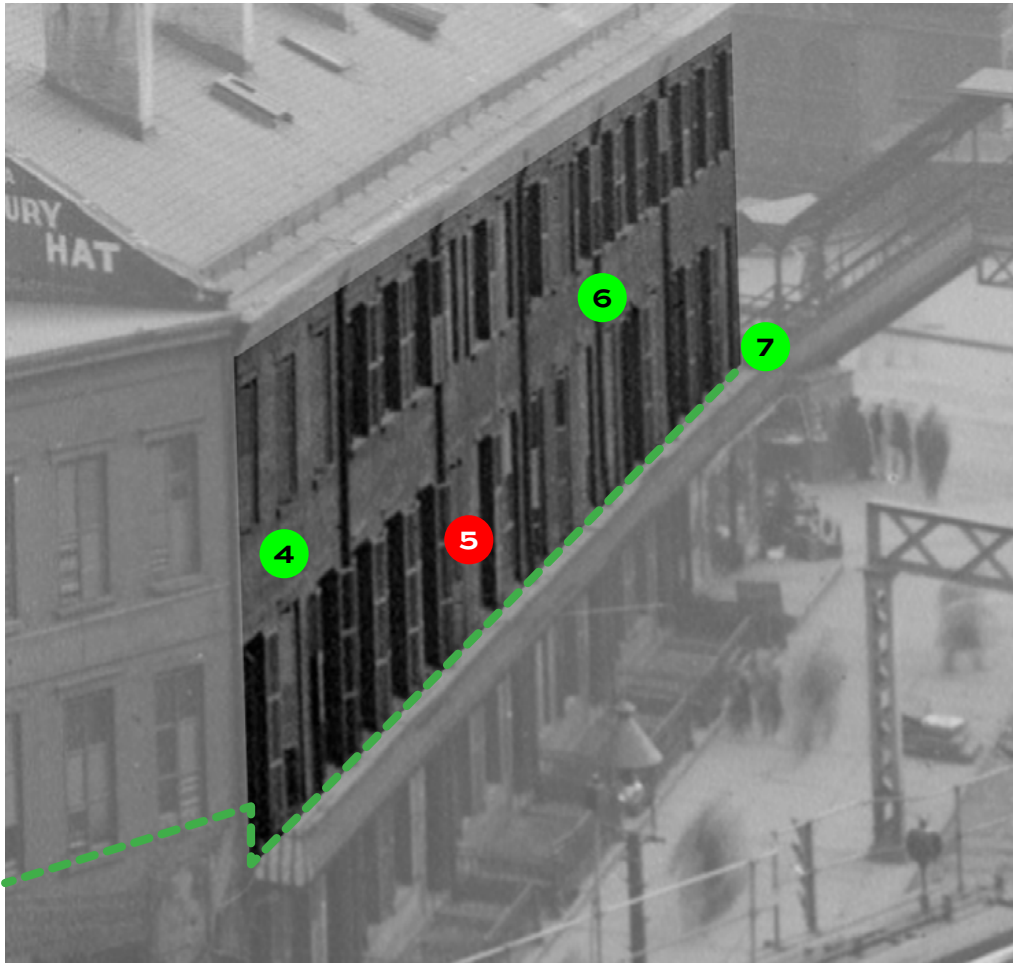
PTD GRAY METAL PANEL

PROPOSAL - DIALOGUE - MATERIALS



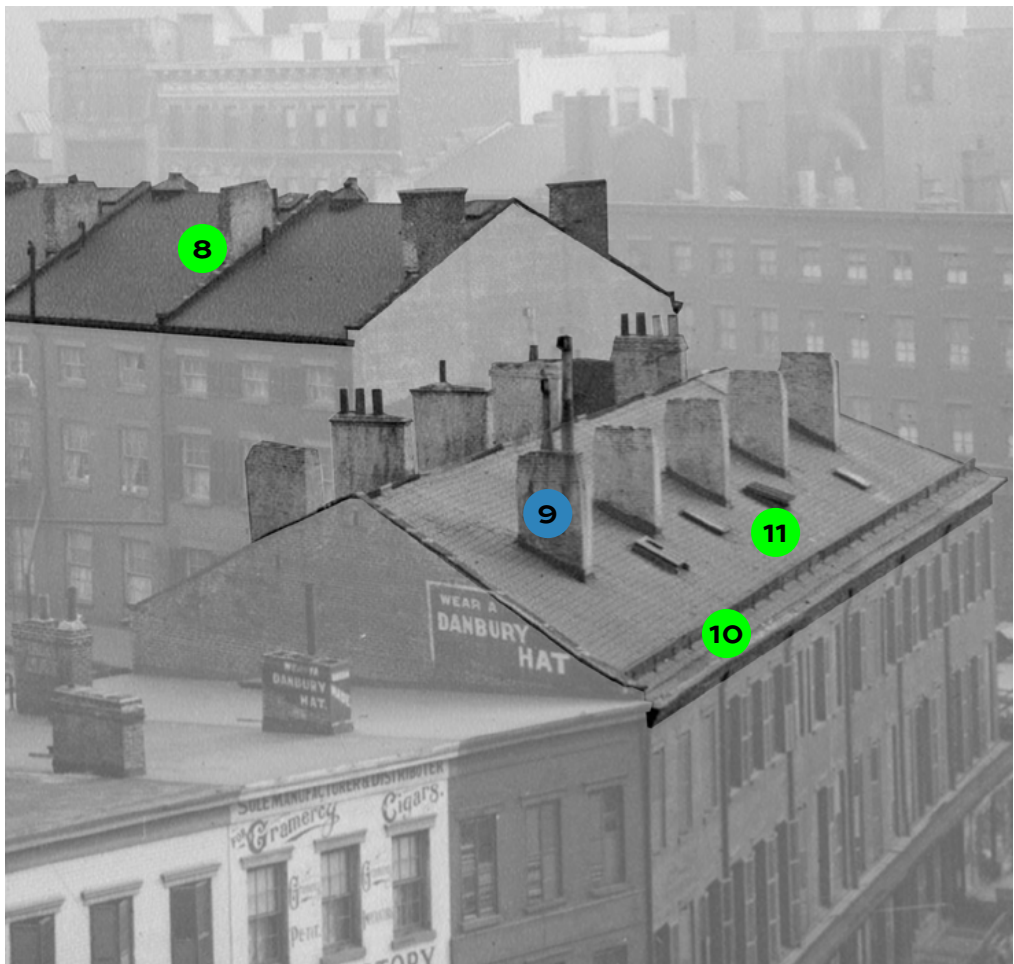
STOREFRONT

- 1 CONTINUOUS BALCONETTE
- 2 FENCED-IN AREAWAYS STILL EXTANT IN 1910
- 3 CORNER STOREFRONT AT NO.44 EARLIER THAN THE OTHERS



FACADE

- 4 RED BRICK FACADE
- 5 SHUTTERS
- 6 LEADERS AT PARTY WALL LOCATIONS
- 7 TALL WALKOUT WINDOWS



ROOF

- 8 DEMISING WALLS WITH BLUESTONE COPING
- 9 FRONT & REAR CORBELED CHIMNEYS
- 10 MOLDED CORNICE
- 11 SLATE ROOF. NO DORMERS

- ITEMS TO BE RESTORED
- ITEMS TO BE REINTERPRETED
- ITEMS NOT TO BE RESTORED

RESTORATION - INVESTIGATE THE 1910 PHOTO

NINTH AVENUE & WEST 14TH STREET
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TAVROS B K S K

9TH AVE BLDG STREET WALL



9TH AVENUE SIDE

14TH STREET SIDE

- 1. KEEP THE DOUBLE-WYTHE BACKUP BRICK WALL THAT IS IN SOUND CONDITION
- 2. REMOVE THE 2~3” STUCCO AND FURRING STRIPS
- 3. CAREFULLY REMOVE AND SALVAGE THE FACE BRICKS
- 4. REATTACH FACE BRICKS TO STABILIZED BACK WALL
- 5. IF FACE BRICK IS DAMAGED, REINSTALL USING THE UNDAMAGED BACK SIDE

14TH ST BLDG STREET WALL



- 1. KEEP THE DOUBLE-WYTHE BACKUP BRICK WALL THAT IS IN SOUND CONDITION, ADD BACK UP BRICKS UNDER WINDOWS WHERE IS ONLY SINGLE WYTHE
- 2. CAREFULLY REMOVE AND SALVAGE THE FACE BRICKS, REMOVE WHITE PAINT BY CHEMICAL PROCESS
- 3. REATTACH FACE BRICKS TO STABILIZED BACK WALL
- 4. REINSTALL THE FACE BRICKS USING THE BACK SIDE OF BRICK IF IT’S ORIGINAL FACE IS DAMAGED SEVERELY
- * REMINISCENT WHITE PAINT WILL BE VISIBLE



EXISTING CONDITION



PROPOSED RESTORATION

RESTORATION - STREET WALL ELEMENTS

LINTEL AND SILL



9TH AVE BLDG
 PROBES THROUGH REINFORCED STUCCO SYSTEM REVEALING ORIGINAL BROWNSTONE LINTELS AND SILLS



14TH ST BLDG
 SHEET METAL COVER OVER BROWNSTONE LINTEL



REFERENCE: 56 9TH AVENUE

RESTORATION PLAN: REINSTALL BROWN STONE LINTELS AND SILLS WITH REFERENCING THE PROFILES OF 14TH ST BLDG AND 56 9TH AVE THAT WERE BUILT AT THE SAME PERIOD AND ARE VERY LIKELY TO BE ORIGINAL

ROOF CORNICE



9TH AVE BLDG
 FORMED COPPER CORNICE OVER WOOD AND “NEW” BRICK STRUCTURE.



14TH ST BLDG
 EXPOSED DETERIORATED NAILER WOOD OF THE FASCIA BOARD IMPACTING THE STABILITY OF THE ADJACENT MASONRY.

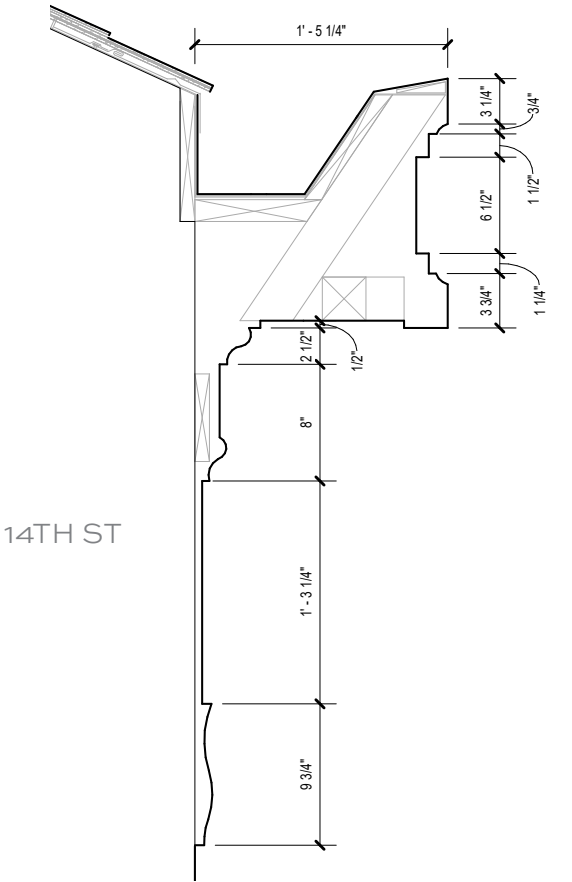
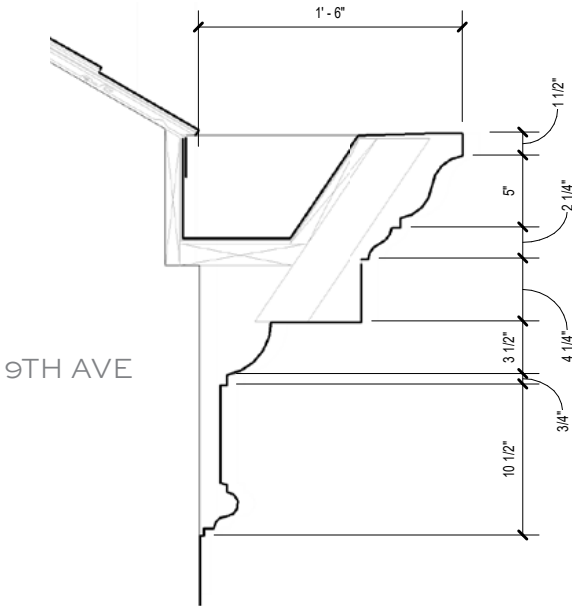
RESTORATION PLAN: REINSTALL THE CORNICE AND FASCIA BOARD ACCORDING TO THE HISTORIC PHOTO



HISTORIC PHOTO OF 9TH AVE BLDG, CIRCA 1910



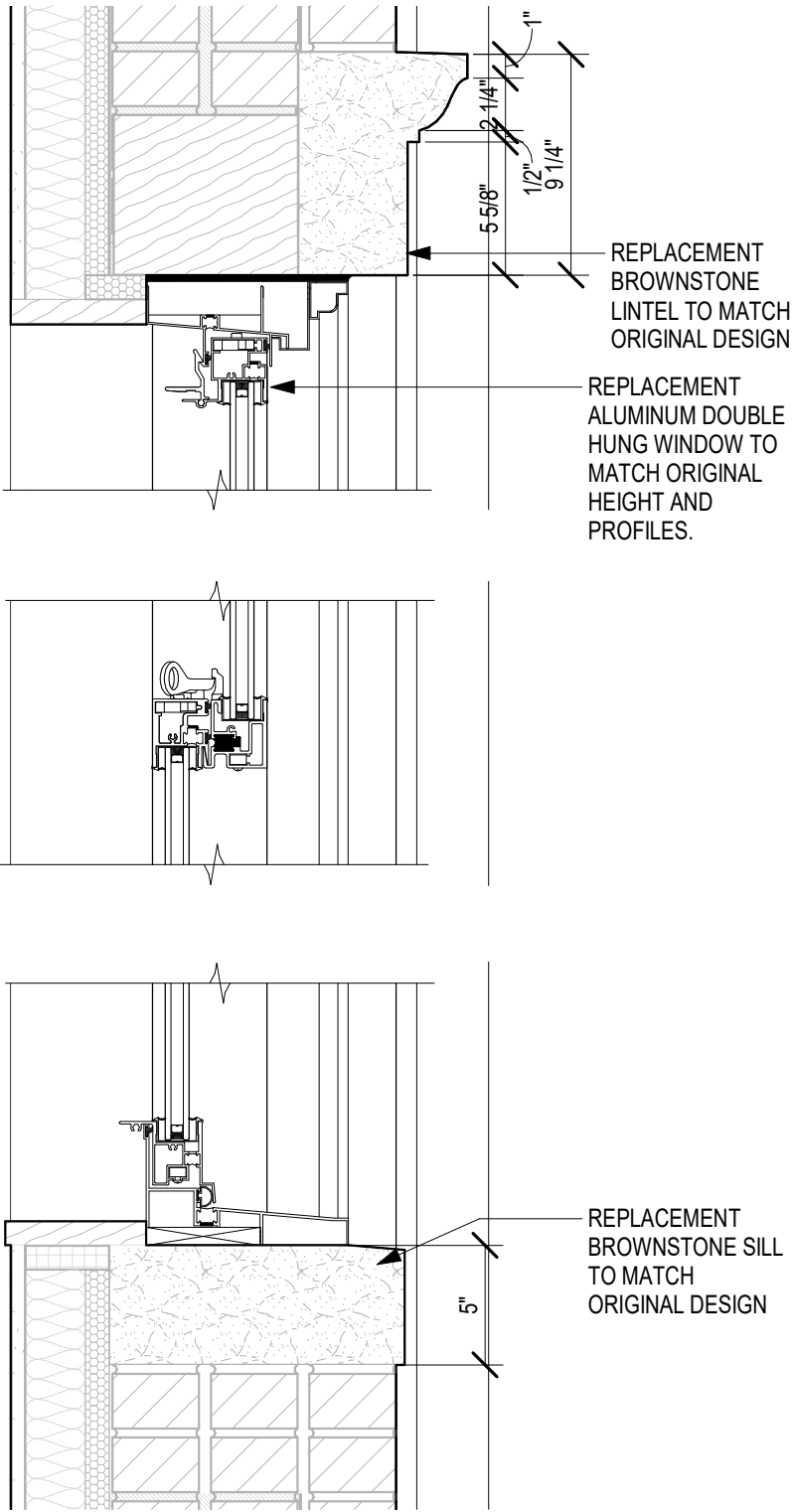
HISTORIC PHOTO OF 14TH BLDG CORNICE, CIRCA 1930



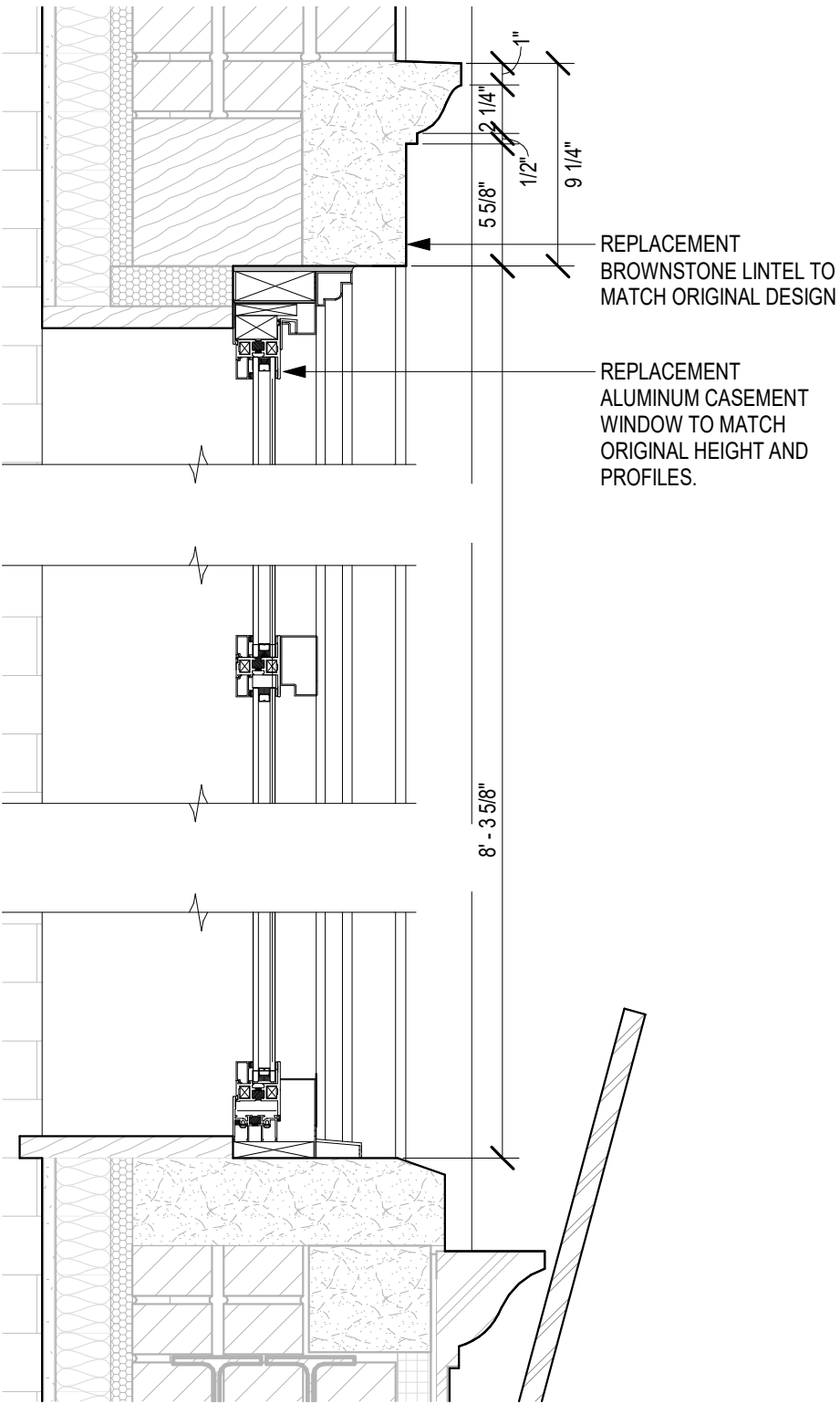
RECONSTRUCTED ROOF CORNICE PROFILE BY WALTER B. MELVIN ARCHITECTS

RESTORATION - STREET WALL ELEMENTS

WINDOWS REPLACEMENTS



① TYPICAL DOUBLE HUNG WINDOW SECTION DETAIL
1 1/2" = 1'-0"



② TYPICAL 9TH AVE BLDG TALL CASEMENT WINDOW SECTION DETAIL
1 1/2" = 1'-0"

RESTORATION - STREET WALL ELEMENTS

NINTH AVENUE & WEST 14TH STREET
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COPING



WEST FAÇADE. DELAMINATING AND SPALLED BLUESTONE COPING STONES.



BASE FLASHING EXTENDED UP THE RISING WALL OF 14TH ST BLDG, TERMINATED WITH SURFACE-MOUNTED ALUMINUM FLASHING.



HISTORIC PHOTO OF PARTY WALL ON ROOF AND COPING, CIRCA 1910

RESTORATION PLAN: REINSTALL THE BRICK PARTY WALL ON ROOF AND BLUESTONE COPING

CHIMNEY



9TH AVE BLDG
CURRENT ROOF CONFIGURATION, NO HISTORIC CHIMNEYS REMAINS

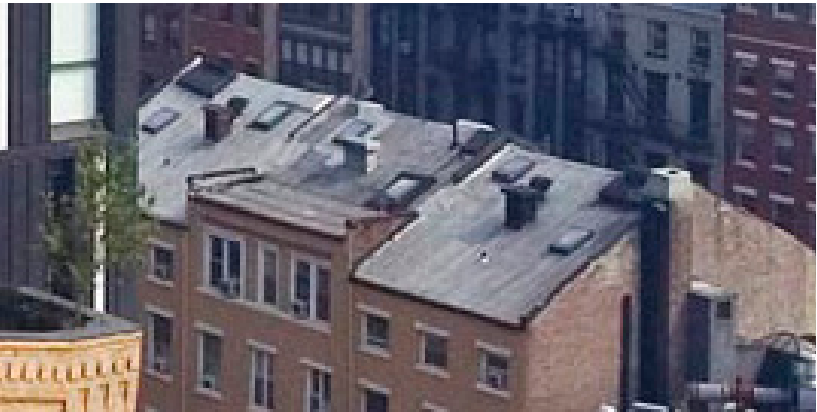


14TH ST BLDG
CURRENT ROOF CONFIGURATION, NO HISTORIC CHIMNEYS REMAINS



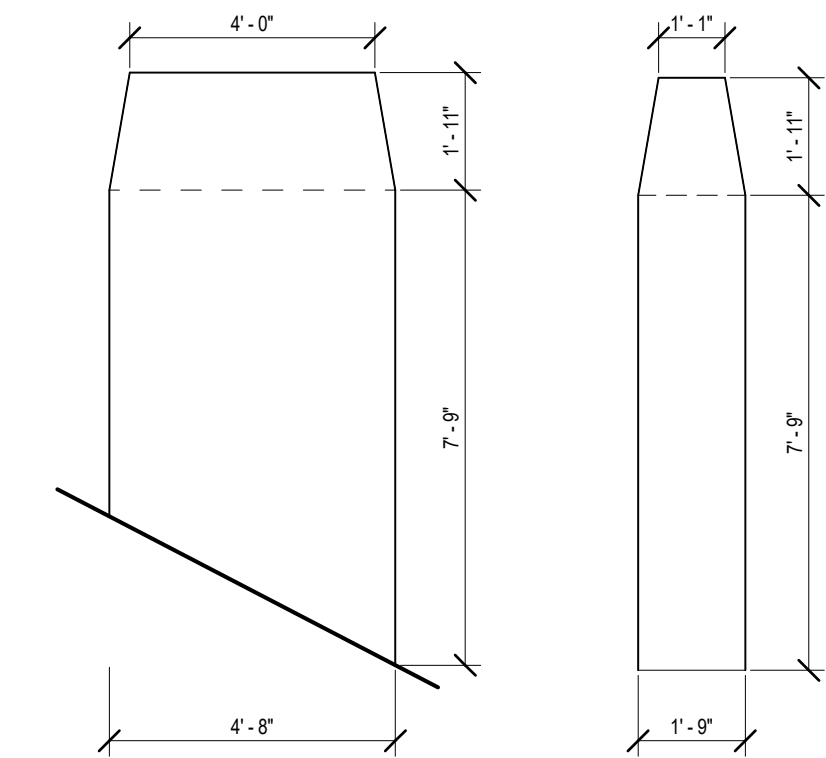
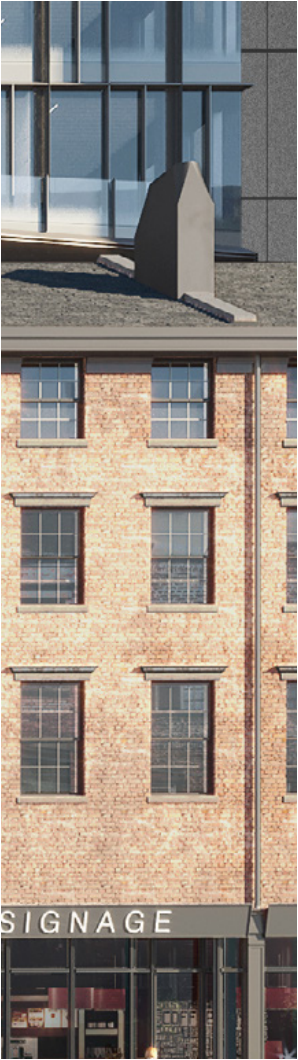
HISTORIC PHOTO OF CHIMNEYS ON ROOF, CIRCA 1910

RESTORATION PLAN: REINSTALL METAL “SKYLIGHT” CHIMNEYS ON THE STREET SIDE ROOFS. ADAPT THE SHAPE OF HISTORIC CHIMNEYS.

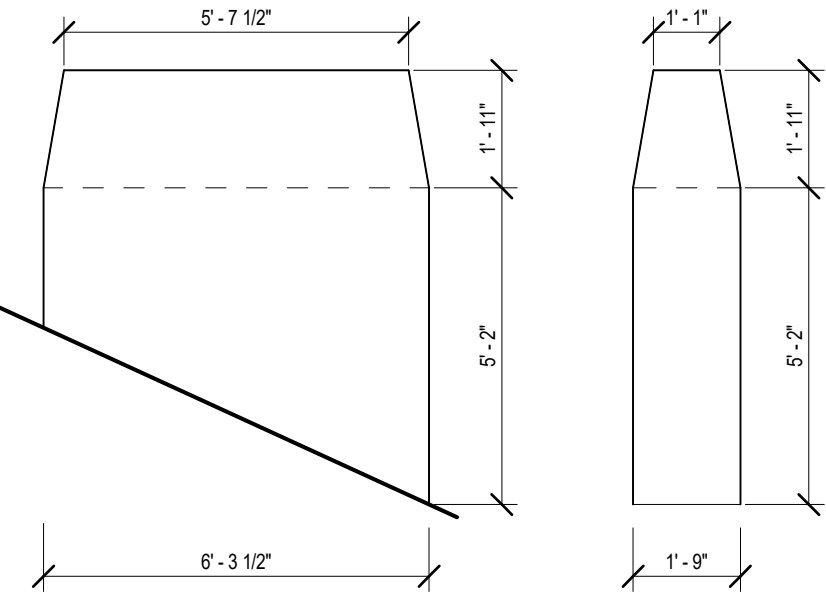


CURRENT CHIMNEYS ON ROOF

THE ODDBALL CHIMNEY/ VENTILATION APPURTENANCES ON THE CENTER, FRONT AND BACK OF EACH ROOF ARE NOT ORIGINAL



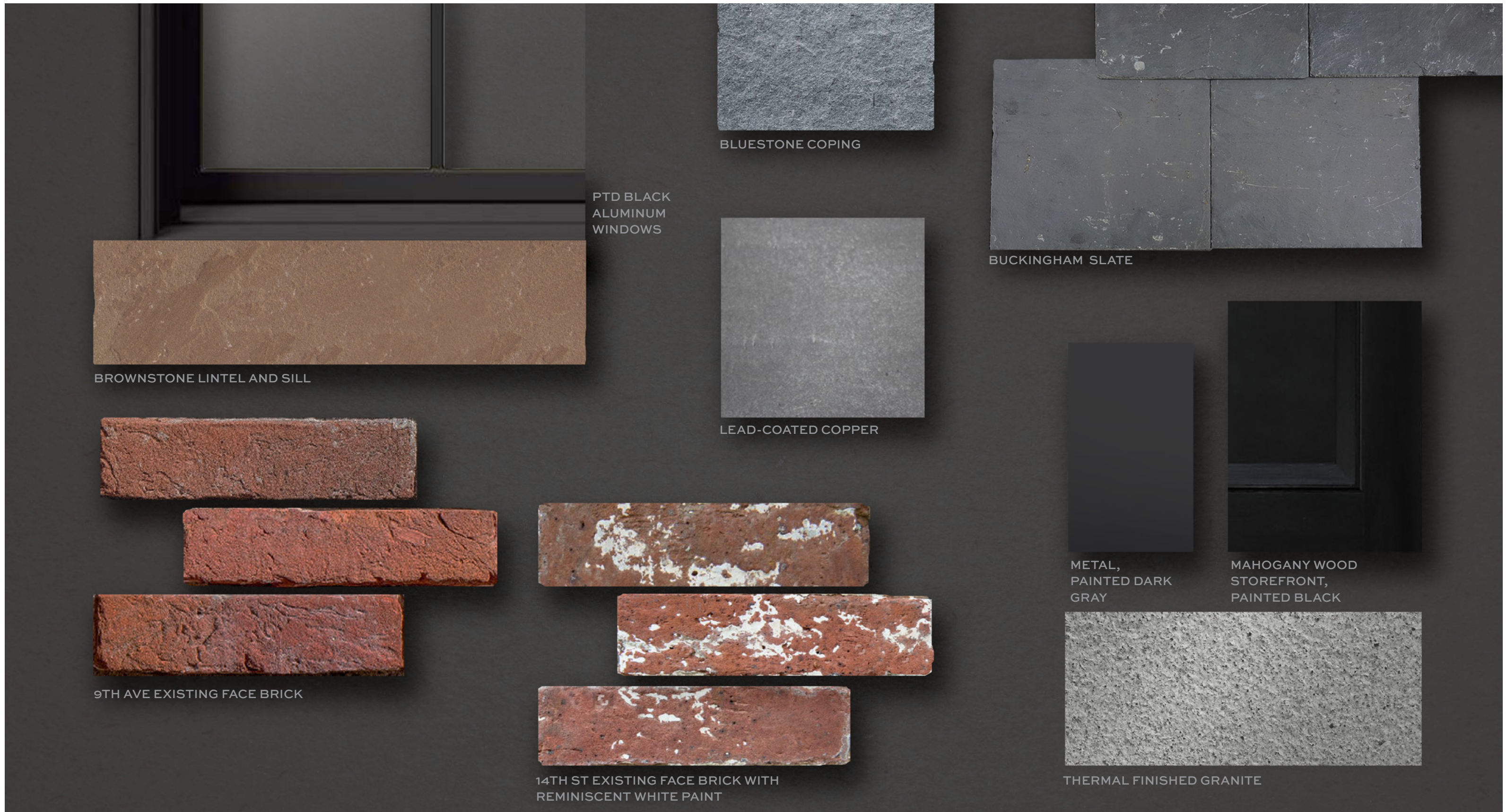
9TH AVE



14TH ST

RECONSTRUCTED CHIMNEY PROFILE BY WALTER B. MELVIN ARCHITECTS

RESTORATION - ROOF ELEMENTS



RESTORATION - BUILDING MATERIALS



SOLAR PANEL ON STANDING SEAM ROOF



RESTORED SLATE ROOF

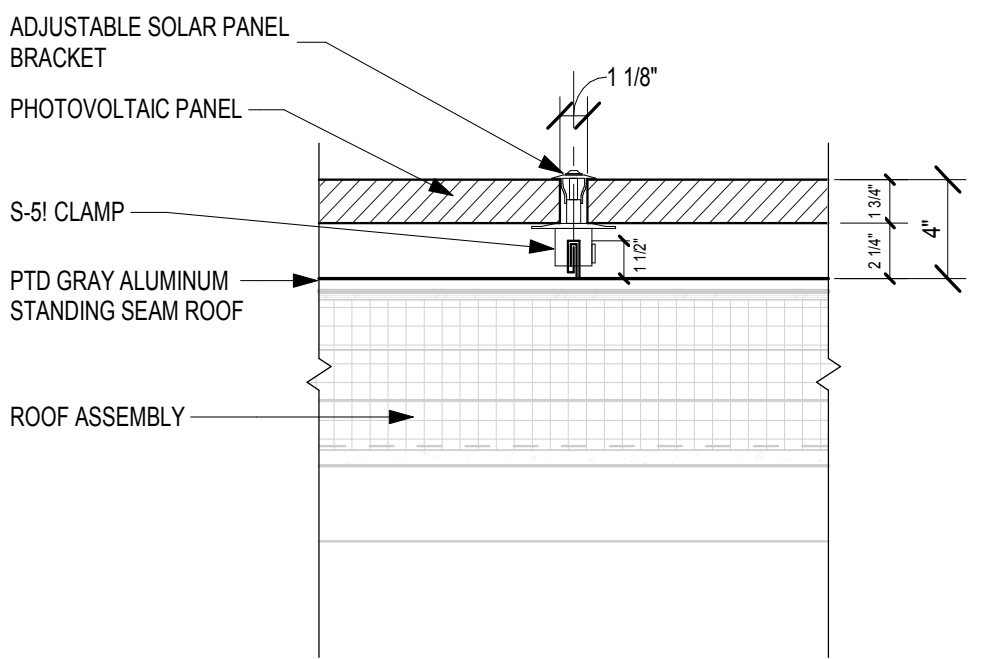
SUSTAINABLE ROOFING AS PER LOCAL LAWS 92/94

NINTH AVENUE & WEST 14TH STREET
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TAVROS B K S K



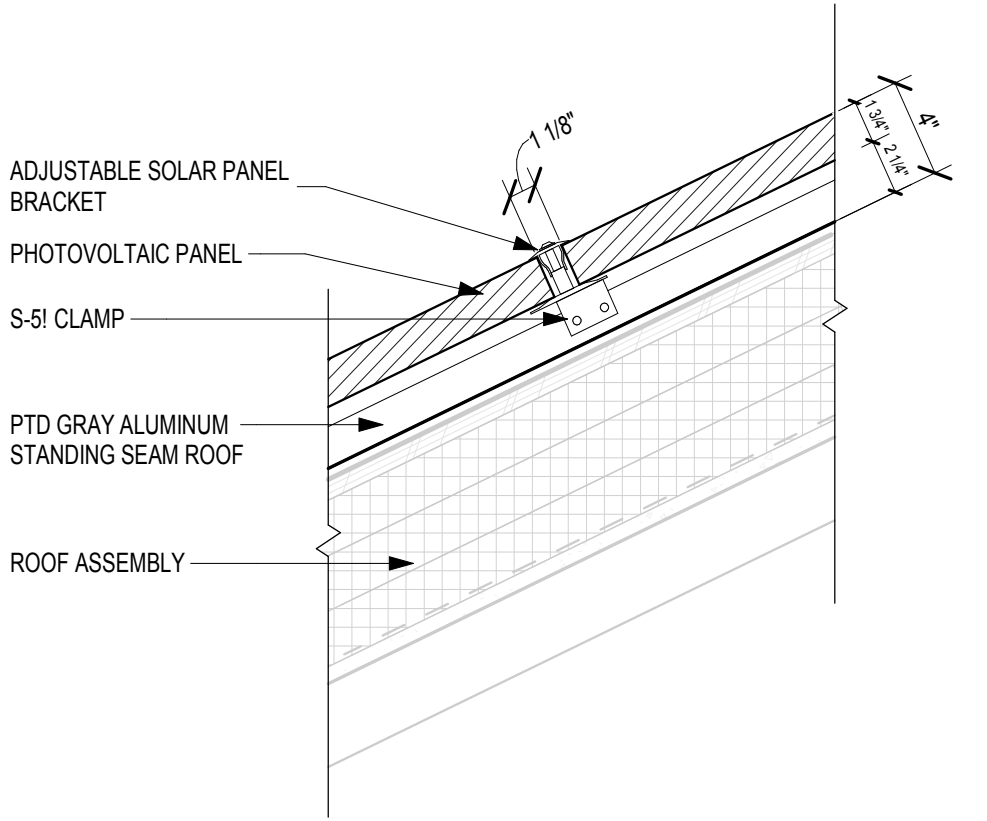
SOLAR PANEL ON STANDING SEAM ROOF



① PV PANEL ON STANDING SEAM ROOF SECTION DETAIL 1
SCALE: 1-1/2" = 1'-0"



RESTORED SLATE ROOF



② PV PANEL ON STANDING SEAM ROOF SECTION DETAIL 2
SCALE: 1-1/2" = 1'-0"

SUSTAINABLE ROOFING AS PER LOCAL LAWS 92/94

NINTH AVENUE & WEST 14TH STREET

- EXPOSED CAST IRON COLUMNS TO REMAIN
- COVERED CAST IRON COLUMNS TO BE EXPOSED
- FAUX CAST-IRON COLUMN TO BE REMOVED
- BRICK PIERS TO BE EXPOSED



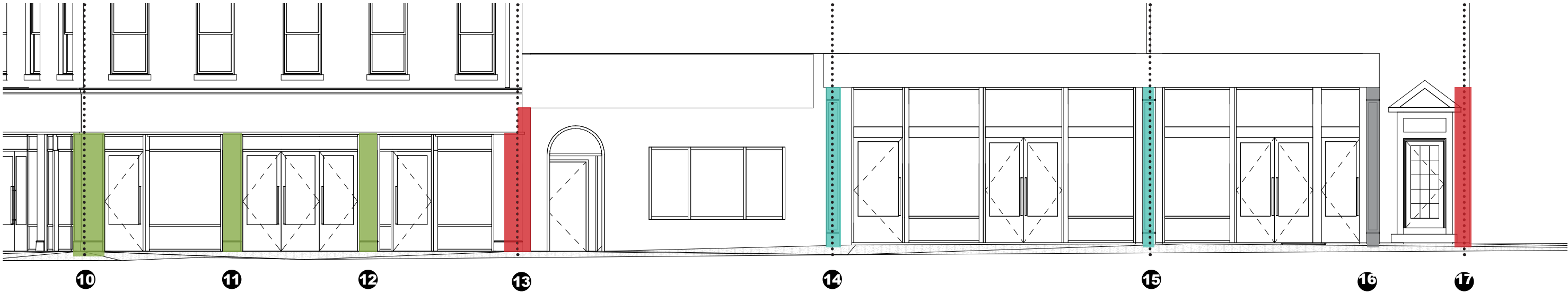
9TH AVENUE STOREFRONT SCALE: 1/8"=1'-0"



RESTORATION - STOREFRONT CAST IRON COLUMNS

NINTH AVENUE & WEST 14TH STREET
34

- EXPOSED CAST IRON COLUMNS TO REMAIN
- COVERED CAST IRON COLUMNS TO BE EXPOSED
- FAUX CAST-IRON COLUMN TO BE REMOVED
- BRICK PIERS TO BE EXPOSED



14 TH STREET STOREFRONT SCALE: 1/8"=1'-0"



RESTORATION - STOREFRONT CAST IRON COLUMNS

NINTH AVENUE & WEST 14TH STREET
35



1900

- CONTINUOUS OVERHANGING BALCONETTE



1940

- CORNER ENTRANCE
- SIGNAGE BANDS CANTED PROUD OF CORNICE
- SIGNAGE BAND SEPARATION FOLLOWING ROW HOUSE PARTY WALLS

RESTORATION - STOREFRONT ELEMENTS

NINTH AVENUE & WEST 14TH STREET
36



1940S TAX PHOTO



CURRENT CONDITION



PROPOSED - GRATE SIGNAGE BAND @ 9TH AVE BLDG RECALL THE HISTORIC BALCONETTE

*OWNER BASE BUILD OUT OF STOREFRONT FOR FUTURE TENANT

RESTORATION - STOREFRONT @ 9TH AVE

NINTH AVENUE & WEST 14TH STREET



1940S TAX PHOTO



CURRENT CONDITION



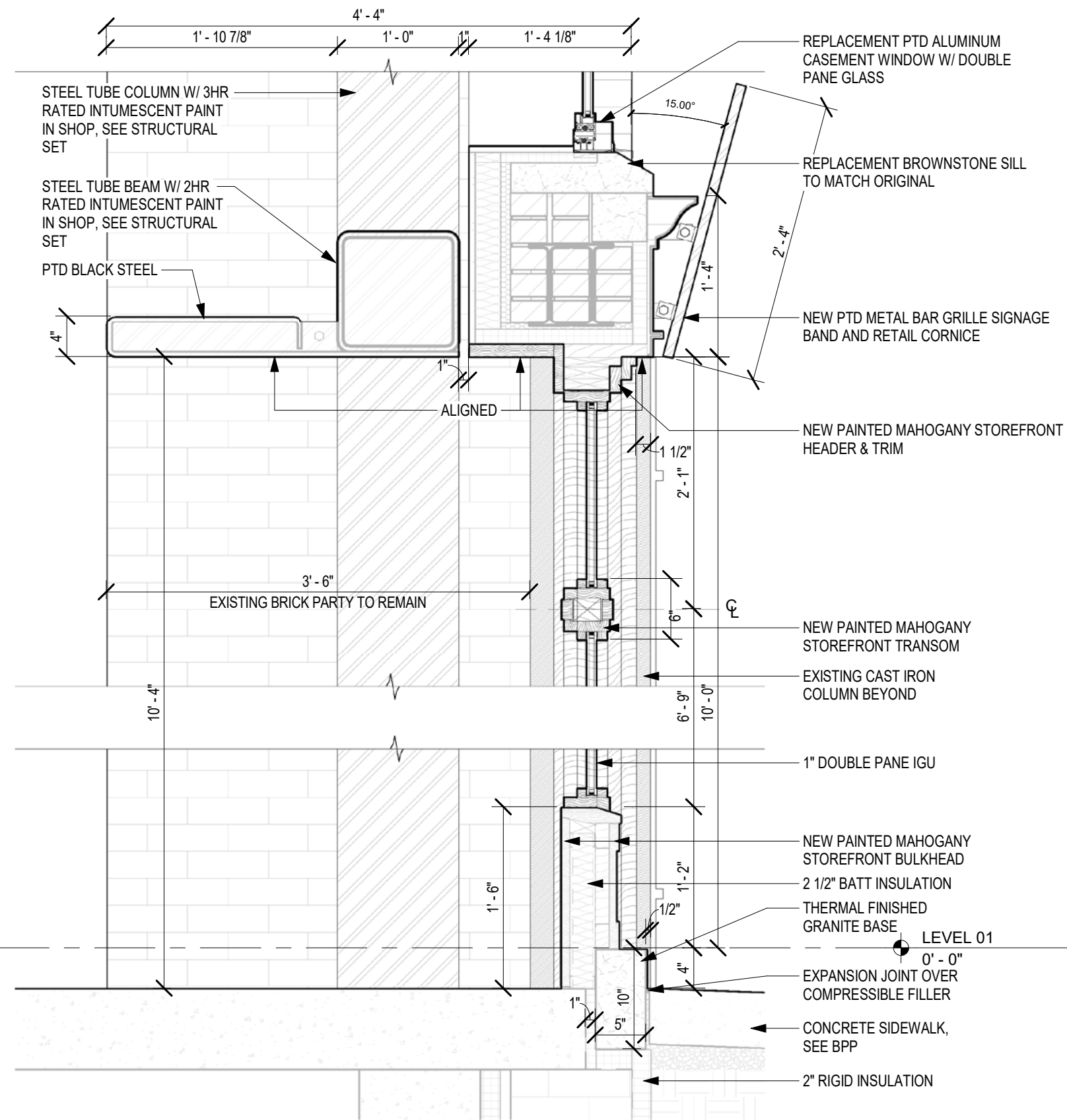
PROPOSED - SOLID BAND @ 14TH ST BLDG

*OWNER BASE BUILD OUT OF STOREFRONT FOR FUTURE TENANT

RESTORATION - STOREFRONT @ 14TH ST

NINTH AVENUE & WEST 14TH STREET
38

TAVROS B K S K



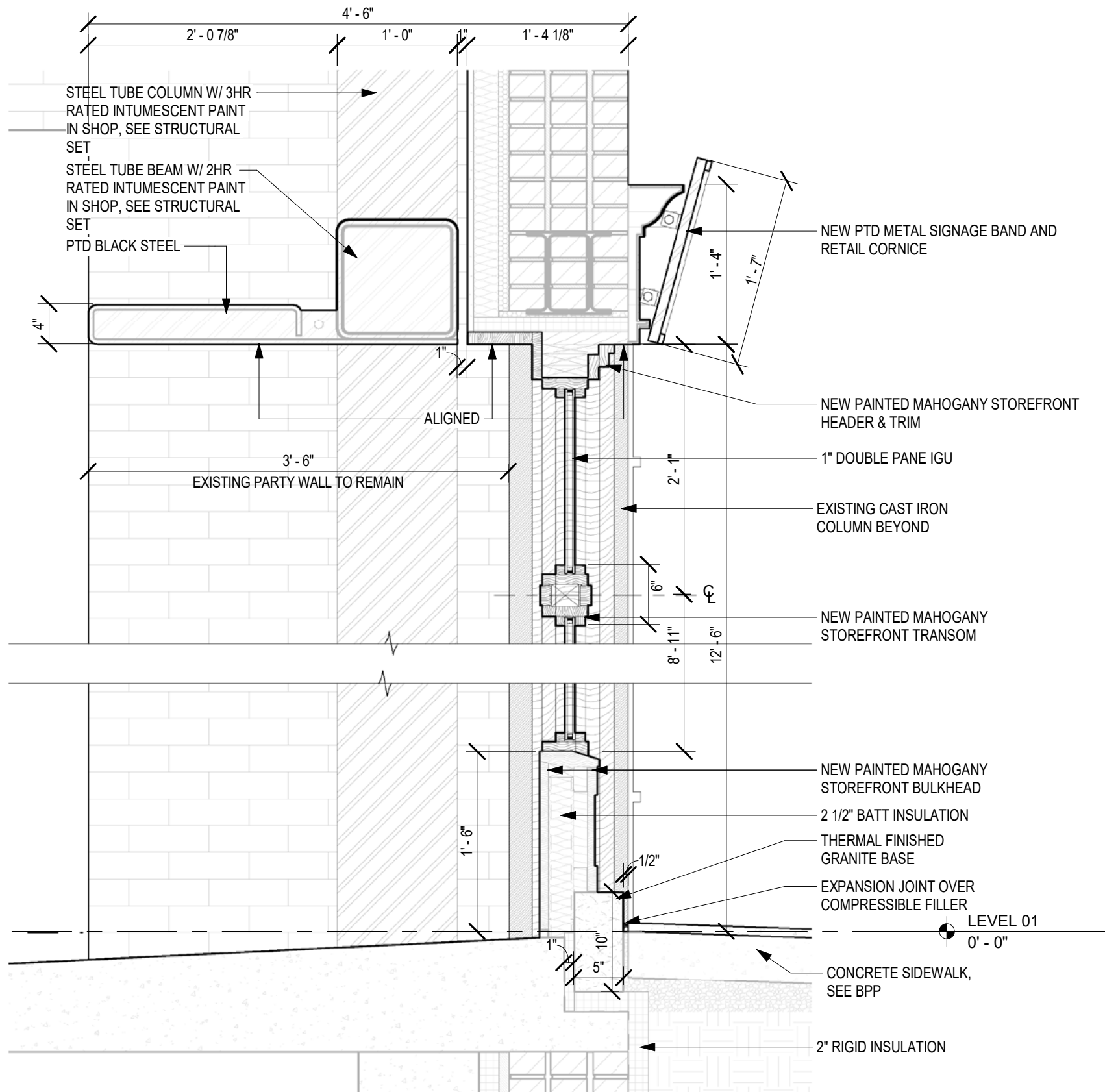
① 9TH AVE STOREFRONT DETAIL SECTION
1" = 1'-0"



*OWNER BASE BUILD OUT OF STOREFRONT FOR FUTURE TENANT

RESTORATION - STOREFRONT SECTION DETAILS @ 9TH AVE BLDG

NINTH AVENUE & WEST 14TH STREET



① 14TH ST STOREFRONT DETAIL SECTION
1" = 1'-0"



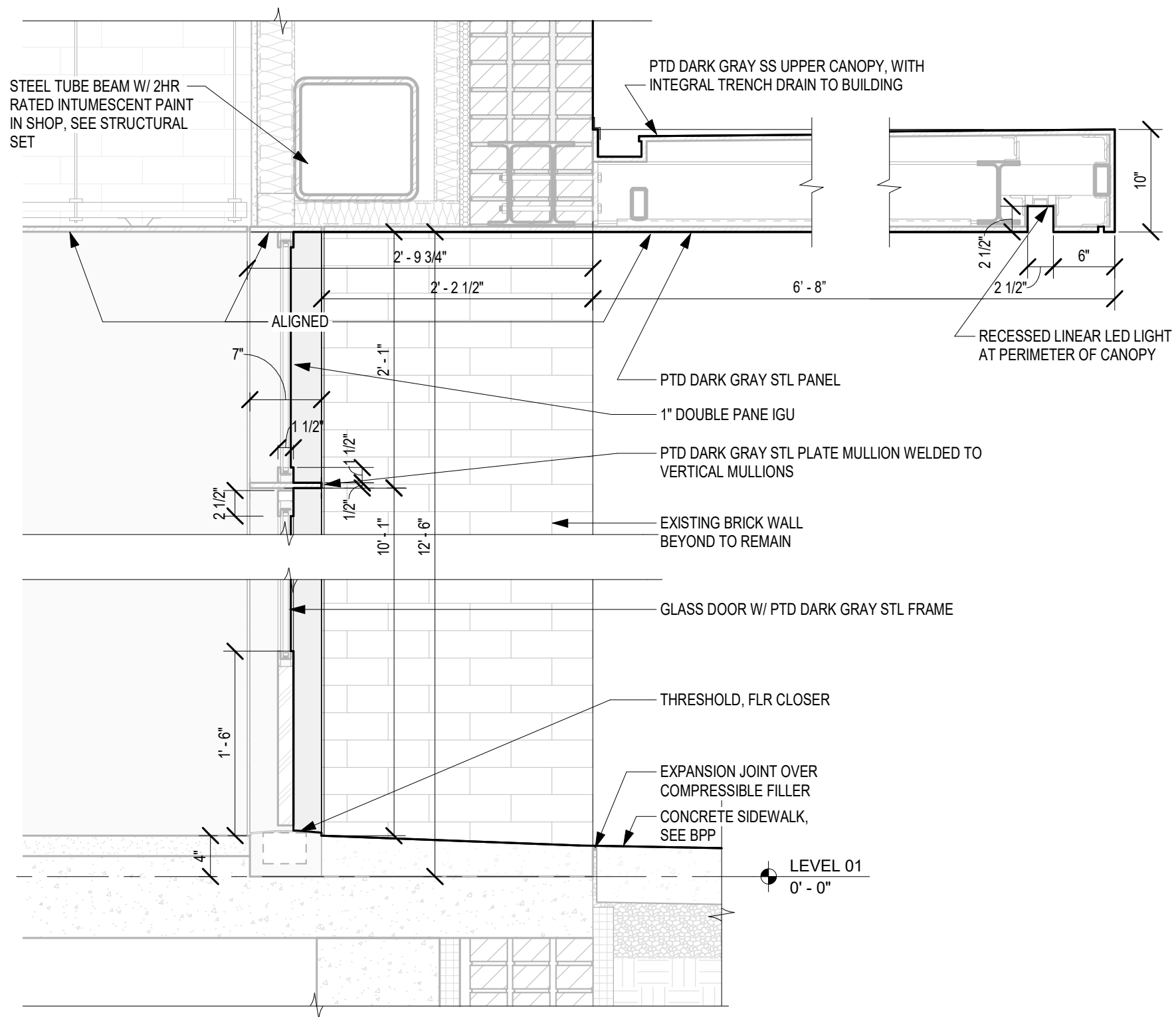
*OWNER BASE BUILD OUT OF STOREFRONT FOR FUTURE TENANT

RESTORATION - STOREFRONT SECTION DETAILS @ 14TH ST BLDG

NINTH AVENUE & WEST 14TH STREET
40

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① 14TH ST OFFICE ENTRANCE DETAIL SECTION
1" = 1'-0"

OFFICE ENTRANCE @ 14TH ST

NINTH AVENUE & WEST 14TH STREET

41



TAVROS

BKSK



1

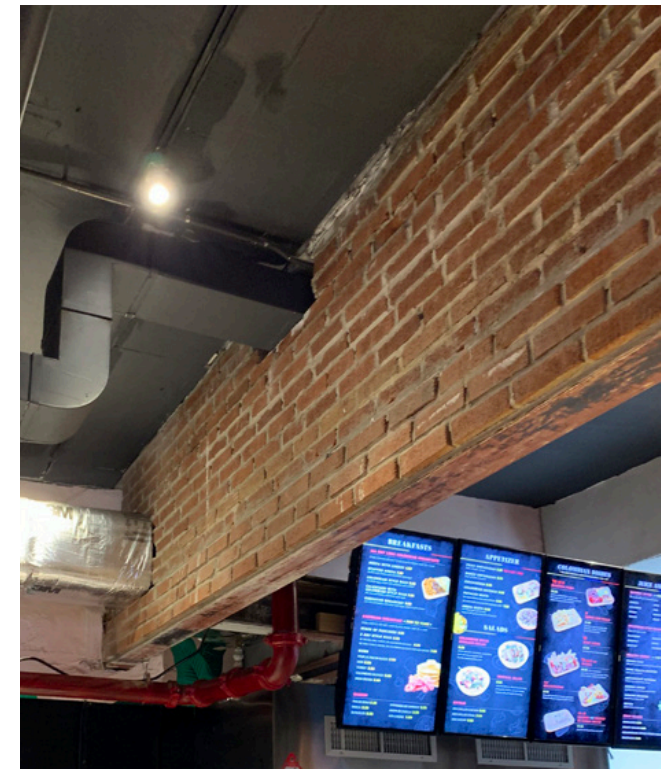


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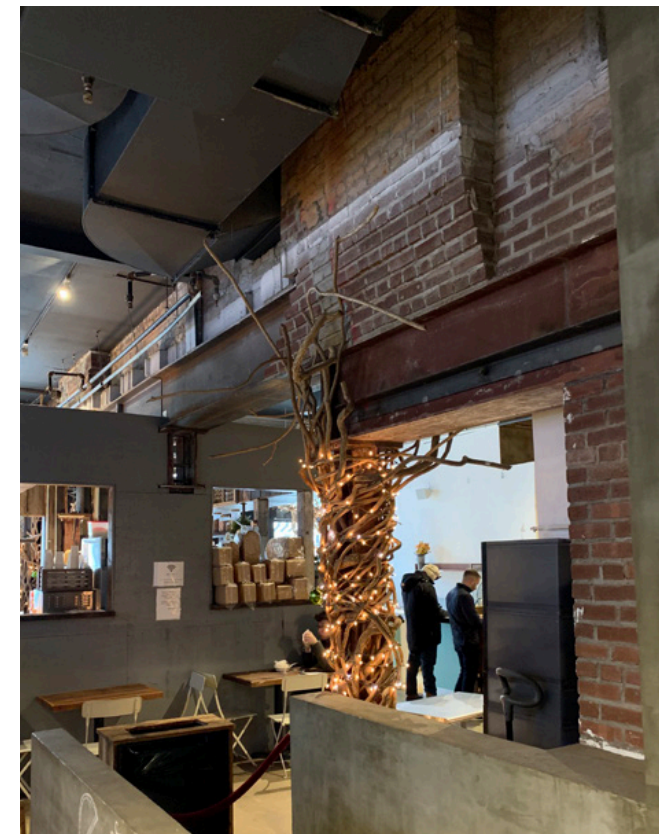


3

- EXISTING HISTORIC WALLS
- HISTORIC WALLS BEEN REMOVED AND HAVE REMNENTS ABOVE



4







5

EXISTING HISTORIC BUILDING ELEMENTS IN CURRENT RETAIL SPACES

NINTH AVENUE & WEST 14TH STREET
42

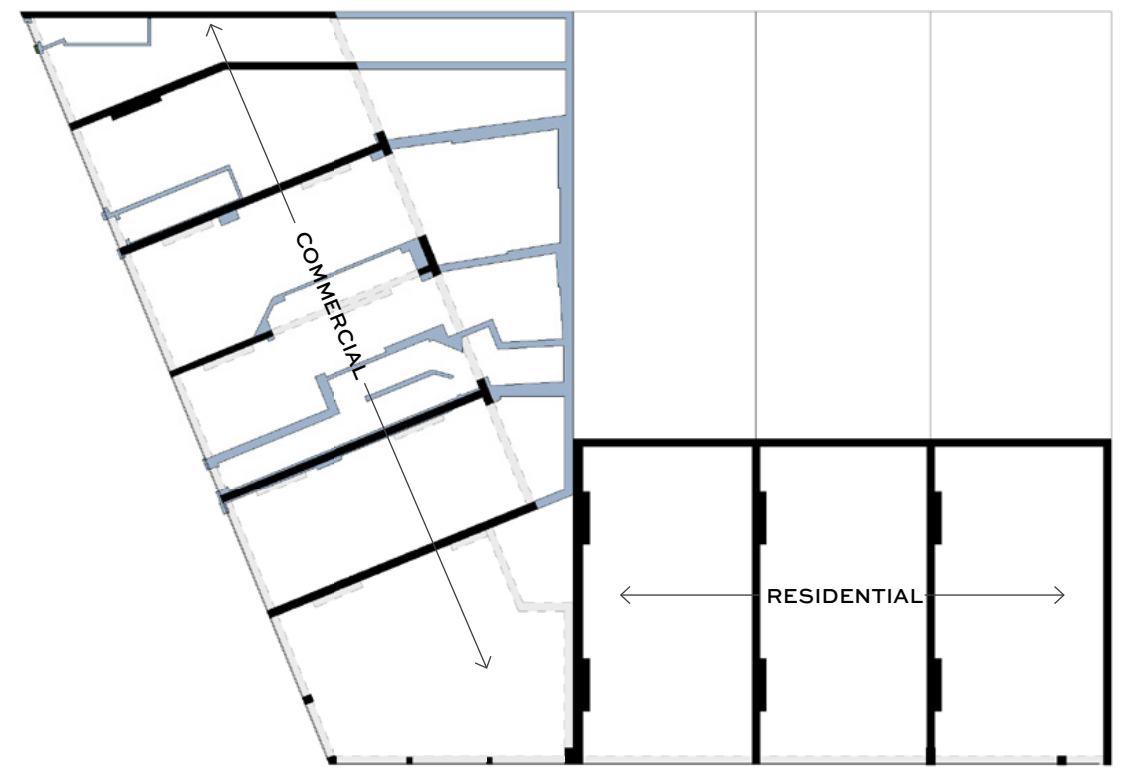
TAVROS B K S K

LPC PUBLIC HEARING 06/02/2020

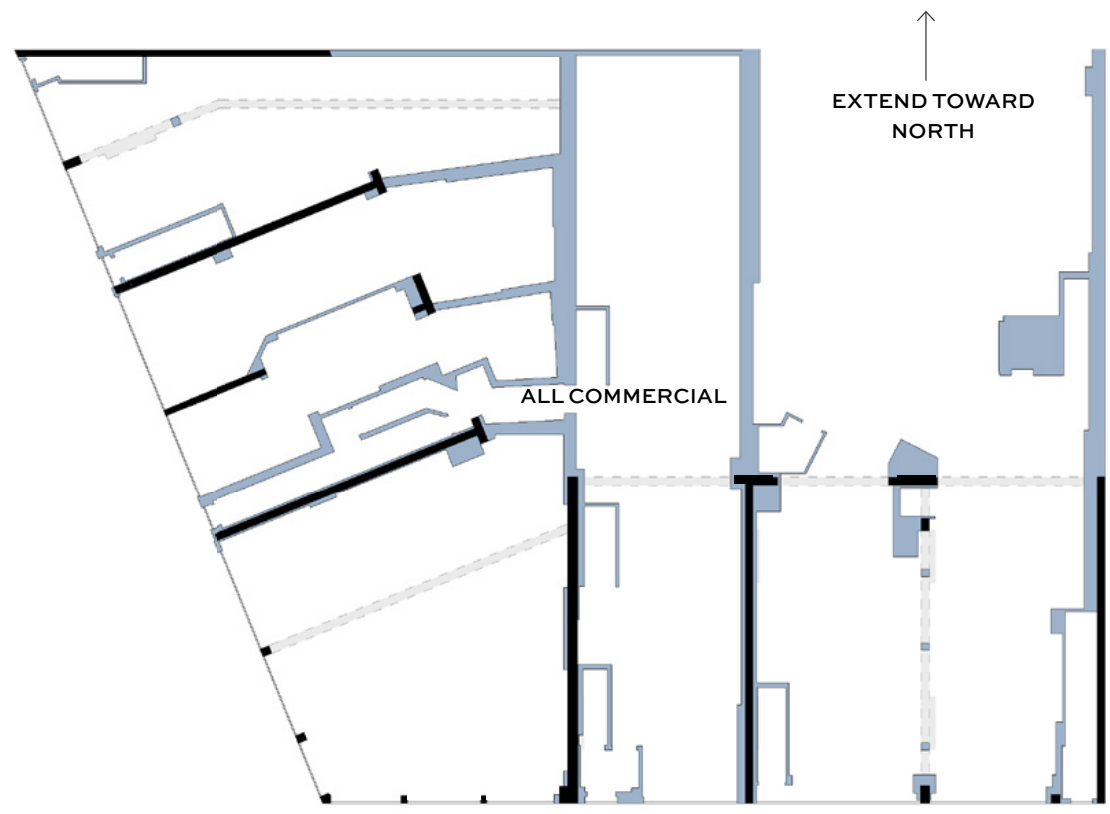
-  HISTORIC BRICK WALLS OVERHEAD
-  HISTORIC BUILDING ELEMENTS
-  BUILDING ELEMENTS REMOVED
-  BUILDING ELEMENTS ADDED AFTER COMPLETION



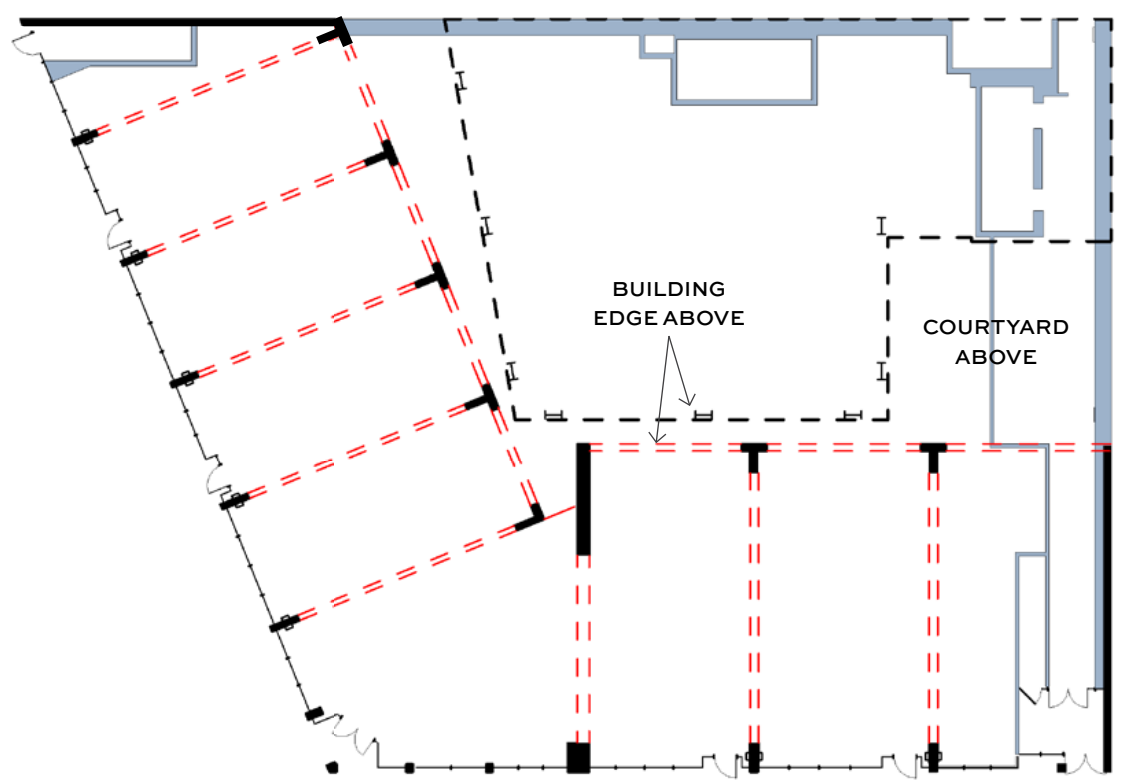
1846 - 1916 HISTORIC BUILDING GROUND FLOOR PLAN



1916-1920 GROUND FLOOR PLAN
COMMERCIAL EXTENSION @ 9TH AVE BLDG



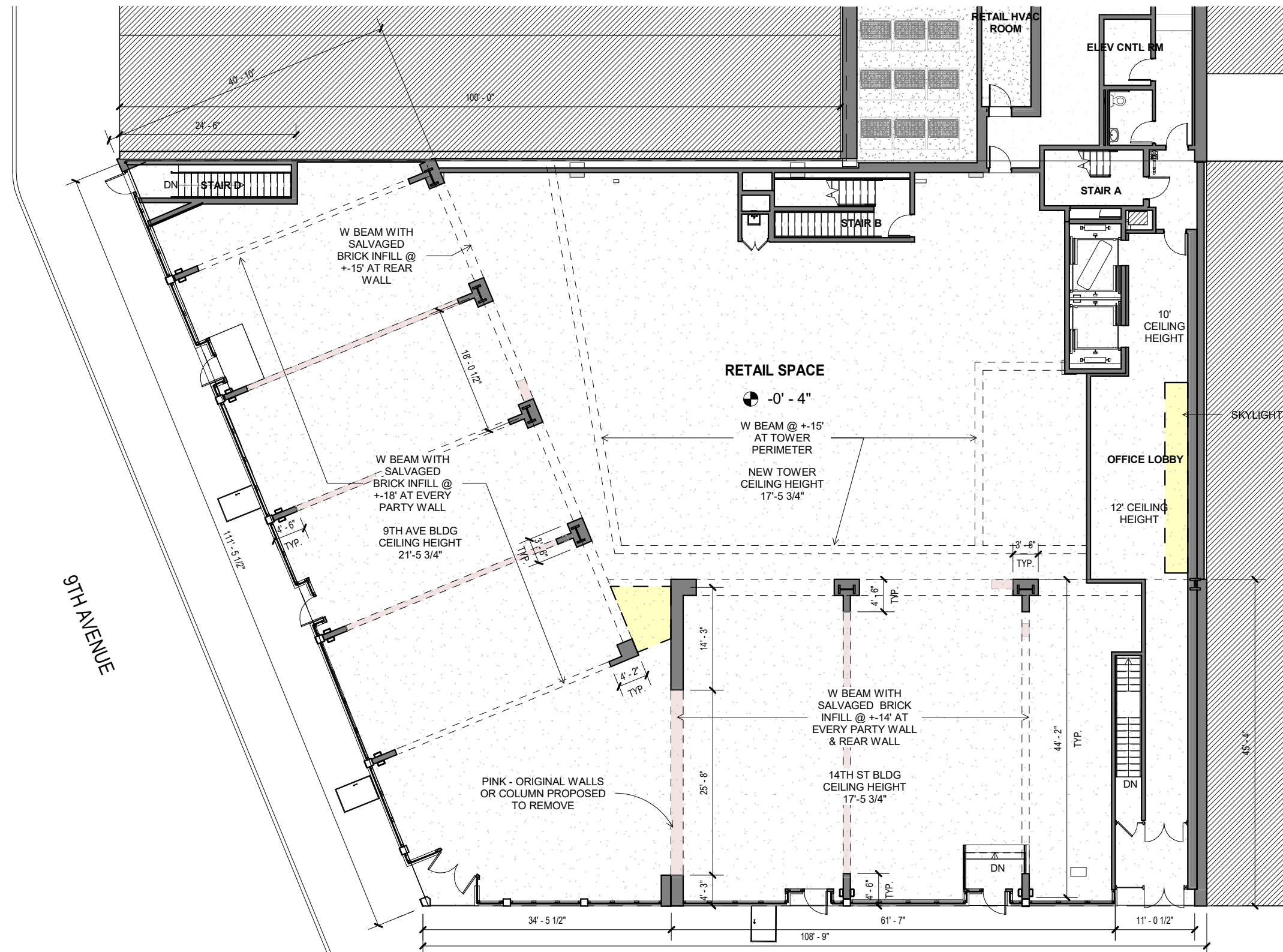
1920-CURRENT GROUND FLOOR PLAN
COMMERCIAL EXTENSION @ 14TH ST BLDG



PROPOSED PRESERVED AND RESTORED BUILDING ELEMENTS

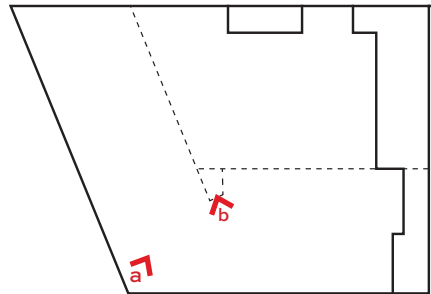
GROUND FLOOR RETAIL SPACE EVOLUTION

NINTH AVENUE & WEST 14TH STREET

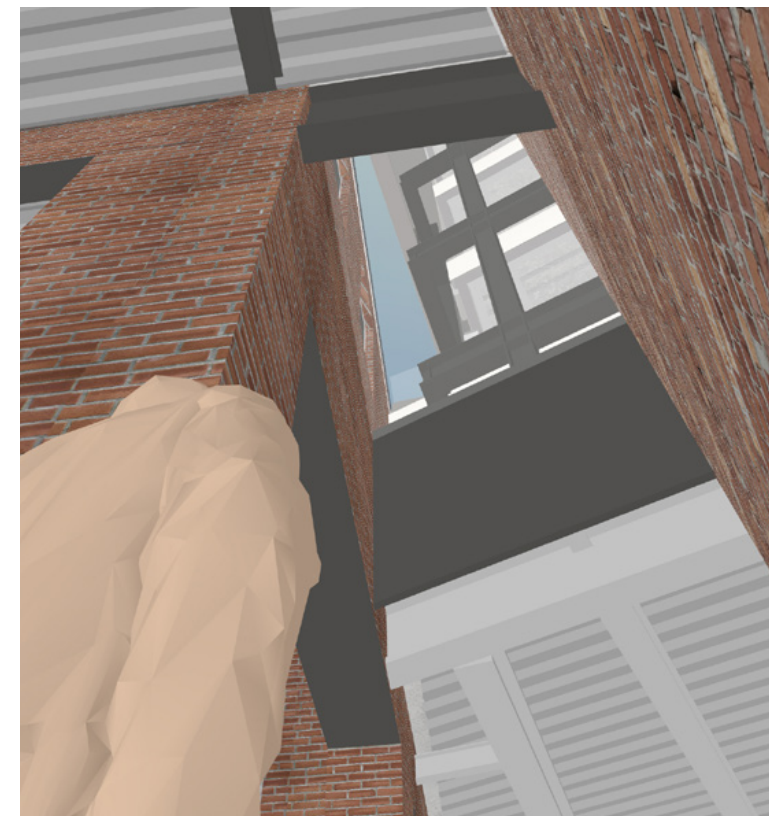


PROPOSED GROUND FLOOR RETAIL PLAN

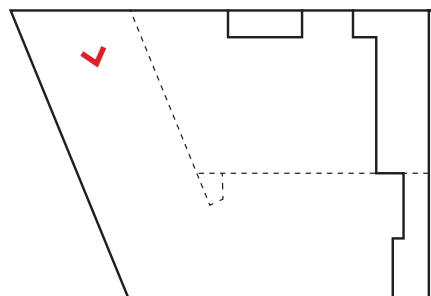
NINTH AVENUE & WEST 14TH STREET
44



(a) GROUND FLOOR RETAIL SPACE @ CORNER ENTRANCE



(b) GROUND FLOOR RETAIL SKYLIGHT @ THE HISTORIC REAR WALL “NOTCH”



GROUND FLOOR RETAIL SPACE @ 9TH AVE SIDE

PROPOSED GROUND FLOOR RETAIL SPACE IN 9TH AVE BLDG

NINTH AVENUE & WEST 14TH STREET
45

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SCENARIO 1. HISTORIC FEATURES EXPOSED



SCENARIO 2. HISTORIC FEATURES COVERED

*SHOWN FOR ILLUSTRATIVE PURPOSES ONLY

RETAIL TENANT FIT OUT VISUALIZATION

NINTH AVENUE & WEST 14TH STREET
46

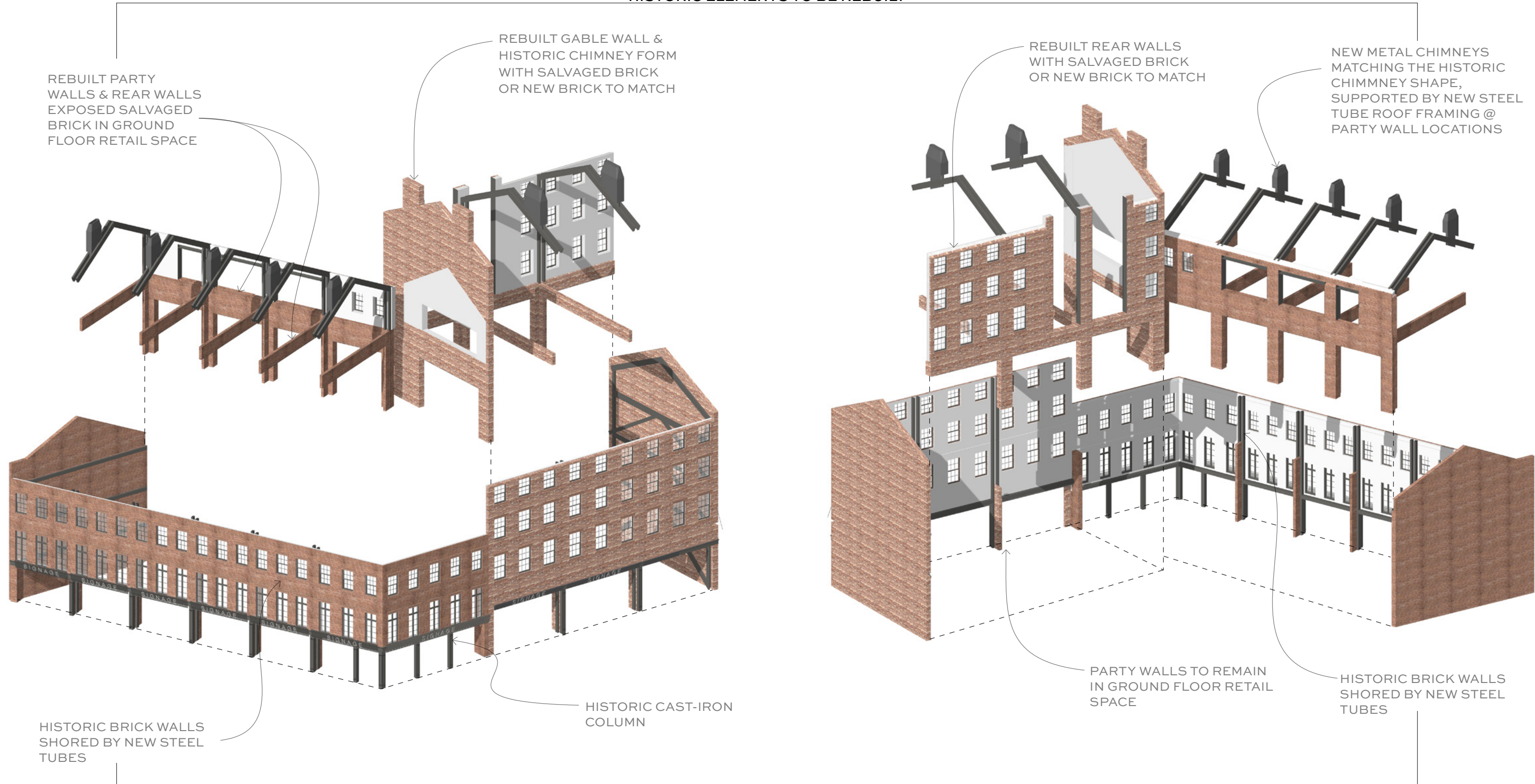
TAVROS B K S K

LPC PUBLIC HEARING 06/02/2020



TAVROS BKS K

HISTORIC ELEMENTS TO BE REBUILT



HISTORIC ELEMENTS TO REMAIN

PROPOSAL - DIALOGUE - OLD AND NEW

NINTH AVENUE & WEST 14TH STREET

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TAVROS B K S K

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CURRENT REAR WALL CONDITION



9TH AVE BLDG REAR WALL



14TH ST BLDG REAR WALL

PROPOSED DESIGN OF REAR WALL AND OPENINGS

NINTH AVENUE & WEST 14TH STREET
49



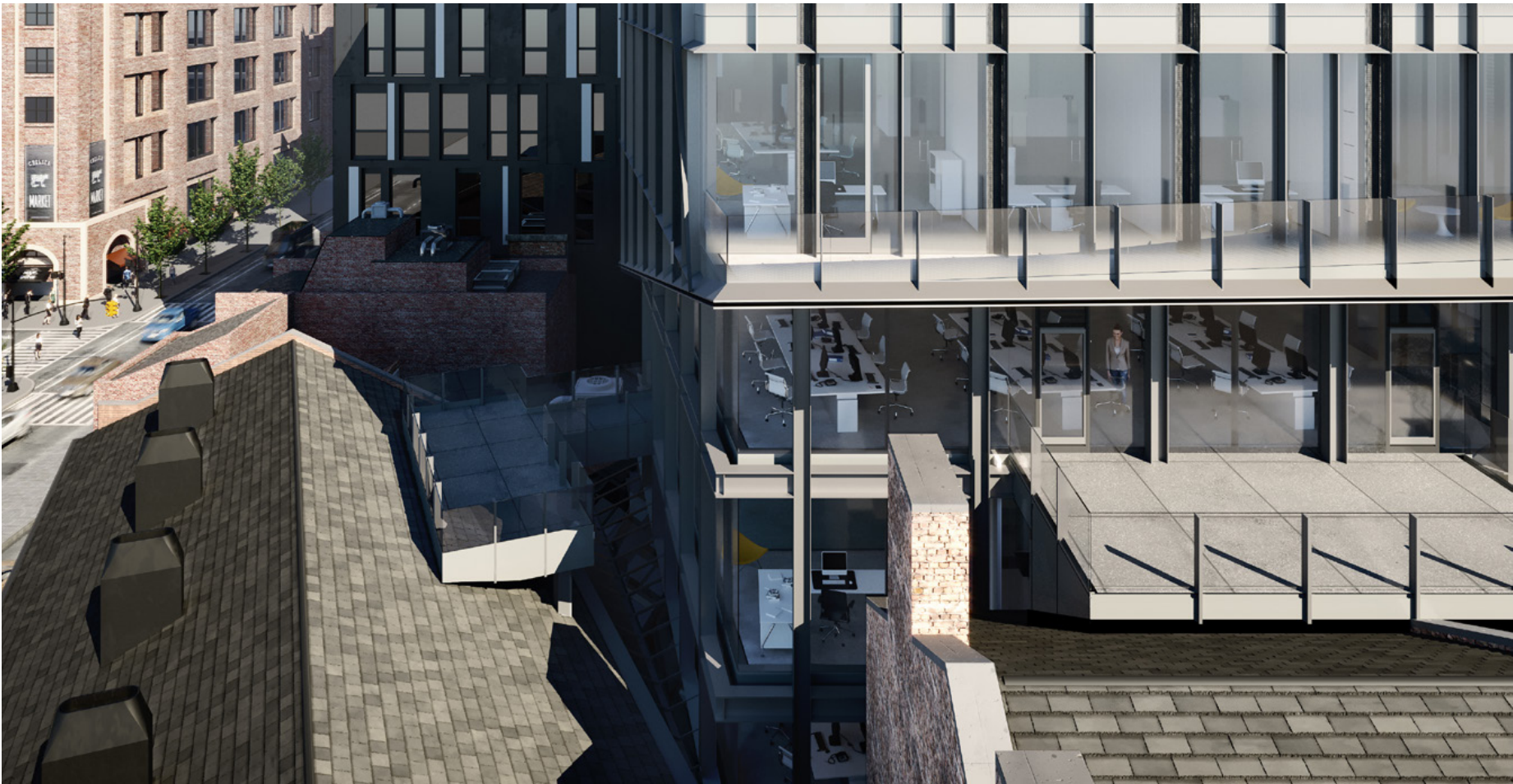
WHITNEY MUSEUM TERRACES



HIGH LINE



RESTORATION HARDWARE, 9 9TH AVE



NEW BALCONIES OVER RESTORED ROOFS

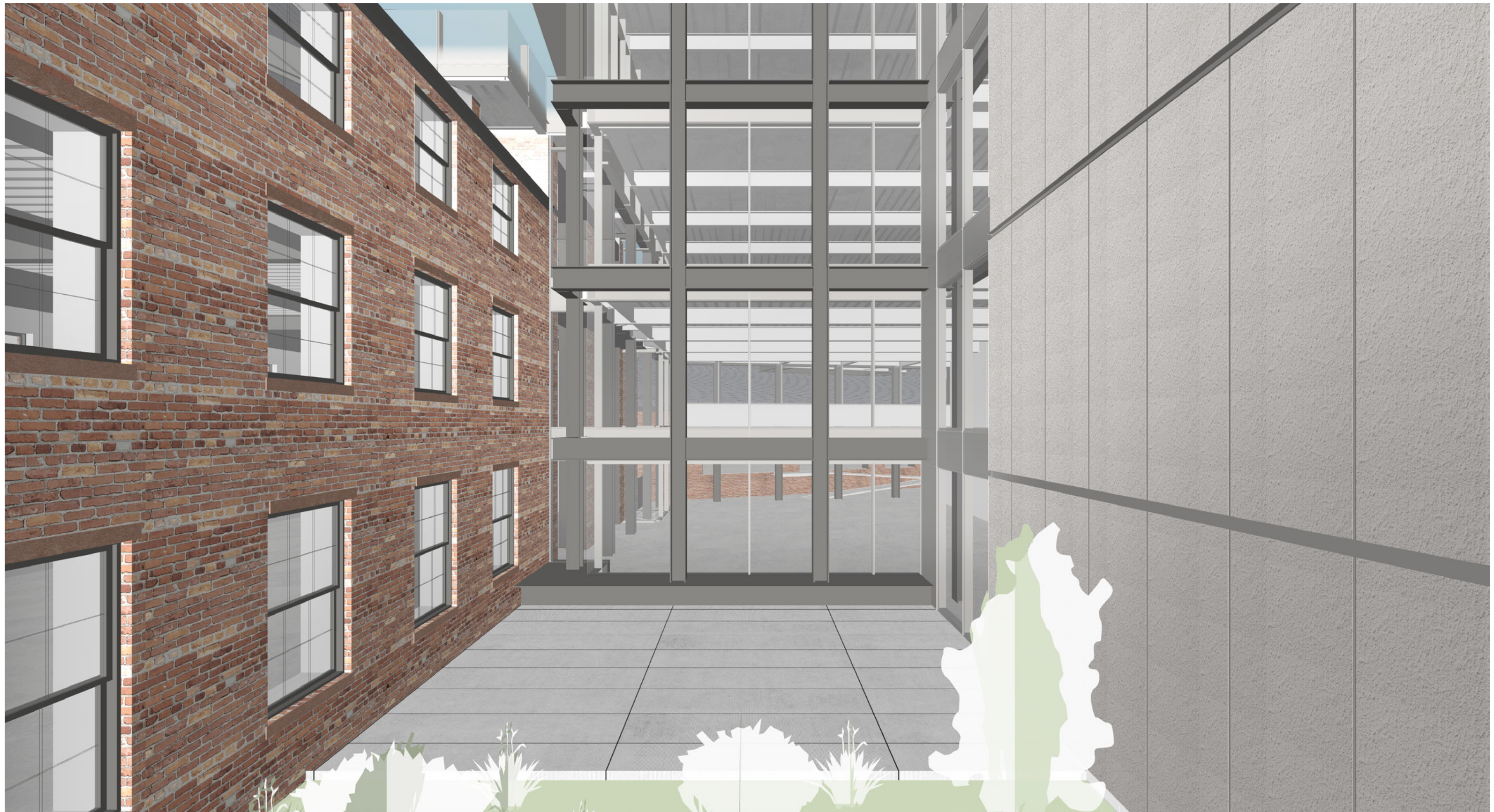


“HISTORIC” REAR WALL CONDITION

PROPOSAL - DIALOGUE - OFFICE LEVEL EXTERIORS

NINTH AVENUE & WEST 14TH STREET
50

TAVROS B K S K



EASEMENT COURTYARD AND RESTORED 14TH ST BLDG REARWALL

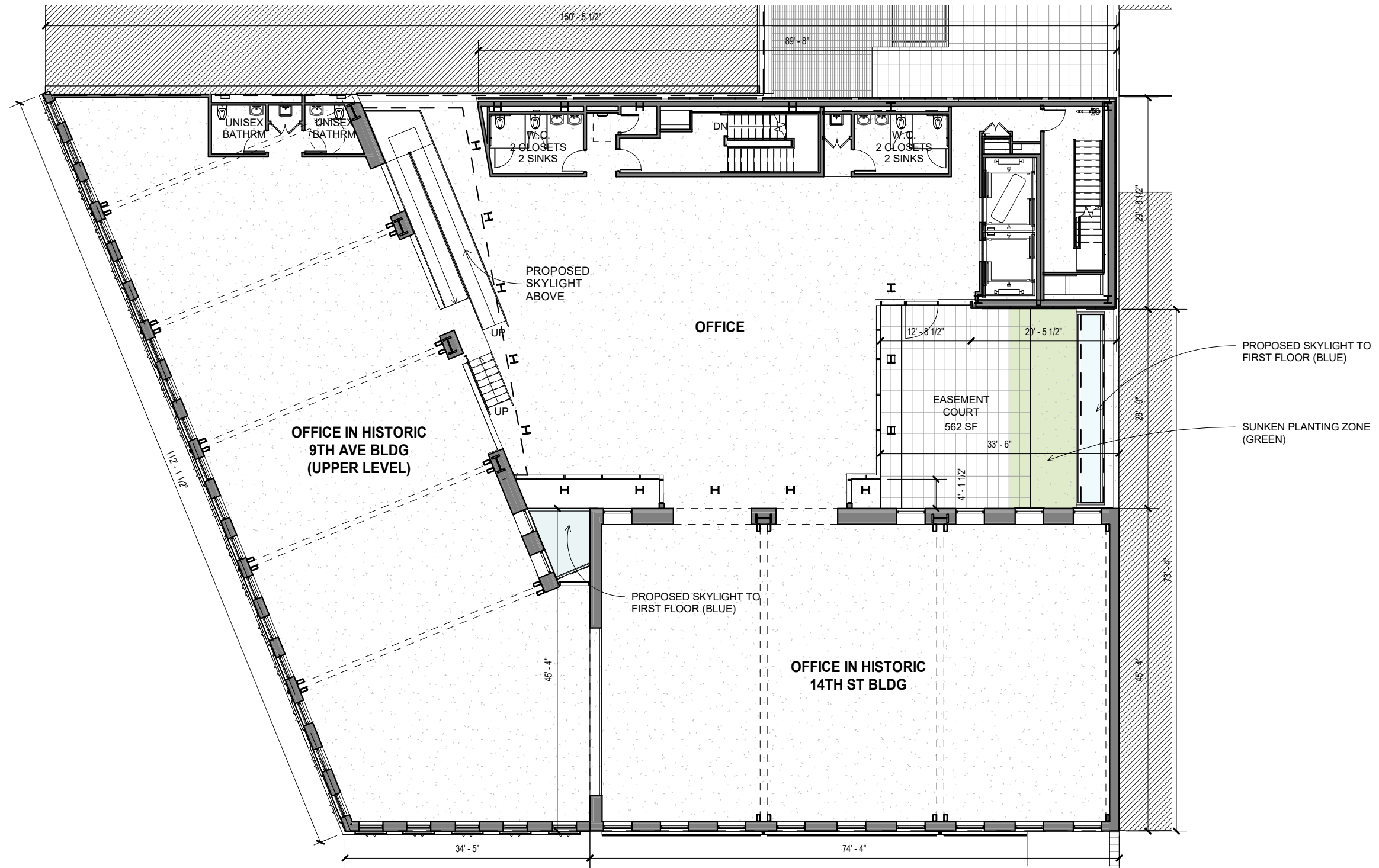
PROPOSAL - DIALOGUE - OFFICE LEVEL EXTERIORS

NINTH AVENUE & WEST 14TH STREET

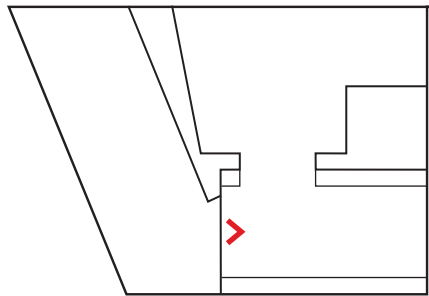
51

TAVROS B K S K

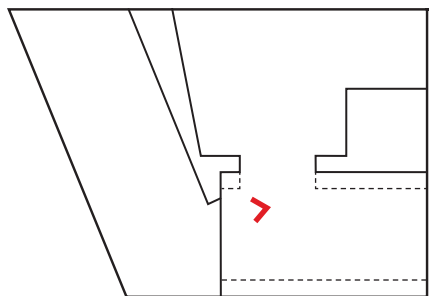
LPC PUBLIC HEARING 06/02/2020



PROPOSED SECOND FLOOR OFFICE PLAN



4TH FLOOR OFFICE IN 14TH ST HISTORIC BLDG



3RD FLOOR OFFICE IN 14TH ST HISTORIC BLDG

PROPOSED THIRD & FORTH FLOOR OFFICE IN HISTORIC 14TH ST BLDG

TAVROS B K S K

NINTH AVENUE & WEST 14TH STREET

53

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2ND FLOOR OFFICE UNDER THE GAP BETWEEN NEW AND OLD

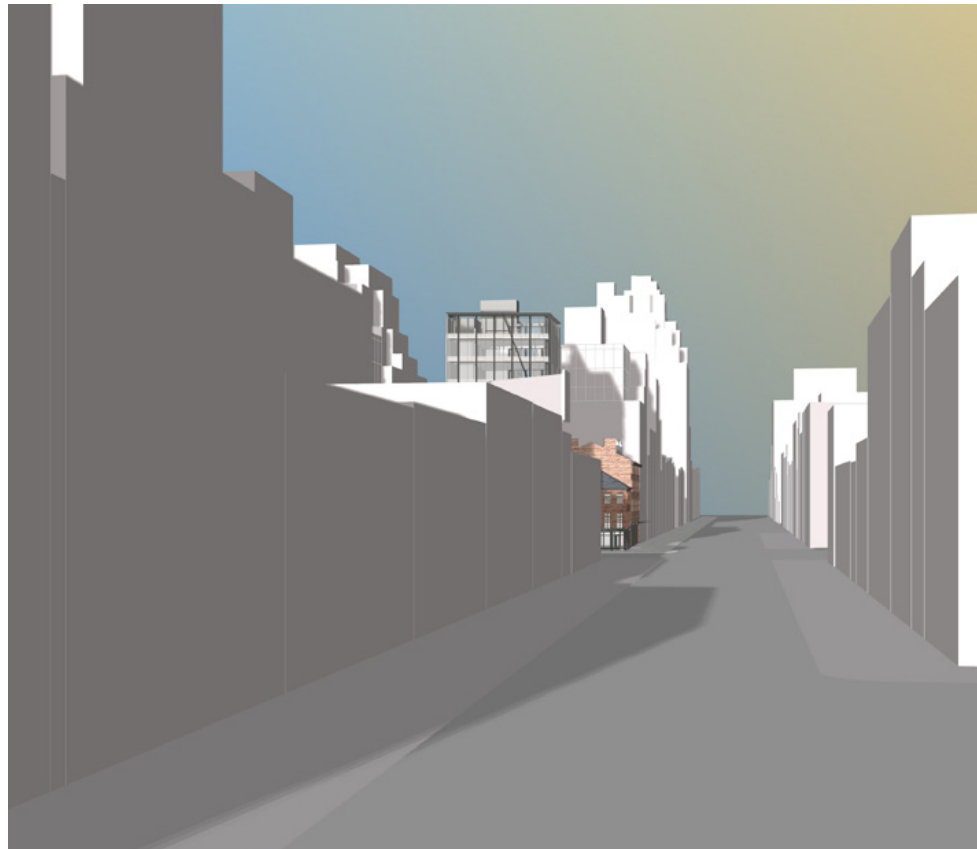
PROPOSAL - DIALOGUE - OFFICE LEVEL INTERIORS

NINTH AVENUE & WEST 14TH STREET

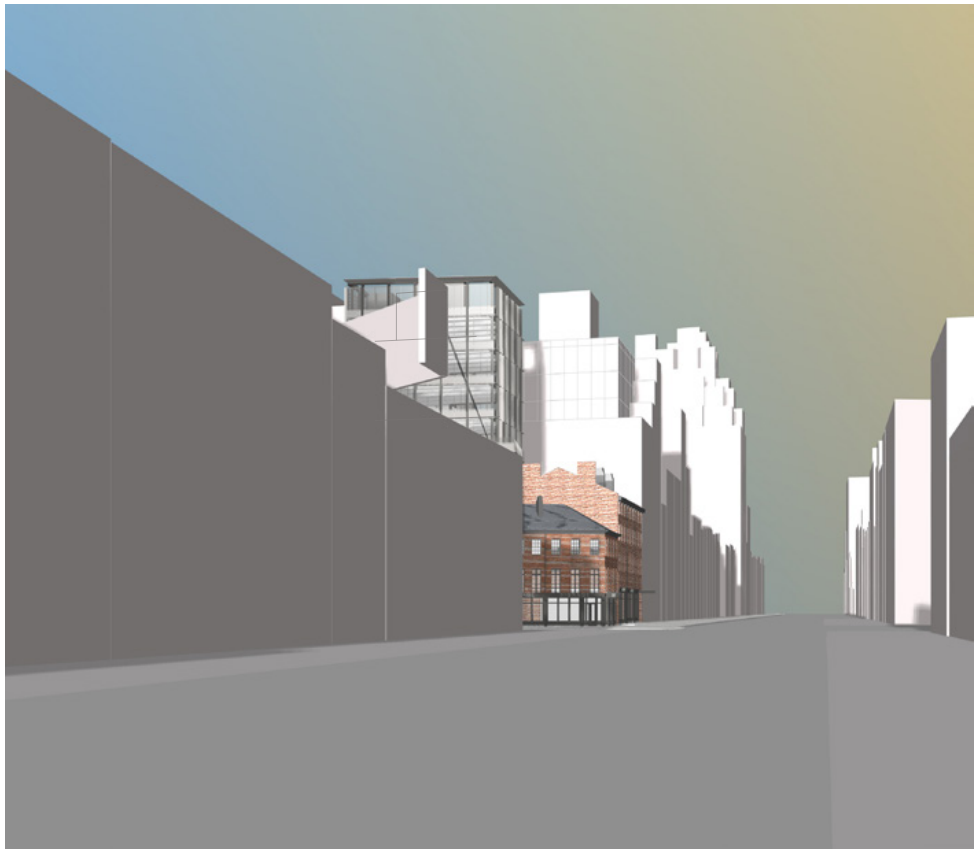
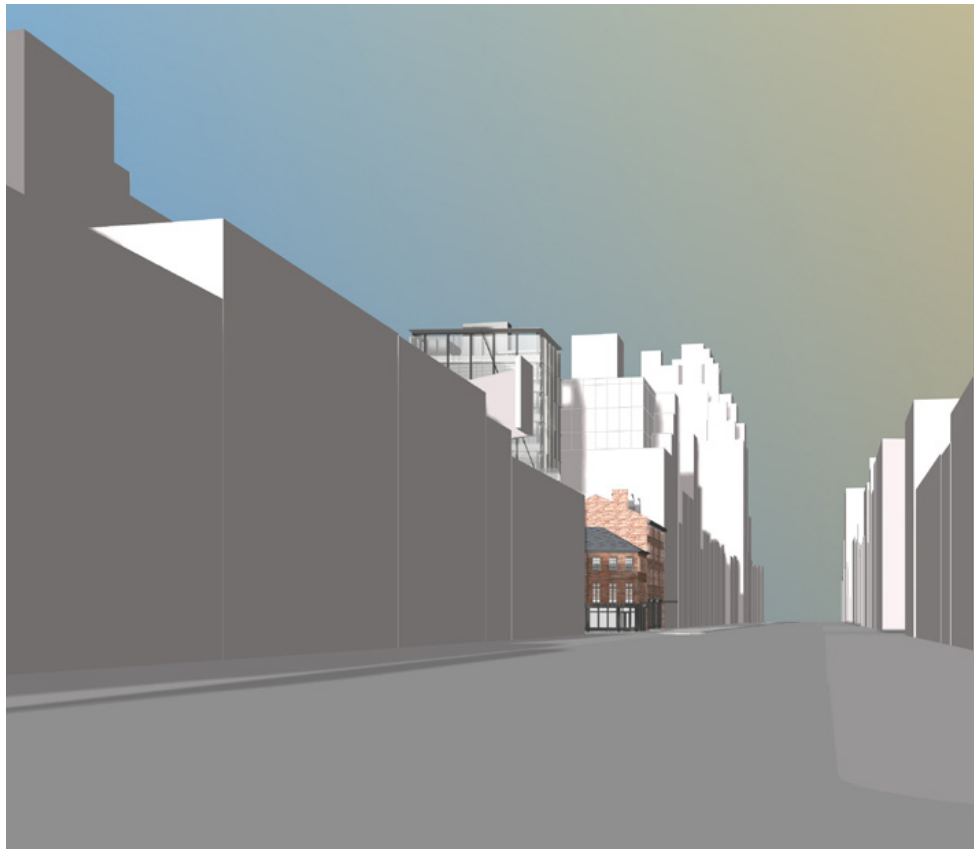
54

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VIEW FROM HIGH LINE

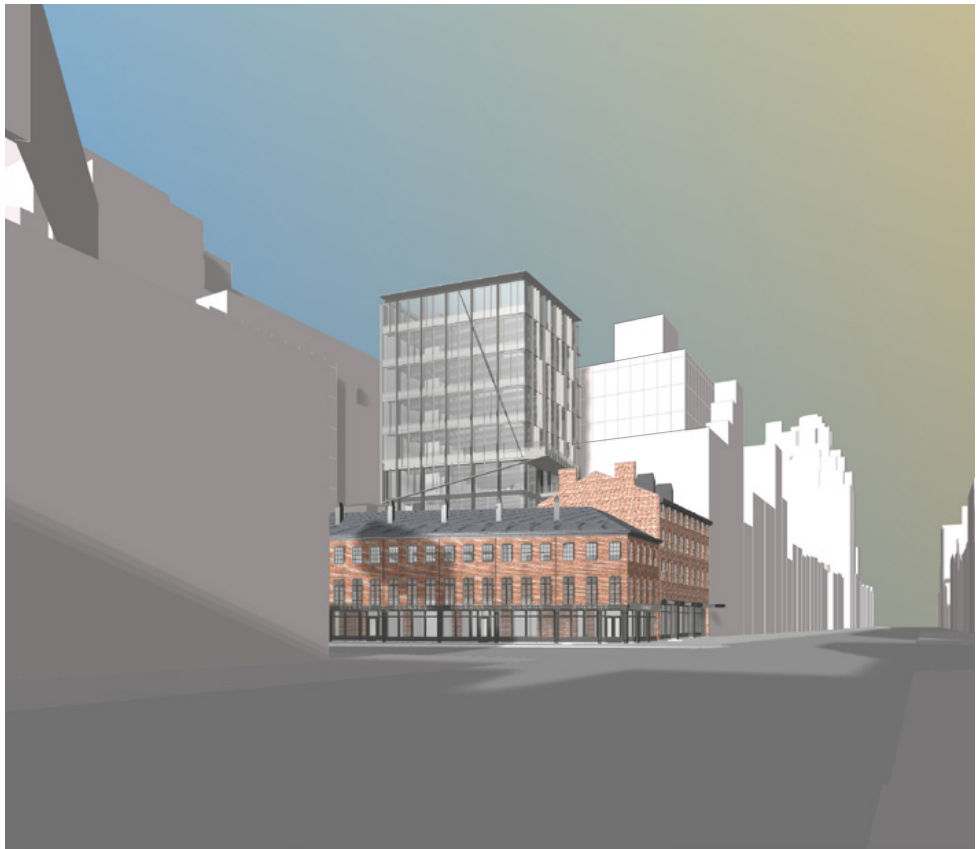


VIEWS FROM WEST 14TH STREET WEST

NINTH AVENUE & WEST 14TH STREET
55

TAVROS B K S K

LPC PUBLIC HEARING 06/02/2020

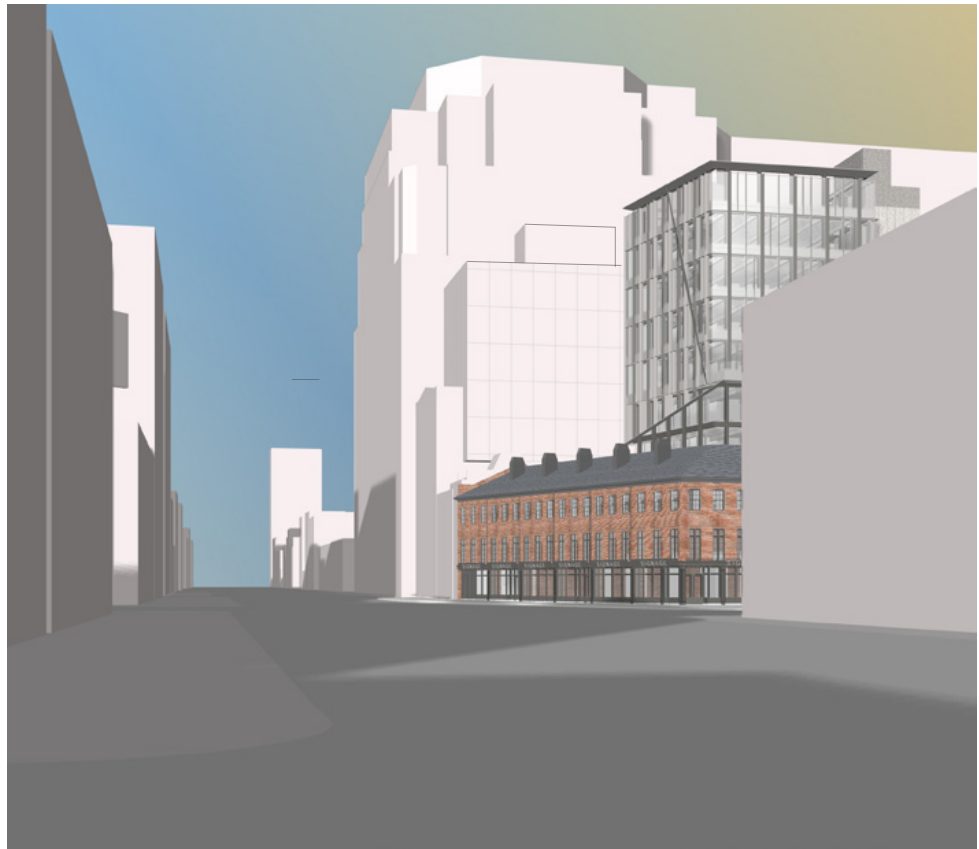
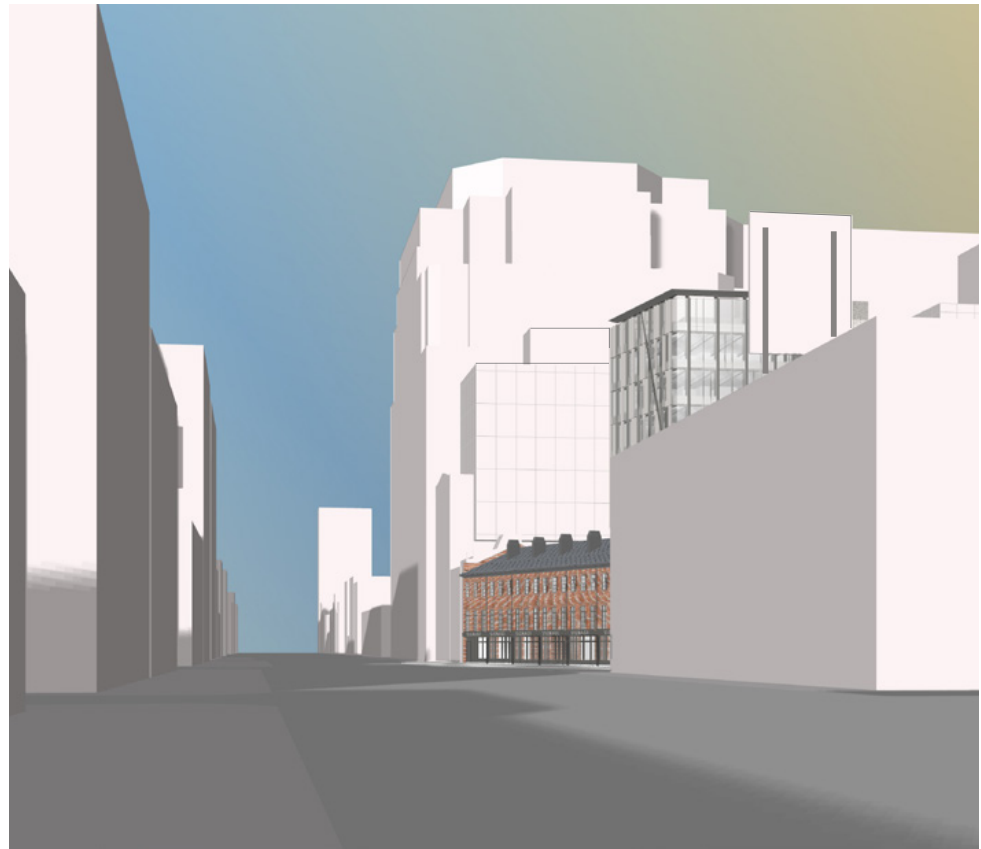
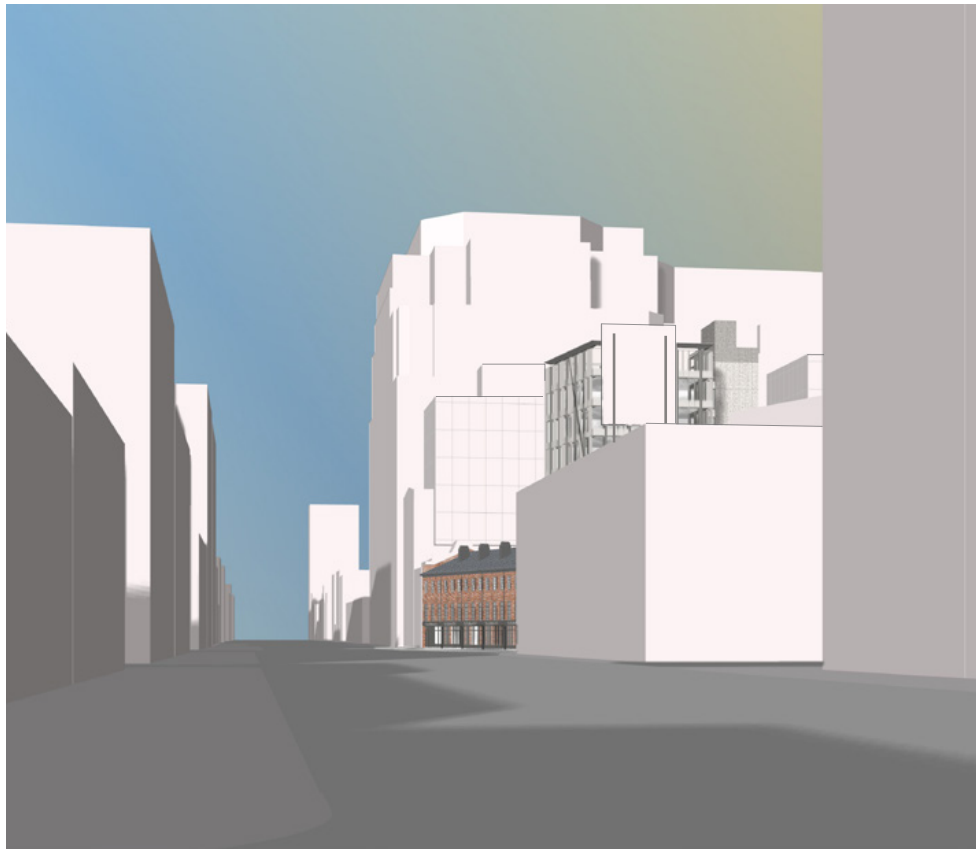


VIEWS FROM WEST 14TH STREET WEST

NINTH AVENUE & WEST 14TH STREET
56

TAVROS B K S K

LPC PUBLIC HEARING 06/02/2020

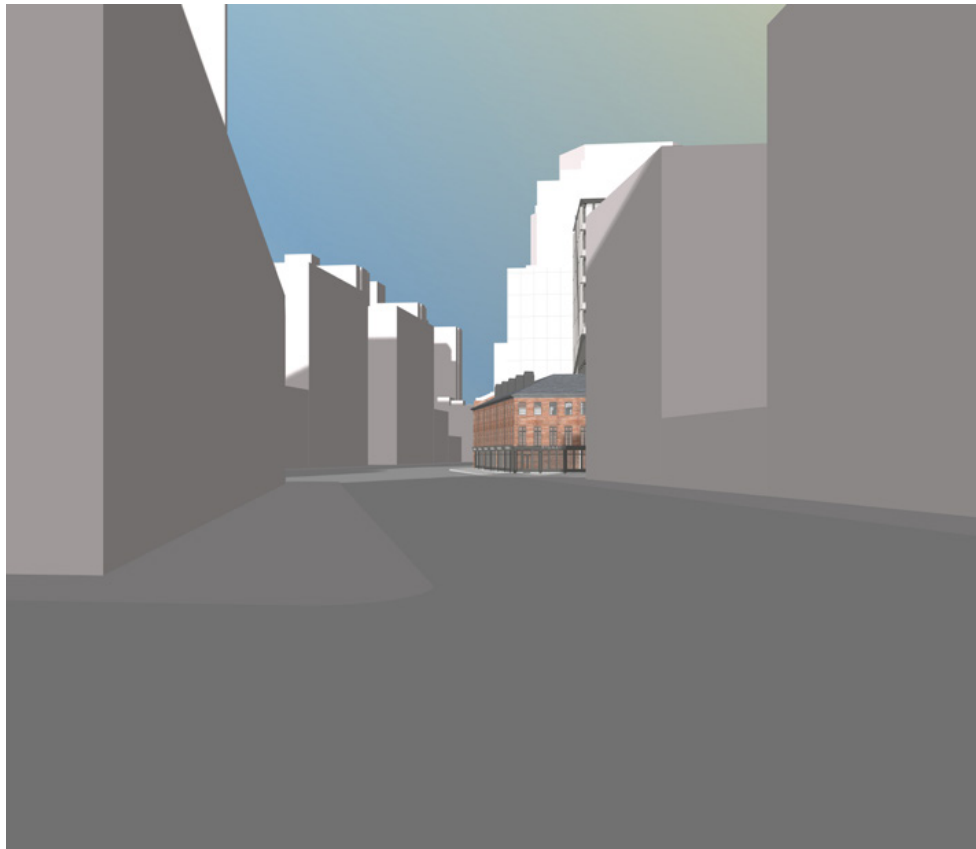


VIEWS FROM 9TH AVENUE SOUTH

NINTH AVENUE & WEST 14TH STREET
57

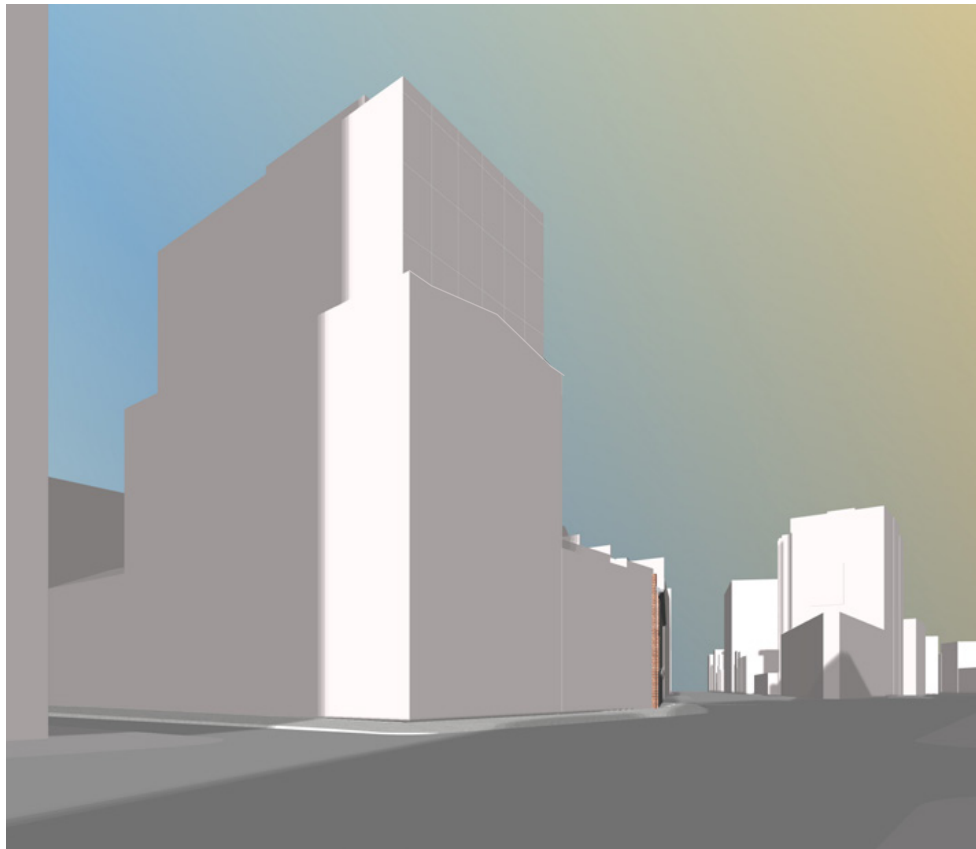
TAVROS B K S K

LPC PUBLIC HEARING 06/02/2020



VIEW FROM 15TH ST

VIEWS FROM HUDSON STREET AND FROM 15TH STREET

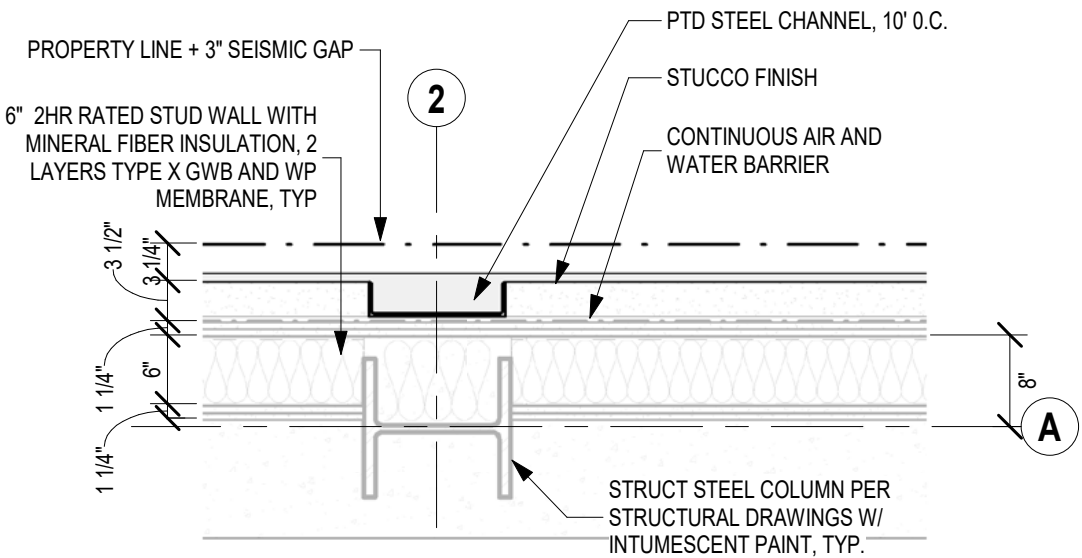
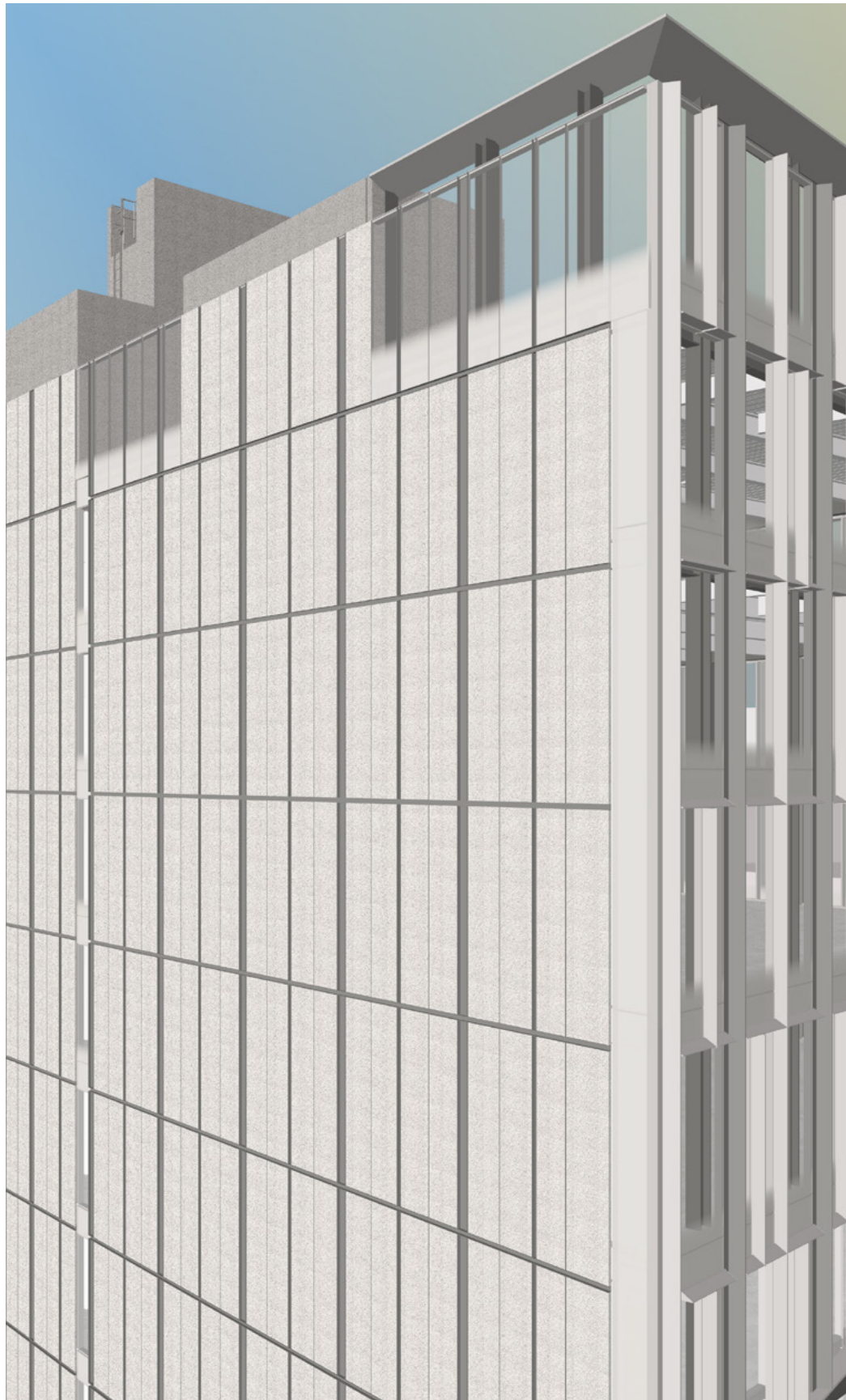


VIEWS FROM 9TH AVENUE NORTH

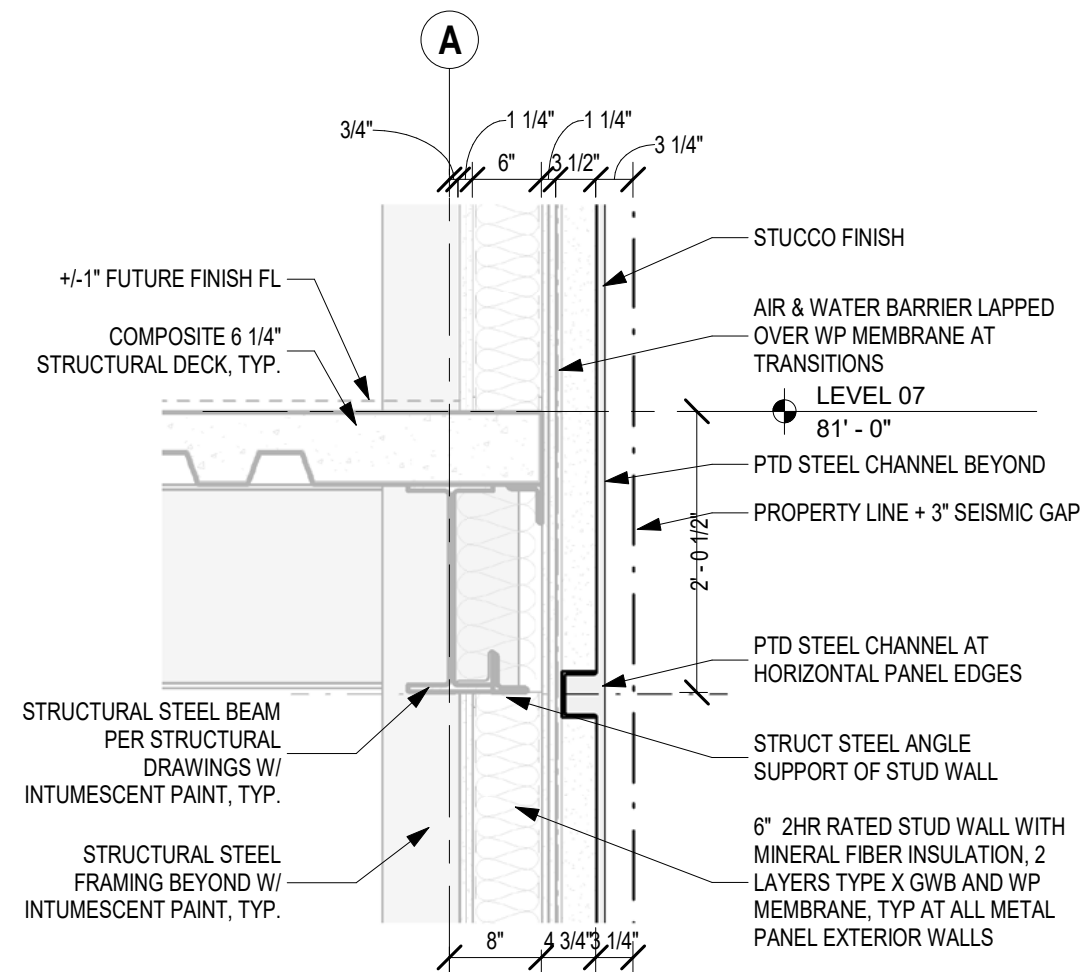
NINTH AVENUE & WEST 14TH STREET
59

TAVROS B K S K

LPC PUBLIC HEARING 06/02/2020



2 PLAN DTL @ NORTH WALL
3/4" = 1'-0"



4 SECTION DTL @ NORTH WALL
3/4" = 1'-0"

VIEWS FROM 9TH AVENUE NORTH & REAR WALL DESIGN

NINTH AVENUE & WEST 14TH STREET
60



VIEWS FROM WEST 14TH STREET EAST

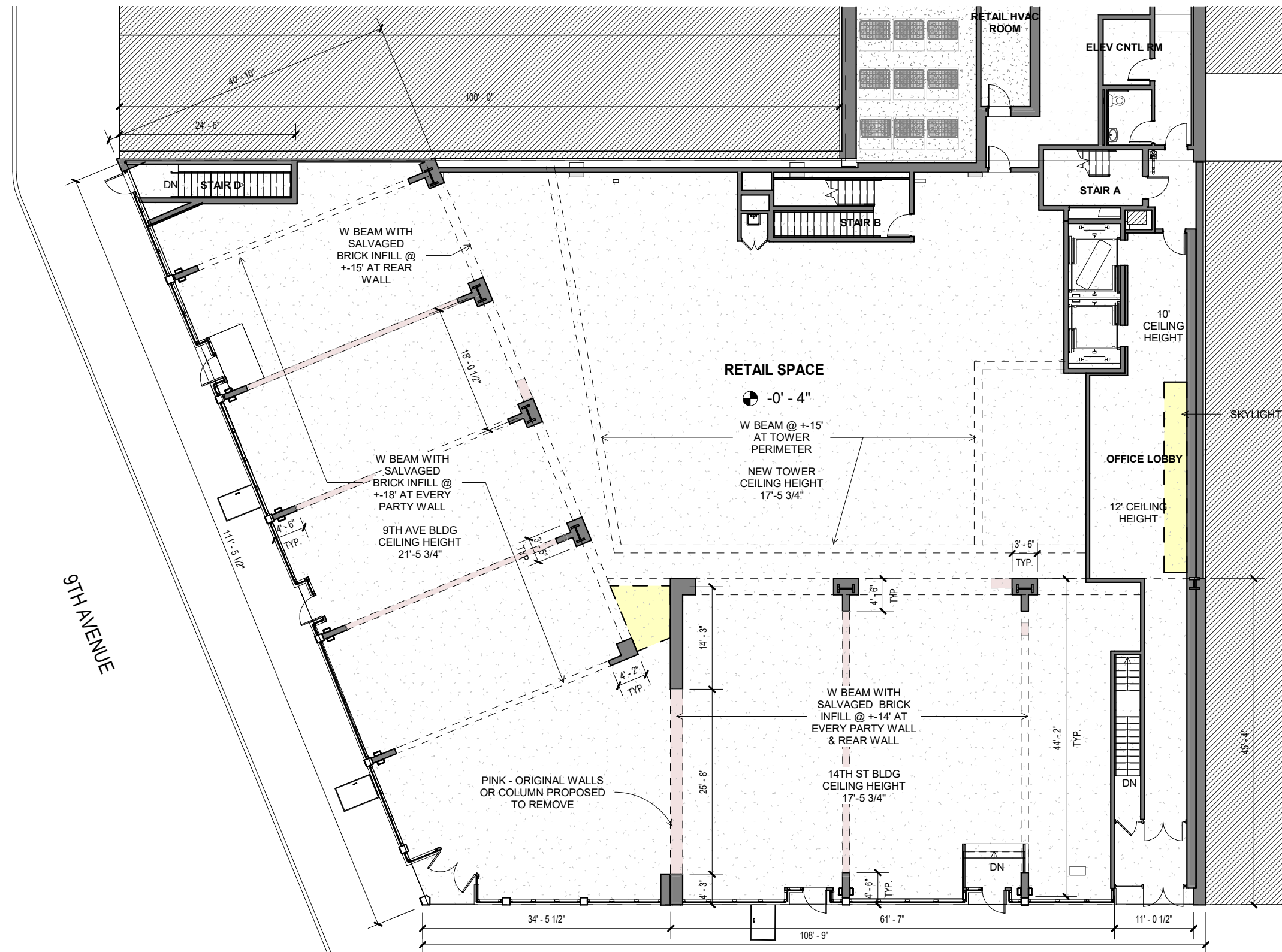


PROPOSED RESTORATION & ADDITION

NINTH AVENUE & WEST 14TH STREET
63

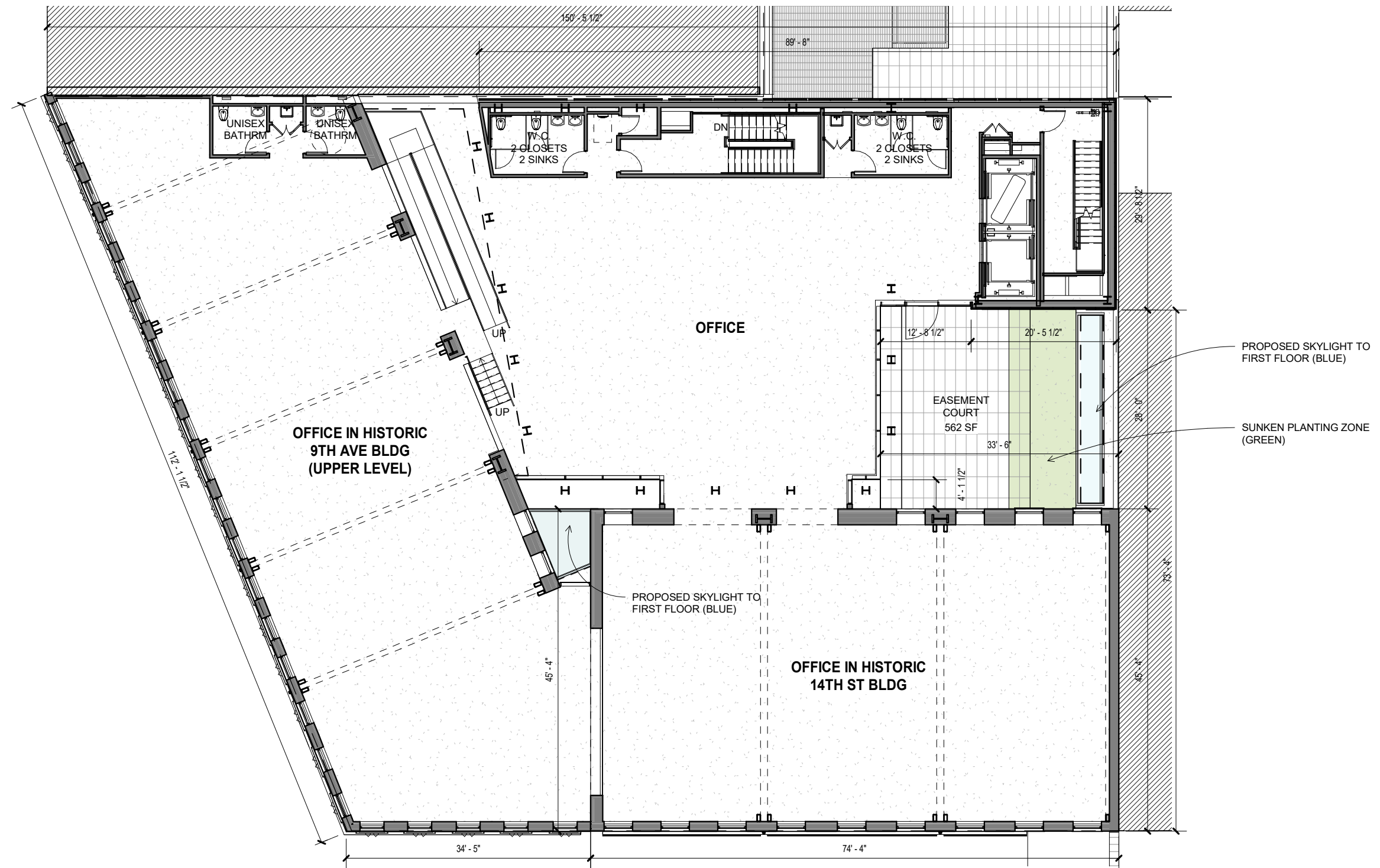
TAVROS BSK

LPC PUBLIC HEARING 06/02/2020



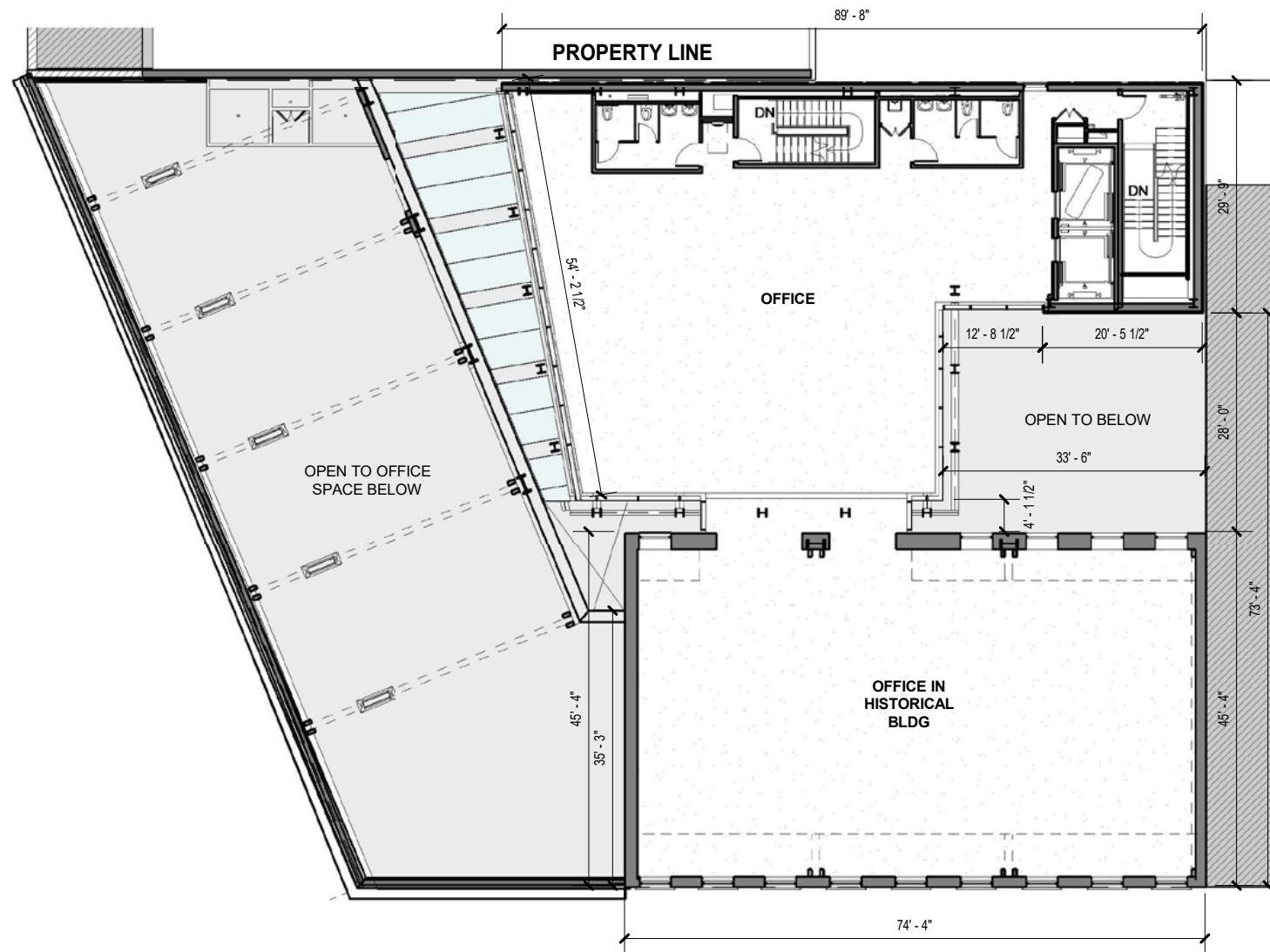
GROUND FLOOR PLAN

NINTH AVENUE & WEST 14TH STREET
64

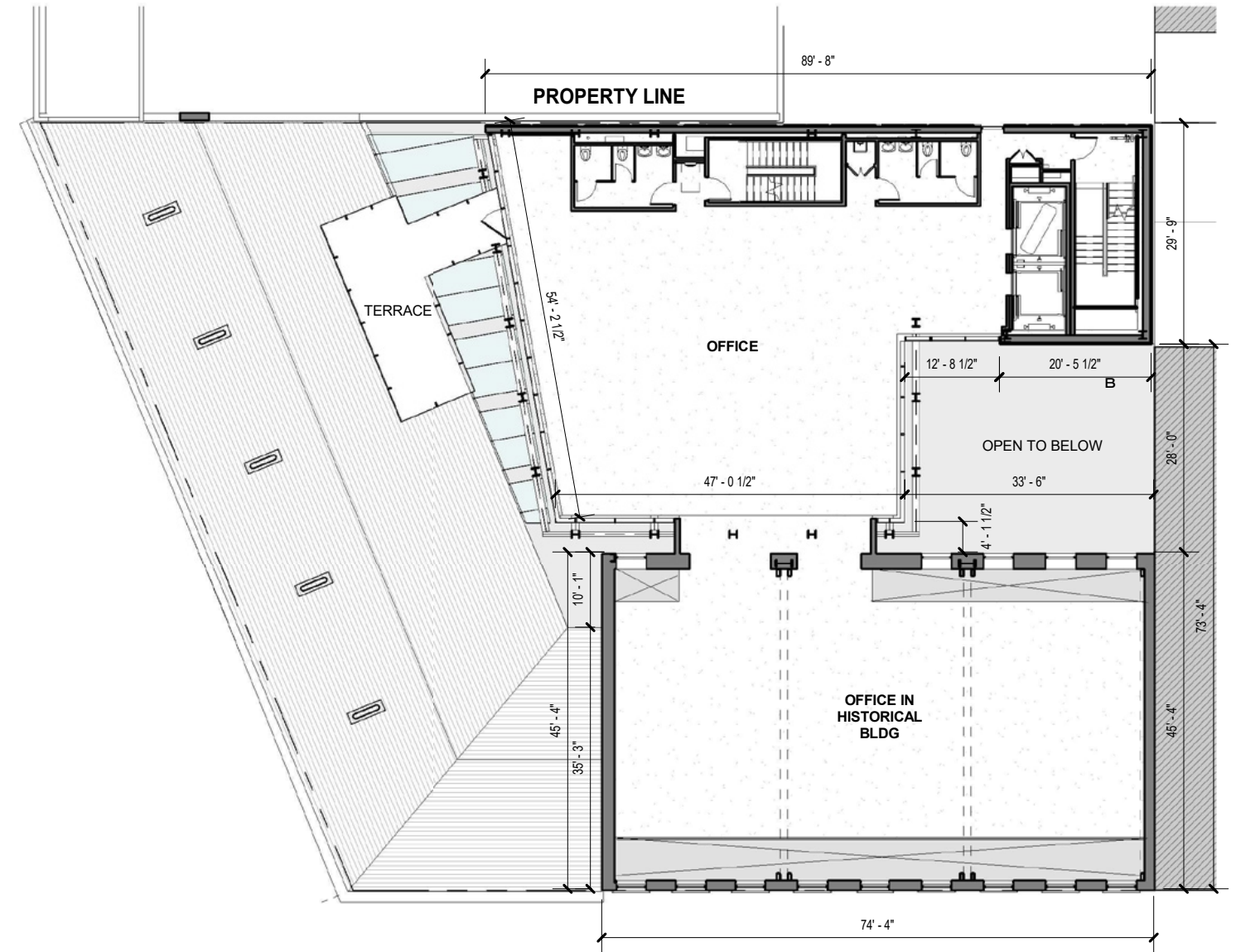


SECOND FLOOR PLAN

NINTH AVENUE & WEST 14TH STREET
65



① 3RD FL PLAN
3/64" = 1'-0"



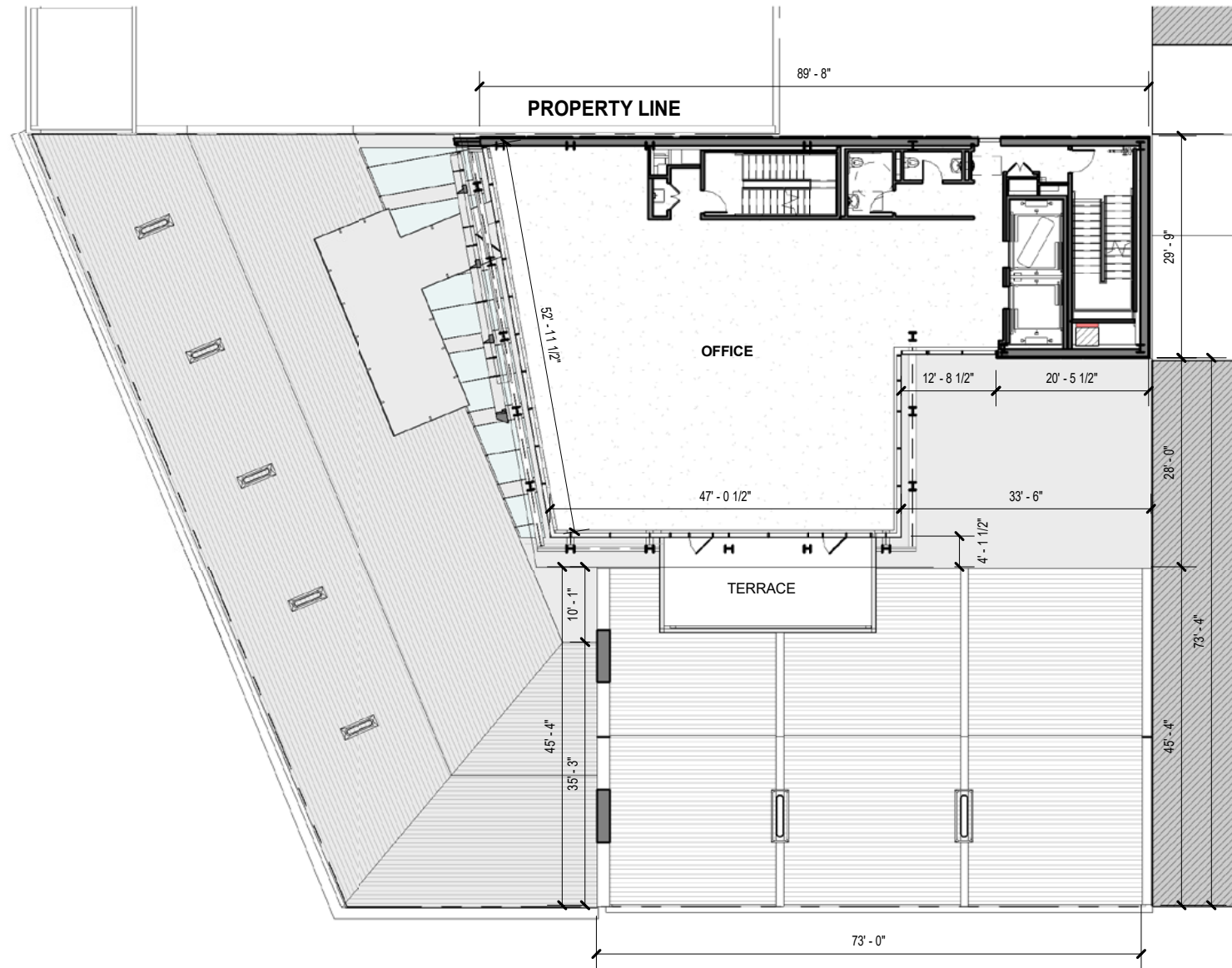
② 4TH FL PLAN
3/64" = 1'-0"

PLANS

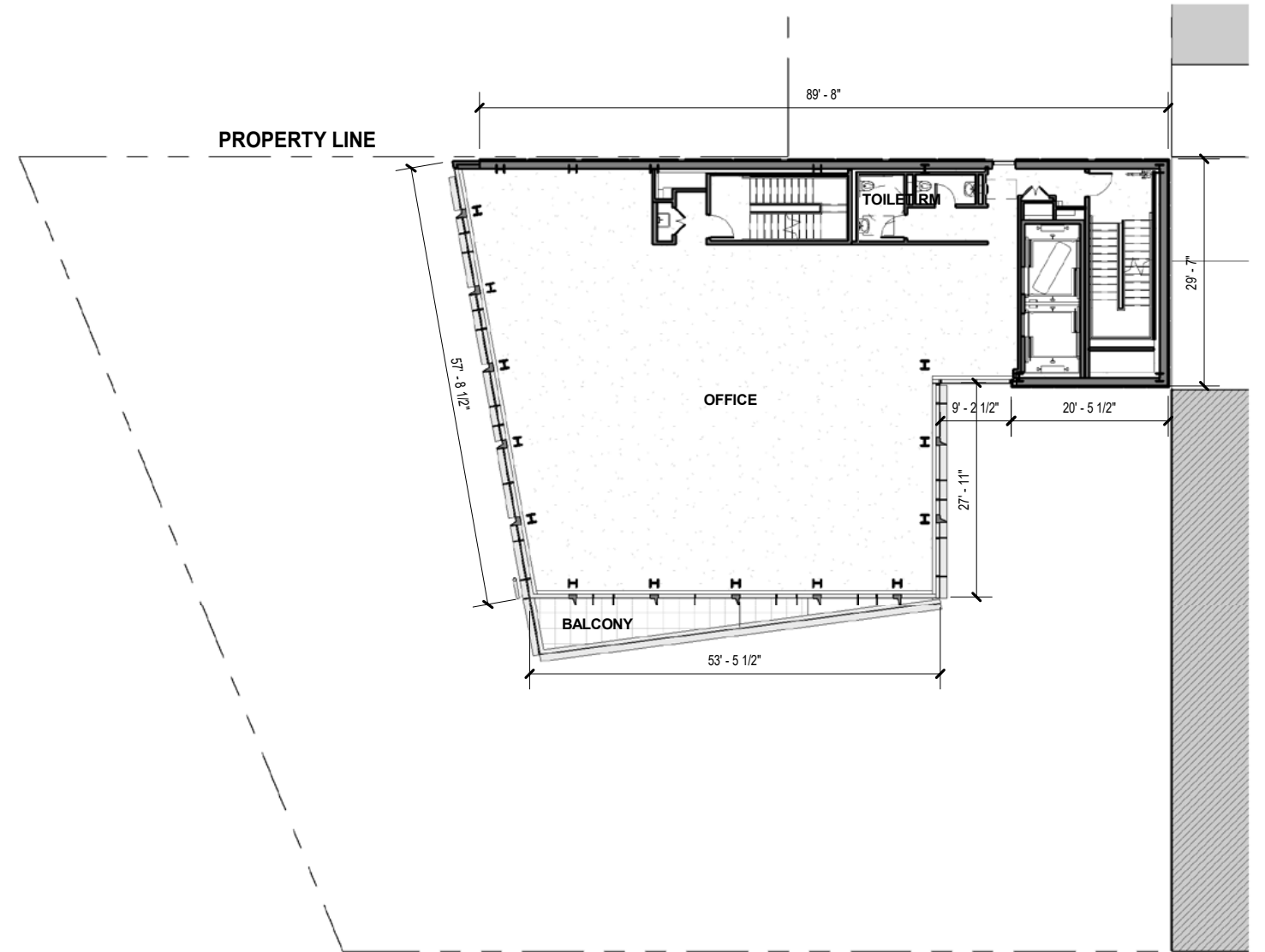
NINTH AVENUE & WEST 14TH STREET
66

TAVROS B K S K

LPC PUBLIC HEARING 06/02/2020



① 5TH FL PLAN
3/64" = 1'-0"



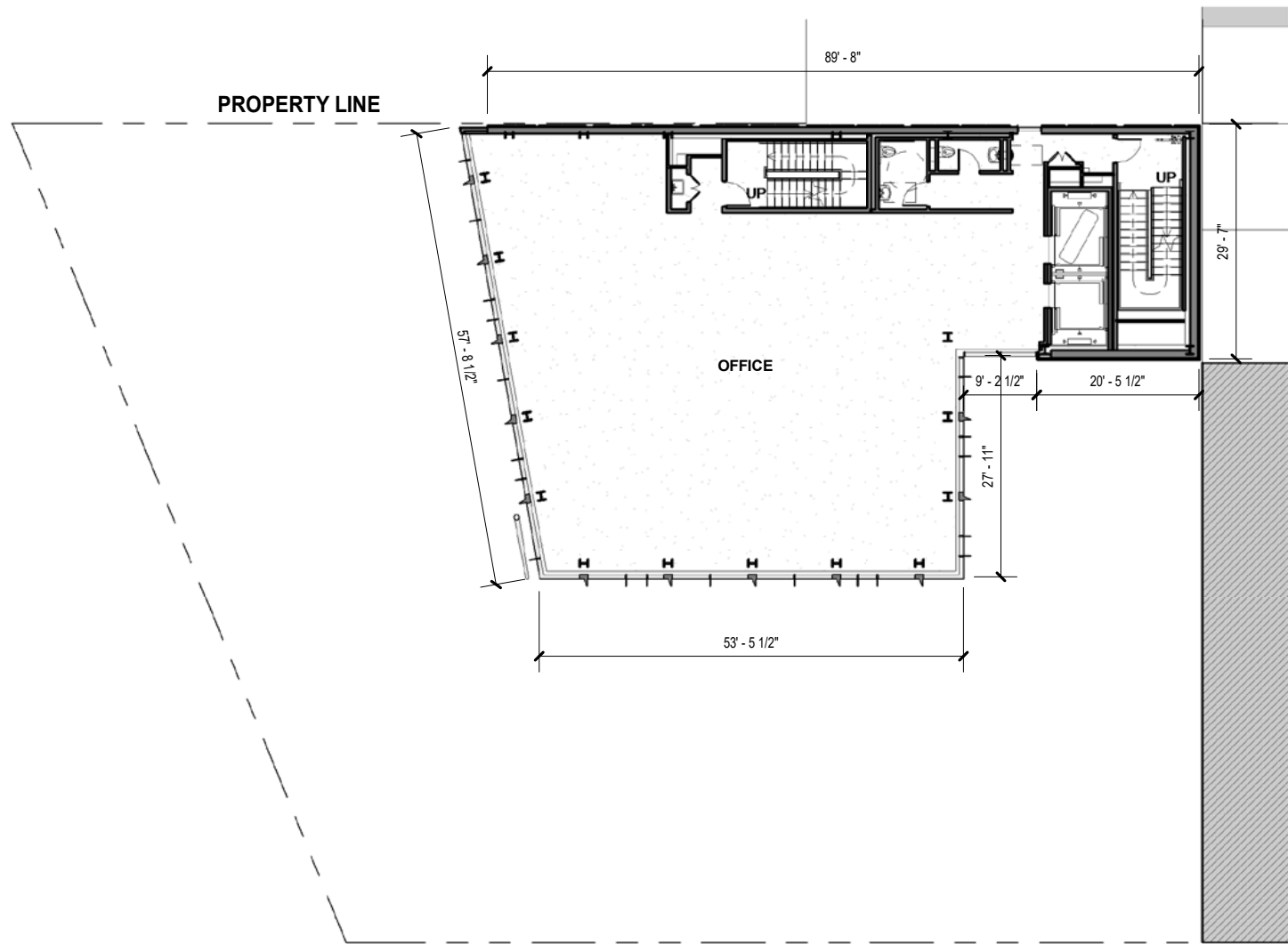
② 6TH FL PLAN
3/64" = 1'-0"

PLANS

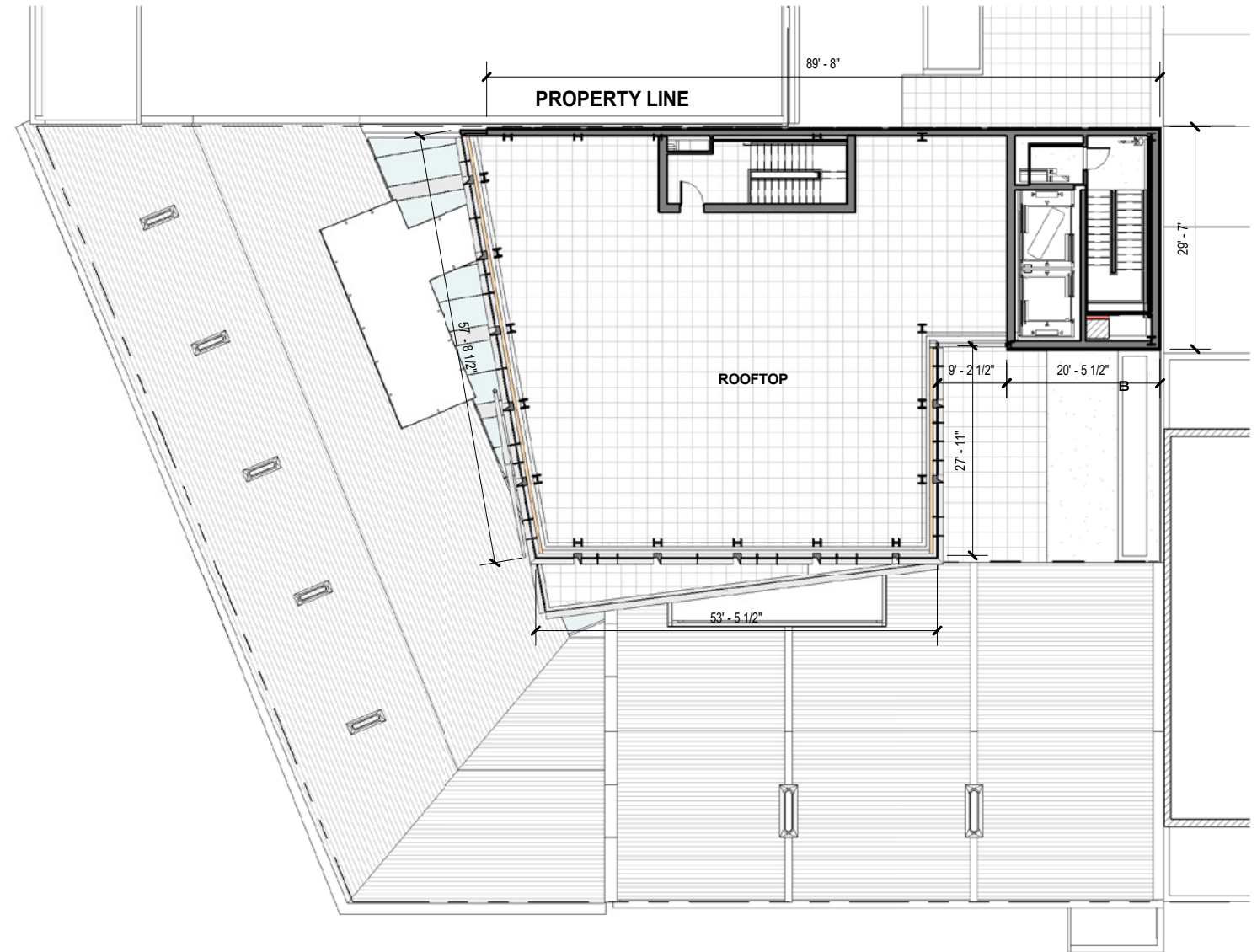
NINTH AVENUE & WEST 14TH STREET
67

TAVROS B K S K

LPC PUBLIC HEARING 06/02/2020



② 7-9TH FL PLAN
3/64" = 1'-0"



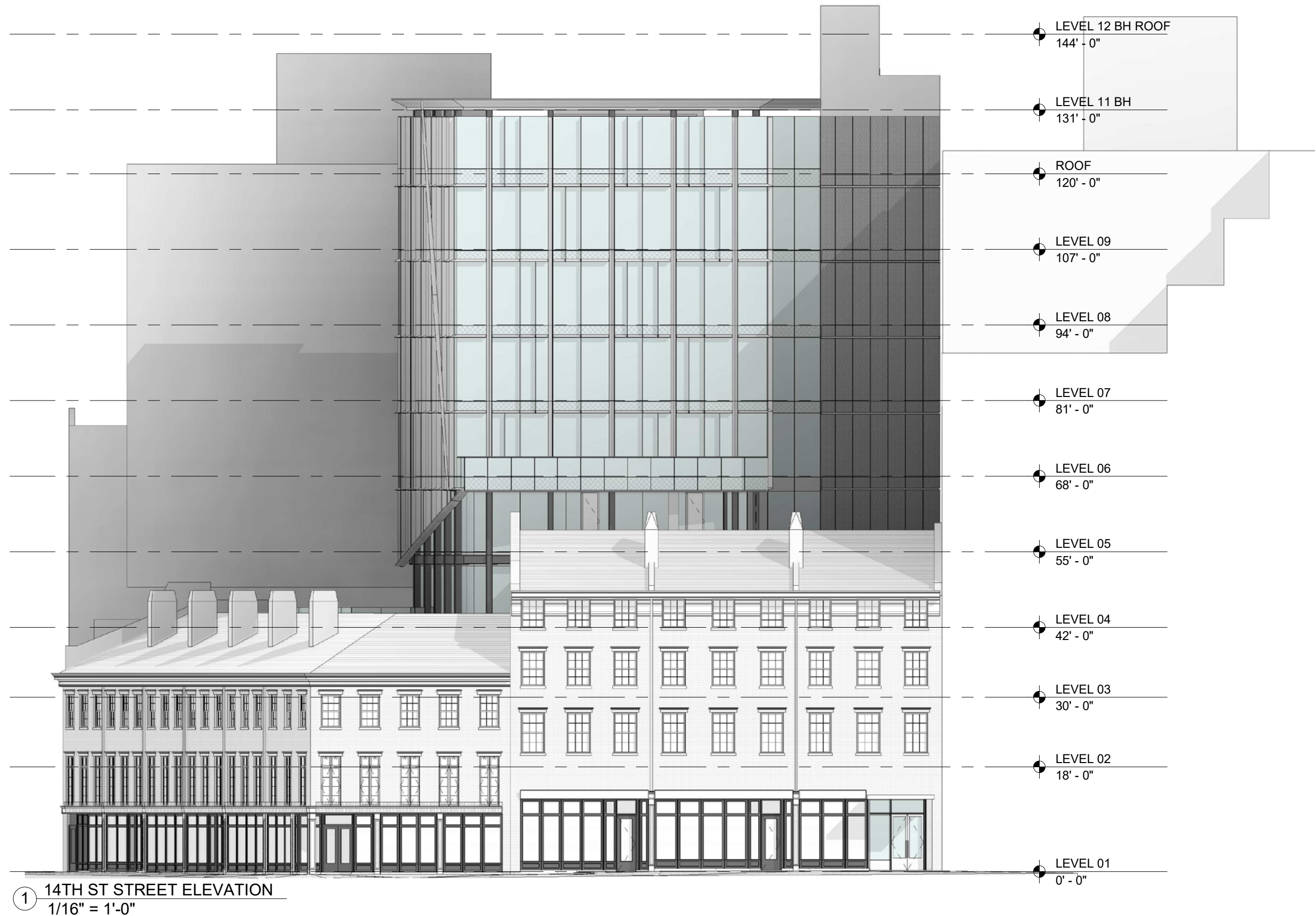
① ROOF PLAN
3/64" = 1'-0"

PLANS

NINTH AVENUE & WEST 14TH STREET
68

TAVROS B K S K

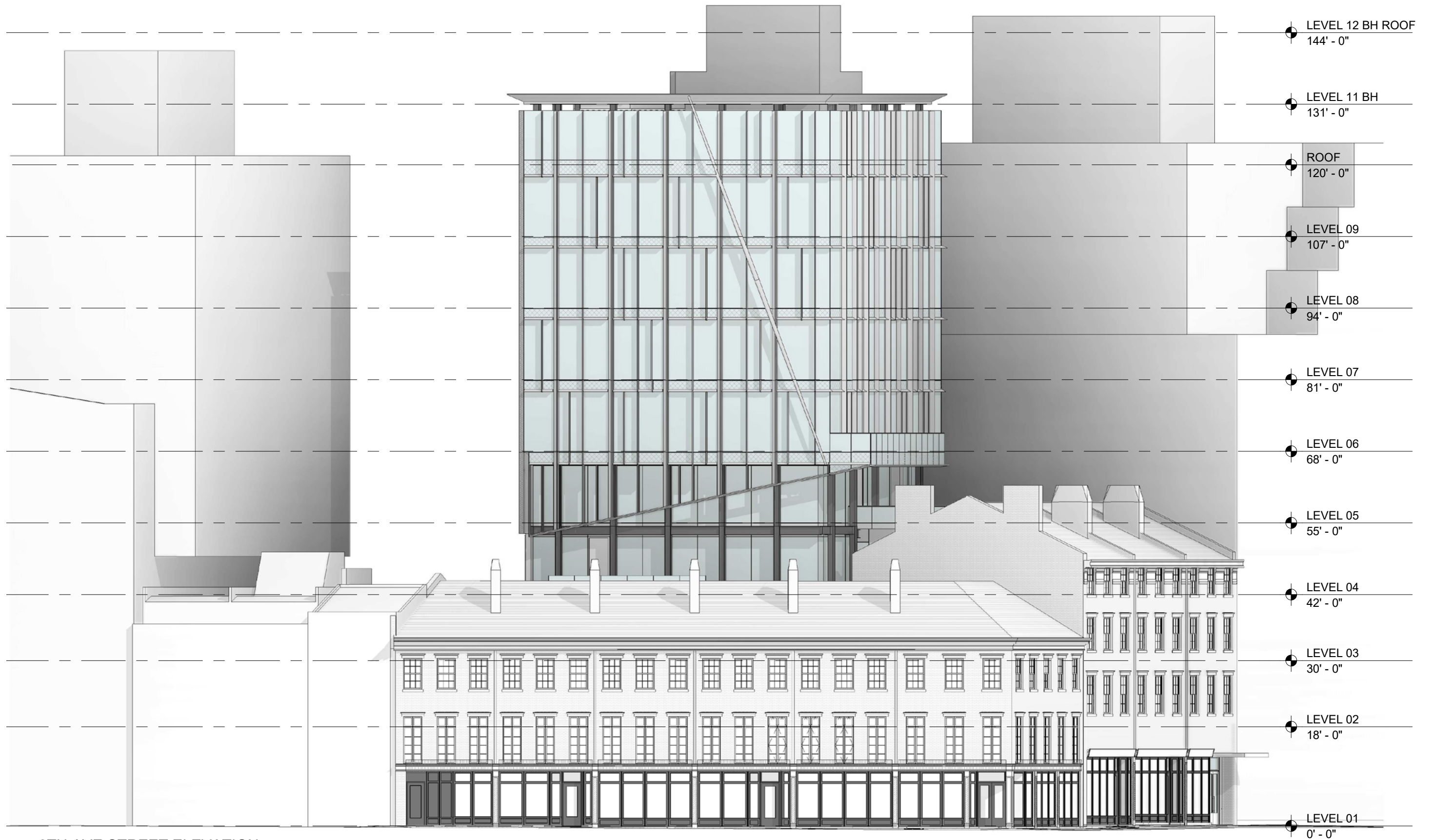
LPC PUBLIC HEARING 06/02/2020



14TH STREET ELEVATION

NINTH AVENUE & WEST 14TH STREET
69

TAVROS B K S K



① 9TH AVE STREET ELEVATION
1/16" = 1'-0"

9TH AVENUE ELEVATION

NINTH AVENUE & WEST 14TH STREET
70

TAVROS B K S K

LPC PUBLIC HEARING 06/02/2020

The current proposal is:

Preservation Department – Item 7, LPC-20-08722

44-54 9th Avenue/351-355 West 14th Street,

Borough of Manhattan

How to Testify

Via Zoom: <https://us02web.zoom.us/j/86507428058?pwd=OWFPL1g3K1MwTUg1SjZHUFlnajVodz09>

Meeting ID: 865 0742 8058

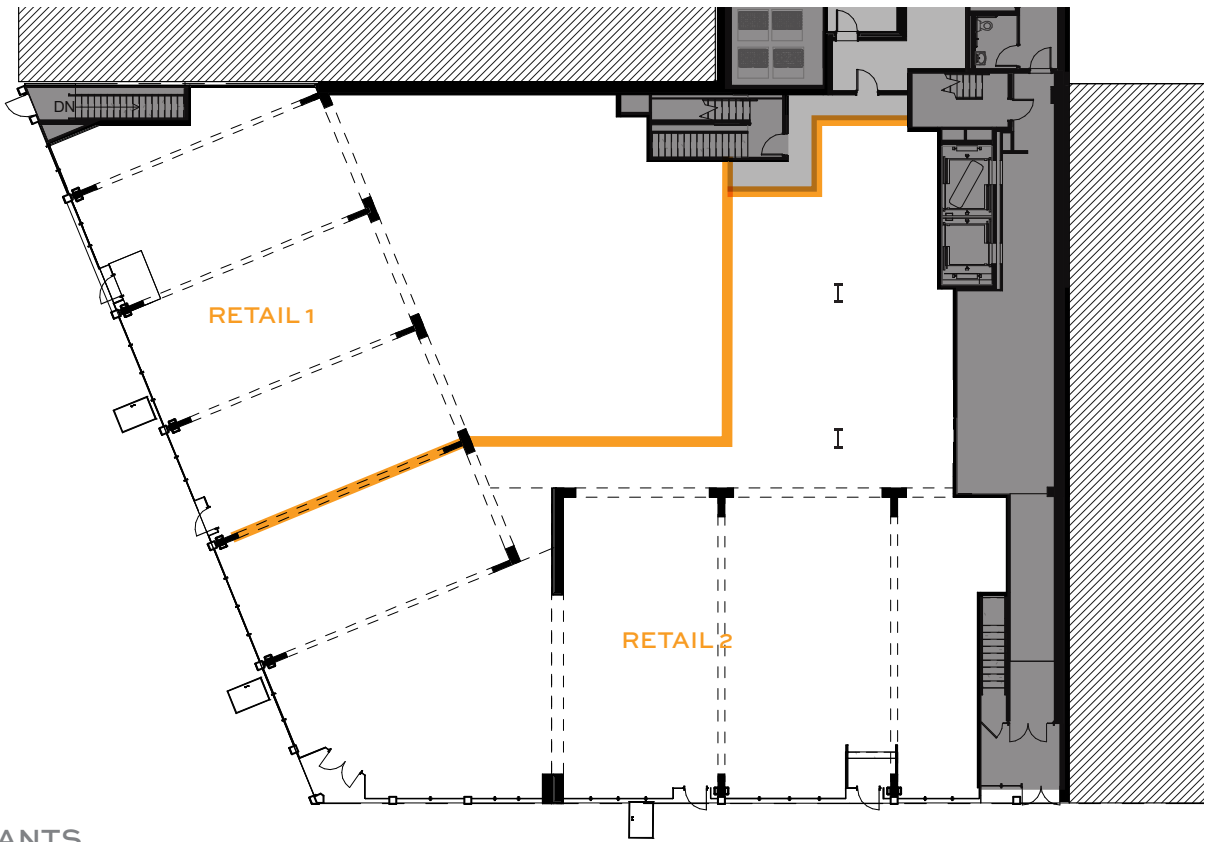
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By Phone: 1 646-558-8656

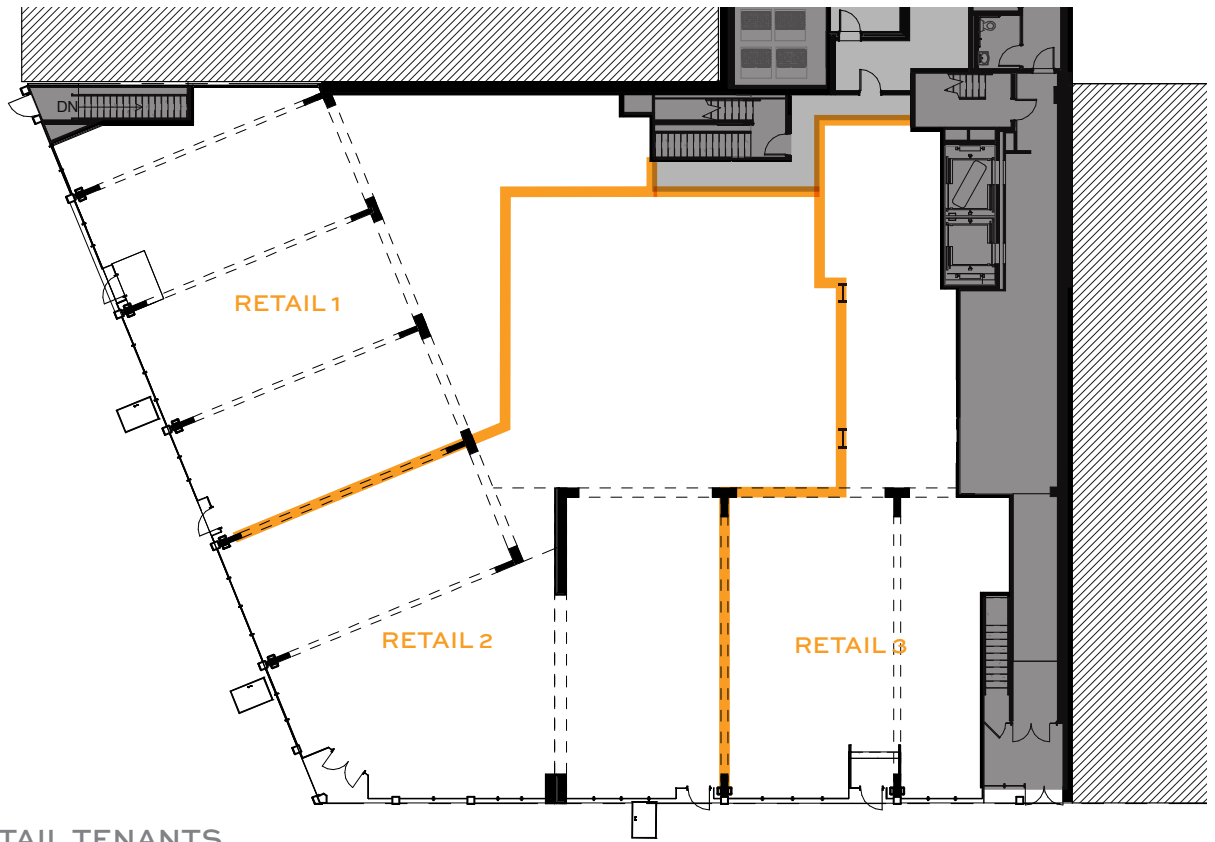
US (New York) 877-853-5257 (Toll free)

US 888 475 4499 (Toll free)

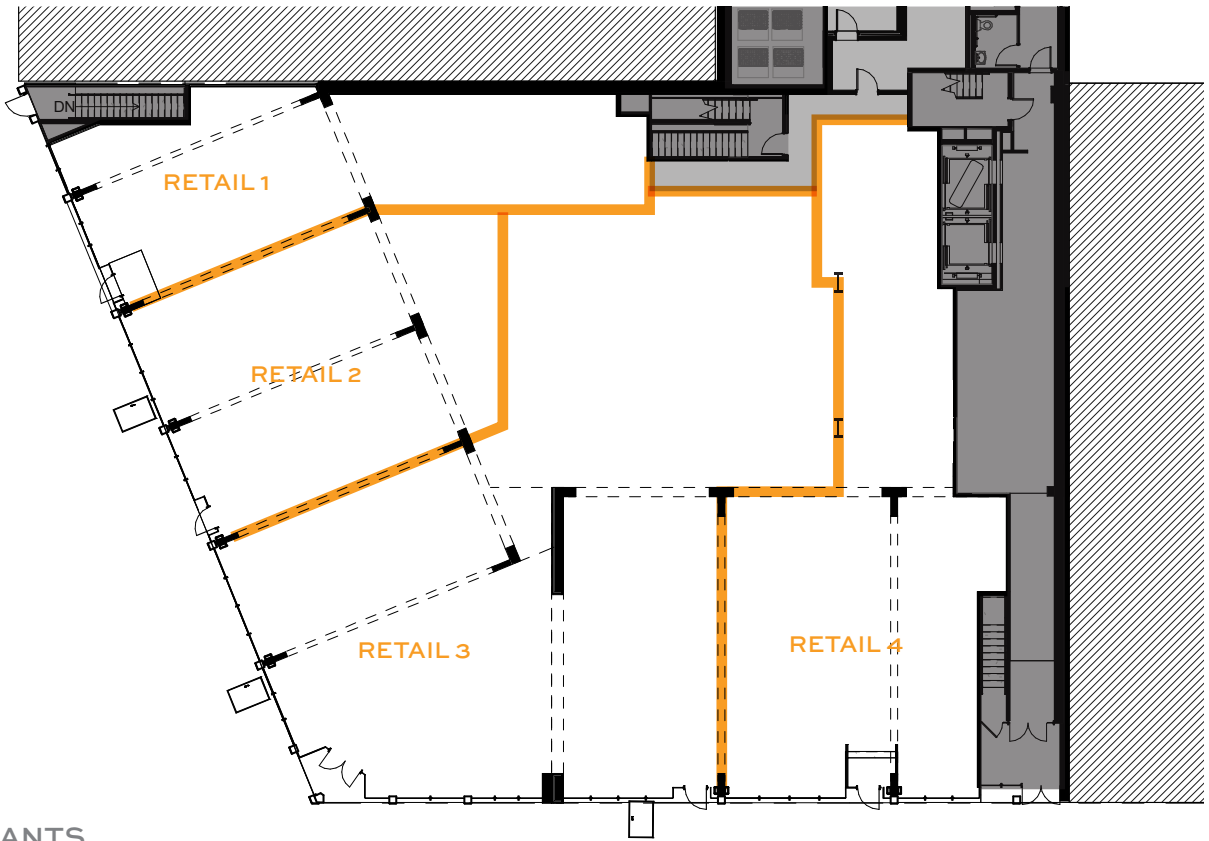
Note: If you want to testify on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.



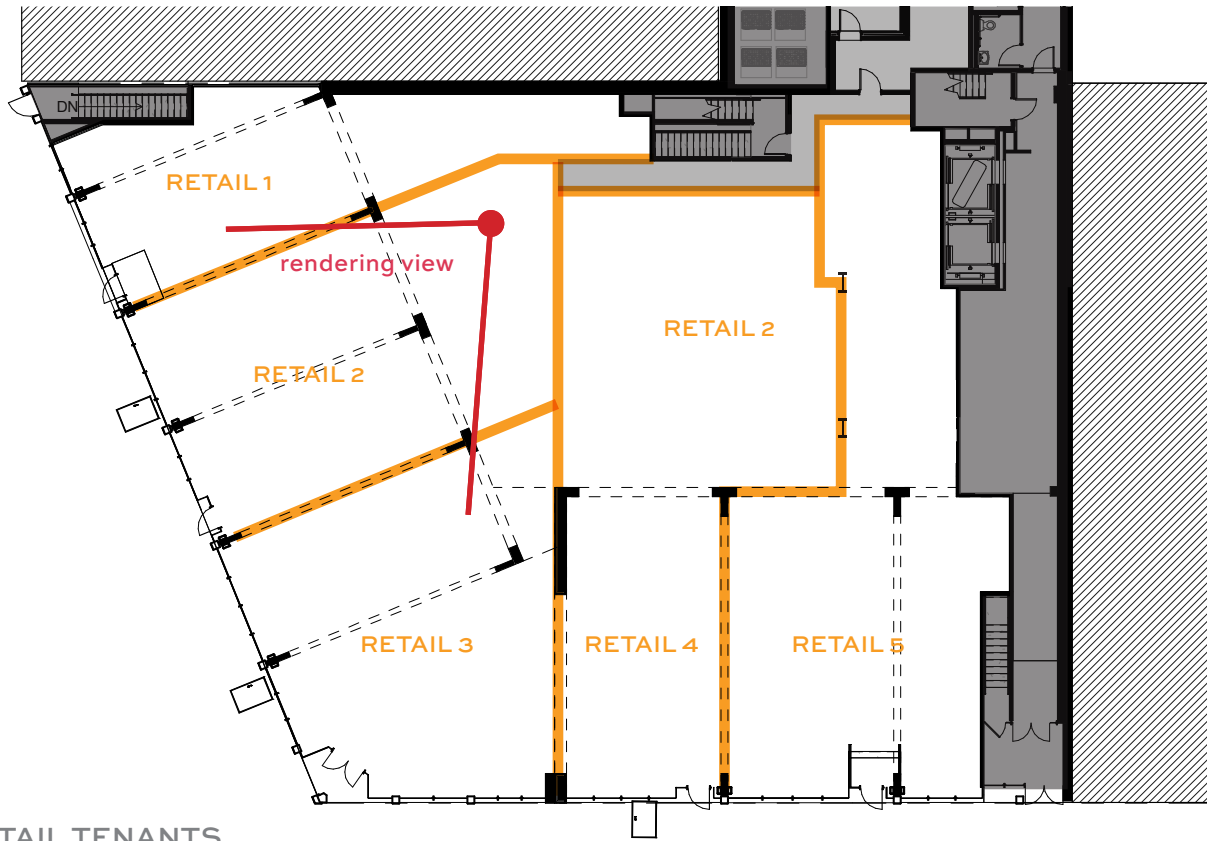
2 RETAIL TENANTS



3 RETAIL TENANTS



4 RETAIL TENANTS



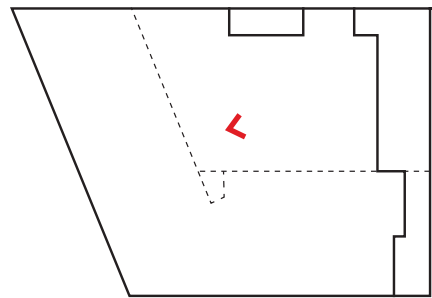
5 RETAIL TENANTS

APPENDIX. GROUND FLOOR RETAIL SPACE - POTENTIAL LAYOUTS

NINTH AVENUE & WEST 14TH STREET



GROUND FLOOR RETAIL SPACE UNDER TOWER



APPENDIX. PROPOSED GROUND FLOOR RETAIL SPACE, REAR WALL VIEW

NINTH AVENUE & WEST 14TH STREET
 72

The current proposal is:

Preservation Department – Item 7, LPC-20-08722

44-54 9th Avenue/351-355 West 14th Street,

Borough of Manhattan

How to Testify

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Meeting ID: 865 0742 8058

Password: 866423

By Phone: 1 646-558-8656

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

US 888 475 4499 (Toll free)

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