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Higgins and Quasebarth & Partners

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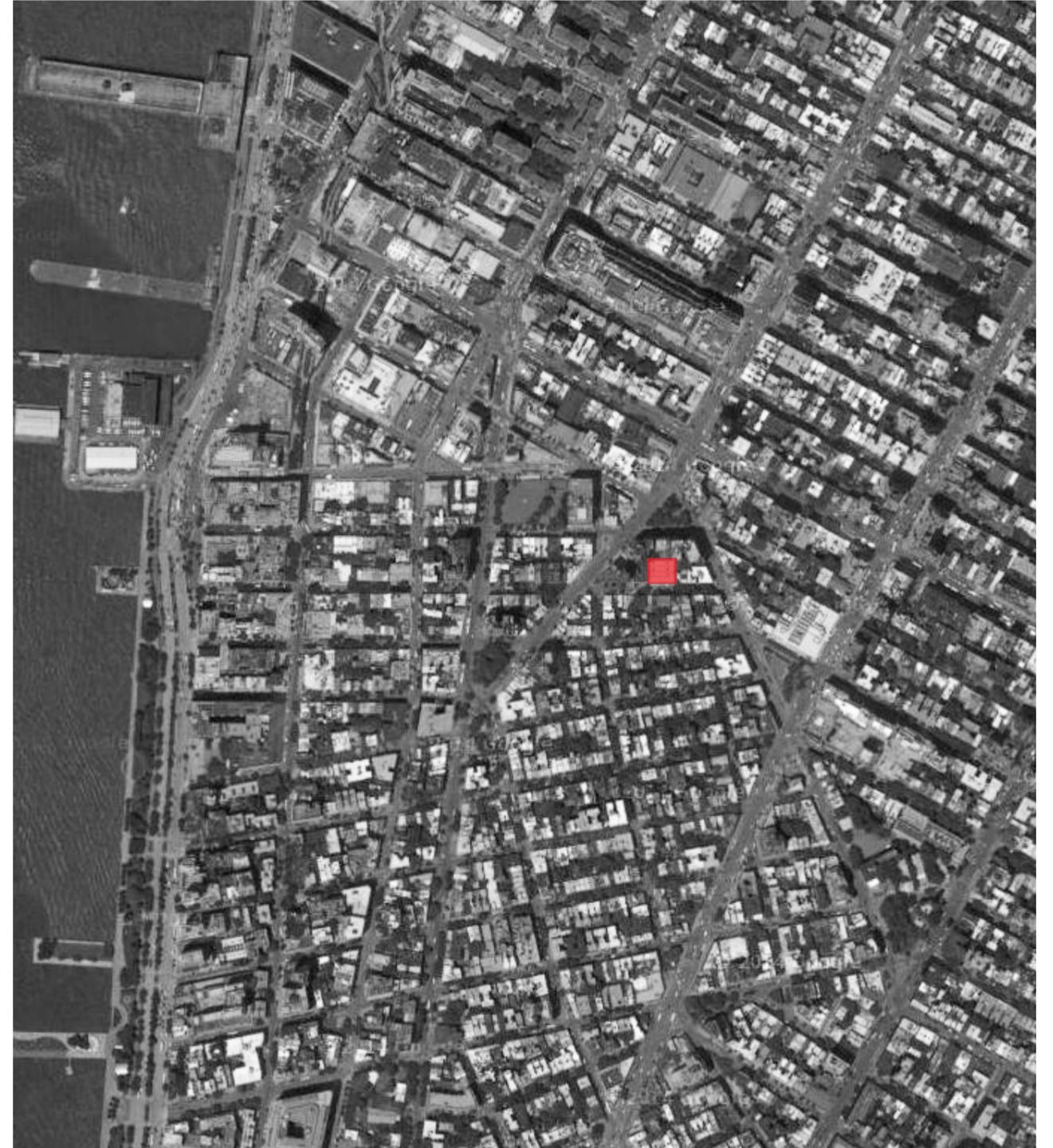
David Chipperfield Architects

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- Program
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Site



Current site photograph



Aerial photograph

Urban massing



Aerial photograph of the site and context

Architectural proposal



Street elevation

Historic context



1895 Sanborn Map (NYPL)

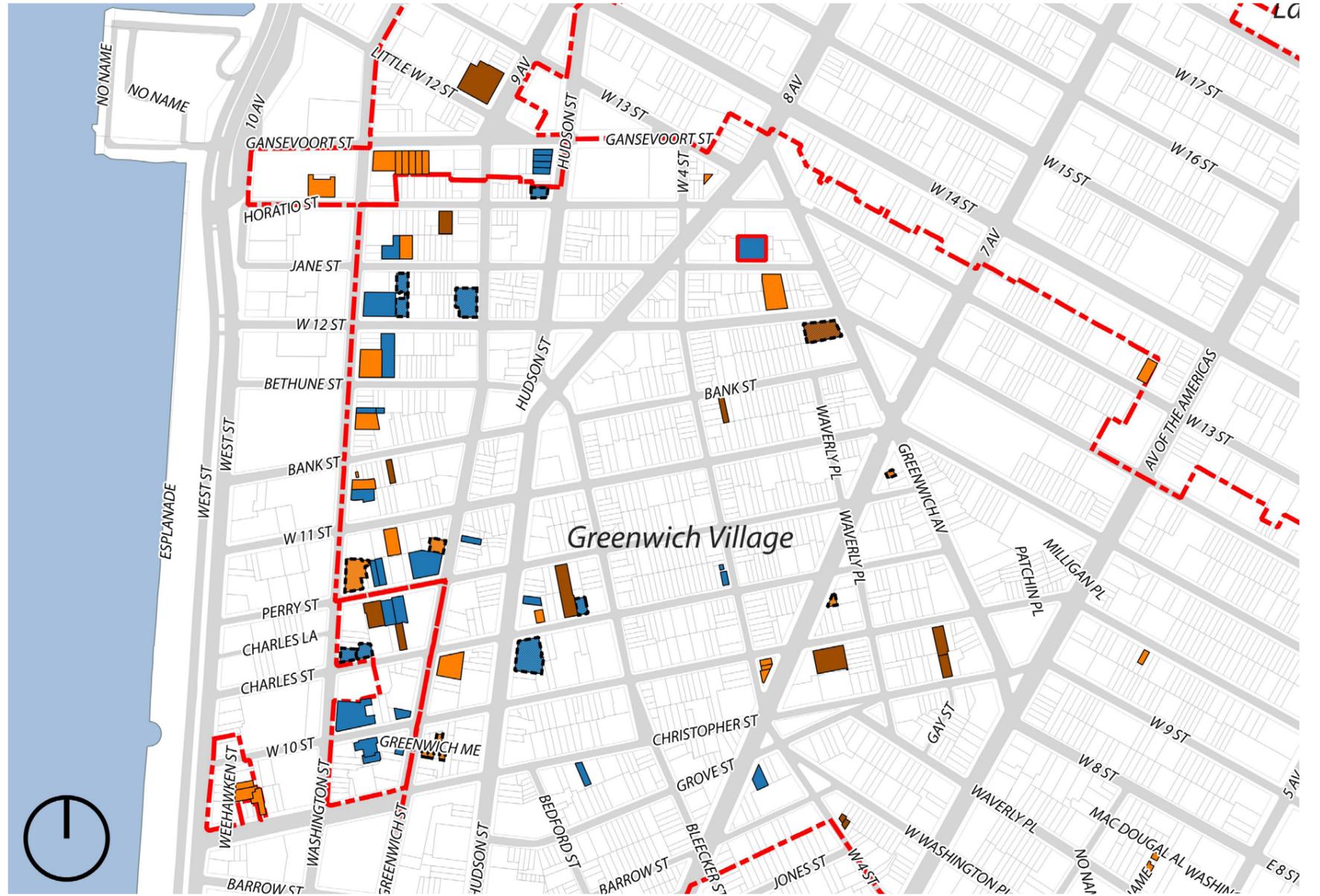


Jane Street Methodist Church, completed 1846 Photograph c. 1905 (New-York Historical Society)



Above: Garage c. 1940 (Acher Collection, NYPL)

Below: Looking east on Jane Street 1933 (NYPL)



Legend
 GV Bldgs
 Garage
 Stable
 Other
 Demolished
 11 Jane Street

Buildings existing at the time of designation that historically served as garages, stables and related automotive structures in the West Village/Gansevoort area, classified by original construction classification.

Source: Greenwich Village Historic District Designation Report (1968) and other historic district designation reports supplemented with other primary research.

Map of garages, stables and related structures

Block context - Mixed use



10 Jane Street (1923) Warehouse, later garage



Above: 22 Jane Street (1868) Stable



Above: 21 Jane Street (1868) Factory



Below : 28 Jane Street (1913-14) Commercial building



Below : 30 Jane Street (1870) Stable

Block context - Residential



Above: 4-8 Jane Street (1843) Row Houses

Below: 111 Greenwich Avenue (1903) New-Law Tenement

Above: 5-7 Jane Street (1871) Pre-Law Tenements

Below : 1 Jane Street (1939) 6-Story Apartment house

Above: 24-26 Jane Street (1885-86) Old-Law Tenements

Below : 31 Jane Street (1959) Post-War Apartment Tower

Urban context - Greenwich Village Apartment Buildings

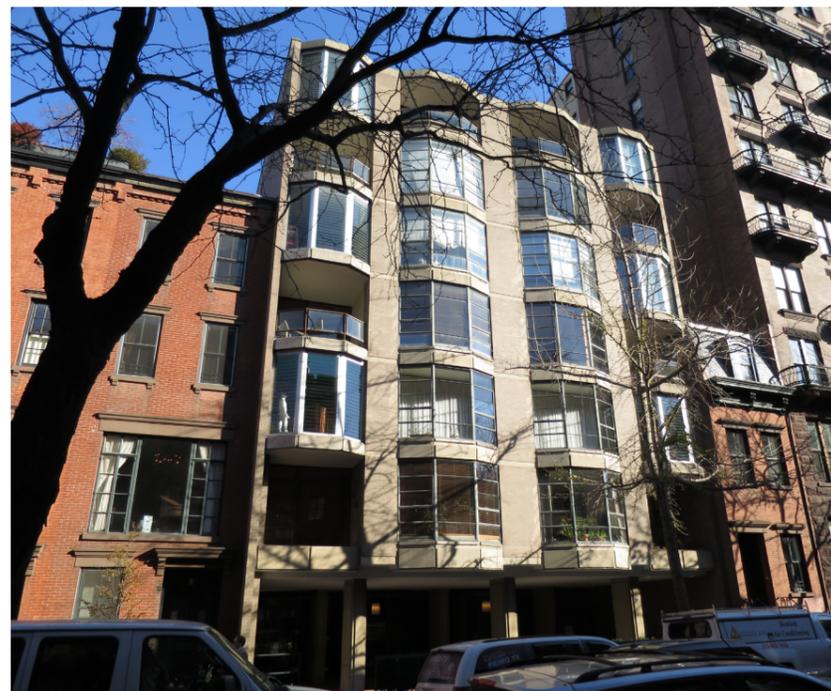


Above: 221 West 12th Street (1925-26) 6-Story Apartment House

Below: 75 Bank Street (1938) 6-Story Apartment House



43-49 Greenwich Avenue (1930) Row-House Conversion



Above: 829 Greenwich Street (2003)

Above: 48 Bank Street (1969)

2 Horatio Street (1929-31) Pre-War Apartment Tower

Below: 97 Greenwich Avenue (2002)

Below: Butterfield House 37-39 West 12th Street (1959) Post-War Apartment House

Street massing



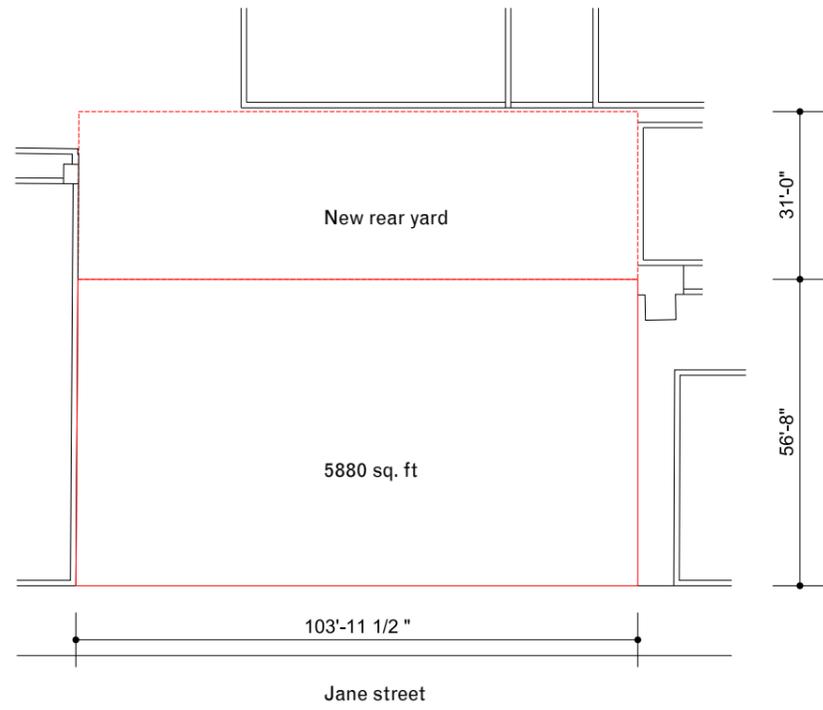
Above: Photomontage of Jane Street north elevation

Below: Photomontage of Jane Street south elevation

Urban massing



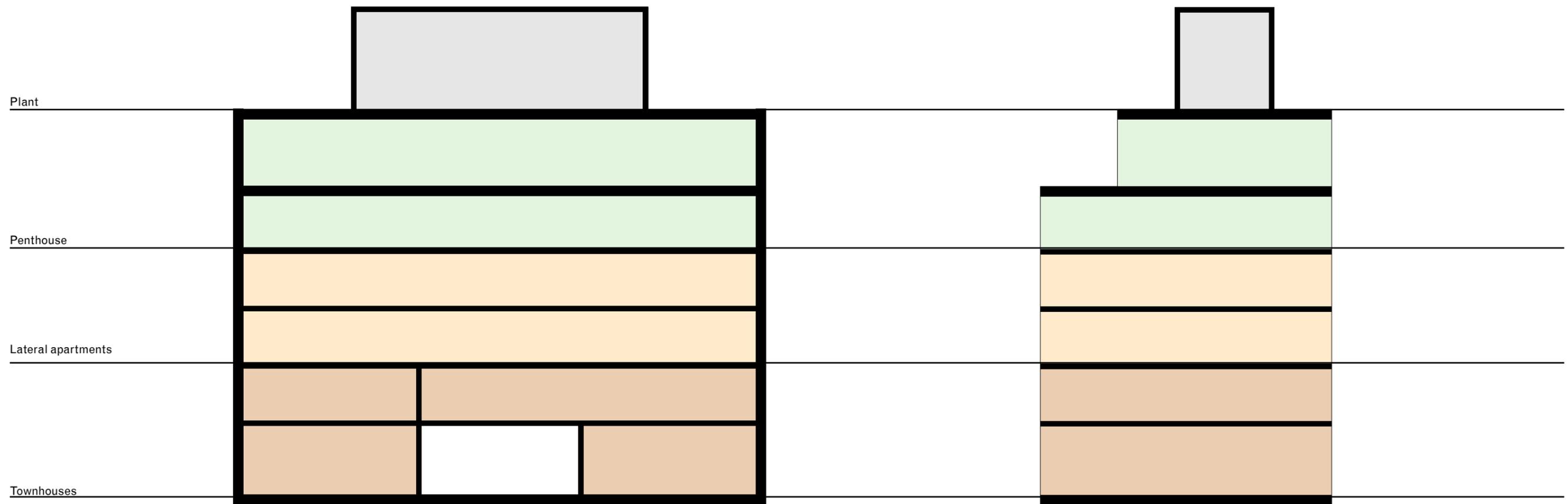
Aerial photograph of the site and context



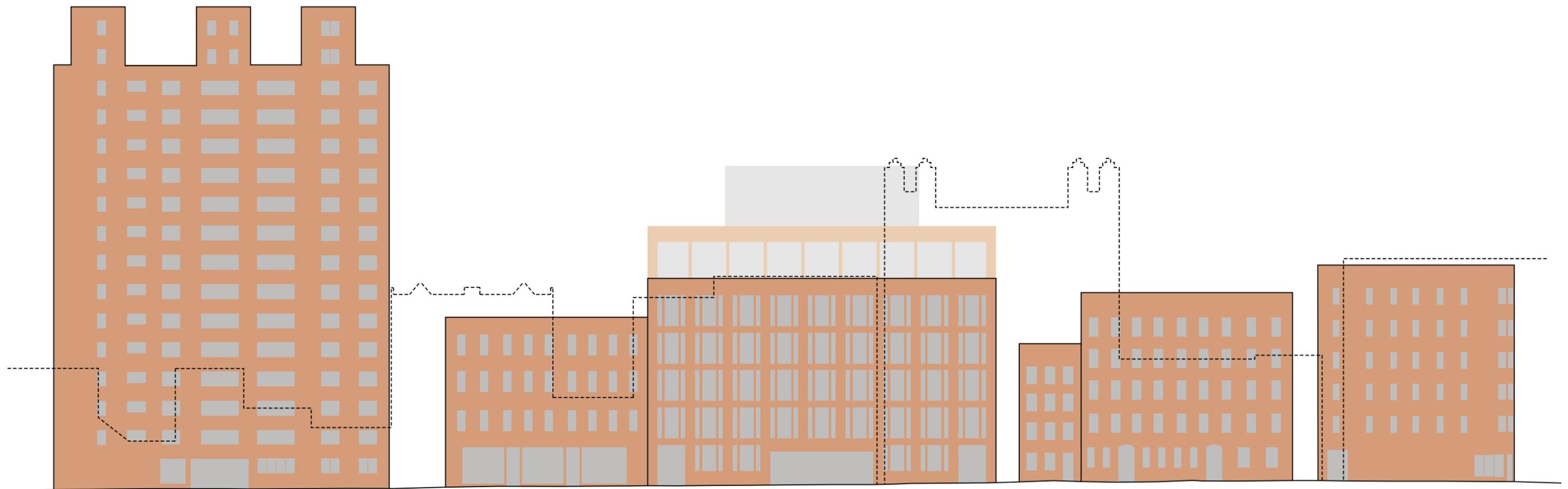
Zoning restrictions diagrams

Model showing the street massing

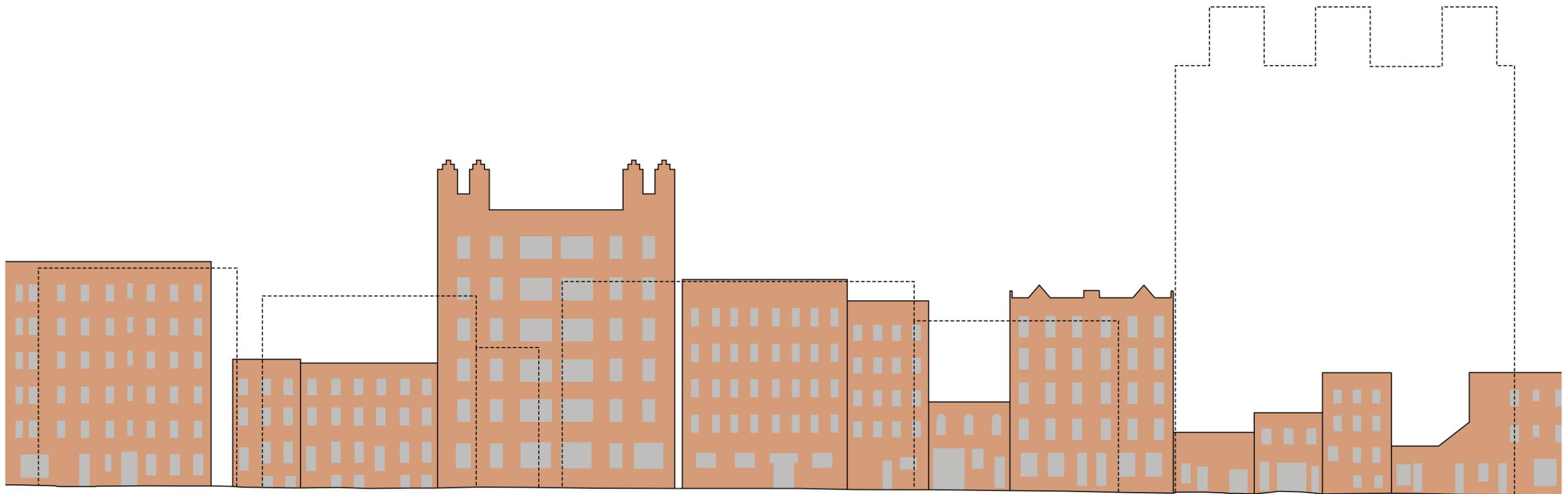
Program



Urban fabric analysis



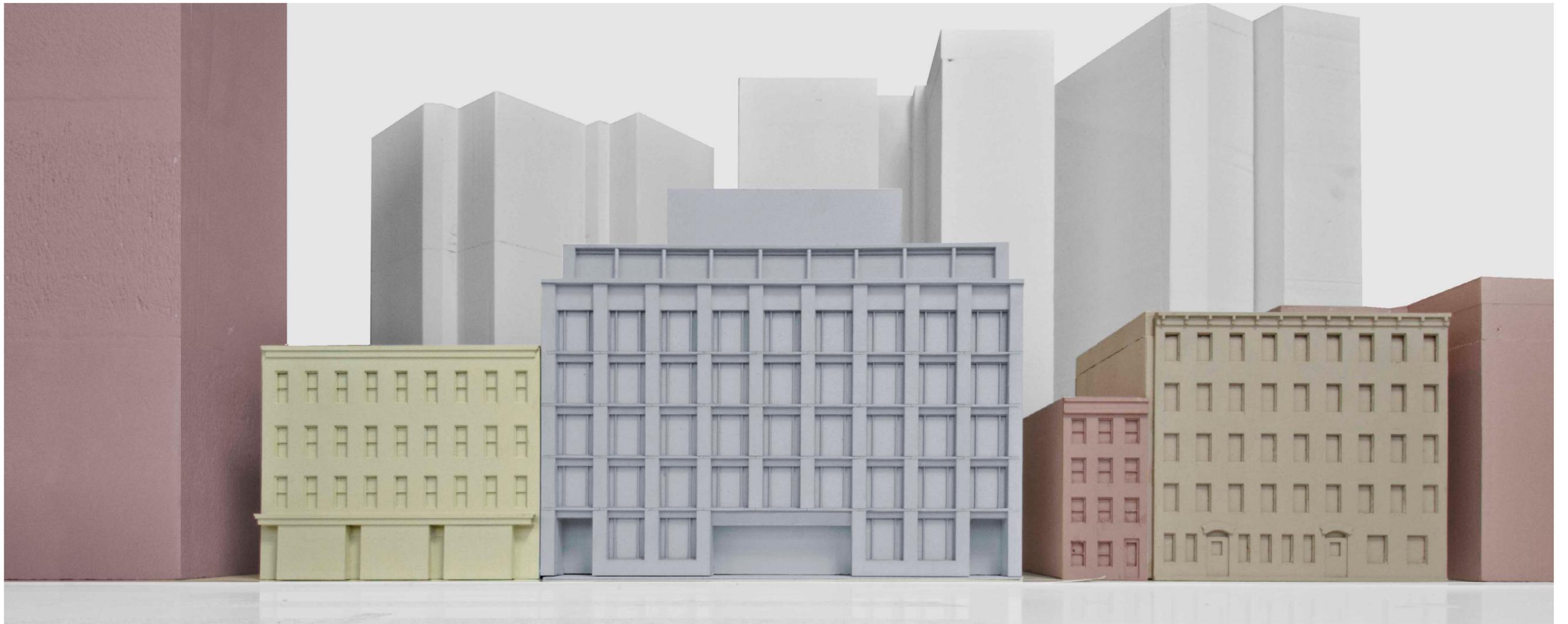
Street wall diagram showing the window openings on the north side of Jane Street



Street wall diagram showing the window openings on the south side of Jane Street

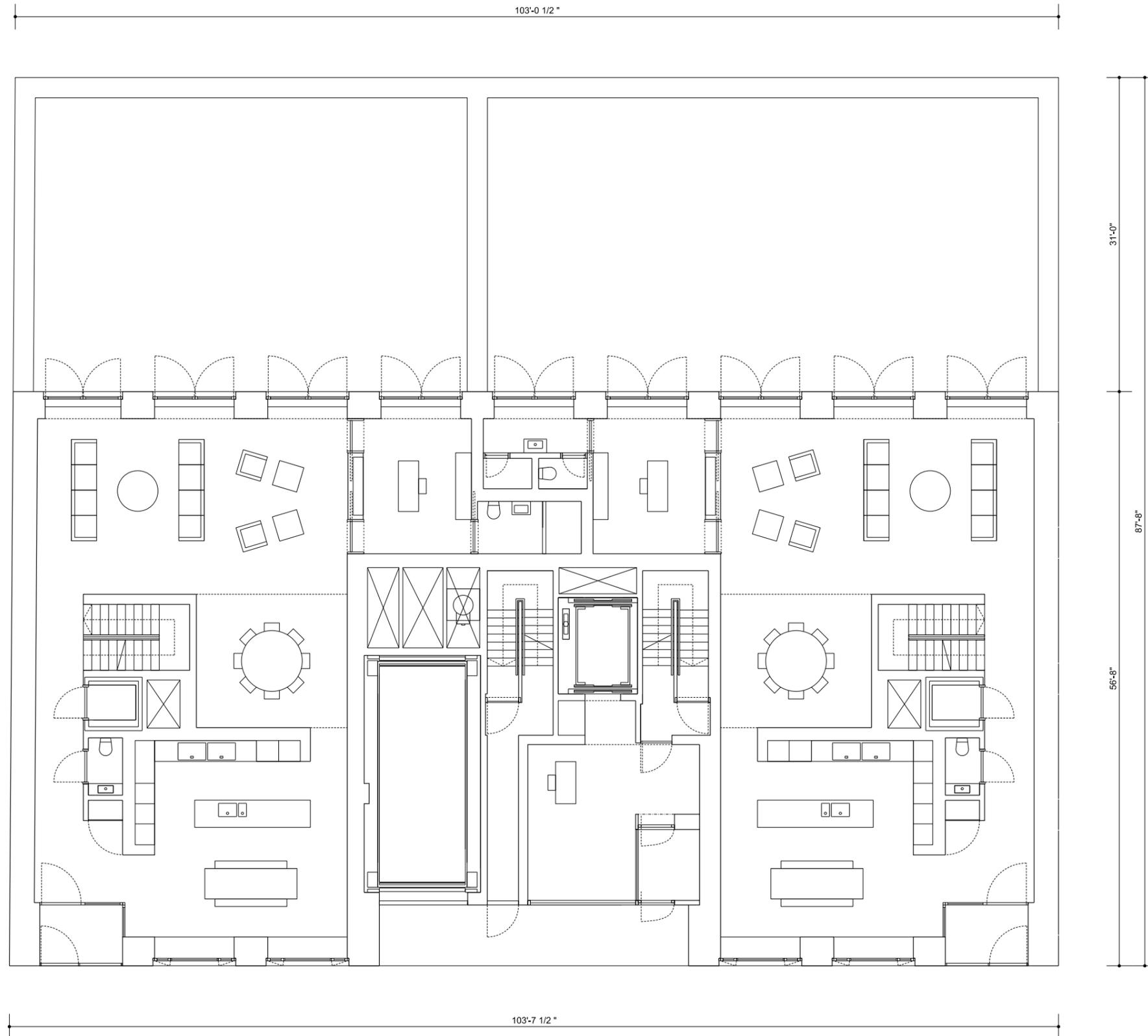
- 11 - 19 Jane street
- Existing buildings
- Rear yards
- New proposed rear yard



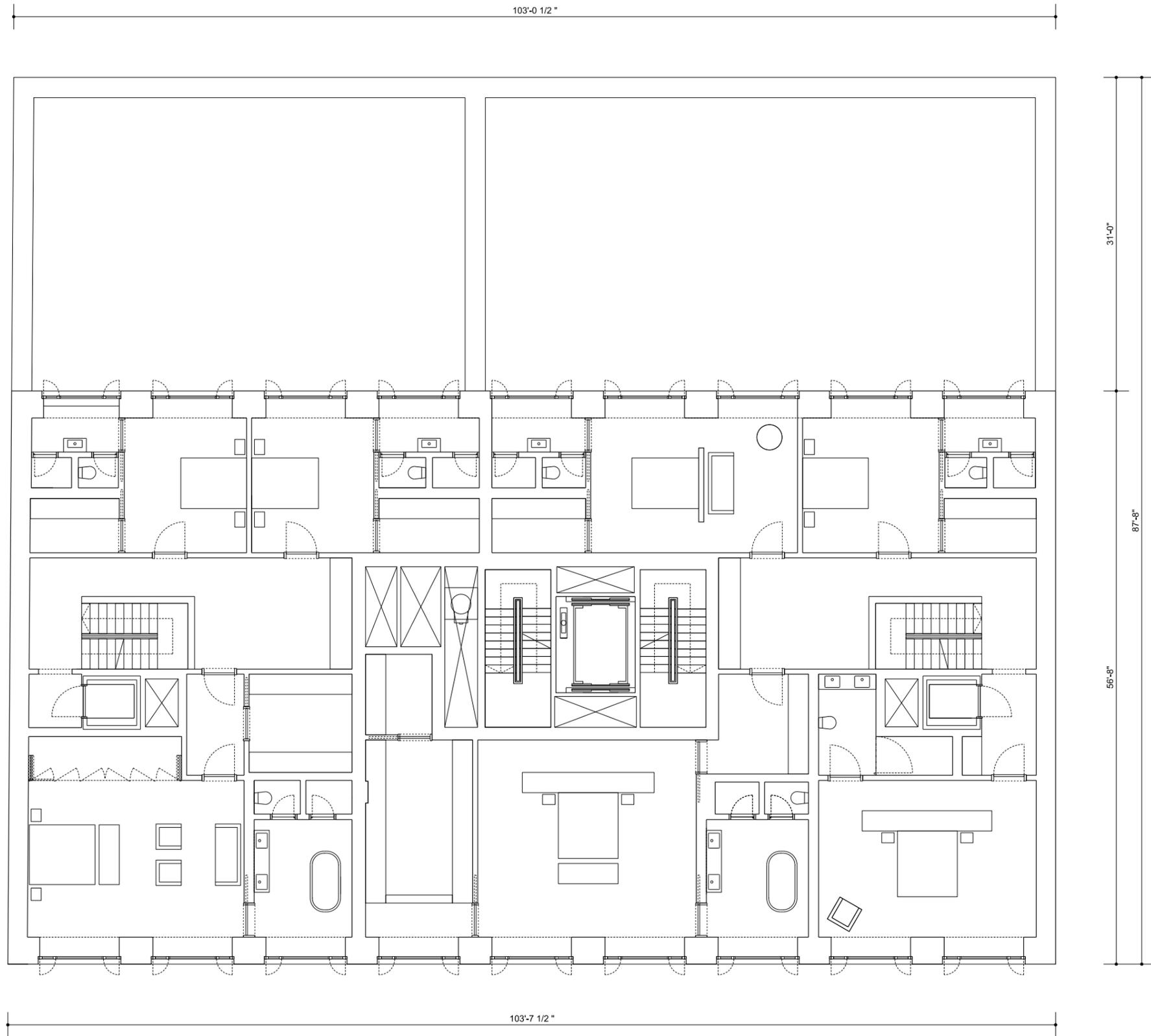


Street elevation

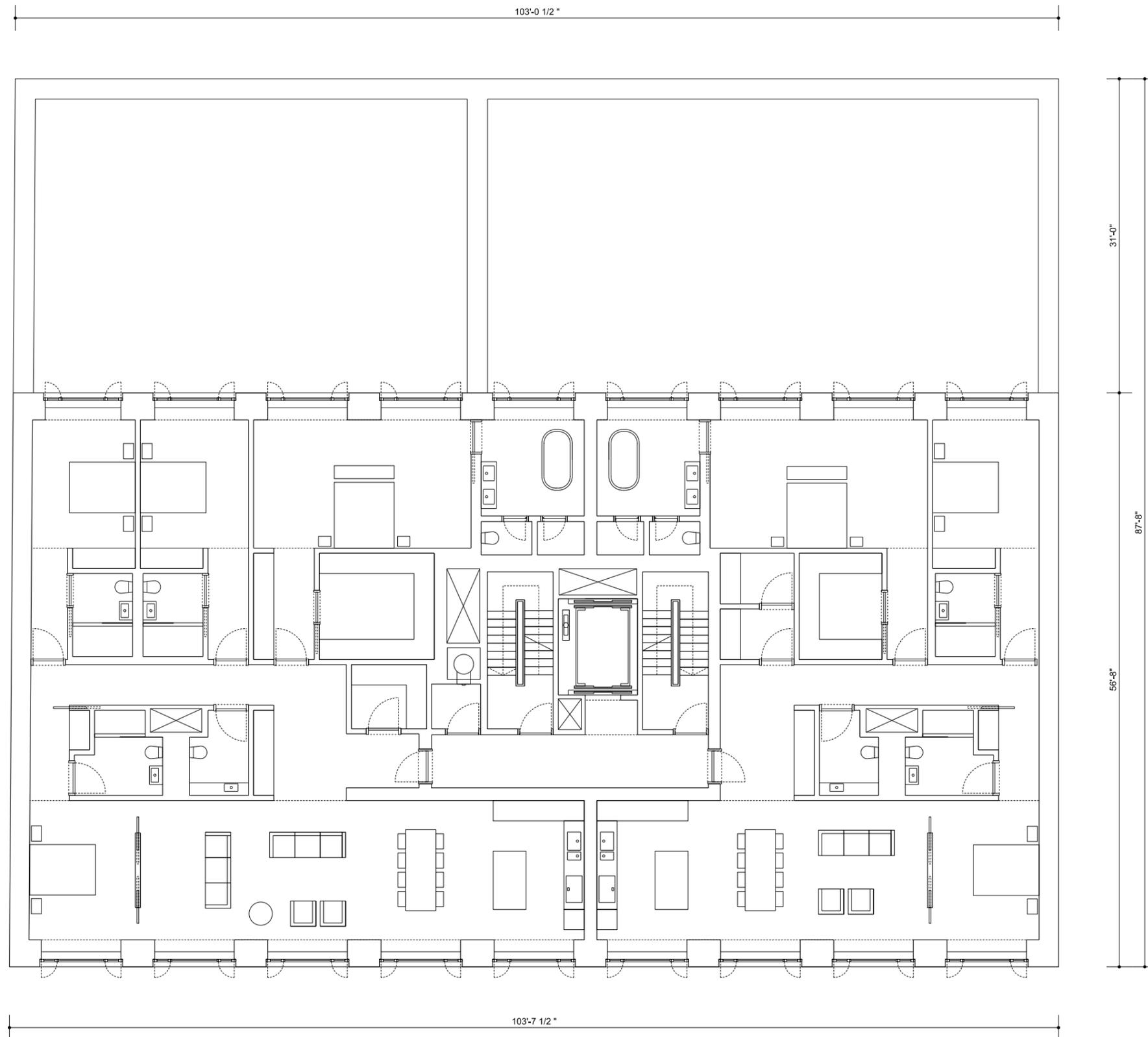
Architectural proposal



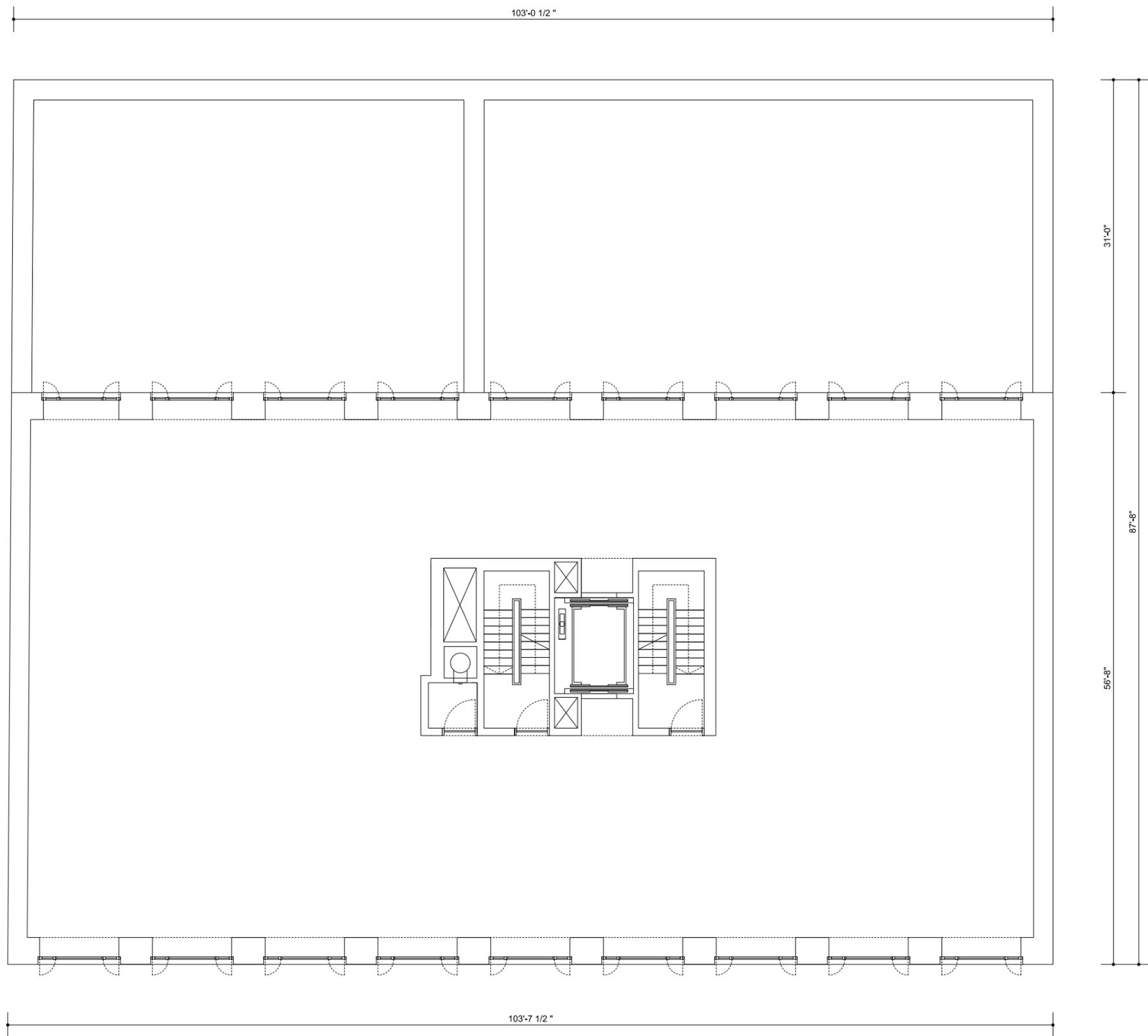
First floor plan



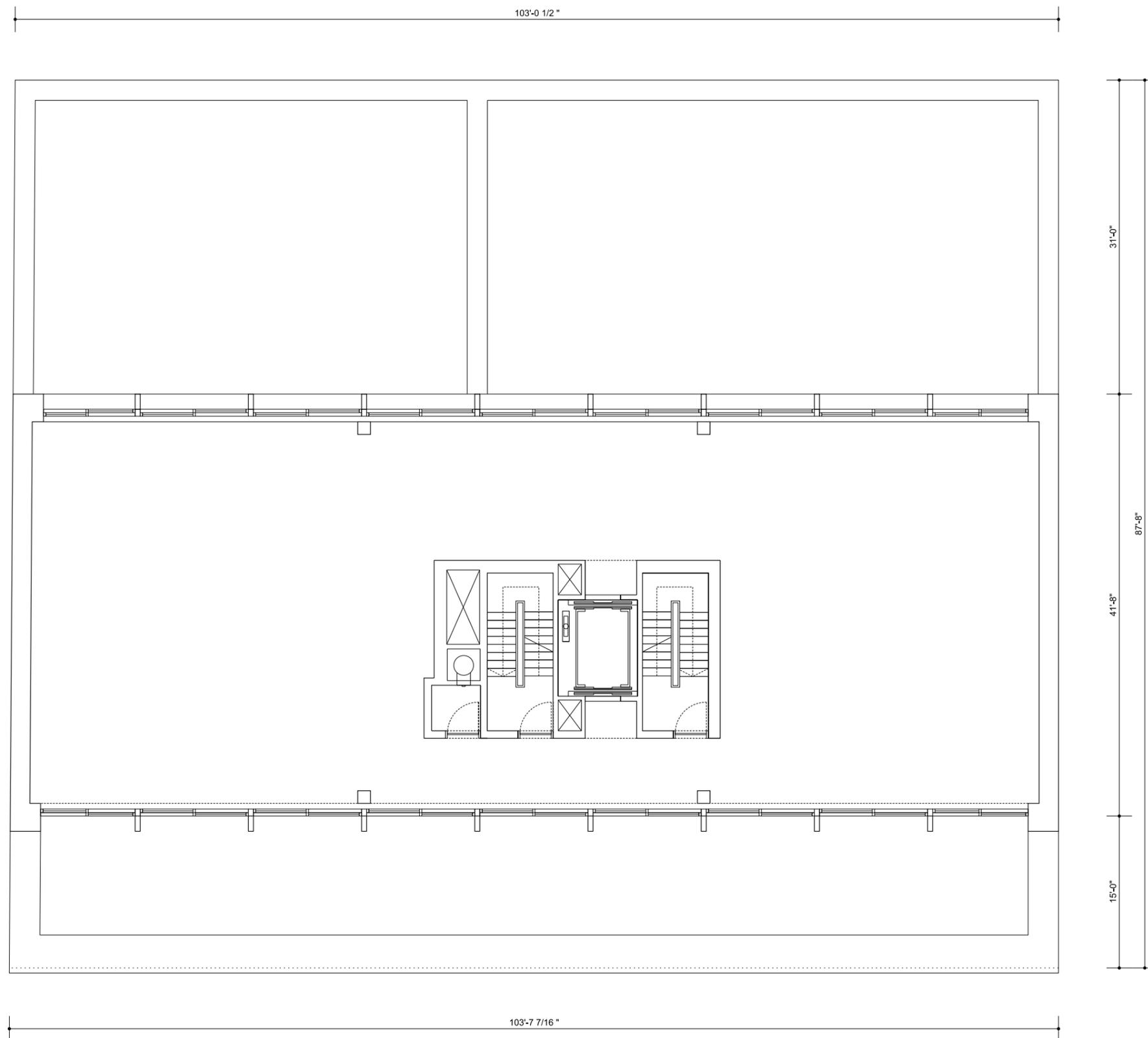
Second floor plan



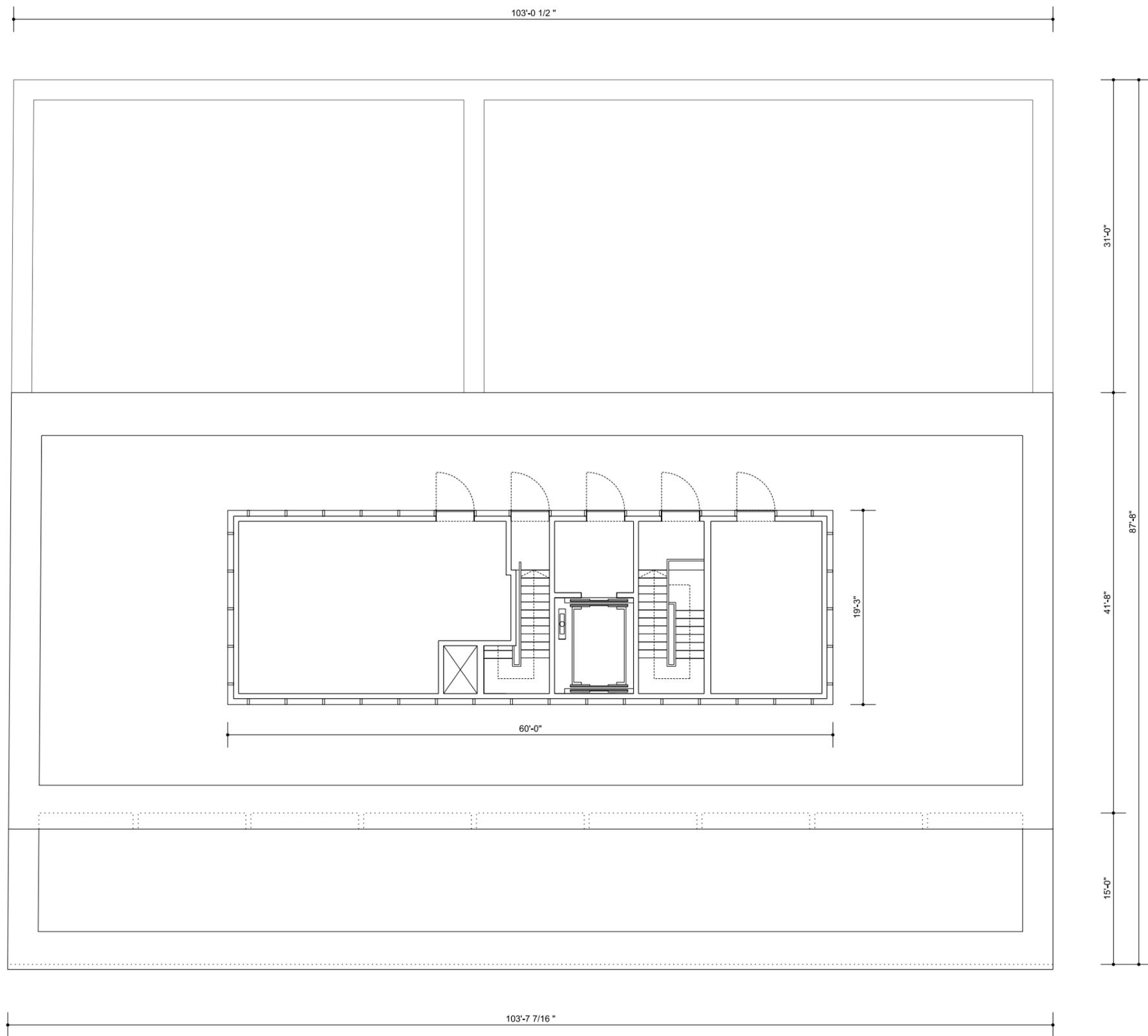
Third and fourth floor plan



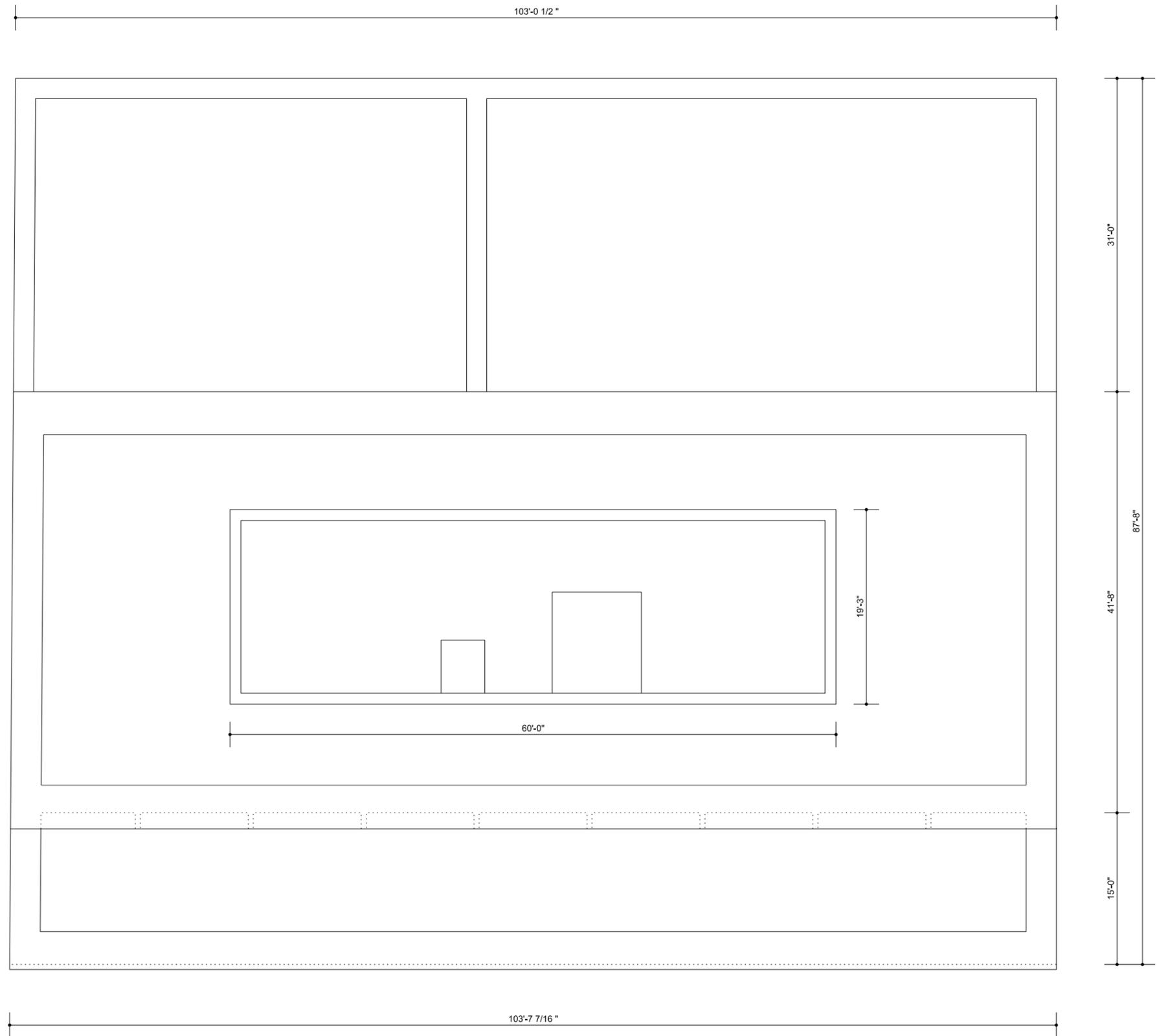
Fifth floor plan



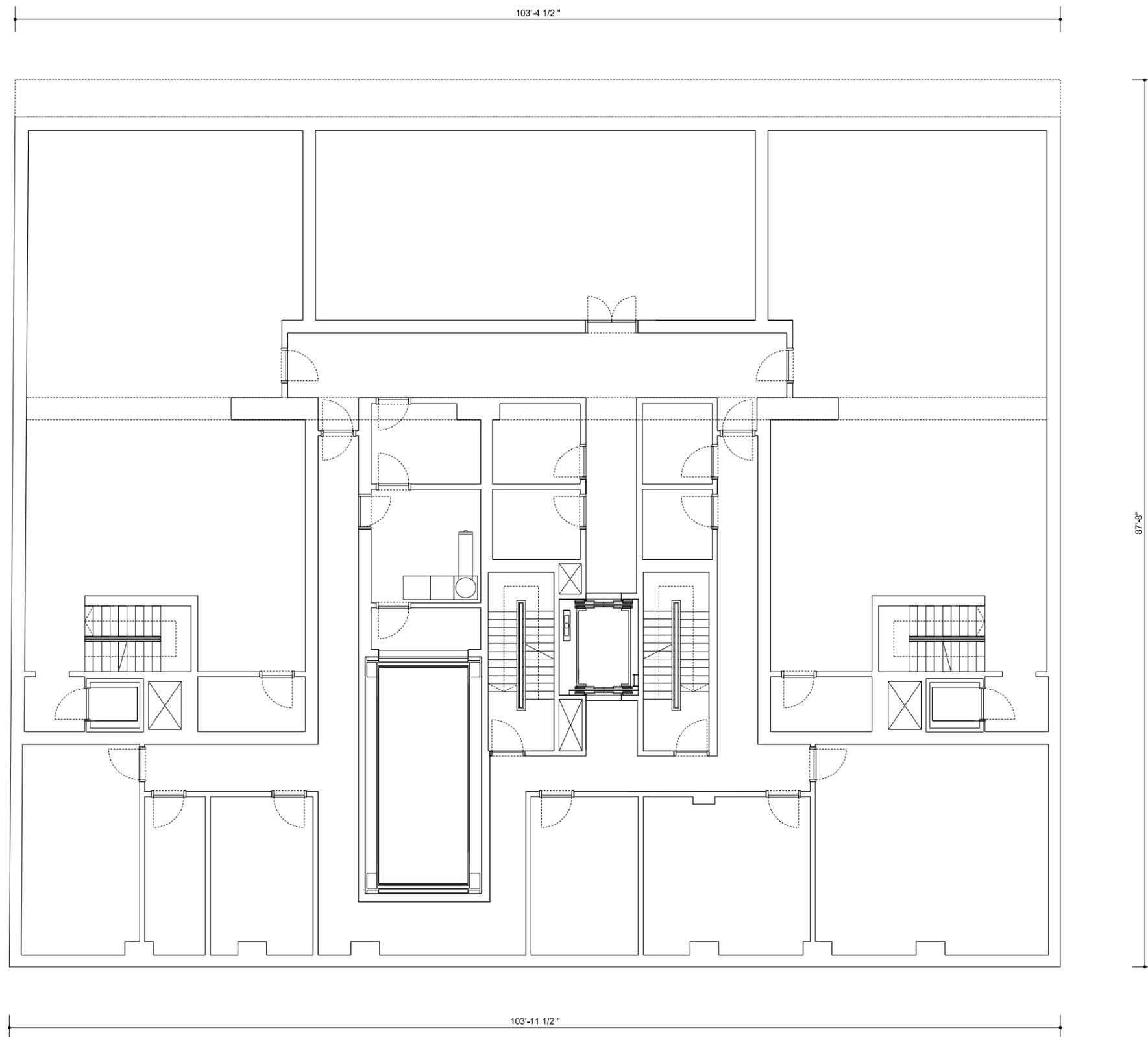
Sixth floor plan



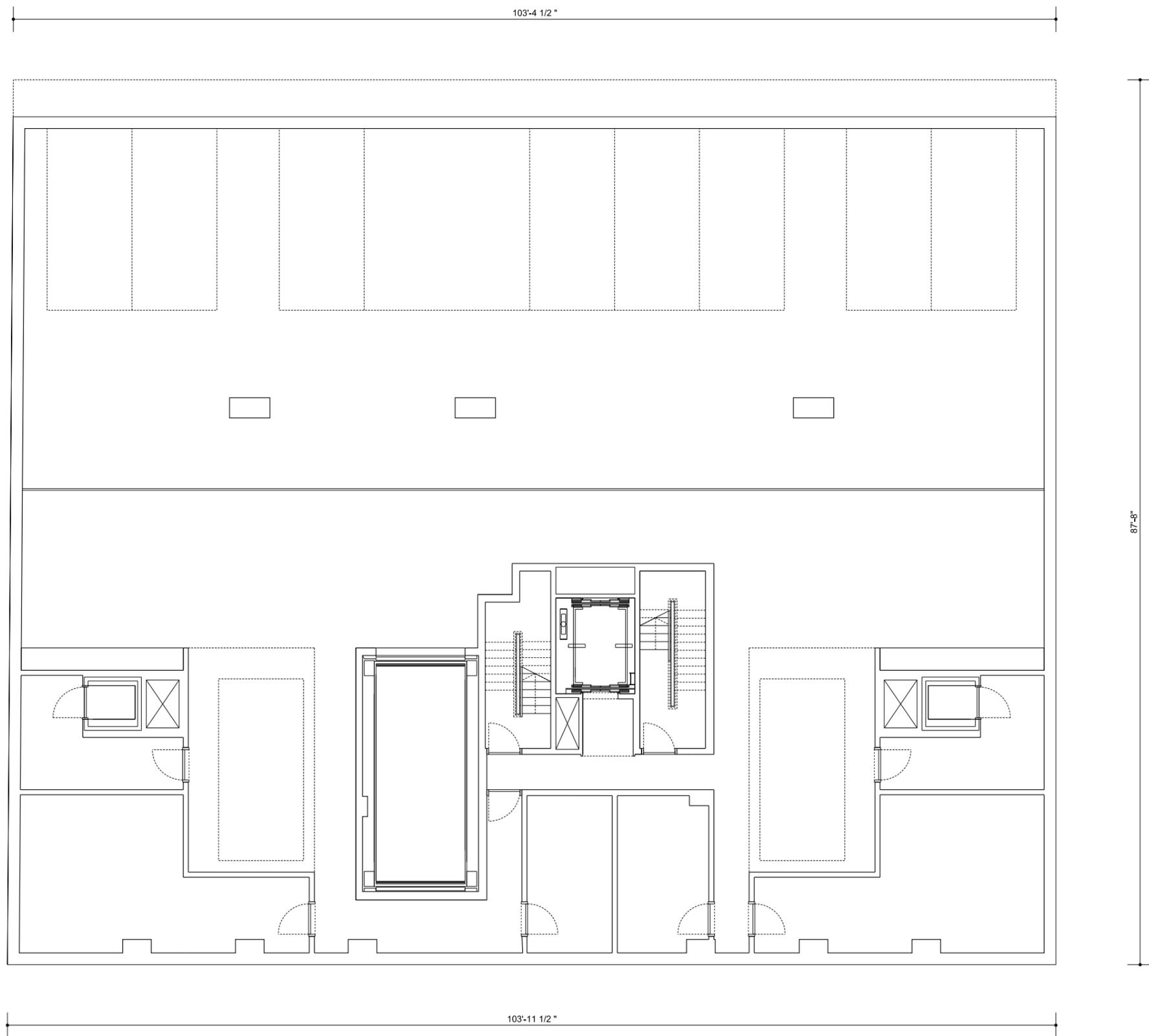
Roof plan



Upper roof plan

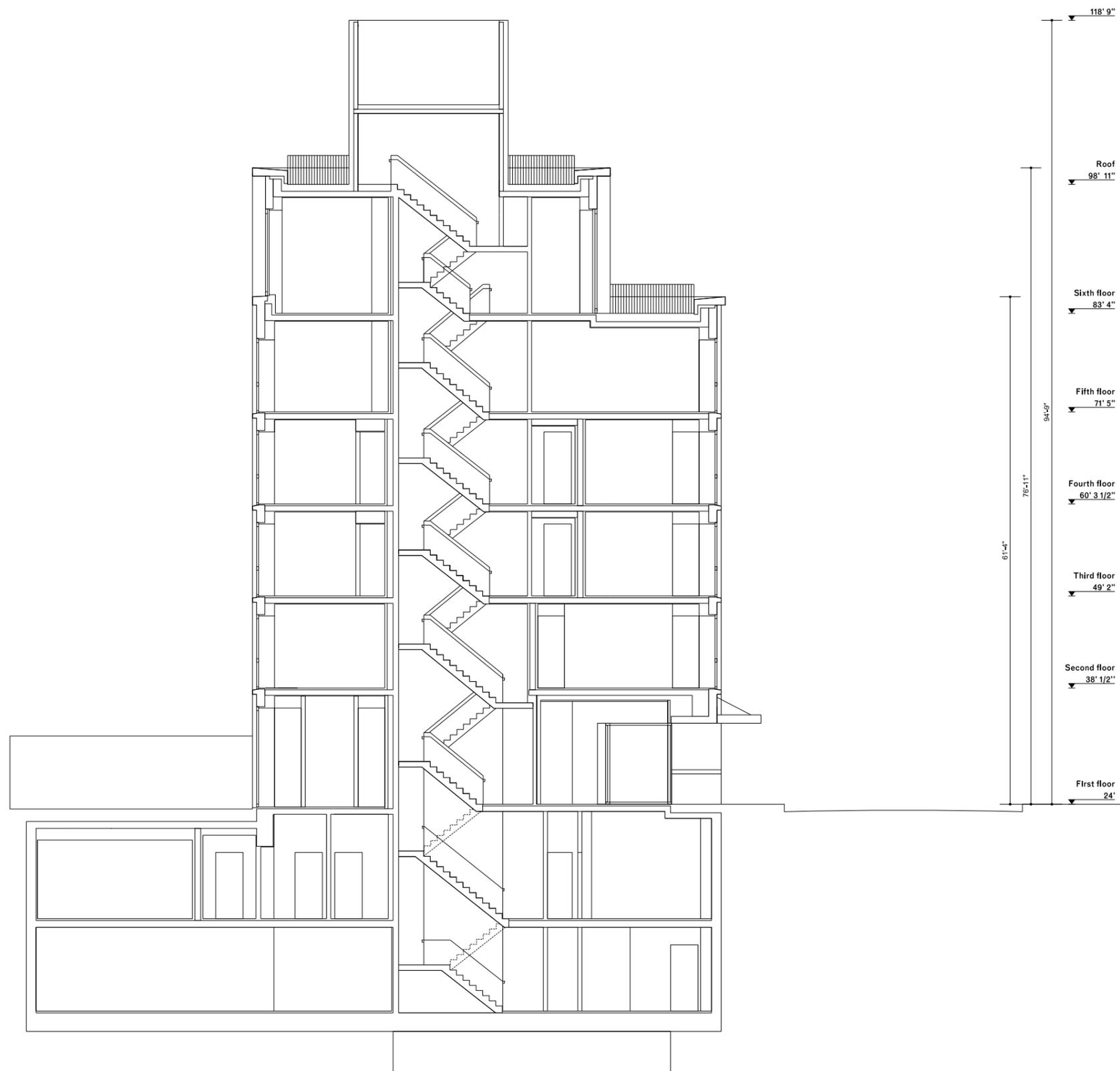


Cellar plan

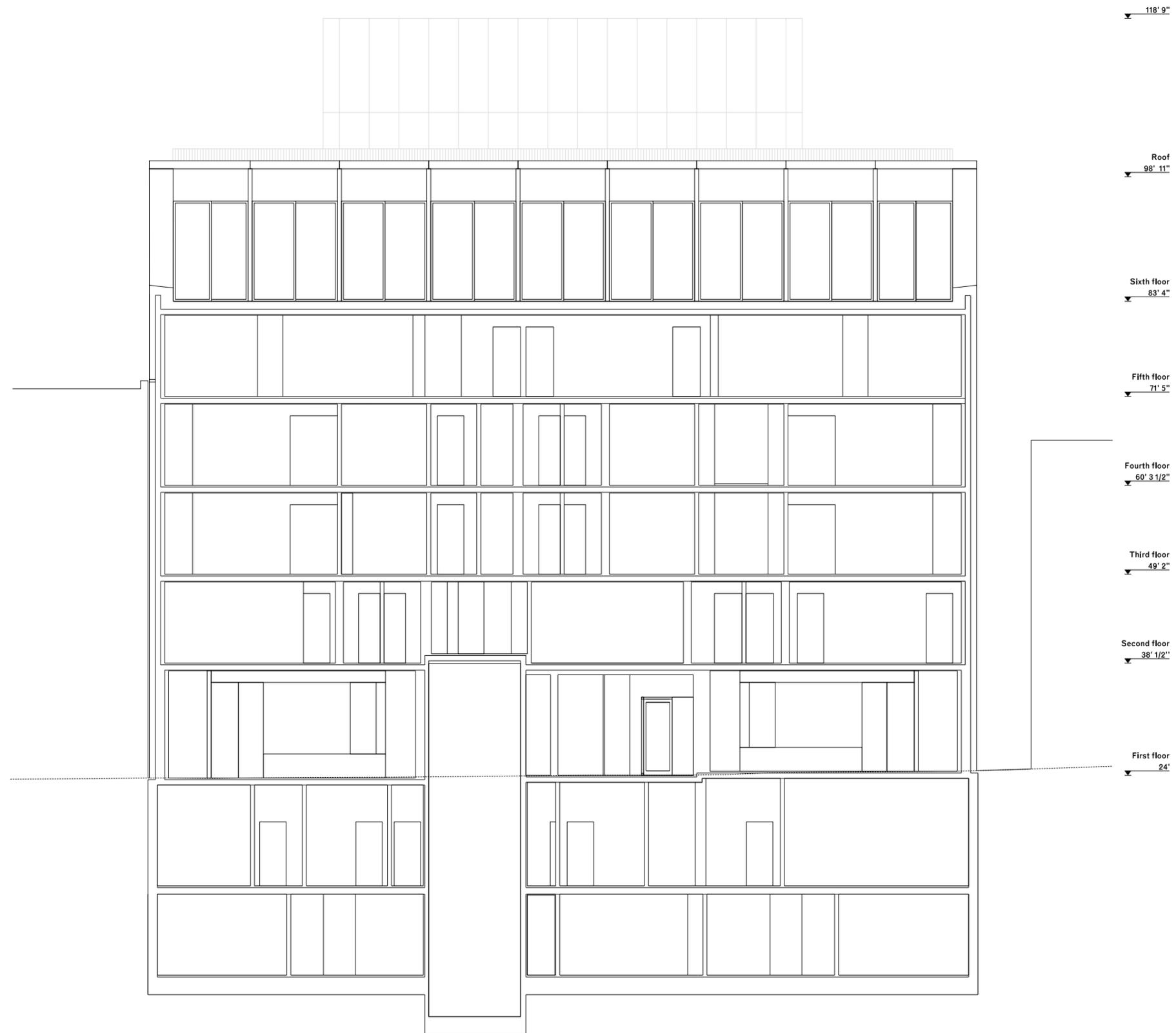


Sub-cellar plan

Sections

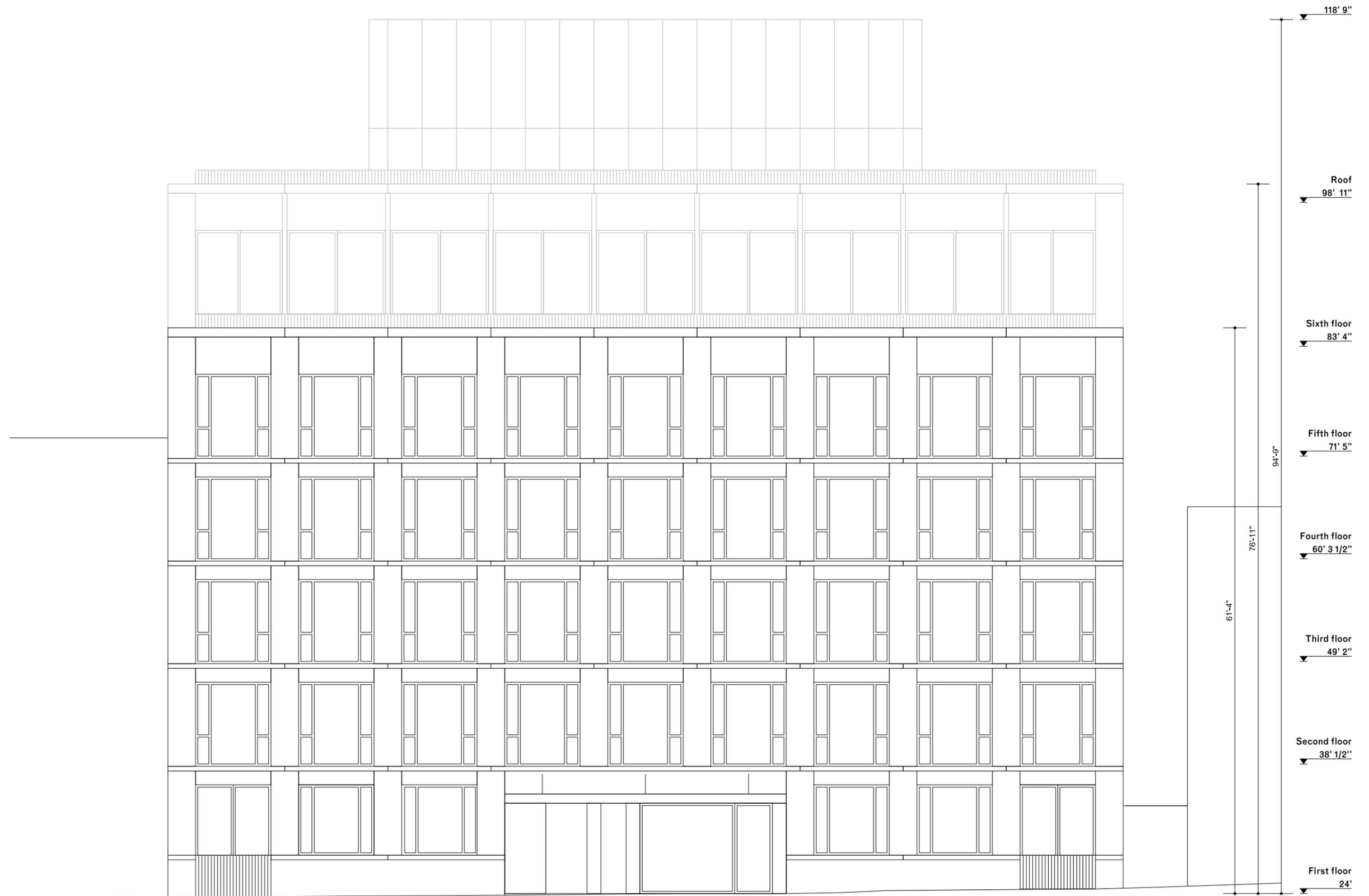


Short section through staircase

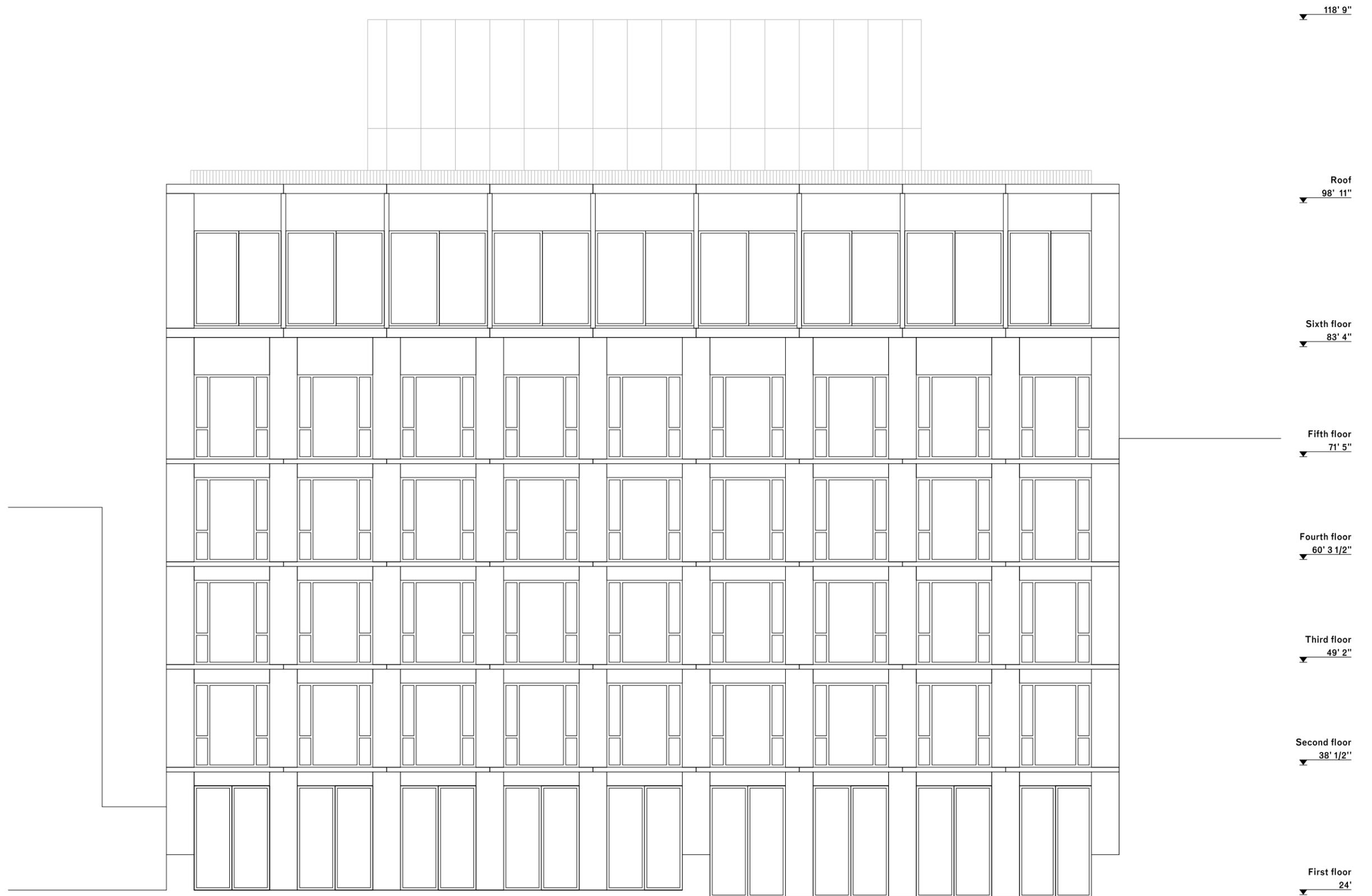


Long section

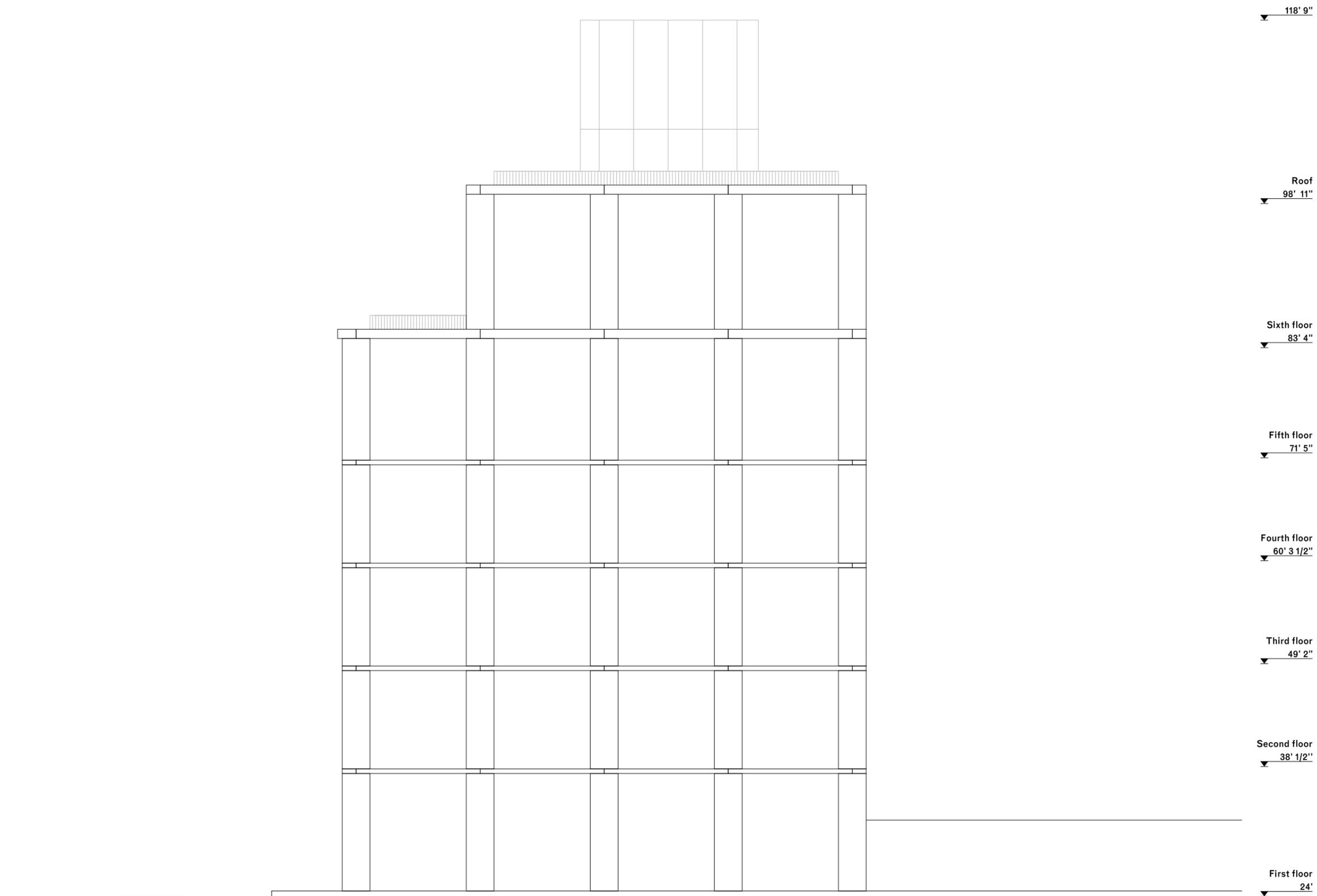
Elevations



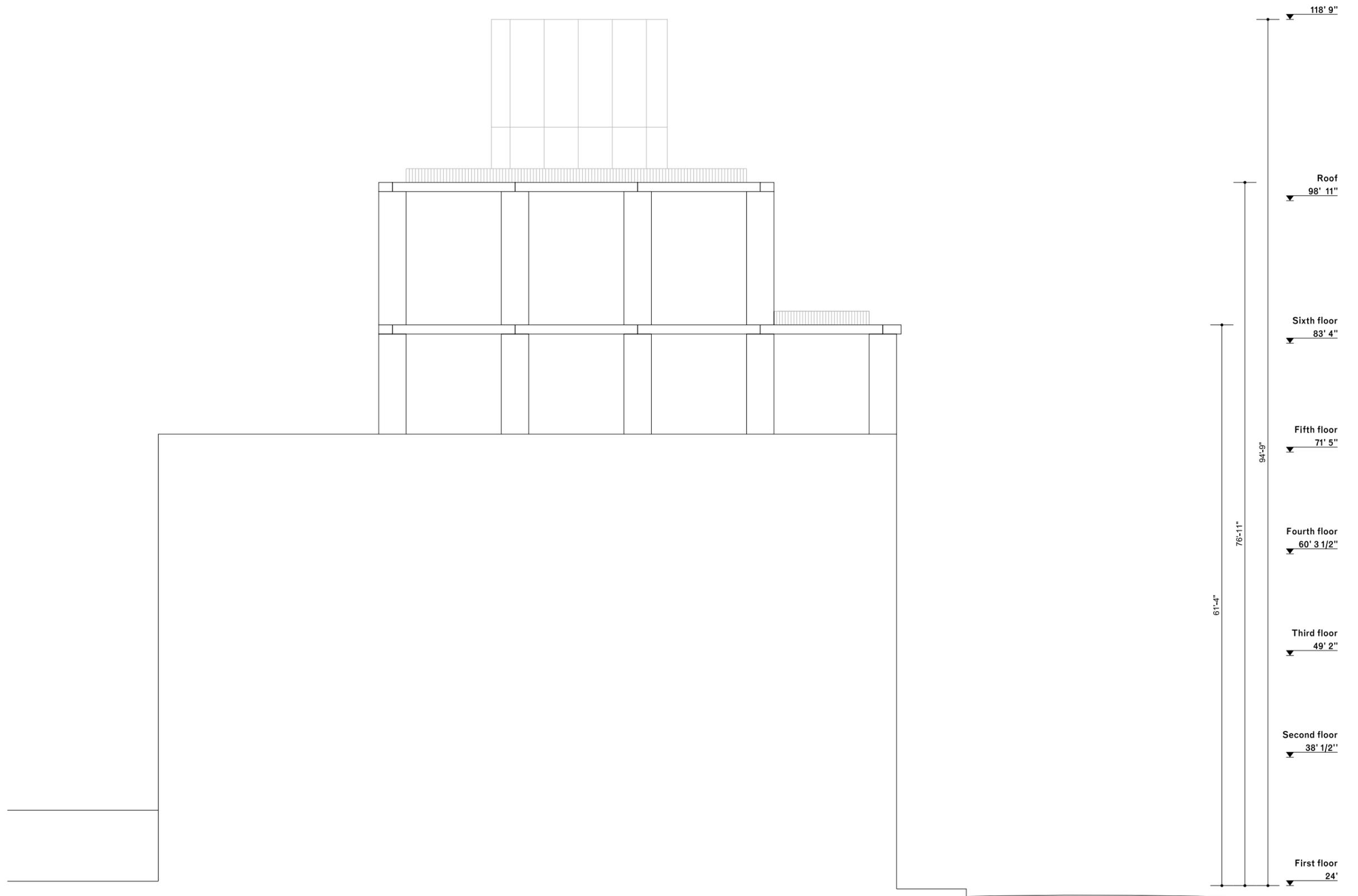
South elevation



North elevation



East elevation



West elevation

Street views



View from the west side, Jane Street



View from the west side, Jane Street

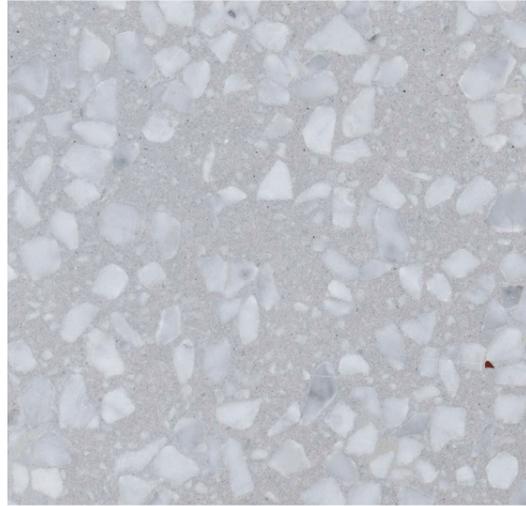


View from the east side, Jane Street



View from the east side, Jane Street

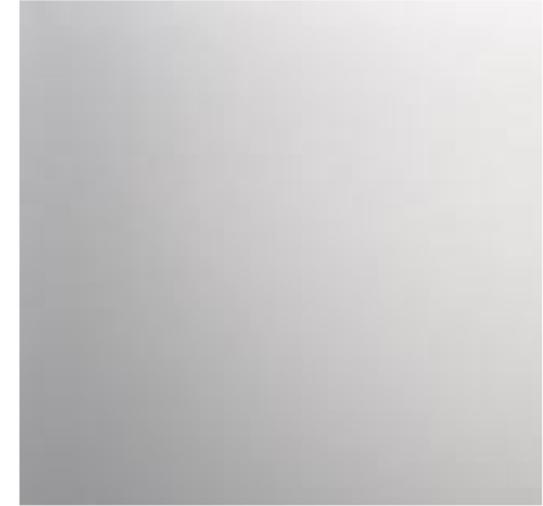
Materiality



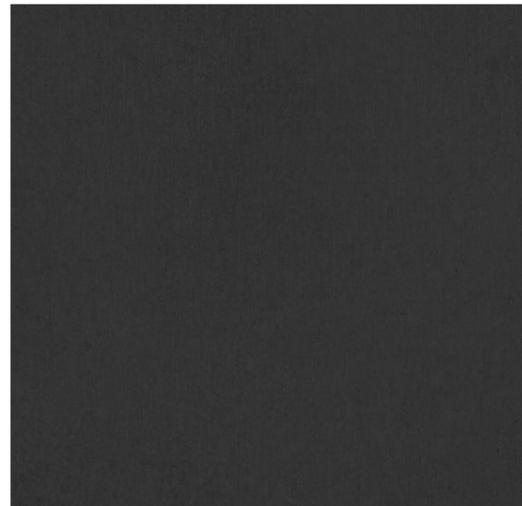
Light grey honed precast concrete
- Spandrels



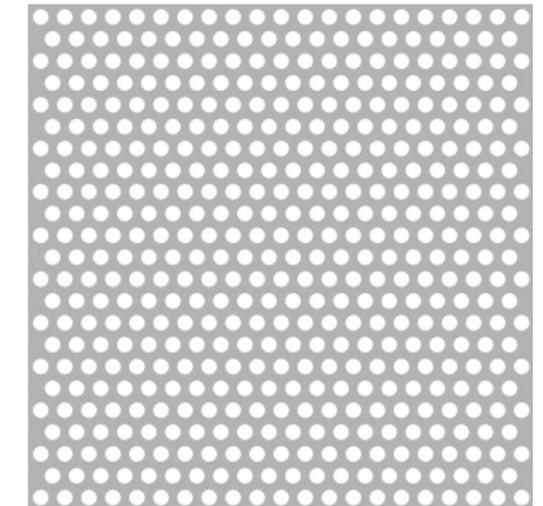
Light grey sandblasted precast concrete
- Columns



Stainless steel
- Window frames and balustrades



Blackened stainless steel
- Canopy

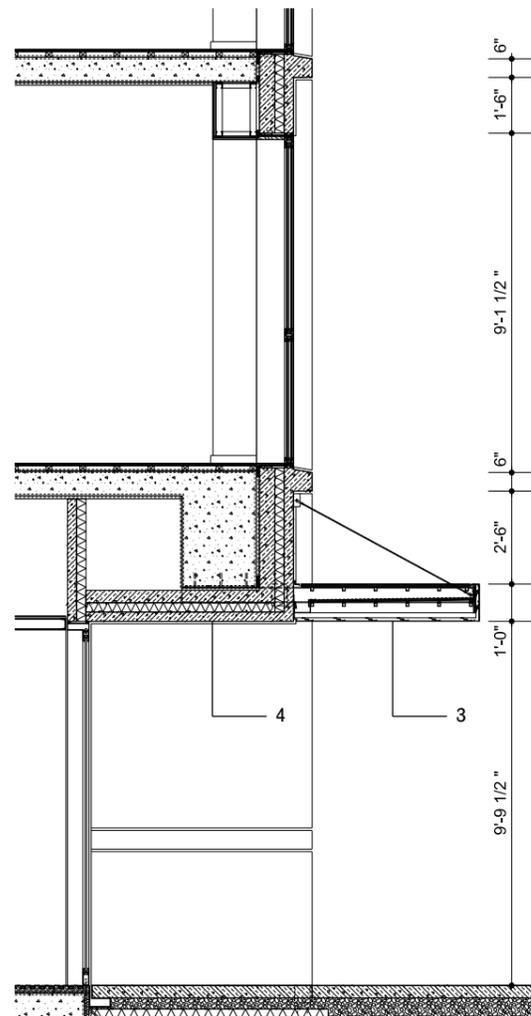


Perforated metal panels
- Plant screen



View of main entrance and east townhouse entrance

Façade details



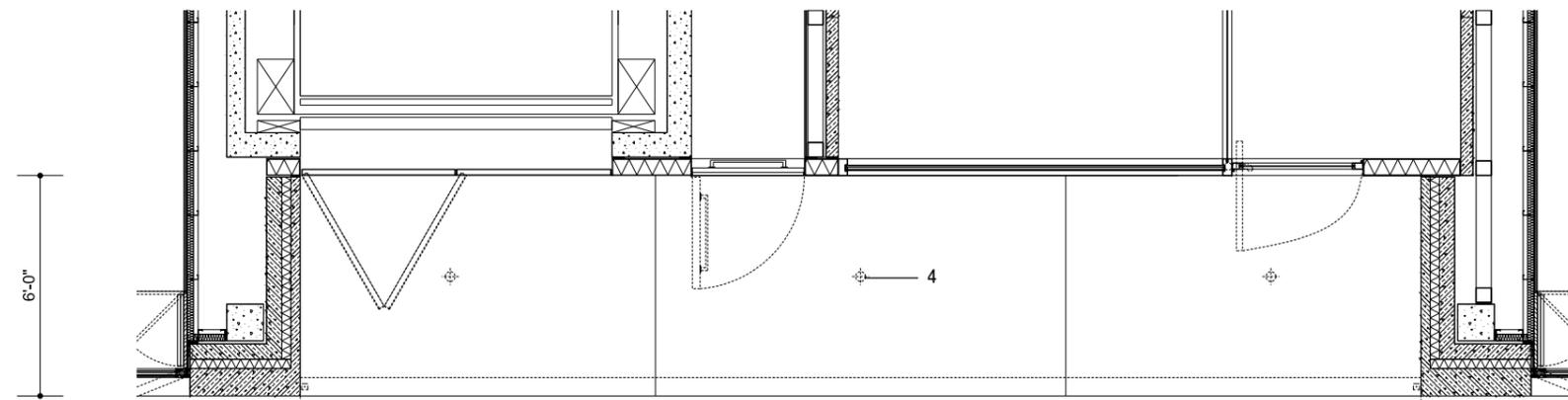
Section

Key

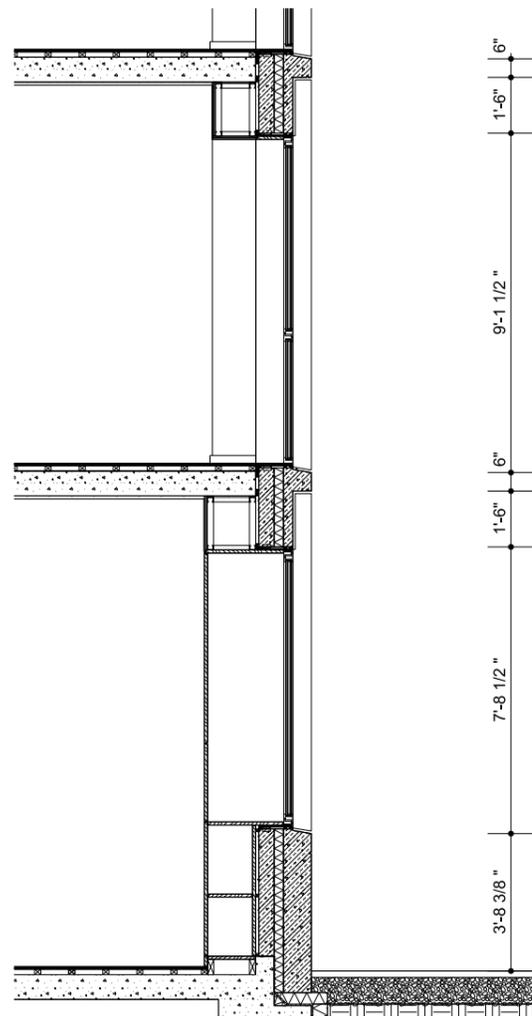
- 1 Door number
- 2 Door intercom
- 3 Security camera
- 4 Recessed light in soffit



Elevation



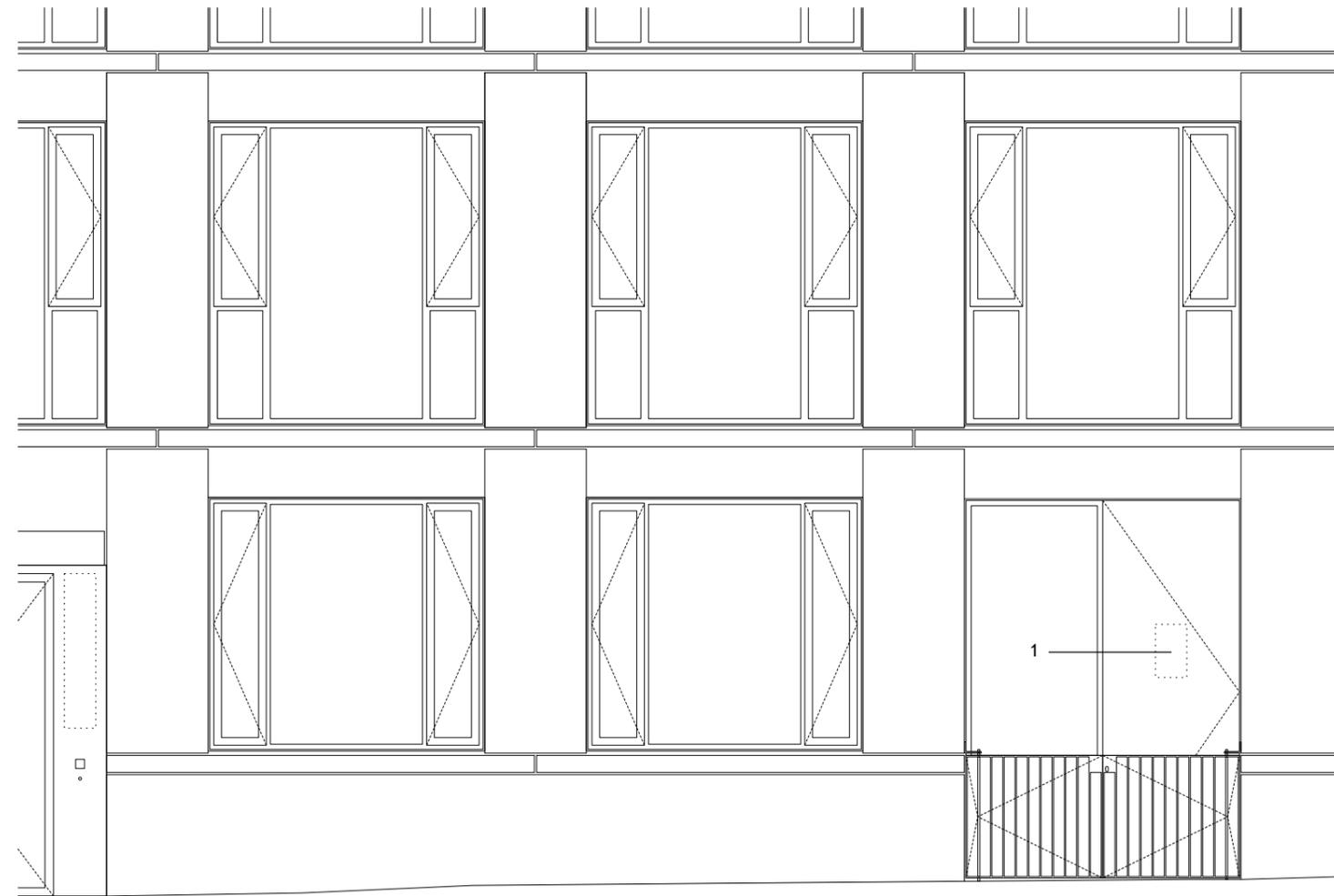
Plan



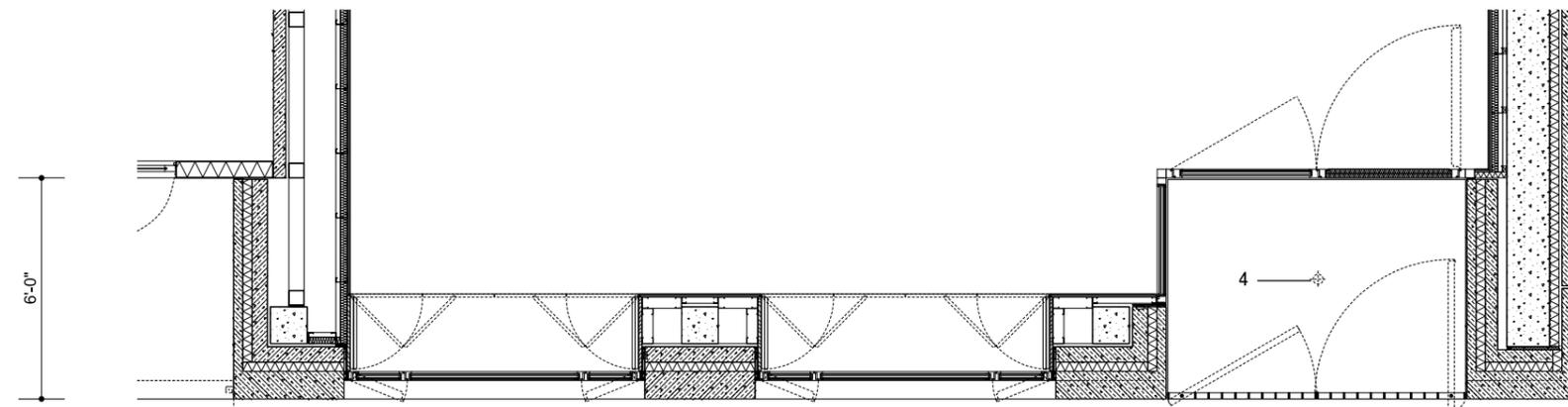
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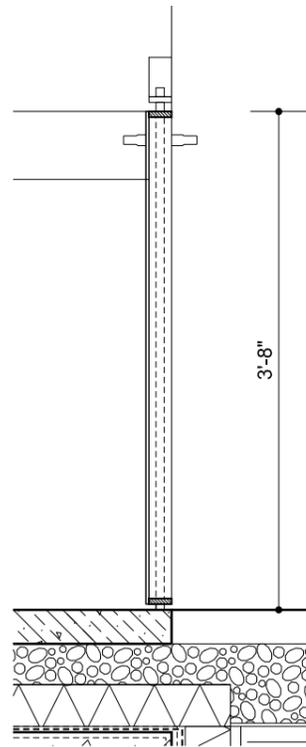
- 1 Door number
- 2 Door intercom
- 3 Security camera
- 4 Recessed light in soffit



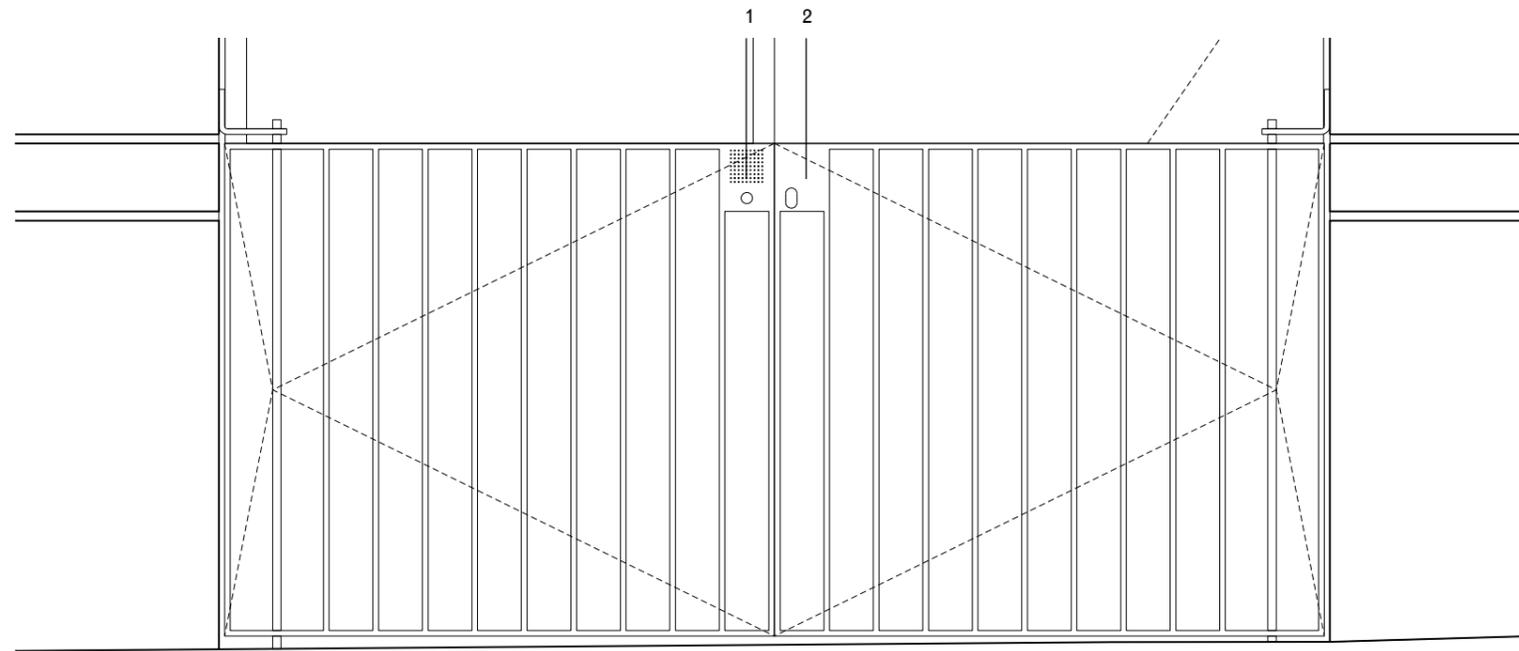
Elevation



Plan



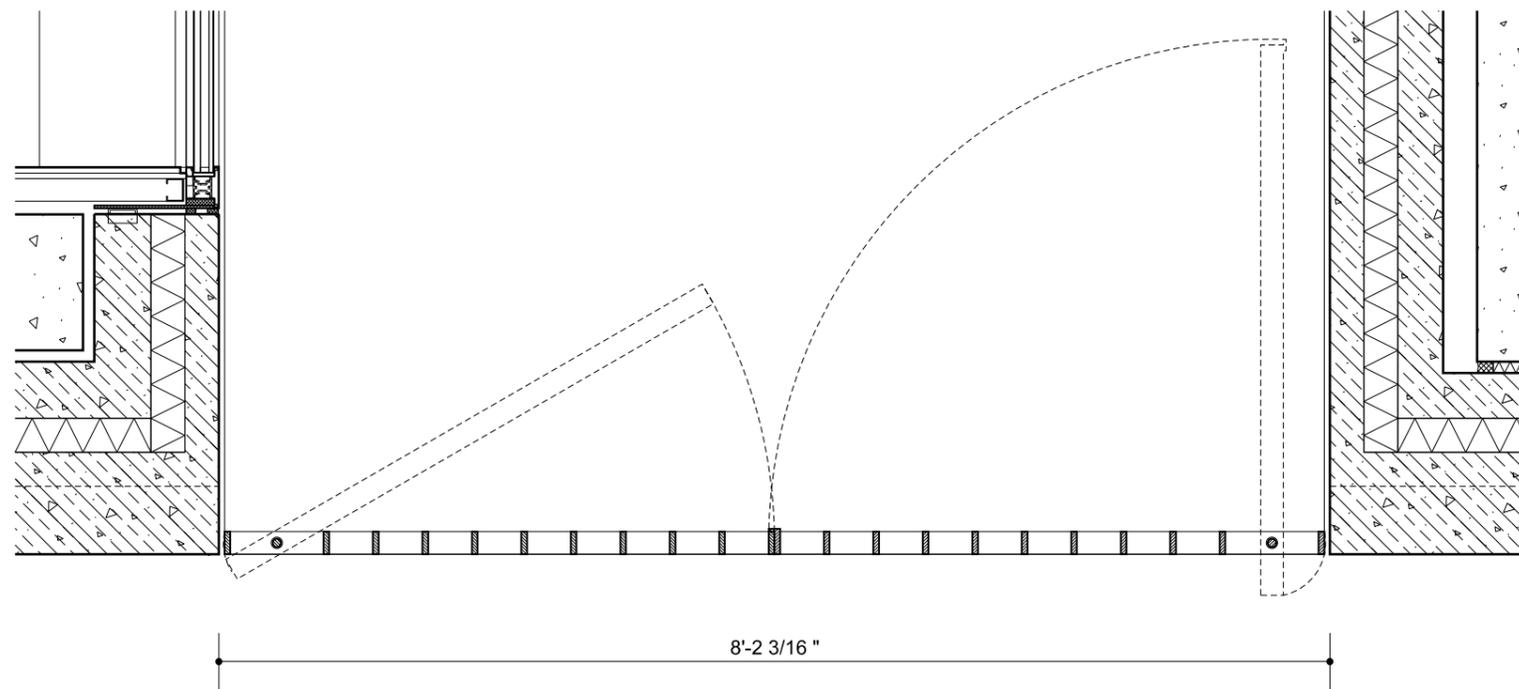
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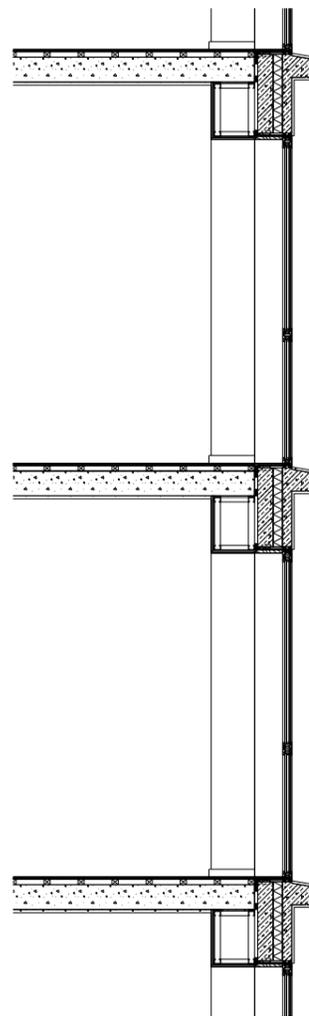
Elevation

Key

- 1 Gate intercom
- 2 Gate lock



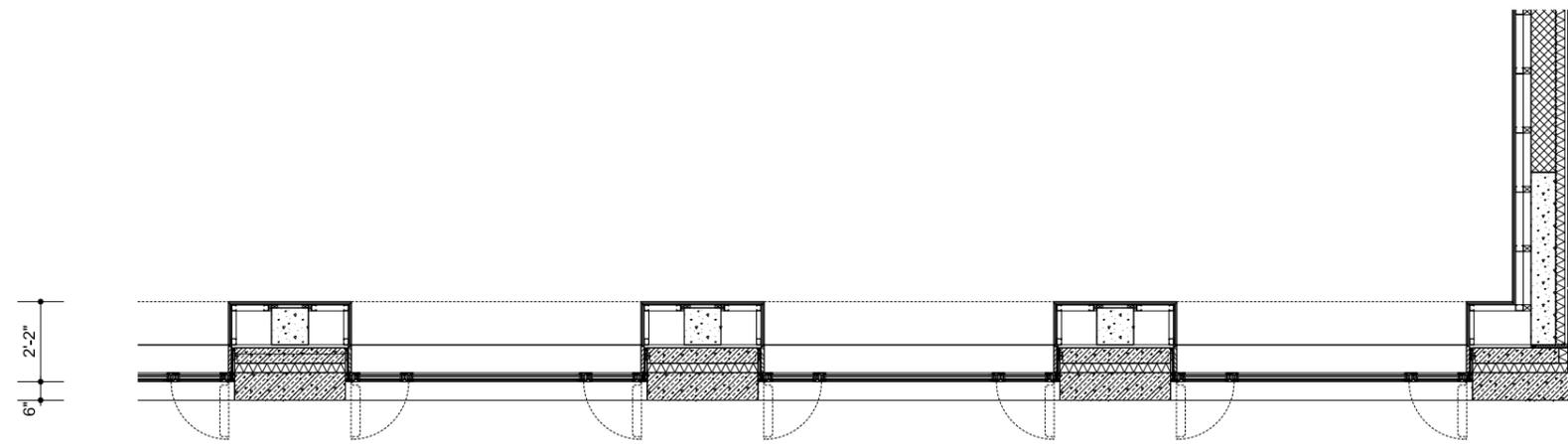
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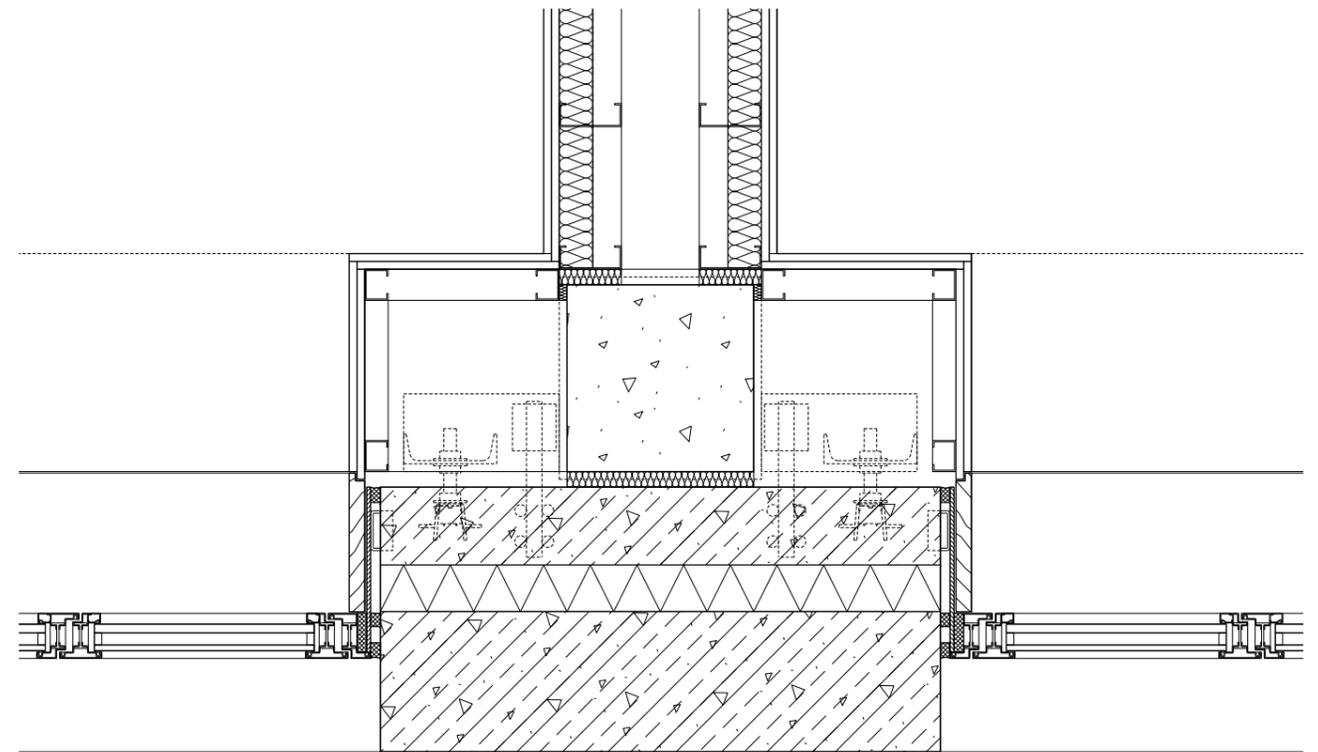
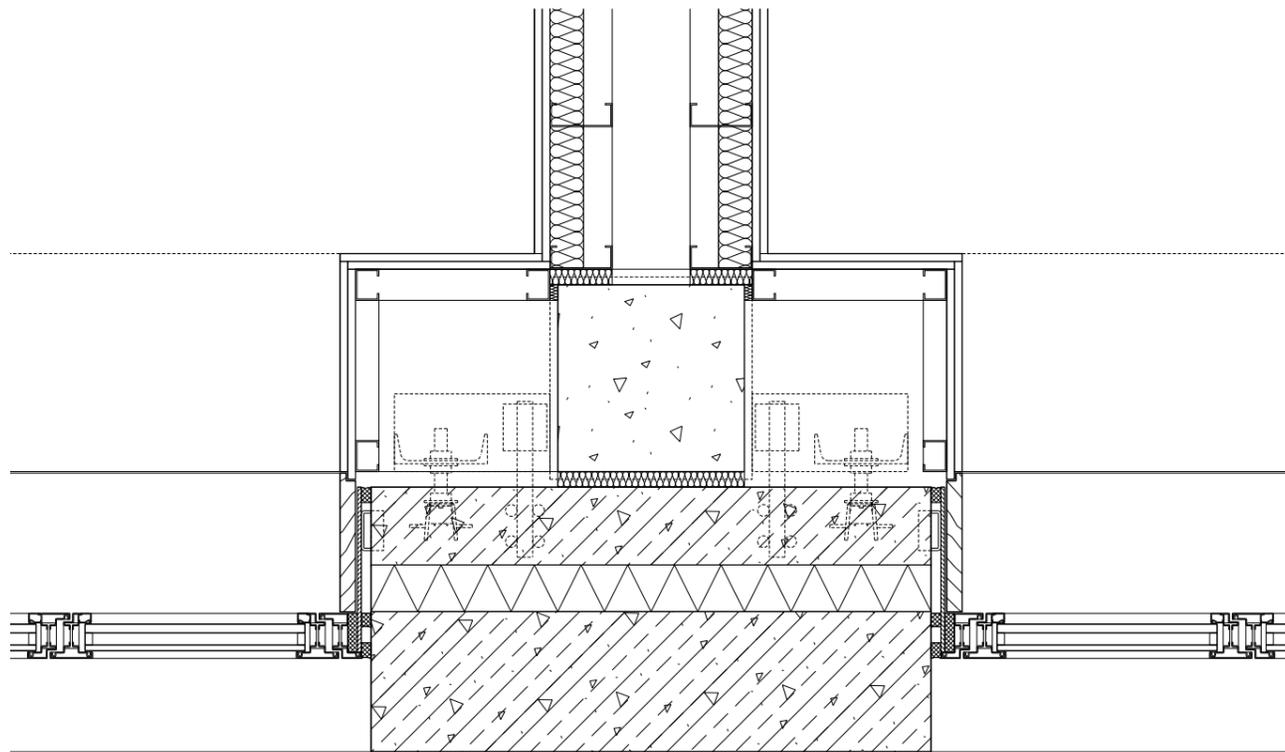
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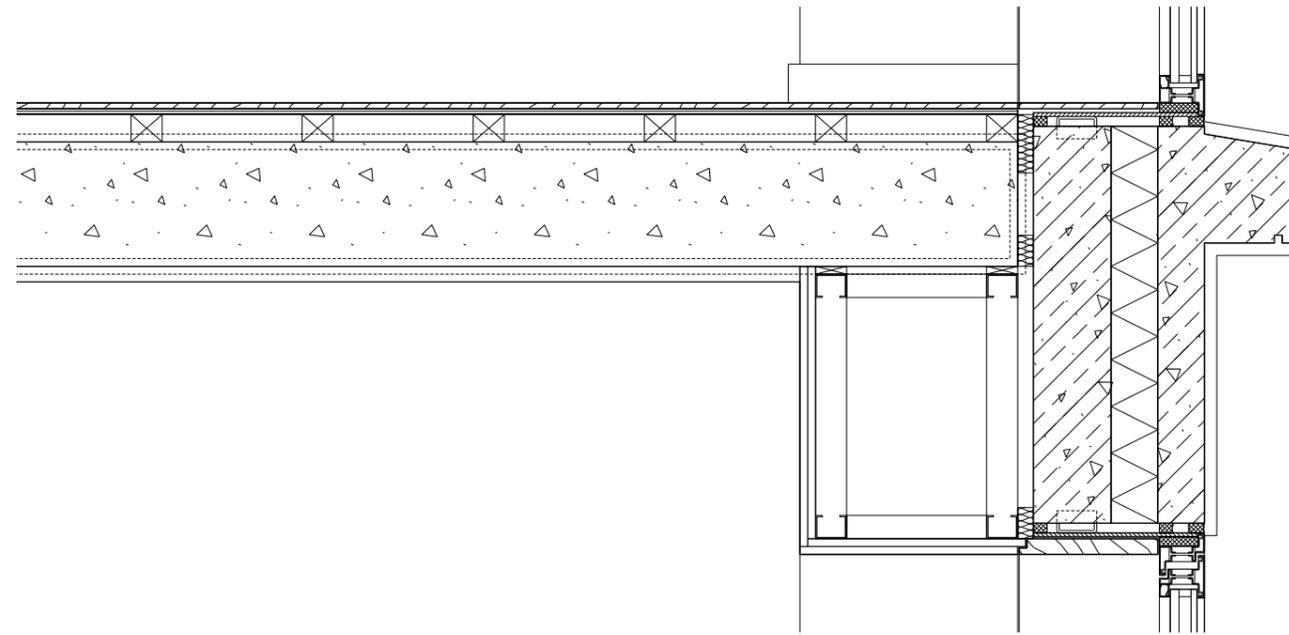
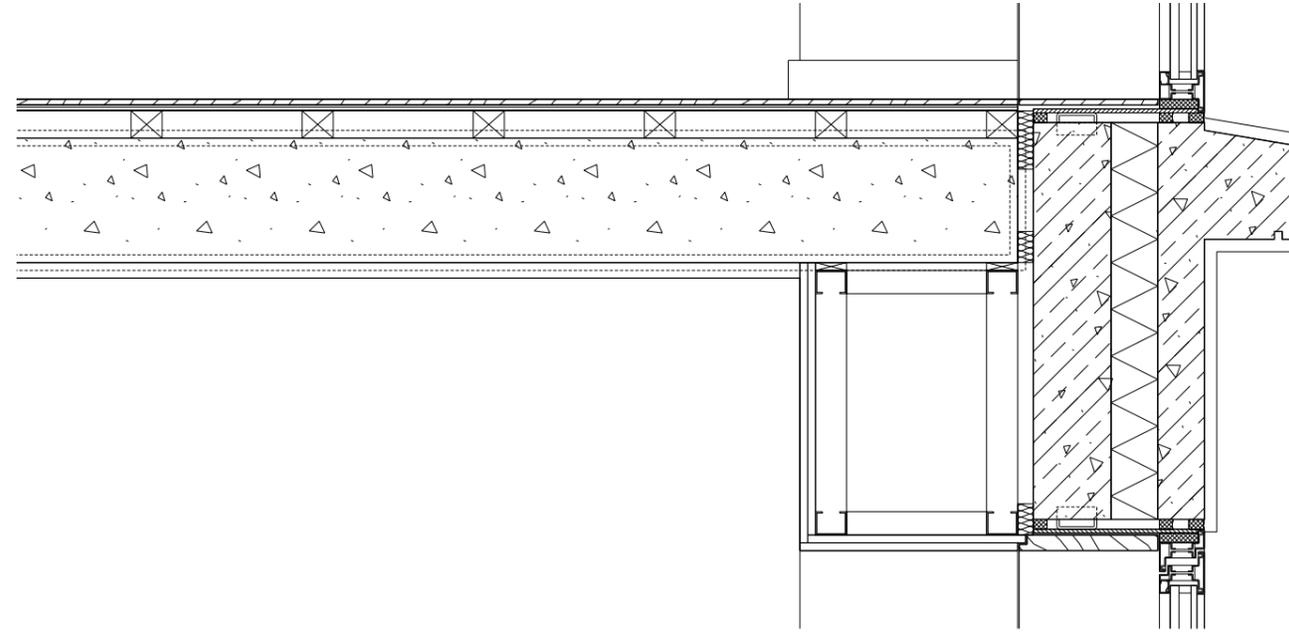
Elevation



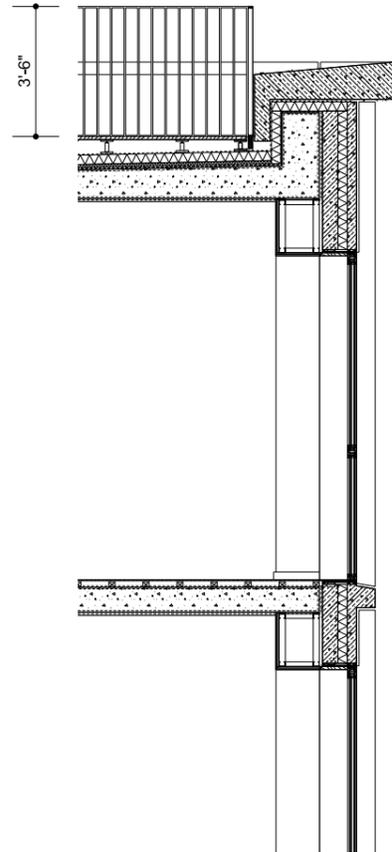
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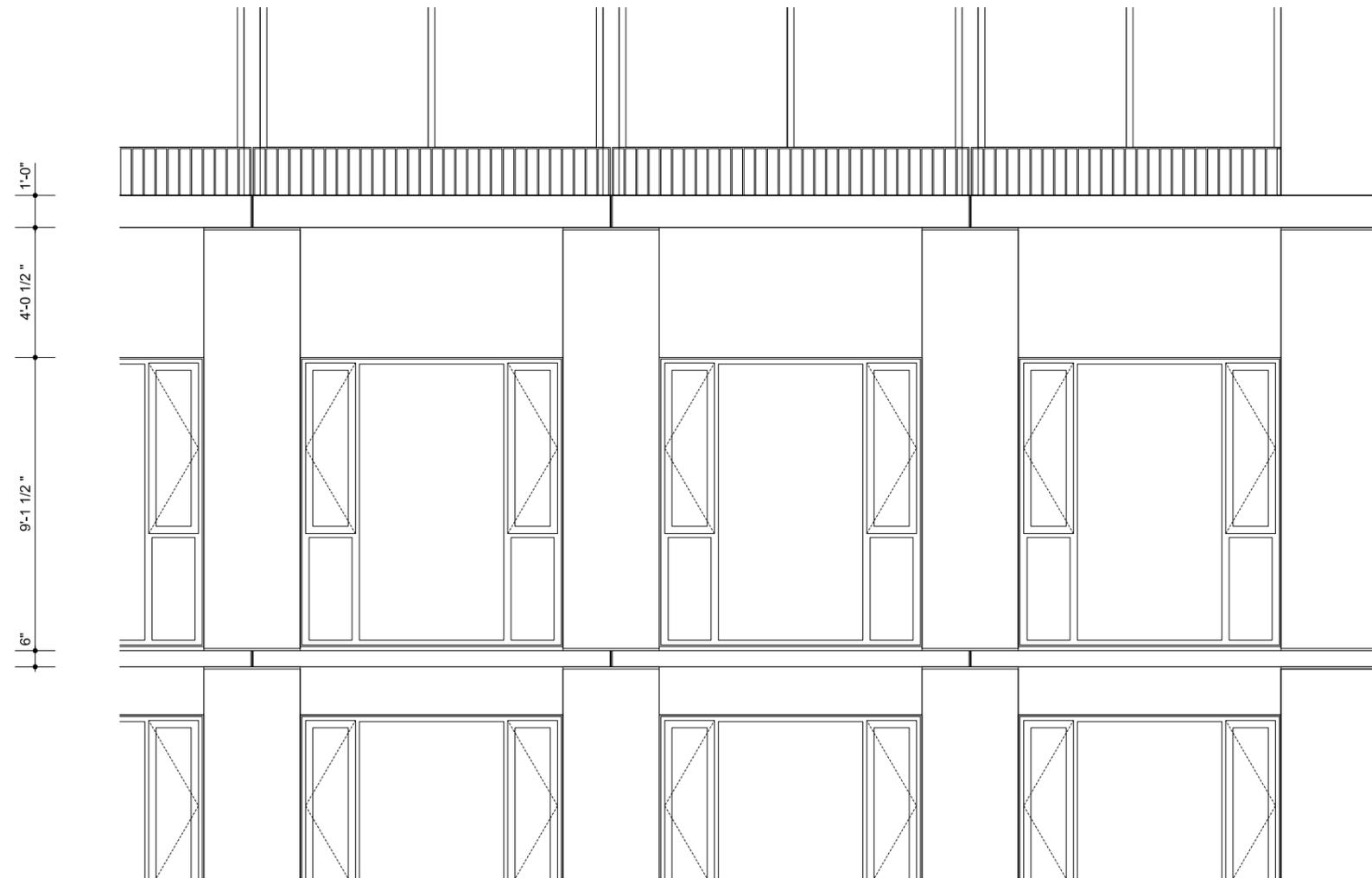
Detail plan of typical façade



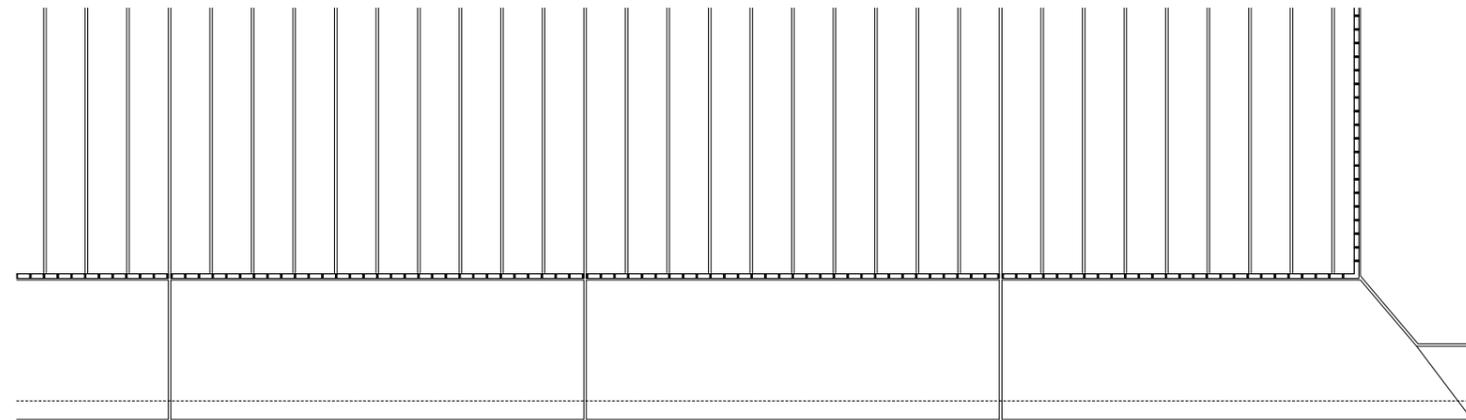
Detail section of typical façade



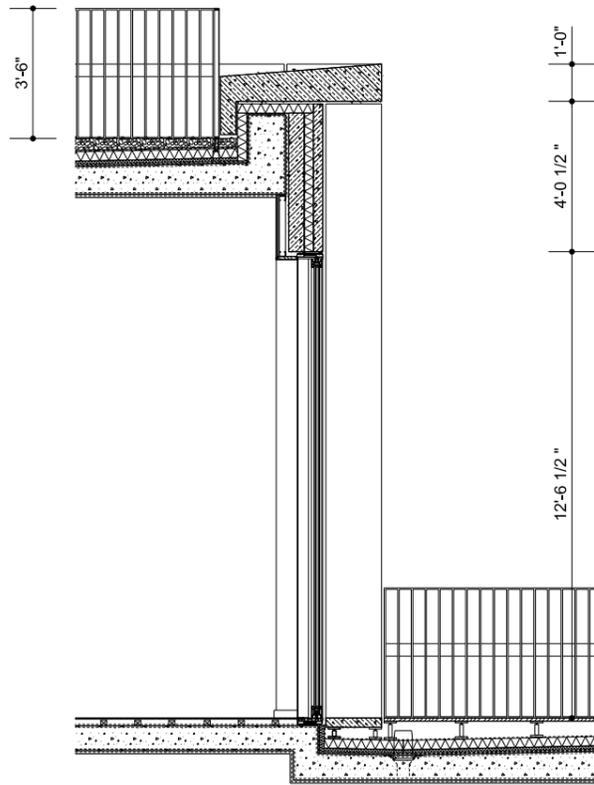
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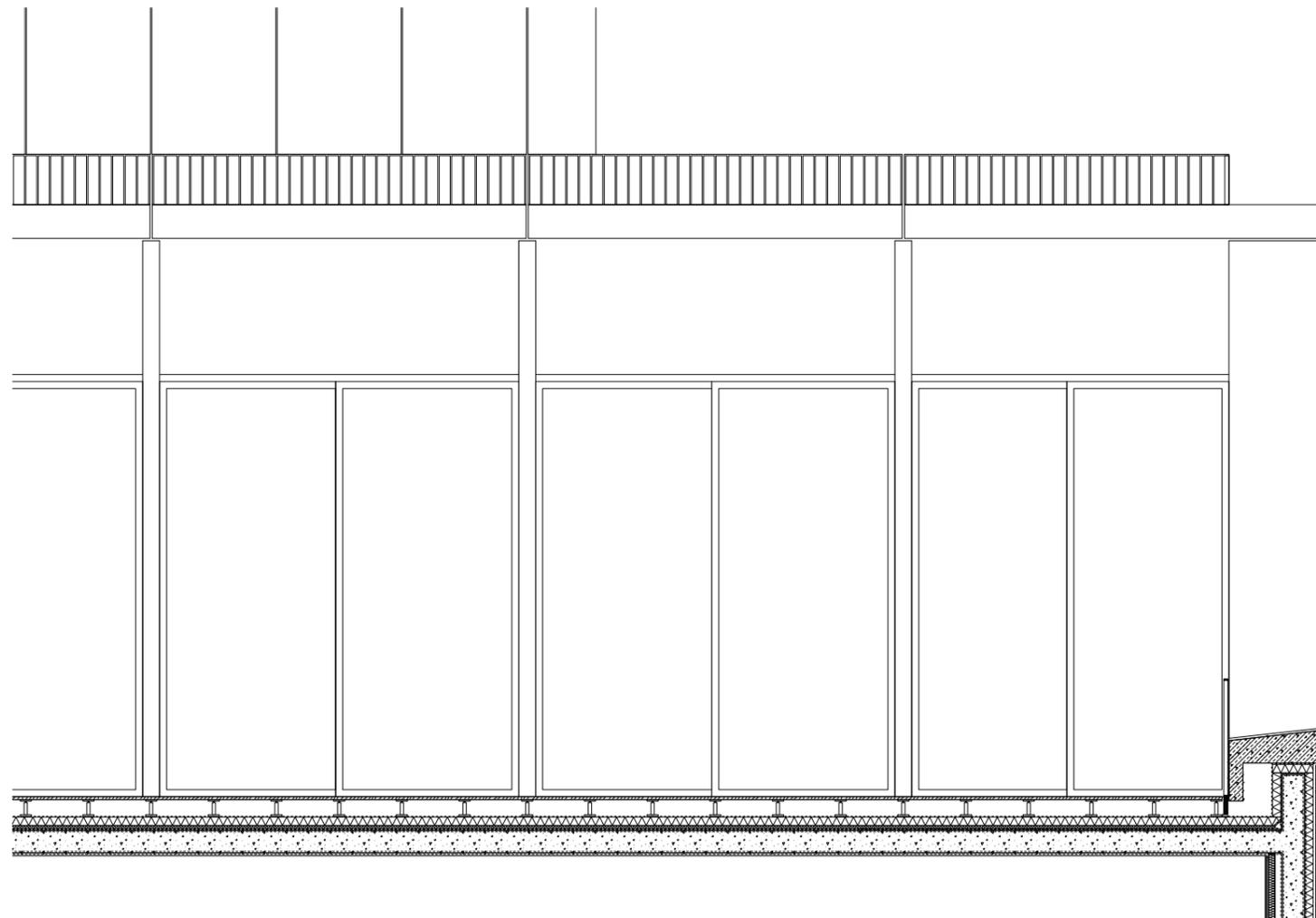
Elevation



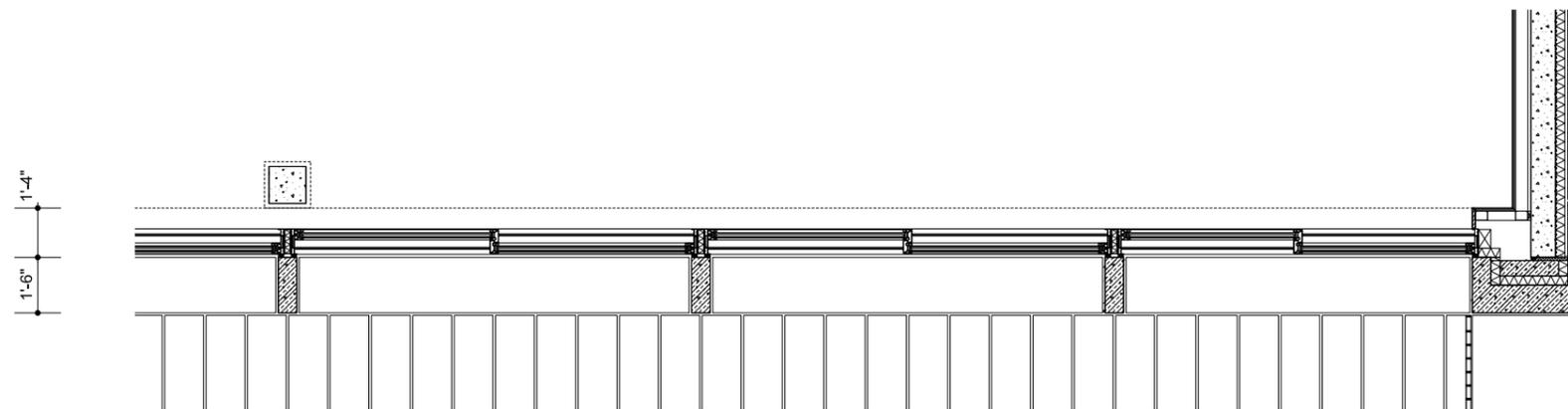
Plan



Section



Elevation



Plan

David Chipperfield Architects Limited
11 York Road
London SE1 7NX, United Kingdom
T +44 20 7620 4800 F +44 20 7620 4801
info@davidchipperfield.co.uk
www.davidchipperfield.com