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Higgins and Quasebarth & Partners

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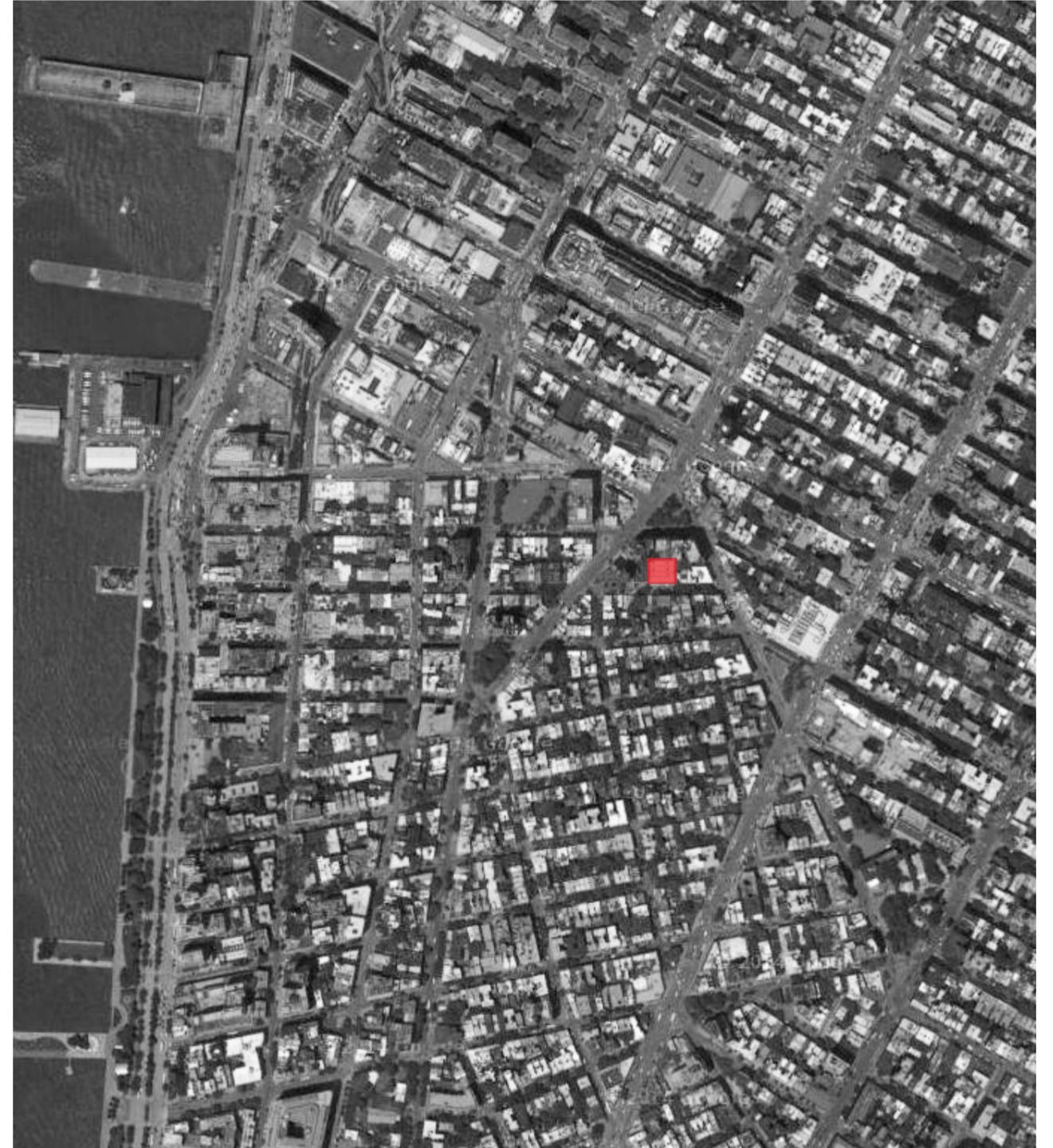
David Chipperfield Architects

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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)

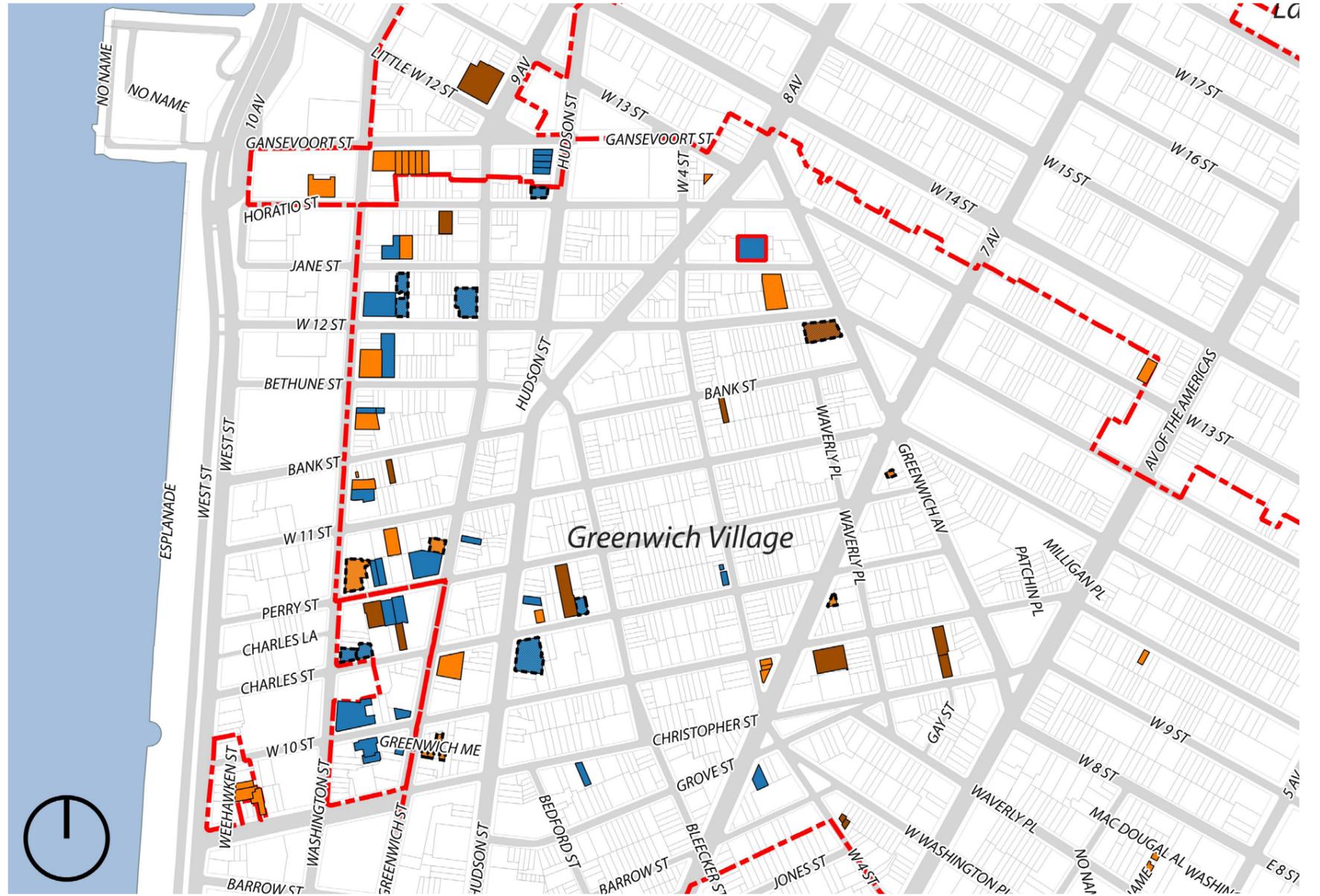


Jane Street Methodist Church, completed 1846 Photograph c. 1905 (New-York Historical Society)



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

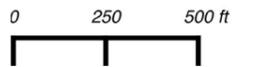
Below: Looking east on Jane Street 1933 (NYPL)



- 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.

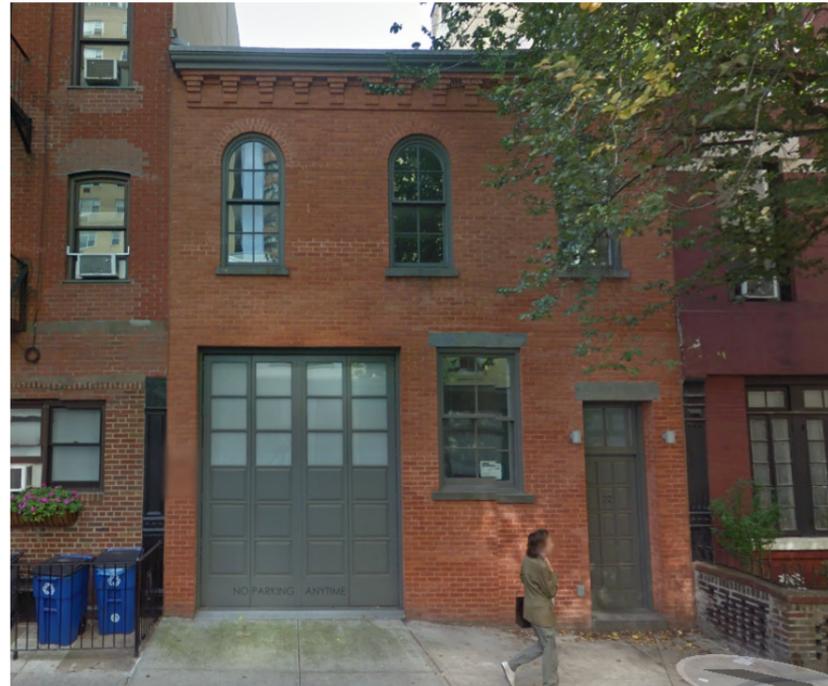


Map of garages, stables and related structures

Block context - Mixed use



10 Jane Street (1923) Garage



Above: 22 Jane Street (1868) Stable



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



Above: 21 Jane Street (1868) Factory



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

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



221 West 12th Street 91925-26) 6-Story Apartment House



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



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

Street massing



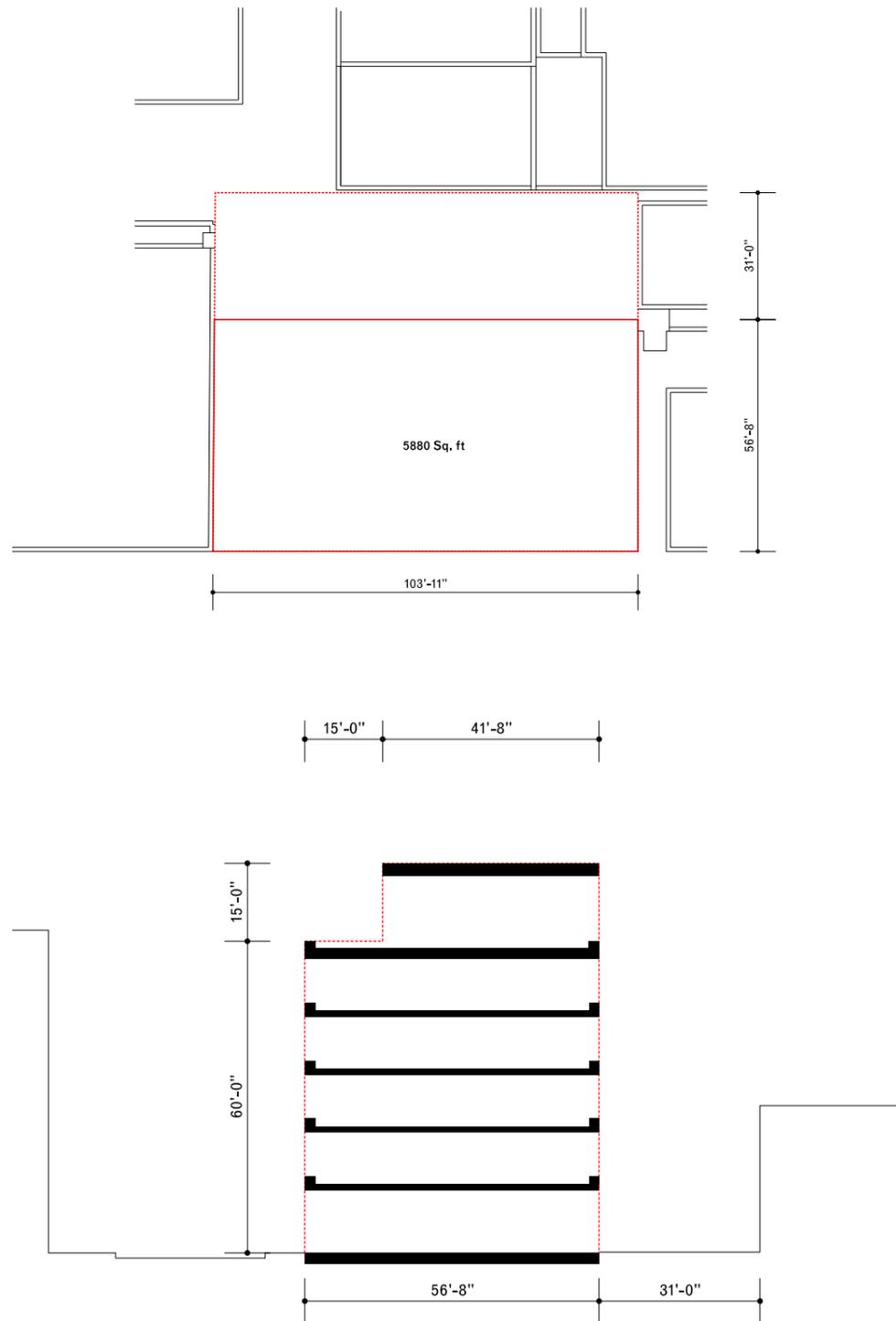
Above: Photomontage of Jane Street north elevation

Below: Photomontage of Jane Street south elevation

Urban massing



Aerial photograph of the site and context

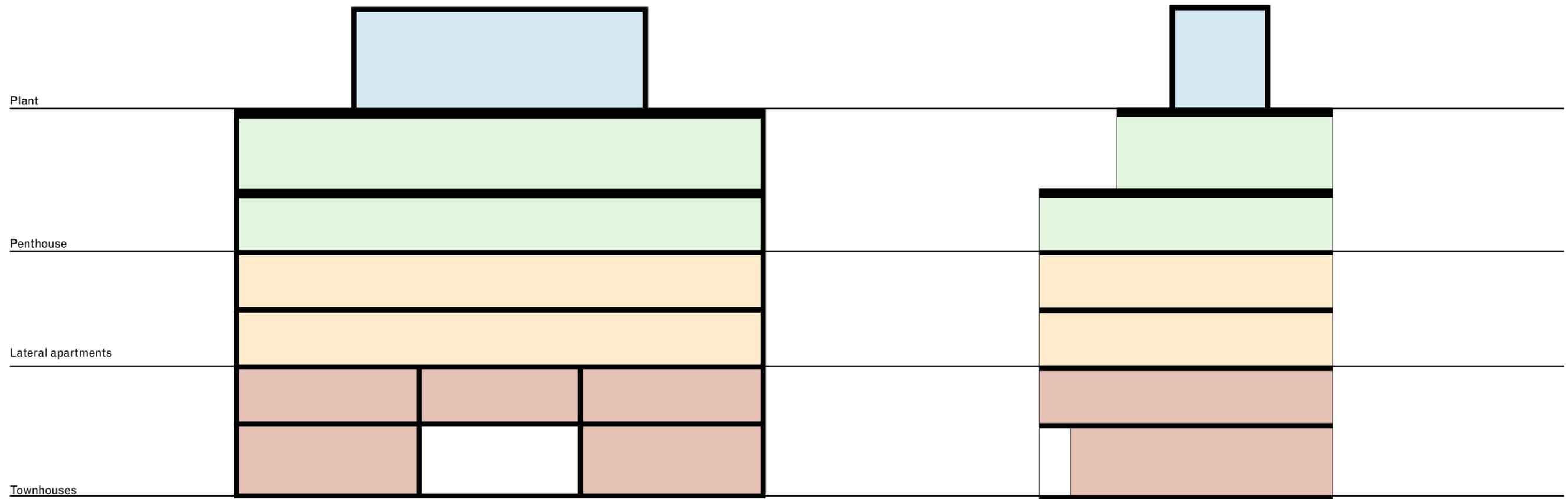


Zoning restrictions diagrams

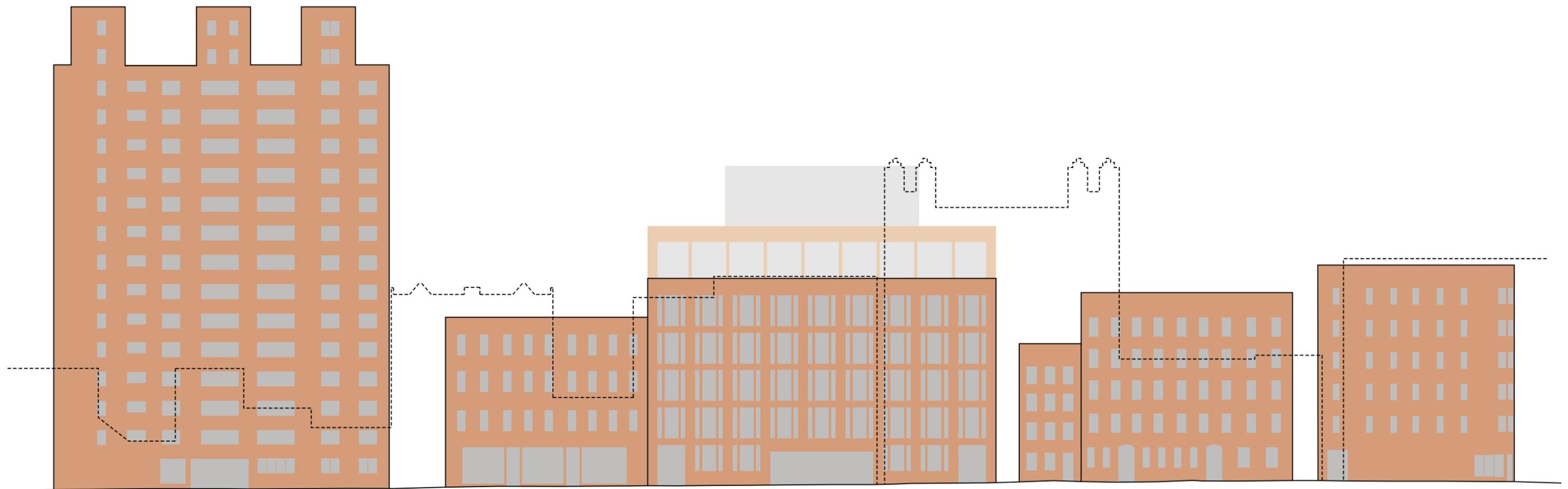


Model showing the street massing

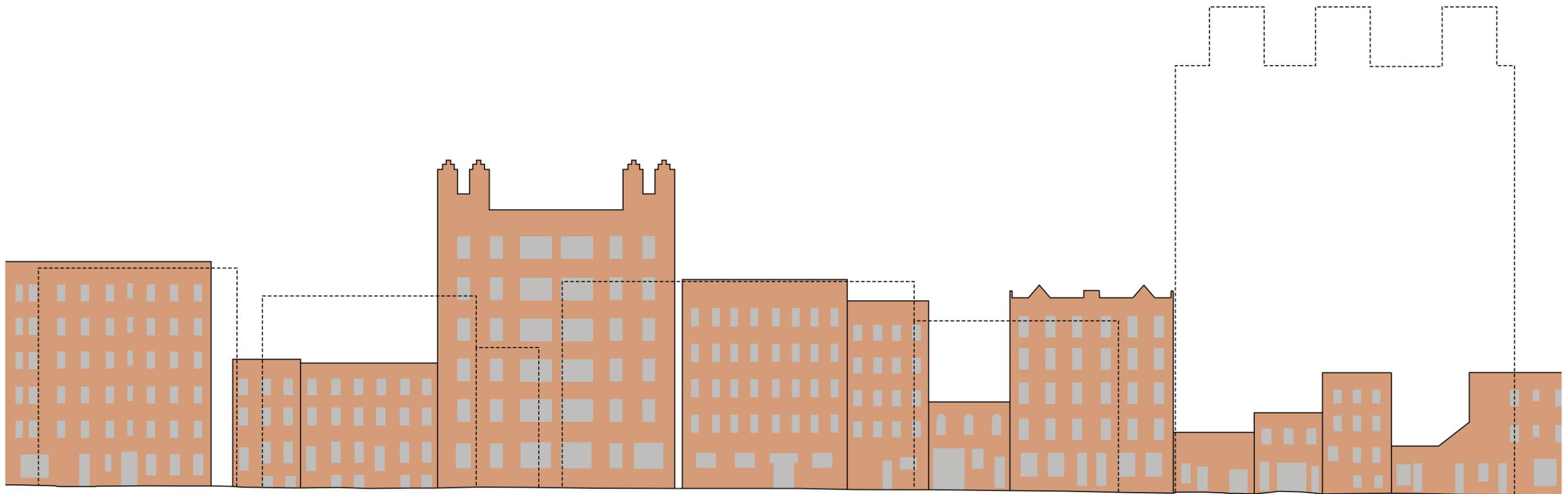
Program



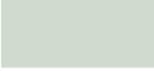
Urban fabric analysis



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

-  Rear yards
-  Existing buildings
-  11 - 19 Jane street

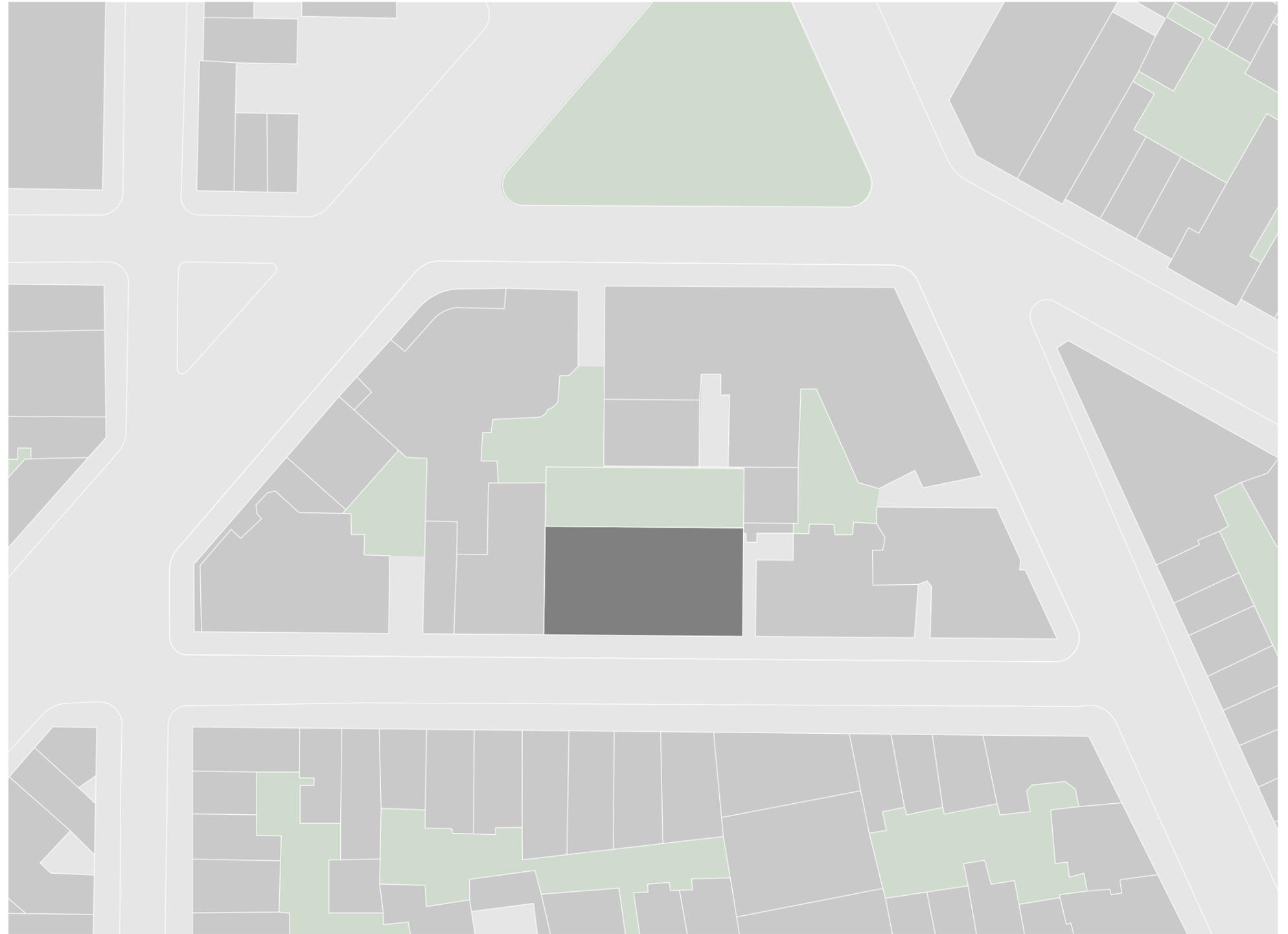
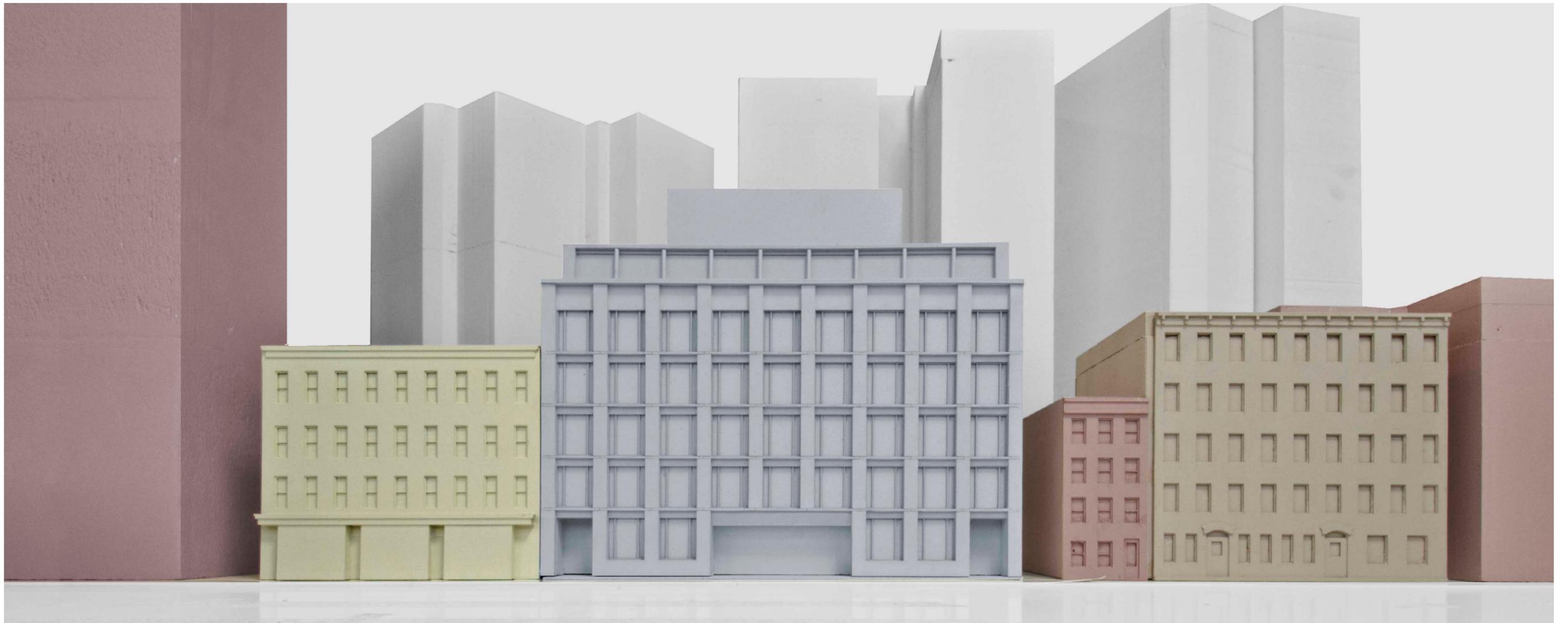
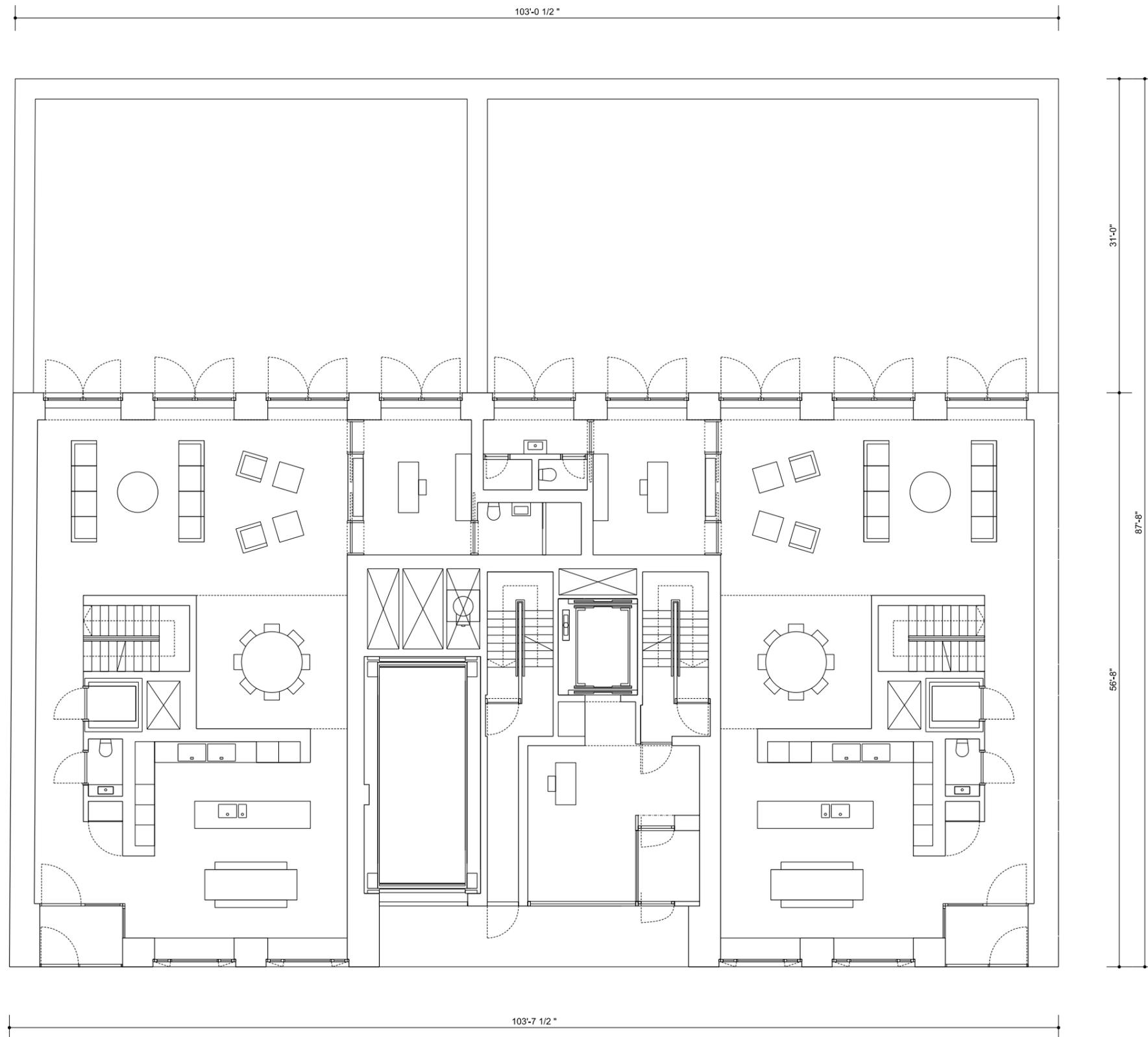


Diagram plan

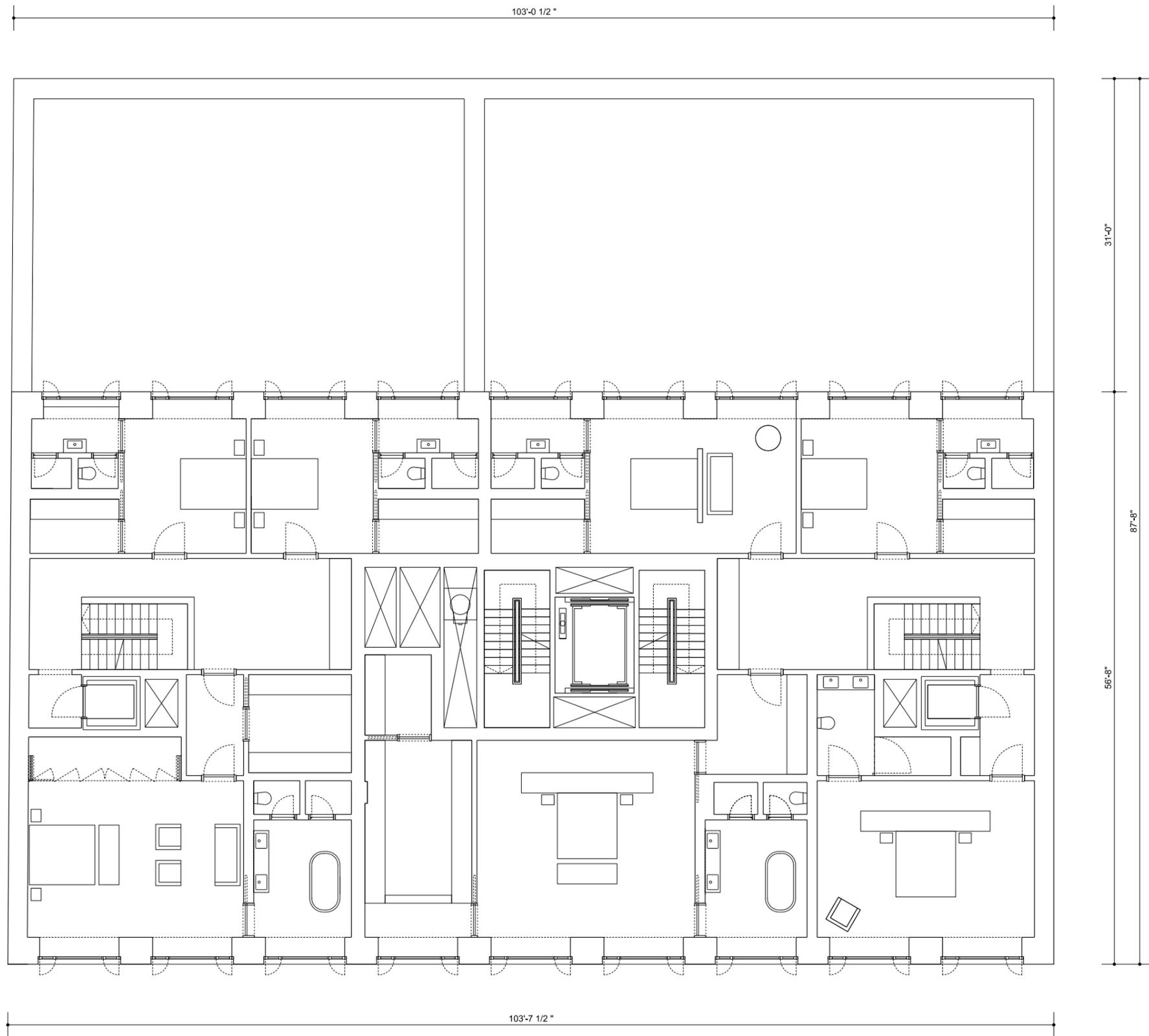


Street elevation

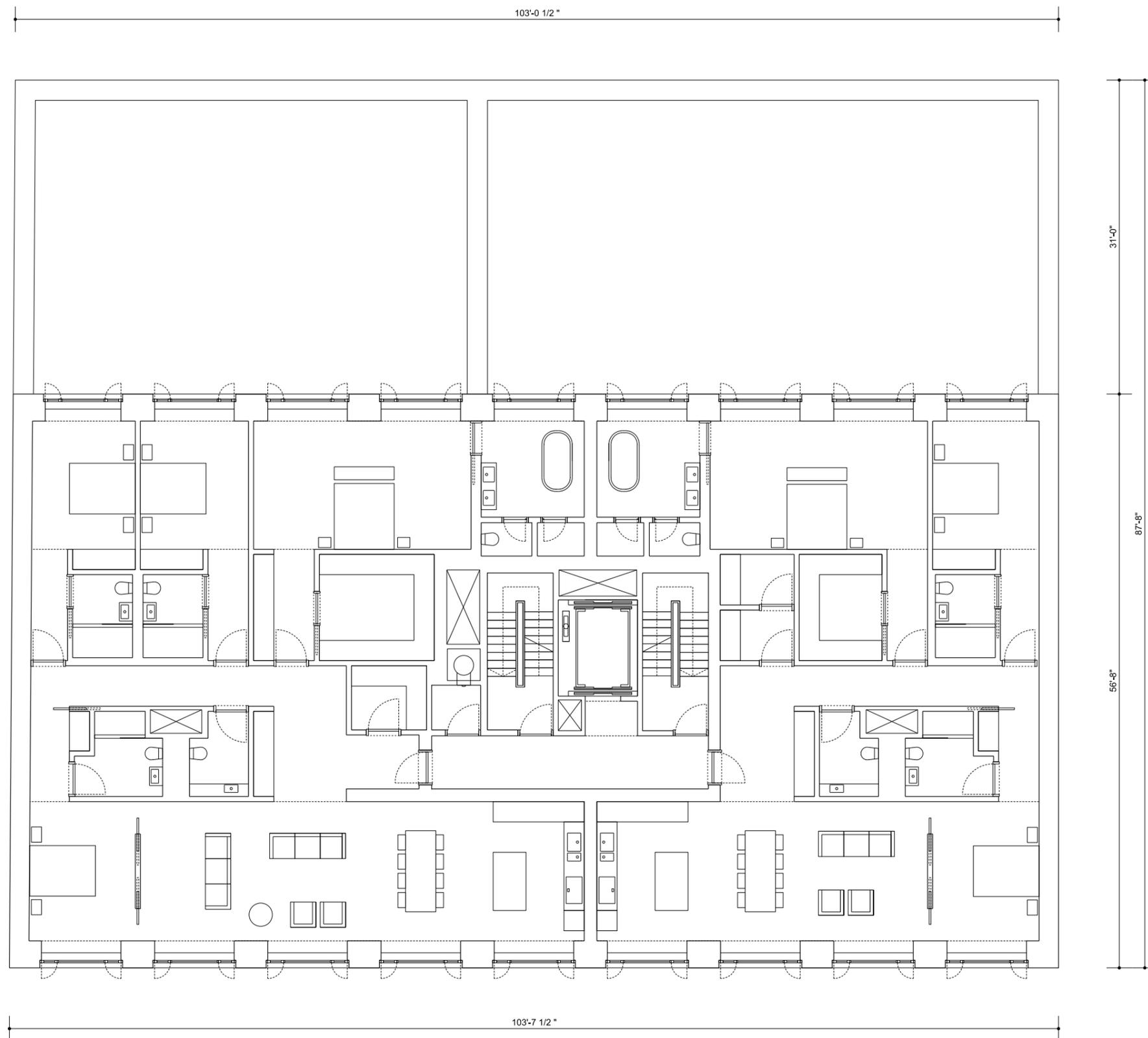
Architectural proposal



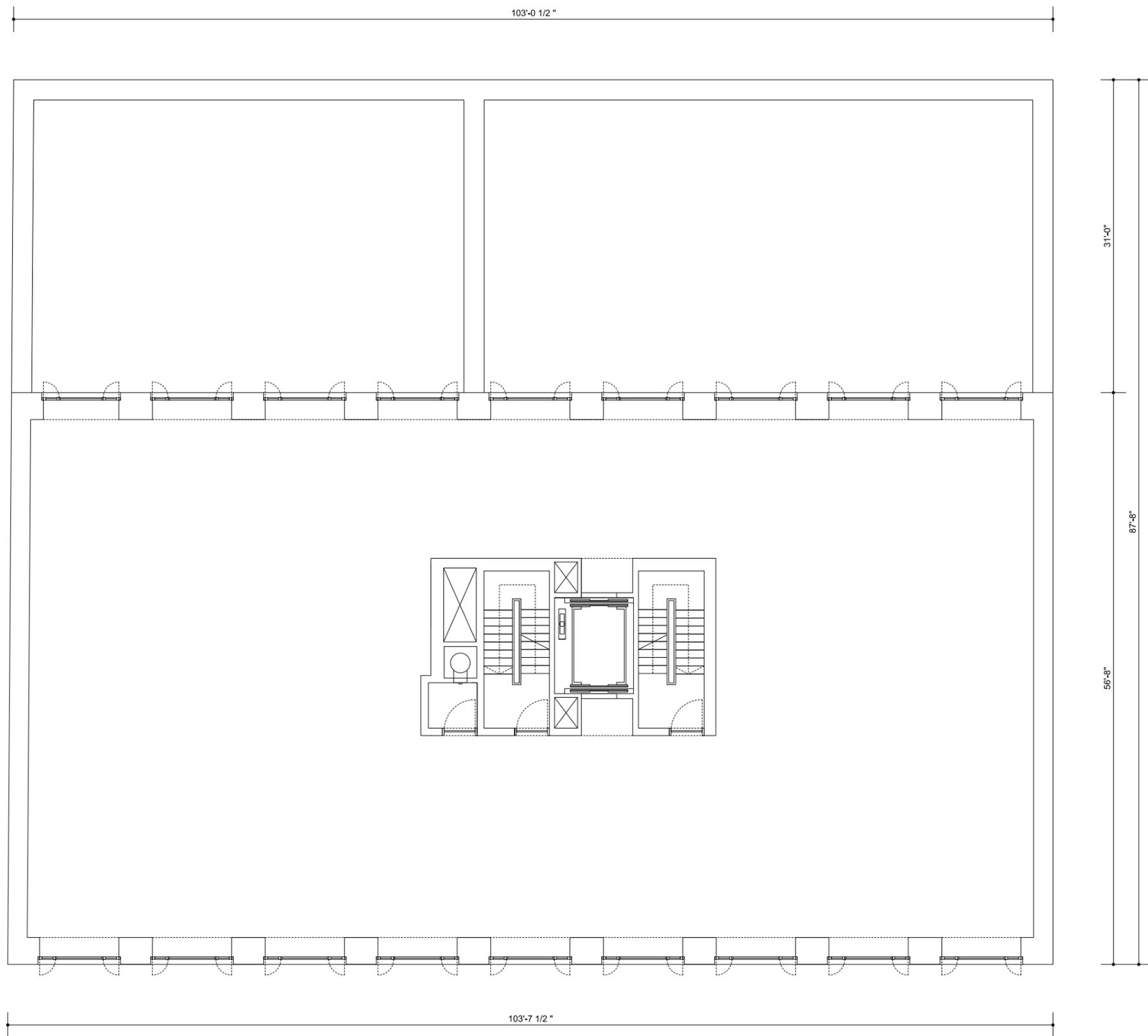
First floor plan



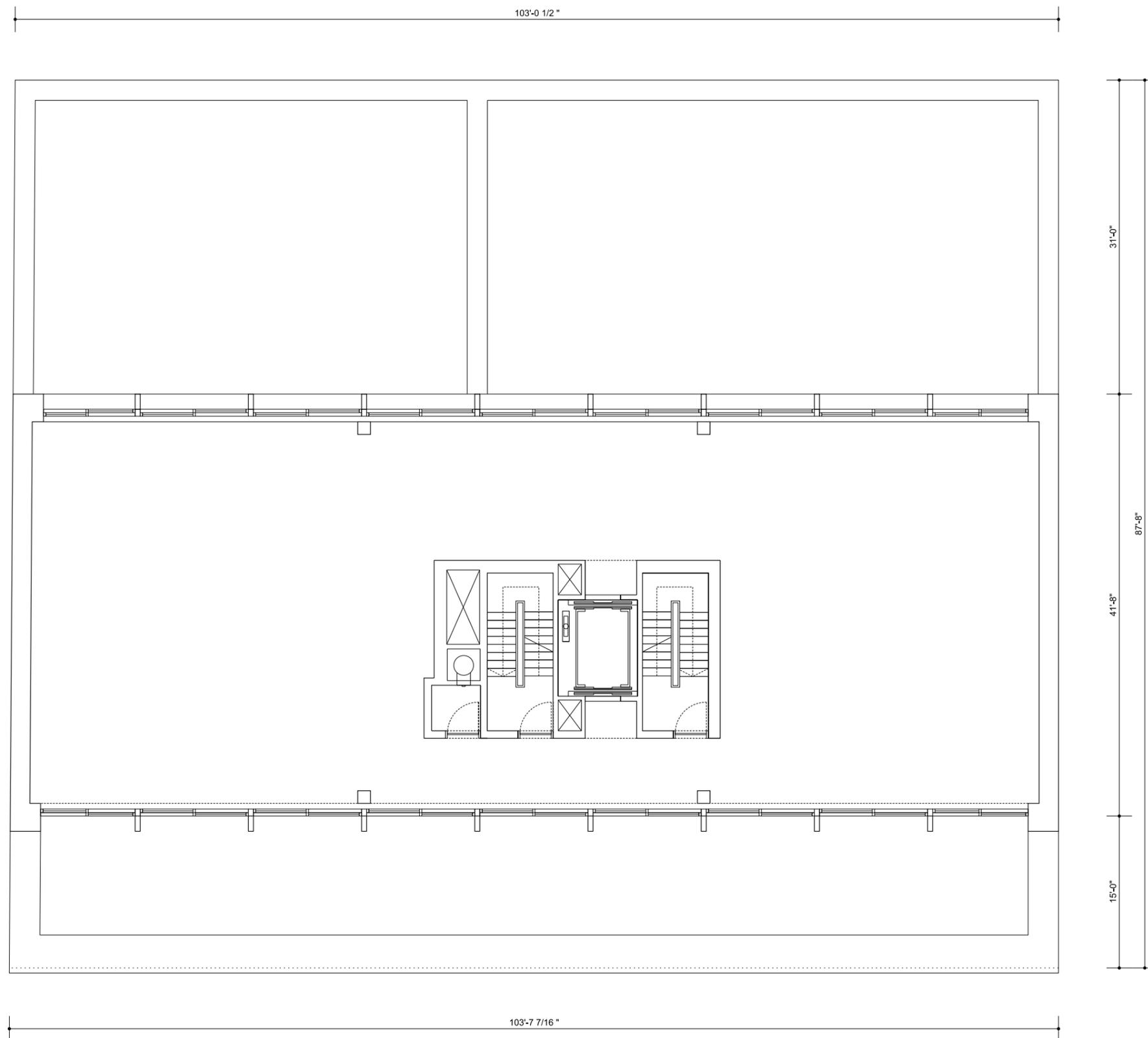
Second floor plan



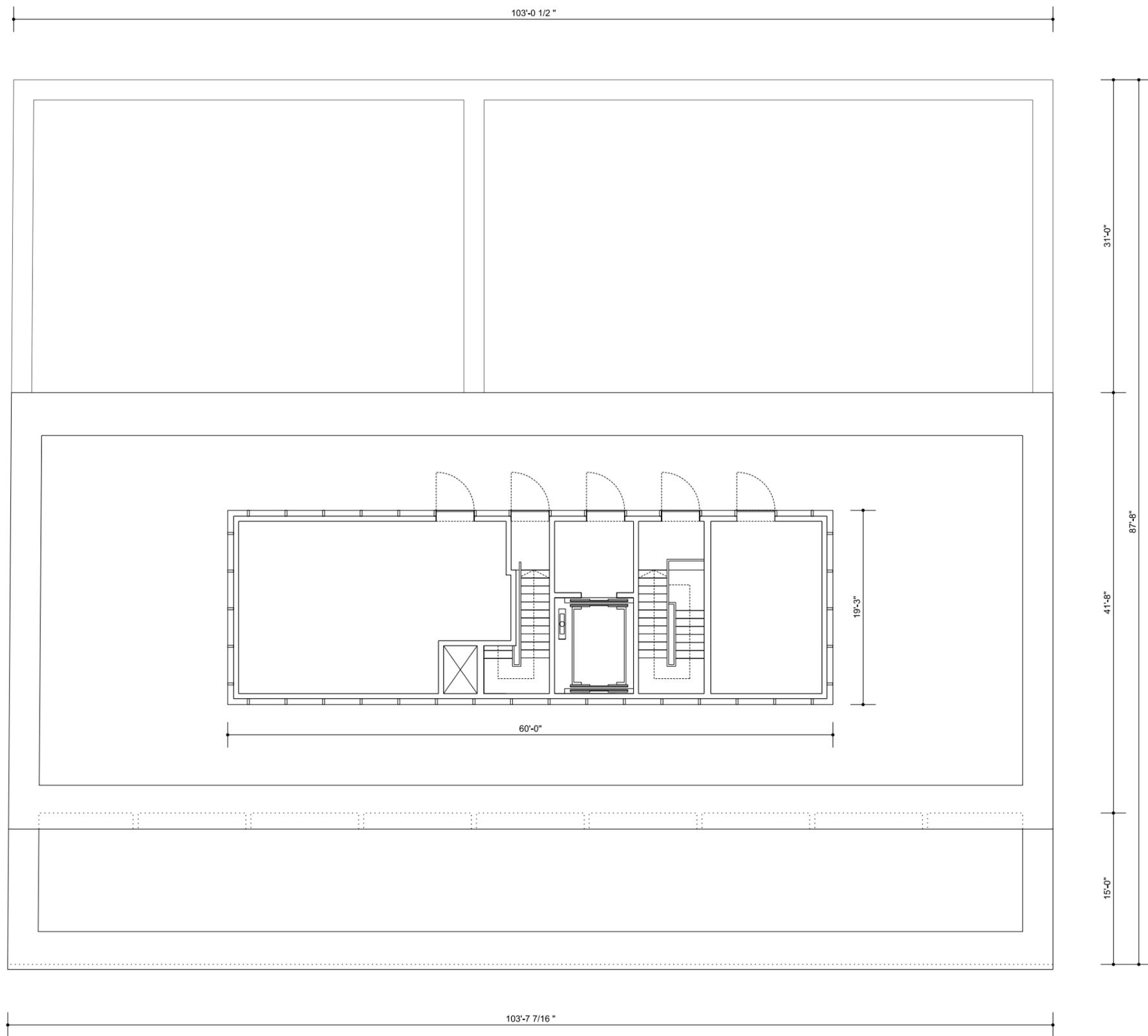
Third and fourth floor plan



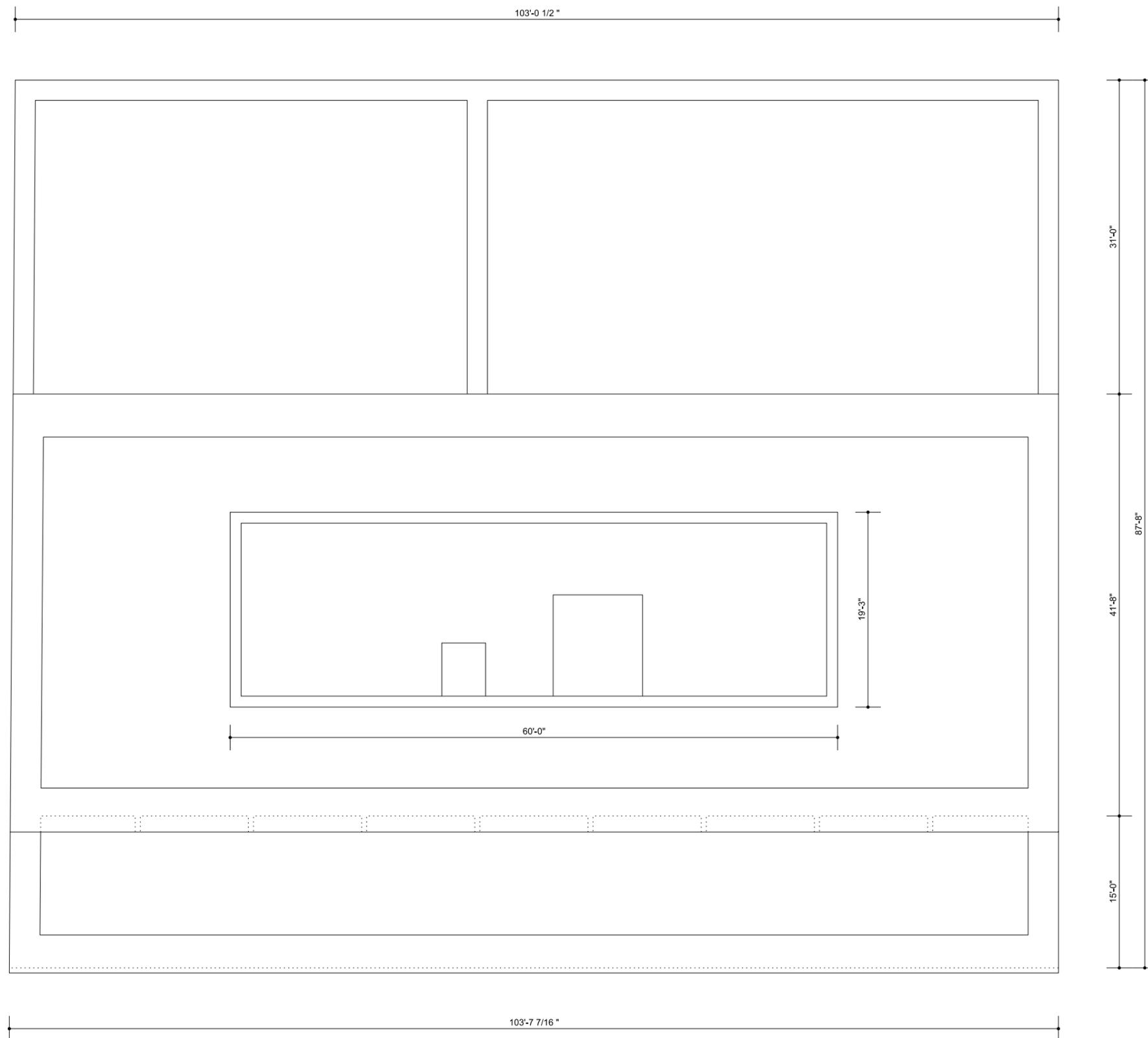
Fifth floor plan



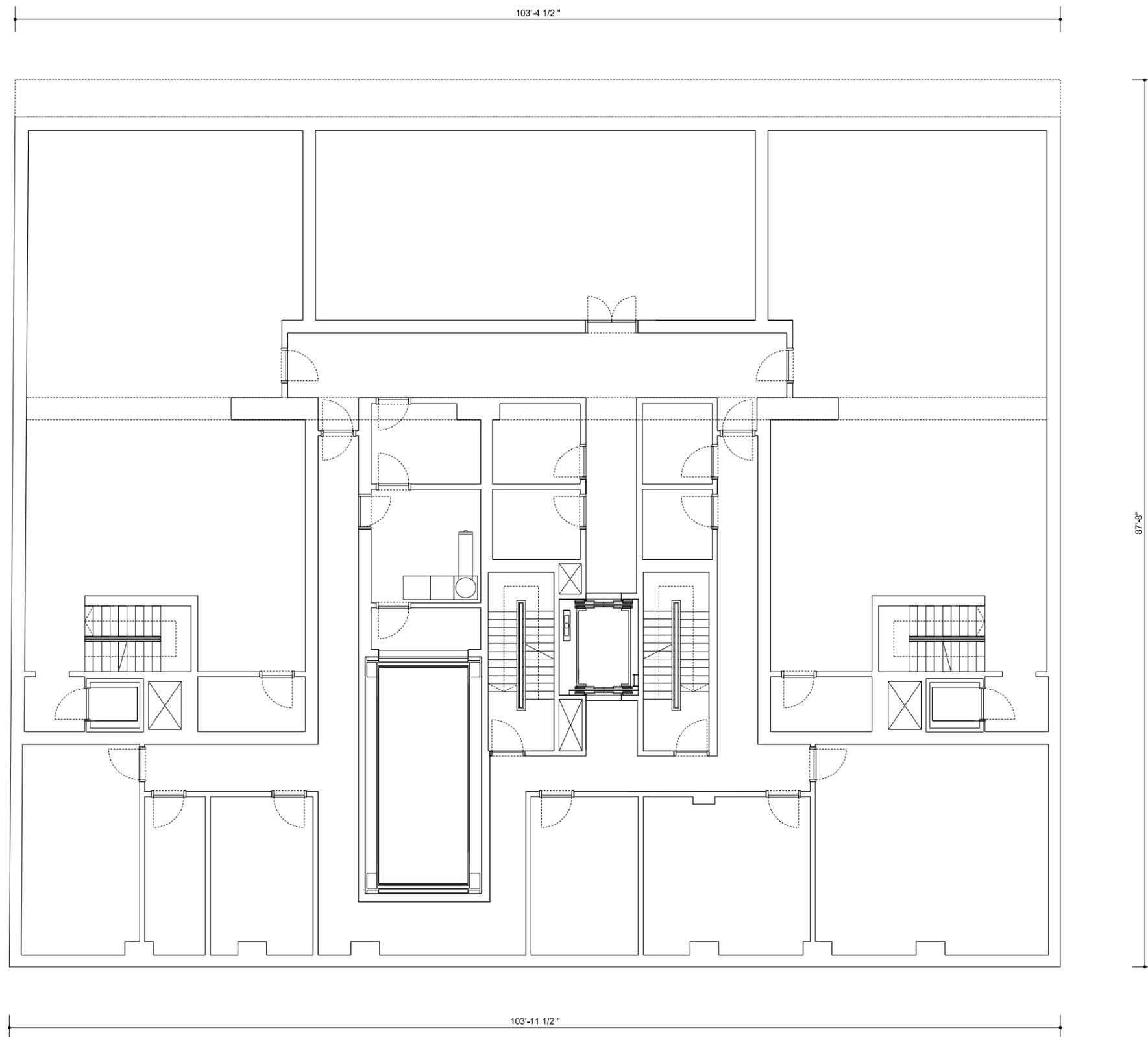
Sixth floor plan



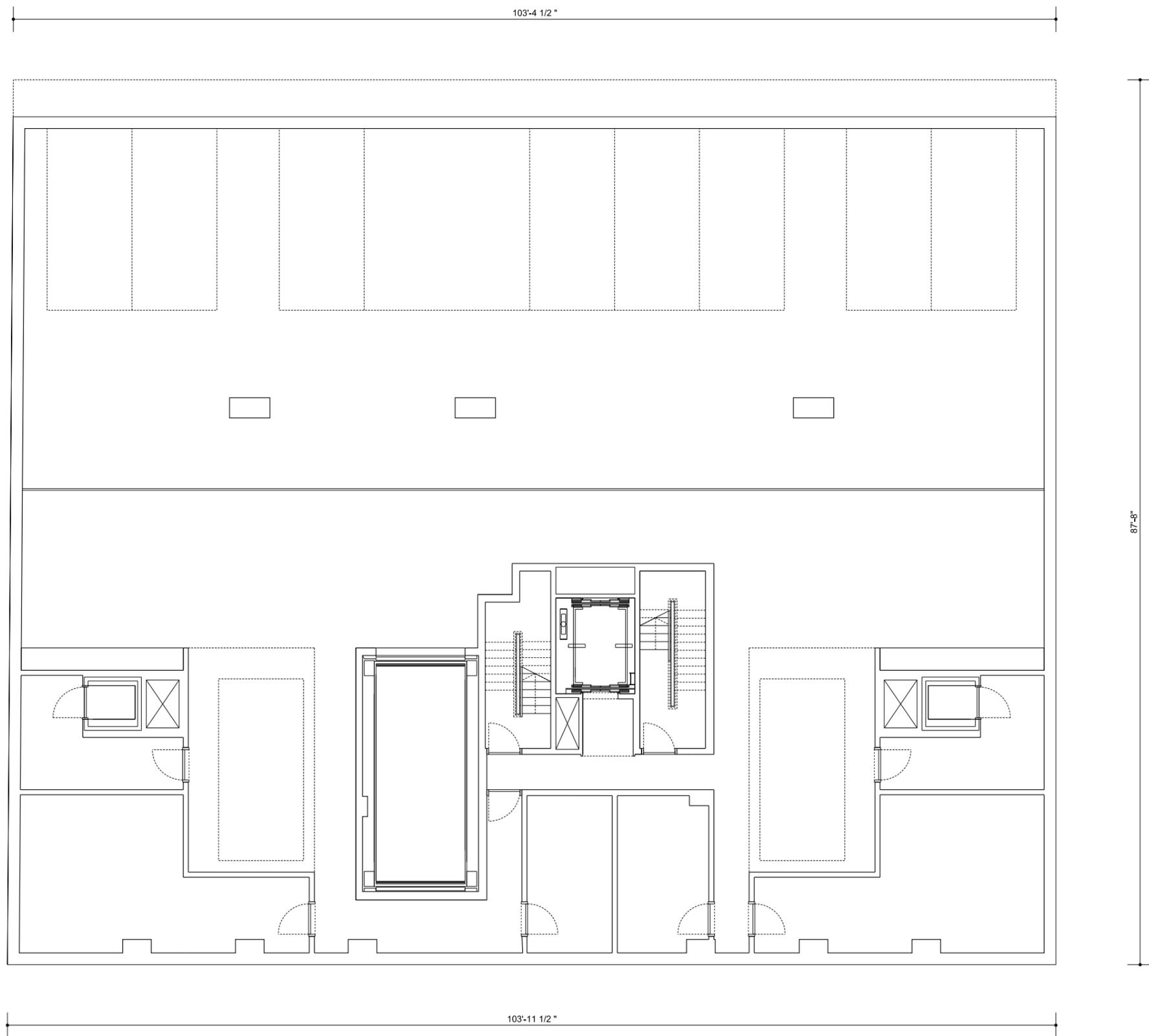
Roof plan



Upper roof plan

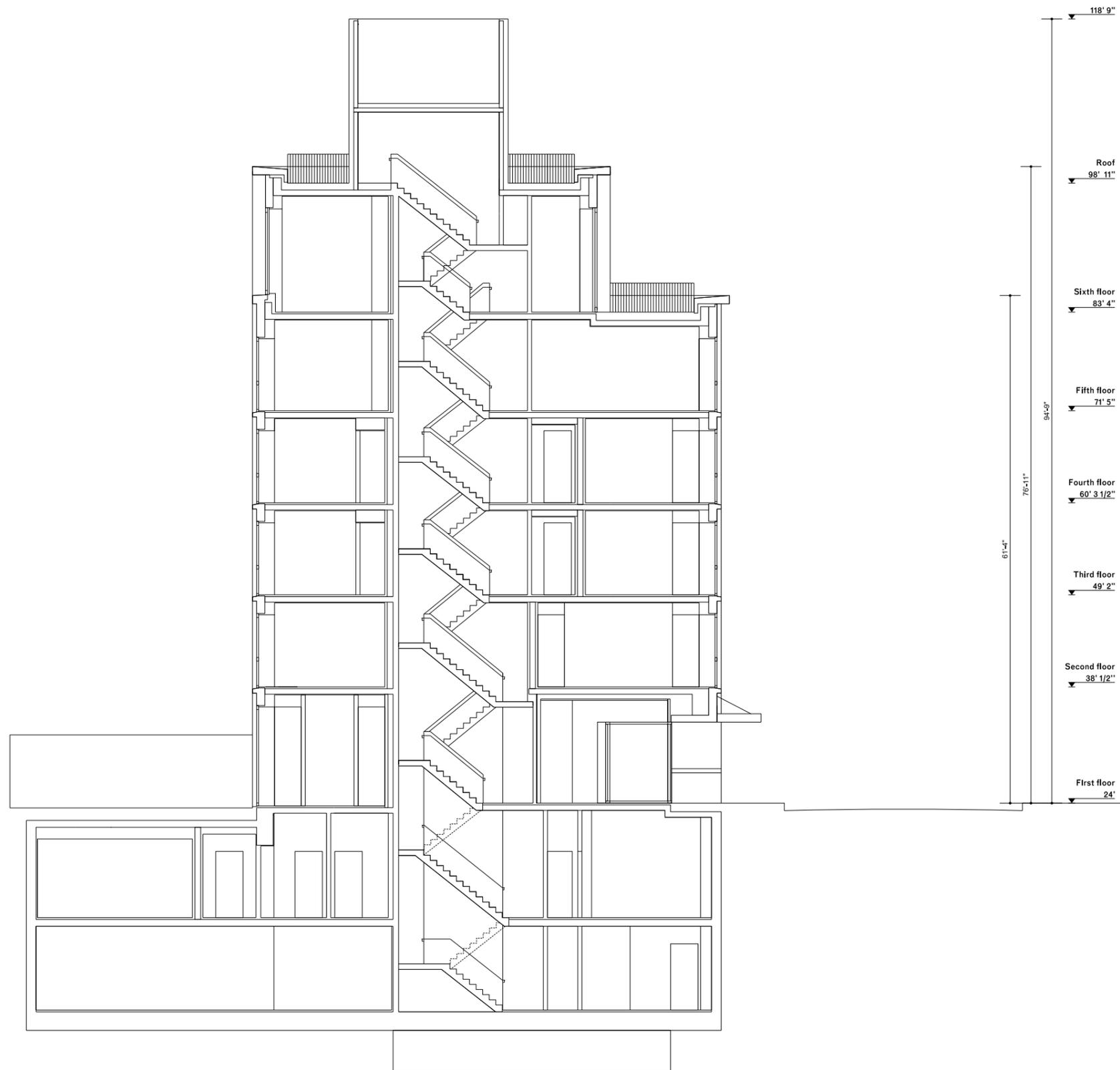


Cellar plan

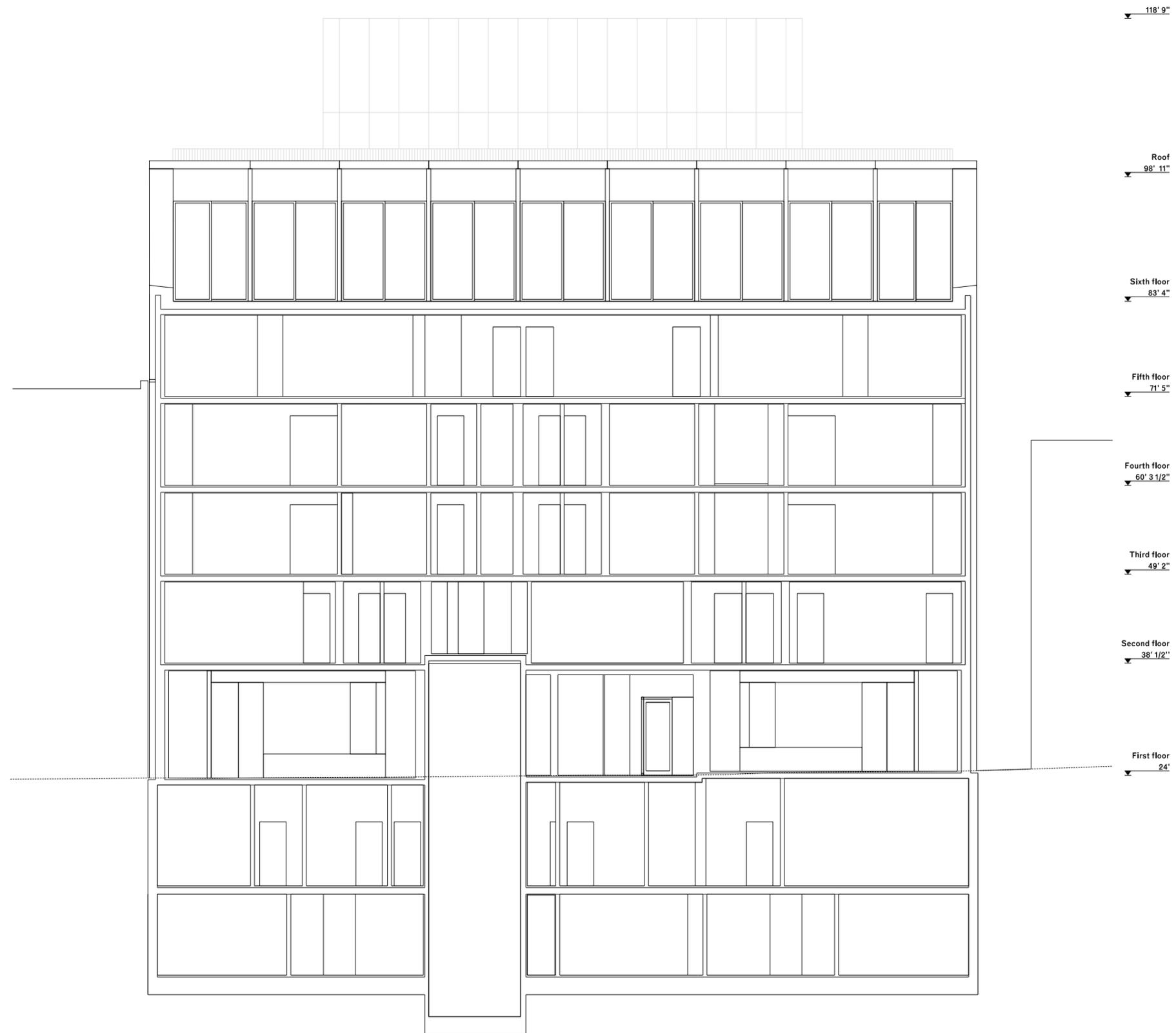


Sub-cellar plan

Sections

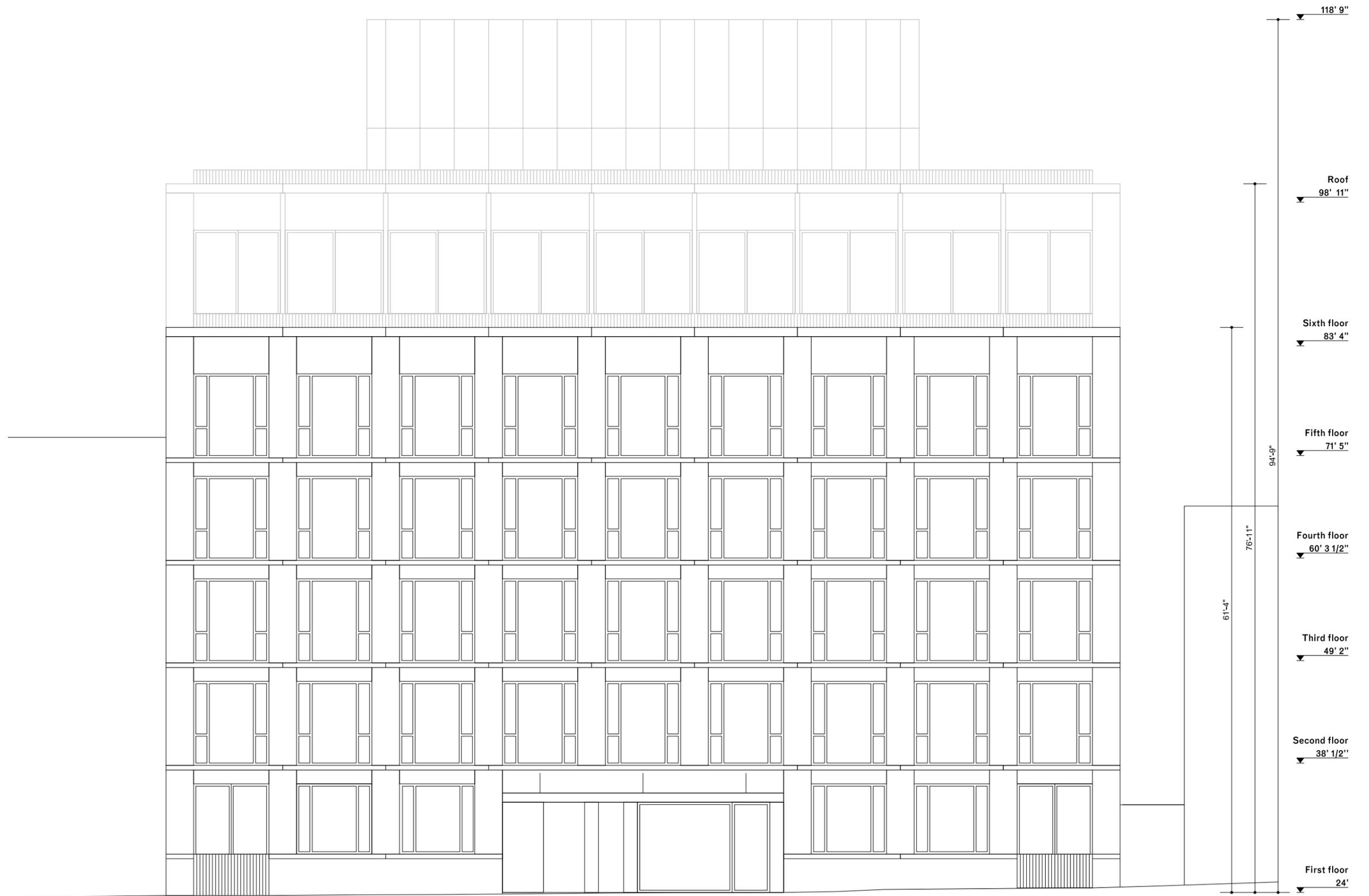


Short section through staircase

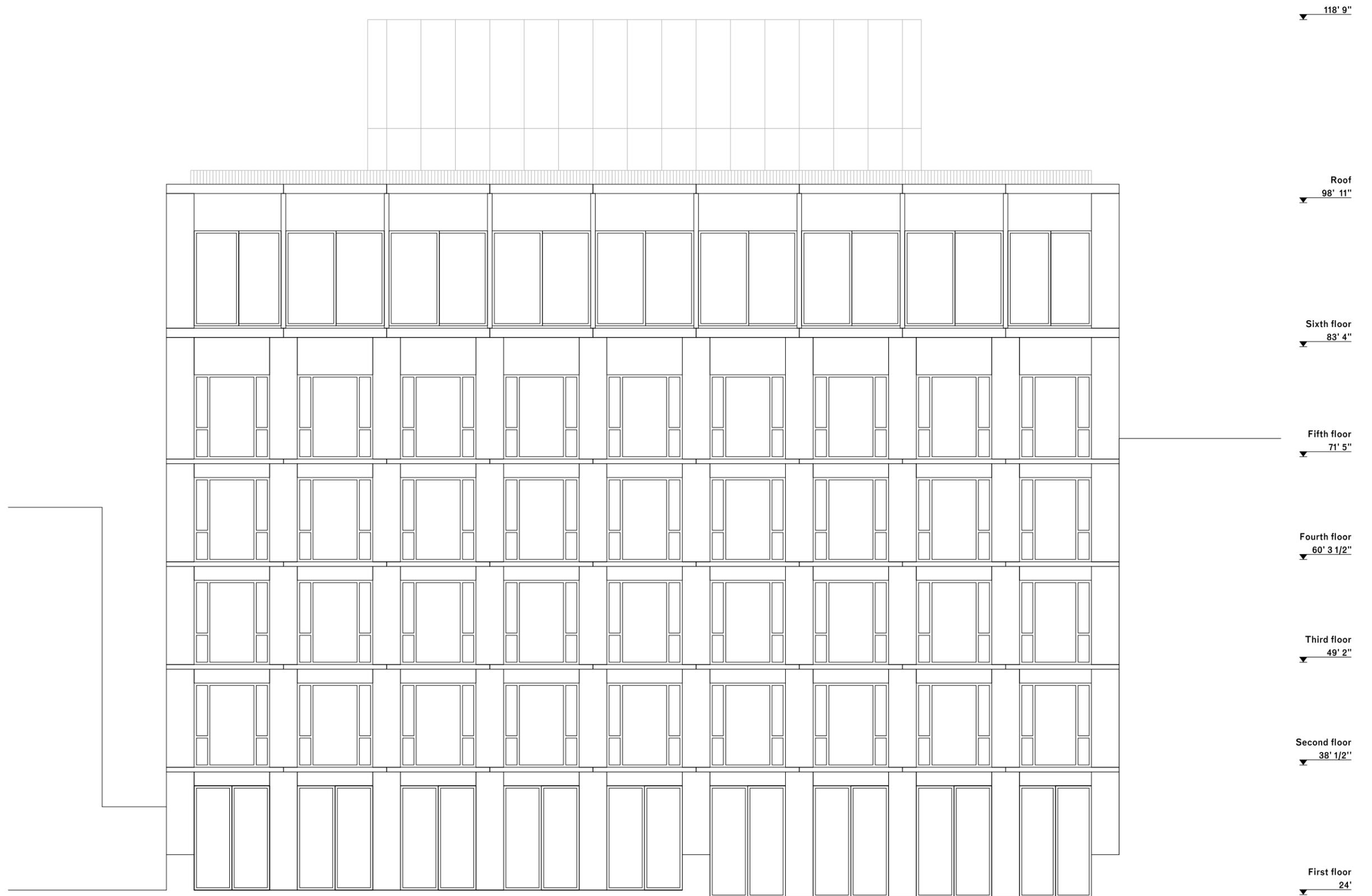


Long section

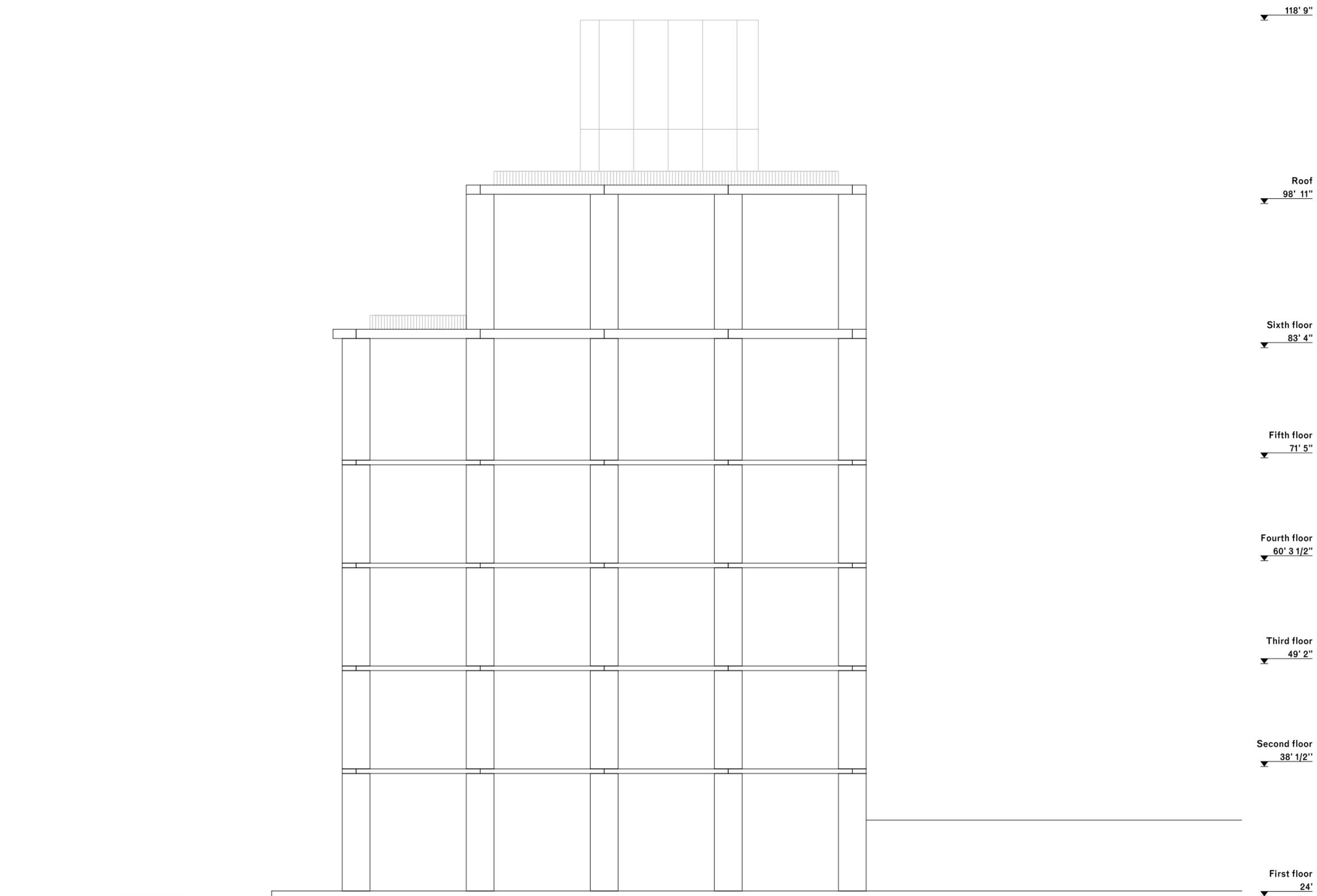
Elevations



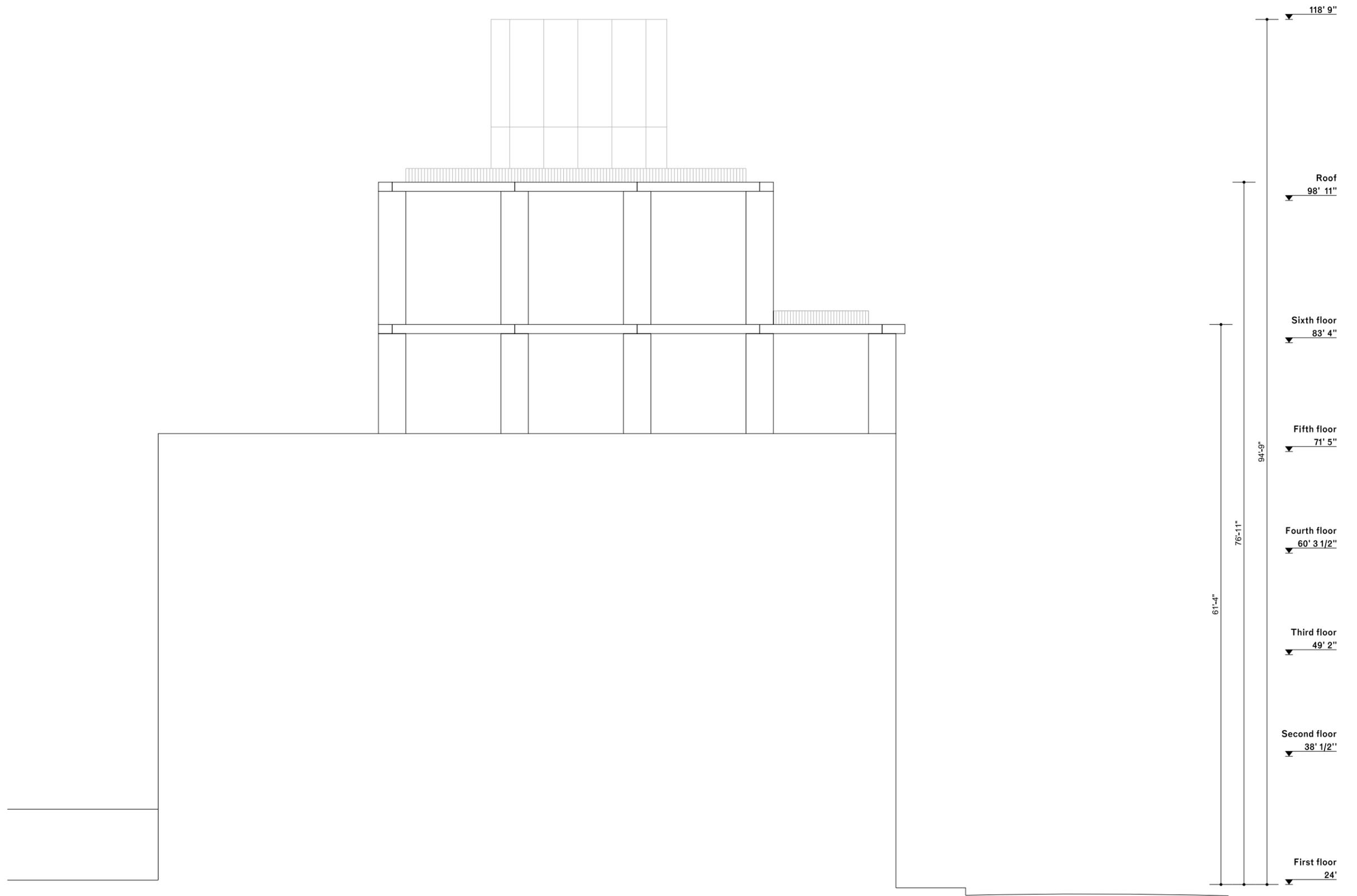
South elevation



North elevation



East elevation



West elevation

Street views



View from the west side, Jane Street



View from the west side, Jane Street

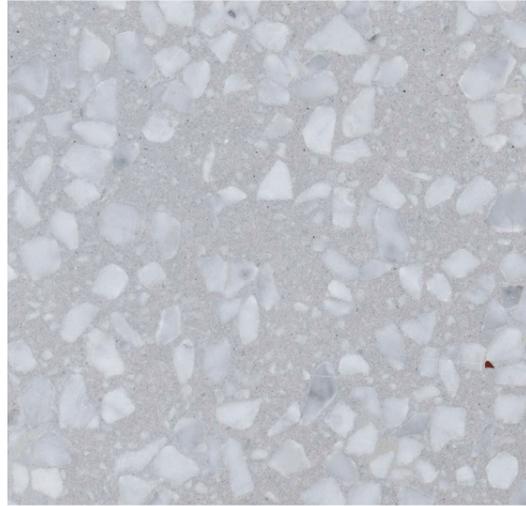


View from the east side, Jane Street



View from the east side, Jane Street

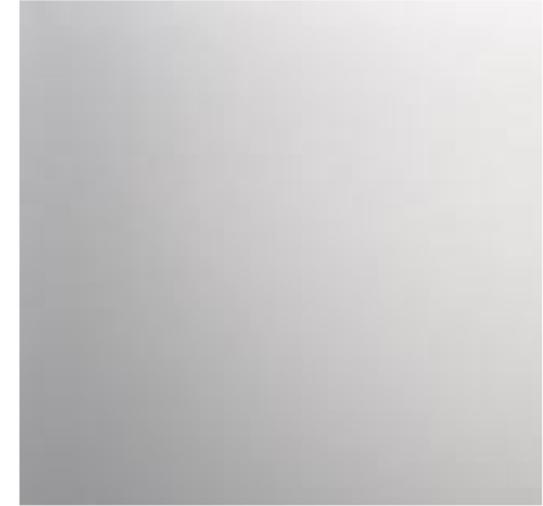
Materiality



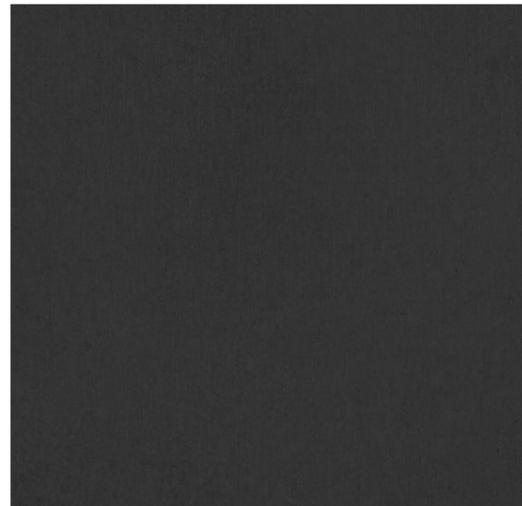
Light grey honed precast concrete
- Spandrels



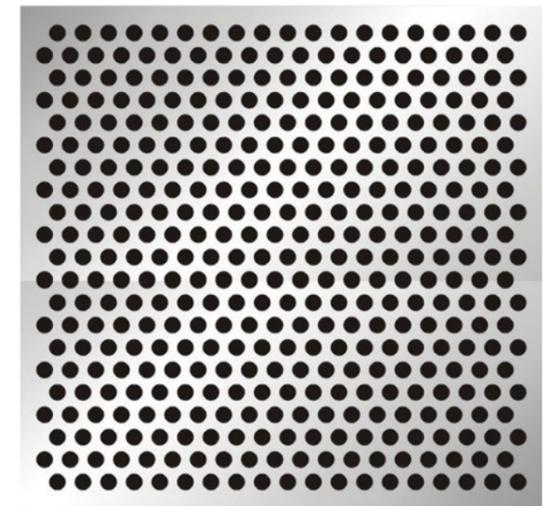
Light grey sandblasted precast concrete
- Columns



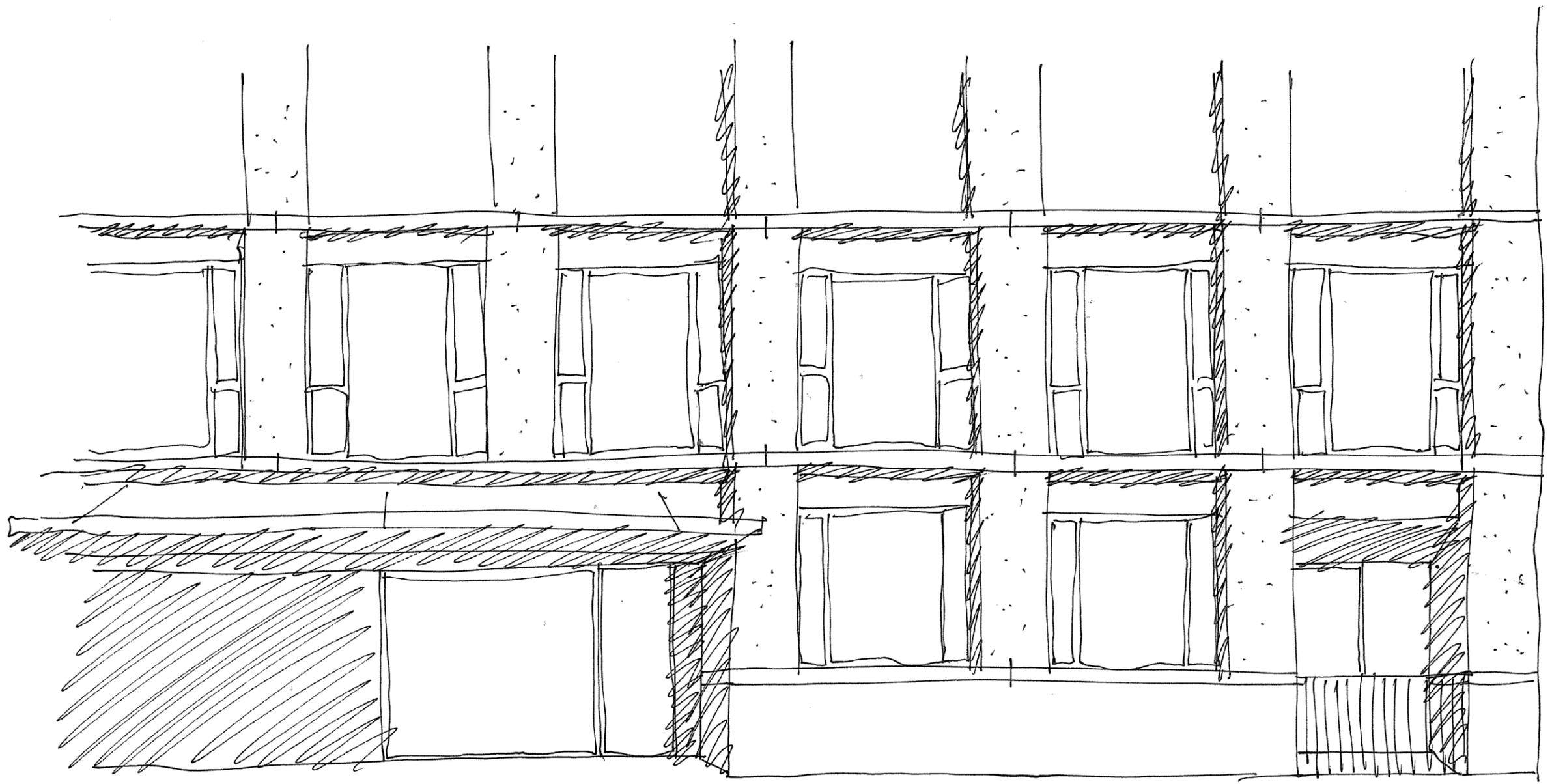
Stainless steel
- Window frames and balustrades



Blackened stainless steel
- Canopy

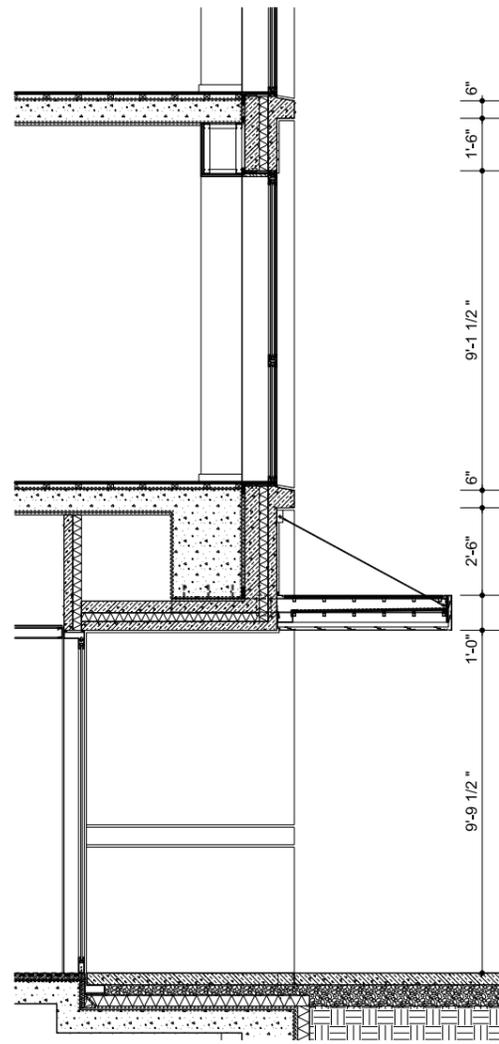


Perforated metal panels
- Plant screen



View of main entrance and east townhouse entrance

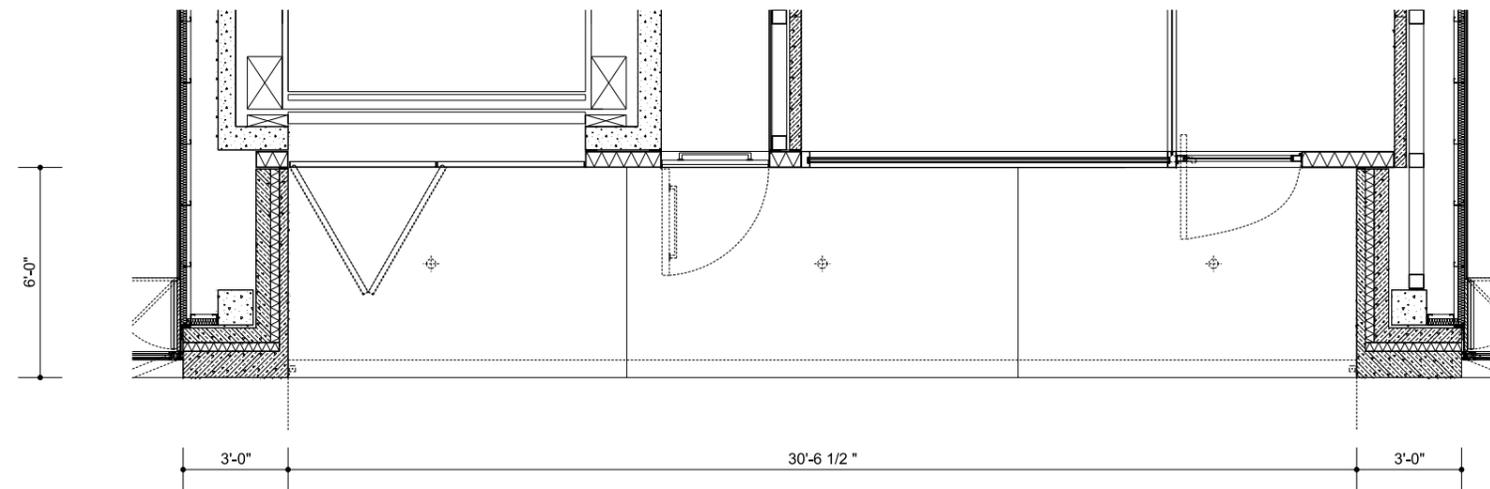
Façade details



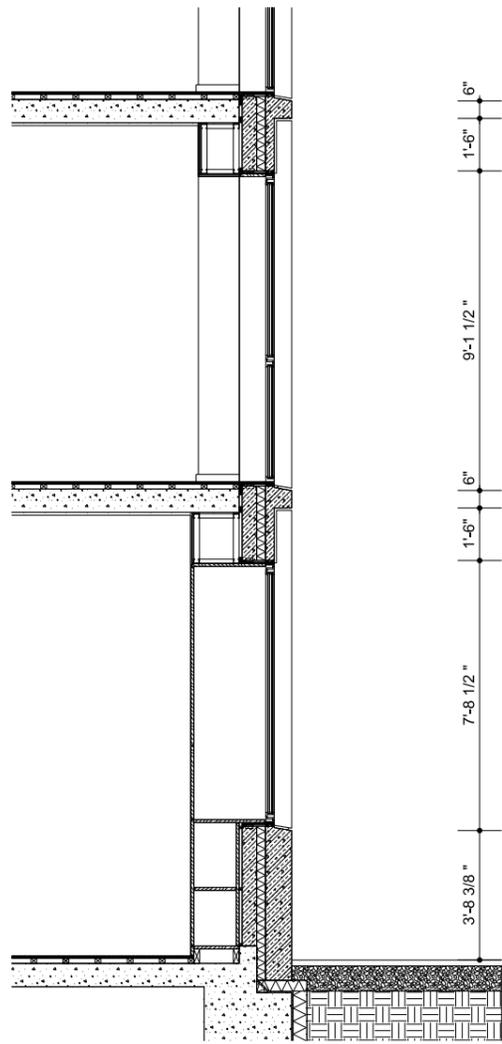
Section



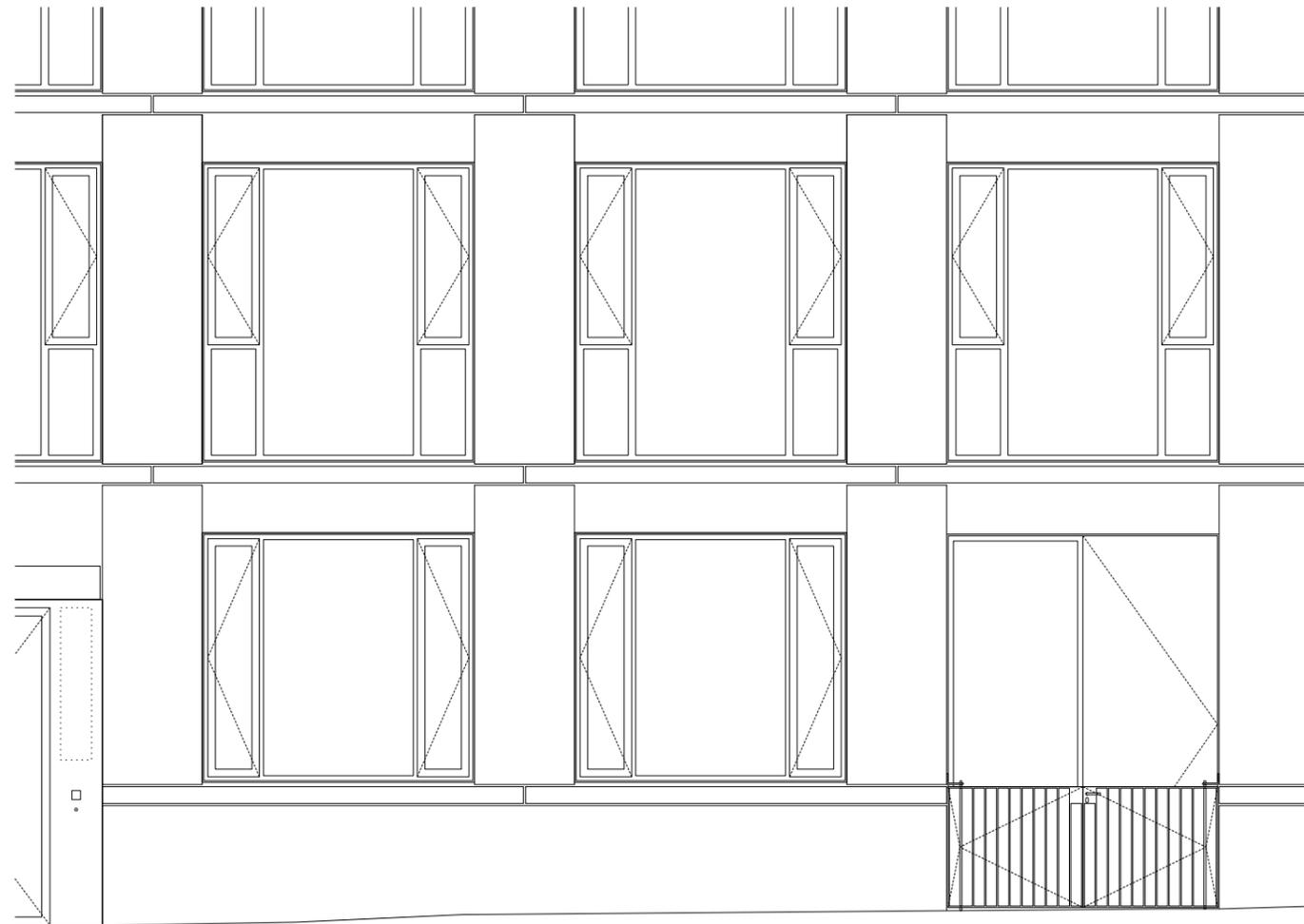
Elevation



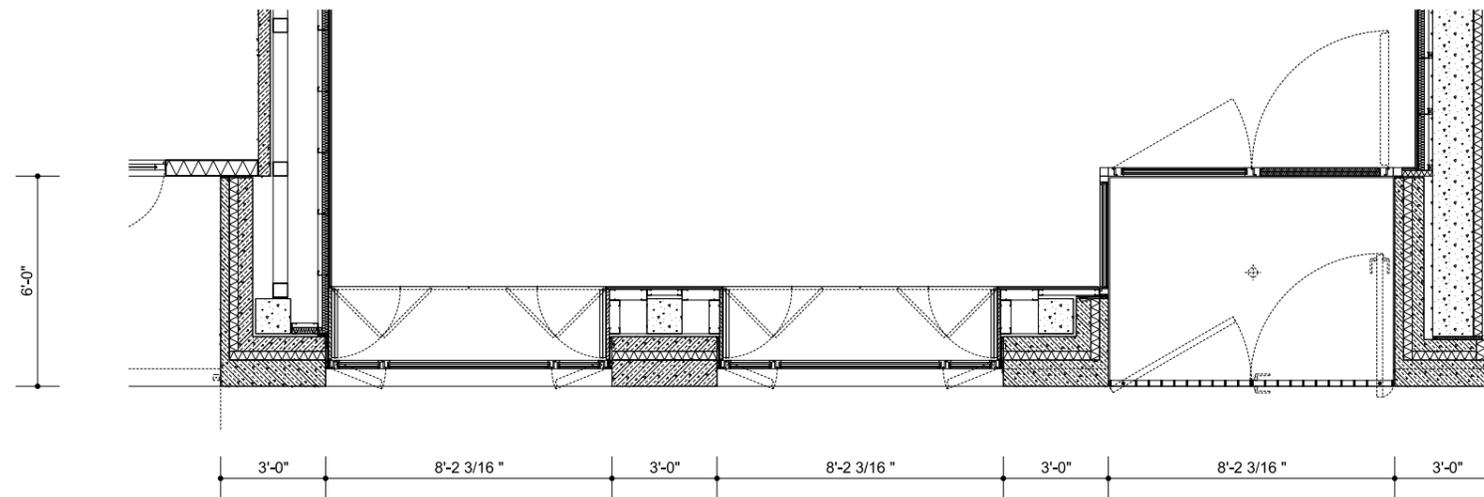
Plan



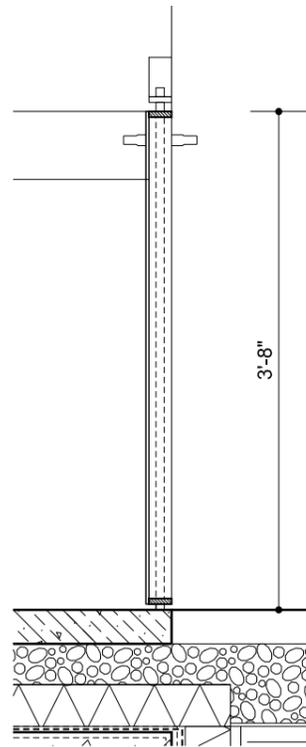
Section



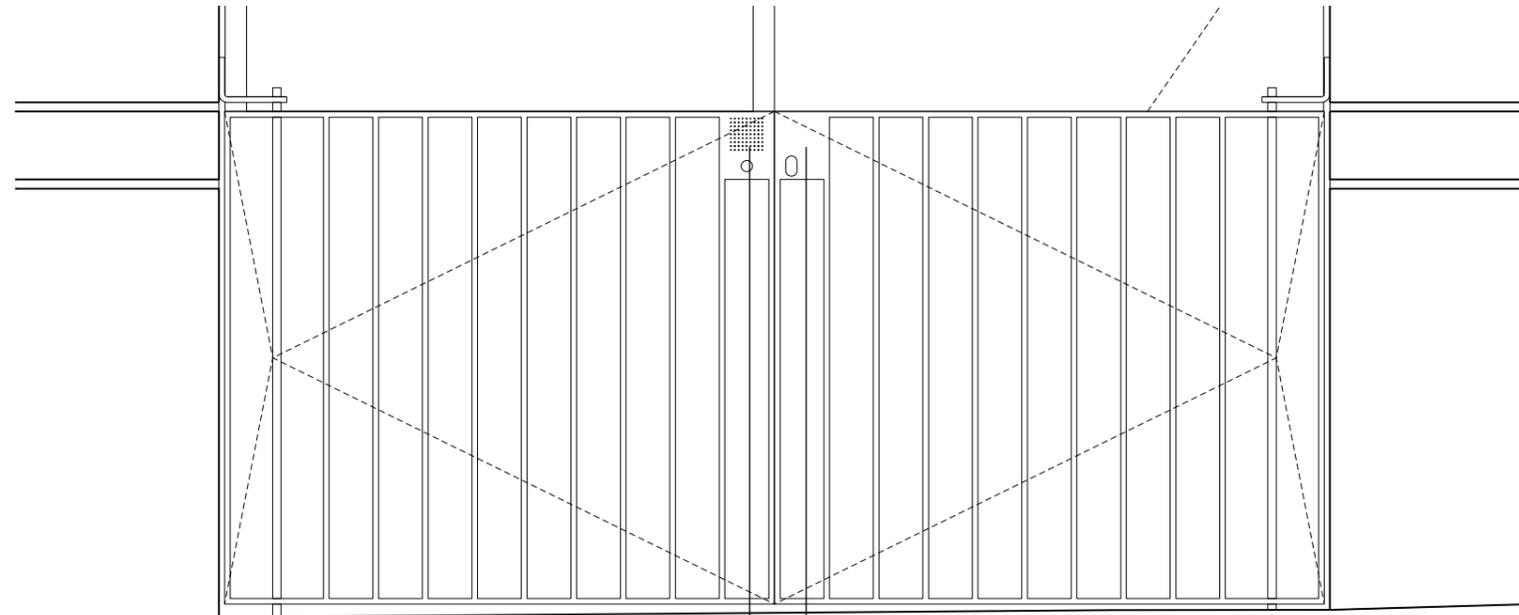
Elevation



Plan



Section

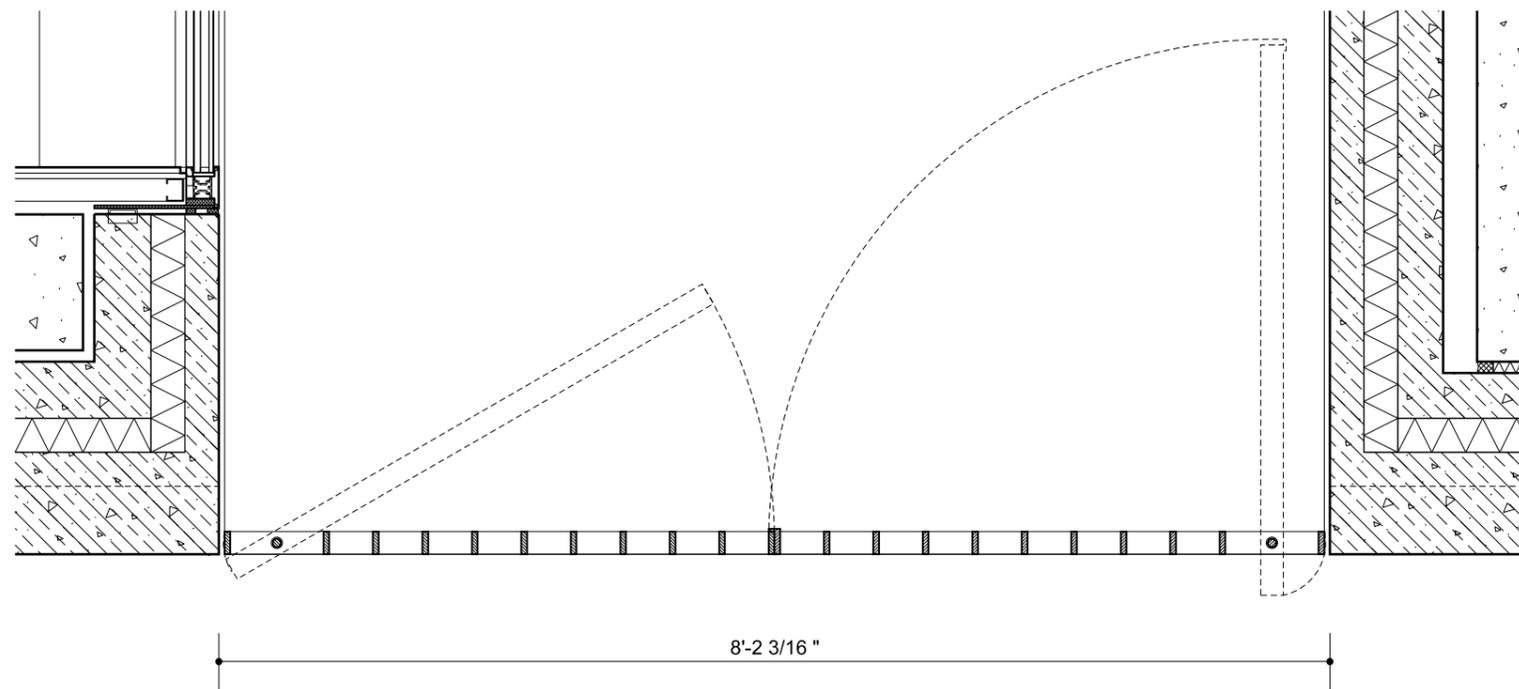


Elevation

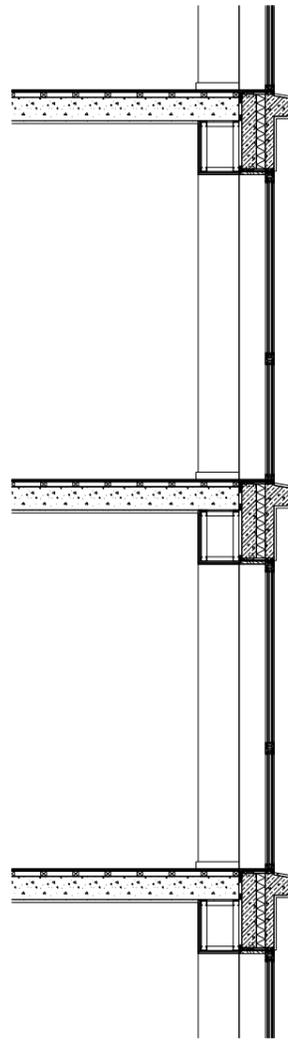
1 2

Key

- 1 Gate bell and speaker
- 2 Gate lock



Plan

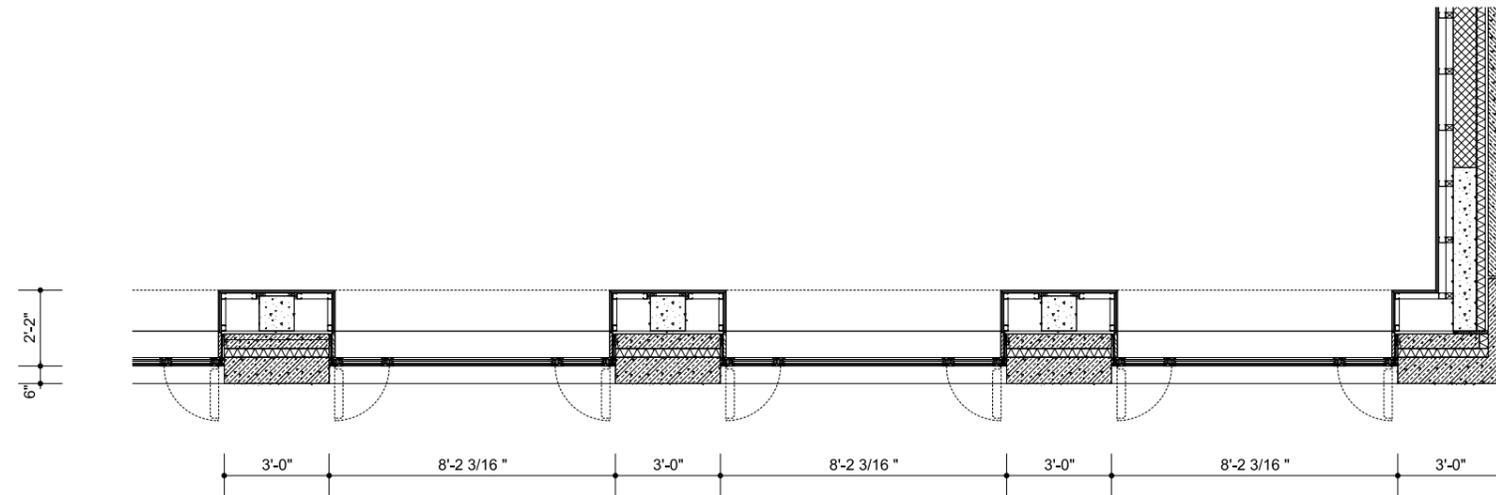


Section

6"
1'-6"
9'-1 1/2"
6"
1'-6"
9'-1 1/2"
6"

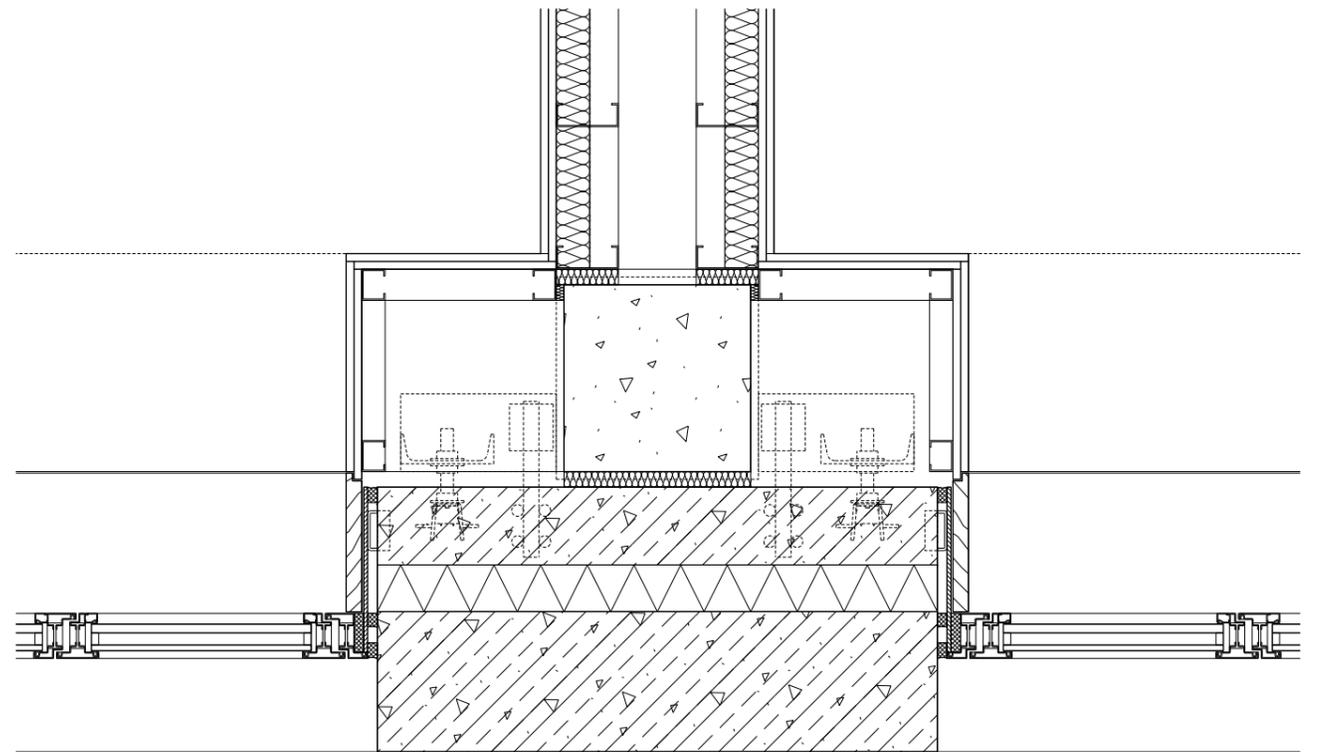
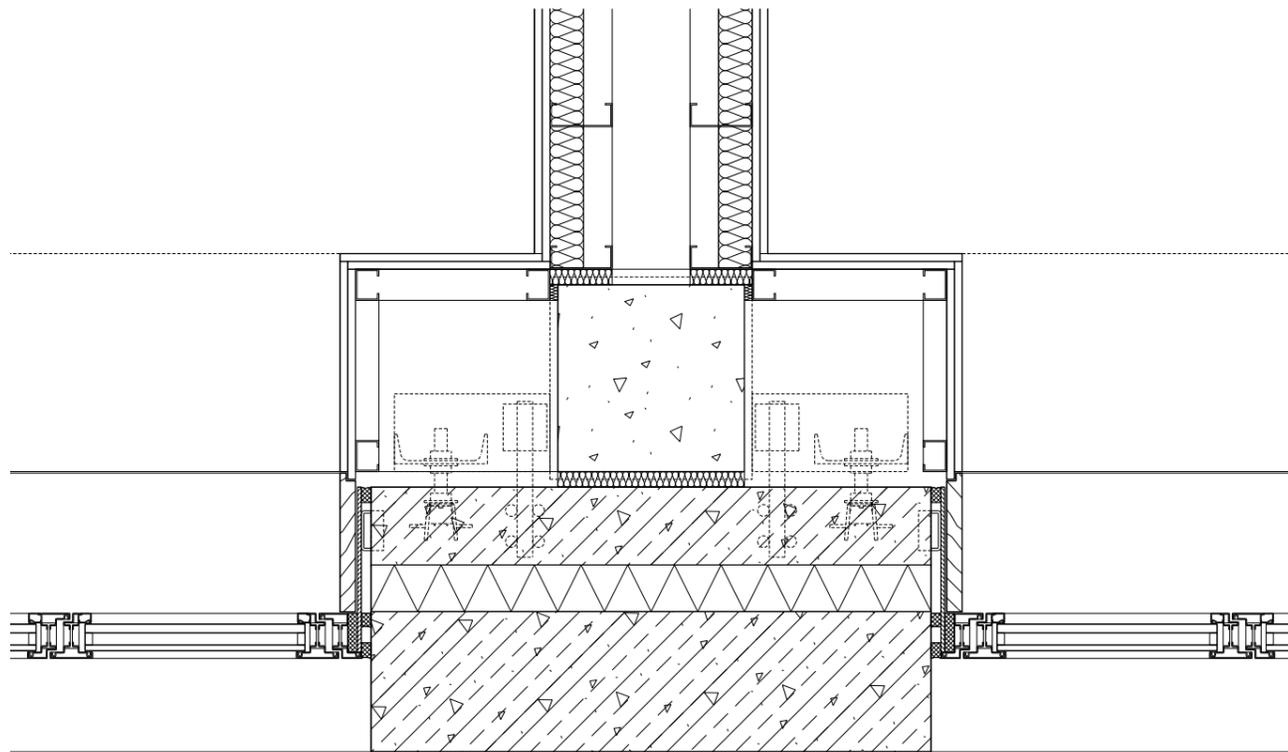


Elevation

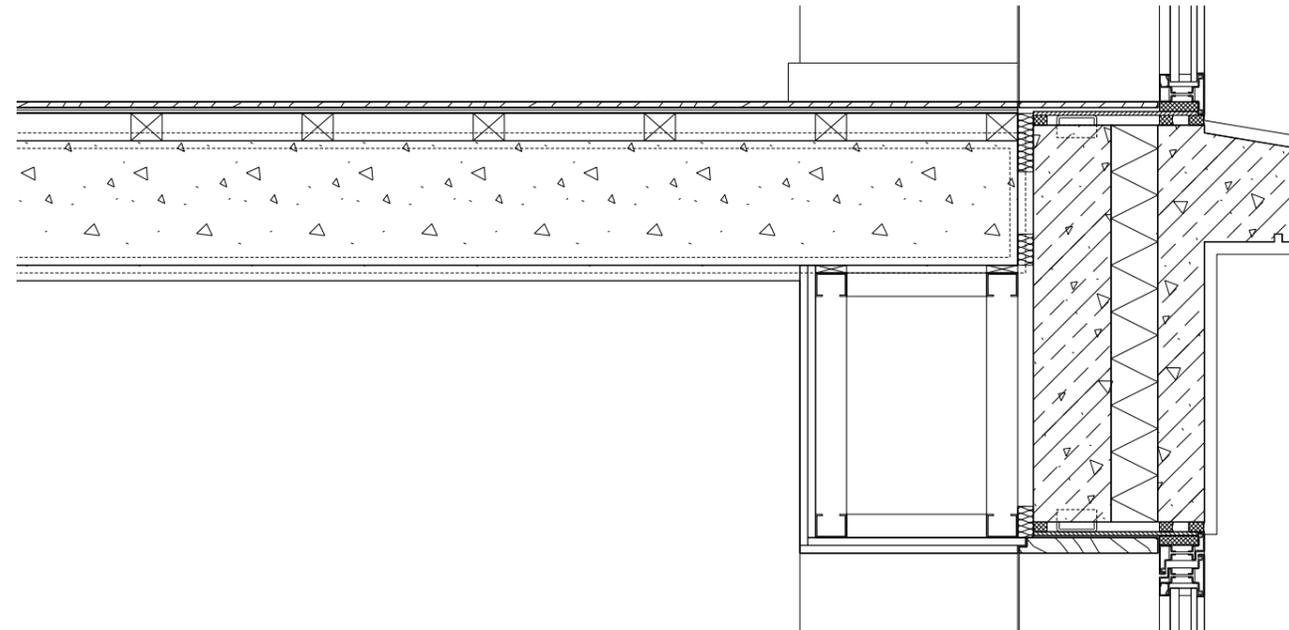
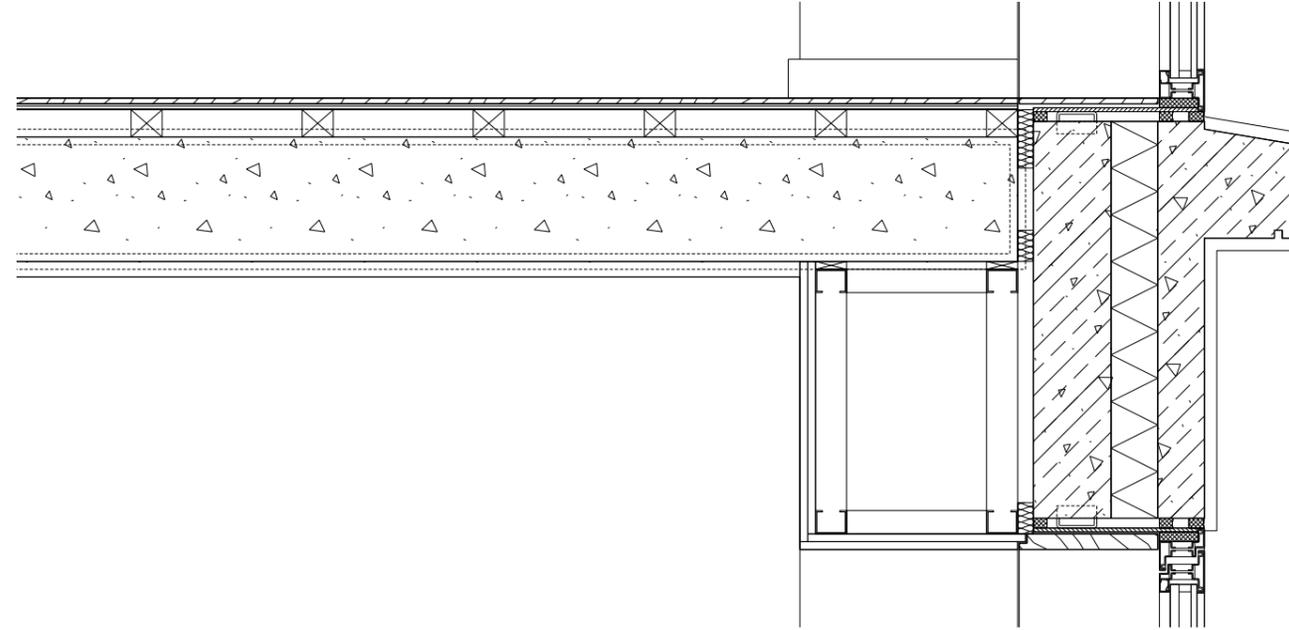


Plan

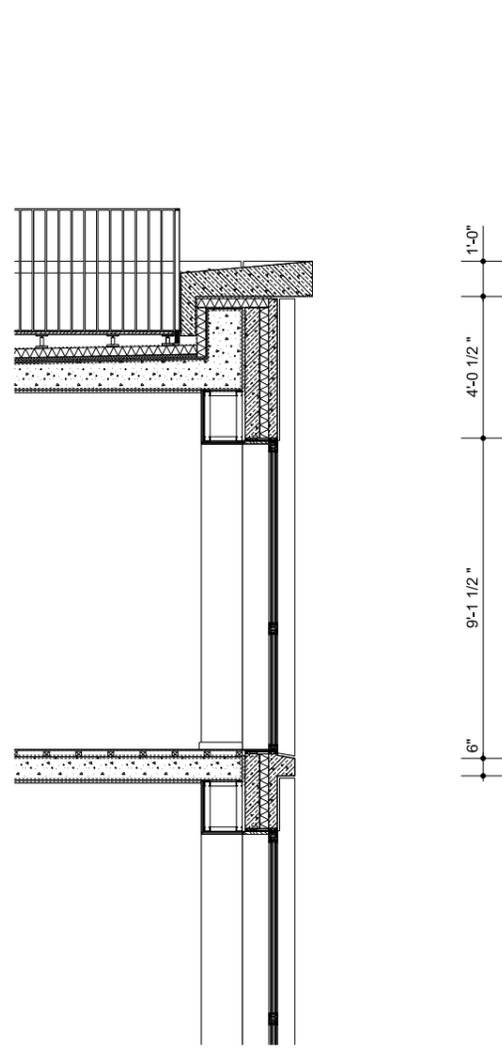
Detail drawings of typical façade



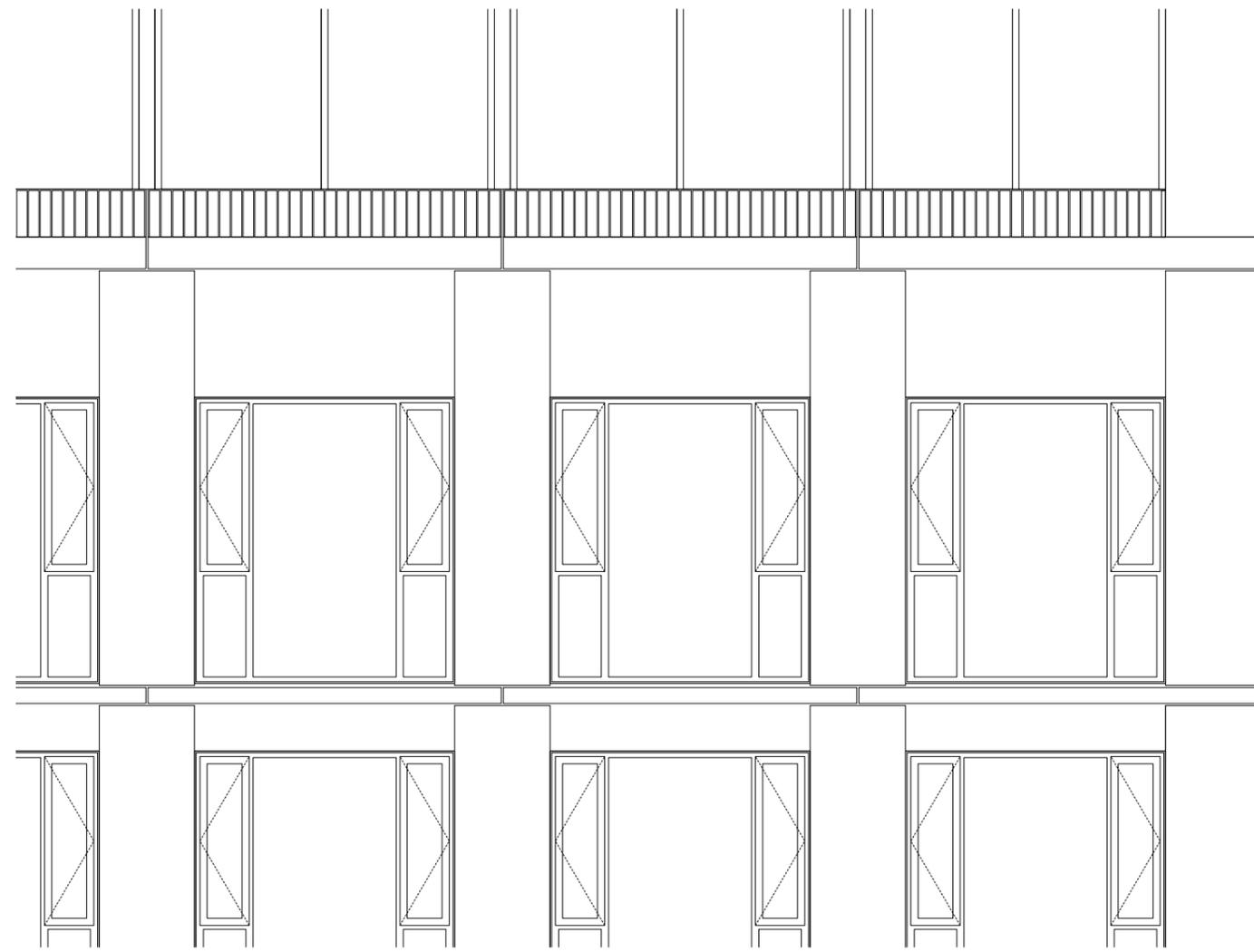
Detail plan of typical façade



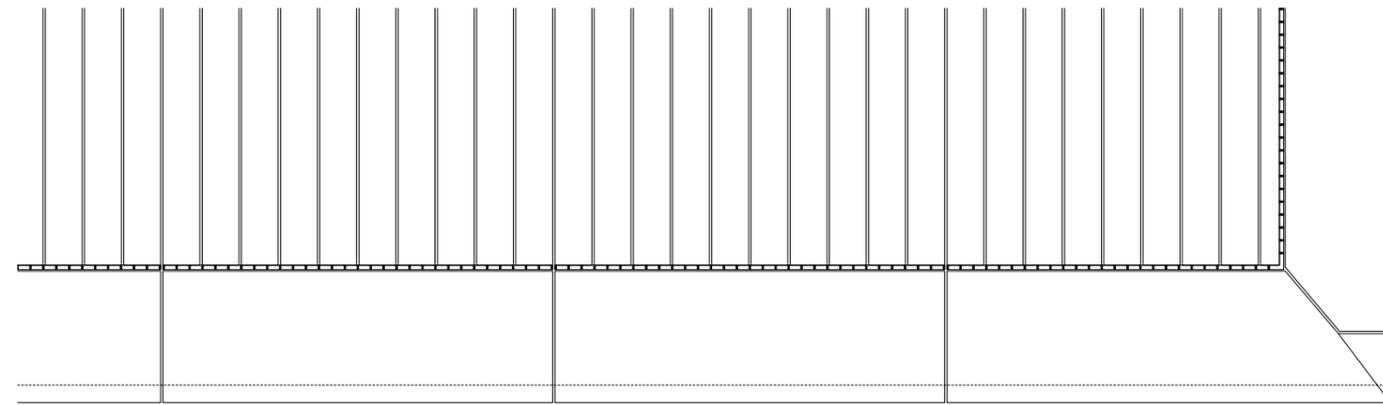
Detail section of typical façade



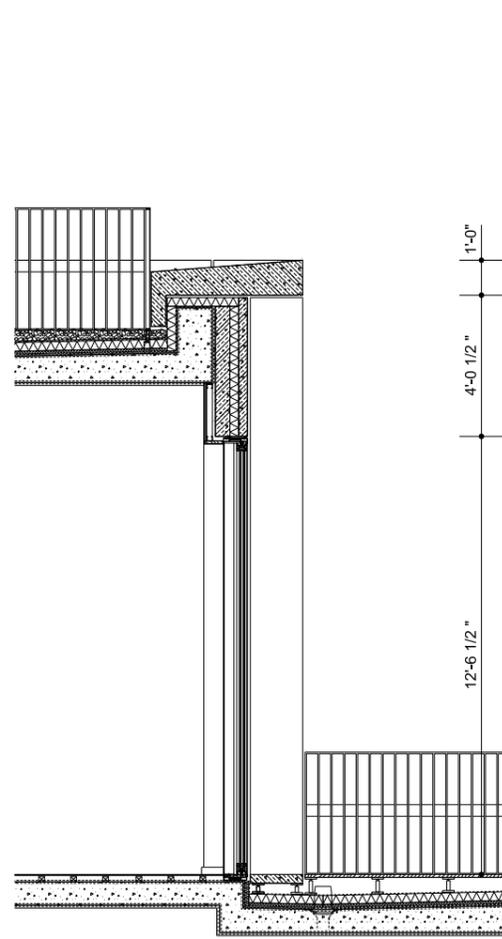
Section



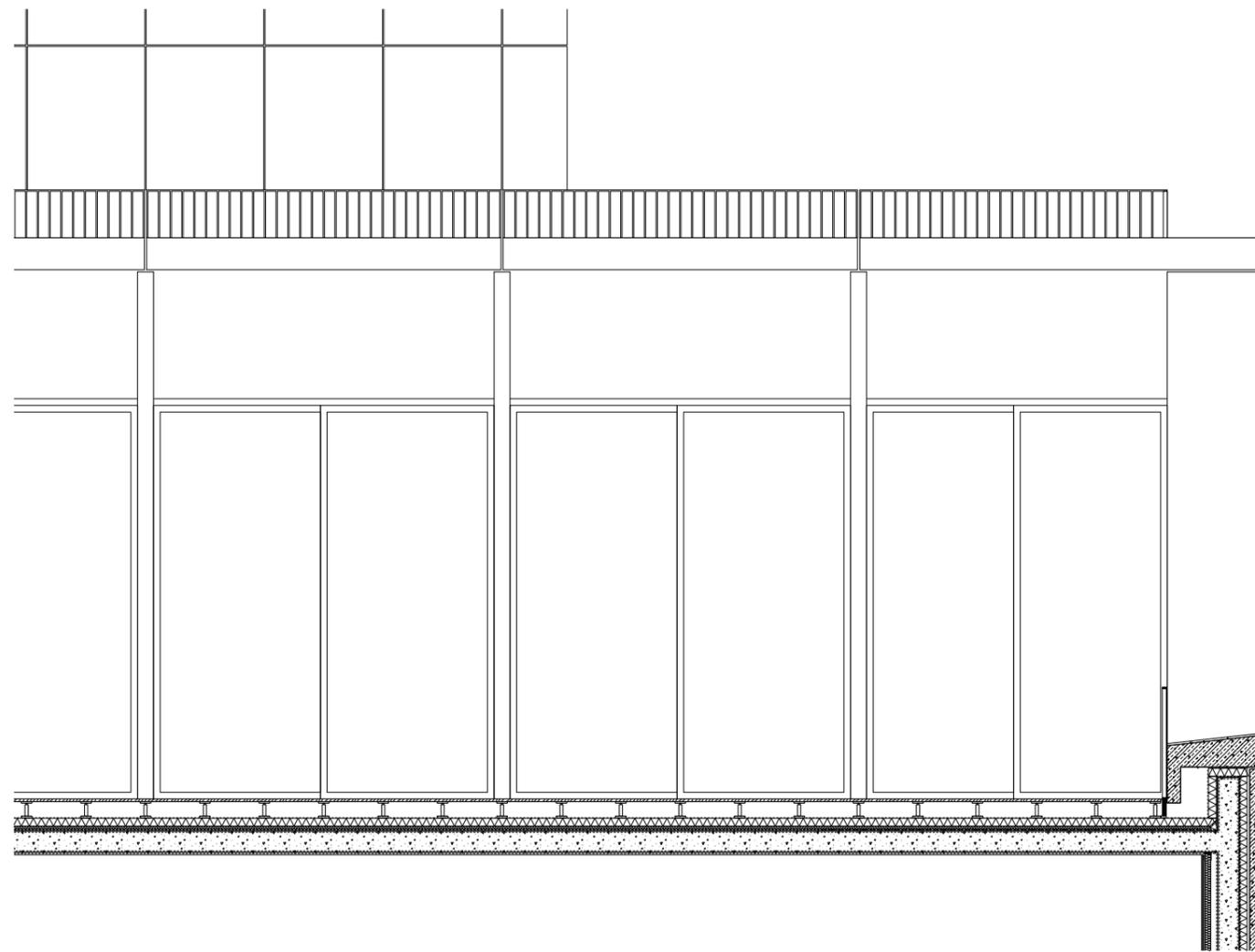
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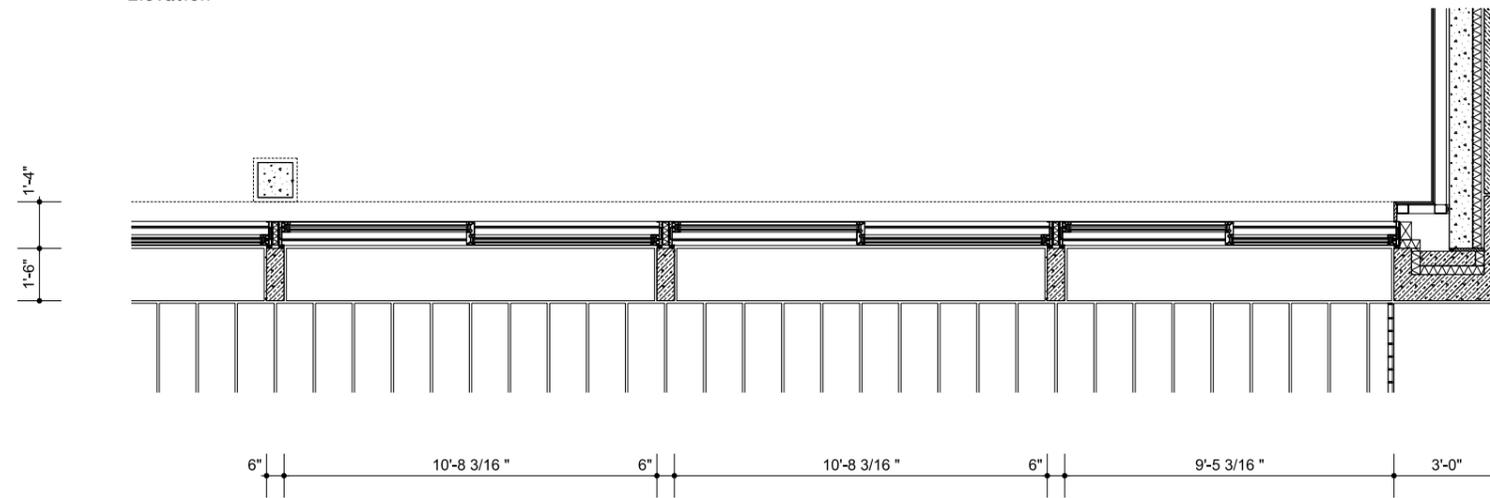
Plan



Section



Elevation



Plan

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