

11 HUBERT STREET

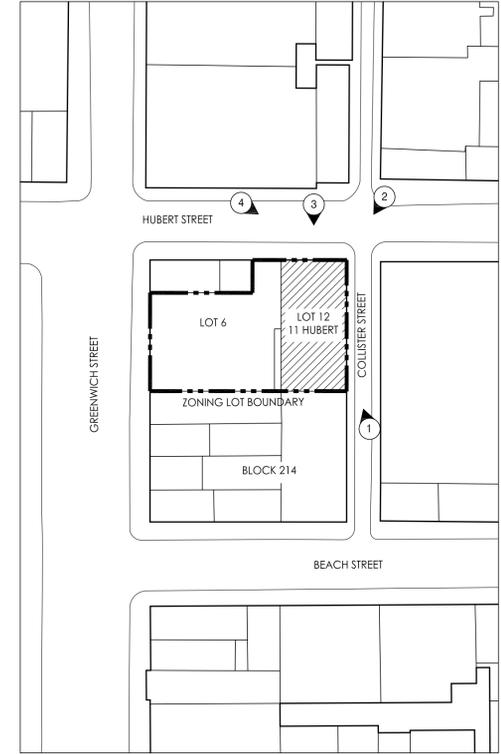


1 EXISTING VIEW NORTH FROM COLLISTER STREET  
NOT TO SCALE

11 HUBERT STREET



2 EXISTING VIEW SOUTHWEST FROM HUBERT & COLLISTER STREETS  
NOT TO SCALE



5 EXISTING VIEW KEY PLAN  
NOT TO SCALE



11 HUBERT STREET



3 EXISTING VIEW SOUTH FROM HUBERT STREET  
NOT TO SCALE

11 HUBERT STREET



4 EXISTING VIEW NORTH FROM HUBERT STREET  
NOT TO SCALE



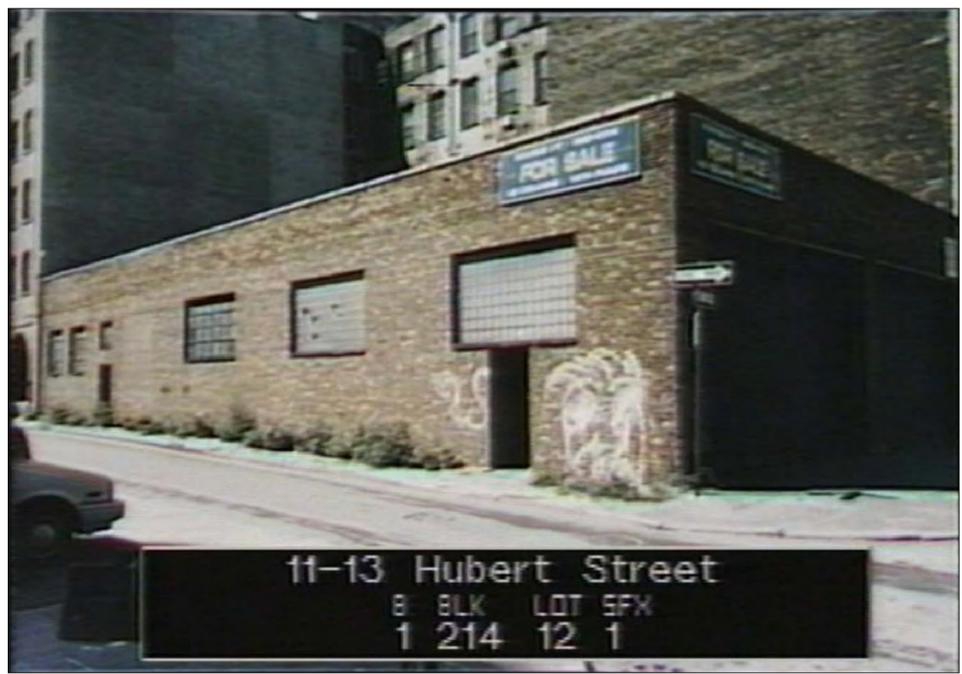
**1** 1937 HISTORICAL VIEW OF 6 STORY WAREHOUSE STORAGE BUILDING AT 11 HUBERT  
SCALE: NTS



**2** 1937 HISTORICAL VIEW OF 6 STORY WAREHOUSE/STORAGE BUILDING AT 11 HUBERT  
SCALE: NTS



**3** 1940'S TAX PHOTO OF 1 STORY MOTOR FREIGHT TERMINAL STORAGE BUILDING AT 11 HUBERT  
SCALE: NTS



**4** 1980'S TAX PHOTO OF 1 STORY MOTOR FREIGHT TERMINAL STORAGE BUILDING AT 11 HUBERT  
SCALE: NTS



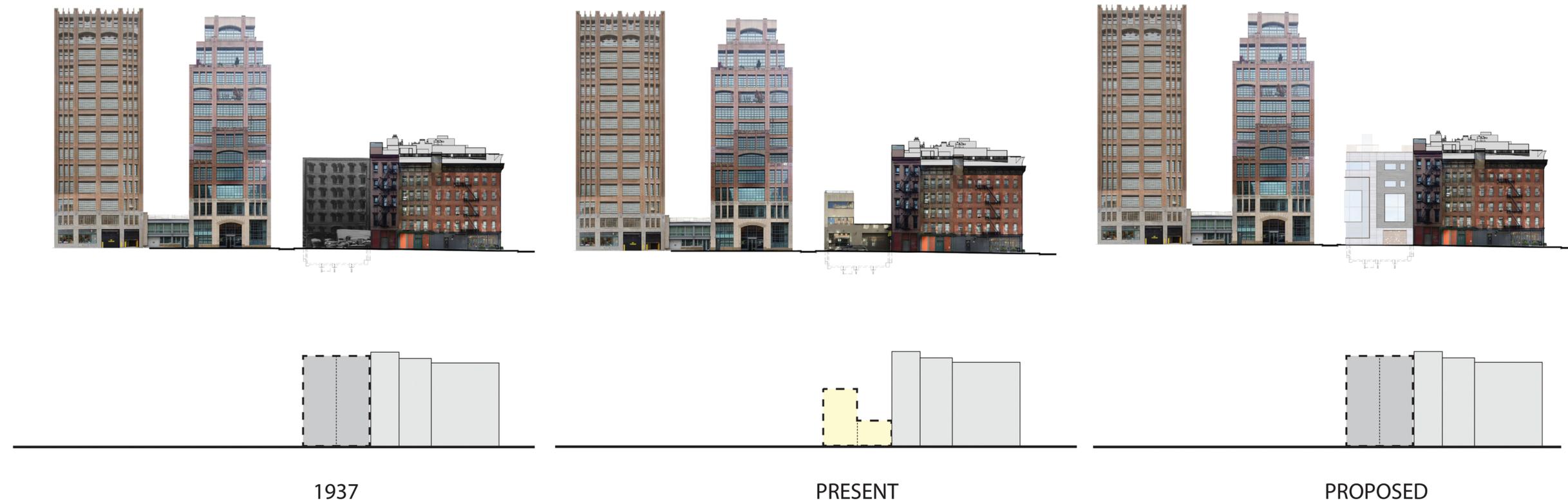
**5** 1999 PHOTOS OF THE 1988 2 STORY ADDITION (PRIOR TO LATER 'STAIR TOWER' ADDITION)  
SCALE: NTS



**6** VIEW SHOWING STAIR TOWER CONSTRUCTED AFTER 1999  
SCALE: NTS

# RECALLS HISTORY

- along hubert it recalls the 25' lot from the federal era



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**11 HUBERT STREET**  
New York, NY 10013  
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MAYA LIN STUDIO  
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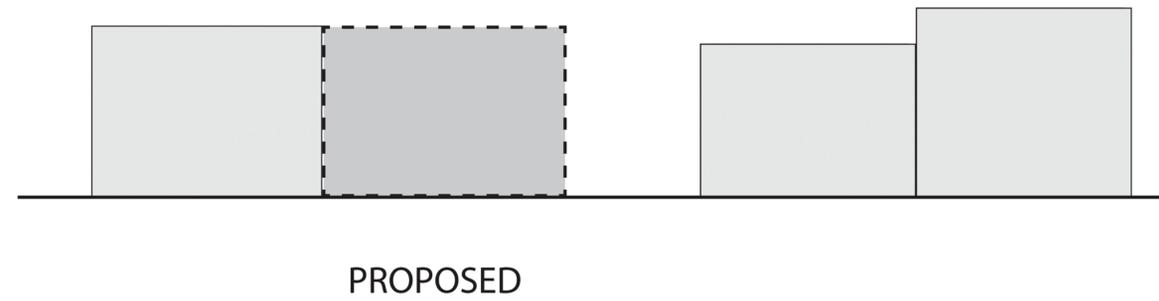
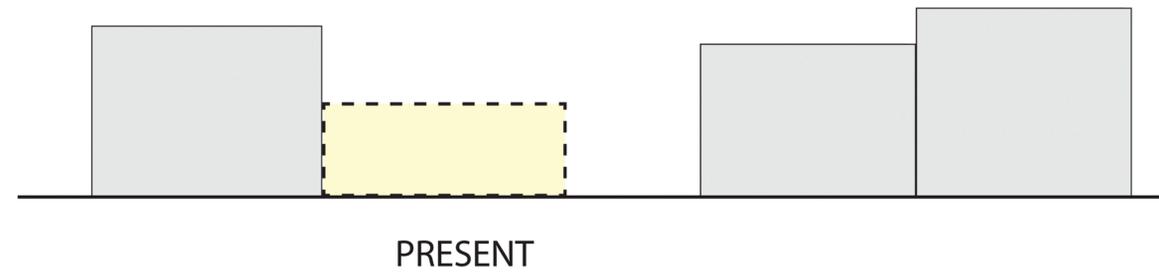
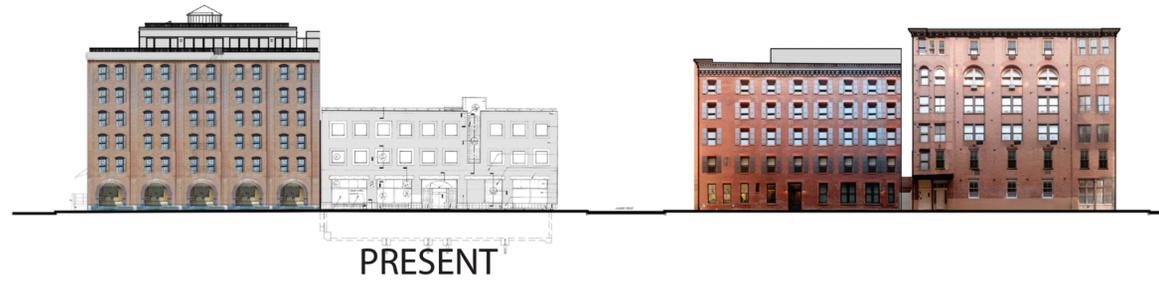
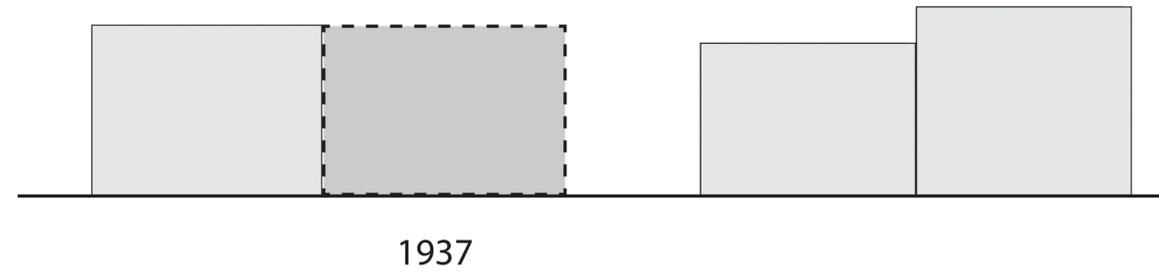
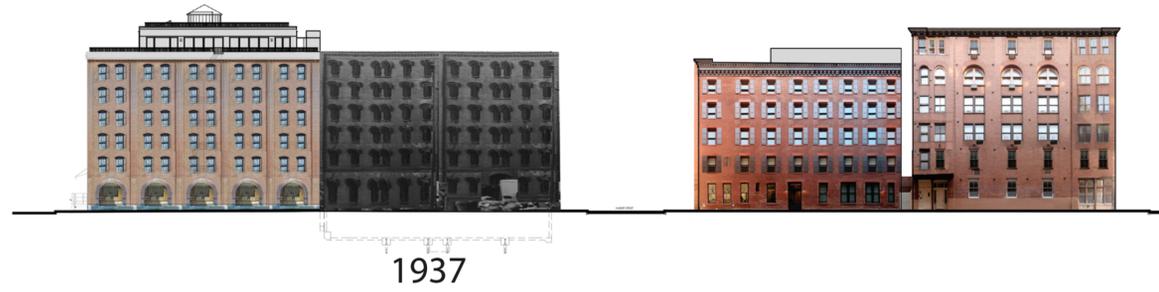
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# RECALLS HISTORY

- it returns the massing back to the historic warehouse scale along collister



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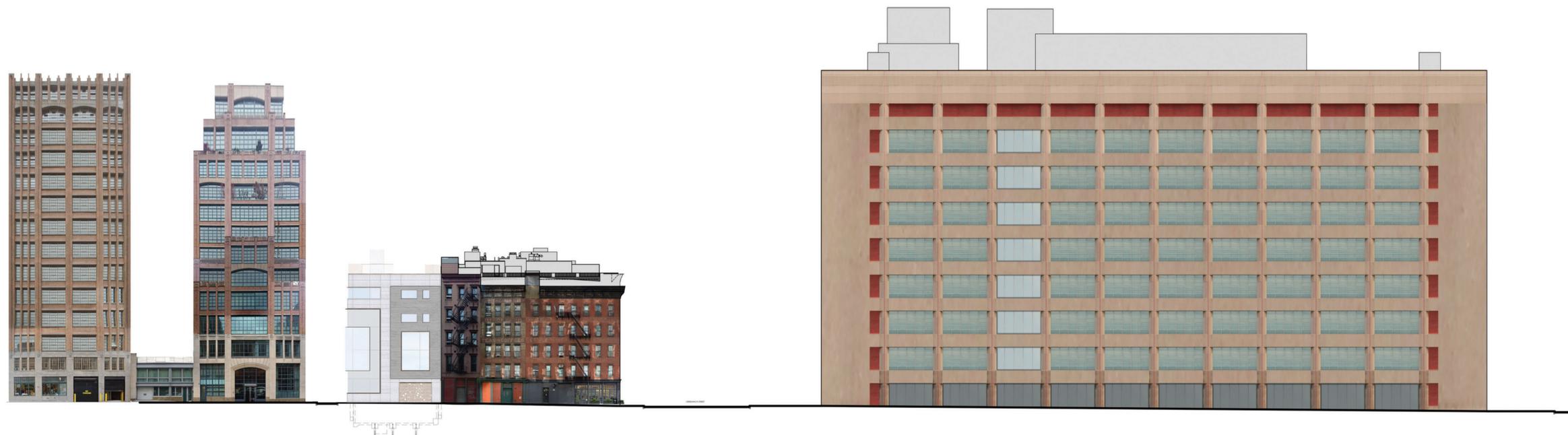
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**2** PROPOSED EAST ELEVATION  
SCALE: 1/32" = 1'-0"  
0' 12' 24' 48' 96'



**1** PROPOSED NORTH ELEVATION  
SCALE: 1/32" = 1'-0"  
0' 12' 24' 48' 96'



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HUBERT AND COLLISTER



COLLISTER STREET

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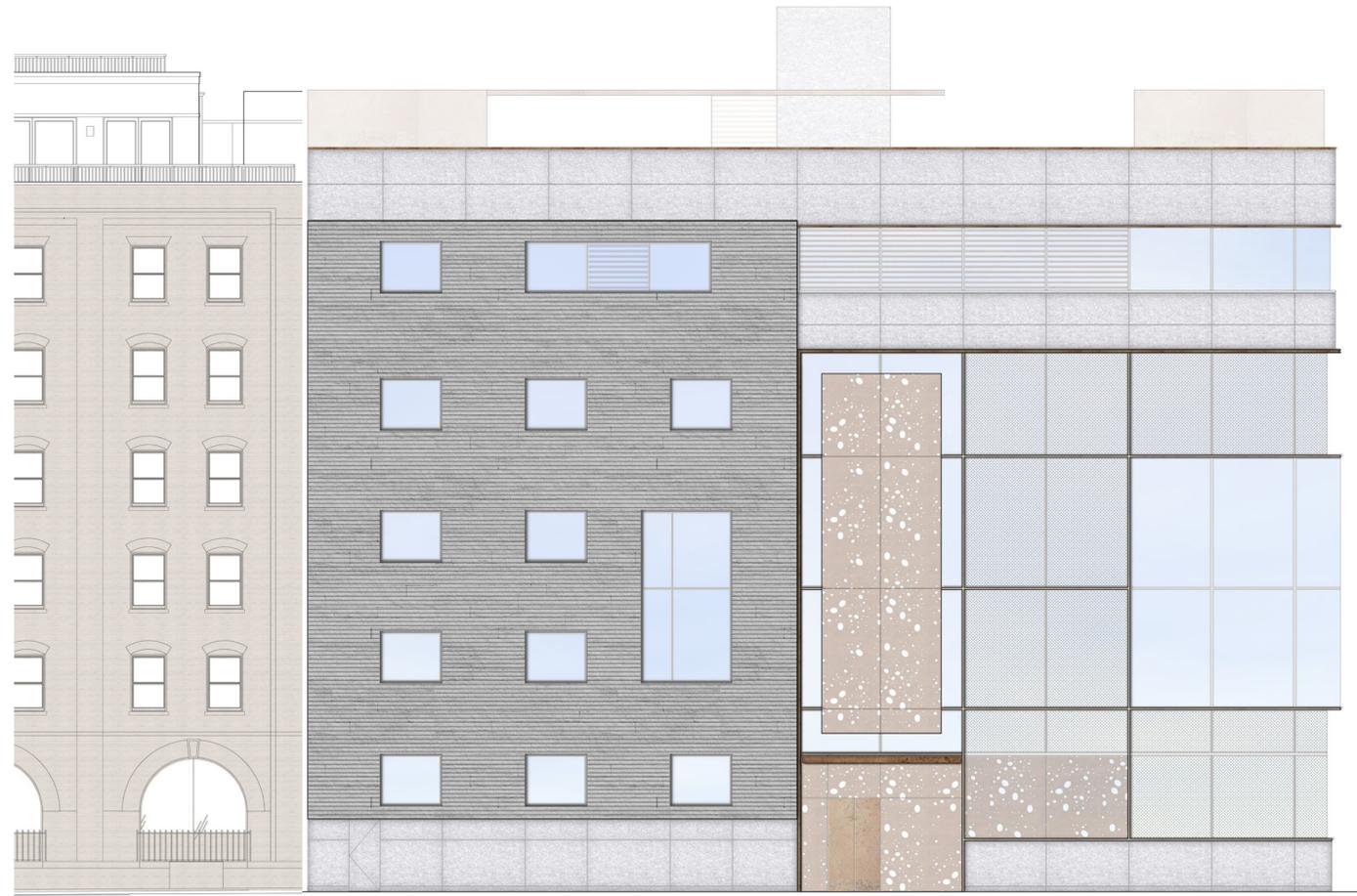
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east elevation



north elevation

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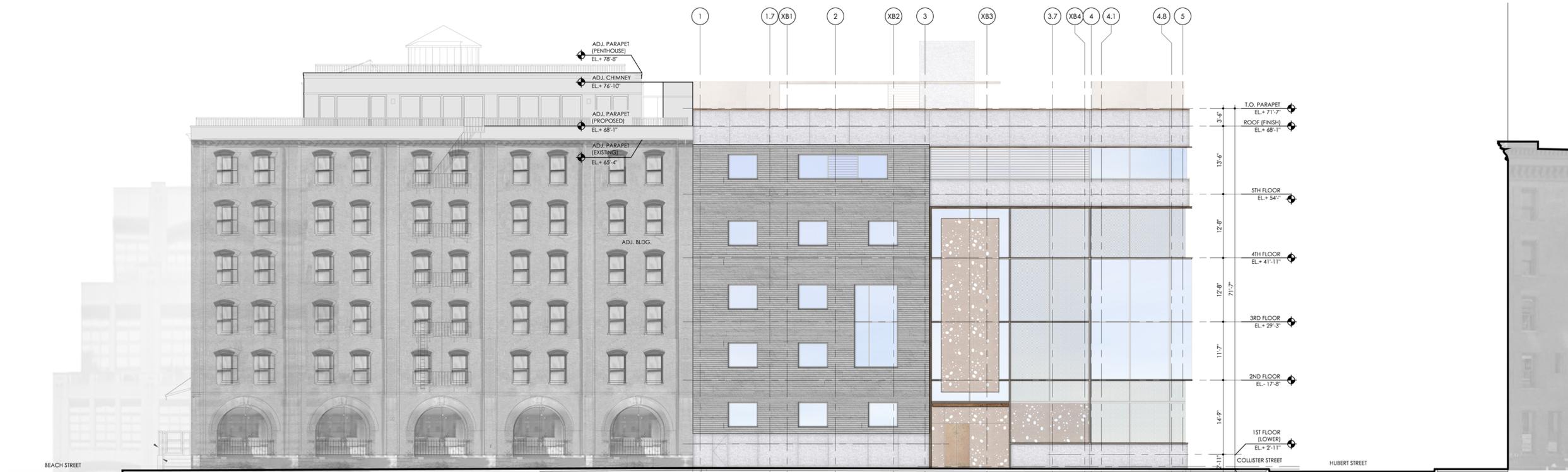
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**2 PROPOSED EAST ELEVATION**  
SCALE: 3/32" = 1'-0"  
0' 4' 8' 16' 32'

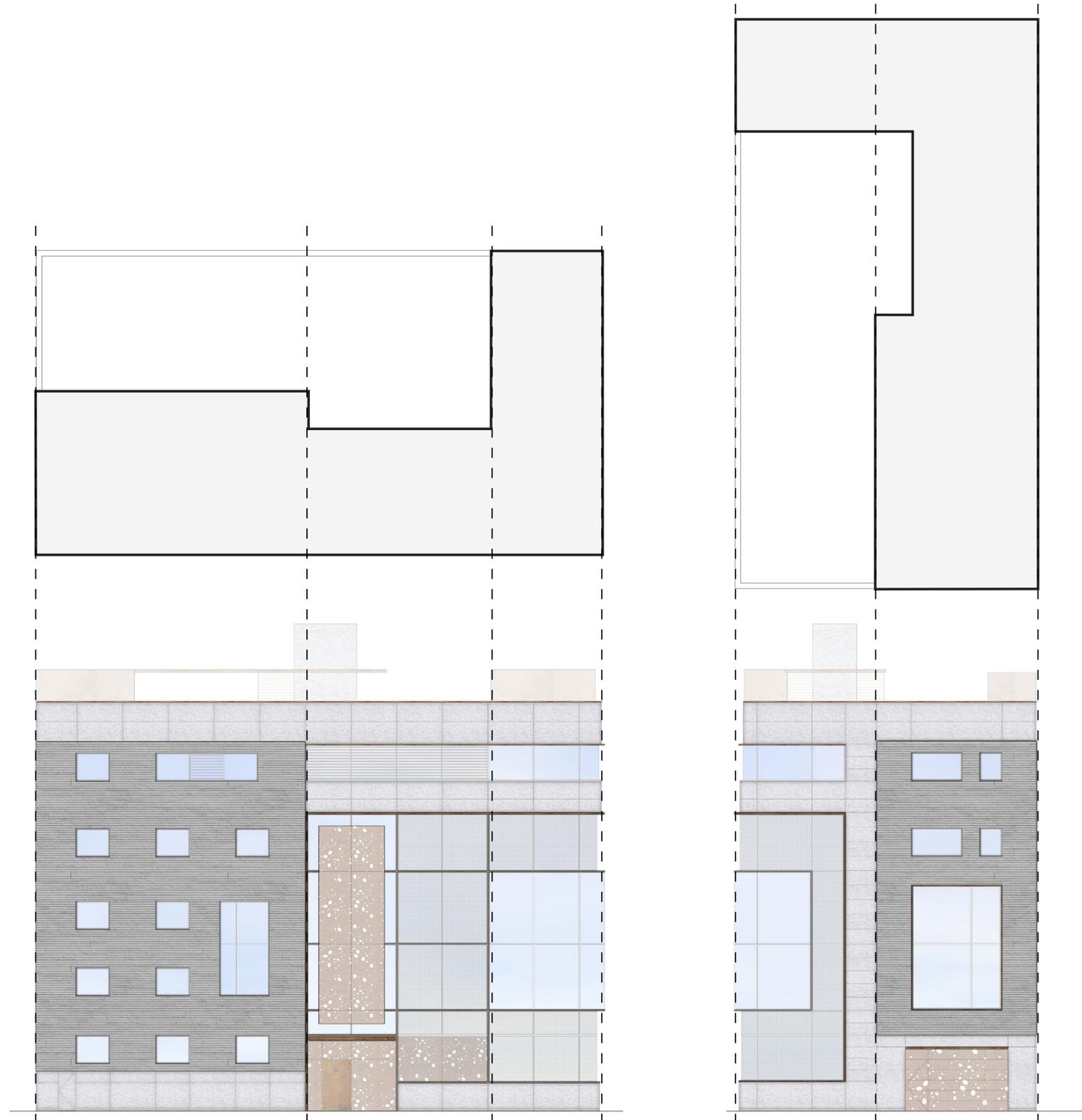


**1 PROPOSED NORTH ELEVATION**  
SCALE: 3/32" = 1'-0"  
0' 4' 8' 16' 32'

Addresses the historic warehouse building as well as expressing the L shape programming of the proposed building.



2 1937 HISTORICAL VIEW OF 6 STORY  
WAREHOUSE/STORAGE BUILDING AT 11 HUBERT  
SCALE: NTS



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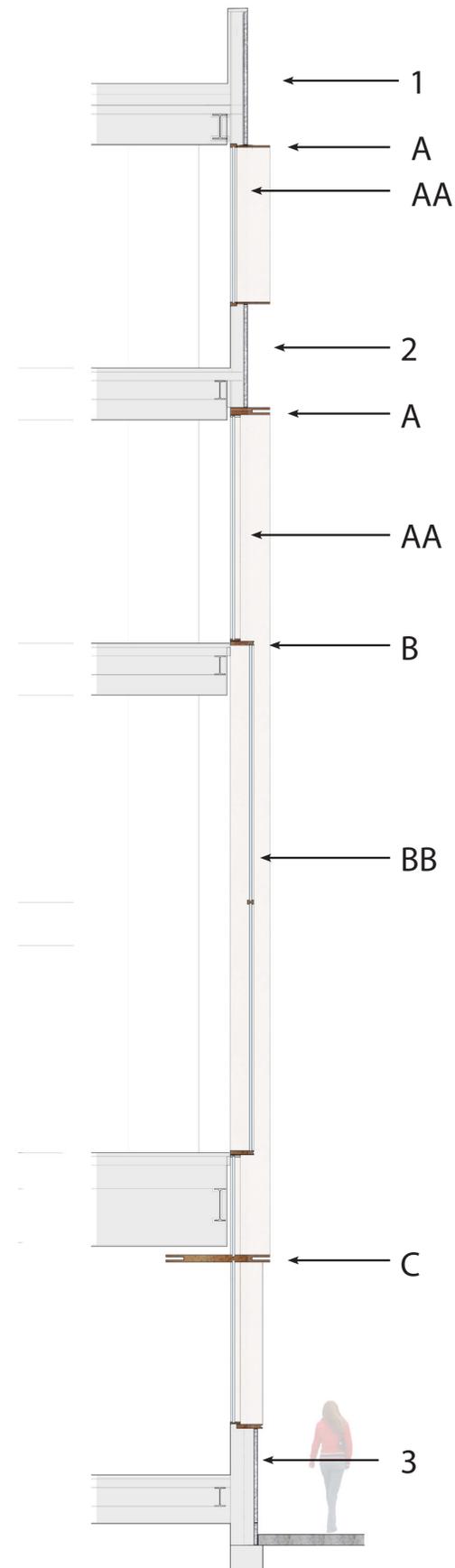
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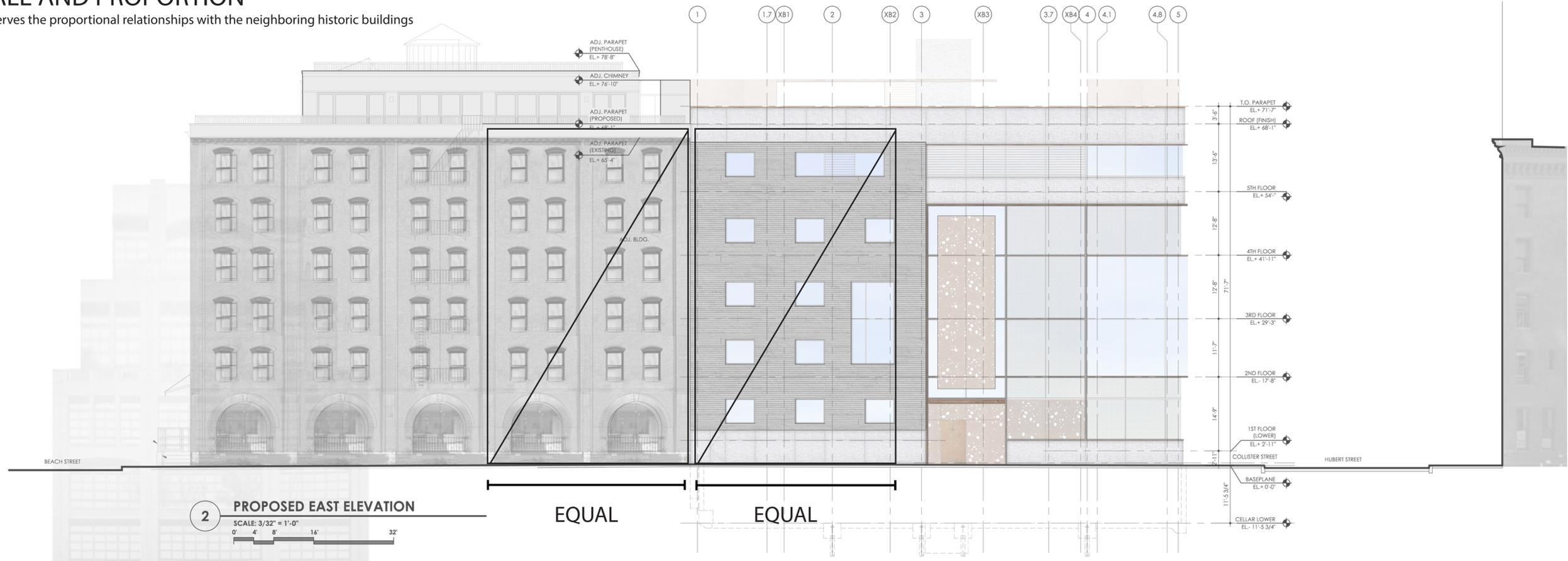
CREATES A DIALOGUE with the depth and layering of facades of historic buildings

the articulation of windows with metal frames:  
 - creates a layering and detailing that refers back to masonry and cast iron buildings



# SCALE AND PROPORTION

it preserves the proportional relationships with the neighboring historic buildings



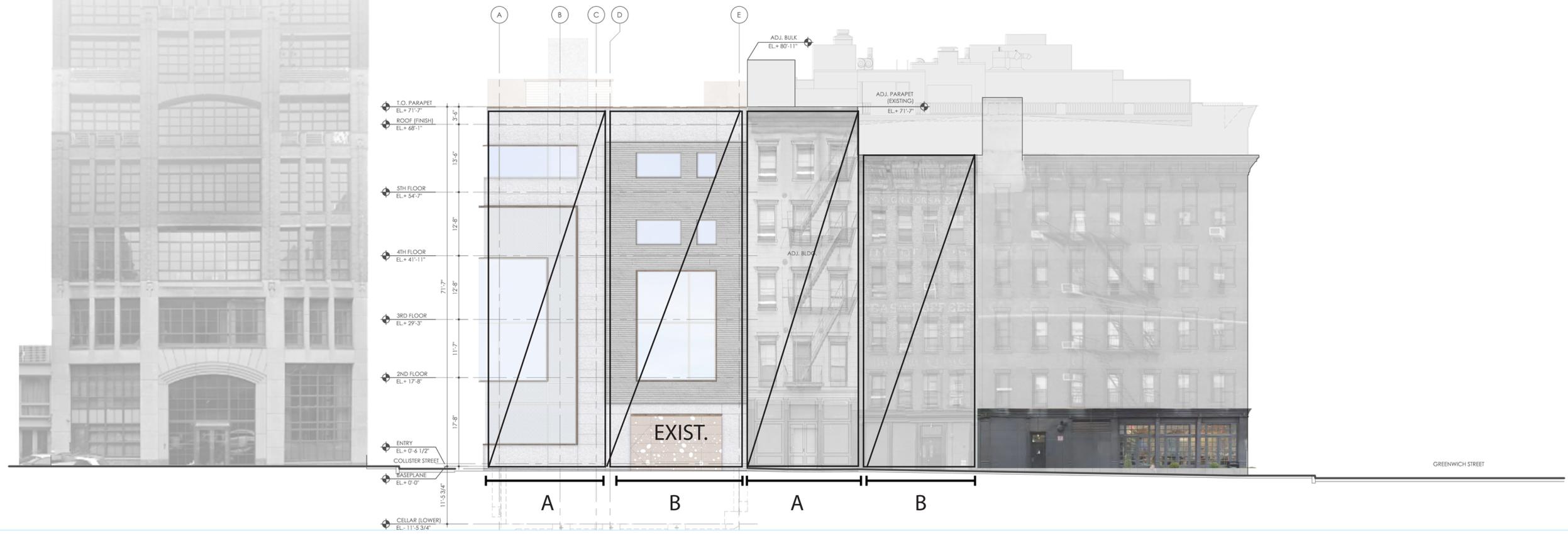
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 SCALE: 3/32" = 1'-0"  
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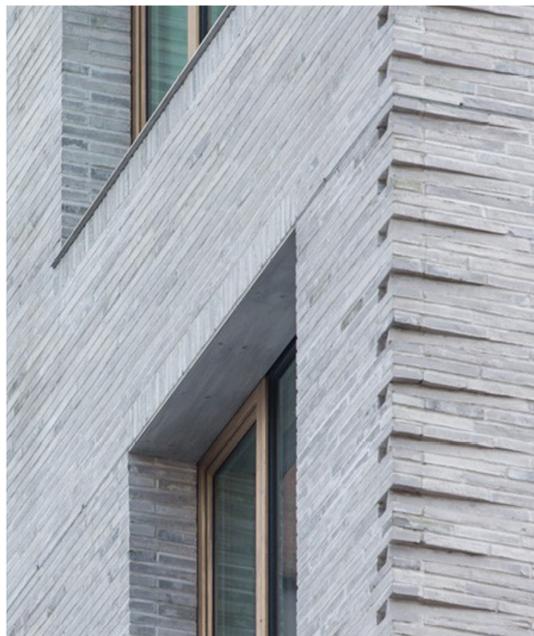
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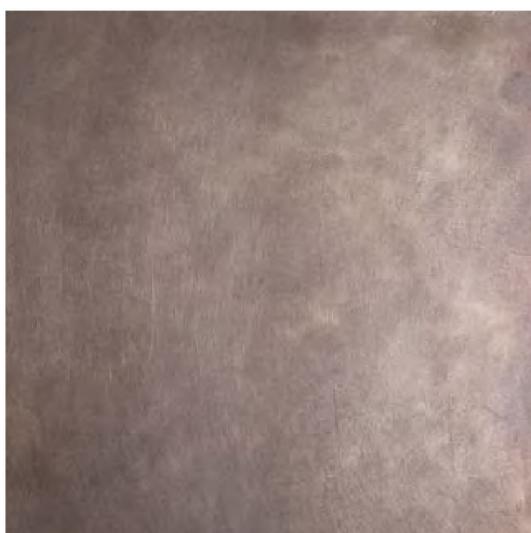
CHELMSFORD



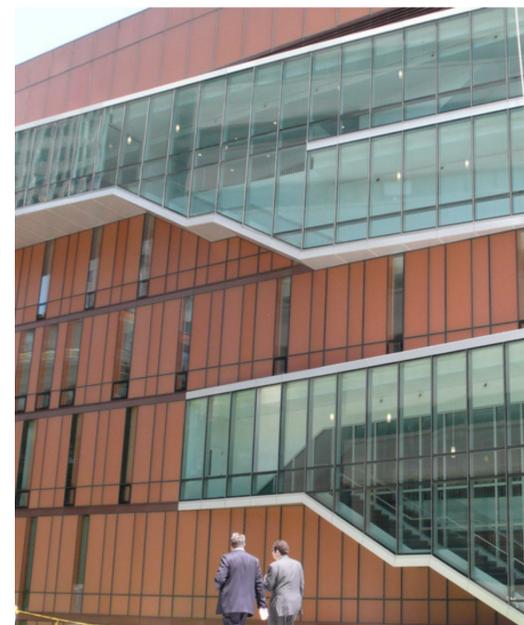
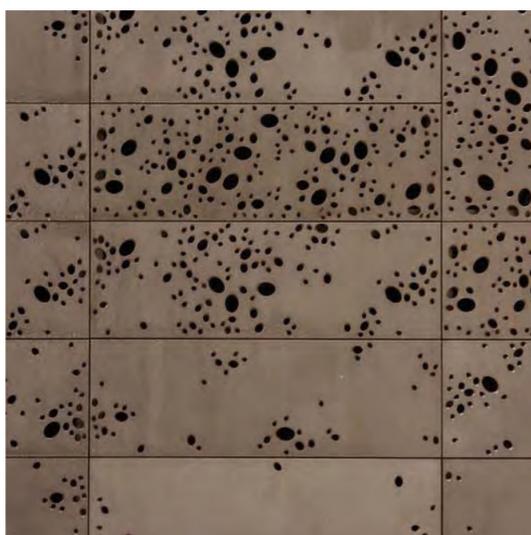
STACKED CHELMSFORD



COATED STAINLESS STEEL



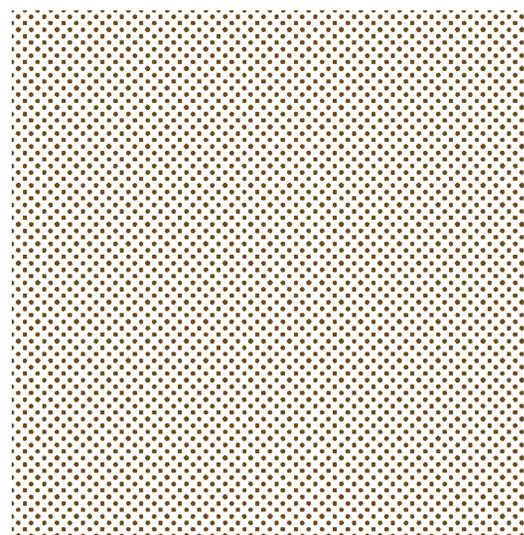
PERFORATED METAL



CLEAR GLAZING



BROWN FRIT



There is a precedent for contemporary buildings in historic districts



Upper East Side



Nolita\*



West Village



Tribeca \*



SOHO

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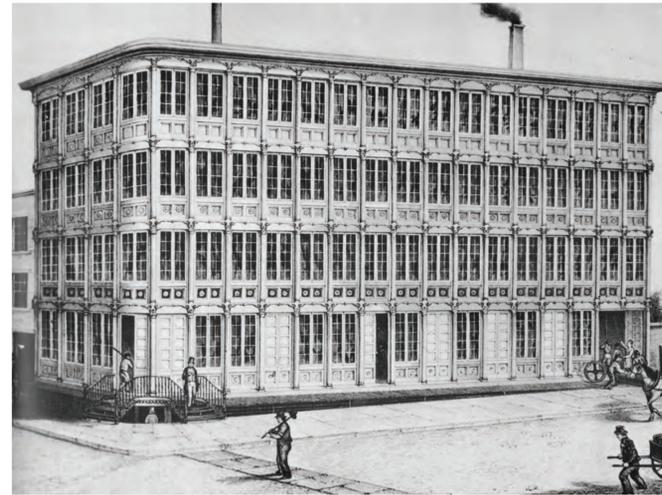
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GREENWICH ST (TRIBECA)



Bogardus Factory

Development of Cast Iron technology in the latter half of the 19th century transformed the building facades into the precursors of curtain wall construction where the façade was an assemblage of premade pieces whose sole purpose was to enclose the building and to allow for greater expanses of glass allowing more light to penetrate deeper into buildings



WOOSTER ST (SOHO)



Ocean National Bank

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## GLASS CORNER ARTICULATION IN HISTORIC DISTRICT

CREATES a layering and texture through application and detailing that refers back to masonry and cast iron facades



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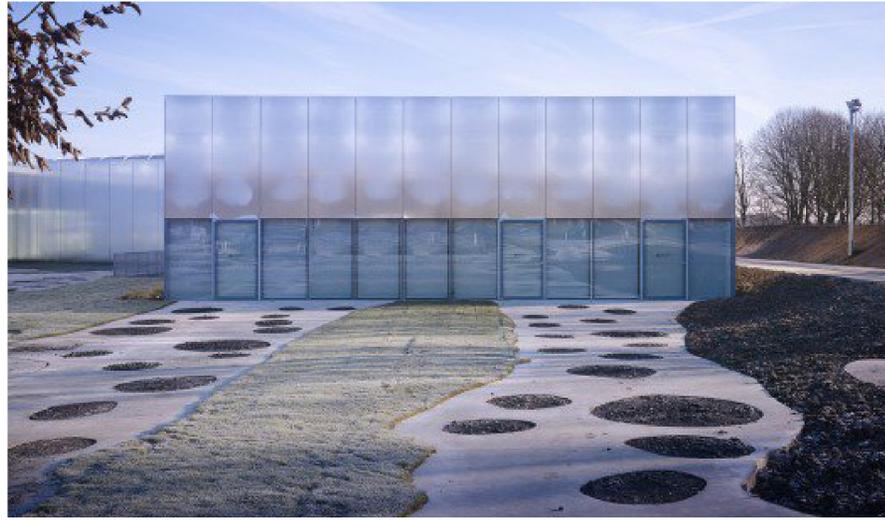
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SCREENING WITH GLASS AND METAL

PRESERVES the two and three story orders or organizing facades



Mercantile Exchange Building

Historic Facades Wrapping around the Street Corner Mercantile Exchange Buildings Developed along Hudson Street and were characterized with larger expanses of window openings to illuminate the business dealings inside.



DS Walton and Company Building 1887 - Franklin and Varick Streets



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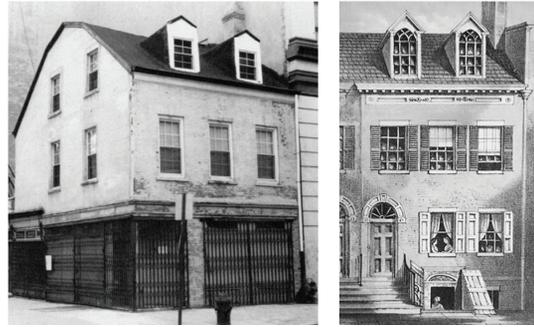
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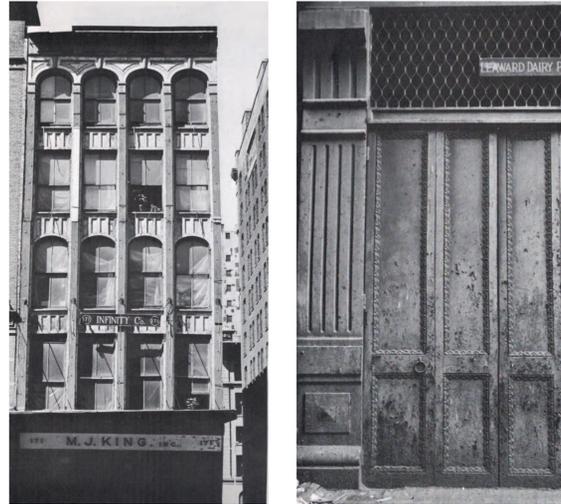
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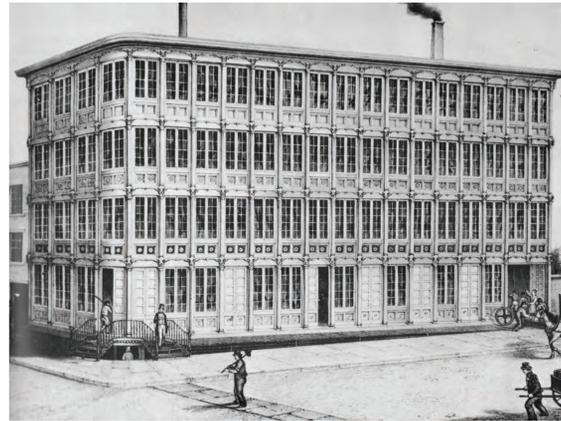
2 White Street 1807  
86 North Moore  
Early 19th century Federal Style Houses once lined Hudson Square on 25ft wide lots ( across from the former St John's Cathedral) with horse stables accessible from Collister Street



171 Duane Street  
12 Harrison Street



American Express Stable Building



Bogardus Factory  
Development of Cast Iron technology in the latter half of the 19th century transformed the building facades into the precursors of curtain wall construction where the façade was an assemblage of premade pieces whose sole purpose was to enclose the building and to allow for greater expanses of glass allowing more light to penetrate deeper into buildings



57 Laight Street  
Dry Goods and Warehouse shipping buildings dominated the area in the 19th century and were characterized as heavy masonry buildings with small window openings to illuminate the walking aisles only.



Rhinelander Sugar House



DS Walton and Company Building 1887 - Franklin and Varick Streets



Ocean National Bank



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