

308 WEST 4TH STREET
NEW YORK, NY 10014

LPC DOCKET #19-12020

COMMUNITY BOARD 2
JULY 13, 2017

SHEET 1 OF 21

GREENWICH VILLAGE HISTORIC DISTRICT DESIGNATION REPORT:

Volume 1 (1969) #308

“This three-story residence was one of a row of three houses built by Solomon Banta in 1847, of which two were replaced by the apartment building at Nos. 310-312. This was originally a Greek Revival house; it still retains the proper proportions and corniced lintels at the windows and doorway. A high brick parapet with stone coping replaces the original cornice.”



1. MAP OF GREENWICH VILLAGE HISTORIC DISTRICT
Project location indicated in red



2. ENLARGED BLOCK PLAN & PROJECT LOCATION
1/64" = 1'-0"



3. EXISTING CONDITION OF 308 WEST 4TH STREET

308 W. 4TH ST.
TOWNHOUSE
308 WEST 4TH
STREET
NY, NY 10014

ARCHITECT:
BADE STAGEBERG COX
25 CHAPEL STREET, SUITE 600
BROOKLYN, NEW YORK 11201
T: (718) 858 4409

PROJECT LOCATION & BACKGROUND

PROJECT
LPC #19-12020

SCALE

Project location



306
West 4th Street

308
West 4th Street

310
West 4th Street

Built 1886

Built 1847

Built 1900

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EXISTING STREET ELEVATION VIEW FROM WEST 4TH STREET

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SCALE



1. TAX PHOTO - c.1940



2. DESIGNATION PHOTO - c.1970



3. TAX PHOTO - c.1980

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HISTORIC TAX & LPC DESIGNATION PHOTOGRAPHS

PROJECT
LPC #19-12020

SCALE

Bank Street

308
West 4th Street

West 12th Street



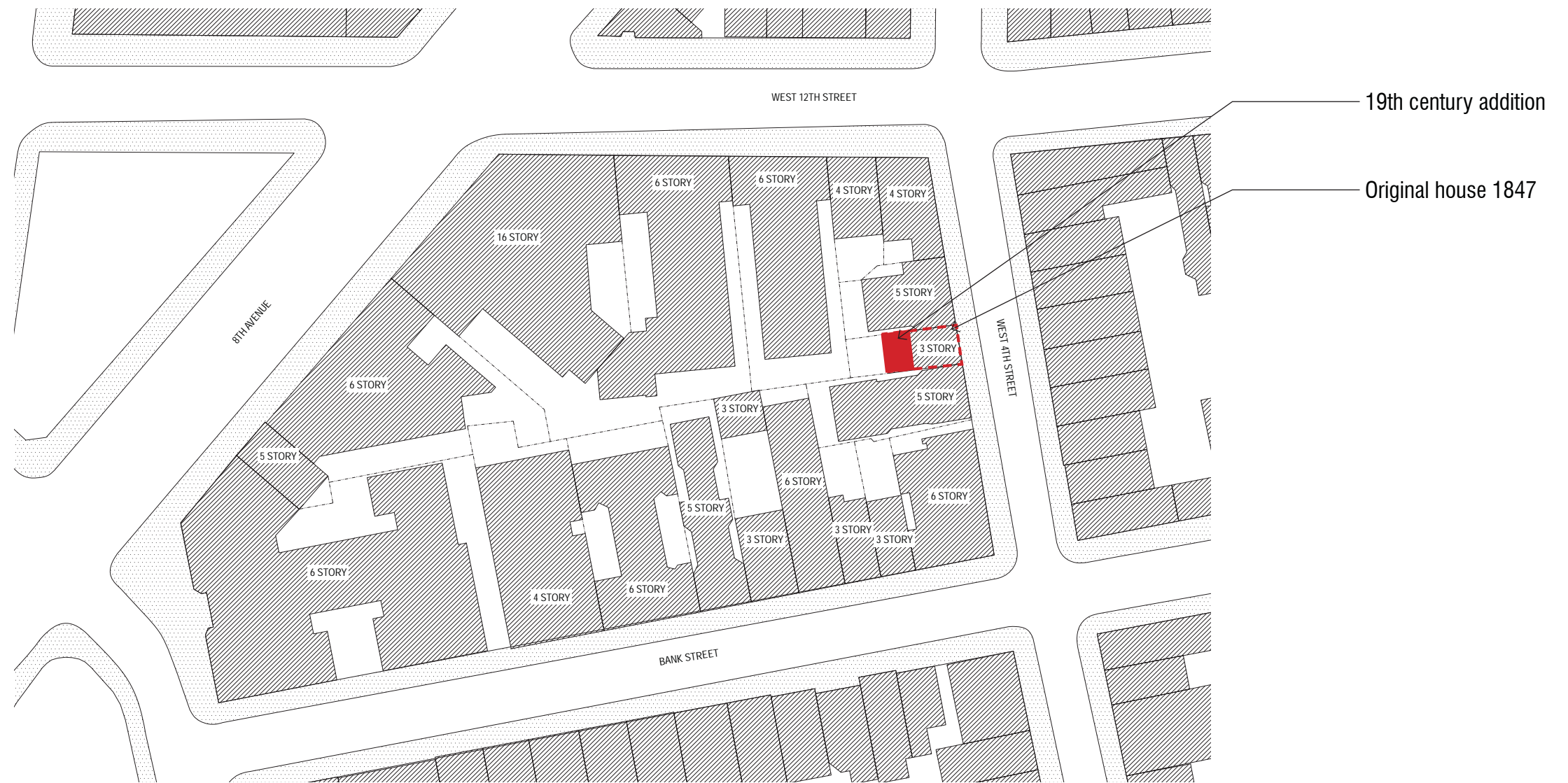
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BLOCK ELEVATION - WEST SIDE OF WEST 4TH STREET BETWEEN BANK STREET AND WEST 12TH STREET

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SCALE



2017 Block plan

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INNER BLOCK

PROJECT
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EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION

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PROJECT
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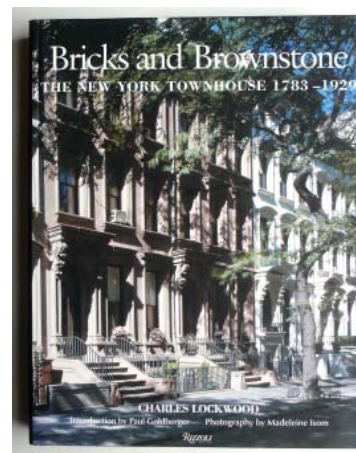
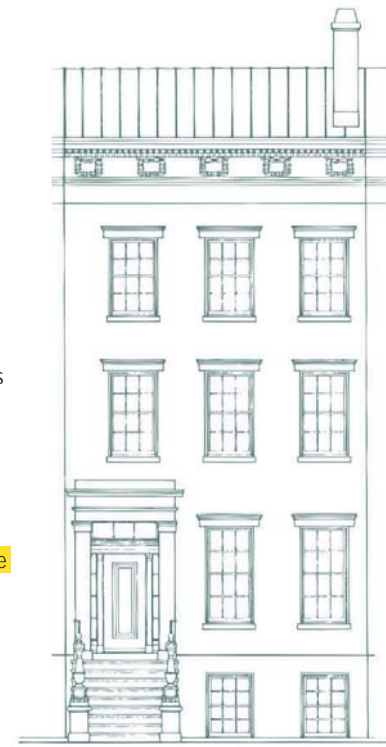
SCALE 1/8" = 1'-0"



NEW YORK CITY LANDMARKS PRESERVATION COMMISSION-
ROWHOUSE MANUAL, P4

The Greek Revival Style
(1830-1850)

- characterized by simple and bold architectural elements, imitating Greek motifs;
- three to three and one-half stories high with basement, sometimes an attic story below the cornice;
- brownstone base with brick upper façade (laid in English bond);
- stoop of medium height with wrought- or cast-iron handrails, fence, and newels
- vertical paneled wood door;
- grand entrance pilasters, sidelights, and stone enframements;
- six-over-six double-hung wood windows, six-over-nine often on the parlor floor, and sometimes small attic windows;
- modest molded stone window lintels and sills; and
- wood dentiled cornice.



BRICKS AND BROWNSTONE
THE NEW YORK ROW HOUSE 1733-1929
CHAPTER 2 GREEK REVIVAL STYLE, P97

Some of the most beautiful Greek Revival style iron work was on the parlor-window balcony, a feature introduced on New York row houses around 1830. The palatial Late Federal row houses often were built five or ten feet deeper than similar houses only a few years earlier to gain the large parlors suitable for entertaining, and parlor windows dropped to the floor to light and ventilate the large rooms. To shield the parlor from the sight of passersby on the street, the builder added a simple iron railing or "window guard" to the lower portion of each parlor window or a single several-foot-high balcony, protruding several feet from the façade and running between the two windows. With a larger area than the stoop railing or single window guardrailing, the two-window-wide balcony offered splendid opportunities for iron-work decoration, and most New York row houses had parlor windows that dropped to the floor and were shielded by the low iron balcony into the 1850s. Though most are gone because of decay and wartime scrap-iron drives, the few remaining parlor-window guards and balconies in Manhattan and Brooklyn show the iron work and Greek Revival decorative motifs in perhaps their most elaborate and imaginative forms.

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PARLOR FLOOR WINDOWS

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MAP OF TOWNHOUSES WITH FULL HEIGHT PARLOR FLOOR WINDOWS

PROJECT
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SCALE



243 W12TH STREET



55 BANK STREET



57 BANK STREET



262 WEST 12TH STREET

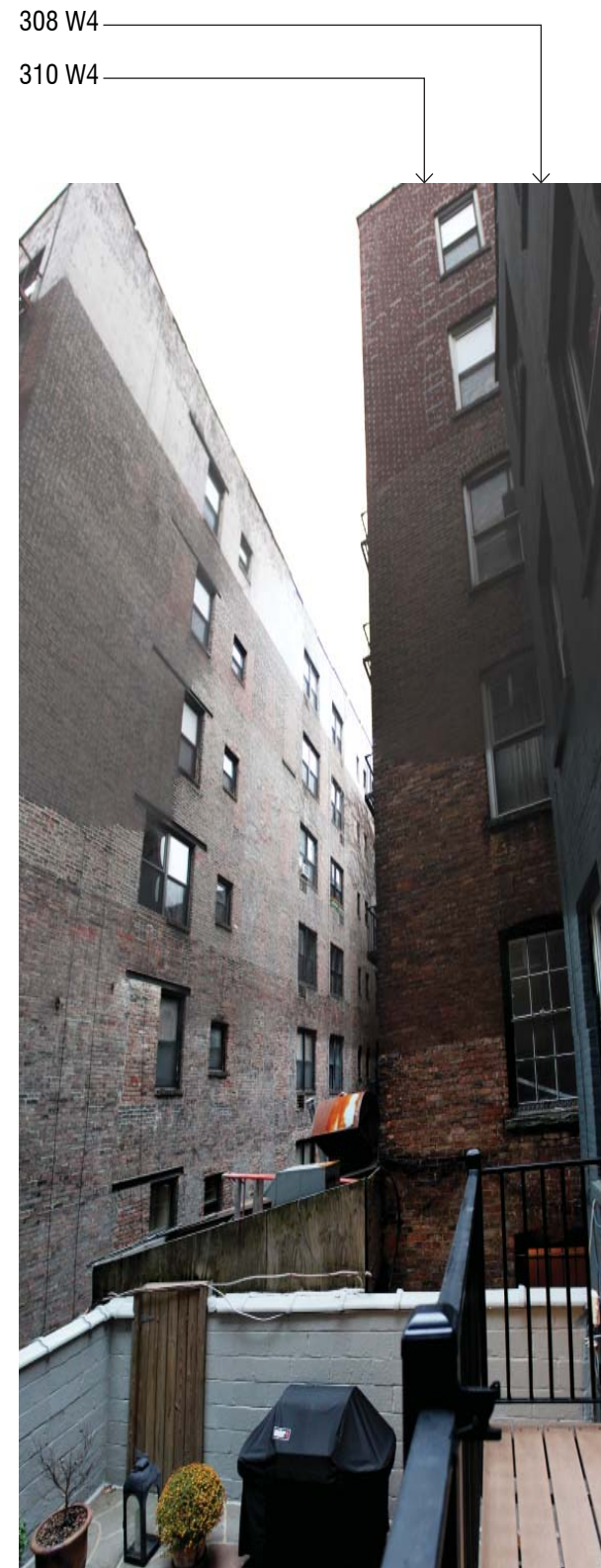
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GREEK REVIVAL FULL HEIGHT PARLOR FLOOR WINDOW PRECEDENTS WITHIN GREENWICH VILLAGE HISTORIC DISTRICT

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2. REAR YARD LOOKING NORTH



3. REAR YARD LOOKING EAST



1. REAR YARD LOOKING SOUTH

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EXISTING REAR YARD ELEVATIONS

PROJECT
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SCALE



EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION

- New tilt turn windows in existing opening, typ.
- New tilt turn windows in restored brick opening
- New tilt turn windows in existing opening, typ.
- New tilt turn window in enlarged masonry opening, area of brick to be removed shown dashed
- New tilt turn window in existing door opening
- New tilt turn window in new masonry opening, existing window shown dashed
- New steel lintel
- New lift slide door and fixed glass panel in new masonry opening
- Existing CMU garden wall
- Existing garden level
- Lowered garden level

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EXISTING AND PROPOSED REAR ELEVATION

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SCALE 1/8" = 1'-0"



REAR YARD FROM ROOF

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EXISTING REAR YARD PHOTO

PROJECT
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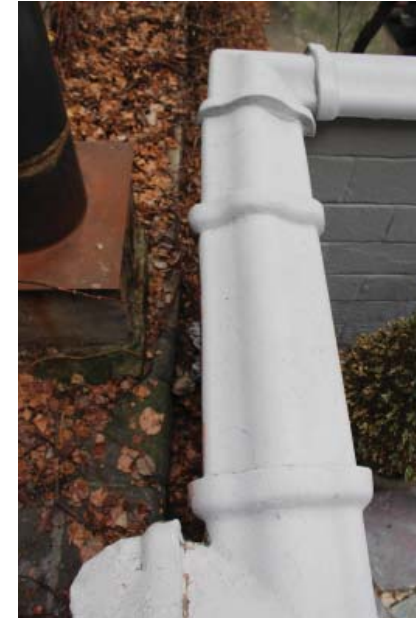
SCALE



Light well to south



Light well to south



Rear yard wall at southwest



Rear yard to northwest



Rear yard wall from 306 West
4th Street, west of yard

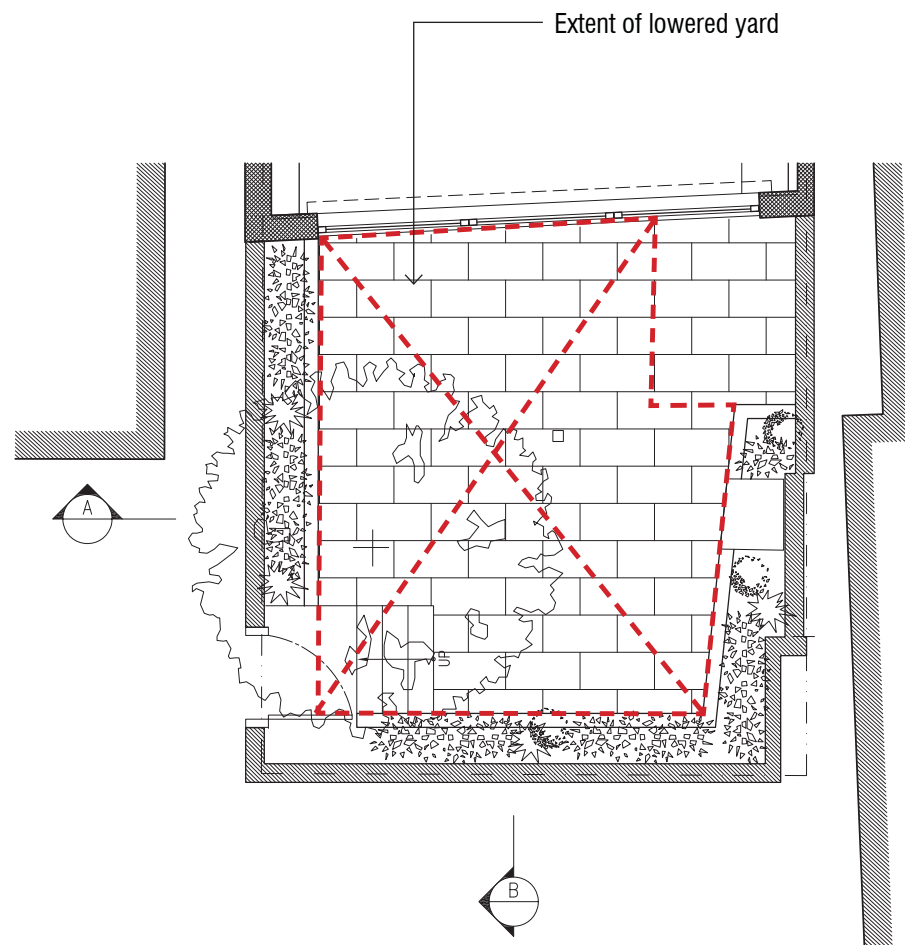
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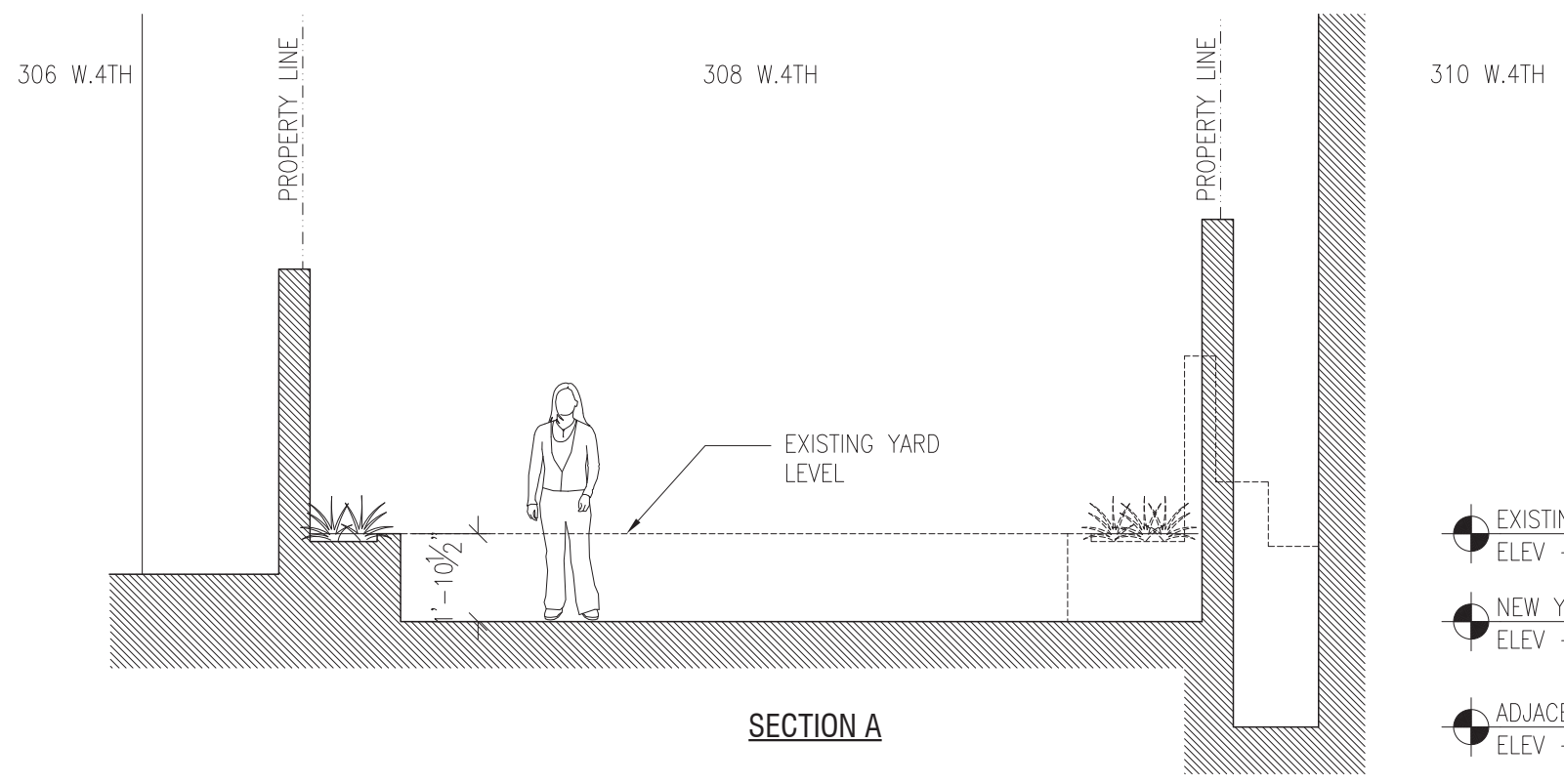
EXISTING REAR YARD PHOTOS

PROJECT
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SCALE

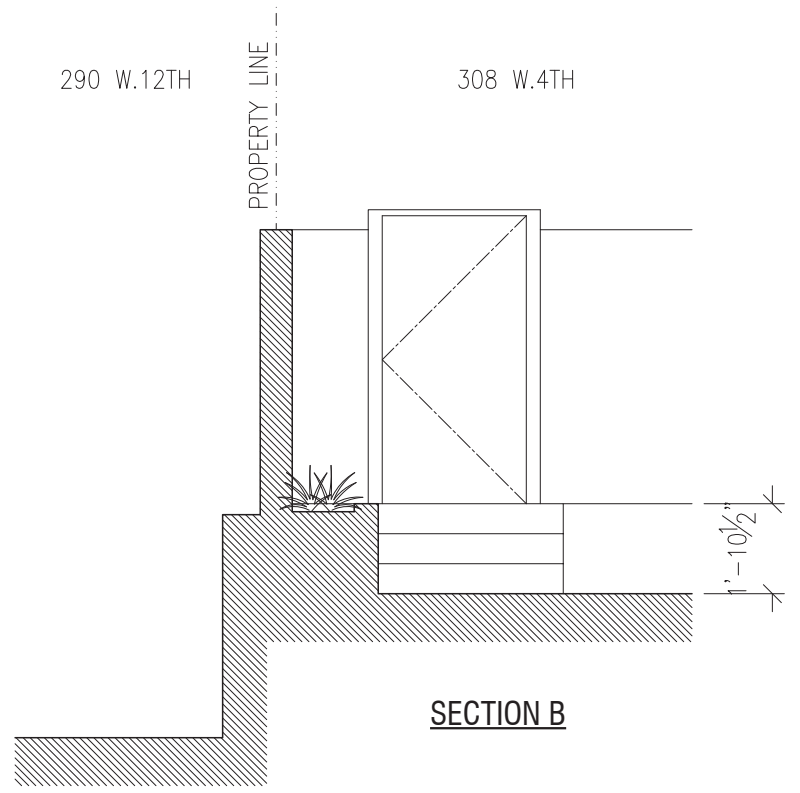


PROPOSED REAR YARD PLAN
N.T.S.



SECTION A

- EXISTING YARD LEVEL
ELEV - 0'-0"
- NEW YARD LEVEL
ELEV - 1'-10 1/2"
- ADJACENT PAVEMENT LEVEL
ELEV - 4'-1 1/2"



SECTION B

ADJACENT YARD LEVEL
ELEV - 11'-5 1/2"

REAR YARD SECTION

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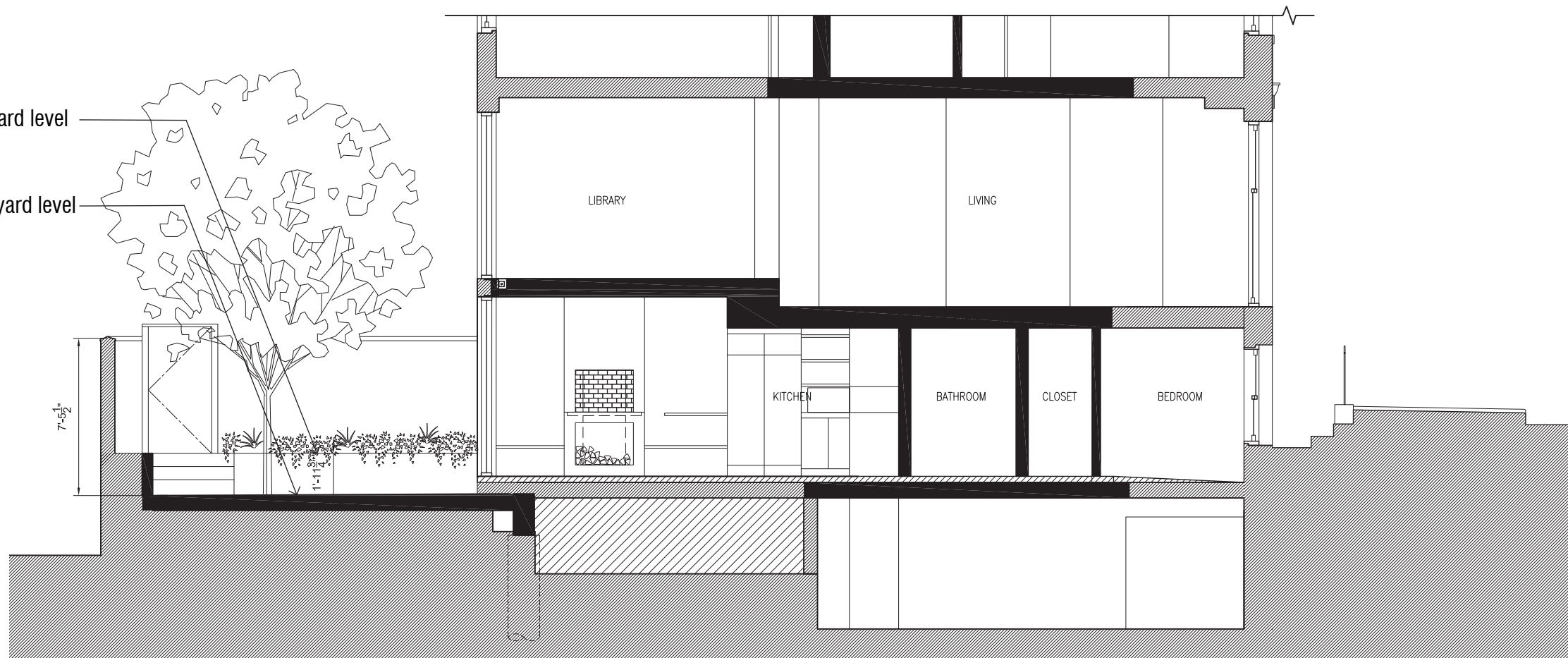
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SCALE 1/4" = 1'-0"

Existing rear yard level

Lowered rear yard level



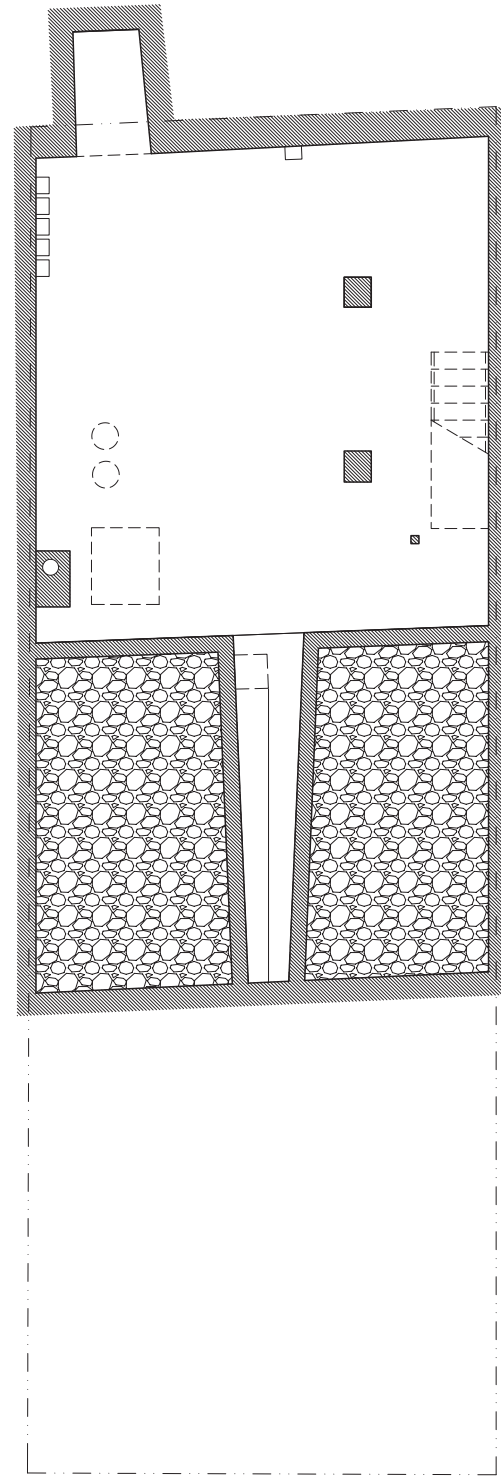
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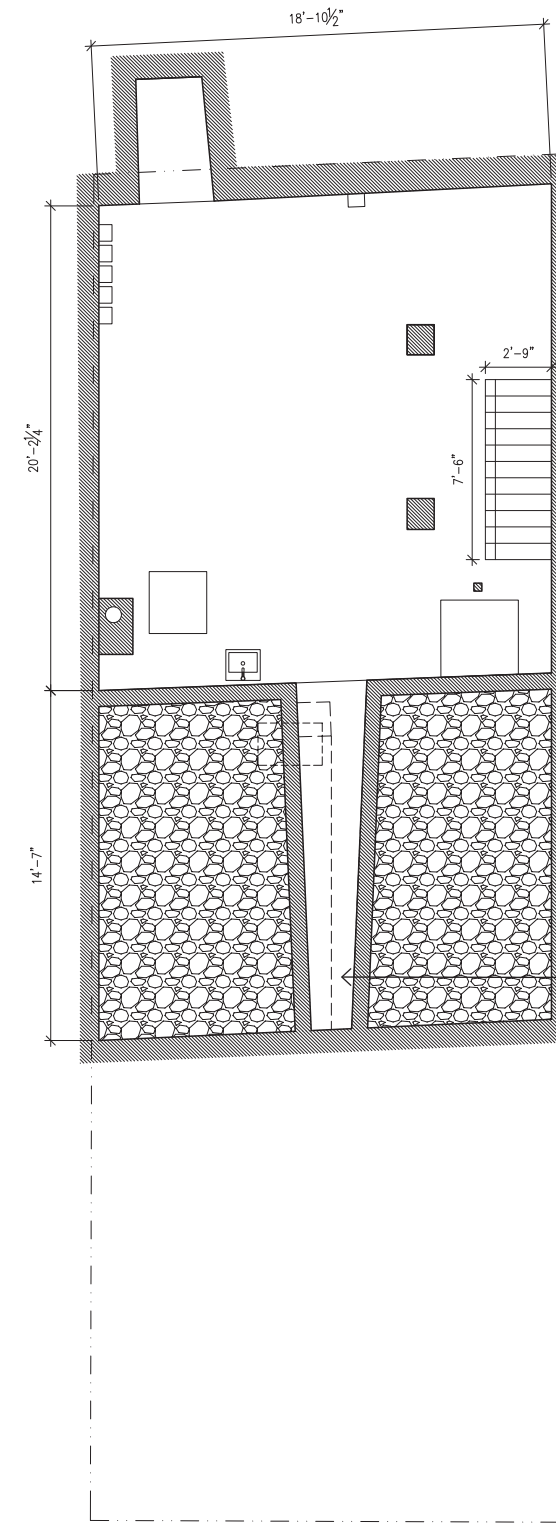
PROPOSED BUILDING SECTION

PROJECT
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SCALE



CELLAR DEMOLITION PLAN



PROPOSED CELLAR PLAN

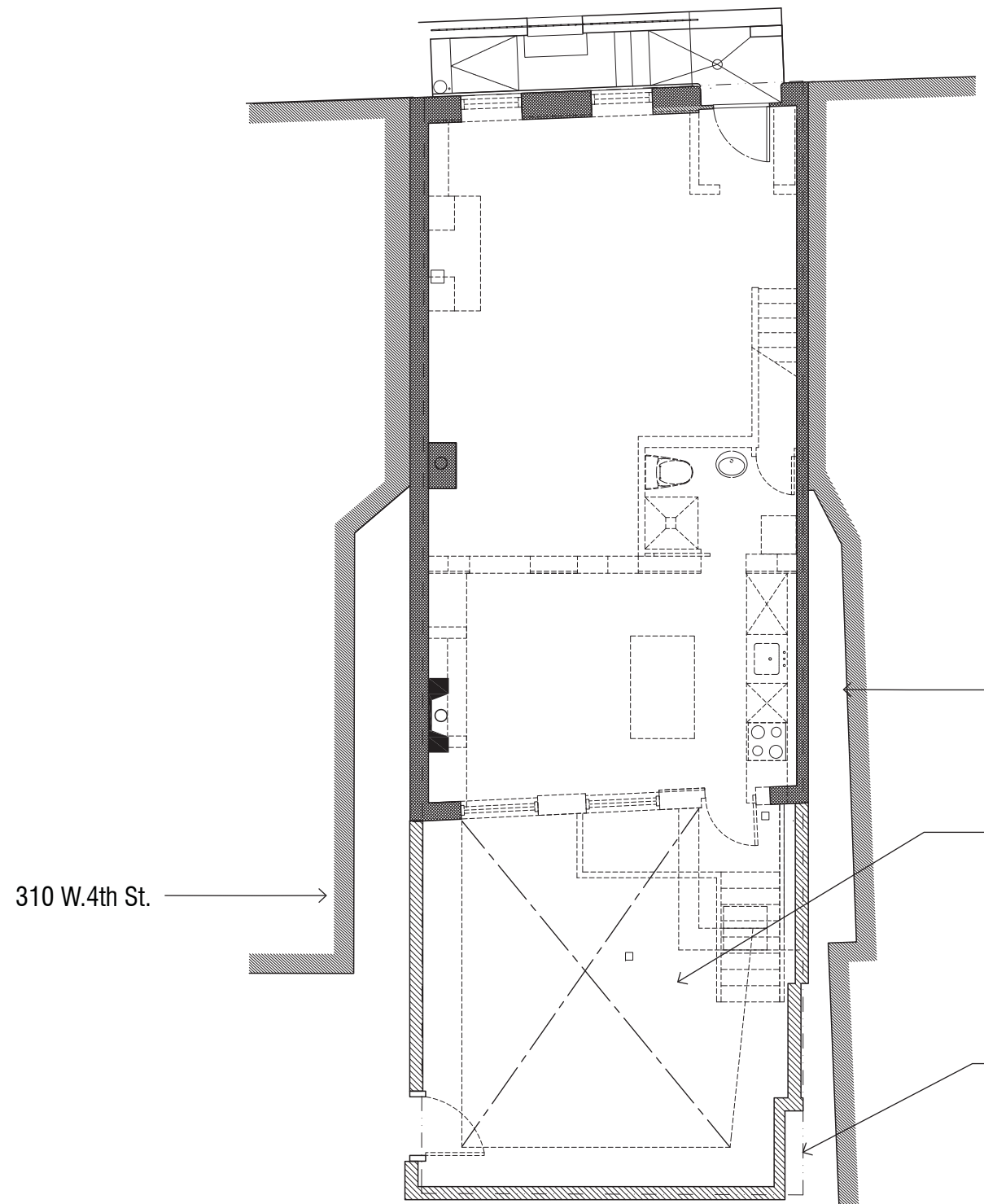
Crawl space

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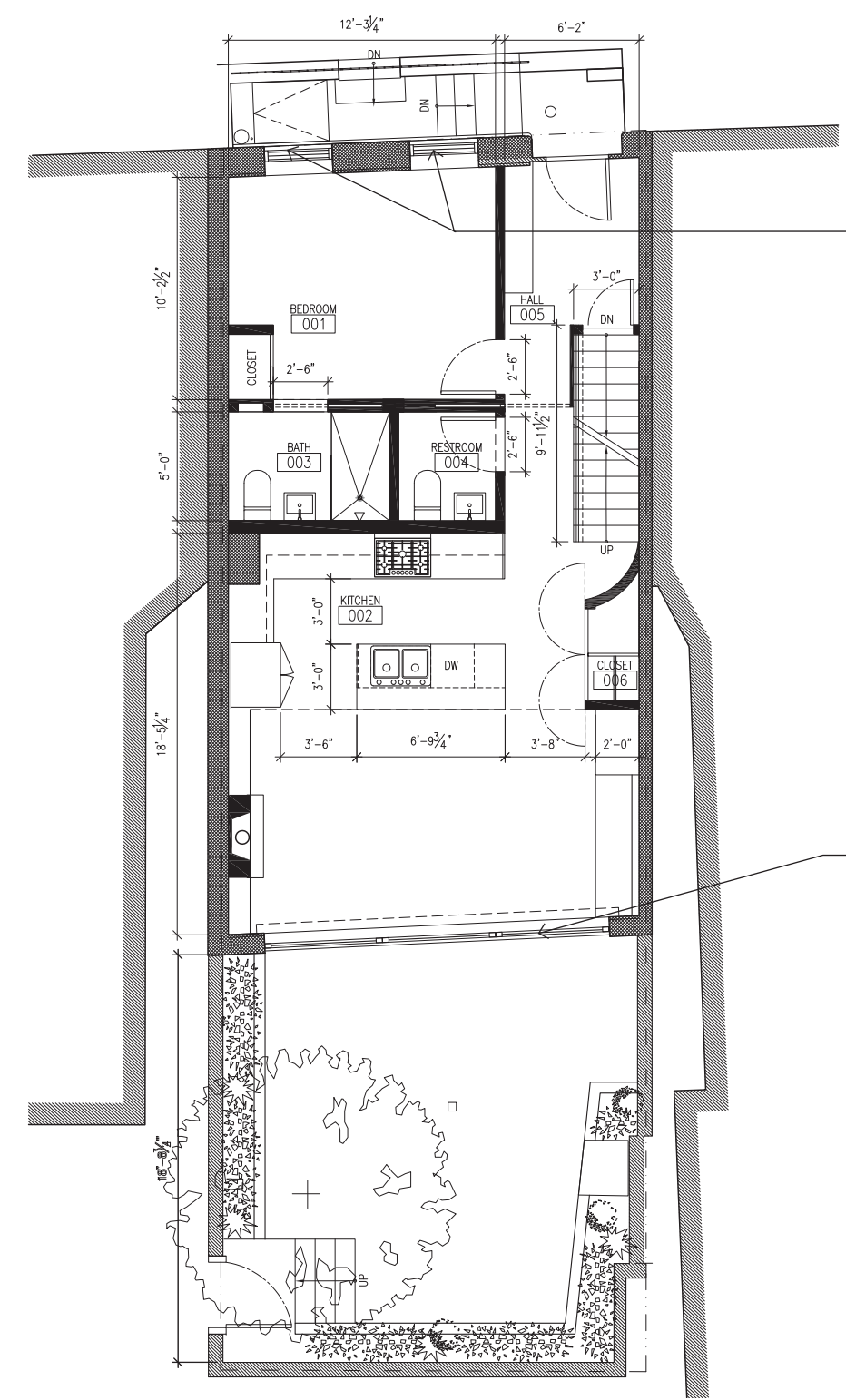
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SCALE 1/8" = 1'-0"



BASEMENT DEMOLITION PLAN



PROPOSED BASEMENT PLAN

306 W.4th St.

Proposed area of lowered yard, 22.5" to match basement level

Property line

310 W.4th St.

New windows

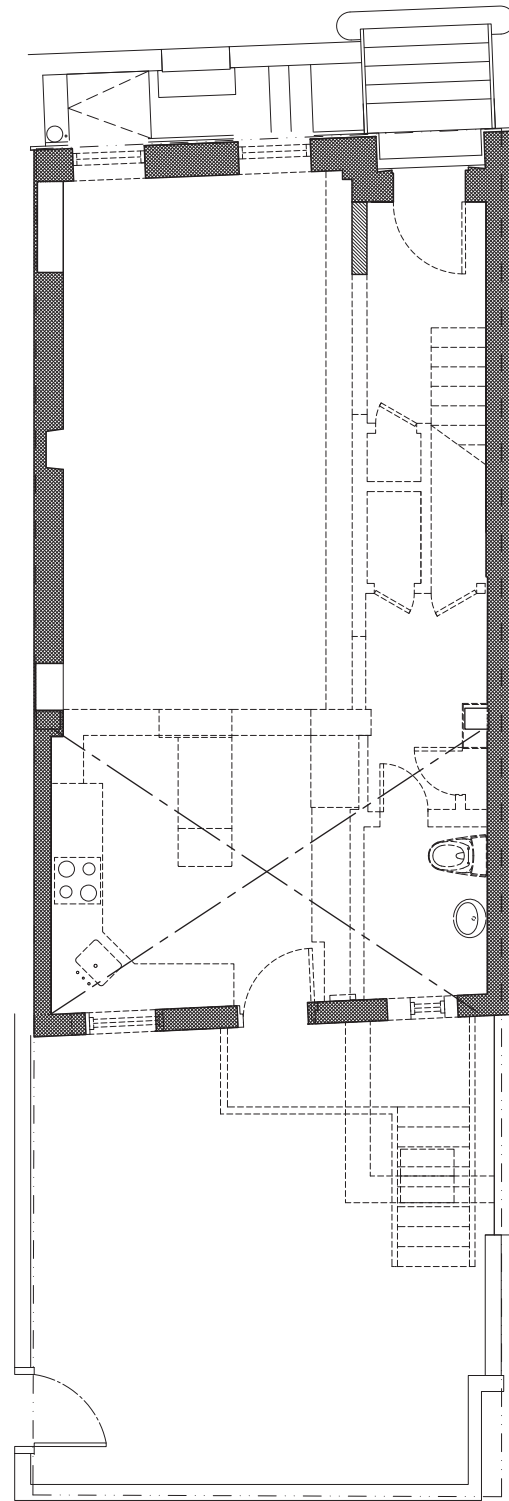
New window/door

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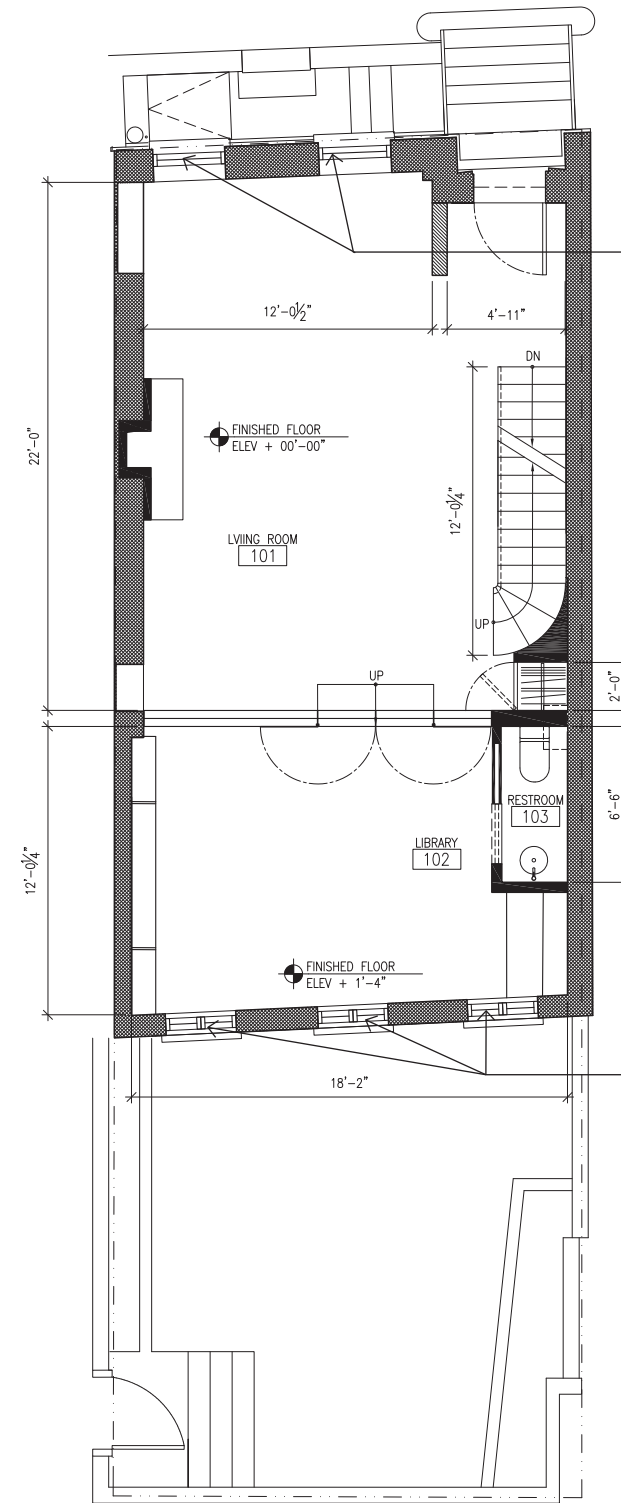
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SCALE 1/8" = 1'-0"



FIRST FLOOR DEMOLITION PLAN



New windows at enlarged openings

New windows at enlarged openings

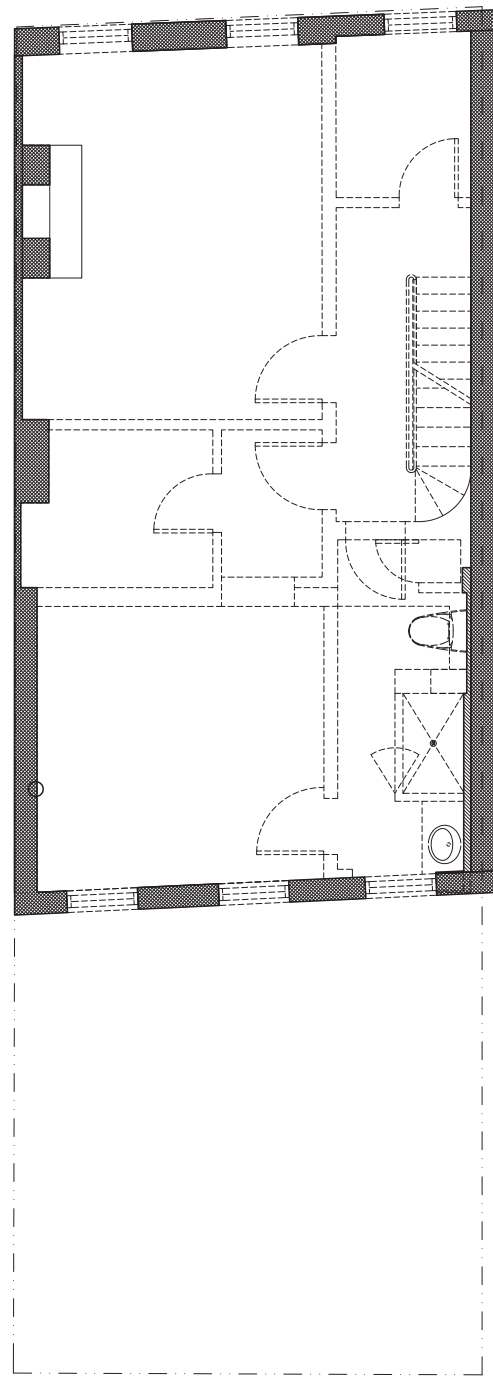
PROPOSED FIRST FLOOR PLAN

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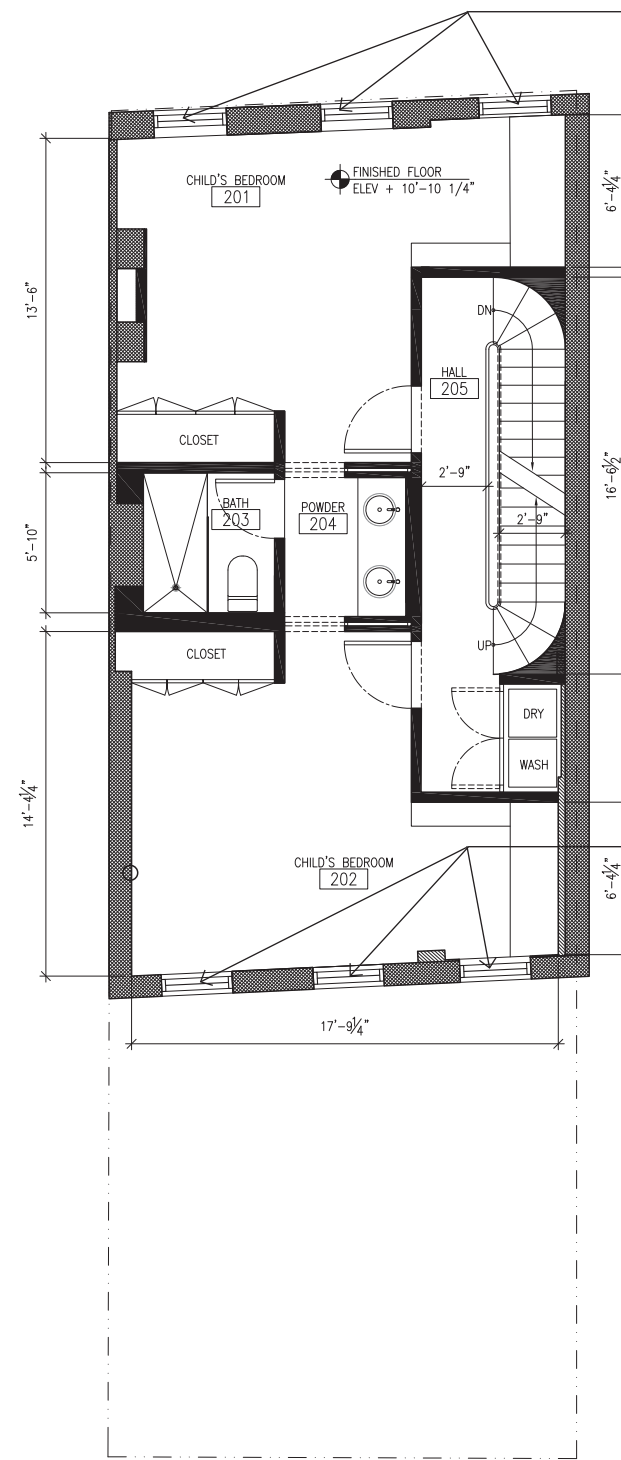
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SCALE 1/8" = 1'-0"



SECOND FLOOR DEMOLITION PLAN



PROPOSED SECOND FLOOR PLAN

New windows

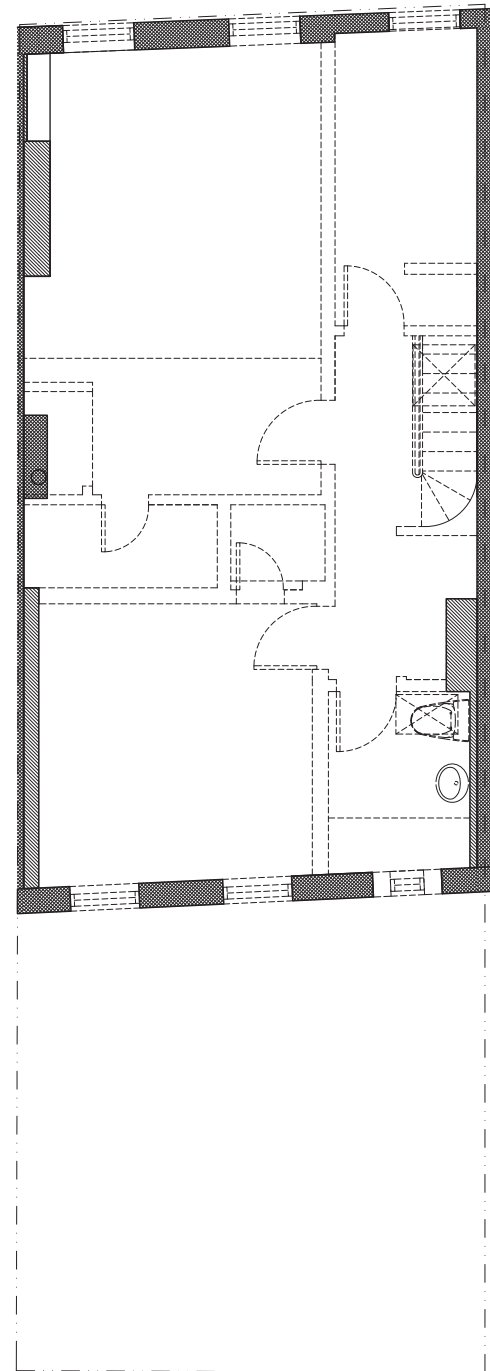
New windows

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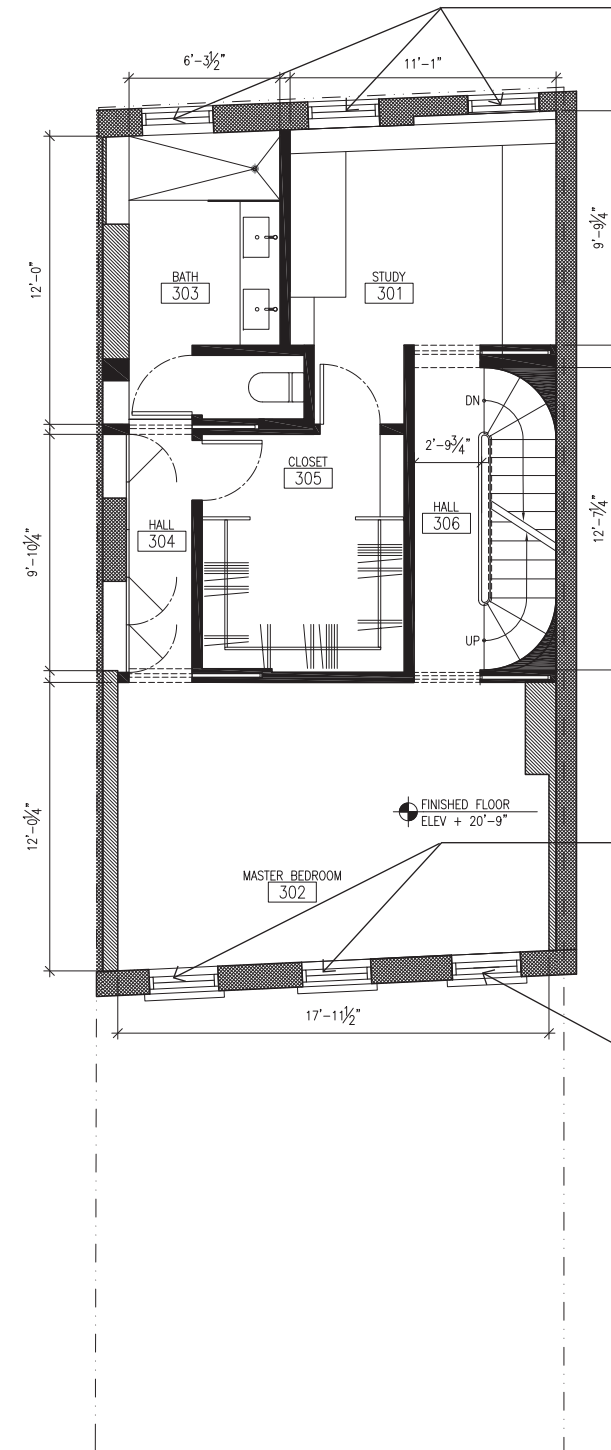
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SCALE 1/8" = 1'-0"



THIRD FLOOR DEMOLITION PLAN



PROPOSED THIRD FLOOR PLAN

New windows

New windows

New window at enlarged opening

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SCALE 1/8" = 1'-0"