

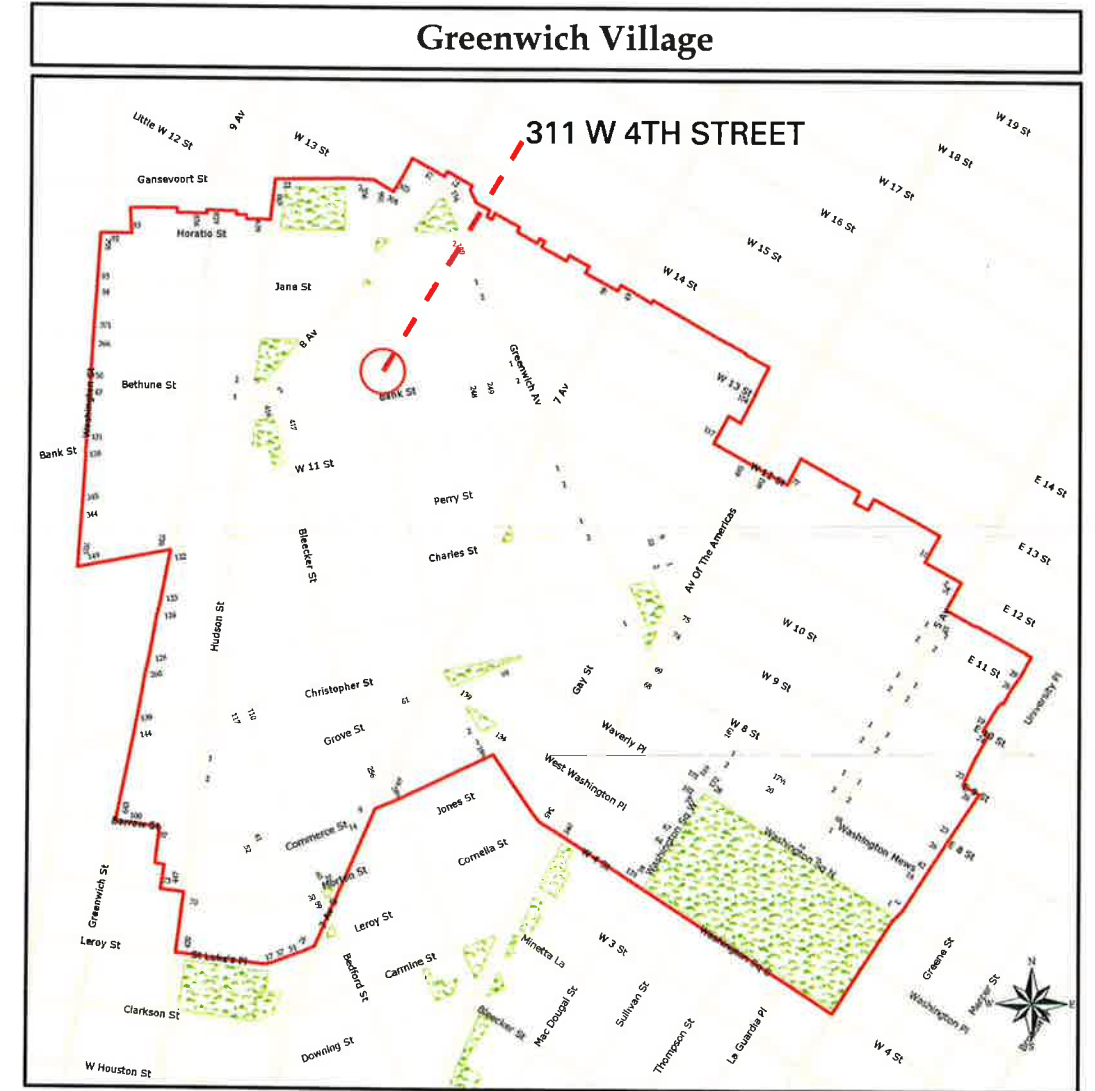


1 - AERIAL SITE IMAGE

NTS

**311 W4TH STREET  
NEW YORK, NY 10014  
YEAR BUILT: 1836**

**NYC LANDMARKS AND PRESERVATION COMMISSION  
SUBMISSION  
FEBRUARY, 12 2015**



Greenwich Village Historic District  
Manhattan  
Designated April 29, 1969

Historic District Boundaries



1 - GREENWICH VILLAGE HISTORIC DISTRICT

NTS

**ZONING INFORMATION:**

ADDRESS: 311 W 4TH STREET  
 ZONING DISTRICT: R6  
 LOT: 6  
 BLOCK: 615  
 ZONING MAP: 12A  
 TOTAL LOT AREA: 75.17' x 20' = 1,503.4 SF  
 EXISTING LOT COVERAGE: 49.46' x 20' = 989.2 SF  
 EXISTING CONSTRUCTION CLASSIFICATION: CLASS 3 NON FIRE PROOF  
 EXISTING HEIGHT: 43'-9 3/4"  
 EXISTING OCCUPANCY: R6  
 PROPOSED OCCUPANCY: R6  
 EXISTING USE: RESIDENTIAL  
 PROPOSED USE: RESIDENTIAL

**FLOOR AREA CALCULATIONS**

CELLAR FLOOR		= 0 SF ZFA
BASEMENT FLOOR	(20'- 0" x 49' - 5 1/2")	= 990 SF
1ST FLOOR	(20'- 0" x 49' - 5 1/2")	= 990 SF
2ND FLOOR	(20'- 0" x 40' - 1")	= 802 SF
3RD FLOOR	(20'- 0" x 40' - 1")	= 802 SF
TOTAL		= 3584 SF

**ZONING CALCULATIONS (ZR23-142)**

FLOOR AREA RATIO = FAR 1.65 (HF OF 4)  
 ALLOWABLE FLOOR AREA:  
 LOT AREA 1,503.4 SF X 1.65 FAR = 2480.61 SF ALLOWABLE  
 TOTAL EXISTING = 3584.00 SF EXISTING

3584 SF > 2480.61 SF - BUILDING IS PRESENTLY OVERBUILT  
NO CHANGE PROPOSED

**OPEN SPACE (ZR23-142)**

OPEN SPACE REQUIRED = 29% (OF EXISTING FLOOR AREA)  
 3584 SF (EXISTING FLOOR AREA) x 29% = 1039.36 SF (REQUIRED)

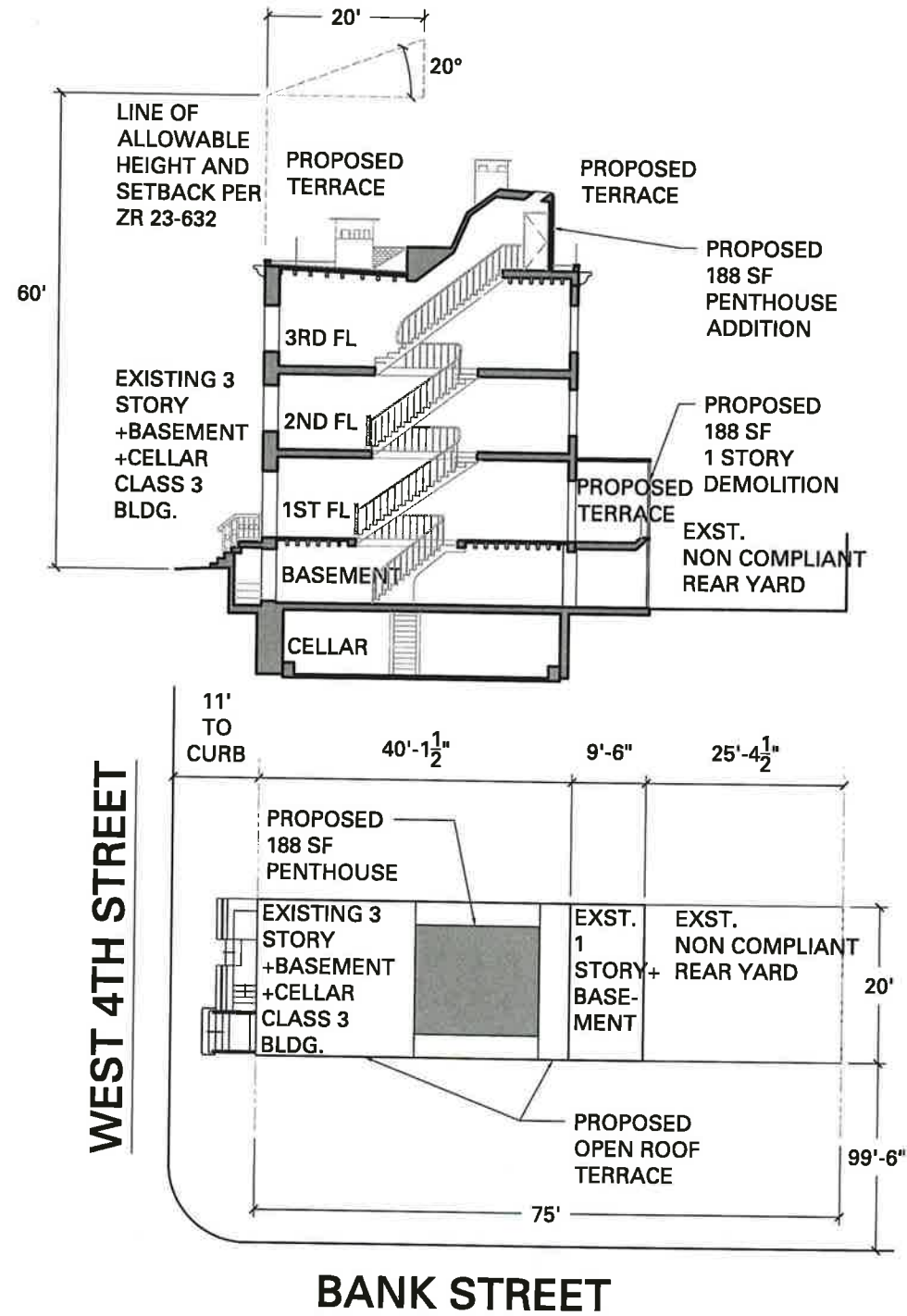
OPEN SPACE EXISTING = 514.4 SF (EXISTING)  
 1503.4 SF (LOT AREA) - 989.2 SF (EXISTING COVERAGE)

514.4 SF (EXISTING) < 1039.36 SF (REQUIRED).  
 ZONING LOT IS NON COMPLYING WITH REGAURDS TO OPEN SPACE.  
NO CHANGE PROPOSED

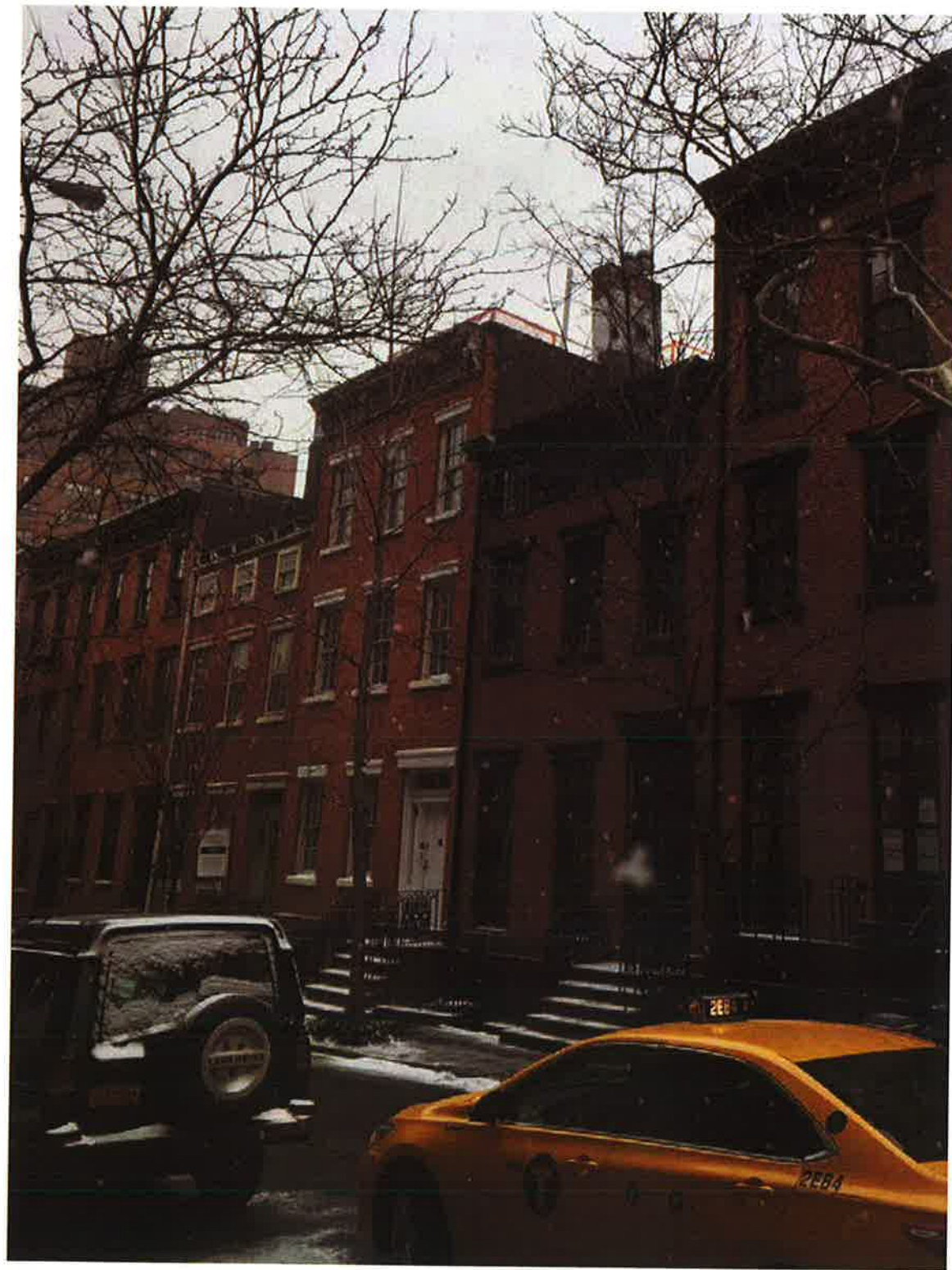
**REQUIRED YARDS (ZR 23-40)**

FRONT YARD	(ZR 23-45)	NONE REQUIRED
SIDE YARD	(ZR 23-46)	NONE REQUIRED
REAR YARD	(ZR-23-47)	0' REQUIRED

30' REQUIRED > 25'-4 1/2" EXISTING  
NO CHANGE PROPOSED

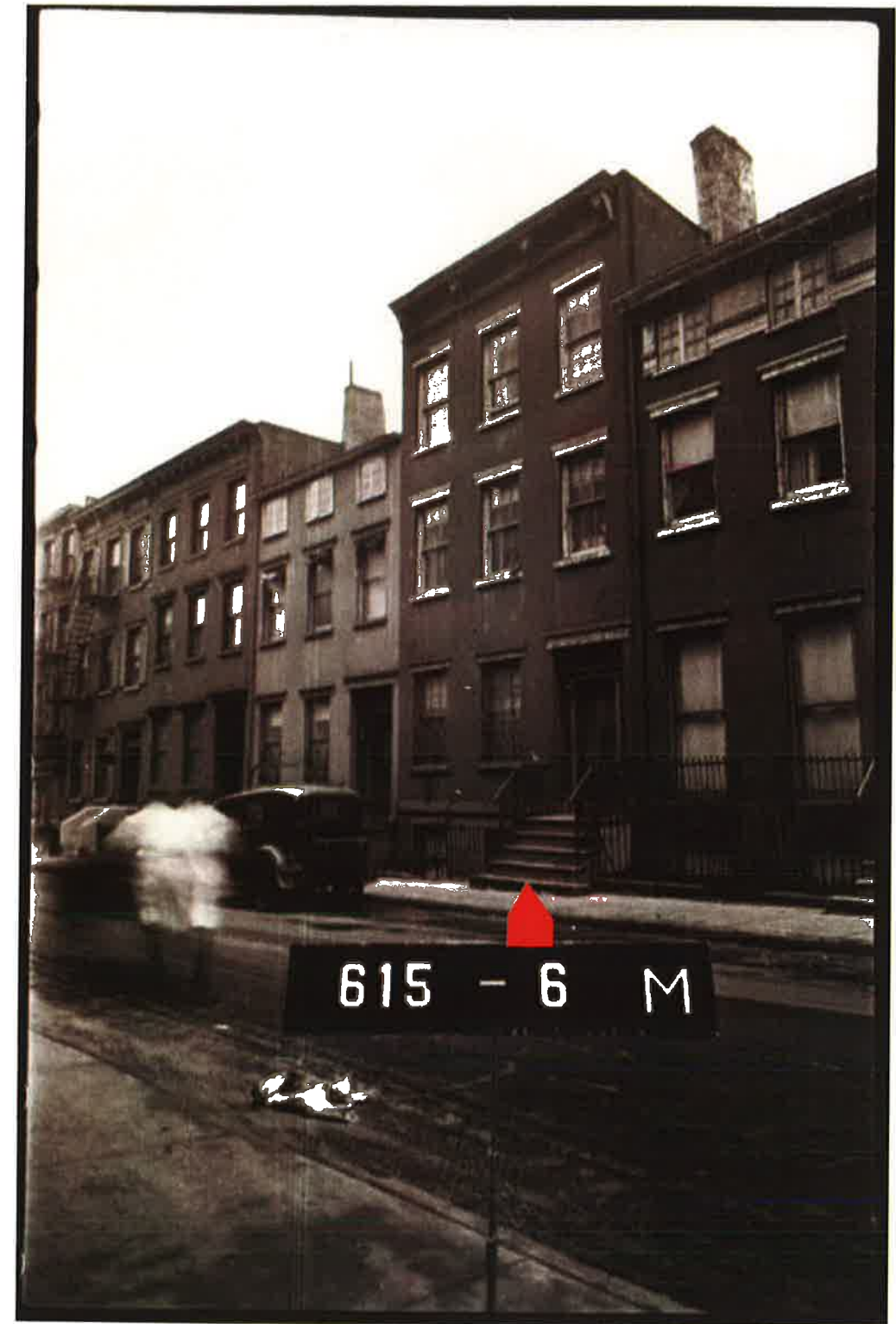






1 - CURRENT

VIEW LOOKING NORTH FROM BANK STREET



4 - HISTORIC

311 W 4TH STREET, NEW YORK, NY 11014  
1940'S TAX PHOTOGRAPH

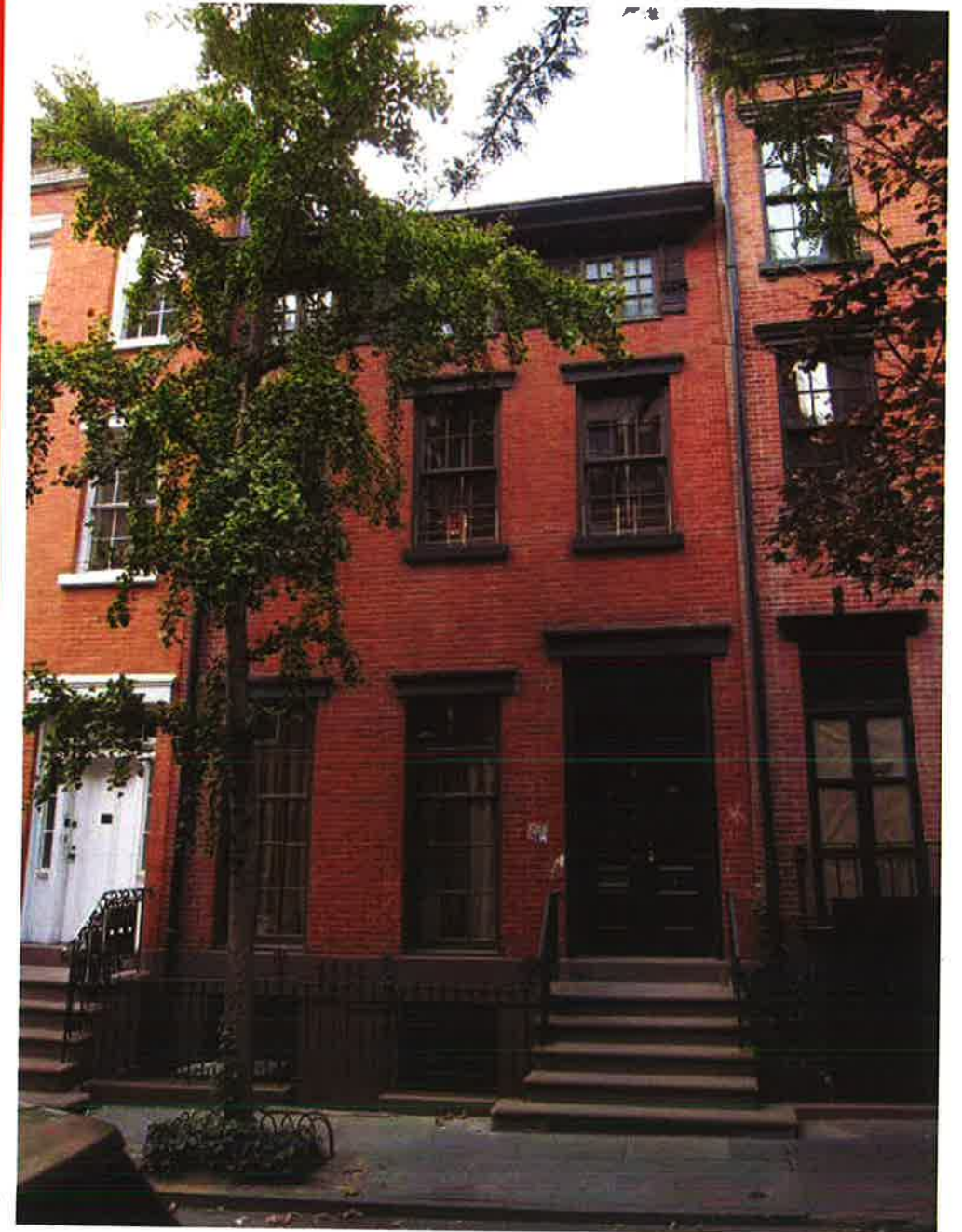




1 - 313 W 4TH STREET  
EXISTING FACADE

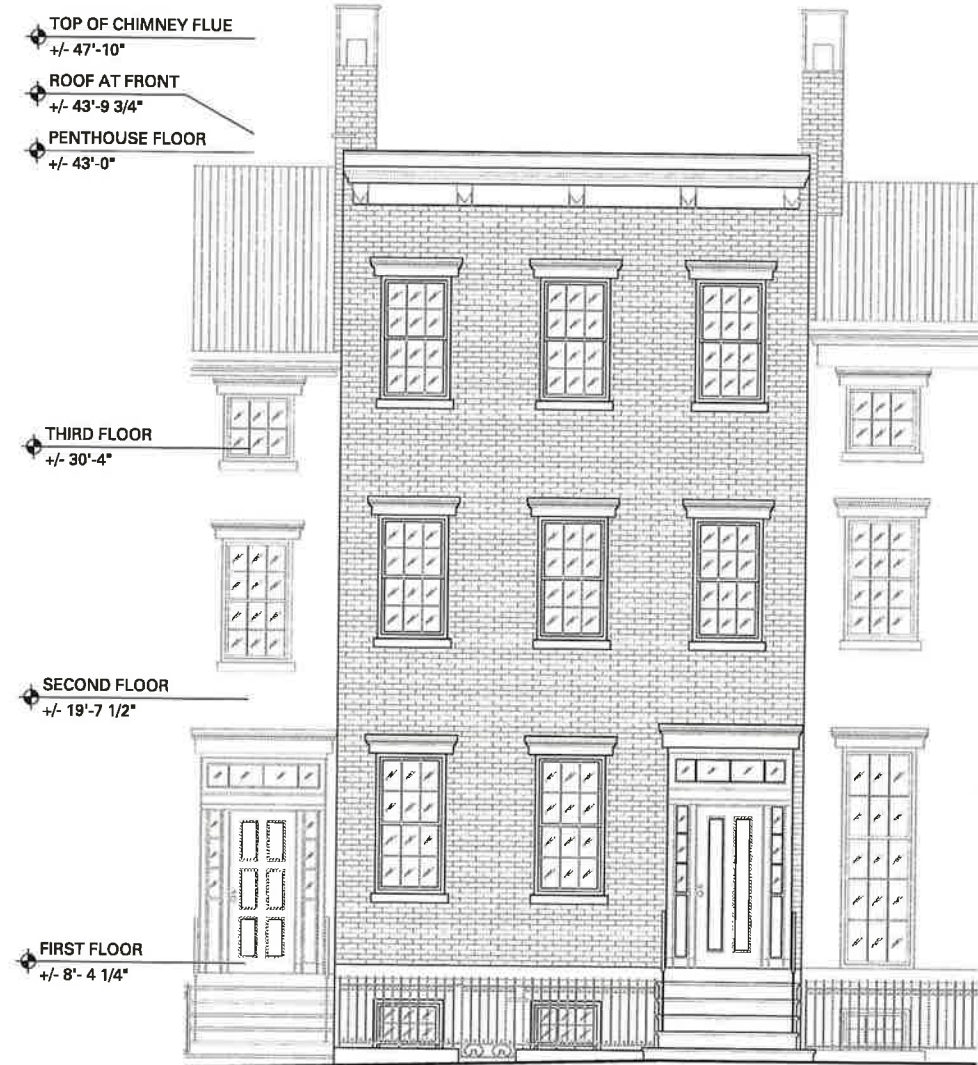


2 - 311 W 4TH STREET  
EXISTING FACADE



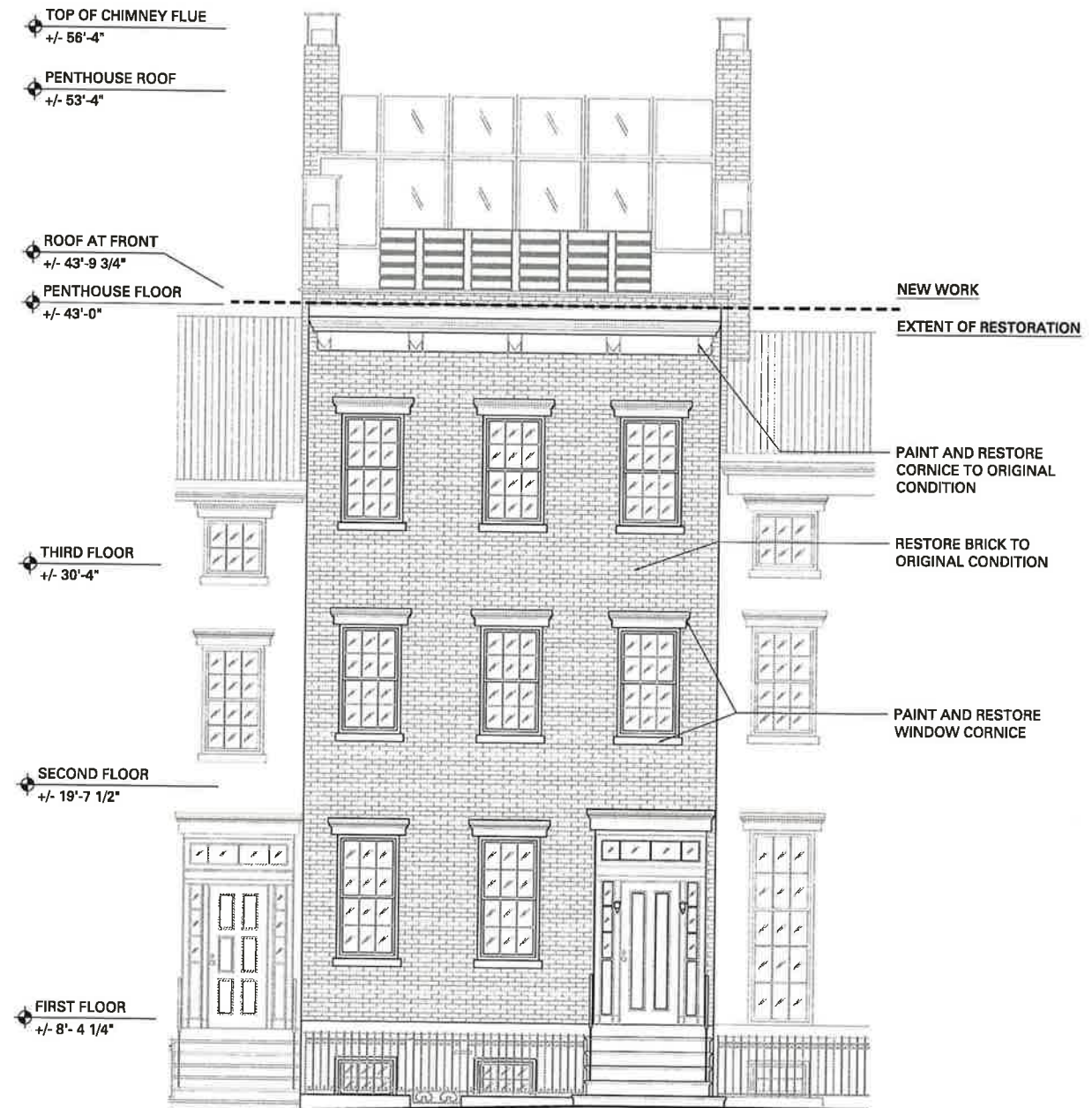
3 - 309 W 4TH STREET  
EXISTING FACADE





1 - EXISTING FRONT FACADE

1/8" = 1'-0"



2 - PROPOSED FRONT FACADE

1/8" = 1'-0"





1 - 311 W 4TH STREET

EXISTING FACADE



2 - EXISTING DOOR  
RESTORE DOOR AND LIGHTING TO ORIGINAL CONDITION



2 - EXISTING DOOR  
RESTORE DOOR AND LIGHTING TO ORIGINAL CONDITION



5 - EXISTING CORNICE

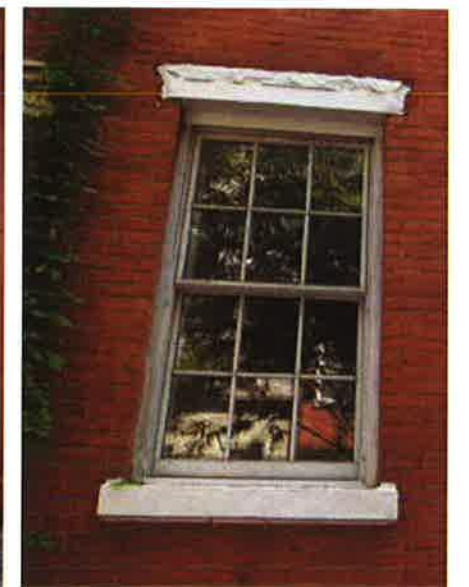
PATCH, PAINT AND RESTORE CORNICE TO ORIGINAL CONDITION



3 - EXISTING RAILING  
PATCH, PAINT AND RESTORE IRONWORK TO ORIGINAL CONDITION



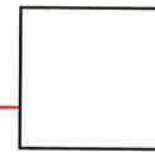
3 - EXISTING WINDOW BARS  
REMOVE EXISTING BARS



4 - EXISTING WINDOWS  
PATCH, PAINT AND RESTORE STONE LINTELS  
REPLACE WINDOWS AND FRAMES WITH REILLY DOUBLE HUNG WOOD WINDOWS TO MATCH



FARROW & BALL  
PITCH BLACK No. 256



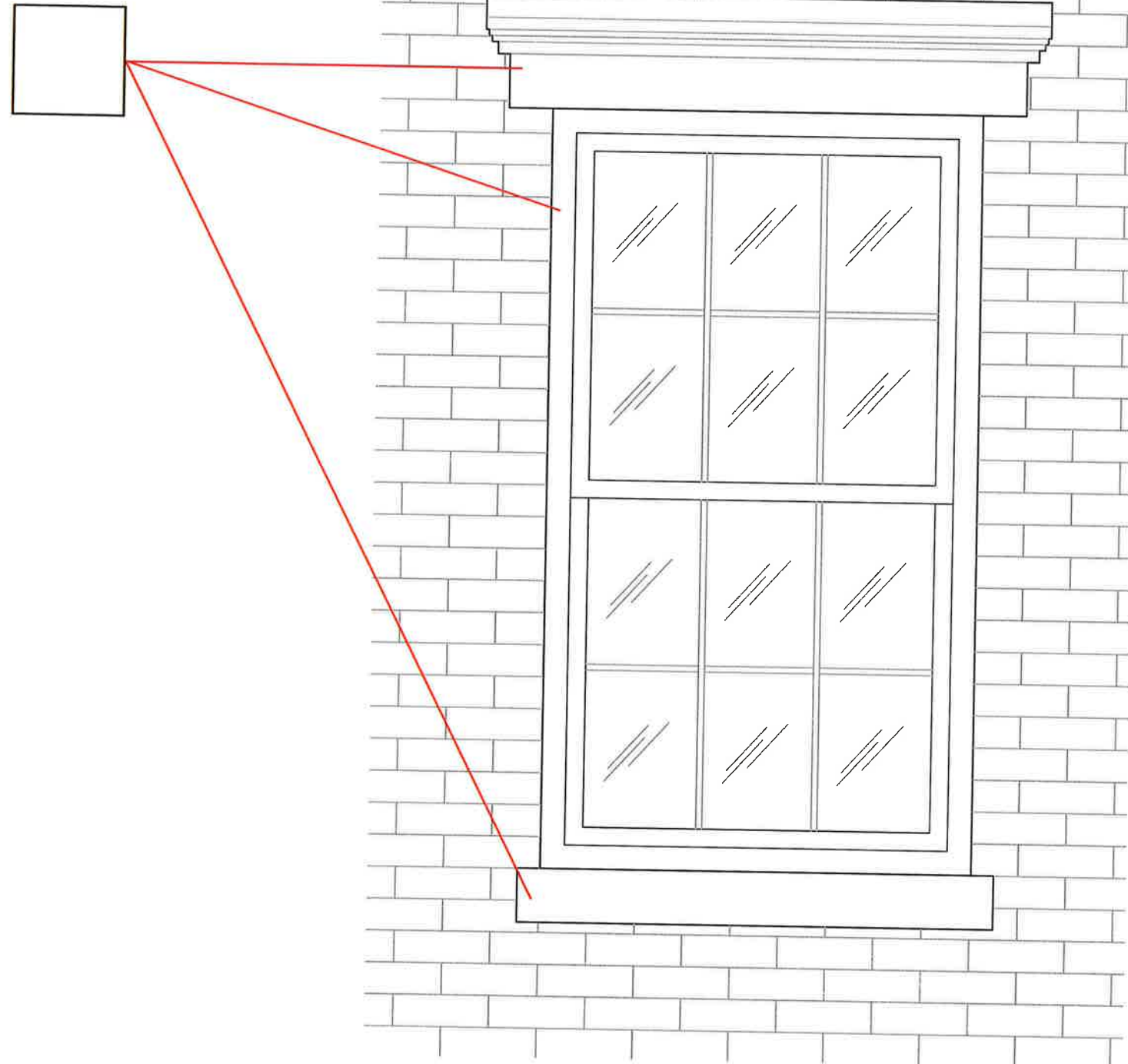
FARROW & BALL  
STRONG WHITE No. 2001



FARROW & BALL  
BLACK BLUE No. 95

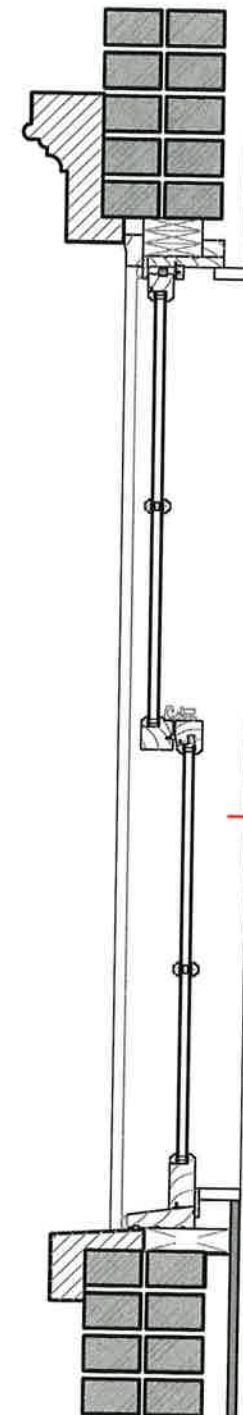
**FARROW & BALL  
STRONG WHITE No. 2001**

WINDOW FRAMES, SILLS AND LINTELS  
TYP. FRONT AND BACK



1 - TYPICAL WINDOW ELEVATION, FRONT AND REAR ELEVATION

1" = 1'-0"



REPLACE EXISTING WOOD FRAME WINDOWS WITH REILLY DOUBLE HUNG WOOD FRAME WINDOWS TO MATCH EXISTING 6 OVER 6 CONFIGURATION.

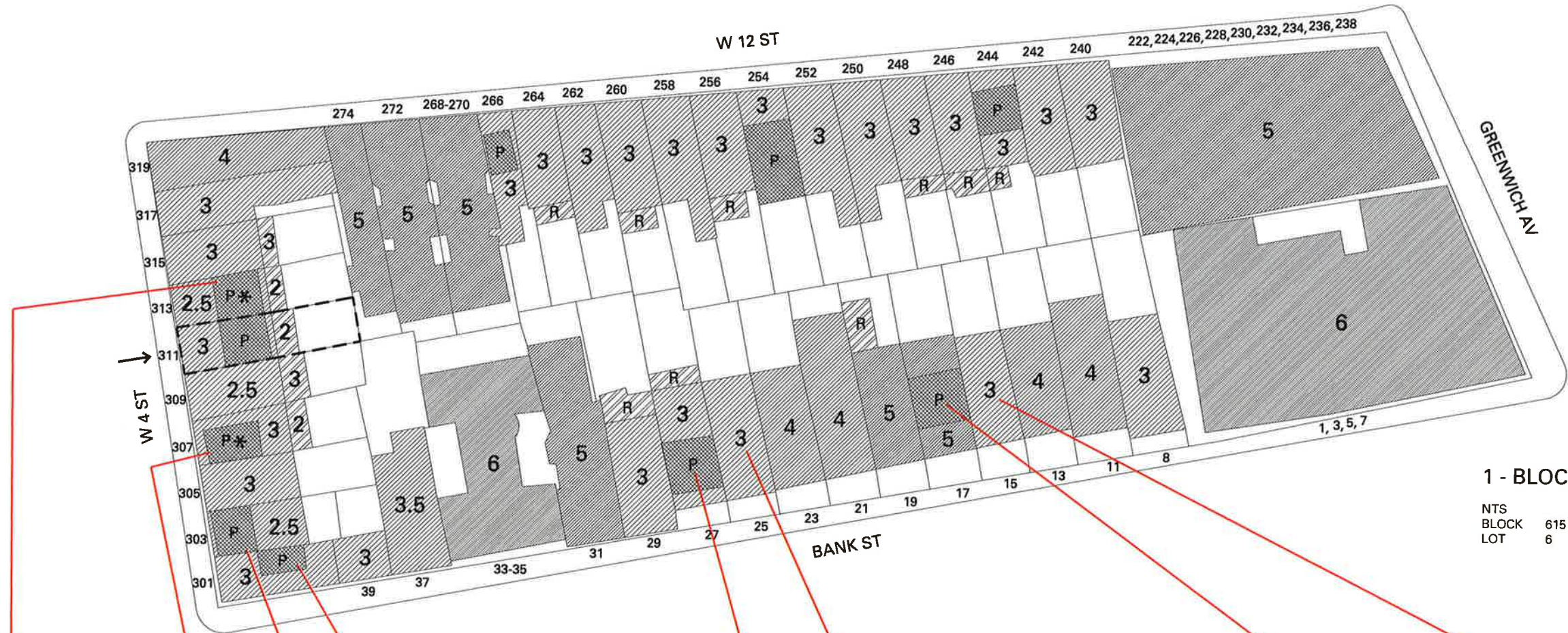
2 - WINDOW REPLACEMENT SECTION

1" = 1'-0"



**LEGEND**

- P\* 2014 LPC approved penthouse addition
- P penthouse
- 6 6 story
- 5 5 story
- 4 4 story
- 3.5 3.5 story
- 3 3 story
- 2.5 2.5 story
- 2 2 story
- R rear yard addition



**1 - BLOCK PLAN**

NTS  
BLOCK 615  
LOT 6



**2 - W4TH BTW 12TH AND BANK ST**

AERIAL IMAGERY SHOWING TYPICAL PENTHOUSE TYPOLOGY



**3 - BANK STREET BTW W4TH AND GREENWICH AVE**

AERIAL IMAGERY SHOWING TYPICAL PENTHOUSE TYPOLOGY

**Halard — Halard**

Architecture & Design  
173 Wyckoff Street Brooklyn NY 11217  
T&F +1 718 858 4309

REAR YARD AND ROOFTOP ADDITIONS  
NYC LPC APPLICATION  
311 W 4TH STREET, NEW YORK, NY 10014

FEBRUARY 12, 2015

BLOCK PLAN





**1 - 309 W 4TH PORCH**

EXISTING FACADE  
NO HISTORIC ELEMENTS



**2 - 309 W 4TH ADJACENCY**

EXISTING FACADE  
NO HISTORIC ELEMENTS



**3 - 311 W 4TH**

EXISTING FACADE  
MODERN WINDOWS AND DOORS THROUGHOUT  
MODERN PLYWOOD CLADDING AND TRIM THROUGHOUT  
MODERN STAIRCASE

HISTORIC BRICK SIDE WALLS  
FOOTPRINT/ 2 STORY VOLUME



**4 - 311-313 W 4TH ADJACENCY**

EXISTING FACADE  
2 STORY STRUCTURE SHOWING NO HISTORIC  
ELEMENTS

HISTORIC FOOTPRINT AND MASSING



**5 - 313 W 4TH PORCH**

EXISTING PORCH  
NO HISTORIC ELEMENTS





- ca. Unknown - STRUCTURAL BRICK WALL (NORTH AND SOUTH SIDES )
- ca. 1993 - ROOFING AND GUTTER
- ca. 1993 - CLERESTORY WINDOW
- ca. 1993 - WINDOWS AND DOORS THROUGH OUT
- ca. 1993 - SPIRAL STAIRCASE
- ca. 1993 - PLYWOOD SIDING AND TRIM THROUGHOUT
- ca. 1993 - LIGHTING
- ca. 1993 - BLUE STONE PATIO

1 - EXISTING REAR FACADE



FARROW & BALL  
PITCH BLACK No.256  
(Metal Work, Typ.)

FARROW & BALL  
STRONG WHITE No. 2001

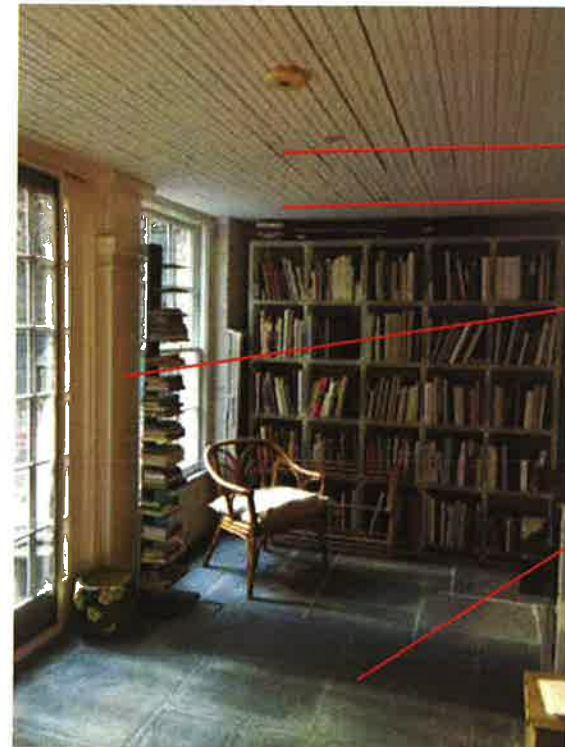
RESTORE EXISTING FACADE

NEW REAR YARD STRUCTURE IN  
EXISTING LOCATION

FARROW & BALL  
PITCH BLACK No.256  
(Metal Work, Typ.)

2 - PROPOSED DESIGN RENDERING





- ca. UNKNOWN - JOISTS
- ca. unknown- STRUCTURAL BRICK WALL (NORTH AND SOUTH SIDES )
- ca. 1920's - BEADBOARD CEILING THROUGHOUT
- ca. 1993 - SOFFIT AND LIGHTING
- ca. 1993 - CLERESTORY WINDOW
- ca. 1993 - WINDOWS AND DOORS THROUGH OUT
- ca. 1993 - PLYWOOD SIDING AND TRIM THROUGHOUT
- ca. 1993 - OAK FLOORING
- ca. 1993 - RECESSED LIGHTING
- ca. 1920's - BEADBOARD CEILING THROUGHOUT
- ca. 1993 - RECLAIMED WOOD TRIM ON MODERN COLUMNS
- ca. 1993 - BLUE STONE FLOORING





Recycled older moldings

Figure 6: Historic wood column trim is applied over wall board

1 - EXERPT FROM JABLONSKI BUILDING CONSERVATION REPORT SHOWING NEW INTERIOR CONSTRUCTION



MODERN BRICK WALL

HISTORIC BRICK WALL

2 - BRICK CONDITION AT REAR YARD EXTENSION AT 1ST FLOOR

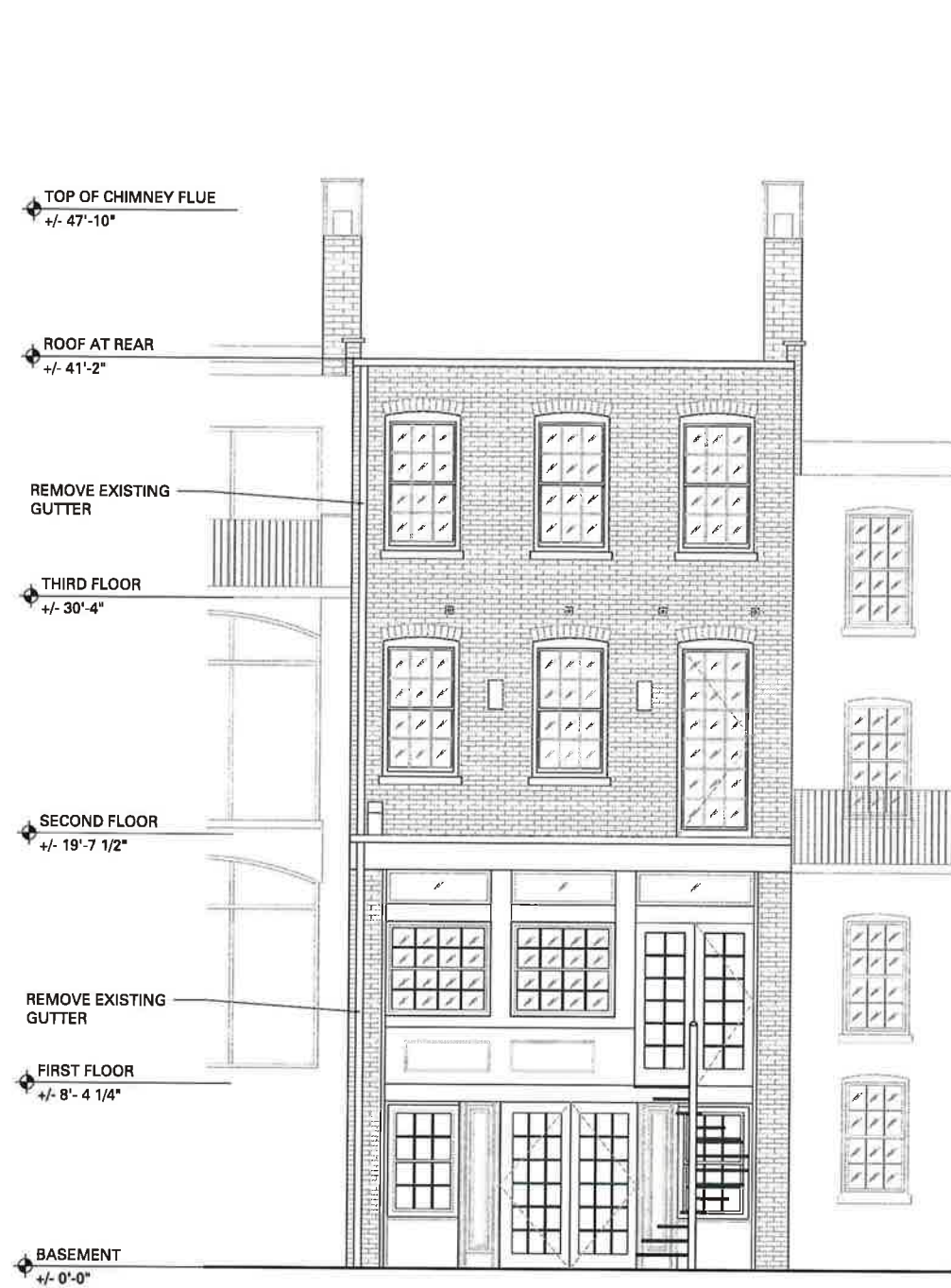


MODERN BRICK WALL

HISTORIC BRICK WALL

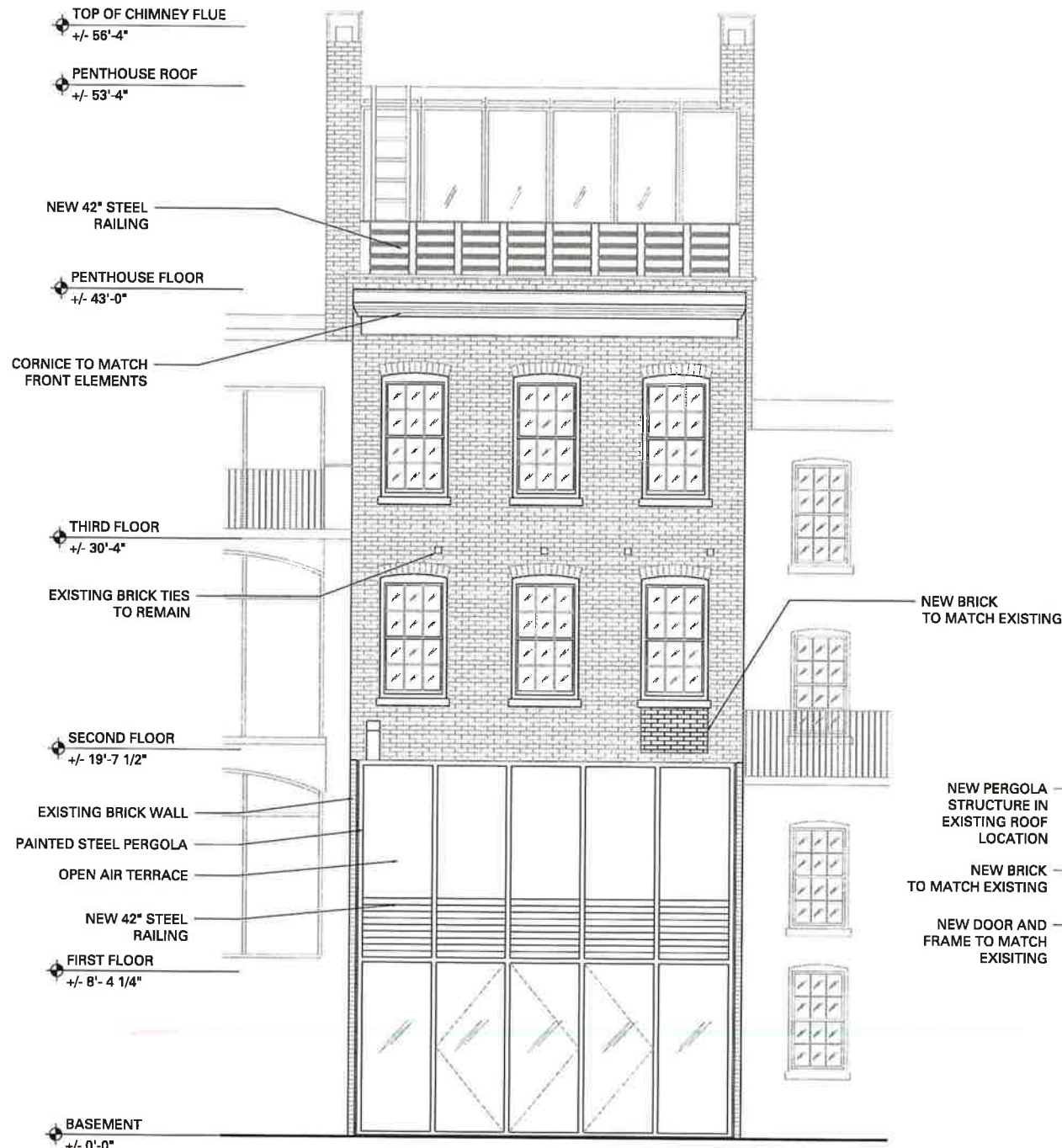
3 - BRICK CONDITION AT REAR YARD EXTENSION 1ST FLOOR





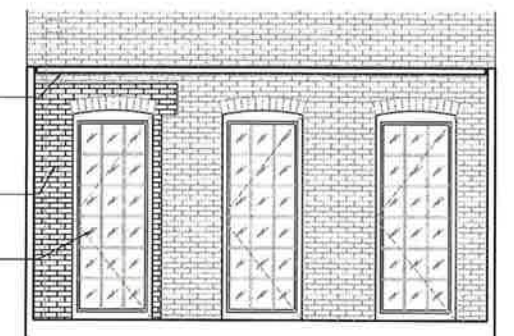
1 - EXISTING REAR FACADE

1/8" = 1'-0"



2 - PROPOSED REAR FACADE

1/8" = 1'-0"



3 - PROPOSED ELEVATION AT SECOND FLOOR PORCH

1/8" = 1'-0"





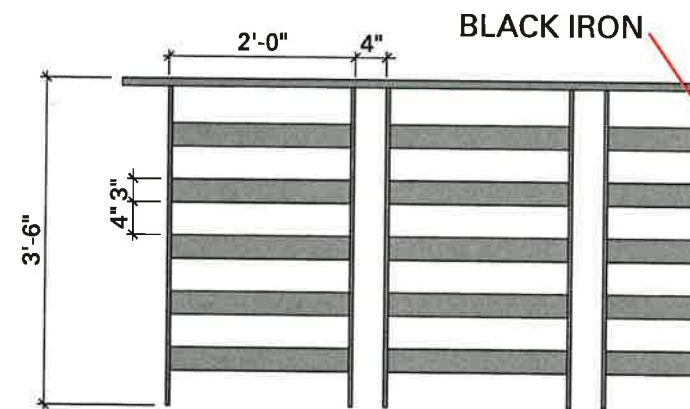
1 - PROPOSED DESIGN RENDERING AND EXISTING CONTEXT

HISTORIC PHOTOGRAPH FROM NEW YORK ROWHOUSES ca. 1846  
SHOWING VARIATION IN BUILDING ELEMENTS AND TYPE  
SCALE IS CONSISTENT THROUGH THE BLOCK



2 - NEIGHBORHOOD CONTEXT

LPC APPROVED 2014 PENTHOUSE ADDITION  
CURRENTLY UNDER CONSTRUCTION  
307 W 4TH STREET



3 - PROPOSED GUARD RAIL FRONT AND BACK

1/2" = 1'-0"

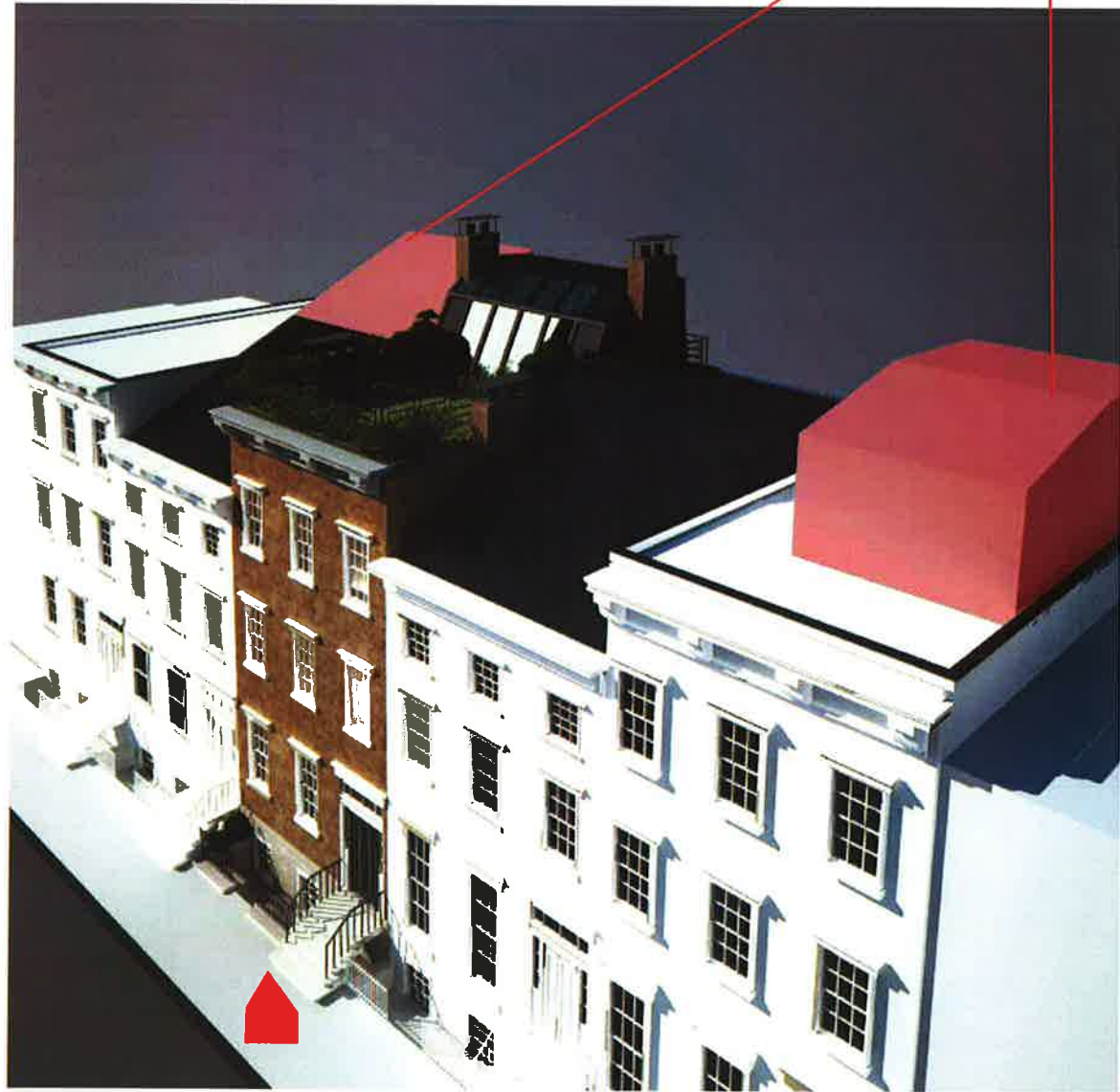


4 - GUARD RAIL PRECEDENT

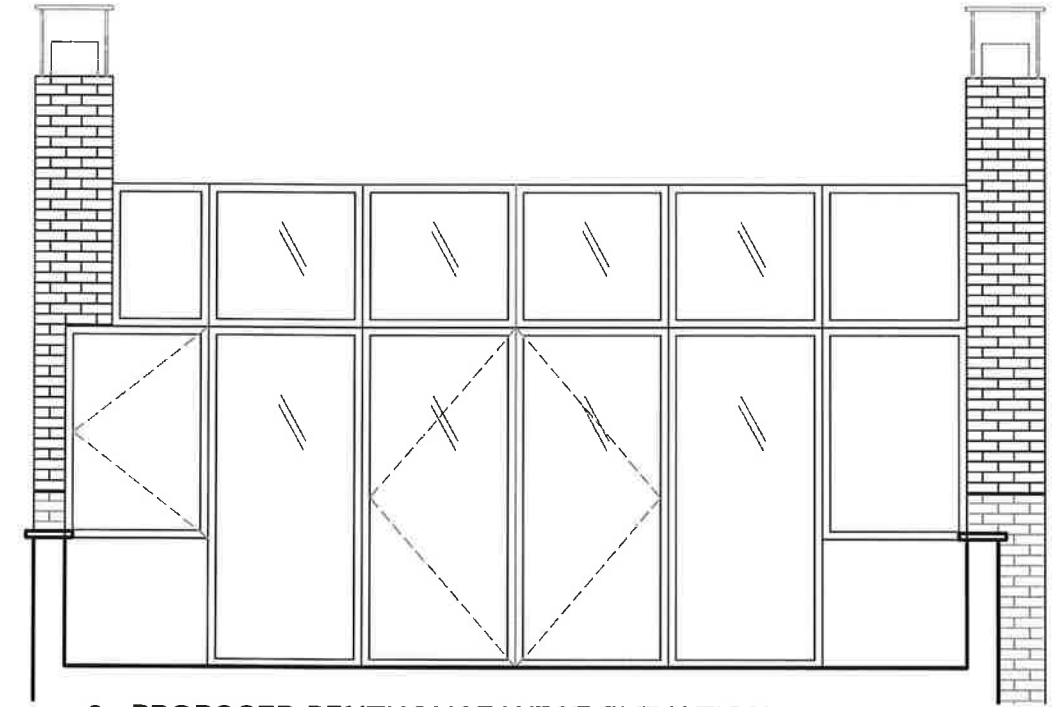
HAND RAIL WEST 4TH AND BANK STREET



LPC APPROVED 2014 PENTHOUSE ADDITIONS  
CURRENTLY UNDER CONSTRUCTION  
313 AND 307 W 4TH STREET



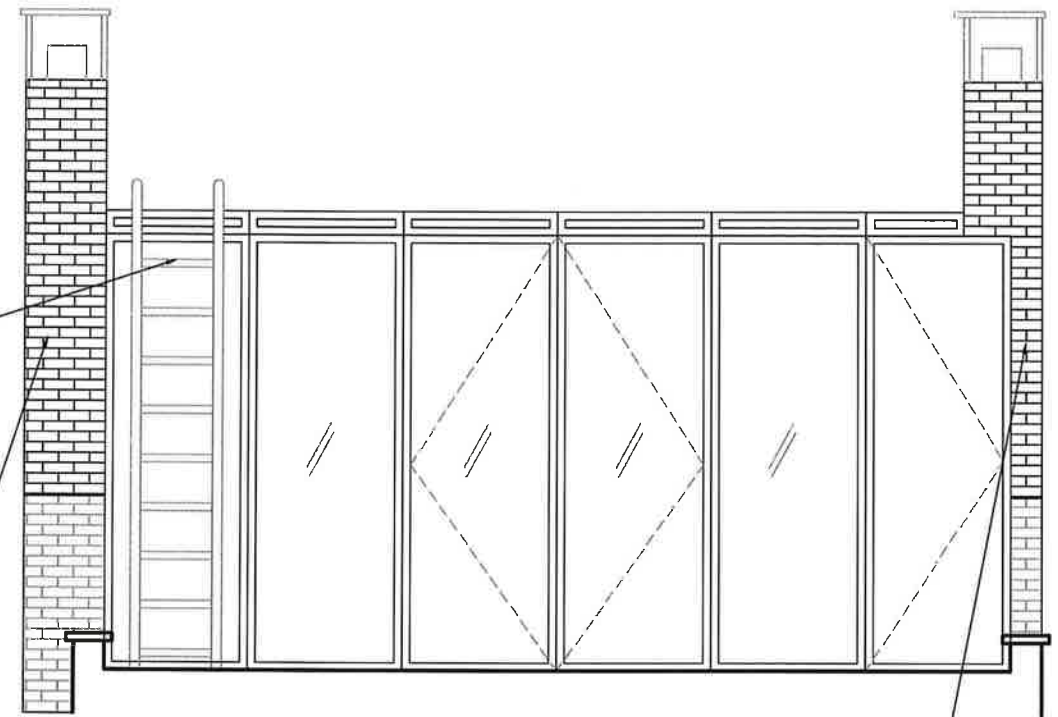
1 - PROPOSED PENTHOUSE RENDERING  
1/8" = 1'-0"



2 - PROPOSED PENTHOUSE WEST ELEVATION  
1/4" = 1'-0"

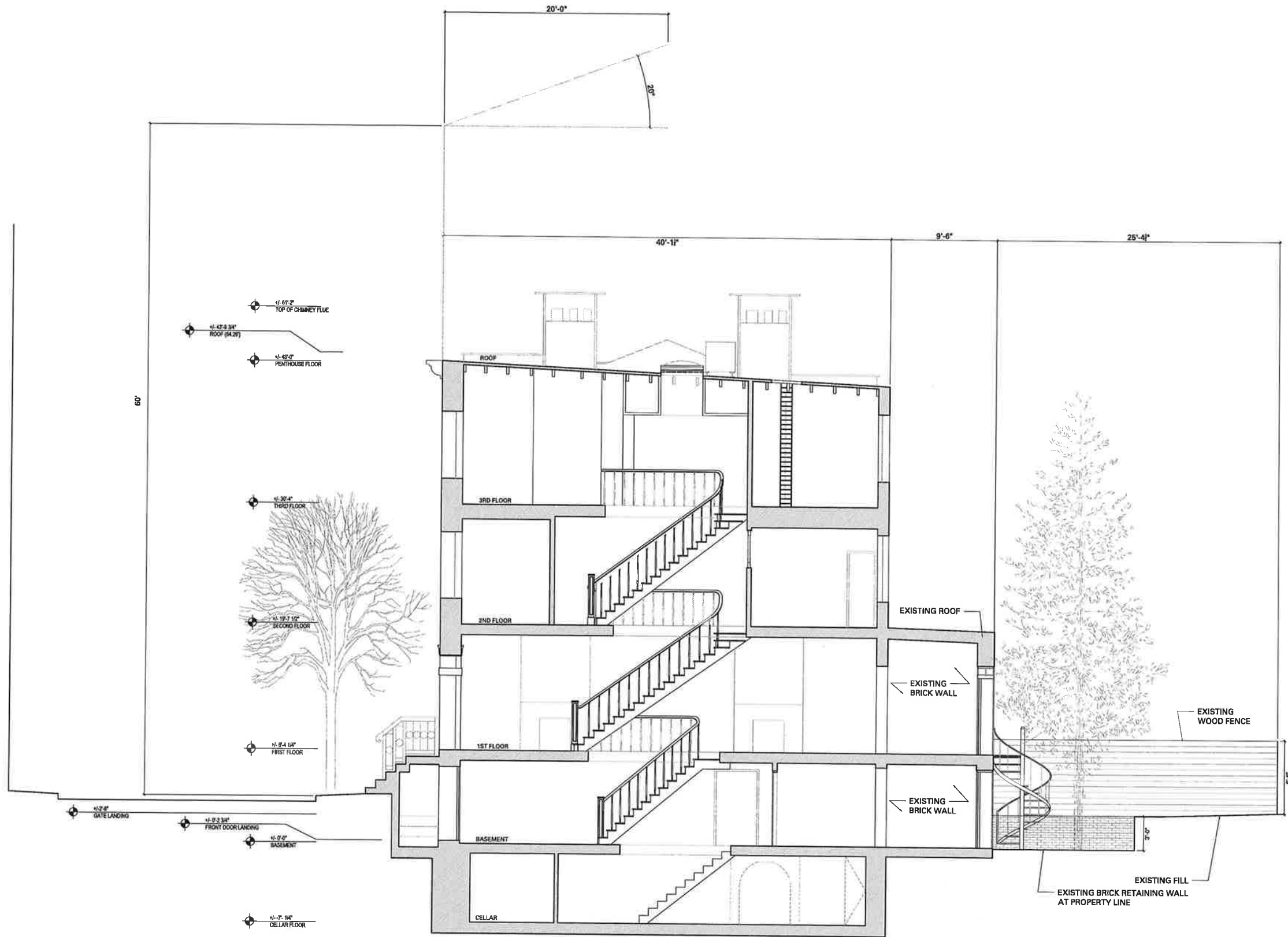
ROOF LADDER FOR  
EMERGENCY ACCESS

NEW BRICK CHIMNEY  
EXTENSION



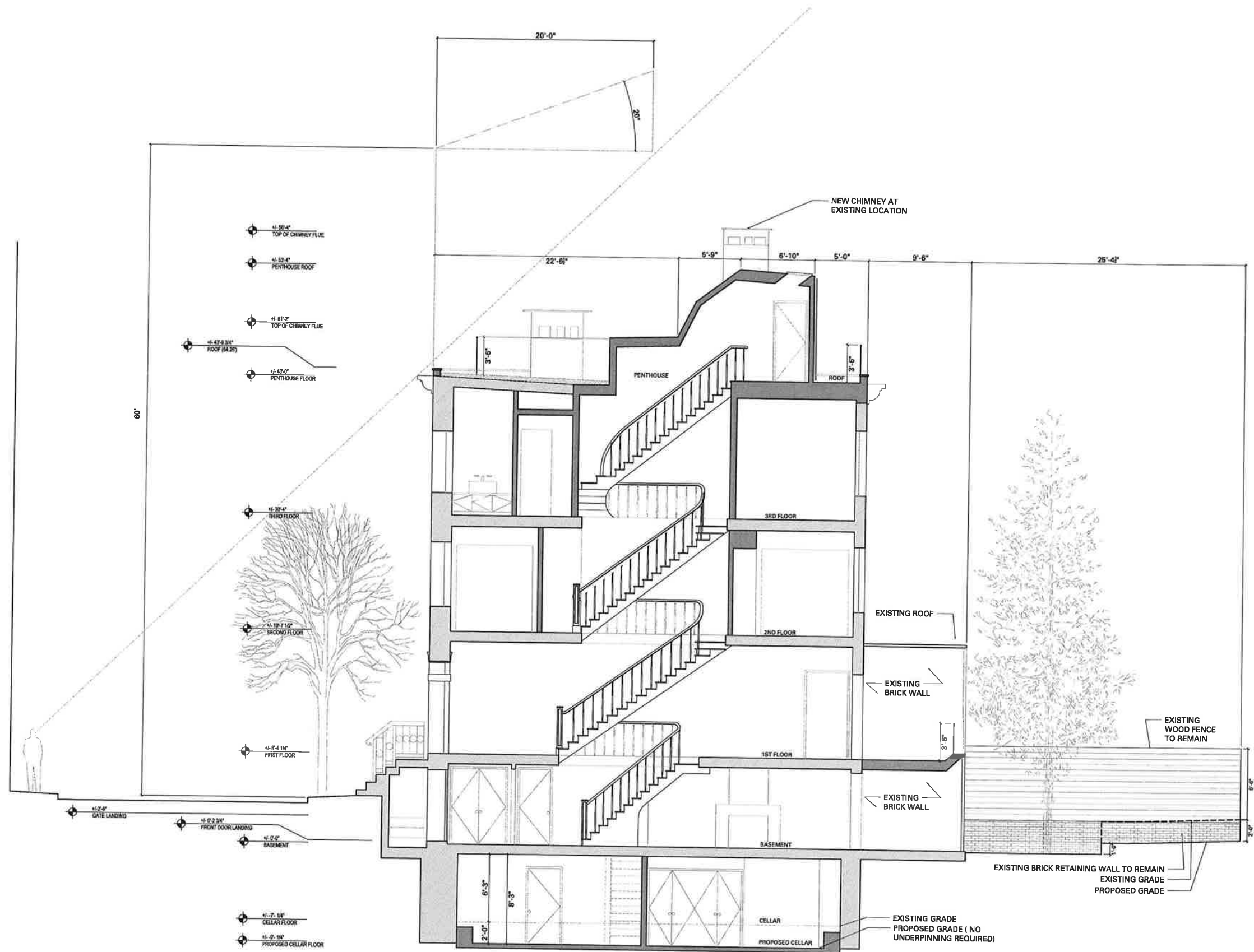
3 - PROPOSED PENTHOUSE EAST ELEVATION  
1/4" = 1'-0"





1 - EXISTING SECTION  
NTS





1 - PROPOSED SECTION  
NTS



24" AREA OF EXCAVATION



BRICK RETAINING WALL AT  
PROPERTY LINE TO REMAIN



12" PORTION OF BRICK RETAIN-  
ING WALL TO REMAIN



BRICK RETAINING WALL AT  
PROPERTY LINE TO REMAIN

1 - EXISTING YARD (VIEW FROM EXTENSION)  
NTS



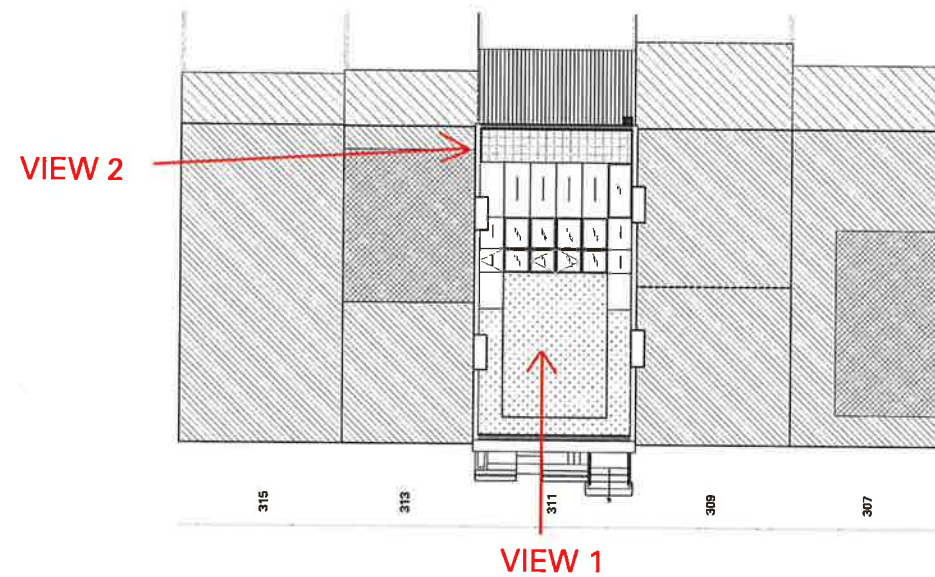
313 W4TH STREET LPC APPROVED MOCK-UP

311 W4TH STREET PENTHOUSE MOCK- UP

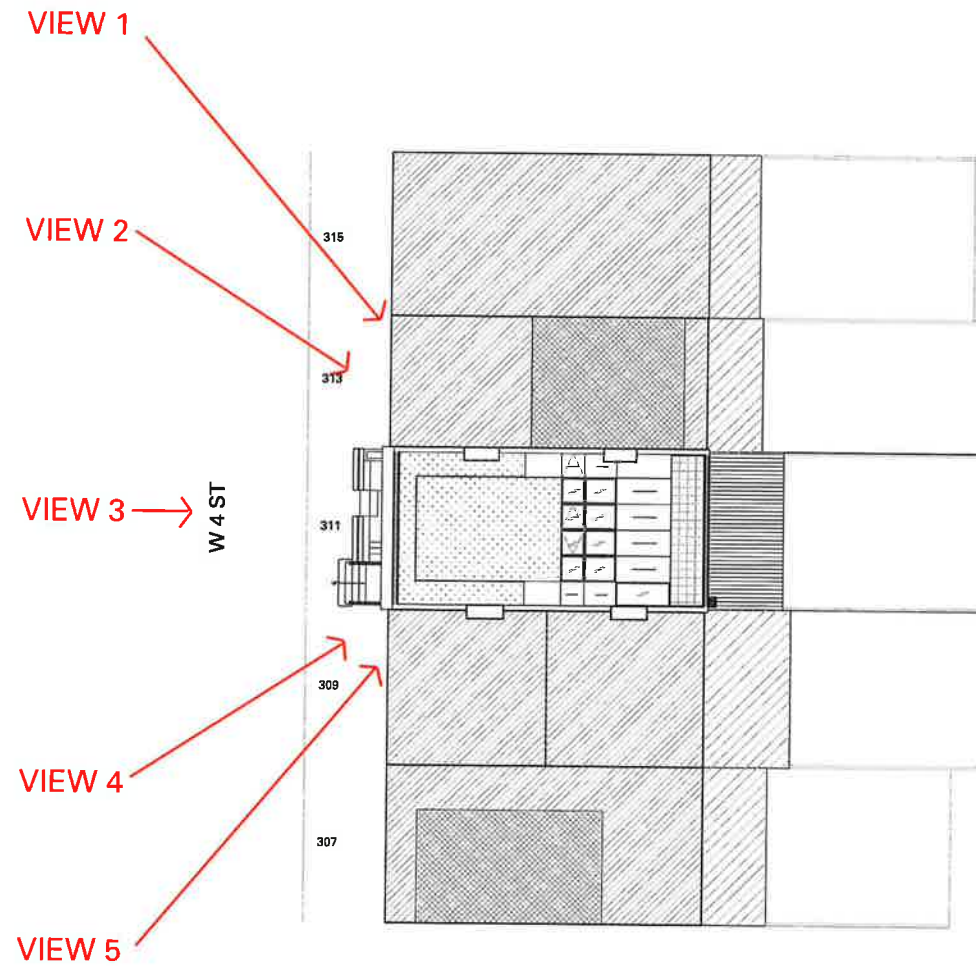


VIEW 1 - MOCK UP MASSING

VIEW 2 - MOCK UP MASSING VIEW AT REAR







1 - MOCK UP VIEW KEY  
NTS



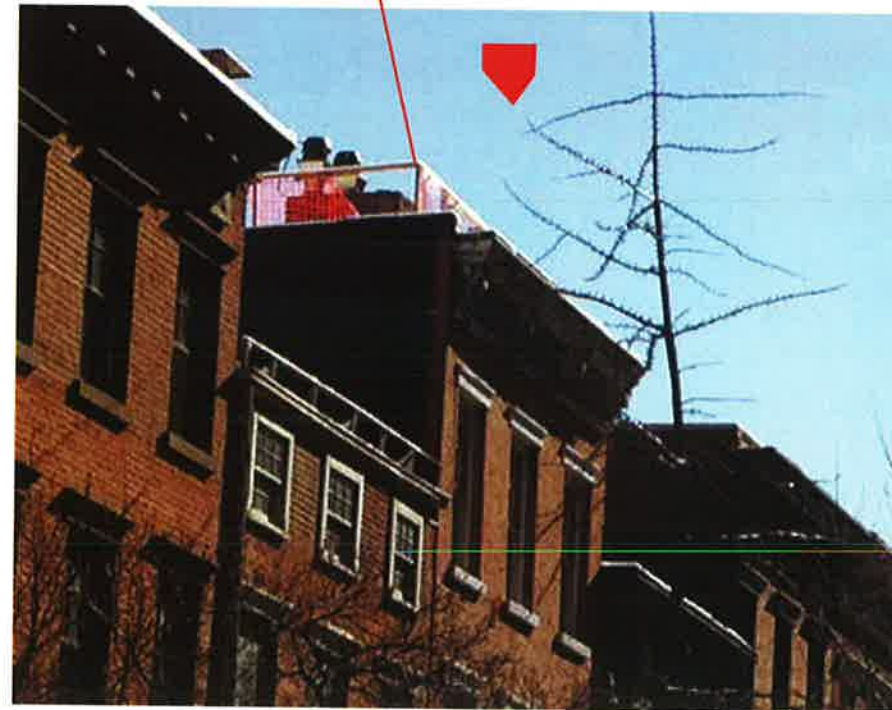
VIEW 1 - MOCK-UP VISIBILITY STUDY  
(MINIMAL VISIBILITY)



VIEW 2 - MOCK-UP VISIBILITY STUDY  
(MINIMAL VISIBILITY)

RAILING MOCK-UP (MINIMAL VISIBILITY)

CHIMNEY EXTENSION MOCK-UP  
(MINIMAL VISIBILITY)



VIEW 1.1 - MOCK-UP DETAIL (ZOOMED VIEW)  
(MINIMAL VISIBILITY)



VIEW 2.1 - MOCK-UP DETAIL (ZOOMED VIEW)  
(MINIMAL VISIBILITY)





VIEW 3 - MOCK-UP VISIBILITY STUDY  
(NO VISIBILITY)



VIEW 4 - MOCK-UP VISIBILITY STUDY  
(NO VISIBILITY)



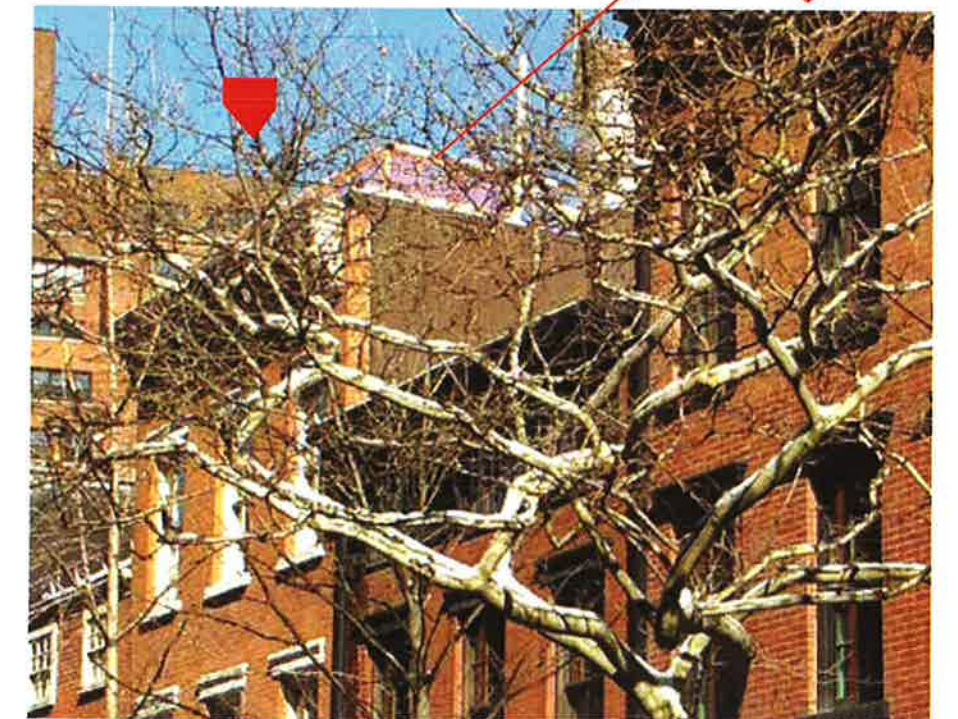
VIEW 5 - MOCK-UP VISIBILITY STUDY  
(MINIMAL VISIBILITY)



VIEW 3.1 - MOCK-UP VISIBILITY STUDY  
(NO VISIBILITY)

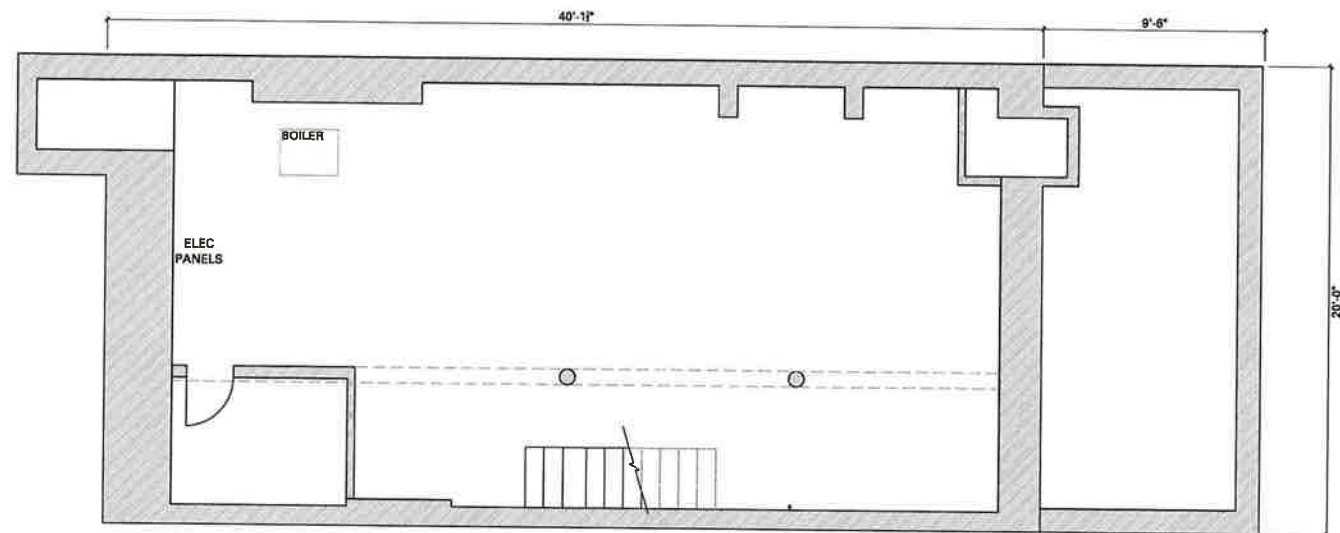


VIEW 4.1 - MOCK-UP VISIBILITY STUDY  
(NO VISIBILITY)



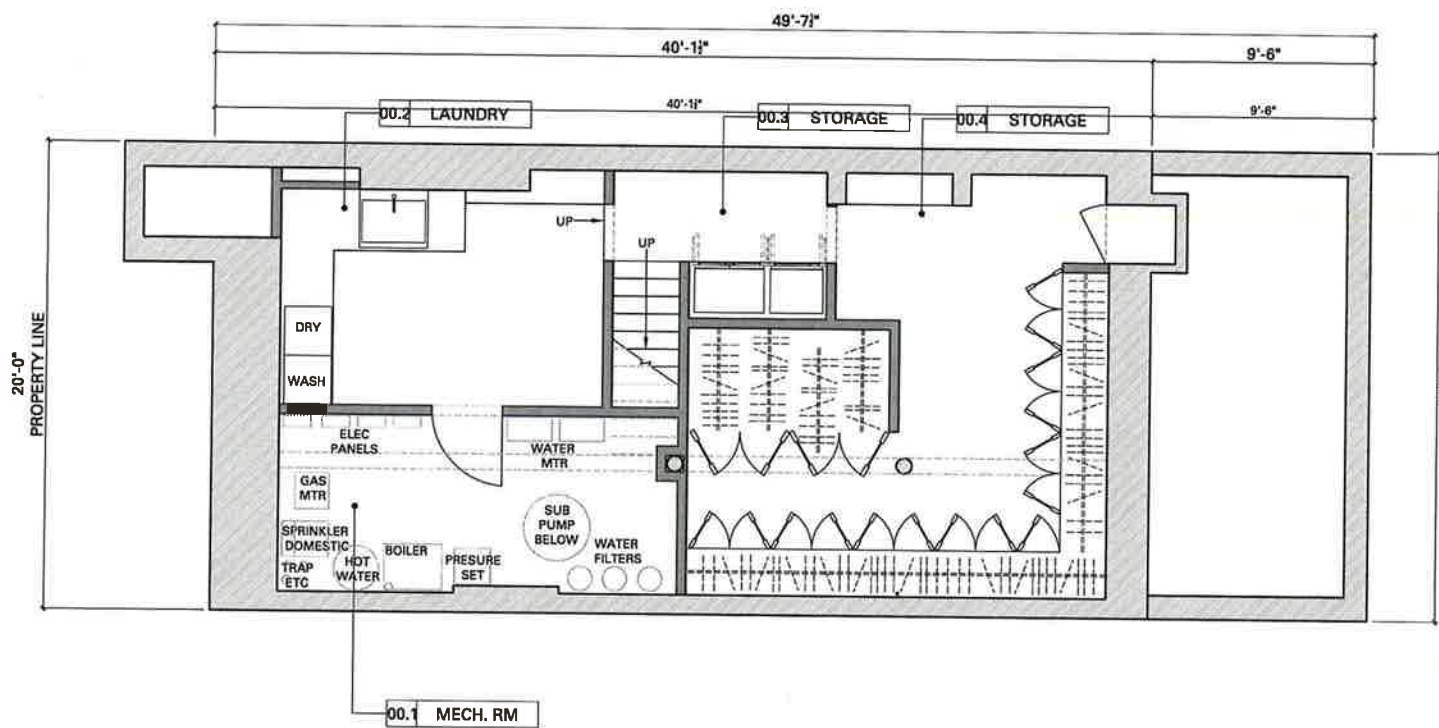
VIEW 5.1 - MOCK-UP VISIBILITY STUDY  
(MINIMAL VISIBILITY)





1 - CELLAR EXISTING PLAN

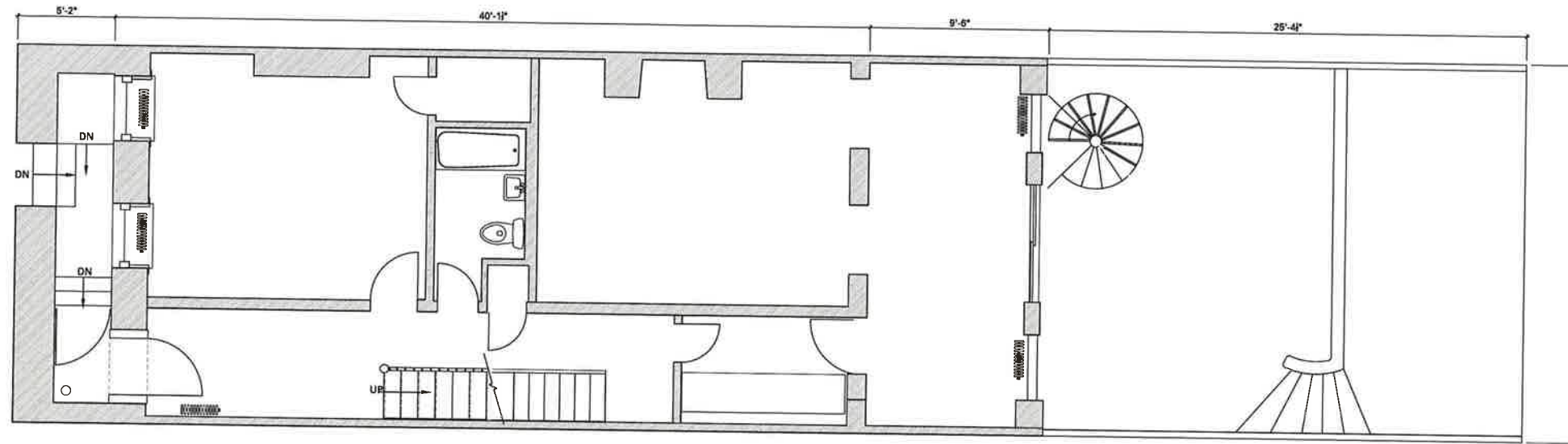
1/8" = 1'-0"



2 - CELLAR PROPOSED PLAN

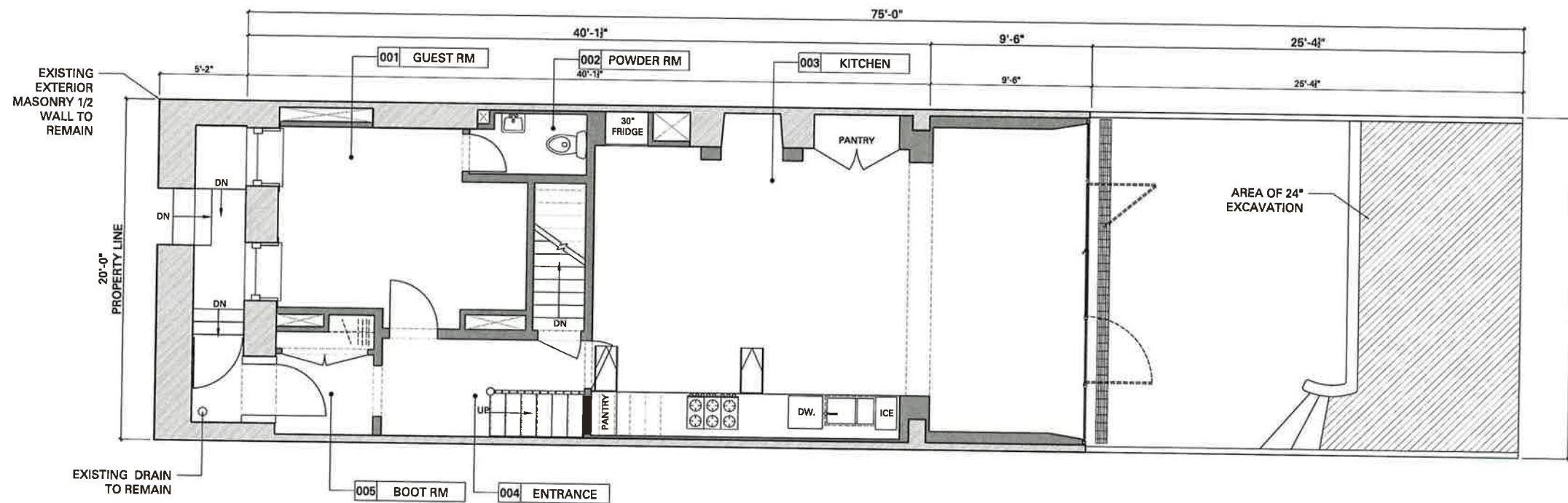
1/8" = 1'-0"





1 - BASEMENT EXISTING PLAN

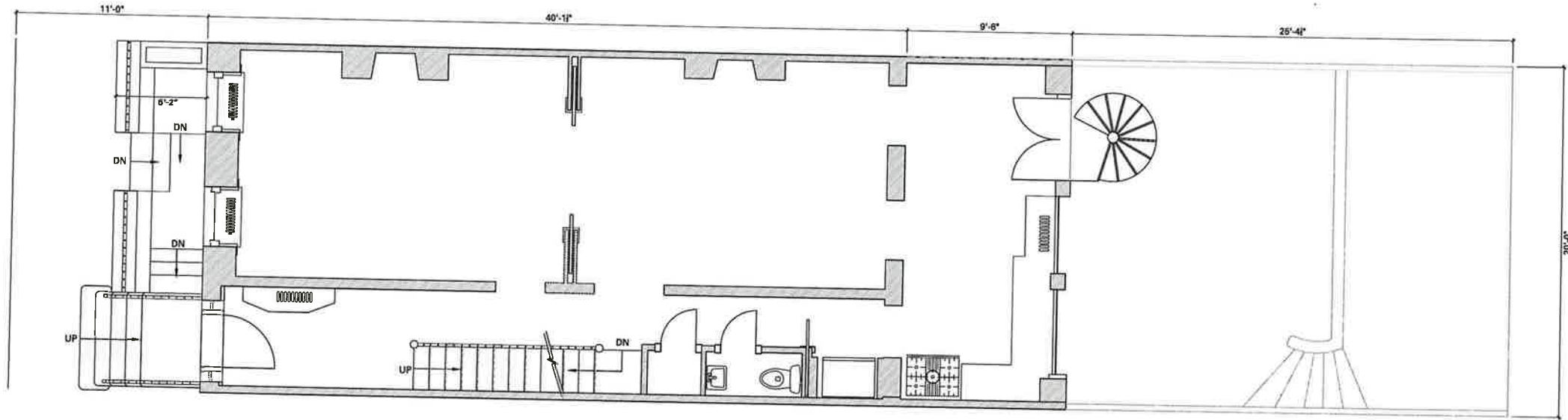
1/8" = 1'-0"



2 - BASEMENT PROPOSED PLAN

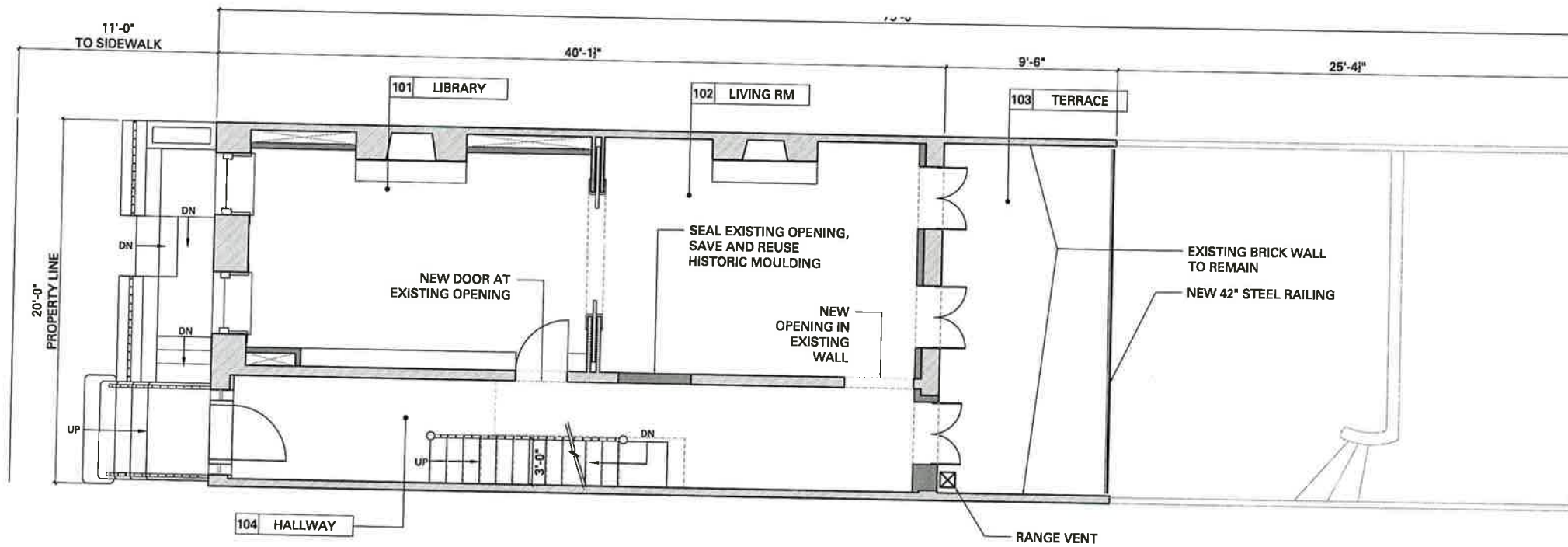
1/8" = 1'-0"





1 - 1ST FLOOR EXISTING PLAN

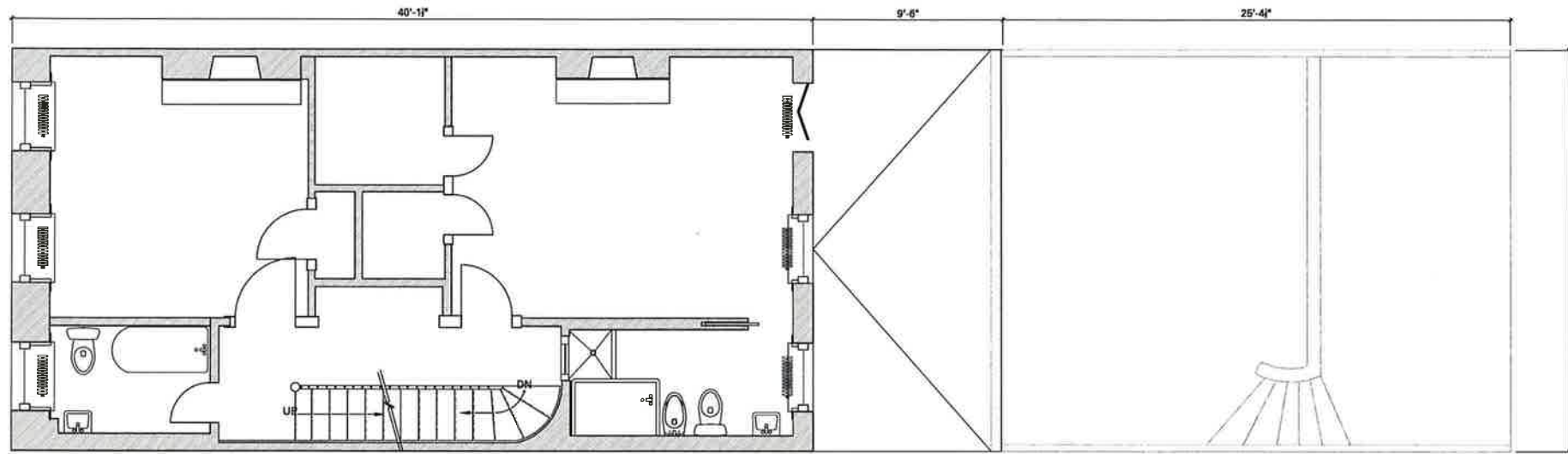
1/8" = 1'-0"



2 - 1ST FLOOR PROPOSED PLAN

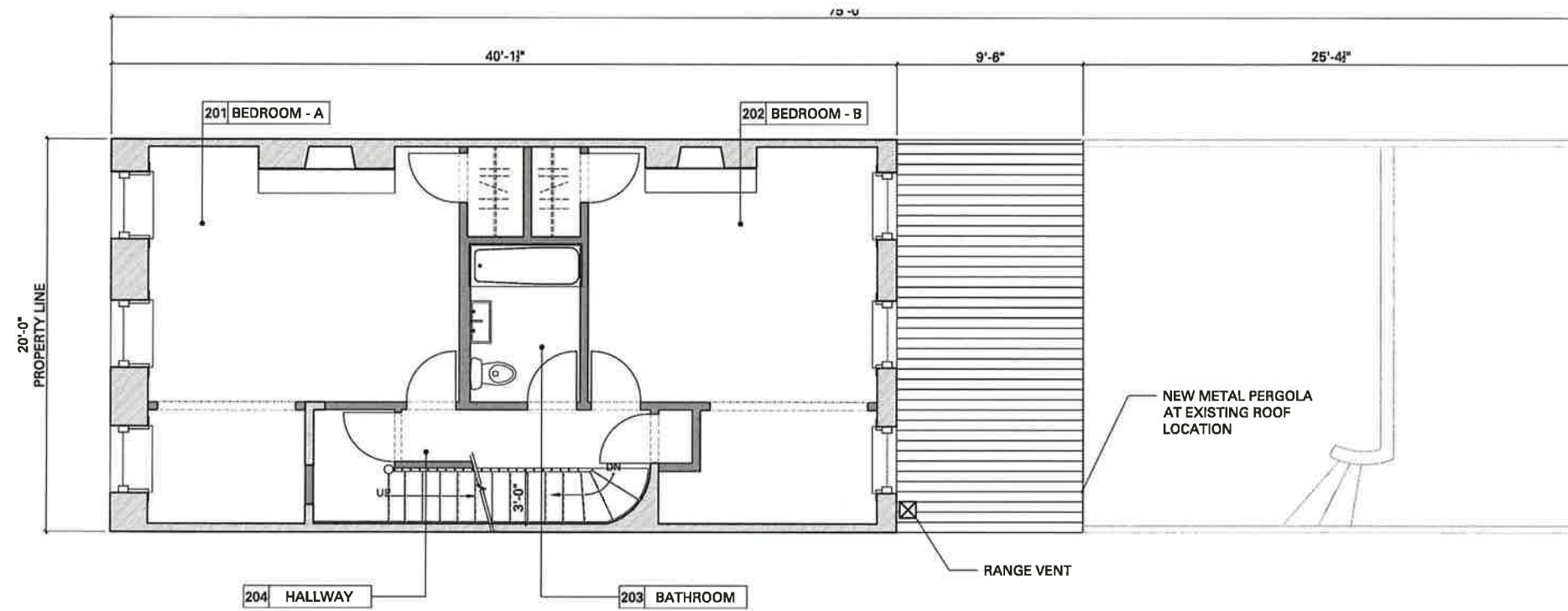
1/8" = 1'-0"





1 - 2ND FLOOR EXISTING PLAN

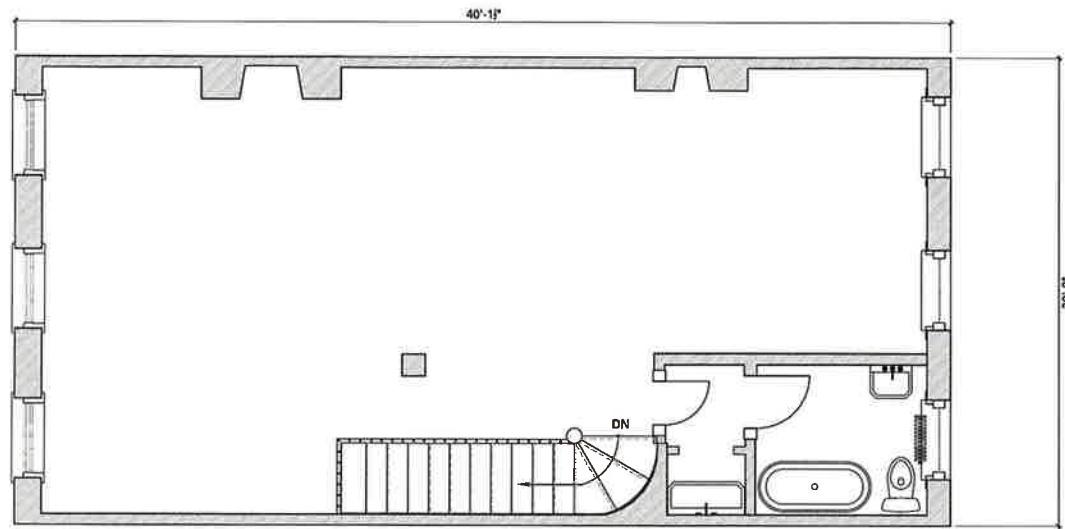
1/8" = 1'-0"



2 - 2ND FLOOR PROPOSED PLAN

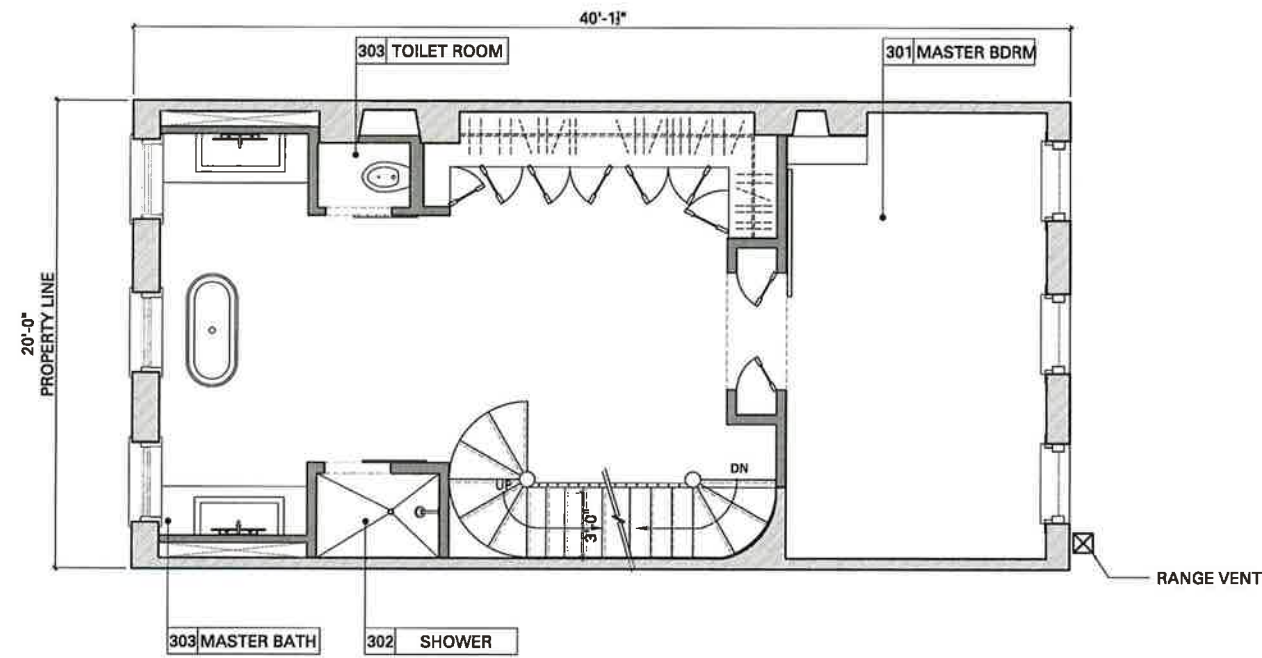
1/8" = 1'-0"





1 - 3RD FLOOR DEMO PLAN

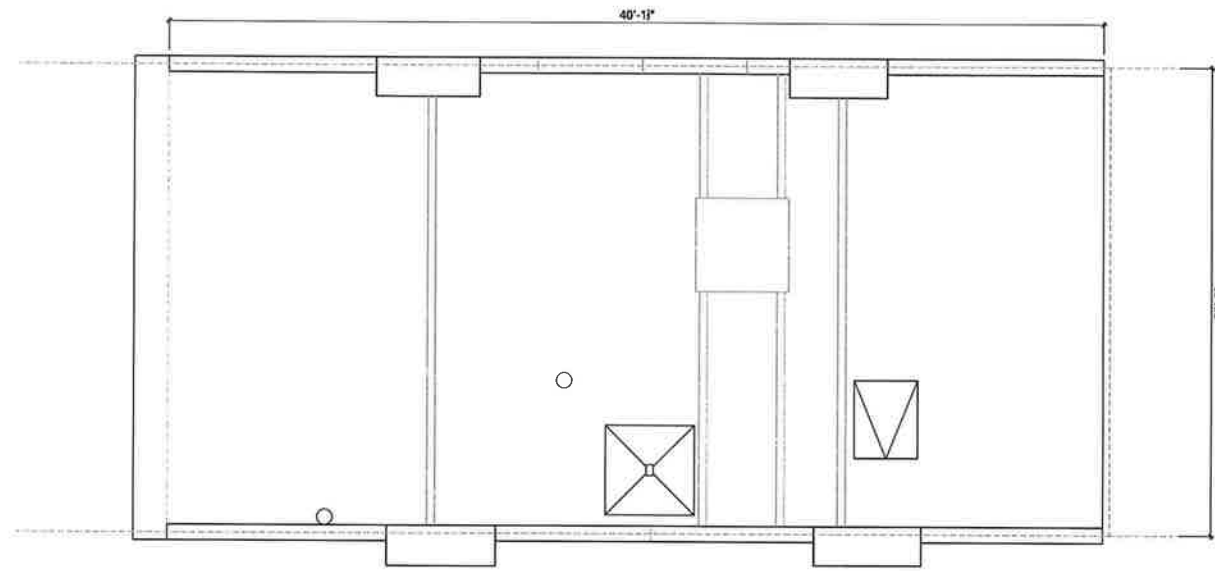
1/8" = 1'-0"



2 - 3RD FLOOR PROPOSED PLAN

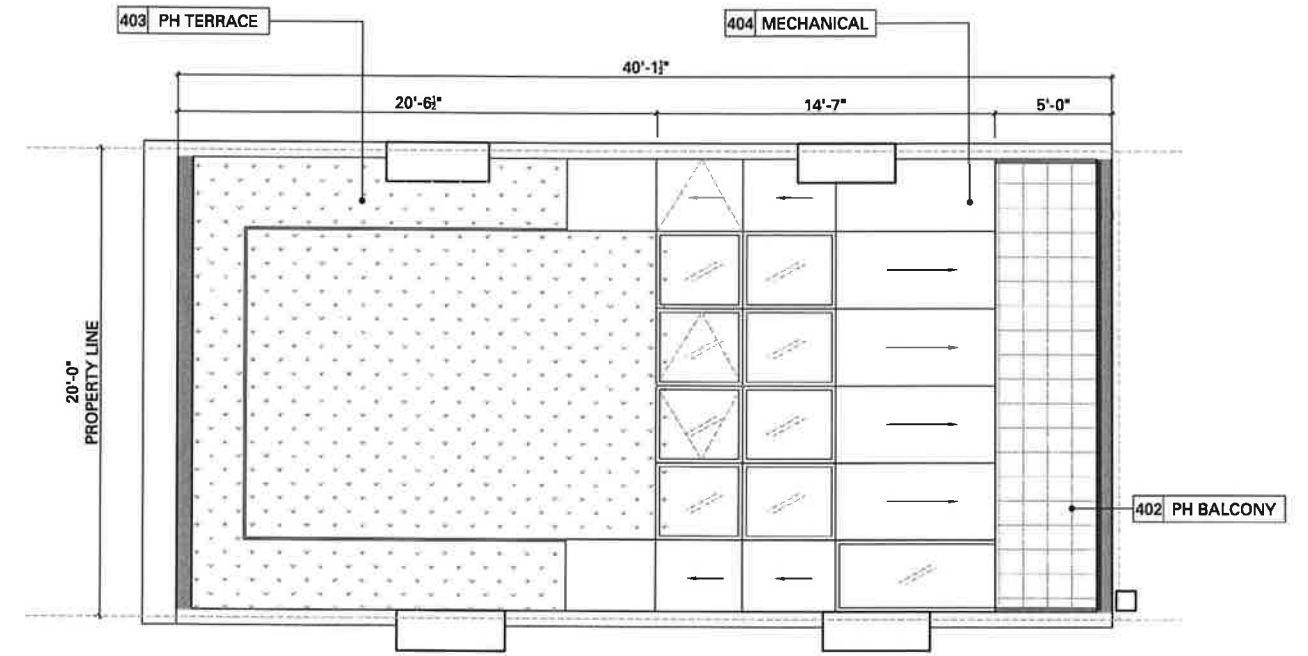
1/8" = 1'-0"





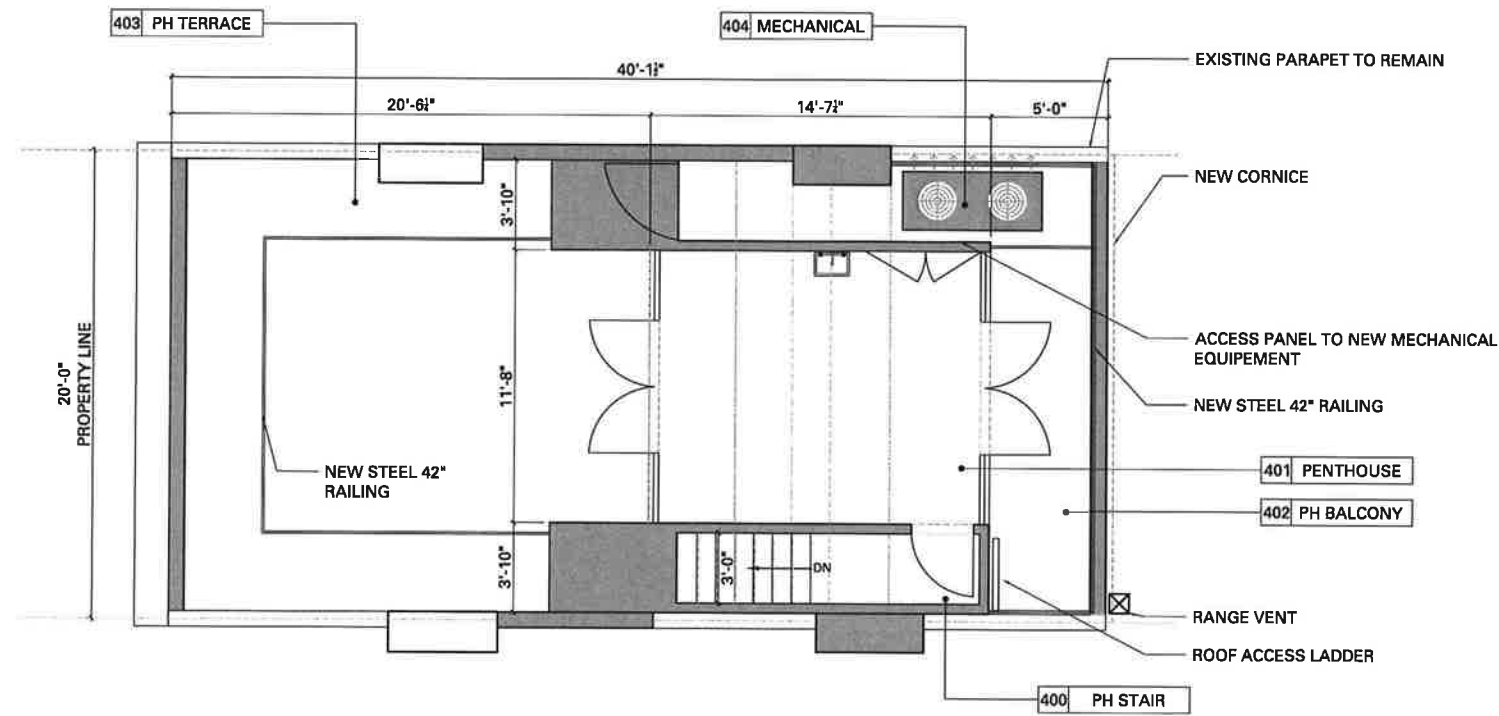
1 - ROOF EXISTING PLAN

1/8" = 1'-0"



3 - ROOF PROPOSED PLAN

1/8" = 1'-0"



2 - PENTHOUSE PROPOSED PLAN

1/8" = 1'-0"