



1 - AERIAL SITE IMAGE

NTS

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

**NYC LANDMARKS AND PRESERVATION COMMISSION
SUBMISSION
APRIL 7, 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: 615
 BLOCK: 6
 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 PROPOSED CHANGE IN ZONING FLOOR AREA**

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

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

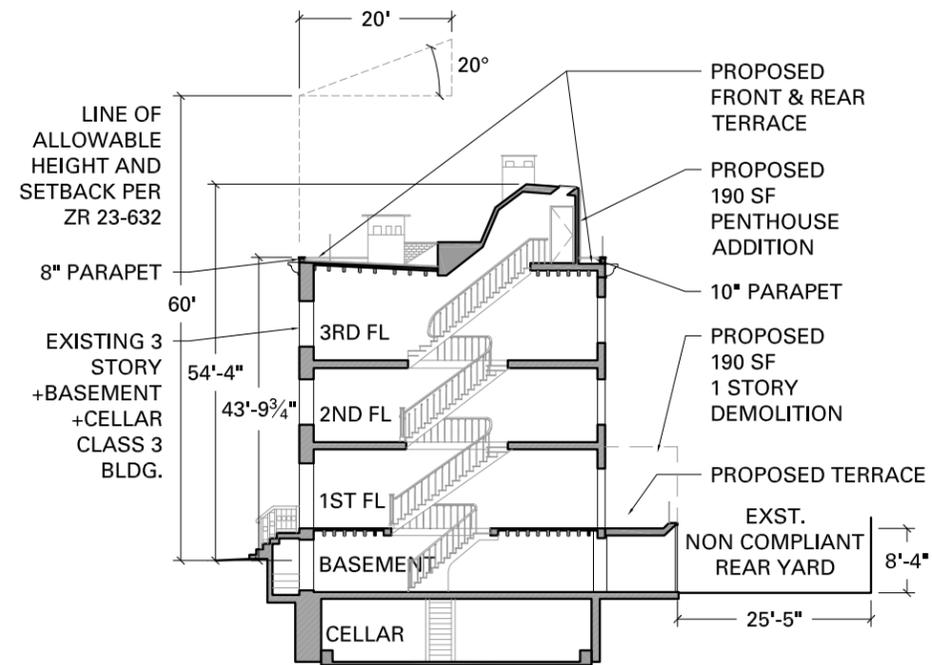
**514.4 SF (EXISTING) < 1039.36 SF (REQUIRED). ZONING LOT IS NON COMPLYING
 WITH REGAURDS TO OPEN SPACE. NO CHANGE PROPOSED**

REQUIRED YARDS (ZR 23-40)

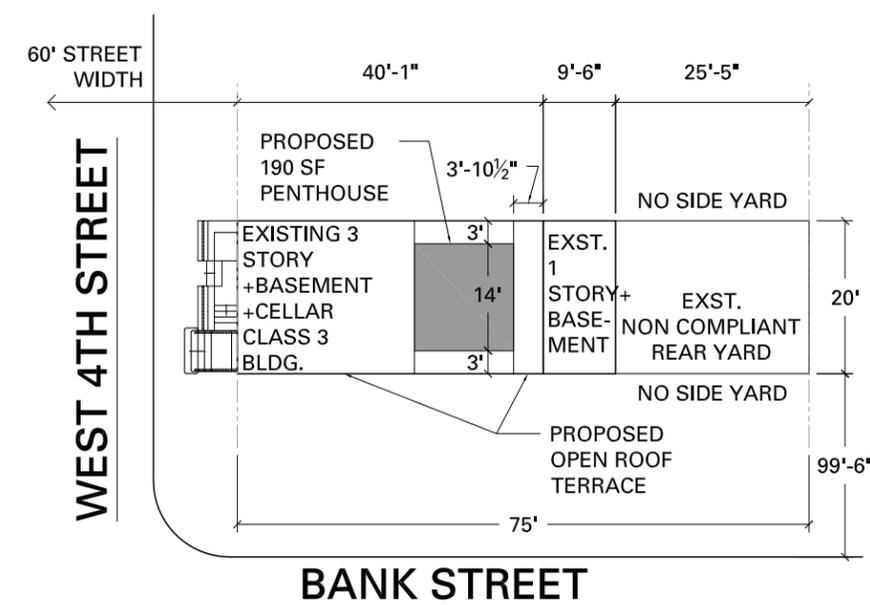
FRONT YARD (ZR 23-45) NONE REQUIRED
 SIDE YARD (ZR 23-46) NONE REQUIRED
 REAR YARD (ZR-23-47) 30' REQUIRED

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

PROPOSED ZONING SECTION



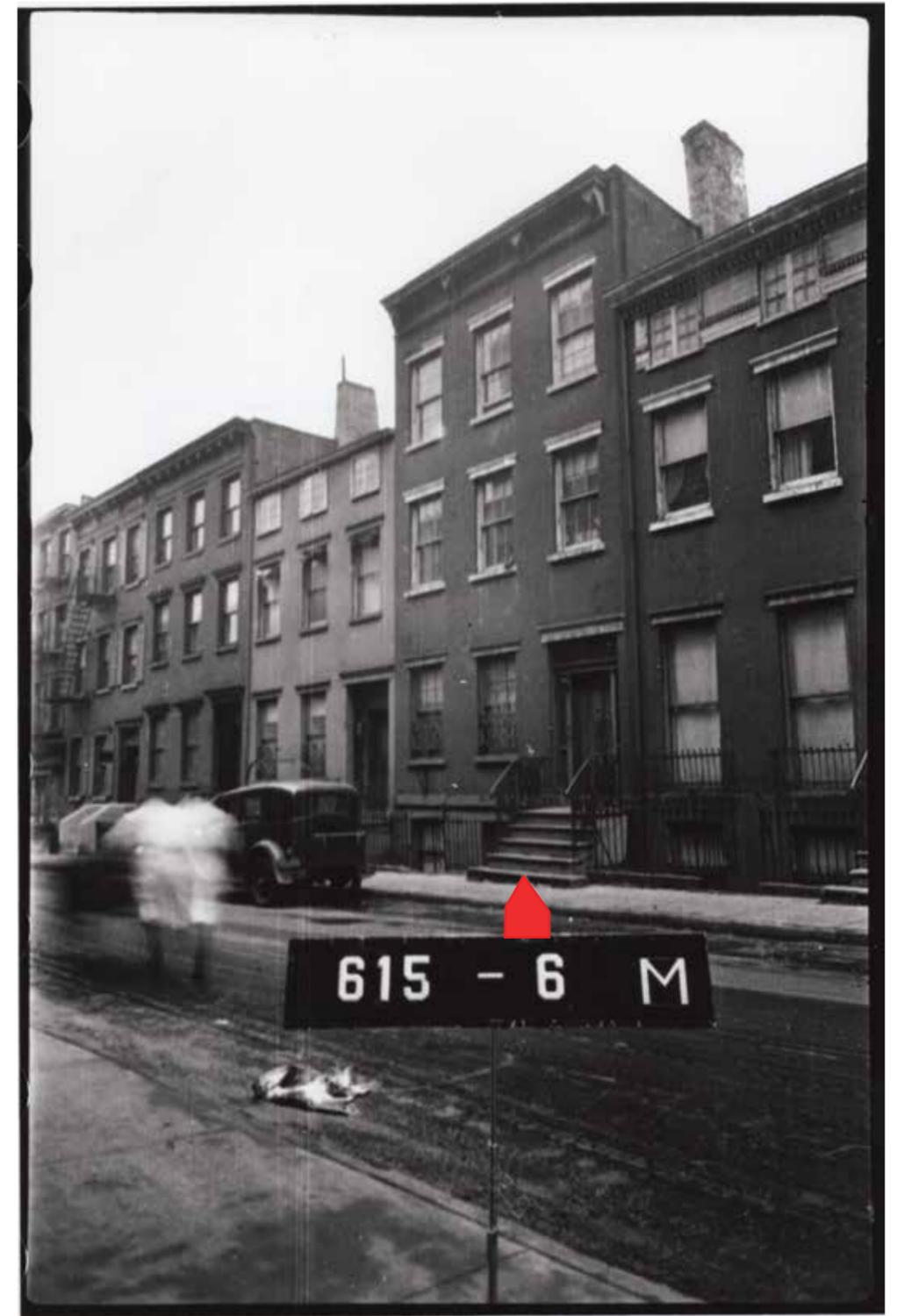
PROPOSED ZONING PLAN





1 - CURRENT

VIEW LOOKING NORTH FROM BANK STREET



2 - HISTORIC

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



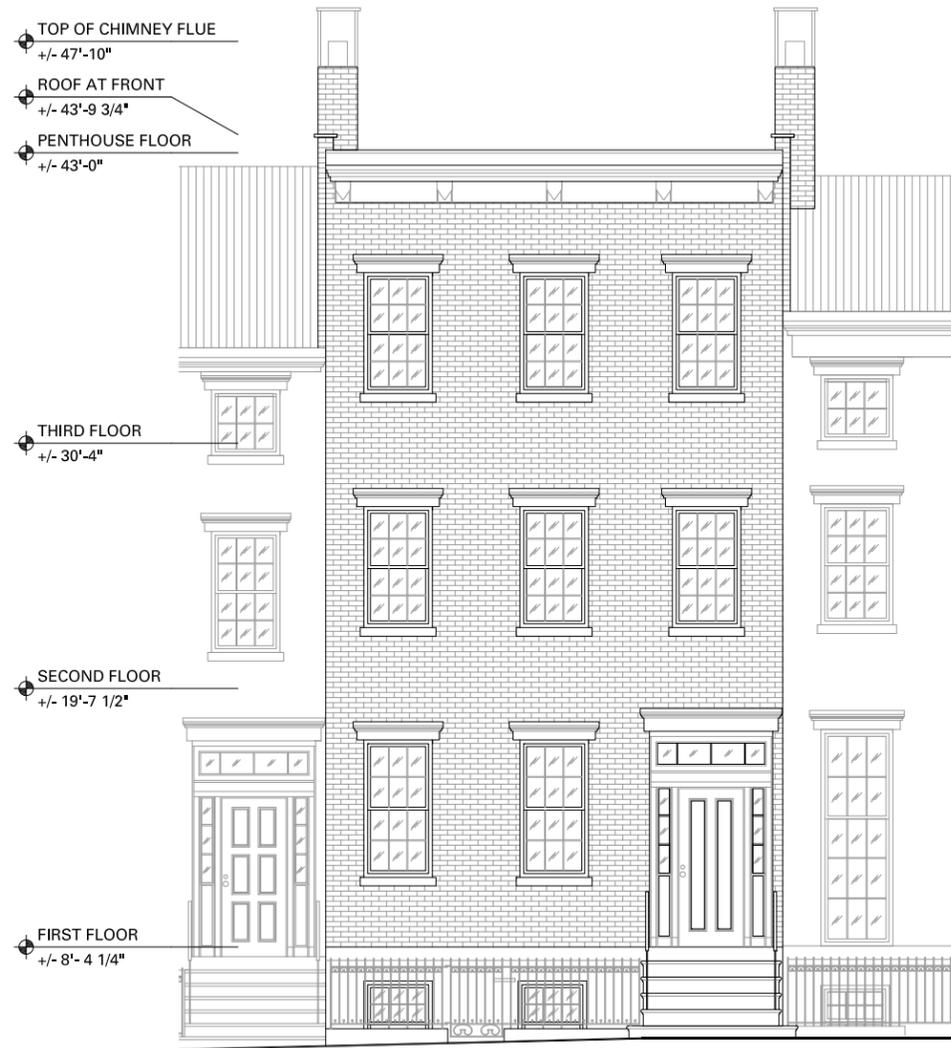
1 - 313 W 4TH STREET
EXISTING FACADE



2 - 311 W 4TH STREET
EXISTING FACADE

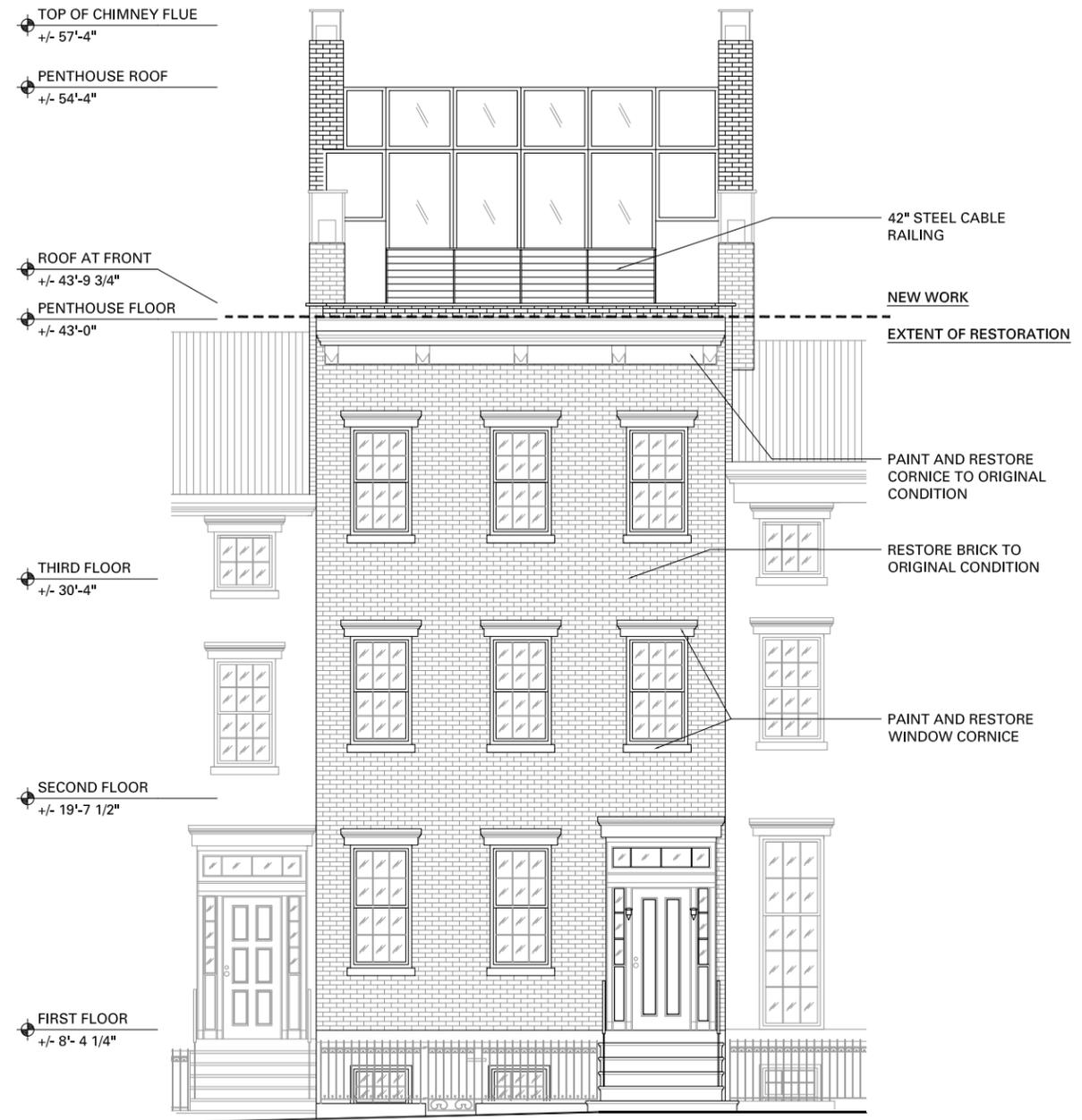


3 - 309 W 4TH STREET
EXISTING FACADE



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

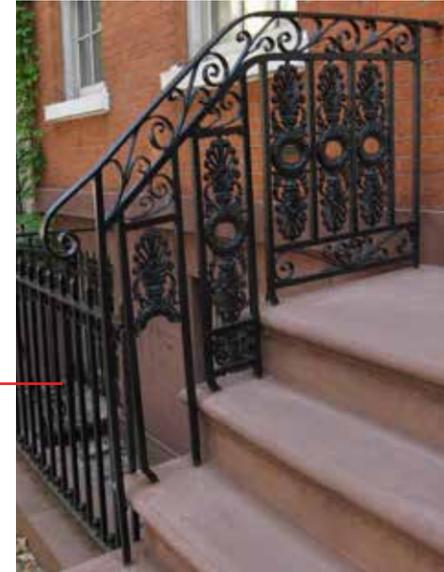


2 - EXISTING DOOR
RESTORE DOOR AND LIGHTING TO ORIGINAL
CONDITION



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



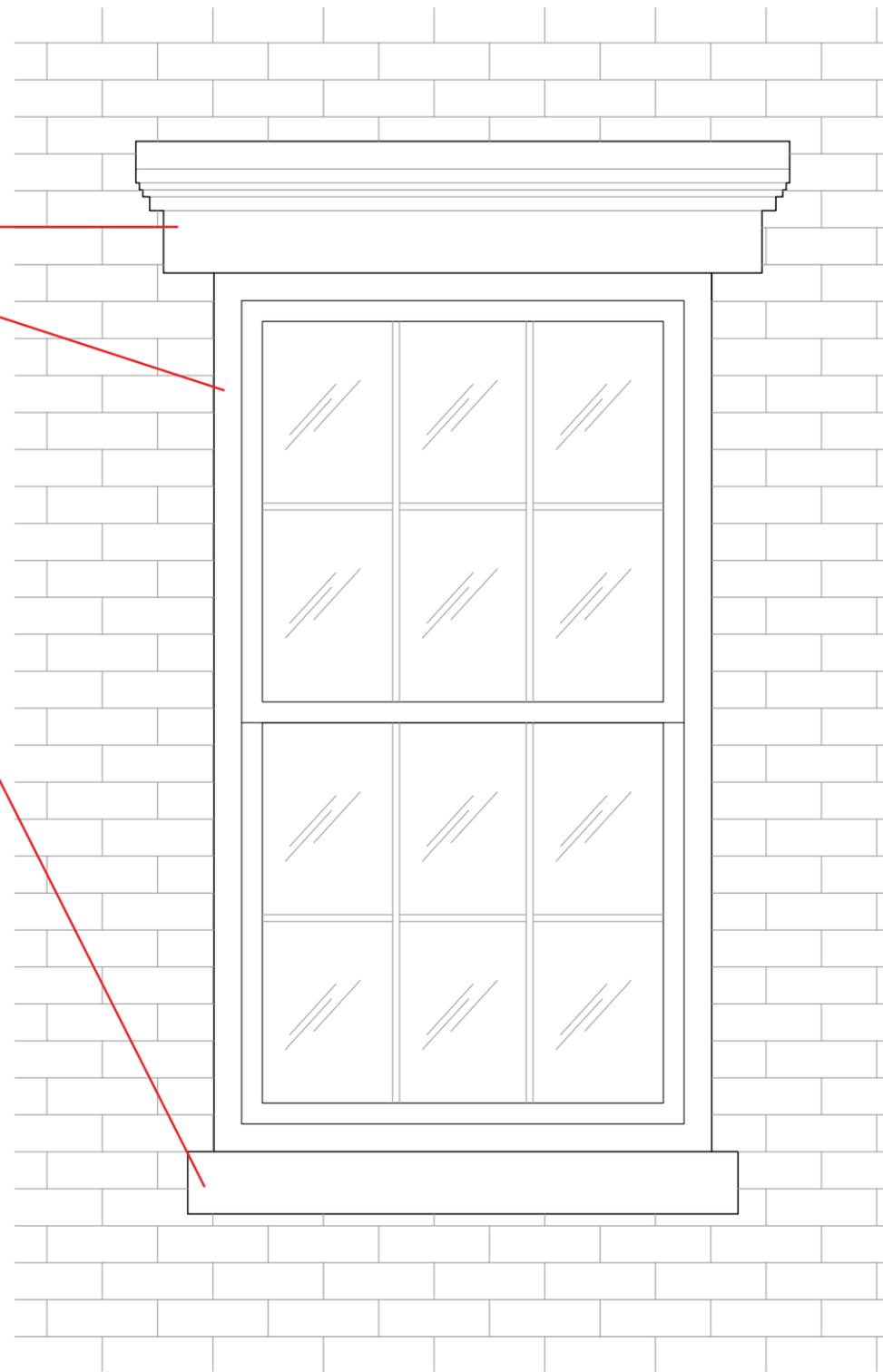
FARROW & BALL
STRONG WHITE No. 2001



FARROW & BALL
BLACK BLUE No. 95

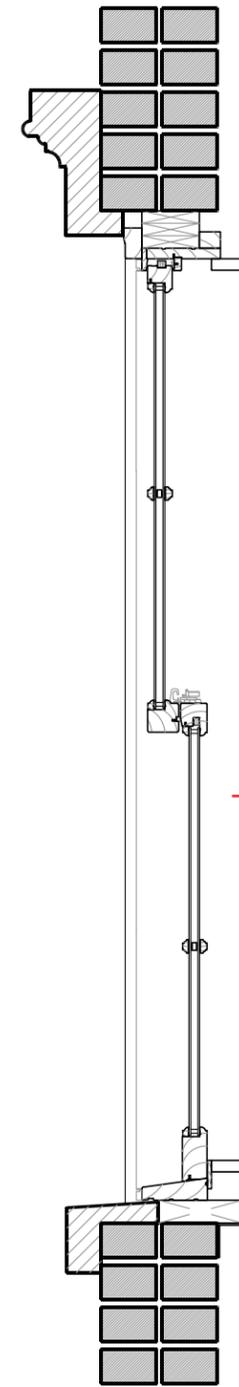
**FARROW & BALL
STRONG WHITE No. 2001**

WINDOW FRAMES, SILLS AND LINTELS
TYP. FRONT AND BACK



**1 - TYPICAL WINDOW ELEVATION, FRONT AND
REAR ELEVATION**

1" = 1'-0"



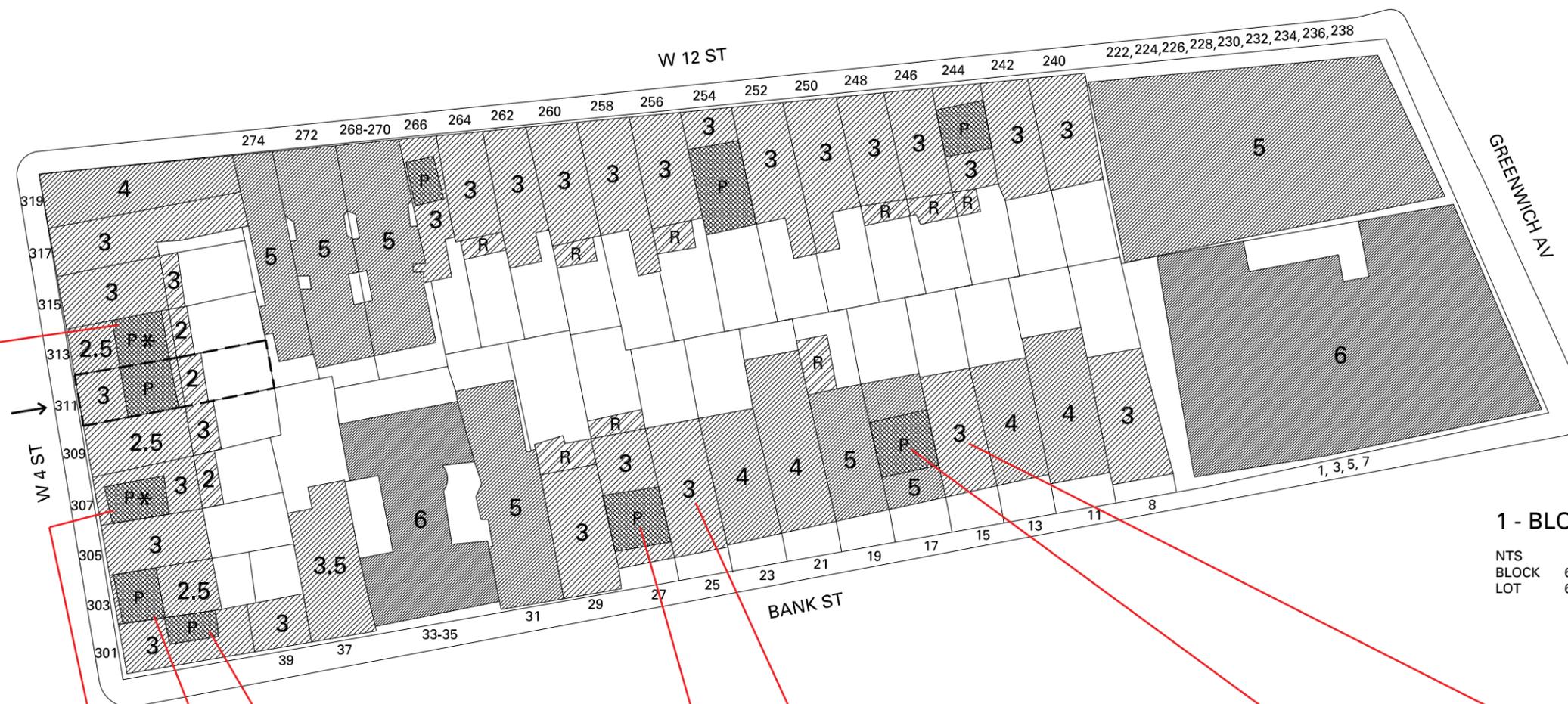
REPLACE EXISTING WOOD FRAME WINDOWS
WITH REILLY DOUBLE HUNG WOOD FRAME
WINDOWS TO MATCH EXISTING 6 OVER 6
CONFIGURATION.

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



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

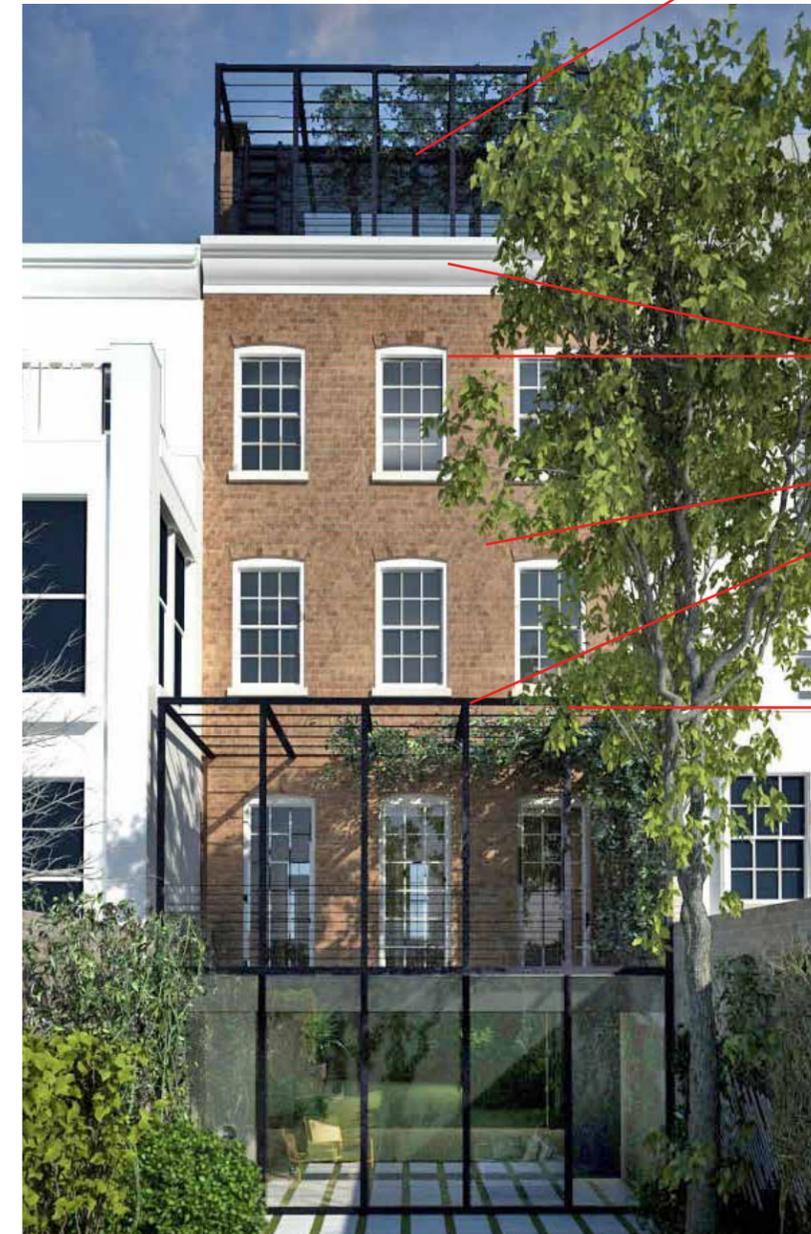
5 - 313 W 4TH PORCH

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.)

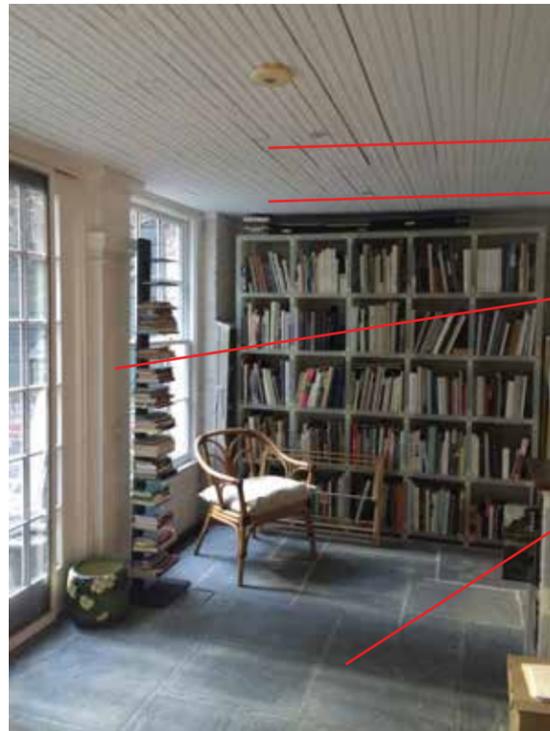
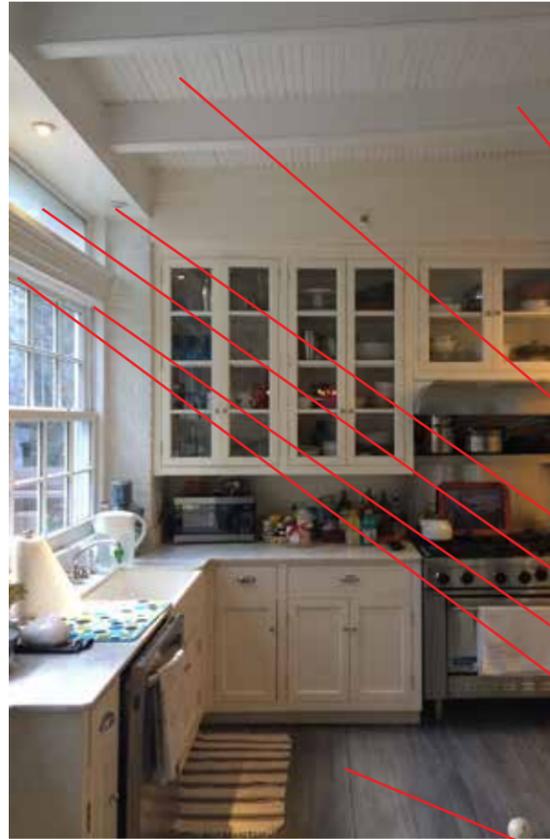
FARROW & BALL
STRONG WHITE No. 2001

RESTORE EXISTING FACADE

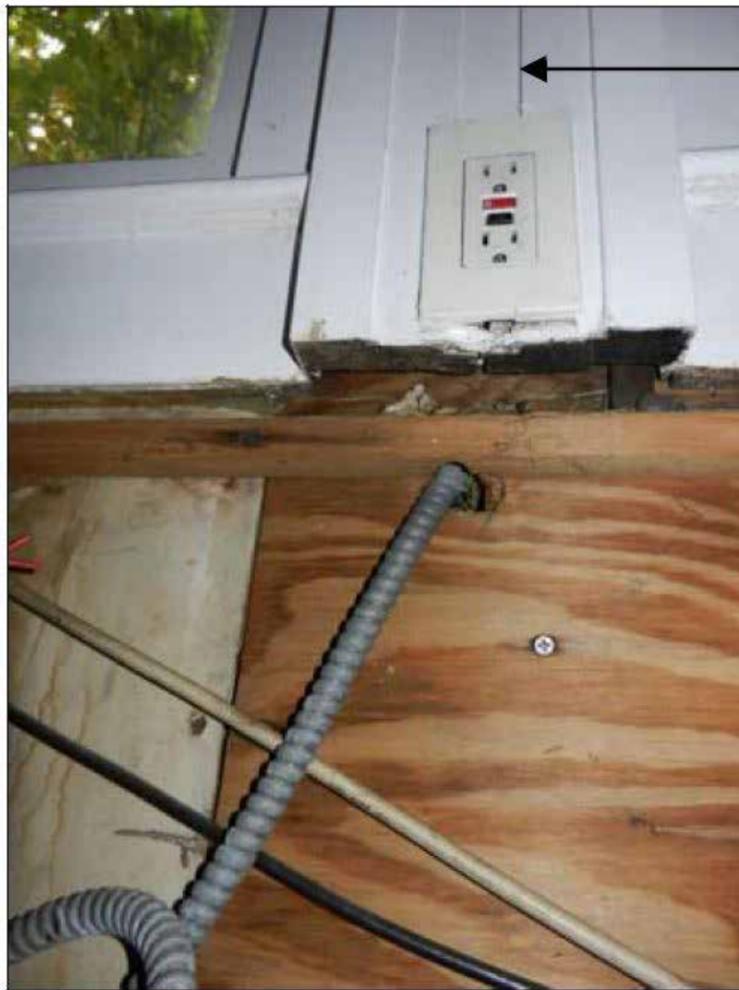
NEW REAR YARD STRUCTURE IN
EXISTING LOCATION

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

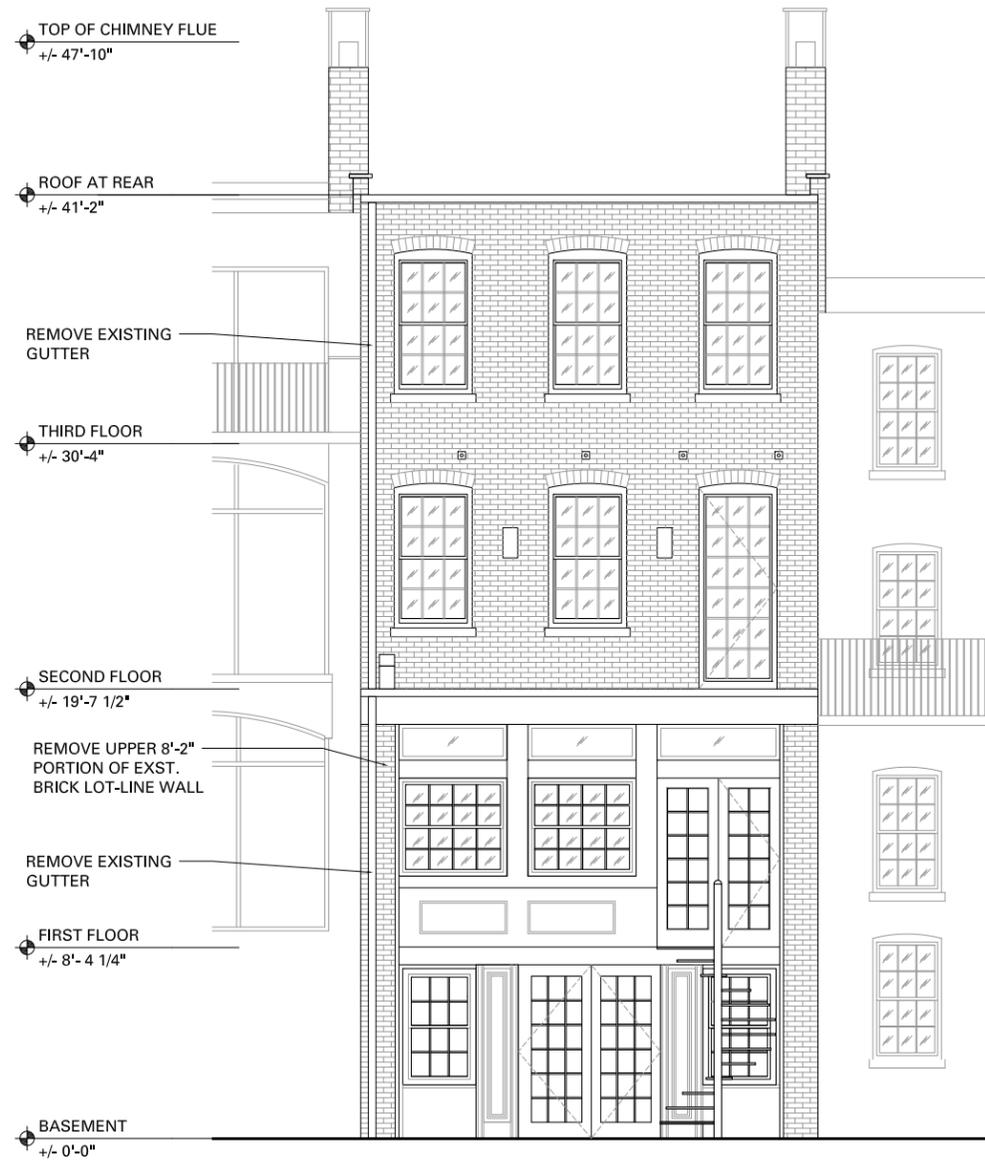
2 - BRICK CONDITION AT REAR YARD EXTENSION AT 1ST FLOOR



MODERN BRICK WALL

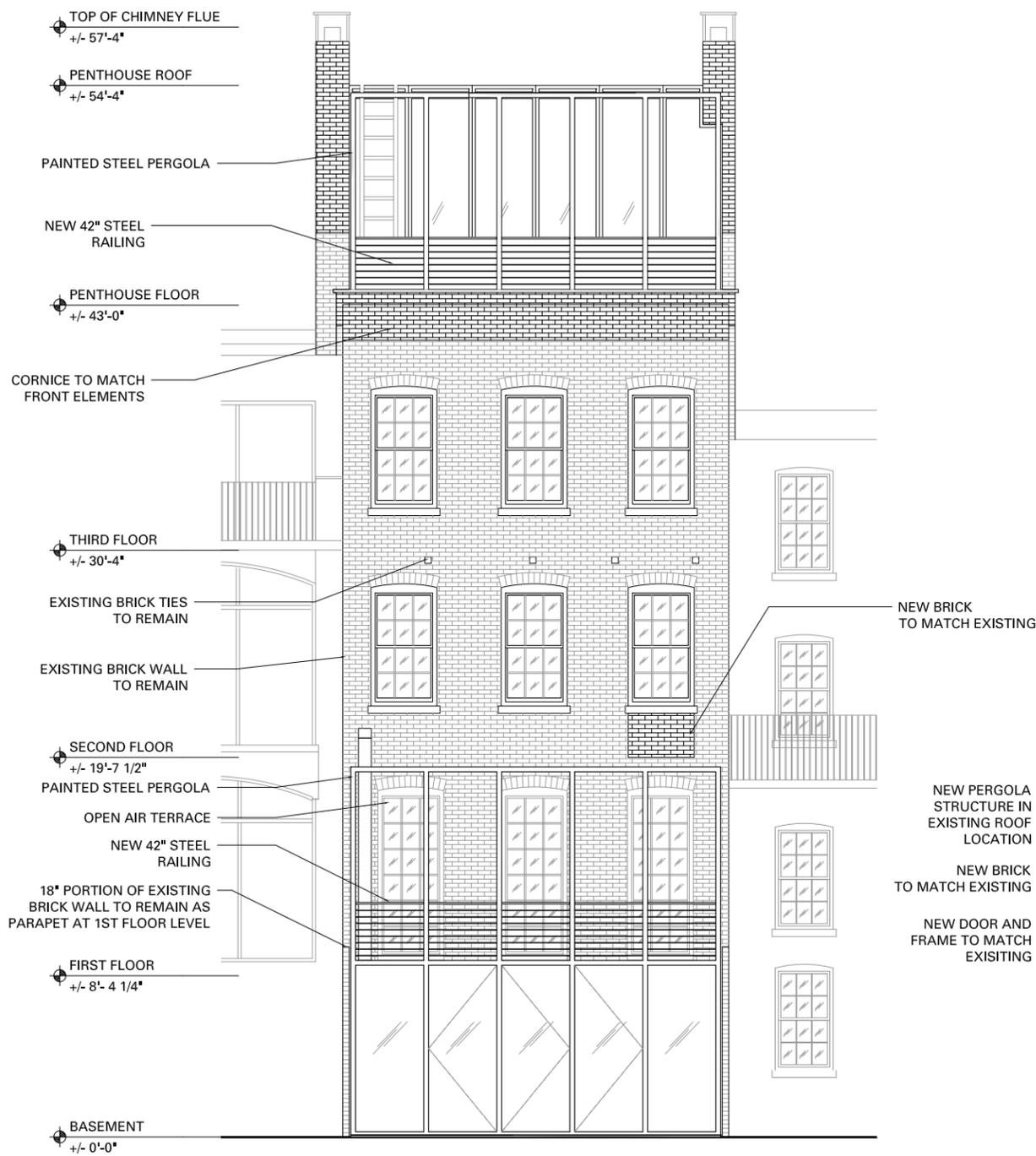
HISTORIC BRICK WALL

3 - BRICK CONDITION AT REAR YARD EXTENSION 1ST FLOOR



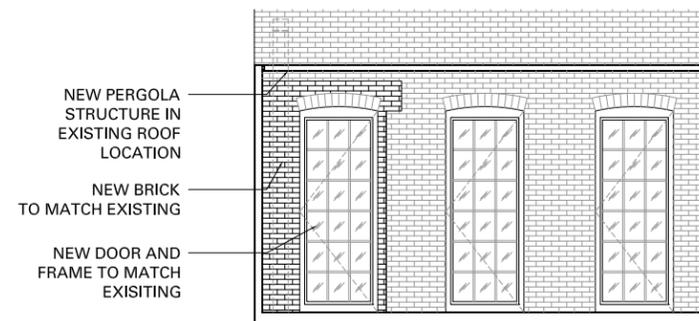
1 - EXISTING REAR FACADE

1/8" = 1'-0"



2 - PROPOSED REAR FACADE

1/8" = 1'-0"



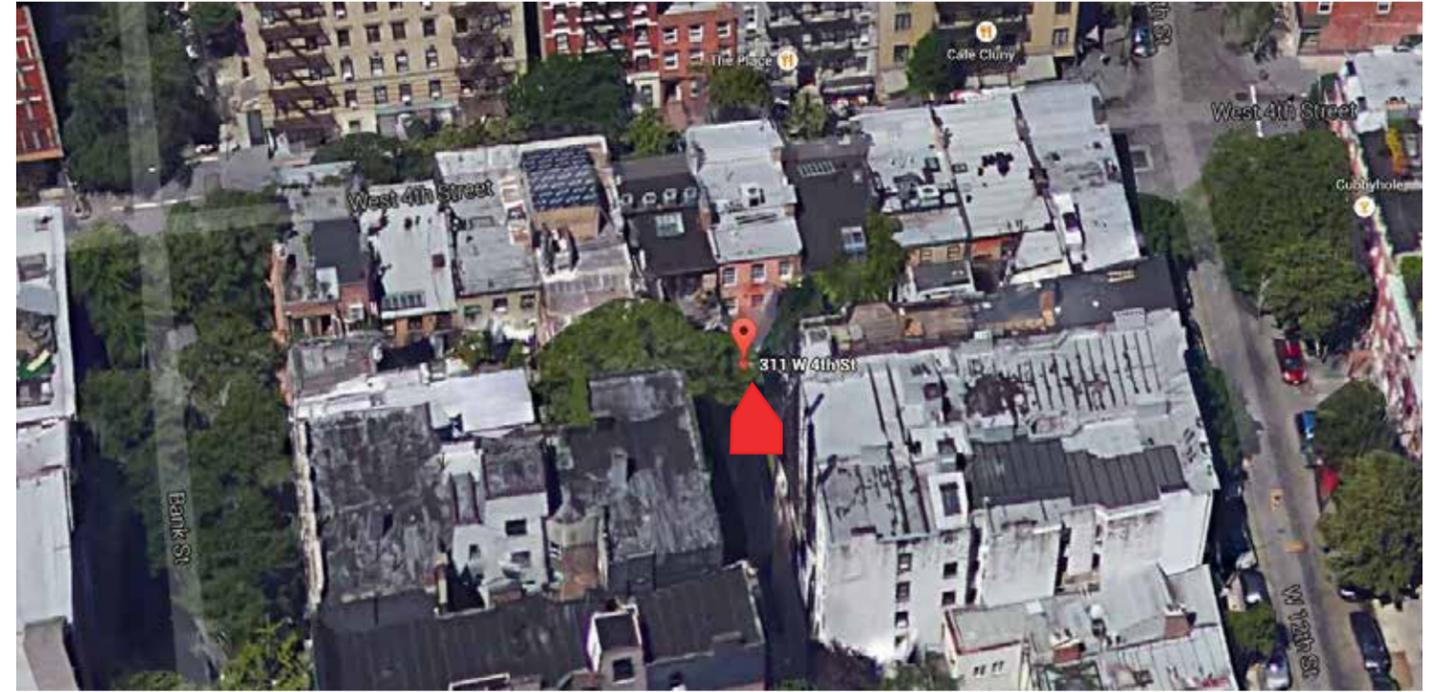
3 - PROPOSED ELEVATION AT SECOND FLOOR PORCH

1/8" = 1'-0"



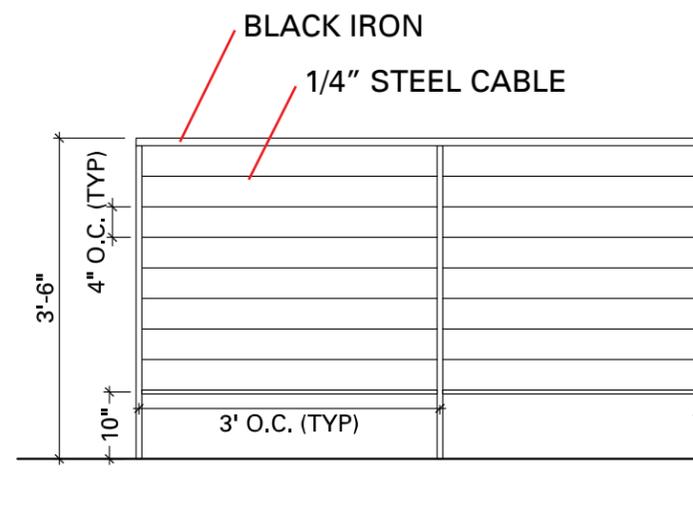
1 - PROPOSED DESIGN RENDERING AND EXISTING CONTEXT

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



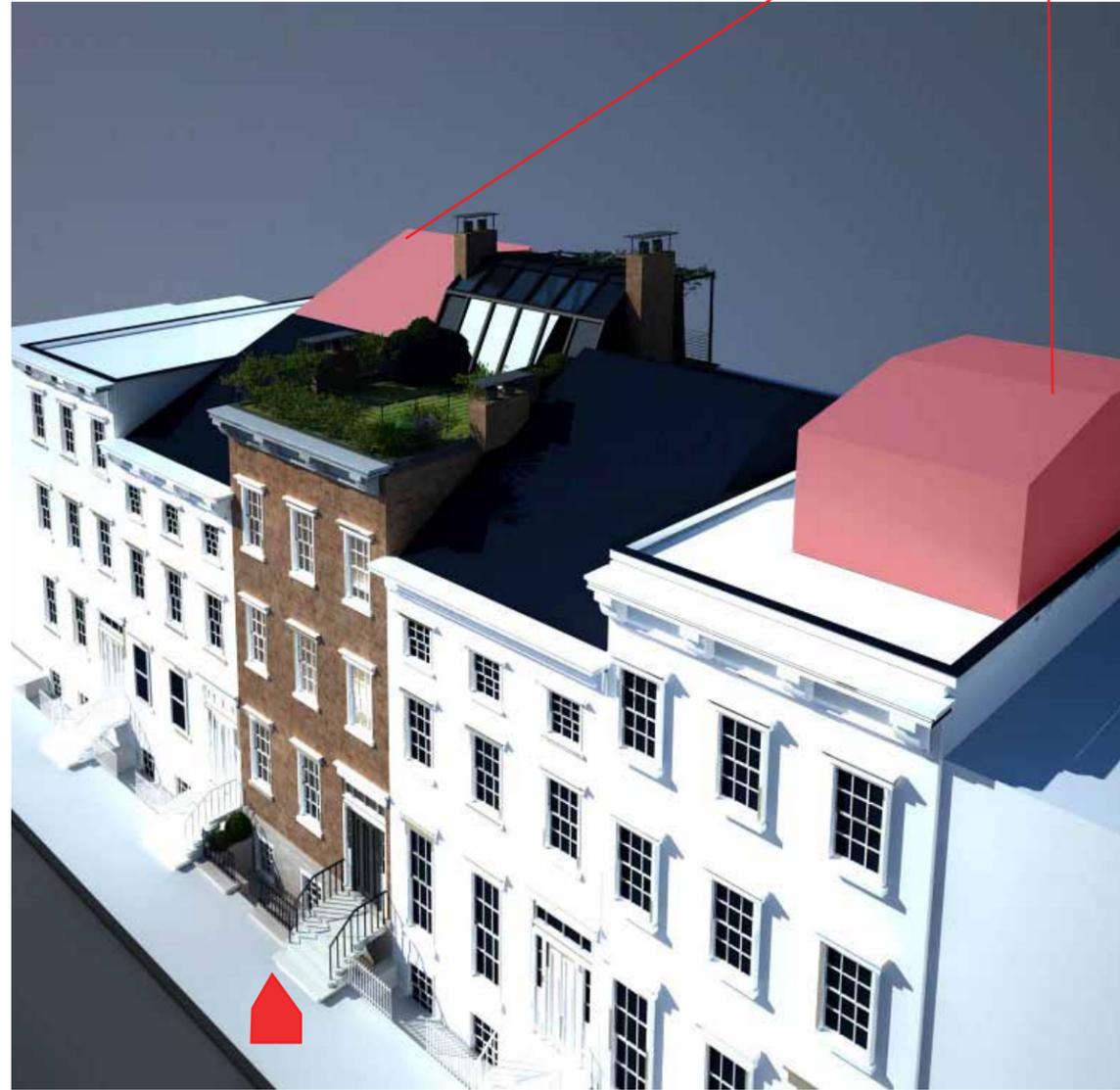
3 - PROPOSED FRONT GUARD RAIL

1/2" = 1'-0"



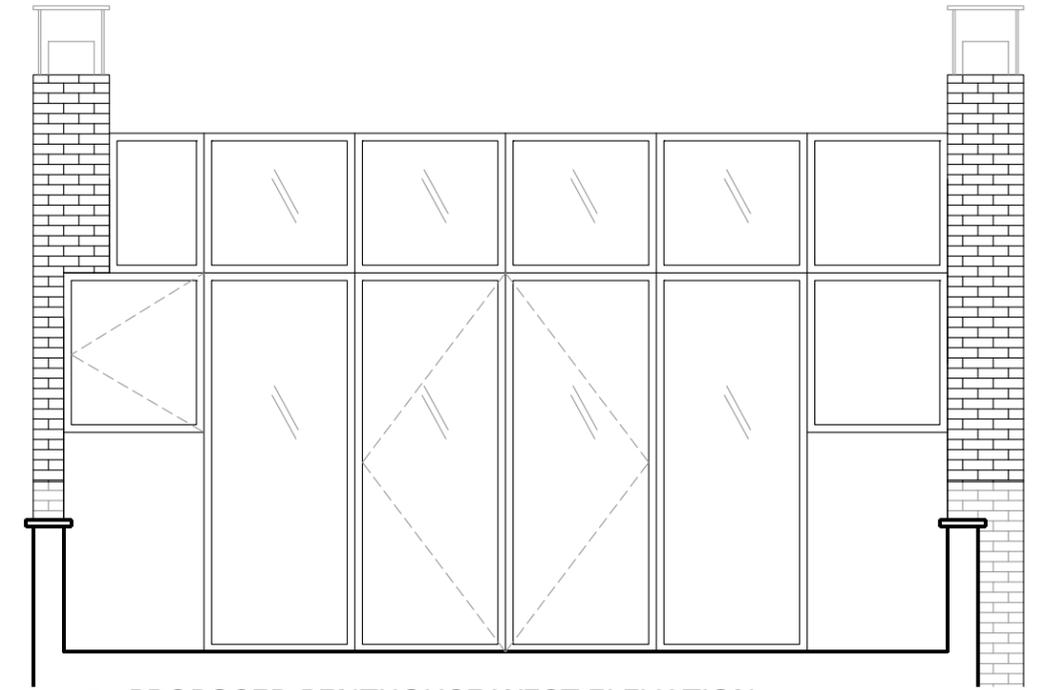
4 - GUARD RAIL PRECEDENT

HAND RAIL AT WEST 4TH AND BANK STREET



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

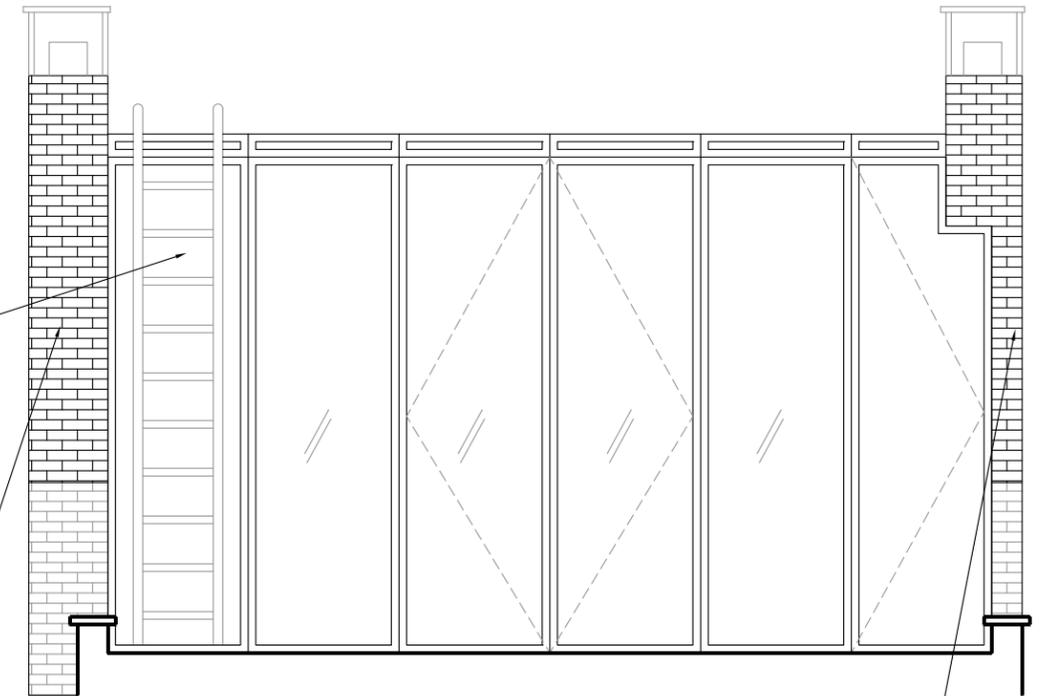
1 - PROPOSED PENTHOUSE RENDERING
1/8" = 1'-0"



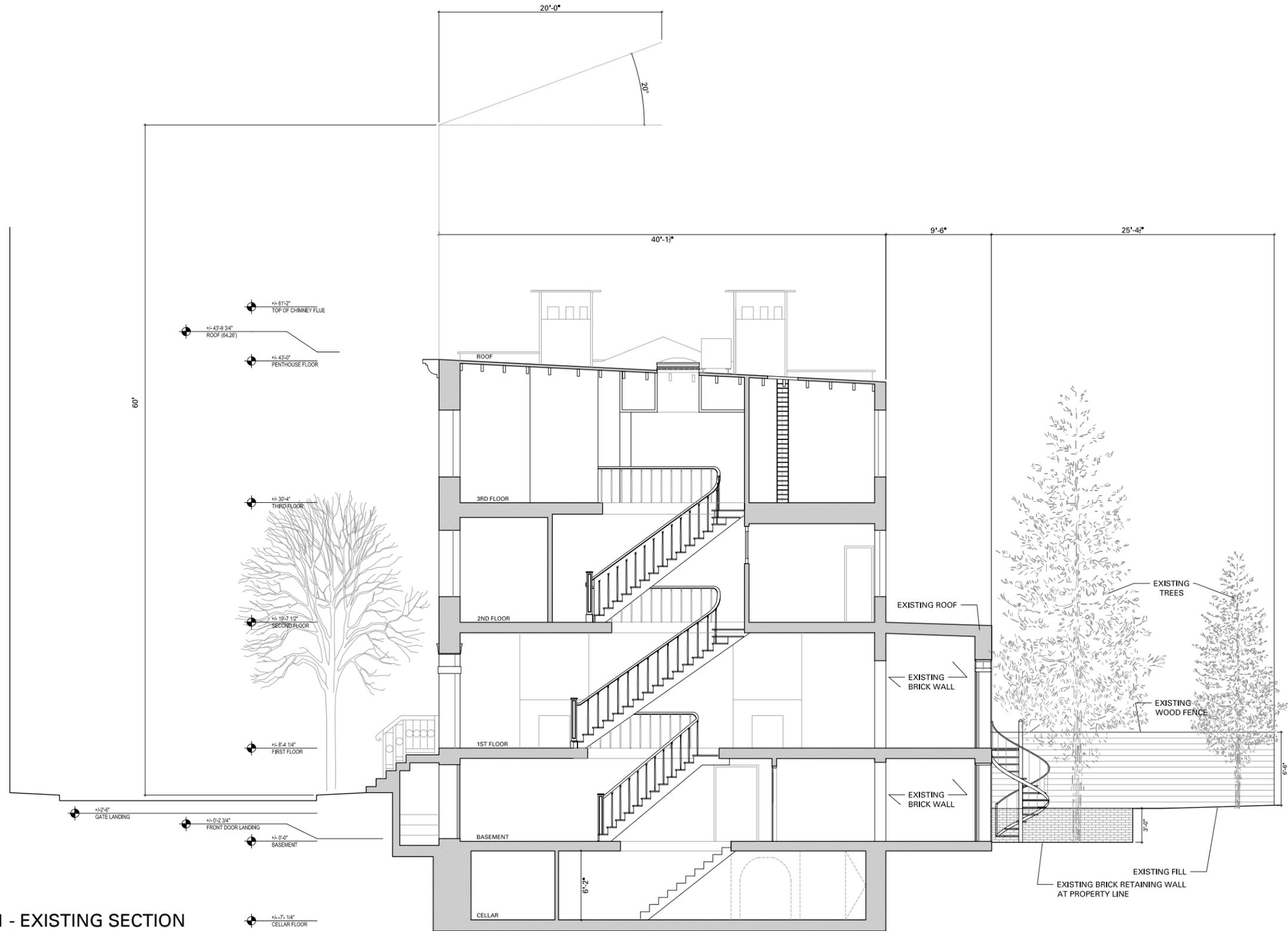
2 - PROPOSED PENTHOUSE WEST ELEVATION
1/4" = 1'-0"

ROOF LADDER FOR
EMERGENCY ACCESS

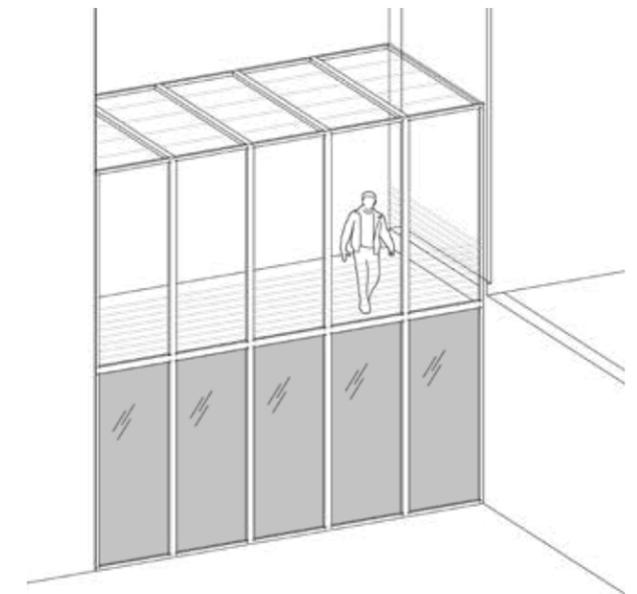
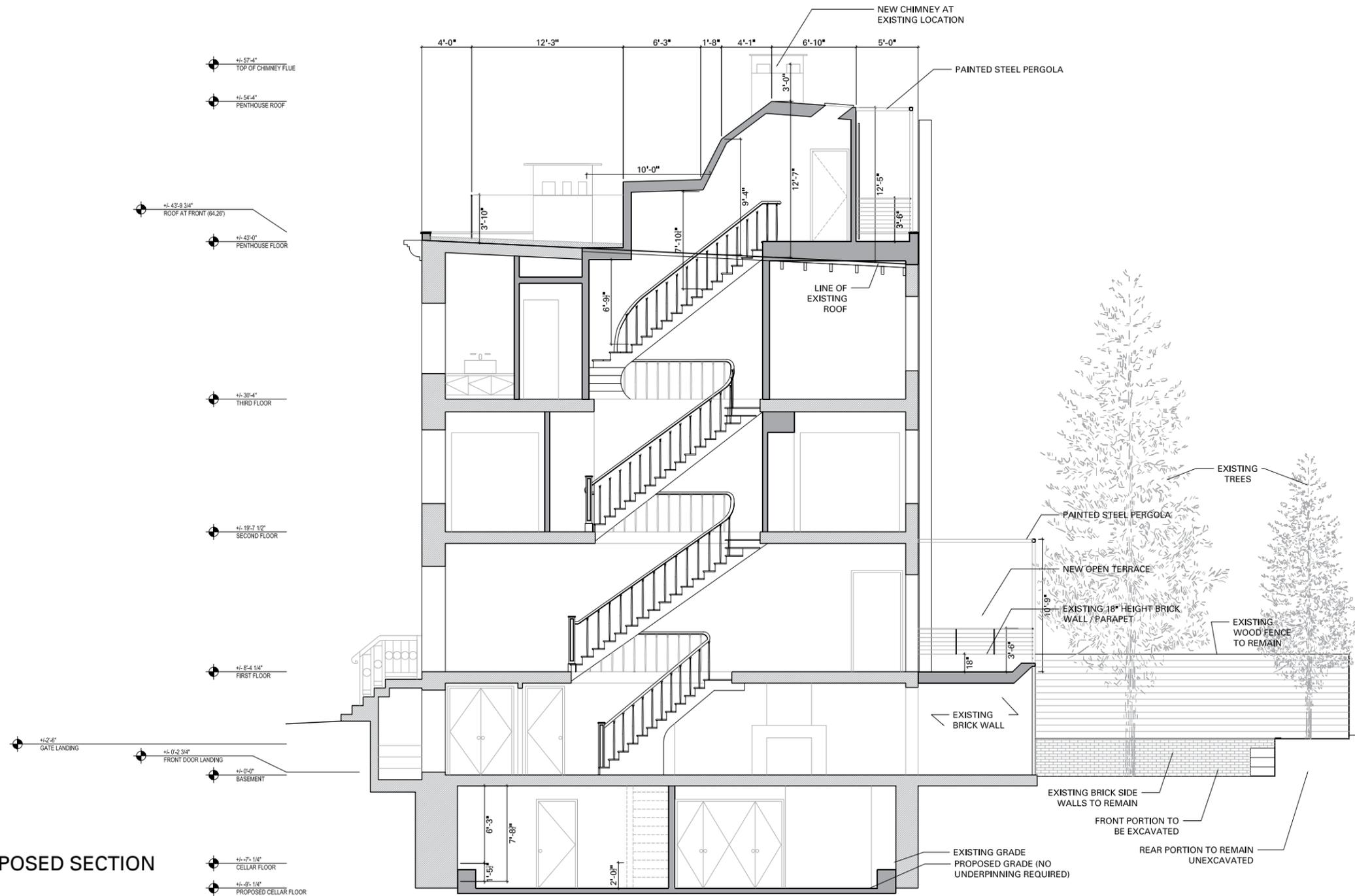
NEW BRICK CHIMNEY
EXTENSION



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



1 - EXISTING SECTION
NTS



2 - PROPOSED ENCLOSED TEA PORCH WITH OPEN TERRACE & PERGOLA ABOVE

NOT TO SCALE

1 - PROPOSED SECTION
NTS

EXISTING FENCE TO REMAIN



EXST. BRICK RETAINING WALL AT PROPERTY LINE TO REMAIN

36" TO BE EXCAVATED AT FRONT



EXST. BRICK RETAINING WALL & STEPS TO BE REMOVED & REPLACED



EXST. BRICK RETAINING WALL AT PROPERTY LINE TO REMAIN

1 - EXISTING YARD (VIEW FROM EXTENSION)
NTS

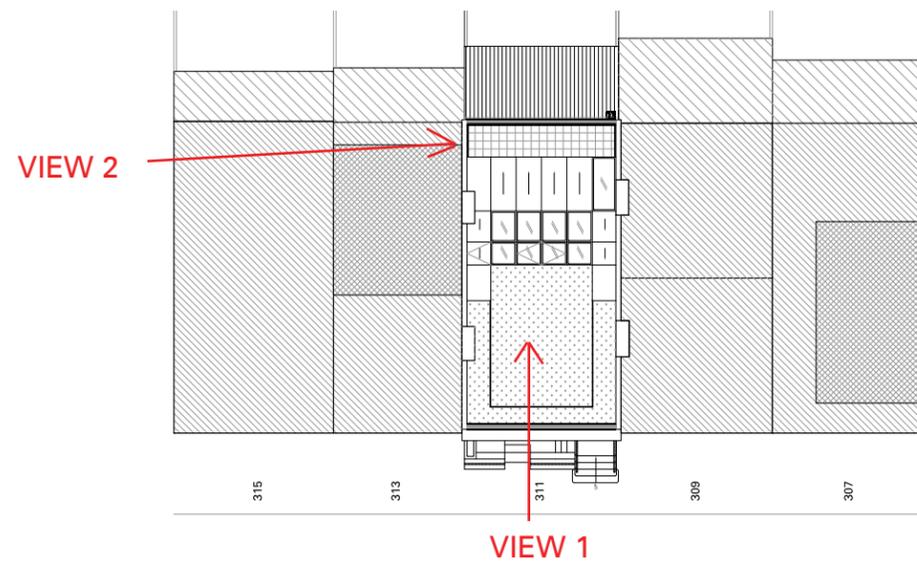
313 W4TH STREET LPC APPROVED MOCK-UP

311 W4TH STREET PENTHOUSE MOCK- UP



VIEW 1 - MOCK UP MASSING

VIEW 2 - MOCK UP MASSING VIEW AT REAR



VIEW 1

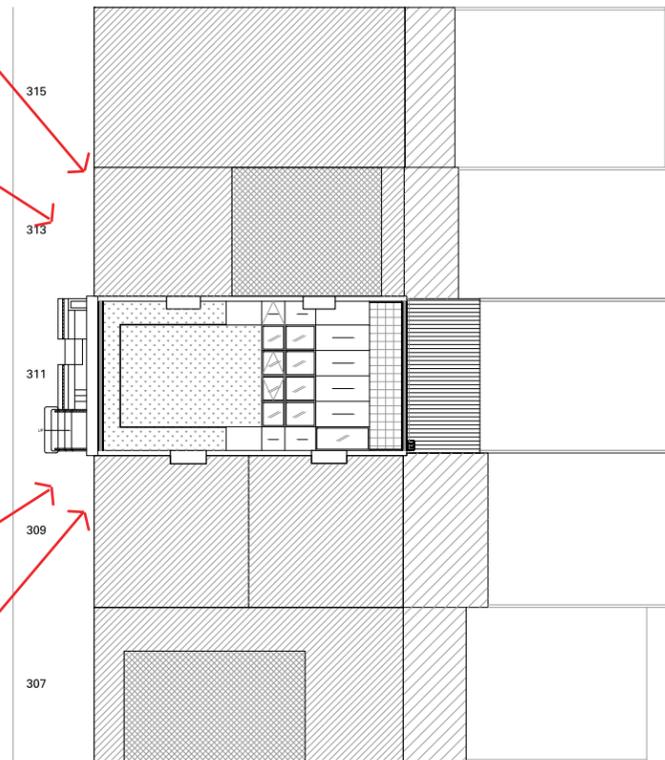
VIEW 2

VIEW 3

VIEW 4

VIEW 5

W 4 ST



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)

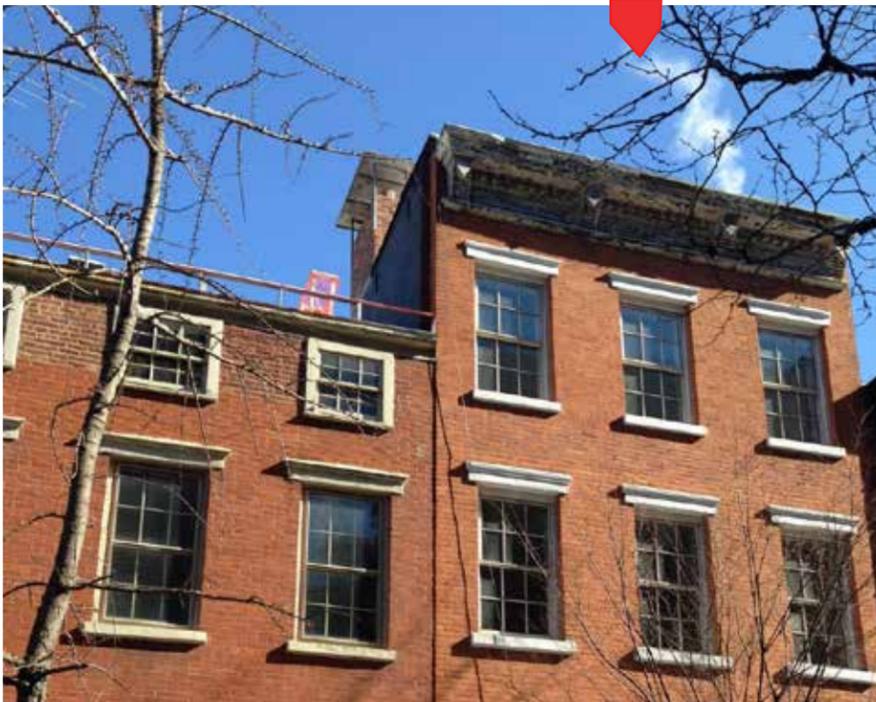


VIEW 4 - MOCK-UP VISIBILITY STUDY
(NO VISIBILITY)



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

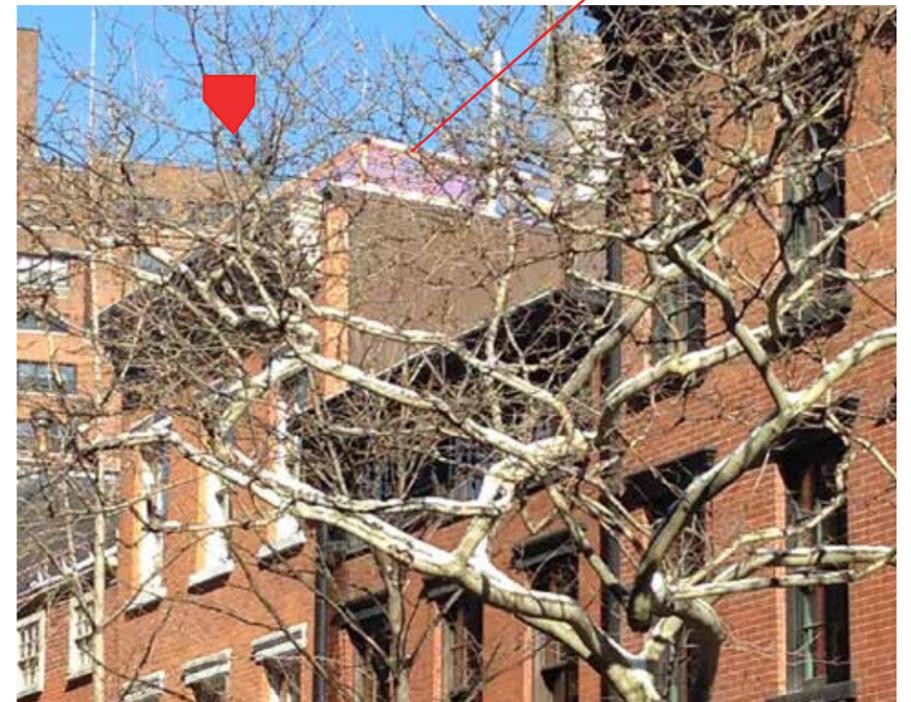
RAILING MOCK-UP (MINIMAL VISIBILITY)



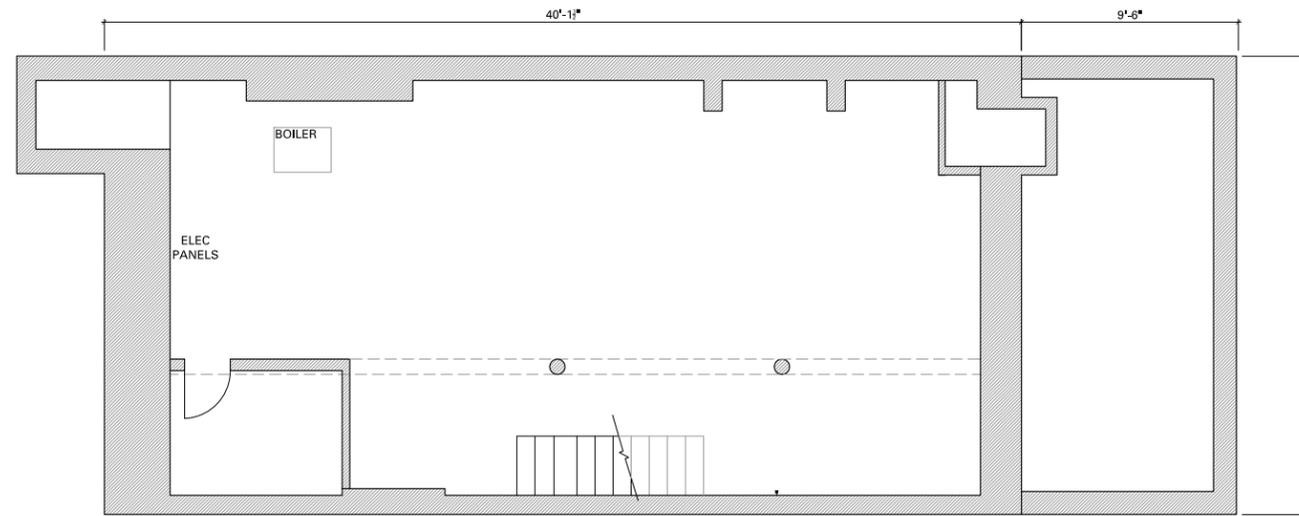
VIEW 3.1 - MOCK-UP VISIBILITY STUDY
(NO VISIBILITY)



VIEW 4.1 - MOCK-UP VISIBILITY STUDY
(MINIMAL VISIBILITY)

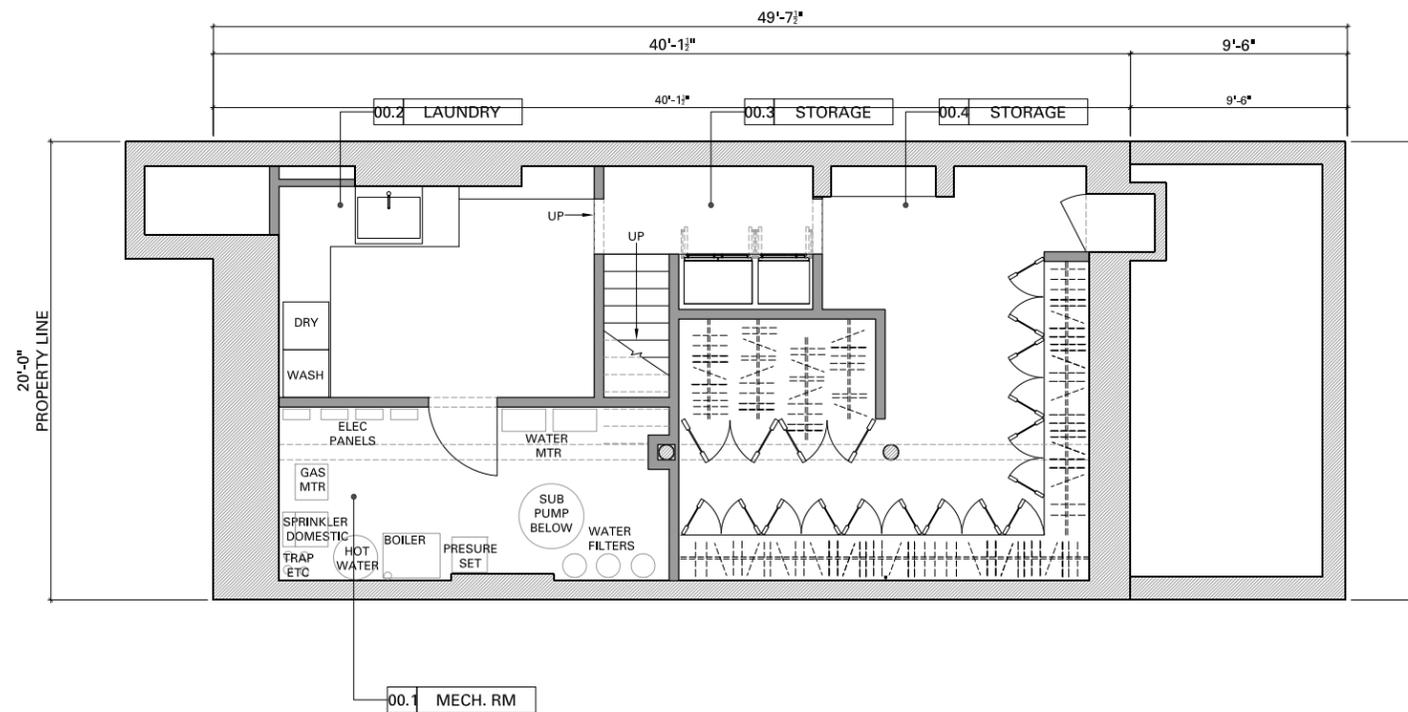


VIEW 5.1 - MOCK-UP VISIBILITY STUDY
(MINIMAL VISIBILITY)



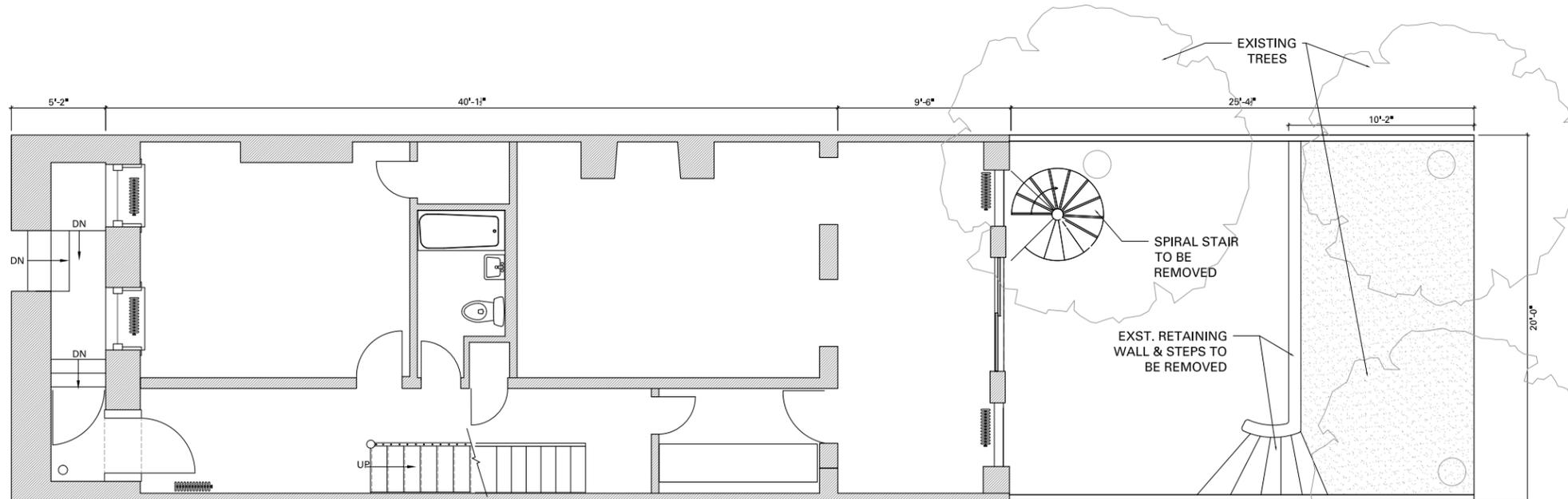
1 - CELLAR EXISTING PLAN

1/8" = 1'-0"



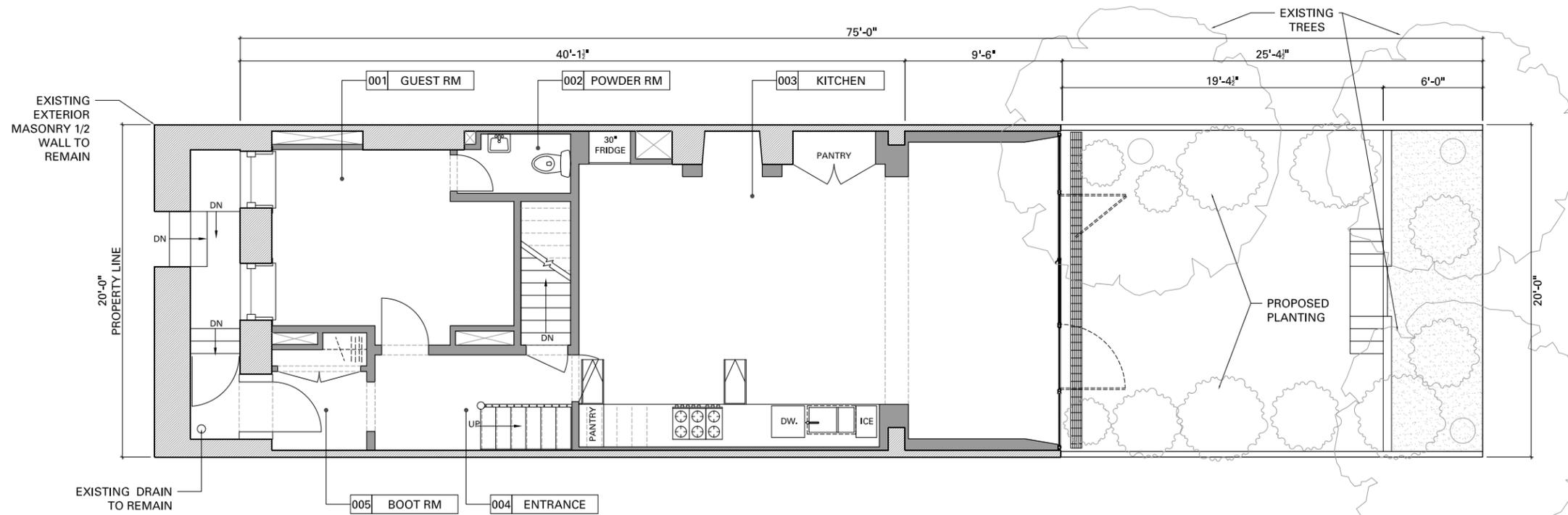
2 - CELLAR PROPOSED PLAN

1/8" = 1'-0"



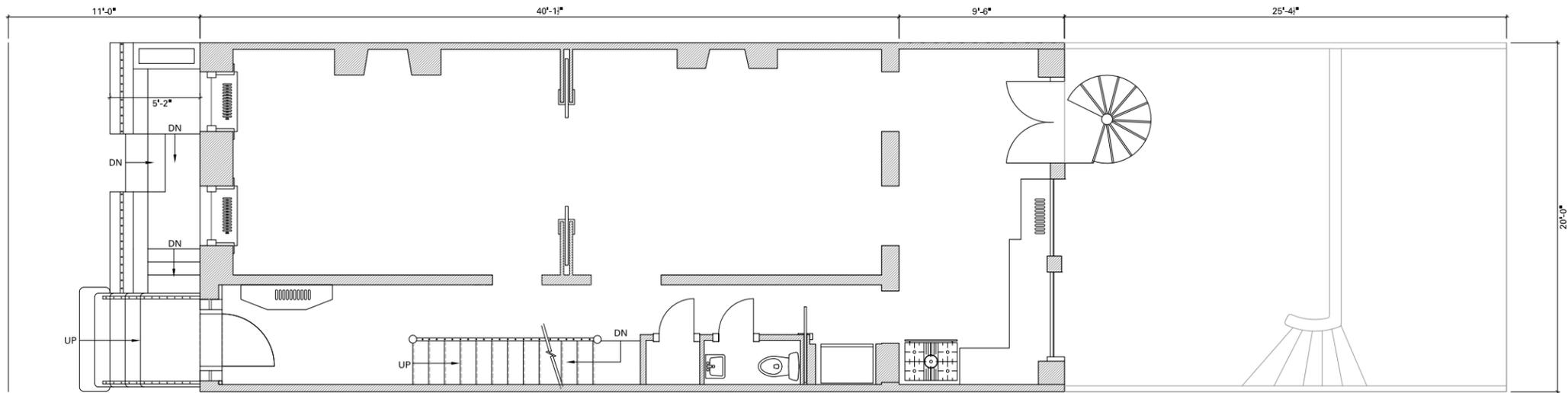
1 - BASEMENT EXISTING PLAN

1/8" = 1'-0"



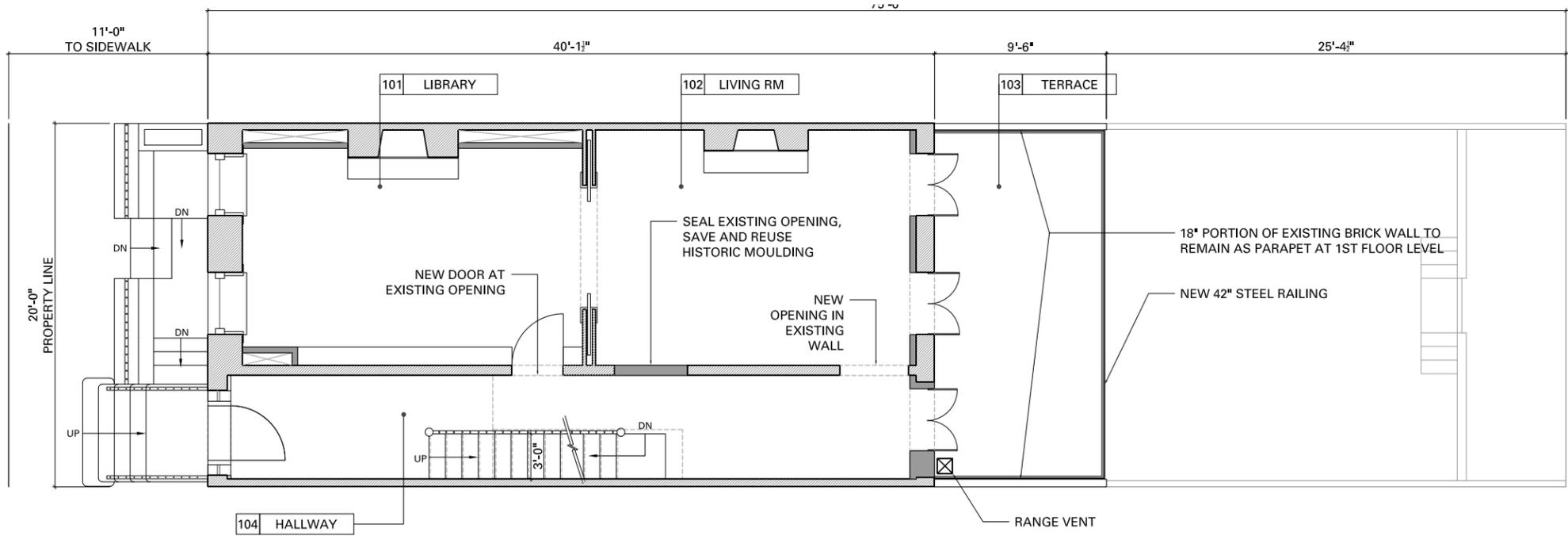
2 - BASEMENT PROPOSED PLAN

1/8" = 1'-0"



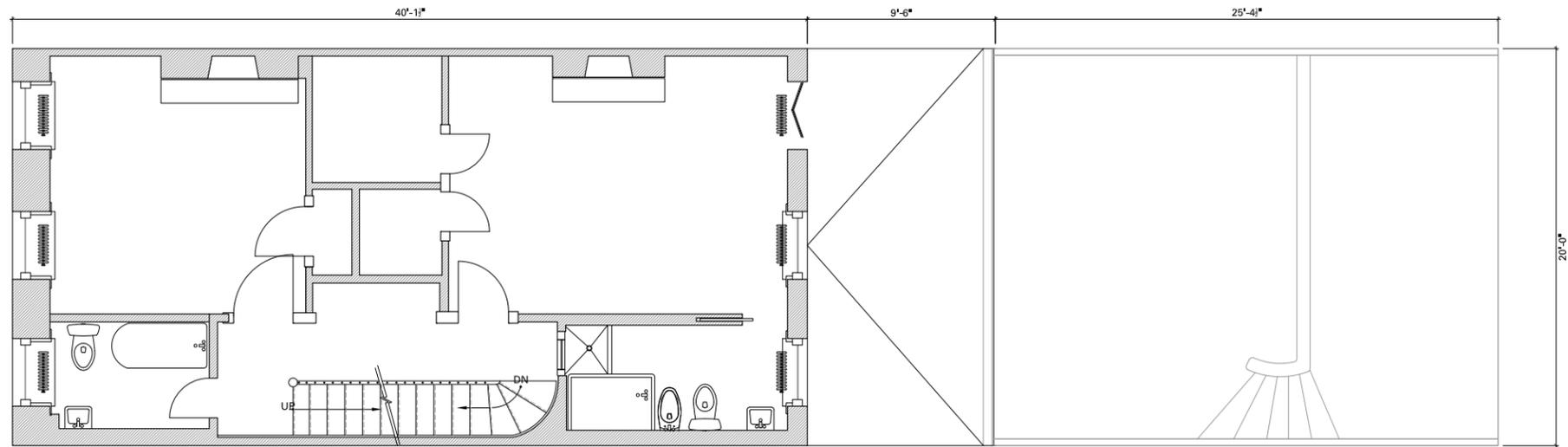
1 - 1ST FLOOR EXISTING PLAN

1/8" = 1'-0"



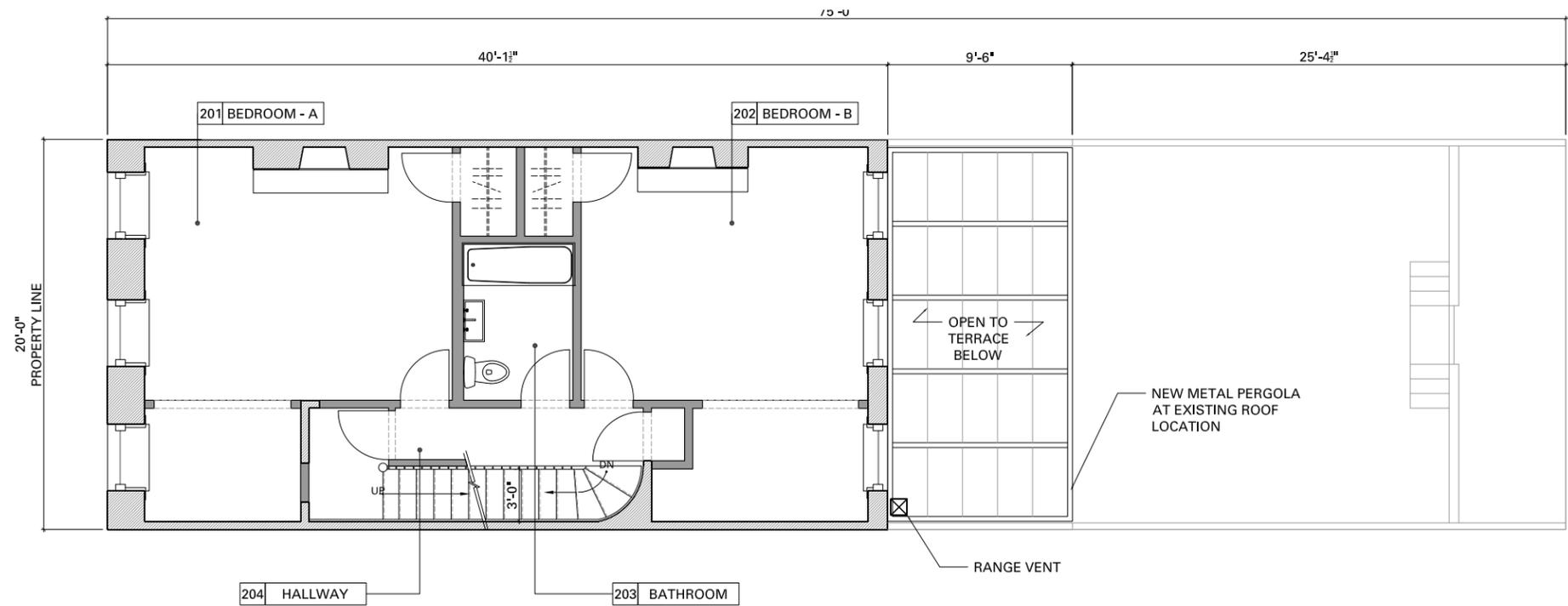
2 - 1ST FLOOR PROPOSED PLAN

1/8" = 1'-0"



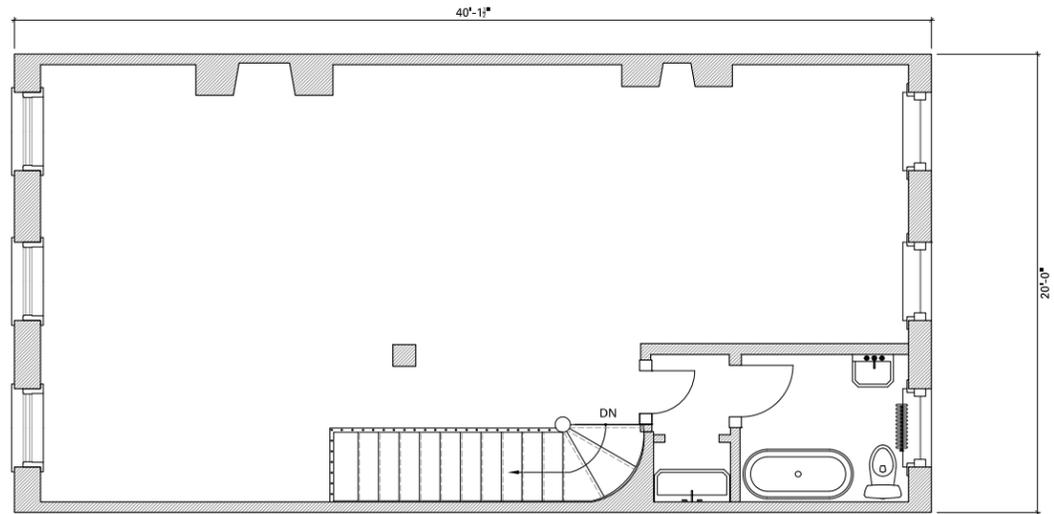
1 - 2ND FLOOR EXISTING PLAN

1/8" = 1'-0"



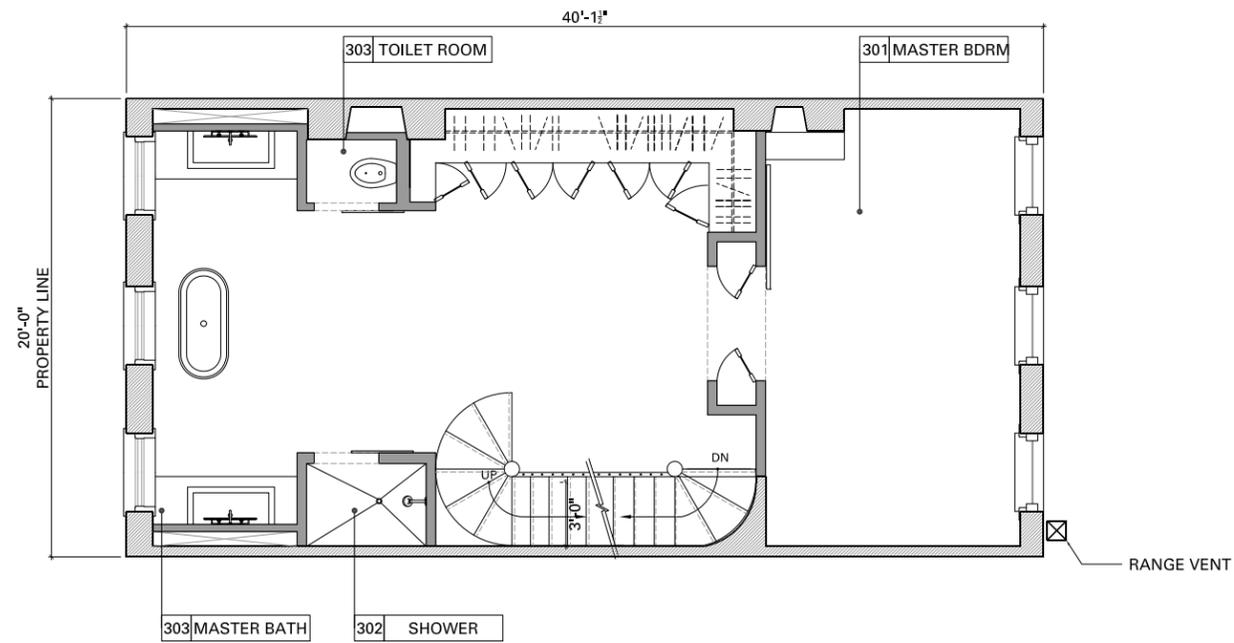
2 - 2ND FLOOR PROPOSED PLAN

1/8" = 1'-0"



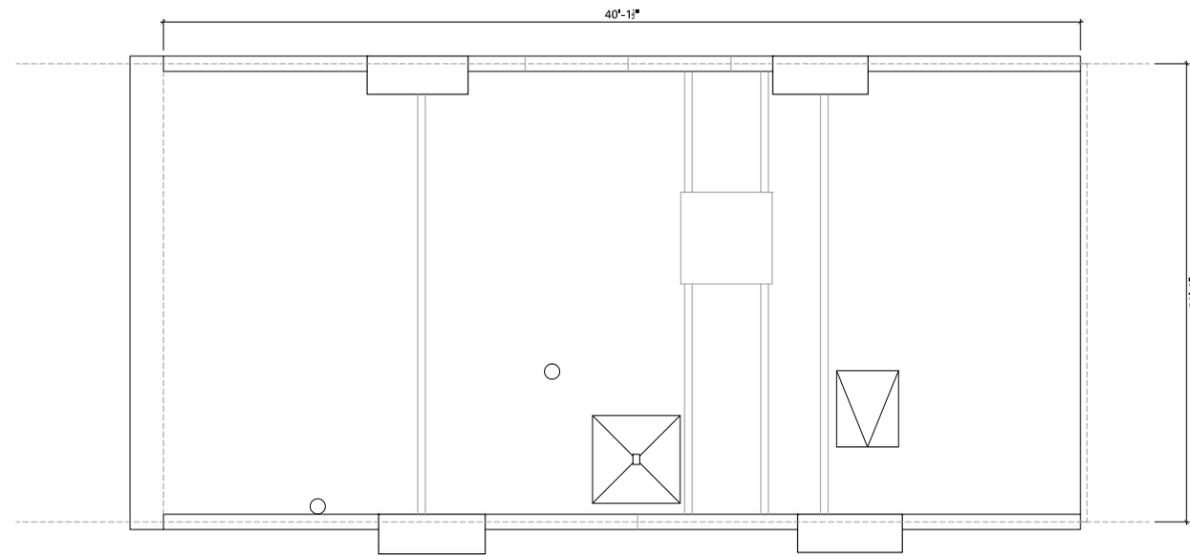
1 - 3RD FLOOR DEMO PLAN

1/8" = 1'-0"



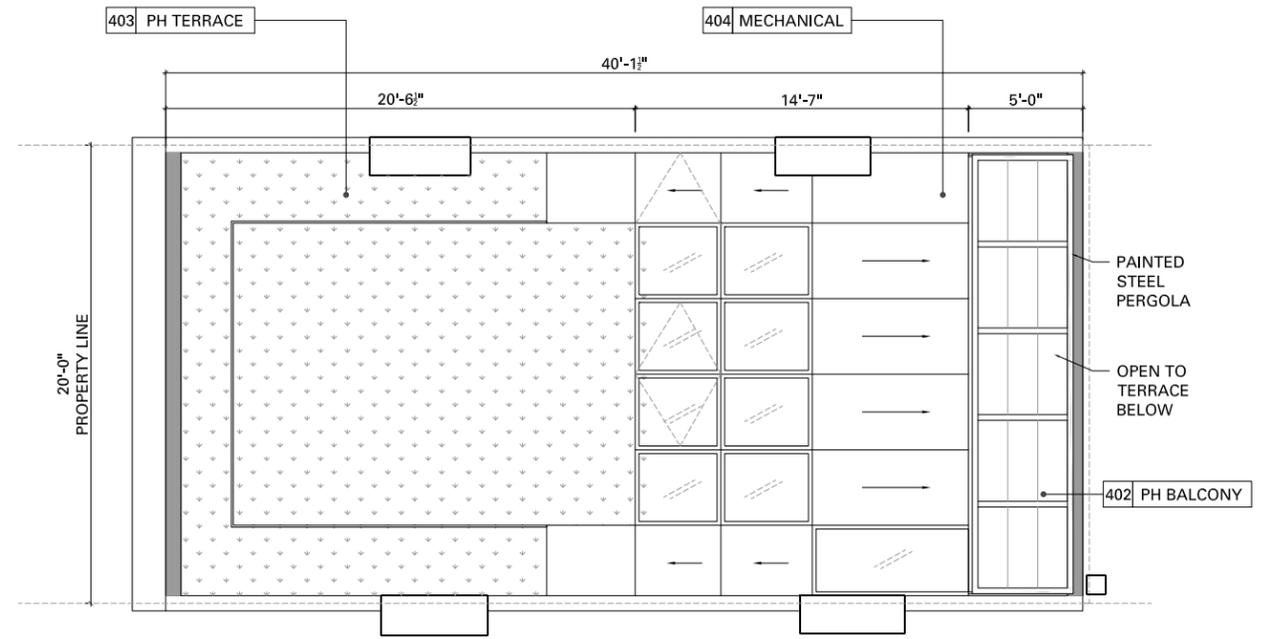
2 - 3RD FLOOR PROPOSED PLAN

1/8" = 1'-0"



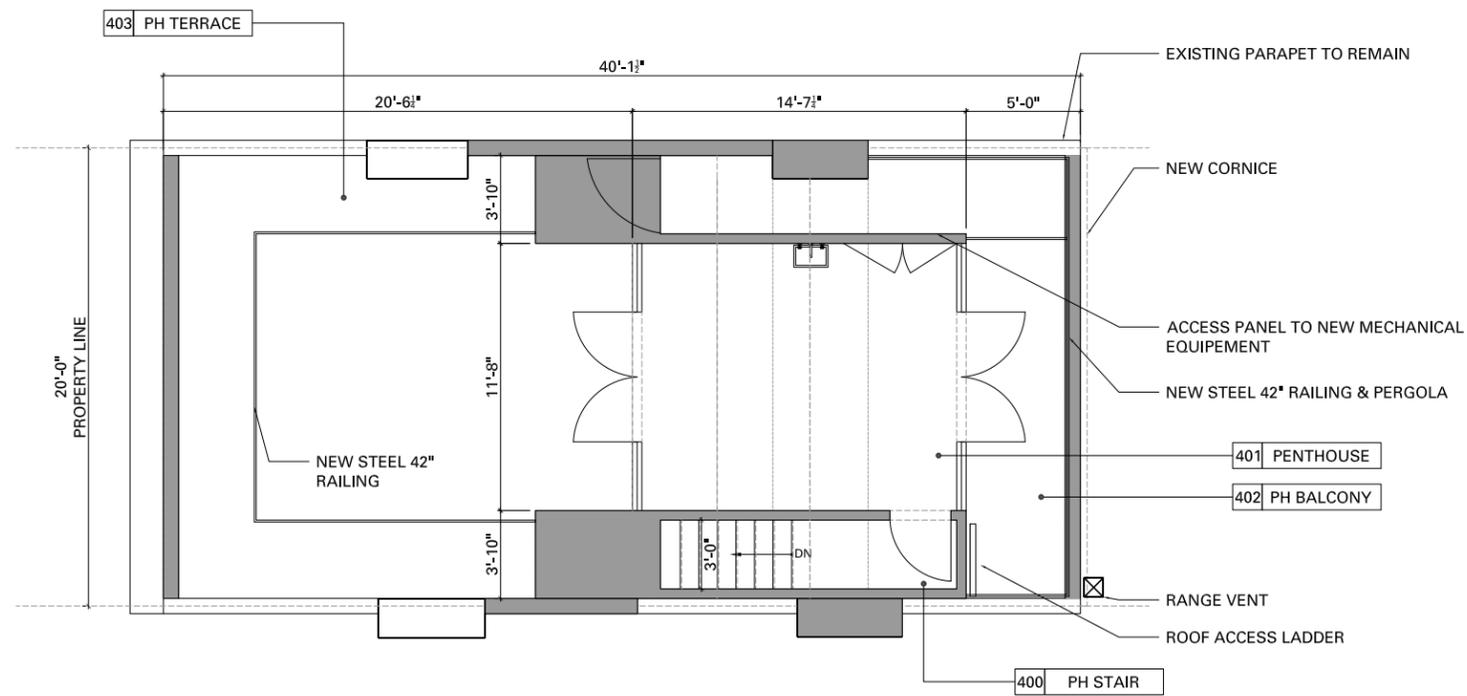
1 - ROOF EXISTING PLAN

1/8" = 1'-0"



3 - ROOF PROPOSED PLAN

1/8" = 1'-0"



2 - PENTHOUSE PROPOSED PLAN

1/8" = 1'-0"