

April 9, 2024
Public Hearing

The current proposal is:

Preservation Department – Item 9, LPC-24-04987

276 West 11th Street – Greenwich Village Historic District Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 835 5784 7531

Passcode: 865955

By Phone: 1 646-558-8656 US (New
York) 877-853-5257 (Toll free) US
888 475 4499 (Toll free)

Note: If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.

E R V

NYC LANDMARKS PRESERVATION COMMISSION

276 WEST 11TH STREET



GREENWICH HISTORIC DISTRICT MAP

GV-HD

AREA 7

WEST ELEVENTH STREET South Side (Betw. West 4th & Bleecker Sts.)

#276 & 278

These two houses are essentially a pair, although they were built a year apart for different people in the Eighteen-fifties. Built as three-story brick houses with high stoops and Italianate cornices, they now have basement entrances. The present splayed window lintels at both houses were inspired no doubt by the earlier Federal houses adjoining them to the west. The exterior of No. 276 was extensively altered in 1924, when the house was converted to studio apartments. Its present appearance is Federal, of the Eclectic period, with tall round-arched windows at parlor floor, and the lintels have keystones throughout. The front door has a low fanlight and is flanked by side lights. The doorway has fluted pilasters supporting a cornice slab.

No. 276 was built in 1852 for William J. Haddock, a tobacco merchant, who made his home there together with Arthur H. M. Haddock. Each of them developed a Greenwich Village block nearby. No. 278 was built for William Bogert, the daguerrian, for his residence.

LANDMARKS DESIGNATION REPORT



1933 NYPL COLLECTION PHOTOGRAPH



1940s TAX PHOTOGRAPH



1960s TAX PHOTOGRAPH

SITE INFORMATION BLOCK PLAN





FRONT FACADE EXISTING PHOTOGRAPHS



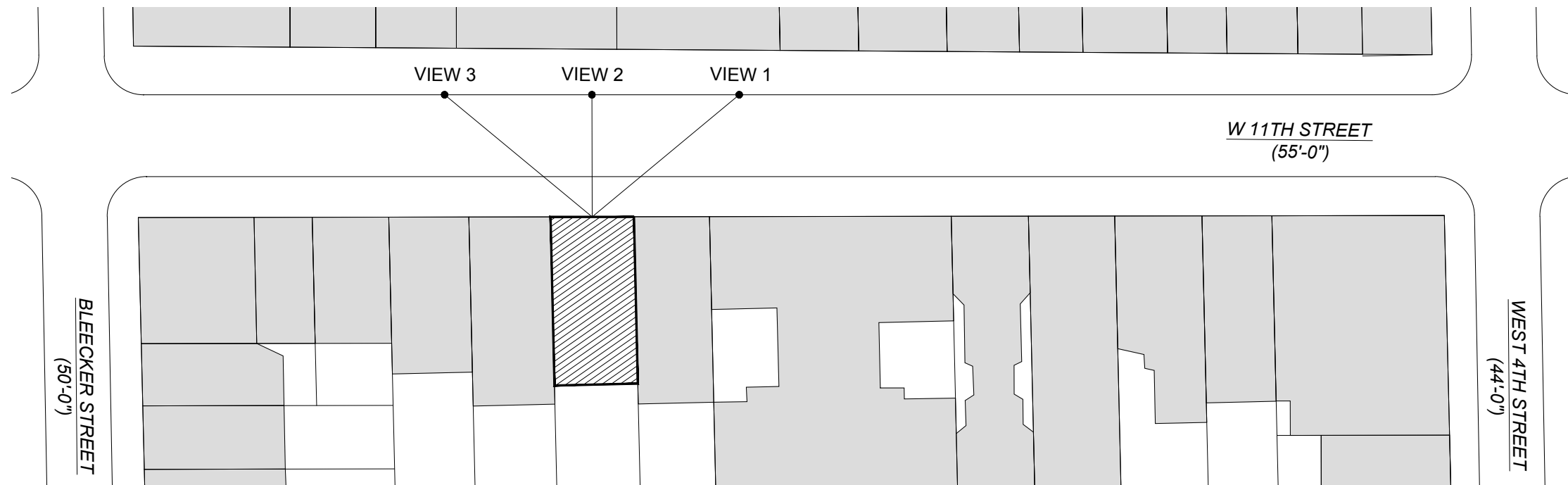
VIEW 1



VIEW 2



VIEW 2



FRONT FACADE EXISTING PHOTOGRAPHS



VIEW 4



FRONT FACADE EXISTING ELEVATION



FRONT FACADE PROPOSED ELEVATION



FRONT FACADE PROPOSED ELEVATION MATERIALS



CAST STONE DOOR SURROUND TO MATCH 278 WEST 11TH ST



278 WEST 11TH ST DARK PAINTED DOUBLE DOOR PRECEDENT (BEFORE 2017 MODIFICATION)



LIGHT STUCCO SIDING WITH PAINTED METAL FASCIA.



CAST STONE LINTELS AND SILLS TO MATCH 278 WEST 11TH ST. LIGHT PAINTED DOUBLE HUNG WINDOWS (PROPOSED WINDOW COLOR NOT SHOWN ABOVE)



BROWNSTONE STOOP TO MATCH 278 WEST 11TH ST. (PROPOSED RAILINGS NOT SHOWN ABOVE)

276 WEST 11TH ST



BRICK FROM 1924
CONVERSION VISIBLE BELOW
PEELING PAINT

ORIGINAL BRICK VISIBLE
BELOW PEELING PAINT

276 WEST 11TH ST

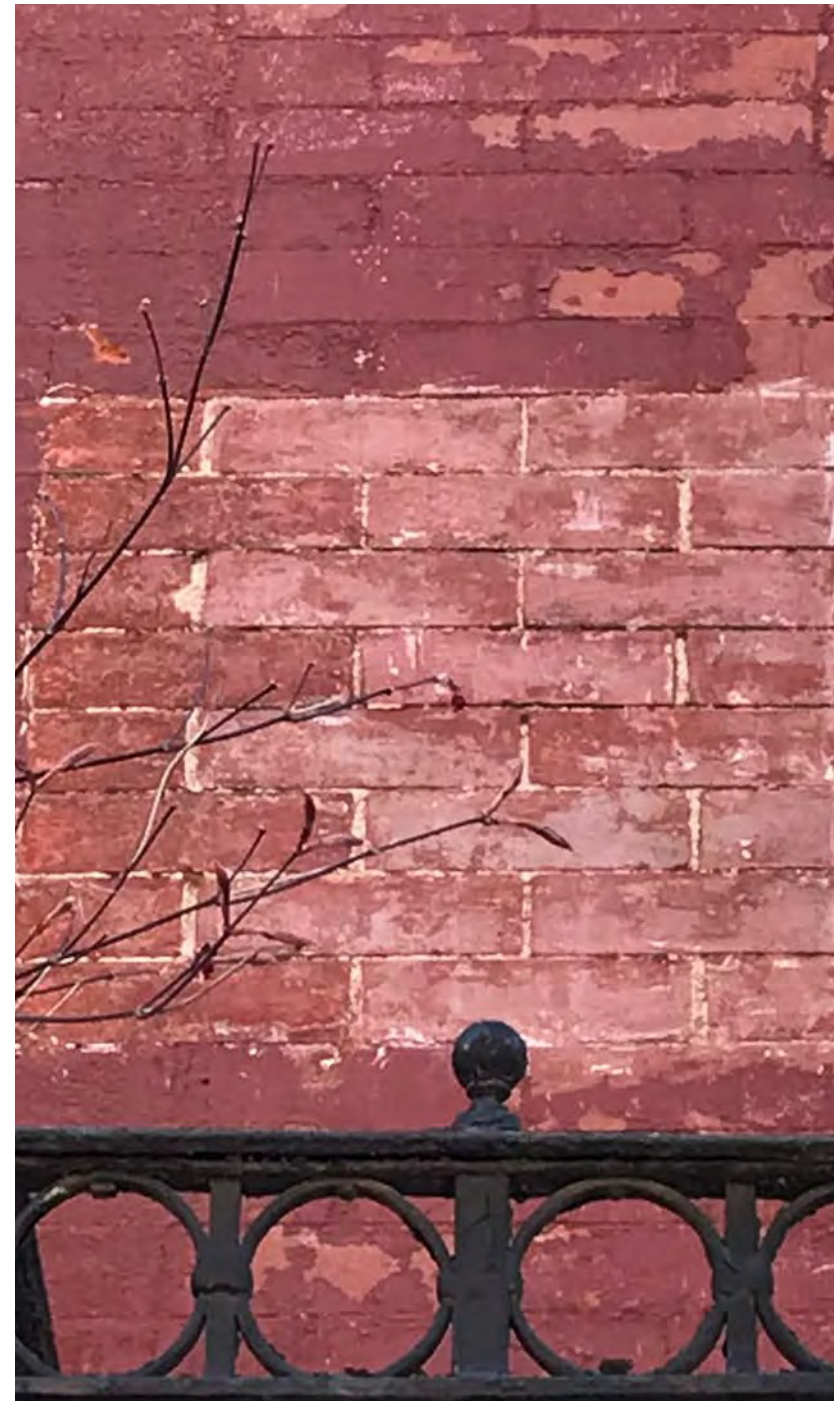


ORIGINAL BRICK VISIBLE
BELOW PEELING PAINT

278 WEST 11TH ST

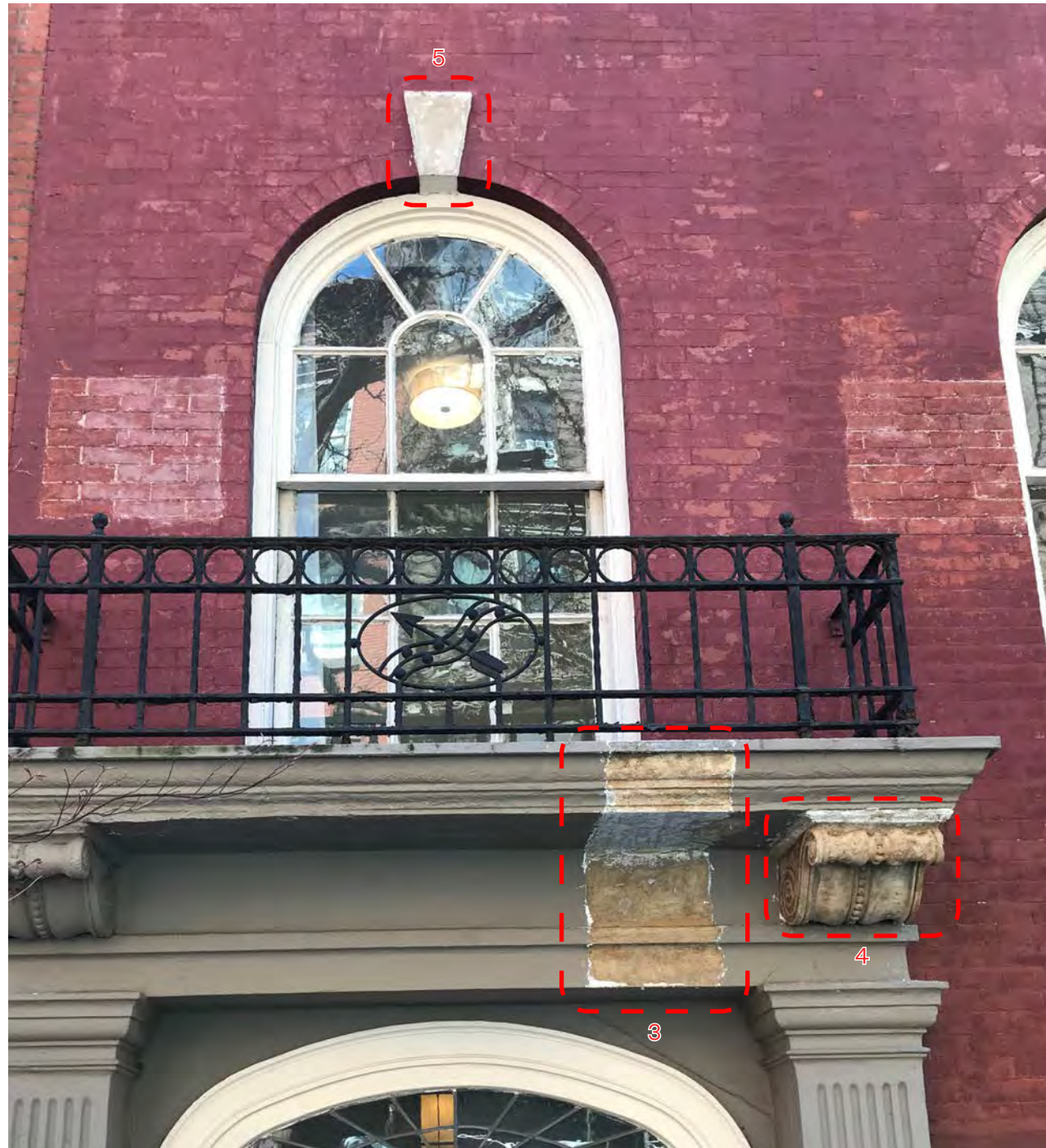


ORIGINAL BRICK



1 - ORIGINAL BRICK WITH 1924 CONVERSION BRICK

2 - ORIGINAL BRICK



3 - DOOR SURROUND



5 - KEYSTONE



4 - BRACKET





STOOP TO MATCH 278 W 11TH ST
(PROPOSED IRONWORK NOT SHOWN ABOVE)

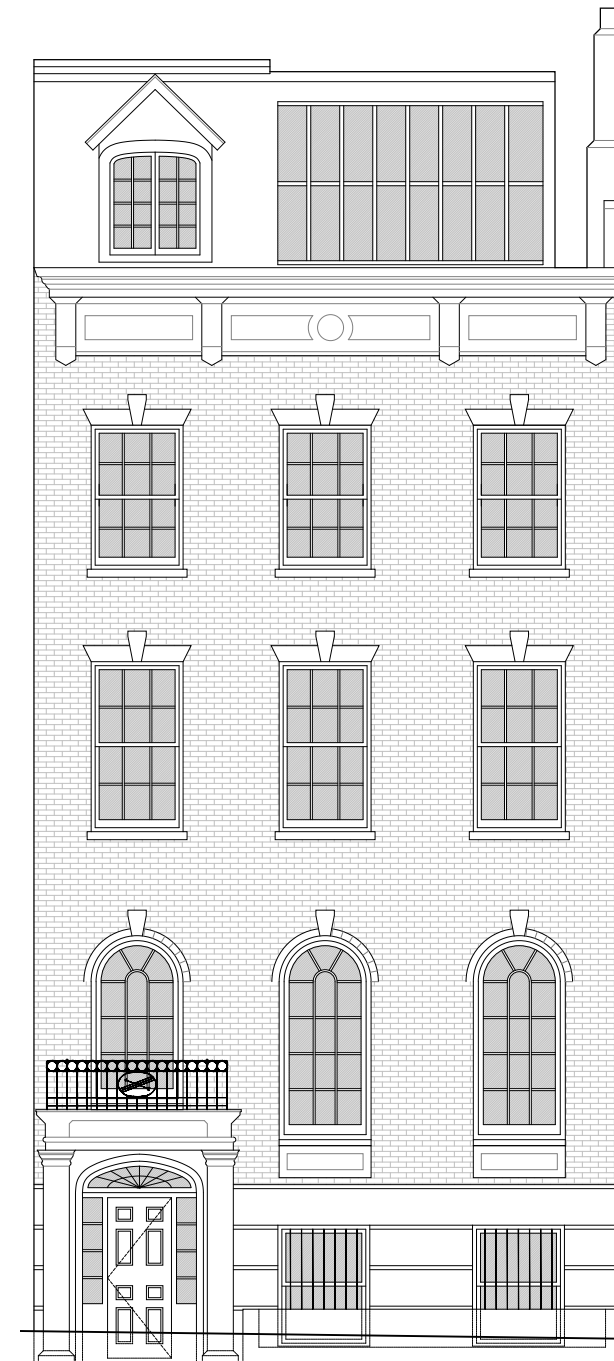


ENTRY SURROUND TO MATCH 278 W 11TH ST



STOOP TO MATCH 278 W 11TH ST
(PROPOSED IRONWORK NOT SHOWN ABOVE)

FRONT FACADE PROPOSED WINDOWS



EXISTING ELEVATION



PROPOSED ELEVATION



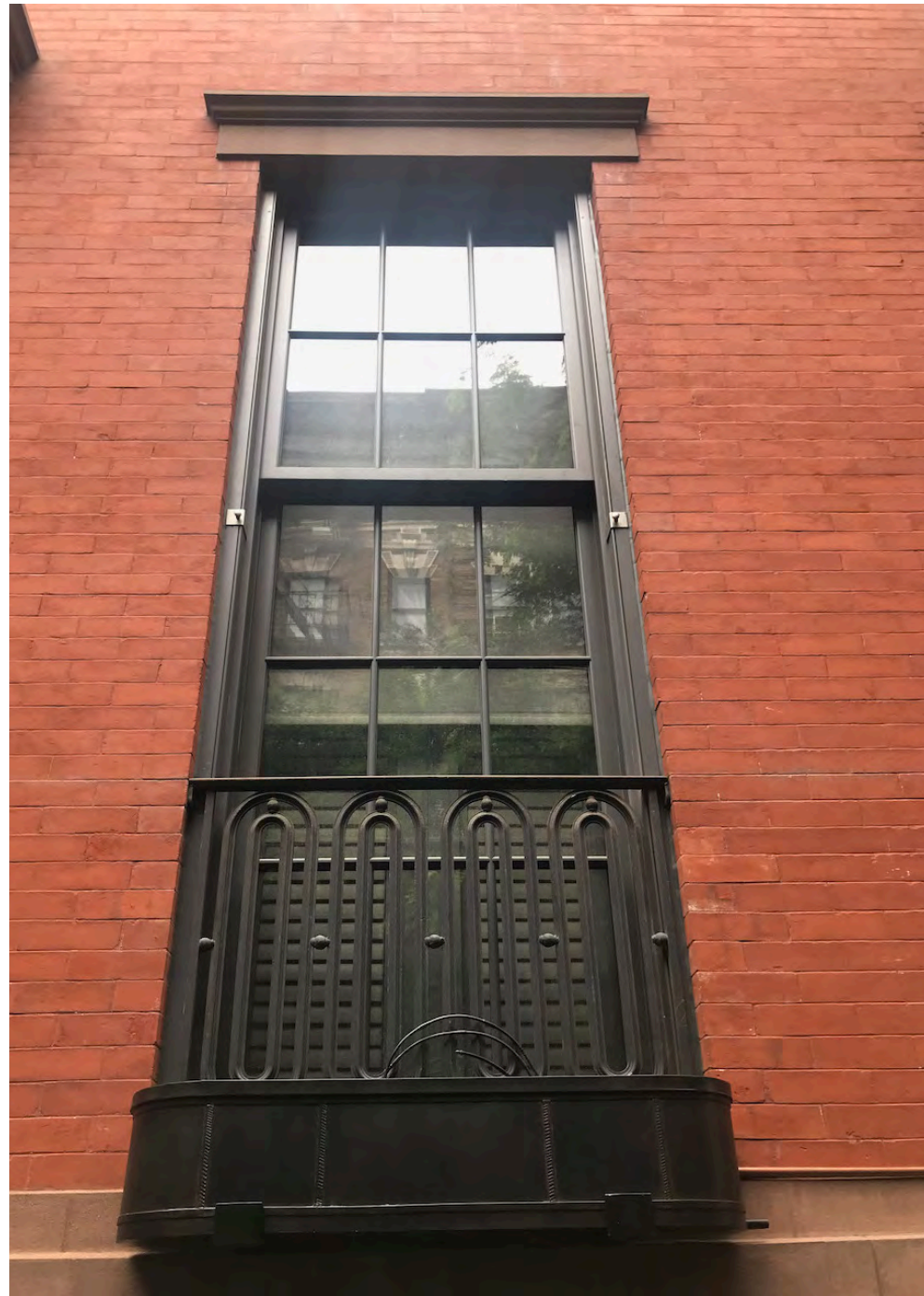
LEVEL 1 WINDOW



LEVEL 2 WINDOW



LEVEL 3 WINDOW



LEVEL 1 WINDOW TO MATCH 278 W 11TH ST
(PROPOSED WINDOW PAINTED CREAM COLOR)

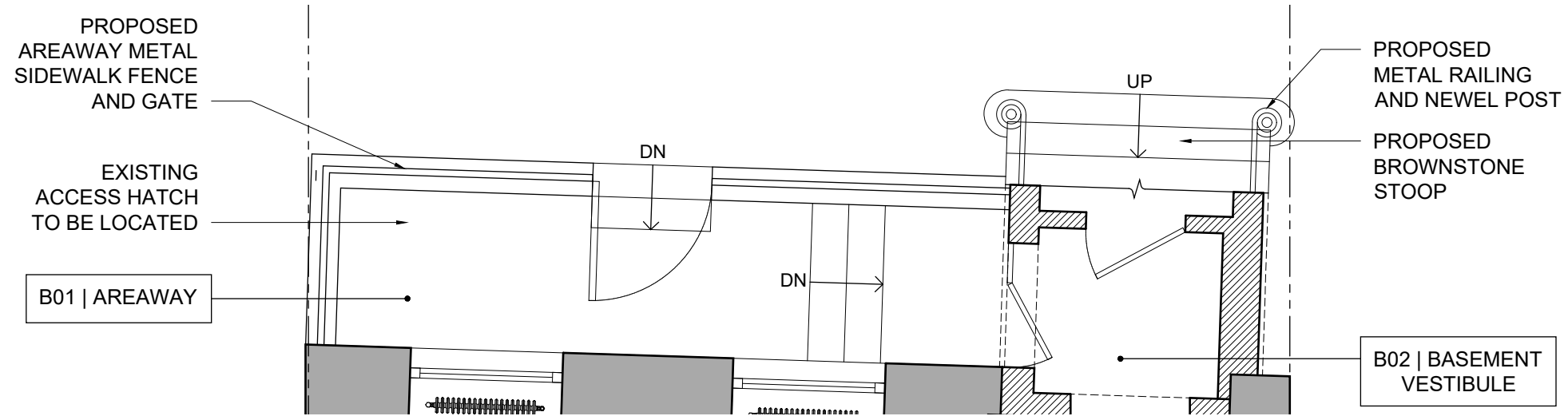


LEVEL 2 WINDOW TO MATCH 278 WEST 11TH
(PROPOSED WINDOW PAINTED CREAM COLOR)

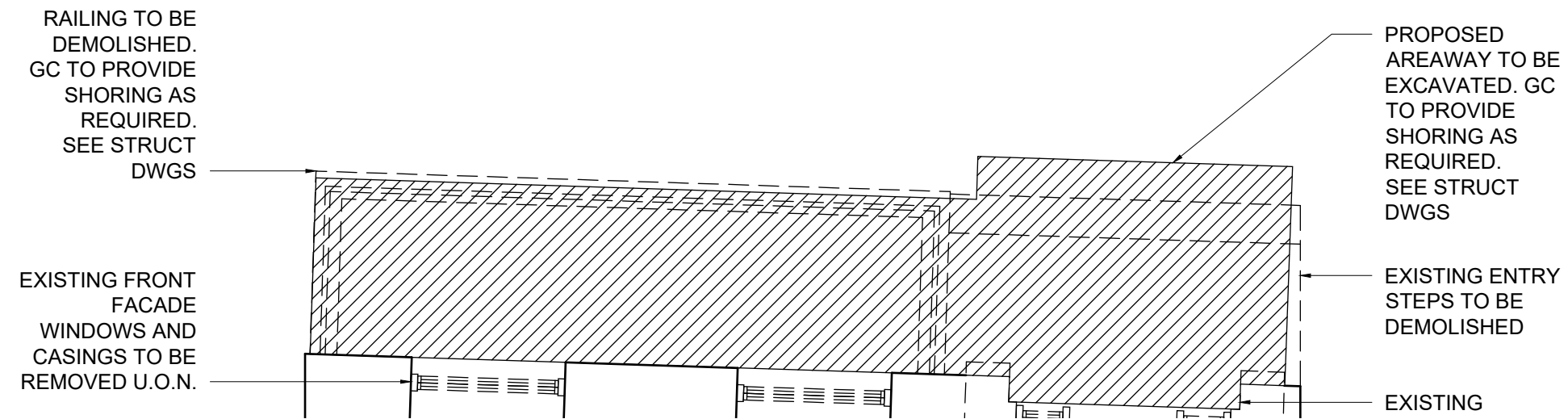


LEVEL 3 WINDOW TO MATCH 278 W 11TH ST
(PROPOSED WINDOW PAINTED CREAM COLOR)

FRONT FACADE AREAWAY EXISTING & PROPOSED PLANS

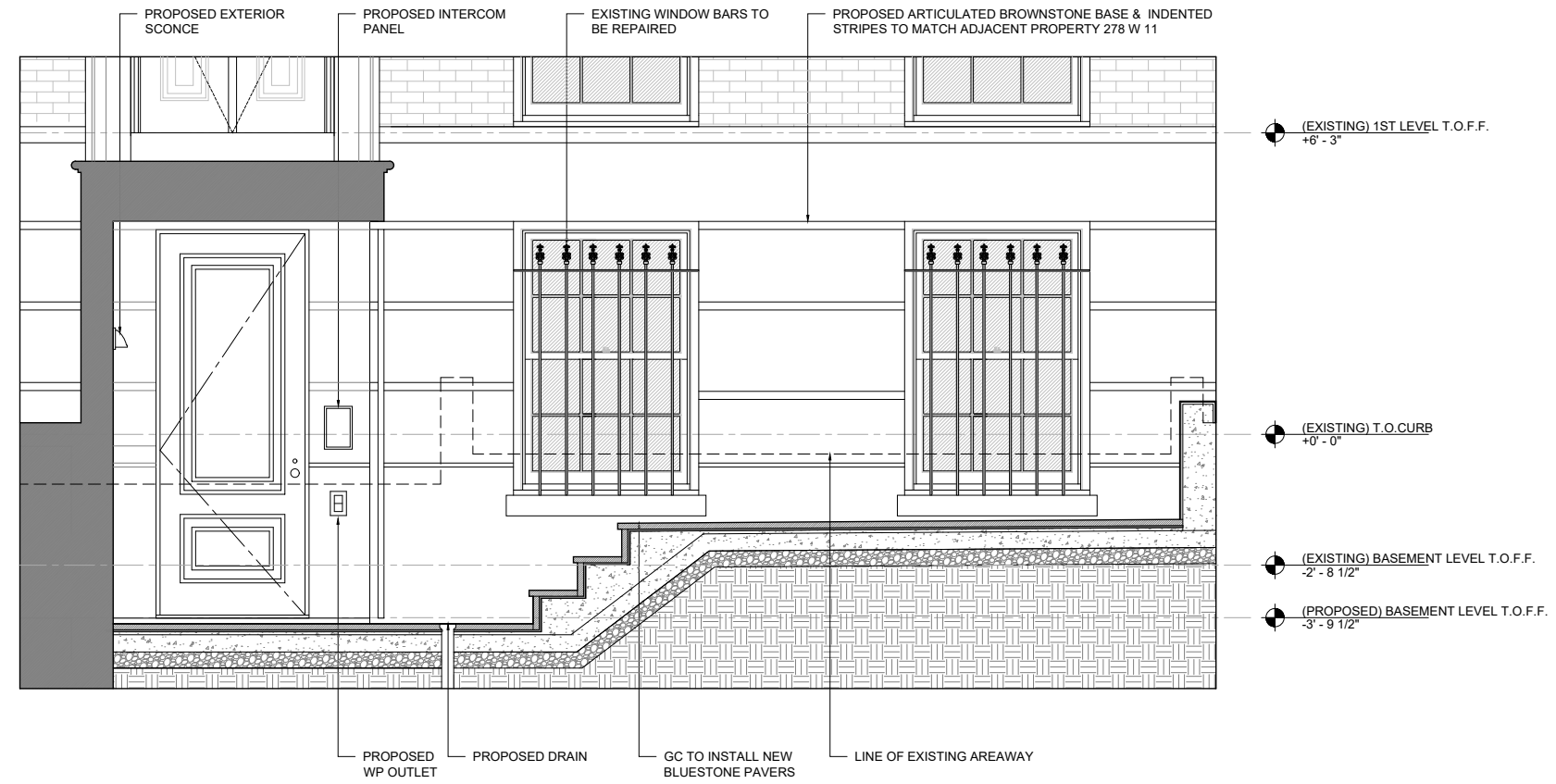


PROPOSED AREAWAY PLAN



EXISTING AREAWAY PLAN

FRONT FACADE AREAWAY EXISTING & PROPOSED SECTION



PROPOSED AREAWAY SECTION

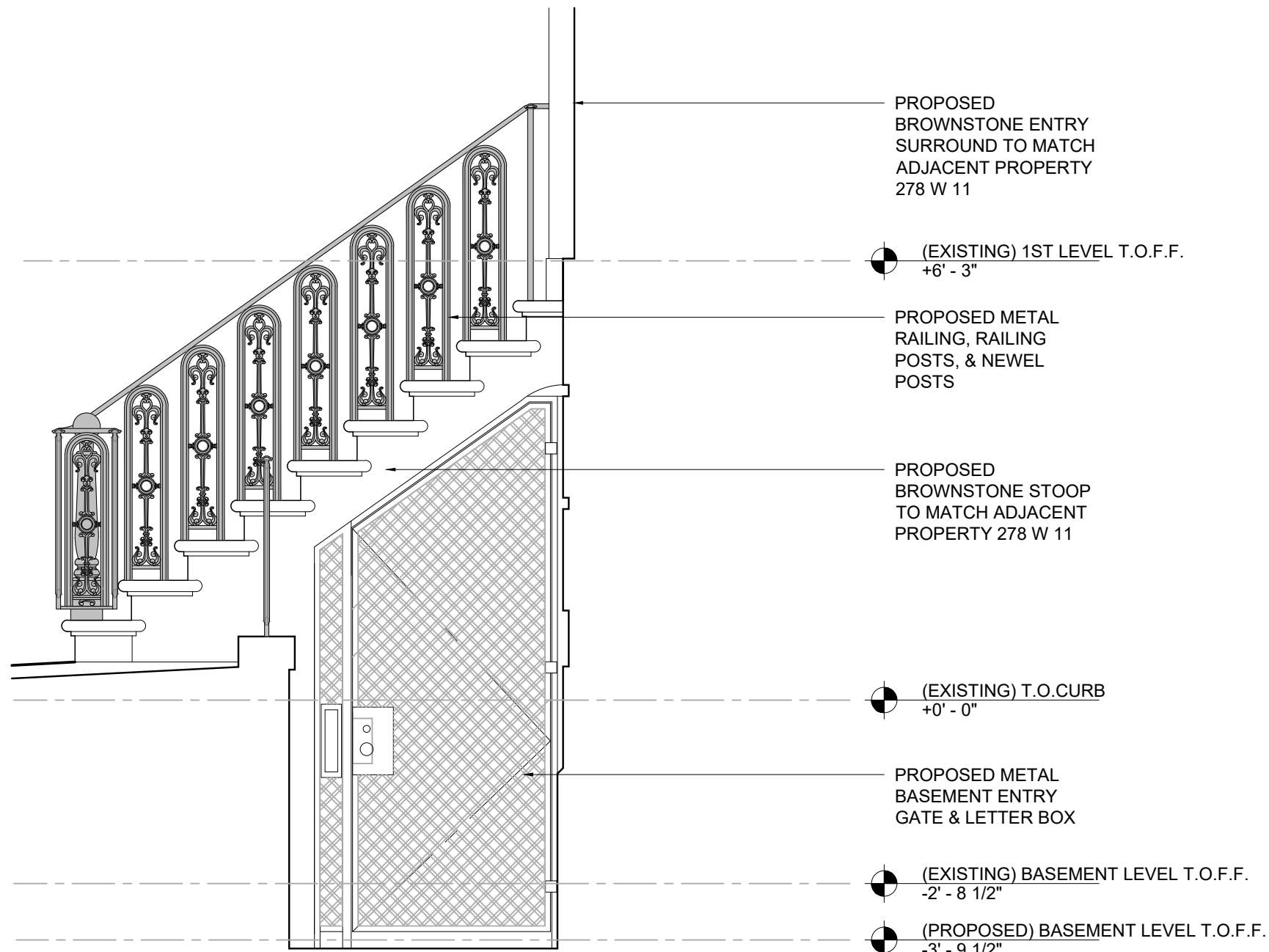


EXISTING AREAWAY SECTION

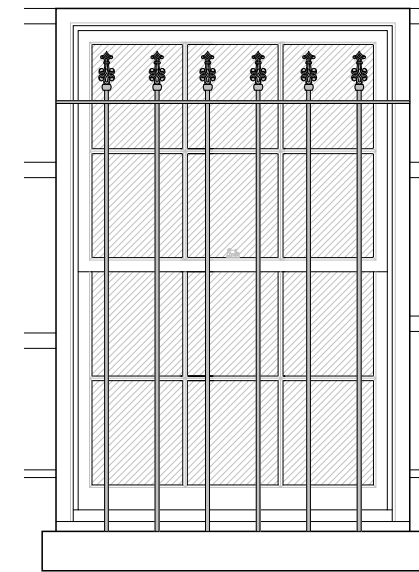




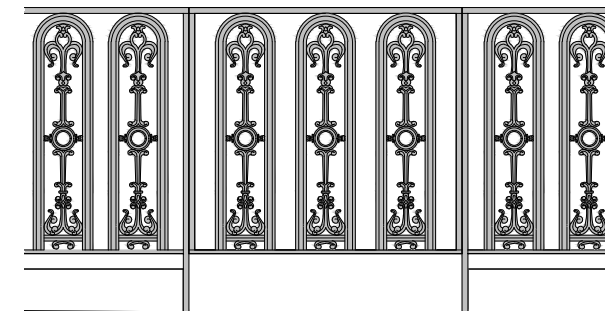
FRONT FACADE AREAWAY PROPOSED DETAILS



PROPOSED BASEMENT ENTRY GATE & STOOP RAILING



EXISTING WINDOW BARS



PROPOSED AREAWAY GATE



IRONWORK PRECEDENT 74 JANE ST





EXISTING BASEMENT GATE

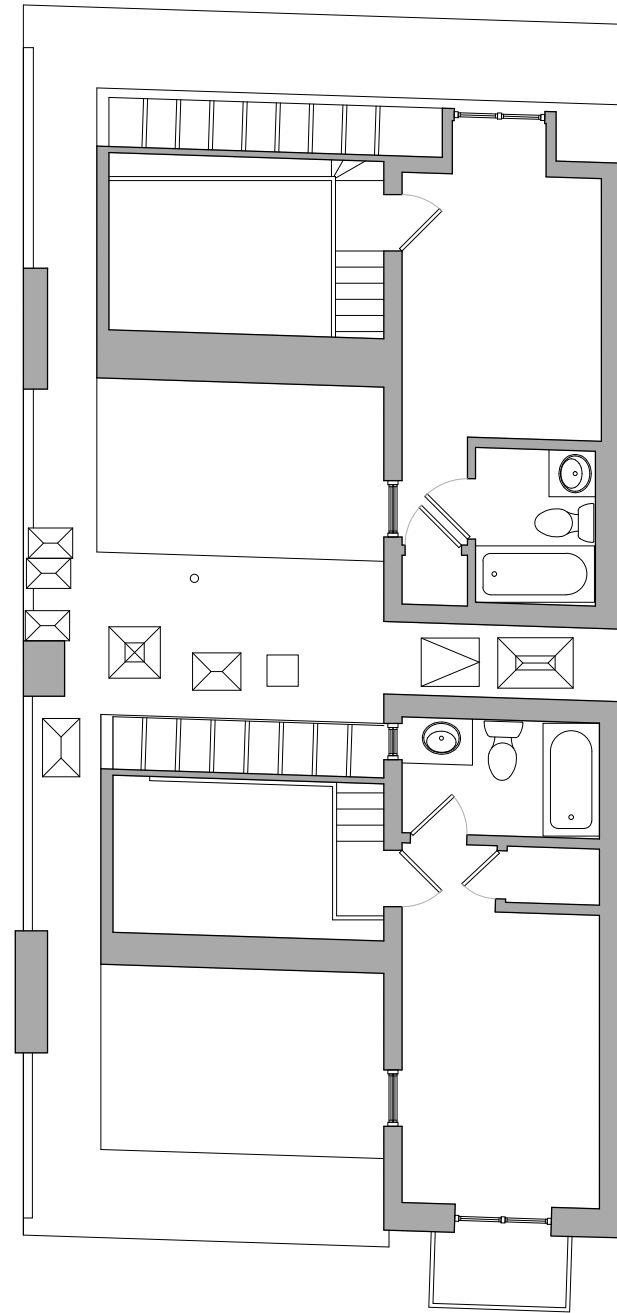


EXISTING AREAWAY GATE

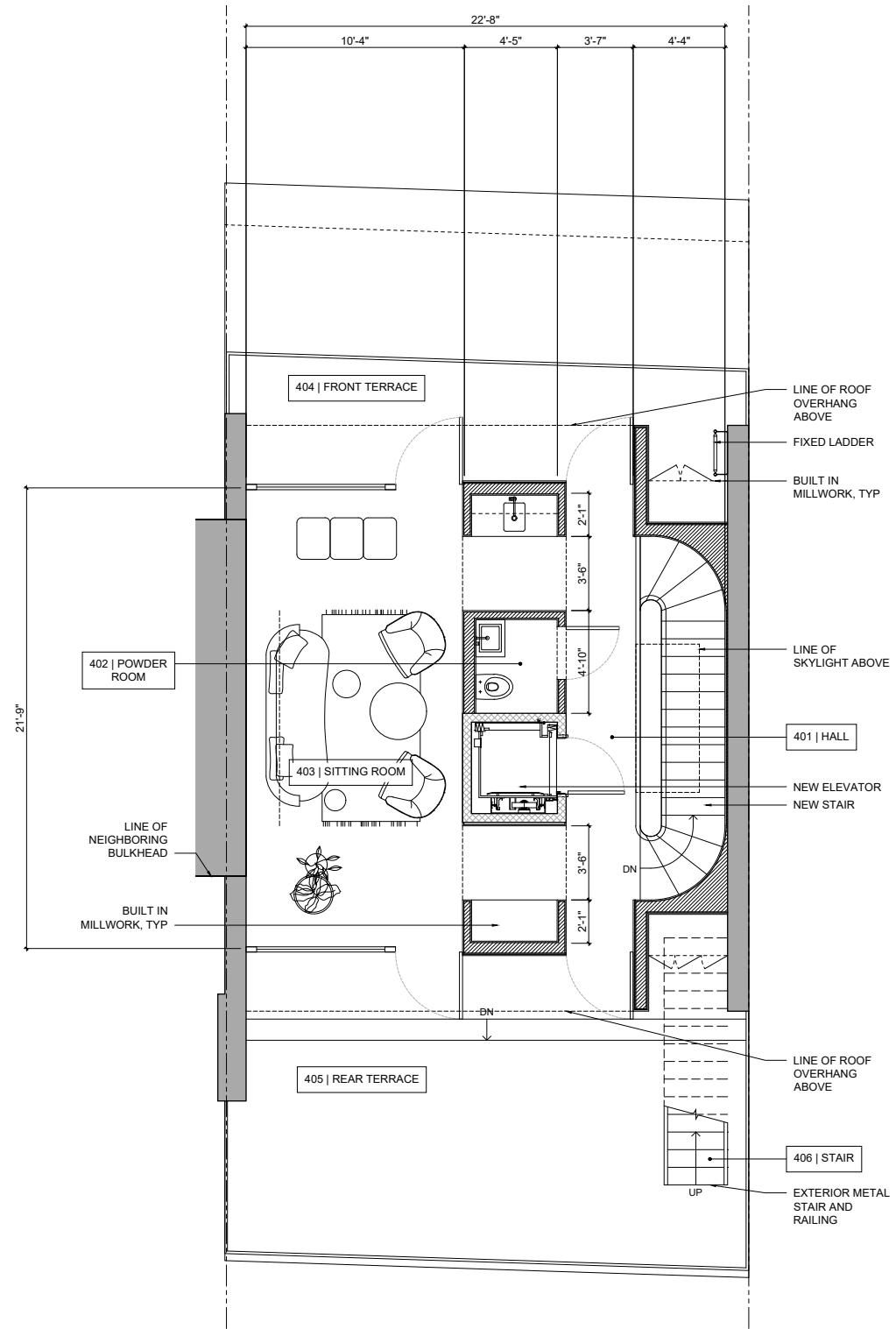


EXISTING WINDOW BARS

4TH LEVEL EXISTING & PROPOSED PLANS



EXISTING LEVEL 4

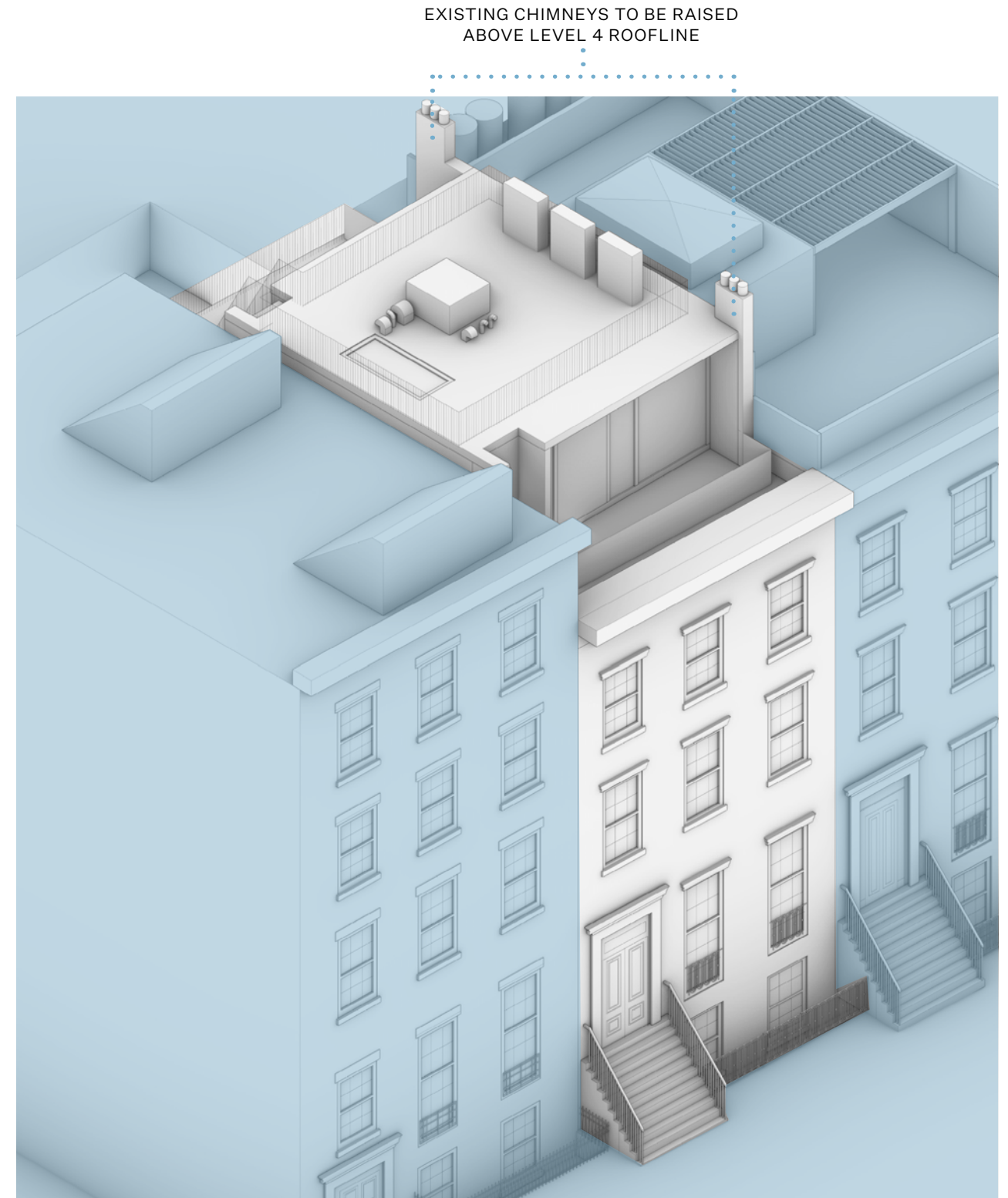


PROPOSED LEVEL 4

4TH LEVEL MASSING DIAGRAMS



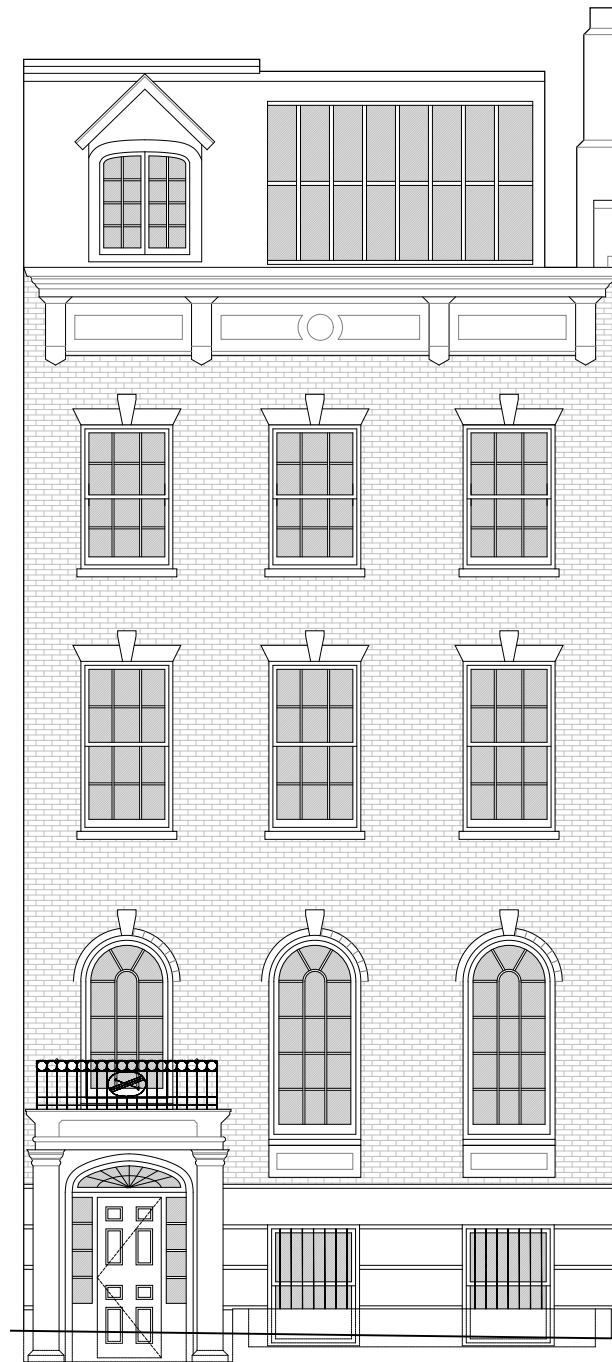
EXISTING ROOF MASSING



EXISTING CHIMNEYS TO BE RAISED
ABOVE LEVEL 4 ROOFLINE

PROPOSED ROOF MASSING

4TH LEVEL EXISTING & PROPOSED FRONT FACADE ELEVATIONS

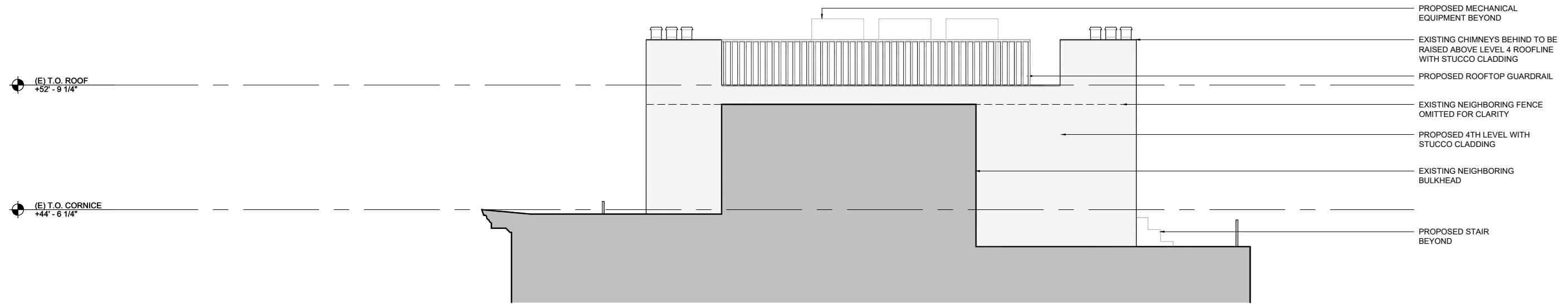


EXISTING ELEVATION

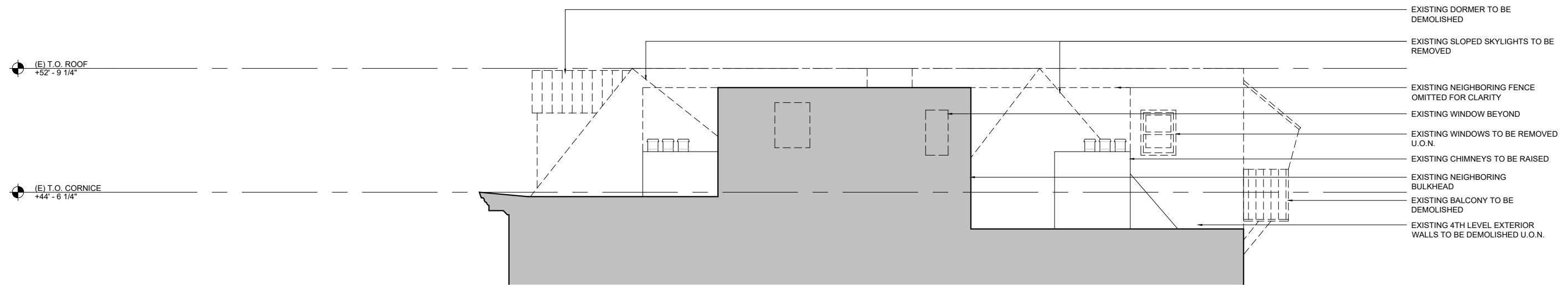


PROPOSED ELEVATION

4TH LEVEL EXISTING & PROPOSED WEST ELEVATIONS

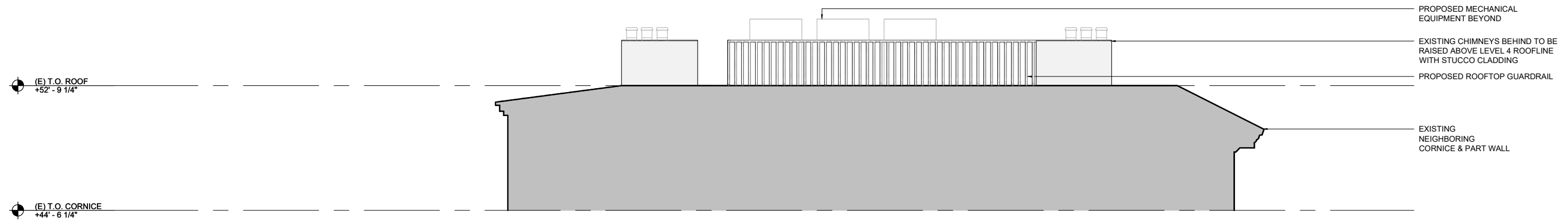


PROPOSED ELEVATION



EXISTING ELEVATION

4TH LEVEL EXISTING & PROPOSED EAST ELEVATIONS



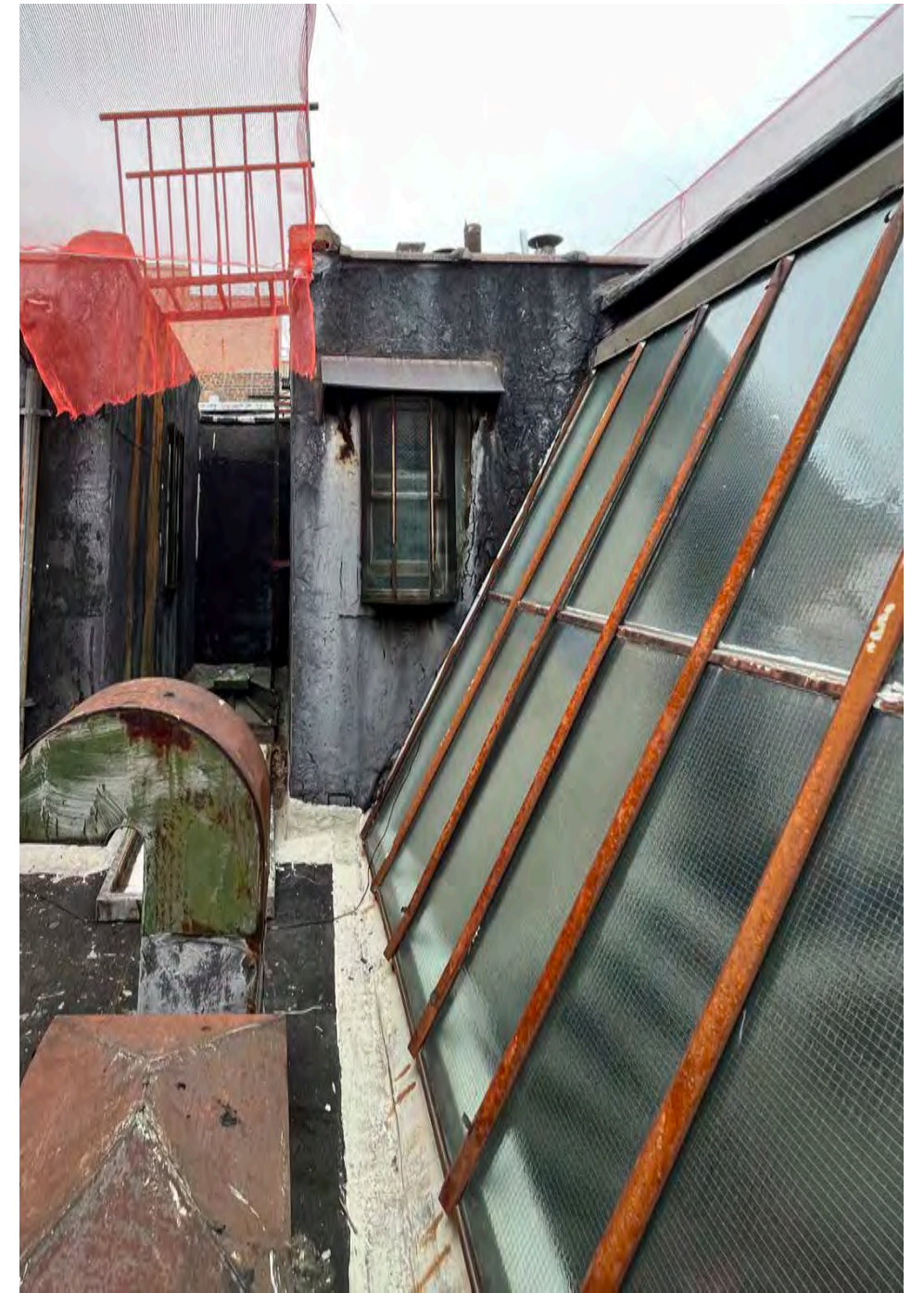
PROPOSED ELEVATION

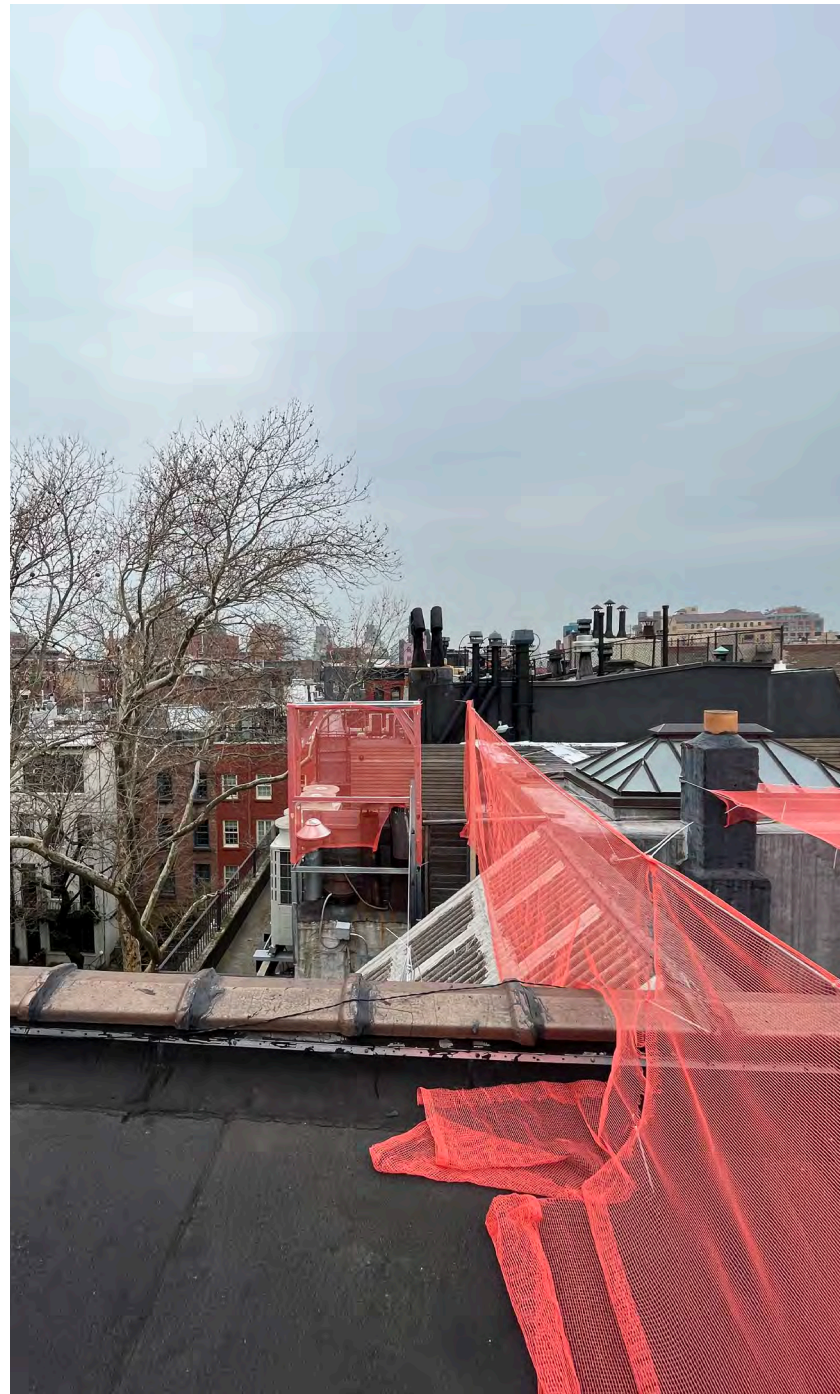


EXISTING ELEVATION









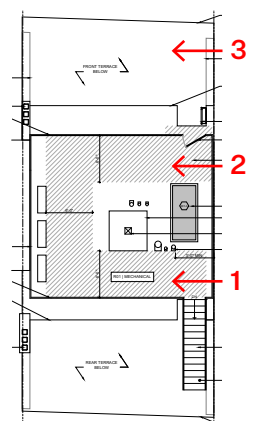
VIEW 1



VIEW 2

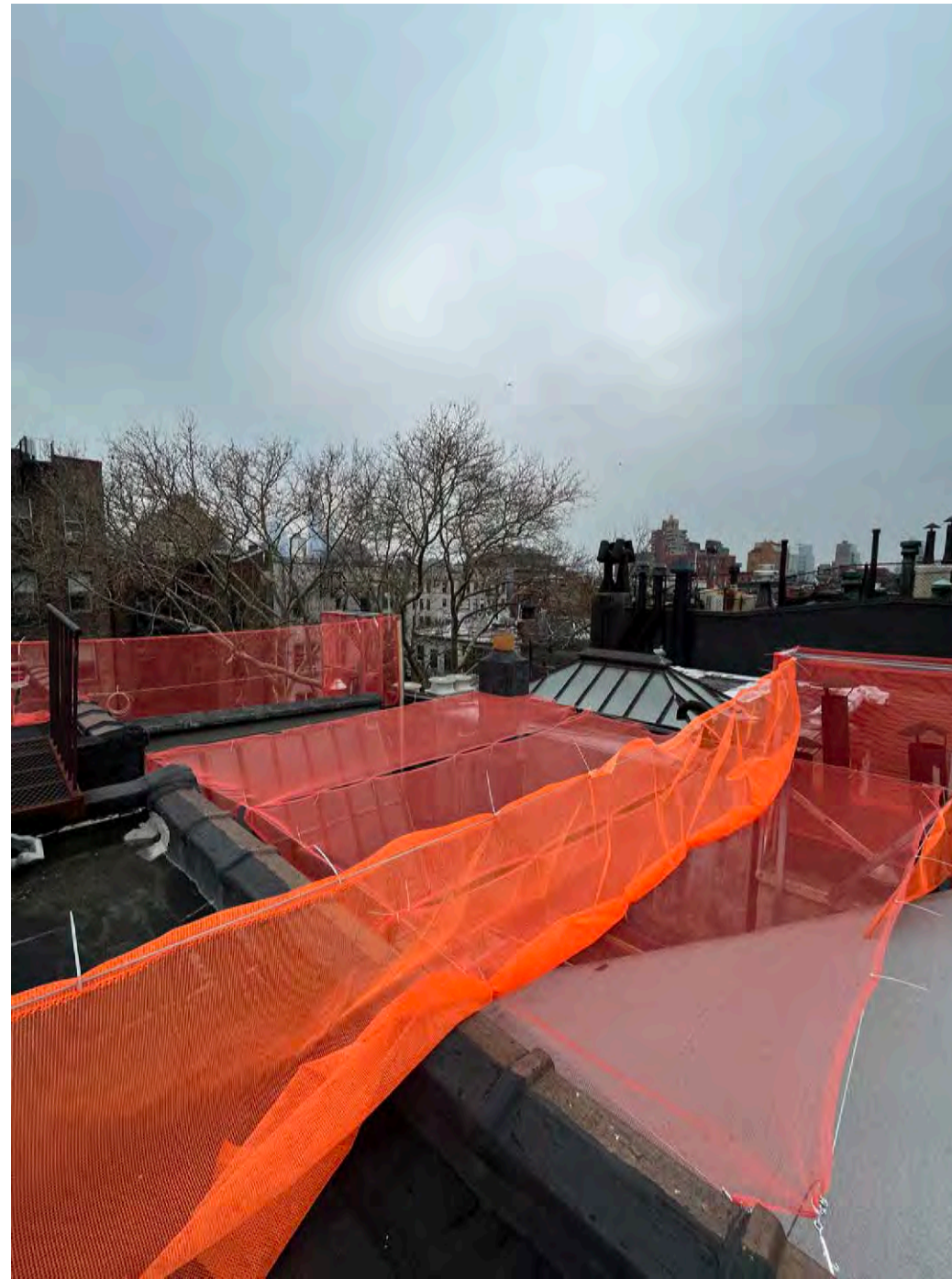


VIEW 3

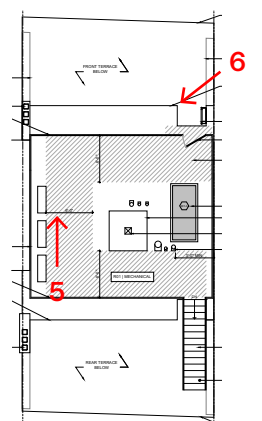




VIEW 5



VIEW 6



4TH LEVEL PROPOSED MOCKUP



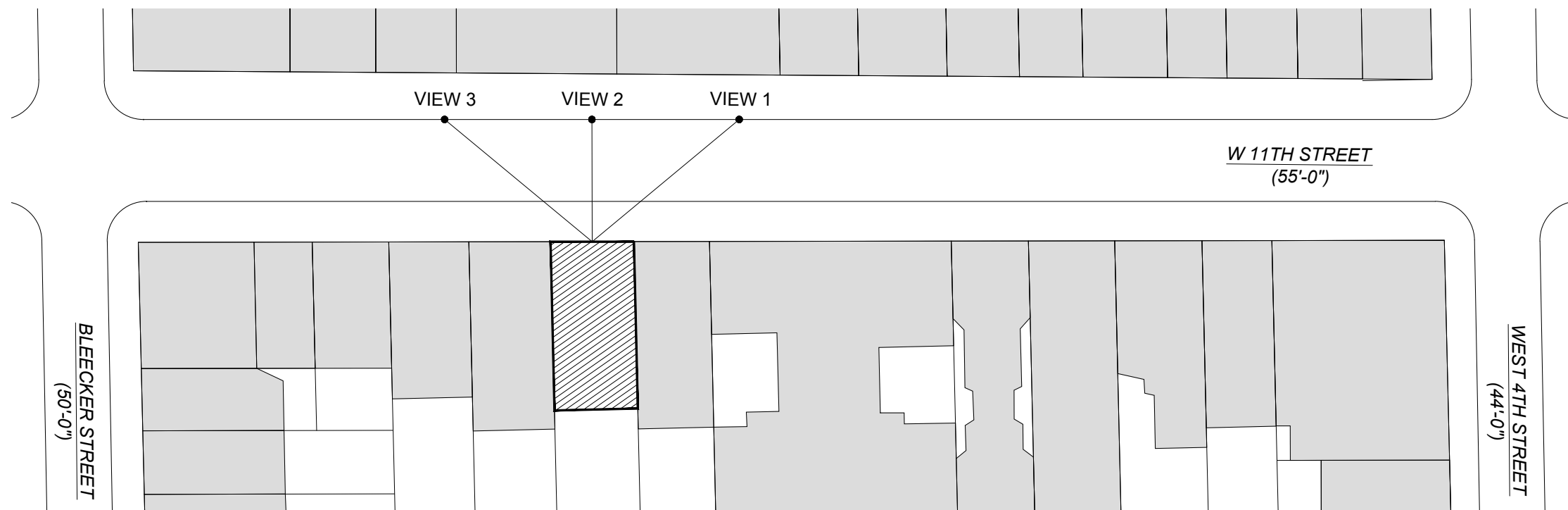
VIEW 1

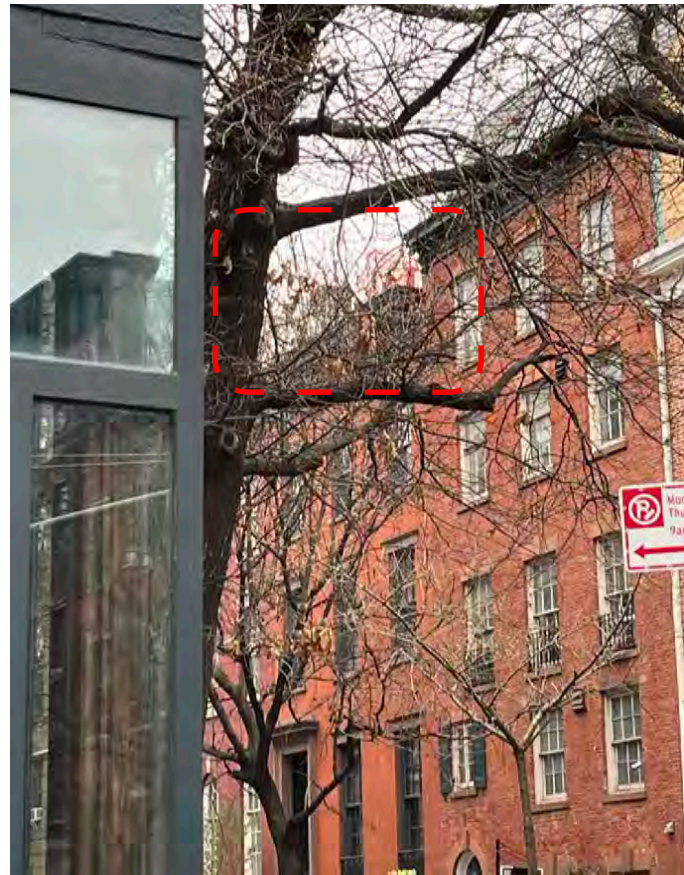


VIEW 2



VIEW 3





VIEW 4



VIEW 5



VIEW 6

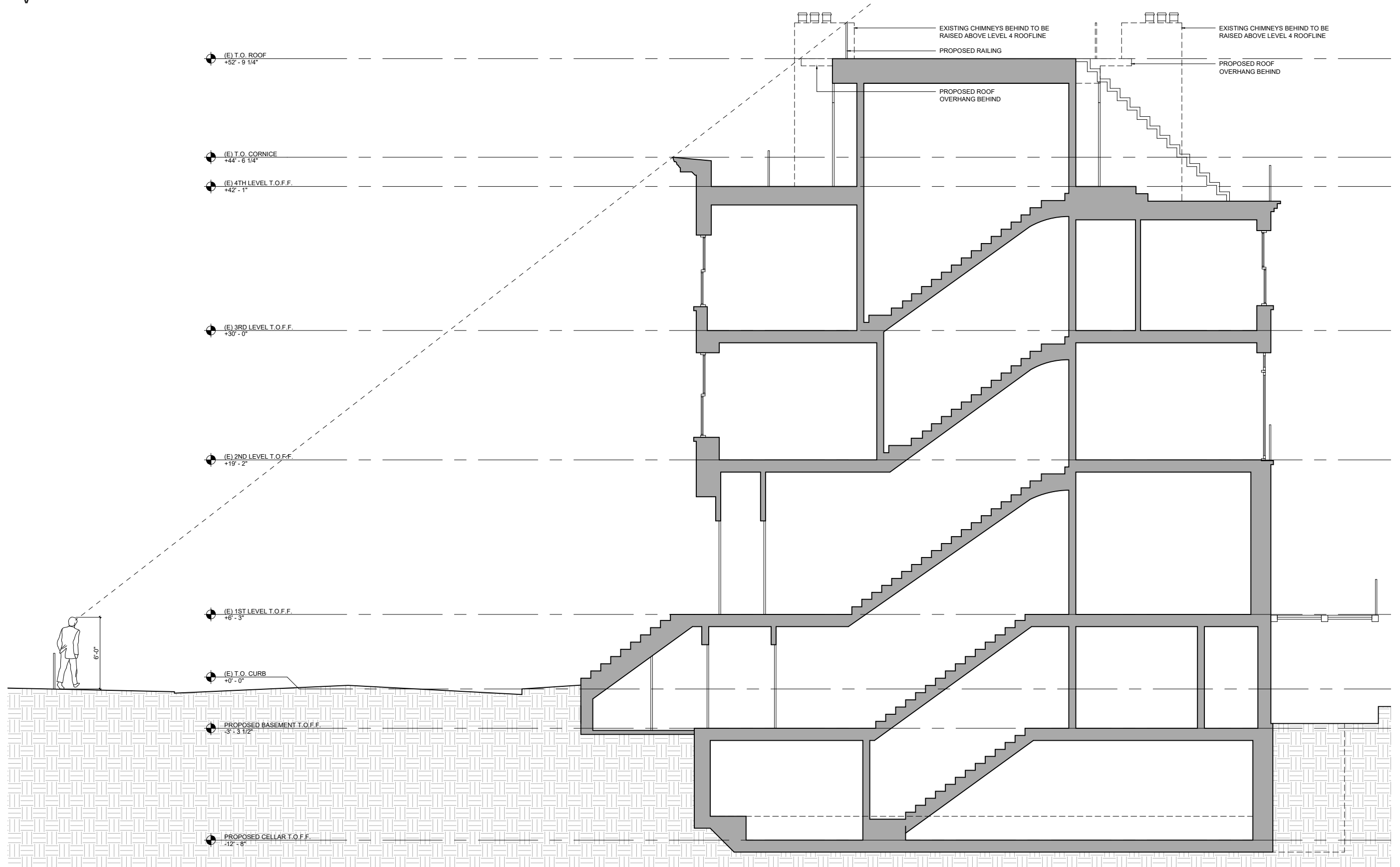




PROPOSED MOCKUP

PROPOSED RENDERING

4TH LEVEL SECTION SIGHT DIAGRAM





278 W 11TH ST



276 W 11TH ST



274 W 11TH ST

REAR FACADE EXISTING ELEVATION



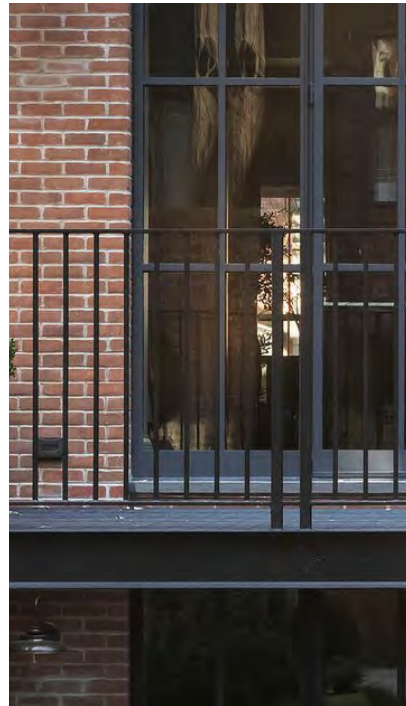
REAR FACADE PROPOSED ELEVATION



REAR FACADE PROPOSED ELEVATION MATERIALS



CAST STONE LINTELS AND SILLS TO MATCH EXISTING. DARK PAINTED DOUBLE HUNG WINDOWS.



BROWNSTONE LINTELS WITH DARK PAINTED STEEL DOORS. STEEL RAILINGS PAINTED DARK, STEEL DECK AND STAIRS WITH GLAZED PAVERS.



LIGHT STUCCO SIDING WITH PAINTED METAL FASCIA.



BROWNSTONE LINTELS AND SILLS TO MATCH EXISTING. DARK PAINTED IN-SWING FRENCH CASEMENT WINDOWS.

278

276

274



BASEMENT WINDOW



LEVEL 1 WINDOW



LEVEL 2 & LEVEL 3 WINDOWS



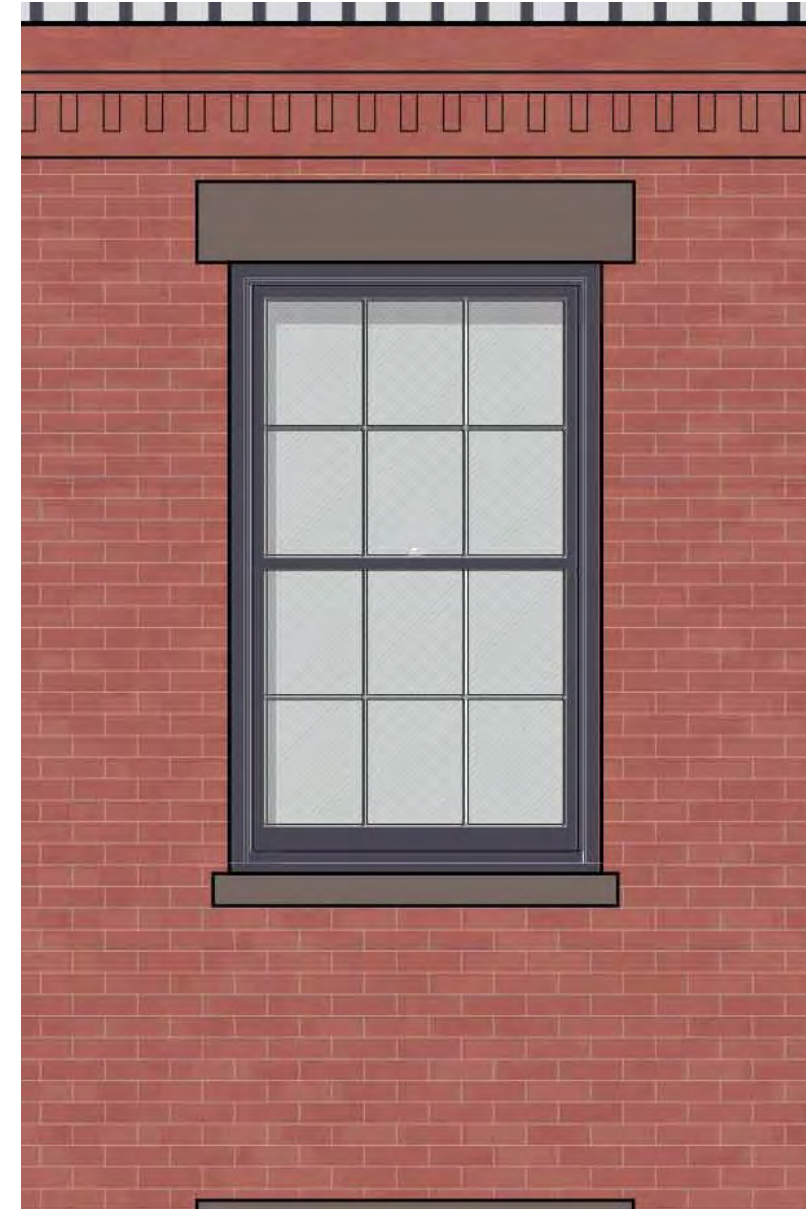
LEVEL 4 WINDOW



BASEMENT & LEVEL 1 DOORS

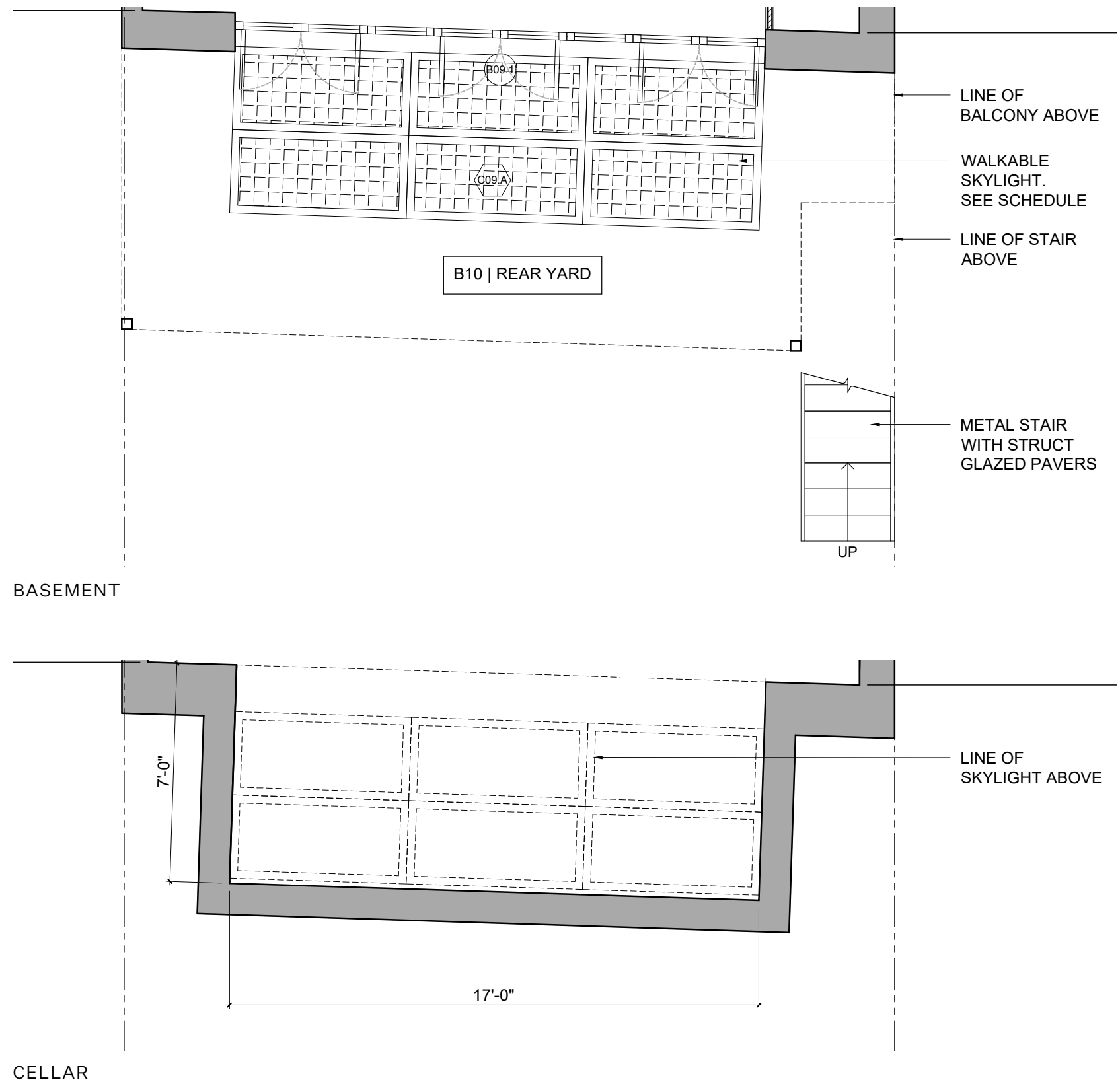


LEVEL 2 WINDOW

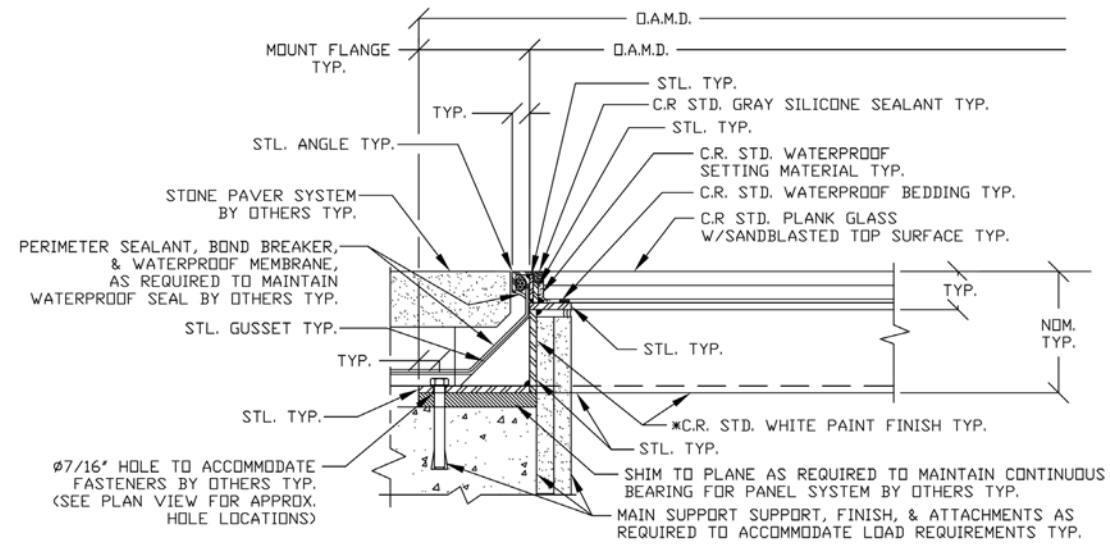


LEVEL 3 WINDOW

REAR FACADE PROPOSED CELLAR SKYLIGHT PLAN

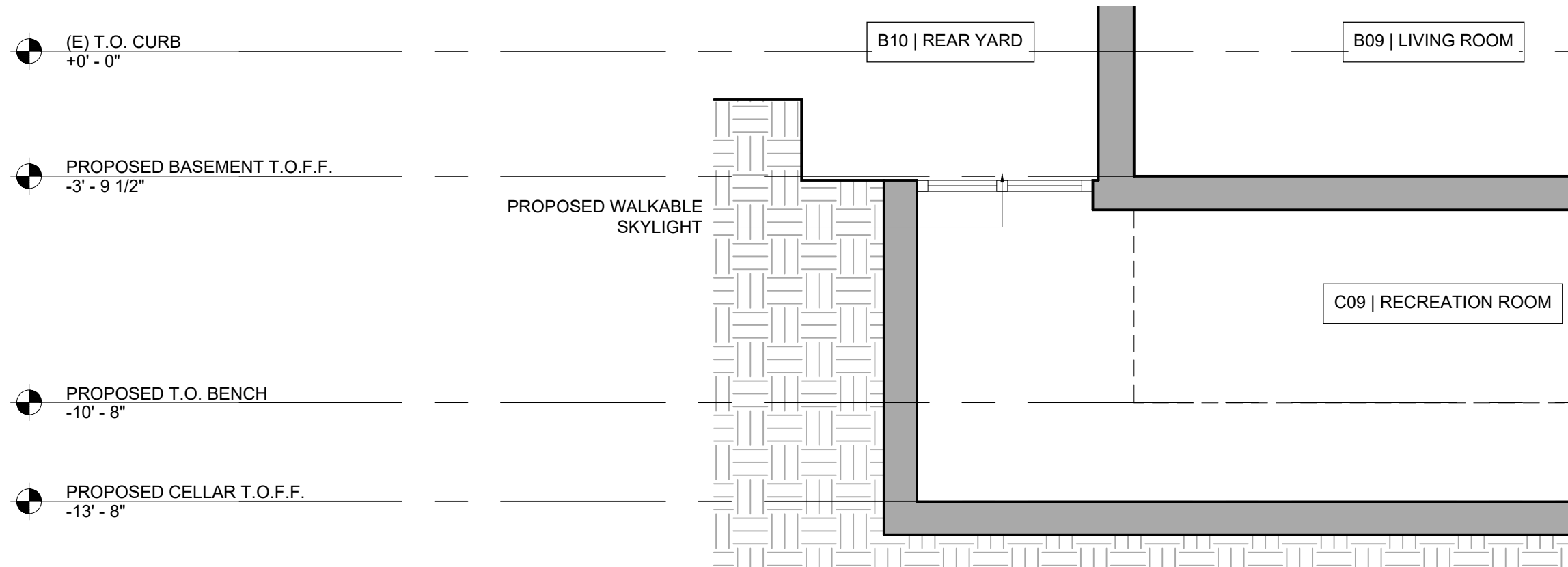


REAR FACADE PROPOSED CELLAR SKYLIGHT DETAILS



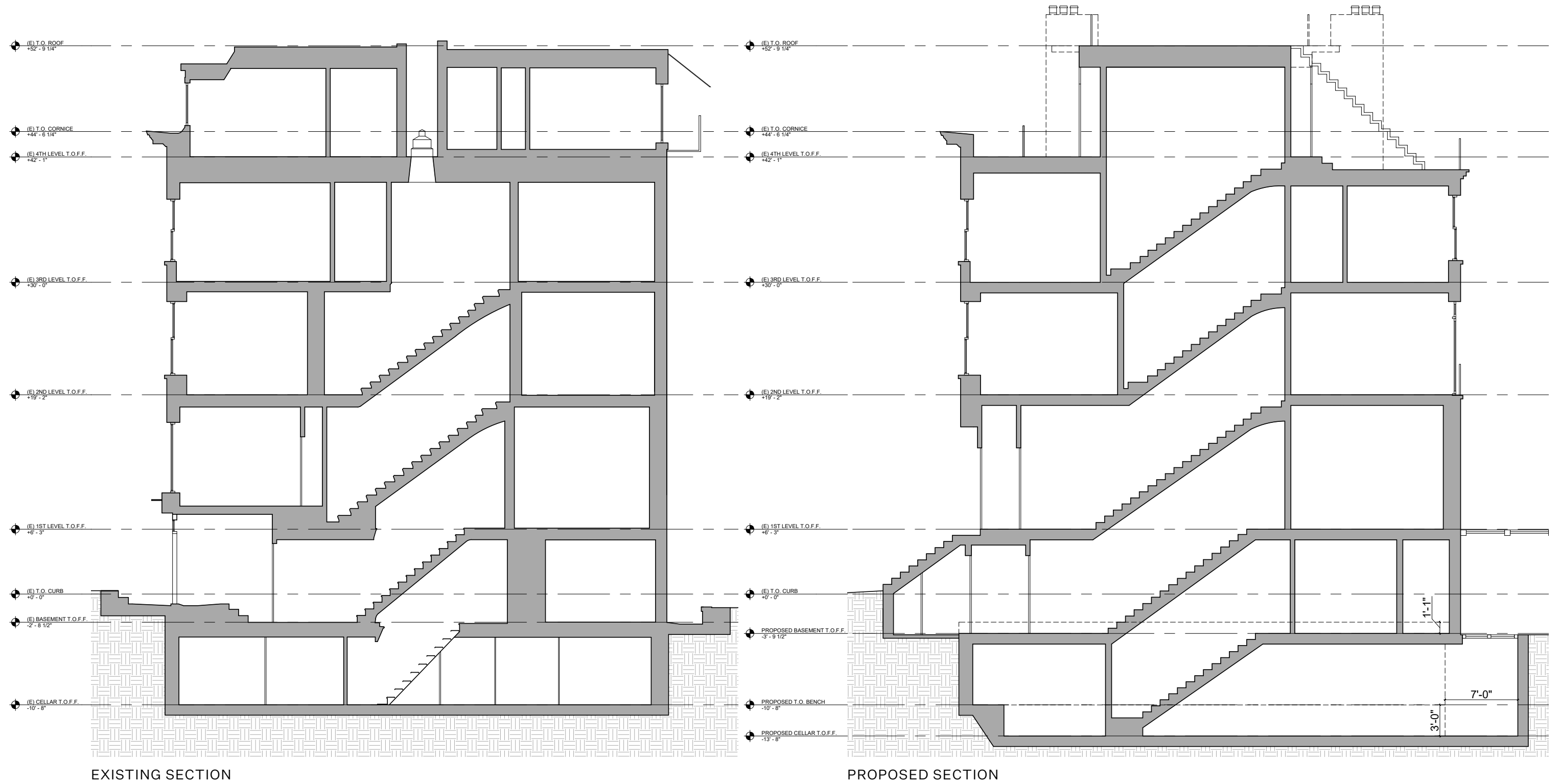
CELLAR SKYLIGHT DETAIL

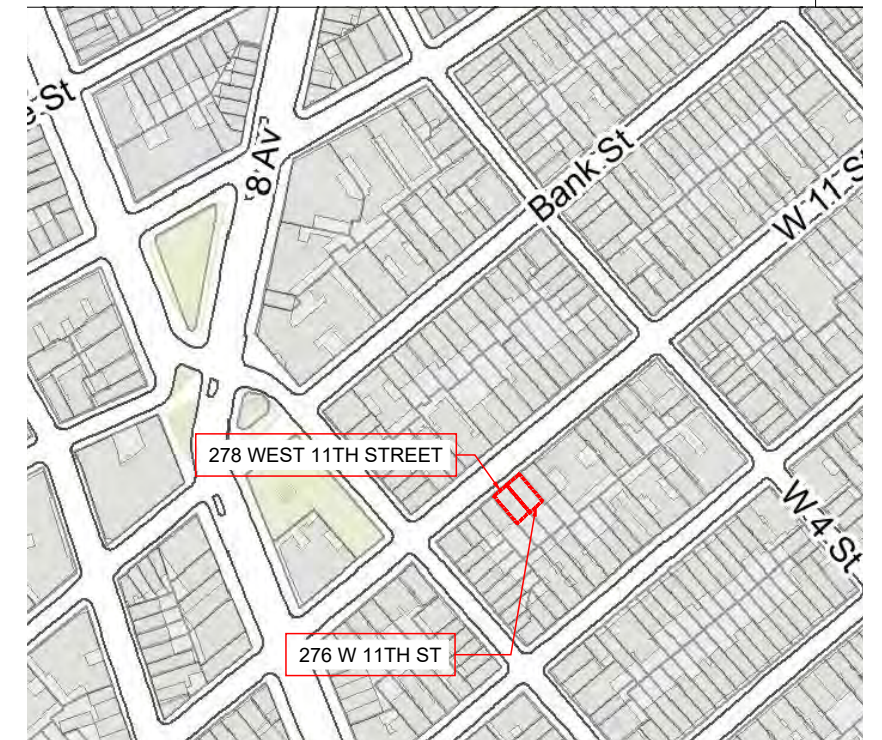
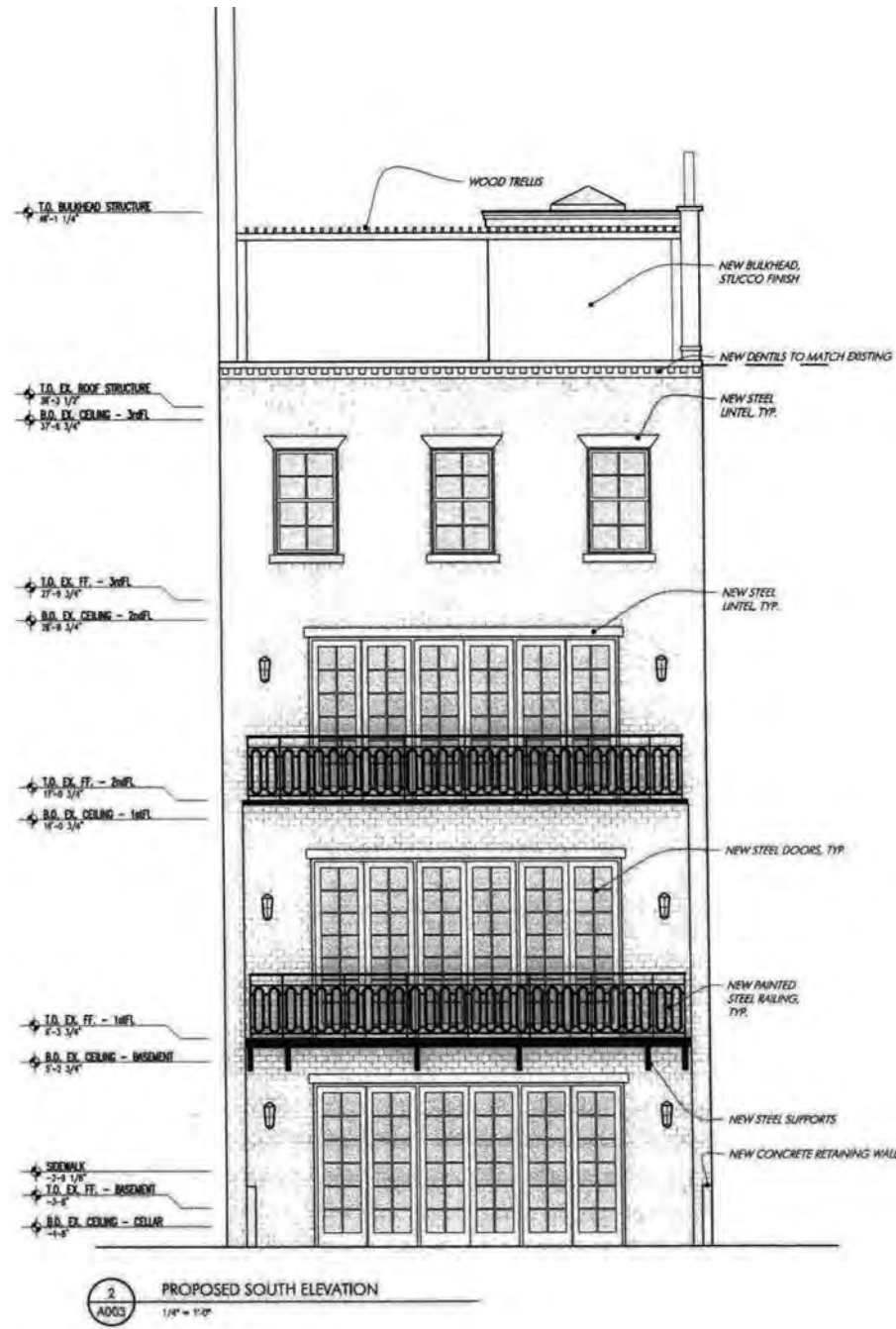
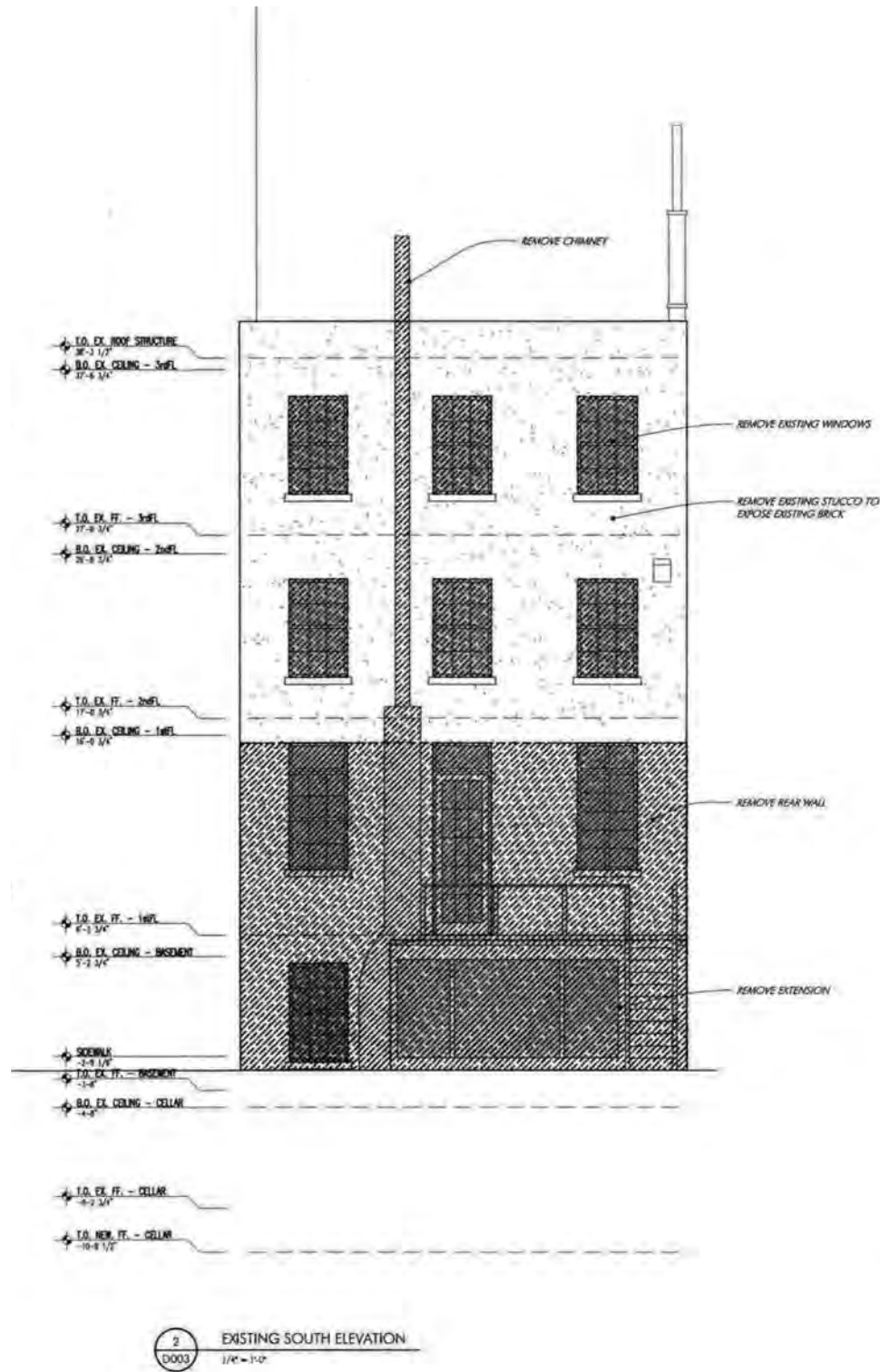
CIRCLE REDMONT REFERENCE IMAGE

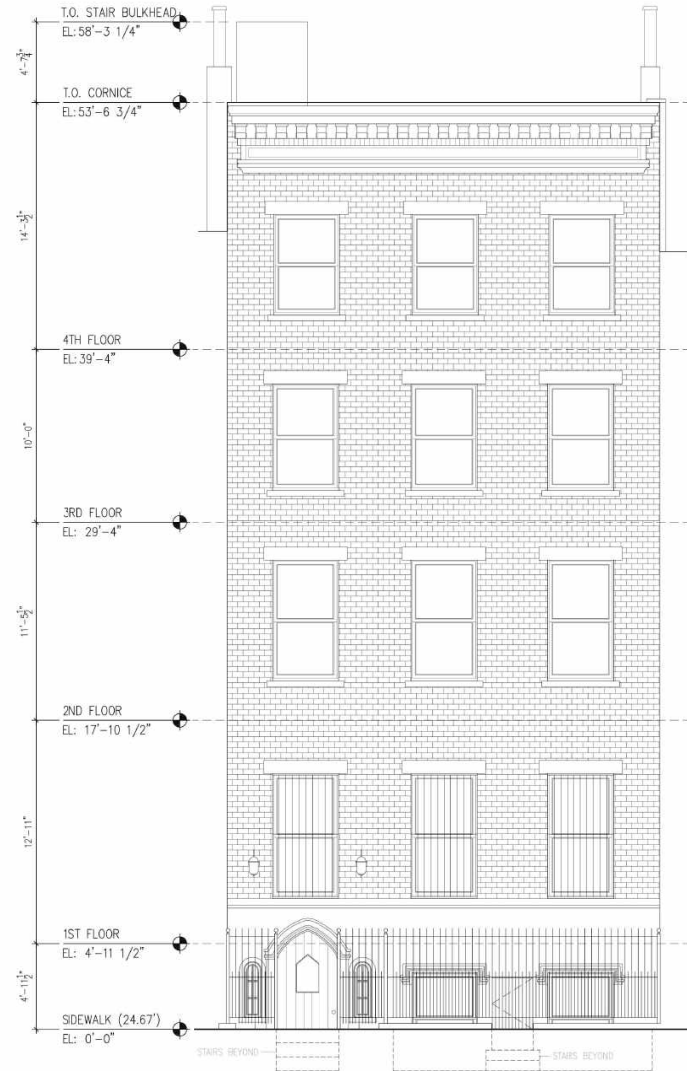


CELLAR SKYLIGHT SECTION

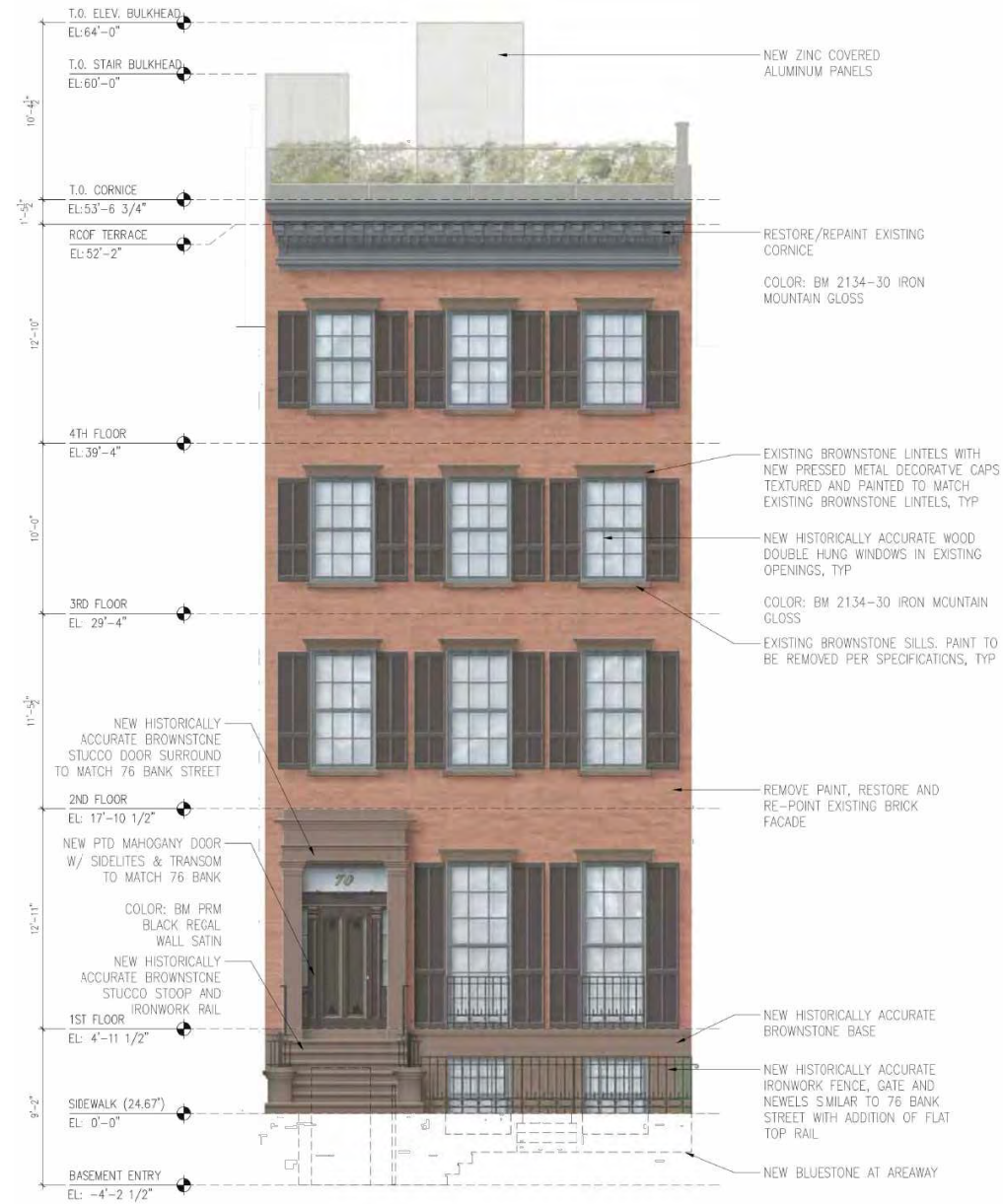
CELLAR EXISTING & PROPOSED EXCAVATION





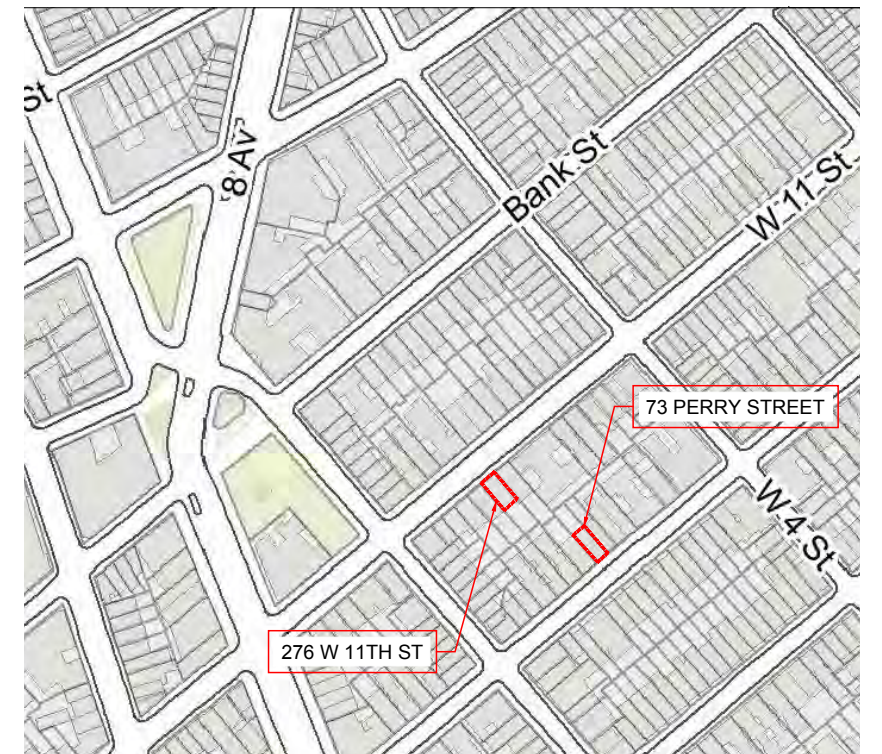


EXISTING FRONT FACADE



PROPOSED FRONT FACADE







EXISTING STREET FACADE
(ORIGINAL STOOP REMOVED: 1927)



TREE IN FRONT OF 269 TO REMAIN. OMITTED FOR CLARITY

PROPOSED SOUTH ELEVATION



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Public Hearing

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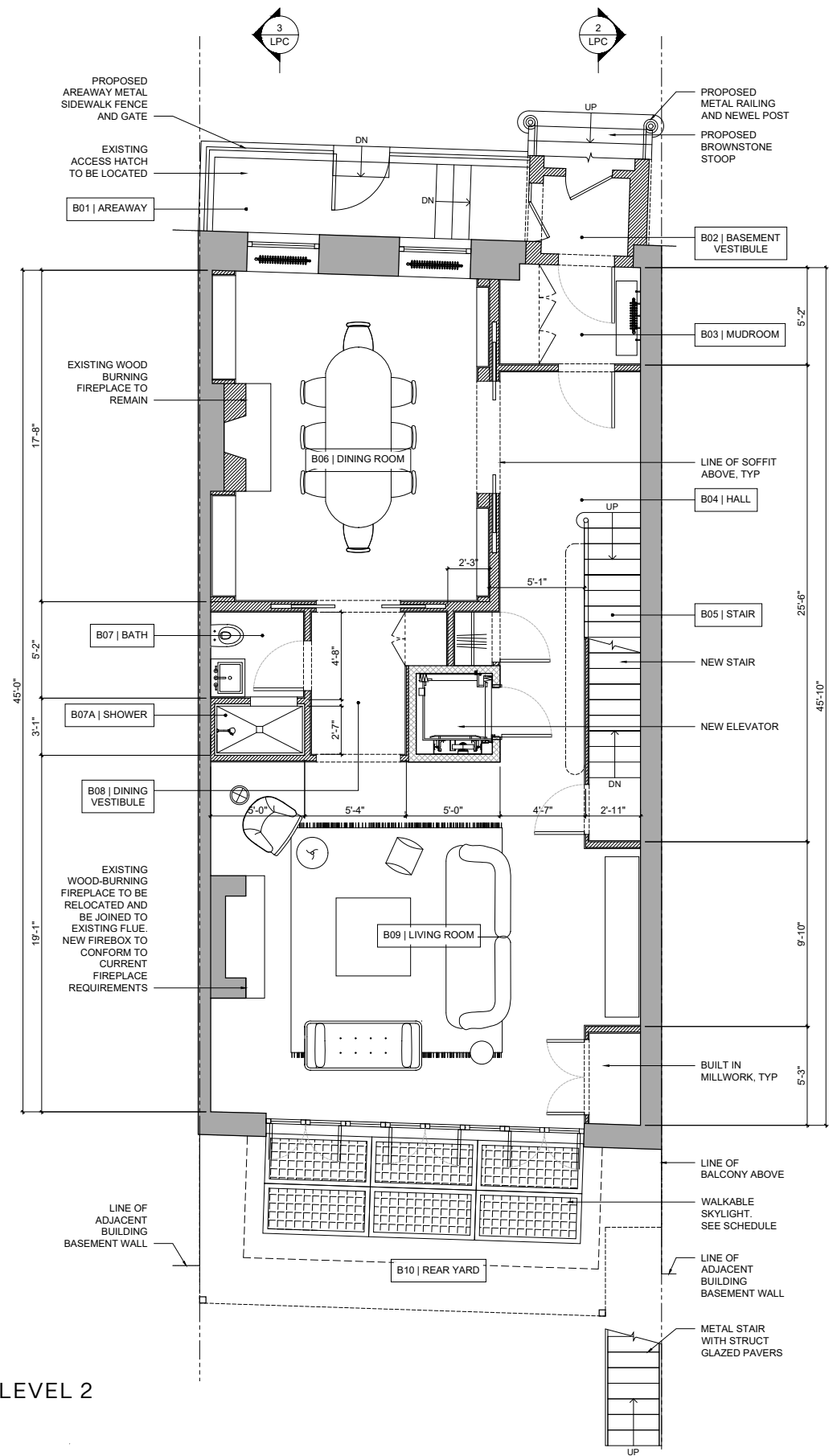
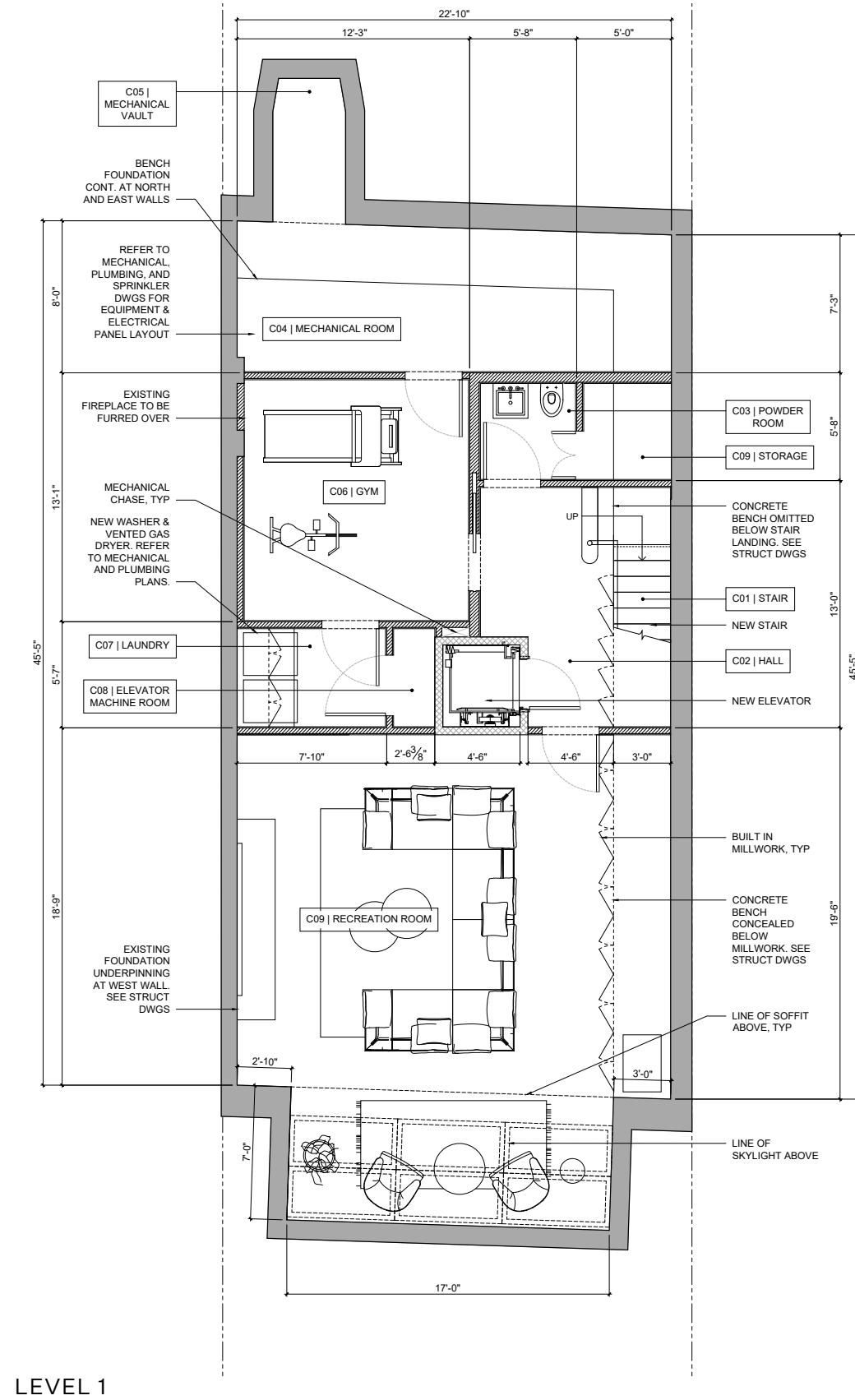
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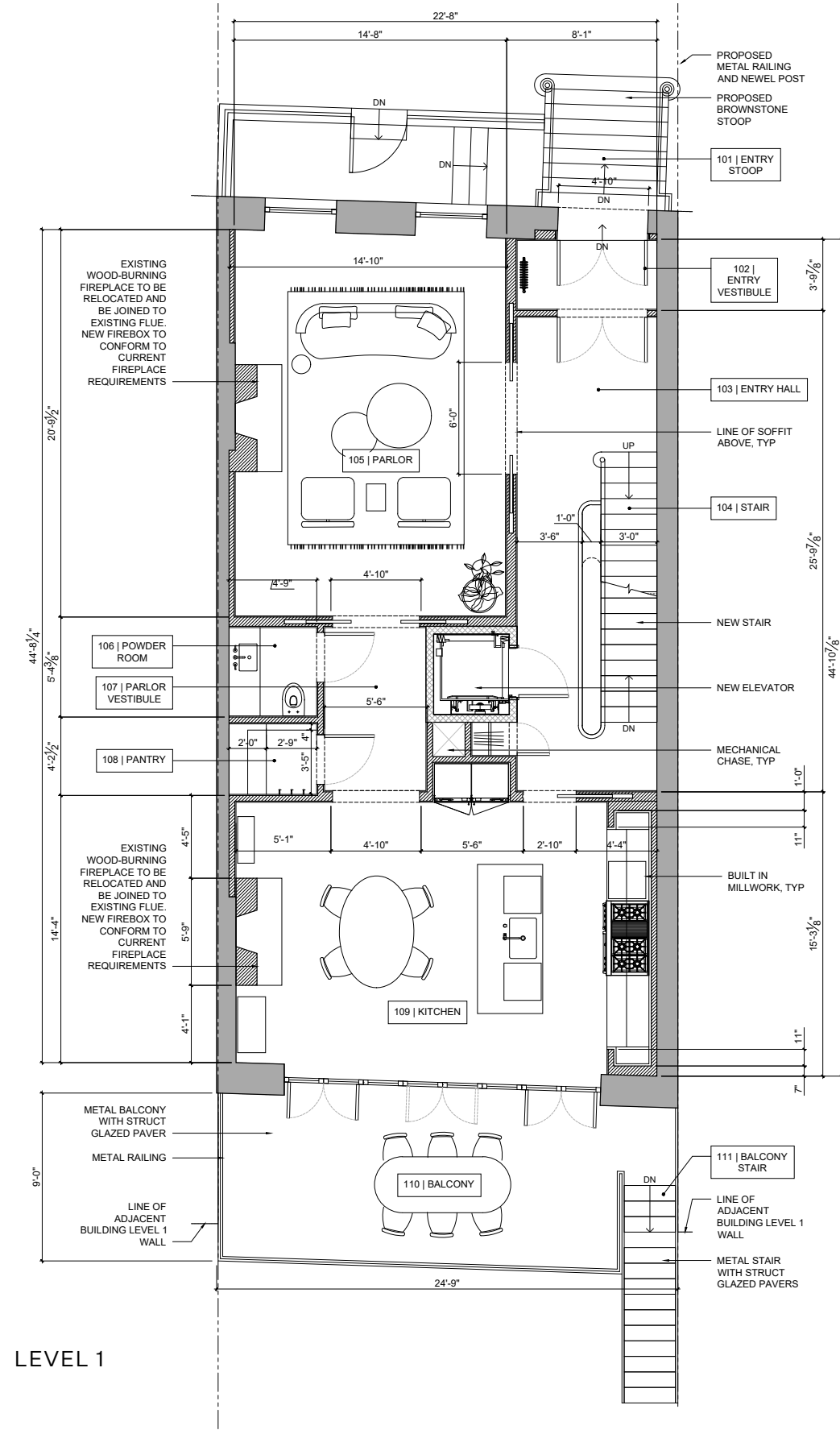
NYC LANDMARKS PRESERVATION COMMISSION

APPENDIX

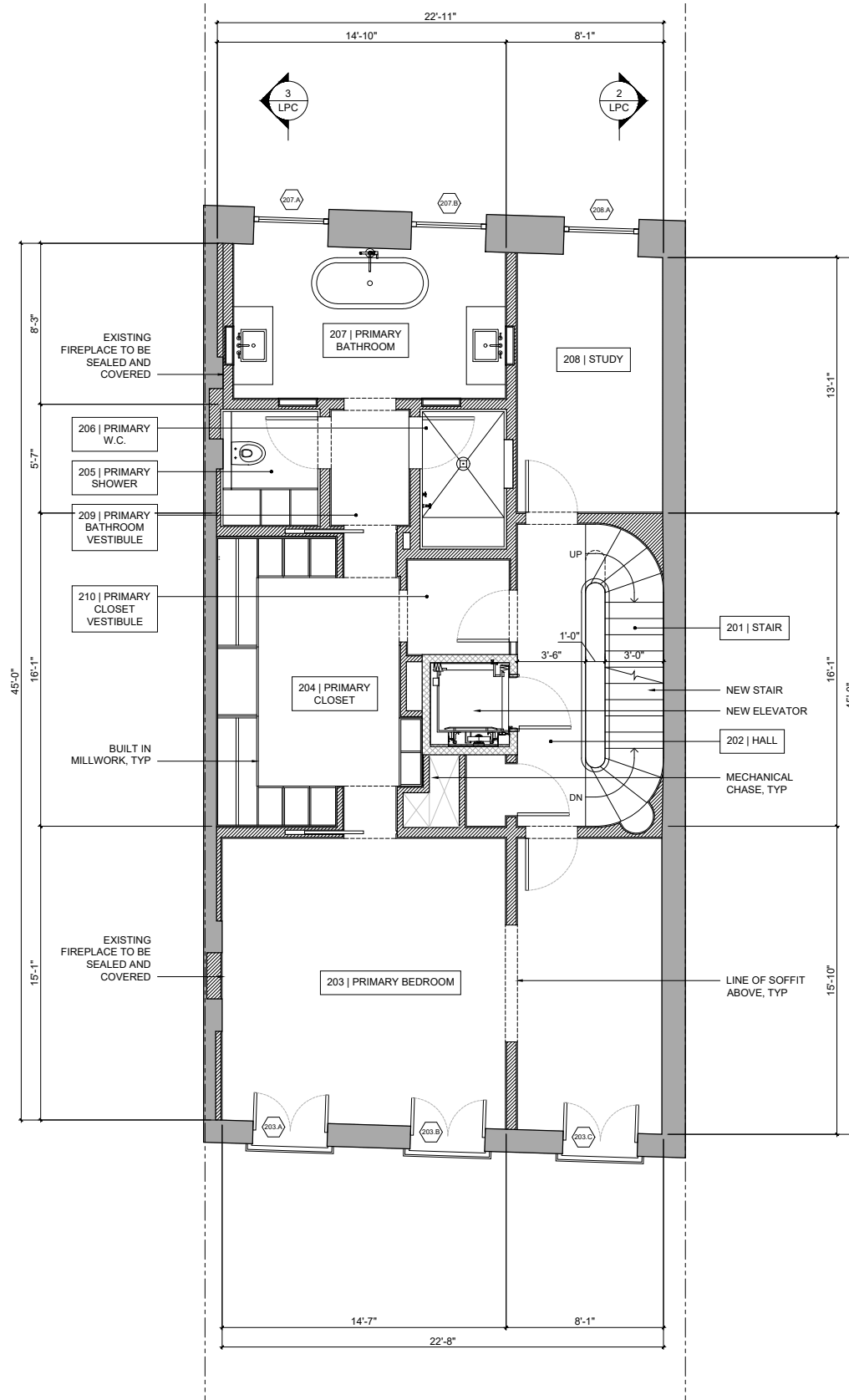
FLOOR PLANS PROPOSED



FLOOR PLANS PROPOSED

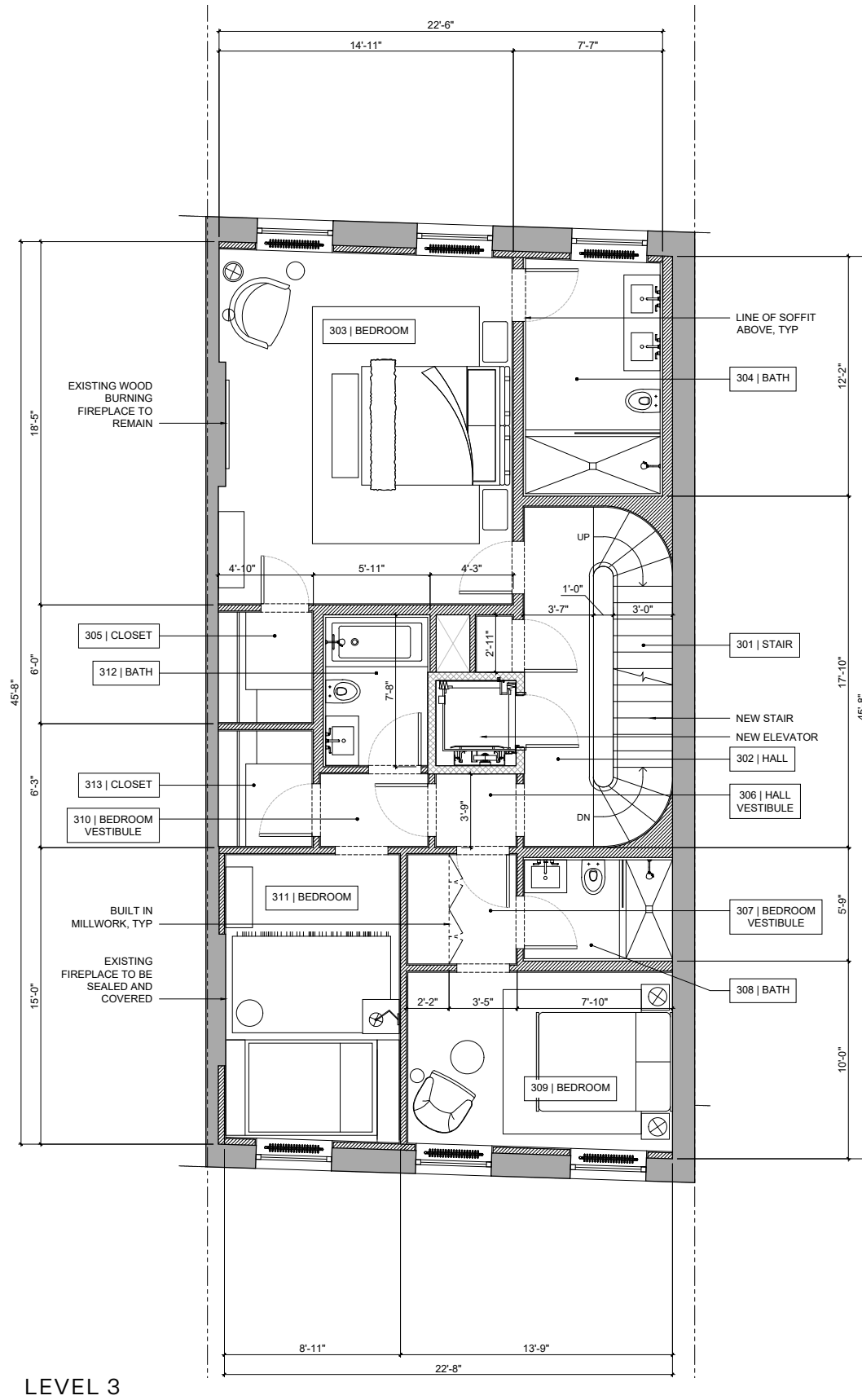


LEVEL 1

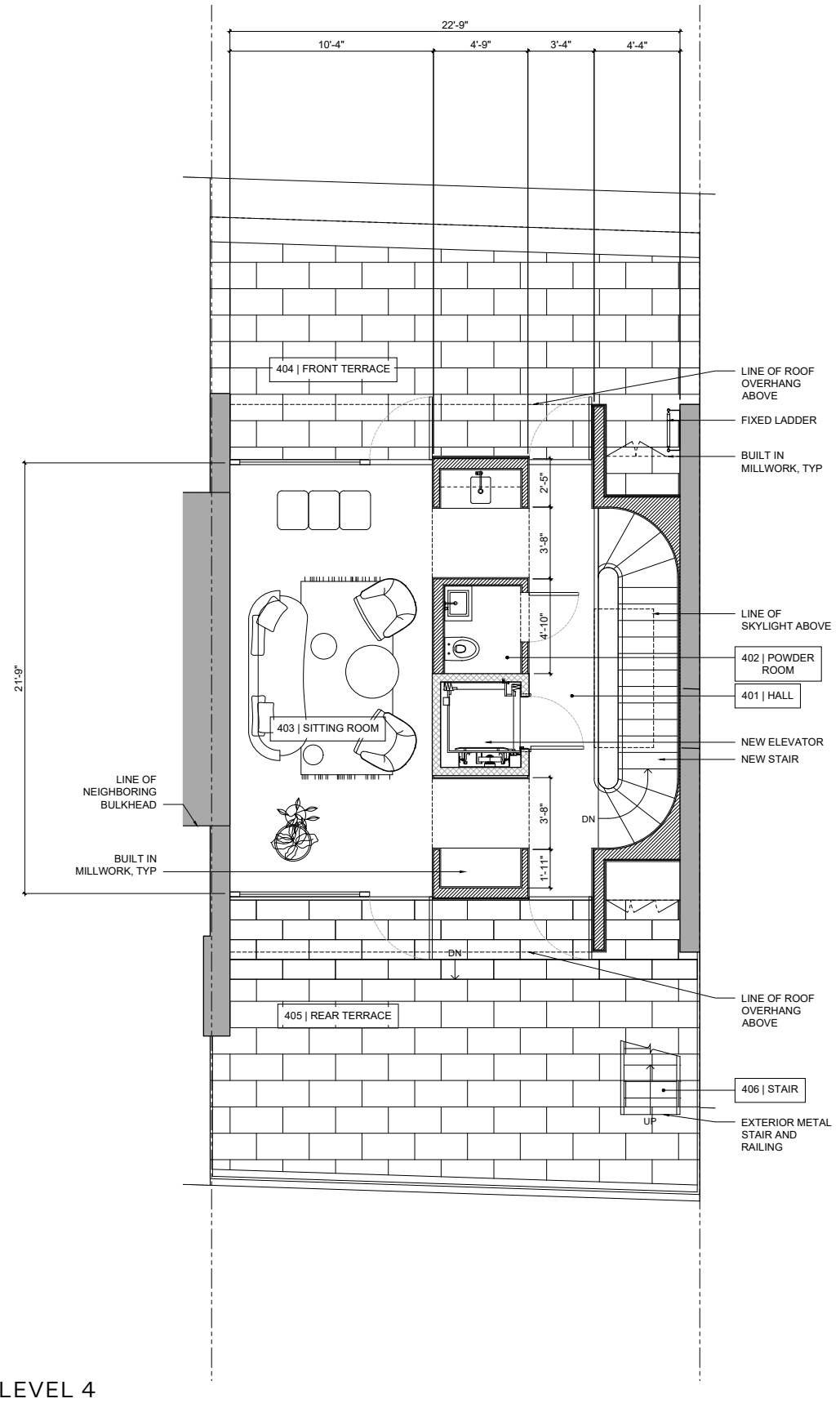


LEVEL 2

FLOOR PLANS PROPOSED

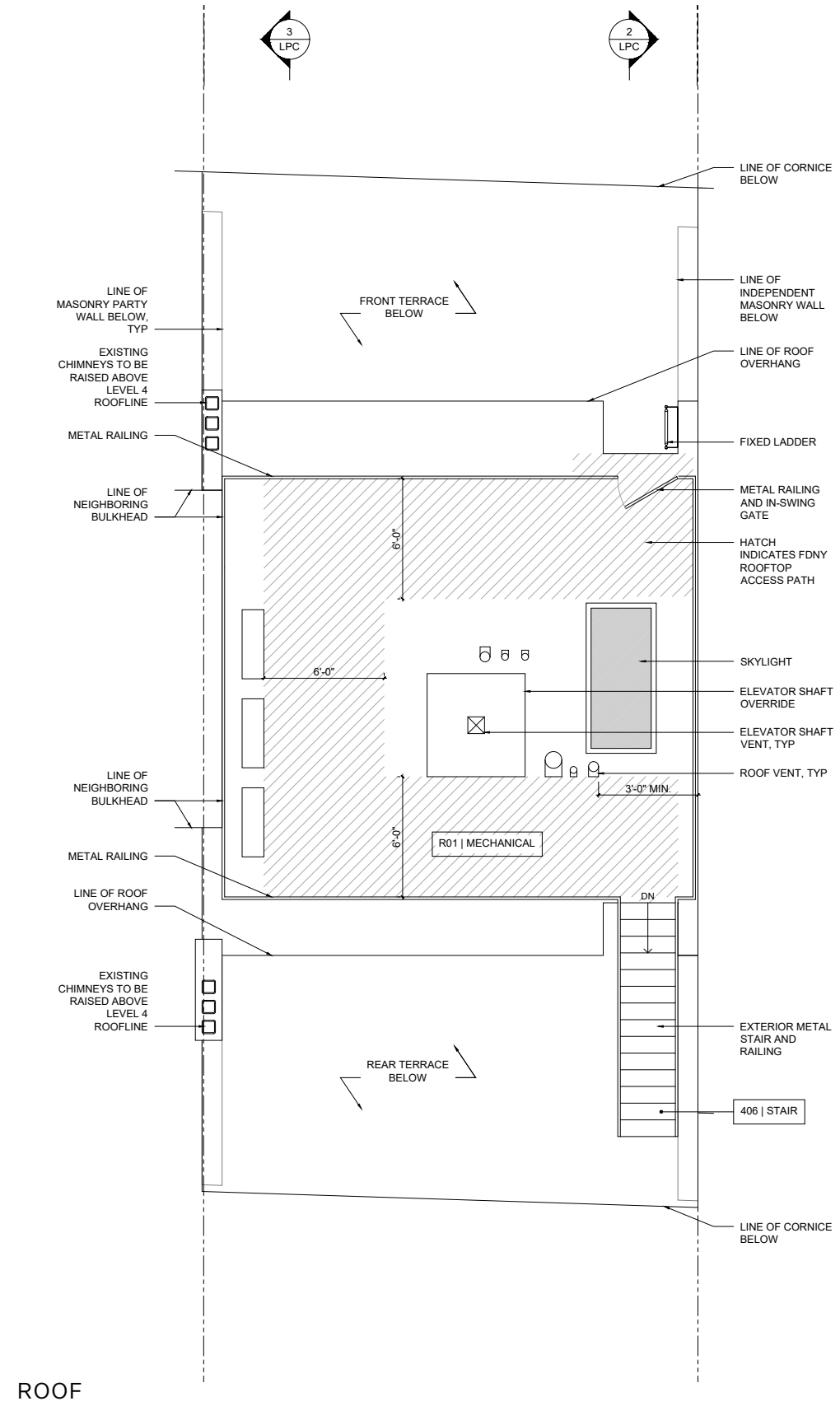


LEVEL 3

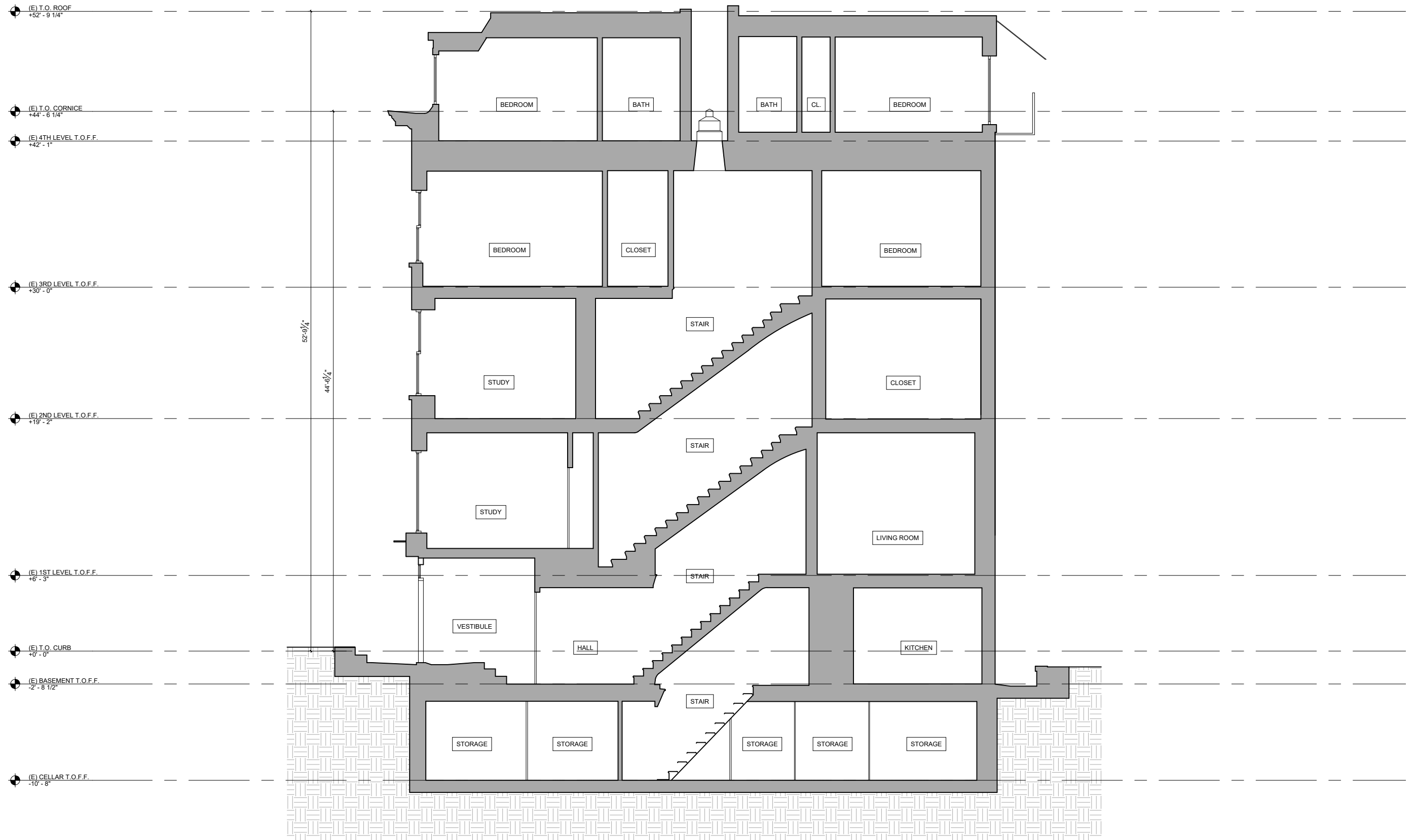


LEVEL 4

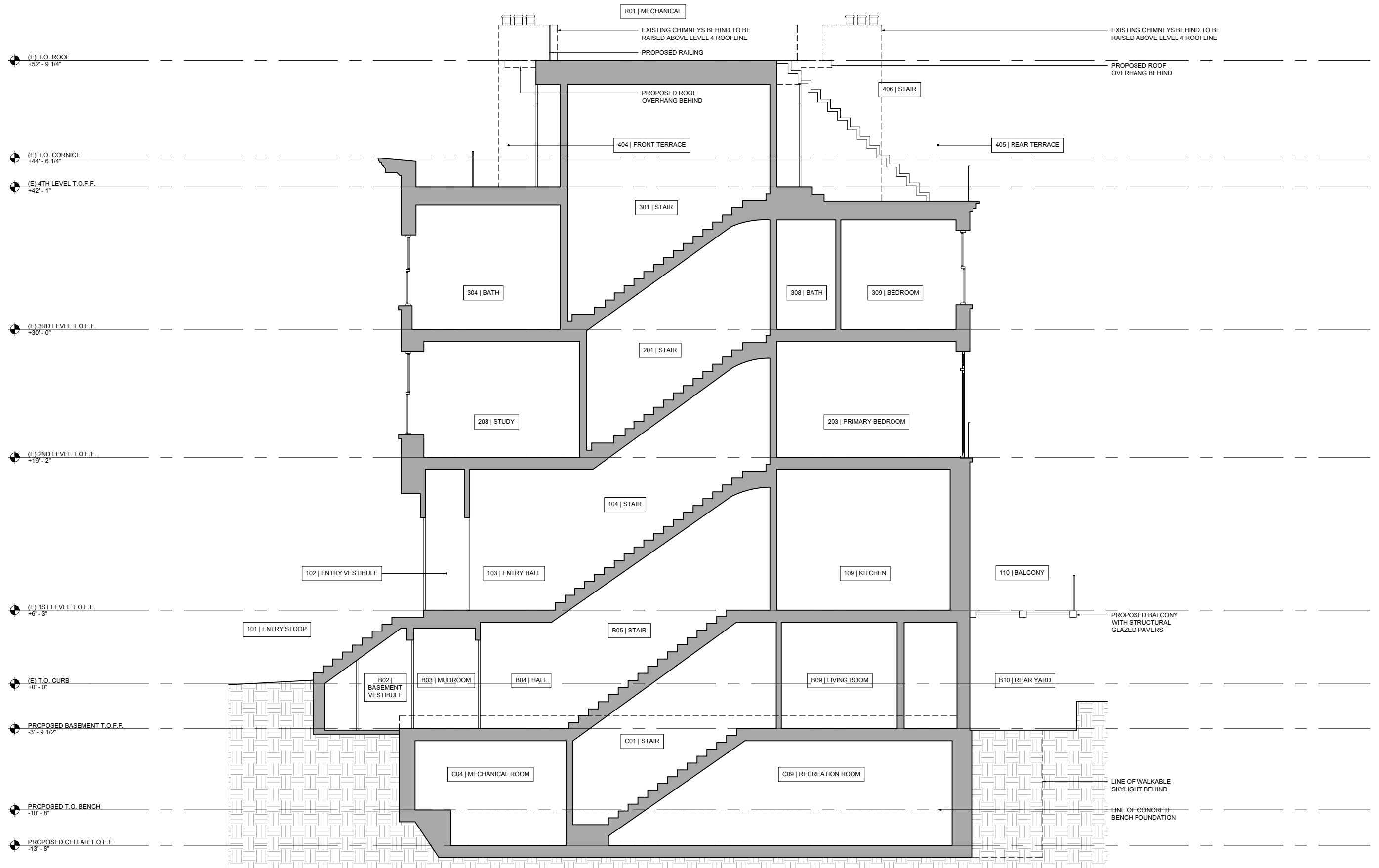
FLOOR PLANS PROPOSED



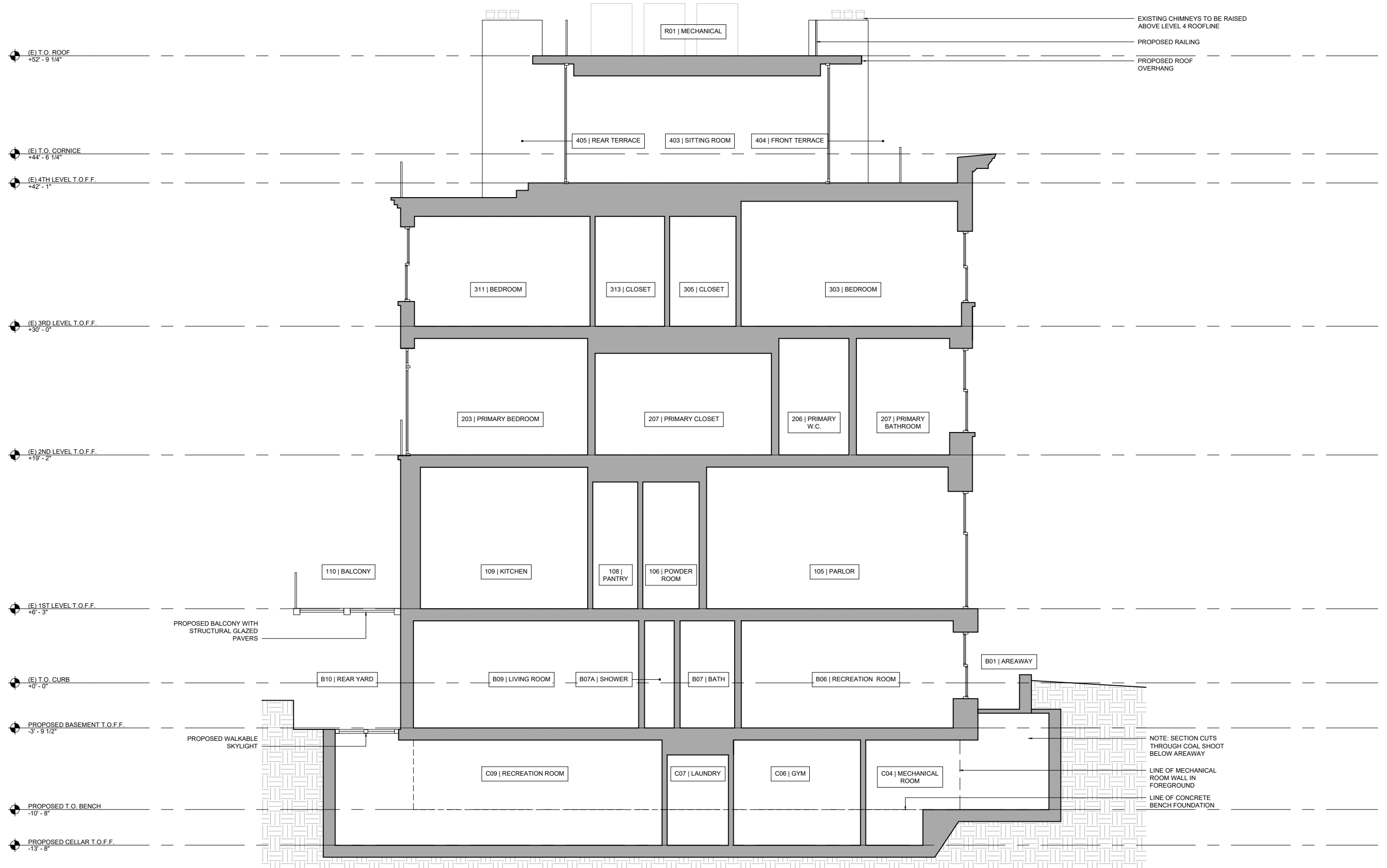
BUILDING SECTION 1 EXISTING



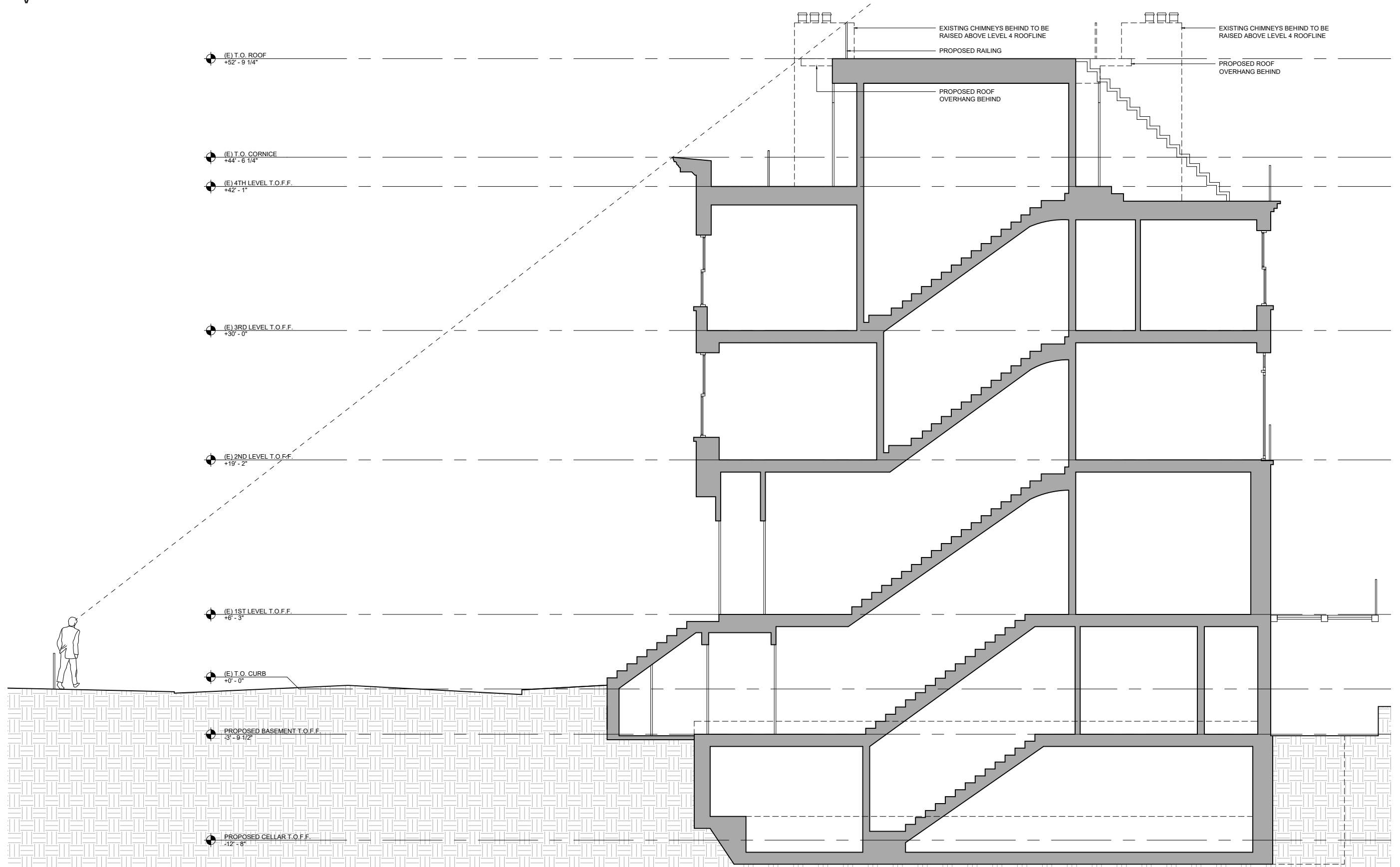
BUILDING SECTION 2 PROPOSED



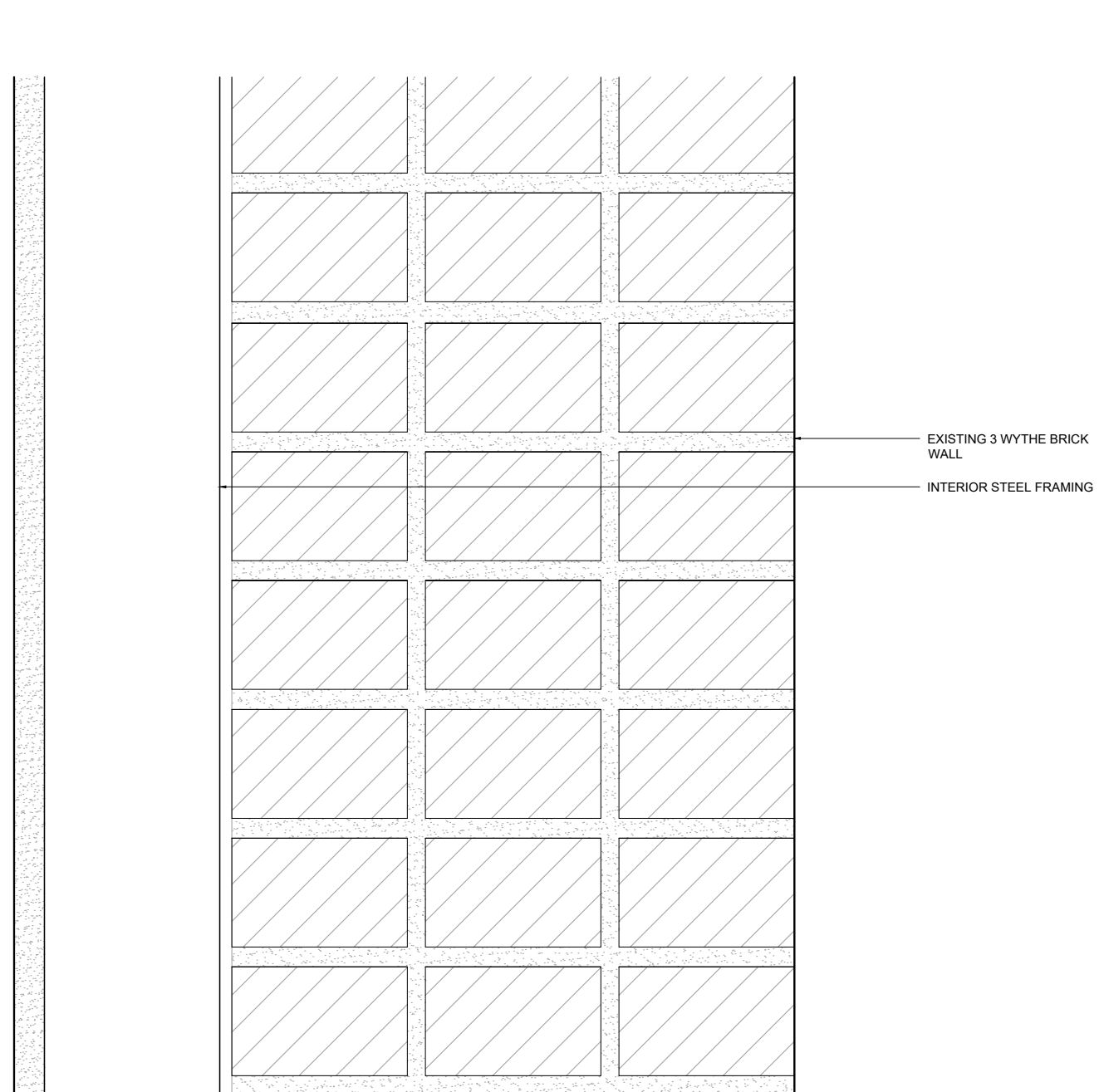
BUILDING SECTION 3 PROPOSED



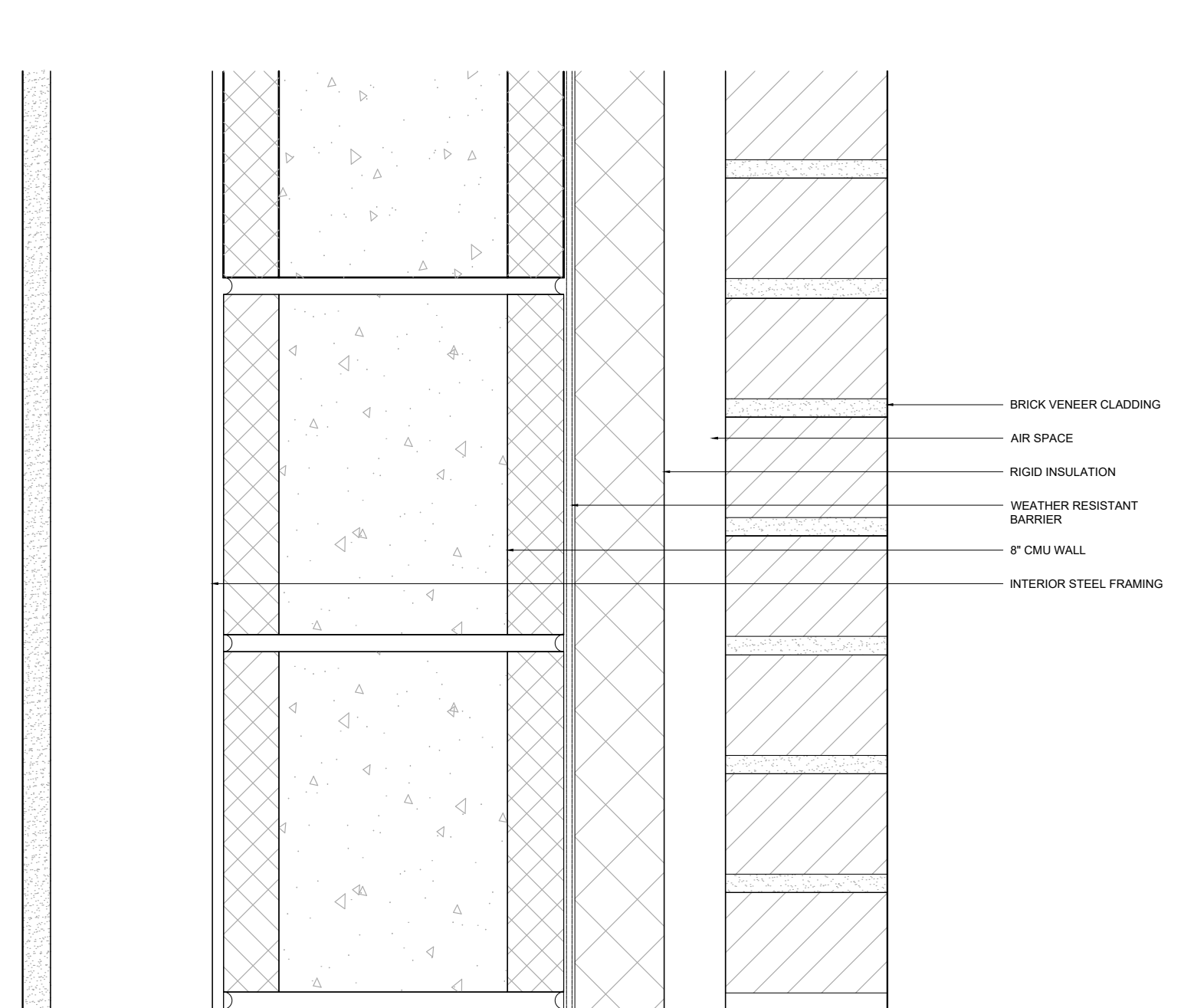
4TH LEVEL SECTION SIGHT DIAGRAM



REAR FACADE EXISTING & PROPOSED TYPICAL WALL DETAILS

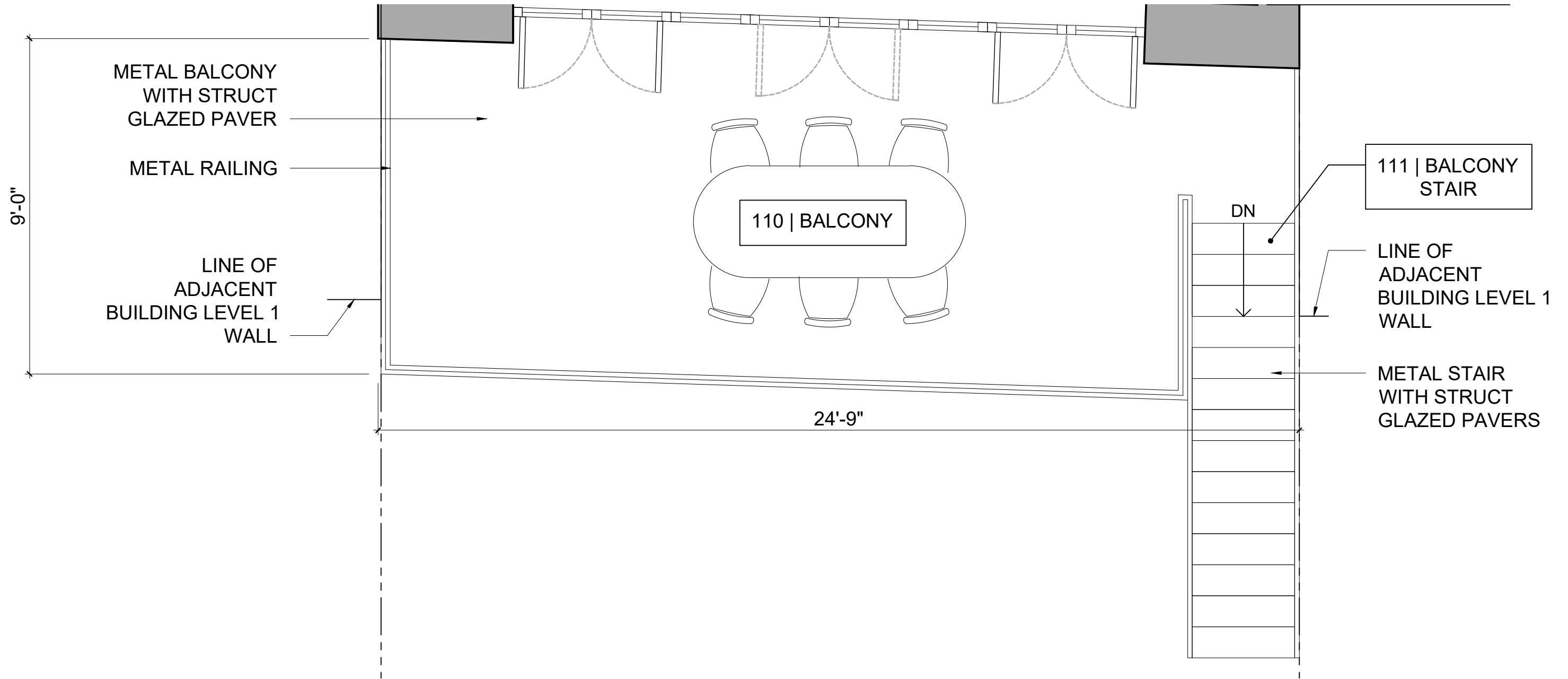


EXISTING REAR FACADE WALL

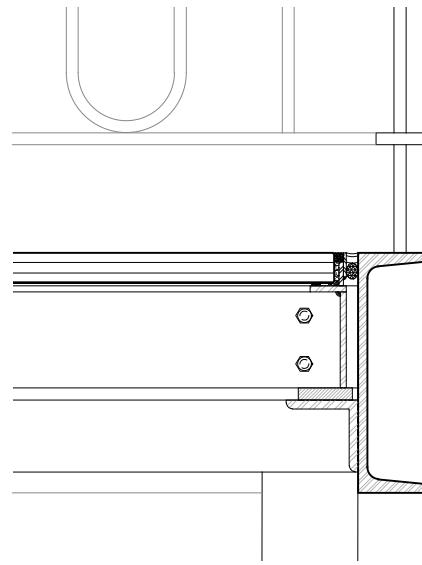


PROPOSED REAR FACADE WALL

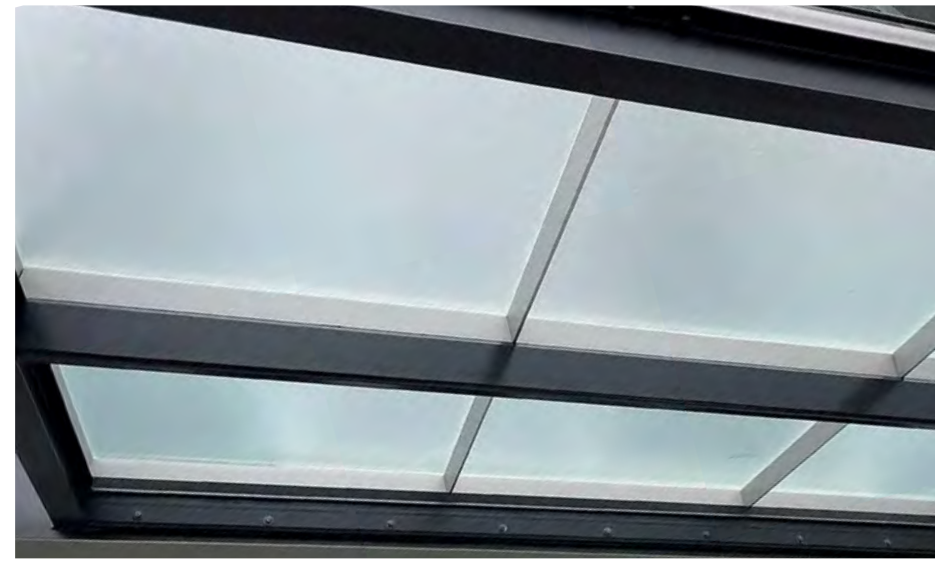
REAR FACADE PROPOSED LEVEL 1 BALCONY FLOOR PLAN



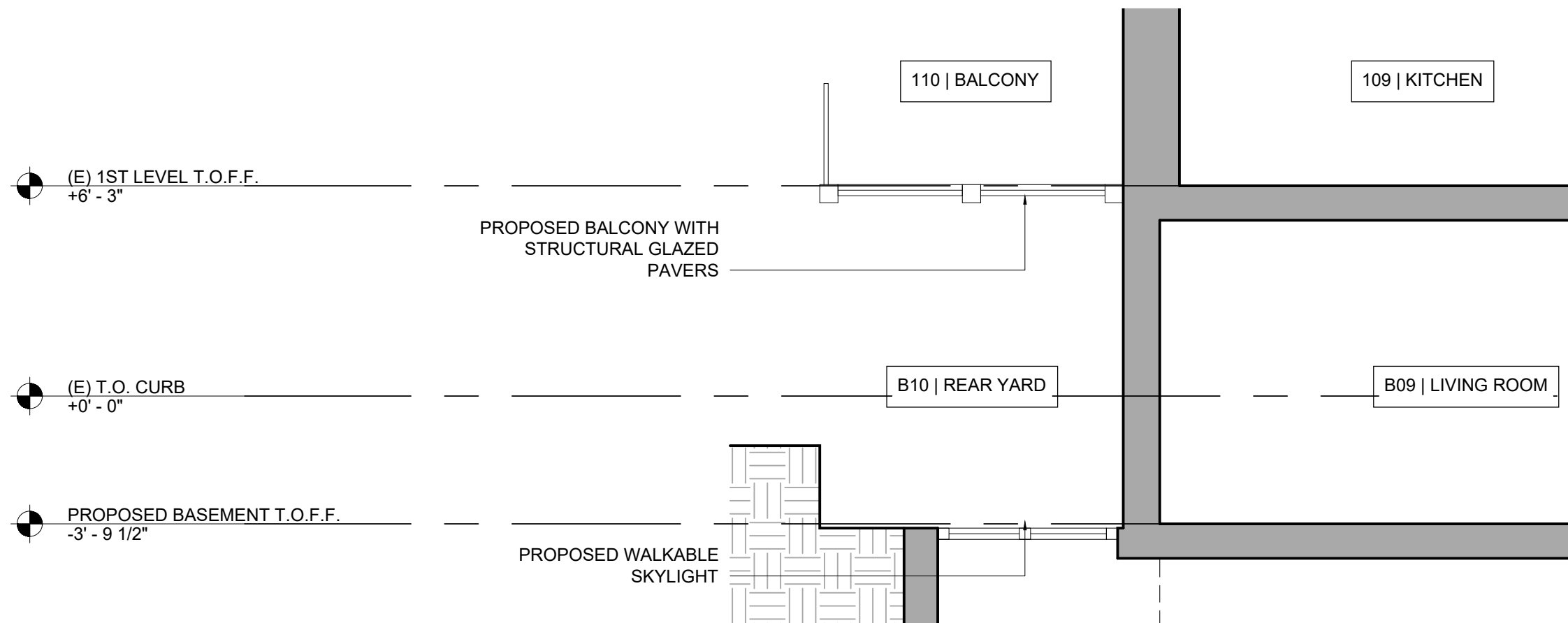
REAR FACADE PROPOSED BALCONY DETAILS



BALCONY DETAIL



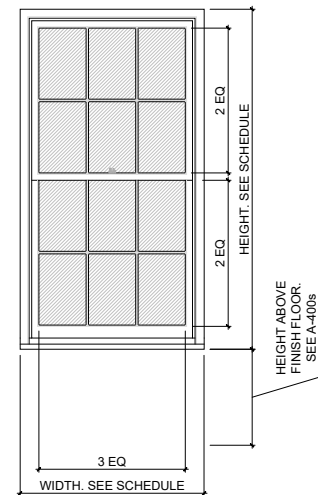
CIRCLE REDMONT REFERENCE IMAGE



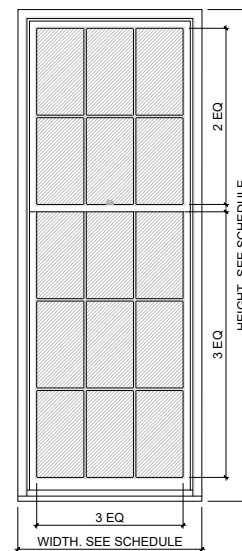
BALCONY SECTION

PROPOSED WINDOWS SCHEDULE

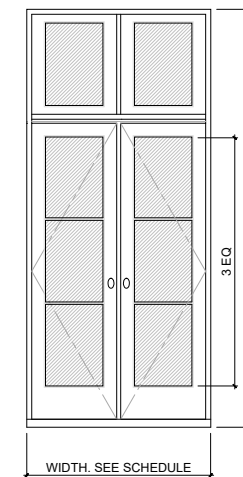
WINDOW SCHEDULE																			
#	LOCATION	ROUGH OPENING		TYPE	DESCRIPTION	MANUFACTURER	FRAME & SASH MATERIAL	EXTERIOR FINISH	INTERIOR FINISH	GLASS TYPE / ASSEMBLY	HARDWARE	CASING TYPE / FINISH		DETAILS			INSECT SCREEN	SHADE	NOTES
		WIDTH	HEIGHT									EXTERIOR	INTERIOR	SILL	HEAD	JAMB			
BASEMENT																			
B06.A	RECREATION ROOM	3'-10"	6'-0"	DH-1	6 OVER 6 WEIGHT & CHAIN DOUBLE HUNG	LEPAGE	RED GRANDIS	PAINTED, CREAM	PRIMED								NONE		
B06.B	RECREATION ROOM	3'-10"	6'-0"	DH-1	6 OVER 6 WEIGHT & CHAIN DOUBLE HUNG	LEPAGE	RED GRANDIS	PAINTED, CREAM	PRIMED								NONE		
LEVEL 1																			
105.A	PARLOR	3'-10"	9'-9 1/4"	DH-2	6 OVER 9 WEIGHT & CHAIN DOUBLE HUNG	LEPAGE	RED GRANDIS	PAINTED, CREAM	PRIMED								NONE		
105.B	PARLOR	3'-10"	9'-9 1/4"	DH-2	6 OVER 9 WEIGHT & CHAIN DOUBLE HUNG	LEPAGE	RED GRANDIS	PAINTED, CREAM	PRIMED								NONE		
LEVEL 2																			
203.A	PRIMARY BEDROOM	3'-10"	9'-0 1/2"	C-1	IN-SWING FRENCH CASEMENT	LEPAGE	RED GRANDIS	PAINTED, BLACK	PRIMED								NONE		
203.B	PRIMARY BEDROOM	3'-10"	9'-0 1/2"	C-1	IN-SWING FRENCH CASEMENT	LEPAGE	RED GRANDIS	PAINTED, BLACK	PRIMED								NONE		
203.C	PRIMARY BEDROOM	3'-10"	9'-0 1/2"	C-1	IN-SWING FRENCH CASEMENT	LEPAGE	RED GRANDIS	PAINTED, BLACK	PRIMED								NONE		
207.A	PRIMARY BATHROOM	3'-10"	7'-1"	DH-1	6 OVER 6 WEIGHT & CHAIN DOUBLE HUNG	LEPAGE	RED GRANDIS	PAINTED, CREAM	PRIMED								NONE		
207.B	PRIMARY BATHROOM	3'-10"	7'-1"	DH-1	6 OVER 6 WEIGHT & CHAIN DOUBLE HUNG	LEPAGE	RED GRANDIS	PAINTED, CREAM	PRIMED								NONE		
208.A	STUDY	3'-10"	7'-1"	DH-1	6 OVER 6 WEIGHT & CHAIN DOUBLE HUNG	LEPAGE	RED GRANDIS	PAINTED, CREAM	PRIMED								NONE		
LEVEL 3																			
303.A	BEDROOM	3'-10"	6'-0"	DH-1	6 OVER 6 WEIGHT & CHAIN DOUBLE HUNG	LEPAGE	RED GRANDIS	PAINTED, CREAM	PRIMED								NONE		
303.B	BEDROOM	3'-10"	6'-0"	DH-1	6 OVER 6 WEIGHT & CHAIN DOUBLE HUNG	LEPAGE	RED GRANDIS	PAINTED, CREAM	PRIMED								NONE		
304.A	BATH	3'-10"	6'-0"	DH-1	6 OVER 6 WEIGHT & CHAIN DOUBLE HUNG	LEPAGE	RED GRANDIS	PAINTED, CREAM	PRIMED								NONE		
309.A	BEDROOM	3'-10"	6'-3 1/2"	DH-1	6 OVER 6 WEIGHT & CHAIN DOUBLE HUNG	LEPAGE	RED GRANDIS	PAINTED, BLACK	PRIMED								NONE		
309.B	BEDROOM	3'-10"	6'-3 1/2"	DH-1	6 OVER 6 WEIGHT & CHAIN DOUBLE HUNG	LEPAGE	RED GRANDIS	PAINTED, BLACK	PRIMED								NONE		
311.A	BEDROOM	3'-10"	6'-3 1/2"	DH-1	6 OVER 6 WEIGHT & CHAIN DOUBLE HUNG	LEPAGE	RED GRANDIS	PAINTED, BLACK	PRIMED								NONE		
SKYLIGHTS																			
C09.A	RECREATION ROOM	16'-11 3/4"	5'-4"	SK-2	STYLE 91R PLANK GLASS & METAL PANEL SYSTEM	CIRCLE REDMONT	STAINLESS STEEL	PAINTED, BLACK	TBD								N/A		
B10.A	REAR YARD	16'-11 3/4"	5'-4"	SK-2	STYLE 91R PLANK GLASS & METAL PANEL SYSTEM	CIRCLE REDMONT	STAINLESS STEEL	PAINTED, BLACK	TBD								N/A		
401.A	HALL	16'-11 3/4"	16'-11 3/4"	SK-1	FIXED CURB MOUNT SKYLIGHT	LYNBROOK	ALUMINUM	DARK BRONZE ANODIZED	DARK BRONZE ANODIZED								N/A		



DOUBLE HUNG WINDOW
6 OVER 6

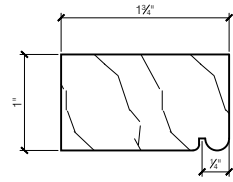


DOUBLE HUNG WINDOW
6 OVER 9



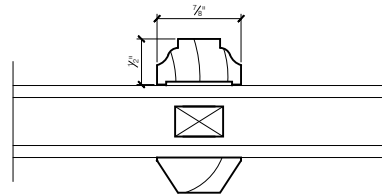
CASEMENT FRENCH WINDOW
IN-SWING

PROPOSED WINDOWS FRONT FACADE DOUBLE HUNG - 6 OVER 6



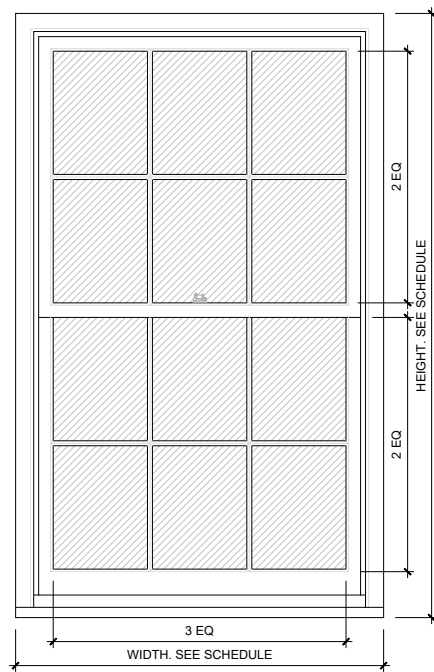
EXISTING BRICKMOULD PROFILE. NEW BRICKMOULD AT ALL FRONT FACADE WINDOWS TO MATCH.

SCALE: 6" = 1'-0"

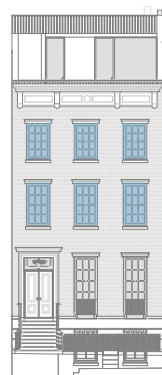


WOOD 7/8" MUNTIN WITH SPACER BAR

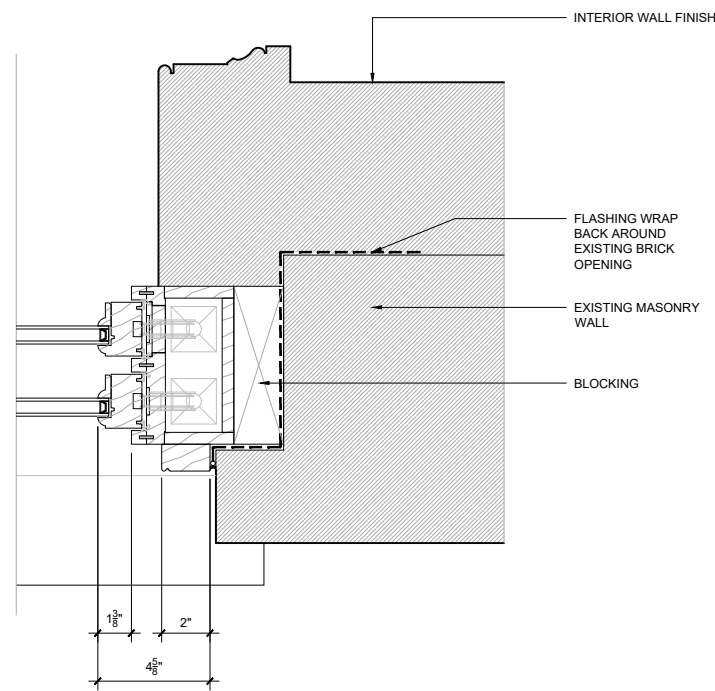
SCALE: 6" = 1'-0"



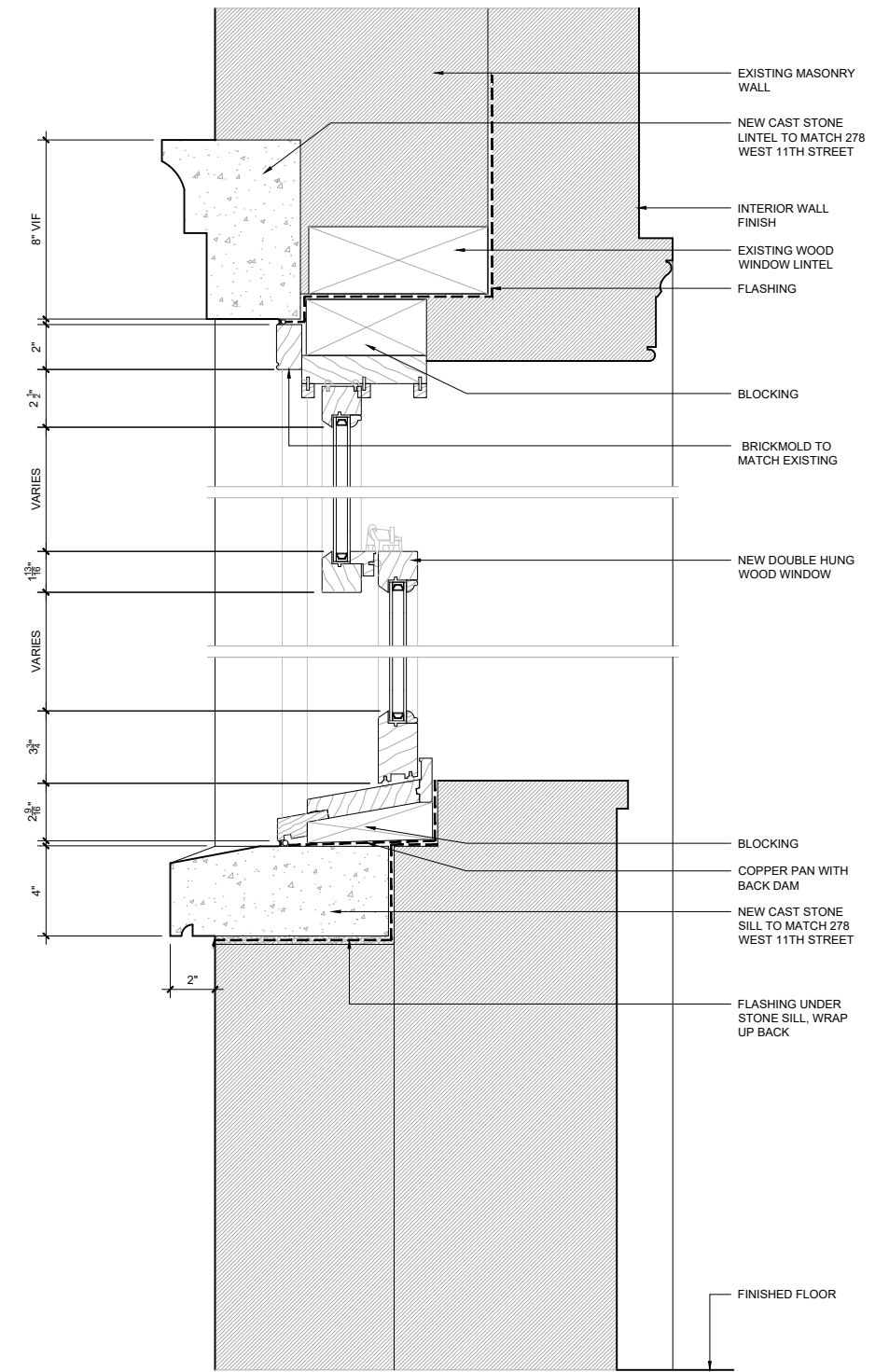
SCALE: 1/4" = 1'-0"



KEY

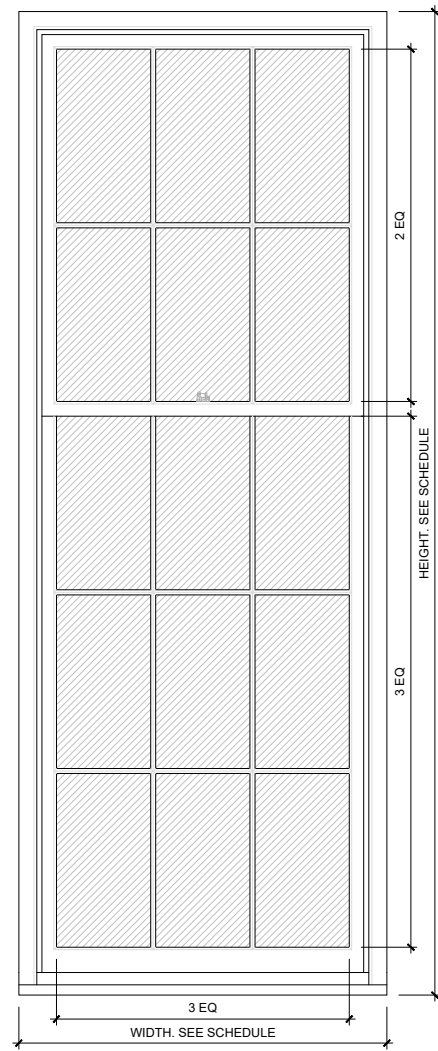


SCALE: 1 1/2" = 1'-0"



SCALE: 1 1/2" = 1'-0"

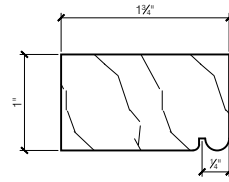
PROPOSED WINDOWS FRONT FACADE DOUBLE HUNG - 6 OVER 9



SCALE: 1/4" = 1'-0"

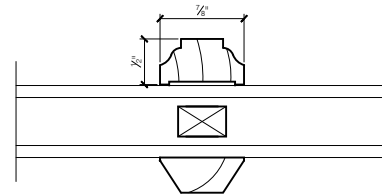


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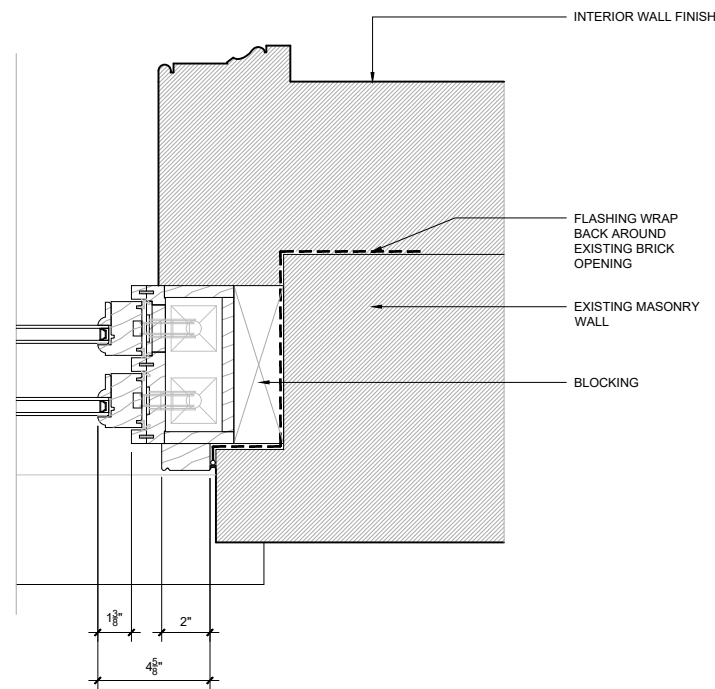
EXISTING BRICKMOULD PROFILE. NEW BRICKMOULD AT ALL FRONT FACADE WINDOWS TO MATCH.

SCALE: 6" = 1'-0"

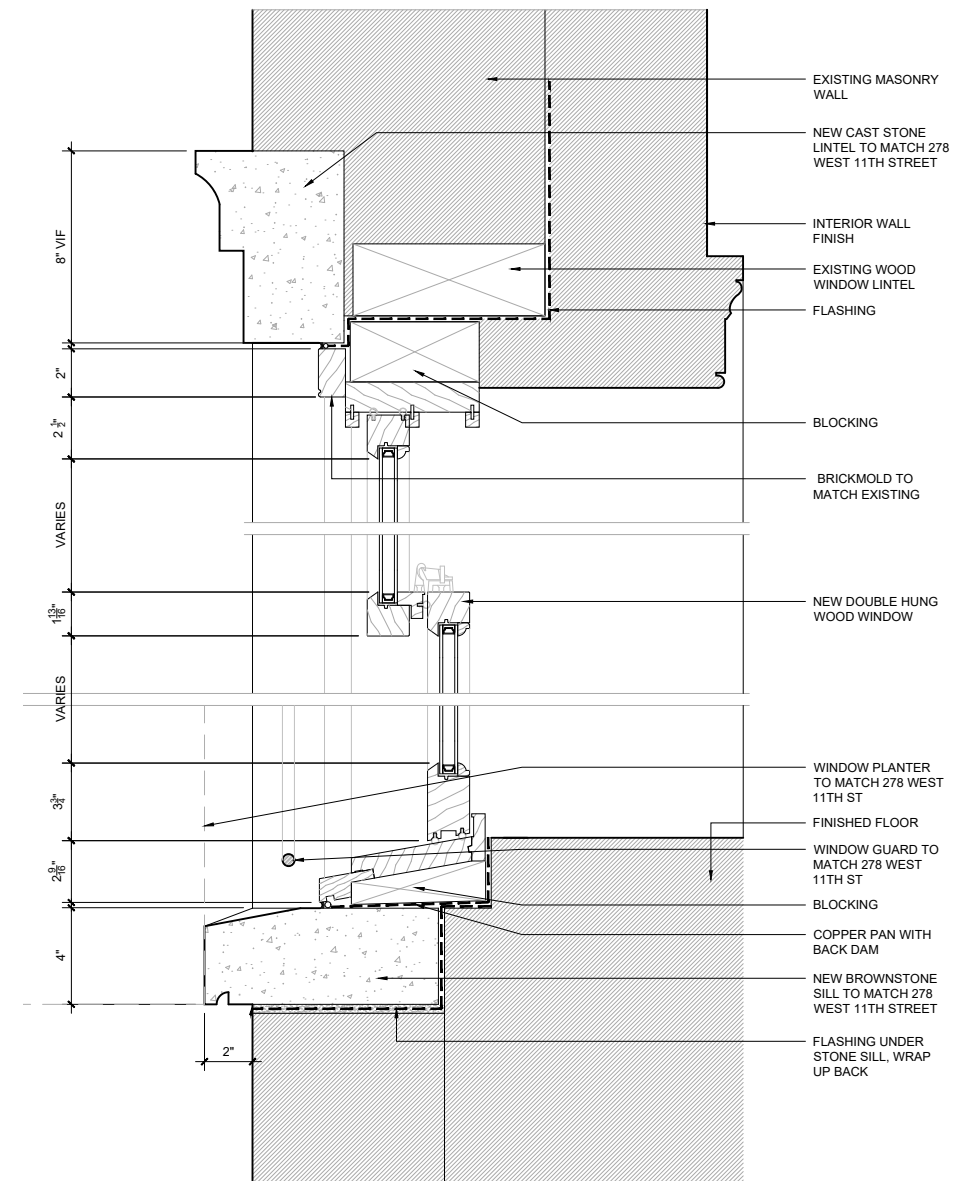


WOOD 7/8" MUNTIN WITH SPACER BAR

SCALE: 6" = 1'-0"

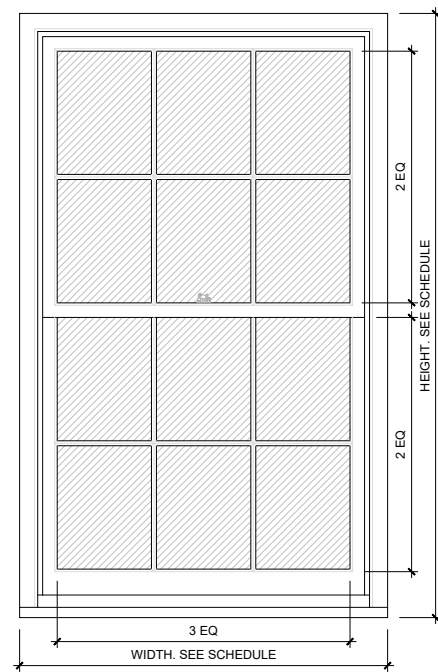


SCALE: 1 1/2" = 1'-0"



SCALE: 1 1/2" = 1'-0"

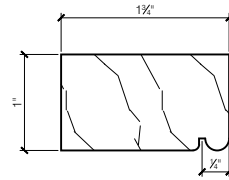
PROPOSED WINDOWS REAR FACADE DOUBLE HUNG - 6 OVER 6



SCALE: 1/4" = 1'-0"

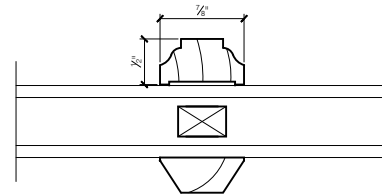


KEY



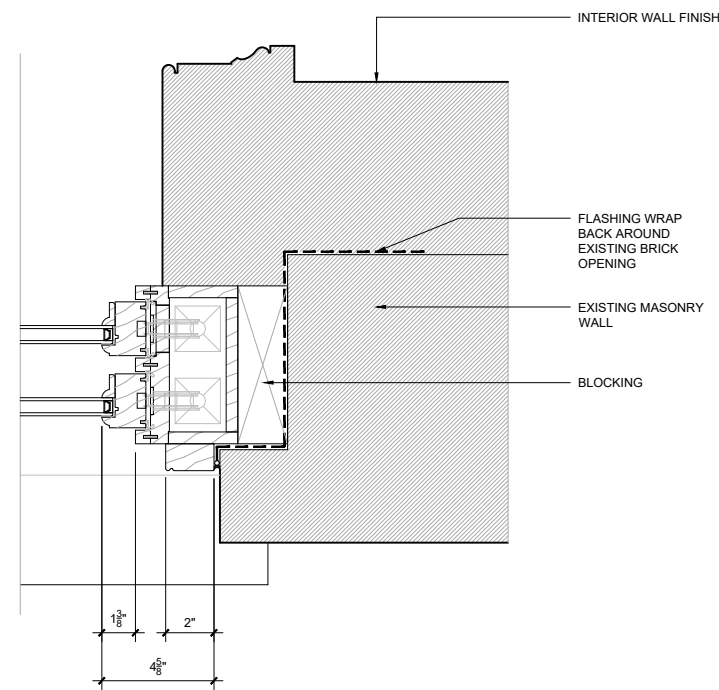
EXISTING BRICKMOULD PROFILE. NEW BRICKMOULD AT ALL FRONT FACADE WINDOWS TO MATCH.

SCALE: 6" = 1'-0"

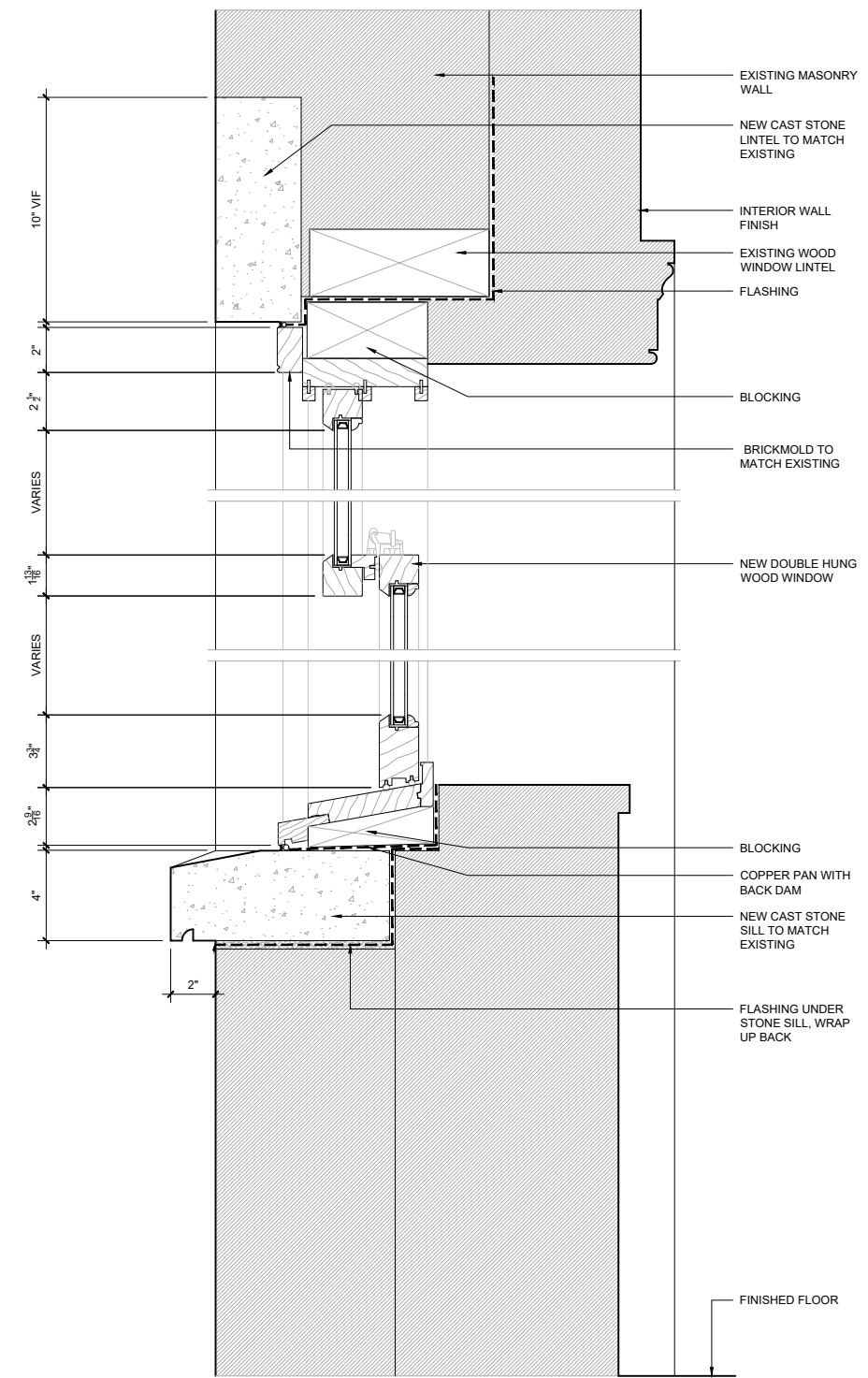


WOOD 7/8" MUNTIN WITH SPACER BAR

SCALE: 6" = 1'-0"

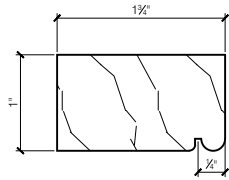


SCALE: 1 1/2" = 1'-0"



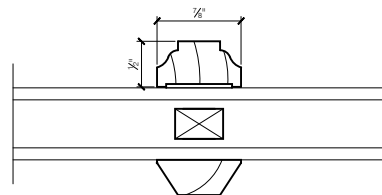
SCALE: 1 1/2" = 1'-0"

PROPOSED WINDOWS REAR FACADE IN-SWING FRENCH CASEMENT



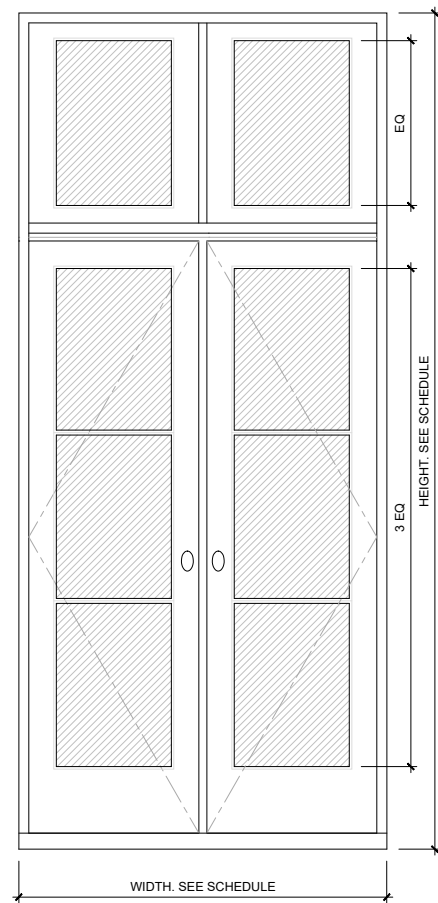
EXISTING BRICKMOULD PROFILE. NEW BRICKMOULD AT ALL FRONT FACADE WINDOWS TO MATCH.

SCALE: 6" = 1'-0"



WOOD 7/8" MUNTIN WITH SPACER BAR

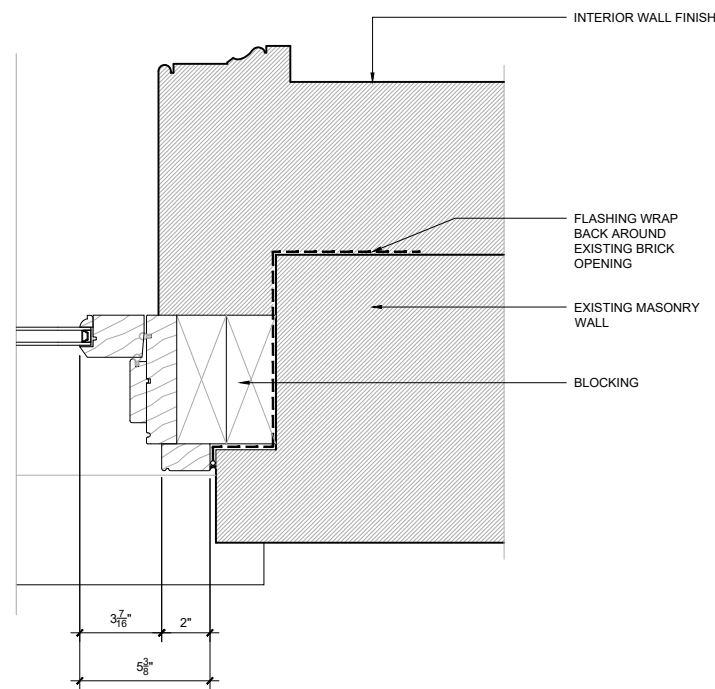
SCALE: 6" = 1'-0"



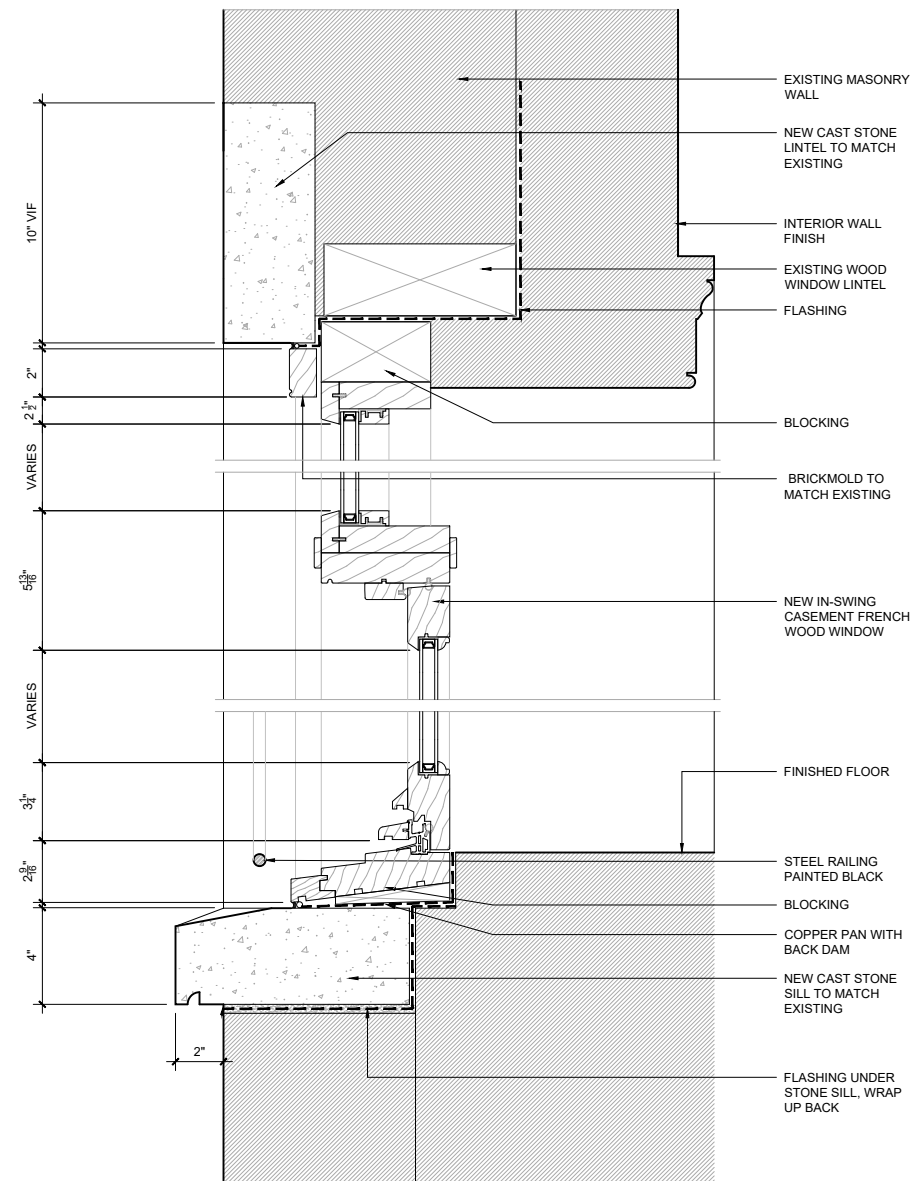
SCALE: 1/4" = 1'-0"



KEY



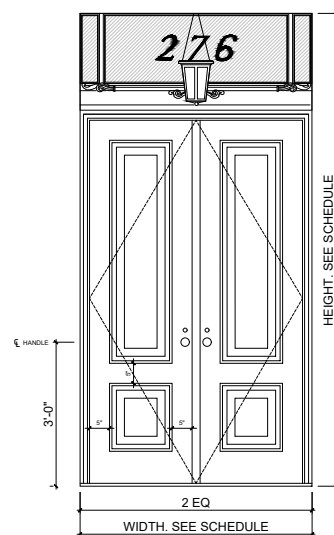
SCALE: 11/2" = 1'-0"



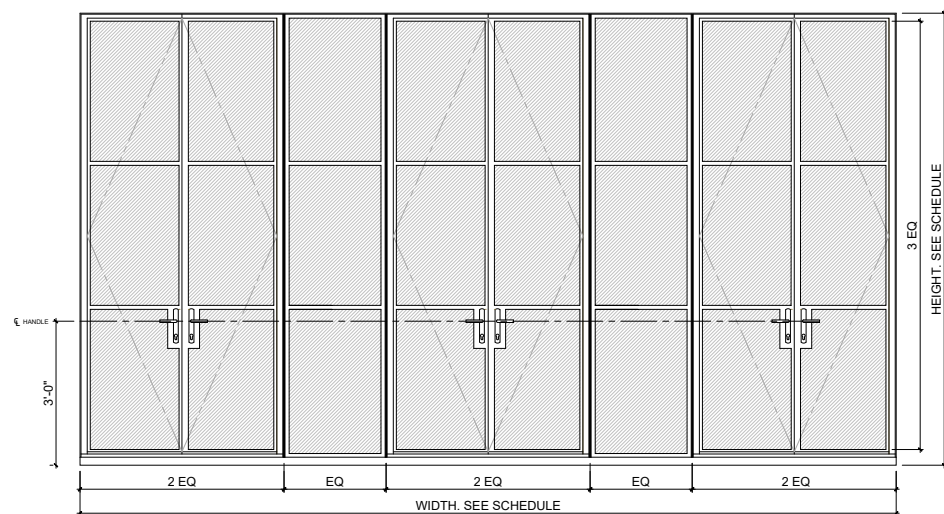
SCALE: 11/2" = 1'-0"

PROPOSED DOORS SCHEDULE

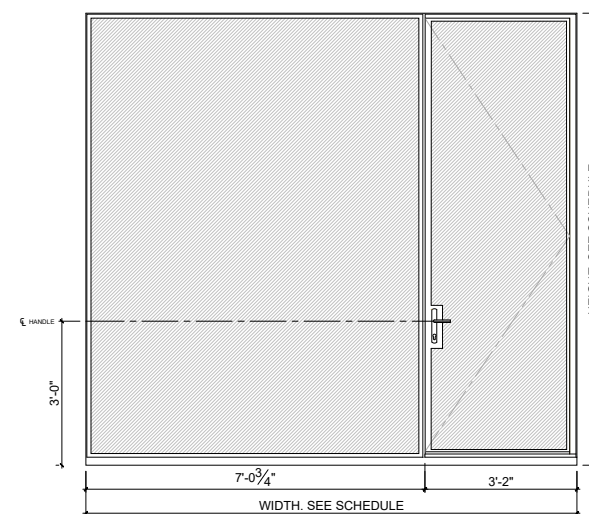
EXTERIOR DOOR SCHEDULE																			
#	LOCATION	ROUGH OPENING		TYPE	DESCRIPTION	MANUFACTURER	MATERIAL	EXTERIOR FINISH	INTERIOR FINISH	GLASS TYPE / ASSEMBLY	HARDWARE	CASING TYPE / FINISH		DETAILS			FIRE RATING	SHADE	NOTES
		WIDTH	HEIGHT									EXTERIOR	INTERIOR	SILL	HEAD	JAMB			
BASEMENT																			
B01.1	AREAWAY	2'-2"	2'-10"	G-1	AREAWAY GATE	CUSTOM											NONE		
B01.2	AREAWAY	2'-7 3/4"	7'-7"	G-2	ENTRY GATE	CUSTOM											NONE		
B03.1	MUDROOM	3'-0"	7'-10 1/2"	E-2	SOLID CORE WOOD SWING DOOR	CUSTOM													
B09.1	LIVING ROOM	17'-0"	7'-6"	E-3	STEEL FRAME FRENCH DOORS & FIXED SIDELITES, FARO 75	BROMBAL	GALVANIZED STEEL	PAINTED BLACK	PAINTED WHITE										
LEVEL 1																			
102.1	ENTRY VESTIBULE	4'-10"	9'-8 1/2"	E-1	SOLID CORE WOOD DOUBLE SWING DOORS	CUSTOM											NONE		
103.1	ENTRY HALL	4'-10"	9'-8 1/2"	E-1	SOLID CORE WOOD DOUBLE SWING DOORS	CUSTOM											NONE		
109.1	KITCHEN	17'-0"	9'-0"	E-3	STEEL FRAME FRENCH DOORS & FIXED SIDELITES, FARO 75	BROMBAL	GALVANIZED STEEL	PAINTED BLACK	PAINTED WHITE										
LEVEL 2																			
																	NONE		
LEVEL 3																			
																	NONE		
LEVEL 4																			
401.1	HALL	3'-3 1/2"	10'-1"	E-4	STEEL FRAME SWING DOOR, FARO 75	BROMBAL	GALVANIZED STEEL	PAINTED BLACK	PAINTED WHITE								N/A		
401.2	HALL	3'-3 1/2"	10'-1"	E-4	STEEL FRAME SWING DOOR, FARO 75	BROMBAL	GALVANIZED STEEL	PAINTED BLACK	PAINTED WHITE								N/A		
403.1	SITTING ROOM	10'-3 1/2"	10'-1"	E-3	STEEL FRAME SWING DOOR & FIXED WINDOW, FARO 75	BROMBAL	GALVANIZED STEEL	PAINTED BLACK	PAINTED WHITE								N/A		
403.2	SITTING ROOM	10'-3 1/2"	10'-1"	E-3	STEEL FRAME SWING DOOR & FIXED WINDOW, FARO 75	BROMBAL	GALVANIZED STEEL	PAINTED BLACK	PAINTED WHITE										



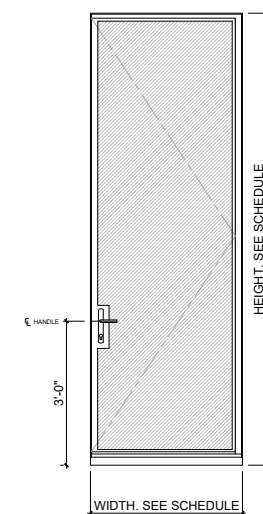
ENTRY DOUBLE DOORS



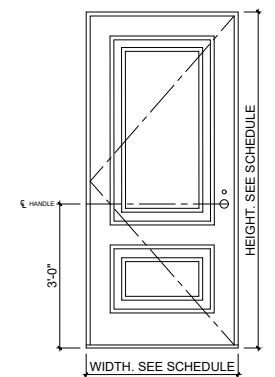
STEEL FRENCH DOORS



STEEL DOOR & FIXED WINDOW

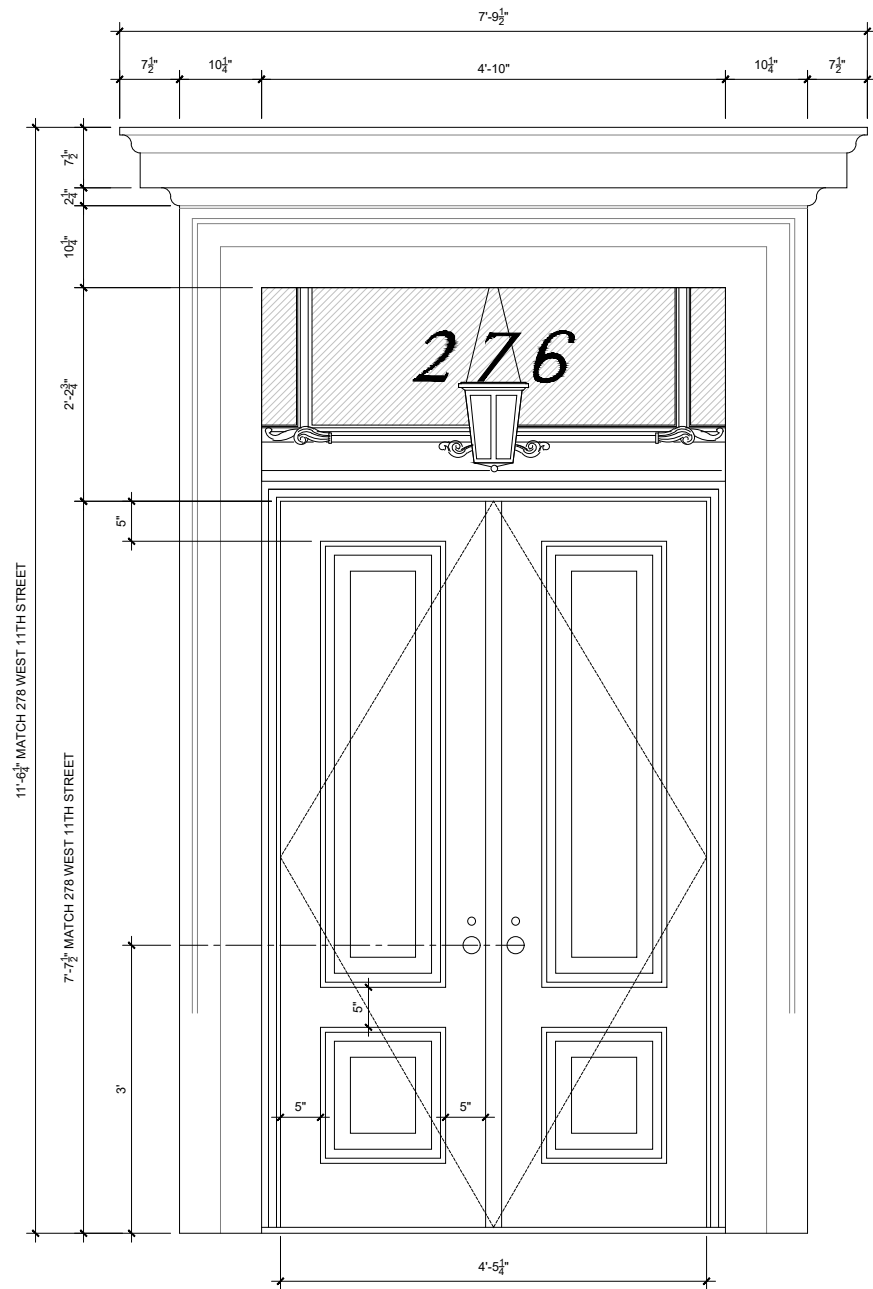


STEEL DOOR

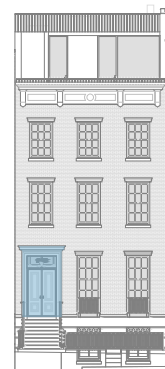


BASEMENT ENTRY DOOR

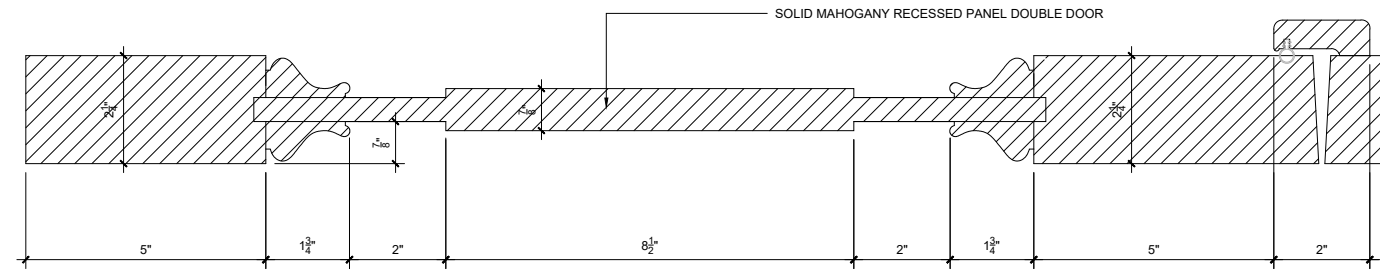
PROPOSED DOORS ENTRY DOOR



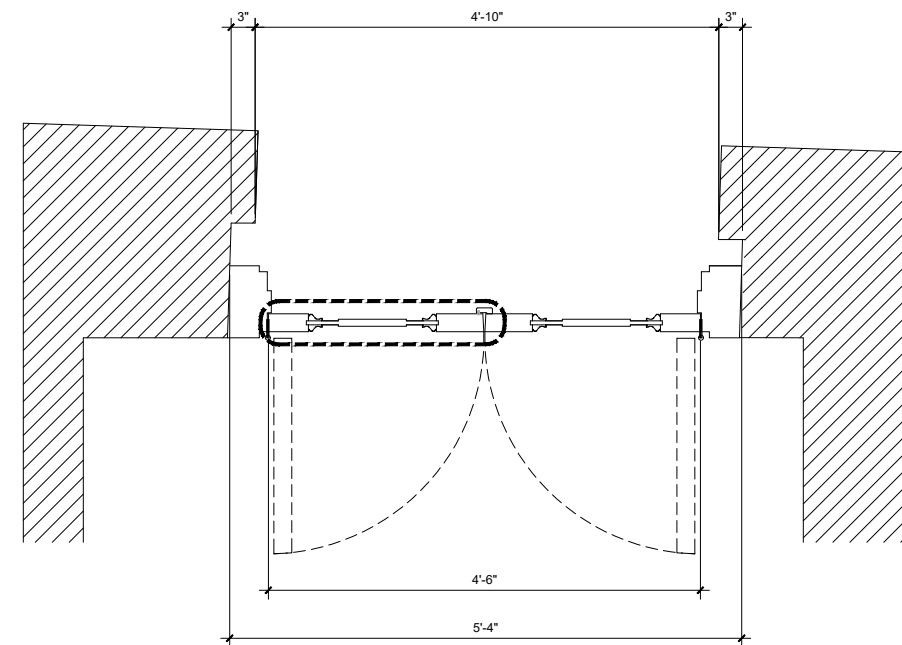
SCALE: 1/4" = 1'-0"



KEY

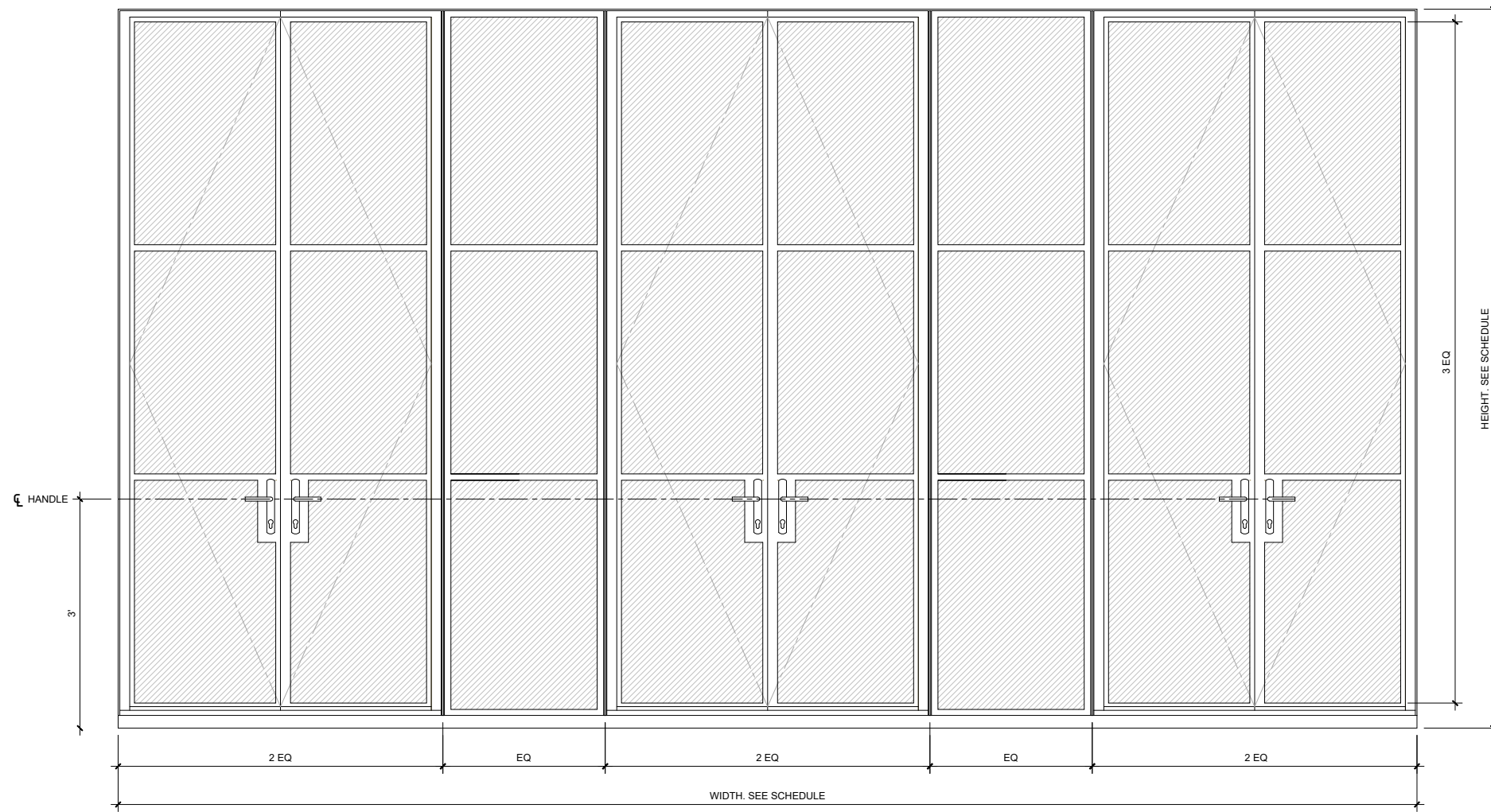


PANEL DETAIL
SCALE = 1 1/2" = 1'-0"



SCALE: 1/4" = 1'-0"

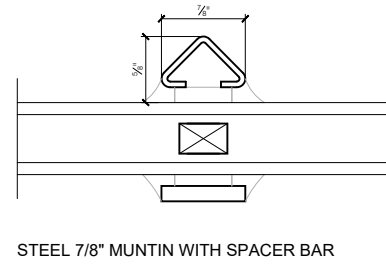
PROPOSED DOORS REAR TERRACE



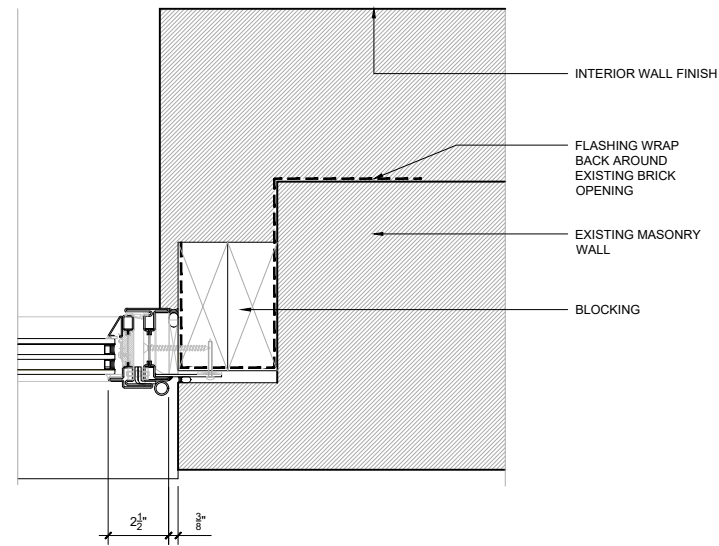
SCALE: 1/4" = 1'-0"



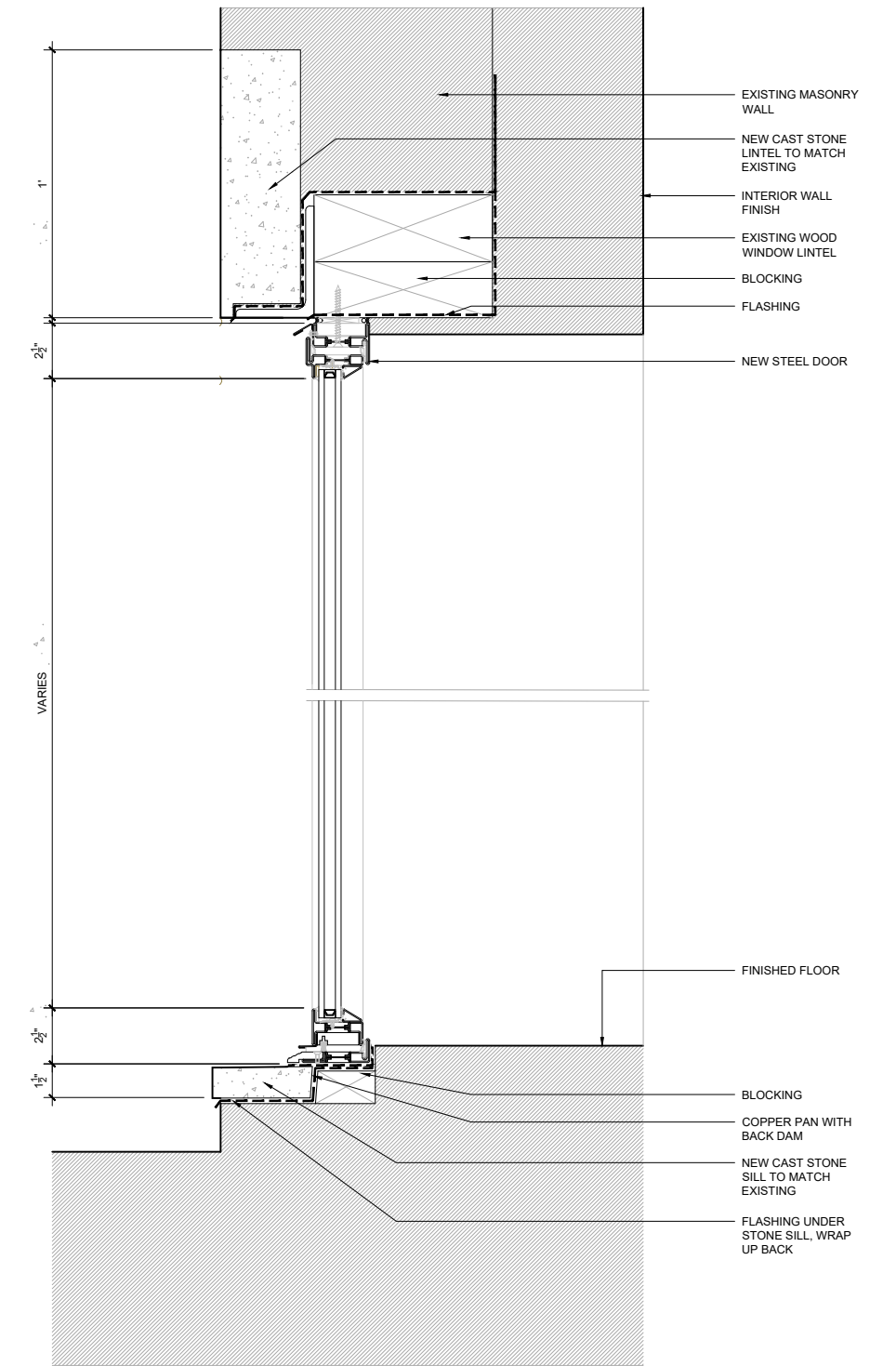
KEY



SCALE: 6" = 1'-0"

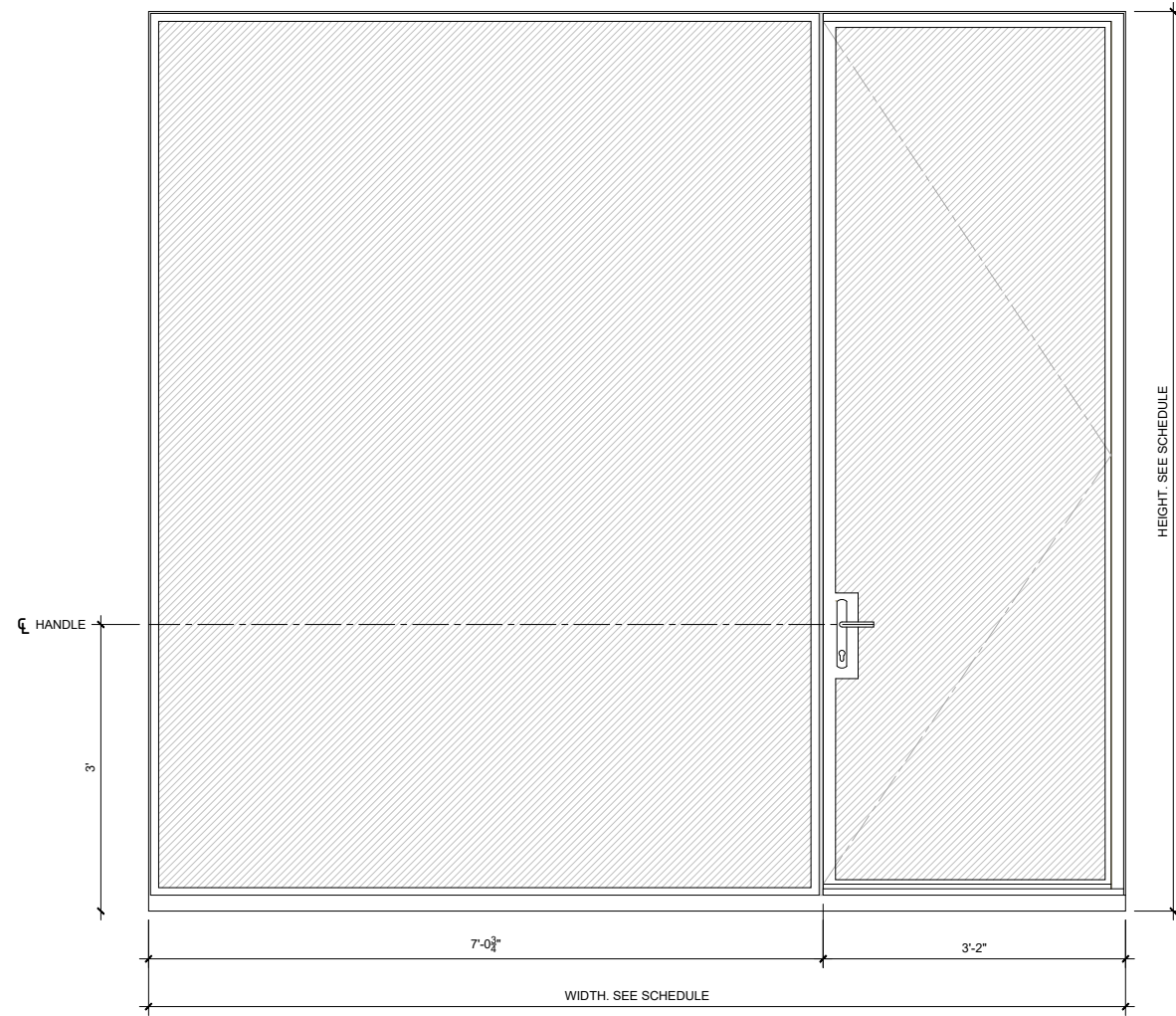


SCALE: 1 1/2" = 1'-0"

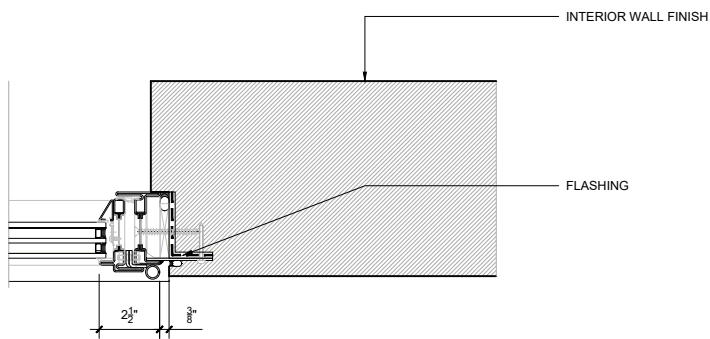
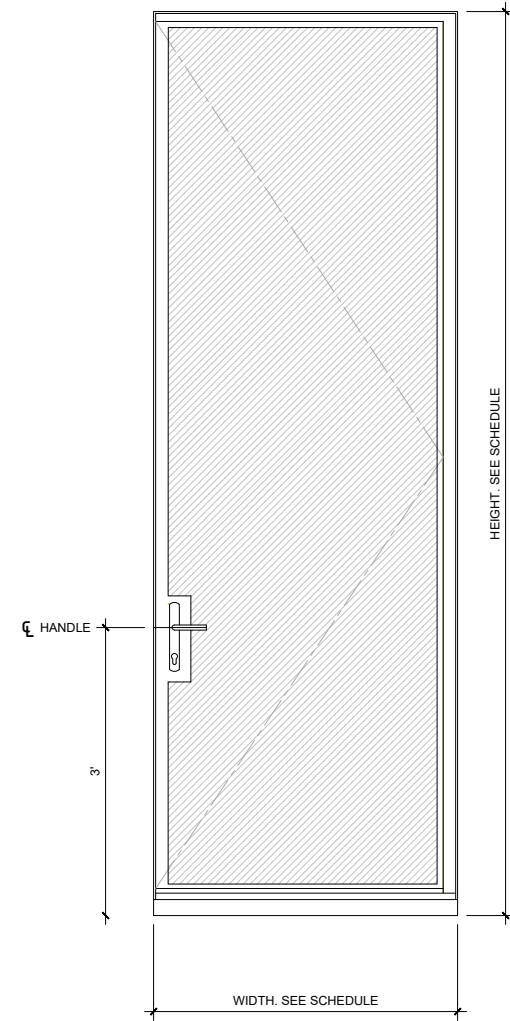


SCALE: 1 1/2" = 1'-0"

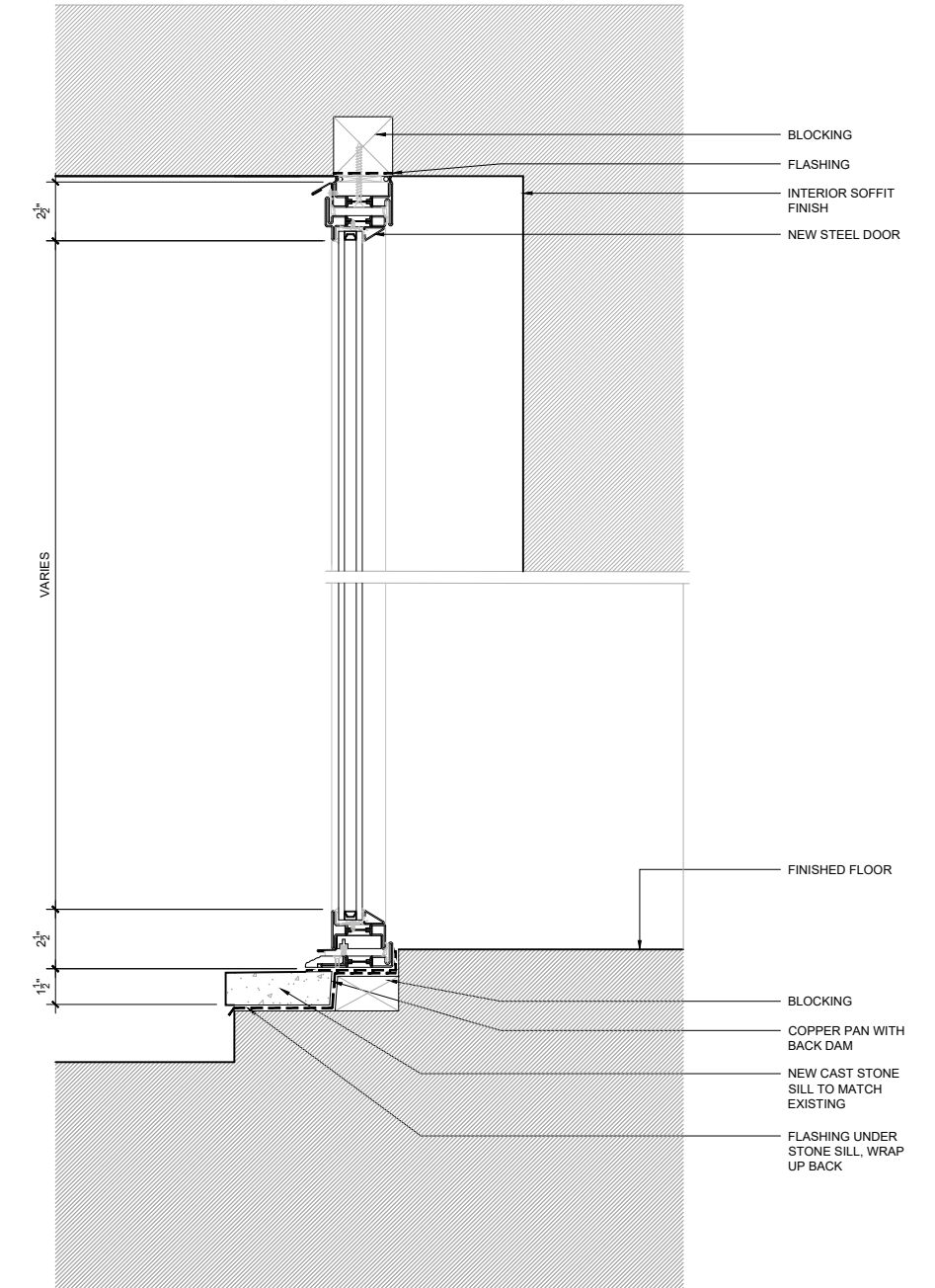
PROPOSED DOORS 4TH LEVEL



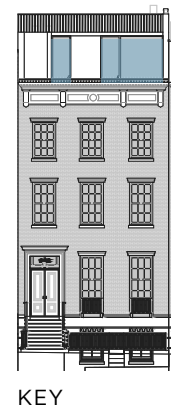
SCALE: 1/4" = 1'-0"



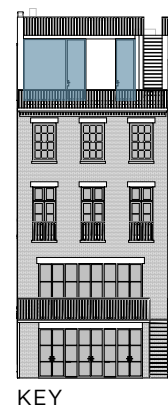
SCALE: 1 1/2" = 1'-0"



SCALE: 1 1/2" = 1'-0"



KEY



KEY

April 9, 2024
Public Hearing

The current proposal is:

Preservation Department – Item 9, LPC-24-04987

276 West 11th Street – Greenwich Village Historic District Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 835 5784 7531

Passcode: 865955

By Phone: 1 646-558-8656 US (New
York) 877-853-5257 (Toll free) US
888 475 4499 (Toll free)

Note: If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.