

October 29, 2024
Public Hearing

The current proposal is:

Preservation Department – Item 9, LPC-25-02527

48 Barrow Street – Greenwich Village Historic District Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 820 4014 2259

Passcode: 476351

By Phone: 646-558-8656 (NY)

877-853-5257 (Toll free) US

888-475-4499 (Toll free)

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48 Barrow Street



Proposed Construction

- Reconstruct and reconfigure rear (North) wall
 - Add foundation
 - Stabilize north and west walls
 - Reconfigure windows
 - Repair and stabilize addition on second and third floor
 - Add access to yard from parlor floor

Site Information

48 Barrow Street



Historic Buildings and Sites

Symbology

- Individual Landmark (pink shape)
- Historic District Building (yellow shape)



Map Legend

Pending Permits (light blue dot)



History of 38-48 Barrow Street*

- The six townhouses, 38-48 Barrow Street were built in 1851-52
- Similarly constructed late Greek Revival/early Italianate style
- Lots sold to a group of men: Mason and builder (38, 40, and 48), carpenter (42), ironworker (44) and stonecutter (46) who likely collaborated on the construction of the row.
- Houses built with English basement and three floors with rear extensions on the ground floor and parlor floor level

*Historical information by Regina Kellerman, Architectural Historian

Rear of 38-48 Barrow Street



48 Barrow Alterations

- Was primarily a two family home until mid 20th century
- During 1922, Frank Hutchens, a professional portrait and landscape painter purchased the house, making it his home and studio
- Likely during this time the addition/alteration of the third floor to increase the light into the space
- Second and Third floors extended seven feet, roof line changed

Identified Issues

- Structural repair to back and west wall needed
 - West wall of 48 Barrow does not have a party wall along its full length
 - Addition on second and third floor made only using one wythe of brick on side walls
 - There is no foundation below the original extension - the foundation is below the load bearing brick wall at the end of the double parlor - the wall for 2nd and 3rd floors which originally matched the other houses in the row



Existing Conditions

Rear of House from Yard

Rear of Second Floor





Brick Condition

Ground floor - original brick in poor condition





Brick Conditions



Original brick on Parlor Floor in poor condition due to fire in 2001 when a restaurant was on the ground floor



Brick Condition

2nd Floor has brick only brick facia

Brick Conditions

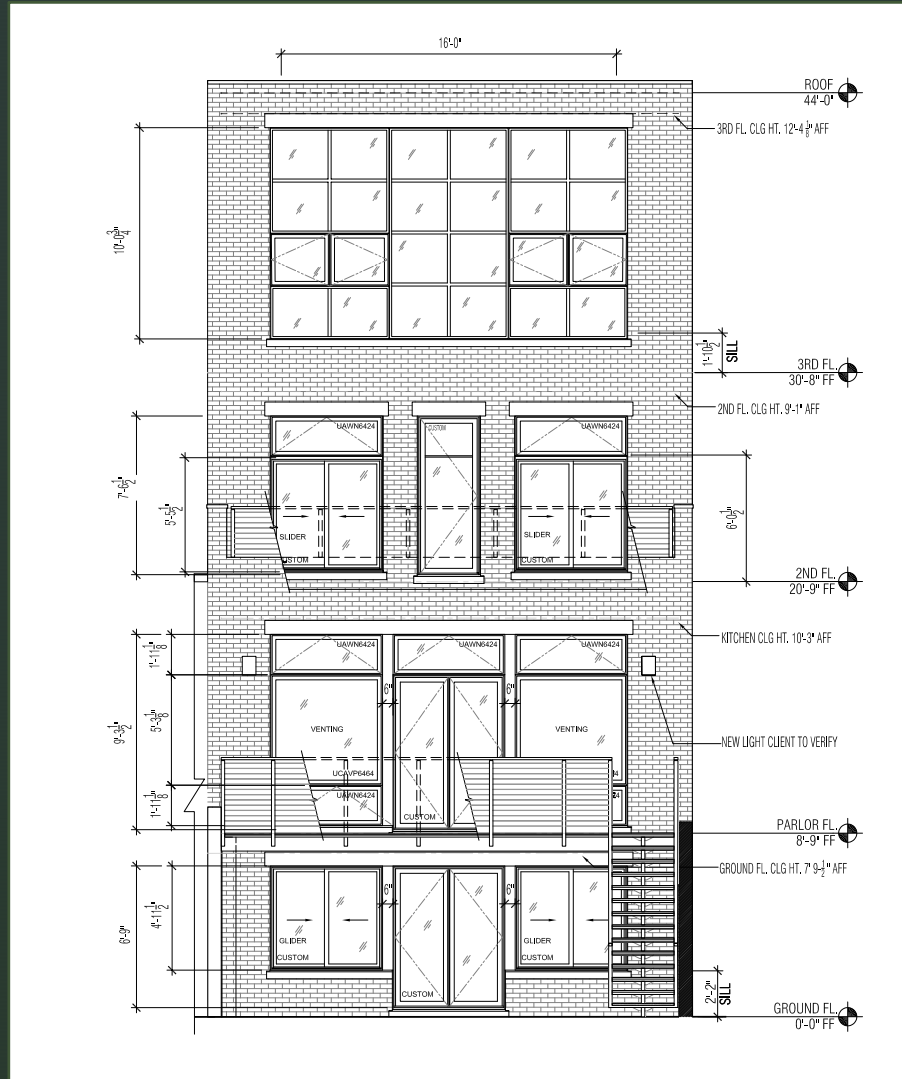


Third floor addition - different than original brick



Proposed Work

- New foundation added below exterior wall of extension
- Existing rear wall at extension and second and third floors removed
- Steel joists added at Parlor floor ceiling level to support structure above
- Steel beams added in rear wall of extension to support new rear wall
- East and west wall stabilized and tied-in
- New windows across back of house to allow more light
- Large steel window on third floor - connecting history of artist residence



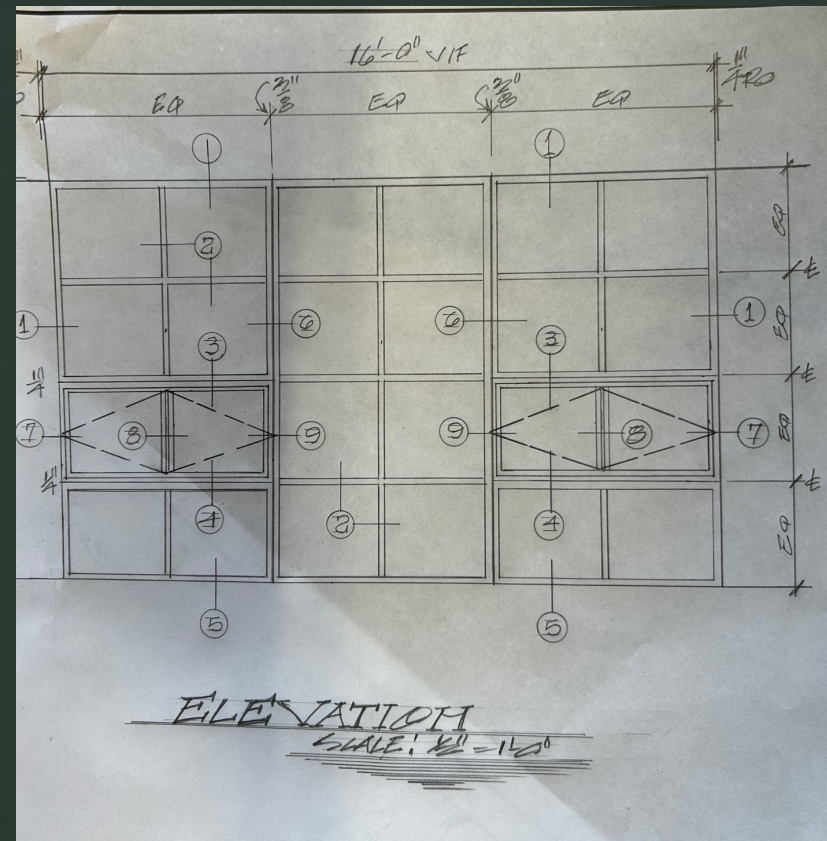
Proposed New Wall

- Change to top floor window design after Community Board 2 Landmarks Committee meeting
- See detail on next page



Top Floor Window

- Custom made Steel Window
 - Double paned clear glass



Existing



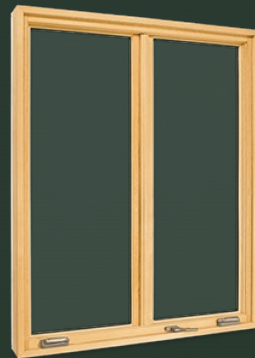
Proposed Design



No changes
to Existing
Yard

Lower Floor Windows

- On Ground, Parlor and 2nd Floor - Marvin Ultimate Line
 - Black Aluminum Extruded Exterior
 - Double Paned Clear Glass



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