

July 30, 2024
Public Hearing

The current proposal is:

Preservation Department – Item 3, LPC-24-08313

44 Jane Street – Greenwich Village Historic District Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 869 4840 6655

Passcode: 412825

By Phone: 646-558-8656 (NY)

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.

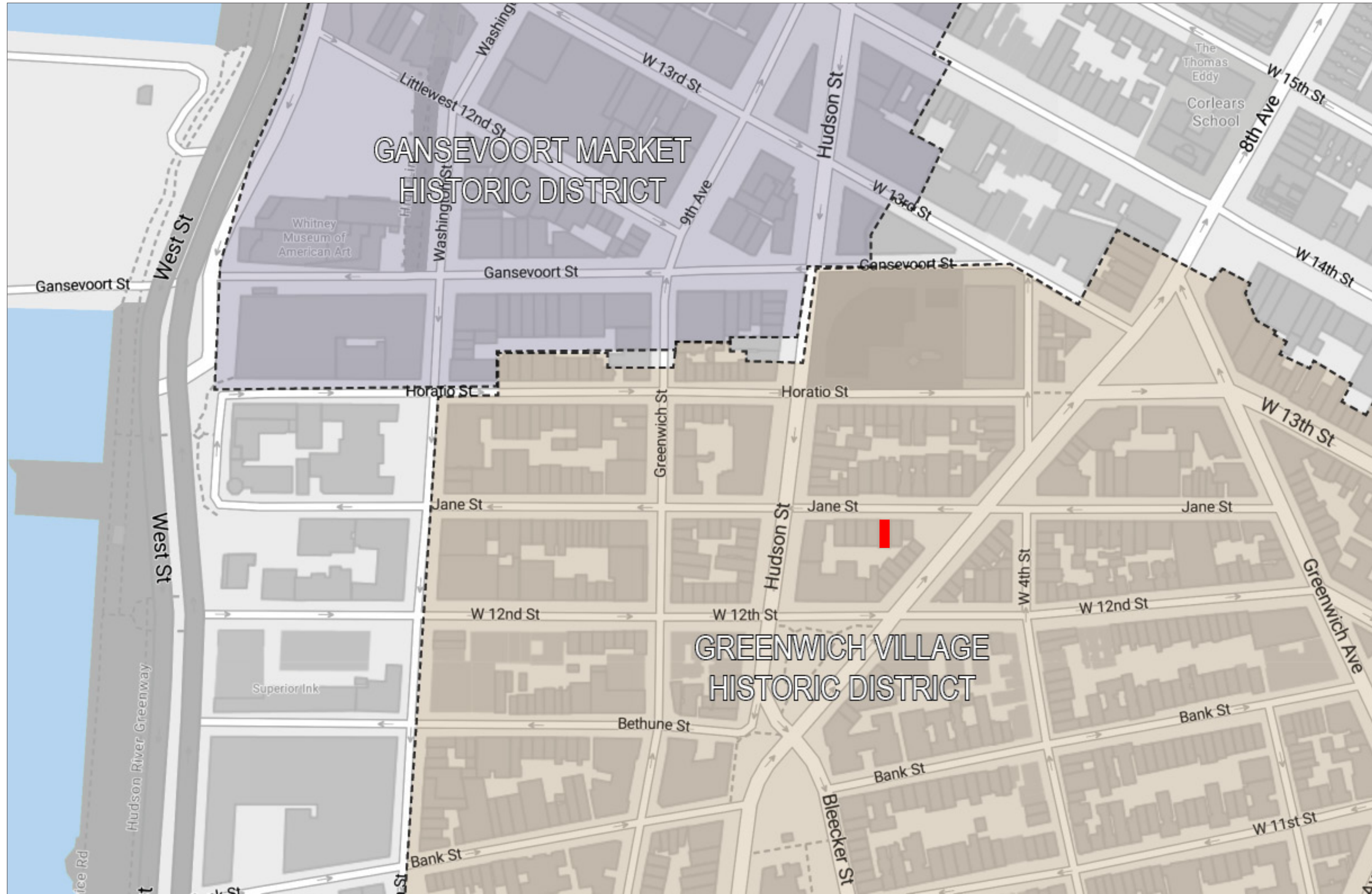
APPLICATION TO
RECONSTRUCT AN EXISTING
REAR-YARD EXTENSION &
TO ADD A ROOFTOP ADDITION



FRONT (NORTH) FACADE



REAR (SOUTH) FACADE



NORTHERN PORTION OF THE GREENWICH VILLAGE HISTORIC DISTRICT

44 JANE STREET • LPC-24-08313
GREENWICH VILLAGE HISTORIC DISTRICT

44 JANE STREET



42

46

48

50

52

54

622 HUDSON STREET

COMPOSITE IMAGE OF THE SOUTH SIDE OF JANE STREET

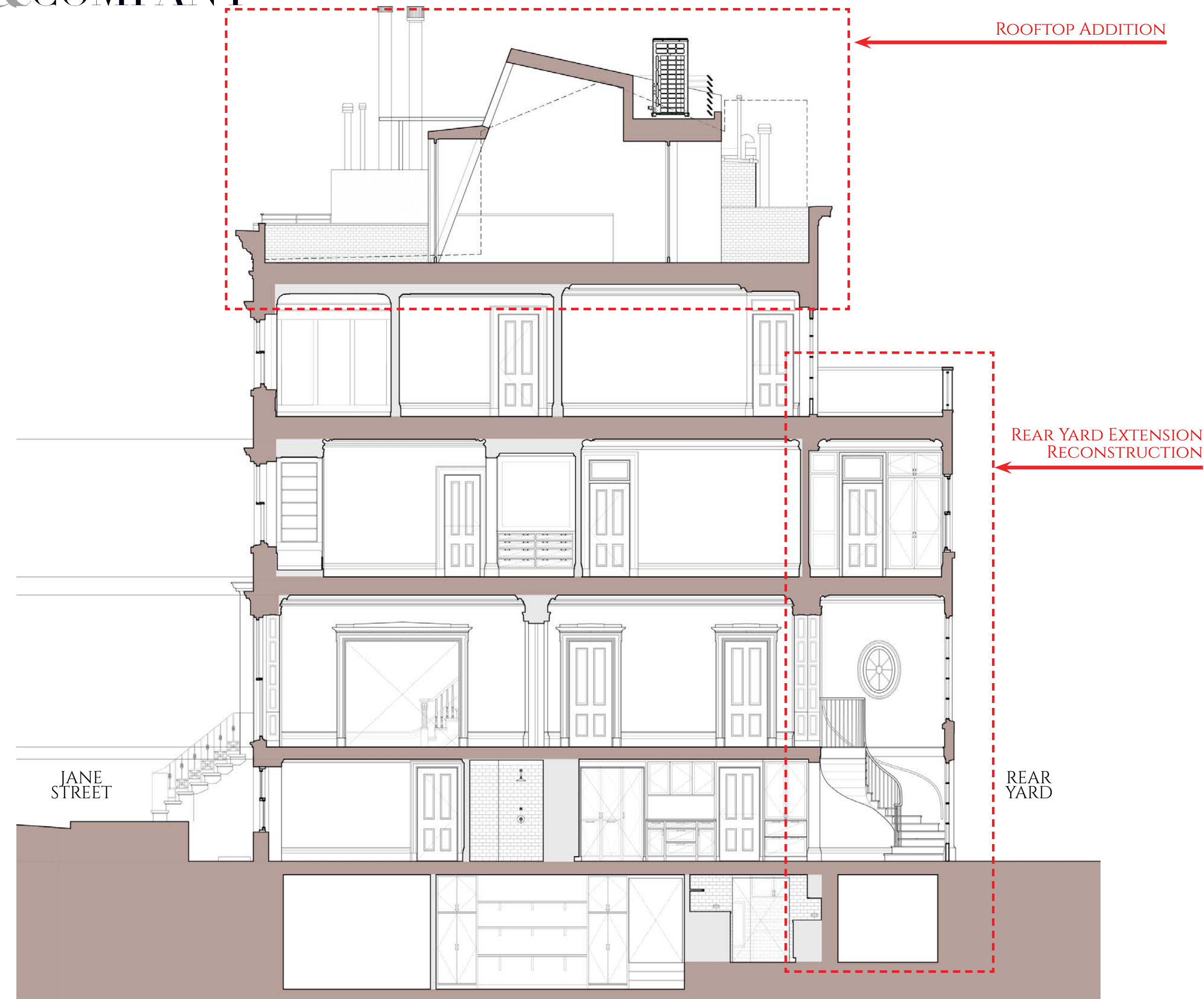
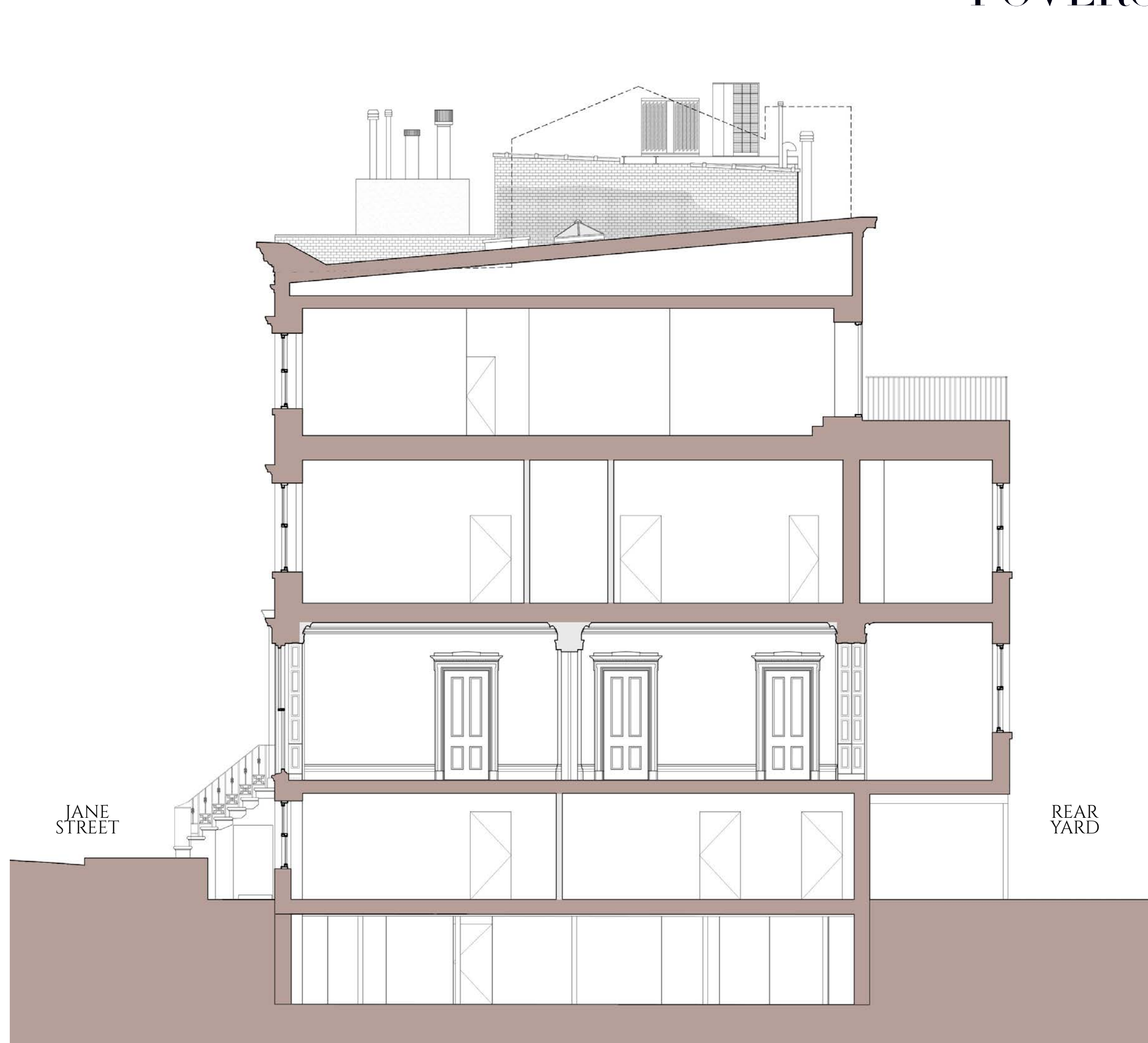
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1940's TAX PHOTOS

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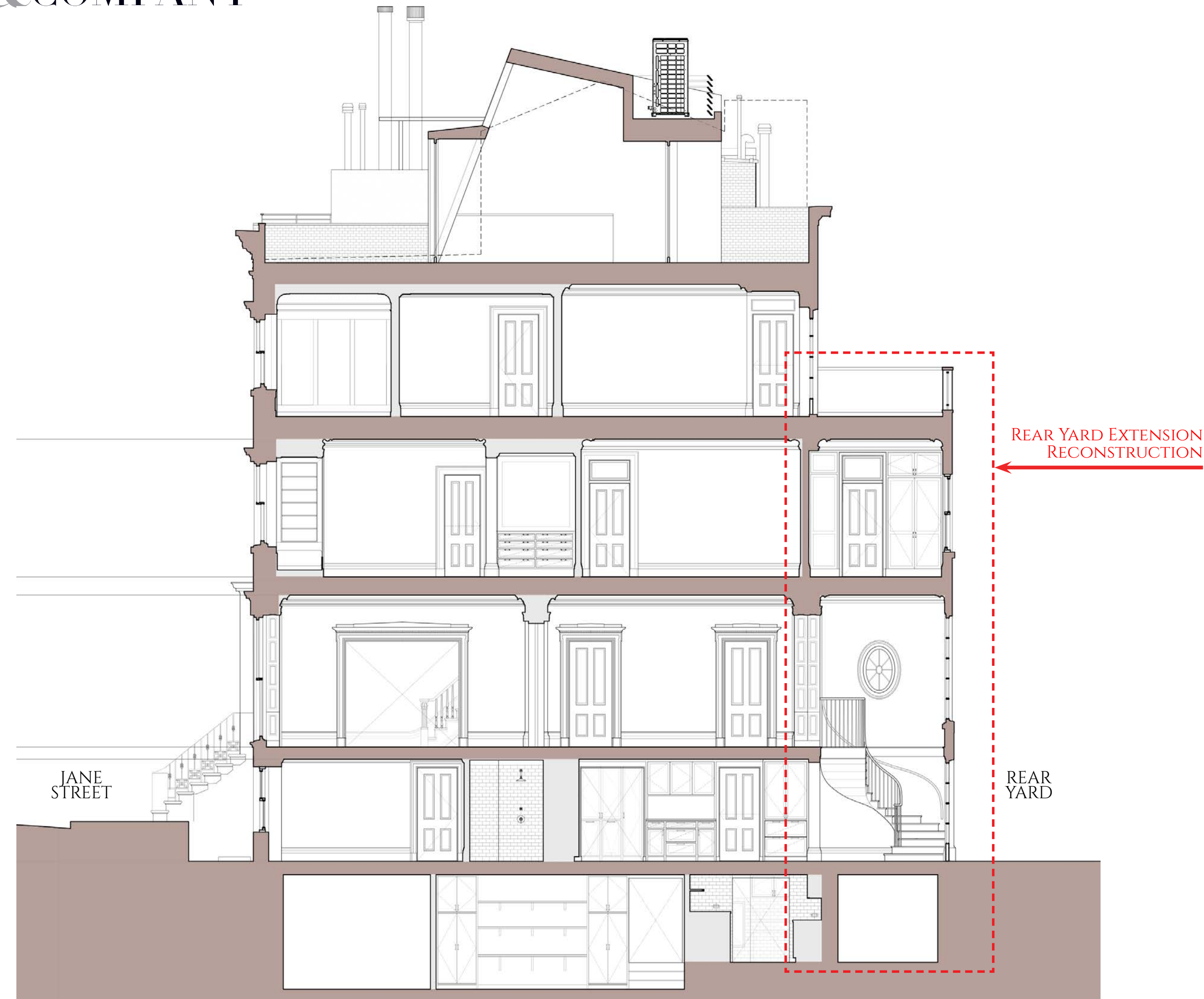
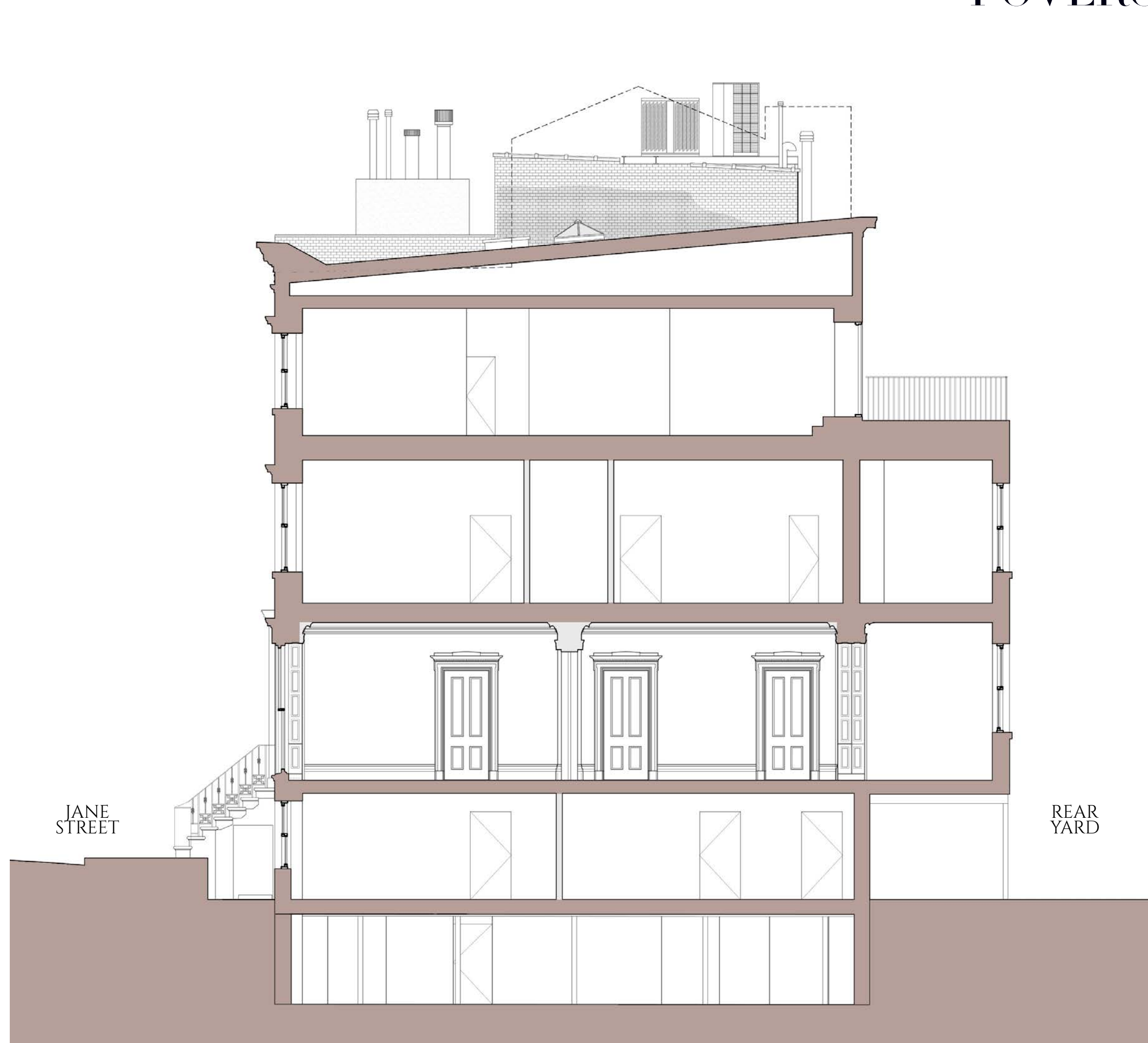
EXISTING & PROPOSED SECTIONS

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GREENWICH VILLAGE HISTORIC DISTRICT

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REAR YARD EXTENSION
RECONSTRUCTION

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EXISTING & PROPOSED SECTIONS

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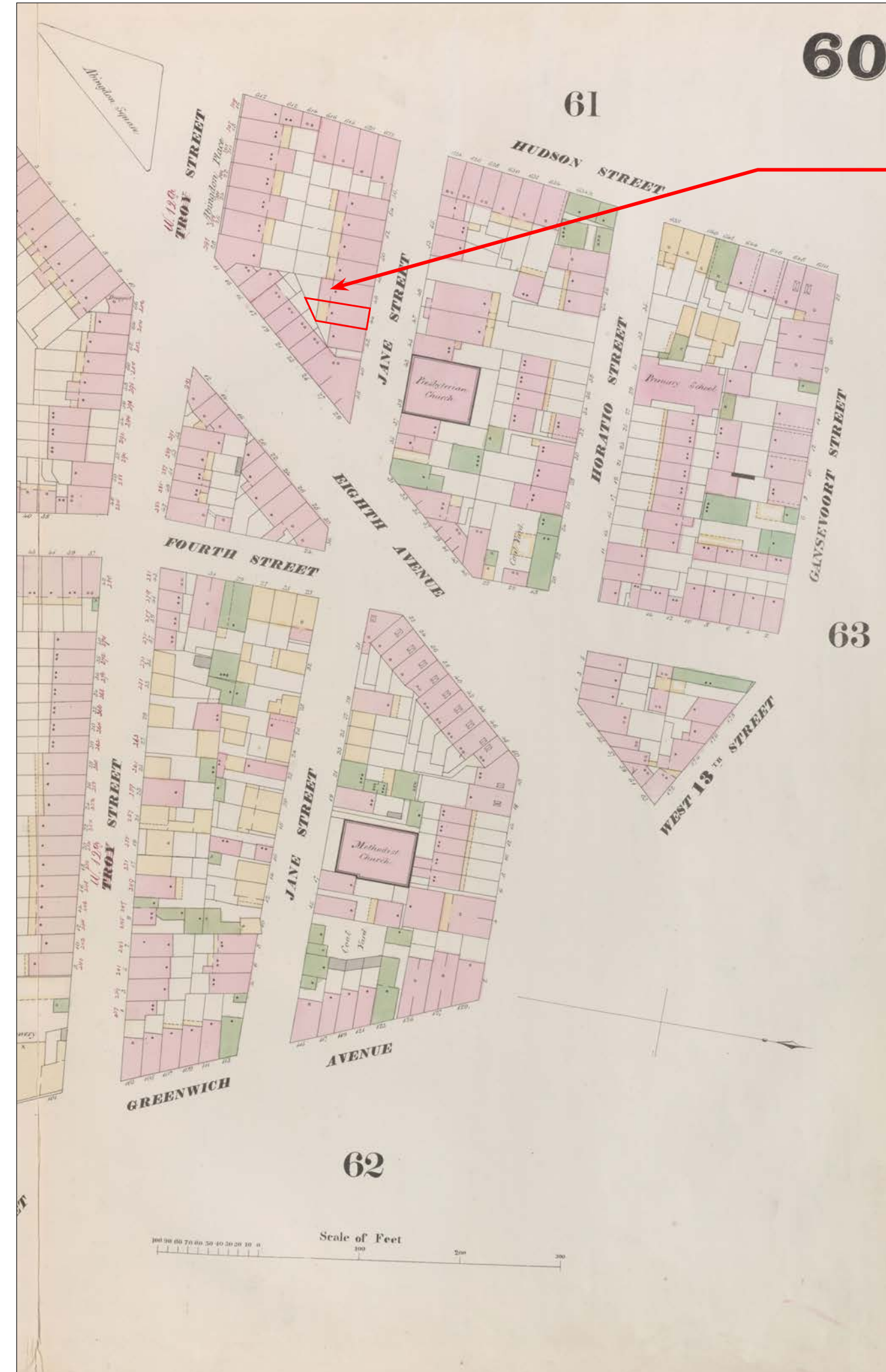
POVERO & COMPANY

NOTE: IN 1854, THE REAR YARD EXTENSIONS ALONG THE ROW ARE ALL INDICATED AS WOOD-FRAMED



1854 PARRIS MAP

NOTE: BY 1862, THE REAR YARD EXTENSION OF 46 JANE IS INDICATED AS BEING MASONRY CONSTRUCTION



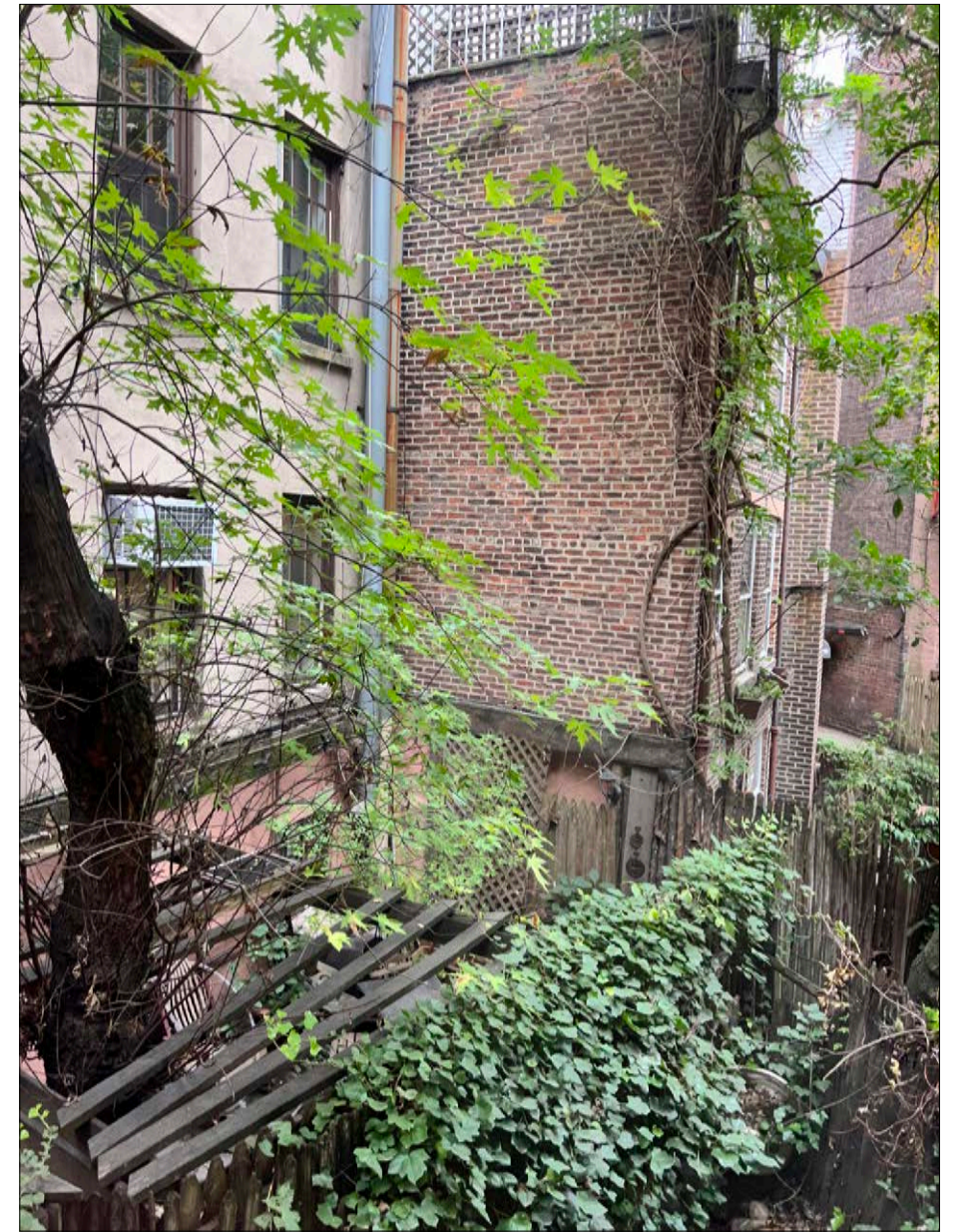
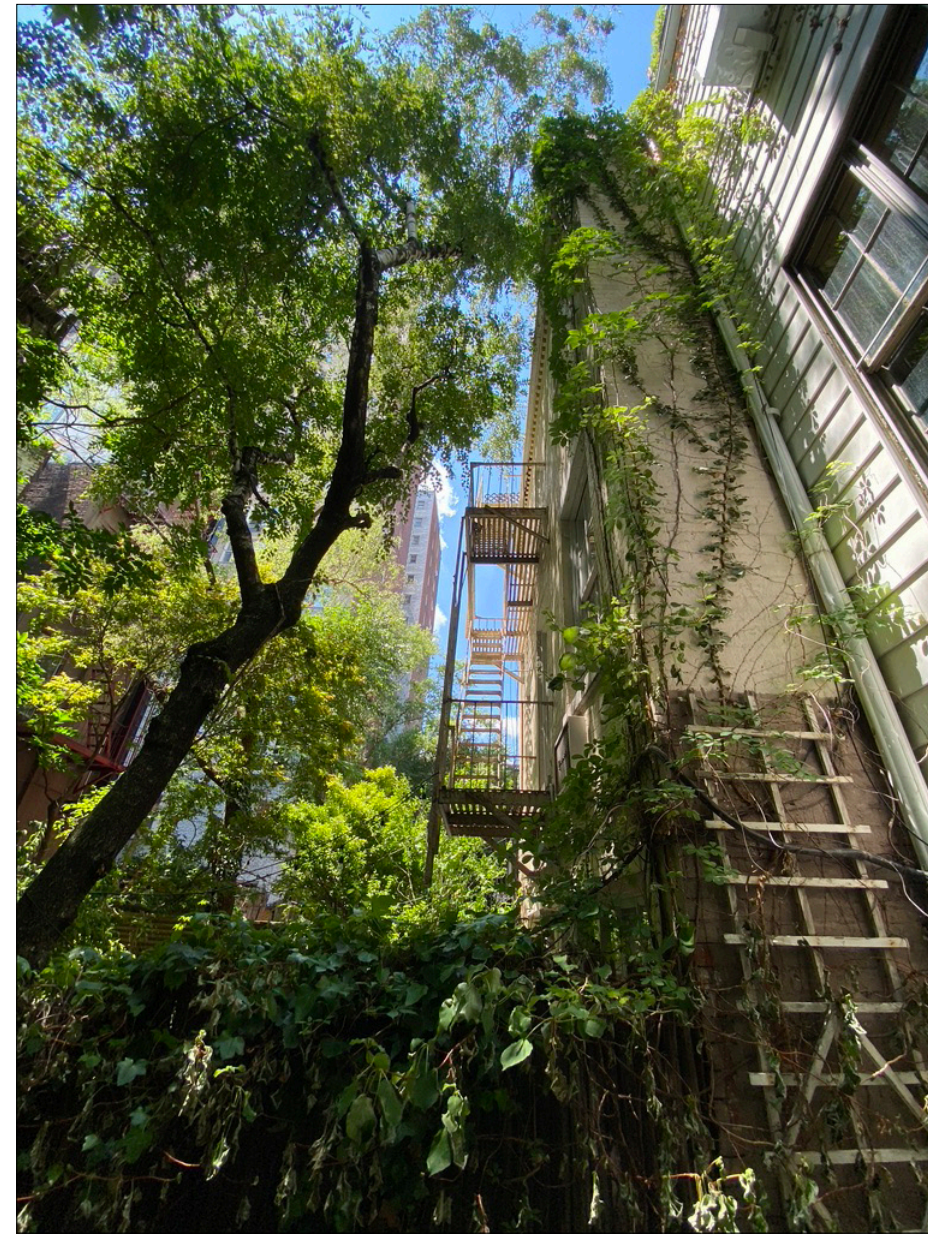
1862 PARRIS MAP

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BLOCK DIAGRAM SHOWING HEIGHTS OF REAR EXTENSIONS

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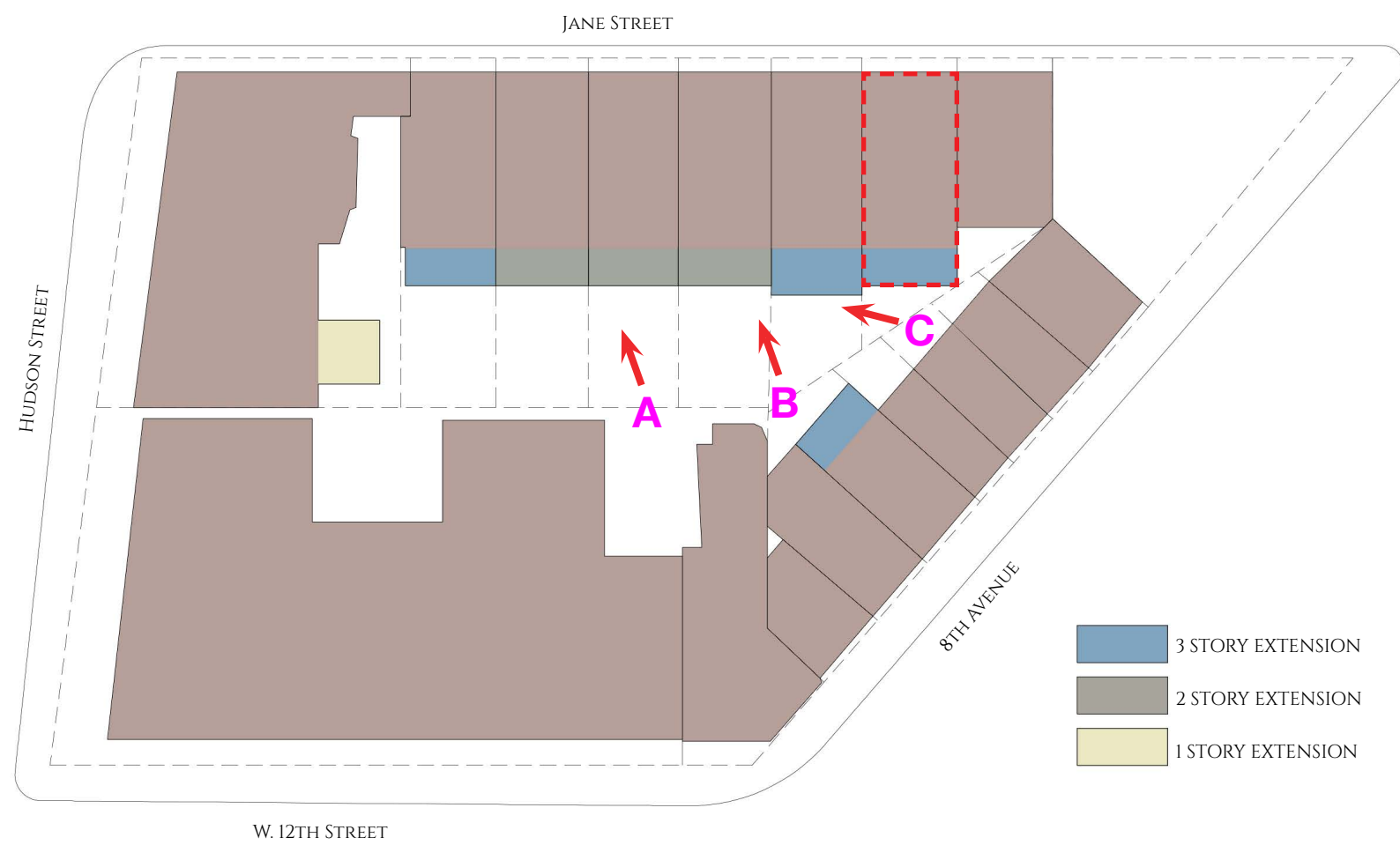
A 52 & 50 JANE STREET

B 46 JANE STREET (44 JANE ON RIGHT)

C 46 JANE STREET FROM REAR YARD OF 44 JANE

D 19 8TH AVENUE FROM REAR YARD OF 44 JANE

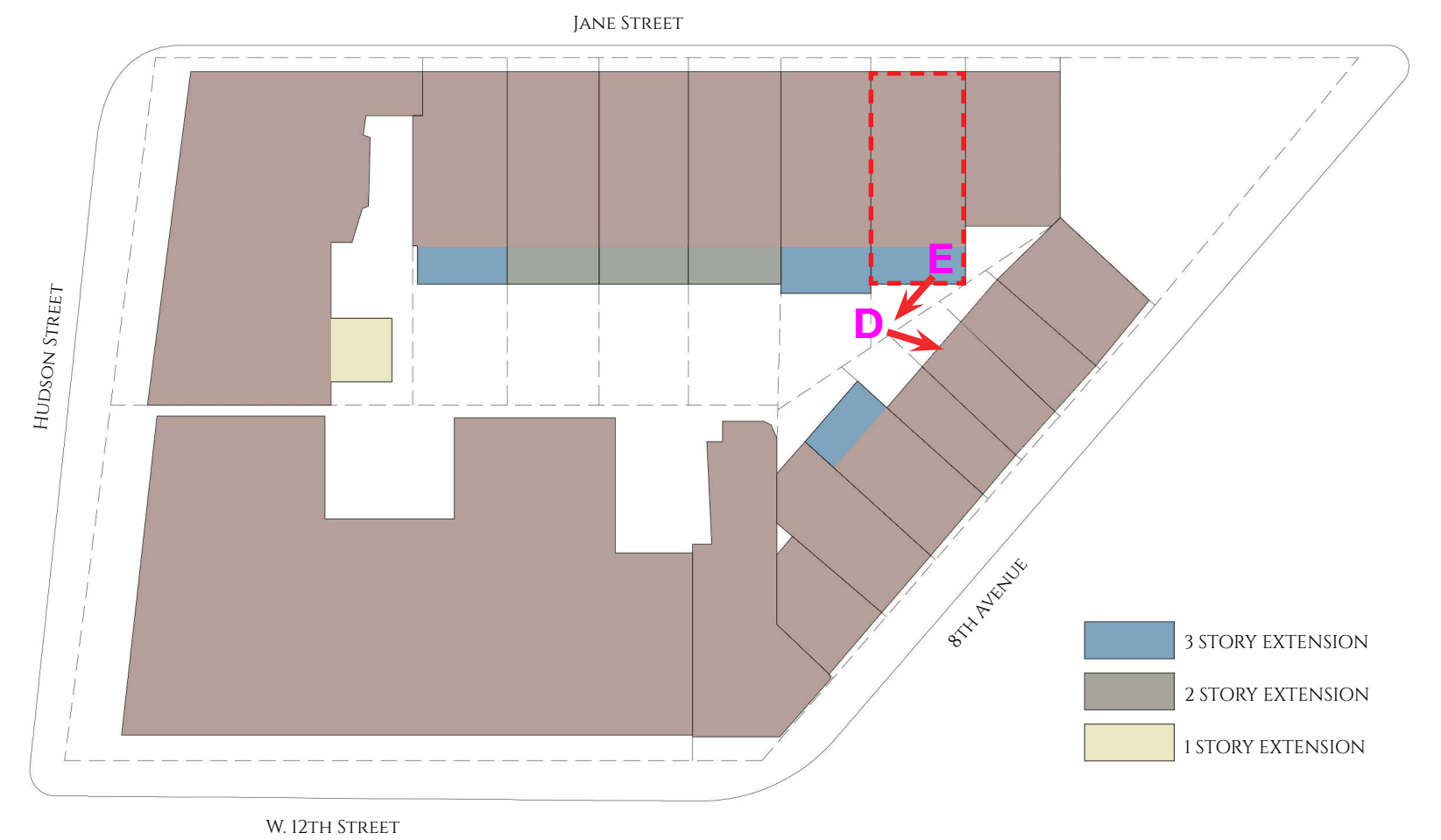
E 17 & 15 8TH AVENUE FROM REAR YARD OF 44 JANE



KEY PLAN

REAR YARD CONDITIONS & EXTENSIONS IN BLOCK

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KEY PLAN

NOTE: MISSING LINTELS AND POORLY REPAIRED BRICKWORK

44 JANE STREET



FACADE PROBES



LOWER PORTION OF REAR FACADE SHOWING REAR YARD ADDITION



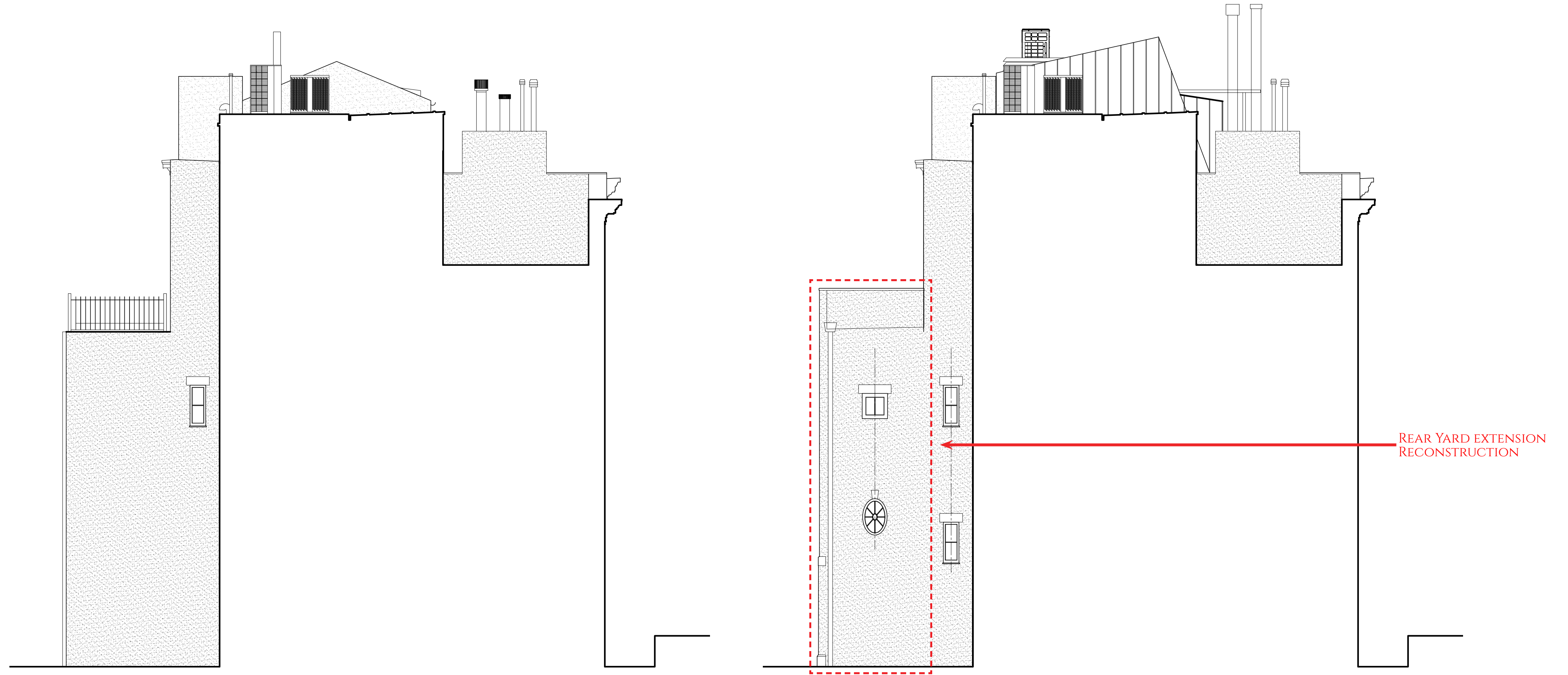
UPPER PORTION OF REAR FACADE



REAR FACADE CORNICES

EXISTING CONDITONS - REAR FACADE

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EXISTING & PROPOSED EAST ELEVATIONS

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NOTE: BUILDINGS ON 8TH AVENUE
REMOVED FOR CLARITY.

PROPOSED REAR ELEVATION RENDERING WITH CONTEXT

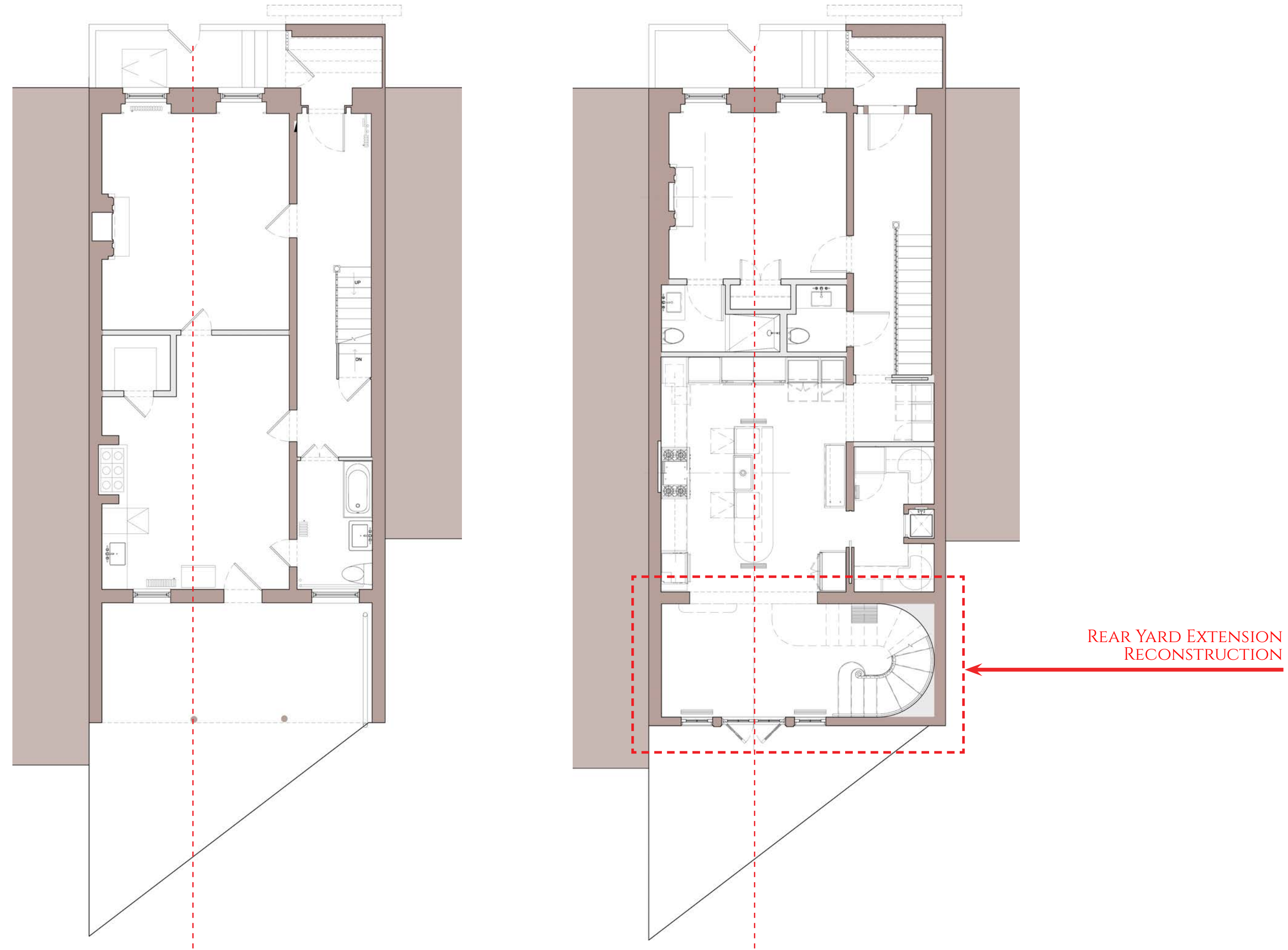
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REAR OF BUILDINGS
FACING 8TH AVENUE
REMOVED IN PREVIOUS
VIEW FOR CLARITY

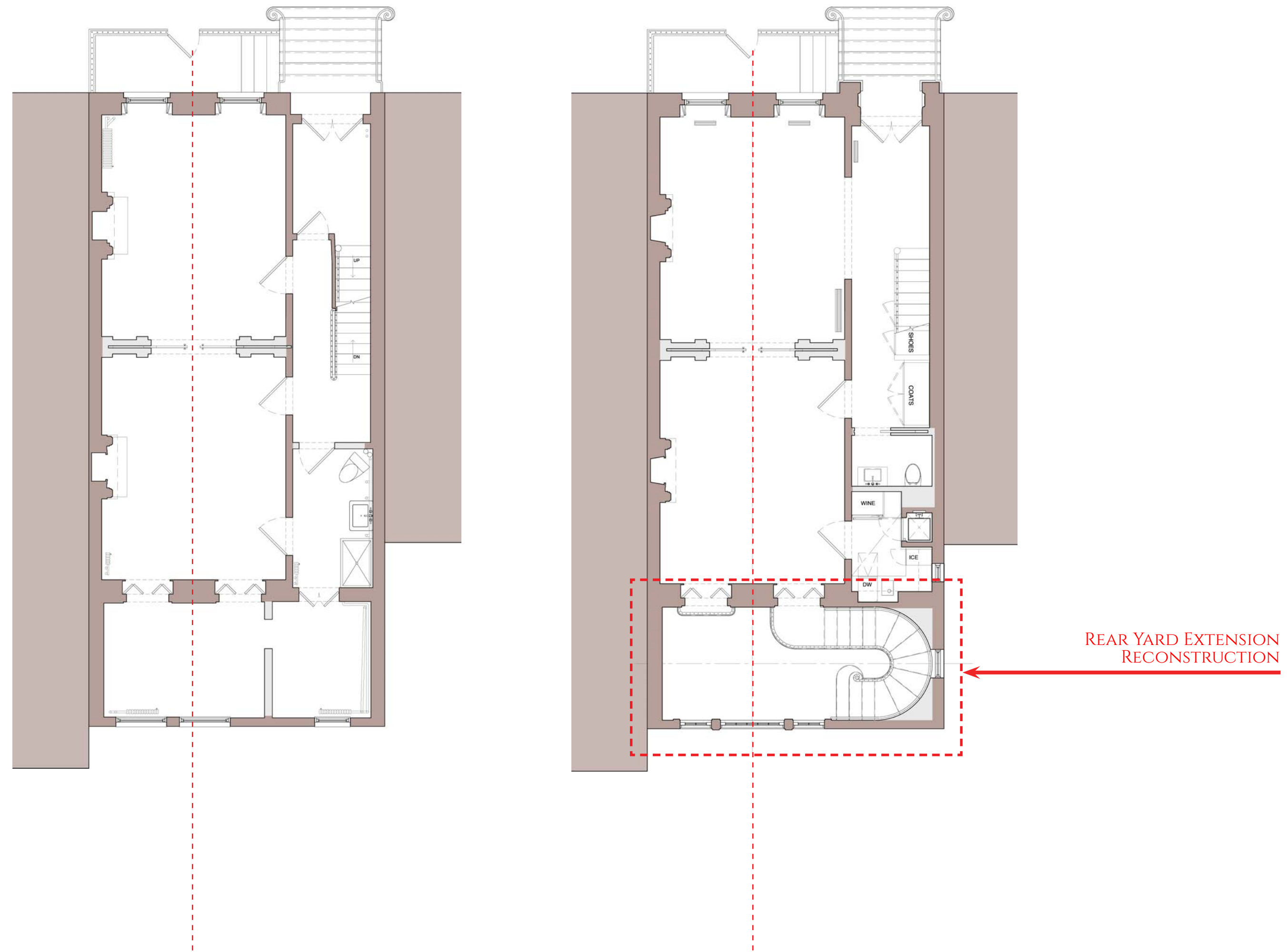
PROPOSED REAR EXTENSION RENDERING IN CONTEXT

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EXISTING & PROPOSED BASEMENT FLOOR PLANS

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EXISTING & PROPOSED PARLOR FLOOR PLANS

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ROOFTOP ADDITION

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NOTE: THOUGH THE YEAR BUILT IS LISTED AS 1899, BUT THE HOUSE WAS MOST LIKELY CONSTRUCTED IN 1846.

EXISTING
44 JANE STREET
NEW YORK, NY 10014

MANHATTAN BLOCK : 625
LOT : 32 ZONING MAP : 8B
ZONING DISTRICT : C1-6
CLASS 4 FIREPROOF STRUCTURE
EXT'G OCC. GROUP : ZONING USE GROUP 2 RESIDENTIAL
BUILDING CLASS : BUILDING CODE OCCUPANCY J-3/R-3 ONE AND TWO FAMILY DWELLINGS
YEAR BUILT : 1899
BUILDING HEIGHT : 42'-8"
LOT DEPTH : 65.17'
LOT FRONTAGE : 22.58'
TOTAL # OF UNITS: 2
NUMBER OF FLOORS: 4



BLOCK PLAN

NOTE: BECAUSE 8TH AVENUE CUTS OFF THE SOUTH-EAST CORNER OF THE BLOCK, ANY ROOFTOP ADDITION WILL BE VISIBLE FROM A PUBLIC THOROUGHFARE

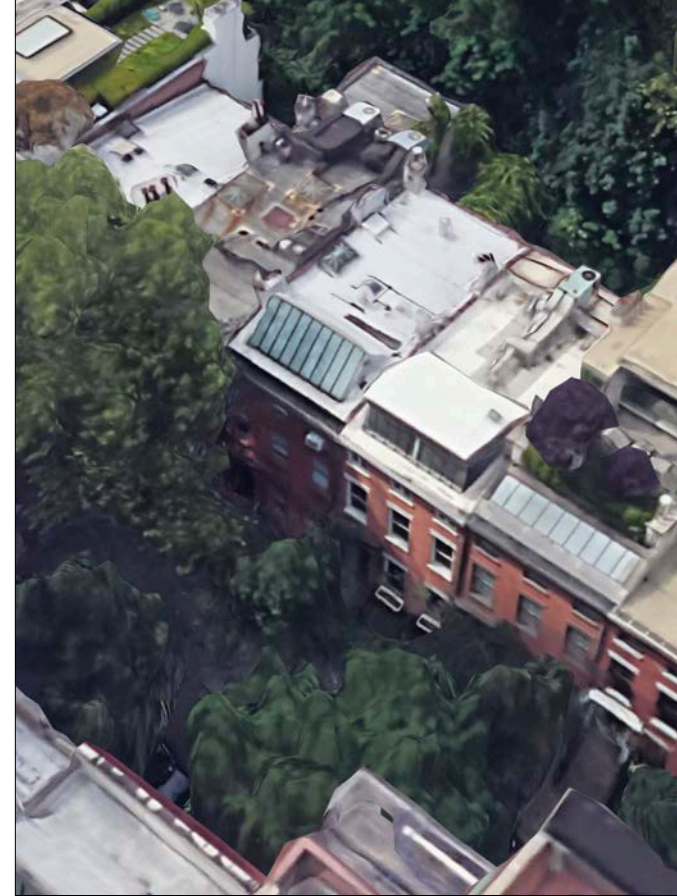
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12 MACDOUGAL ALLEY



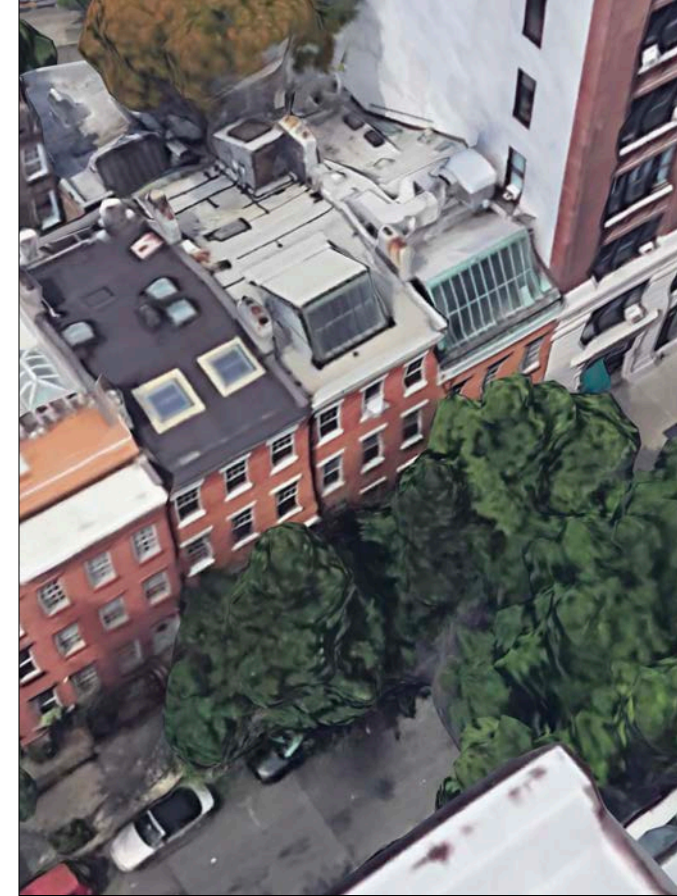
48 & 50 WEST 11TH STREET



50 WEST 11TH STREET



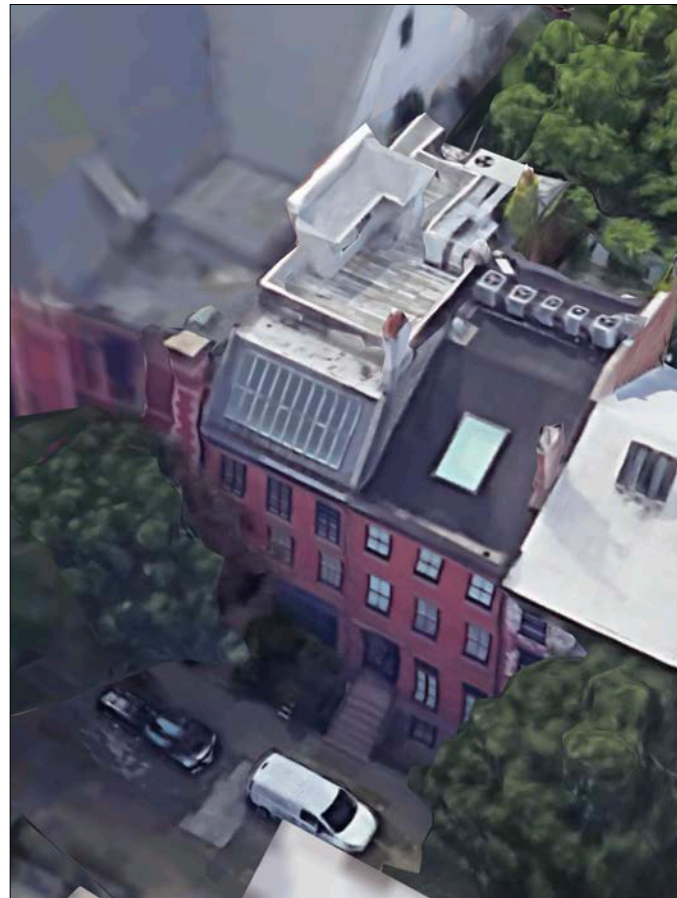
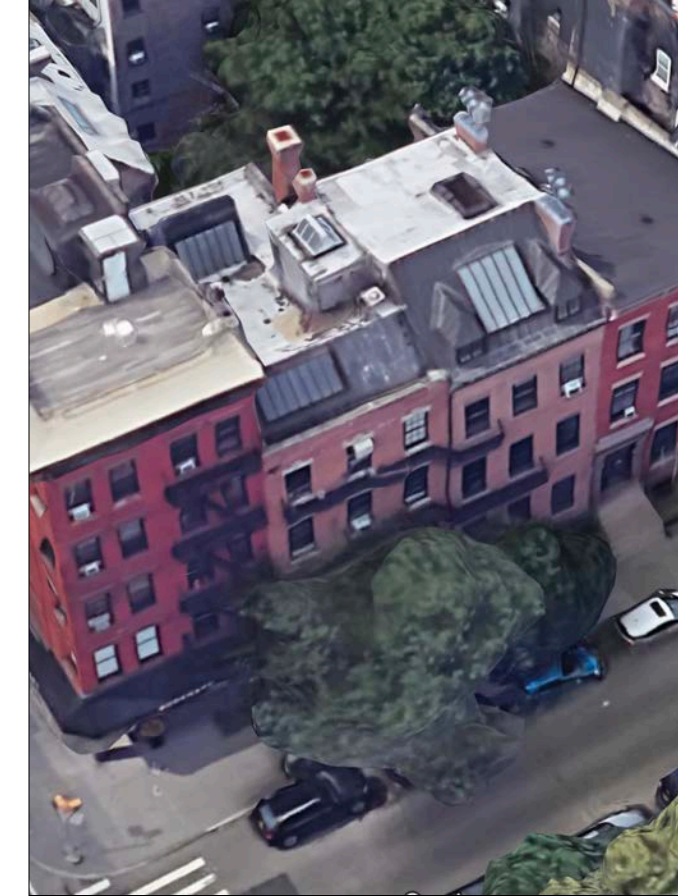
126 & 128 WEST WASHINGTON PLACE



126 & 128 WEST WASHINGTON PLACE



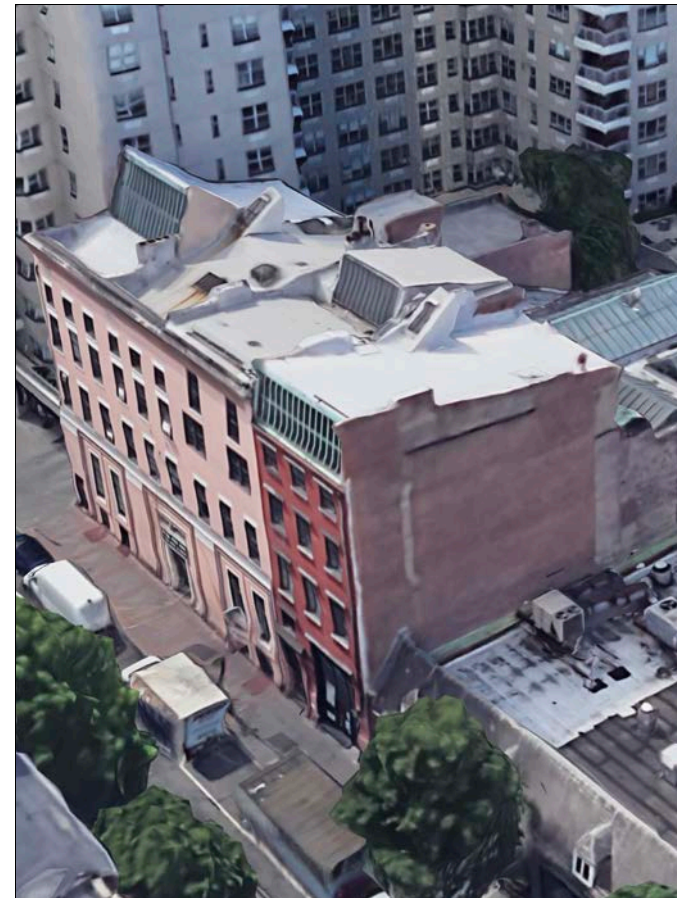
299 WEST 11TH STREET



238 WEST 11TH STREET



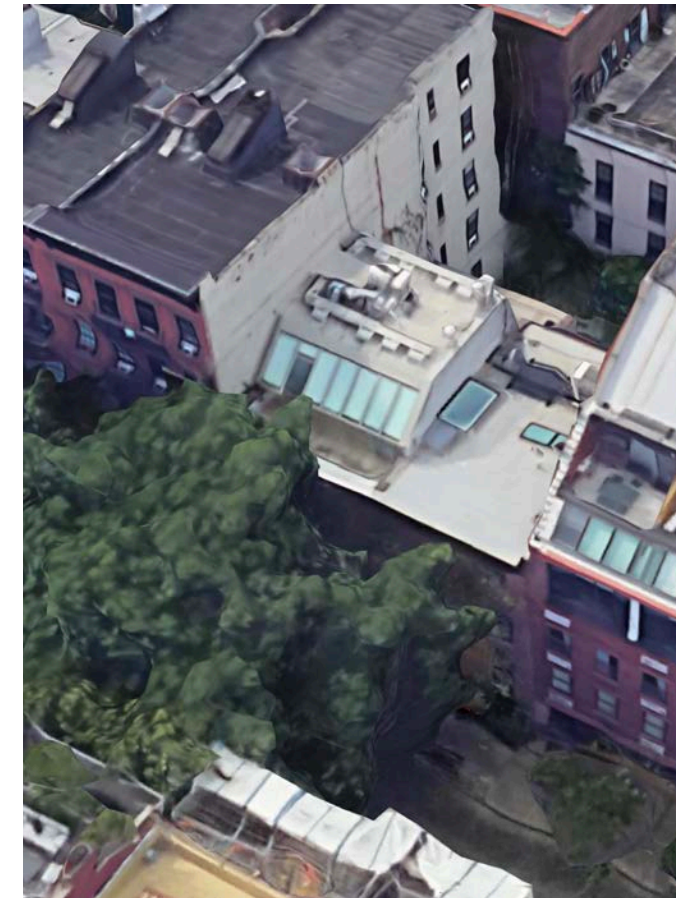
8 WEST 8TH STREET



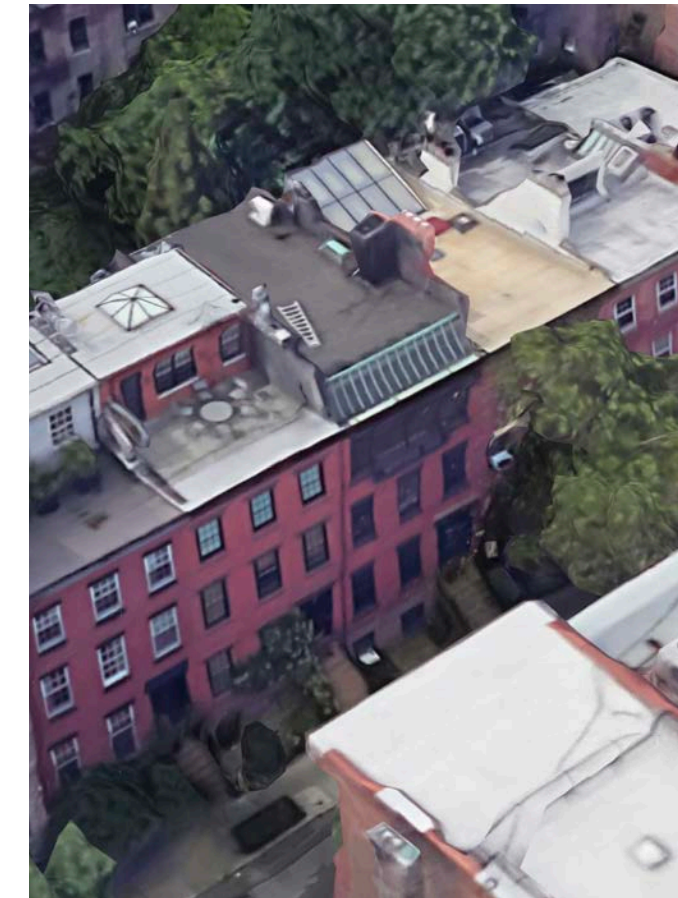
8 & 14 WEST 8TH STREET



14 WEST 8TH STREET



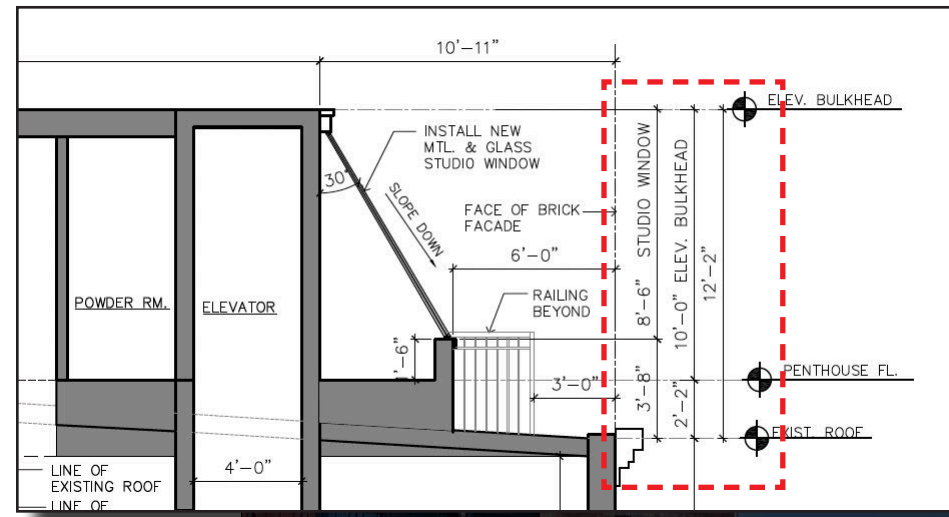
84 JANE STREET



34 PERRY STREET

STREET-FACING STUDIO WINDOWS IN GREENWICH VILLAGE

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GREENWICH VILLAGE HISTORIC DISTRICT



44 HORATIO STREET (LPC-20-08833)



44 HORATIO STREET AERIAL VIEW (LPC-20-08833)



44 HORATIO STREET (LPC-20-08833)

STREET-FACING STUDIO WINDOWS IN GREENWICH VILLAGE

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327 WEST 4TH STREET (LPC-19-11323)



327 WEST 4TH STREET AERIAL VIEW (LPC-19-11323)



327 WEST 4TH STREET (LPC-19-11323)

STREET-FACING STUDIO WINDOWS IN GREENWICH VILLAGE

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GREENWICH VILLAGE HISTORIC DISTRICT



65 HORATIO STREET AERIAL - BEFORE CONSTRUCTION



65 HORATIO STREET - REVISED TO INCLUDE STUDIO WINDOW (LPC-20-09763)

STREET-FACING STUDIO WINDOWS IN GREENWICH VILLAGE

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GREENWICH VILLAGE HISTORIC DISTRICT

44 JANE



Front Elevation Looking South-West



Front Elevation Looking South-East

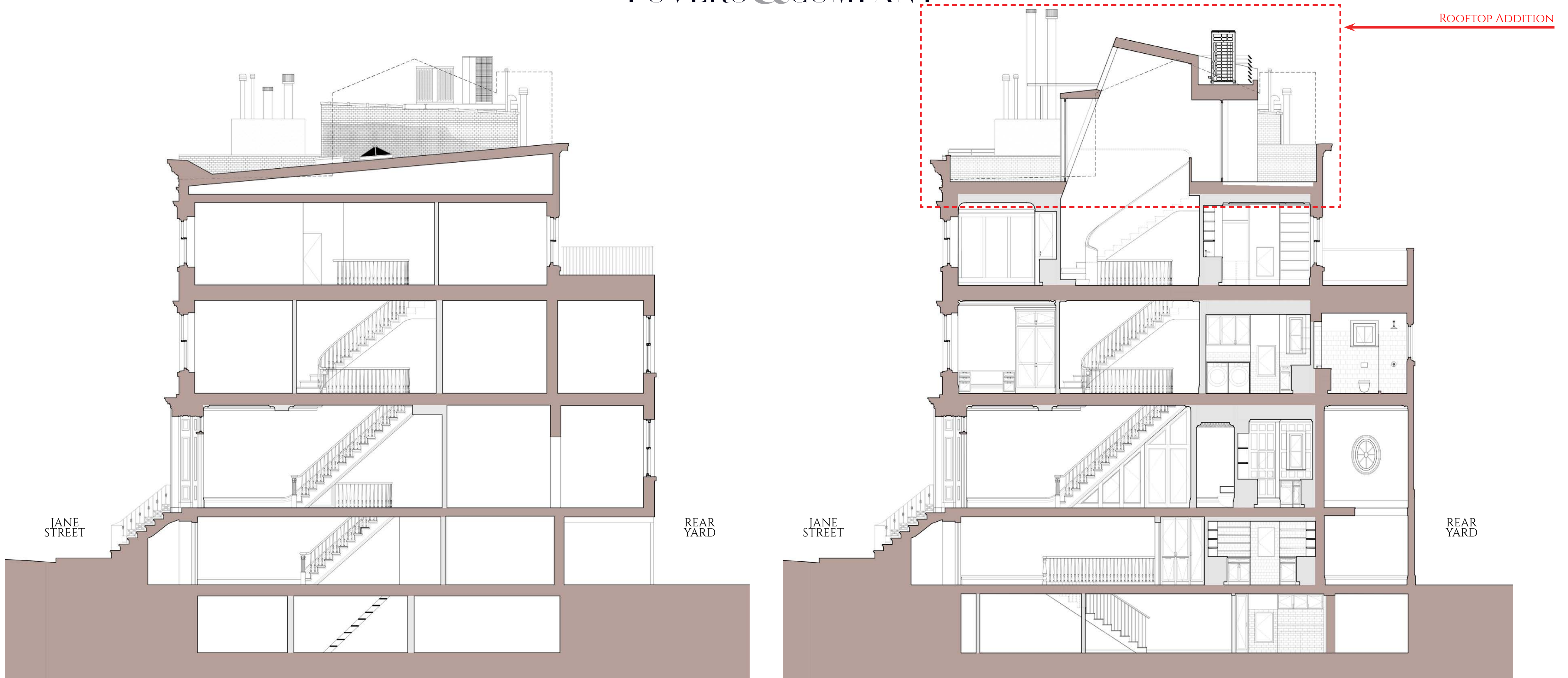
48 JANE



1 PROPOSED FRONT ELEVATION

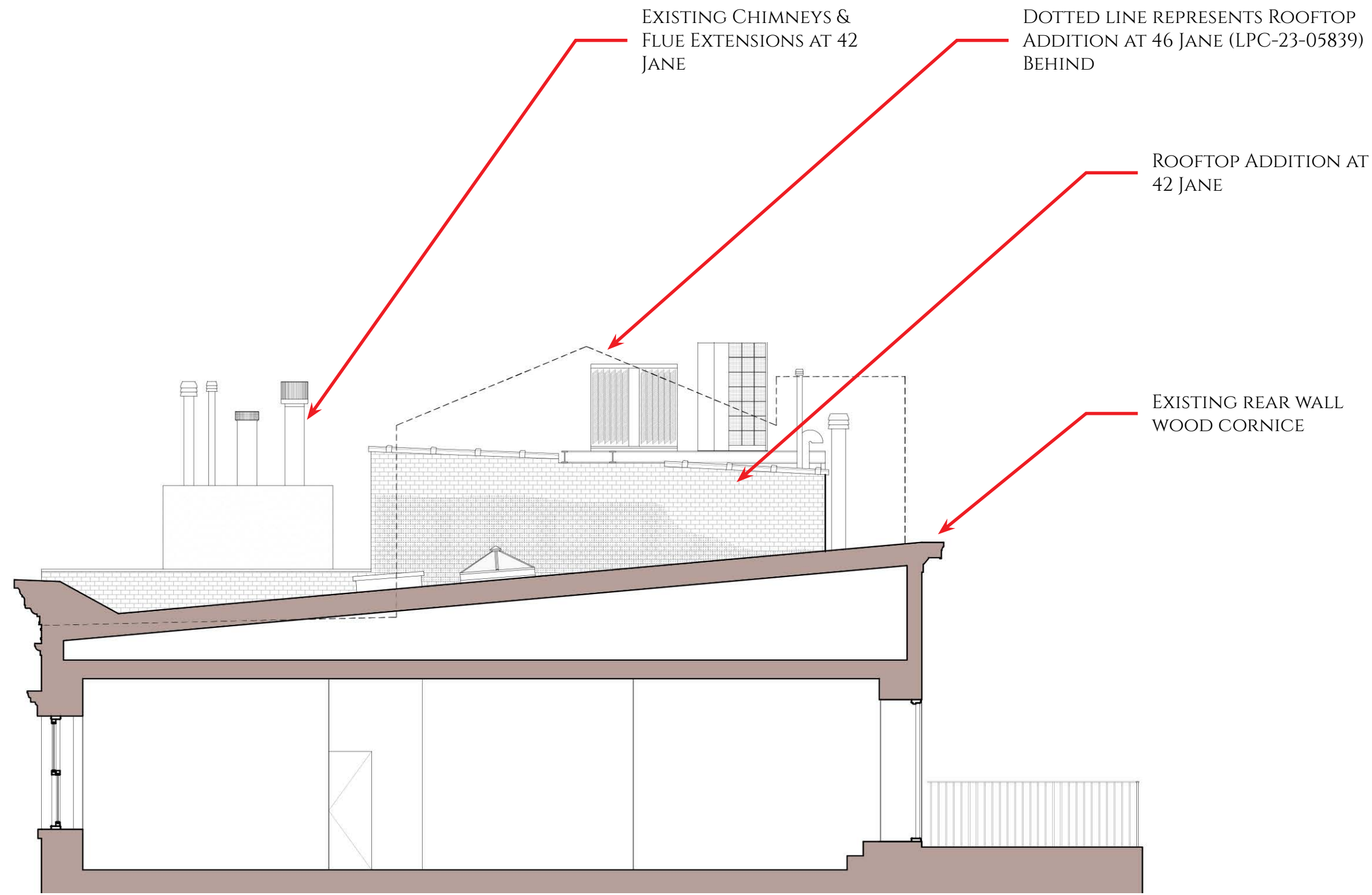
46 JANE ROOFTOP ADDITION - LPC 23-05839

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GREENWICH VILLAGE HISTORIC DISTRICT

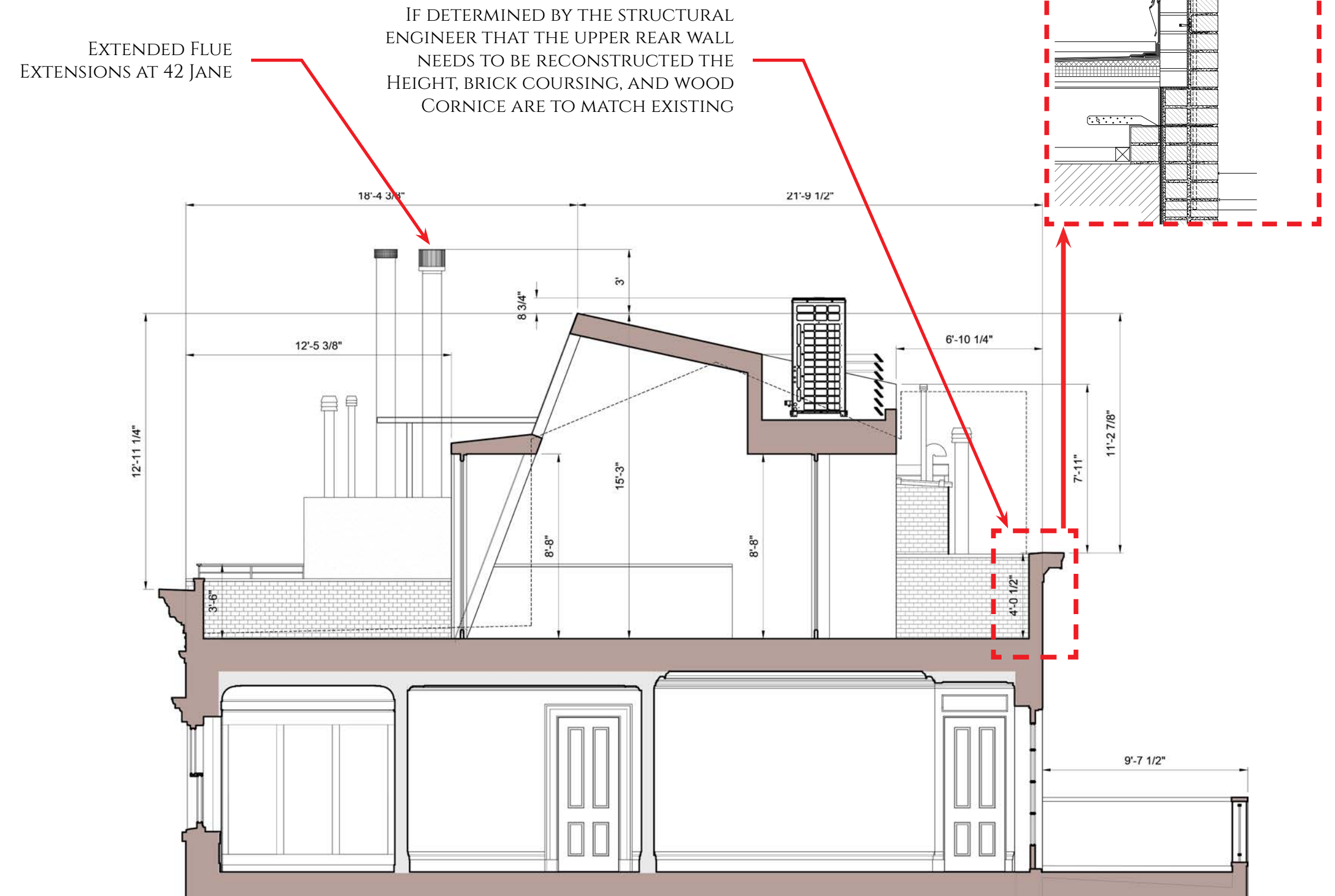


EXISTING & PROPOSED SECTIONS

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GREENWICH VILLAGE HISTORIC DISTRICT



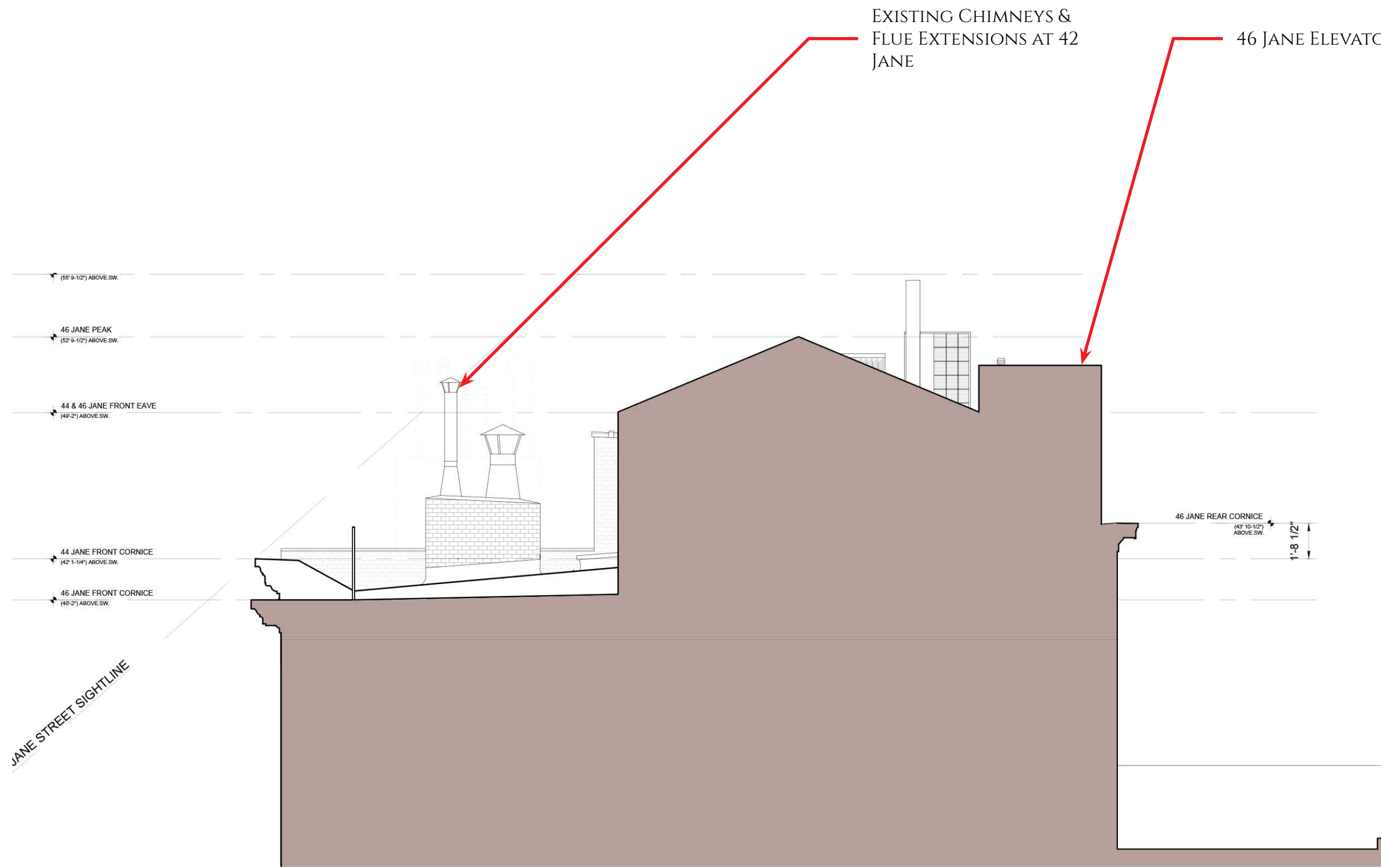
EXISTING SECTION LOOKING EAST (THIRD FLOOR & ROOF)



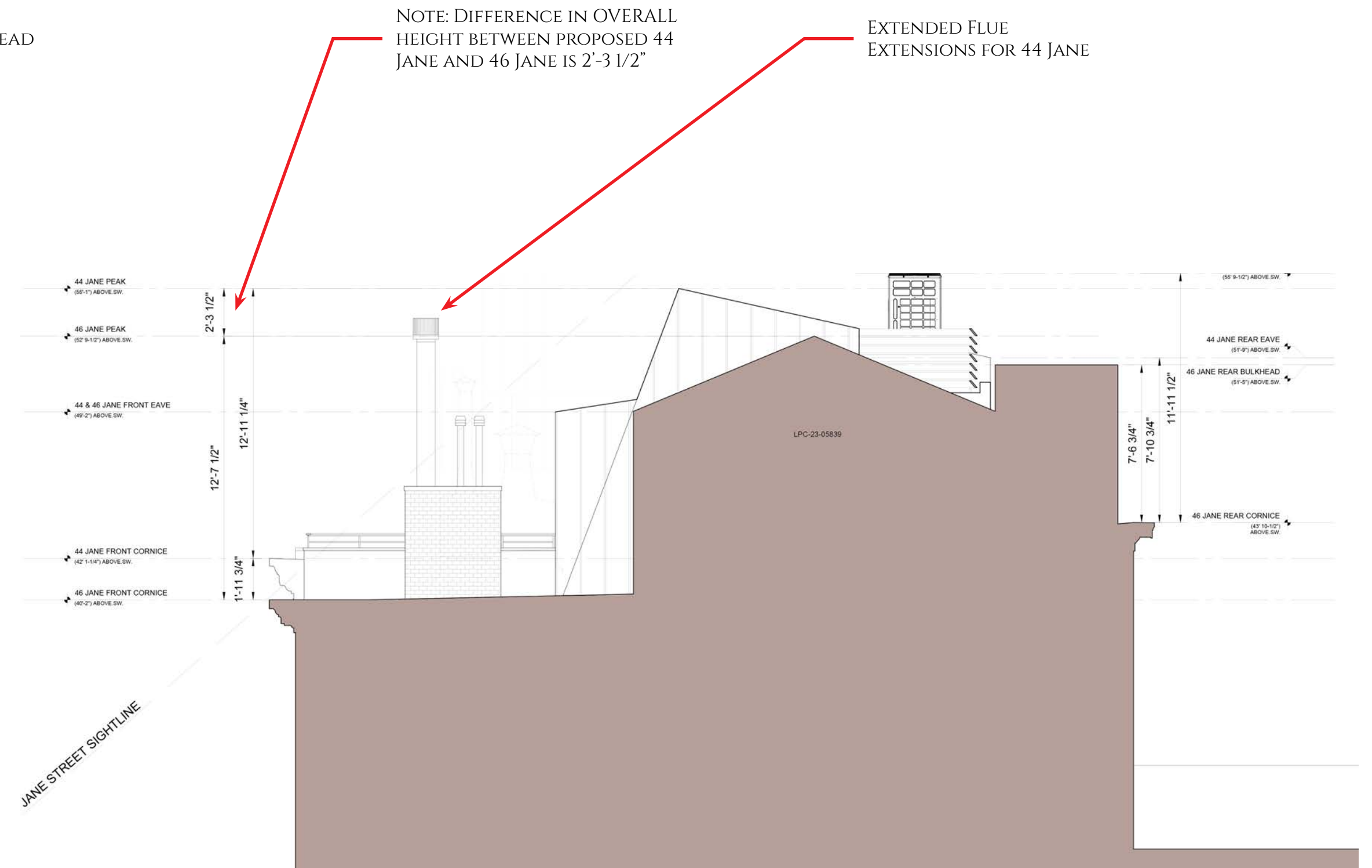
PROPOSED SECTION LOOKING EAST (THIRD FLOOR & SOLARIUM)

EXISTING & PROPOSED SECTIONS - ROOFTOP ADDITION

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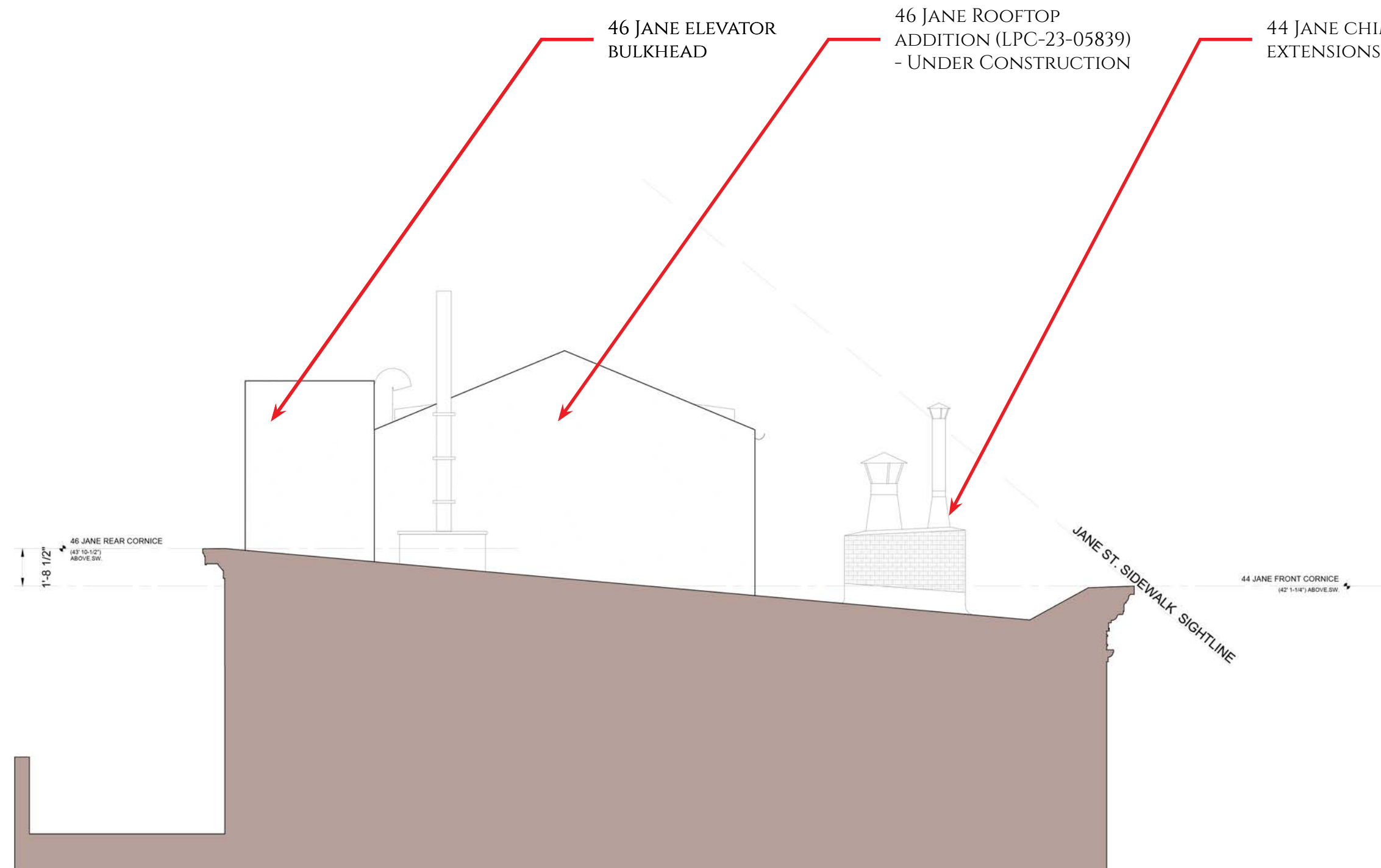
EXISTING SECTION THROUGH 46 JANE LOOKING WEST (THIRD FLOOR & ROOF ADDITION)



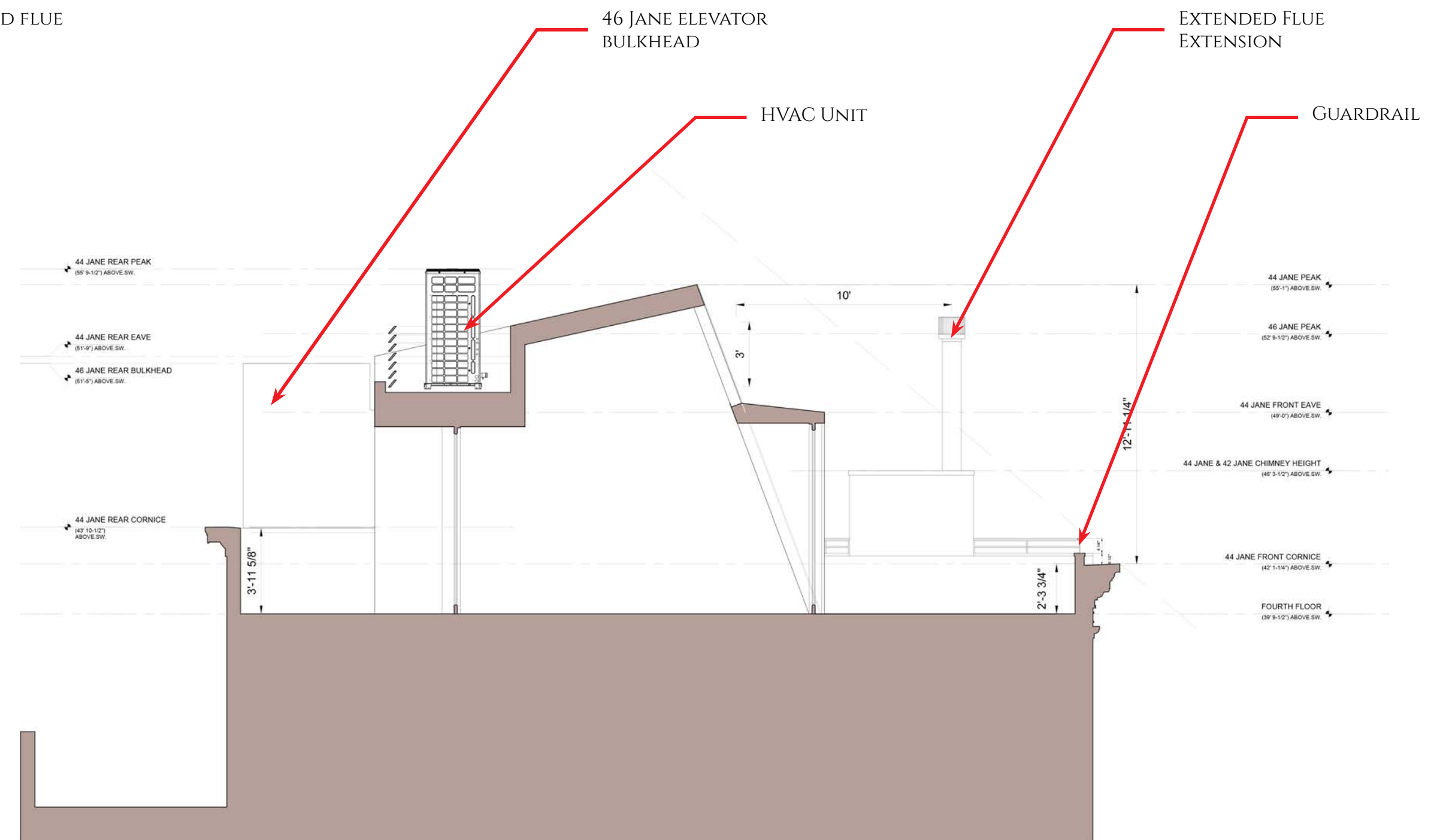
PROPOSED SECTION THROUGH 46 JANE LOOKING WEST (THIRD FLOOR & ROOF ADDITION)

EXISTING & PROPOSED SECTIONS - ROOFTOP ADDITION

NOTE: THE DIFFERENCE IN RELATIVE HEIGHT OF THE PROPOSED 44 JANE ROOF ADDITION AND THAT OF 46 JANE IS 3 3/4" (MEASURED BETWEEN TOP OF EACH CORNICE AND PEAK OF EACH ROOF ADDITION)



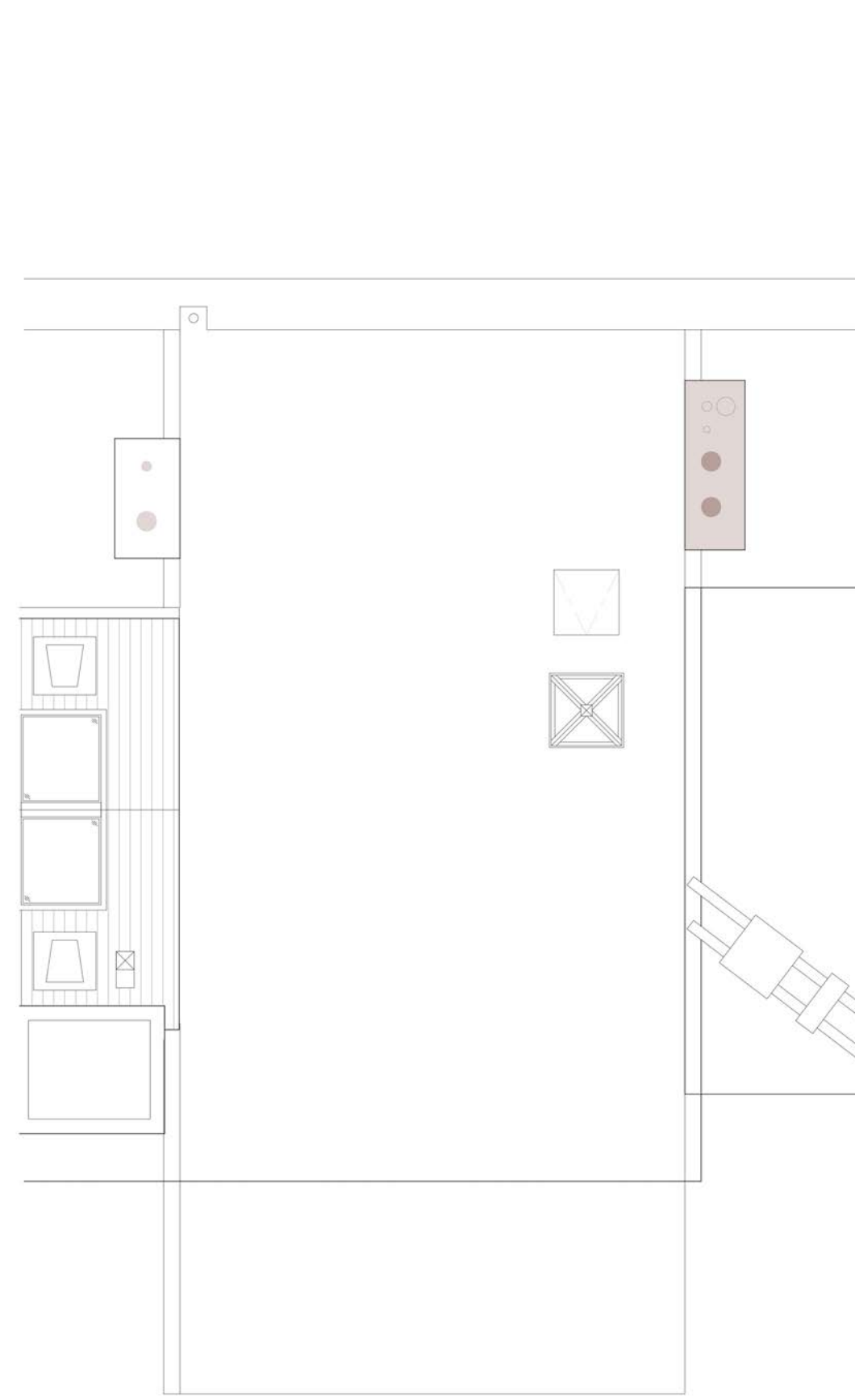
EXISTING SECTION LOOKING WEST (THIRD FLOOR & ROOF)



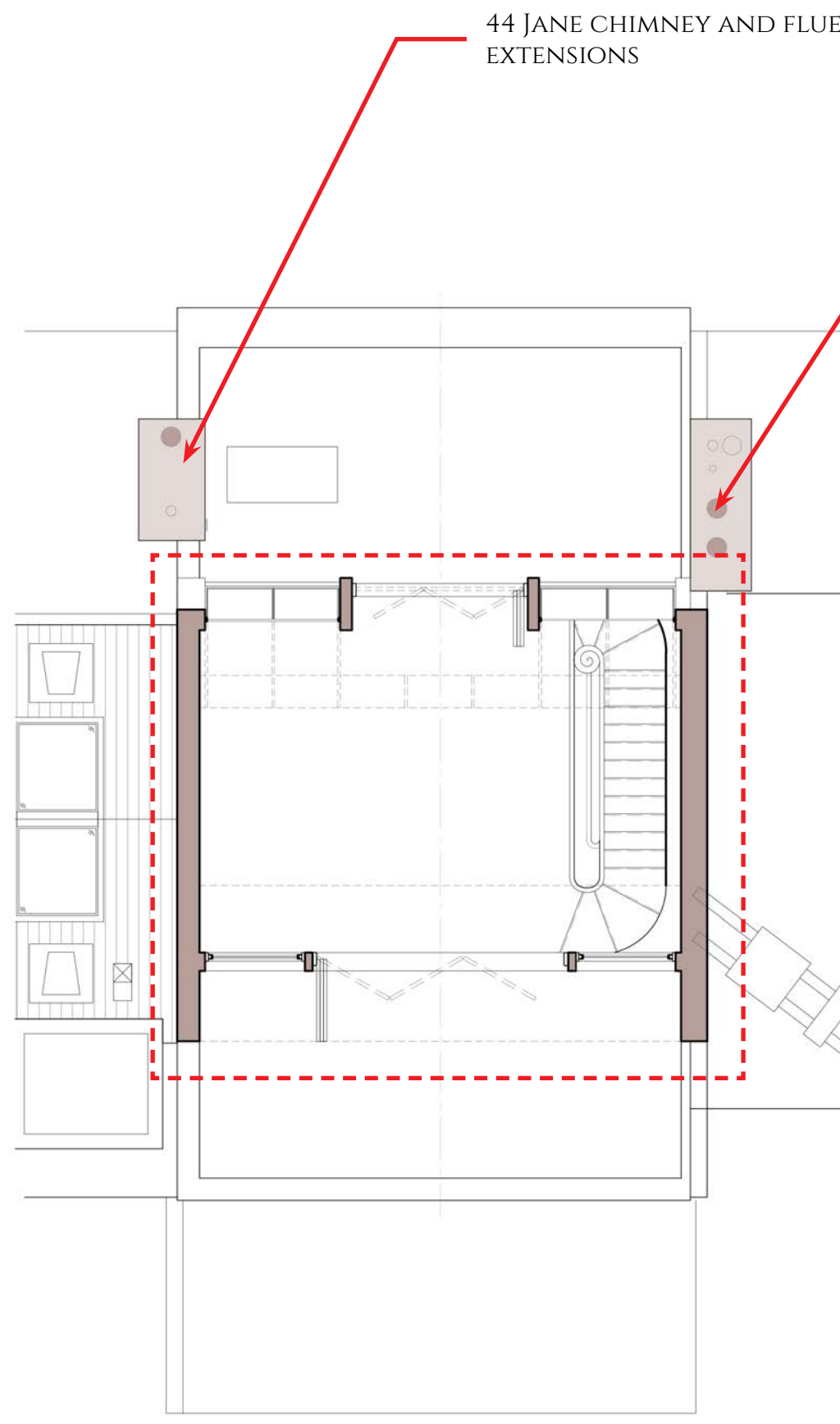
PROPOSED SECTION LOOKING WEST (THIRD FLOOR & SOLARIUM)

EXISTING & PROPOSED SECTIONS - ROOFTOP ADDITION

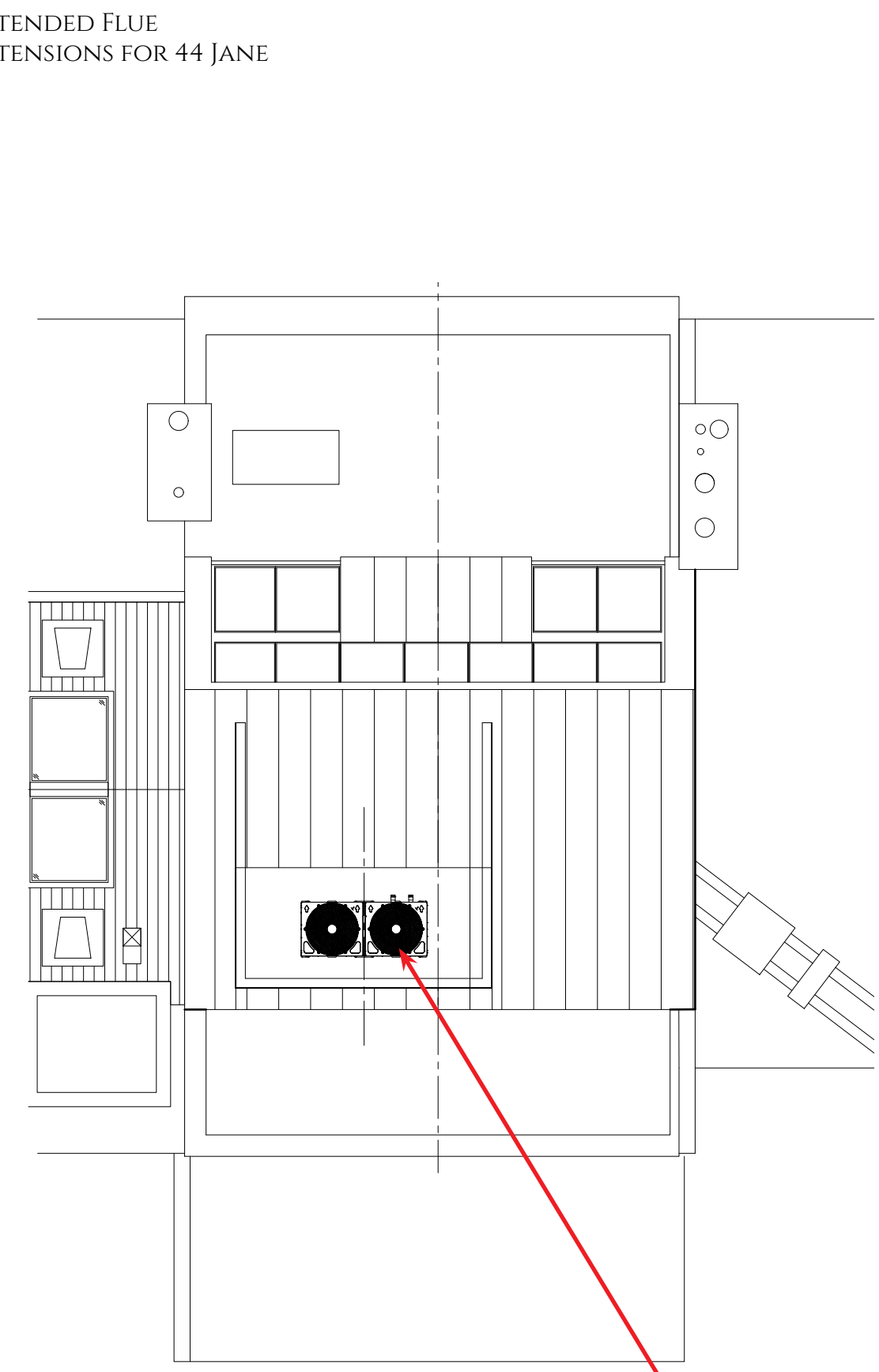
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EXISTING



PROPOSED FLOOR PLAN



PROPOSED ROOF PLAN

HVAC CONDENSER

EXISTING & PROPOSED ROOF/ADDITION PLANS

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EXISTING & PROPOSED FRONT ELEVATIONS

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EXISTING & PROPOSED REAR ELEVATIONS

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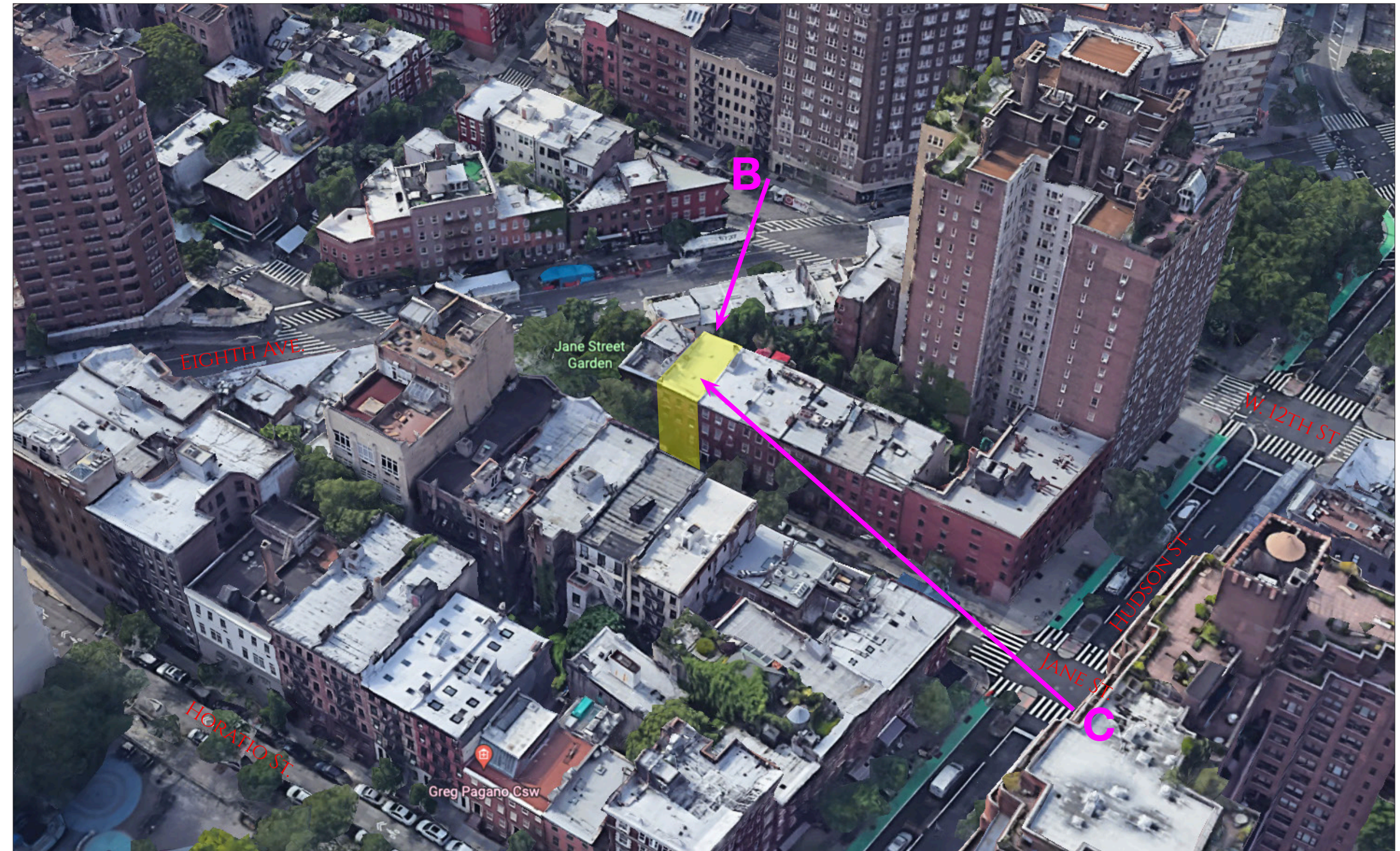


ROOFTOP ADDITION MOCK UP

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VIEW FROM THE SOUTHEAST



VIEW FROM THE NORTHWEST

POTENTIAL VISIBILITY OF ROOFTOP ADDITION

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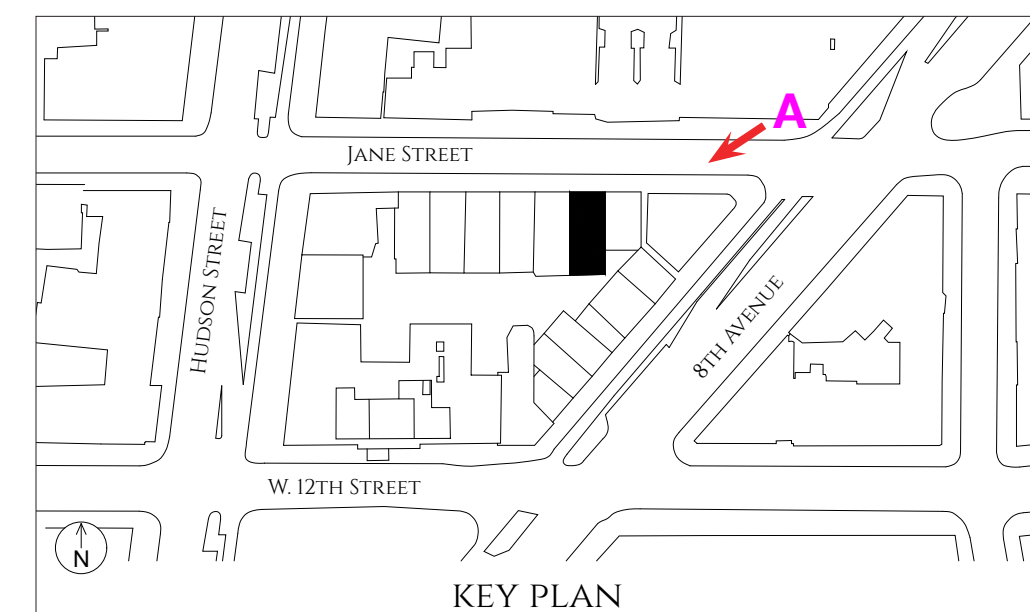
A

VIEW FROM BONSIGNOR (35 JANE STREET)



A

ZOOMED IN VIEW



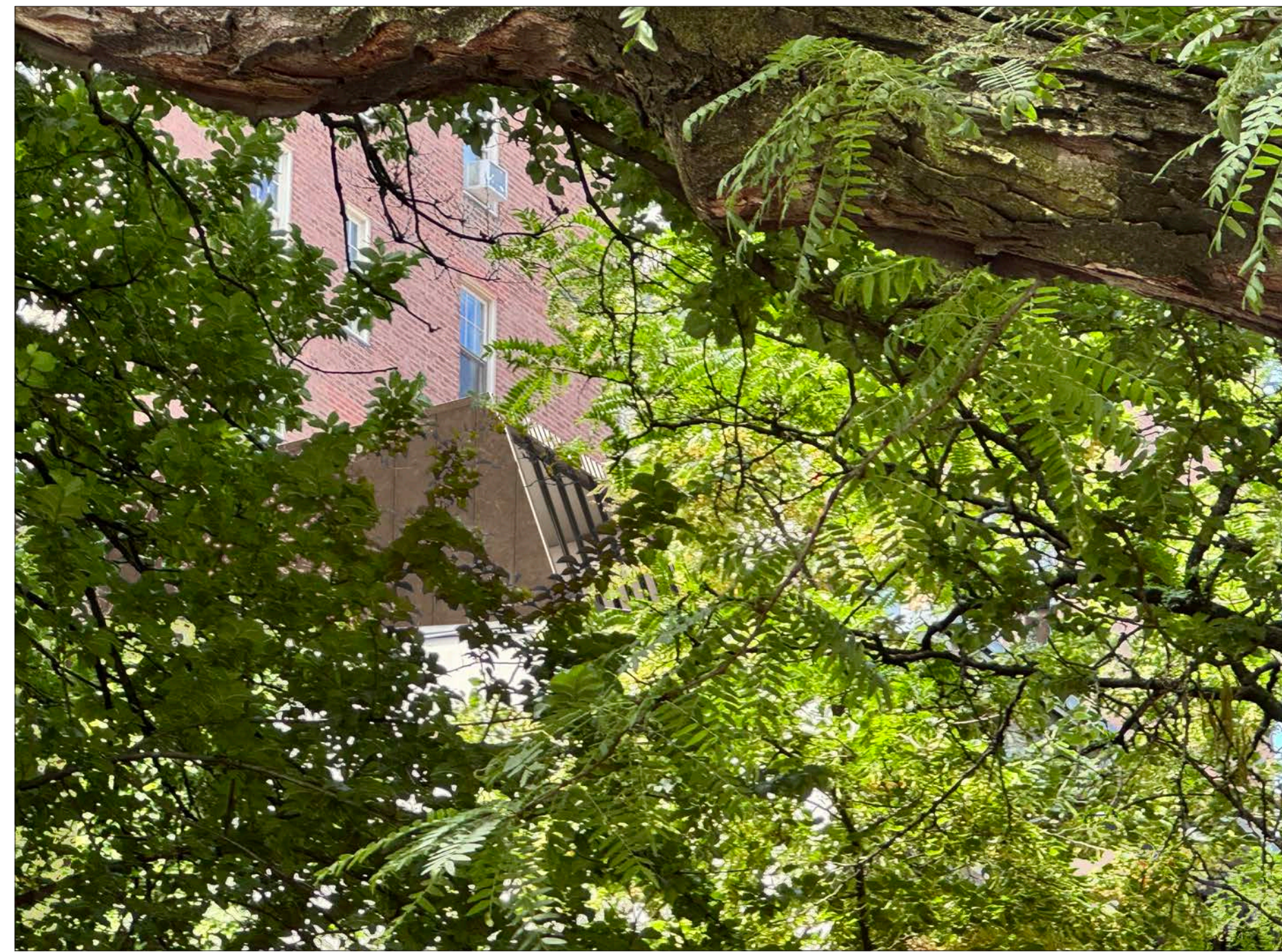
ROOFTOP ADDITION MOCK UP VISIBILITY

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GREENWICH VILLAGE HISTORIC DISTRICT



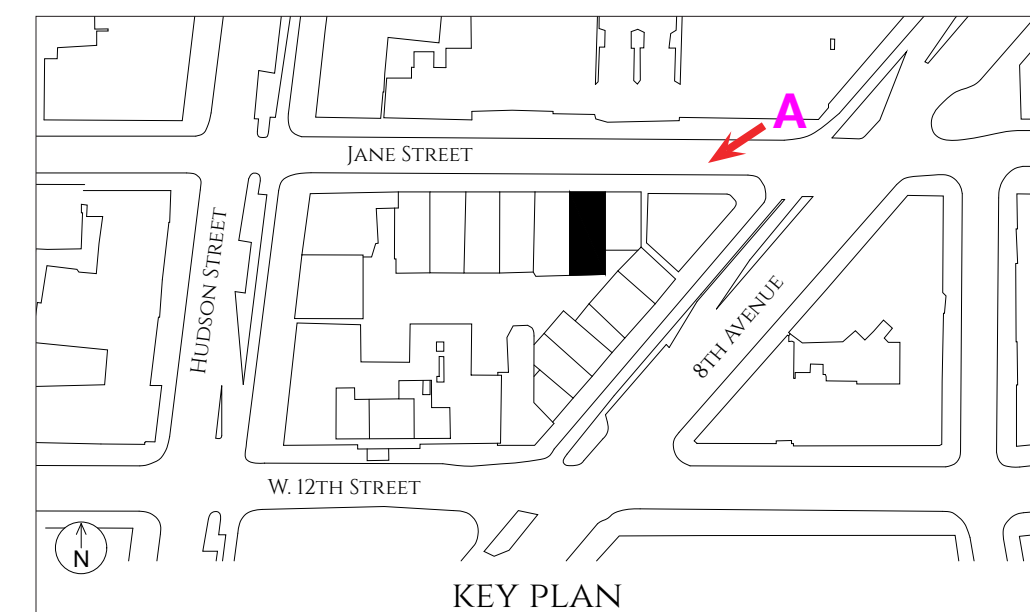
A

VIEW FROM BONSIGNOR (35 JANE STREET)



A

ZOOMED IN VIEW



ROOFTOP ADDITION MOCK UP / COLLAGE

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GREENWICH VILLAGE HISTORIC DISTRICT



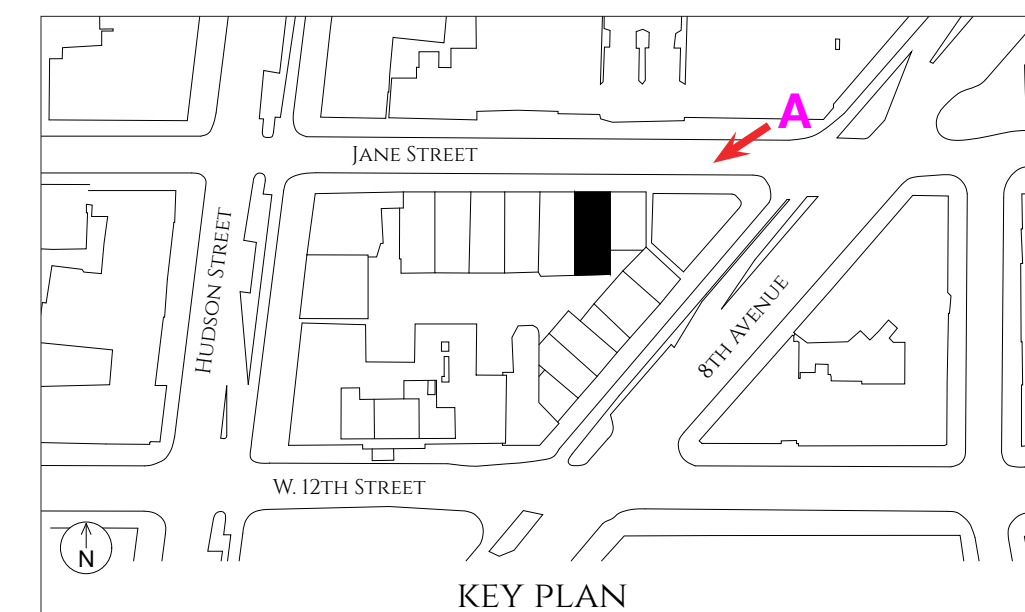
A*

VIEW FROM BONSIGNOR (35 JANE STREET) - WITH FOLIAGE



A*

VIEW FROM BONSIGNOR (35 JANE STREET) - WITHOUT FOLIAGE COLLAGE



ROOFTOP ADDITION WITH/WITHOUT FOLIAGE

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B

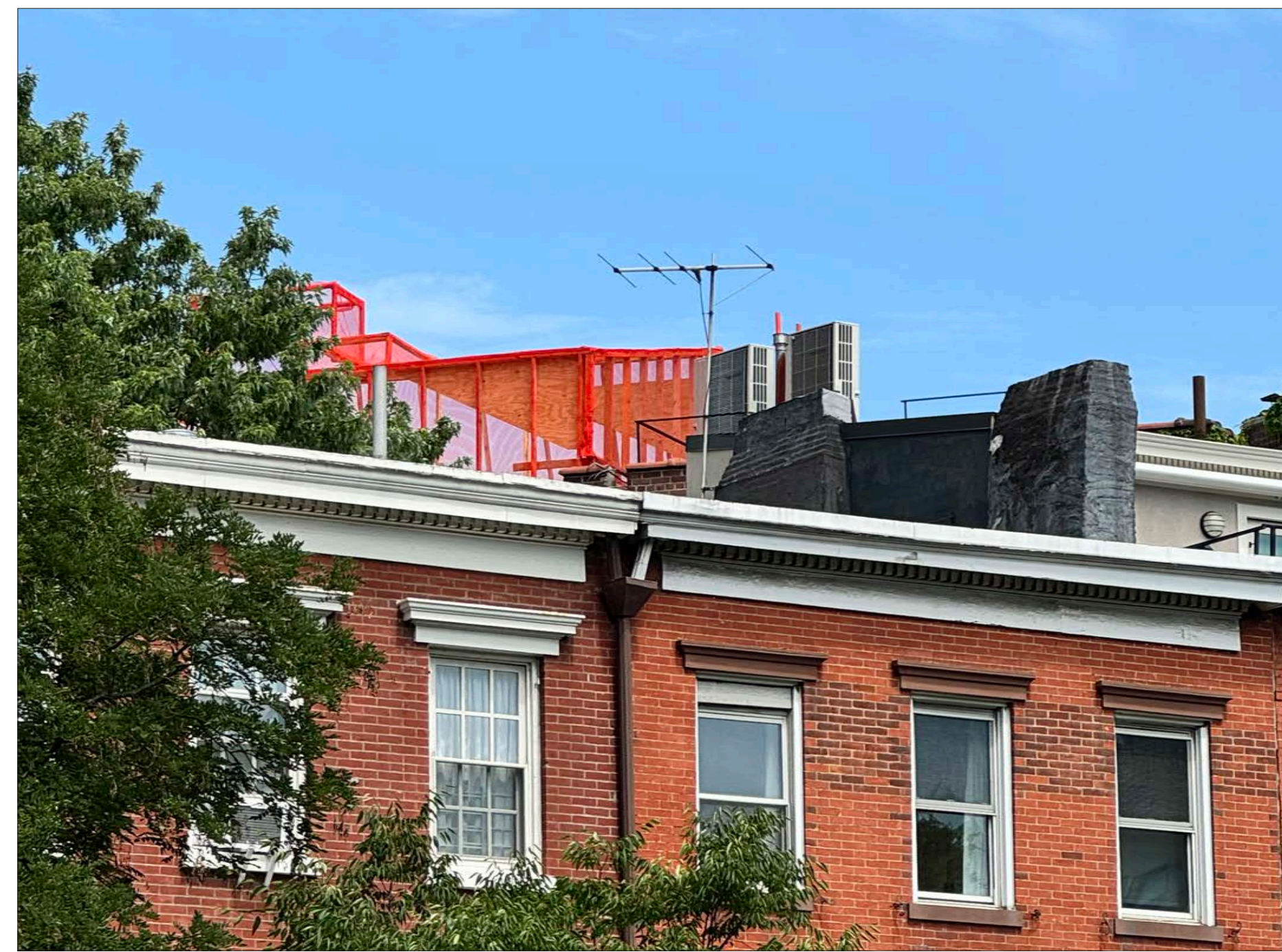
PANORAMA OF 8TH AVENUE BLOCK FRONT

ROOFTOP ADDITION - MOCK UP

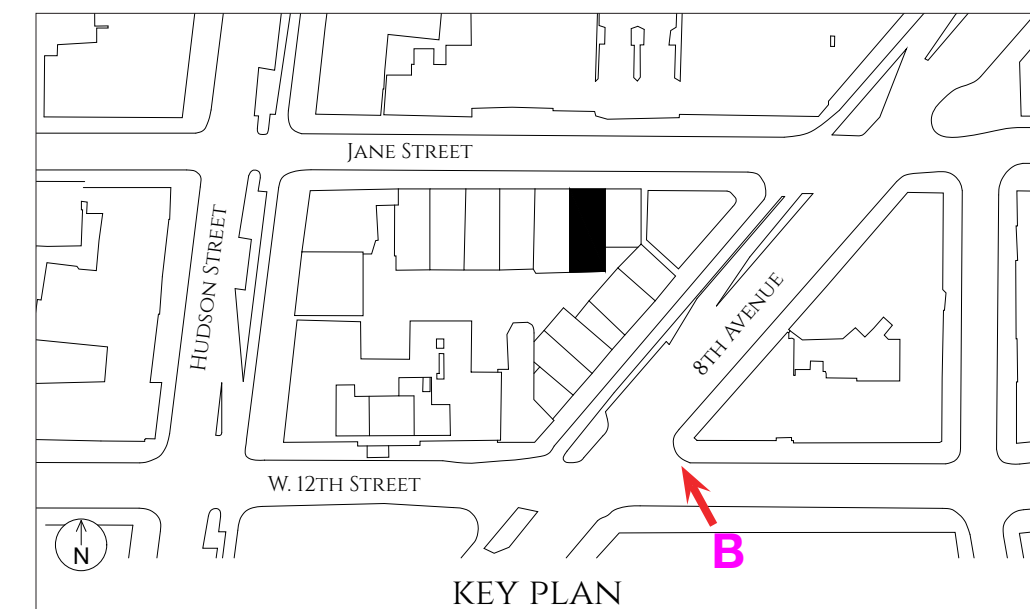
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B VIEW FROM 302 WEST 12TH STREET SERVICE ENTRANCE (CHASE BANK ATM)



B ZOOMED IN VIEW



ROOFTOP ADDITION - MOCK UP VISIBLE

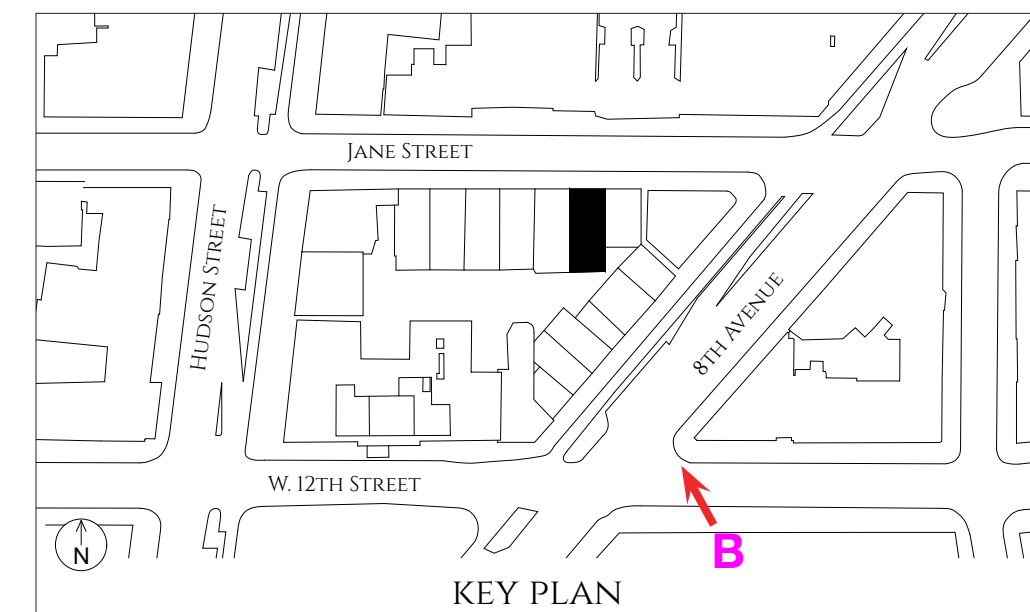
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B VIEW FROM 302 WEST 12TH STREET SERVICE ENTRANCE (CHASE BANK ATM)



B ZOOMED IN VIEW



ROOFTOP ADDITION - MOCK UP / COLLAGE

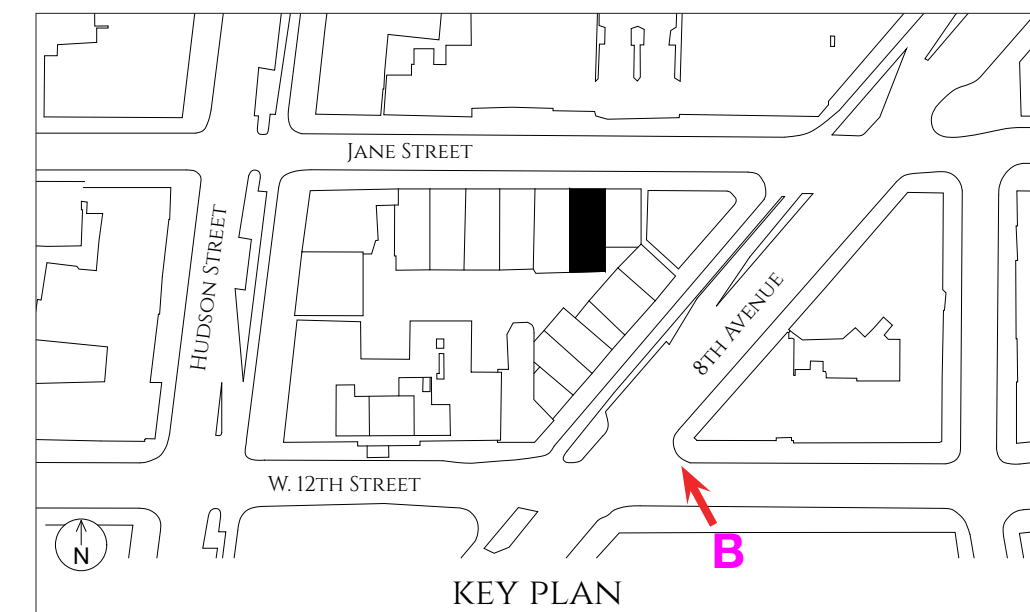
44 JANE STREET • LPC-24-08313
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B VIEW FROM 302 WEST 12TH STREET SERVICE ENTRANCE (CHASE BANK ATM)



B ZOOMED IN VIEW



ROOFTOP ADDITION - MOCK UP / COLLAGE

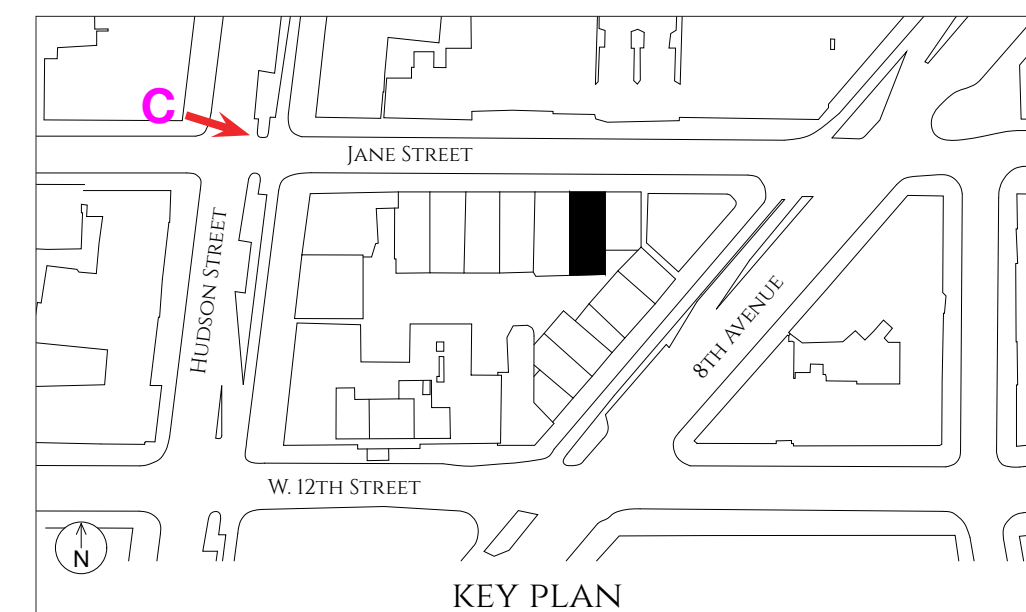
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C VIEW FROM NORTH-WEST CORNER OF JANE STREET AND HUDSON STREET



C ZOOMED IN VIEW



ROOFTOP ADDITION - MOCK UP VISIBLE

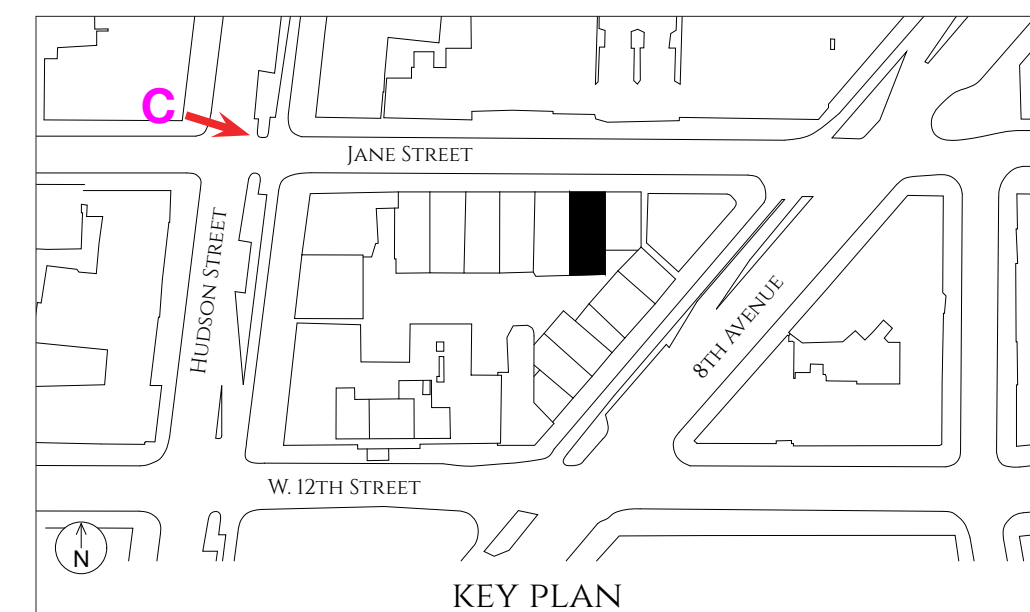
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C VIEW FROM NORTH-WEST CORNER OF JANE STREET AND HUDSON STREET

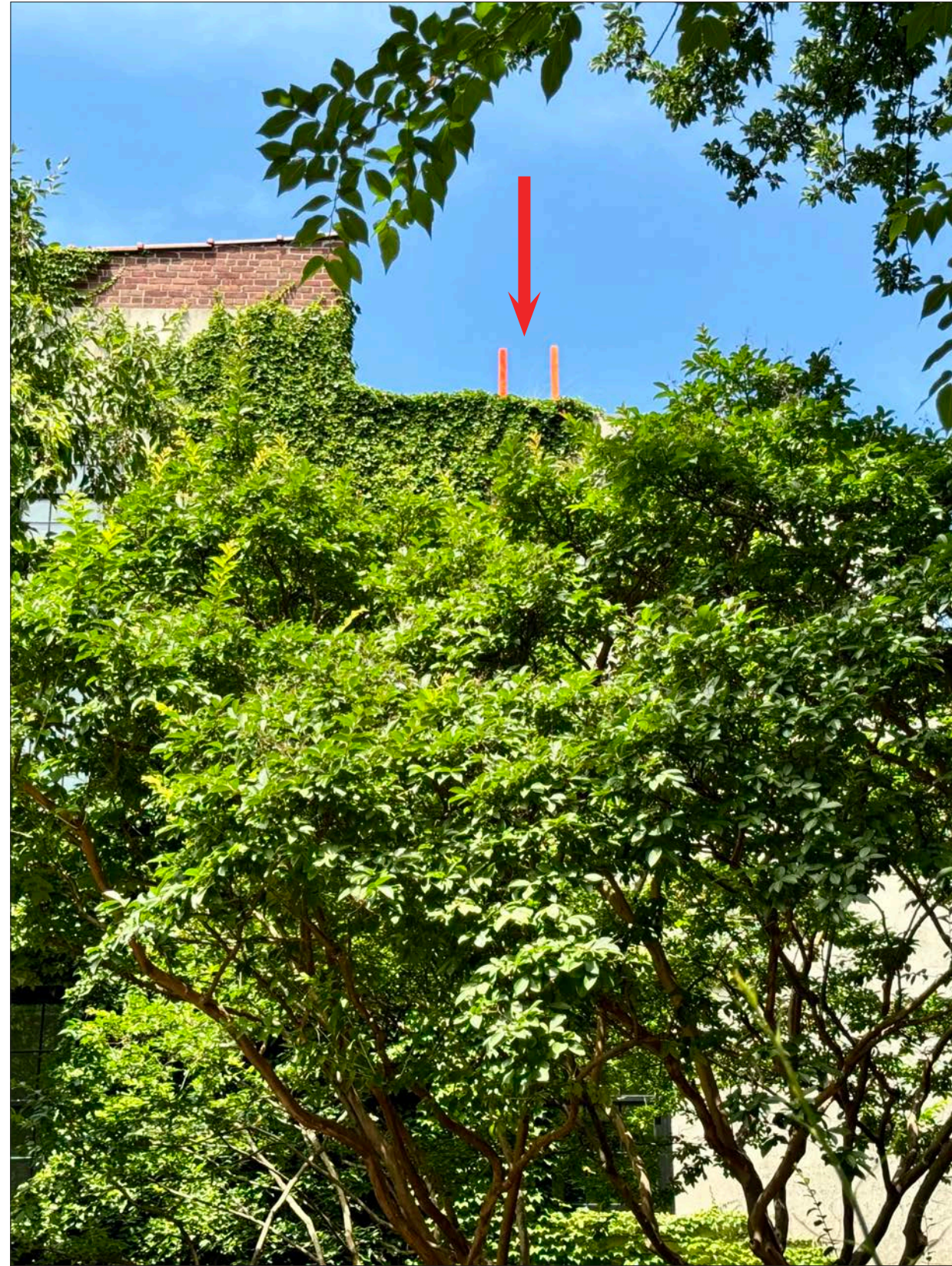


C ZOOMED IN VIEW



ROOFTOP ADDITION - MOCK UP / COLLAGE

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GREENWICH VILLAGE HISTORIC DISTRICT



D VIEW FROM 8TH AVENUE AT JANE STREET GARDEN



E VIEW FROM DIRECTLY ACROSS FROM 44 JANE

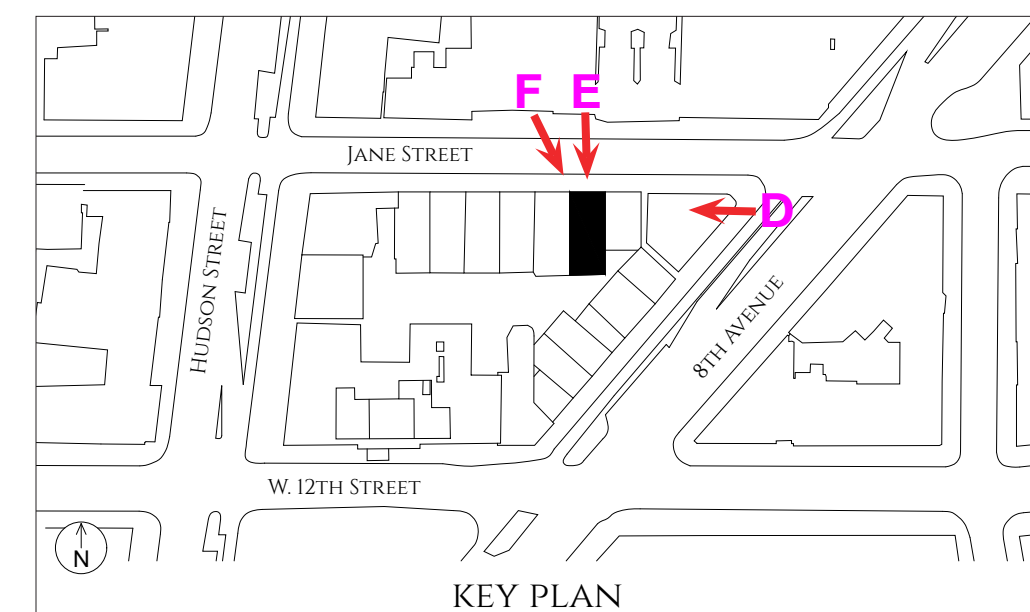


F VIEW FROM 49 JANE STREET SIDEWALK

NOTE: FLUE EXTENSIONS ARE VISIBLE FROM JANE STREET

ROOFTOP ADDITION - NOT VISIBLE

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GREENWICH VILLAGE HISTORIC DISTRICT





NOTE: 46 JANE'S ROOFTOP ADDITION IS CURRENTLY UNDER CONSTRUCTION.

THIS DEPICTION IS BASED ON THE LPC APPROVED DOCUMENTS.

COMPOSITE AERIAL VIEW

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GREENWICH VILLAGE HISTORIC DISTRICT



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COMPOSITE AERIAL VIEW

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COMPOSITE AERIAL VIEW

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PROPOSED ROOF ADDITION - DETAILS

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PROPOSED ROOF ADDITION - DETAILS

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POVERO & COMPANY

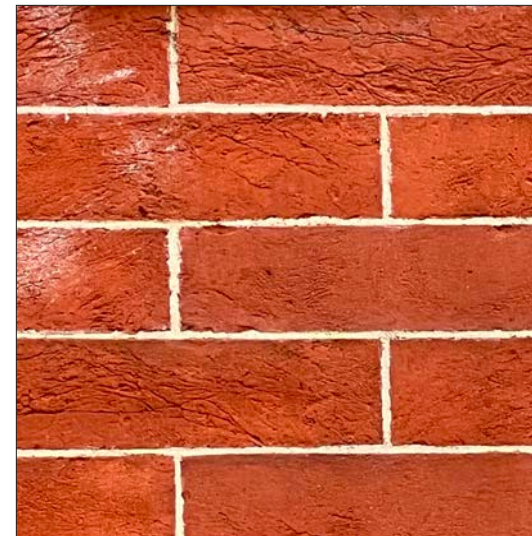
WOOD WINDOWS THROUGHOUT:
BLACK FOREST GREEN HC-187



STANDING SEAM METAL AT ROOFTOP:
RHEINZINK



NEW BRICK AT REAR:
STILES&HART "COLONIAL RED" SAND MOLDED



BLACK PAINTED METAL:
BLACK IRON BM-2120-20



NEW CAST STONE AT REAR:
CUSTOM TO MATCH EXISTING BROWNSTONE



STUCCO AT REAR:
CUSTOM TO MATCH 42 JANE



PROPOSED MATERIALS

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PROPOSED REAR TERRACE RENDERING WITH ADJACENT ROOFTOP ADDITIONS

44 JANE STREET • LPC-24-08313
GREENWICH VILLAGE HISTORIC DISTRICT

July 30, 2024
Public Hearing

The current proposal is:

Preservation Department – Item 3, LPC-24-08313

44 Jane Street – Greenwich Village Historic District Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 869 4840 6655

Passcode: 412825

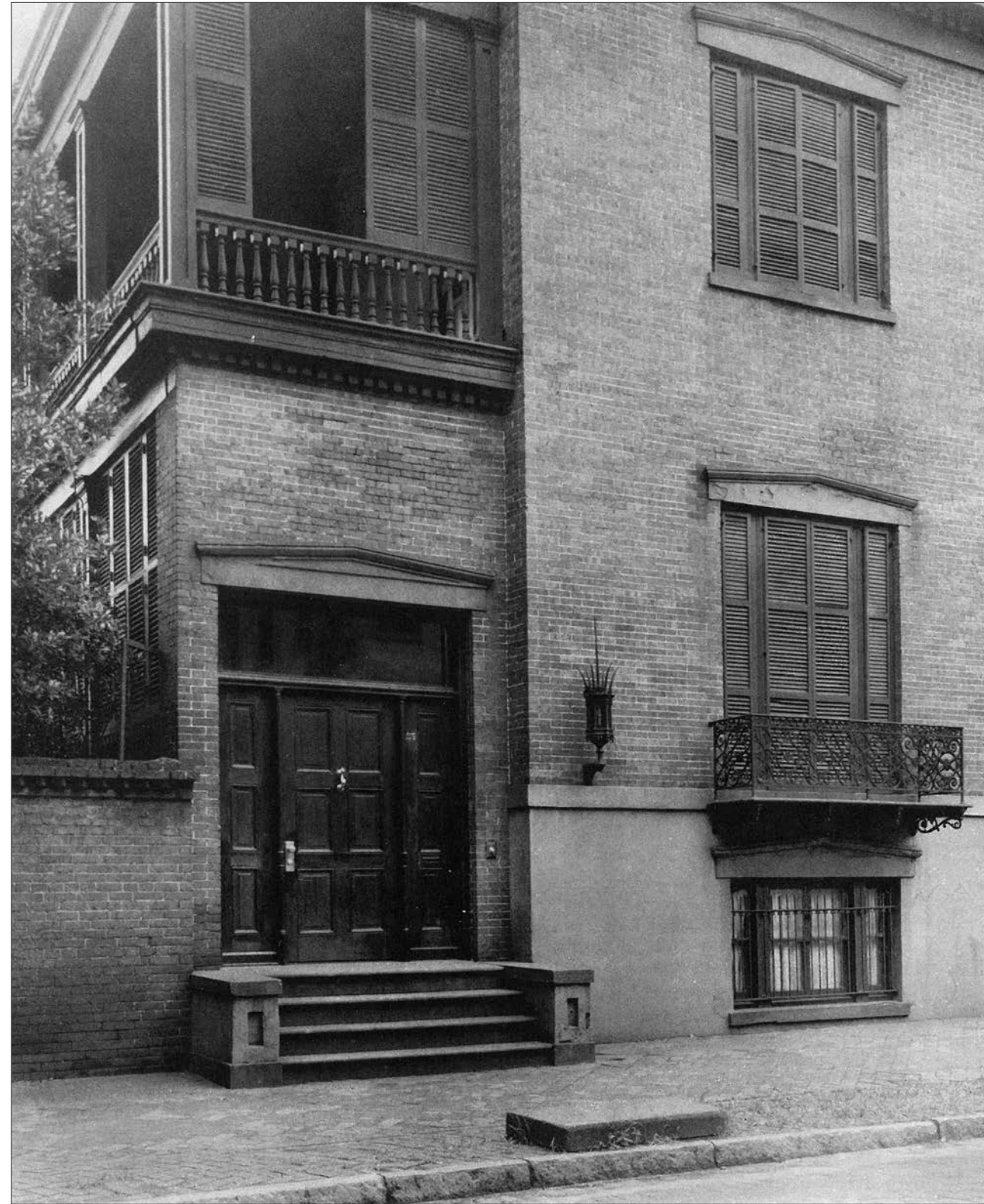
By Phone: 646-558-8656 (NY)

877-853-5257 (Toll free) US

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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.

APPENDIX



WILLIAM BATTERSBY HOUSE, SAVANNAH, GA 1852



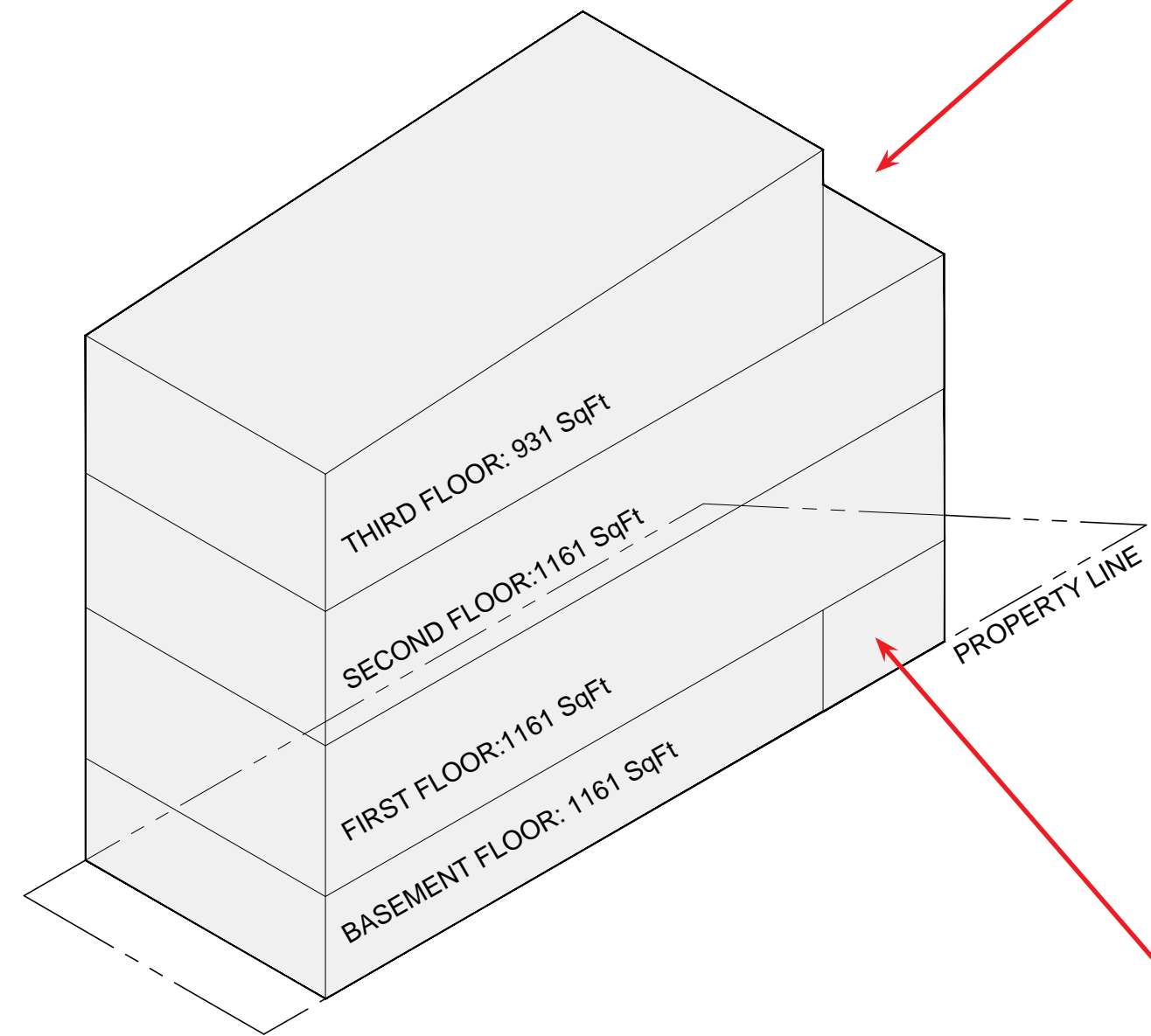
4 WASHINGTON SQUARE NORTH 1833



LINTEL DETAIL

REAR YARD ADDITION - PRECEDENT

44 JANE STREET • LPC-24-08313
GREENWICH VILLAGE HISTORIC DISTRICT



THE HEIGHT OF THE EXISTING REAR YARD ADDITION CORRESPONDS TO THE ADJACENT THREE-STORY REAR YARD ADDITIONS ON THE JANE STREET ROW



BASEMENT FLOOR OF EXISTING REAR YARD ADDITION IS ENCLOSED ON THREE SIDES, THUS CONSIDERED INTERIOR FLOOR AREA BY NYC BUILDING AND ZONING CODES

REAR YARD ADDITION - ZONING DIAGRAMS

44 JANE STREET • LPC-24-08313
GREENWICH VILLAGE HISTORIC DISTRICT

July 30, 2024
Public Hearing

The current proposal is:

Preservation Department – Item 3, LPC-24-08313

44 Jane Street – Greenwich Village Historic District Borough of Manhattan

To testify virtually, please join Zoom

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