



SHEET LIST

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338 WEST 12TH STREET

LANDMARKS PRESERVATION COMMISSION

JULY 13, 2023

RAMSA
ROBERT A.M. STERN ARCHITECTS

HIGGINS QUASEBARTH
& PARTNERS LLC

KAREN THOMAS
ASSOCIATES, INC.



View of 338 West 12th Street, (RAMSA)



Greenwich Village Historic District Map

336 West 12th

338 West 12th

340 West 12th





- BULKHEAD HEIGHT
ELEV. 69'-8"
- MECHANICAL HEIGHT
ELEV. 67'-1 3/16"
- FIN. ROOF
ELEV. 61'-6 1/2"
- FIN. TERRACE
ELEV. 51'-10"
- FIN. FOURTH FLOOR
ELEV. 51'-1"
- FIN. THIRD FLOOR
ELEV. 41'-7"
- FIN. SECOND FLOOR
ELEV. 31'-8"
- FIN. FIRST AT HORSE WALK
ELEV. 21'-6"
- FIN. FIRST FLOOR
ELEV. 20'-9"
- SIDEWALK
ELEV. 14'-8"

NORTH



- BULKHEAD HEIGHT
ELEV. 69'-8"
- MECHANICAL HEIGHT
ELEV. 67'-1 3/16"
- FIN. ROOF
ELEV. 61'-6 1/2"
- FIN. TERRACE
ELEV. 51'-10"
- FIN. FOURTH FLOOR
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- FIN. SECOND FLOOR
ELEV. 31'-8"
- FIN. FIRST AT HORSE WALL
ELEV. 21'-6"
- FIN. FIRST FLOOR
ELEV. 20'-9"
- FIN. FIRST FLOOR TERRACE
ELEV. 20'-6"
- SIDEWALK
ELEV. 14'-8"
- FIN. BASEMENT FLOOR
ELEV. 10'-10"

SOUTH



336 Tax Photo. NYC Department of Records)



338 1940 Tax Photo. NYC Department of Records)



340 1940 Tax Photo. NYC Department of Records)



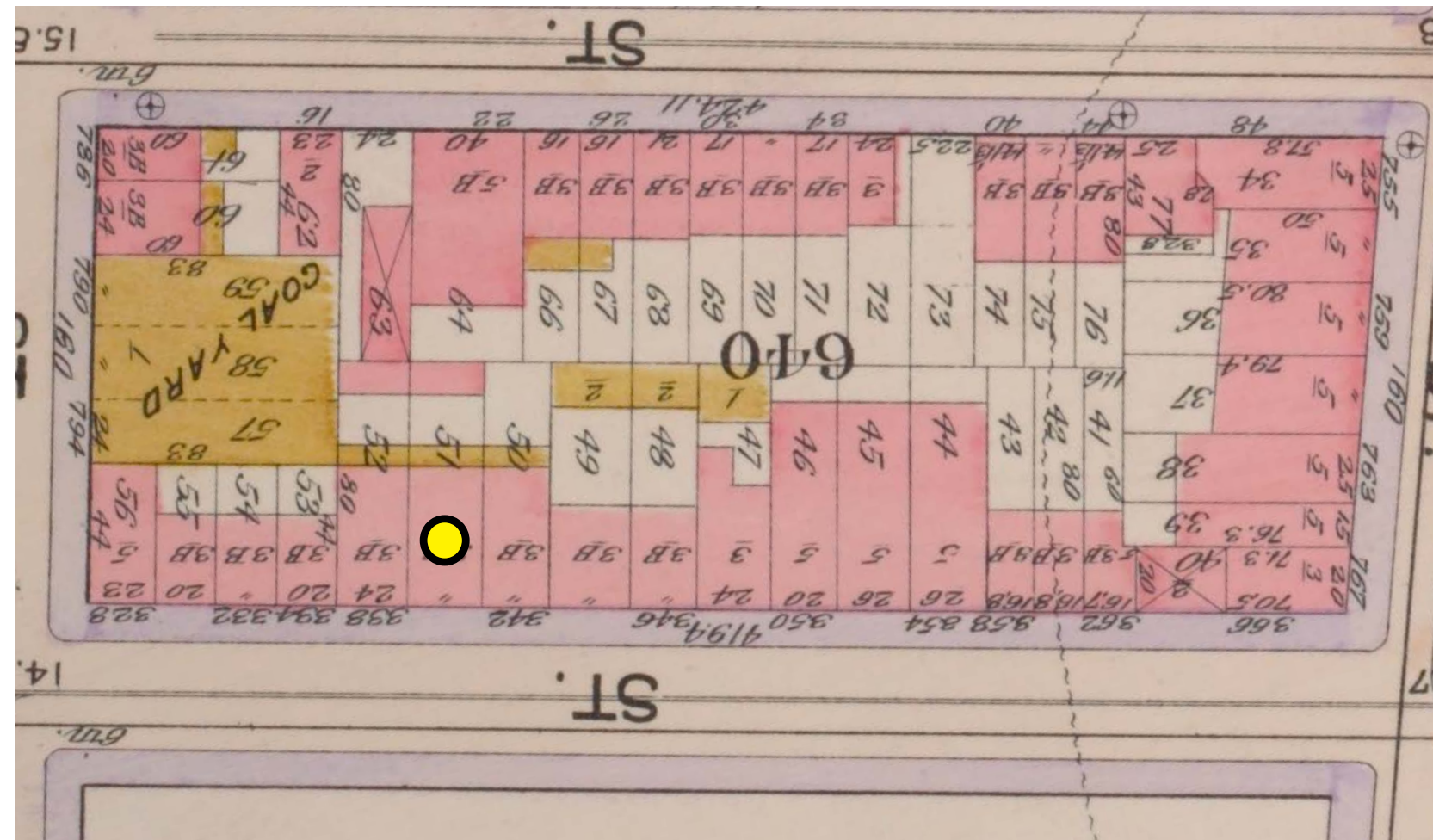
Street Elevation (RAMSA, 2023)



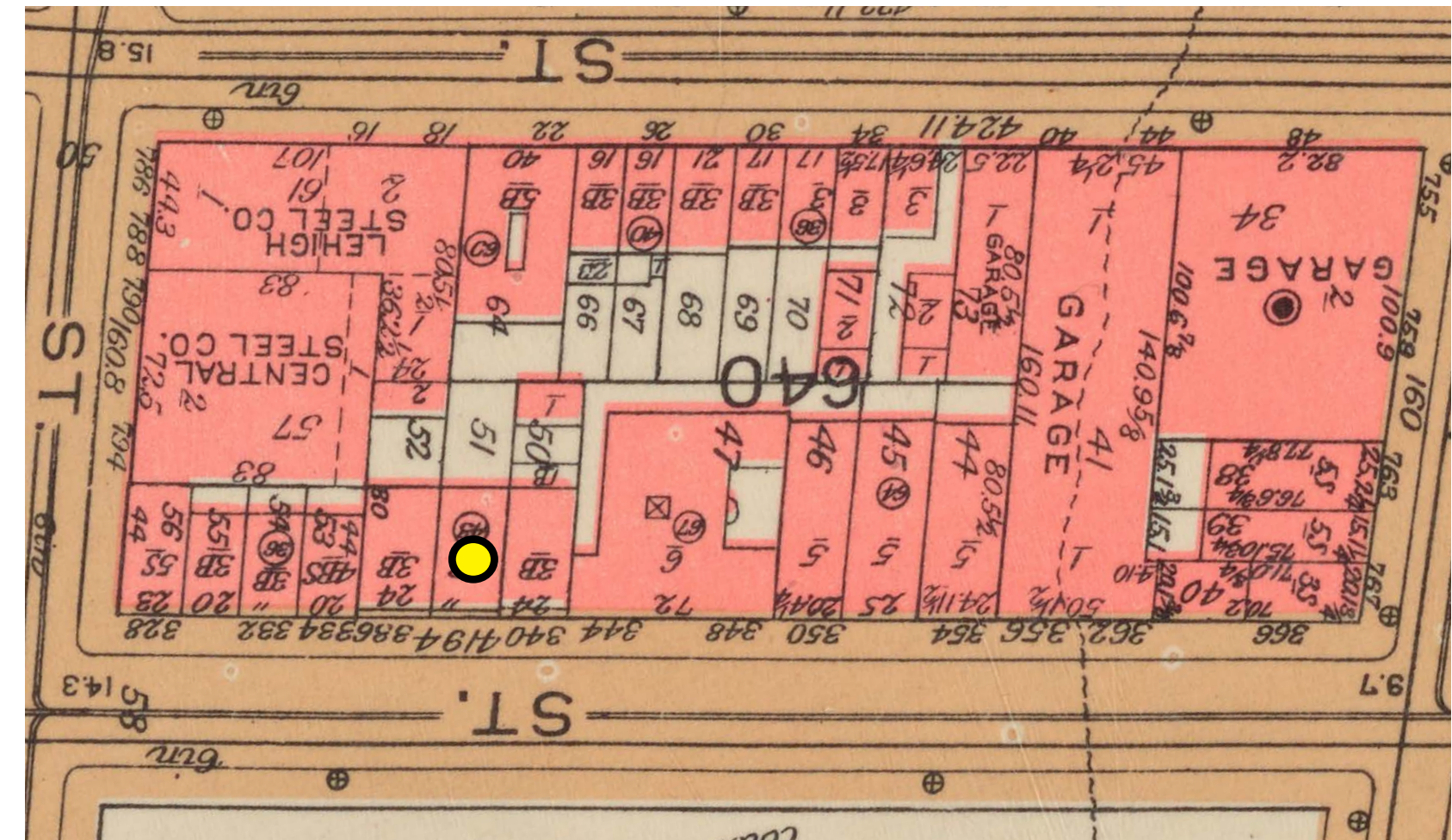
Rear Elevation (RAMSA, 2023)



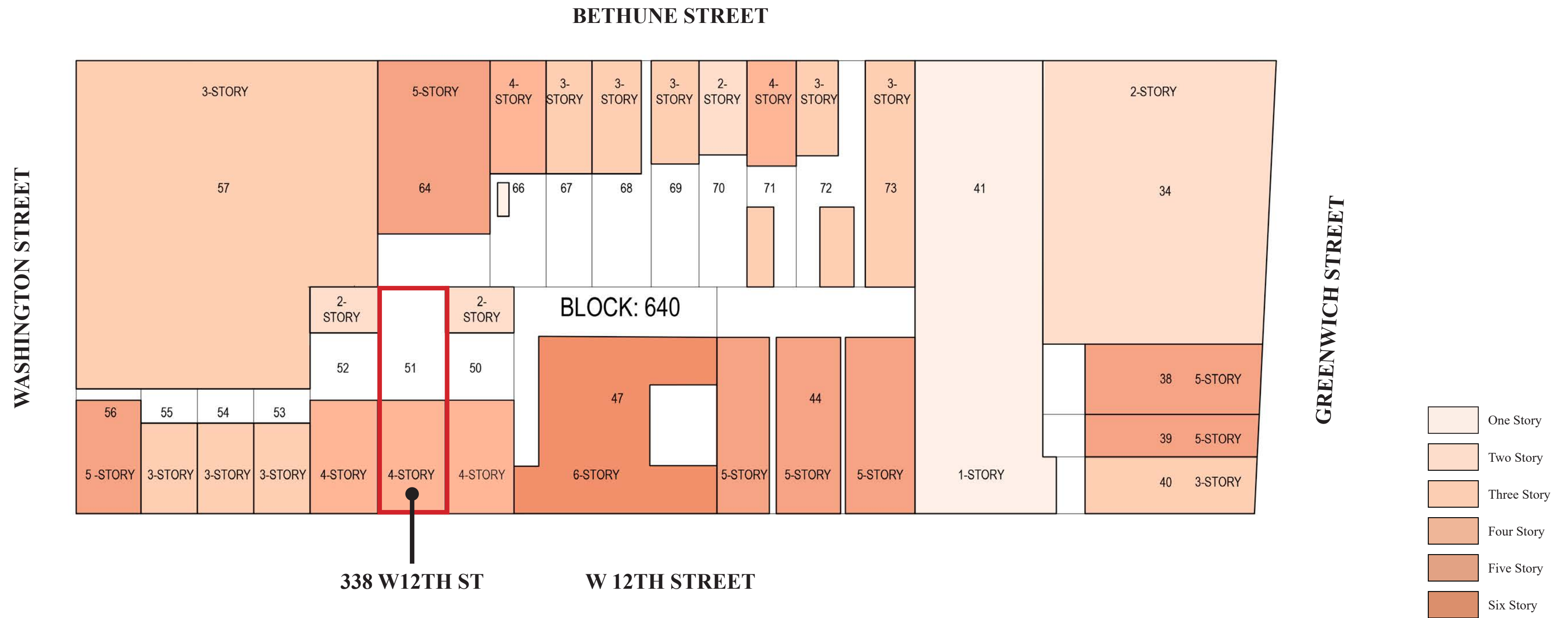
Rear Elevations (left to right: 340, 338, 336) (RAMSA, 2023)



Sanborn Map 1899 (Library of Congress)

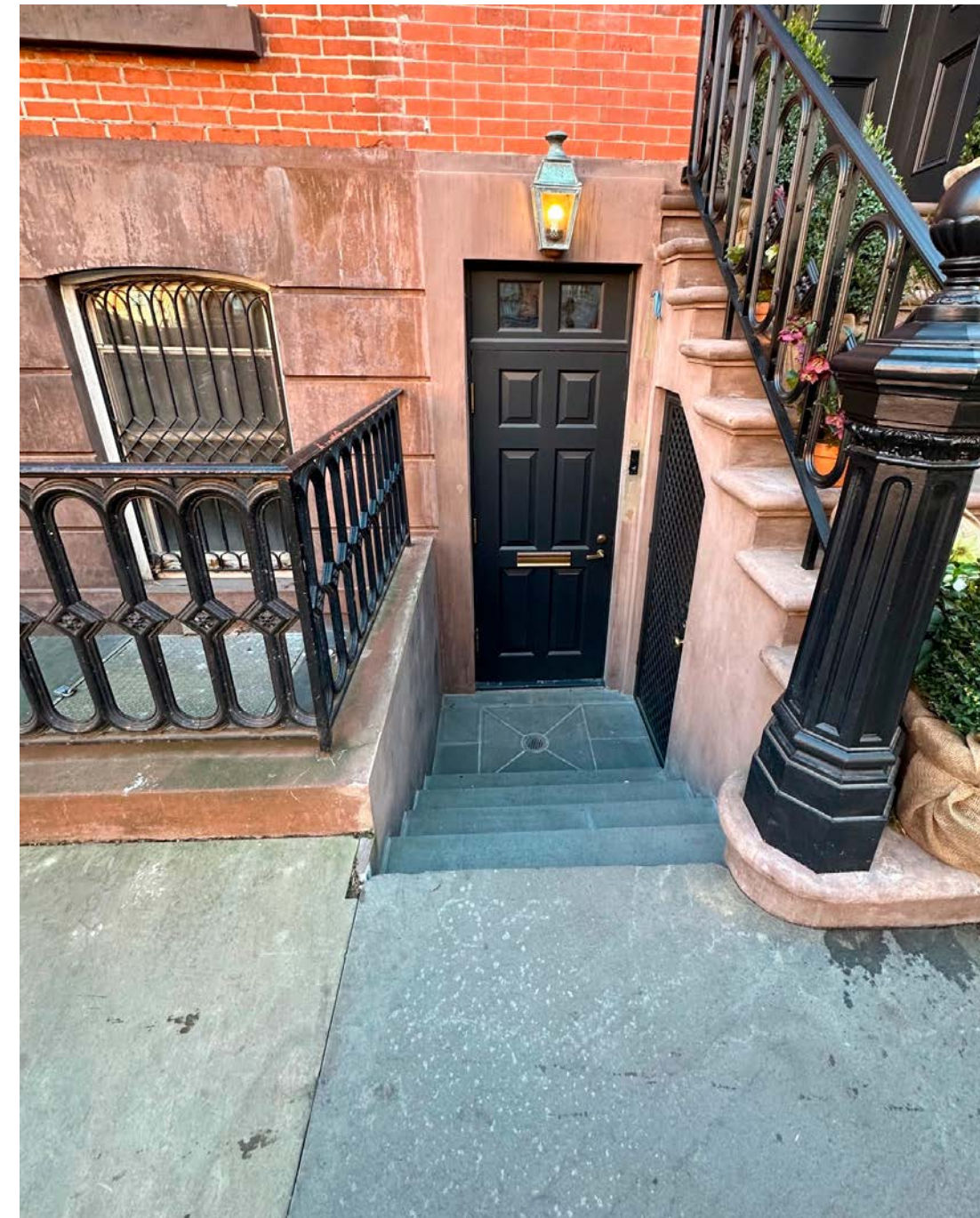


Sanborn Map 1955 (Library of Congress)





Horsewalk Entries, 336 (left) and 338 (right)
(RAMSA, 2023)



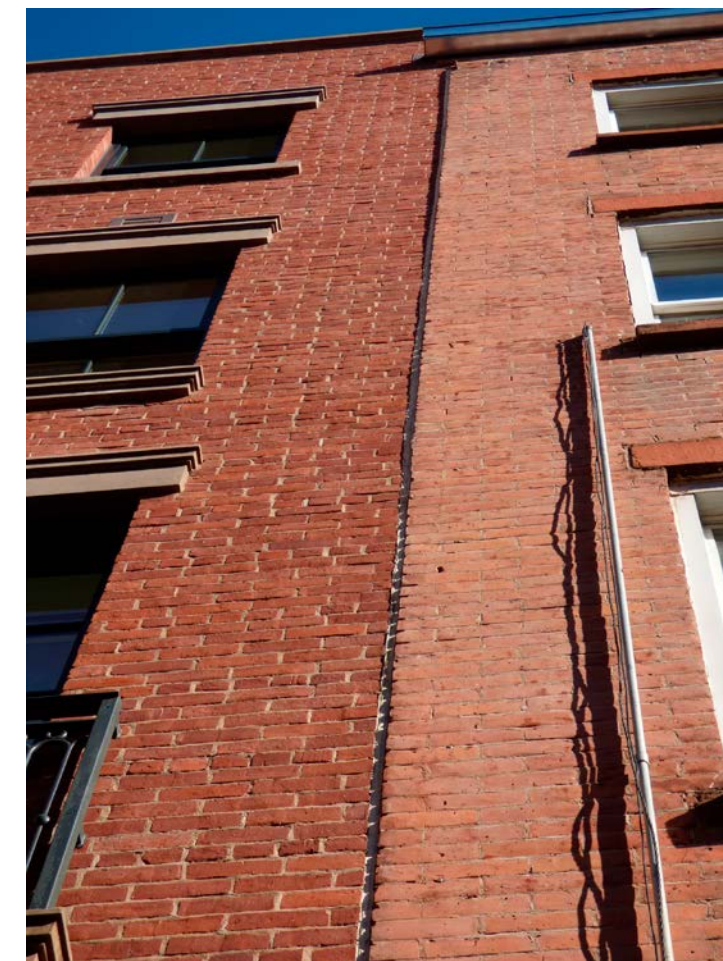
340 Horsewalk Entry (RAMSA, 2023)



Rear Elevation (HQP, 2023)

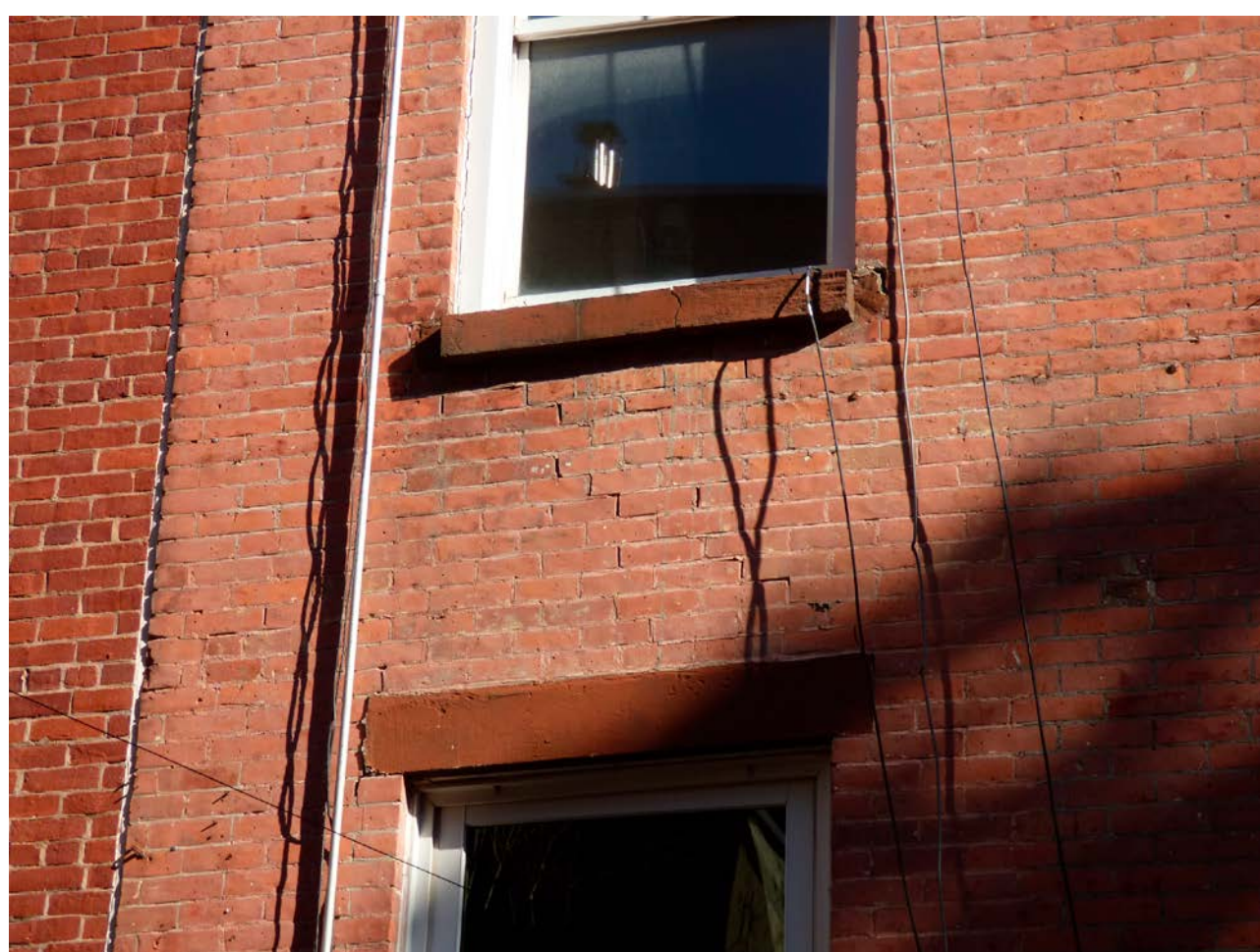


Rear Elevation, Garden Level (HQP, 2023)



Joint Detail (HQP, 2023)

Expansion joint between 338 and 340 W. 12th; the historic facade of 338 is visibly out of plumb.



Rear Window (HQP, 2023)

Detail of the brick between the Parlor and Second floors, showing step cracking.



Garden Window (HQP, 2023)

Detail of the brick at the Garden level showing significant spalling and material loss, and efflorescence.



Window Edge (HQP, 2023)

Detail at Parlor Window, showing visible circular abrasions



Brick & Mortar Decay (HQP, 2023)

Detail of brick at the rear facade showing typical conditions, including abrasions from a mechanical grinder, spalling and material loss, efflorescence, and improper mortar type.



Roof (HQP, 2023), Looking Southeast



Roof (HQP, 2023), Looking West



Fourth Floor Deck (RAMSA, 2023)



Fourth Floor Deck (RAMSA, 2023)



EXISTING

GRAY PAINTED STAIR BULKHEAD

NEW BLACK IRON RAILING

EXISTING CORNICE TO BE RESTORED AND REPAINTED TO MATCH

NEW WOOD DOUBLE-HUNG WINDOWS WITHIN EXISTING MASONRY OPENINGS

NEW CAST STONE LINTEL TO BE INSTALLED TO MATCH APPROVED AT 336

NEW BLACK PAINTED WOOD DOOR AND TRANSOM WINDOW TO MATCH NEIGHBORS

EXISTING HORSE WALK OPENING TO BE MAINTAINED, EXISTING GATE TO BE RESTORED & REPAINTED

EXISTING STONE STOOP, POSTS, AND BLACK IRON RAILINGS TO BE RESTORED & REPAINTED



EXISTING CHIMNEY EXTENDED

NEW MECHANICAL EQUIPMENT

GRAY PAINTED PANELING

NEW BLACK METAL SWING DOOR AND FIXED WINDOWS AT FOURTH FLOOR

EXISTING MASONRY WALLS TO BE REPAIRED/RESTORED AS NECESSARY

EXISTING BROWNSTONE SILLS AND LINTELS TO BE RESTORED

NEW MULTI-LIGHT WOOD CASEMENT WINDOWS TO MATCH 336 & 340

EXISTING BROWNSTONE BASE TO BE REPAIRED & RESTORED

EXISTING BLACK IRON RAILING TO BE RESTORED & REPAINTED

PROPOSED



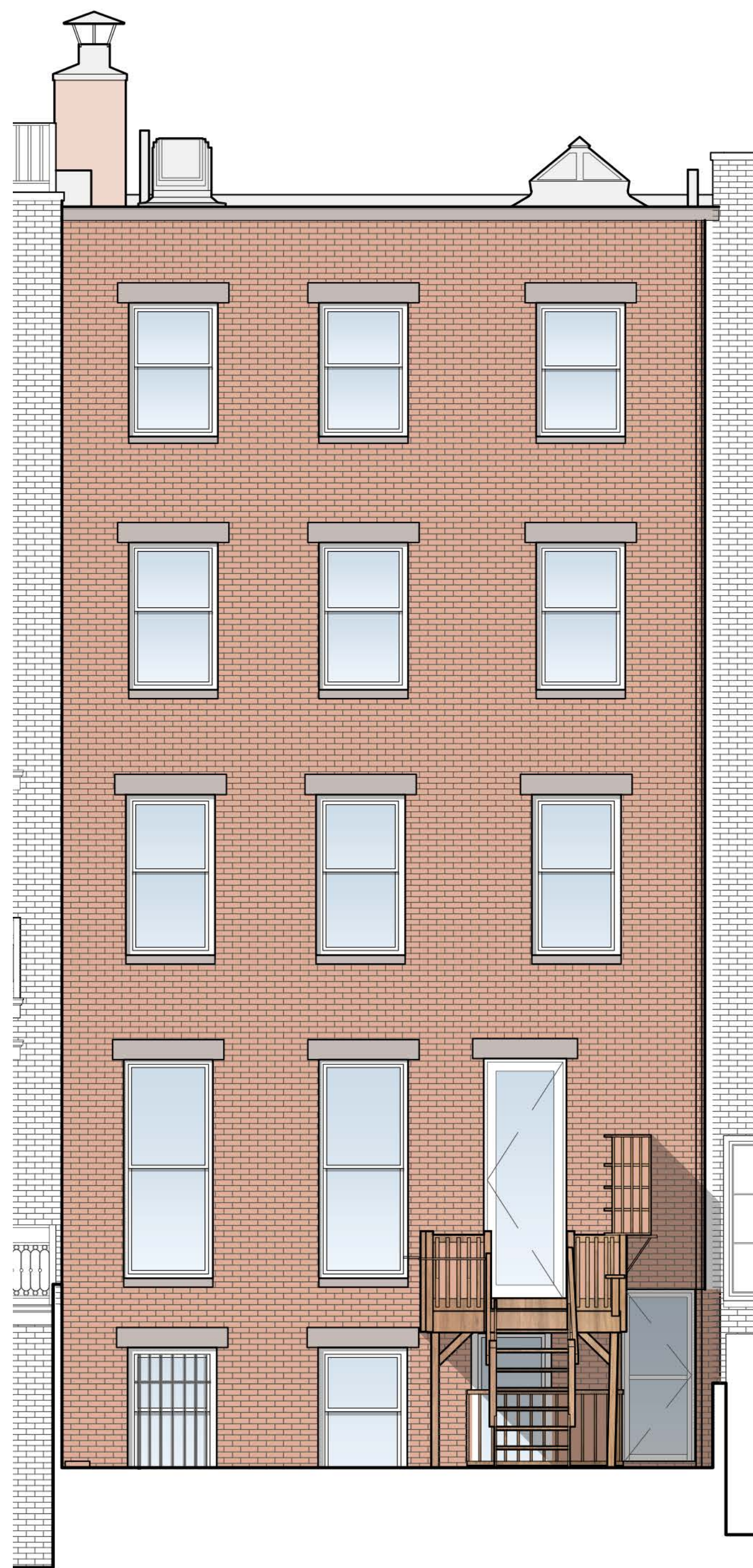
NEW MASONRY PARTITION
SET BACK ~2'6" FROM GATE

EXISTING STOOP, OPENING,
AND BLACK IRON WINDOW
GRATE TO BE RESTORED &
REFINISHED TO MATCH
EXISTING

NEW BLACK PAINTED WOOD DOOR
EXISTING IRON GATE TO BE RESTORED &
REFINISHED TO MATCH EXISTING

AREAWAY TO BE LOWERED TO
ACCOMMODATE NEW GARDEN
FLOOR LEVEL

NEW WOOD WINDOWS WITHIN
EXISTING MASONRY OPENINGS



SIZE OF WINDOW OPENINGS TO BE MAINTAINED, MASONRY OPENINGS TO BE RE-CENTERED ON FACADE WHILE MAINTAINING ALIGNMENTS WITH NEIGHBORS.

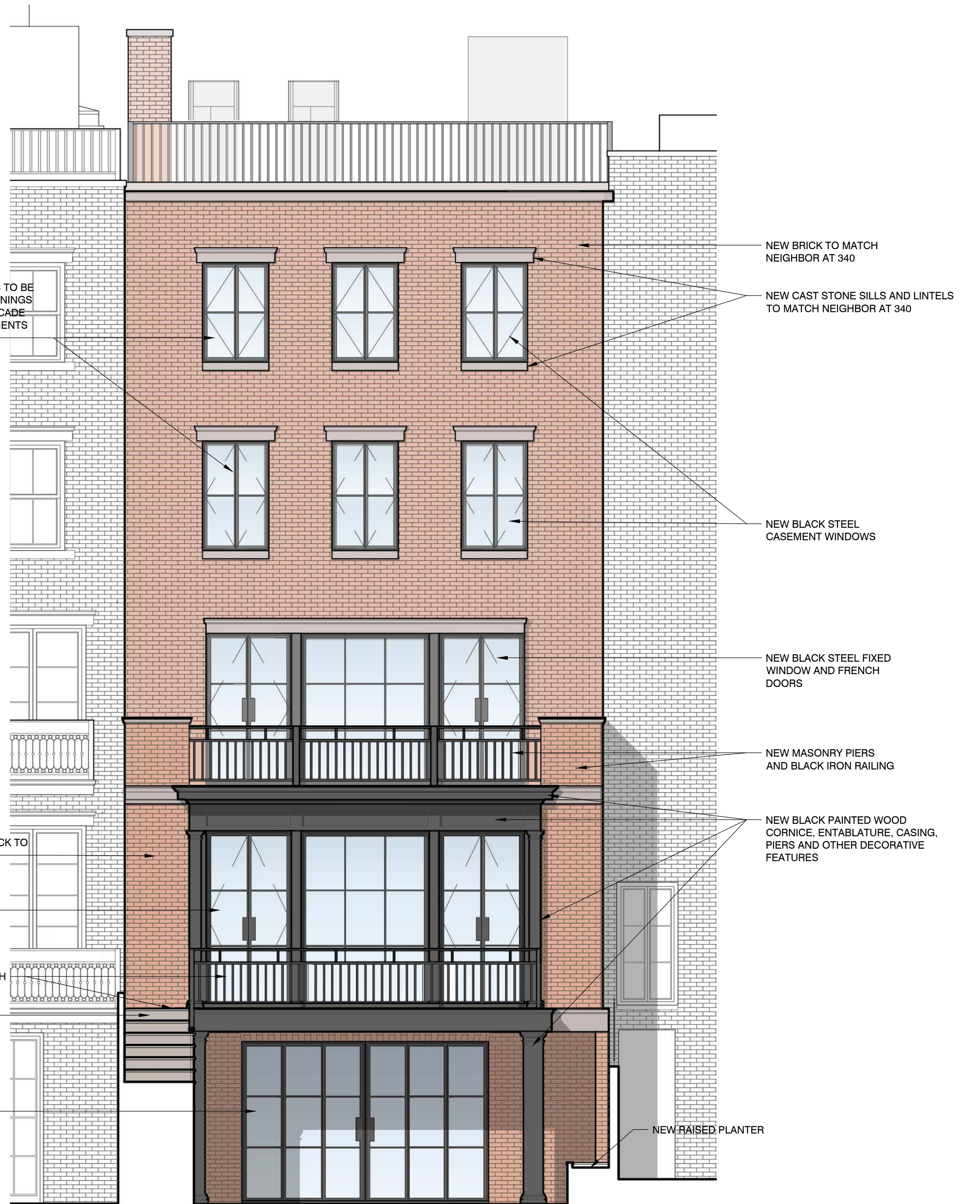
REAR YARD EXTENSION, BRICK TO MATCH NEIGHBOR AT 340

NEW BLACK STEEL FRENCH DOORS

NEW STONE BALCONY AND IRON RAILING RELATING TO NEIGHBOR AT 340 WEST 12TH

NEW STONE STAIRS

NEW BLACK STEEL POCKET DOORS



NEW BRICK TO MATCH NEIGHBOR AT 340

NEW CAST STONE SILLS AND LINTELS TO MATCH NEIGHBOR AT 340

NEW BLACK STEEL CASEMENT WINDOWS

NEW BLACK STEEL FIXED WINDOW AND FRENCH DOORS

NEW MASONRY PIERS AND BLACK IRON RAILING

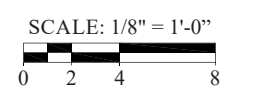
NEW BLACK PAINTED WOOD CORNICE, ENTABLATURE, CASING, PIERS AND OTHER DECORATIVE FEATURES

NEW RAISED PLANTER



EXISTING

PROPOSED





340 WEST 12TH STREET

338 WEST 12TH STREET

336 WEST 12TH STREET

EXISTING

- FIN. ROOF
ELEV. 61'-6 1/2"
- FIN. FOURTH FLOOR
ELEV. 51'-1"
- FIN. THIRD FLOOR
ELEV. 41'-7"
- FIN. SECOND FLOOR
ELEV. 31'-8"
- FIN. PARLOR AT HORSE W
ELEV. 21'-6"
- FIN. PARLOR FLOOR
ELEV. 20'-9"
- FIN. PARLOR TERRACE
ELEV. 20'-6"
- FIN. GARDEN FLOOR
ELEV. 12'-3"



340 WEST 12TH STREET

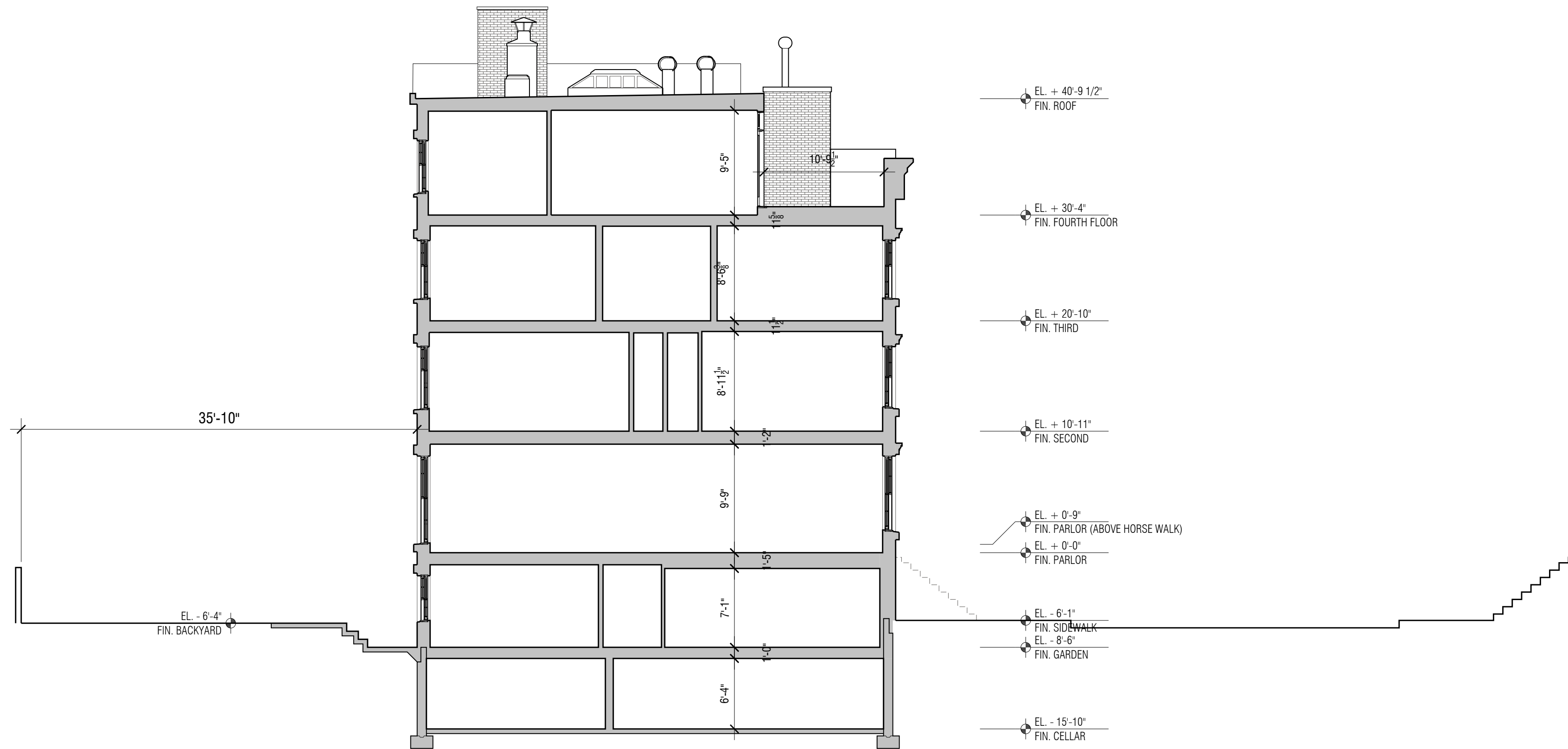
338 WEST 12TH STREET

336 WEST 12TH STREET

PROPOSED

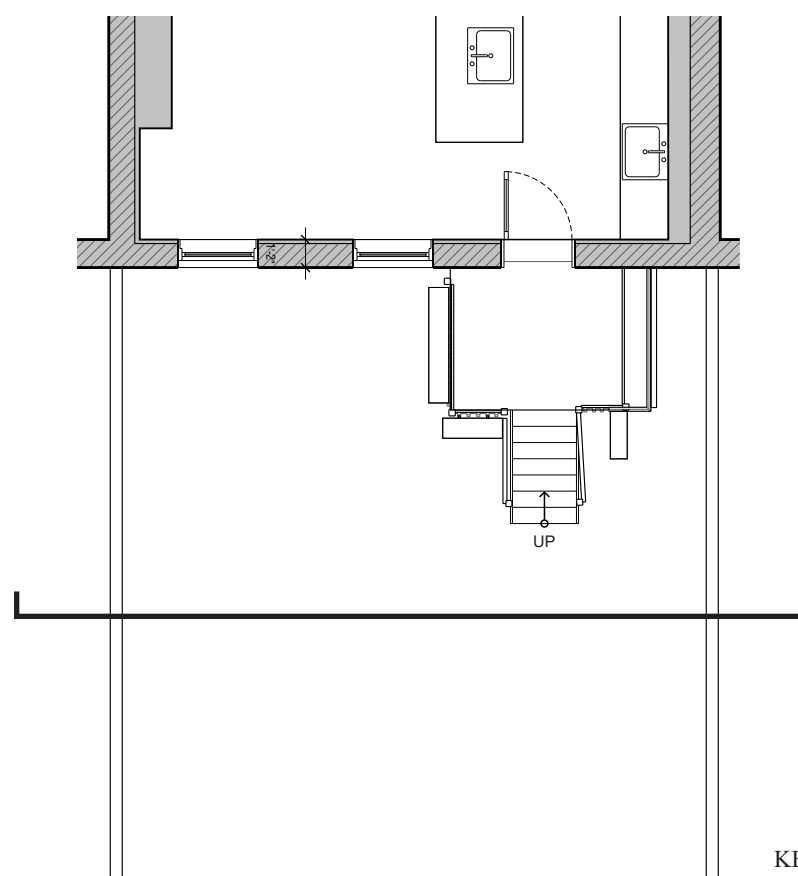
- BULKHEAD HEIGHT
ELEV. 69'-8"
- MECHANICAL HEIGHT
ELEV. 67'-1 3/16"
- FIN. ROOF
ELEV. 61'-6 1/2"
- FIN. TERRACE
ELEV. 51'-10"
- FIN. FOURTH FLOOR
ELEV. 51'-1"
- FIN. THIRD FLOOR
ELEV. 41'-7"
- FIN. SECOND FLOOR
ELEV. 31'-8"
- FIN. FIRST AT HORSE WALK
ELEV. 21'-6"
- FIN. FIRST FLOOR
ELEV. 20'-9"
- FIN. FIRST FLOOR TERRACE
ELEV. 20'-6"
- SIDEWALK
ELEV. 14'-8"
- FIN. BASEMENT FLOOR
ELEV. 10'-10"

SCALE: 1/8" = 1'-0"
0 2 4 8





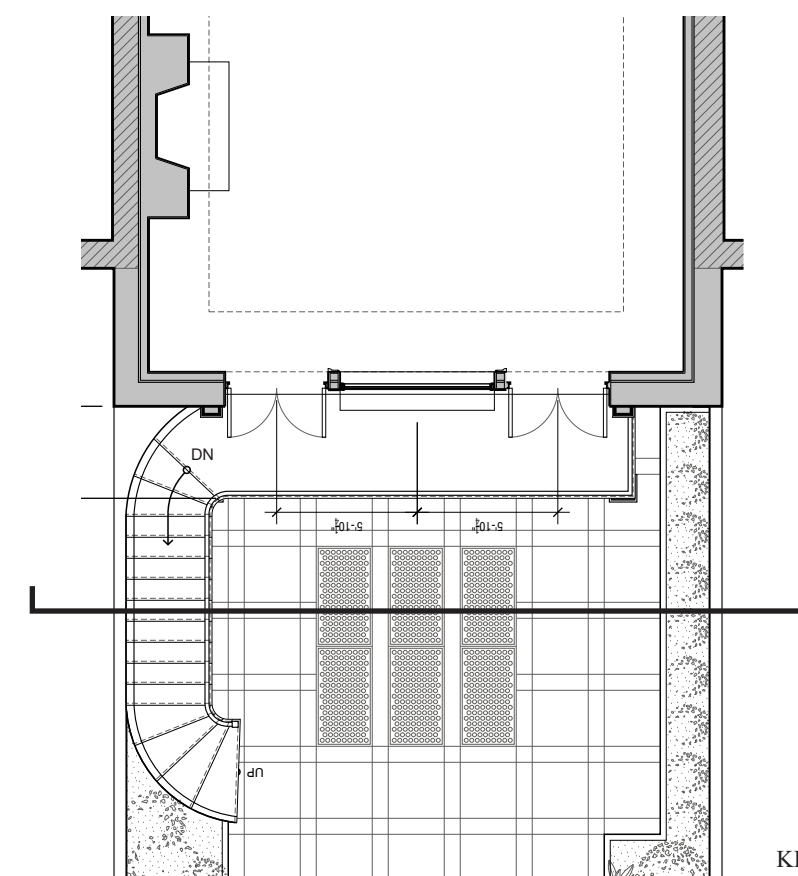
EXISTING



KEY PLAN - PARLOR FLOOR

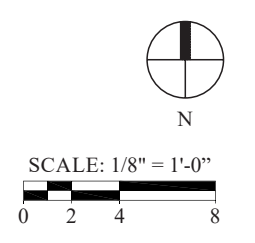


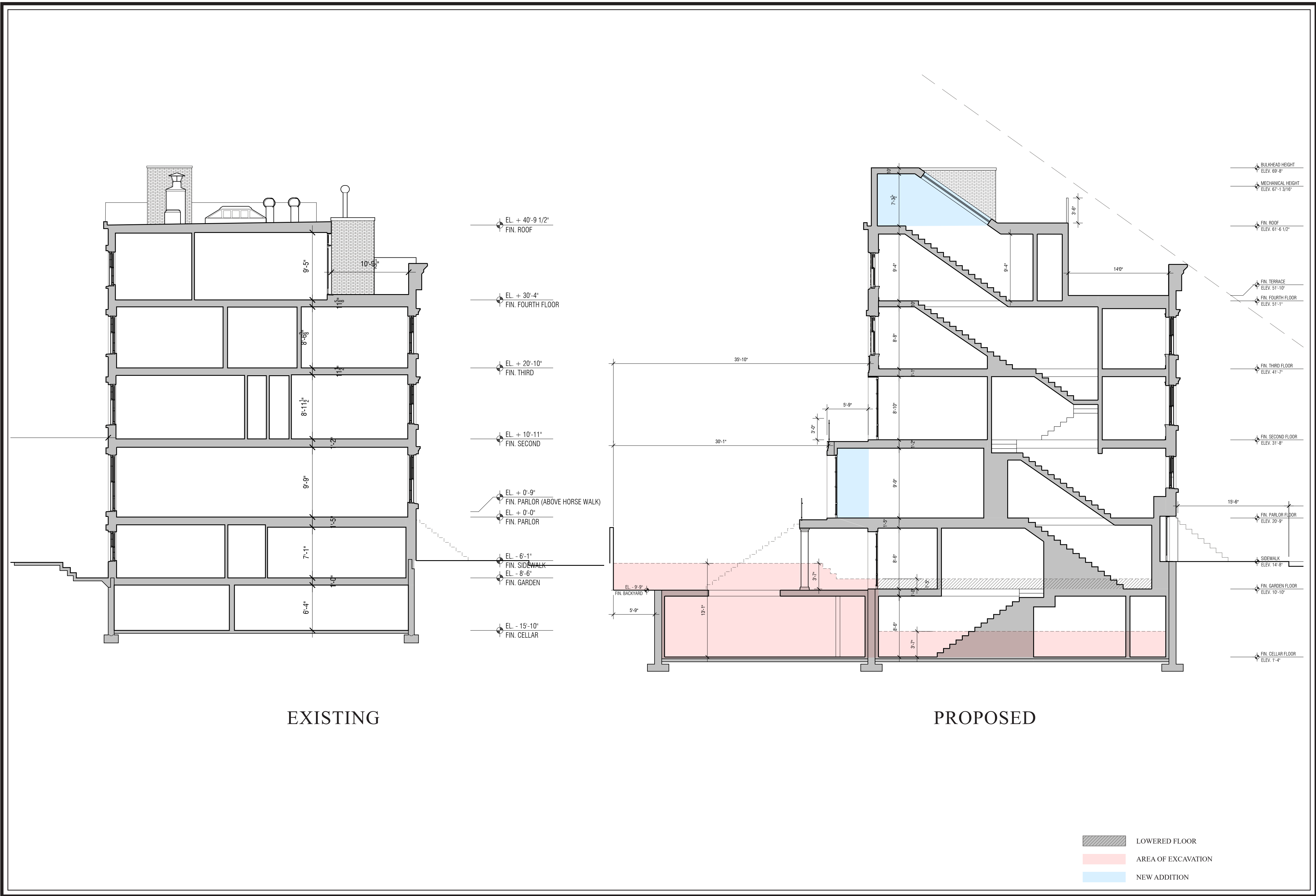
PROPOSED



KEY PLAN - PARLOR FLOOR

- ◆ BULKHEAD HEIGHT
ELEV. 69'-8"
- ◆ MECHANICAL HEIGHT
ELEV. 67'-1 3/16"
- ◆ FIN. ROOF
ELEV. 61'-6 1/2"
- ◆ FIN. FOURTH FLOOR
ELEV. 51'-1"
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ELEV. 41'-7"
- ◆ FIN. SECOND FLOOR
ELEV. 31'-8"
- ◆ FIN. FIRST AT HORSE WALK
ELEV. 21'-6"
- ◆ FIN. FIRST FLOOR
ELEV. 20'-9"
- ◆ FIN. FIRST FLOOR TERRACE
ELEV. 20'-6"
- ◆ SIDEWALK
ELEV. 14'-8"
- ◆ FIN. BASEMENT FLOOR
ELEV. 10'-10"
- ◆ FIN. CELLAR FLOOR
ELEV. 1'-4"

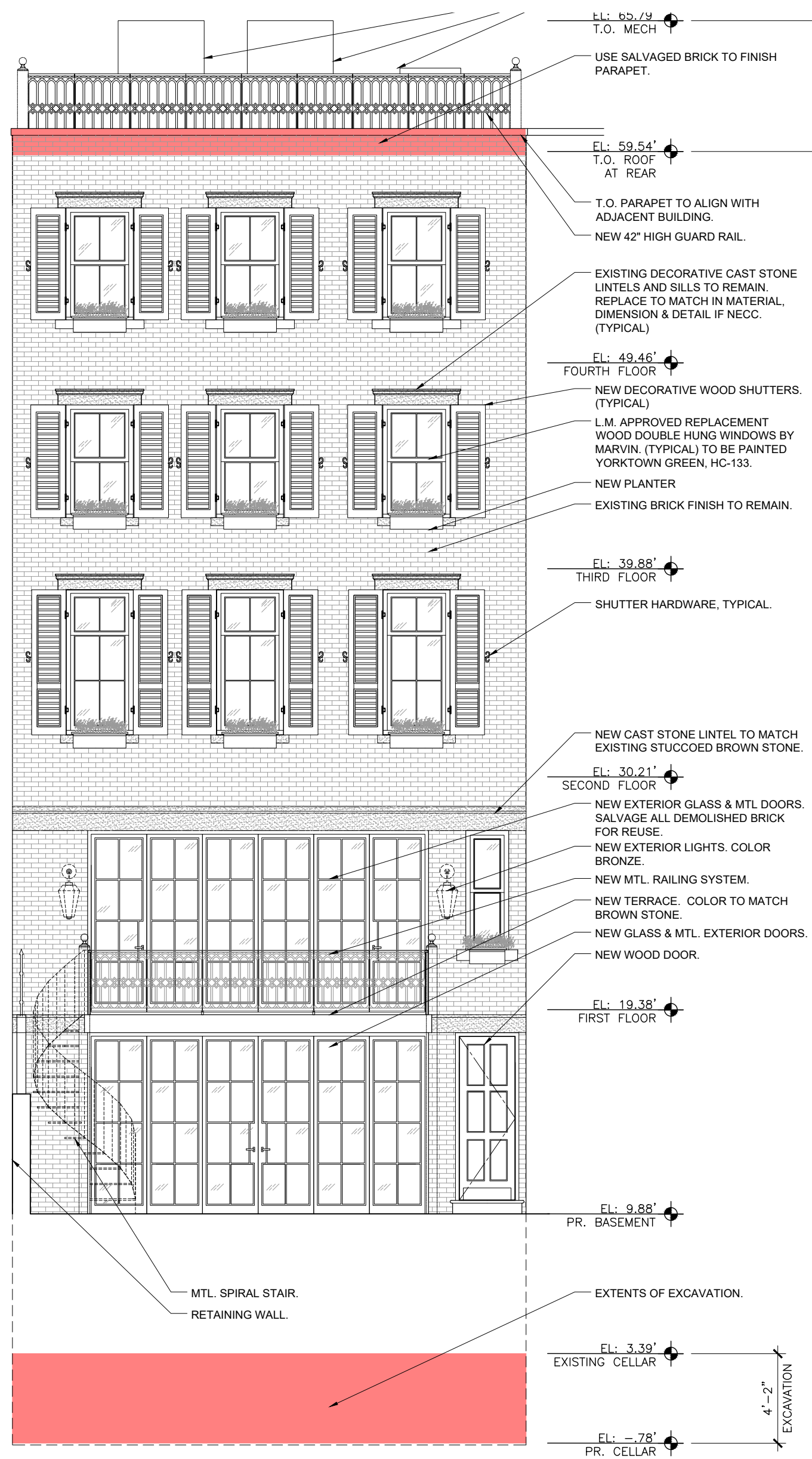




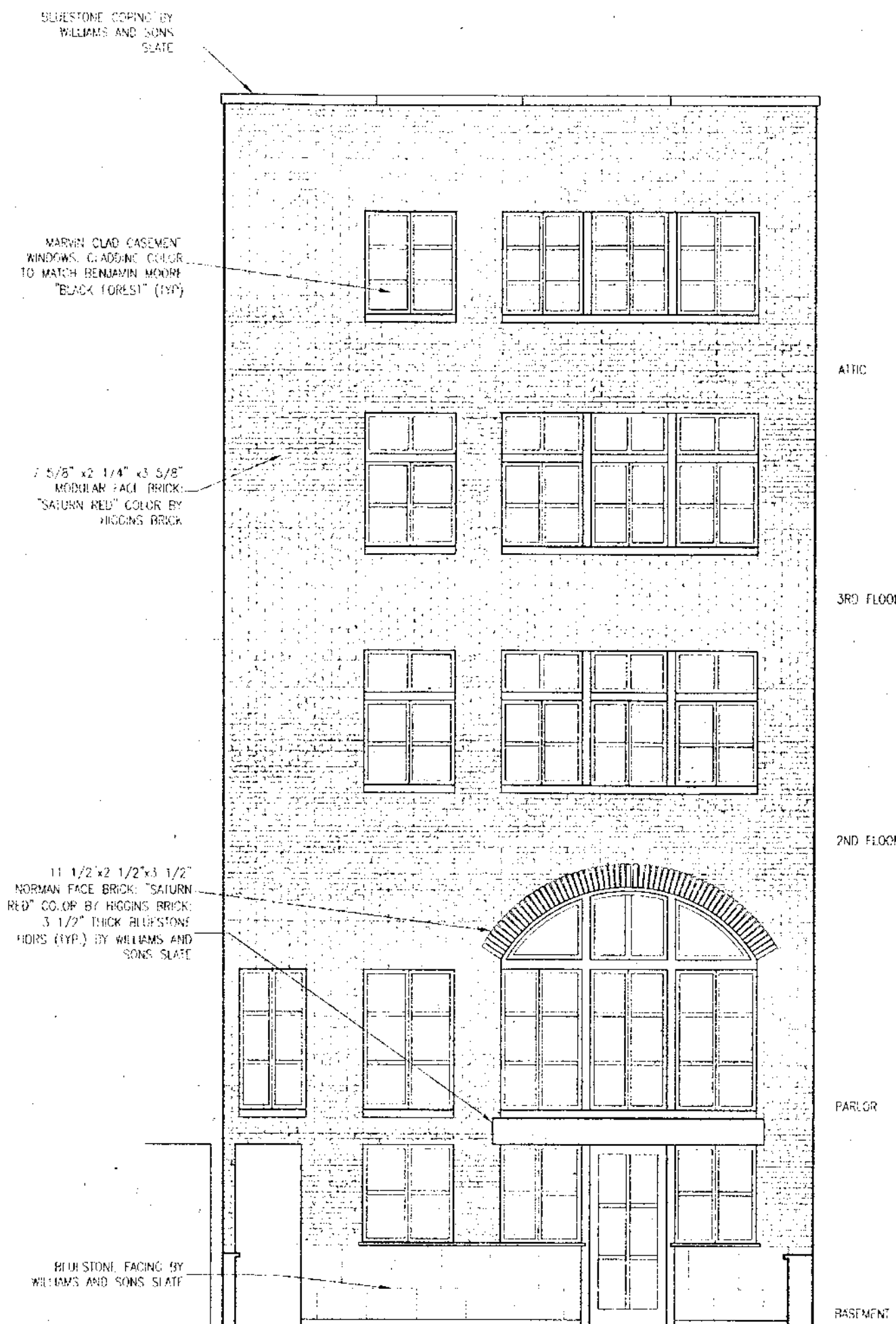
EXISTING

PROPOSED

- LOWERED FLOOR
- AREA OF EXCAVATION
- NEW ADDITION

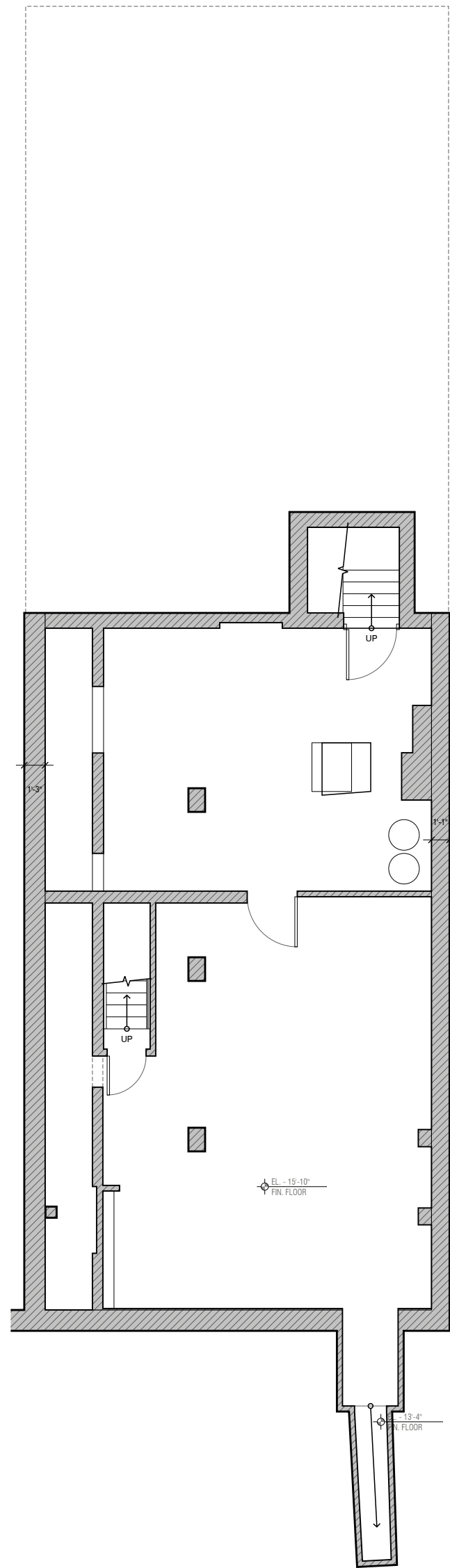


340 REAR ELEVATION

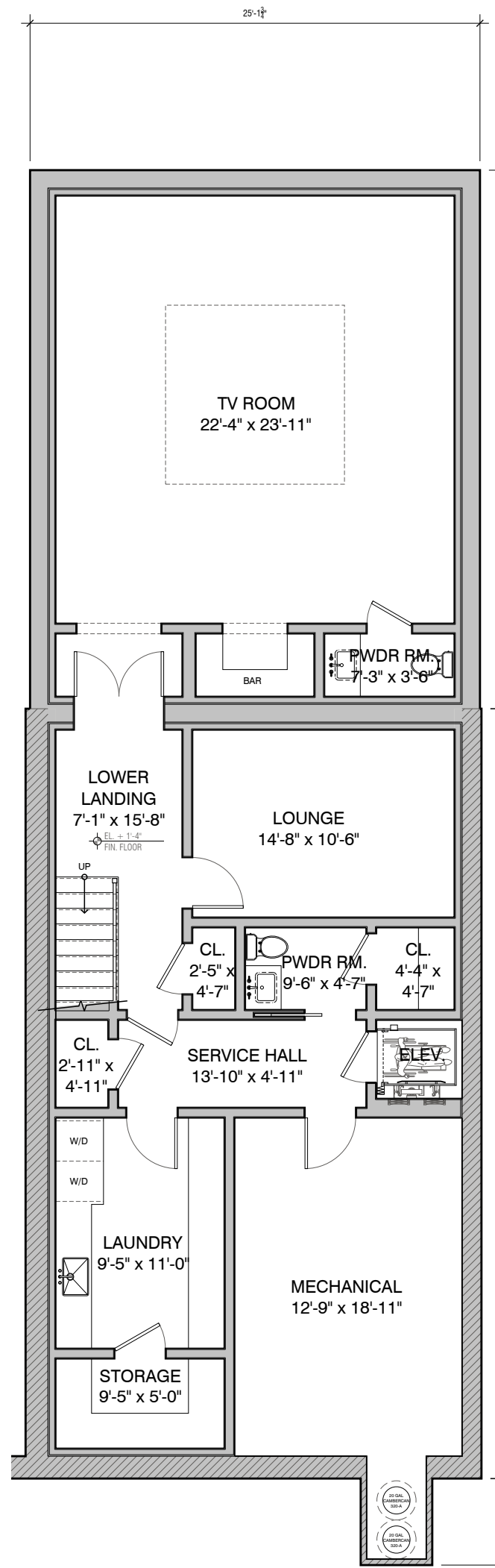


336 REAR ELEVATION

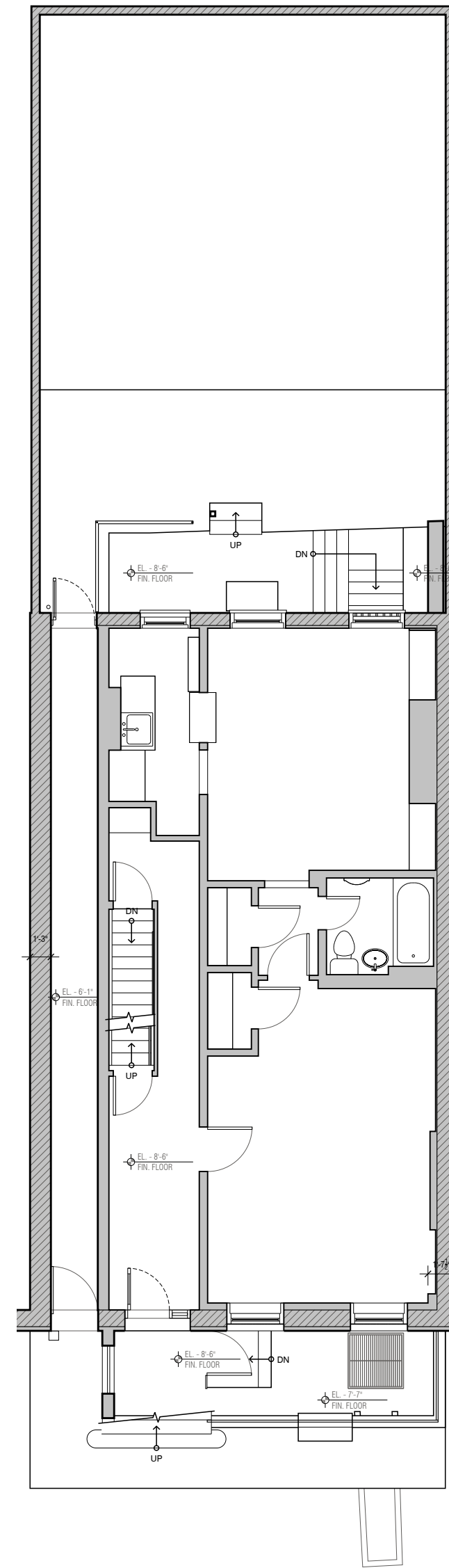
NTS



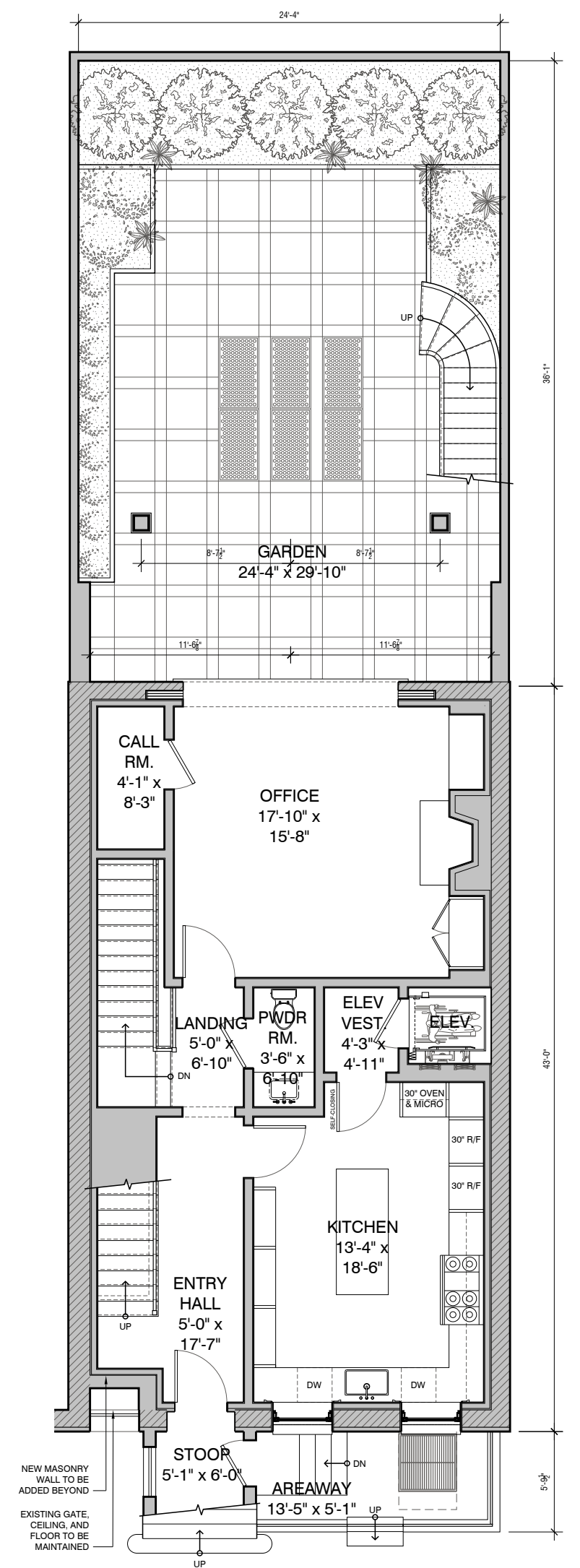
EXISTING CELLAR



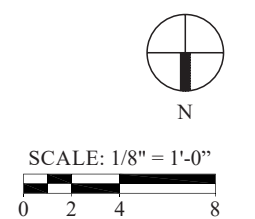
PROPOSED CELLAR

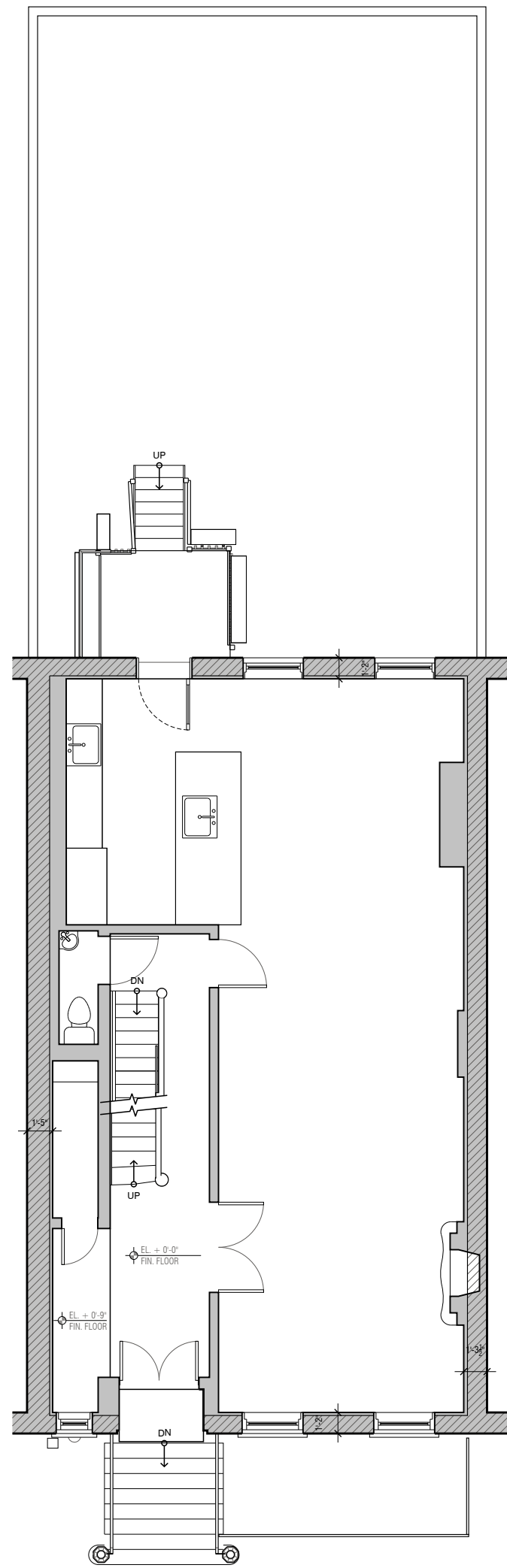


EXISTING GARDEN

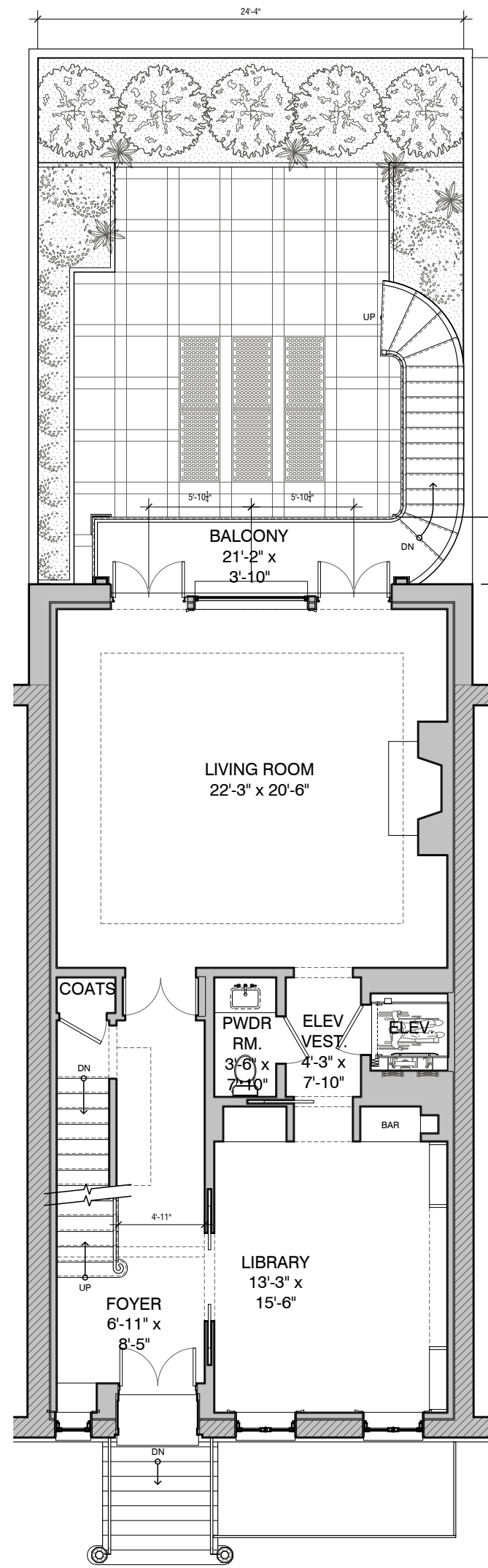


PROPOSED GARDEN

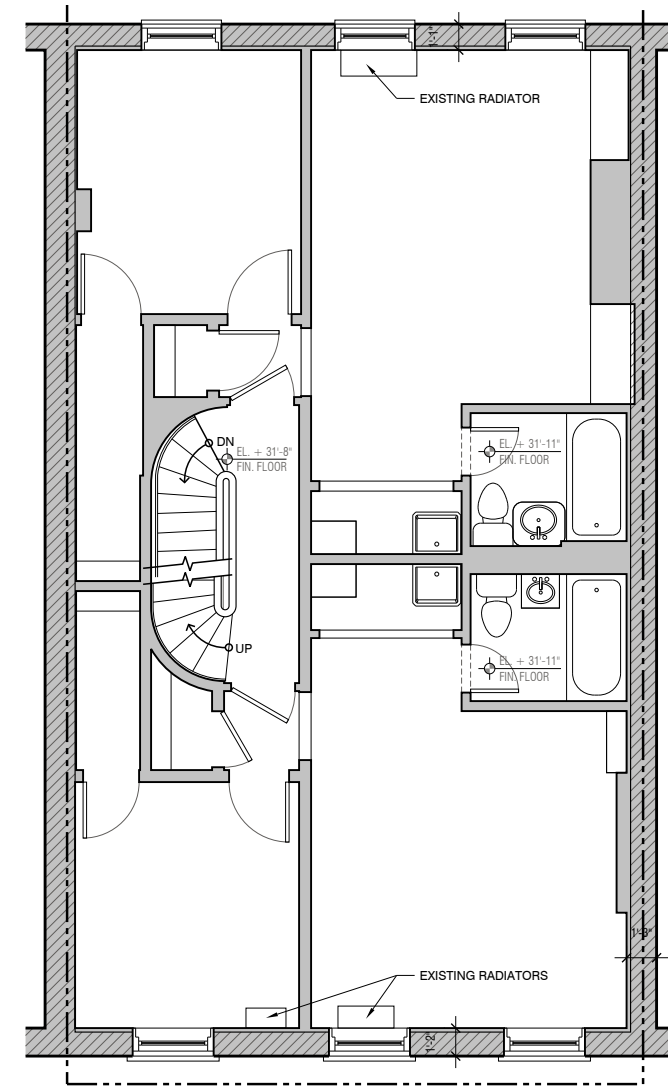




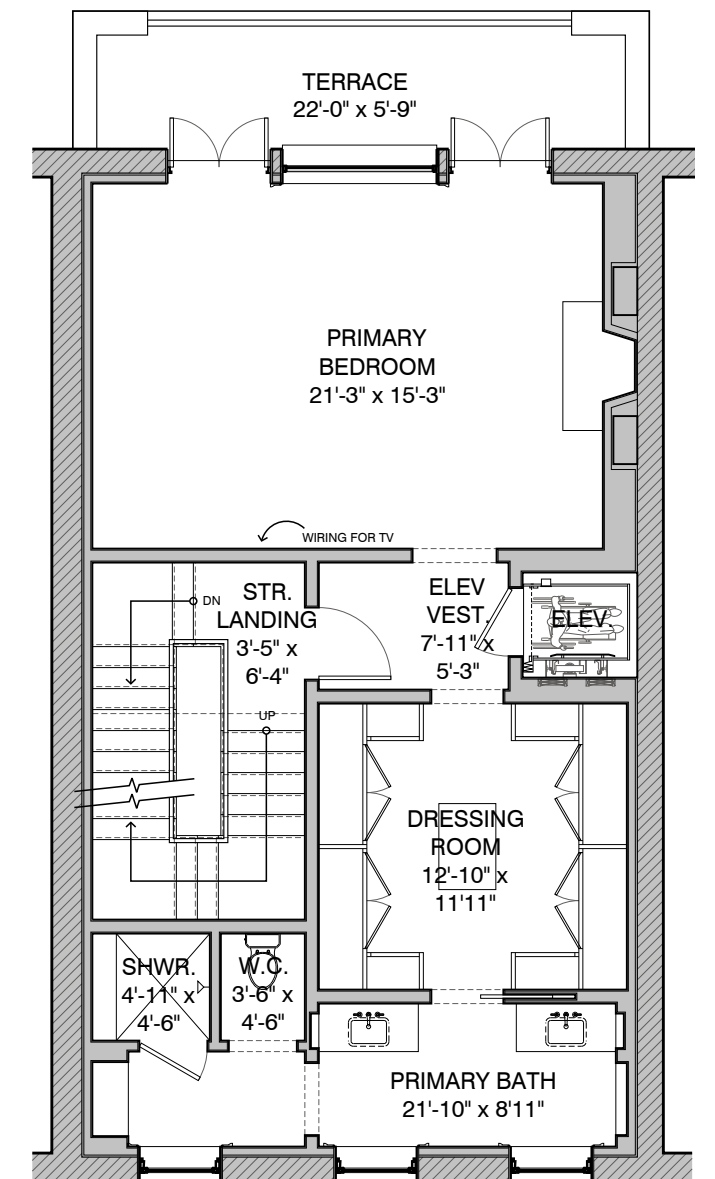
EXISTING PARLOR



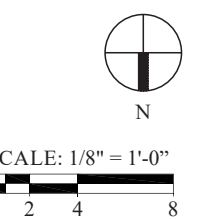
PROPOSED PARLOR

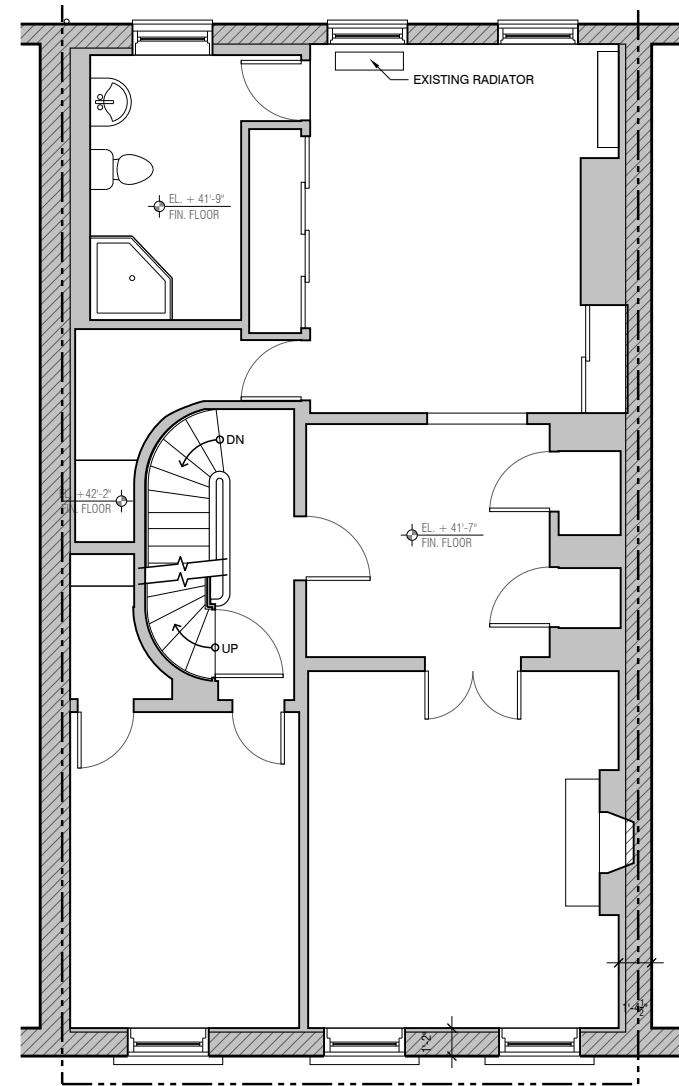


EXISTING SECOND

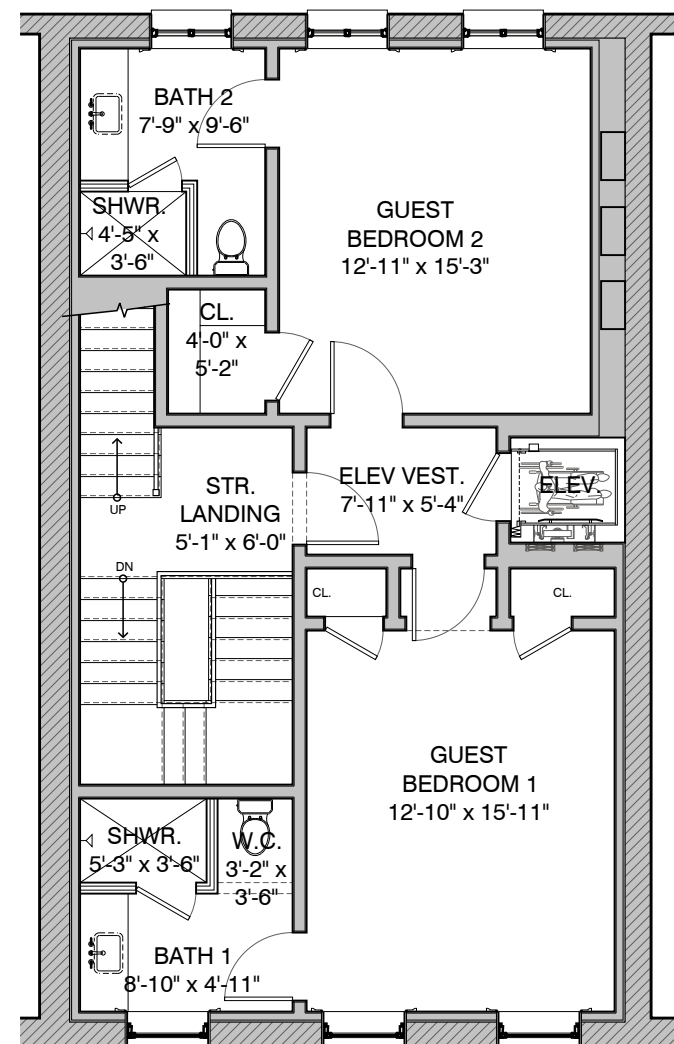


PROPOSED SECOND

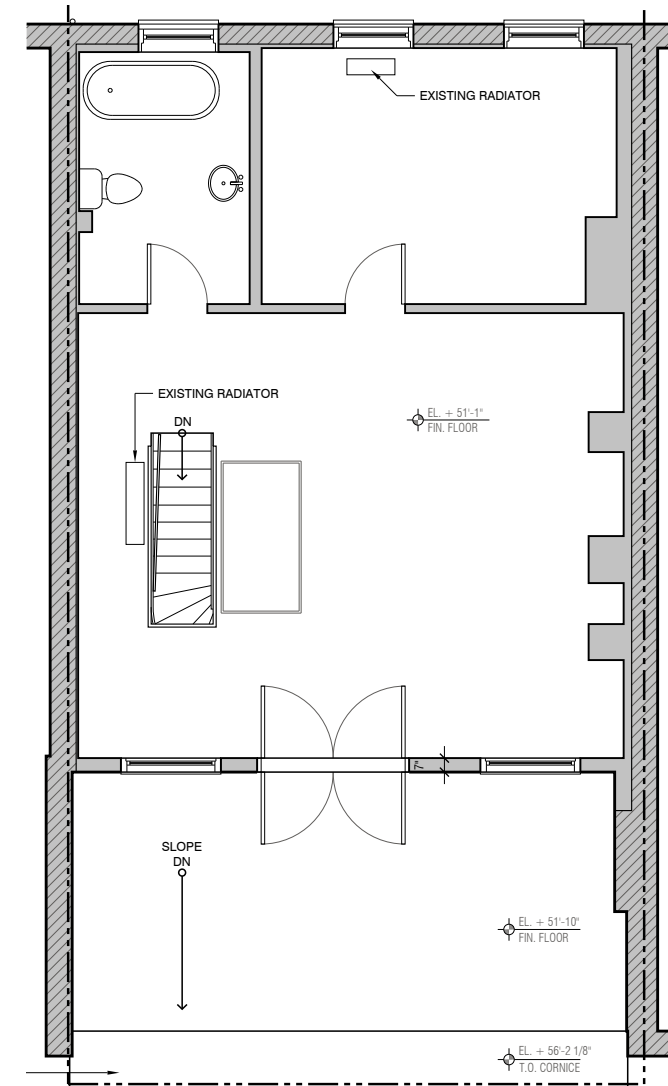




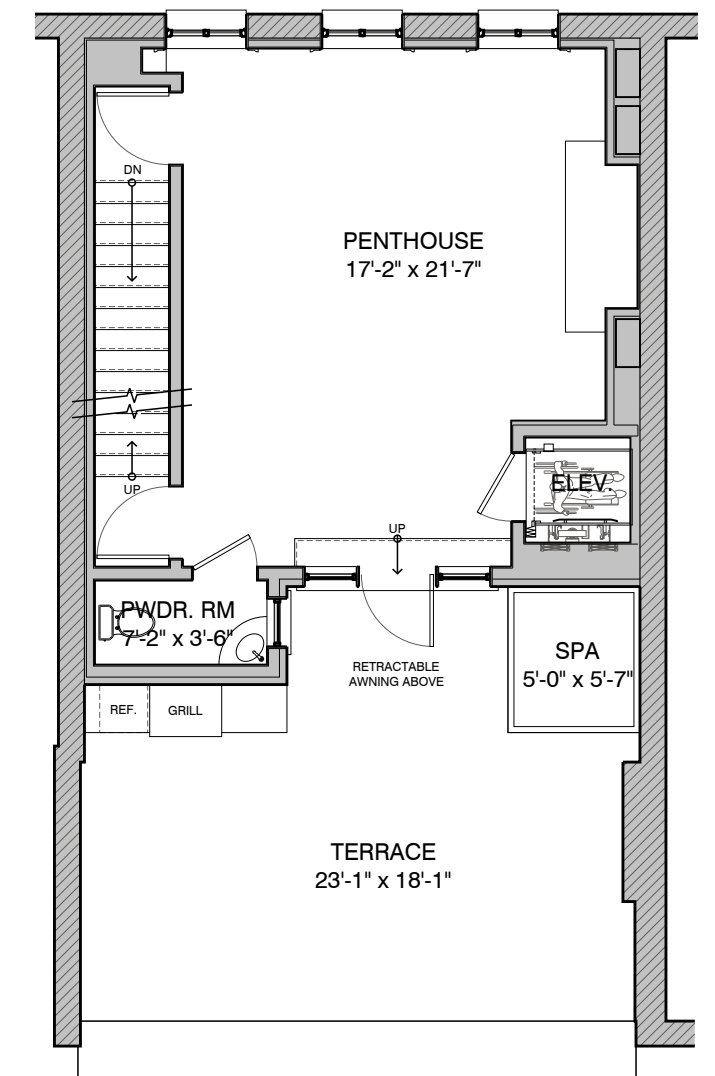
EXISTING THIRD



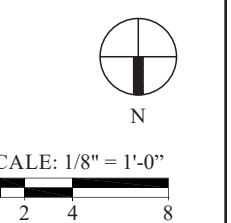
PROPOSED THIRD

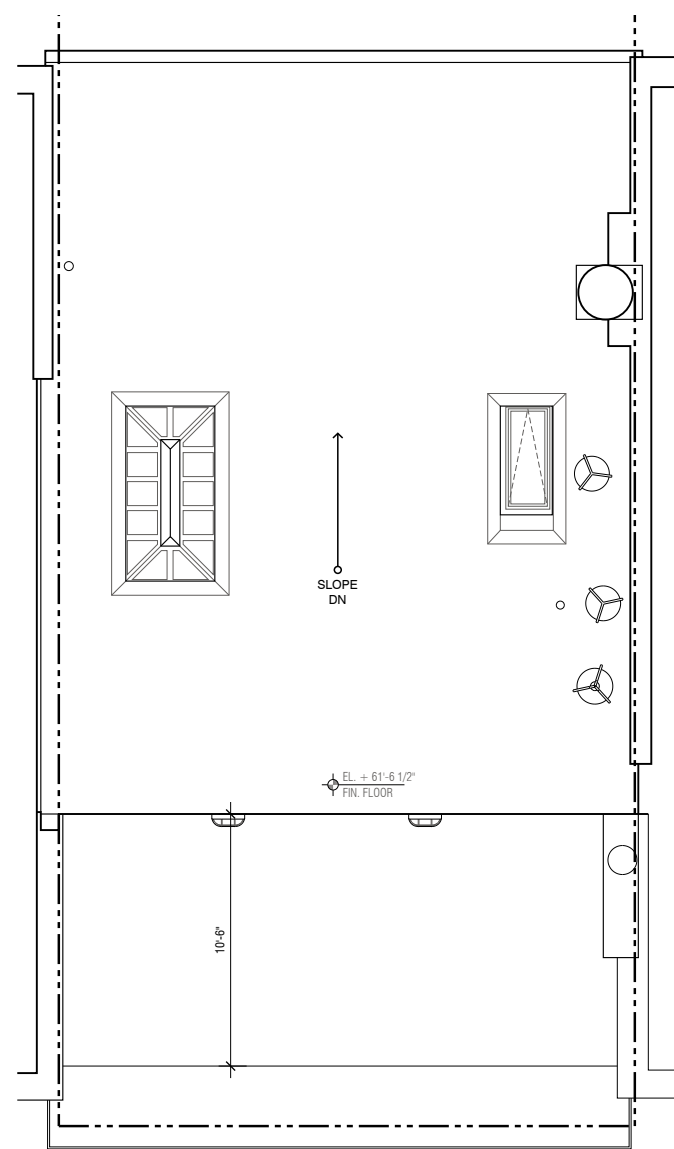


EXISTING FOURTH

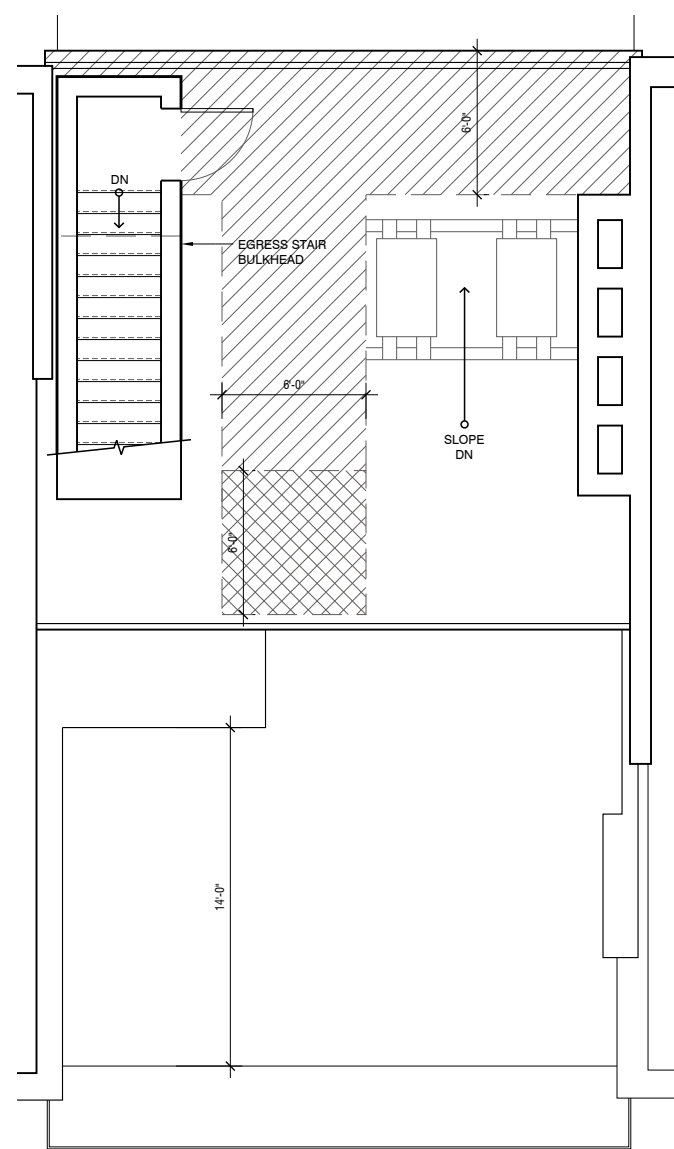


PROPOSED FOURTH





EXISTING ROOF



PROPOSED ROOF

