



#### SHEET LIST

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## **338 WEST 12TH STREET**

LANDMARKS PRESERVATION COMMISSION

AUGUST 17, 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 STREET

338 WEST 12TH STREET

340 WEST 12TH STREET

NORTH



340 WEST 12TH STREET

338 WEST 12TH STREET

336 WEST 12TH STREET

SOUTH



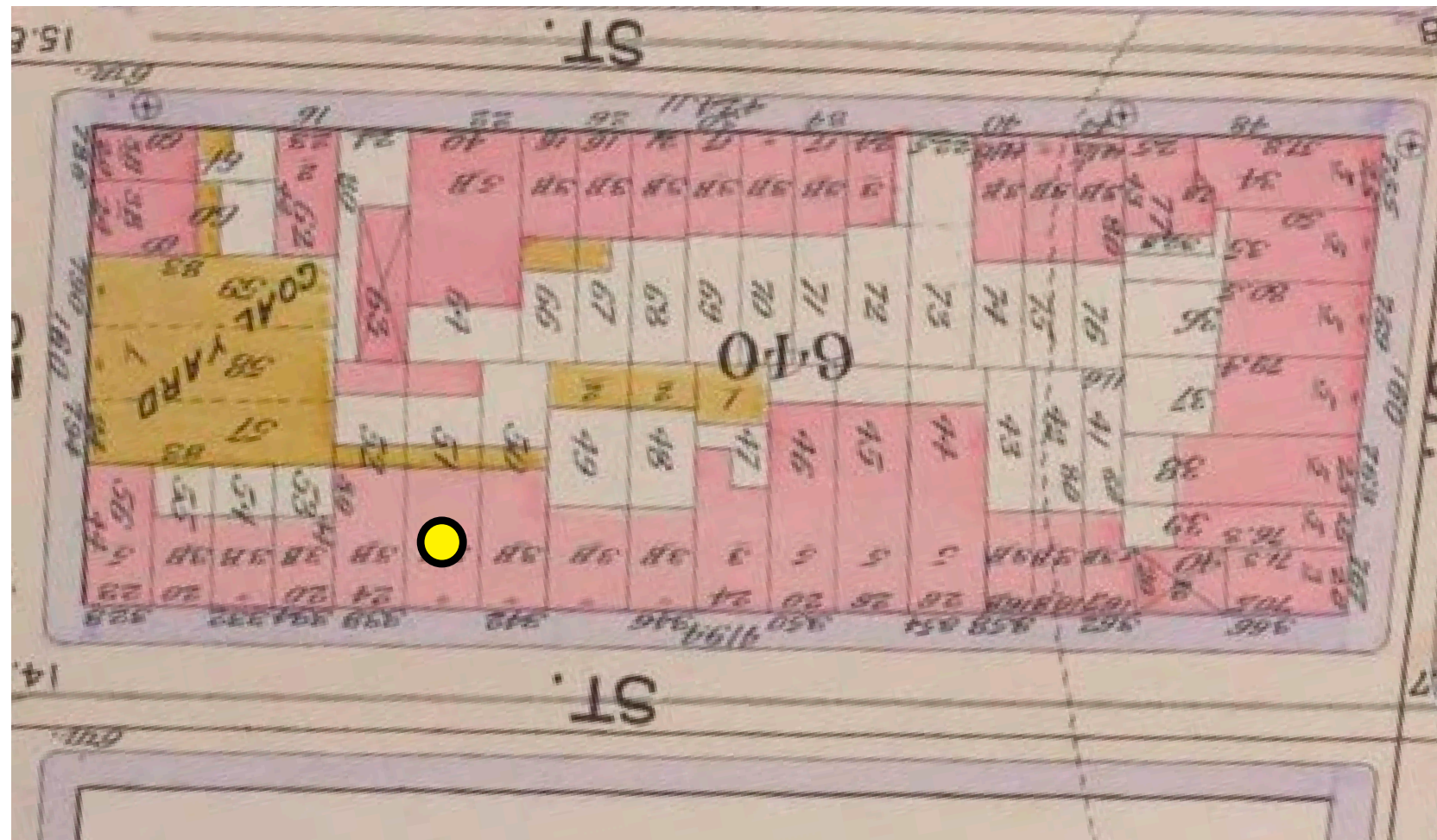
336 Tax Photo. NYC Department of Records)



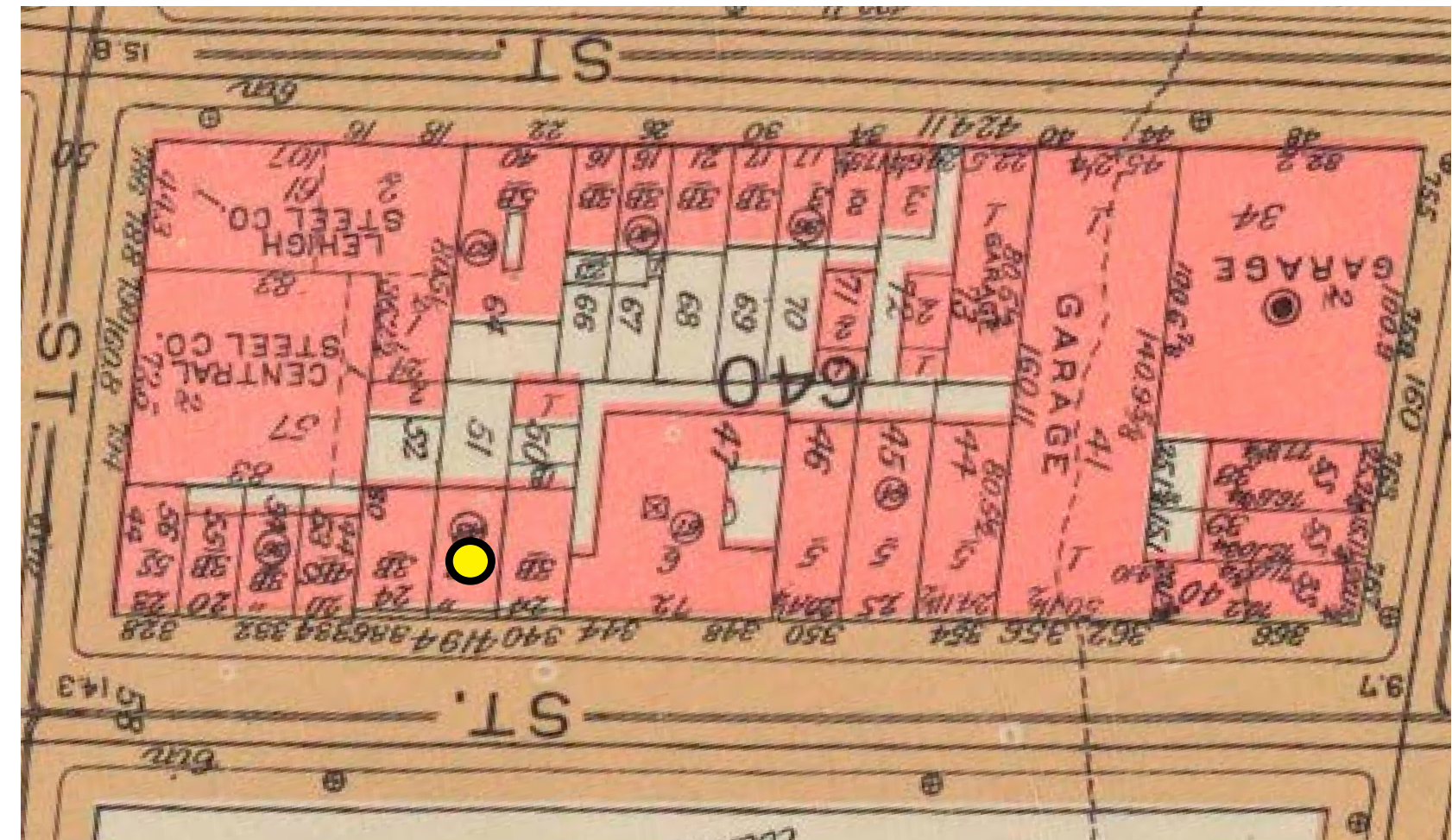
338 1940 Tax Photo. NYC Department of Records)



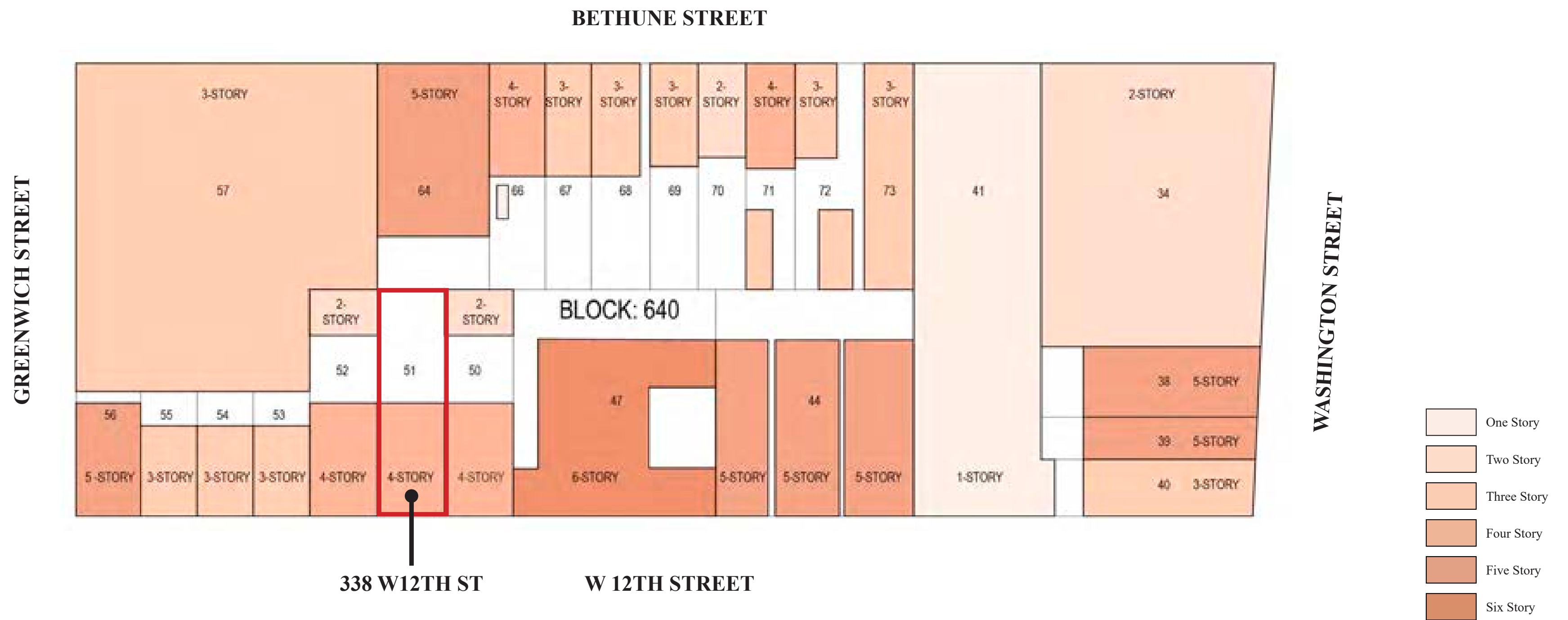
340 1940 Tax Photo. NYC Department of Records)



Sanborn Map 1899 (Library of Congress)



Sanborn Map 1955 (Library of Congress)



336 West 12th

338 West 12th

340 West 12th





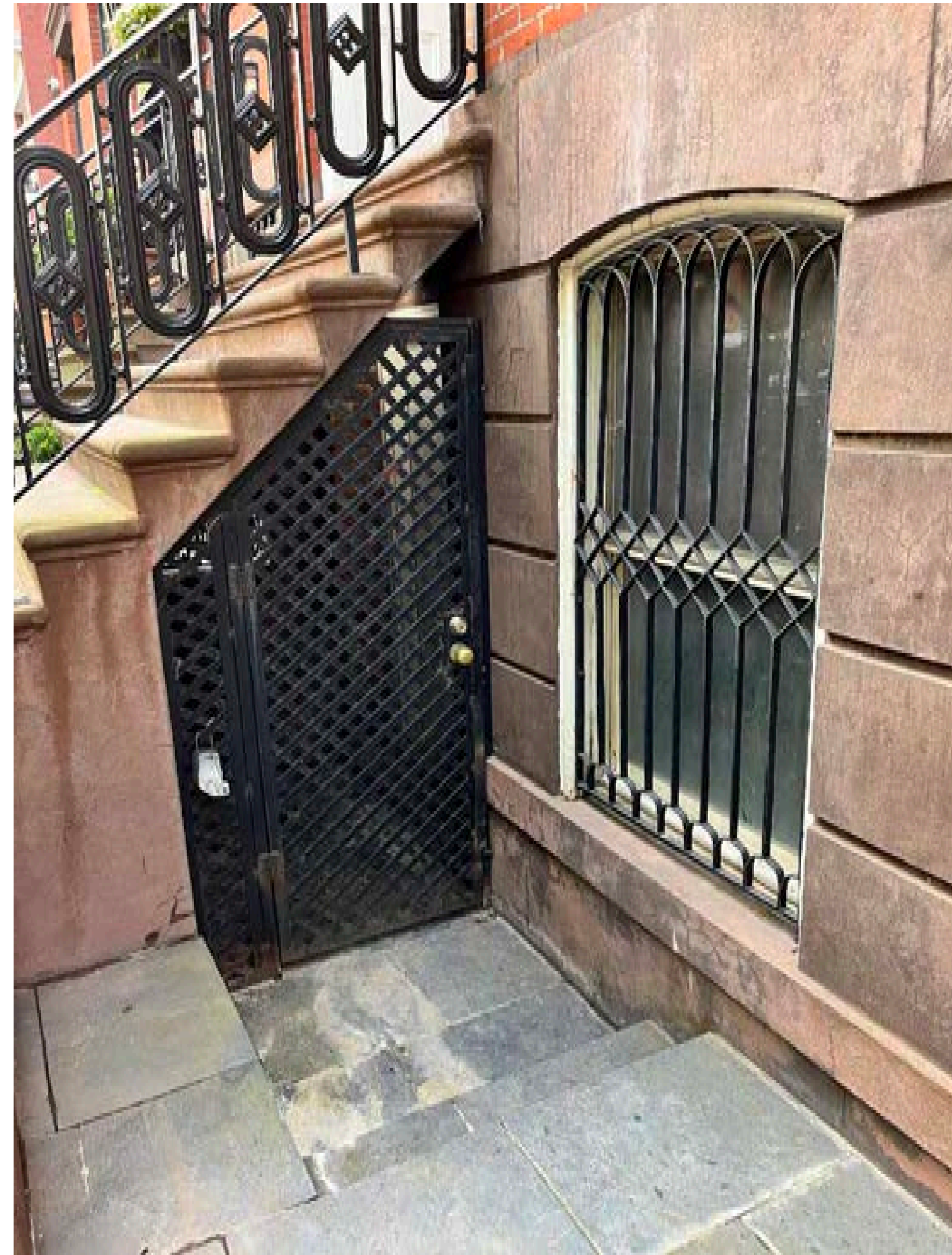
Horsewalk Entries, 336 (left) and 338 (right) (HQP, 2023)



340 Horsewalk Entry (HQP, 2023)



338 Stoop East (HQP, 2023)



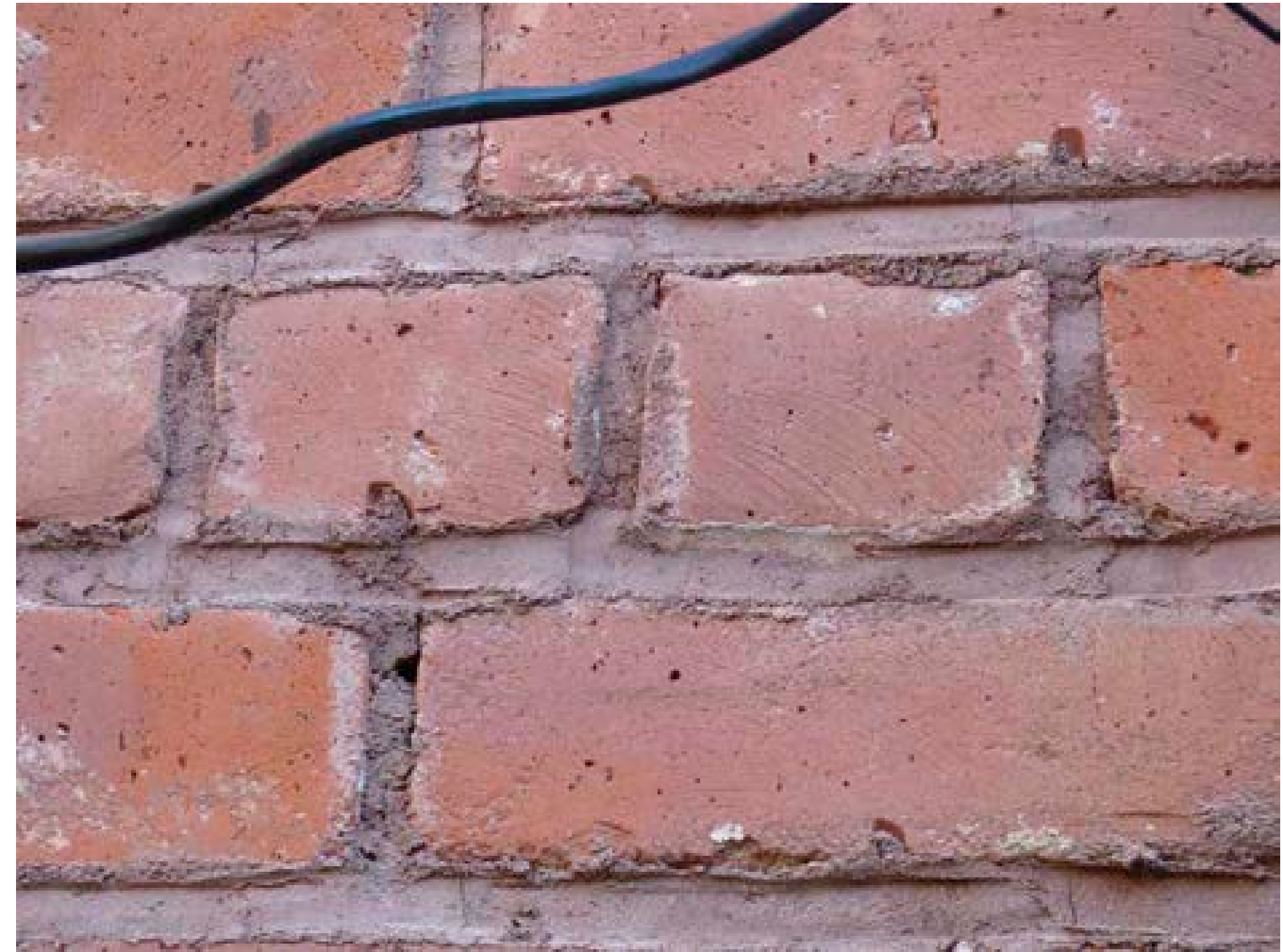
338 Stoop West (HQP, 2023)



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



Detail at Parlor Window, showing visible circular abrasions



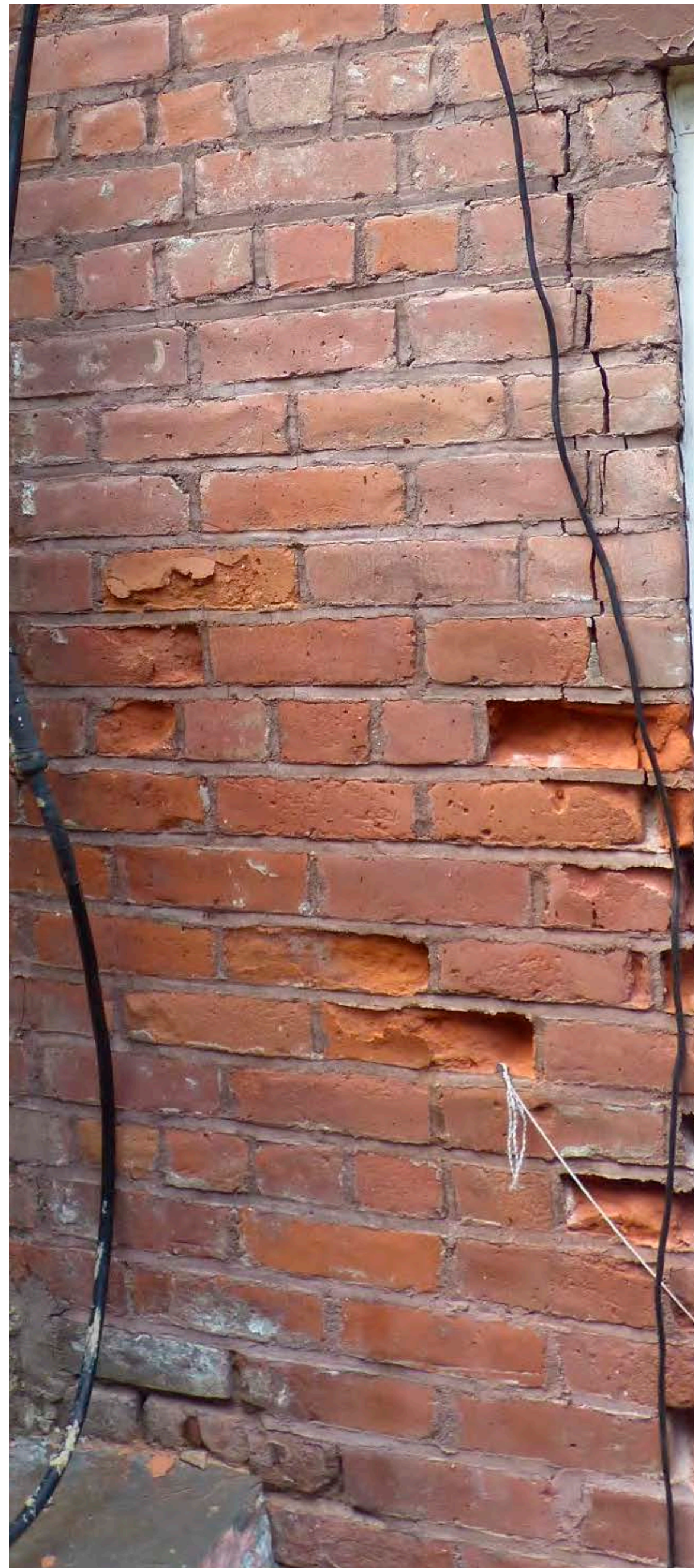
Typical conditions, including visible abrasions and loss of the fire skin



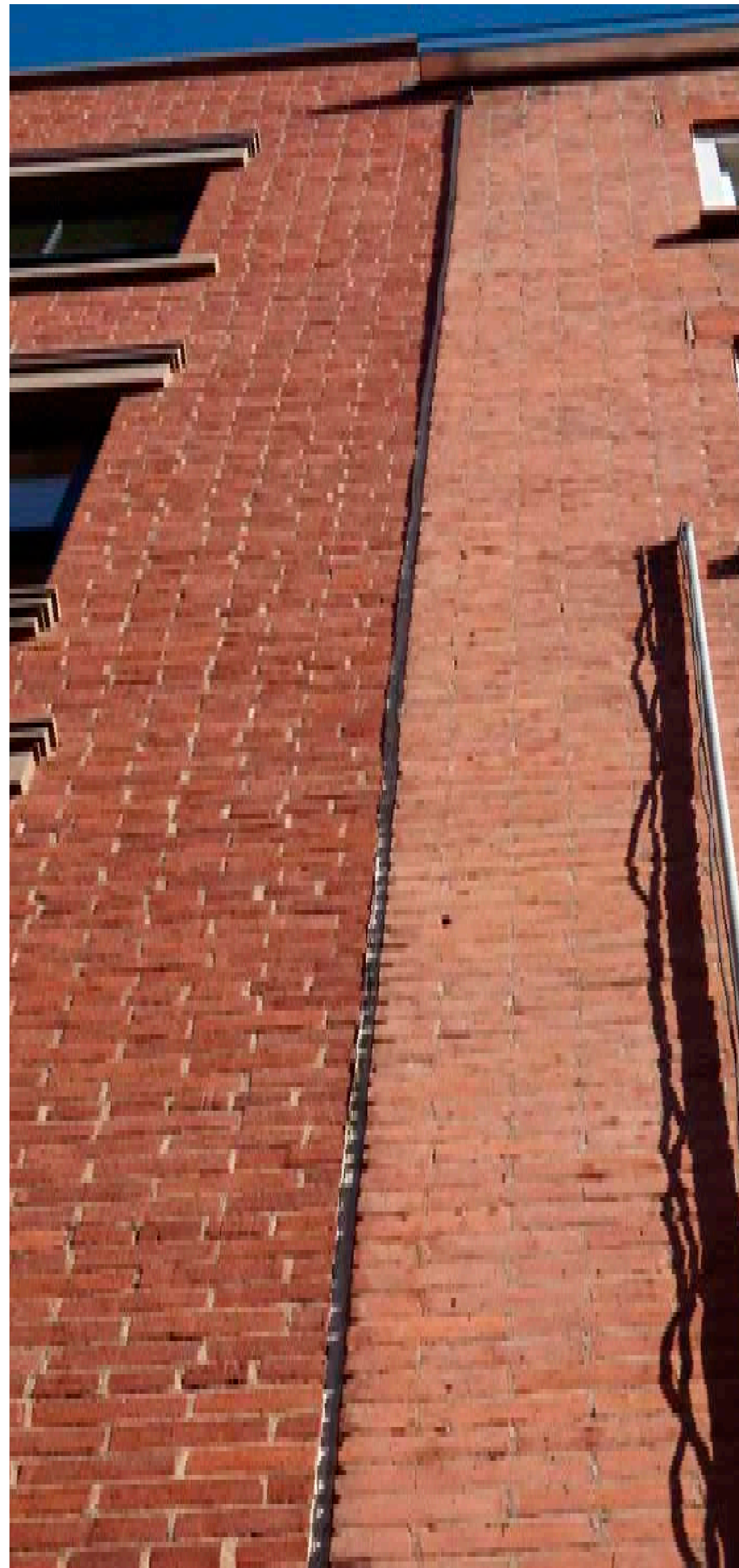
Detail of brick at the rear facade showing typical conditions, including abrasions from a mechanical grinder, spalling and material loss, efflorescence, and improper mortar type.



Typical conditions, including visible abrasions and loss of the fire skin



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



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



Detail of the brick between the parlor and second floors, showing step cracking and a crack through the stone sill



Detail of the brick at the ground floor, showing lack of a fire skin and significant spalling



Roof (HQP, 2023), Looking Southeast



Roof (HQP, 2023), Looking West



Fourth Floor Deck (RAMSA, 2023)



Fourth Floor Deck (RAMSA, 2023)



EXISTING

STUCCO STAIR BULKHEAD

NEW BLACK IRON RAILING

NEW WINDOWS & SKYLIGHT

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



PROPOSED

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



NEW BLACK-PAINTED  
SOLID DOOR 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

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



CORNICE HEIGHT AND MATERIAL TO MATCH NEIGHBORS

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, TYP.

NEW BLACK-PAINTED WOOD CORNICE

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



CORNICE HEIGHT AND MATERIAL TO MATCH NEIGHBORS

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, TYP.

NEW BLACK-PAINTED WOOD CORNICE

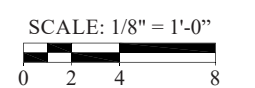
NEW BLACK STEEL FIXED WINDOW AND FRENCH DOORS

NEW MASONRY PIERS AND BLACK IRON RAILING

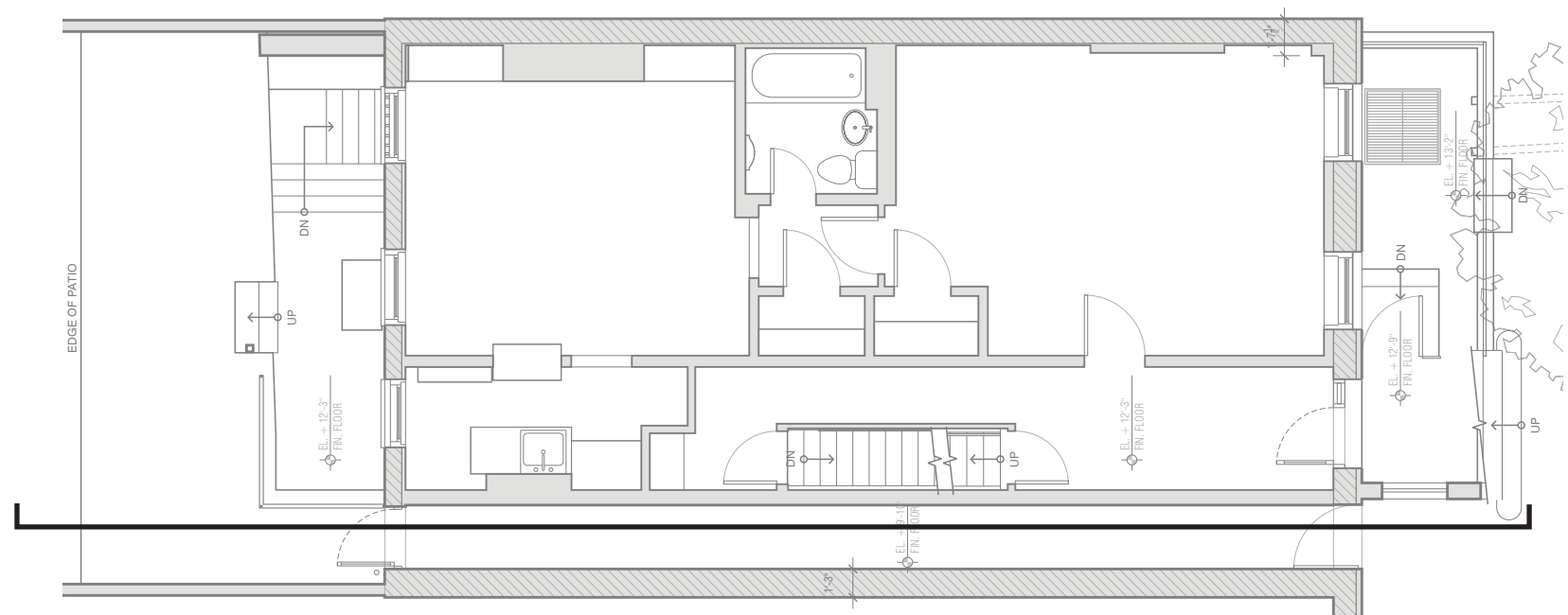
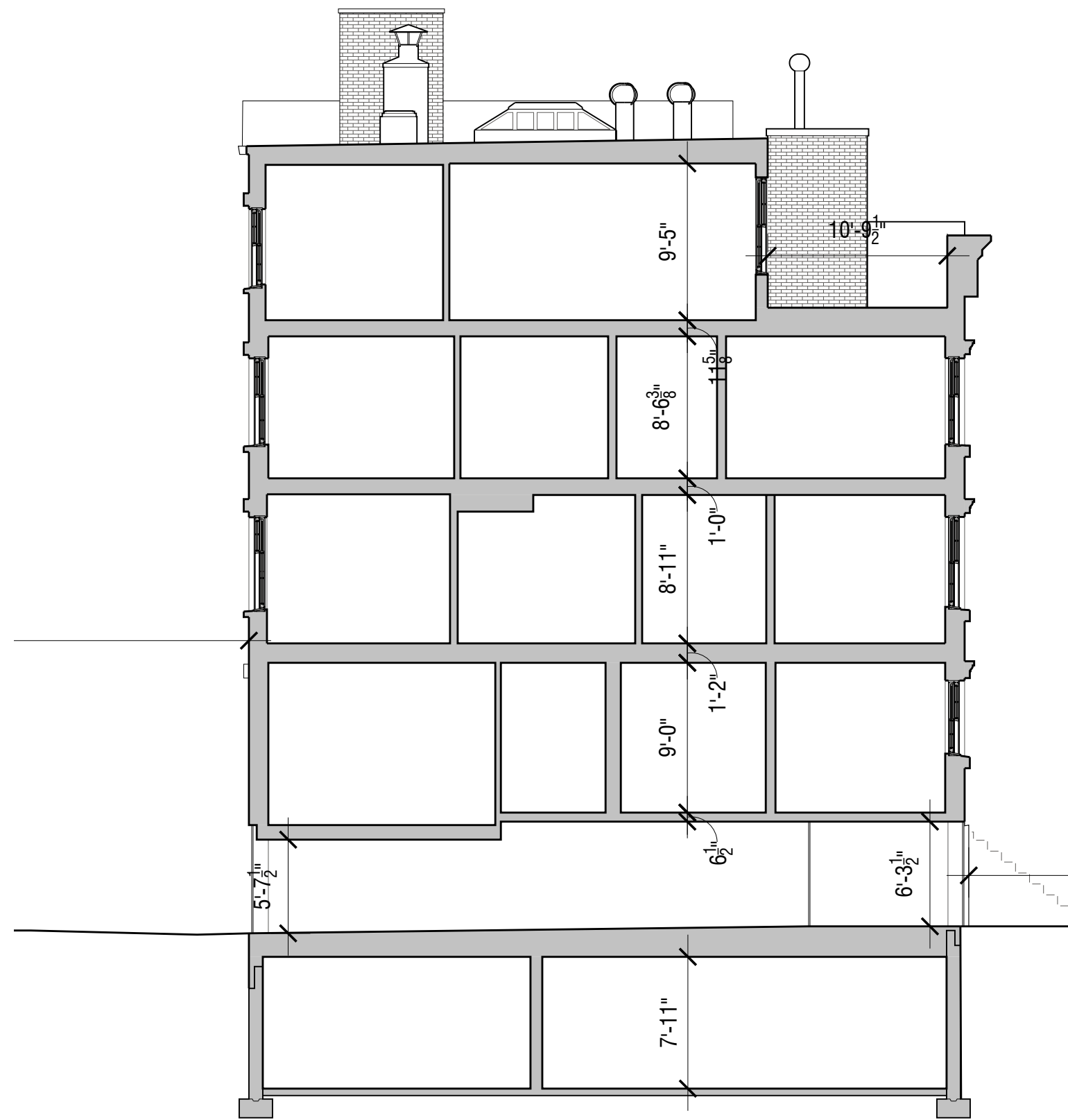
NEW BLACK PAINTED WOOD CORNICE, ENTABLATURE, CASING, PIERS AND OTHER DECORATIVE FEATURES

NEW RAISED PLANTER



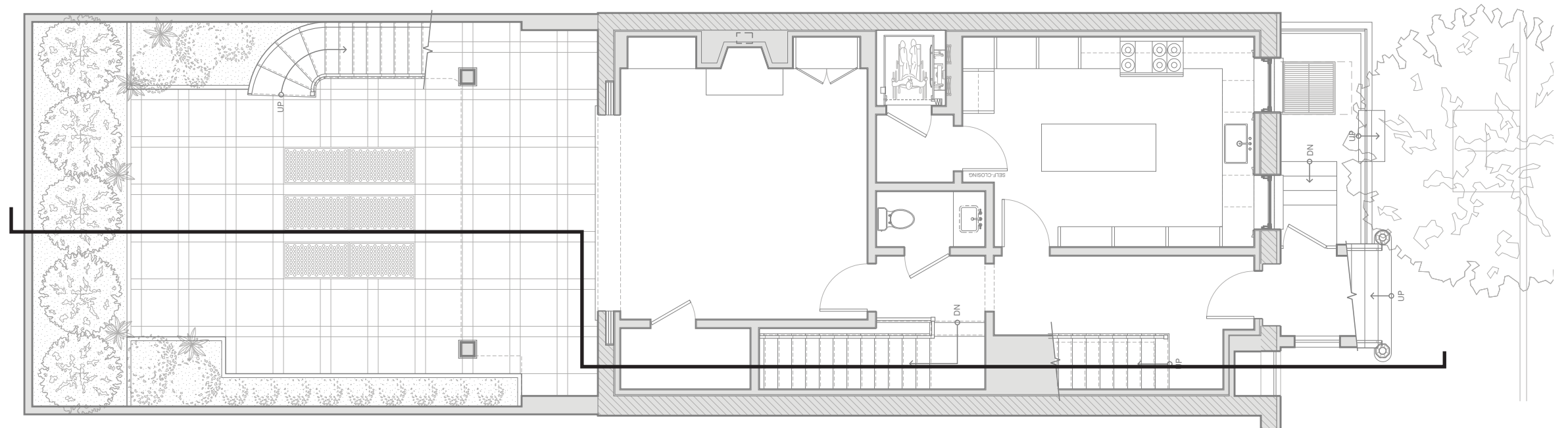
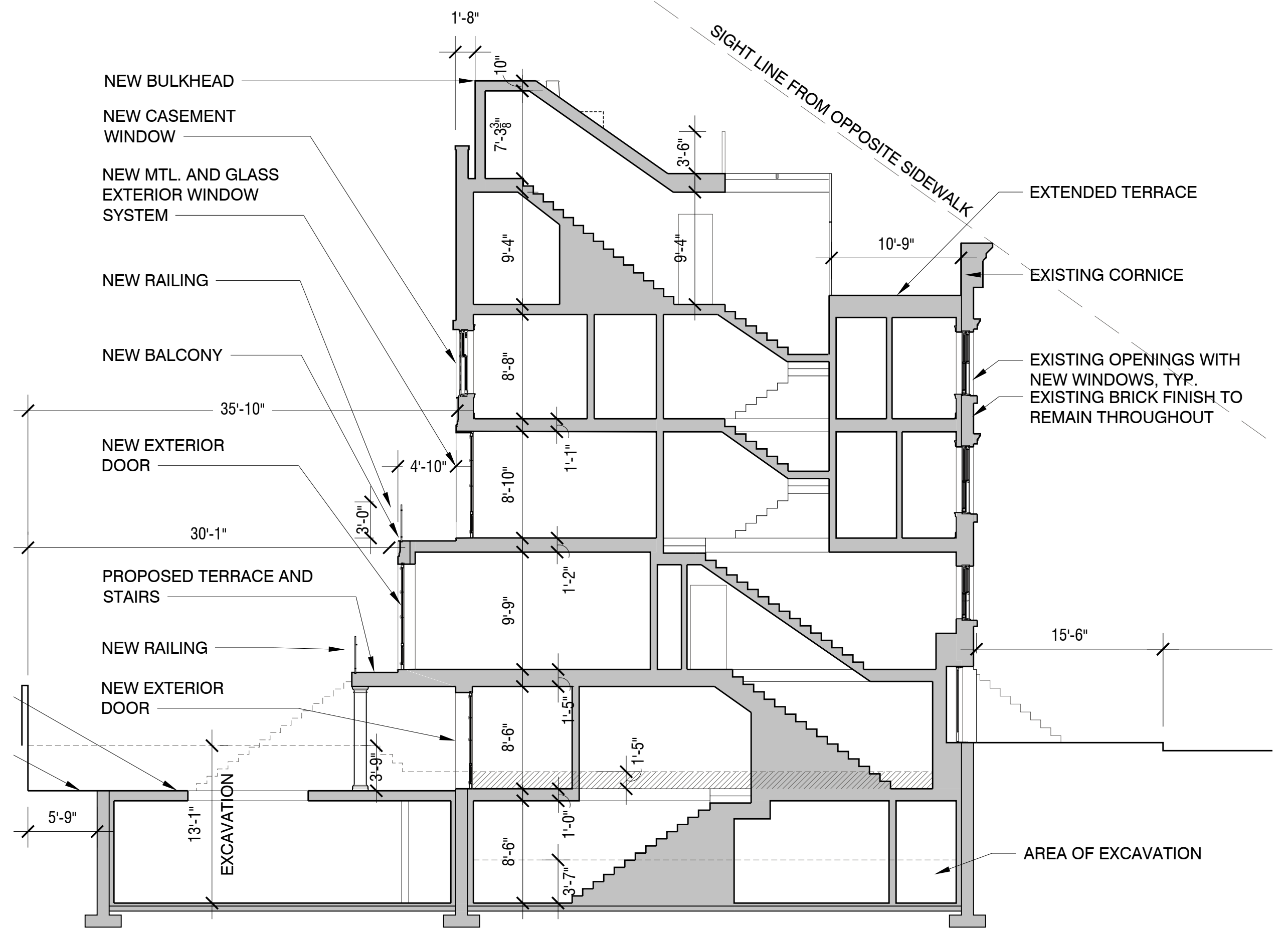


EXISTING



KEY PLAN - BASEMENT FLOOR

PROPOSED



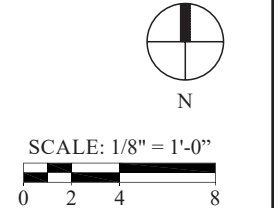
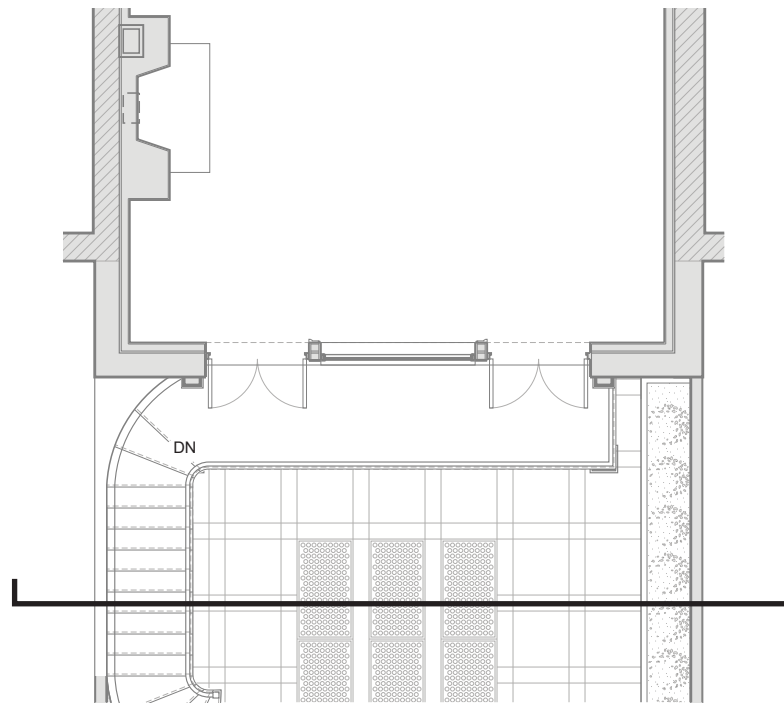
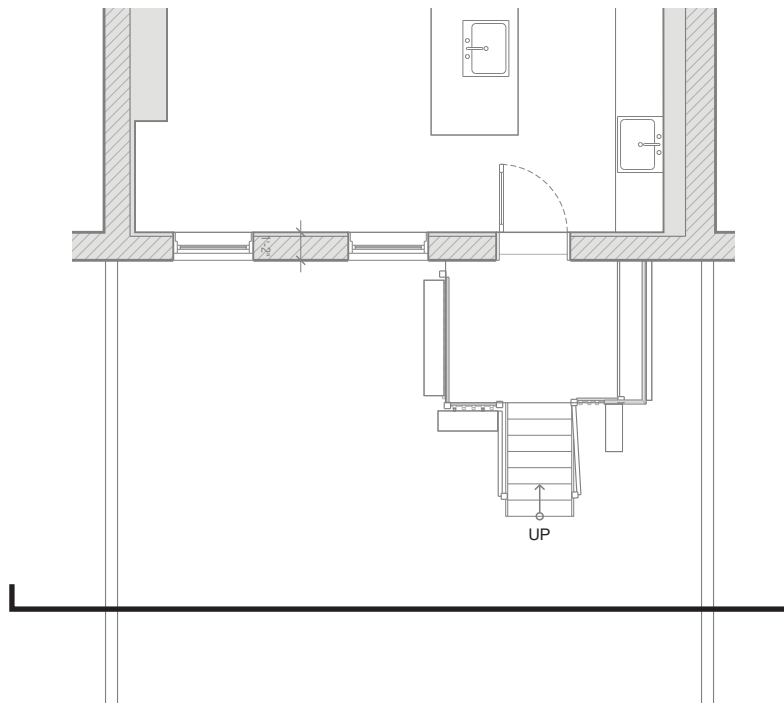
KEY PLAN - BASEMENT FLOOR



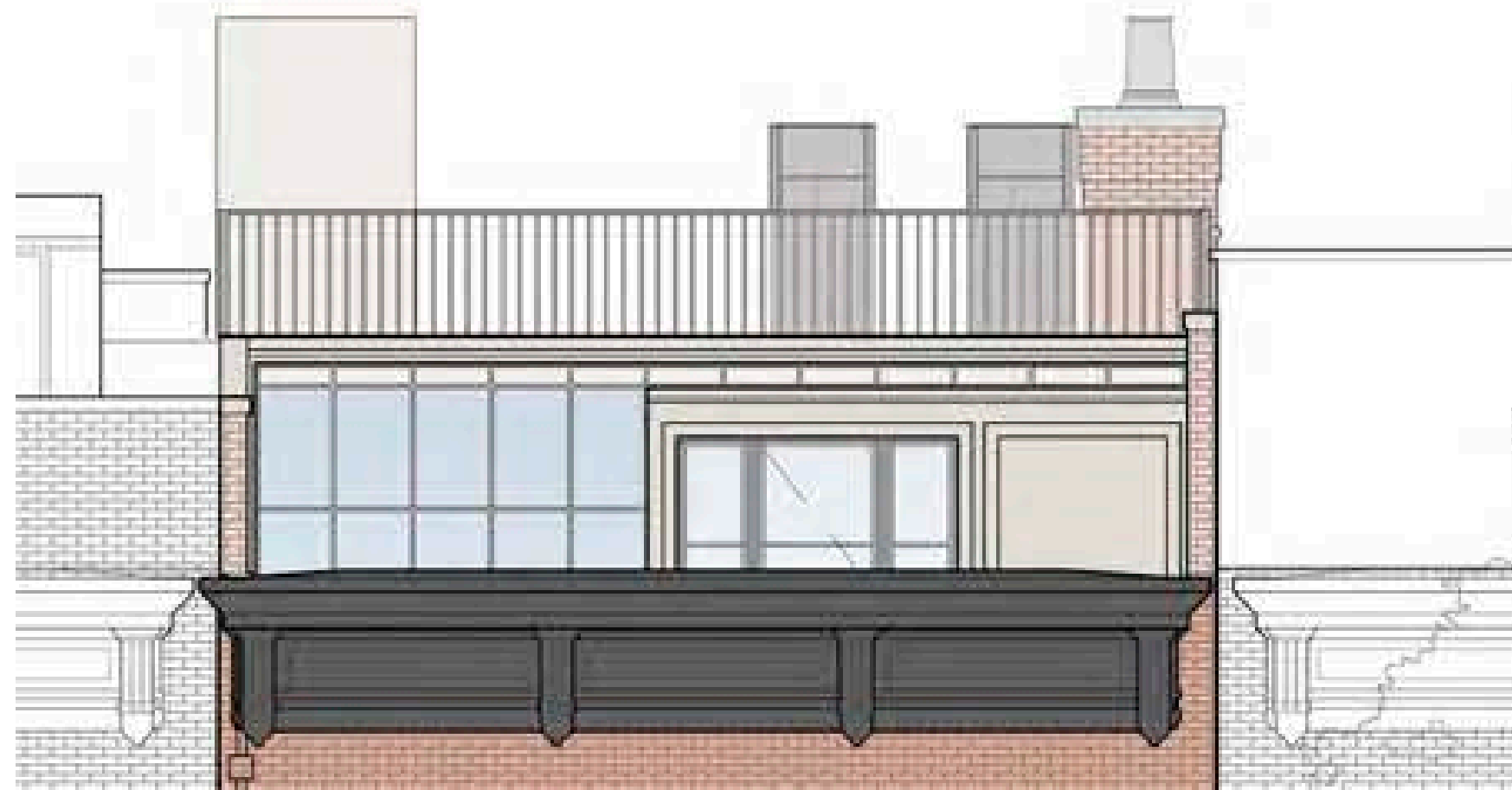
- MAX. HEIGHT  
ELEV. 69'-8"
- FIN. ROOF  
ELEV. 61'-6 1/2"
- FIN. TERRACE  
ELEV. 51'-10"
- FIN. FOURTH  
ELEV. 51'-1"
- FIN. THIRD  
ELEV. 41'-7"
- FIN. SECOND  
ELEV. 31'-8"
- FIN. FIRST  
ELEV. 20'-9"
- FIN. FIRST TER.  
ELEV. 20'-6"
- FIN. BASEMENT  
ELEV. 12'-3"
- FIN. CELLAR  
ELEV. 4'-11"



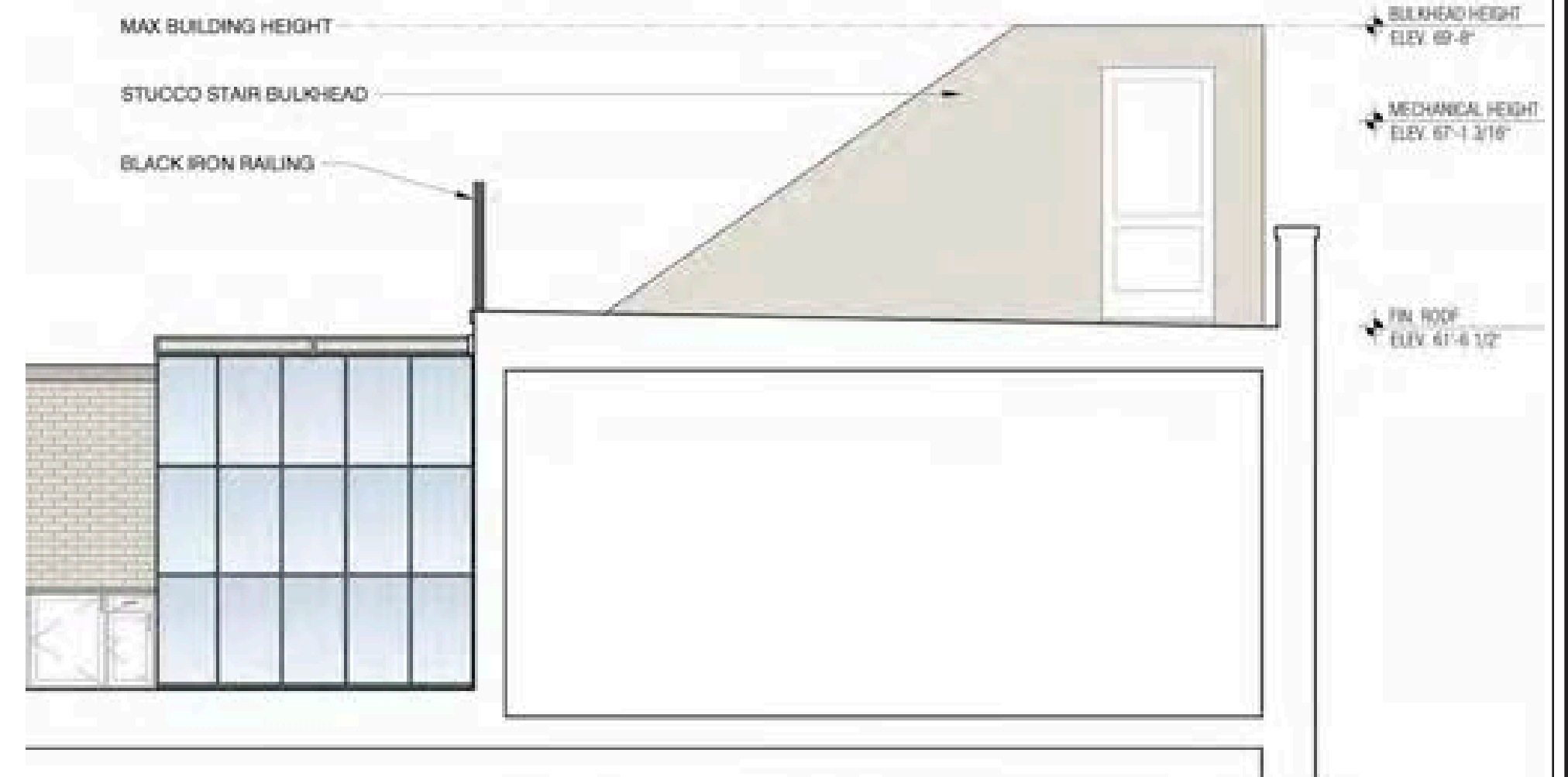
- BULKHEAD  
ELEV. 69'-8"
- MECH.  
ELEV. 67'-1"
- FIN. ROOF  
ELEV. 61'-6 1/2"
- FIN. TERRACE  
ELEV. 51'-10"
- FIN. FOURTH  
ELEV. 51'-1"
- FIN. THIRD  
ELEV. 41'-7"
- FIN. SECOND  
ELEV. 31'-8"
- FIN. FIRST  
ELEV. 20'-9"
- FIN. FIRST TER.  
ELEV. 20'-6"
- FIN. BASEMENT  
ELEV. 10'-10"
- FIN. CELLAR  
ELEV. 1'-4"



# ROOF ELEVATIONS



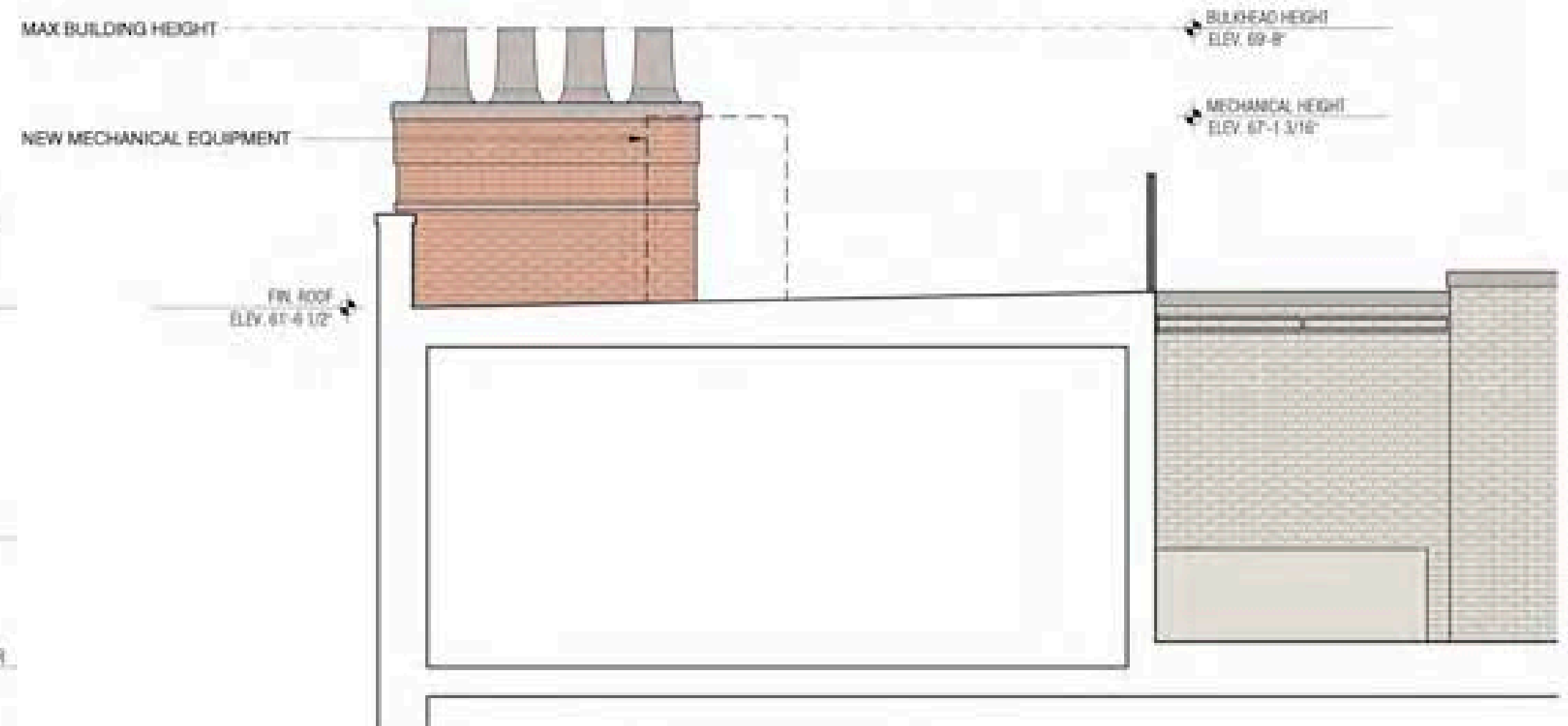
NORTH ELEVATION



EAST ELEVATION



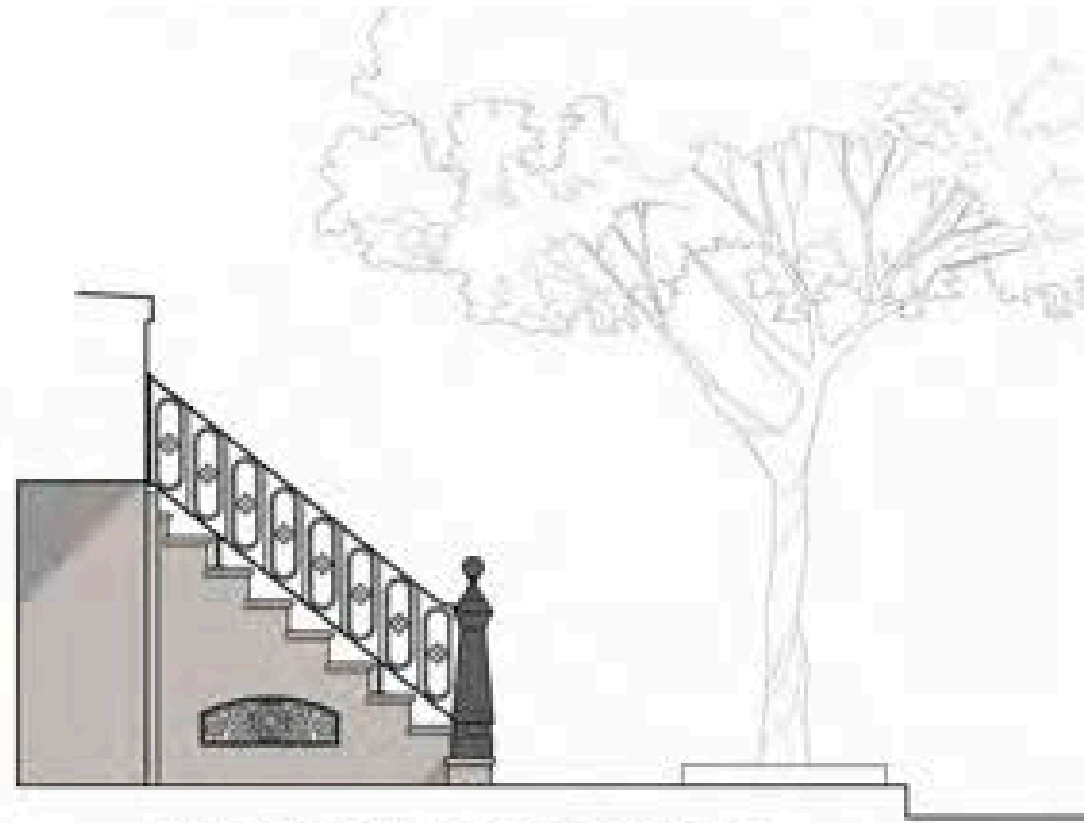
NORTH ELEVATION CUTAWAY



WEST ELEVATION

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

# STOOP AND AREAWAY ELEVATIONS



**EAST ELEVATION**  
(AT STOOP)



**PROPOSED NORTH ELEVATION**



HISTORIC IRON GATE IN FRONT

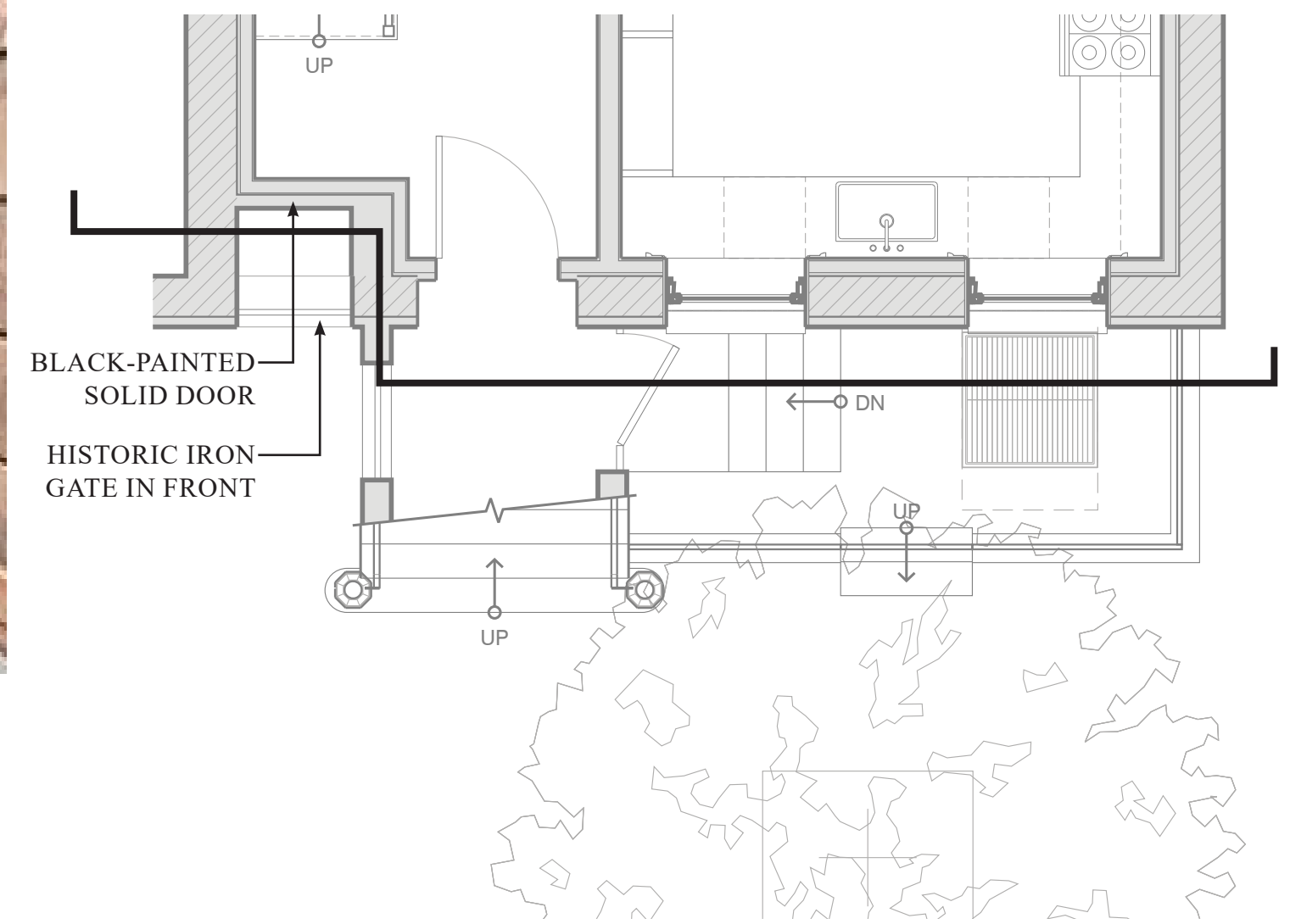
**PROPOSED NORTH ELEVATION CUTAWAY**  
(UNDER STOOP)



**WEST ELEVATION**  
(AT AREAWAY)



**EXISTING STOOP**  
(LEFT: EAST, RIGHT: WEST)



BLACK-PAINTED SOLID DOOR  
HISTORIC IRON GATE IN FRONT

KEY PLAN - BASEMENT FLOOR

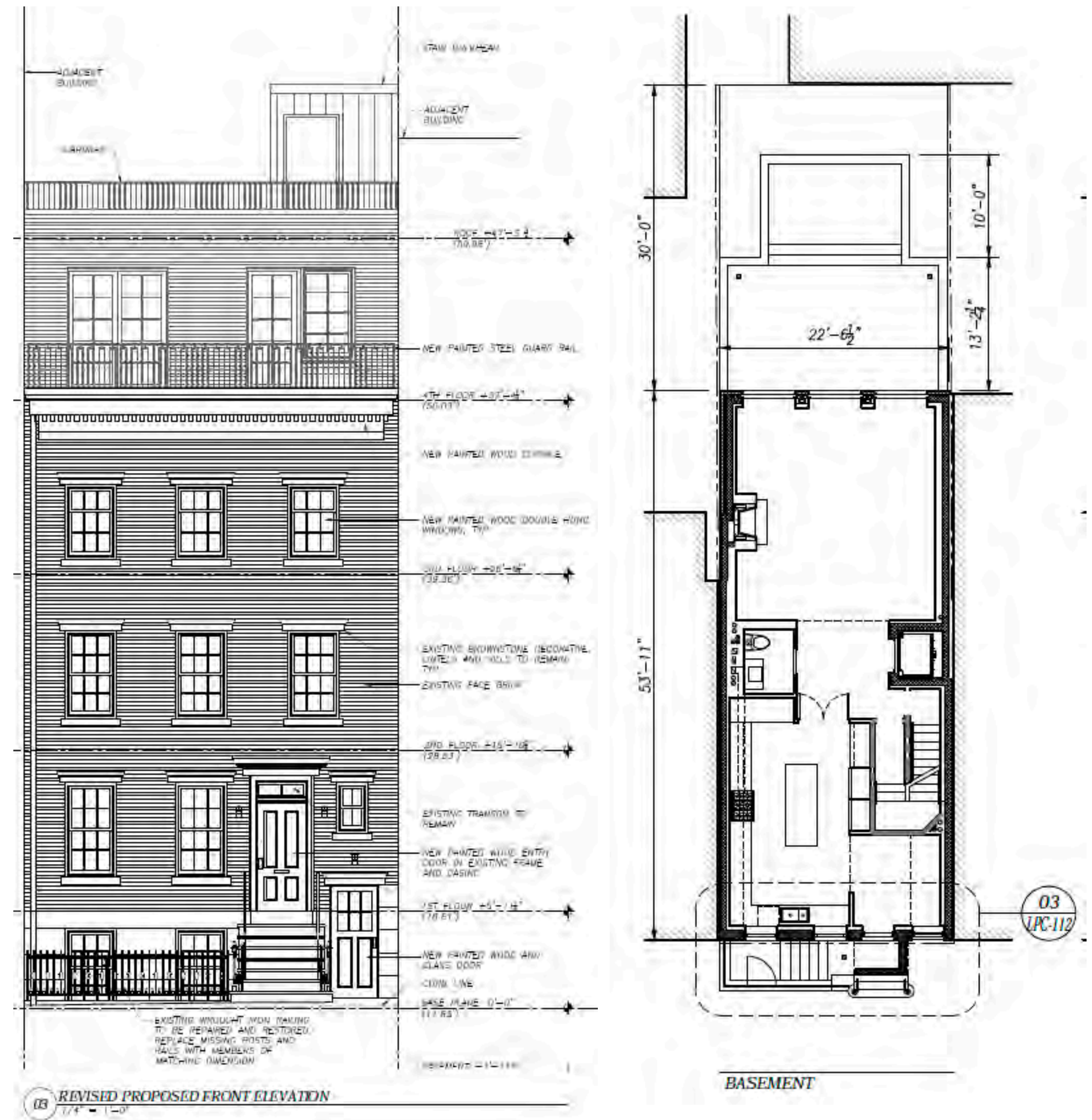
SCALE: 1/4" = 1'-0"  
0 1 2 4



**61 BANK STREET**  
APPROVED 2008



**83 HORATIO STREET**  
APPROVED 2017



**Black Painted Wood Trim:**



**Rear Facade Brick & Mortar:**

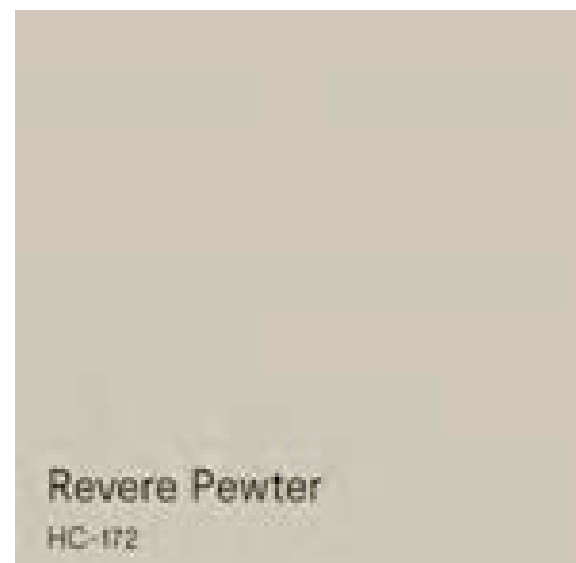


*Stiles & Hart Red Waterstruck Brick and Workrite CBM-111 Gray Mortar*

**Black Iron Railing:**

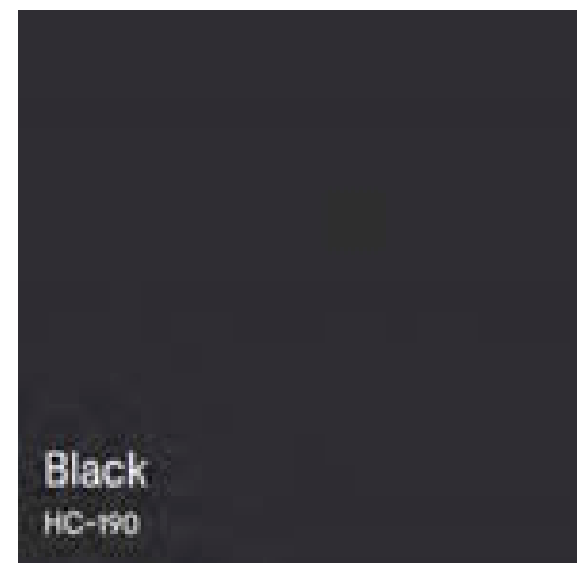


**Exterior Paneling Color:**



*Benjamin Moore- Revere Pewter*

**Window Sash and Exterior Trim Color:**

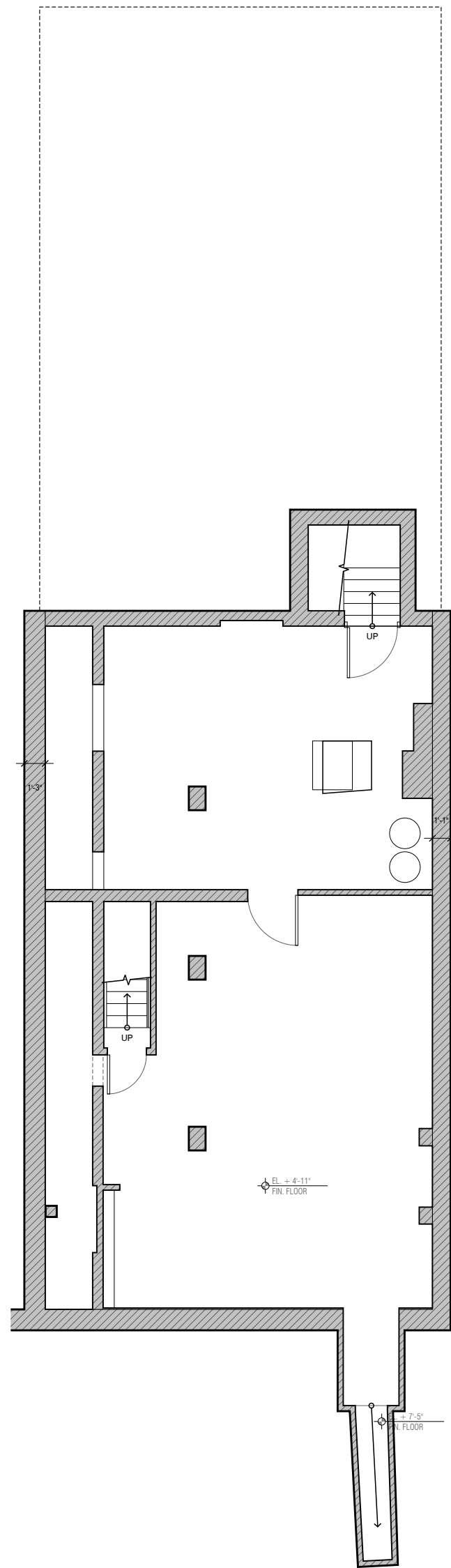


*Benjamin Moore- Black*

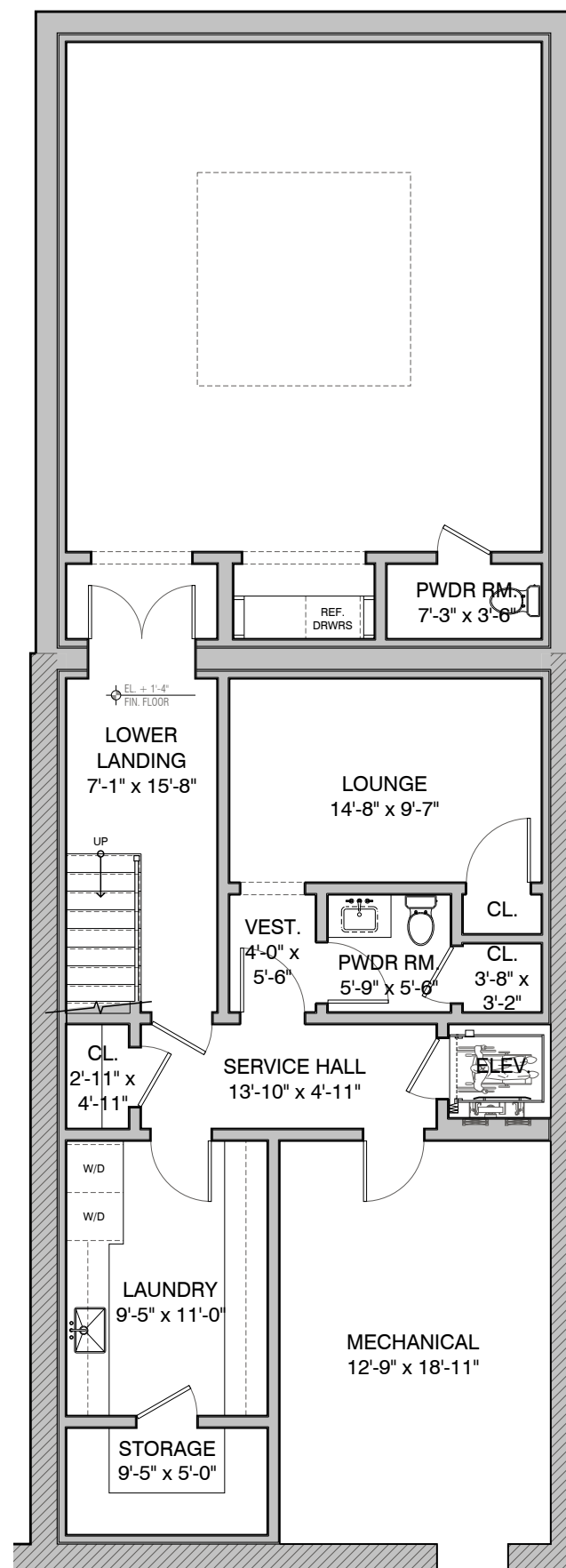
**Cast Stone Lintels:**



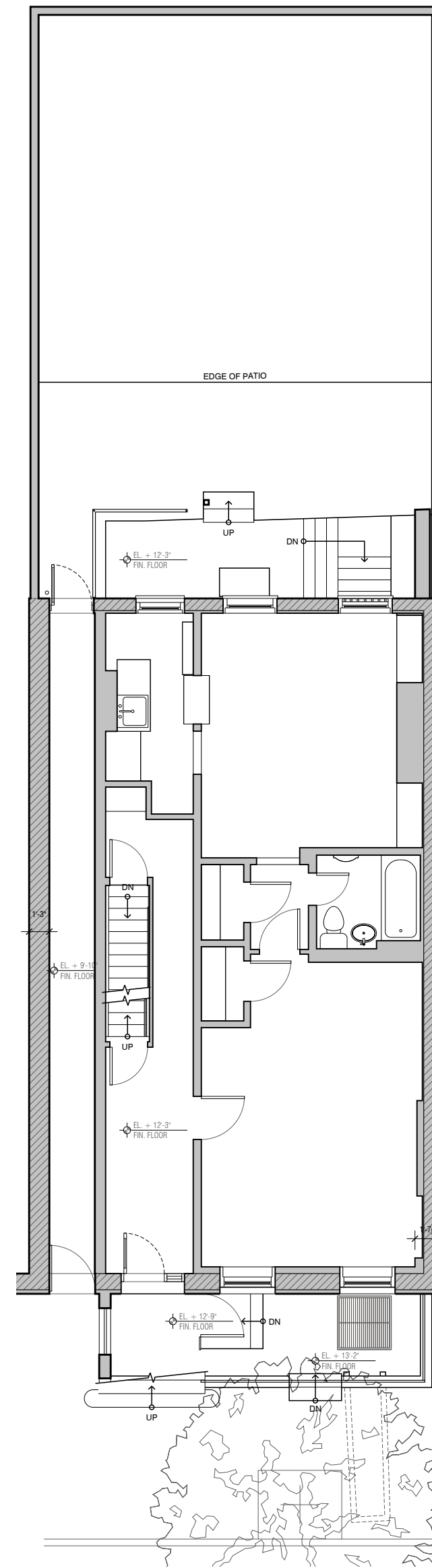
*Cast Brownstone- Portland*



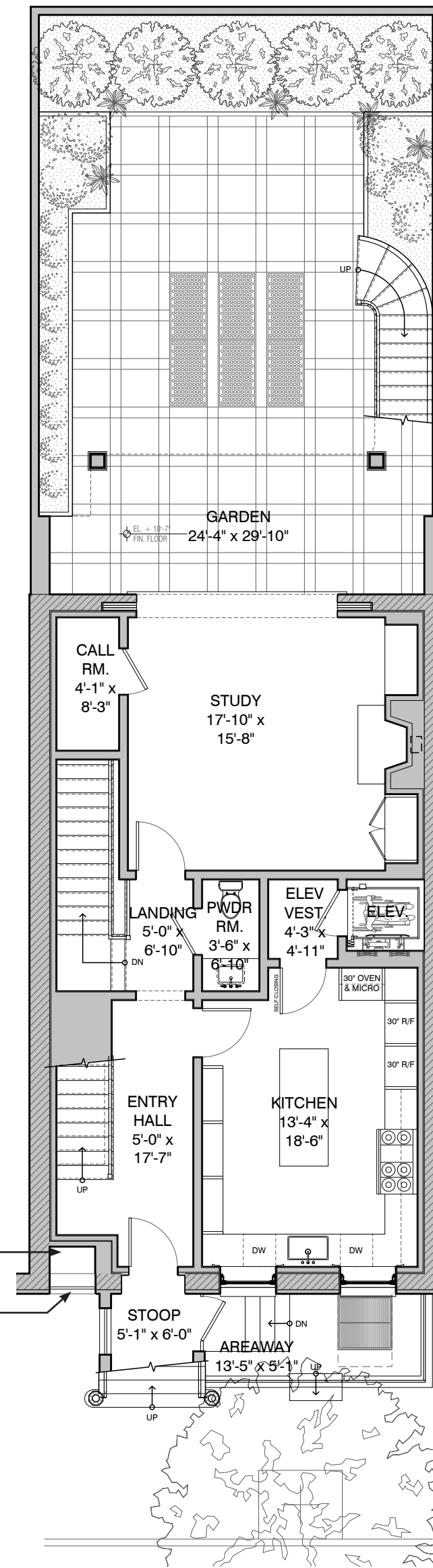
EXISTING CELLAR



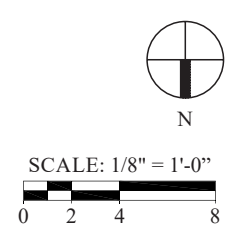
PROPOSED CELLAR

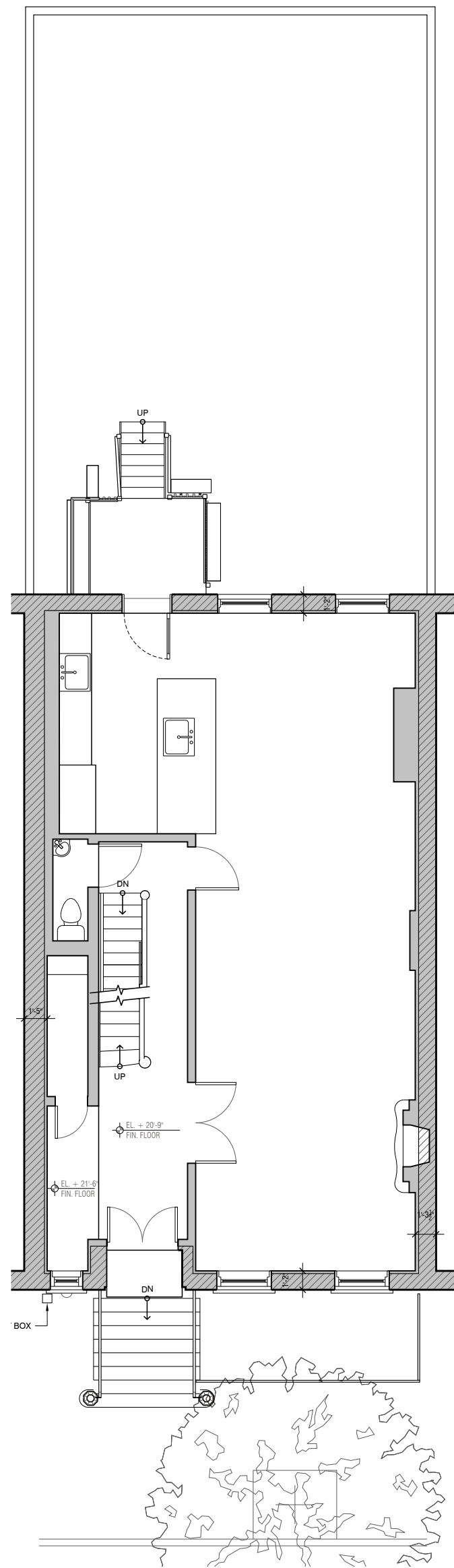


EXISTING GARDEN

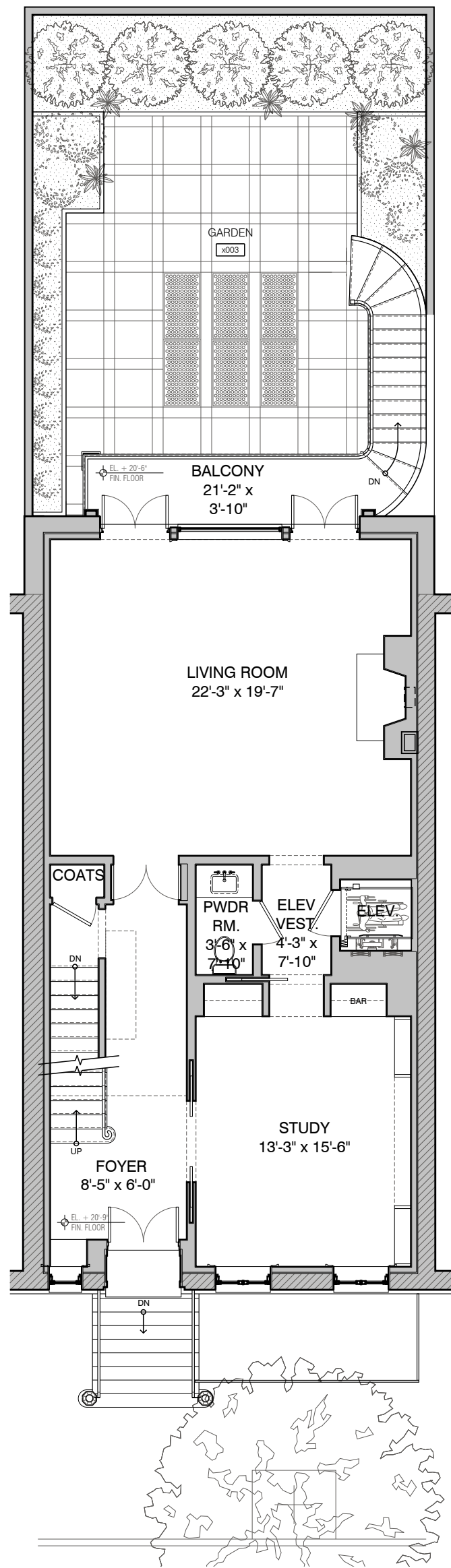


PROPOSED GARDEN

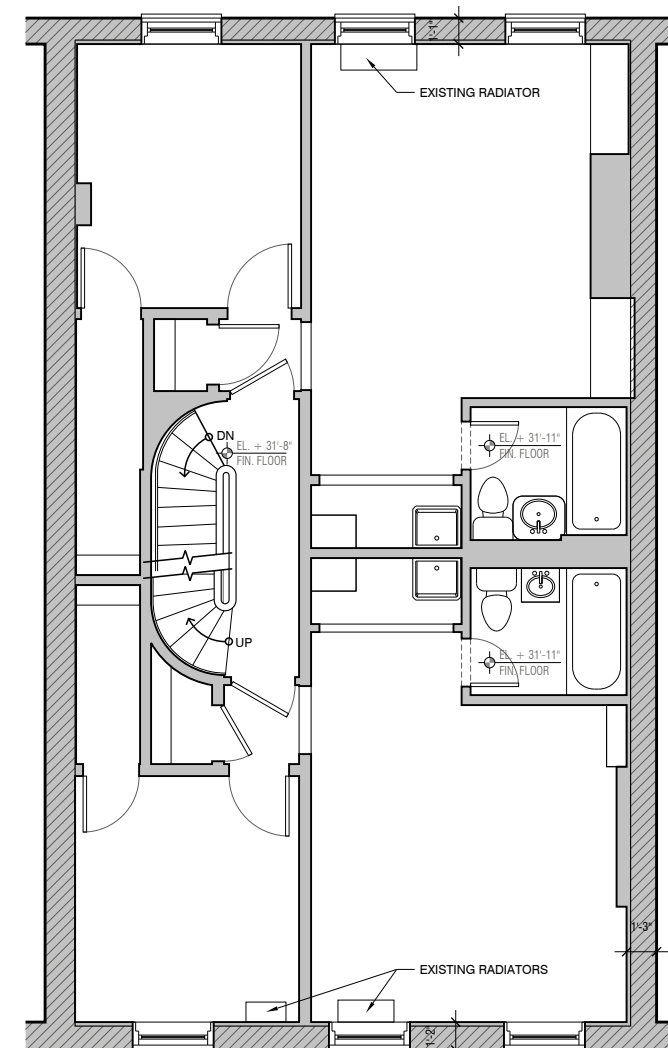




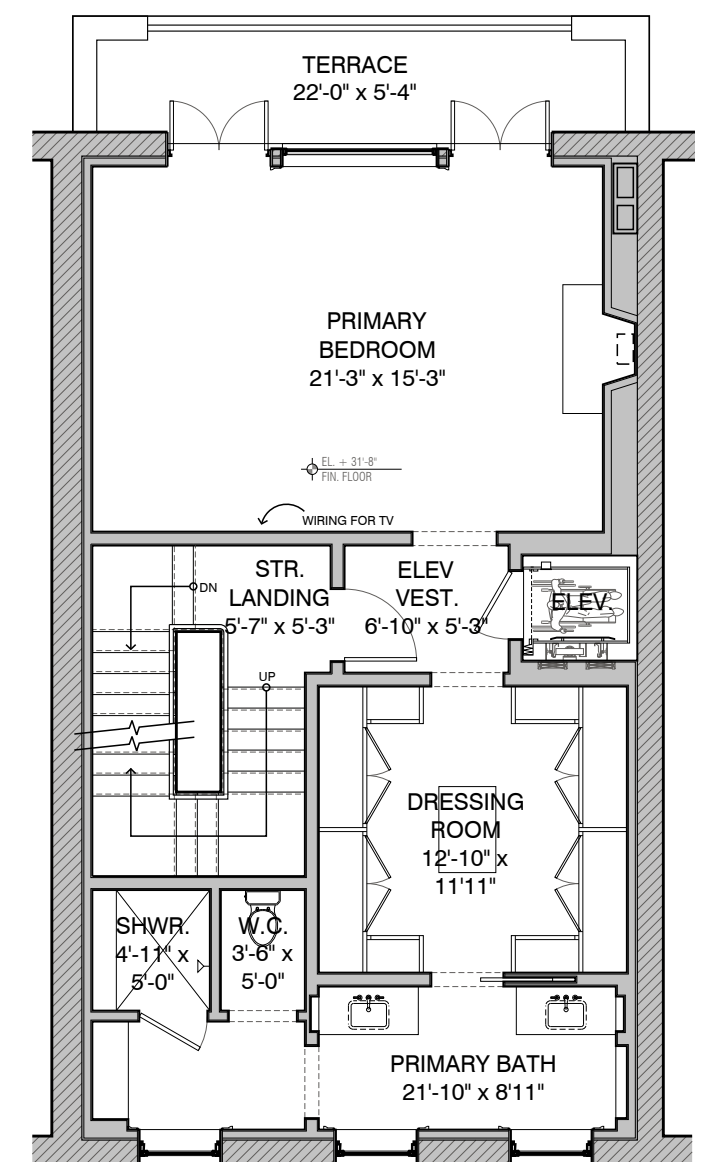
EXISTING PARLOR



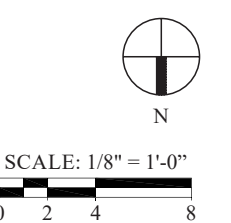
PROPOSED PARLOR

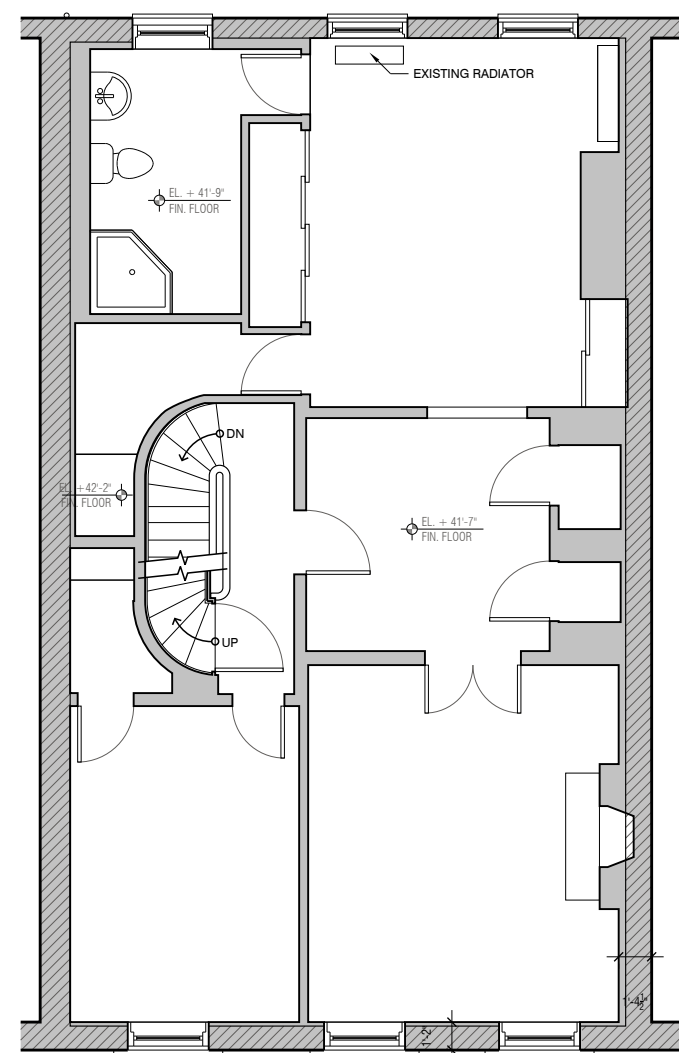


EXISTING SECOND

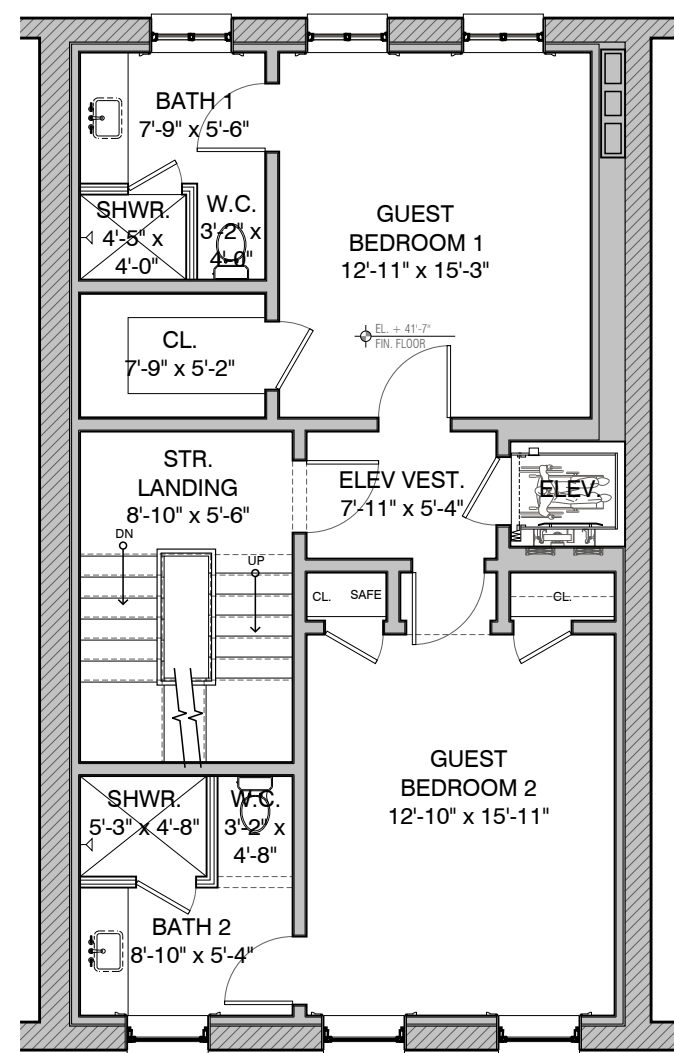


PROPOSED SECOND

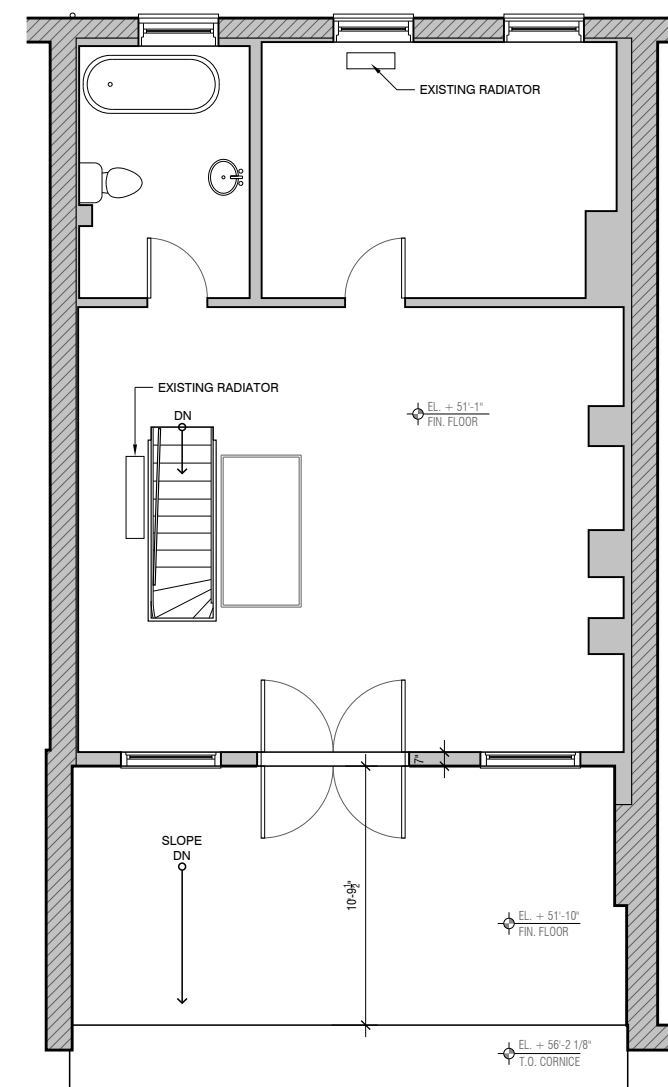




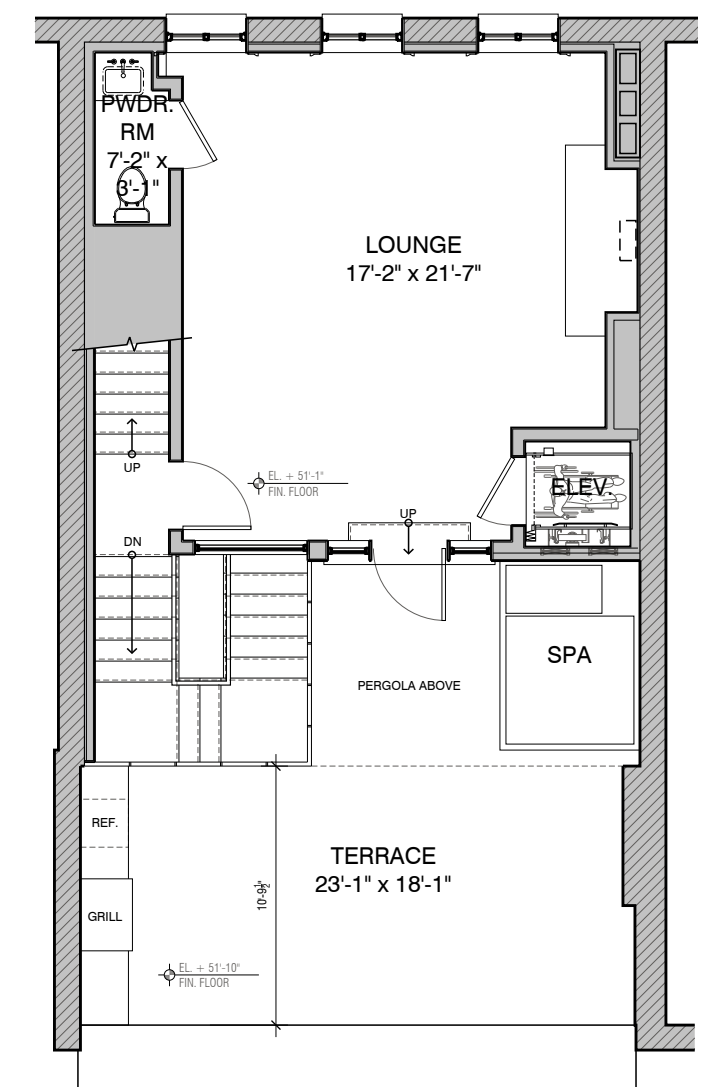
EXISTING THIRD



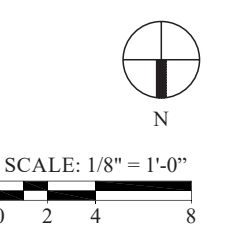
PROPOSED THIRD

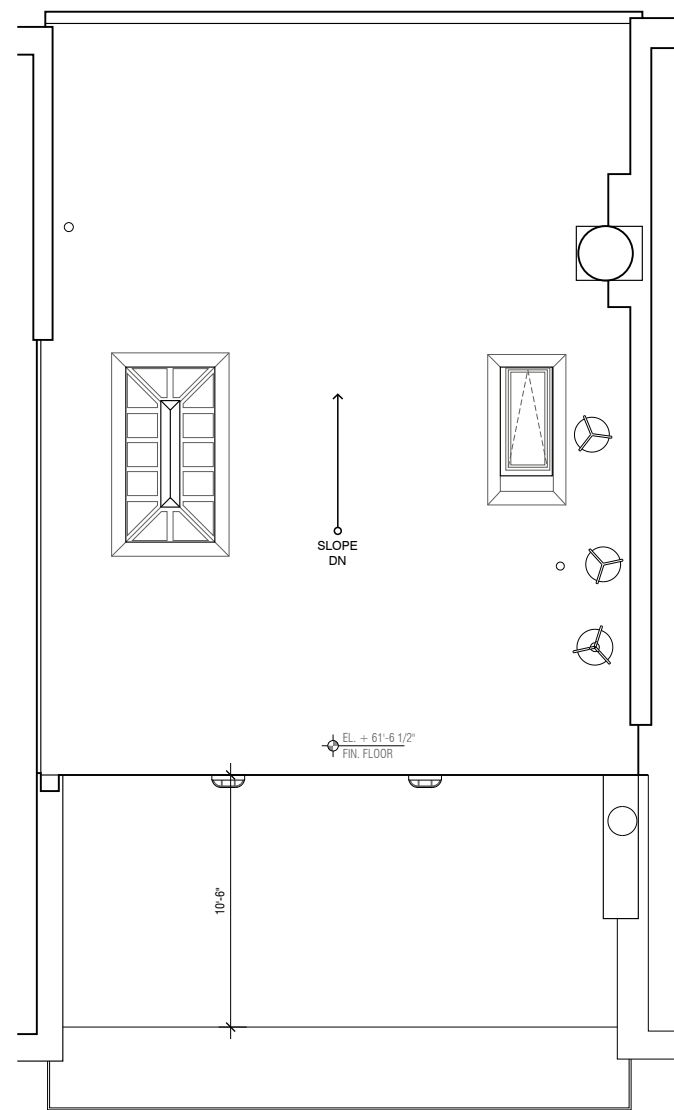


EXISTING FOURTH

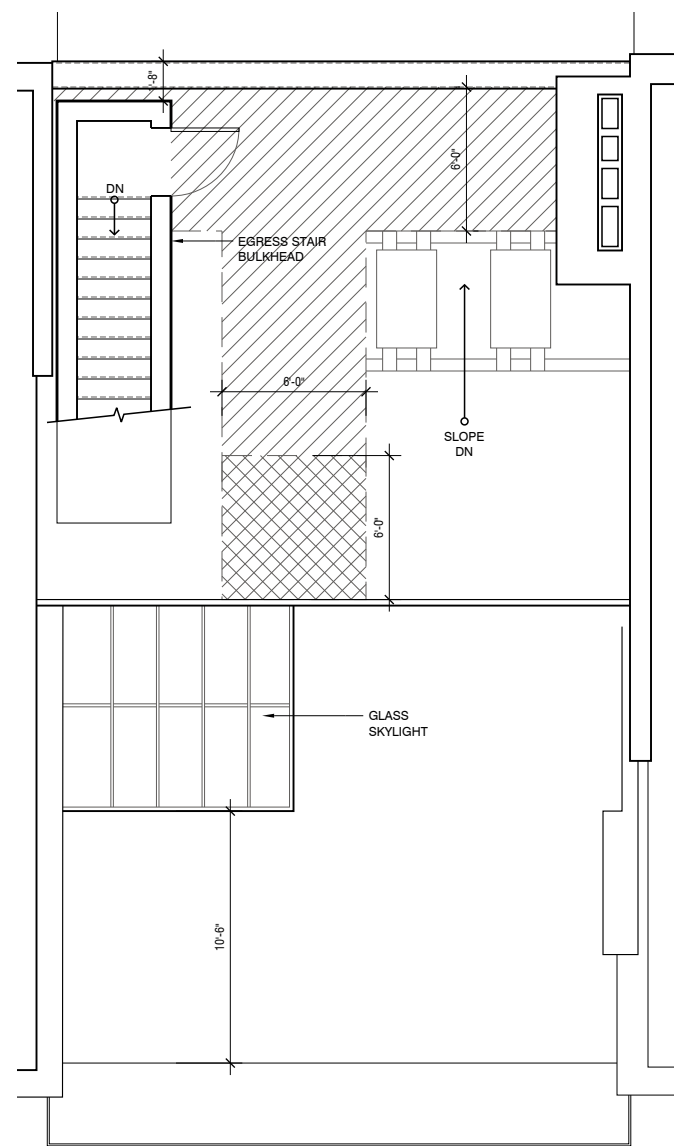


PROPOSED FOURTH

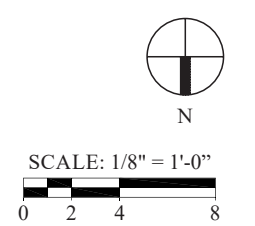




EXISTING ROOF



PROPOSED ROOF



NORTH



SOUTH

