

**4 grove street  
new york ny 10014**

**community board 2  
and  
landmarks preservations commission  
public hearing**

**address:**  
watson greenewalt residence  
4 grove street  
new york ny 10014

**architect:**  
neil logan architect  
414 broadway  
new york ny 10013  
646 262 9054

**structural engineer:**  
old structures engineering  
90 broad street, 15th floor  
new york, ny 10004  
212 244 4546

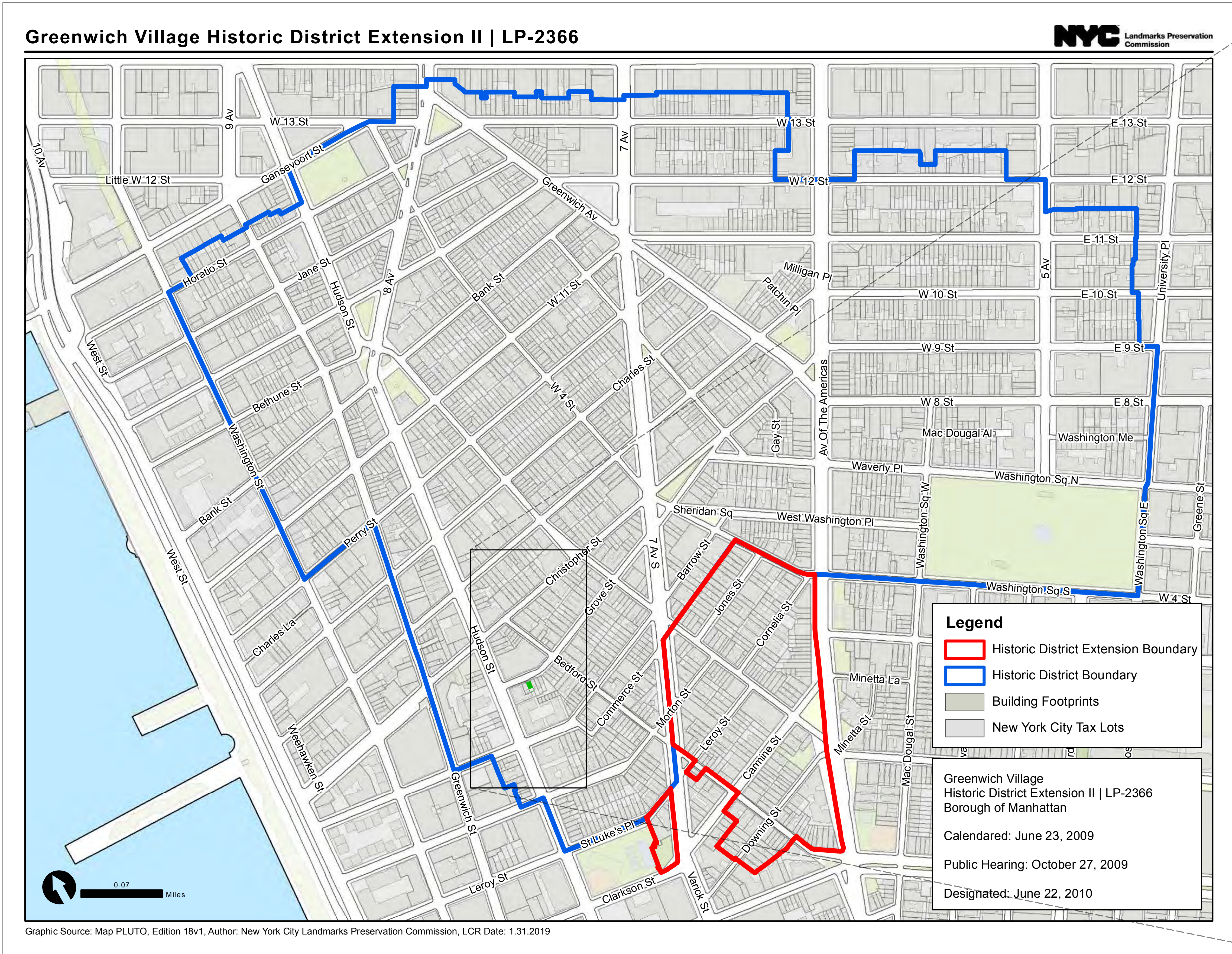
**mechanical, electrical, plumbing engineer:**  
charles g michel engineering, pc  
470 mamaroneck avenue, suite 411  
white plains ny 10605  
914 949 5112

**geotechnical engineer:**  
bilow engineering  
99 franklin turnpike  
allendale new jersey 07401  
973 868 8108

**expeditor:**  
code, llc  
40 worth street, suite 800  
new york ny 10013  
212 766 8100

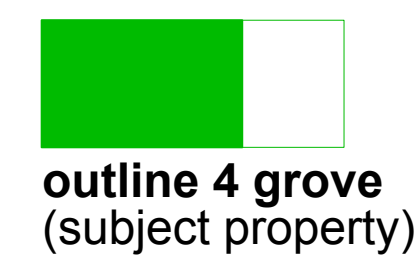
**general contractor:**  
d.h.e company  
37 canal street  
new york ny 10002  
212 982 6945





nyc landmarks preservation commission map

legend:



enlarged map (not to scale)

neil logan architect  
414 broadway new york ny 10013  
646 262 9054

watson greenwalt residence  
4 grove street  
new york ny 10014

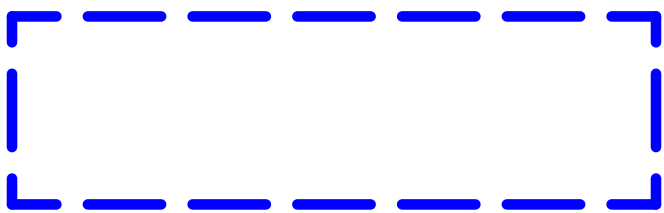


4 grove street

recent aerial photograph illustrating 4 grove street (and the grove street row of federal rowhouses) in the context of much larger buildings

source: bing

legend:



outline 4 grove (visible portion of subject property)

neil logan architect  
 414 broadway new york ny 10013  
 646 262 9054

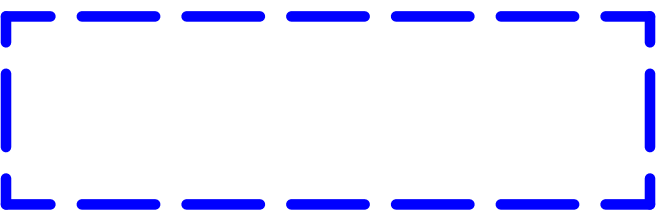
watson greenwalt residence  
 4 grove street  
 new york ny 10014



grove street from corner of bedford street, facing west

the four two and one-half story federal houses from 4 grove to 10 grove make up the grove street row, an ensemble of buildings constructed between 1825 and 1834.

legend:



outline 4 grove  
(visible portion of subject property)

neil logan architect  
414 broadway new york ny 10013  
646 262 9054

watson greenwalt residence  
4 grove street  
new york ny 10014

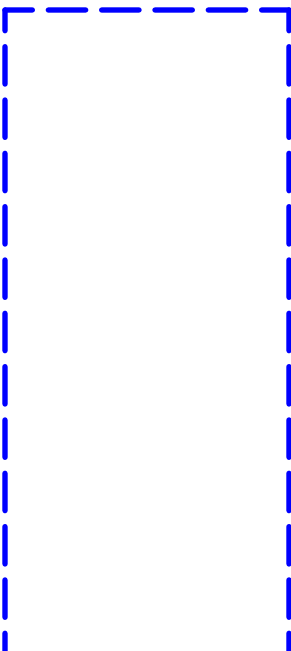


**4 grove street**  
 1940's tax map photograph  
 courtesy: new york city  
 department of finance



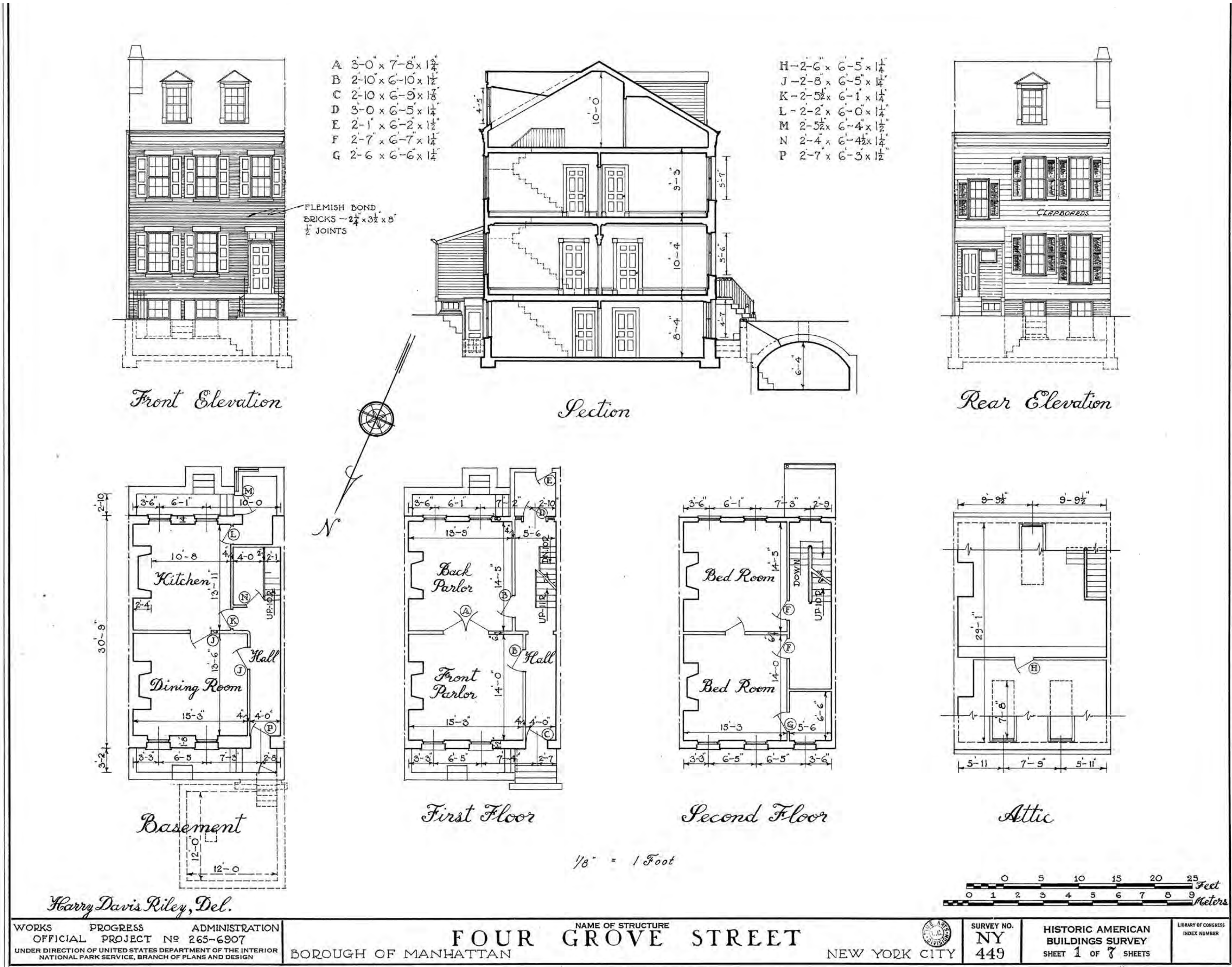
**4 grove street**  
 1980's tax map photograph  
 courtesy: new york city  
 department of finance

legend:



**outline 4 grove**  
 (visible portion of  
 subject property)

neil logan architect  
 414 broadway new york ny 10013  
 646 262 9054  
 watson greenewalt residence  
 4 grove street  
 new york ny 10014



4 grove street: plans, elevations and section (not to scale)  
historical american buildings survey, measured and drawn 1936  
source: works progress administration

neil logan architect  
414 broadway new york ny 10013  
646 262 9054  
watson greenwalt residence  
4 grove street  
new york ny 10014



4 grove street  
front facade  
c. 2023

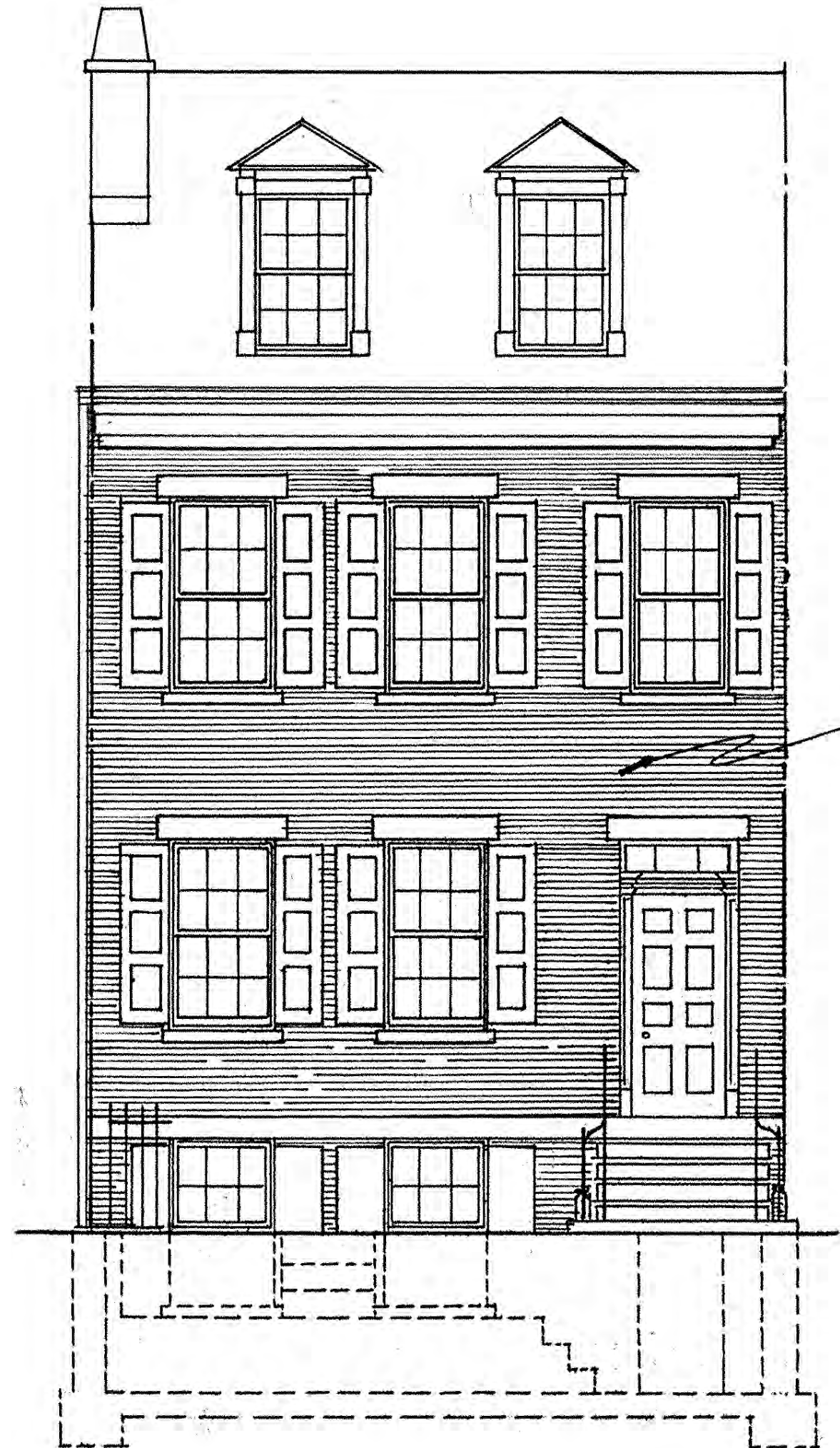


4 grove street  
rear facade  
c. 2023

# front elevations

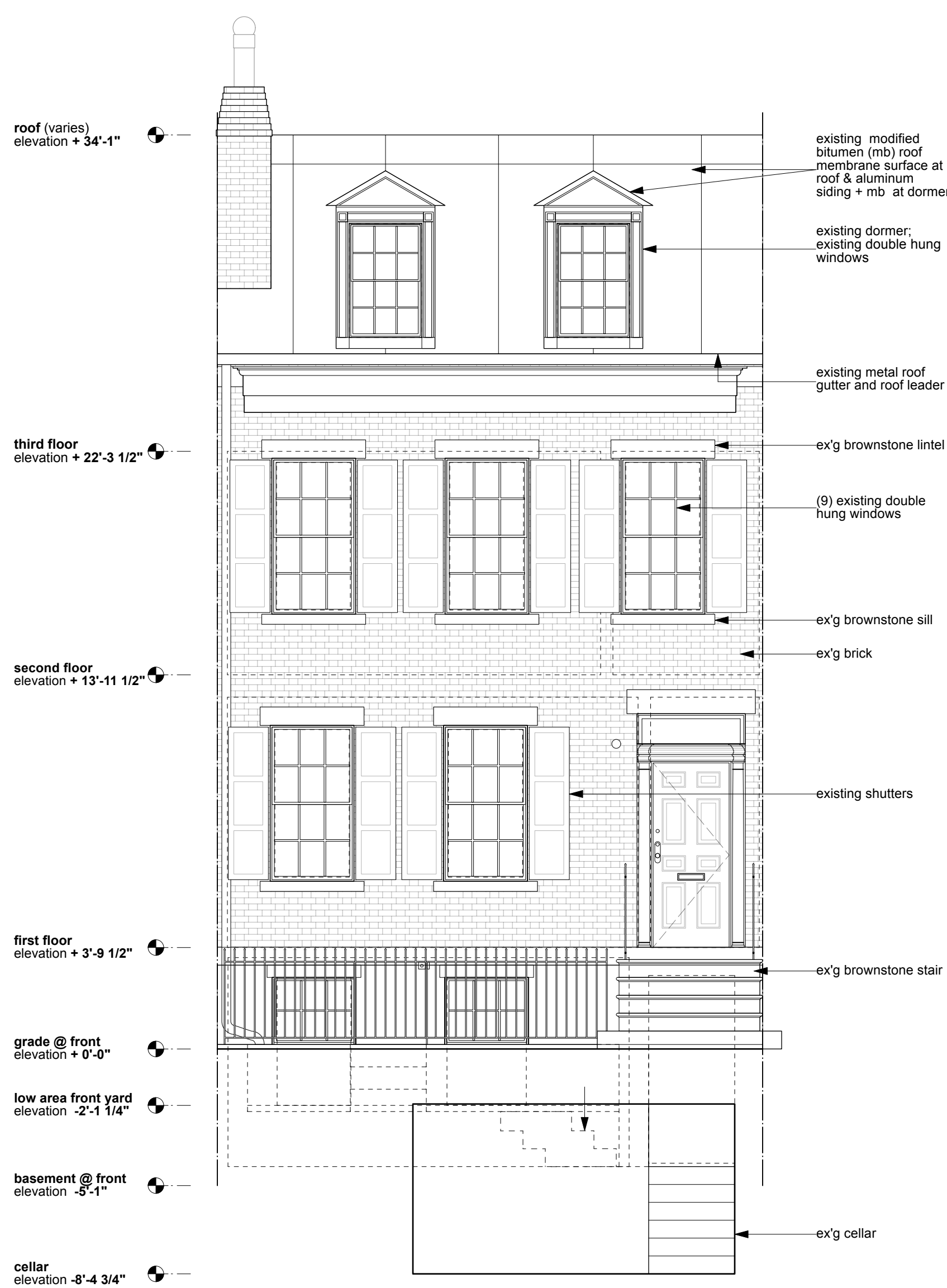
scale: 1/4" = 1'-0"

# 4 grove street

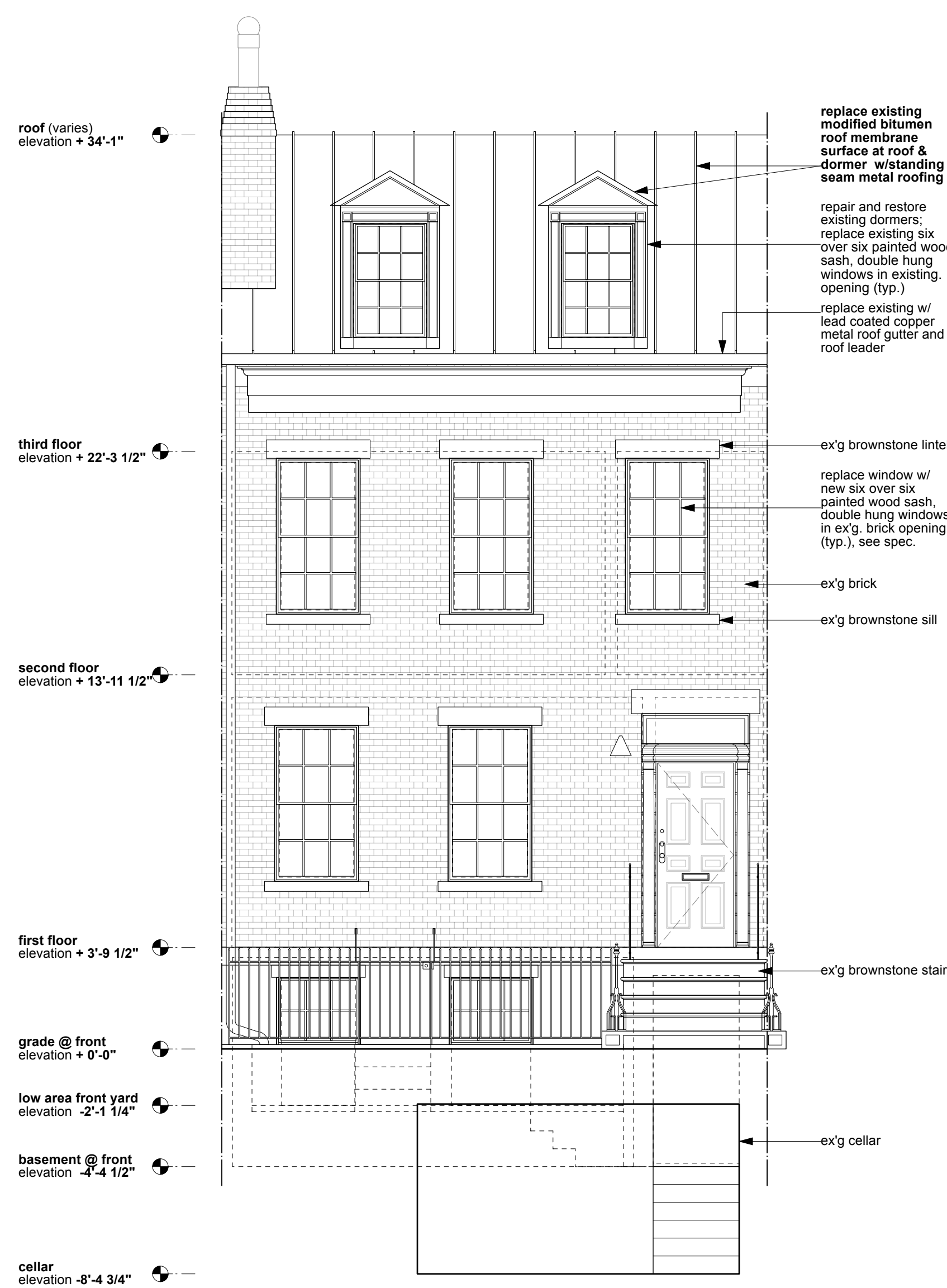


## historical

source: wpa historical american buildings survey, measured and drawn 1936



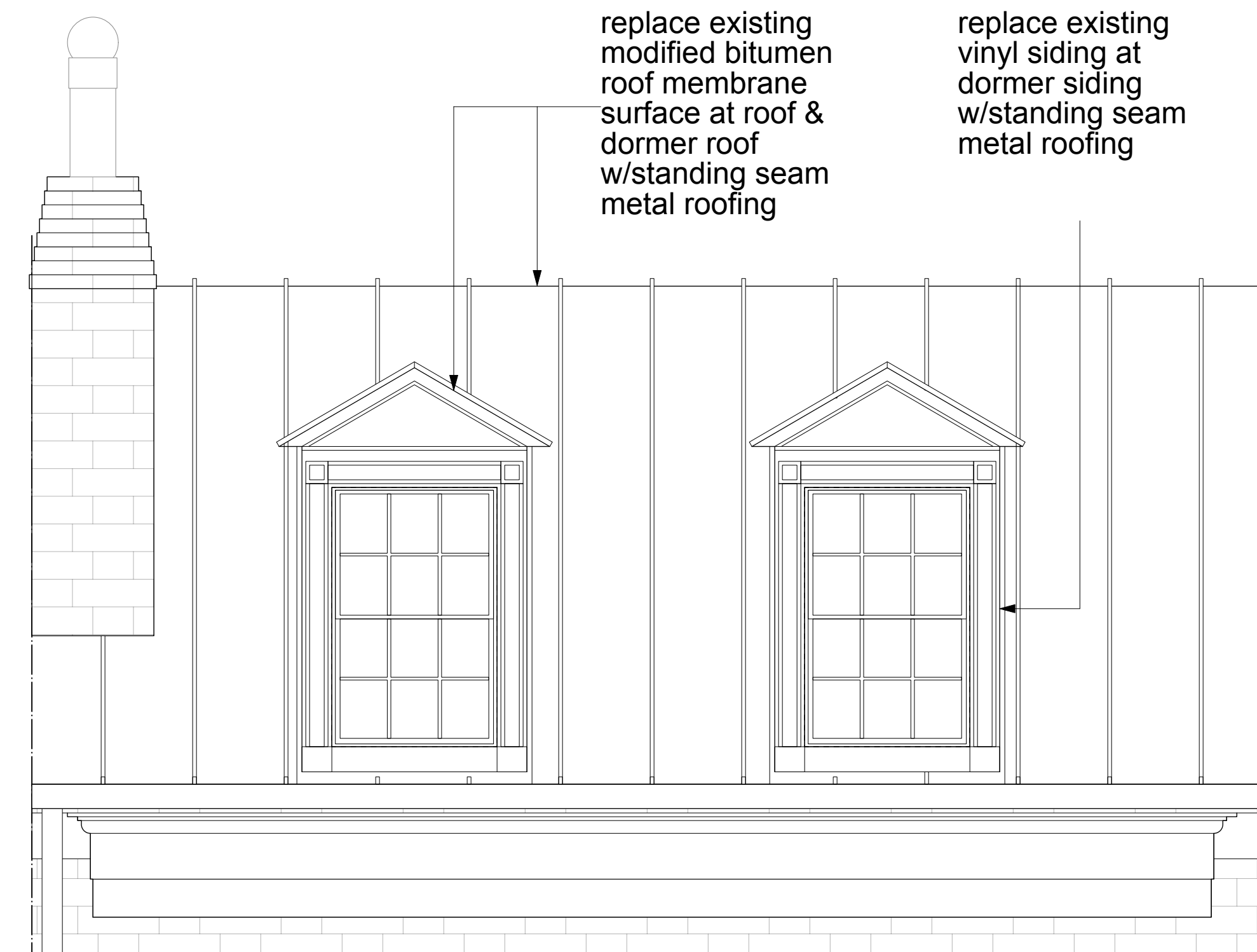
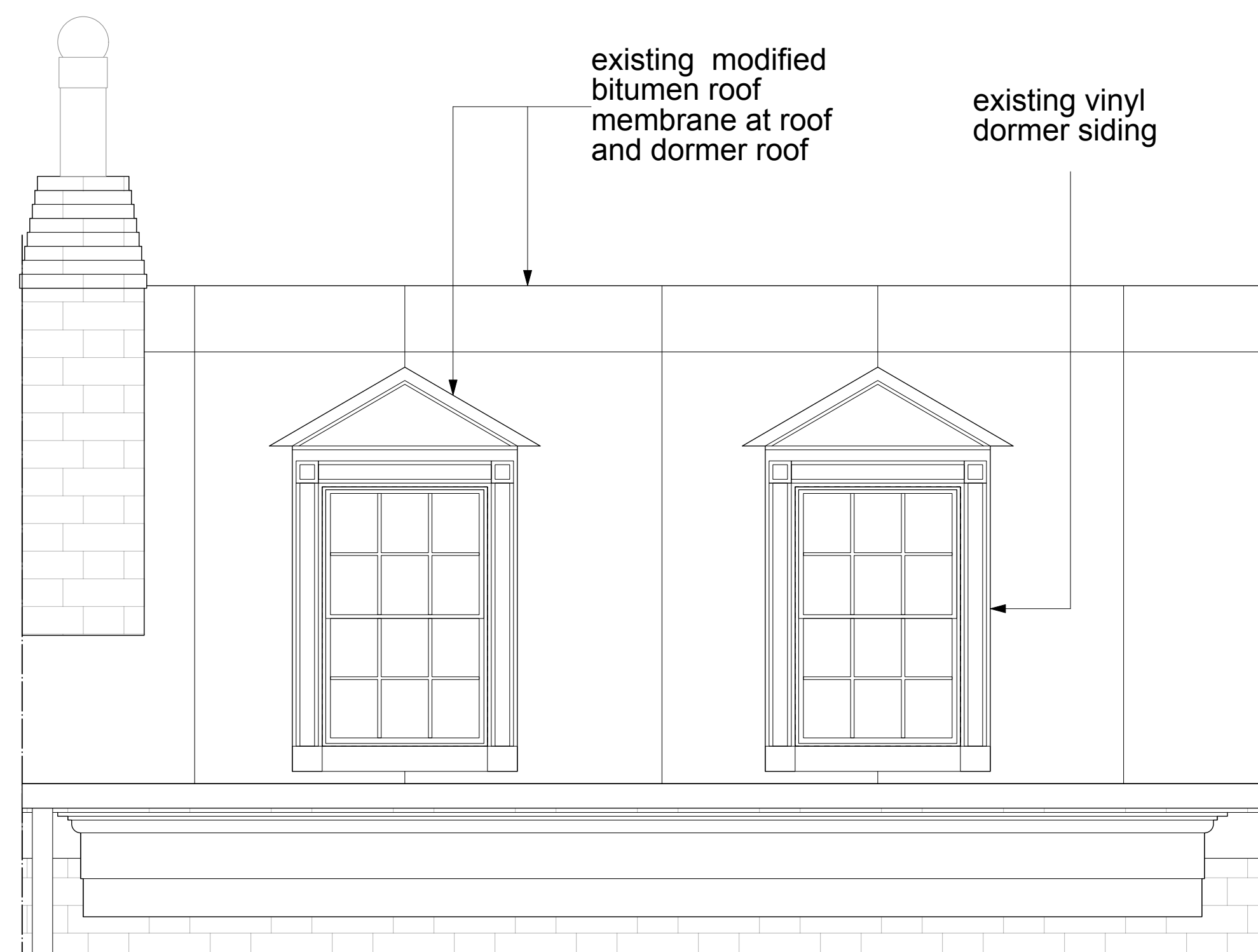
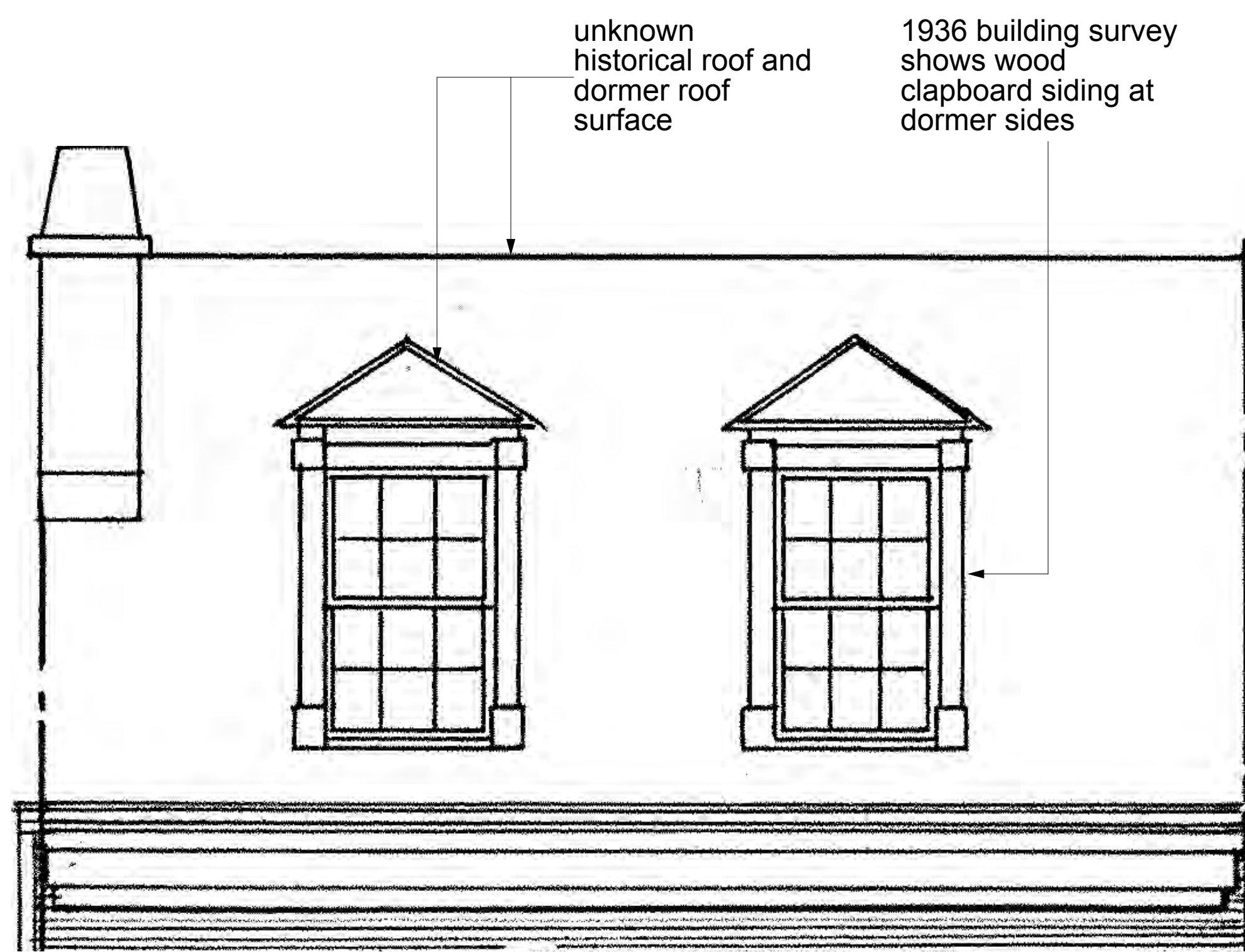
## existing



## proposed

LPC note:  
 proposed work at front facade subject  
 to public hearing is the proposed new  
 dormer siding material

neil logan architect  
 414 broadway new york ny 10013  
 646 262 9054  
 watson greenwalt residence  
 4 grove street  
 new york ny 10014



historical front elevation

existing front elevation

proposed front elevation

source: wpa historical american buildings survey, measured and drawn 1936

our proposal calls for the replacement of the existing modified bitumen sheet membrane at roof and dormer roof and vinyl siding at dormer siding with lead coated copper standing seam



material: roof & dormer siding  
roofing & dormer siding finish material: lead-coated copper

4 grove street  
existing front dormers

neil logan architect  
414 broadway new york ny 10013  
646 262 9054

watson greenwalt residence  
4 grove street  
new york ny 10014

precedent - front dormer siding material

4 grove street



77 bedford street, c. 2014

photograph illustrating previous non-historical dormer siding material  
 oct 2014 photograph, source: google street view



77 bedford street, c. 2023

77 bedford was originally constructed c. 1799-1800; full width front side 'dormer' added c. 1923, with lead-coated copper standing seam installed c. 2014-16



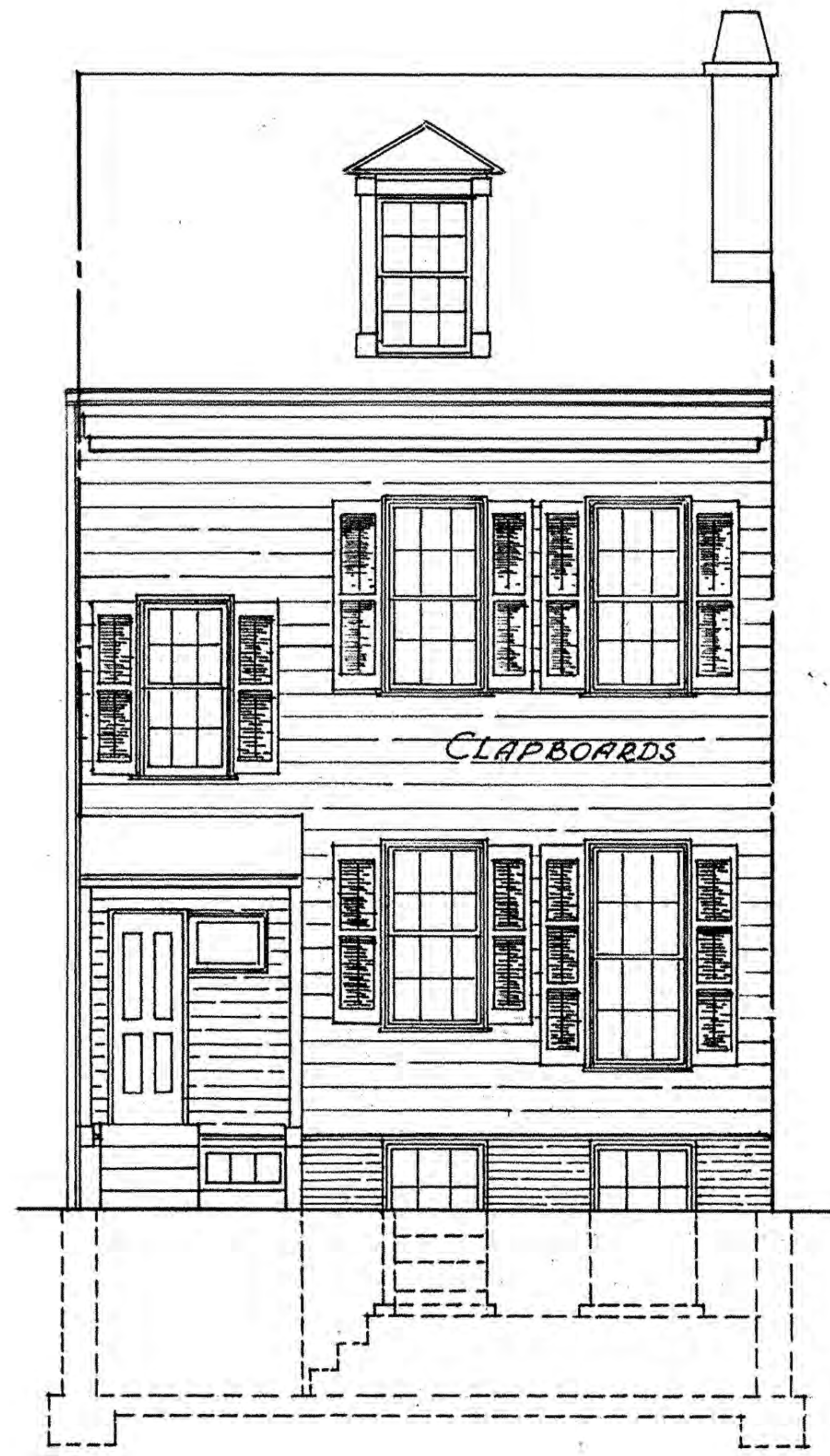
roofing finish material:  
lead-coated copper

neil logan architect  
 414 broadway new york ny 10013  
 646 262 9054  
 watson greenwalt residence  
 4 grove street  
 new york ny 10014

# rear elevations

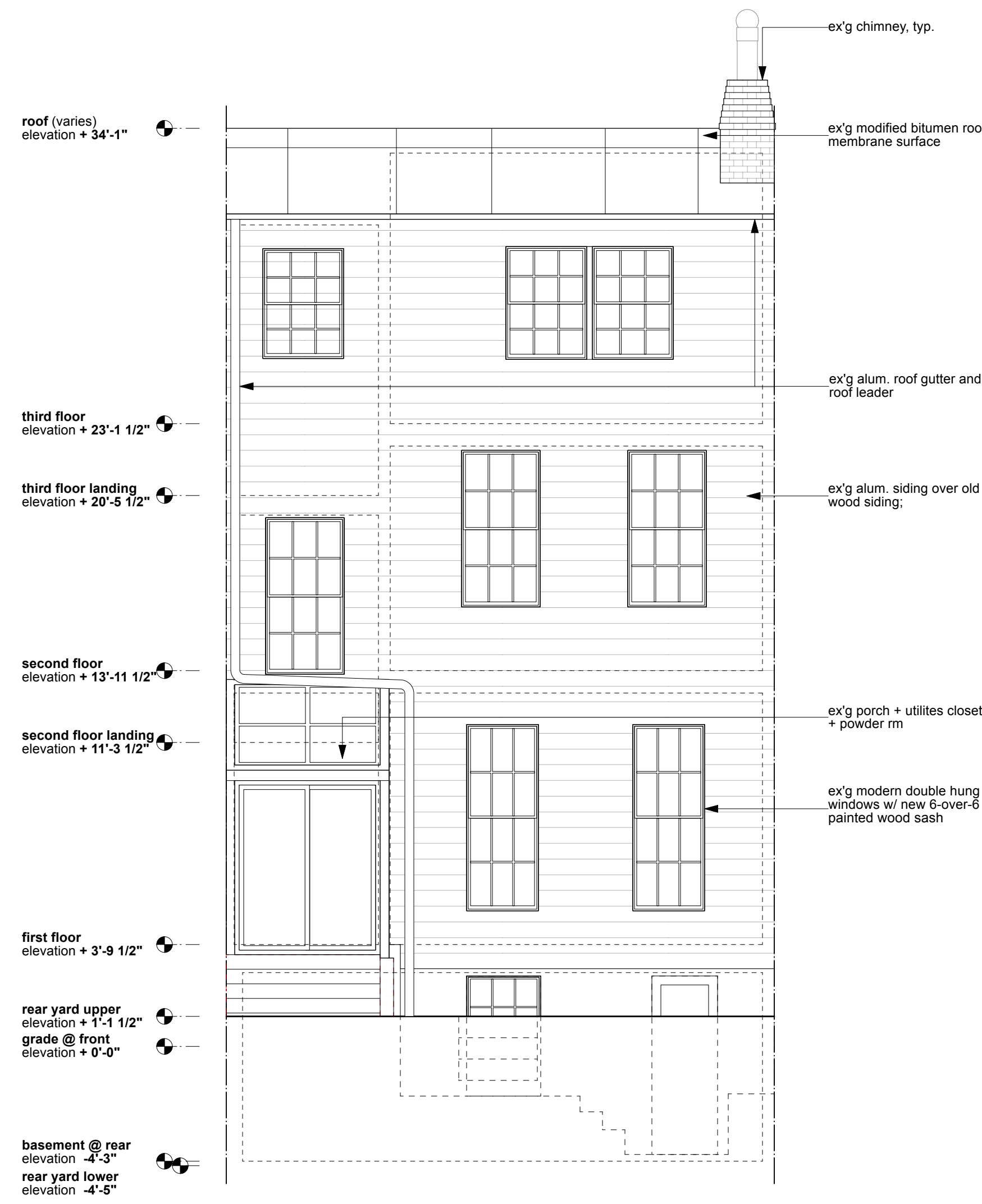
scale: 1/4" = 1'-0"

# 4 grove street

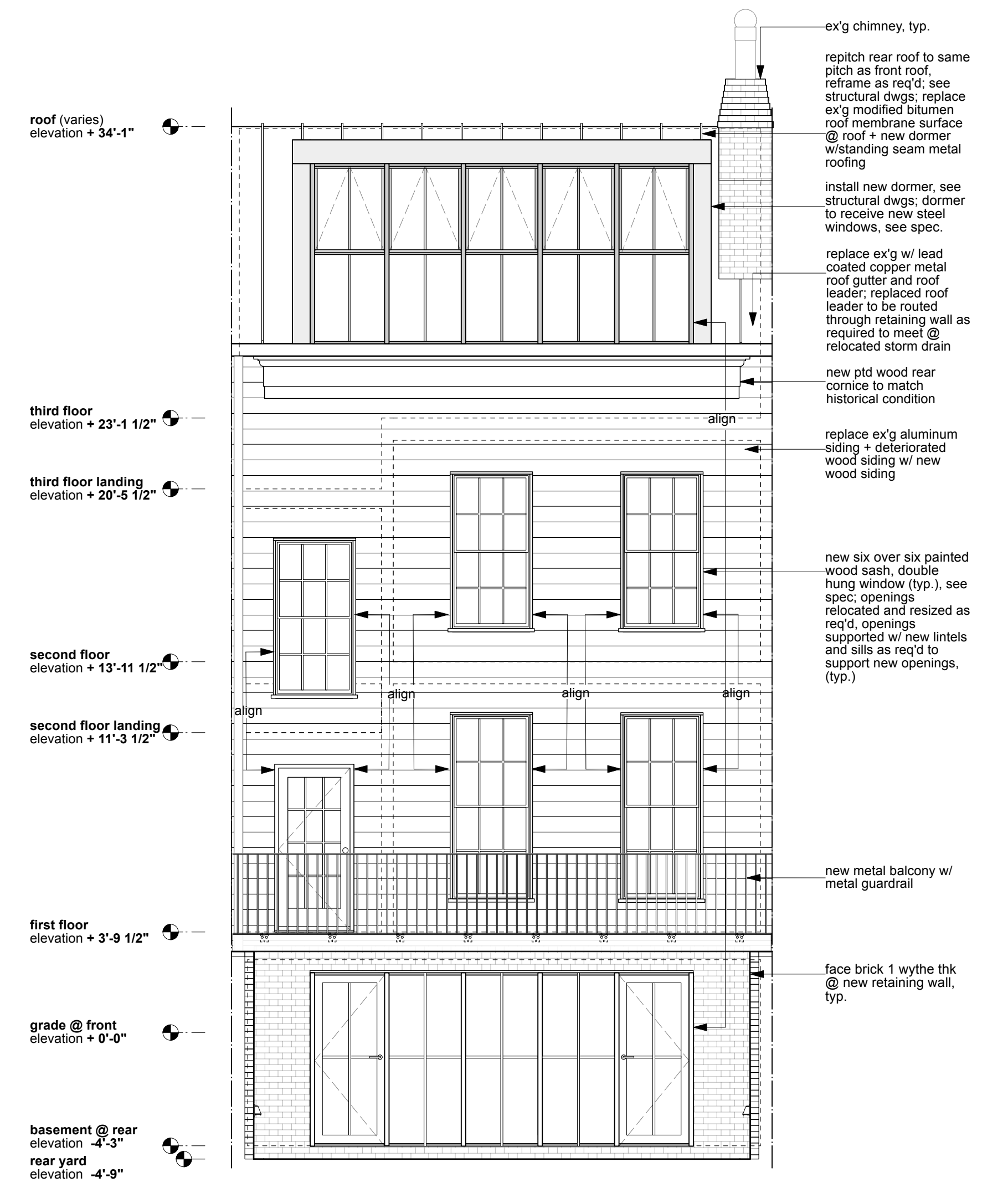


## historical

source: wpa historical american buildings survey, measured and drawn 1936



## existing



## proposed



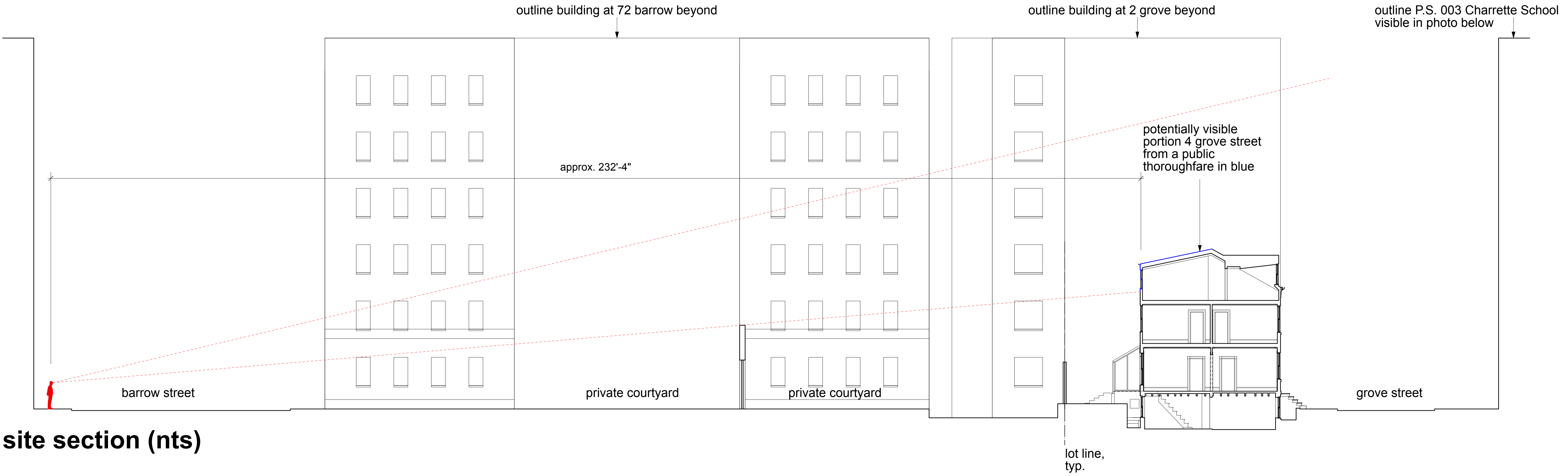
## existing beyond modern enclosed porch

neil logan architect  
414 broadway new york ny 10013  
646 262 9054

watson greenwalt residence  
4 grove street  
new york ny 10014

visibility - rear facade

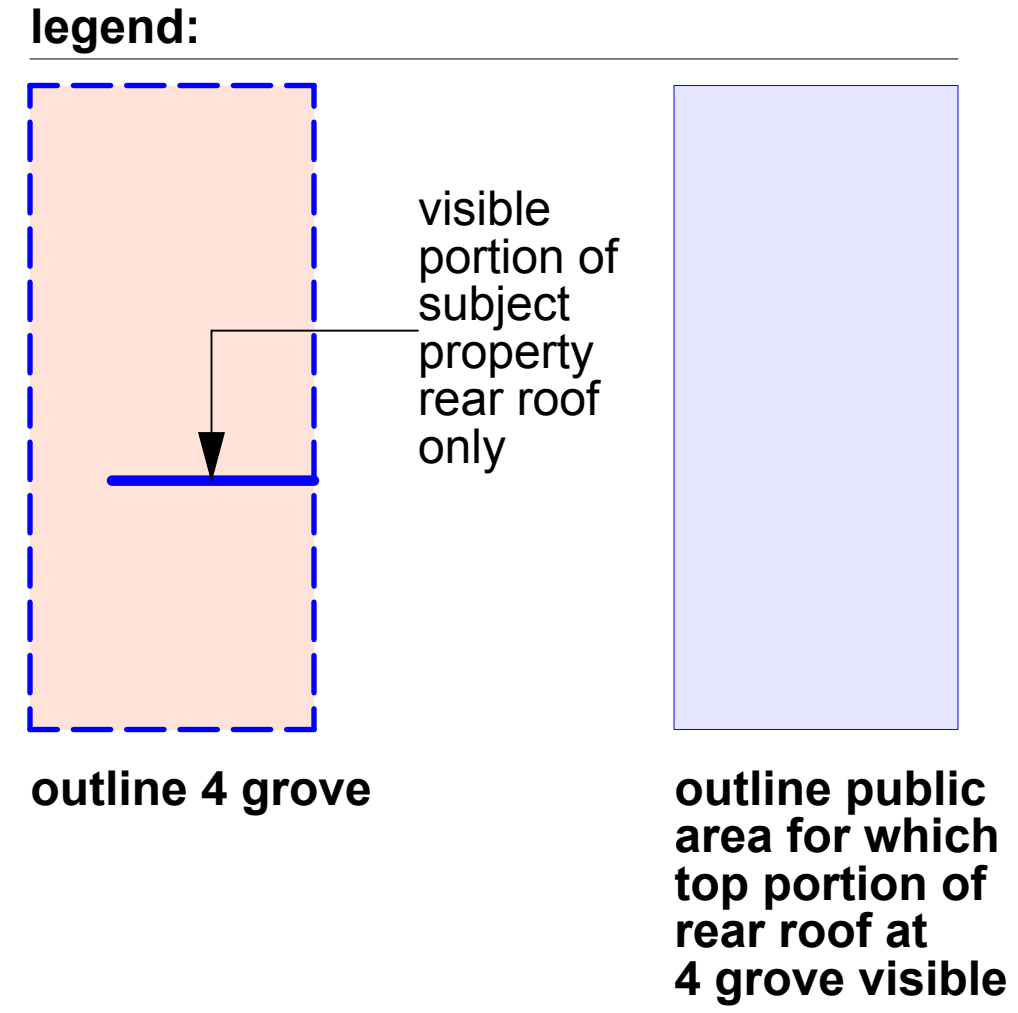
4 grove street



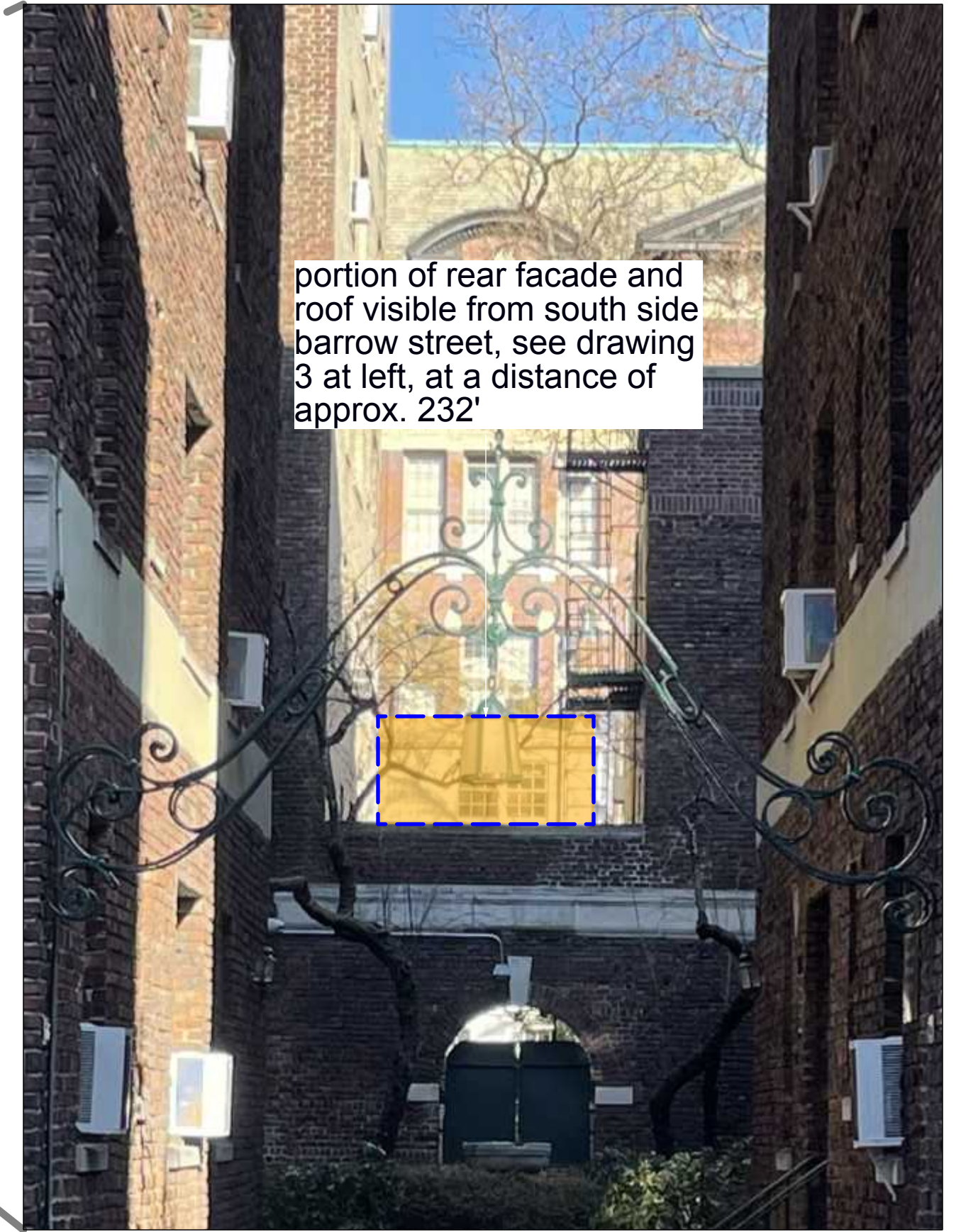
site section (nts)



site plan (nts)



4 grove street rear from barrow street  
view towards rear facade of 4 grove through 72 barrow street private entry, see viewport location in site plan and section of same illustrated in site section above

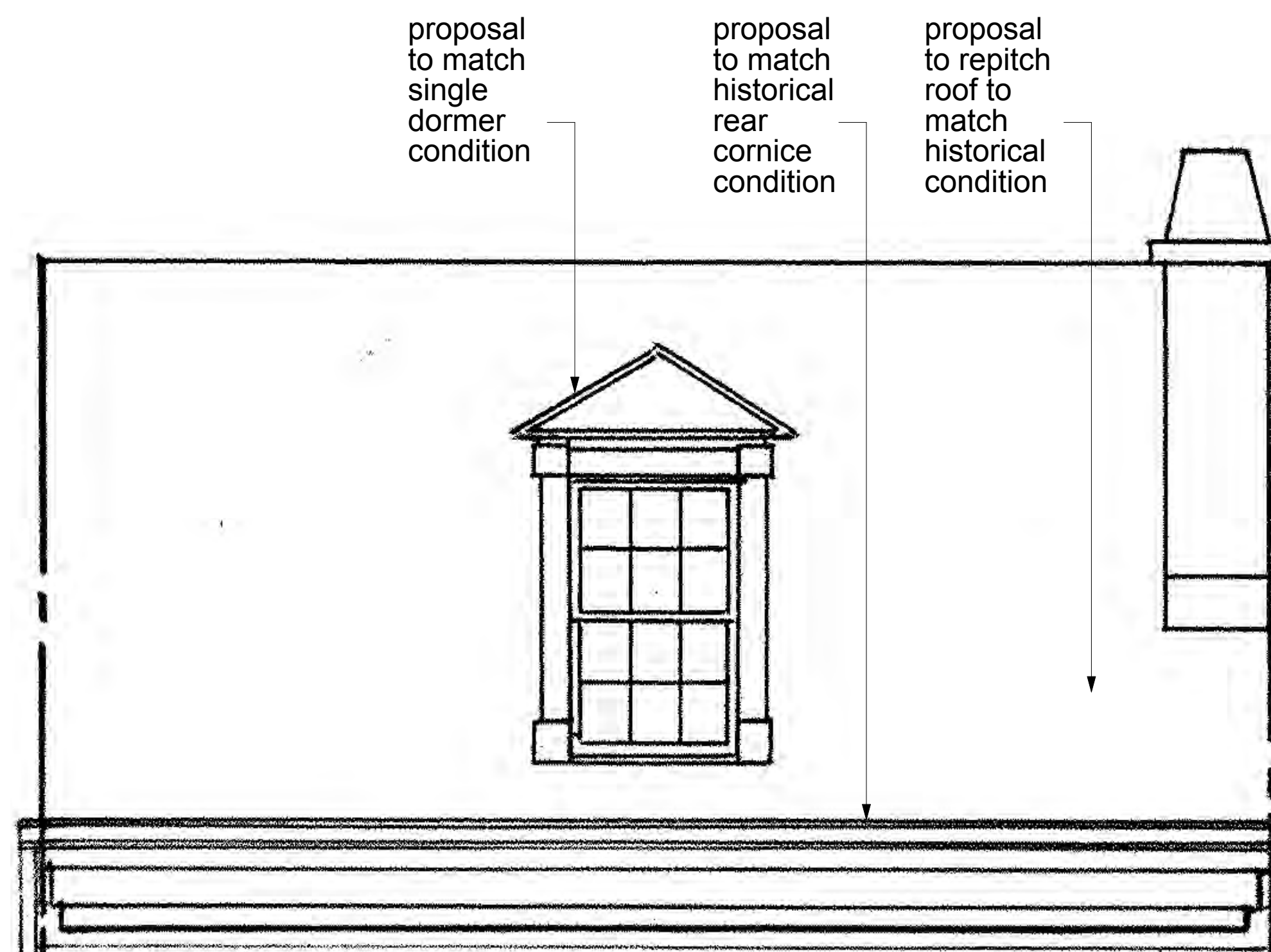


enlarged and cropped photo

# rear studio dormer addition at third floor

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

4 grove street

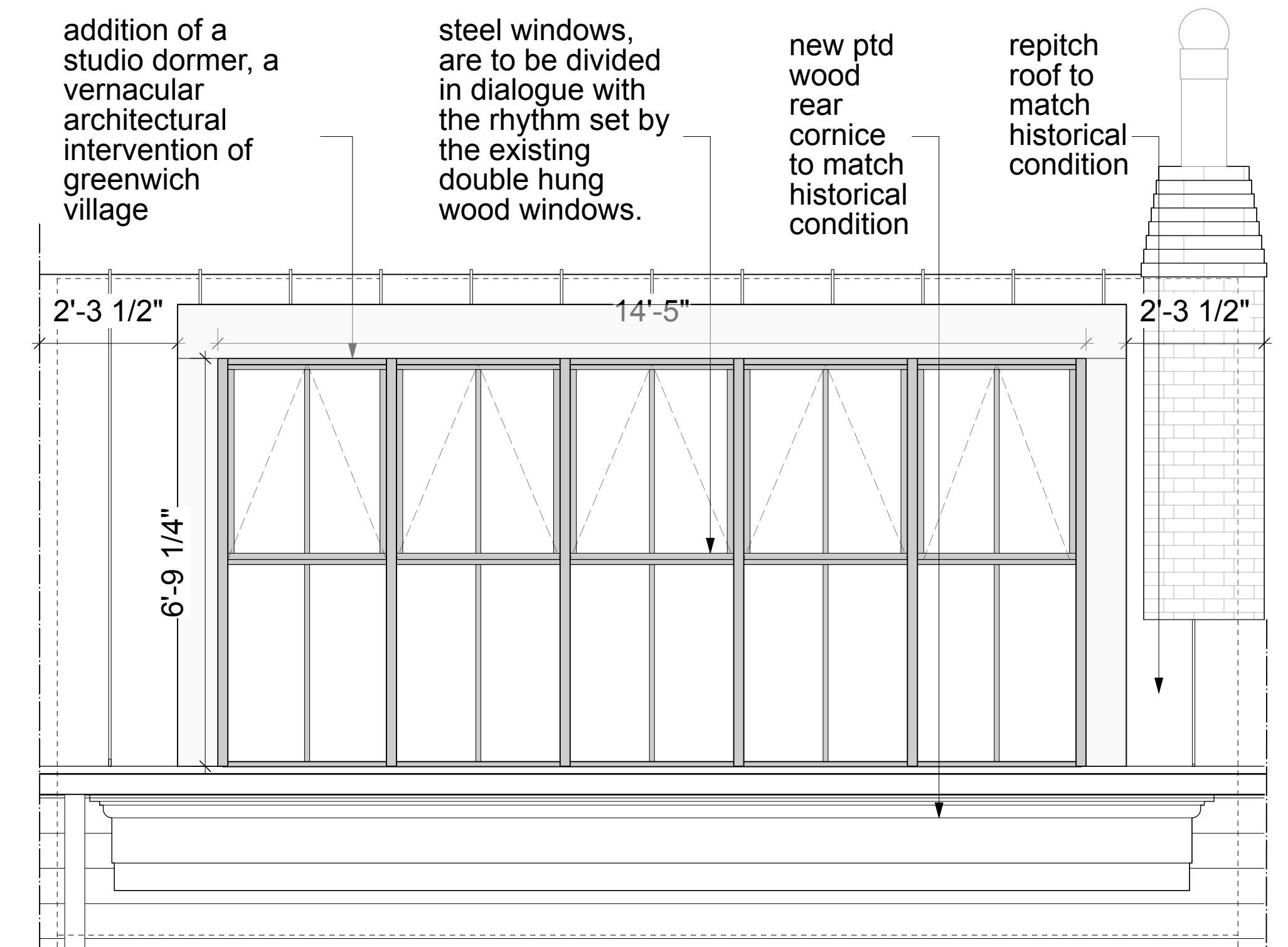


historical rear elevation

source: wpa historical american buildings survey, measured and drawn 1936



existing rear elevation



proposed rear elevation

our proposal calls for the replacement of the relatively recent back side of the roof with two actions:

- 1). the installation of a new "studio dormer", and
- 2). restoring a lower pitch at the sides of the dormer, a mirroring of the pitch of the front side of the roof, and a restoration of the historical roof pitch.

note: we propose as well to install new decorative wood cornice to match historical condition



material: roof  
roofing finish material: lead-coated copper



material: steel window frame  
steel window frame: benjamin moore "black" HC-190 RAL equivalent powdercoat satin finish

neil logan architect  
414 broadway new york ny 10013  
646 262 9054  
watson greenwalt residence  
4 grove street  
new york ny 10014



90 grove street

c. 1900 photograph illustrating studio window added in 1893 as part of renovation by architecture firm carrère and hastings of 1827 federal style house

source: museum of the city of new york



44 (l) and 42 (r) stuyvesant street

archival photograph illustrating neighboring buildings with artists dormers. village preservation research found 44 stuyvesant, built in 1795, to be the oldest extant continuously residential building in manhattan. according to village preservation the artist's studio window is a 20th century addition.

source: village preservation historic image archive

**contextual site section - rear yard excavation and rear balcony addition**

**4 grove street**

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



**existing**

LPC note: adjacent buildings not to scale and for descriptive purposes only, fenestration sizing and locations and other building and yard elements approximate

**proposed**

existing adjacent yards are located at a variety of grades; the proposed lowering of the rear yard at 4 grove contributes to the idiosyncratic character of adjacent rear yard fabric, restores the interiorized bricked-in character of the historical rear yard encountered on the block/grove court without necessitating a high bricked-in wall from the existing yard elevation, and allows greater natural light access to the basement level of 4 grove

neil logan architect  
414 broadway new york ny 10013  
646 262 9054  
  
watson greenwalt residence  
4 grove street  
new york ny 10014

# rear yard excavation and rear balcony addition

4 grove street

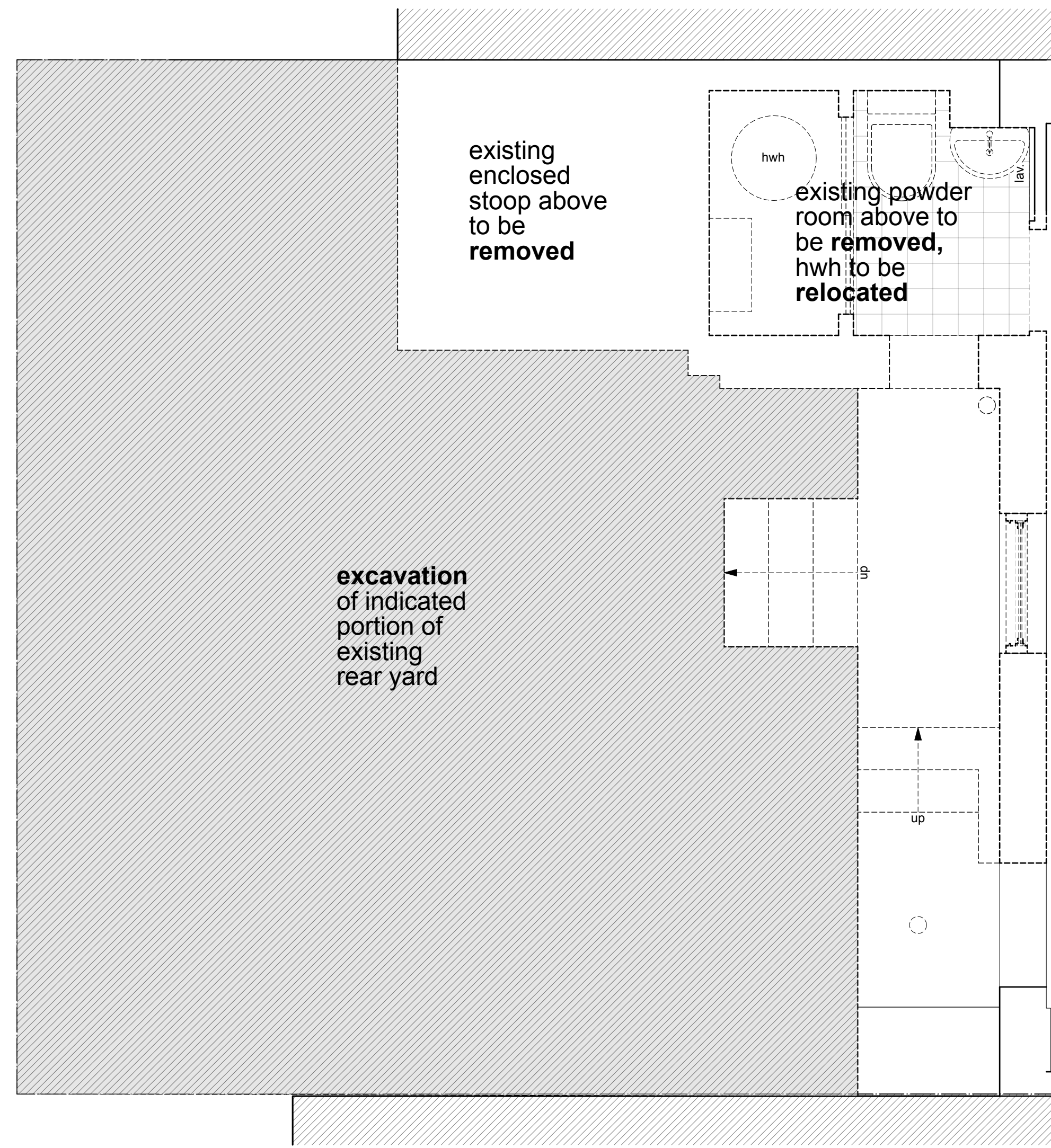
drawing scale: 1/2" = 1'-0"



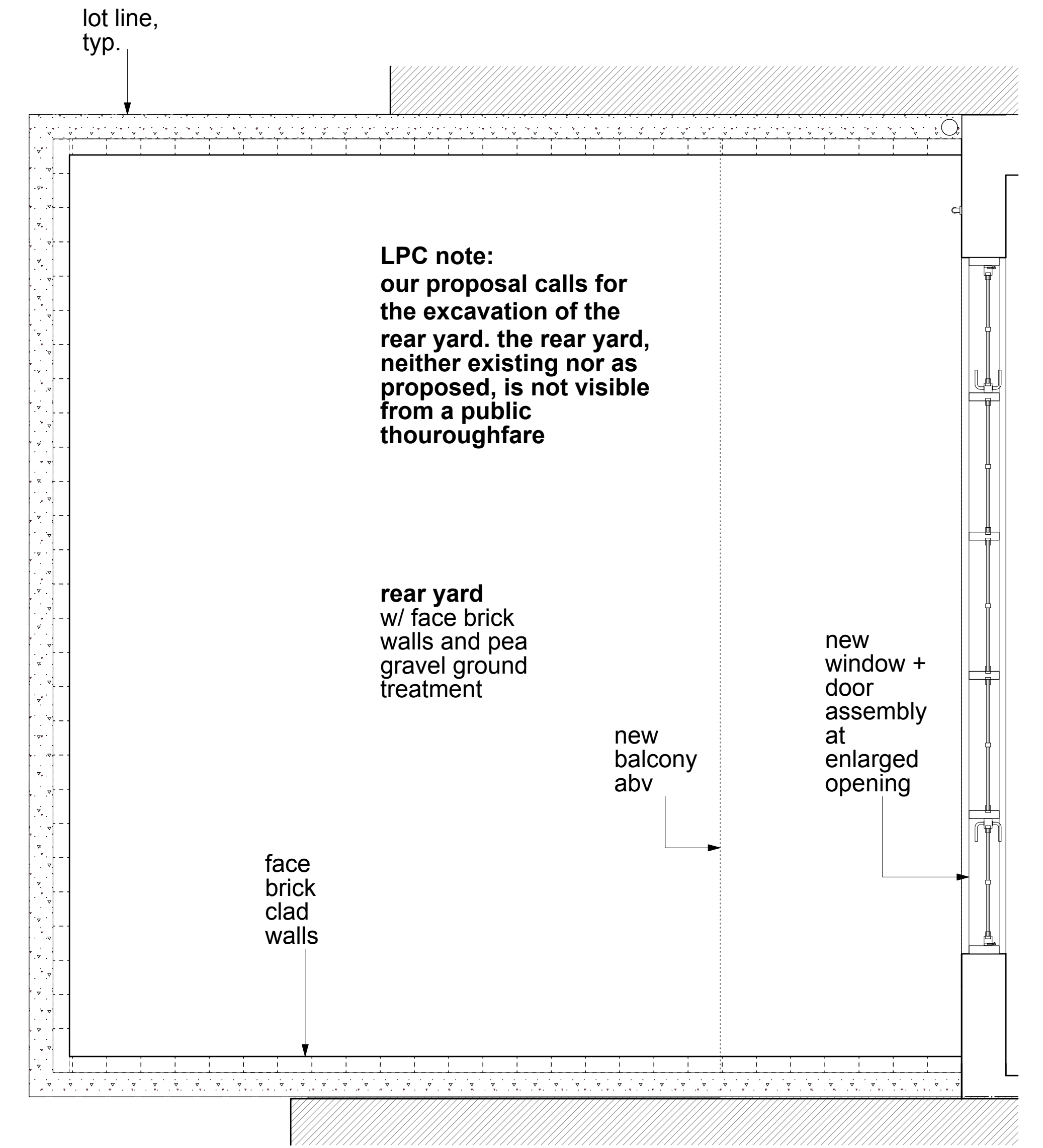
4 grove street  
existing rear yard / view 1



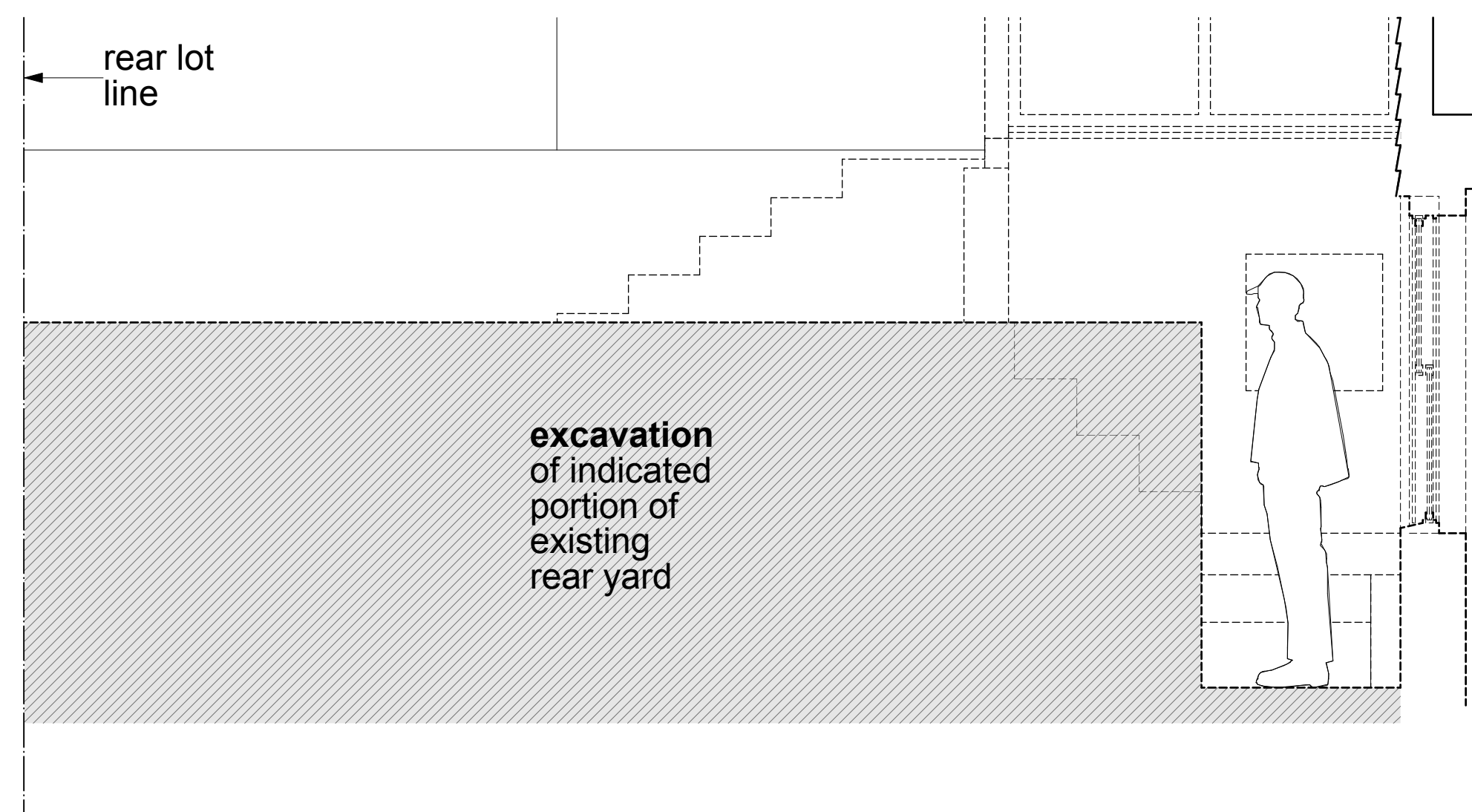
4 grove street  
existing rear yard / view 2



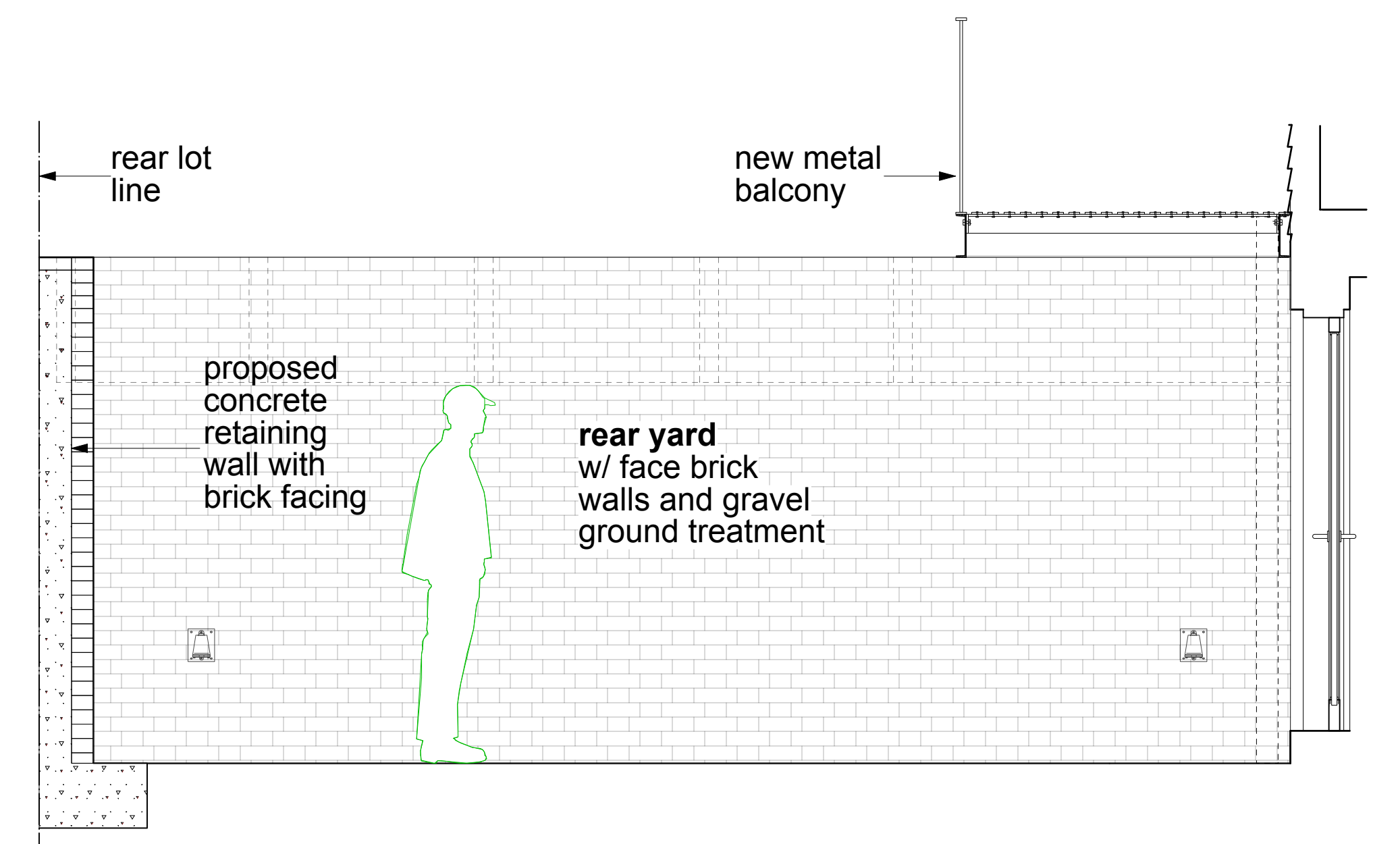
existing rear yard plan



proposed rear yard plan



existing rear yard section



proposed rear yard section

neil logan architect  
414 broadway new york ny 10013  
646 262 9054  
watson greenwalt residence  
4 grove street  
new york ny 10014

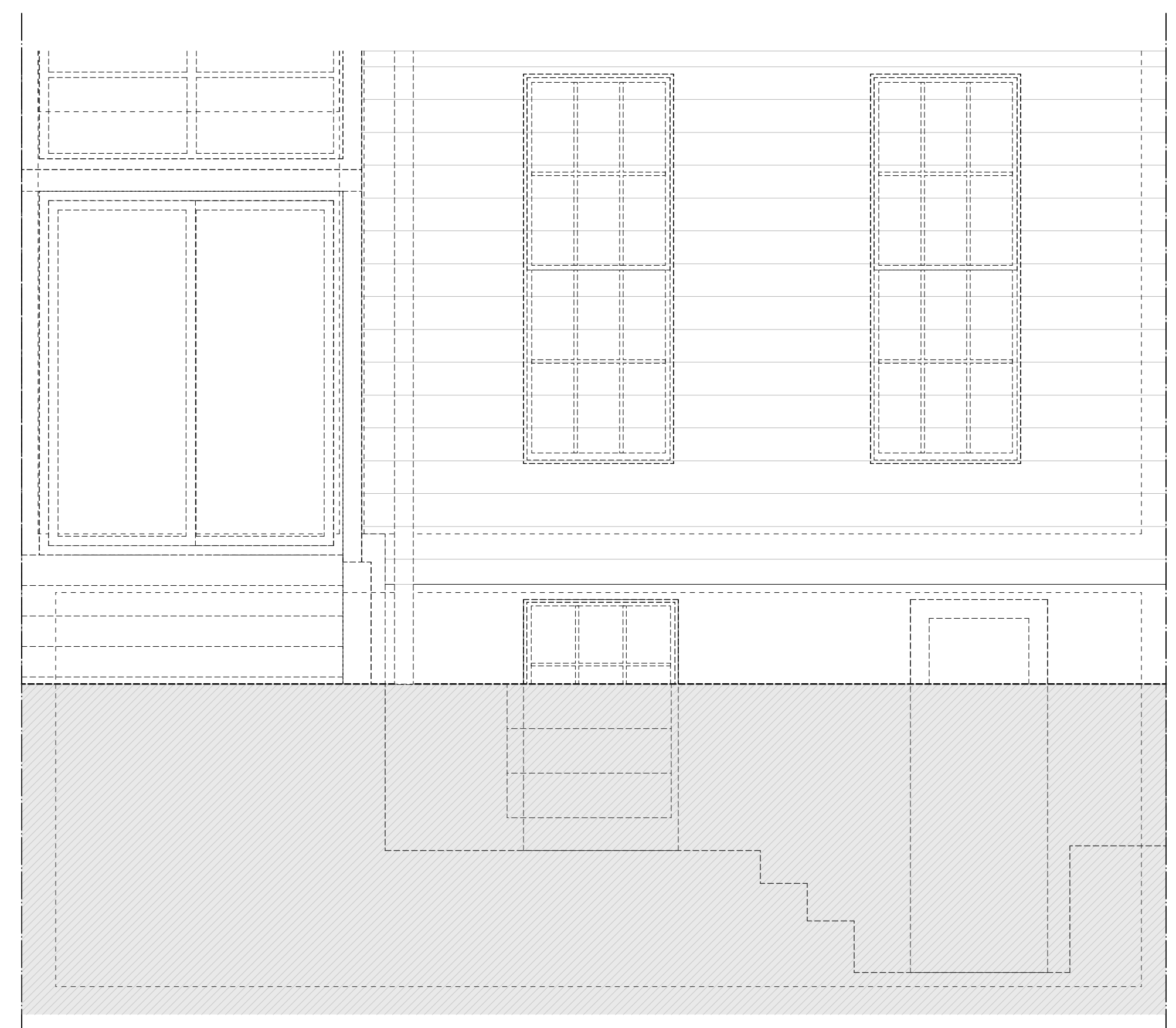
# rear yard excavation and rear balcony addition

drawing scale: 1/2" = 1'-0"

4 grove street



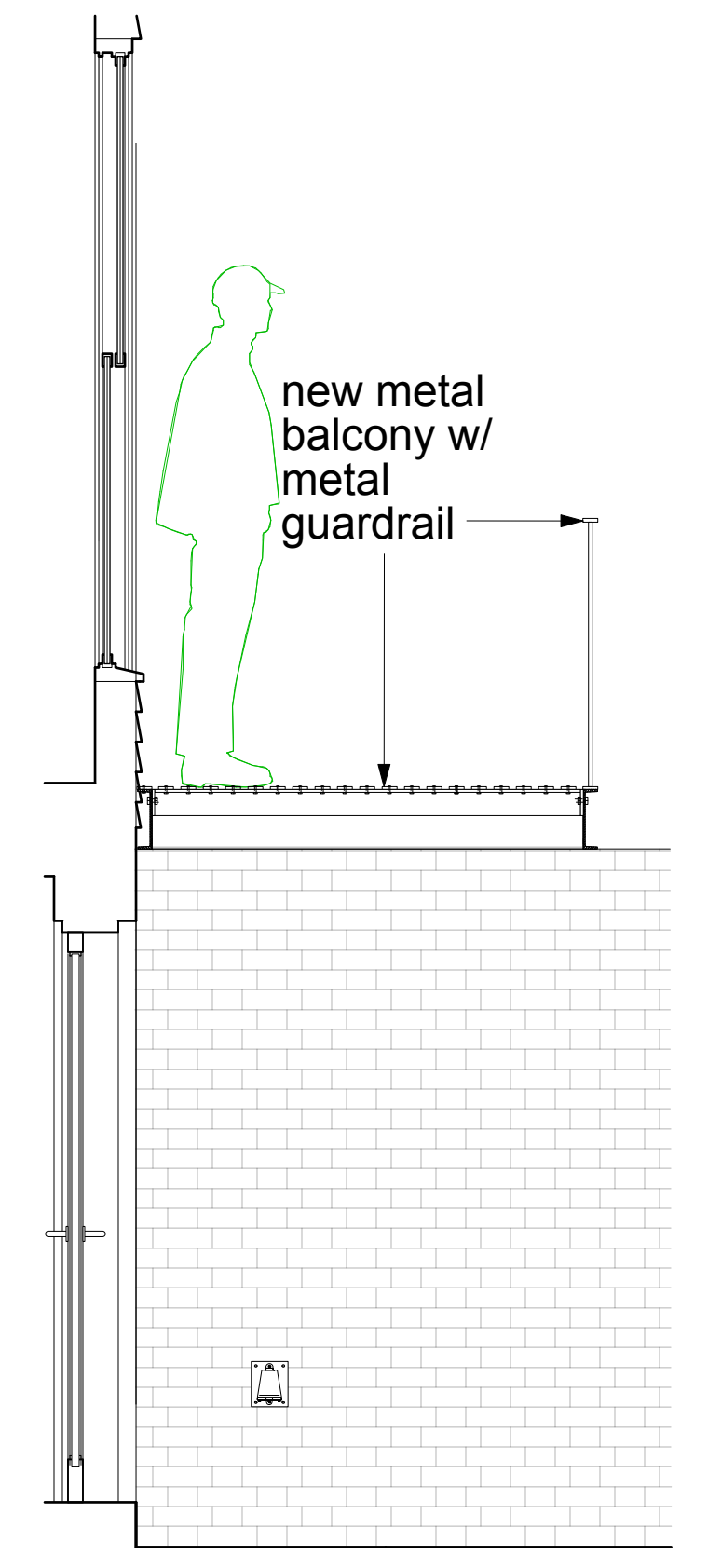
4 grove street  
existing rear yard facing parlor level



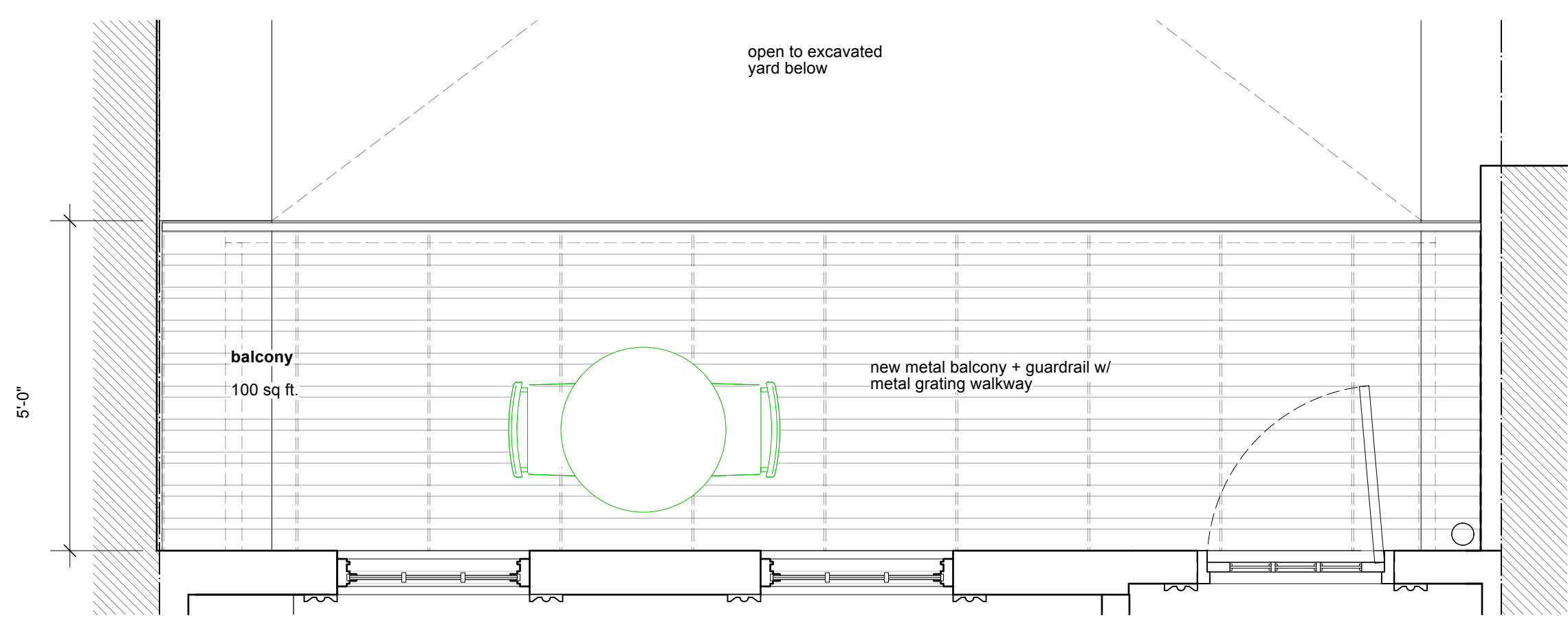
existing rear elevation



proposed rear elevation



proposed section



proposed balcony plan

**LPC note:**  
our proposal calls for the installation of a new balcony at the rear parlor level. the proposed balcony is not visible from a public thoroughfare

**material:**  
painted steel balcony structure, guardrail + grating

**painted steel balcony elements:**  
benjamin moore "black" HC-190 eggshell finish

neil logan architect  
414 broadway new york ny 10013  
646 262 9054

watson greenwalt residence  
4 grove street  
new york ny 10014



metal balcony installed at second floor of 10 grove street

finished brick walls and interiorizing of rear yard of proposed excavated rear yard references the high bricked-in enclosures of rear yards of grove street row

10 grove street from inside grove court

photograph illustrating high brick walled rear yards of grove street row and metal balcony installed at the rear facade of 10 grove street.

1940 photograph, source: the new york public library, digital collections



metal balconies installed at the houses of the adjacent grove court

10 grove street

high brick walled rear yards of grove street row

8 grove street

6 grove street

4 grove street out of frame below

grove court, facing south east

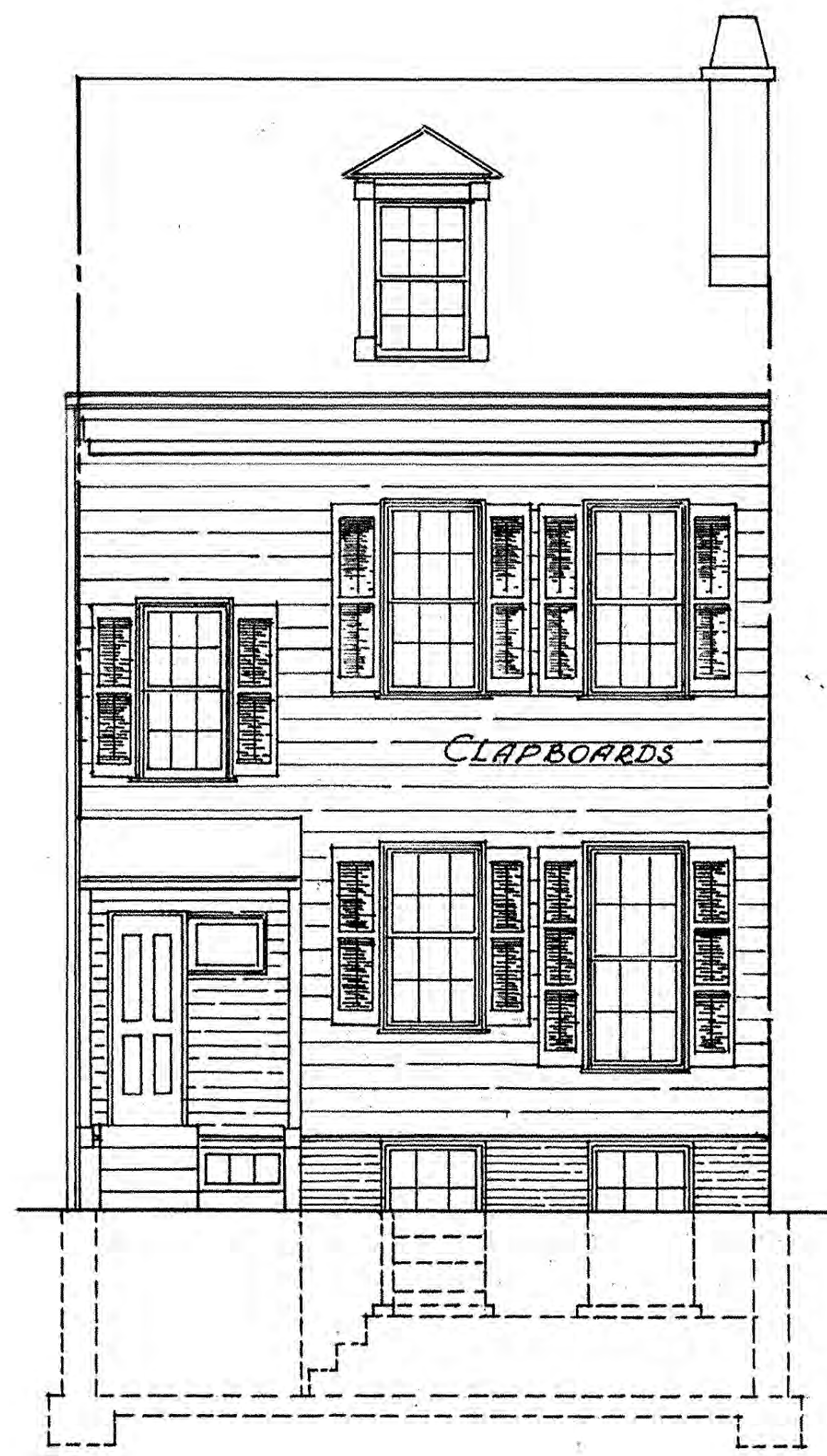
photograph illustrating high bricked-in yard enclosure of rear yards of grove street row and the metal balconies of the houses of grove court.

june 1925 photograph, source: the new york public library, digital collections

# rear elevations

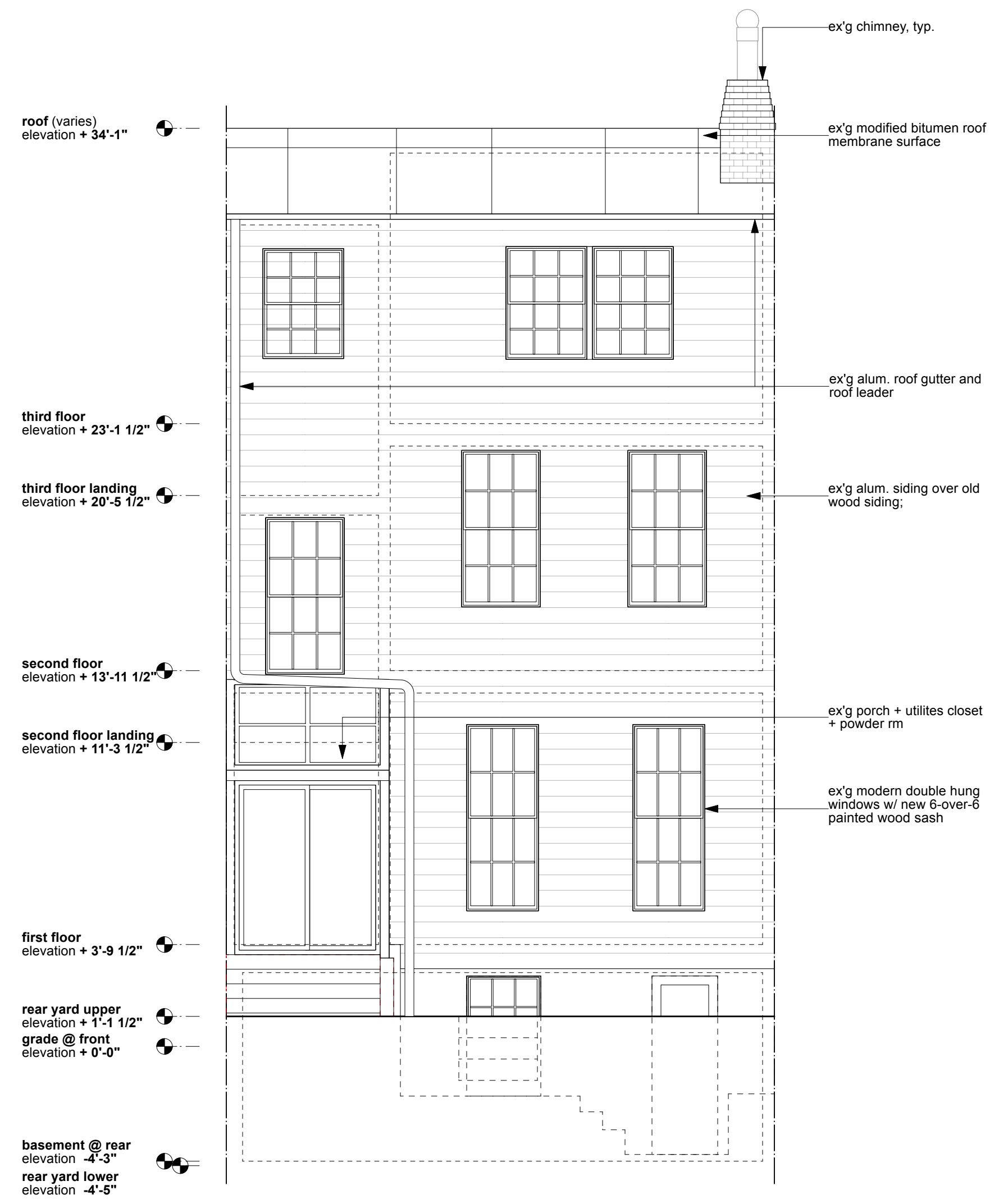
scale: 1/4" = 1'-0"

# 4 grove street

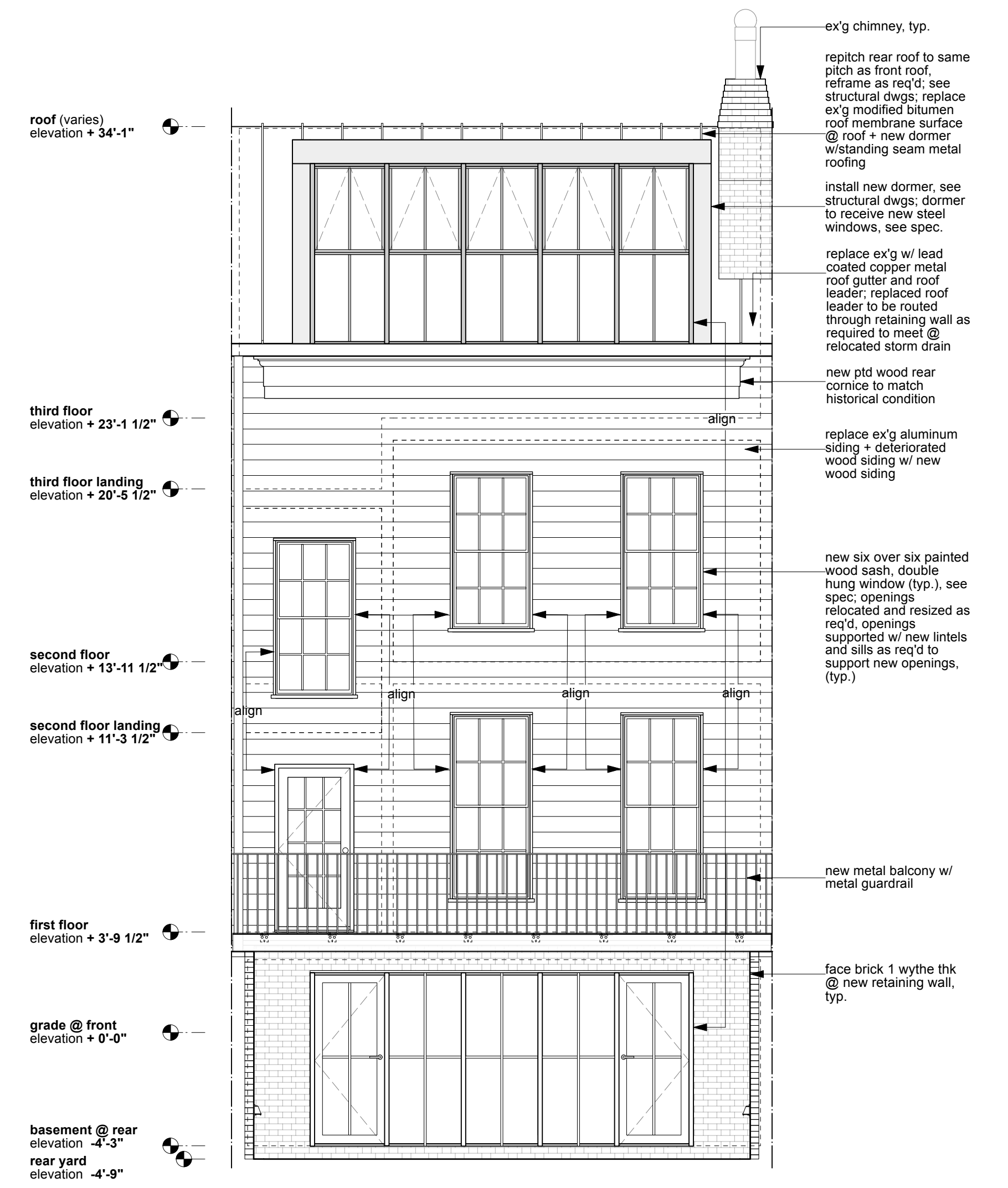


## historical

source: wpa historical american buildings survey, measured and drawn 1936



## existing



## proposed



## existing beyond modern enclosed porch

neil logan architect  
414 broadway new york ny 10013  
646 262 9054

watson greenwalt residence  
4 grove street  
new york ny 10014

neil logan architect 414 broadway new york ny 10013 646 262 9054
watson greenwalt residence 4 grove street new york ny 10014

**existing conditions - roof**

**4 grove street**

these photographs illustrate existing conditions of roof, including roof, coping, flashing, dormer siding, existing dormers and roof material.



**4 grove street - existing roof east**

view 1: facing northeast  
existing roof / front dormers



**4 grove street - existing roof east**

view 2: facing east  
existing roof ridgeline



**4 grove street - existing roof east**

view 3: facing southeast  
existing rear roof



**4 grove street - existing roof west**

view 1: facing southwest  
existing rear roof



**4 grove street - existing roof west**

view 5: facing west  
existing roof ridgeline



**4 grove street - existing roof west**

view 6: facing northwest  
existing front roof + dormers



4 grove street - rear facing northwest towards 2 1/2 grove street

c. 2023



4 grove street - rear facing northwest towards 2 1/2 grove street

c. 2023



4 grove street - rear facing north

c. 2023



4 grove street - rear facing northeast towards 6 grove street

c. 2023



4 grove street - rear facing southeast towards 6 grove

c. 2023



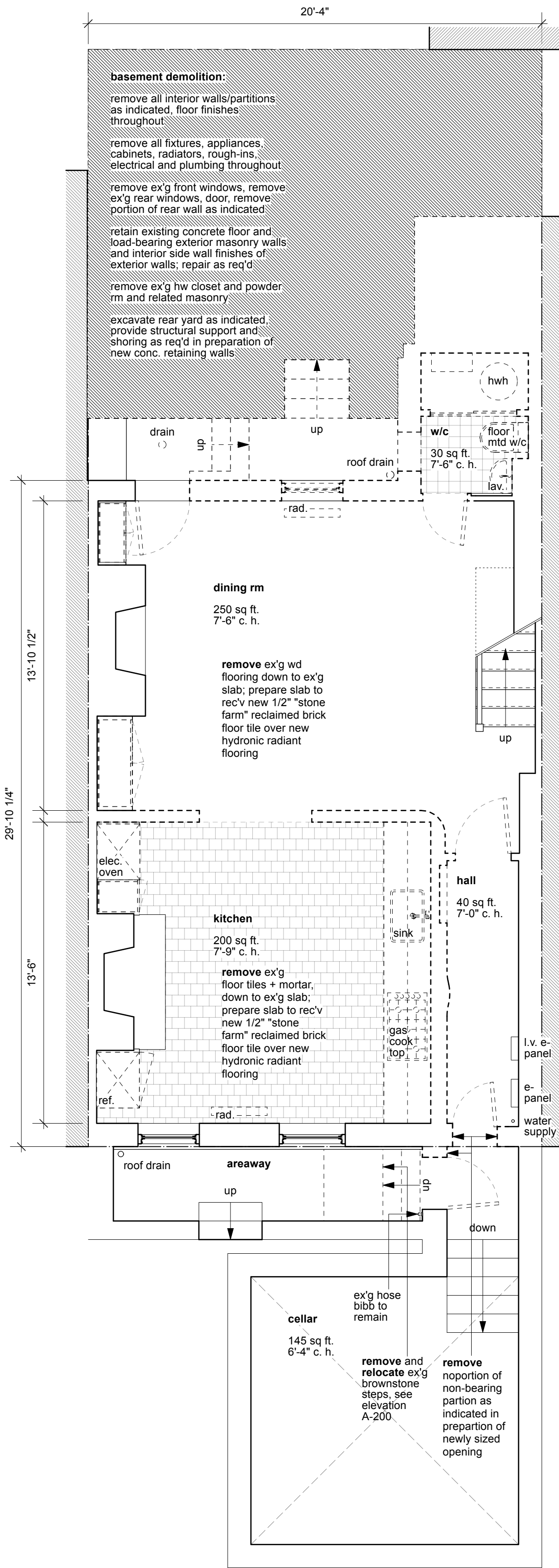
4 grove street - rear facing south towards 2 grove street

c. 2023

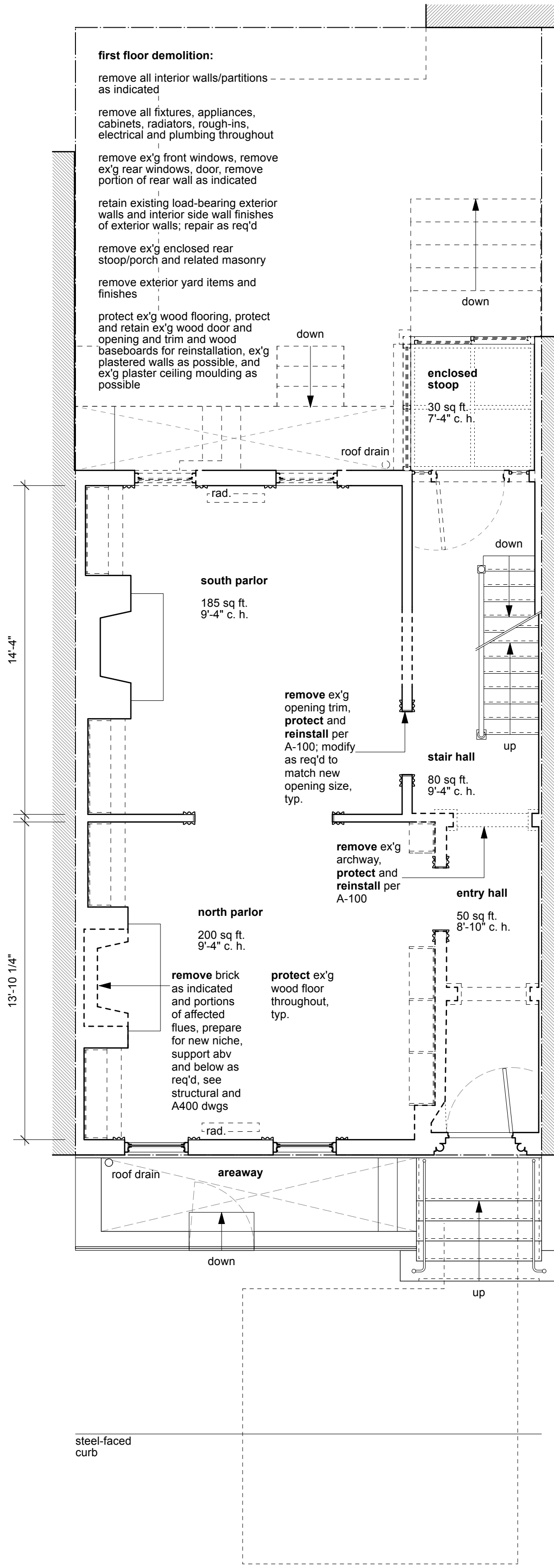


4 grove street - rear facing southwest towards 2 1/2 grove street

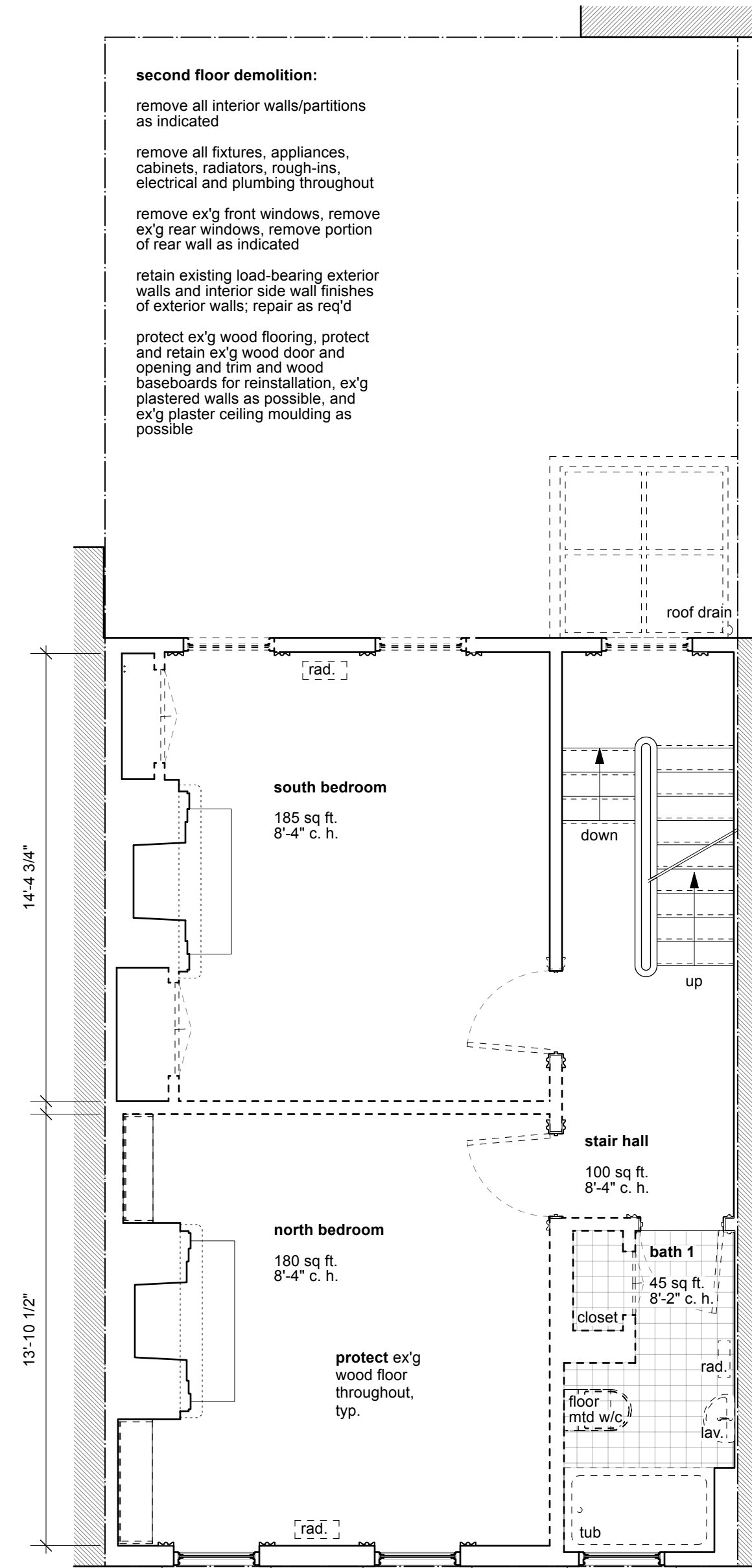
c. 2023



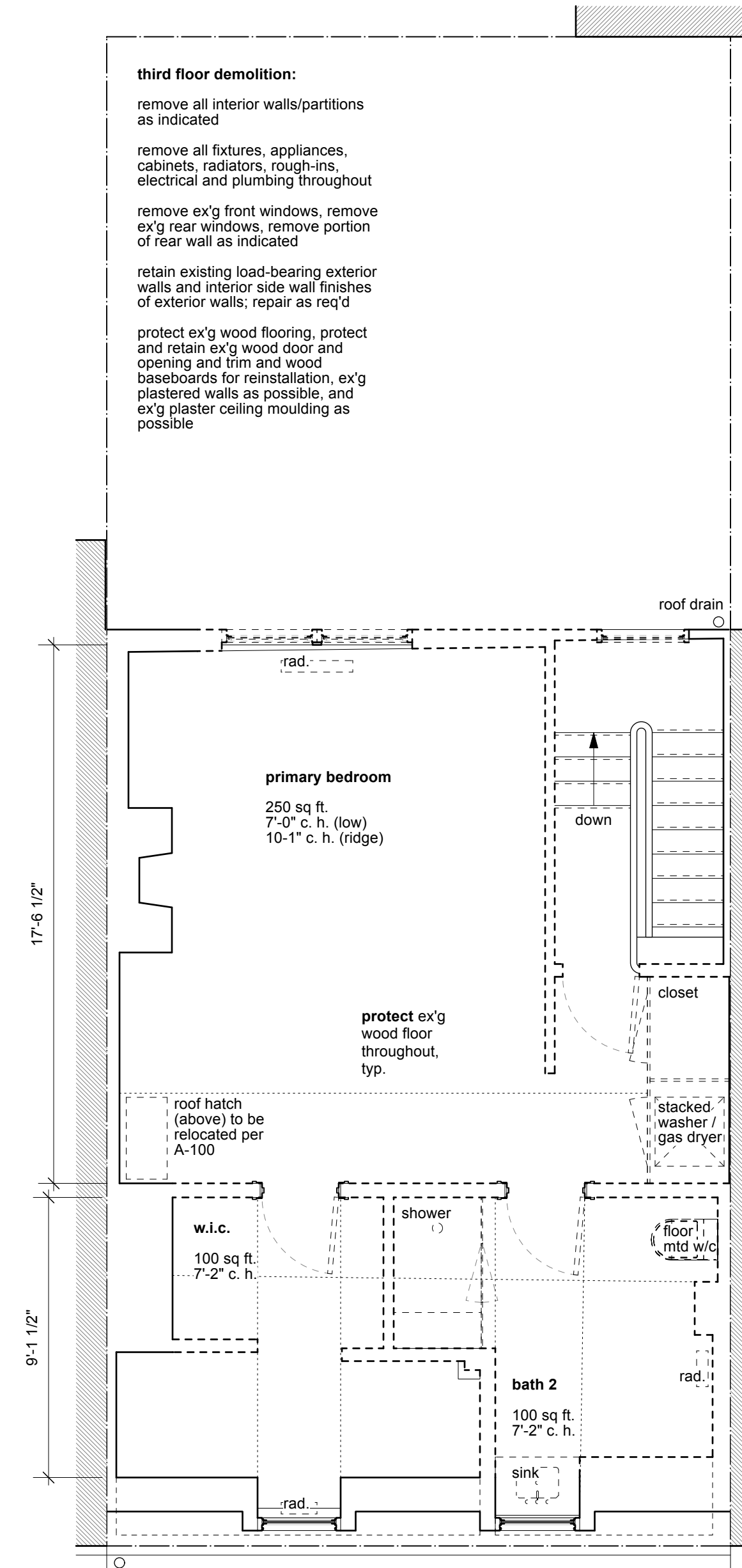
basement



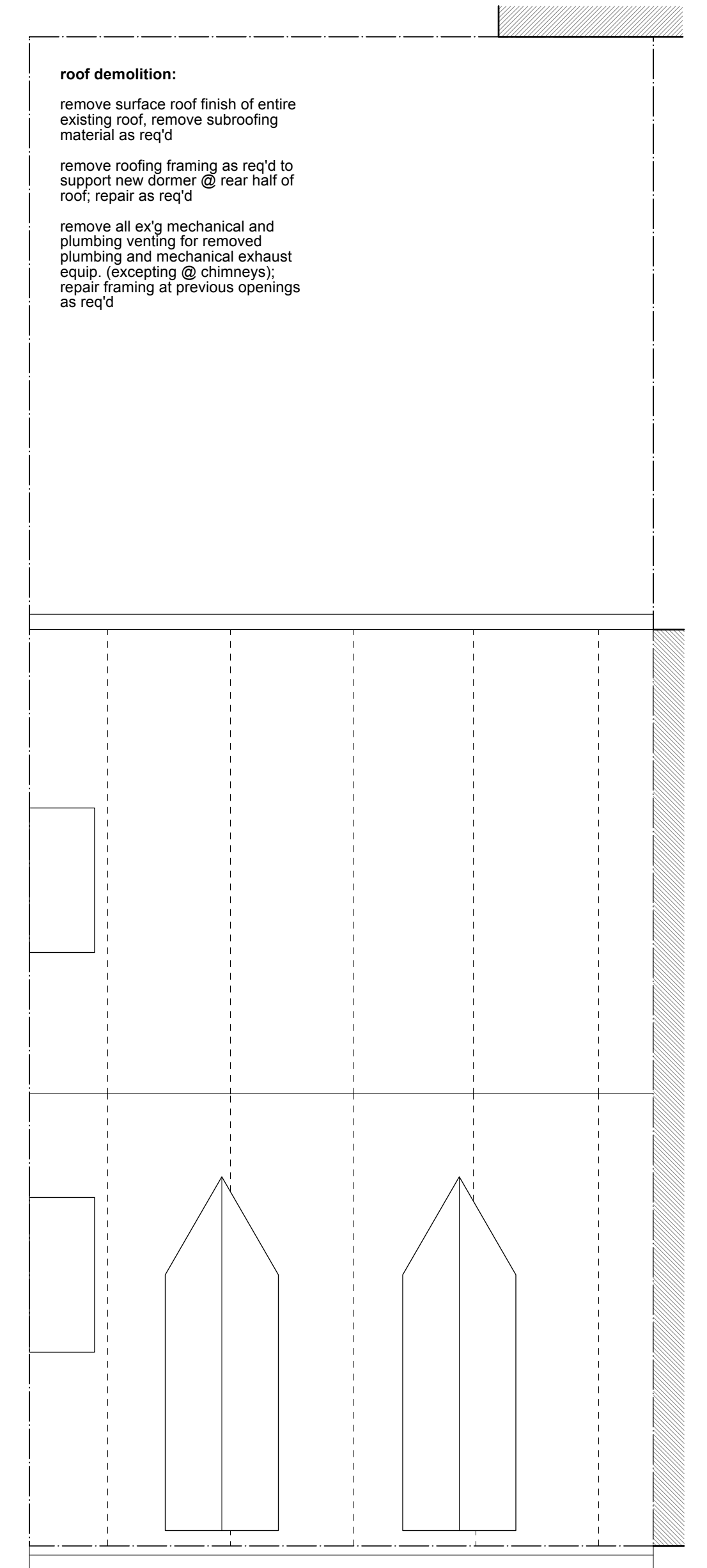
1st floor (parlor)



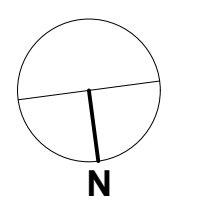
2nd floor



3rd floor



roof

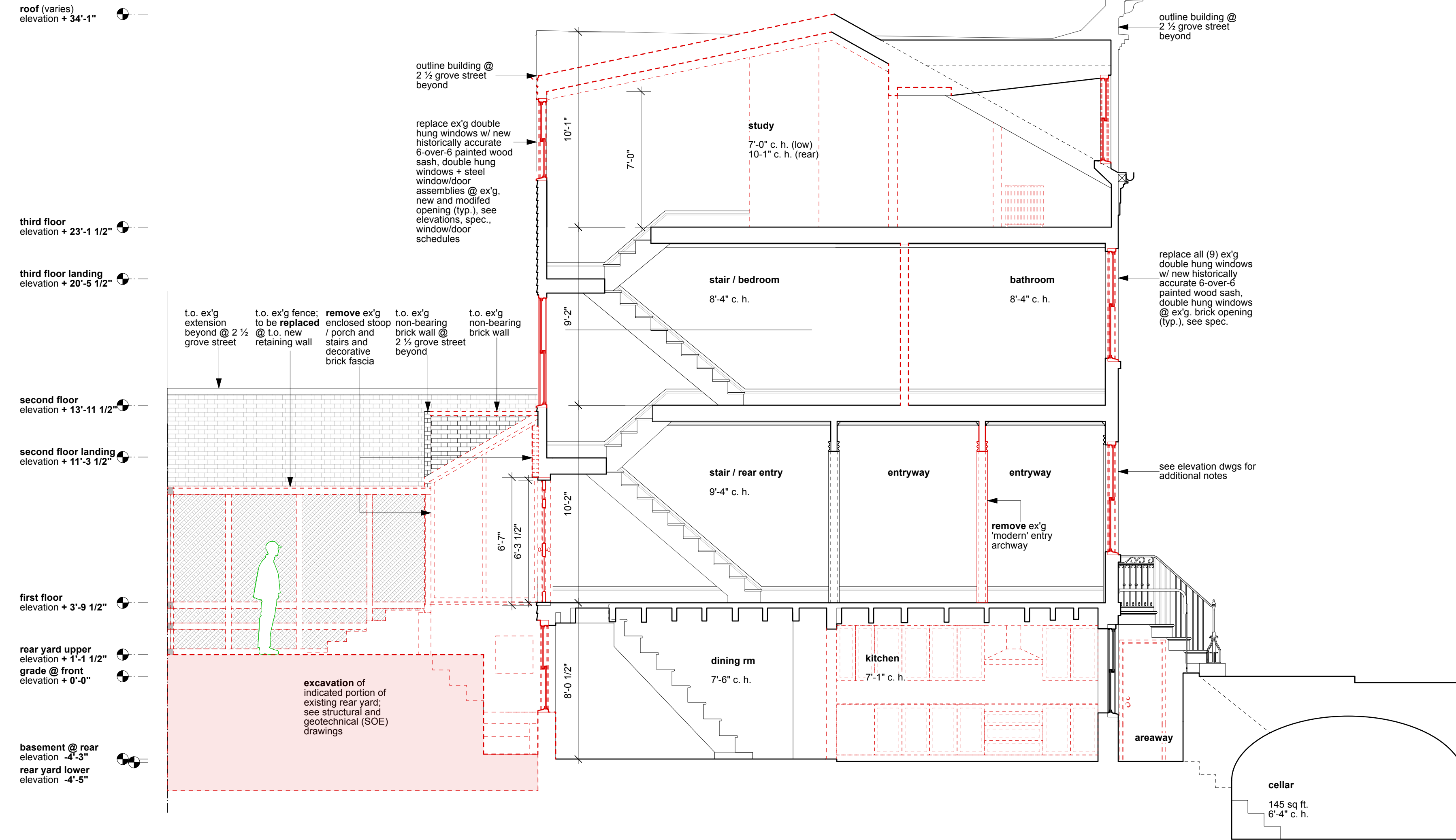




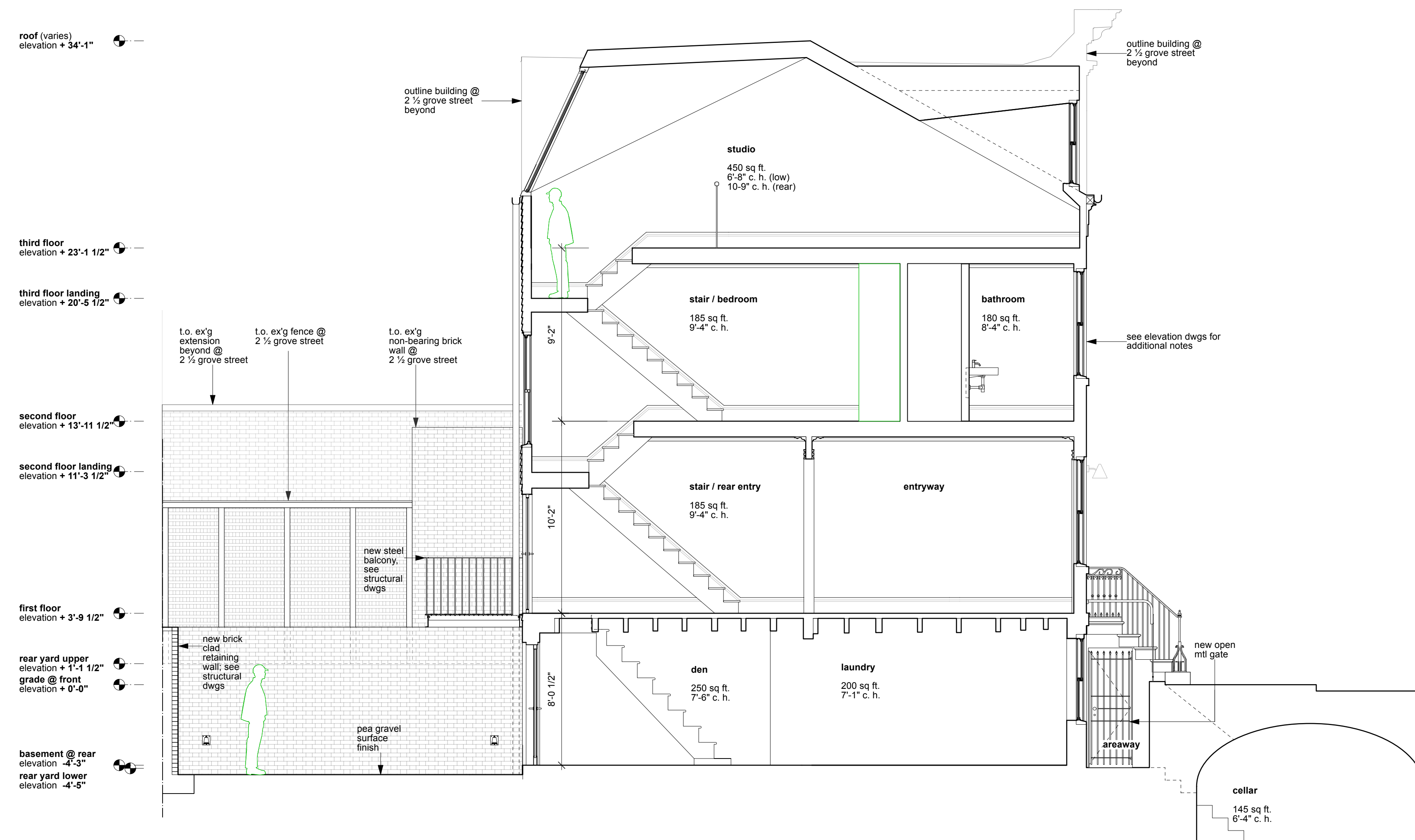
# west-facing sections

scale: 3/8" = 1'-0"

# 4 grove street



existing



proposed

neil logan architect  
414 broadway new york ny 10013  
646 262 9054

watson greenwalt residence  
4 grove street  
new york ny 10014

# east-facing sections

scale: 3/8" = 1'-0"

# 4 grove street

roof (varies)  
elevation +34'-1"

third floor  
elevation +23'-1 1/2"

third floor landing  
elevation +20'-5 1/2"

second floor  
elevation +13'-11 1/2"

second floor landing  
elevation +11'-3 1/2"

first floor  
elevation +3'-9 1/2"

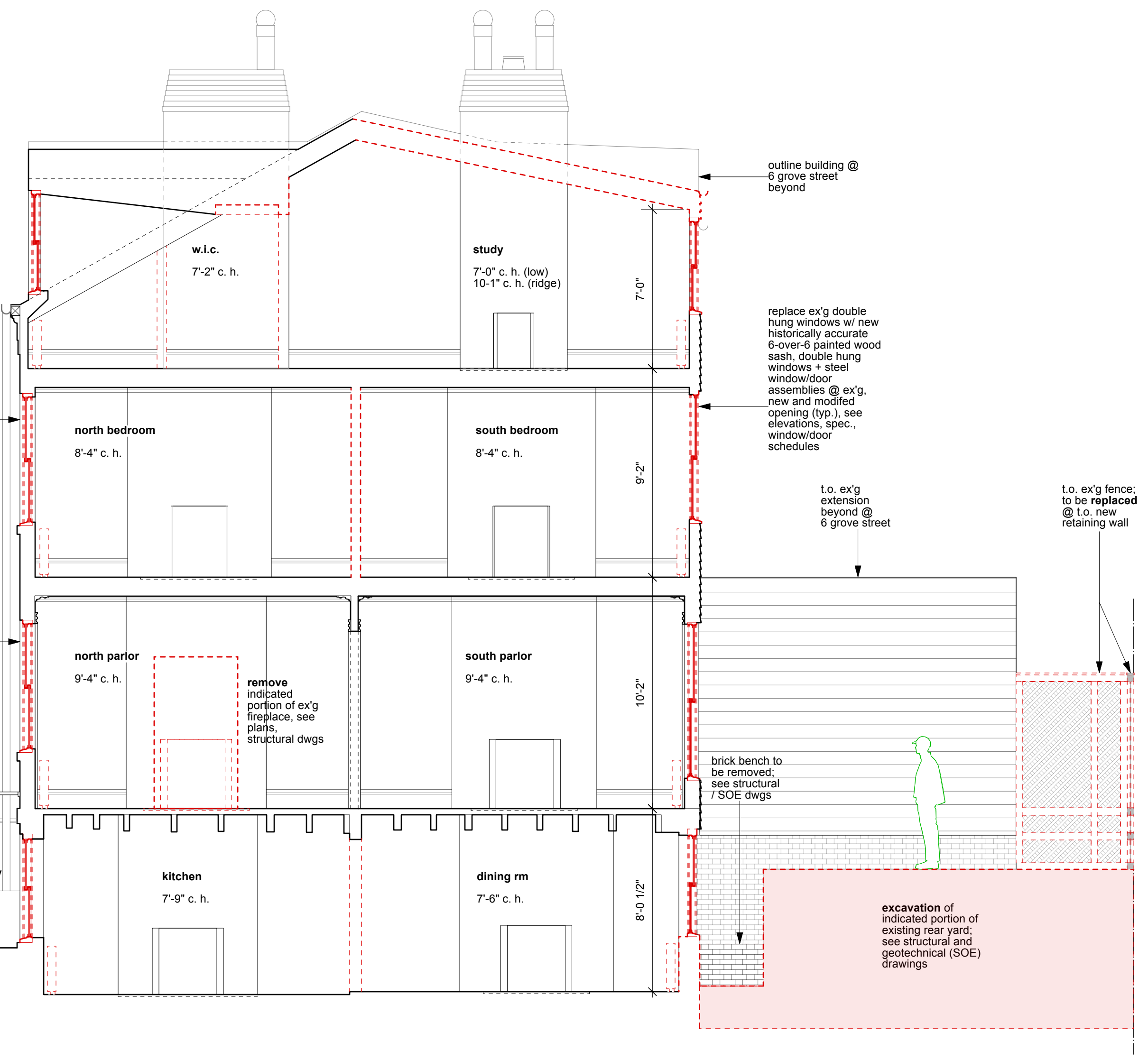
rear yard upper  
grade @ front  
elevation +0'-0"

basement @ rear  
elevation -4'-3"

rear yard lower  
elevation -4'-5"

replace all (9) ex'g double hung windows w/ new historically accurate 6-over-6 painted wood sash, double hung windows @ ex'g brick opening (typ.), see spec.

see elevation dwgs for additional notes



existing

roof (varies)  
elevation +34'-1"

third floor  
elevation +23'-1 1/2"

third floor landing  
elevation +20'-5 1/2"

second floor  
elevation +13'-11 1/2"

second floor landing  
elevation +11'-3 1/2"

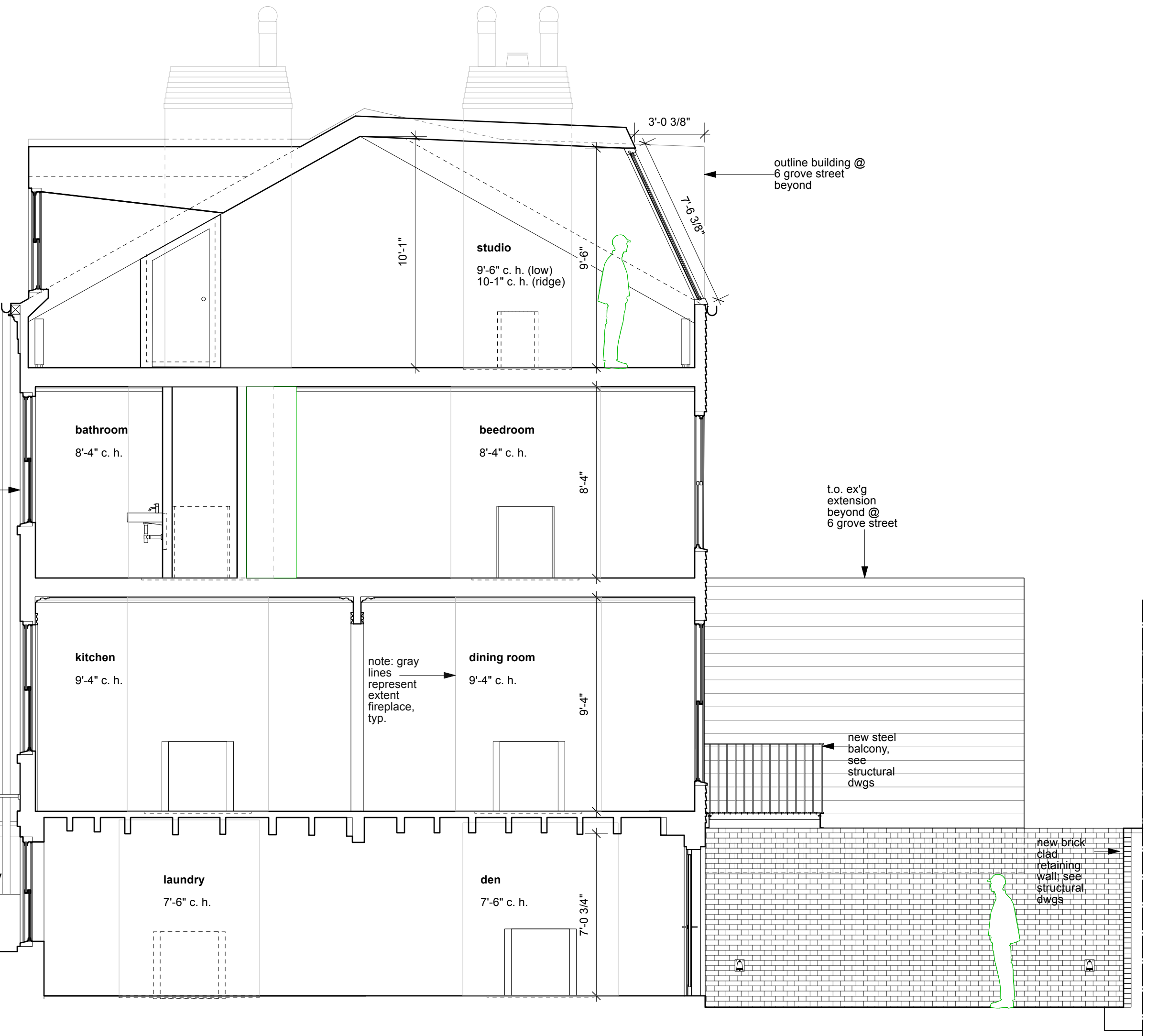
first floor  
elevation +3'-9 1/2"

rear yard upper  
grade @ front  
elevation +0'-0"

basement @ rear  
elevation -4'-3"

rear yard lower  
elevation -4'-5"

see elevation dwgs for additional notes



proposed

neil logan architect  
414 broadway new york ny 10013  
646 262 9054

watson greenwalt residence  
4 grove street  
new york ny 10014

# front dormer material

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

# 4 grove street



4 grove street

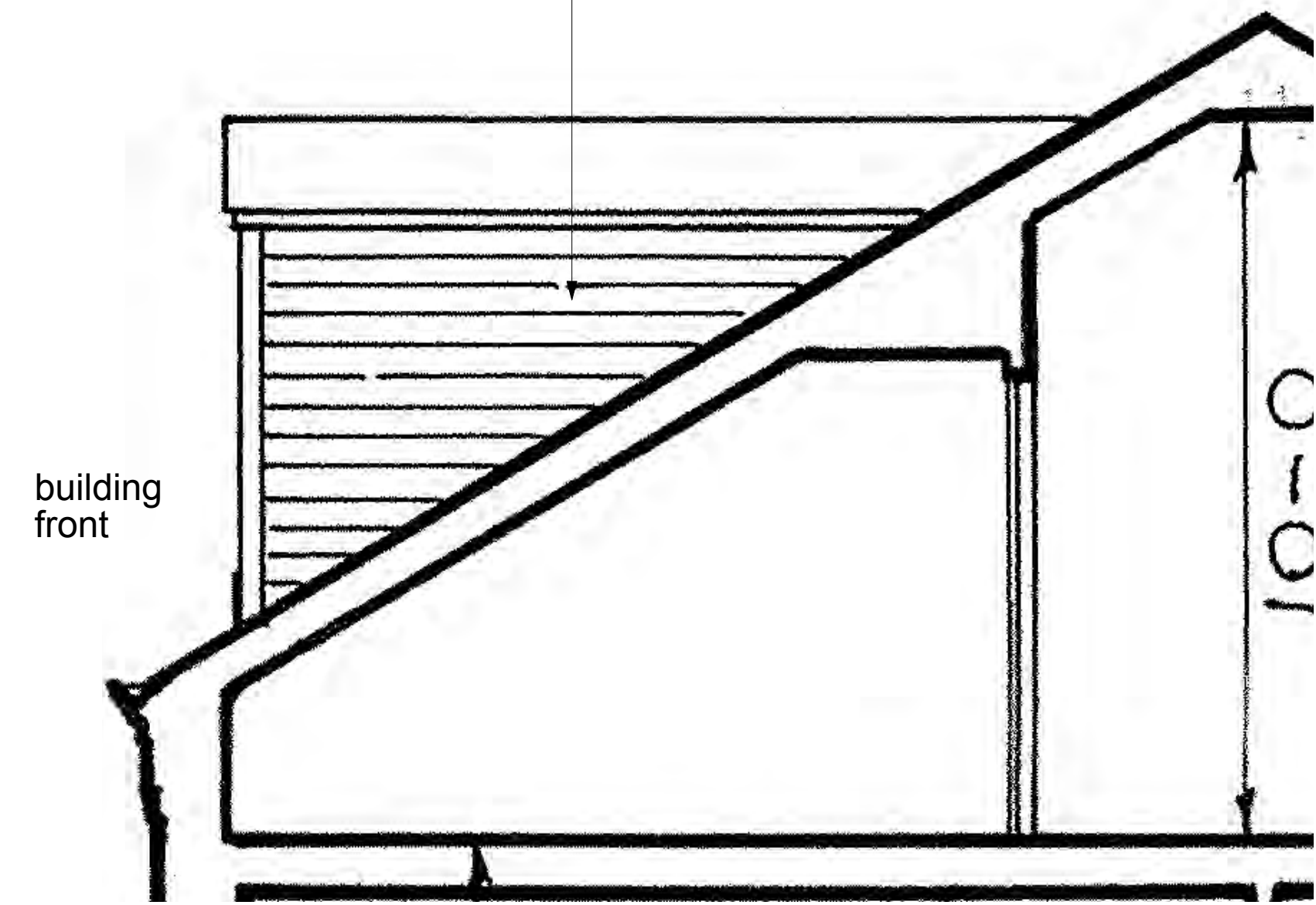
existing front dormers - non original vinyl siding and modified bitumen sheeting roofing



4 grove street

existing front dormers - detail

1936 building survey shows wood clapboard siding at dormer sides, metal standing seam proposed

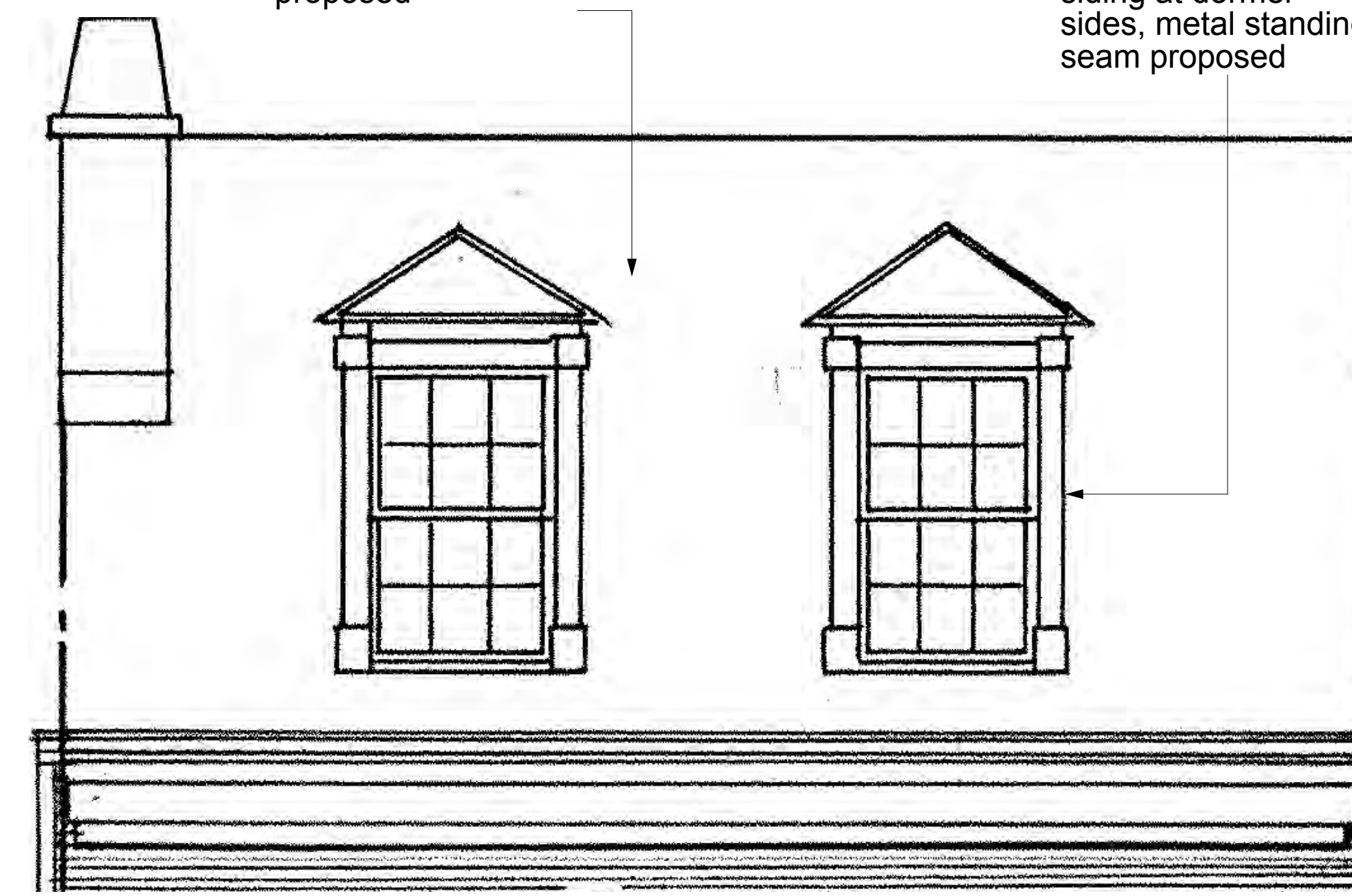


## historical section / dormer elevation

source: wpa historical american buildings survey, measured and drawn 1936

unknown historical roof surface, metal standing seam proposed

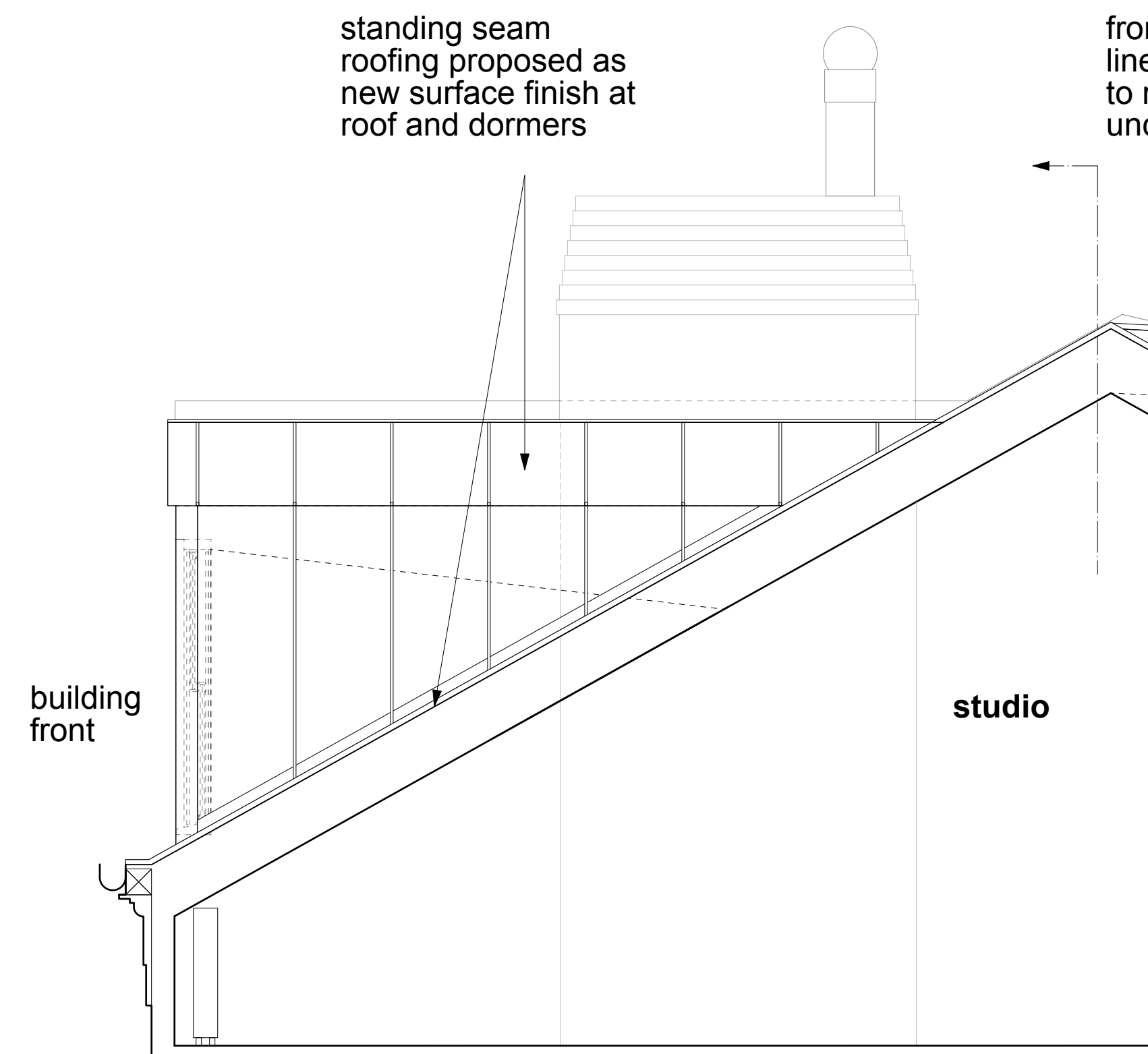
1936 building survey (see section) shows wood clapboard siding at dormer sides, metal standing seam proposed



## historical front elevation

source: wpa historical american buildings survey, measured and drawn 1936

standing seam roofing proposed as new surface finish at roof and dormers  
front half of roof line from ridgeline to remain unchanged



## proposed section / dormer elevation

our proposal calls for the replacement of the modern vinyl siding at the dormer sides with metal standing seam



replace existing modified bitumen roof membrane surface at roof & dormers w/standing seam metal roofing



material: roof & dormer siding  
roofing & dormer siding finish material: lead-coated copper

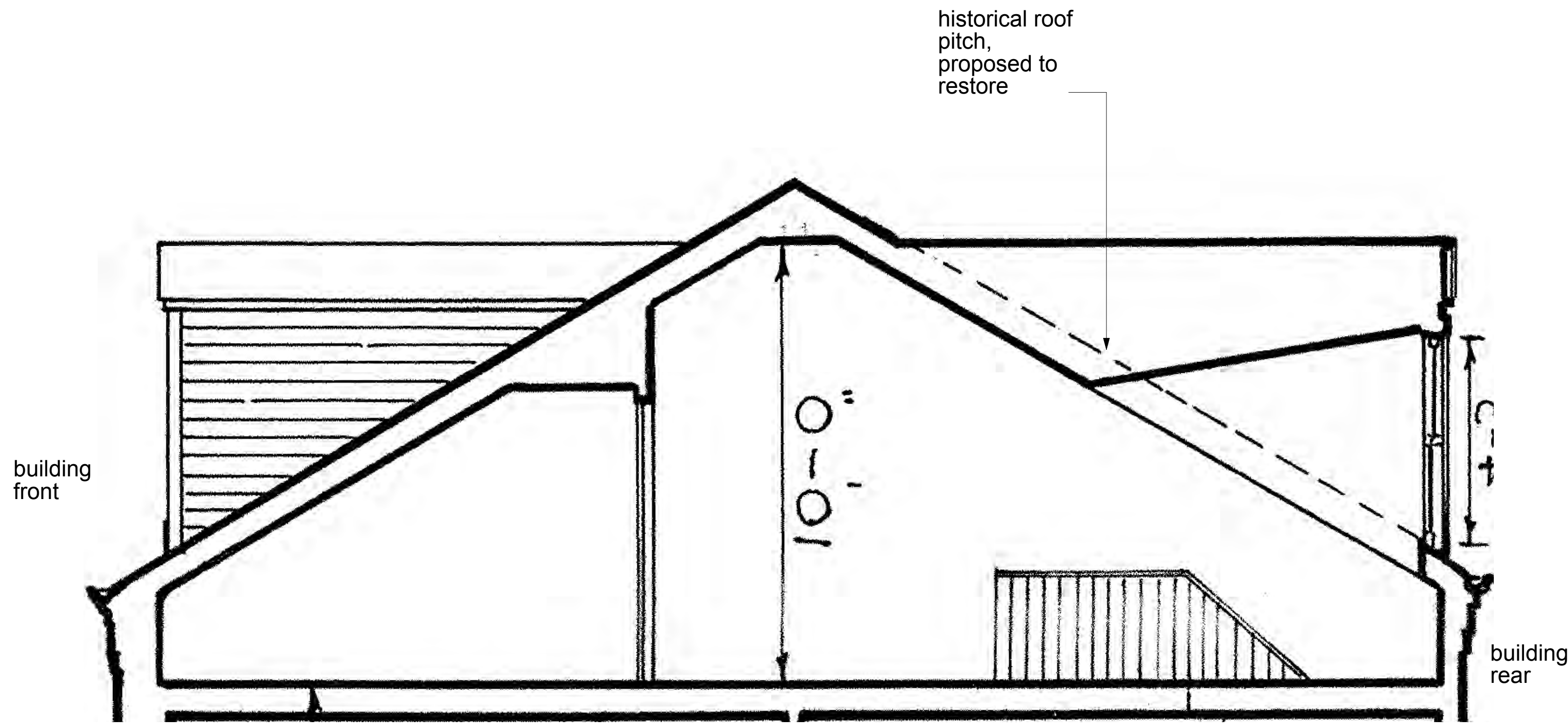
## proposed front elevation

neil logan architect  
414 broadway new york ny 10013  
646 262 9054

watson greenwalt residence  
4 grove street  
new york ny 10014

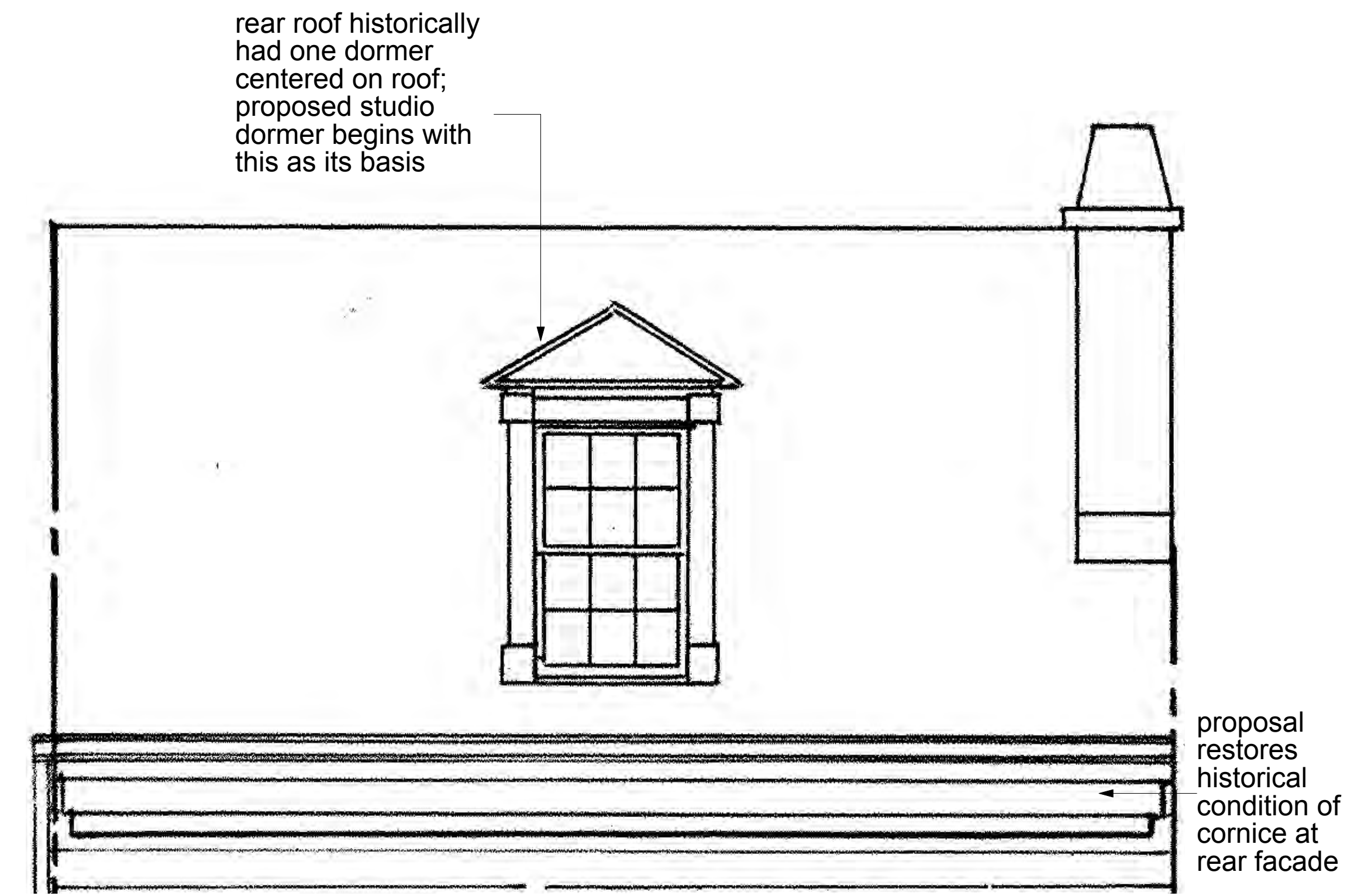
rear studio dormer addition at third floor

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



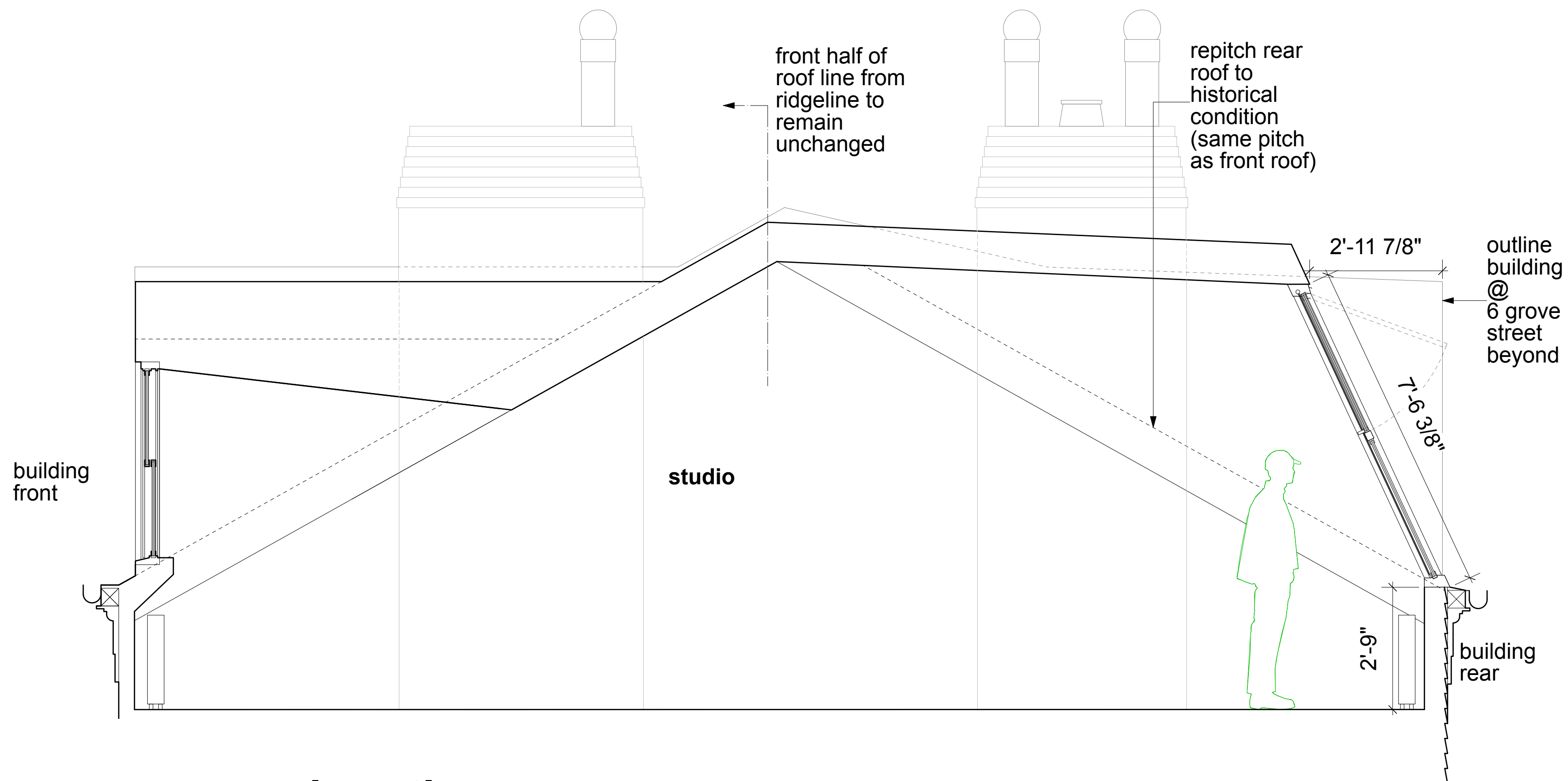
historical section

source: wpa historical american buildings survey, measured and drawn 1936



historical rear elevation

source: wpa historical american buildings survey, measured and drawn 1936

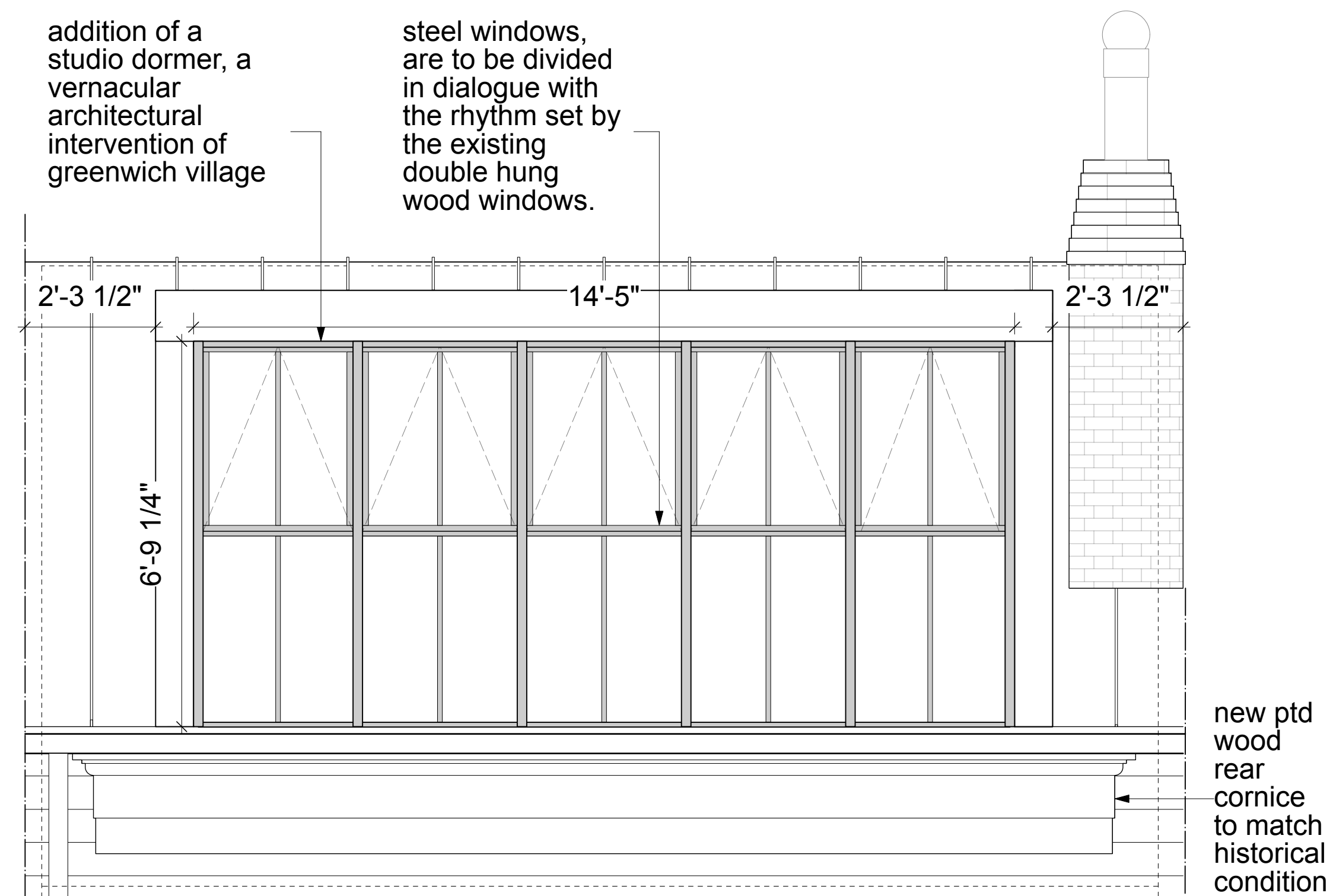


proposed section

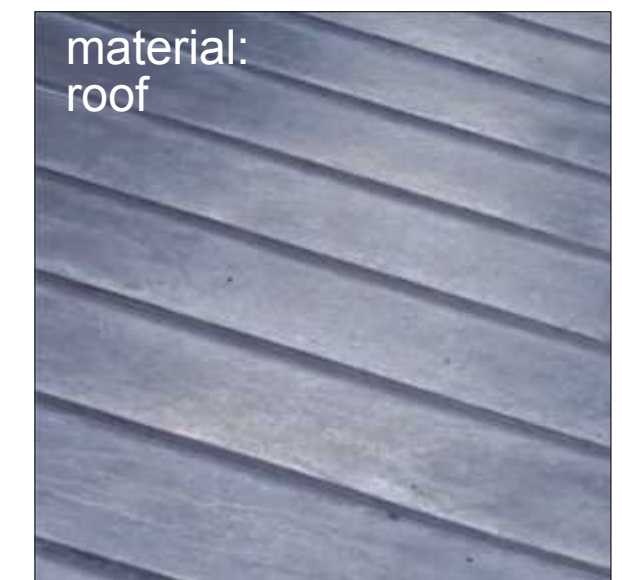
our proposal calls for the replacement of the relatively recent back side of the roof with two actions:

- 1). the installation of a new "studio dormer", and
- 2). restoring a lower pitch at the sides of the dormer, a mirroring of the pitch of the front side of the roof.

note: we propose as well to install new decorative wood cornice to match historical condition



proposed rear elevation



material: roof  
roofing finish material: lead-coated copper



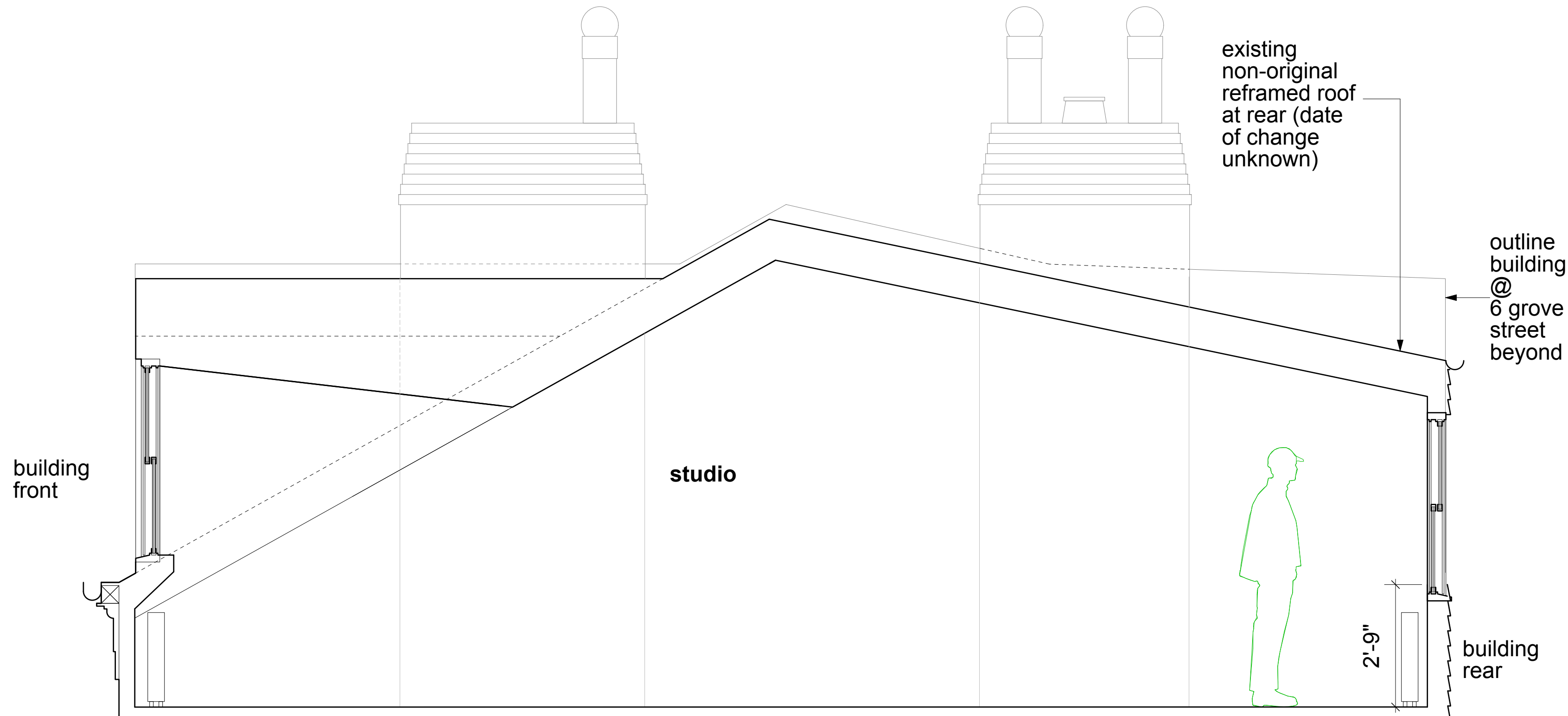
material: steel window frame  
steel window frame: benjamin moore "black" HC-190 RAL equivalent powdercoat satin finish

neil logan architect  
414 broadway new york ny 10013  
646 262 9054

watson greenwalt residence  
4 grove street  
new york ny 10014

rear studio dormer addition at third floor

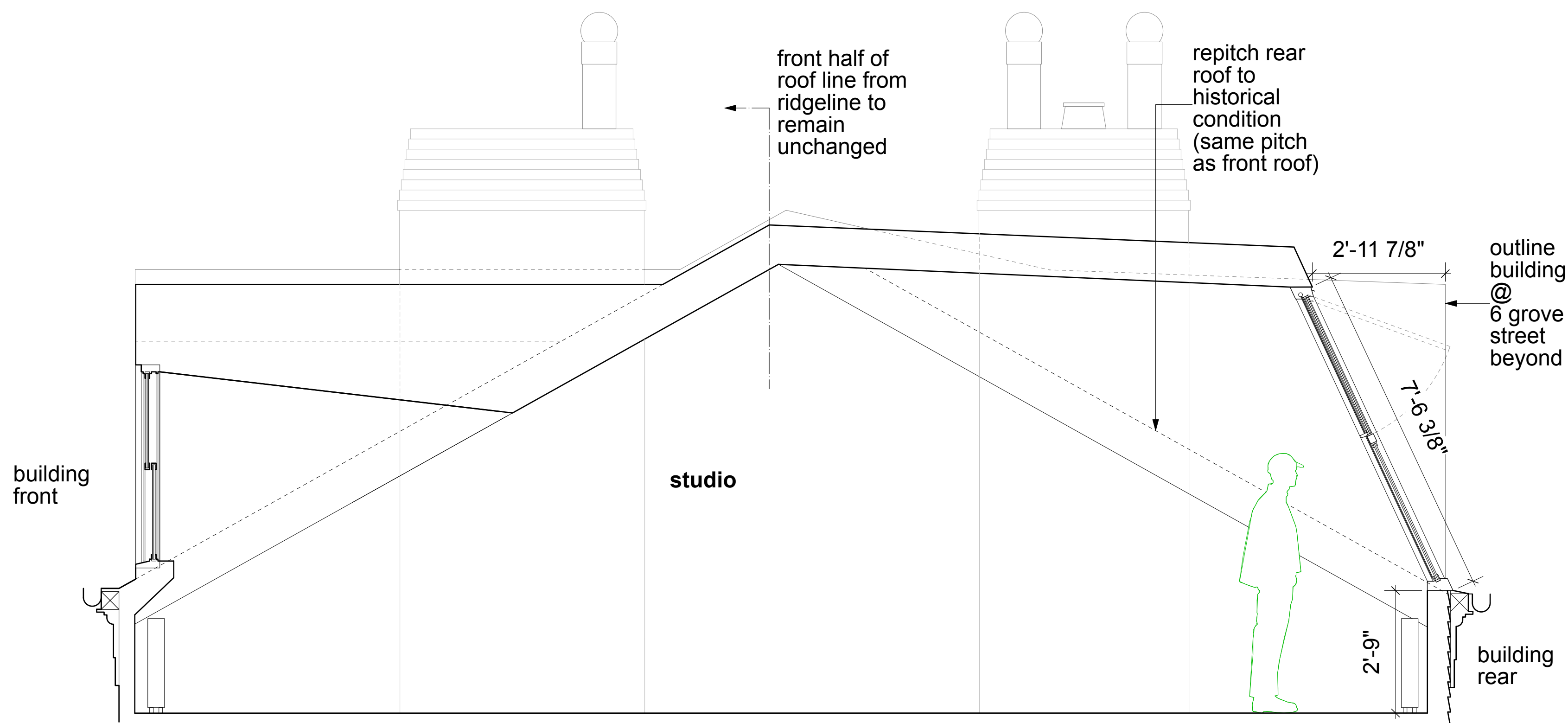
scale: 1/2" = 1'-0"



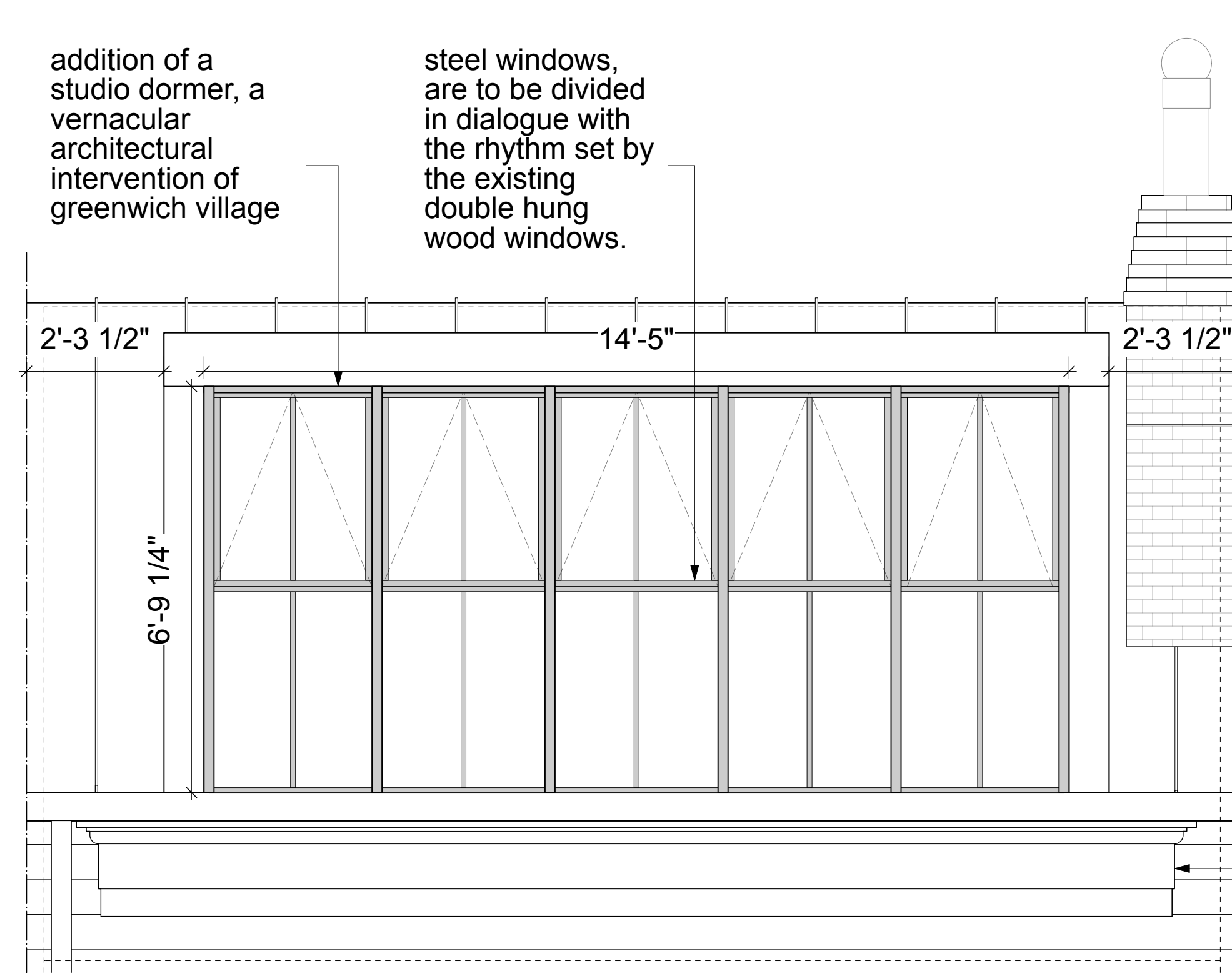
existing section



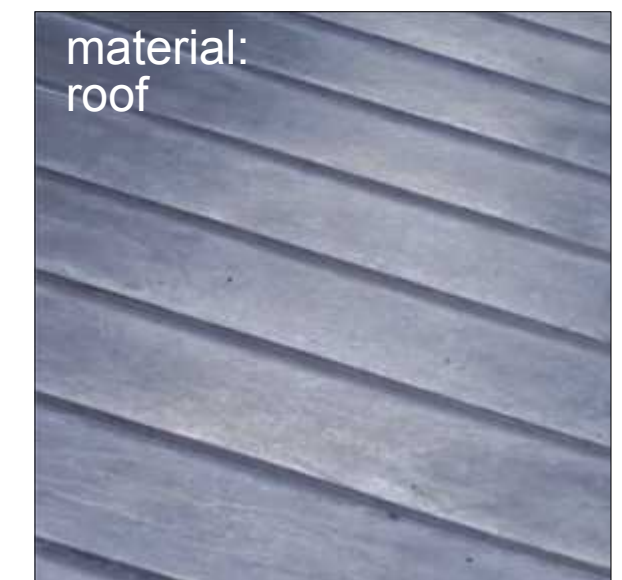
existing rear elevation



proposed section



proposed rear elevation



material: roof  
roofing finish material: lead-coated copper



material: steel window frame  
steel window frame: benjamin moore "black" HC-190 RAL equivalent powdercoat satin finish

our proposal calls for the replacement of the relatively recent back side of the roof with two actions:

- 1). the installation of a new "studio dormer", and
- 2). restoring a lower pitch at the sides of the dormer, a mirroring of the pitch of the front side of the roof.

neil logan architect  
414 broadway new york ny 10013  
646 262 9054

watson greenwalt residence  
4 grove street  
new york ny 10014



**75 bedford street**  
75 bedford was originally constructed c. 1836; the artist/studio dormer/window was originally installed circa or prior to 1940s and rebuilt c. 2014-2016



**77 bedford street**  
77 bedford was originally constructed c. 1799-1800; full width front side 'dormer' added c. 1923, with lead-coated copper standing seam was installed c. 2014-16



material:  
roof  
**roofing finish material:**  
lead-coated copper

neil logan architect  
414 broadway new york ny 10013  
646 262 9054  
watson greenwalt residence  
4 grove street  
new york ny 10014

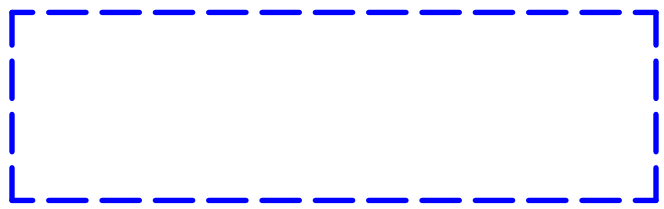


grove street row viewed from u.s. appraiser's stores (666 greenwich street)

1930 photograph

source: the new york public library, digital collections

legend:



outline 4 grove  
(visible portion of subject property)

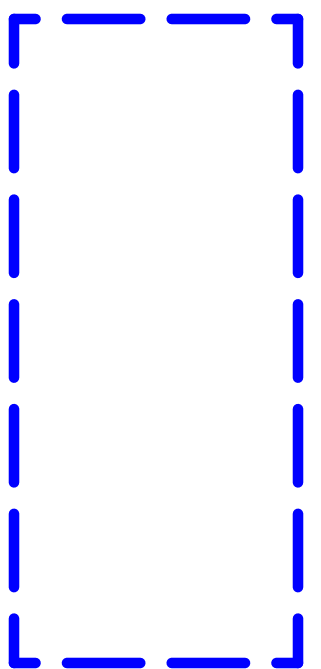
<p>neil logan architect 414 broadway new york ny 10013 646 262 9054</p> <p>watson greenwalt residence 4 grove street new york ny 10014</p>
--



the four two and one-half story federal houses from 2½ grove to 10 grove make up the grove street row, an ensemble of buildings constructed between 1825 and 1834. 2½ grove was originally part of the row, but was substantially renovated with a third story added c. 1901.

10 grove street 8 grove street 6 grove street 4 grove street 2½ grove street

legend:



outline 4 grove  
(visible portion of  
subject property)

grove street from corner of bedford street, facing west

c. 1913 photograph

source: the new york public library, digital collections

neil logan architect  
414 broadway new york ny 10013  
646 262 9054  
watson greenwalt residence  
4 grove street  
new york ny 10014

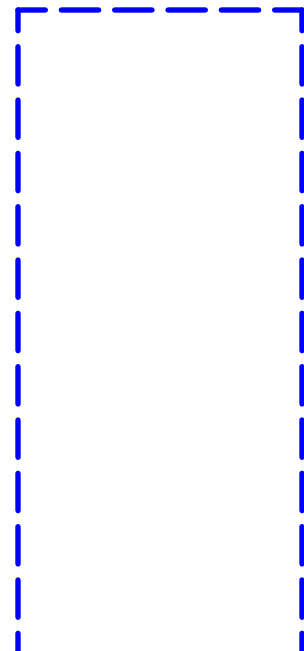


grove street from corner of hudson street, facing south east  
 march 15, 1932 photograph  
 source: the new york public library, digital collections



grove street from 26 grove street, facing south west  
 1940's tax map photograph  
 courtesy: new york city department of finance

legend:



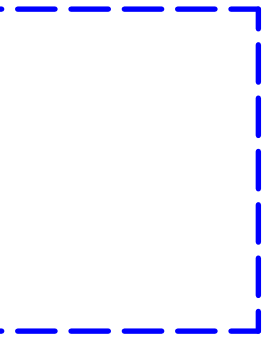
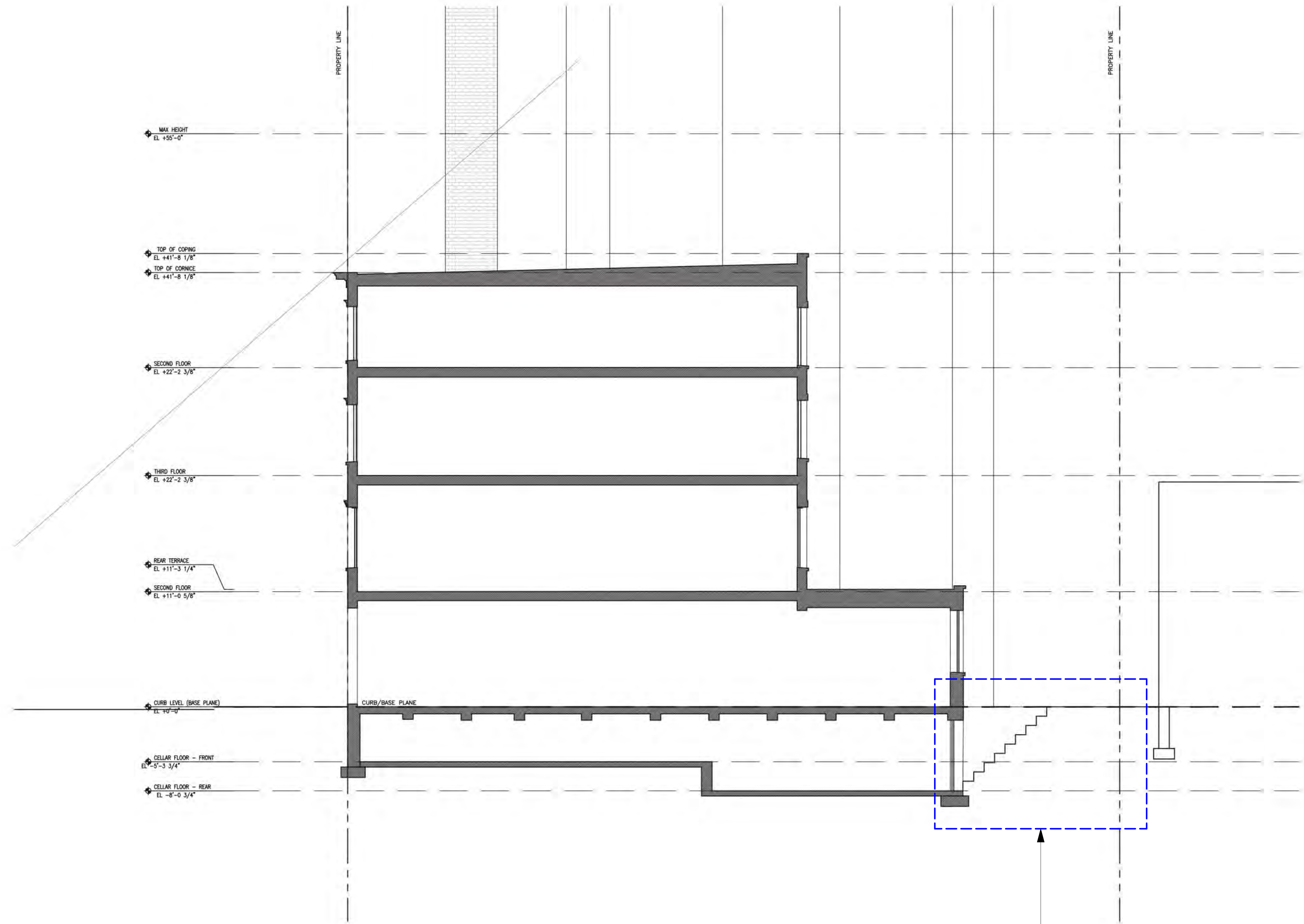
outline 4 grove  
 (visible portion of  
 subject property)

neil logan architect  
 414 broadway new york ny 10013  
 646 262 9054  
 watson greenwalt residence  
 4 grove street  
 new york ny 10014

recent precedent - rear yard excavation

scale: nts

4 grove street



area of relevance to 4 grove

existing building section at 37-39 perry street

design proposal for full rear yard excavation of nearby property at 37-39 perry street; approved by lpc 3/3/2021

existing section of recently approved proposal calling in part for full excavation of rear yard

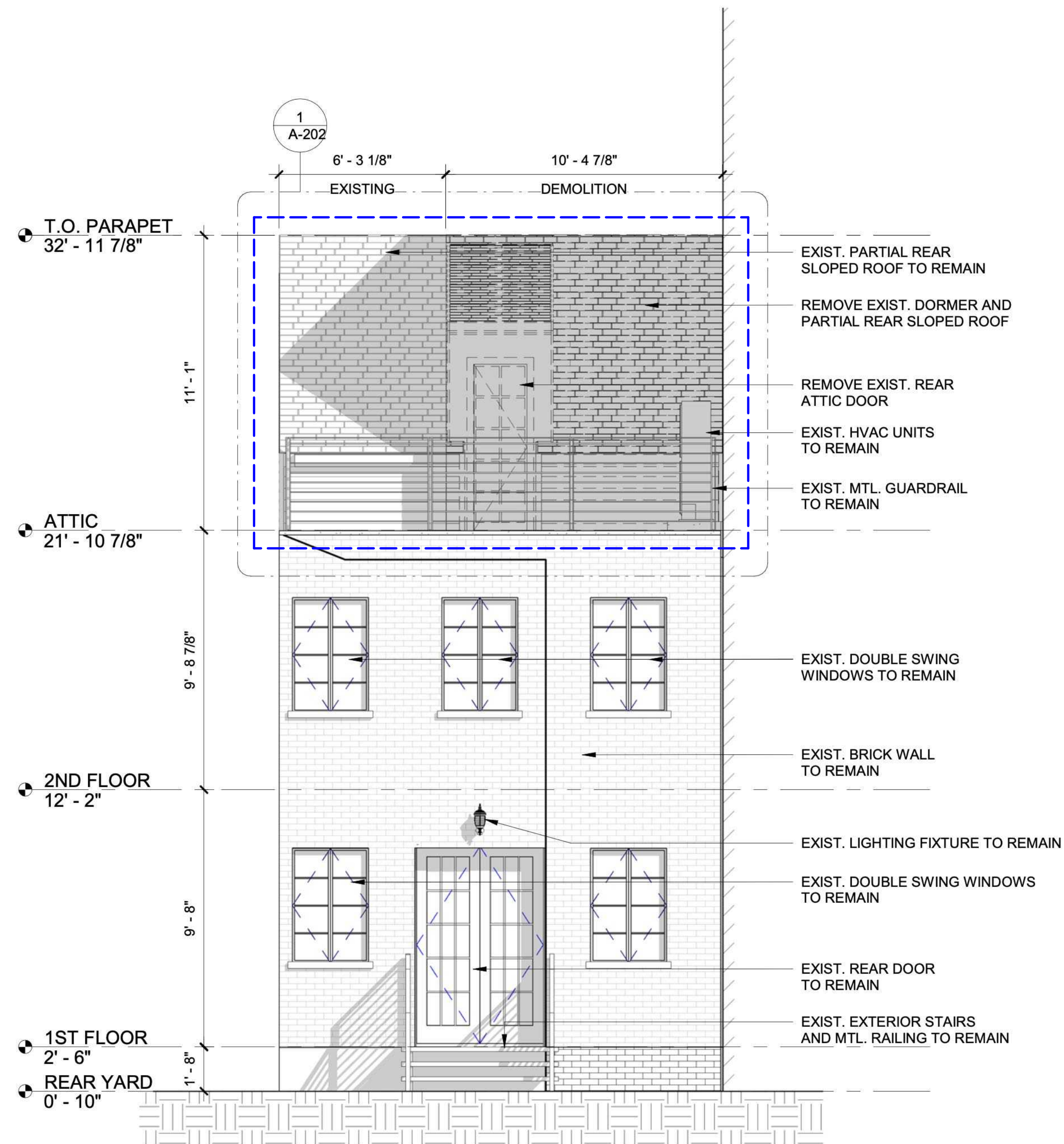
lpc docket #: lpc-21-03209

source: steven harris architects llp, lpc public hearing 03. 03. 2021

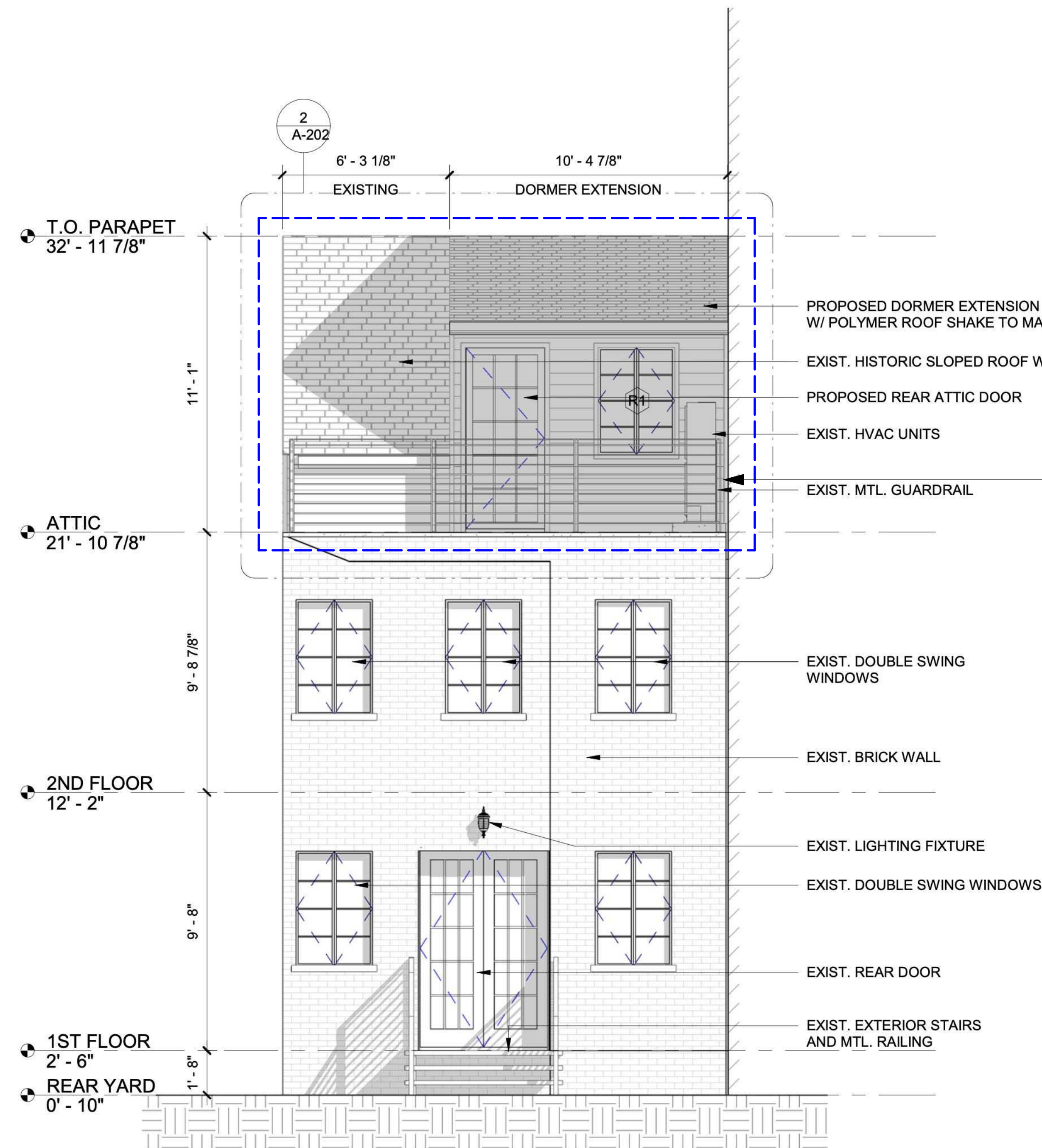
neil logan architect  
 414 broadway new york ny 10013  
 646 262 9054

watson greenwalt residence  
 4 grove street  
 new york ny 10014

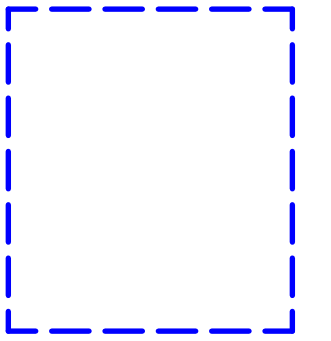




existing elevation at 24 commerce street



proposed elevation at 24 commerce street



area of relevance to 4 grove proposal

design proposal for demolition of existing dormer and installation of new rear dormer extension of nearby property at 24 commerce street; approved by lpc 5/2/2022

note: an earlier public hearing proposed a dormer extending the width of the roof; this modified proposal was approved

recently approved proposal calling for new rear dormer extension

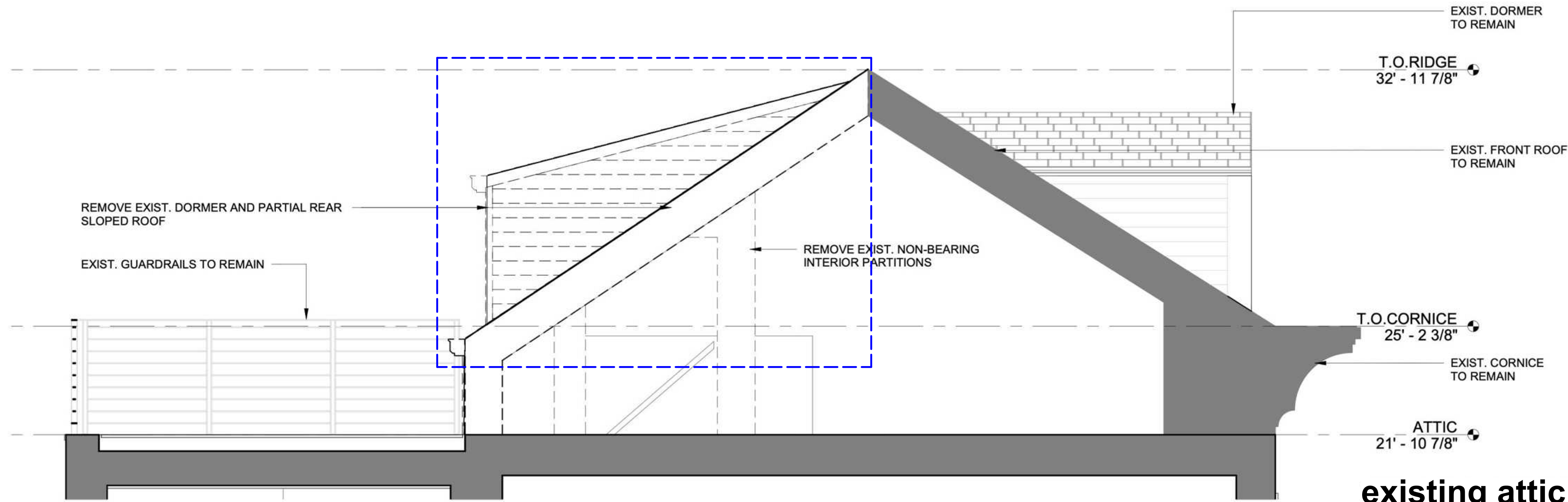
lpc docket #: lpc-22-07058 (approved)

source: seo architect, public hearing 05. 03. 2022

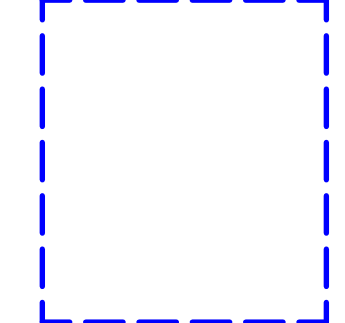
neil logan architect  
414 broadway new york ny 10013  
646 262 9054

watson greenwalt residence  
4 grove street  
new york ny 10014

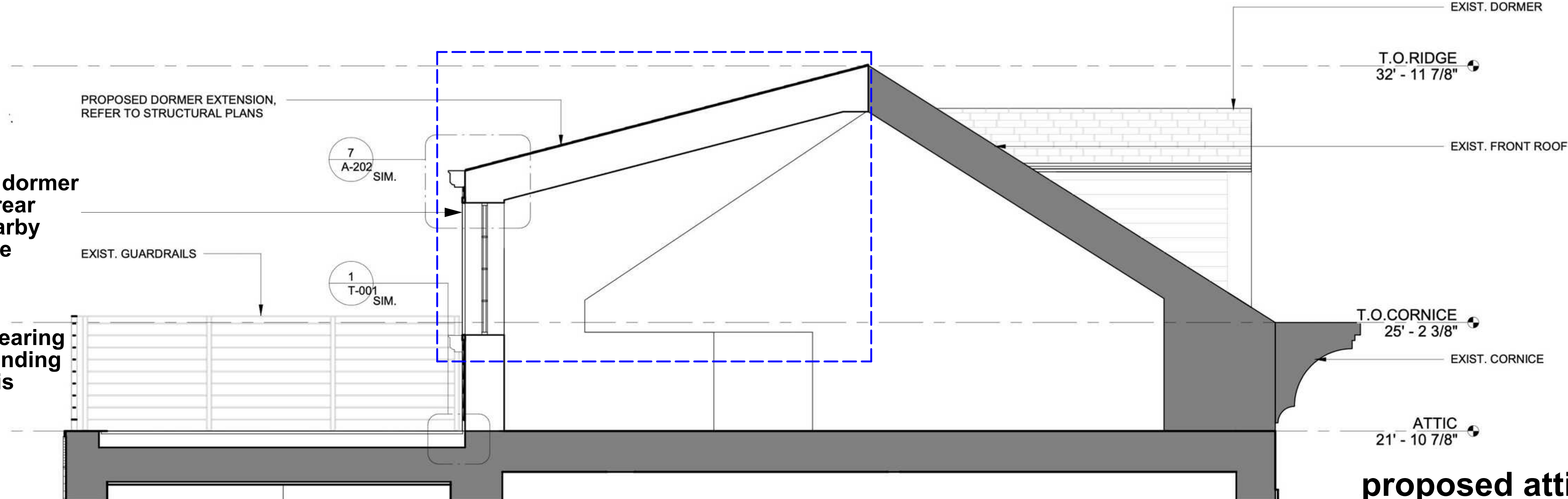
scale: nts



existing attic section at 24 commerce street



area of relevance to 4 grove proposal



proposed attic section at 24 commerce street

design proposal for demolition of existing dormer and installation of new rear dormer extension of nearby property at 24 commerce street; approved by lpc 5/2/2022

note: an earlier public hearing proposed a dormer extending the width of the roof; this modified proposal was approved

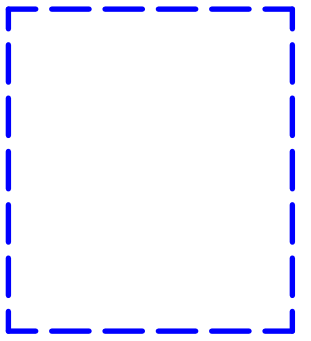
recently approved proposal calling for new rear dormer extension

lpc docket #: lpc-22-07058 (approved)

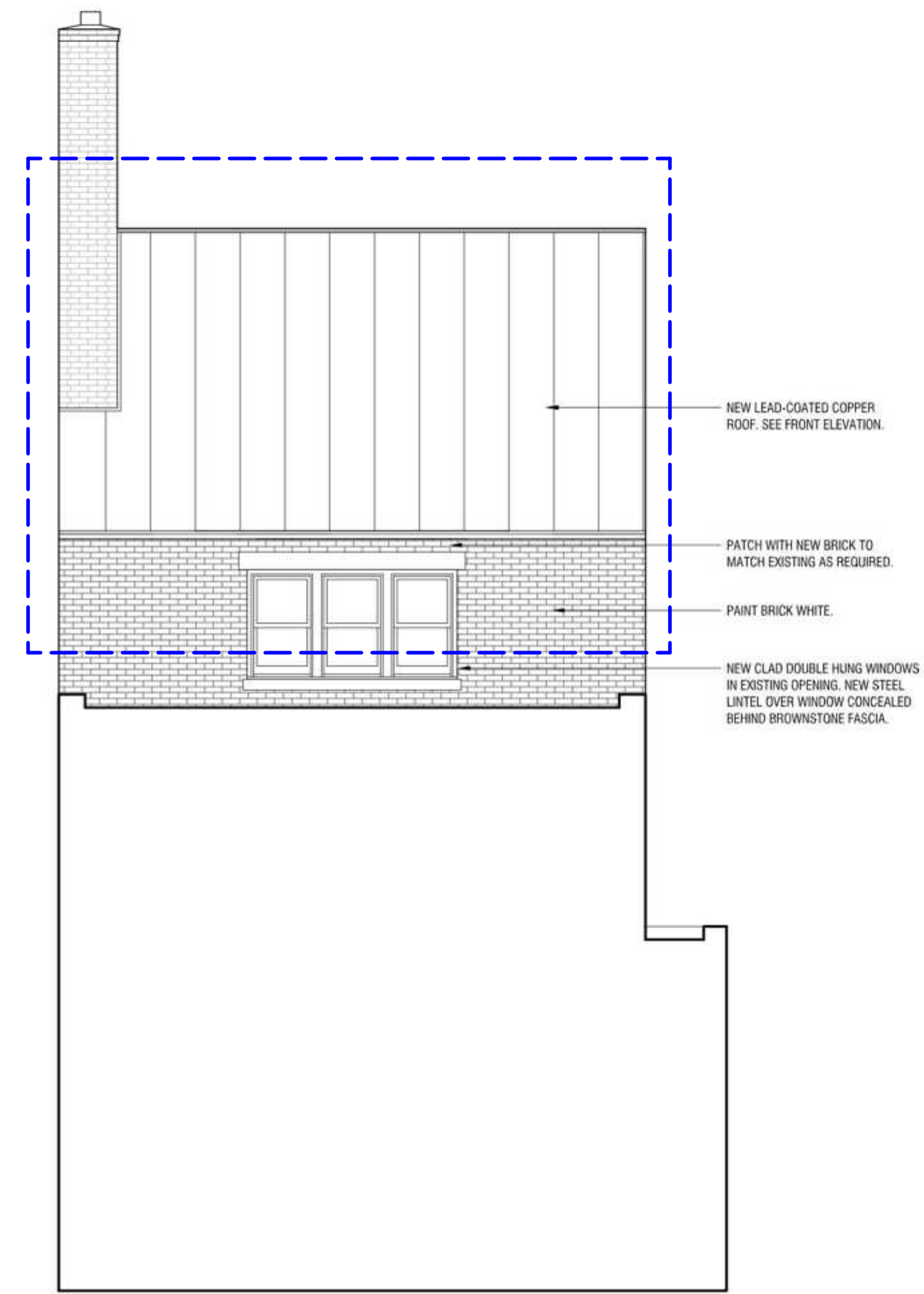
source: seo architect, public hearing 05. 03. 2022

neil logan architect  
 414 broadway new york ny 10013  
 646 262 9054

watson greenwalt residence  
 4 grove street  
 new york ny 10014

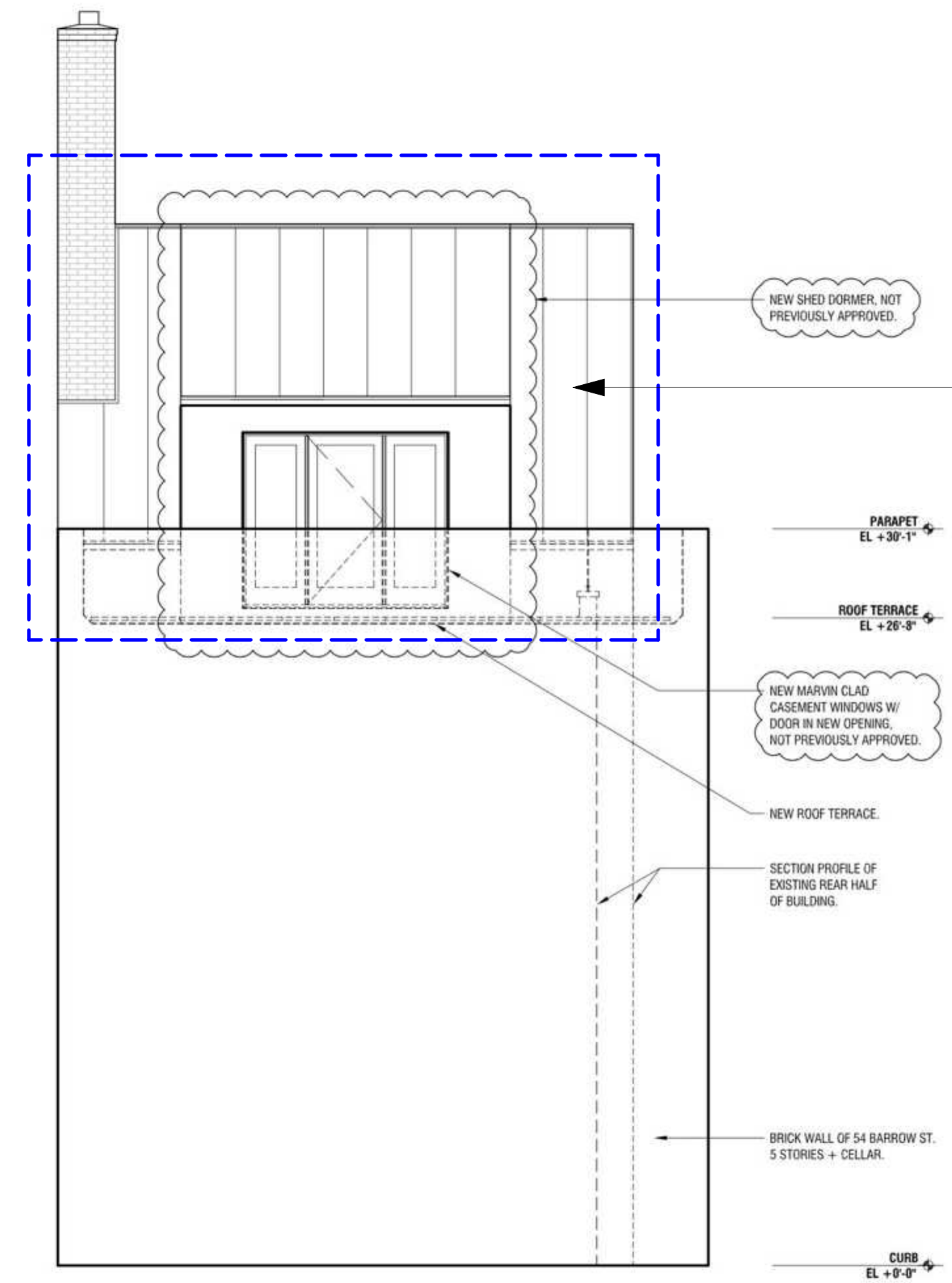


area of relevance to 4 grove proposal



NOTE: PREVIOUSLY APPROVED UNDER COFA # 08-8732, DOCKET # 085460

1 LPC APPROVED EAST (REAR) ELEVATION  
SCALE: 1/4" = 1'-0"



2 PROPOSED EAST (REAR) ELEVATION  
SCALE: 1/4" = 1'-0"

application to legalize existing (non-approved) shed dormer at 86 bedford street; application approved by lpc 4/16/2016

note: we find this application particularly relevant, because it is for a (reconstructed) federal style building originally built in 1831, and which is located around the corner from 4 grove. the as-built and eventually approved pitched roof at sides and large central dormer is similar in proportion (although not in design) to our proposal

previously approved rear elevation at 86 bedford street

proposed rear elevation at 86 bedford street

recently approved proposal requesting approval of recent non-approved rear dormer addition

lpc docket #: lpc-18-4313 (approved)

source: mk architecture, pc, public hearing 04. 16. 2016

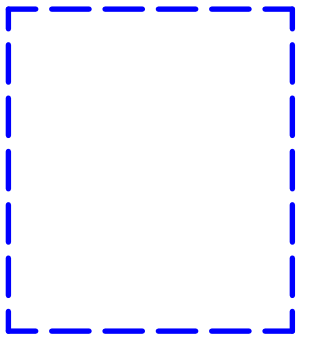
neil logan architect  
414 broadway new york ny 10013  
646 262 9054

watson greenwalt residence  
4 grove street  
new york ny 10014

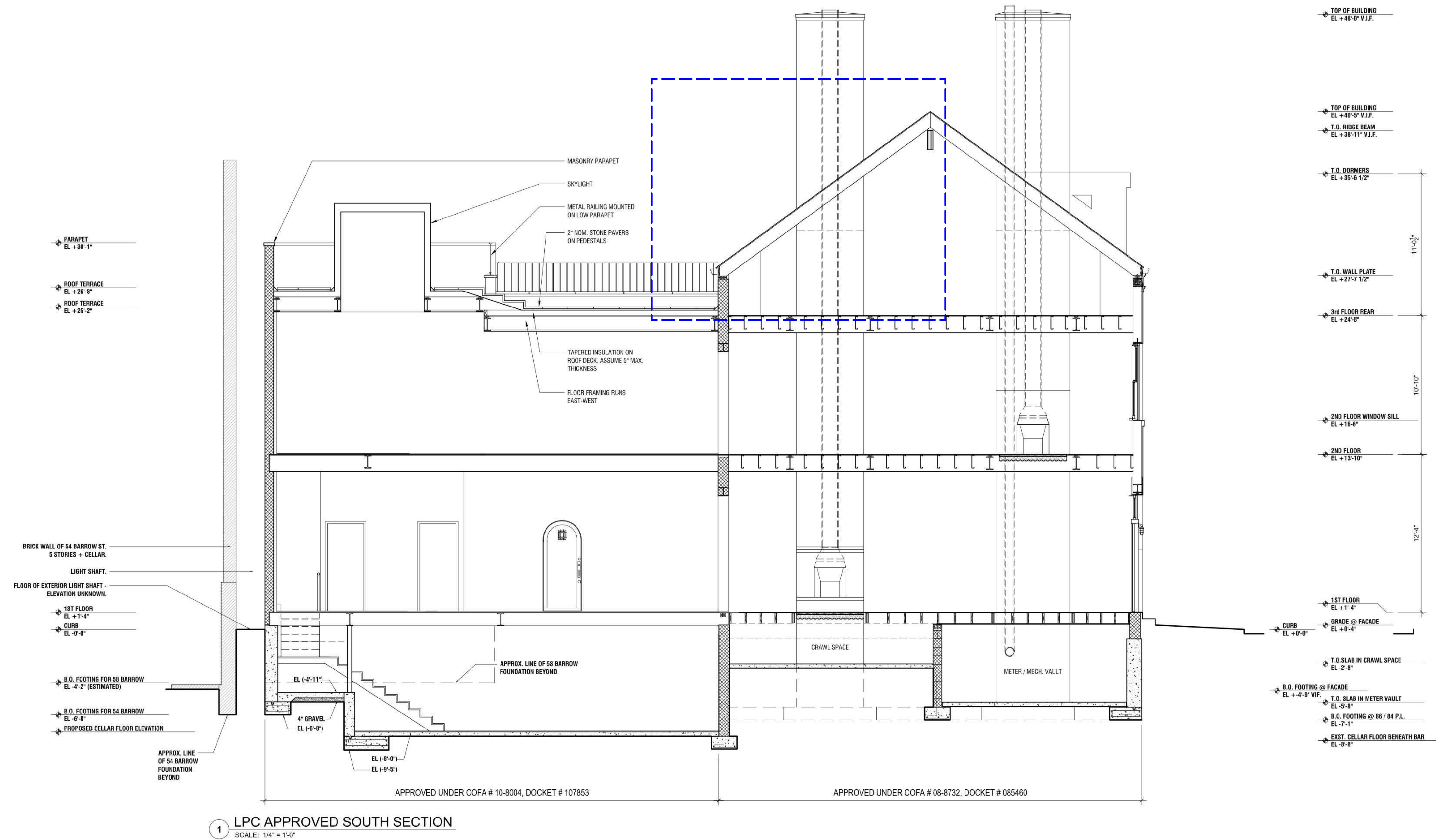
# recent precedent - rear studio dormer addition

scale: nts

# 4 grove street



area of relevance to 4 grove proposal



## previously approved building section at 86 bedford street

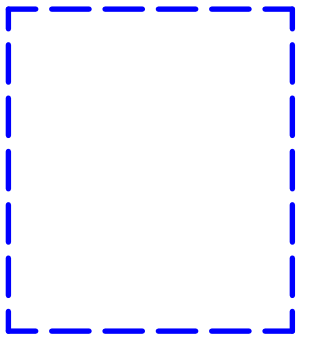
recently approved proposal requesting approval of recent non-approved rear dormer addition

lpc docket #: lpc-18-4313 (approved)

source: mk architecture, pc, public hearing 04. 16. 2016

neil logan architect  
414 broadway new york ny 10013  
646 262 9054

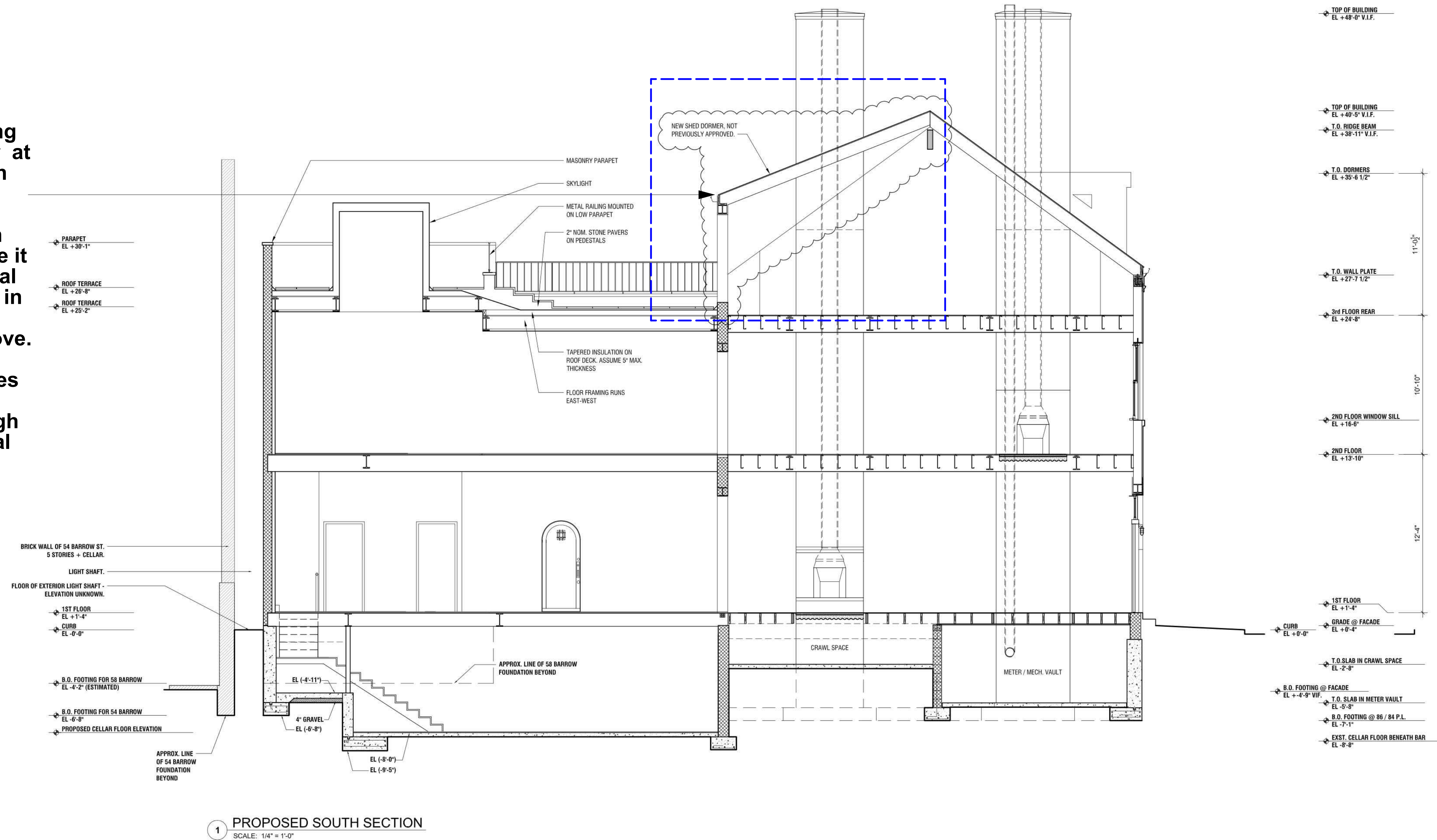
watson greenwalt residence  
4 grove street  
new york ny 10014



area of relevance to 4 grove proposal

application to legalize existing (non-approved) shed dormer at 86 bedford street; application approved by lpc 4/16/2016

note: we find this application particularly relevant, because it is for a (reconstructed) federal style building originally built in 1831, and which is located around the corner from 4 grove. the as-built and eventually approved pitched roof at sides and large central dormer is similar in proportion (although not in design) to our proposal



proposed building section at 86 bedford street

recently approved proposal requesting approval of recent non-approved rear dormer addition

lpc docket #: lpc-18-4313 (approved)

source: mk architecture, pc, public hearing 04. 16. 2016

neil logan architect  
414 broadway new york ny 10013  
646 262 9054

watson greenwalt residence  
4 grove street  
new york ny 10014