



307-309 SIXTH AVENUE  
JANUARY 8, 2024

EXISTING PHOTOS



307-309 SIXTH AVENUE  
JANUARY 8, 2024

# HISTORIC DISTRICT AND SITE



Greenwich Village Historic District Extension II



EXISTING PHOTOS

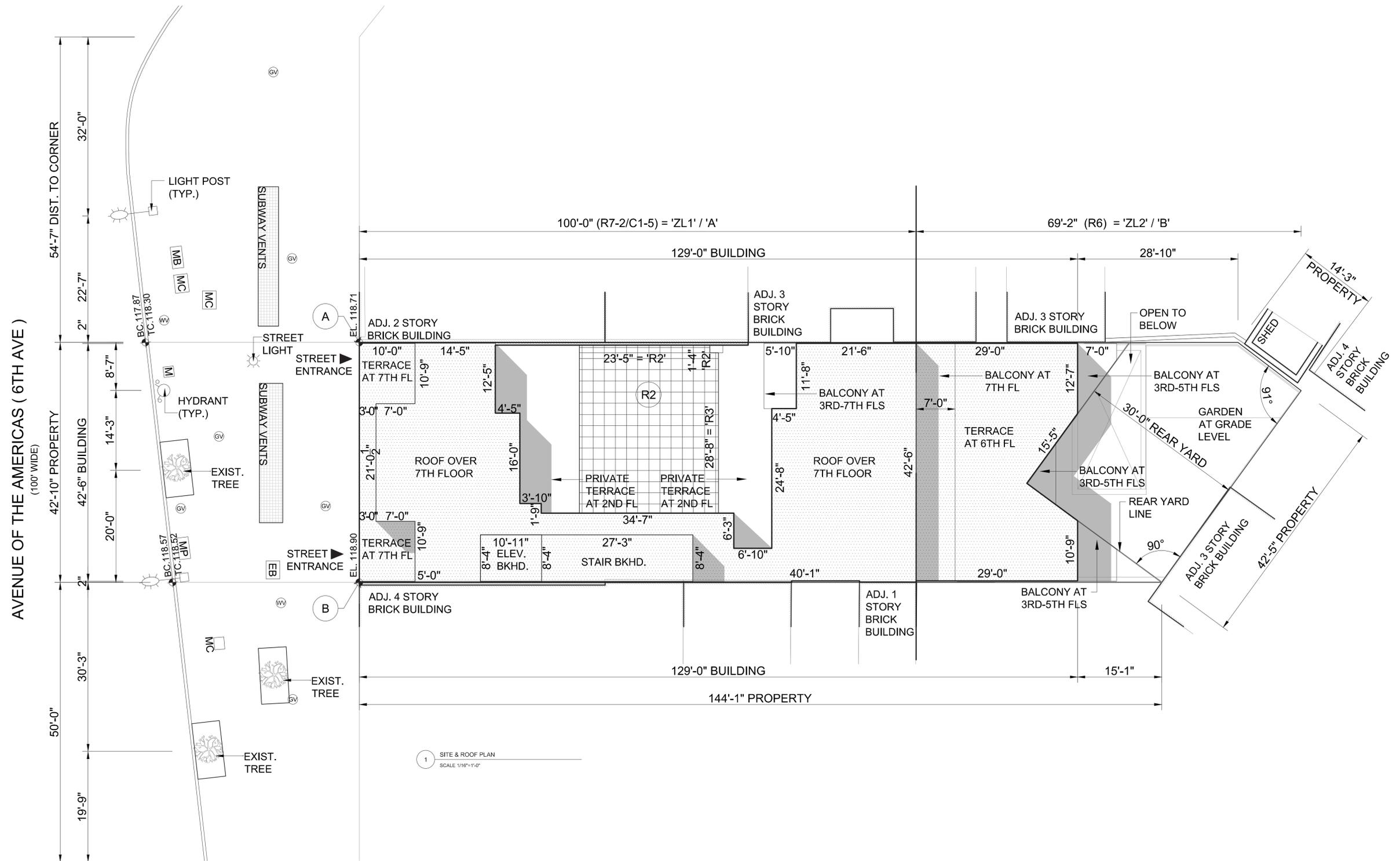


Views across Sixth Avenue from corner of Carmine Street

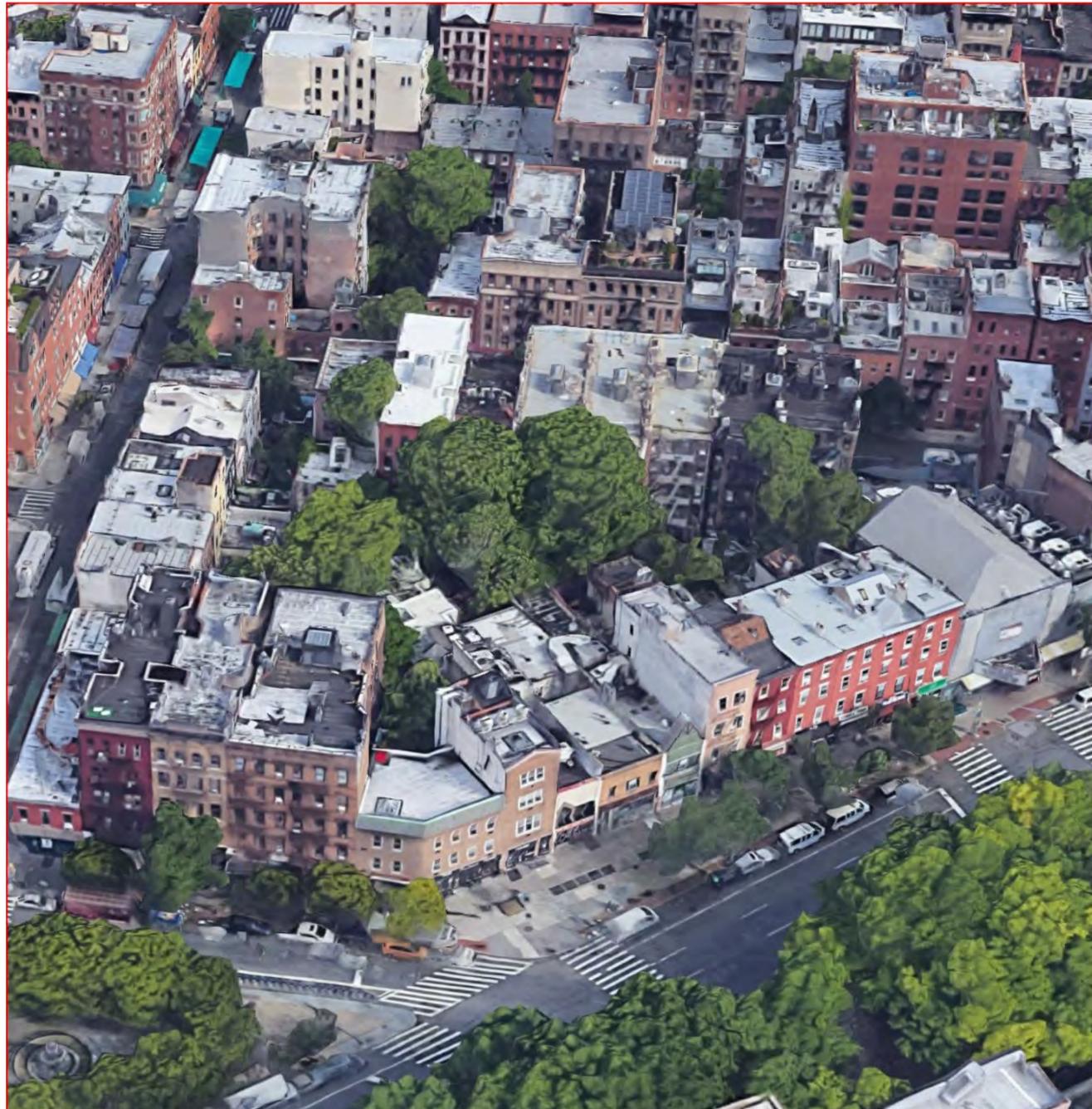


307-309 SIXTH AVENUE  
JANUARY 8, 2024

# ZONING DIAGRAM



AERIAL VIEWS



Existing



Proposed

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JANUARY 8, 2024

EXISTING PHOTOS

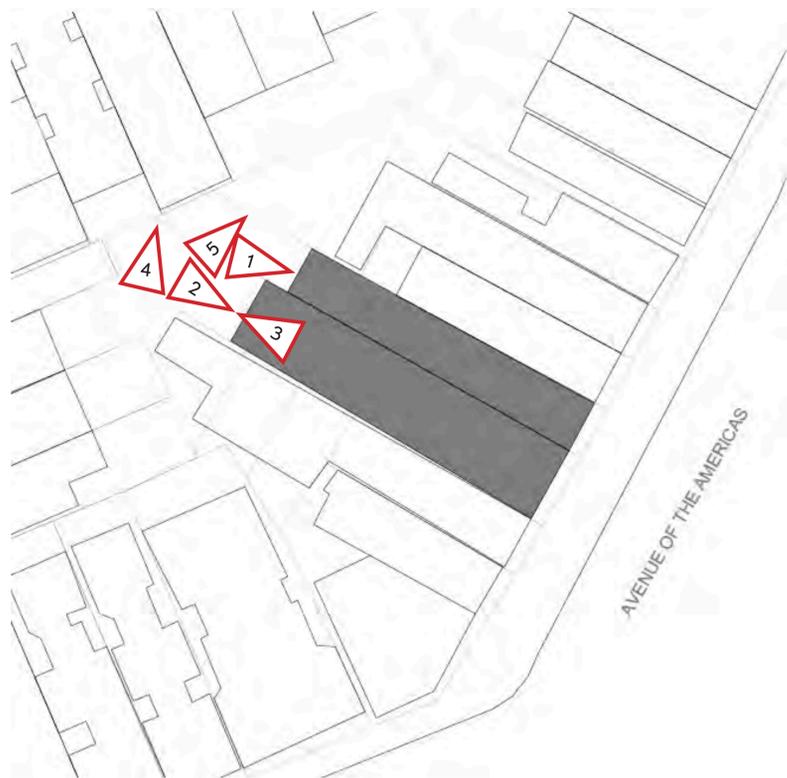


307 Sixth Avenue



309 Sixth Avenue

EXISTING PHOTOS - REAR YARD AND BLOCK INTERIOR



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JANUARY 8, 2024

# HISTORIC MAPS

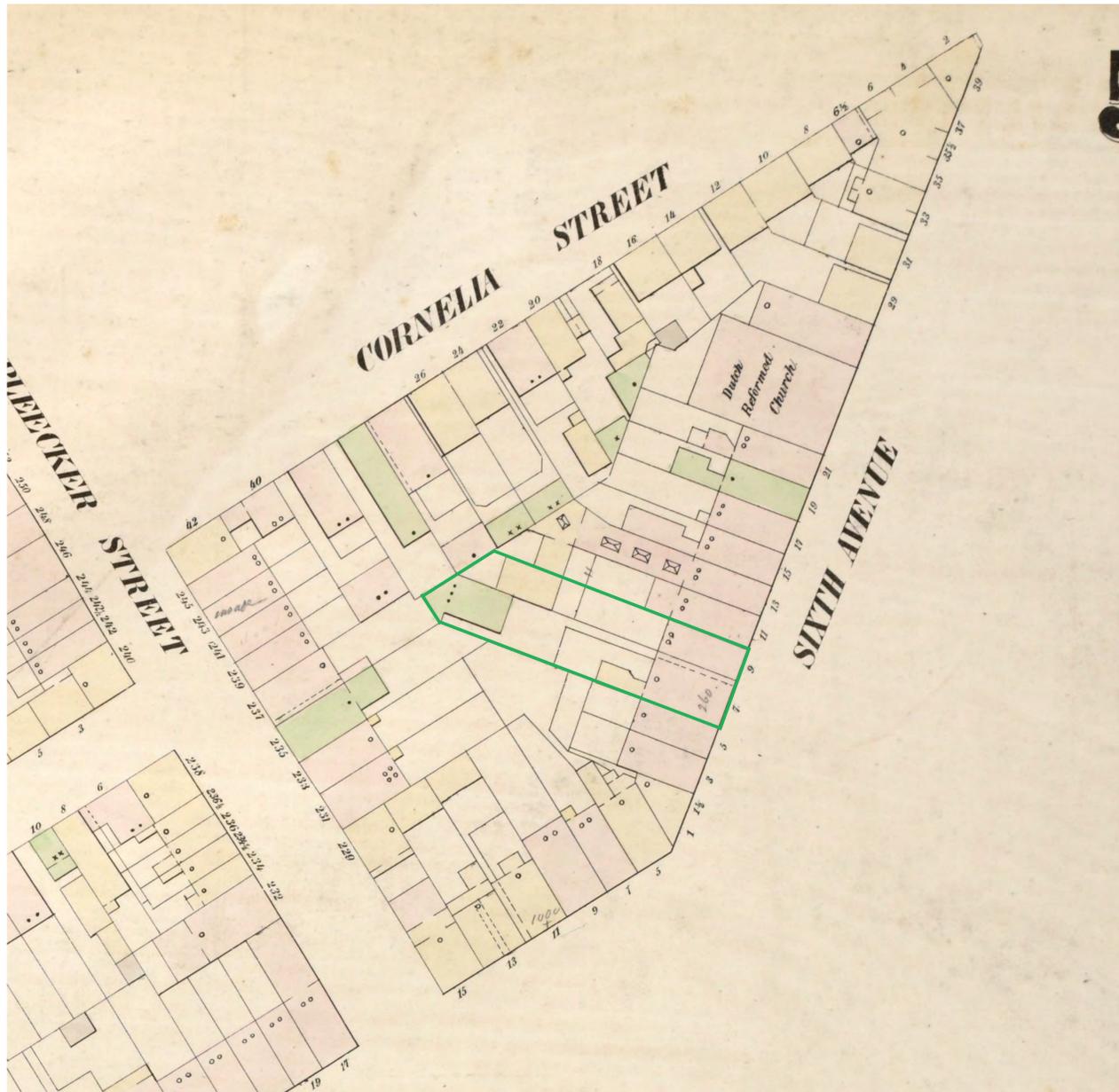


1923 Bromley Atlas, prior to the extension of Sixth Avenue below Minetta Lane, carried out 1926-1930.

1955 Bromley atlas, showing the extension of Sixth Avenue southward through Greenwich Village.

307-309 SIXTH AVENUE  
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HISTORIC MAPS



1854 Perris map



1955 Bromley atlas

307-309 SIXTH AVENUE  
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HISTORIC PHOTOS



1929 (New-York Historical Society), view north on Sixth Avenue



1929 (New-York Historical Society), view to southwest on Sixth Avenue

GREENWICH VILLAGE HISTORIC DISTRICT EXTENSION II  
HEIGHT JUXTAPOSITIONS



Carmine Street, south side, between  
Bleecker and Bedford streets



Jones Street, north side



Leroy Street

GREENWICH VILLAGE HISTORIC DISTRICT EXTENSION II  
VISIBLE SIDE ELEVATIONS AND LIGHT COURTS



Carmine Street and Bleecker Street



Carmine Street



Bleecker Street

GREENWICH VILLAGE HISTORIC DISTRICT EXTENSION II  
TENEMENT FACADES



228 Bleecker Street



17-19 Leroy Street



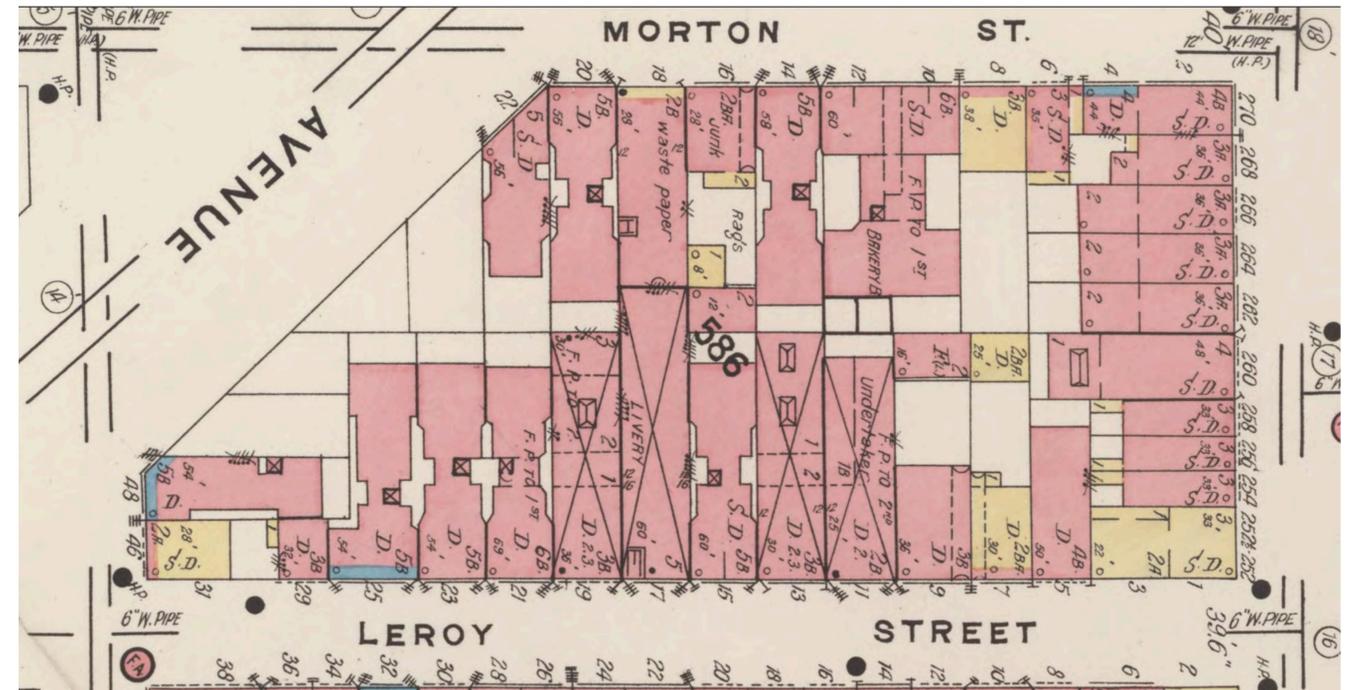
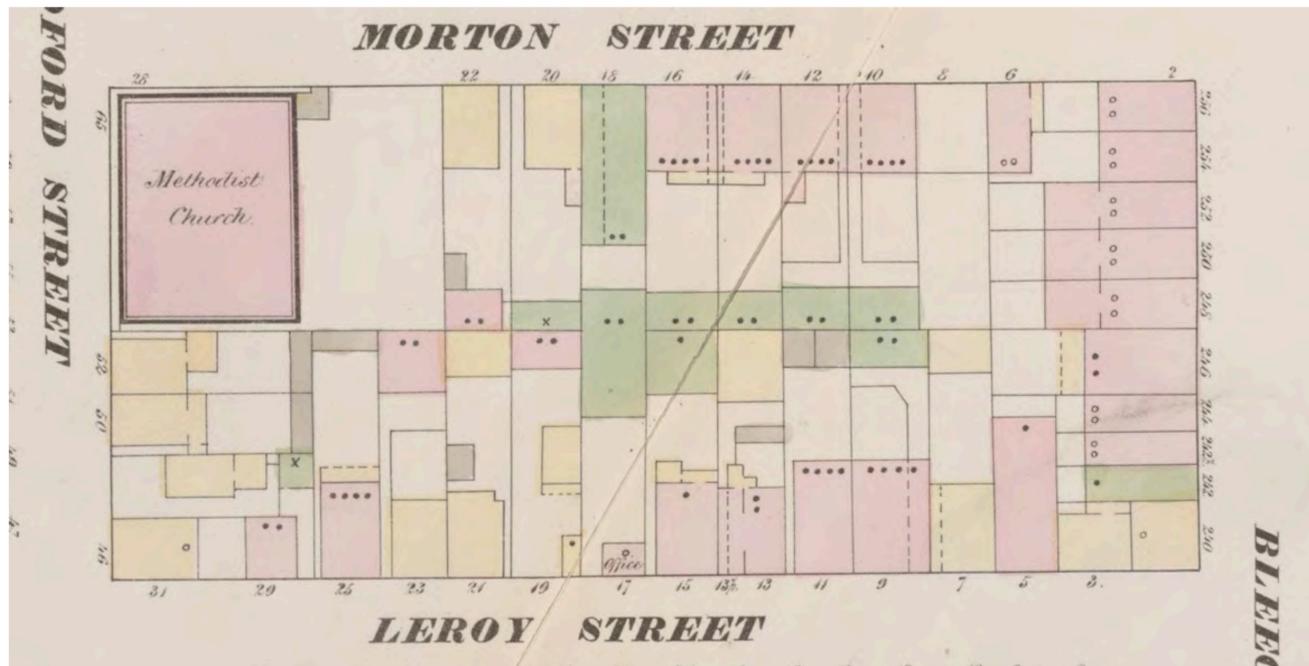
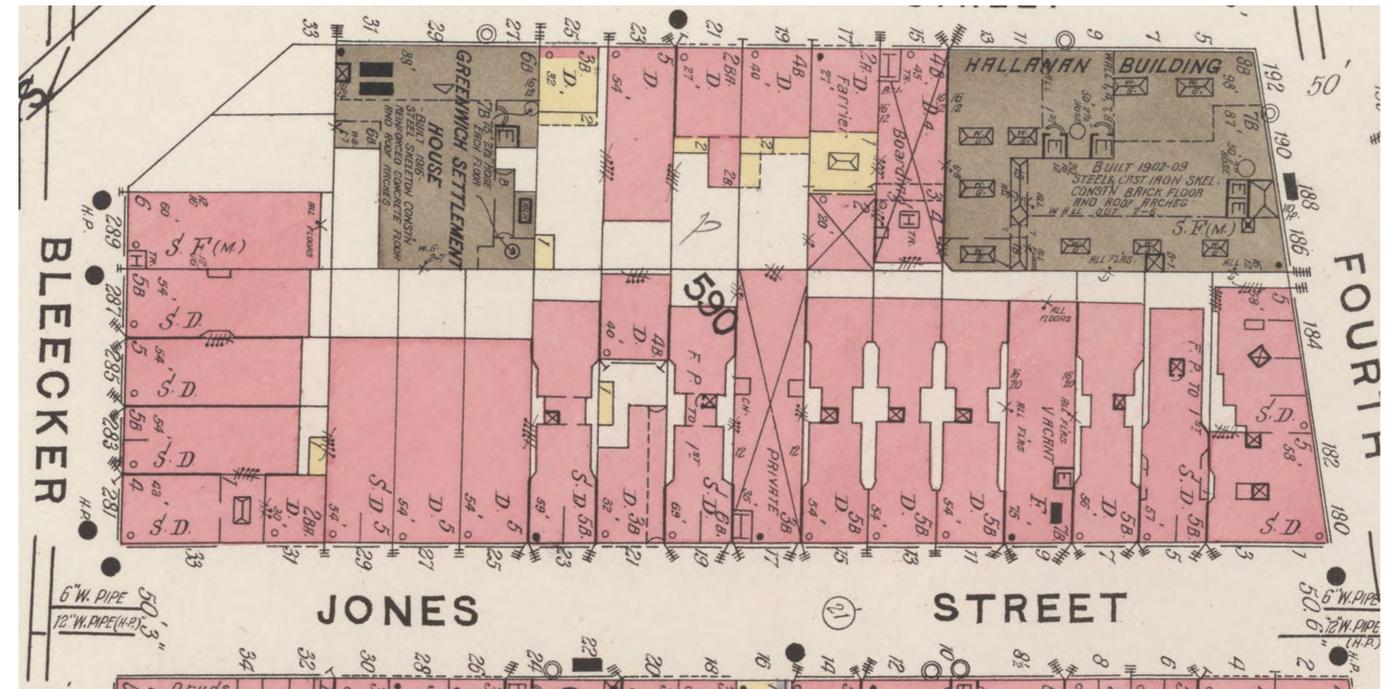
14-16 Bedford Street

DISTRICT BLOCKS AND TENEMENT DEVELOPMENT

1859

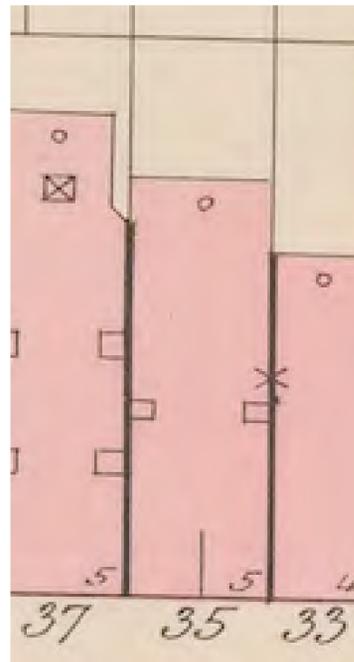


1921

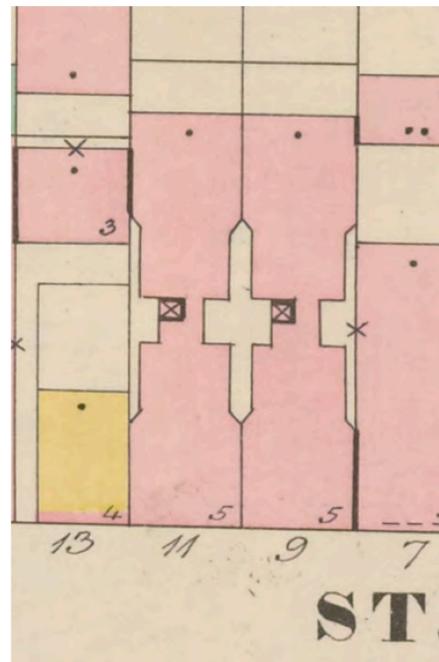


307-309 SIXTH AVENUE  
JANUARY 8, 2024

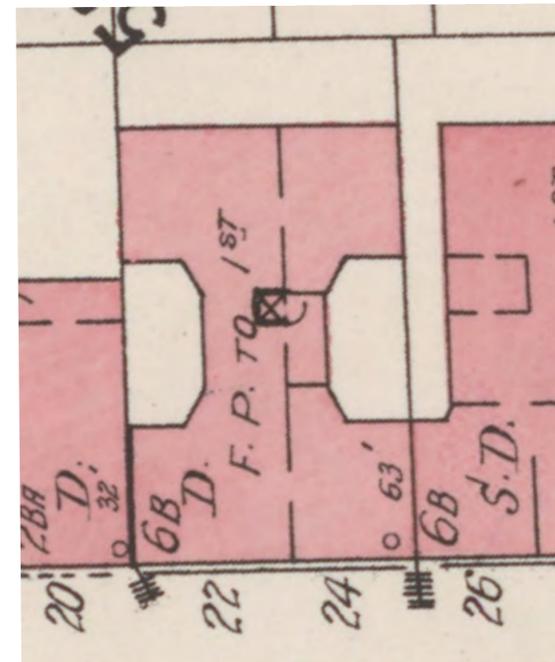
EVOLUTION OF TENEMENT FORM



35 Carmine Street (1877)  
Pre-law tenement

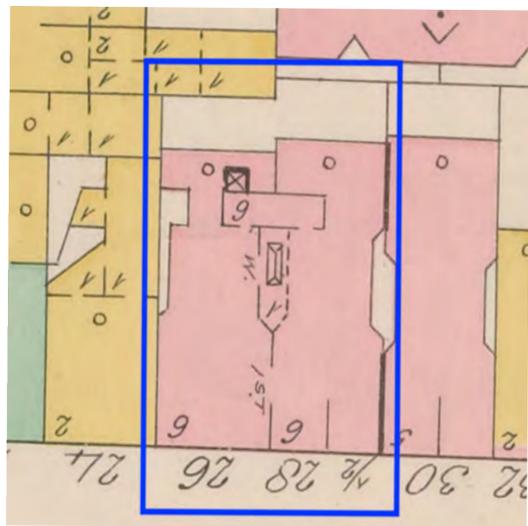


9-11 Morton Street (1886)  
Old-law tenement

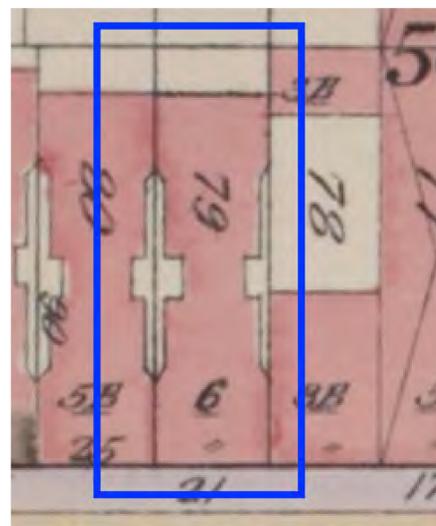


22-24 Leroy Street (1903)  
New-law tenement

TENEMENT HEIGHTS AND FOOTPRINTS



26 Carmine Street (1893)  
6 stories  
height 69'10"  
width 50'  
depth 78'2"



21 Leroy Street (1899)  
6 stories  
height 70'  
width 25'  
depth 78'

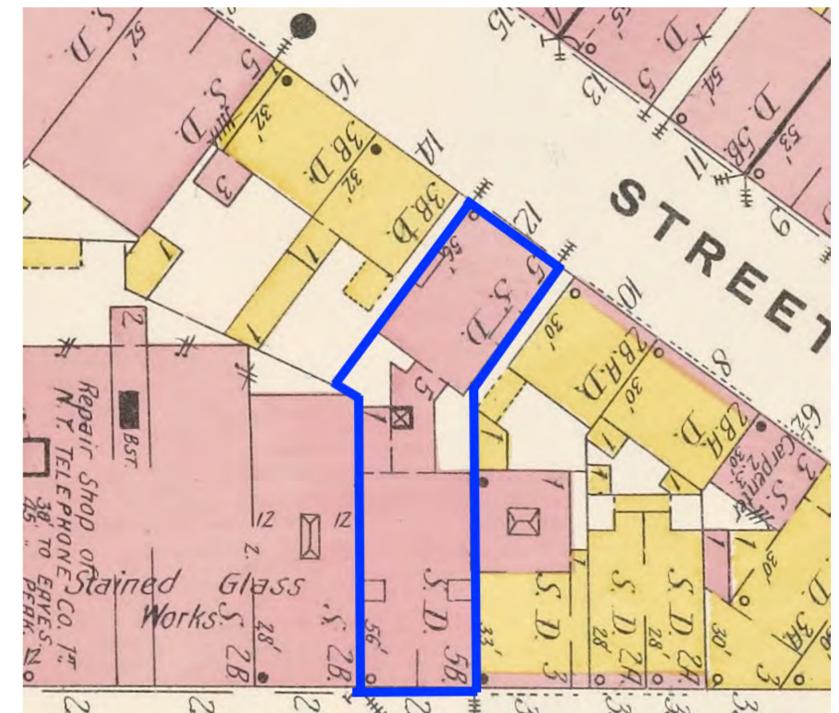


174-178 West Houston (1898)  
6 stories  
height 70'  
width 78'  
depth 86'

# TENEMENT LAYOUTS ON IRREGULAR BLOCKS AND LOTS



1. 14-16 Bedford St., 1904 map



2. 329 Sixth Ave./12 Cornelia St., 1904 map

APPROVED DEMOLITIONS FOR NEW BUILDINGS IN GREENWICH VILLAGE



540 Hudson St. 6-story building approved 2018



11 Jane St. 6-story building approved 2017



38 W. 8th St. 6 and 7-story building approved 2019



350 Sixth Ave. 6-story building approved 2004



192 Seventh Ave. South 5-story building approved 2014



130 Seventh Ave. South 6-story building approved 2014

APPROVED NEW BUILDINGS IN GREENWICH VILLAGE



11 Jane Street  
Approved 2017



540 Hudson Street  
Approved 2018

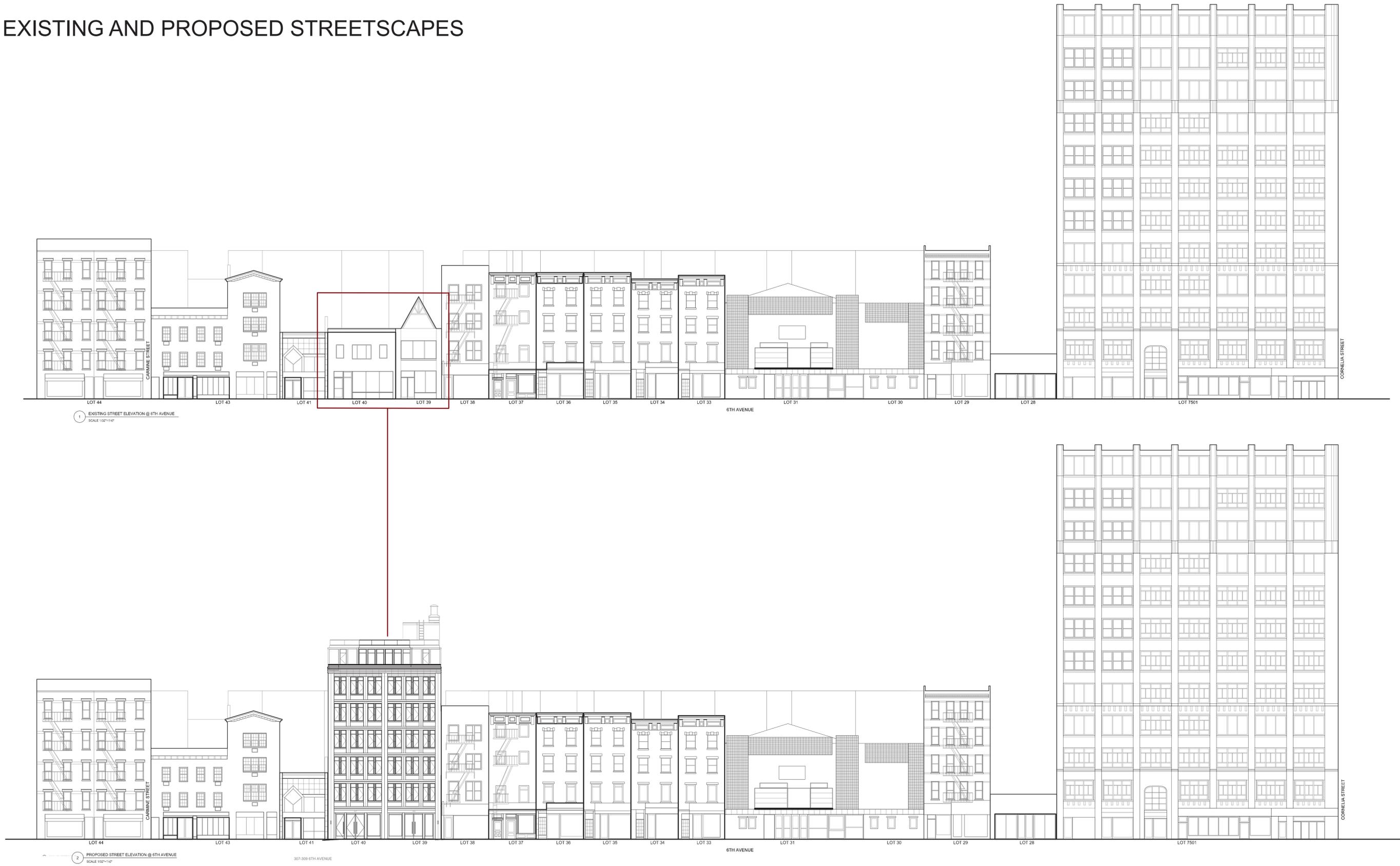


38 West 8th Street  
Approved 2019

88 Washington Place  
Approved 2008



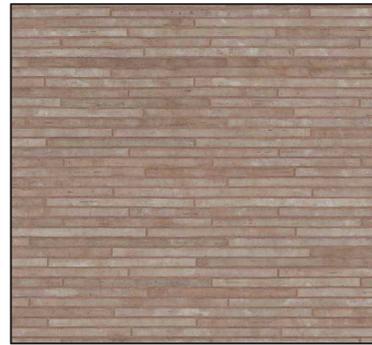
# EXISTING AND PROPOSED STREETSCAPES



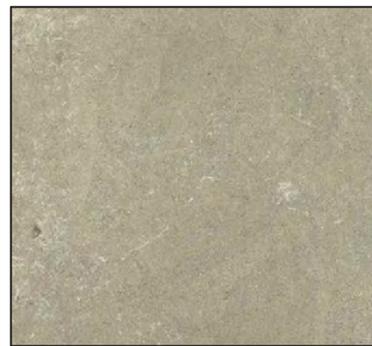
307-309 SIXTH AVENUE  
JANUARY 8, 2024

# FRONT AND REAR ELEVATIONS

## MATERIAL LEGEND



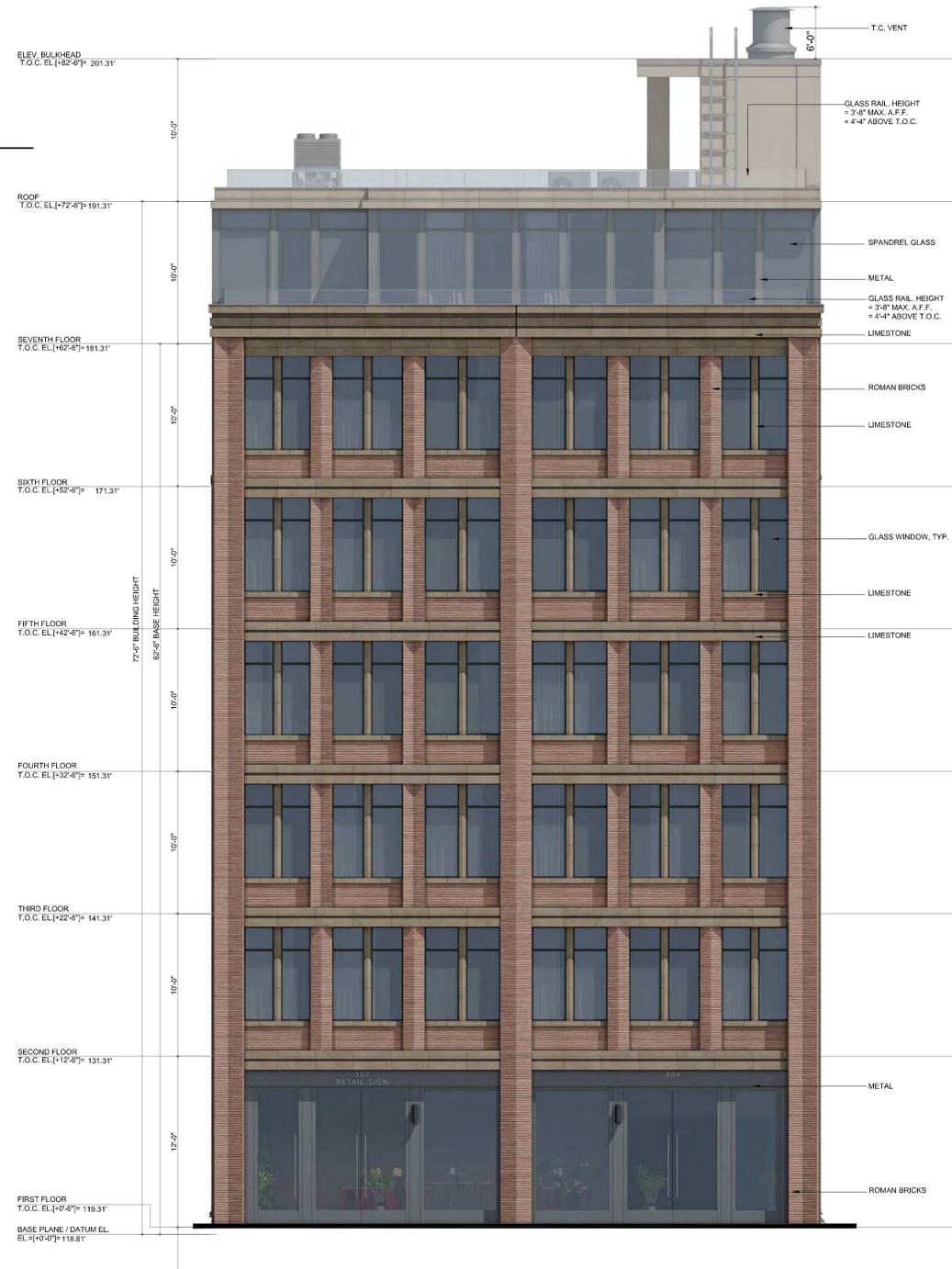
Roman Bricks



Limestone



Rough Stucco



1 PROPOSED EAST ELEVATION  
SCALE 3/32"=1'-0"



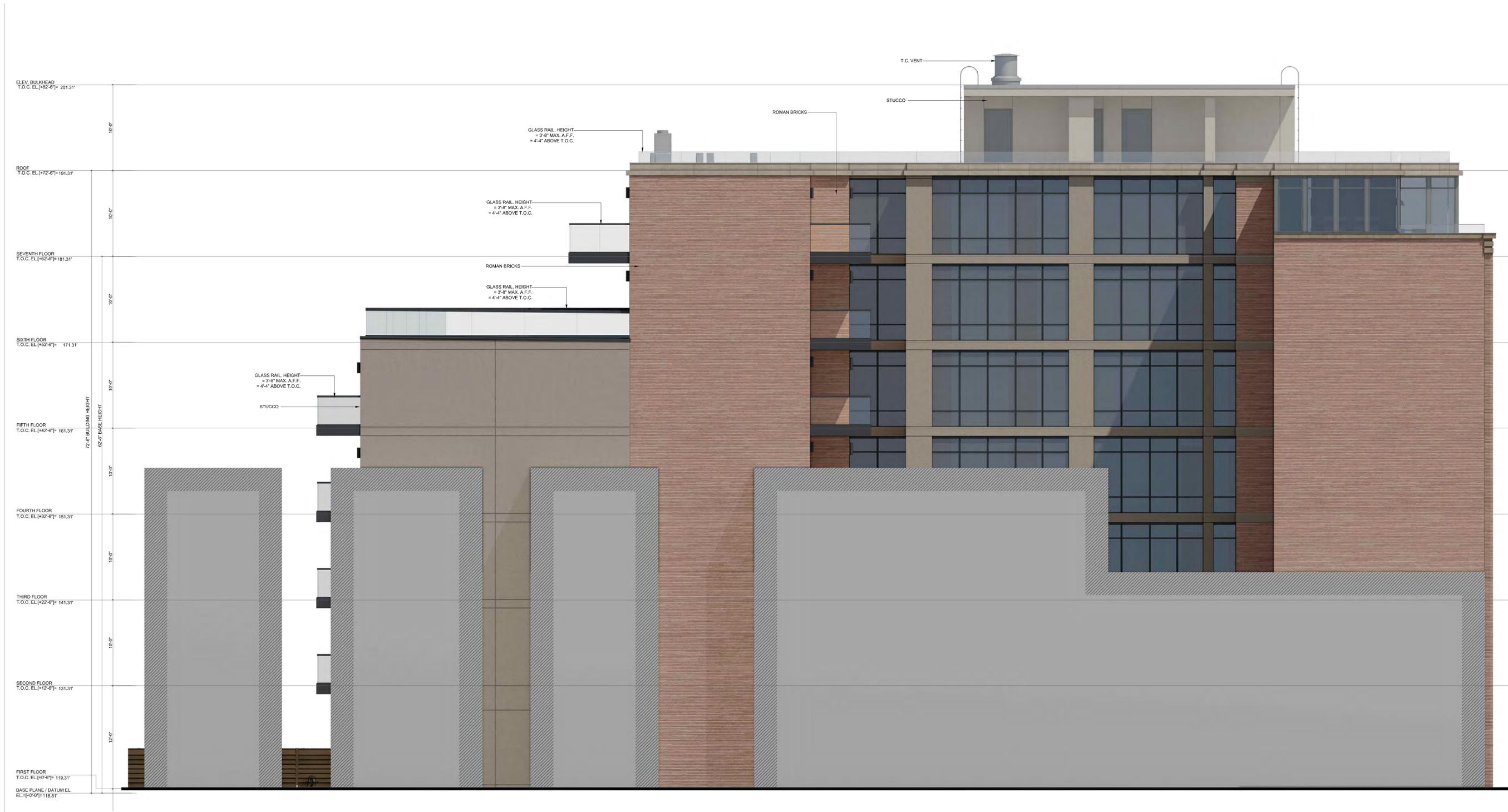
2 PROPOSED WEST ELEVATION  
SCALE 3/32"=1'-0"

# SOUTH SIDE ELEVATION



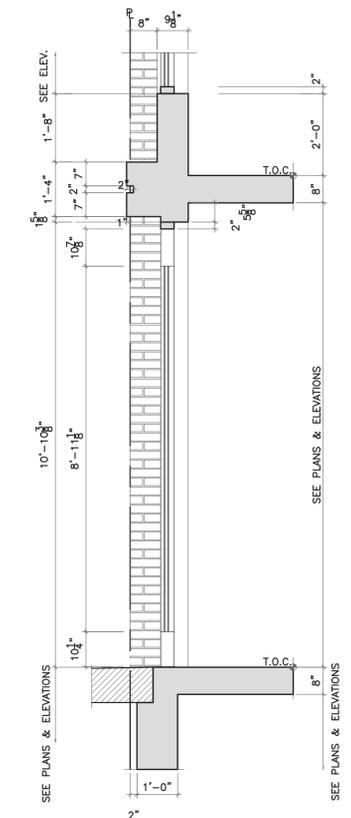
3 PROPOSED NORTH ELEVATION  
SCALE 3/32"=1'-0"

# NORTH SIDE ELEVATION



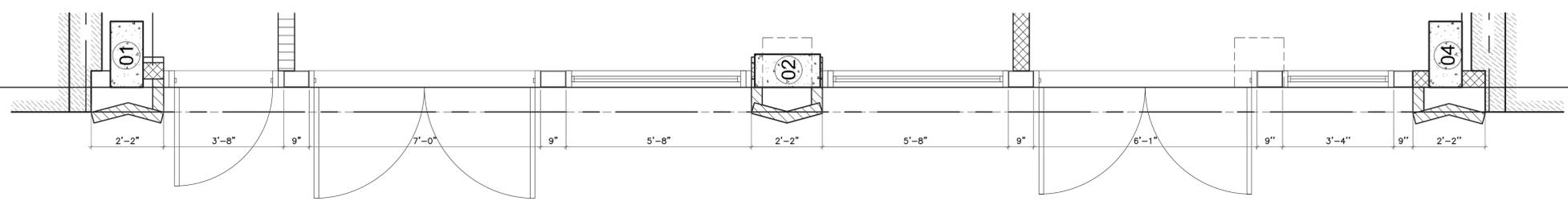
4 PROPOSED SOUTH ELEVATION  
SCALE 3/32"=1'-0"

# ENLARGED DETAILS - STOREFRONT



STOREFRONT ELEVATION - 1/4" = 1'-0"

SECTION 1 - 1/4" = 1'-0"

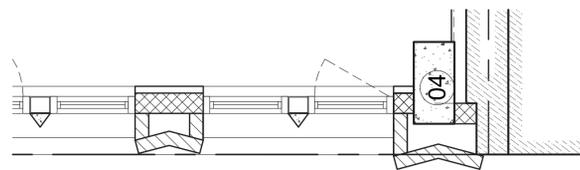


STOREFRONT PLAN - 1/4" = 1'-0"

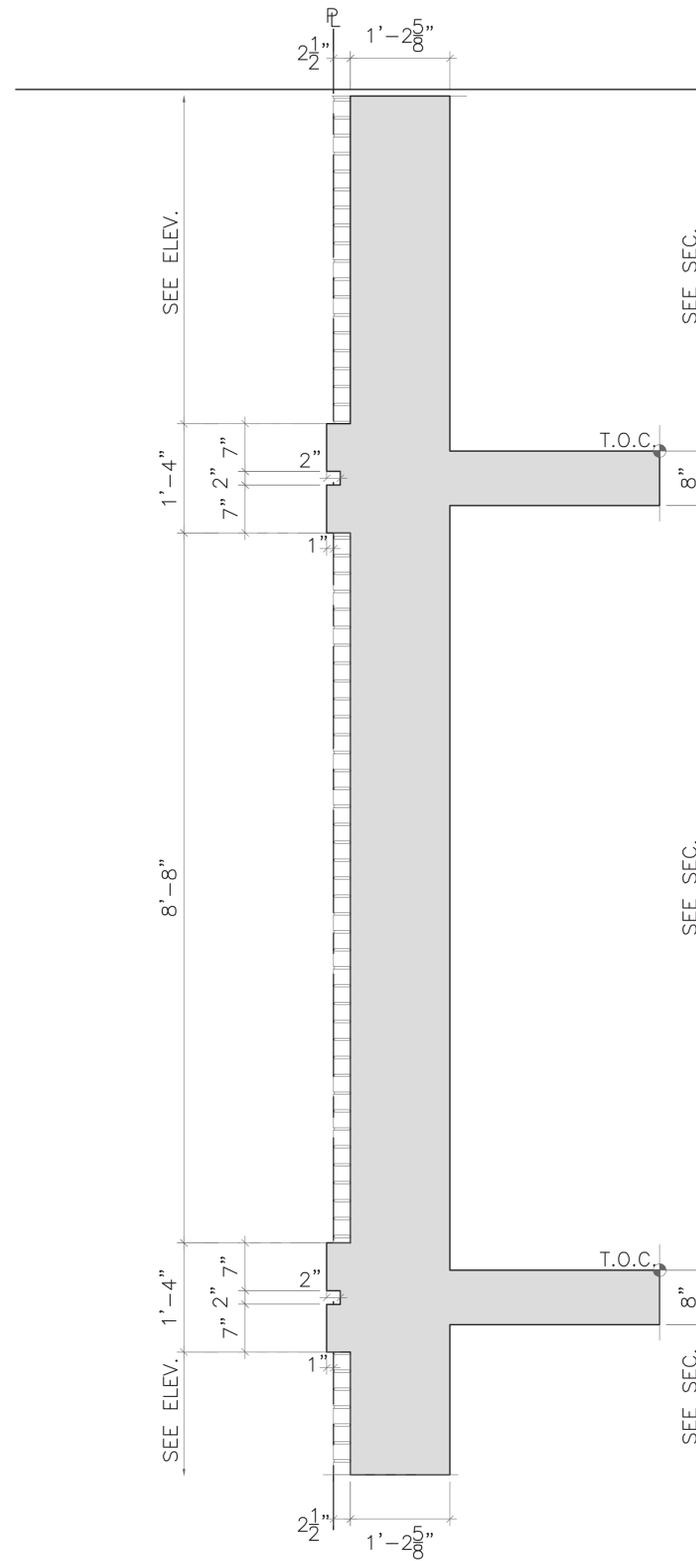
# ENLARGED DETAILS - WINDOWS



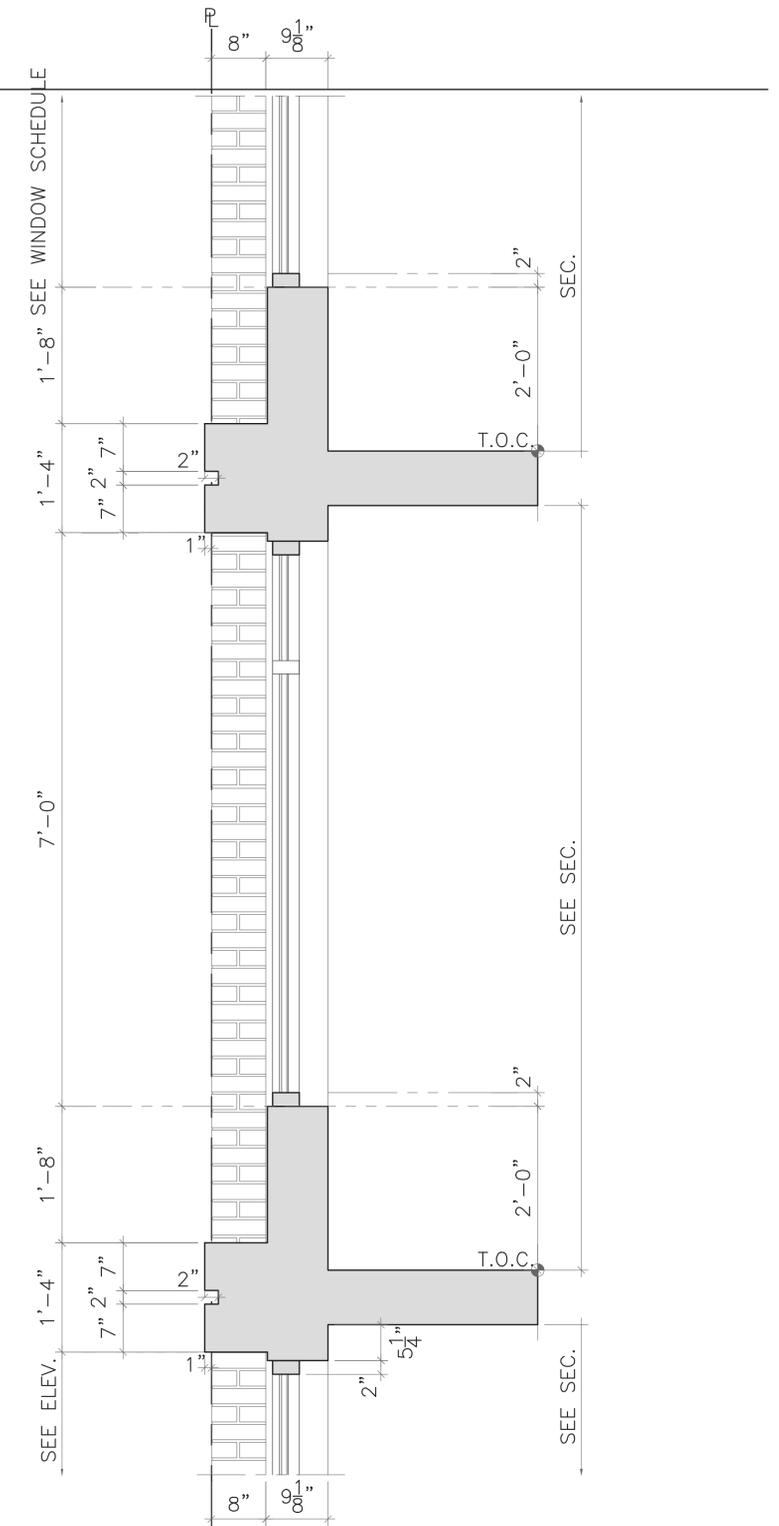
FACADE ELEVATION - 1/4" = 1'-0"



PLAN - 1/4" = 1'-0"



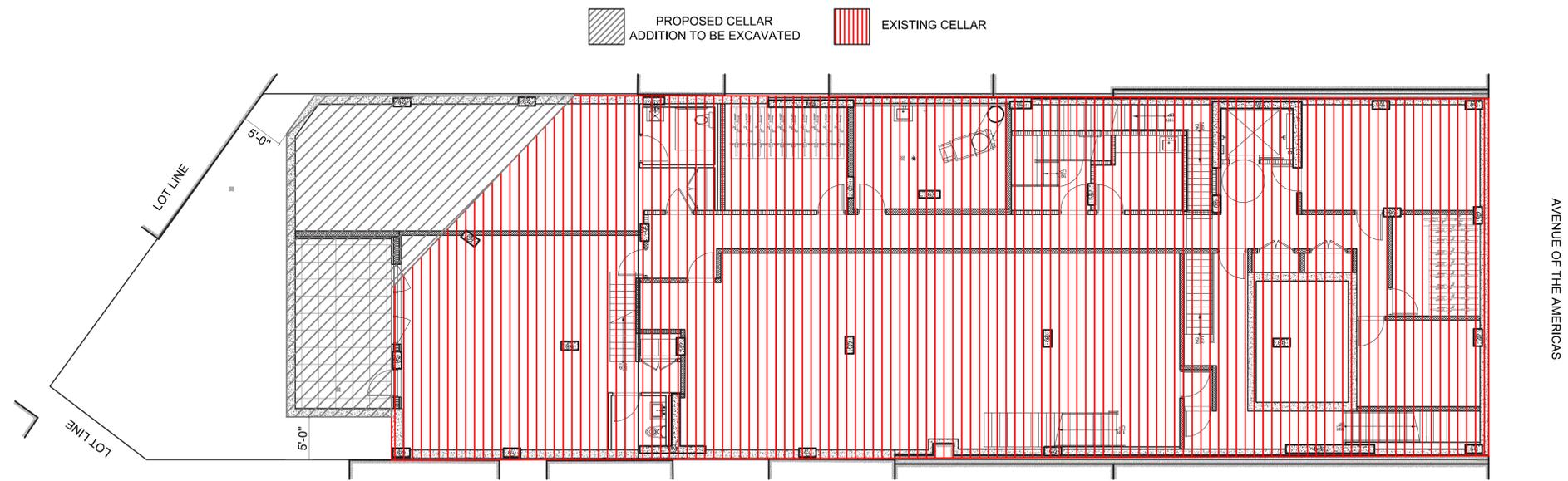
SECTION 2 - 1/2" = 1'-0"



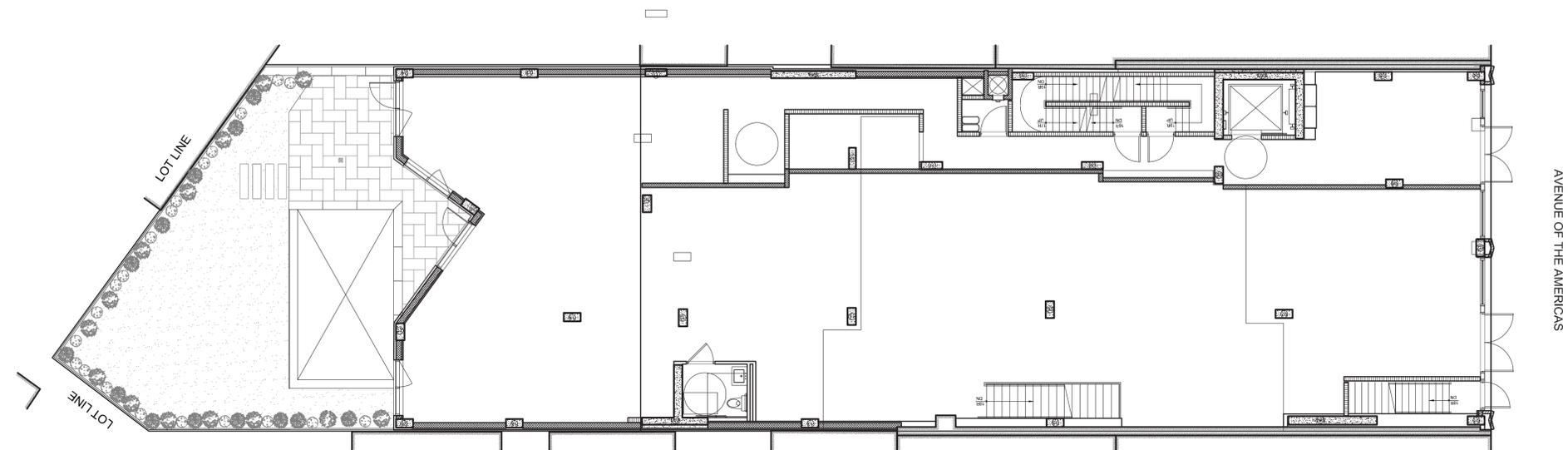
SECTION 3 - 1/2" = 1'-0"



# PLANS

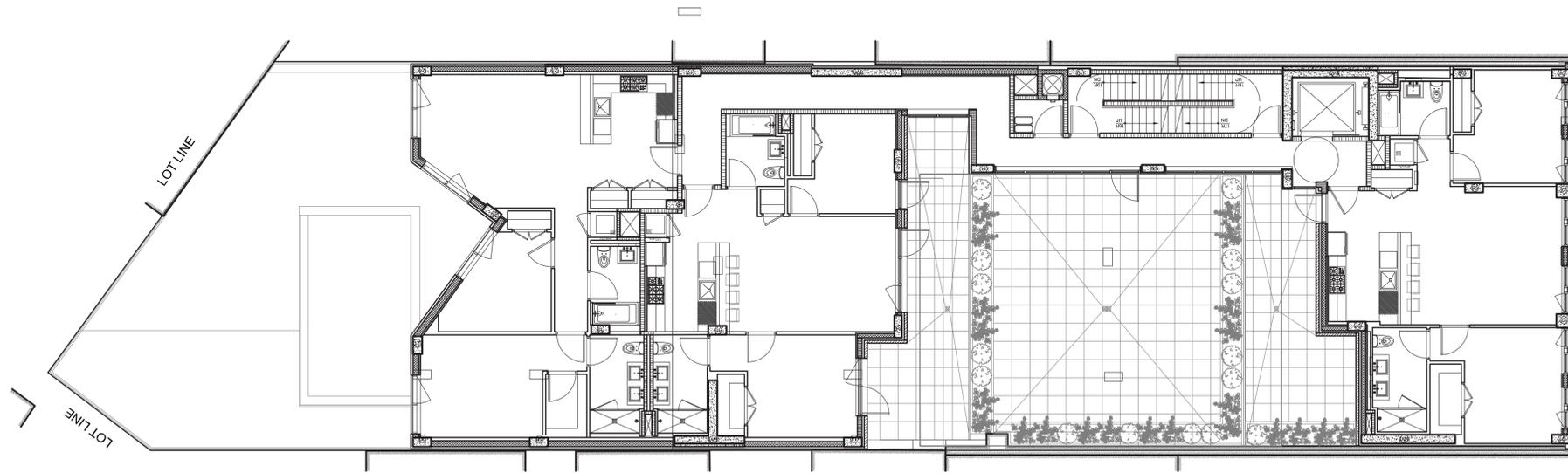


1 CELLAR PLAN  
SCALE 1/16"=1'-0"

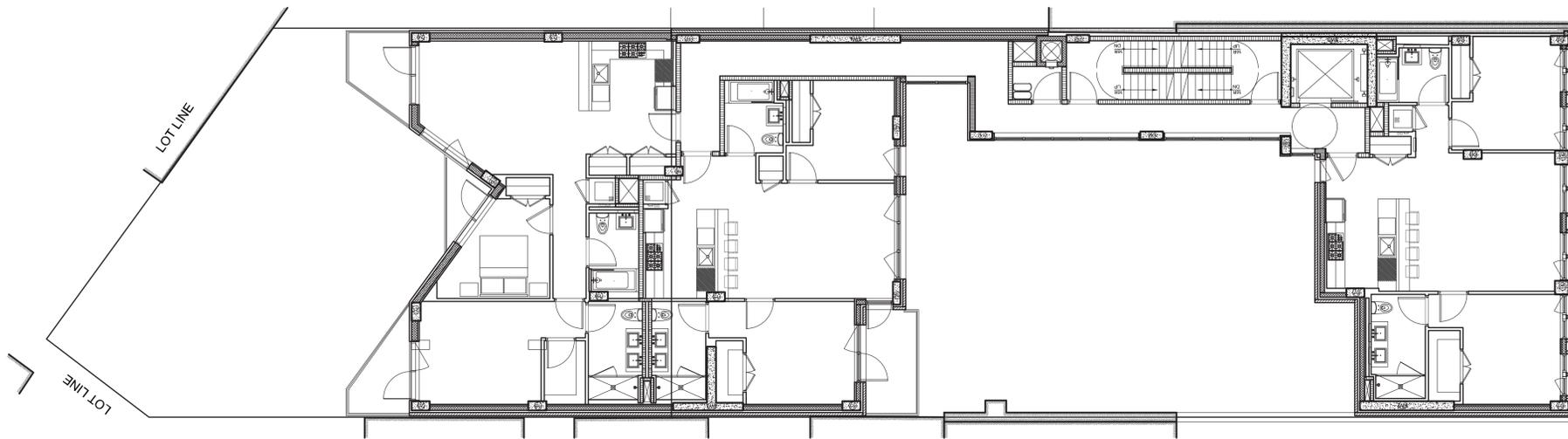


1 1ST FLOOR PLAN  
SCALE 1/16"=1'-0"

PLANS

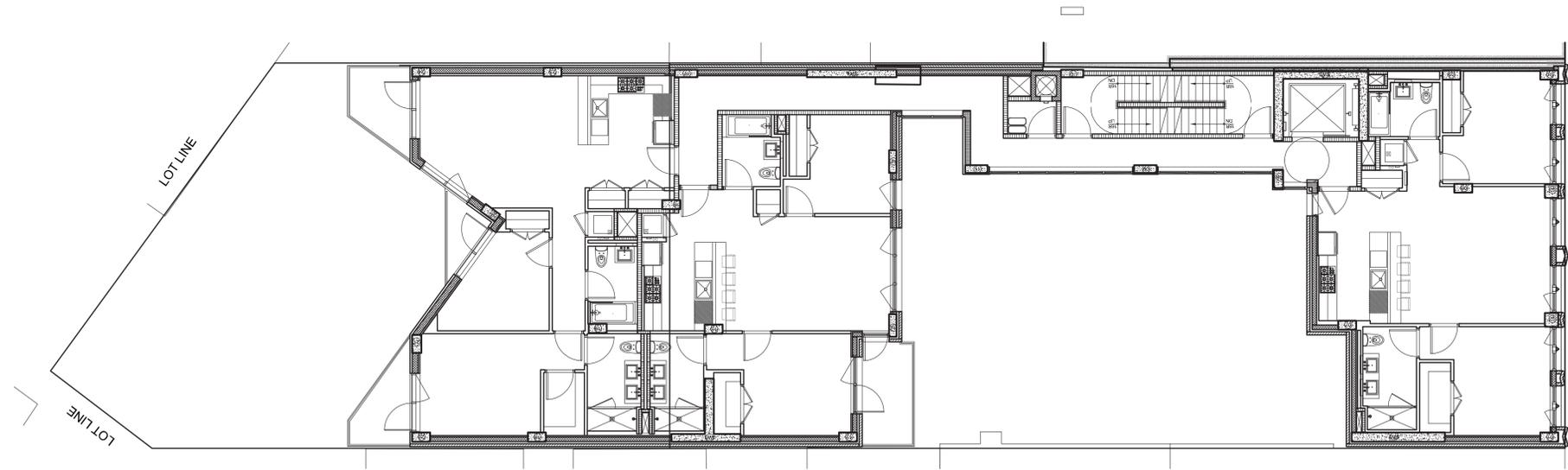


1 2ND FLOOR PLAN  
SCALE 1/16"=1'-0"

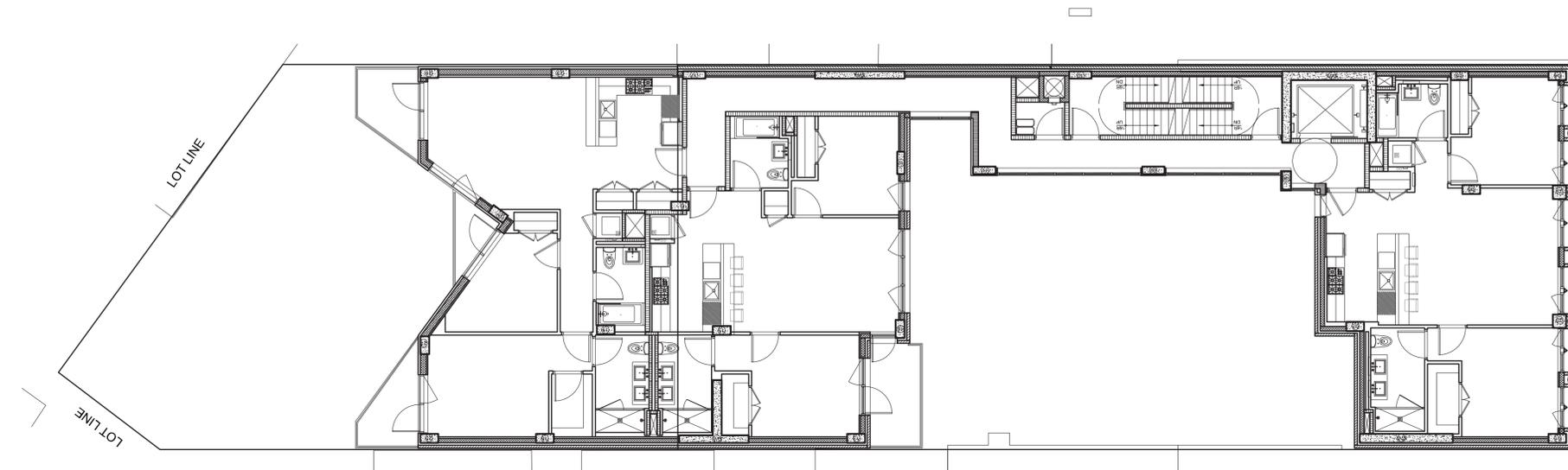


1 3RD FLOOR PLAN  
SCALE 1/16"=1'-0"

PLANS

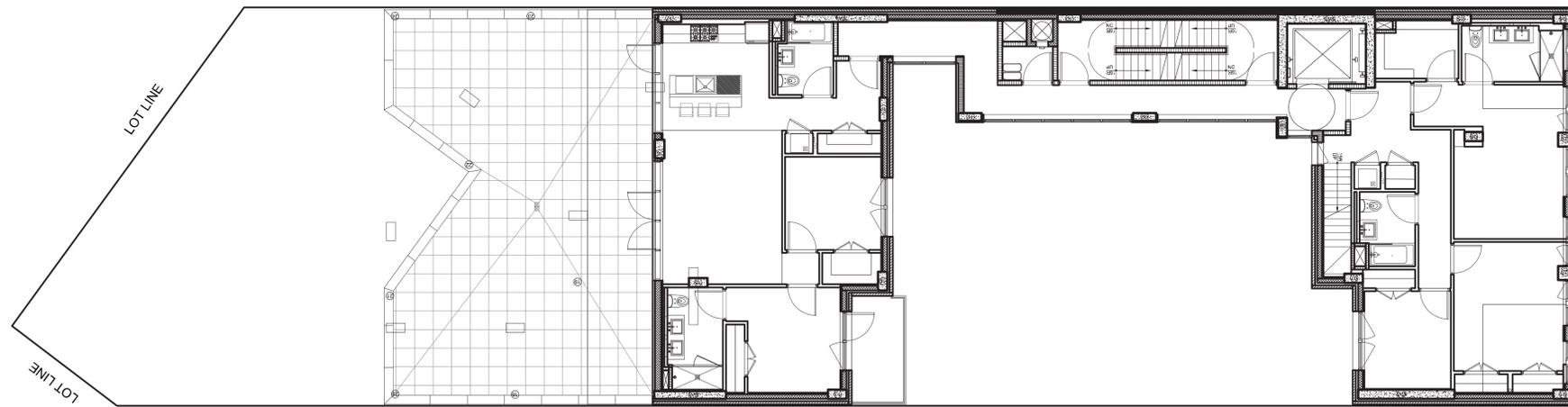


1 4TH FLOOR PLAN  
SCALE 1/16"=1'-0"

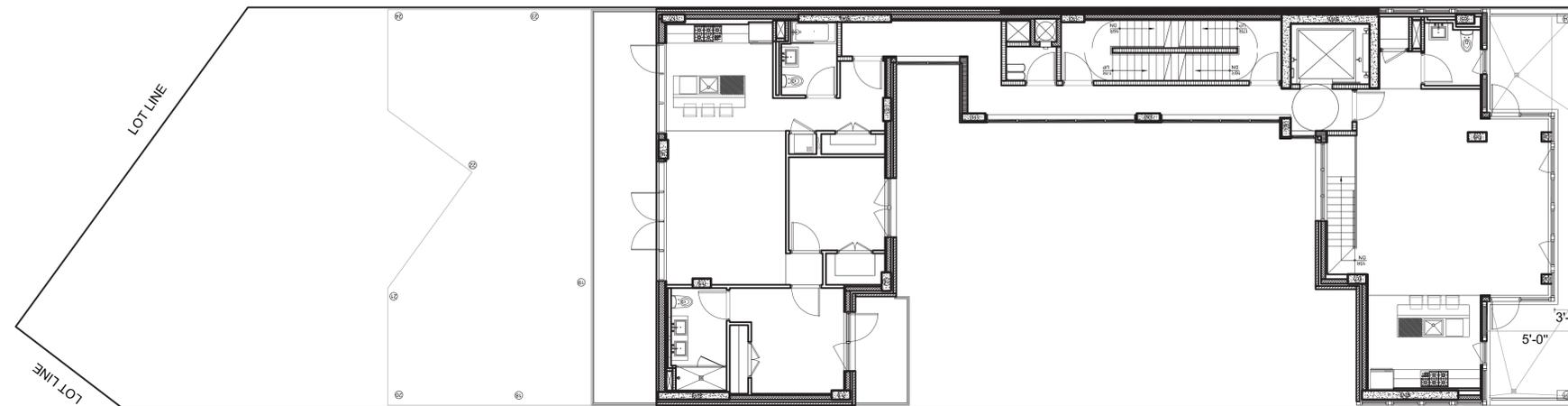


1 5TH FLOOR PLAN  
SCALE 1/16"=1'-0"

PLANS

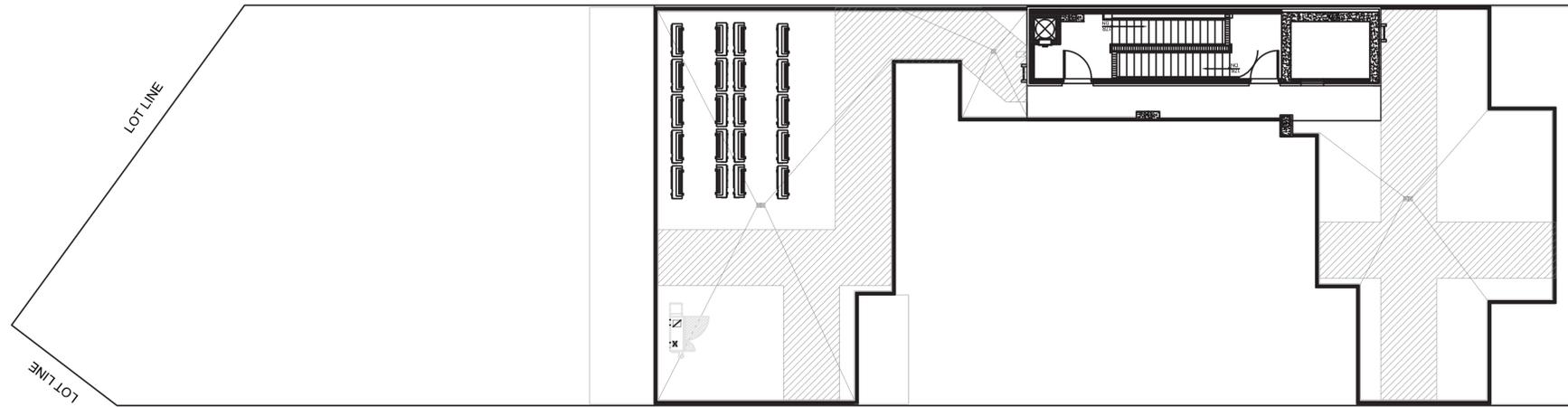


1 6TH FLOOR PLAN  
SCALE 1/16"=1'-0"

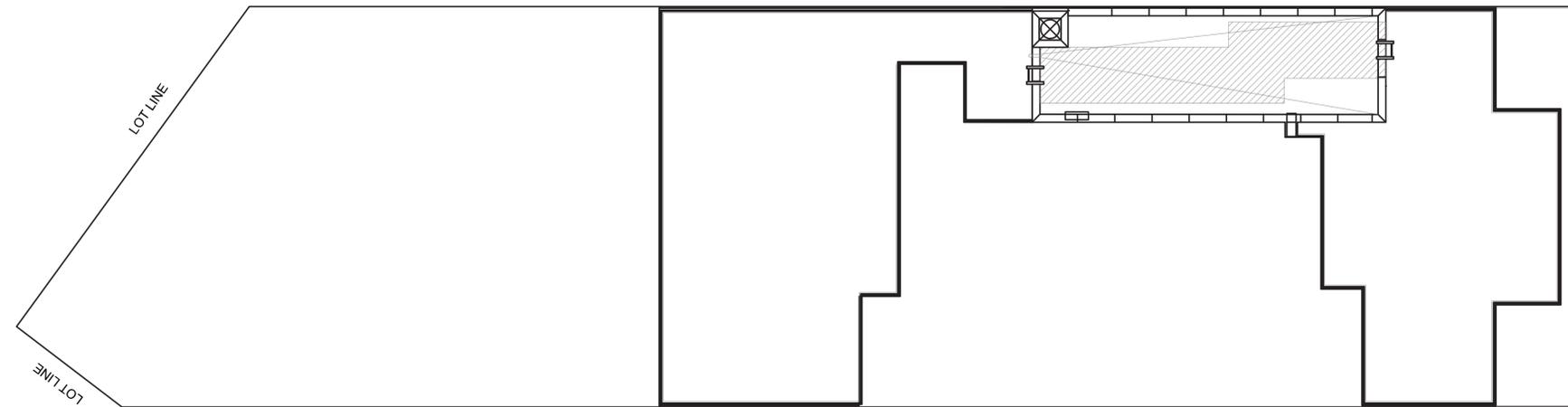


1 7TH FLOOR PLAN  
SCALE 1/16"=1'-0"

PLANS



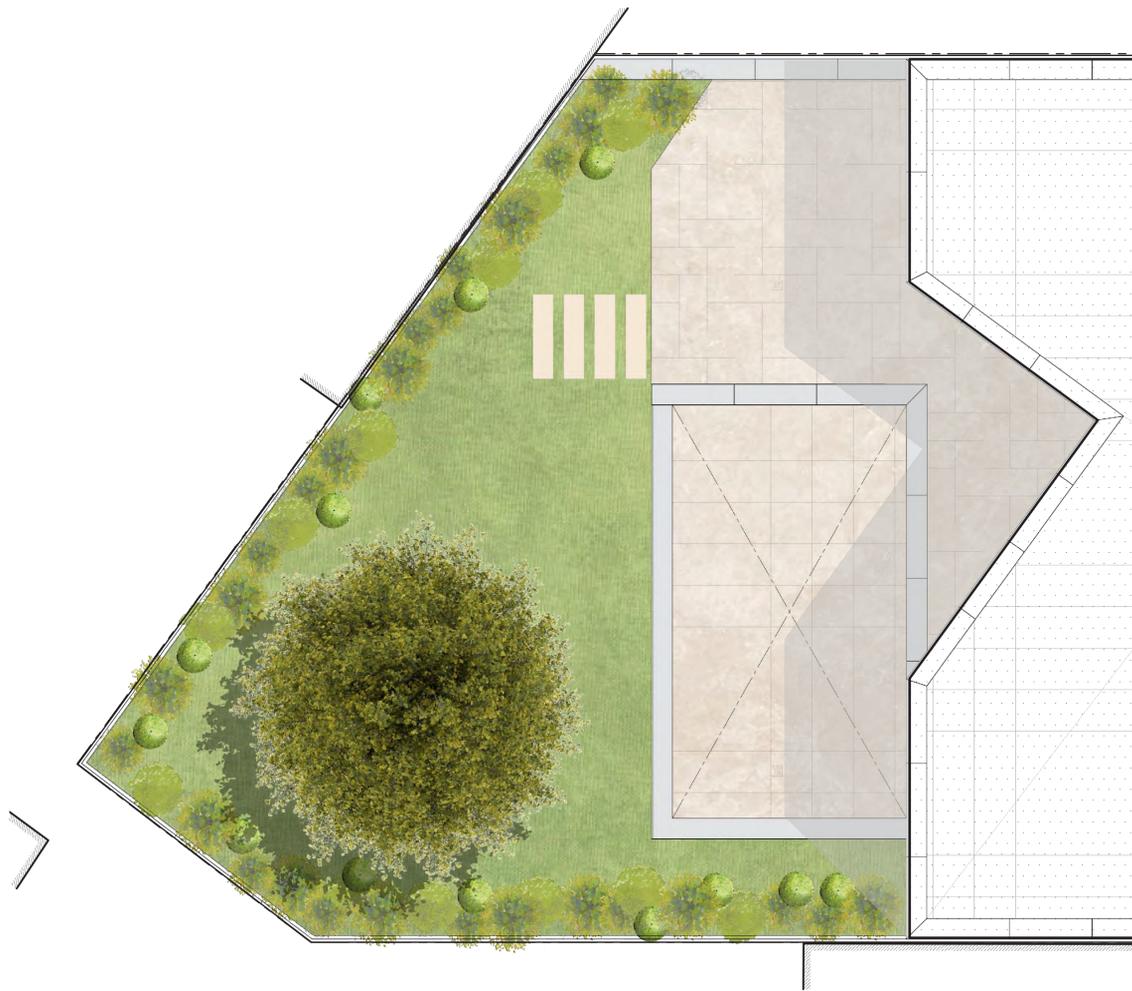
1 SITE & ROOF PLAN  
SCALE 1/16"=1'-0"



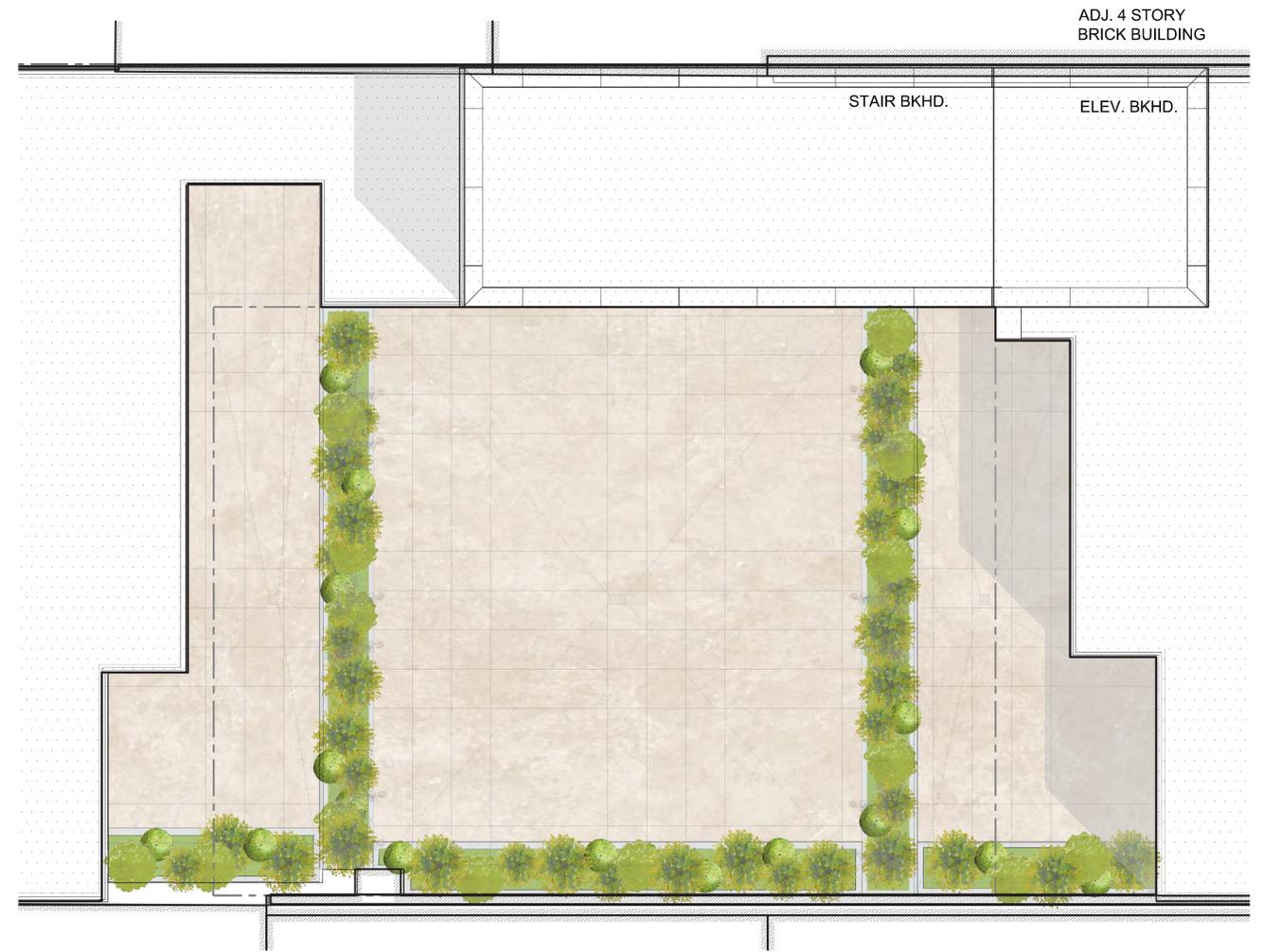
1 BULKHEAD  
SCALE 1/16"=1'-0"



# COURTYARD AND REAR YARD LANDSCAPE PLAN



1 REAR YARD SOFTSCAPE HARDSCAPE DIAGRAM  
SCALE 1/8"=1'-0"



2 COURT YARD SOFTSCAPE HARDSCAPE DIAGRAM  
SCALE 1/8"=1'-0"



VIEW A



FRONT ELEVATION SIDEWALK VIEW  
VIEW B



307-09 6TH AVE, NEW YORK, NY  
05/16/2023

307-309 SIXTH AVENUE  
JANUARY 8, 2024

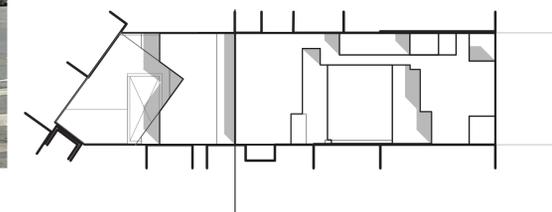
ISSAC AND STERN ARCHITECTS  
Issacstern.com | 212.268.5600

 HIGGINS QUASEBARTH & PARTNERS, LLC  
CONSULTANTS IN THE PRESERVATION AND REHABILITATION OF HISTORIC PROPERTIES

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FRONT ELEVATION



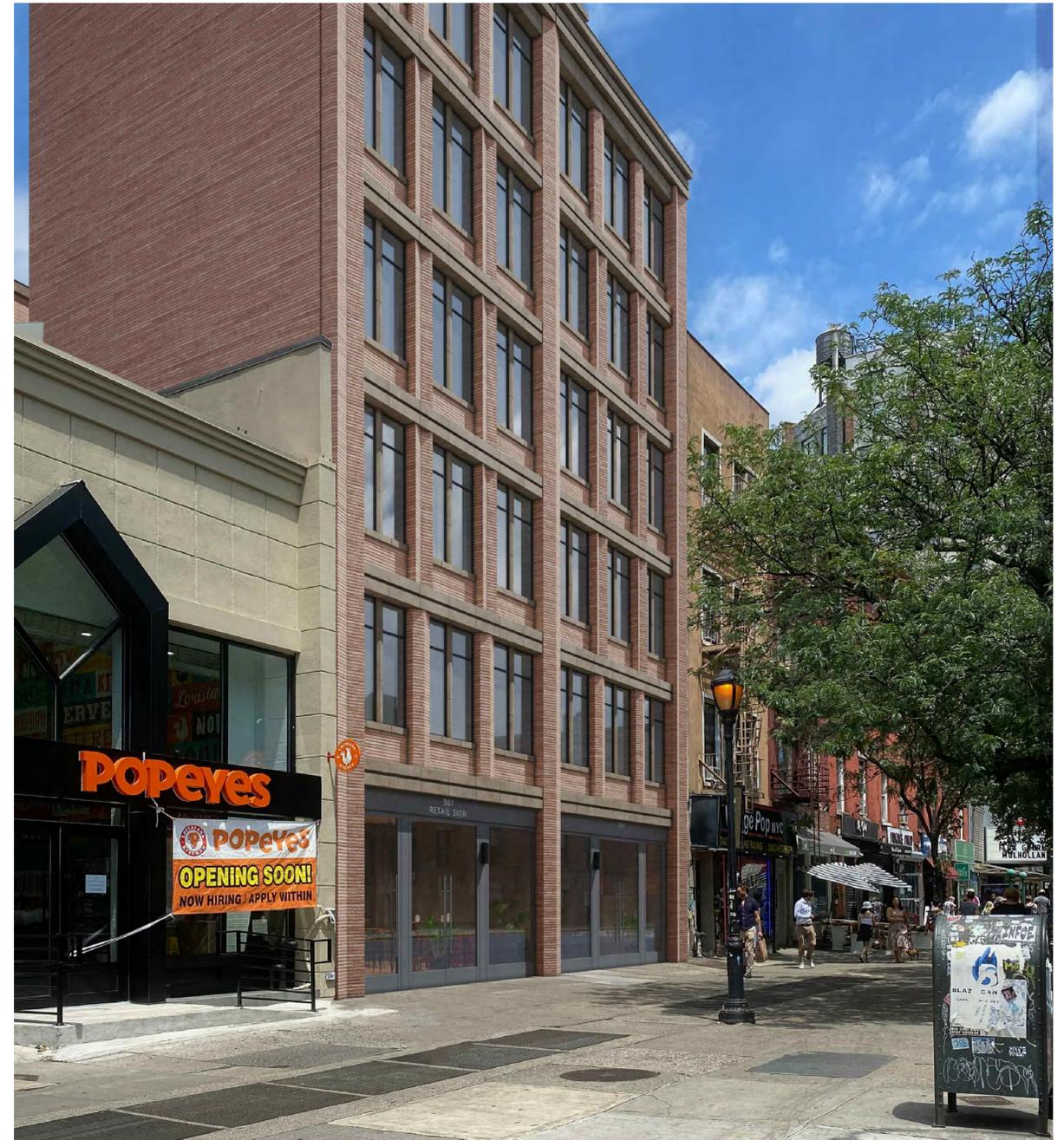
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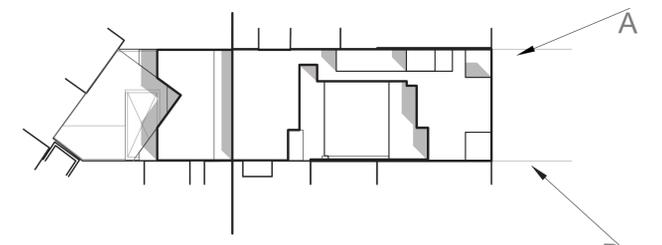
307-309 SIXTH AVENUE  
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VIEW A

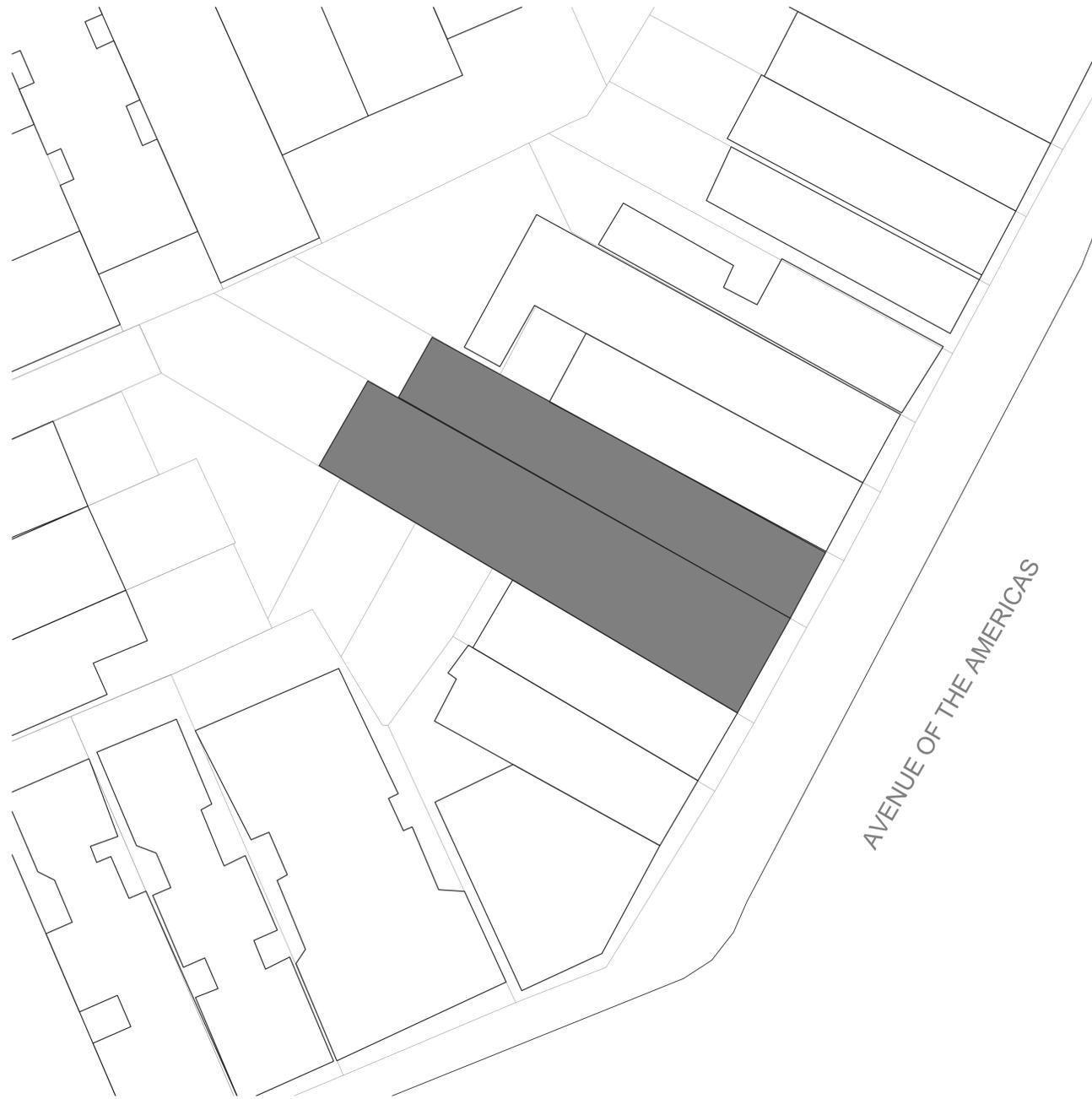


FRONT ELEVATION SIDEWALK VIEW  
VIEW B



307-309 SIXTH AVENUE  
JANUARY 8, 2024

# APPENDIX

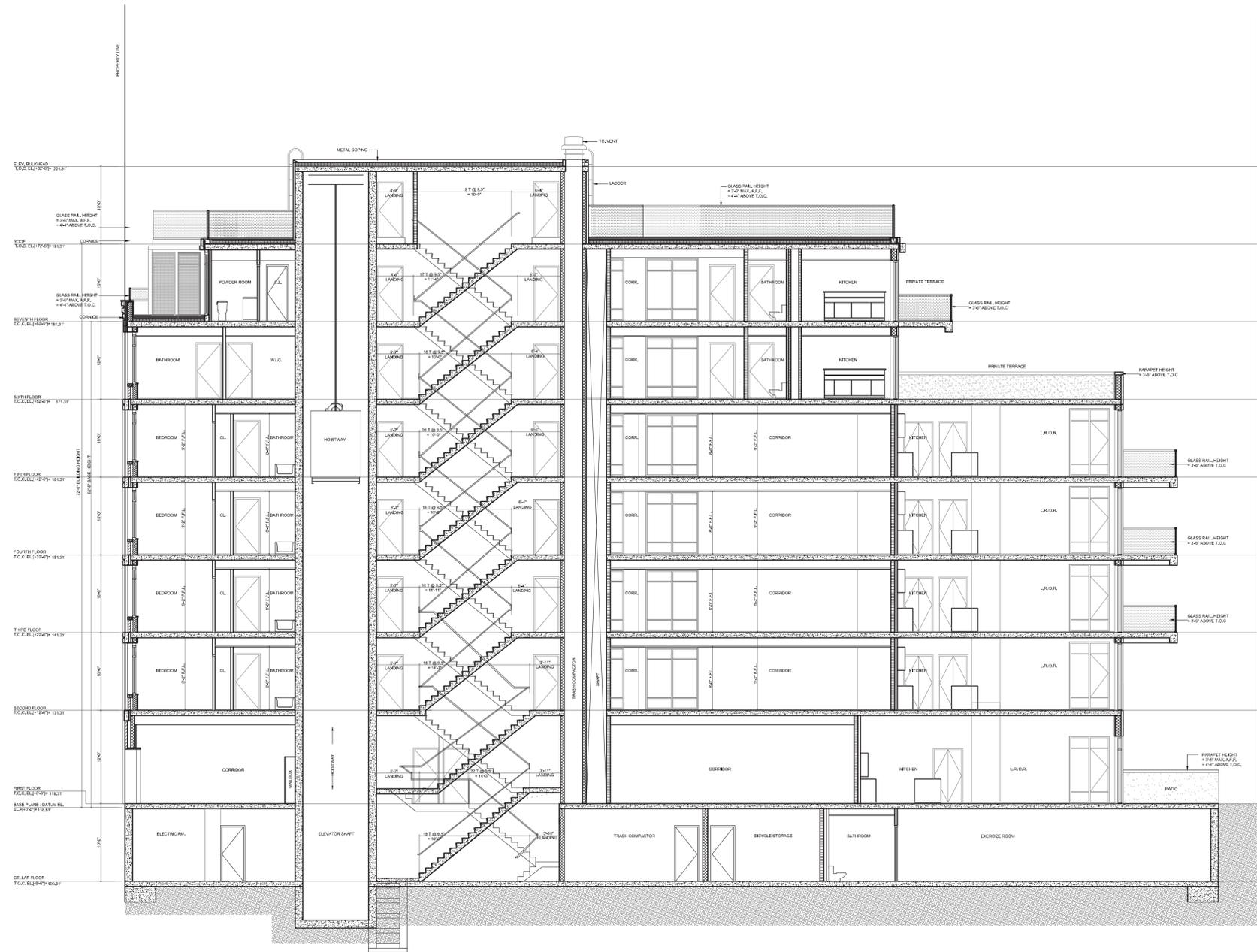


1 EXISTING PARTIAL BLOCK PLAN  
SCALE 1/32"=1'-0"



2 PROPOSED PARTIAL BLOCK PLAN  
SCALE 1/32"=1'-0"

# SECTIONS



1 SECTION  
SCALE 1/4"=1'-0"



3 SECTION  
SCALE 1/4"=1'-0"