

E R V

NYC LANDMARKS PRESERVATION COMMISSION

276 WEST 11TH STREET



GREENWICH HISTORIC DISTRICT MAP

GV-HD

AREA 7

WEST ELEVENTH STREET South Side (Betw. West 4th & Bleecker Sts.)

#276 & 278

These two houses are essentially a pair, although they were built a year apart for different people in the Eighteen-fifties. Built as three-story brick houses with high stoops and Italianate cornices, they now have basement entrances. The present splayed window lintels at both houses were inspired no doubt by the earlier Federal houses adjoining them to the west. The exterior of No. 276 was extensively altered in 1924, when the house was converted to studio apartments. Its present appearance is Federal, of the Eclectic period, with tall round-arched windows at parlor floor, and the lintels have keystones throughout. The front door has a low fanlight and is flanked by side lights. The doorway has fluted pilasters supporting a cornice slab.

No. 276 was built in 1852 for William J. Haddock, a tobacco merchant, who made his home there together with Arthur H. M. Haddock. Each of them developed a Greenwich Village block nearby. No. 278 was built for William Bogert, the daguerrian, for his residence.

LANDMARKS DESIGNATION REPORT





1933 NYPL COLLECTION PHOTOGRAPH



1940s TAX PHOTOGRAPH



1960s TAX PHOTOGRAPH

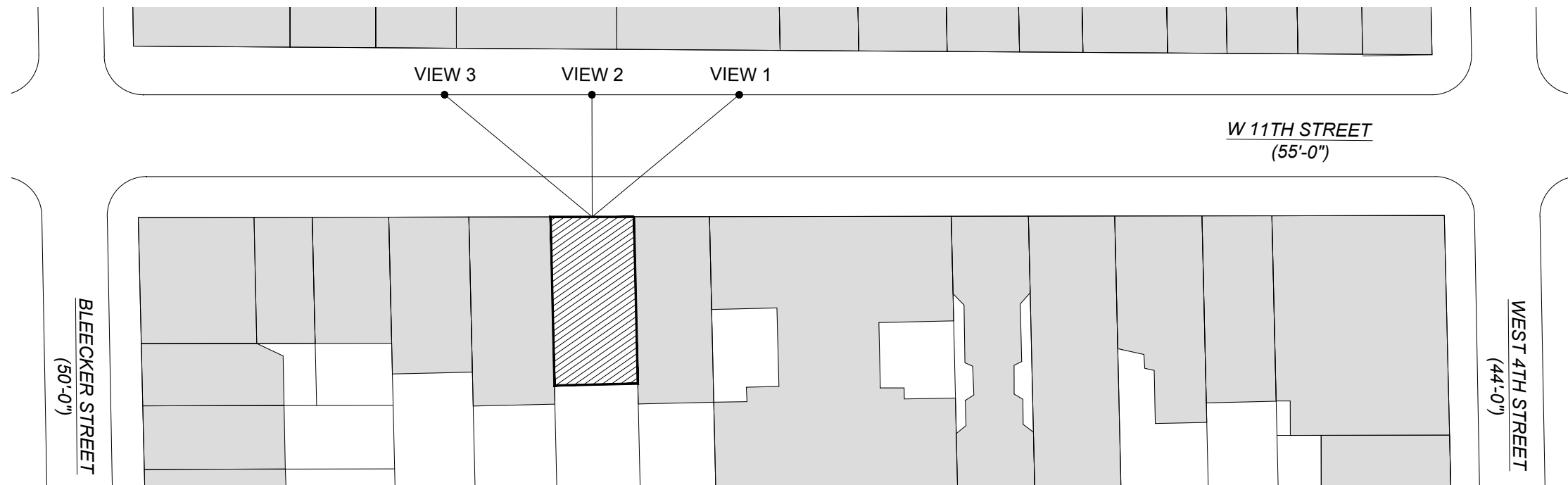
SITE INFORMATION BLOCK PLAN

















FRONT FACADE EXISTING ELEVATION



FRONT FACADE PROPOSED ELEVATION



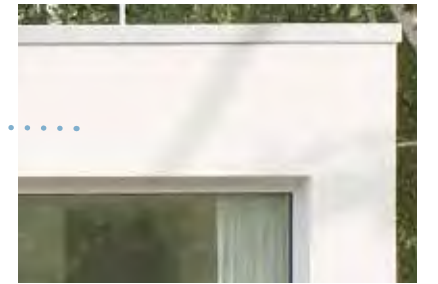
FRONT FACADE PROPOSED ELEVATION MATERIALS



CAST STONE DOOR SURROUND TO MATCH 278 WEST 11TH STREET



DARK PAINTED DOUBLE DOOR TO MATCH PRIOR 278 WEST 11TH STREET DOOR (BEFORE 2017 MODIFICATION)



LIGHT STUCCO SIDING WITH PAINTED METAL FASCIA.



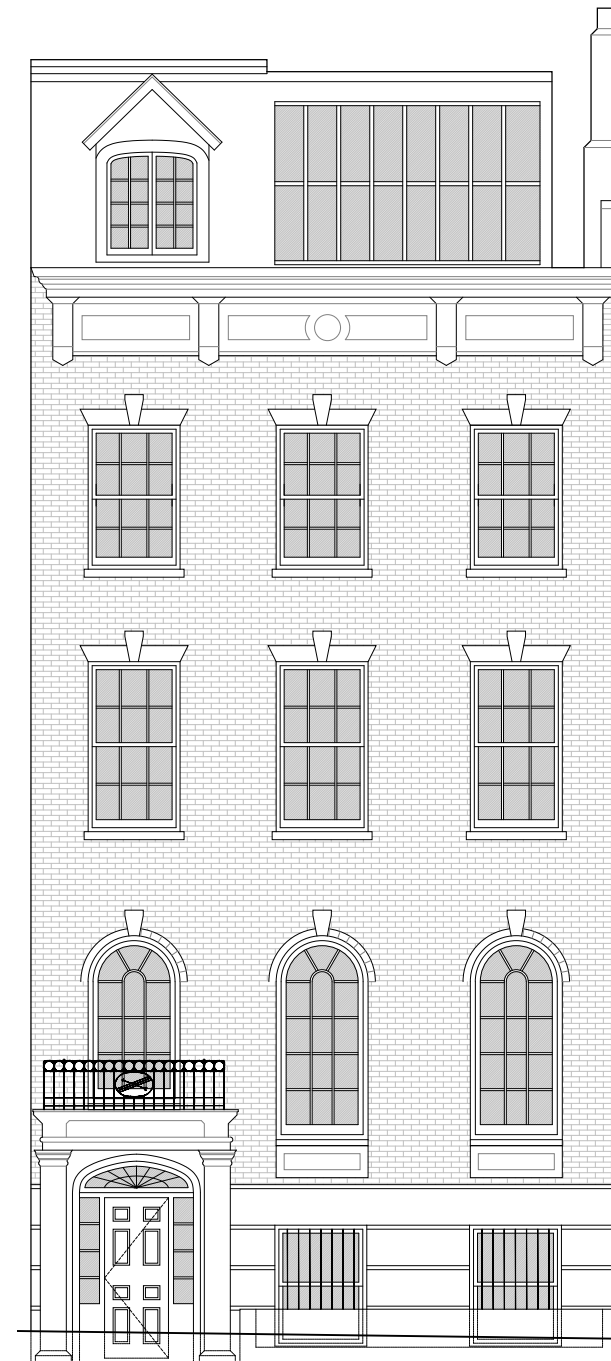
CAST STONE LINTELS AND SILLS TO MATCH 278 WEST 11TH STREET. LIGHT PAINTED DOUBLE HUNG WINDOWS (PROPOSED WINDOW COLOR NOT SHOWN ABOVE).



BROWNSTONE STOOP, NATURAL BRICK, BLACK METAL RAILINGS AND FENCE TO MATCH 278 WEST 11TH STREET.



FRONT FACADE PROPOSED WINDOWS



EXISTING ELEVATION



PROPOSED ELEVATION









STOOP TO MATCH 278 W 11TH ST



SURROUND TO MATCH 278 W 11TH ST



STOOP RAILING TO MATCH 278 W 11TH ST





LEVEL 1 WINDOW

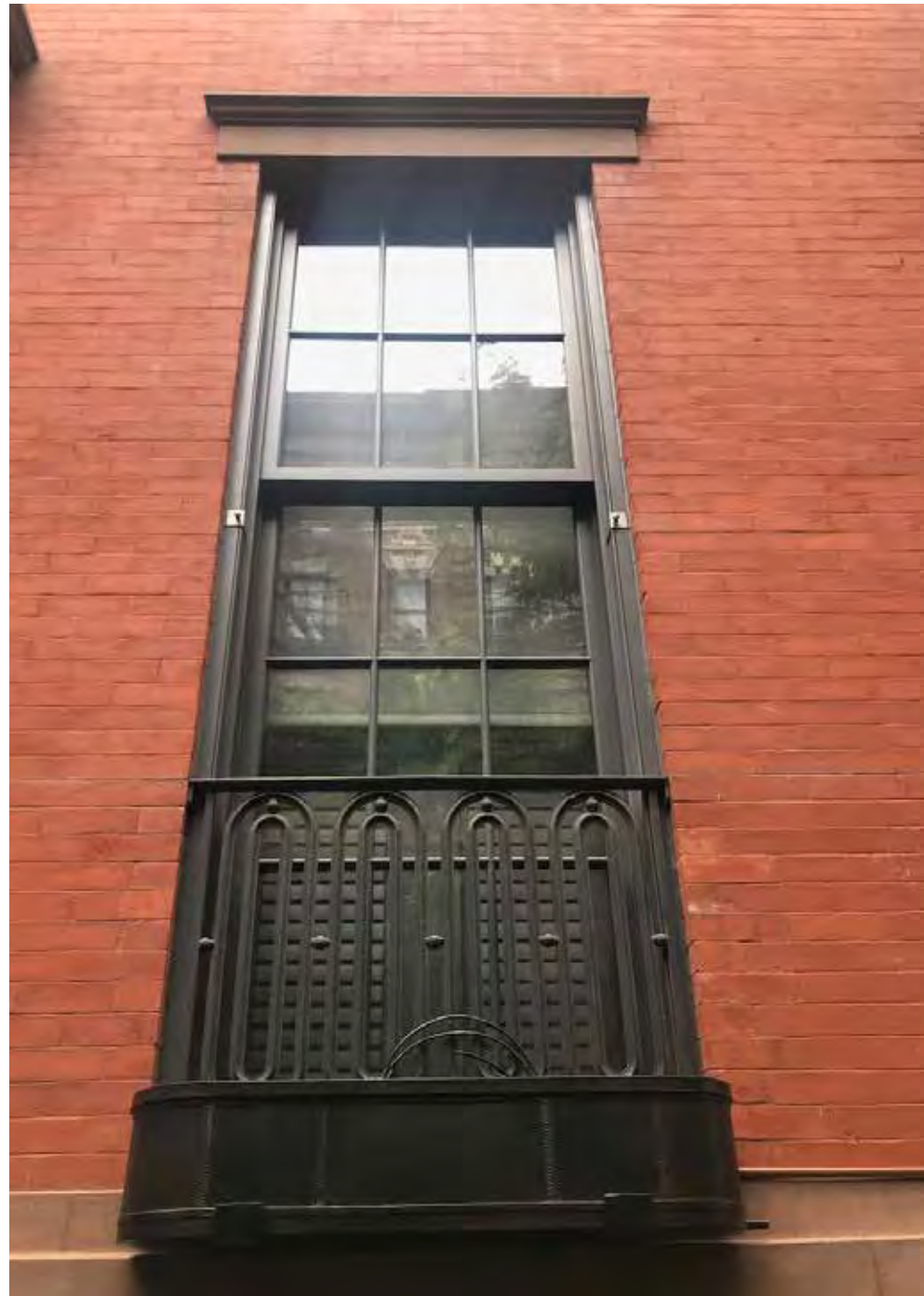


LEVEL 2 WINDOW



LEVEL 3 WINDOW





LEVEL 1 WINDOW TO MATCH 278 W 11TH ST  
(PROPOSED WINDOW PAINTED CREAM COLOR)



LEVEL 2 WINDOW TO MATCH 278 WEST 11TH  
(PROPOSED WINDOW PAINTED CREAM COLOR)



LEVEL 3 WINDOW TO MATCH 278 W 11TH ST  
(PROPOSED WINDOW PAINTED CREAM COLOR)



FRONT FACADE EXISTING BRICK PHOTOGRAPHS

276 WEST 11TH ST



INFILL BRICK FROM 1924  
CONVERSION VISIBLE BELOW  
PEELING PAINT

ORIGINAL BRICK VISIBLE  
BELOW PEELING PAINT

276 WEST 11TH ST



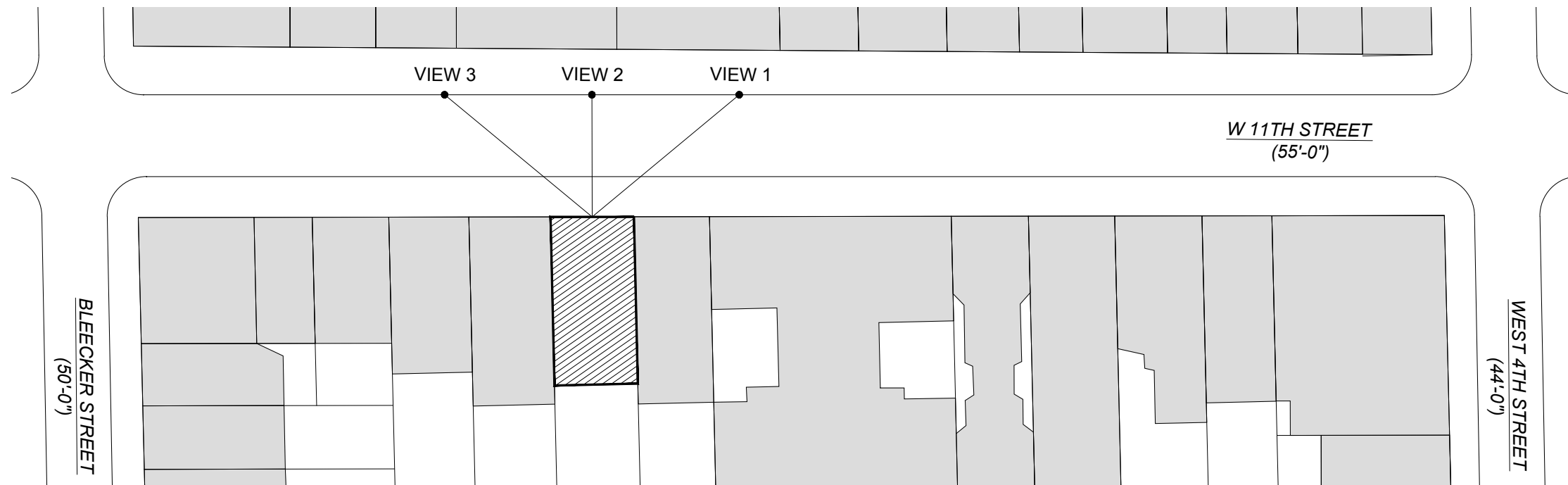
ORIGINAL BRICK VISIBLE  
BELOW PEELING PAINT

278 WEST 11TH ST

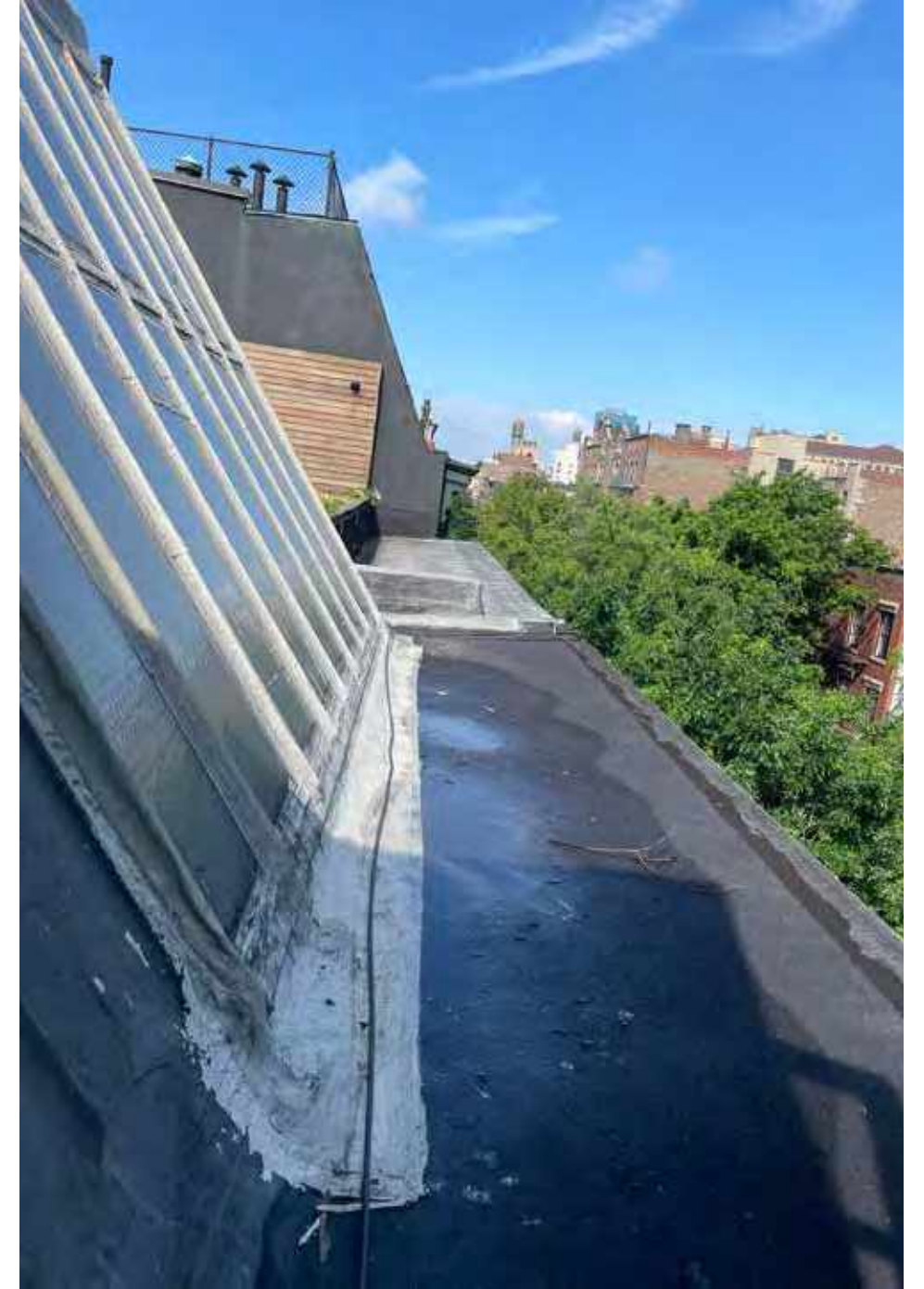


ORIGINAL BRICK





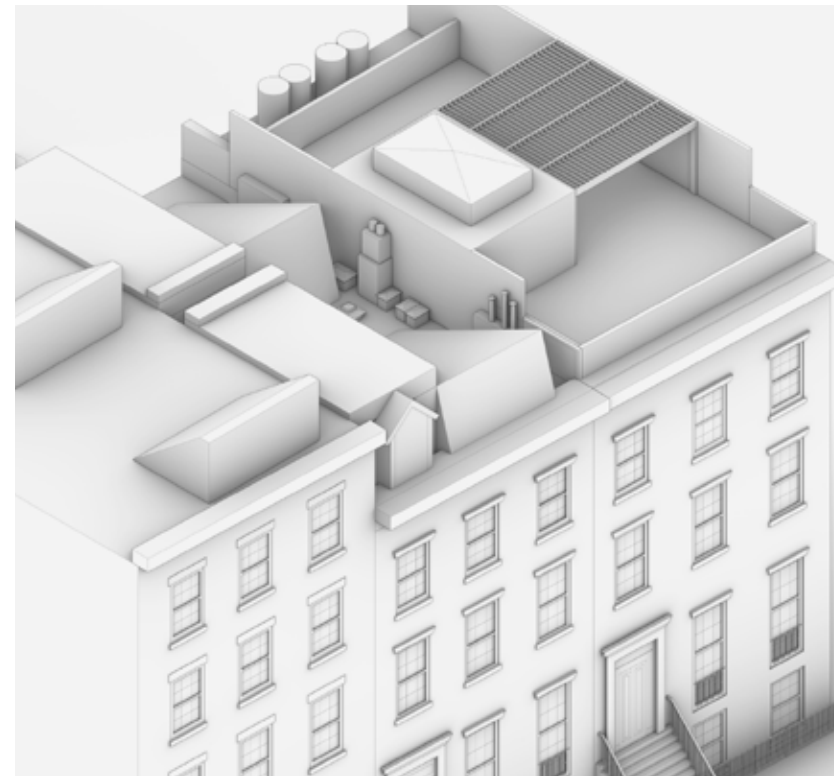




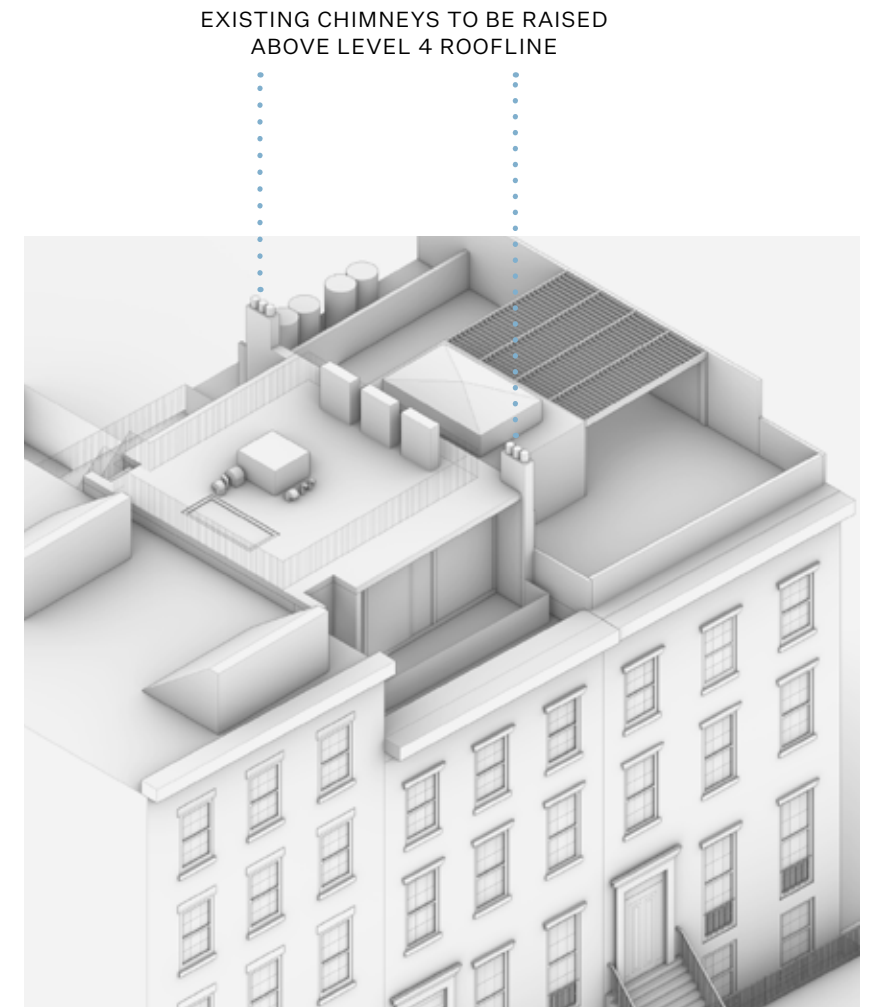




PROPOSED FRONT FACADE ELEVATION



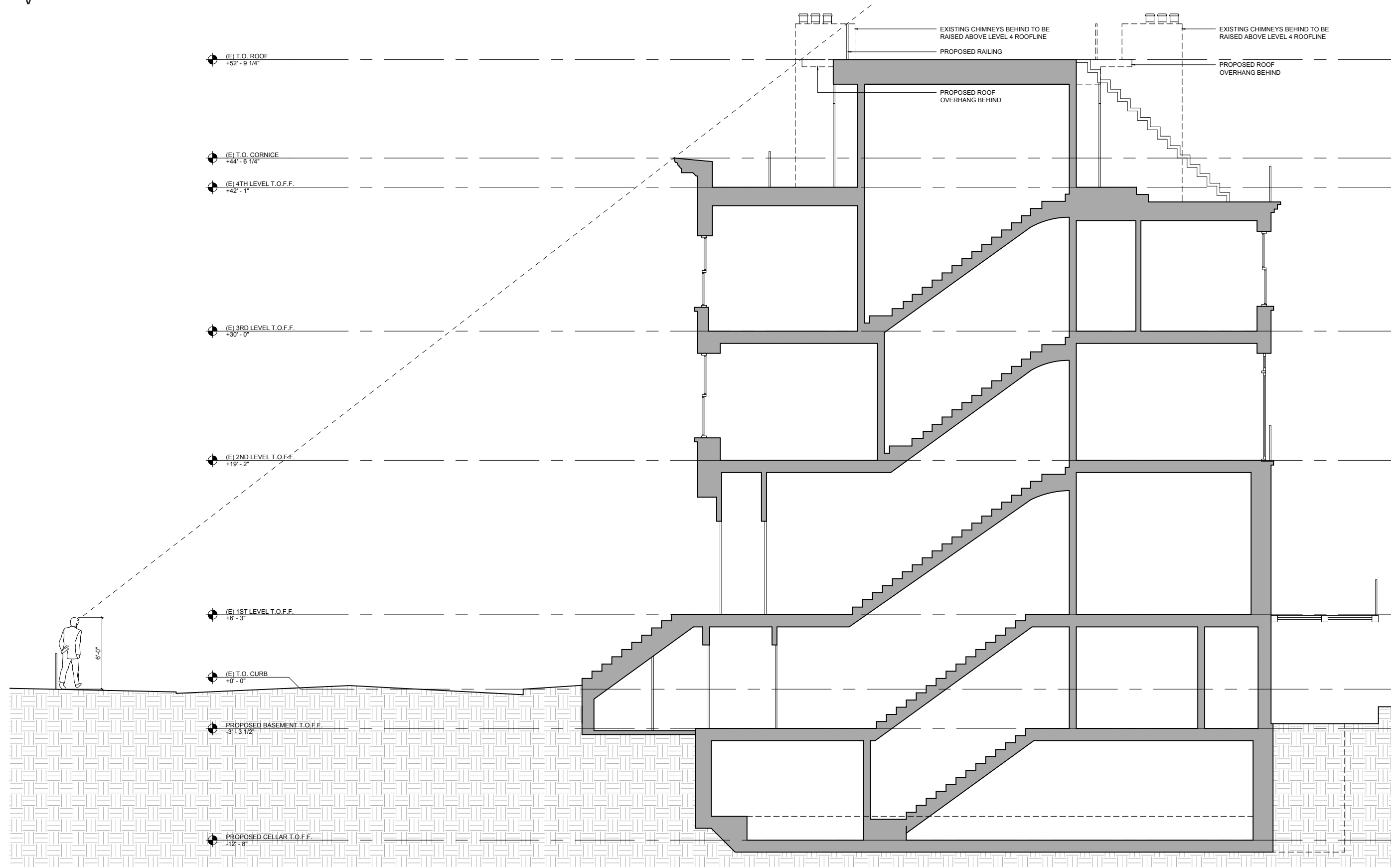
EXISTING ROOF MASSING



PROPOSED ROOF MASSING



4TH LEVEL SECTION SIGHT DIAGRAM







VIEW LOOKING SOUTHWEST



VIEW LOOKING NORTH



VIEW LOOKING NORTHWEST



VIEW LOOKING NORTHWEST



VIEW LOOKING SOUTHWEST



VIEW LOOKING NORTH BETWEEN EXISTING SKYLIGHTS







REAR FACADE EXISTING ELEVATION





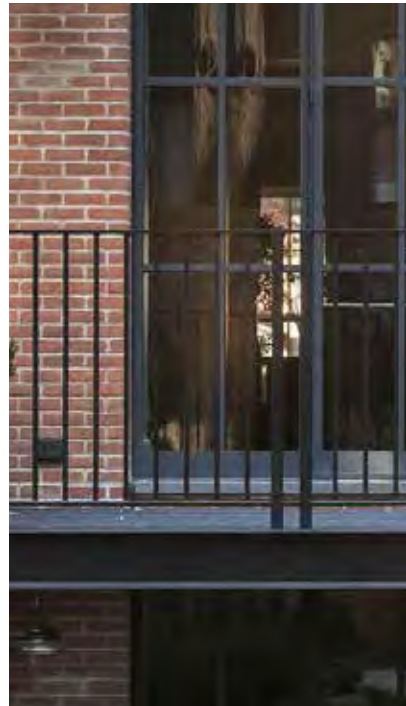
REAR FACADE PROPOSED ELEVATION



REAR FACADE PROPOSED ELEVATION MATERIALS



CAST STONE LINTELS AND SILLS TO MATCH EXISTING. DARK PAINTED DOUBLE HUNG WINDOWS.



BROWNSTONE LINTELS WITH DARK PAINTED STEEL DOORS. STEEL RAILINGS PAINTED DARK, STEEL DECK AND STAIRS WITH GLAZED PAVERS.



LIGHT STUCCO SIDING WITH PAINTED METAL FASCIA.



BROWNSTONE LINTELS AND SILLS TO MATCH EXISTING. DARK PAINTED IN-SWING FRENCH CASEMENT WINDOWS.





BASEMENT WINDOW



LEVEL 1 WINDOW



LEVEL 2 & LEVEL 3 WINDOWS



LEVEL 4 WINDOW

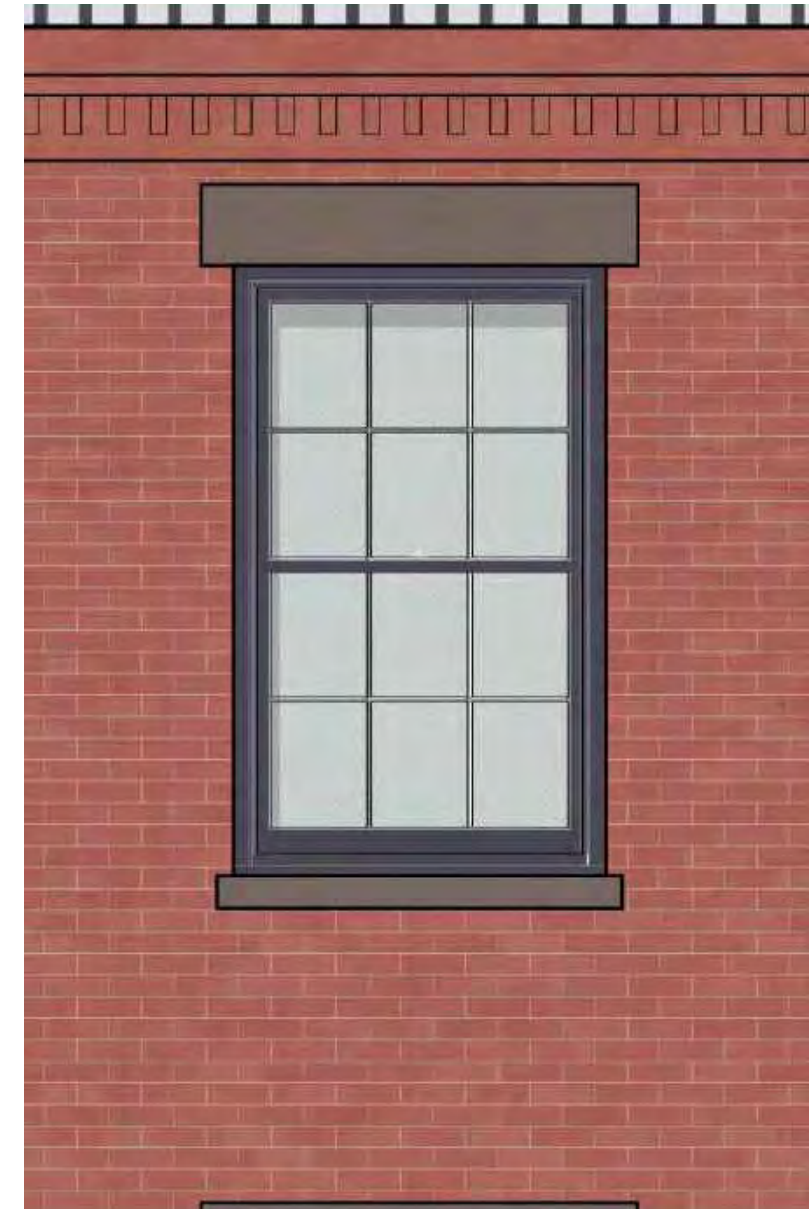




BASEMENT & LEVEL 1 DOORS



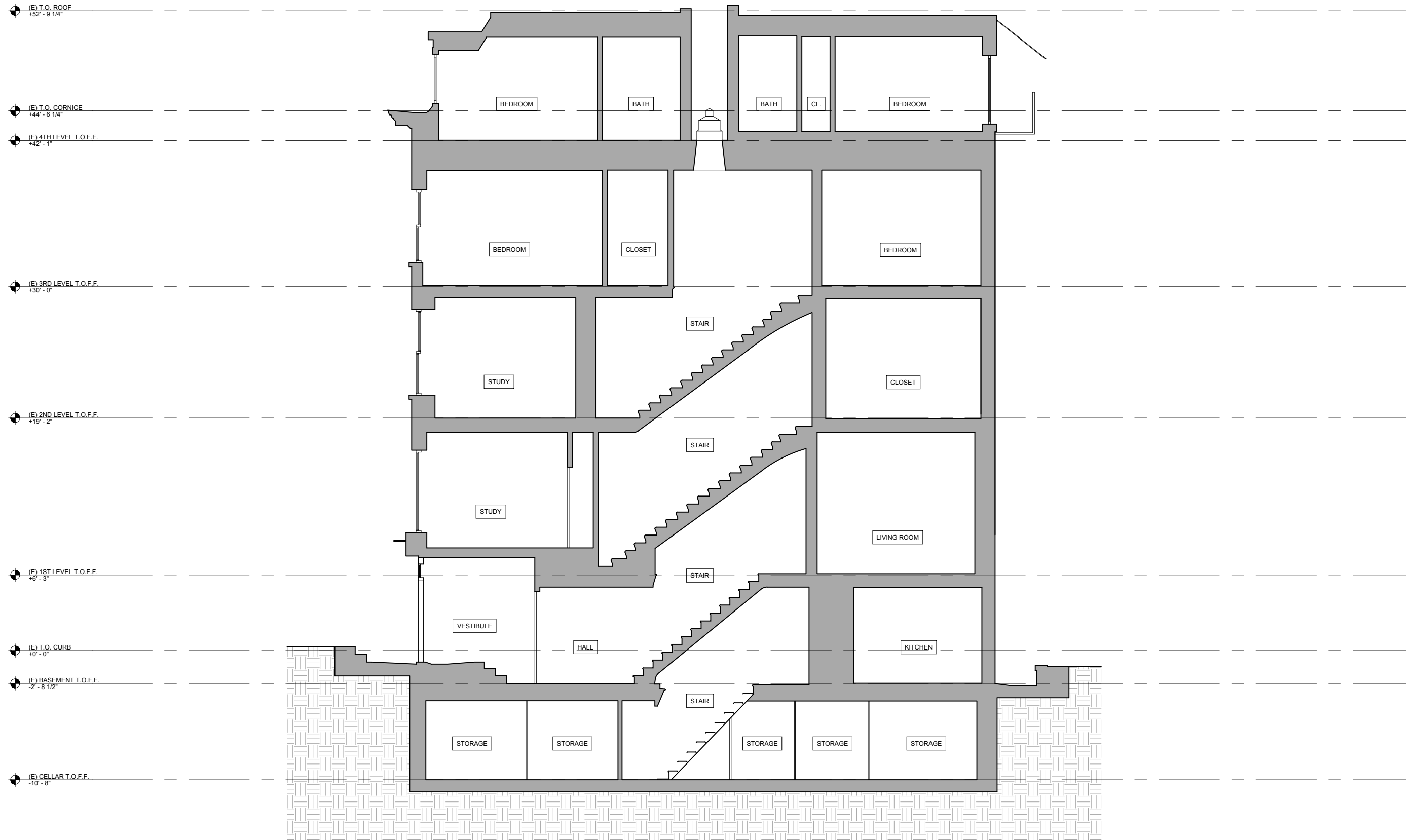
LEVEL 2 WINDOW



LEVEL 3 WINDOW

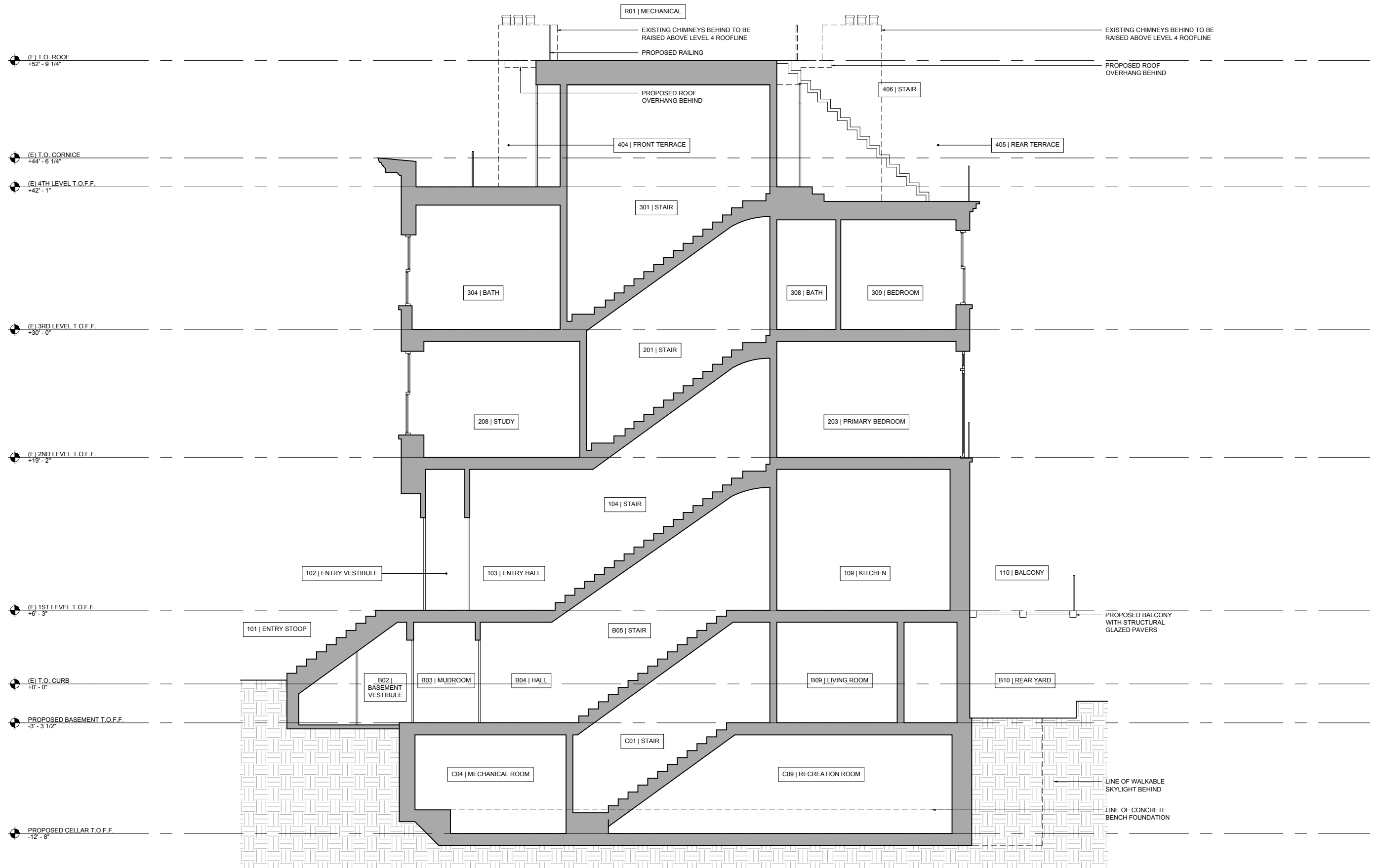


BUILDING SECTION 1 EXISTING



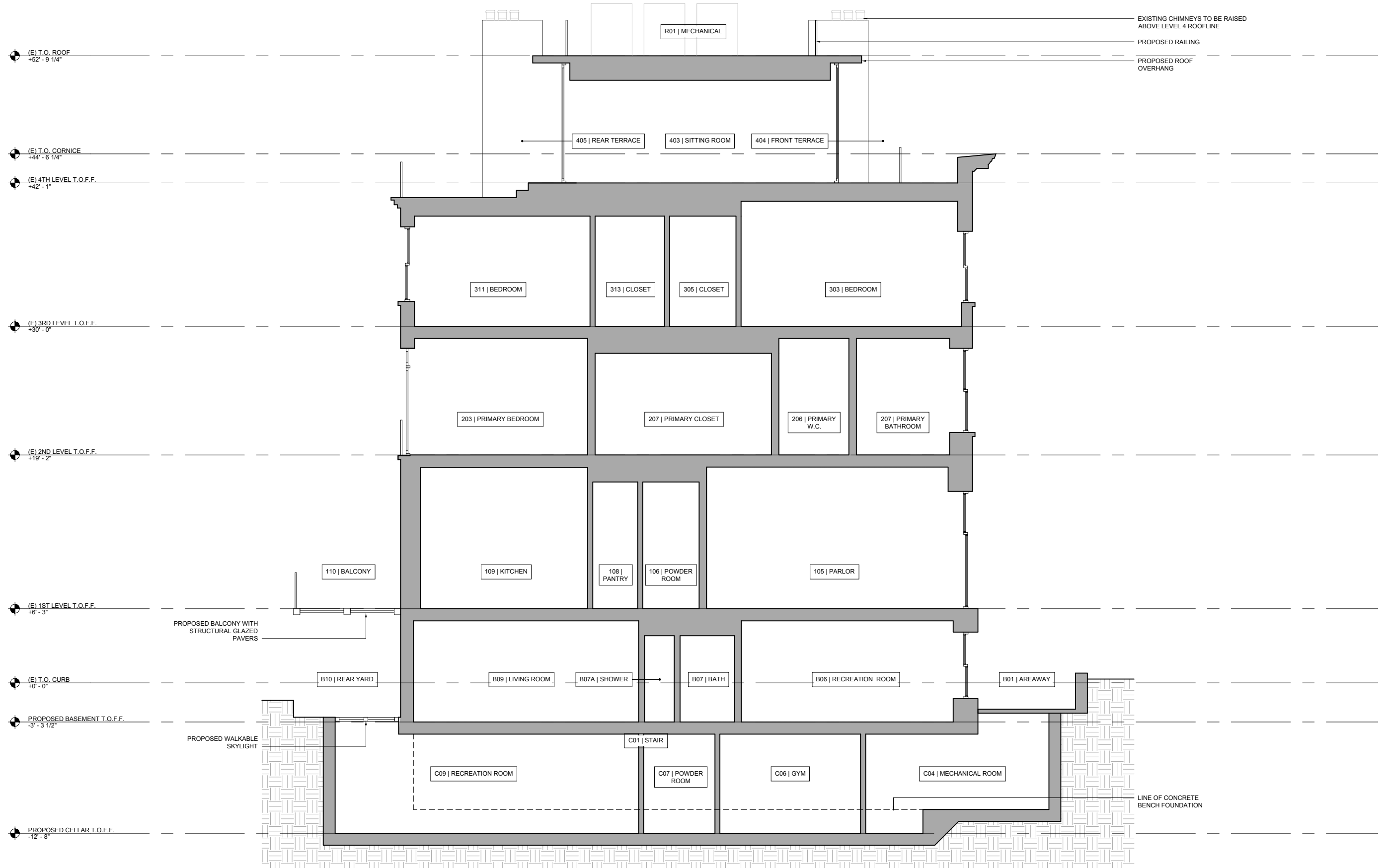


BUILDING SECTION 2 PROPOSED



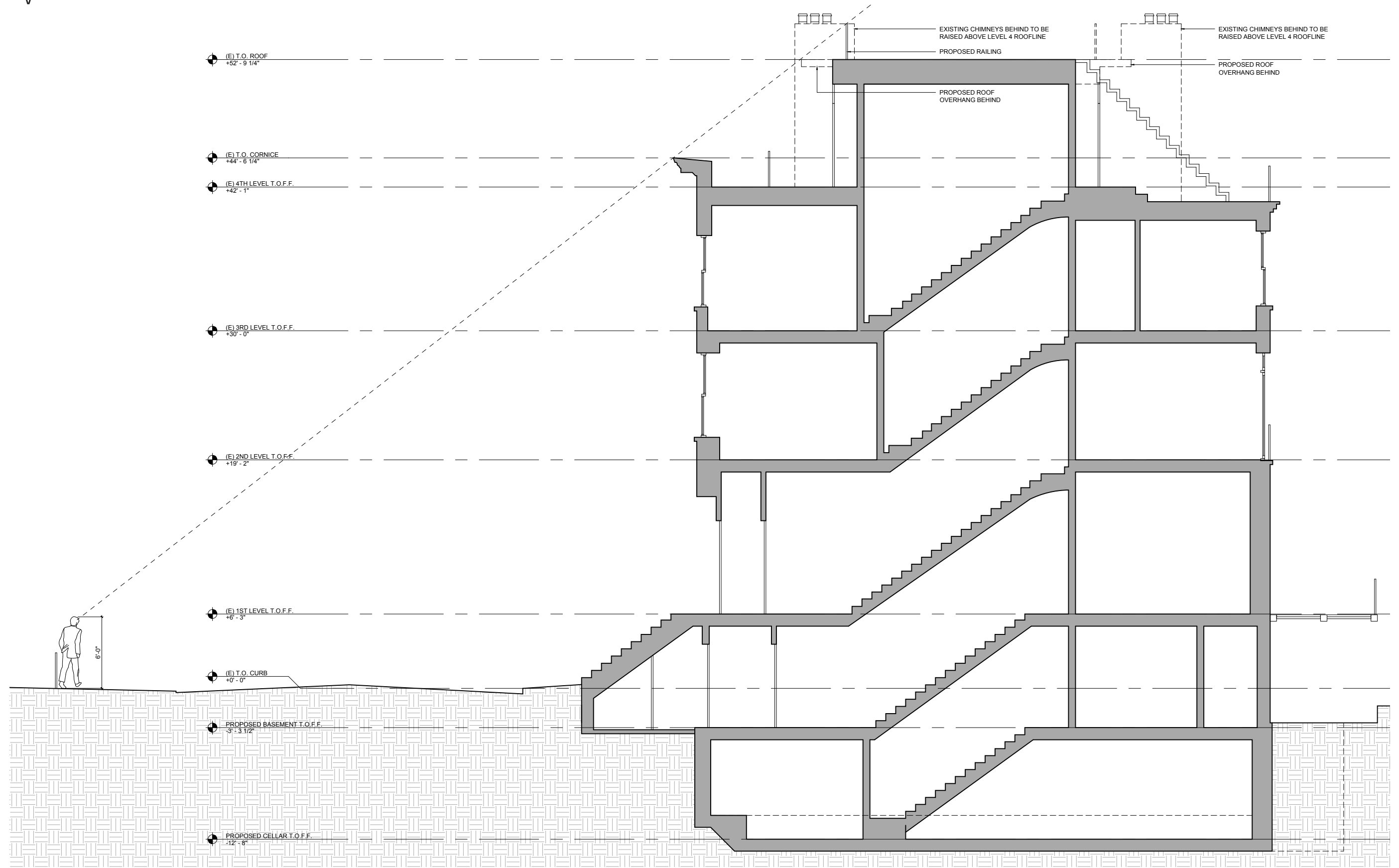


BUILDING SECTION 3 PROPOSED





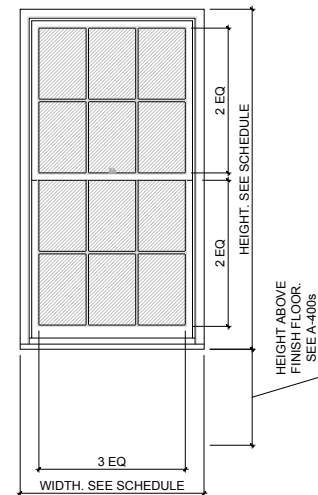
4TH LEVEL SECTION SIGHT DIAGRAM



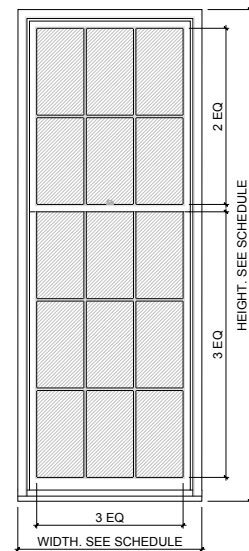


PROPOSED WINDOWS SCHEDULE

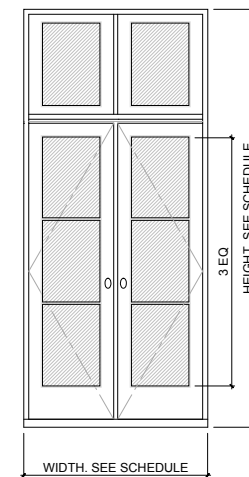
WINDOW SCHEDULE																			
#	LOCATION	ROUGH OPENING		TYPE	DESCRIPTION	MANUFACTURER	FRAME & SASH MATERIAL	EXTERIOR FINISH	INTERIOR FINISH	GLASS TYPE / ASSEMBLY	HARDWARE	CASING TYPE / FINISH		DETAILS			INSECT SCREEN	SHADE	NOTES
		WIDTH	HEIGHT									EXTERIOR	INTERIOR	SILL	HEAD	JAMB			
<b>BASEMENT</b>																			
B06.A	RECREATION ROOM	3'-10"	6'-0"	DH-1	6 OVER 6 WEIGHT & CHAIN DOUBLE HUNG	LEPAGE	RED GRANDIS	PAINTED, CREAM	PRIMED								NONE		
B06.B	RECREATION ROOM	3'-10"	6'-0"	DH-1	6 OVER 6 WEIGHT & CHAIN DOUBLE HUNG	LEPAGE	RED GRANDIS	PAINTED, CREAM	PRIMED								NONE		
<b>LEVEL 1</b>																			
105.A	PARLOR	3'-10"	9'-9 1/4"	DH-2	6 OVER 9 WEIGHT & CHAIN DOUBLE HUNG	LEPAGE	RED GRANDIS	PAINTED, CREAM	PRIMED								NONE		
105.B	PARLOR	3'-10"	9'-9 1/4"	DH-2	6 OVER 9 WEIGHT & CHAIN DOUBLE HUNG	LEPAGE	RED GRANDIS	PAINTED, CREAM	PRIMED								NONE		
<b>LEVEL 2</b>																			
203.A	PRIMARY BEDROOM	3'-10"	9'-0 1/2"	C-1	IN-SWING FRENCH CASEMENT	LEPAGE	RED GRANDIS	PAINTED, BLACK	PRIMED								NONE		
203.B	PRIMARY BEDROOM	3'-10"	9'-0 1/2"	C-1	IN-SWING FRENCH CASEMENT	LEPAGE	RED GRANDIS	PAINTED, BLACK	PRIMED								NONE		
203.C	PRIMARY BEDROOM	3'-10"	9'-0 1/2"	C-1	IN-SWING FRENCH CASEMENT	LEPAGE	RED GRANDIS	PAINTED, BLACK	PRIMED								NONE		
207.A	PRIMARY BATHROOM	3'-10"	7'-1"	DH-1	6 OVER 6 WEIGHT & CHAIN DOUBLE HUNG	LEPAGE	RED GRANDIS	PAINTED, CREAM	PRIMED								NONE		
207.B	PRIMARY BATHROOM	3'-10"	7'-1"	DH-1	6 OVER 6 WEIGHT & CHAIN DOUBLE HUNG	LEPAGE	RED GRANDIS	PAINTED, CREAM	PRIMED								NONE		
208.A	STUDY	3'-10"	7'-1"	DH-1	6 OVER 6 WEIGHT & CHAIN DOUBLE HUNG	LEPAGE	RED GRANDIS	PAINTED, CREAM	PRIMED								NONE		
<b>LEVEL 3</b>																			
303.A	BEDROOM	3'-10"	6'-0"	DH-1	6 OVER 6 WEIGHT & CHAIN DOUBLE HUNG	LEPAGE	RED GRANDIS	PAINTED, CREAM	PRIMED								NONE		
303.B	BEDROOM	3'-10"	6'-0"	DH-1	6 OVER 6 WEIGHT & CHAIN DOUBLE HUNG	LEPAGE	RED GRANDIS	PAINTED, CREAM	PRIMED								NONE		
304.A	BATH	3'-10"	6'-0"	DH-1	6 OVER 6 WEIGHT & CHAIN DOUBLE HUNG	LEPAGE	RED GRANDIS	PAINTED, CREAM	PRIMED								NONE		
309.A	BEDROOM	3'-10"	6'-3 1/2"	DH-1	6 OVER 6 WEIGHT & CHAIN DOUBLE HUNG	LEPAGE	RED GRANDIS	PAINTED, BLACK	PRIMED								NONE		
309.B	BEDROOM	3'-10"	6'-3 1/2"	DH-1	6 OVER 6 WEIGHT & CHAIN DOUBLE HUNG	LEPAGE	RED GRANDIS	PAINTED, BLACK	PRIMED								NONE		
311.A	BEDROOM	3'-10"	6'-3 1/2"	DH-1	6 OVER 6 WEIGHT & CHAIN DOUBLE HUNG	LEPAGE	RED GRANDIS	PAINTED, BLACK	PRIMED								NONE		
<b>SKYLIGHTS</b>																			
C09.A	RECREATION ROOM	16'-11 3/4"	5'-4"	SK-2	STYLE 91R PLANK GLASS & METAL PANEL SYSTEM	CIRCLE REDMONT	STAINLESS STEEL	PAINTED, BLACK	TBD								N/A		
B10.A	REAR YARD	16'-11 3/4"	5'-4"	SK-2	STYLE 91R PLANK GLASS & METAL PANEL SYSTEM	CIRCLE REDMONT	STAINLESS STEEL	PAINTED, BLACK	TBD								N/A		
401.A	HALL	16'-11 3/4"	16'-11 3/4"	SK-1	FIXED CURB MOUNT SKYLIGHT	LYNBROOK	ALUMINUM	DARK BRONZE ANODIZED	DARK BRONZE ANODIZED								N/A		



DOUBLE HUNG WINDOW  
6 OVER 6

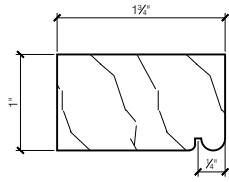


DOUBLE HUNG WINDOW  
6 OVER 9



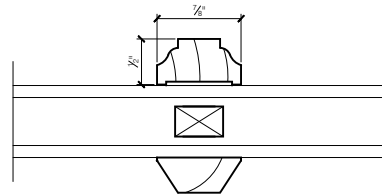
CASEMENT FRENCH WINDOW  
IN-SWING

PROPOSED WINDOWS FRONT FACADE DOUBLE HUNG - 6 OVER 6



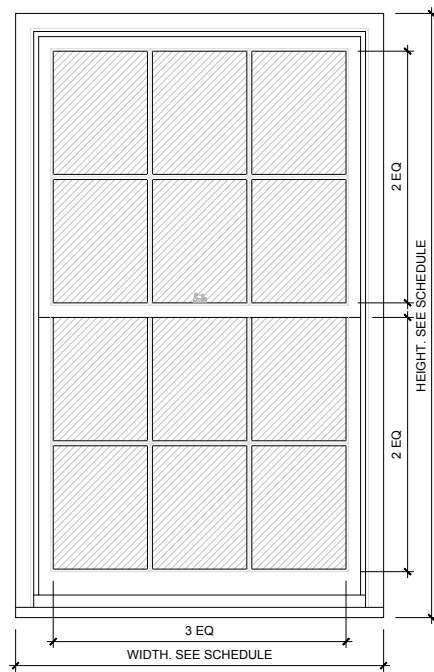
EXISTING BRICKMOULD PROFILE. NEW BRICKMOULD AT ALL FRONT FACADE WINDOWS TO MATCH.

SCALE: 6" = 1'-0"

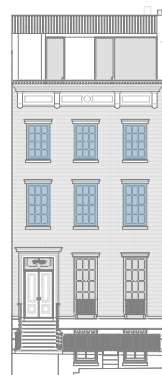


WOOD 7/8" MUNTIN WITH SPACER BAR

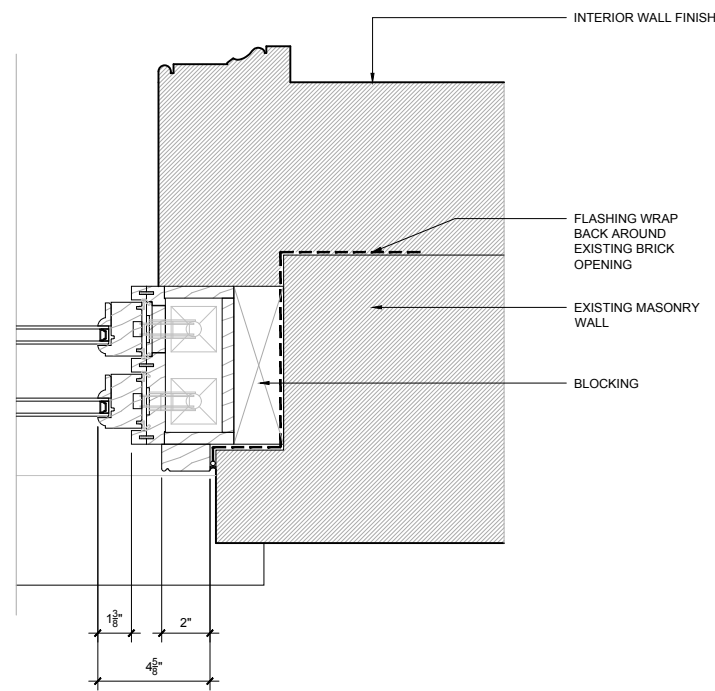
SCALE: 6" = 1'-0"



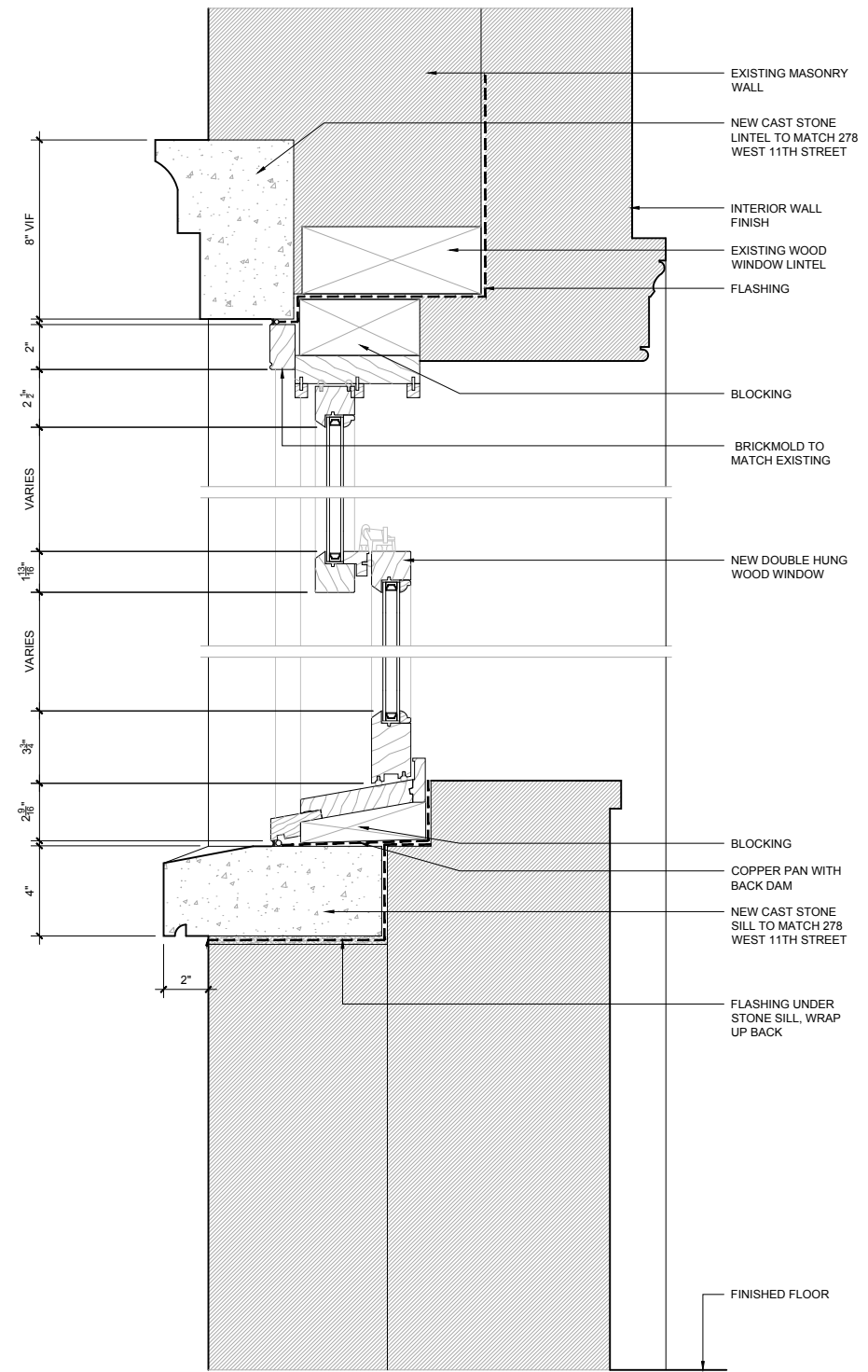
SCALE: 1/4" = 1'-0"



KEY



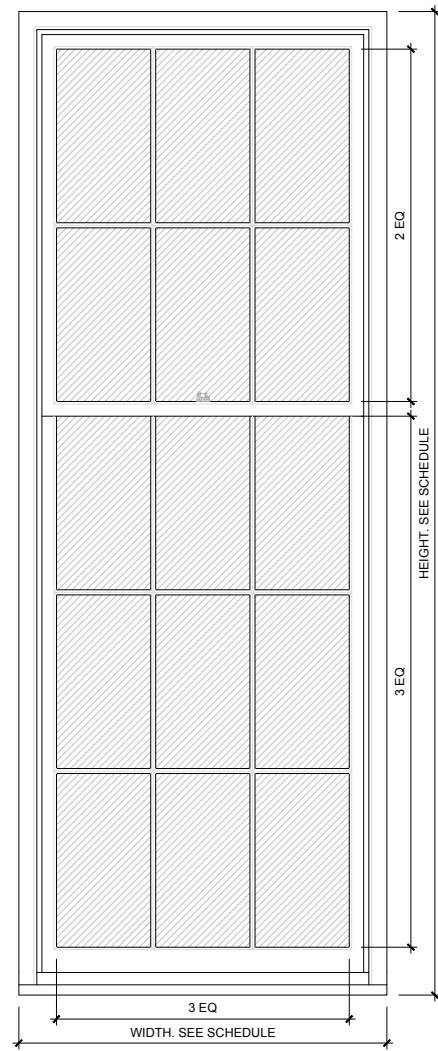
SCALE: 1 1/2" = 1'-0"



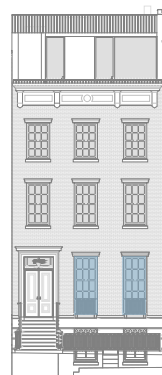
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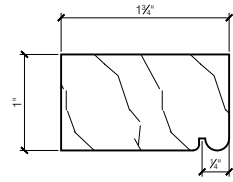
PROPOSED WINDOWS FRONT FACADE DOUBLE HUNG - 6 OVER 9



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

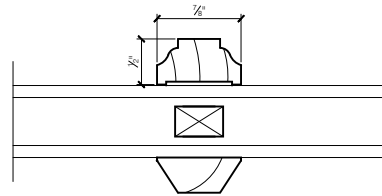


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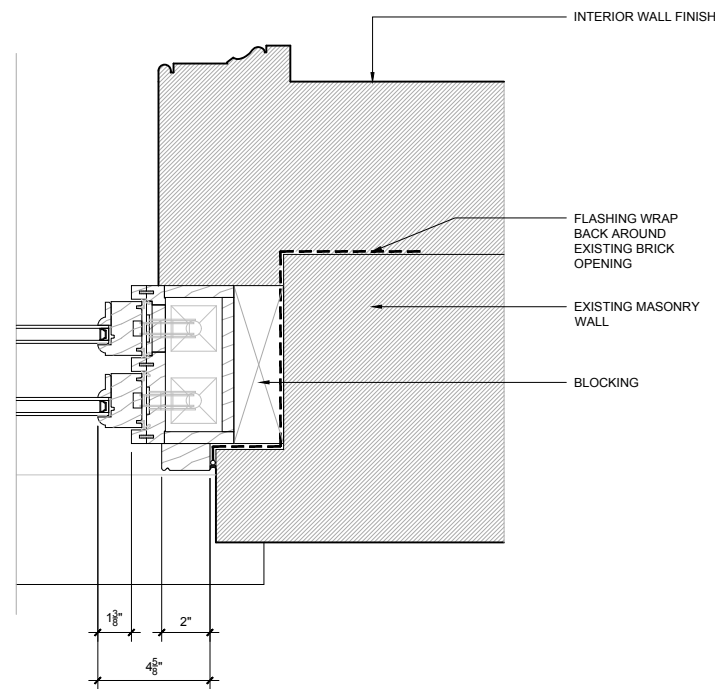
EXISTING BRICKMOULD PROFILE. NEW BRICKMOULD AT ALL FRONT FACADE WINDOWS TO MATCH.

SCALE: 6" = 1'-0"

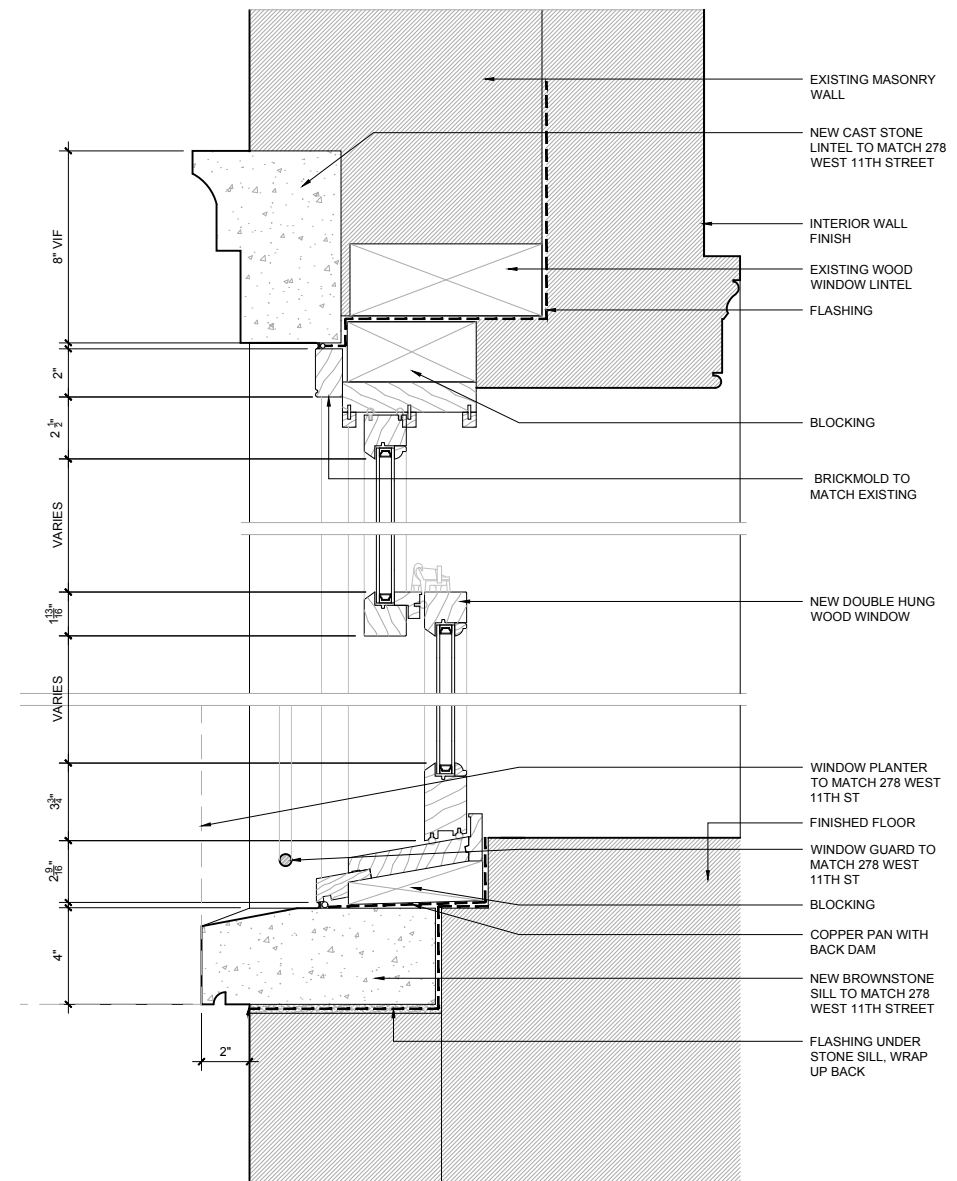


WOOD 7/8" MUNTIN WITH SPACER BAR

SCALE: 6" = 1'-0"

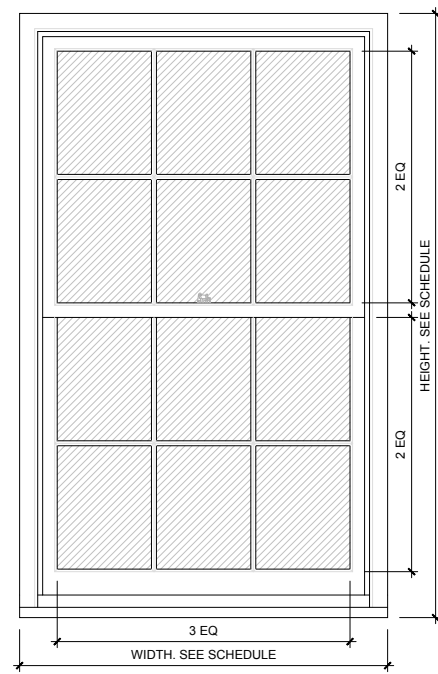


SCALE: 1 1/2" = 1'-0"



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

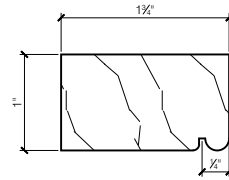
PROPOSED WINDOWS REAR FACADE DOUBLE HUNG - 6 OVER 6



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

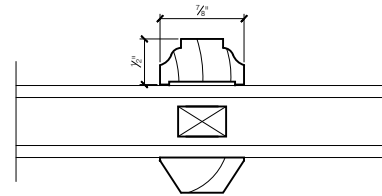


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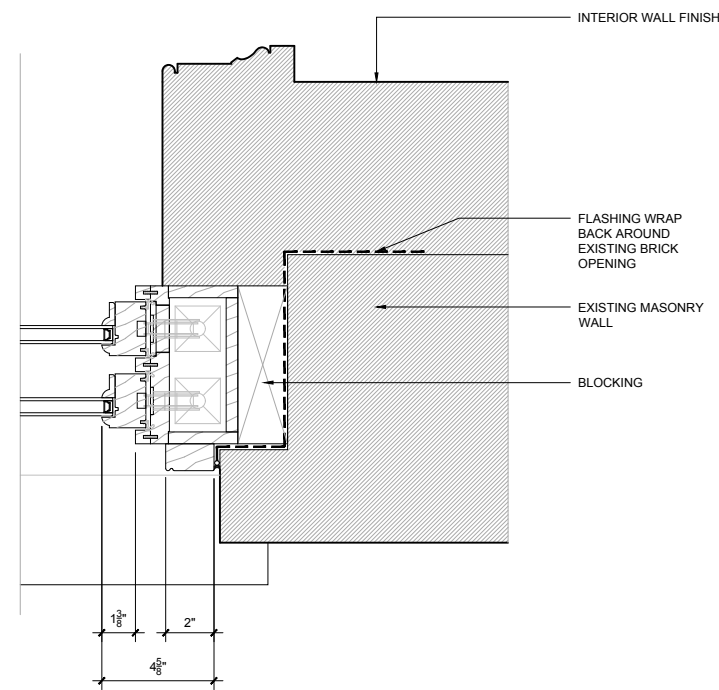
EXISTING BRICKMOULD PROFILE. NEW BRICKMOULD AT ALL FRONT FACADE WINDOWS TO MATCH.

SCALE: 6" = 1'-0"

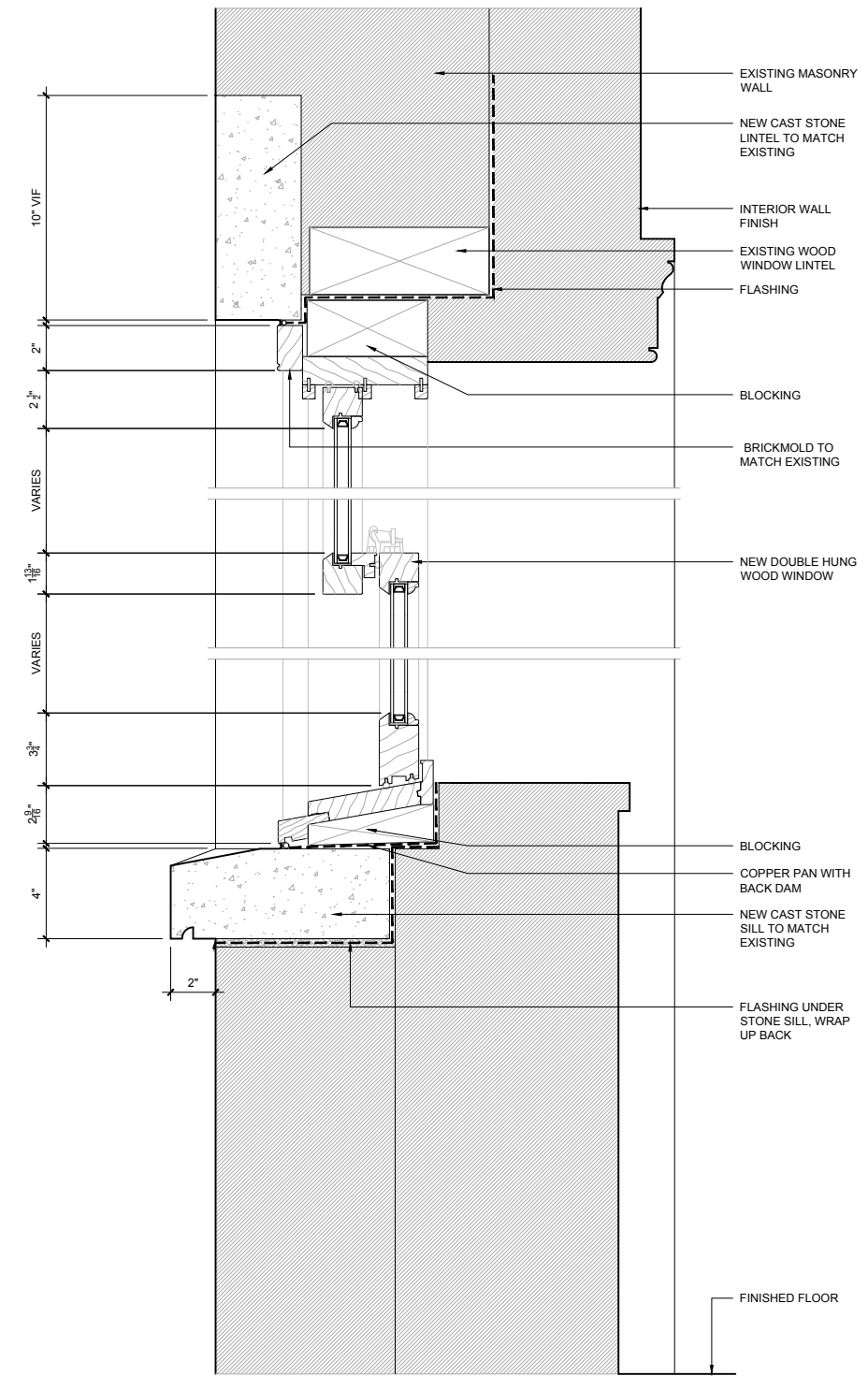


WOOD 7/8" MUNTIN WITH SPACER BAR

SCALE: 6" = 1'-0"



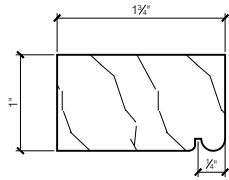
SCALE: 1 1/2" = 1'-0"



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

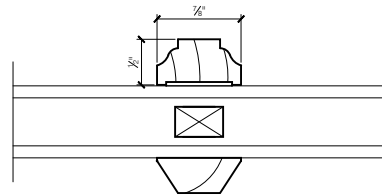


PROPOSED WINDOWS REAR FACADE IN-SWING FRENCH CASEMENT



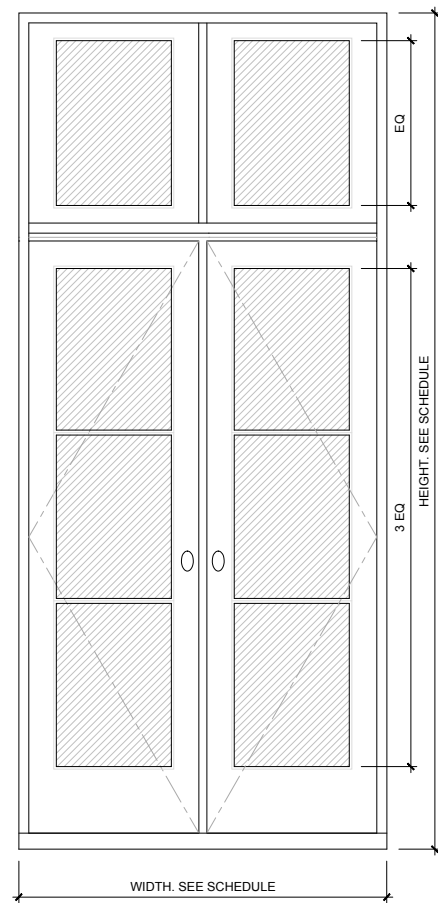
EXISTING BRICKMOULD PROFILE. NEW BRICKMOULD AT ALL FRONT FACADE WINDOWS TO MATCH.

SCALE: 6" = 1'-0"



WOOD 7/8" MUNTIN WITH SPACER BAR

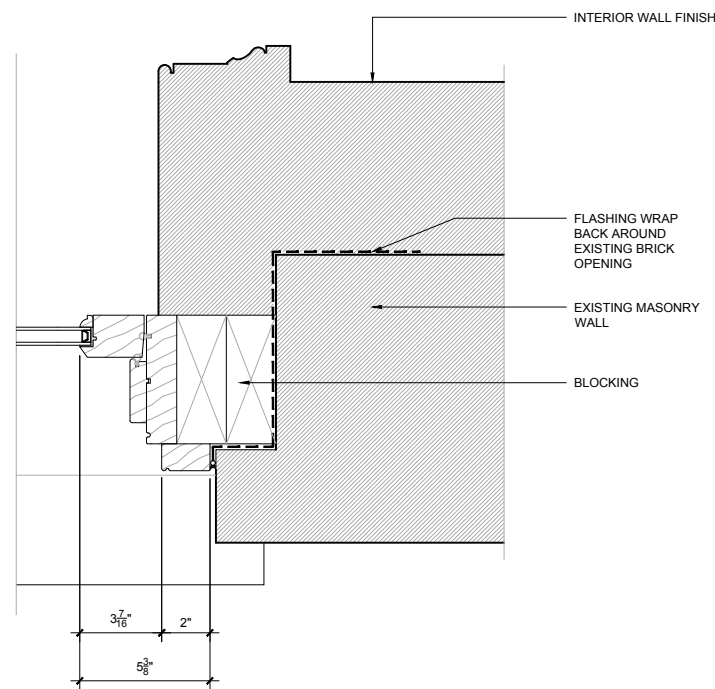
SCALE: 6" = 1'-0"



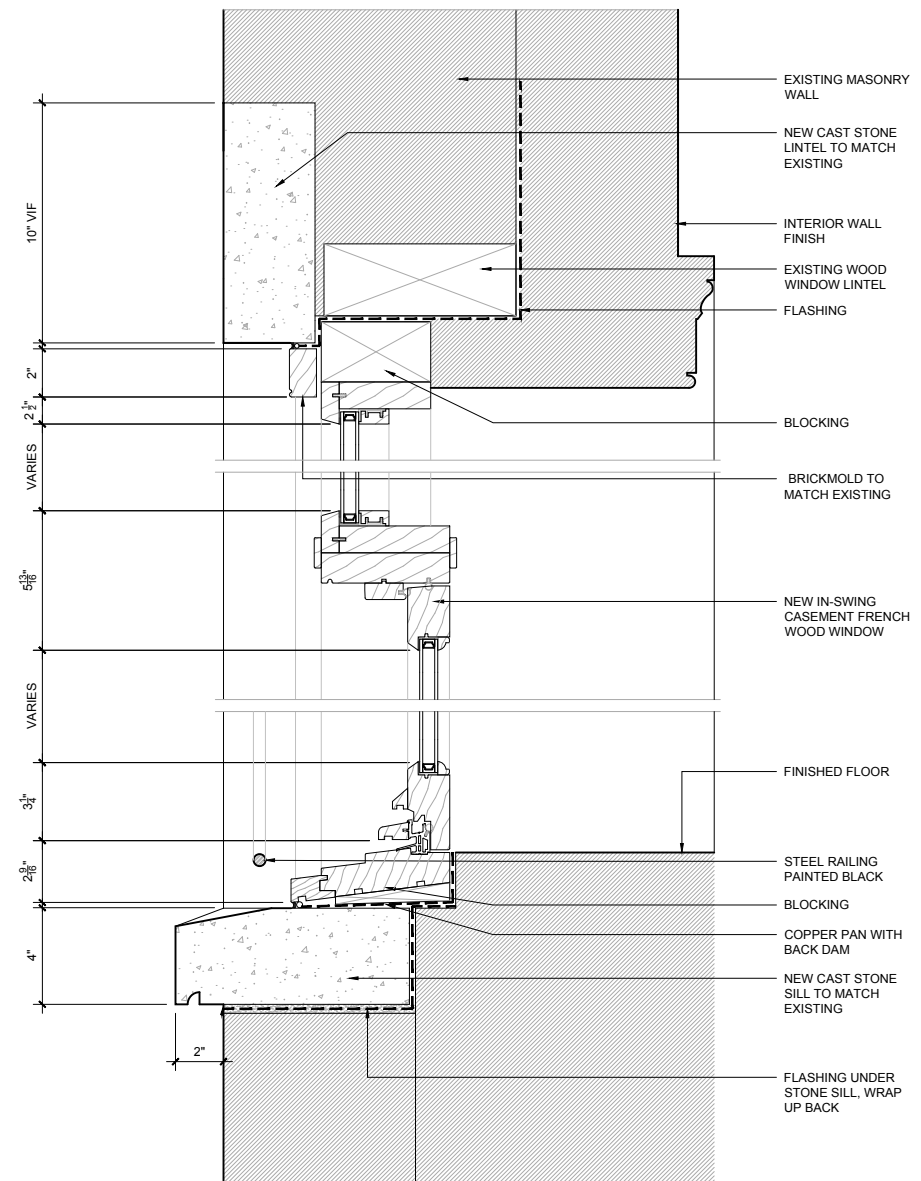
SCALE: 1/4" = 1'-0"



KEY



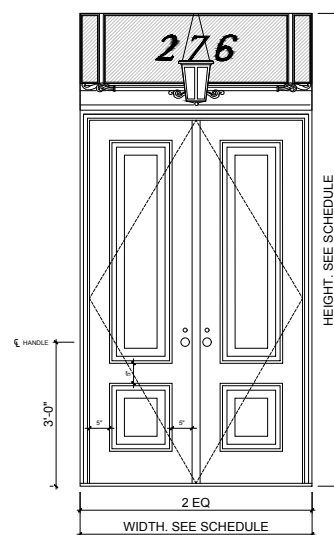
SCALE: 11/2" = 1'-0"



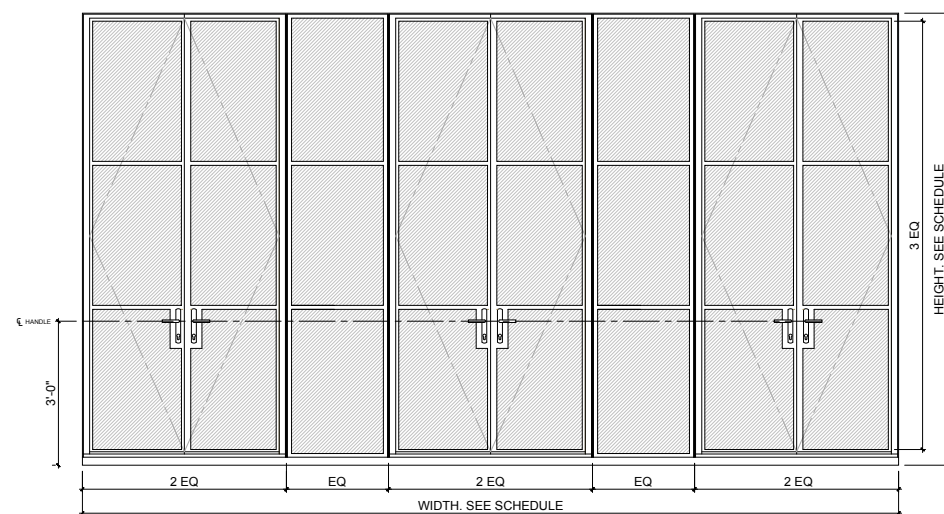
SCALE: 11/2" = 1'-0"

PROPOSED DOORS SCHEDULE

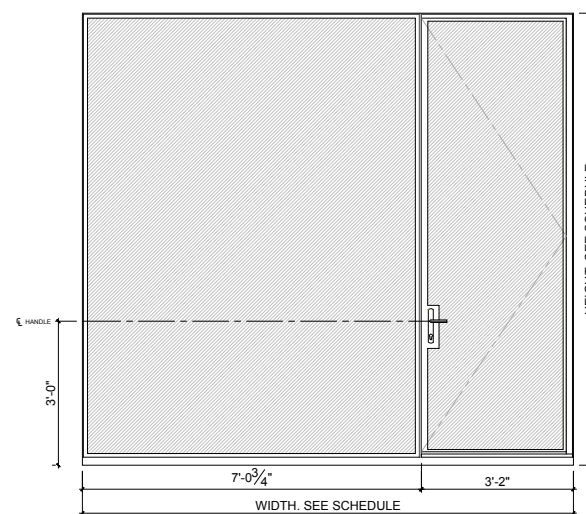
EXTERIOR DOOR SCHEDULE																			
#	LOCATION	ROUGH OPENING		TYPE	DESCRIPTION	MANUFACTURER	MATERIAL	EXTERIOR FINISH	INTERIOR FINISH	GLASS TYPE / ASSEMBLY	HARDWARE	CASING TYPE / FINISH		DETAILS			FIRE RATING	SHADE	NOTES
		WIDTH	HEIGHT									EXTERIOR	INTERIOR	SILL	HEAD	JAMB			
<b>BASEMENT</b>																			
B01.1	AREAWAY	2'-2"	2'-10"	G-1	AREAWAY GATE	CUSTOM											NONE		
B01.2	AREAWAY	2'-7 3/4"	7'-7"	G-2	ENTRY GATE	CUSTOM											NONE		
B03.1	MUDROOM	3'-0"	7'-10 1/2"	E-2	SOLID CORE WOOD SWING DOOR	CUSTOM													
B09.1	LIVING ROOM	17'-0"	7'-6"	E-3	STEEL FRAME FRENCH DOORS & FIXED SIDELITES, FARO 75	BROMBAL	GALVANIZED STEEL	PAINTED BLACK	PAINTED WHITE										
<b>LEVEL 1</b>																			
102.1	ENTRY VESTIBULE	4'-10"	9'-8 1/2"	E-1	SOLID CORE WOOD DOUBLE SWING DOORS	CUSTOM											NONE		
103.1	ENTRY HALL	4'-10"	9'-8 1/2"	E-1	SOLID CORE WOOD DOUBLE SWING DOORS	CUSTOM											NONE		
109.1	KITCHEN	17'-0"	9'-0"	E-3	STEEL FRAME FRENCH DOORS & FIXED SIDELITES, FARO 75	BROMBAL	GALVANIZED STEEL	PAINTED BLACK	PAINTED WHITE										
<b>LEVEL 2</b>																			
<b>LEVEL 3</b>																			
<b>LEVEL 4</b>																			
401.1	HALL	3'-3 1/2"	10'-1"	E-4	STEEL FRAME SWING DOOR, FARO 75	BROMBAL	GALVANIZED STEEL	PAINTED BLACK	PAINTED WHITE								N/A		
401.2	HALL	3'-3 1/2"	10'-1"	E-4	STEEL FRAME SWING DOOR, FARO 75	BROMBAL	GALVANIZED STEEL	PAINTED BLACK	PAINTED WHITE								N/A		
403.1	SITTING ROOM	10'-3 1/2"	10'-1"	E-3	STEEL FRAME SWING DOOR & FIXED WINDOW, FARO 75	BROMBAL	GALVANIZED STEEL	PAINTED BLACK	PAINTED WHITE								N/A		
403.2	SITTING ROOM	10'-3 1/2"	10'-1"	E-3	STEEL FRAME SWING DOOR & FIXED WINDOW, FARO 75	BROMBAL	GALVANIZED STEEL	PAINTED BLACK	PAINTED WHITE										



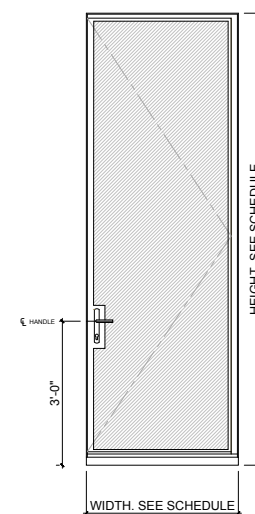
ENTRY DOUBLE DOORS



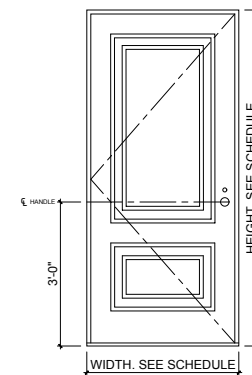
STEEL FRENCH DOORS



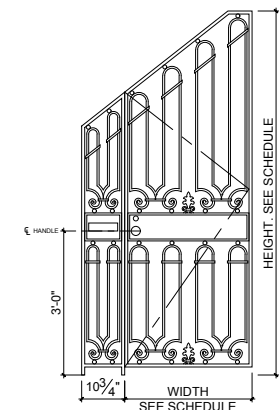
STEEL DOOR & FIXED WINDOW



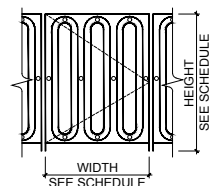
STEEL DOOR



BASEMENT ENTRY DOOR



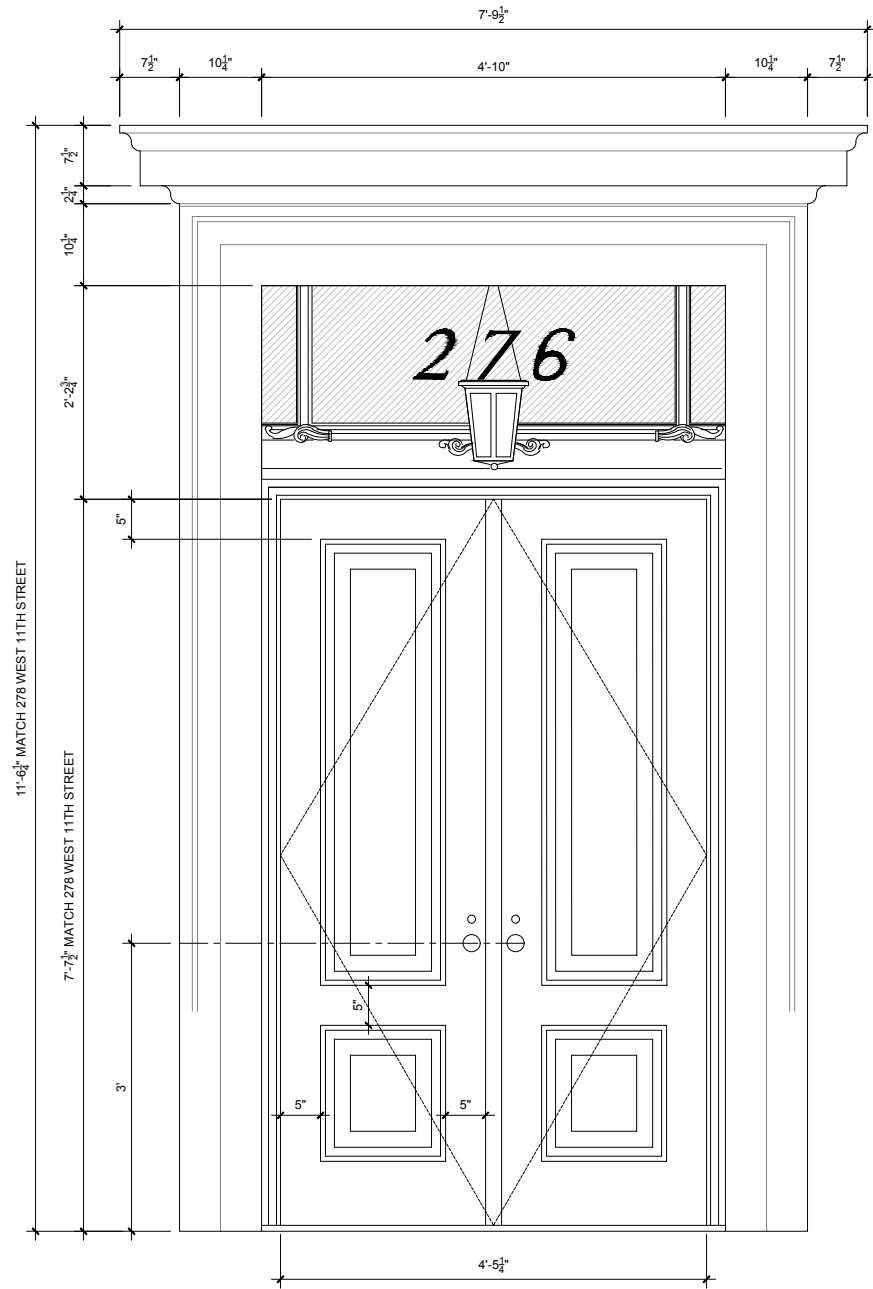
BASEMENT ENTRY GATE



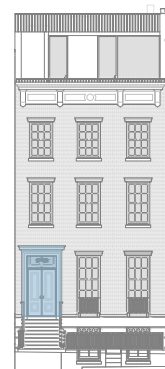
AREAWAY GATE



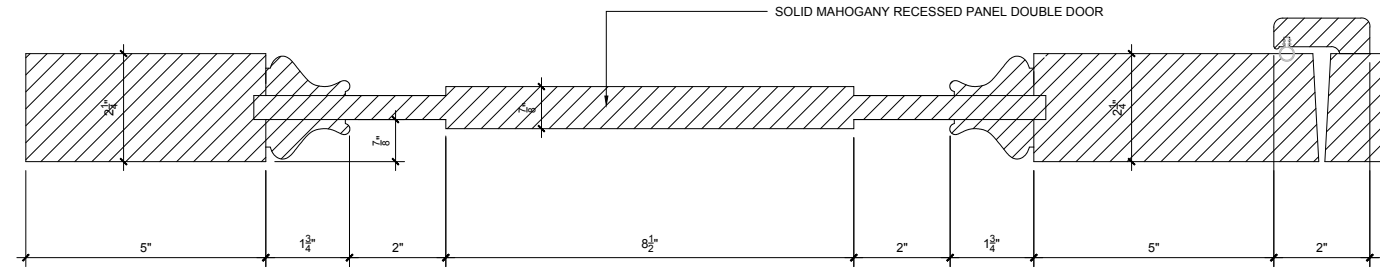
PROPOSED DOORS ENTRY DOOR



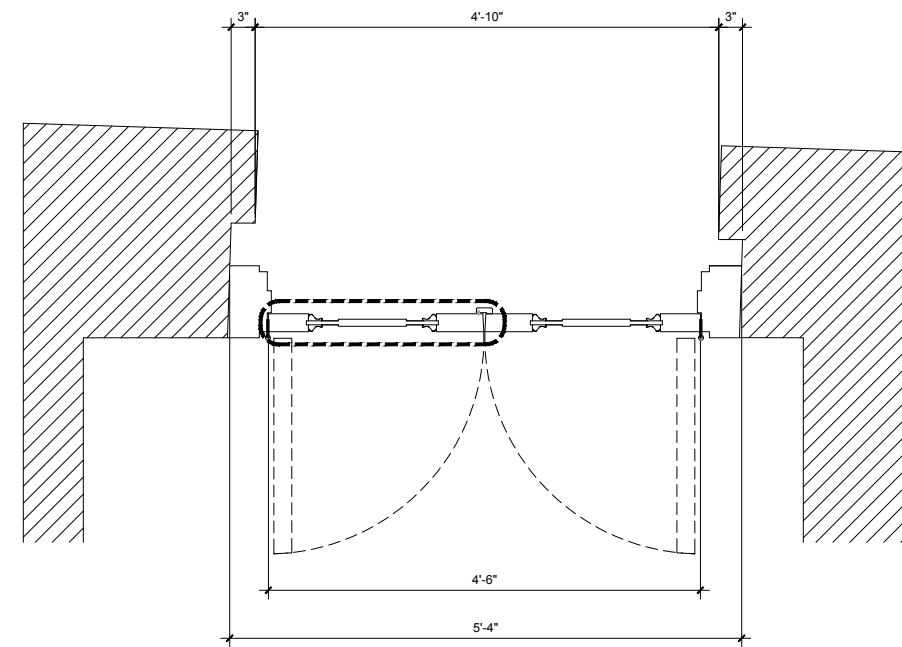
SCALE: 1/4" = 1'-0"



KEY

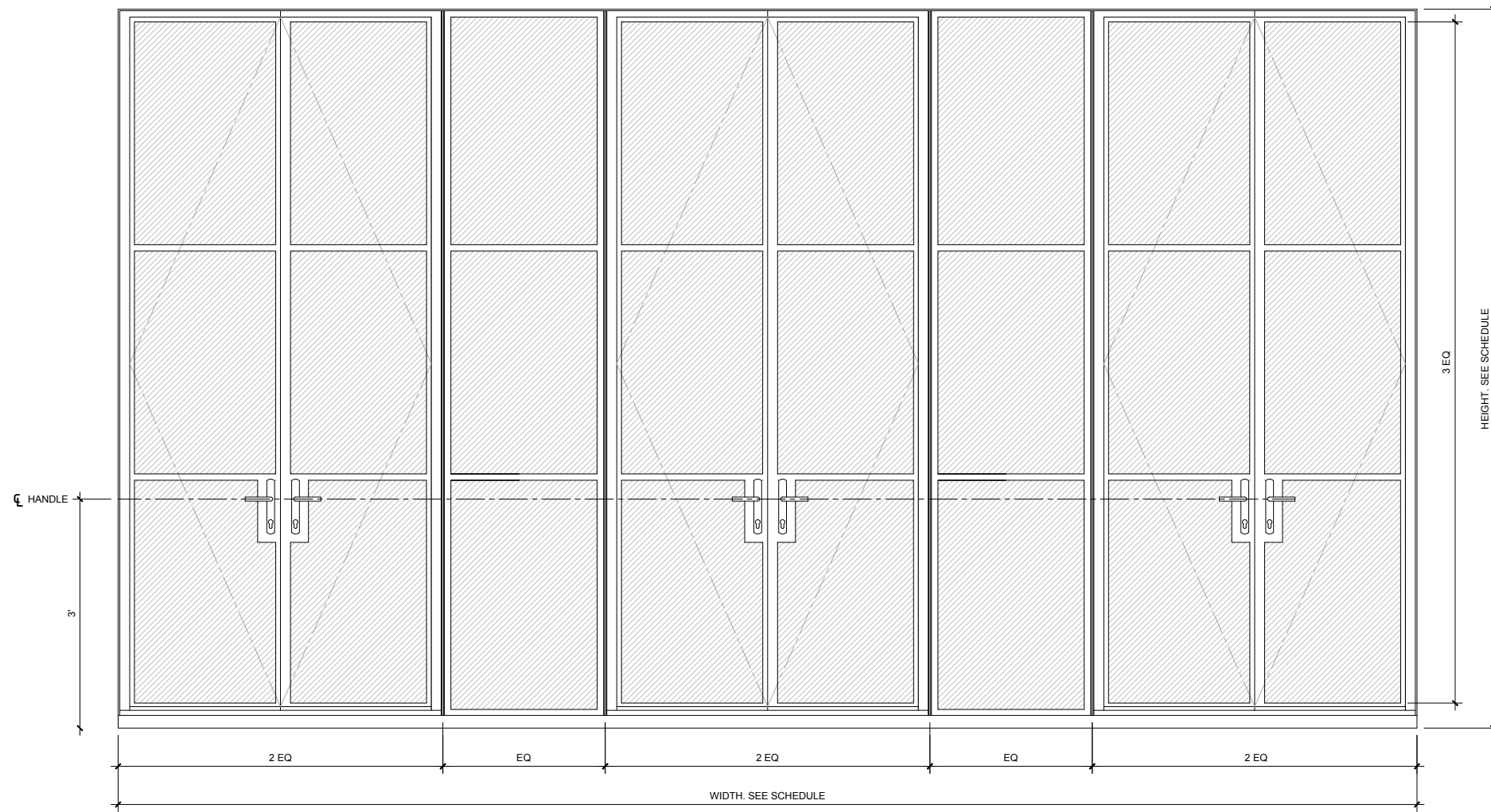


PANEL DETAIL  
SCALE = 1 1/2" = 1'-0"



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

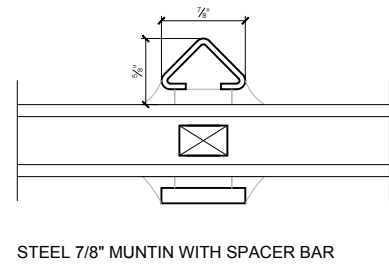
PROPOSED DOORS REAR TERRACE



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

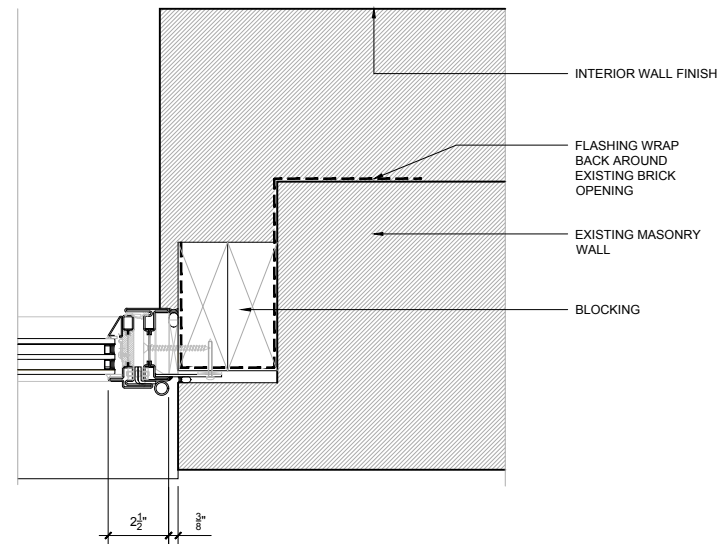


KEY

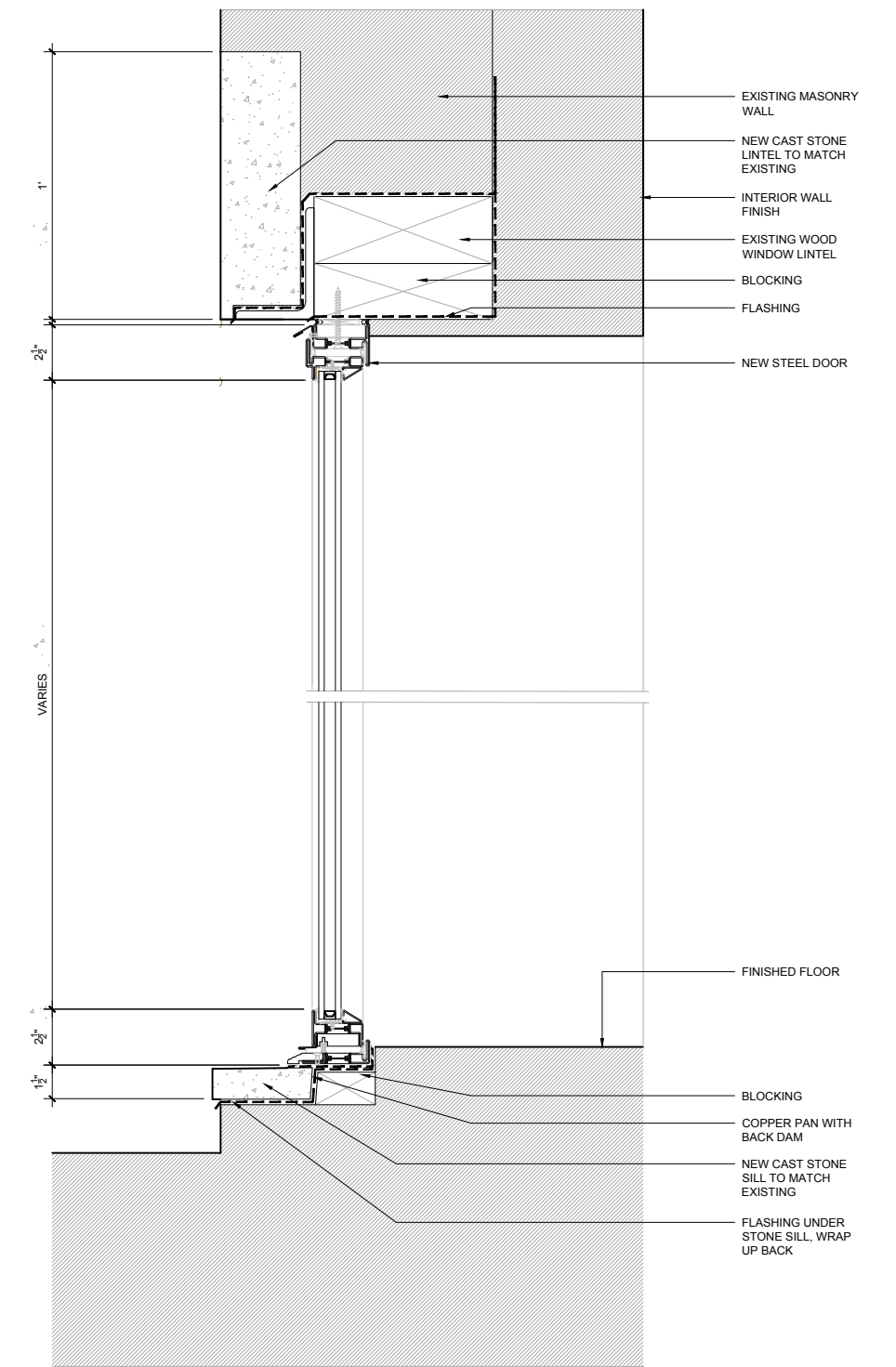


STEEL 7/8" MUNTIN WITH SPACER BAR

SCALE: 6" = 1'-0"



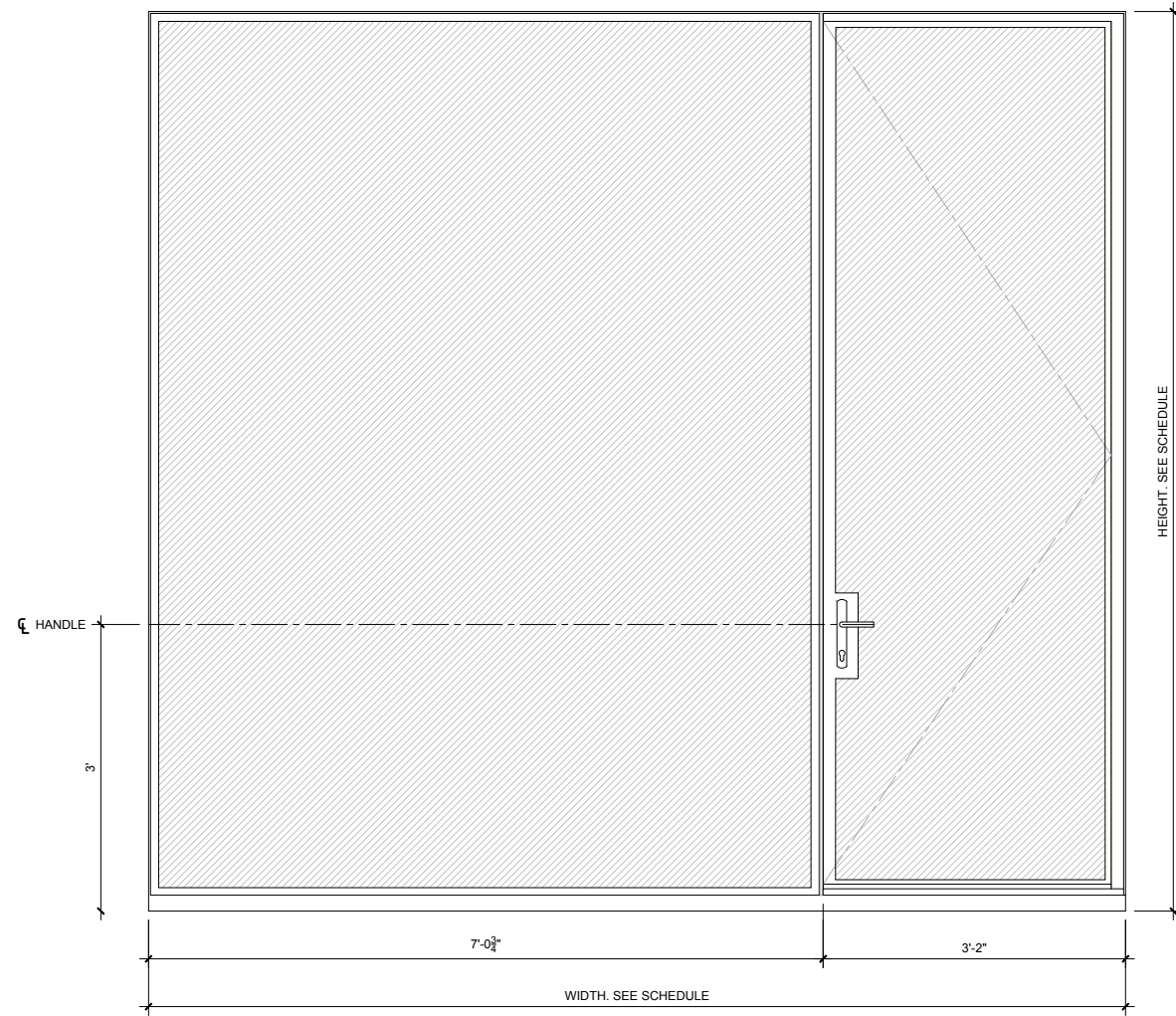
SCALE: 1 1/2" = 1'-0"



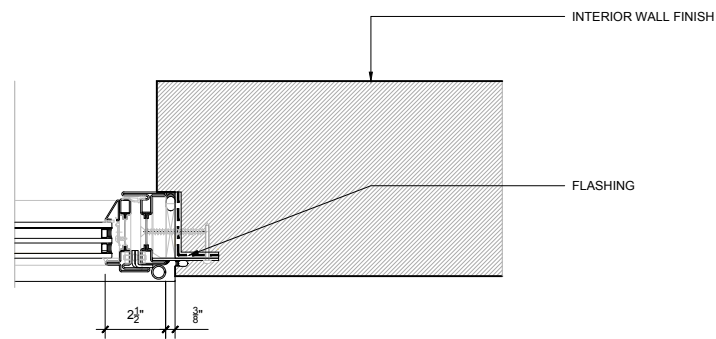
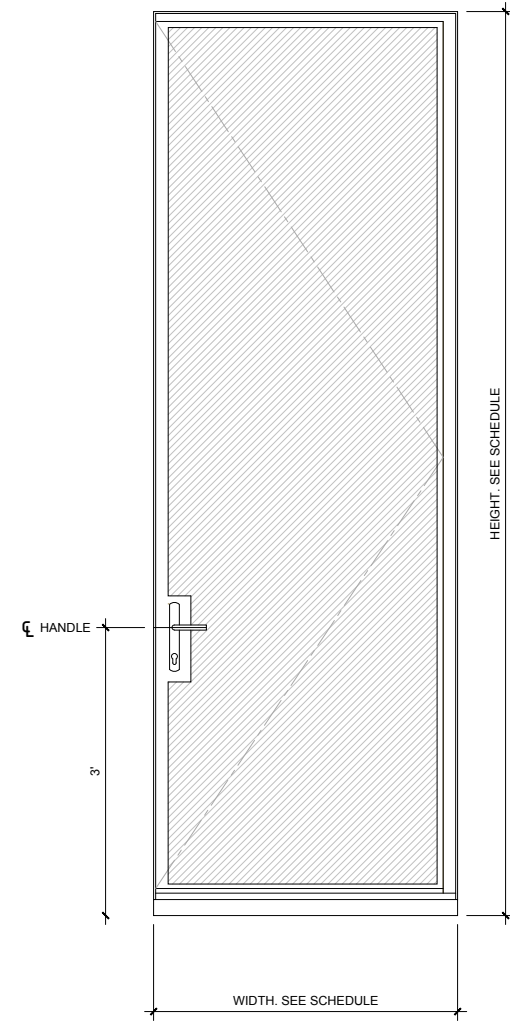
SCALE: 1 1/2" = 1'-0"



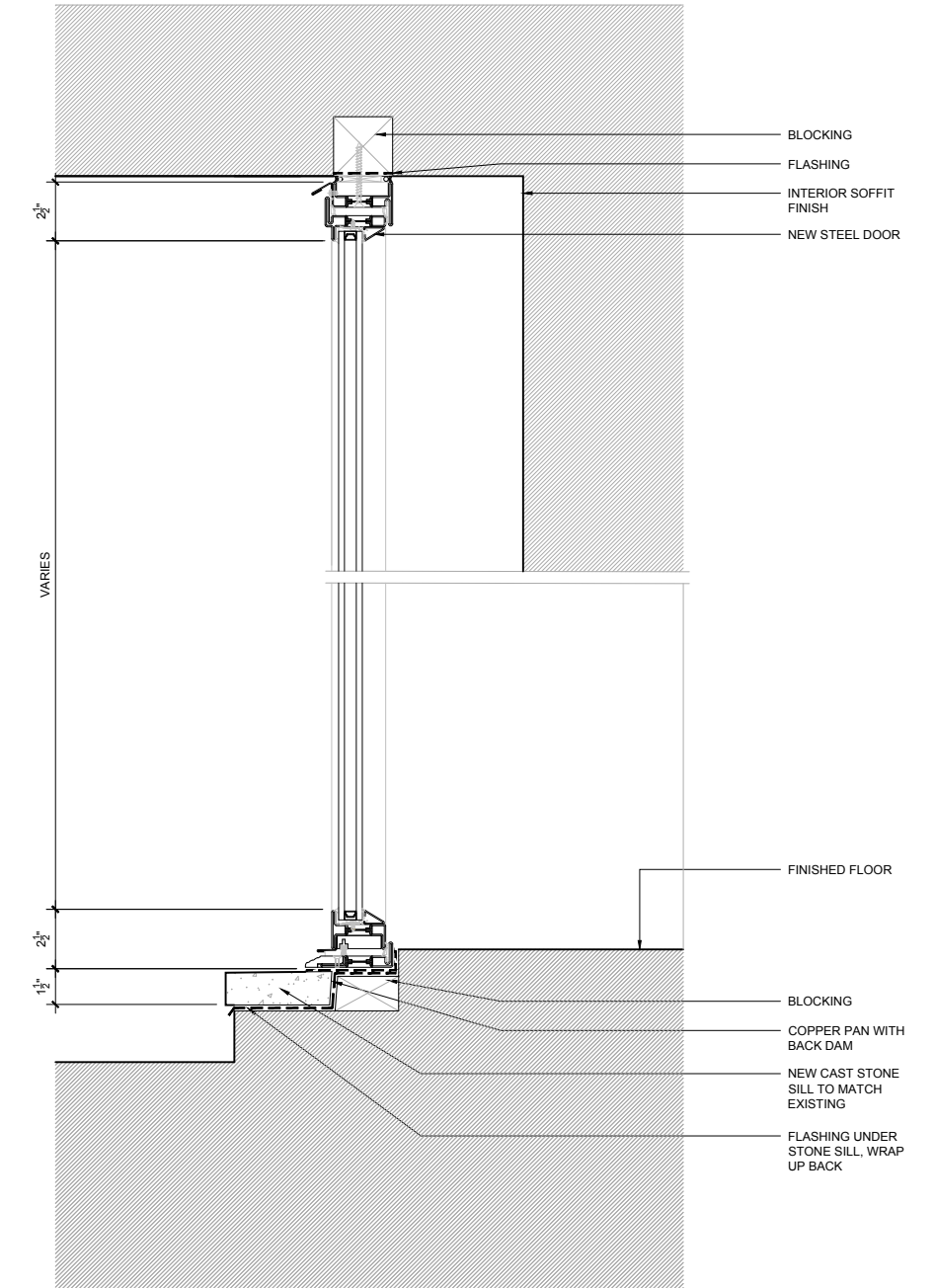
PROPOSED DOORS 4TH LEVEL



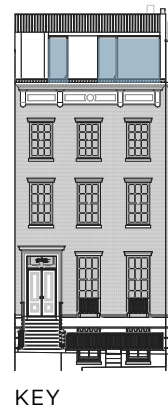
SCALE: 1/4" = 1'-0"



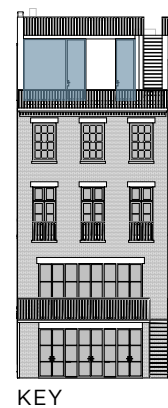
SCALE: 1 1/2" = 1'-0"



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



KEY



KEY









PROPOSED BASEMENT GATE

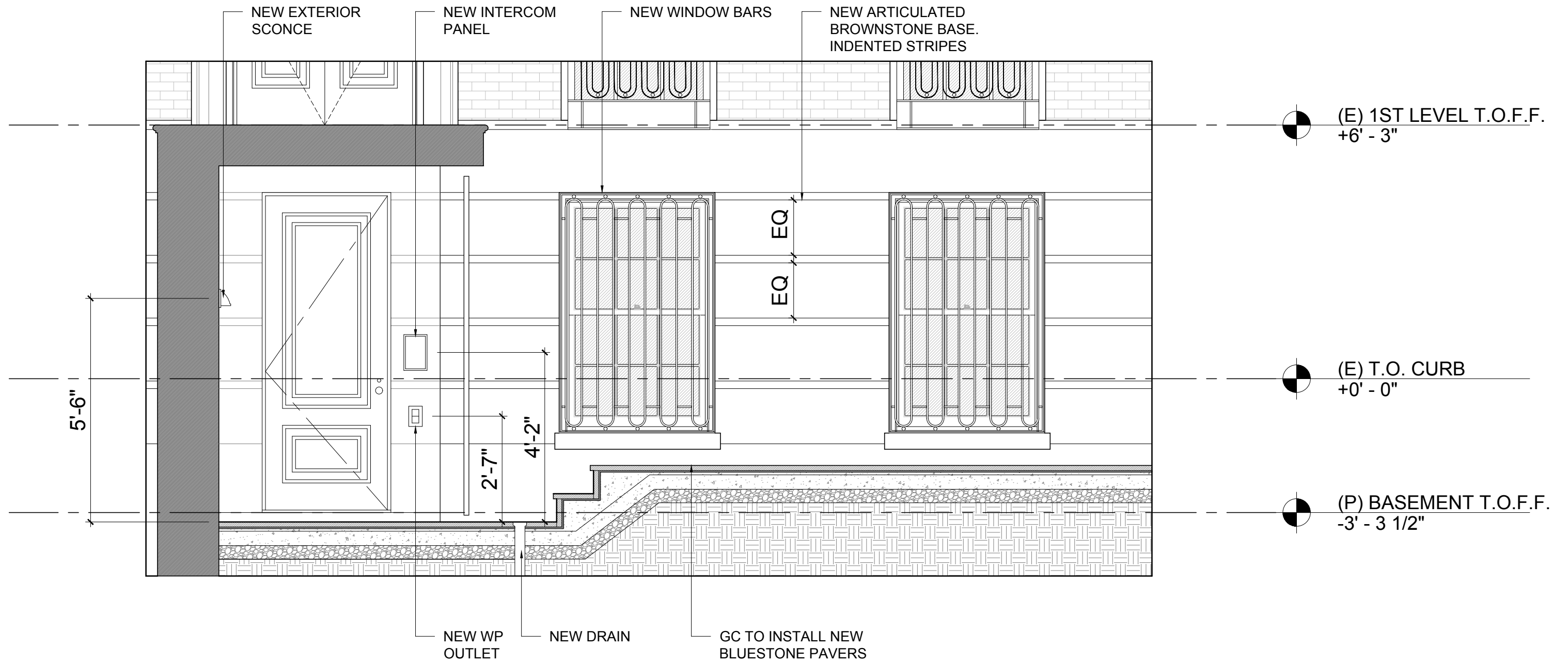


PROPOSED AREAWAY GATE



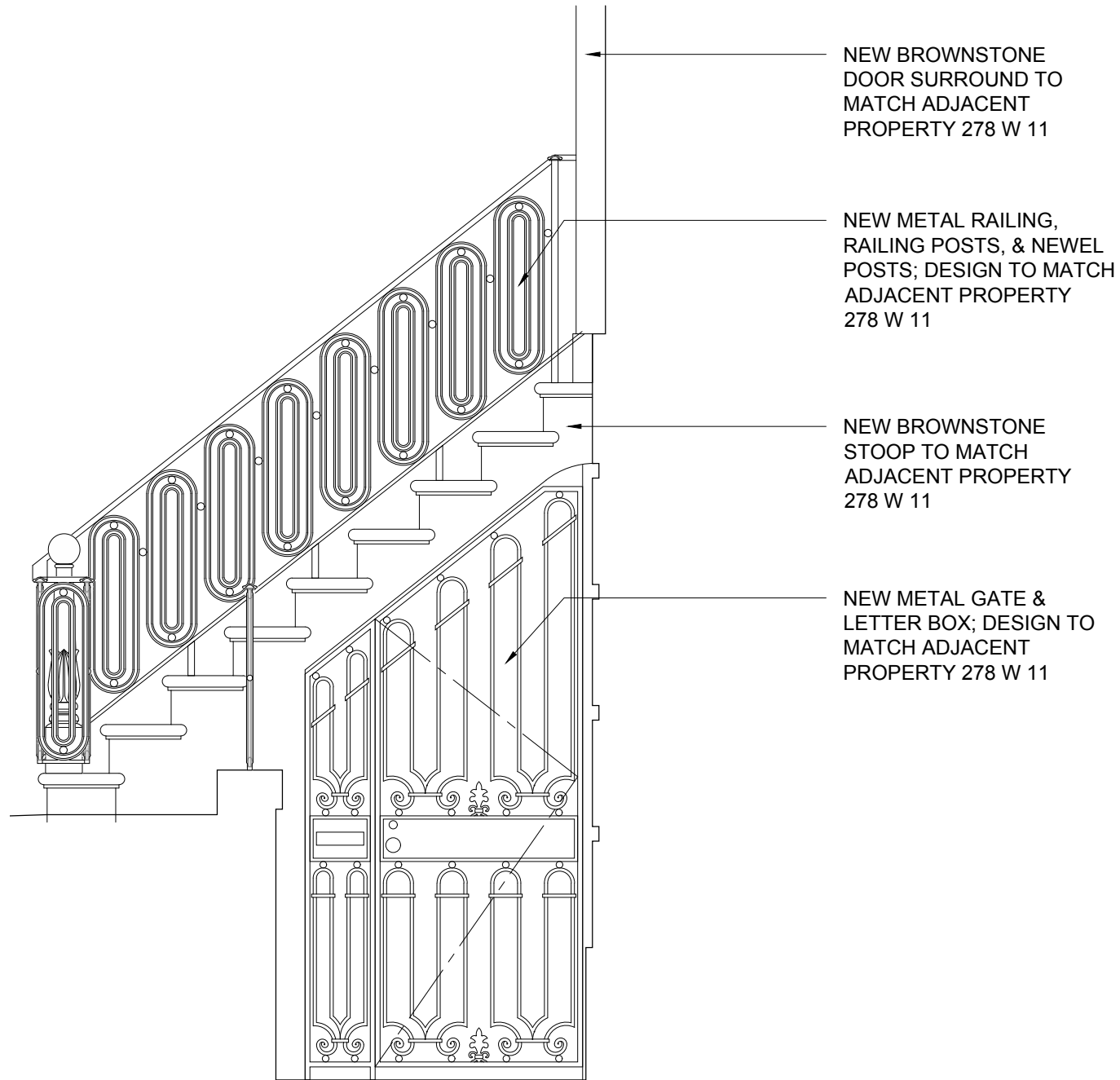
PROPOSED WINDOW BARS

AREAWAY PROPOSED DETAILS



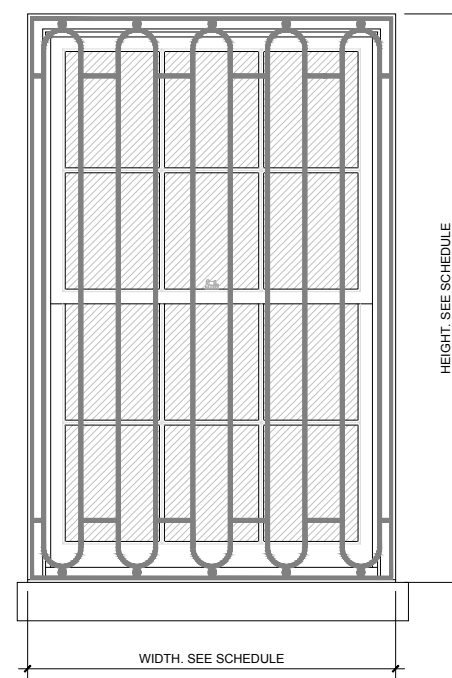


AREAWAY PROPOSED DETAILS



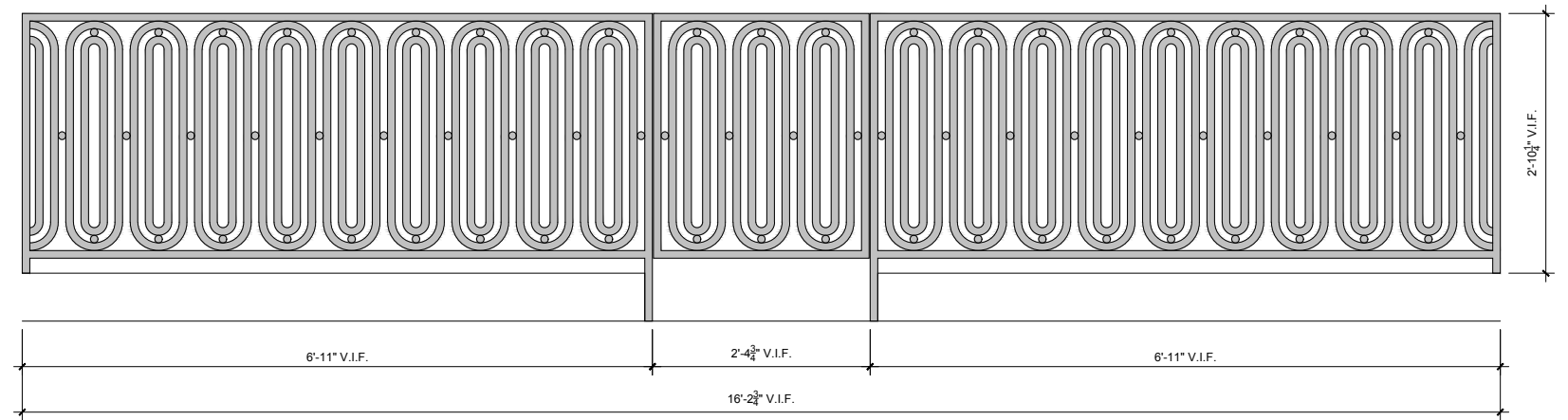
SCALE: 1/4" = 1'-0"

PROPOSED BASEMENT ENTRY GATE



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

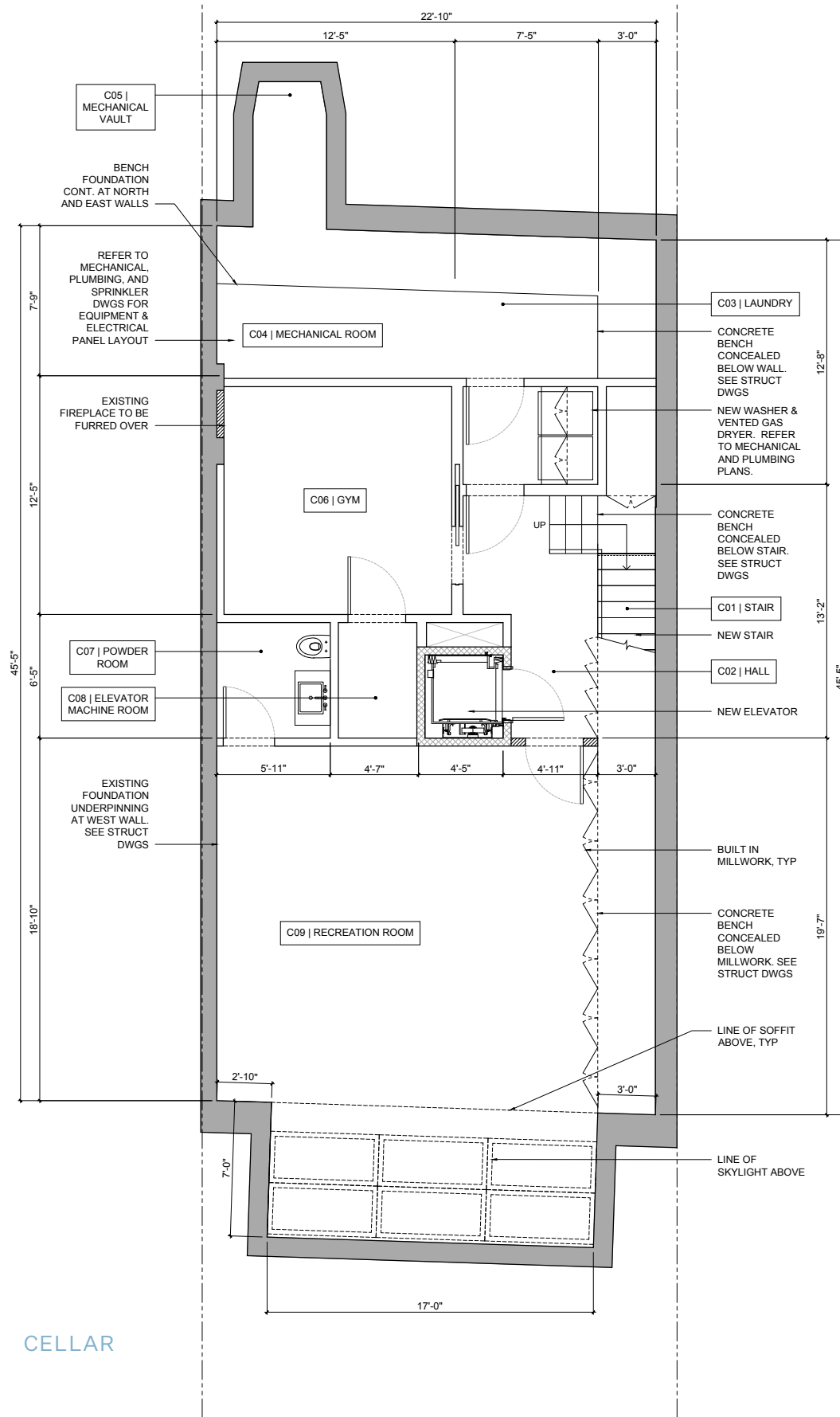
PROPOSED WINDOW BARS



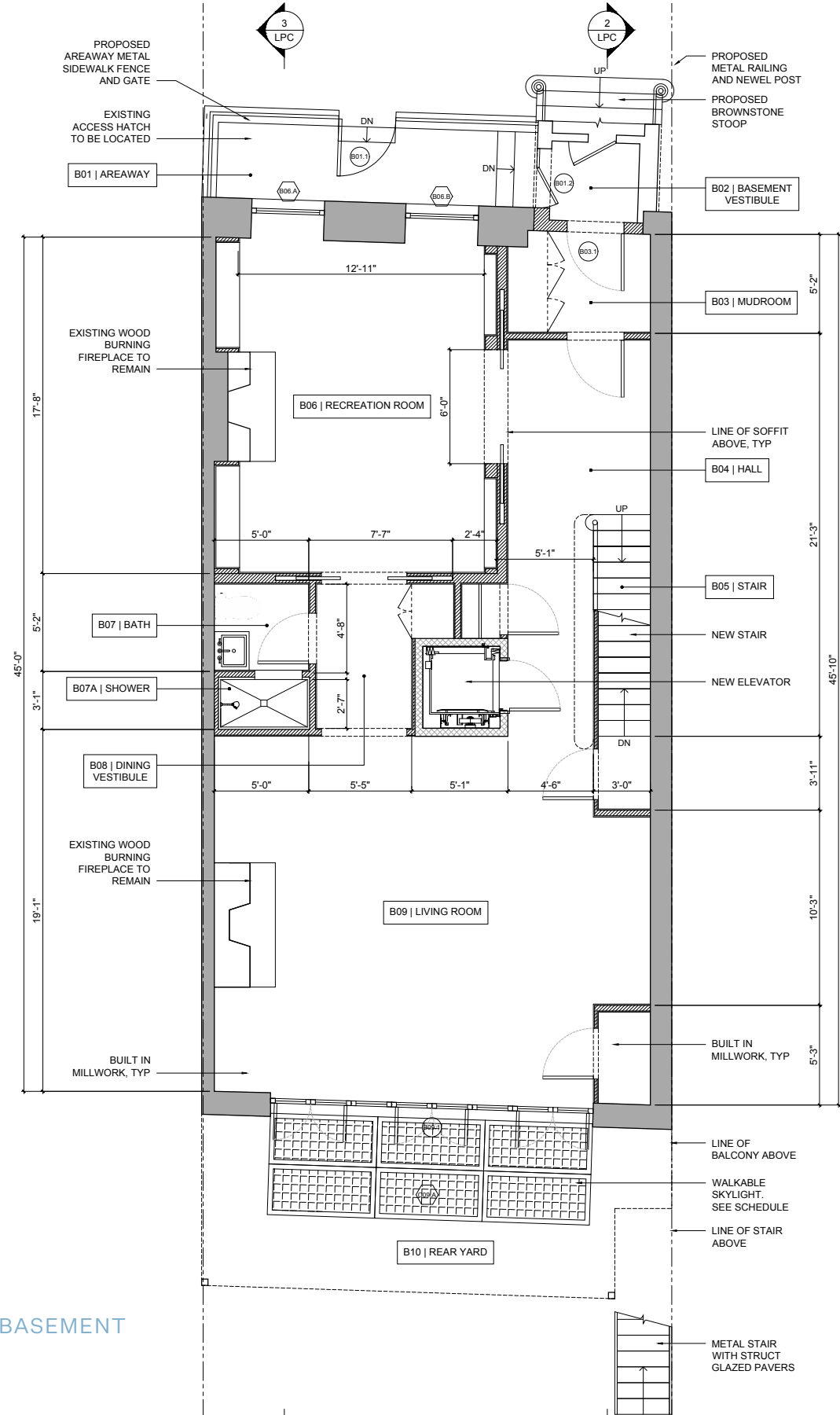
SCALE: 1/4" = 1'-0"

PROPOSED GATE

FLOOR PLANS PROPOSED



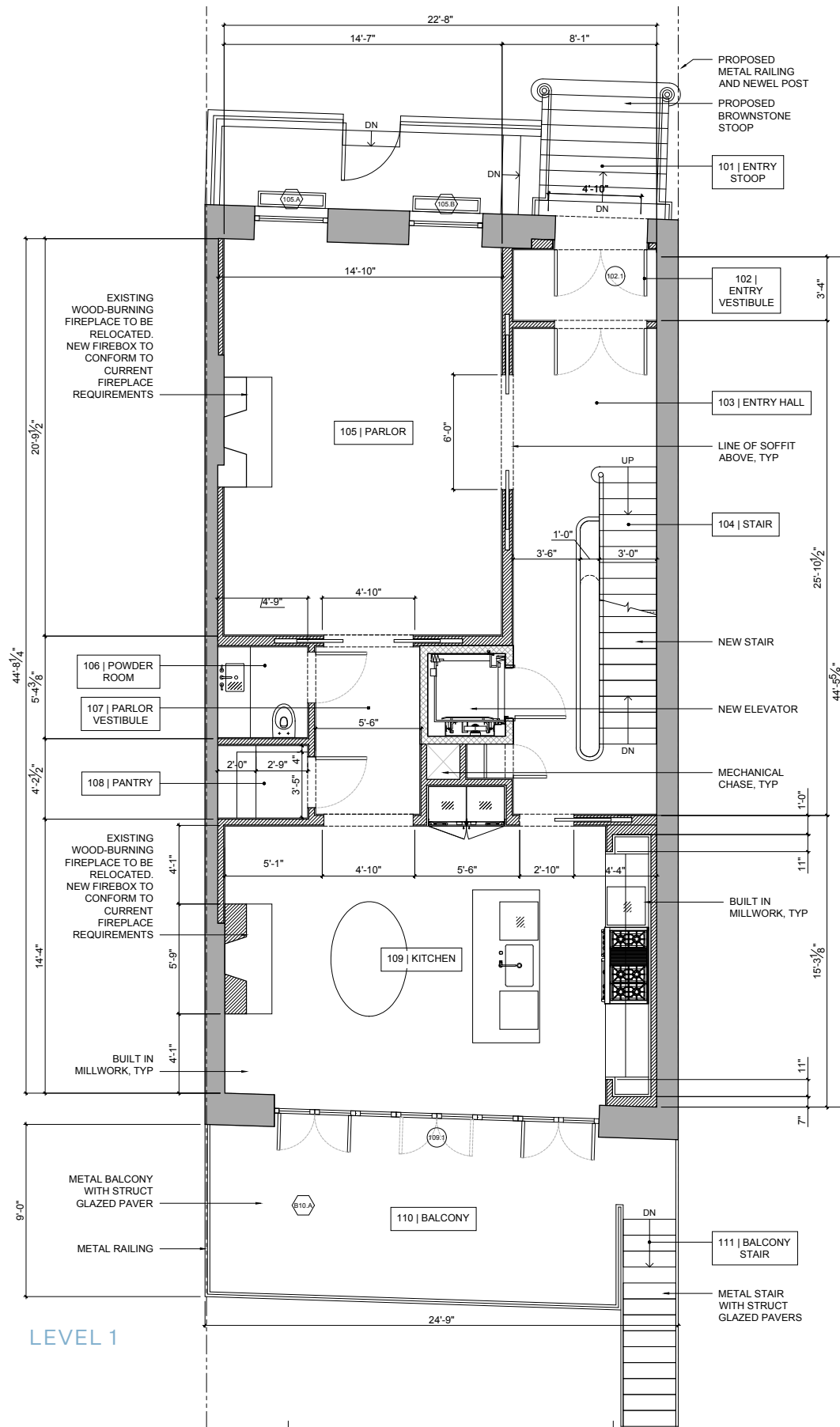
CELLAR



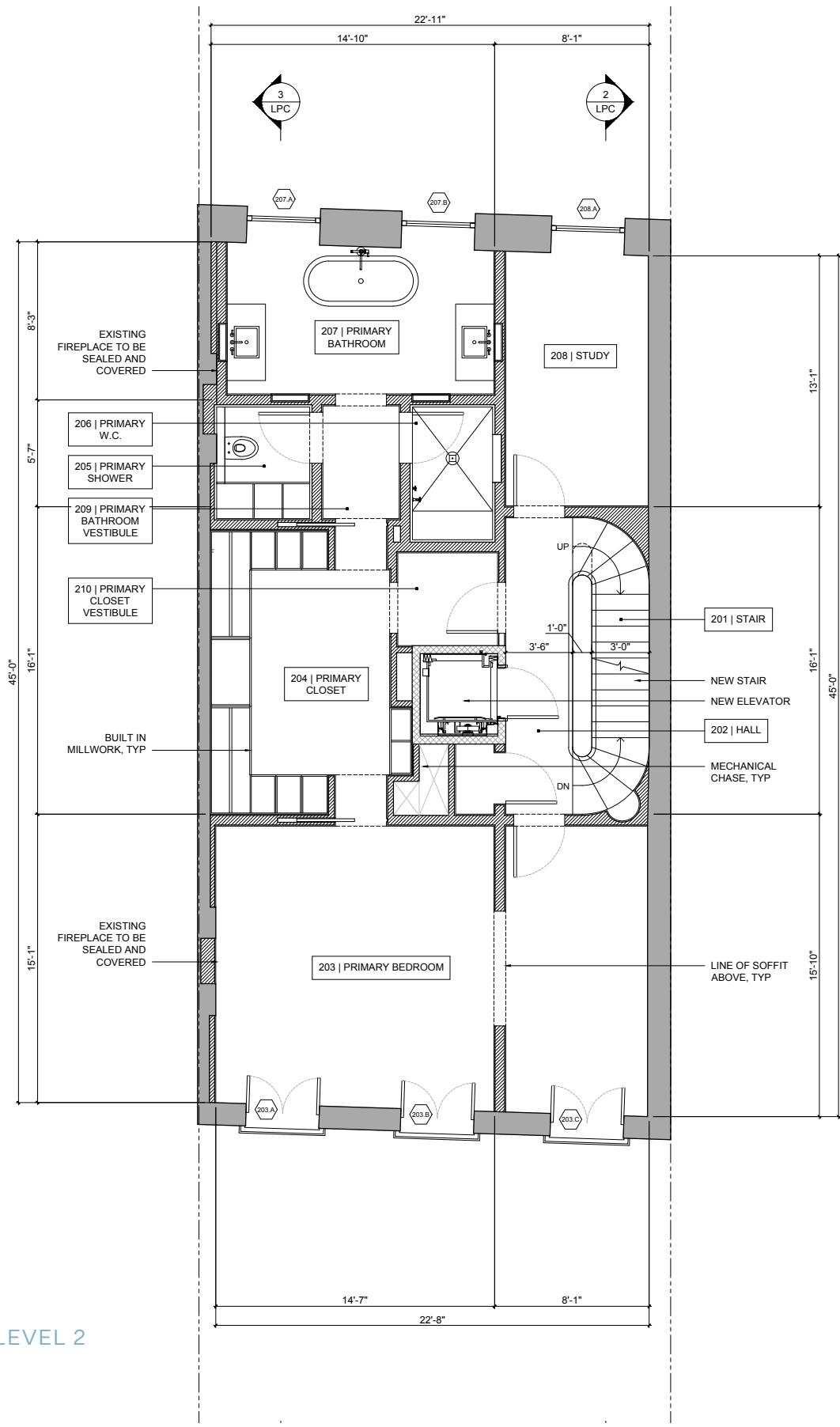
BASEMENT



FLOOR PLANS PROPOSED

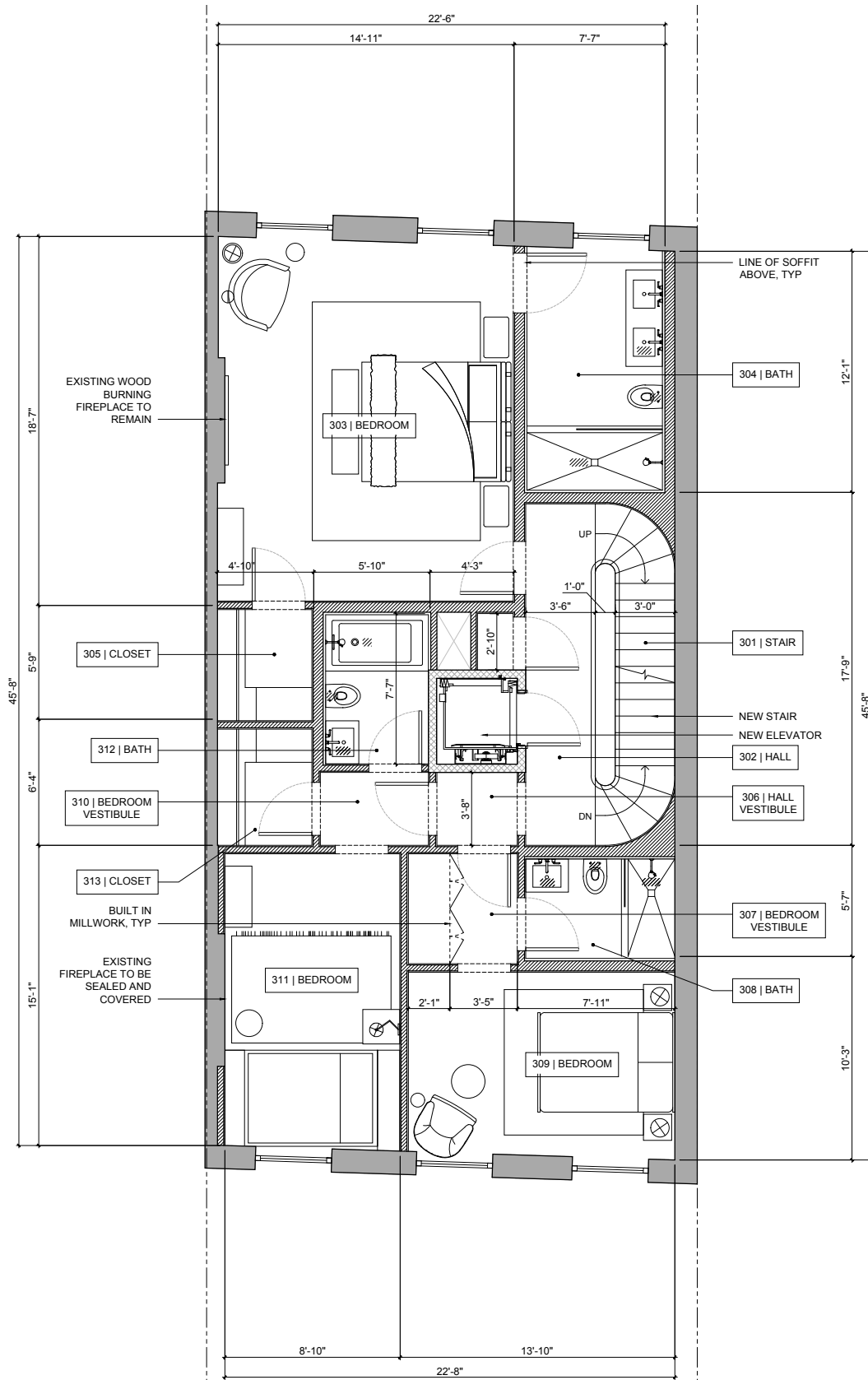


LEVEL 1

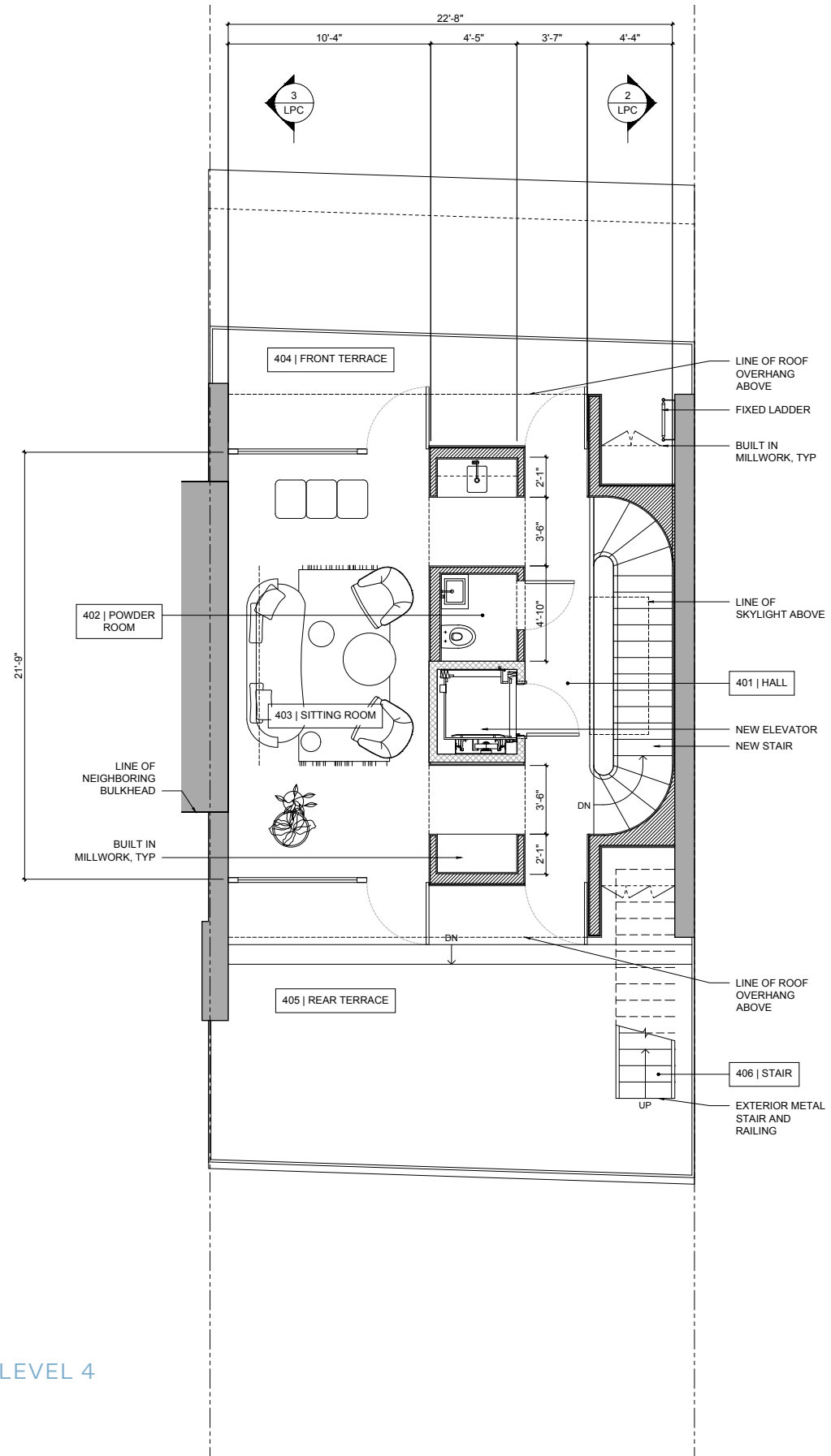


LEVEL 2

FLOOR PLANS PROPOSED



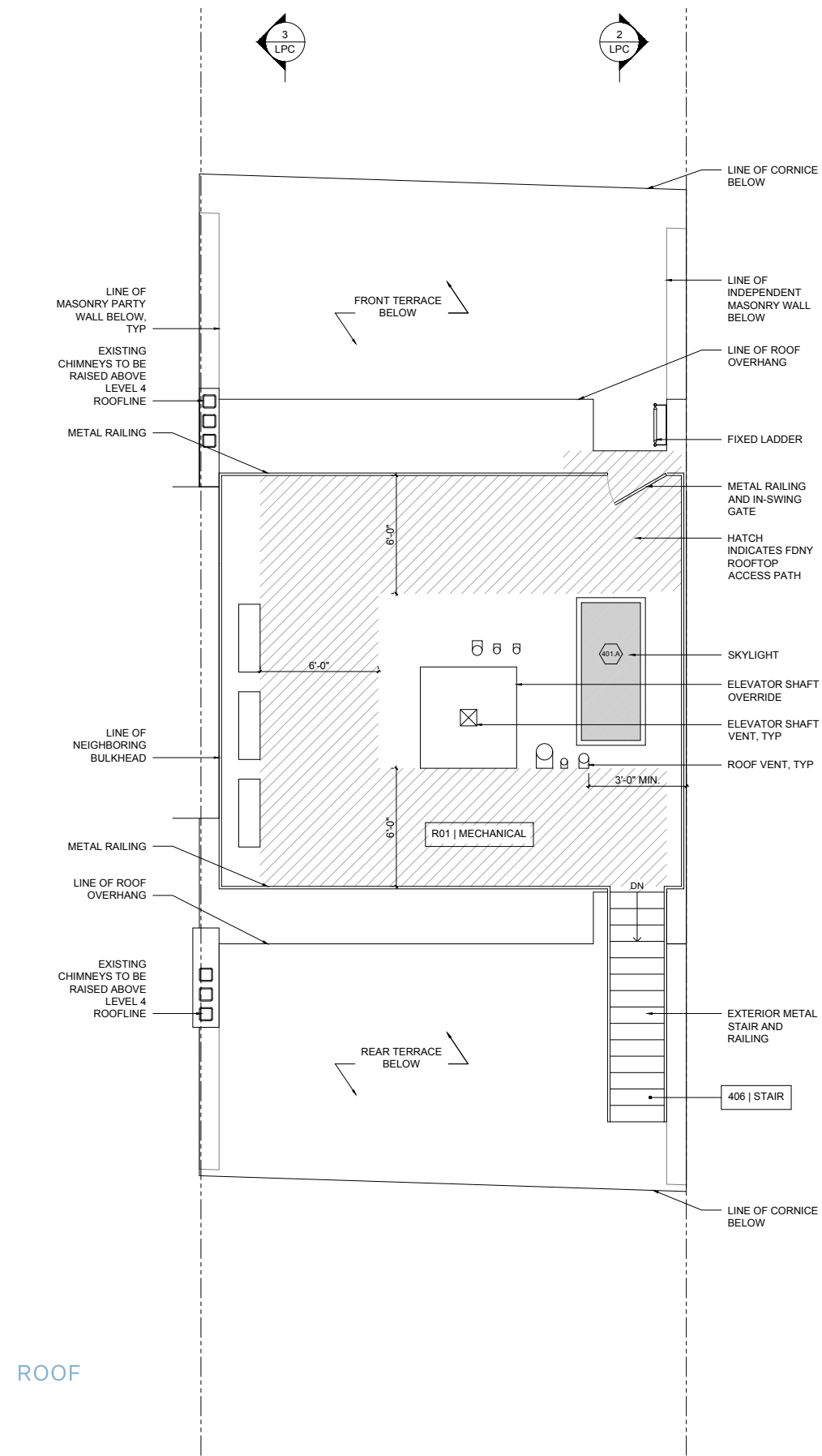
LEVEL 3

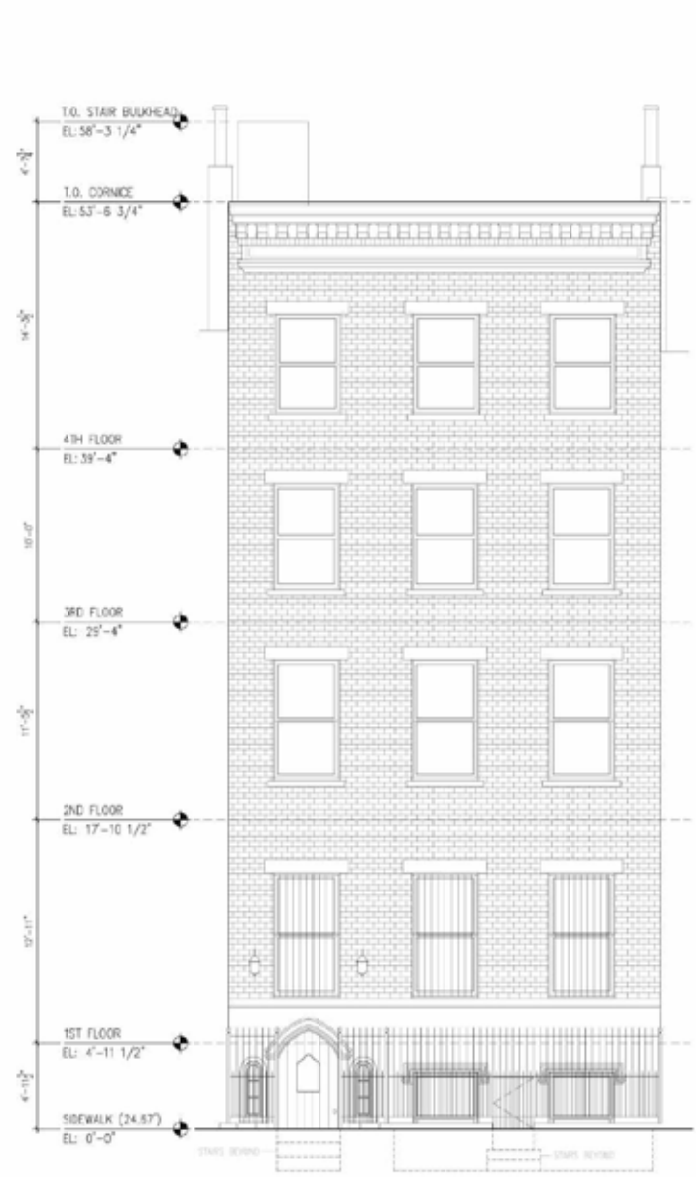


LEVEL 4



FLOOR PLANS PROPOSED





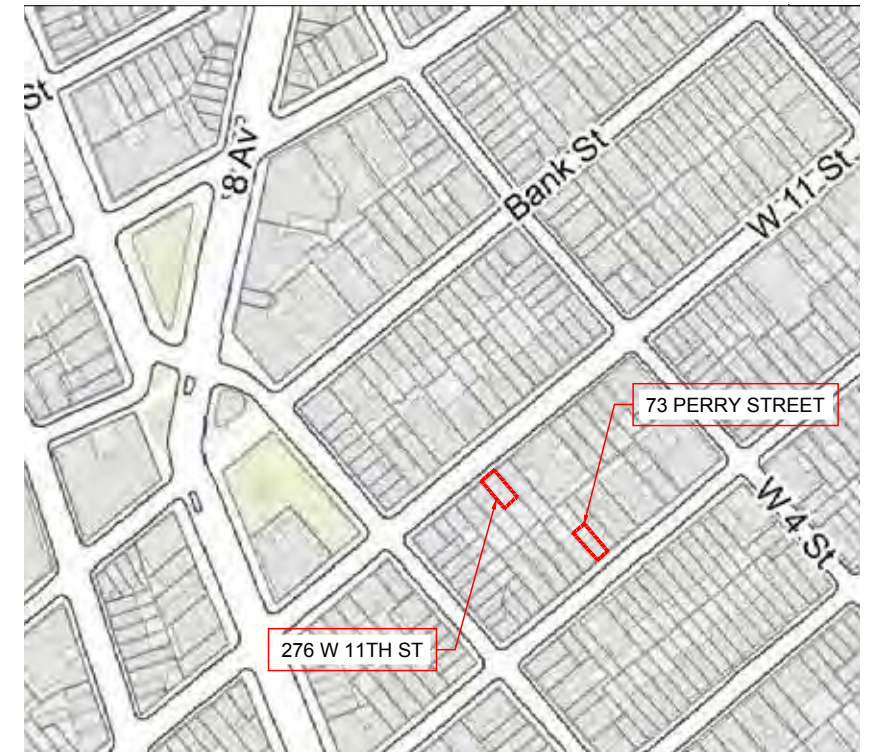
EXISTING FRONT FACADE



PROPOSED FRONT FACADE











EXISTING STREET FACADE  
(ORIGINAL STOOP REMOVED 1937)



PROPOSED SOUTH ELEVATION

TREE IN FRONT OF 269 TO REMAIN OMITTED FOR CLARITY





