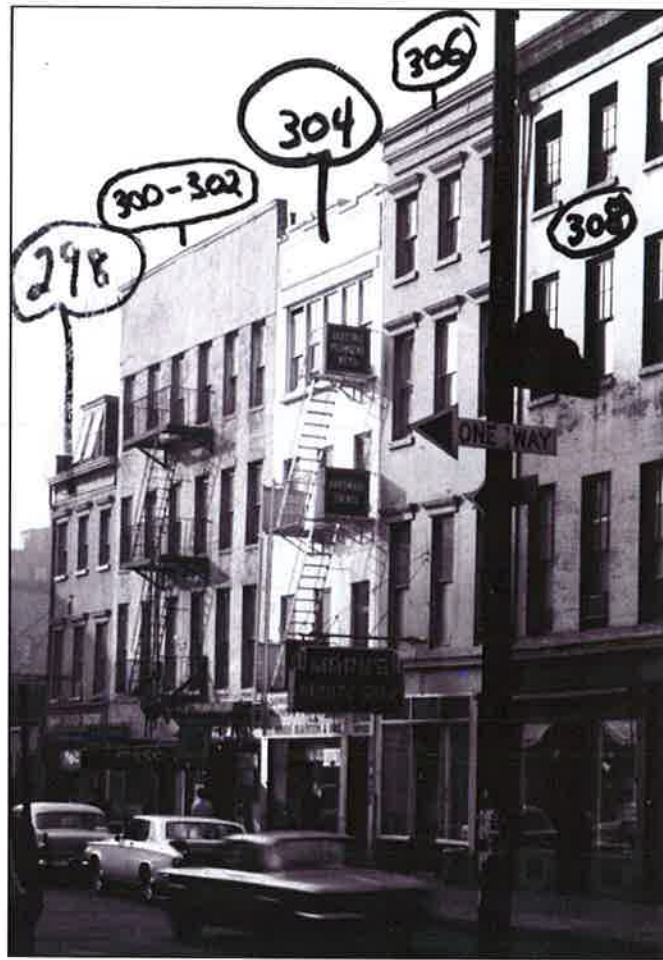




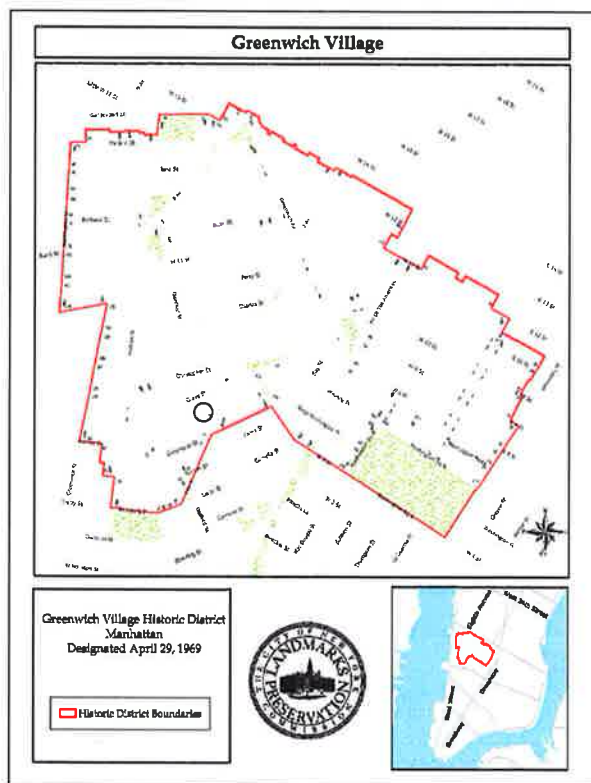
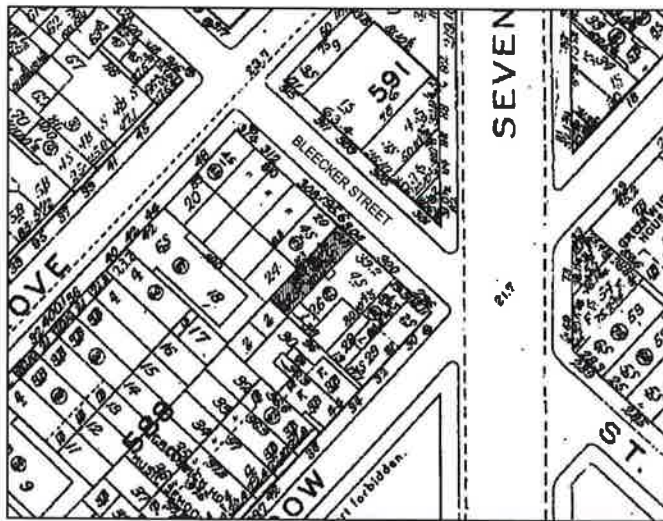
304 BLEECKER TAX LOT PHOTO, ca. 1969



LPC DESIGNATION PHOTOGRAPH, ca. 1969



304 BLEECKER, EXISTING FACADE



HISTORIC DISTRICT MAP
NOT TO SCALE

CONSTRUCTION & DEMOLITION NOTES

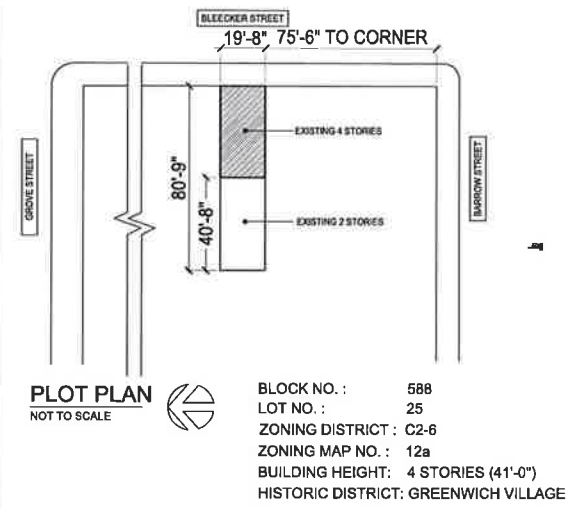
1. THE CONTRACTOR SHALL EXAMINE ALL AREAS IN WHICH HIS WORK IS TO BE INSTALLED, AND SHALL REPORT ANY UNSUITABLE CONDITIONS. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE CONDITION OF THE FINISHED WORK, AND NO CLAIM AS TO DEFECTS IN THE UNDERLYING WORK WILL BE CONSIDERED AFTER THE WORK UNDER THIS CONTRACT IS STARTED.
2. THE CONTRACTOR, BEFORE STARTING AND WORK, SHALL VERIFY ALL DIMENSIONS AND LEVELS GIVEN FOR WORK UNDER THIS CONTRACT, IN CONJUNCTION WITH ARCHITECT'S DRAWINGS AND DETAILS.
3. SUBMIT TO ARCHITECT FOR REVIEW PRIOR TO FABRICATION OR PURCHASE, FULLY DIMENSIONED SHOP DRAWINGS BEFORE BEGINNING CONSTRUCTION.
4. DEMOLITION SHALL BE CARRIED OUT ACCORDING TO THE RULES OF THE BUILDING DEPARTMENT AND NOT WITHOUT TIMELY NOTIFICATION TO THE BUILDING DEPARTMENT OR ITS SCOPE. GENERAL CONTRACTOR IS TO SURVEY EXTENT OF DEMOLITION WITH AN AUTHORIZED REPRESENTATIVE OF THE BUILDING DEPARTMENT AND ADVISE ARCHITECT OF IMMEDIATELY OF ANY CIRCUMSTANCES THAT MIGHT INTERFERE WITH THE JOB'S PROGRESS.

HISTORY

As stated in the Greenwich Village Historic District Designation Report from 1969, 304 Bleeker Street was originally constructed as one of four dwellings (298-304) in 1829 for Charles Oakley, a prominent attorney and land owner in The Village. The buildings were originally three-and-a-half stories, designed in the Federal Style with dormers, stone lintels and sills, and simple brick facades laid in Flemish bond. It is likely that they were all originally planned to have ground floor stores, and all had definitely become commercial properties by the mid-1850s.

While all four buildings have been altered, only 298 resembles its original Late-Federal appearance. Alterations in the early 1870s to 298 included the addition of a sheetmetal roof cornice with plain fascia over the original and sheet metal cornices and casings added to the window lintels. The other buildings of the row, have been more extensively altered. A fourth story was added to 300-302 Bleeker in the 1870s and the two buildings were later unified by a high brick parapet linking the two facades.

At 304 Bleeker, a fourth floor with a stepped roof parapet was added in the early 20th century. The windows have been altered over the years. The 1940s tax photo shows five multi-pane windows with transoms and a shared stone sill separated by thick mullions at the fourth floor. By the time of designation in 1969, these windows had been removed and replaced with a row of multi-pane windows without transoms and mullions. The one-over-one double-hung windows shown in both the 1940s tax photo and the 1969 designation photo and remain extant on the facade are out of character with the adjacent streetscape and surrounding neighborhood, and do not reflect the Federal-era character of the building's original design.



PLOT PLAN
NOT TO SCALE

BLOCK NO. : 588
LOT NO. : 25
ZONING DISTRICT : C2-6
ZONING MAP NO. : 12a
BUILDING HEIGHT: 4 STORIES (41'-0")
HISTORIC DISTRICT: GREENWICH VILLAGE

INDEX OF DRAWINGS

- A-001 PLOT PLAN, NOTES, INDEX OF DRAWINGS, PHOTOS, MAPS
- A-200 EXISTING AND PROPOSED ELEVATIONS
- A-400 PROPOSED WINDOW DETAILS
- A-401 EXISTING WINDOW DETAILS
- A-402 EXISTING WINDOW PHOTOS

SCOPE OF WORK

1. REPLACE EXISTING VINYL, 1-OVER-1 DOUBLE-HUNG WINDOWS ON THE SECOND, THIRD, AND FOURTH FLOORS WITH WOOD, 6-OVER-6 DOUBLE-HUNG WINDOWS TO AVOID VIOLATION. (WARNING LETTER 13-0057).
2. REMOVE EXISTING LIGHT FIXTURES AT PARAPET WALL TO AVOID VIOLATION. (WARNING LETTER 13-0058).

TENANTS' SAFETY NOTES

1. CONSTRUCTION OPERATIONS WILL NOT BLOCK HALLWAYS OR MEANS OF EGRESS FOR TENANTS OF THE BUILDING.
2. CONSTRUCTION OPERATIONS WILL NOT INVOLVE INTERRUPTION OF HEATING, WATER OR ELECTRICAL SERVICES TO THE OCCUPANTS OF THE BUILDING.
3. CONSTRUCTION OPERATIONS WILL BE CONFINED TO NORMAL WORKING HOURS (8 A.M. TO 5 P.M., MONDAYS THROUGH FRIDAYS EXCEPT LEGAL HOLIDAYS FALLING WITHIN THE ABOVE-STATED PERIOD, WHEREIN WORK WILL NOT BE DONE).

LANDMARKS PRESERVATION NOTE

I PREPARED OR SUPERVISED THE PREPARATION OF THE PLANS AND SPECIFICATIONS SUBMITTED WITH THIS APPLICATION, AND THE WORK ON SUCH PLANS AND SPECIFICATIONS :

THE OFFICE OF
JOSEPH PELL LOMBARDI
& ASSOCIATES
ARCHITECTS
412 BROADWAY
NEW YORK, N.Y. 10013
(212) 349-0700

STRUCTURAL ENGINEER:

MECHANICAL ENGINEER:

304 BLEECKER STREET
NEW YORK, NY

| REV. | DATE |
|------|-----------|
| | 2014-1-30 |

304 BLEECKER STREET
NEW YORK, NY

DWG. TITLE
PLOT PLAN,
INDEX, PHOTOS,
MAPS, & NOTES

| SCALE | ISSUE DATE |
|---------|------------|
| NTS | 2013-12-01 |
| JOB NO. | 1206.00 |

DRAWING REFERENCE NO.
A-001

THE
OFFICE OF
JOSEPH PELL LOMBARDI
& ASSOCIATES
ARCHITECTS
412 BROADWAY
NEW YORK, N.Y. 10013
(212) 349-0700

STRUCTURAL ENGINEER:

MECHANICAL ENGINEER:

304 BLEECKER STREET
NEW YORK, NY

REV. DATE

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304 BLEECKER STREET
NEW YORK, NY

DWG TITLE
HISTORIC
PHOTOGRAPHS

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| SEAL & SIGNATURE | ISSUE DATE |
| | 2014-1-30 |
| | SCALE |
| | NTS |
| | JOB NO. |
| | 1206.00 |

DRAWING REFERENCE NO.

LPC-001
1 OF 5
D.O.B. IDENTIFICATION NUMBER



TAX LOT PHOTO, ca 1940



DESIGNATION PHOTO, ca 1969



EXISTING FACADE



FROM WEST AT BLEECKER STREET AND SEVENTH AVENUE



FROM NORTHEAST AT BLEECKER STREET AND GROVE STREET

STREETSCAPE



FOURTH FLOOR DETAIL



TYPICAL VINYL WINDOW

WINDOW DETAIL PHOTOS

THE
OFFICE OF
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& ASSOCIATES
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NEW YORK, N.Y. 10013
(212) 349-0700

STRUCTURAL ENGINEER

MECHANICAL ENGINEER

304 BLEECKER STREET
NEW YORK, NY

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304 BLEECKER STREET
NEW YORK, NY

DWG. TITLE

EXISTING WINDOW
PHOTOS

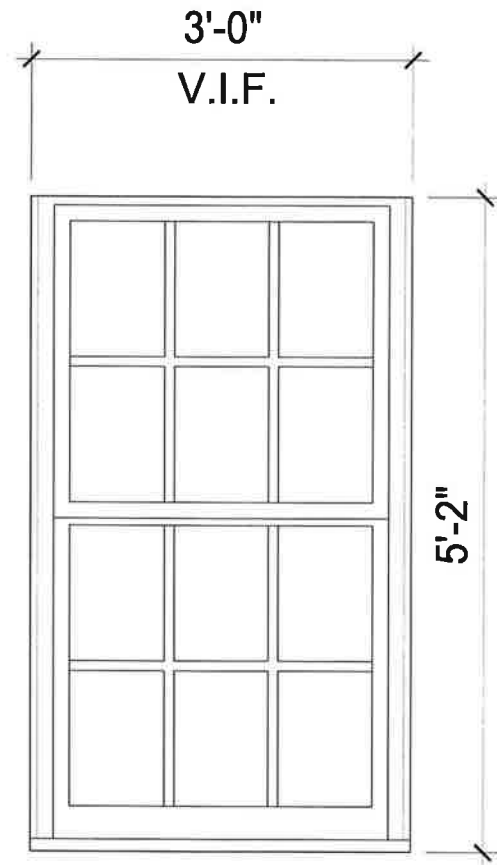
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| SEAL & SIGNATURE | ISSUE DATE |
| | 2014-1.30 |
| | SCALE |
| | NTS |
| JOB NO. | |
| 1206.00 | |

DRAWING REFERENCE NO.

LPC-002

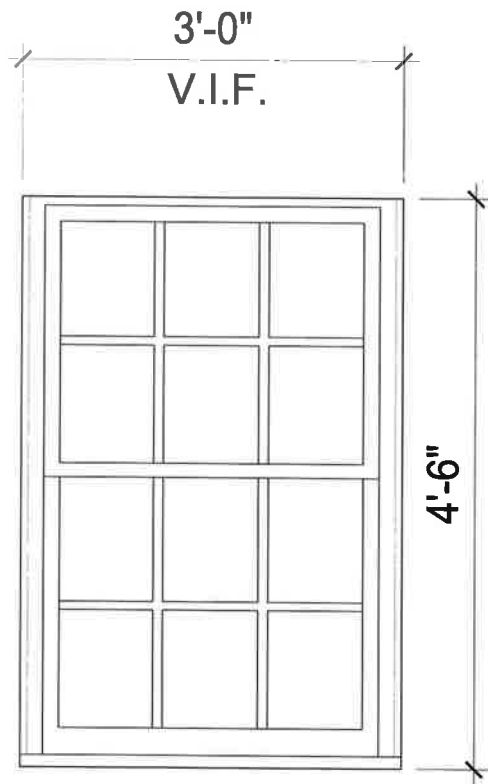
5 OF 5
D.O.B. IDENTIFICATION NUMBER

PROPOSED WINDOW DETAILS

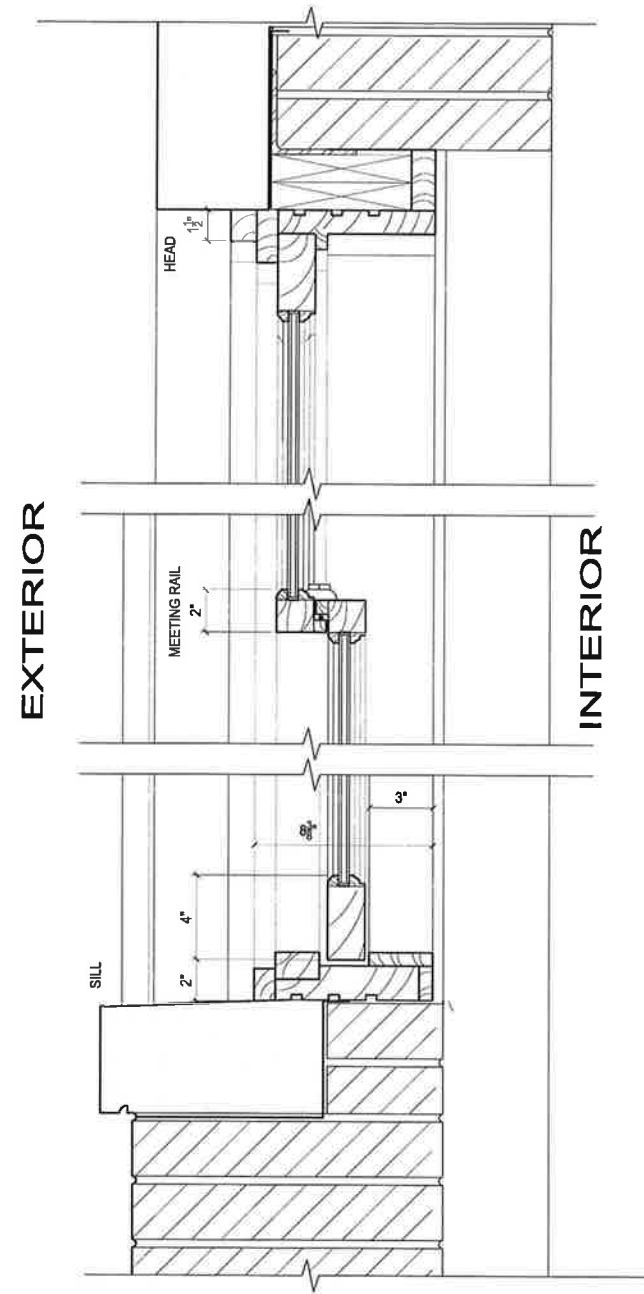


SIX OVER SIX WOOD
DOUBLE-HUNG WINDOW
AT SECOND AND
FOURTH FLOORS

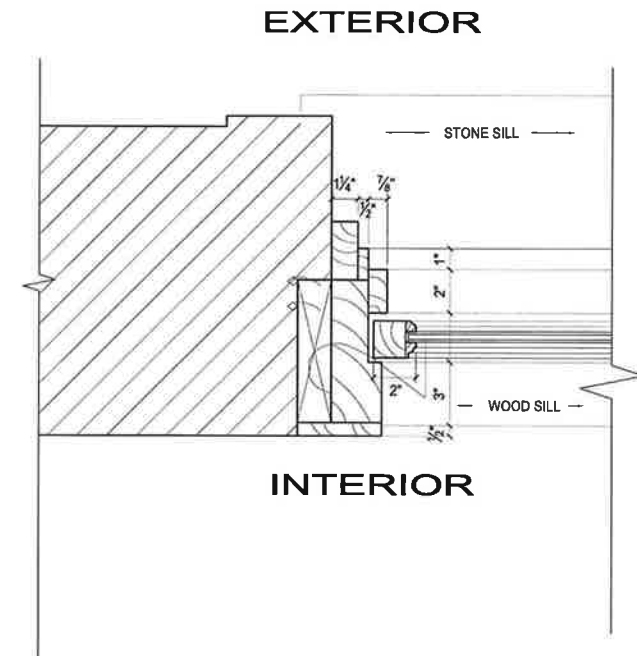
NEW WOOD WINDOW ELEVATIONS
SCALE: 1 1/2" = 1'-0"



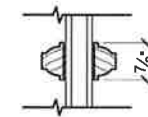
SIX OVER SIX WOOD
DOUBLE-HUNG WINDOW
AT THIRD FLOOR



NEW WOOD WINDOW VERTICAL SECTION
SCALE: 3" = 1'-0"



NEW WOOD WINDOW HORIZONTAL SECTION
SCALE: 3" = 1'-0"



NEW WOOD WINDOW MUNTIN SECTION
SCALE: 6" = 1'-0"

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STRUCTURAL ENGINEER:

MECHANICAL ENGINEER:

304 BLEECKER STREET
NEW YORK, NY

REV. DATE

304 BLEECKER STREET
NEW YORK, NY

DWG. TITLE

PROPOSED WINDOW
DETAILS

| | |
|------------------|-----------------------|
| SEAL & SIGNATURE | ISSUE DATE |
| | 2014-1.30 |
| | SCALE |
| | AS NOTED |
| | JOB NO. |
| | 1206.00 |
| | DRAWING REFERENCE NO. |

LPC-004

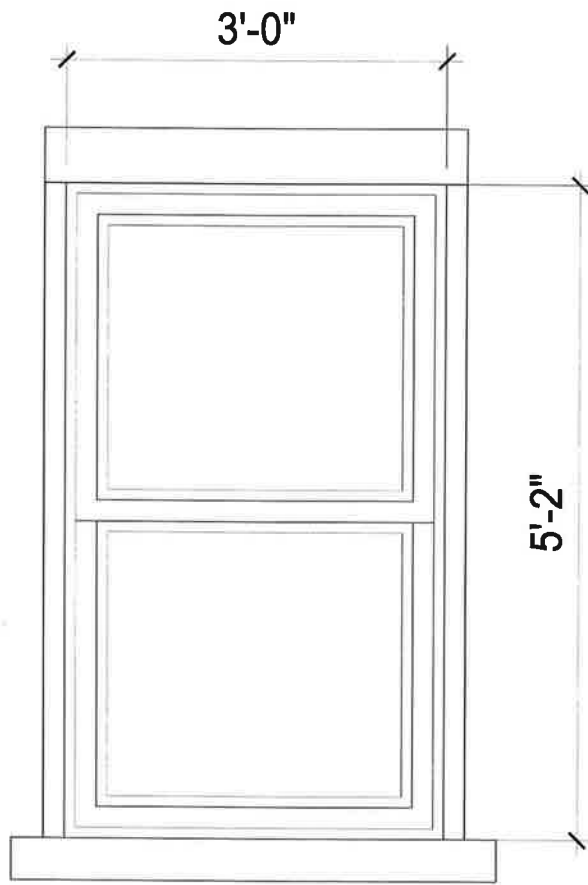
D.O.B. IDENTIFICATION NUMBER 3 OF 5

EXISTING WINDOW DETAILS

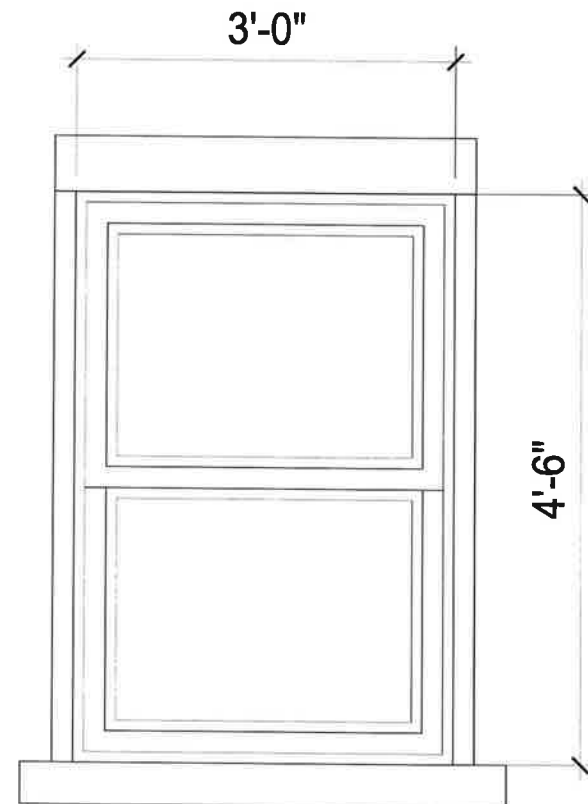
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 NEW YORK, N.Y. 10013
 (212) 349-0700

STRUCTURAL ENGINEER

MECHANICAL ENGINEER

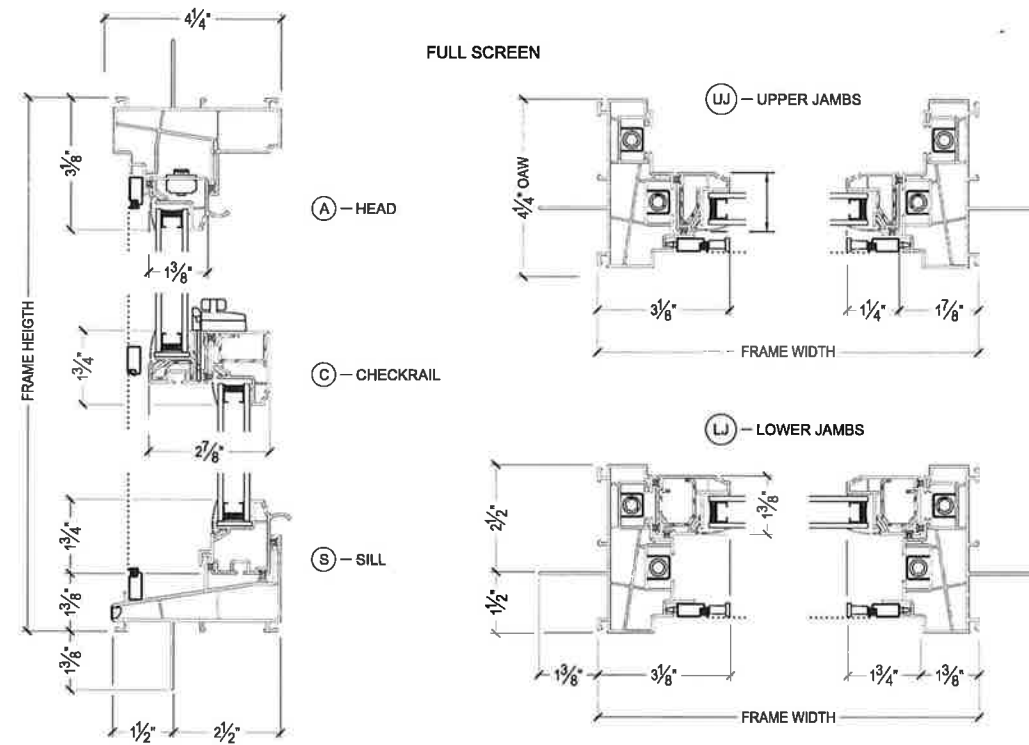


EXISTING ONE-OVER-ONE
 DOUBLE-HUNG VINYL WINDOW AT
 SECOND AND FOURTH FLOORS



EXISTING ONE-OVER-ONE
 DOUBLE-HUNG VINYL
 WINDOW AT THIRD FLOOR

EXISTING VINYL WINDOW ELEVATIONS
 SCALE: 1 1/2" = 1'-0"



EXISTING VINYL WINDOW DETAILS
 SCALE: 6" = 1'-0"

304 BLEECKER STREET
 NEW YORK, NY

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304 BLEECKER STREET
 NEW YORK, NY

DWG. TITLE

EXISTING WINDOW
 DETAILS

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| SEAL & SIGNATURE | ISSUE DATE 2014-1.30 |
| | SCALE AS NOTED |
| | JOB NO. 1206.00 |
| | DRAWING REFERENCE NO. |

LPC-005

4 OF 5
 D.O.B. IDENTIFICATION NUMBER