

ZONING INFORMATION

30 grove st, Manhattan 10014

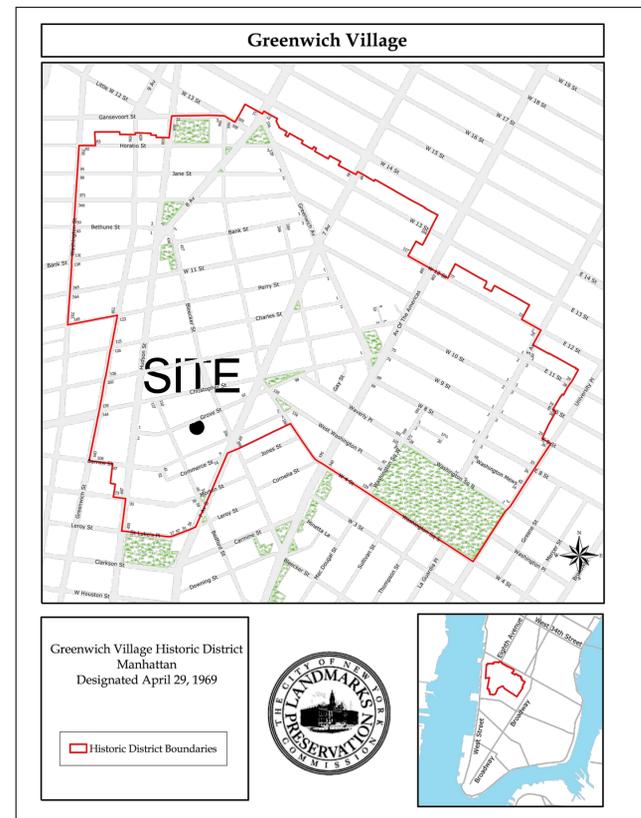
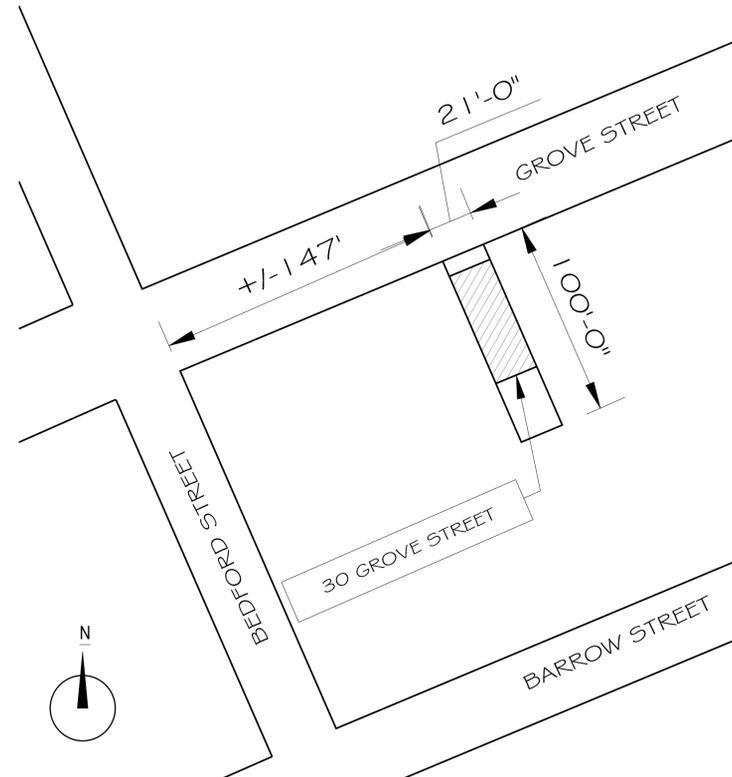
Block: 588 Lot: 12

Property Characteristics:

- Lot Area: 2,100 sq ft (21' x 100')
- # of floors: 3
- Building Area: 3,834 sq ft
- Primary zoning: R6 Commercial Overlay: None

DRAWING INDEX

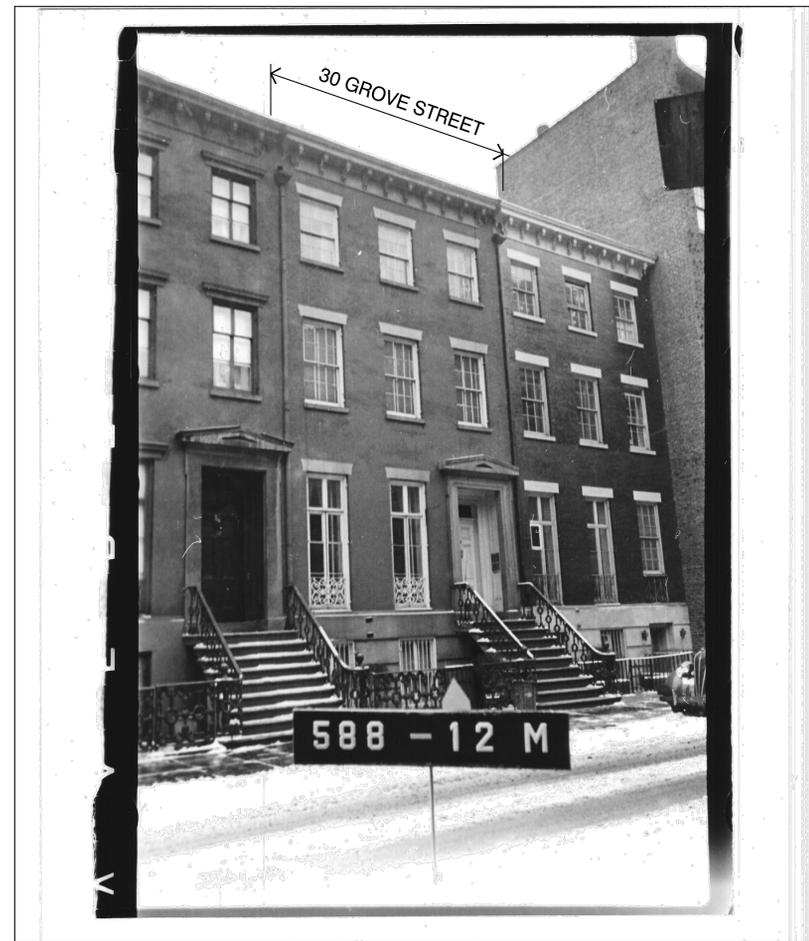
- LPC - 001 ZONING, SITE PLAN, INDEX, HISTORICAL PHOTOS
- LPC - 018 FRONT FACADE AND NEIGHBORS' PHOTOS
- LPC - 019 FRONT (NORTH) ELEVATION EXISTING AND PROPOSED CONDITIONS
- LPC - 020 FRONT ELEVATION IN CONTEXT WITH NEIGHBORS
- LPC - 021 NEIGHBORING PRECEDENTS AND PROPOSED MATERIALS
- A - 400 STOOP, RAILING, AND TRASH ENCLOSURE DETAILS



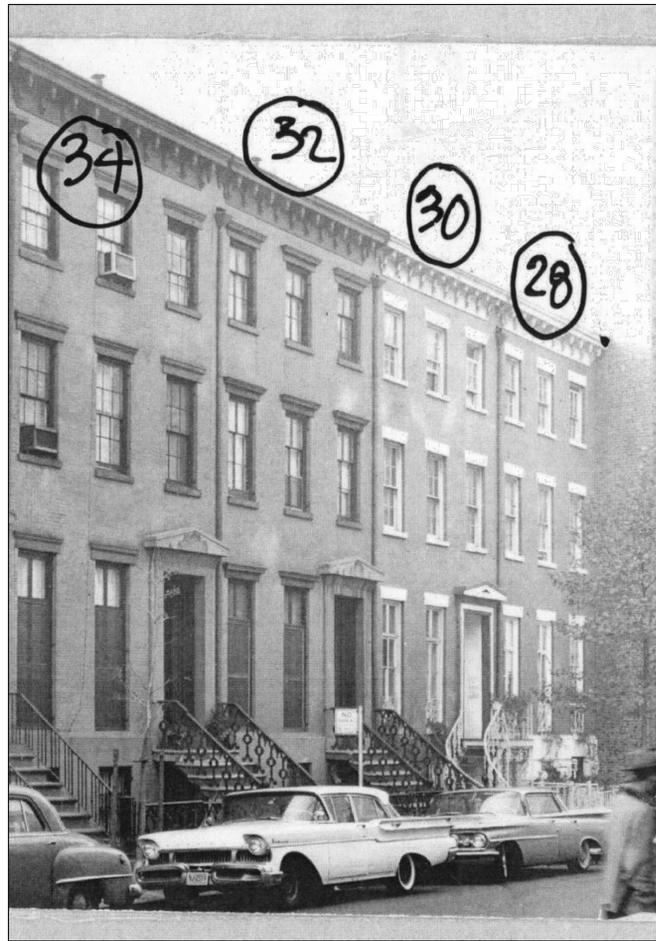
1 ZONING INFORMATION

2 SITE PLAN
N.T.S.

Linus-Scudder, mason-builder, erected this row of six town houses in 1851-52. The row originally consisted of seven houses and included No. 40, now completely altered. The houses are vernacular versions of the almost outmoded Greek Revival style and of the incoming Italianate and are transitional in style. They are all three stories high over a basement. Built of brick, with stone used as trim and for the basement story, the houses still retain rustication at the basement stories of Nos. 28, 30 and 36. The original appearance of the row can best be appreciated by looking at Nos. 32, 34 and 36, which have been altered very little. In each case, a stoop leads up to an entrance doorway, of which the most notable feature is a low pedimented lintel above the door and transom set off by deep reveals and framed by rope moldings. The windows have simple stone lintels and sills, except for Nos. 32 and 34 which retain their small cornices above the lintels. The heavy cast iron stair and arrear way railings of these two houses, with a central circular motif, are typical of the Italianate period. The long parlor floor windows, another Italianate feature, retain their ornate cast iron railings at No. 30. Nos. 28-38 have their original bracketed roof cornices, with drops at the outer end of each bracket, likewise characteristic of the Eighteen-fifties. An unusual feature of the brackets is that they are carefully profiled where the cornice returns to the wall at the ends. Nos. 28, 30 and 38 have all been altered in this century. The stoops were removed at Nos. 28 and 30 which have been converted to provide basement entrances. No. 30 has introduced a graceful curved staircase, with attractive cast iron detail, leading up to the right side of the house. At No. 38 the lower sections of the parlor story windows have been bricked up, in contrast to the other houses of the row which all retain their long, elegant French windows. The houses were all built on land which formerly belonged to Timothy Whittemore, President of the Greenwich Insurance Company, and a nephew of Samuel Whittemore, who had built the mansion at No. 45 Grove Street diagonally across the street, Linus Scudder, of the important builders associated with the development of The Village, first set up in business as a mason in 1836. He was one of several builders who took advantage of the sale of Whittemore properties in the early Eighteen-fifties. In January 1851 he purchased four of the lots here with the aid of mortgages from the Greenwich Insurance Company. John Hays and Park H. Lane, assessed for Nos. 34 and 40 respectively, purchased the land on the same day as Scudder did, and together with Isaac Hendricks, who paid the taxes on No. 36, undoubtedly arranged with Scudder to build houses on their lots, as well as his own. Scudder sold his own four lots at a handsome profit later in 1851 to individual owners for whom he built the dwellings, thus affording us another example of how the builders of the day managed to develop property without putting up any money of their own. This six-story apartment building of 1927, whose outstanding feature is the rough-textured look of the clinker brickwork on the facade, is quite different from its neighbor to the west.



5 HISTORIC TAX PHOTOGRAPH



6 DESIGNATION PHOTOGRAPH CIRCA 1960

4 LPC Designation Report

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ISSUED FOR LPC PUBLIC HEARING	07.19.16
COMMUNITY BD. 2 HEARING	06.16.16
COMMUNITY BD. 2 HEARING	06.13.16
LPC HEARING	05.08.12
COMMUNITY BD 2 HEARING	04.16.12
SUBMITTED TO LPC	09.15.11

No.	Revision/Issue	Date
30 GROVE ST, LLC 30 Grove Street New York NY 10014		
ZONING, SITE PLAN, INDEX, PHOTOGRAPHS		

Scale	N.T.S.
Date	01.05.2012
Sheet No.	
LPC-001.00	



1 EXISTING STOOP #28



2 EXISTING STOOP #32



3 EXISTING STOOP #34



4 PRECONSTRUCTION STOOP #30



5 EXISTING STOOP #30



6 EXISTING STOOP #30



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ISSUED FOR PUBLIC HEARING 07/19/16
ISSUED TO LPC 07/18/16
ISSUED FOR CB2 REVIEW 06/16/16
ISSUED FOR CB2 REVIEW 06/13/16

No.	Description	Date
30 GROVE STREET LLC		
PLACE DOB BAR CODE HERE		
GROVE ST. STOOP PHOTOS		

Scale **NO SCALE**
Date **06/13/16**
Drawn By **C**

LPC-018

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○ EXISTING STREET FACADE OF 4 ROW HOUSES
 Scale: 1/4" = 1'-0"

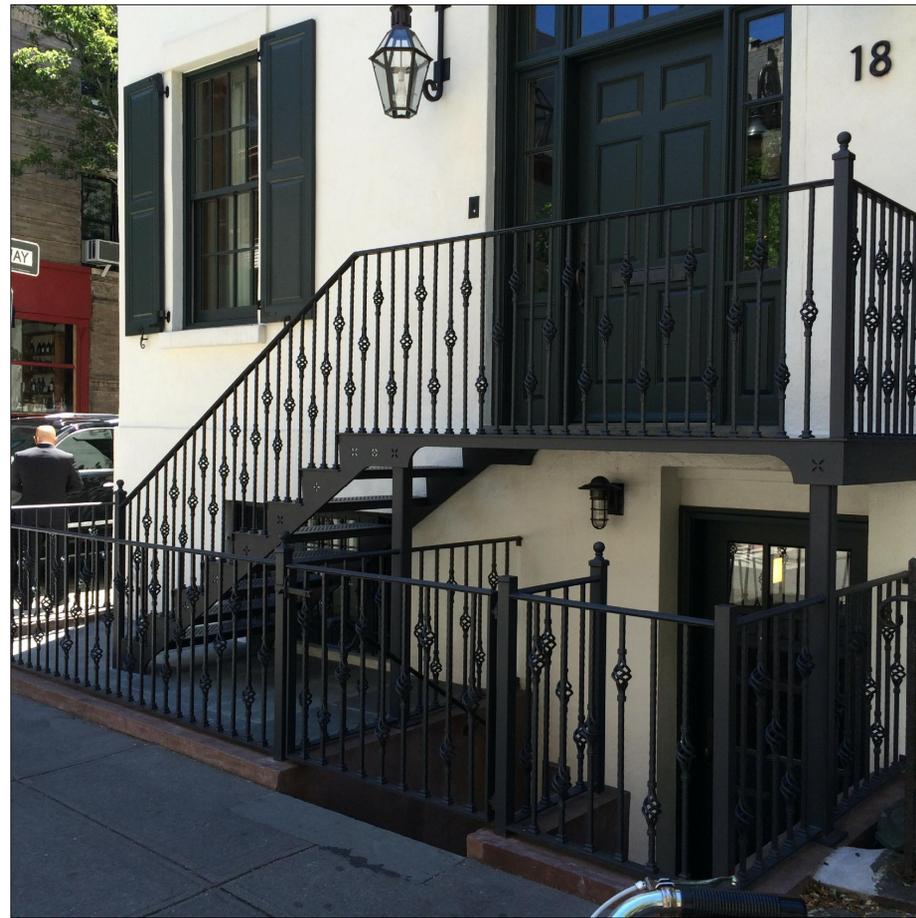
ISSUED FOR LPC PUBLIC HEARING 07/19/16
 Issued to LPC 07/08/16
 Issued for CB 2 review 06/16/16

No.	Revision/Issue	Date
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30 GROVE STREET, LLC
 30 Grove Street
 New York NY 10014

EXISTING STREET FACADES
 WITH PROPOSED RAILING

Scale	AS NOTED
Date	06/16/16
Drawn By	
LPC-020	



1 EXISTING STREET FACADE 18 GROVE STREET



2 EXISTING STREET FACADE 48 COMMERCE ST.



BLUESTONE PAVING



BLACK PAINT TO MATCH NEIGHBORS

ISSUED FOR PUBLIC HEARING 07/19/16
 Issued to LPC 07/08/16

No.	Revision/Issue	Date
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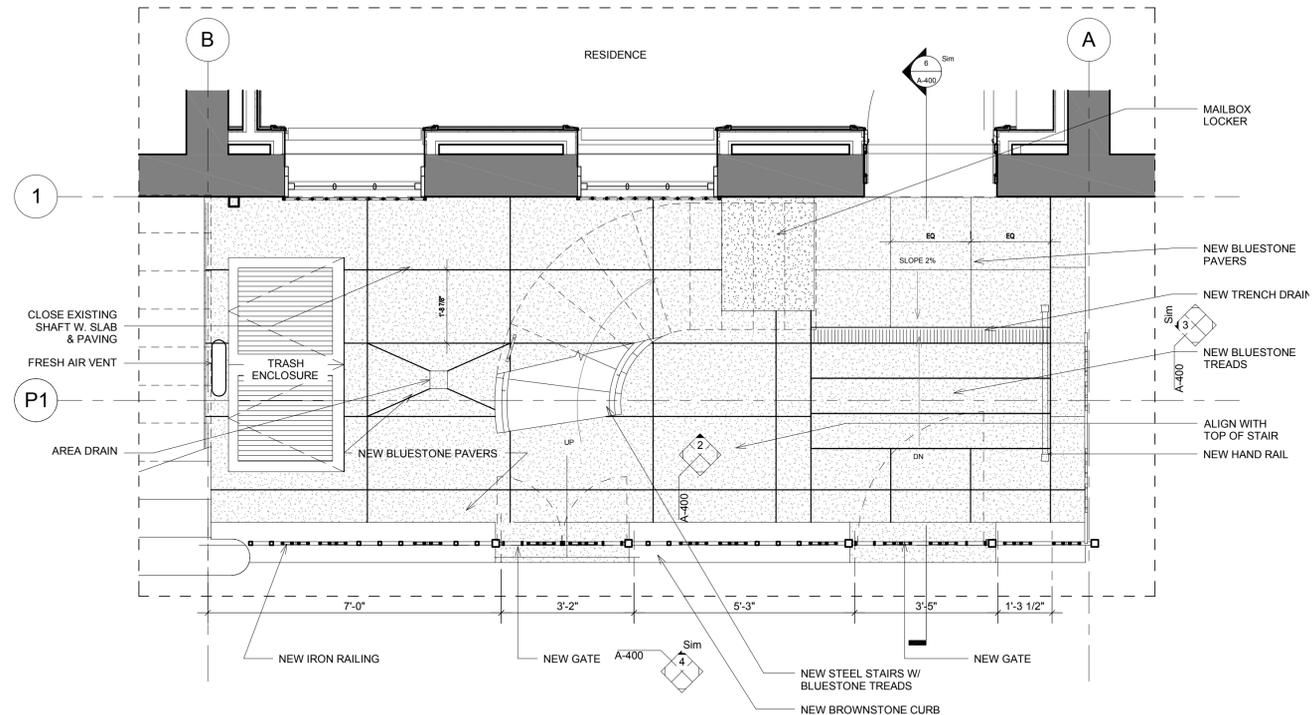
30 GROVE STREET, LLC
 30 Grove Street
 New York NY 10014

NEIGHBORING PRECEDENTS

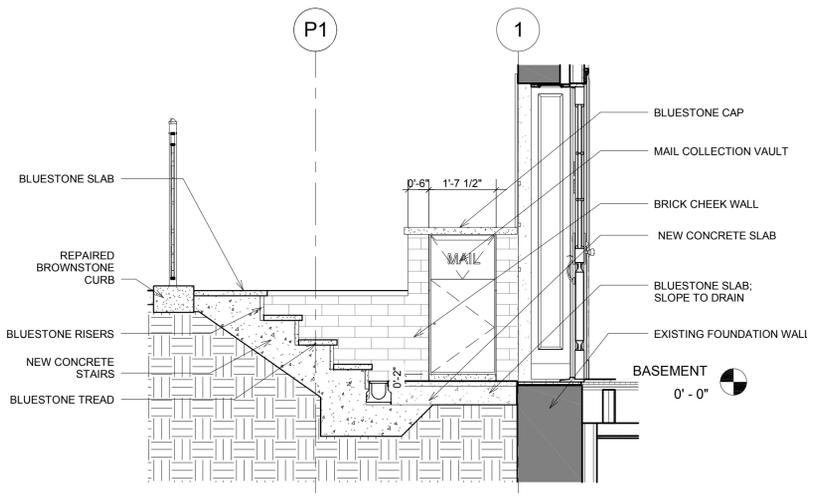
PROPOSED MATERIALS

Scale	NO SCALE
Date	07/00/16
Drawn By	

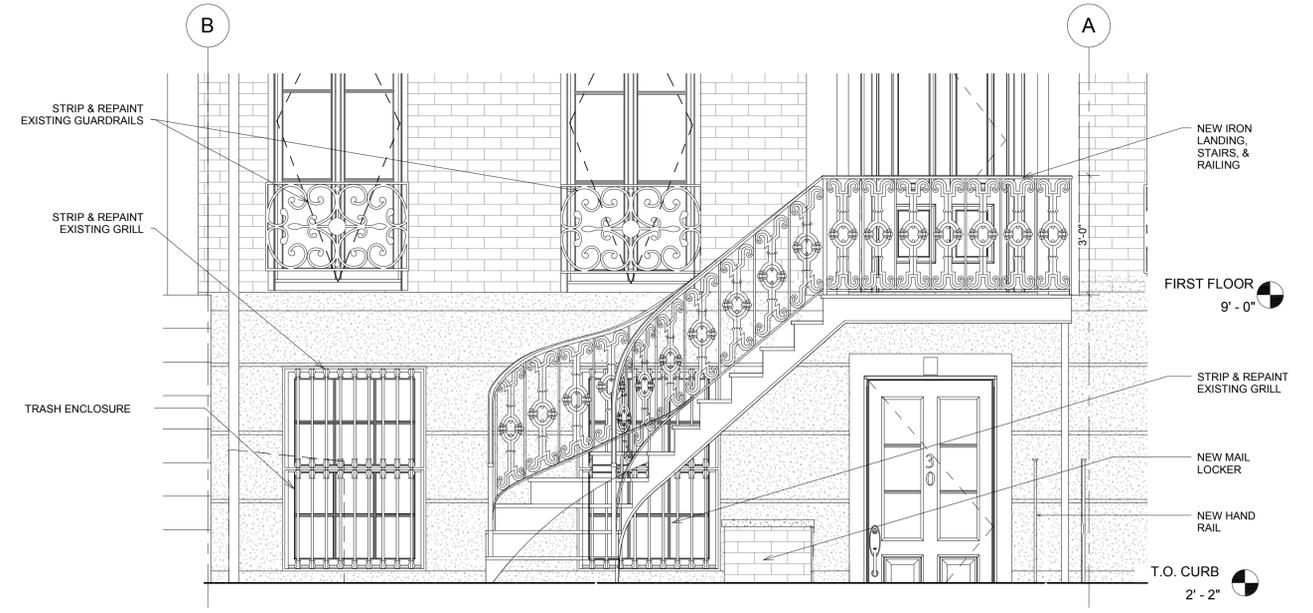
LPC-021



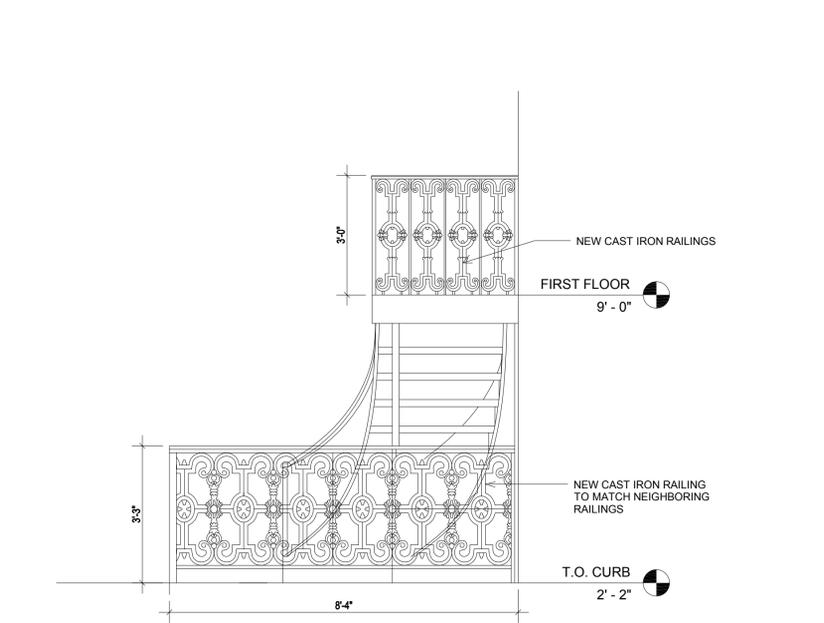
1 ENLARGED FRONT YARD / FENCE PLAN
 1/2" = 1'-0"



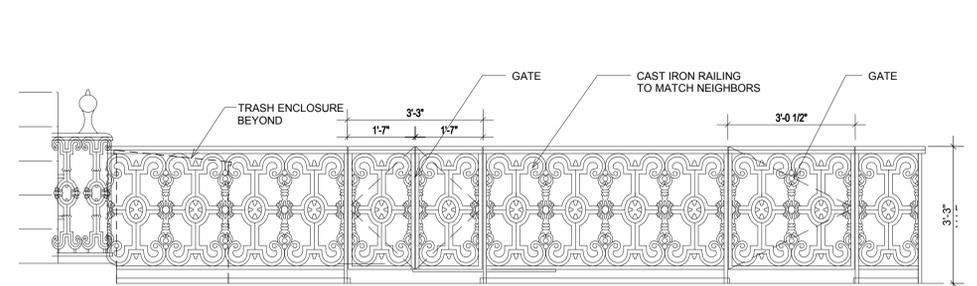
6 SECTION DETAIL - BASEMENT ENTRY - MAILBOX
 1/2" = 1'-0"



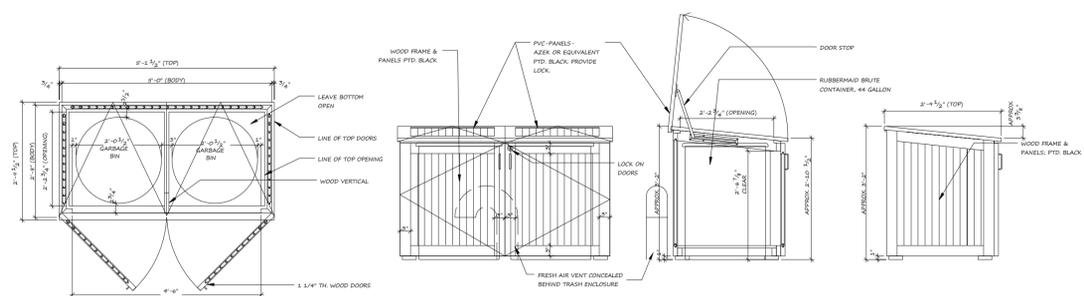
2 FENCE ELEVATION DETAIL-01
 1/2" = 1'-0"



3 RAILING - SIDE ELEVATION
 1/2" = 1'-0"



4 FRONT RAILING
 1/2" = 1'-0"



5 TRASH ENCLOSURE - DETAILS
 1/2" = 1'-0"

ISSUED FOR PUBLIC HEARING	07/19/16
ISSUED TO LPC	07/08/16
ISSUED FOR CD2 REVIEW	06/16/16
ISSUED TO LPC FOR AMENDMENT	03/15/16
40 REVISION	08/25/15
32 REVISION	05/13/15
9 ISSUED FOR REVIEW	09/03/15
6 REVISION	06/02/14
FOR REVIEW / PRICING	03/12/14
ISSUED FOR REVIEW	7/24/13
ISSUED FOR REVIEW	1/24/13

No.	Description	Date
30 GROVE STREET LLC		
PLACE DOB BAR CODE HERE		
EXTERIOR RAILING & STAIR DETAILS		

Scale	1/2" = 1'-0"
Date	07/24/13
Drawn By	RJW
A-400.00	

X:\Clients - Common\30 Grove Street\30 Grove Street.dwg A-400 - EXTERIOR RAILING & STAIR DETAILS.dwg A-400 7/13/2013 10:13:38 AM