ZONING INFORMATION

30 grove st, Manhattan 10014

Block: 588 Lot: 12

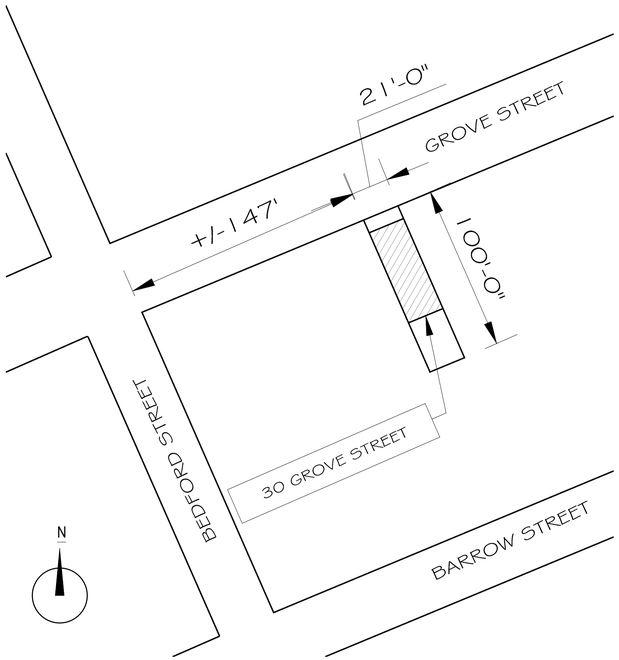
Property Characteristics:

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

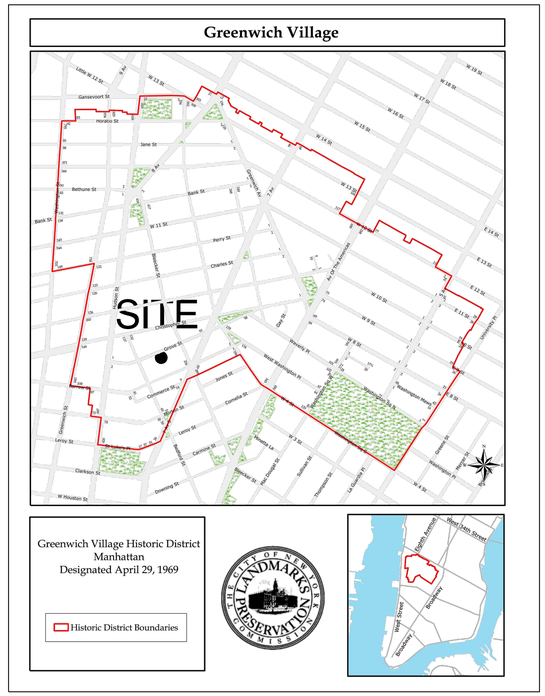
DRAWING INDEX

LPC-001	ZONING, SITE PLAN, INDEX, PHOTOGRAPHS
LPC-018	FRONT FACADE EXISTING CONDITION PHOTOGRAPHS
LPC-019	FRONT ELEVATION EXISTING AND PROPOSED
A-400	STOOP AND RAILING DETAILS

1 ZONING INFORMATION



2 SITE PLAN
N.T.S.



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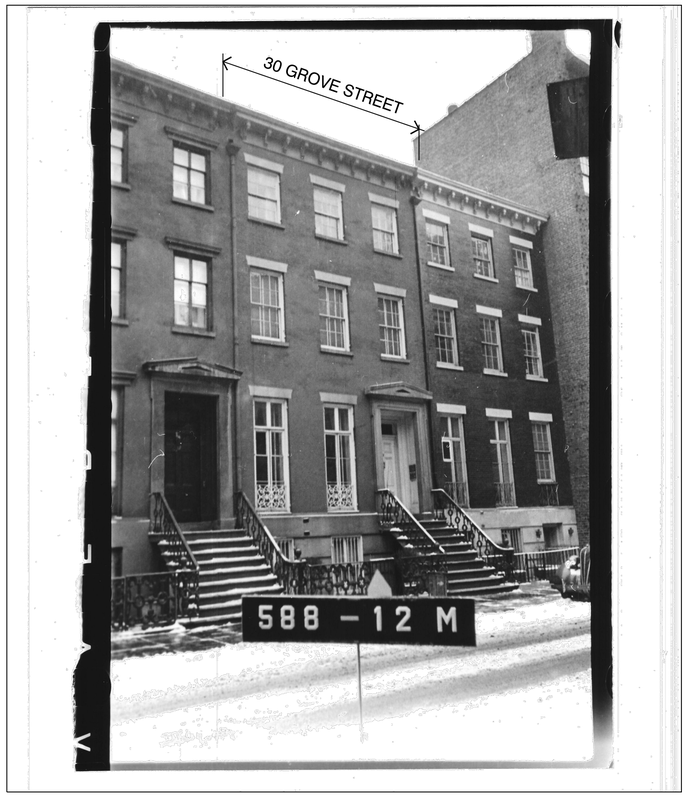
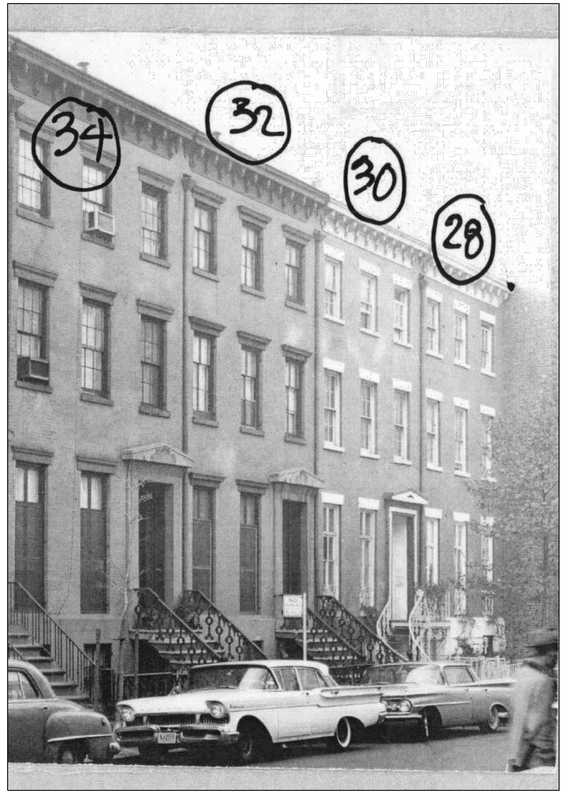
Linus-Scudder, mason-builder, erected this row of six town houses in 1851-52. The row originally consisted of seven houses and included No. 40, now completely altered. The houses are vernacular versions of the almost outmoded Greek Revival style and of the incoming Italianate and are transitional in 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 arear 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, ofte 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.

4 LPC Designation Report



5 HISTORIC TAX PHOTOGRAPH



6 DESIGNATION PHOTOGRAPH CIRCA 1960

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

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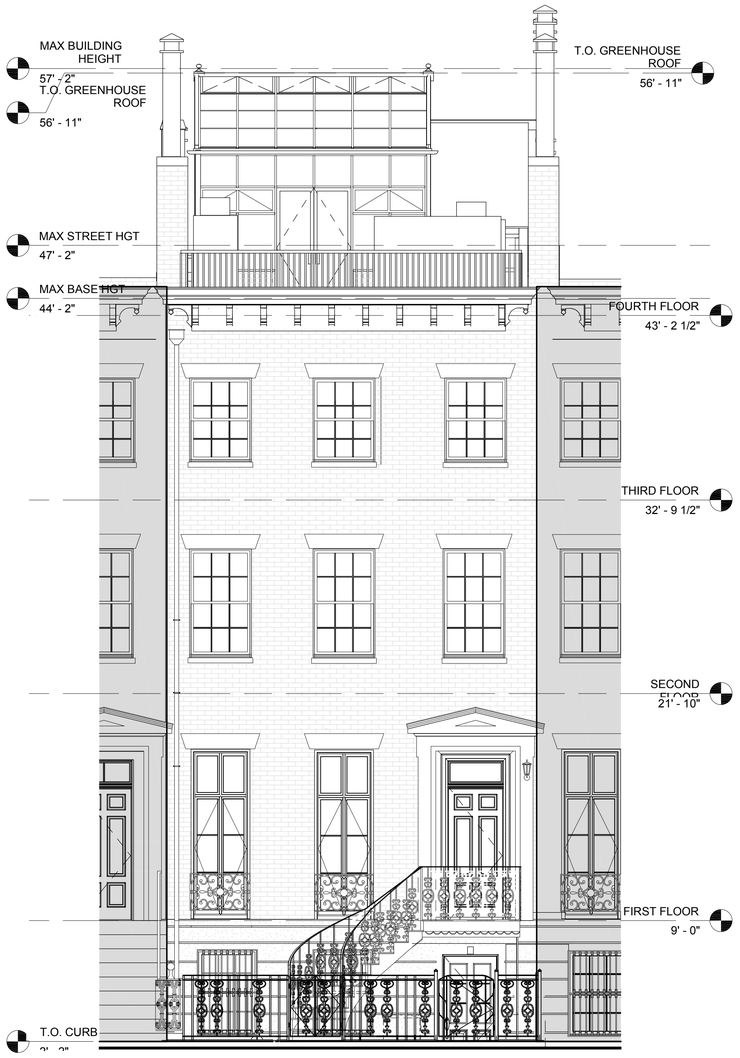
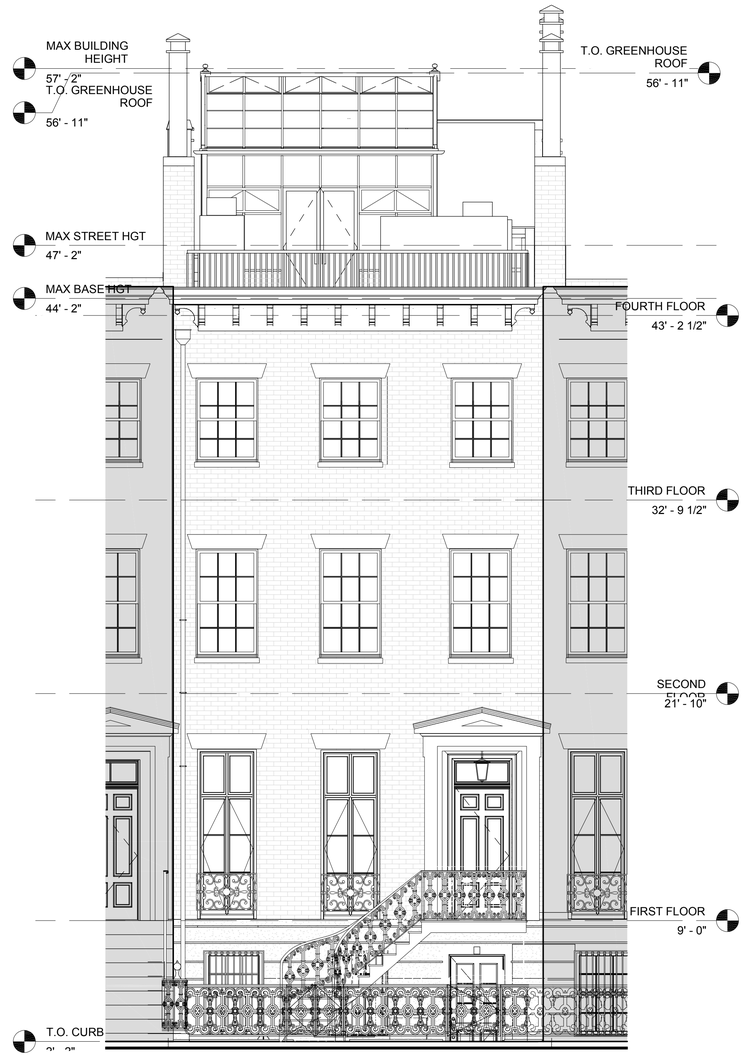


1 EXISTING NORTH ELEVATION
1/4" = 1'-0"



2 PROPOSED NORTH ELEVATION
1/4" = 1'-0"

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ISSUED FOR CD2 REVIEW 06/13/16

No.	Description	Date

30 GROVE STREET LLC

PLACE DOB BAR CODE HERE

NORTH ELEVATION
STOOP PROPOSAL

Scale	1/4" = 1'-0"
Date	06/13/16
Drawn By	C

A-019.00

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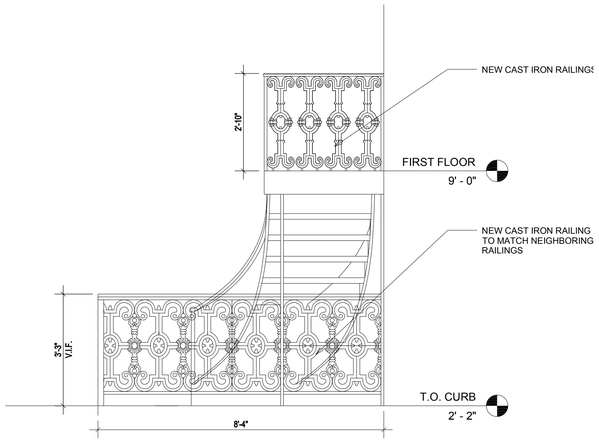
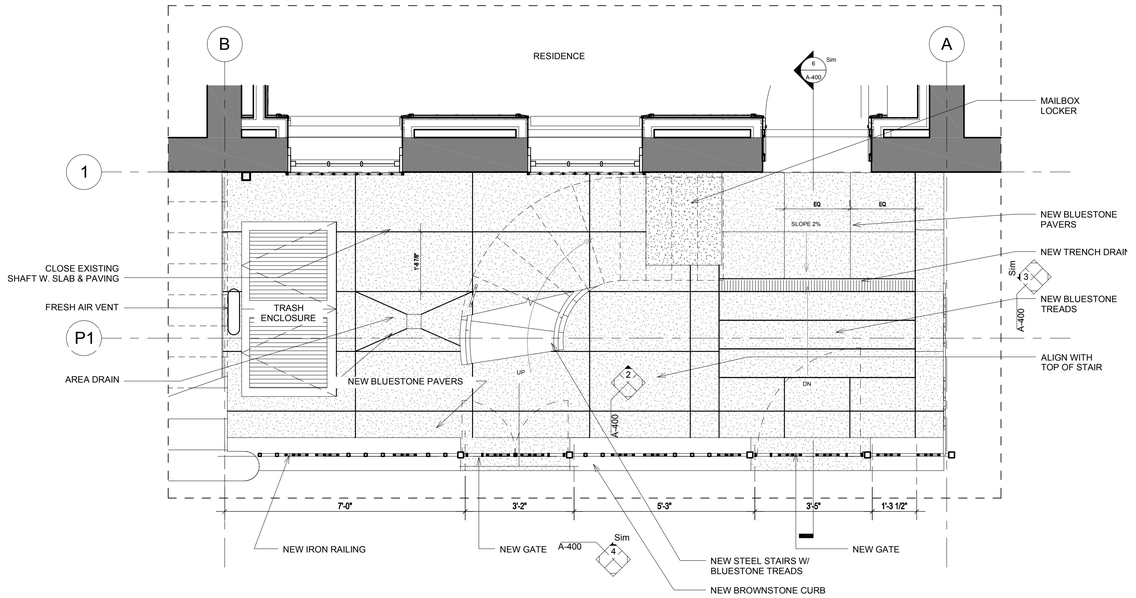
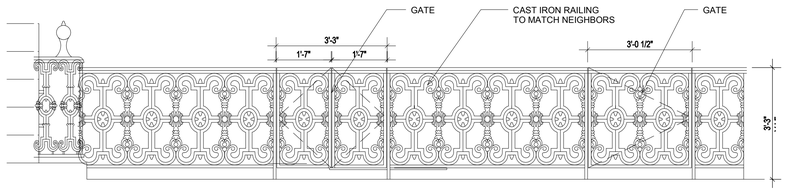


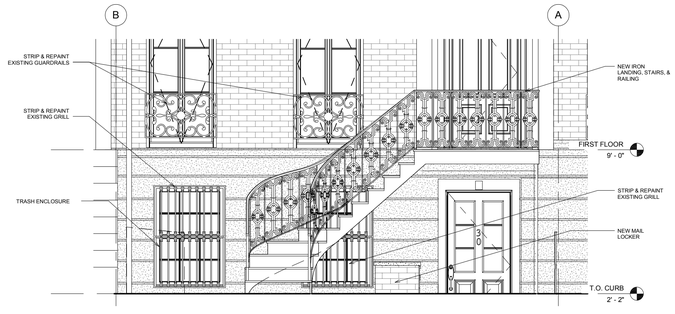
3 RAILING - SIDE ELEVATION
1/2" = 1'-0"



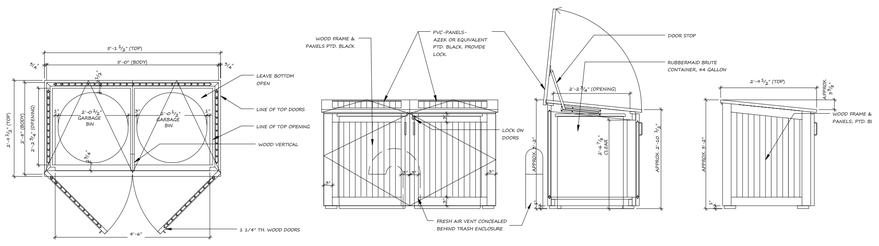
1 ENLARGED FRONT YARD / FENCE PLAN
1/2" = 1'-0"



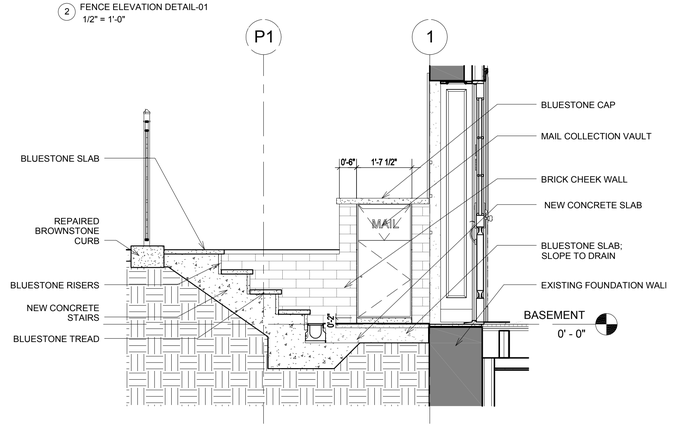
4 FRONT RAILING
1/2" = 1'-0"



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



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



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

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	ISSUED FOR CD2 REVIEW	06/13/16
	ISSUED TO LPC FOR AMENDMENT	03/15/16
40	REVISION	08/25/15
32	REVISION	05/13/15
	ISSUED FOR REVIEW	09/03/15
9	REVISION	06/02/14
6	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

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3 EXISTING STOOP #28

4 EXISTING STOOP #32

5 EXISTING STOOP #34

4 PRECONSTRUCTION STOOP #30

4 EXISTING STOOP #30

4 EXISTING STOOP #30

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ISSUED FOR CD2 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

A-018.00