

327 WEST 4TH STREET
NEW YORK, NY 10014

LPC DOCKET #18-5249

SEPTEMBER 15, 2016

SHEET 1 OF 40

GREENWICH VILLAGE HISTORIC DISTRICT DEIGNATION REPORT:

Volume 1 (1969) #327 - 331

These three late Federal houses were erected for David Bogart, cartman, as a speculation between the years 1827 and 1829; they were sold to Richard Cromwell, a merchant, in 1829. Bogart's property, purchased in 1827, also included the present Nos. 30-34 Jane Street, around the corner.

No. 329 remains the closest to its original appearance, although, like its neighbors, it was later raised in height to three stories, as may be seen in the difference in the size of the bricks above the second story. It is a very charming house, with a facade constructed entirely of Flemish bond brickwork. The windows, with double-hung, muntined six-over-six sash, display paneled lintels in the original style only at the third story. The fine doorway, with "broken" transom bar above, is flanked by paired ionic columns in front of rusticated panels and by sidelights, all typical of the late Federal style. A small section of the egg and dart molding still survives; for a very similar but better preserved doorway, see No. 41 Bank Street, a block away. The ironwork at the areaway and stoop is an unusually rich example for a house of this size. The gracefully curved wrought iron scroll work at the handrailings, the criss-cross design at the landing, and the delicate newel posts with interlaced arches are all noteworthy. The painter Stow Wengenroth lived at No. 329 in the late Nineteen-thirties and early forties.

No. 327 retains its paneled window lintels, stepped up at the center, at both first and second floors. The same lintel appears over the doorway, which has been modified. The ironwork of the stoop is identical to that at No. 329, as is that of the areaway. The window grilles at the first floor, Italianate in style, date from after mid-century, when the windows were lengthened and the original roof cornice replaced by one with brackets and panels.

No. 331 is a frame house with a brick facade and has a store at the ground floor.



1. MAP OF GREENWICH VILLAGE HISTORIC DISTRICT
Project location indicated in red



2. ENLARGED BLOCK PLAN & PROJECT LOCATION
1/64" = 1'-0"



3. EXISTING CONDITION OF 327 WEST 4TH STREET

327 WEST 4TH ST
327 WEST 4TH
STREET
NEW YORK,
NY 10014

ARCHITECT:
BADE STAGEBERG COX
25 CHAPEL STREET, SUITE 600
BROOKLYN, NEW YORK 11201
T: (718) 858 4409

PROJECT LOCATION & BACKGROUND

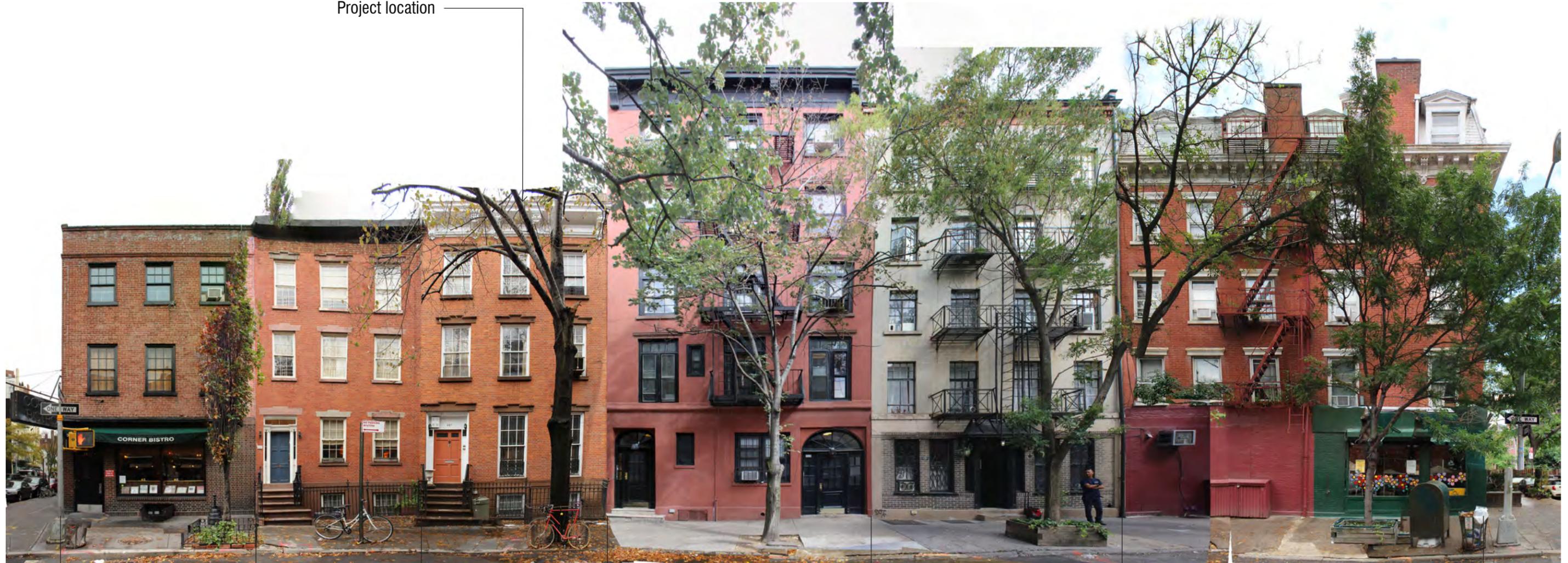
DWG CONTENTS:

LPC #18-5249

SCALE: N.T.S.

DWG NO.: 2 OF 40

Project location



331
West 4th Street

329
West 4th Street

327
West 4th Street

325
West 4th Street

323
West 4th Street

281
West 12th Street

Built 1827-29

Built 1857

Built 1852-53

Built 1870

327 WEST 4TH ST
327 WEST 4TH
STREET
NEW YORK,
NY 10014

ARCHITECT:
BADE STAGEBERG COX
25 CHAPEL STREET, SUITE 600
BROOKLYN, NEW YORK 11201
T: (718) 858 4409

EXISTING STREET ELEVATION VIEW FROM WEST 4TH STREET

DWG CONTENTS:

LPC #18-5249

SCALE: N.T.S.

DWG NO.: 3 OF 40

Exterior trim & cornice painted
in dark color scheme

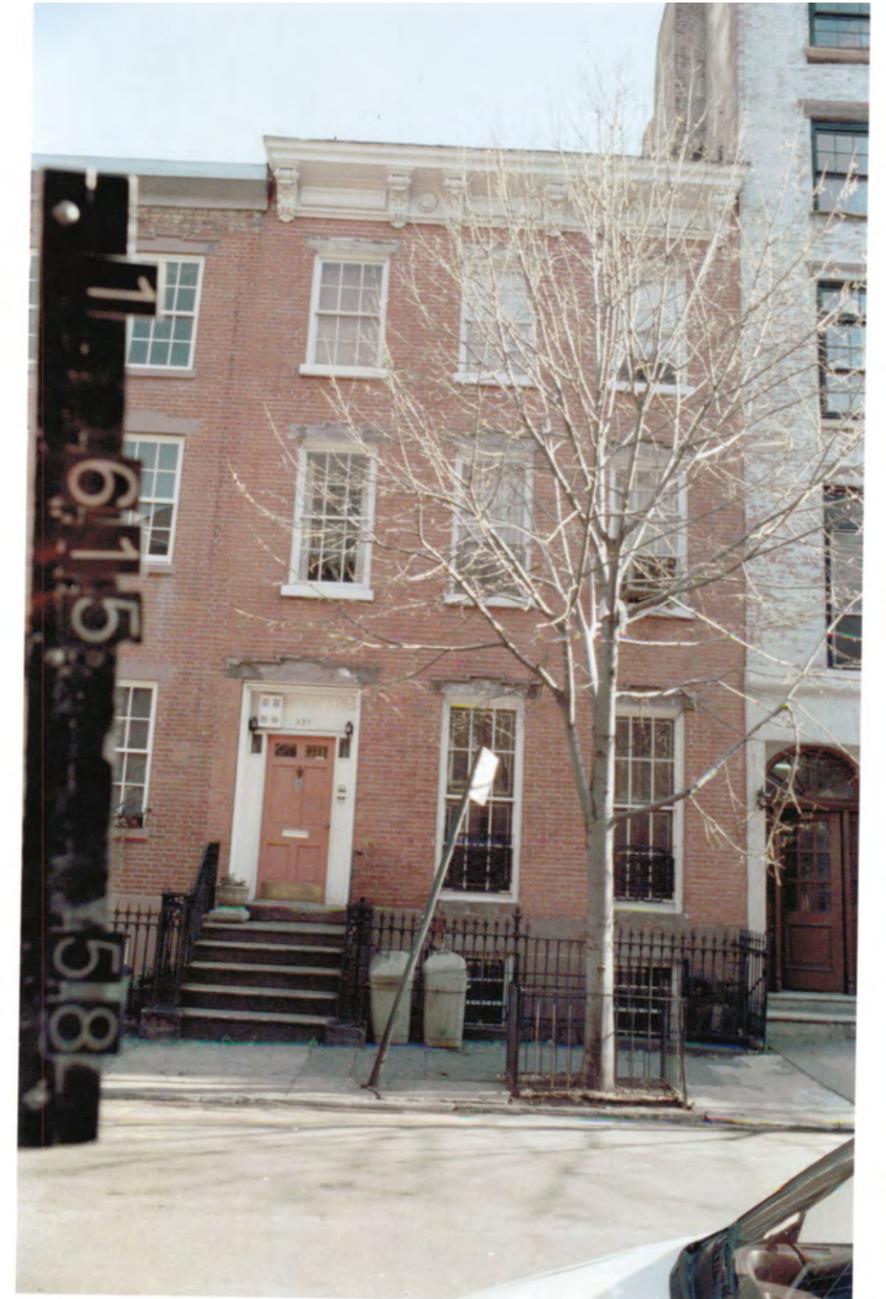
Chimney & piping extensions
at 329 West 4th Street



1. TAX PHOTO - c.1940



2. DESIGNATION PHOTO - c.1969



3. TAX PHOTO - c.1980

327 WEST 4TH ST
327 WEST 4TH
STREET
NEW YORK,
NY 10014

ARCHITECT:
BADE STAGEBERG COX
25 CHAPEL STREET, SUITE 600
BROOKLYN, NEW YORK 11201
T: (718) 858 4409

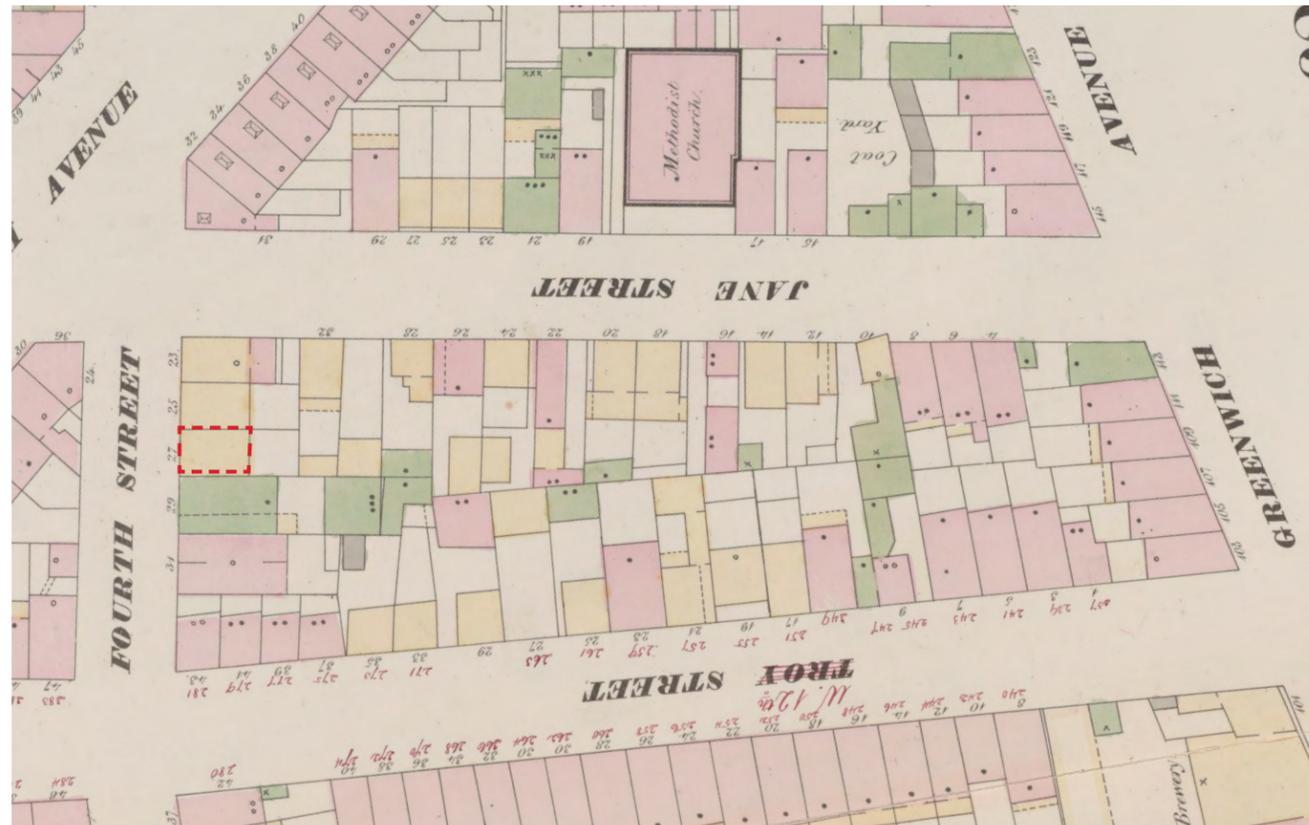
HISTORIC TAX & LPC DESIGNATION PHOTOGRAPHS

DWG CONTENTS:

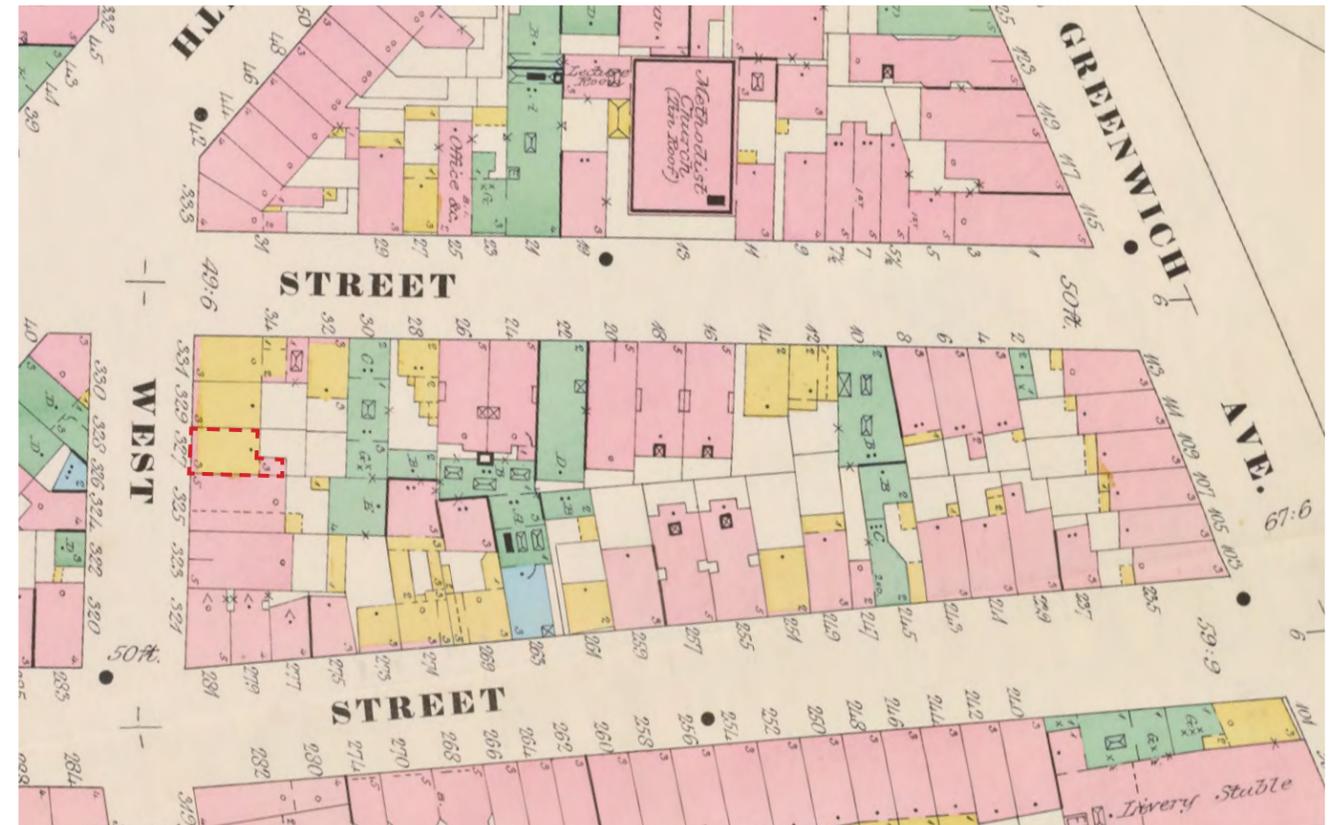
LPC #18-5249

SCALE: N.T.S.

DWG NO.: 4 OF 40



1857-62 Perris & Browne Map indicates frame building with no rear brick addition. Non-contiguous inner block.



1895 Sanborn Map indicates 3 story dwelling, frame building with brick front and brick addition at rear. Non-contiguous inner block.

327 WEST 4TH ST
327 WEST 4TH
STREET
NEW YORK,
NY 10014

ARCHITECT:
BADE STAGEBERG COX
25 CHAPEL STREET, SUITE 600
BROOKLYN, NEW YORK 11201
T: (718) 858 4409

HISTORIC PLOT PLAN

DWG CONTENTS:

LPC #18-5249

SCALE: N.T.S.

DWG NO.: 5 OF 40



2016 Block plan indicates 3 story dwelling with rear brick addition and non-contiguous inner block.

327 WEST 4TH ST
 327 WEST 4TH
 STREET
 NEW YORK,
 NY 10014

ARCHITECT:
 BADE STAGEBERG COX
 25 CHAPEL STREET, SUITE 600
 BROOKLYN, NEW YORK 11201
 T: (718) 858 4409

PRESENT DAY PLOT PLAN & INNER BLOCK

DWG CONTENTS:

LPC #18-5249

SCALE: 1/64" = 1'-0"

DWG NO.:

6 OF 40

Newel post capped with decorative element, since lost

Dark color scheme at windows and door



1. OLD NYC PHOTO (1927):
327-325-323 and 319 W 4th Street both N.E. and S.E. corners of 12th street. The A. & P. store shown in 319, on the S.E. corner, will later move over to the N.W. corner, its place being taken by a fruit market
May 4, 1927. P.L. Sperr

327 West 4th street



2. CURRENT PHOTO (2015):
West 4th Street, east side from Jane to 12th Streets. Seen from West 4th street & Jane Street

327 WEST 4TH ST
327 WEST 4TH
STREET
NEW YORK,
NY 10014

ARCHITECT:
BADE STAGEBERG COX
25 CHAPEL STREET, SUITE 600
BROOKLYN, NEW YORK 11201
T: (718) 858 4409

DWG CONTENTS:

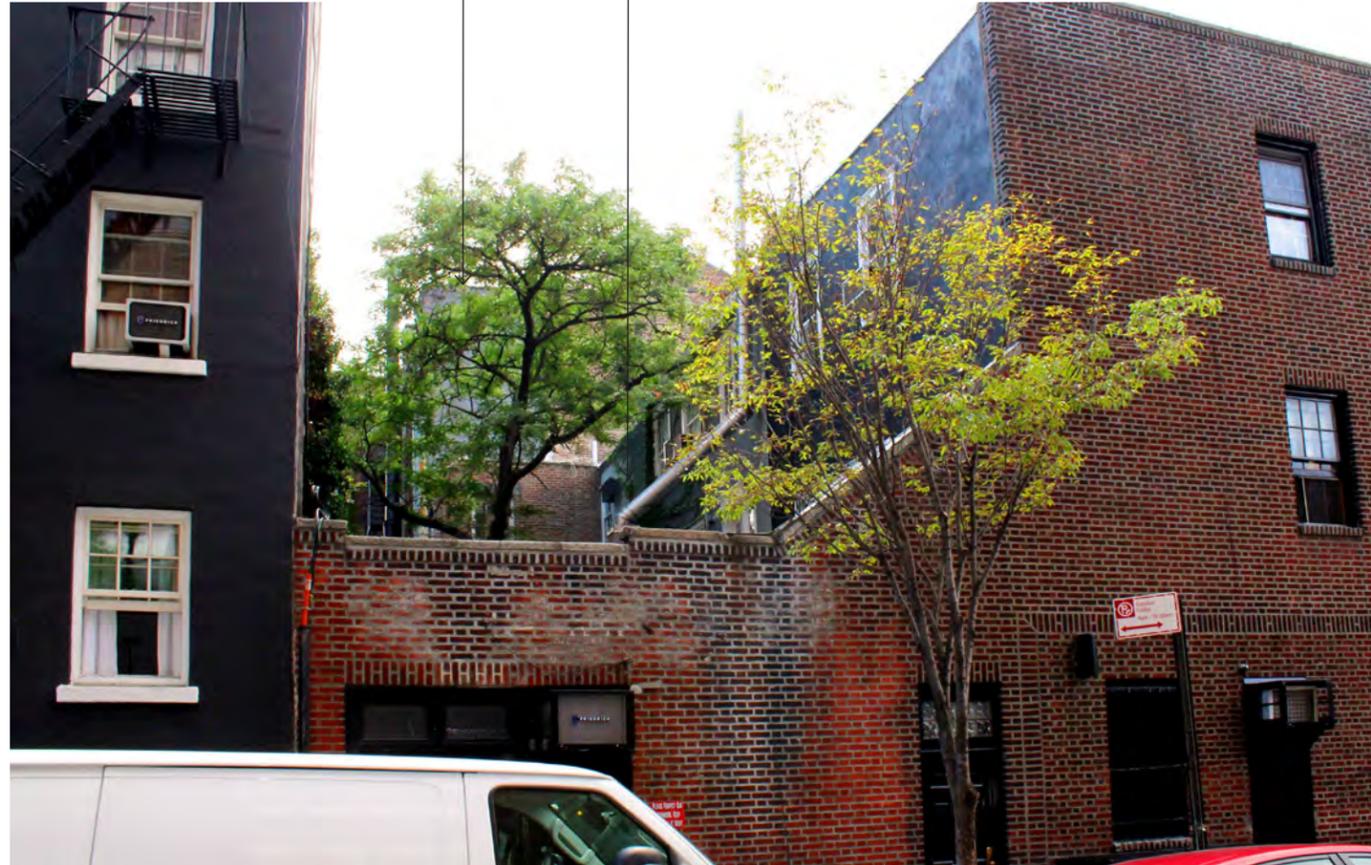
LPC #18-5249

SCALE: N.T.S.

DWG NO.: 7 OF 40

Third Floor of 327 West 4th Street partially visible

Wall of 325 West 4th Street (5 stories)



1. CURRENT PHOTO (2016):
Jane Street looking south



2. CURRENT PHOTO (2015):
West 4th Street, east side from Jane to 12th Streets. Seen from 8th Ave. & Jane Street

327 WEST 4TH ST
327 WEST 4TH
STREET
NEW YORK,
NY 10014

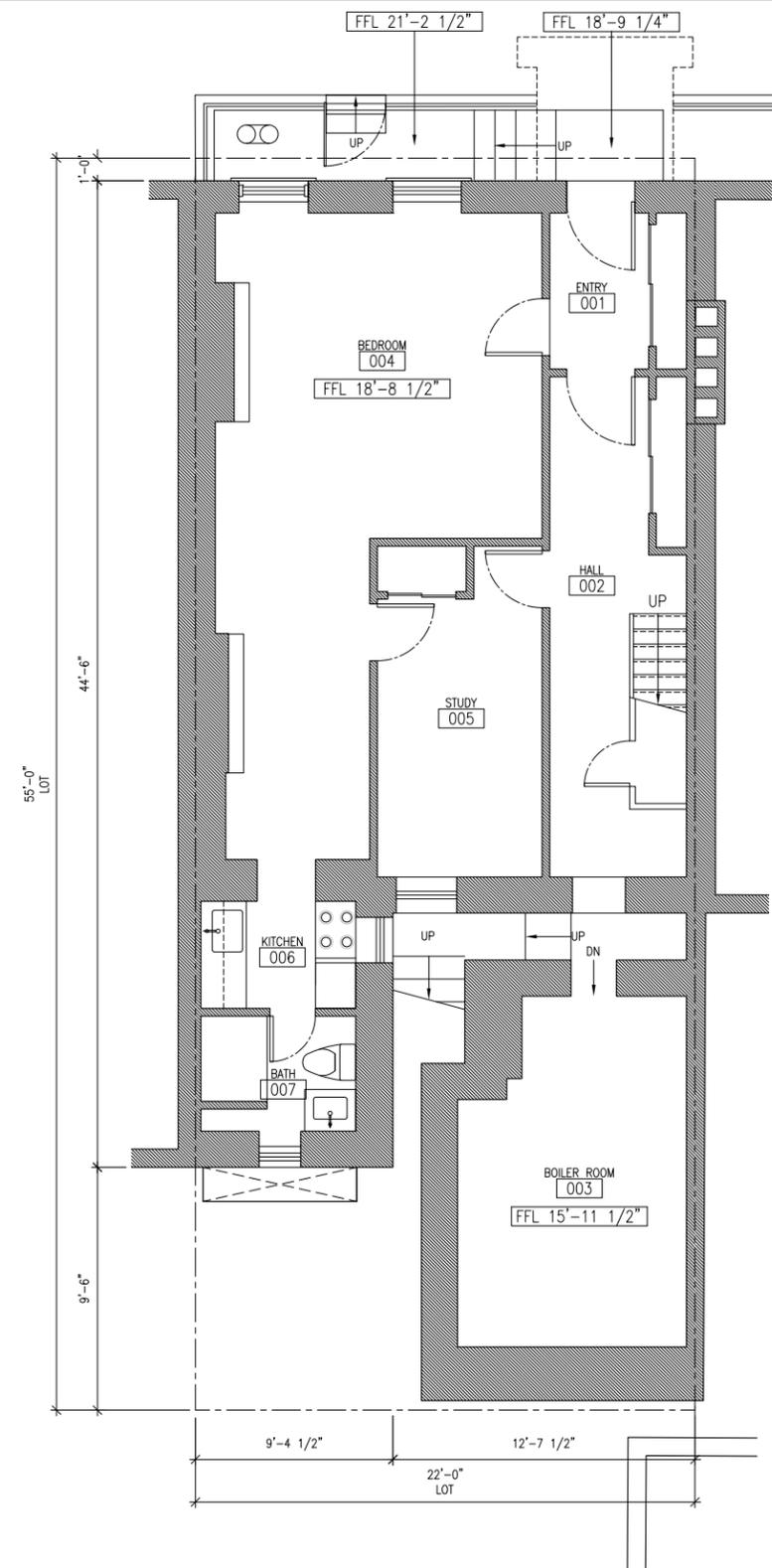
ARCHITECT:
BADE STAGEBERG COX
25 CHAPEL STREET, SUITE 600
BROOKLYN, NEW YORK 11201
T: (718) 858 4409

DWG CONTENTS:

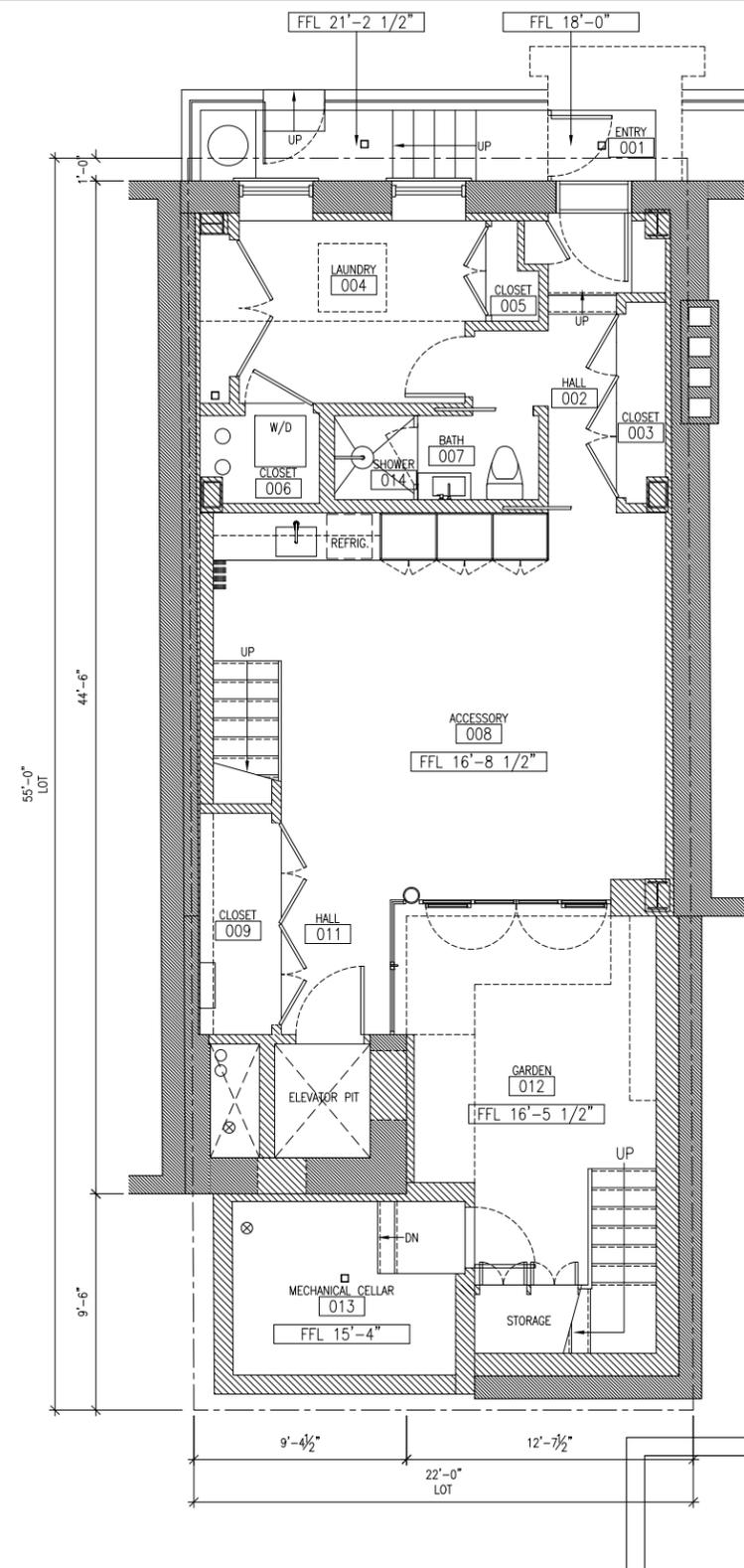
LPC #18-5249

SCALE: N.T.S.

DWG NO.: 8 OF 40



EXISTING BASEMENT PLAN



PROPOSED CELLAR PLAN

327 WEST 4TH ST
327 WEST 4TH
STREET
NEW YORK,
NY 10014

ARCHITECT:
BADE STAGEBERG COX
25 CHAPEL STREET, SUITE 600
BROOKLYN, NEW YORK 11201
T: (718) 858 4409

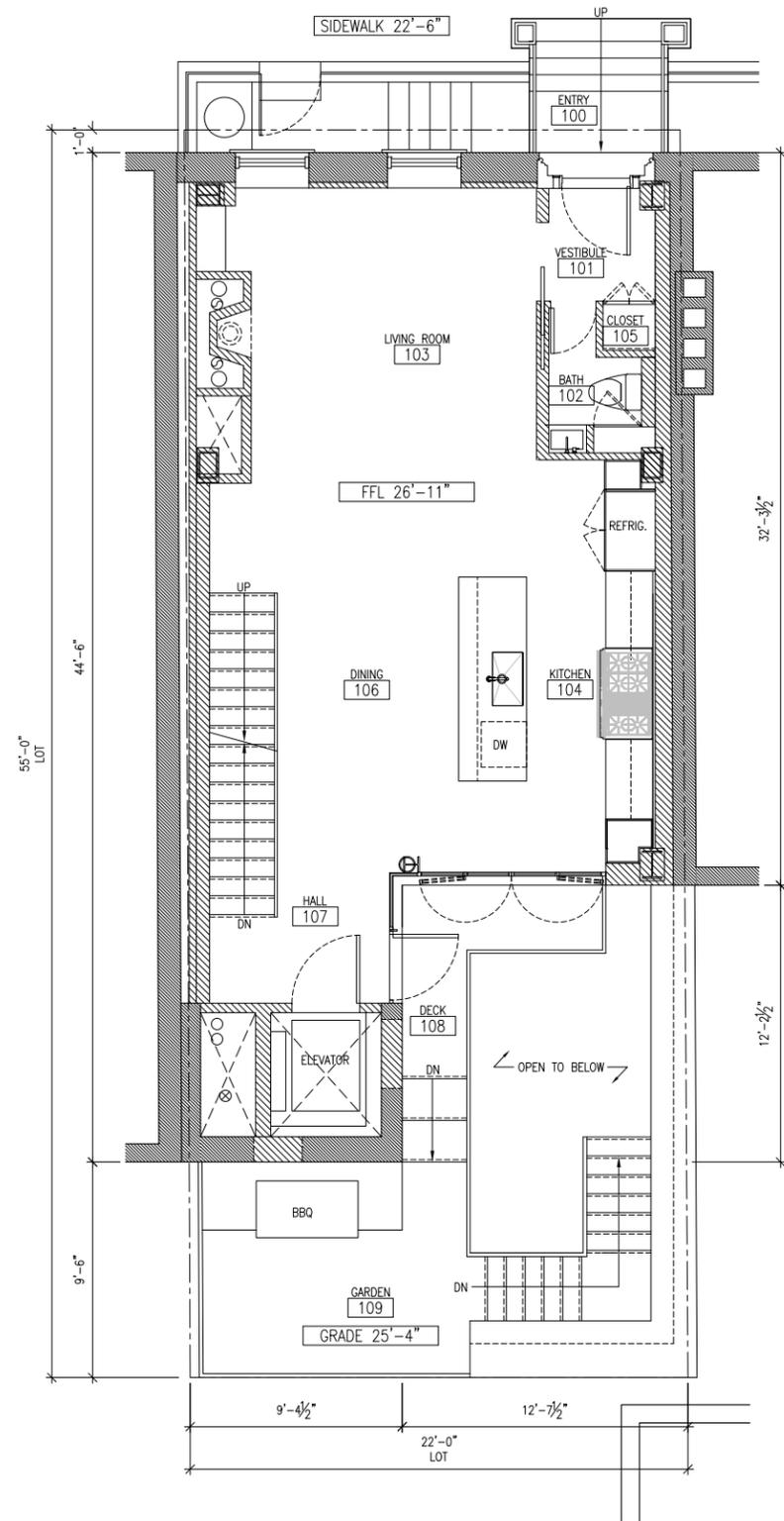
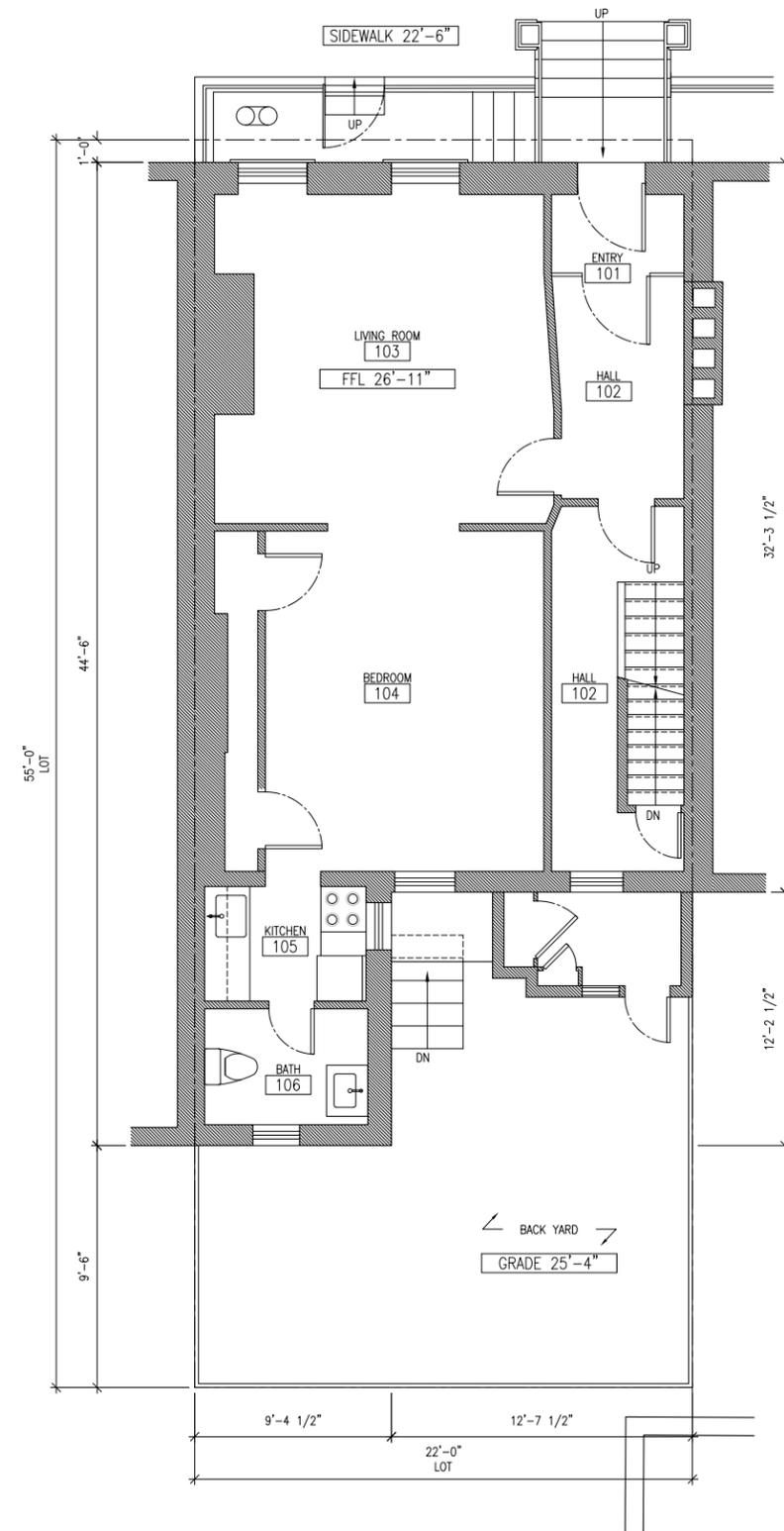
DWG CONTENTS:

LPC #18-5249

SCALE: 1/8" = 1'-0"

DWG NO.:

9 OF 40



EXISTING FIRST FLOOR PLAN

PROPOSED FIRST FLOOR PLAN

327 WEST 4TH ST
 327 WEST 4TH
 STREET
 NEW YORK,
 NY 10014

ARCHITECT:
 BADE STAGEBERG COX
 25 CHAPEL STREET, SUITE 600
 BROOKLYN, NEW YORK 11201
 T: (718) 858 4409

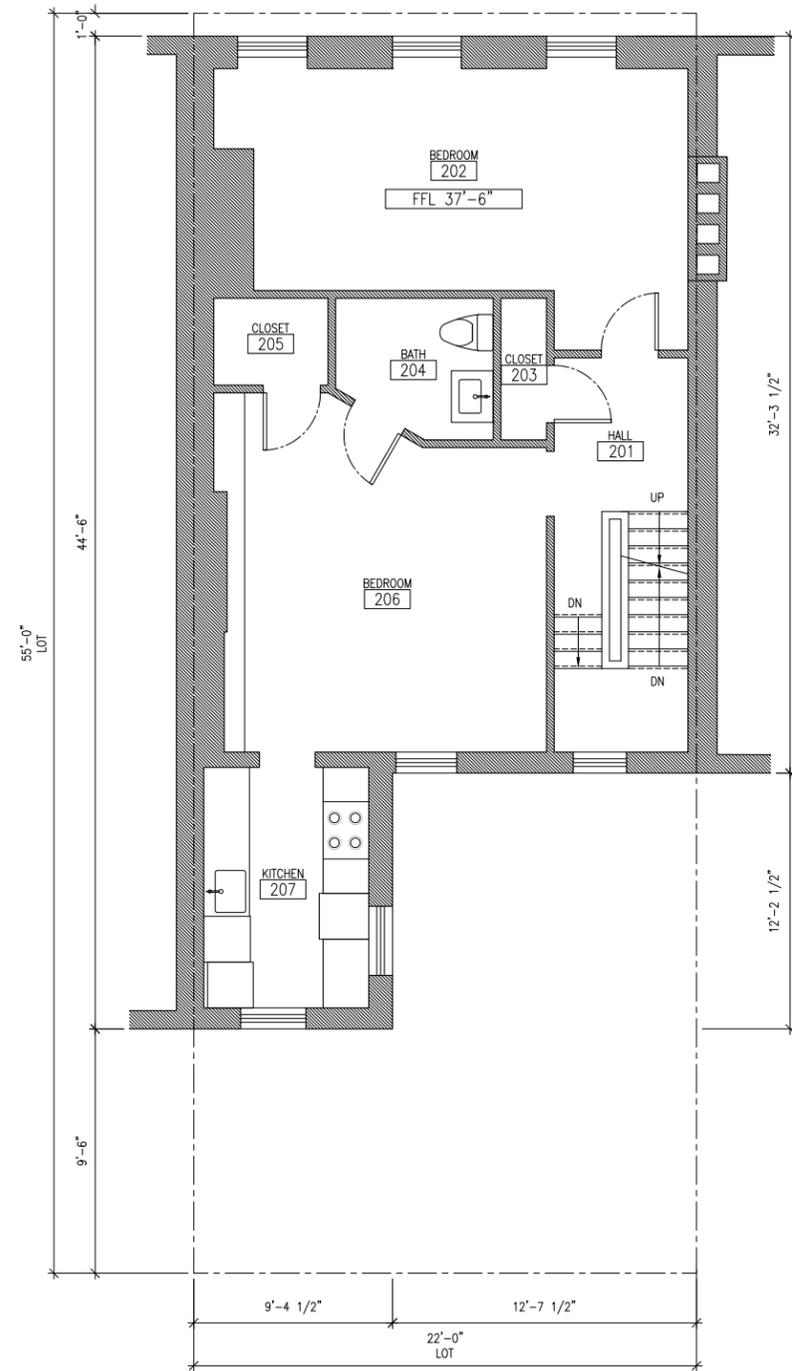
DWG CONTENTS:

LPC #18-5249

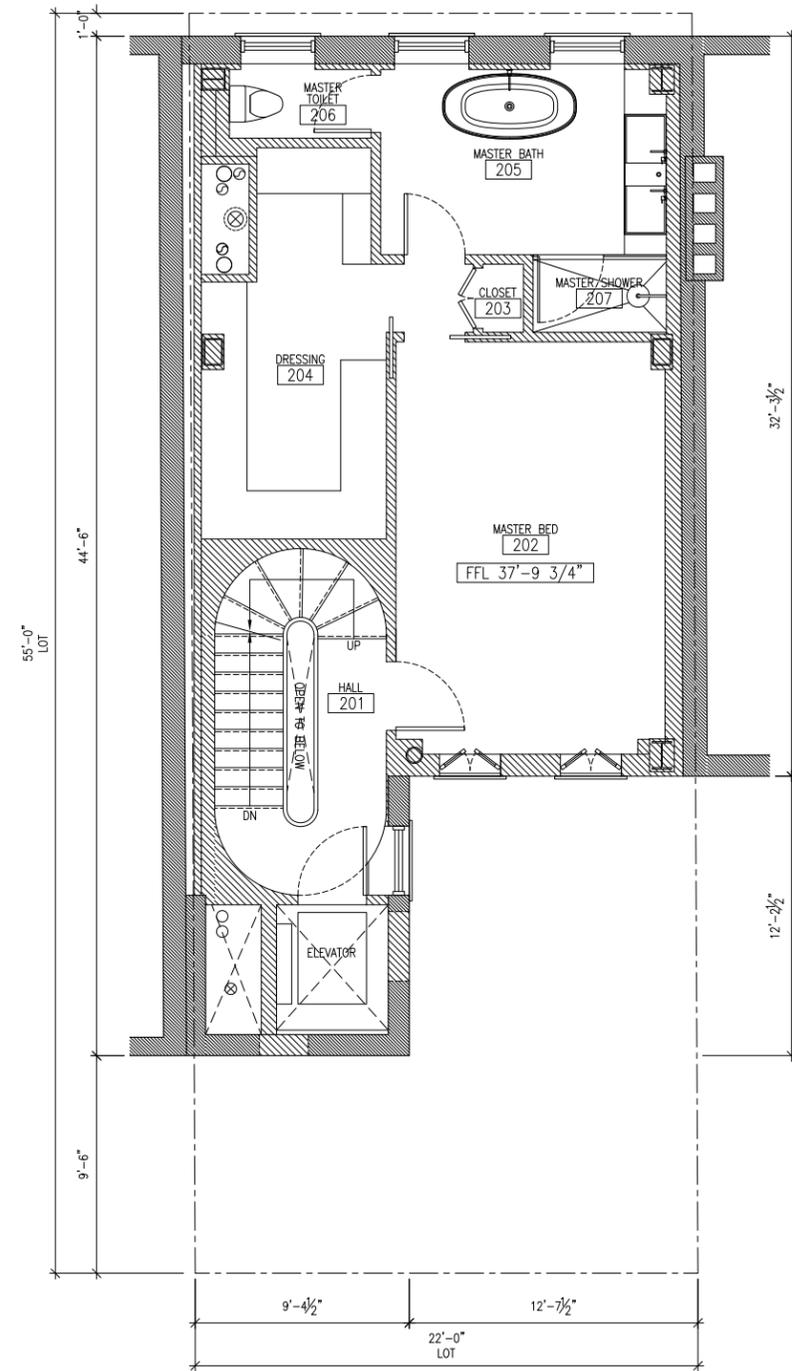
SCALE: 1/8" = 1'-0"

DWG NO.:

10 OF 40



EXISTING SECOND FLOOR PLAN



PROPOSED SECOND FLOOR PLAN

327 WEST 4TH ST
 327 WEST 4TH
 STREET
 NEW YORK,
 NY 10014

ARCHITECT:
 BADE STAGEBERG COX
 25 CHAPEL STREET, SUITE 600
 BROOKLYN, NEW YORK 11201
 T: (718) 858 4409

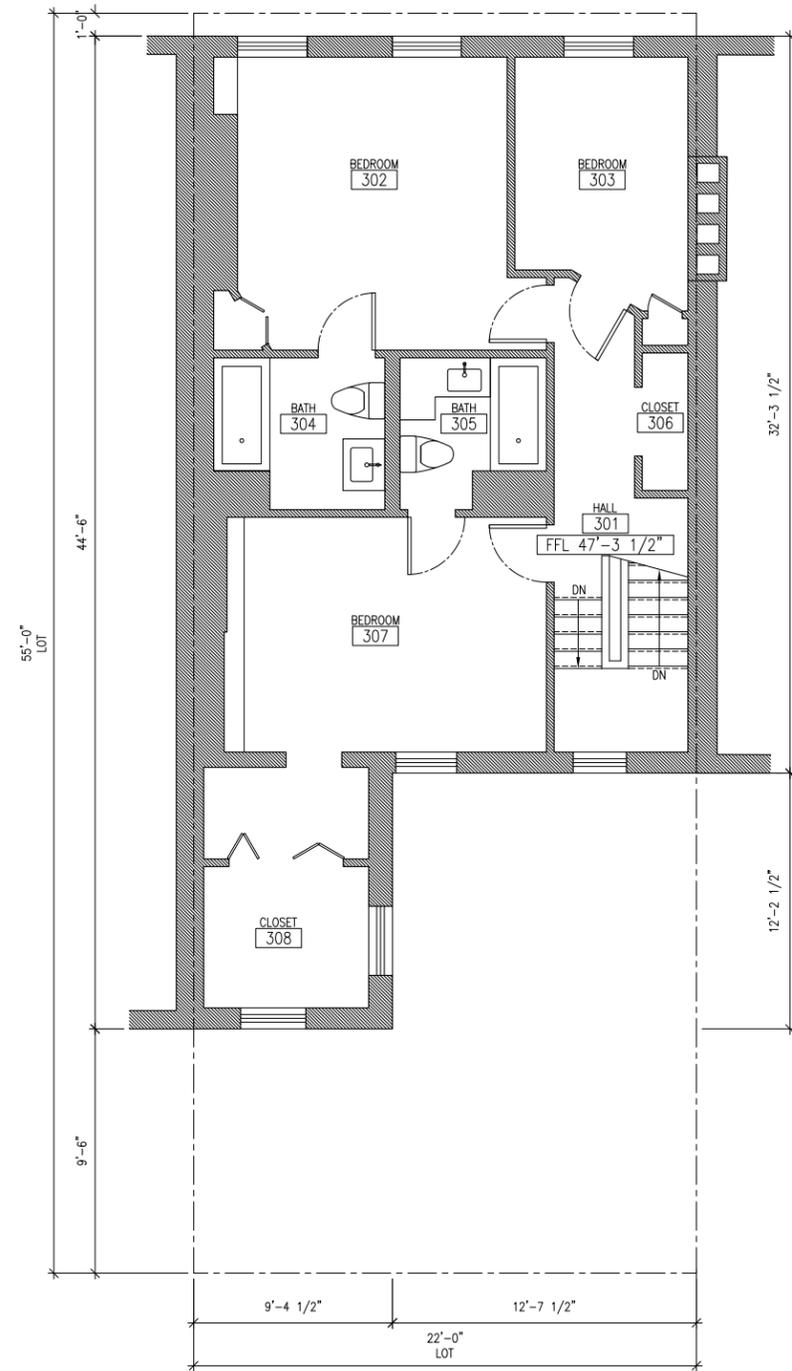
DWG CONTENTS:

LPC #18-5249

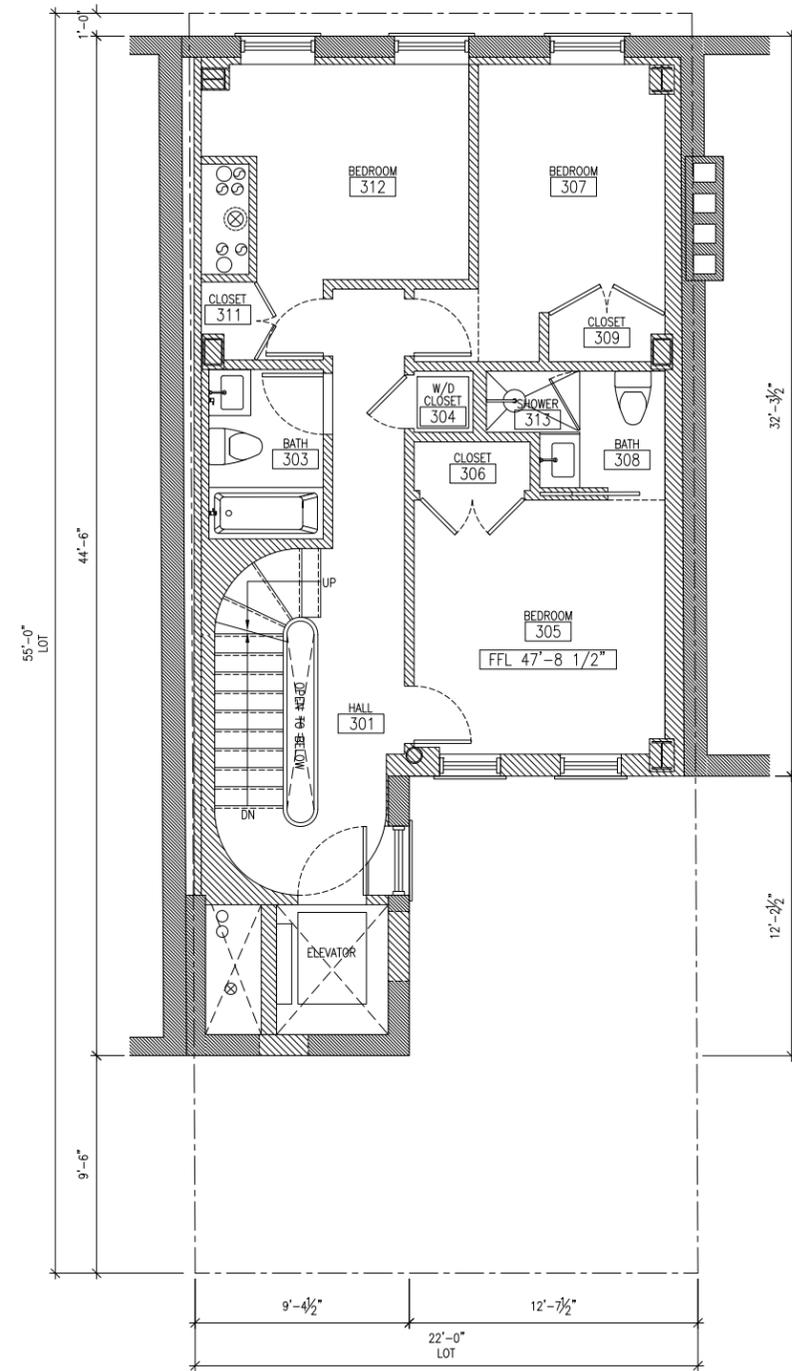
SCALE: 1/8" = 1'-0"

DWG NO.:

11 OF 40



EXISTING THIRD FLOOR PLAN



PROPOSED THIRD FLOOR PLAN

327 WEST 4TH ST
 327 WEST 4TH
 STREET
 NEW YORK,
 NY 10014

ARCHITECT:
 BADE STAGEBERG COX
 25 CHAPEL STREET, SUITE 600
 BROOKLYN, NEW YORK 11201
 T: (718) 858 4409

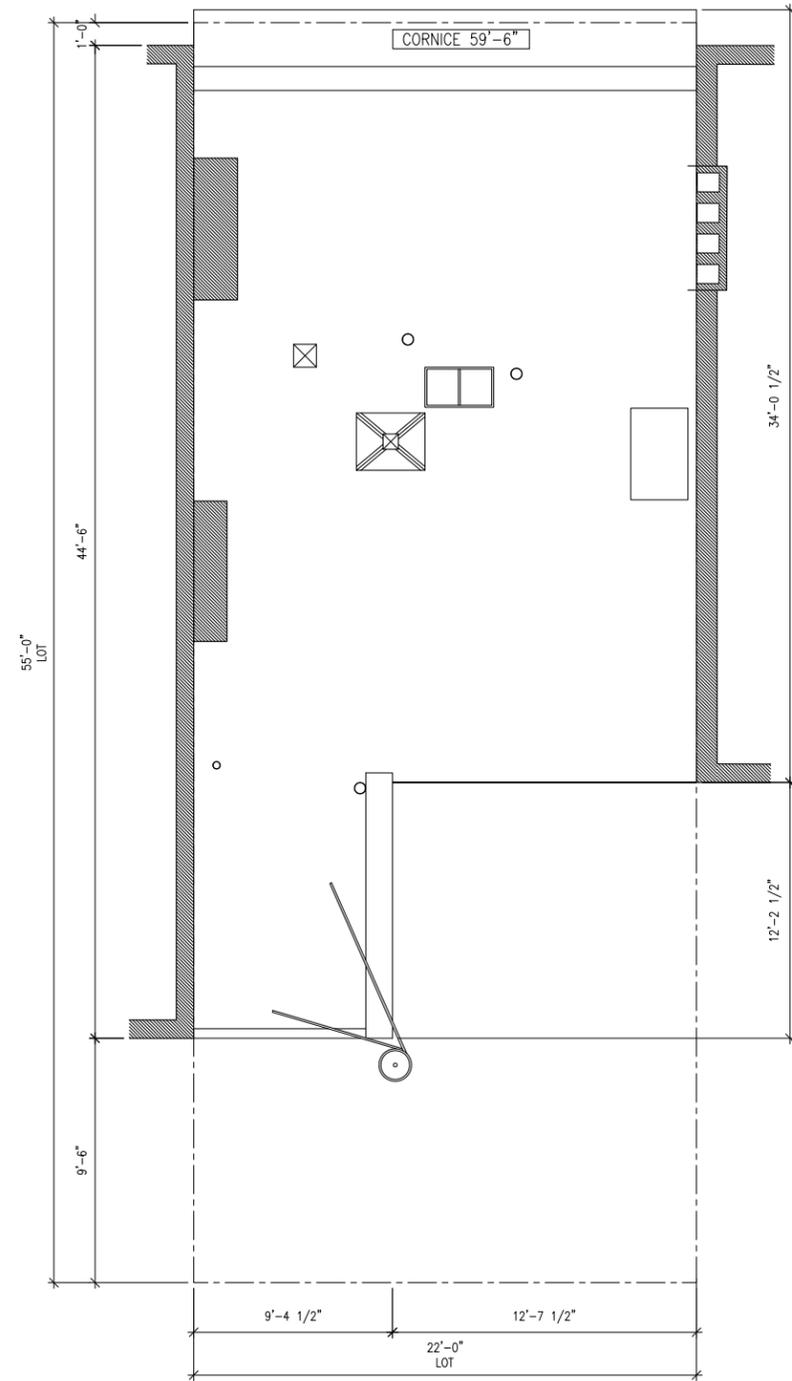
DWG CONTENTS:

LPC #18-5249

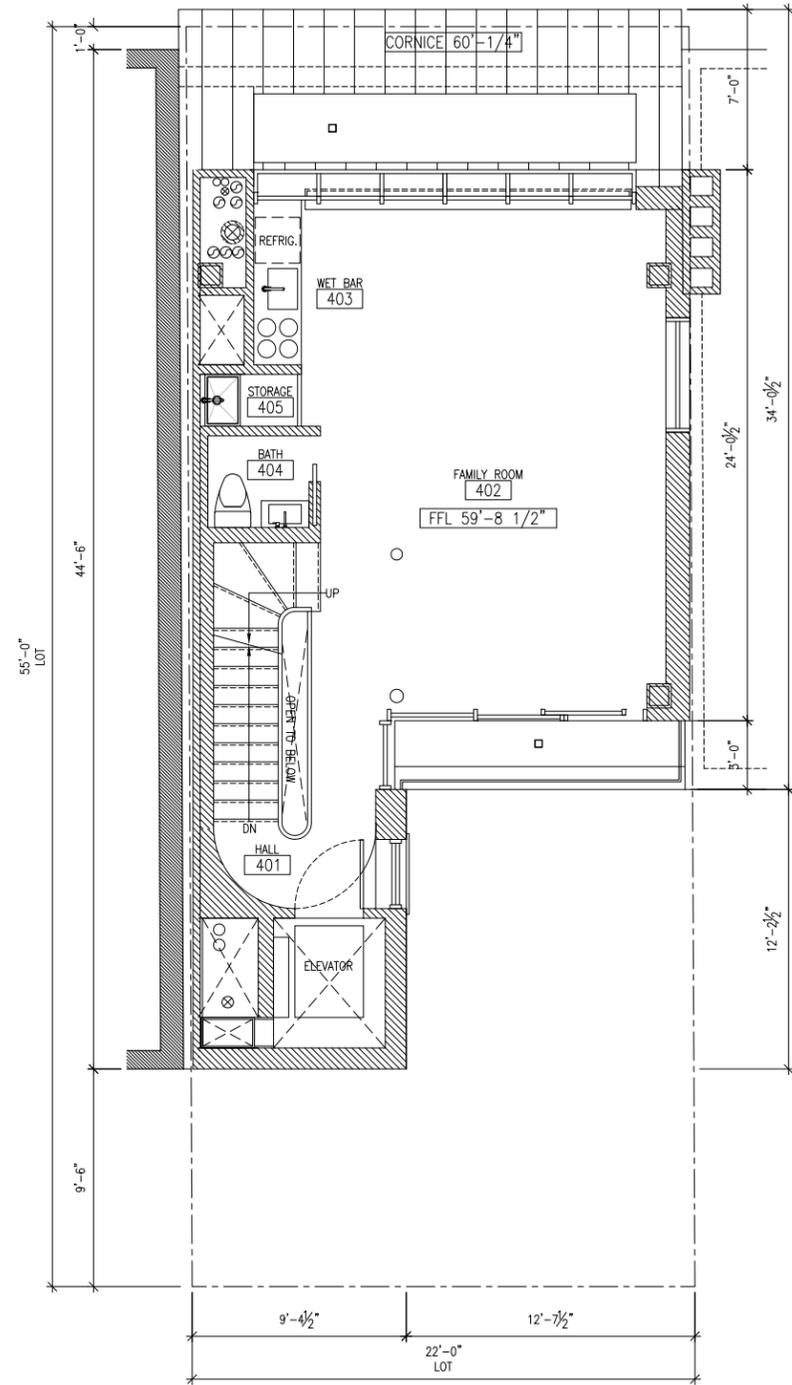
SCALE: 1/8" = 1'-0"

DWG NO.:

12 OF 40



EXISTING ROOF PLAN



PROPOSED FOURTH FLOOR PLAN

327 WEST 4TH ST
327 WEST 4TH
STREET
NEW YORK,
NY 10014

ARCHITECT:
BADE STAGEBERG COX
25 CHAPEL STREET, SUITE 600
BROOKLYN, NEW YORK 11201
T: (718) 858 4409

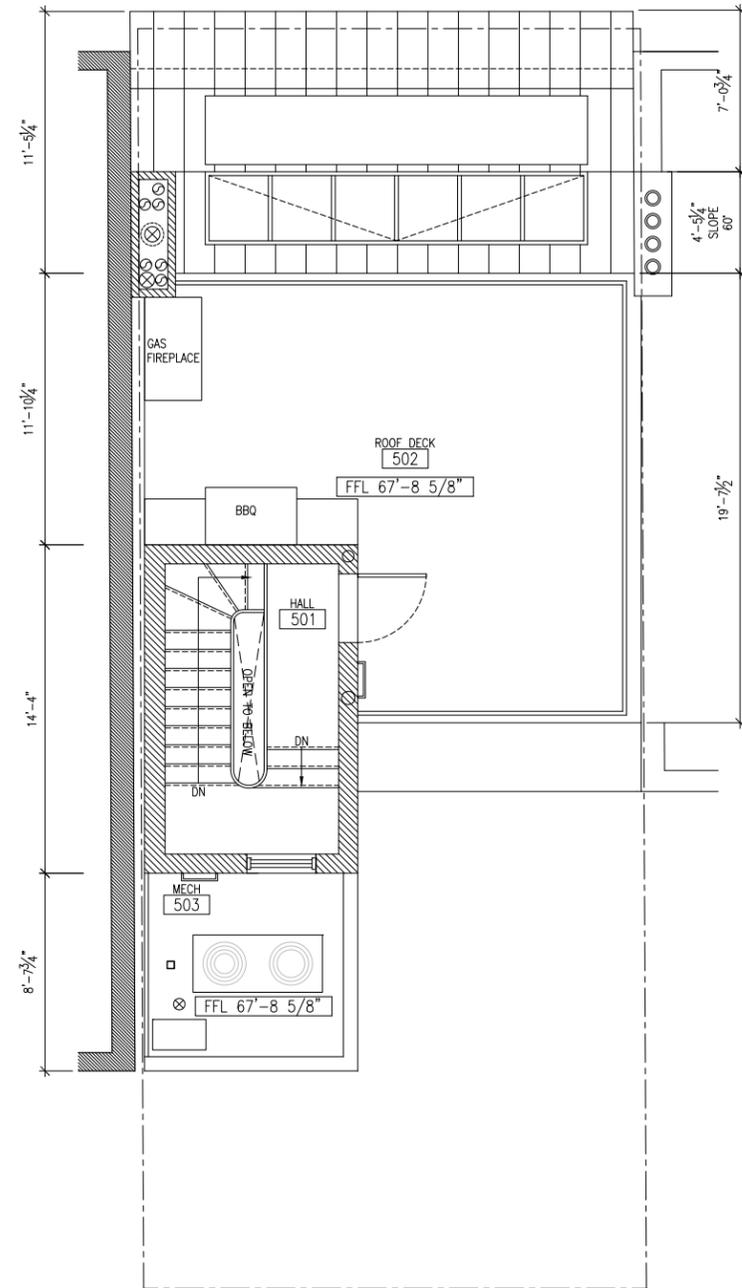
DWG CONTENTS:

LPC #18-5249

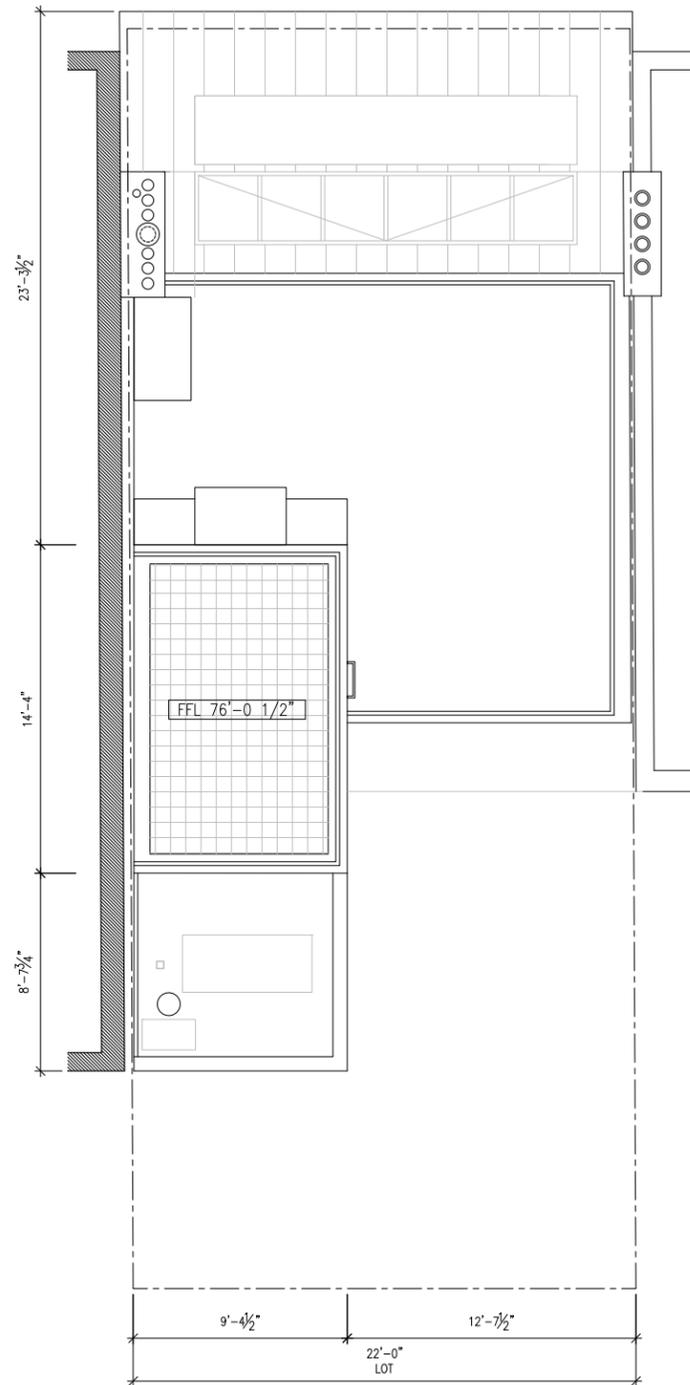
SCALE: 1/8" = 1'-0"

DWG NO.:

13 OF 40



PROPOSED ROOF DECK PLAN



PROPOSED ROOF PLAN

327 WEST 4TH ST
327 WEST 4TH
STREET
NEW YORK,
NY 10014

ARCHITECT:
BADE STAGEBERG COX
25 CHAPEL STREET, SUITE 600
BROOKLYN, NEW YORK 11201
T: (718) 858 4409

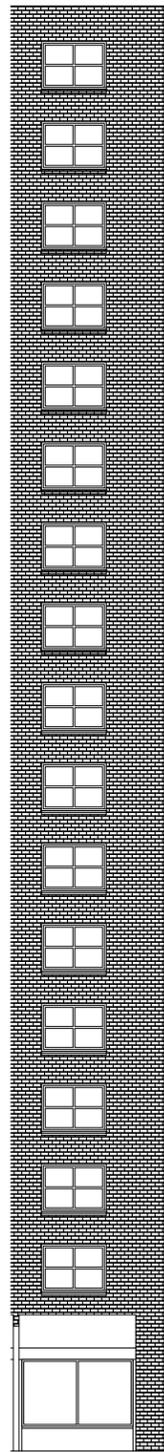
DWG CONTENTS:

LPC #18-5249

SCALE: 1/8" = 1'-0"

DWG NO.:

14 OF 40



42 8th Ave.

- CORNICE
ELEV + 59'-6"
- FINISHED 3RD FL
ELEV + 47'-3 1/2"
- FINISHED 2ND FL
ELEV + 37'-6"
- FINISHED PARLOR FL
ELEV + 26'-11"
- SIDEWALK LEVEL
ELEV + 22'-6"
- FINISHED CELLAR FL
ELEV + 18'-8 1/2"

Jane St.

Project location



331

329

327

325

323

281

W 12th St.

327 WEST 4TH ST
327 WEST 4TH
STREET
NEW YORK,
NY 10014

ARCHITECT:
BADE STAGEBERG COX
25 CHAPEL STREET, SUITE 600
BROOKLYN, NEW YORK 11201
T: (718) 858 4409

EXISTING WEST 4TH STREET ELEVATION

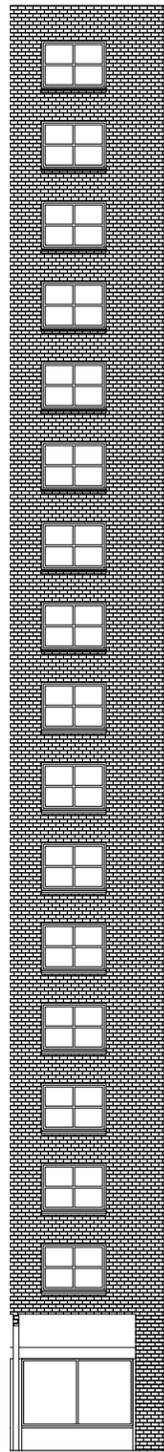
DWG CONTENTS:

LPC #18-5249

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

DWG NO.:

15 OF 40



- ROOF DECK
ELEV + 66'-8 5/8"
- FINISHED 4TH FL
ELEV + 56'-8 1/2"
- FINISHED 3RD FL
ELEV + 47'-8 1/2"
- FINISHED 2ND FLOOR
ELEV + 37'-9 3/4"
- FINISHED PARLOR FL
ELEV + 26'-11"
- SIDEWALK LEVEL
22'-6"
- FINISHED CELLAR FL
ELEV + 16'-8 1/2"

Project location



42 8th Ave.

Jane St.

331

329

327

325

323

281

W 12th St.

327 WEST 4TH ST
327 WEST 4TH
STREET
NEW YORK,
NY 10014

ARCHITECT:
BADE STAGEBERG COX
25 CHAPEL STREET, SUITE 600
BROOKLYN, NEW YORK 11201
T: (718) 858 4409

PROPOSED WEST 4TH STREET ELEVATION

DWG CONTENTS:

LPC #18-5249

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

DWG NO.:

16 OF 40

CORNICE
ELEV 59'-6"

FINISHED 3RD FL
ELEV 47'-3 1/2"

FINISHED 2ND FL
ELEV 37'-6"

FINISHED PARLOR FL
ELEV 26'-11"

SIDEWALK LEVEL
ELEV 22'-6"



EXISTING FRONT ELEVATION

ROOF DECK
ELEV 66'-8 5/8"

FINISHED 4TH FL
ELEV 56'-8 1/2"

FINISHED 3RD FL
ELEV 47'-8 1/2"

FINISHED 2ND FL
ELEV 37'-9 3/4"

FINISHED PARLOR FL
ELEV 26'-11"

SIDEWALK LEVEL
ELEV 22'-6"



PROPOSED FRONT ELEVATION

Cable guardrail

Rebuild chimney at existing location

Stair bulkhead beyond

Outdoor grill & fireplace

Painted steel awning window

Proposed rooftop addition, standing seam zinc

Replacement 6 over 6 windows

Proposed entry door

Proposed decorative newel post cap

Restore decorative iron window guards

Restore decorative iron fence

Relocate existing areaway gate

Restore brownstone stoop

327 WEST 4TH ST
327 WEST 4TH STREET
NEW YORK, NY 10014

ARCHITECT:
BADE STAGEBERG COX
25 CHAPEL STREET, SUITE 600
BROOKLYN, NEW YORK 11201
T: (718) 858 4409

DWG CONTENTS:

LPC #18-5249

SCALE: 1/8" = 1'-0"

DWG NO.: 17 OF 40



EXISTING STOOP & DECORATIVE IRONWORK



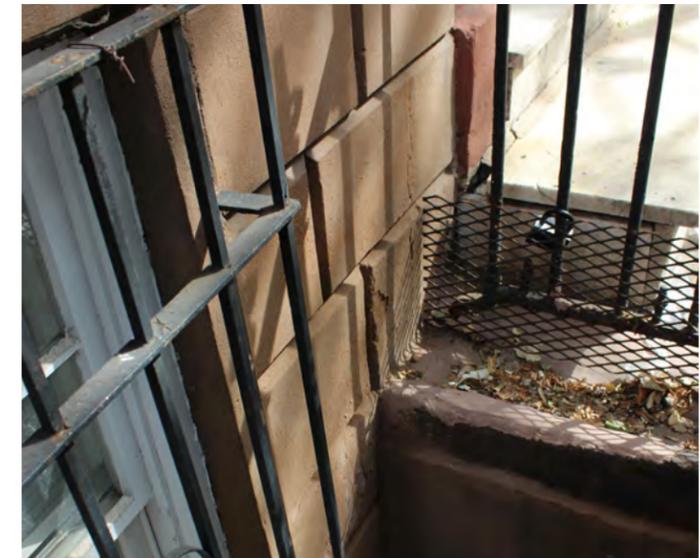
EXISTING GROUND FLOOR WINDOW GUARD



EXISTING AREAWAY WINDOW GUARD



EXISTING AREAWAY FENCE



EXISTING CONDITION OF AREAWAY

327 WEST 4TH ST
327 WEST 4TH
STREET
NEW YORK,
NY 10014

ARCHITECT:
BADE STAGEBERG COX
25 CHAPEL STREET, SUITE 600
BROOKLYN, NEW YORK 11201
T: (718) 858 4409

EXISTING IRONWORK

DWG CONTENTS:

LPC #18-5249

SCALE: 1/8" = 1'-0"

DWG NO.:

18 OF 40



1. OLD NYC PHOTO (1927):
Manhattan: 4th Street - 12th Street
1927. P.L. Sperr

Decorative iron newel post & cap
at 327 & 329 West 4th Street



Enlarged detail of decorative cap to be
recreated

2. OLD NYC PHOTO (1927):
Manhattan: 4th Street - 12th Street
1927. P.L. Sperr



3. 329 West 4th Street (2016):
Existing newel post decorative cap



4. 327 West 4th Street (2016):
Existing areaway door to be replaced



4. 329 West 4th Street (2016):
Model for proposed replacement gate at
327 W4

327 WEST 4TH ST
327 WEST 4TH
STREET
NEW YORK,
NY 10014

ARCHITECT:
BADE STAGEBERG COX
25 CHAPEL STREET, SUITE 600
BROOKLYN, NEW YORK 11201
T: (718) 858 4409

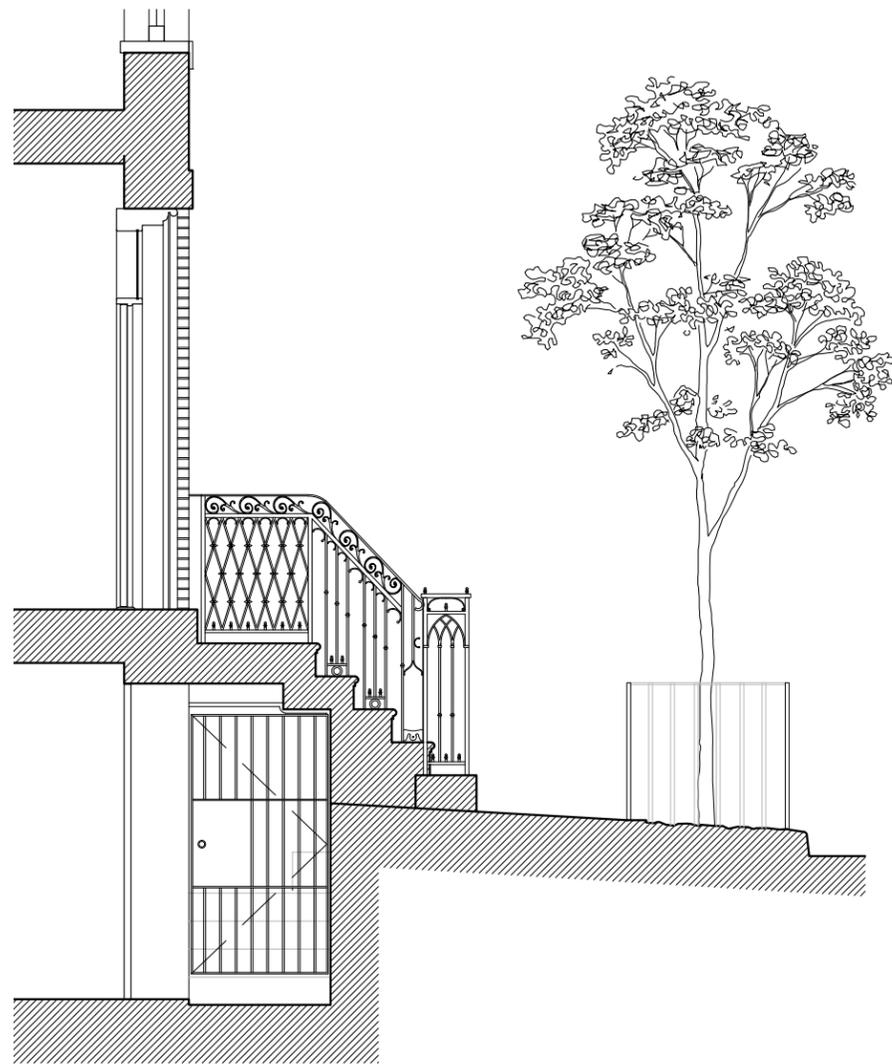
HISTORIC PHOTOGRAPH OF WEST 4TH STREET

DWG CONTENTS:

LPC #18-5249

SCALE: N.T.S.

DWG NO.: 19 OF 40



SIDEWALK LEVEL
ELEV + 22'-6"

T.O. AREAWAY (EXIST.)
ELEV + 21'-2 1/2"

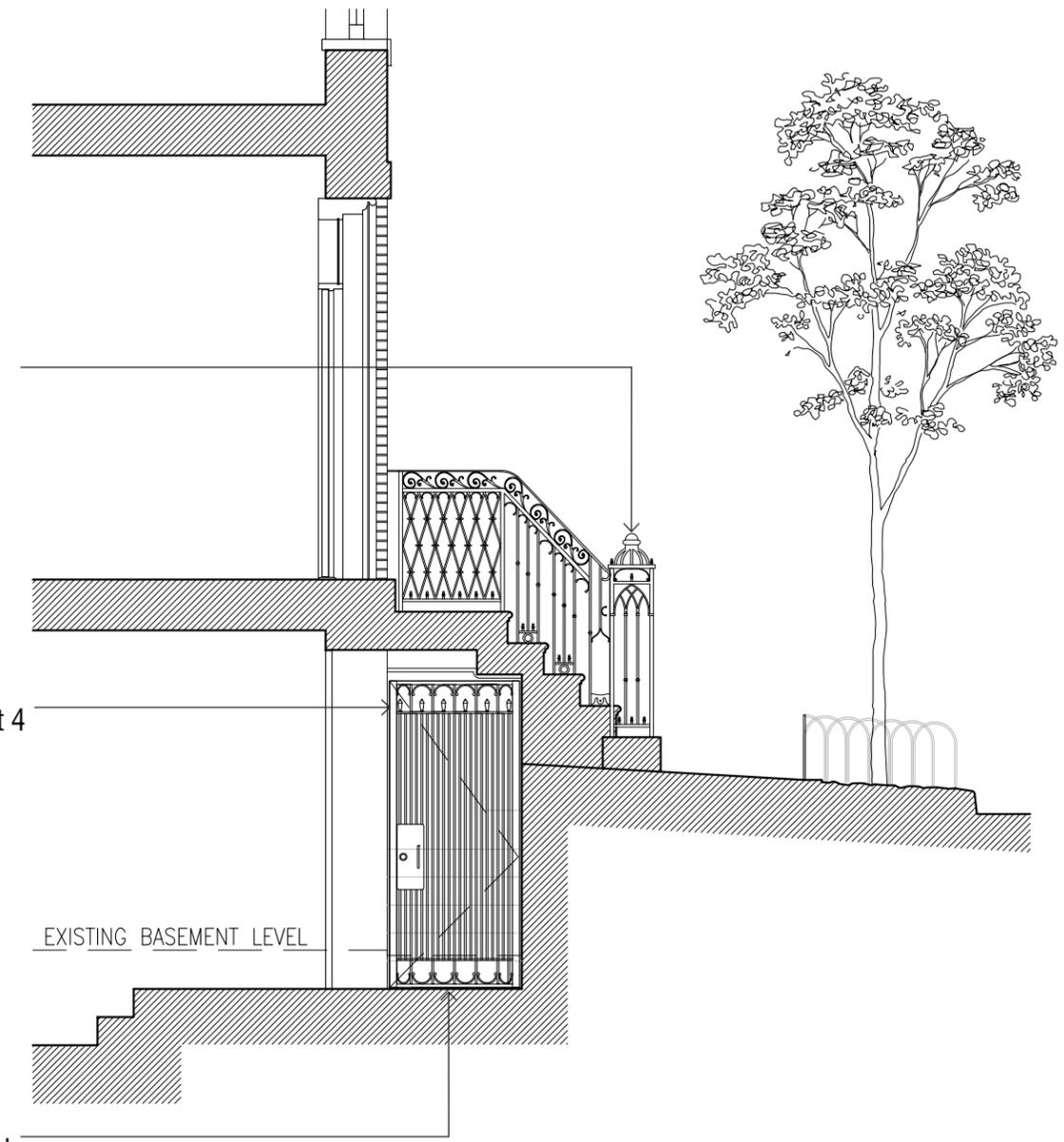
B.O. AREAWAY (EXIST.)
ELEV + 18'-9 1/4"

EXISTING SECTION AT STOOP & AREAWAY

New decorative cap atop newel post

New door based on existing at 329 West 4

Existing areaway steps to be relocated and one additional step added



SIDEWALK LEVEL
ELEV + 22'-6"

T.O. AREAWAY (PROP.)
ELEV + 21'-2 1/2"

B.O. AREAWAY (PROP.)
ELEV + 18'-0"

CELLAR F.F.L. (PROP.)
16'-8 1/2"

PROPOSED SETION AT STOOP & AREAWAY

327 WEST 4TH ST
327 WEST 4TH STREET
NEW YORK, NY 10014

ARCHITECT:
BADE STAGEBERG COX
25 CHAPEL STREET, SUITE 600
BROOKLYN, NEW YORK 11201
T: (718) 858 4409

PROPOSED MODIFICATIONS TO EXISTING AREAWAY

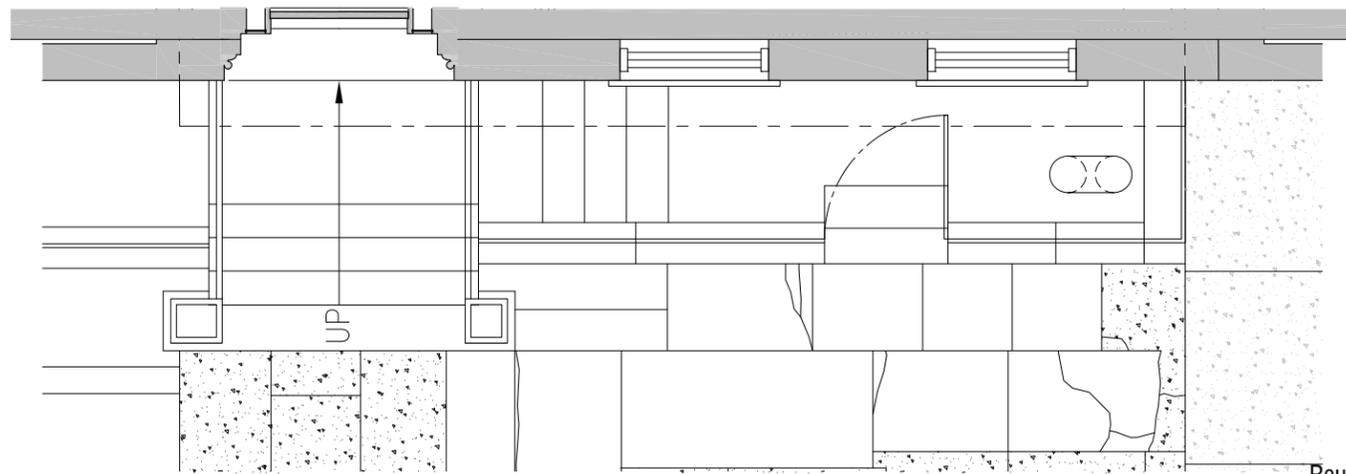
DWG CONTENTS:
LPC #18-5249
SCALE: 1/4" = 1'-0"
DWG NO.: 20 OF 40



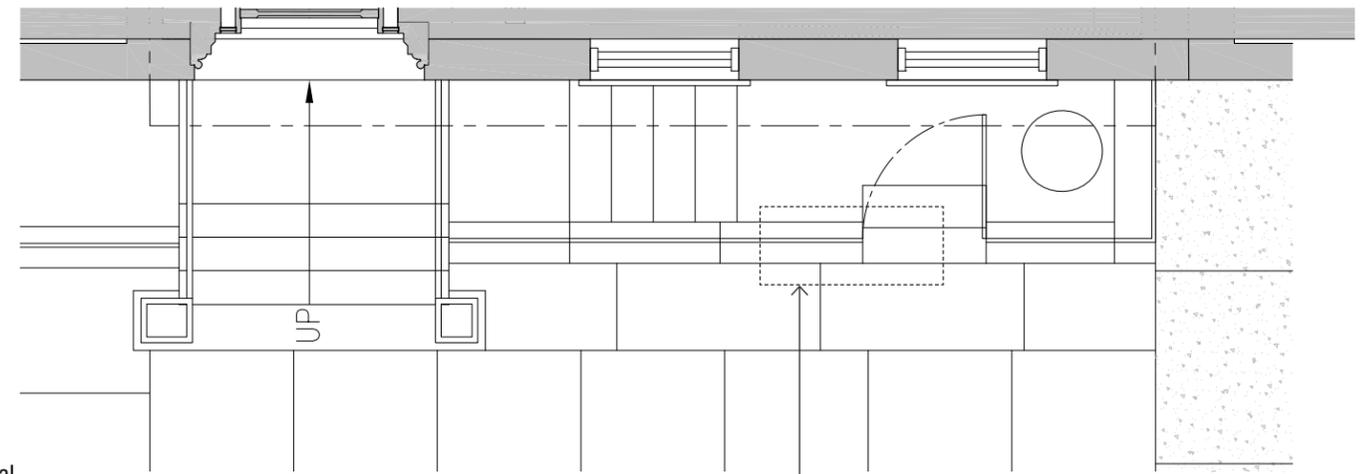
- Proposed 6 over 6 replacement windows
- Proposed entry door
- Restore decorative iron window guards
- New decorative cap atop newel post
- Re-finish stucco stoop and areaway
- Restore iron fence & relocate gate
- Excavate areaway & relocate steps



Recessed trash can



Reuse existing material to infill fence rail



EXISTING ENTRY

PROPOSED ENTRY

327 WEST 4TH ST
327 WEST 4TH
STREET
NEW YORK,
NY 10014

ARCHITECT:
BADE STAGEBERG COX
25 CHAPEL STREET, SUITE 600
BROOKLYN, NEW YORK 11201
T: (718) 858 4409

PROPOSED MODIFICATIONS TO EXISTING AREAWAY

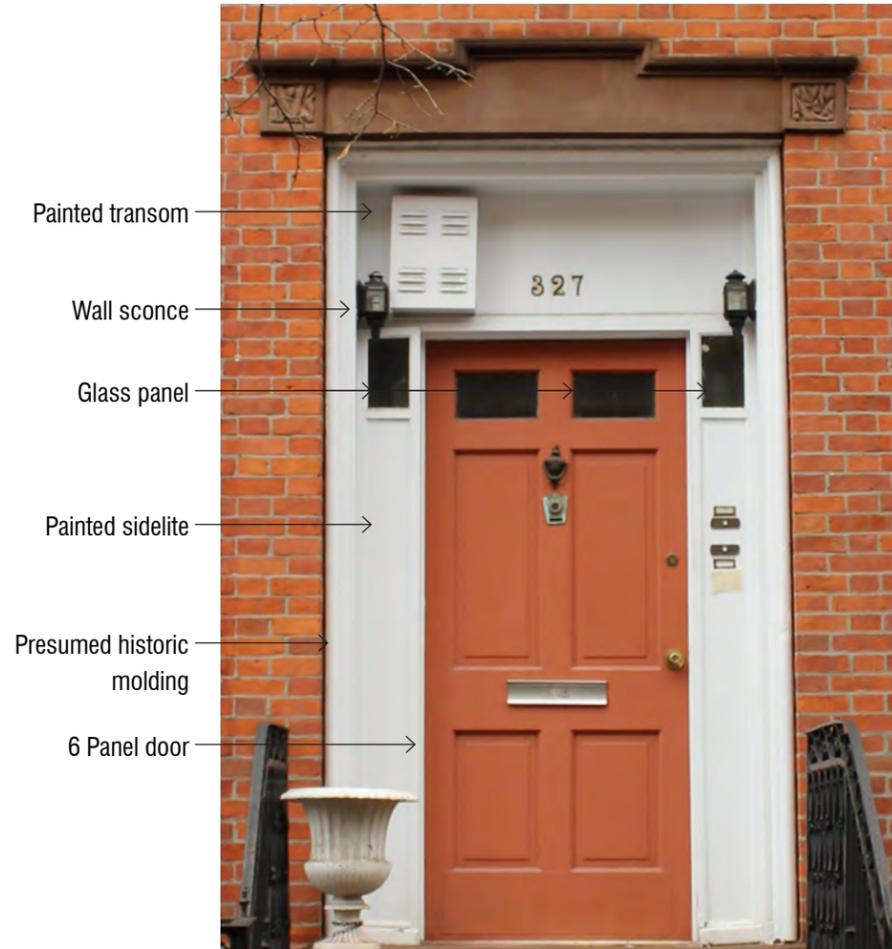
DWG CONTENTS:

LPC #18-5249

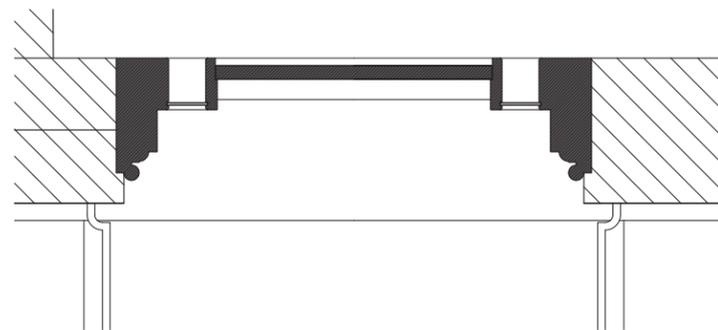
SCALE: 1/4" = 1'-0"

DWG NO.:

21 OF 40



EXISTING ENTRY DOOR



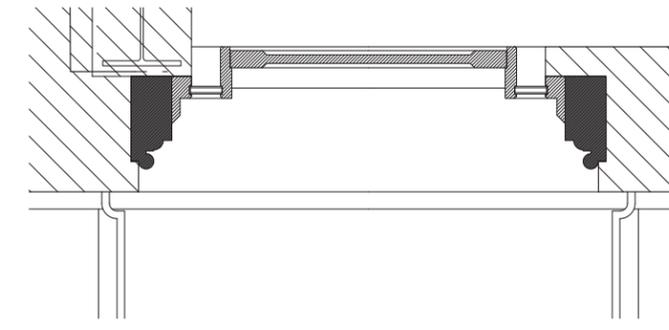
PLAN



EXISTING DOOR AT 329 WEST 4TH STREET



PROPOSED ENTRY DOOR



PLAN

327 WEST 4TH ST
327 WEST 4TH
STREET
NEW YORK,
NY 10014

ARCHITECT:
BADE STAGEBERG COX
25 CHAPEL STREET, SUITE 600
BROOKLYN, NEW YORK 11201
T: (718) 858 4409

PROPOSED ENTRY DOOR

DWG CONTENTS:

LPC #18-5249

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

DWG NO.: 22 OF 40



323 W4
325 W4
327 W4



Project Location



331 W4
329 W4
327 W4

1. REAR YARD LOOKING SOUTH:
East facade of Brick addition & 325-323 W4 beyond

2. REAR YARD LOOKING WEST:
Brick addition & stucco facade of 327 W4

2. REAR YARD LOOKING WEST:
Brick addition & stucco facade of 327 W4. 329-331 beyond.

327 WEST 4TH ST
327 WEST 4TH
STREET
NEW YORK,
NY 10014

ARCHITECT:
BADE STAGEBERG COX
25 CHAPEL STREET, SUITE 600
BROOKLYN, NEW YORK 11201
T: (718) 858 4409

EXISTING REAR YARD IMAGES

DWG CONTENTS:

LPC #18-5249

SCALE: 1/8" = 1'-0"

DWG NO.:

23 OF 40



1. REAR SIDE FROM JANE STREET:
North facade of brick addition and stucco facade as seen from Jane St.



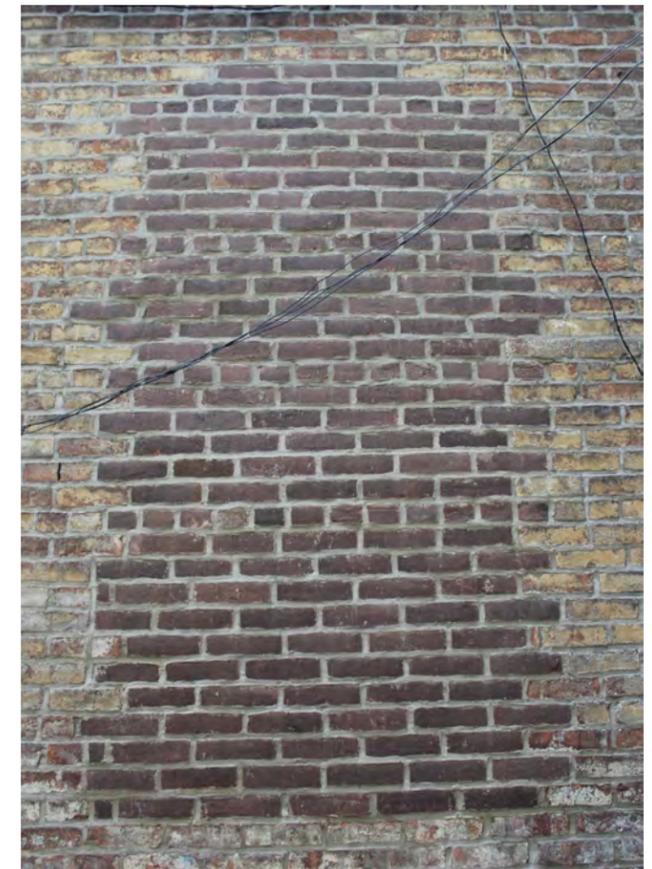
REAR FACADE FROM REAR YARD:
East facade of brick addition seen from rear yard



REAR FACADE FROM REAR YARD:
North facade of brick addition seen from rear yard



REAR FACADE FROM REAR YARD:
East facade of stucco wall and wood framed addition seen from rear yard



REAR FACADE FROM REAR YARD:
Infilled arch of North facade of brick addition

327 WEST 4TH ST
327 WEST 4TH
STREET
NEW YORK,
NY 10014

ARCHITECT:
BADE STAGEBERG COX
25 CHAPEL STREET, SUITE 600
BROOKLYN, NEW YORK 11201
T: (718) 858 4409

EXISTING REAR YARD IMAGES

DWG CONTENTS:

LPC #18-5249

SCALE: 1/8" = 1'-0"

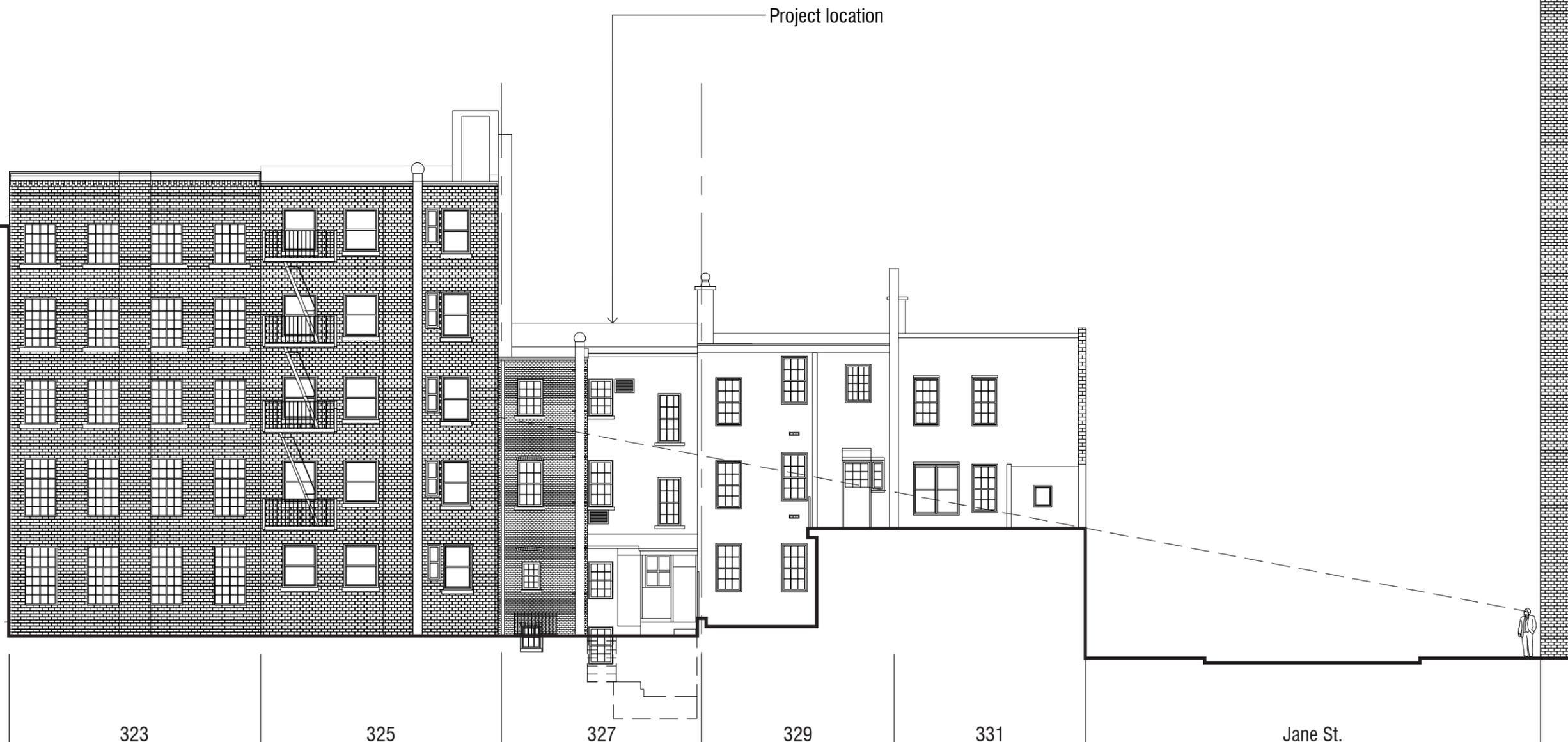
DWG NO.: 24 OF 40

EXISTING CHIMNEY
ELEV + 63'-6"

EXISTING REAR FACADE
ELEV + 56'-2"

EXISTING REAR GARDEN
ELEV + 25'-4"

EXISTING BOILER FL
ELEV + 15'-11 1/2"



323

325

327

329

331

Jane St.

327 WEST 4TH ST
327 WEST 4TH
STREET
NEW YORK,
NY 10014

ARCHITECT:
BADE STAGEBERG COX
25 CHAPEL STREET, SUITE 600
BROOKLYN, NEW YORK 11201
T: (718) 858 4409

EXISTING WEST 4TH REAR ELEVATION

DWG CONTENTS:

LPC #18-5249

SCALE: 1/8" = 1'-0"

DWG NO.:

25 OF 40

T.O. BULKHEAD
ELEV + 76'-1/2"

ROOF DECK
ELEV + 67'-8 5/8"

EXISTING REAR GARDEN
ELEV + 25'-4"

EXISTING REAR GARDEN
ELEV + 25'-4"

FINISHED CELLAR FL
ELEV + 16'-8 1/2"

Project location



323

325

327

329

331

Jane St.

327 WEST 4TH ST
327 WEST 4TH
STREET
NEW YORK,
NY 10014

ARCHITECT:
BADE STAGEBERG COX
25 CHAPEL STREET, SUITE 600
BROOKLYN, NEW YORK 11201
T: (718) 858 4409

PROPOSED WEST 4TH REAR ELEVATION

DWG CONTENTS:
LPC #18-5249
SCALE: 1/8" = 1'-0"
DWG NO.: 26 OF 40



EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION

327 WEST 4TH ST
 327 WEST 4TH
 STREET
 NEW YORK,
 NY 10014

ARCHITECT:
 BADE STAGEBERG COX
 25 CHAPEL STREET, SUITE 600
 BROOKLYN, NEW YORK 11201
 T: (718) 858 4409

DWG CONTENTS:

LPC #18-5249

SCALE: 1/8" = 1'-0"

DWG NO.: 27 OF 40



EXISTING ROOFTOP PHOTO (5/13/2016):
Looking South



EXISTING ROOFTOP PHOTO (5/13/2016):
Looking East



EXISTING ROOFTOP PHOTO (5/13/2016):
Looking West



EXISTING ROOFTOP PHOTO (5/13/2016):
Looking North

327 WEST 4TH ST
327 WEST 4TH
STREET
NEW YORK,
NY 10014

ARCHITECT:
BADE STAGEBERG COX
25 CHAPEL STREET, SUITE 600
BROOKLYN, NEW YORK 11201
T: (718) 858 4409

EXISTING ROOFTOP PHOTO SURVEY

DWG CONTENTS:

LPC #18-5249

SCALE: N.T.S.

DWG NO.: 28 OF 40

EXISTING CORNICE EL.
ELEV 59'-6 1/4"

FINISHED 3RD FL
ELEV 46'-10 1/4"

FINISHED 2ND FL
ELEV 37'-2 1/4"

FINISHED PARLOR FL
ELEV 26'-11"

FINISHED CELLAR FL
ELEV 18'-8 1/2"



327 WEST 4TH ST
327 WEST 4TH
STREET
NEW YORK,
NY 10014

ARCHITECT:
BADE STAGEBERG COX
25 CHAPEL STREET, SUITE 600
BROOKLYN, NEW YORK 11201
T: (718) 858 4409

EXISTING BUILDING SECTION

DWG CONTENTS:

LPC #18-5249

SCALE: 1/8" = 1'-0"

DWG NO.:

29 OF 40

-  STAIR BULKHEAD
 ELEV 76'-1/2"

-  ROOF DECK
 ELEV 67'-8 5/8"

-  FINISHED 4TH FL
 ELEV 57'-1 1/2"

-  FINISHED 3RD FL
 ELEV 47'-8 1/2"

-  FINISHED 2ND FL
 ELEV 37'-9 3/4"

-  FINISHED PARLOR FL
 ELEV 26'-11"

-  FINISHED CELLAR FL
 ELEV 16'-8 1/2"



- Boiler flue
- Brick screen enclosing HVAC equipment
- Stair bulkhead & cable guardrail
- Access ladder per FDNY
- Outdoor grill & Fireplace
- Wall of 325 West 4th street beyond
- Extend brick wall with harvested brick
- Proposed penthouse addition
- LINE OF SIGHT
- Line of existing roof
- Replacement 6 over 6 windows
- New footings & grade beam
- Existing F.F.L.
- Underpin front facade
- Restore stoop and decorative iron

327 WEST 4TH ST
 327 WEST 4TH STREET
 NEW YORK,
 NY 10014

ARCHITECT:
 BADE STAGEBERG COX
 25 CHAPEL STREET, SUITE 600
 BROOKLYN, NEW YORK 11201
 T: (718) 858 4409

PROPOSED BUILDING SECTION

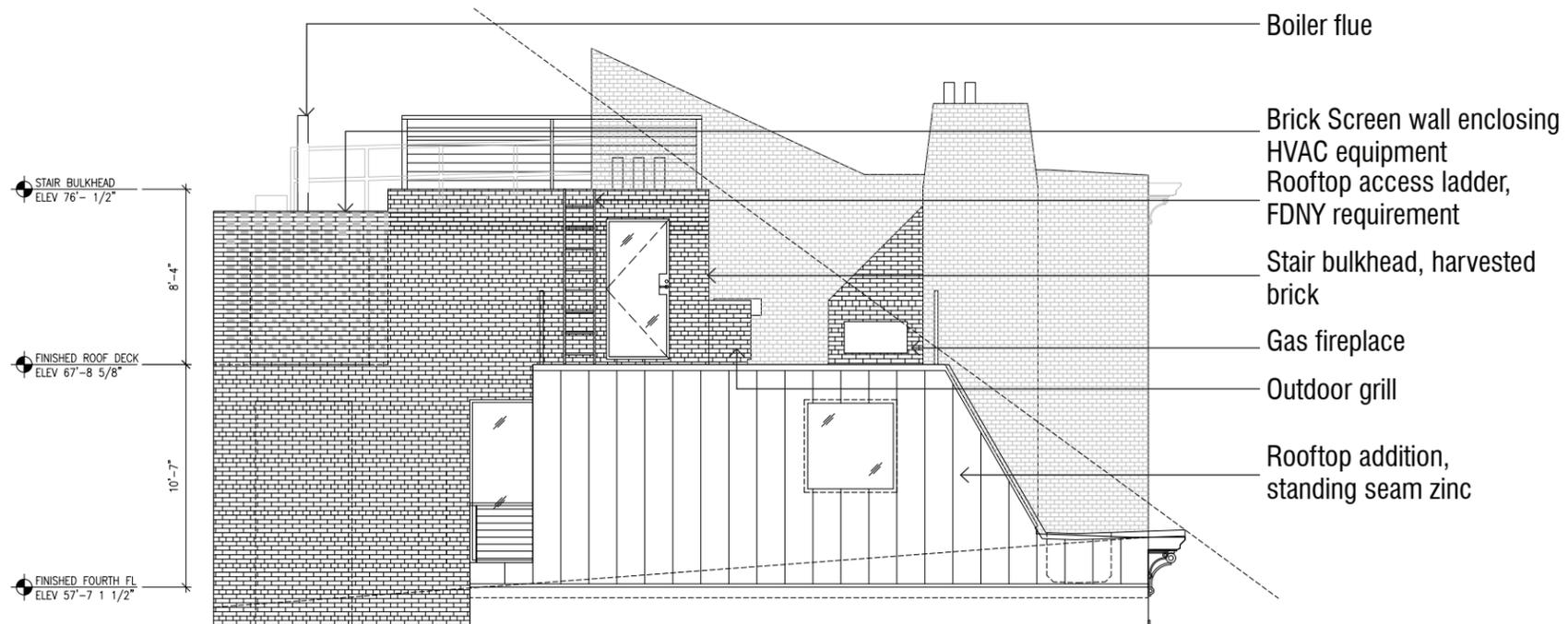
DWG CONTENTS:

LPC #18-5249

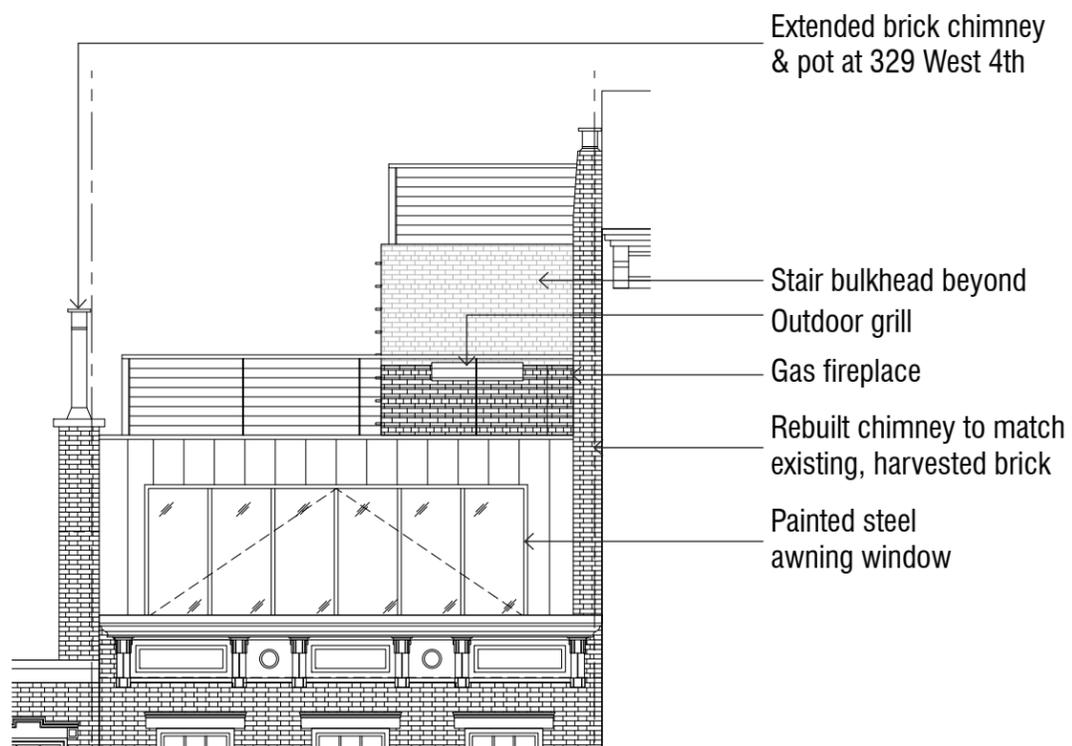
SCALE: 1/8" = 1'-0"

DWG NO.:

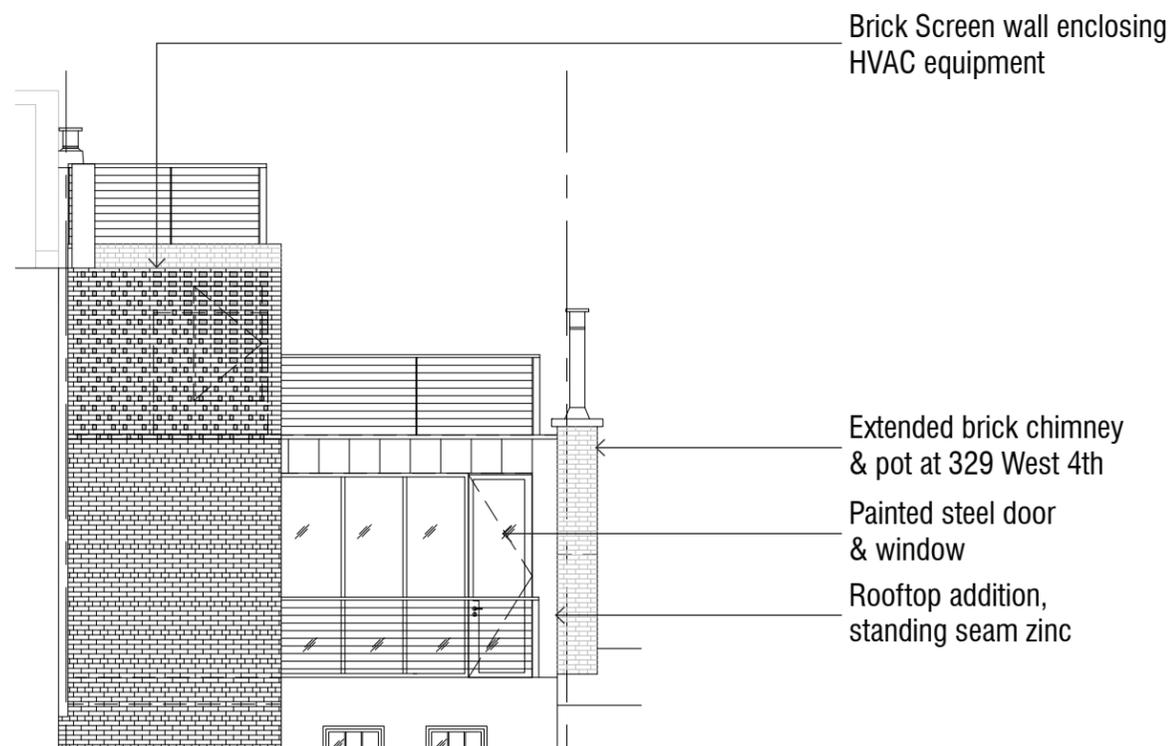
30 OF 40



**PROPOSED PENTHOUSE AND BULKHEAD
ELEVATION LOOKING SOUTH**



**PROPOSED PENTHOUSE AND BULKHEAD
FRONT ELEVATION**



**PROPOSED PENTHOUSE AND BULKHEAD
REAR ELEVATION**

327 WEST 4TH ST
327 WEST 4TH
STREET
NEW YORK,
NY 10014

ARCHITECT:
BADE STAGEBERG COX
25 CHAPEL STREET, SUITE 600
BROOKLYN, NEW YORK 11201
T: (718) 858 4409

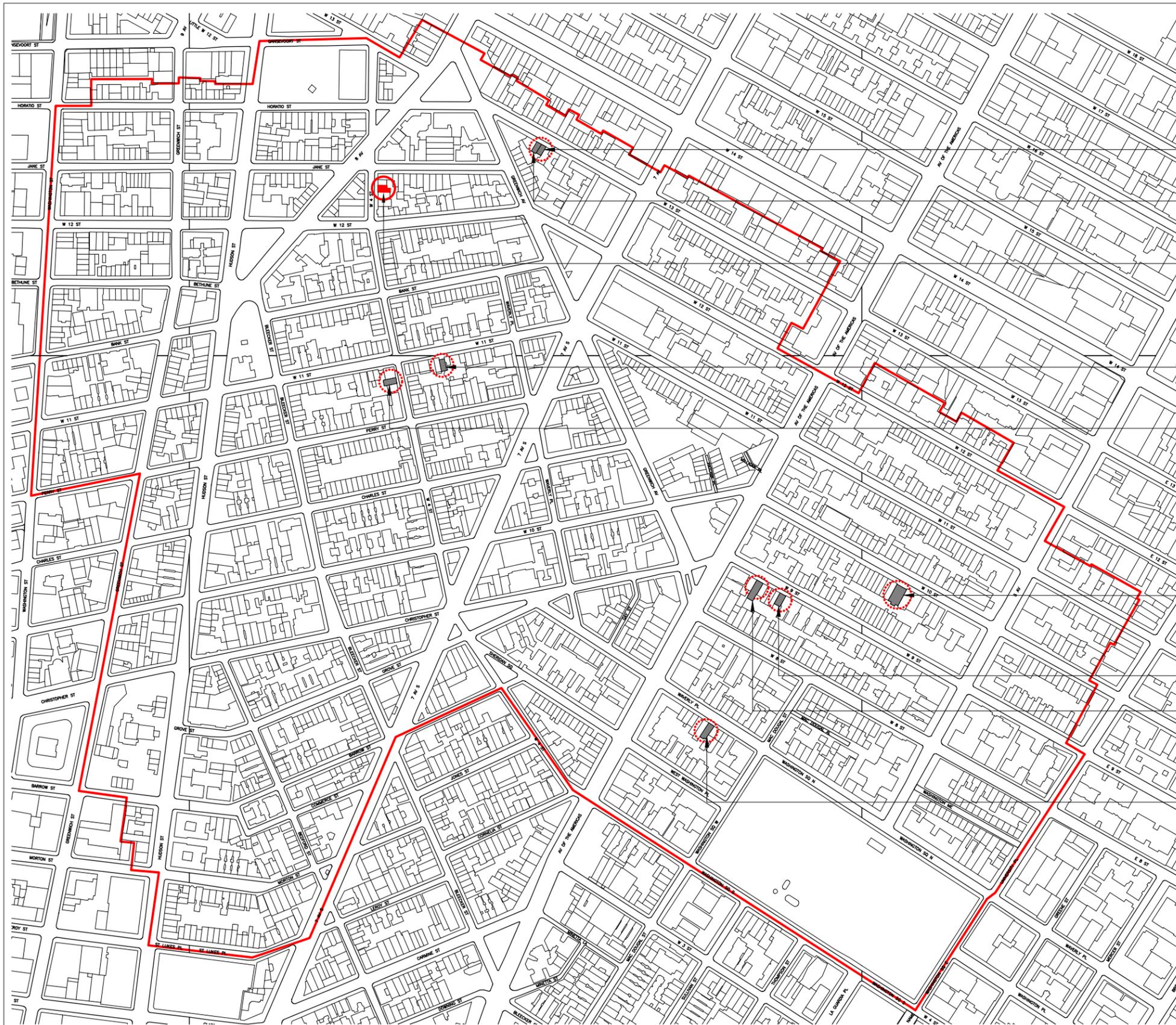
DWG CONTENTS:

LPC #18-5249

SCALE: 1/8" = 1'-0"

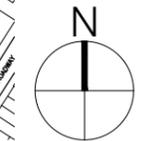
DWG NO.:

31 OF 40



- 226 WEST 13TH ST.*
- 228 WEST 13TH ST.*
- 327 WEST 4TH ST.
- 238 WEST 11TH ST.
- 280 WEST 4TH ST.
- 20 & 22 WEST 10TH ST.*
- 52 WEST 9TH ST.*
- 62 WEST 9TH ST.*
- 114 WAVERLY PL.*

ARTISTS STUDIO ROOFTOP ADDITION PRECIDENTS WITHIN GREENWICH VILLAGE HISTORIC DISTRICT



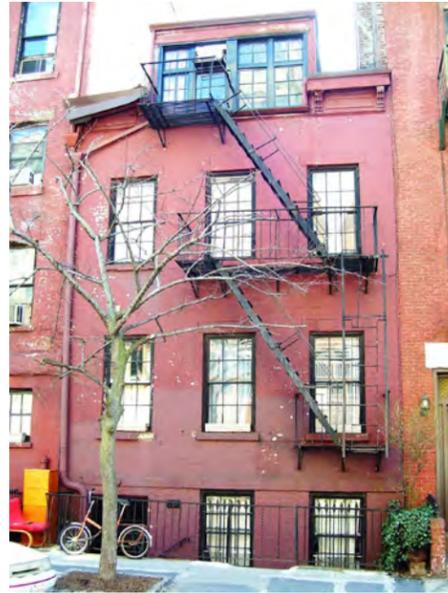
*LOCATIONS CITED IN "THE ART OF THE ARTIST'S STUDIO" BY ANDREW BERMAN

327 WEST 4TH ST
 327 WEST 4TH
 STREET
 NEW YORK,
 NY 10014

ARCHITECT:
 BADE STAGEBERG COX
 25 CHAPEL STREET, SUITE 600
 BROOKLYN, NEW YORK 11201
 T: (718) 858 4409

ARTISTS STUDIO ROOFTOP ADDITION PRECIDENTS WITHIN GREENWICH VILLAGE HISTORIC DISTRICT

DWG CONTENTS:	LPC #18-5249
SCALE:	1/8" = 1'-0"
DWG NO.:	32 OF 40



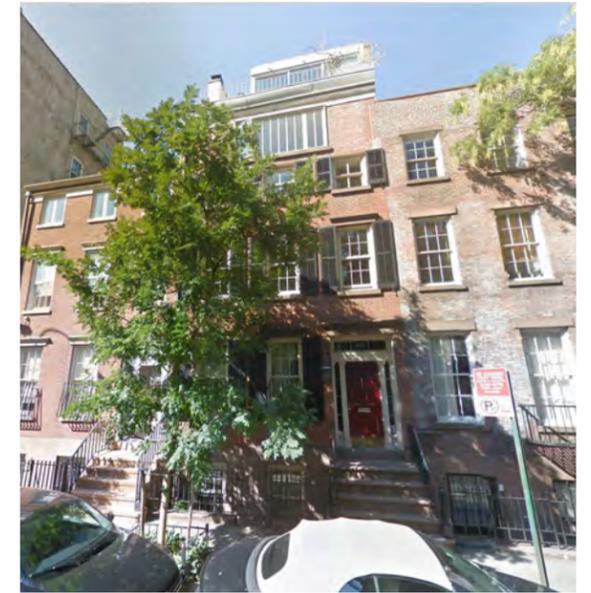
226 WEST 13TH STREET*
https://commons.wikimedia.org/wiki/File:226_West_13th_Street.jpg



228 WEST 13TH STREET*
https://upload.wikimedia.org/wikipedia/commons/7/70/228_West_13th_Street.jpg



238 WEST 11TH STREET
<http://streeteasy.com/building/238-west-11-street-manhattan>



280 WEST 4TH STREET
 GOOGLE STREET VIEW



20 & 22 WEST 10TH STREET*
https://commons.wikimedia.org/wiki/File:20-38_West_10th_Street_from_east.jpg



52 WEST 9TH STREET*
 GOOGLE STREET VIEW



62 WEST 9TH STREET*
 GOOGLE STREET VIEW



114 WAVERLY PLACE*
 GOOGLE STREET VIEW

*LOCATIONS CITED IN "THE ART OF THE ARTIST'S STUDIO"
 BY ANDREW BERMAN

327 WEST 4TH ST
 327 WEST 4TH
 STREET
 NEW YORK,
 NY 10014

ARCHITECT:
 BADE STAGEBERG COX
 25 CHAPEL STREET, SUITE 600
 BROOKLYN, NEW YORK 11201
 T: (718) 858 4409

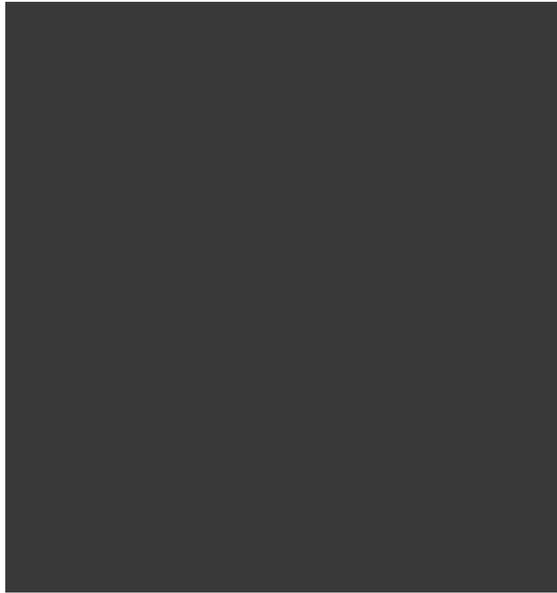
ARTISTS STUDIO ROOFTOP ADDITION PRECEDENTS WITHIN GREENWICH VILLAGE HISTORIC DISTRICT

DWG CONTENTS:

LPC #18-5249

SCALE: 1/8" = 1'-0"

DWG NO.: 33 OF 40



WOOD WINDOW / DOOR TRIM & CORNICE - PROPOSED: SHERWIN WILLIAMS TRICORN BLACK



REAR STUCCO TO MATCH EXISTING - PROPOSED



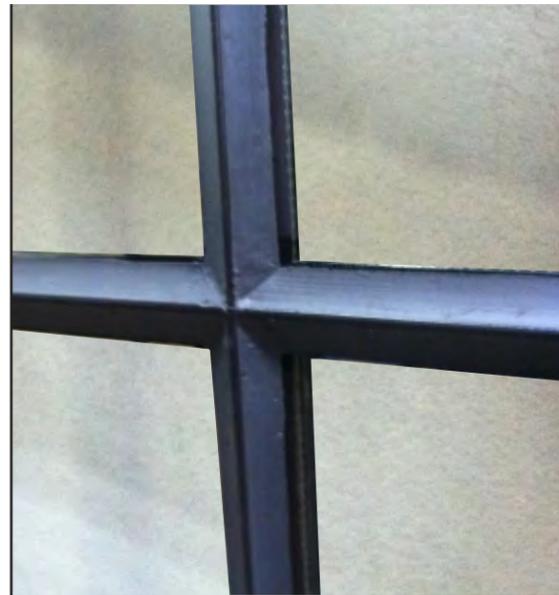
HARVESTED BRICK TO MATCH EXISTING



EXTERIOR SIDING - STANDING SEAM ZINC



BLUESTONE PAVING - PROPOSED



STEEL WINDOWS & SKYLIGHT TRIM

327 WEST 4TH ST
327 WEST 4TH
STREET
NEW YORK,
NY 10014

ARCHITECT:
BADE STAGEBERG COX
25 CHAPEL STREET, SUITE 600
BROOKLYN, NEW YORK 11201
T: (718) 858 4409

PROPOSED MATERIALS

DWG CONTENTS:

LPC #18-5249

SCALE: 1/8" = 1'-0"

DWG NO.:

34 OF 40



EXISTING BUILDING (6/2/2016):
 Seen from Eighth Ave. & Jane Street

327 WEST 4TH ST
 327 WEST 4TH
 STREET
 NEW YORK,
 NY 10014

ARCHITECT:
 BADE STAGEBERG COX
 25 CHAPEL STREET, SUITE 600
 BROOKLYN, NEW YORK 11201
 T: (718) 858 4409

DWG CONTENTS:

LPC #18-5249

SCALE: 1/8" = 1'-0"

DWG NO.: 35 OF 40



PROPOSED BUILDING (6/2/2016):
Seen from Eighth Ave. & Jane Street

327 WEST 4TH ST
327 WEST 4TH
STREET
NEW YORK,
NY 10014

ARCHITECT:
BADE STAGEBERG COX
25 CHAPEL STREET, SUITE 600
BROOKLYN, NEW YORK 11201
T: (718) 858 4409

DWG CONTENTS:

LPC #18-5249

SCALE: 1/8" = 1'-0"

DWG NO.: 36 OF 40



EXISTING BUILDING (5/13/2016):
Seen from Jane Street

327 WEST 4TH ST
327 WEST 4TH
STREET
NEW YORK,
NY 10014

ARCHITECT:
BADE STAGEBERG COX
25 CHAPEL STREET, SUITE 600
BROOKLYN, NEW YORK 11201
T: (718) 858 4409

DWG CONTENTS:

LPC #18-5249

SCALE: 1/8" = 1'-0"

DWG NO.: 37 OF 40



PROPOSED BUILDING (5/13/2016):
Seen from Jane Street

327 WEST 4TH ST
327 WEST 4TH
STREET
NEW YORK,
NY 10014

ARCHITECT:
BADE STAGEBERG COX
25 CHAPEL STREET, SUITE 600
BROOKLYN, NEW YORK 11201
T: (718) 858 4409

DWG CONTENTS:

LPC #18-5249

SCALE: 1/8" = 1'-0"

DWG NO.: 38 OF 40



1. MOCKUP IMAGE (9/14/2016):
Seen from Jane Street



2. MOCKUP IMAGE (9/14/2016):
Seen from Jane Street



3. MOCKUP IMAGE (5/13/2016):
Seen from West 8th Avenue



4. MOCKUP IMAGE (5/13/2016):
Seen from West 13th Street

327 WEST 4TH ST
327 WEST 4TH
STREET
NEW YORK,
NY 10014

ARCHITECT:
BADE STAGEBERG COX
25 CHAPEL STREET, SUITE 600
BROOKLYN, NEW YORK 11201
T: (718) 858 4409

MOCKUP IMAGES

DWG CONTENTS:

LPC #18-5249

SCALE:

DWG NO.: