

The current proposal is:

**Preservation Department – Item 10, LPC-21-03229**

**27 East 4<sup>th</sup> Street,**

**Borough of Manhattan**

**How to Testify Via Zoom:**

**<https://us02web.zoom.us/j/89647909566?pwd=NzQybmJvYXMzSmVqTnorMkpXcGtuUT09>**

**Webinar ID:** 896 4790 9566

**Passcode:** 854291

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**27 EAST 4TH STREET**  
NOHO HISTORIC DISTRICT EXTENSION  
LANDMARKS PRESERVATION  
COMMITTEE

DOCKET #: LPC-21-03229



PROPOSED BUILDING



EXISTING BUILDING

A previous application was approved on February 11, 2014, C of A # 19-23223 for this site. The building required a variance for bulk which was not approved at the City Council. This proposed design is for an as-of-right development.



SITE PLAN WITH NOHO HISTORIC DISTRICT EXTENSION



EXISTING GARAGE AND REPAIR SHOP, CONSTRUCTED 1946



*History (from Historic Designation Report)*

“This one-story structure designed by architect Herman Kron was built for Paramount Filling Stations, Inc. c.1945 for use as a garage and repair shop. The building, which is currently used as storage for food carts, has a simple brick façade and large vehicle entrance.”

*LPC Certificate of Appropriateness, issued 04/06/18:*

“With regard to this proposal, the Commission found that the one-story garage building is not one of the buildings for which the historic district is designated, and therefore its demolition will not diminish the special architectural and historic character of the NoHo historic district extension”



**A - EAST STREET VIEW - FROM E 4TH ST & BOWERY**



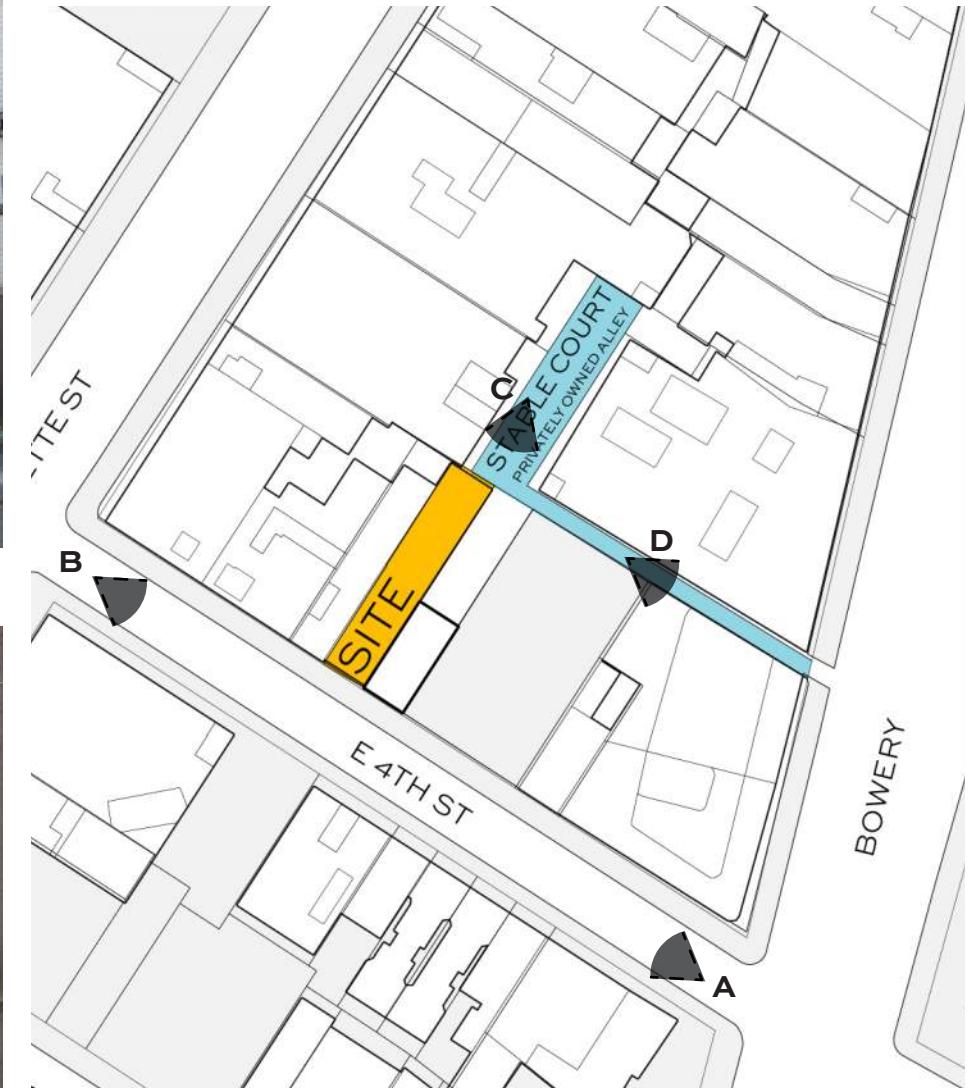
**C - EXISTING CONDITIONS - STABLE COURT, FACING REAR OF LOT 72**



**B - WEST STREET VIEW - FROM E 4TH ST & LAFAYETTE**



**D - EXISTING CONDITIONS - STABLE COURT, ALLEY ACCESS TO BOWERY**



STABLE COURT ALLEY HIGHLIGHTED IN BLUE

**EXISTING CONTEXT CONDITIONS**

27 E 4TH STREET

27 E 4TH ST

MERCHANT'S HOUSE MUSEUM



DRAWING OF SEABURY TREDWELL HOUSE ( NOW MERCHANT'S HOUSE MUSEUM), C. 1930.

27 E 4TH ST

MERCHANT'S HOUSE MUSEUM



SEABURY TREDWELL HOUSE ( NOW MERCHANT'S HOUSE MUSEUM), C. 1931.

27 E 4TH ST

MERCHANT'S HOUSE MUSEUM



27 E 4TH STREET IN 1940S TAX PHOTO

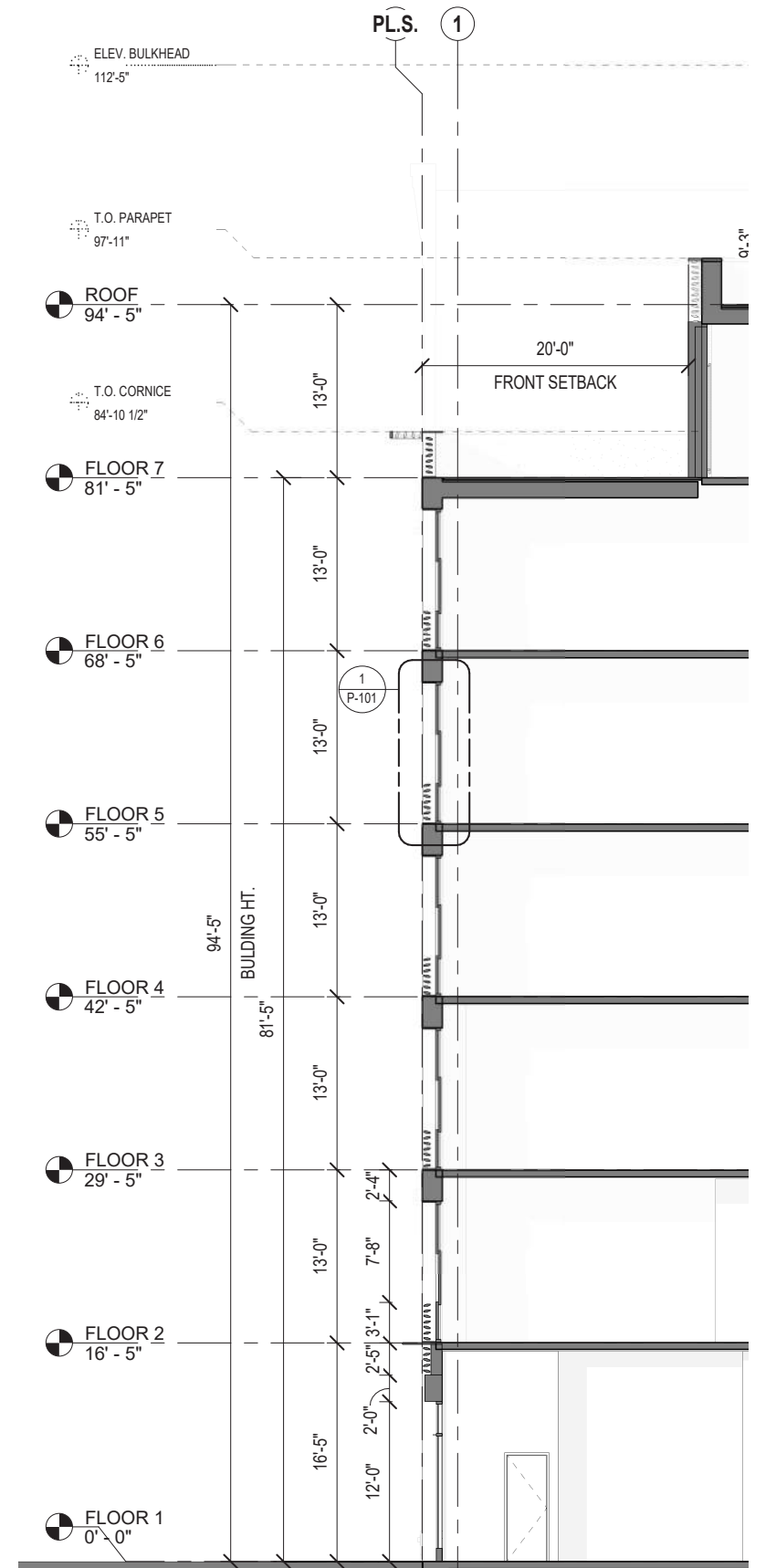


PREVIOUS PROPOSAL



PROPOSED ELEVATION

95' 0 1/2"



PROPOSED SECTION

PREVIOUS AND CURRENT PROPOSED ELEVATIONS

27 E 4TH STREET



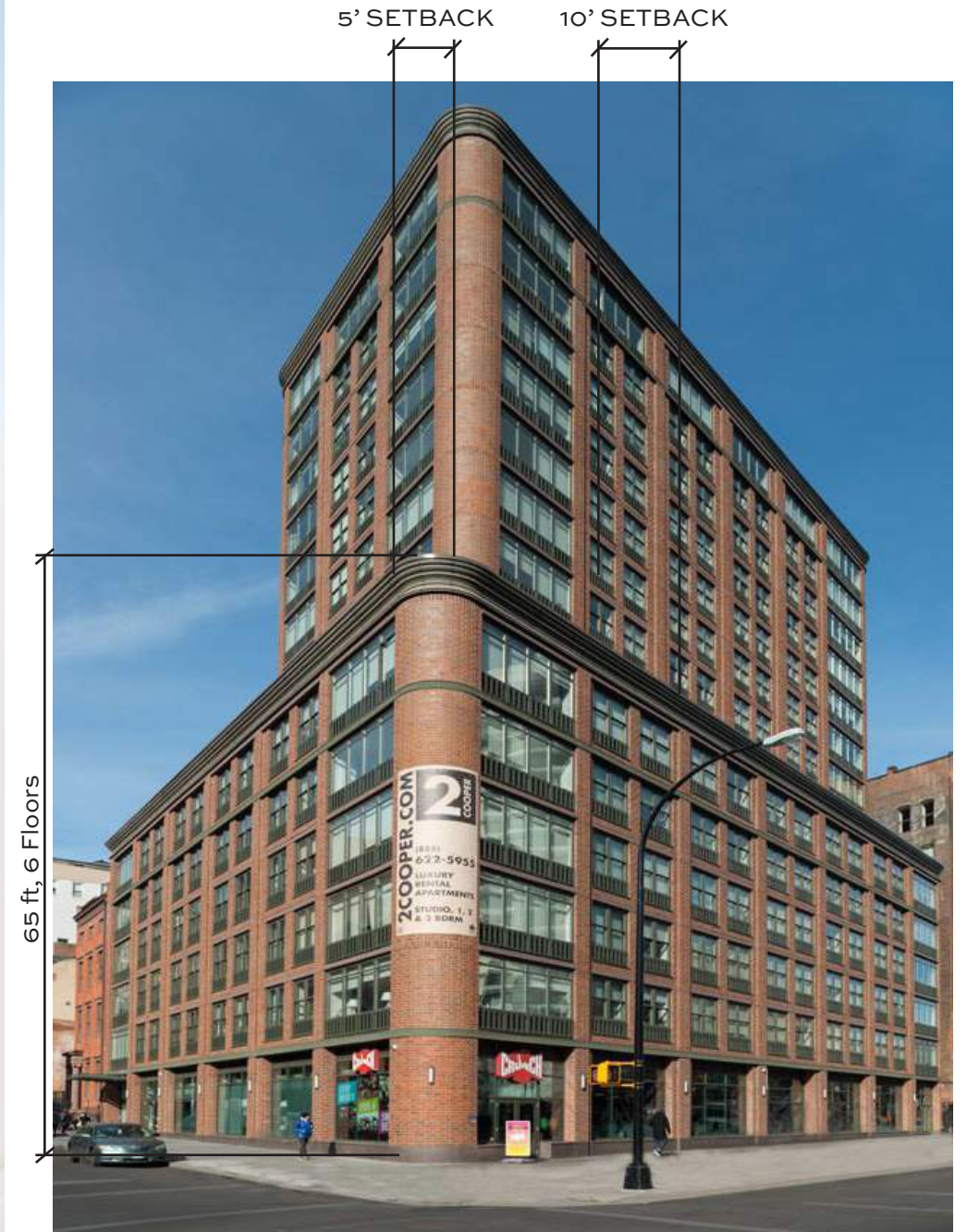
PROPOSED SETBACK



PREVIOUSLY APPROVED DESIGN



PROPOSED PERSPECTIVE RENDERING

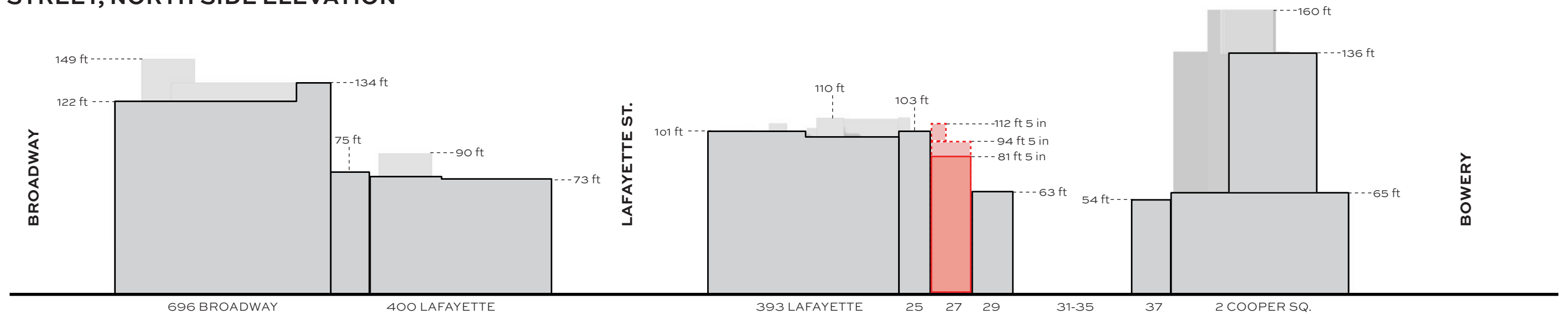


SETBACKS AT 2 COOPER SQUARE, EAST 4TH & BOWERY

## SETBACKS AT PREVIOUS AND CURRENT PROPOSED BUILDINGS

27 E 4TH STREET

# EAST 4TH STREET, NORTH SIDE ELEVATION



400 LAFAYETTE, 1890  
COMMERCIAL



393 LAFAYETTE, 1885  
COMMERCIAL



25 EAST 4TH ST., 1900  
RESIDENTIAL



29 EAST 4TH ST., 1832  
INSTITUTIONAL



37 EAST 4TH ST., 1900  
RESIDENTIAL



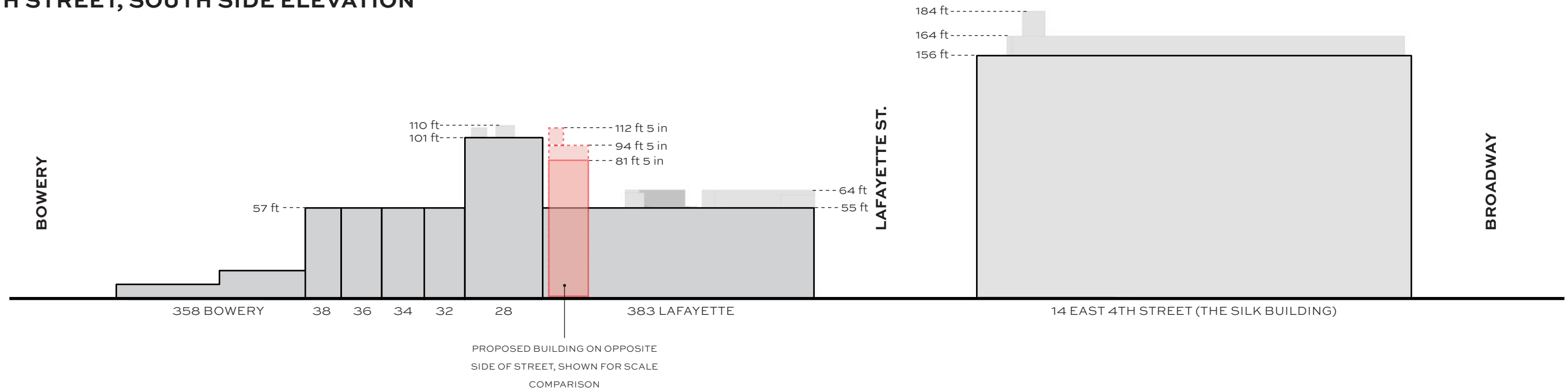
2 COOPER SQ., 2009  
RESIDENTIAL

## SCALE OF STREET

27 E 4TH STREET



# EAST 4TH STREET, SOUTH SIDE ELEVATION



358 BOWERY, 1915  
COMMERCIAL



38 E 14TH ST., 1910  
RESIDENTIAL



34-36 EAST 4TH ST., 1910  
RESIDENTIAL



32 EAST 4TH ST., 1900  
RESIDENTIAL



28 EAST 4TH ST., 1902  
RESIDENTIAL



383 LAFAYETTE, 1900  
COMMERCIAL + OFFICE

## MATERIALITY

TERRA COTTA + METAL + BRICK



65 BLEECKER ST.  
BAYARD-CONDICT BUILDING

- TERRA COTTA TRADITION AND PROMINENT DECORATIVE UNDERSIDE OF CORNICE



561 BROADWAY  
LITTLE SINGER BUILDING

- TERRA COTTA IN METAL ARMATURE AND DECORATIVE METAL SCREEN



529 BROADWAY\*  
NIKE SOHO

- \*LPC APPROVAL
- CONTEMPORARY ADAPTATION OF TERRA COTTA SCREEN AND DECORATIVE ELEMENTS

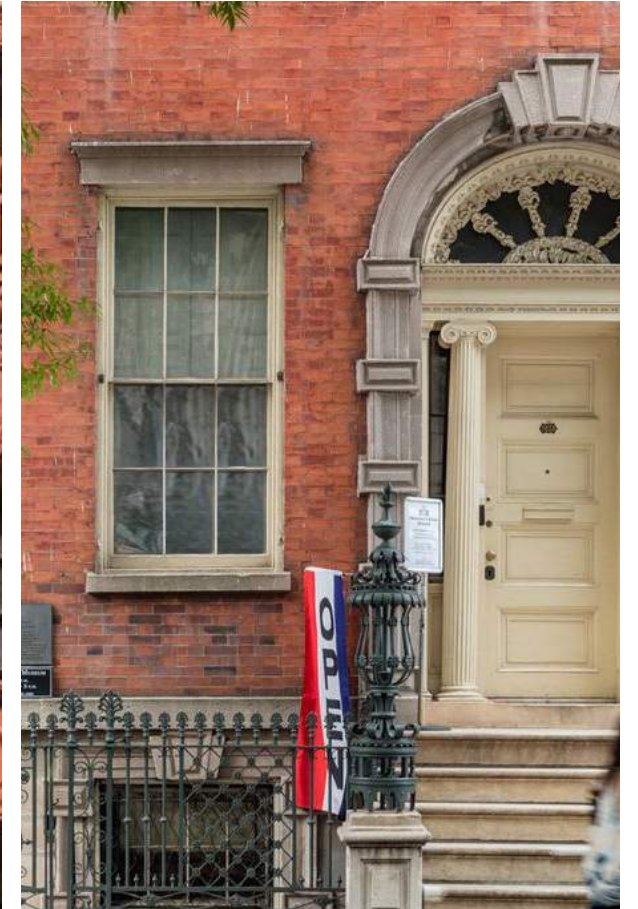
## COLORATION

TERRA COTTA + MOTTLED FACEBRICK



LAFAYETTE & E 4TH  
DEVINNE PRESS BUILDING

- DECORATIVE TERRA COTTA SCREEN AND MOLDED BRICK



DETAIL OF BRICKWORK TONES AT THE  
MERCHANT'S HOUSE MUSEUM

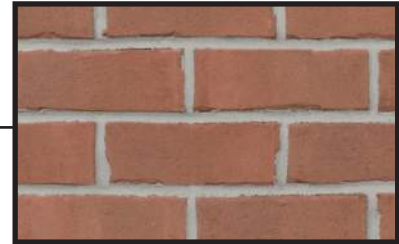
- MOTTLED, MOLDED BRICK

## PRECEDENT BUILDINGS: COLORATION AND MATERIALITY

27 E 4TH STREET



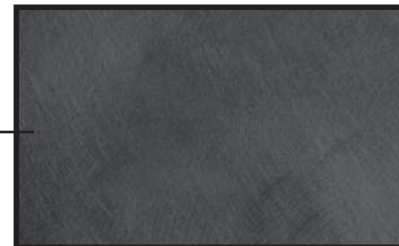
GLEN-GERY  
MID-ATLANTIC PLANT  
"USED-BRICK RANGE"



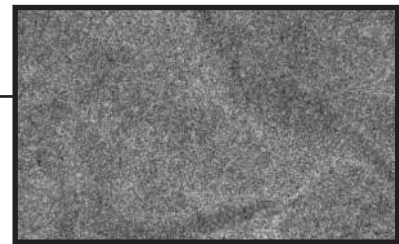
GLEN-GERY  
MID-ATLANTIC PLANT  
"SANDFORD REDBURN"



BOSTON VALLEY  
TERRA COTTA  
IRON-SPOT



METAL FIN, SURROUND  
& FRAME



STONE SOURCE  
"JET MIST" HONED



PROPOSED DESIGN IN CONTEXT

PROPOSED DESIGN

PROPOSED DESIGN

27 E 4TH STREET

10

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1.12.2021



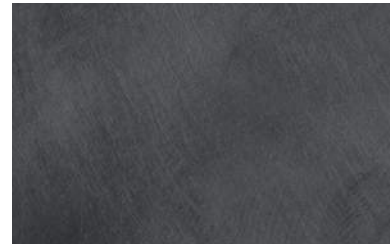
STOREFRONT AT STREET LEVEL

DOUBLE-HUNG WINDOW  
OVER SINGLE (FIXED)  
GLASS PANEL

TERRACOTTA FIN IN  
RANDOMIZED PATTERN



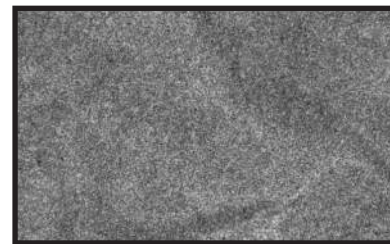
BOSTON VALLEY  
TERRA COTTA  
IRON-SPOT



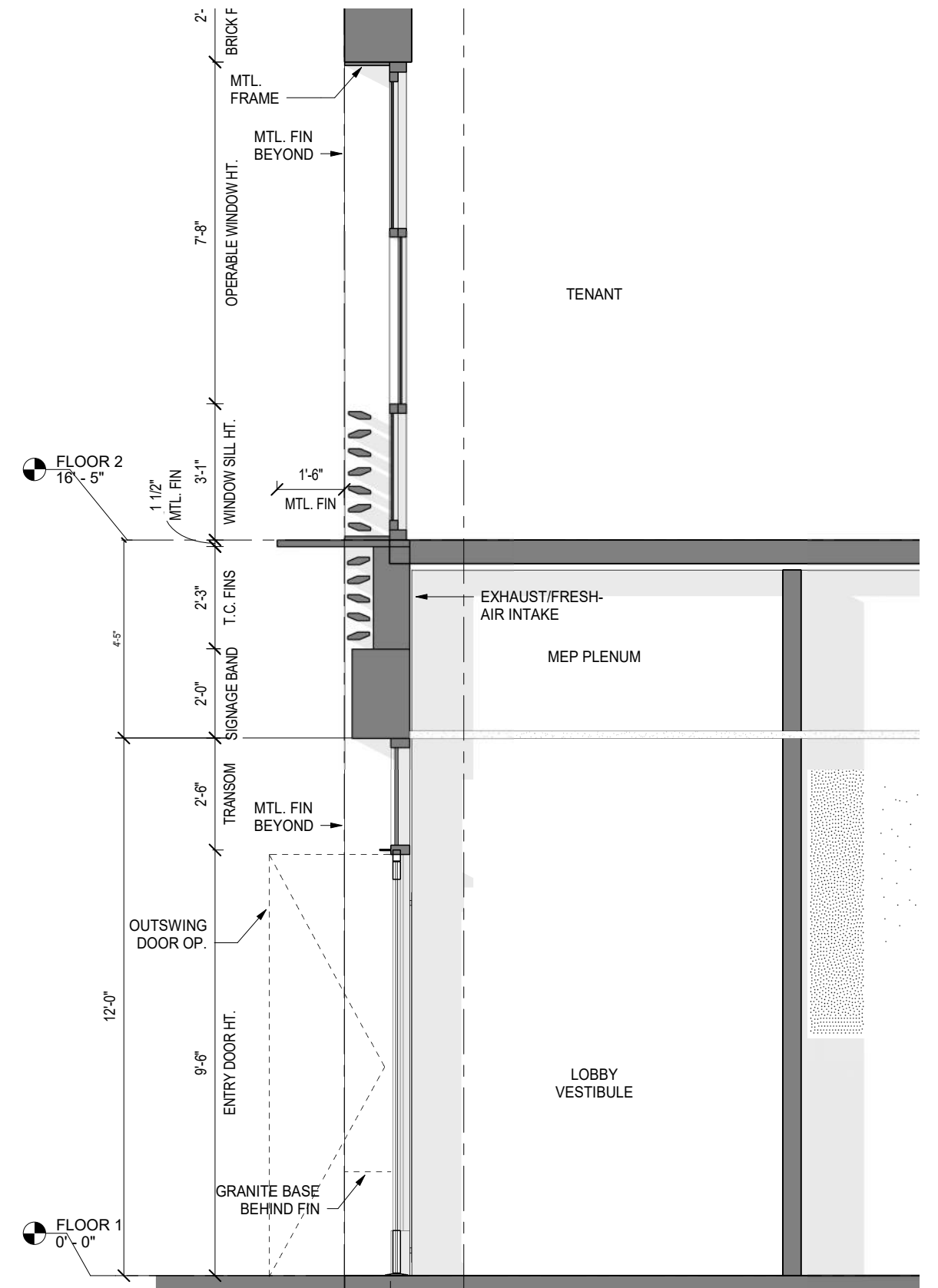
METAL FIN, SURROUND  
& FRAME



GLEN-GERY  
MID-ATLANTIC PLANT  
"USED-BRICK RANGE"



STONE SOURCE  
"JET MIST" HONED



PROPOSED DESIGN - STREET LEVEL

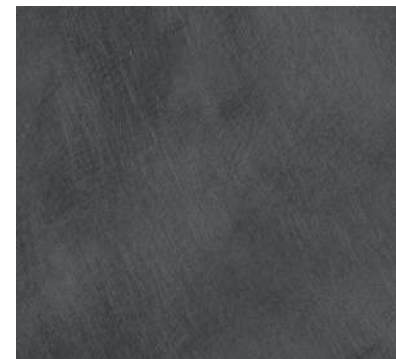
27 E 4TH STREET



BOSTON VALLEY TERRA COTTA IRON-SPOT



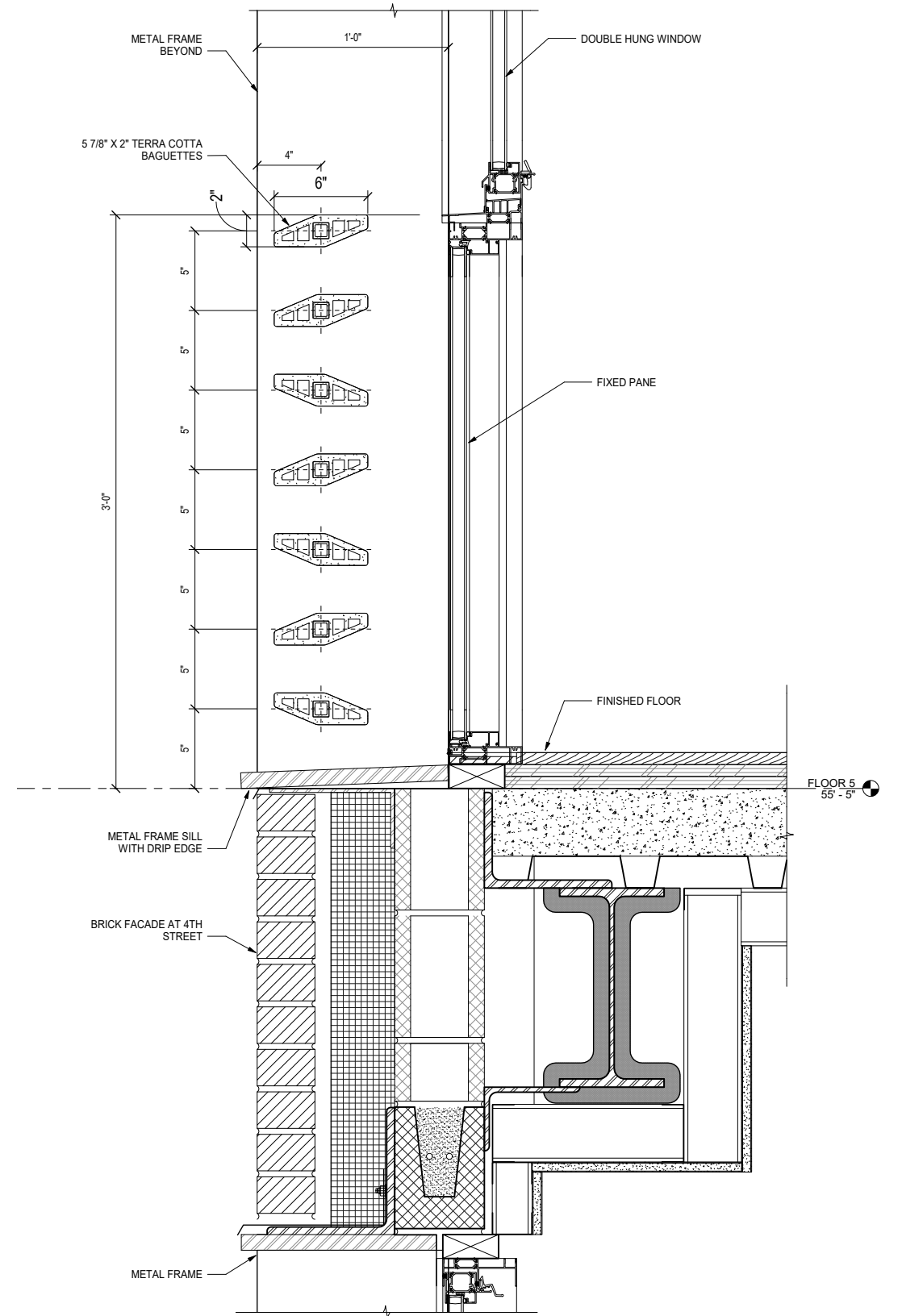
GLEN-GERY MID-ATLANTIC PLANT "USED-BRICK RANGE"



METAL SURROUND & FRAME



CLOSE UP OF TERRA COTTA SCREENS IN METAL FRAMES OVER CONTINUOUS WINDOWS



TERRA COTTA BAGUETTE SECTION DETAIL

## PROPOSED DESIGN - MIDDLE FLOORS

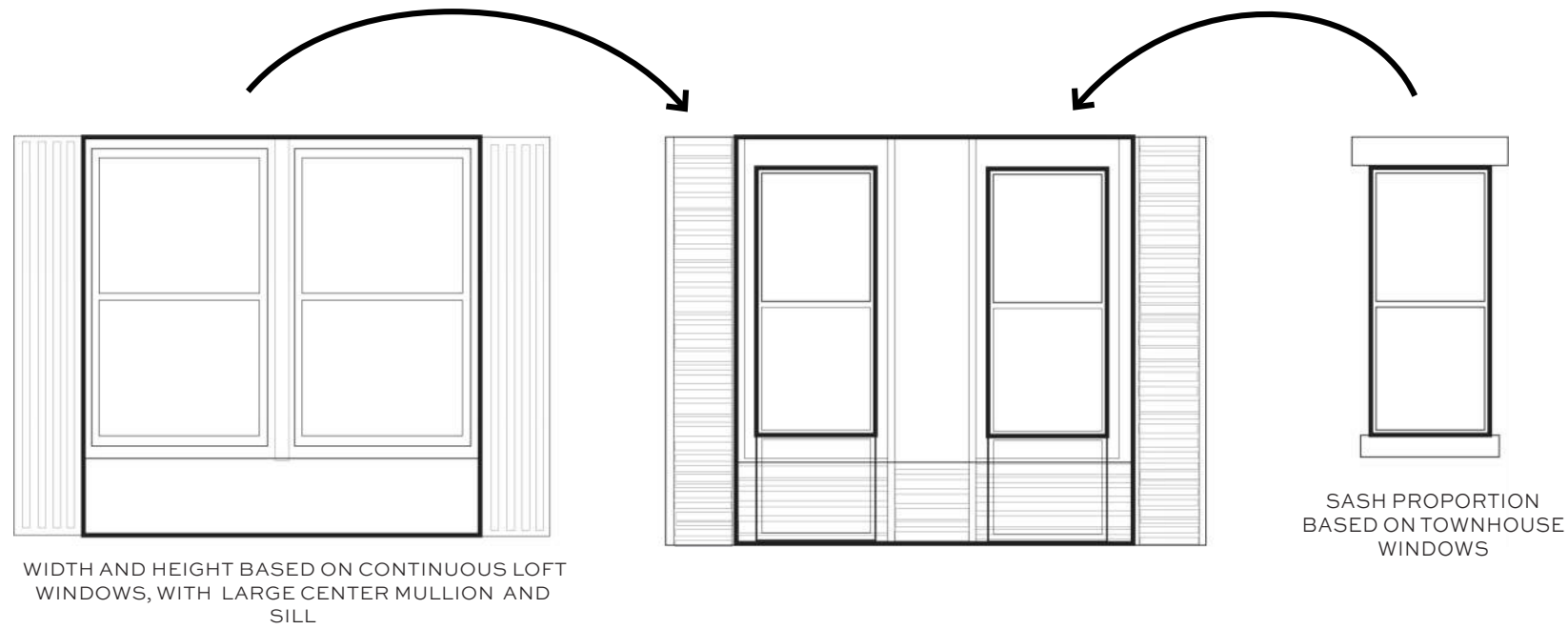
27 E 4TH STREET  
12

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1.12.2021



400 LAFAYETTE ST.  
MANUFACTURING LOFT  
FENESTRATION PROPORTIONS



35 GREAT JONES



27 E 4TH STREET IN 1940S TAX PHOTO  
TOWNHOUSE FENESTRATION PROPORTIONS



47 GREAT JONES

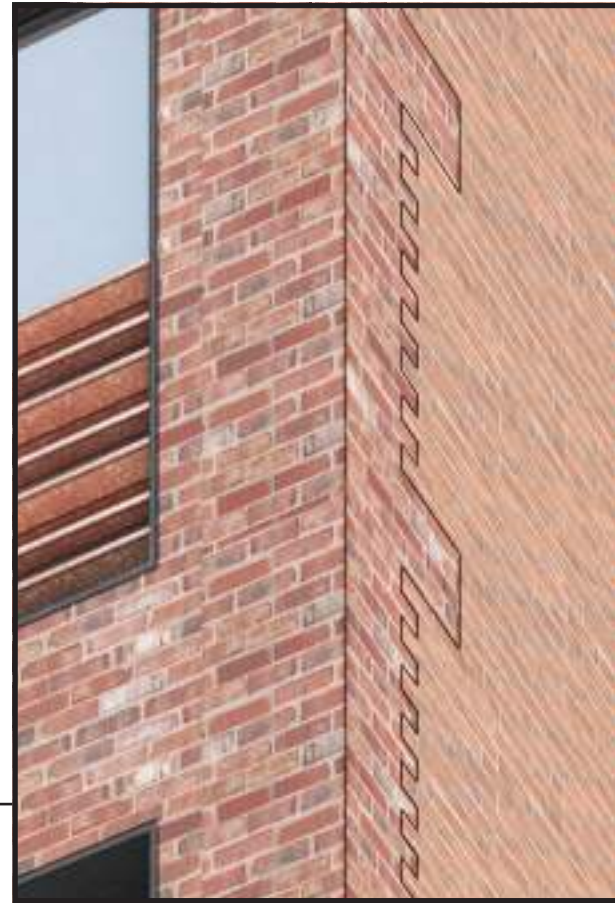
CONTINUOUS LOFT WINDOWS  
DISTRIBUTED IN SETS OF 4

PROPOSED DESIGN - WINDOW PROPORTIONS

27 E 4TH STREET  
13

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1.12.2021



ZIPPER BRICK PATTERN WHERE MOTTLED WEATHERED BRICK MEETS UNIFORMLY TONED BRICK



ZIPPER BRICK AT 310 ELIZABETH STREET



SETBACK PENTHOUSE FLOOR WITH TERRA COTTA FIN AND METAL FACADE

CORNICE: TERRA COTTA SCREEN IN METAL FRAME

TERRACE RENDERING



PREVIOUSLY APPROVED PERSPECTIVE OF BUILDING REAR



PROPOSED PERSPECTIVE OF BUILDING REAR



BULKHEAD -METAL PANEL  
WITH VERTICAL REVEAL 15"  
O.C. IN CHARCOAL



HORIZONTAL LOUVERED METAL  
MECHANICAL SCREEN IN  
CHARCOAL



PROPOSED PERSPECTIVE OF BUILDING ROOF

PREVIOUS AND CURRENT PROPOSED REAR FACADES

27 E 4TH STREET





EAST STREET VIEW - FROM E 4TH ST & BOWERY



KEY PLAN



A - EAST STREET VIEW - FROM E 4TH ST & BOWERY



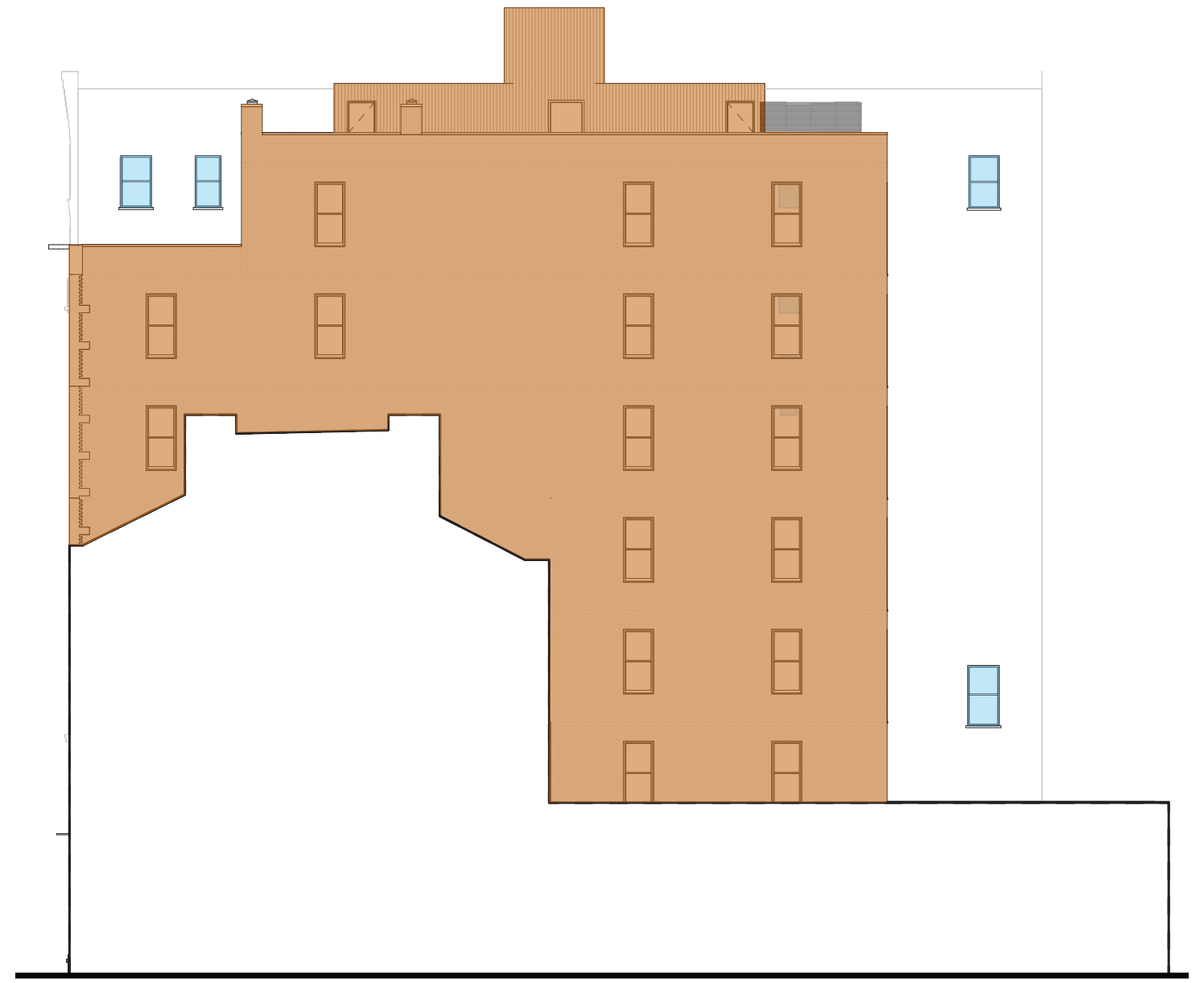
B - WEST STREET VIEW - FROM E 4TH ST & LAFAYETTE



WEST STREET VIEW - FROM E 4TH ST & LAFAYETTE



PREVIOUSLY APPROVED LOT LINE WINDOW DIAGRAM



PROPOSED LOT LINE WINDOW DIAGRAM

LOT LINE WINDOW DIAGRAM - WINDOWS AND FLUES

27 E 4TH STREET

17

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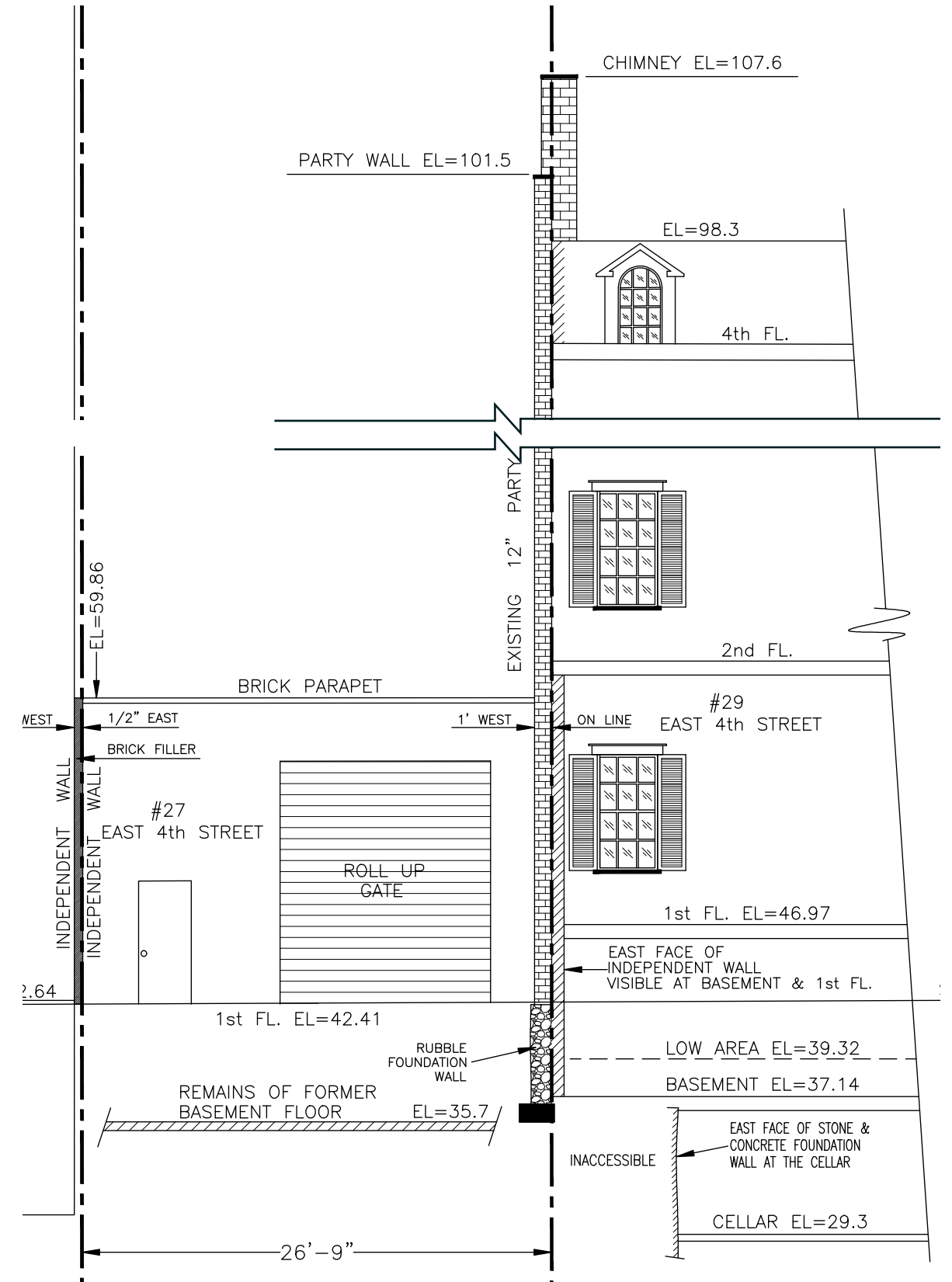
1.12.2021



1960'S LOT LINE WALL CONDITION



CURRENT LOT LINE WALL CONDITION

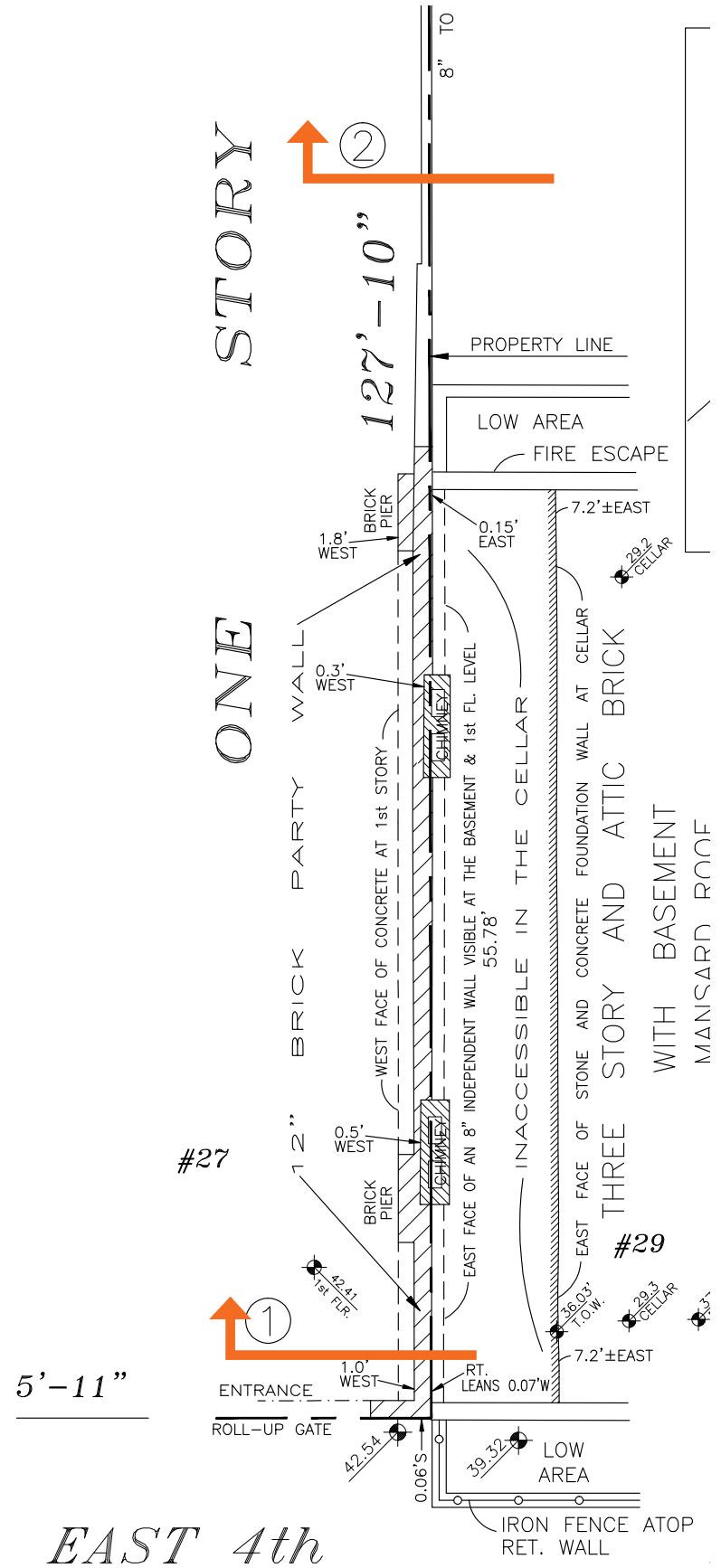


STRUCTURAL DESIGN: LOT LINE WALL CONDITION

27 E 4TH STREET

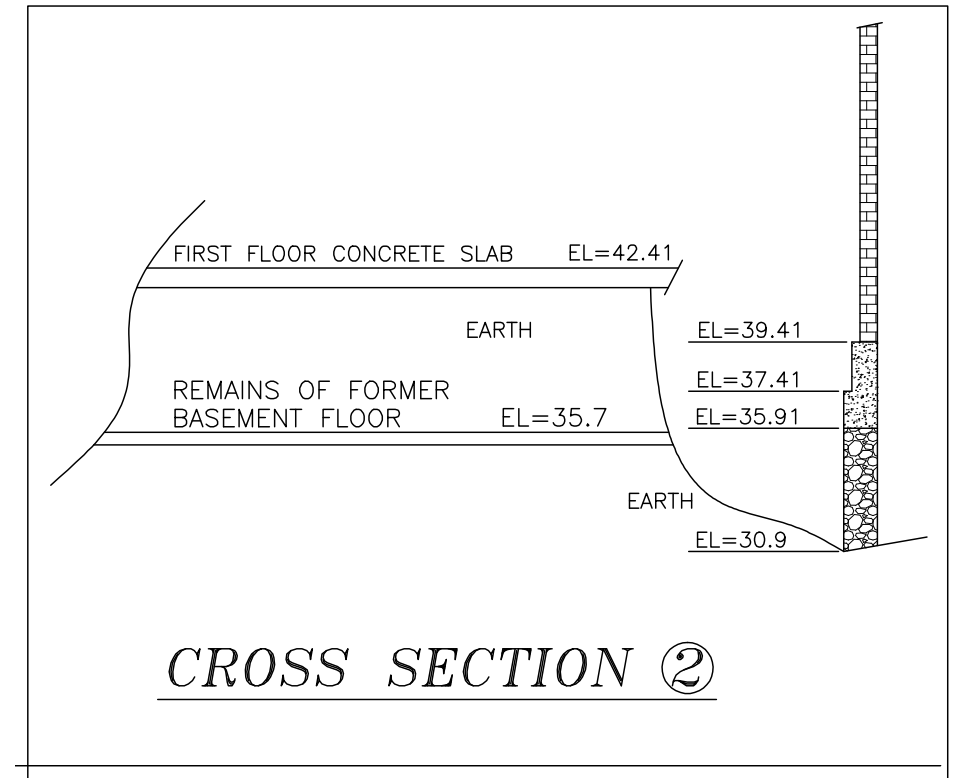


CURRENT LOT LINE WALL CONDITION

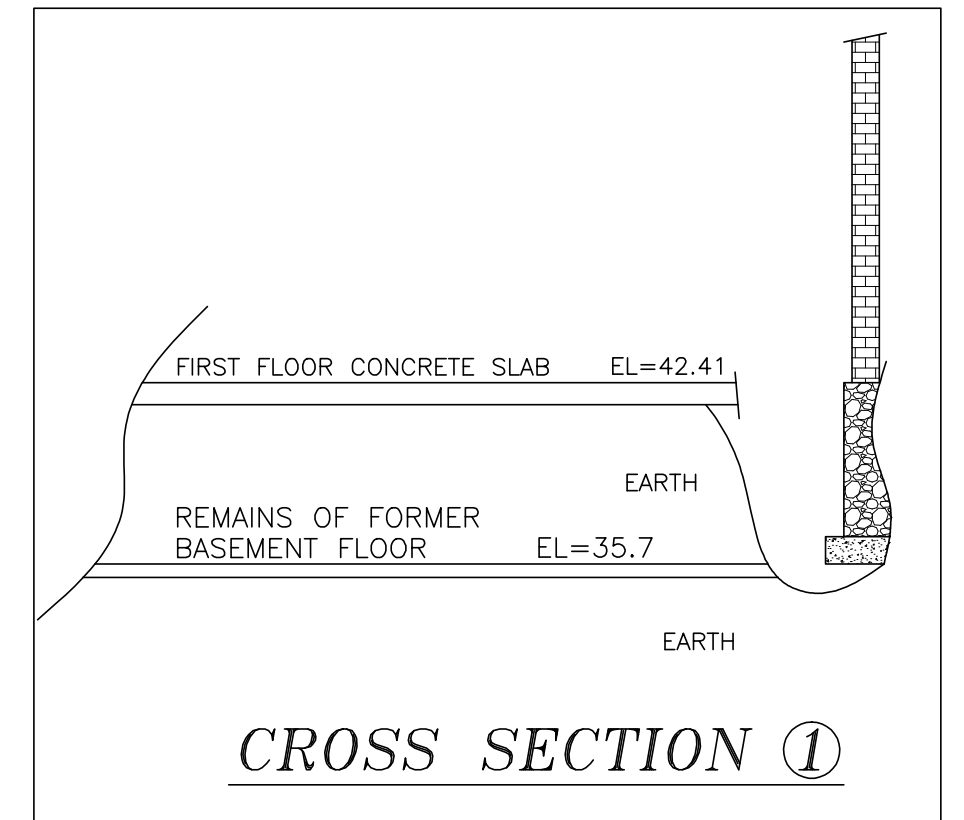


5'-11"

EAST 4th

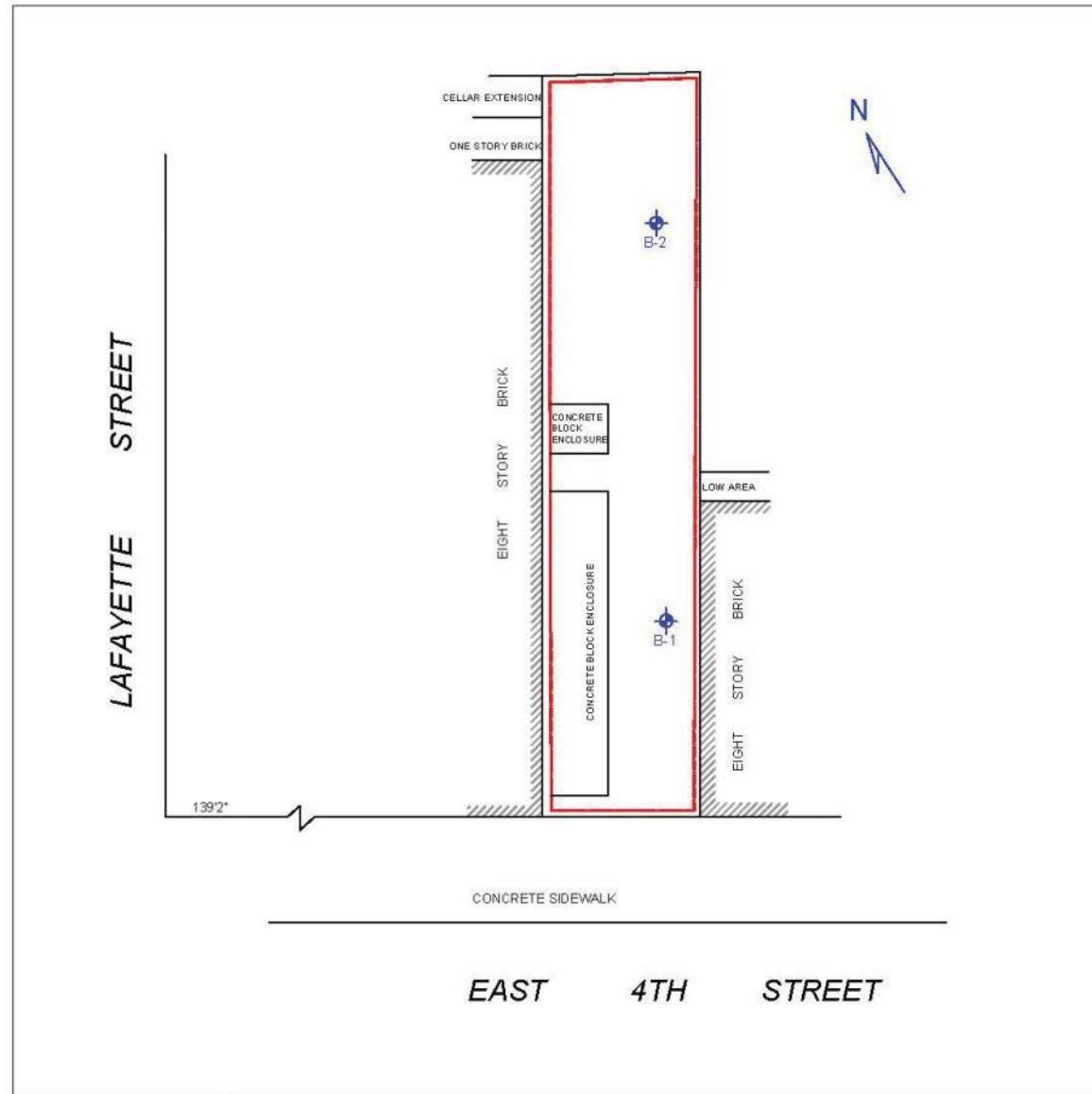


CROSS SECTION ②

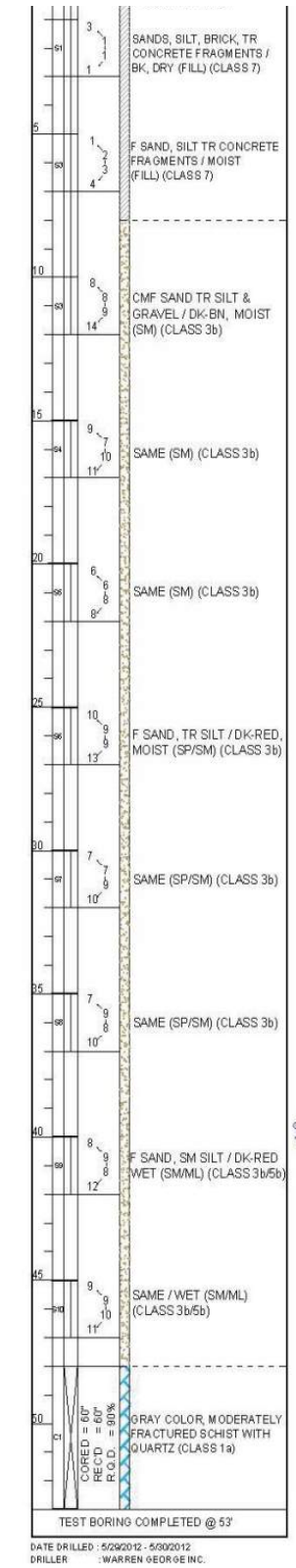
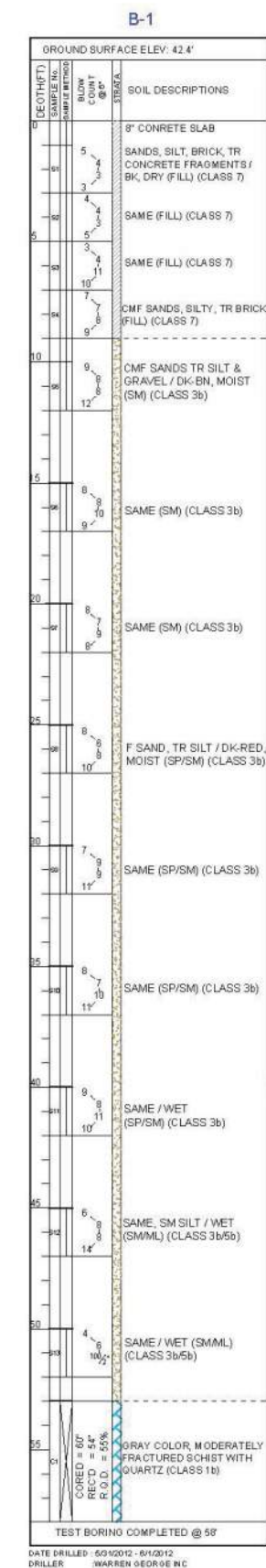


CROSS SECTION ①

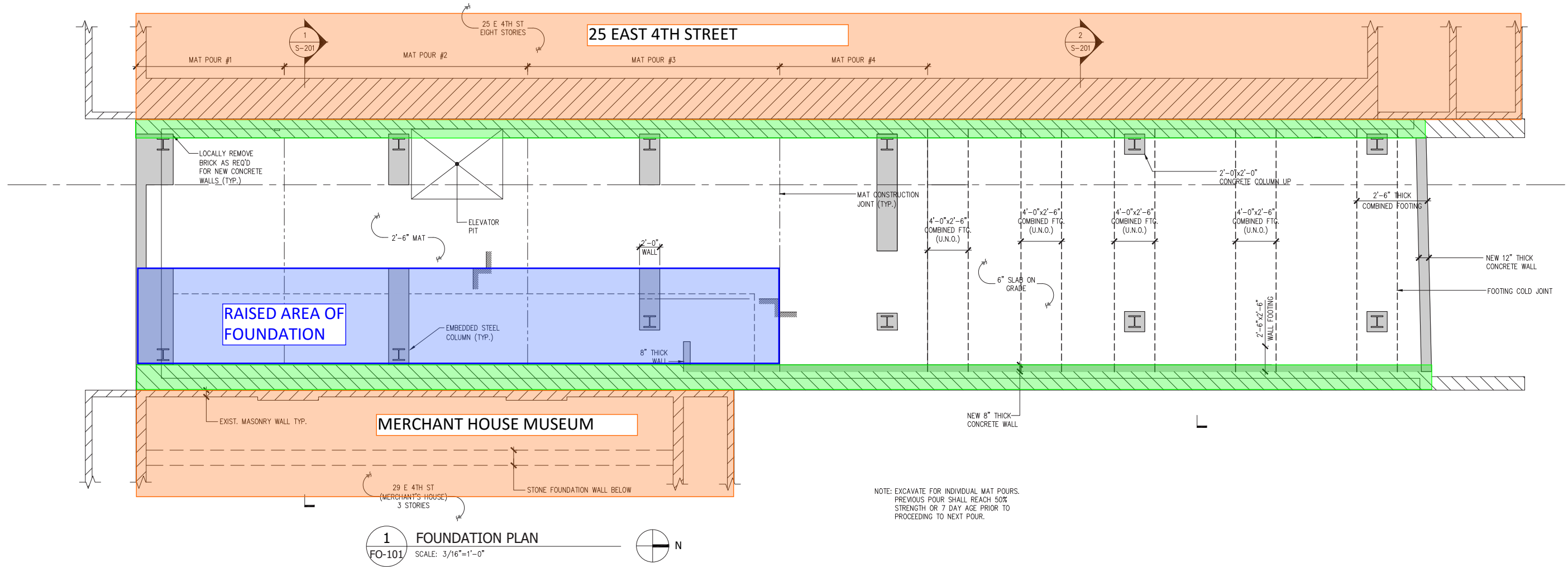
# Geotechnical Investigation



- GEOTECHNICAL INVESTIGATION PERFORMED.
- VOLUNTARY GEOTECHNICAL PEER REVIEW PERFORMED
- SUBGRADE IS "GLACIATED SANDS CONSISTING OF MOSTLY COARSE-MEDIUM-FINE SANDS WITH TRACE TO SOME AMOUNT OF SILT AND/OR GRAVEL"
- USCS SP/SM, NYC CLASS 3B, "STIFF SOIL PROFILE"
- GROUNDWATER APPROX 40' BELOW GRADE
- SUBGRADE MODULUS 120 TCF FOR MAT DESIGN



# DESIGN OF NEW BUILDING



NOTE: EXCAVATE FOR INDIVIDUAL MAT POURS. PREVIOUS POUR SHALL REACH 50% STRENGTH OR 7 DAY AGE PRIOR TO PROCEEDING TO NEXT POUR.

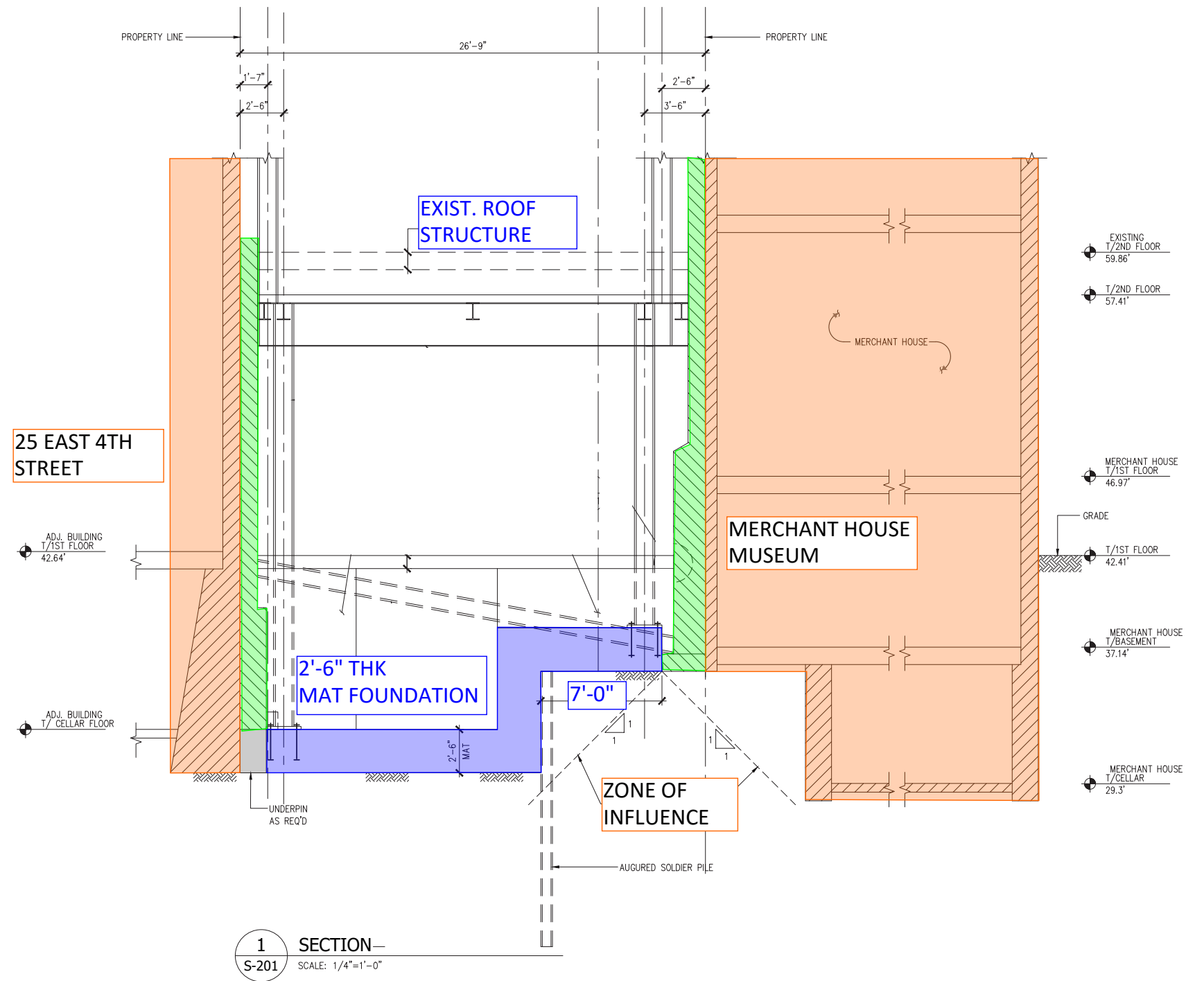
**1** FOUNDATION PLAN  
FO-101 SCALE: 3/16"=1'-0" N

- REMOVE EXISTING ROOF AND FILLED CELLAR OF ONE STORY BUILDING AND REPLACE WITH NEW STEEL FRAMED BUILDING
- EXISTING LOT LINE MASONRY WALLS TO REMAIN
- STEP EXCAVATION TO AVOID UNDERPINNING EXISTING ADJACENT BUILDINGS
- USE MAT FOUNDATION TO MINIMIZE SETTLEMENT AND MORE UNIFORMLY LOAD SOIL
- ANTICIPATED MAT SETTLEMENT =0.18" < 0.25" LPC LIMIT
- NEW BUILDING WILL PROVIDE SHIELDING OF MERCHANT HOUSE

- ADJACENT BUILDINGS
- EXISTING MASONRY WALLS TO REMAIN
- AREA OF SHELVED EXCAVATION

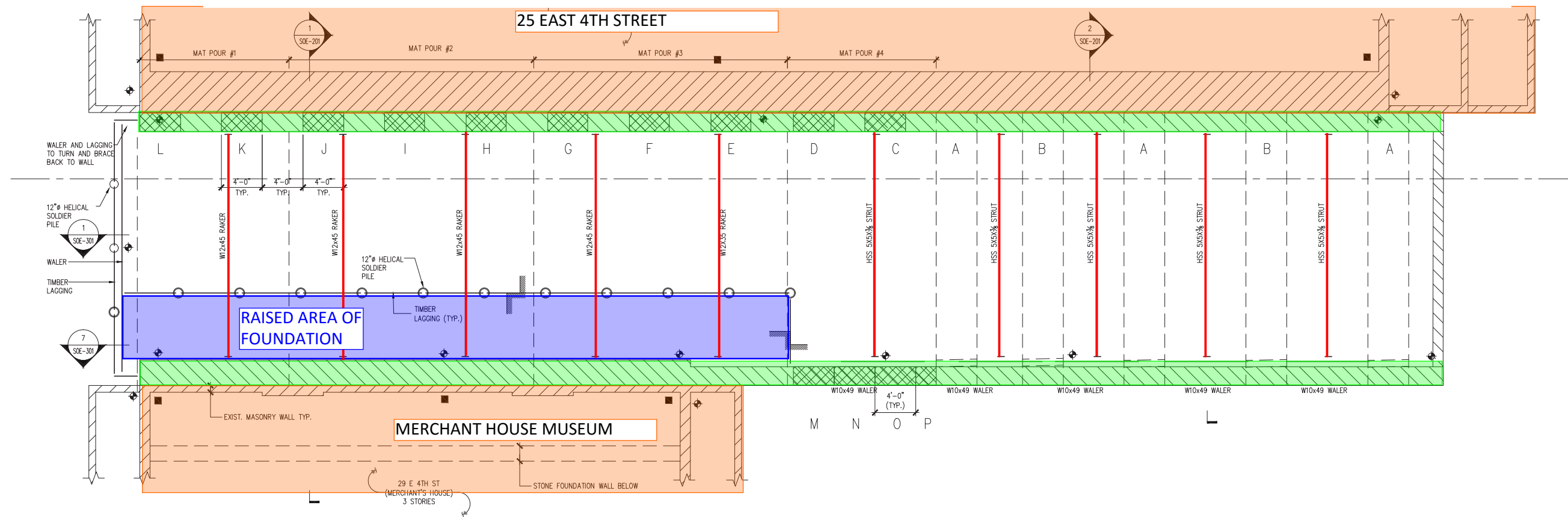
# DESIGN OF NEW BUILDING

- STEEL COLUMNS SUPPORTING NEW BUILDING PULLED BACK FROM EXIST MASONRY LOT LINE WALL AT MH.  
 - STEPPED MAT FOUNDATION USED TO MINIMIZE EXCAVATION AND SETTLEMENT.



- ADJACENT BUILDINGS
- EXISTING MASONRY WALLS TO REMAIN
- AREA OF STEPPED EXCAVATION

# SUPPORT OF EXCAVATION & CONSTRUCTION SEQUENCE



**1 SUPPORT OF EXCAVATION PLAN**  
 SOE-100 SCALE: 3/16"=1'-0" N

- NOTES:**
- EXCAVATE FOR INDIVIDUAL MAT POURS. PREVIOUS POUR SHALL REACH 50% STRENGTH OR 7 DAY AGE PRIOR TO PROCEEDING TO NEXT POUR.
  - SEE SOE-201 FOR SEQUENCE OF WORK.
  - SEE S-003 AND S-004 FOR LOCATIONS AND THRESHOLDS OF VIBRATION AND OPTICAL MONITORING POINTS.
  - SOE SHALL BE DESIGNED FOR 40 PCF LATERAL EARTH PRESSURE IN ACCORDANCE WITH GEOTECHNICAL REPORT PREPARED BY GEO TECH CONSULTANTS.
  - SOE SHALL HAVE A MAXIMUM ALLOWED DISPLACEMENT OF 1" AT THE HEAD OF THE PILES.

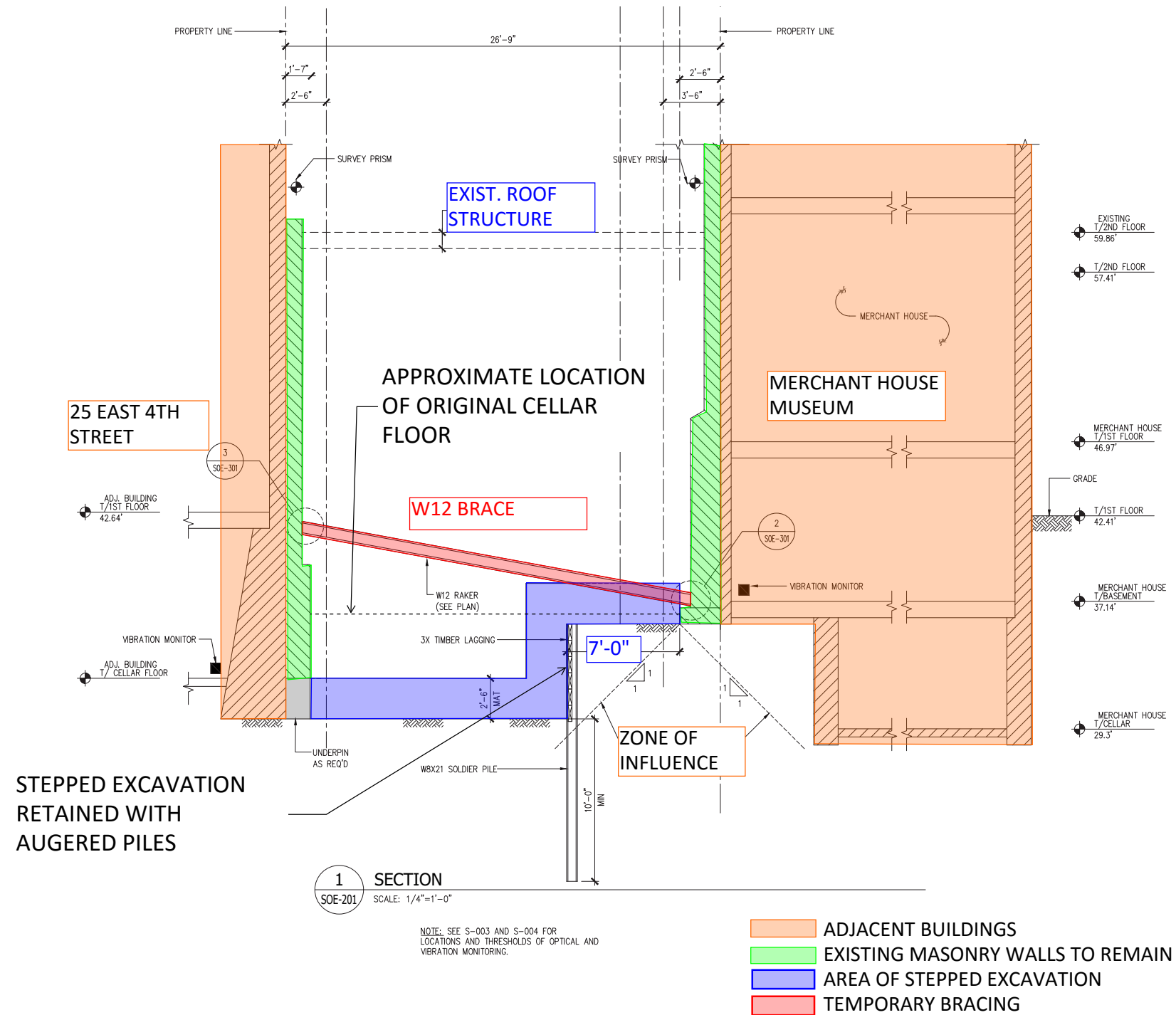
- ADJACENT BUILDINGS
- EXISTING MASONRY WALLS TO REMAIN
- AREA OF SHELVED EXCAVATION
- TEMPORARY BRACING

-SUPPORT OF EXCAVATION AND CONSTRUCTION FOLLOW A CONTROLLED SEQUENCE THAT MAINTAINS LATERAL BRACING OF MERCHANT HOUSE  
 -SHELVED EXCAVATION ADJACENT TO MERCHANT HOUSE STABILIZED WITH AUGERED PILES  
 -ROOF OF EXISTING ONE STORY BUILDING WILL REMAIN IN PLACE TO PROTECT EXCAVATION AND BRACE MERCHANT HOUSE

- INDICATES WALL TO BE UNDERPINNED
- A INDICATES SEQUENCE OF UNDERPINNING
- INDICATES PLAN LOCATION OF SURVEY PRISM
- INDICATES PLAN LOCATION OF VIBRATION MONITOR



# SUPPORT OF EXCAVATION & CONSTRUCTION SEQUENCE



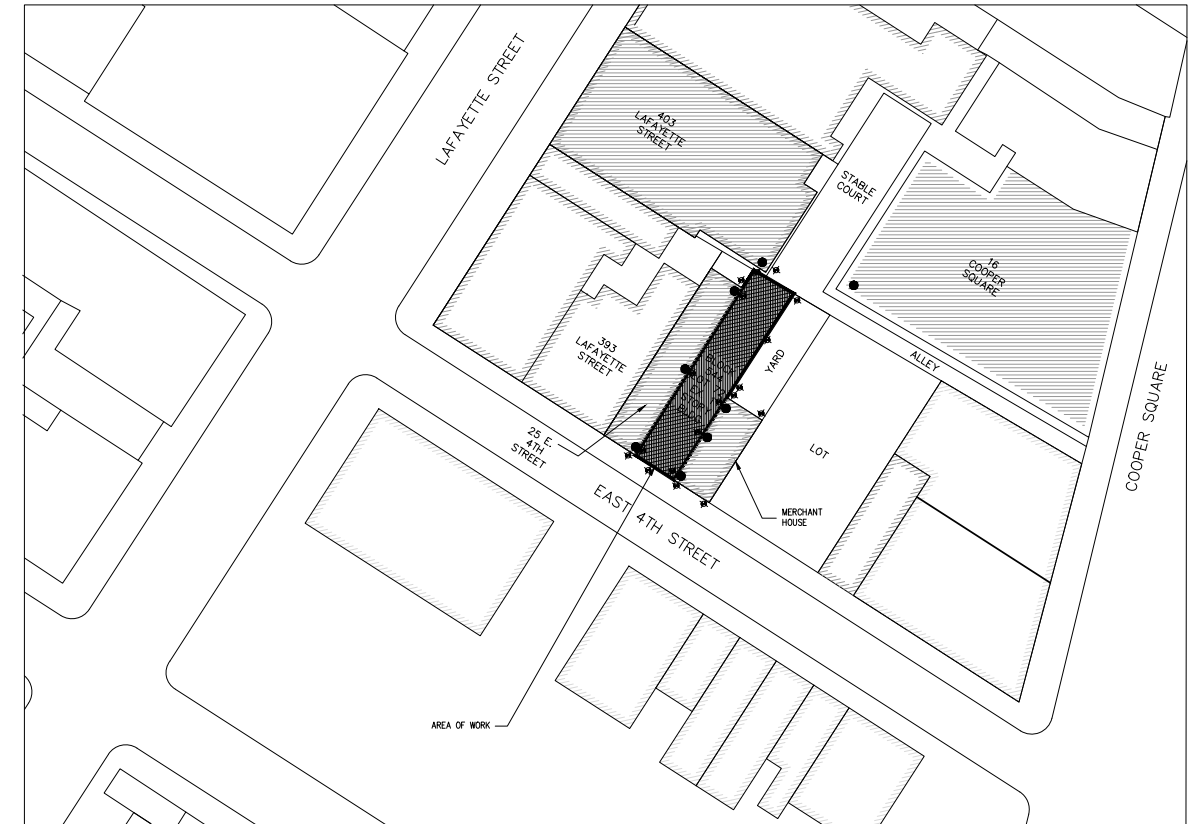
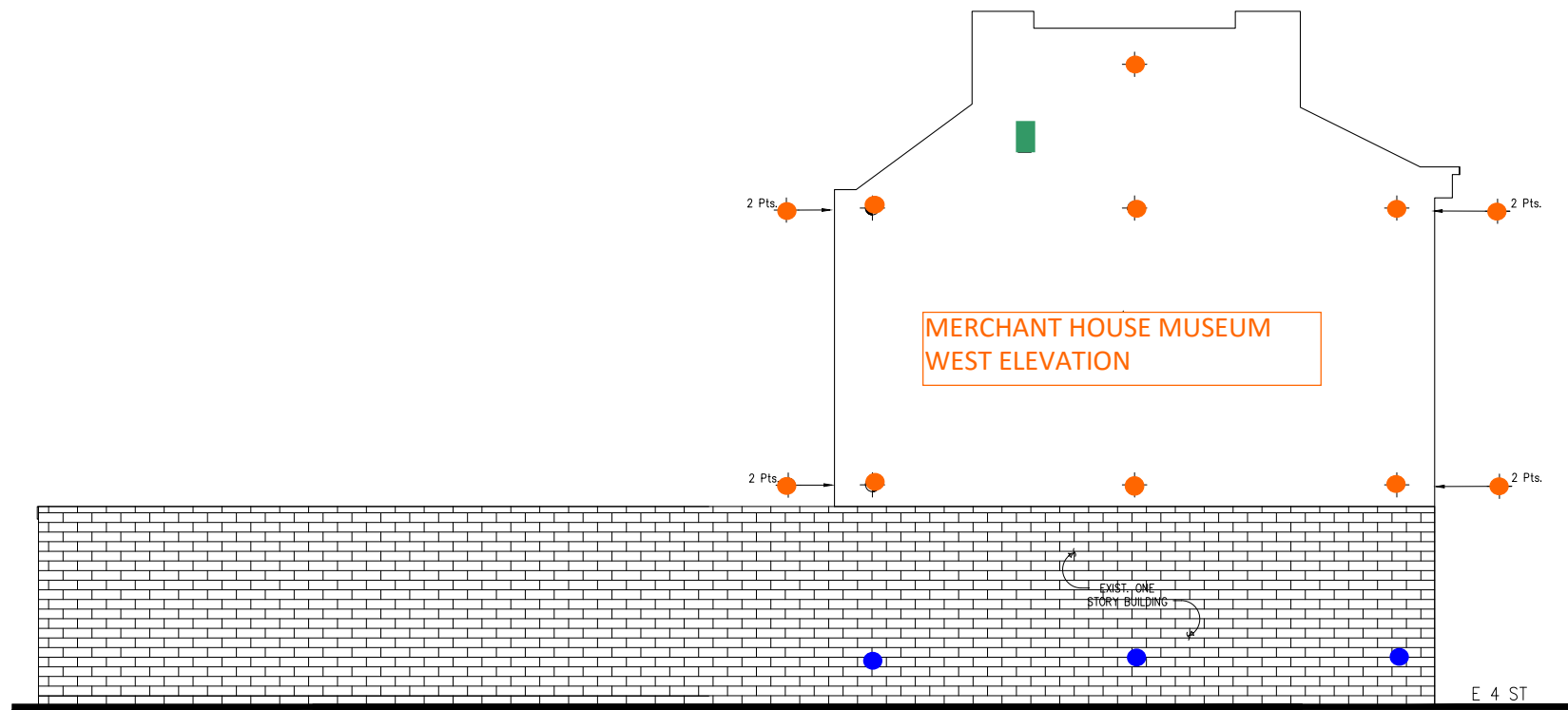
- GENERAL SEQUENCE ADJACENT MERCHANT'S HOUSE:**
1. REMOVE EXIST PARTITIONS AND SLAB ON GRADE.
  2. INSTALL AUGERED PILES APPROX 7' FROM EXIST FOUNDATION
  3. REMOVE EXIST FILL/DEBRIS DOWN TO APPROX ORIGINAL CELLAR FLOOR.
  4. INSTALL BRACES
  5. EXCAVATE TO SUBGRADE LEVEL FOR MAT, INSTALLING LAGGING AS EXCAVATION PROGRESSES.
  6. INSTALL UNDERPINNING AT 27 E 4TH WESTERN LOT LINE WALL.
  7. INSTALL MAT FOUNDATION.
  8. INSTALL NEW BUILDING UP TO 2ND FLOOR
  9. REMOVE EXIST ROOF AND THEN INSTALL REMAINDER OF NEW BUILDING.

# MONITORING & PROTECTION PROGRAM

MONITORING TASK	MINIMUM REQUIRED BY TPPN 10/88	PROPOSED FOR MERCHANT HOUSE MUSEUM	PROPOSED FOR ALL OTHER ADJACENT LANDMARK BUILDINGS (25 E. 4th Street, 403 Lafayette Street, 16 Cooper Square)
DISPLACEMENT MONITORING	SURVEY MEASUREMENTS 2X WEEK. MAX ALLOWED VERTICAL AND HORIZONTAL DISPLACEMENT 1/4"	CONTINUOUS AUTOMATIC SURVEY DURING DEMOLITION AND EXCAVATION. MAX ALLOWED VERTICAL AND HORIZONTAL DISPLACEMENT 1/4"	SURVEY MEASUREMENTS 2X WEEK. MAX ALLOWED VERTICAL AND HORIZONTAL DISPLACEMENT 1/4"
CRACK MONITORING	TELLTALES ACROSS EXISTING CRACKS IN MASONRY MEASURED DAILY.	TELLTALES ACROSS EXISTING CRACKS IN MASONRY MEASURED DAILY.	TELLTALES ACROSS EXISTING CRACKS IN MASONRY MEASURED DAILY.
TILT MONITORING	NONE REQUIRED	CONTINUOUS AUTOMATIC TILT METER DURING DEMOLITION AND EXCAVATION	NONE REQUIRED
VIBRATION MONITORING	MAXIMUM PEAK PARTICLE VELOCITY=0.5 IN/S	MAXIMUM PEAK PARTICLE VELOCITY=0.5 IN/S. REVIEW THRESHOLD =0.2 IN/S	MAXIMUM PEAK PARTICLE VELOCITY=0.5 IN/S
PRE-CONSTRUCTION SURVEY	PHOTOGRAPH TELLTALES	PHOTOGRAPH AND VIDEO SURVEY OF EXTERIOR AND INTERIOR ACCESSIBLE SPACES	PHOTOGRAPHIC SURVEY OF EXTERIOR AND INTERIOR ACCESSIBLE SPACES

- MONITORING PROGRAM MEETS OR EXCEEDS TPPN 10-88
- SETTLEMENT MONITORING COMPLETED BY AUTOMATIC TOTAL STATION WITH REALTIME REPORTING IN LIEU OF BI-WEEKLY
- ADDITIONAL VIBRATION REVIEW THRESHOLD OF 0.2 IN/S HELPS ANTICIPATE HIGHER VIBRATION
- BASELINE VIBRATION MONITORING PERFORMED JUNE-MARCH 2013
- RESULTS INCLUDED APPROX 1 DOZEN EVENTS >0.5 IN/S
- SEVERAL DOZEN BETWEEN 0.25 AND 0.5 IN/S
- SEVERAL DOZEN BETWEEN 0.15 AND 0.25 IN/S

# MONITORING & PROTECTION PROGRAM

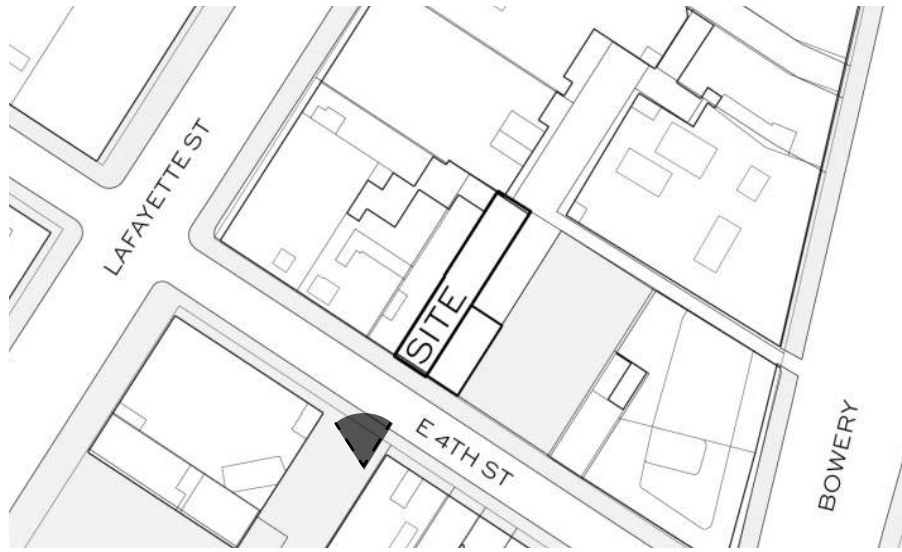


1 WEST SURVEY ELEVATION  
SCALE: 1/8"=1'-0"

2 VIBRATION MONITORING PLAN  
N.T.S.

- LEGEND:**
- SURVEY POINTS TO BE MONITORED DURING CONSTRUCTION FOR MOVEMENT
  - BIAXIAL TILTMETER
  - VIBRATION MONITOR

- LEGEND:**
- CONSTRUCTION AREA
  - BUILDING TO BE MONITORED FOR VIBRATION
  - PLANNED LOCATION OF VIBRATION MONITORS LOCATED IN BUILDING CELLARS OR MOUNTED TO EXTERIOR FACE OF MASONRY WALL AT GROUND FLOOR
  - ⊕ LOCATION OF SURVEY PRISM AT 2ND FLOOR AND TOP OF BUILDING (NATURAL TARGETS PERMITTED-EXCLUDING MERCHANT HOUSE)



KEY PLAN



RENDERING  
27 E 4TH STREET  
27

BKSK

1.12.2021

The current proposal is:

**Preservation Department – Item 10, LPC-21-03229**

**27 East 4<sup>th</sup> Street,**

**Borough of Manhattan**

**How to Testify Via Zoom:**

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**Webinar ID:** 896 4790 9566

**Passcode:** 854291

By Phone:

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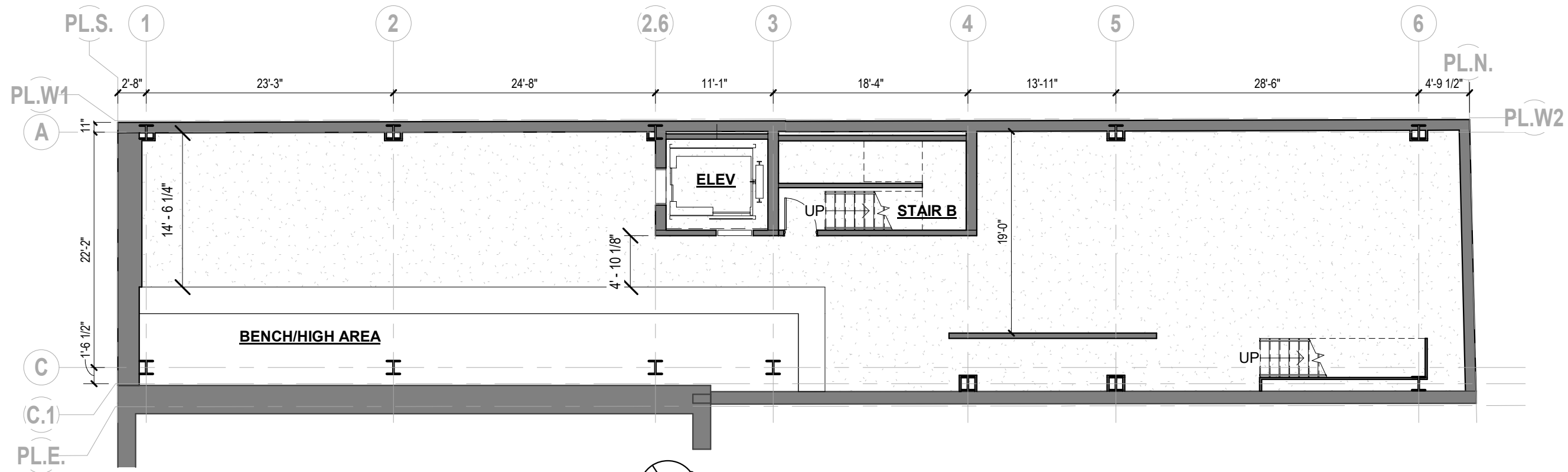
# APPENDIX

1. PLANS

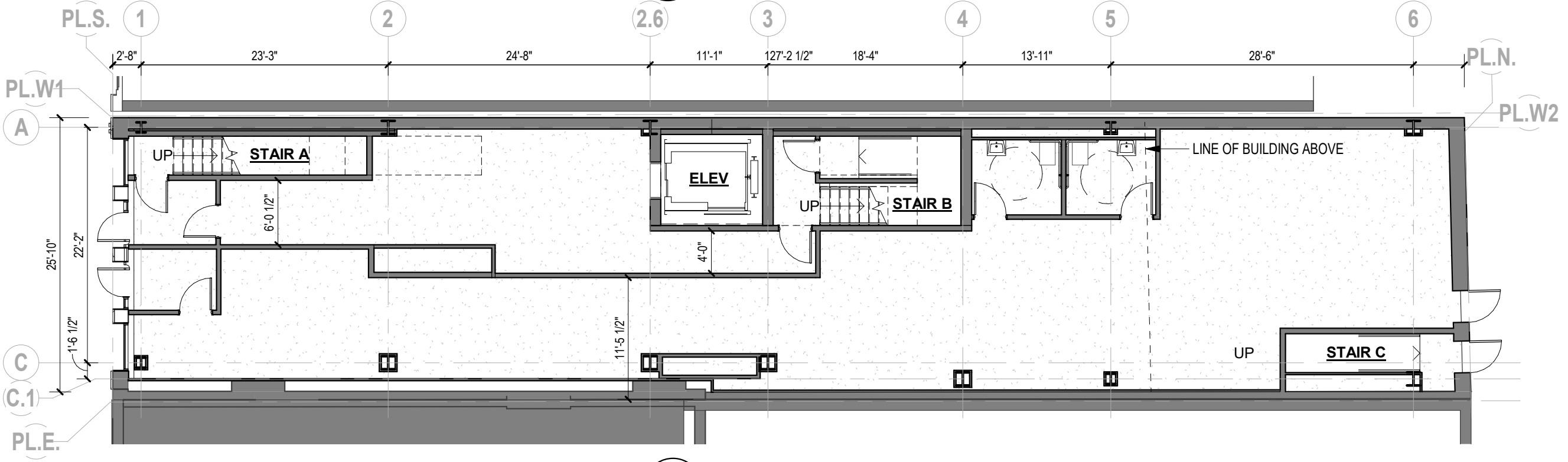
2. ELEVATIONS

3. SECTIONS

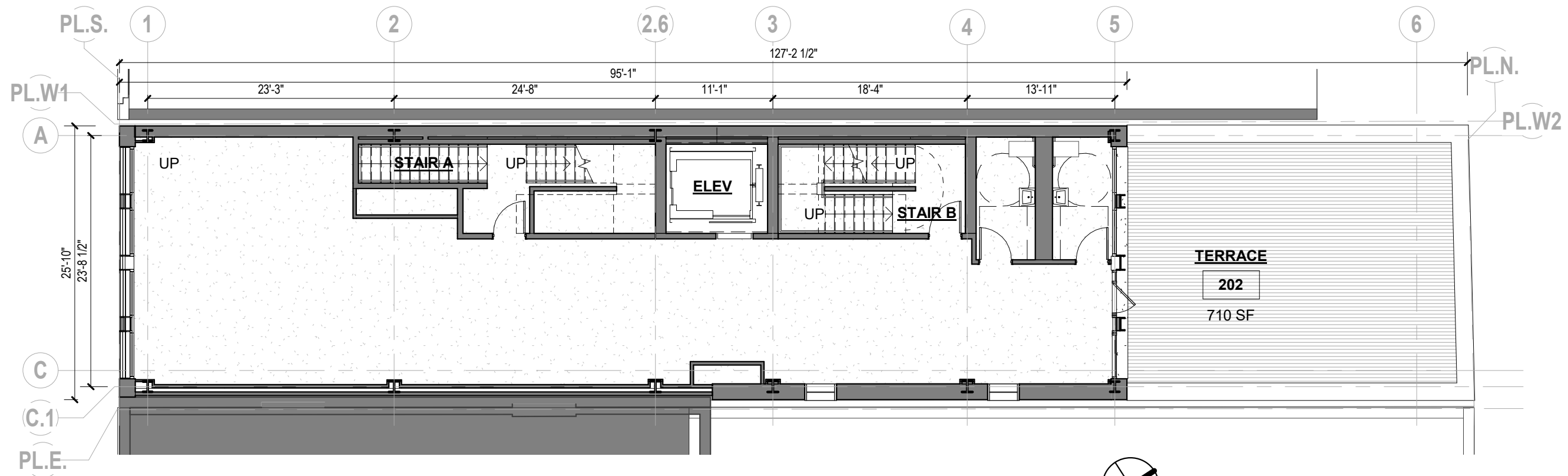
4. SUNLIGHT ANALYSIS



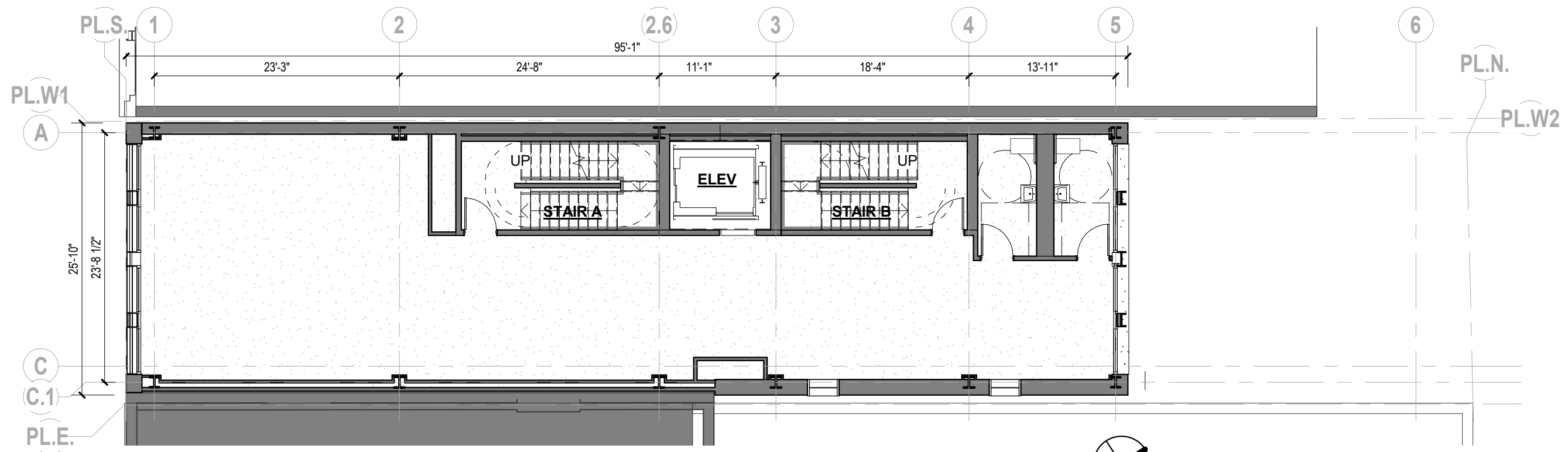
1 CELLAR FLOOR PLAN  
 3/32" = 1'-0"



2 GROUND FLOOR PLAN  
 3/32" = 1'-0"



1 SECOND FLOOR PLAN  
3/32" = 1'-0"



2 TYPICAL FLOOR PLAN, FLOORS 3-6  
3/32" = 1'-0"

FLOOR PLANS: SECOND AND TYPICAL FLOORS

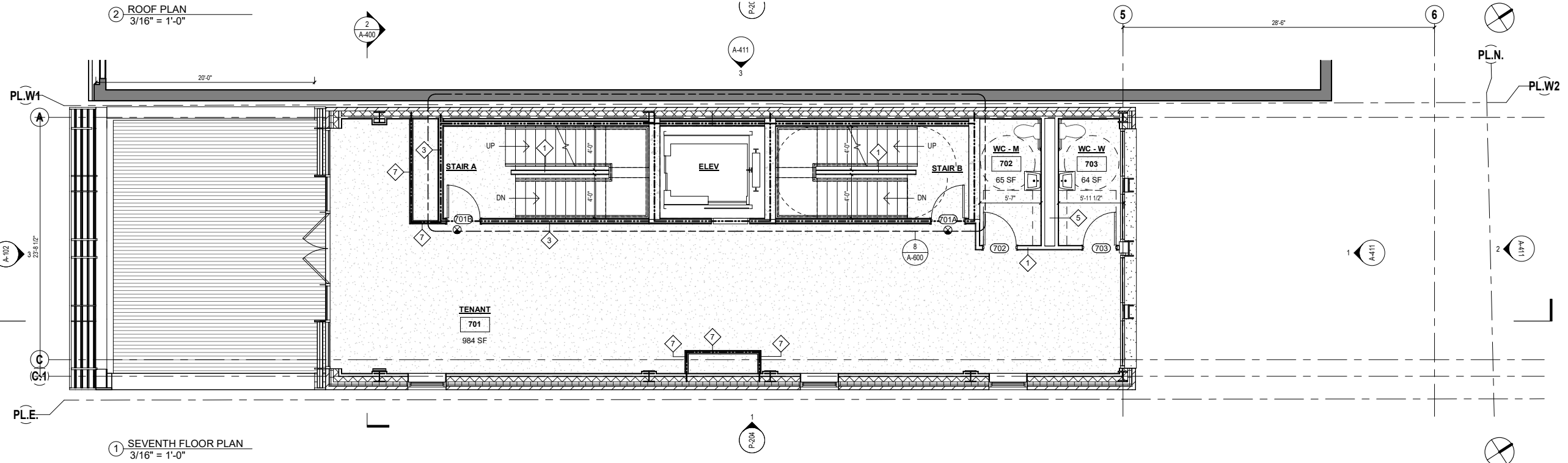
27 E 4TH STREET  
30

BKSK

1.12.2021

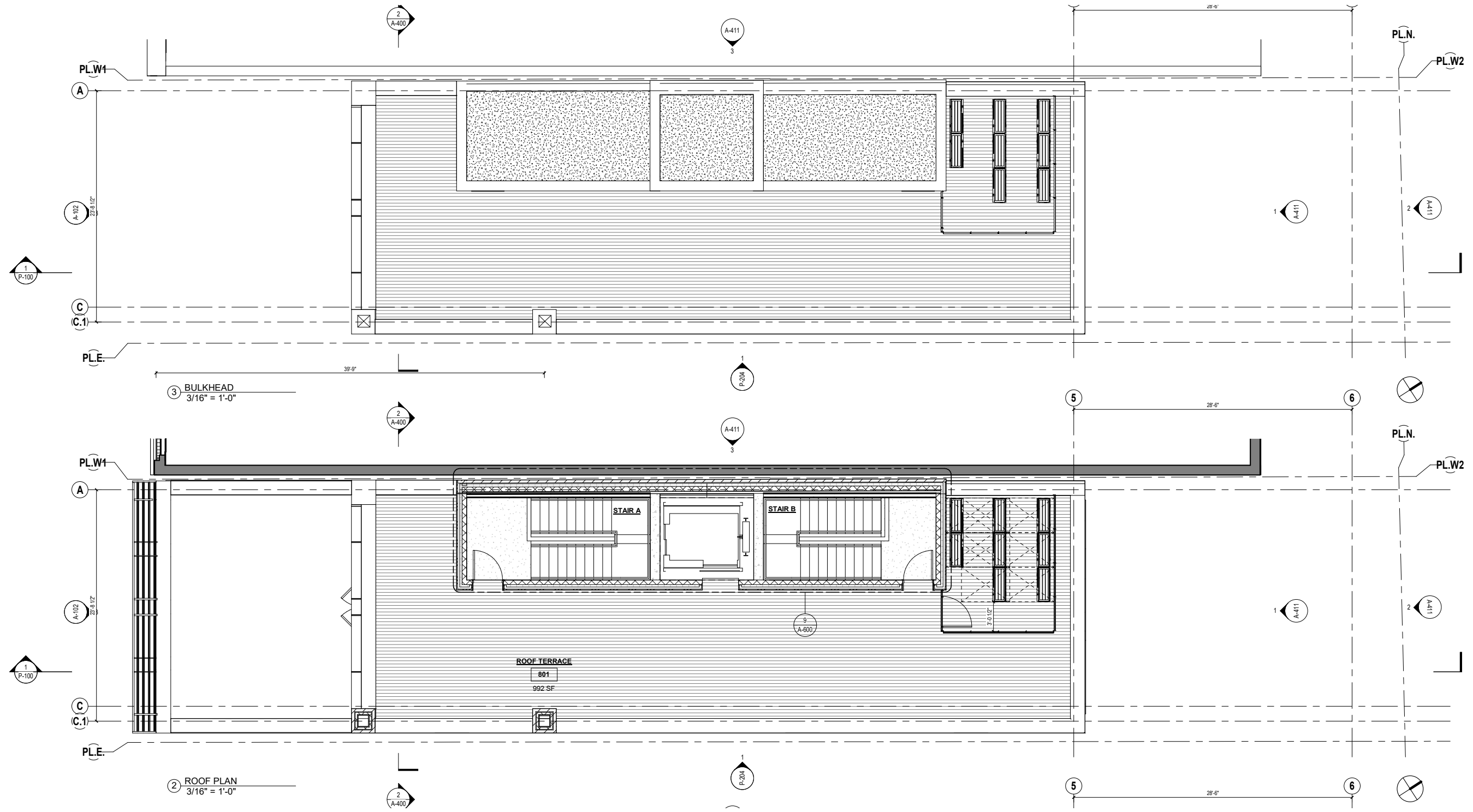


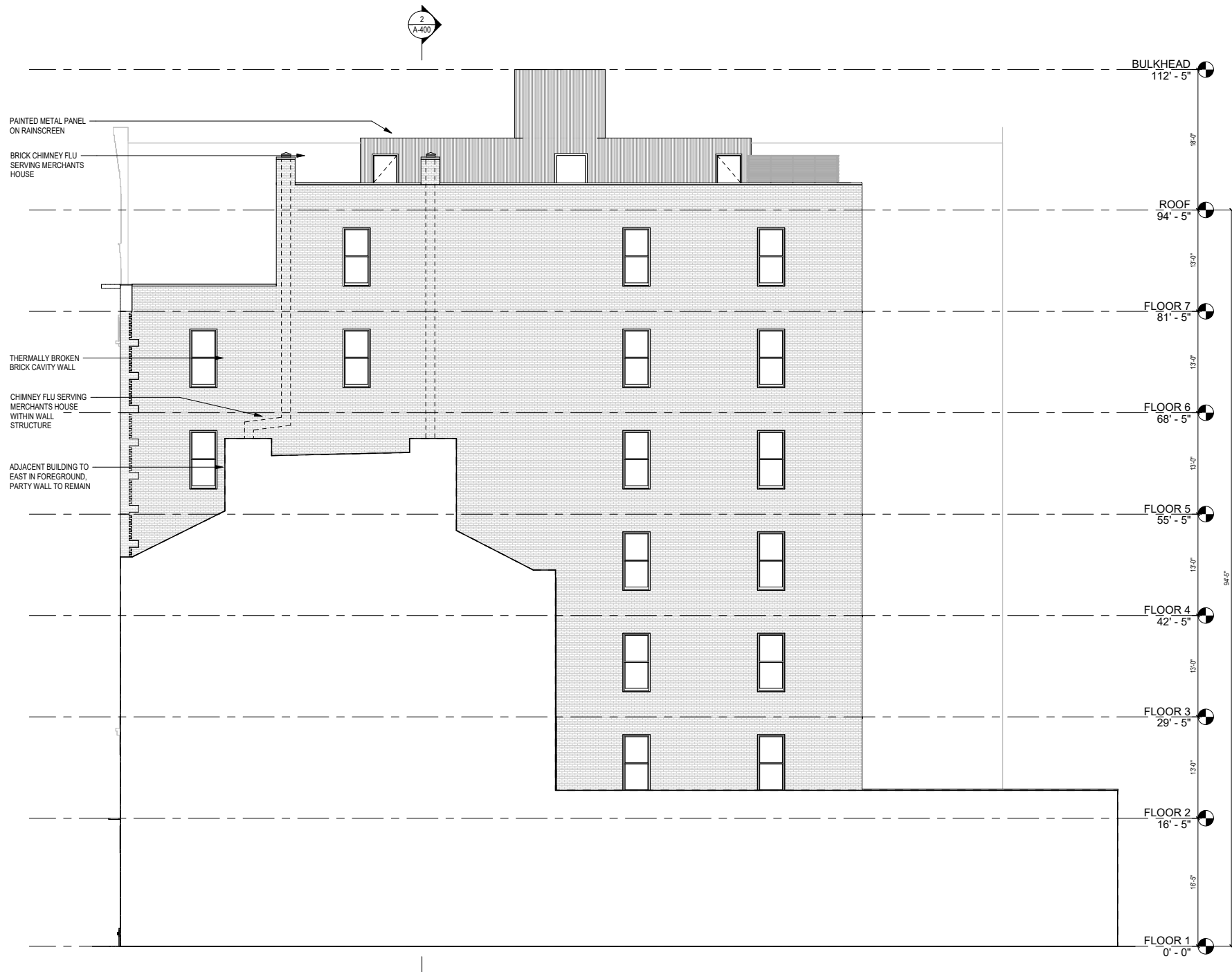
② ROOF PLAN  
3/16" = 1'-0"



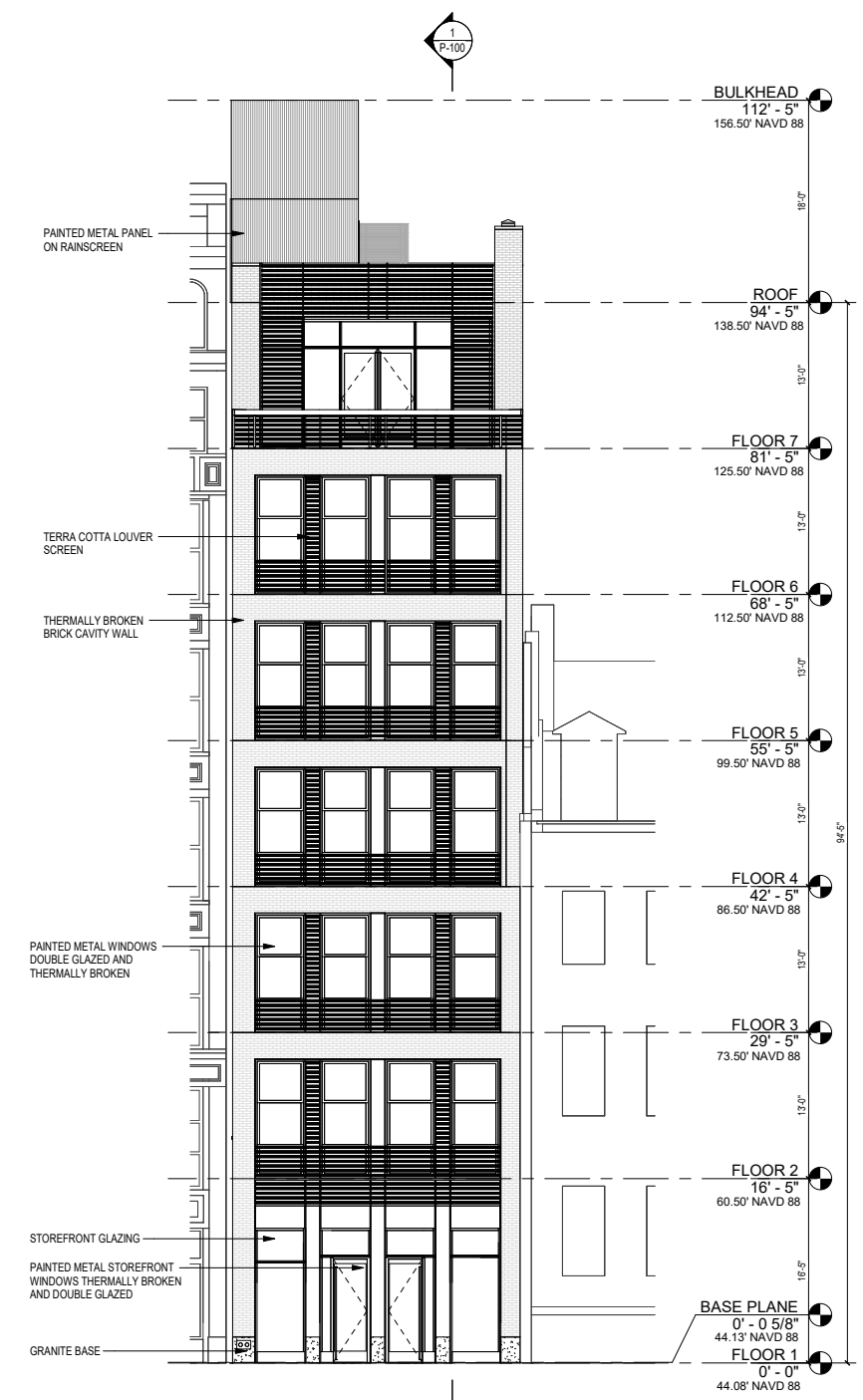
- RUCTION PLAN LEGEND**
- EXISTING CONSTRUCTION
  - NEW CONSTRUCTION
  - EXIT SIGN
  - PROPERTY LINE
  - 1 HR RATED PARTITION
  - 2 HR RATED PARTITION
  - 3 HR RATED PARTITION

① SEVENTH FLOOR PLAN  
3/16" = 1'-0"

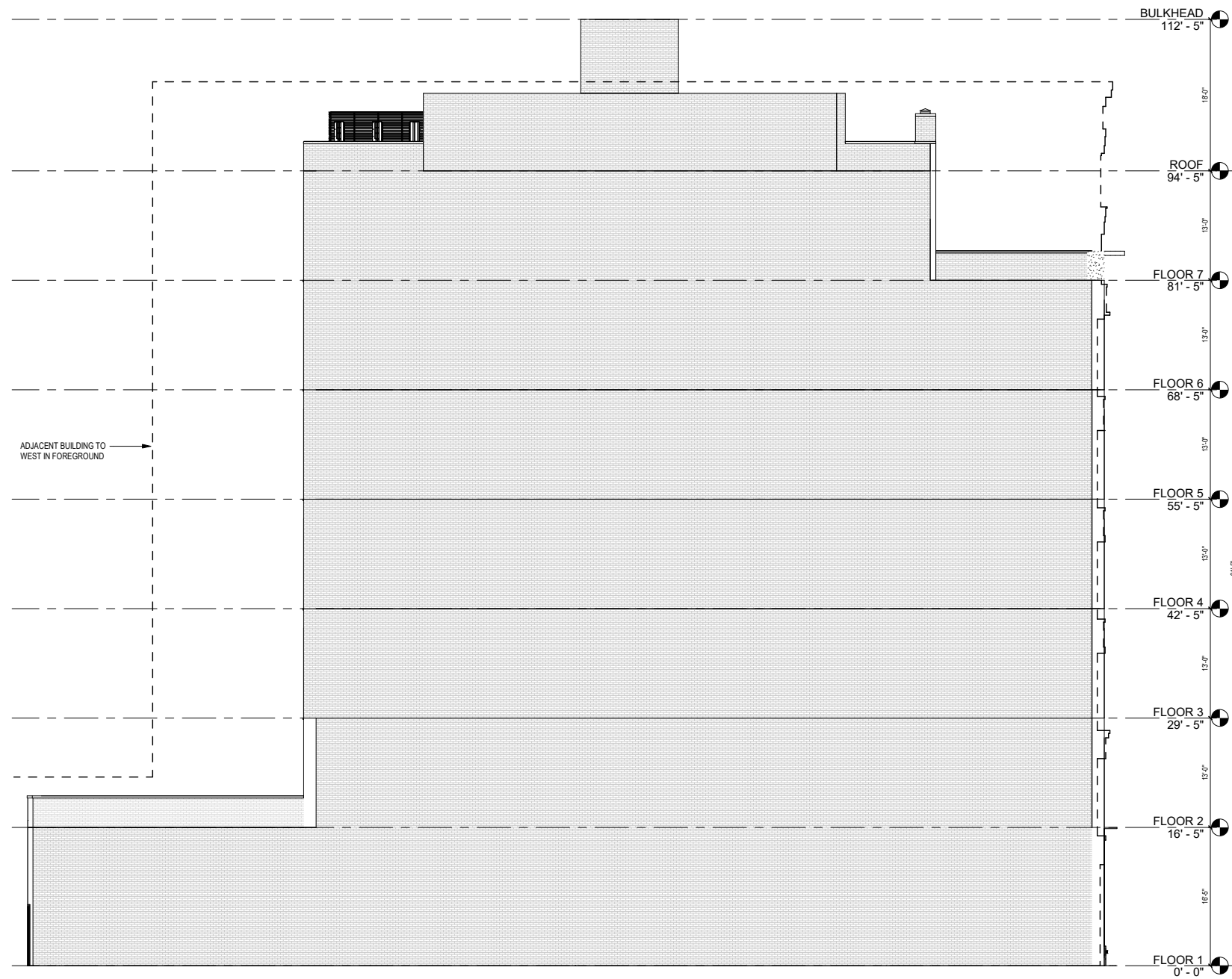




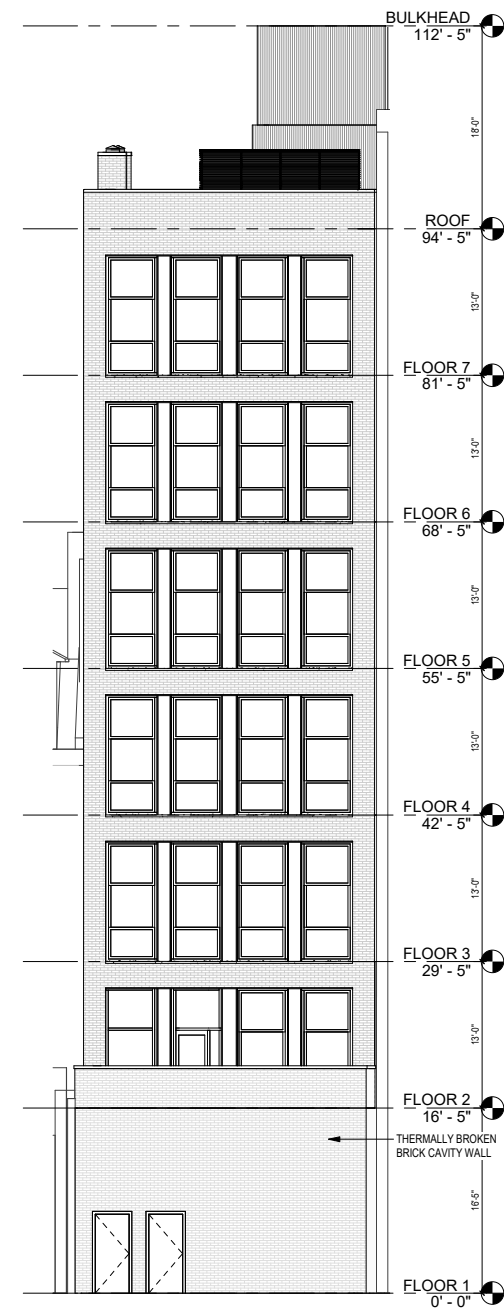
② BUILDING ELEVATION - EAST  
1/8" = 1'-0"



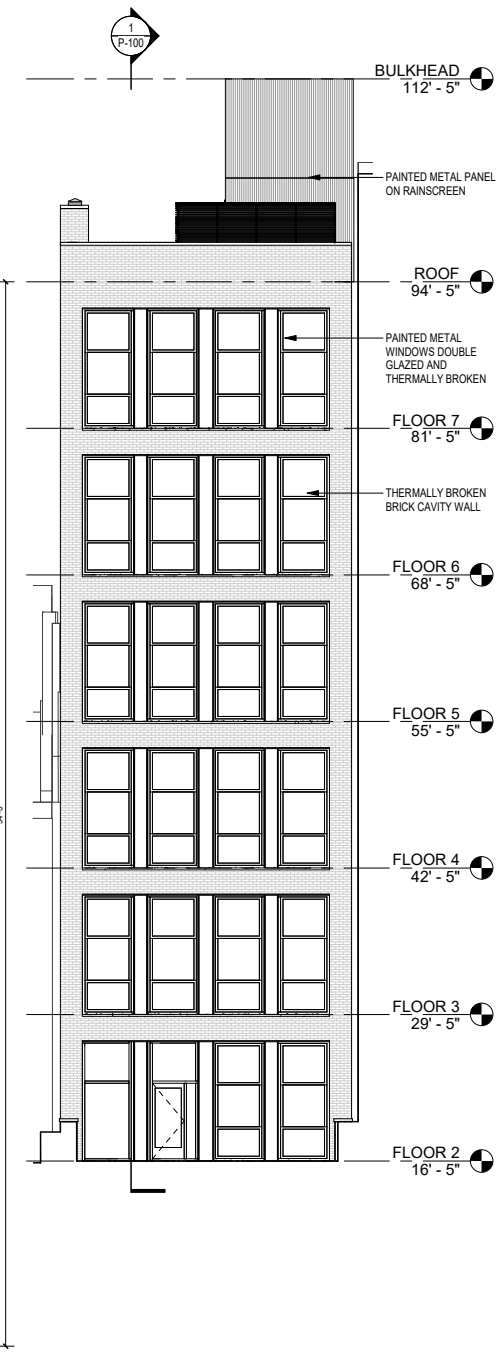
① BUILDING ELEVATION - SOUTH  
1/8" = 1'-0"



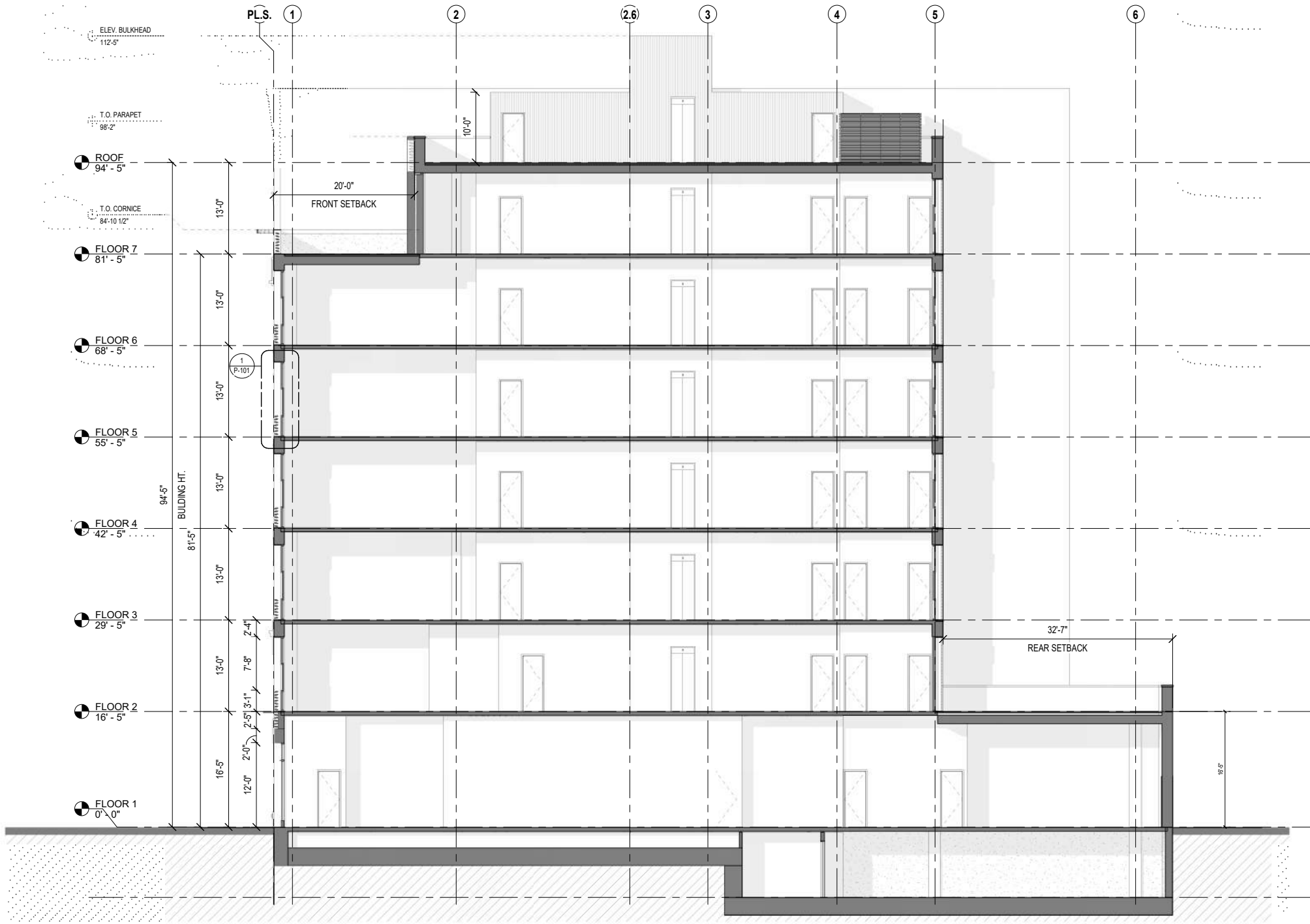
③ BUILDING ELEVATION - WEST  
1/8" = 1'-0"



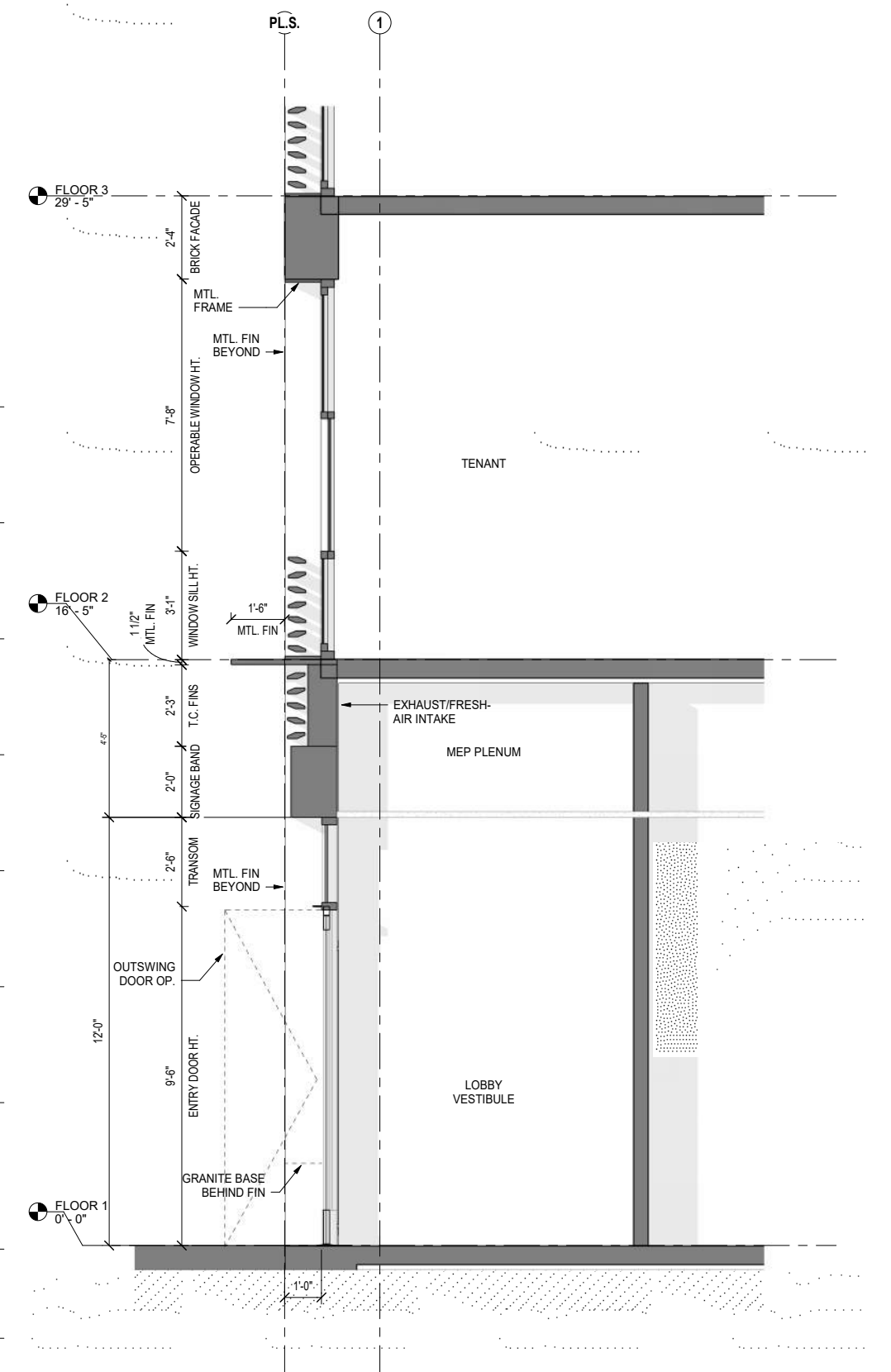
② BUILDING ELEVATION - NORTH  
1/8" = 1'-0"



① BUILDING ELEVATION - NORTH 2  
1/8" = 1'-0"



① NORTH-SOUTH BUILDING SECTION  
1/8" = 1'-0"



② STOREFRONT SECTION  
1/2" = 1'-0"

LONGTIUDINAL BUILDING SECTION

27 E 4TH STREET

# Shadow Analysis

EXISTING  
Spring / Fall Day

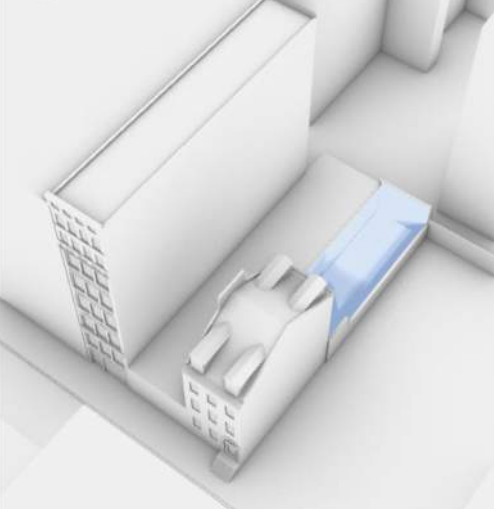
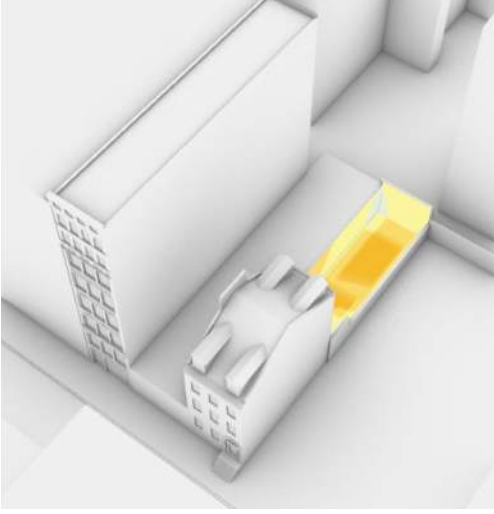
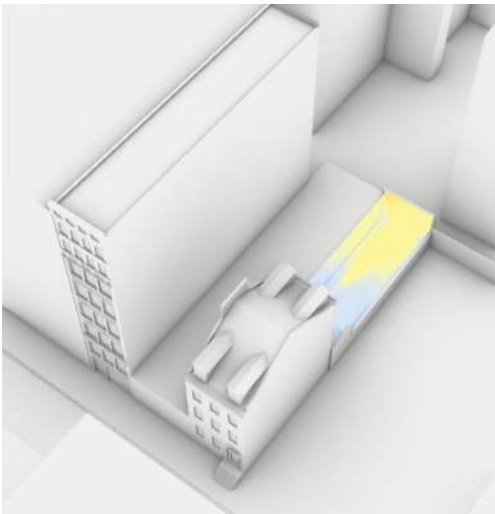
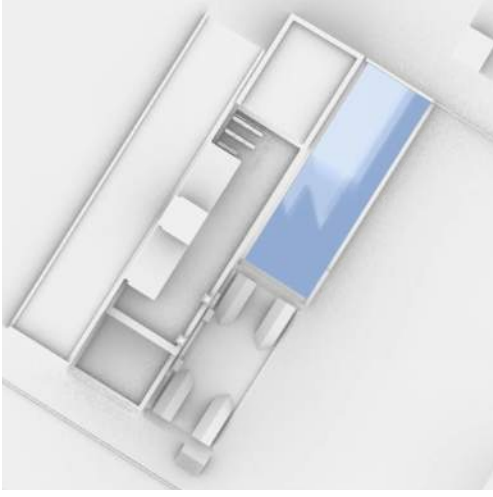
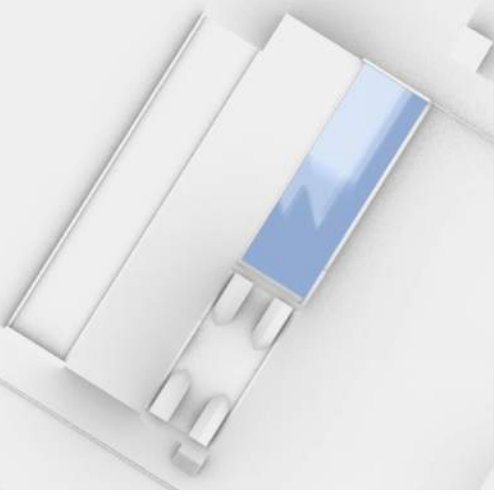
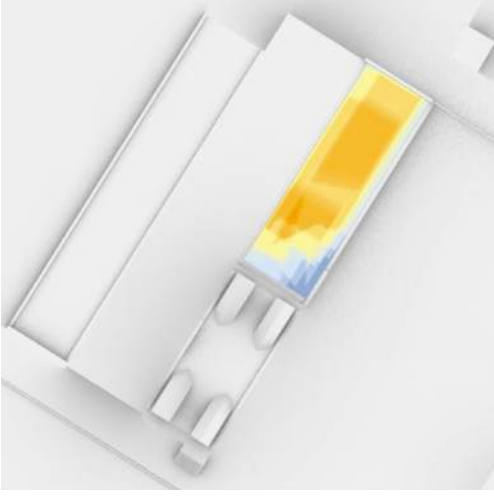
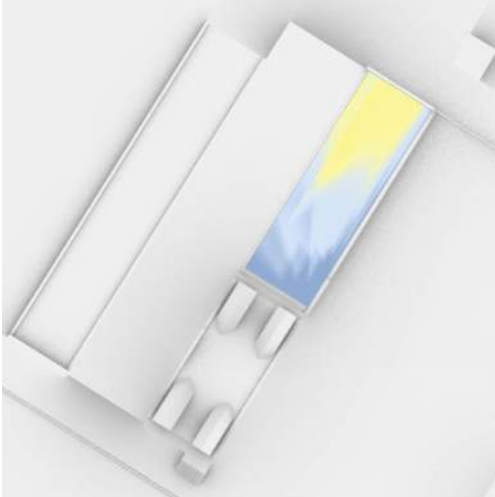
PROPOSED  
Spring / Fall Day

EXISTING  
Summer Day

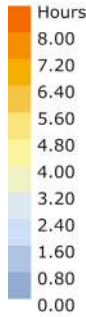
PROPOSED  
Summer Day

EXISTING  
Winter Day

PROPOSED  
Winter Day



Hours of direct sun



The current proposal is:

**Preservation Department – Item 10, LPC-21-03229**

**27 East 4<sup>th</sup> Street,**

**Borough of Manhattan**

**How to Testify Via Zoom:**

**<https://us02web.zoom.us/j/89647909566?pwd=NzQybmJvYXMzSmVqTnorMkpXcGtuUT09>**

**Webinar ID:** 896 4790 9566

**Passcode:** 854291

By Phone:

1 646-558-8656

US (New York) 877-853-5257 (Toll free)

US 888 475 4499 (Toll free)

**Note:** If you want to testify on an item, join the Zoom webinar at the agenda’s “Be Here by” time (about an hour in advance). When the Chair indicates it’s time to testify, “raise your hand” via the Zoom app if you want to speak (\*9 on the phone). Those who signed up in advance will be called first.