

The current proposal is:

Preservation Department – Item 1, LPC-21-03229

27 East 4th Street – NoHo Historic District Extension

Borough of Manhattan

Note: this is a Public Meeting item. No public testimony will be received today as the hearing on this item is closed



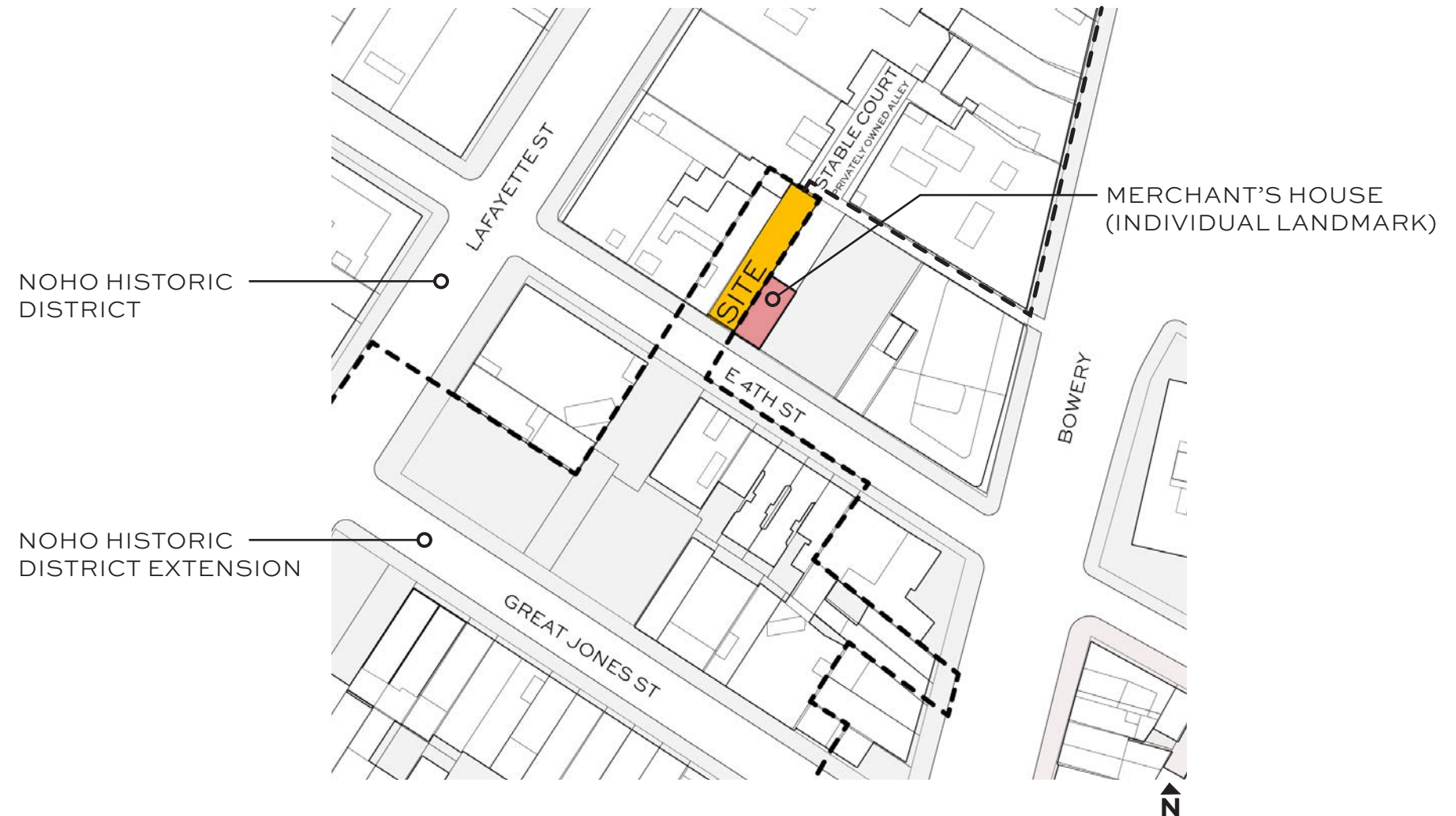
PROPOSED BUILDING

27 EAST 4TH STREET

NOHO HISTORIC DISTRICT EXTENSION

LANDMARKS PRESERVATION COMMISSION

DOCKET #: LPC-21-03229
 PUBLIC HEARING - JANUARY 12, 2021
 PUBLIC MEETING - JANUARY 26, 2021
 PUBLIC MEETING - DECEMBER 12, 2023





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



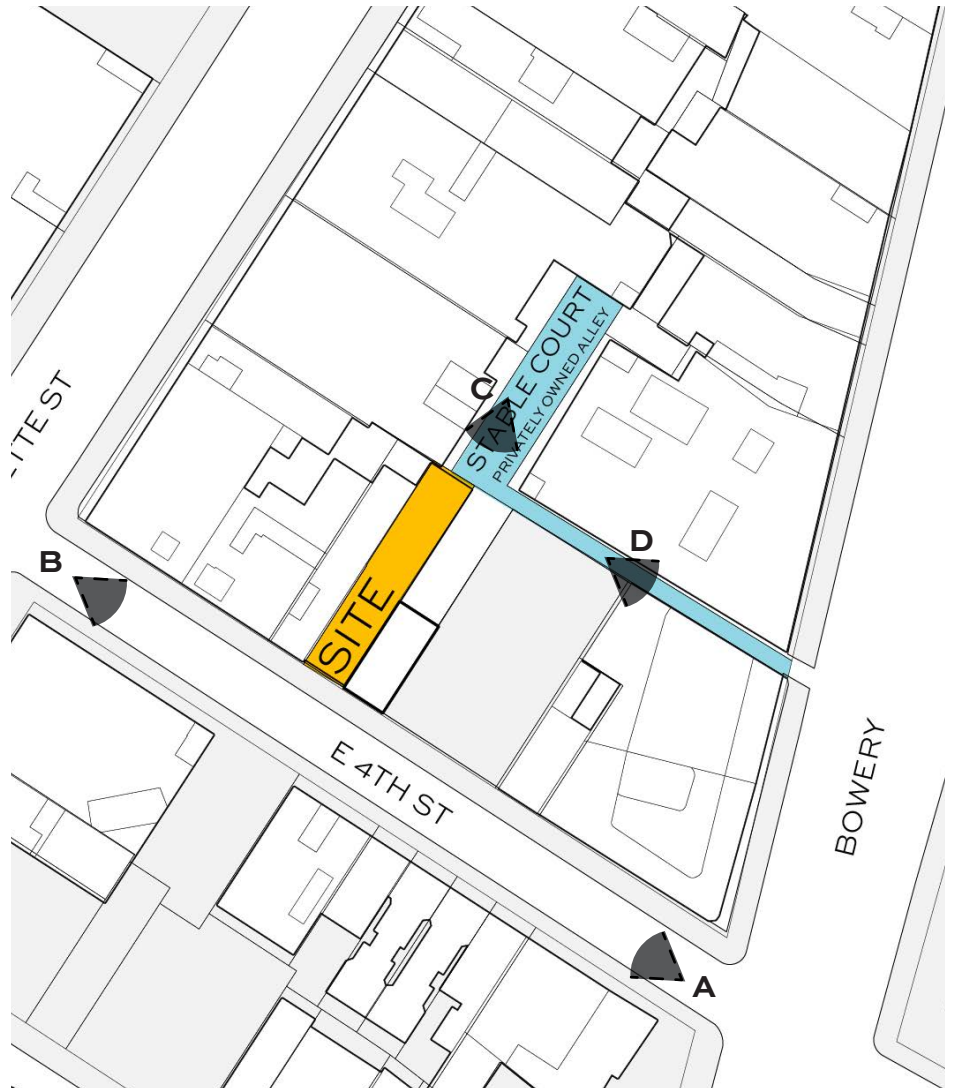
C - EXISTING CONDITIONS - STABLE COURT, FACING REAR OF LOT 72



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



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



STABLE COURT ALLEY HIGHLIGHTED IN BLUE



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



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



27 E 4TH STREET IN 1940S TAX PHOTO

HISTORIC CONDITIONS

27 E 4TH STREET

3

PREVIOUS PROPOSED DESIGN



PERSPECTIVE ELEVATION

PREVIOUS DESIGN TIMELINE	
L.P.C. PUBLIC HEARING	09/04/2011
L.P.C. PUBLIC MEETING	04/08/2014
L.P.C. APPROVED & STATUS UPDATE LETTER	04/08/2014
PARKS DEPARTMENT APPROVAL	01/17/2014
CERTIFICATE OF APPROPRIATENESS	04/06/2018
PLANNING COMMISSION APPROVAL	2018
CITY COUNCIL DENIAL	2018

CURRENT PROPOSED DESIGN



PERSPECTIVE ELEVATION

CURRENT PROPOSED DESIGN TIMELINE	
L.P.C. PUBLIC HEARING	01/21/2021
L.P.C. PUBLIC MEETING	01/26/2021

CURRENT STATUS AFTER PREVIOUS LPC PUBLIC HEARING / MEETING 01/26/2021

- 1) ADDITIONAL TEST PIT FOR REVIEW OF FOUNDATION AT LOT LINE WITH MERCHANT'S HOUSE MUSEUM.
 - 2) CONSIDER ADDITIONAL STRUCTURAL MEASURES TO MINIMIZE ANY POTENTIAL SETTLEMENT
 - 3) DESIGN WAS SUPPORTED WITH ONE EXCEPTION
- CONSIDER PROPOSING A DIFFERENT BRICK.
 - 4) STATUS OF EXISTING SINGLE FUNCTIONING FLUE, WITH MERCHANT'S HOUSE MUSEUM.
-

TIMELINE

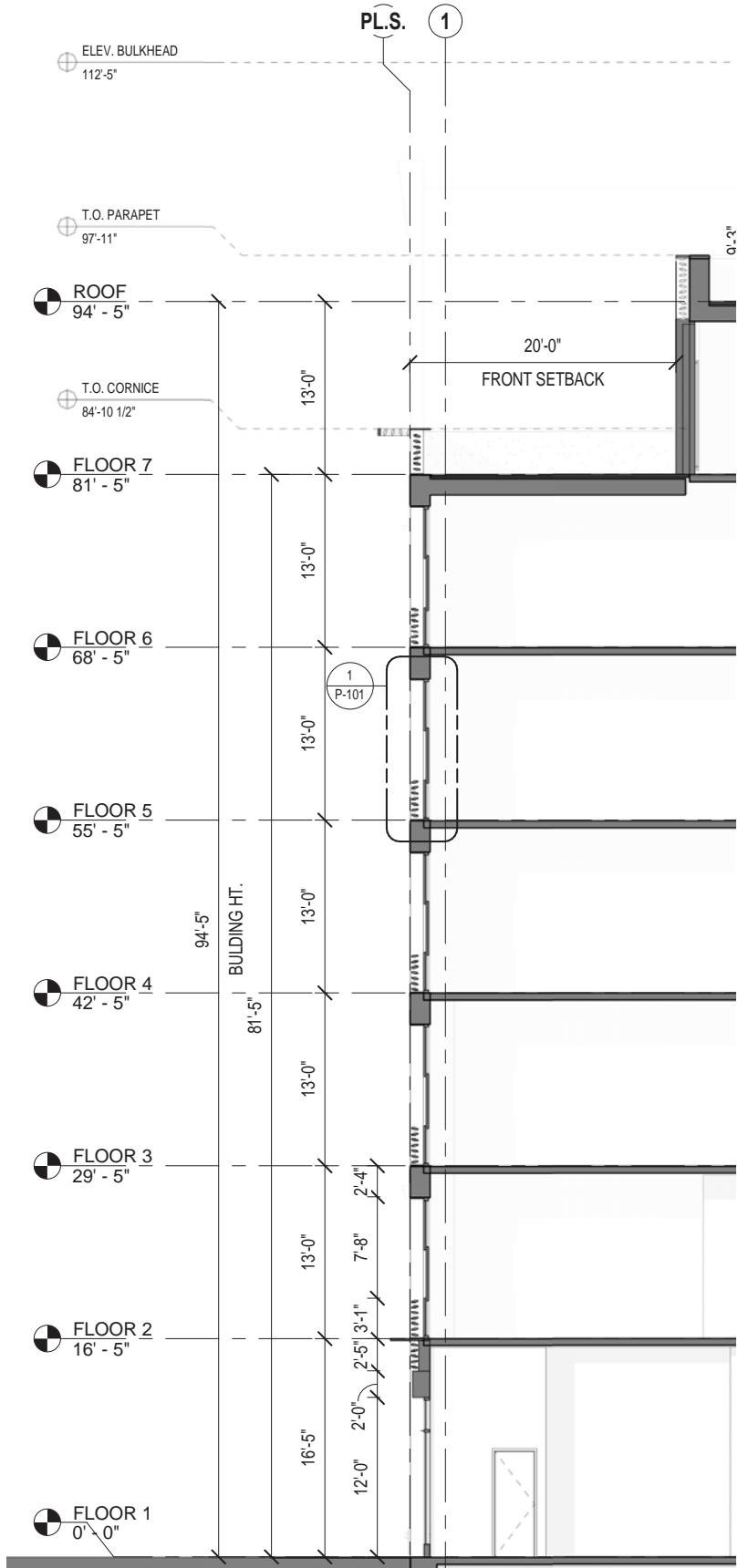
- | | |
|-------------------------------------|------------|
| 1) TEST PIT DUG | 11/28/2022 |
| 2) TEST PIT REVIEWED | 11/29/2022 |
| 3) ENGINEER'S MEETING | 03/28/2023 |
| 4) REVISED STRUCTURAL DESIGN ISSUED | 09/20/2023 |



PROPOSED BUILDING



PROPOSED ELEVATION



PROPOSED SECTION

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)*

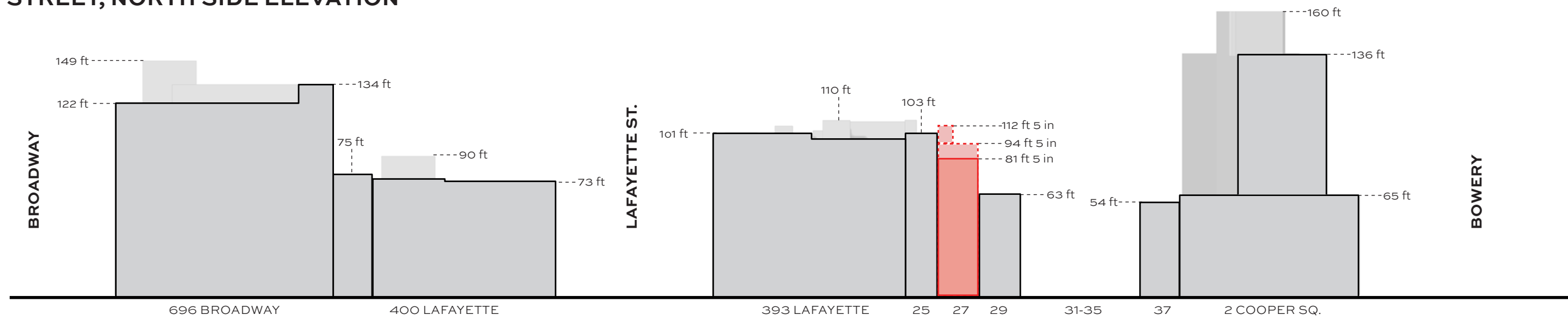
“With regard to this proposal, the Commission found that the one-story garage building is not one of the buildings for which the historic district is designated, and therefore its demolition will not diminish the special architectural and historic character of the NoHo historic district extension”



EXISTING GARAGE AND REPAIR SHOP, CONSTRUCTED 1946

DEMOLITION OF SINGLE STORY GARAGE - **APPROVED**

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

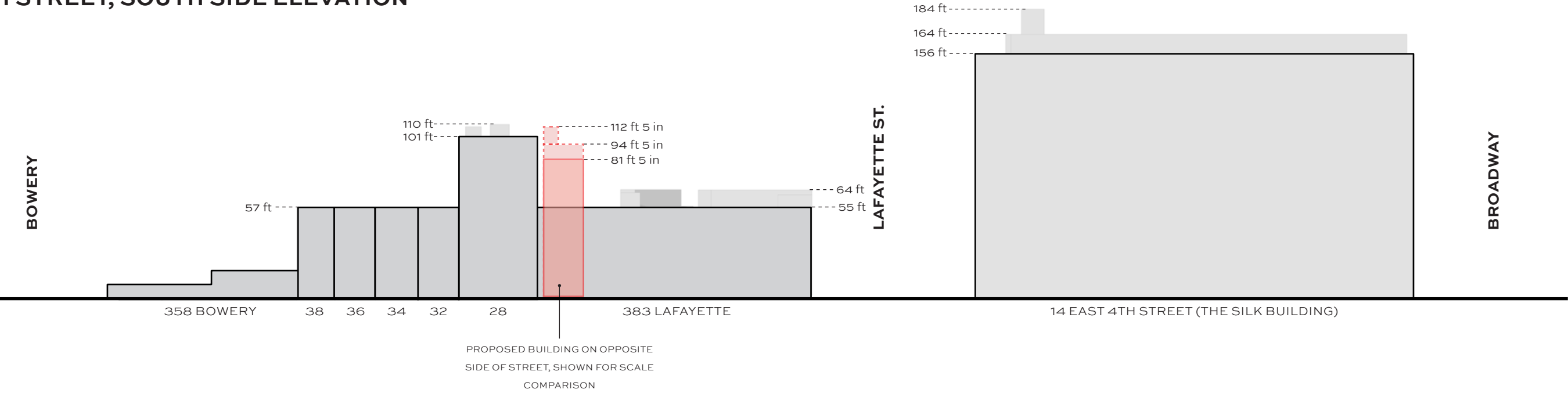


37 EAST 4TH ST., 1900
RESIDENTIAL



2 COOPER SQ., 2009
RESIDENTIAL

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-CONDUCT 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



PROPOSED DESIGN



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



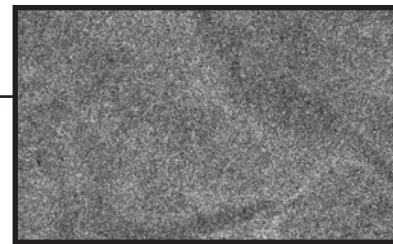
GLEN-GERY
MID-ATLANTIC PLANT
"SANDFORD REDBURN"



BOSTON VALLEY
TERRA COTTA
IRON-SPOT



METAL FIN, SURROUND
& FRAME



STONE SOURCE
"JET MIST" HONED



PROPOSED DESIGN IN CONTEXT

PREVIOUS PROPOSED DESIGN - 01/12/2021 HEARING

27 E 4TH STREET

11



PROPOSED DESIGN



STONE SOURCE
"JET MIST" HONED



PROPOSED DESIGN IN CONTEXT

CURRENT PROPOSED DESIGN - REVISED BRICK CHOICE

27 E 4TH STREET
12



12.12.2023



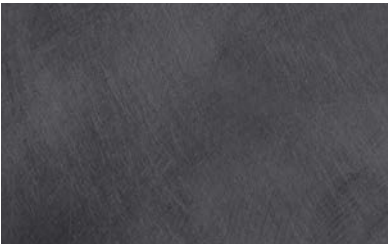
STOREFRONT AT STREET LEVEL

DOUBLE-HUNG WINDOW
OVER SINGLE (FIXED)
GLASS PANEL

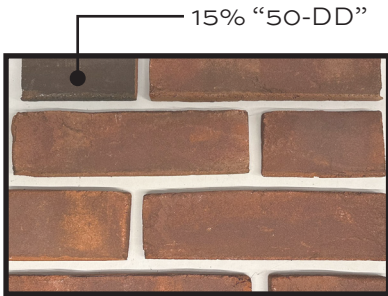
TERRACOTTA FIN IN
RANDOMIZED PATTERN



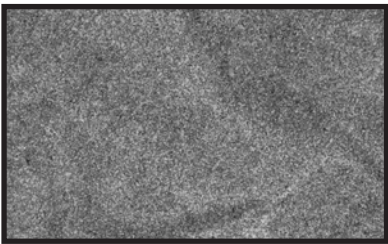
BOSTON VALLEY
TERRA COTTA
IRON-SPOT



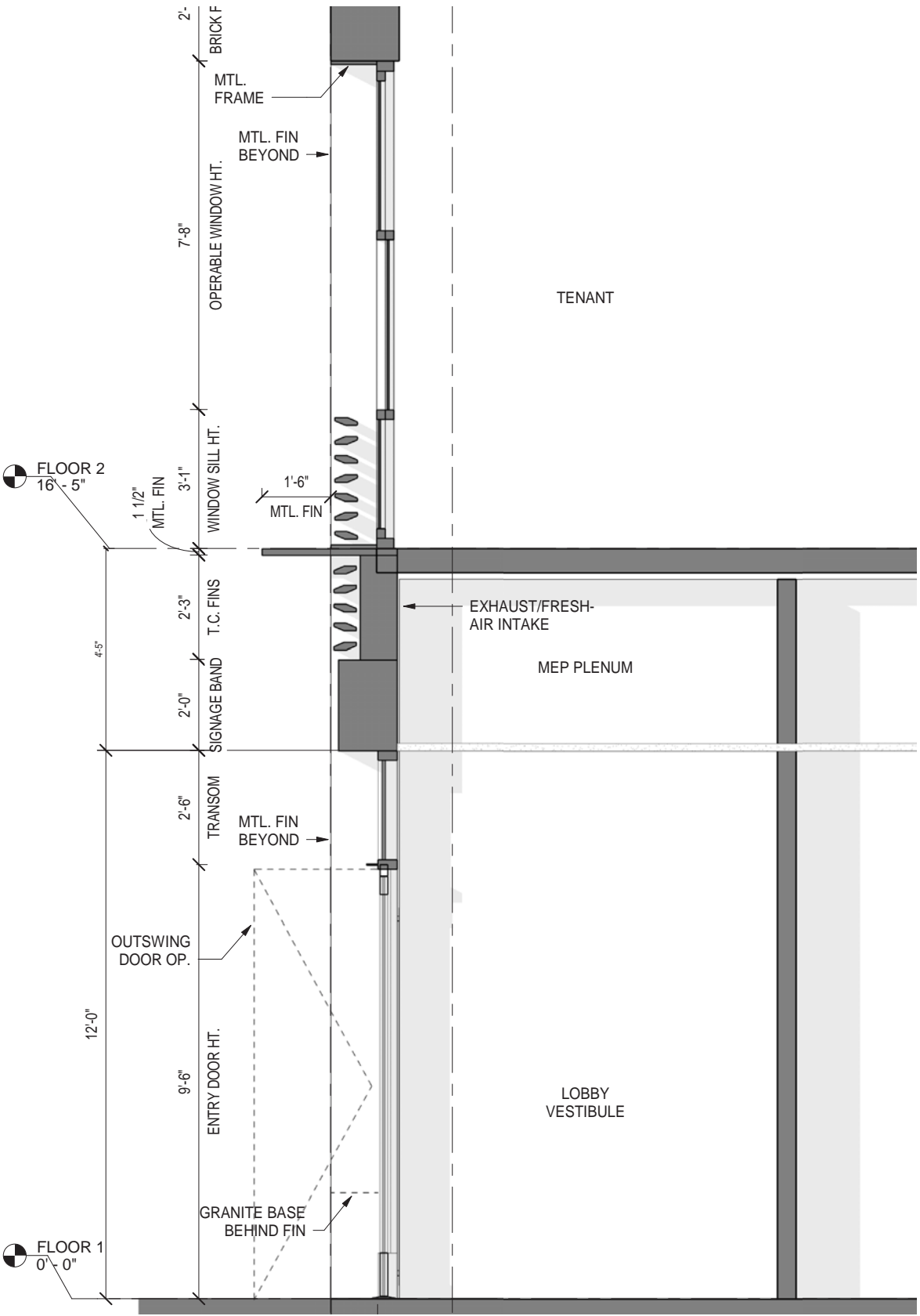
METAL FIN, SURROUND
& FRAME



15% "50-DD"
GLEN-GERY
MID-ATLANTIC PLANT
50% "53-DD" & 35% "51-DDX"



STONE SOURCE
"JET MIST" HONED



CURRENT PROPOSED DESIGN - STREET LEVEL

27 E 4TH STREET
13



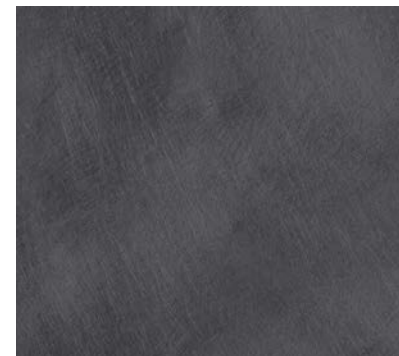
12.12.2023



BOSTON VALLEY TERRA COTTA IRON-SPOT



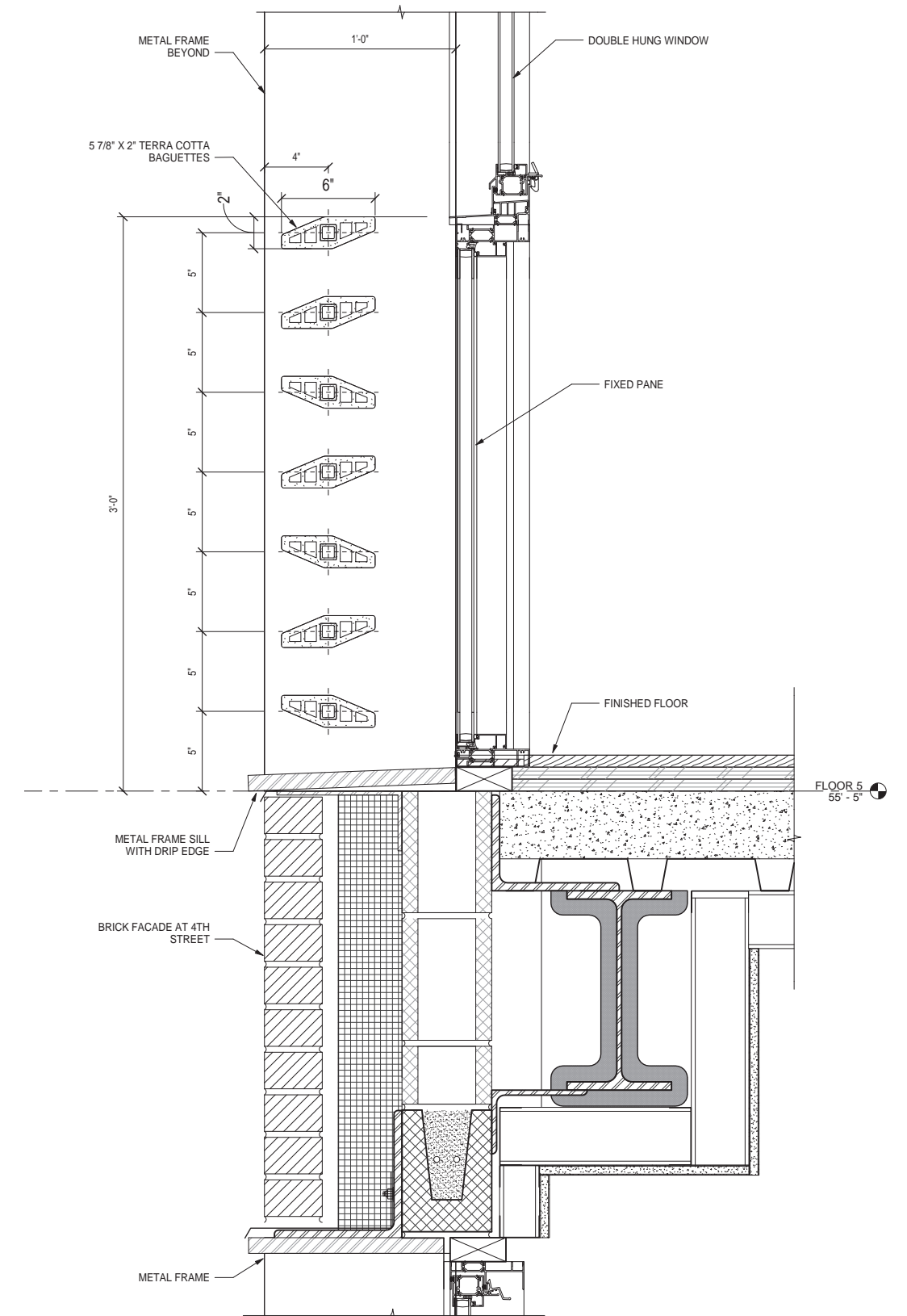
GLEN-GERY MID-ATLANTIC PLANT
50% "53-DD" & 35% "51-DDX"



METAL SURROUND & FRAME



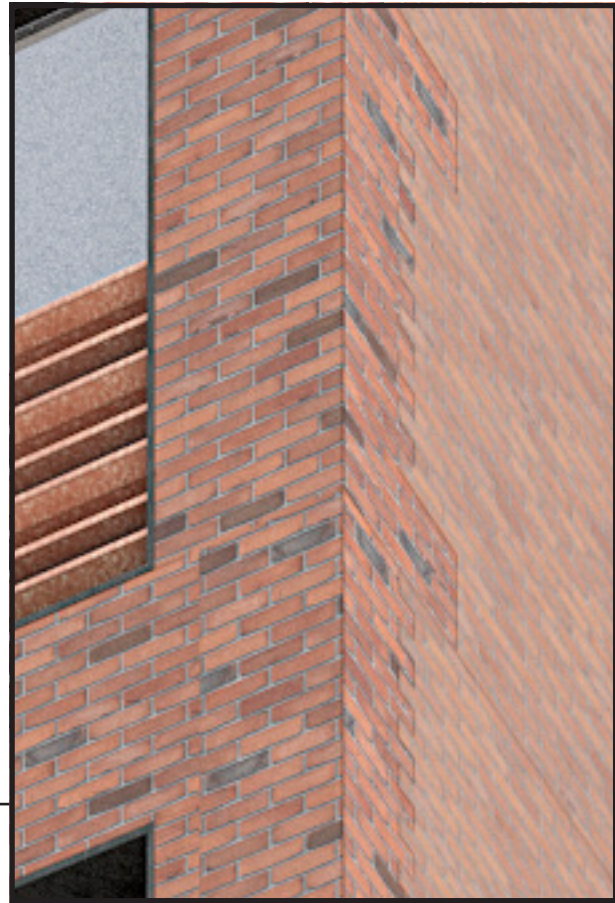
CLOSE UP OF TERRA COTTA SCREENS IN METAL FRAMES OVER CONTINUOUS WINDOWS



TERRA COTTA BAGUETTE SECTION DETAIL

CURRENT PROPOSED DESIGN - MIDDLE FLOORS

27 E 4TH STREET
14



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

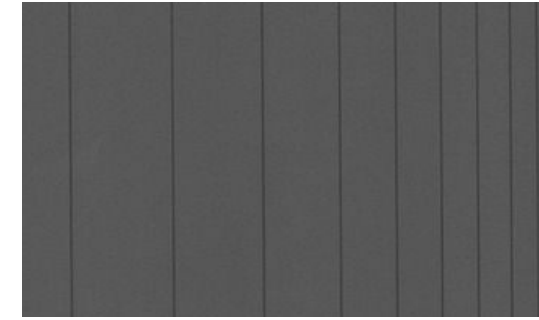
CURRENT PROPOSED DESIGN - TOP

27 E 4TH STREET

15



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

CURRENT PROPOSED REAR FACADES

27 E 4TH STREET

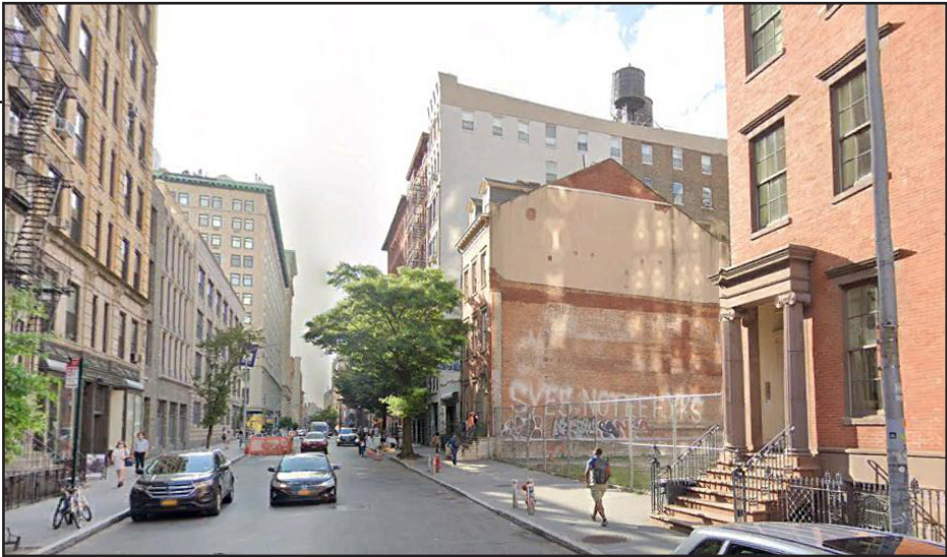
16



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

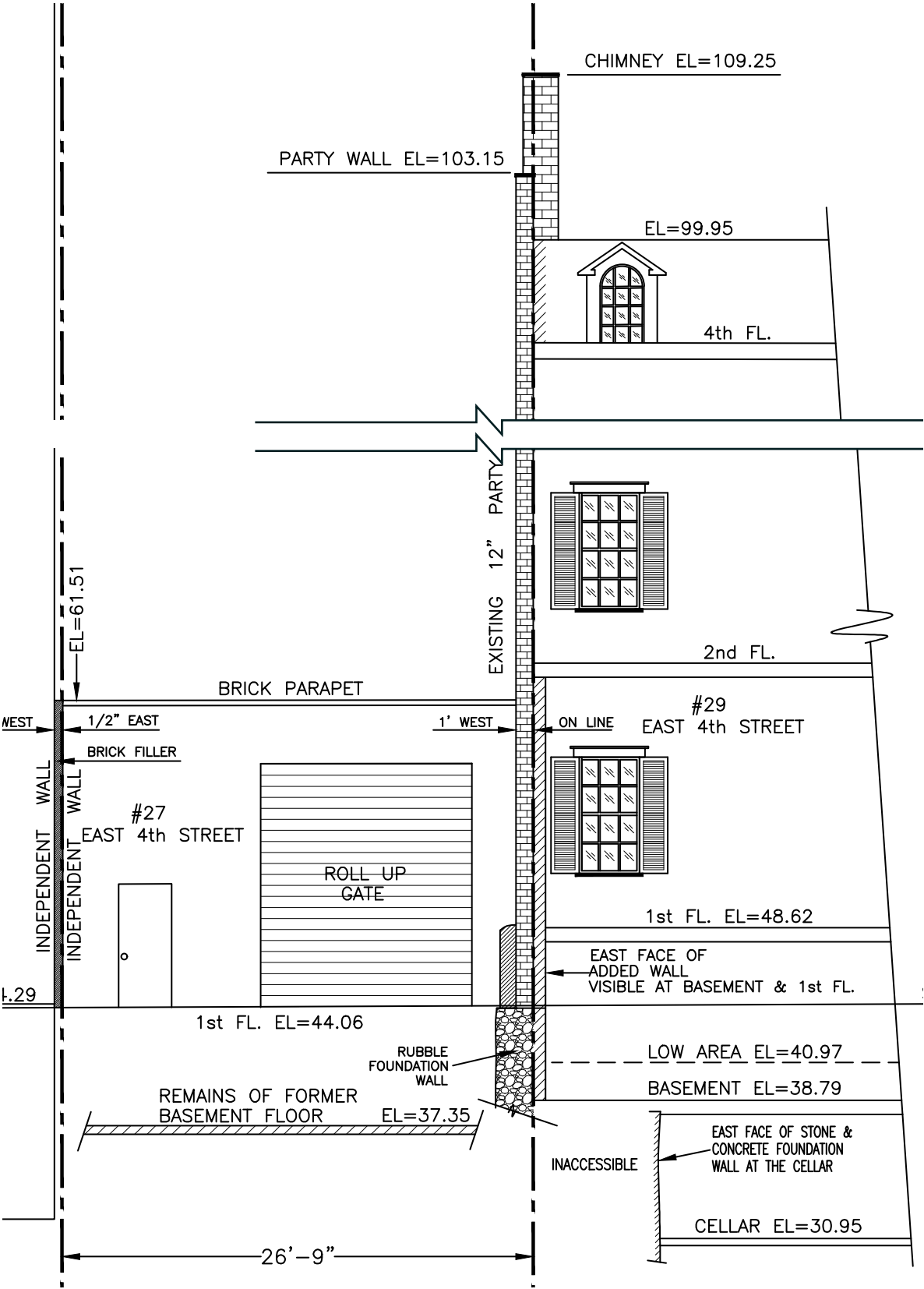


1960'S LOT LINE WALL CONDITION



CURRENT LOT LINE WALL CONDITION

REVISED NEW NAVD 88 DATUM



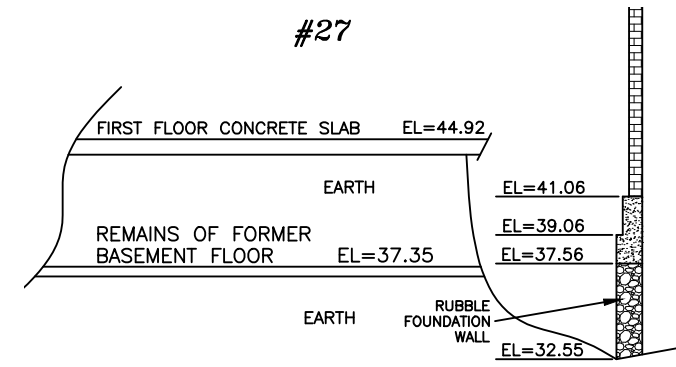
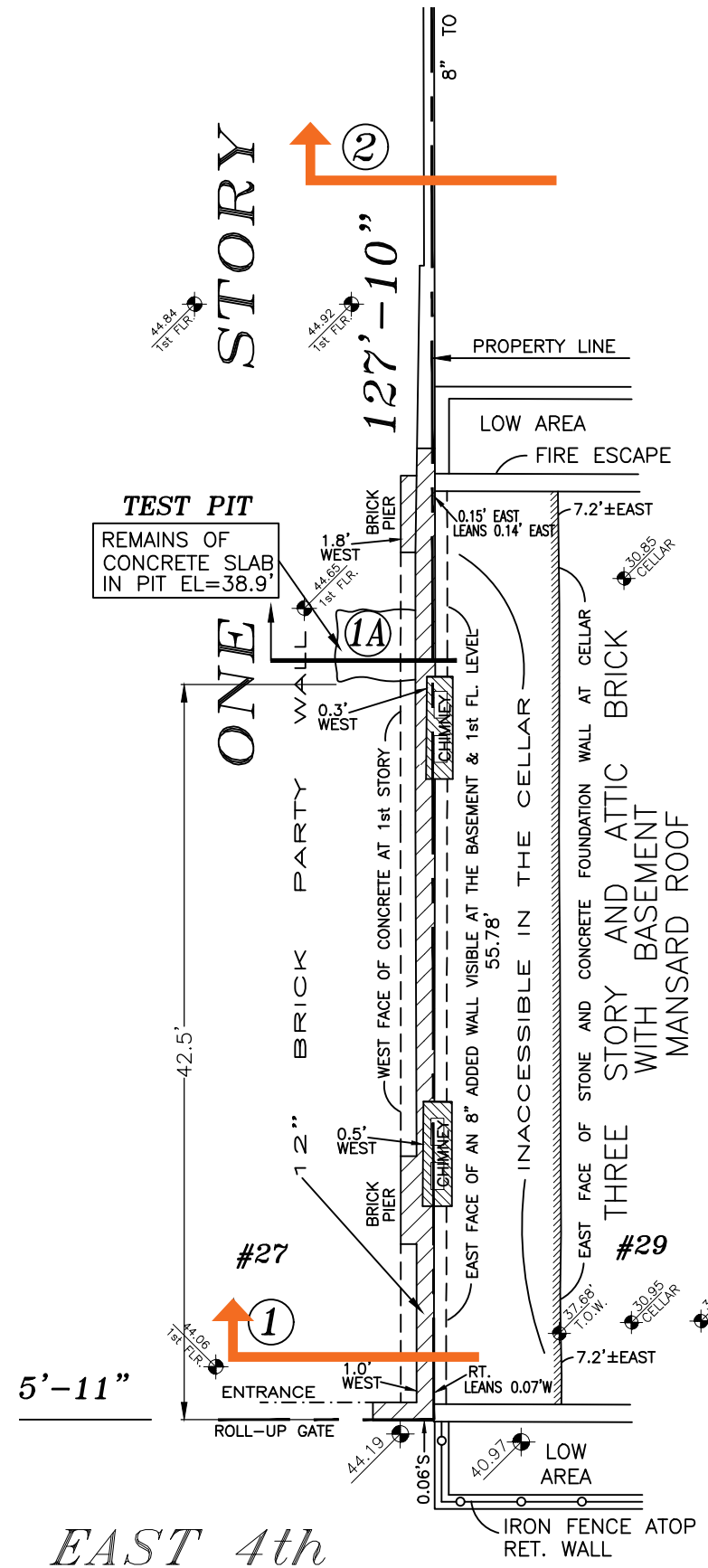
CURRENT STRUCTURAL DESIGN: LOT LINE WALL CONDITION

27 E 4TH STREET

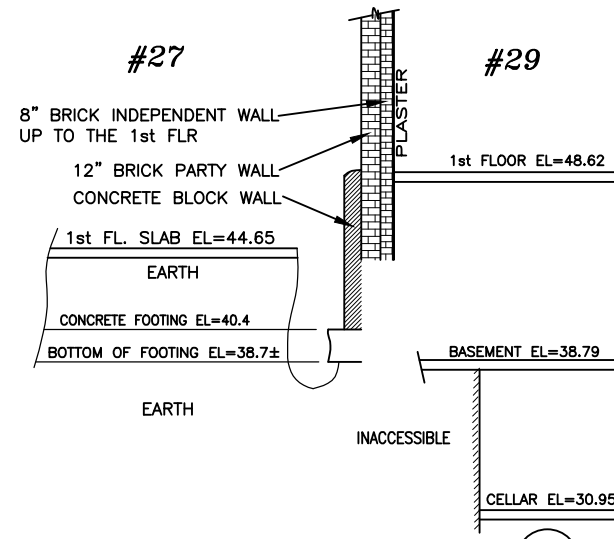


CURRENT LOT LINE WALL CONDITION

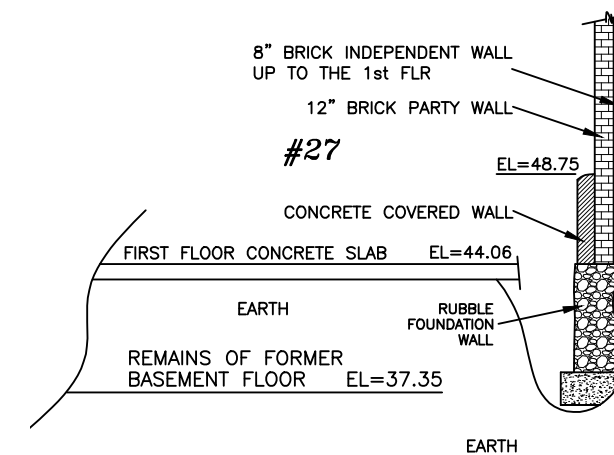
REVISED TO INCLUDE TEST PIT 1A



CROSS SECTION ②



CROSS SECTION ①A



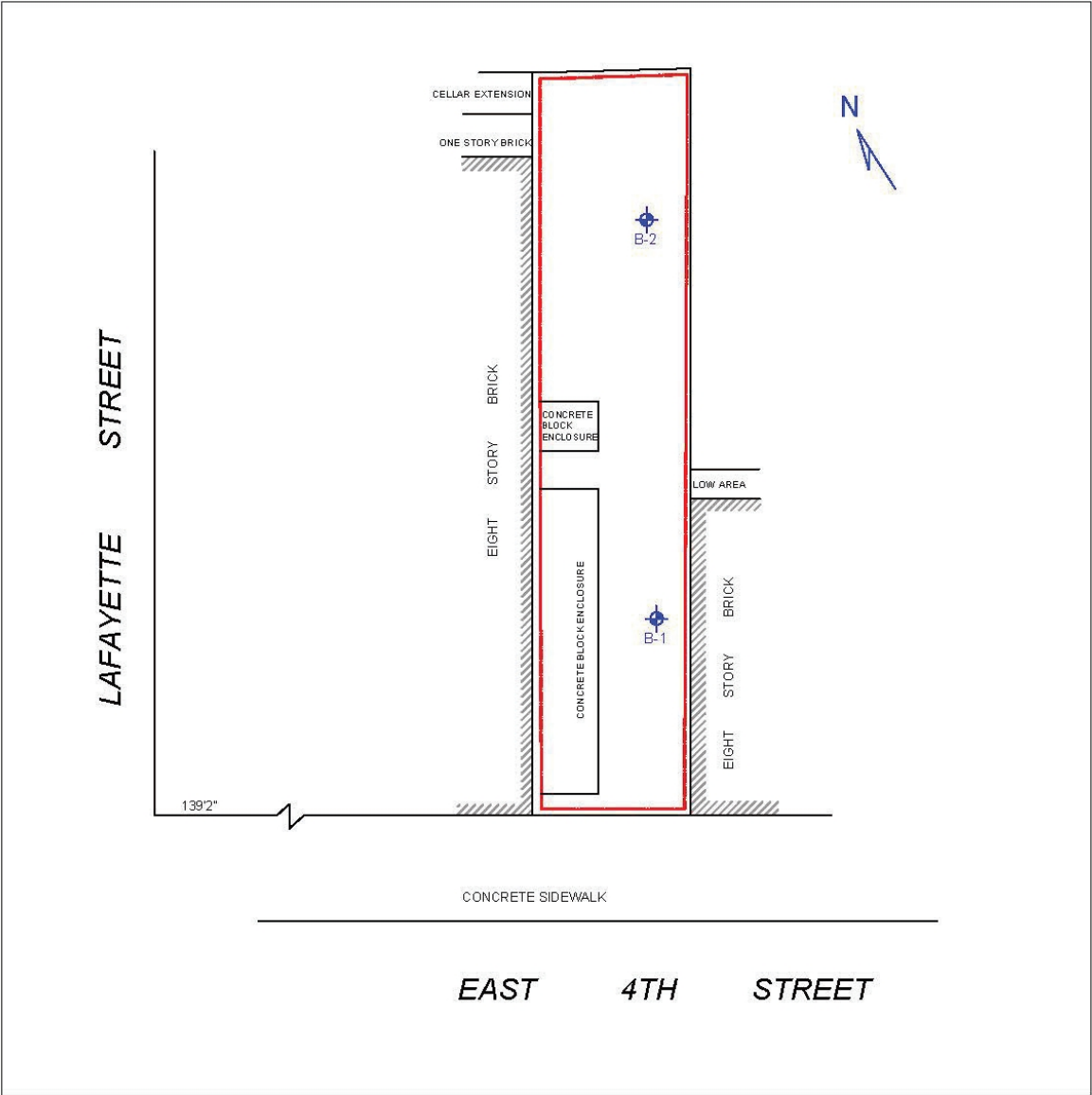
CROSS SECTION ①

CURRENT STRUCTURAL DESIGN: LOT LINE WALL TEST PITS & SURVEY

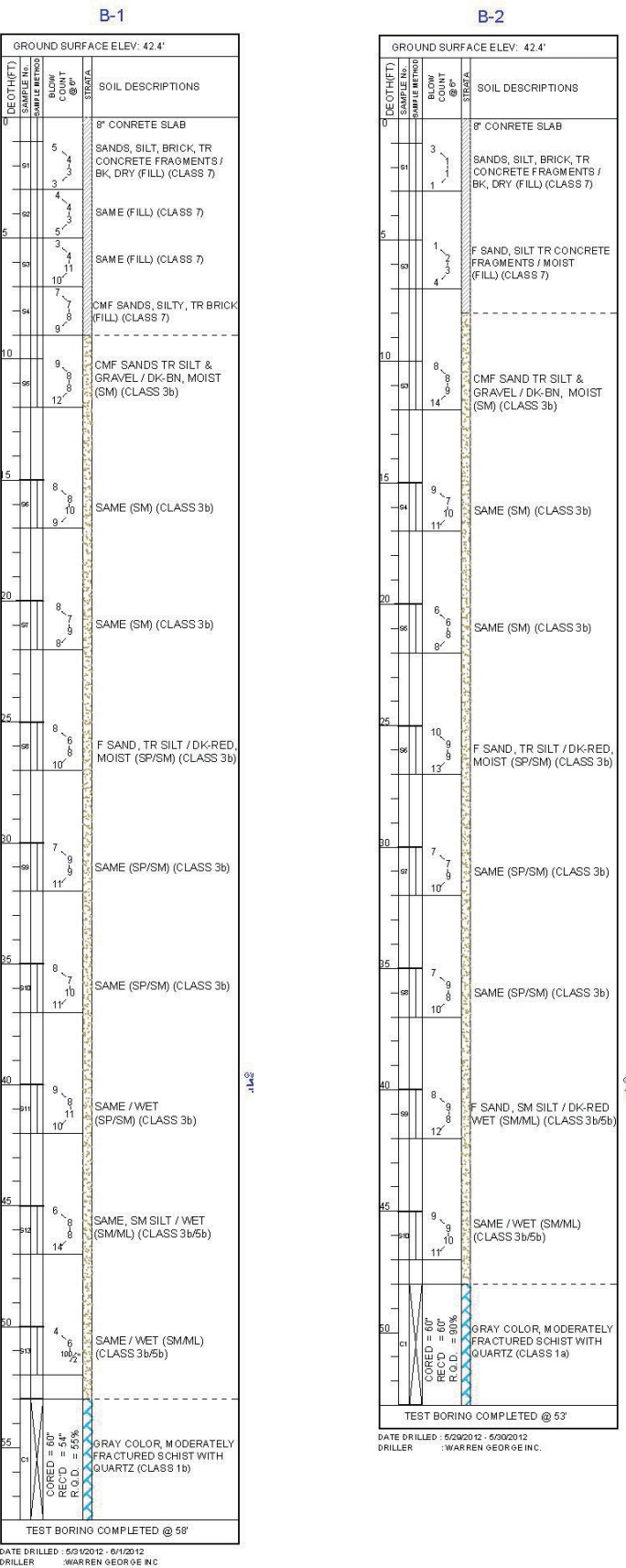
27 E 4TH STREET

19

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



CURRENT STRUCTURAL DESIGN: GEOTECHNICAL INVESTIGATION

27 E 4TH STREET
20



January 18, 2023

Ariston Development
78 Horatio St.
New York, N 10014

Attn: Mr. Constantine Fotos

Re: Test pit observation report
Proposed Building
27 east 4th Street
New York, NY
GTC Job No.: ARTD322

Dear Mr. Fotos:

On November 29, 2022, our engineer visited the project site as per your request and inspected a recently excavated test pit.

The new test pit labeled as TP-4 was excavated along the east wall of the subject building at a location about 42.5' from the front wall of the same.

Our observation of the test pit was illustrated in sketches and presented on drawing G-001.01, which is attached at the end of this report. A brief description of the same is presented below.

In a cross section across the east wall, we observed a brick wall resting on a concrete wall that extended 9" below the top of the first-floor slab to rest on a concrete-rubble footing. The rubble footing was observed to extend to a depth around 6' below the top of the first floor to bear on natural sand soils. The natural sand soils were observed to consist of a mixture of coarse medium fine sands with trace to some silt consistent with the composition of the SM Group of the Unified Soil Classification System (USCS).

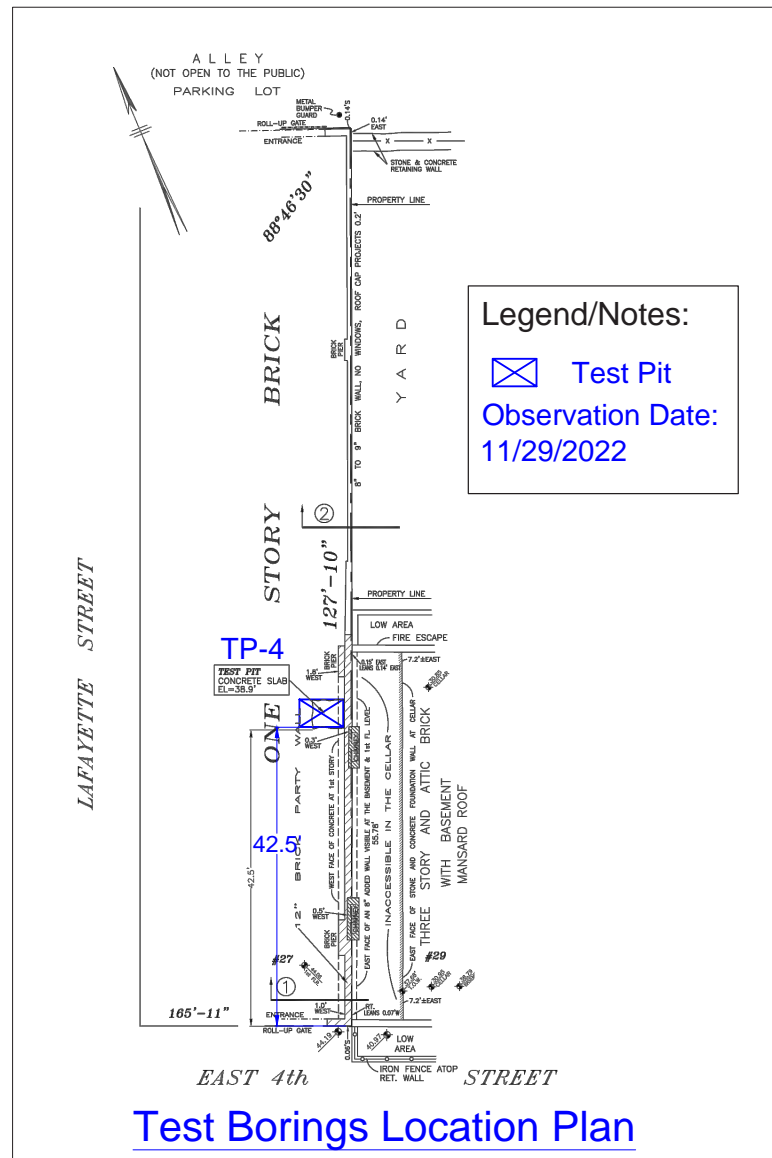
A horizontal probe was conducted along the underside of the rubble footing to detect adjacent wall or footings. Within the reach of 4' of the horizontal probing, no obstructions or concrete footings were detected or encountered (see test pit profile illustration).

As you are aware that the site was investigated in 2012 with three test pits (TP-1 thru TP-3). For your convenience I have attached the previous test pit finding drawing G-001.00 for your reference.

Review of drawings G-001.00 and G-001.01 suggests that TP-1 and TP-4 revealed similar findings in that the east wall footings at those two test pit locations bear on natural sand soils.

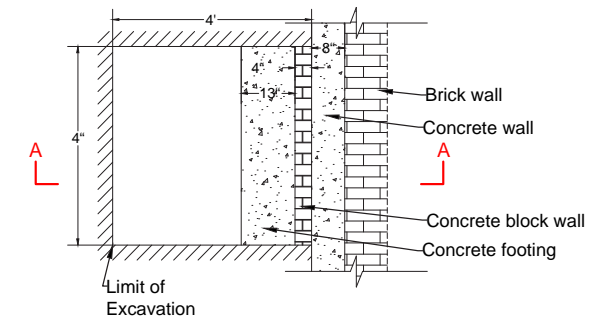
We trust the above information is sufficient for you review and use. Should you have any questions regarding this report, or if we can be of further assistance, please do not hesitate to contact us.

Respectfully Submitted
Geo Tech Consultants LLC
Steve J. J. Lin, P.E.

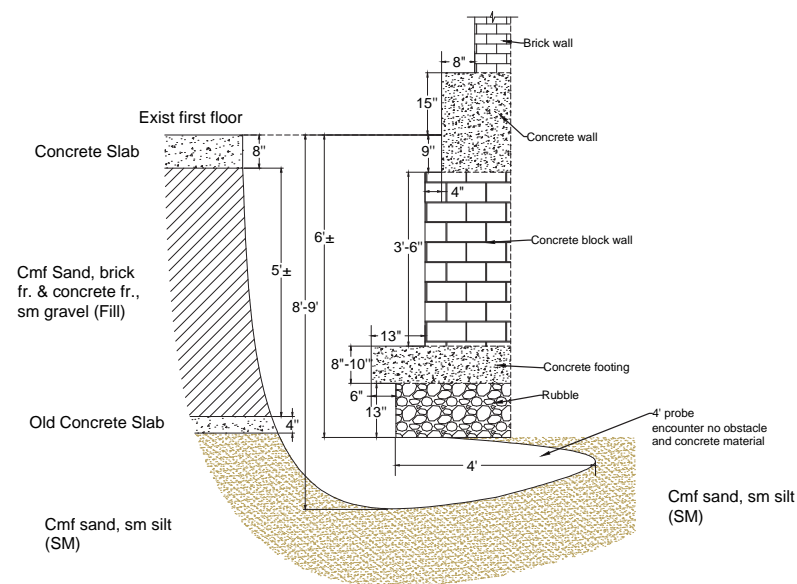


Test Borings Location Plan

TP-4



Plan View



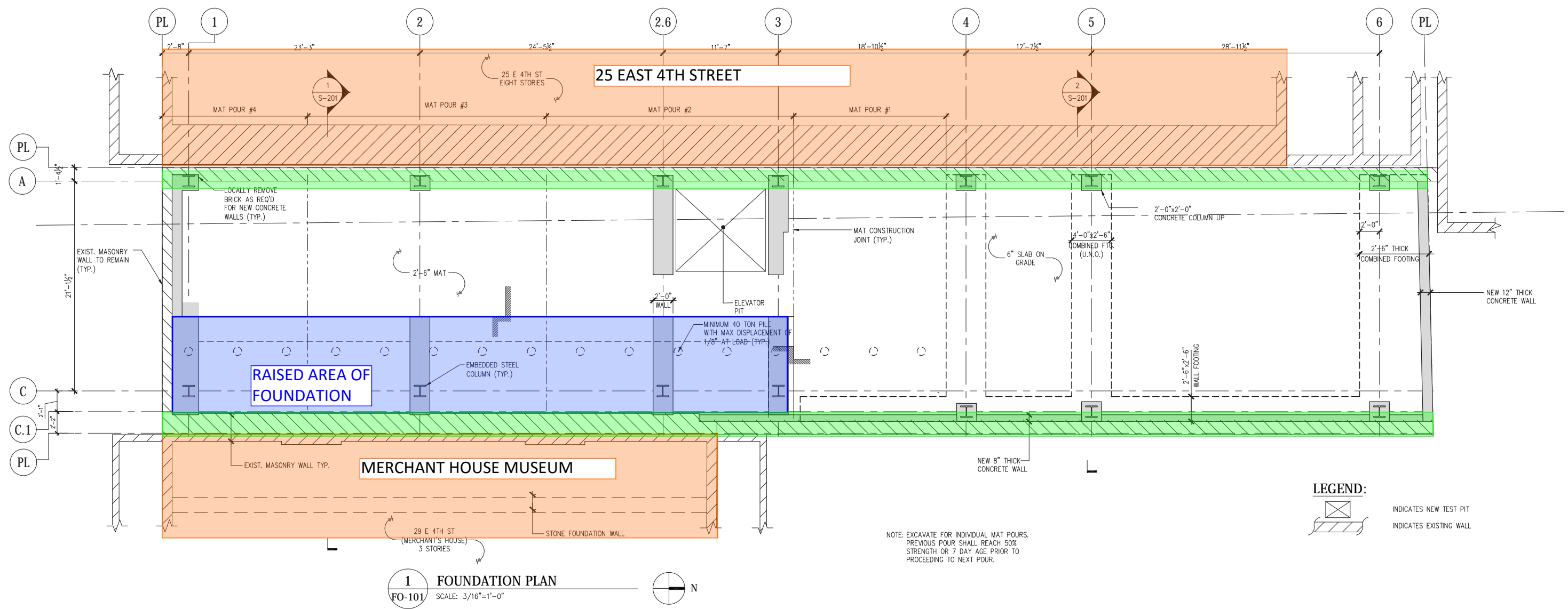
Cross Section A-A



Photo

NEW TEST PIT: UNDISTURBED
SOILS OF SIMILAR COMPOSITION
TO EARLIER TEST PIT

DESIGN OF NEW BUILDING



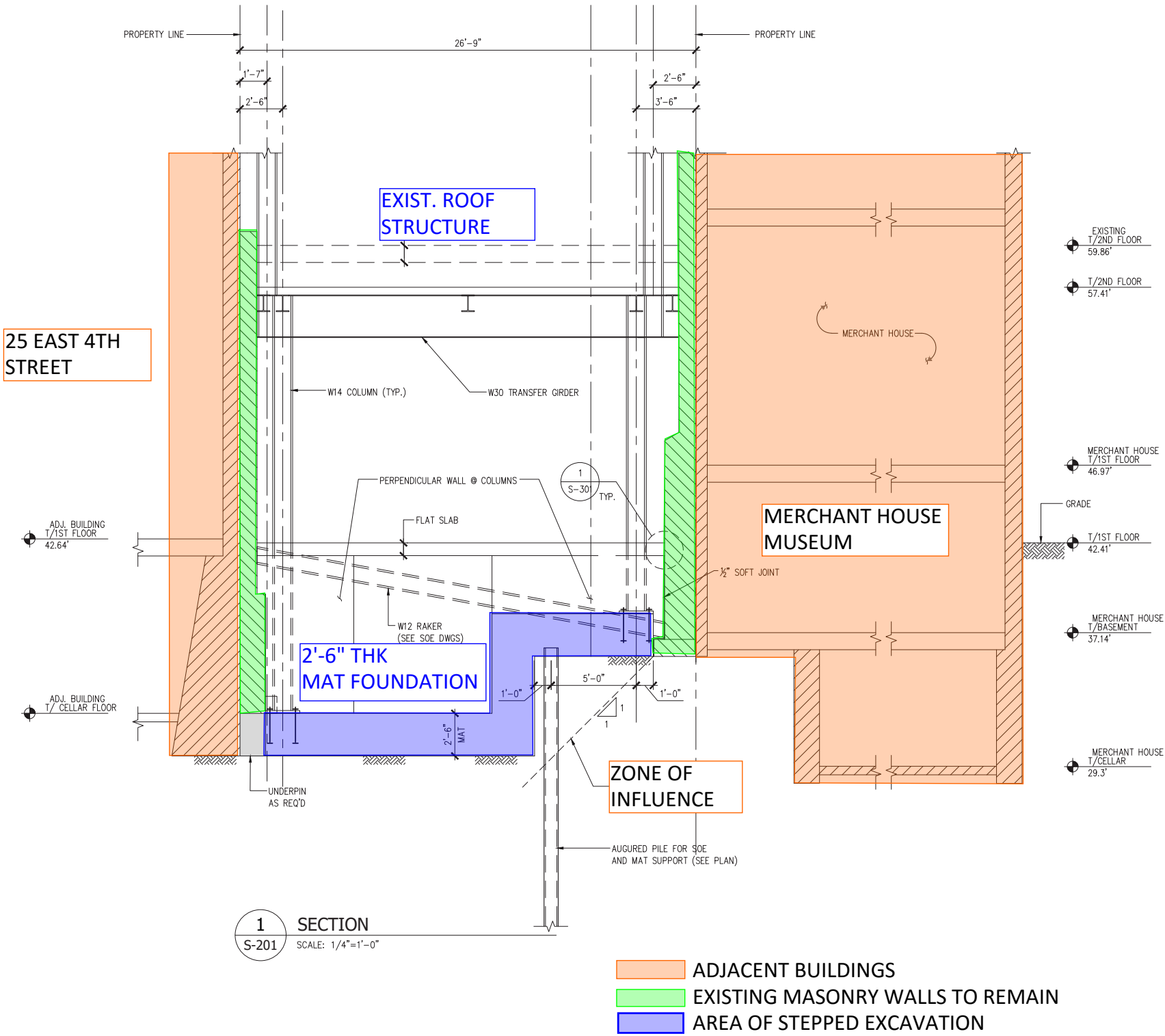
REV

- 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 =0.09"<0.25" LPC LIMIT
- NEW BUILDING WILL PROVIDE SHIELDING OF MERCHANT HOUSE
- INTRODUCE PILES TO FURTHER LIMIT ANTICIPATED SETTLEMENT
- COLUMN AND FOOTING LAYOUT REVISED TO MATCH CURRENT BUILDING MASSING

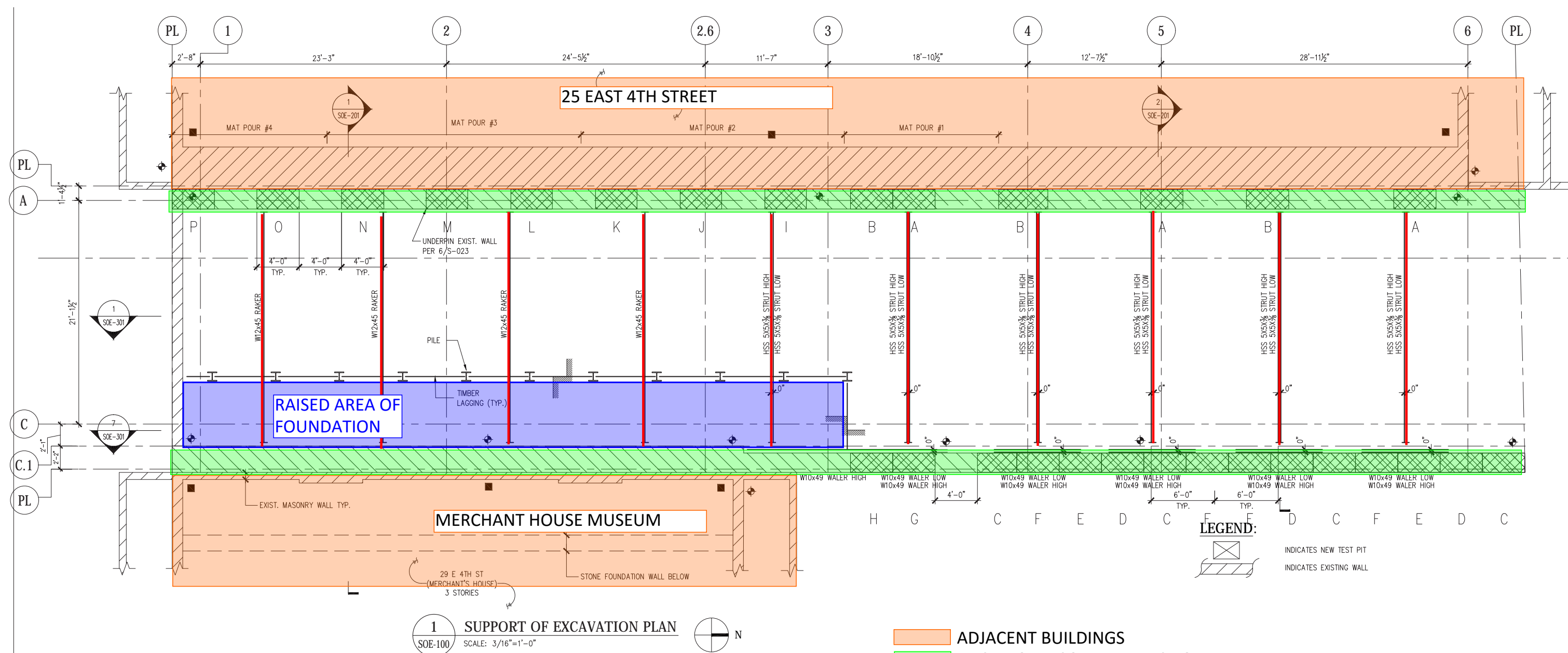
DESIGN OF NEW BUILDING

REV

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



SUPPORT OF EXCAVATION & CONSTRUCTION SEQUENCE



- 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

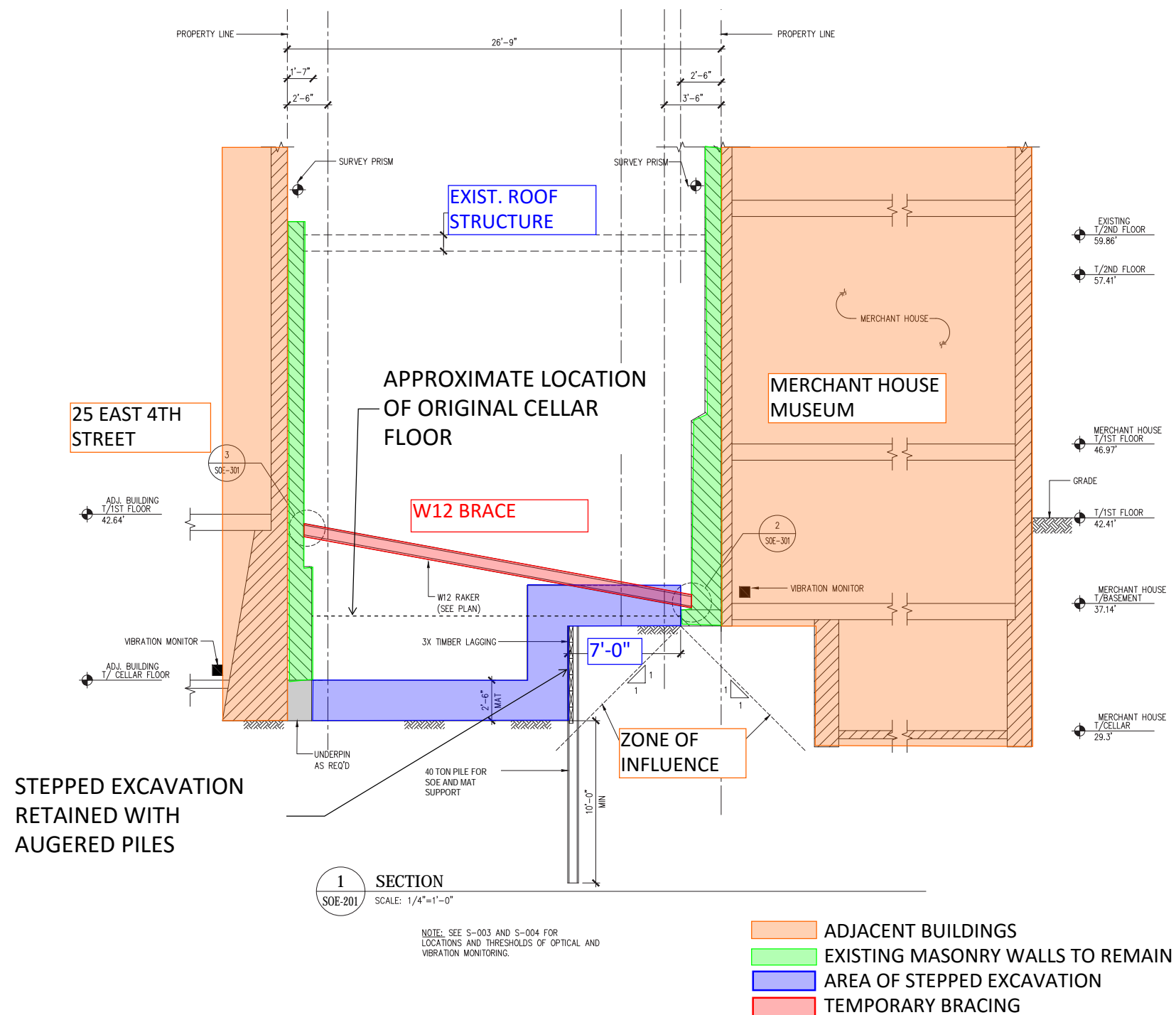
CURRENT STRUCTURAL DESIGN: DESIGN OF NEW BUILDING

27 E 4TH STREET
24



12.12.2023

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.

CURRENT STRUCTURAL DESIGN: SOE & CONSTRUCTION SEQUENCE

27 E 4TH STREET
25



BKSK

12.12.2023

MONITORING & PROTECTION PROGRAM

MONITORING TASK	MINIMUM REQUIRED BY TPN 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" REVIEW THRESHOLD =1/8"	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

REVISED

-MONITORING PROGRAM MEETS OR EXCEEDS TPN 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 MONITORING COMPLETE JUNE-OCTOBER 2012 HAD 5 VIBRATION EVENTS ABOVE 0.5 IN/S. HIGHEST OF 0.622 IN/S.

-ADDITIONAL MOVEMENT REVIEW THRESHOLD OF 1/8"

REVISED

MERCHANT HOUSE ACTION PLAN DURING CONSTRUCTION

1.

DISPLACEMENT, CRACK, TILT AND VIBRATION MONITORING IN ACCORDANCE WITH ADJACENT CRITERIA.

2.

IN THE EVENT THAT NOTIFICATION AND REVIEW THRESHOLDS ARE REACHED:

A.

THE CLIENT-DESIGNATED PARTIES, IE CONTRACTOR, OWNER, ENGINEER, AND ADJACENT PROPERTY OWNER, SHALL BE NOTIFIED VIA EMAIL IMMEDIATELY.

B.

THE CONTRACTOR SHALL PROVIDE A WRITTEN EXPLANATION OF THE ACTIONS WHICH CAUSED THE VIBRATION OR MOVEMENT, AND IDENTIFY STEPS BEING TAKEN TO MINIMIZE FUTURE VIBRATION OR MOVEMENT.

C.

THE ENGINEER SHALL REVIEW THE DATA AND MAKE RECOMMENDATIONS AS RELEVANT.

3.

IN THE EVENT THAT MAXIMUM VIBRATION OR DISPLACEMENT CRITERIA ARE EXCEEDED:

A.

CONTRACTOR SHALL CEASE CONSTRUCTION ACTIVITIES AND CONSULT WITH ENGINEER OF RECORD. ADJACENT PROPERTY OWNER AND DEPARTMENT OF BUILDINGS SHALL BE NOTIFIED IMMEDIATELY.

B.

ENGINEER OF RECORD TO REVIEW DATA AND OBSERVE/DOCUMENT ADJACENT STRUCTURES FOR SIGNS OF DISTRESS. ANY SIGNS OF DISTRESS TO BE BROUGHT TO THE ATTENTION OF THE ADJACENT STRUCTURES OWNER.

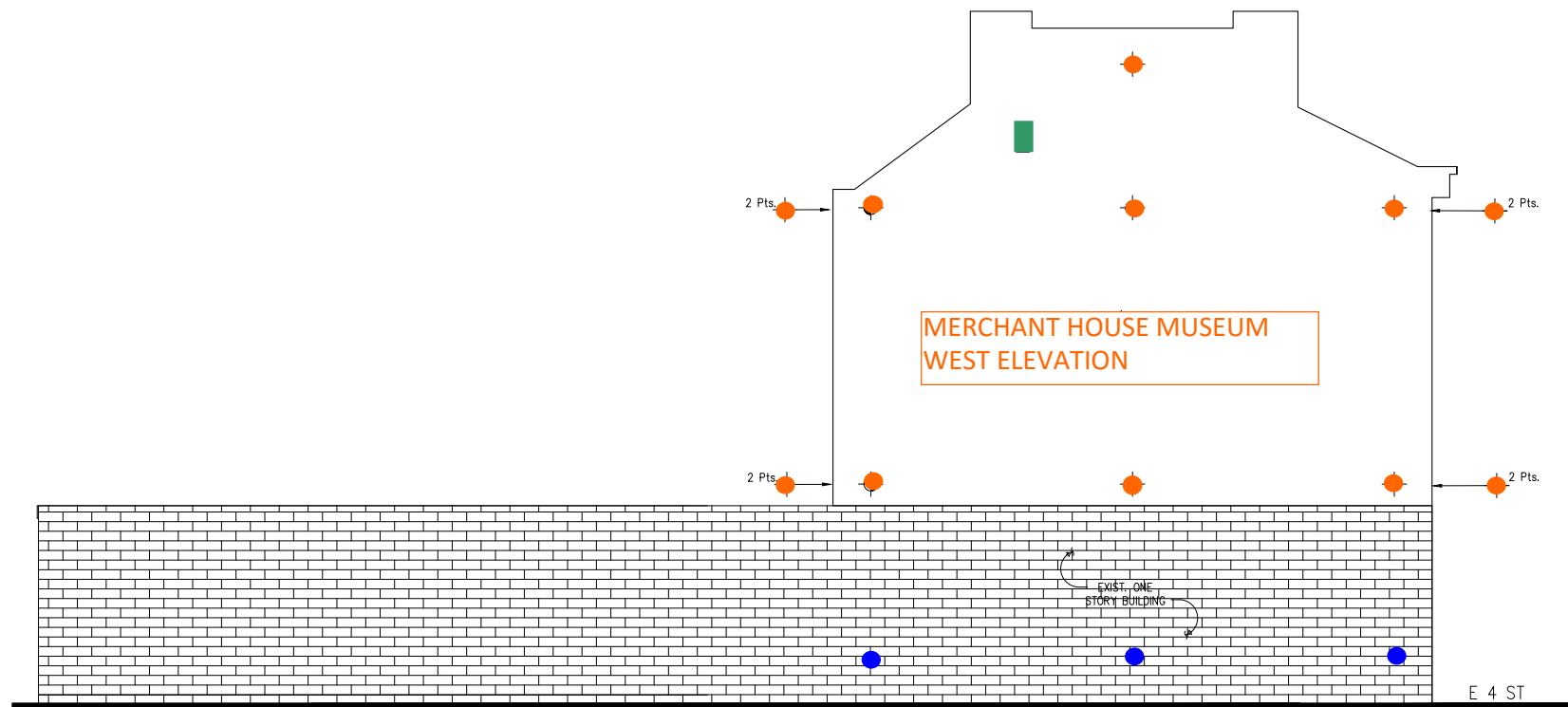
C.

IF SIGNIFICANT SIGNS OF DISTRESS ARE FOUND AND/OR MOVEMENT BEYOND 1/4" NOTED WORK SHALL NOT PROCEED UNTIL THE CAUSE OF THE DISTRESS/MOVEMENT IS IDENTIFIED AND STEPS ARE TAKEN TO PREVENT ADDITIONAL DISTRESS OR MOVEMENT. ANY STRUCTURAL DAMAGE SHALL BE REPAIRED PRIOR TO WORK PROCEEDING.

D.

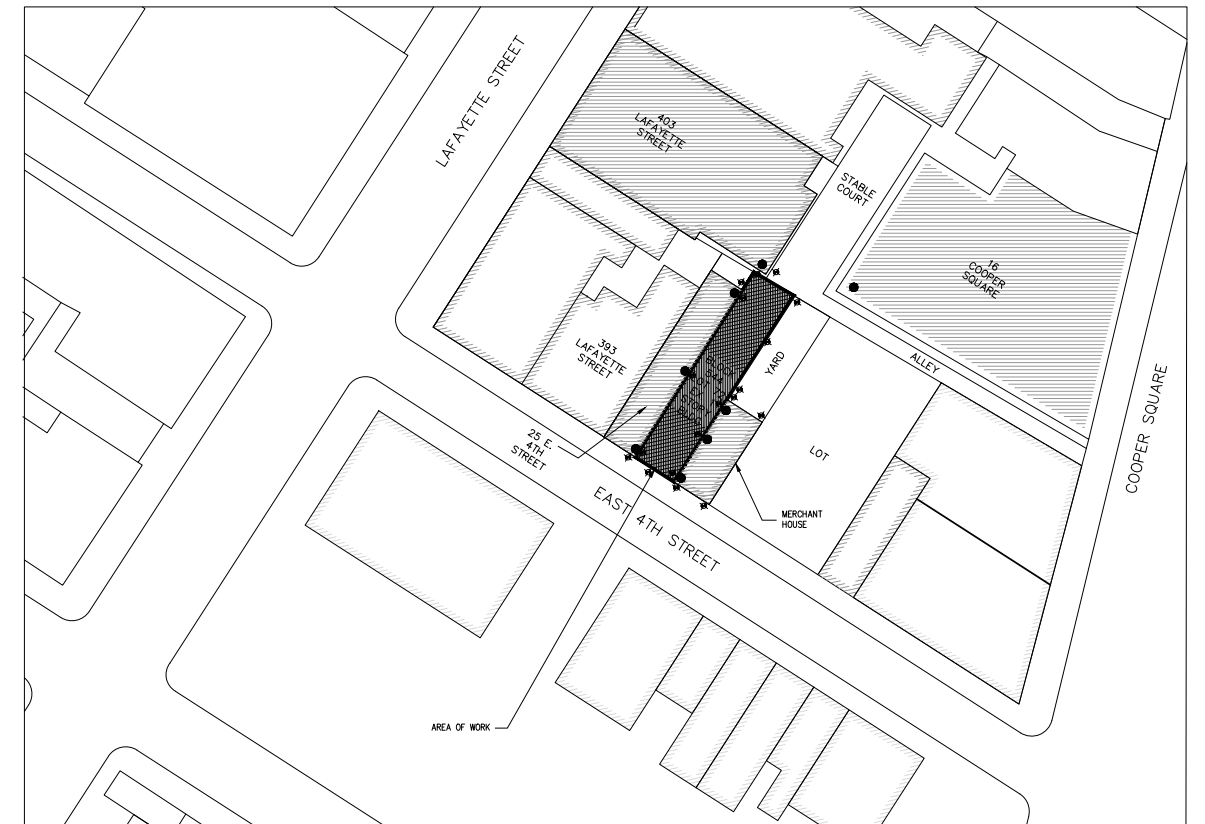
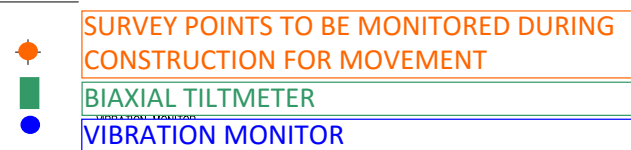
IF NO SIGNS OF DISTRESS ARE FOUND AND/OR MOVEMENT DOES NOT EXCEED 1/4" WORK MAY PROCEED, BUT EQUIPMENT OR METHOD BEING USED SHALL BE ALTERED OR TERMINATED TO PREVENT VIBRATION AND/OR DISPLACEMENT CRITERIA FROM BEING EXCEEDED.

MONITORING & PROTECTION PROGRAM



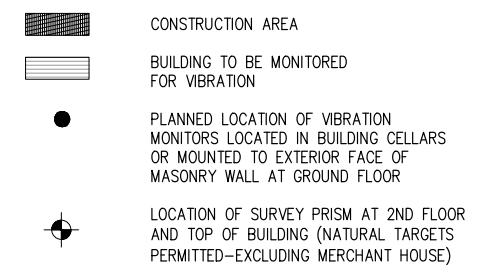
1 WEST SURVEY ELEVATION
SCALE: 1/8"=1'-0"

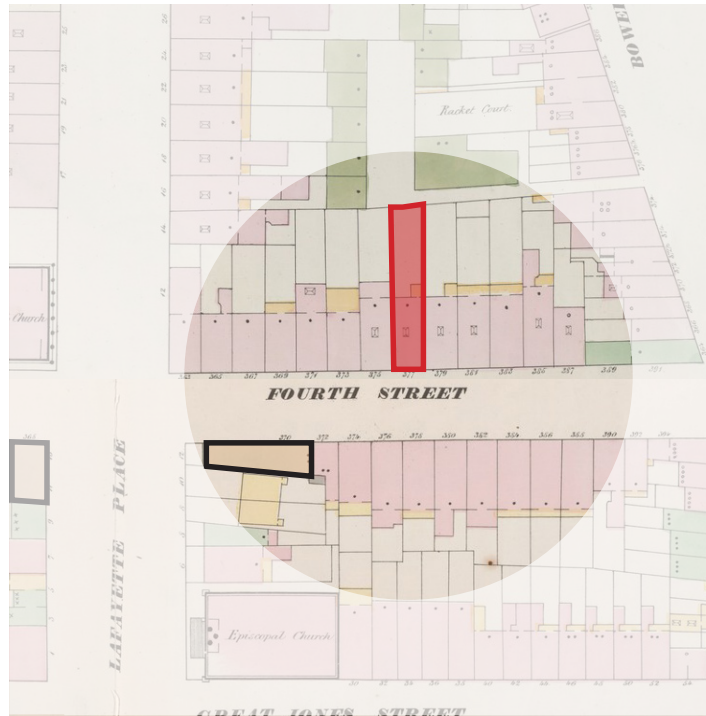
LEGEND:



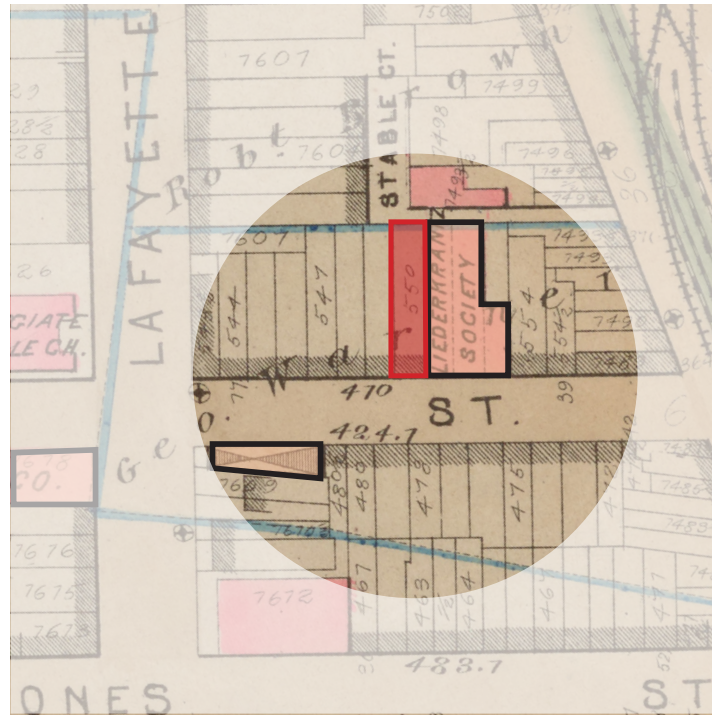
2 VIBRATION MONITORING PLAN
N.T.S.

LEGEND:

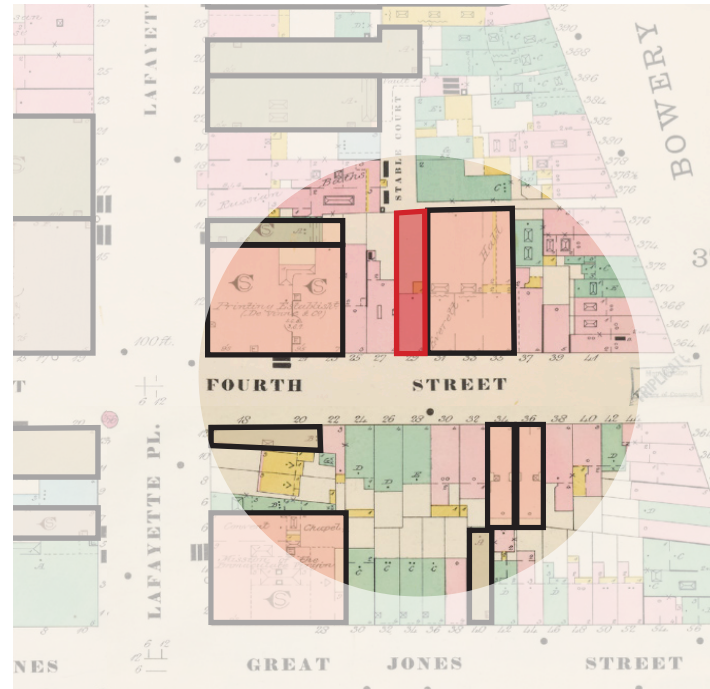




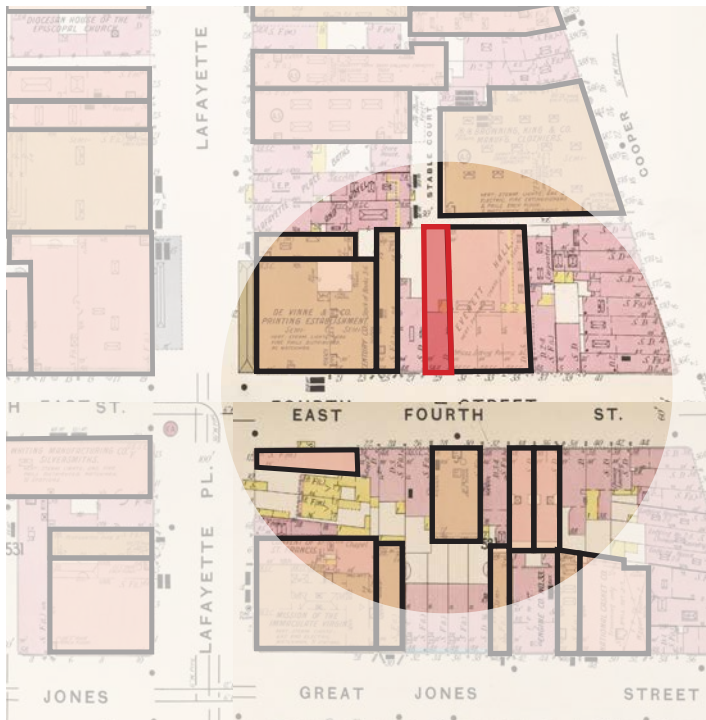
1857-62 PERRIS (NYPL)



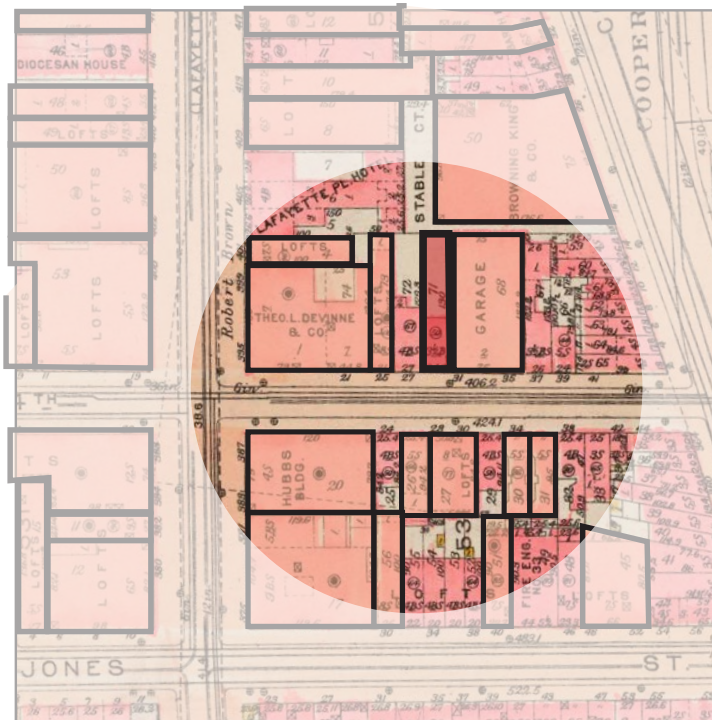
1879 BROMLEY (NYPL)



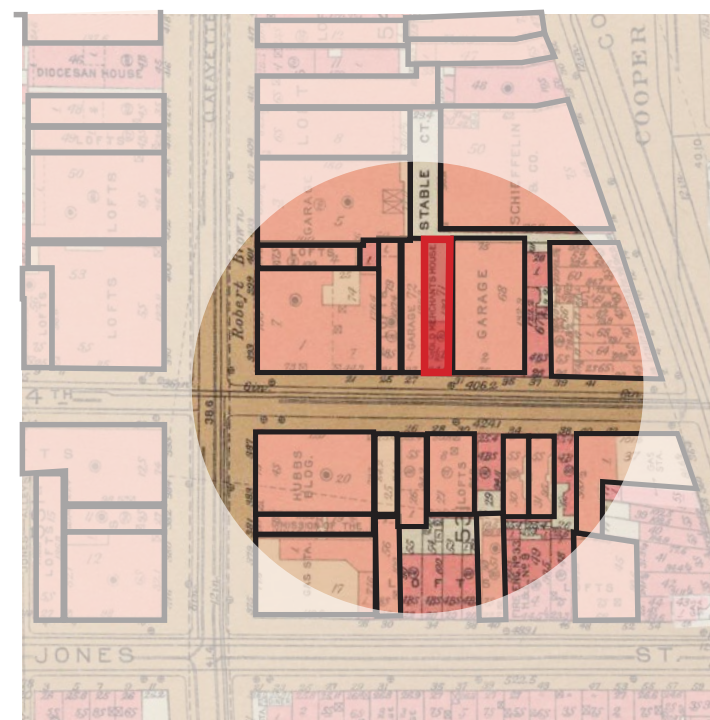
1895 SANBORN (NYPL)



1904 SANBORN (NYPL)



1923 SANBORN (NYPL)



1956 TO PRESENT SANBORN (NYPL)

BASELINE VIBRATION MONITORING:
JANUARY - OCTOBER 2012

REPEAT VIBRATION MONITORING:
2 MONTHS PRIOR TO CONSTRUCTION

EXISTING CONDITIONS SURVEY:
SPECIAL ATTENTION PAID TO AREAS
IDENTIFIED BY MERCHANT'S HOUSE
CONSULTANT

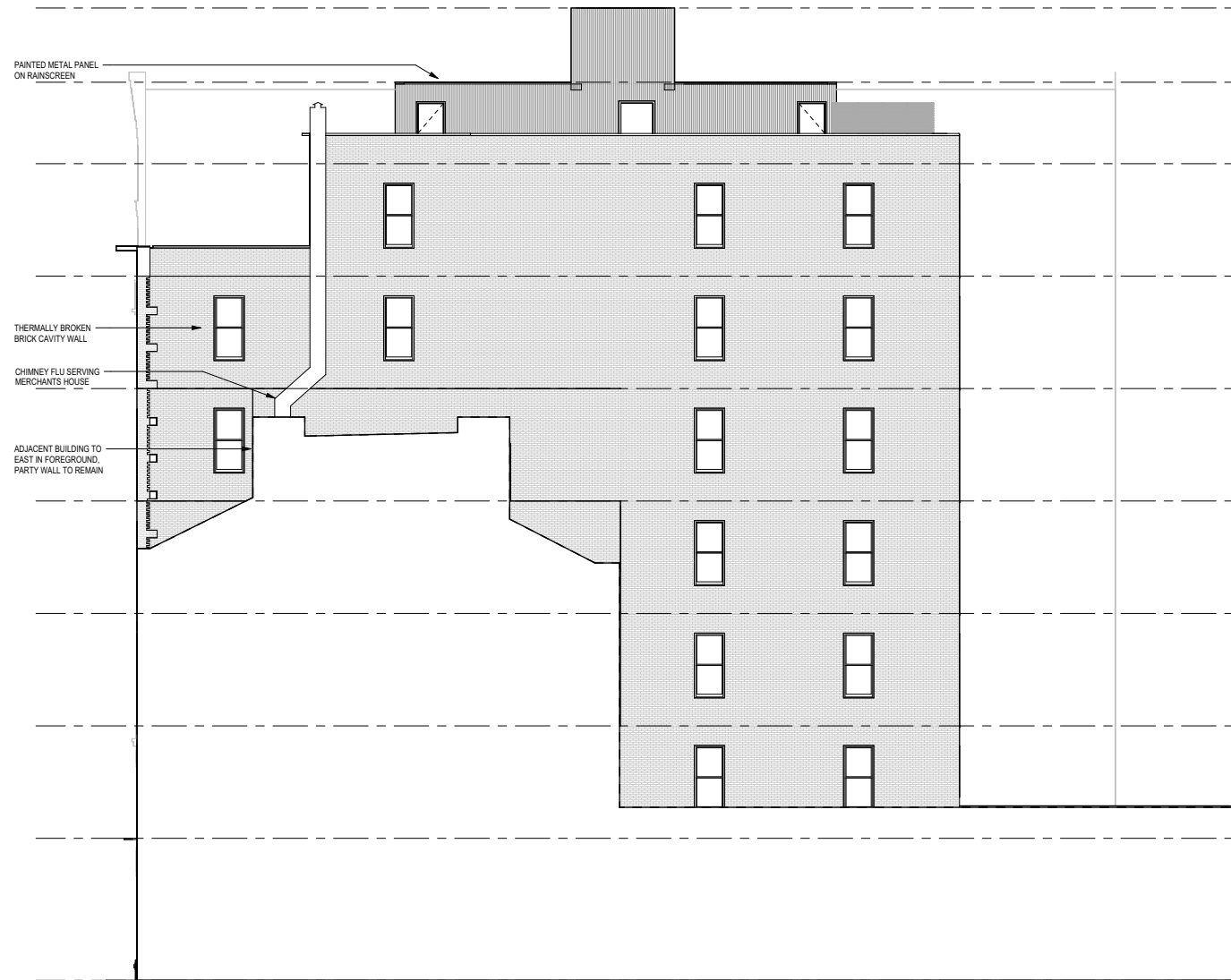
PROTECTION MEASURES FOR MERCHANT'S HOUSE MUSEUM INTERIORS

27 E 4TH STREET

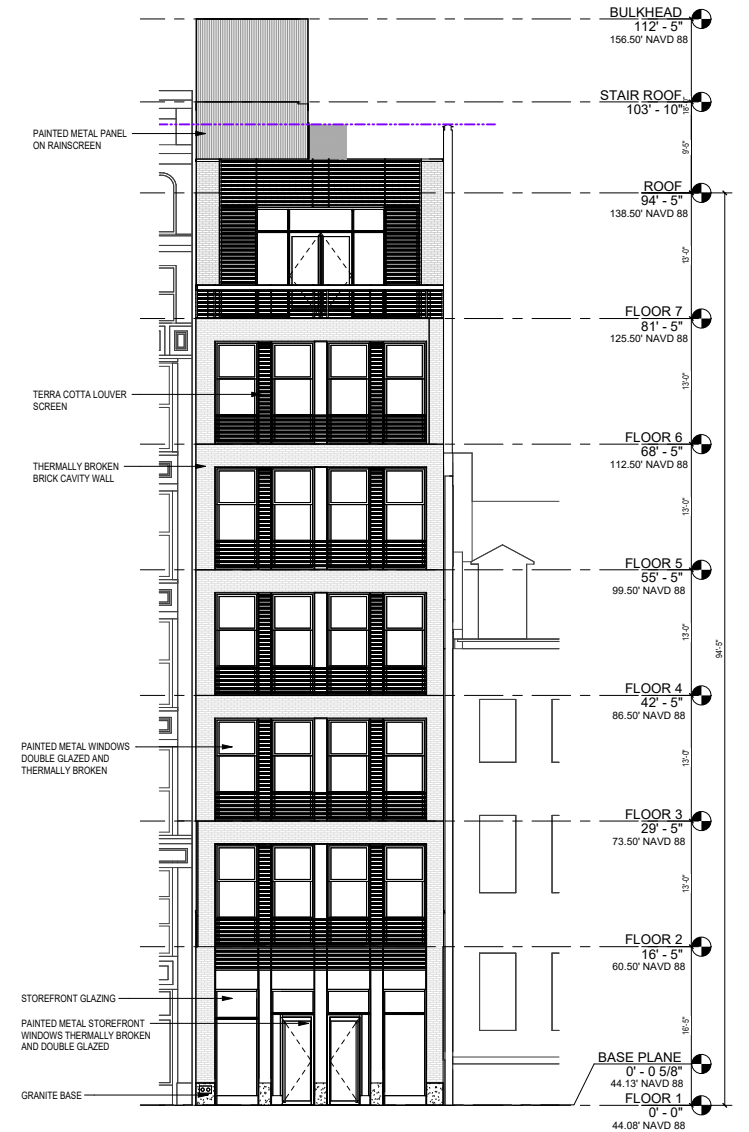
28



FLUE WITH RECTANGULAR METAL
CLADDING PAINTED TO MATCH BRICK



EAST BUILDING ELEVATION



SOUTH BUILDING ELEVATION



CURRENT RENDERING
27 E 4TH STREET
30

THANK YOU



BKSK

12.12.2023

The current proposal is:

Preservation Department – Item 1, LPC-21-03229

27 East 4th Street – NoHo Historic District Extension

Borough of Manhattan

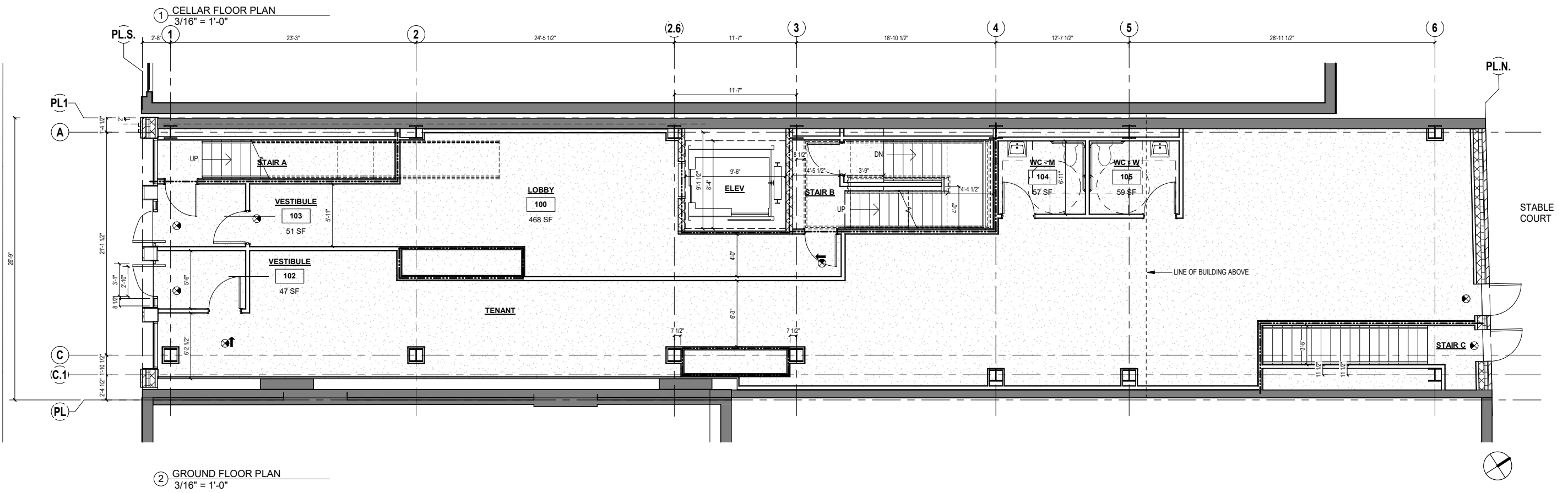
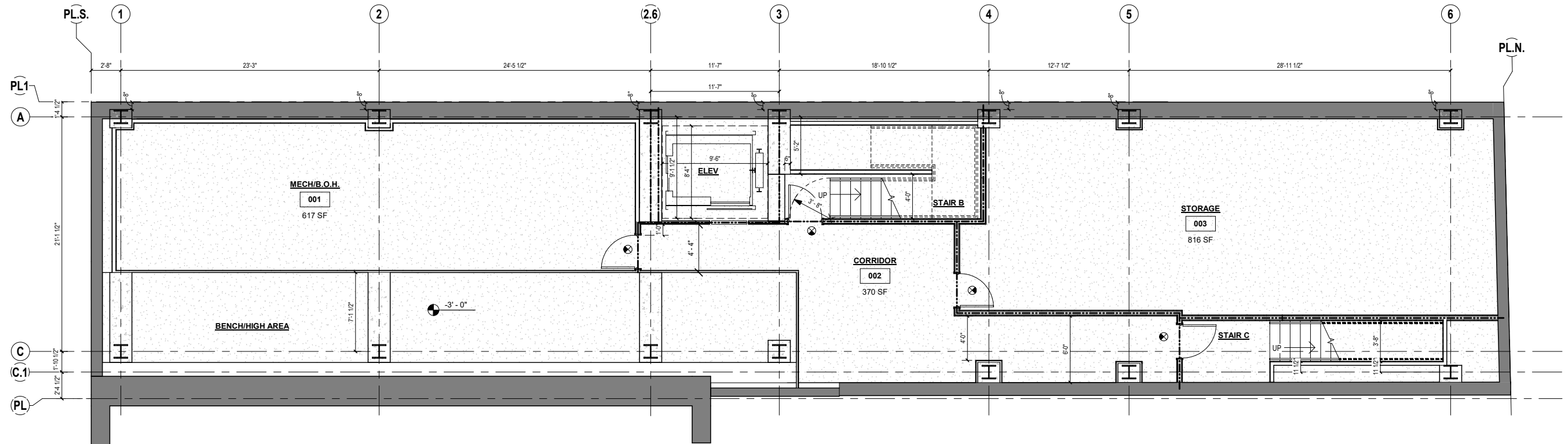
Note: this is a Public Meeting item. No public testimony will be received today as the hearing on this item is closed

APPENDIX

1. PLANS

2. ELEVATIONS

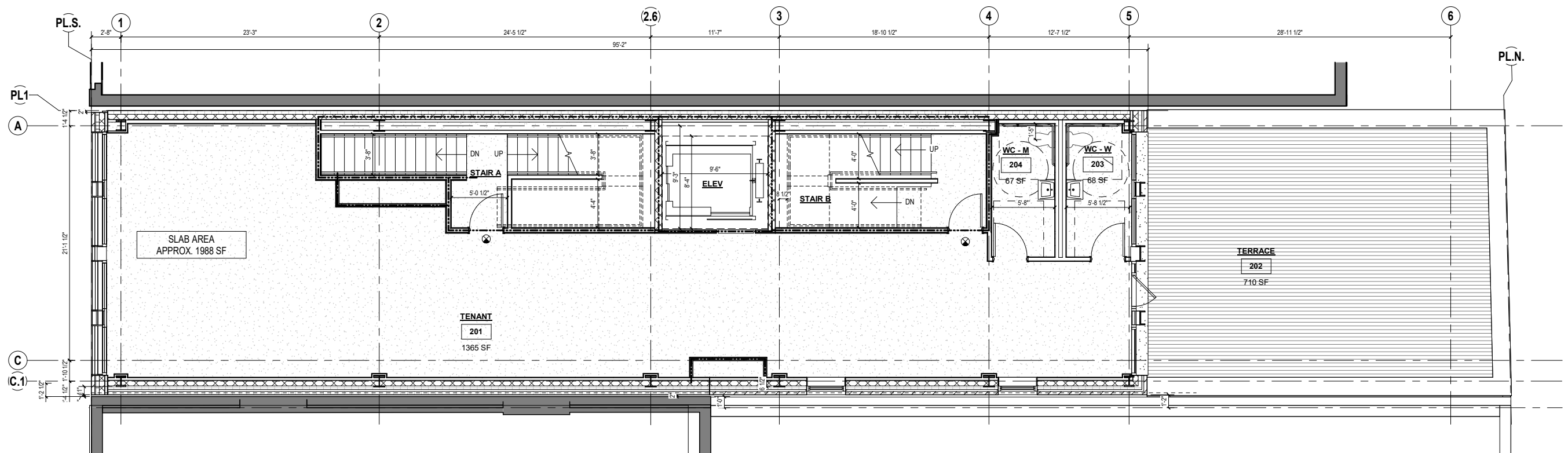
3. SECTIONS



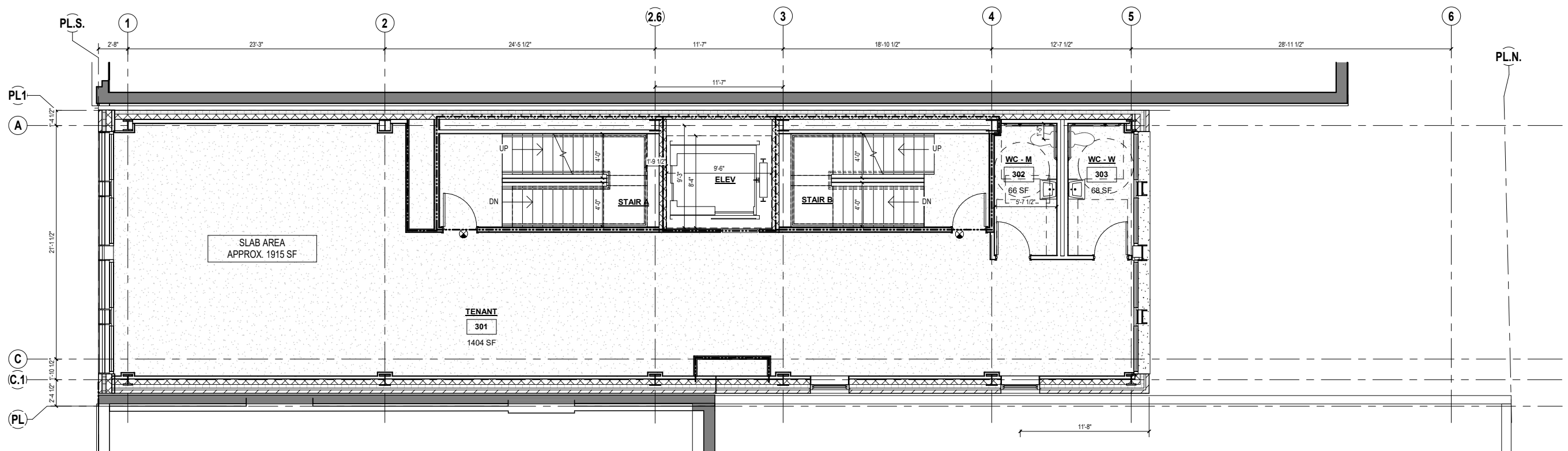
CURRENT FLOOR PLANS: CELLAR AND GROUND FLOOR

27 E 4TH STREET

32



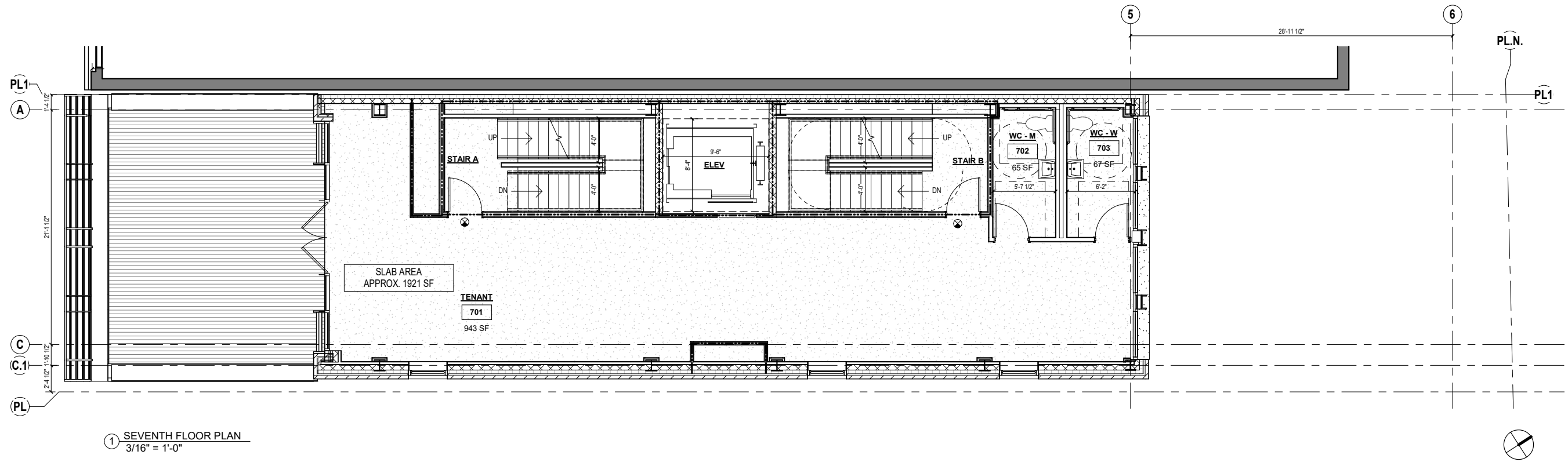
① SECOND FLOOR PLAN
3/16" = 1'-0"

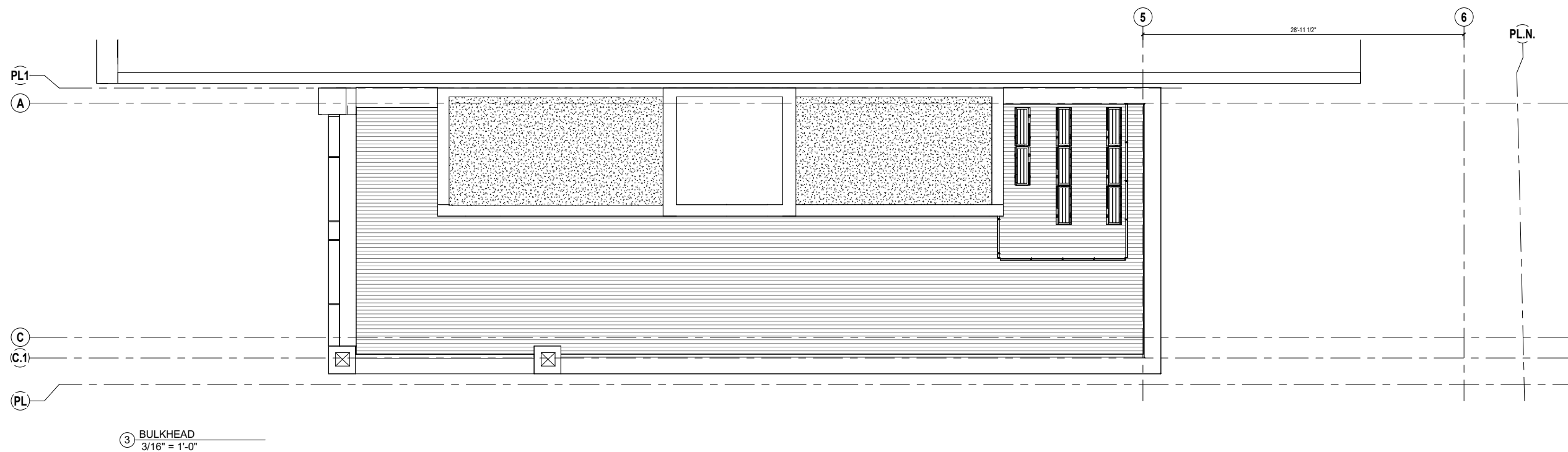
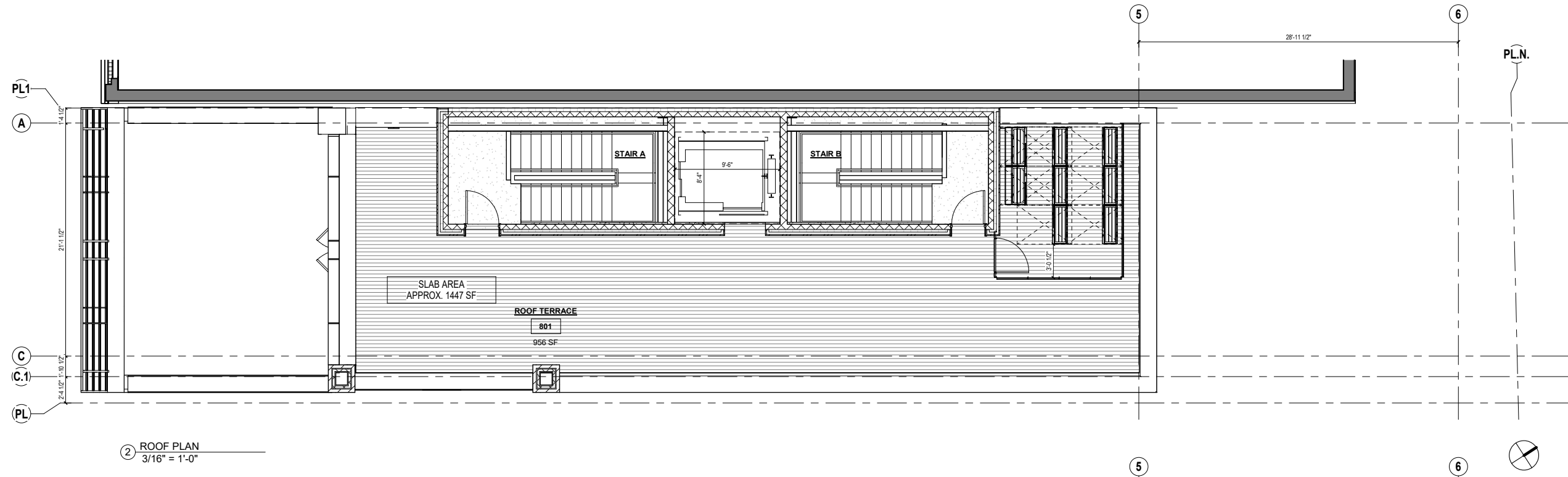


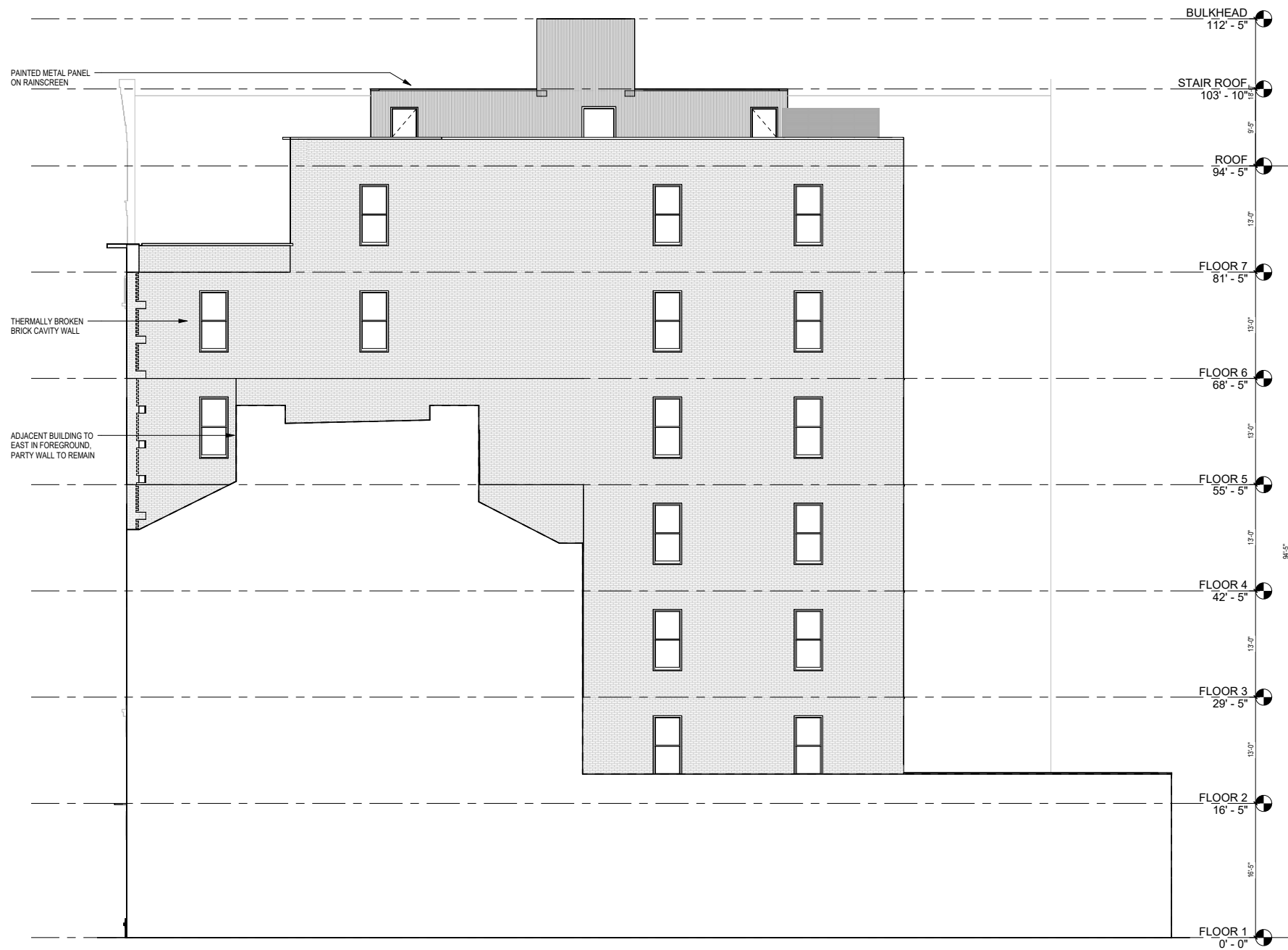
② TYPICAL FLOOR PLAN, FLOORS 3-6
3/16" = 1'-0"

CURRENT FLOOR PLANS: SECOND AND TYPICAL FLOORS

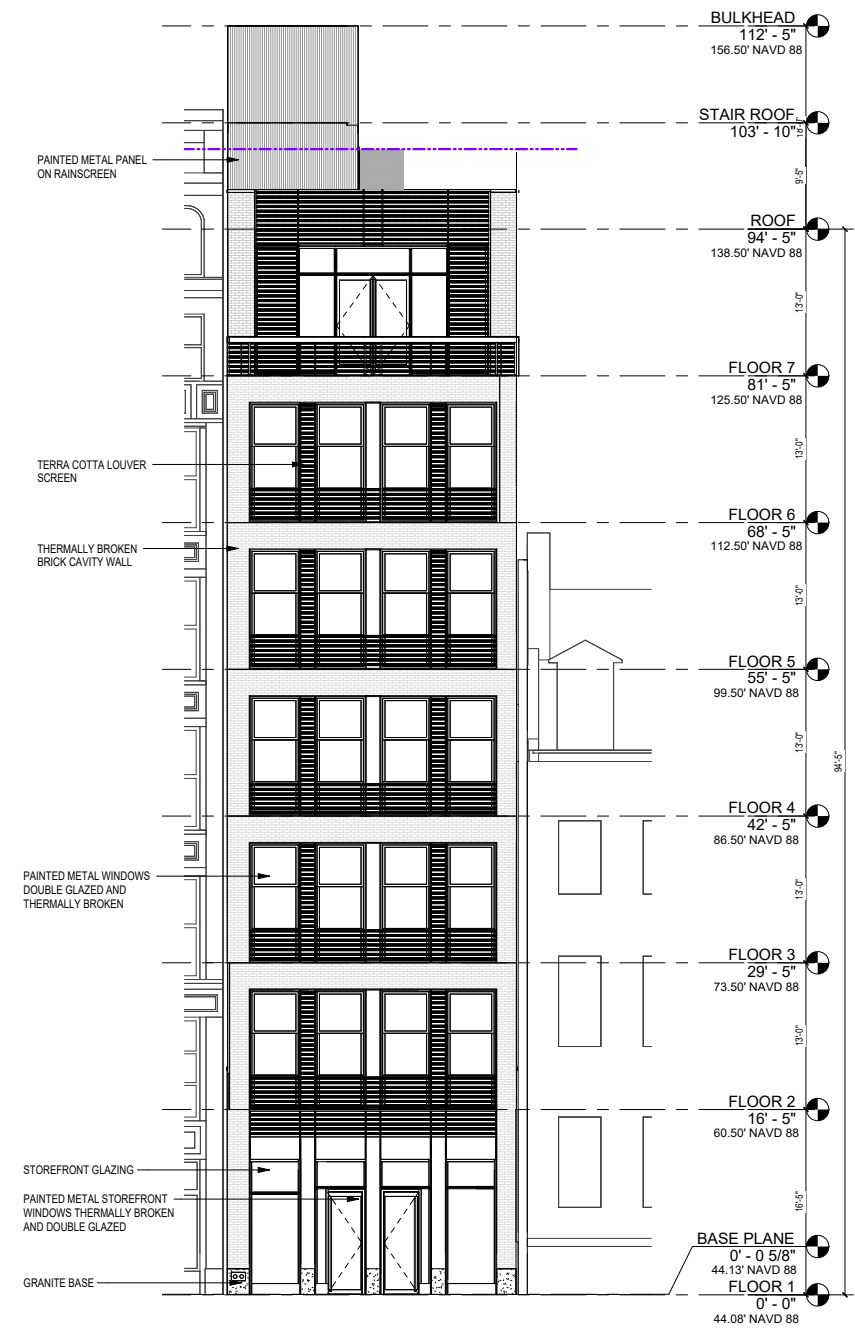
27 E 4TH STREET
33



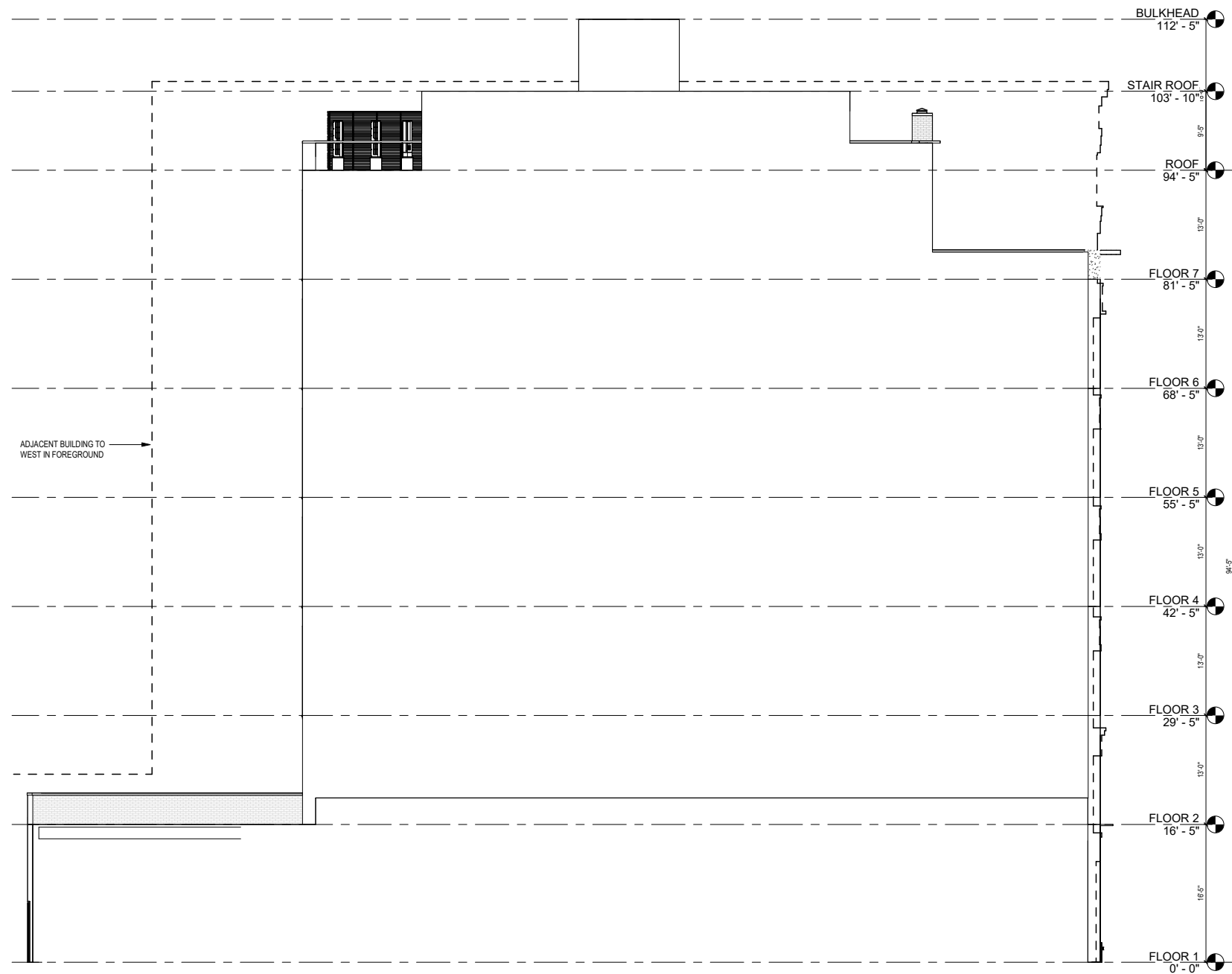




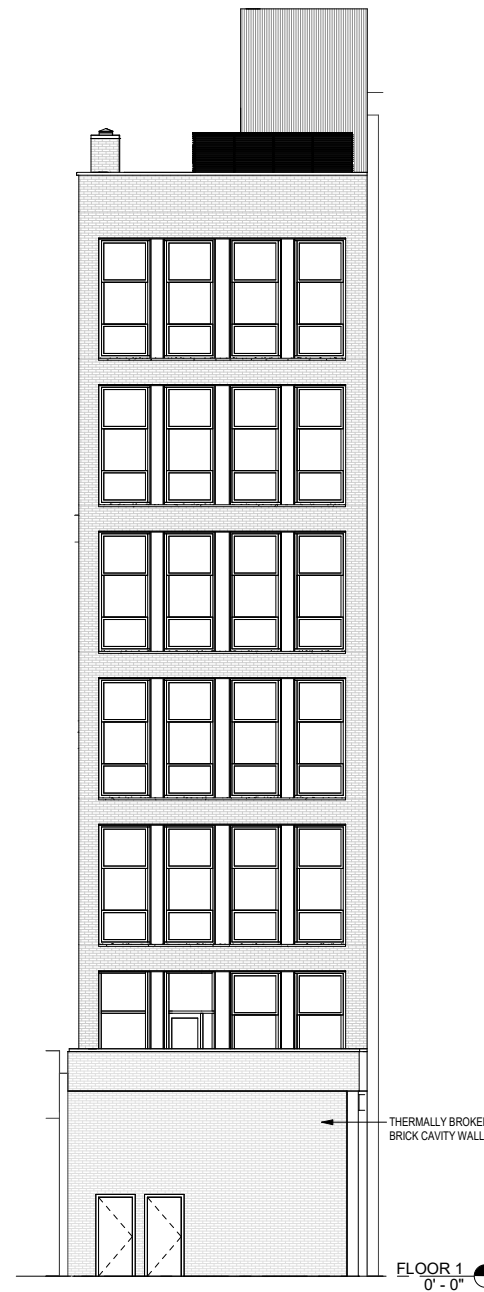
② BUILDING ELEVATION - EAST
1/8" = 1'-0"



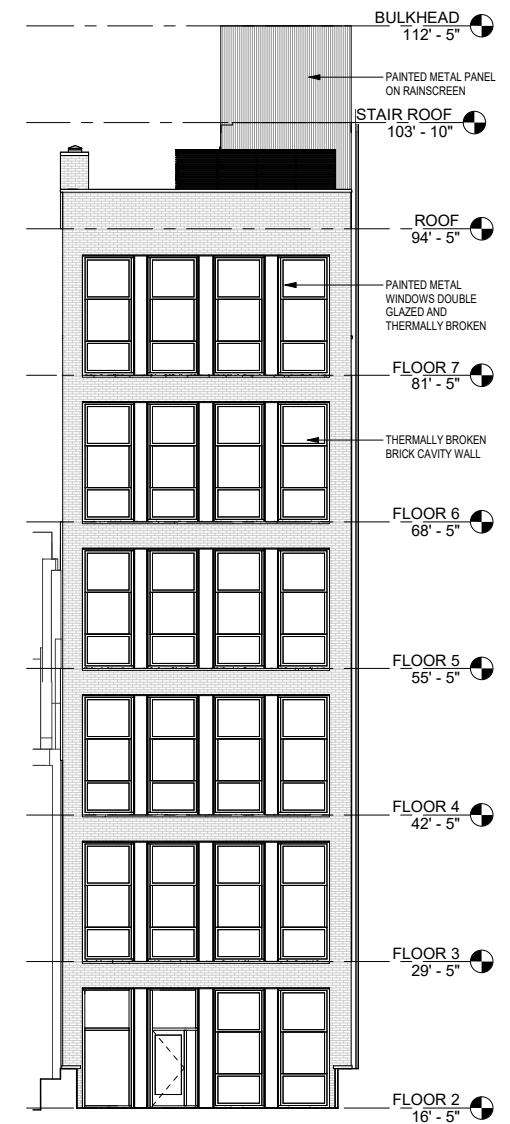
① BUILDING ELEVATION - SOUTH
1/8" = 1'-0"



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"

CURRENT BUILDING ELEVATIONS

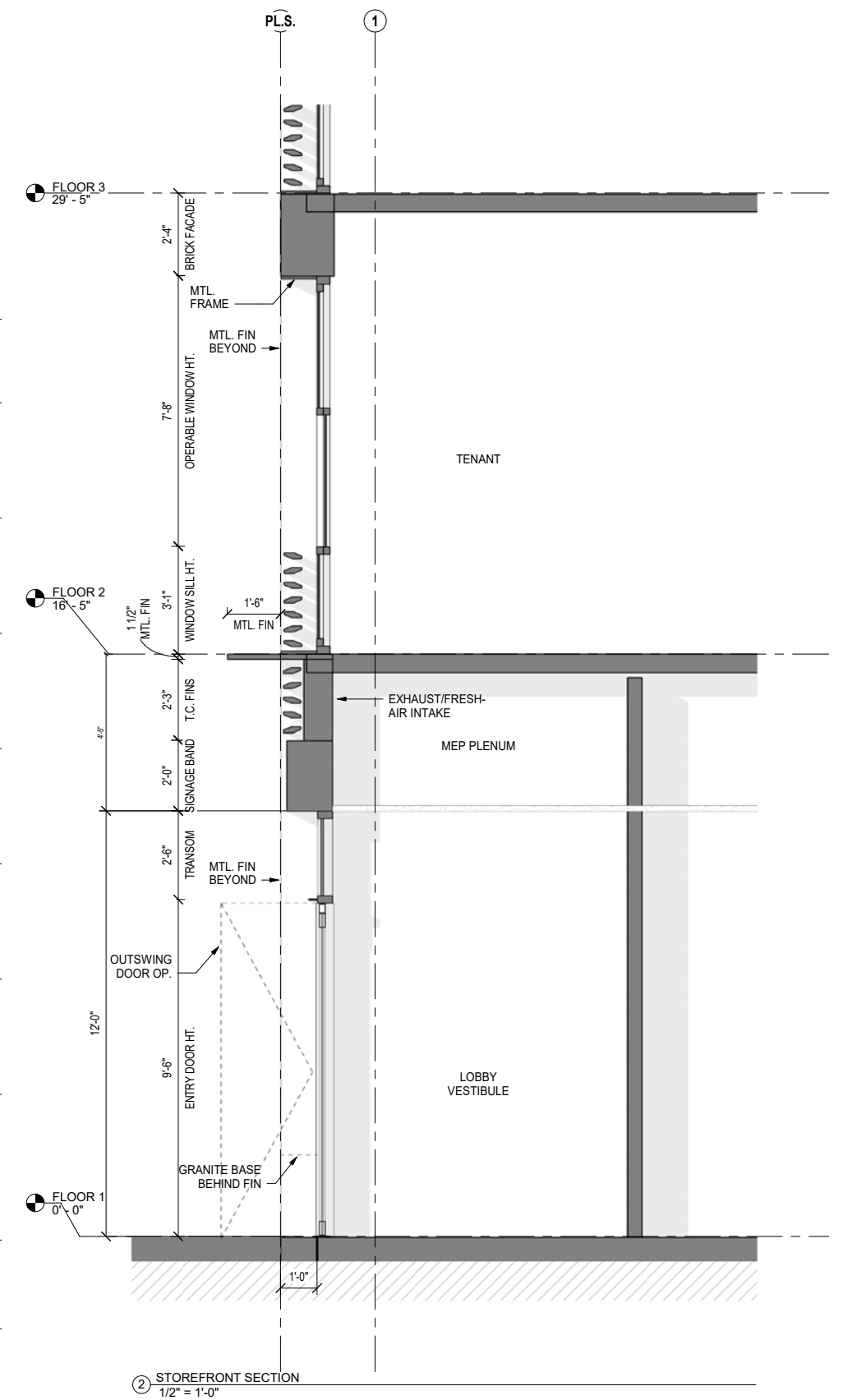
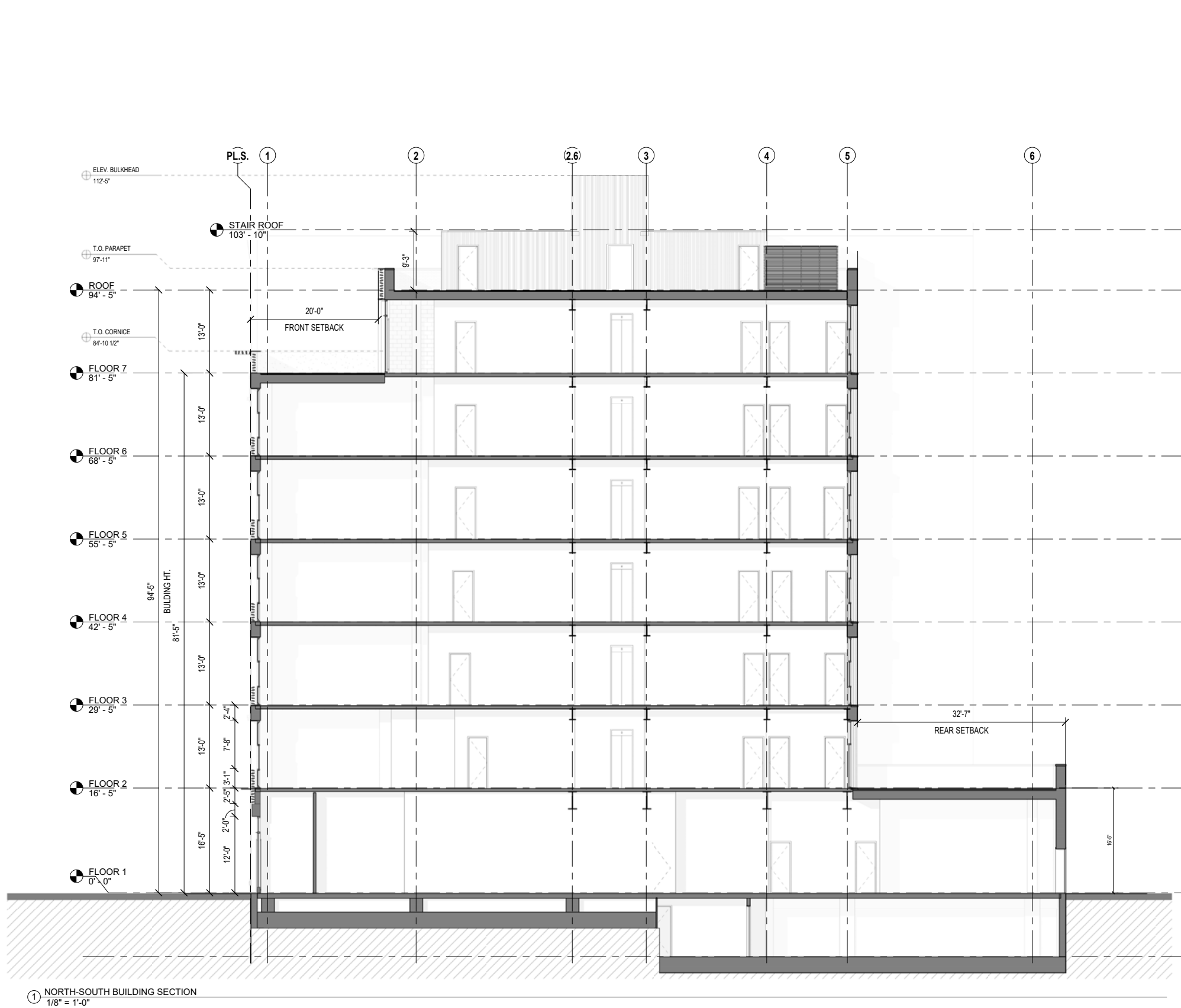
27 E 4TH STREET

37



BKSK

12.12.2023



The current proposal is:

Preservation Department – Item 1, LPC-21-03229

27 East 4th Street – NoHo Historic District Extension
Borough of Manhattan

Note: this is a Public Meeting item. No public testimony will be received today as the hearing on this item is closed