

327 WEST 4TH STREET
NEW YORK, NY 10014

LPC DOCKET #18-5249

NOVEMBER 22, 2016

SHEET 1 OF 34

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 34

Exterior trim & cornice painted
in dark color scheme

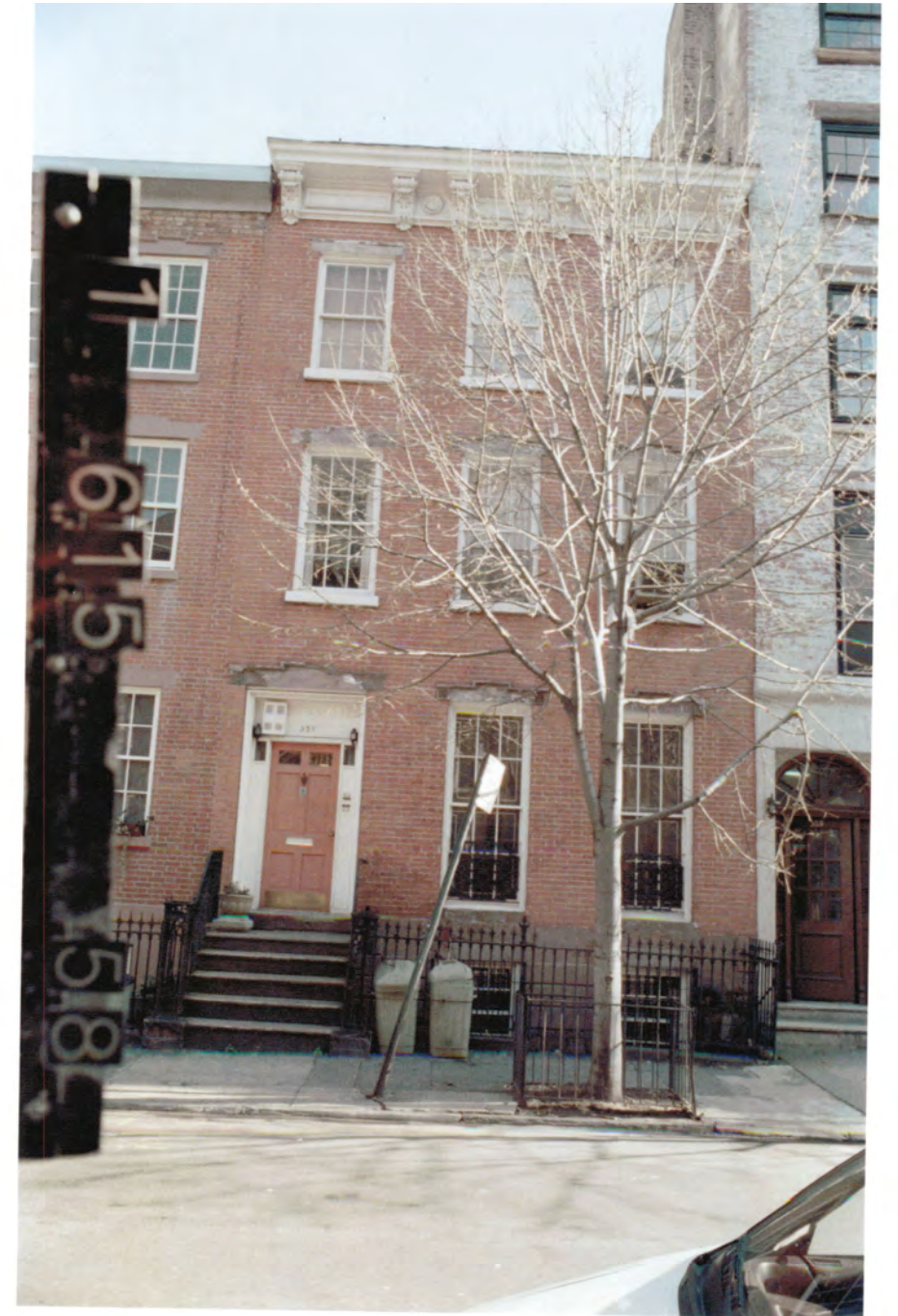
Chimney & piping extensions
at 329 West 4th Street



1. TAX PHOTO - c.1940



2. DESIGNATION PHOTO - c.1969



3. TAX PHOTO - c.1980

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HISTORIC TAX & LPC DESIGNATION PHOTOGRAPHS

DWG CONTENTS:

LPC #18-5249

SCALE: N.T.S.

DWG NO.: 3 OF 34

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

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DWG CONTENTS:

LPC #18-5249

SCALE: N.T.S.

DWG NO.: 4 OF 34

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

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EXISTING STREET ELEVATION VIEW FROM WEST 4TH STREET

DWG CONTENTS:

LPC #18-5249

SCALE: N.T.S.

DWG NO.: 5 OF 34

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"



OCTOBER 25 PROPOSED FRONT ELEVATION

Cable guardrail & gooseneck access ladder per FDNY requirements

Rebuild chimney at existing location

Stair bulkhead beyond

Proposed rooftop addition, standing seam zinc

Painted steel awning window

Extended chimney at 329 West 4th

Replacement 6 over 6 windows

New entry door

Proposed decorative newel post cap

Restore decorative iron window guards

Restore decorative iron fence

Relocate existing areaway gate

Restore brownstone stoop

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DWG CONTENTS:

LPC #18-5249

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

DWG NO.: 6 OF 34

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 & gooseneck access ladder per FDNY requirements

Rebuild chimney at existing location

Proposed rooftop addition, standing seam zinc

Roof hatch beyond

Painted steel awning window

Extended chimney at 329 West 4th

Replacement 6 over 6 windows

New, historically appropriate, door and enframement.

Proposed decorative newel post cap

Restore decorative iron window guards

Restore decorative iron fence

Relocate existing areaway gate

Restore brownstone stoop

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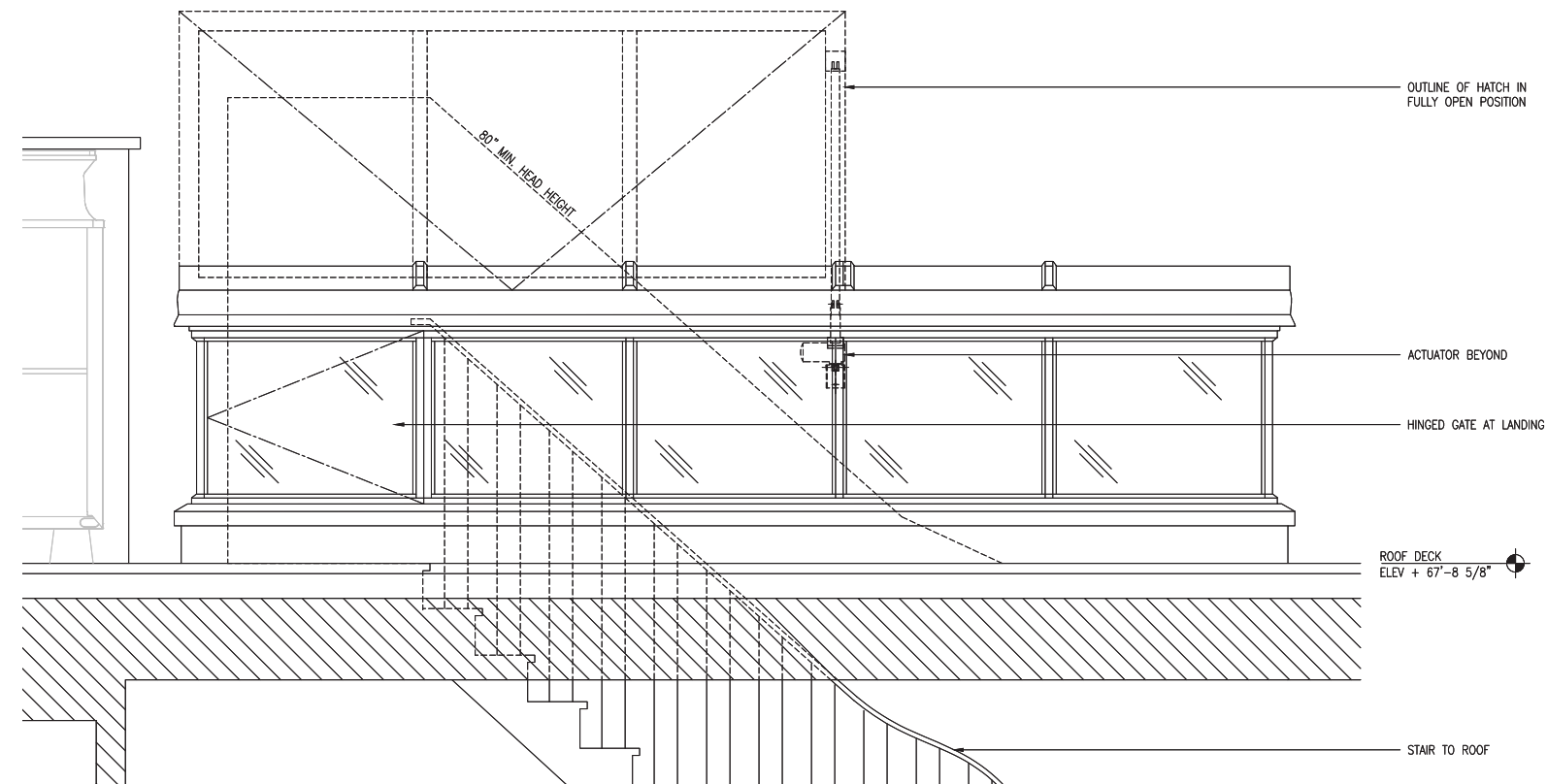
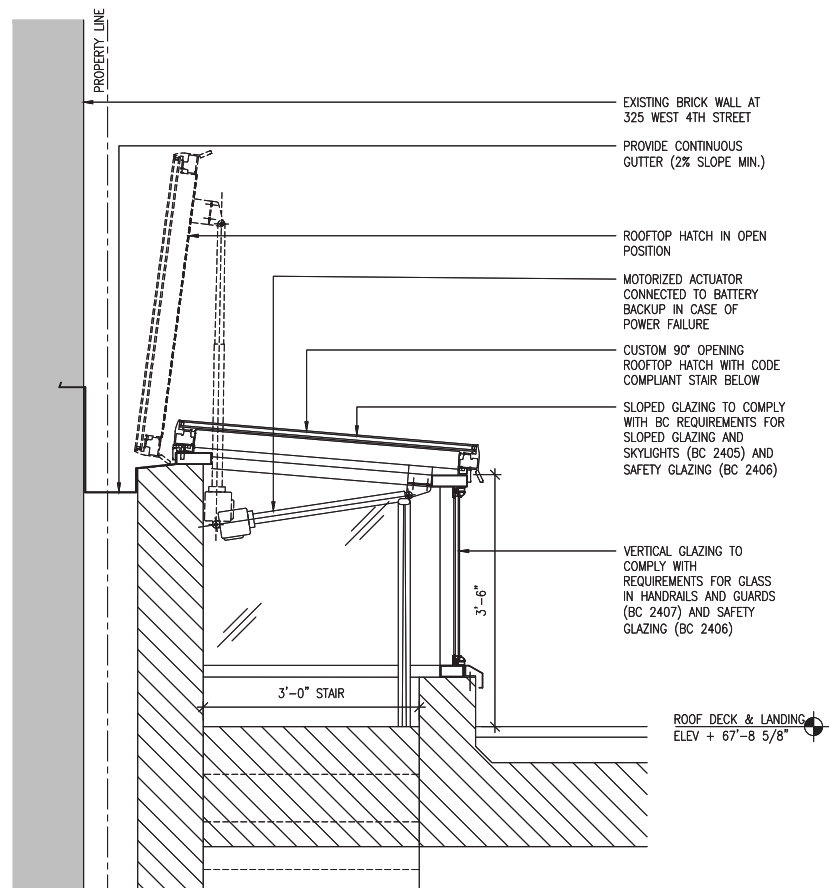
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DWG CONTENTS:

LPC #18-5249

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

DWG NO.: 7 OF 34



EXAMPLE IMAGE OF BOX GLAZED SKYLIGHT

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CUSTOM BOX GLAZED ROOF ACCESS SKYLIGHT DETAILS

DWG CONTENTS:

LPC #18-5249

SCALE: 3/8" = 1'-0"

DWG NO.:

8 OF 34



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.

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EXISTING REAR YARD IMAGES

DWG CONTENTS:

LPC #18-5249

SCALE: N.T.S.

DWG NO.: 9 OF 34



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EXISTING WEST 4TH REAR ELEVATION

DWG CONTENTS:

LPC #18-5249

SCALE: 3/16" = 1'-0"

DWG NO.:

10 OF 34

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

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

PROPOSED REAR FACADE
ELEV + 57'-2"

EXISTING REAR GARDEN
ELEV + 25'-4"

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

Project location

Grade

323

325

327

329

331

Jane St.

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OCTOBER 25 PROPOSED WEST 4TH REAR ELEVATION

DWG CONTENTS:

LPC #18-5249

SCALE: 3/16" = 1'-0"

DWG NO.:

11 OF 34

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

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

PROPOSED REAR FACADE
ELEV + 57'-2"

EXISTING REAR GARDEN
ELEV + 25'-4"

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

Project location

Grade

323

325

327

329

331

Jane St.

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PROPOSED WEST 4TH REAR ELEVATION

DWG CONTENTS:

LPC #18-5249

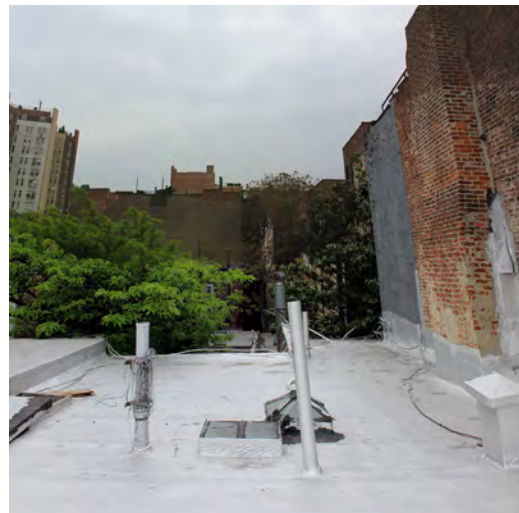
SCALE: 3/16" = 1'-0"

DWG NO.:

12 OF 34



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

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EXISTING ROOFTOP PHOTO SURVEY

DWG CONTENTS:

LPC #18-5249

SCALE: N.T.S.

DWG NO.: 13 OF 34

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"



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EXISTING BUILDING SECTION

DWG CONTENTS:

LPC #18-5249

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

DWG NO.:

14 OF 34

STAIR BULKHEAD
ELEV 76'-1/2"

ROOF DECK
ELEV 67'-8 5/8"

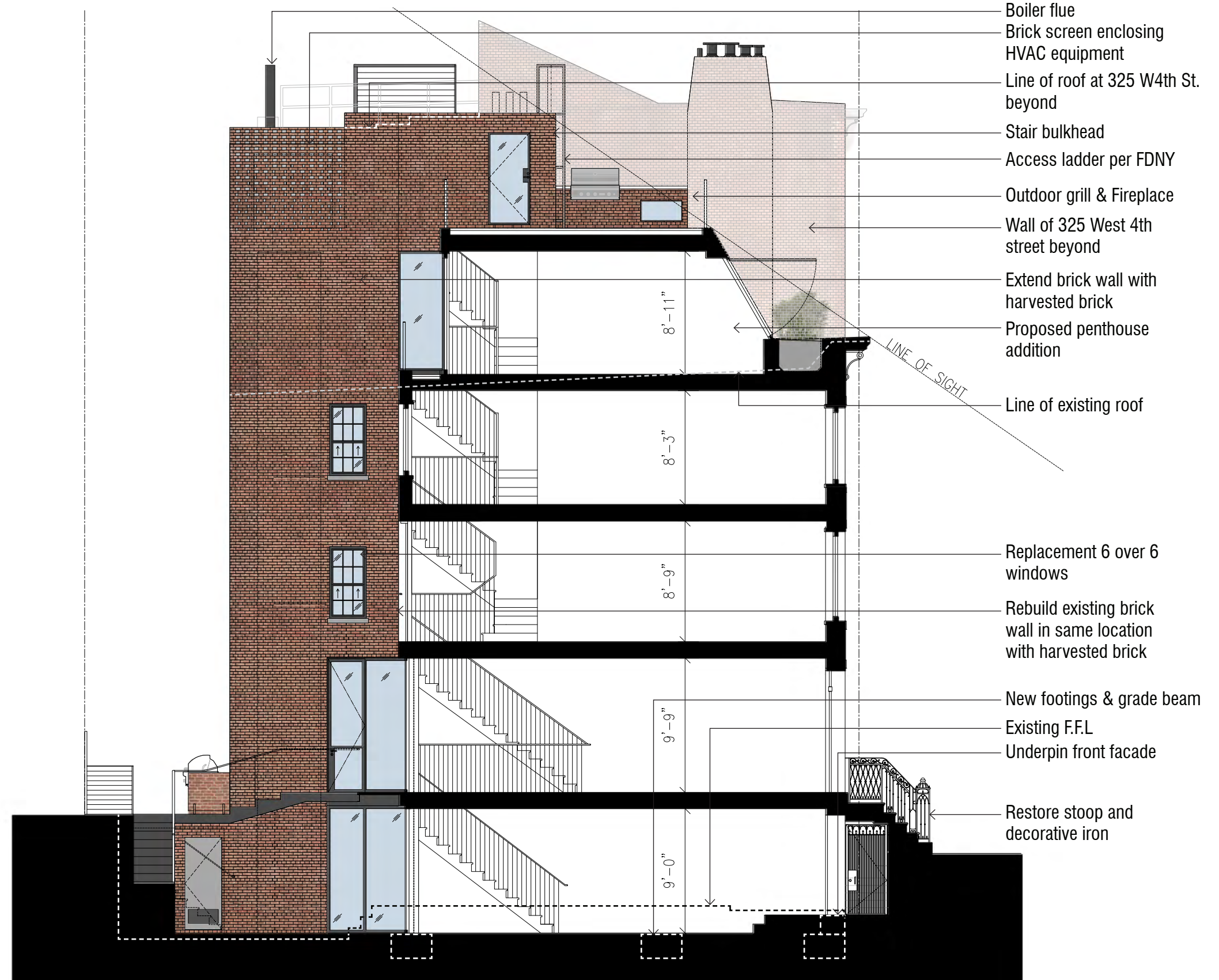
FINISHED 4TH FL
ELEV 57'-1 1/2"

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
 Line of roof at 325 W4th St. beyond
 Stair bulkhead
 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
 Rebuild existing brick wall in same location with harvested brick
 New footings & grade beam
 Existing F.F.L.
 Underpin front facade
 Restore stoop and decorative iron

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OCTOBER 25 PROPOSED BUILDING SECTION

DWG CONTENTS:

LPC #18-5249

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

DWG NO.:

15 OF 34

STAIR BULKHEAD
ELEV 71'-8 5/8"

ROOF DECK
ELEV 67'-8 5/8"

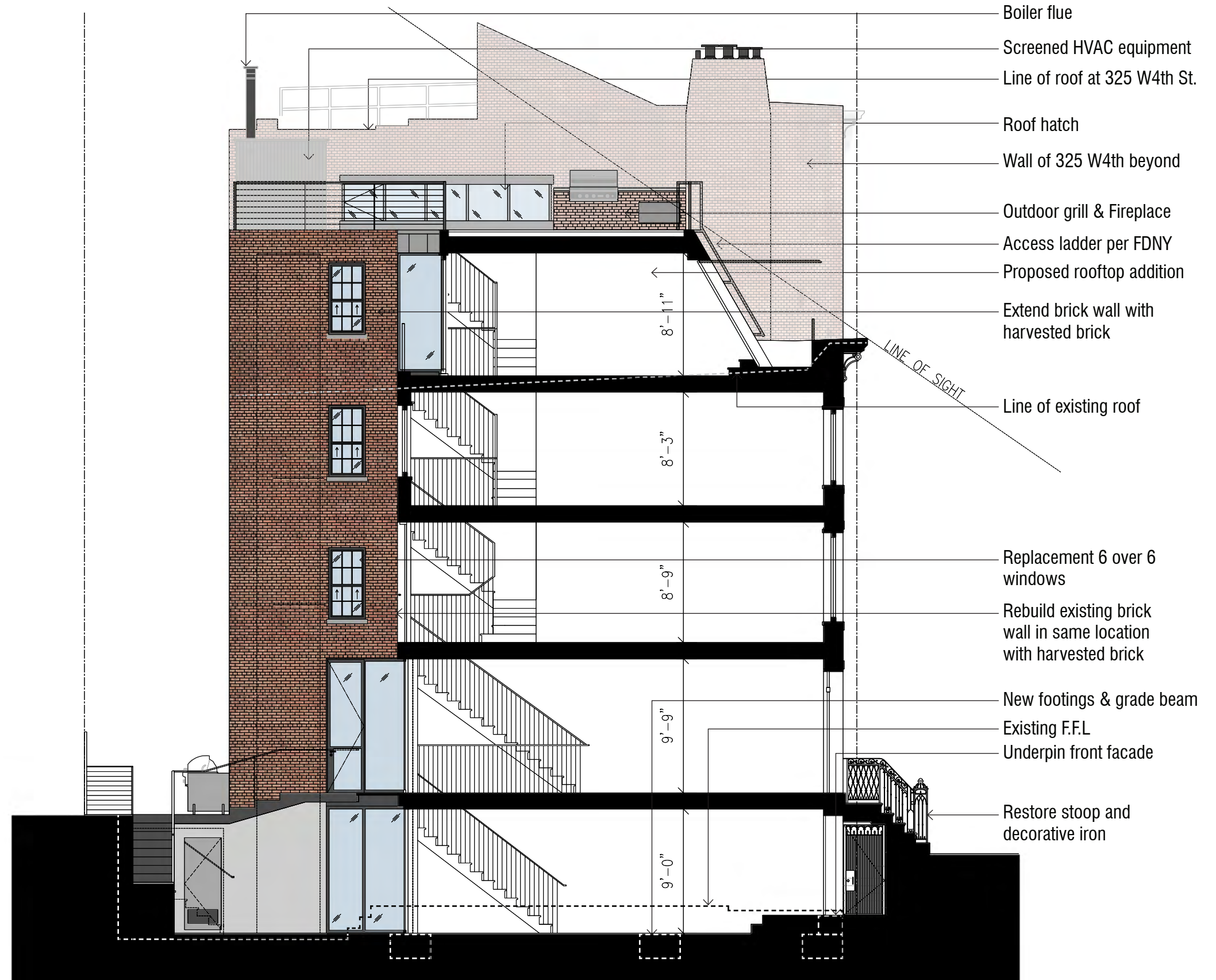
FINISHED 4TH FL
ELEV 57'-1 1/2"

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
 Screened HVAC equipment
 Line of roof at 325 W4th St.
 Roof hatch
 Wall of 325 W4th beyond
 Outdoor grill & Fireplace
 Access ladder per FDNY
 Proposed rooftop addition
 Extend brick wall with harvested brick
 LINE OF SIGHT
 Line of existing roof
 Replacement 6 over 6 windows
 Rebuild existing brick wall in same location with harvested brick
 New footings & grade beam
 Existing F.F.L.
 Underpin front facade
 Restore stoop and decorative iron

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PROPOSED BUILDING SECTION

DWG CONTENTS:

LPC #18-5249

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

DWG NO.:

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

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DWG CONTENTS:

LPC #18-5249

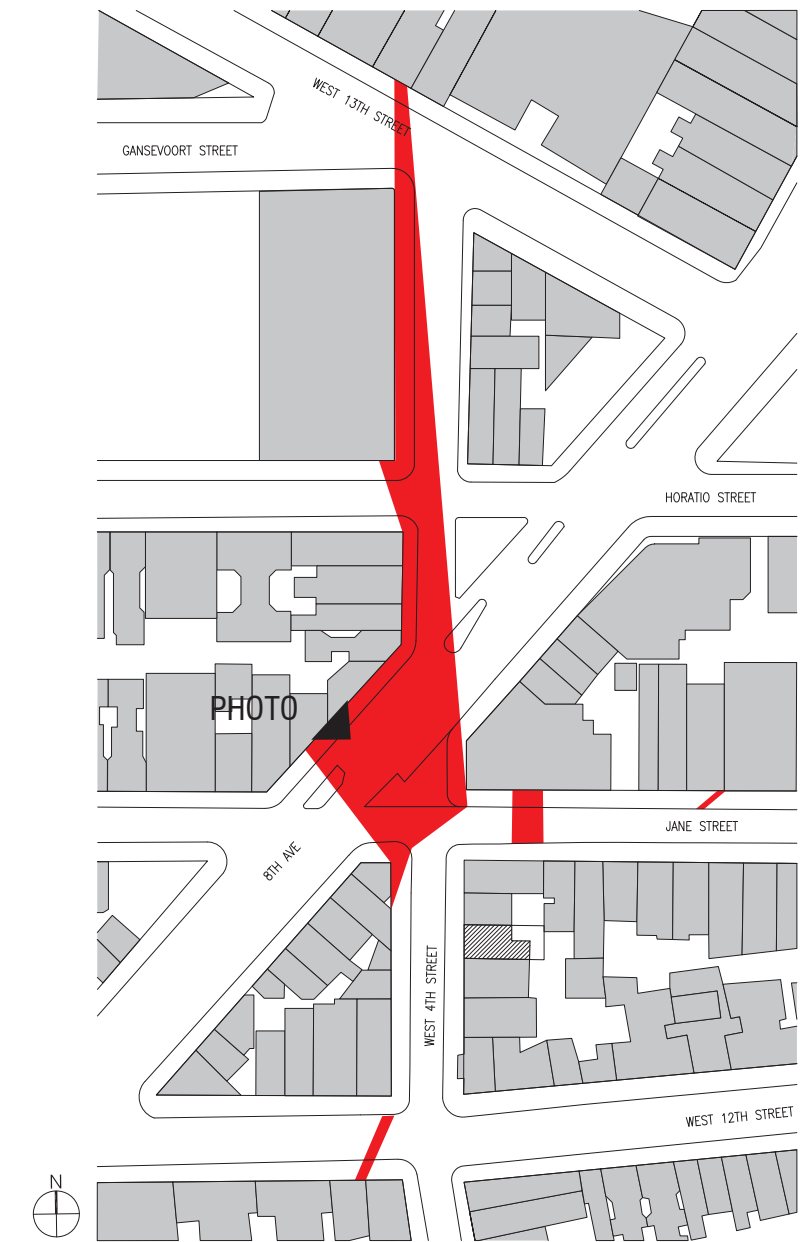
SCALE:

DWG NO.:

17 OF 34



OCTOBER 25 MOCKUP IMAGE (10/19/2016):
 Seen from across 8th Ave. looking Southeast



ROOFTOP ADDITION VISIBILITY DIAGRAM
 1/128" = 1'-0"

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DWG CONTENTS:

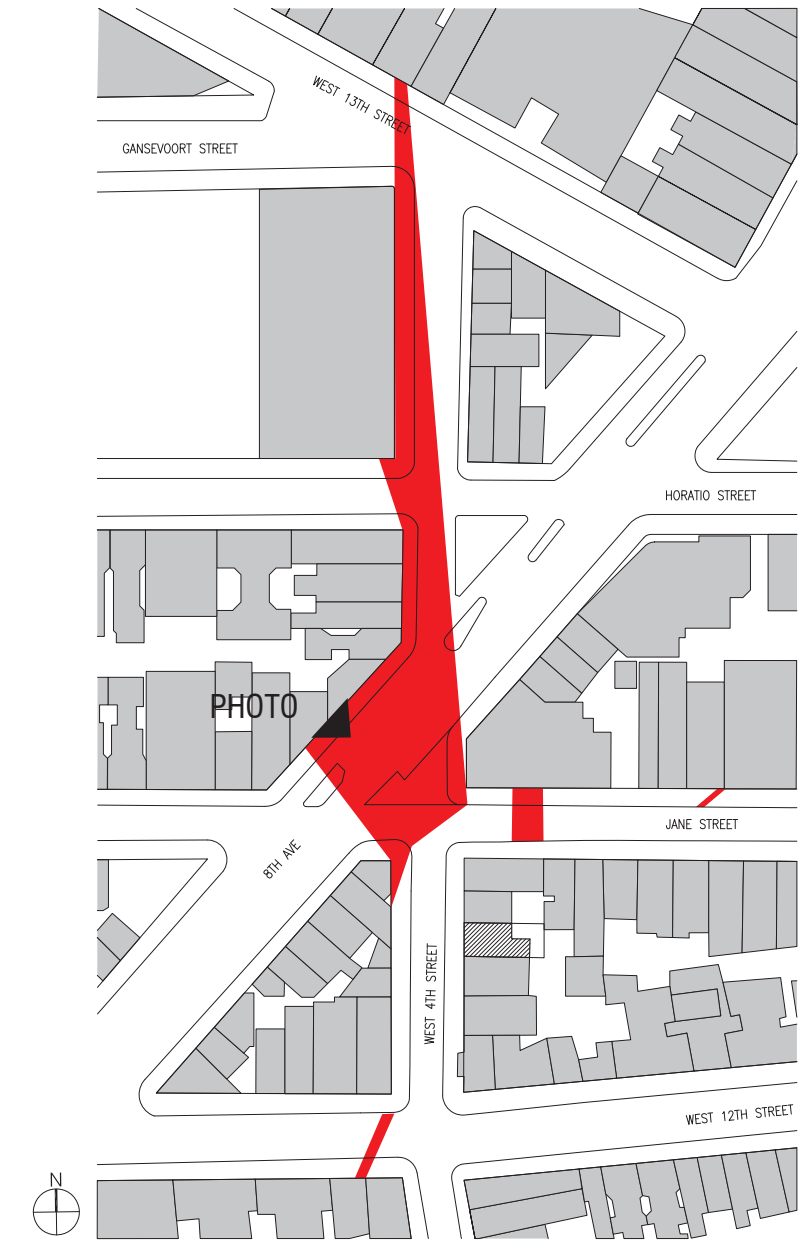
LPC #18-5249

SCALE:

DWG NO.:



MOCKUP IMAGE (11/16/2016):
Seen from across 8th Ave. looking Southeast



ROOFTOP ADDITION VISIBILITY DIAGRAM
1/128" = 1'-0"

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DWG CONTENTS:

LPC #18-5249

SCALE:

DWG NO.:

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OCTOBER 25 PROPOSED
Seen from Eighth Ave. & Jane Street

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DWG CONTENTS:

LPC #18-5249

SCALE:

DWG NO.:

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CURRENT PROPOSED:
 Seen from Eighth Ave. & Jane Street

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DWG CONTENTS:

LPC #18-5249

SCALE:

DWG NO.:

21 OF 34



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

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DWG CONTENTS:

LPC #18-5249

SCALE:

DWG NO.:

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OCTOBER 25 PROPOSED:
Seen from Jane Street

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DWG CONTENTS:

LPC #18-5249

SCALE:

DWG NO.:

23 OF 34



CURRENT PROPOSED:
Seen from Jane Street

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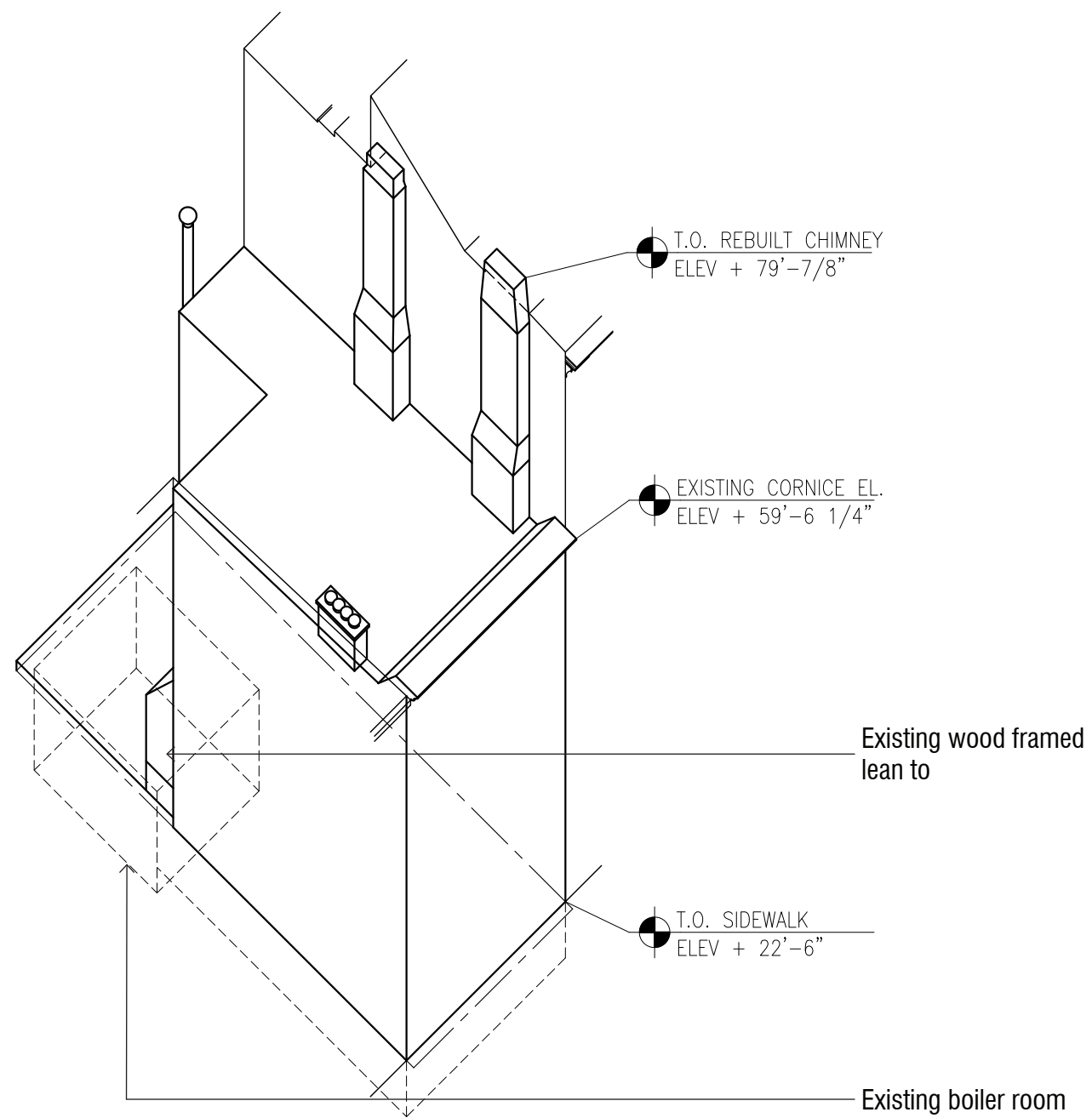
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LPC #18-5249

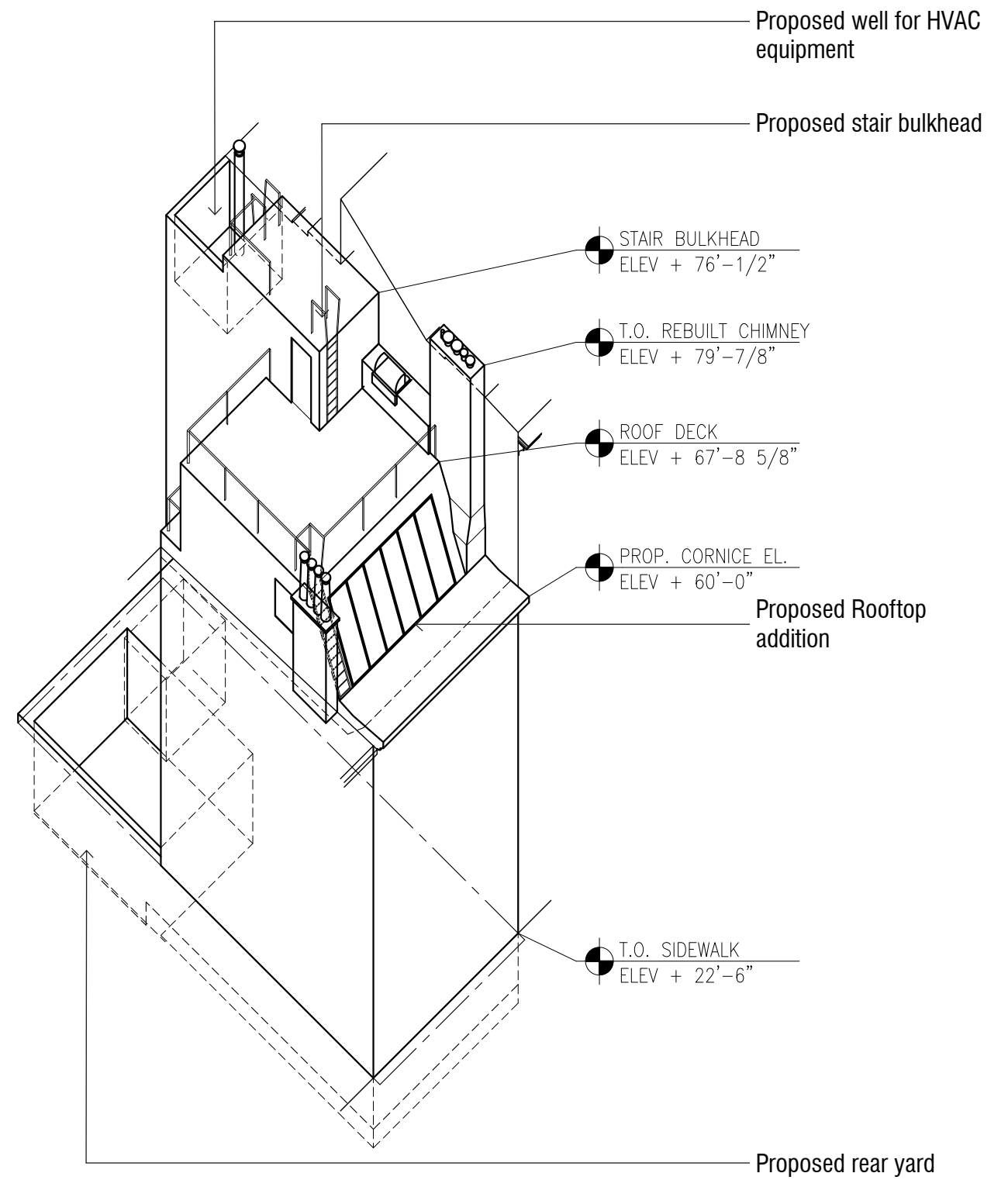
SCALE:

DWG NO.:

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EXISTING BUILDING AXONOMETRIC



OCTOBER 25 PROPOSED BUILDING AXONOMETRIC

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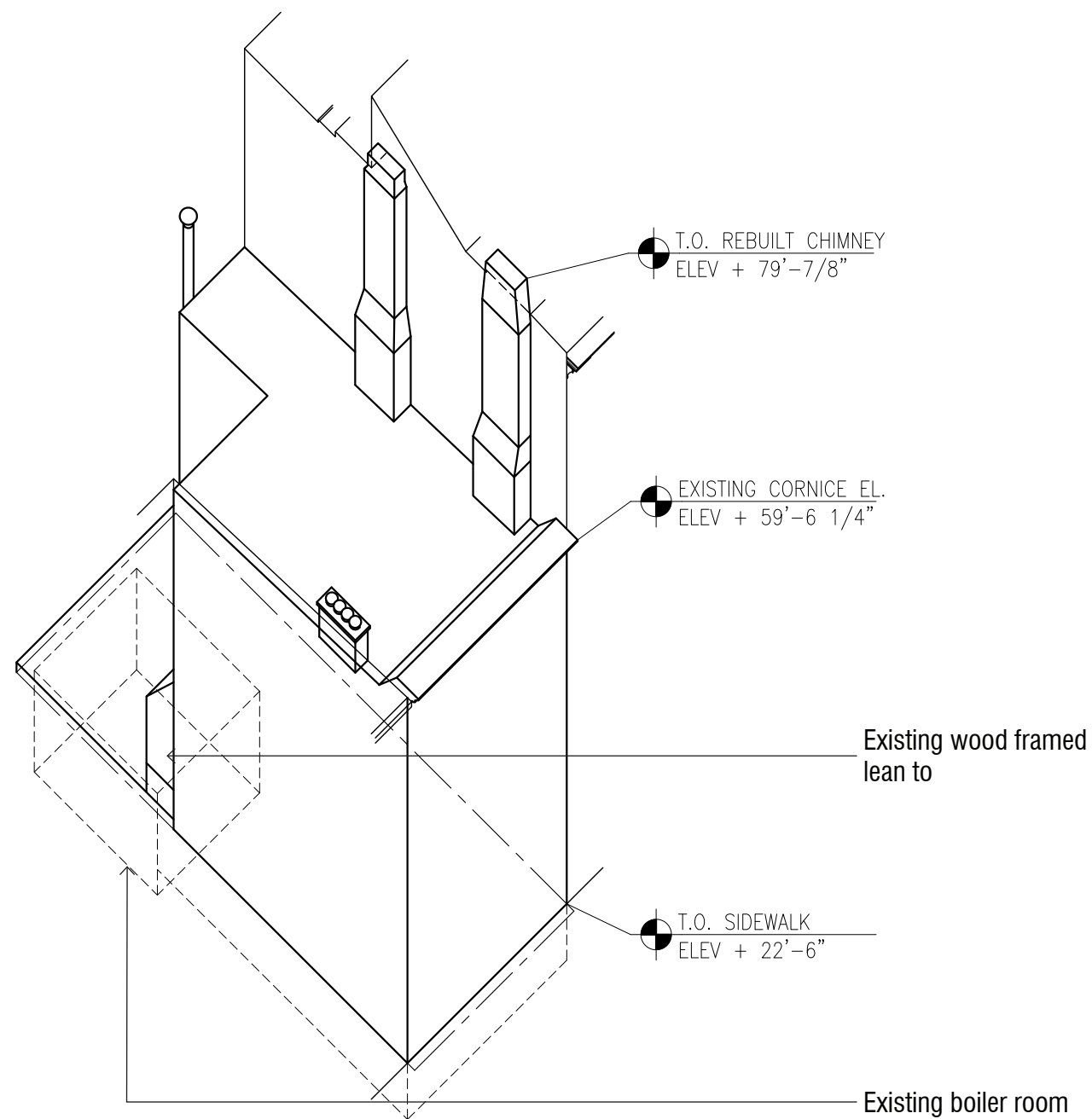
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LPC #18-5249

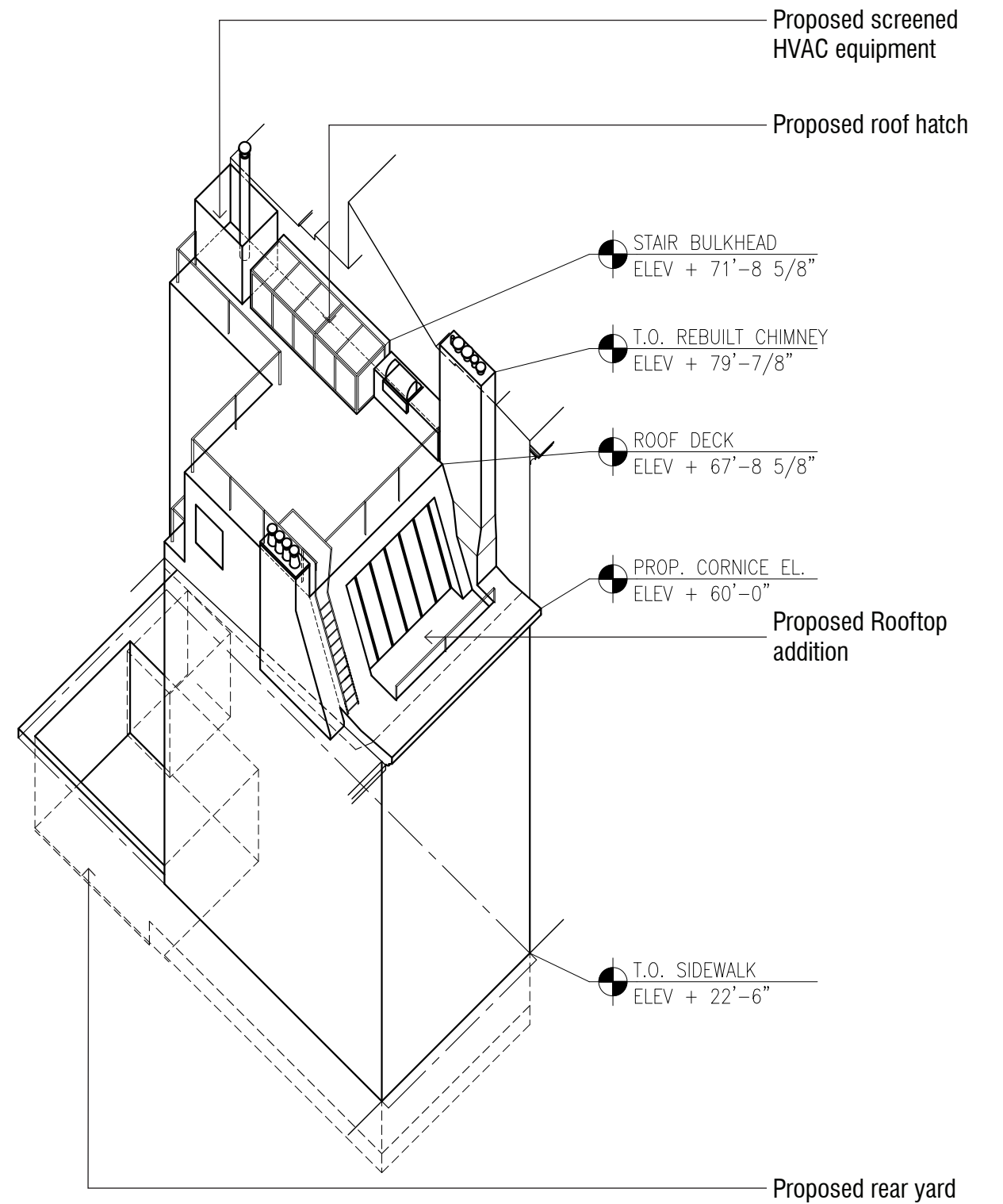
SCALE: 1/16" = 1'-0"

DWG NO.:

25 OF 34



EXISTING BUILDING AXONOMETRIC



OCTOBER 25 PROPOSED BUILDING AXONOMETRIC

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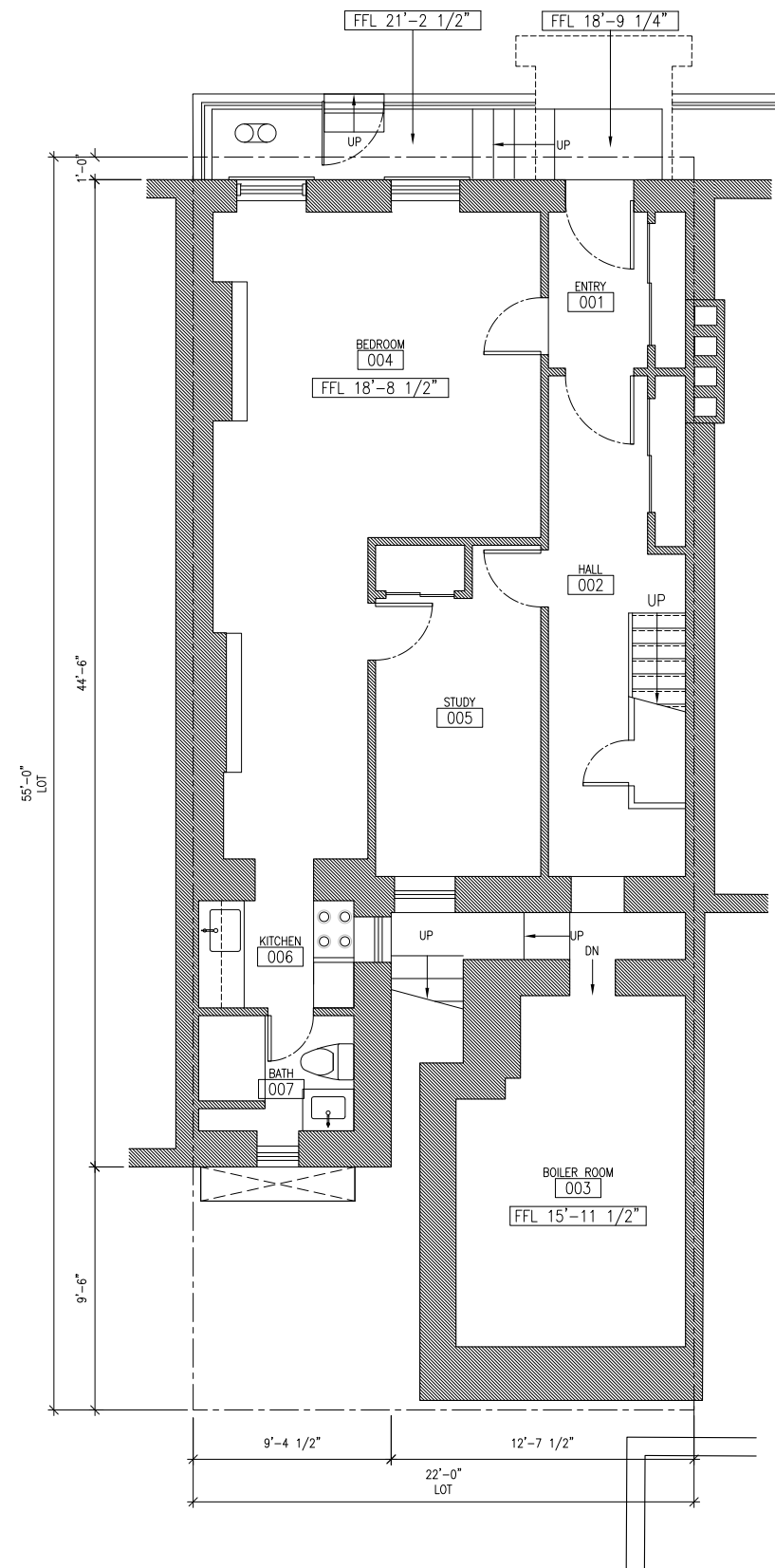
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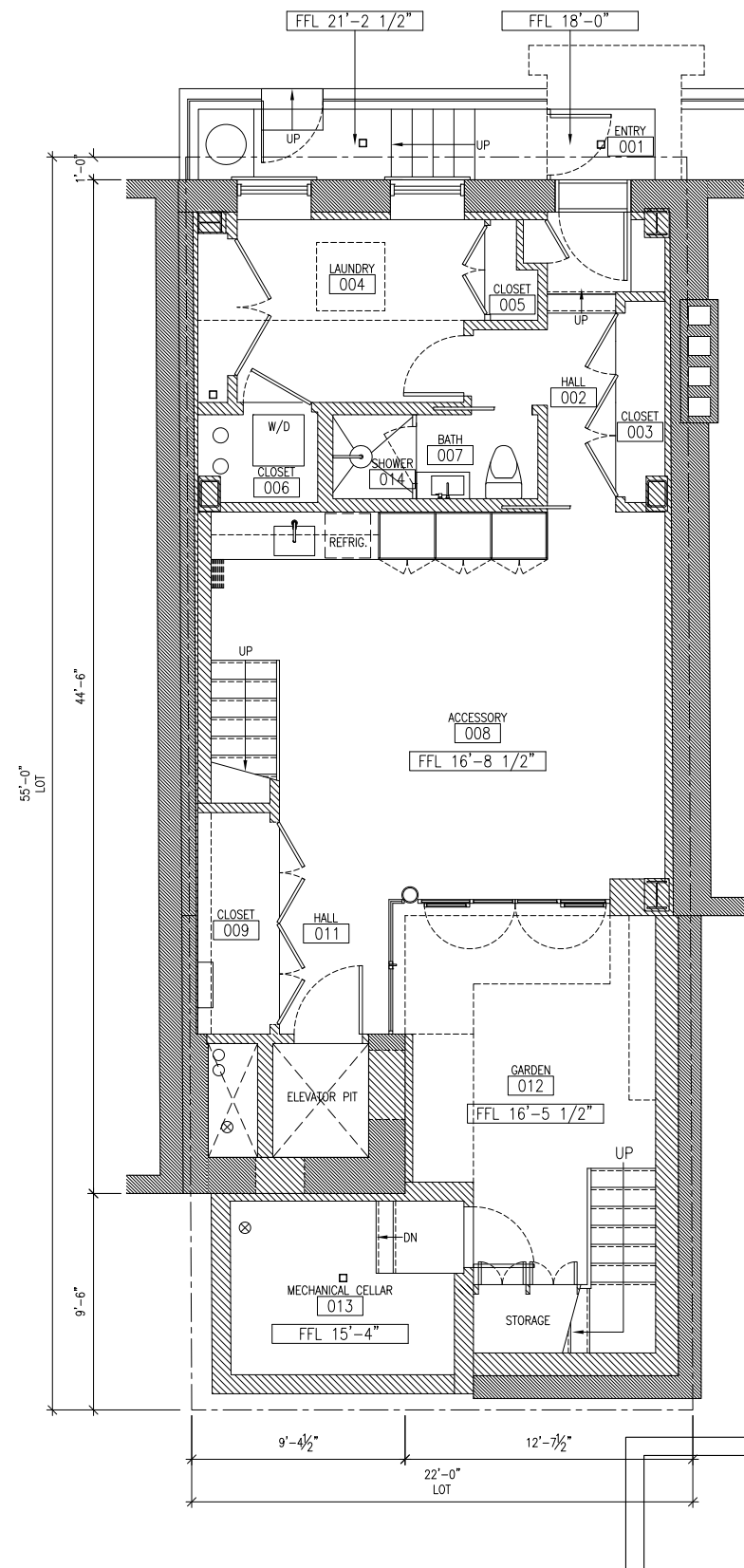
SCALE: 1/16" = 1'-0"

DWG NO.:

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EXISTING BASEMENT PLAN



PROPOSED CELLAR PLAN

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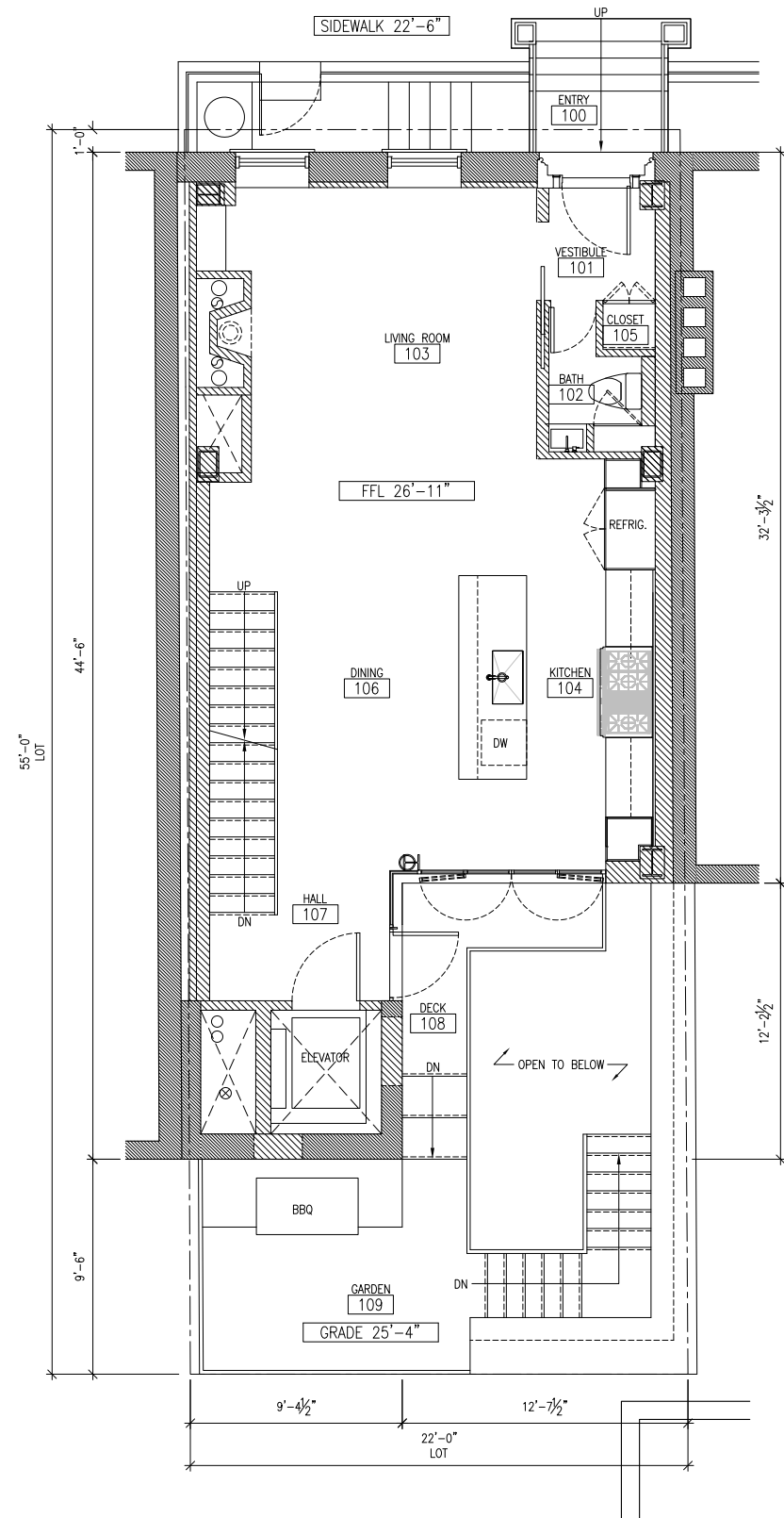
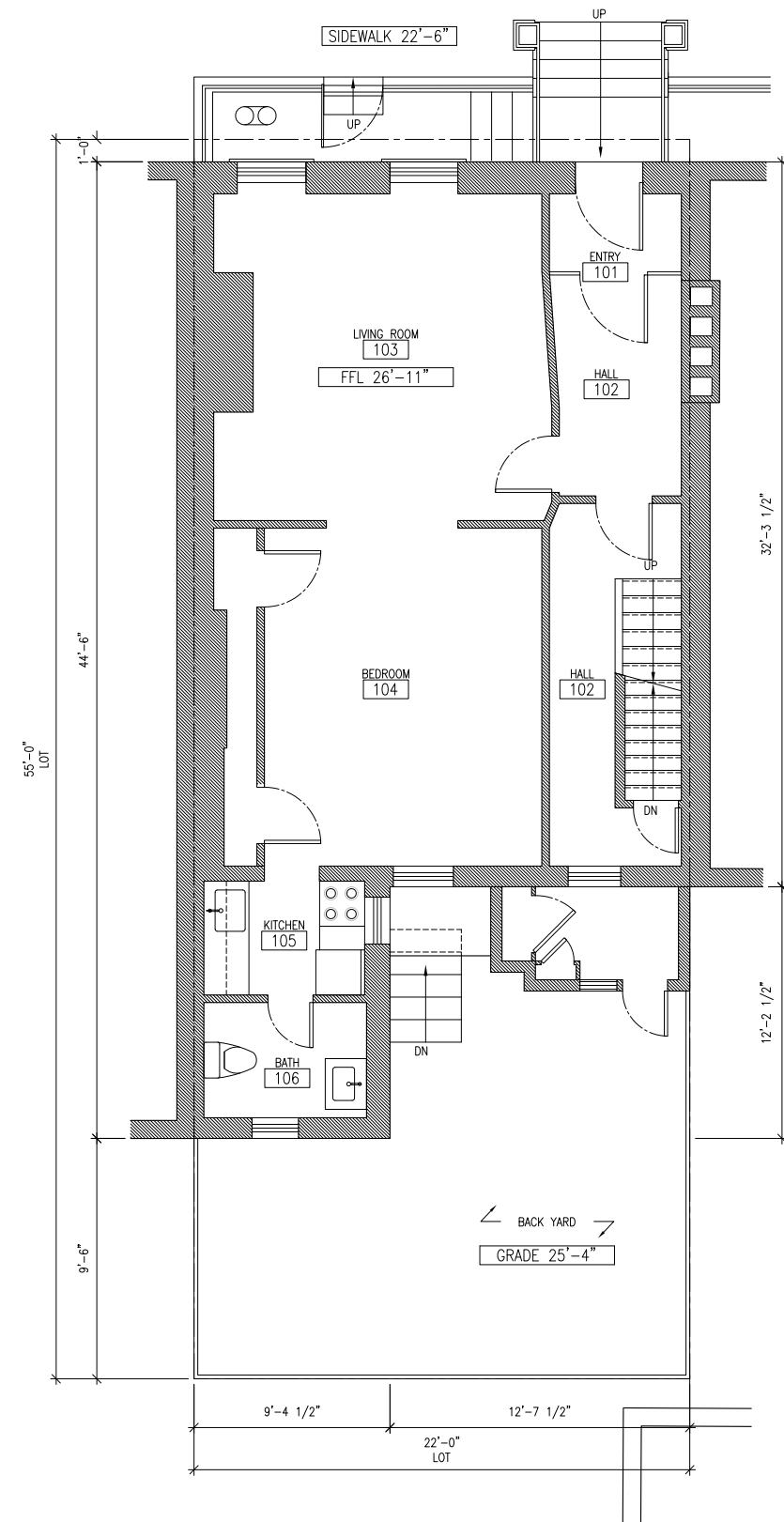
DWG CONTENTS:

LPC #18-5249

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

DWG NO.:

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EXISTING FIRST FLOOR PLAN

PROPOSED FIRST FLOOR PLAN

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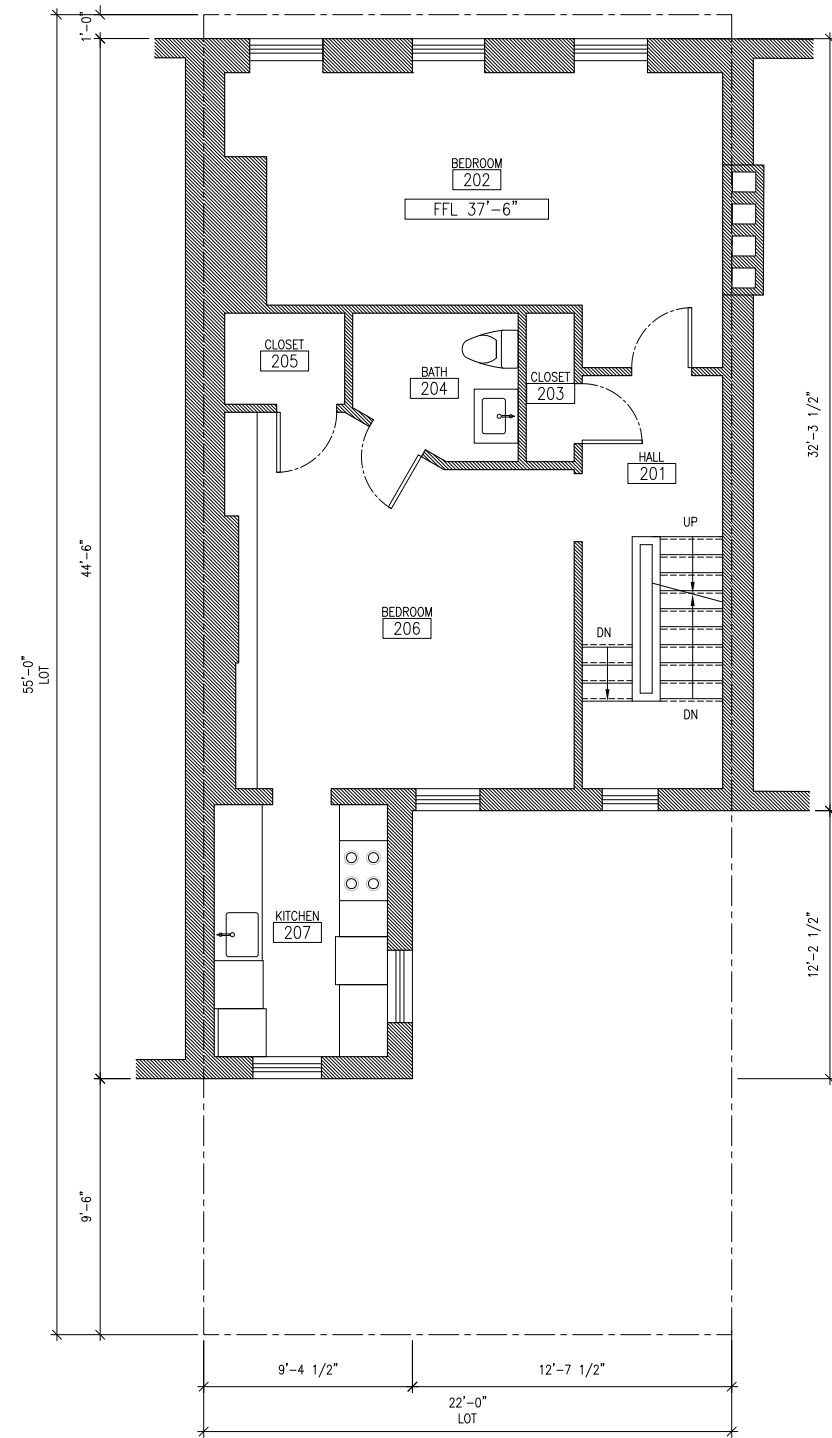
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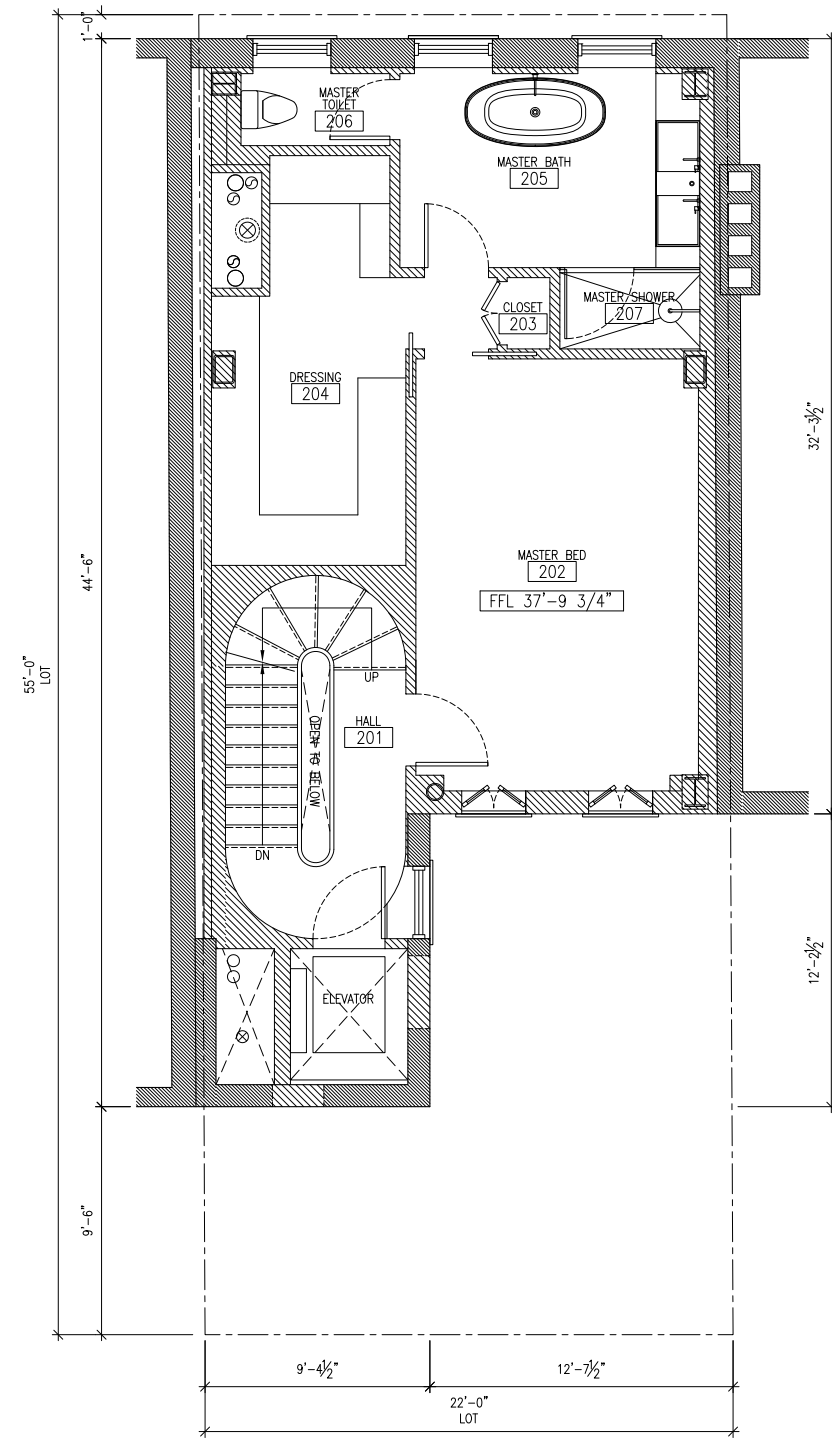
SCALE: 1/8" = 1'-0"

DWG NO.:

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EXISTING SECOND FLOOR PLAN



PROPOSED SECOND FLOOR PLAN

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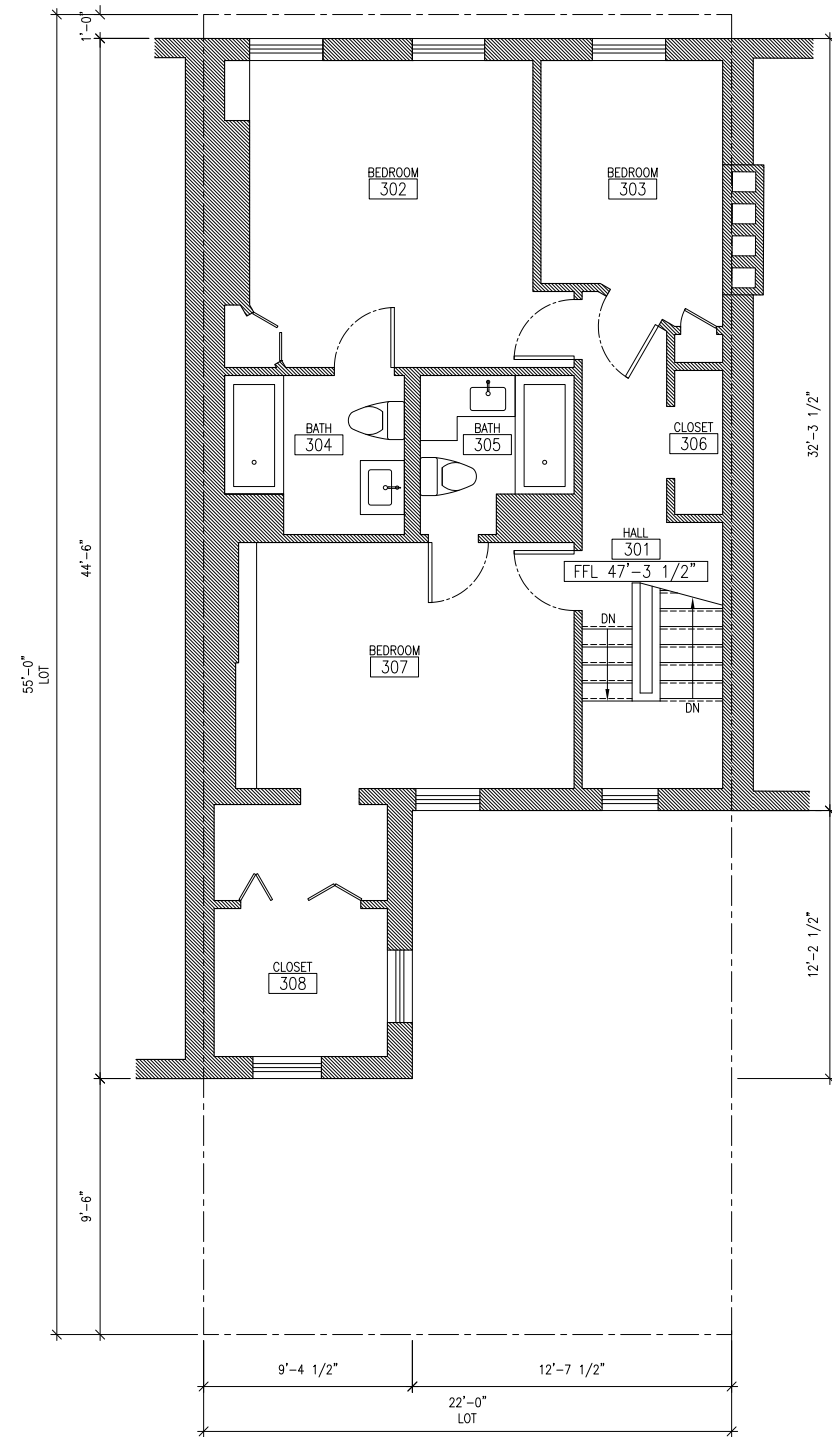
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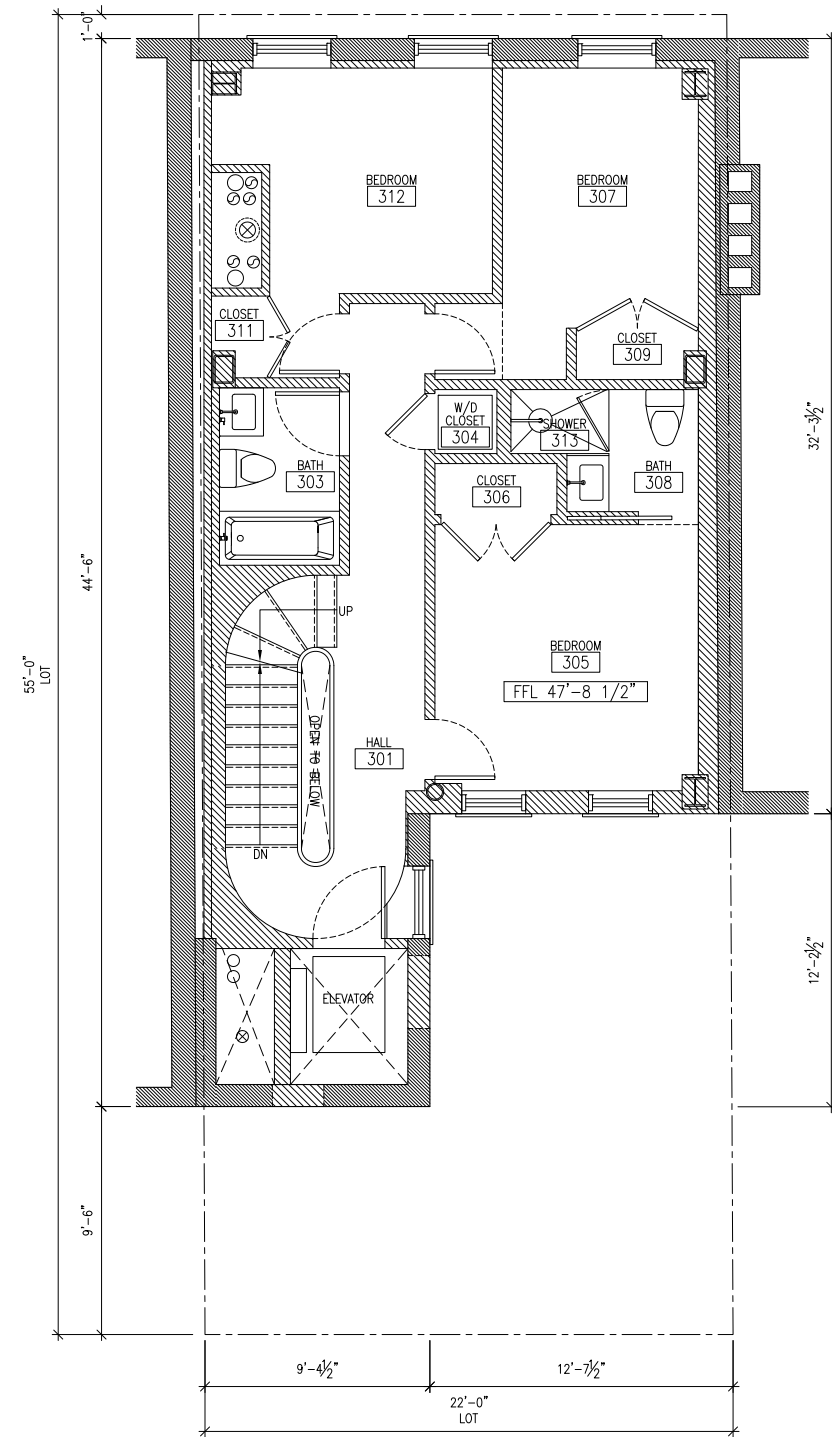
SCALE: 1/8" = 1'-0"

DWG NO.:

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EXISTING THIRD FLOOR PLAN



PROPOSED THIRD FLOOR PLAN

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 STREET
 NEW YORK,
 NY 10014

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

DWG CONTENTS:

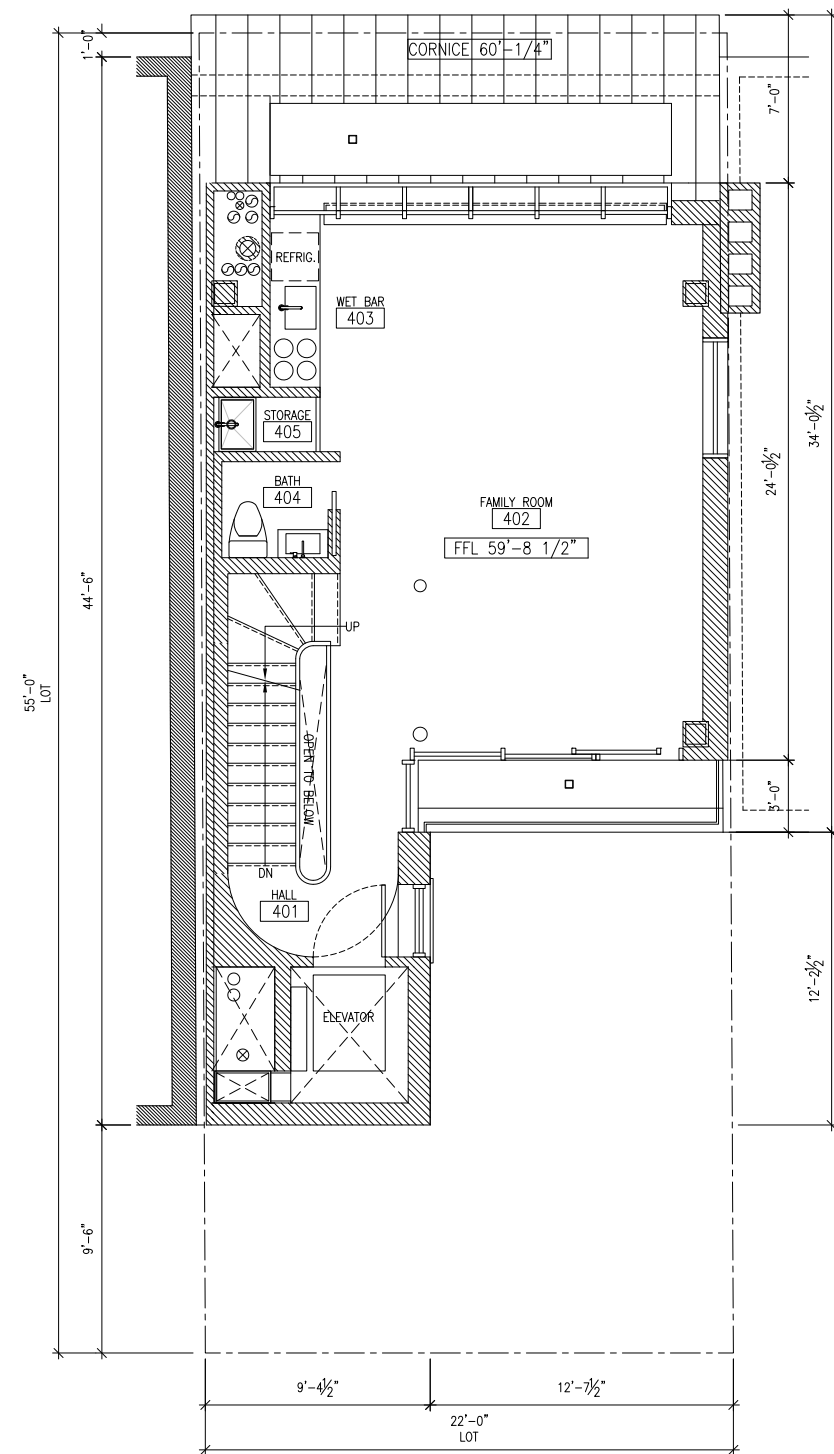
LPC #18-5249

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

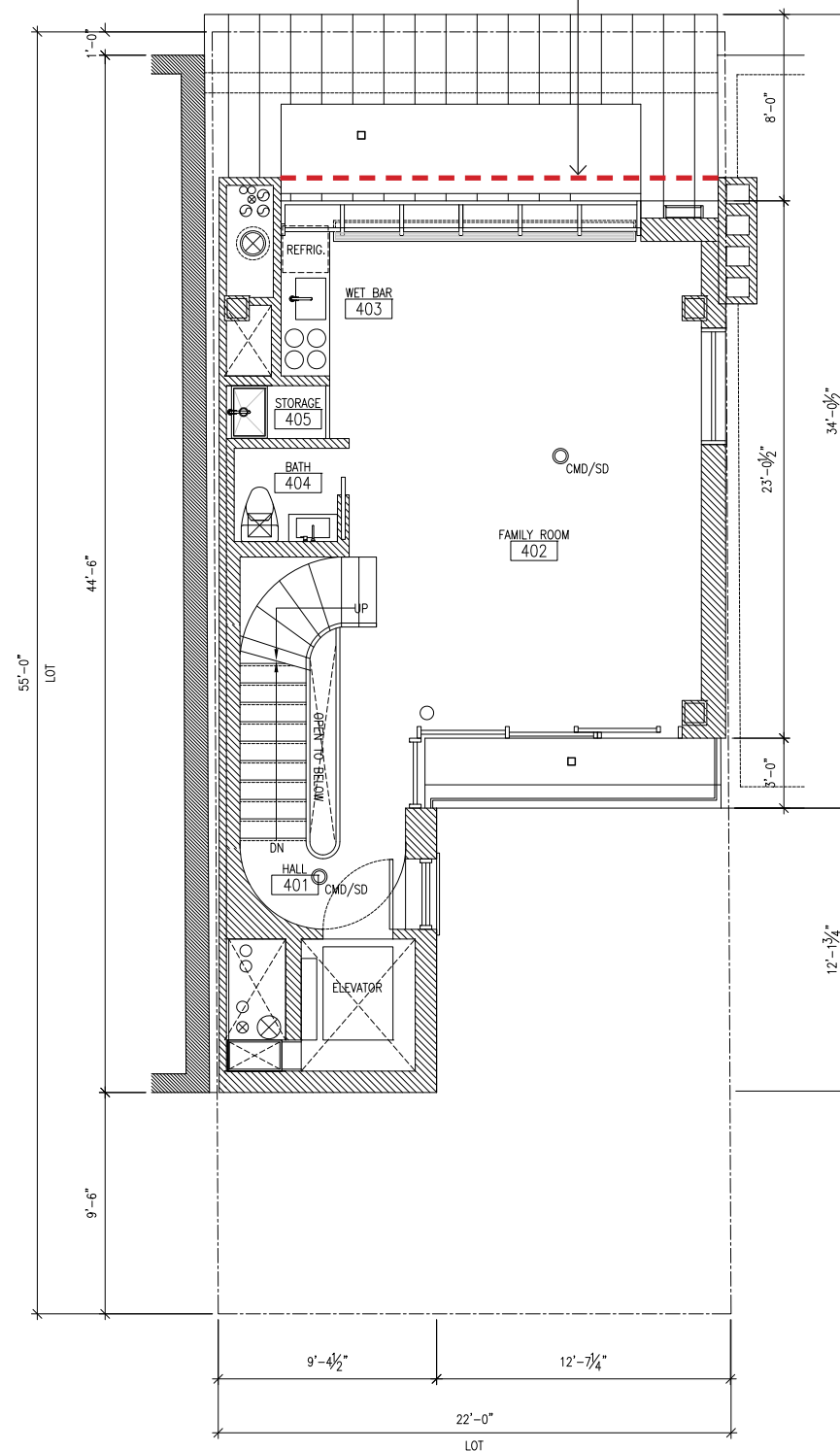
DWG NO.:

30 OF 34

Outline of front wall as previously presented



OCTOBER 25 PROPOSED FOURTH FLOOR PLAN



REVISED 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:

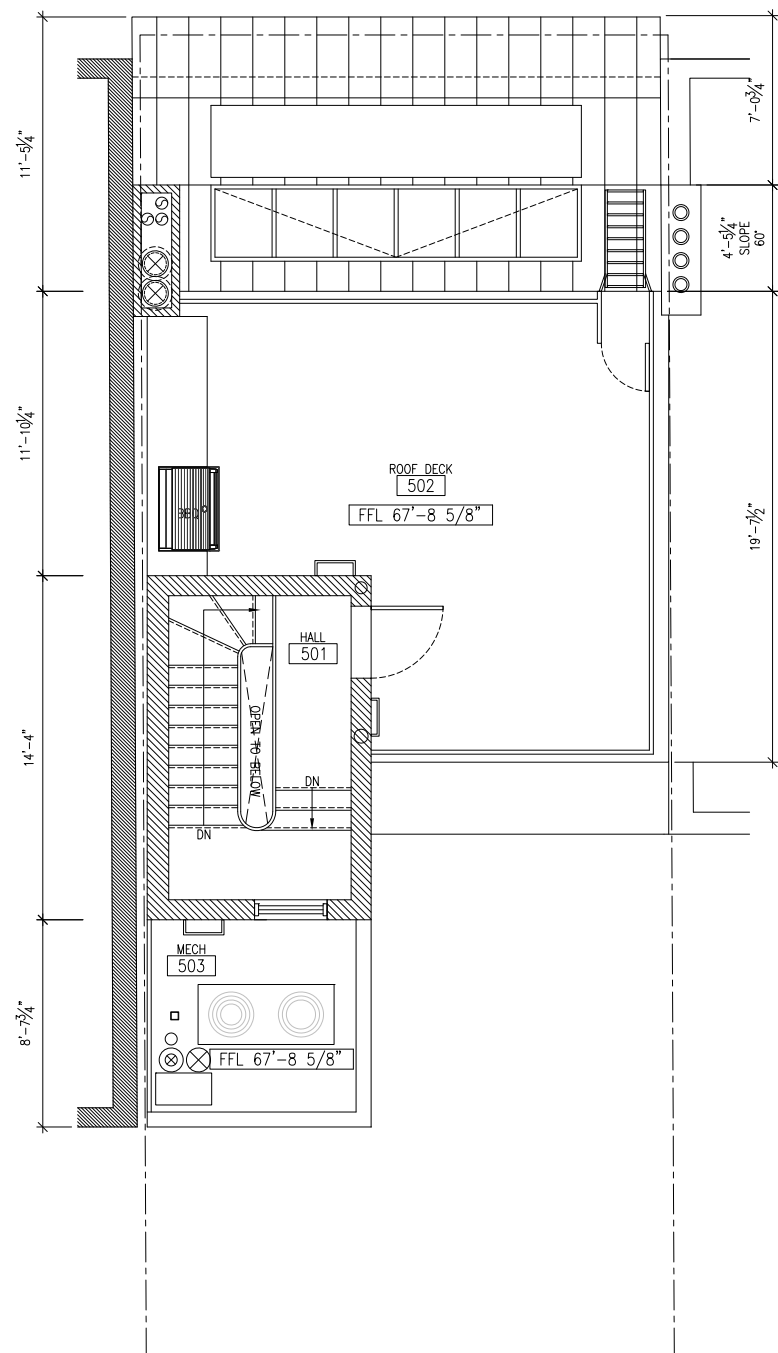
LPC #18-5249

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

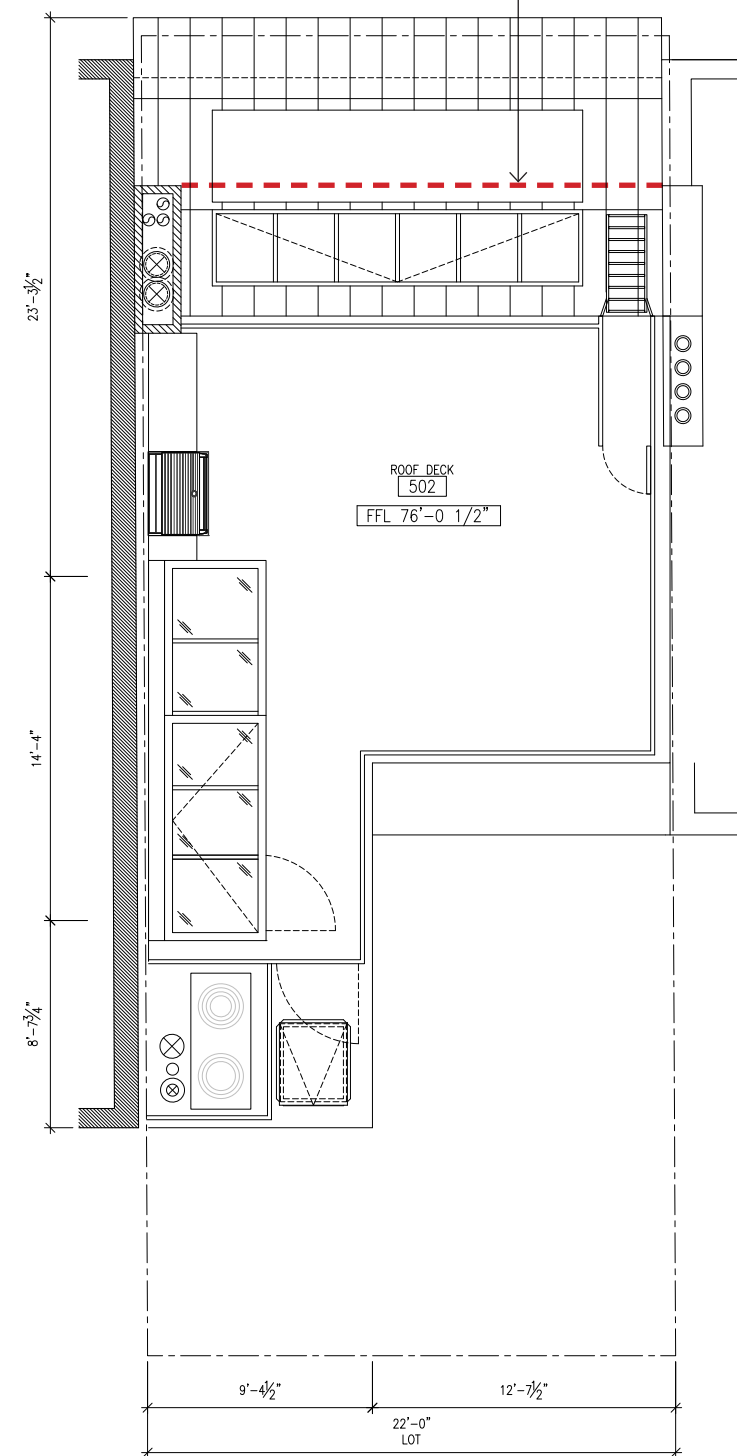
DWG NO.:

31 OF 34

Outline of front wall as previously presented



OCTOBER 25 PROPOSED BULKHEAD PLAN



REVISED PROPOSED ROOF DECK 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

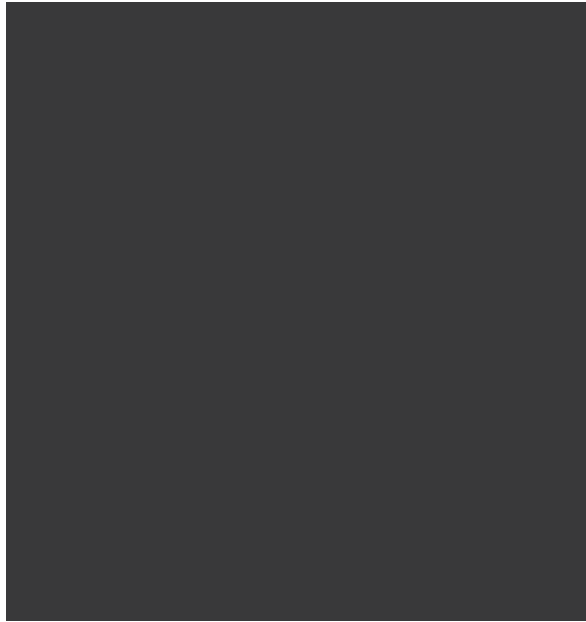
DWG CONTENTS:

LPC #18-5249

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

DWG NO.:

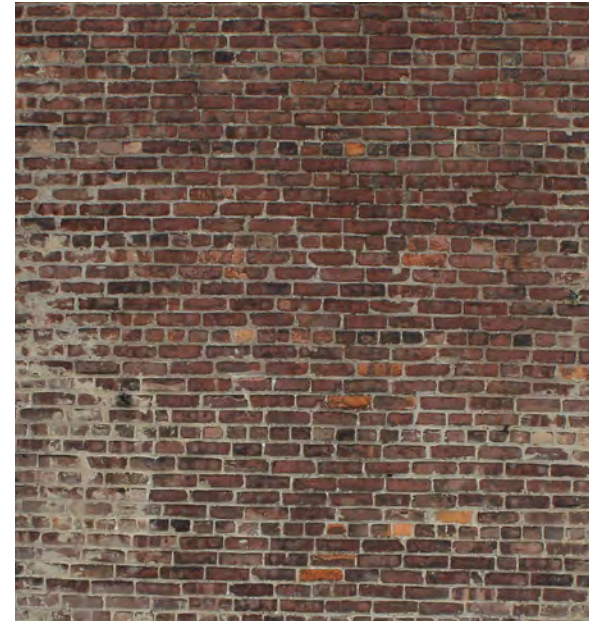
32 OF 34



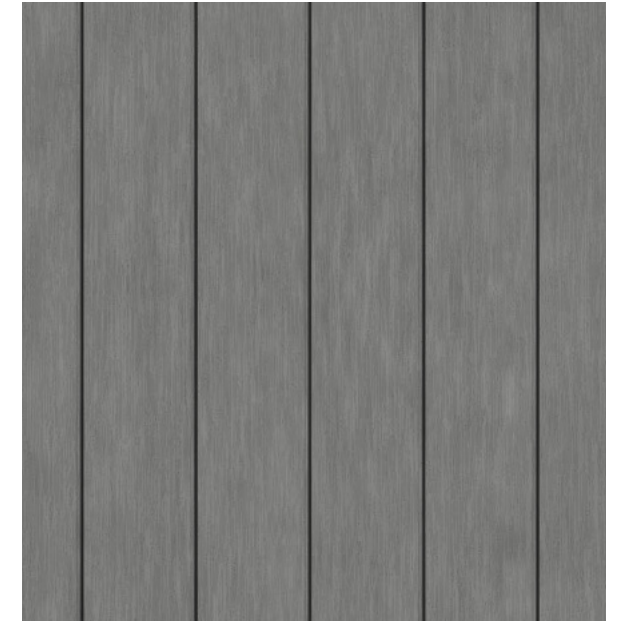
WOOD WINDOW / DOOR TRIM & CORNICE -
PROPOSED: SHERWIN WILLIAMS TRICORN
BLACK



STUCCO TO MATCH EXISTING



HARVESTED BRICK TO MATCH EXISTING



EXTERIOR SIDING - STANDING SEAM ZINC



BLUESTONE PAVING



STEEL WINDOWS & SKYLIGHT TRIM

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

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BROOKLYN, NEW YORK 11201
T: (718) 858 4409

PROPOSED MATERIALS

DWG CONTENTS:

LPC #18-5249

SCALE: N.T.S.

DWG NO.: 33 OF 34



CURRENT PROPOSED:
Seen from Eighth Ave. & Jane Street

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

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

DWG CONTENTS:

LPC #18-5249

SCALE:

DWG NO.:

34 OF 34