

October 29, 2024  
Public Hearing

The current proposal is:

Preservation Department – Item 10, LPC-25-03133

## **327 Bleecker Street – Greenwich Village Historic District Borough of Manhattan**

To testify virtually, please join Zoom

**Webinar ID:** 820 4014 2259

**Passcode:** 476351

By Phone: 646-558-8656 (NY)

877-853-5257 (Toll free) US

888-475-4499 (Toll free)

**Note:** If you want to testify virtually 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.

Public Hearing Presentation

**327 Bleecker Street, New York, NY 10014**

Landmarks Preservation Commission

Public Hearing: 2024/10/29

**MANCINI:**







# 02 / Building History

Previous LPC Approval



327 Bleecker Street, 2016

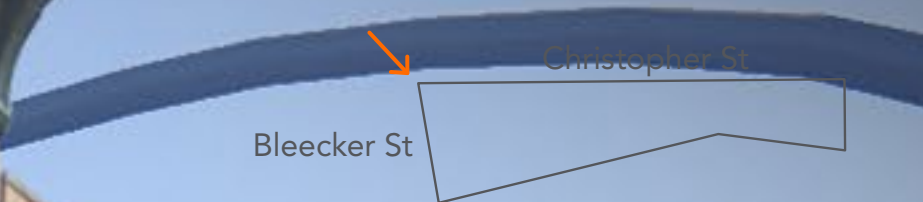


327 Bleecker Street, 2016 Approved Rendering



# 02 / Proposed Design

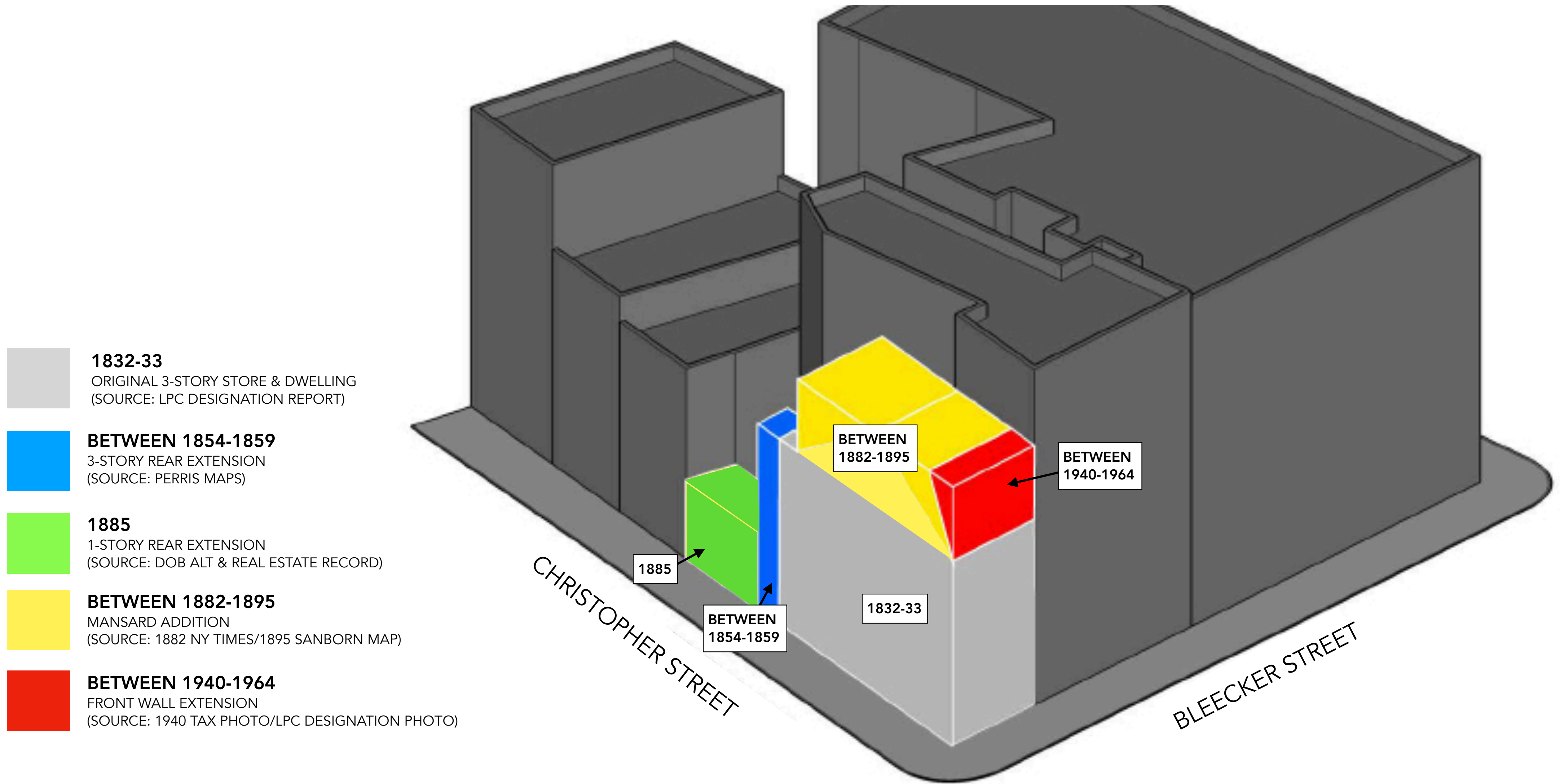
View from Intersection of Bleecker and Christopher Street





# 02 / Building History

Changes Over Time





# 02 / Building History

Changes Over Time



1929 (NYPL)



Circa. 1940 (Municipal Archives)



1-Story Detail. Circa. 1940 (Municipal Archives)

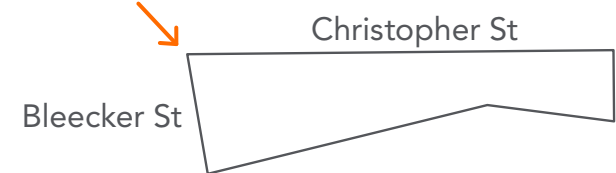


1964 (LPC Designation Photograph)

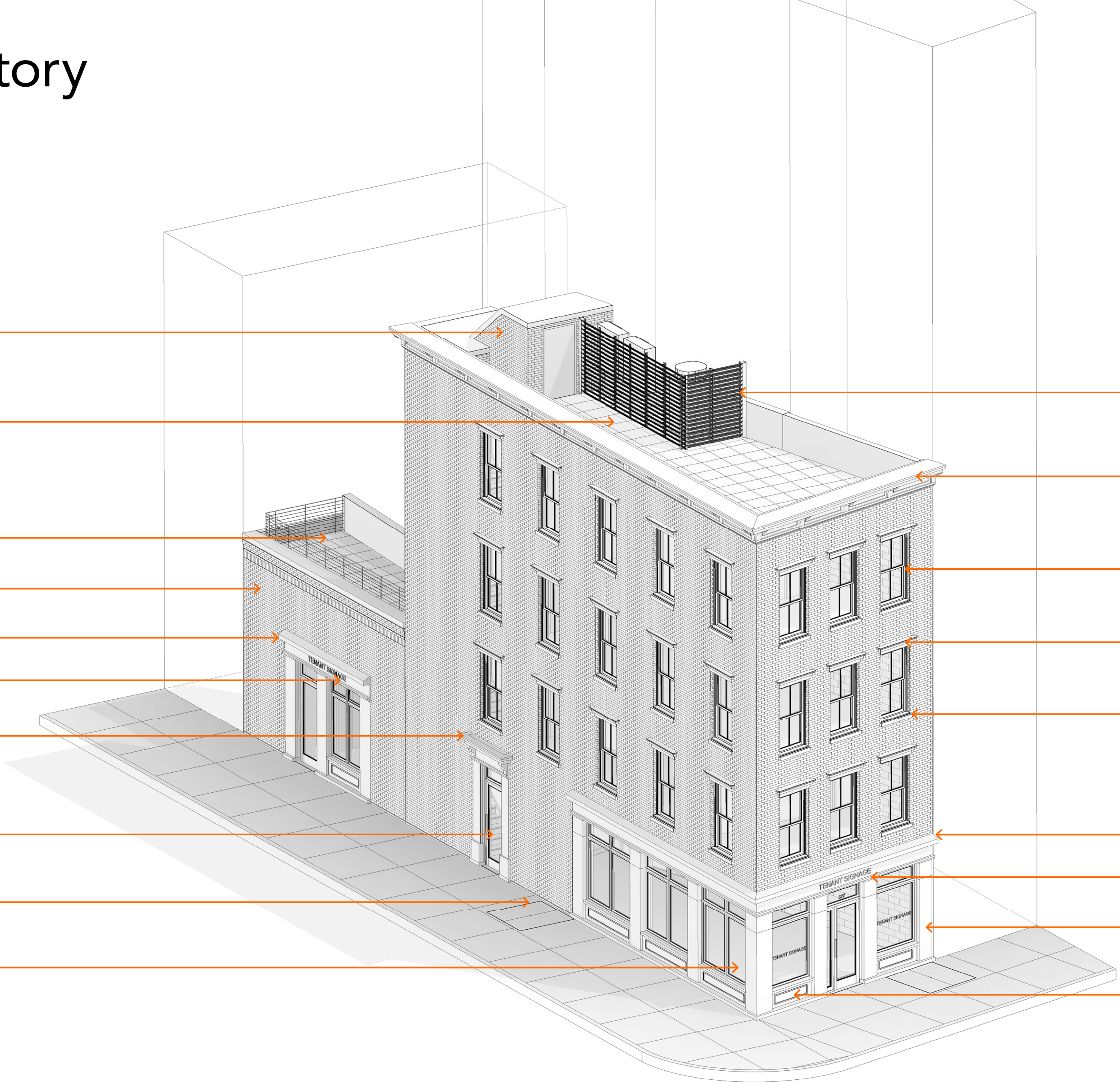


# 02 / Building History

## Proposed Scope Overview



- Stairwell Bulkhead
- Main Terrace with Paver System
- Lower Terrace with Paver System
- New Brick with Light Beige Mortar (TYP.)
- Pressed Metal Ground Floor Cornice
- Future Tenant Signage
- Brownstone Tinted Cast-Stone Door Surround & Entablature
- Wood Storefront Entry (TYP.)
- Existing Sidewalk Hatch (TYP.)
- Wood Storefront (TYP.)

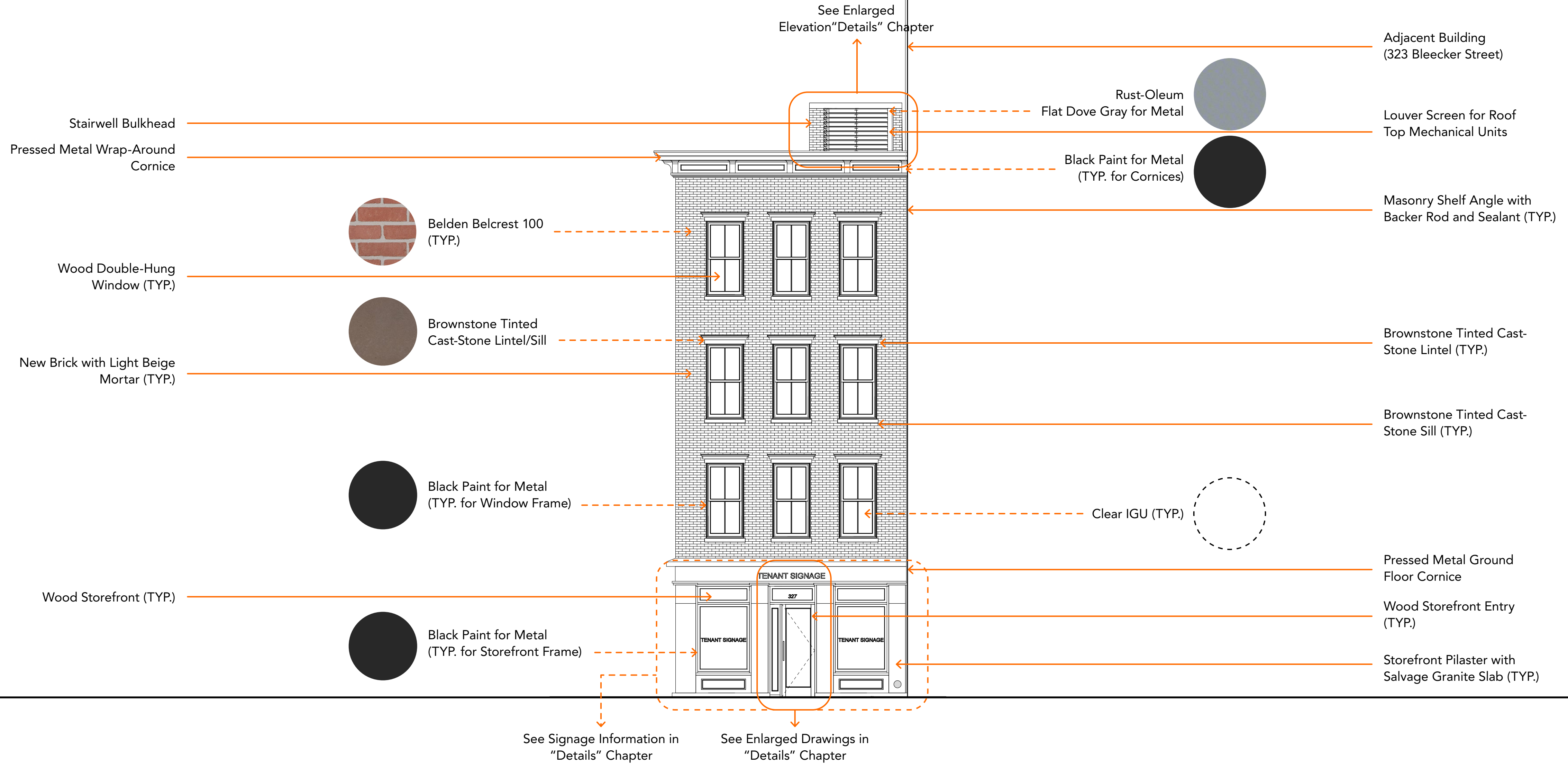
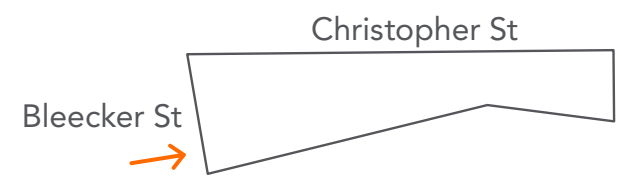


- Louver Screen for Roof Top Mechanical Units
- Pressed Metal Wrap-Around Cornice
- Wood Double-Hung Window (TYP.)
- Brownstone Tinted Cast-Stone Lintel (TYP.)
- Brownstone Tinted Cast-Stone Sill (TYP.)
- Pressed Metal Ground Floor Cornice
- Future Tenant Signage
- Storefront Pilaster with Salvage Granite (TYP.)
- Wood Storefront System Infill Panel (TYP.)



# 03 / Proposed Scope

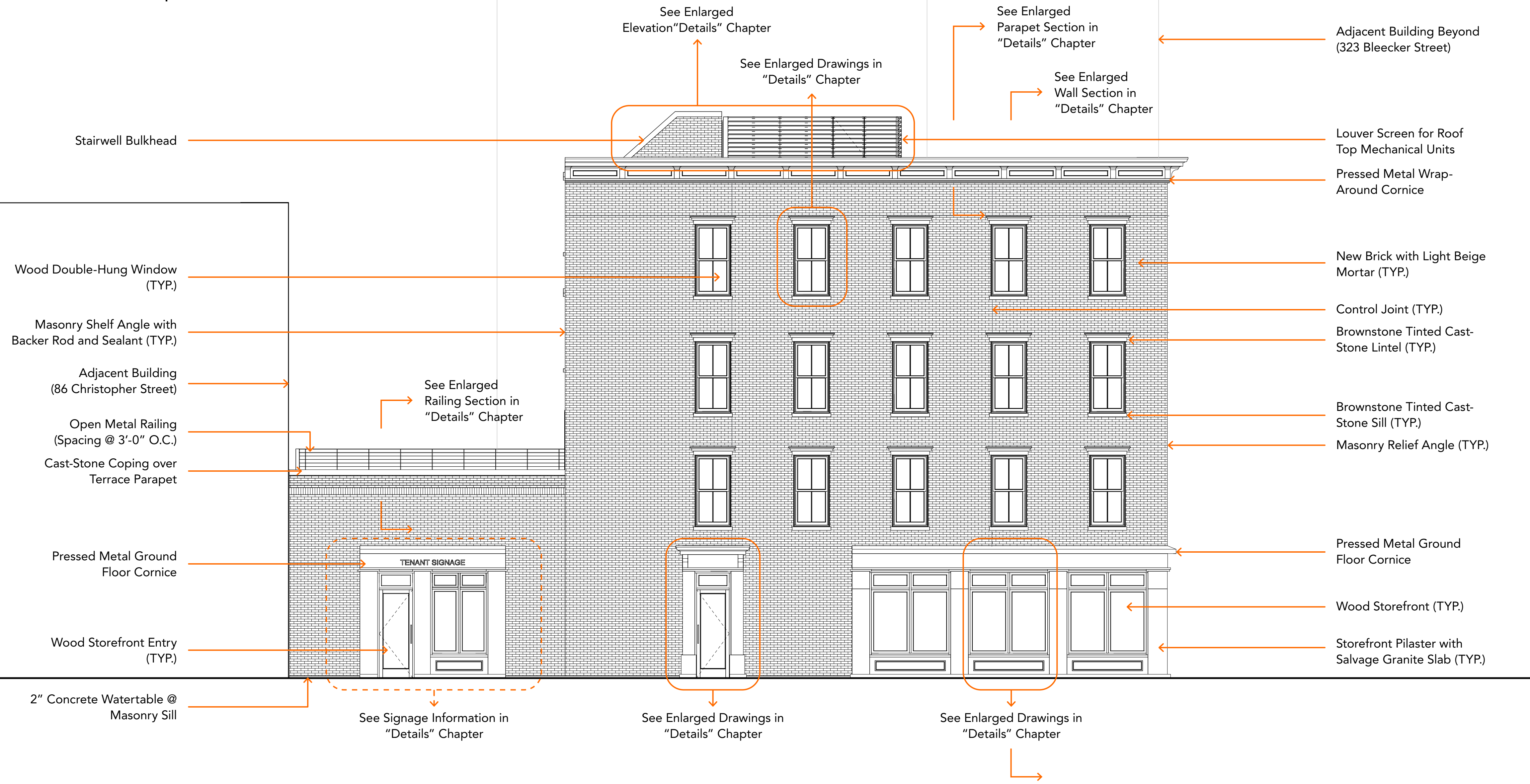
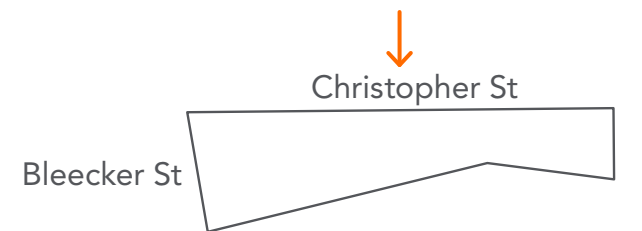
West Elevation (Bleecker Street)





# 03 / Proposed Scope

North Elevation (Christopher Street)





# 04 / District Context

## Neighboring Block Elevations



Christopher Street Elevation



Bleeker Street Elevation



# 04 / District Context

60-62 Charles street (1828, Federal Style)





# 04 / District Context

64 Charles Street (1861, Vernacular Italianate)





# 04 / District Context

315 Bleecker (1848, Vernacular)





# 04 / District Context

314 Bleecker (1847, Late Greek Revival)





# 04 / District Context

299 West 4th Street (1827-28, Federal) / 328 Bleecker (1854, Italianate)





# 03 / Proposed Scope

Salvaged Material Reuse



- Salvaged Granite (Pilaster)
- Salvaged Granite (Base)

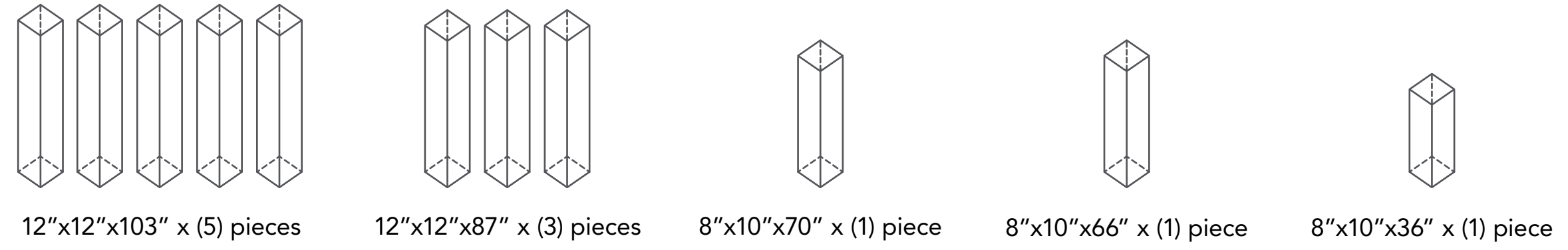


# 03 / Proposed Scope

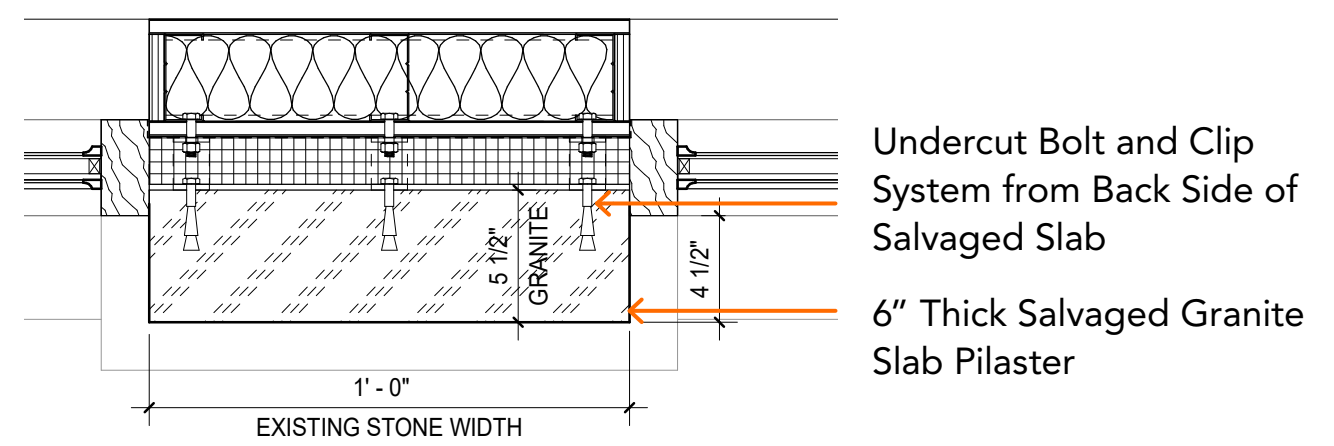
## Salvaged Material List

### Salvaged Granite Column for Pilaster

#### Quantity Overview

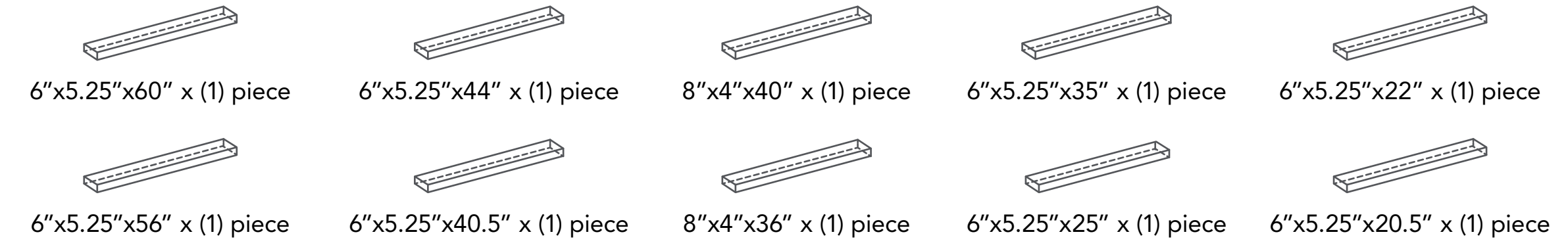


#### Supporting Images



### Salvaged Granite Slab for Base

#### Quantity Overview



#### Supporting Images



86 Christopher Street

327 Blecker Street (Christopher Street)

327 Blecker Street (Blecker Street)

323 Blecker Street



# 03 / Proposed Scope

Existing Brick Survey



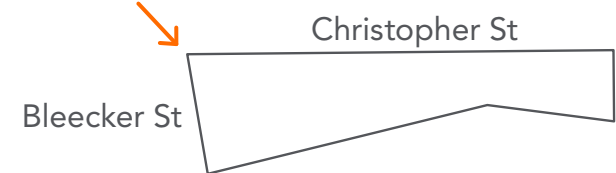
9" x 2 3/4" x 4 1/2" Solid Historic Brick

7 5/8" x 2 1/4" x 3 5/8" Non-historic Brick = Contemporary Modular Brick Size



# 03 / Proposed Scope

## Salvaged Material Reuse



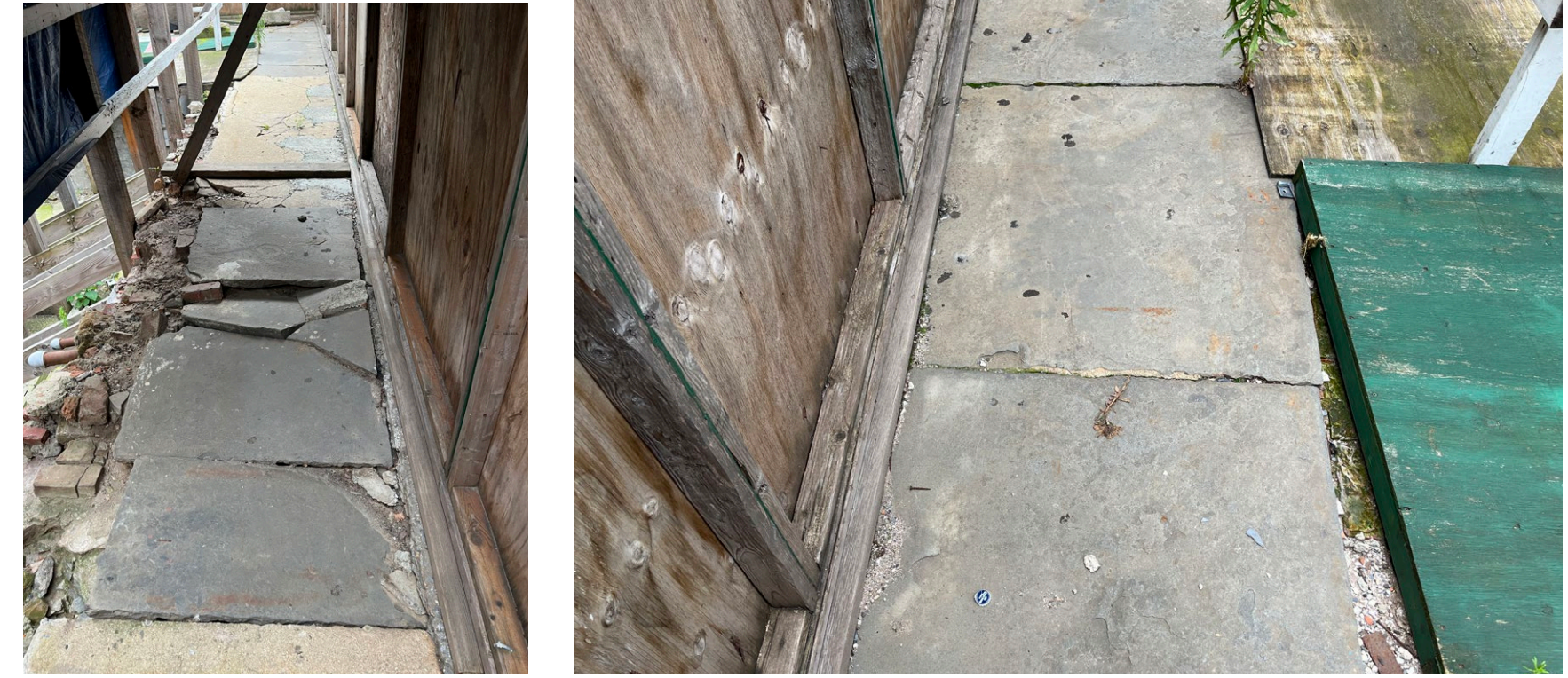
Tinted Concrete Sidewalk Paver per DoT Standard (TYP.)

Tinted Concrete Sidewalk Paver per DoT Standard (TYP.)

### Salvaged Bluestone Paver

Existing bluestone pavers to be reused at the new entrance on Christopher St side. Actual area to be determined per the existing paver condition.

#### Supporting Images

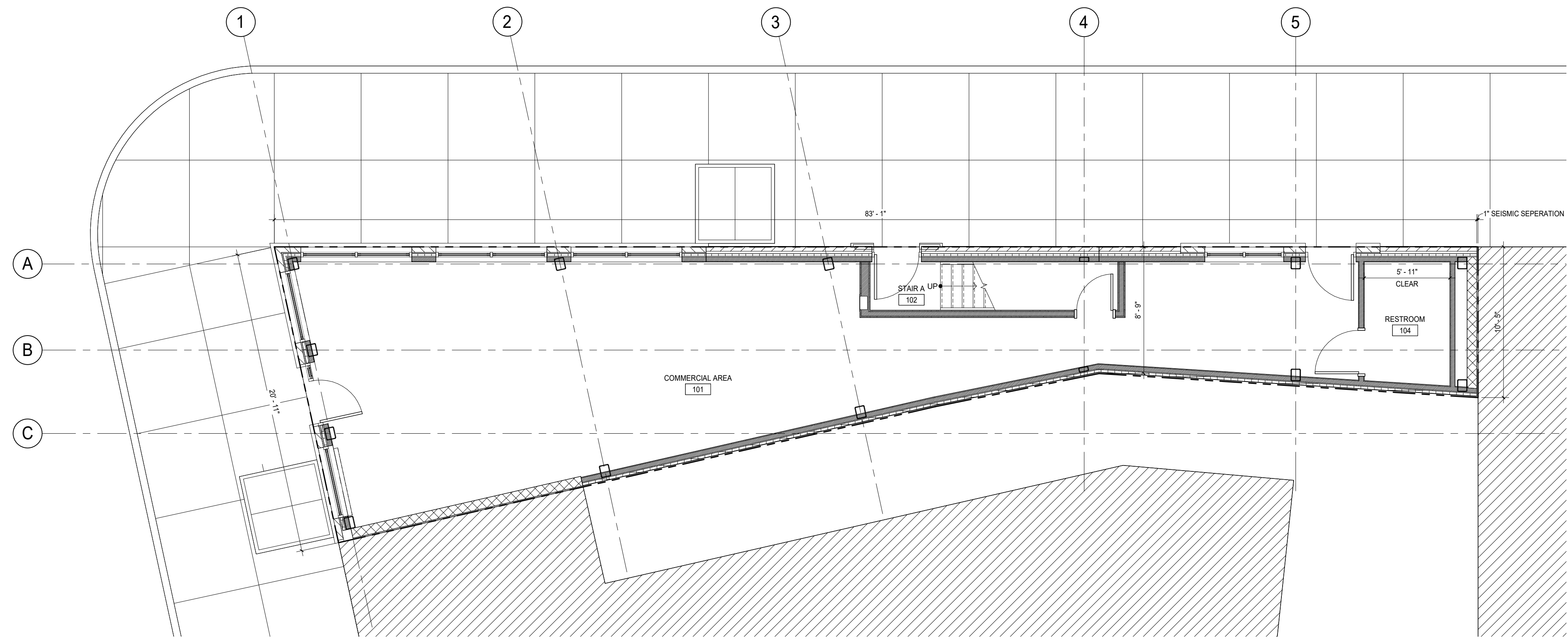




# 03 / Proposed Scope

Proposed Building Plans

1st Floor Plan



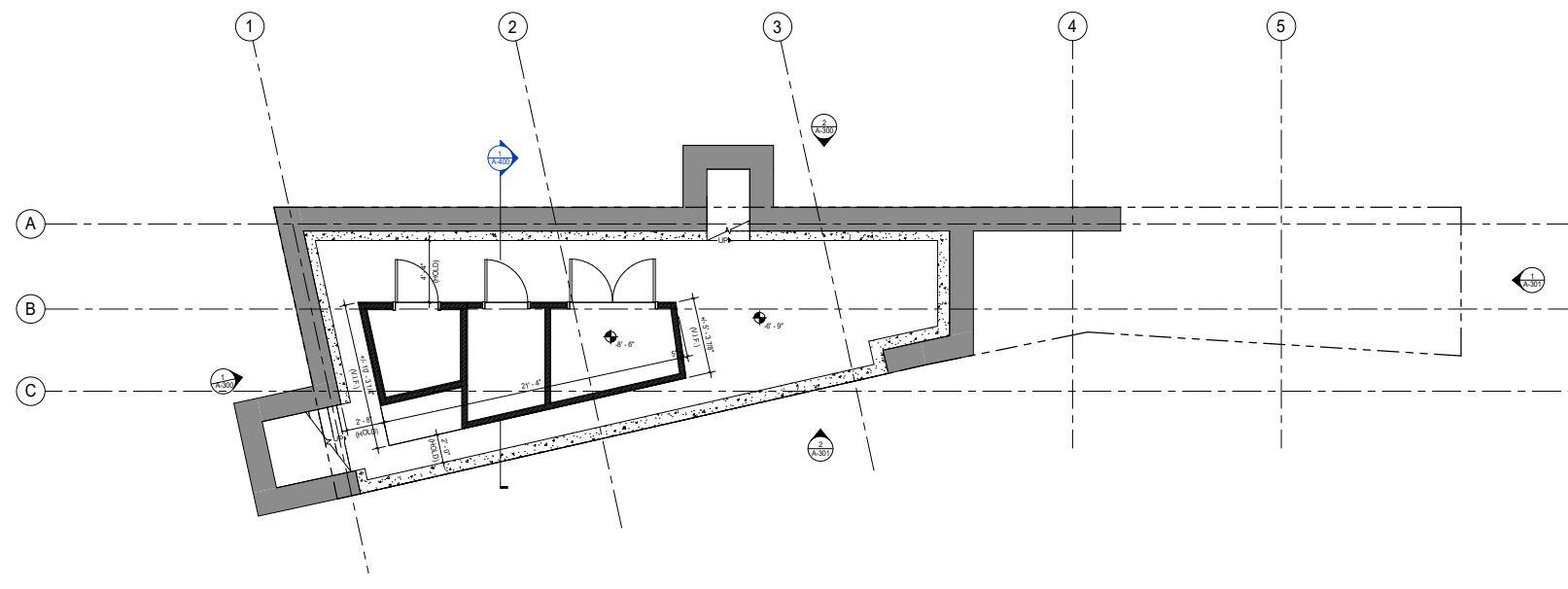
1st Floor Construction Plan



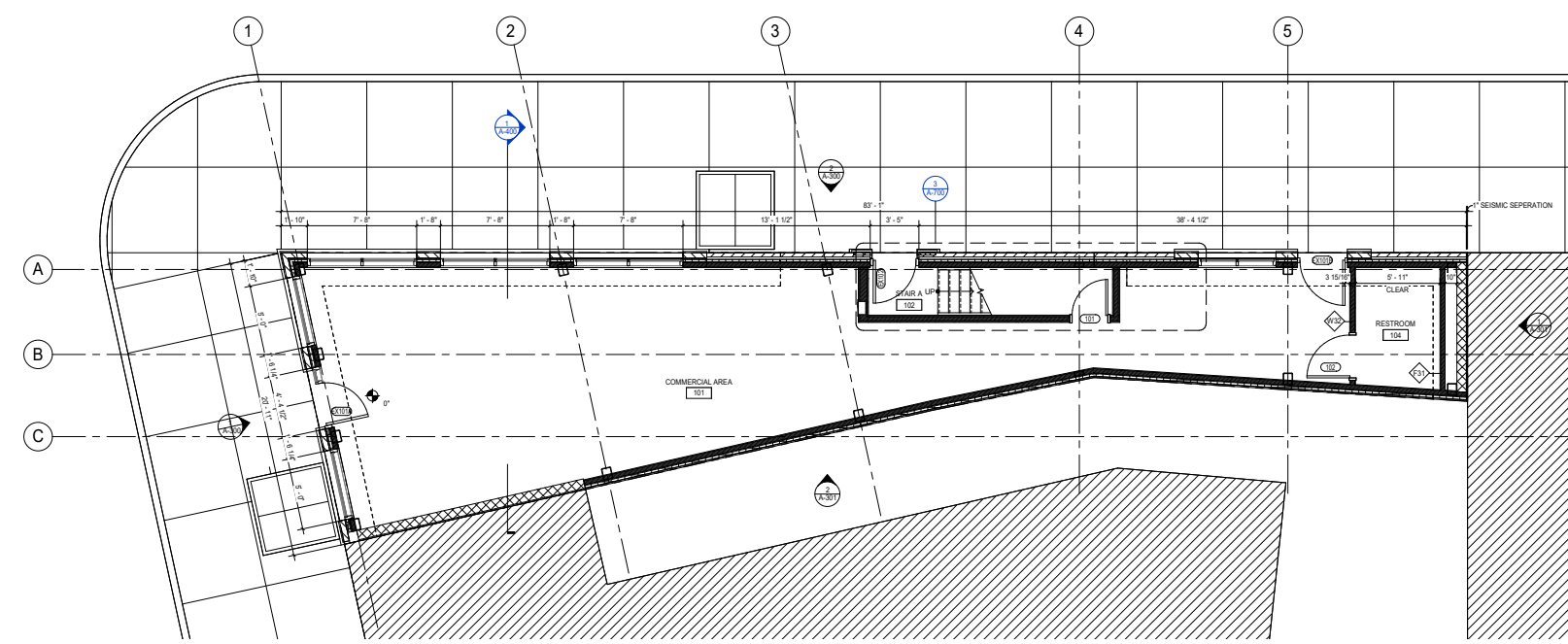
# 03 / Proposed Scope

## Proposed Building Plans

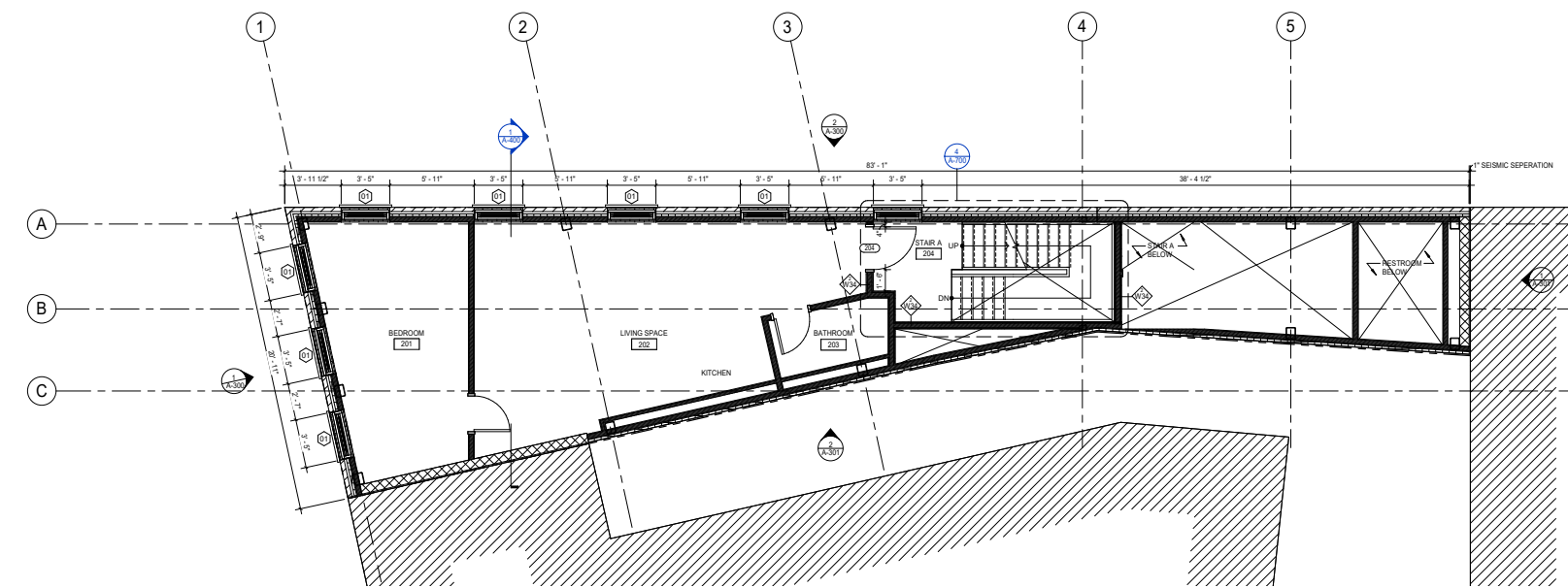
Cellar Plan	1st Floor Plan	2nd Floor Plan
3rd Floor Plan	4th Floor Plan	Roof Plan



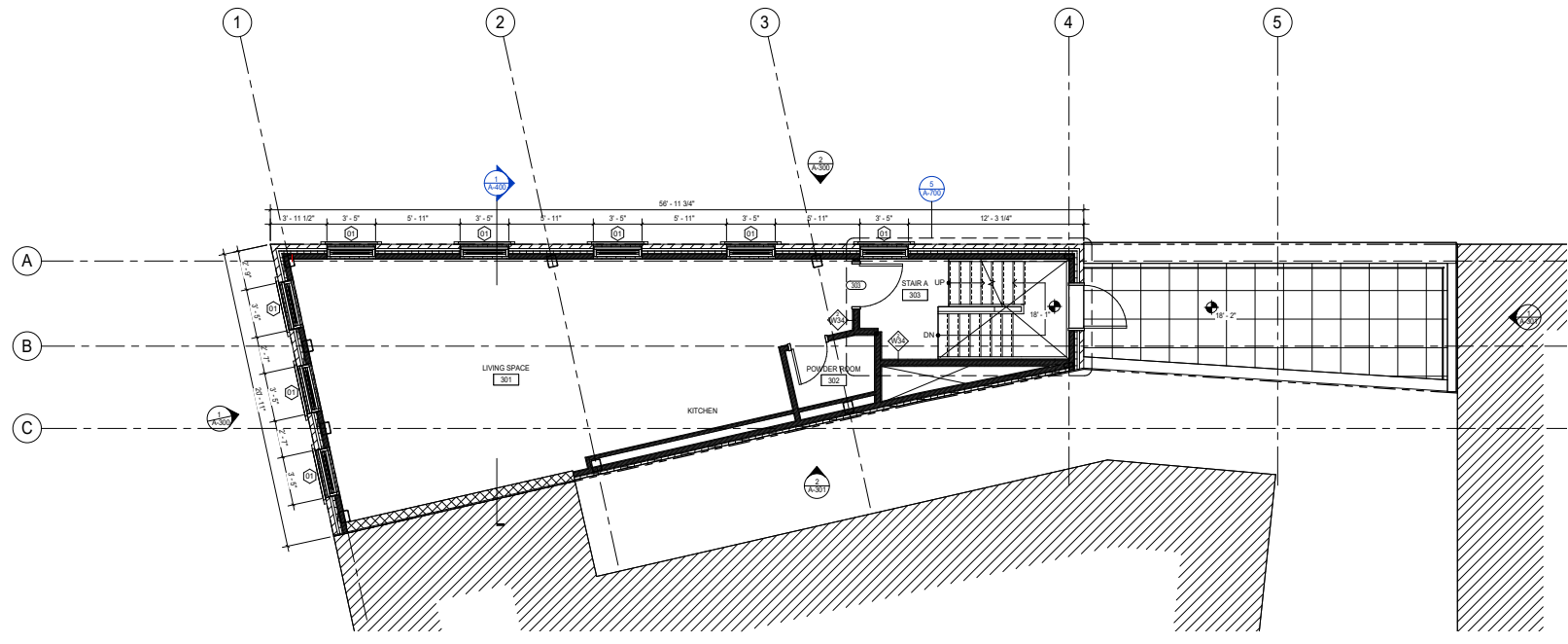
Cellar Construction Plan



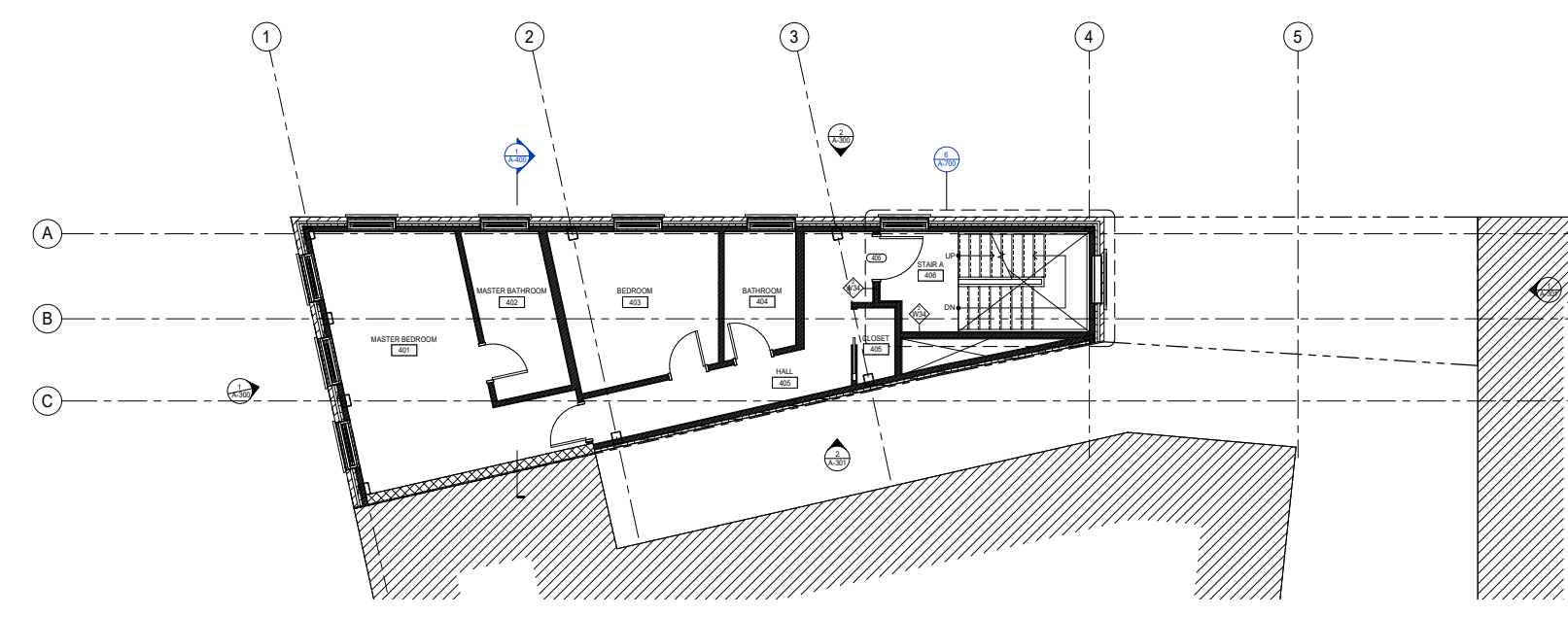
1st Floor Construction Plan



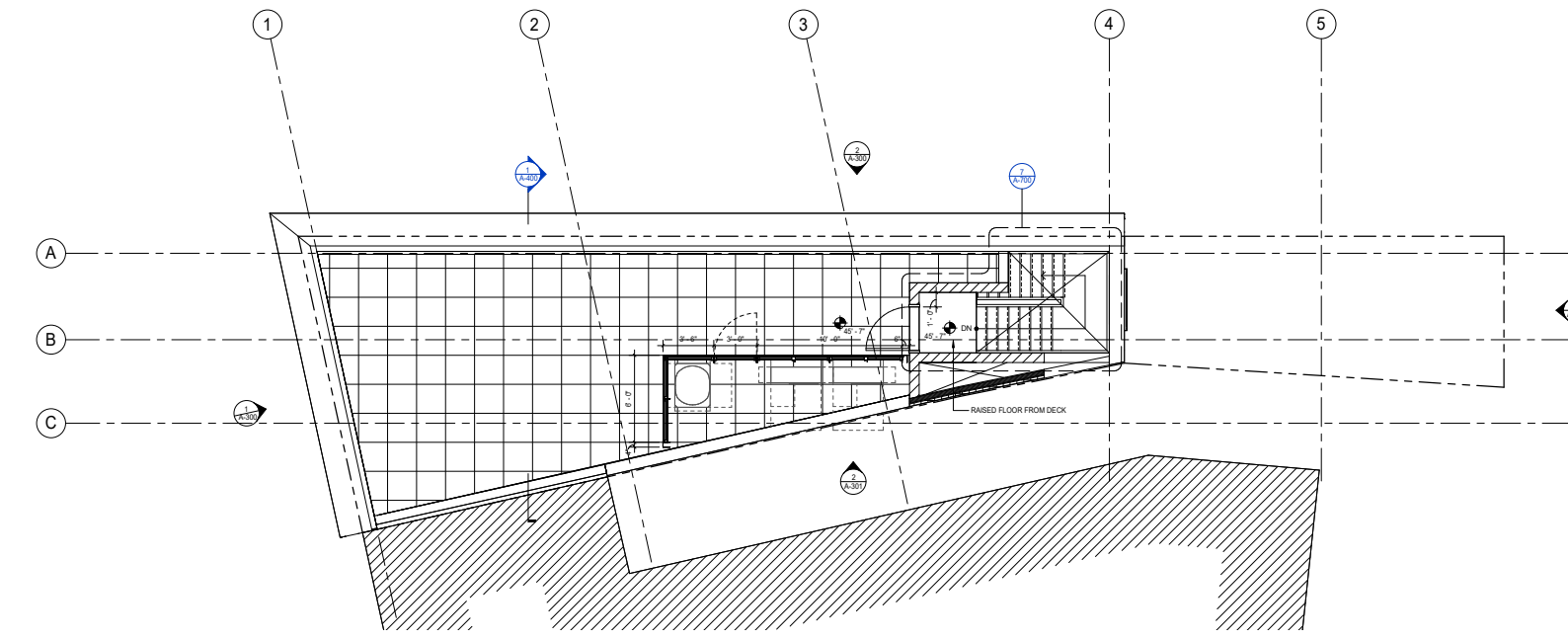
2nd Floor Construction Plan



3rd Floor Construction Plan



4th Floor Construction Plan

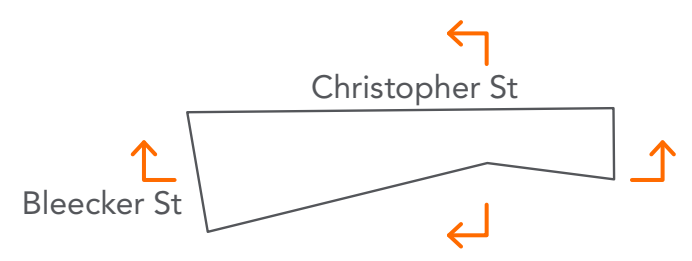


Roof Construction Plan

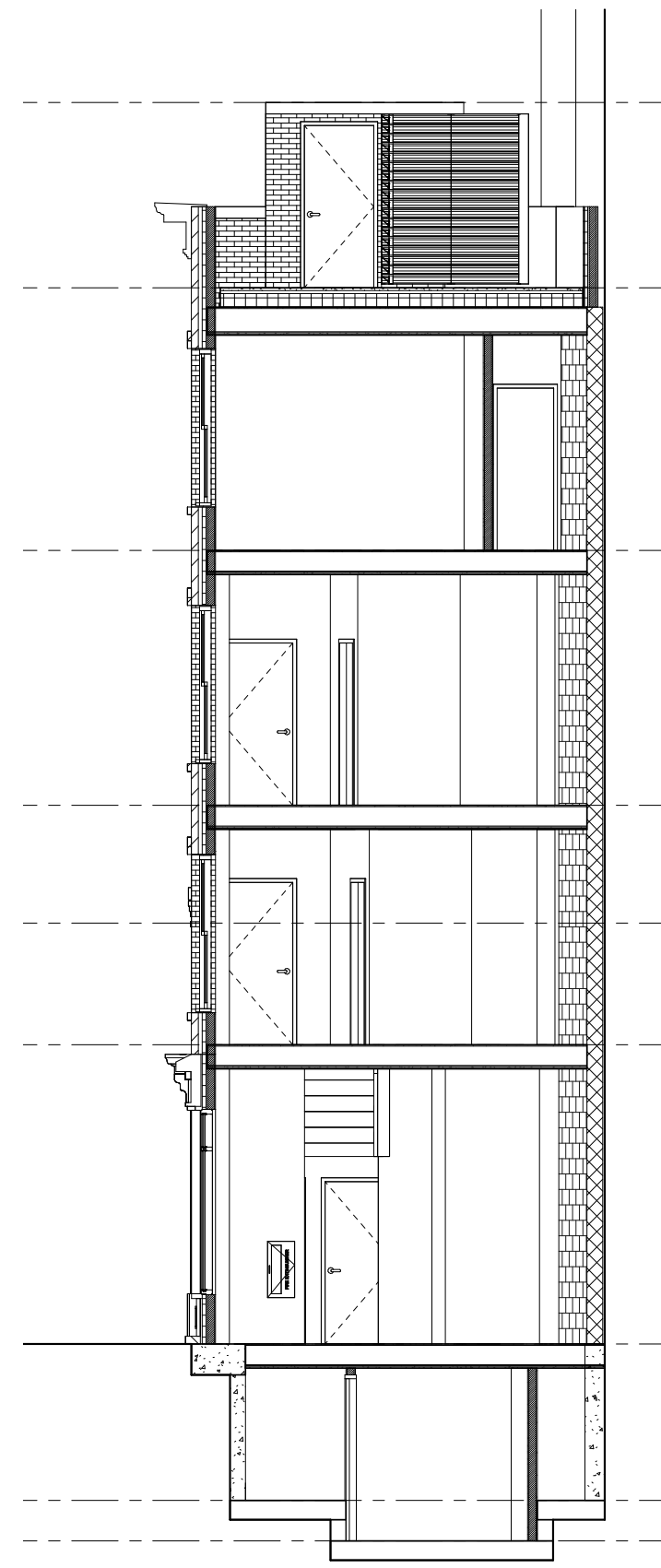


# 03 / Proposed Scope

## Proposed Building Sections



E-W Building Section

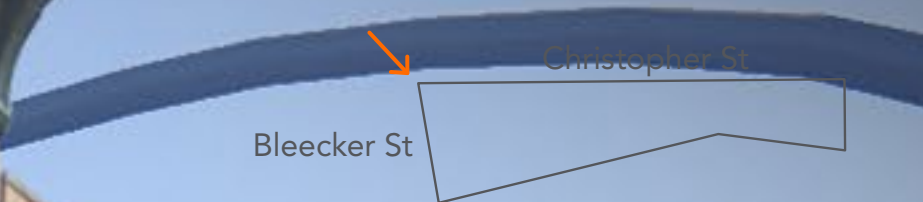


N-S Building Section



# 04 / Rendering

View from Intersection of Bleecker and Christopher Street





# 04 / Rendering

View from Intersection at Ground Level





# 04 / Rendering

View from Bleeker Street





# 04 / Rendering

Bleecker Street Ground Level



TENANT SIGNAGE

327

TENANT SIGNAGE

TENANT SIGNAGE

SHARK  
BTM

CROKAL

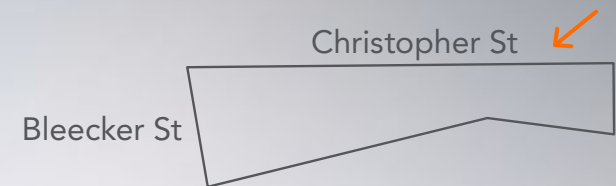
Bleecker St

Christopher St



# 04 / Rendering

View from Christopher Street



TENANT SIGNAGE



# 04 / Rendering

Christopher Street Ground Level





# 04 / Rendering

Viewshed Study from Intersection of Bleecker and Christopher Street





# 04 / Rendering

Viewshed Study from Far End of Bleecker Street

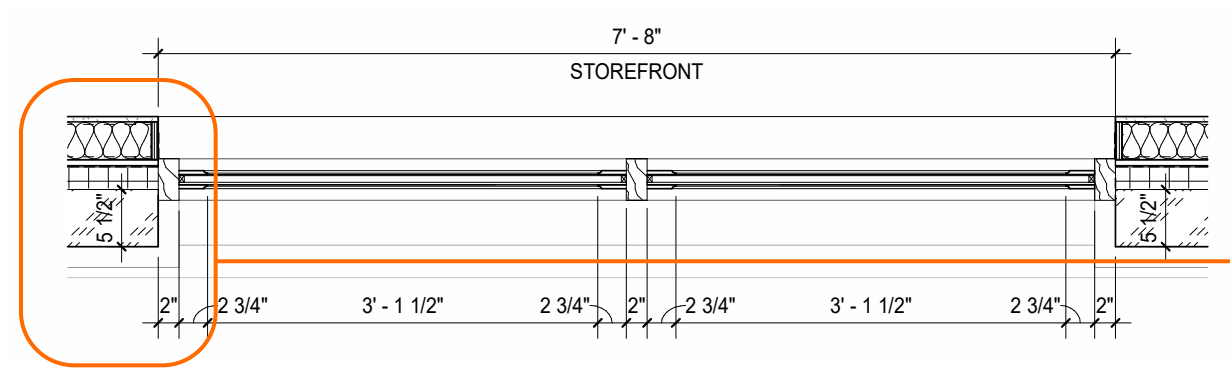
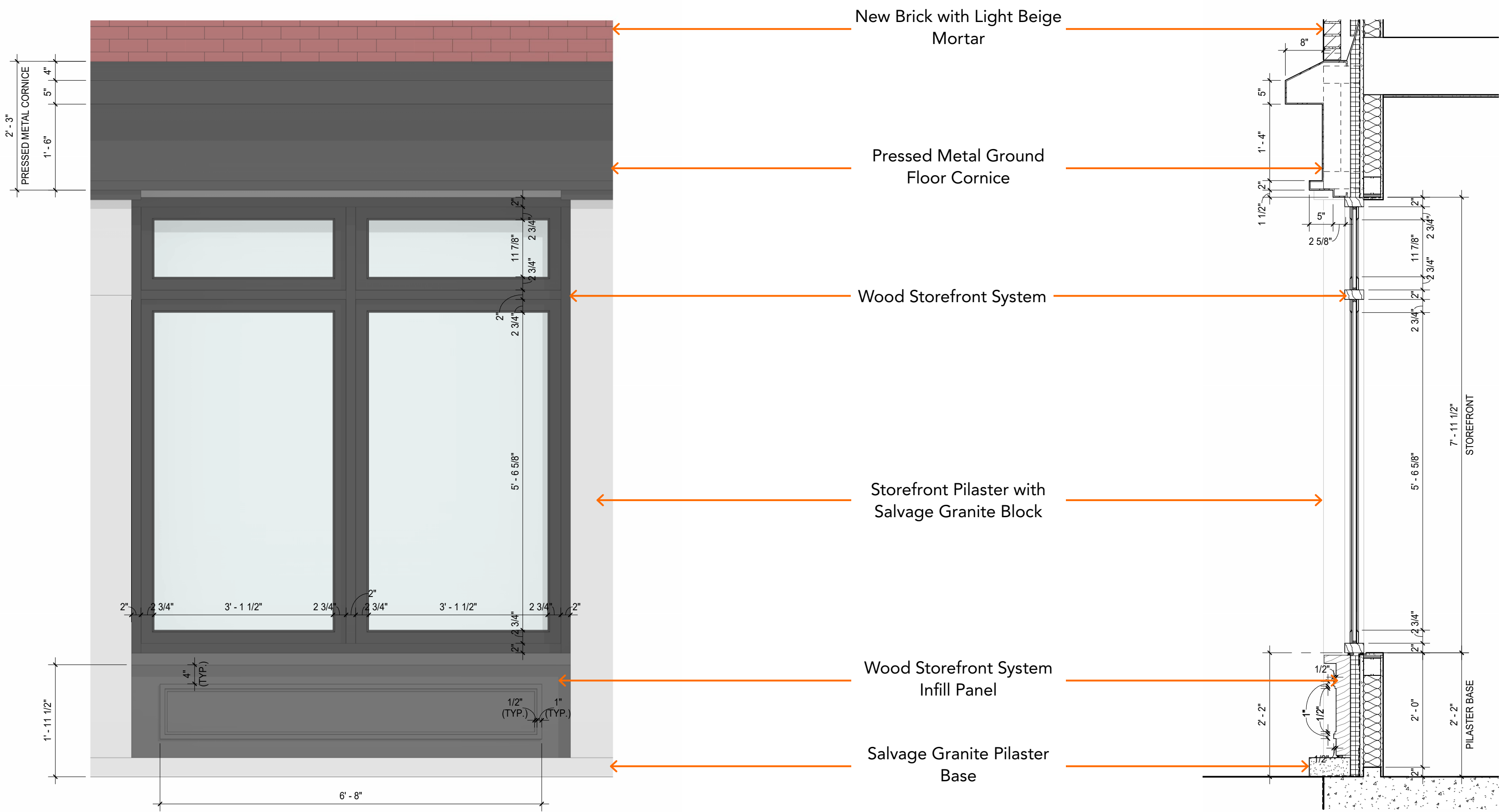




# 05 / Details

## Storefront System

Elevation	Exterior	Section	Interior
Interior	Plan	Detail	
Exterior			

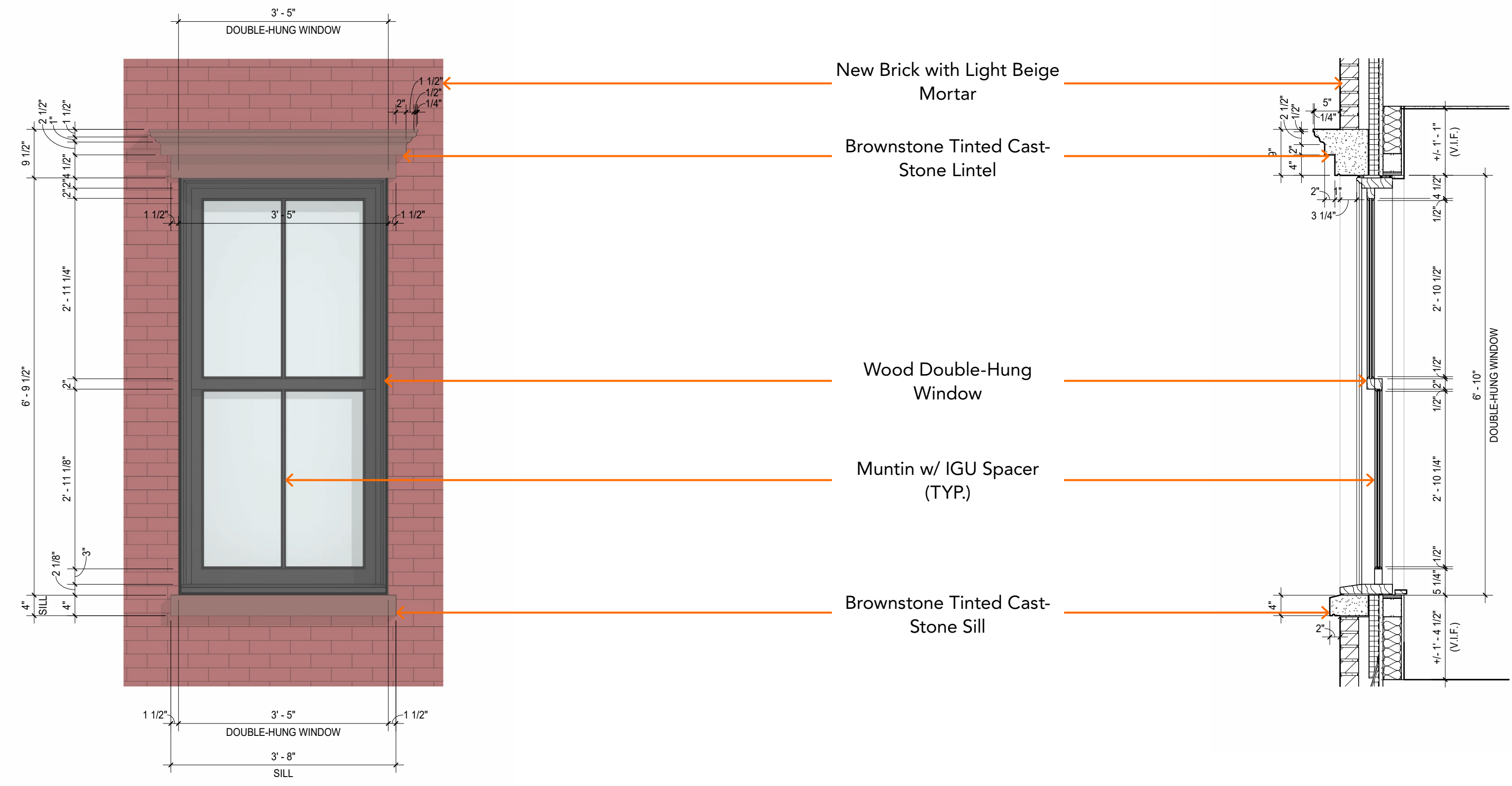




# 05 / Details

## Double-Hung Window System

Elevation	Exterior	Section	Interior
Interior	Plan	Detail	Exterior



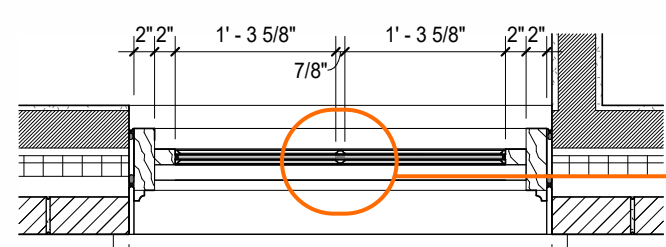
New Brick with Light Beige Mortar

Brownstone Tinted Cast-Stone Lintel

Wood Double-Hung Window

Muntin w/ IGU Spacer (TYP.)

Brownstone Tinted Cast-Stone Sill



IGU Spacer

Custom Muntin (TYP.)

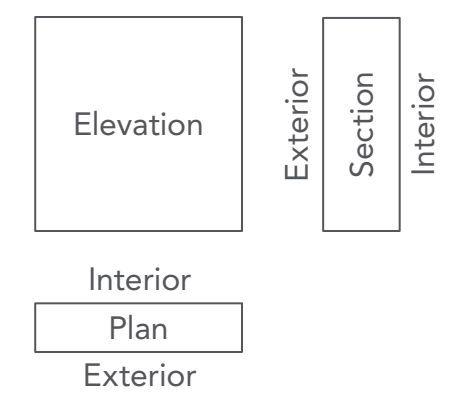
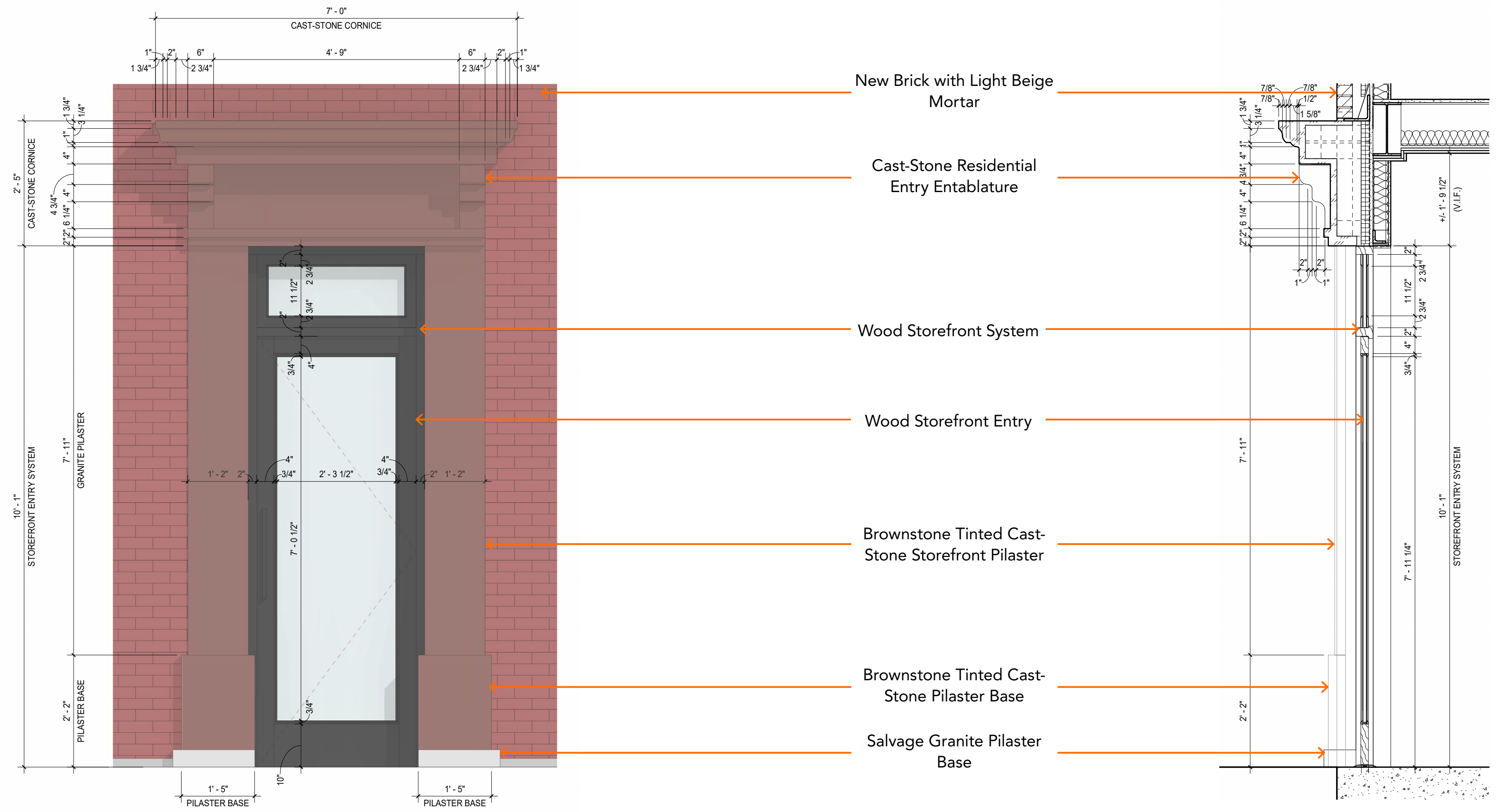






# 05 / Details

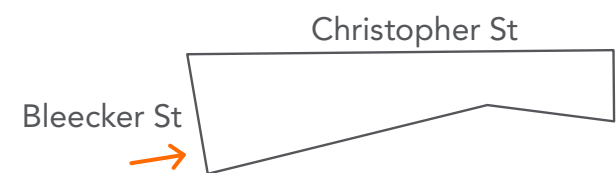
## Residential Entry





# 05 / Details

## Bleecker Street Signage



Future 4" Tall Tenant Signage on Transom Glazing; Comply with LPC Guideline by Occupying 4.7% of Glazing Area (< 20%)

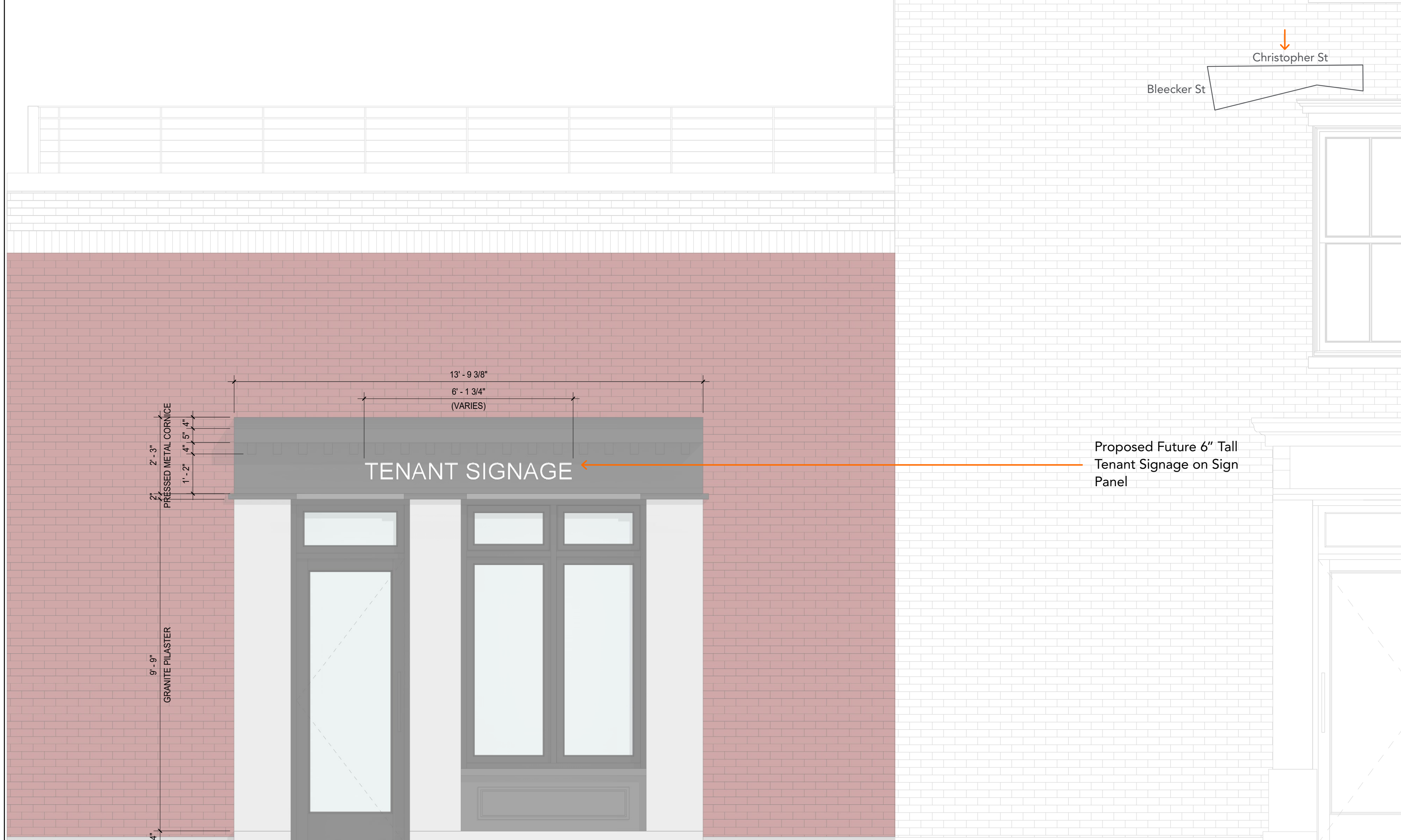
Future 6" Tall Tenant Signage on Sign Band; Comply with LPC Guideline by Occupying 14.7% of Sign Band Area (< 90%)

Future 4" Tall Tenant Signage on Storefront Glazing; Comply with LPC Guideline by Occupying 4.9% of Glazing Area (< 20%)



# 05 / Details

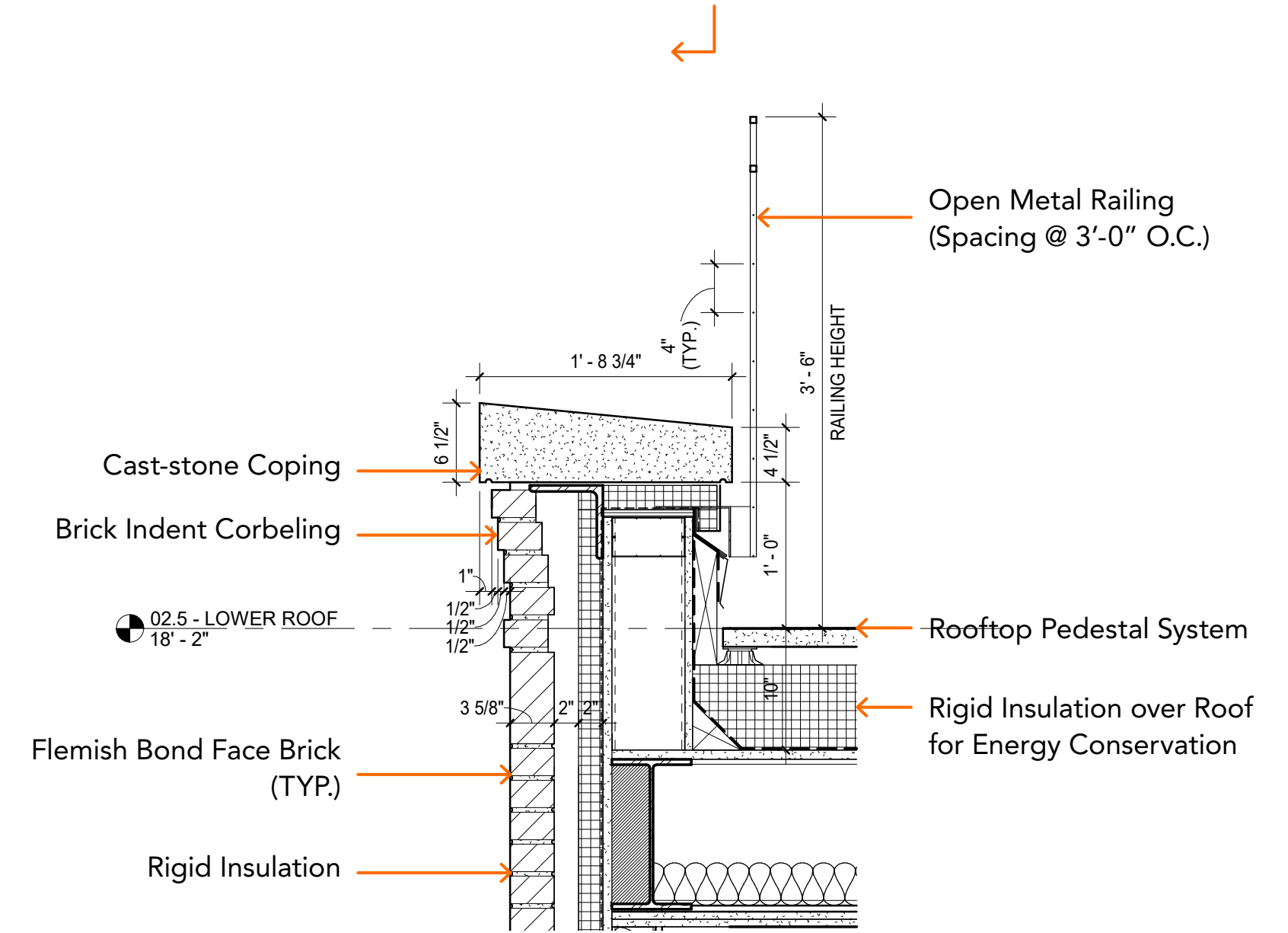
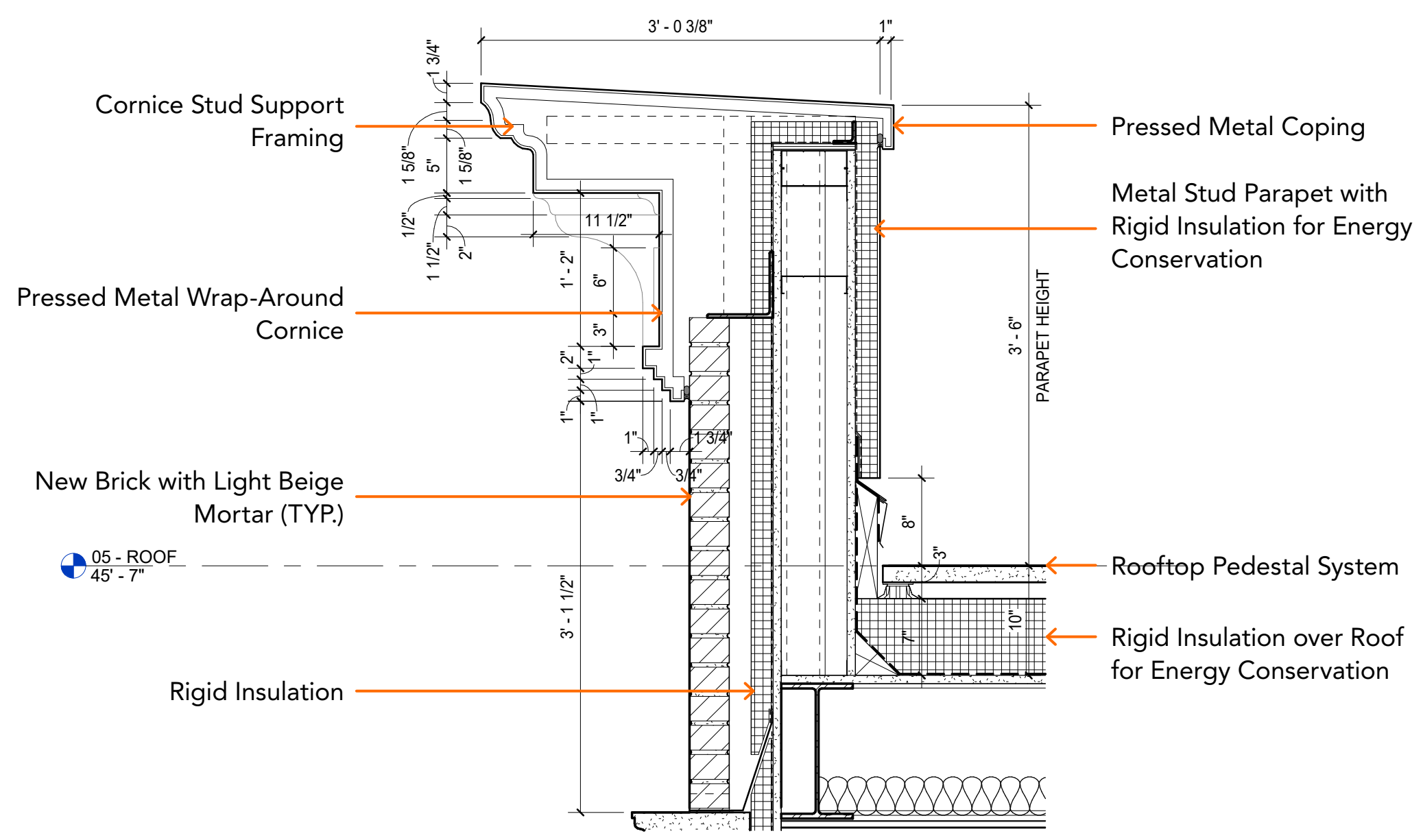
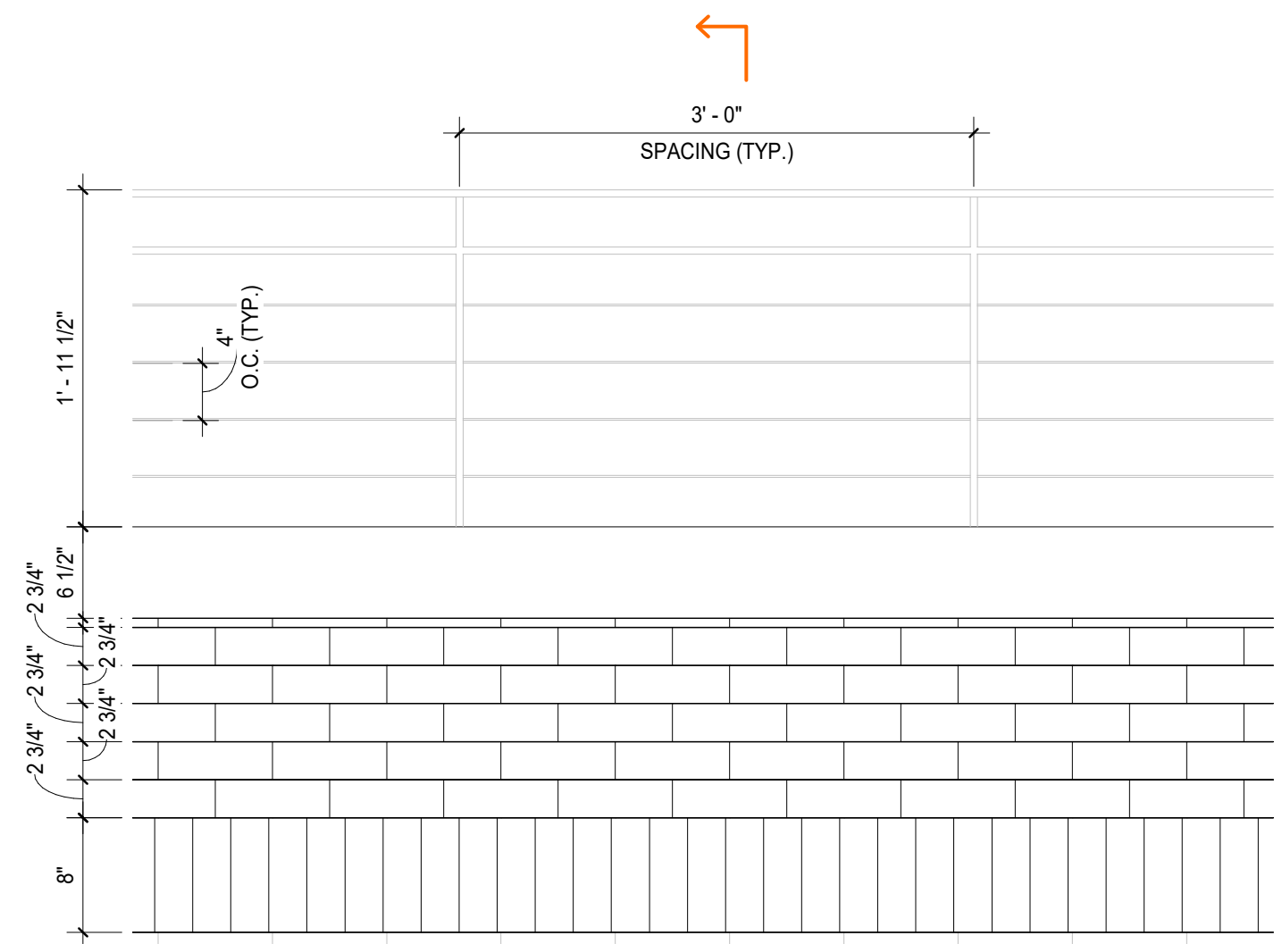
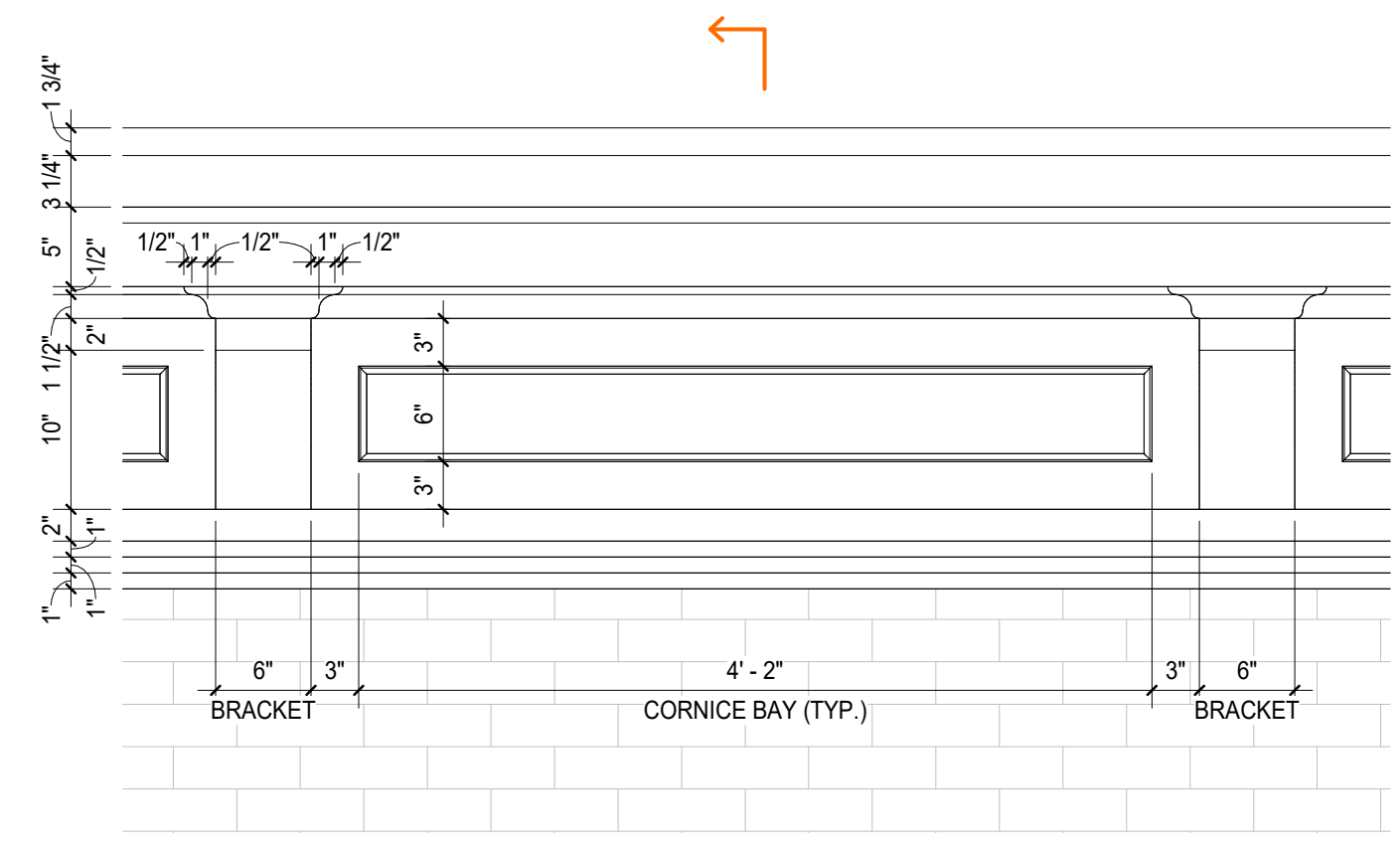
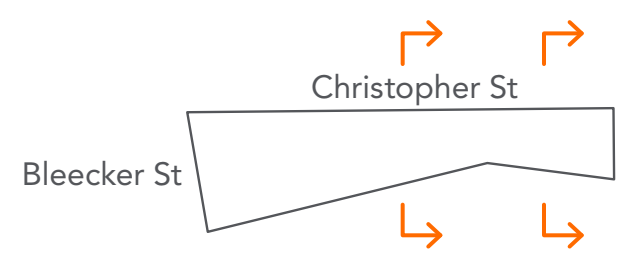
## Christopher Street Signage





# 05 / Details

## Parapet and Guardrail Drawings



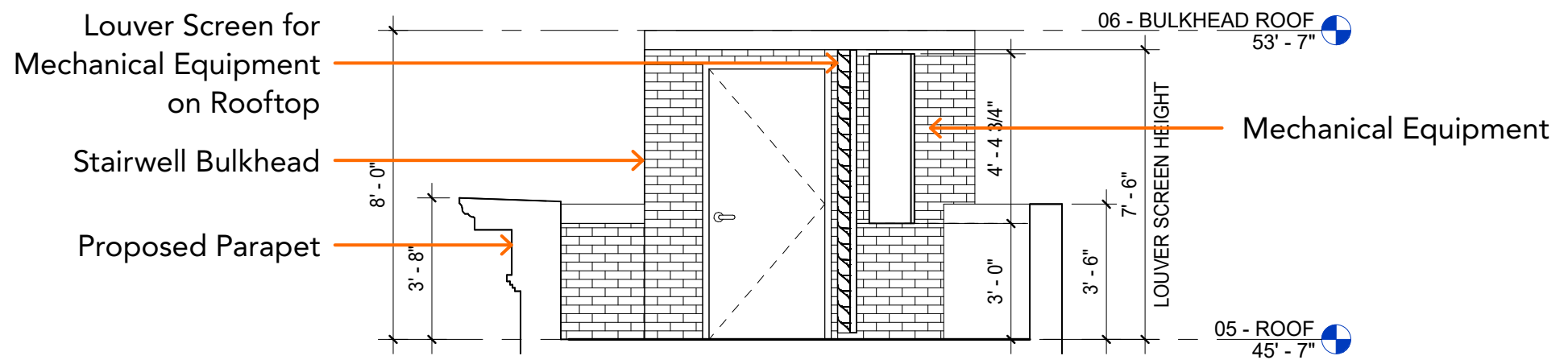
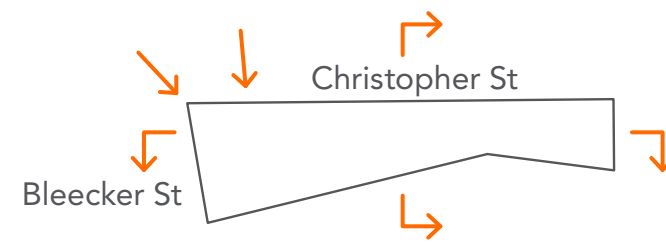
Parapet Elevation & Section

Guardrail Elevation & Section

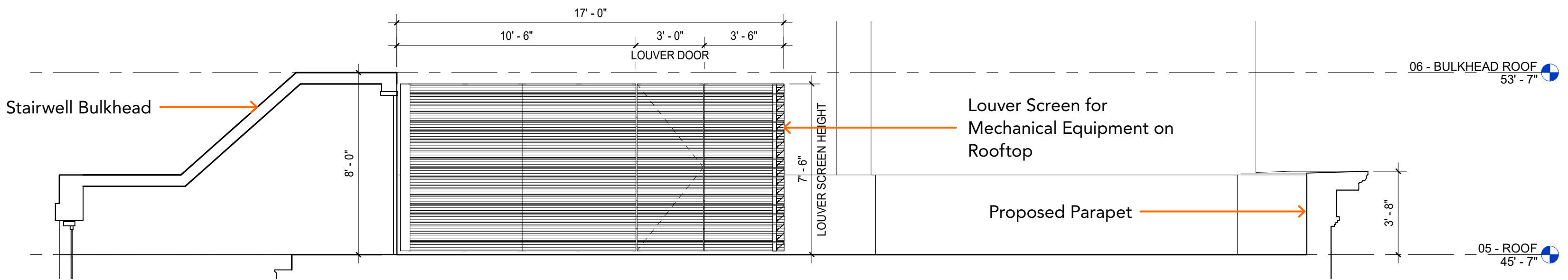


# 05 / Details

## Roof Mechanical Equipment Screen



N-S Section @ Mechanical Equipment Screen



E-W Section @ Mechanical Equipment Screen



See Viewshed Study in "Rendering" Chapter

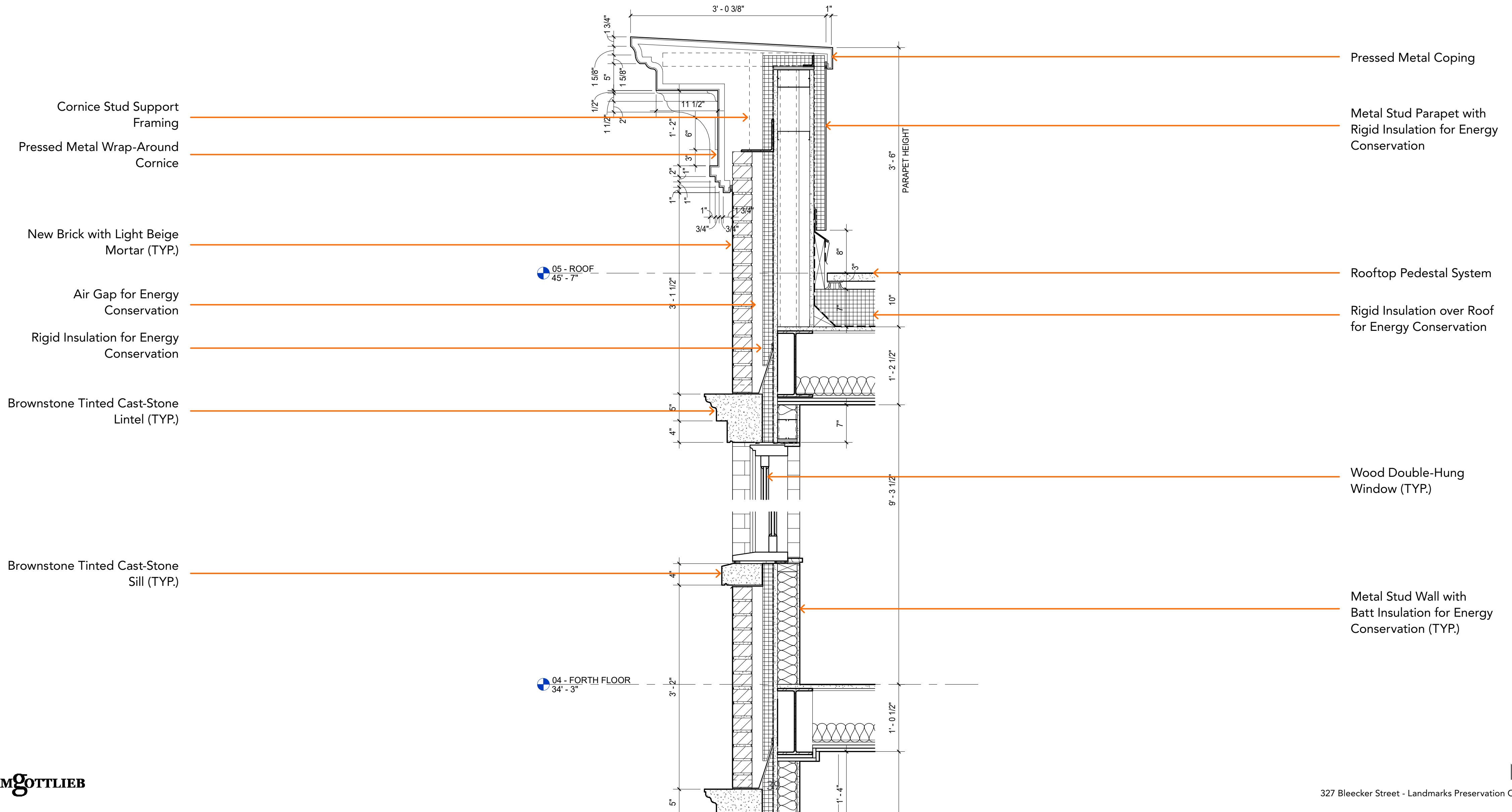
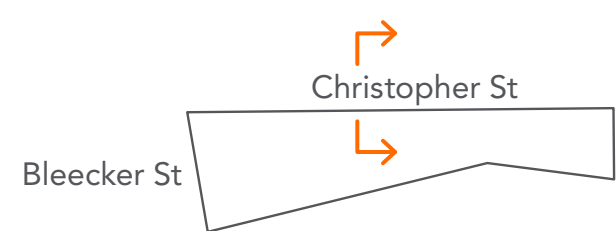


See Viewshed Study in "Rendering" Chapter



# 05 / Details

## Wall Assembly













October 29, 2024  
Public Hearing

The current proposal is:

Preservation Department – Item 10, LPC-25-03133

## **327 Bleecker Street – Greenwich Village Historic District Borough of Manhattan**

To testify virtually, please join Zoom

**Webinar ID:** 820 4014 2259

**Passcode:** 476351

By Phone: 646-558-8656 (NY)

877-853-5257 (Toll free) US

888-475-4499 (Toll free)

**Note:** If you want to testify virtually 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.