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 OVERVIEW
27 E 4TH STREET

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 CONTEXT CONDITIONS

27 E 4TH STREET

3

EXISTING CONDITIONS - STABLE COURT, ALLEY ACCESS TO BOWERY

EXISTING CONDITIONS - STABLE COURT, FACING REAR OF LOT 72

EXISTING CONDITIONS - STABLE COURT, ALLEY ACCESS TO BOWERY

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

27 E 4TH STREET

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
PREVIOUS AND CURRENT PROPOSED ELEVATIONS

27 E 4TH STREET

PREVIOUS PROPOSAL
PROPOSED ELEVATION
PROPOSED SECTION

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12.2.2020
SETBACKS AT 2 COOPER SQUARE, EAST 4TH & BOWERY

PROPOSED SETBACK
PREVIOUSLY APPROVED DESIGN
PROPOSED PERSPECTIVE RENDERING

65 ft, 6 Floors
5' SETBACK
10' SETBACK

SETBACKS AT PREVIOUS AND CURRENT PROPOSED BUILDINGS
27 E 4TH STREET

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12.2.2020
EAST 4TH STREET, SOUTH SIDE ELEVATION

SCALE OF STREET

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

BOWERY

57 ft

358 BOWERY

38

36

34

32

28

383 LAFAYETTE

14 EAST 4TH STREET (THE SILK BUILDING)

LAFAYETTE ST.

PROPOSED BUILDING ON OPPOSITE SIDE OF STREET, SHOWN FOR SCALE COMPARISON

SCALE OF STREET

27 E 4TH STREET

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MATERIALITY

TERRA COTTA + METAL + BRICK

- TERRA COTTA TRADITION AND PROMINENT DECORATIVE UNDERSIDE OF CORNICE

- TERRA COTTA IN METAL ARMATURE AND DECORATIVE METAL SCREEN

- TERRA COTTA IN METAL ARMATURE AND DECORATIVE METAL SCREEN

- TERRA COTTA TRADITION AND PROMINENT DECORATIVE UNDERSIDE OF CORNICE

- DECORATIVE TERRA COTTA SCREEN AND MOLDED BRICK

- MOTTLED, MOLDED BRICK

COLORATION

TERRA COTTA + MOTTLED FACEBRICK

- TERRA COTTA + METAL + BRICK

- TERRA COTTA + METAL + BRICK

- TERRA COTTA + METAL + BRICK

- TERRA COTTA + METAL + BRICK

- TERRA COTTA + METAL + BRICK
CONTEXTUALLY INFORMED FACADE DETAILS: STREET LEVEL

DOUBLE-HUNG WINDOW OVER SINGLE (FIXED) GLASS PANEL
TERRACOTTA FINS 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

STOREFRONT AT STREET LEVEL
CLOSE UP OF TERRA COTTA SCREENS IN METAL FRAMES OVER CONTINUOUS WINDOWS

TERRA COTTA BAGUETTE SECTION DETAIL

BOSTON VALLEY TERRA COTTA IRON-SPOT

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

METAL SURROUND & FRAME

27 EAST 4TH STREET NEW YORK, NY P-101 - FIN DETAIL

1 1/2" = 1'-0"
3" = 1'-0"
2 SECTION AT TERRA COTTA SCREEN
CONTEXTUALLY INFORMED WINDOW PROPORTIONS

27 E 4TH STREET

12.2.2020

BKS

13
CONTEXTUALLY INFORMED FACADE DETAILS: TERRACE

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
PREVIOUS AND CURRENT PROPOSED REAR FACADES

27 E 4TH STREET

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

HORIZONTAL LOUVERED METAL MECHANICAL SCREEN IN CHARCOAL
STREET VIEWS
27 E 4TH STREET
NOTE: COMPREHENSIVE DESIGN OF FOUNDATIONS TO AVOID ANY POSSIBLE HARM TO MERCHANT’S HOUSE HAS BEEN COMPLETED AS PART OF ORIGINAL FILING AND WILL BE IMPLEMENTED WITH THIS PROPOSAL.

- REMOVE EXISTING ROOF AND FILLED CELLAR OF ONE STORY BUILDING AND REPLACE WITH NEW STEEL FRAMED BUILDING
- EXISTING 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 AND BRACING OF MERCHANT HOUSE

FO-101.00
FOUNDATION PLAN

NOTE: COMPREHENSIVE DESIGN OF FOUNDATIONS TO AVOID ANY POSSIBLE HARM TO MERCHANT’S HOUSE HAS BEEN COMPLETED AS PART OF ORIGINAL FILING AND WILL BE IMPLEMENTED WITH THIS PROPOSAL.
These drawings are for review, design and scope description only. No representation is made to the accuracy of the drawings with respect to existing conditions or dimensions. All consultants and contractors must verify any and all conditions and dimensions in the field which are critical to their work as required. Do not scale drawings: written dimensions govern.

Date: 05/08/2014

SRAA+E Project No. 01-11025
NEW HOTEL
27 EAST 4TH STREET
NEW YORK, NY 10003

Architecture + Engineering, P.C.

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511 Canal Street, 4th Floor
New York, NY 10013
Tel (212) 505-1986
Fax (212) 505-2794

Structural Engineer
MEP Engineer
Landscape Architect

SCALE: AS NOTED

SECTION

EXIST. ROOF STRUCTURE

2'-6" THK MAT FOUNDATION

ZONE OF INFLUENCE

25 EAST 4TH STREET

27 EAST 4TH STREET

2'-6" THK MAT FOUNDATION

MERCHANT HOUSE MUSEUM

ADJACENT BUILDINGS
EXISTING MASONRY WALLS TO REMAIN
AREA OF SHELVED EXCAVATION

ZONE OF INFLUENCE
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
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Tel (212) 505-1986
Fax (212) 505-2794

Architect
Owner
Structural Engineer
MEP Engineer
Landscape Architect

Scale: AS NOTED

0 2' 5' 10'
N


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

STRUCTURAL DESIGN: SUPPORT OF EXCAVATION & CONSTRUCTION SEQUENCE
<table>
<thead>
<tr>
<th>MONITORING TASK</th>
<th>MINIMUM REQUIRED BY TPPN 10-88</th>
<th>PROPOSED FOR MERCHANT HOUSE MUSEUM</th>
<th>PROPOSED FOR ALL OTHER ADJACENT LANDMARK BUILDINGS (35 E. 4th Street, 403 Lafayette Street, 16 Cooper Square)</th>
</tr>
</thead>
<tbody>
<tr>
<td>DISPLACEMENT MONITORING</td>
<td>SURVEY MEASUREMENTS 2X WEEK. MAX ALLOWED VERTICAL AND HORIZONTAL DISPLACEMENT 1/4&quot;</td>
<td>CONTINUOUS AUTOMATIC SURVEY DURING DEMOLITION AND EXCAVATION. MAX ALLOWED VERTICAL AND HORIZONTAL DISPLACEMENT 1/4&quot;</td>
<td>CONTINUOUS AUTOMATIC SURVEY DURING DEMOLITION AND EXCAVATION. MAX ALLOWED VERTICAL AND HORIZONTAL DISPLACEMENT 1/4&quot;</td>
</tr>
<tr>
<td>CRACK MONITORING</td>
<td>TELLTALES ACROSS EXISTING CRACKS IN MASONRY MEASURED DAILY.</td>
<td>TELLTALES ACROSS EXISTING CRACKS IN MASONRY MEASURED DAILY.</td>
<td>TELLTALES ACROSS EXISTING CRACKS IN MASONRY MEASURED DAILY.</td>
</tr>
<tr>
<td>TILT MONITORING</td>
<td>NONE REQUIRED</td>
<td>CONTINUOUS AUTOMATIC TILT METER DURING DEMOLITION AND EXCAVATION</td>
<td>NONE REQUIRED</td>
</tr>
<tr>
<td>VIBRATION MONITORING</td>
<td>MAXIMUM PEAK PARTICLE VELOCITY=0.5 IN/S. REVIEW THRESHOLD =0.2 IN/S</td>
<td>MAXIMUM PEAK PARTICLE VELOCITY=0.5 IN/S. REVIEW THRESHOLD =0.2 IN/S</td>
<td>MAXIMUM PEAK PARTICLE VELOCITY=0.5 IN/S. REVIEW THRESHOLD =0.2 IN/S</td>
</tr>
<tr>
<td>PRE-CONSTRUCTION SURVEY</td>
<td>PHOTOGRAPH TELLTALES</td>
<td>PHOTOGRAPH AND VIDEO SURVEY OF EXTERIOR AND INTERIOR ACCESSIBLE SPACES</td>
<td>PHOTOGRAPH AND VIDEO SURVEY OF EXTERIOR AND INTERIOR ACCESSIBLE SPACES</td>
</tr>
</tbody>
</table>

- 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 MONITORING COMPLETE JUNE-OCTOBER 2012 HAD 5 VIBRATION EVENTS ABOVE 0.5 IN/S. HIGHEST OF 0.622 IN/S.

MERCHANT HOUSE ACTION PLAN DURING CONSTRUCTION

1. SURVEY MEASUREMENTS 2X WEEK. MAX ALLOWED VERTICAL AND HORIZONTAL DISPLACEMENT 1/4".
2. CONTINUOUS AUTOMATIC SURVEY DURING DEMOLITION AND EXCAVATION. MAX ALLOWED VERTICAL AND HORIZONTAL DISPLACEMENT 1/4".
3. TELLTALES ACROSS EXISTING CRACKS IN MASONRY MEASURED DAILY.
4. CONTINUOUS AUTOMATIC TILT METER DURING DEMOLITION AND EXCAVATION.
5. MAXIMUM PEAK PARTICLE VELOCITY=0.5 IN/S. REVIEW THRESHOLD =0.2 IN/S.
6. PHOTOGRAPH TELLTALES.

STRUCTURAL DESIGN: MONITORING AND PROTECTION

27 E 4TH STREET

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APPENDIX
FLOOR PLANS: SECOND AND TYPICAL FLOORS
27 E 4TH STREET
27.2.2020

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

2. TYPICAL FLOOR PLAN, FLOORS 3-6
   3/32" = 1'-0"
FLOOR PLANS: SEVENTH FLOOR AND ROOF TERRACE

27 E 4TH STREET

12.2.2020
BUILDING ELEVATIONS

27 E 4TH STREET