

Public Hearing Presentation

327 Bleecker Street, New York, NY 10014

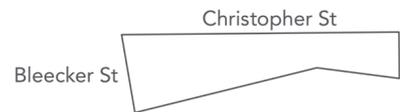
Landmarks Preservation Commission

Public Hearing: 2024/10/29

MANCINI:

01 / Introduction

Project Information



Address: 327 Bleeker Street
Lot Area: 1,112 sf
Block/Lot: 591/45
Zoning Map: 12a
Zoning District: C1-6
Historic District: Greenwich Village Historic District
Community District: Manhattan Community District 2
Individual Landmark: No

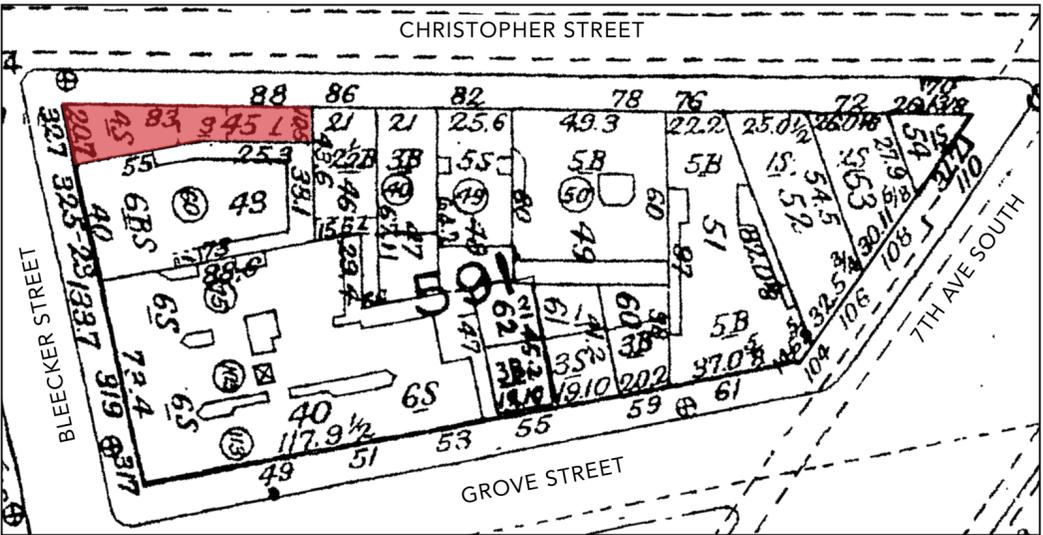
Location and Background Information

02 / Building History

Property Introduction



View from the Intersection of Bleecker and Christopher Street



Sanborn Block Plan

02 / Building History

Previous LPC Approval



View from the Intersection of Bleecker and Christopher Street, 2016



327 Bleecker Street, 2016 Approved Rendering

02 / Building History

Previous LPC Approval



327 Bleecker Street, 2016 Approved Elevations

Historic Documentation



1929 (NYPL)



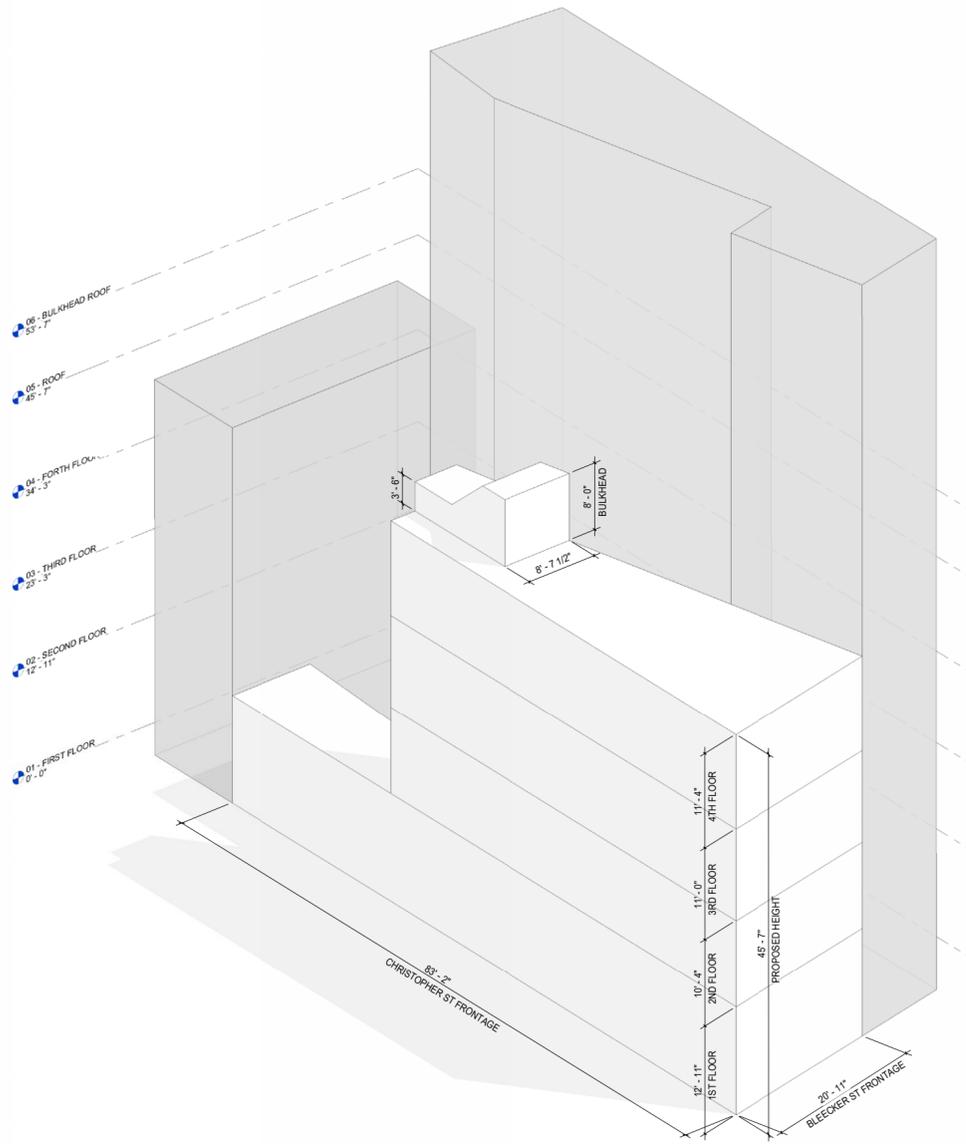
CA. 1940 (MUNICIPAL ARCHIVES)



1-STORY DETAIL, CA. 1940 (MUNICIPAL ARCHIVES)

03 / Proposed Scope

Zoning Analysis and Professional Statement



Zoning Diagram

ZONING COMPUTATION				
ITEM	INFORMATION	ZR PERMITTED AND/OR REQUIRED	ZR SECTIONS	COMPLIES
LOCATION DATA				
ADDRESS	327 BLEECKER ST, NEW YORK, NY 10014			
BLOCK NUMBER	591			
LOT NUMBER	44			
ZONING MAP	12A			
PRIMARY ZONING	C1-6			
RESIDENTIAL DISTRICT EQUIVALENT	R7-2			
COMMUNITY DISTRICT	MANHATTAN COMMUNITY DISTRICT 2			
LANDMARK	GREENWICH VILLAGE HISTORIC DISTRICT			
FLOOD ZONE	ZONE X			
STREET FACING (PRIMARY)	BLEECKER ST: 50'-0" (NARROW)			
STREET FACING (SECONDARY)	CHRISTOPHER ST: 50'-0" (NARROW)			
LOT AREA	1,112 SF			
EXISTING ZONING CONDITIONS				
EXISTING STORIES	4			
EXISTING HEIGHT	53'-0"			
EXISTING FLOOR AREA	3,481 SF			
EXISTING FAR	3.13			
YEAR BUILT	1883			
EXISTING FRONT YARD	0			
EXISTING SIDE YARD	0			
EXISTING REAR YARD	0			
EXISTING PARKING	0			
EXISTING BICYCLE PARKING	0			
EXISTING LOADING BERTH	0			
EXISTING USE	U.G. 2 & 6			
PROPOSED ZONING CONDITIONS				
PROPOSED STORIES	4	4 (MAX.)	ZR 33-432	Yes
PROPOSED HEIGHT	45'-7"	60'-0" (MAX.)	ZR 33-432	Yes
PROPOSED FLOOR AREA	3,480 SF	2,646 SF (MAX.)	EXISTING NON-COMPLIANT. THE PROPOSED CONDITION IS IMPROVED FROM THE EXISTING CONDITION.	
PROPOSED FAR	3.13	2.38 (MAX.)		
PROPOSED FRONT YARD	0	0	ZR 35-51, 35-63	Yes
PROPOSED SIDE YARD	0	0	ZR 35-52	Yes
PROPOSED REAR YARD	0	0	ZR 35-53	Yes
PROPOSED PARKING	0	0	ZR 13-10	Yes
PROPOSED BICYCLE PARKING	1	1 (REQUIRED)	ZR 36-711	Yes
PROPOSED LOADING BERTH	0	0	ZR 36-62	Yes
PROPOSED USE	U.G. 2 & 6	U.G. 1-10 (CONDITIONS)	ZR 32-00	Yes
PROPOSED DWELLING UNITS	2	2 (MAX.)	ZR 23-32, 23-33	Yes
PROPOSED MIN. SIZE OF DWELLING UNITS	650 SF	325 SF (MIN.)	ZR 23-23	Yes

Zoning Analysis Sheet



New Buildings and Additions
With Occupiable Space
Fact Sheet
August 2023

Figure 3: Zoning Statement Form

Landmark Preservationist
Landmarks Preservation Commission
1 Centre Street, 9th Floor North
New York, NY 10007

RE: LPC Docket Number (if available): _____
Address: 327 Bleecker Street
New York, NY 10014
Block: 591 Lot: 44

Dear Landmarks Preservation Commission (LPC) staff,

I hereby state that I am the Design Professional of Record, and will file the above-referenced project at the Department of Buildings (DOB) with the same complete set of zoning drawings that I will submit to LPC as part of my application for a new addition or new building, and will submit those zoning drawings and a complete set of architectural drawings consistent with the LPC approval to the DOB. And that I have personally examined the application and plans and any other required documentation relating to the above-referenced proposed work and to the best of my knowledge and belief, find said work to be in compliance with the Zoning Resolution of the City of New York and all other applicable laws, rules and regulations. I further state that the proposed work is as-of-right with respect to bulk, lot coverage, height, setbacks, yards and other criteria governing size, bulk and configuration of the proposed structure and requires no reconsideration or variance from the Board of Standards and Appeals and/or no special permit or other approval from the City Planning Commission. Should the project change during the DOB review process, resulting in a change to the size, bulk and/or configuration of the proposed structure, I confirm that I will contact the Landmarks Preservation Commission (LPC) to ascertain whether I will be required to submit an application for a post-approval amendment for further review.

William S. Mandara _____ Name
2024/10/09 _____ Date
 _____ Signature



Place signature and seal here

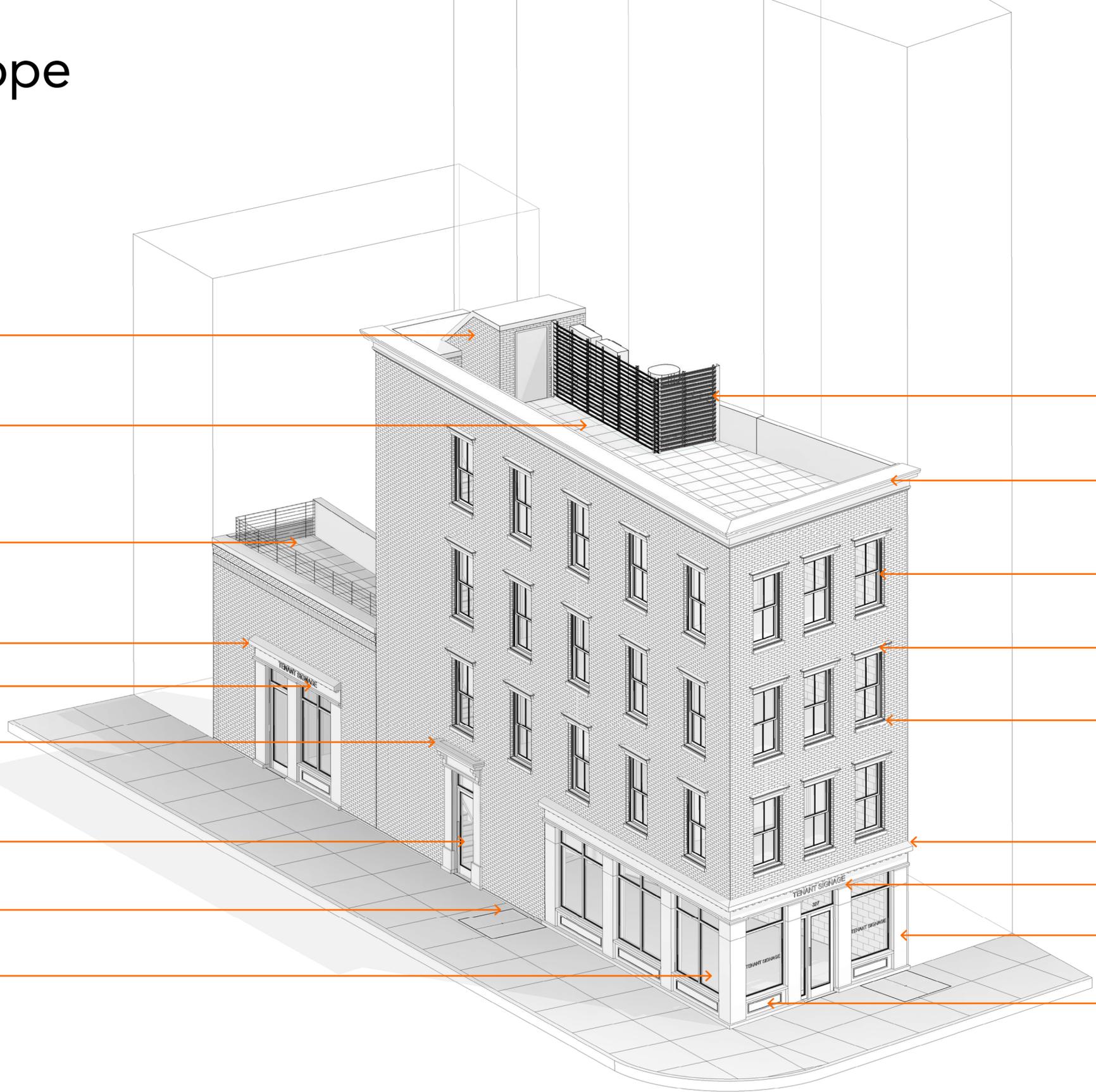
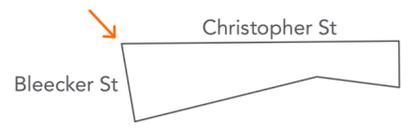
Falsification of any statement is a misdemeanor under Section 25-317(c) of the Administrative Code and is punishable by fine or imprisonment or both.

(12/23)

LPC Zoning Professional Statement

03 / Proposed Scope

Overview

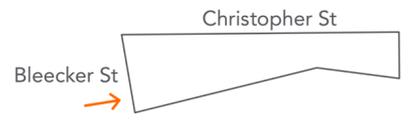


- Stairwell Bulkhead
- Main Terrace with Paver System
- Lower Terrace with Paver System
- Pressed Metal Ground Floor Cornice
- Future Tenant Signage
- Brownstone Tinted Cast-Stone Door Surround & Entablature
- Wood Storefront Entry (TYP.)
- Existing Sidewalk Hatch (TYP.)
- Wood Storefront (TYP.)

- 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.)

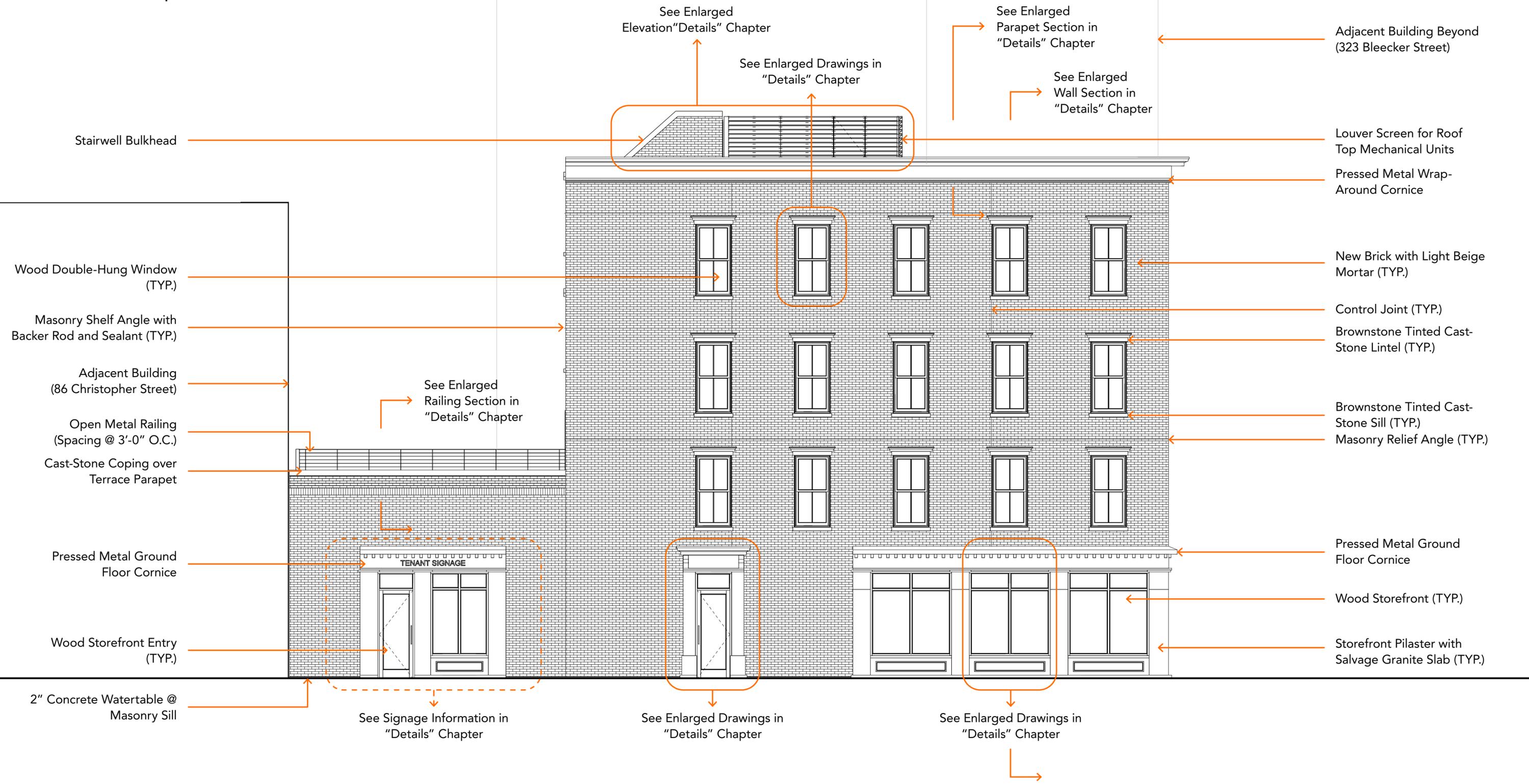
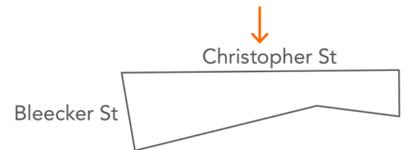
03 / Proposed Scope

West Elevation (Bleecker Street)



03 / Proposed Scope

North Elevation (Christopher Street)



03 / Proposed Scope

District Context



155 Bleeker Street



270 Bleeker Street



385 Bleeker Street



03 / Proposed Scope

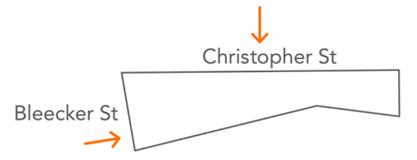
Salvaged Material Reuse



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

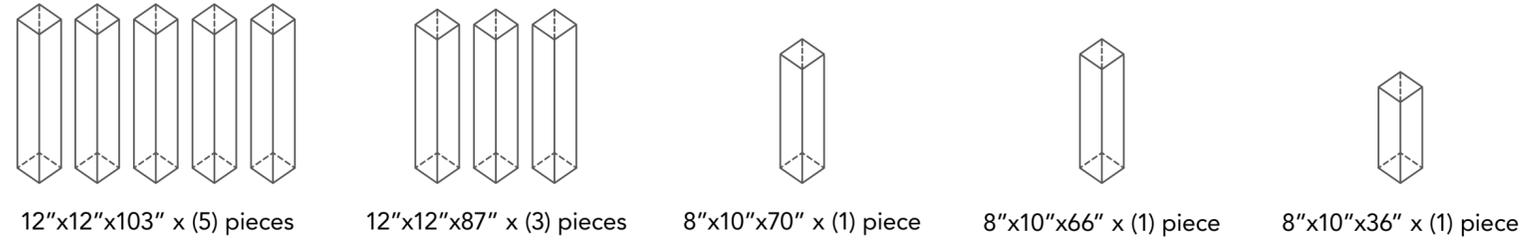
03 / Proposed Scope

Salvaged Material List

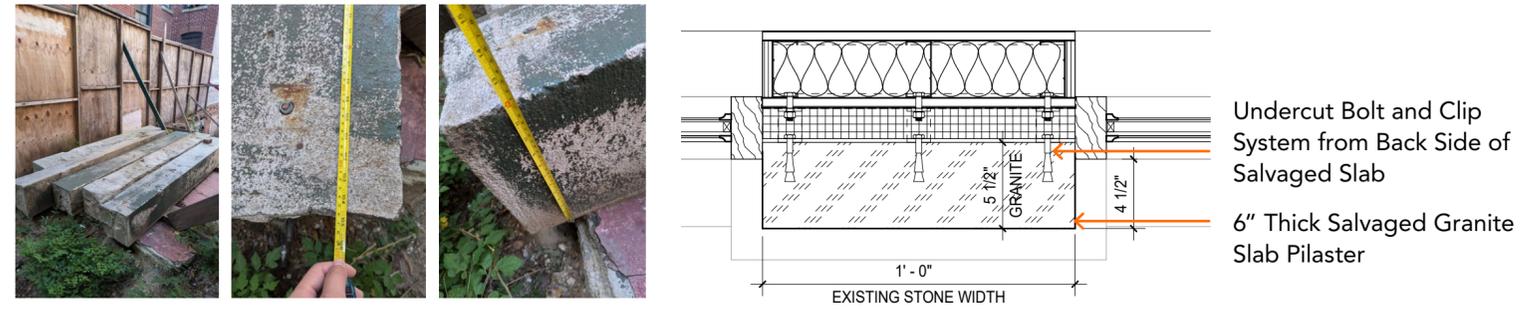


Salvaged Granite Column for Pilaster

Quantity Overview

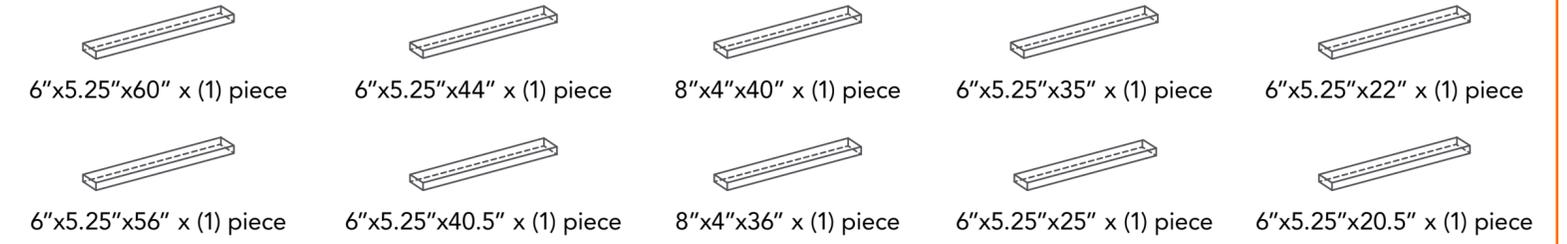


Supporting Images



Salvaged Granite Slab for Base

Quantity Overview



Supporting Images



86 Christopher Street

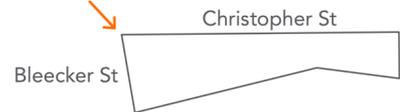
327 Blecker Street (Christopher Street)

327 Blecker Street (Blecker Street)

323 Blecker Street

03 / Proposed Scope

Salvaged Material Reuse



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.

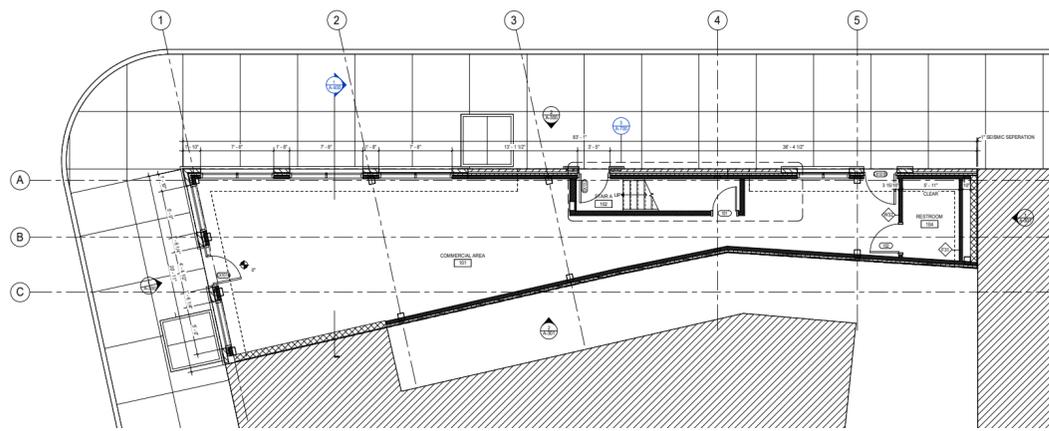
Supporting Images



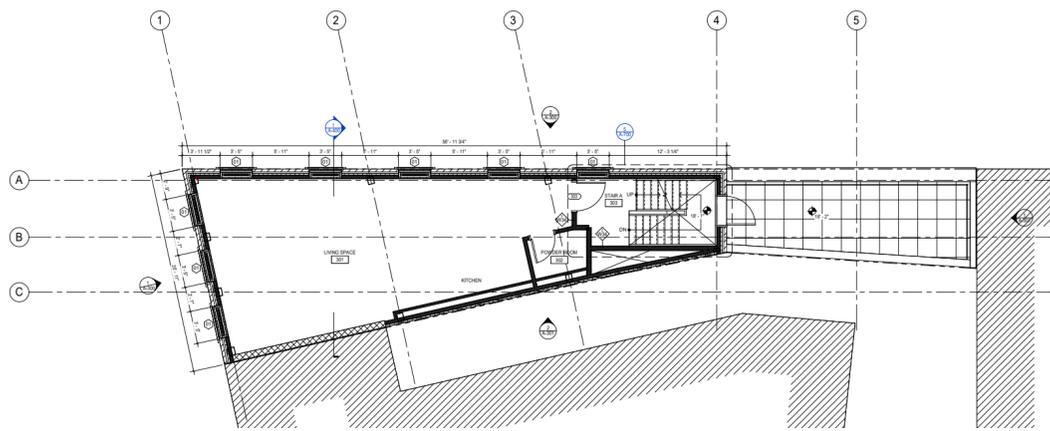
03 / Proposed Scope

Proposed Building Plans

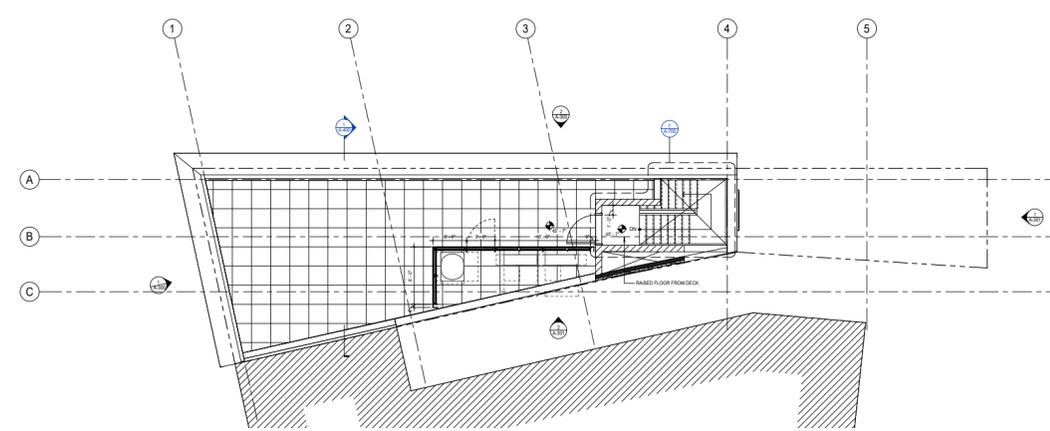
1st Floor Plan	3rd Floor Plan	Roof Plan
Cellar Plan	2nd Floor Plan	4th Floor Plan



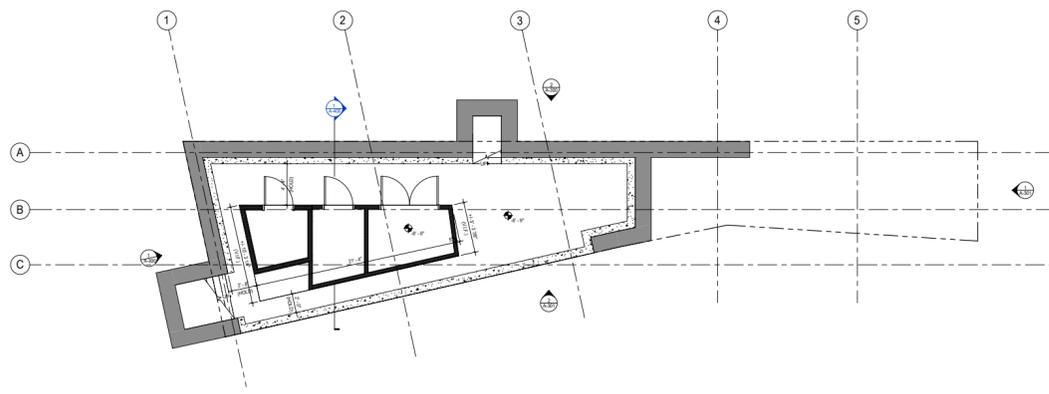
1st Floor Construction Plan



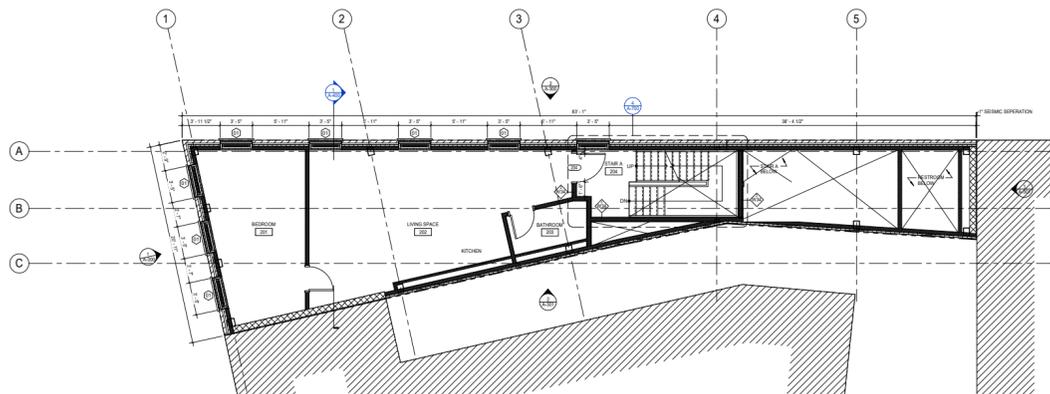
3rd Floor Construction Plan



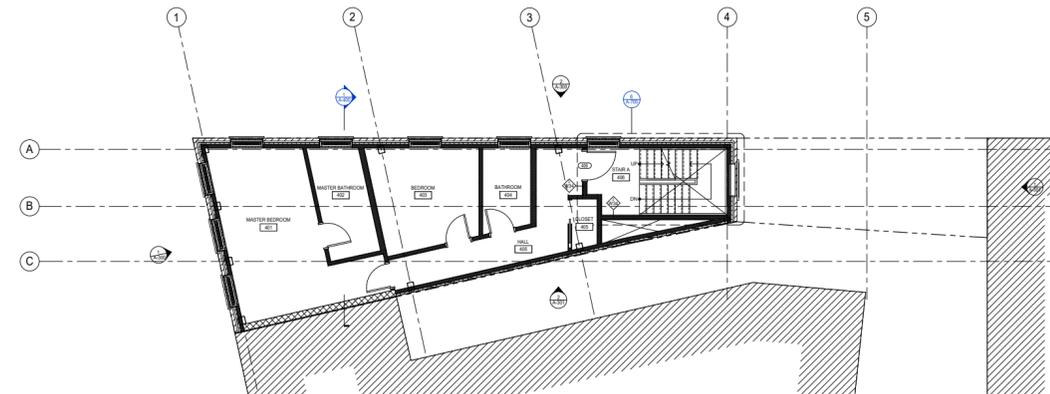
Roof Construction Plan



Cellar Construction Plan



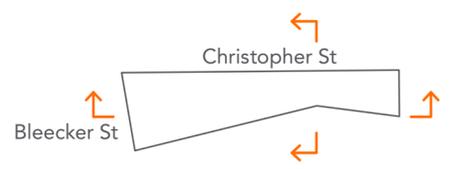
2nd Floor Construction Plan



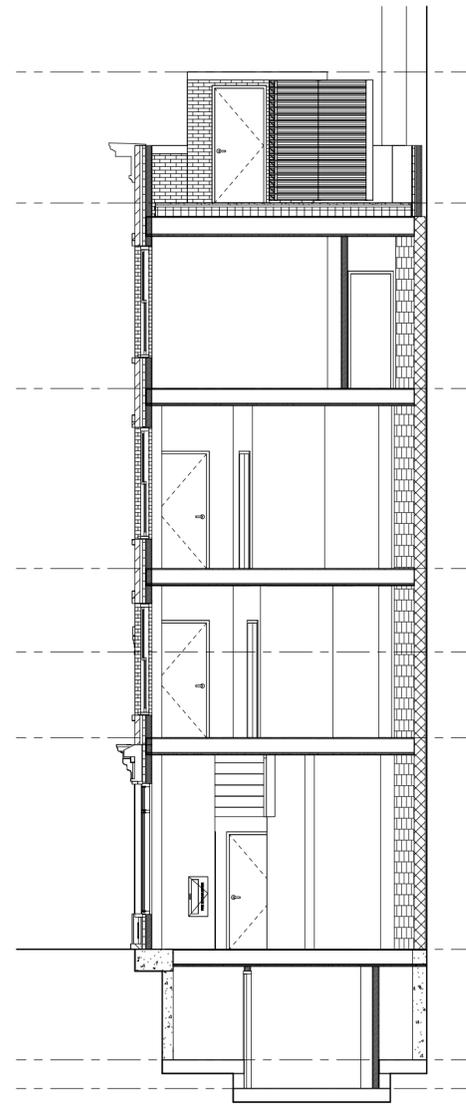
4th Floor Construction Plan

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



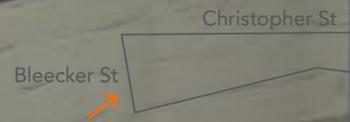
04 / Rendering

View from Bleeker Street



04 / Rendering

Bleecker Street Ground Level



04 / Rendering

View from Christopher Street



04 / Rendering

Christopher Street Ground Level



04 / Rendering

Viewshed Study from Intersection of Bleecker and Christopher Street



04 / Rendering

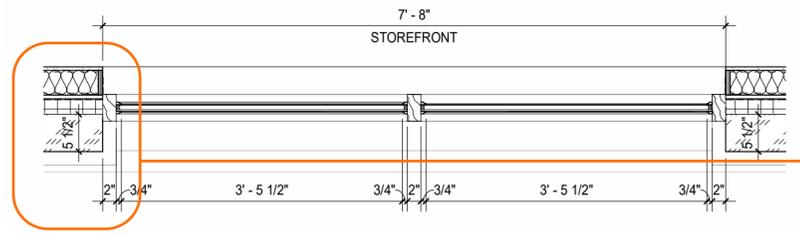
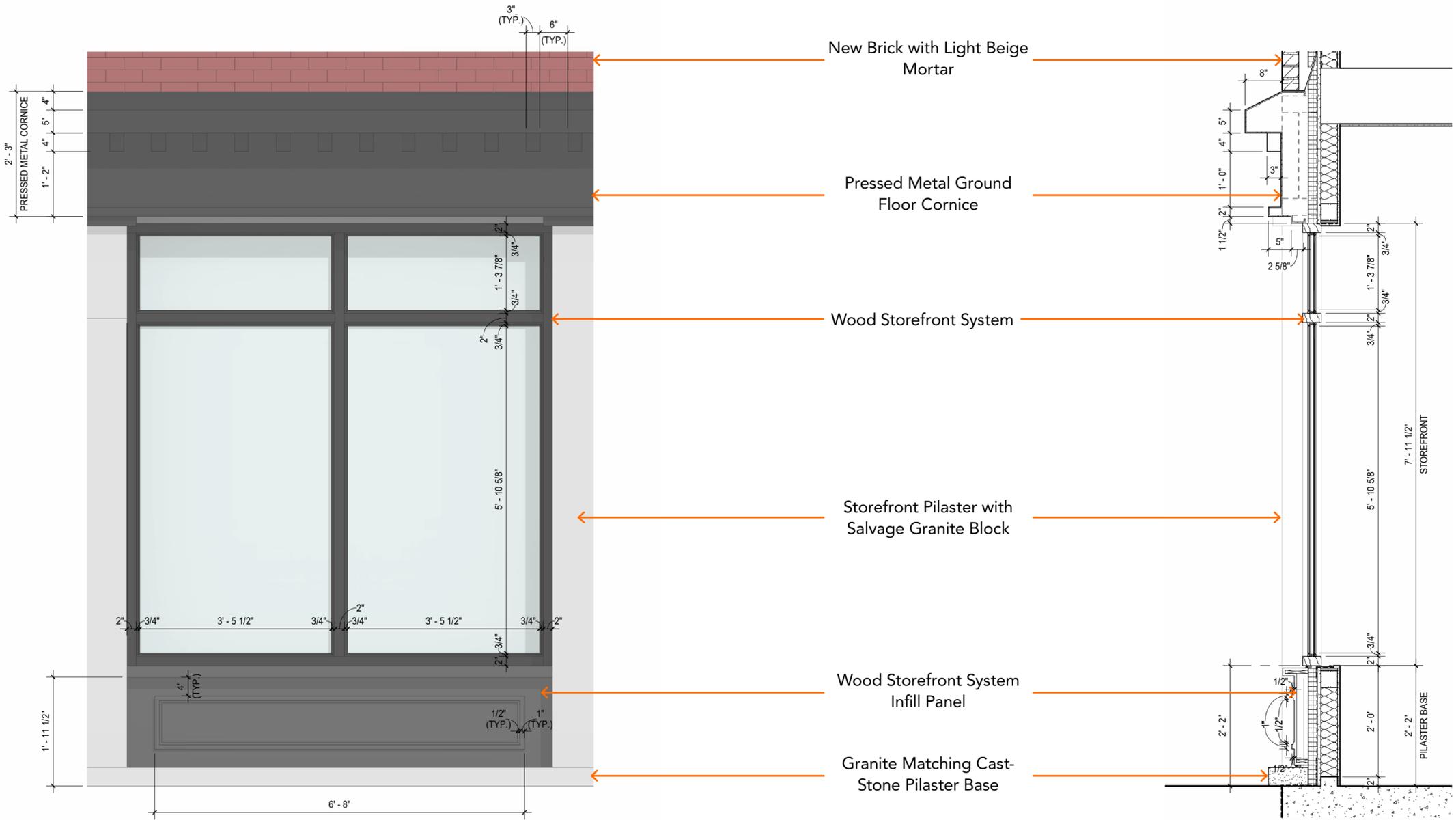
Viewshed Study from Far End of Bleecker Street



05 / Details

Storefront System

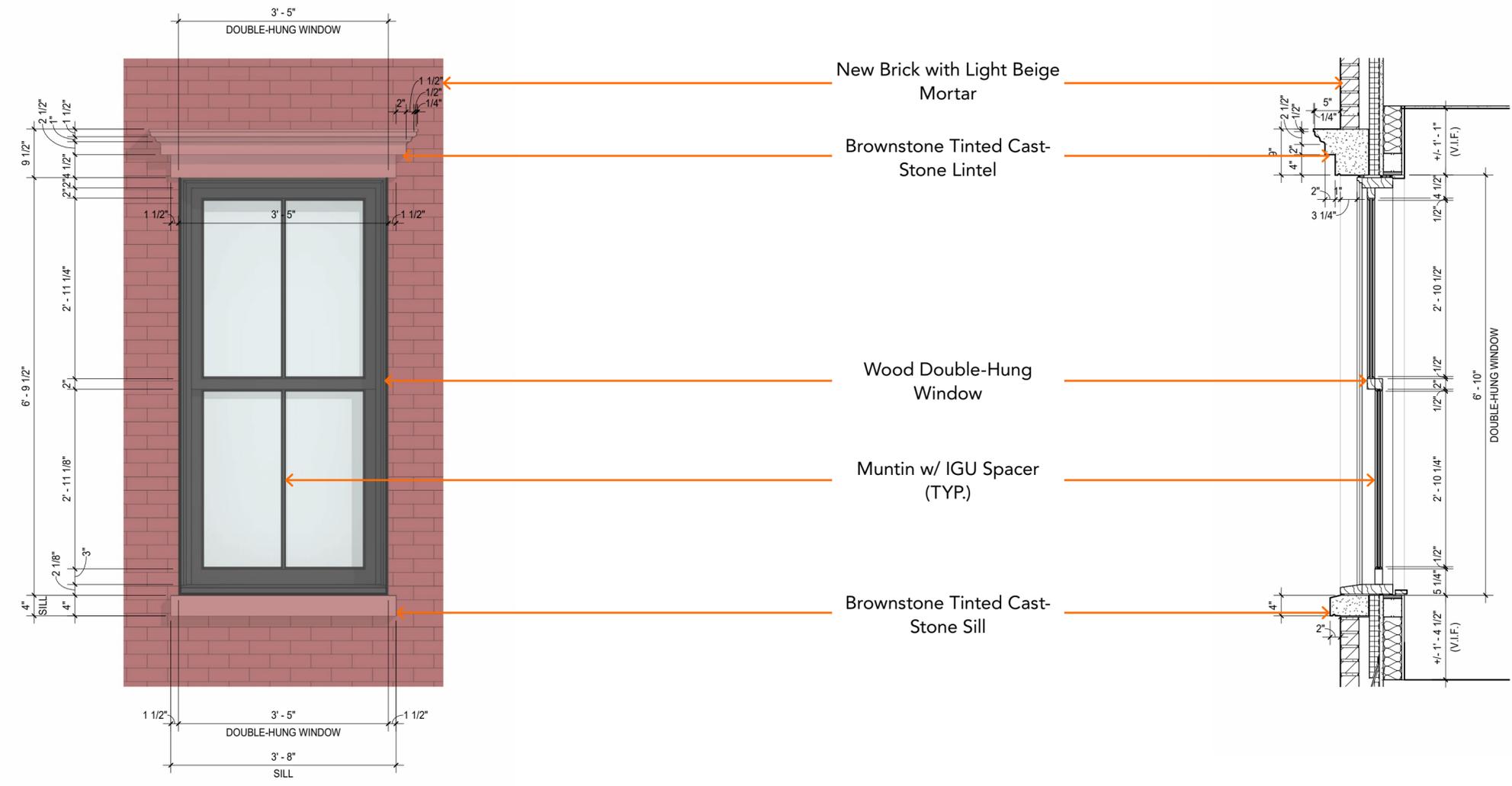
Elevation	Exterior	Section	Interior
Interior	Plan	Detail	
Exterior			



05 / Details

Double-Hung Window System

Elevation	Exterior	Section	Interior
Interior	Plan	Detail	Exterior



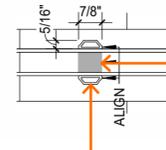
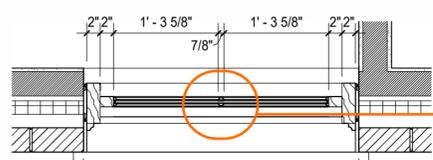
New Brick with Light Beige Mortar

Brownstone Tinted Cast-Stone Lintel

Wood Double-Hung Window

Muntin w/ IGU Spacer (TYP.)

Brownstone Tinted Cast-Stone Sill

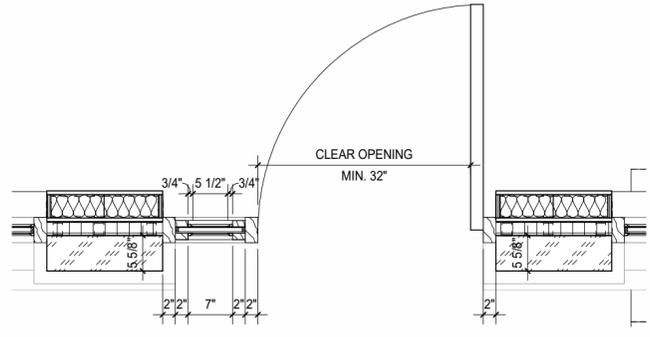
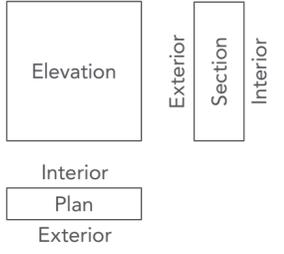
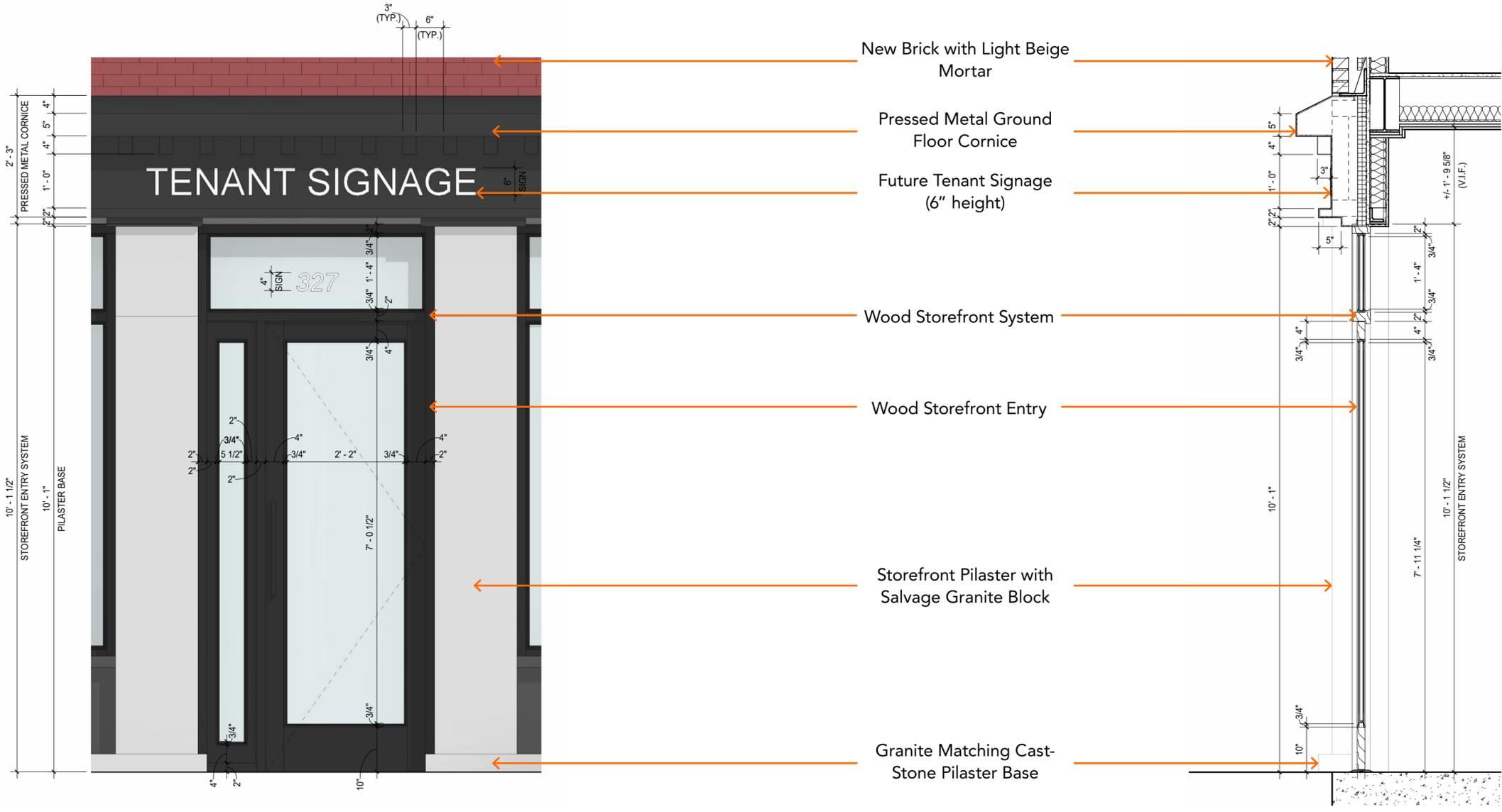


IGU Spacer

Custom Muntin (TYP.)

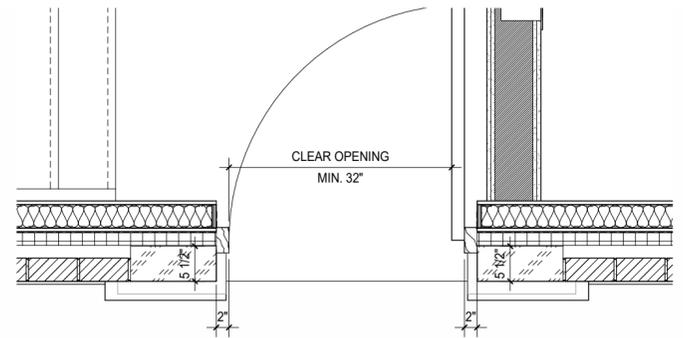
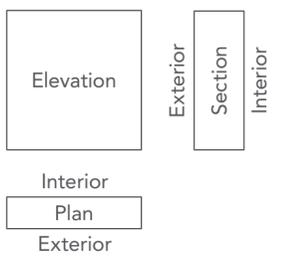
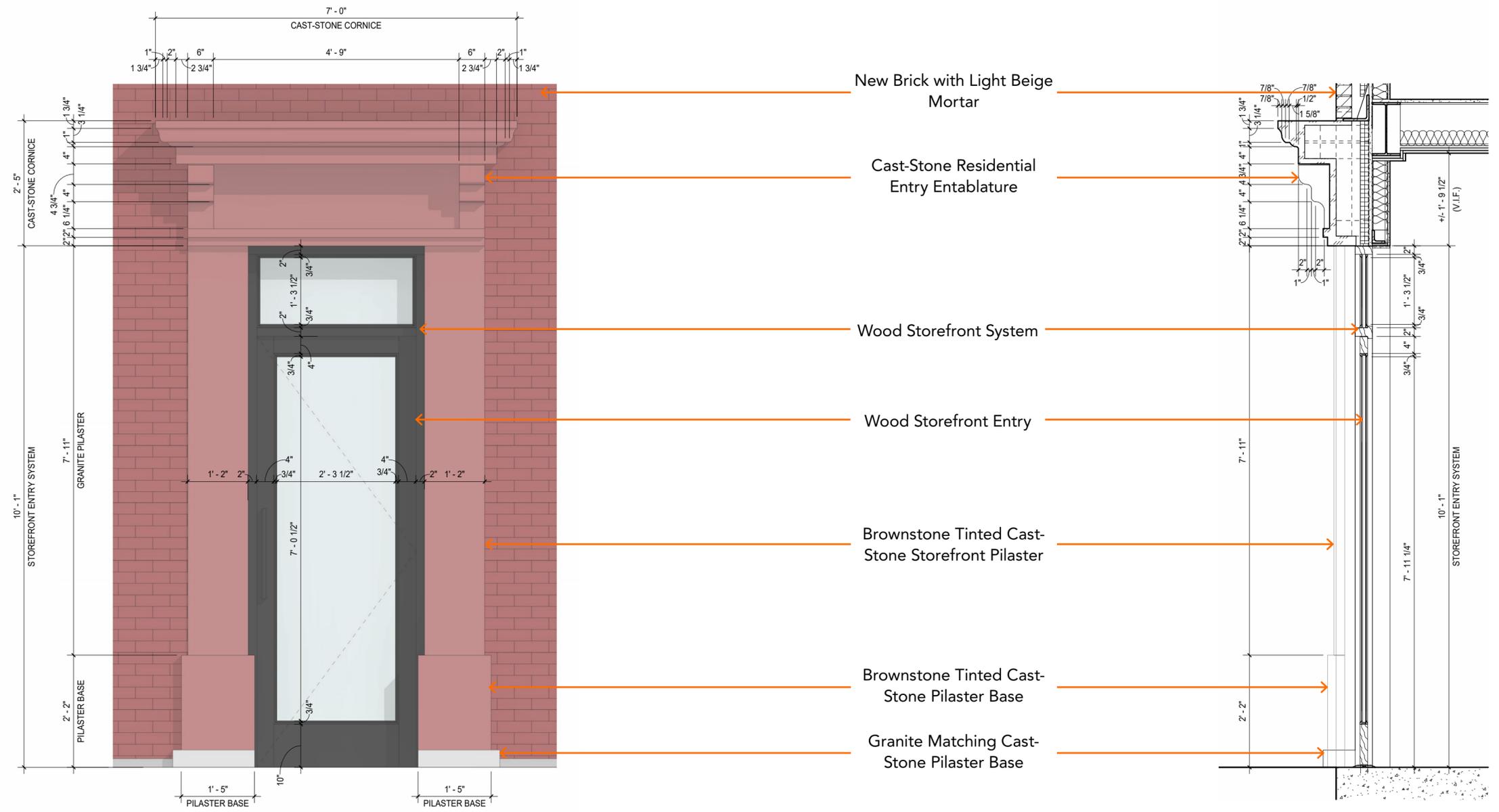
05 / Details

Commercial Entry



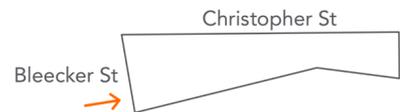
05 / Details

Residential Entry



05 / Details

Bleecker Street Signage



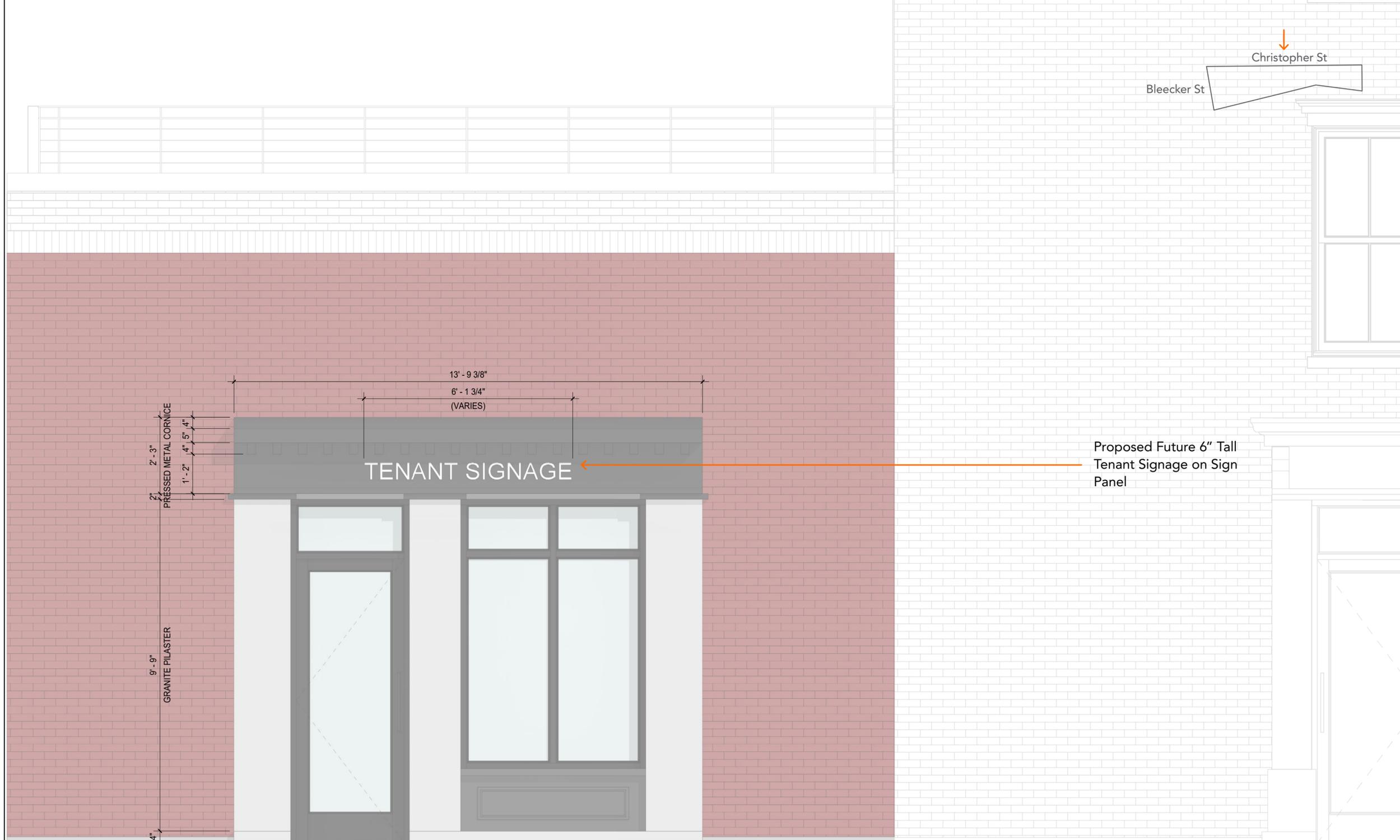
Future 4" Tall Tenant Signage on Transom Glazing; Comply with LPC Guideline by Occupying 4.7% of Glazing Area (< 20%)

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%)

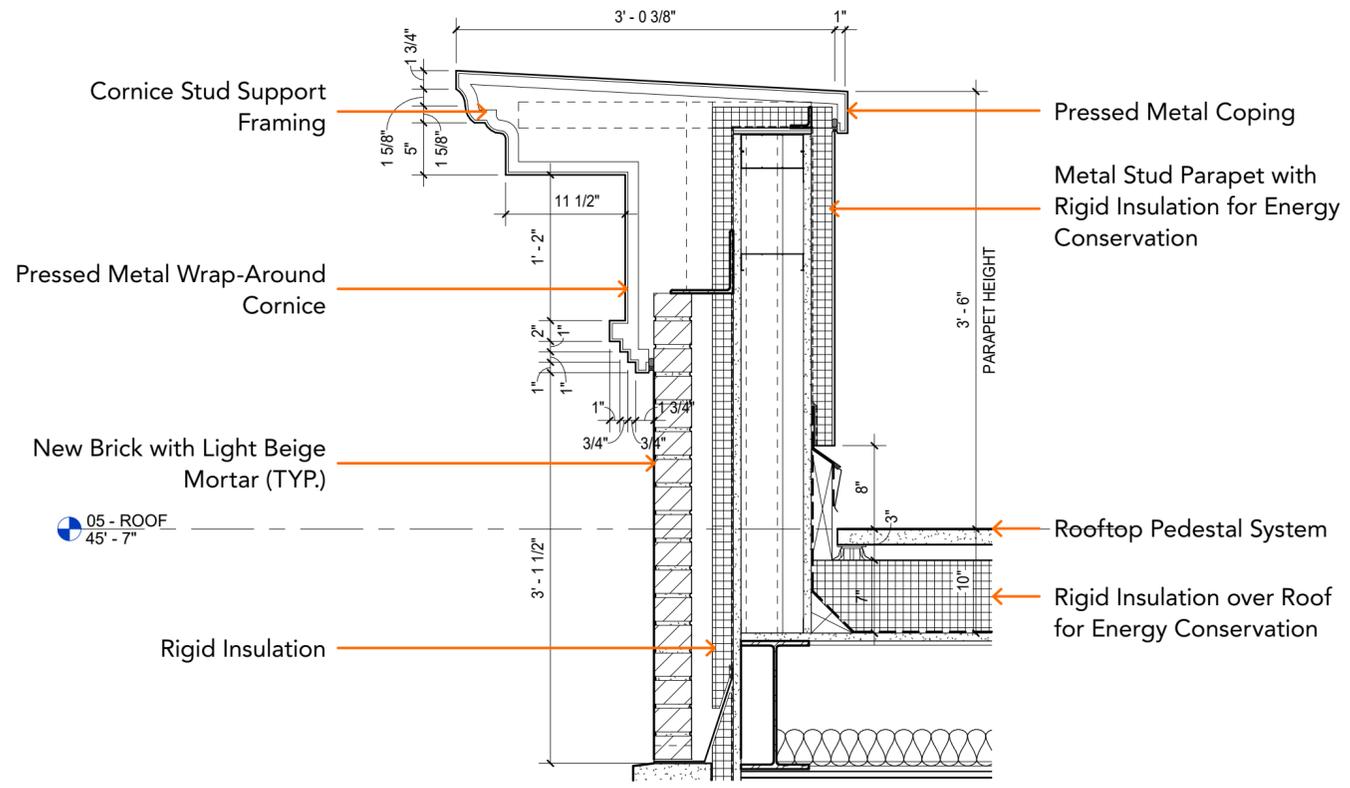
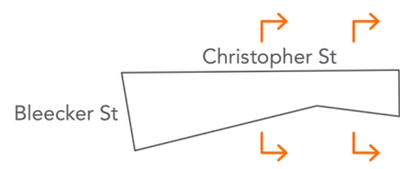
05 / Details

Christopher Street Signage

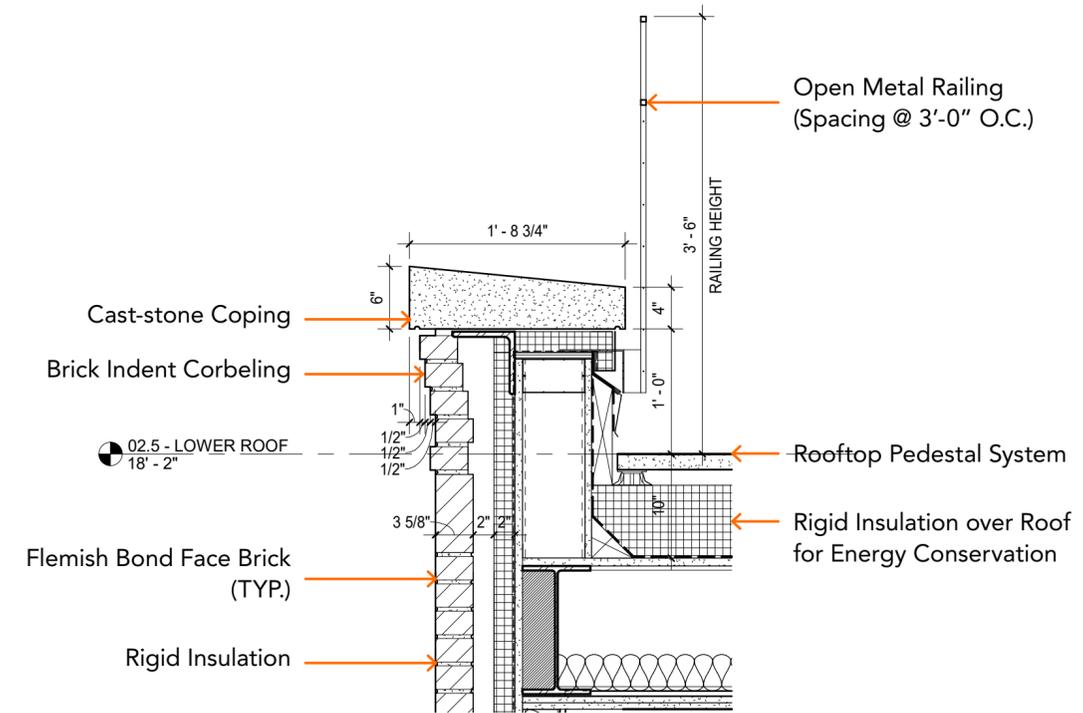


05 / Details

Parapet and Guardrail Sections



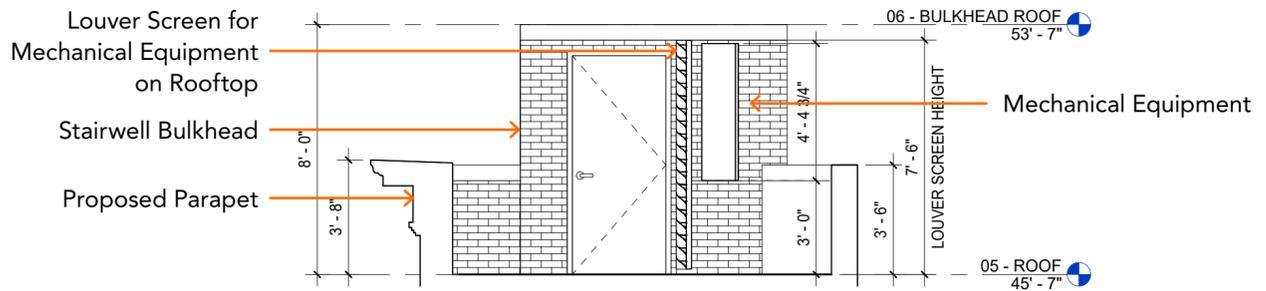
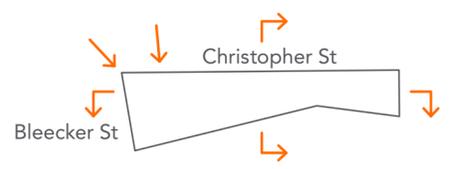
Parapet Section



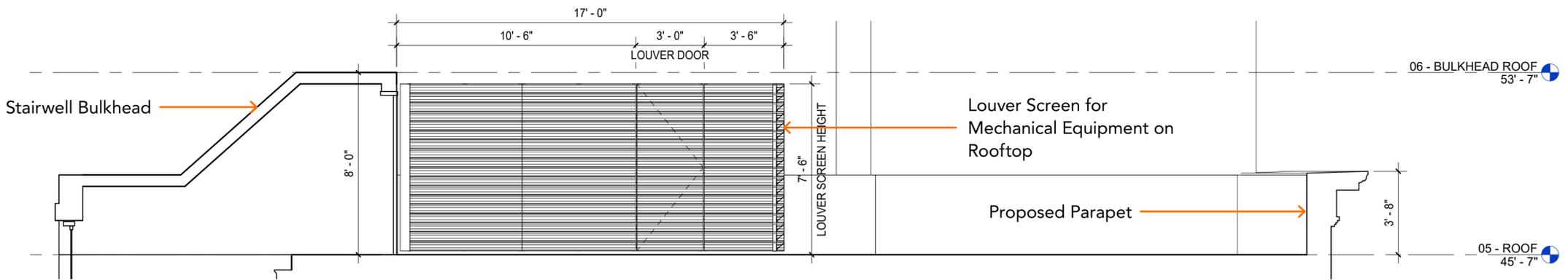
Guardrail Section

05 / Details

Roof Mechanical Equipment Screen



N-S Section @ Mechanical Equipment Screen



E-W Section @ Mechanical Equipment Screen



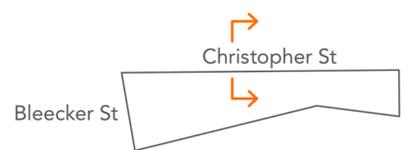
See Viewshed Study in "Rendering" Chapter



See Viewshed Study in "Rendering" Chapter

05 / Details

Wall Assembly



Brownstone Tinted Cast-Stone Lintel (TYP.)

Brownstone Tinted Cast-Stone Sill (TYP.)

New Brick with Light Beige Mortar (TYP.)

Pressed Metal Ground Floor Cornice

Cornice Stud Support Framing

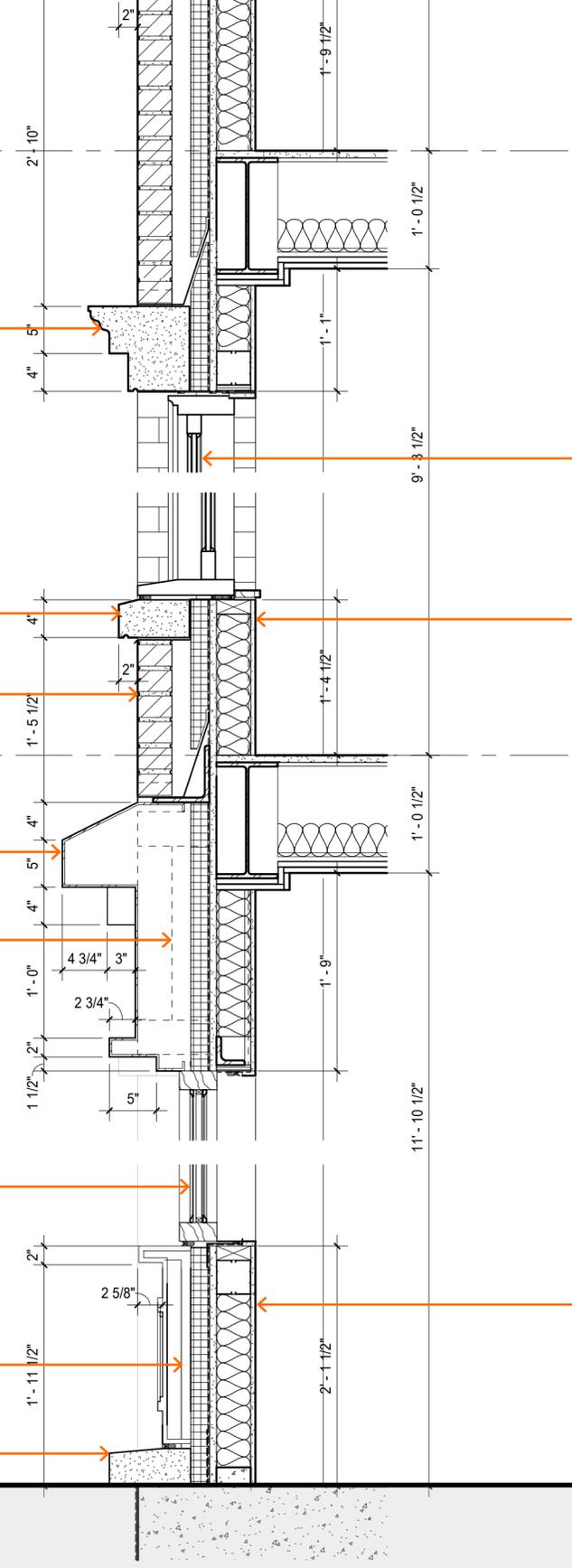
Wood Storefront System

Wood Storefront System Infill Panel

Granite Pilaster Base

03 - THIRD FLOOR
23' - 3"

02 - SECOND FLOOR
12' - 11"



Painted Metal Double-Hung Window (TYP.)

Metal Stud Header at Opening (TYP.)

Metal Stud Wall with Batt Insulation for Energy Conservation (TYP.)

Public Hearing Presentation

327 Bleecker Street, New York, NY 10014

Landmarks Preservation Commission

Public Hearing: 2024/10/29