

Building Modernization & 5th Floor Addition 61-63 Crosby Street

Filing to NYC Landmarks Preservation in preparation for Public Hearing
Supplement to NYC DOB Alt I Application Job #122784923
Aug 10, 2016



61-63 Crosby Street - Proposed Elevation

1	LPC00	Cover Sheet	05/31/16	
2	LPC01	Introduction	05/31/16	
3	LPC02	Historic & Current Lot Diagrams, Historic Photo	05/31/16	
4	LPC03	Zoning Maps and Info	05/31/16	
5	LPC04	Proposed Bulk Diagrams	05/31/16	
6	LPC05	Existing Photos - Facade & Roof	05/31/16	
7	LPC06	Existing Photos - Rear Yard	05/31/16	
8	LPC07	Existing Photos - Rear Elevations	05/31/16	
9	LPC08	Vignette 1 - Proposed Addition	05/31/16	
10	LPC09	Vignette 2 - Proposed Addition	05/31/16	
11	LPC10	Vignette 3 - Proposed Addition	05/31/16	
12	LPC11	Vignette 4 - Proposed Storefront	05/31/16	
13	LPC21	Rooftop Mockup	06/20/16	08/0816
14	LPC22	Photos of Rooftop Mockup	08/09/16	
15	LPC23	Cellar & 1st Fl Plans	08/09/16	
16	LPC24	2nd & 3rd fl Plan	08/09/16	
17	LPC25	4th & 5th Fl Plan	08/09/16	
18	LPC26	Roof Plan	08/09/16	
19	LPC31	Site Visibility & Photo Index	08/09/16	
20	LPC32	Mock-up Views from Crosby St	08/09/16	
21	LPC33	Mockup Views from Kenmare & Lafayette	08/09/16	
22	LPC34	Spring St Mockup Views	08/09/16	
23	LPC35	Vignette 5 - Crosby St Existing & Proposed	05/25/16	
24	LPC36	Vignette 6 Kenmare St - Existing	08/09/16	
25	LPC37	Vignette 6 Kenmare St - Proposed	08/09/16	
26	LPC38	Vignette 7 Spring St - Existing	08/09/16	
27	LPC39	Vignette 7 Spring St - Proposed	08/09/16	
Grand total: 27				

Introduction

This package is provided to the NYC LPC as an illustrative supplement to our Alteration Type I application to the NYC DOB, Job # 122784923. We seek to establish a Docket # and start the LPC review & approval process for the following actions:

- 1. Change of Use:** We are proposing to change the use of the building from JLWQ to Commercial Office. Our proposed changes at the upper floors are as-of-right. However, per ZR-72-21, our proposed change at the ground floor to Use Group 6 Retail requires a variance from the BSA.
- 2. Rooftop Addition:** We are proposing a new occupied 5th fl rooftop addition along with new elevator & stair bulkhead and new rooftop mechanical equipment as illustrated in this package. The new bulk of this addition is as-of-right in reference to NYC Zoning. We are seeking a staff-level review at LPC and, accordingly, have set the new 5th fl elevation below the existing roof cornice line; have limited the new roof level to 11'-0" above the new 5th fl per LPC prescriptive guidelines; and have set back the Crosby St (contributing) elevation of the new addition 10'-0" from the street line to conceal it from view at the public way.
- 3. 1st Fl Rear Yard Extension:** We are proposing to enclose the 1st fl of the rear yard of 61 Crosby (the south half of the building) for occupied space as illustrated in this package. The new bulk of this 1st floor extension is as-of-right in reference to NYC Zoning. We are seeking a staff-level review at LPC and note that it will only affect a rear (non-contributing) facade and will not be visible from any public way or space.
- 4. Ground Floor Storefront Replacement:** We are proposing to replace the existing non-historic storefront with a new wood & glass storefront as illustrated in this package. We are seeking a staff-level review at LPC and, accordingly, have designed the new storefront with reference to LPC's prescriptive guidelines and in context with the building's historic details.
- 5. Removal of Fire Escapes:** We are proposing to remove the existing non-historic fire escapes as illustrated in this package. We are seeking a staff-level review at LPC for this work, and will note that it is being done in connection with the provision of a modern interior egress system, in full compliance with NYC 2014 Construction Codes, including two new fire stairs and a new passenger elevator.
- 6. Contributing Facade Repairs:** We are proposing to repair and recoat the existing brownstone contributing facade as illustrated in this package. We are seeking a staff-level review at LPC and are not proposing any alterations to existing details or masonry openings. We are proposing a change of color from the existing, and are working with Jablonski Building Conservation to establish the original color of the stone and what coatings were used in the past as means of informing the new color palette.
- 7. Rear (non-contributing) Elevation Repairs:** We are proposing to selectively repair and repaint to match the stucco at the rear (non-contributing) elevations such that there should be no change in the appearance. We are seeking a staff-level review at LPC.

In addition to the above application, we have submitted the following separate applications to LPC & DOB:

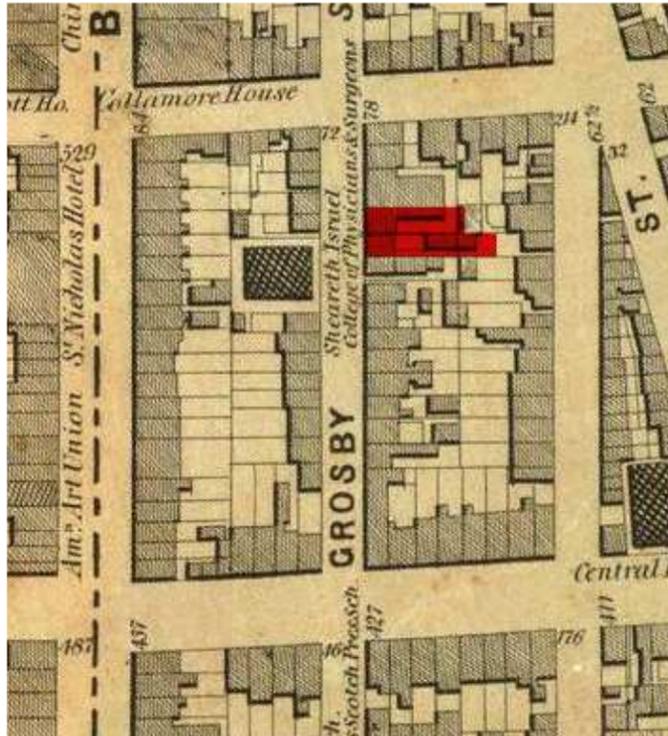
Alt II Sidewalk Vault Replacement: Replacement of the existing non-historic concrete sidewalk with a new DOT Standard concrete sidewalk. No historic materials are present. DOB, DOT & LPC filing will be required.

Selective Window Replacement: Selective replacement of existing non-historic windows with new to match. The limited scope of work will not require filing with DOB; we expect to file with LPC only.

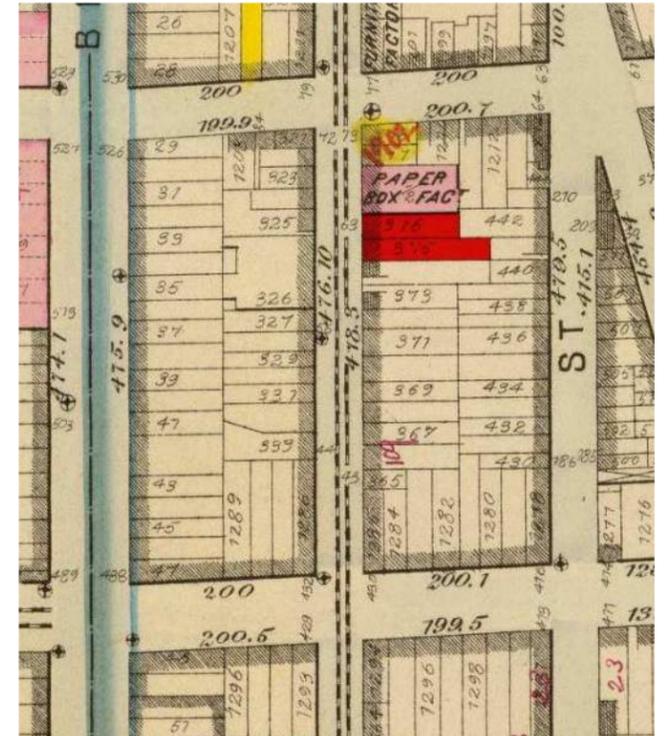
David Grider AIA
david@davidgrider.com



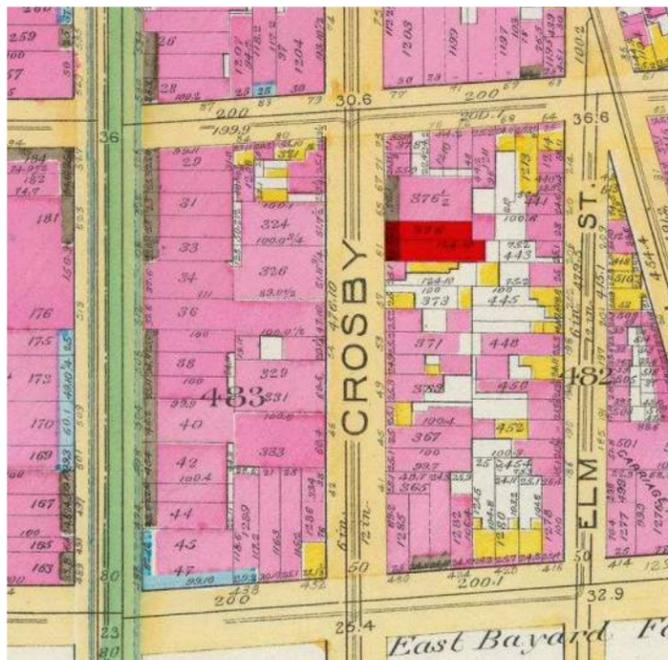
Historic Tax Photo (1940s est.); note 4 over 4 window design, and projecting cornices over window openings since removed



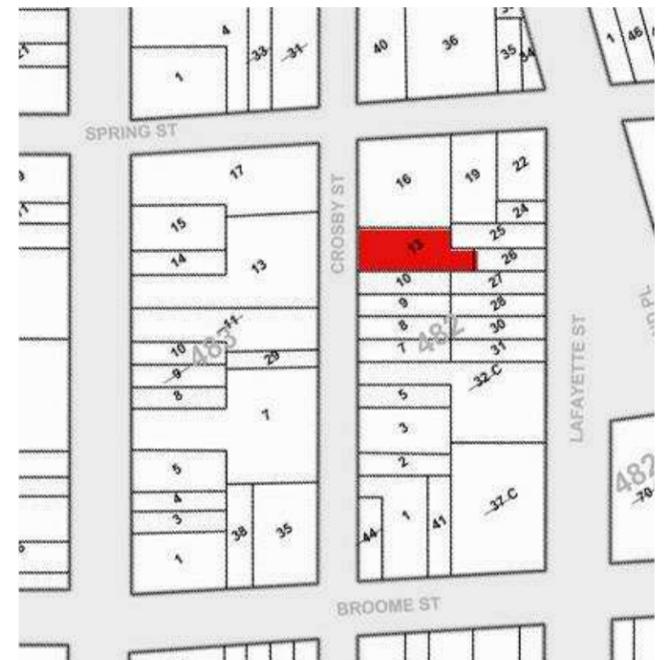
1852



1879

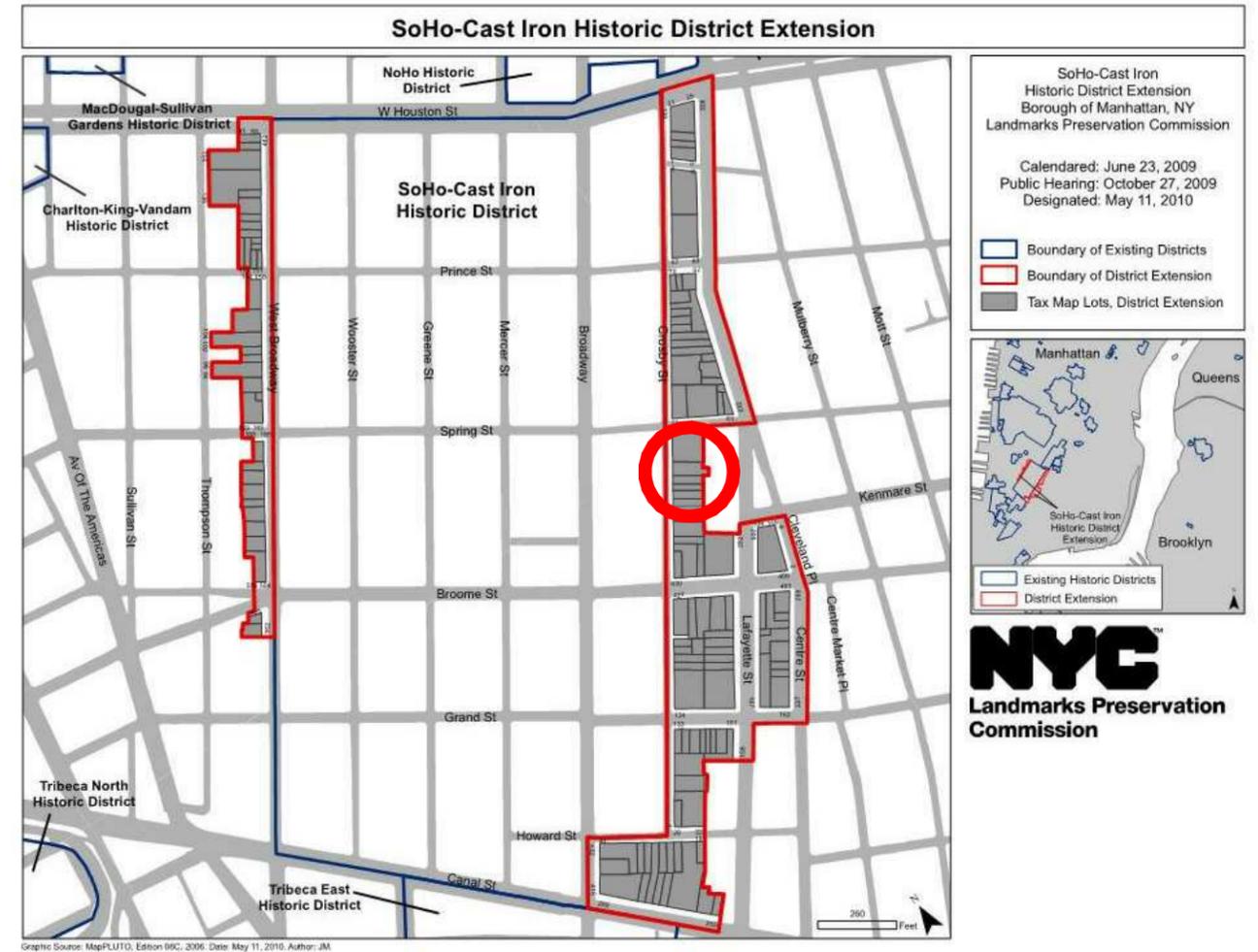
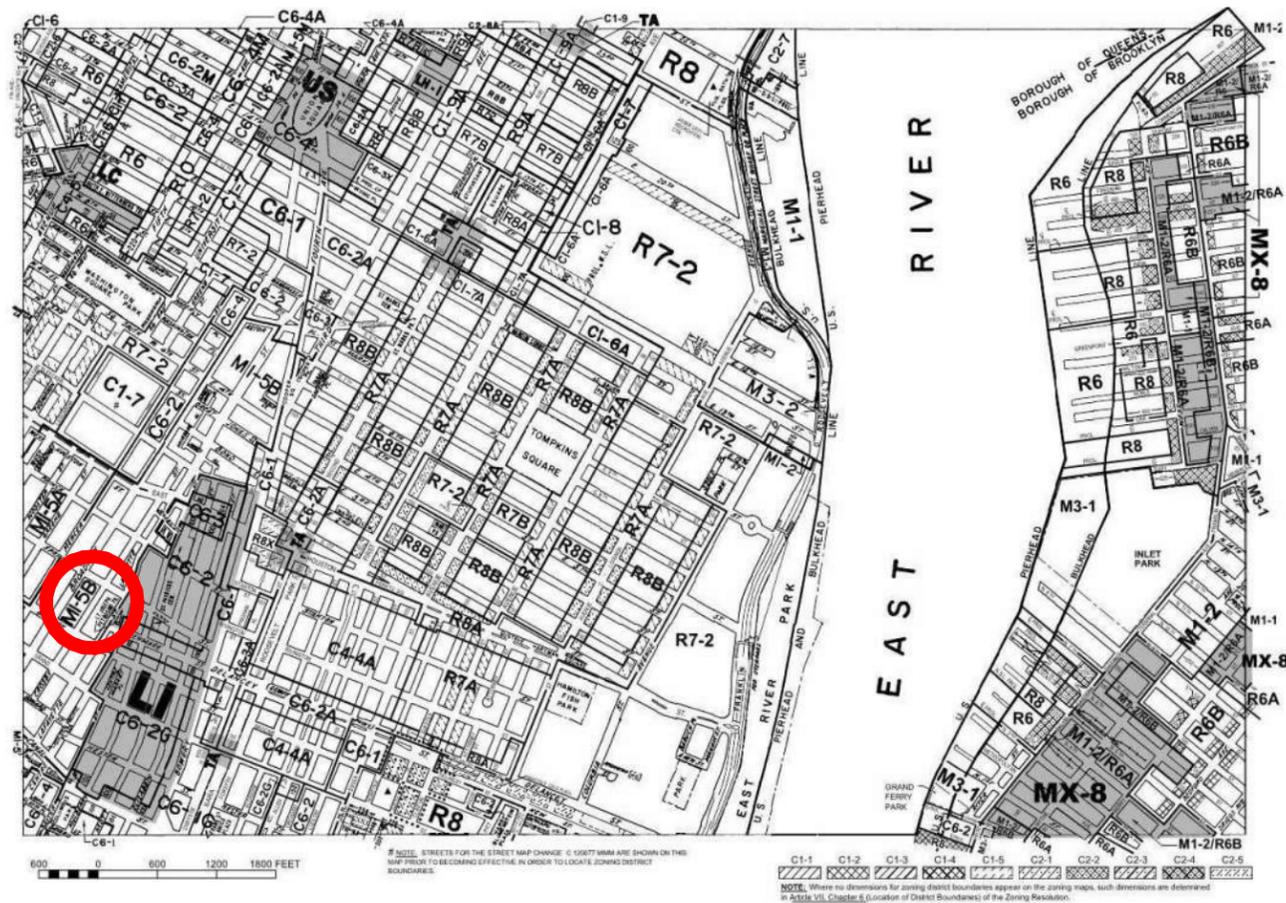


1891

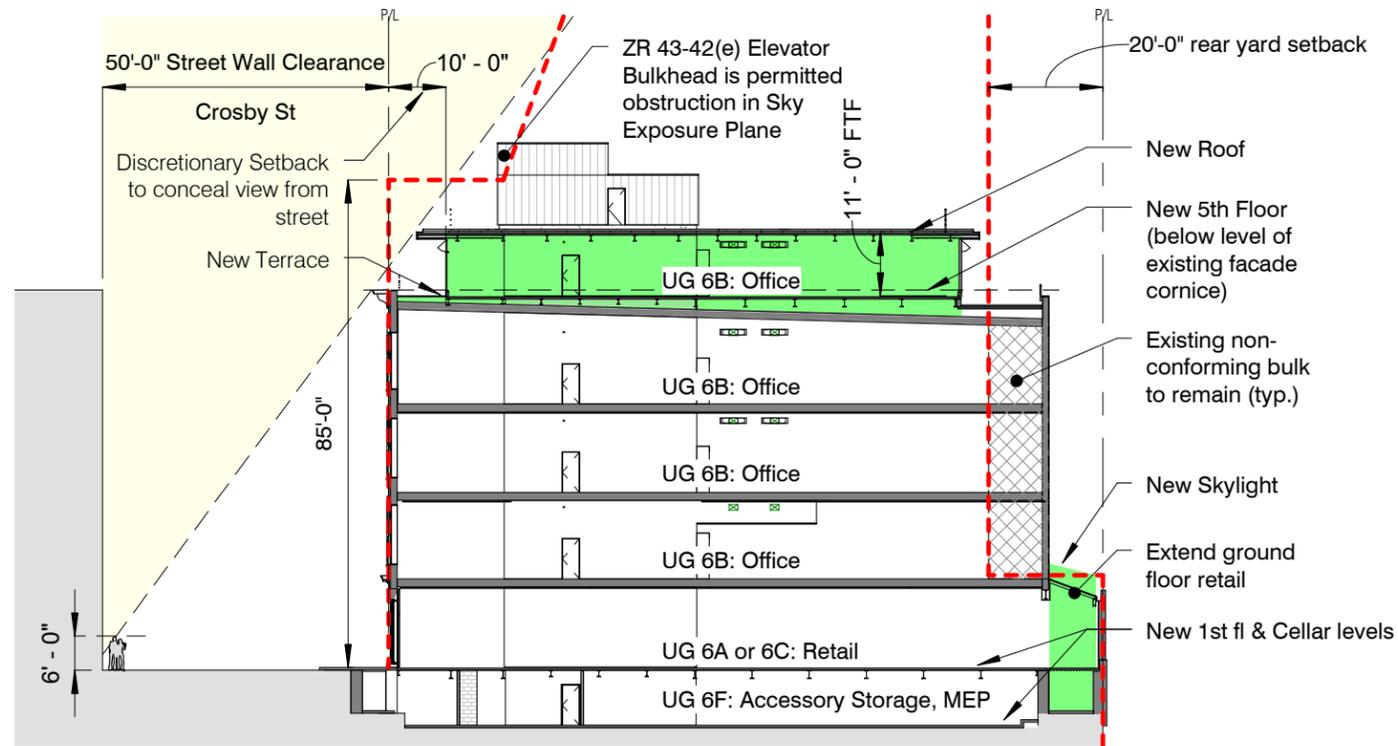


2015

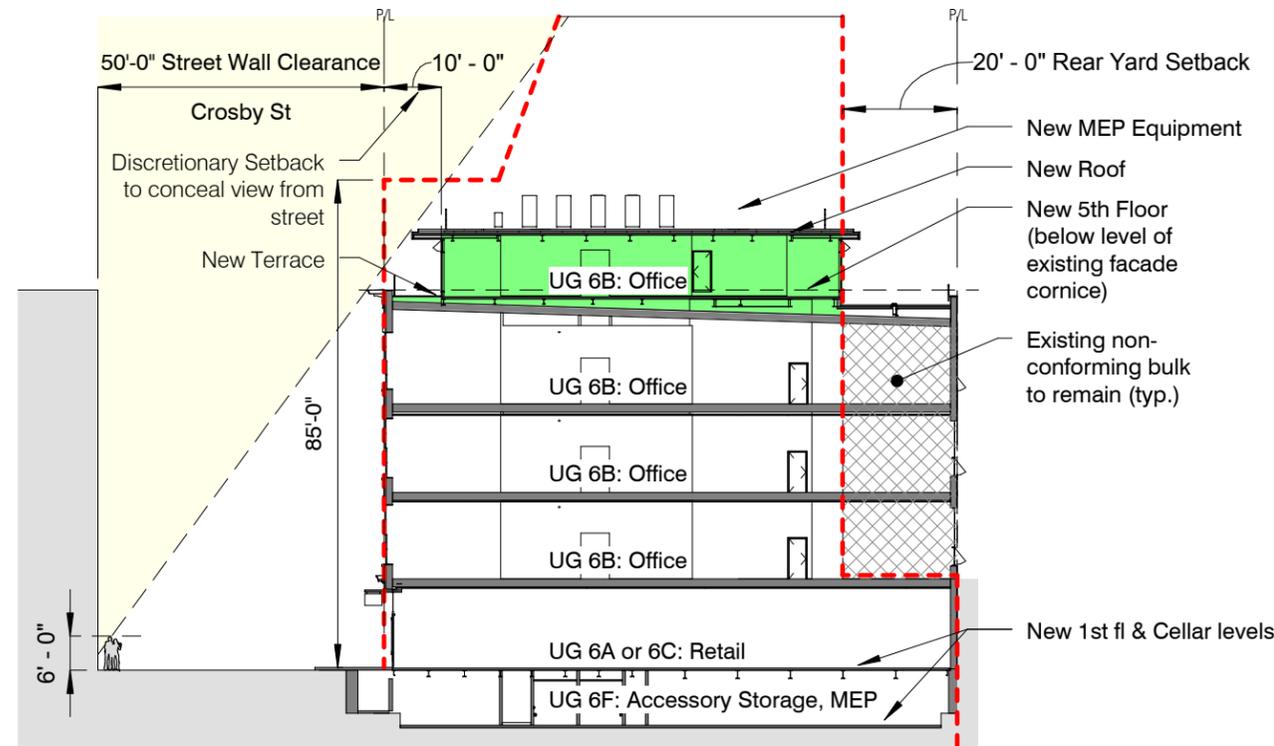




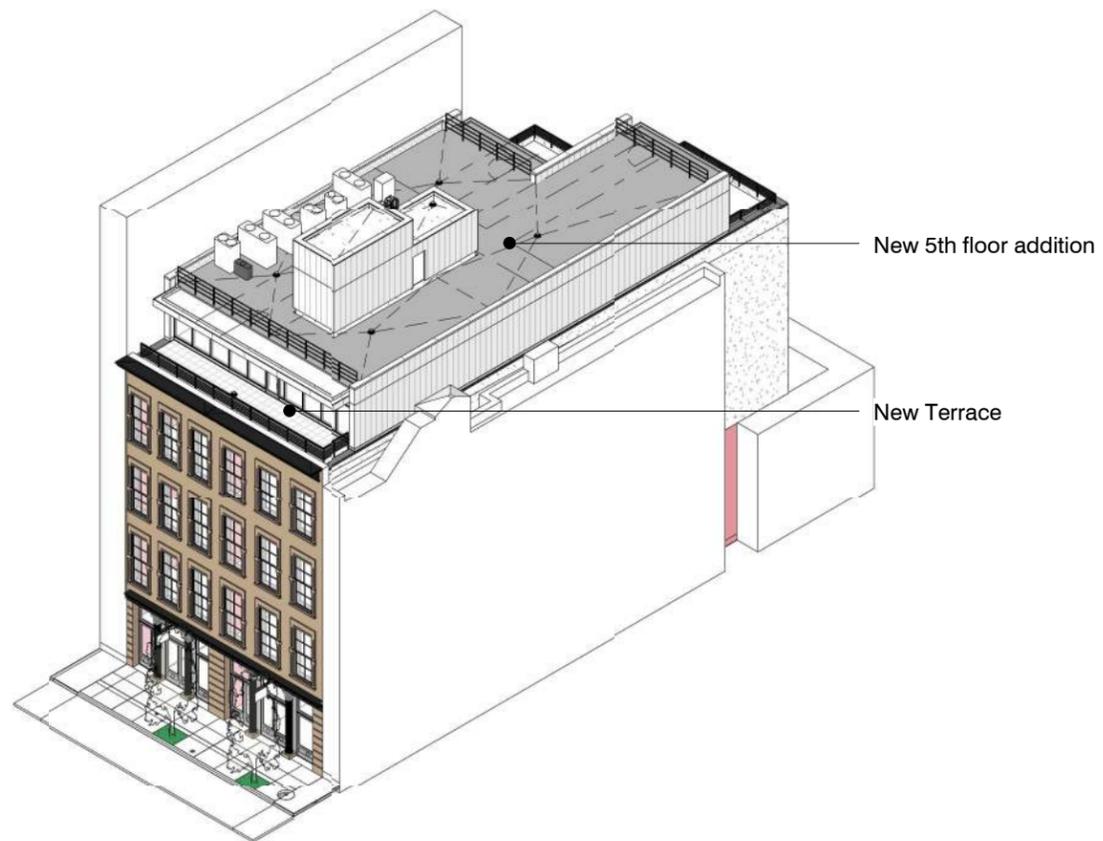
Contributing Structure
SoHo-Cast Iron Historic District Extension



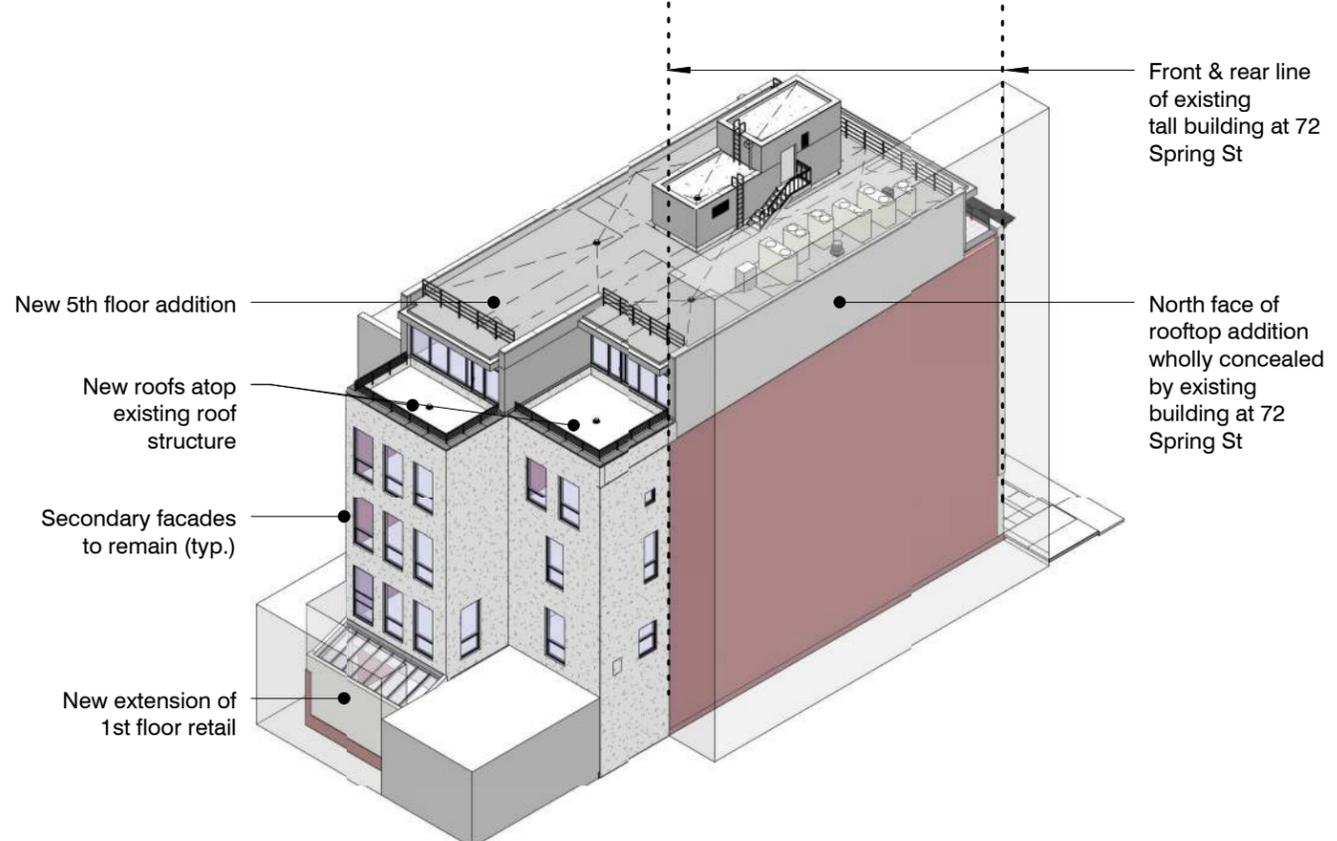
1 Proposed Zoning Section - 61 Crosby
1/32" = 1'-0"



2 Proposed Zoning Section - 63 Crosby
1/32" = 1'-0"



3 Proposed Bulk Diagram - From SW



4 Proposed Bulk Diagram - From NE

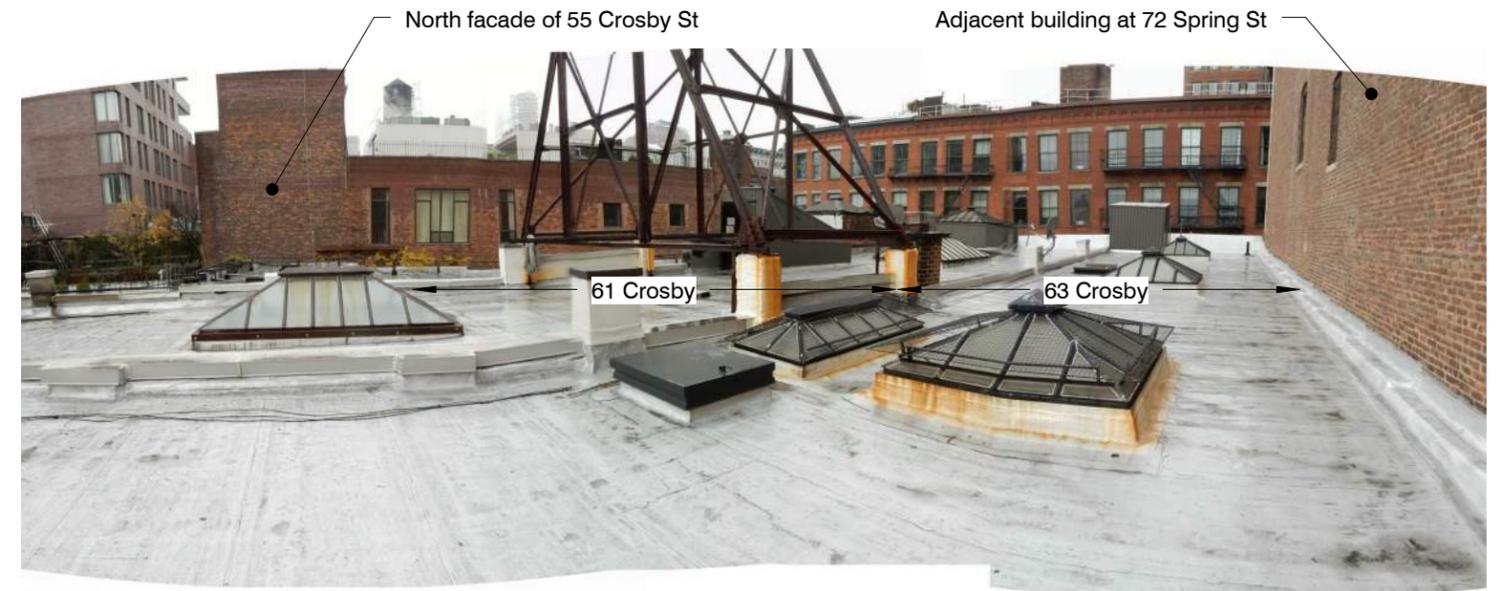


61-63 Crosby Street - Photo of Crosby Street Facade

- Painted metal cornice (typ.)
- 4" Brownstone veneer over load bearing brick masonry wall coated with sanded paint (typ.)
- Non-historic window (typ. for all windows)
- Non-historic fire escapes (appear to have been added to building in 1930s)
- Painted metal cornice (typ.)
- Painted cast iron girder (typ.)
- Painted cast iron column (typ.)
- Rusticated Brownstone pier with sanded paint finish (typ.)
- Non-historic wood storefront (typ.)
- Non-historic sidewalk (typ.)



61-63 Crosby Street - Photo at rear of roof level looking east toward Lafayette Street



61-63 Crosby Street - Photo at middle of roof level looking south & west toward Crosby Street



61-63 Crosby Street - Photo of south face of existing Rear Yard

1st Fl Windows
(not historic)

Approx. line of
proposed skylight
at 1st fl extension

Approx. line of
proposed
1st fl extension



61-63 Crosby Street - Photo of west face of existing Rear Yard

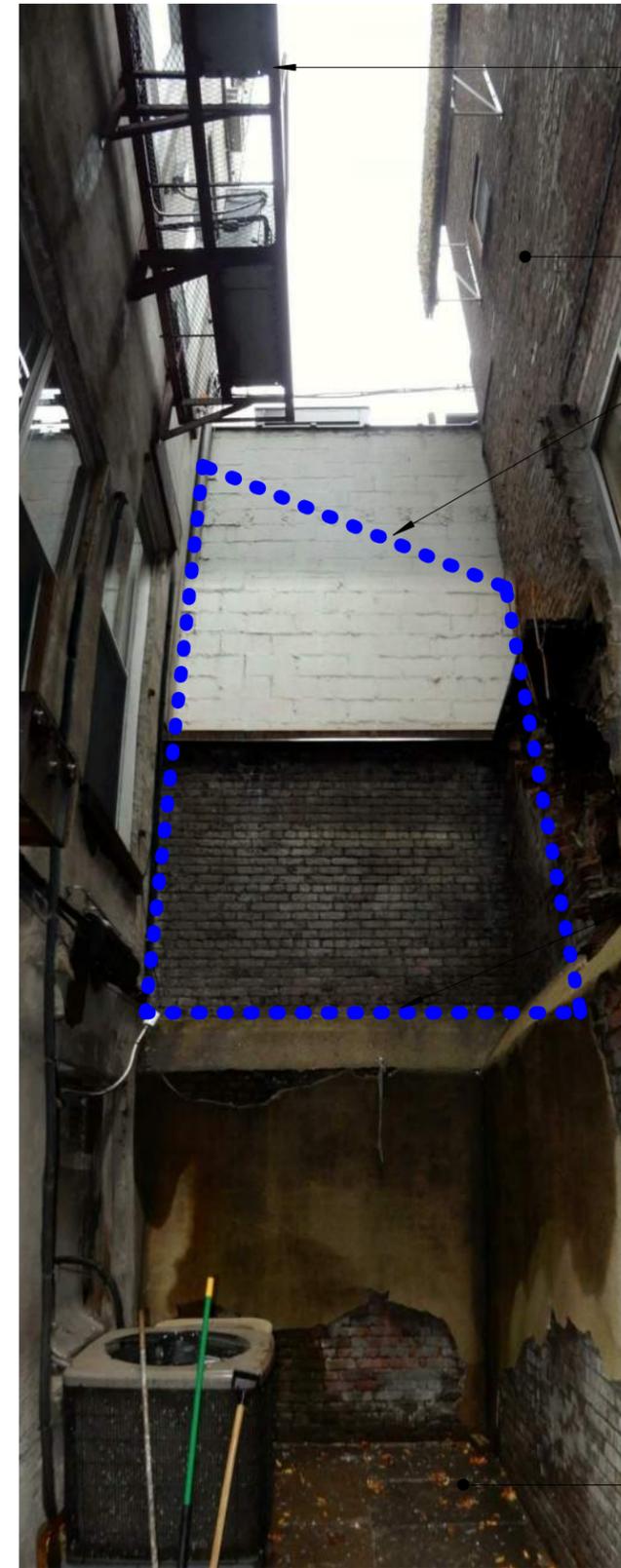
Approx. line of
proposed skylight
at 1st fl extension

Rear wall of
61 Crosby

Non-historic
windows
(typ.)

1st fl portion of
rear wall to be
removed for
proposed 1st fl
extension

Yard at
Cellar Level



61-63 Crosby Street - Photo of north face of existing Rear Yard

Non-historic
equipment
platform to be
removed (typ.)

Face of rear wall of
220 Lafayette (built
to lot line)

Approx. line of
proposed skylight
at 1st fl extension

Approx. line of
proposed
1st fl extension

Yard at
Cellar Level



61-63 Crosby Street - Photo of north side of 61 Crosby at Rear Lot Line



61-63 Crosby Street - Photo of east side of 63 Crosby at Rear Lot Line

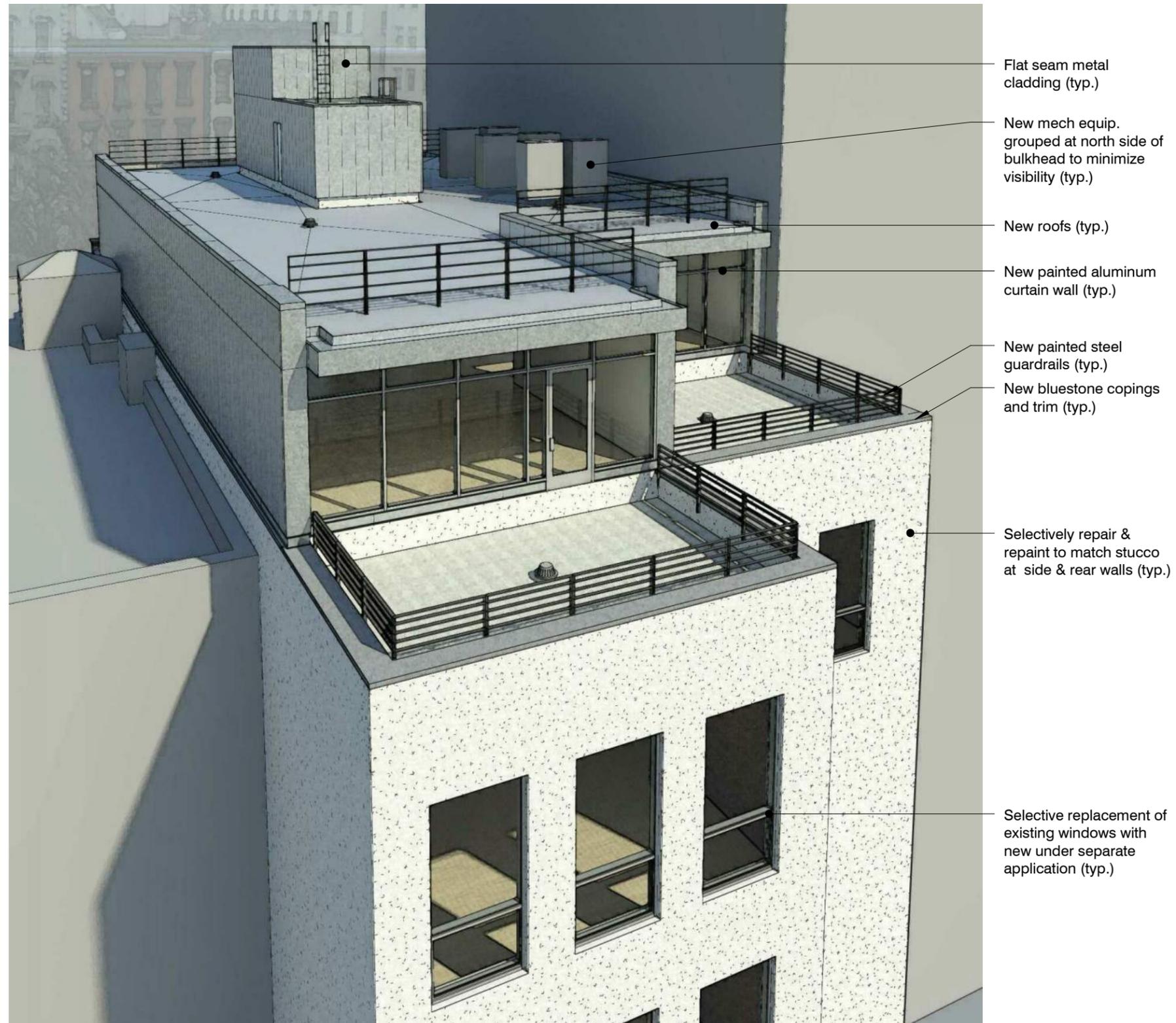


- Flat seam metal cladding (typ.)
- New painted steel guardrails (typ.)
- New painted aluminum curtain wall (typ.)
- Selectively repair & repaint to match stucco at side & rear walls (typ.)
- New bluestone copings and trim (typ.)
- Restore sheet metal cornice (typ.)
- Selective replacement of existing windows under separate application (typ.)
- Repair & recoat Brownstone
- Restore painted cast iron columns, girder, and sheet metal cornice
- New painted mahogany storefront
- New sidewalk and tree pits under separate application (typ.)

61-63 Crosby Street - Proposed Facade



61-63 Crosby Street - Detail of Proposed Rooftop Addition



- Flat seam metal cladding (typ.)
- New mech equip. grouped at north side of bulkhead to minimize visibility (typ.)
- New roofs (typ.)
- New painted aluminum curtain wall (typ.)
- New painted steel guardrails (typ.)
- New bluestone copings and trim (typ.)
- Selectively repair & repaint to match stucco at side & rear walls (typ.)
- Selective replacement of existing windows with new under separate application (typ.)

61-63 Crosby Street - View of Proposed Rooftop Addition at Rear of Property



61-63 Crosby Street - View of Proposed Rooftop Addition at Rear of Property



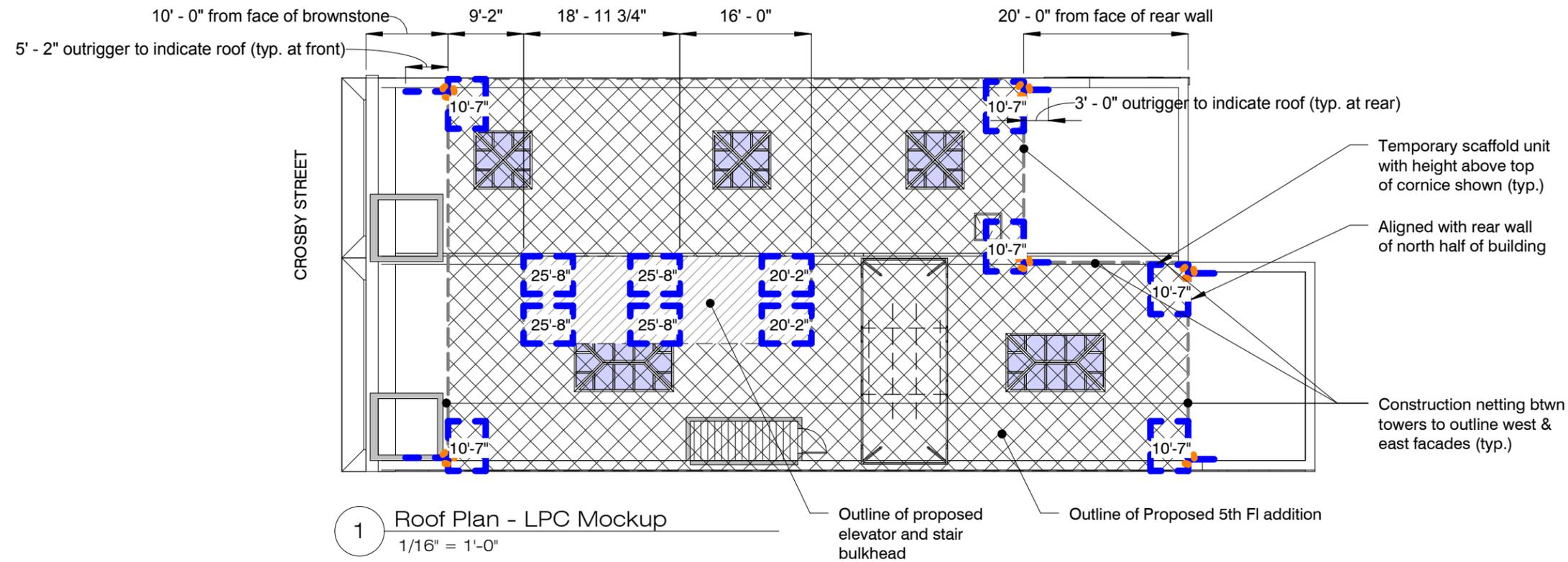
Restore painted cast iron columns, girder, and sheet metal cornice

Repair & recoat Brownstone

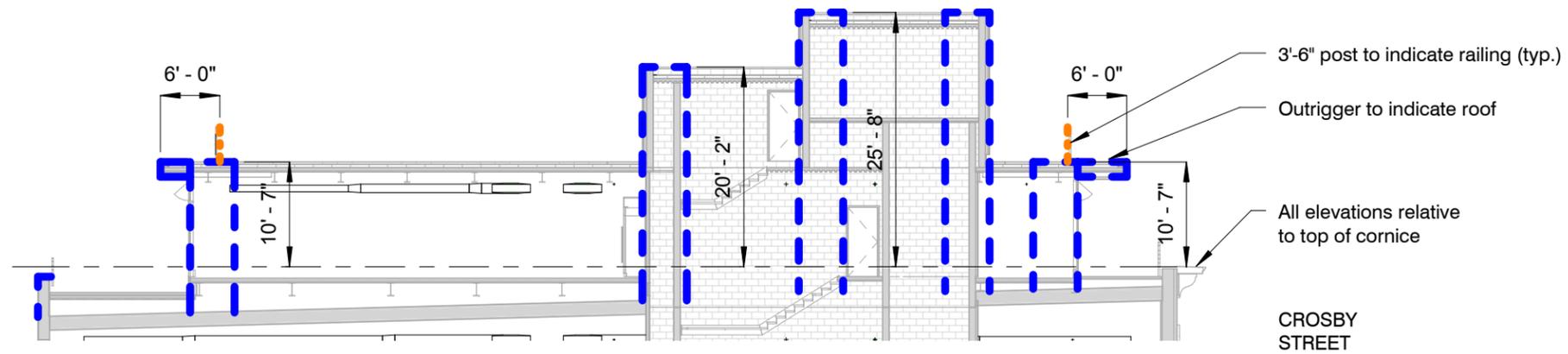
New painted mahogany storefront

New sidewalk and tree pits under separate application (typ.)

61-63 Crosby Street - Proposed Storefront



1 Roof Plan - LPC Mockup
1/16" = 1'-0"



2 Roof Section - LPC Mockup
1/16" = 1'-0"





61-63 CROSBY ROOF WITH MOCK-UP LOOKING WEST



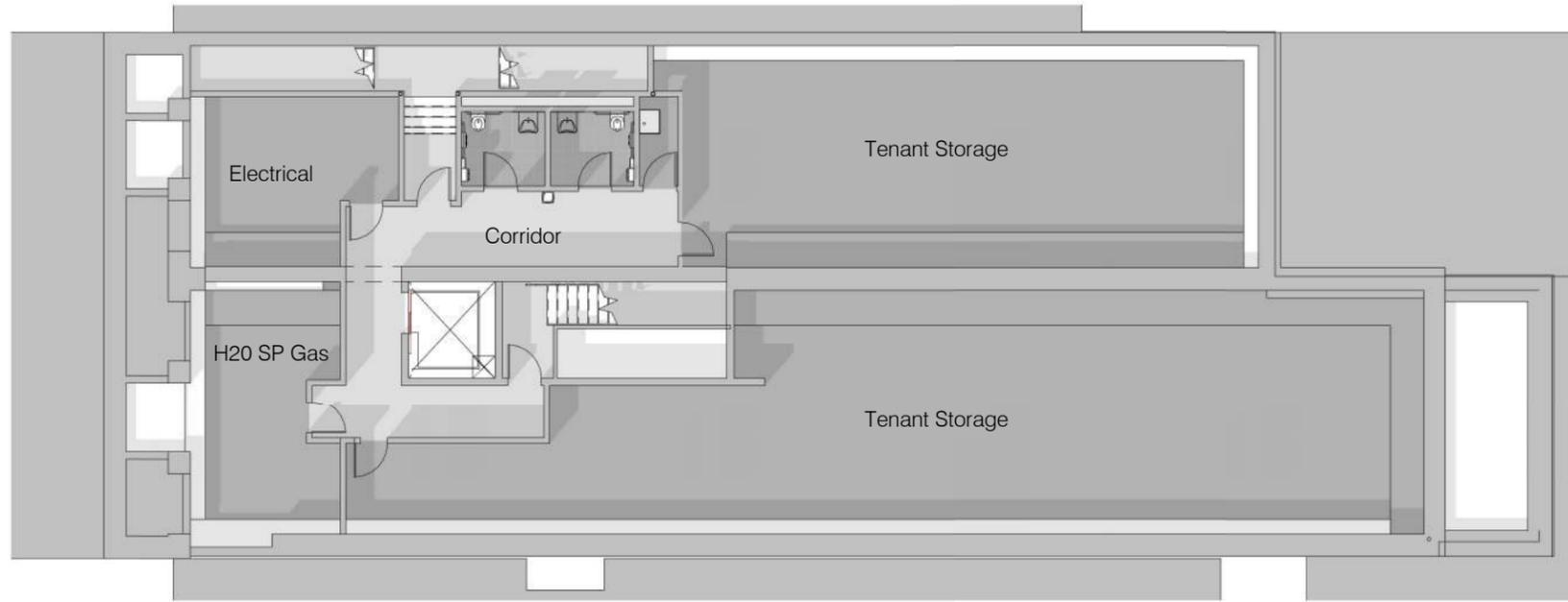
61-63 CROSBY ROOF WITH MOCK-UP LOOKING SOUTH



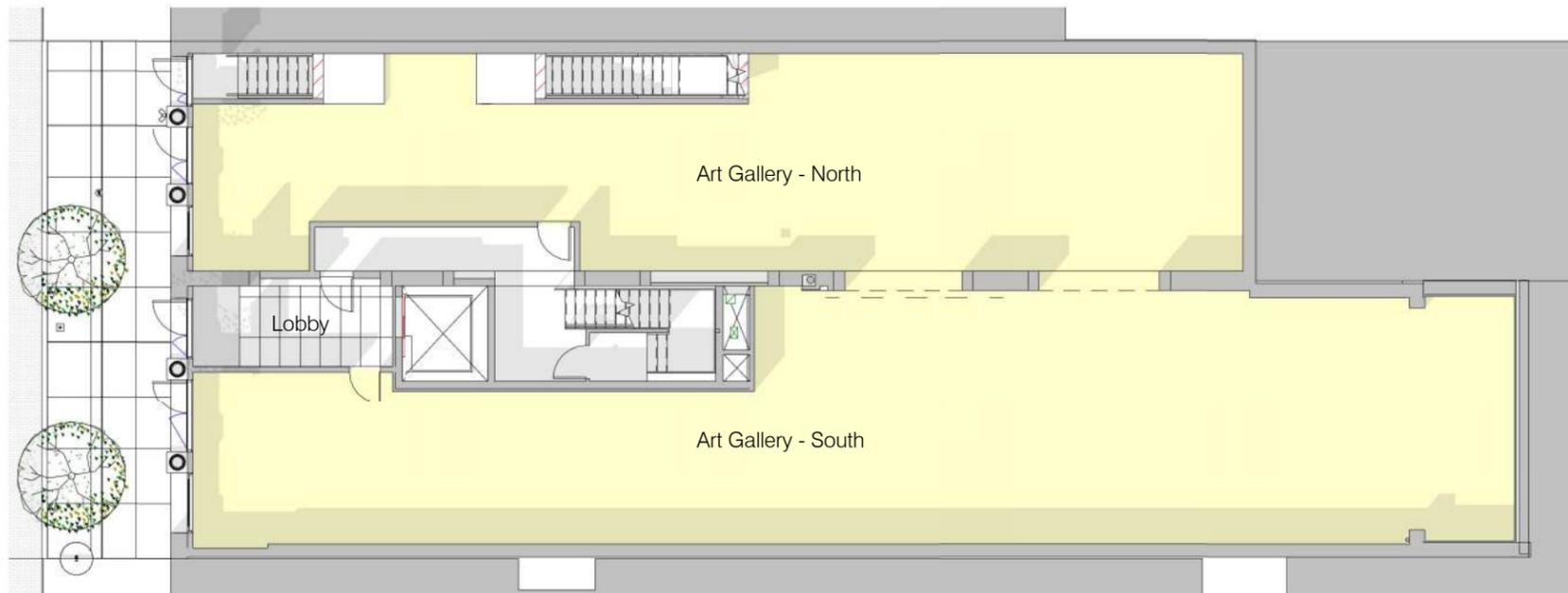
61-63 CROSBY ROOF WITH MOCK-UP LOOKING EAST



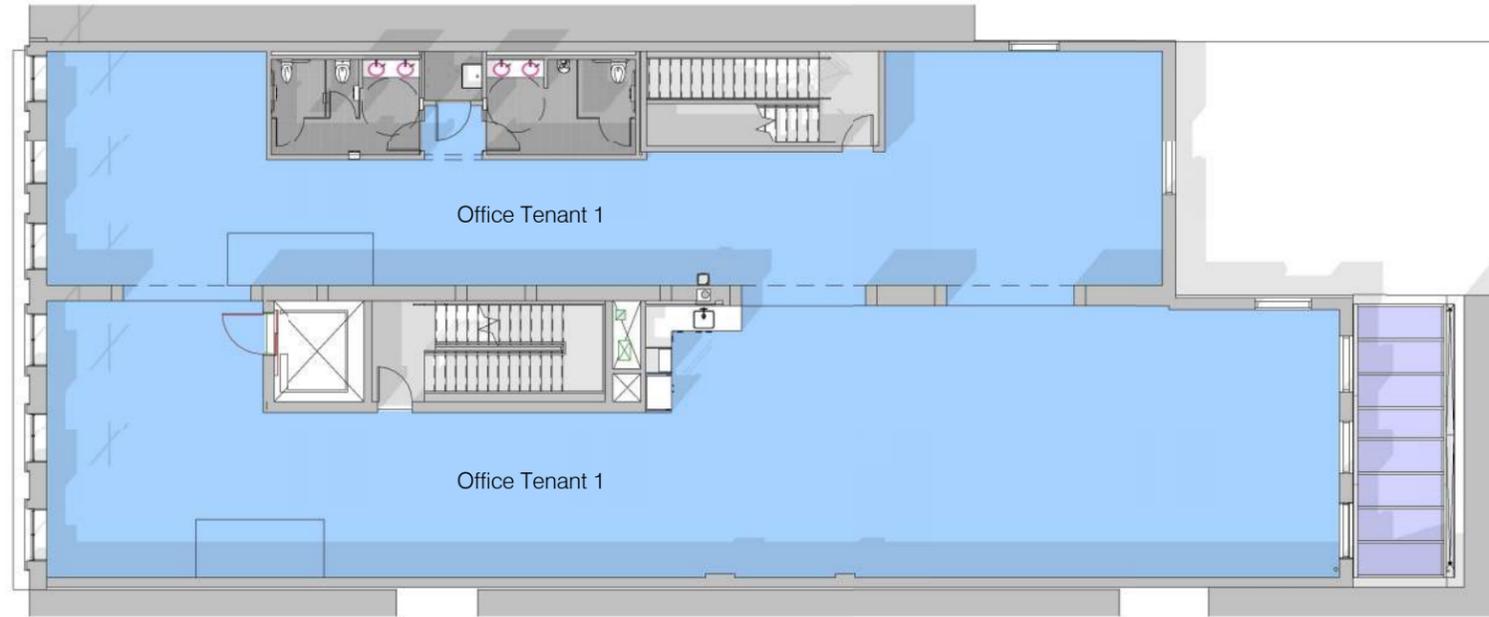
61-63 CROSBY ROOF WITH MOCK-UP LOOKING EAST



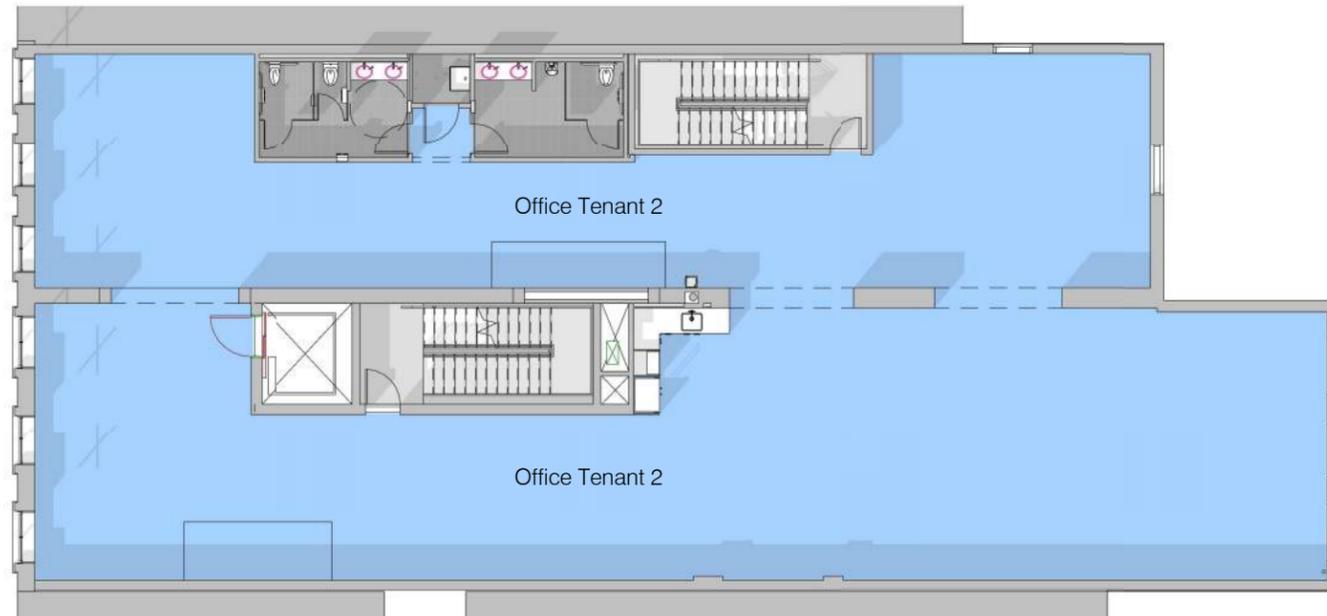
1 Cellar Presentation Plan
1/16" = 1'-0"



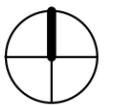
2 1st FI Presentation
1/16" = 1'-0"

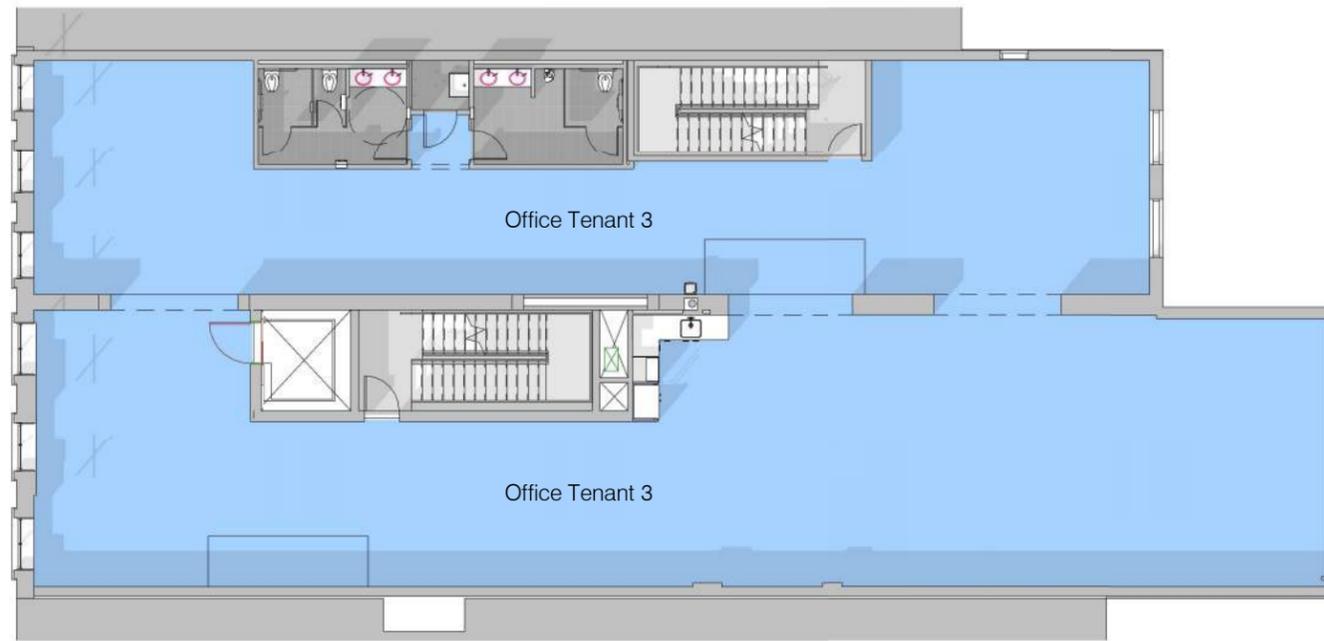


1 2nd FI Presentation
1/16" = 1'-0"

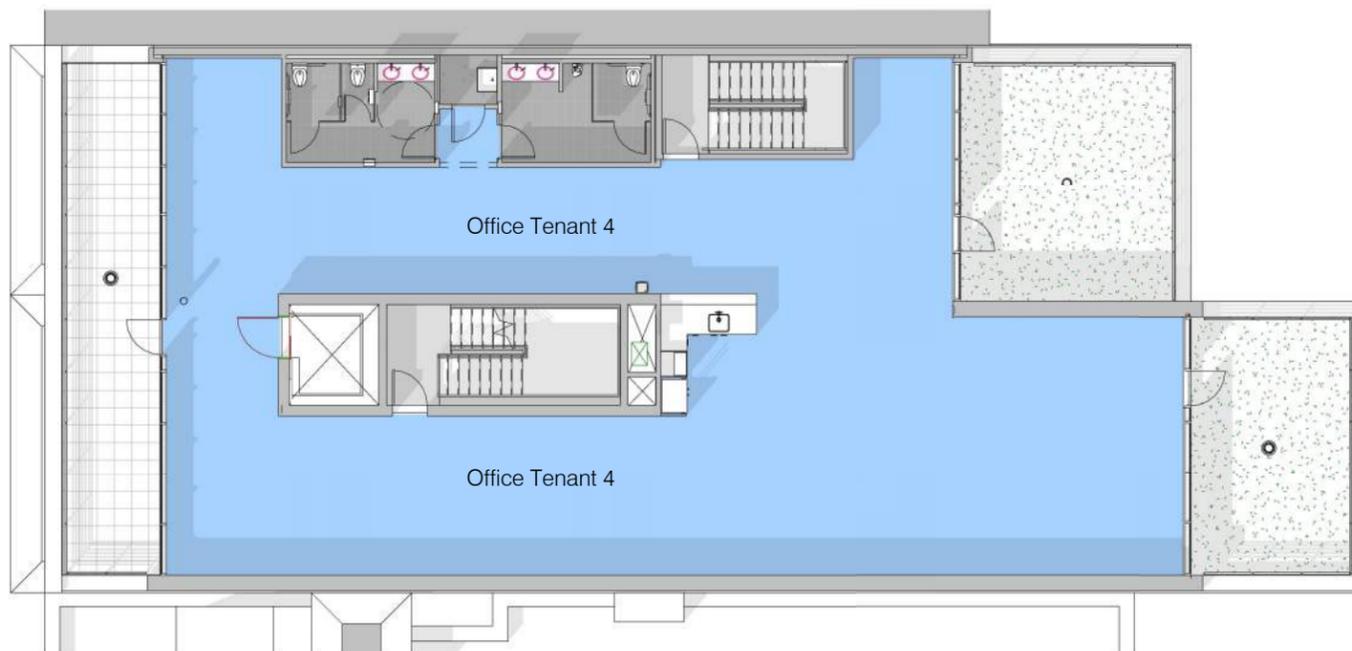


2 3rd FI Presentation Plan
1/16" = 1'-0"



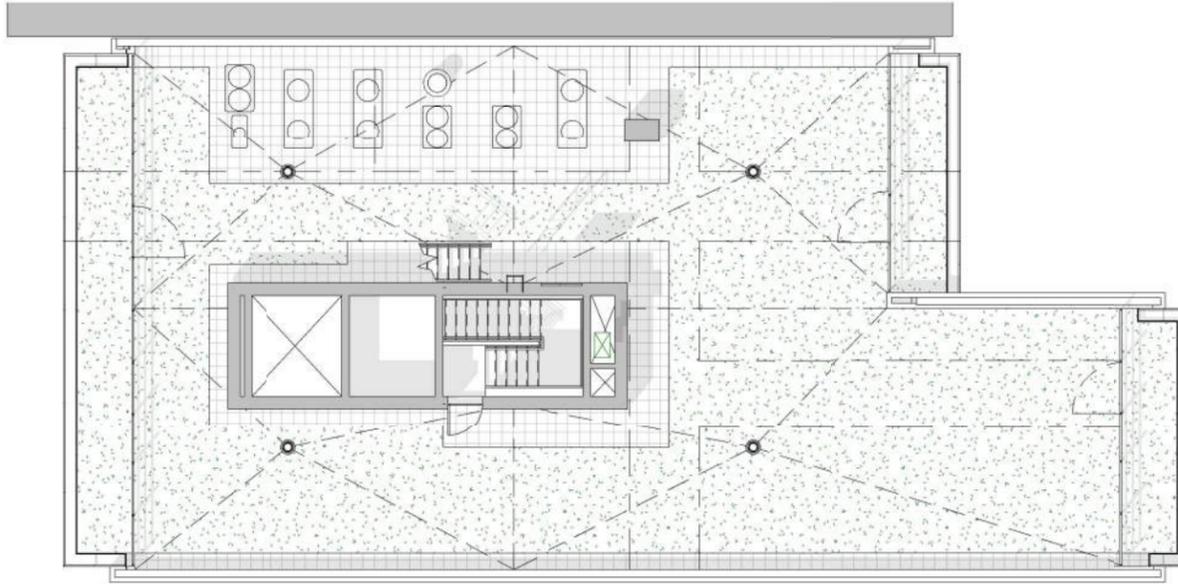


1 4th FI Presentation Plan
1/16" = 1'-0"

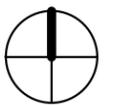


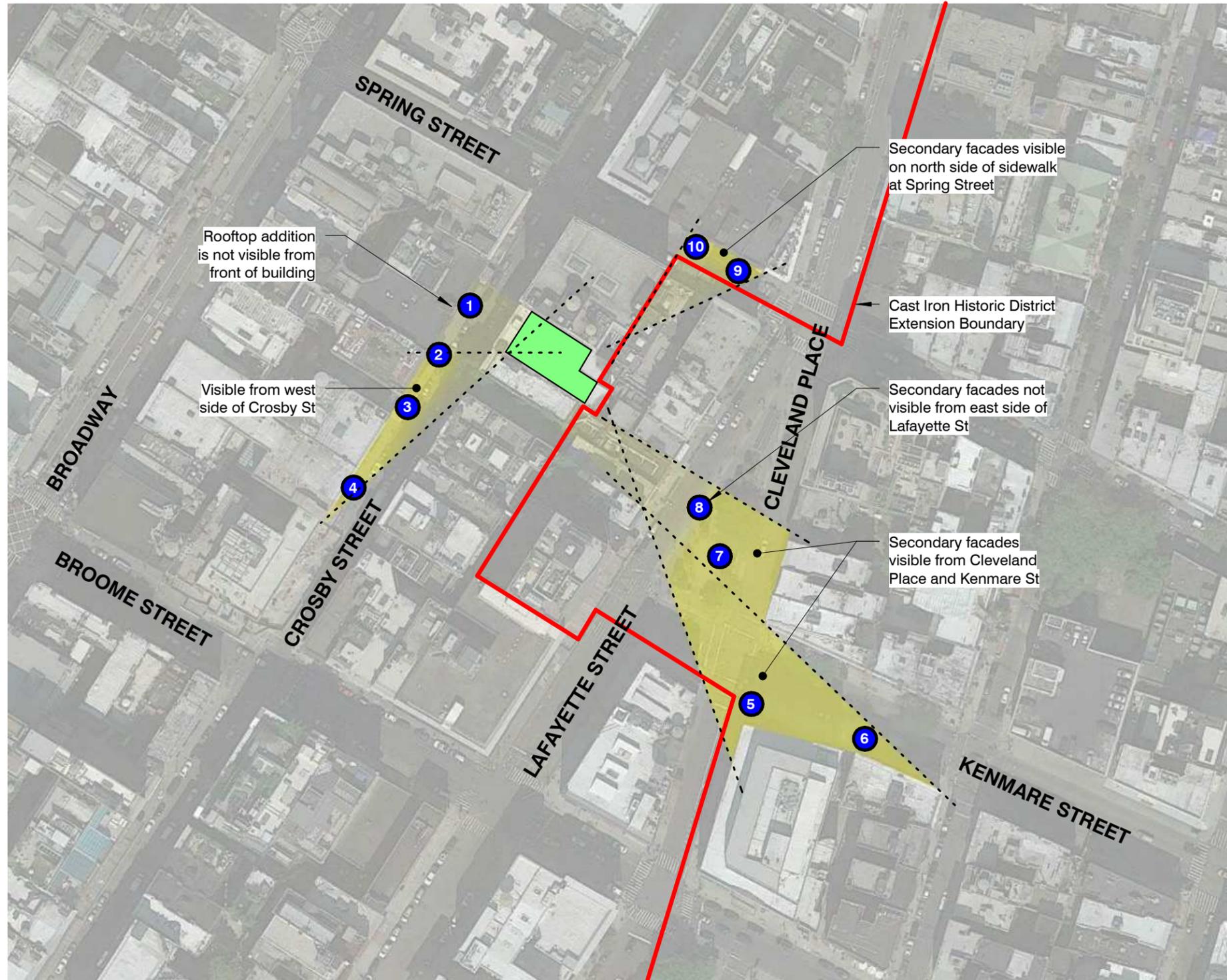
2 5th FI Presentation Plan
1/16" = 1'-0"





1 Roof Presentation Plan
1/16" = 1'-0"





Site Diagram showing areas where Rooftop Addition is visible from sidewalk; see site photos for additional information





FIG 1: 61-63 CROSBY ST LKG EAST, ROOFTOP ADDITION IS NOT VISIBLE FROM FRONT OF BUILDING



FIG 2: 59 CROSBY LKG NE, SW CORNER OF ROOFTOP ADDITION IS VISIBLE



FIG 3: 49 CROSBY ST LKG NE, ROOFTOP ADDITION IS VISIBLE



FIG 4: 43 CROSBY ST LKG NE, ROOFTOP ADDITION IS BECOMING LESS VISIBLE



FIG 5: KENMARE & CLEVELAND PL LKG NW, ROOFTOP ADDITION VISIBLE (SECONDARY FACADE)



FIG 6: MIDBLOCK ON KENMARE LKG W, ROOFTOP ADDITION VISIBLE (SECONDARY FACADE)



FIG 7: PETROSINO SQUARE LKG W, ROOFTOP ADDITION VISIBLE (SECONDARY FACADE)



FIG 8: EAST SIDE OF LAFAYETTE ST, ROOFTOP ADDITION NOT VISIBLE



FIG 9: SPRING ST LKG S, ROOFTOP ADDITION VISIBLE (SECONDAY FACADE)

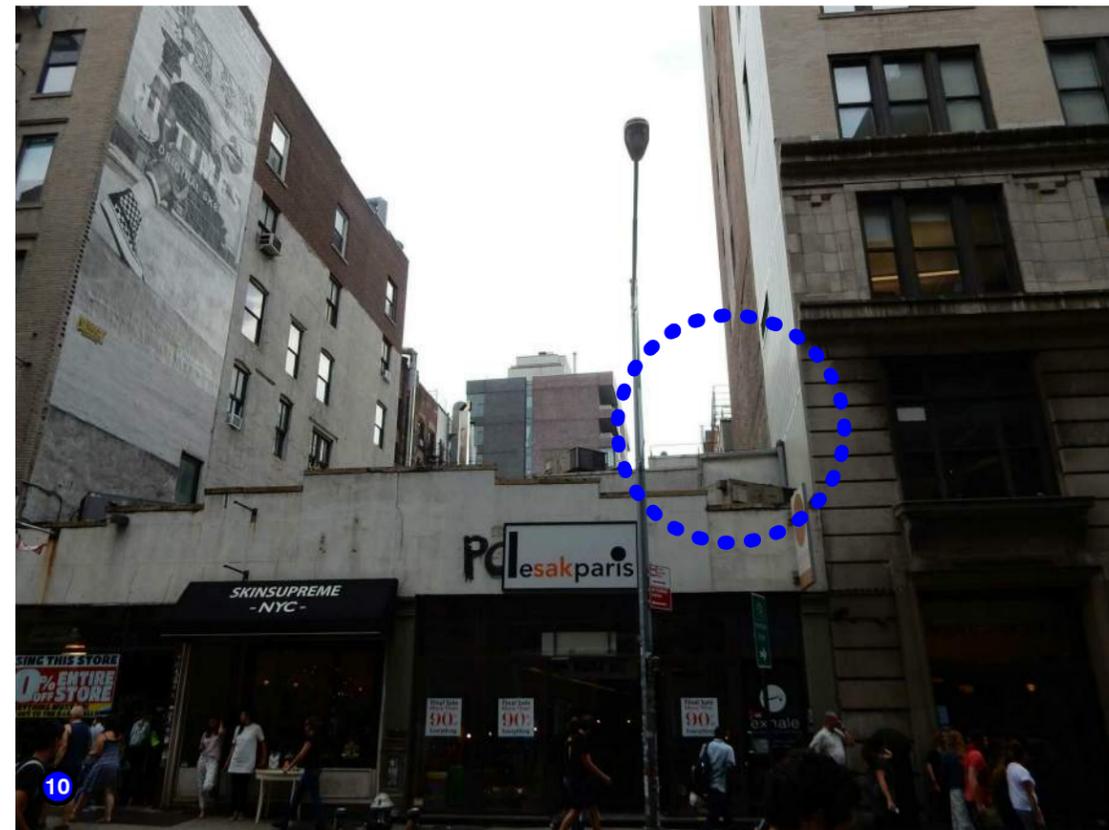


FIG 10: SPRING ST LKG S, ROOFTOP ADDITION BARELY VISIBLE (SECONDAY FACADE)



Crosby Street - Existing Conditions

61-63 Crosby Street - Street Level Vignette of Existing and Proposed Conditions looking Northwest



Proposed 1-story
Rooftop addition at
61-63 Crosby St

Crosby Street - Proposed Conditions



View from Kenmare Street - Existing



View from Kenmare Street - Proposed



View from Spring Street - Existing



View from Spring Street - Existing