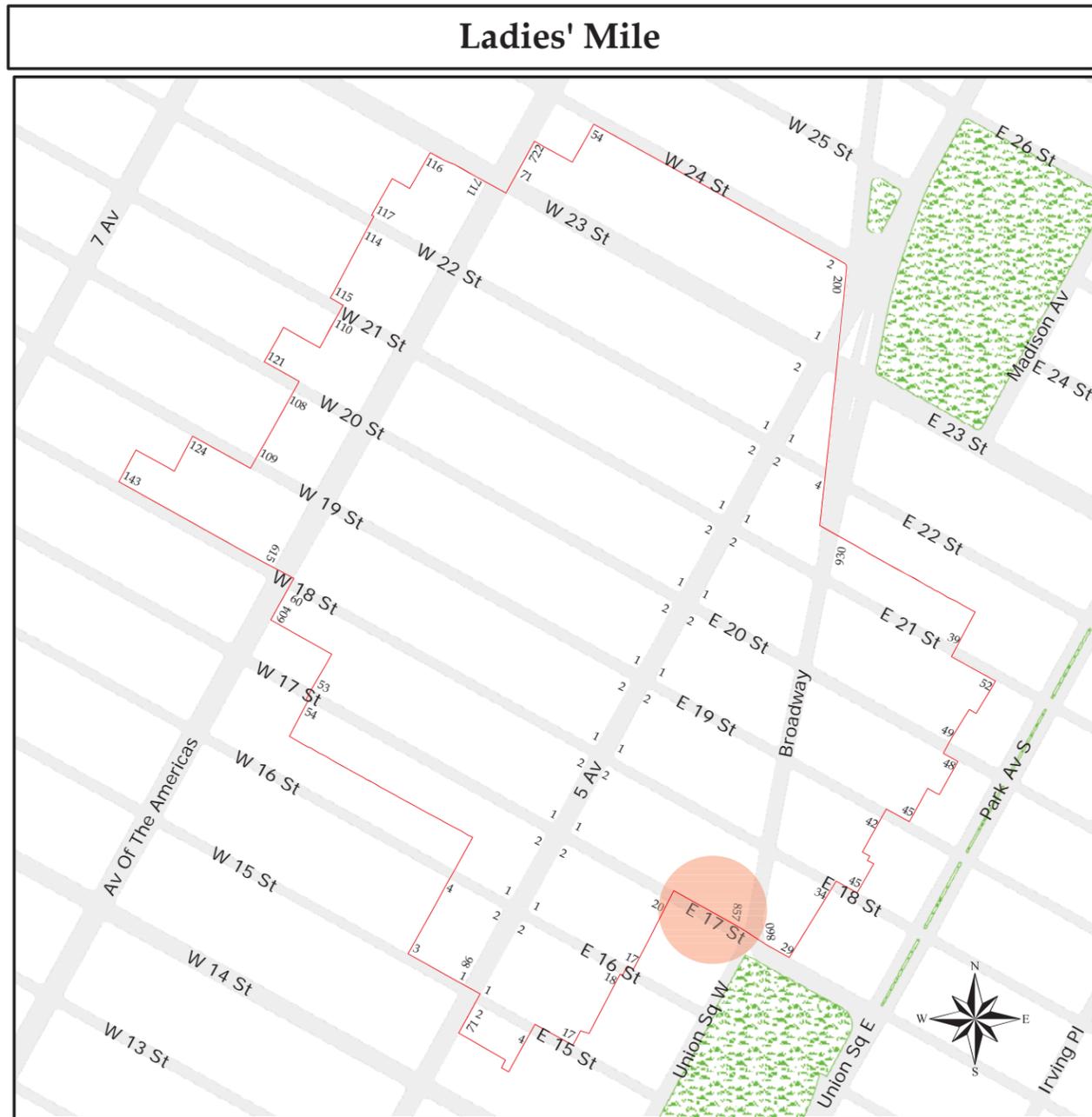


**23 EAST 17TH STREET  
SEPTEMBER 20, 2016**

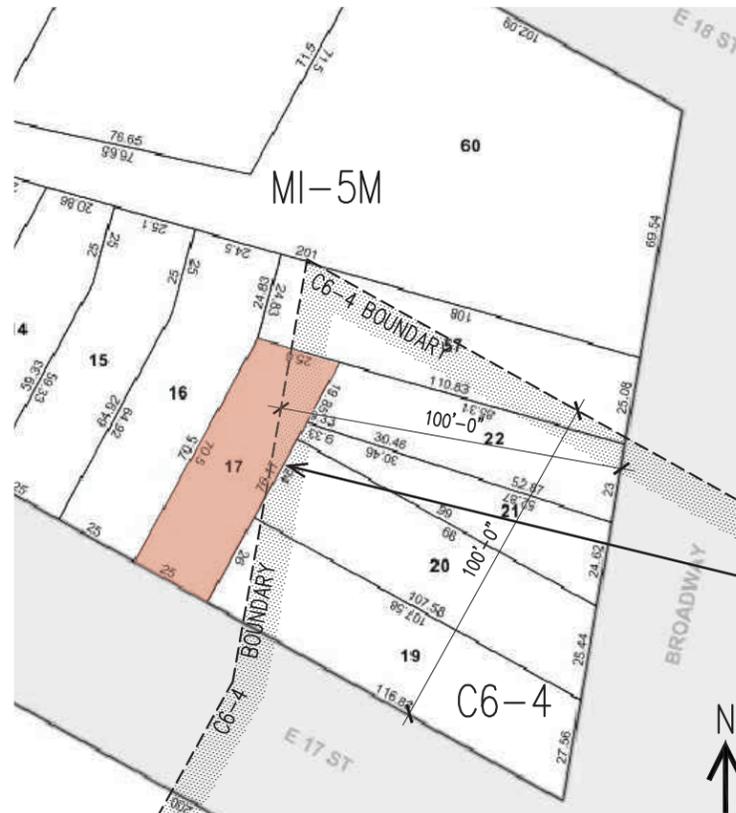
**PAUL A. CASTRUCCI ARCHITECT  
LANDMARKS PRESENTATION**

**ROOF BULKHEAD MODIFICATION & ADDITION,  
& ROOF RAILINGS**



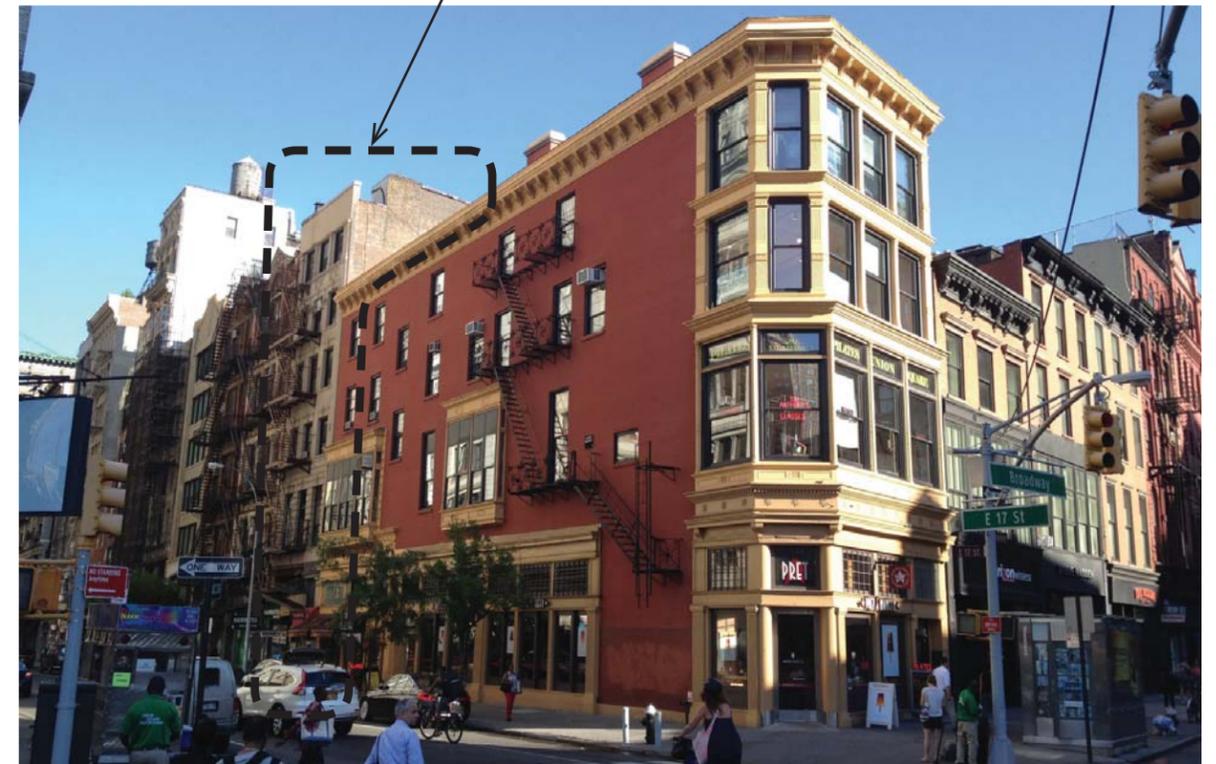
Ladies' Mile Historic District  
Manhattan  
Designated May 2, 1989

Historic District Boundaries



**LOCATION PLAN**

**23 EAST 17TH STREET**



**FROM NW CORNER OF UNION SQUARE, LOOKING NW**



**1940 TAX PHOTO**



**1980 TAX PHOTO**



**CURRENT PHOTO**

**NOTE: THIS PRESENTATION PERTAINS ONLY TO PROPOSED WORK AT THE ROOF LEVEL.  
NEW STOREFRONT & WINDOWS HAVE BEEN APPROVED AT STAFF LEVEL.**

**HISTORIC & CURRENT PHOTOS FROM 17TH STREET 3**

23 EAST 17TH STREET between Fifth Avenue and Broadway (North Side)  
[Tax Map Block/Lot: 846/17]

TYPE	STYLE
Store and Loft	neo-Renaissance
ARCHITECT	ORIGINAL OWNER
William Harvey Birkmire	Clara M. Gilbert

DATE OF CONSTRUCTION: 1902-03

DESCRIPTION

This six-story neo-Renaissance style store and loft building, characteristic of the later development phase of the district, is located near the Broadway end of the block. Twenty-five feet wide, the facade is clad in buff-colored brick with stone and terra-cotta trim. The ground story has a modern glass and aluminum storefront and entrance, surmounted by a plain stone frieze. Above, the brick facade is articulated by three square-headed window openings at each story, with terra-cotta lintels topped by moldings and embellished with ornamental keystones. At the second story, the brick is coursed to give the effect of rustication and the window openings are elongated. The fifth-story lintels form square hoodmolds, intersected by an egg-and-dart molding. The sixth-story window openings share a common sill course and are separated by short brick pilasters with terra-cotta capitals. All windows have one-over-one wood sash, except for the western bay which has casement windows opening onto the fire escape suspended from the facade. A plain parapet wall remains above the sixth story where a cornice was once located. The eastern elevation, partially visible above the adjacent four-story building, is clad in dark brick and has no significant architectural features.

HISTORY

Designed by William Harvey Birkmire, this store and loft building was constructed in 1902-03 for Clara M. Gilbert. Early tenants in the building, who were typical of the district, included John Forsythe, a maker of waists who expanded his business in 1907 to larger quarters at 867-71 Broadway, around the corner, where he carried a full line of men's wear; and J.M. Chanut & Cie, importers and retailers of kid gloves, which was located at 859 Broadway and expanded into 23 East 17th Street in 1916 by joining the rear of the two buildings. The site was previously occupied by a brick dwelling built sometime prior to 1853, in which Adolph C. Ahrens operated a hotel in the 1880s.

East 17th Street Between Fifth Avenue and Broadway (North Side)  
continuation of . . . No. 23 East 17th Street

DEPARTMENT OF BUILDINGS INFORMATION

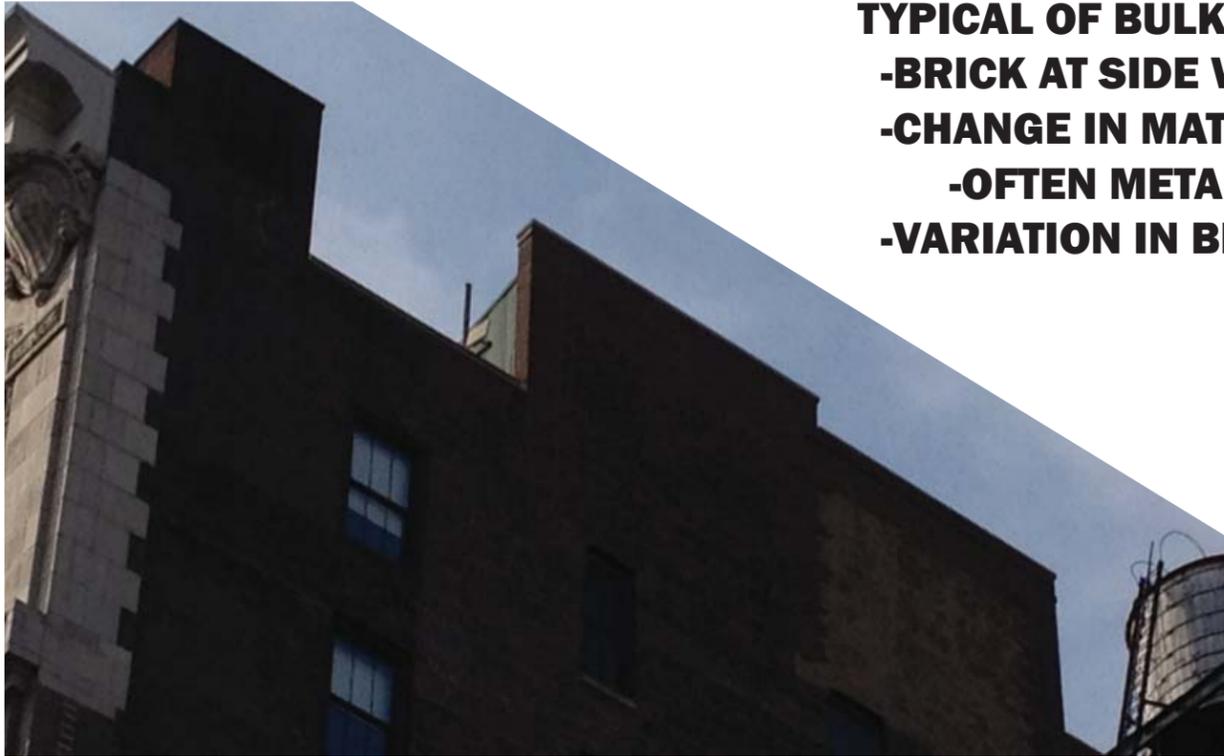
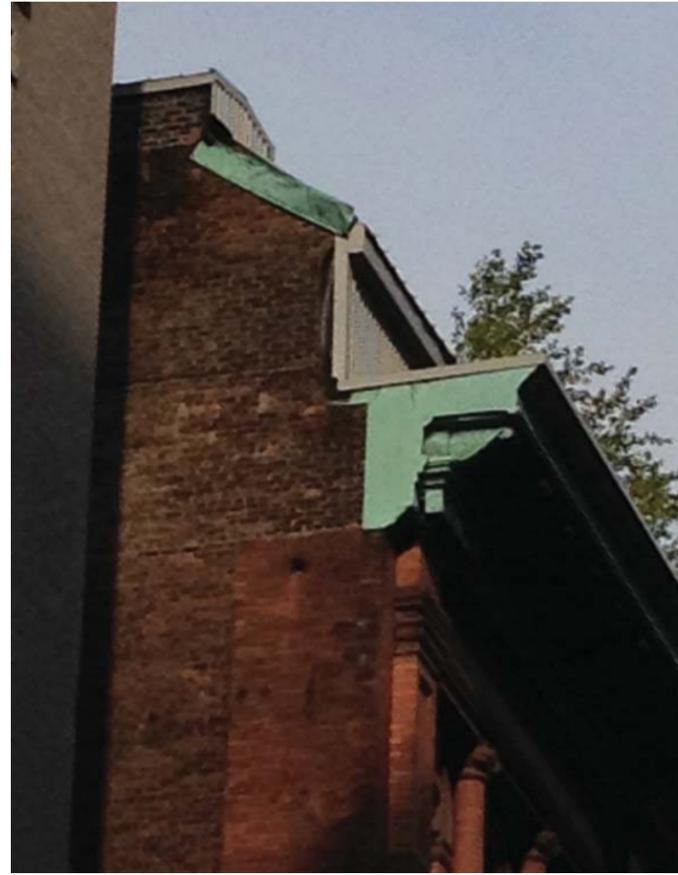
\*1902-03: NB 146-1902 [Source: New Building Docket]

REFERENCES

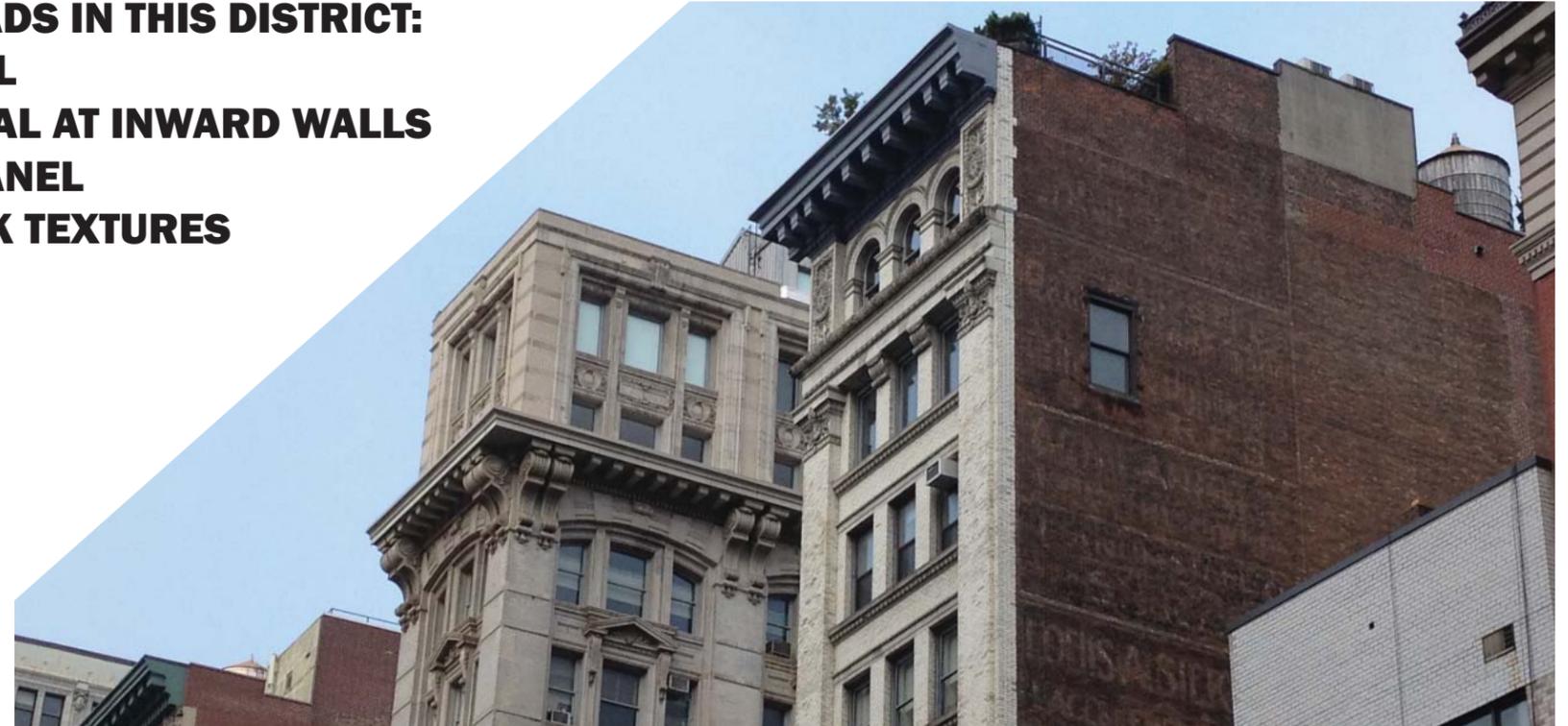
Atlas of the Entire City of New York (New York: George W. Bromley & E. Robinson, 1879), pl. 12.  
Atlas of the City of New York and Part of the Bronx (New York: E. Robinson, 1885), pl. 12.  
Atlas of the City of New York, Borough of Manhattan (Philadelphia: G. W. Bromley, 1899-1909), vol. 2, pl. 4.  
Lain's New York & Brooklyn Elite Directory, 88.  
Landmarks Preservation Commission, Research Files.  
Margaret Moore, "Ladies Mile Historic District Research for the Designation Report," presented to the Landmarks Preservation Commission, Dec. 15, 1987 (unpublished printout), 161.  
William Perris, Maps of the City of New York (1853), vol. 4, pl. 53.  
Trow's Business Directory, 1886.

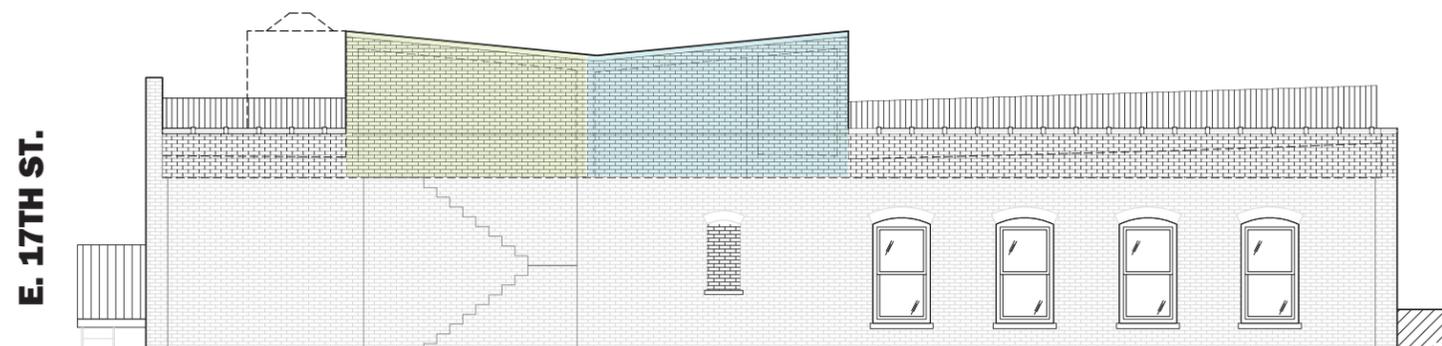
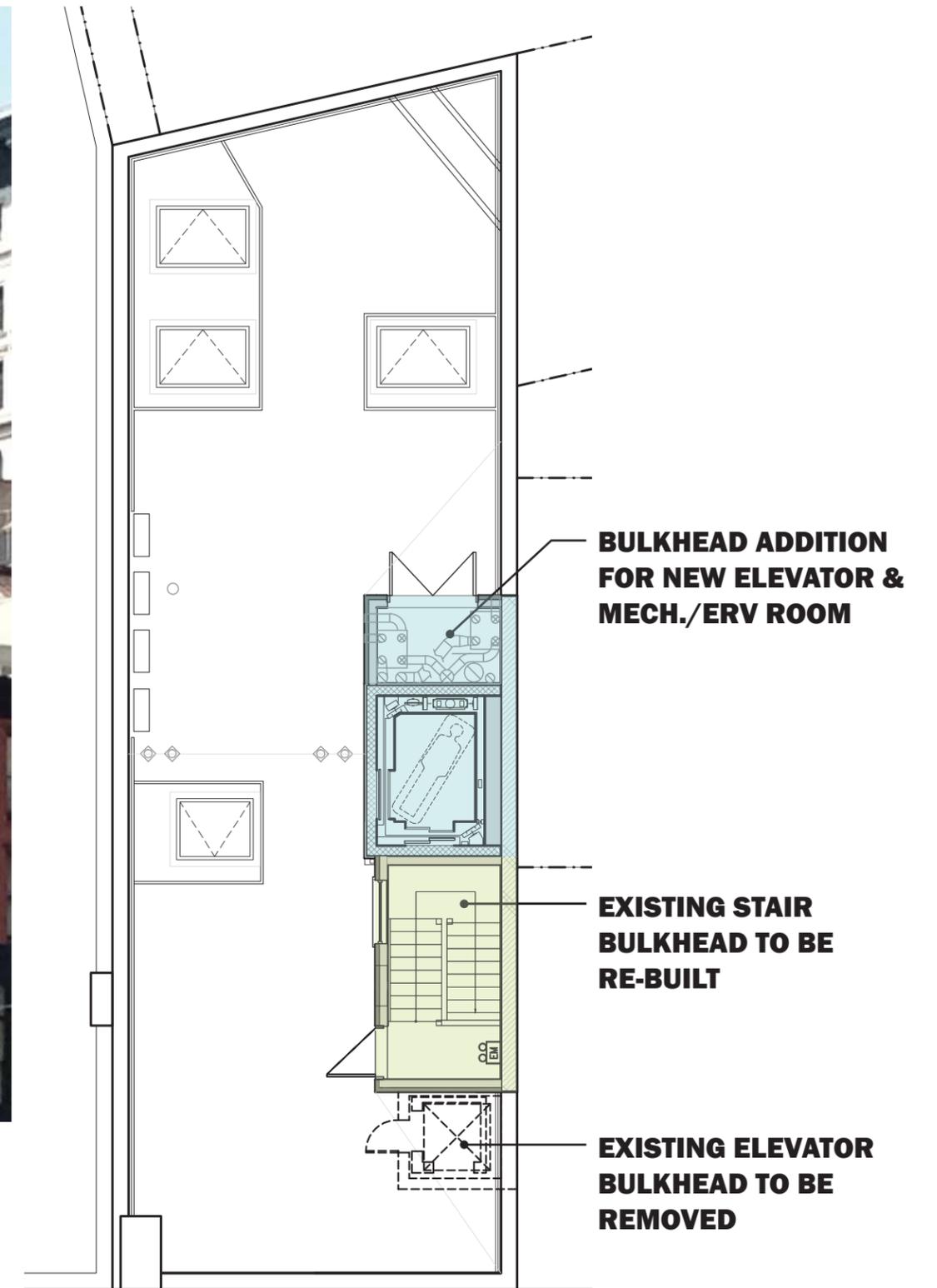
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**NOTE:  
PARTIALLY VISIBLE EASTERN ELEVATION  
NO SIGNIFICANT ARCHITECTURAL FEATURES**

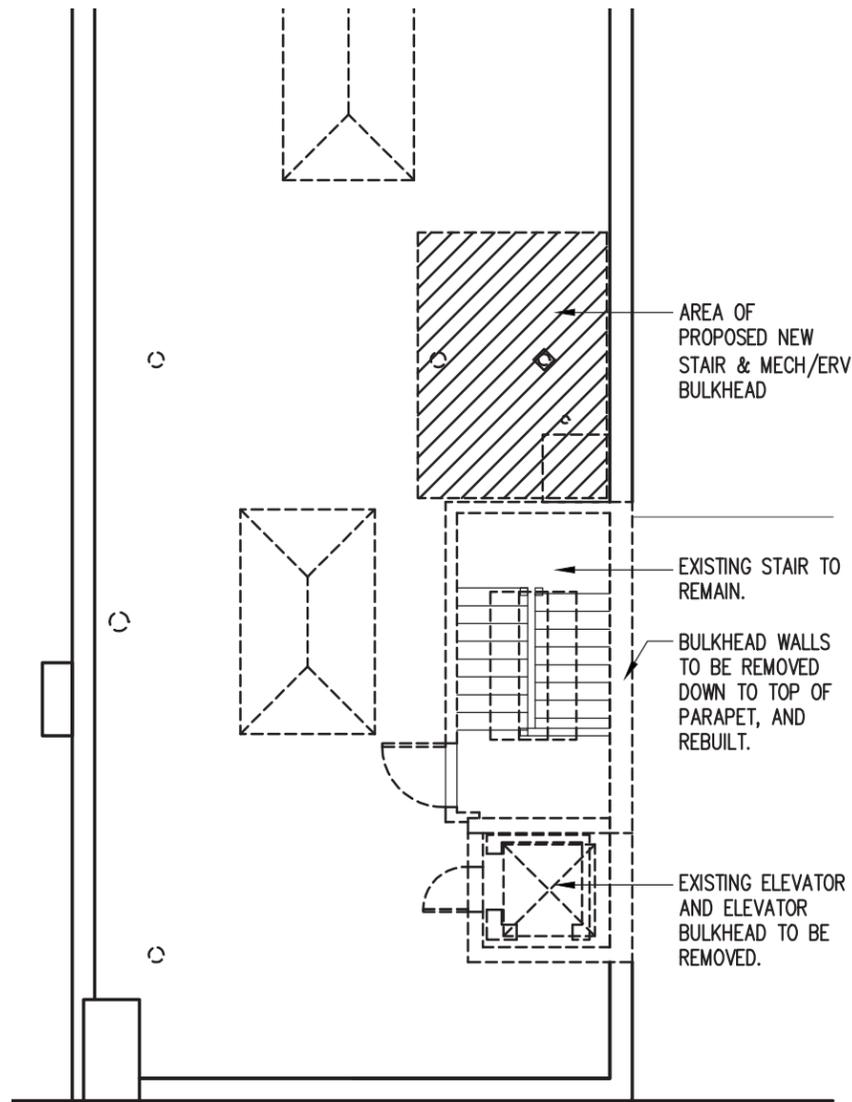


**TYPICAL OF BULKHEADS IN THIS DISTRICT:**  
**-BRICK AT SIDE WALL**  
**-CHANGE IN MATERIAL AT INWARD WALLS**  
**-OFTEN METAL PANEL**  
**-VARIATION IN BRICK TEXTURES**

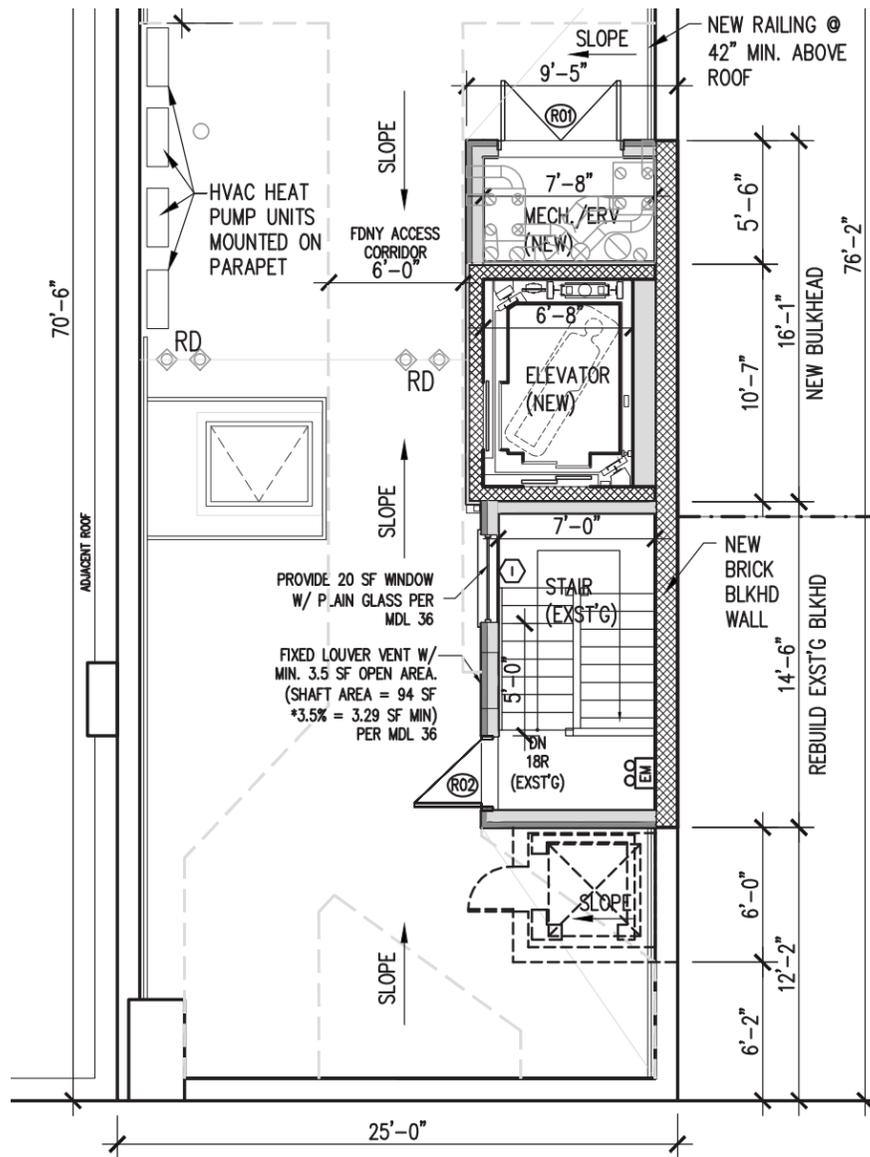




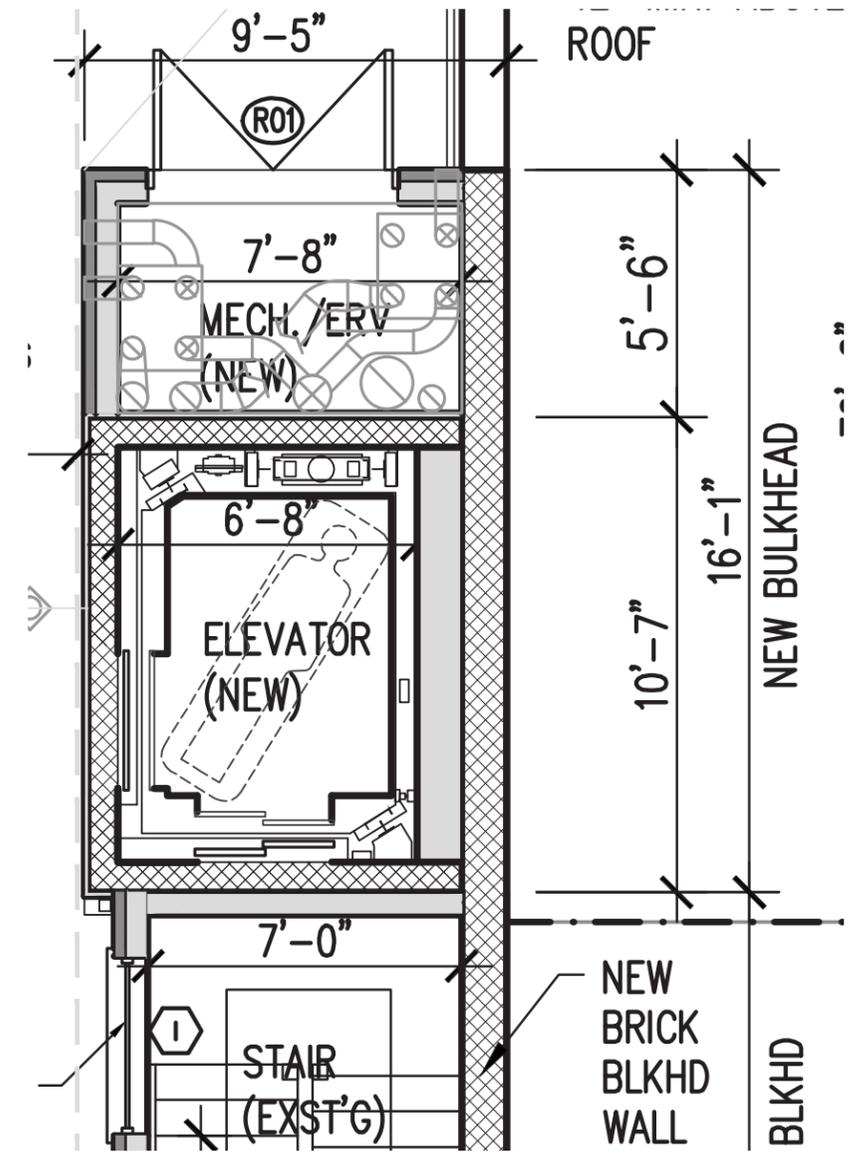
**BULKHEAD MODIFICATIONS 6**



**BULKHEAD DEMO PLAN**



**PROPOSED BULKHEAD PLAN**

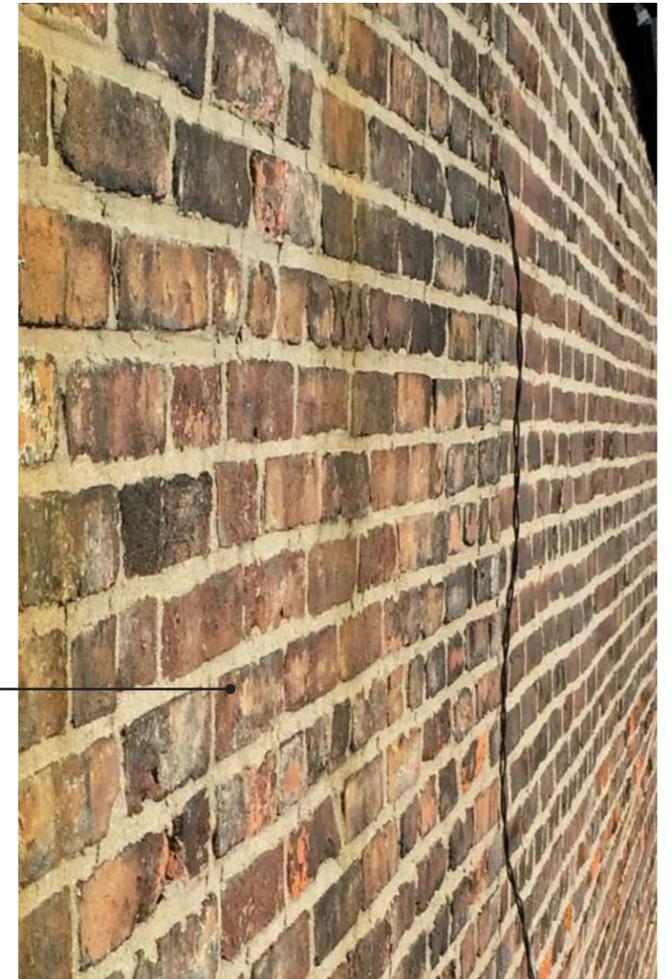


**ENLARGED BULKHEAD PLAN**

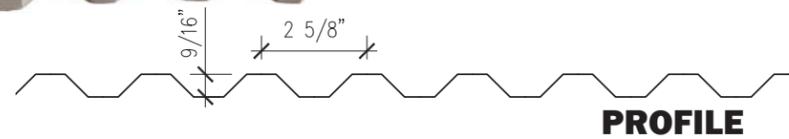
- NEW ELEVATOR SIZED TO FIT AMBULANCE STRETCHER PER BC 3002.4
- NEW MECHANICAL ROOM FOR 2 ENERGY RECOVERY VENTILATION (ERV) UNITS AND DUCTWORK



**BULKHEAD WALLS INWARD OF EAST LOT LINE WALL TO BE CORRUGATED METAL PANEL, VERTICAL ORIENTATION, ALUMINUM LIGHT GRAY**



**EAST WALL TO BE BRICK TO MATCH EXISTING.**



**PROFILE**

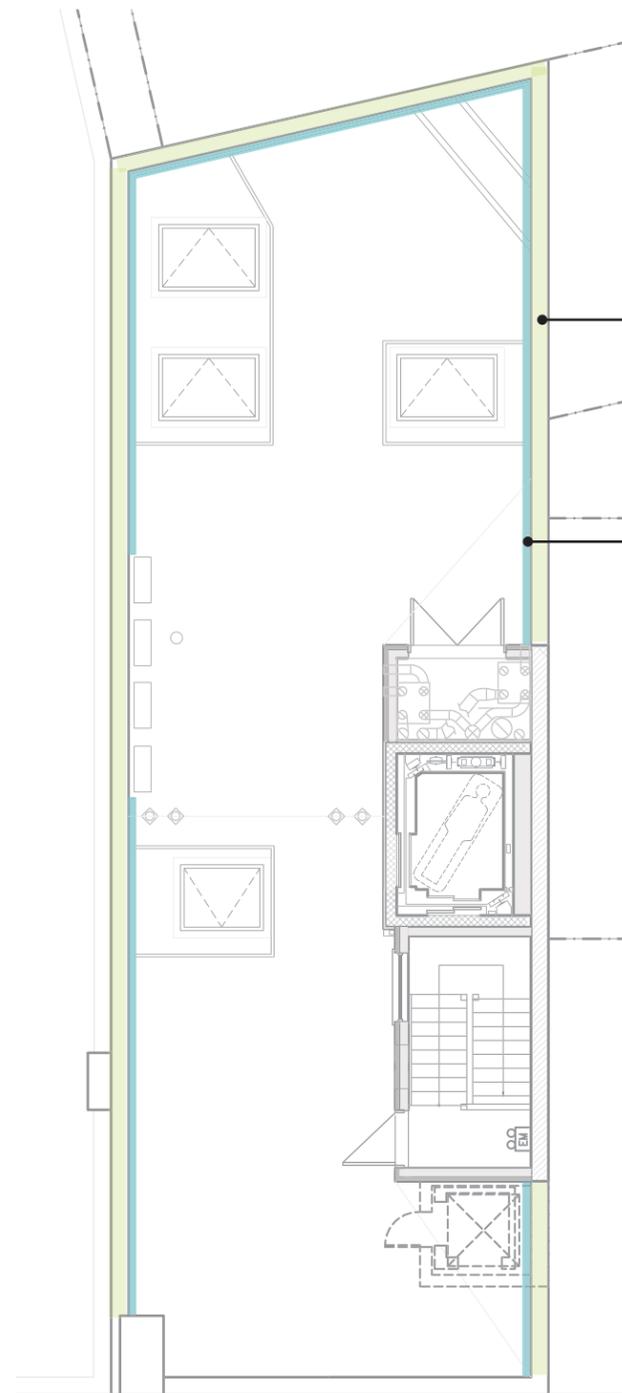
**NOTE EXISTING VARIATION IN BRICK TEXTURE. NEW BRICK TO MATCH TYPICAL EAST WALL BRICK.**



**BULKHEAD MATERIALS 8**

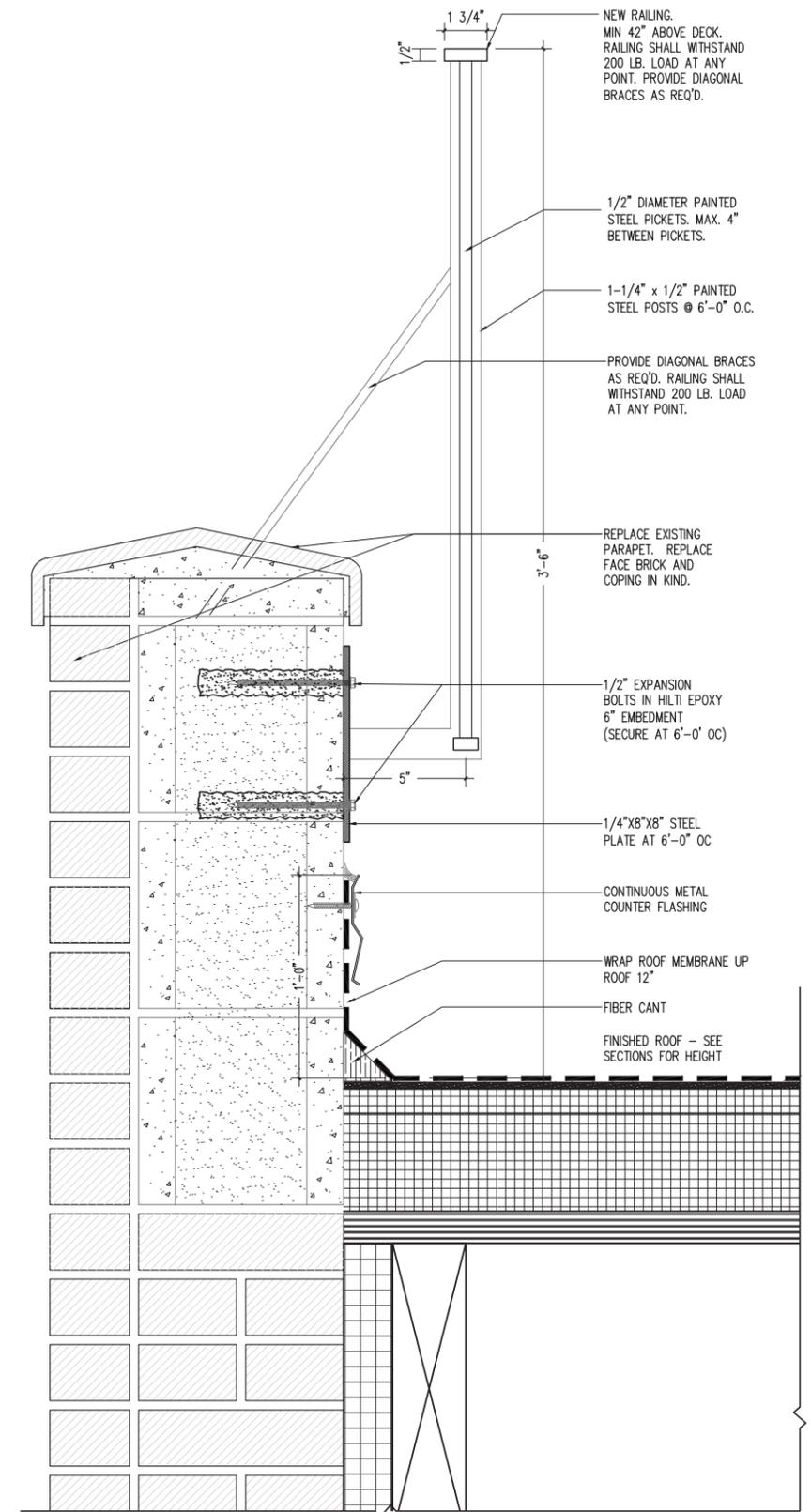


**RAILING - SIMILAR EXAMPLES**



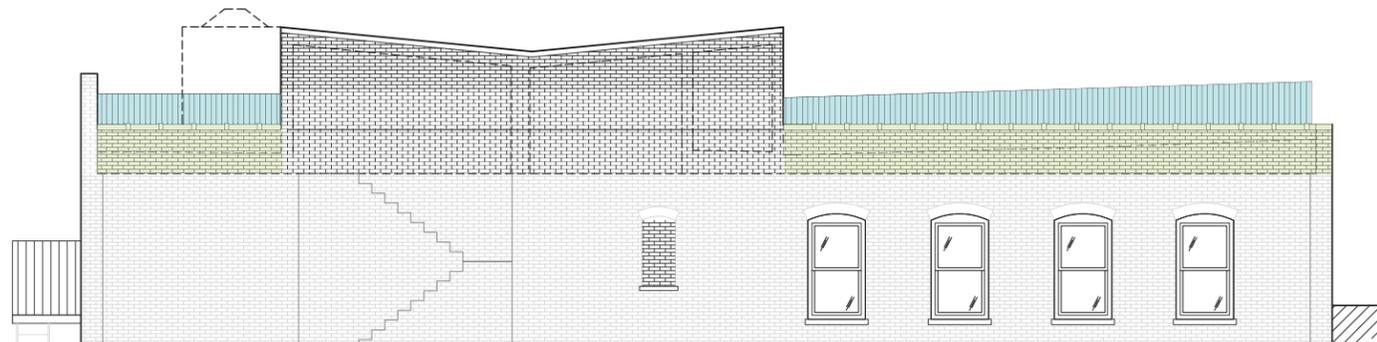
**RE-BUILD PARAPET IN KIND AT E, W, N**

**NEW MINIMAL PROFILE STEEL PICKET SAFETY RAILINGS AT E, W, N  
COLOR: LIGHT GRAY**

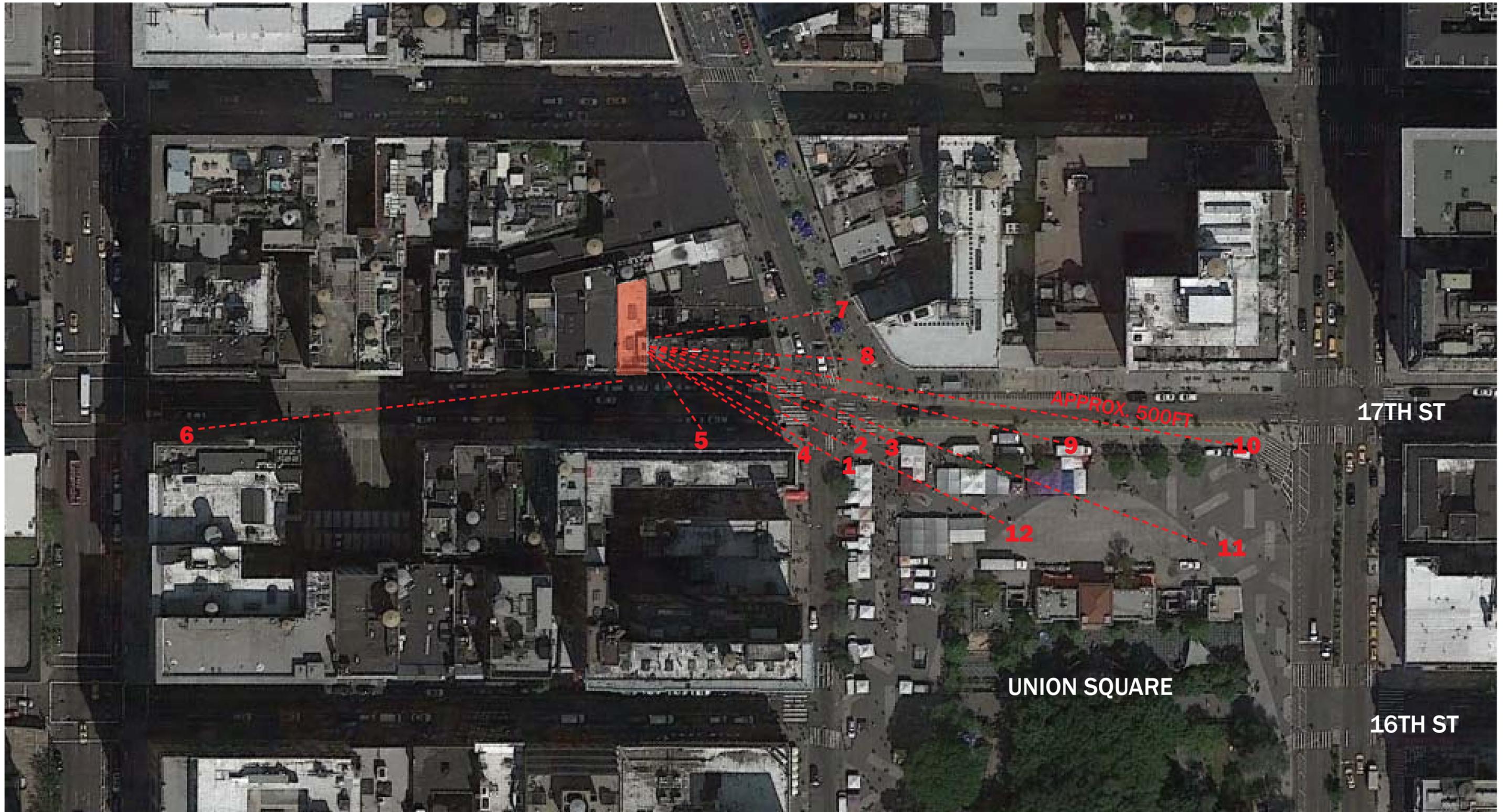


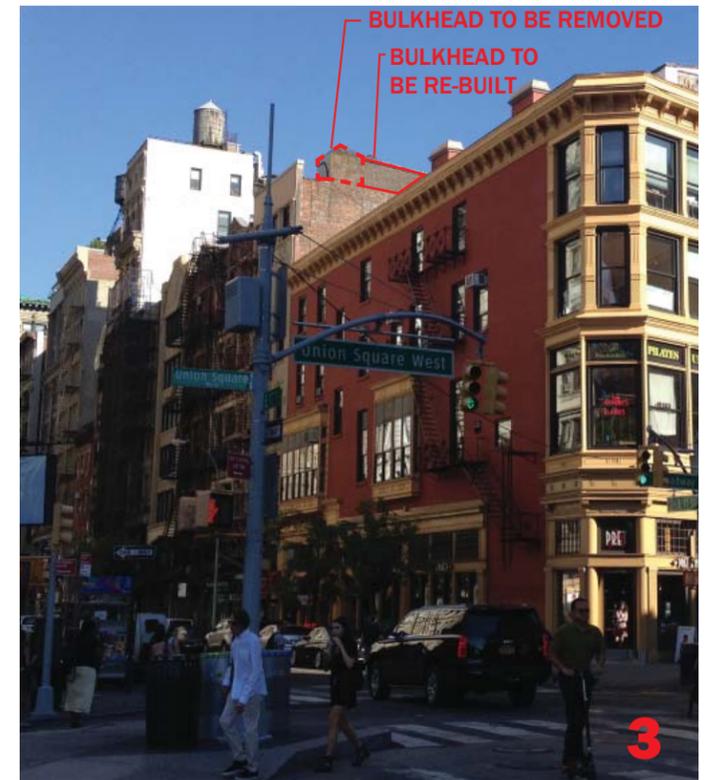
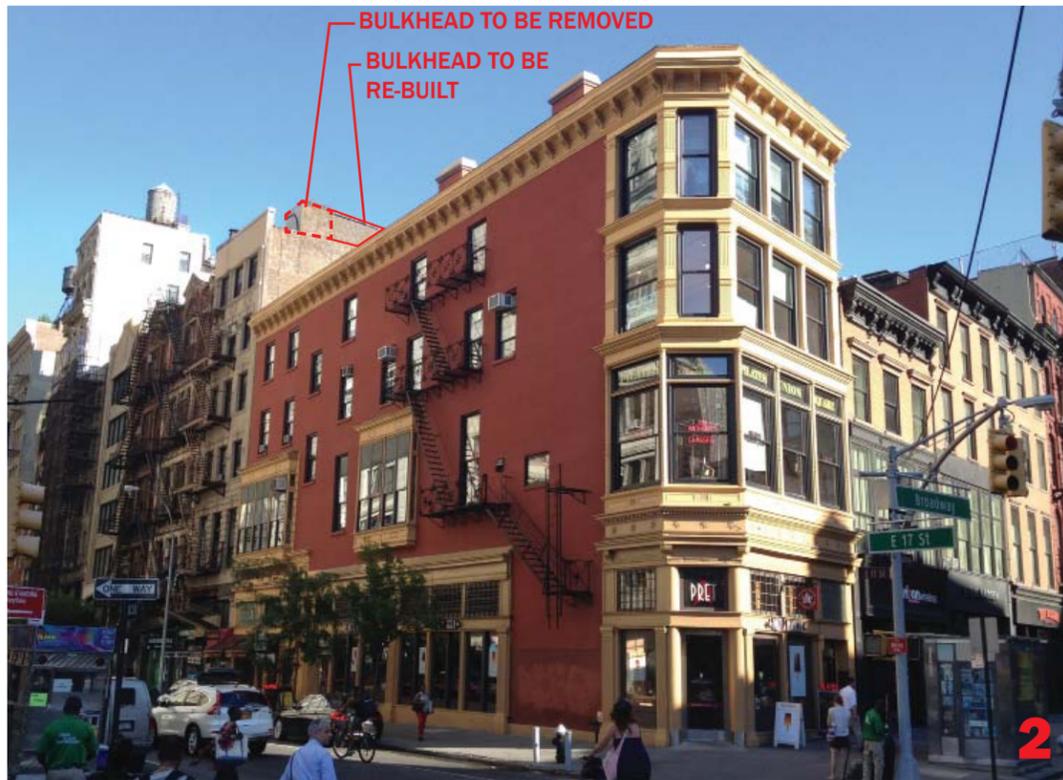
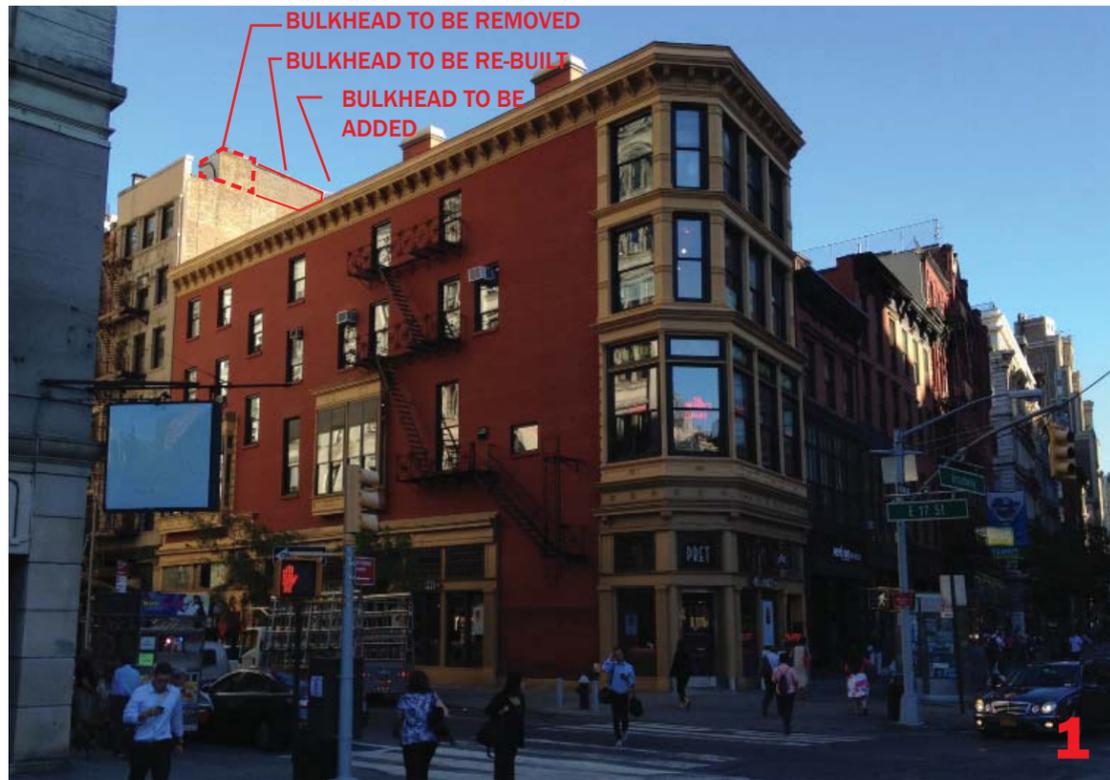
**RAILING DETAIL**

**E. 17TH ST.**



**PARAPET & RAILINGS 9**





NOTE EXISTING VARIATION  
IN BRICK TEXTURE

**1 (ZOOM)**



**VISIBILITY STUDY 11**





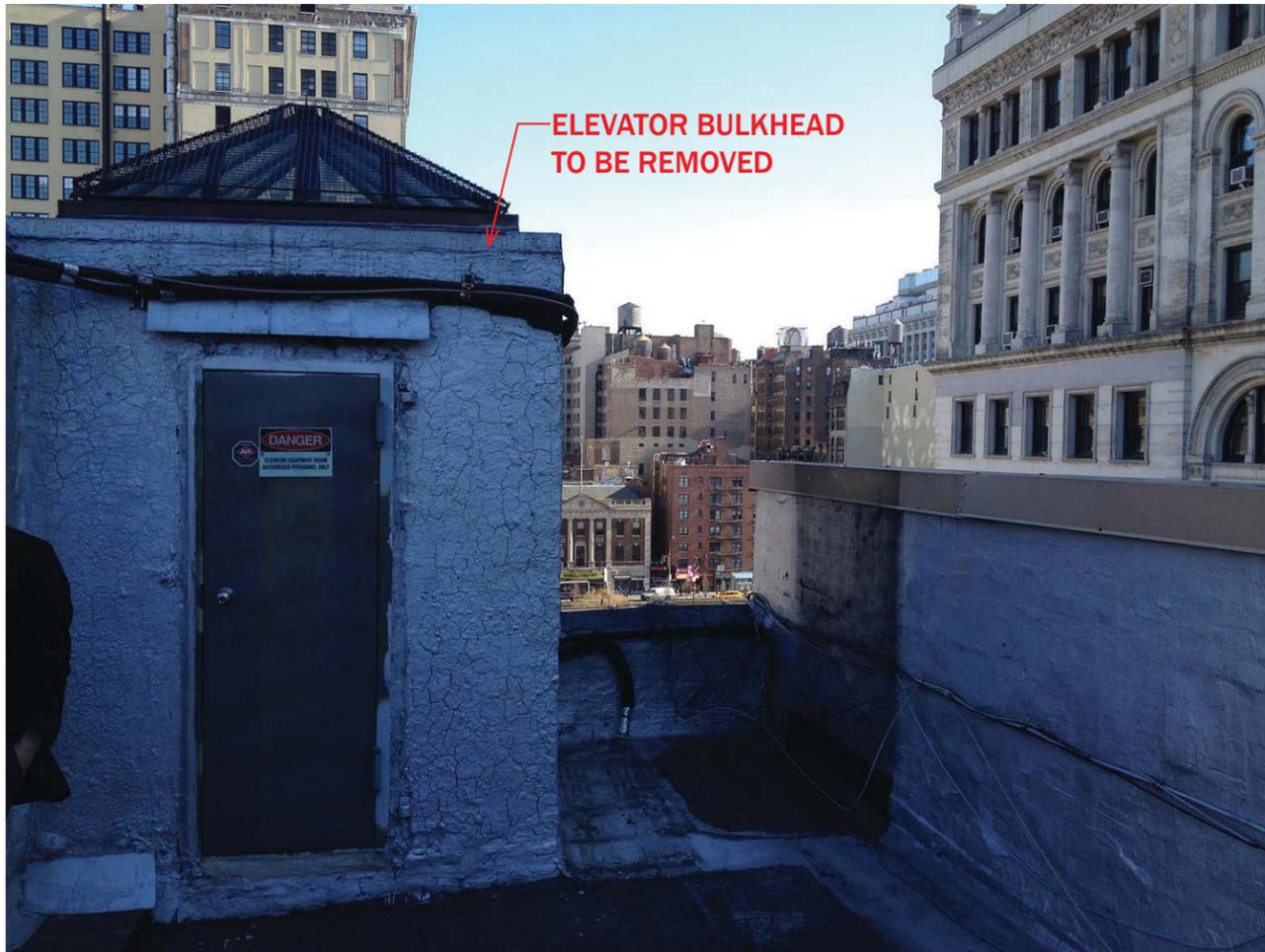
**9 (ZOOM)**



**10 (ZOOM)**

**VISIBILITY STUDY 13**



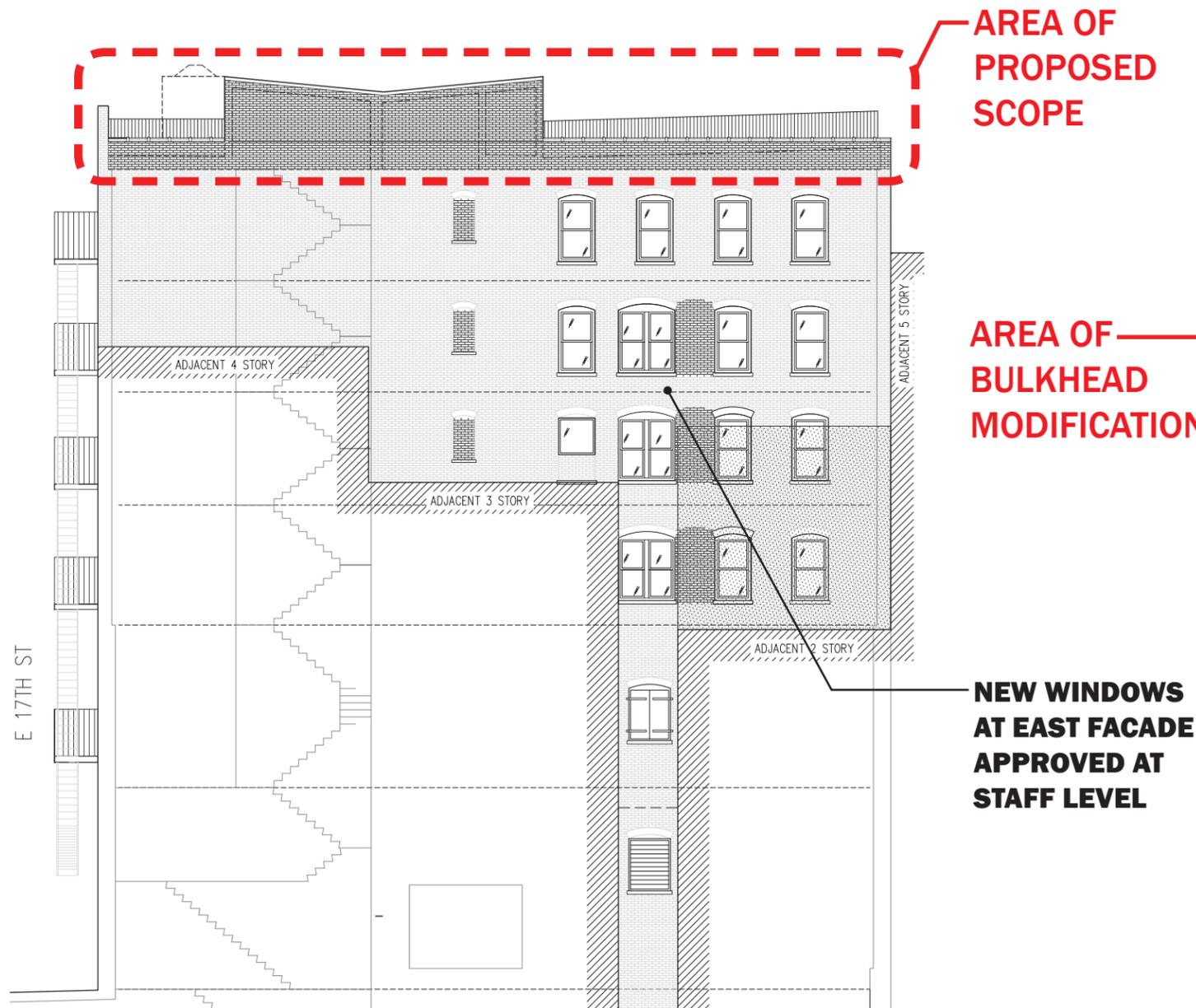


**PHOTOS AT ROOF 15**



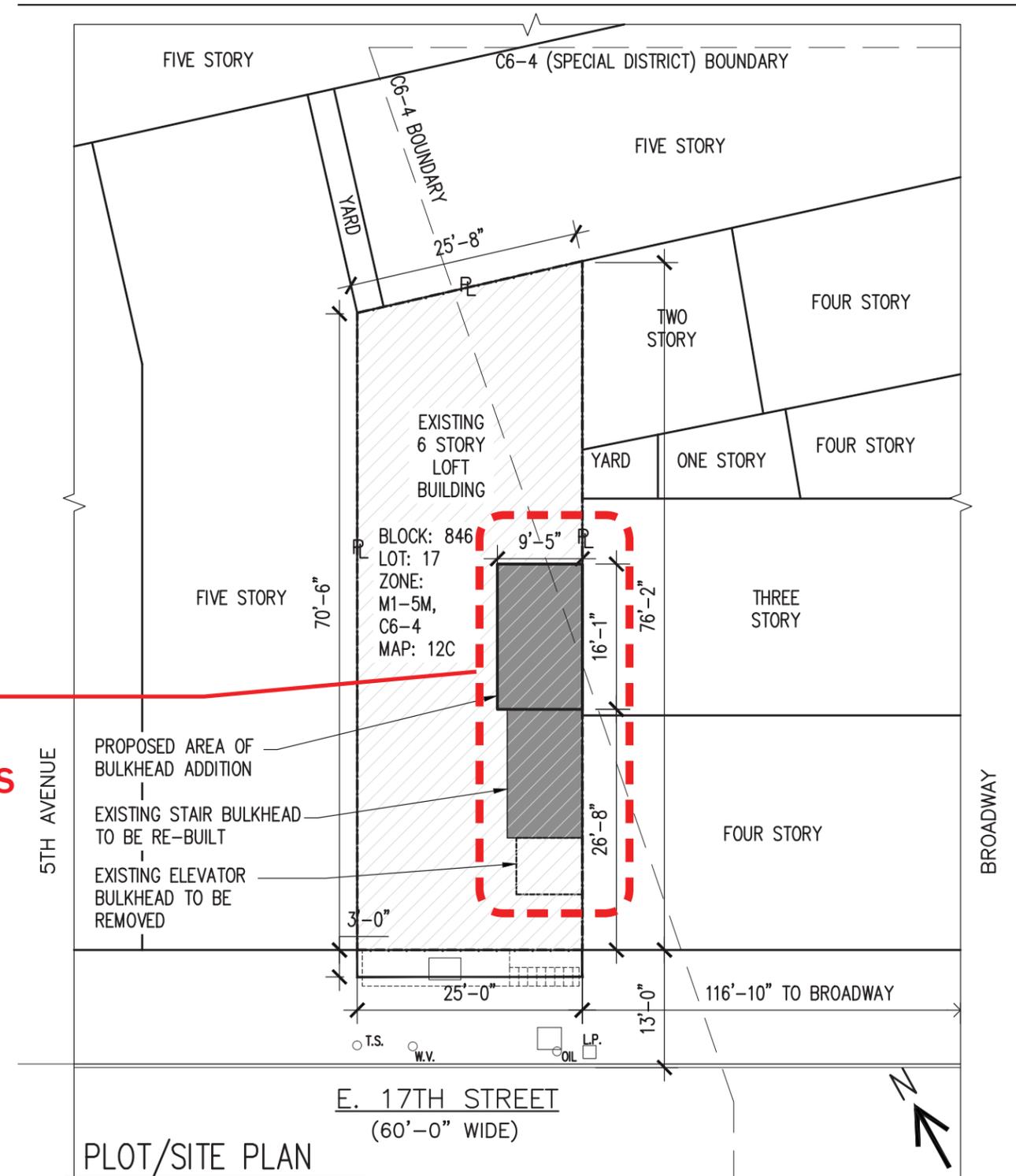
**PROPOSED SCOPE OF WORK SUMMARY:**

- 1. REMOVE EXISTING FRONT SECTION OF BULKHEAD (AT EXST'G ELEVATOR)**
- 2. REMOVE AND RE-BUILD EXISTING STAIR BULKHEAD IN PLACE**
- 3. ADD NEW BULKHEAD AT REAR OF EXISTING BULKHEAD**
- 4. REBUILD EXISTING E, W, N PARAPETS - BRICK TO MATCH EXISTING**
- 5. ADD RAILINGS AT E, W, N PARAPETS**



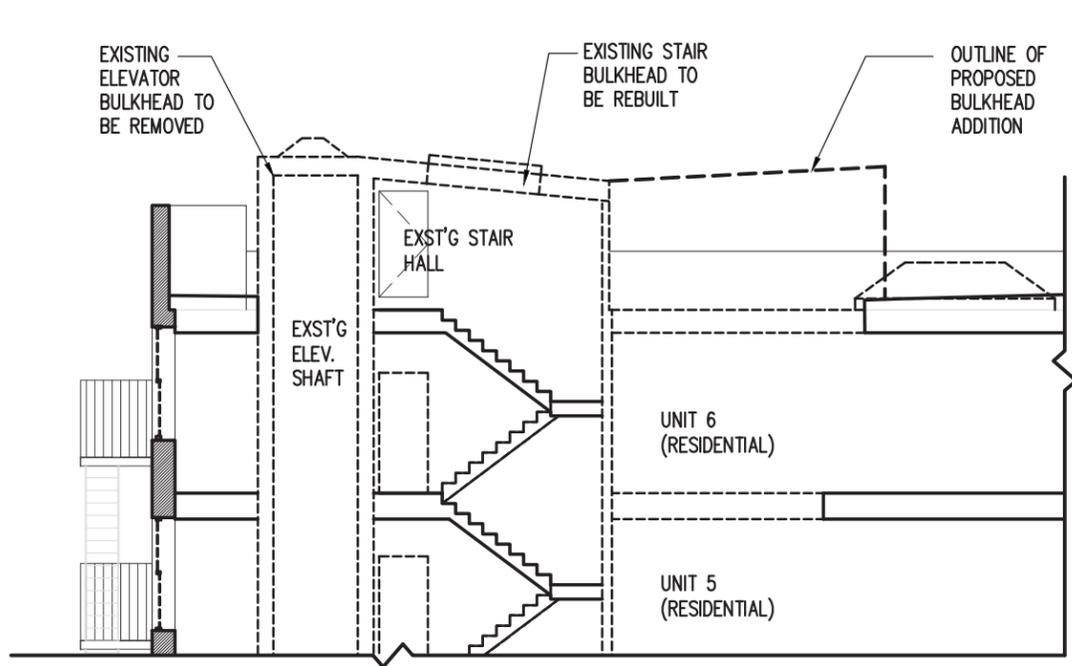
**EAST ELEVATION**

PAUL A. CASTRUCCI ARCHITECT

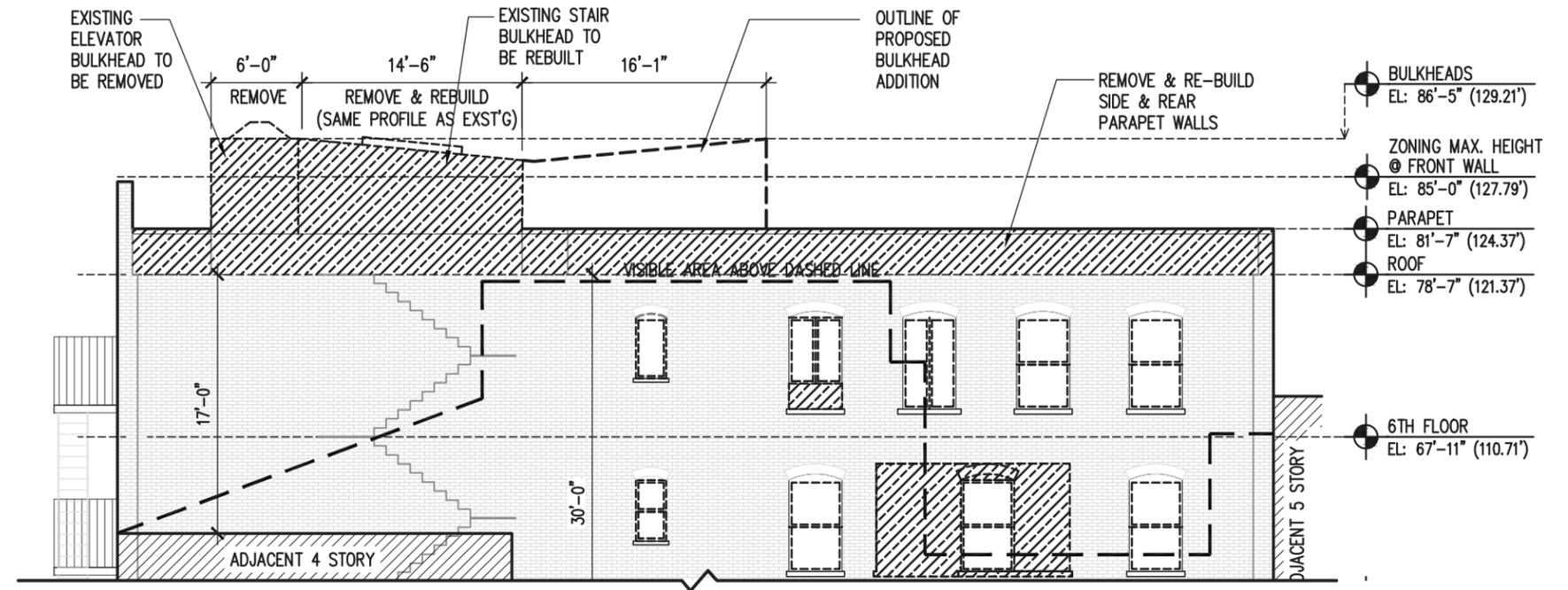


**PLOT/SITE PLAN**

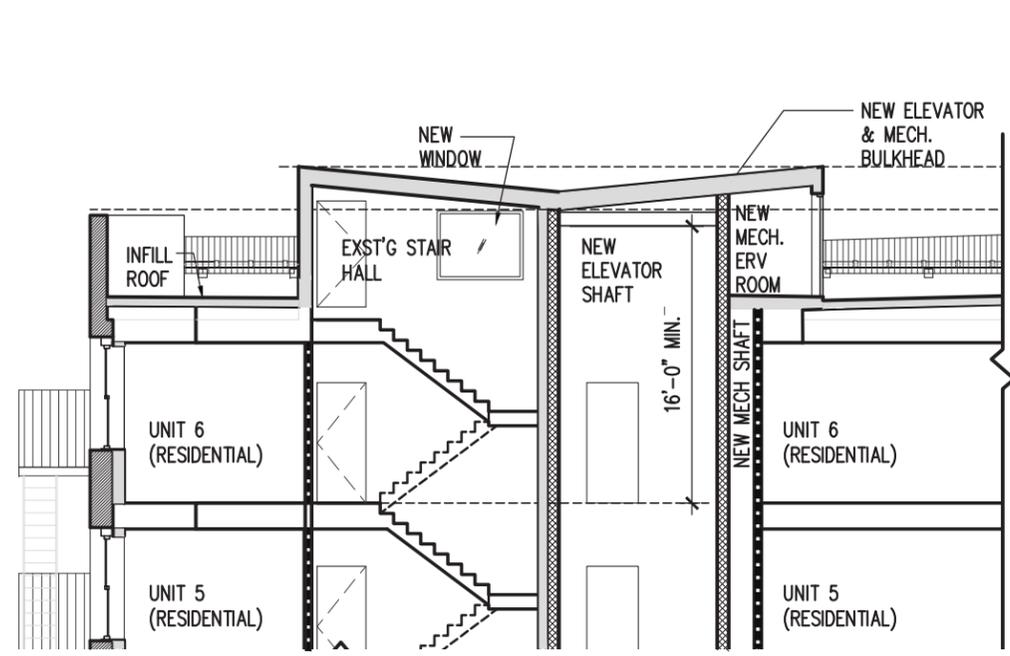
**SUMMARY OF SCOPE 17**



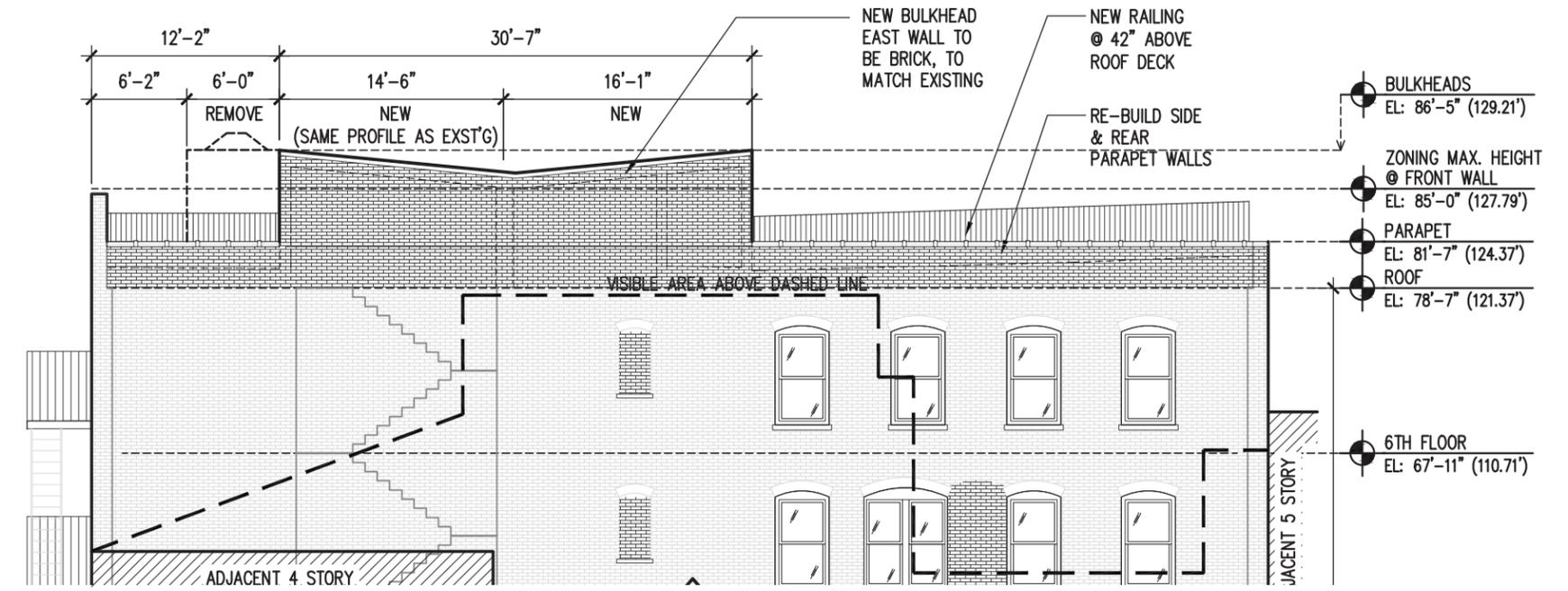
**DEMO SECTION**



**EAST DEMO ELEVATION**

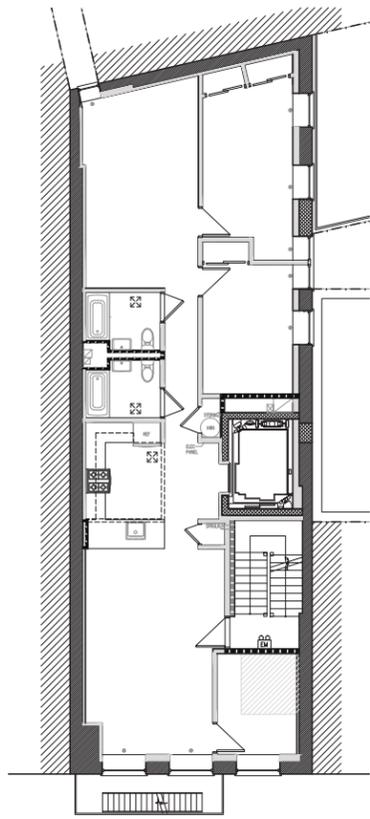


**PROPOSED SECTION**

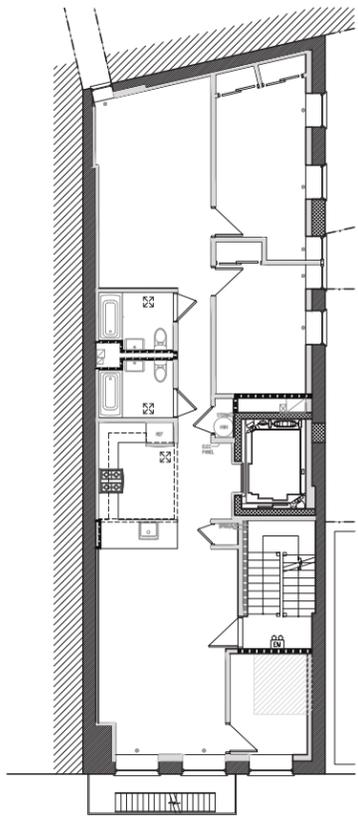


**PROPOSED EAST ELEVATION**

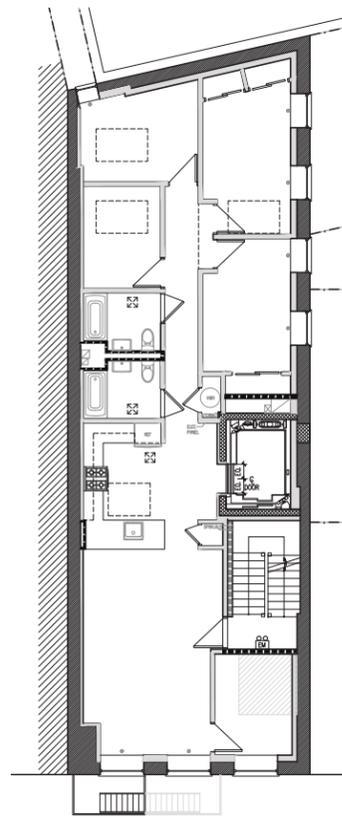
**ELEVATIONS & SECTIONS 18**



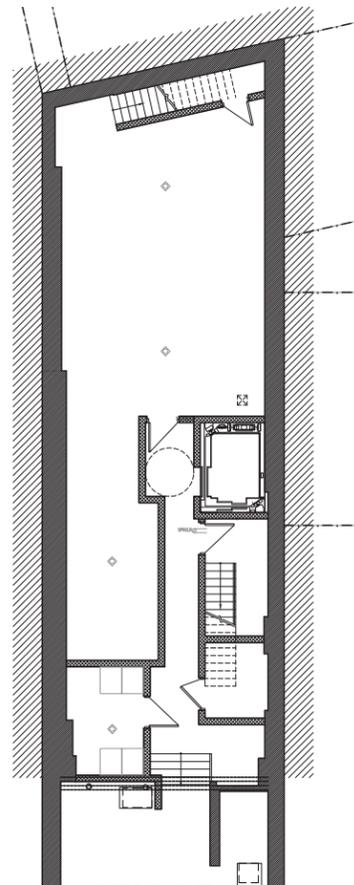
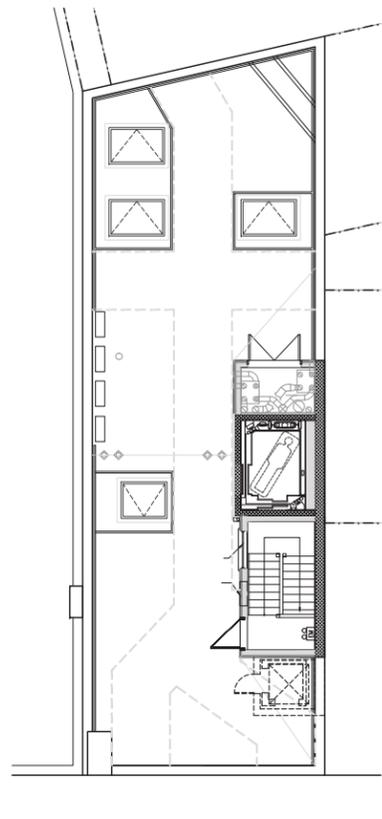
**4TH FL (RES)**



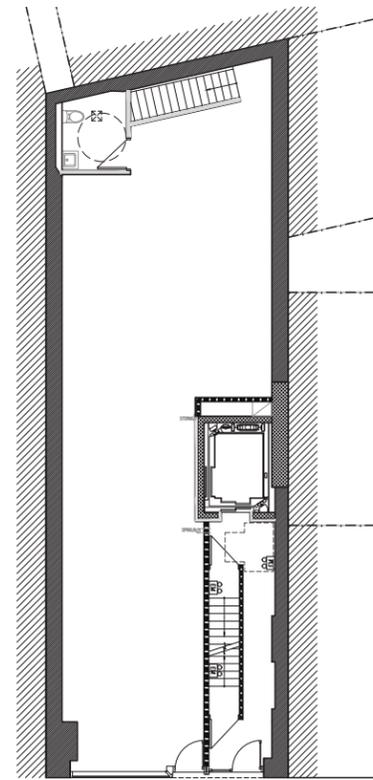
**5TH FL (RES)**



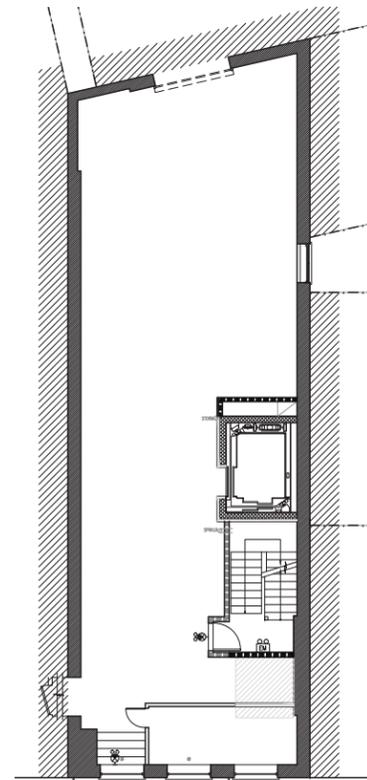
**6TH FL (RES)**



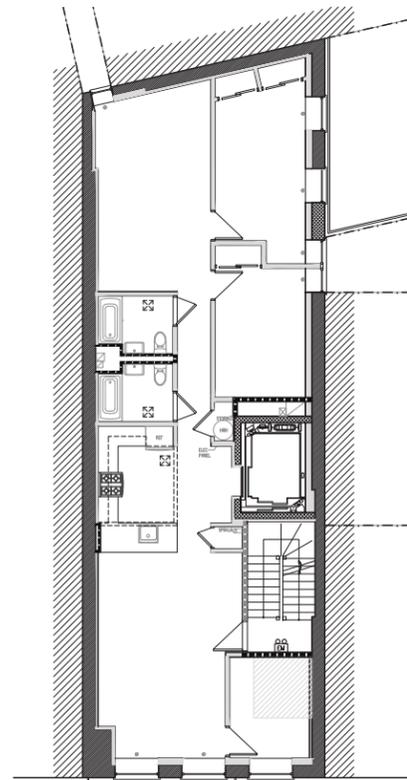
**CELLAR**



**1ST FL (COMM)**



**2ND FL (COMM)**



**3RD FL (RES)**



**FRONT ELEVATION**

**NEW WINDOWS  
AND STOREFRONT  
APPROVED AT STAFF  
LEVEL**

**REFERENCE PLANS 19**