CHOICIRCIATI CULTURAL CENTER EXPANSION

MANHATTAN COMMUNITY BOARD 3 LANDMARKS PRESERVATION COMMISSION PRESENTATION

DEPARTMENT OF DESIGN AND CONSTRUCTION
RICE+LIPKA ARCHITECTS

CHOICIRCIATI CULTURAL CENTER
05.03.2016

EXISTING BUILDING PHOTO

EXISTING CHOICIRCIATI CULTURAL CENTER
BUILDING AS SEEN FROM E 4TH STREET

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05.03.2016

PROPOSED BUILDING RENDER

PROPOSED CHOICIRCIATI CULTURAL CENTER
BUILDING AS SEEN FROM E 4TH STREET

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LOCATION PLAN AT BOROUGH SCALE

BUILDING IS LOCATED IN MANHATTAN

N

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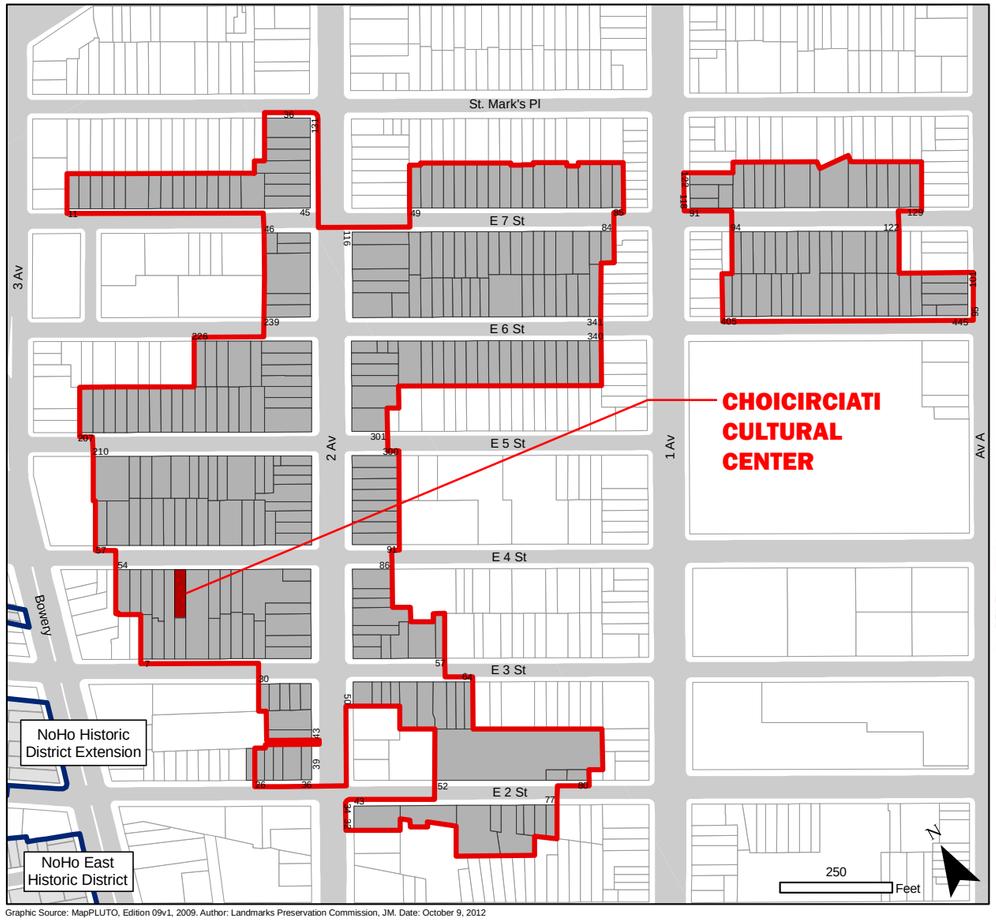
05.03.2016

LOCATION PLAN AT BLOCK SCALE

BUILDING IS LOCATED IN EAST VILLAGE.

CHOICIRCIATI
CULTURAL
CENTER

East Village / Lower East Side Historic District



Graphic Source: MapPLUTO, Edition 09v1, 2009. Author: Landmarks Preservation Commission, JM. Date: October 9, 2012

Landmarks Preservation Commission

East Village / Lower East Side
Historic District
Borough of Manhattan, NY
[LP-2491]

Calendared: June 28, 2011
Public Hearing: June 26, 2012
Designated: October 9, 2012

Boundary of Historic District

Tax Map Lots in Historic District

Boundaries of Existing Districts

NYC Landmarks Preservation Commission

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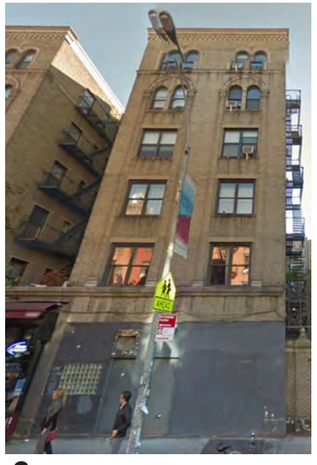
4TH STREET SOUTH ELEVATION

BUILDING IS LOCATED ON THE SOUTH SIDE OF 4TH STREET

1

2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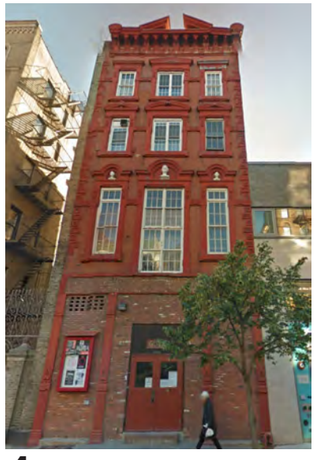
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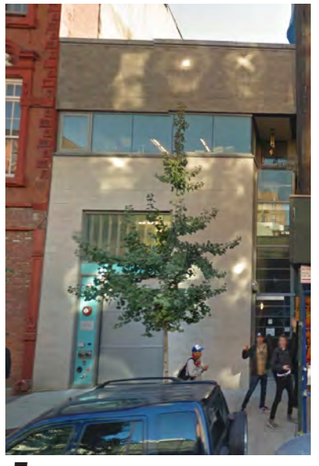
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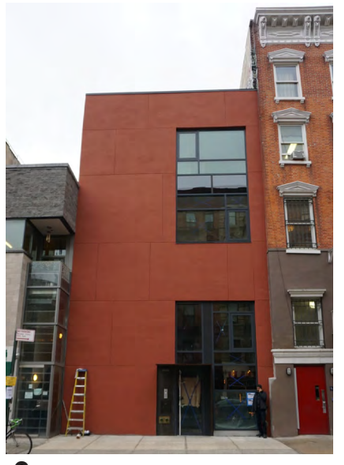
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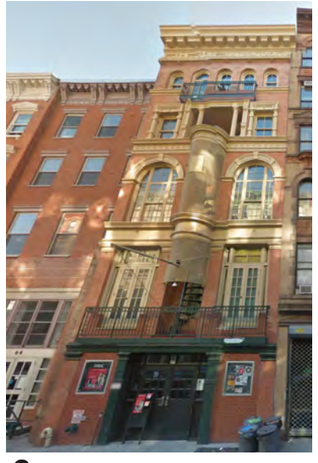
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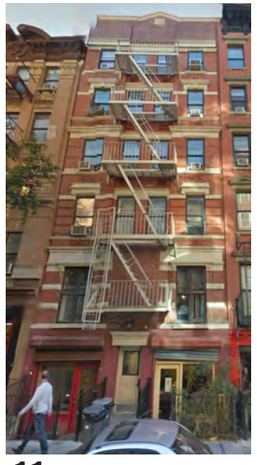
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12

13

14

3

10

12

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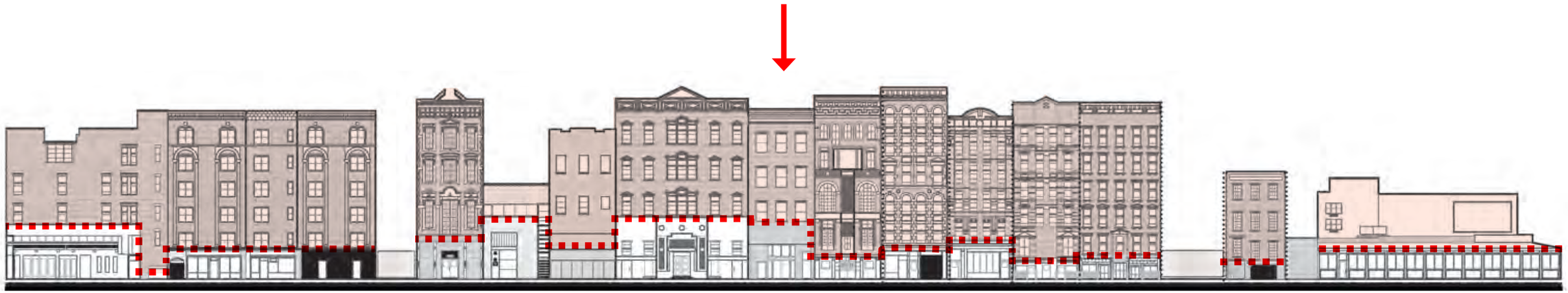
4TH STREET SOUTH ELEVATION

ENLARGED EXAMPLE ELEVATIONS ALONG 4TH STREET: ARTICULATION OF THE COMMERCIAL BASE



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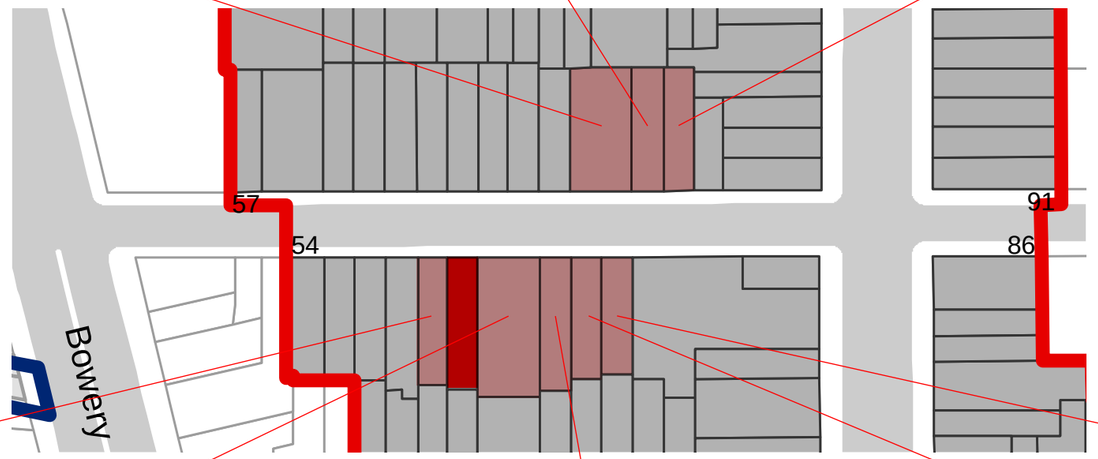
STREET ELEVATION DIAGRAM
NOT TO SCALE

CLEAR DISTINCTION BETWEEN ORIGINAL RESIDENTIAL STRUCTURES AND NEWER COMMERCIAL BASE MODIFICATIONS

New York Theater Workshop

Fourth Street Theatre

Kraine Theater



Rod Rodgers & DUO

LA MAMA

Downtown Art & Alpha Omega Theatrical Dance Company

New York Theater Workshop

LA MAMA

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EAST 4TH STREET CULTURAL DISTRICT
THEATER COMPANIES AT STREETFRONT

Photograph from 1875;
view of the middle four (and part of a fifth) of the original twelve houses of Albion Place, built in 1832.
The building on the right is 64 E 4th Street. Originally built as a three story building, very similar to the building with the ‘Lager Bier’ sign to the left, this photograph shows it already with its one story addition.

Photograph from 1875; isolated view of No. 64 addressed for “Metropolitan Assembly Rooms”, operating as a boarding house. Note the asymmetrical facade.

1870’s

Tax photo (1939) provides the first visual evidence of the 1906 storefront additions at the basement and parlor floors. The stoop, handrail, and doors remains, but modified. An ornamental fire escape has been added. Also note brick wing wall supporting new storefront.
The accompanying cornice and staircase protrude beyond the property line.

1930’s

Note deteriorating storefront and the missing counterweight fire escape stair. Facade partially boarded up.

1970’s

Storefront is entirely non-operational and the remaining elevation exhibits full deterioration. While stoop remains, handrails have disappeared.

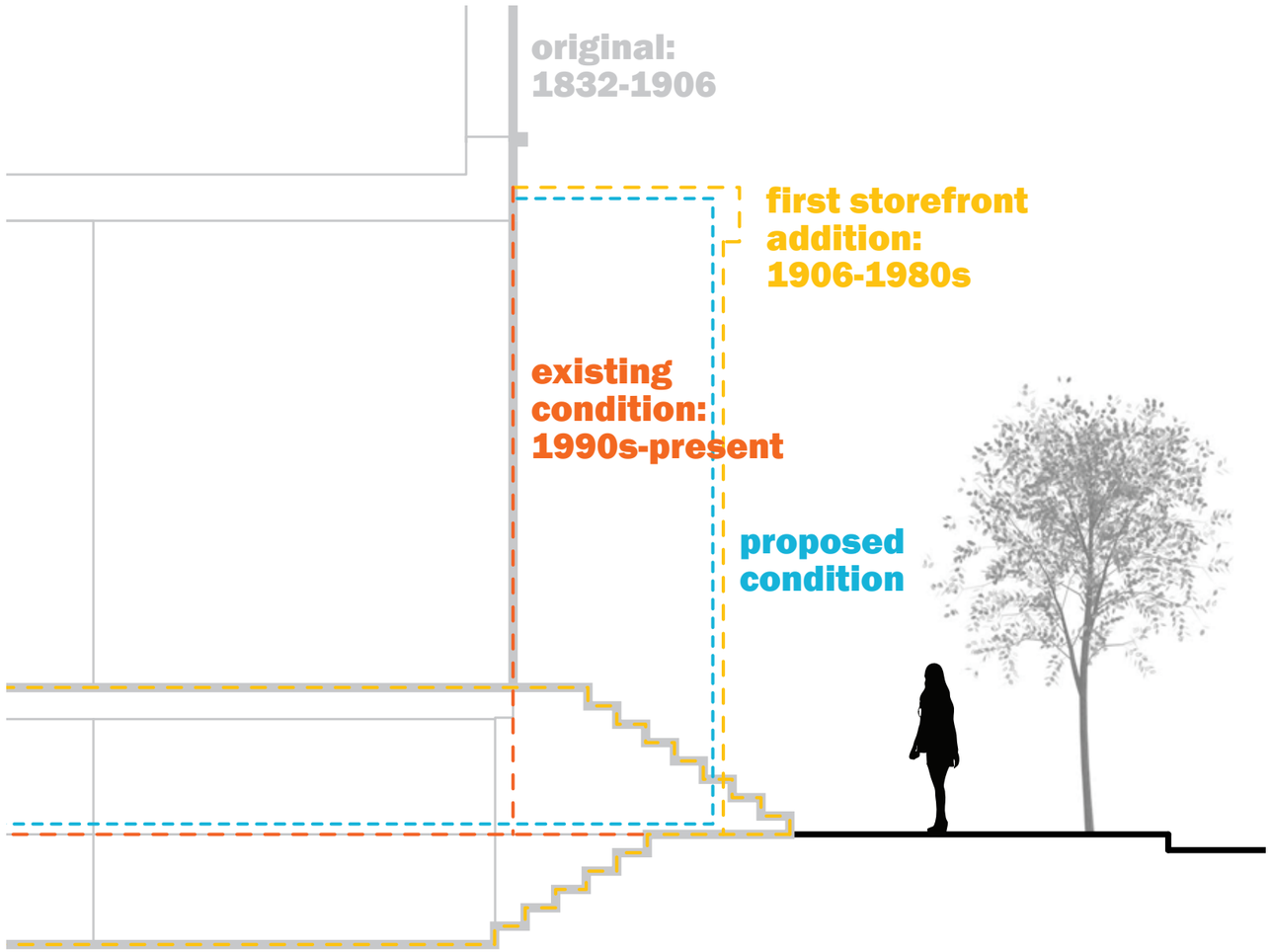
1980’s

Storefront is removed completely. Replaced masonry facade is aligned with the plane of the original facade. Fire escape is also missing. Note the new large centered opening.

2000's

Damaged windows and masonry is restored. Note the remaining masonry wing wall and the original cornice.

2015



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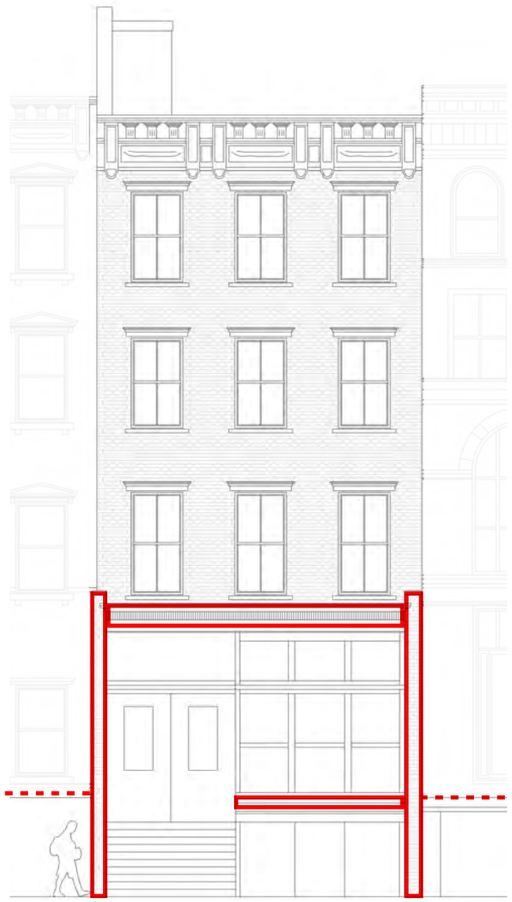
BUILDING CONCEPT DIAGRAM
NOT TO SCALE

REGISTRATION OF LAYERED HISTORY OUTLINING
A SERIES OF FACADE EXTENSIONS

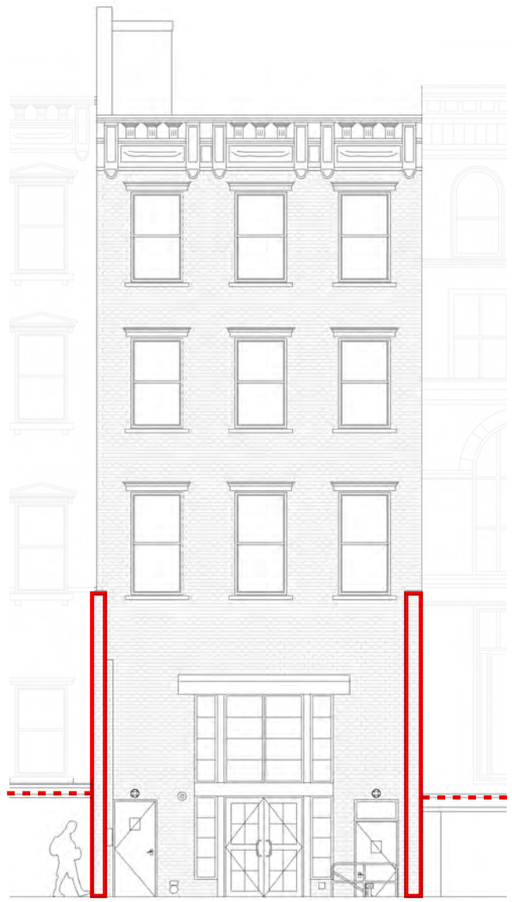
1930's STOREFRONT VOLUME ADDITION

2016: RECAPTURING STOREFRONT VOLUME

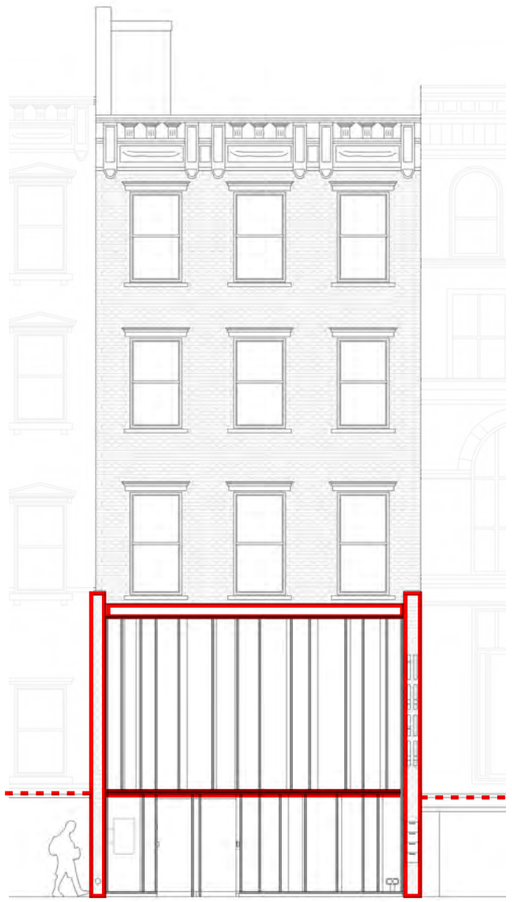
1870’S FRONT ELEVATION



1930’S FRONT ELEVATION



CURRENT FRONT ELEVATION



PROPOSED FRONT ELEVATION

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BUILDING ELEVATION DIAGRAM
NOT TO SCALE

ELEVATION DIAGRAM

EXISTING FRONT ELEVATION

PROPOSED FRONT ELEVATION

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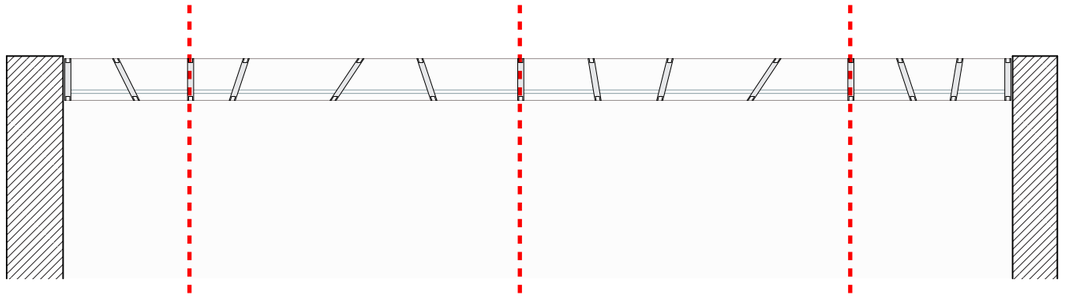
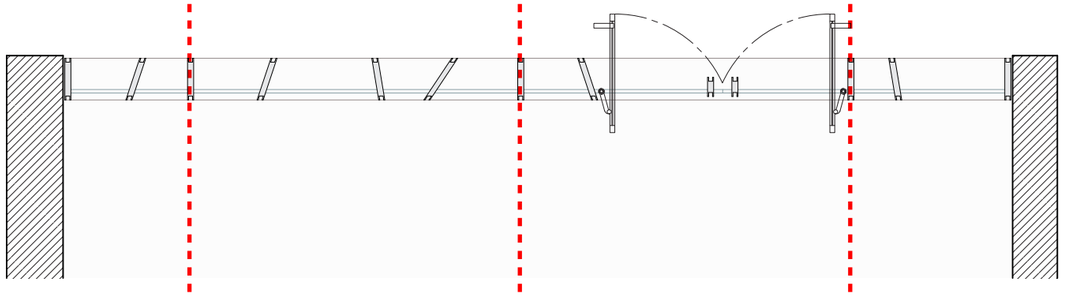
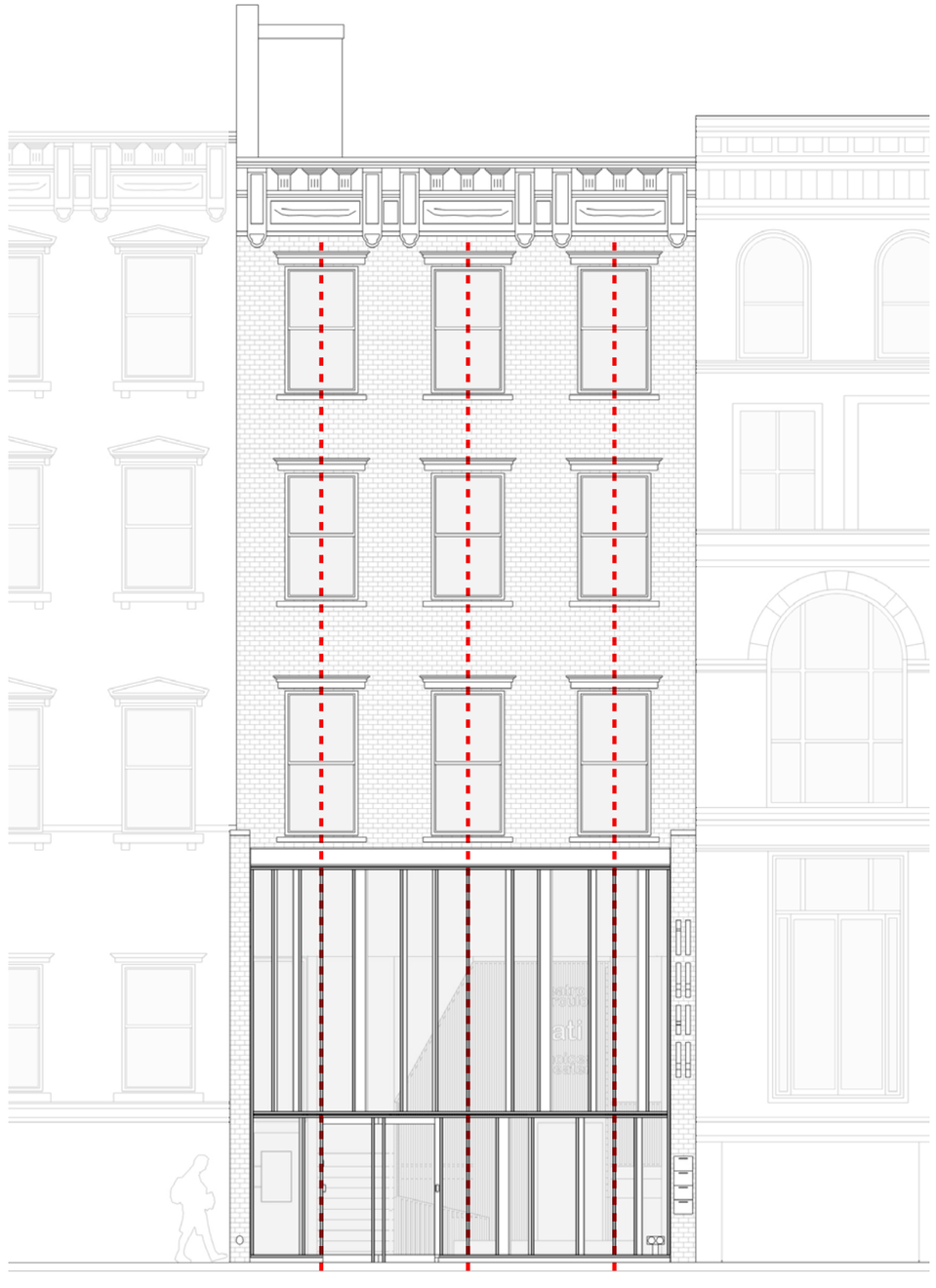
EXISTING AND PROPOSED FACADES
E 4TH STREET ELEVATION (SOUTH)



UPPER PLAN OF FACADE



LOWER PLAN OF FACADE



PROPOSED FRONT ELEVATION

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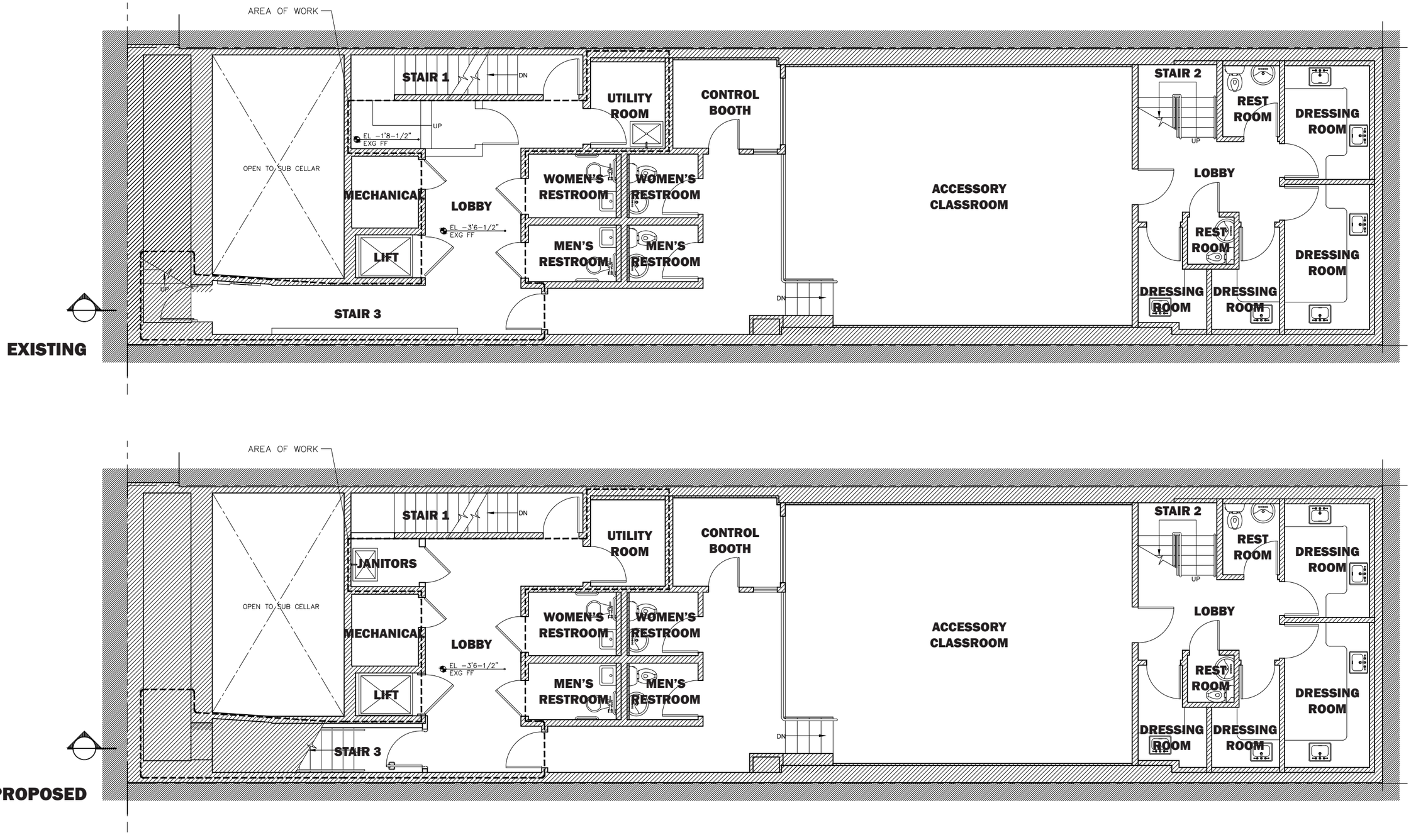
EXISTING AND PROPOSED FACADES
E 4TH STREET ELEVATION (SOUTH)

ANGLED MULLIONS &
THREE WINDOW BAY ALIGNMENT



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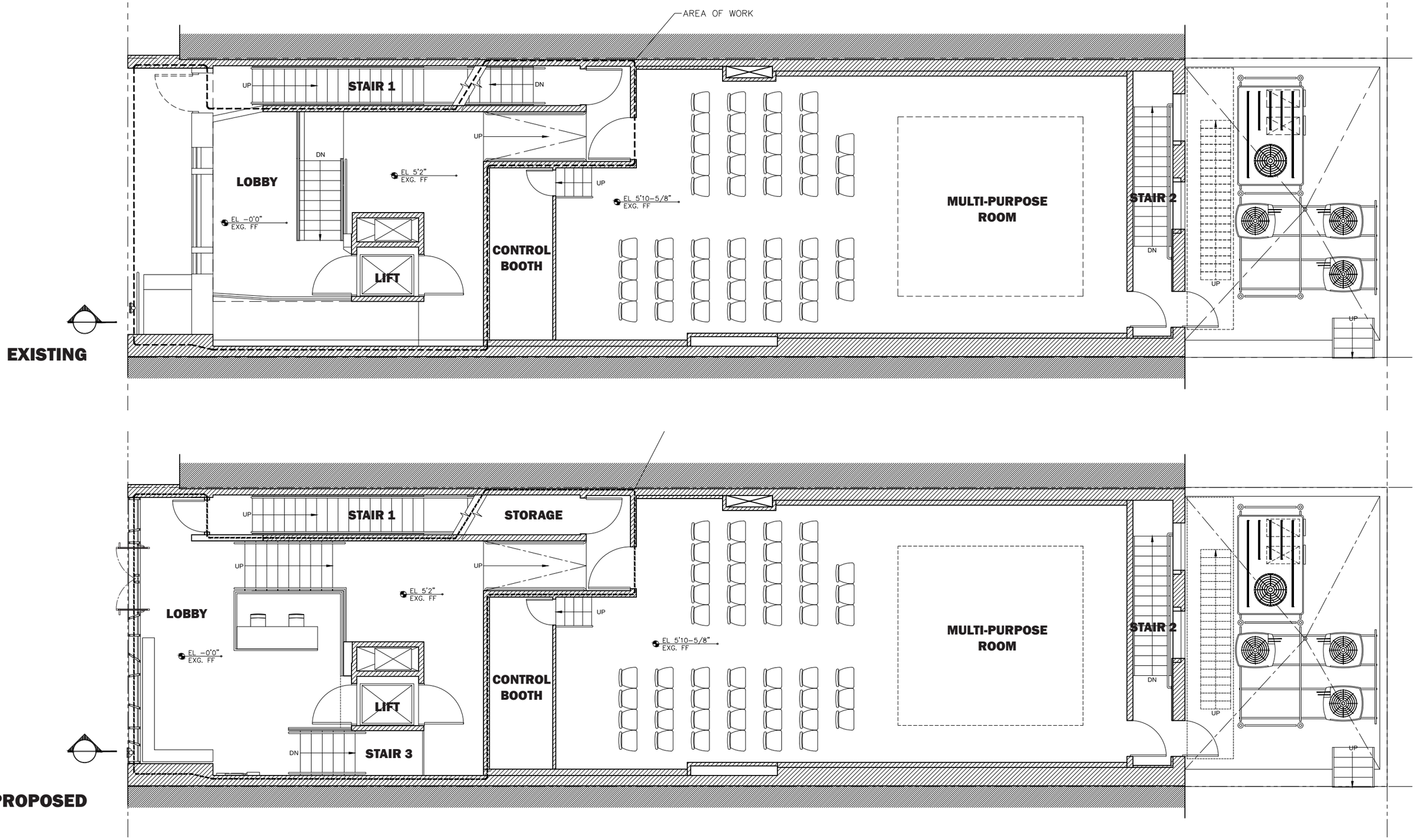
EXISTING & PROPOSED CELLAR FLOOR PLAN
1/8"=1'-0"



EXISTING

PROPOSED

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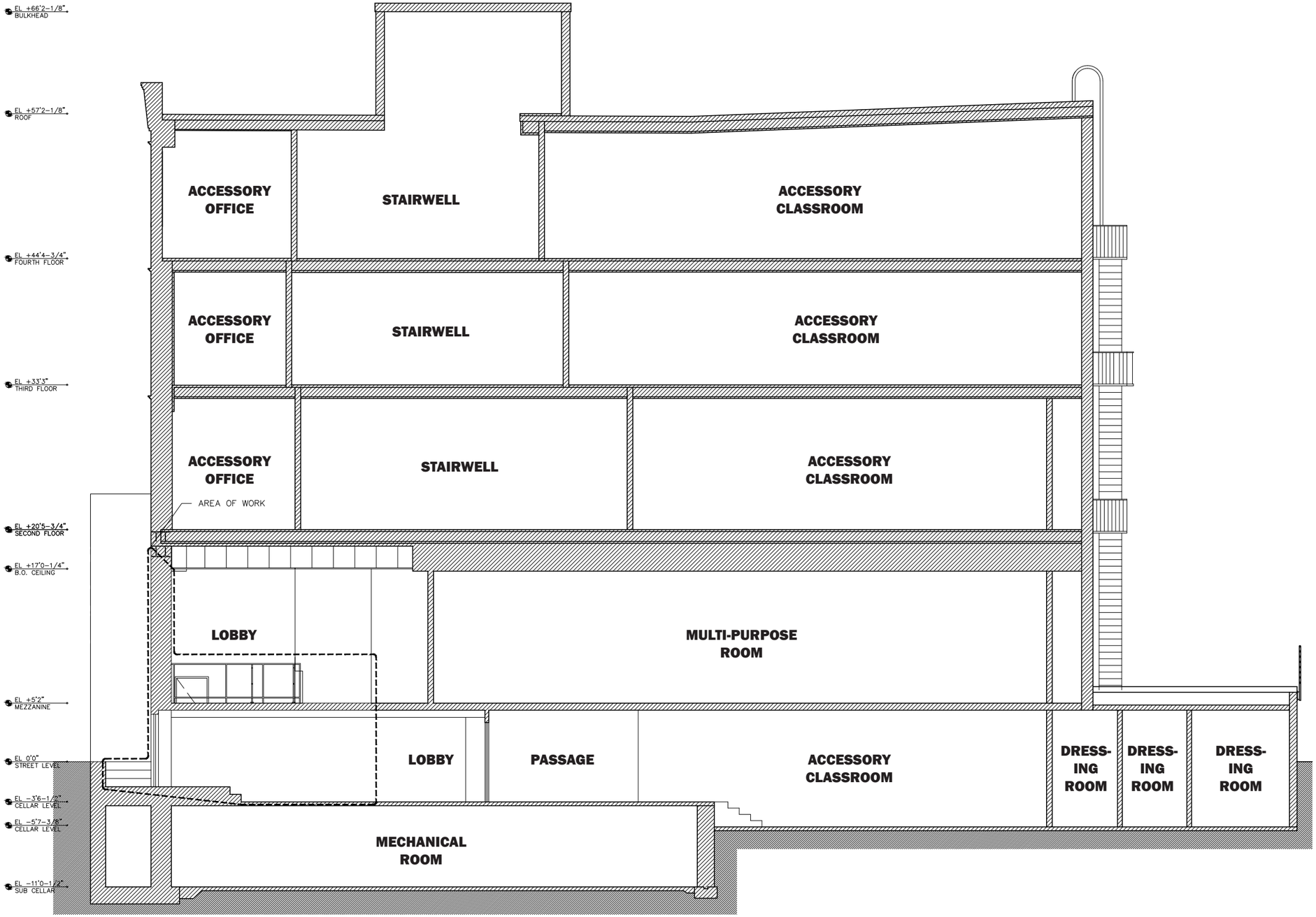
EXISTING AND 1ST FLOOR PLAN
1/8"=1'-0"



EXISTING

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RICE+LIPKA ARCHITECTS

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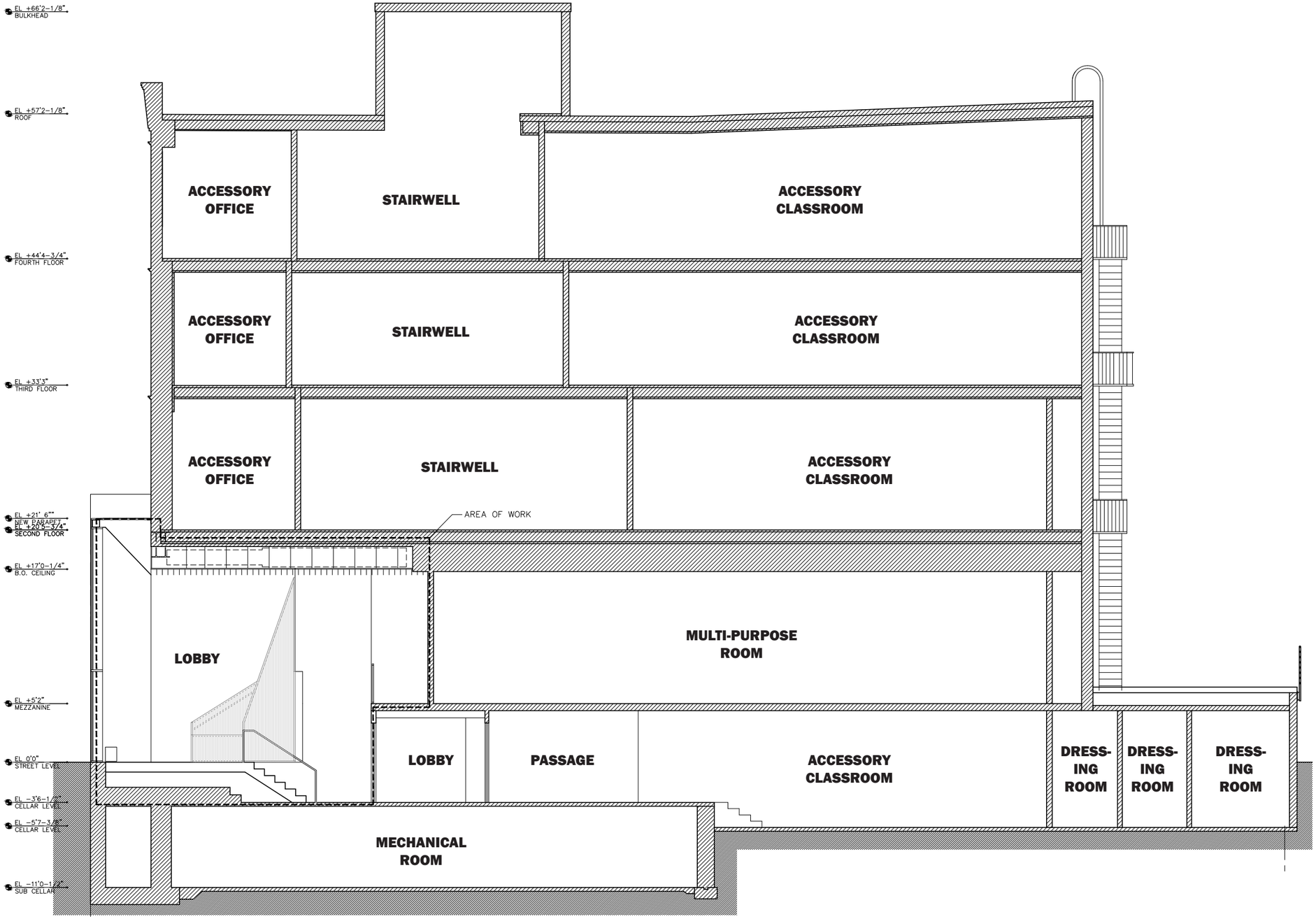
EXISTING SECTION
NOT TO SCALE



PROPOSED

DEPARTMENT OF DESIGN AND CONSTRUCTION
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PROPOSED SECTION
NOT TO SCALE

EXISTING

PROPOSED

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DAY RENDERING
NOT TO SCALE

SIDE PERSPECTIVE OF EXISTING AND
PROPOSED CONDITION

EXISTING

PROPOSED

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DAY RENDERING
NOT TO SCALE

FRONT PERSPECTIVE OF EXISTING AND
PROPOSED CONDITION

EXISTING

PROPOSED

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DAY RENDERING
NOT TO SCALE

FRONT PERSPECTIVE OF EXISTING AND
PROPOSED CONDITION (FULL FACADE VIEW)

EXISTING

PROPOSED

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DAY RENDERING
NOT TO SCALE

SIDE PERSPECTIVE OF EXISTING AND
PROPOSED CONDITION

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VARIOUS PERSPECTIVE CONDITIONS OF THE
PROPOSED FACADE SYSTEM

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ENLARGED PROPOSED ELEVATION
NOT TO SCALE

ORGANIZATION STRATEGY & MATERIAL PALETTE

WING WALLS:
HISTORIC BRICK

NEW STOREFRONT:
STEEL MULLIONS
WITH RECESSED GLAZING

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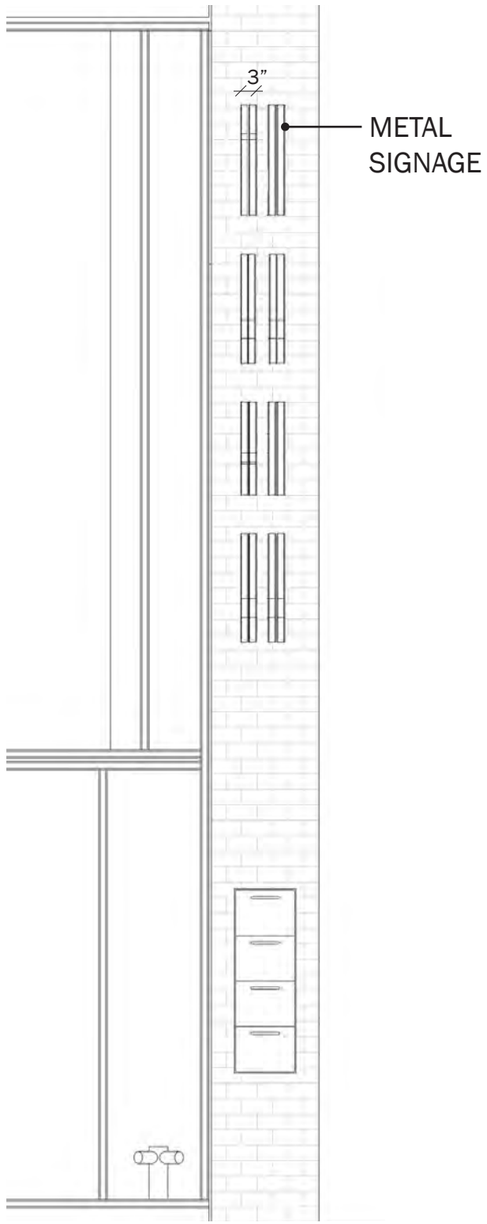
05.03.2016

FACADE MATERIAL

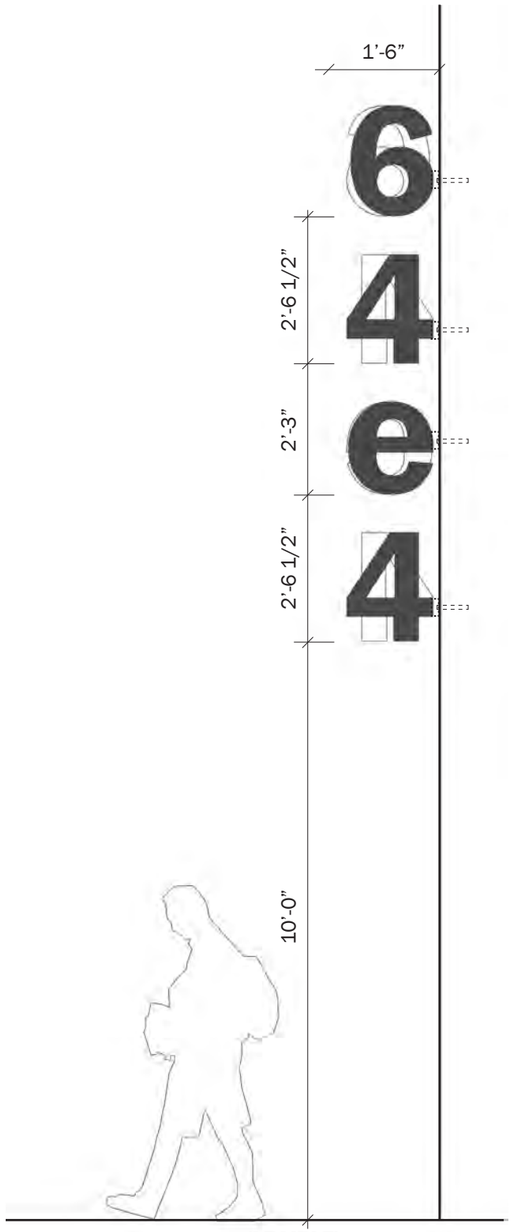
WING WALLS: HISTORIC BRICK
STOREFRONT INFILL: STEEL MULLIONS

FRONT ELEVATION



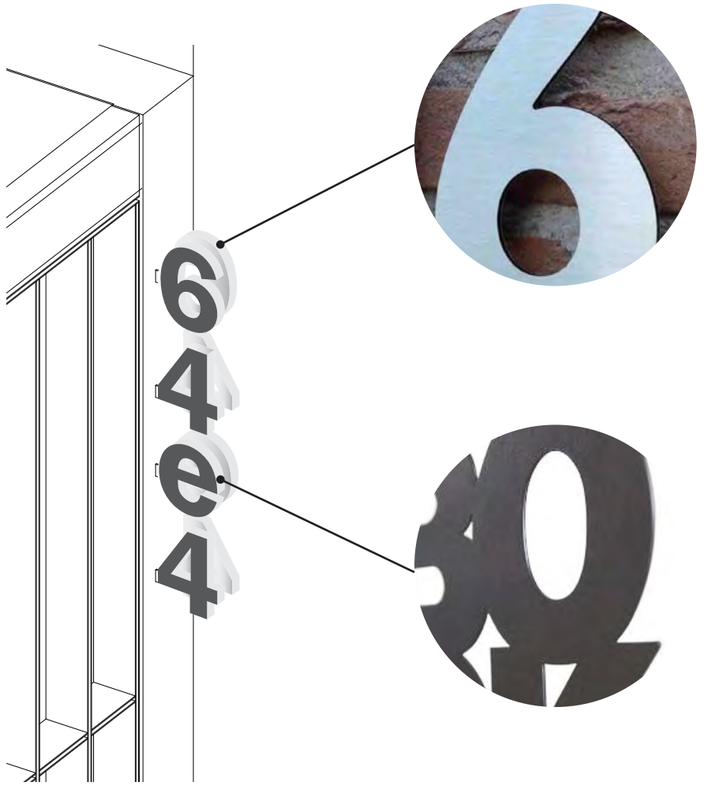
(NOT VISIBLE)

SIDE ELEVATION



(LEGIBLE)

AXONOMETRIC



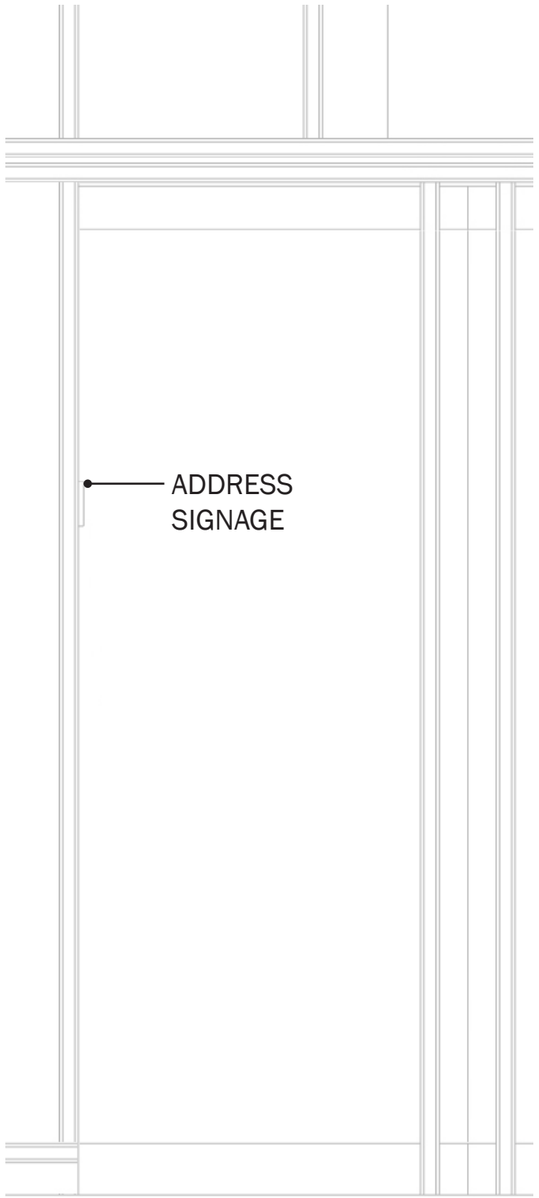
METAL SIGNAGE:
POWDER COATED STEEL
FRONT/REFLECTIVE CHROME
BACK

SIGN FONT:
FRANKLIN GOTHIC DEMI-REGULAR

FIN MOUNTED

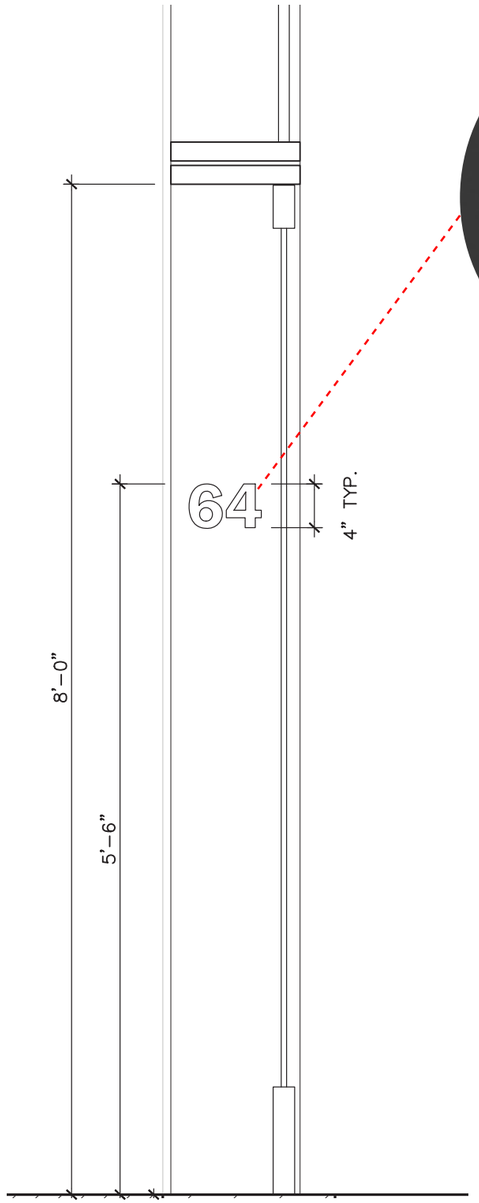
RUST-PROOF. 20 GAUGE
THICKNESS FOR DURABILITY.
MEDIUM-GLOSS FINISH.

FRONT ELEVATION



(NOT VISIBLE)

SIDE ELEVATION



(LEGIBLE)

ADDRESS SIGNAGE: POWDER-COATED STEEL FIXED TO SIDE OF MULLION

MONITOR: INSTALLED BEHIND GLAZING FOR PROGRAMMING INFO DISPLAY

Sony KLV-32R306 32" BRAVIA HD

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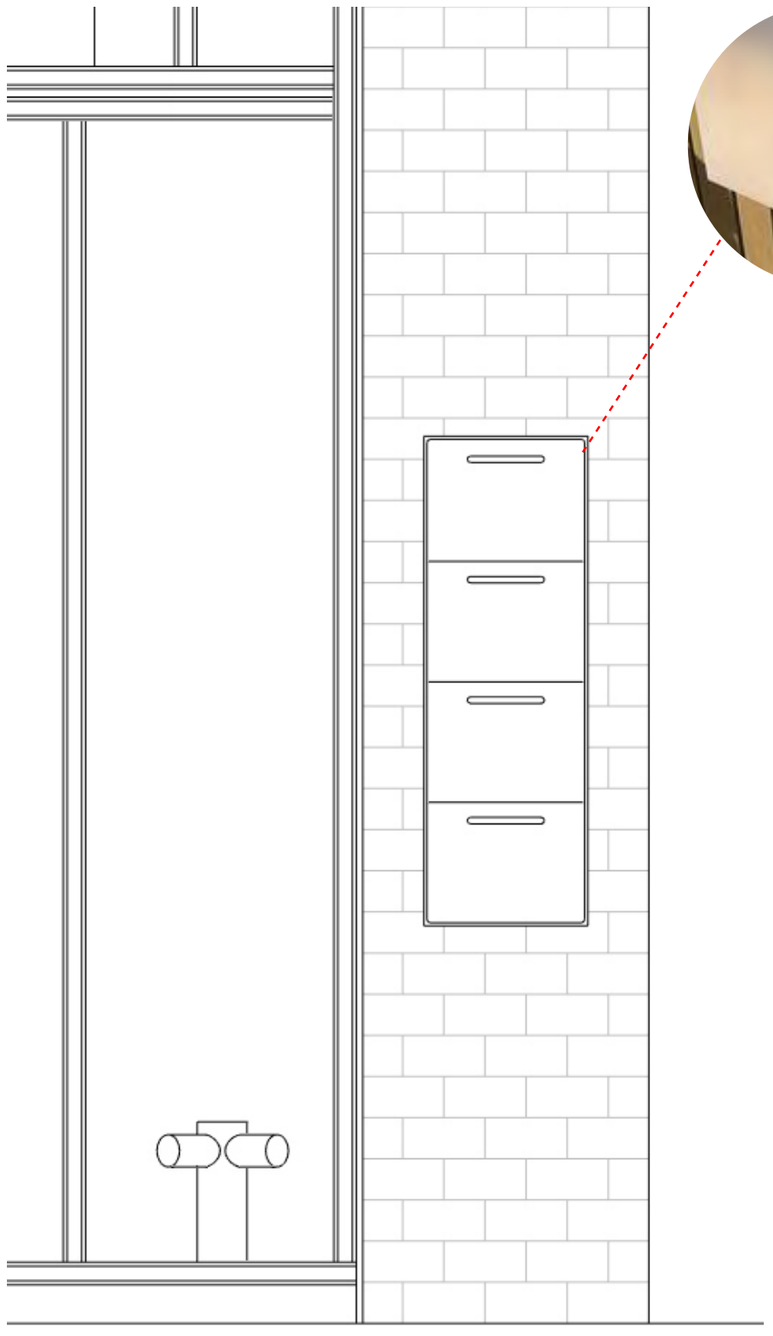
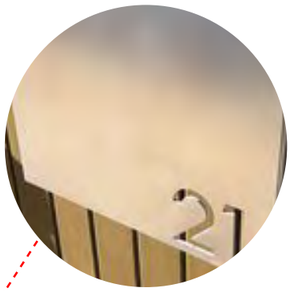
05.03.2016

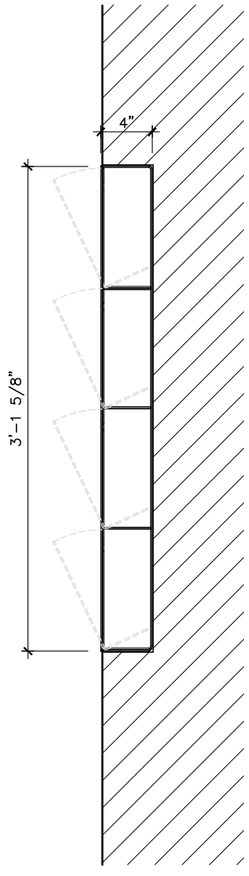
FACADE MATERIAL

ADDRESS SIGNAGE: POWDER-COATED STEEL
MONITOR: PROGRAMMING INFO DISPLAY





BRUSHED
STEEL



MAILBOX:
CUSTOM DESIGN.
STAINLESS STEEL.

SIDEWALK SIAMESE:
MOON AMERICAN #231.
CAST BRASS, 18" SLEEVE,
ESCUTCHEON PLATE AND
PLUGS.

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