

38 GREENE STREET - ELEVATOR EXTENSION

LANDMARKS PRESERVATION COMMISSION PRESENTATION
COMMUNITY BOARD 2 PRESENTATION

INDEX

EXISTING BUILDING & SITE

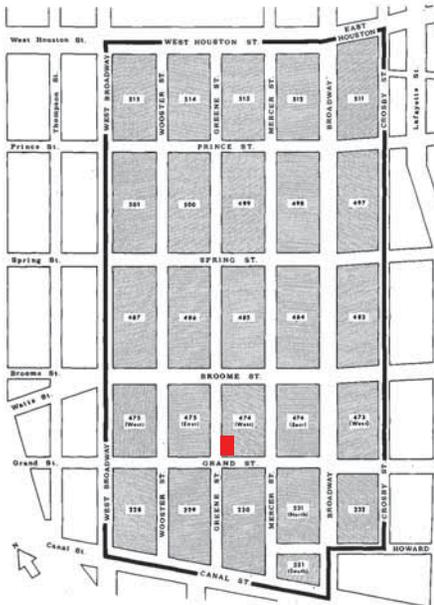
RECENT RESTORATION AND BUILDING UPGRADES

ELEVATOR EXTENSION PROPOSAL

W

EXISTING BUILDING & SITE

**SOHO-CAST IRON HISTORIC DISTRICT
MANHATTAN**



Note: Block numbers are for reference to the text.
DESIGNATED AUGUST 14, 1973

SOHO HISTORICAL DISTRICT DESIGNATED 1973



SITE DRAWING



1944 TAX PHOTOS

**38 GREENE STREET / 90 GRAND STREET
HISTORICAL DESCRIPTION**

No. 90-94 is a handsome five-story stone structure located on the northeast corner of Grand and Greene Street. This 1867 building, which incorporates a castiron storefront supported by Corinthian columns, is an outstanding example of the transitional style from the Italianate to French modes that was typical of the period as a whole and specifically of Griffith Thomas, the architect for this building.

In this design Thomas used a broad characteristically Italianate pediment atop the bracketed roof cornice and recessed panels below the second story windows that simulate balustrades. The segmental-arched windows on each of the nine bays of the upper floor, are, however, a distinctively French feature. Other stylistic elements of the building are the simple Doric pilasters separating each bay, cornices separating each floor level and quoin lines flanking the Grand Street facade.

38 GREENE ST



NORTH EAST CORNER OF GRAND ST. AND GREENE ST.

38 GREENE ST



VIEW LOOKING EAST ON GRAND STREET

38 GREENE ST



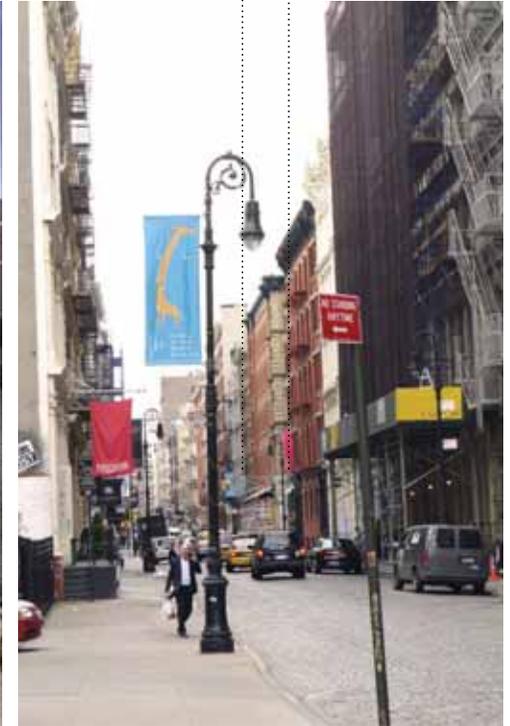
VIEW LOOKING WEST ON GRAND STREET

38 GREENE ST



VIEW LOOKING SOUTH ON GREENE STREET

38 GREENE ST



VIEW LOOKING NORTH ON GREENE STREET



PANORAMA VIEW FROM ROOFTOP
38 GREENE STREET - ELEVATOR EXTENSION LPC & CB2 PRESENTATION

RECENT RESTORATION & BUILDING UPGRADES

FACADE RESTORATION AND STREET FRONT UPGRADES

16-3954 - APPROVED

ROOF ADDITION, INITIAL DESIGN

16-3954 - APPROVED

ROOF ADDITION, AMENDED DESIGN

19-28012 - APPROVED



38 GREENE EXISTING FACADE



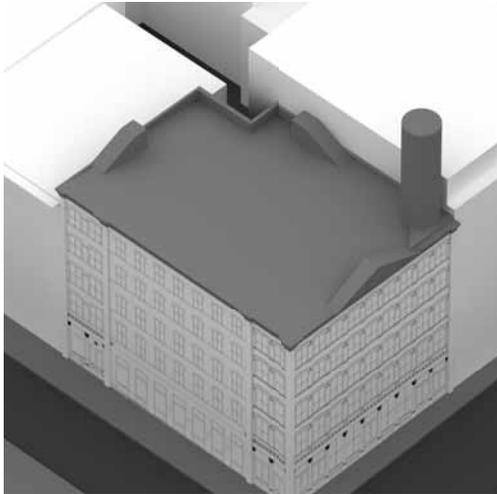
38 GREENE STONE FACADE - After low pressure water cleaning and Sure Klean application



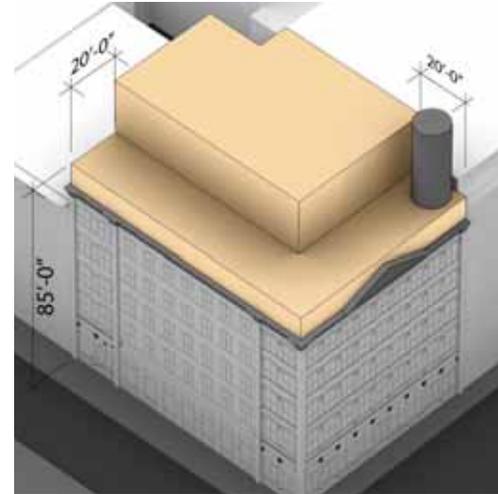
38 GREENE MASONRY FACADE - After low pressure water cleaning and Sure Klean application



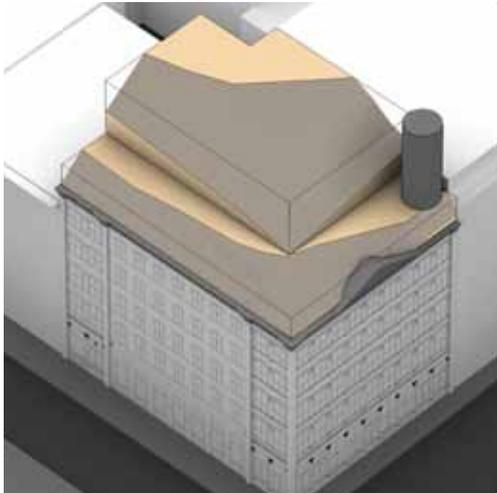
ROOF ADDITION - RENDERING OF INITIALLY APPROVED DESIGN
38 GREENE STREET - ELEVATOR EXTENSION LPC & CB2 PRESENTATION



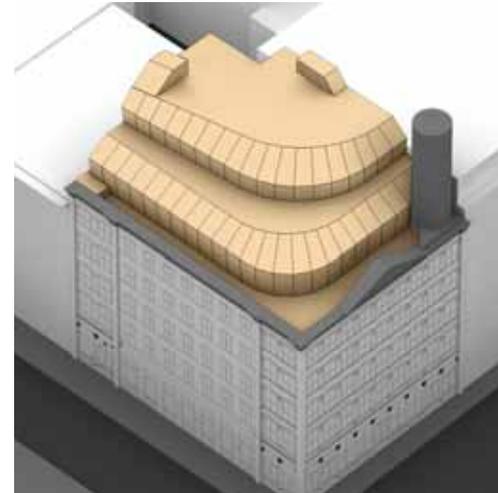
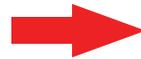
EXISTING BUILDING



ZONING SETBACK ENVELOPE



STREET VIEWS CARVED INTO THE ZONING SETBACK ENVELOPE



BUILDING MASS DEVELOPED WITHIN THE ZONING AND VISIBILITY ENVELOPE



TANK TO BE REMOVED

ROOF ADDITION - MOCK UP
38 GREENE STREET - ELEVATOR EXTENSION LPC & CB2 PRESENTATION



ROOF ADDITION - RENDERING OF AMENDED DESIGN
38 GREENE STREET - ELEVATOR EXTENSION LPC & CB2 PRESENTATION

ELEVATOR EXTENSION PROPOSAL
PRECEDENTS



20 GREENE STREET
LPC 91-0663



463 GREENWICH STREET
LPC 16-9230



81 SPRING STREET



160 MERCER STREET



152 MERCER STREET

BULKHEADS WITH SIGNIFICANT VISIBLE IMPACT ON BUILDING FROM STREETLEVEL
38 GREENE STREET - ELEVATOR EXTENSION LPC & CB2 PRESENTATION

W



80-88 CROSBY STREET



113 PRINCE STREET



454 BROOME STREET

BULKHEADS WITH SIGNIFICANT VISIBLE IMPACT ON BUILDING FROM STREETLEVEL
38 GREENE STREET - ELEVATOR EXTENSION LPC & CB2 PRESENTATION

W

ELEVATOR EXTENSION PROPOSAL
DESIGN

PROPOSAL DESCRIPTION

- ELEVATOR SHAFT EXTENDED TO HAVE A LANDING ON THE 6TH FLOOR.
- TOP OF BULKHEAD WILL BE 17'-9" ABOVE 6TH FINISHED FLOOR, OR 13'-9" ABOVE EXISTING ROOF LEVEL AT STREETFRONT.
- ADDITIONAL HOUSING IS PROPOSED NEXT TO THE BULKHEAD FOR THE 6TH FLOOR LANDING. TOP OF THE PARPET OF THE LANDING HOUSING IS 15'-10" ABOVE 6TH FLOOR FINISHED FLOOR, OR 12'-10" ABOVE EXISTING ROOF LEVEL AT STREETFRONT. TOP OF THE HOUSING IS THE SAME HEIGHT AS ADJACENT PARAPET.
- UPPER PART OF THE LANDING HOUSING IS SLANTED BACKWARDS TO MINIMIZE ANY VISIBILITY FROM THE STREETS BELOW.
- THE FDNY ACCESS LADDER WILL BE LOCATED ON THE LANDING HOUSING, WITH A CUT OUT ON THE SIDE FOR ACCESS.
- THE ROOF TERRACE WILL BE EXTENDED OUT OVER THE PROPOSED ADDITION, TO SIMPLIFY THE FDNY ACCESS.
- DESIGN FEATURES OF THE BULKHEAD ARE KEPT AT MINIMUM, WITH SIMPLE UTILITARIAN APPEARANCE AND NO ARCHITECTURAL FEATURES.



FINISHES

- THE BULKHEAD CLAD IN BRICK TO MATCH EXISTING BRICK FACADE ON THE WEST SIDE FACADE (GREENE STREET)
- THE LANDING HOUSING WILL BE CLAD IN THE SAME ALUMINUM AS THE ADDITION.



EXISTING BRICK FACADE

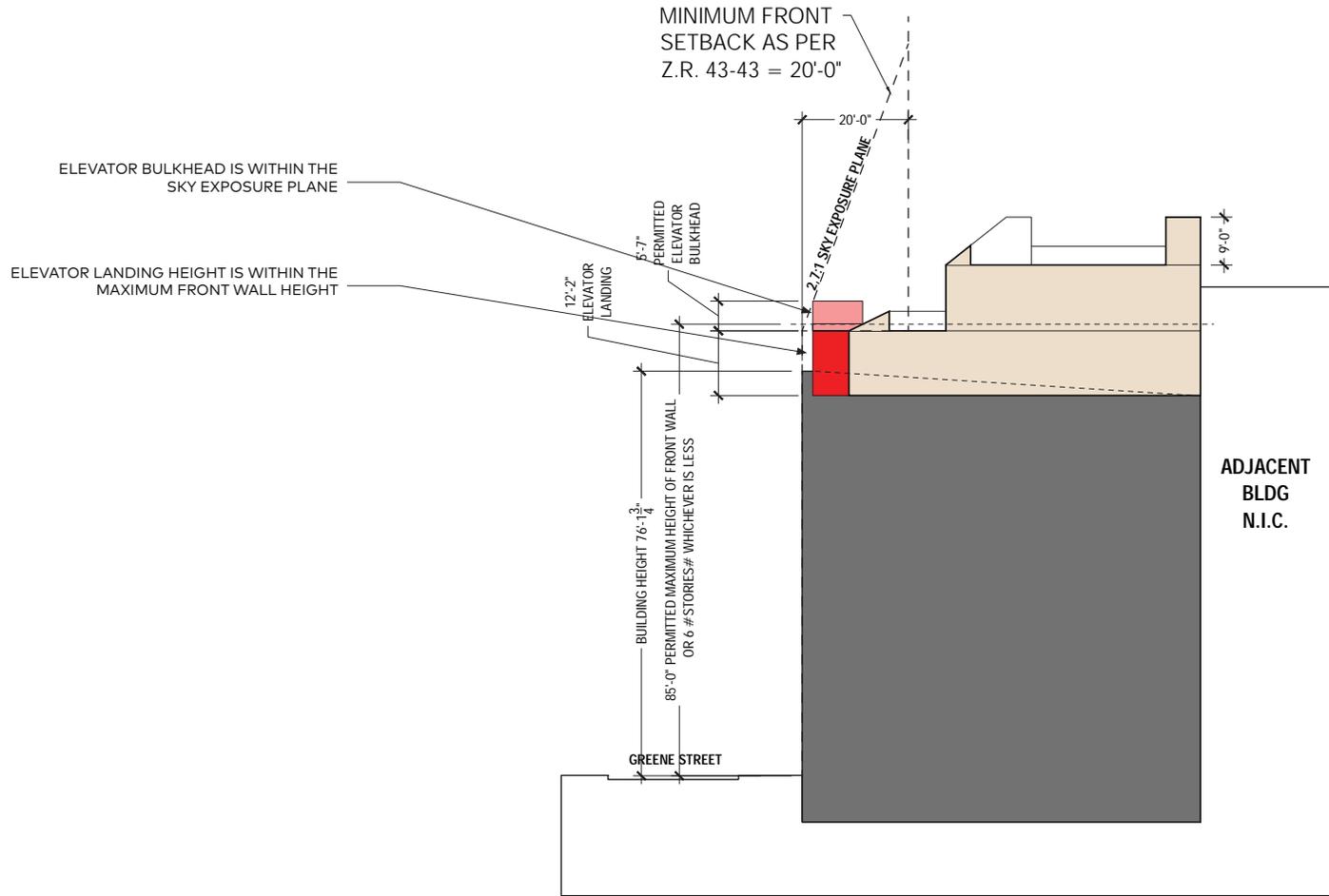


VIEW FROM SIDEWALK ACROSS THE STREET ON GREENE STREET, LOOKING SOUTH.



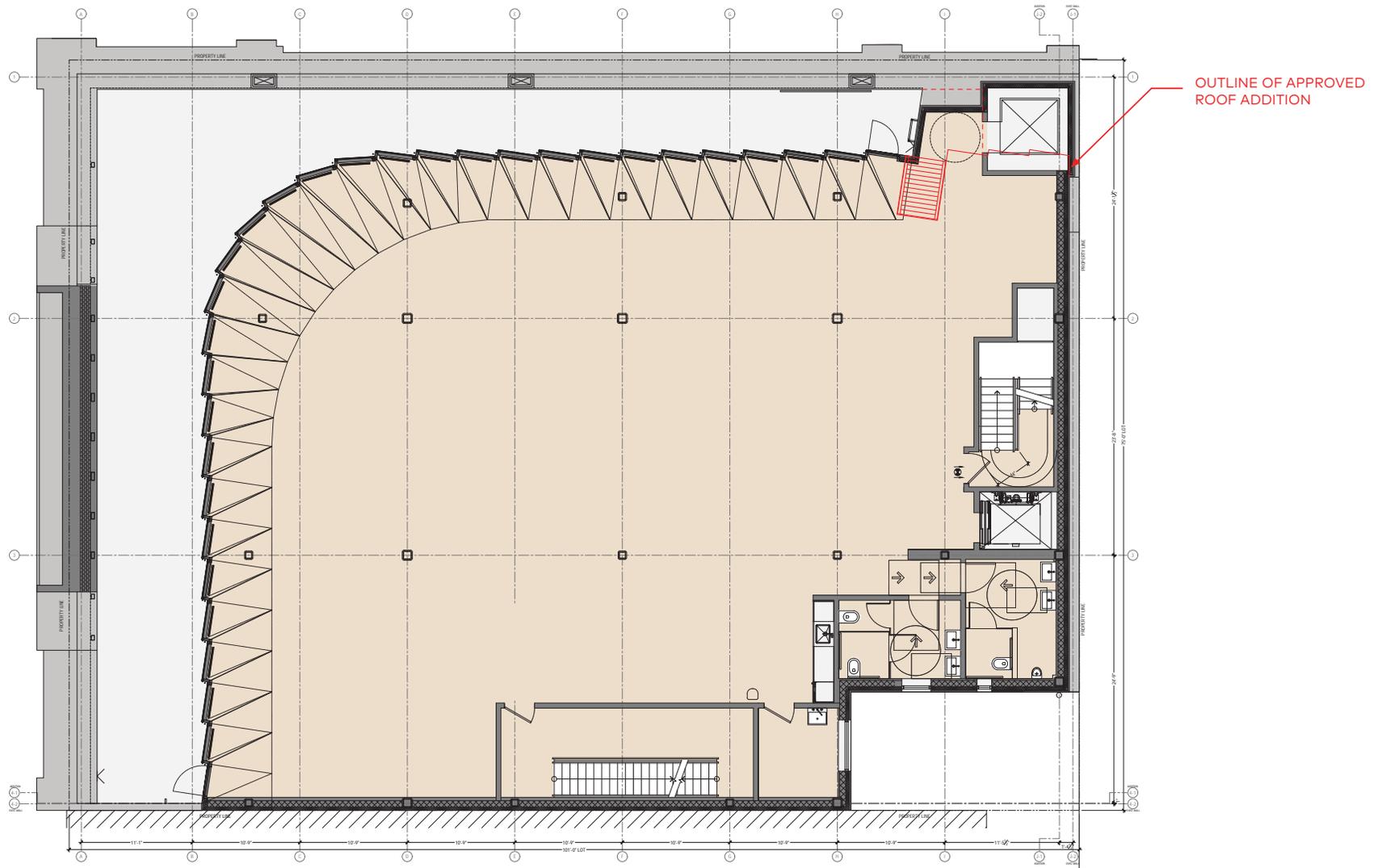
VIEW FROM SIDEWALK ACROSS THE INTERSECTION OF GRAND STREET AND GREENE STREET.

OPTION #1 - BRICK COVERED BULKHEAD TO MATCH EXISTING BUILDING
38 GREENE STREET - ELEVATOR EXTENSION LPC & CB2 PRESENTATION



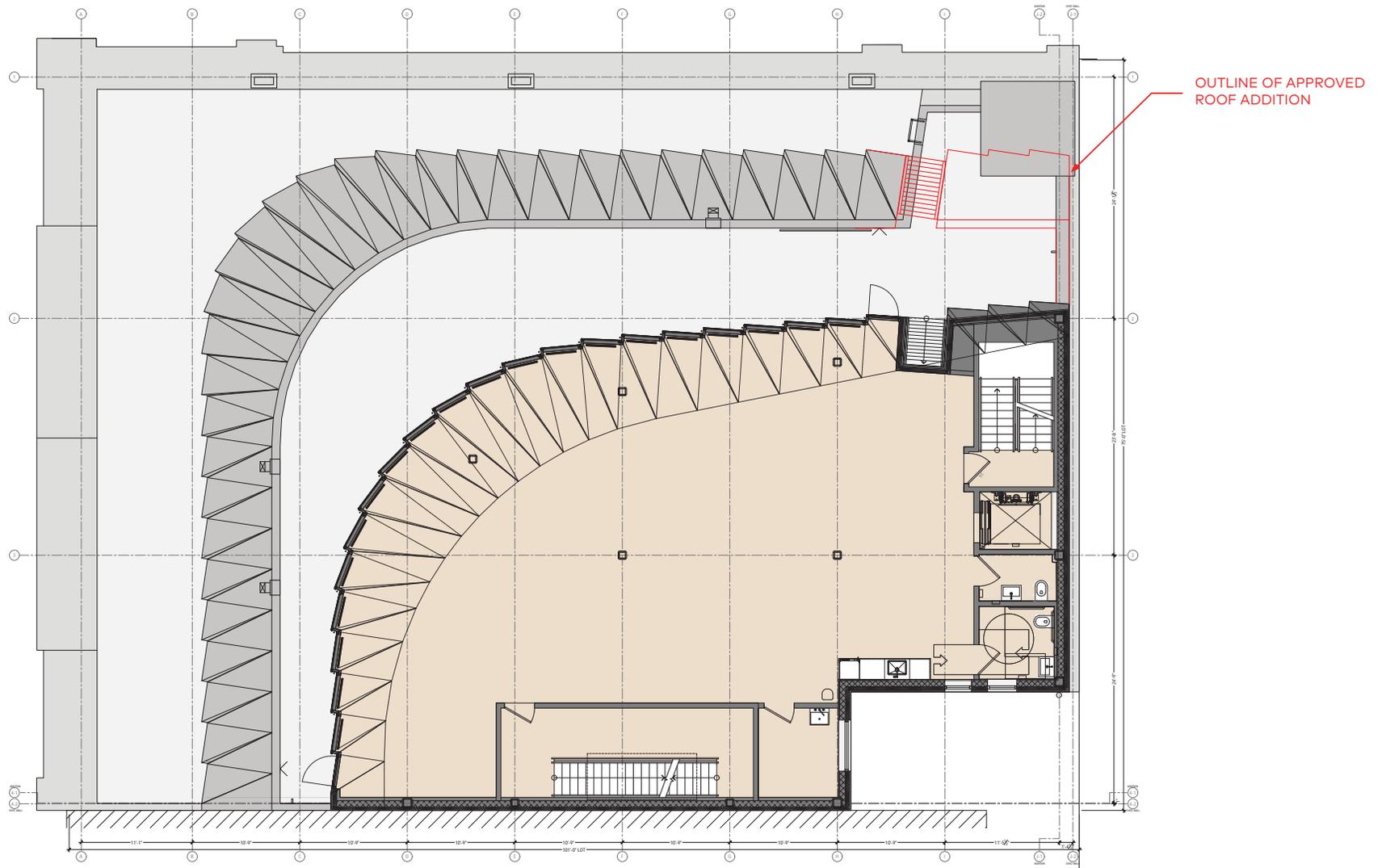
ZONING ENVELOPE AND ELEVATOR EXTENSION

W

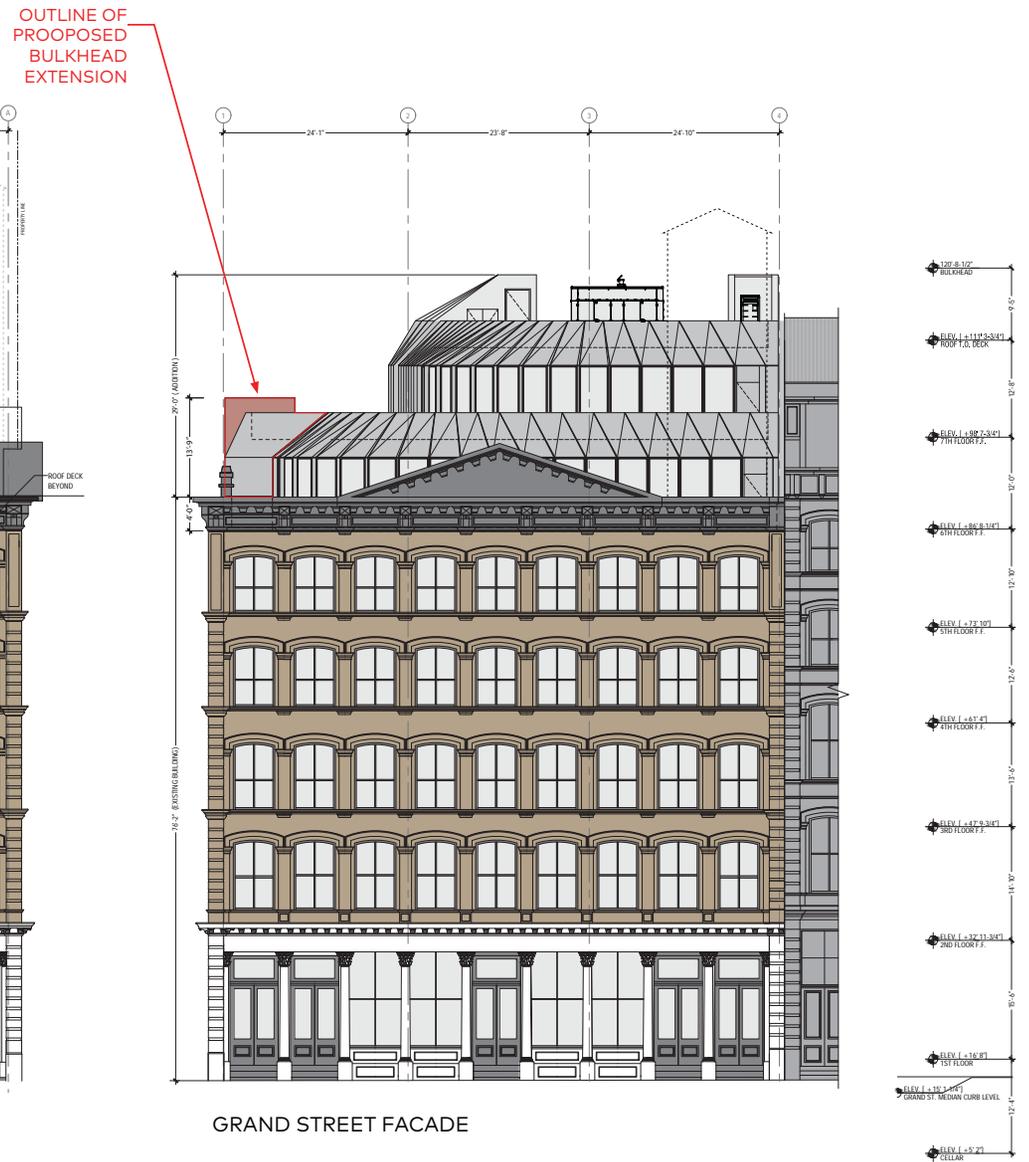


FLOOR PLAN - 6TH FLOOR
38 GREENE STREET - ELEVATOR EXTENSION LPC & CB2 PRESENTATION

W



FLOOR PLAN - 7TH FLOOR
38 GREENE STREET - ELEVATOR EXTENSION LPC & CB2 PRESENTATION





IMAGES TO BE
UPDATED WITH
MOCK UP IN
PLACE



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