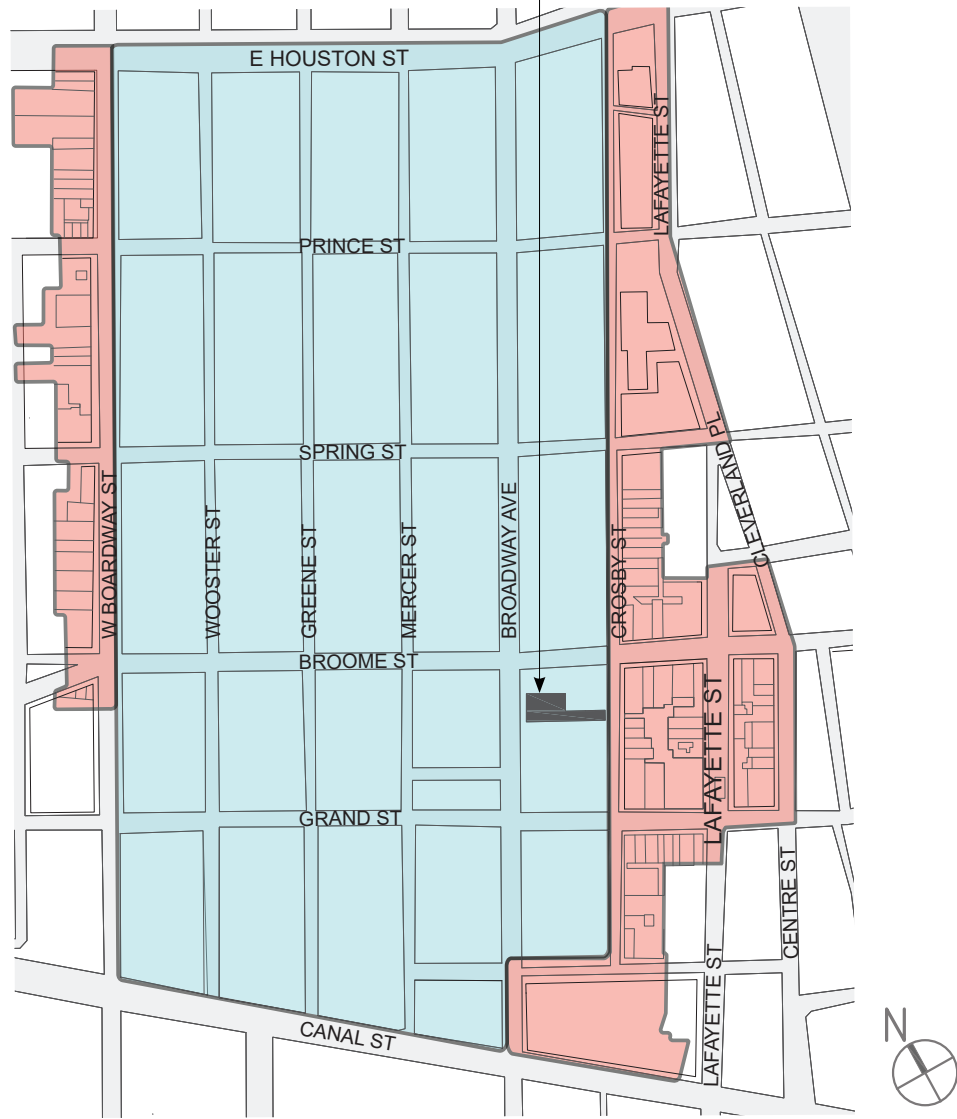


FEBRUARY 13, 2020

CB2 LANDMARKS COMMITTEE PRESENTATION

**FOGARTY | FINGER**  
architecture | interiors

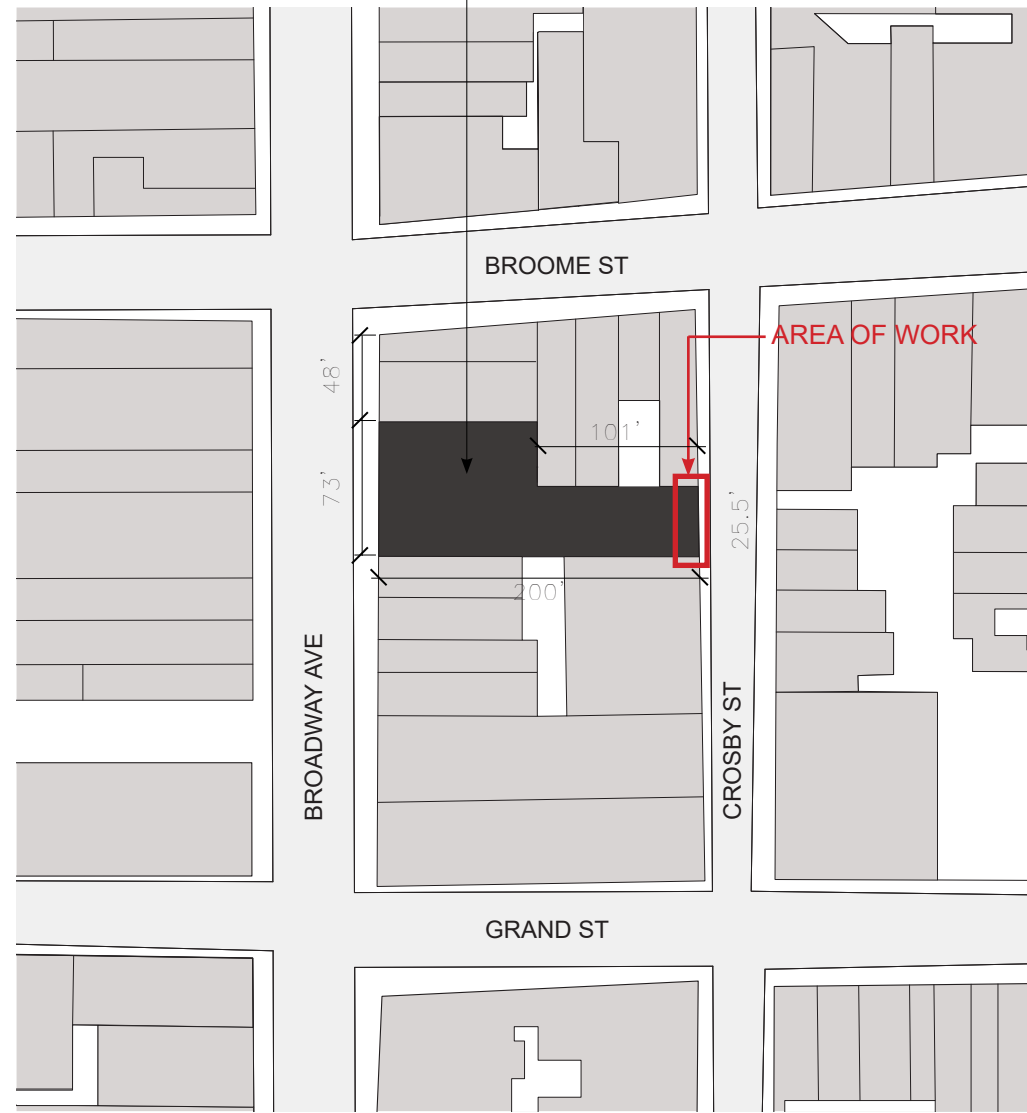
478 BROADWAY/ 40 CROSBY  
 BLOCK: 473  
 LOT: 10



SOHO CAST IRON DISTRICT MAP

- SOHO - CAST IRON HISTORIC DISTRICT
- SOHO - CAST IRON HISTORIC DISTRICT EXTENSION
- 478 BROADWAY/ 40 CROSBY

478 BROADWAY/ 40 CROSBY  
 BLOCK: 473  
 LOT: 10



PLOT PLAN



40 CROSBY STREET

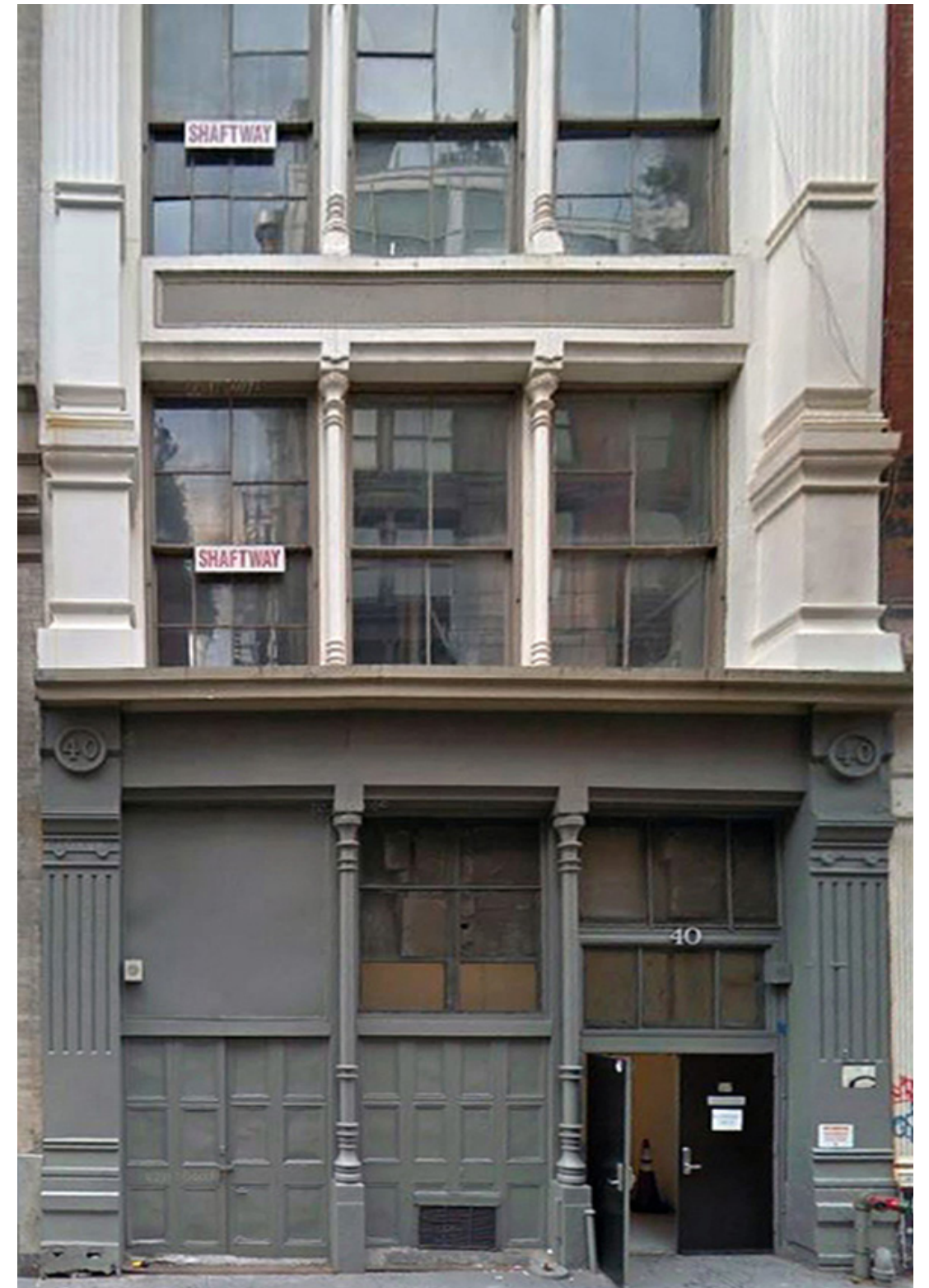




478 BROADWAY - PRIMARY FACADE



40 CROSBY STREET - SERVICE FACADE



40 CROSBY STREET - SERVICE FACADE GROUND FLOOR





EXISTING 40 CROSBY STREET GROUND FLOOR SERVICE ENTRANCE  
**478 BROADWAY | 40 CROSBY FACADE**





TRANSOM AND BLANK PANEL AT SHAFTWAY



TRANSOM AND WINDOW AT MIDDLE BAY



TRANSOM AND WINDOW AT ENTRY DOOR



PANELED BI-FOLD SHUTTERS AT SHAFTWAY



PANELED BI-FOLD SHUTTERS AT MIDDLE BAY



ENTRY DOOR





CAST IRON COLUMN



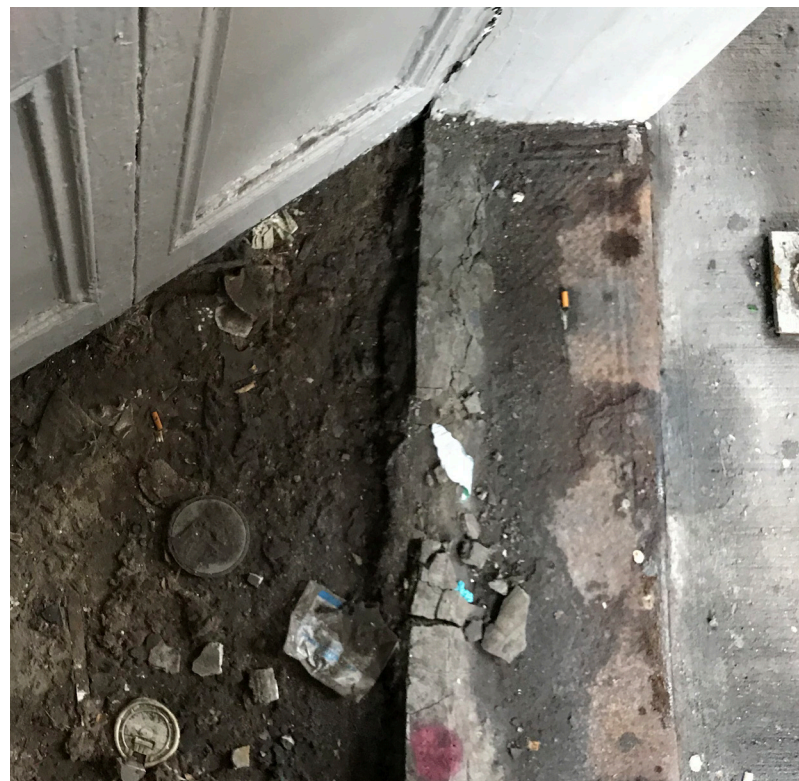
PANELED BI-FOLD SHUTTERS AT SHAFTWAY



PANELED INFILL AT SHAFTWAY



HISTORIC TRANSOM



DIAMOND PLATE AT SHAFTWAY



PANELED BI-FOLD SHUTTERS AT MIDDLE BAY



EXISTING LOUVERS





1970'S PHOTO - MUSEUM OF THE CITY OF NEW YORK

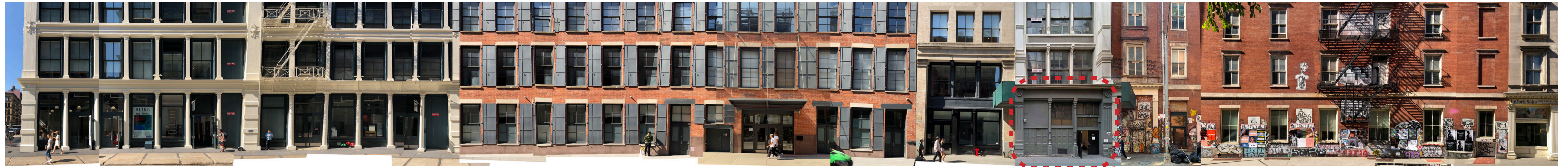


1940'S TAX PHOTO - NYC MUNICIPAL ARCHIVES



1940'S TAX PHOTO - NYC MUNICIPAL ARCHIVES





CROSBY STREET WEST SIDE (SOHO - CAST IRON HISTORIC DISTRICT)

AREA OF WORK



CROSBY STREET EAST SIDE (SOHO - CAST IRON HISTORIC DISTRICT EXTENSION)





62 GREENE STREET



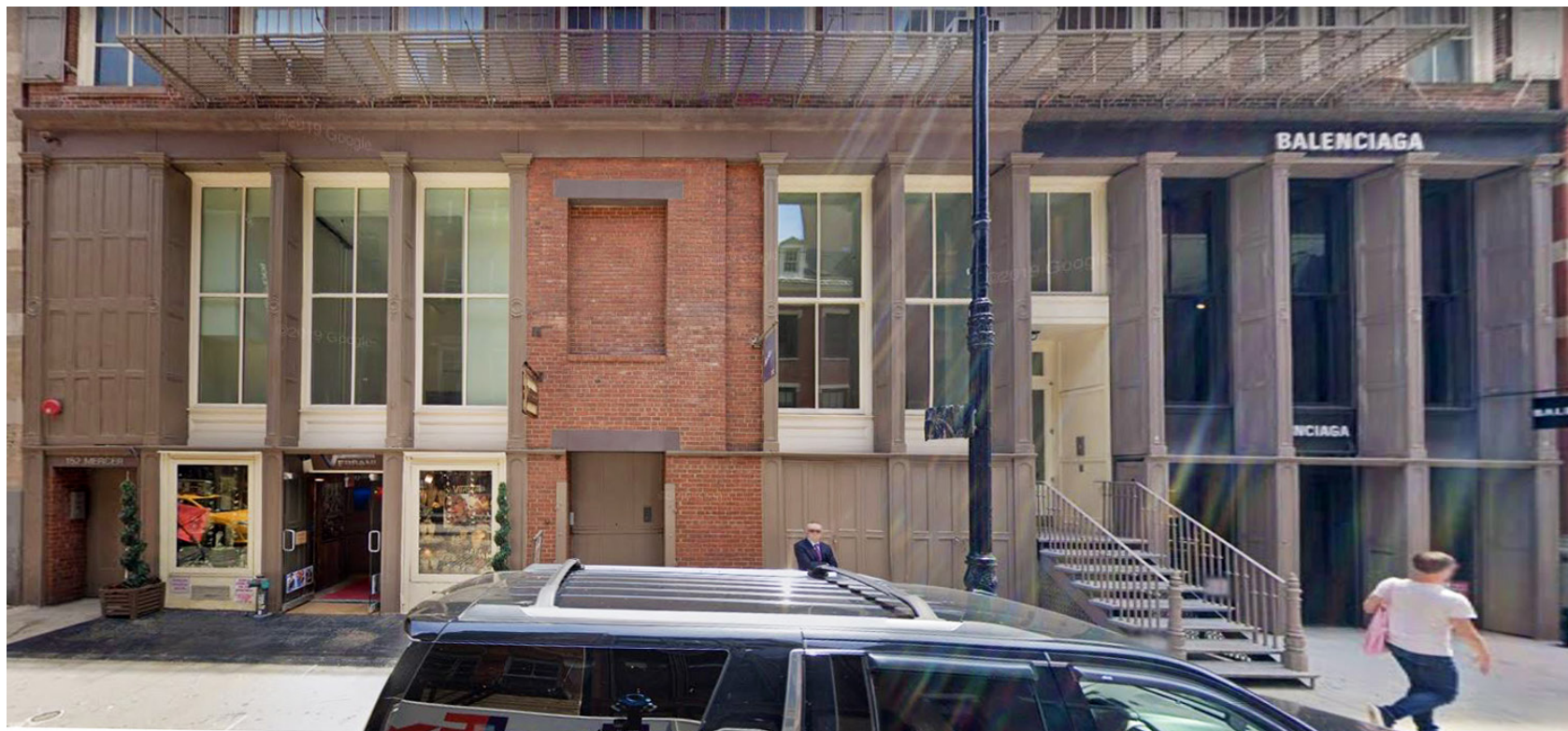
38 CROSBY STREET - APPROVED BY LPC IN 2011

CAST IRON HISTORIC DISTRICT - STOREFRONT INFILL PRECEDENTS  
**478 BROADWAY | 40 CROSBY FACADE**





148-152 MERCER - C. 2011



148-152 MERCER - C. 2018 APPROVED BY LPC 2007 AND 2015



152 MERCER - SHUTTER TREATMENT





26 MERCER STREET APPROVED BY LPC 2012



26 MERCER STREET APPROVED BY LPC 2012



26 MERCER STREET APPROVED BY LPC 2012





101 SPRING STREET - DECORATIVE GRILLE DETAIL



31 WEST 27TH STREET (MADISON SQUARE NORTH HISTORIC DISTRICT)  
APPROVED BY LPC 2018



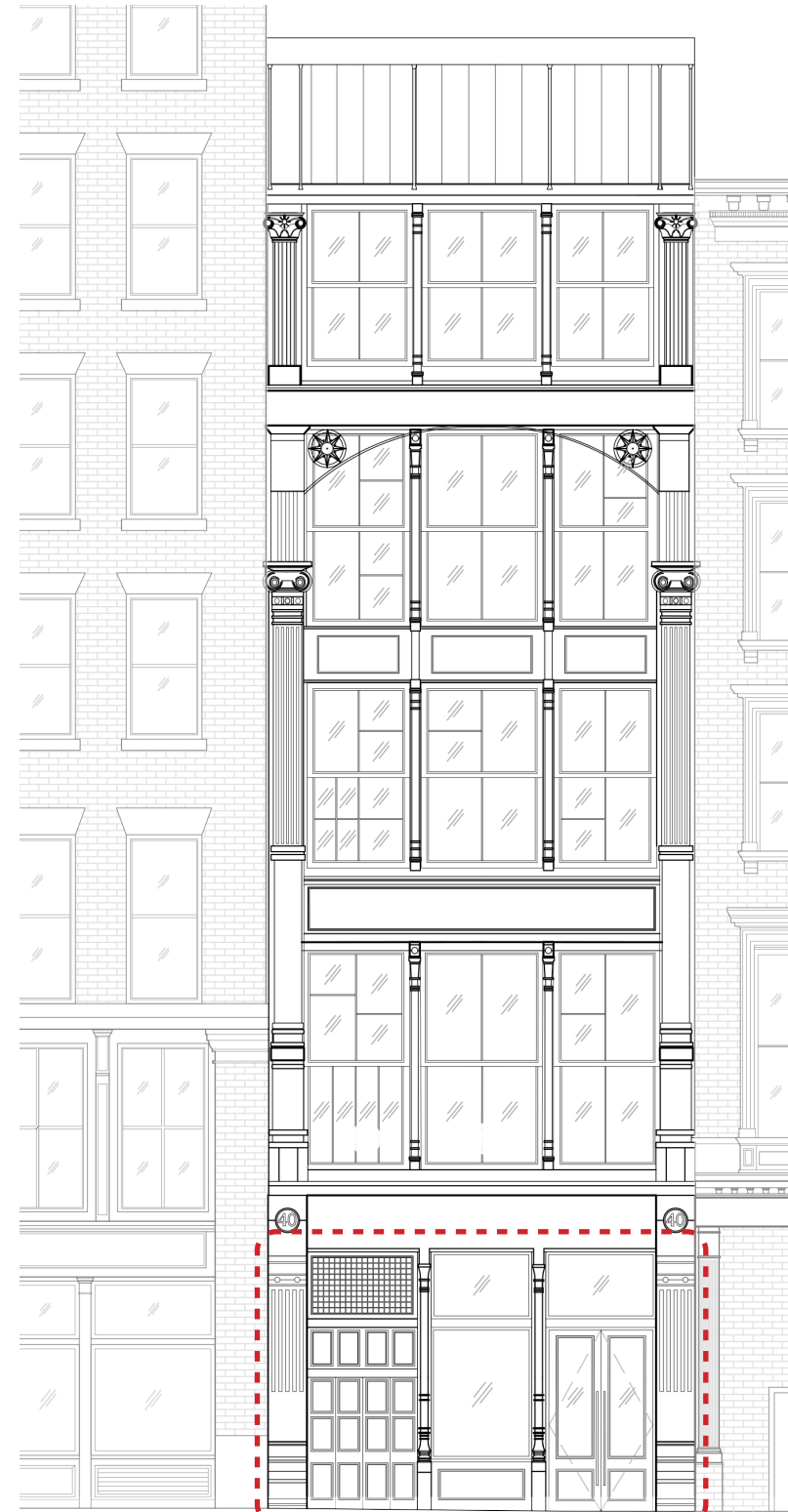
478 BROADWAY - LEADED GLASS INSPIRATION FOR DECORATIVE GRILLE

DECORATIVE GRILLE PRECEDENTS  
**478 BROADWAY | 40 CROSBY FACADE**





EXISTING OVERALL ELEVATION



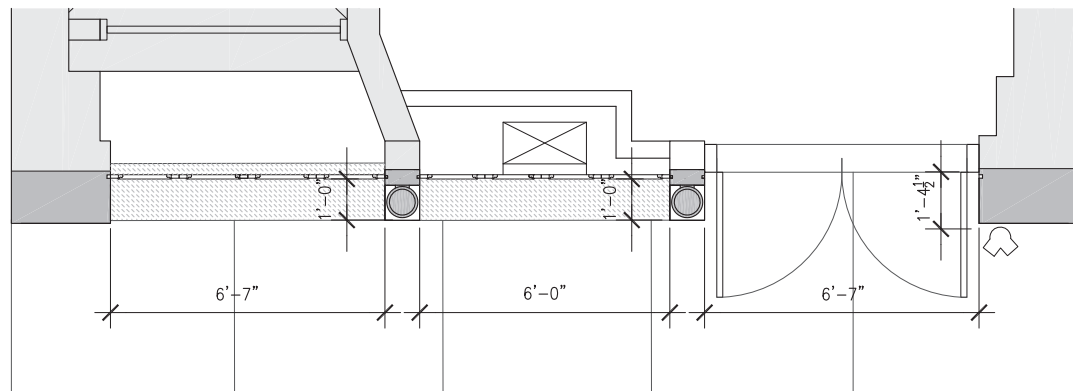
PROPOSED OVERALL ELEVATION



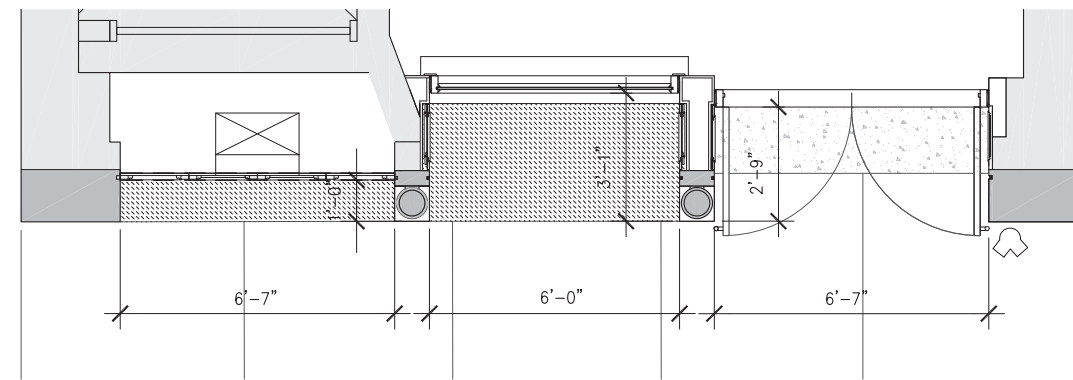
EXISTING CONDITIONS ELEVATION



PROPOSED ELEVATION

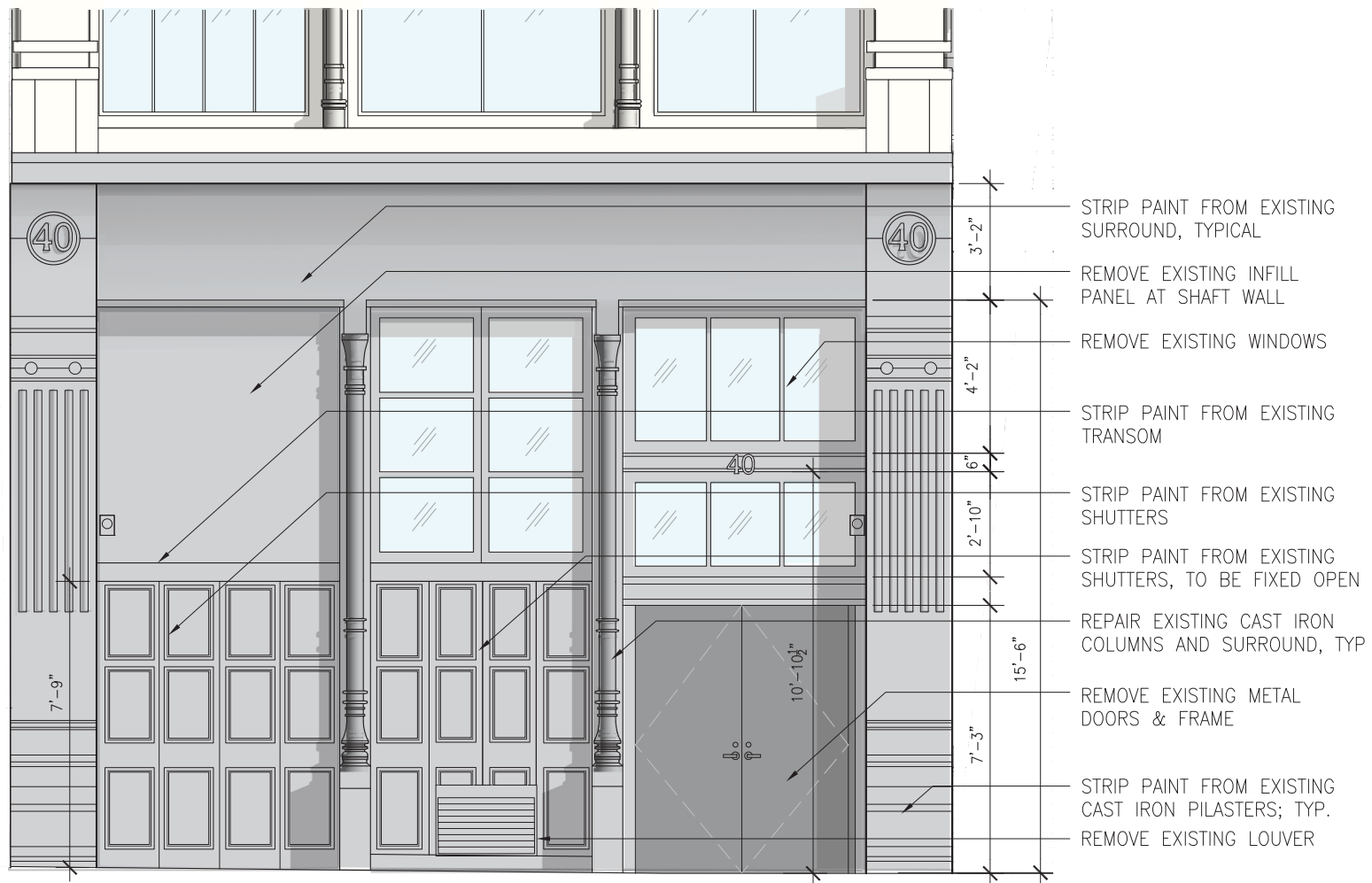


EXISTING CONDITIONS PLAN



PROPOSED PLAN

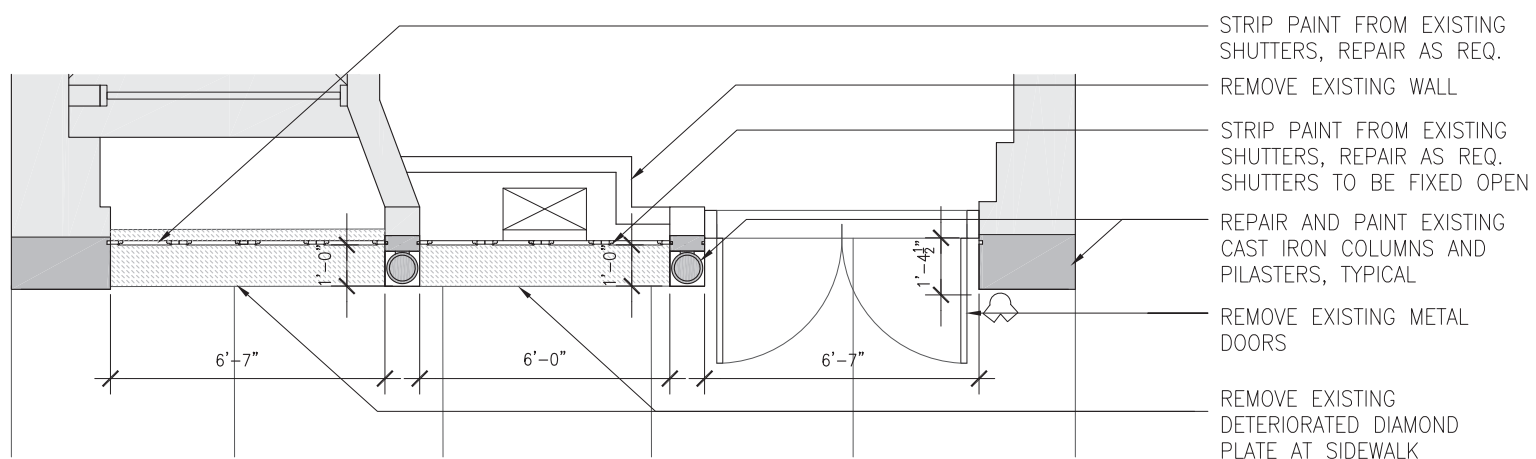




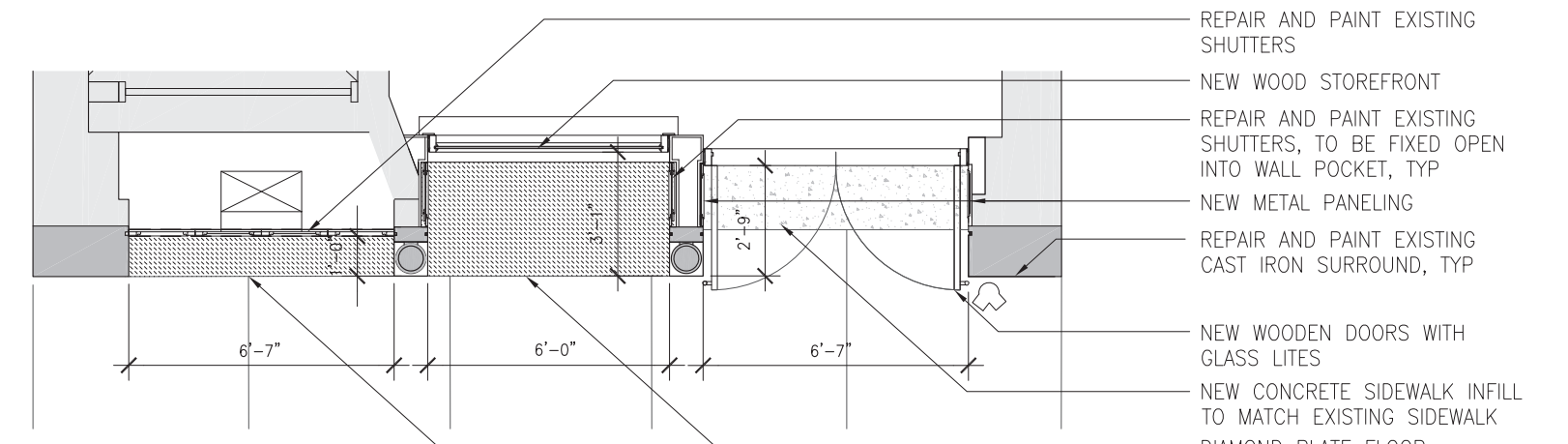
EXISTING CONDITIONS ELEVATION



PROPOSED ELEVATION

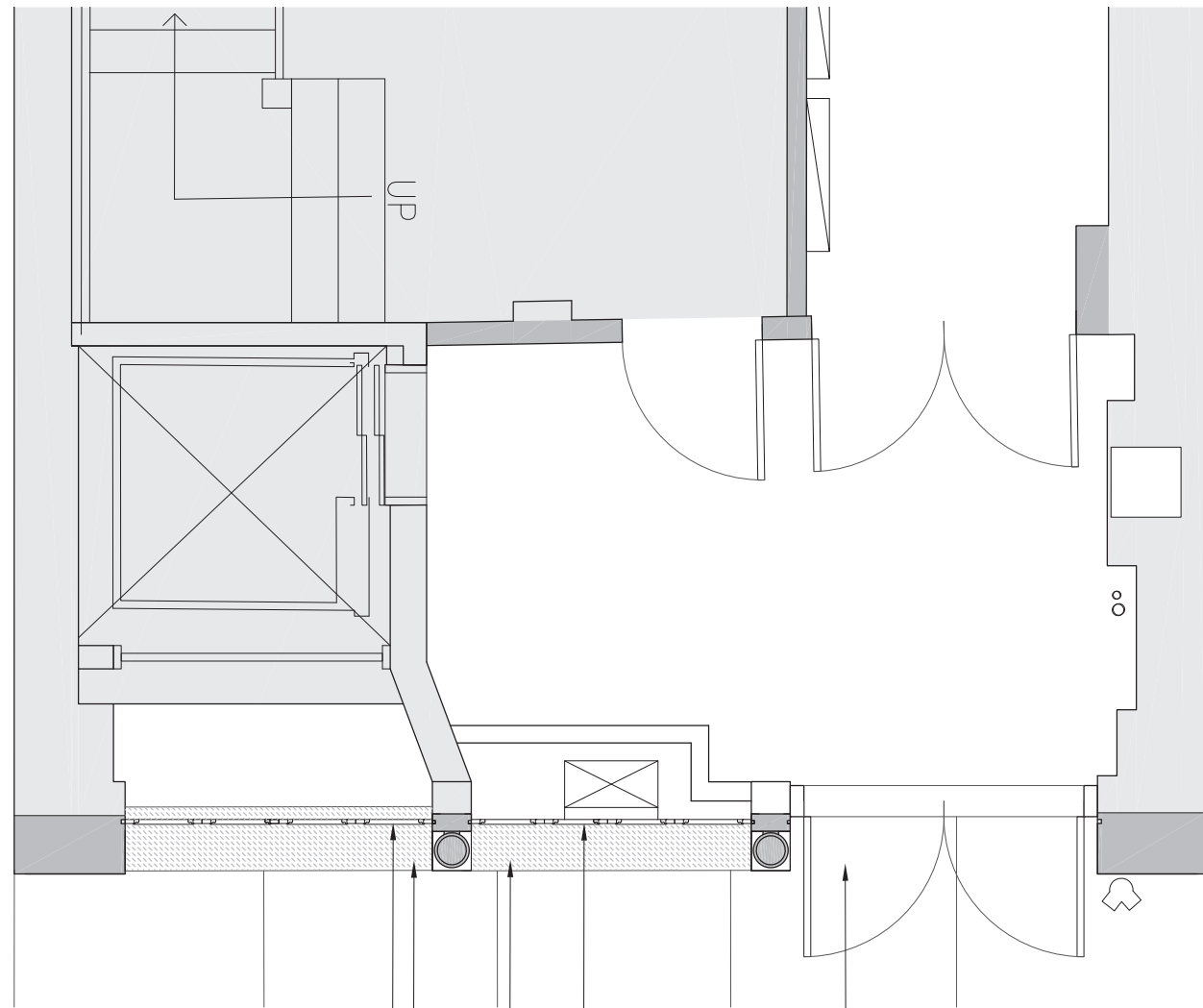


EXISTING CONDITIONS PLAN



PROPOSED PLAN

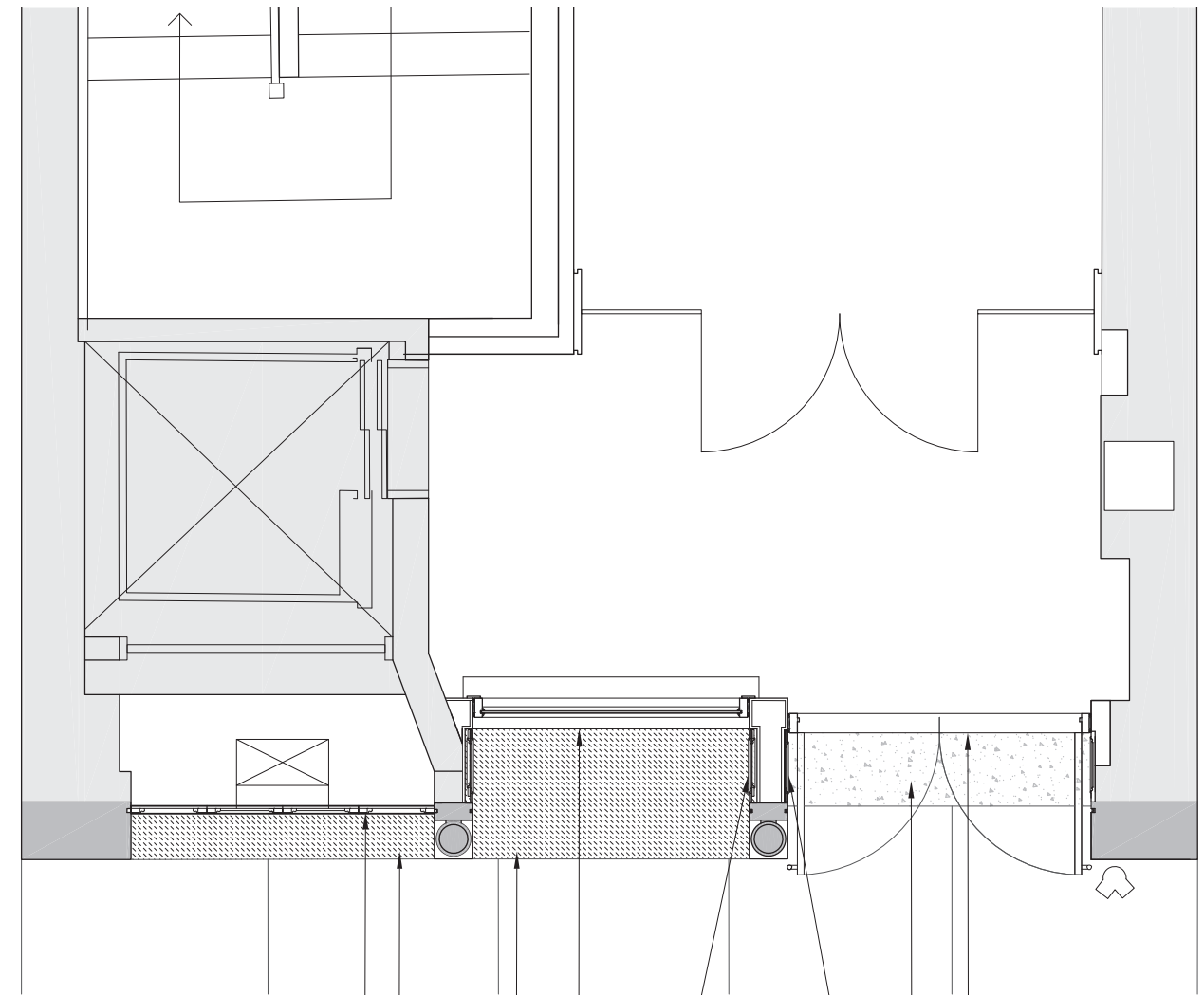
EXISTING CONDITIONS PLAN



EXISTING METAL SHUTTERS IN CLOSED POSITION AT ELEVATOR SHAFT WAY  
 EXISTING DIAMOND PLATE FLOOR  
 EXISTING METAL SHUTTERS WITH AIR INTAKE GRILLE CUT IN

EXISTING DOUBLE DOOR FOR RETAIL SERVICE ENTRANCE

PROPOSED PLAN



EXISTING METAL SHUTTERS TO REMAIN, TO BE REPAIRED & REPAINTED

DIAMOND PLATE FLOOR TO BE REPLACED IN-KIND

NEW WOOD & GLASS INFILL

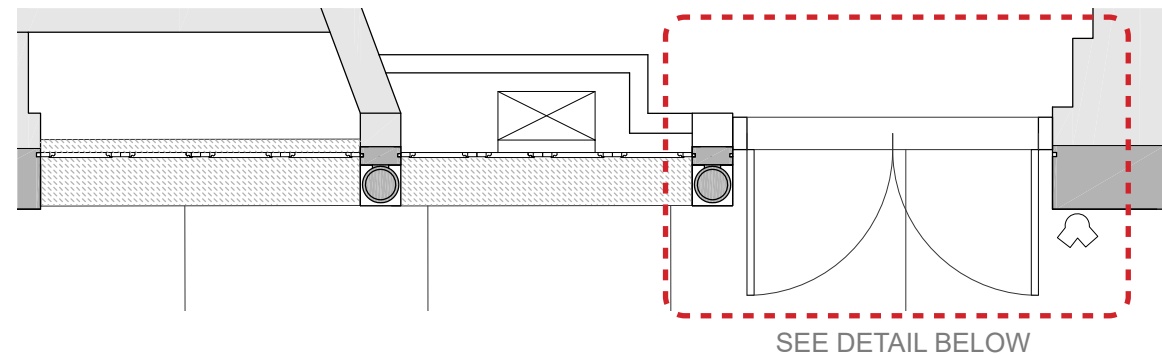
EXISTING METAL SHUTTERS TO BE REPAIRED, REPAINTED AND FOLDED BACK INTO AN OPEN POSITION AND FIXED IN PLACE

NEW WOOD DOUBLE DOOR FOR LOBBY ENTRANCE

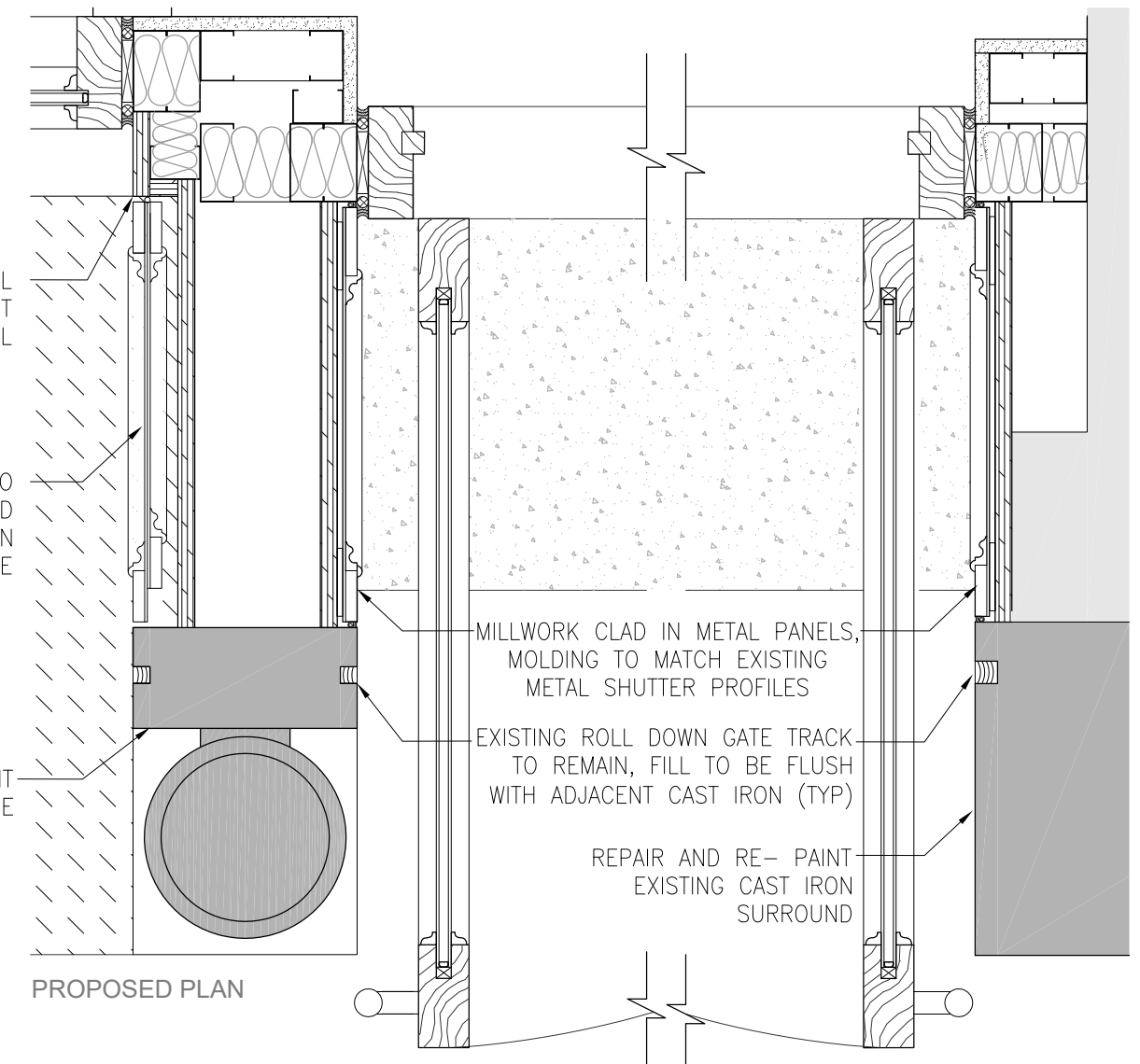
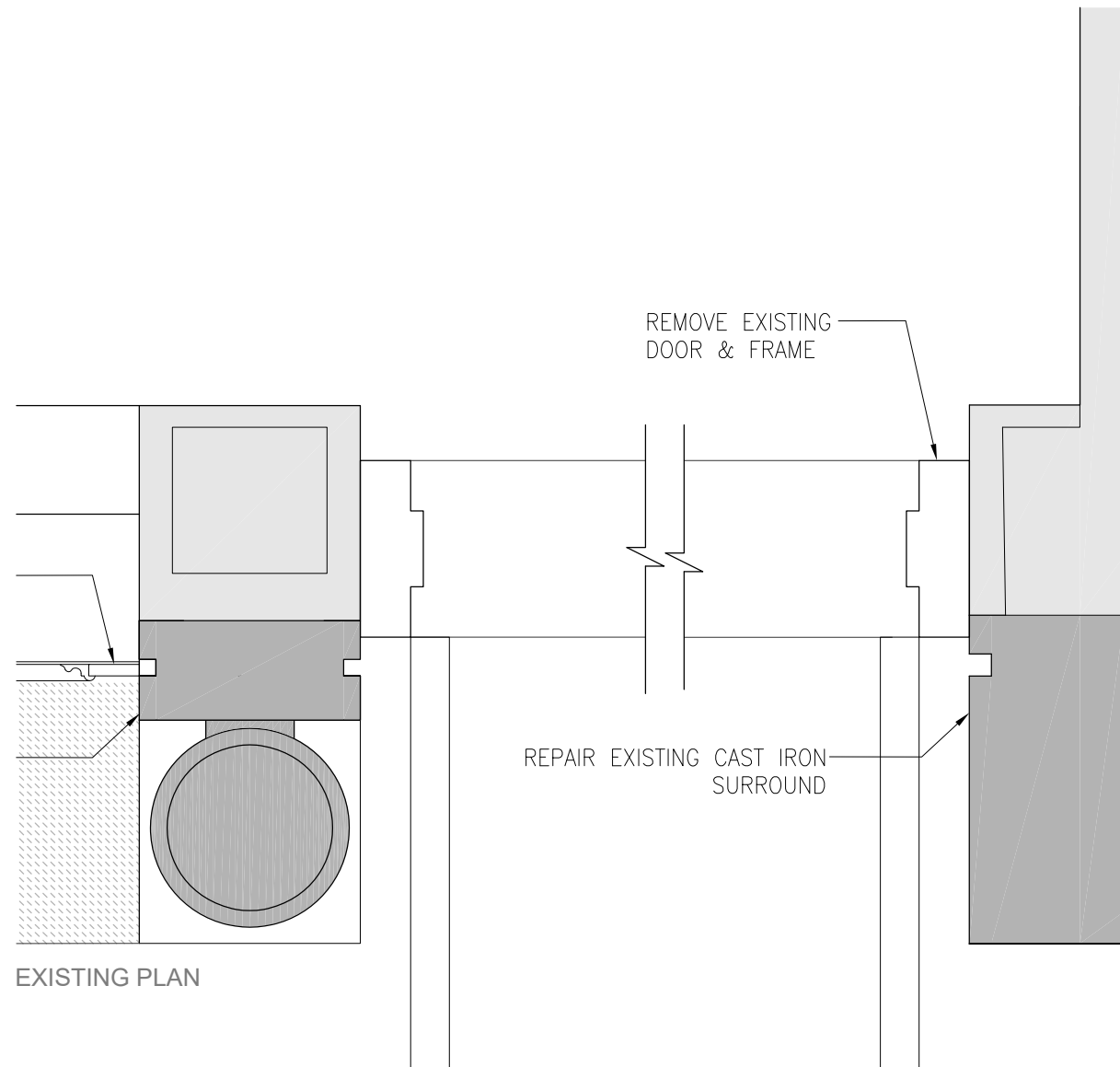
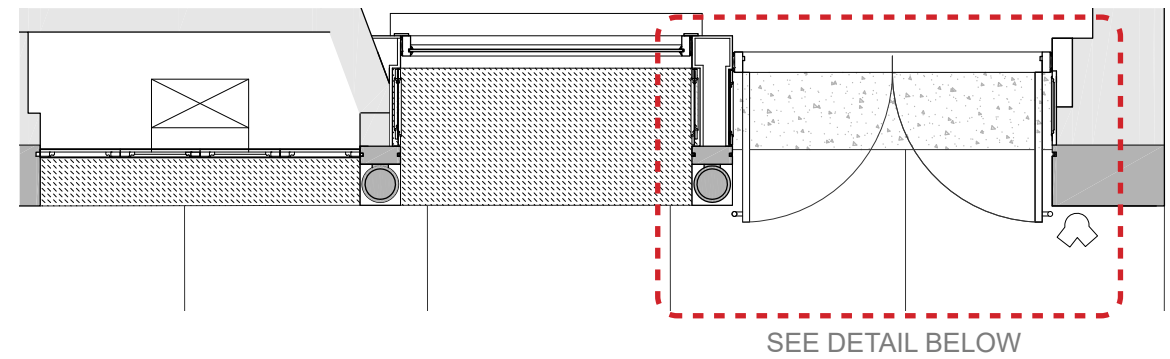
CONCRETE INFILL AT SETBACK TO MATCH EXISTING SIDEWALK

MILLWORK CLAD WITH METAL, PANELS TO MIMIC HISTORIC SHUTTER DETAILING

EXISTING PLAN



PROPOSED PLAN















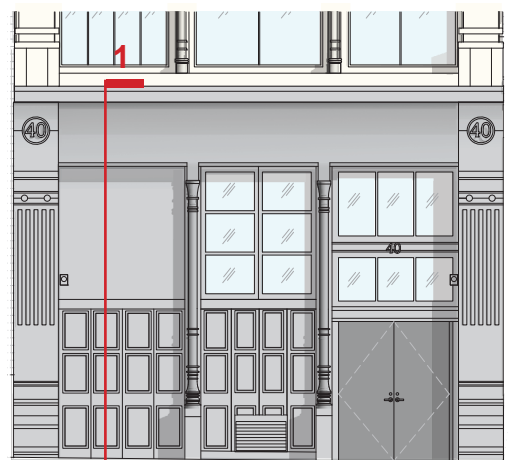
40 CROSBY - EXISTING RENDERING  
478 BROADWAY | 40 CROSBY FACADE



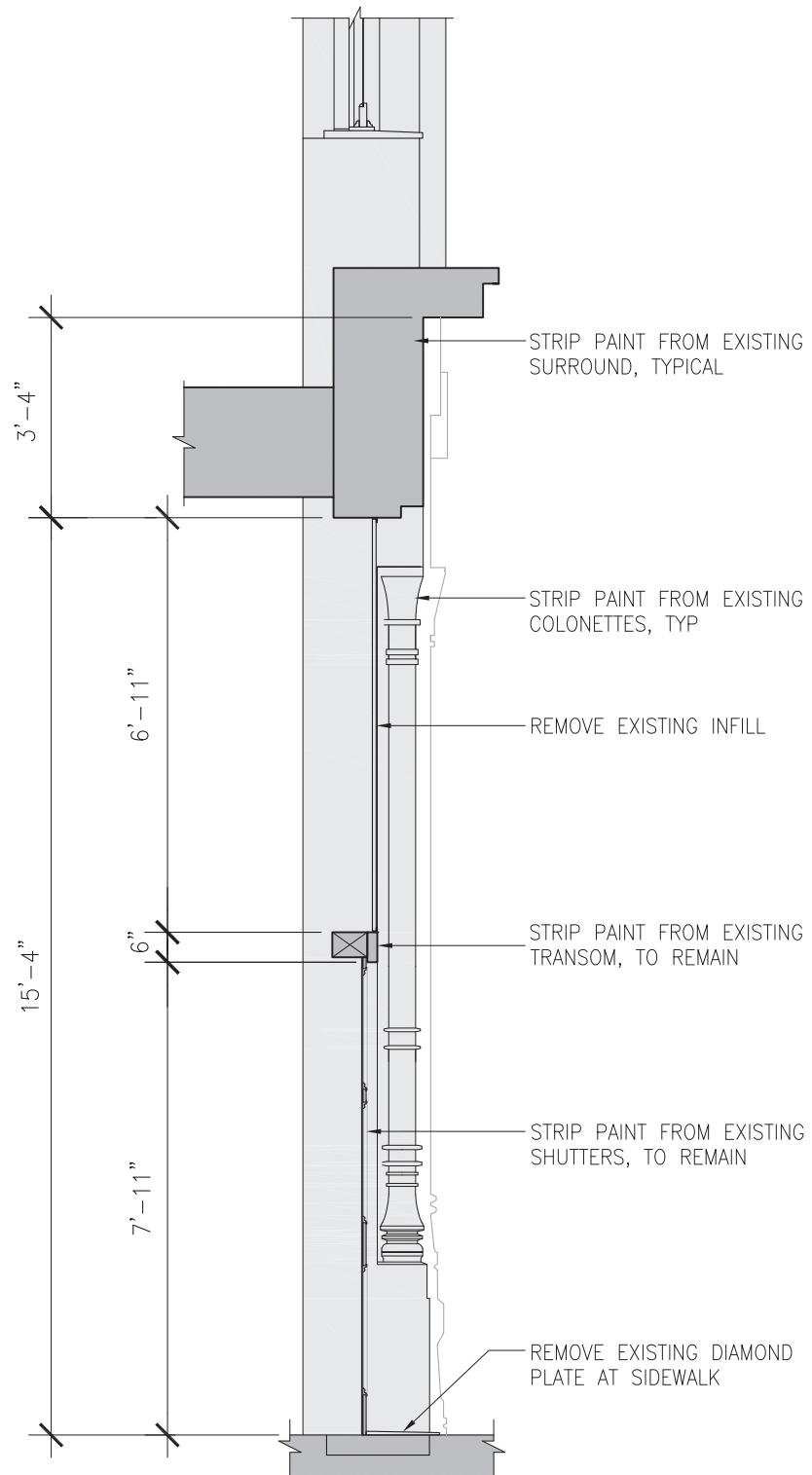


40 CROSBY - PROPOSED RENDERING  
478 BROADWAY | 40 CROSBY FACADE

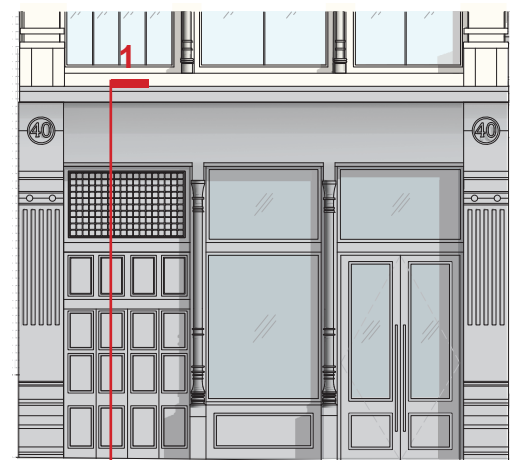




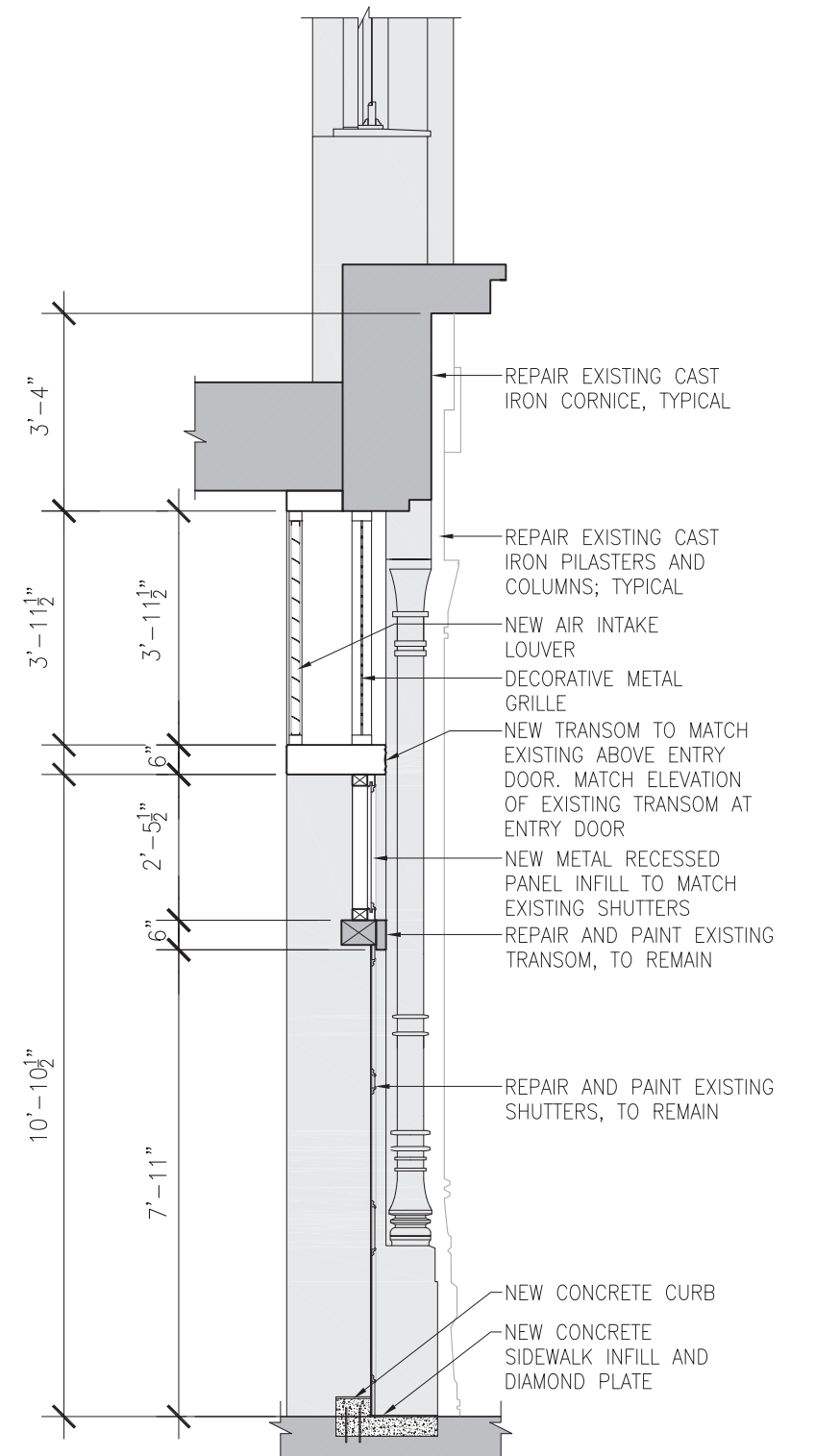
EXISTING ELEVATION



EXISTING SECTION 1

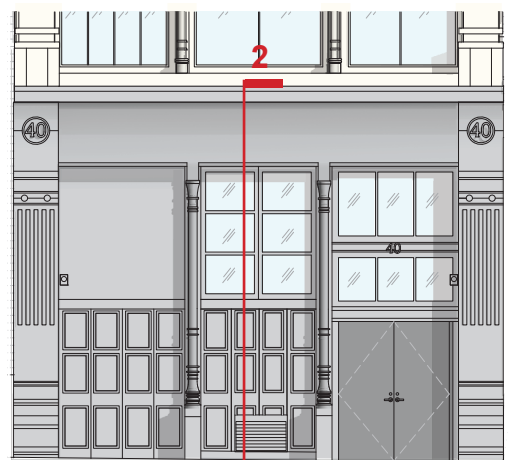


PROPOSED ELEVATION

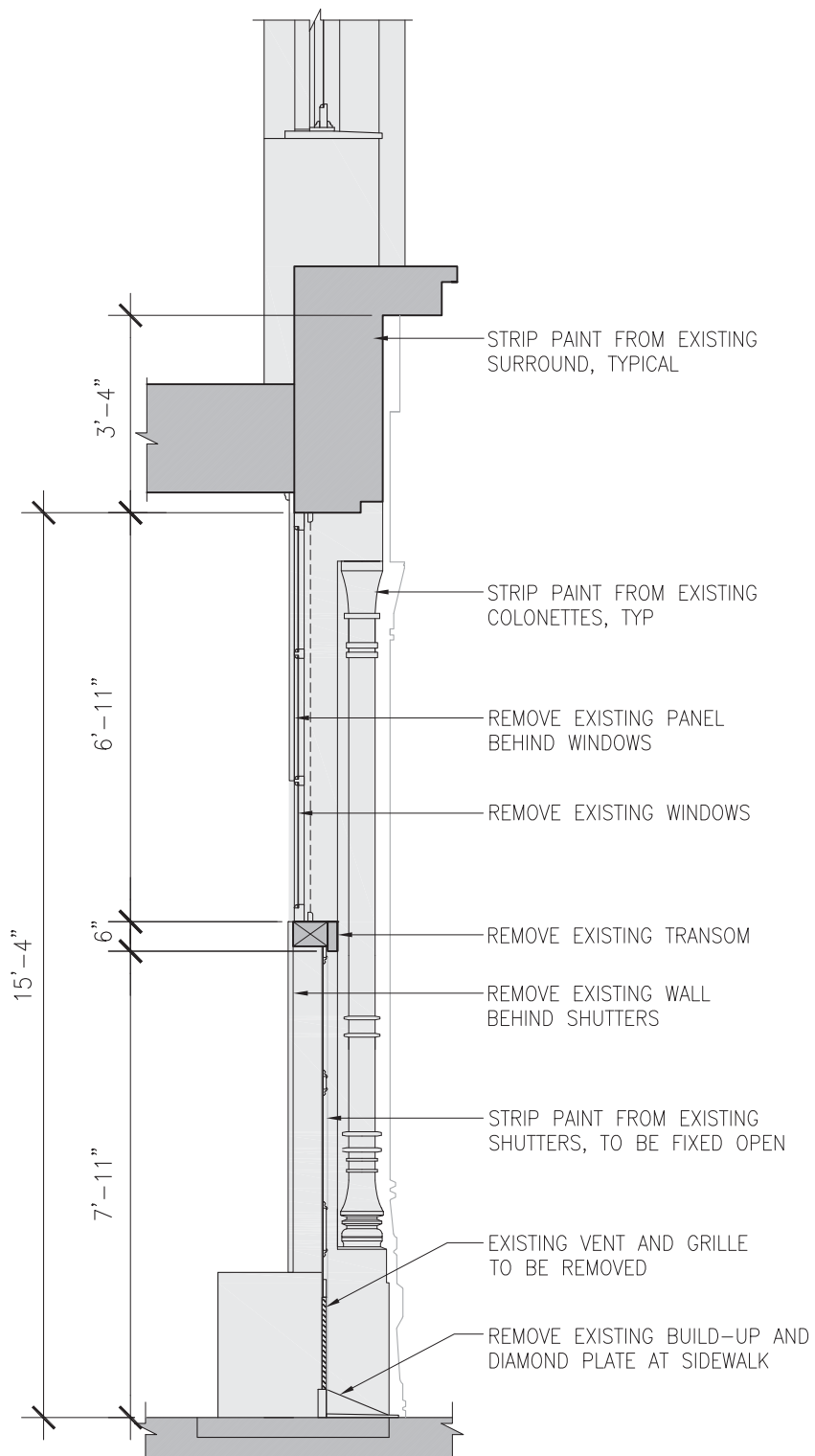


PROPOSED SECTION 1

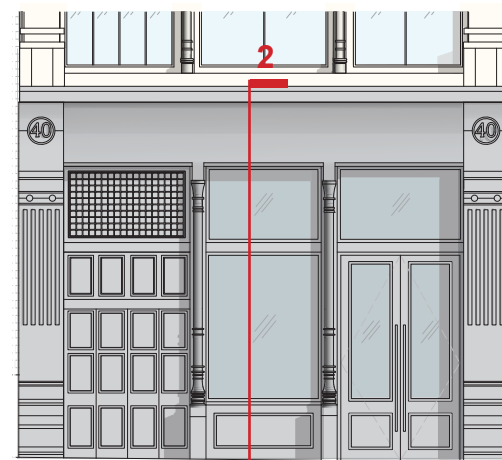




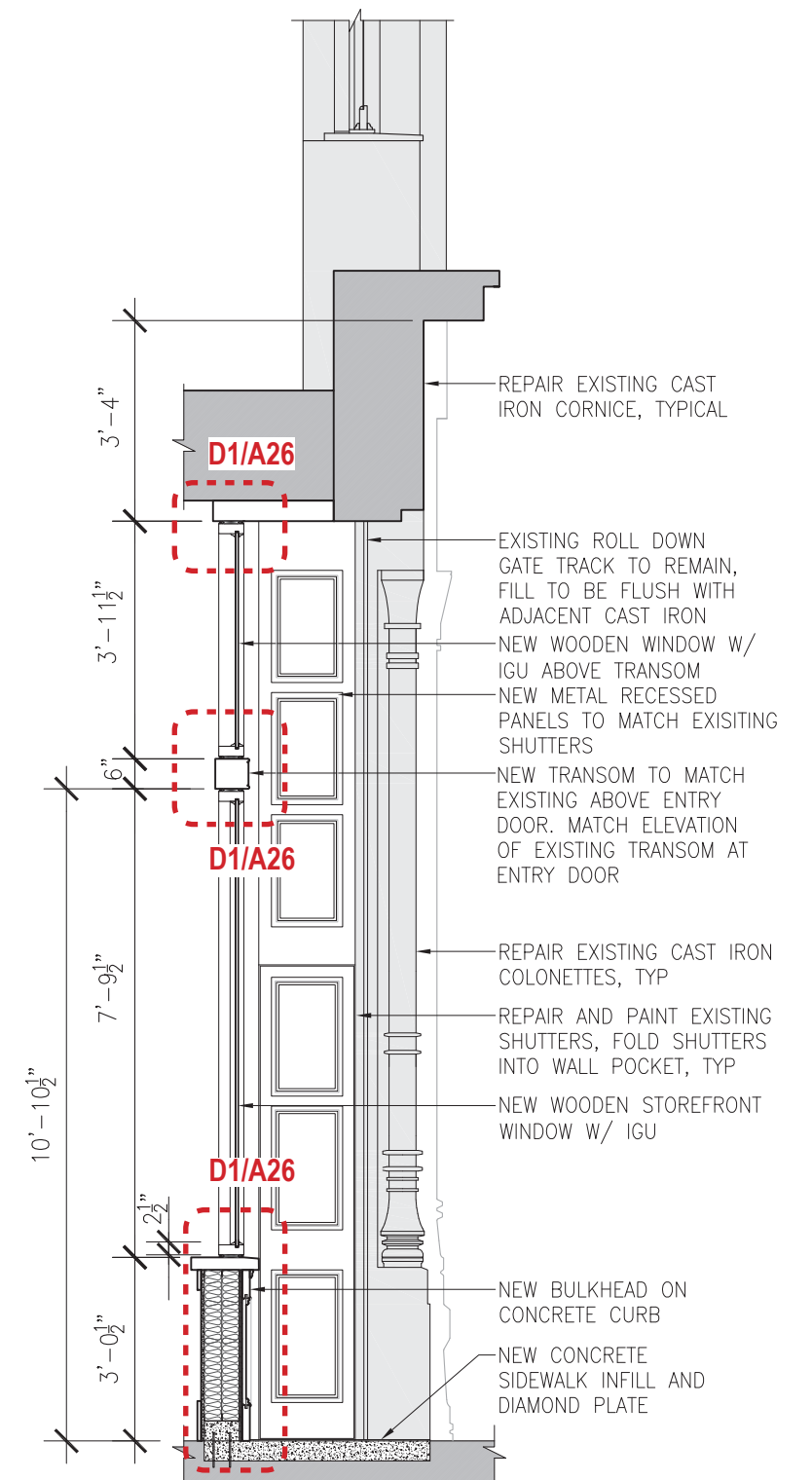
EXISTING ELEVATION



EXISTING SECTION 2

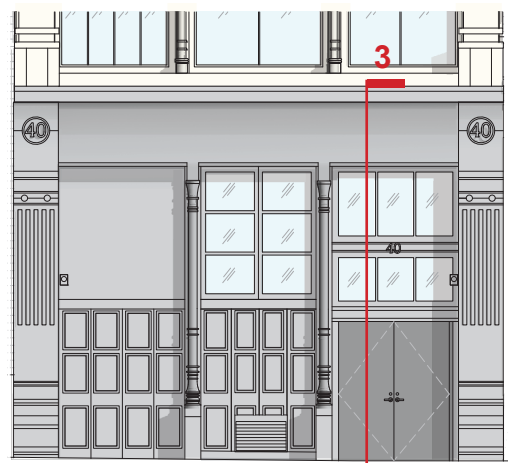


PROPOSED ELEVATION

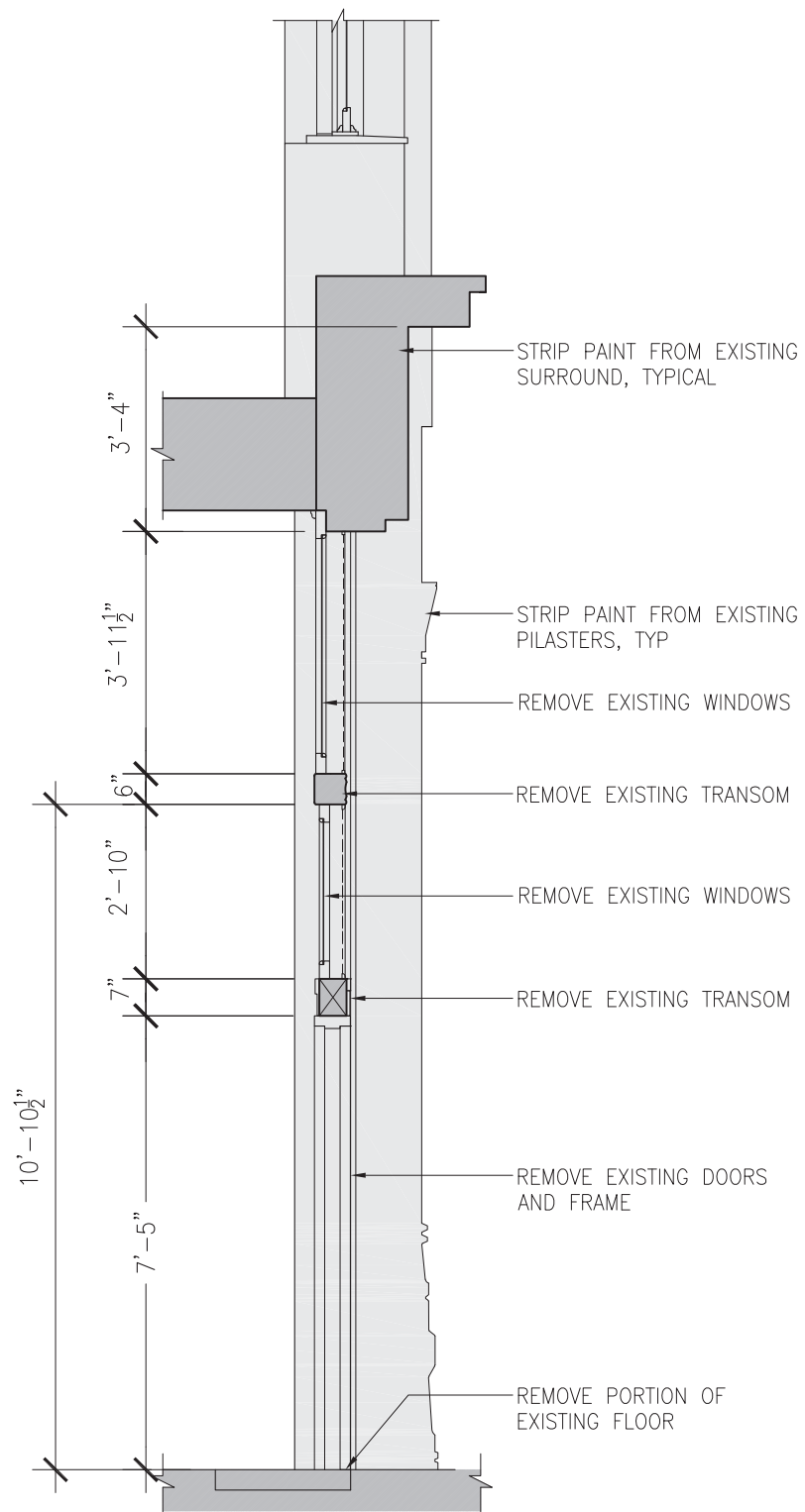


PROPOSED SECTION 2

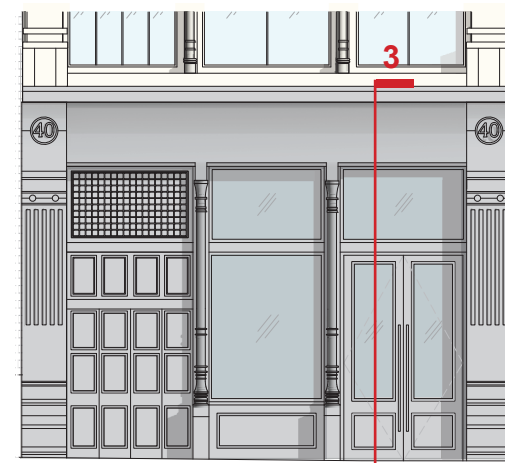




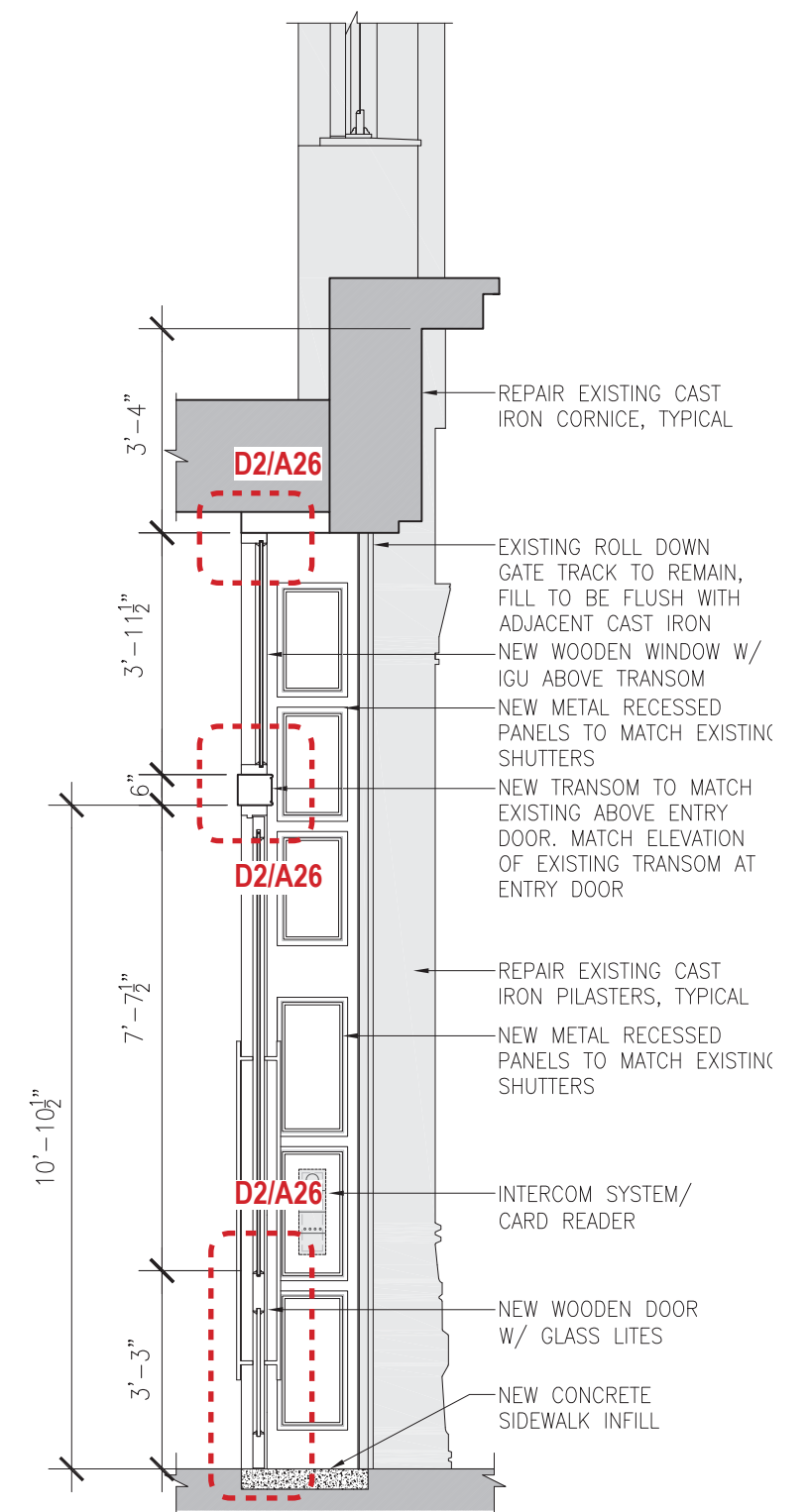
EXISTING ELEVATION



EXISTING SECTION 3

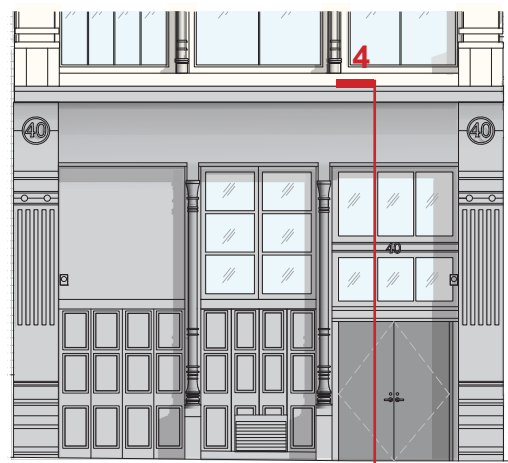


PROPOSED ELEVATION

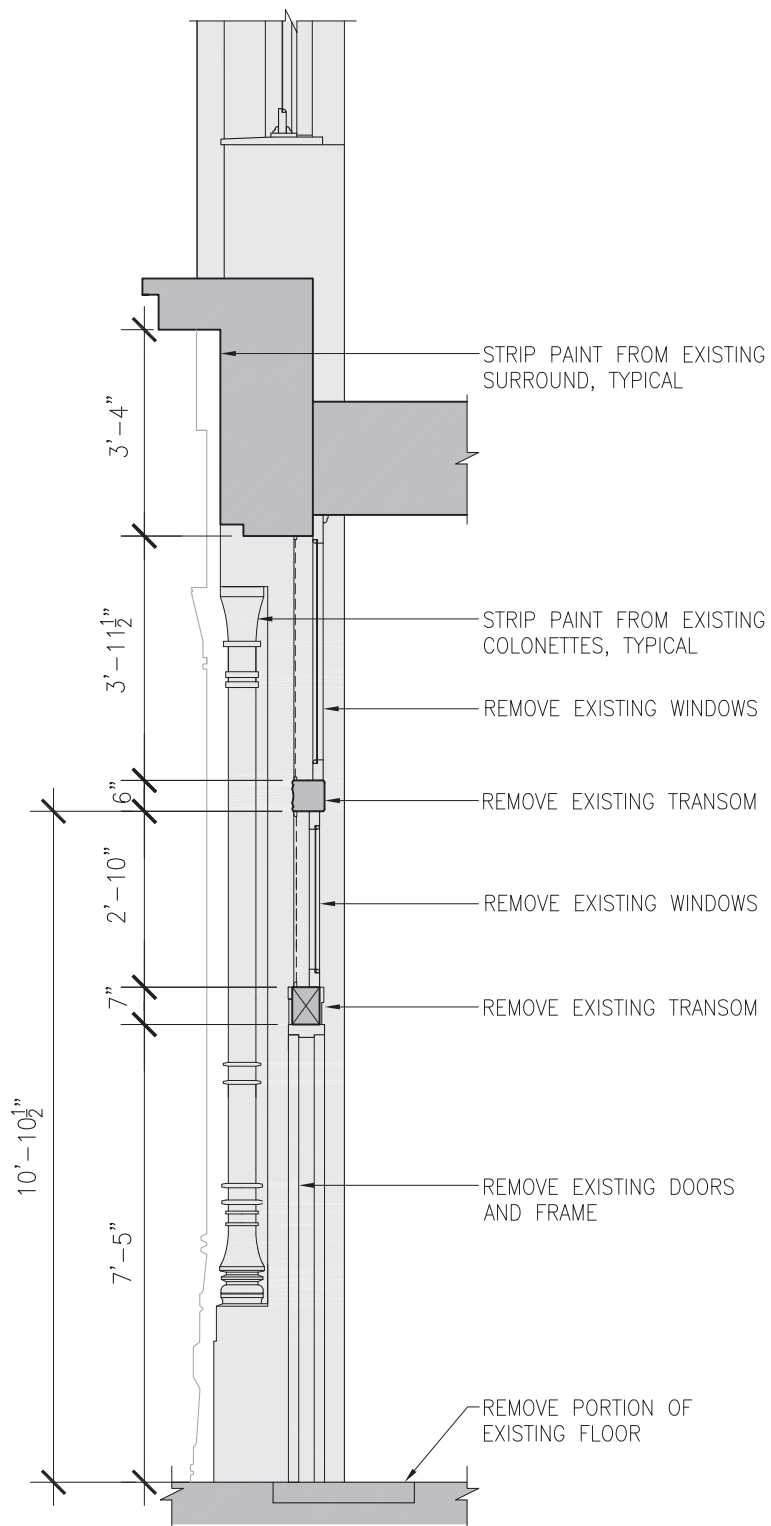


PROPOSED SECTION 3

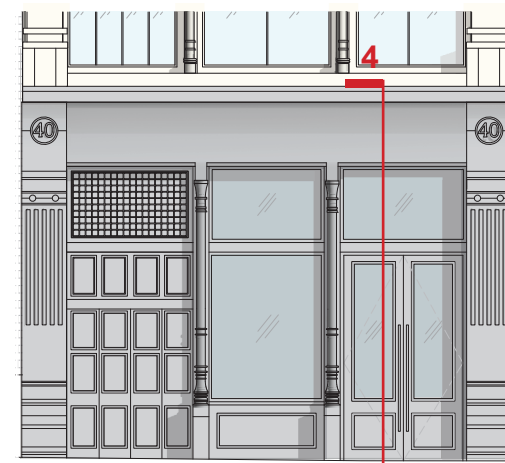




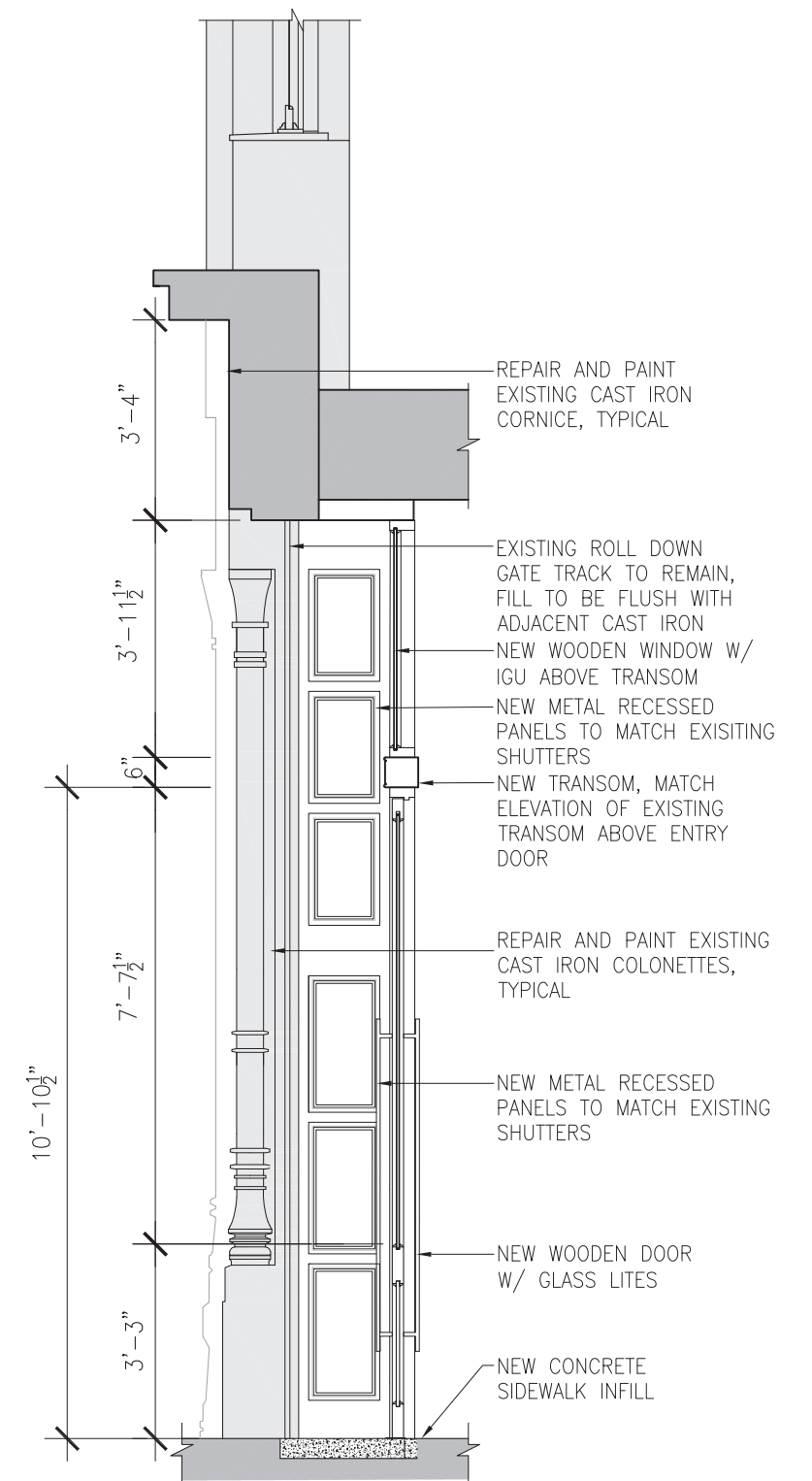
EXISTING ELEVATION



EXISTING SECTION 4

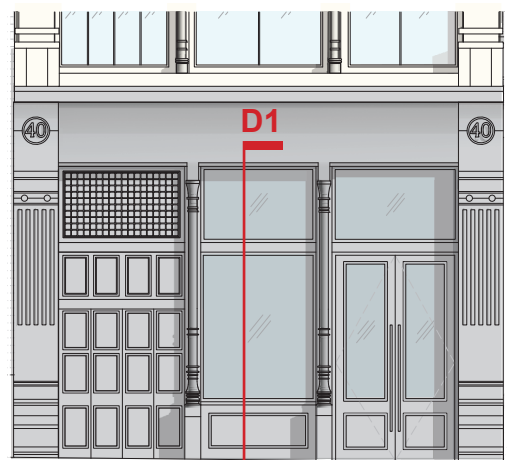


PROPOSED ELEVATION

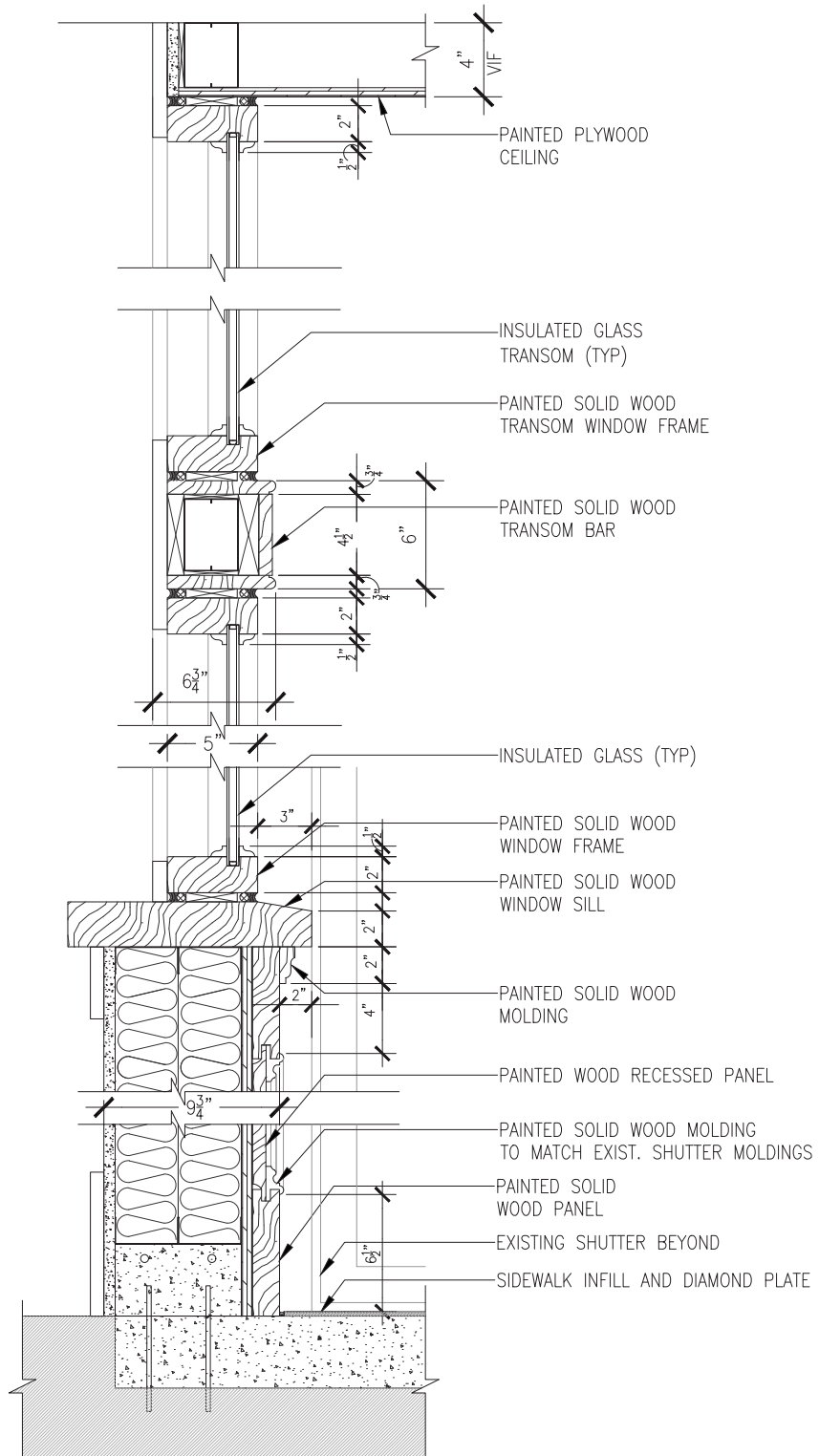


PROPOSED SECTION 4

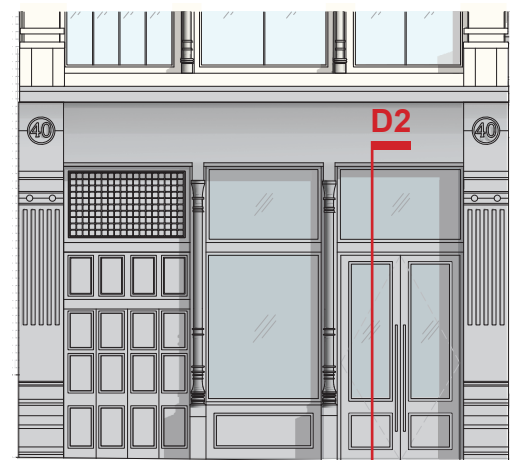




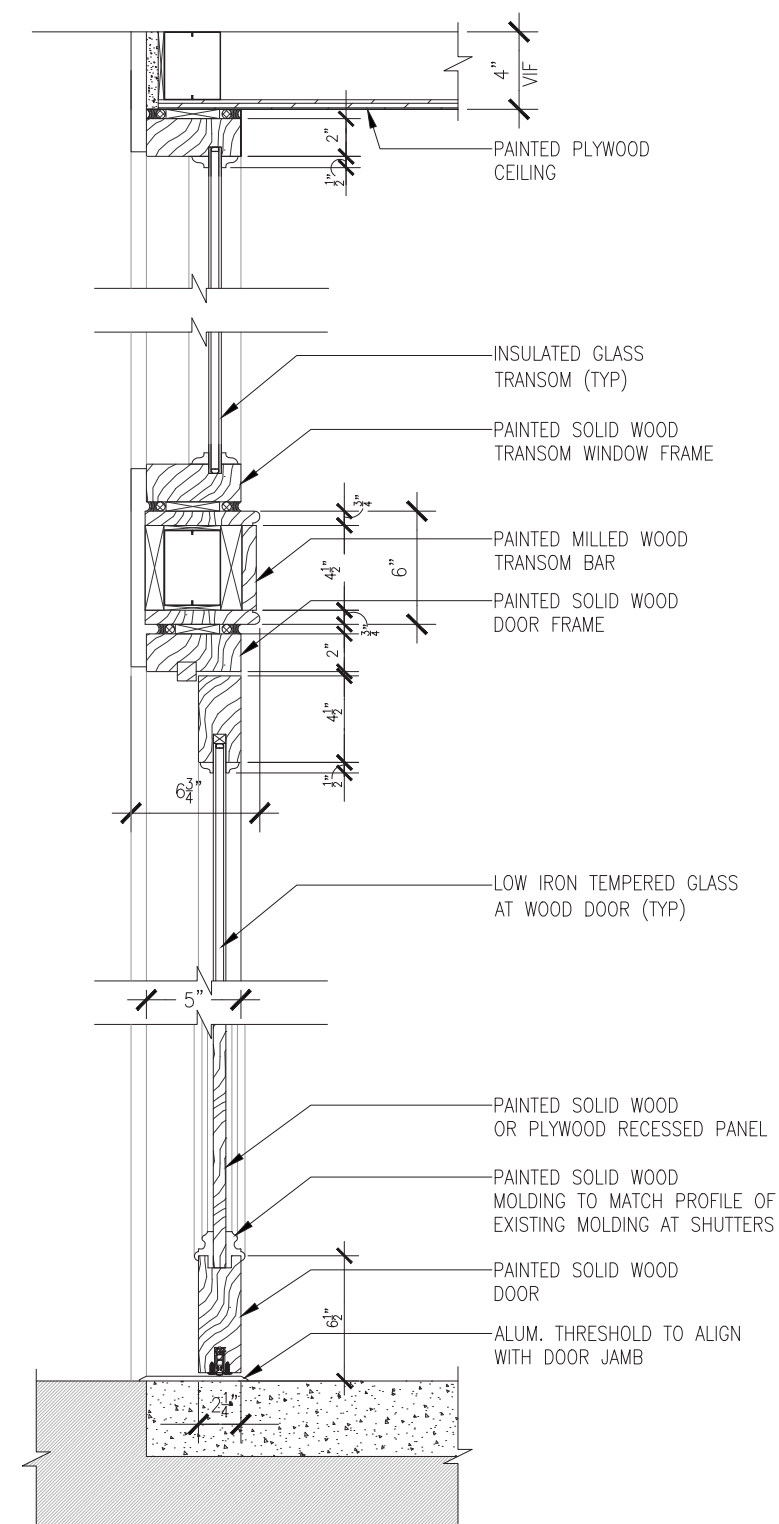
PROPOSED ELEVATION



D1 - SECTION DETAIL AT BULKHEAD



PROPOSED ELEVATION

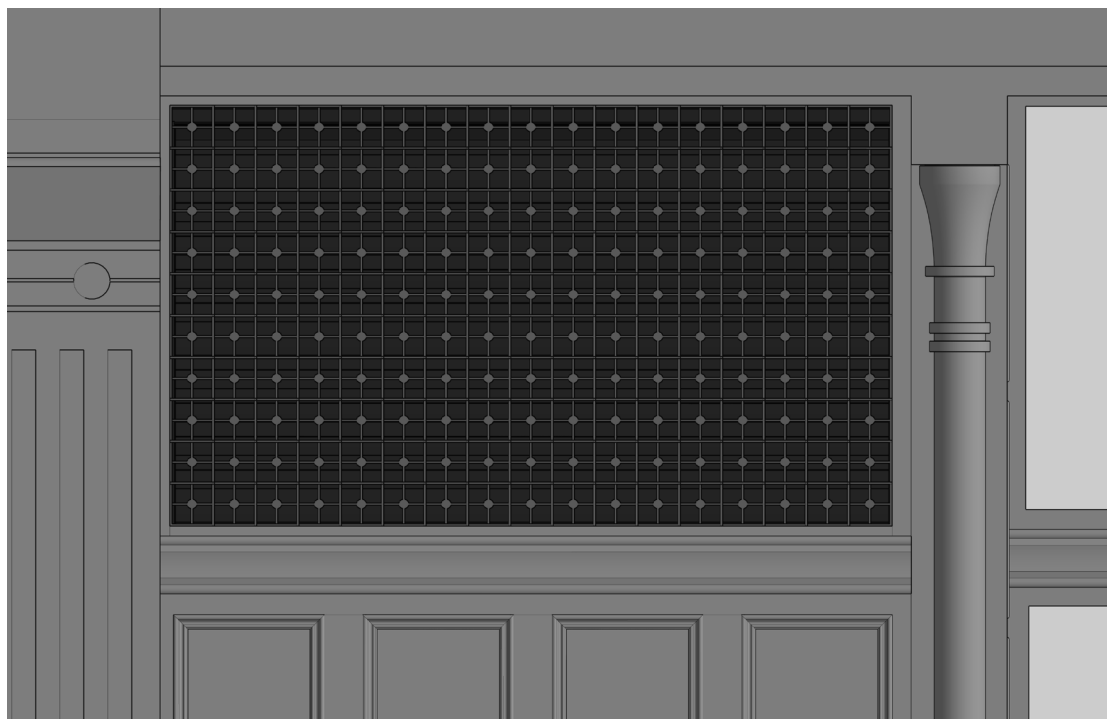


D2 - SECTION DETAIL AT ENTRY





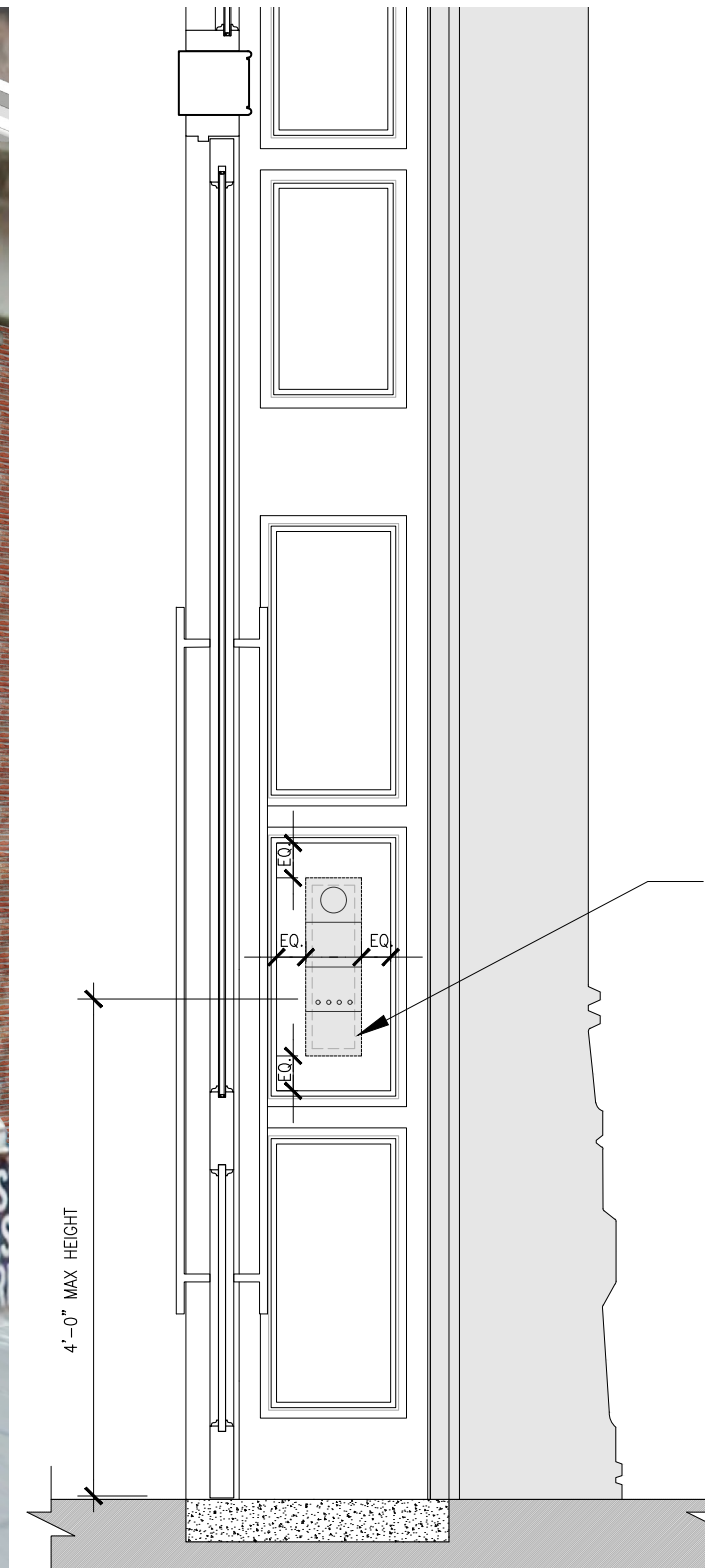
INSPIRATION FOR DECORATIVE GRILLE DESIGN



DECORATIVE GRILLE - ENLARGED ELEVATION



SECURITY DEVICE LOCATION AT ENTRY



ENLARGED ELEVATION

SECURITY CAMERA, CARD READER,  
INTERCOM COMBINATION DEVICE  
RECESS MOUNTED ON NEW  
METAL PANELING





40 CROSBY - EXISTING



40 CROSBY - PROPOSED





40 CROSBY - PROPOSED RENDERING  
478 BROADWAY | 40 CROSBY FACADE



**FOGARTY | FINGER**  
architecture | interiors