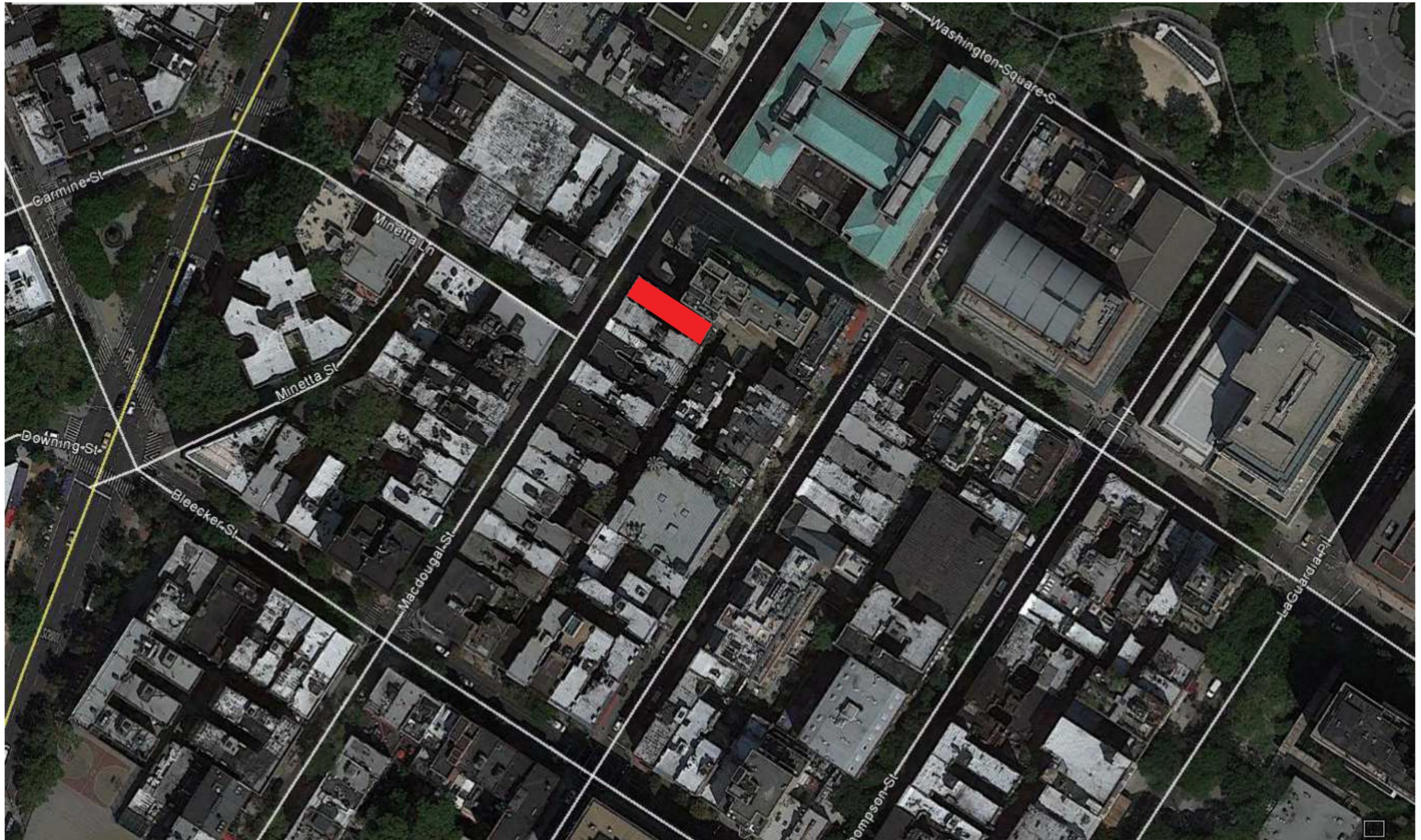


DRAFT PRESENTATION PROPOSAL :

128 MACDOUGAL STREET : FACADE MODIFICATIONS AT STOREFRONT

TENANT : NYCPF INC. DBA POMMES FRITES

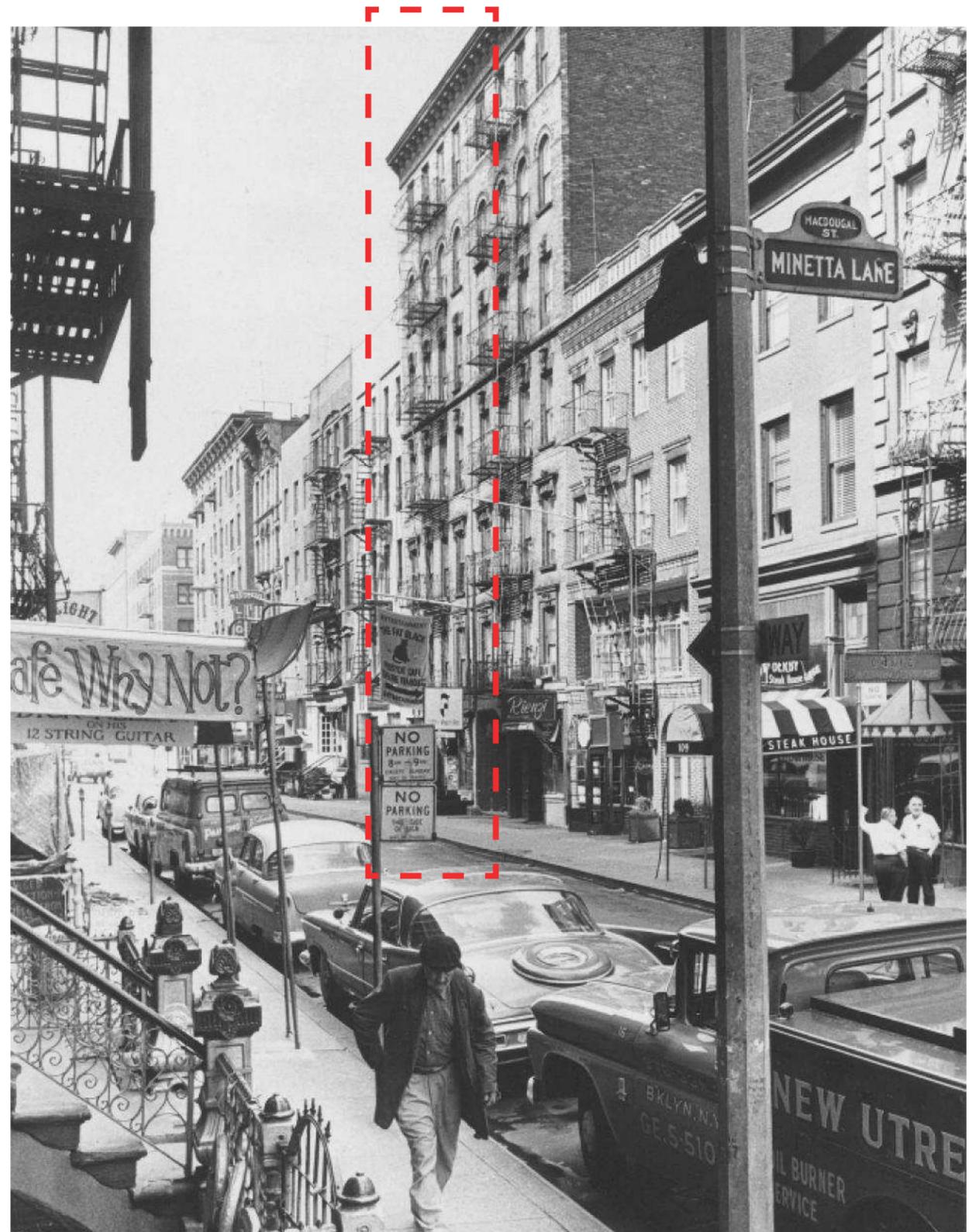
ARCHITECT : NDN Y ARCHITECTURE + DESIGN PLLC



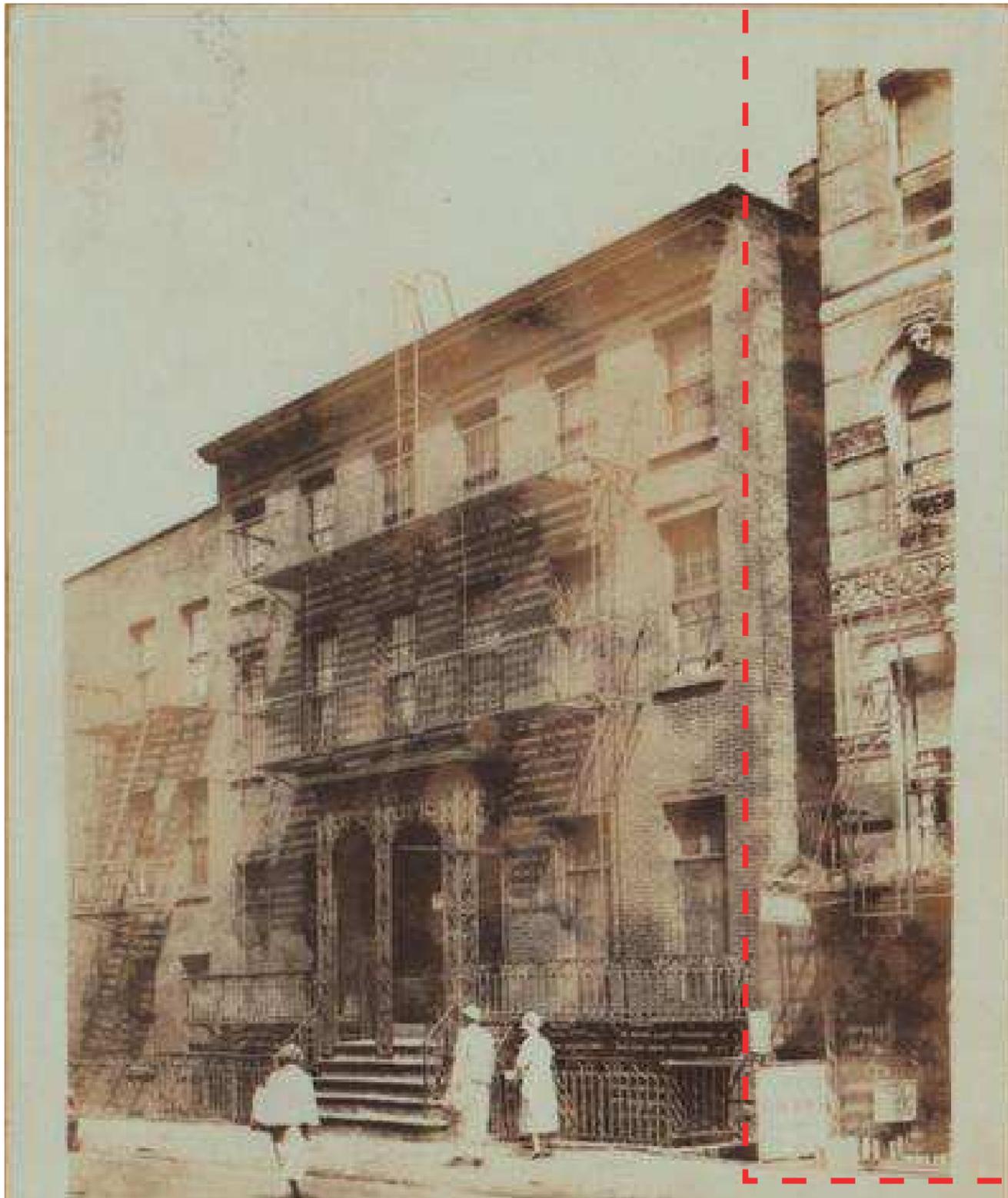
SITE PLAN : NTS



HISTORIC PHOTOS OF 128 MACDOUGAL STREET - 1940s



HISTORIC PHOTOS OF 128 MACDOUGAL STREET - 1963



HISTORIC PHOTOS OF 128 MACDOUGAL STREET - 1930s



HISTORIC PHOTOS OF 128 MACDOUGAL STREET - 1980s

**South Village Historic District Designation Report
17 December 2013**

128 MacDougal Street
Borough of Manhattan
Tax Map Block 540, Lot 13

Date: 1893 (NB 678-1893)
Architect/Builder: George Pelham
Original Owner: Joseph Buttenweiser
Type: Tenement
Style: Queen Anne with alterations
Stories: 5 and basement
Material(s): Brick; brownstone; terra cotta

Special Windows: Round-arched window openings at second story (sashes replaced; historically contained arched upper sashes)

Significant Architectural Features: Brick facade with brownstone and terra-cotta details including elaborate foliate bands, round-arched lintels with mask keystones, hooded lintels on stylized brackets, and panels and tympani with foliate details

Alterations: Stoop removed, first story window openings altered, original main entry altered and partially filled in, new main residential entry established at basement, and details stripped and new brick facing installed at first story (ALT 1831-1940); original cornice and pediment removed and replaced with castellated brick parapet (after c. 1939 tax photograph but prior to c. 1980s tax photograph); replaced sashes (one-over-one double-hung sashes present in c. 1939 tax photograph); screen windows; lights and conduit at new residential entry; conduit at second story; mailbox to north of new residential entry; awnings and commercial signage at storefronts; roll-down gates at storefronts; ATM affixed to facade at first story at northern end of facade; projecting security camera at first story at northern end of facade

Building Notes: This "old law" tenement was constructed under the same New Building application as 126 MacDougal Street, which was nearly identical in appearance at the time of construction. The basement apartments were converted into storefronts in 1965 (ALT 590-1965).

Site Features: Partially below grade commercial entries

West Facade: Designed (historic, painted)

Stoop: Removed

Door(s): Replaced primary door

Windows: Replaced

Storefront(s): Altered

Cornice: Removed

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

North Facade: Not designed (historic)

Facade Notes: Red brick



SITE PHOTO AT THE TIME OF DESIGNATION IN 2013

The existing building at 128 MacDougal Street was built in the Queen Anne style (1893-94 George Pelham).

The proposed work includes:

1. Modifying the existing storefront facade. The all glass-facade will be removed and replaced with a reclaimed oak wood facade with bi-fold windows and a reclaimed wood door
2. The brick around the storefront area and the residential entrance area will be cleaned, sanded, excess grout removed and painted red, to match the red banding at every floor
3. A new 12" high wood signage will be added above the storefront. The width of the sign will be the same as the width of the storefront. The sign will be mounted on the facade
4. Two new exterior light fixtures will be added. All conduits will be concealed
5. The exterior stair support on the south side will be modified to remove the triangulated leg and relocated it on the side in order to allow for signage installation



EXISTING FACADE - LOOKING SOUTH-EAST



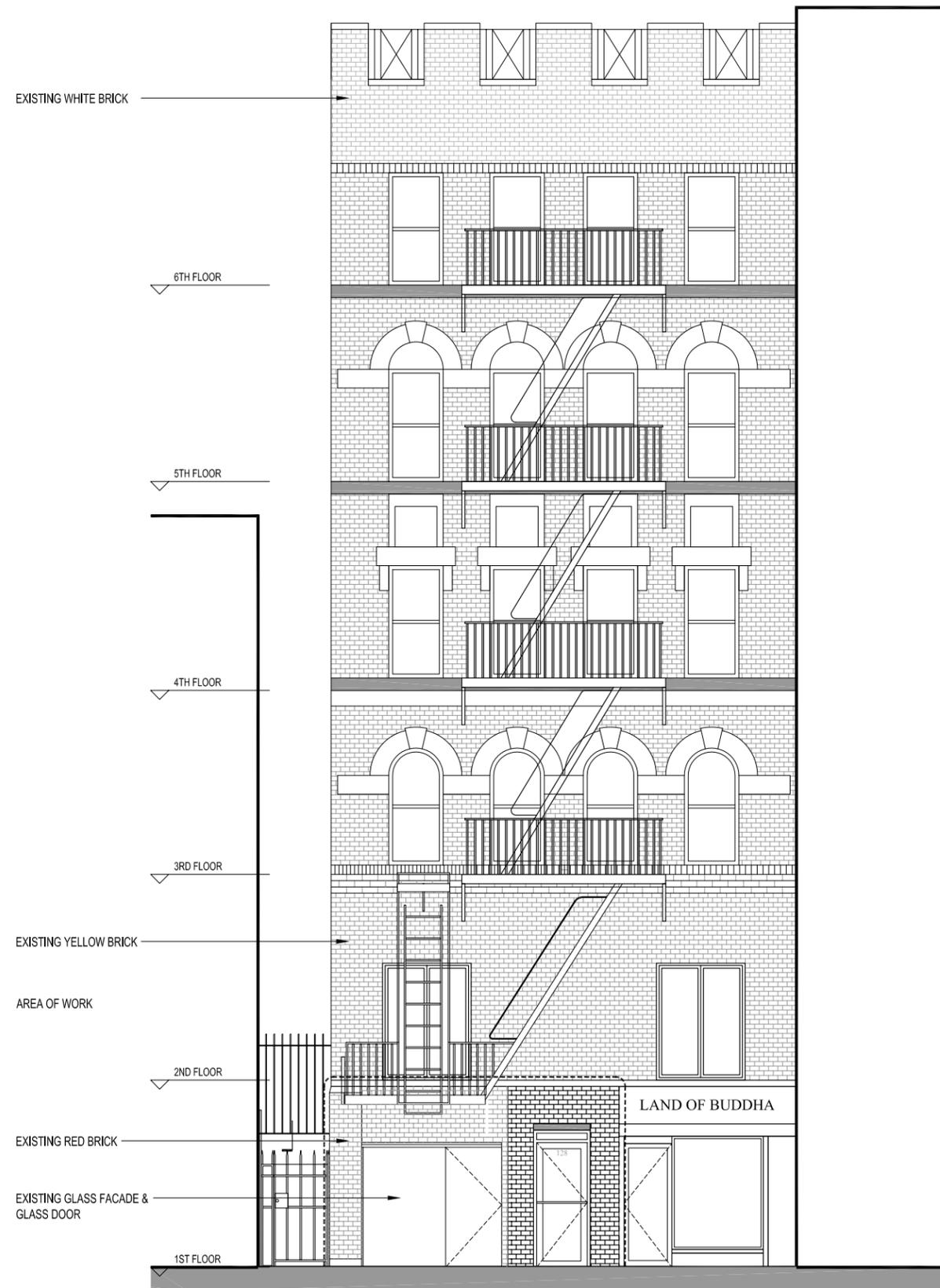
EXISTING FACADE - LOOKING NORTH-EAST



EAST SIDE OF MACDOUGAL LOOKING AT 128 MACDOUGAL



WEST SIDE OF MACDOUGAL STREET, OPPOSITE 128 MACDOUGAL



EXISTING ELEVATION - WEST FACADE

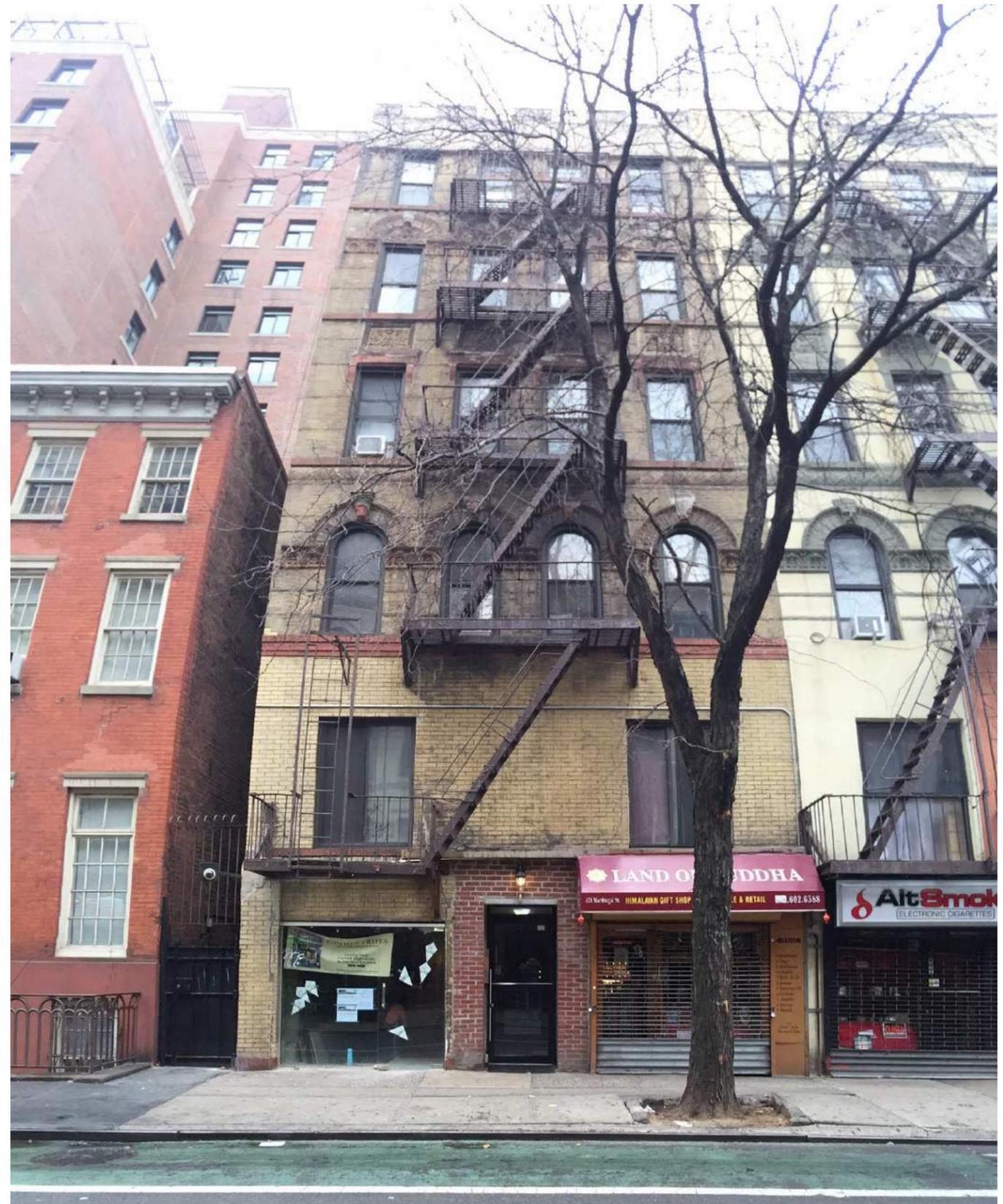
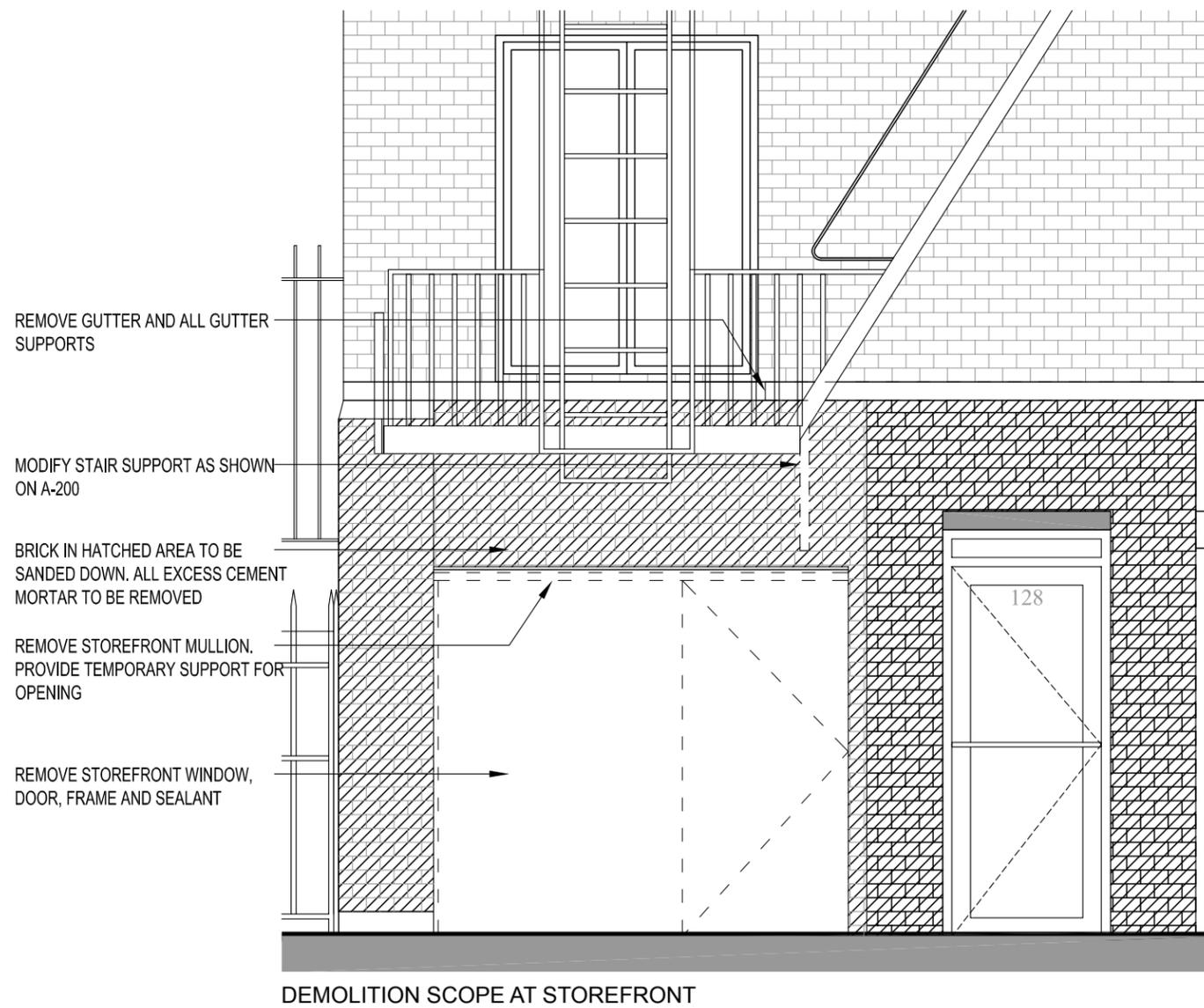


PHOTO OF EXISTING FACADE



EXISTING STOREFRONT FACADE

REFER TO A-104.00 FOR SUPPORT DETAILS

2ND FLOOR

EXTERIOR LIGHT FIXTURE. PROVIDE CONCEALED ELECTRICAL POWER FOR EXTERIOR LIGHT - LT-01

WOOD HEADER AND SOFFIT SECTION
WOOD DOOR FRAME AND GLASS
VISION PANEL
BIFOLD WINDOWS

WHITE STUCCO FINISH AROUND WOOD FRAME

SAND DOWN FINISH ON BRICK. STAIN BRICKS RED. SEE COLOR SWATCH FOR SAMPLE TO MATCH. PROVIDE MOCKUP FOR REVIEW

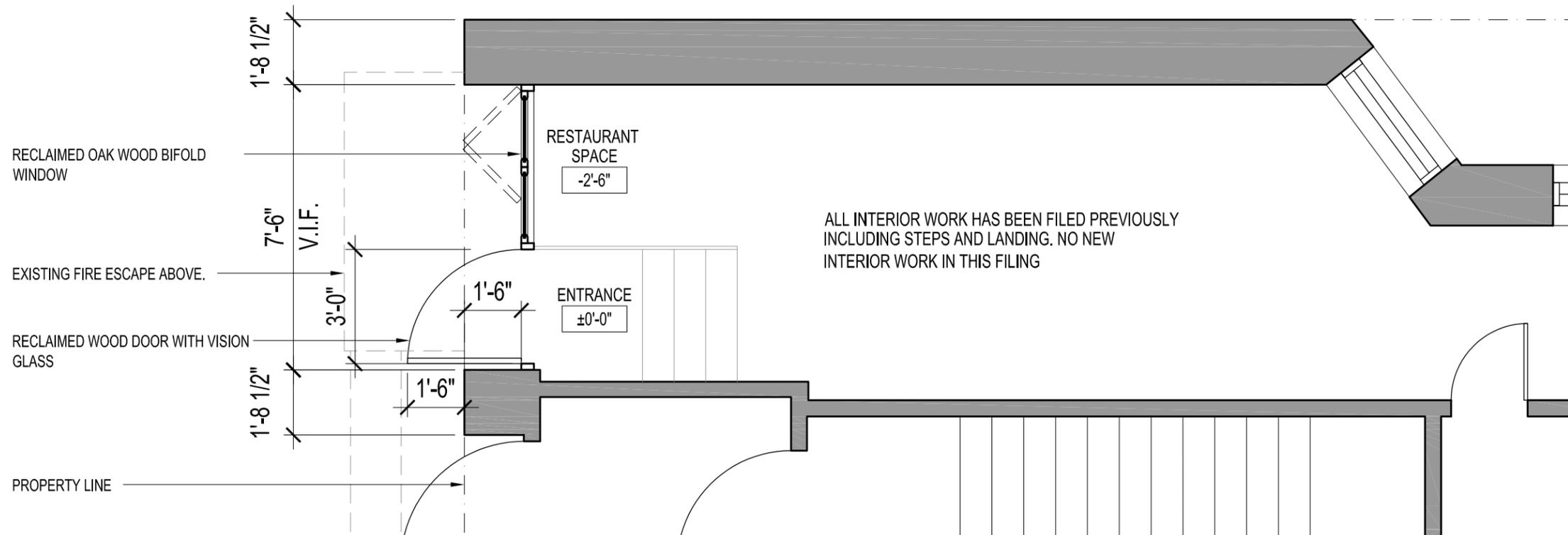
WOOD FRAMED FACADE. SEE DETAIL ELEVATION A-104

1ST FLOOR



LAND OF BUDDHA

PROPOSED STOREFRONT - ELEVATION



PROPOSED STOREFRONT - PLAN



RECLAIMED OAK WOOD



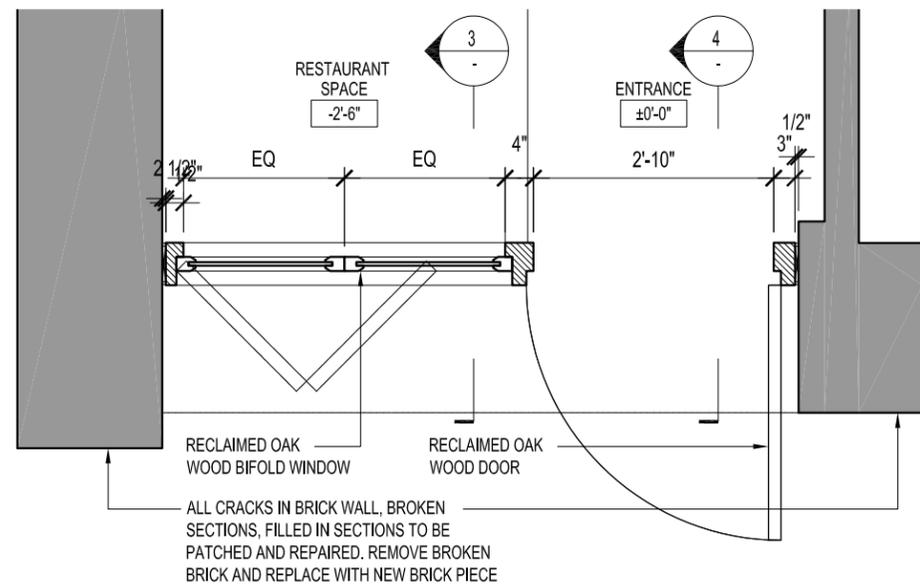
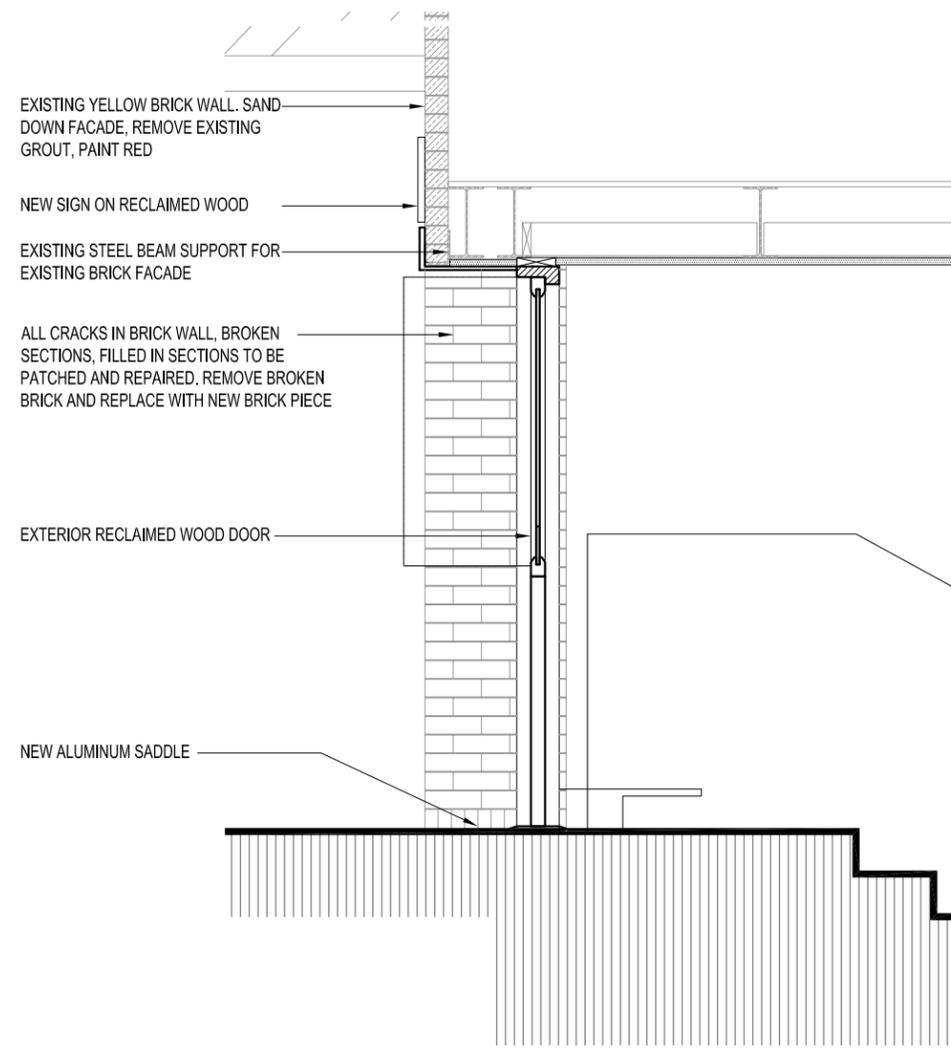
RED BRICK COLOR TO MATCH BENJAMIN MOORE - RENOIR RED SW 1609



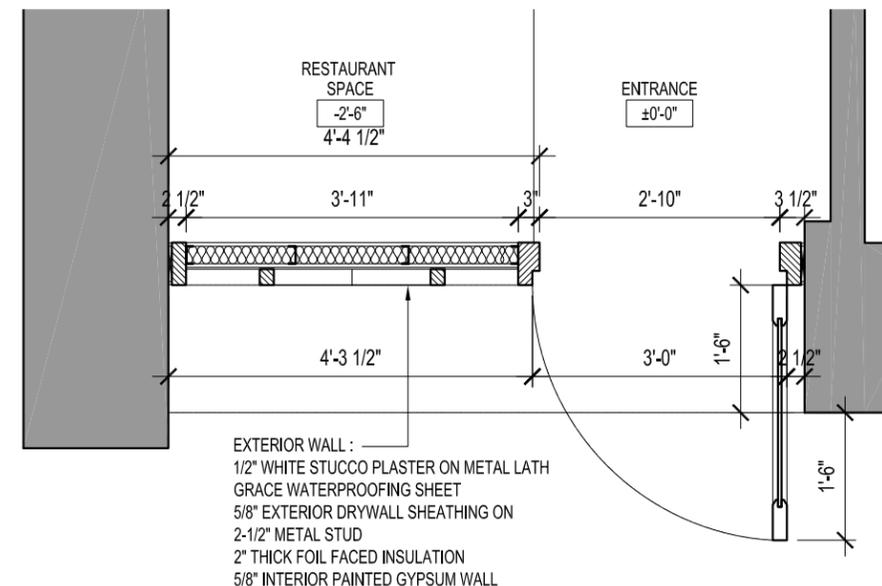
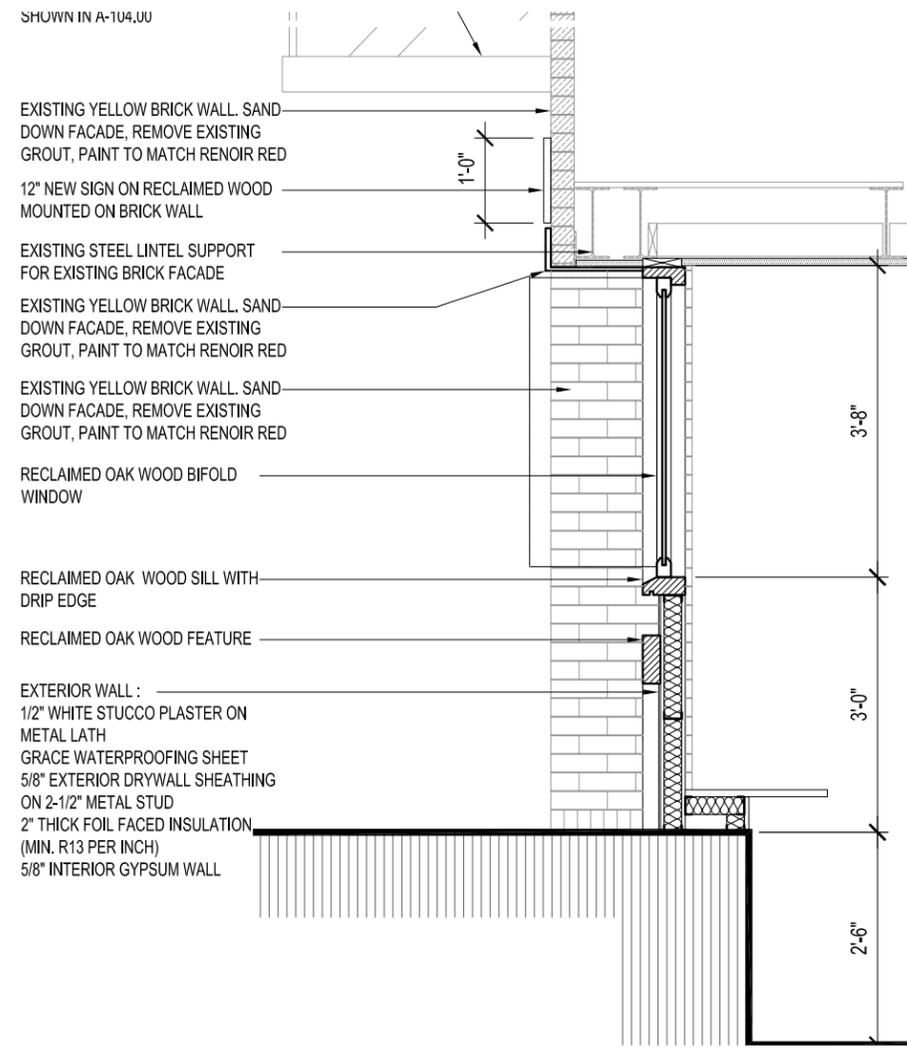
LT-01 : 6-SIDE LIGHTING MEDIEVAL STYLE OUTDOOR WALL LIGHTING, BLACK COLOR, CLEAR GLASS TPL0007-WU, CONCEALED WIRING

ALL INTERIOR WORK HAS BEEN FILED PREVIOUSLY INCLUDING STEPS AND LANDING. NO NEW INTERIOR WORK IN THIS FILING





DETAIL PLAN AND SECTION AT WINDOW



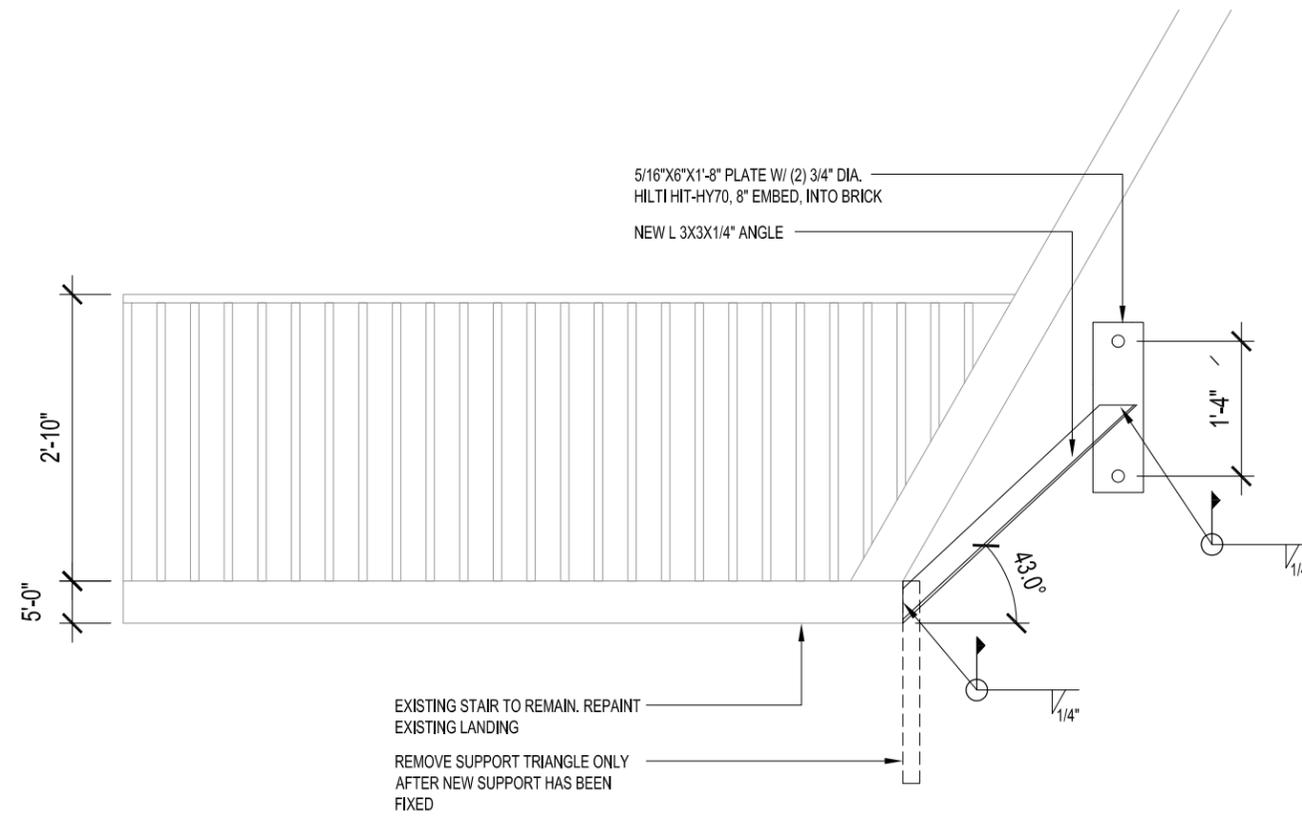
DETAIL PLAN AND SECTION BELOW WINDOW



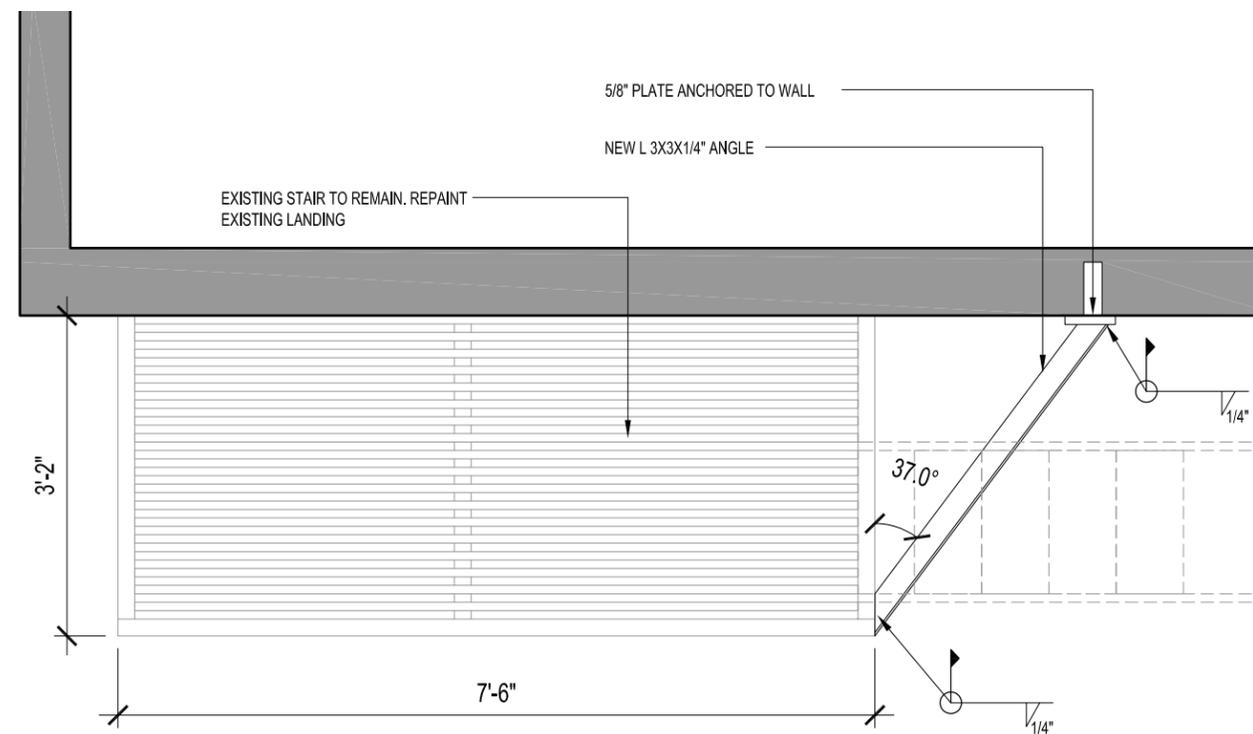
RENDERING SHOWING PROPOSED CHANGES TO FACADE



RENDERING SHOWING PROPOSED CHANGES TO FACADE



ELEVATION DETAIL OF FIRE ESCAPE STAIR MODIFICATION



PLAN DETAIL OF FIRE ESCAPE STAIR MODIFICATION