

# 160 PRINCE STREET – COCO PAZZO RESTAURANT

APPLICATION FOR THE REMOVAL OF EXISTING STOREFRONT WINDOWS AND INSTALLATION OF  
NEW STOREFRONT INFILL

## COMMUNITY BOARD #2 MANHATTAN

LOCATION: 160 PRINCE ST. - STOREFRONTS ON PRINCE AND THOMPSON STREET

SULLIVAN-THOMPSON HISTORIC DISTRICT

DESIGNATION REPORT DATED DECEMBER 13, 2016

### BUILDING DATA

**Construction Date:** 1904

**Architect / Builder:** Bernstein & Bernstein

**Owner / Developer:** Nathan Silverson

**Major Alteration(s):** None

**Alteration Architect(s):** None

**Style(s):** Renaissance Revival

**Material(s):** Brick, Terra Cotta

**Building Type:** Tenement

**Original Use:** Residential, multi-family

**Tax Block:** 502 **Tax Lot:** 16

**Status:** Contributing

**OWNER:**

EMILY KORN

**TENANT:**

COCO PAZZO RESTAURANT

**ARCHITECT:**

STEFANO MORISI



## **BUILDING DESCRIPTION FROM LPC DESIGNATION REPORT**

BUILDING IS A SIX-STORY NEW-LAW TENEMENT.

THE BUILDING IS CONSTRUCTED OF RED BRICK WITH TERRA-COTTA AND BEIGE BRICK DETAILS.

THE RENAISSANCE REVIVAL STYLE OF THE BUILDING IS EXPRESSED THROUGH A VARIETY OF DECORATIVE FEATURES AND PATTERNS INCLUDING DECORATIVE SILL COURSES, GUILLOCHE PATTERNING, SCROLLED KEYSTONES WITH FESTOON DETAILS, SCALLOP PATTERNS, AND LION'S HEAD ORNAMENTS.

WINDOWS ON PROJECTING BAYS FEATURE RED BRICK QUOINED SURROUNDS, DECORATIVE LINTEL FRIEZES WITH FLORIFORM DESIGNS, BEIGE BRICK DOGTOOTH PANELS, FRETWORK SILLS, AND PEDIMENTED LINTELS WITH FRUCTIFORM TYMPANA RESTING ON FLUTED STONE BRACKETS WITH BELLFLOWER DROPS.

THE BUILDING IS CROWNED WITH A PRESSED-METAL MODILLION CORNICE WITH FOLIATE BRACKETS, EGG-AND-DART MOLDING, A SWAG-PATTERNED FRIEZE BAND, AND FLORIFORM DETAILS.

THE BUILDING'S METAL FIRE ESCAPES FEATURE SCROLLED METAL DETAILS AND CONSOLE BRACKETS.

MAIN FACADE (NORTH): NON-HISTORIC WINDOWS; RESIDENTIAL INFILL WEST OF ENTRANCE STAIRS; STOREFRONT CORNICE COVERED OR REMOVED; LIGHT FIXTURES; BRICK REPLACEMENT BELOW SILLS AND AT CORNERS ADJACENT TO PROJECTING BAYS

SOUTH FACADE (REAR): BRICK REPLACEMENT AT ROOFLINE; COPING REPLACED; UNORNAMENTED FIRE ESCAPE



1940 TAX LOT PHOTO



1980 TAX LOT PHOTO



PRESENT PHOTO AT CORNER OF PRINCE STREET AND THOMPSON STREET



PRINCE STREET STOREFRONT ELEVATION PHOTO



THOMPSON STREET STOREFRONT ELEVATION PHOTO



118 THOMPSON STREET



160 PRINCE STREET



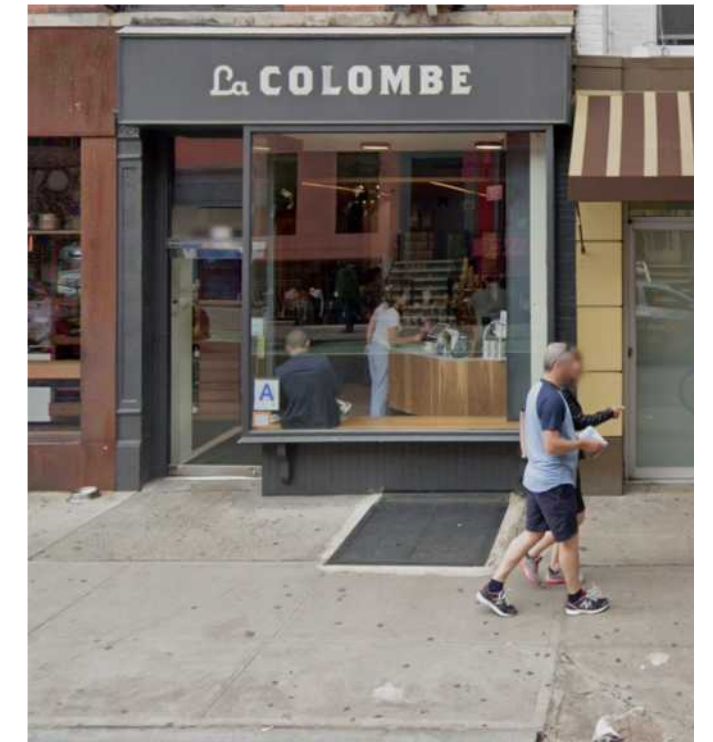
159 PRINCE STREET



179 PRINCE STREET



176 PRINCE STREET



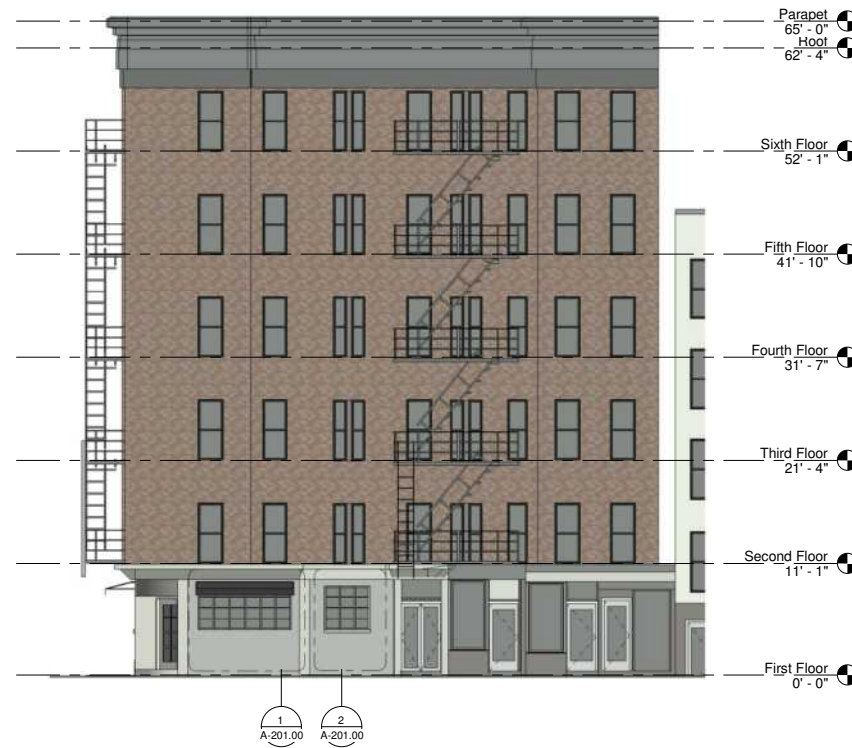
154 PRINCE STREET

PRINCE STREET



① Existing Prince St Elevation  
1/8" = 1'-0"

THOMPSON STREET



② Existing Thompson st elevation  
1/8" = 1'-0"



③ Prince St Proposed Building Elevation  
1/8" = 1'-0"

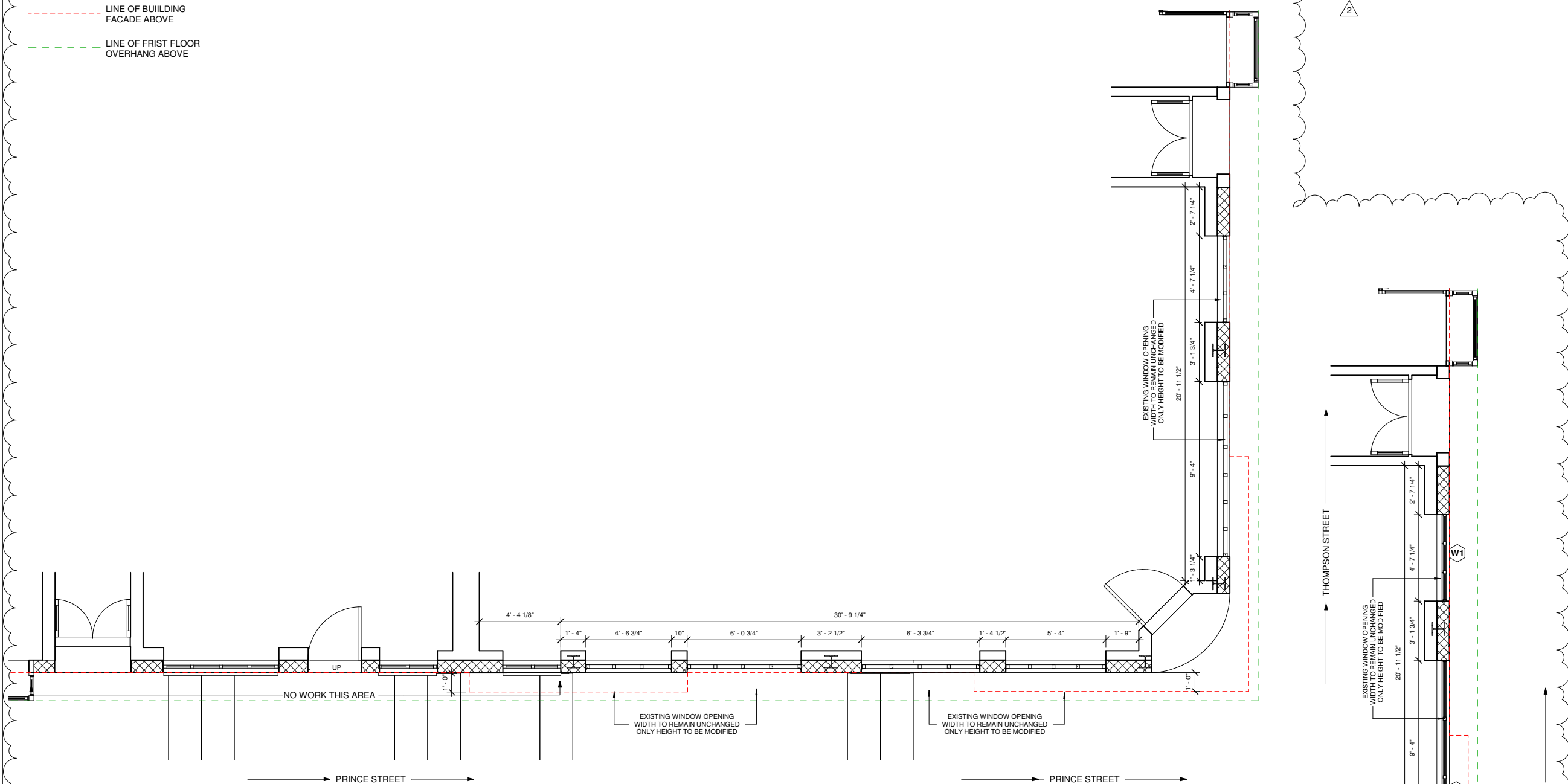


④ Thompson St Proposed Building Elevation  
1/8" = 1'-0"

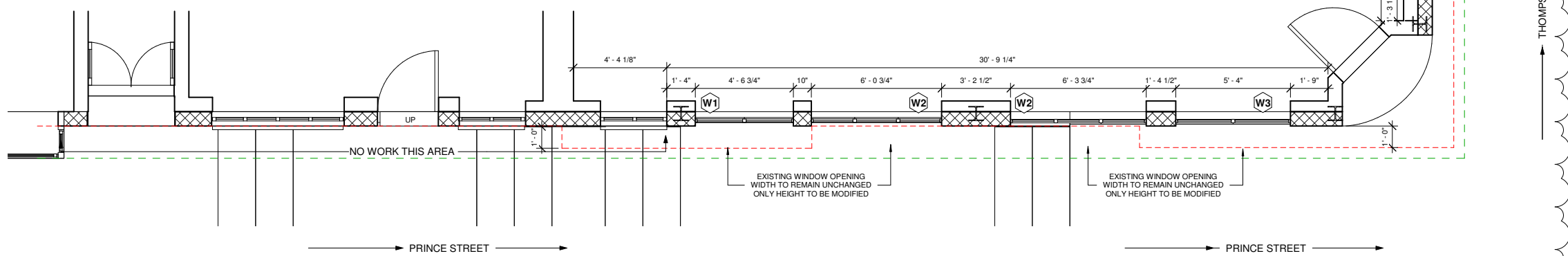
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KEY LEGEND

- LINE OF BUILDING FACADE ABOVE
- LINE OF FRIST FLOOR OVERHANG ABOVE



1 First Floor Proposed Plan Copy 1  
3/8" = 1'-0"

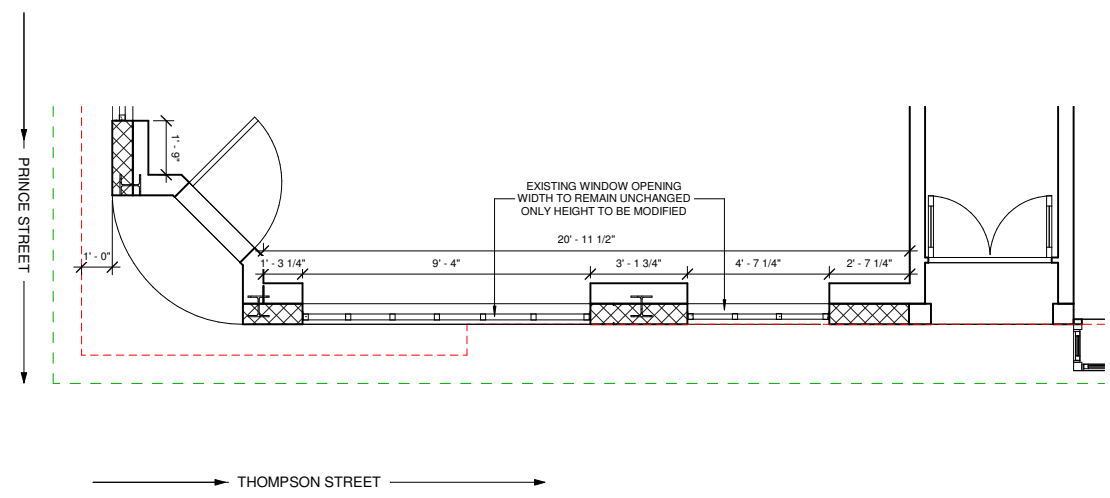


2 First Floor Proposed Plan  
3/8" = 1'-0"

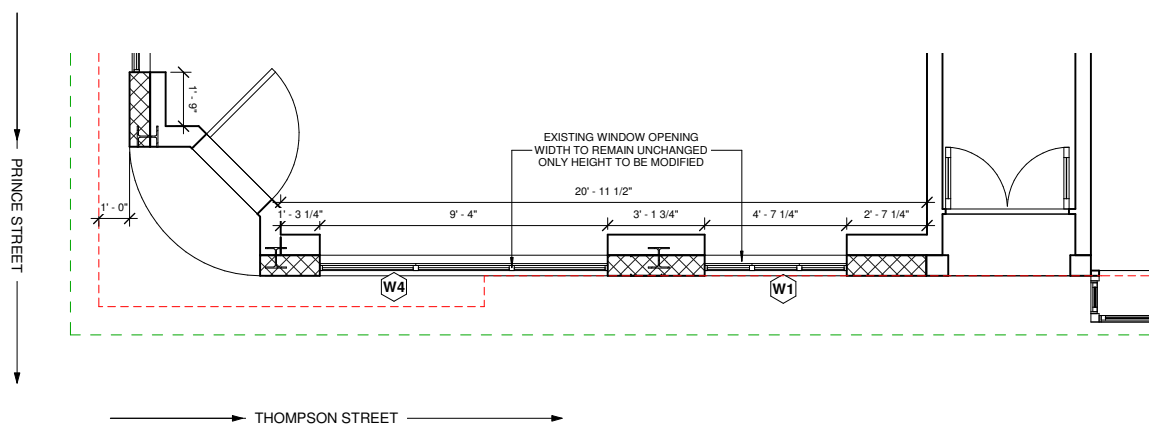
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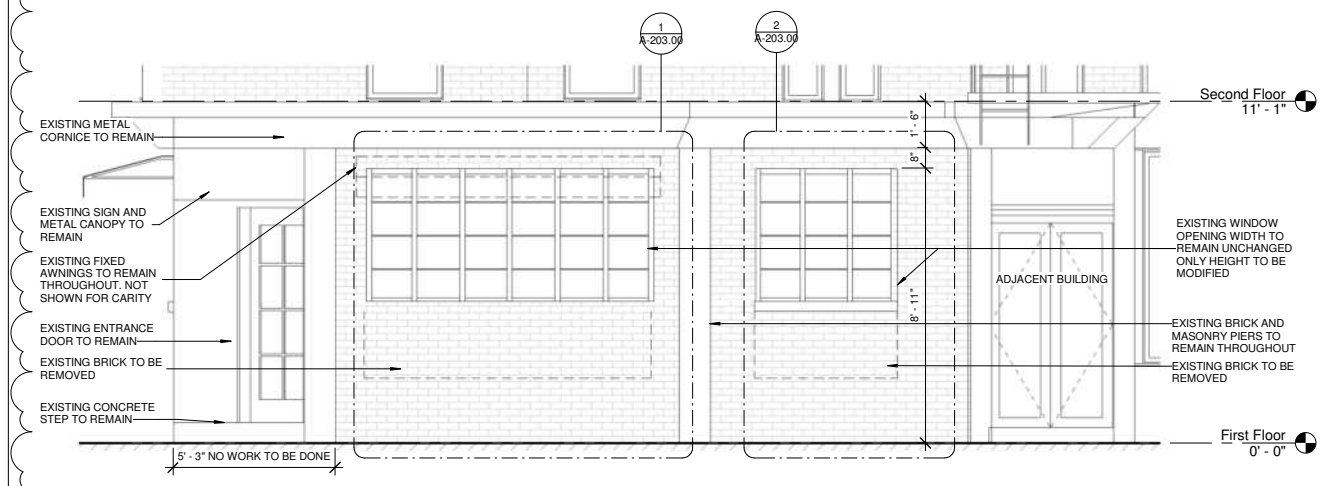




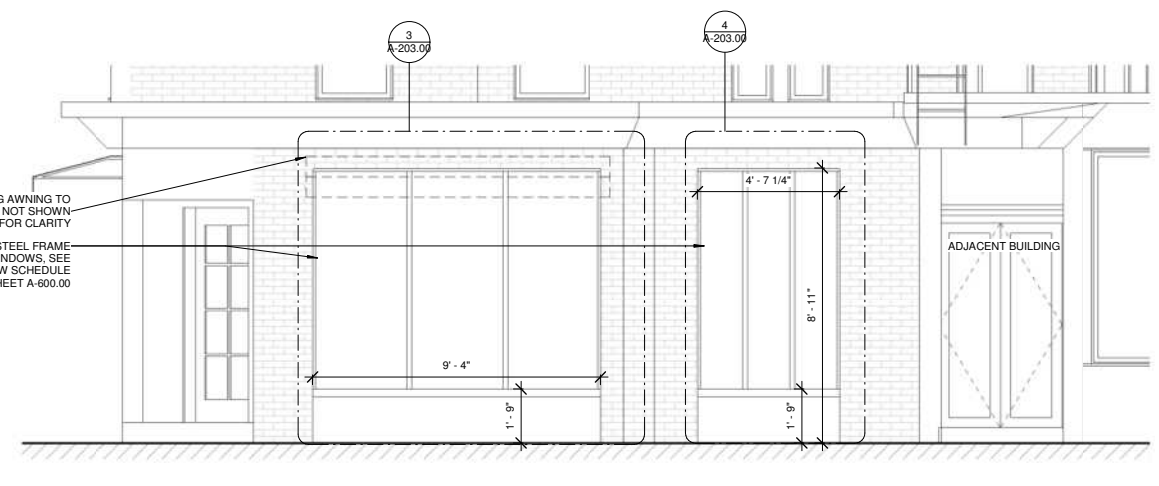
1 Thompson St Existing Plan  
3/8"=1'-0"



2 Thompson St Existing Plan  
3/8"=1'-0"





3 Thompson St Existing Elevation  
3/8" = 1'-0"





4 Thompson St Proposed Elevation  
3/8" = 1'-0"

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**LEGEND**

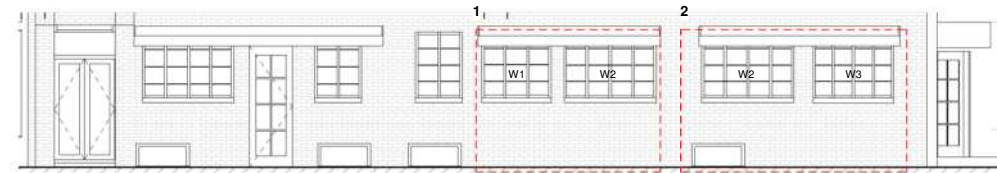
-  EXISTING TO BE DEMOLISHED
-  EXISTING EXTERIOR MASONRY BRICK WALL TO REMAIN

**COLOR SWATCHES**

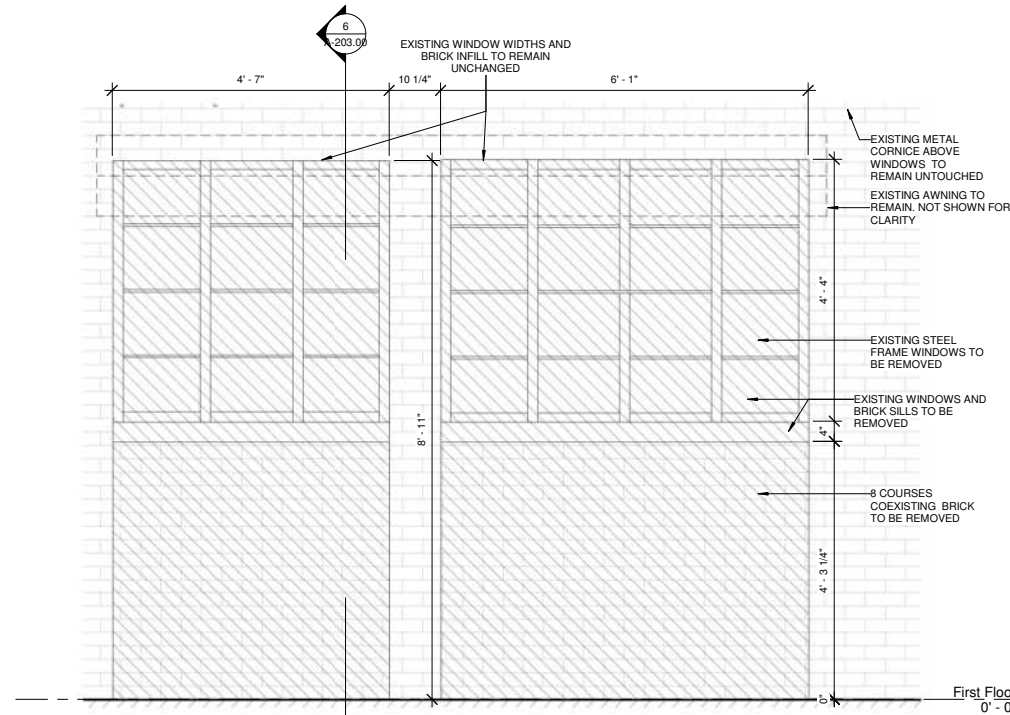
-  BN OC-127 WHITE CHOCOLATE BY BENJAMIN MOORE (EXISTING BRICK PAINT)
-  CH-100 GLOUCESTER SAGE BY BENJAMIN MOOR (WINDOW SILL, MULLIONS & WINDOW FRAME)

**STOREFRONT NOTES**

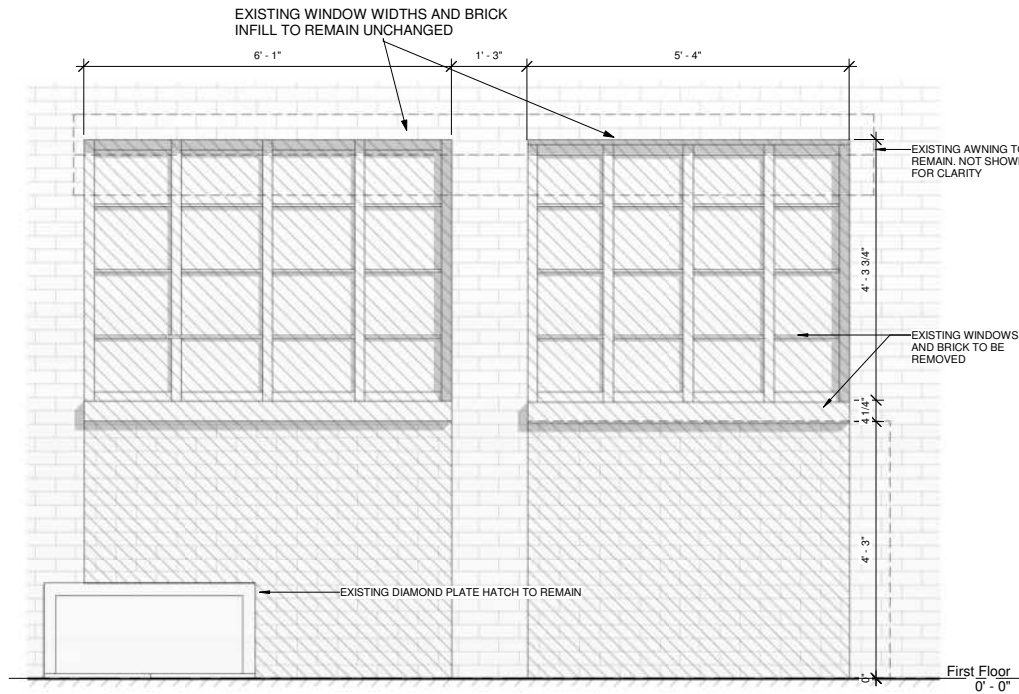
- NO SIGNIFICANT HISTORIC FABRIC WILL BE REMOVED
- STOREFRONT OPENINGS ARE NOT MODIFIED IN WIDTH, THEY ARE ONLY ENLARGED BELOW TO CREATE BAY WINDOWS SIMILAR TO THE ORIGINAL ONES AND SIMILAR TO MANY WINDOWS IN NEIGHBORING BUILDINGS.
- PROPORTIONS, CONFIGURATION, DETAILS, MATERIALS, AND FINISH OF THE STOREFRONT CONSISTENT WITH THE AGE AND STYLE OF WINDOWS THE BUILDING
- WE STRIVED TO REDESIGN THE STOREFRONT TO BE HARMONIOUS WITH OTHER ADJACENT STOREFRONTS.
- THE NEW OPENING FOLLOW THE SCALE AND PROPORTIONS OF HISTORIC STOREFRONTS ELSEWHERE IN THE SURROUNDING HISTORIC DISTRICT
- NEW WINDOW FRAME COLOR TO MATCH EXISTING STEEL WINDOW FRAMES, COLOR CH-100 GLOUCESTER SAGE BY BENJAMIN MOOR OR SIMILAR
- EXISTING BRICK PAINT BN OC-127 WHITE CHOCOLATE BY BENJAMIN MOORE - NEW WINDOW SILL, MULLIONS & WINDOW FRAME COLOR CH-100 GLOUCESTER SAGE BY BENJAMIN MOOR



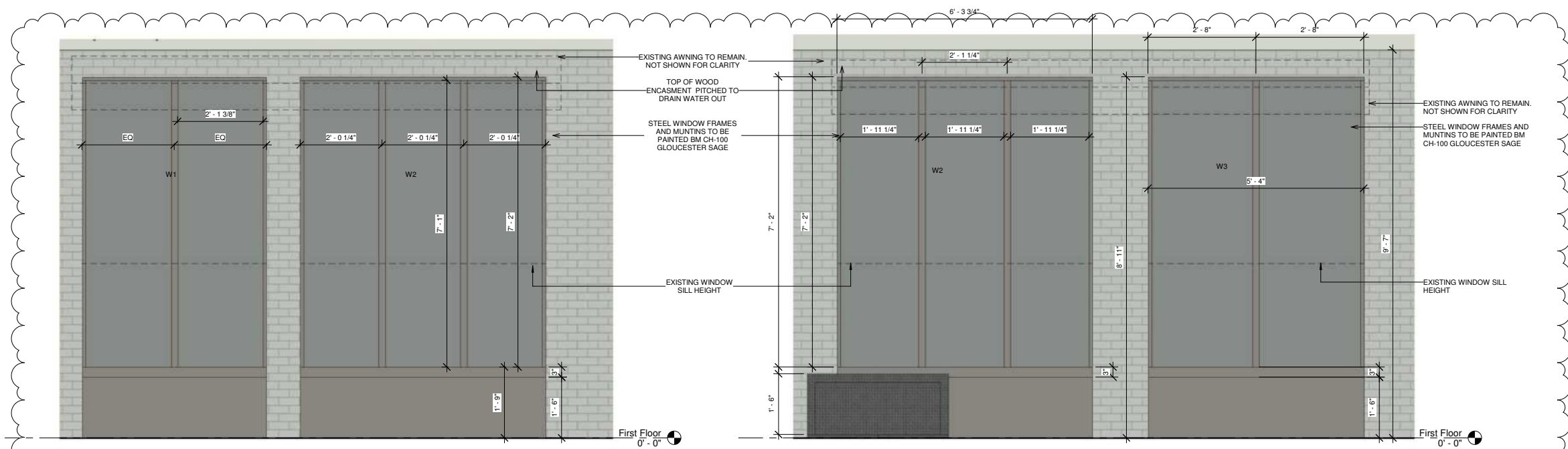
5 Prince St Existing KEY Elevation  
3/16" = 1'-0"



1 Prince St Existing Elevation W1 & W2  
3/4" = 1'-0"



2 Prince St Existing Elevation W2 & W3  
3/4" = 1'-0"





3 Prince St Proposed Elevation W1 & W2  
3/4" = 1'-0"



4 Prince St Proposed Elevation W2 & W3  
3/4" = 1'-0"

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**LEGEND**

-  EXISTING TO BE DEMOLISHED
-  EXISTING EXTERIOR MASONRY BRICK WALL TO REMAIN

**COLOR SWATCHES**

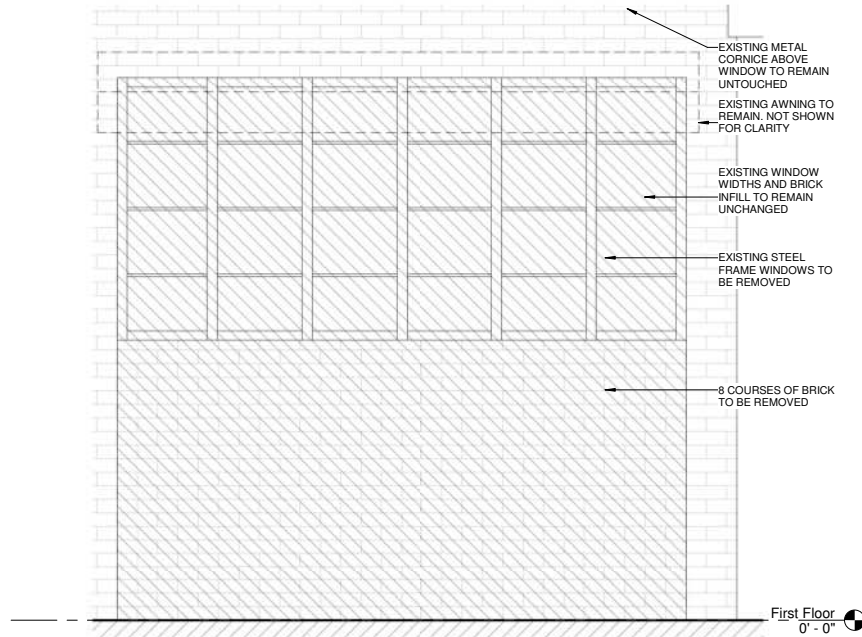
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**STOREFRONT NOTES**

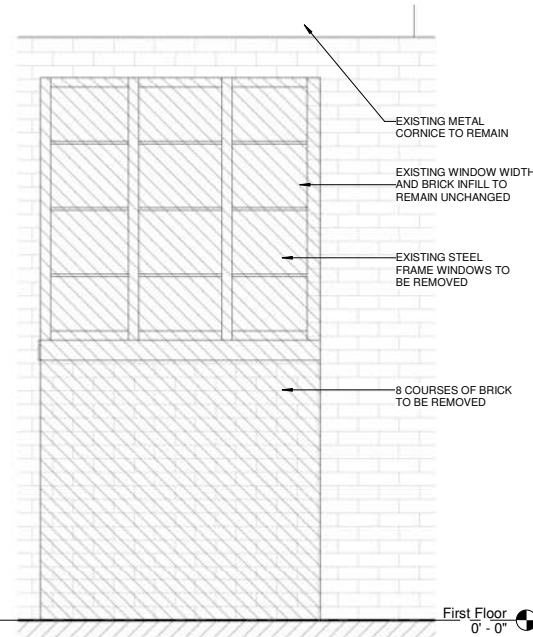
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- NO CHANGE TO THE BUILDING'S BAY RHYTHM
- PROPORTIONS, CONFIGURATION, DETAILS, MATERIALS, AND FINISH OF THE STOREFRONT CONSIST WITH THE AGE AND STYLE OF THE BUILDING
- WE STRIVED TO RE DESIGN THE STOREFRONT TO BE HARMONIOUS WITH OTHER ADJACENT STOREFRONTS.
- THE NEW OPENING FOLLOW THE SCALE AND PROPORTIONS OF HISTORIC STOREFRONTS ELSEWHERE IN THE SURROUNDING HISTORIC DISTRICT
- NEW WINDOW FRAME COLOR TO MATCH EXISTING STEEL WINDOW FRAMES, COLOR SW 2850 CHELSEA GRAY BY SHERWIN WILLIAMS OR SIMILAR
- EXISTING BRICK PAINT BN OC-127 WHITE CHOCOLATE BY BENJAMIN MOORE. NEW WINDOW SILL, MULLIONS & WINDOW FRAME COLOR CH-100 GLOUCESTER SAGE BY BENJAMIN MOOR



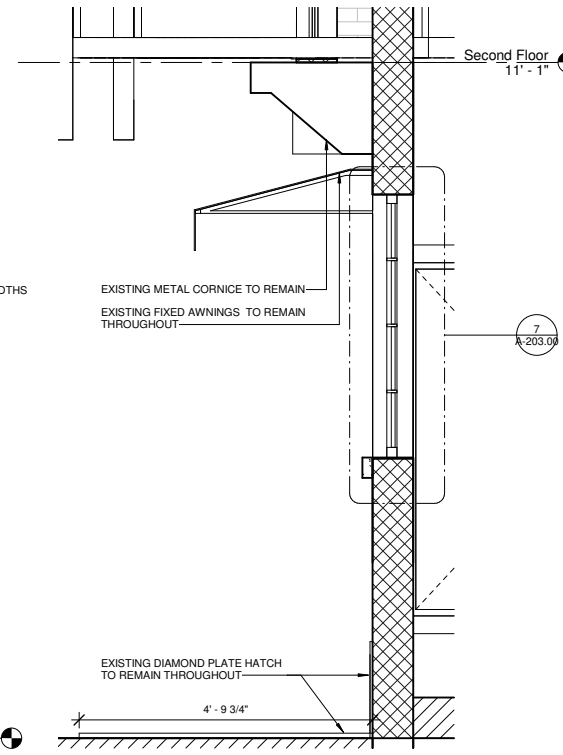
⑤ Thompson St Existing KEY Elevation  
3/16" = 1'-0"



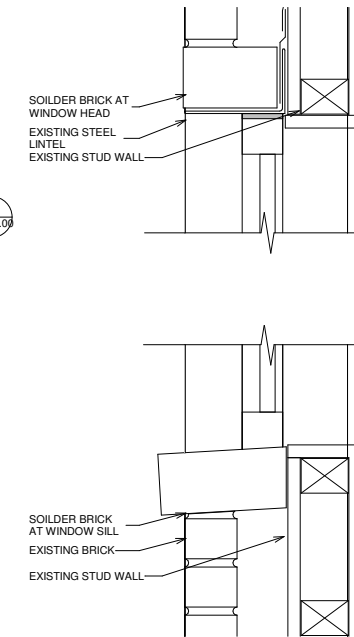
① Thompson St Existing Elevation - W4  
3/4" = 1'-0"



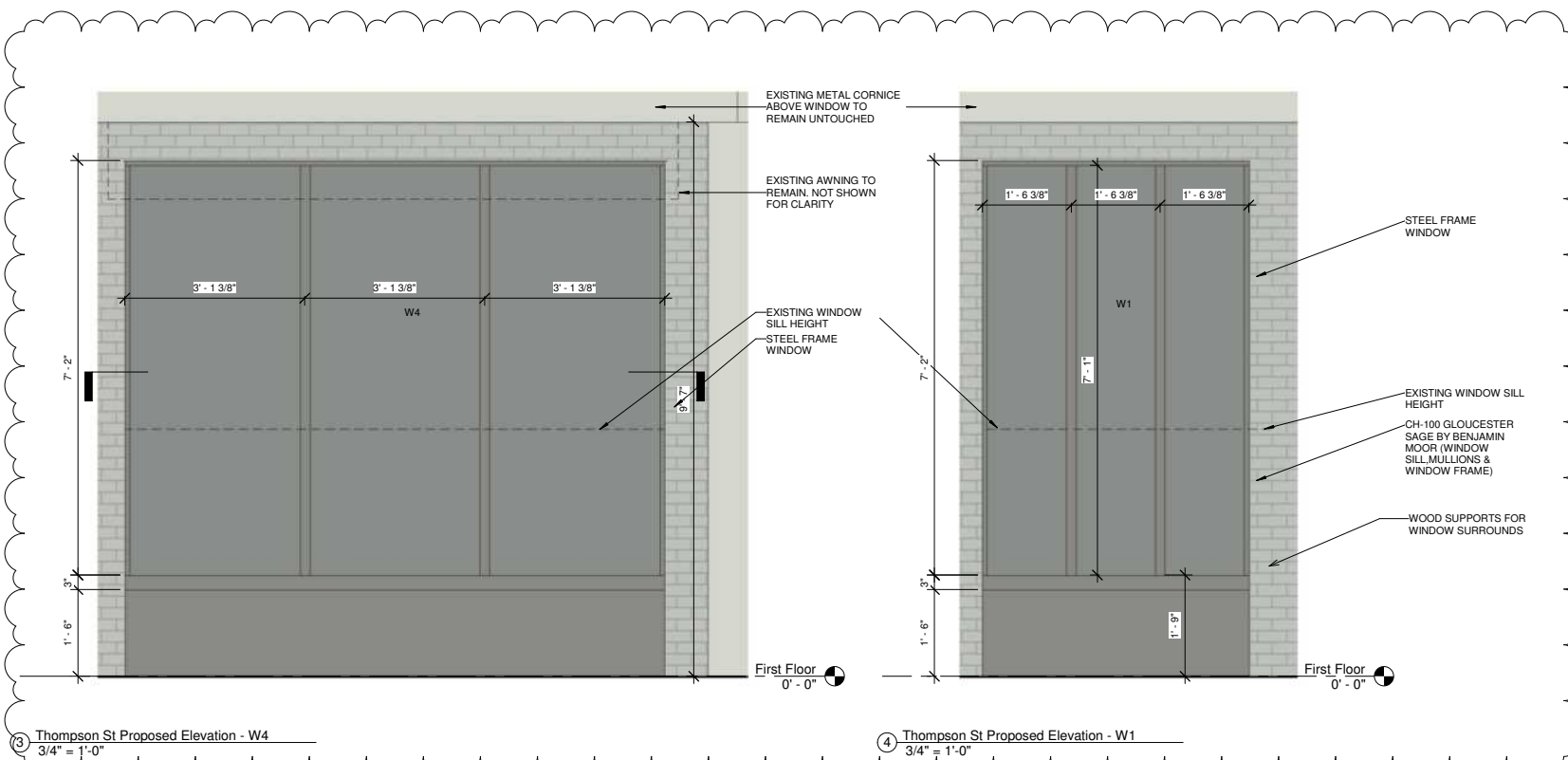
② Thompson St Existing Elevation - W1  
3/4" = 1'-0"



⑥ Existing Window Section  
3/4" = 1'-0"



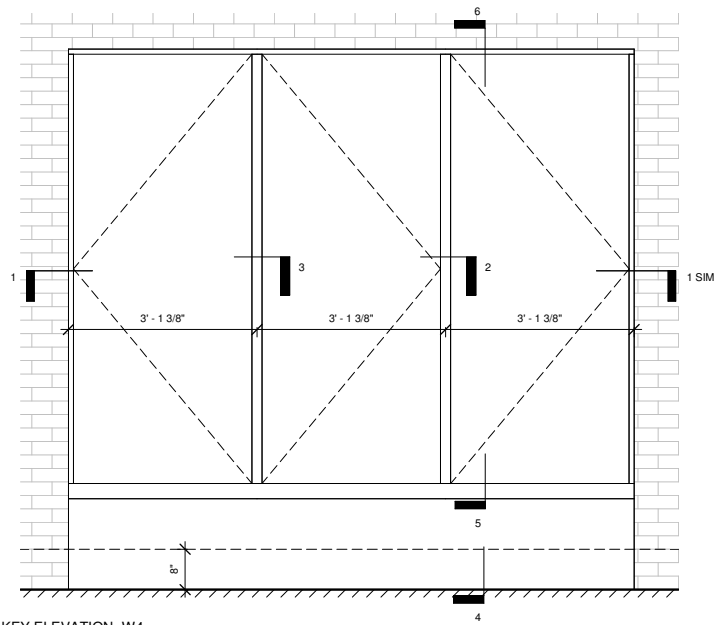
⑦ Existing Window Section - Callout 1  
3" = 1'-0"



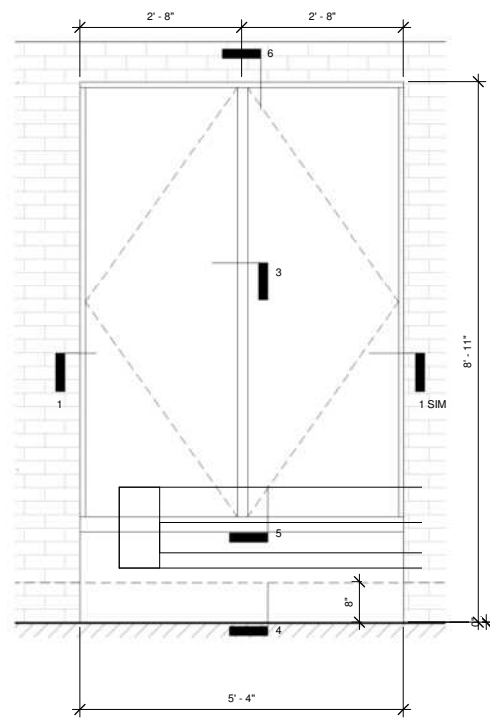
③ Thompson St Proposed Elevation - W4  
3/4" = 1'-0"

④ Thompson St Proposed Elevation - W1  
3/4" = 1'-0"

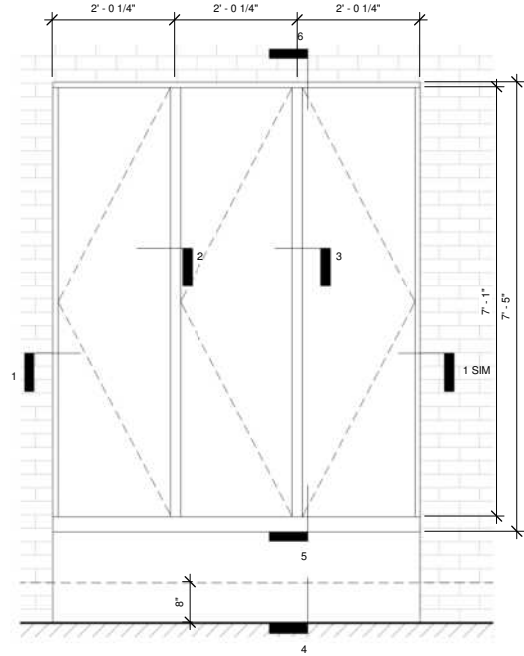
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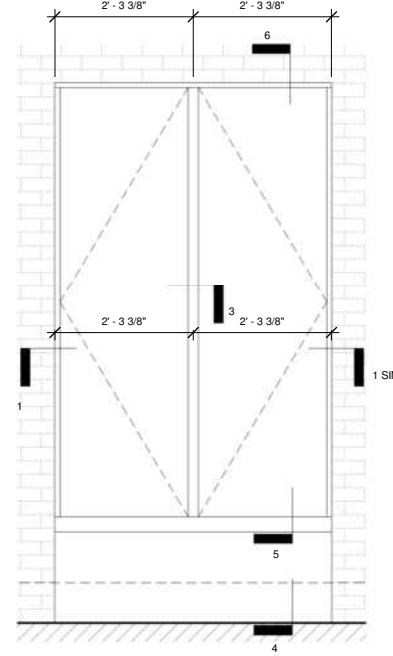
KEY ELEVATION-W4



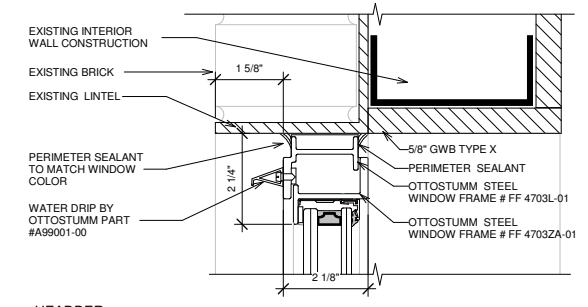
ELEVATION-W3



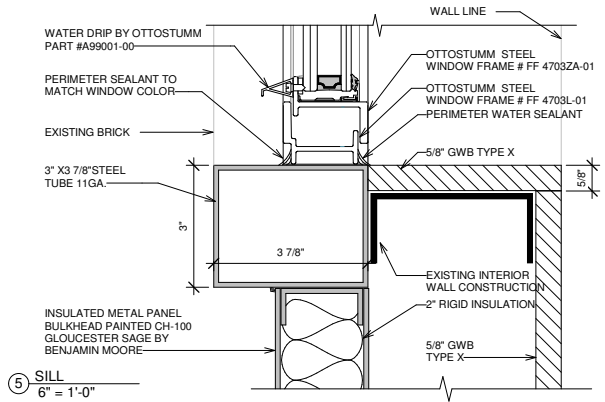
ELEVATION-W2



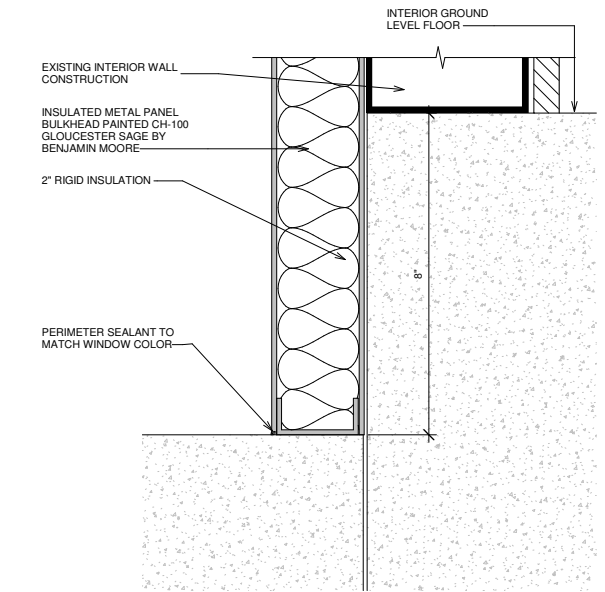
ELEVATION-W1



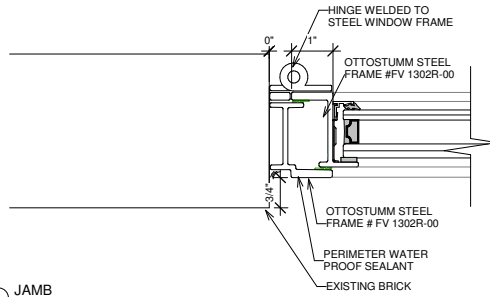
7 HEADER  
6" = 1'-0"



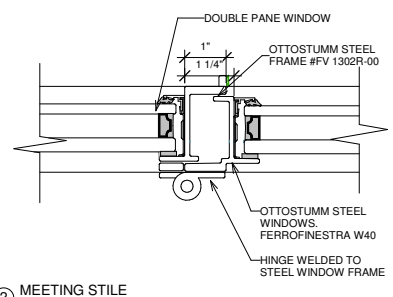
5 SILL  
6" = 1'-0"



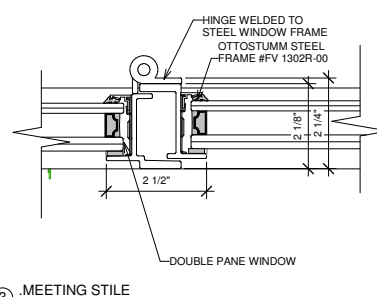
6 STEEL MUNTIN  
6" = 1'-0"



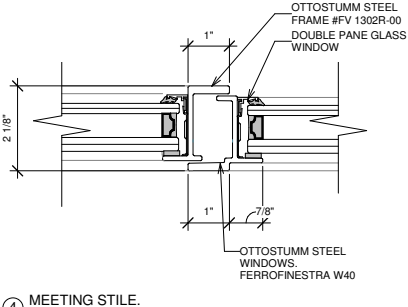
1 JAMB  
6" = 1'-0"



2 MEETING STILE  
6" = 1'-0"



3 MEETING STILE  
6" = 1'-0"



4 MEETING STILE  
6" = 1'-0"

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WINDOW SCHEDULE

<p>COUNT: 2 MODEL: HOT ROLLED STEEL ID: <b>W1</b></p>	<p>COUNT: 2 MODEL: HOT ROLLED STEEL ID: <b>W2</b></p>	<p>COUNT: 1 MODEL: HOT ROLLED STEEL ID: <b>W3</b></p>	<p>COUNT: 1 MODEL: HOT ROLLED STEEL ID: <b>W4</b></p>
<p>TYPE: STEEL OPERABLE INSULATED GLASS AREA: 31.14 SF</p>	<p>TYPE: STEEL OPERABLE INSULATED GLASS AREA: 41.76 SF</p>	<p>TYPE: STEEL OPERABLE INSULATED GLASS AREA: 36.60 SF</p>	<p>TYPE: STEEL OPERABLE INSULATED GLASS AREA: 64.93 SF</p>
<p>LOCAT.: 1ST FLOOR, PRINCE ST FACADE &amp; THOMPSON ST FACADE</p>		<p>LOCAT.: 1ST FLOOR, PRINCE ST FACADE</p>	
<p>MATERIAL: FRAME: STEEL GLAZING: TRIPLE PANE (3/16", 3/16", 1/8") LOW E, 1/2" AIR SPACE W/ ARGON FINISH: CH-100 GLOUCESTER SAGE BY BENJAMIN MOOR HARDWARE: STAINLESS STEEL, BRUSHED</p>		<p>MATERIAL: FRAME: STEEL GLAZING: TRIPLE PANE (3/16", 3/16", 1/8") LOW E, 1/2" AIR SPACE W/ ARGON FINISH: CH-100 GLOUCESTER SAGE BY BENJAMIN MOOR HARDWARE: STAINLESS STEEL, BRUSHED</p>	
<p>SPECS: U= 0.45 SHGC= 0.4 VT= 0.22 CONDENSATION RESIS.= 47 AIR= 0.2 CFM/SF RWB= 48DB PF= A/B (12'/ 65"=0.184)</p>		<p>SPECS: U= 0.45 SHGC= 0.4 VT= 0.22 CONDENSATION RESIS.= 47 AIR= 0.2 CFM/SF RWB= 48DB PF= A/B (12'/ 65"=0.184)</p>	
<p>NOTES:</p>		<p>NOTES:</p>	

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PRINCE STREET PROPOSED STOREFRONT



THOMPSON STREET PROPOSED STOREFRONT