

12 WOOSTER STREET



**SUBMITTED TO
LANDMARKS PRESERVATION COMMISSION
ONE CENTRE STREET, 9TH FLOOR, NEW YORK, NY 10007
04 SEPTEMBER 2019**

**SUBMITTED BY
PRESERVATION GREEN LLC.
437 E 12TH ST
NEW YORK, NY 10009
PHILIP@PRESERVATIONGREENLLC.COM
WITH MCKAY ARCHITECTURE / DESIGN PLLC**

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BUILDING INFORMATION

12 Wooster Street, New York, NY 10013

Borough: Manhattan
Block: 229
Lot: 12
Year Altered: 1984
Lot Frontage: 27.05
Lot Depth: 100.04

PROJECT SCOPE OF WORK

This application to the NYC Landmarks Preservation Commission includes the following proposed work:

1. Heating, ventilation, and air conditioning equipment will be roof mounted to replace window AC units.
2. A Stair Bulkhead providing roof access.
3. An Elevator Bulkhead that provides an elevator access stop at the roof level and accomodates an elevator machine-less equipment room accessible for maintenance.



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HISTORY OF 12 WOOSTER STREET

SOHO - Cast Iron Historic District Designation Report

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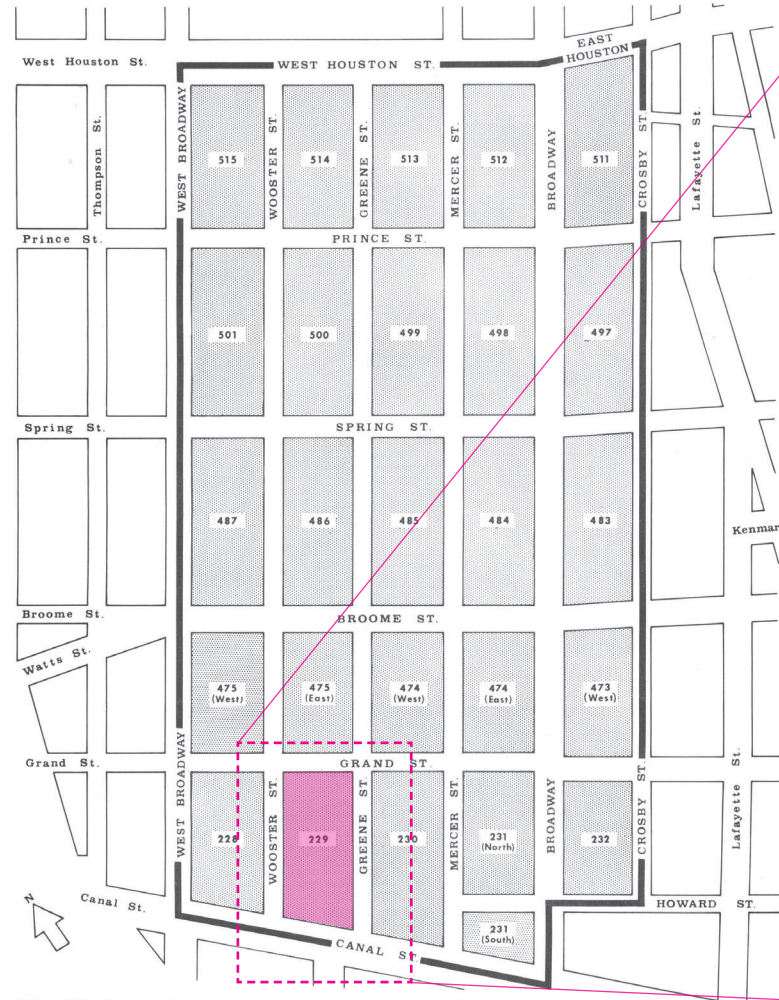
Commenced: 5/14/1883
Completed: 6/31/1884
Architect: J. B. Snook
Original Owner: C. L. Wolfe
Original Function: Manufacturing
Facade: Brick, stone, iron
5 stories, 3 bays
Comments: Iron form S.D. Ferdon Iron Works

12 Wooster Street was built in 1883 and finished in 1884. It was designed by Architect John B. Snook who designed the first Grand Central Station for Vanderbilt, as well as a number of other cast-iron building in what is now SoHo. The original business was Dubrow, manufacturer of sewing machines. The firm was later joined by Hern which stayed in busienss for 98 years until pruchased in 1981 by James Dee, founder of the 12 Wooster Street Tenants Association.

Typical of most of the similar buildings in the neighborhood, the ground floor was used to display finished products, the second floor was a machine shop where everything was manufactured. The 3rd floor was used for office space and the 4th and 5th for storage. There was a small foundry so they were able to make small sand cast iron parts. Soho of today was the garment center up through WW II. At some point Dubrow and Hern moved from manufacturing sewing machines to maintenance and repair of the machines.



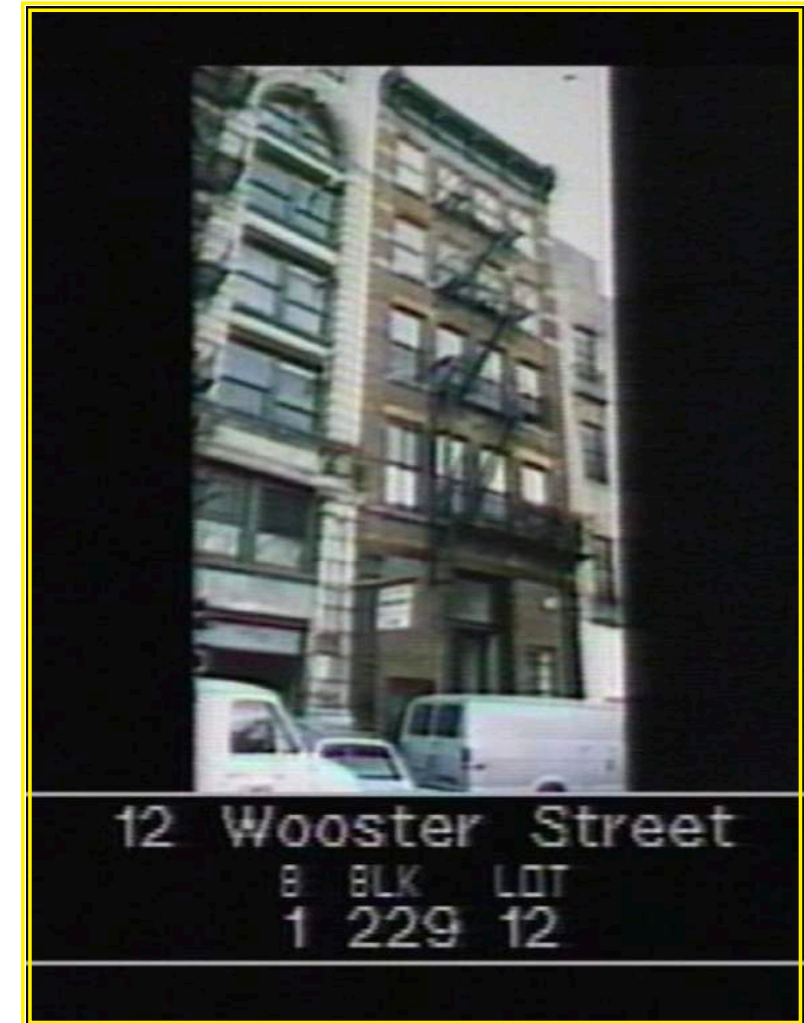
SOHO - CAST IRON HISTORIC DISTRICT MAP
MANHATTAN, NEW YORK



12 WOOSTER STREET
TAX LOT MAP



12 WOOSTER STREET
1980S TAX PHOTO



GRAND STREET

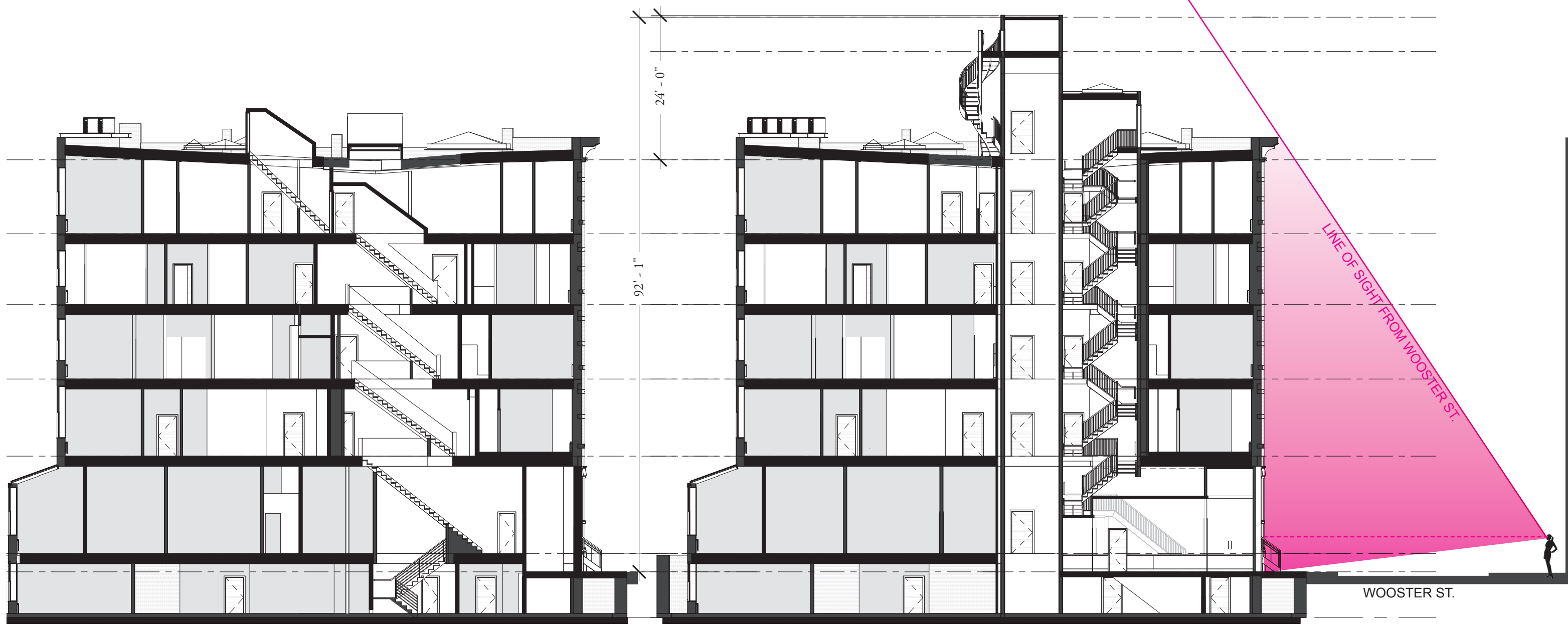


BULKHEAD NOT VISIBLE FROM WOOSTER STREET

CANAL STREET

12 WOOSTER ST.





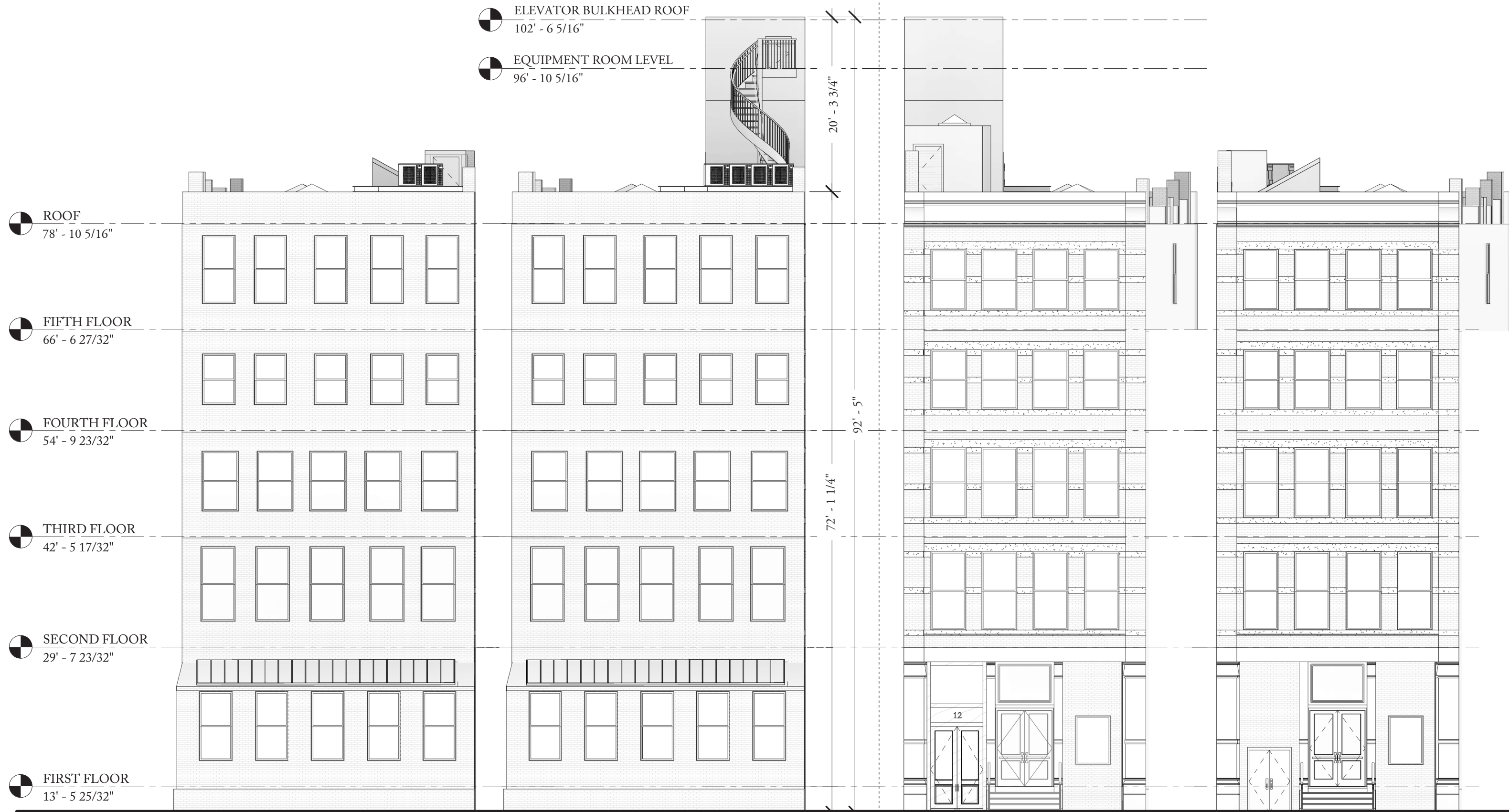
EXISTING EAST/WEST BUILDING SECTION
1/16" = 1'-0"

PROPOSED EAST/WEST BUILDING SECTION
1/16" = 1'-0"



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EXISTING & PROPOSED EAST/WEST SECTIONS



EXISTING REAR YARD ELEVATION
3/32" = 1'-0"

PROPOSED REAR YARD ELEVATION
3/32" = 1'-0"

PROPOSED STREET FRONT ELEVATION
3/32" = 1'-0"

EXISTING STREET FRONT ELEVATION
3/32" = 1'-0"



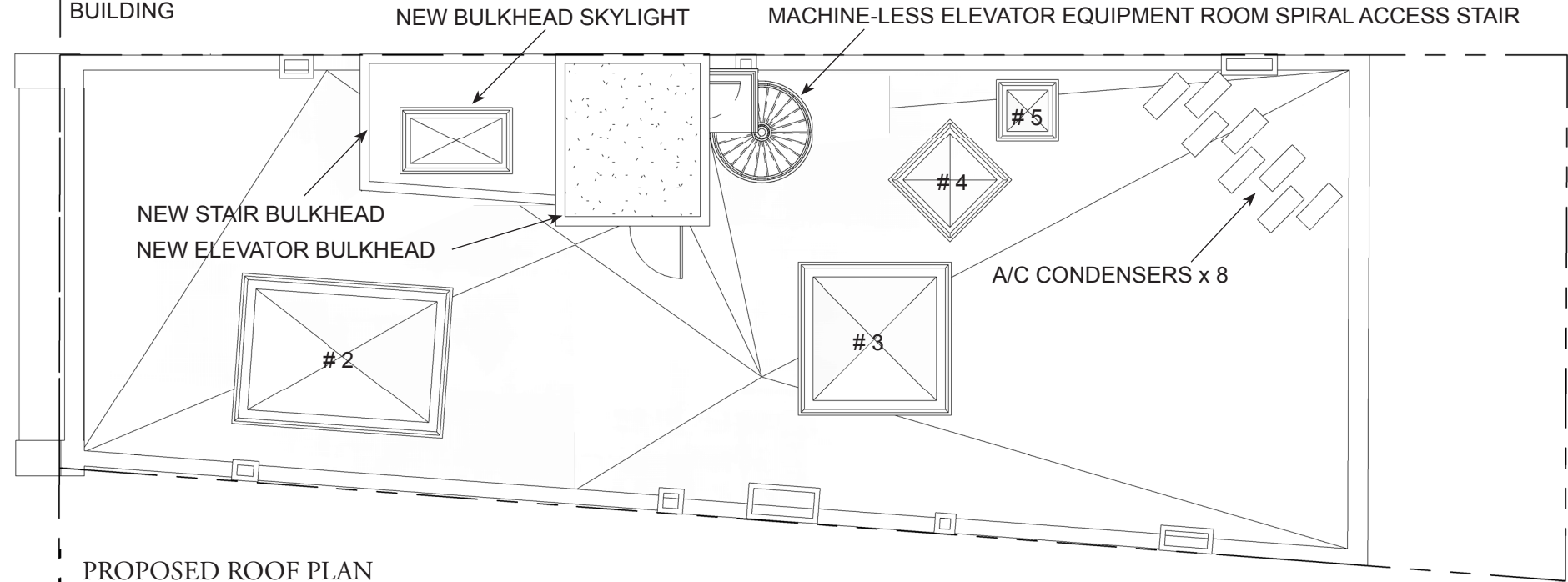
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EXISTING & PROPOSED FRONT & REAR ELEVATIONS

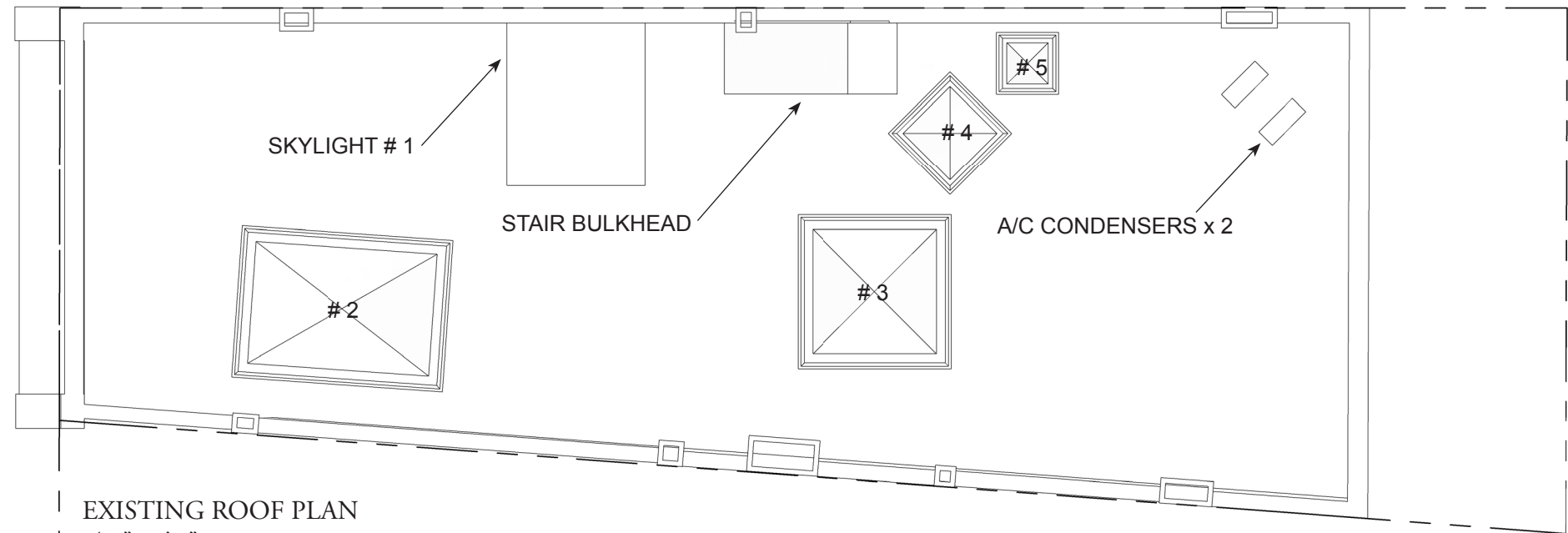
BUILDING ACROSS THE STREET

WOOSTER STREET

FRONT FACE OF BUILDING

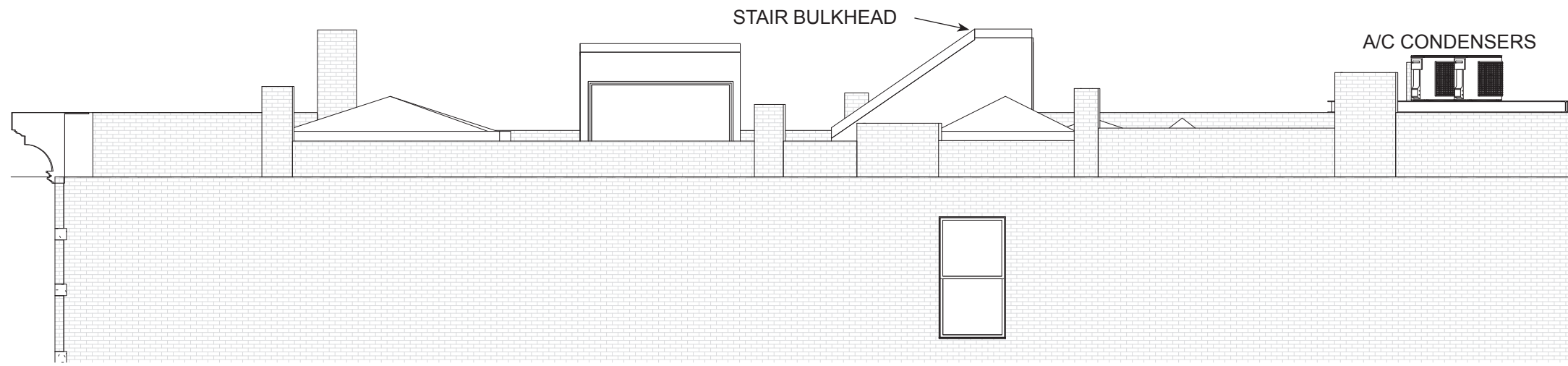


PROPOSED ROOF PLAN
3/32" = 1'-0"

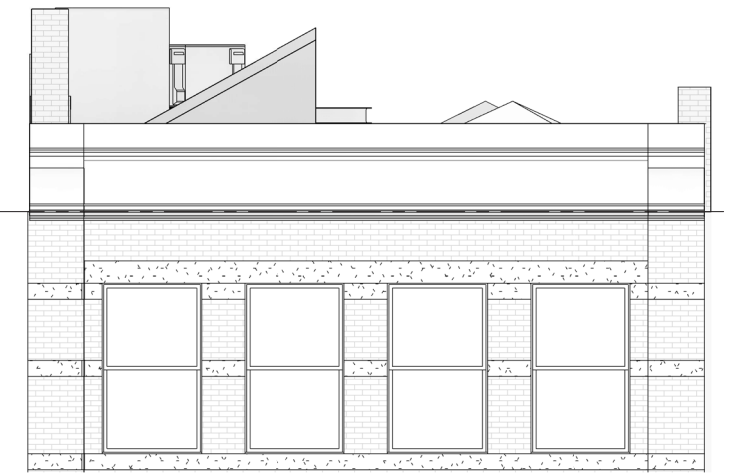


EXISTING ROOF PLAN
3/32" = 1'-0"

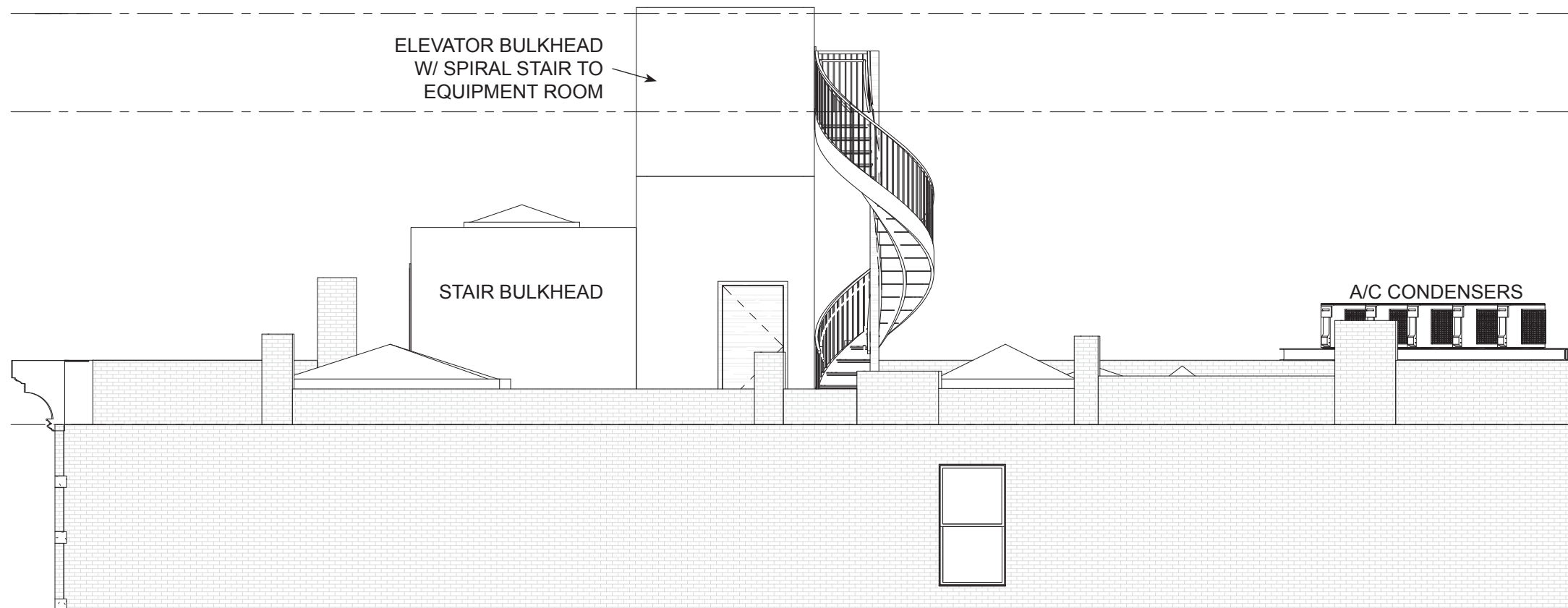




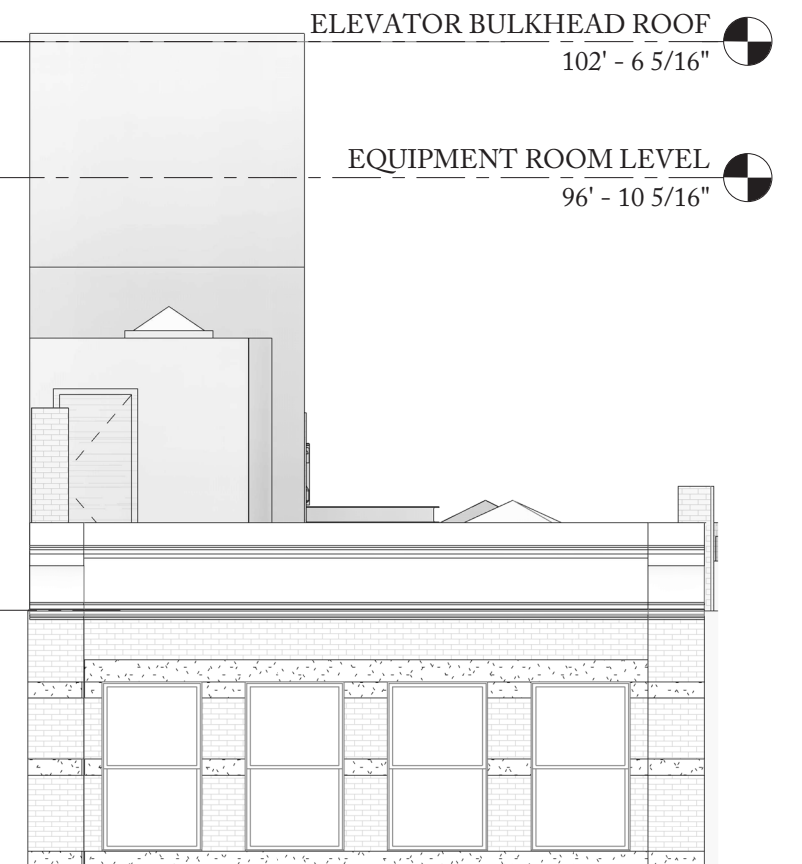
EXISTING PARTIAL ELEVATION LOOKING NORTH
1/8" = 1'-0"



EXISTING PARTIAL ELEVATION LOOKING EAST
1/8" = 1'-0"

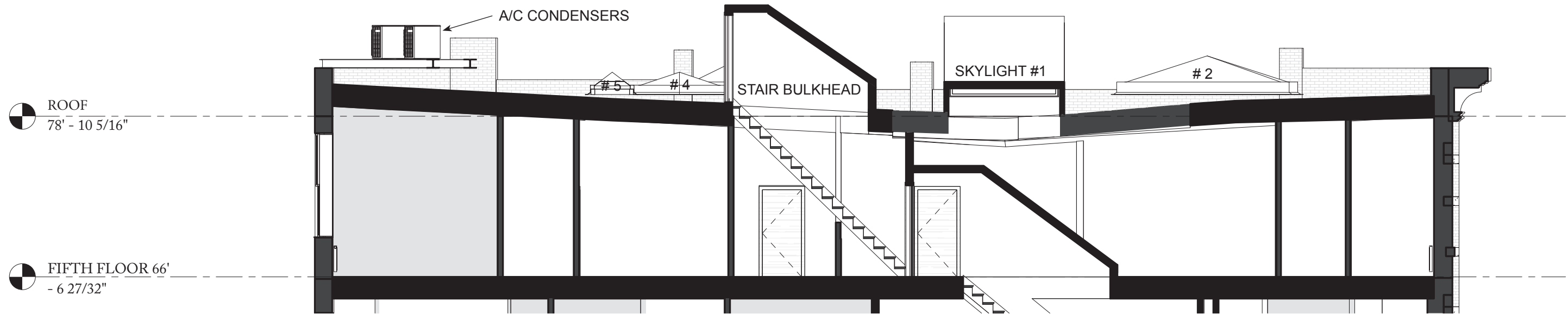


PROPOSED PARTIAL ROOF ELEVATION LOOKING NORTH
1/8" = 1'-0"

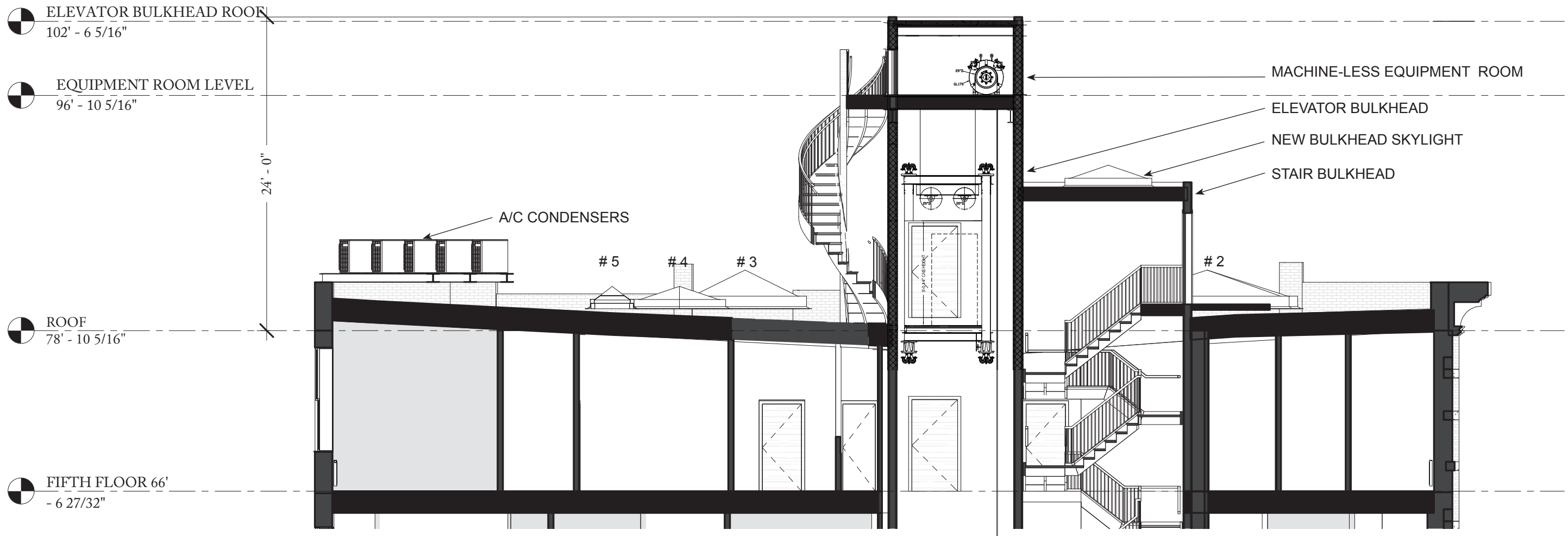


PROPOSED PARTIAL ELEVATION LOOKING EAST
1/8" = 1'-0"





EXISTING PARTIAL SECTION LOOKING SOUTH
1/8" = 1'-0"



PROPOSED PARTIAL SECTION LOOKING SOUTH
1/8" = 1'-0"





ROOF LOOKING SOUTH



SKYLIGHT #1



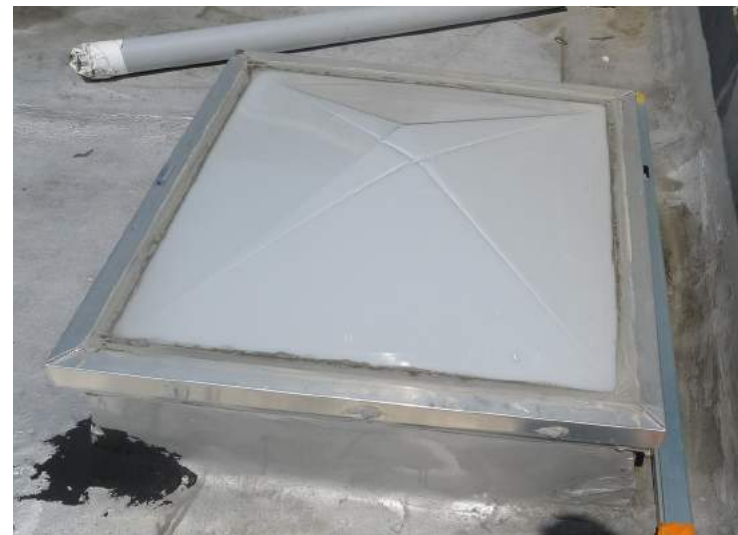
SKYLIGHT #2



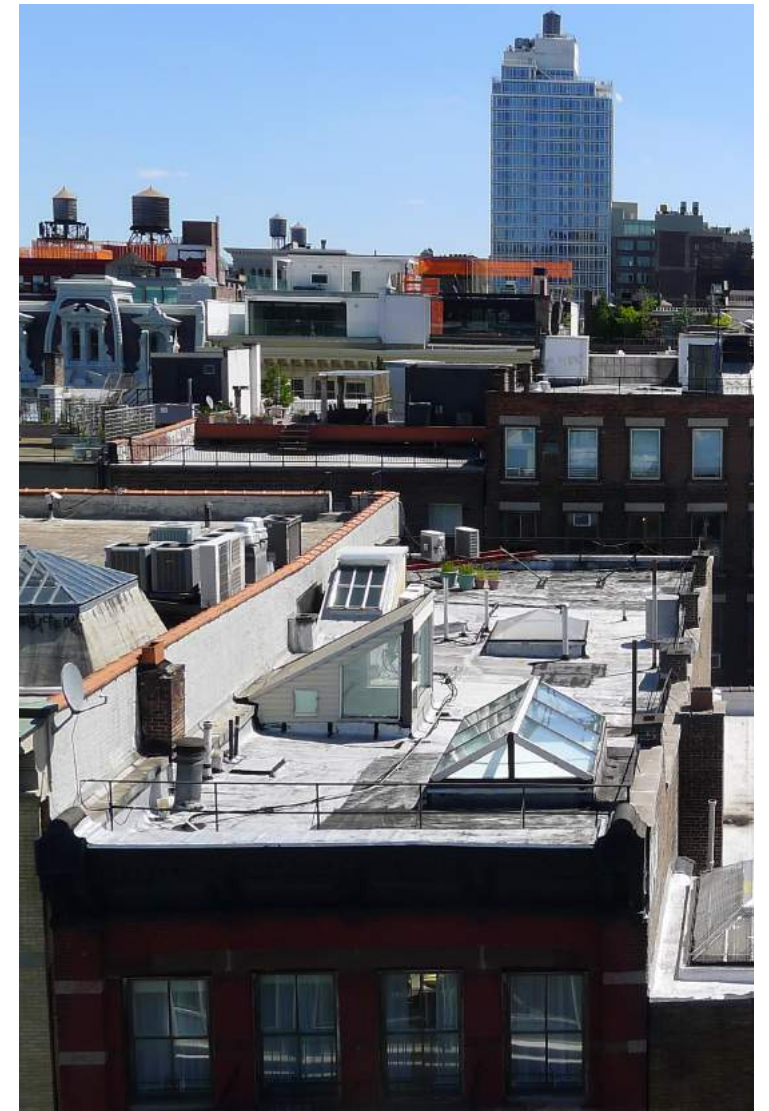
SKYLIGHT #3



SKYLIGHT #4



SKYLIGHT #5



VIEW FROM ACROSS WOOSTER STREET



EXISTING STAIR BULKHEAD



A/C CONDENSERS



CORNICE PARAPET



GOOGLE VIEW LOOKING NORTH-WEST



GOOGLE VIEW LOOKING NORTH-EAST



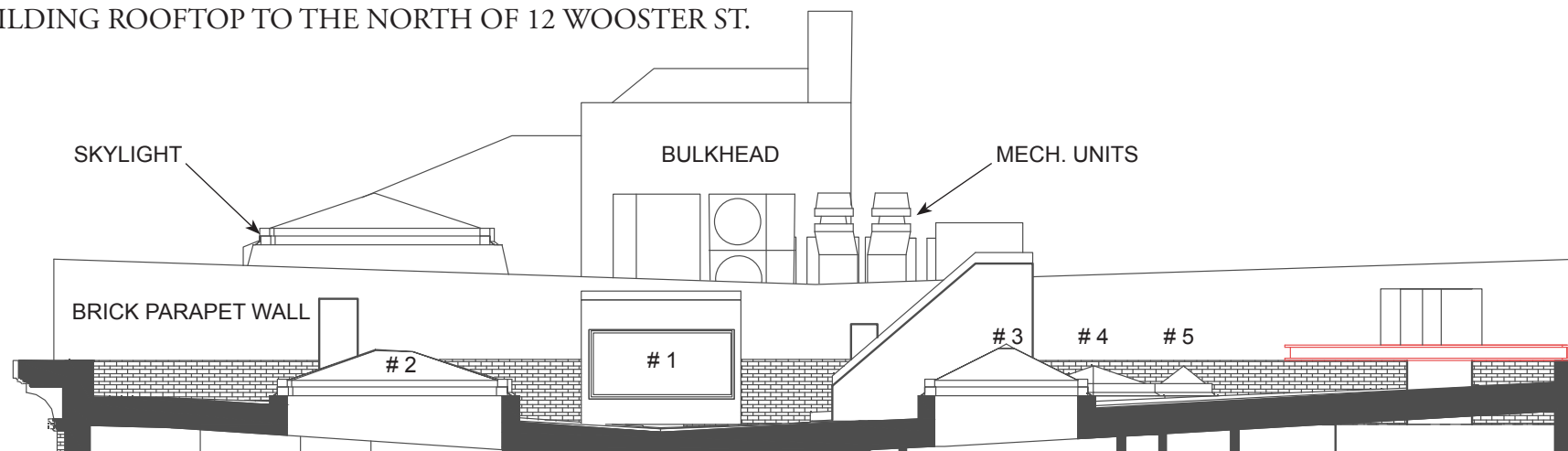
GOOGLE VIEW LOOKING NORTH-WEST



GOOGLE VIEW LOOKING NORTH-EAST



ADJACENT BUILDING ROOFTOP TO THE NORTH OF 12 WOOSTER ST.



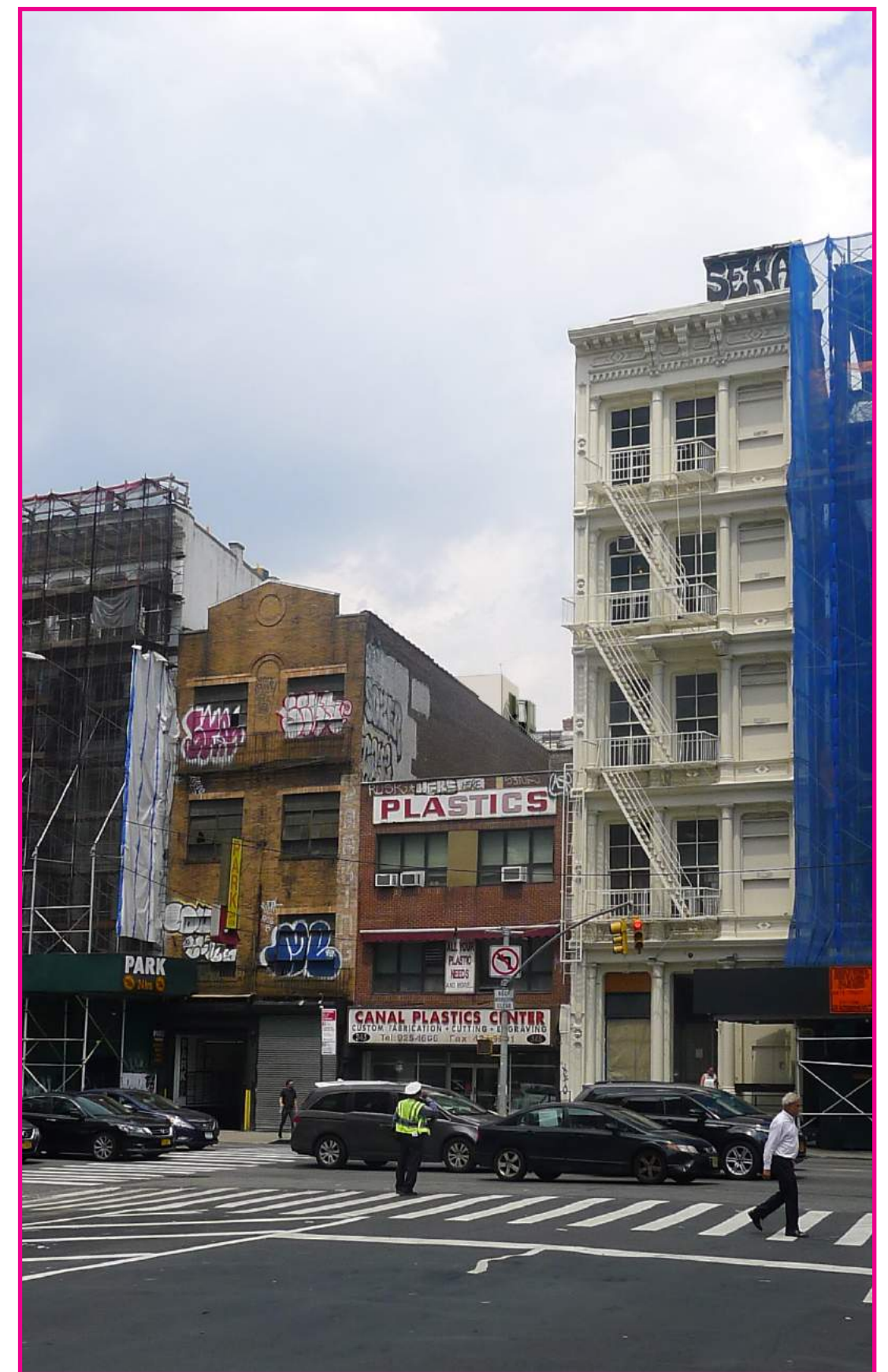
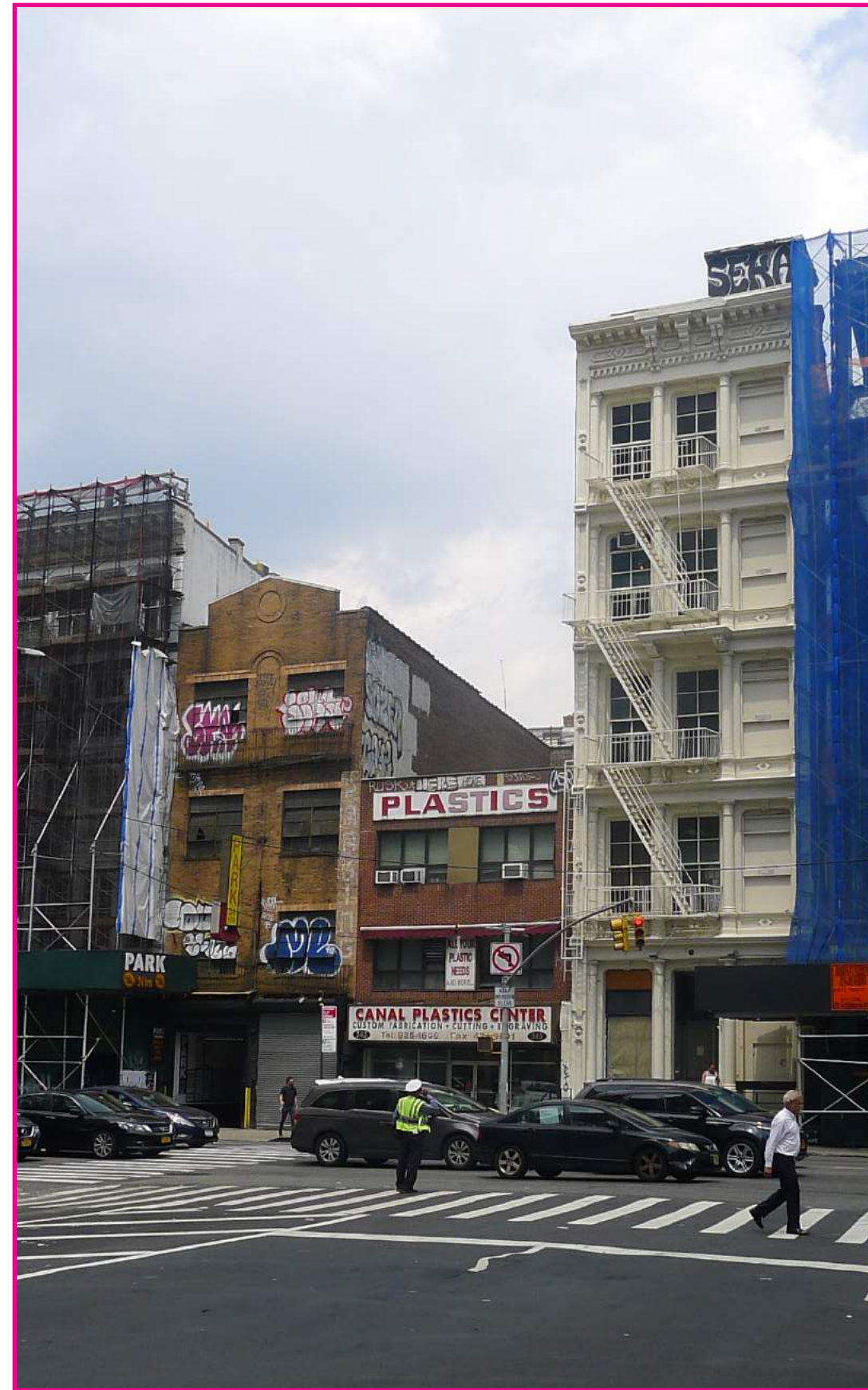
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EXISTING & PROPOSED ROOF VS. NEIGHBORING ROOF CONDITIONS

TAX LOT MAP OF SURROUNDING BLOCKS



VIEW FROM SOUTH-EAST CORNER OF LISPENARD & CHURCH STREETS



TAX LOT MAP OF SURROUNDING BLOCKS



VIEW FROM SOUTH-EAST CORNER OF WALKER & CHURCH STREETS

