

THE CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD 3
59 East 4th Street - New York, NY 10003
Phone (212) 533-5300 - Fax (212) 533-3659
www.cb3manhattan.org - info@cb3manhattan.org

Gigi Li, Board Chair

Susan Stetzer, District Manager

Dear Applicants, Lawyers, Architects, and others who represent applicants,

Community Board 3 has received notice of your Landmarks Preservation Commission application for a Certificate of Appropriateness. Your application has been placed on the agenda of the next meeting of the Landmarks Subcommittee of Community Board 3. The Landmarks Subcommittee will meet on:

Thursday, February 6 at 6:30pm
JASA/Green Residence
200 East 5th Street at Bowery

Please see text of email invite for due date and directions on how to submit the requested materials. Please bring at least 2 printouts of the plans for Committee members to review during the meeting.

Community Board 3 Landmarks Application Presentation Checklist

- Landmarks Preservation Commission Docket Number, if available
- Archival photos, if available
- Plans and elevations of proposed changes; effect on the building materials or structure
- "Before" photos and "after" renderings or images
- View of the streetscape with the building in context
- Sightlines for addition of visible structures shown from multiple points
- Mockups of rooftop additions
- Samples of all significant materials to be used in windows, doors, facades, signs, exterior lighting fixtures, and roof materials including
 - Texture
 - Color
 - Reflection
 - Transparency/opacity
- Samples of hardware (such as exterior hinges, door handles, or other exterior metal attachments)
- Samples of sign fonts
- Photographs of proof of conspicuous posting of meeting with newspaper showing date of posting at least 7 days before the meeting. (Please use the notification poster included.)

Thank you for your help and cooperation. If there are any questions, please call the office.

Sincerely,

Susan Stetzer
District Manager

ATTENTION RESIDENTS & NEIGHBORS

Nine Orchard Partners

Property Owner Name

Certificate of Appropriateness Application from the Landmarks Preservation Commission for

54 Canal Street aka 9 Orchard Street

Landmark Address

This applicant is seeking approval to

Amend the originally approved submission to include: restoration of domed spire to be GFRC & GFRP combination, increase approved roof deck height

(in compliance with ZR 74-711), modify approved balustrade design to incorporate code requirements regarding railing, add marquee at Orchard Street entrance, increasing dunnage height at roof

Brief Description of Proposed Work

**There will be an opportunity for public comment on
Thursday, February 6 at 6:30pm
JASA/Green Residence, 200 East 5th Street and Bowery**

Ronald T. Castellano, AIA, LEED AP Studio Castellano Architect P.C. phone 212.777.0706 email: info@scnyc.net

Applicant Contact Information

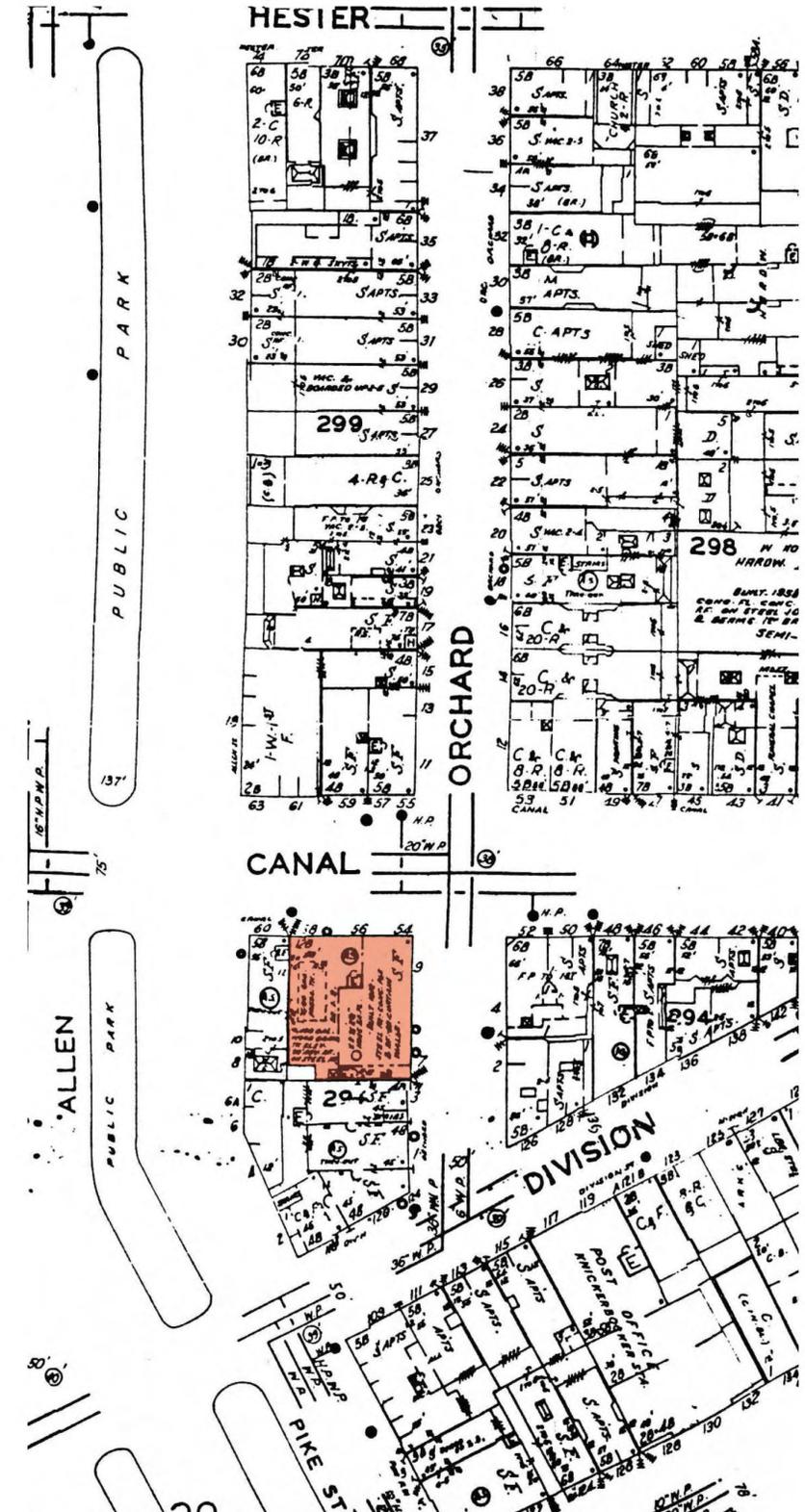
**At COMMUNITY BOARD 3
Landmarks Subcommittee Meeting
info@cb3manhattan.org - www.cb3manhattan.org**



Photograph of North East Corner c. 1931



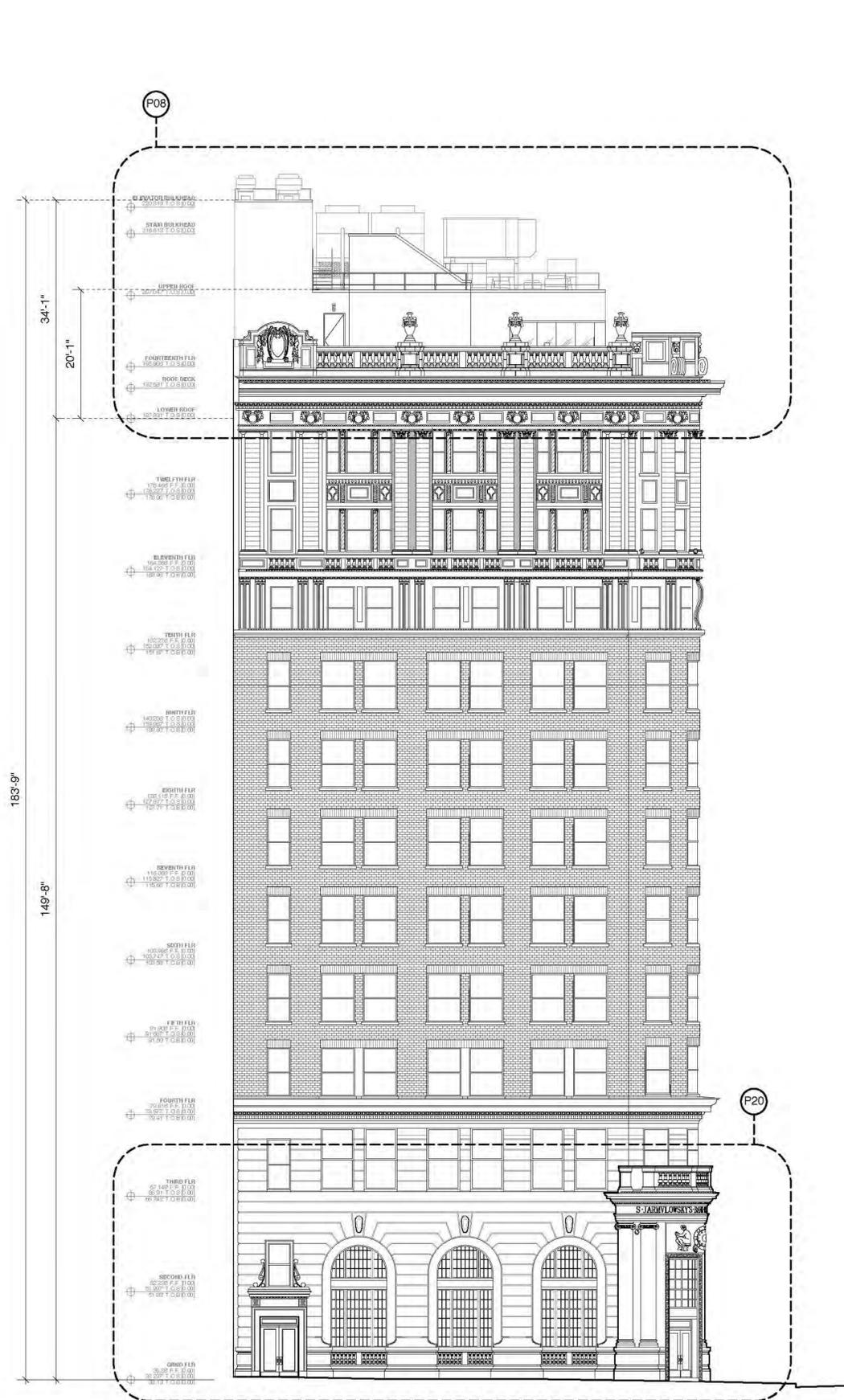
Photograph of North East Corner c. 2012



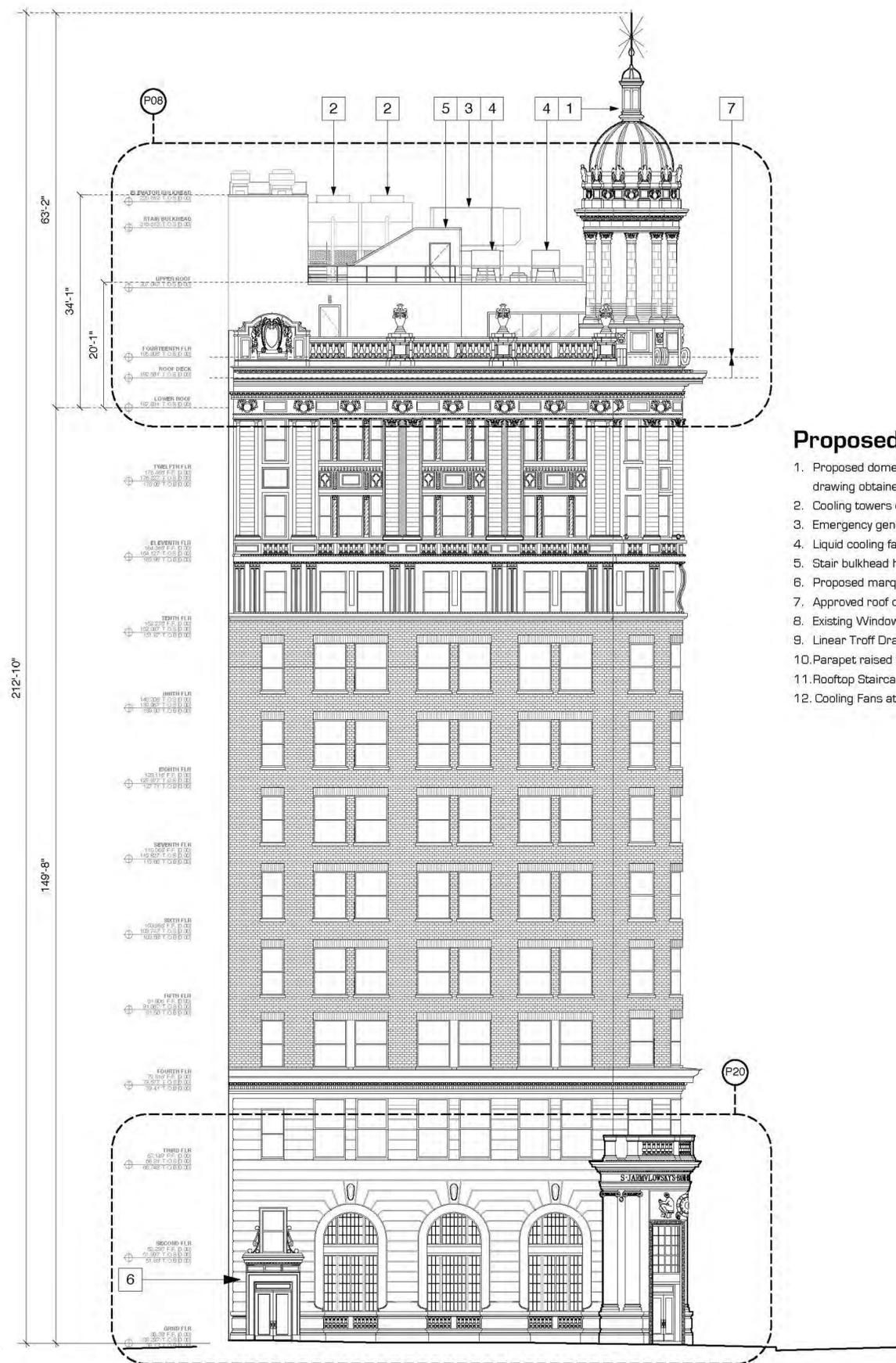
Map of Project Location - Not to Scale

Jarmulowsky Bank Building

Historic Restoration and Preservation - Amendments



APPROVED NORTH ELEVATION
scale: 3/32" = 1'-0"



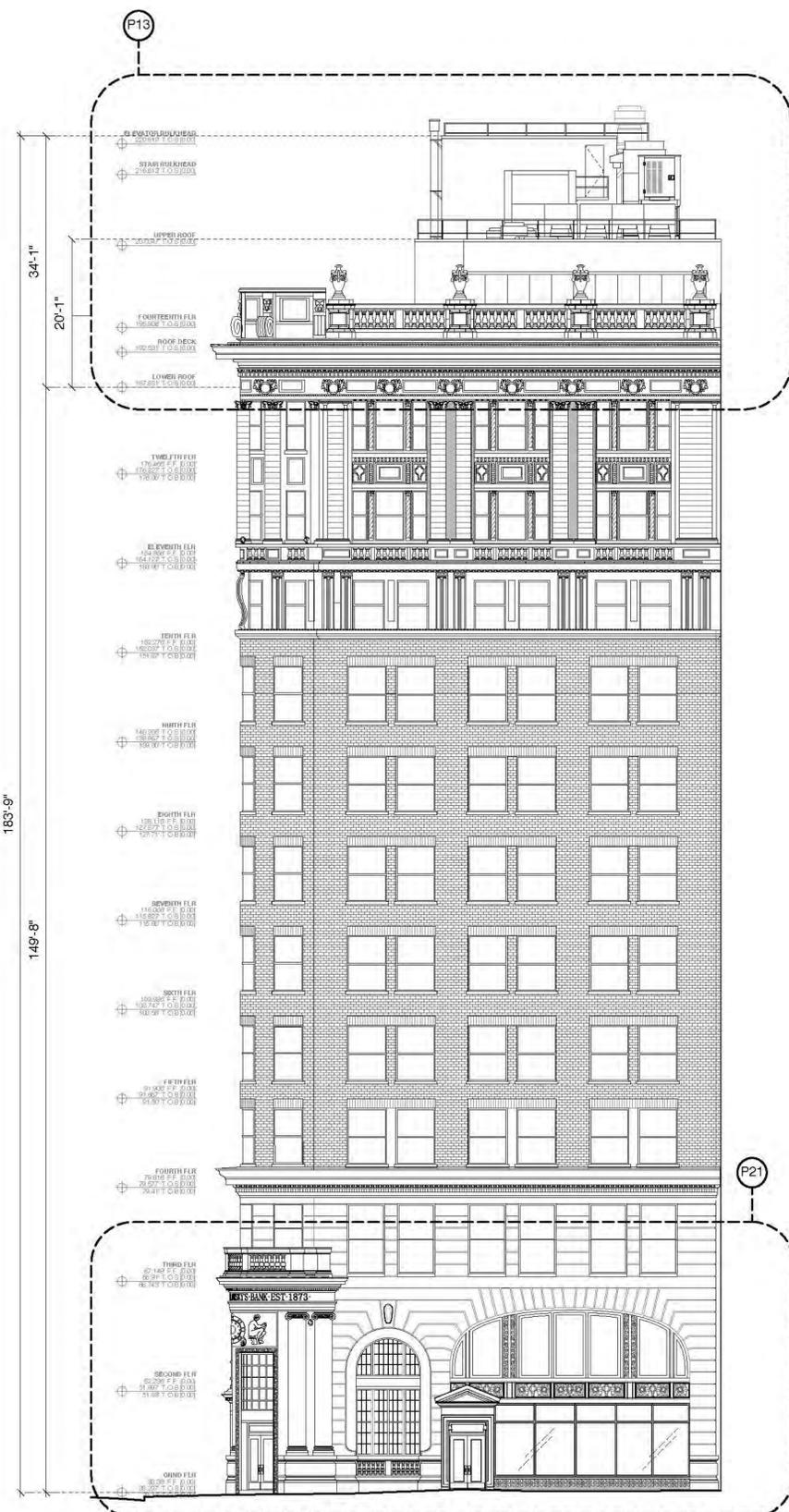
NORTH ELEVATION AMENDMENTS
scale: 3/32" = 1'-0"

Proposed Amendments

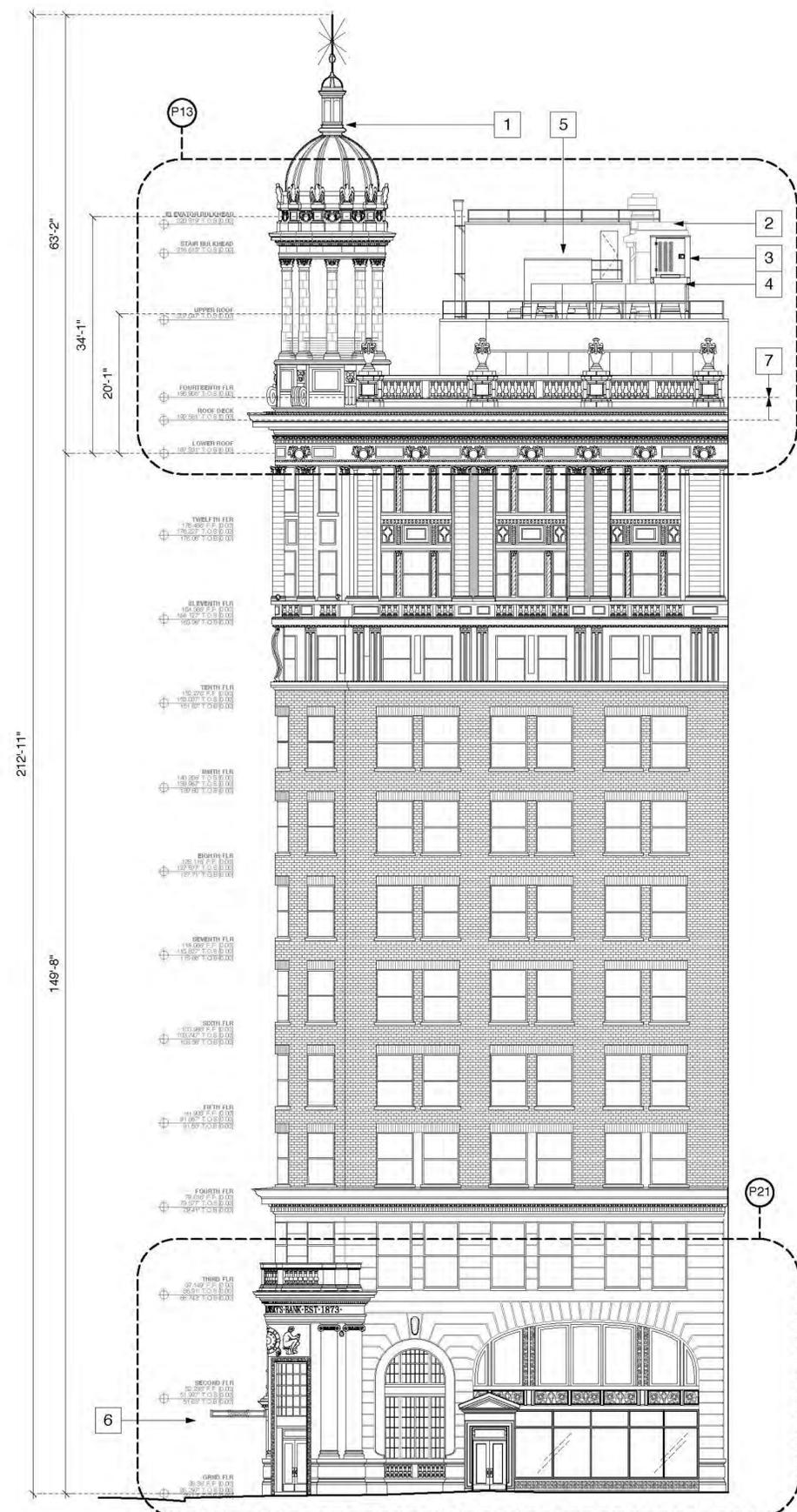
1. Proposed domed spire to match original historic domed spire. Details to be generated from original 1912 Rouse & Goldstone drawing obtained from Department Of Buildings and photographic documentation obtained from the New York Municipal Archives
2. Cooling towers on the roof have been raised approx. 10"
3. Emergency generator on the roof has been raised 10"
4. Liquid cooling fans on the roof have been raised 4"
5. Stair bulkhead has been flipped
6. Proposed marquee to be installed at Orchard Street entrance
7. Approved roof deck proposed to be raised an additional 3'-1" Pursuant to the zoning text ZR 74-711
8. Existing Windows to be converted to doorway openings to allow access to Roof Deck of New Construction at 60 Canal Street
9. Linear Troff Drains to be installed at the perimeter of the Roof Deck parallel to the existing parapet
10. Parapet raised to meet 42" minimum height above Roof Deck required by the 2008 New York City Building Code
11. Rooftop Staircase removed to correspond with amendment #7
12. Cooling Fans at Roof Re-arranged

Jarmulowsky Bank Building

East Building Elevation - Amendments



APPROVED NORTH ELEVATION
scale: 3/32" = 1'-0"



NORTH ELEVATION AMENDMENTS
scale: 3/32" = 1'-0"

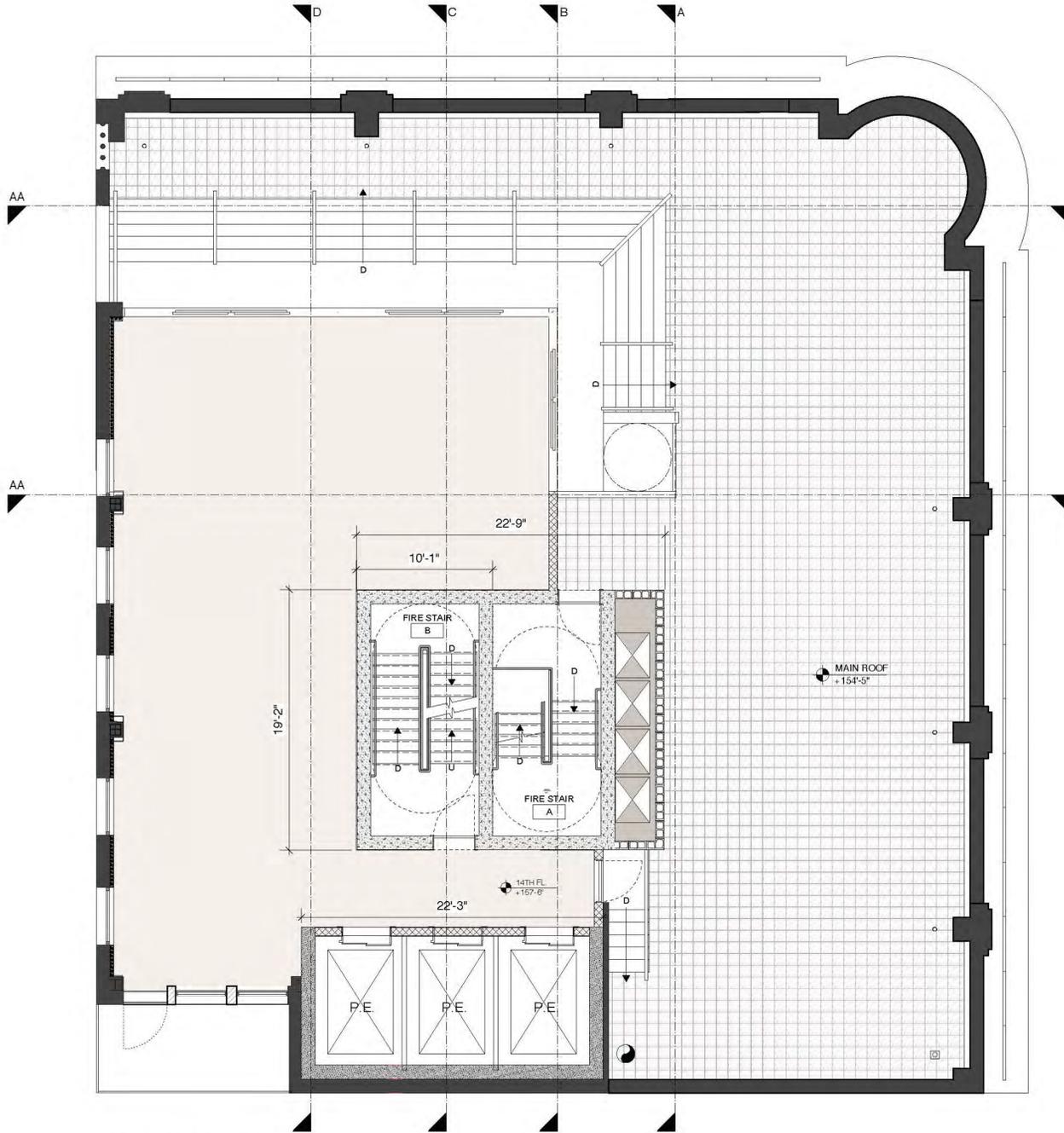
Proposed Amendments

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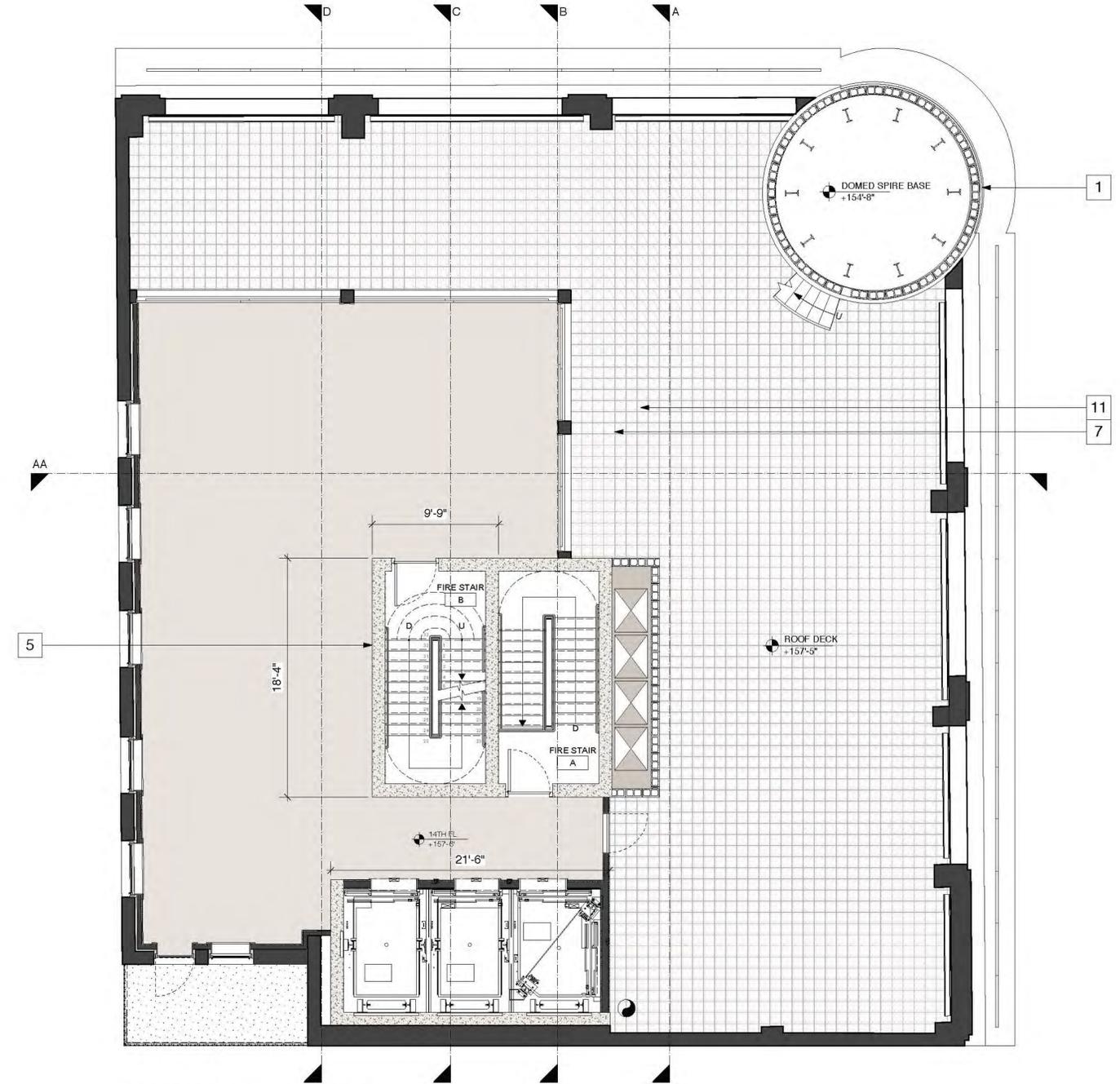
Jarmulowsky Bank Building North Building Elevation - Amendments

Proposed Amendments

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APPROVED ROOF DECK PLAN
scale: 3/16" = 1'-0"

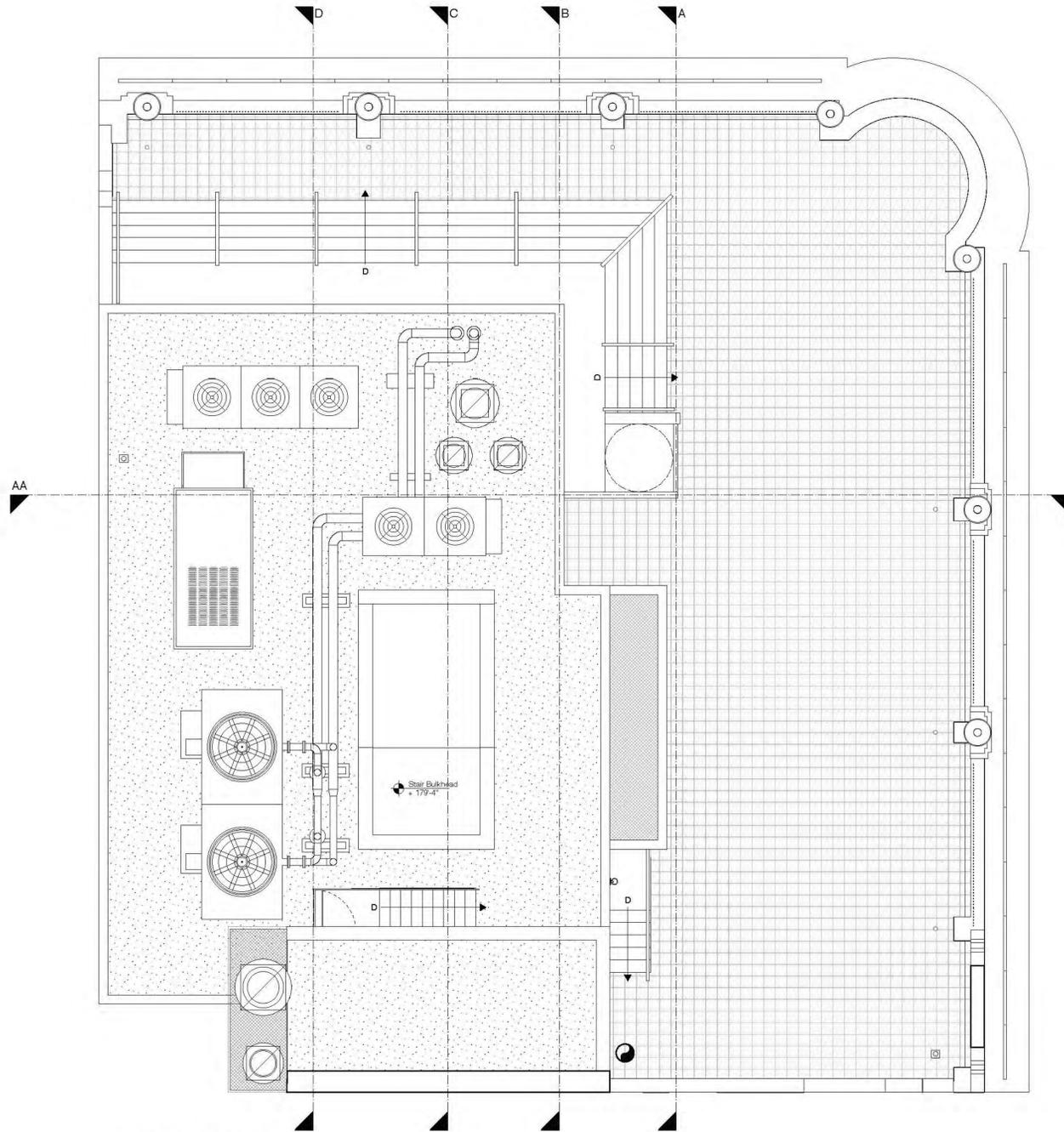


ROOF DECK PLAN AMENDMENTS
scale: 3/16" = 1'-0"

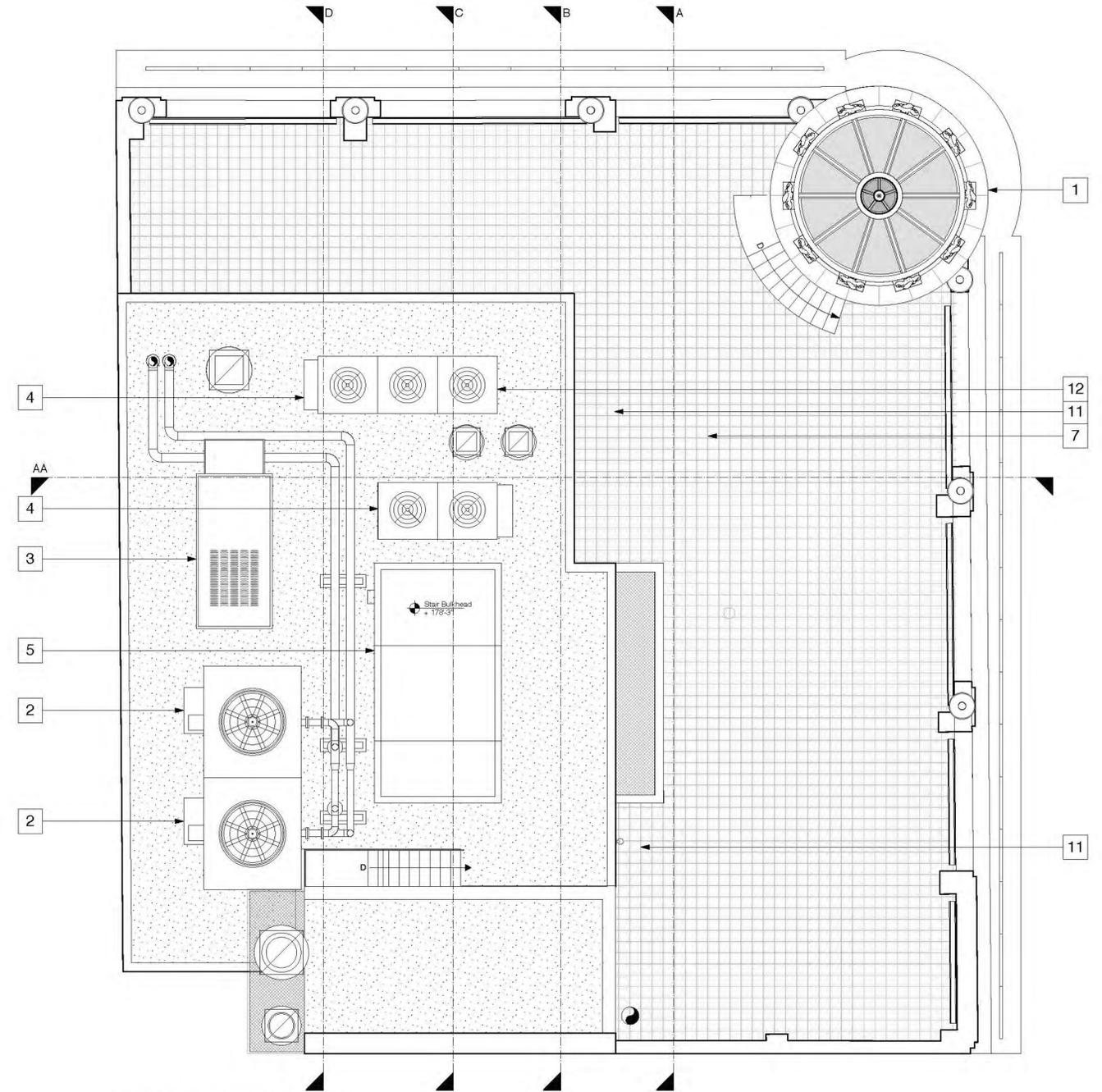
Jarmulowsky Bank Building Roof Deck Plan - Amendments

Proposed Amendments

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APPROVED ROOF DECK PLAN
scale: 3/16" = 1'-0"

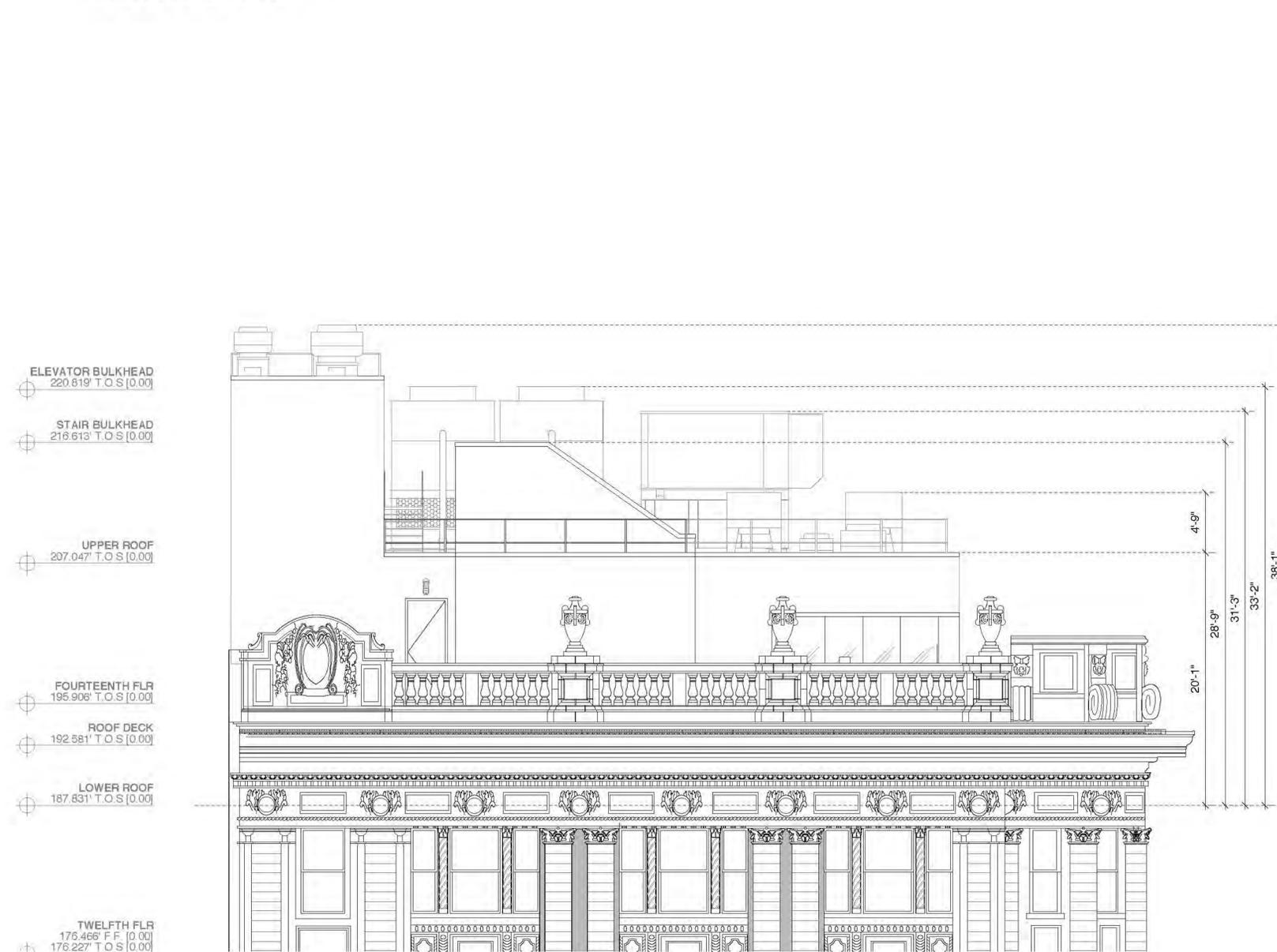


ROOF DECK PLAN AMENDMENTS
scale: 3/16" = 1'-0"

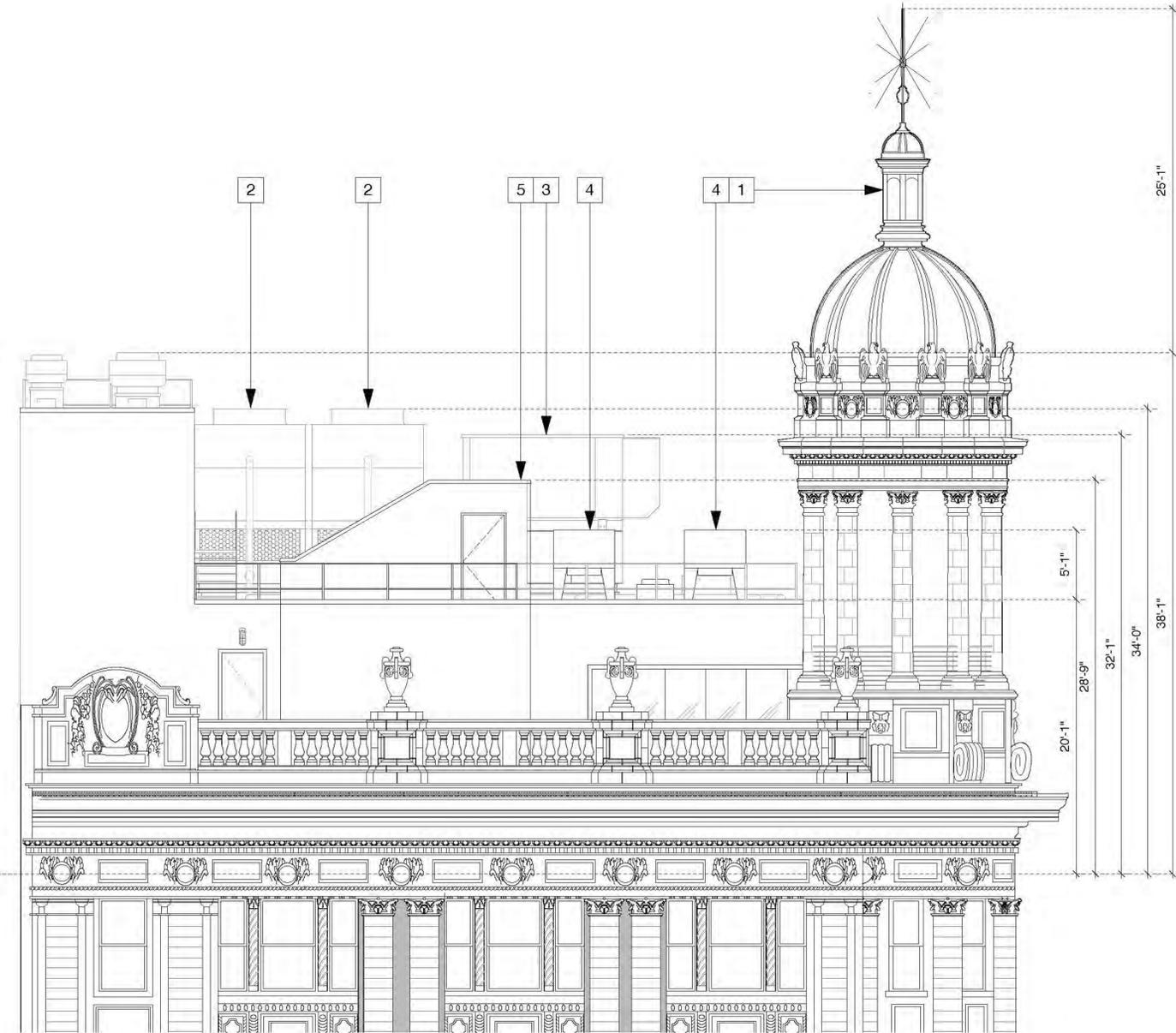
Jarmulowsky Bank Building Roof Plan - Amendments

Proposed Amendments

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APPROVED EAST ROOF ELEVATIONS
scale: 3/16" = 1'-0"



EAST ROOF ELEVATION AMENDMENTS
scale: 3/16" = 1'-0"

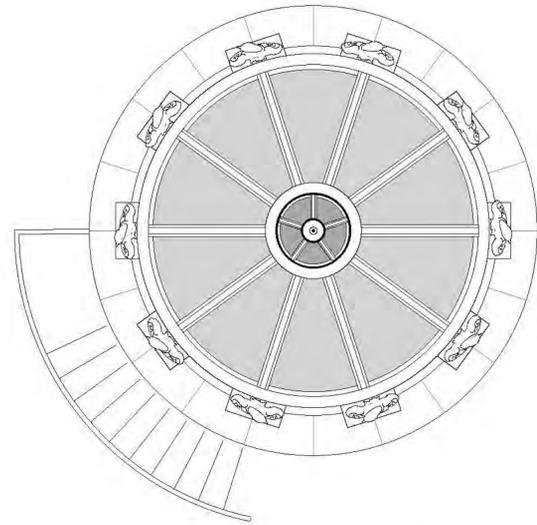
Jarmulowsky Bank Building

East Roof Elevation - Amendments

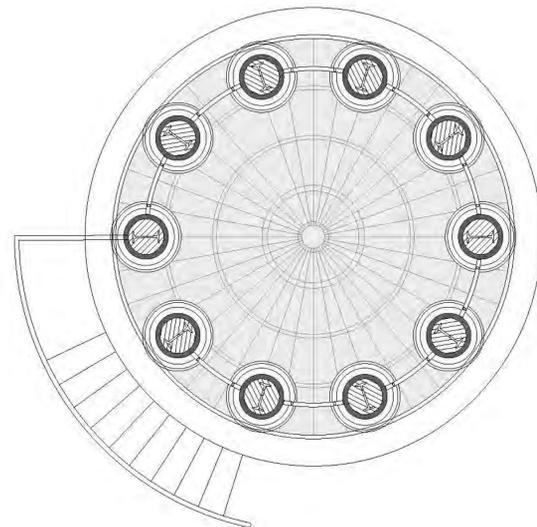
* note: All dimensions are taken from the existing roof T.O.S. unless other-wise specified 08 of 24

Domed Spire Annotations

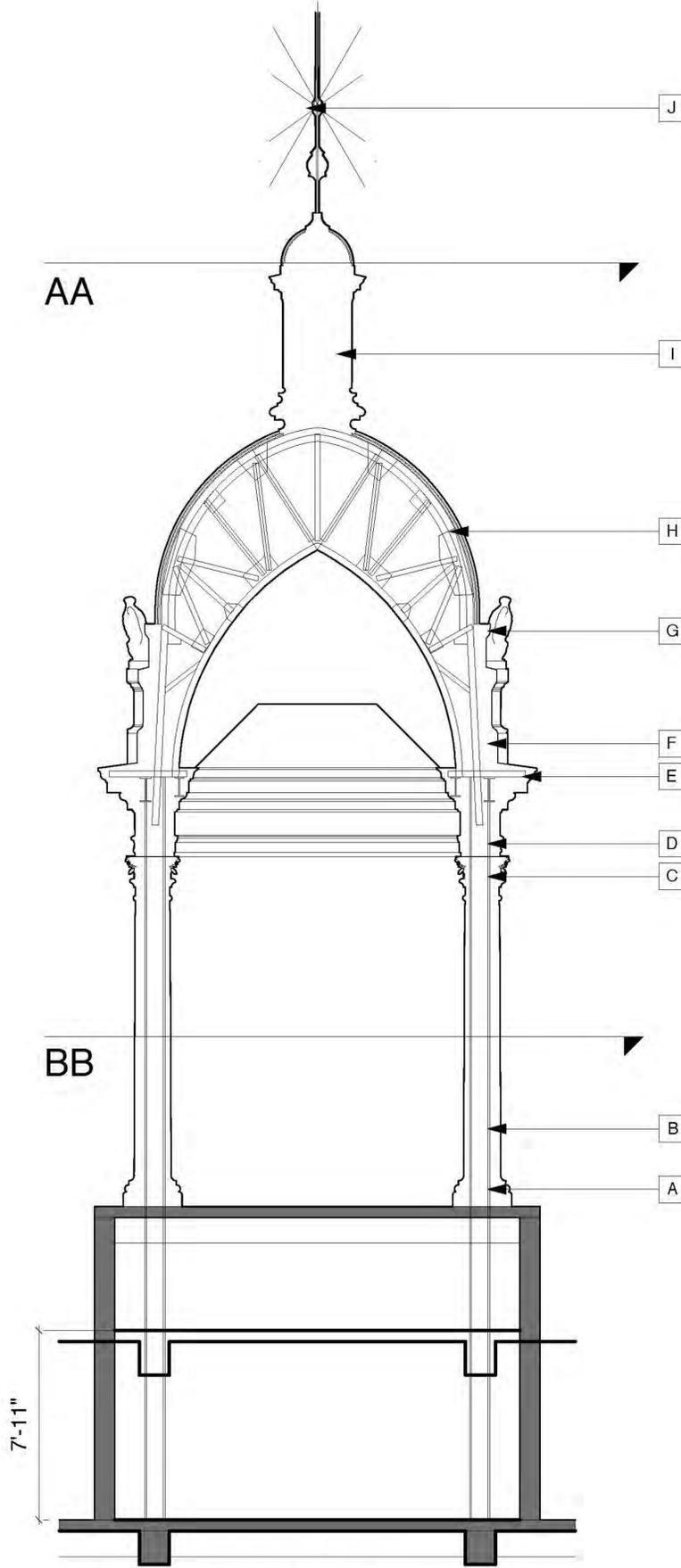
- A. Column base to be GFRC
- B. Column shaft to be GFRC
- C. Column capital to be GFRC
- D. Architrave to be GFRP
- E. Cornice to be GFRP
- F. Frieze to be GFRP
- G. Drum cornice to be GFRP
- H. Dome & ribbing to be GFRP
- I. Coupola to be GFRP
- J. Pinnacle to be GFRP



DOMED SPIRE - PLAN A
scale: 1/4" = 1'-0"

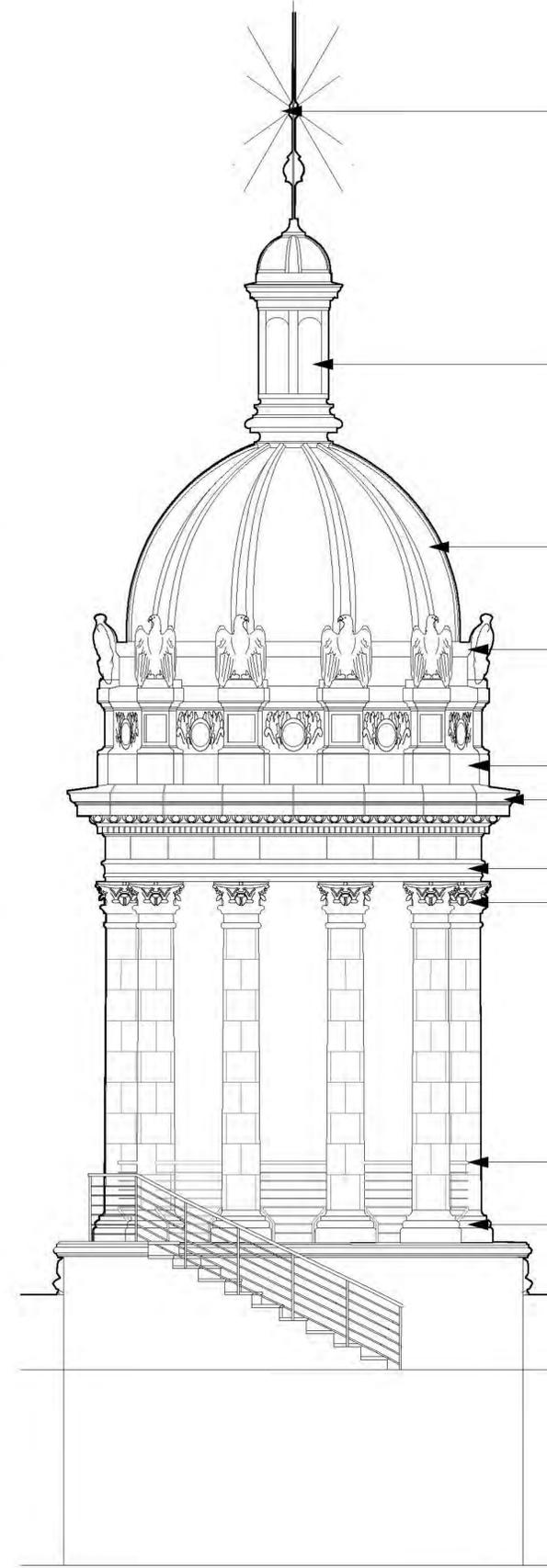


DOMED SPIRE - PLAN B
scale: 1/4" = 1'-0"

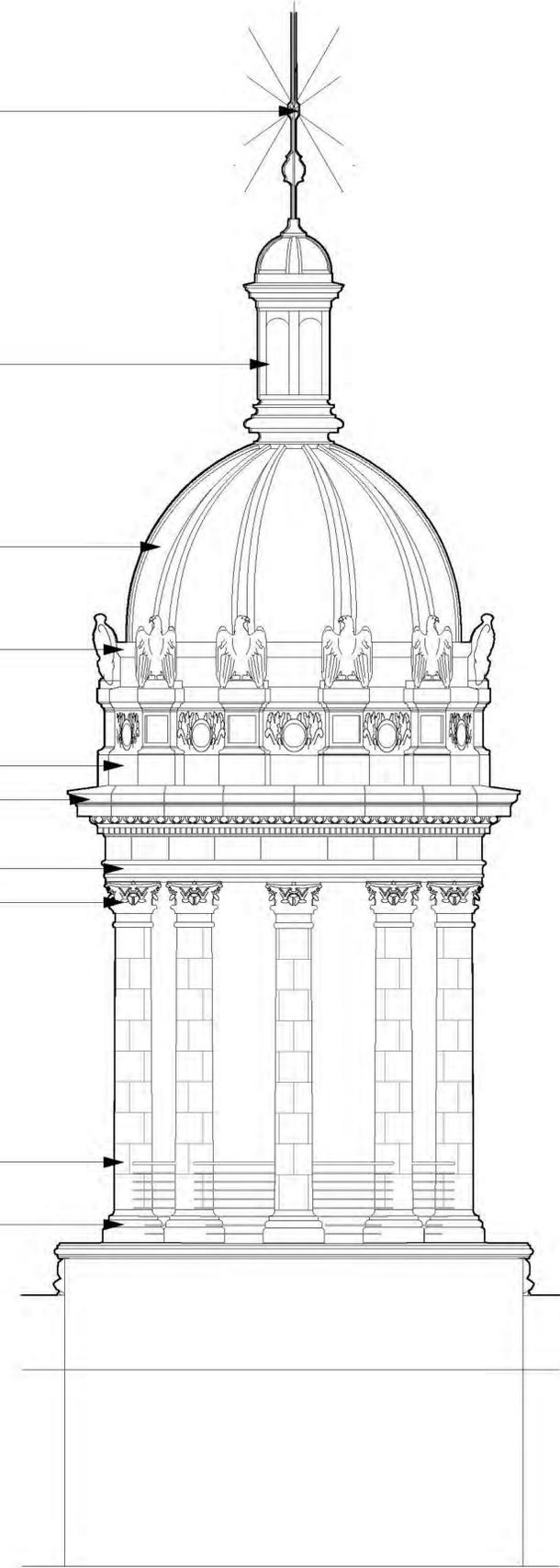


DOMED SPIRE - STRUCTURAL SECTION
scale: 1/4" = 1'-0"

7'-11"



DOMED SPIRE - WEST ELEVATION
scale: 1/4" = 1'-0"



DOMED SPIRE - SOUTH ELEVATION
scale: 1/4" = 1'-0"

Jarmulowsky Bank Building Domed Spire Replacement - Details



Architects Rendering c1911



Architects Rendering c1911 (Enlarged)



Photo c1939 (Enlarged)



Photo c1939



Photo c1931 (Enlarged)



Photo c1931 (Enlarged)



Photo c1931

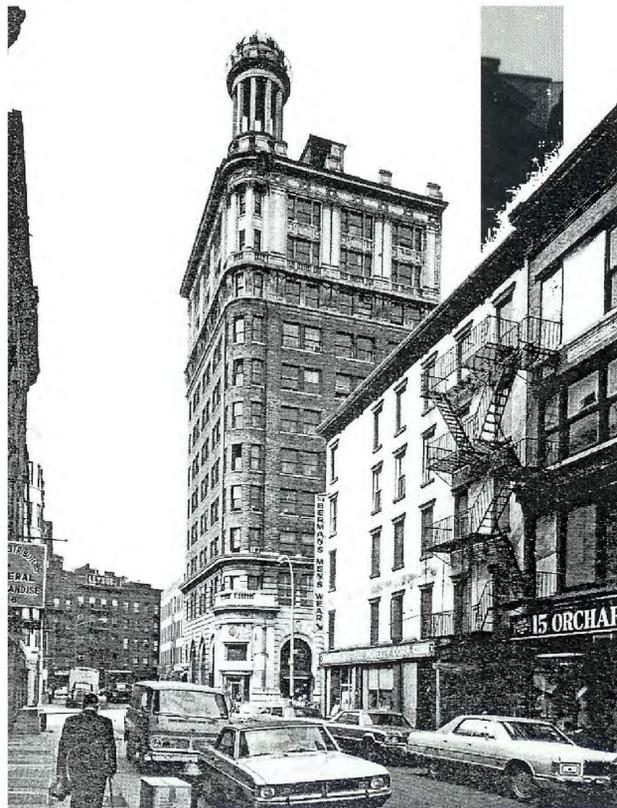


Photo c1979

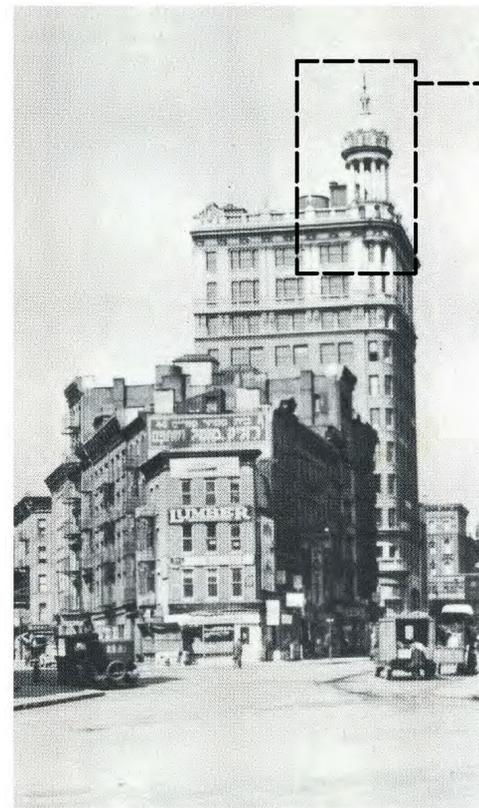


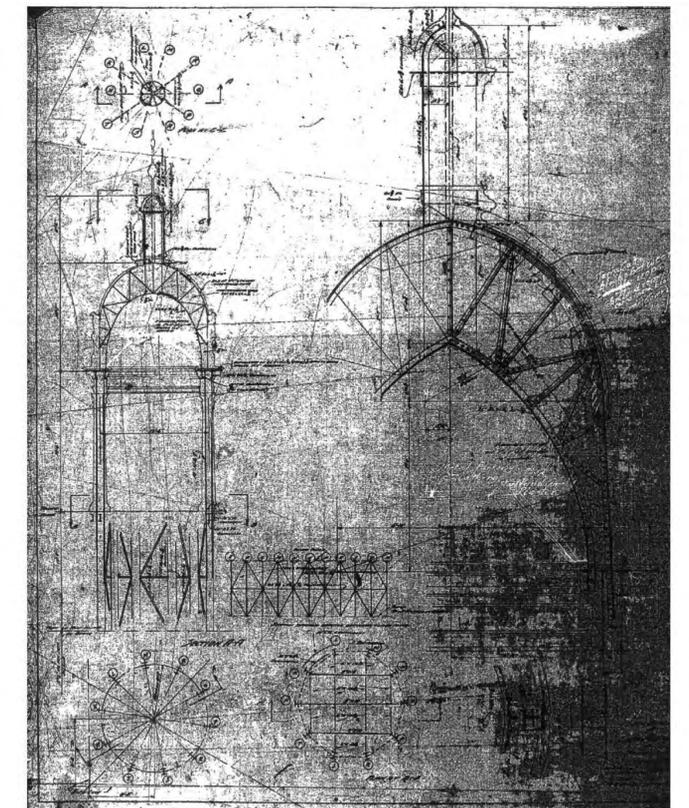
Photo c1939



Photo c1939 (Enlarged)



Photo c1912

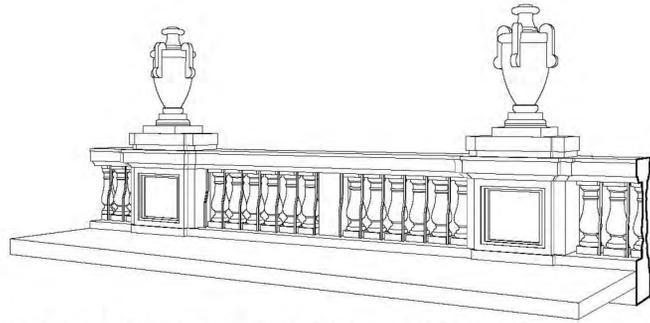


Original Drawing From Dept. of Buildings c1912

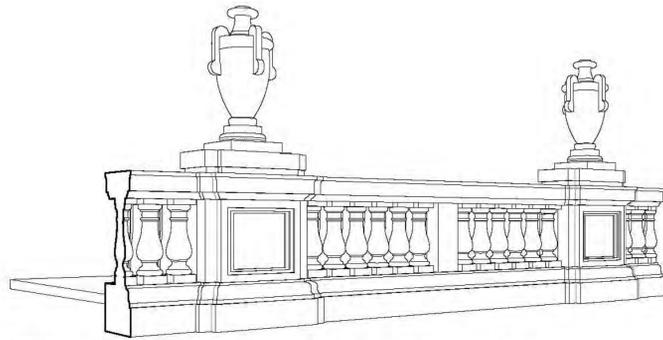
Jarmulowsky Bank Building Domed Spire Replacement - Historic Photographs

Proposed Amendments

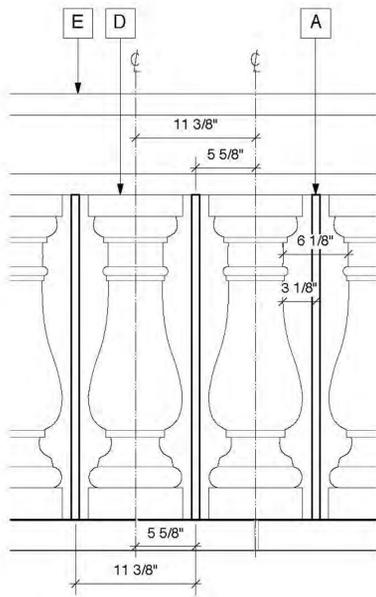
- A. Proposed metal rail to for compliance with NYC DOB 2008 Code
- B. Proposed Back Face of Pier to match front, GFRC
- C. Approved Urn, GFRC
- D. Approved Baluster, GFRC
- E. Approved Coping Stone, GFRC
- F. Approved roof deck proposed to be raised an additional 3'-1" Pursuant to the zoning text ZR 74-711
- G. Approved Cornice, GFRC
- H. Approved Lighting
- I. Proposed hidden water drainage. Drainage channels to be cut through approved cornice.



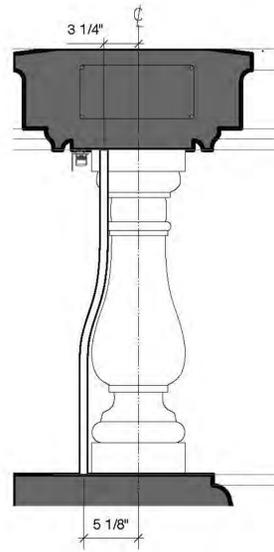
Balustrade Elevation Axonometric West (Roof Deck Side)
scale: none



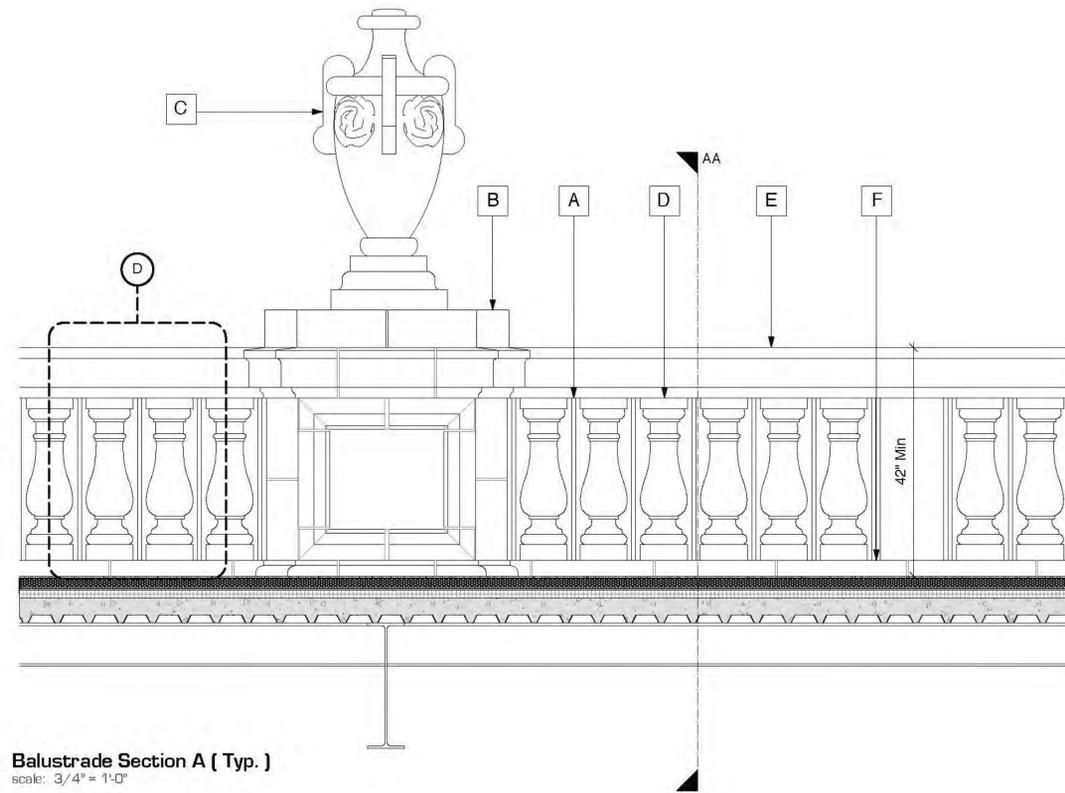
Balustrade Elevation Axonometric West (Street Side)
scale: none



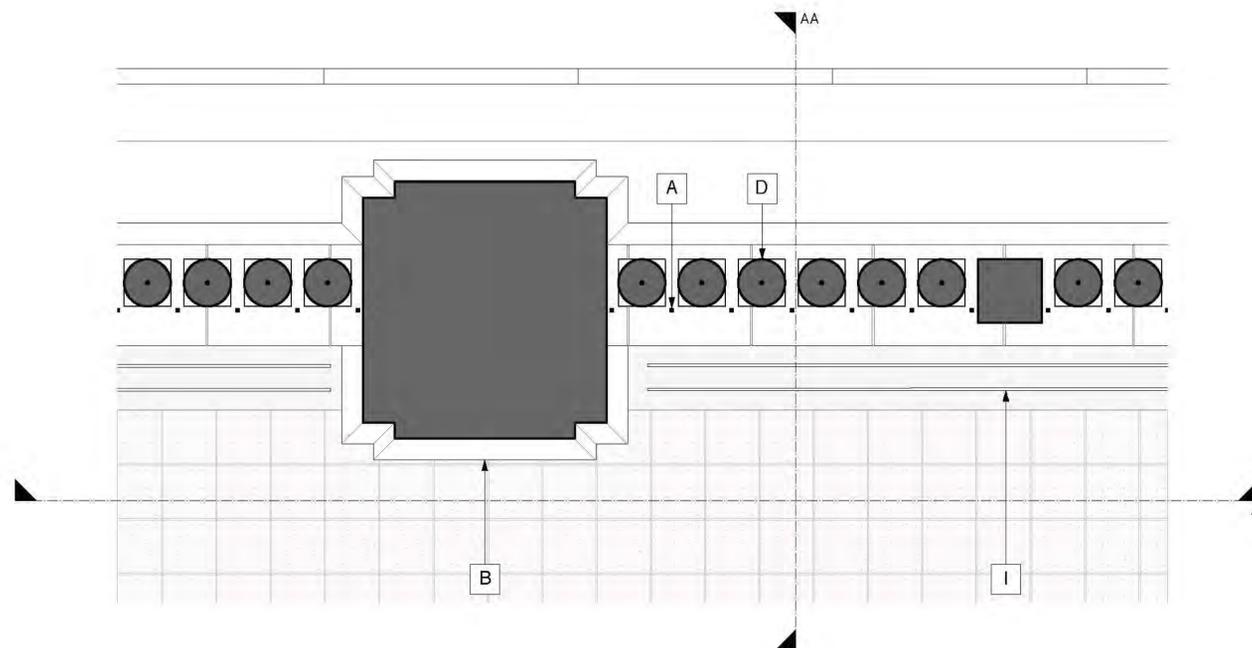
Balustrade Spacing Detail D (Typ.)
scale: 1-1/2" = 1'-0"



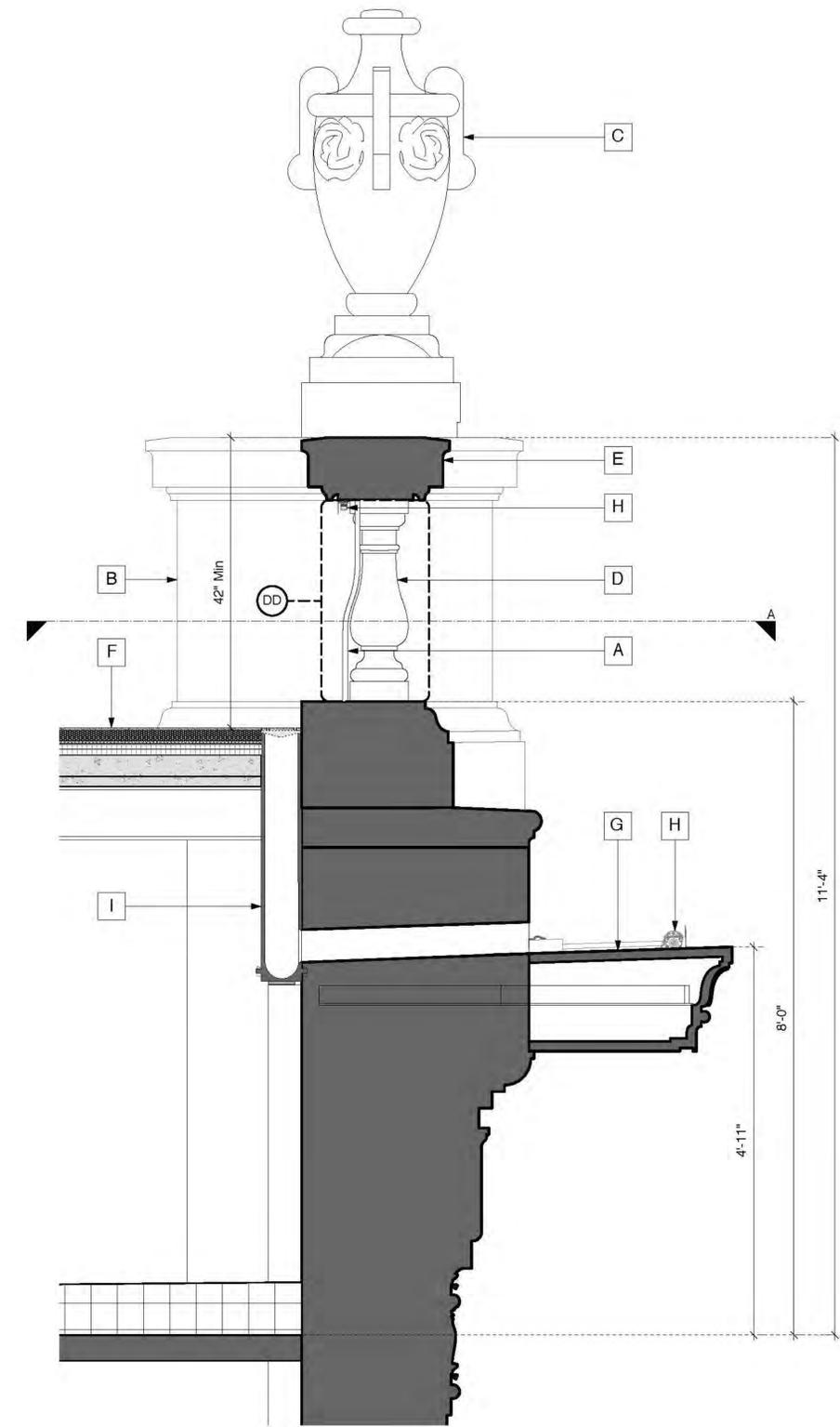
Balustrade Detail D (Typ.)
scale: 1-1/2" = 1'-0"



Balustrade Section A (Typ.)
scale: 3/4" = 1'-0"



Balustrade Plan (Typ.)
scale: 3/4" = 1'-0"

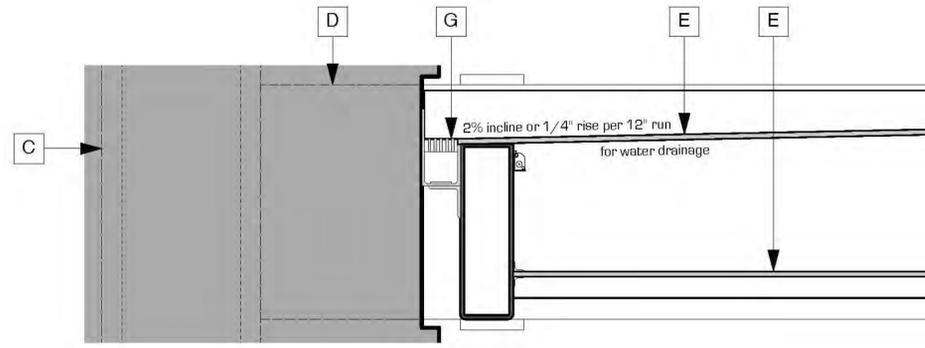


Balustrade Section AA (Typ.)
scale: 1" = 1'-0"

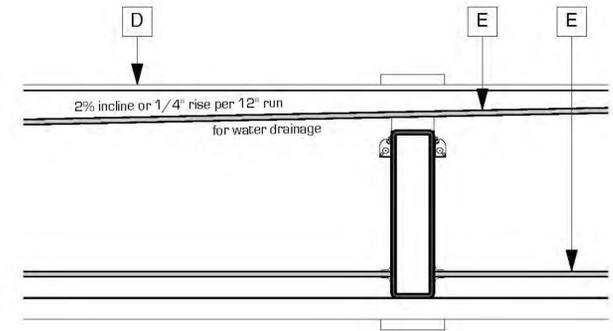
Jarmulowsky Bank Building Roof Deck - Balustrade

Proposed Amendments

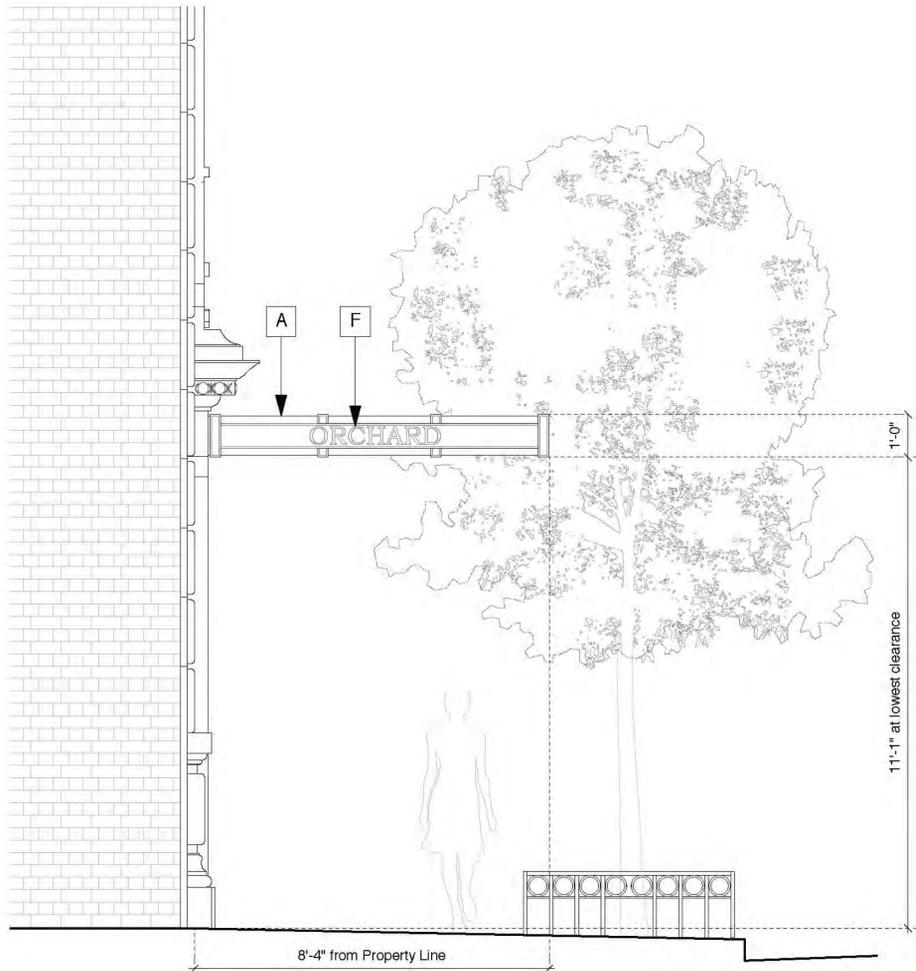
- A. Proposed Steel and Glass Marquee, 2% Incline for Drainage (Towards Building)
- B. Existing Steel Beam
- C. Proposed Steel Post between Existing Steel Beams at Floors 1 & 2
- D. Proposed Marquee Tube Steel Structure to be attached to proposed Steel Post
- E. Proposed Light Dispersion Glass Panel
- F. Proposed Building Signage - Content (Name) T.B.D.
- G. Proposed Gutter Drain between Façade and Marquee



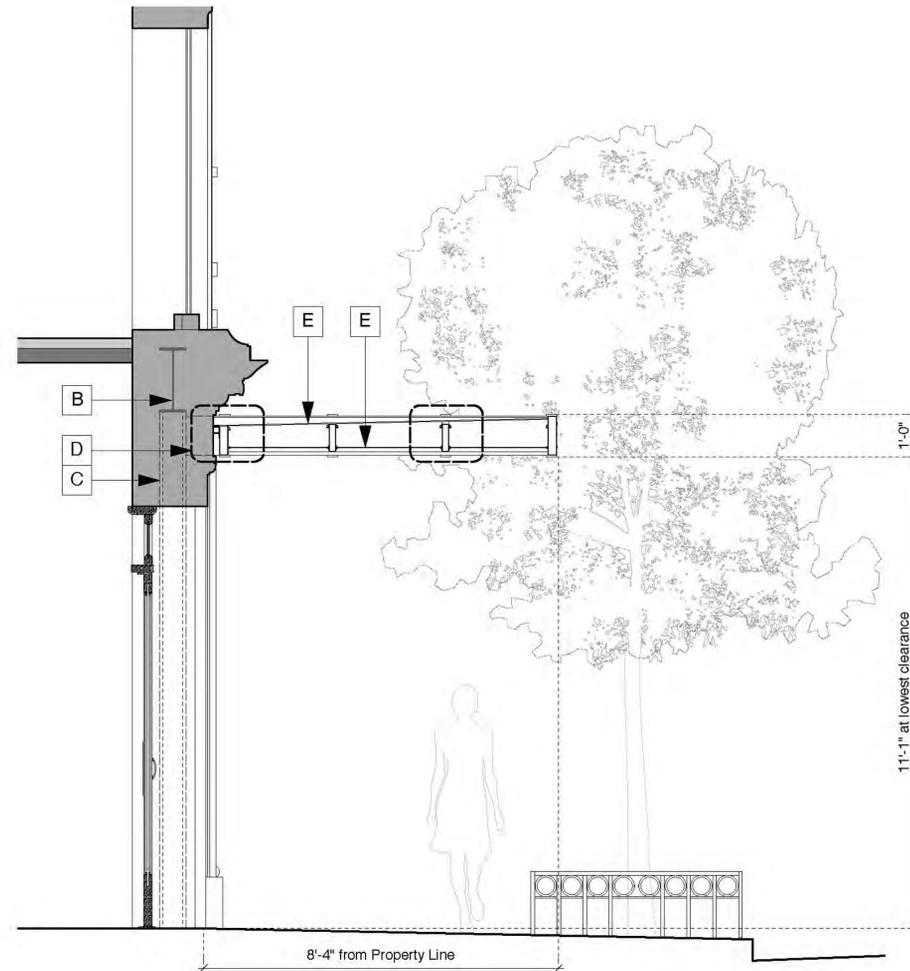
MARQUEE EAST SECTION DETAIL - 1
scale: 3" = 1'-0"



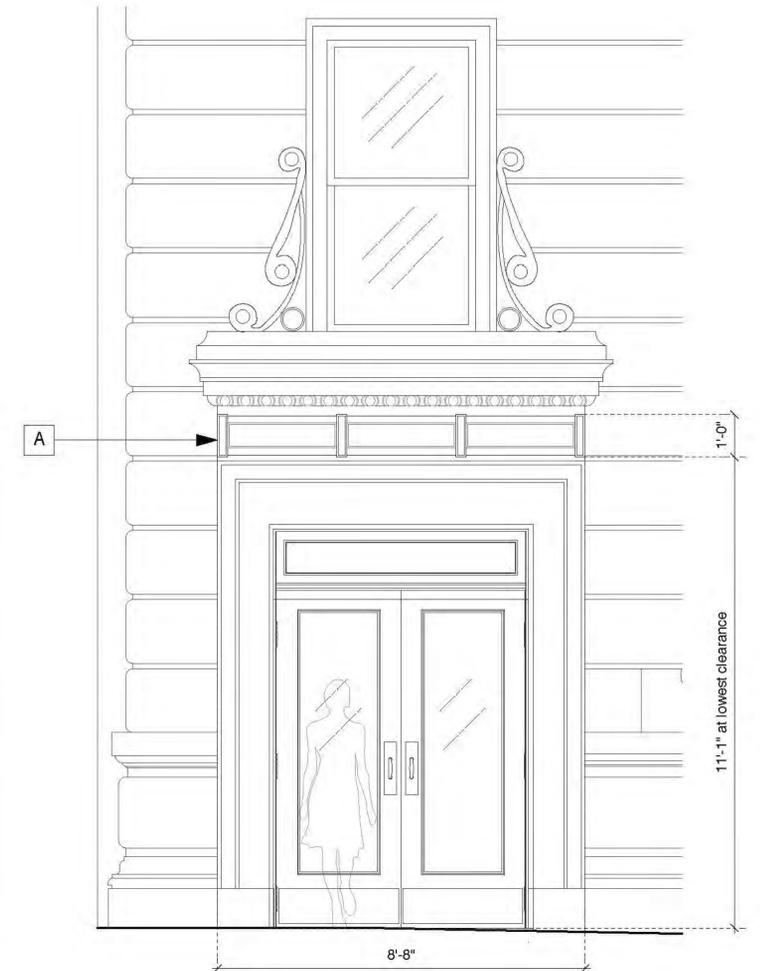
MARQUEE EAST SECTION DETAIL - 2
scale: 3" = 1'-0"



MARQUEE SOUTH ELEVATION
scale: 1/2" = 1'-0"



MARQUEE LOGITUDINAL SECTION
scale: 1/2" = 1'-0"



MARQUEE EAST ELEVATION
scale: 1/2" = 1'-0"

Jarmulowsky Bank Building Proposed Marquee Elevations & Section at Orchard Street



A - PERSPECTIVE OF AMENDMENT FROM CANAL & ESSEX



B - PERSPECTIVE OF AMENDMENT FROM ORCHARD



C - PERSPECTIVE OF AMENDMENT FROM PIKE (ALLEN)



D - PERSPECTIVE OF AMENDMENT FROM ALLEN



AREA MAP WITH PERSPECTIVE LOCATIONS



E - PERSPECTIVE OF AMENDMENTS FROM CHRYSSTIE



F - PERSPECTIVE OF AMENDMENTS FROM GRAND

Jarmulowsky Bank Building Visualization of Amendments