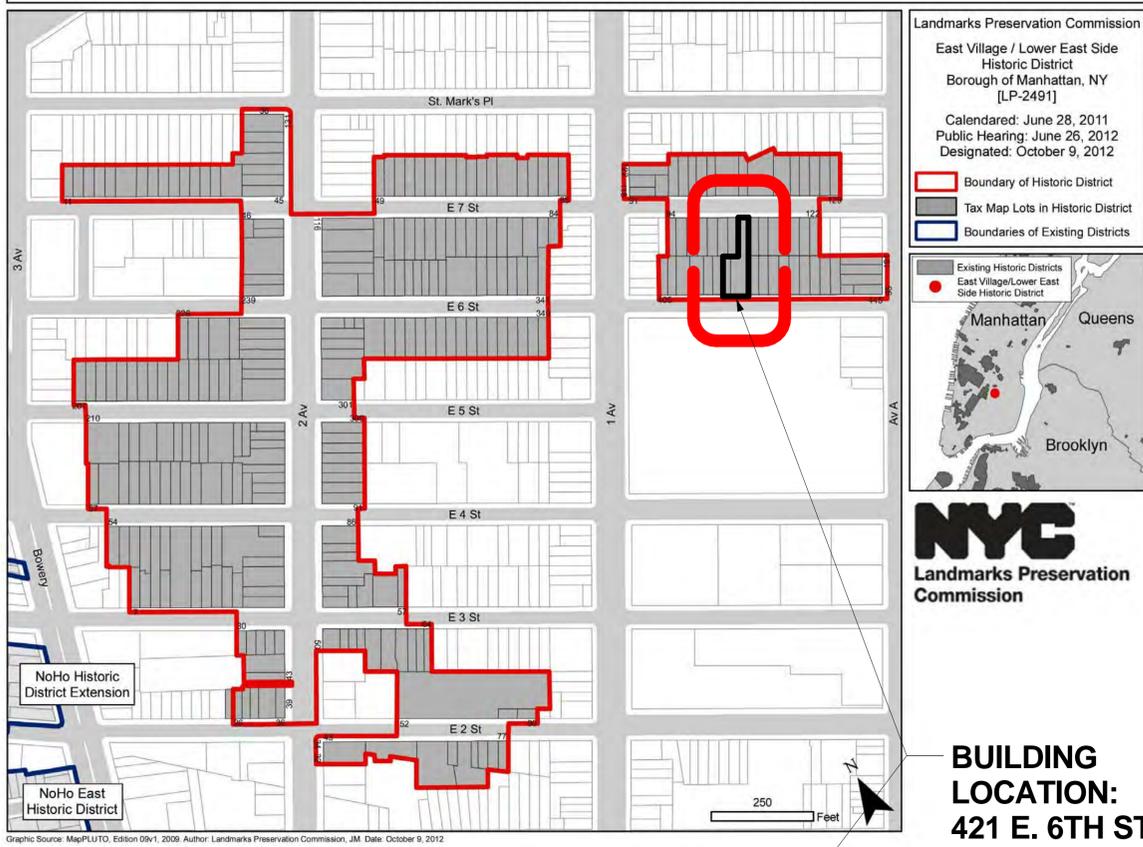
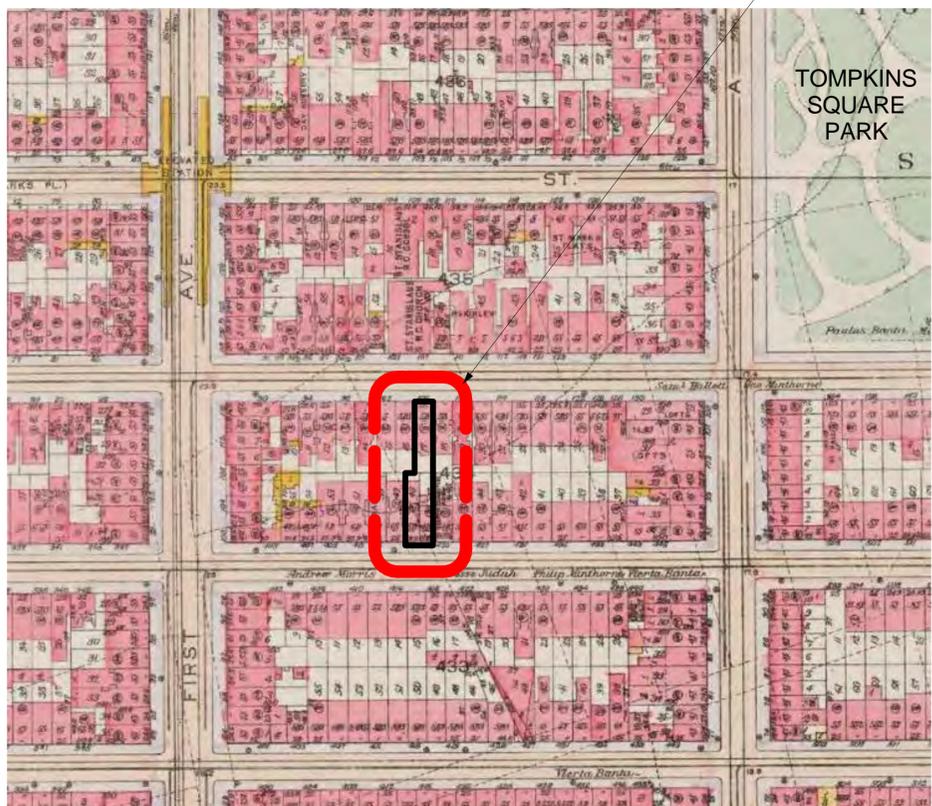


East Village / Lower East Side Historic District



**BUILDING LOCATION:
 421 E. 6TH ST**

HISTORIC DISTRICT MAP: NTS



SANBORN MAP: NTS



1940 TAX PHOTO (6TH STREET)



CURRENT PHOTO (6TH STREET)

BUILDING INFORMATION

ADDRESS: 419 & 421 E 6TH STREET & 108 E 7TH STREET
 BLOCK: 434
 LOT: 48 & 46
 ZONING DISTRICT: R-8B
 ZONING MAP: 12C
 LANDMARK STATUS: EAST VILLAGE/ LOWER EAST SIDE HISTORIC DISTRICT
 STOREYS: 5
 EXISTING OCCUPANCY: COMMERCIAL
 PROPOSED OCCUPANCY: COMMERCIAL F-3 (LEVELS 1-3) & RESIDENTIAL J-3(LEVELS 4-5)
 EXISTING USE GROUP: 17
 PROPOSED USE GROUP: 6

EXISTING BUILDING

421 E 6TH STREET IS A 5 STORY BUILDING ERECTED IN 1920. THE BUILDING IS LOCATED MID-BLOCK, WITH THE MAIN FACADE ON E 6TH ST. THE LOT IS A THROUGH LOT THAT CONTINUES FROM E 6TH STREET TO E 7TH STREET. THE ADDRESS ON 7TH STREET IS 108 E 7TH STREET. THE STRUCTURE IS OF NON-COMBUSTIBLE CONSTRUCTION WITH BRICK MASONRY WALLS. IT WAS ORIGINALLY BUILT AS A CON-EDISON SUBSTATION IN 1920, BUT HAS CHANGED USES OVER THE YEARS, MOST RECENTLY, FOR THE LAST 29 YEARS IT HAS BEEN USED AS A LIVE WORK ARTIST STUDIO.

PROPOSED

EXTERIOR WORK INCLUDES THE RESTORATION AND REPAIR OF THE EXISTING BRICK FACADE, REPLACEMENT OF THE EXISTING WINDOWS WITH NEW THERMALLY BROKEN STEEL WINDOWS TO MATCH EXISTING, NEW WINDOW OPENINGS ON THE WEST AND NORTH FACADES, A NEW OCCUPIABLE ROOF TERRACE WITH A NEW GLASS SKYLIGHT. THERE IS AN INCREASE IN HEIGHT OF THE BULKHEAD TO ACCOMMODATE THE ELEVATOR AND THE ADDITION OF A ROOF MOUNTED HVAC UNIT WHICH WILL BE SCREENED FROM VIEW ON ALL FOUR SIDES.

LANDMARKS SUBMISSION DRAWING INDEX	
Sheet Number	Sheet Name
L-1	MAPS, PLOT PLAN
L-2	SITE PLAN
L-3	6TH STREET ELEVATION
L-4	SOUTH ELEVATION RENDERING
L-5	WINDOW COMPARISON
L-6	VIEW SHED DIAGRAMS
L-6A	VIEW SHED DIAGRAMS
L-6B	VIEW SHED DIAGRAMS
L-7	PROPOSED ELEV. BULKHEAD
L-8	EXISTING WEST ELEVATION
L-9	PROPOSED WEST ELEVATION
L-10	7TH & NORTH ELEVATION
L-11	NORTH ELEVATION RENDERINGS
L-12	EAST ELEVATION

LPC SUBMISSION

**BUILDING INFORMATION
 MAPS, PLOT PLAN**

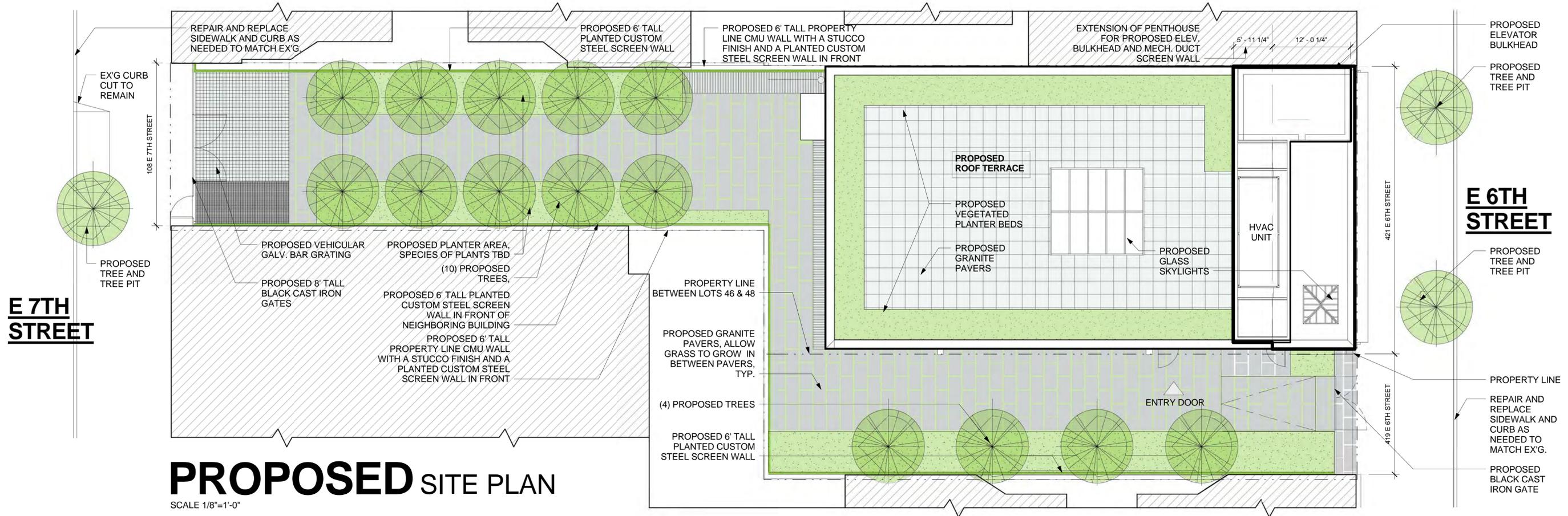
BFAB
 419 - 421 E. 6th Street
 New York, NY

17 MARCH 2015

GLUCKMAN MAYNER ARCHITECTS
 230 Hudson Street
 New York, NY 10013
 NY 212 666 6600
 NY 212 666 6623

L-1

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PROPOSED SITE PLAN

SCALE 1/8"=1'-0"

E 7TH STREET

E 6TH STREET

EXISTING & PROPOSED
SITE PLAN

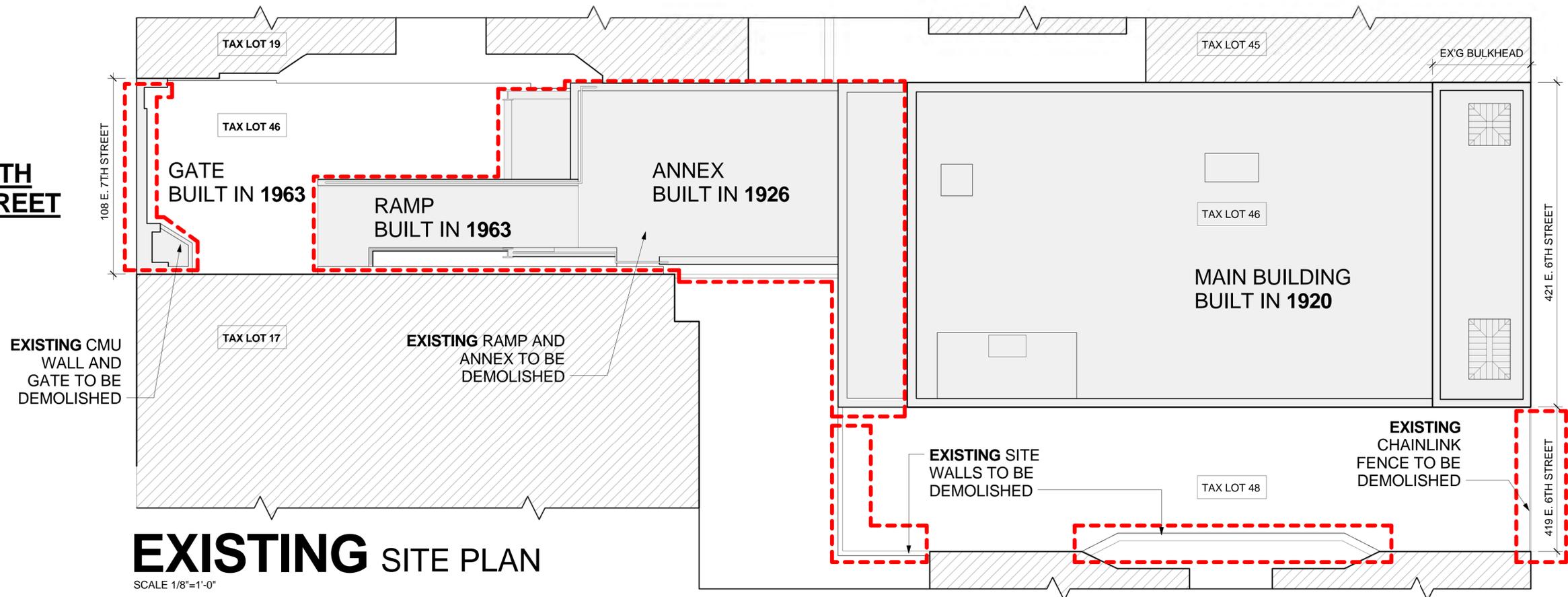
L-2

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New York, NY

17 MARCH 2015

GLUCKMAN MAYNER ARCHITECTS
230 Hudson Street
New York, NY 10013
NY 212 696 0600
NY 212 696 0603



EXISTING SITE PLAN

SCALE 1/8"=1'-0"

E 7TH STREET

E 6TH STREET



1940 TAX LOT PHOTO



EXISTING SOUTH ELEVATION
LOOKING WEST



CLOSE UP OF EXISTING ENTRY ON 6TH STREET



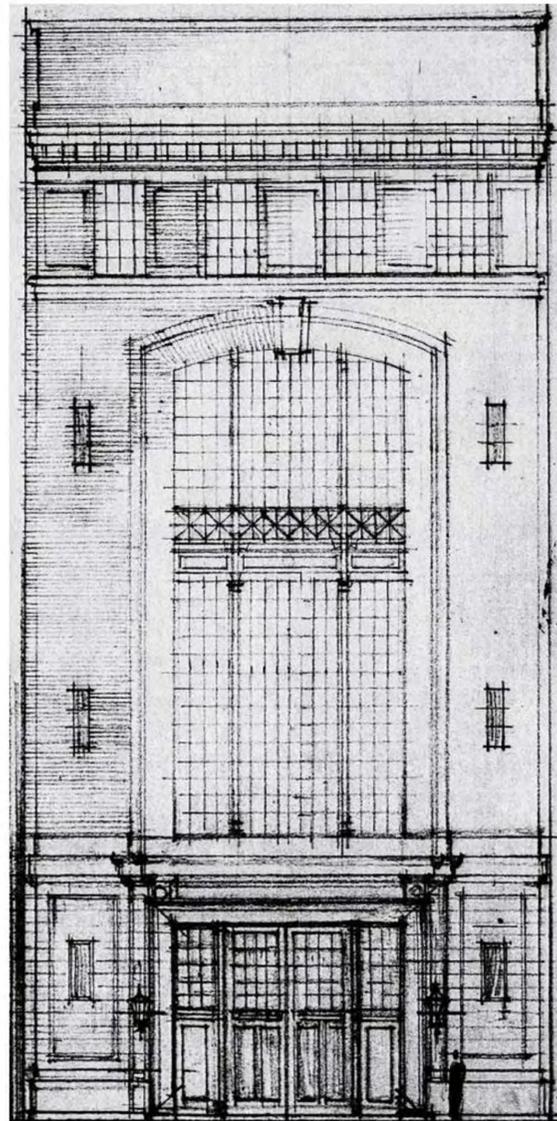
CLOSE UP OF EXISTING
SOUTH ELEVATION WINDOW



EXISTING SOUTH ELEVATION
LOOKING EAST

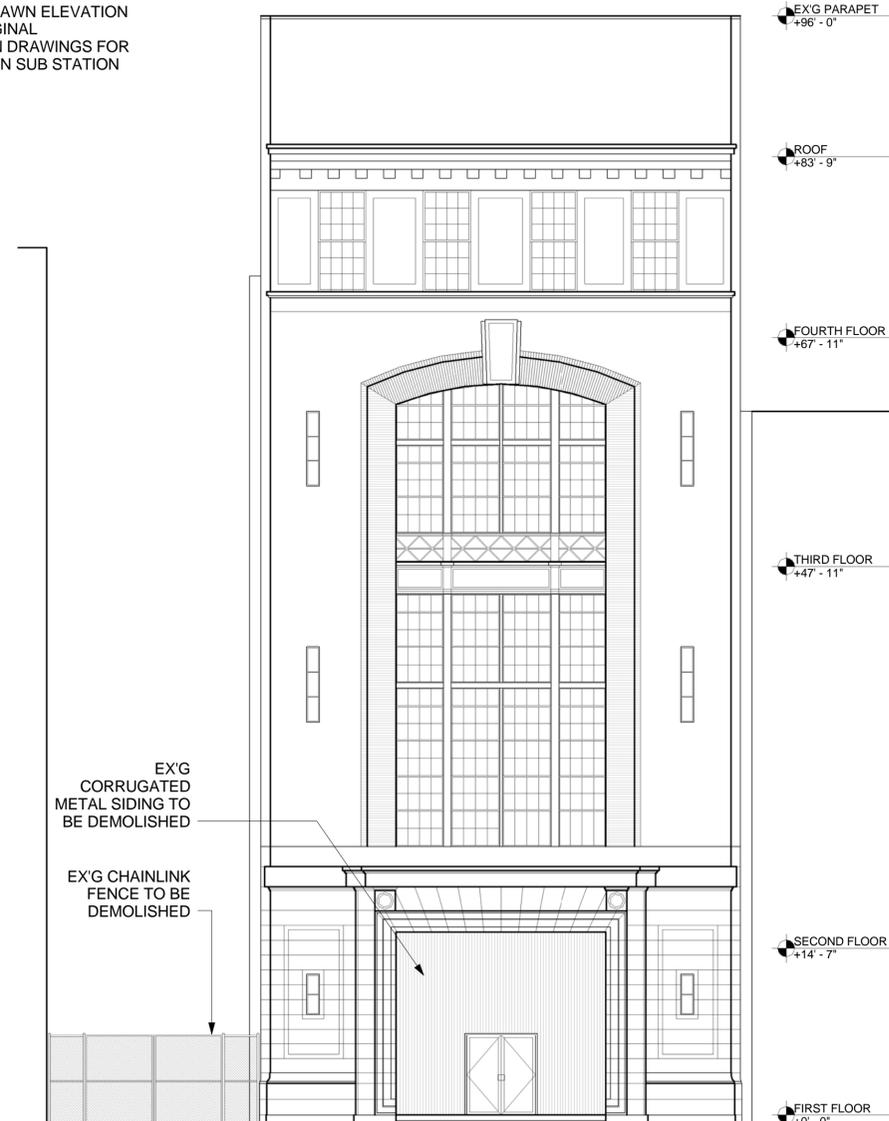


EXISTING SIDE LOT
(419 E. 6TH STREET)

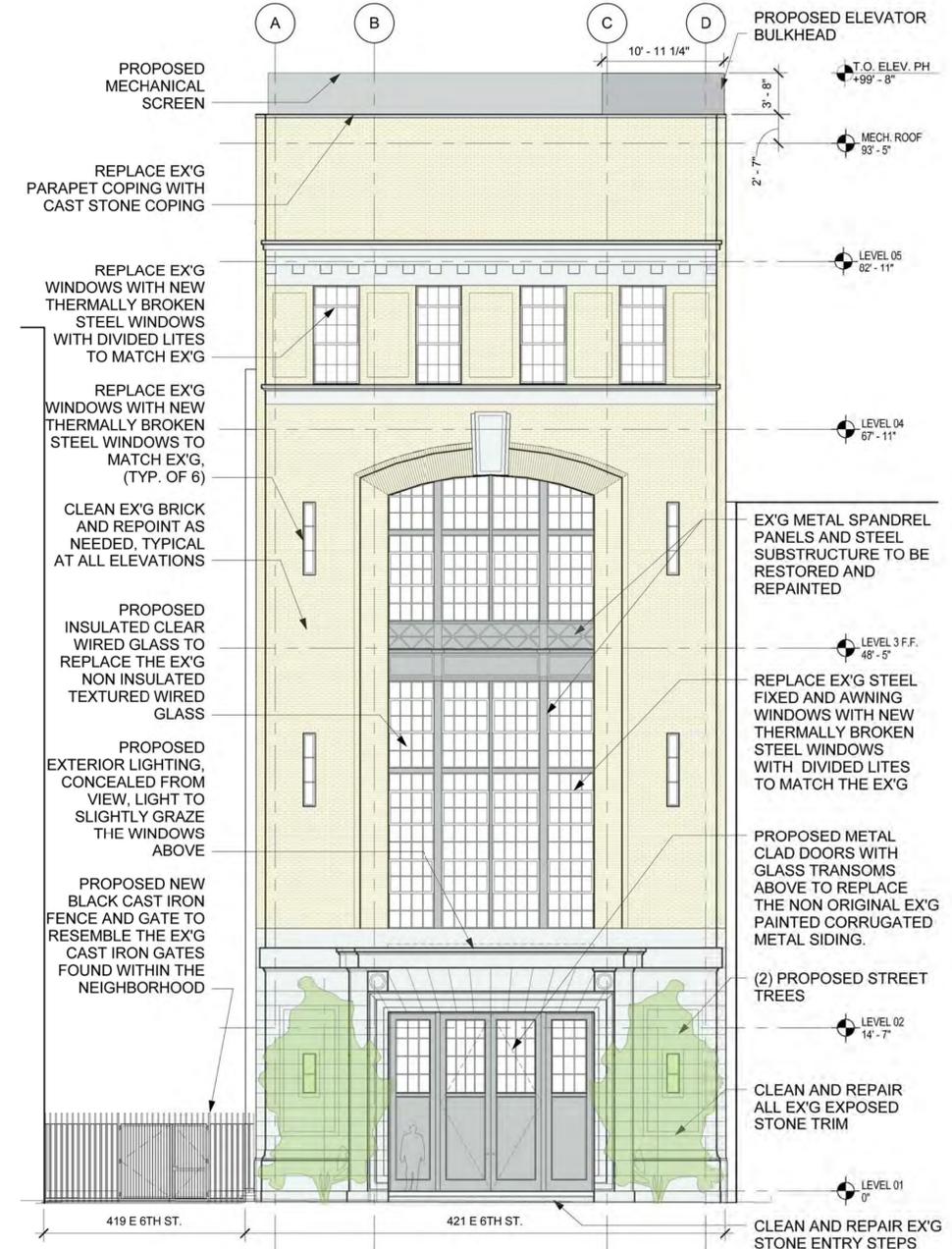


NOTE: HAND DRAWN ELEVATION
FROM THE ORIGINAL
CONSTRUCTION DRAWINGS FOR
THE CON EDISON SUB STATION
CIRCA 1920

ORIGINAL E. 6TH ST.
ELEV.
SCALE 1/8"=1'-0"



EXISTING E. 6TH ST.
ELEV.
SCALE 1/8"=1'-0"



PROPOSED E. 6TH ST.
ELEV.
SCALE 1/8"=1'-0"



EXISTING INTERIOR VIEW OF THE SOUTH ELEVATION WITHIN THE 2ND FLOOR GALLERY



PROPOSED INTERIOR VIEW OF THE SOUTH ELEVATION WITHIN THE 2ND FLOOR GALLERY



PROPOSED VIEW OF 6TH ST. ELEVATION LOOKING EAST

PROPOSED
ELEVATOR BULKHEAD WITH METAL PANEL CLADDING

EXISTING
SPANDREL PANELS AND STEEL SUBSTRUCTURE TO BE RESTORED AND REPAINTED

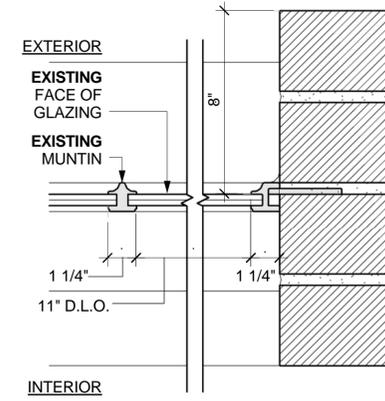
PROPOSED
THERMALLY BROKEN STEEL WINDOWS WITH INSULATED WIRED GLASS, PROFILE OF MULLION SIMILAR TO EXISTING WINDOWS

PROPOSED
FULL HEIGHT STEEL AND GLASS DOORS TO REPLACE THE NON ORIGINAL EXISTING CORRUGATED METAL SIDING. THE NEW DOORS ARE TO RESEMBLE THE EXISTING DOORS FOUND ON THE ORIGINAL CON ED BLDG. BUILT IN 1920

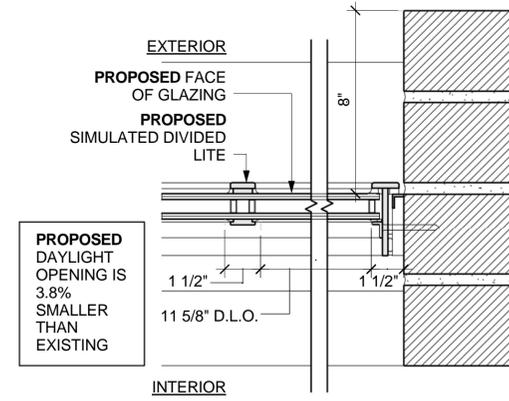
PROPOSED
BLACK CAST IRON FENCE AND GATE DOORS TO RESEMBLE THE EX'G FENCES FOUND WITHIN THE EAST VILLAGE/LOWER EAST SIDE HISTORIC DISTRICT



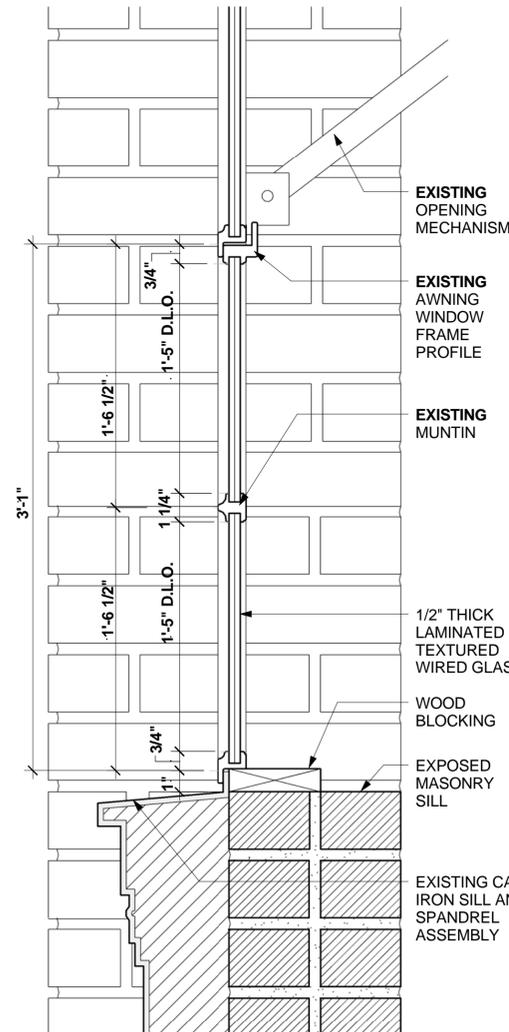
ELEVATION OF NORTH SIDE OF E. 6TH ST.



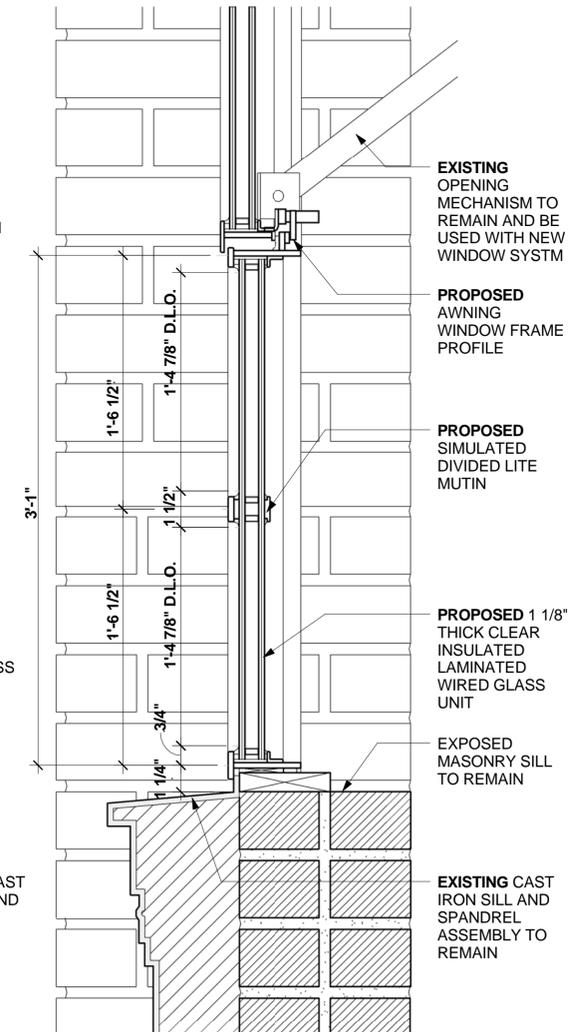
EXISTING
TYP. WIN. JAMB DETAIL



PROPOSED
TYP. WIN. JAMB DETAIL

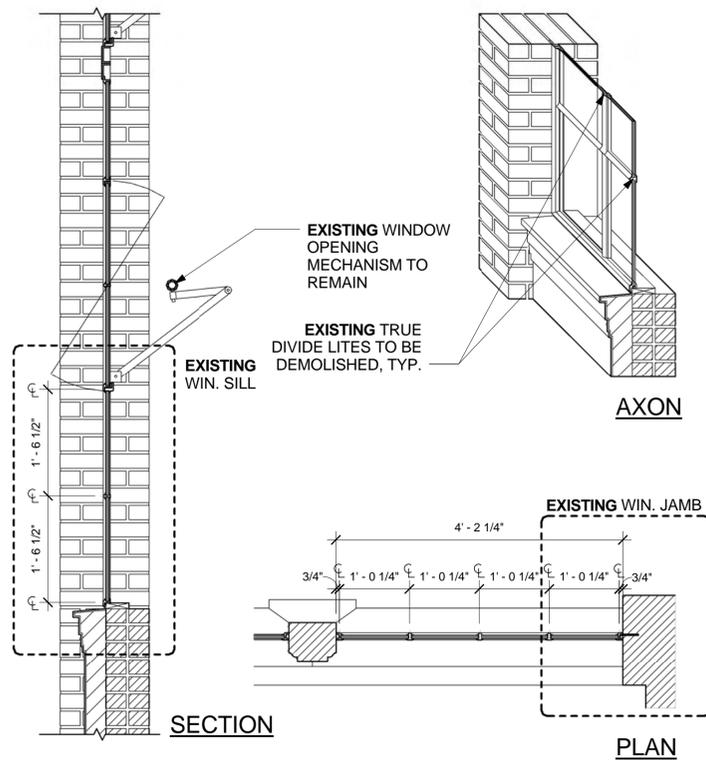


EXISTING
TYP. WIN. SILL DETAIL

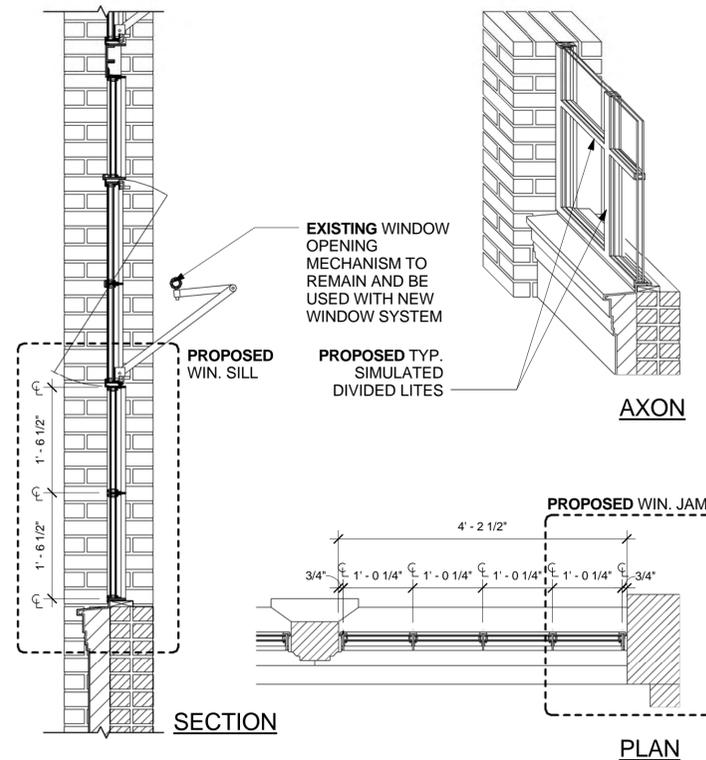


PROPOSED DAYLIGHT OPENING IS 3.8% SMALLER THAN EXISTING

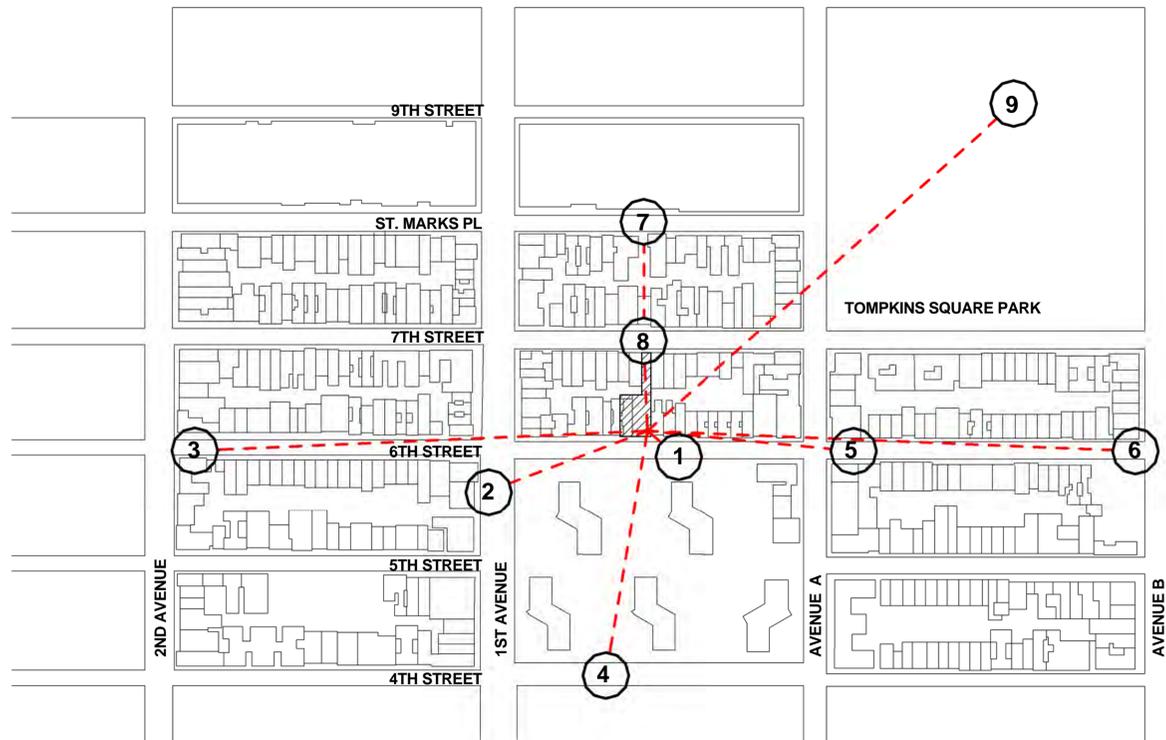
PROPOSED
TYP. WIN. SILL DETAIL



EXISTING
SOUTH ELEVATION WINDOW



PROPOSED
SOUTH ELEVATION WINDOW



VIEW SHED SITE PLAN - N.T.S.



3A PROPOSED VIEW



3 EXISTING VIEW



2A PROPOSED VIEW



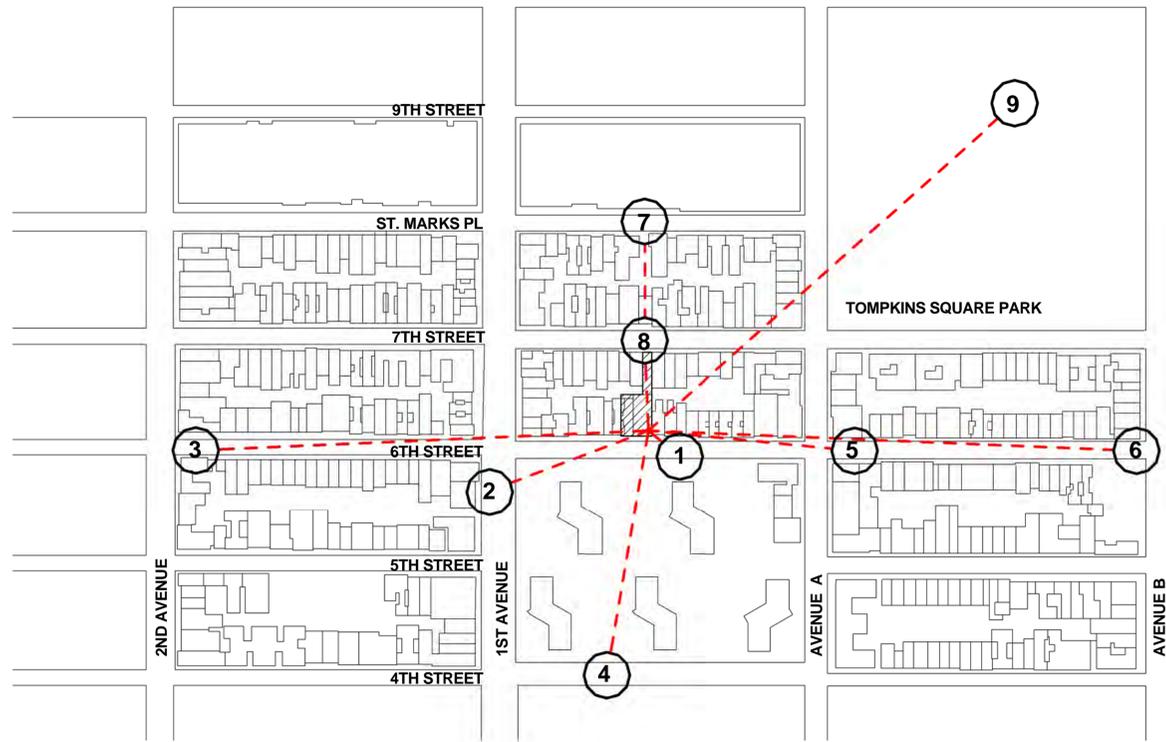
2 EXISTING VIEW



1A PROPOSED VIEW



1 EXISTING VIEW



VIEW SHED SITE PLAN - N.T.S.



6A PROPOSED VIEW



6 EXISTING VIEW



5A PROPOSED VIEW



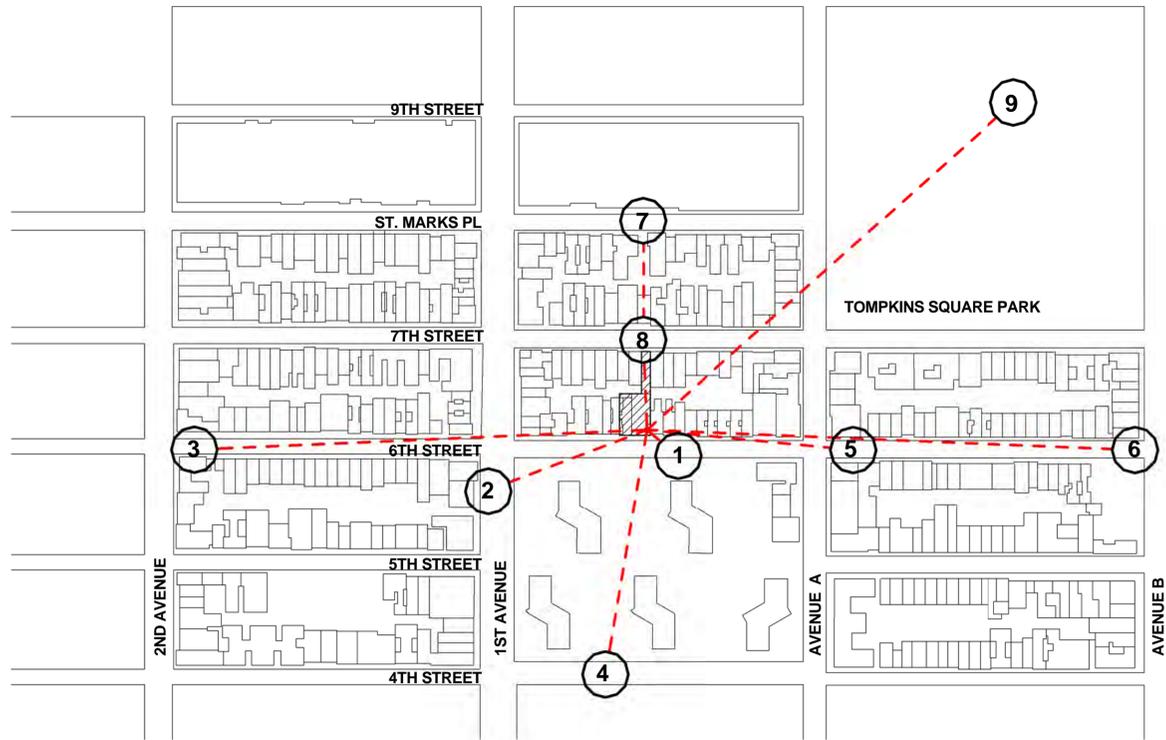
5 EXISTING VIEW



4A PROPOSED VIEW



4 EXISTING VIEW



VIEW SHED SITE PLAN - N.T.S.



9A PROPOSED VIEW



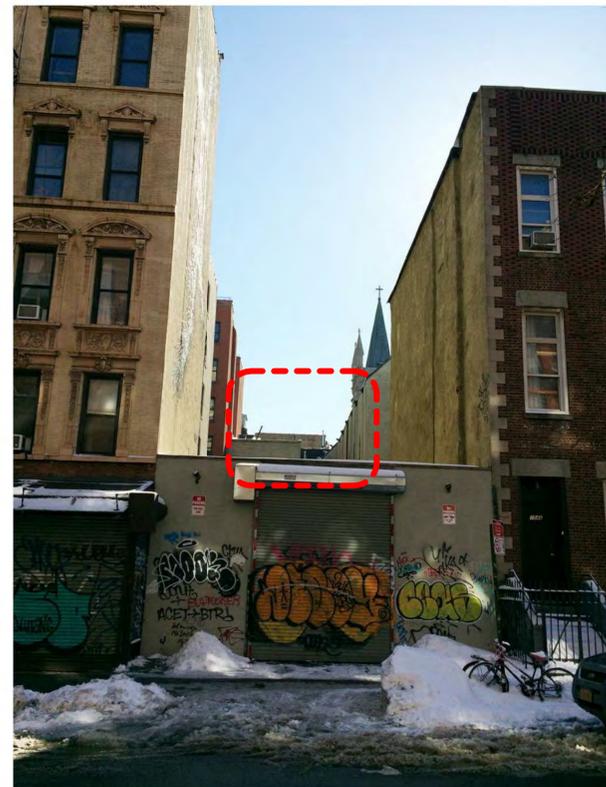
9 EXISTING VIEW



8A PROPOSED VIEW



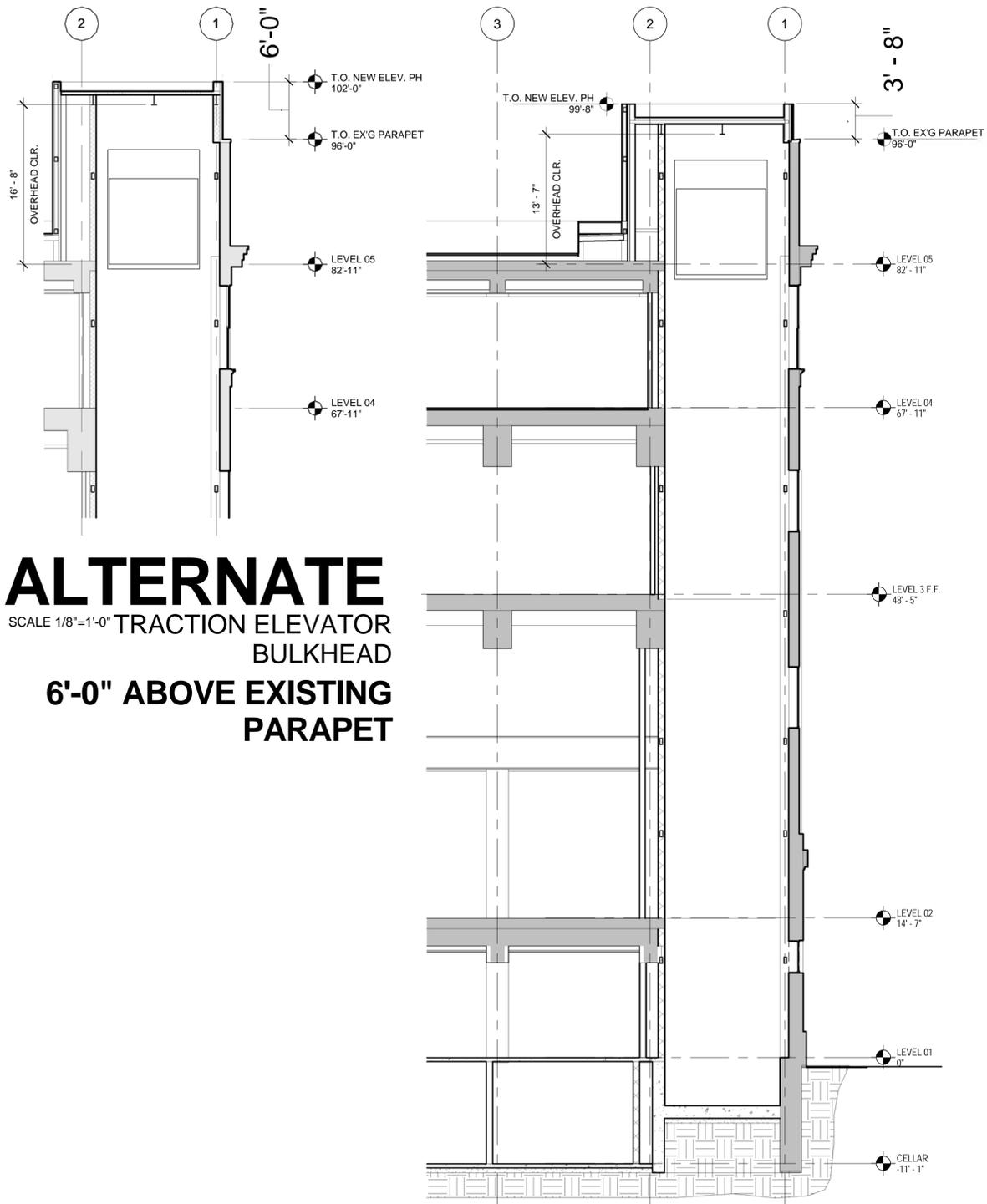
8 EXISTING VIEW



7A PROPOSED VIEW



7 EXISTING VIEW



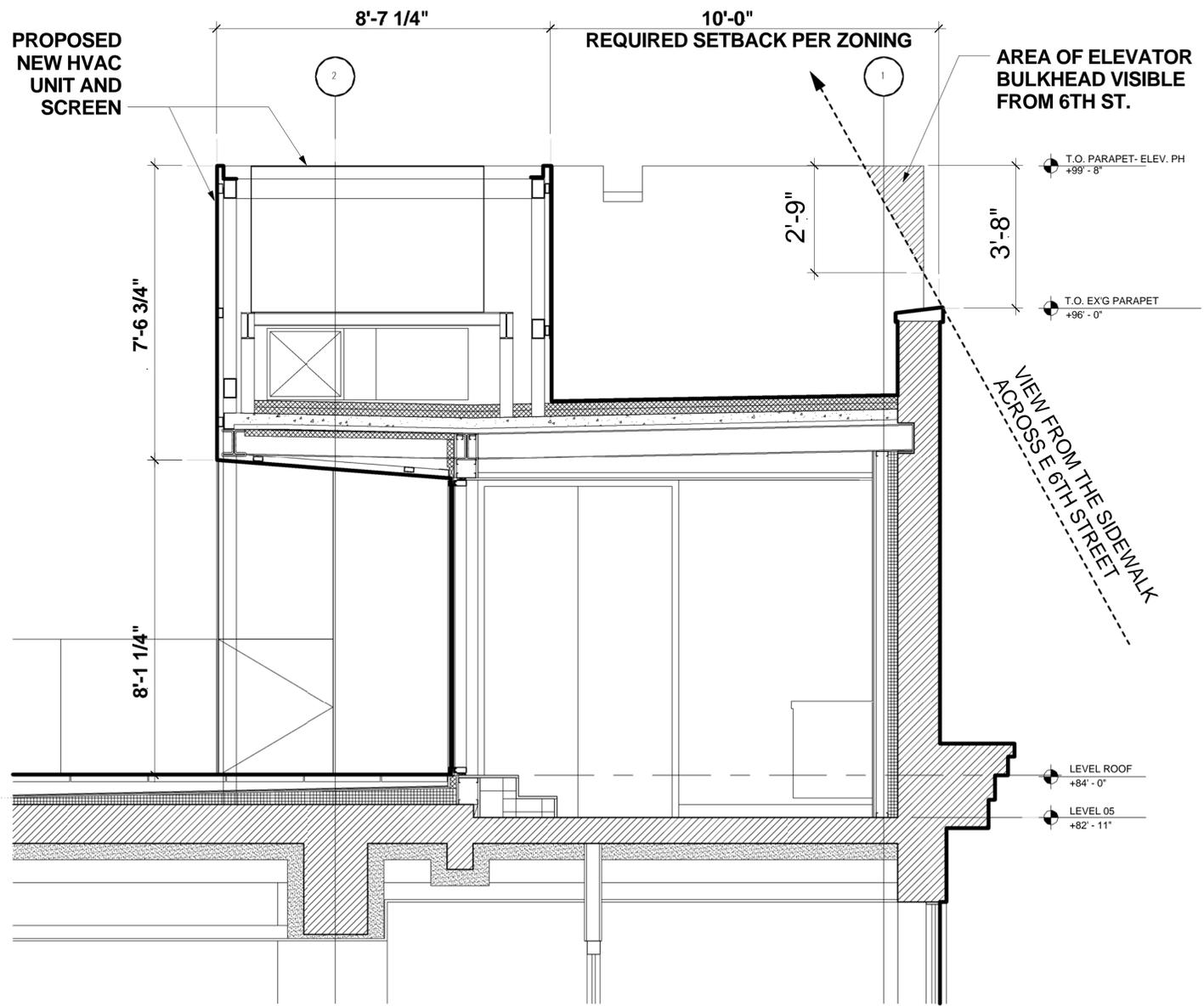
ALTERNATE
SCALE 1/8"=1'-0"
TRACTION ELEVATOR
BULKHEAD
6'-0" ABOVE EXISTING
PARAPET

3'-8" ABOVE EXISTING PARAPET

PROPOSED HYDRAULIC ELEV.
BULKHEAD
SCALE 1/8"=1'-0"



NEIGHBORING BUILDINGS WITH EXISTING BULKHEADS



3'-8" ABOVE EXISTING PARAPET

PROPOSED SECTION THRU
MECH. SCREEN
SCALE 1/2"=1'-0"



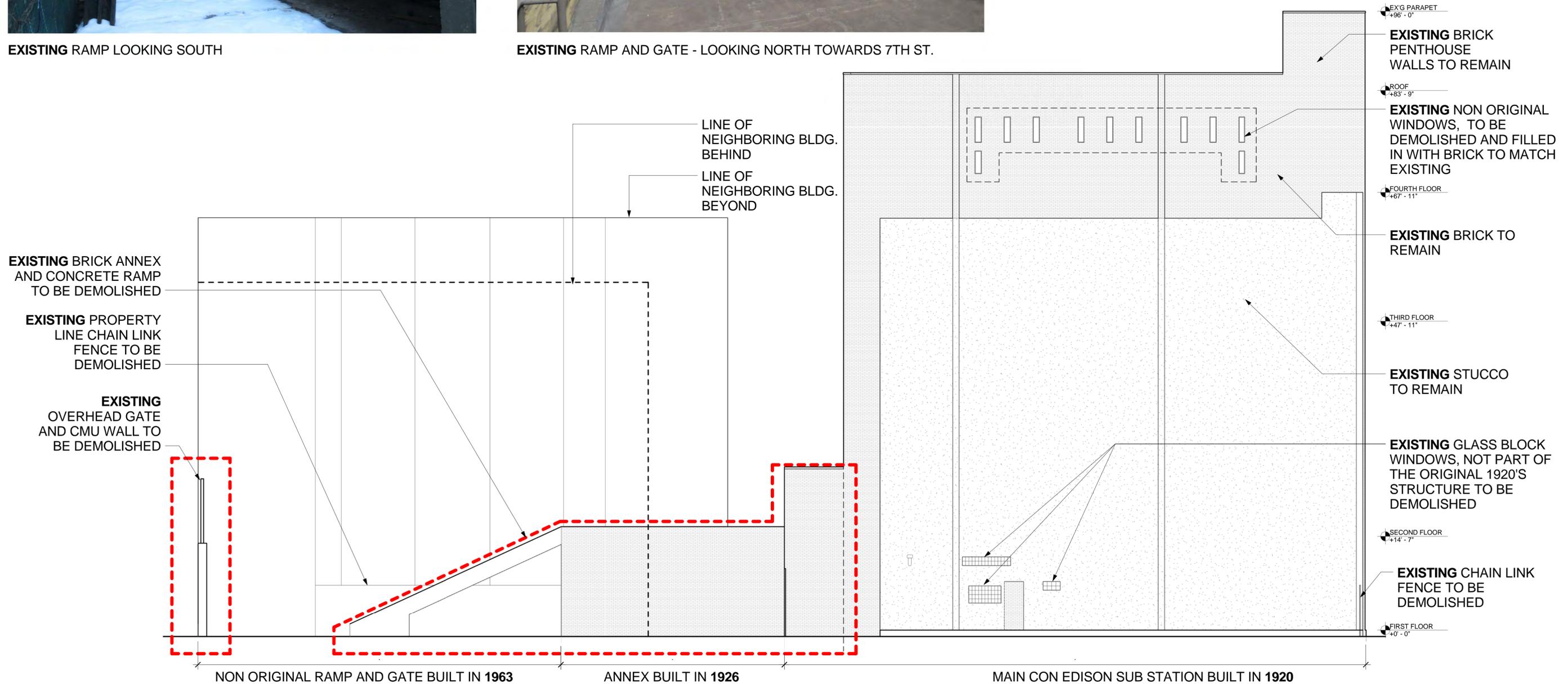
EXISTING RAMP LOOKING SOUTH



EXISTING RAMP AND GATE - LOOKING NORTH TOWARDS 7TH ST.



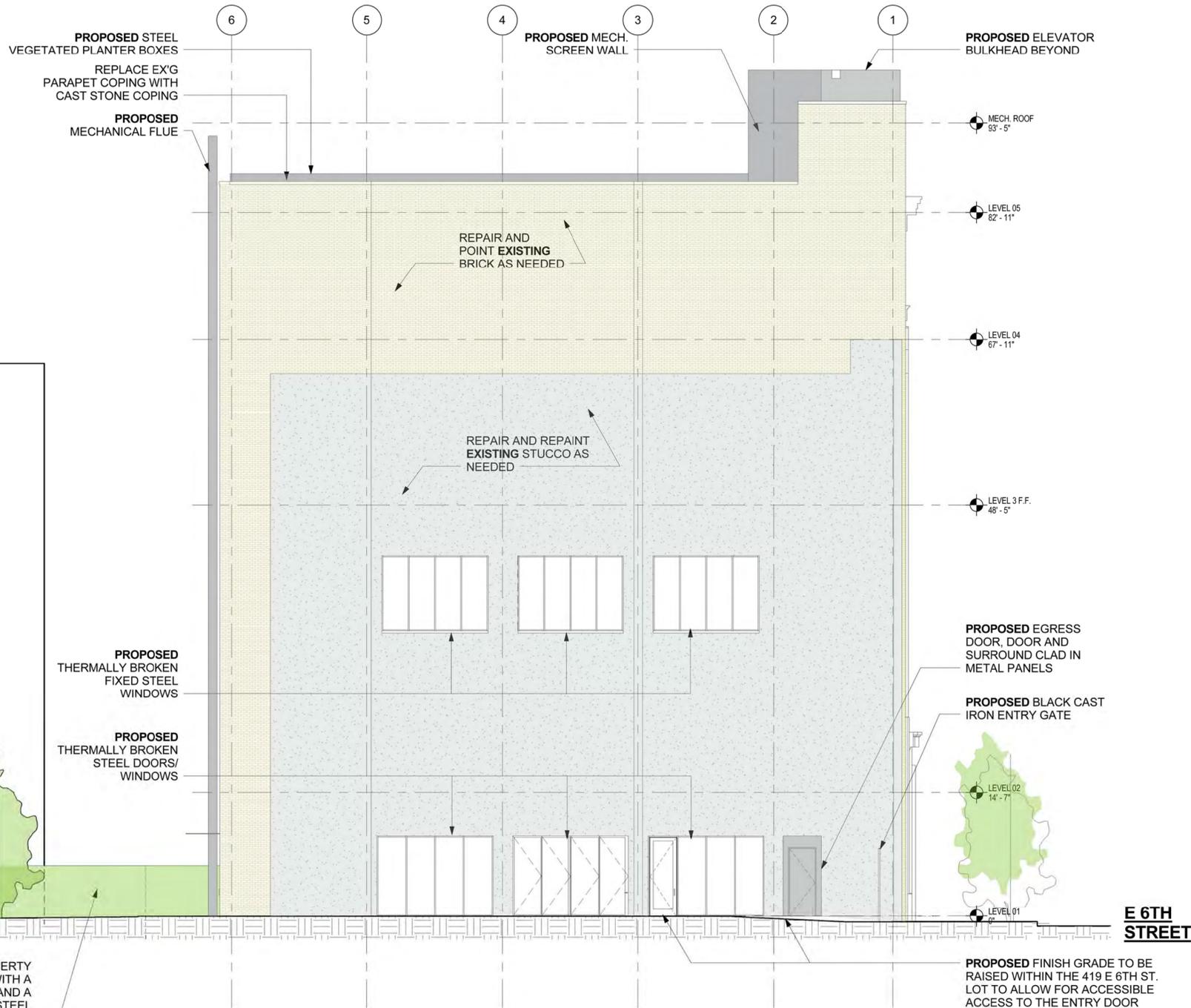
EXISTING SIDE LOT (419 E 6TH ST)



EXISTING WEST ELEVATION
SCALE 1/8"=1'-0"



PROPOSED VIEW OF THE SIDEYARD LOOKING AT THE WEST ELEVATION





CLOSE UP OF EXISTING RAMP



EXISTING RAMP AND NORTH ELEVATION



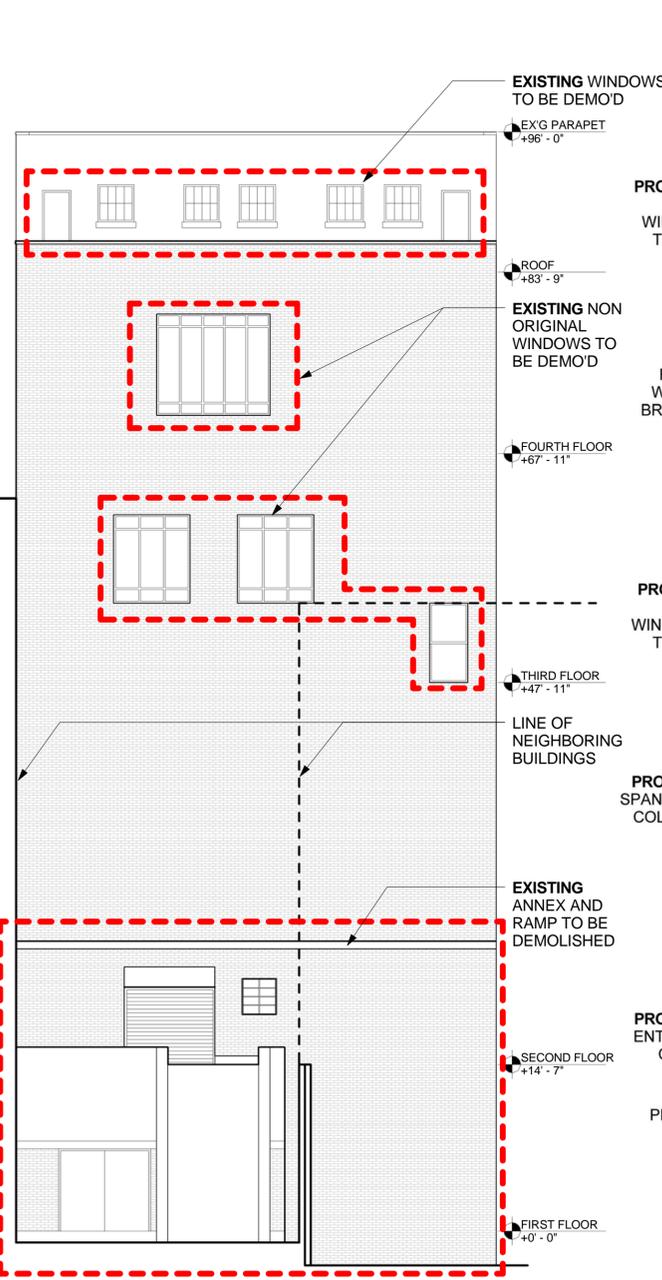
EXISTING RAMP AND GATE - LOOKING TOWARDS 7TH ST



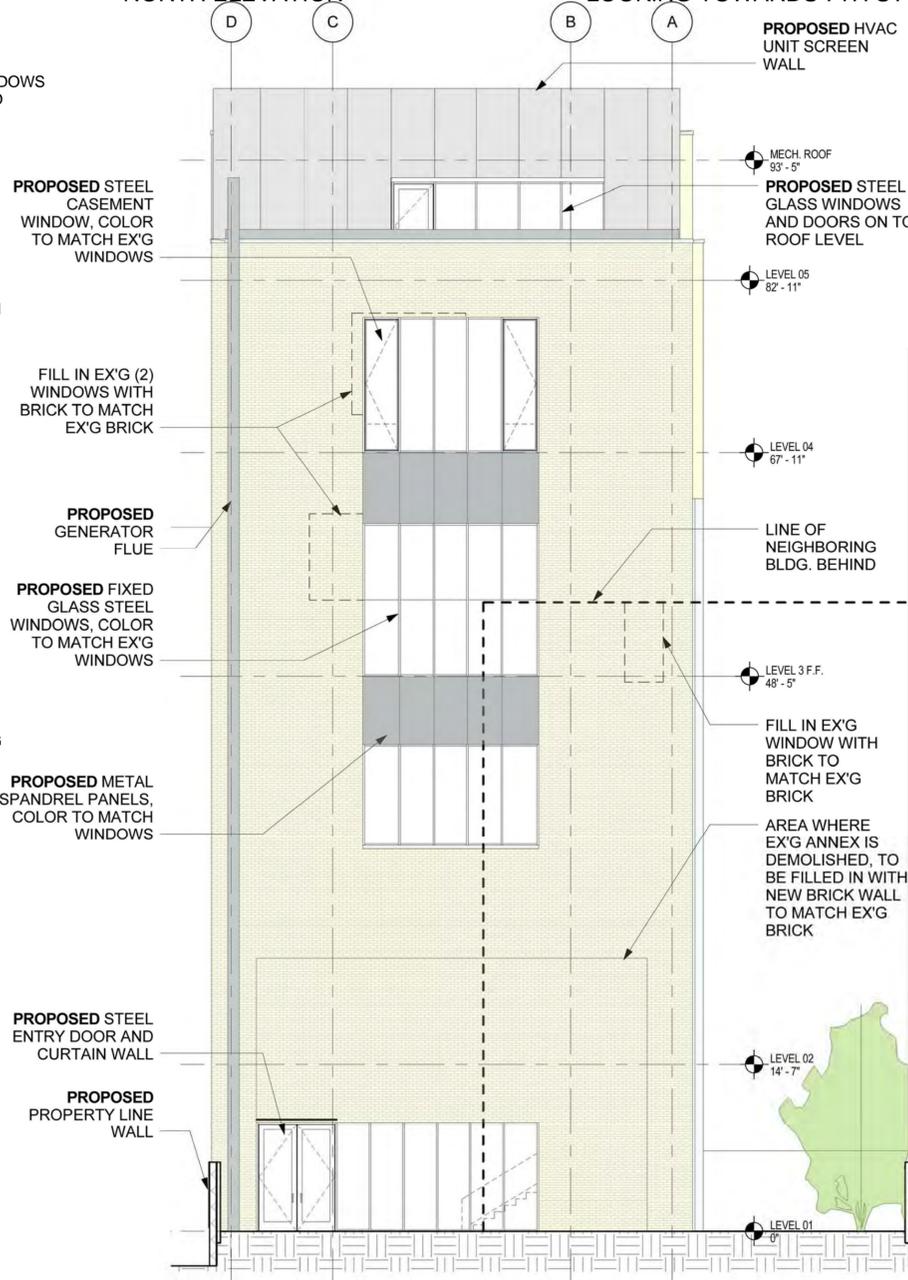
EXISTING 7TH ST GATE - OPEN



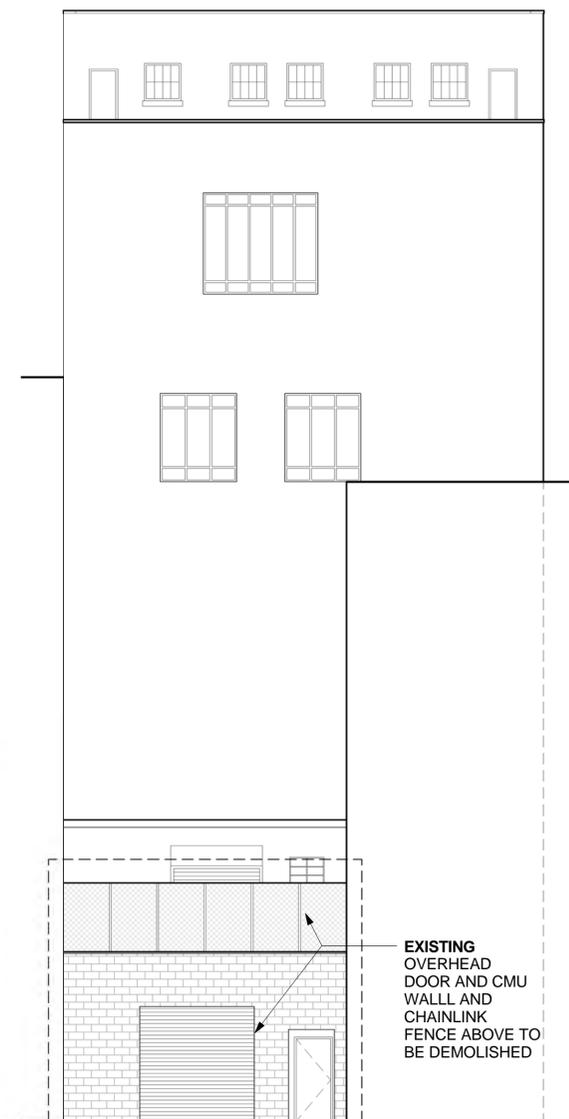
EXISTING 7TH ST GATE - CLOSED



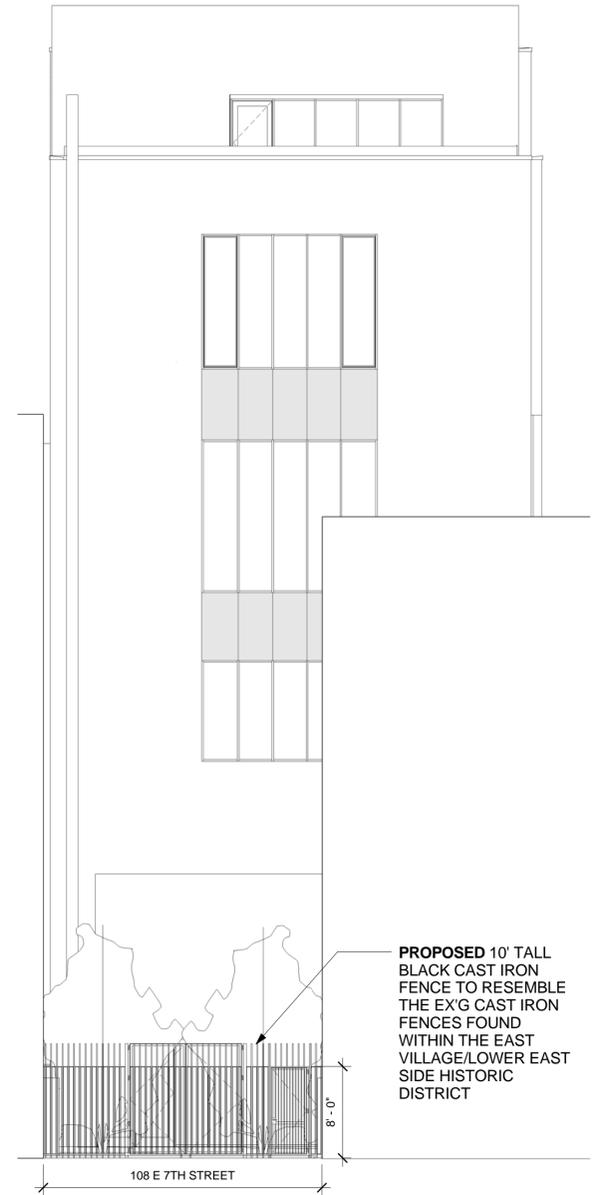
EXISTING NORTH ELEVATION
SCALE 1/8"=1'-0"



PROPOSED NORTH ELEVATION
SCALE 1/8"=1'-0"



EXISTING E. 7TH ST. ELEV.
SCALE 1/8"=1'-0"



PROPOSED E. 7TH ST. ELEV.
SCALE 1/8"=1'-0"



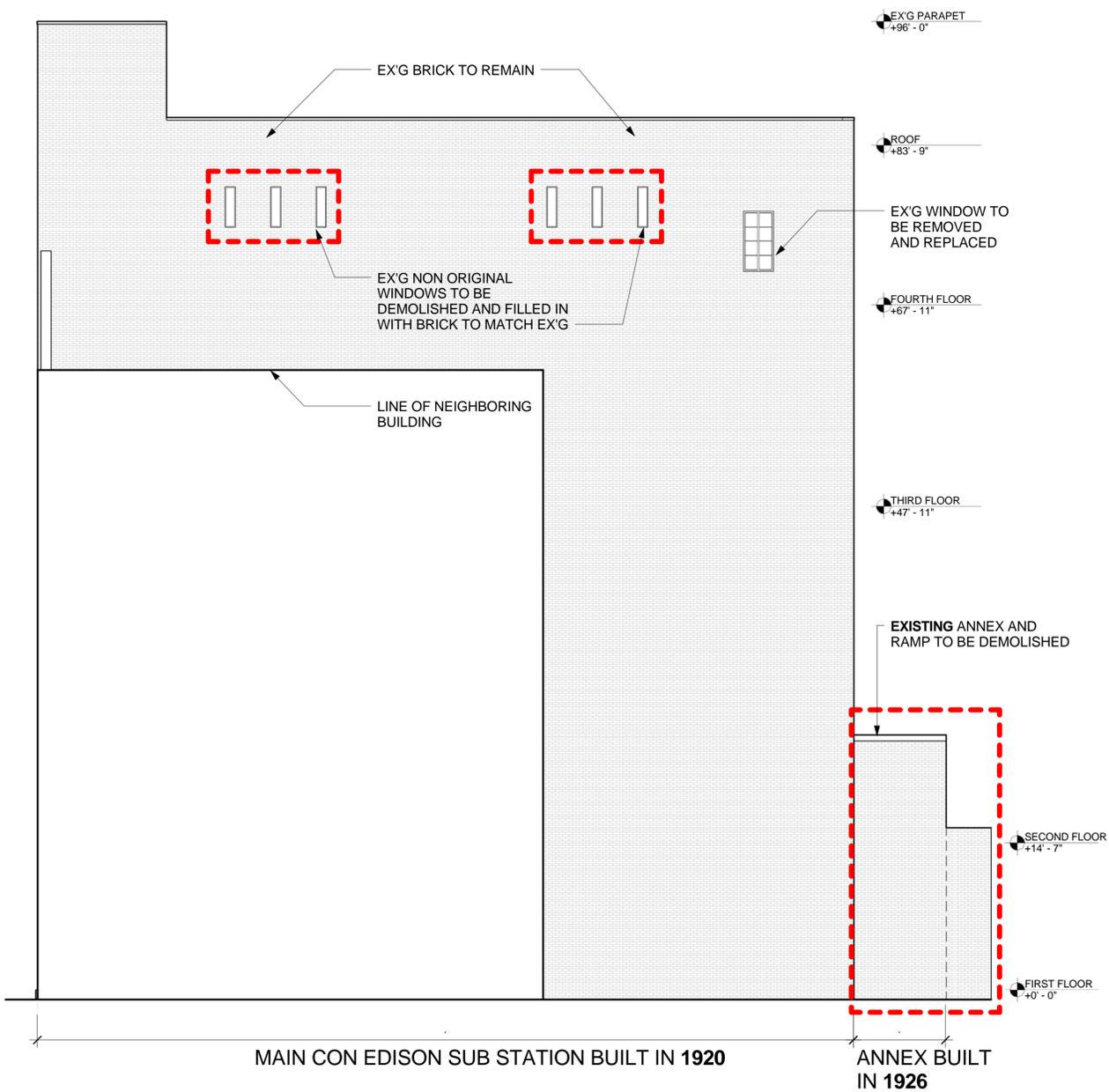
PROPOSED VIEW OF N. ELEVATION FROM BACKYARD



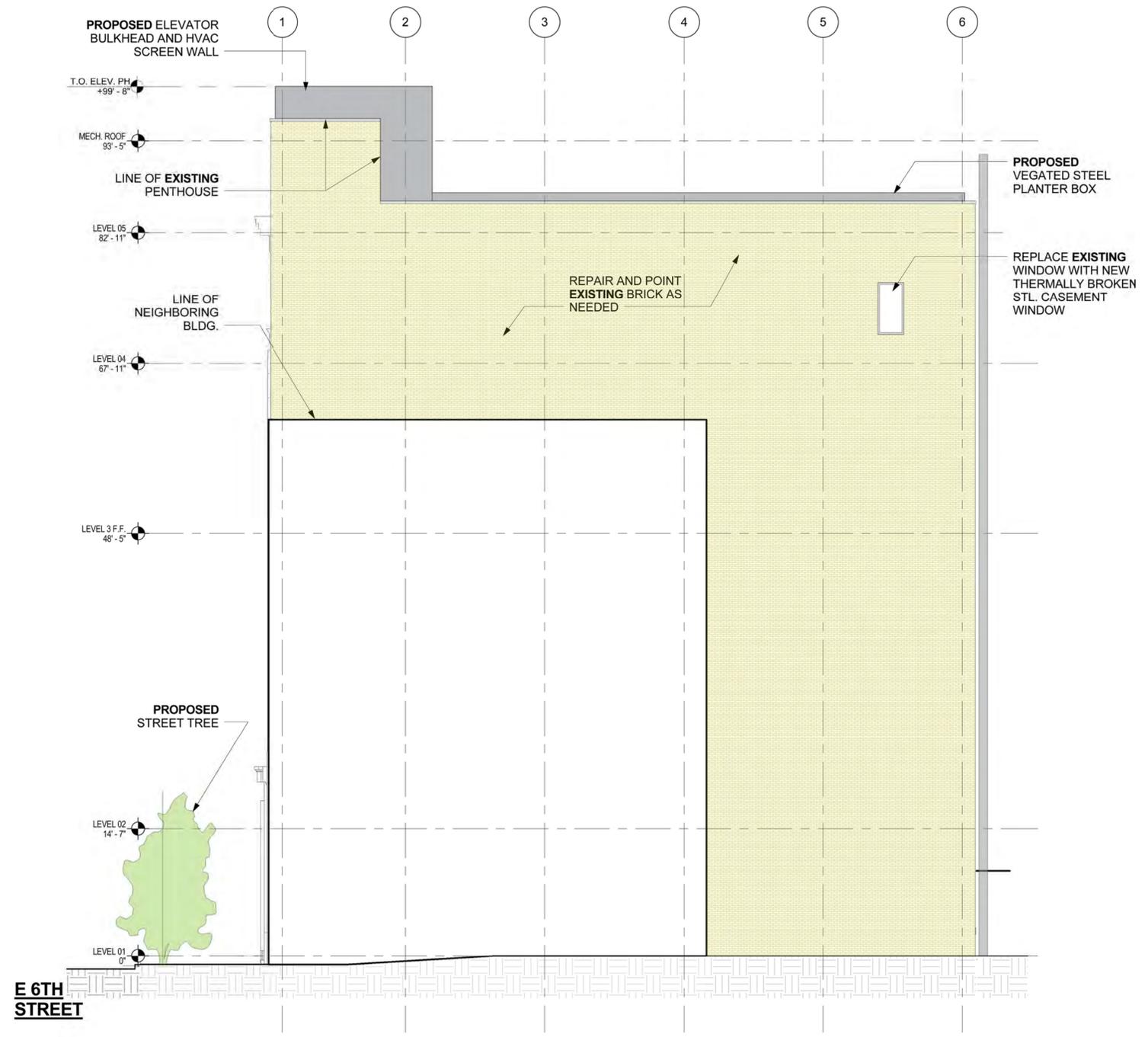
PROPOSED VIEW OF GATE AND N. ELEVATION FROM 7TH ST.



ELEVATION OF SOUTH SIDE OF E. 7TH ST.



EXISTING EAST ELEVATION
SCALE 1/8"=1'-0"



PROPOSED EAST ELEVATION
SCALE 1/8"=1'-0"

**EXISTING AND PROPOSED
EAST ELEVATION**

BFAB
419 - 421 E. 6th Street
New York, NY

17 MARCH 2015

GLUCKMAN MAYNER ARCHITECTS
230 Hudson Street
New York, NY 10013
Tel: 212 646 6600
Fax: 212 646 6623

ATTENTION RESIDENTS & NEIGHBORS

5FAB, LLC

(Property Owner Name)

Certificate of Appropriateness Application from the Landmarks Preservation Commission for

419-421 E 6TH STREET, BETWEEN 1ST AVE AND AVE A

(Landmark Address)

This applicant is seeking approval to

RESTORE MASONRY FACADE; REPLACE SOUTH WINDOWS AT SOUTH FACADE WITH INSULATED GLAZING, PROFILES TO MATCH EXISTING; REPLACE 6TH STREET ENTRY WITH STEEL AND GLASS DOORS TO MATCH ORIGINAL ENTRY; INSTALL NEW WINDOWS IN WEST AND NORTH FACADES, PROFILES TO MATCH SOUTH GLAZING; DEMOLISH 2-STORY ANNEX AND RAMP FACING 7TH STREET TO CREATE CONTINUOUS GARDEN SPACE THROUGHOUT LOTS; INSTALL ELEVATOR BULKHEAD AND MECHANICAL SCREENING AT ROOF

There will be an opportunity for public comment on

MARCH 17TH

at 6:30 P.M

(Date)

at JASA/GREEN RESIDENCE, 200 E 5TH STREET AT BOWERY

(Meeting Address)

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

KERRY NOLAN, KNOLAN@GLUCKMANMAYNER.COM

(Applicant Contact Information)

The New York Times

NEW YORK, TUESDAY, MARCH 10, 2015

Late Edition

Today, cloudy with afternoon rain, high 46. Tonight, evening rain; otherwise, cloudy, low 42. Tomorrow, clouds break for some sun, high 57. Weather map appears on Page B8.

\$2.50

G.O.P. SENATORS

421

ATTENTION RESIDENTS & NEIGHBORS

Certificate of Appropriateness Application from the
Landmarks Preservation Commission for

This applicant is seeking approval to
replace the existing facade of the building with a
new facade that is designed to be compatible with the
historic character of the building and the surrounding
area. The proposed facade is made of brick and is
designed to match the existing facade as closely as
possible. The proposed facade is made of brick and is
designed to match the existing facade as closely as
possible.

There will be an opportunity for public comment on
this matter at a public hearing on the following date and
time:

Monday, June 15, 2015, 7:00 PM
at the following address: 421 [Address]

For more information, please contact the
Community Board at the following address:
[Address]

Community Board 7
Landmarks Commission Meeting
[Address] [Phone Number] [Website]