

CHOICIRCIATI CULTURAL CENTER EXPANSION

MANHATTAN COMMUNITY BOARD 3 LANDMARKS PRESERVATION COMMISSION PRESENTATION



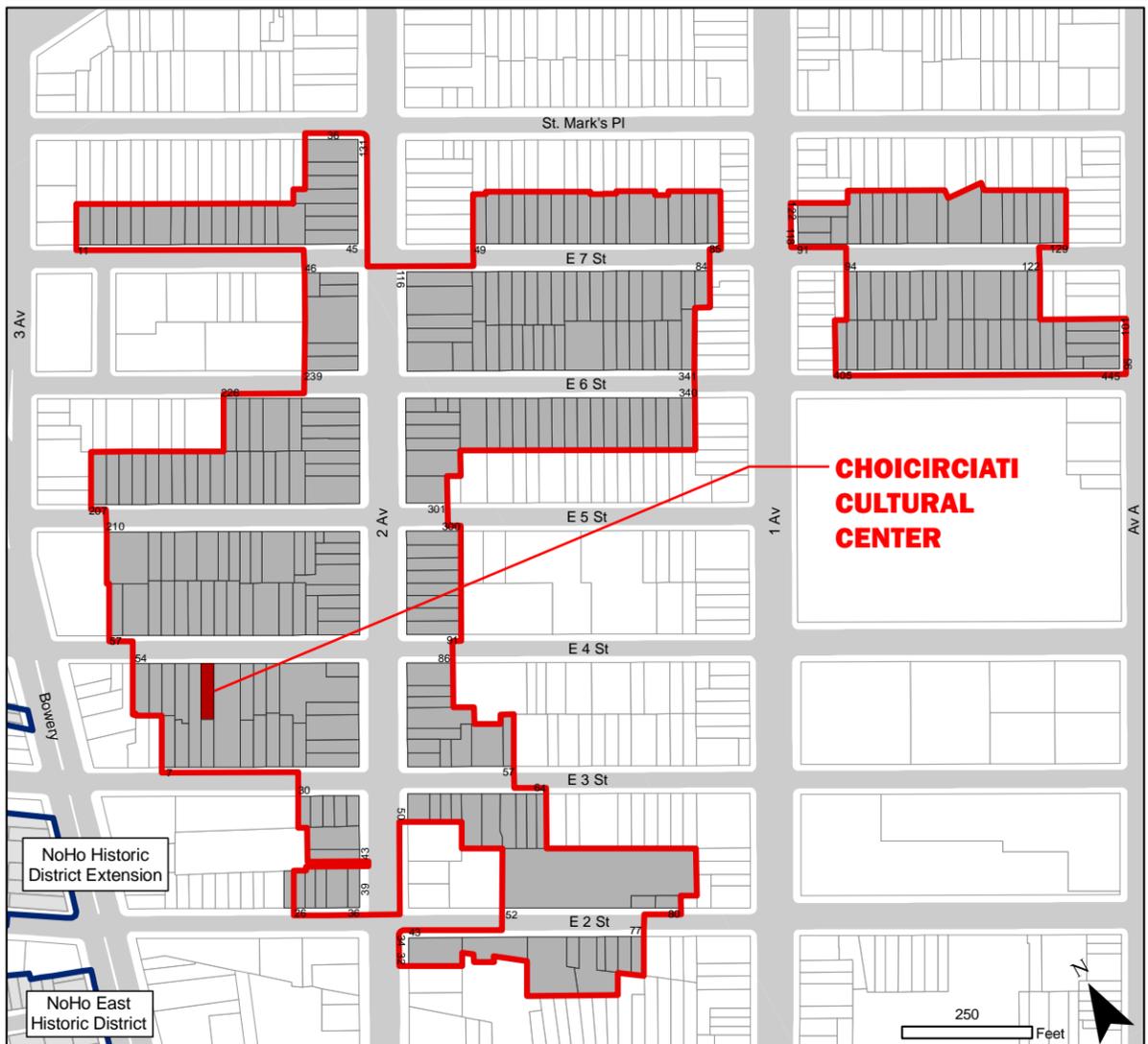








East Village / Lower East Side Historic District



Landmarks Preservation Commission
 East Village / Lower East Side Historic District
 Borough of Manhattan, NY [LP-2491]
 Calendared: June 28, 2011
 Public Hearing: June 26, 2012
 Designated: October 9, 2012

- Boundary of Historic District
- Tax Map Lots in Historic District
- Boundaries of Existing Districts



Graphic Source: MapPLUTO, Edition 09v1, 2009. Author: Landmarks Preservation Commission, JM. Date: October 9, 2012





1



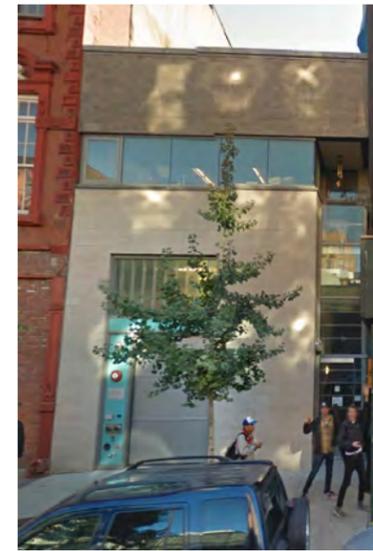
2



3



4



5



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11



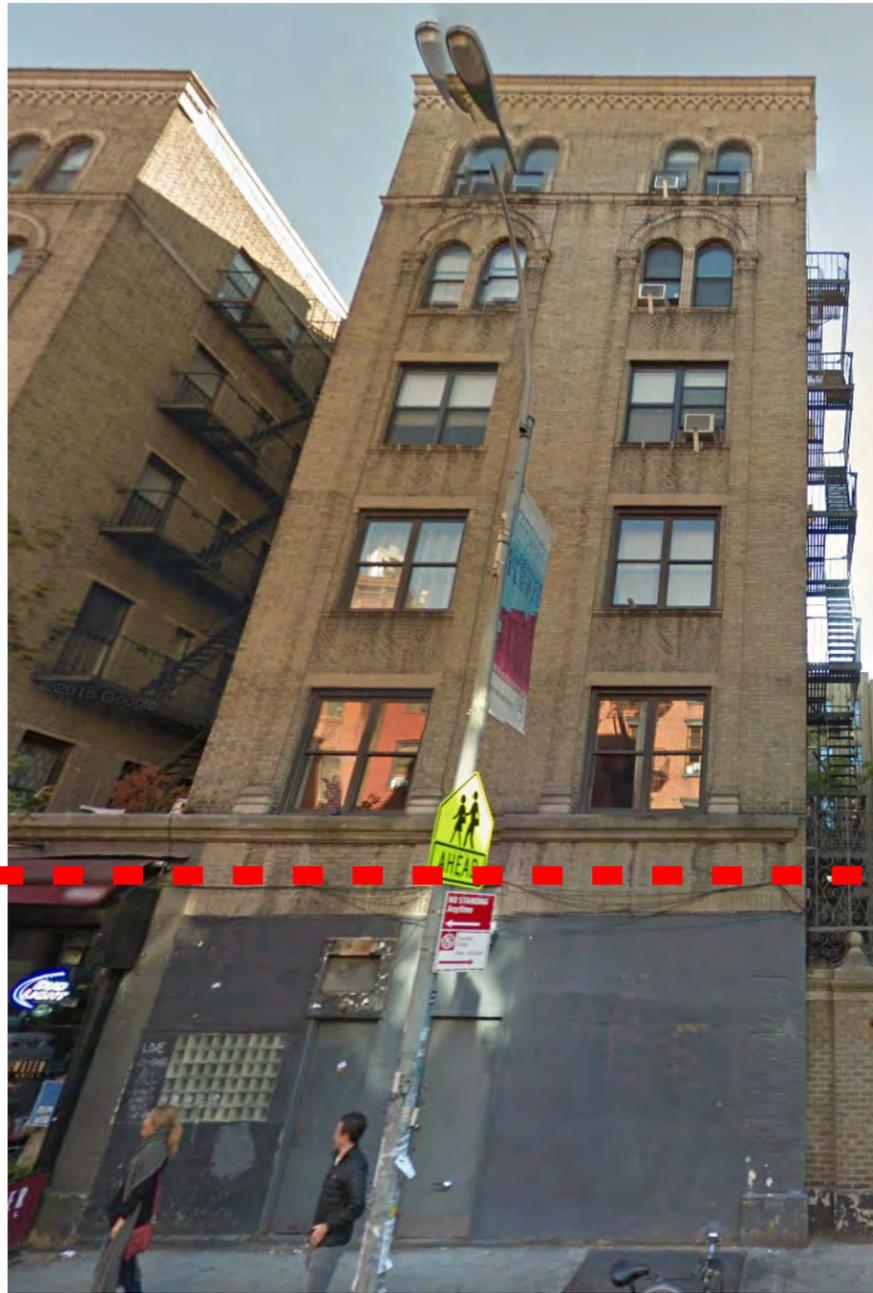
12



13



14



3



10



12



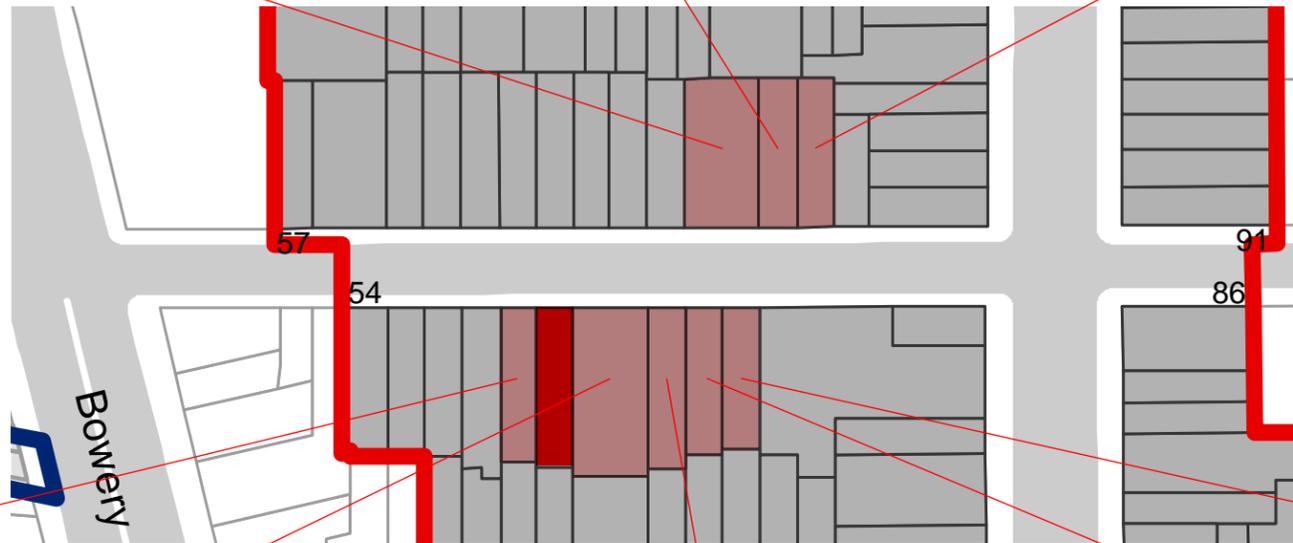
New York Theater Workshop



Fourth Street Theatre



Kraine Theater



Rod Rodgers & DUO



LA MAMA



Downtown Art & Alpha Omega Theatrical Dance Company



New York Theater Workshop



LA MAMA



Photograph from 1875; view of the middle four (and part of a fifth) of the original twelve houses of Albion Place, built in 1832. The building on the right is 64 E 4th Street. Originally built as a three story building, very similar to the building with the 'Lager Bier' sign to the left, this photograph shows it already with its one story addition.



1870's

Photograph from 1875; isolated view of No. 64 addressed for "Metropolitan Assembly Rooms", operating as a boarding house. Note the asymmetrical facade.



1930's

Tax photo (1939) provides the first visual evidence of the 1906 storefront additions at the basement and parlor floors. The stoop, handrail, and doors remains, but modified. An ornamental fire escape has been added. Also note brick wing wall supporting new storefront. The accompanying cornice and staircase protrude beyond the property line.



Note deteriorating storefront and the missing counterweight fire escape stair. Facade partially boarded up.

1970's



Storefront is entirely non-operational and the remaining elevation exhibits full deterioration. While stoop remains, handrails have disappeared.

1980's



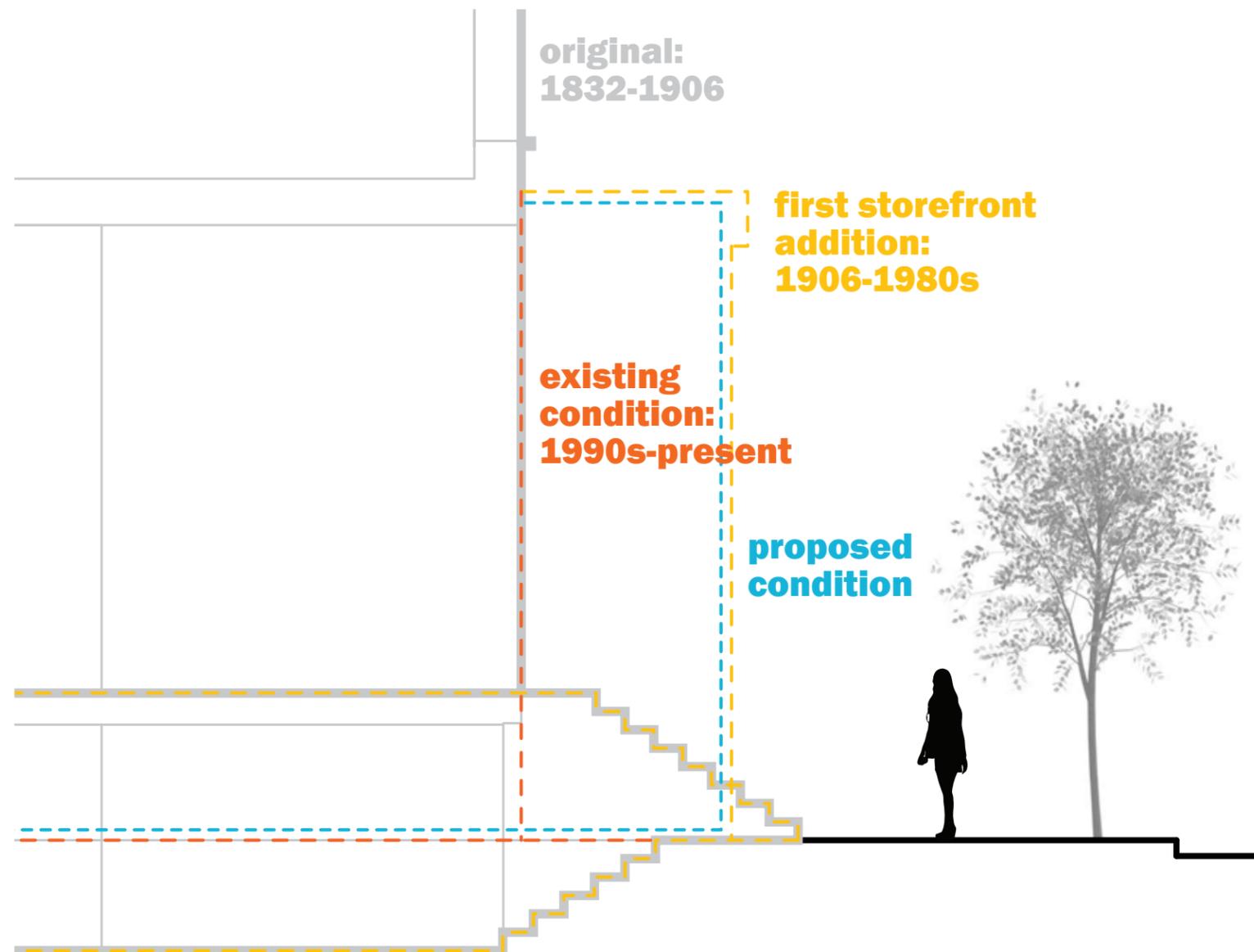
2000's

Storefront is removed completely. Replaced masonry facade is aligned with the plane of the original facade. Fire escape is also missing. Note the new large centered opening.



2015

Damaged windows and masonry is restored. Note the remaining masonry wing wall and the original cornice.

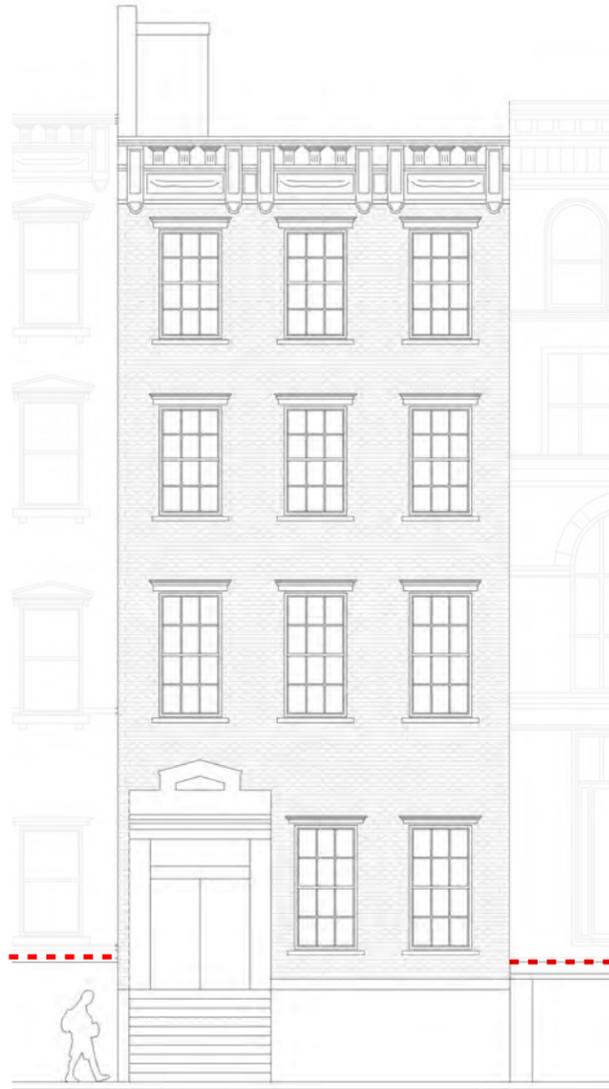




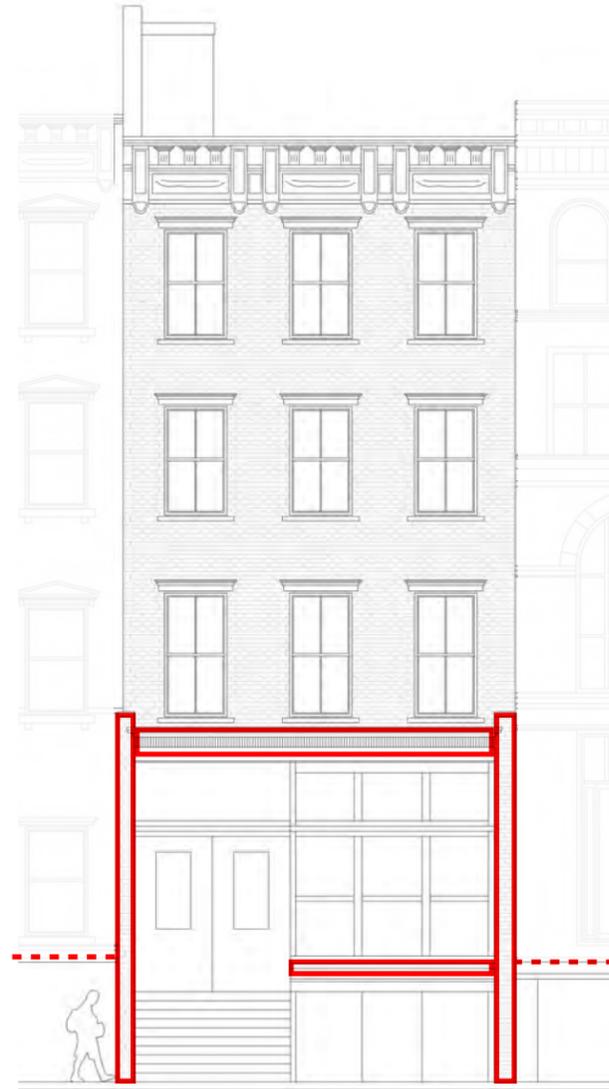
1930's STOREFRONT VOLUME ADDITION



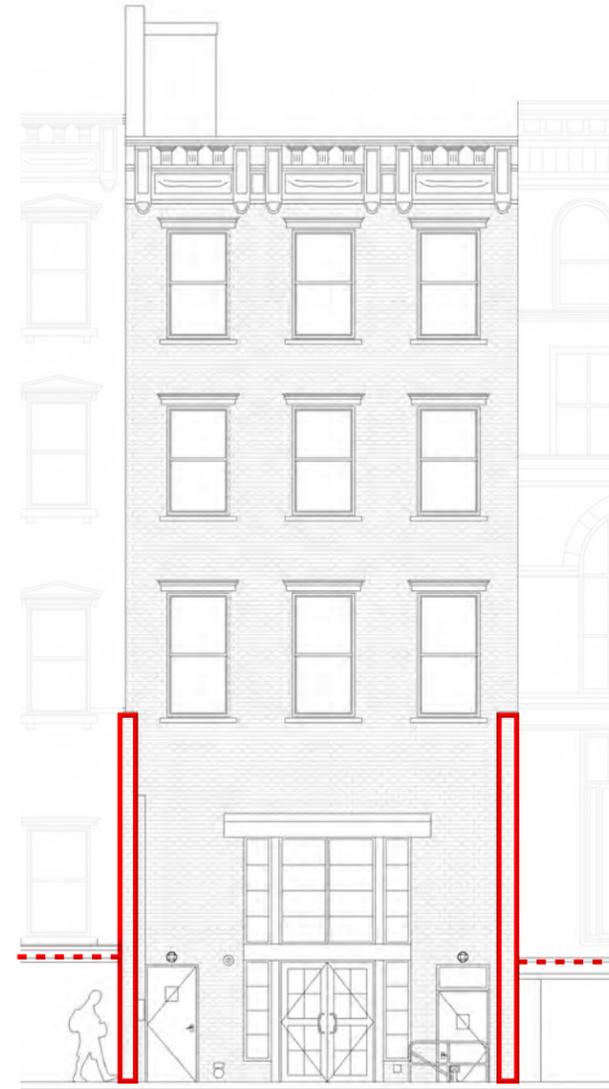
2016: RECAPTURING STOREFRONT VOLUME



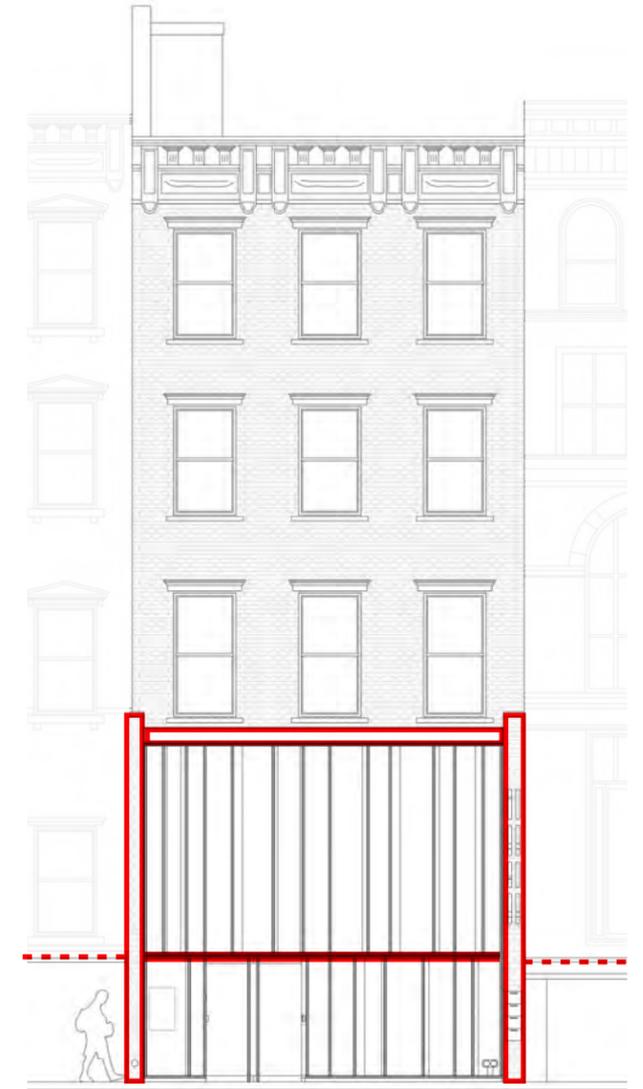
1870'S FRONT ELEVATION



1930'S FRONT ELEVATION



CURRENT FRONT ELEVATION



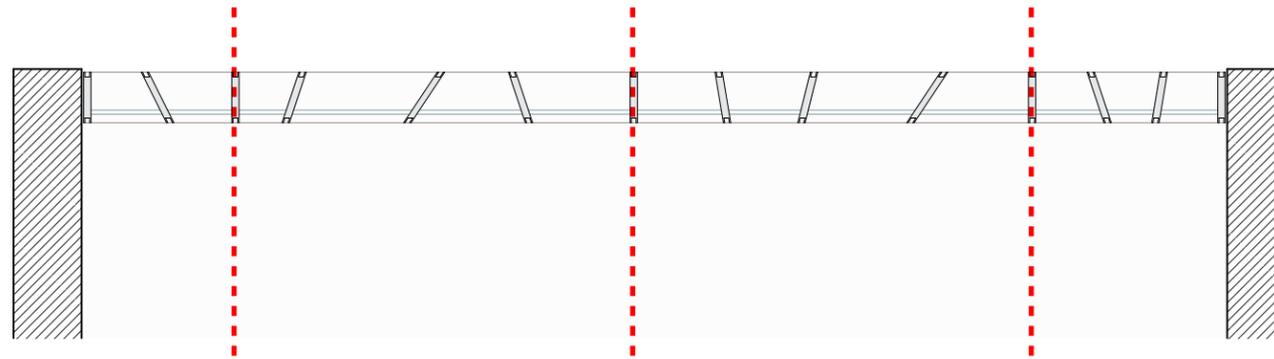
PROPOSED FRONT ELEVATION



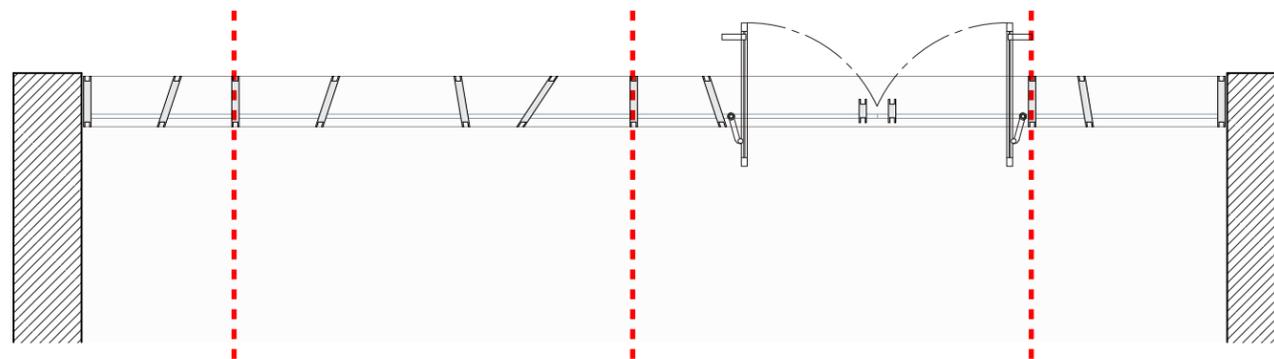
EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION

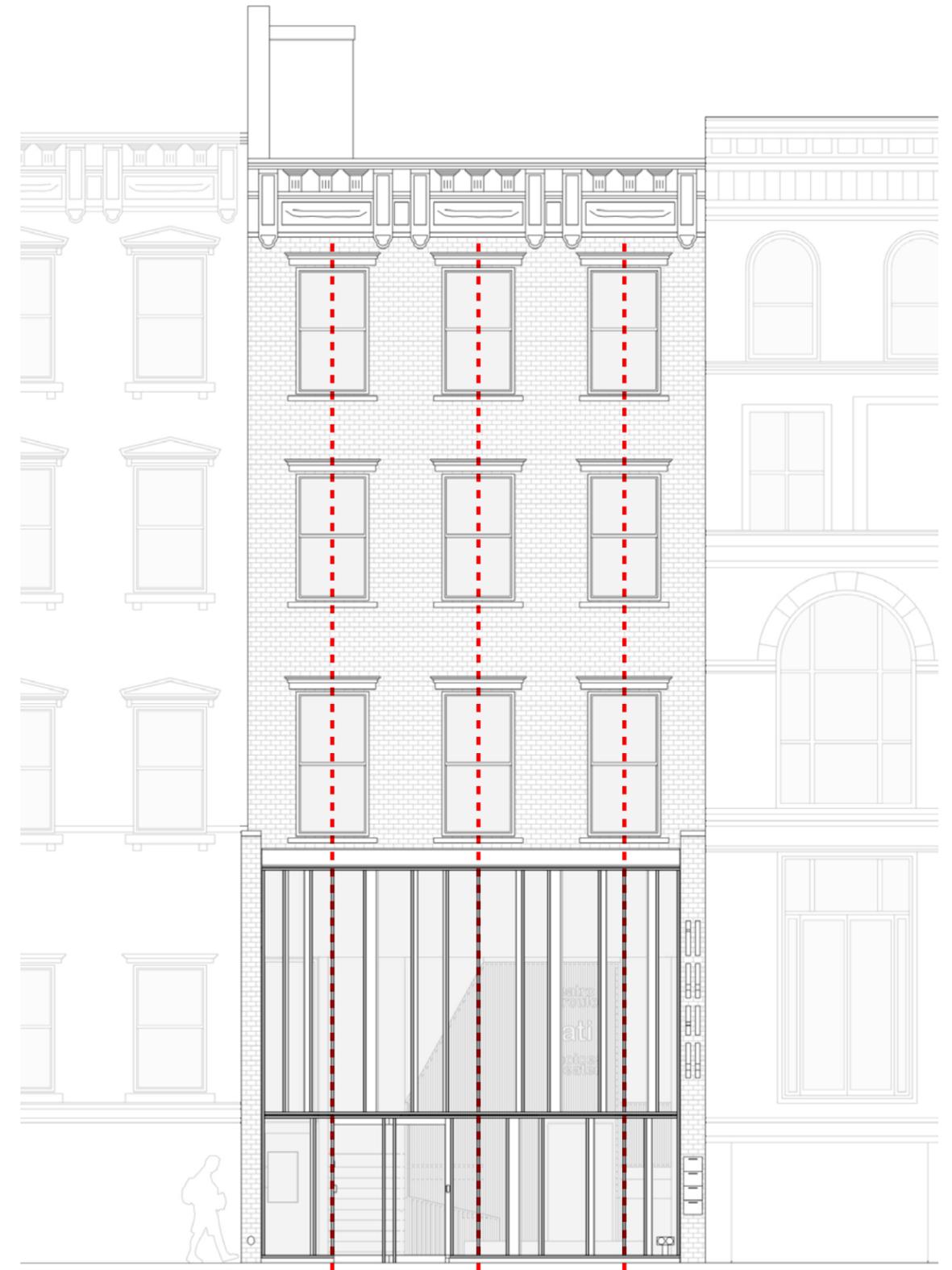


UPPER PLAN OF FACADE

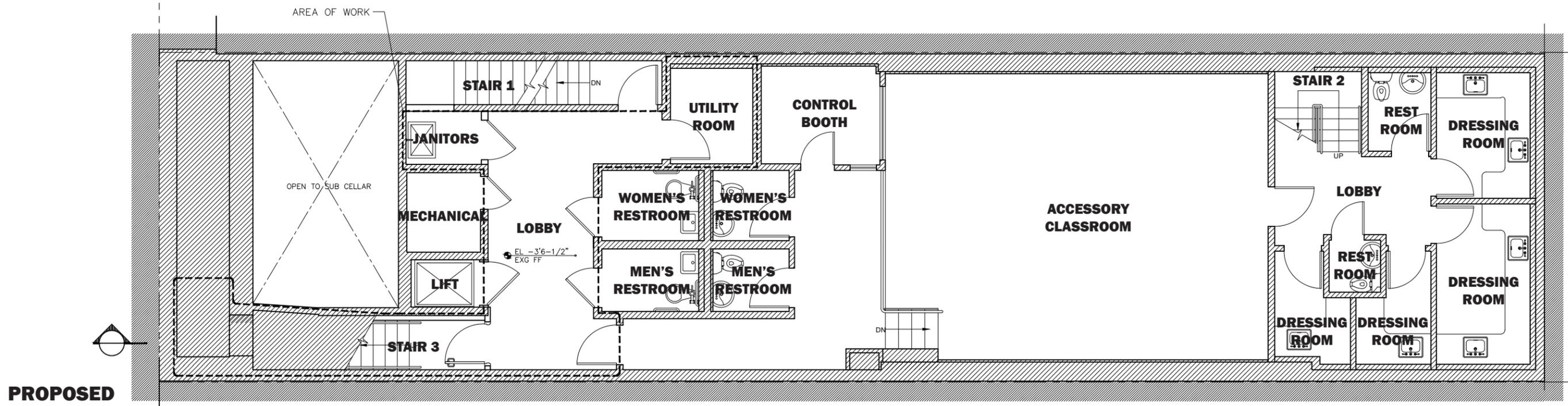
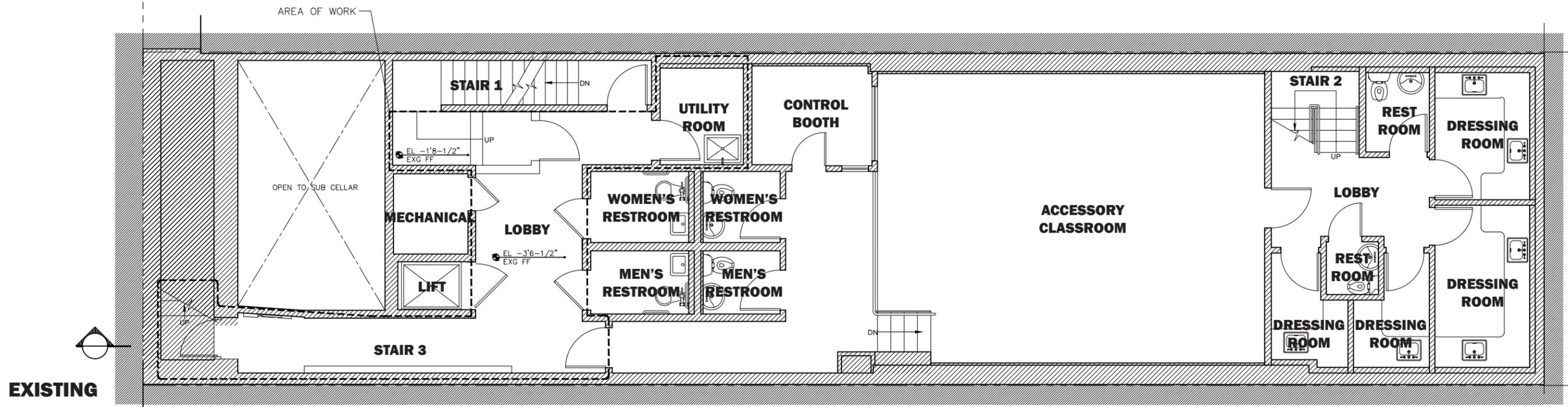


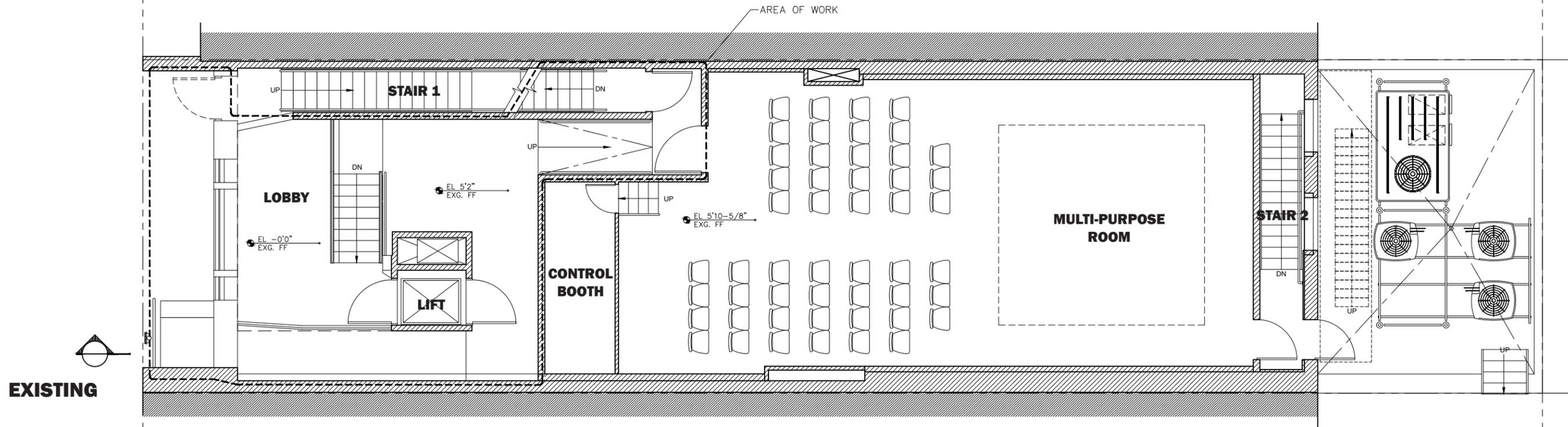
LOWER PLAN OF FACADE

- EL +66'2-1/8" BULKHEAD
- EL +57'2-1/8" ROOF
- EL +44'4-3/4" FOURTH FLOOR
- EL +33'3" THIRD FLOOR
- EL +20'5-3/4" SECOND FLOOR
- EL +17'0-1/4" B.O. CEILING
- EL +5'2" MEZZANINE
- EL 0'0" STREET LEVEL

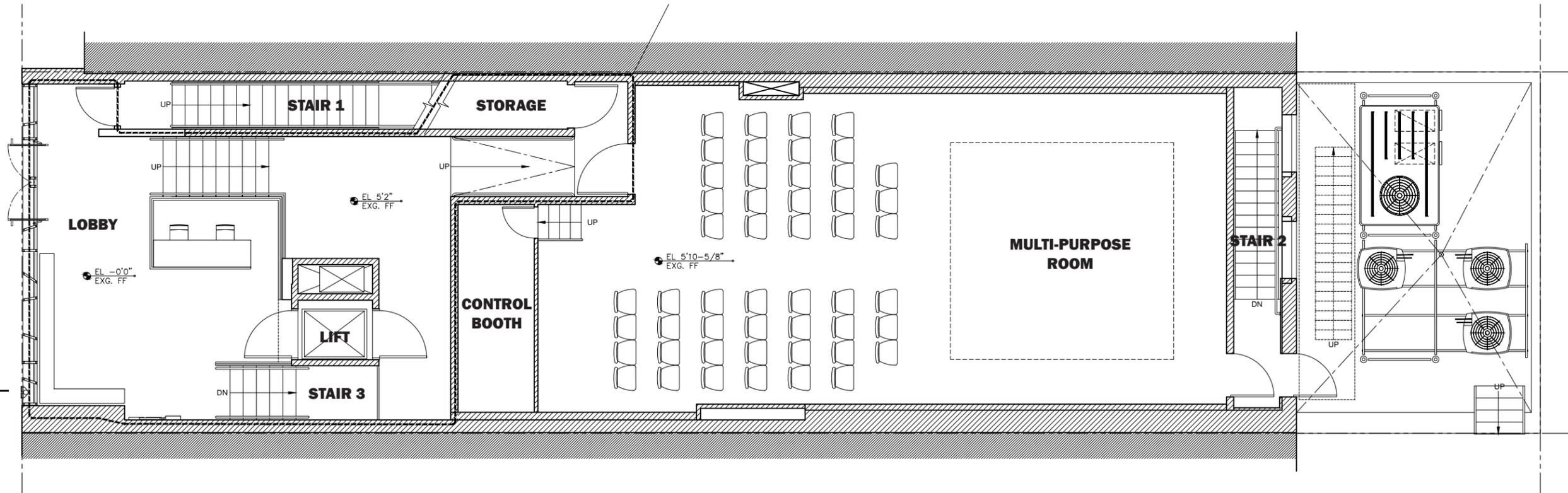


PROPOSED FRONT ELEVATION

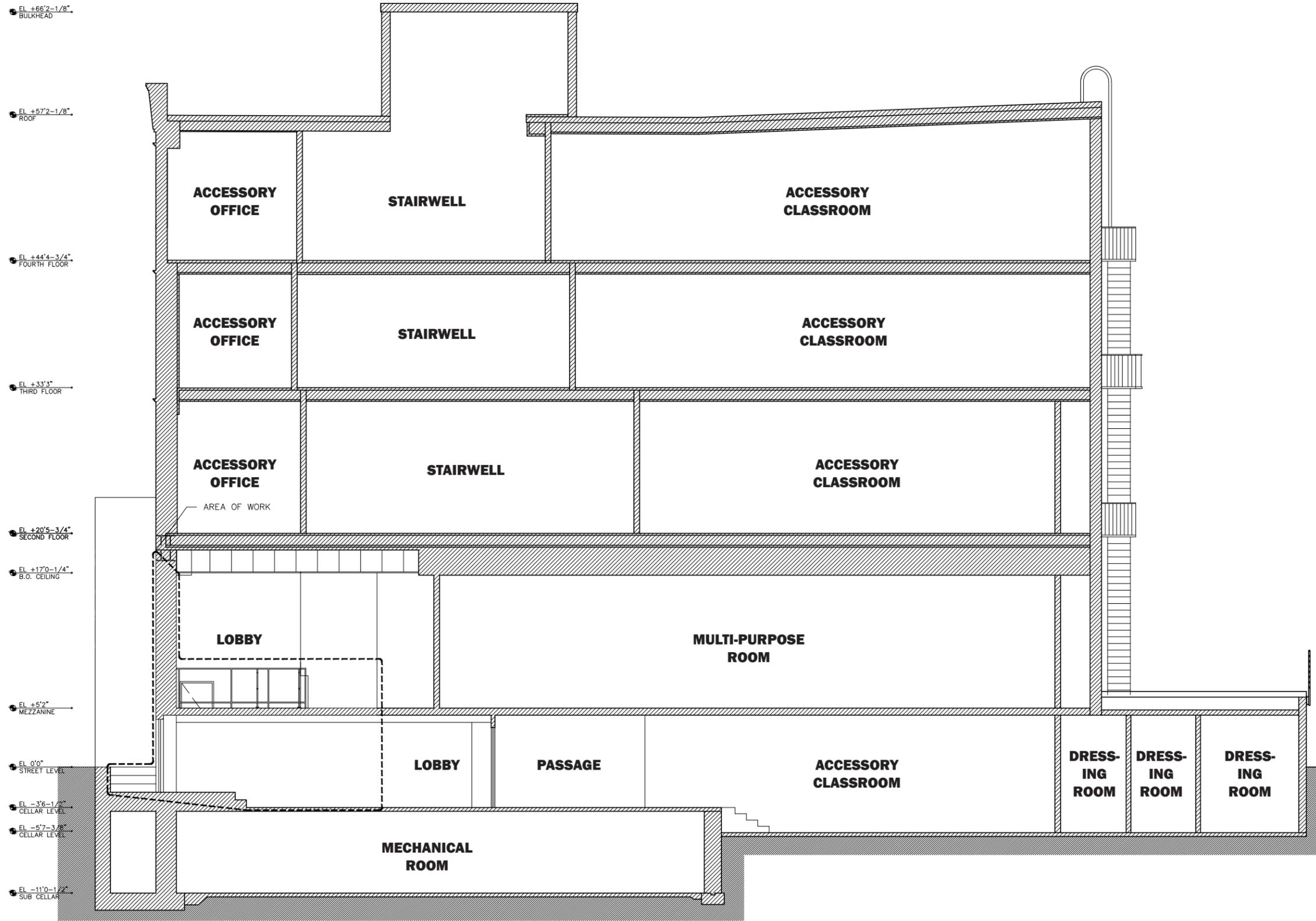




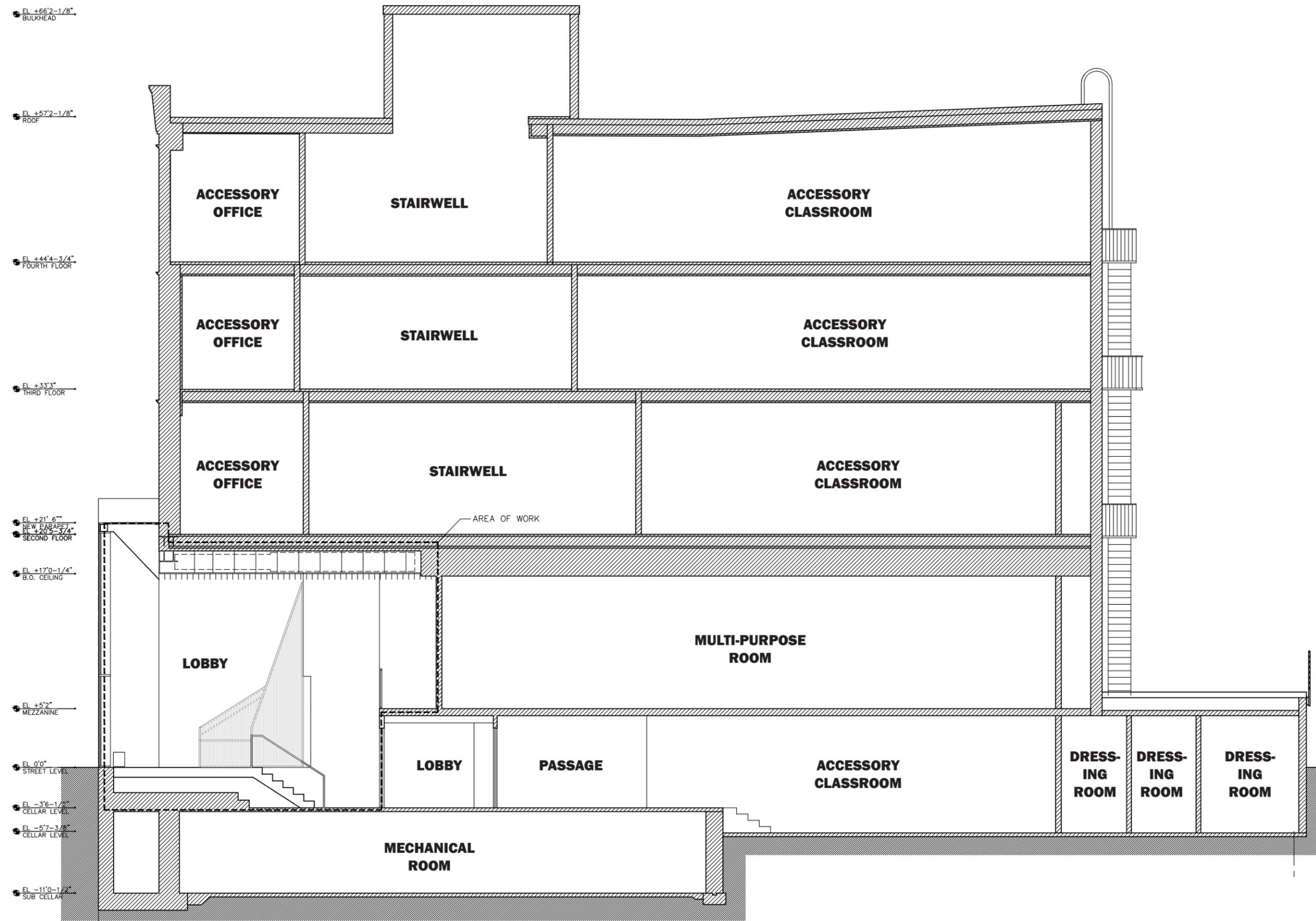
EXISTING



PROPOSED



EXISTING



PROPOSED



EXISTING



PROPOSED



EXISTING



PROPOSED



EXISTING



PROPOSED



DEPARTMENT OF DESIGN AND CONSTRUCTION
RICE+LIPKA ARCHITECTS

CHOICIRCIATI CULTURAL CENTER
04.06.2016

DAY RENDERING
NOT TO SCALE

SIDE PERSPECTIVE OF EXISTING CONDITION

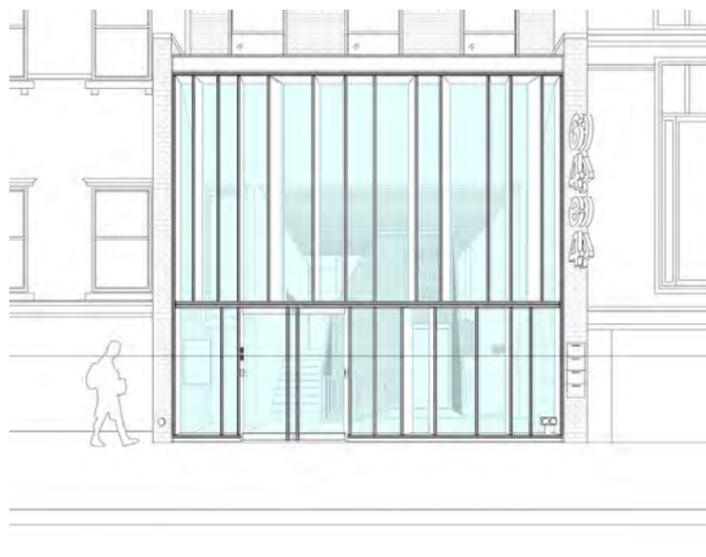
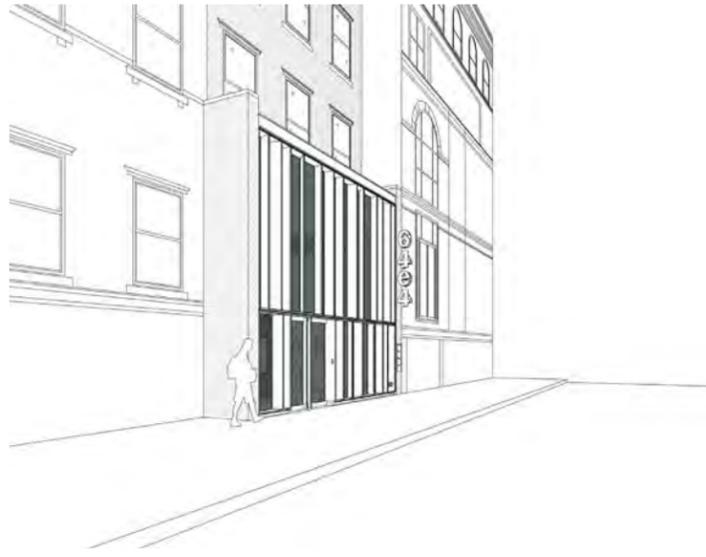


DEPARTMENT OF DESIGN AND CONSTRUCTION
RICE+LIPKA ARCHITECTS

CHOIRCIRCIATI CULTURAL CENTER
04.06.2016

NIGHT RENDERING
NOT TO SCALE

SIDE PERSPECTIVE OF PROPOSED CONDITION







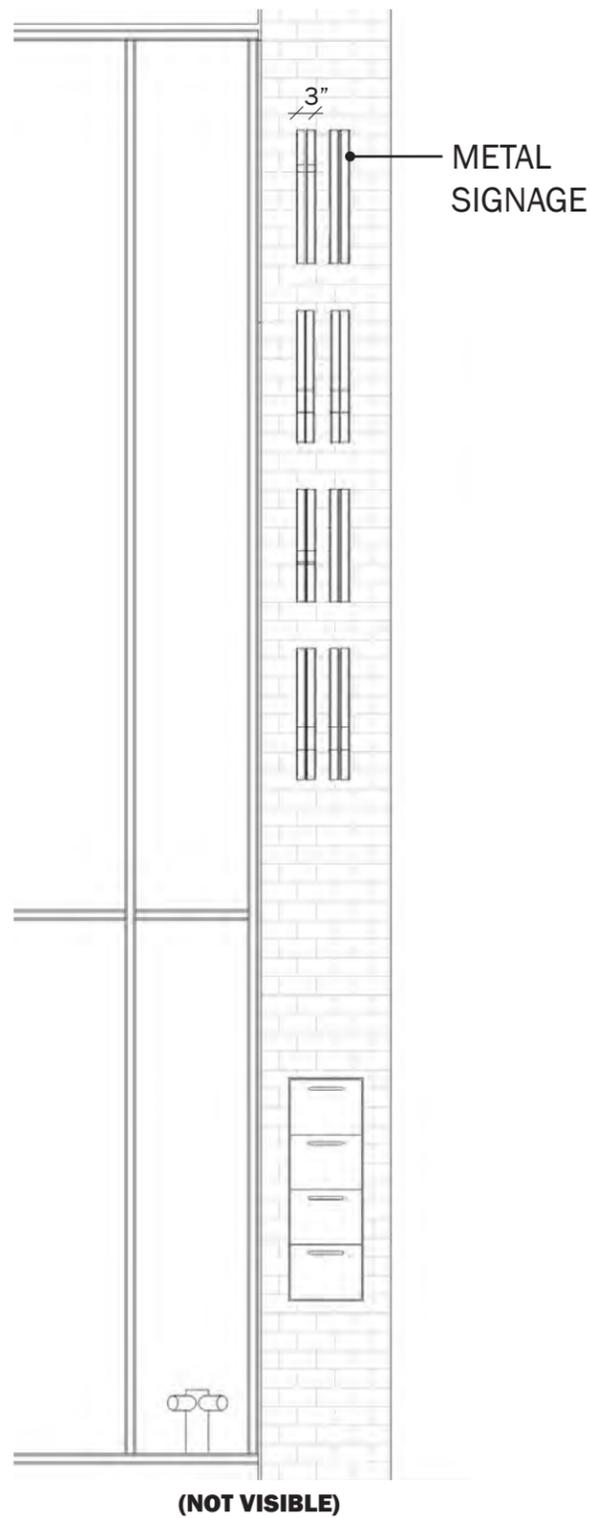
**WING WALLS:
HISTORIC BRICK**



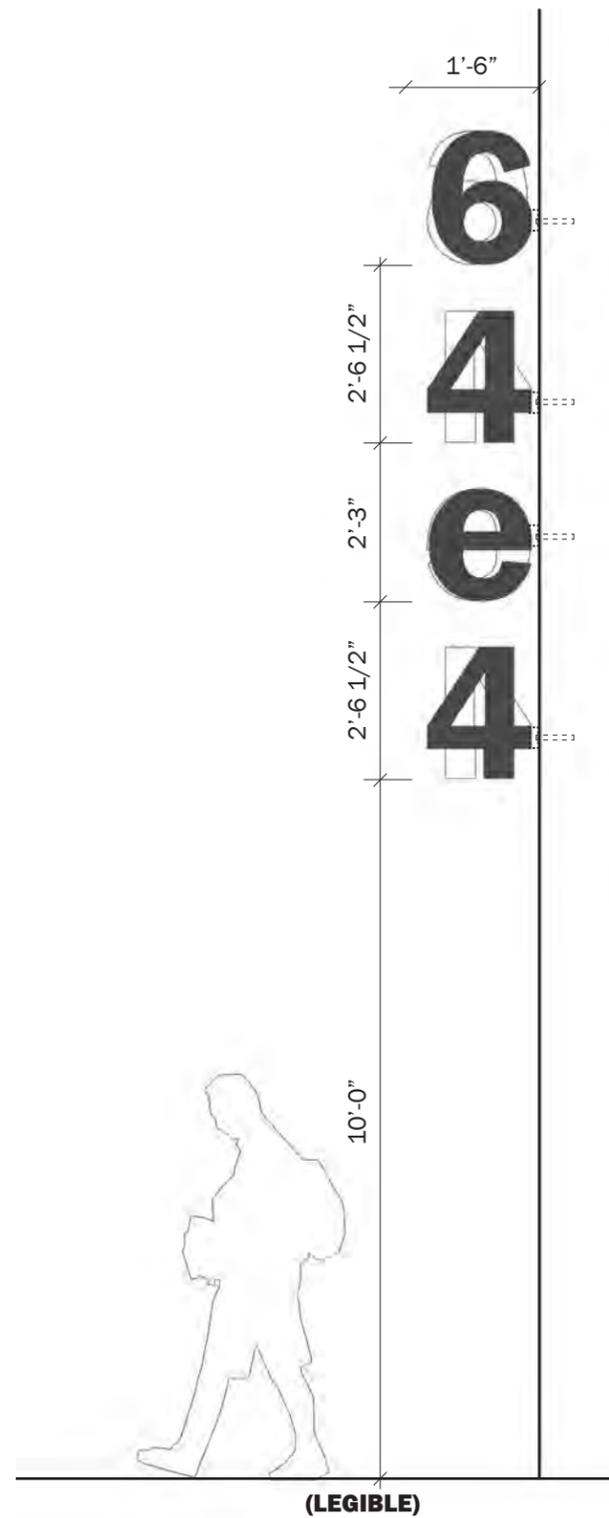
**NEW STOREFRONT:
STEEL MULLIONS
WITH RECESSED GLAZING**



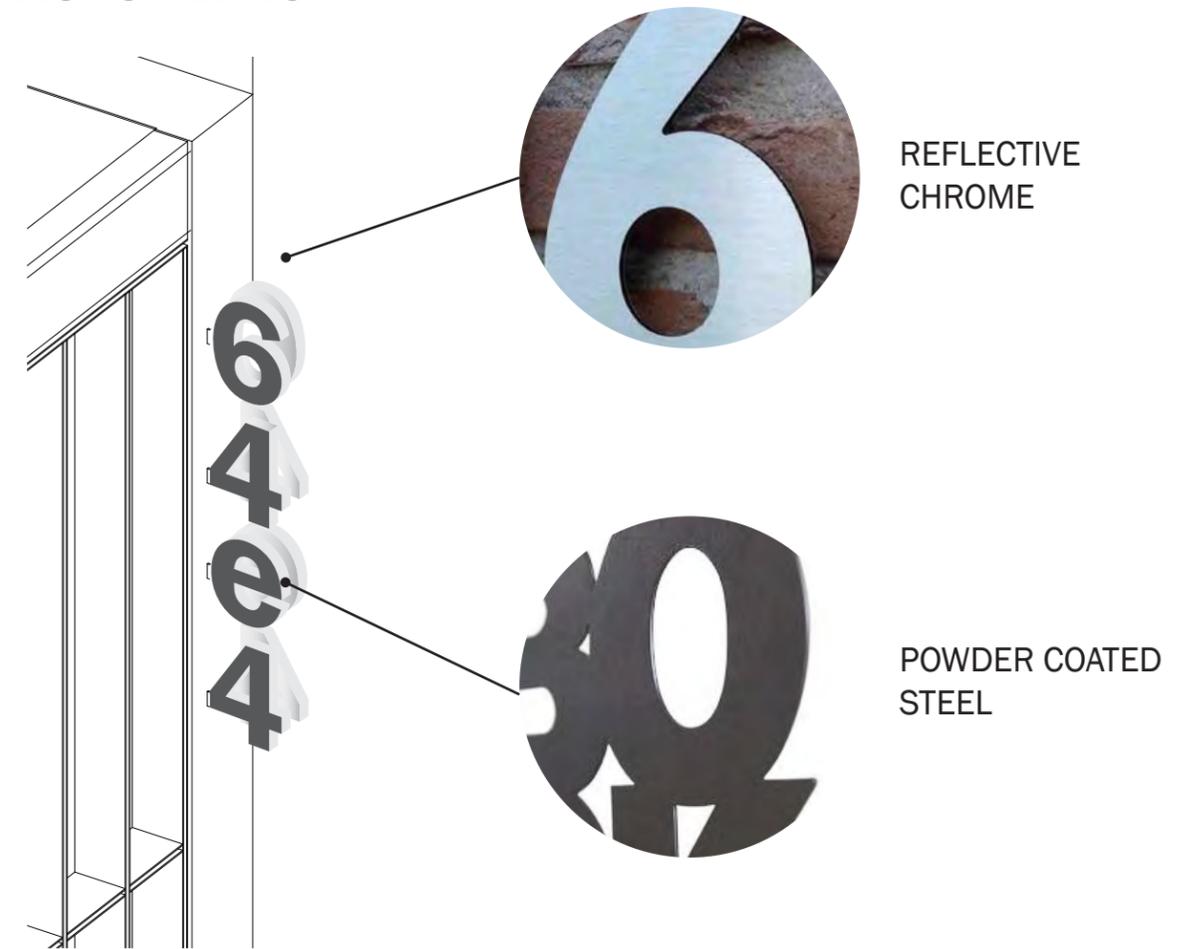
FRONT ELEVATION



SIDE ELEVATION



AXONOMETRIC



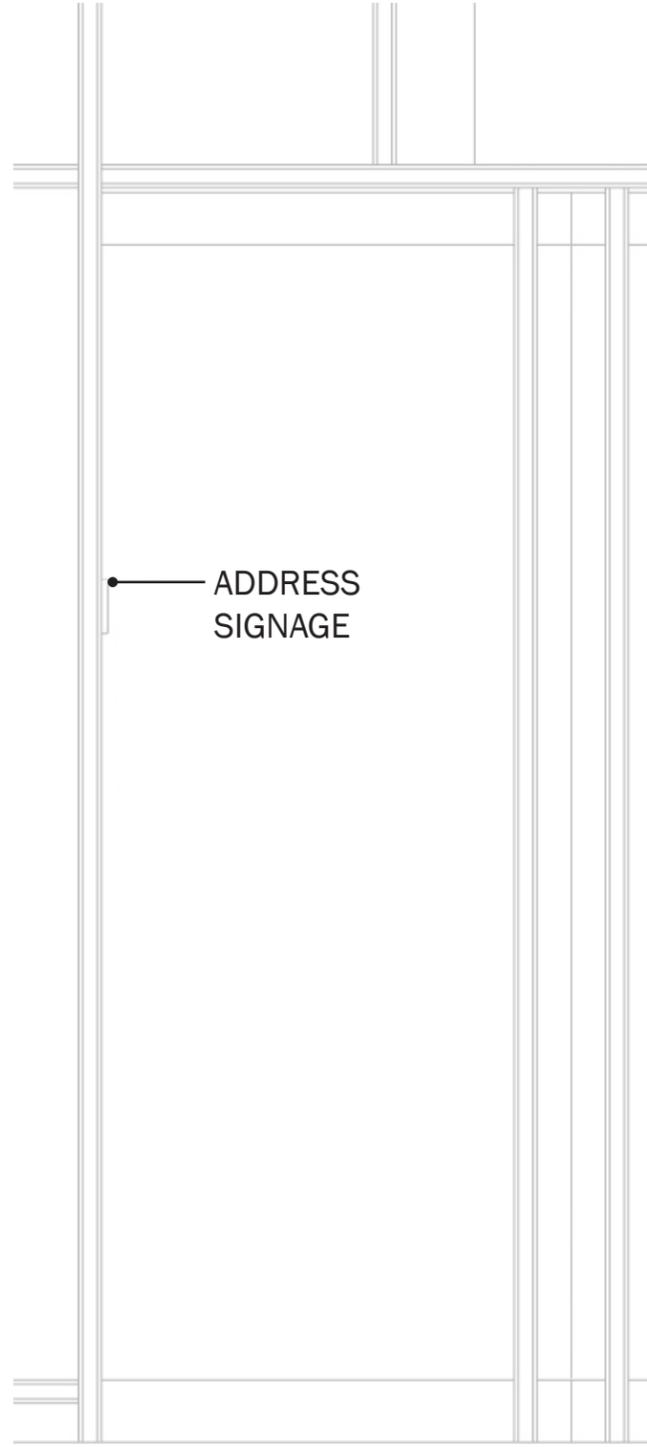
**METAL SIGNAGE:
POWDER COATED STEEL
FRONT/REFLECTIVE CHROME
BACK**

SIGN FONT:
FRANKLIN GOTHIC DEMI-REGULAR

FIN MOUNTED

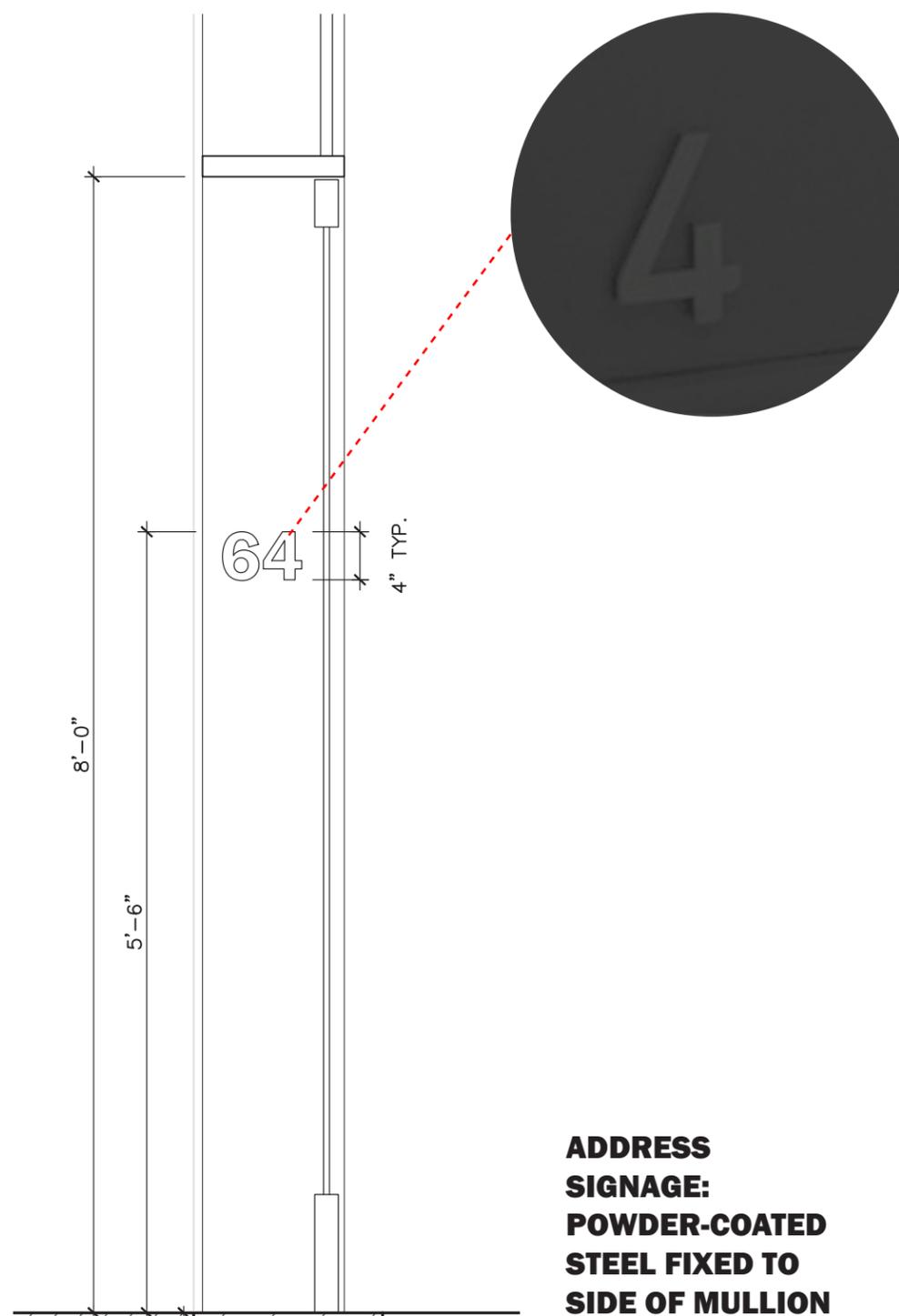
RUST-PROOF. 20 GAUGE
THICKNESS FOR DURABILITY.
MEDIUM-GLOSS FINISH.

FRONT ELEVATION



(NOT VISIBLE)

SIDE ELEVATION



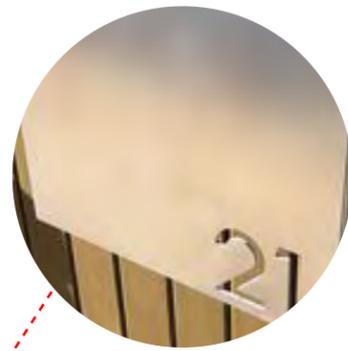
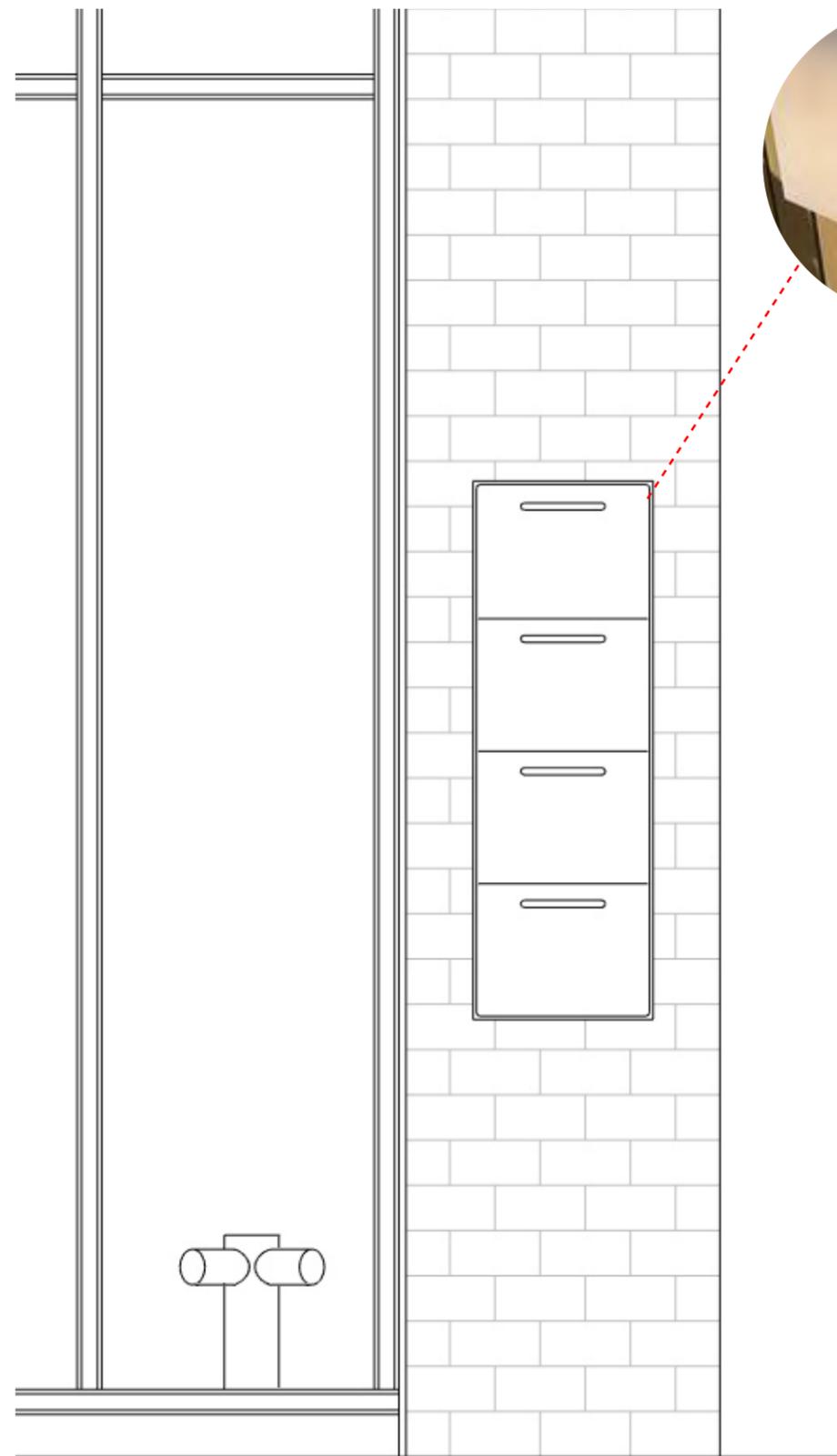
(LEGIBLE)

**ADDRESS
SIGNAGE:
POWDER-COATED
STEEL FIXED TO
SIDE OF MULLION**

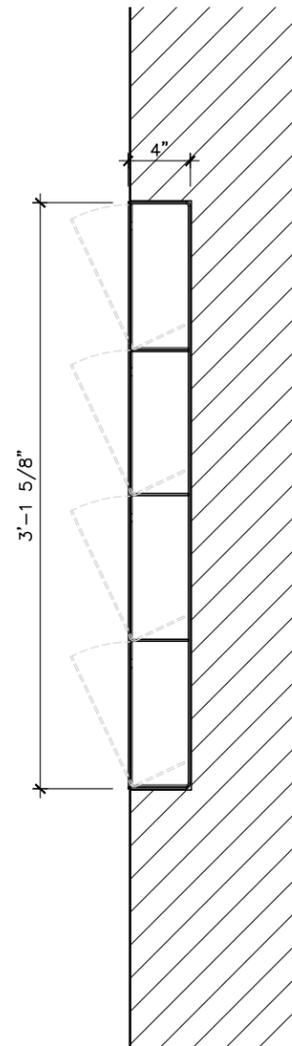


**MONITOR:
INSTALLED BEHIND
GLAZING FOR
PROGRAMMING
INFO DISPLAY**

**Sony KLV-32R306
32" BRAVIA HD**



BRUSHED
STEEL



**MAILBOX:
CUSTOM DESIGN.
STAINLESS STEEL.**



**SIDEWALK SIAMESE:
MOON AMERICAN #231.
CAST BRASS, 18" SLEEVE,
ESCUTCHEON PLATE AND
PLUGS.**

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