

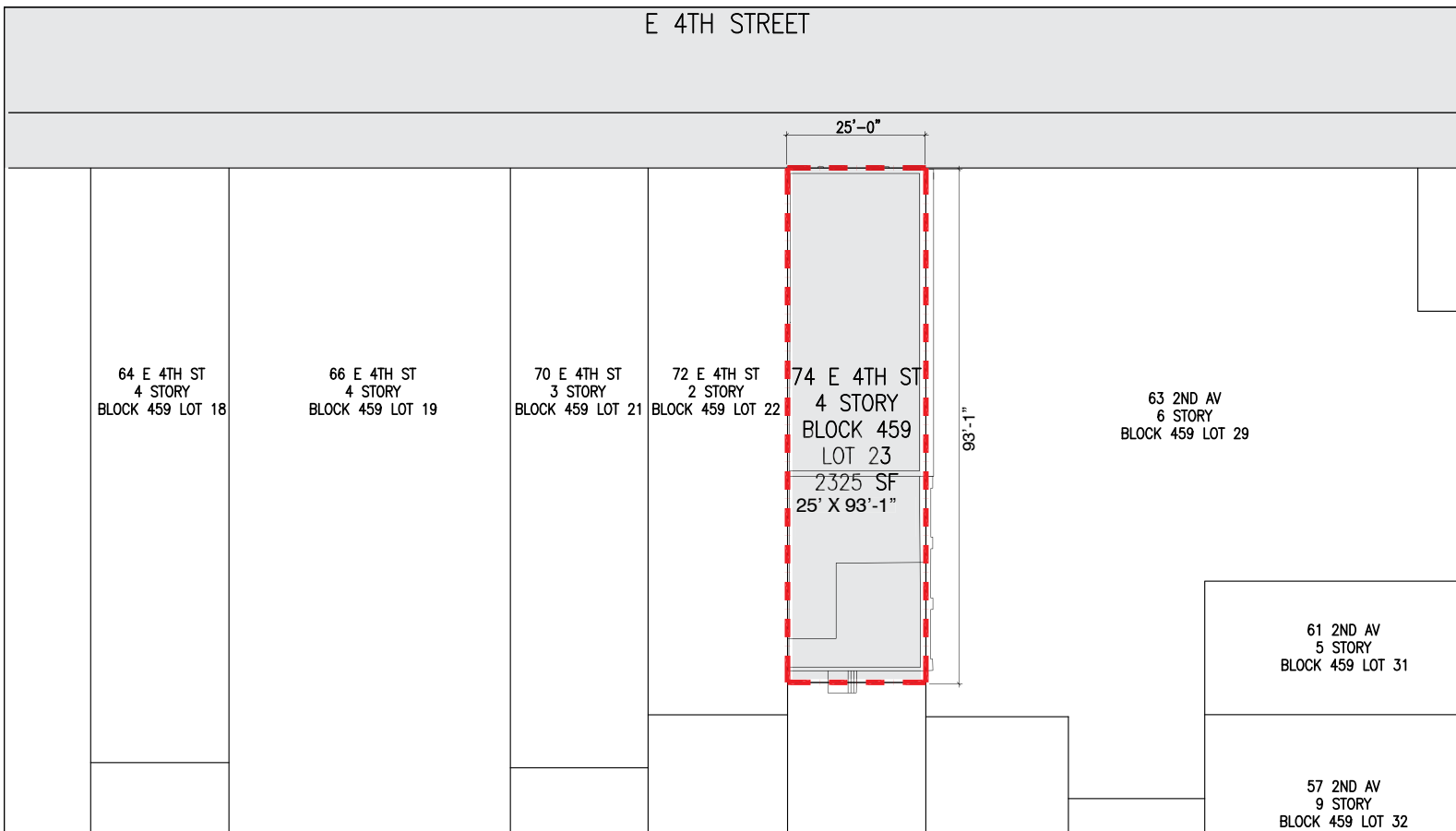


LA MAMA EXPERIMENTAL THEATER CLUB BUILDING
74 EAST 4TH STREET, NEW YORK, NY

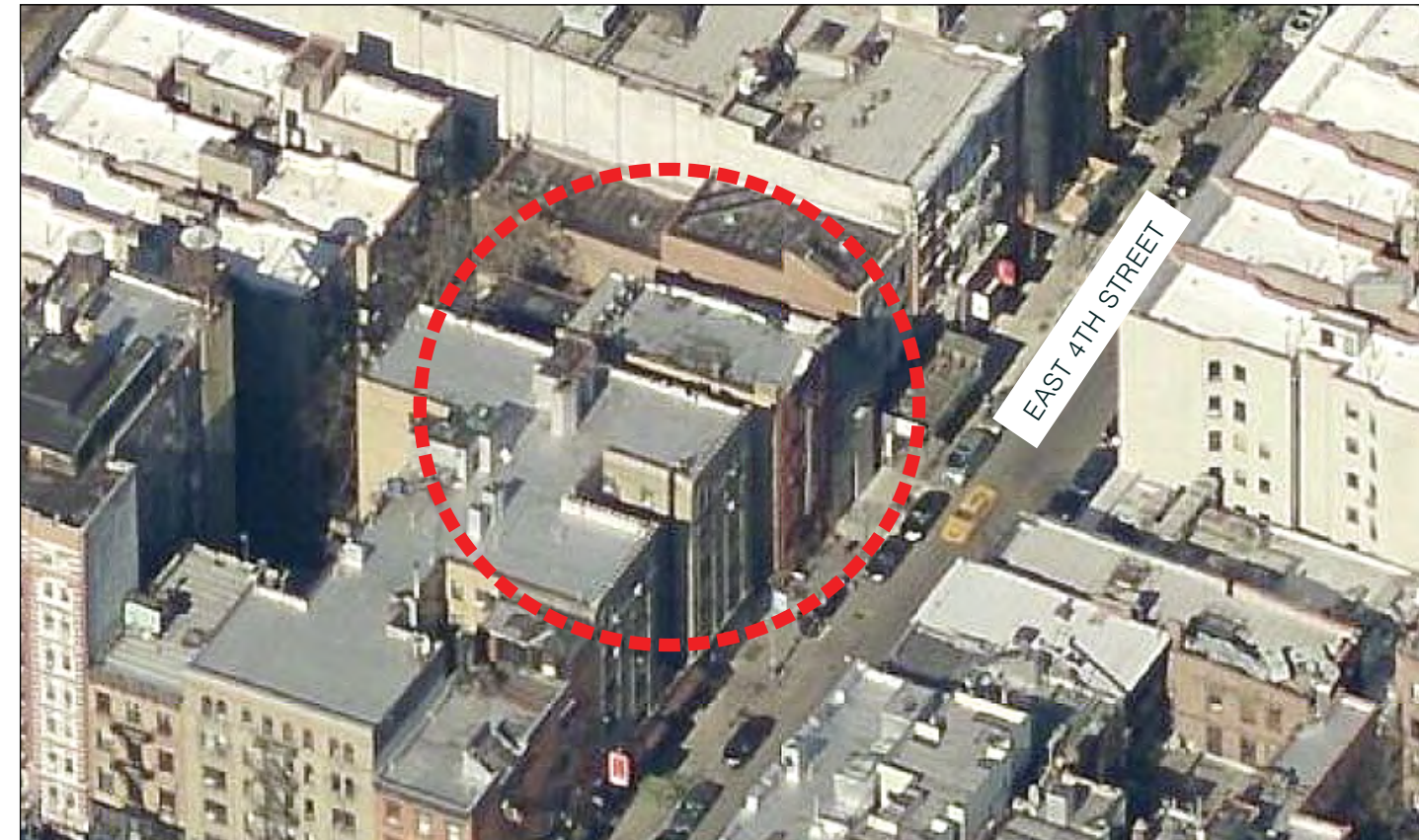
PRESENTATION TO COMMUNITY BOARD 3

05/16/2017

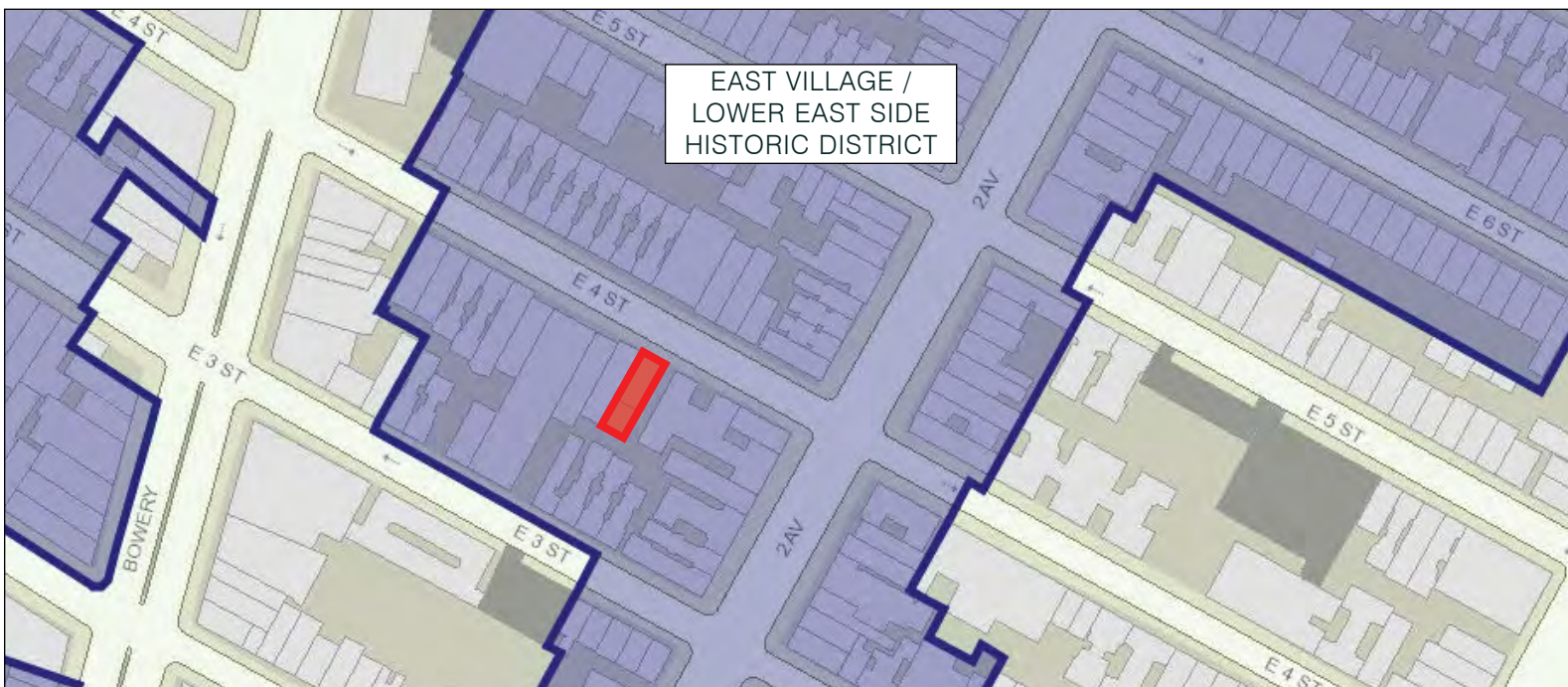
SITE LOCATION & AERIAL VIEWS



SITE MAP



AERIAL VIEW FROM NORTH EAST



EAST VILLAGE / LOWER EAST SIDE HISTORIC DISTRICT MAP

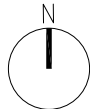


AERIAL VIEW FROM SOUTHWEST

74 EAST 4TH ST.
 BLOCK: 459, LOT: 23
 25' X 93'-1"
 2,325 SF LOT AREA



ZONING MAP - 12C



EXISTING CONDITION	Project Address	74 East 4th Street, New York, NY, 10003
	Lot Area	2,325 SF (25' x 93'-1")
	Block / Lot	Block 459, Lot 23
	Community District	Manhattan Community District 3
	Current Use	Theater w/ Residential at Top Floors
	Year Built	1873, Façade Altered 1892
	Existing GSF, ZSF	GSF: 12,127 SF / ZSF: 9,228 SF (Approximate from Surveyor's Drawing)
	Existing FAR	3.97 (Surveyor's Drawing)
ZONING REGULATIONS	Existing # of Floors	4
	Zoning Map	12C
	Zoning	R8B
	Special Zoning District Overlay	N/A
	Landmarks Preservation District	East Village / Lower East Side Historic District
	NYC designated Landmarks	Individual Landmark, Novemver 17, 2009, Designation List 423 LP-2328
	Max. FAR	4.0
	Max. Permitted Floor Area	9,300 SF (2,325 x 4)
	Proposed Floor Area	8,396 SF
	Max. Height of Front Wall	Min. Base Height 65' / Max. Height 75'
	Initial Setback Distance	15'
	Sky Exposure Plane	N/A
Rear Yard	30'	
Rear Setback	10' Above The Max. Base Height (65')	

HISTORICAL PHOTOS & BUILDING HISTORY TIME LINE

1873

Constructed to the design of August H. Blankenstein for the German-American professional orchestral musicians' social and benevolent association - Aschenbrödel Verein (Club) under president George Matzka and known as Aschenbrödel Hall.

1892

Acquired by Gesagverein Schillerbund, one of the city's leading and oldest singing societies. According to the New York Times, the building was almost entirely rebuilt and refitted. Main facade altered with addition of cast-iron ornament by Kurtzer & Rohl; this combined elements of German Renaissance Revival & neo-Grec styles with folk motifs.

1896

Acquired by Bachmann Brewing Co.; Became a rental assembly hall, referenced as:
Schillerbund Halle
Krywacy's Hall
Saenger Hall
McKinley Hall

1906

Acquired by Malka Marder. 3 upper stories used by the Newsboys' Athletic Club, founded by former prizefighter Jack Sullivan. Club had gymnasium & showers, classroom, and lodging room for over 50 boys.

1913

Acquired by Sarah Hirsch, building was altered into a dance hall on the ground floor, with meeting and banquet rooms above, known as Floral Garden Hall.

1916

Ground story altered for a storefront, incorporating cast-iron pilasters which survive to this day.

1919

Foreclosed and sold at auction to the Standard Provision Co. to be used for meatpacking.

1960

Purchased by Rodale Press, Inc. Originally intended to be used as a theater.

1967

Acquired by La MaMa Experimental Theatre Club, founded in 1961 by Ellen Stewart.

1969-Present

Used as First Floor Theater and Club for La MaMa Experimental Club with founder Ellen Stewart's residence at top floors.

2009

Designated as individual Landmark.



1939 - NYC, DEPT. OF TAXES



1977 - MUSEUM OF THE CITY OF NEW YORK COLLECTION



NORTHEAST STREET VIEW



NORTH STREET VIEW



NORTHWEST STREET VIEW



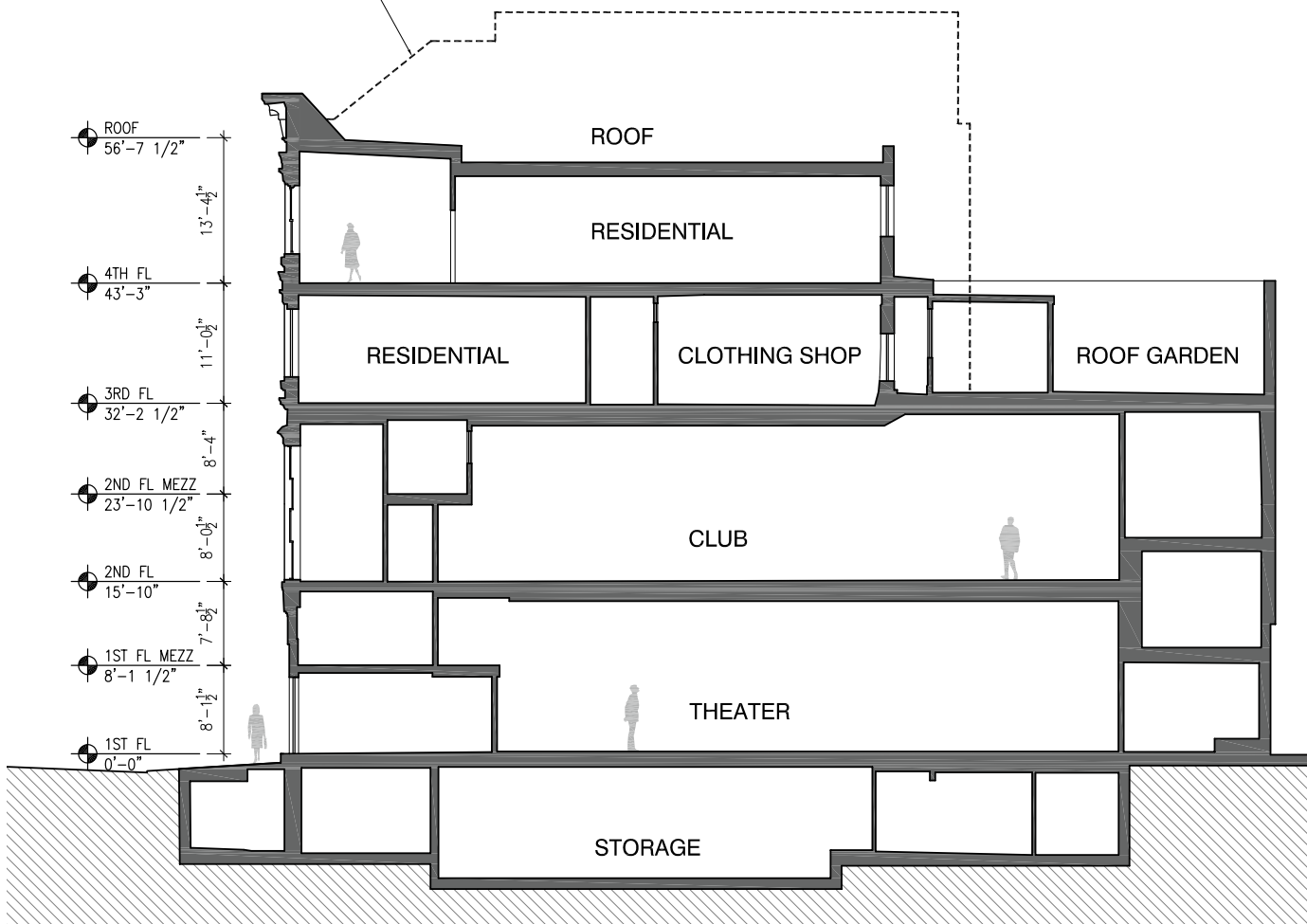
2ND AV | 57 2ND AV | 63 2ND AV | 74 E 4TH ST | 72 E 4TH ST | 70 E 4TH ST | 66 E 4TH ST |

LA MAMA EXPERIMENTAL THEATER CLUB
FIRST FLOOR THEATER / CLUB

LA MAMA EXPERIMENTAL THEATER CLUB

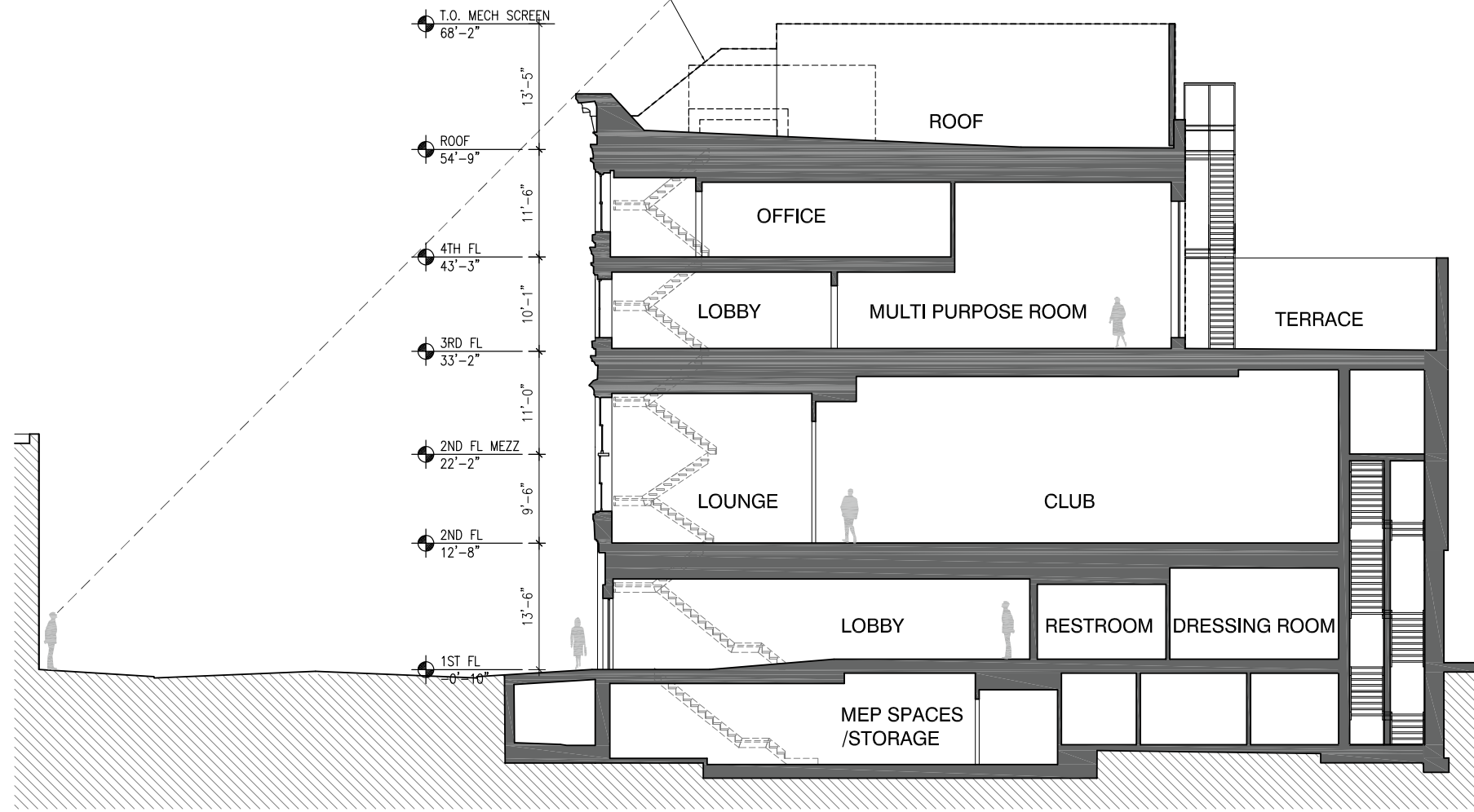
BUILDING SECTION COMPARISON

PROFILE OF PROPOSED ROOFTOP BULKHEADS & MECH SCREEN WALL

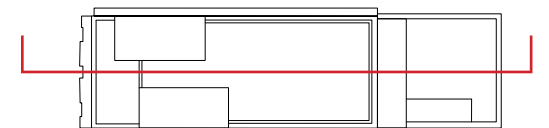


EXISTING SECTION

PROFILE OF PROPOSED ROOFTOP BULKHEADS & MECH SCREEN WALL



PROPOSED SECTION WITH SIGHT LINE

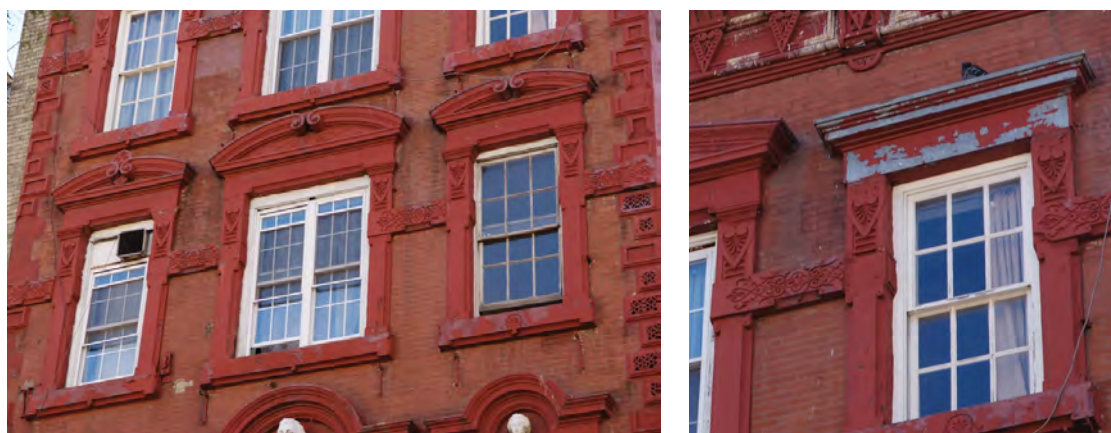


KEY PLAN

EXISTING NORTH ELEVATION & CONDITIONS



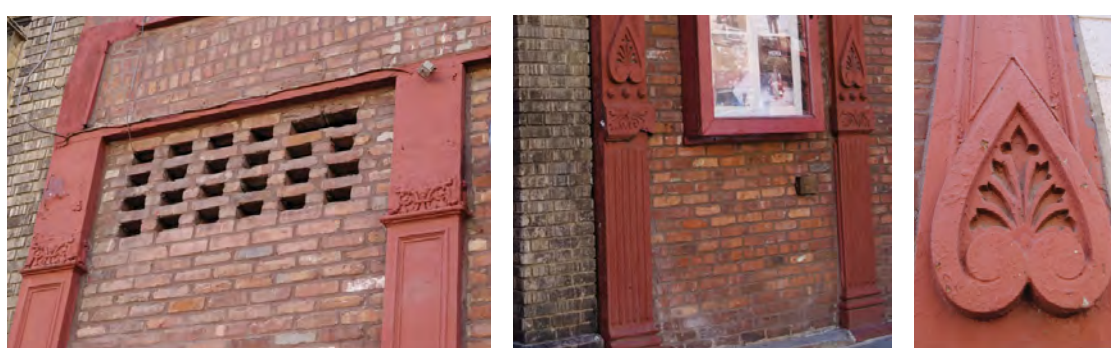
CASE IRON CORNICE, DECORATIVE GRILLES WITH QUOINS



CASE IRON WINDOW SURROUNDS & SILLS WITH WOOD DOUBLE HUNG WINDOWS



COMPOSER BUSTS - MENDELSSOHN, MOZART & BEETHOVEN (FROM LEFT TO RIGHT)



CAST IRON PILASTER & ORNAMENTS



EXISTING MASONRY WALL ON ADJACENT EAST PROPERTY

EXISTING PAINTED METAL CORNICE WITH DEFORMED AND DAMAGED DECORATIVE ELEMENTS

PAINTED BRICK FACADE

CAST IRON QUOINS & DECORATIVE GRILLES

EXISTING WOOD WINDOWS AND FRAMES

PAINTED CASE IRON COMPOSER BUSTS

CAST IRON WINDOW SURROUNDS AND SILLS. VERIFY CONDITION OF EACH ELEMENT AFTER REMOVAL OF COATINGS

DAMAGED BRICK FACADE FROM REMOVALS OF FIRE ESCAPE

BRICK PATCH AT BETWEEN CASE IRON BEAM & PILASTERS

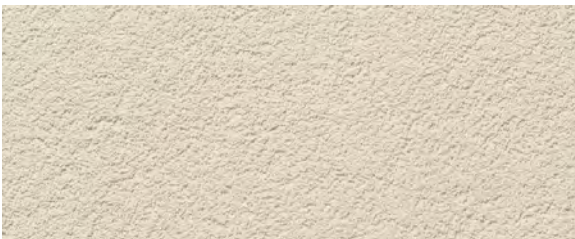
PAINTED CAST IRON PILASTERS

RAISED STEP AT EXISTING ENTRANCE

PROPOSED NORTH ELEVATION / SCOPE OF WORK



PROPOSED METAL SCREEN WALL



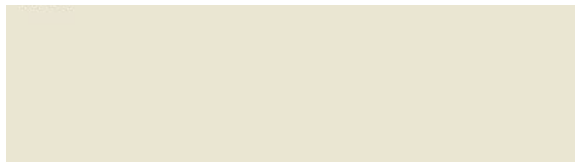
PROPOSED STUCCO COATING



EXISTING BRICKED WALL TO BE CLEANED, REPAIRED AND RE-POINTED. ALL WINDOWS TO BE REPLACED.



PROPOSED OPAQUE GLASS AT STOREFRONT TRANSOM - BENDHEIM BACK-PAINTED GLASS IN PALE KAHKI OFF-WHITE



PROPOSED CASE IRON WINDOW SURROUNDING, CORNICE, DECORATIVE ELEMENTS & PILASTER COLOR: BENJAMIN MOORE HC-27 MONTEREY WHITE



PROPOSED WINDOWS, DOORS & STOREFRONT COLOR: BENJAMIN MOORE HC-45 SHAKER BEIGE

T.O. SCREEN WALL
68'-11 1/2"
STAIR 'A' BULKHEAD
66'-5"
ELEV BULKHEAD
64'-6 1/2"

ROOF (H.P.)
±57'-7 1/2"

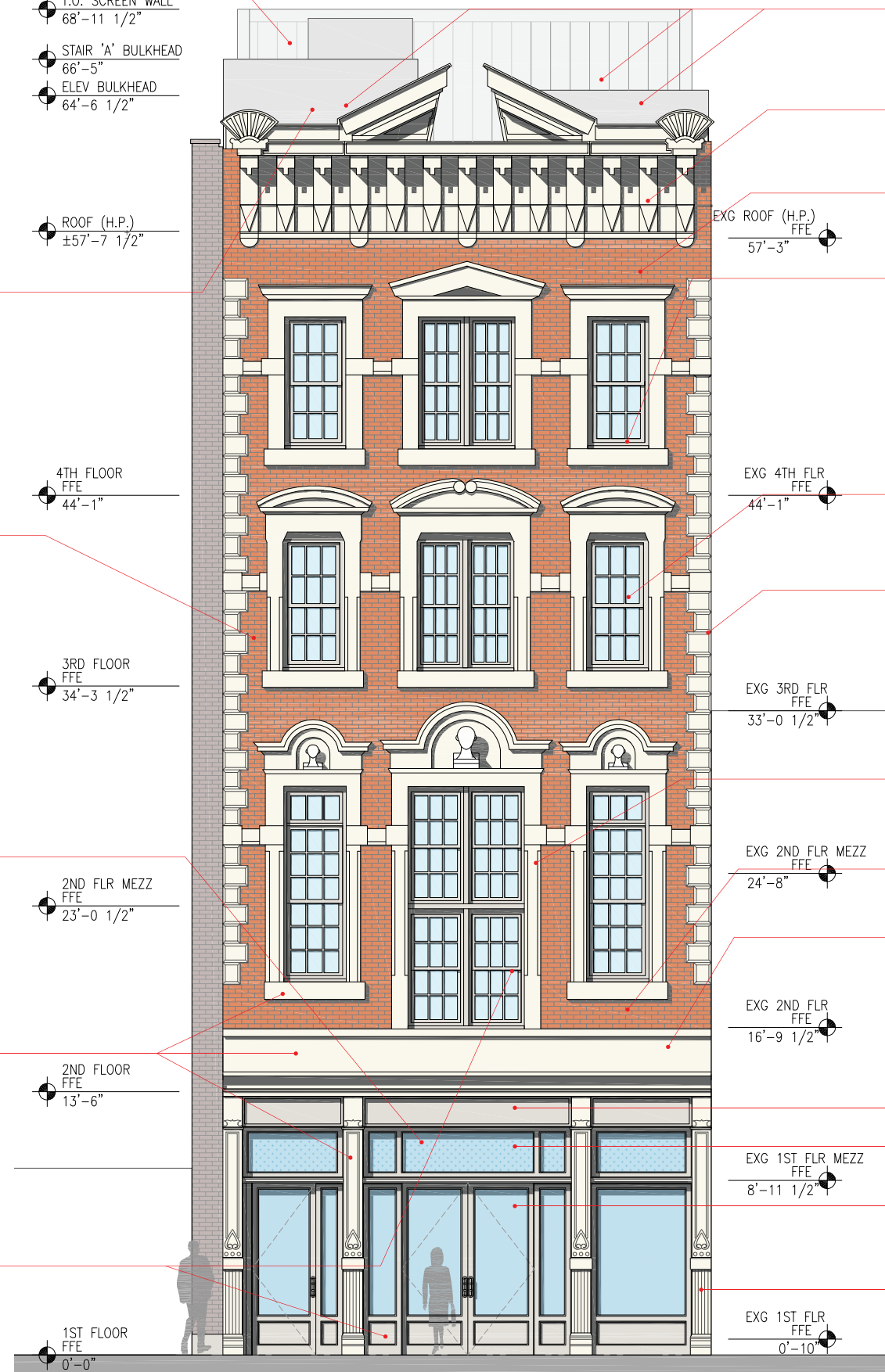
4TH FLOOR
FFE
44'-1"

3RD FLOOR
FFE
34'-3 1/2"

2ND FLR MEZZ
FFE
23'-0 1/2"

2ND FLOOR
FFE
13'-6"

1ST FLOOR
FFE
0'-0"



PROPOSED BULKHEADS AND SCREEN WALL BEYOND.

ASSESS CONDITION OF EXISTING PAINTED METAL CORNICE. REPAIR OR REPLACE ALL DEFORMED AND/OR DAMAGED DECORATIVE ELEMENTS AND PAINT.

CLEAN & REPAIR BRICK FACADE AND RE-POINT.

EXTERIOR UPLIGHTS FASTENED TO SILL (TYP FOR ALL WINDOWS ABOVE 2ND FLOOR LEVEL). CONDUIT TO BE INSTALLED SO NOT VISIBLE FROM SIDEWALK.

FURNISH AND INSTALL PAINTED COMMERCIAL GRADE WOOD WINDOWS AND FRAMES TO MATCH EXISTING PROFILES AND OPERATION (TYPICAL FOR ALL OPENINGS).

RESET ANY LOOSE, CAST IRON QUOINS & INSET DECORATIVE GRILLES. IF NECESSARY, REMOVE THOSE DAMAGED BEYOND REPAIR AND PATCH OPENING SIMILAR TO WHAT WAS INSTALLED AT OTHER MISSING QUOIN LOCATIONS.

RESTORE & PAINT EXISTING CAST IRON WINDOW SURROUNDS AND SILLS (TYP OF ALL OPENINGS). VERIFY CONDITION OF EACH ELEMENT AFTER REMOVAL OF COATINGS.

PATCH AND REPAIR EXISTING BRICK FACADE FROM REMOVALS OF FIRE ESCAPE. TYP FOR ALL FLOORS.

FURNISH AND INSTALL PAINTED SHEET METAL DECORATIVE BAND (PROFILED) WITH CLOSED ENDS ANCHORED TO Existing BRICK BACK-UP.

PAINTED METAL INSET PANELS, PART OF STOREFRONT ASSEMBLIES.

WINDOW TRANSOMS W/ OPAQUE GLASS IN PAINTED CUSTOM METAL FRAMES, PART OF OVERALL METAL AND GLASS STOREFRONT ASSEMBLIES.

PAINTED CUSTOM METAL FRAME/ INSULATED GLASS STOREFRONT ASSEMBLIES. PAIR OF METAL AND GLASS ENTRY DOORS AND RAISED METAL TRANSOM PANELS, PAINTED.

RESTORE & PAINT EXISTING CAST IRON COLUMNS (TYP) - REPAIR CRACKS IN CAST IRON 'IN SITU'. VIF.

EXG ROOF (H.P.)
FFE
57'-3"

EXG 4TH FLR
FFE
44'-1"

EXG 3RD FLR
FFE
33'-0 1/2"

EXG 2ND FLR MEZZ
FFE
24'-8"

EXG 2ND FLR
FFE
16'-9 1/2"

EXG 1ST FLR MEZZ
FFE
8'-11 1/2"

EXG 1ST FLR
FFE
0'-10"

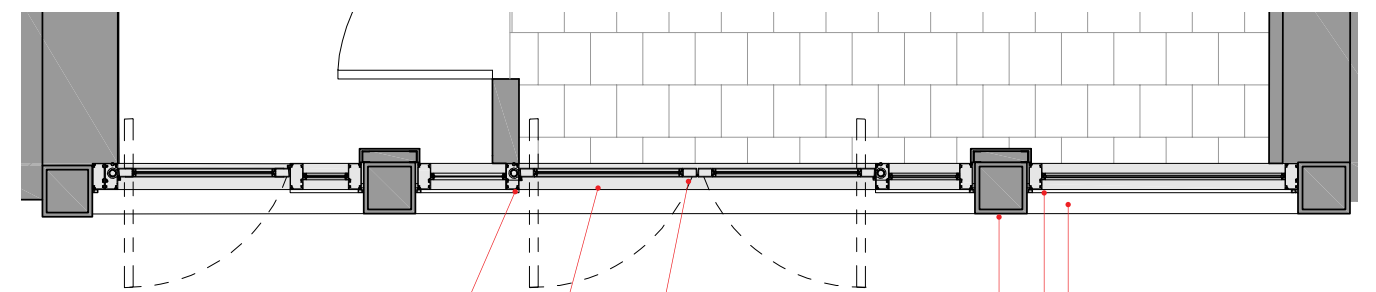


EXISTING SECTION AT 1ST FL W/ SUPERIMPOSED ELEVATION

STOREFRONT SECTION



STOREFRONT ELEVATION



CONCEALED BALANCED DOOR CLOSER WITHIN PAINTED ALUMINUM DOOR FRAME ASSEMBLY

BRONZE DOOR THRESHOLD BELOW

PAINTED ALUMINUM BALANCED DOORS, TEMPERED GLAZING & GLASS STOPS

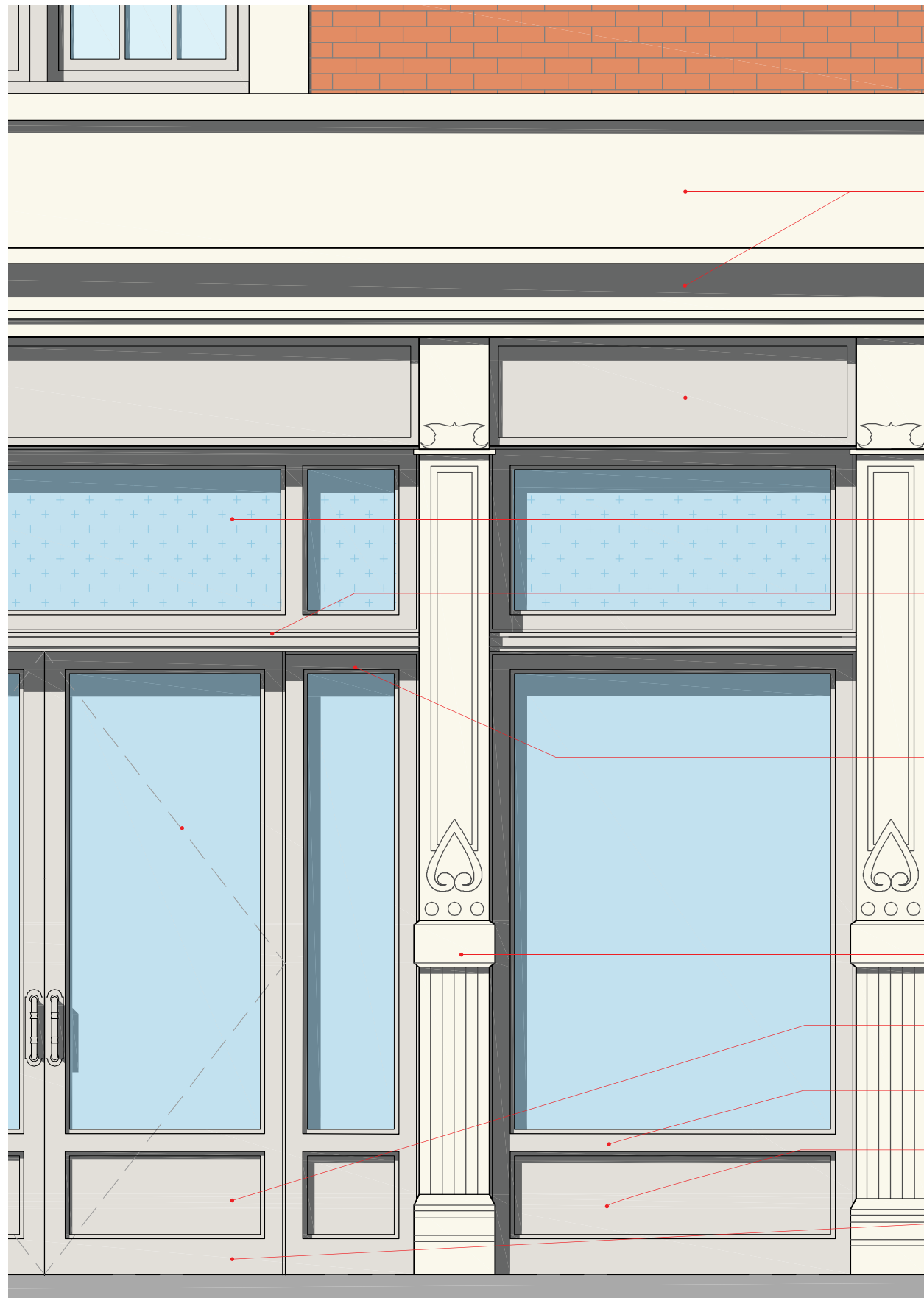
CONTINUOUS GRANITE BASE W/ THERMAL FINISH BELOW

PAINTED ALUMINUM STOREFRONT WINDOW FRAME, TRIM STOPS & GLAZING

RESTORE EXISTING PILASTERS, TYP.

STOREFRONT PLAN

PROPOSED STOREFRONT DETAILS



PROPOSED STOREFRONT

PAINTED COMPOSITE METAL BAND W/ SOLID RETURN AT EACH END, ANCHORED TO EXISTING MASONRY WALL, PAINTED TO MATCH WINDOW SURROUND COLOR

PAINTED COMPOSITE ALUMINUM STOREFRONT INSULATED PANEL W/ PROFILE TRIM

PAINTED ALUMINUM STOREFRONT TRANSOM FRAME W/ OPAQUE GLAZING

PAINTED ALUMINUM STOREFRONT TRANSOM BAR, TRIM STOP & CAP

PAINTED ALUMINUM STOREFRONT FRAME & TRIM STOP

PAINTED ALUMINUM BALANCED DOORS W/ SIDE & MID RAIL & GLASS/PANEL STOPS

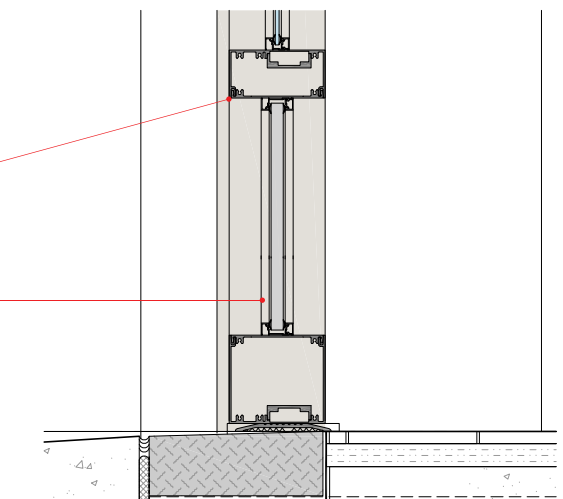
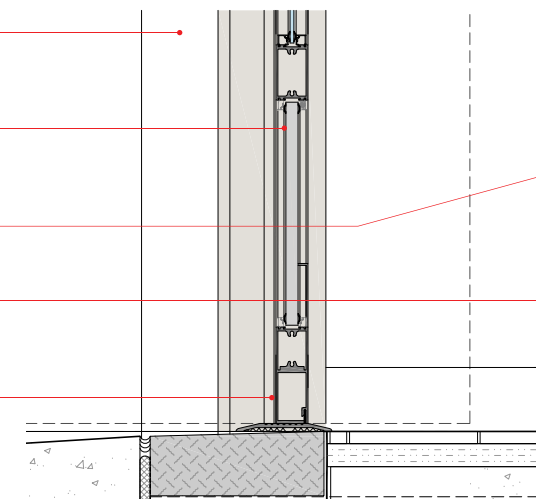
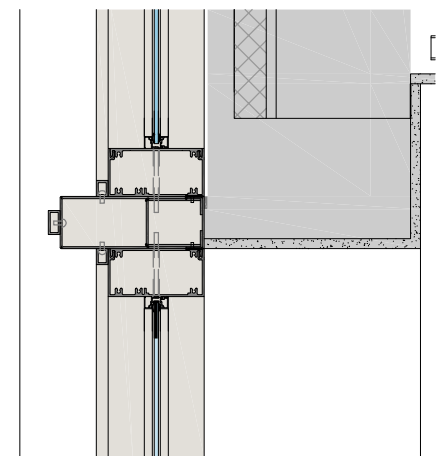
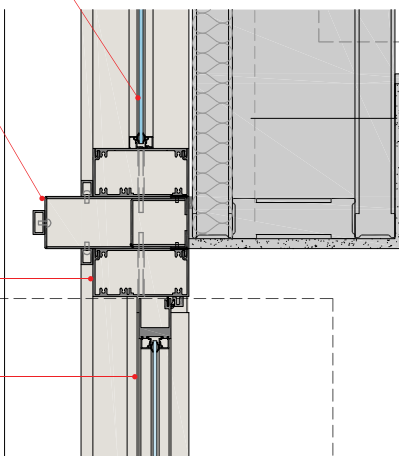
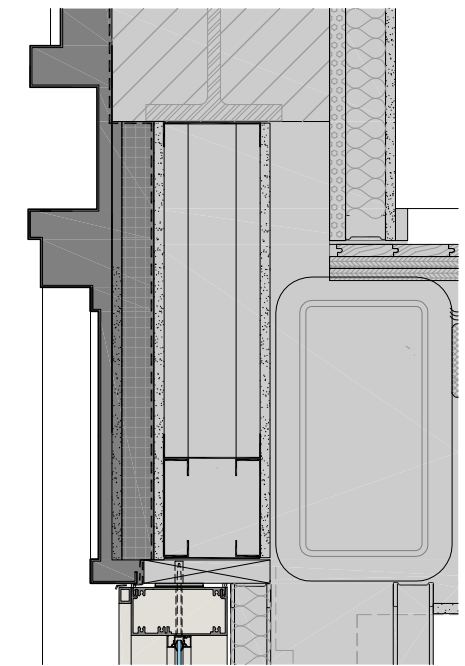
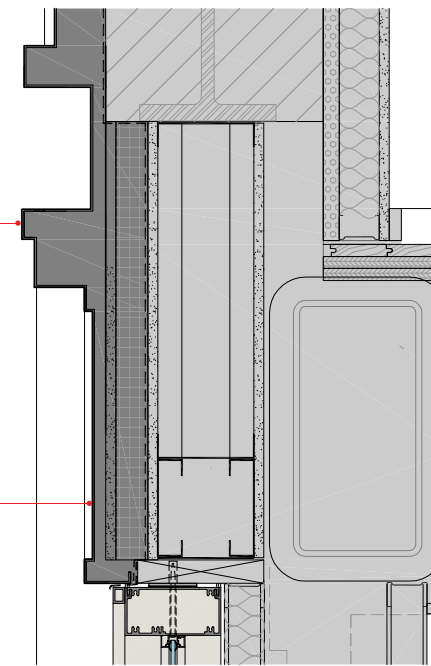
EXISTING PILASTERS TO BE REPAIRED RESTORED & REPAINTED

RECESSED PAINTED INSULATED ALUMINUM BOTTOM PANEL AT DOOR

PAINTED ALUMINUM STOREFRONT FRAME & TRIM STOP

PAINTED ALUMINUM STOREFRONT FRAME W/ INSULATED BOTTOM PANEL AT WINDOW

PAINTED ALUMINUM BALANCED DOORS BOTTOM-RAIL & PANEL STOPS



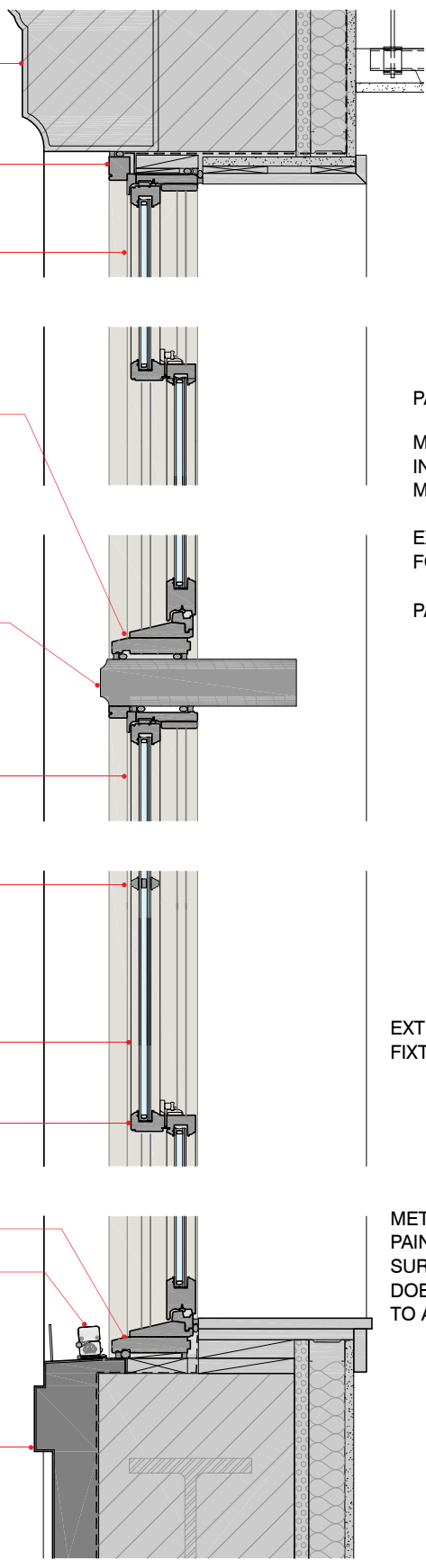
DETAIL AT DOOR

DETAIL AT STOREFRONT WINDOW

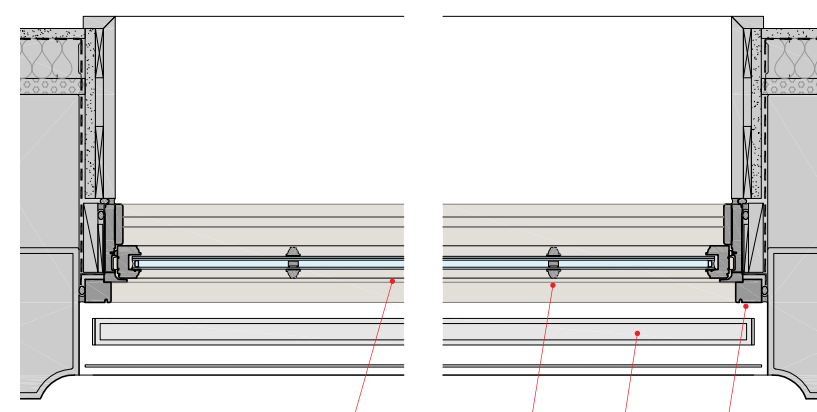
PROPOSED WINDOW & EXTERIOR LIGHTING DETAILS



- REPAIR & PAINT EXISTING CAST IRON WINDOW SURROUNDS
- PAINTED WOOD BRICK MOLD ON 3 SIDES
- PAINTED DOUBLE HUNG WINDOWS
- EXTERIOR LIGHTING FIXTURE & SHIELD, TYP FOR ALL WINDOWS.
- PAINTED WINDOW SILL
- PAINTED WOOD TRANSOM BAR
- PAINTED DOUBLE HUNG WINDOWS
- MUNTIN BARS AT INTERIOR & EXTERIOR W/ INTERNAL GLAZING SPACER PAINTED TO MATCH WINDOW COLOR
- PAINTED DOUBLE HUNG WINDOWS
- DOUBLE HUNG WINDOW MEETING RAIL W/ LOCK
- PAINTED DOUBLE HUNG SILLS
- EXTERIOR LIGHTING FIXTURE W/ SHIELD, PAINTED TO MATCH WINDOW SURROUND COLOR
- PAINTED COMPOSITE ALUMINUM SILL AND BAND, ANCHORED TO EXISTING MASONRY WALL, PAINTED TO MATCH WINDOW SURROUND COLOR



TYPICAL WINDOW SECTION DETAIL

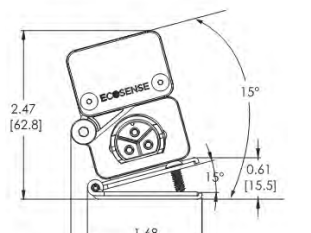


- PAINTED DOUBLE HUNG WINDOWS
- MUNTIN BARS AT INTERIOR & EXTERIOR W/ INTERNAL GLAZING SPACER PAINTED TO MATCH WINDOW COLOR
- EXTERIOR LIGHTING FIXTURE & SHIELD, TYP FOR ALL WINDOWS.
- PAINTED WOOD BRICK MOLD ON 3 SIDES

TYPICAL WINDOW PLAN DETAIL



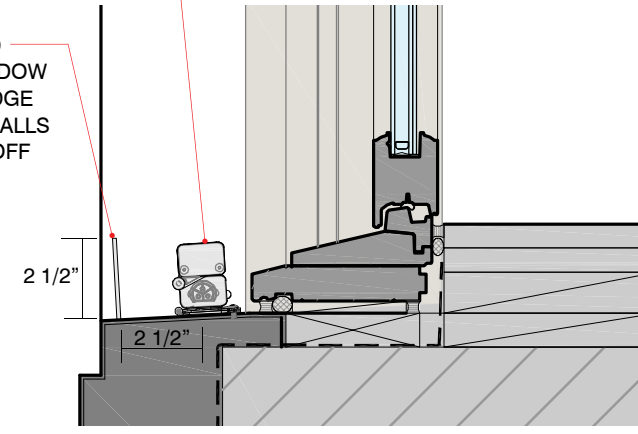
FIXTURE TOP VIEW



FIXTURE SIDE VIEW

EXTERIOR LED LIGHTING FIXTURE AT WINDOW SILL

- METAL LIGHTING SHIELD PAINTED TO MATCH WINDOW SURROUNDS, SHIELD EDGE DOES NOT MEET SIDE WALLS TO ALLOW WATER RUN OFF



EXTERIOR LIGHTING W/ SHIELD DETAIL

NORTH ELEVATION COMPARISON



EXISTING



PROPOSED

NORTHWEST STREET VIEW COMPARISON



EXISTING



PROPOSED

NORTHEAST STREET VIEW COMPARISON

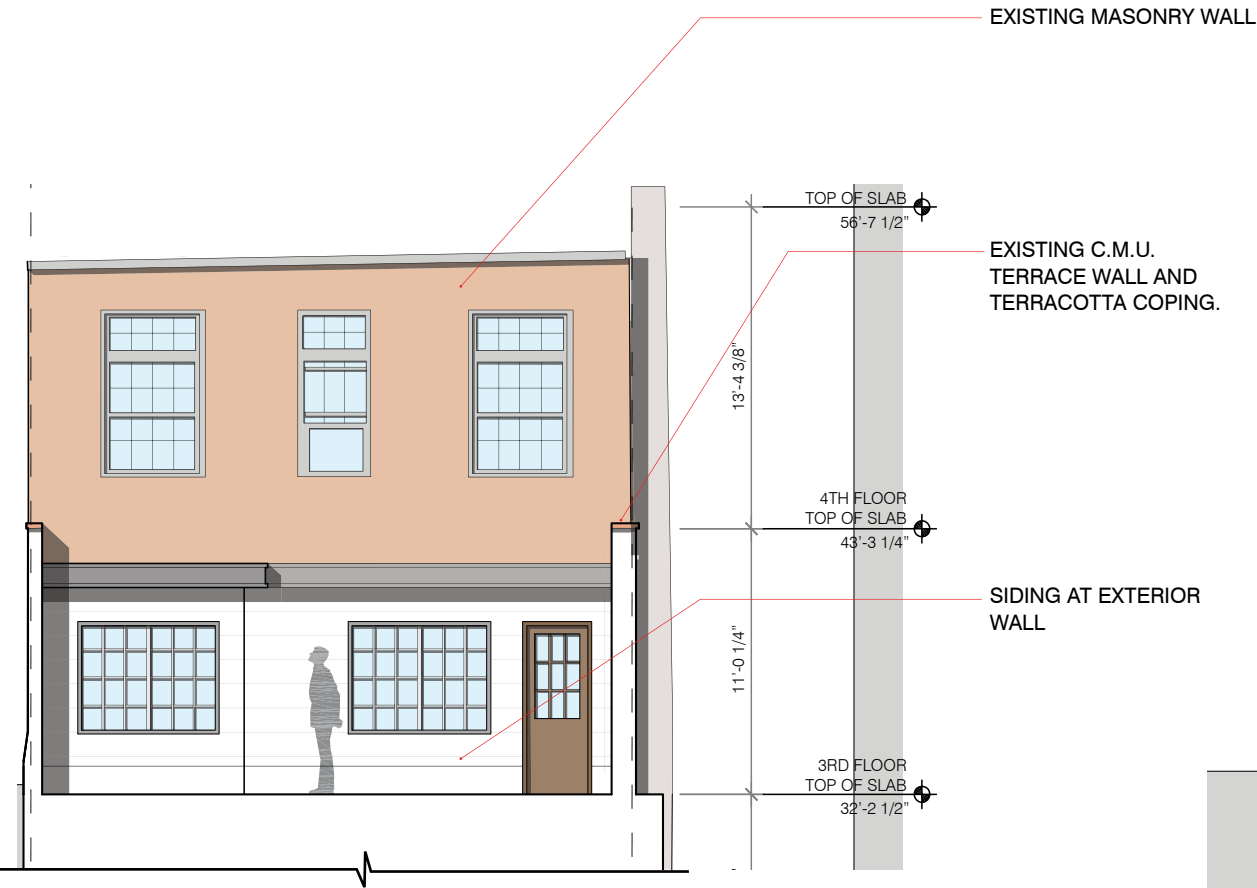


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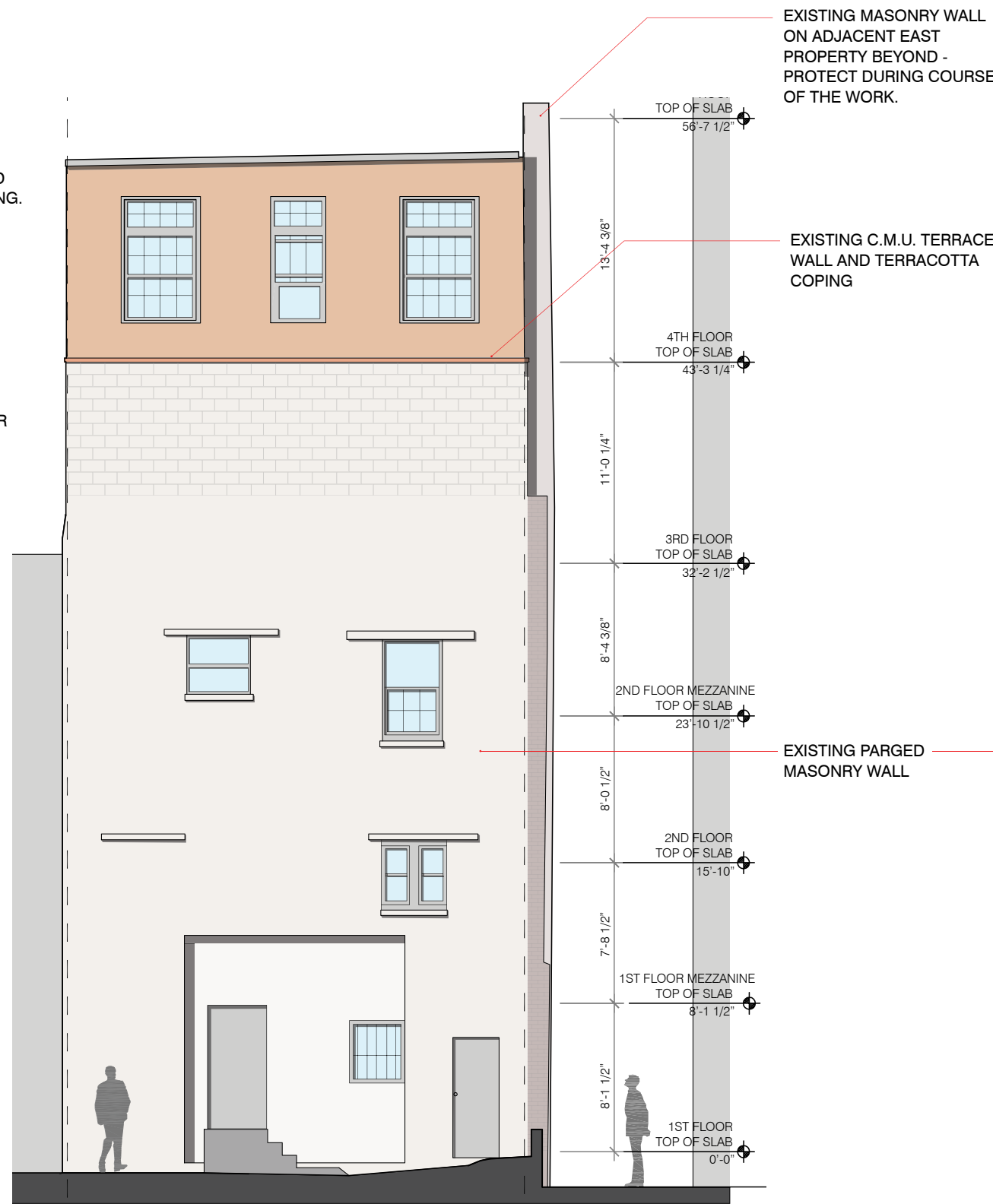


PROPOSED

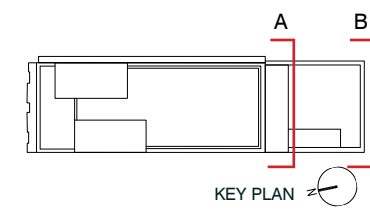
EXISTING SOUTH ELEVATION



EXISTING SOUTH ELEVATION A - TERRACE VIEW



EXISTING SOUTH ELEVATION B



KEY PLAN

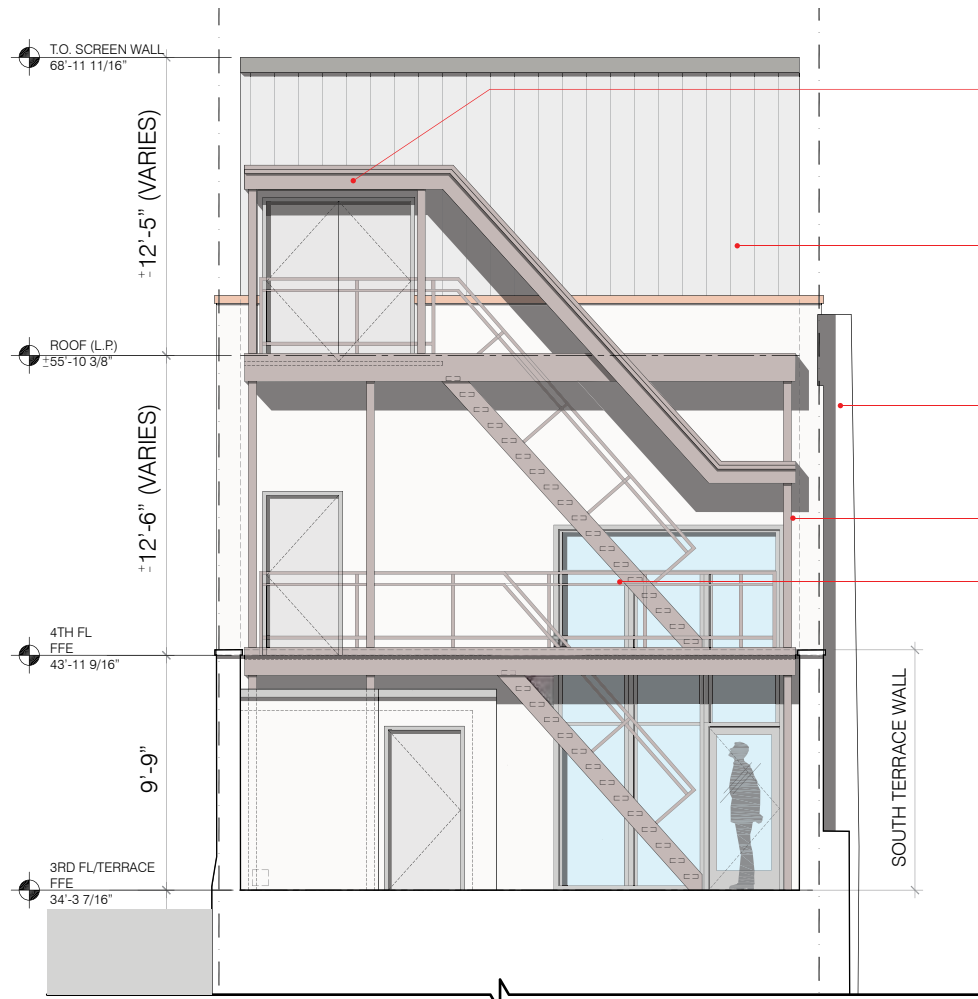


EXISTING TERRACOTTA COPING

SIDING AT EXISTING EXTERIOR WALL

EXISTING BRICK WALL

PROPOSED SOUTH ELEVATION / SCOPE OF WORK



PROPOSED SOUTH ELEVATION A - TERRACE VIEW

PAINTED METAL CORRUGATED ROOF OVER FIRE ESCAPE & SUPPORTING STEEL FRAME

ACOUSTIC SCREEN WALL WITH PAINTED ALUMINUM VERTICAL PANELS AT EXTERIOR SIDE. PAIR WITH TWO 3'-0" ACOUSTIC DOORS IN FRAME.

EXISTING MASONRY WALL ON ADJACENT East PROPERTY BEYOND - PROTECT DURING COURSE OF THE WORK.

PAINTED FIRE ESCAPE SUPPORTING STEEL FRAME

PAINTED METAL FIRE ESCAPE WITH OPEN GRATING TREADS & PLATFORMS

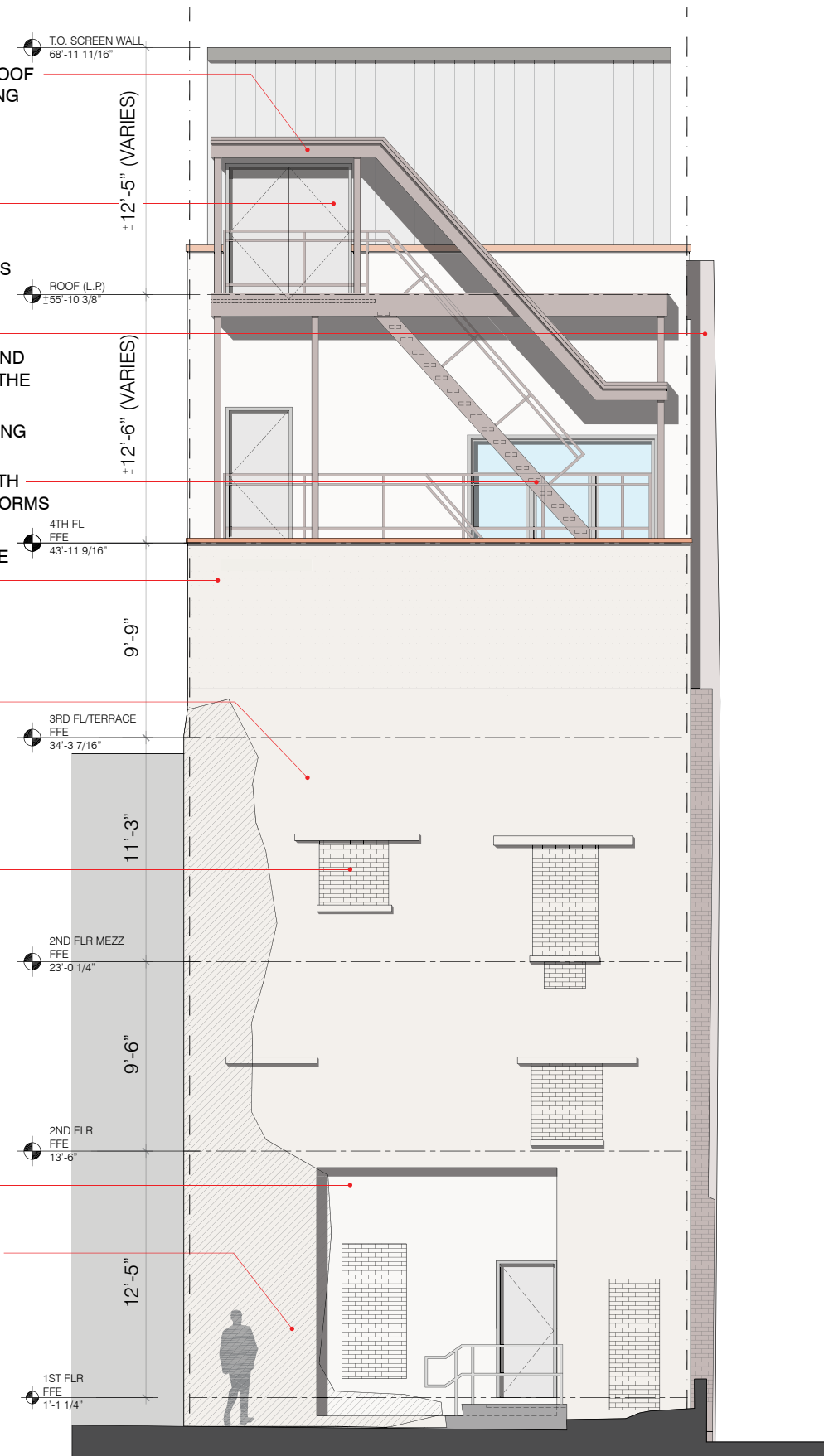
EXISTING C.M.U. SOUTH TERRACE WALL. EXISTING TERRACOTTA COPING, REPLACE MISSING SECTIONS TO MATCH EXISTING FINISH AND PROFILES.

NEW COATING TO MATCH EXISTING ON MASONRY WALL.

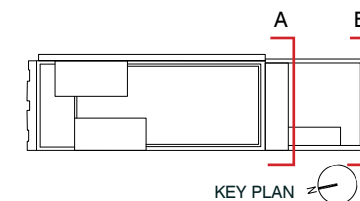
FURNISH AND INSTALL BRICK VENEER WITH C.M.U. BACK-UP ANCHORED TO EXISTING MASONRY WITH DOWELS AND EPOXY. MATCH THICKNESS OF EXISTING MASONRY WALL. NEW COATING TO MATCH EXISTING ON MASONRY WALL.

NEW COATING TO MATCH EXISTING ON MASONRY WALL.

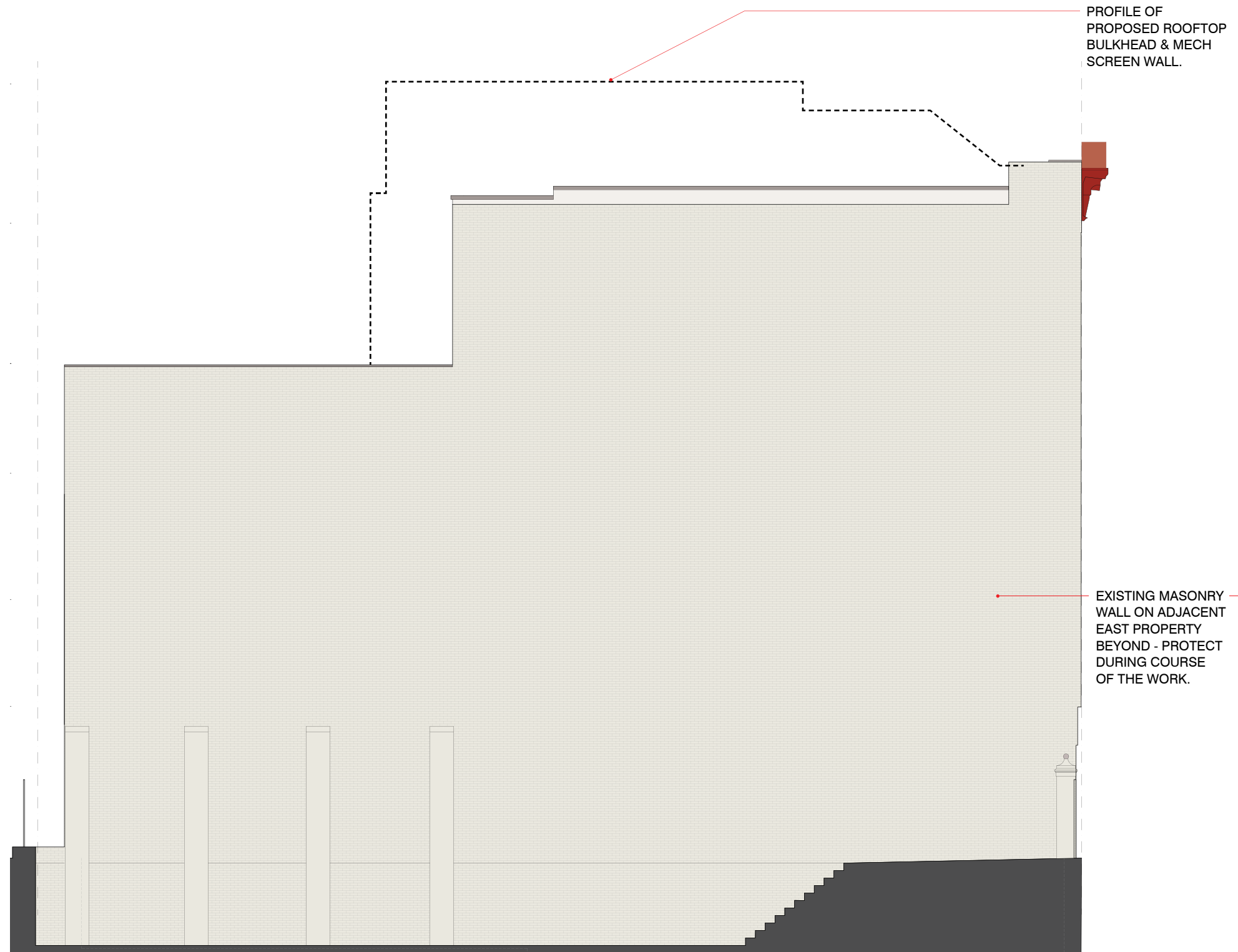
IN HATCHED AREA, REMOVE EXISTING LOOSE OR DAMAGED PARING FROM MASONRY WALL, RE-POINT BRICK AND INSTALL NEW PARING TO MATCH EXISTING.



PROPOSED SOUTH ELEVATION B

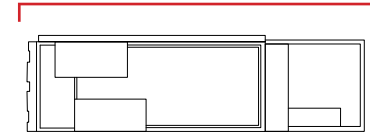
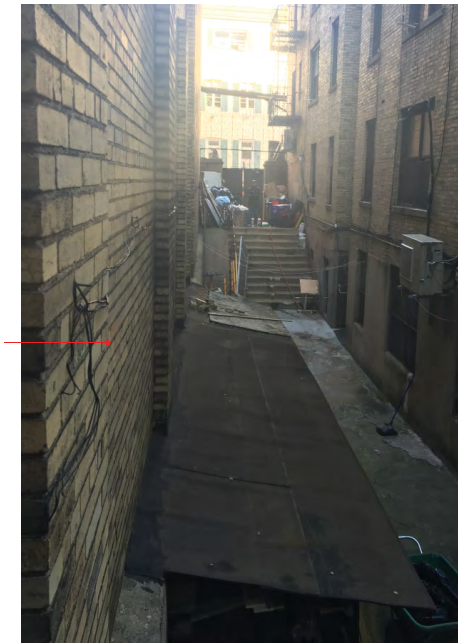


EXISTING EAST ELEVATION & CONDITIONS



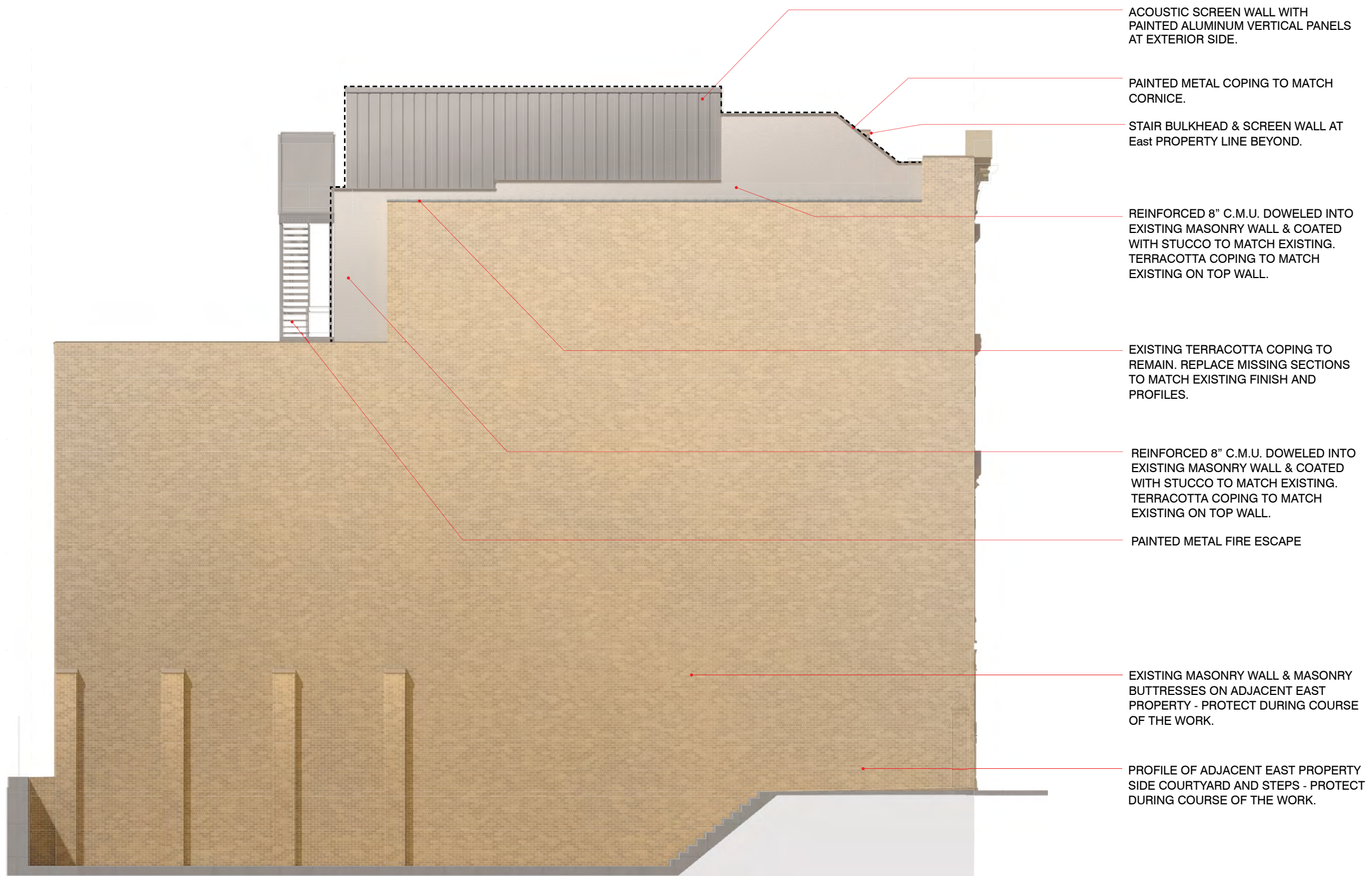
PROFILE OF PROPOSED ROOFTOP BULKHEAD & MECH SCREEN WALL.

EXISTING MASONRY WALL ON ADJACENT EAST PROPERTY BEYOND - PROTECT DURING COURSE OF THE WORK.



KEY PLAN

PROPOSED EAST ELEVATION / SCOPE OF WORK



ACOUSTIC SCREEN WALL WITH PAINTED ALUMINUM VERTICAL PANELS AT EXTERIOR SIDE.

PAINTED METAL COPING TO MATCH CORNICE.

STAIR BULKHEAD & SCREEN WALL AT East PROPERTY LINE BEYOND.

REINFORCED 8" C.M.U. DOWELED INTO EXISTING MASONRY WALL & COATED WITH STUCCO TO MATCH EXISTING. TERRACOTTA COPING TO MATCH EXISTING ON TOP WALL.

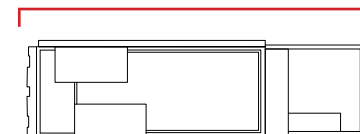
EXISTING TERRACOTTA COPING TO REMAIN. REPLACE MISSING SECTIONS TO MATCH EXISTING FINISH AND PROFILES.

REINFORCED 8" C.M.U. DOWELED INTO EXISTING MASONRY WALL & COATED WITH STUCCO TO MATCH EXISTING. TERRACOTTA COPING TO MATCH EXISTING ON TOP WALL.

PAINTED METAL FIRE ESCAPE

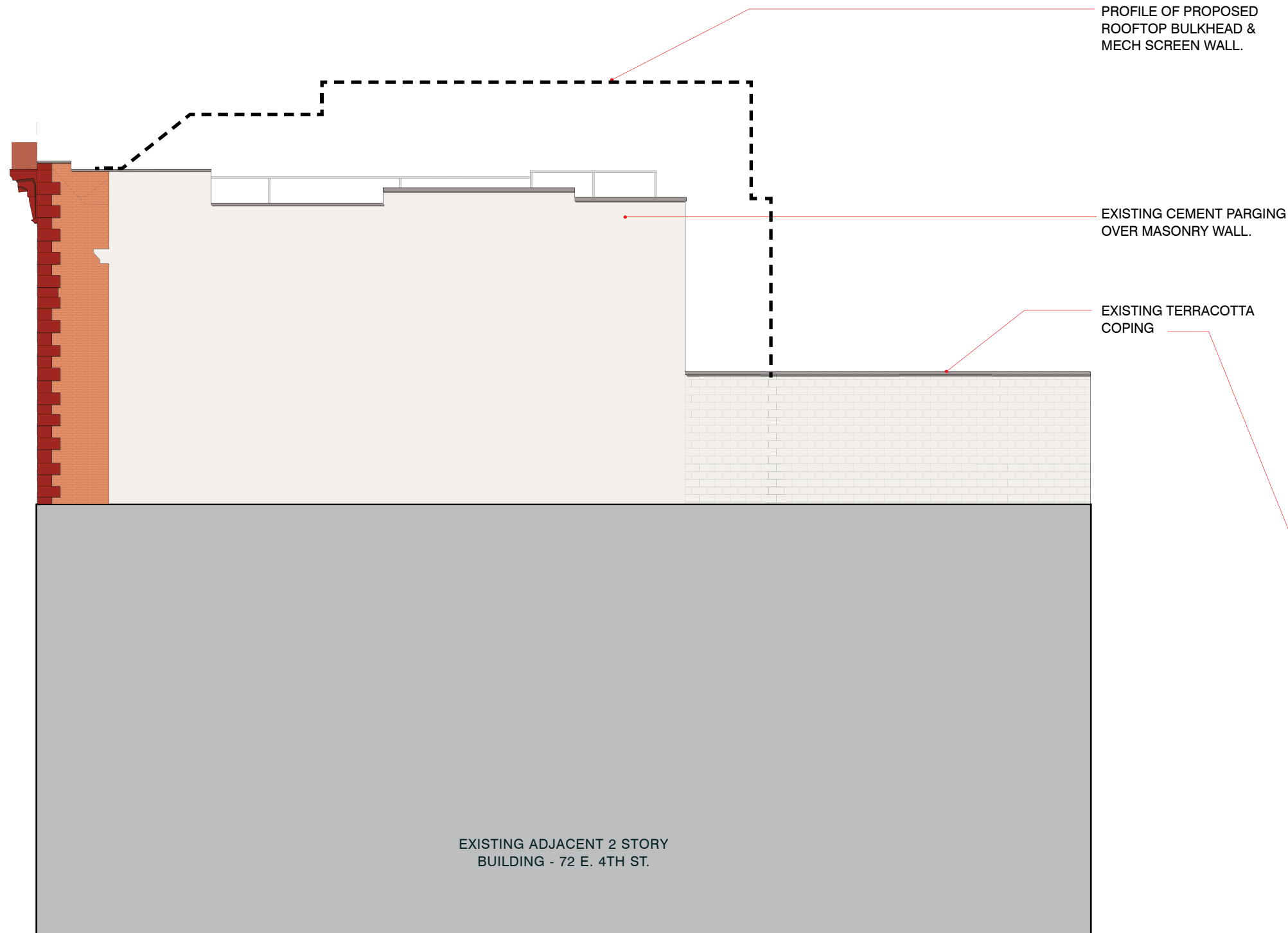
EXISTING MASONRY WALL & MASONRY BUTTRESSES ON ADJACENT EAST PROPERTY - PROTECT DURING COURSE OF THE WORK.

PROFILE OF ADJACENT EAST PROPERTY SIDE COURTYARD AND STEPS - PROTECT DURING COURSE OF THE WORK.



KEY PLAN

EXISTING WEST ELEVATION & CONDITIONS



EXISTING WEST ELEVATION



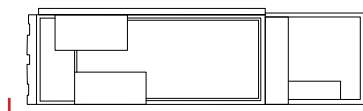
EXISTING NORTH PARAPET AT ROOF



EXISTING TERRACOTTA COPING

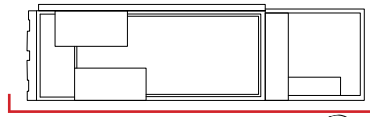
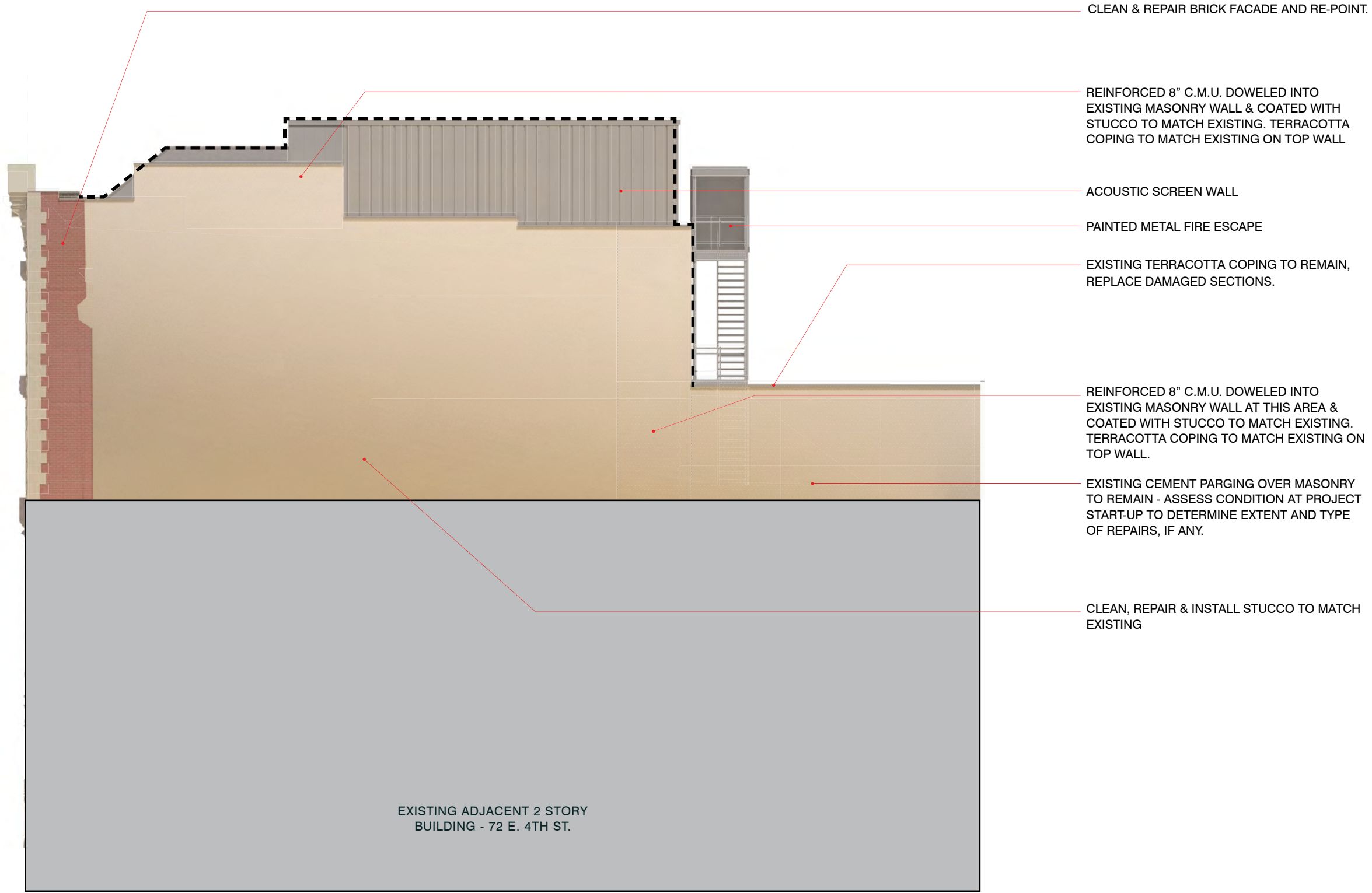


EXISTING WEST PARAPET & RAIL AT ROOF

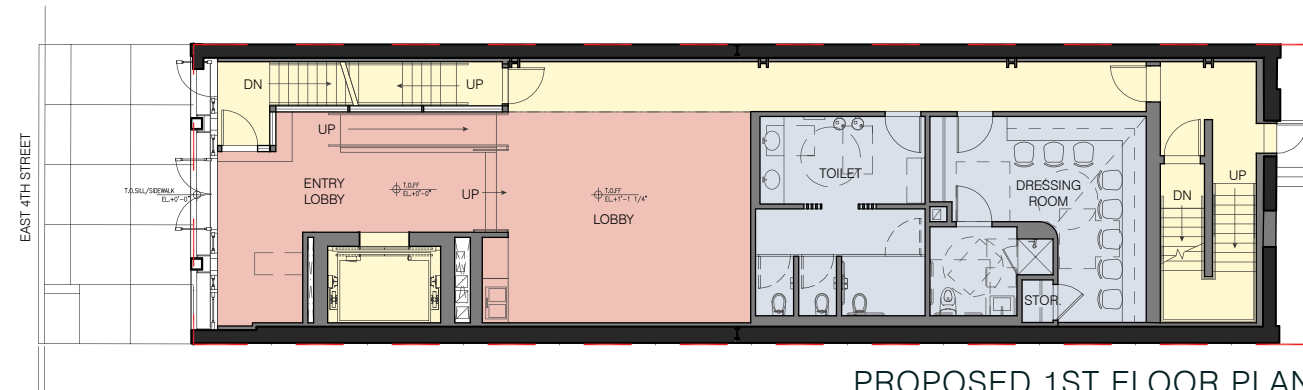


KEY PLAN

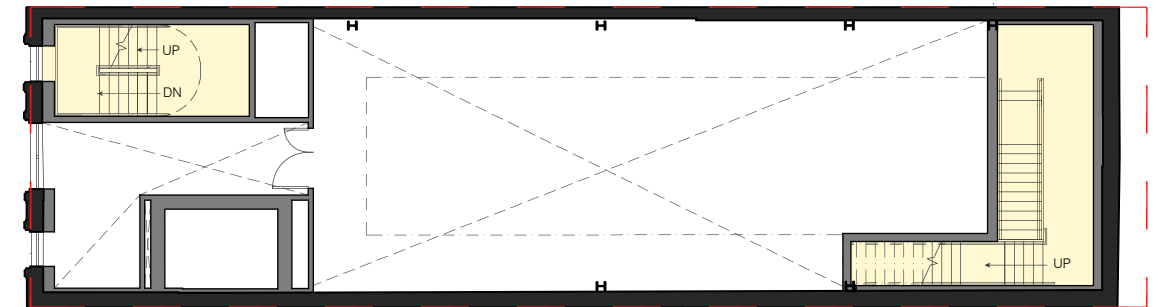
PROPOSED WEST ELEVATION / SCOPE OF WORK



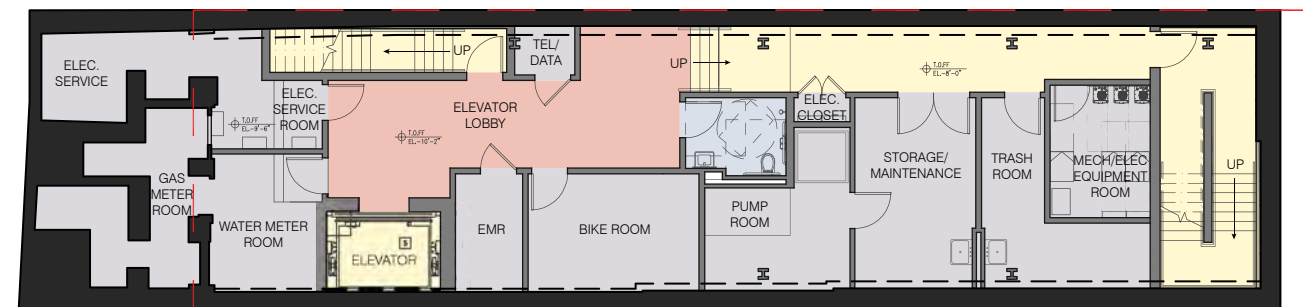
KEY PLAN



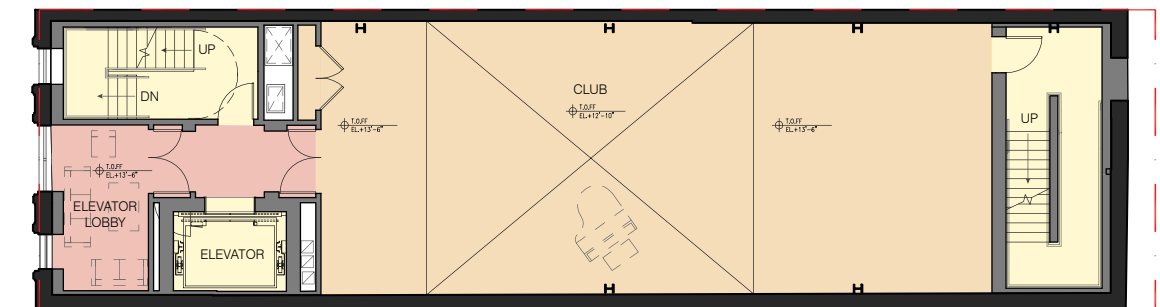
PROPOSED 1ST FLOOR PLAN
1/16" = 1'-0"



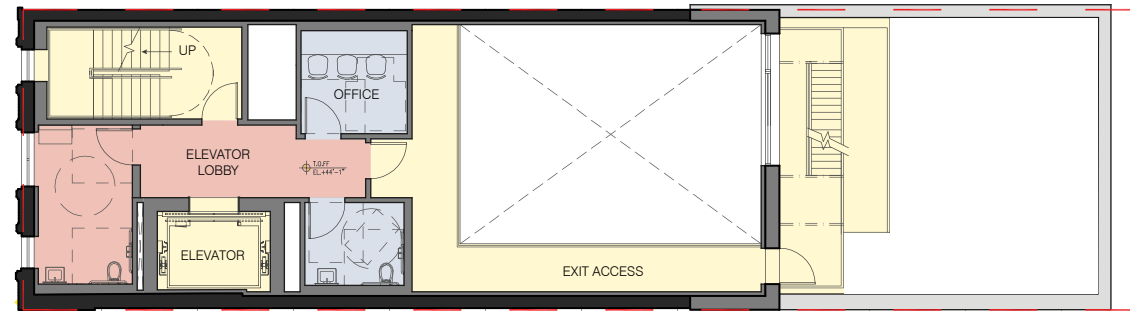
PROPOSED 2ND MEZZANINE FLOOR PLAN
1/16" = 1'-0"



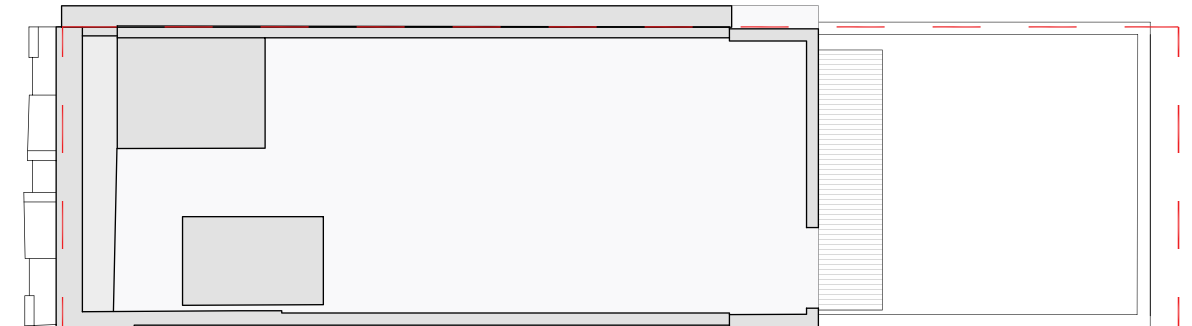
PROPOSED CELLAR FLOOR PLAN
1/16" = 1'-0"



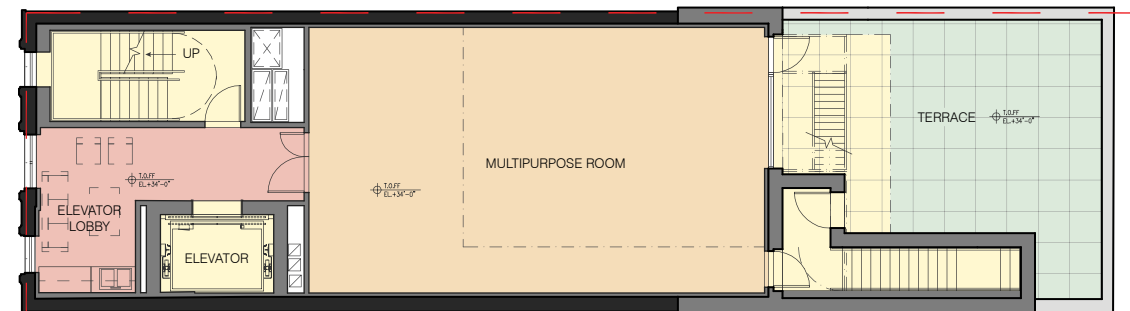
PROPOSED 2ND FLOOR PLAN
1/16" = 1'-0"



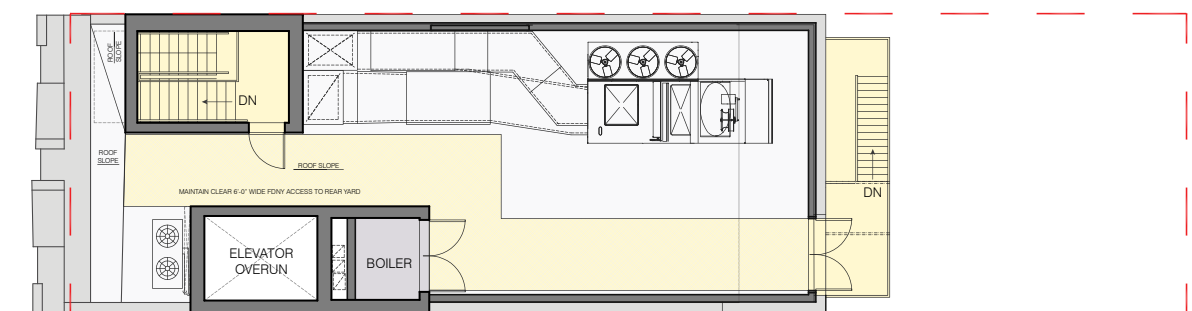
PROPOSED 4TH FLOOR PLAN
1/16" = 1'-0"



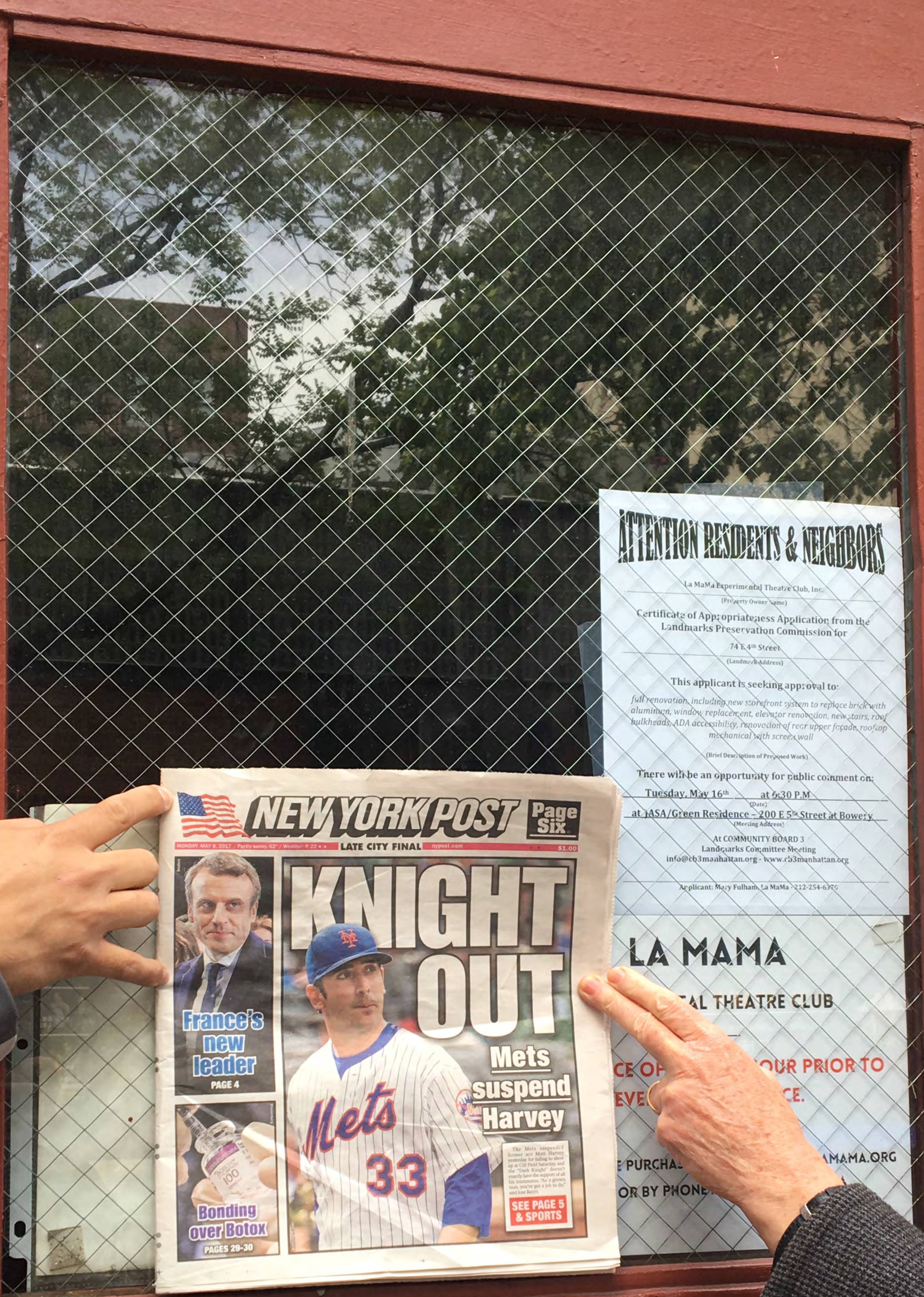
PROPOSED BULKHEAD PLAN
1/16" = 1'-0"



PROPOSED 3RD FLOOR PLAN
1/16" = 1'-0"



PROPOSED ROOF FLOOR PLAN
1/16" = 1'-0"



ATTENTION RESIDENTS & NEIGHBORS

La MaMa Experimental Theatre Club, Inc.
(Property Owner Name)
Certificate of Appropriateness Application from the
Landmarks Preservation Commission for
74 E. 4th Street
(Landmark Address)

This applicant is seeking approval to:
full renovation, including new storefront system to replace brick with
aluminum, window replacement, elevator renovation, new stairs, roof
bulkheads, ADA accessibility, renovation of rear upper facade, roof top
mechanical with screen wall
(Brief Description of Proposed Work)

There will be an opportunity for public comment on:
Tuesday, May 16th at 6:30 P.M.
at 1ASA/Green Residence - 200 E. 5th Street at Bowery
At COMMUNITY BOARD 3
Landmarks Committee Meeting
info@cb3manhattan.org - www.cb3manhattan.org
Applicant: Macy Fulham, La MaMa - 212-254-6300

LA MAMA
EXPERIMENTAL THEATRE CLUB
PURCHASE YOUR PRIOR TO
EVERY SEASON
MAMA.ORG
OR BY PHONE

NEW YORK POST Page Six
LATE CITY FINAL
MONDAY, MAY 8, 2017

France's new leader
PAGE 4

Bonding over Botox
PAGES 29-30

KNIGHT OUT
Mets suspend Harvey
SEE PAGE 5 & SPORTS

74

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Landmarks Committee Meeting
info@cb3manhattan.org - www.cb3manhattan.org

Applicant: Mary Fulham, La MaMa - 212-254-6370

LA MAMA

EXPERIMENTAL THEATRE CLUB

PLEASE ARRIVE AT LEAST 15 MINUTES PRIOR TO
THE MEETING. SEATING IS LIMITED.

FOR TICKETS, VISIT WWW.LAMAMA.ORG

OR BY PHONE AT 212-254-6370



NEW YORK POST

Page Six

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France's
new
leader

PAGE 4



Bonding
over Botox

PAGES 29-30



KNIGHT OUT

Mets
suspend
Harvey

The Mets suspended
former ace Matt Harvey
yesterday for failing to show
up at Citi Field Saturday, and
the "Dark Knight" doesn't
exactly have the support of all
his teammates. "As a grown
man, you've got a job to do,"
said Jose Reyes.

SEE PAGE 5
& SPORTS

74

La MaMa etc

LA MAMA
S.C.C.

74

ATTENTION RESIDENTS & VISITORS
LA MAMA
EXPERIMENTAL THEATRE CLUB
BOX OFFICE (THAT CHE WOLF PRODUCTIONS)
111 W. 4th ST. (CORNER)
NEW YORK, NY 10014
TEL: 212 929 2222

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