

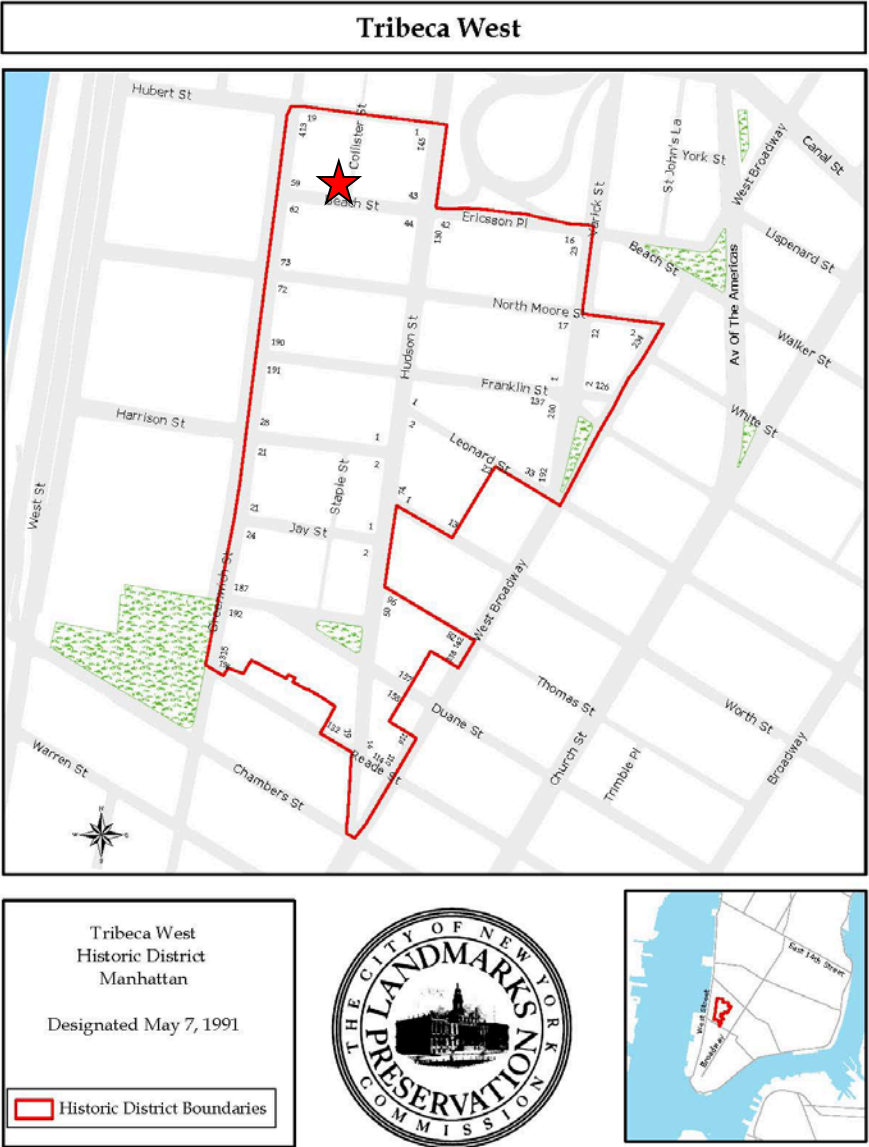
Landmarks Preservation Commission Permit Application

53-55 Beach Street – Application For Reconsideration of One Story Rooftop Addition – Resolution

RAND November 22, 2016 Photographic Supplement & Pertinent Building Information

★

Location of
Building



Above:
Landmarks Preservation
Commission Map of the Tribeca
West Historic District with
property location identified.

Right:
Pertinent Building Information Chart

Individual Landmark	No
Historic District	TriBeCa West
Interior Landmark	No
Scenic Landmark	No
Calendared	No
DOB Permit Required	Yes
CNE/PMW /COFA	COFA #09-6360 (LPC 09-5840)
Fastrack	No
XCNE	No
Type of Work Proposed	Building Alteration
Historic Photos	Yes, see page _____
Date of Construction	1885
Architectural Style	Utilitarian, Warehouse
Architect/Builder	Oscar S. Teale/Joseph Naylor
Materials	Red brick, stone, metal
Significant Architectural Features	Six-story load bearing masonry walls and timber framed warehouse building with a bold design of round arched openings at the first level. The upper five stories consist of series of double hung windows in segmental arched openings arranged in bays corresponding to the first level arches. The first level arches retain their stone keystones and there is a stone watertable course. The Beach Street side of the building has a truck loading platform of painted steel and a suspended metal and glass canopy to shield the loading platform from rain. The Collister Street façade has a painted steel fire escape, metal gutter and leaders. The Beach Street façade retains its original painted cornice.
Alterations	Addition of new 7 th floor penthouse setback from existing street wall. Extend existing fire escape to roof. Construct new masonry parapets at existing roof perimeter. Install new skylights at 7 th floor roof. Install new non-functioning wood water tank at 7 th floor roof. Install new metal-clad wood sliding doors at 7 th floor penthouse. Install new painted metal picket roof railings at parapets and roof levels.

53-55 Beach Street – Application For Reconsideration of One Story Rooftop Addition – Resolution



Historic photograph from New York Public Library view of Beach Street looking East from Greenwich Street. 53-55 Beach Street visible.



53-55 Beach Street – Application For Reconsideration of One Story Rooftop Addition – Resolution



Historic photograph from New York Municipal Archives view of 53-55 Beach Street

Filing History

- Approved at the Public Meeting of July 17, 2007, following the Public Hearing of February 27, 2007 and the Public Meetings of May 15, 2007 and June 26, 2007.
- Certificate of Appropriateness 09-6360 (LPC 09-5840), issued December 30, 2008.
- Miscellaneous Amendment 14-9652 (LPC 14-5222), issued October 18, 2013, extending the expiration date to July 17, 2016.
- Miscellaneous Amendment 14-9709 (LPC 14-1031), issued October 21, 2013, revising details of the rooftop addition.

APPLICATION FILED FOR NEW CODE REVIEW.

ZONING DATA

ZONING DISTRICT: # M1-5
ZONING MAP: # 12A
COMMUNITY BOARD: # 1
SPECIAL PURPOSE DISTRICT: TRIBUCA MIX USE (T.M.U.)
BUILDING OCCUPANCY: HORTICULTURAL WARE HOUSE (B-1)

<u>OCCUPANCY & USE CHART</u>			
FLOOR NUMBER	EXISTING OCCUPANCY	PROPOSED OCCUPANCY	PROPOSED USE GROUP
ROOF PLAN	WARE HOUSE	OFFICE	3
	ACCESSORY OFFICE		



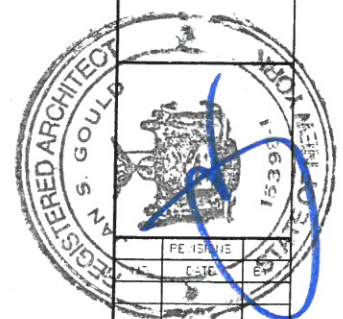
EXISTING EAST ELEVATION
SCALE: N.T.S.



LEWIS AND GOULD
PLANNING ARCHITECTURE INTERIORS
99 WEST 57TH STREET NEW YORK, NY 10019
Phone: 212/554-1999 Fax: 212/554-1171
E-mail: LEWIS@LEWISANDGOULD.COM

HORTICULTURAL
CREATIONS

53-55 BEACH STREET, NEW YORK, N.Y. 10010



DEFINING TITLE
SITE MAP AND
EXISTING CONDITIONS

CF-111G 110

—

SCALE: 11.7.5

DATE: JUNE 12, 2007

PROJECT 115

DESIGN	DATE	CHK
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CALCULATION

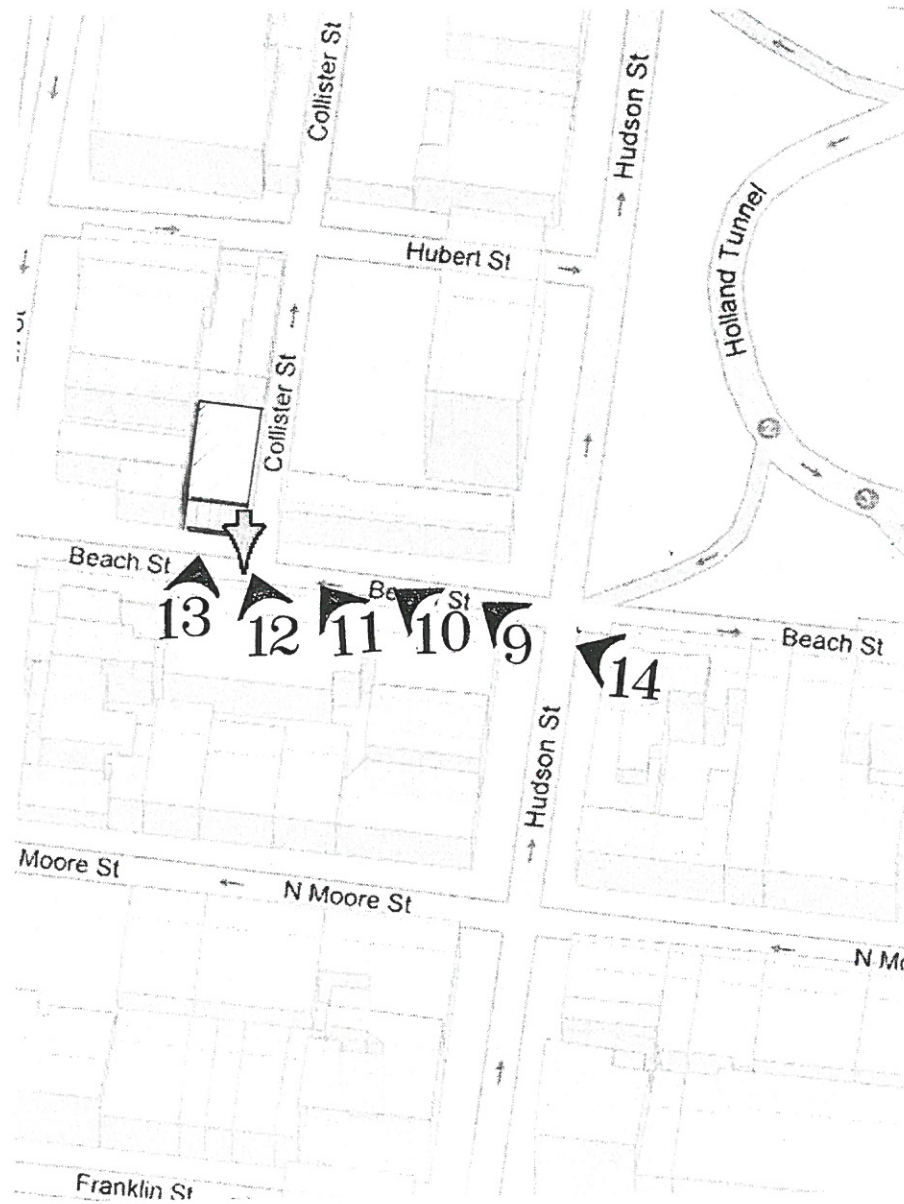
APPLICATION FILED FOR NEW CODE REVIEW.

ZONING DATA

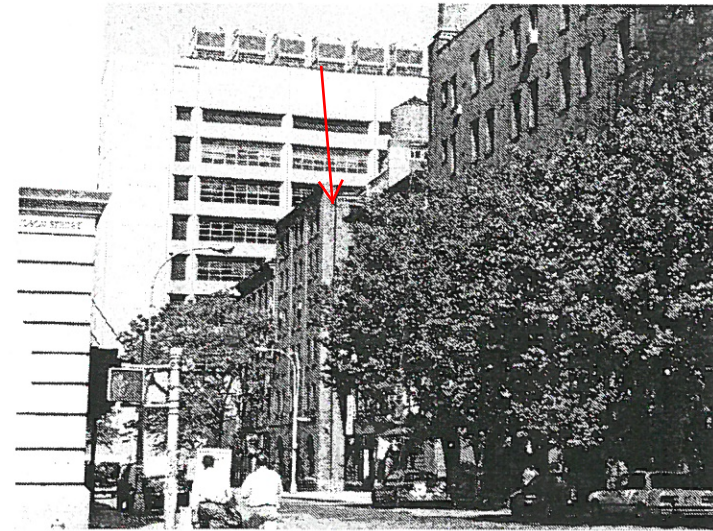
ZONING DISTRICT: # M1-5
ZONING MAP: # 12A
COMMUNITY BOARD: # 1
SPECIAL PURPOSE DISTRICT: TRISTECCA MIX USE (T.M.U.)
BUILDING OCCUPANCY: HORTICULTURAL WAREHOUSE (B-1)

OCCUPANCY & USE CHART

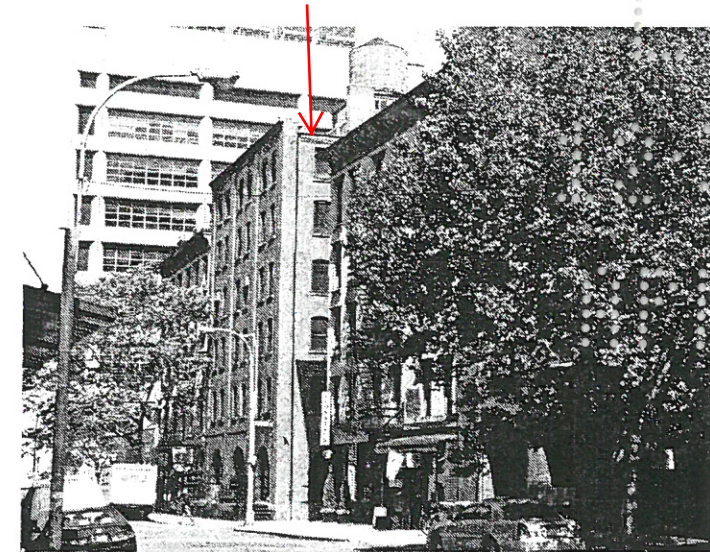
FLOOR NUMBER	EXISTING OCCUPANCY	PROPOSED OCCUPANCY	PROPOSED USE GROUP
ROOF PLANT WAREHOUSE	WAREHOUSE	WAREHOUSE	WAREHOUSE
ACCESSORY OFFICE	OFFICE	OFFICE	OFFICE



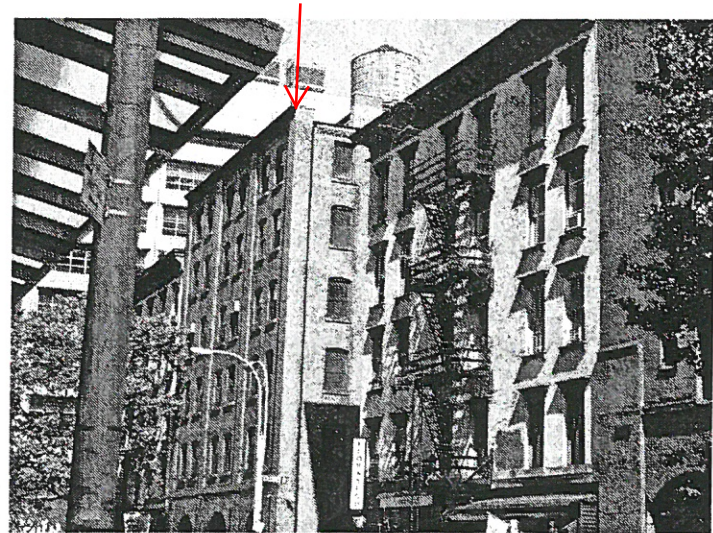
A PHOTO LOCATION PLAN
SCALE: N.T.S.



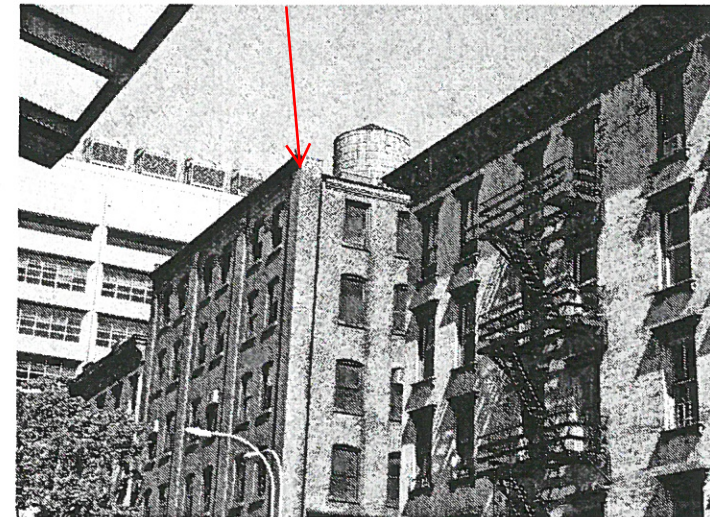
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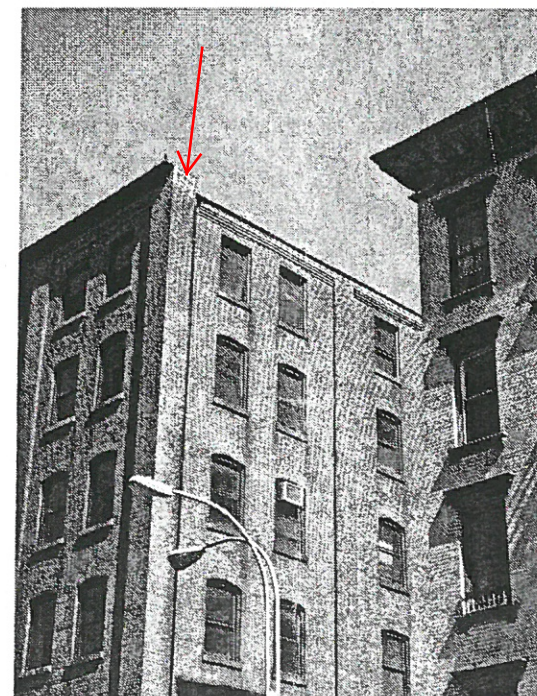
10



11



12



13



14

LEWIS AND GOULD
PLANNING ARCHITECTURE INTERIORS
53-55 BEACH STREET, NEW YORK, N.Y. 10010
Phone: 212-512-1111
Fax: 212-512-1117

**HORTICULTURAL
CREATIONS**

53-55 BEACH STREET, NEW YORK, N.Y. 10010



DRAWING TITLE
SITE MAP AND
EXTERIOR PHOTOS

DRAWING NO.

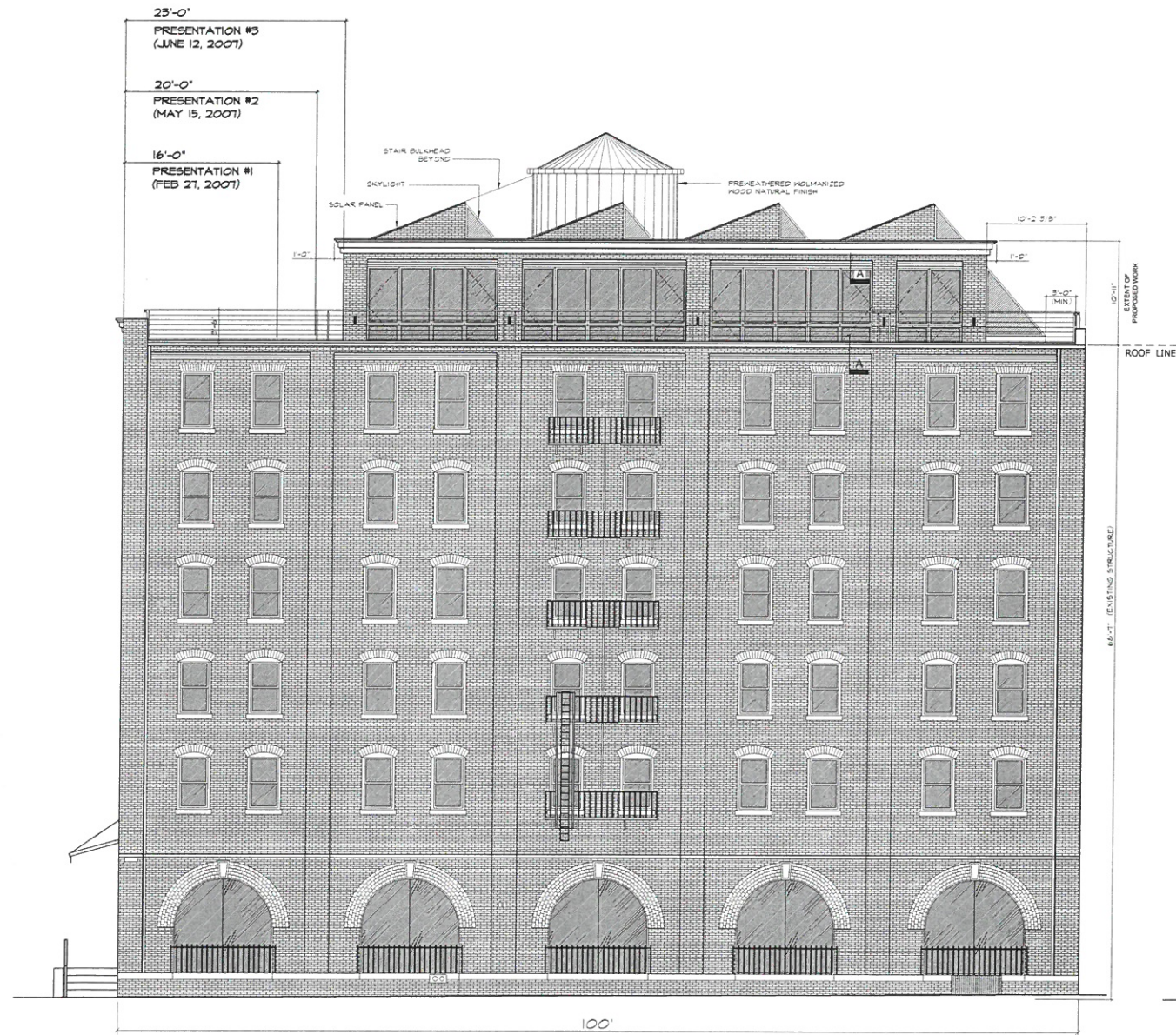
2

SCALE: N.T.S.

DATE: JUNE 11, 2003

PROJECT NO.

DESIGN: LEWIS AND GOULD



1 EAST ELEVATION (JUNE 26, 2007)
SCALE: 1/8"=1'-0"



2 EAST ELEVATION (UPDATED)
SCALE: 1/8"=1'-0"



HORTICULTURAL
CREATIONS

53-55 BEACH STREET, NEW YORK, N.Y. 10010

LEWIS AND GOULD
PLANNING ARCHITECTURE INTERIORS
30 WEST 37TH STREET NEW YORK, NY 10018
Phone: 212.554.1999
Email: ARCHITECT@LEWISANDGOULD.COM Fax: 212.554.1177

REVISIONS		
NO.	DATE	BY

DRAWING TITLE
NEW ROOF ELEVATIONS

DRAWING NO.
3

SCALE: 1/8"=1'-0"
DATE: JULY 17, 2007

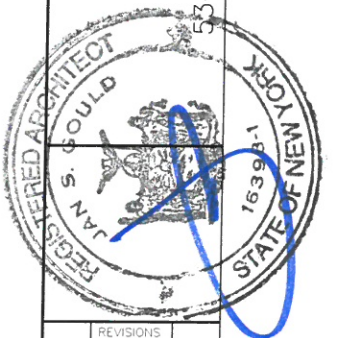
PROJECT NO.
DESIGN DRAWN CHKD.



HORTICULTURAL CREATIONS

53-55 BEACH STREET, NEW YORK, N.Y. 10010

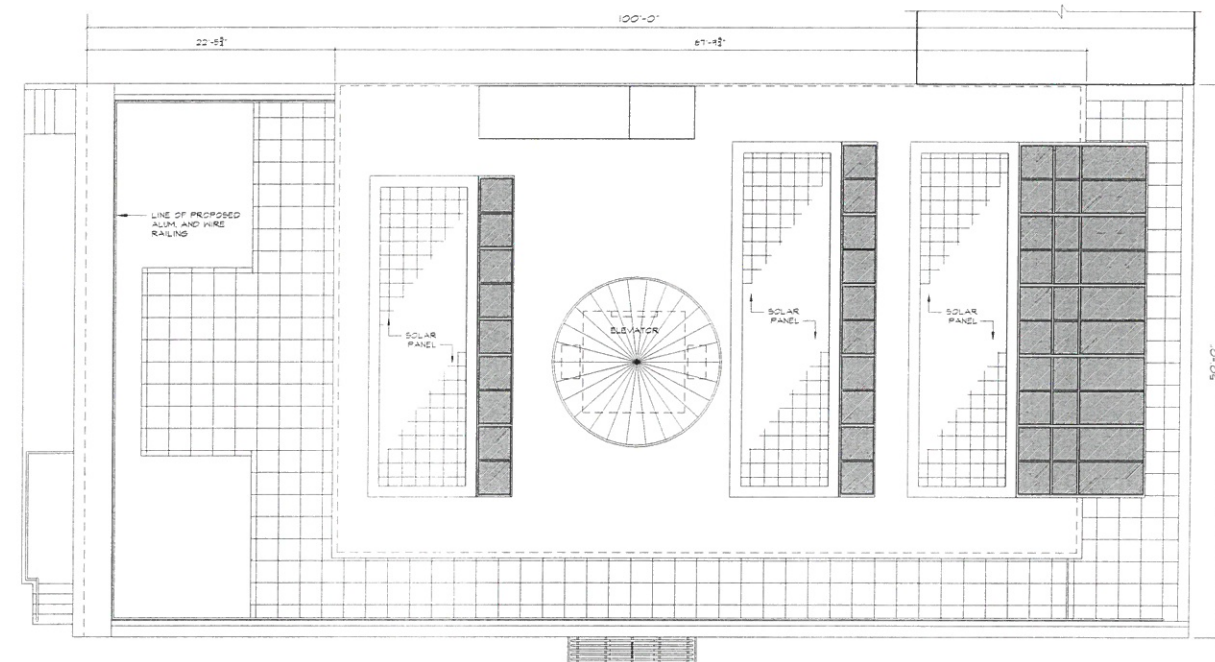
LEWIS AND GOULD
PLANNING ARCHITECTURE INTERIORS
39 WEST 37TH STREET NEW YORK, NY 10018
Phone: 212.354.1199 Fax: 212.354.1177
Email: ARCHITECTS@LEWISANDGOULD.COM

[illegible]

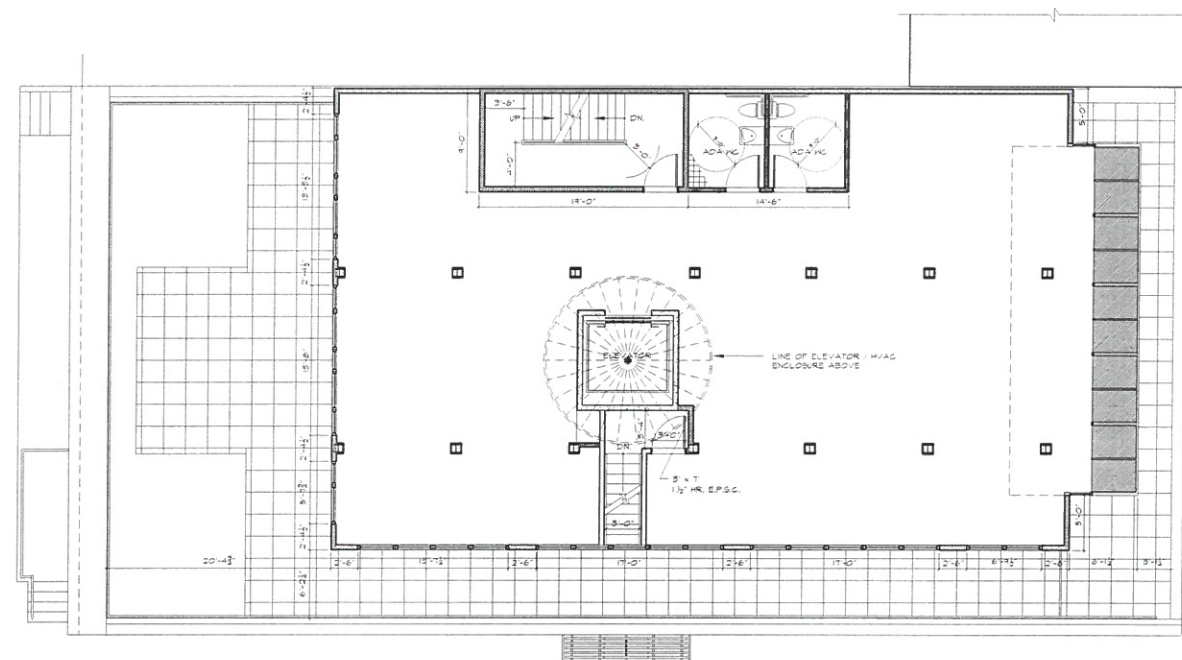
DRAWING NO.

5

SCALE: 1/8"=1'-0"		
DATE: JULY 17, 2007		
PROJECT NO.		
DESIGN	DRAWN	CH'KD.



1 PROPOSED ROOF PLAN (UPDATED)
SCALE: 1/8"=1'-0"

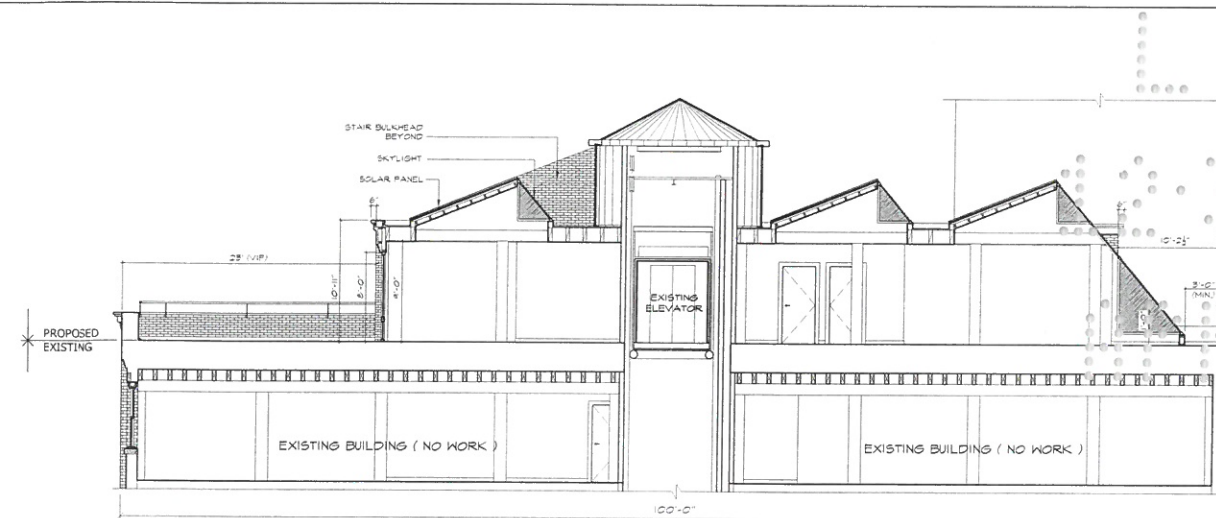


2 PROPOSED FLOOR PLAN (UPDATED)
SCALE: 1/8"=1'-0"

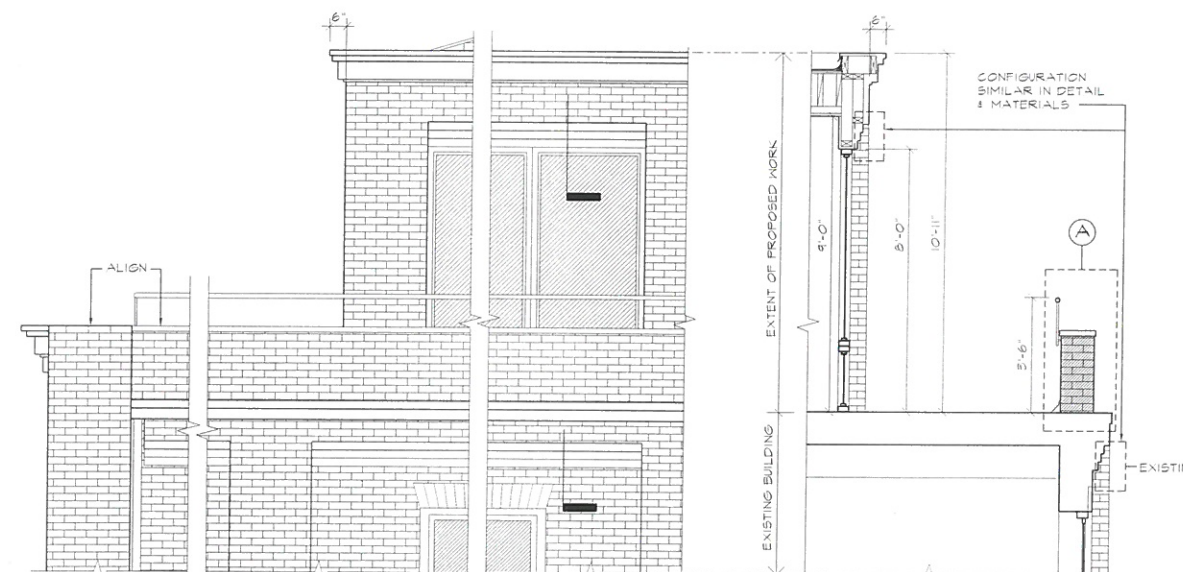
LEGEND

- EXISTING TO REMAIN
- LINE OF OBJECT ABOVE
- NEW PARTITION: EXTERIOR SIDING OVER 3/4" PLYWOOD SHEATHING; 1 LAYER 5/8" WATER RESISTANT GWB OVER FULL BATT INSULATION OVER VAPOR BARRIER OVER 2 X 4 WOOD STUD @ 16" O.C.
- NEW PARTITION: 1 HOUR RATED INTERIOR WALL W/ 1 LAYER 5/8" GWB BOTH SIDES, 2 X 4 WOOD STUDS @ 16" O.C.; (USE WATER RESISTANT GWB FOR ENTIRE BATH AREA)

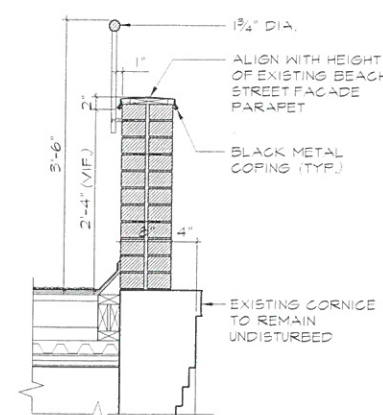
NOTE:
1. PATCH & PREP ALL AFFECTED AREAS.
2. NEW LEADERS & GUTTERS IN ALL AFFECTED AREAS.



3 PROPOSED ROOF SECTION (UPDATED)
SCALE: 1/8"=1'-0"



4 PROPOSED DETAILS (NO CHANGE)
SCALE: 3/8"=1'-0"



A NEW PARAPET DETAIL
SCALE: N.T.S.



LEWIS AND GOULD
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PHONE: 212.554.1171
FAX: 212.554.1177

**HORTICULTURAL
CREATIONS**

53-55 BEACH STREET, NEW YORK, N.Y. 10010

REVISIONS		
NO.	DATE	BY

DRAWING TITLE
NEW ROOF
PLANS AND SECTION

DRAWING NO.

6

SCALE: AS SHOWN

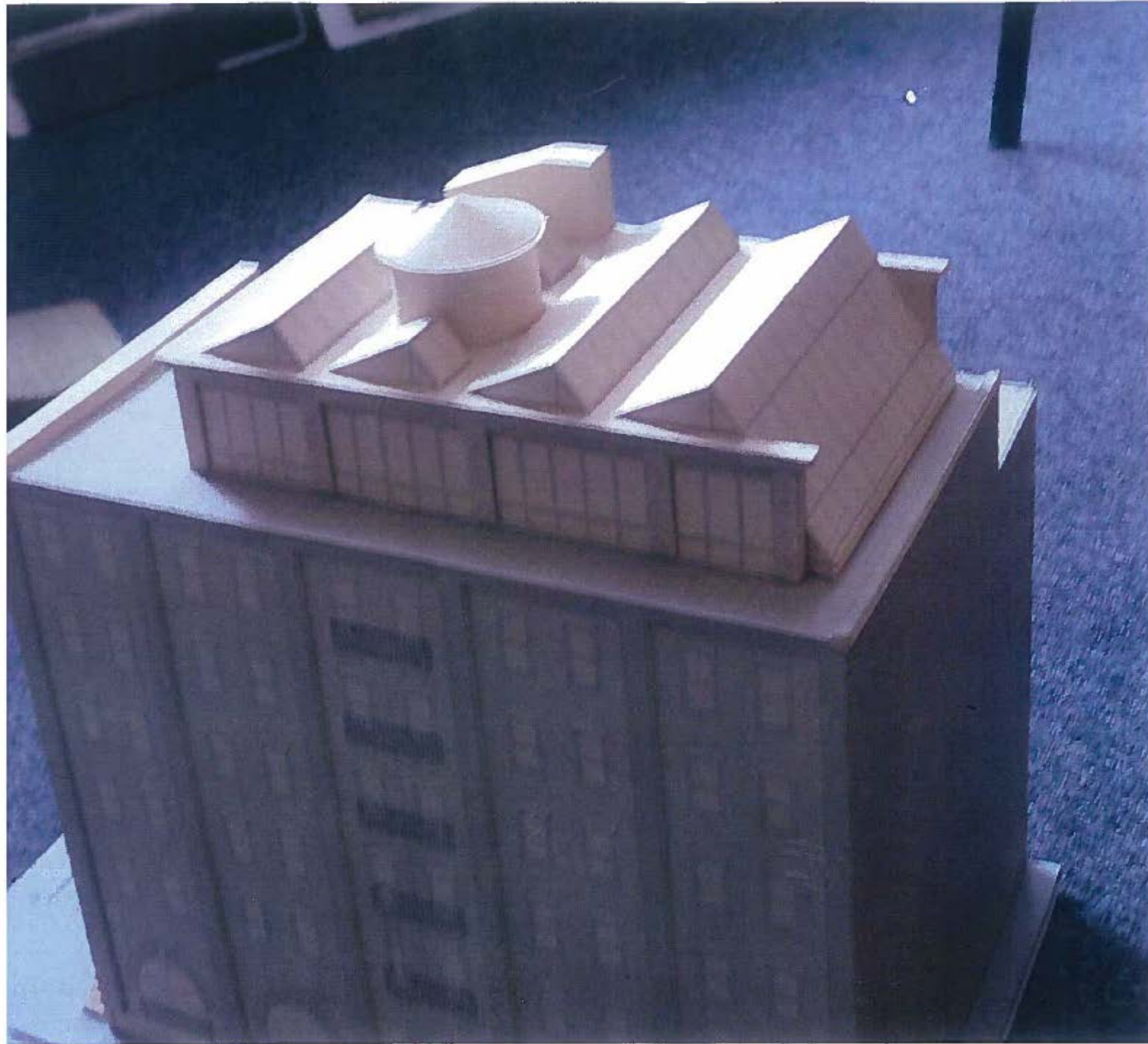
DATE: JULY 17, 2007

PROJECT NO.

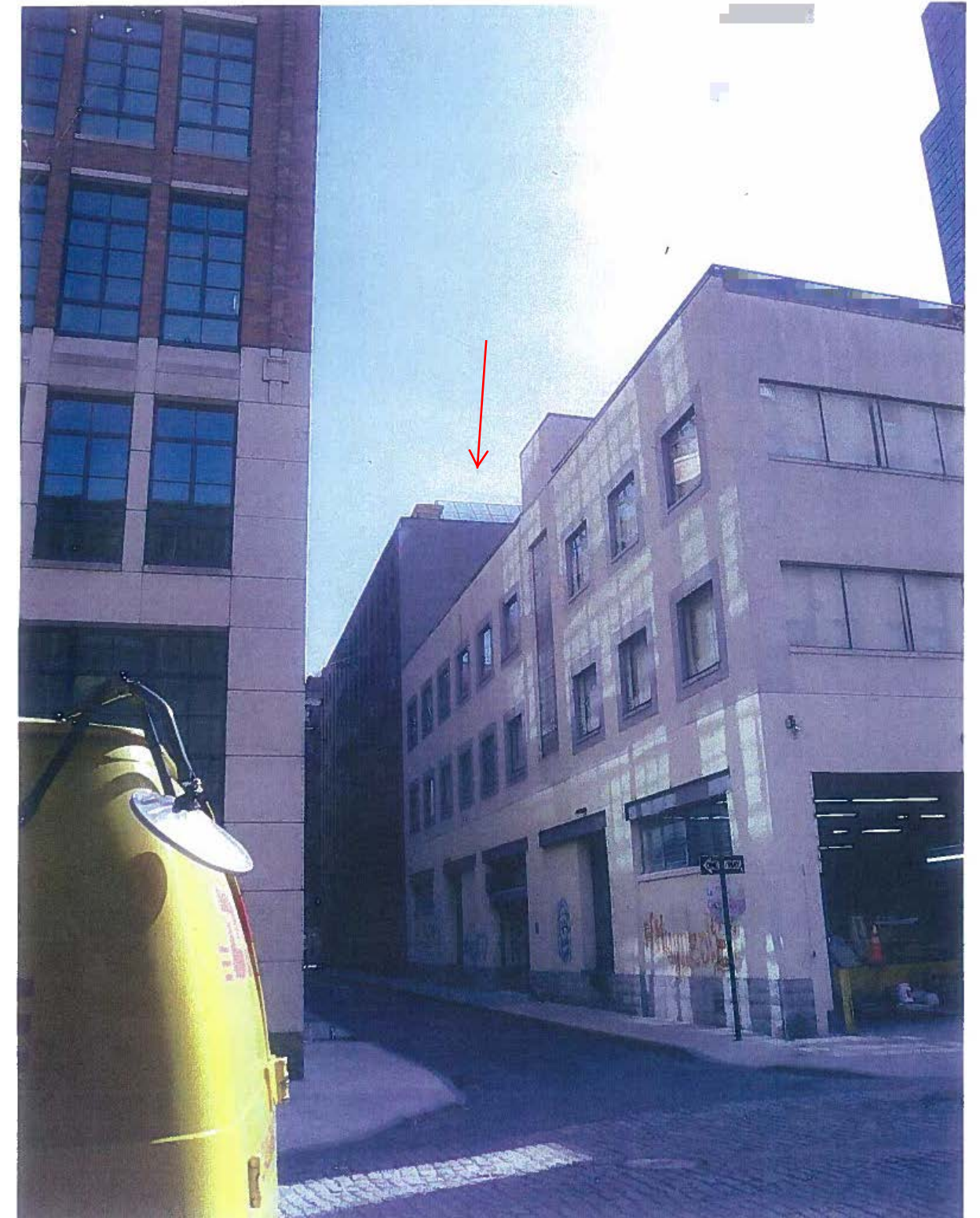
DESIGN DRAWN CH'KD

2007 Application

Photographic Supplements



2007 Application Photographic Supplements



COFA Reauthorization and Modifications

- Fenestration changes: glass sky window area reduction
- New metal railings at PH rooftop; higher 6th floor roof railing
- Stair bulkhead reduction
- New fire escape extension to roof level
- Extended parapet



ENGINEERING & ARCHITECTURE, DPC
159 WEST 25TH STREET
NEW YORK, NY 10001
TEL. (212) 675-8944 / FAX (212) 691-7972

OWNER INFORMATION:
WEGWEISER & EHRLICH LLC
53-55 BEACH STREET
NEW YORK, NY 10013
TEL. (212) 925-5200
ATT: HAROLD WEGWEISER

DOB STAMP:

DOB SCAN:

10/24/16	ISSUED FOR LPC RENEWAL	JZ/AA
	ISSUED FOR LPC MISC. AMENDMENT #4	SMM/AA
REV. DATE	DESCRIPTION	DRAWN BY

SEAL & SIGNATURE

PROJECT DESCRIPTION:
BUILDING ALTERATION
PROGRAM

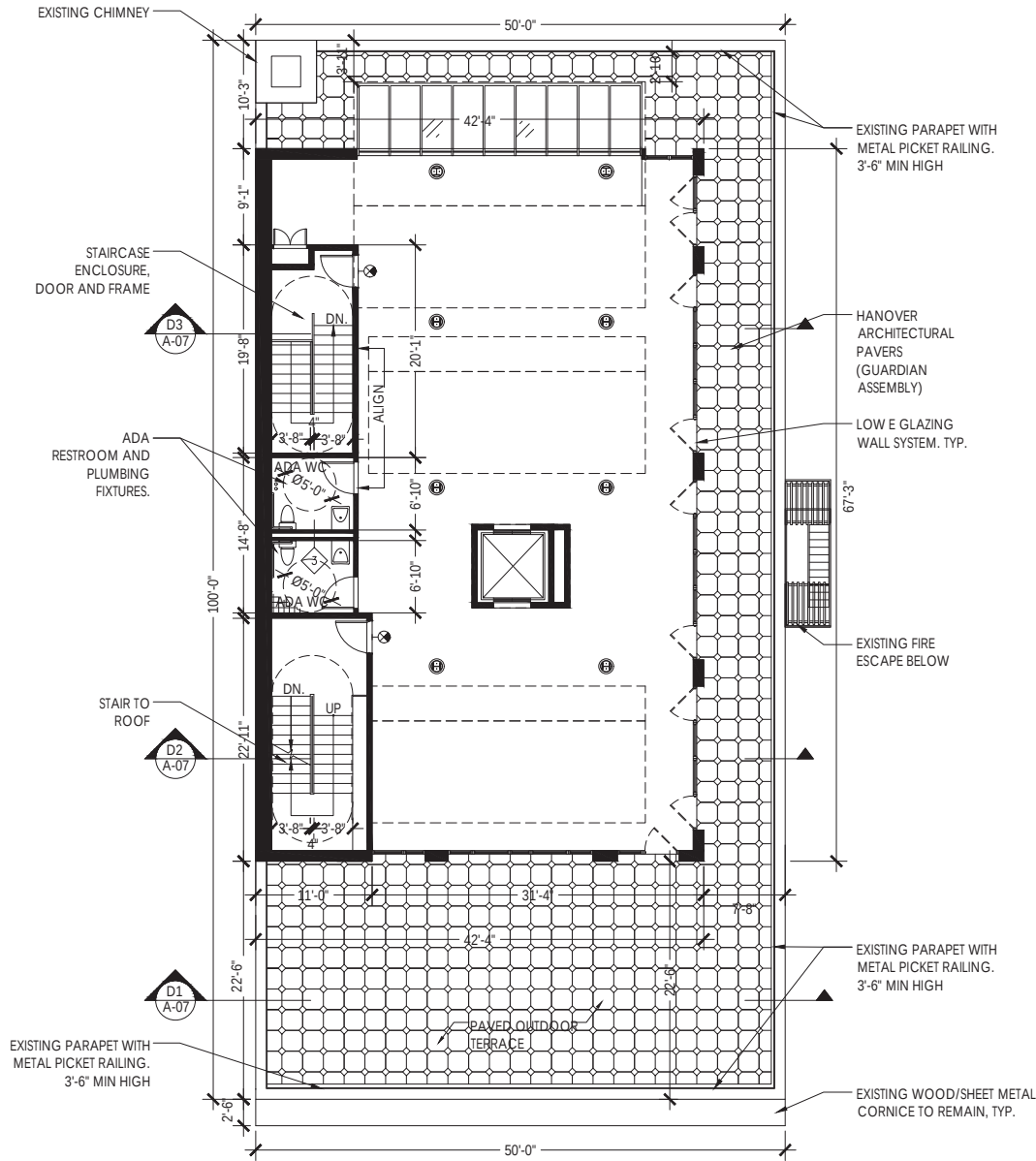
PROJECT LOCATION:
53-55 BEACH STREET
NEW YORK, NY 10013

SHEET TITLE:
2/14/14 LPC APPROVED &
PROPOSED SEVENTH FLOOR
CONSTRUCTION PLAN

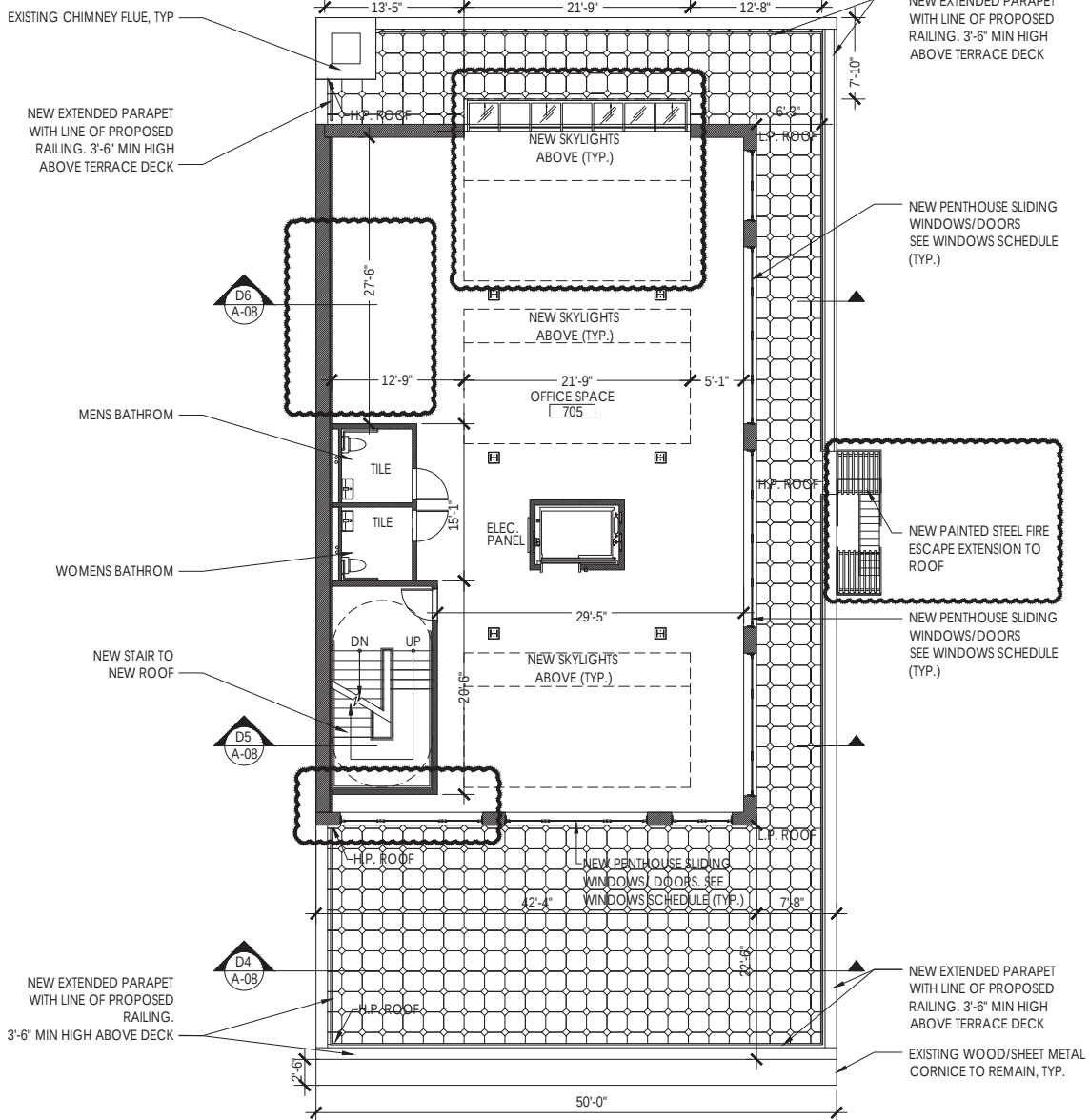
JOB #	M120308
SCALE:	AS NOTED
DATE:	12/2/15
DRAWN BY:	AS/SMM
REVIEWED BY:	MS/AA
NUMBER OF SHEETS:	3 OF 13

SHEET NO.

A-03

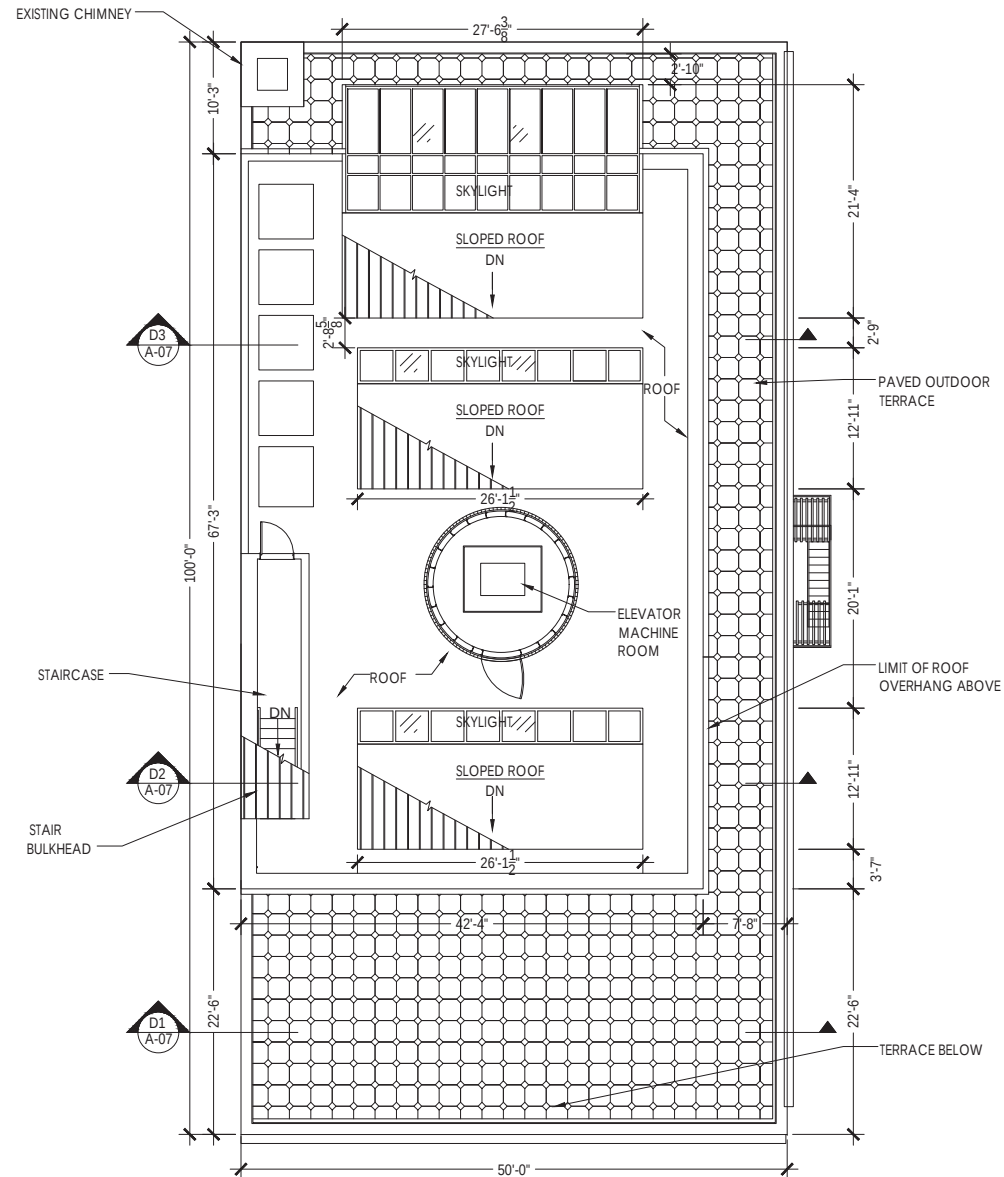


2/14/14 LPC APPROVED SEVENTH FLOOR PLAN
SCALE: 1/8"=1'-0"

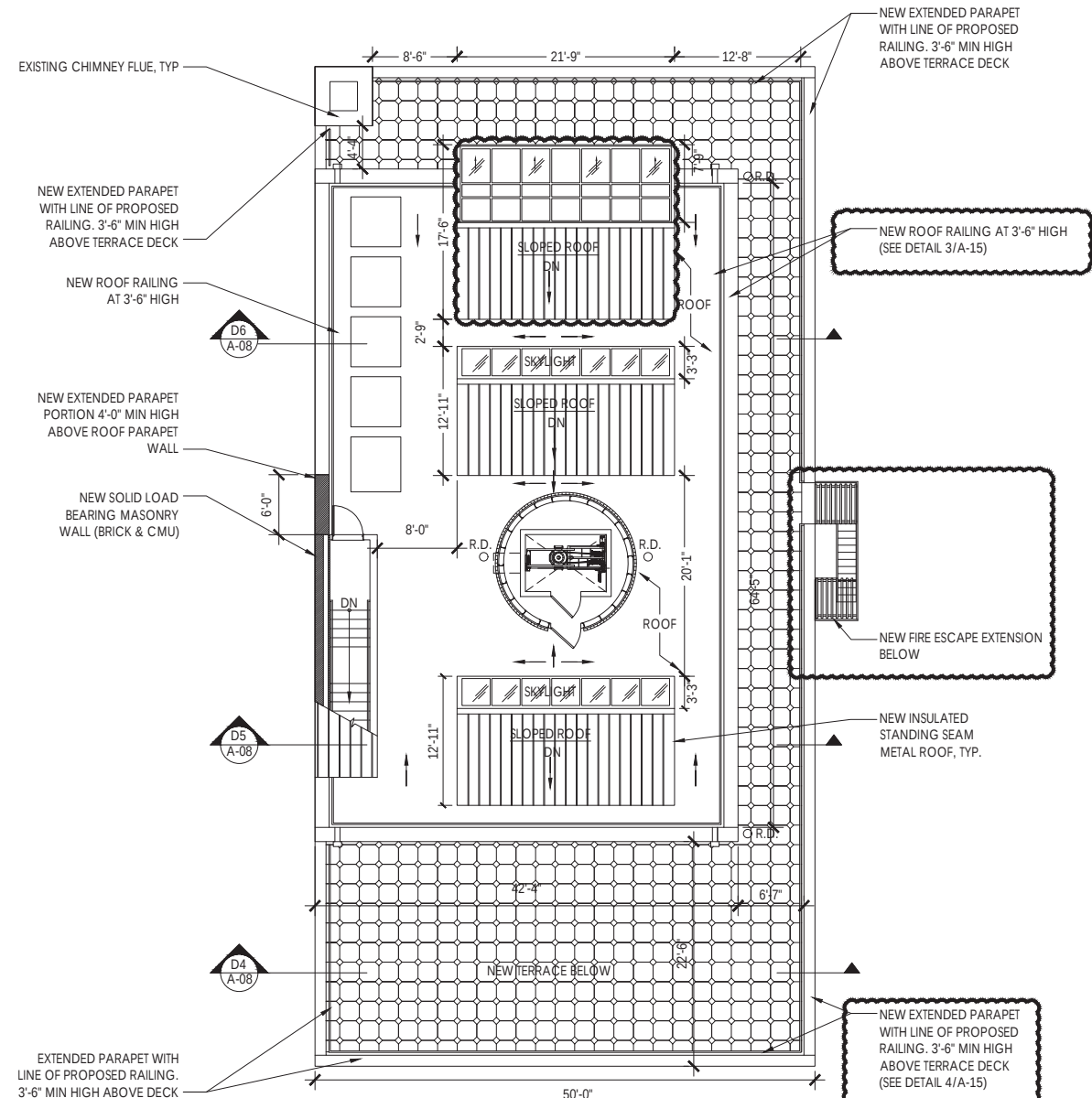


PROPOSED SEVENTH FLOOR PLAN
SCALE: 1/8"=1'-0"





2/14/14 LPC APPROVED ROOF FLOOR PLAN
SCALE: 1/8"=1'-0"



PROPOSED ROOF FLOOR PLAN
SCALE: 1/8"=1'-0"



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159 WEST 25TH STREET
NEW YORK, NY 10001
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53-55 BEACH STREET
NEW YORK, NY 10013
TEL. (212) 925-5200
ATT: HAROLD WEGWEISER

DOB STAMP:

DOB SCAN:

10/24/16	ISSUED FOR LPC RENEWAL	JZ/AA
	ISSUED FOR LPC MISC. AMENDMENT #4	SMM/AA
REV. DATE	DESCRIPTION	DRAWN BY

SEAL & SIGNATURE

PROJECT DESCRIPTION:

**BUILDING ALTERATION
PROGRAM**

PROJECT LOCATION:

**53-55 BEACH STREET
NEW YORK, NY 10013**

SHEET TITLE:

**2/14/14 LPC APPROVED &
PROPOSED ROOF
CONSTRUCTION FLOOR PLAN**

JOB #	M120308
SCALE:	AS NOTED
DATE:	12/2/15
DRAWN BY:	AS/SMM
REVIEWED BY:	MS/AA
NUMBER OF SHEETS:	4 OF 13

SHEET NO.

A-04



ENGINEERING & ARCHITECTURE, DPC
159 WEST 25TH STREET
NEW YORK, NY 10001
TEL. (212) 675-8844 / FAX (212) 691-7972

OWNER INFORMATION:
WEGWEISER & EHRlich LLC
53-55 BEACH STREET
NEW YORK, NY 10013
TEL. (212) 925-5200
ATT: HAROLD WEGWEISER

DOB STAMP:

DOB SCAN:

10/24/16	ISSUED FOR LPC RENEWAL	JZ/AA
	ISSUED FOR LPC MISC. AMENDMENT #4	SMM/AA
REV. DATE	DESCRIPTION	DRAWN BY

SEAL & SIGNATURE

PROJECT DESCRIPTION:
BUILDING ALTERATION
PROGRAM

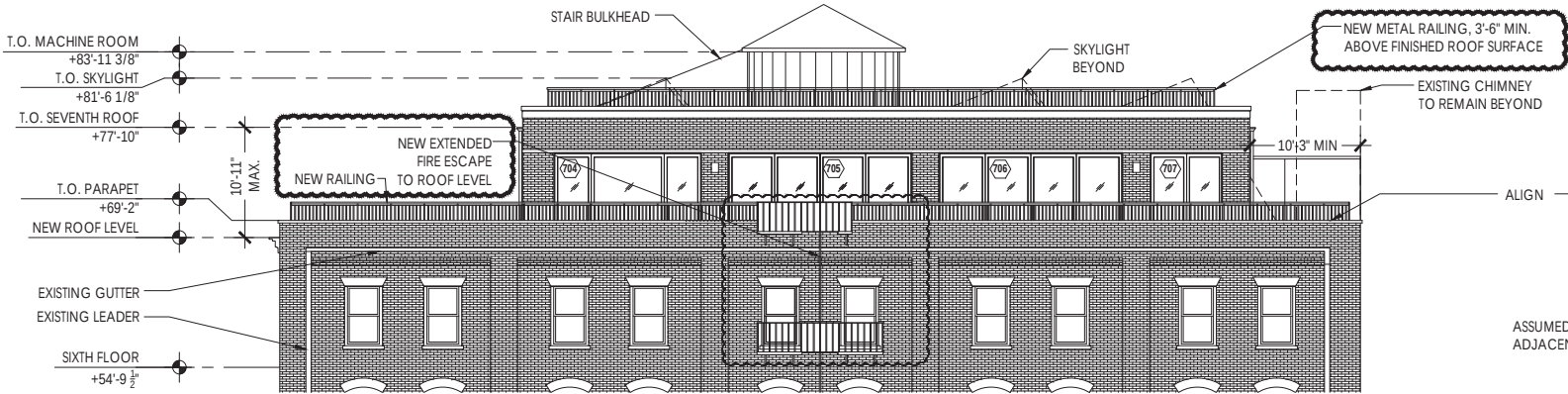
PROJECT LOCATION:
53-55 BEACH STREET
NEW YORK, NY 10013

SHEET TITLE:
2/14/15 LPC APPROVED &
PROPOSED PARTIAL SOUTH &
EAST ELEVATIONS

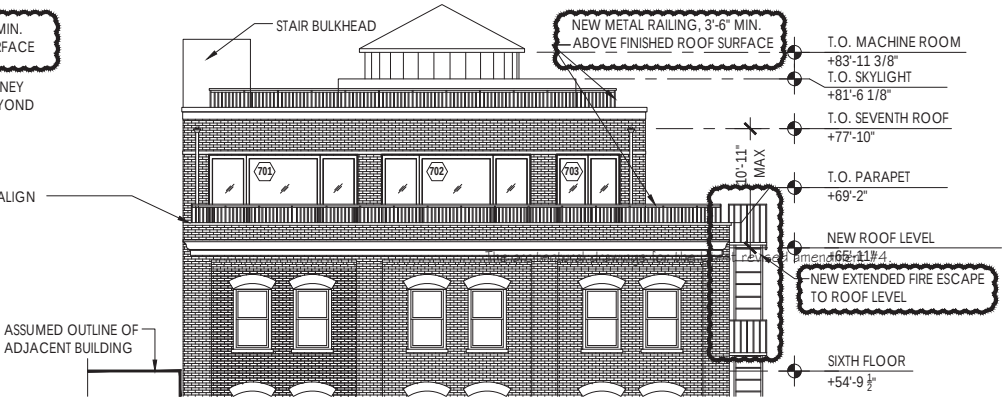
JOB #	M120308
SCALE:	AS NOTED
DATE:	12/2/15
DRAWN BY:	AS/SMM
REVIEWED BY:	MS/AA
NUMBER OF SHEETS:	5 OF 13

SHEET NO.

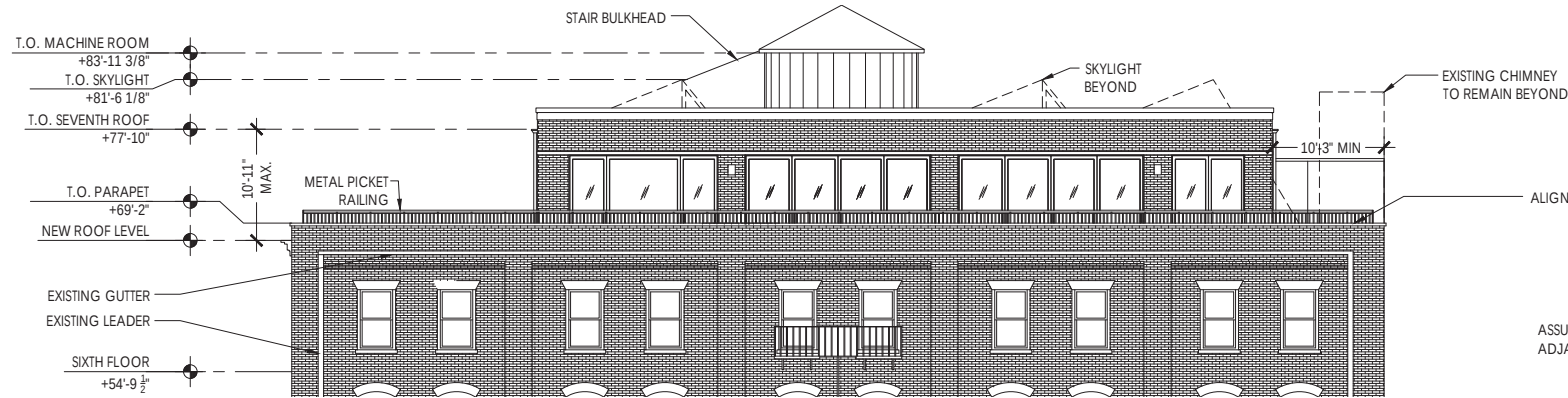
A-05



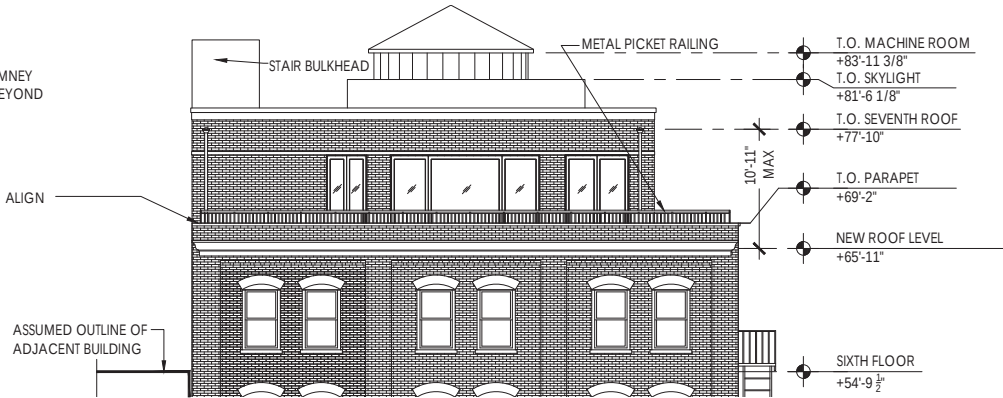
PROPOSED EAST PARTIAL ELEVATION
SCALE: 1/8"=1'-0"



PROPOSED PARTIAL SOUTH ELEVATION
SCALE: 1/8"=1'-0"



2/14/14 LPC APPROVED PARTIAL EAST ELEVATION
SCALE: 1/8"=1'-0"



2/14/14 LPC APPROVED EXISTING PARTIAL SOUTH ELEVATION
SCALE: 1/8"=1'-0"



DOB SCAN:

10/24/16	ISSUED FOR LPC RENEWAL	JZ/AA
	ISSUED FOR LPC MISC. AMENDMENT #4	SMM/AA
REV. DATE	DESCRIPTION	DRAWN BY

SEAL & SIGNATURE

PROJECT DESCRIPTION:

BUILDING ALTERATION
PROGRAM

PROJECT LOCATION:

53-55 BEACH STREET
NEW YORK, NY 10013

SHEET TITLE:

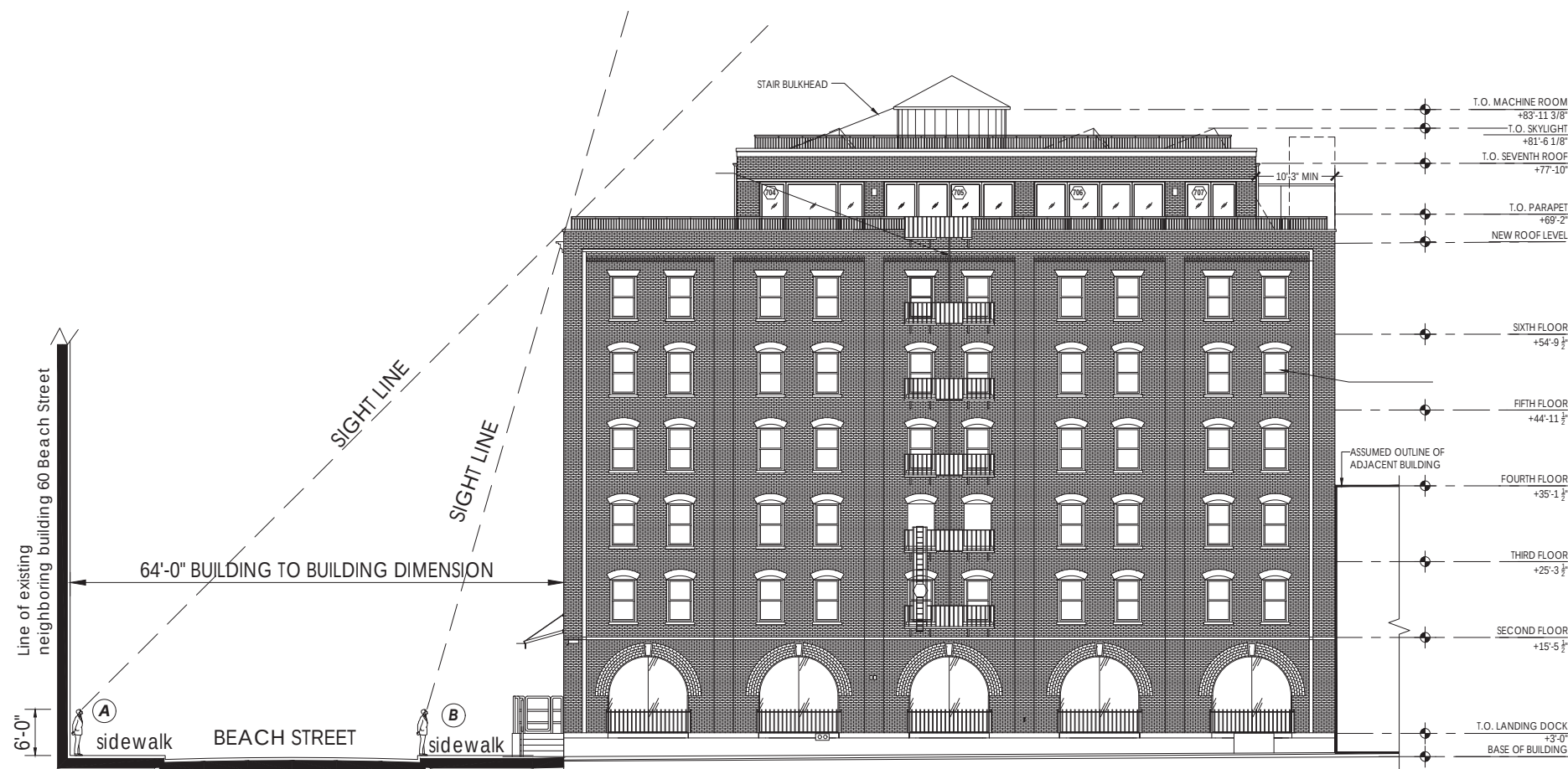
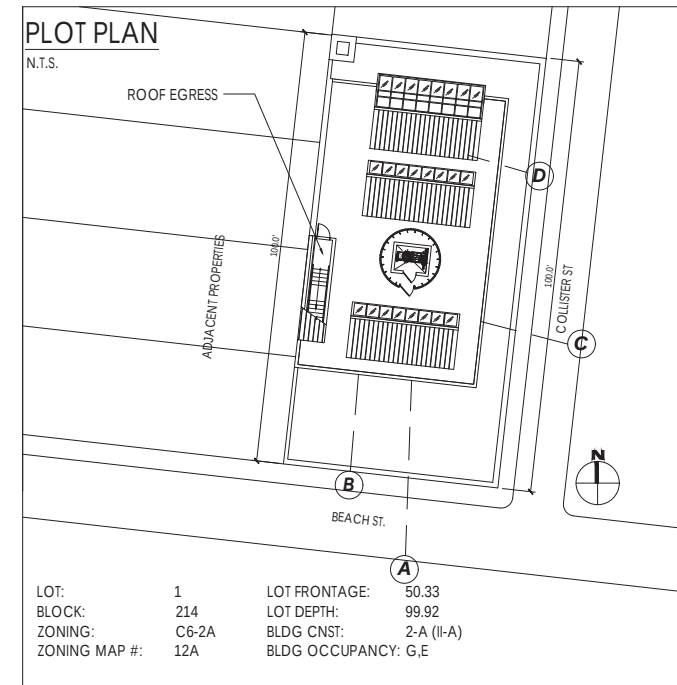
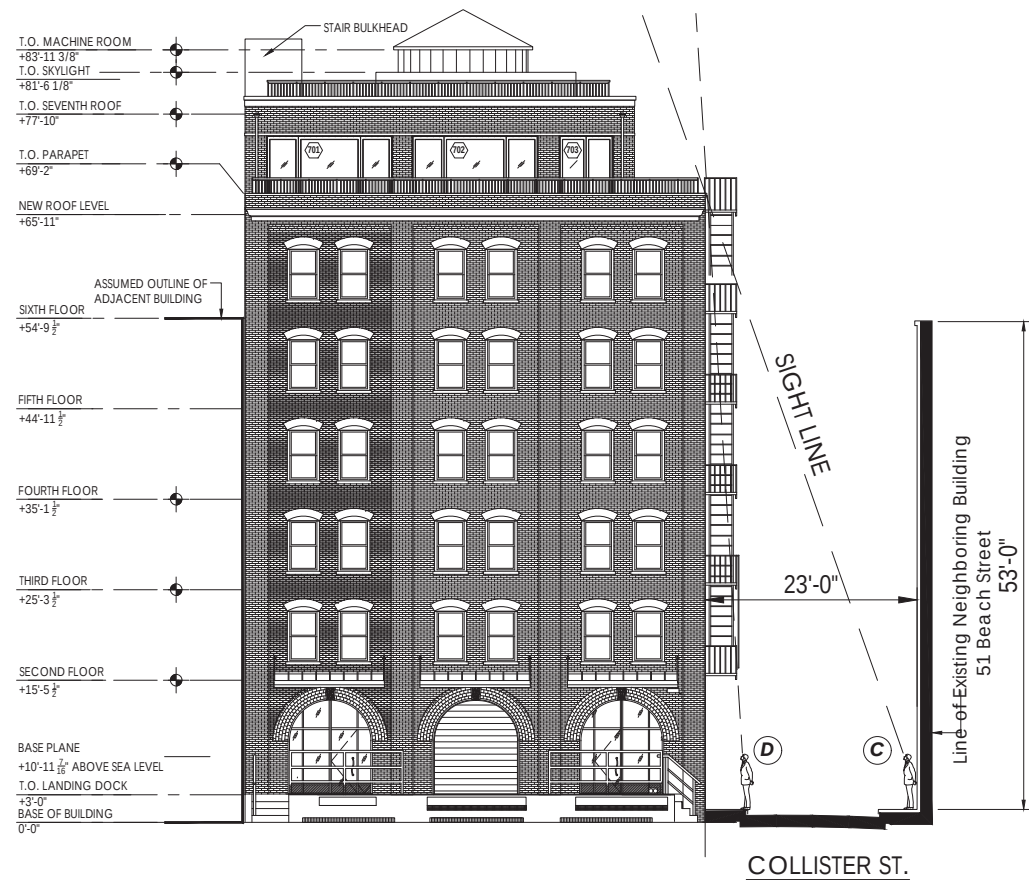
2/14/14 LPC APPROVED &
PROPOSED NORTH & WEST
ELEVATIONS

JOB #	M120308
SCALE:	AS NOTED
DATE:	12/2/15
DRAWN BY:	AS/SMM
REVIEWED BY:	MS/AA
NUMBER OF SHEETS:	6 OF 13

SHEET NO.

A-06





OWNER INFORMATION:
WEGWEISER & EHRLICH LLC
53-55 BEACH STREET
NEW YORK, NY 10013
TEL. (212) 925-5200
ATT: HAROLD WEGWEISER

DOB STAMP:

DOB SCAN:

10/24/16	ISSUED FOR LPC RENEWAL	JZ/AA
	ISSUED FOR LPC MISC. AMENDMENT #4	SMM/AA
REV. DATE	DESCRIPTION	DRAWN BY

SEAL & SIGNATURE

PROJECT DESCRIPTION:
BUILDING ALTERATION PROGRAM

PROJECT LOCATION:
**53-55 BEACH STREET
NEW YORK, NY 10013**

SHEET TITLE:
**PLOT PLAN AND BUILDING
ELEVATION SIGHT LINE
DRAWINGS**

JOB #	M120308
SCALE:	AS NOTED
DATE:	12/2/15
DRAWN BY:	AS/SMM
REVIEWED BY:	MS/AA
NUMBER OF SHEETS:	7 OF 13

SHEET NO.



ENGINEERING & ARCHITECTURE, DPC
159 WEST 25TH STREET
NEW YORK, NY 10001
TEL. (212) 675-8844 / FAX (212) 691-7972

OWNER INFORMATION:
WEGWEISER & EHRLICH LLC
53-55 BEACH STREET
NEW YORK, NY 10013
TEL. (212) 925-5200
ATT: HAROLD WEGWEISER

DOB STAMP:

DOB SCAN:

10/24/16	ISSUED FOR LPC RENEWAL	JZ/AA
	ISSUED FOR LPC MISC. AMENDMENT #4	SMM/AA
REV. DATE	DESCRIPTION	DRAWN BY

SEAL & SIGNATURE

PROJECT DESCRIPTION:
BUILDING ALTERATION
PROGRAM

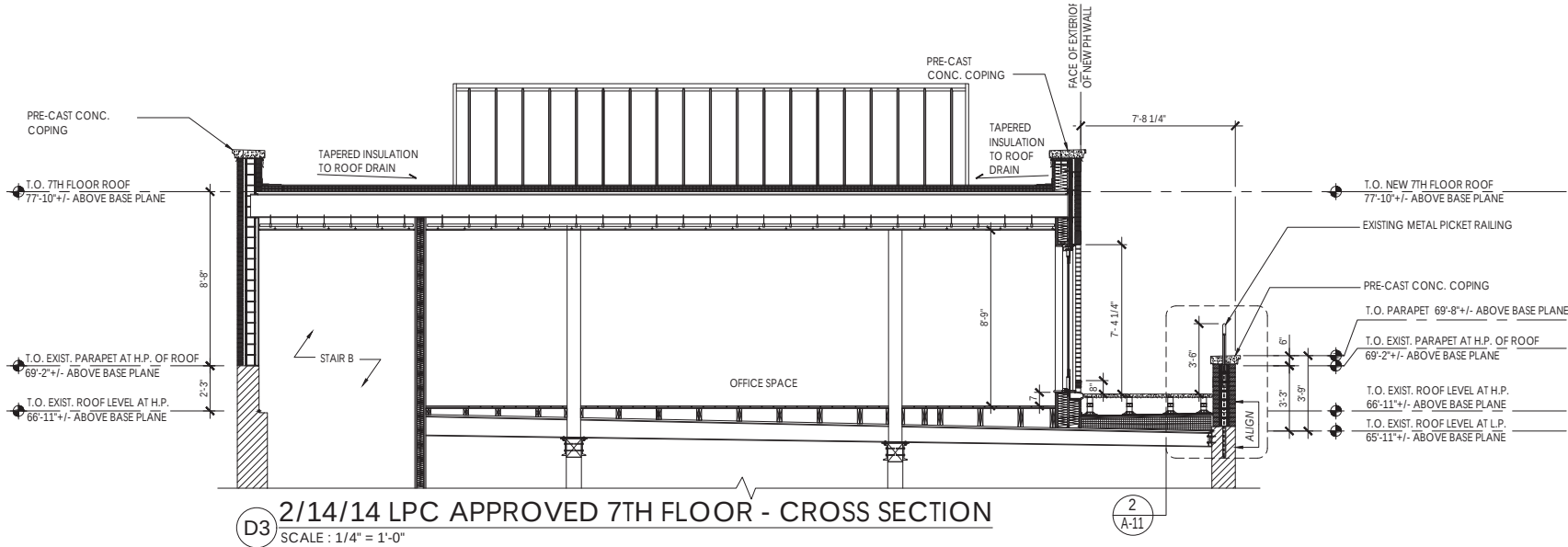
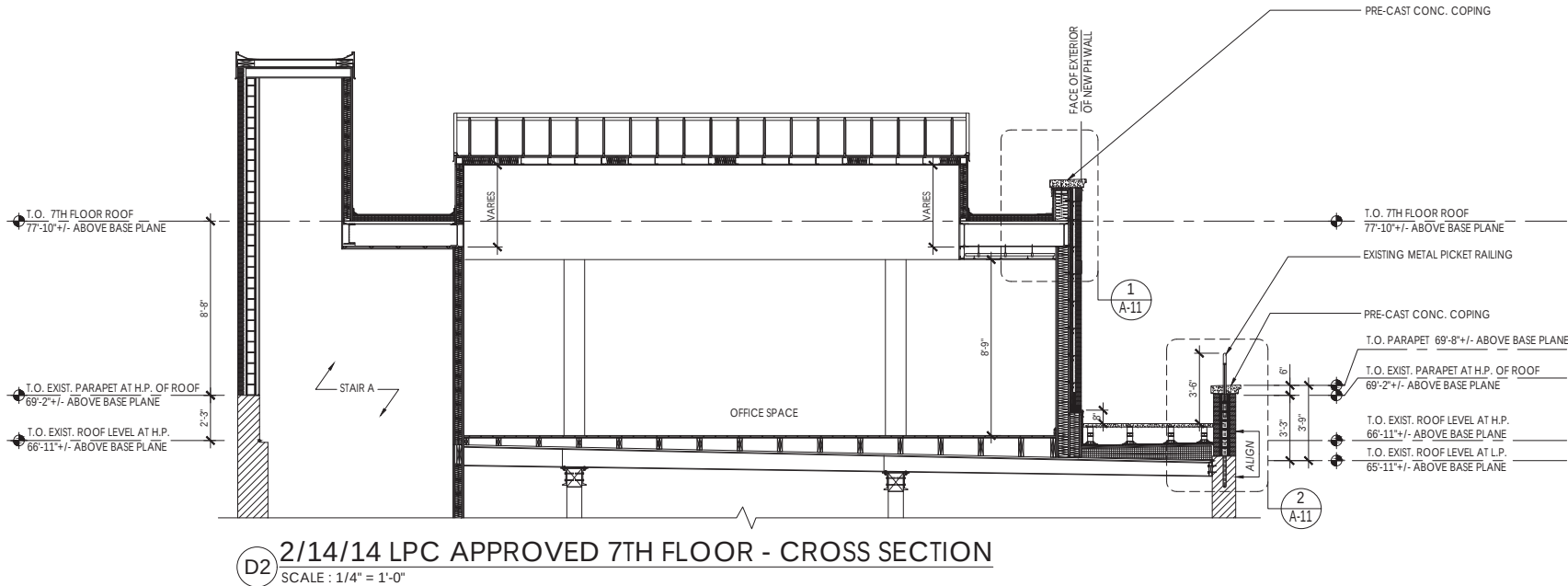
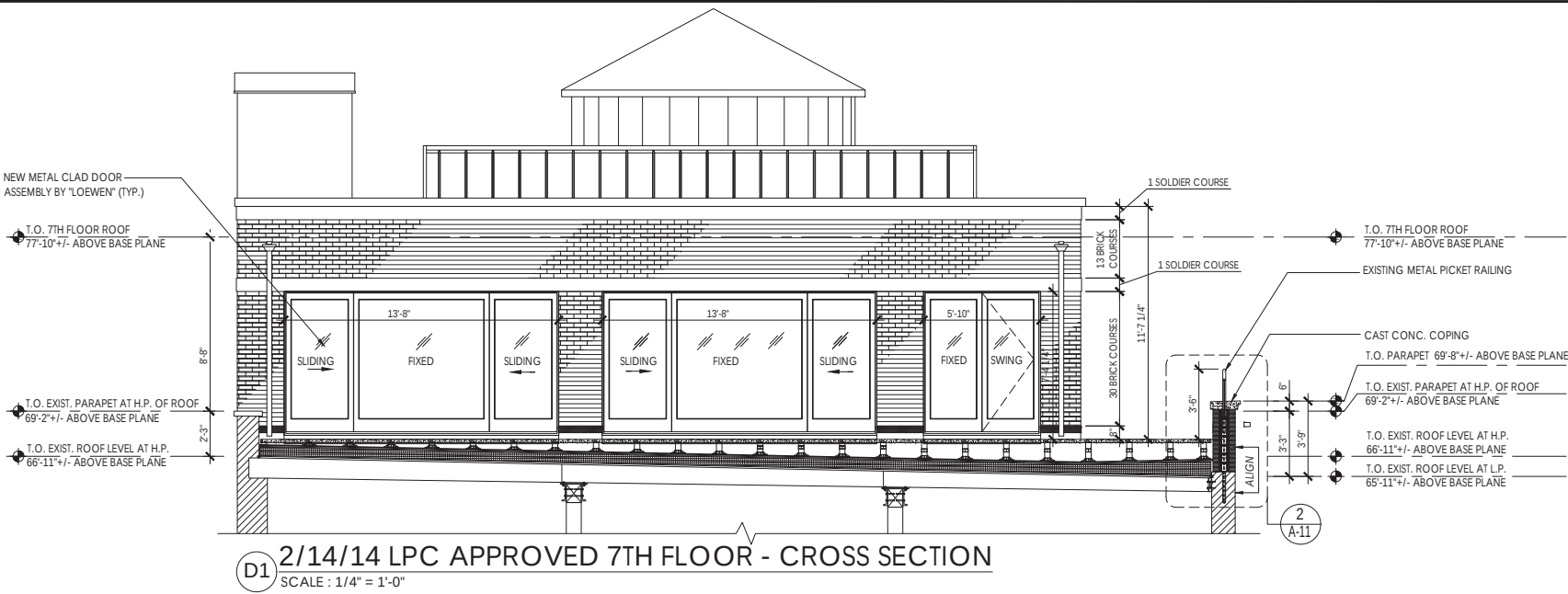
PROJECT LOCATION:
53-55 BEACH STREET
NEW YORK, NY 10013

SHEET TITLE:
2/14/14 LPC APPROVED D1, D2,
D3, ROOF & 7TH FLOOR CROSS
SECTIONS

JOB # M120308
SCALE: AS NOTED
DATE: 12/2/15
DRAWN BY: RA/SMM
REVIEWED BY: MS/AA
NUMBER OF SHEETS: 8 OF 13

SHEET NO.

A-08



OWNER INFORMATION:
WEGWEISER & EHRLICH LLC
53-55 BEACH STREET
NEW YORK, NY 10013
TEL. (212) 925-5200
ATT: HAROLD WEGWEISER

DOB STAMP:

DOB SCAN:

10/24/16	ISSUED FOR LPC RENEWAL	JZ/AA
	ISSUED FOR LPC MISC. AMENDMENT #4	SMM/AA
REV. DATE	DESCRIPTION	DRAWN BY

SEAL & SIGNATURE

PROJECT DESCRIPTION:
**BUILDING ALTERATION
PROGRAM**

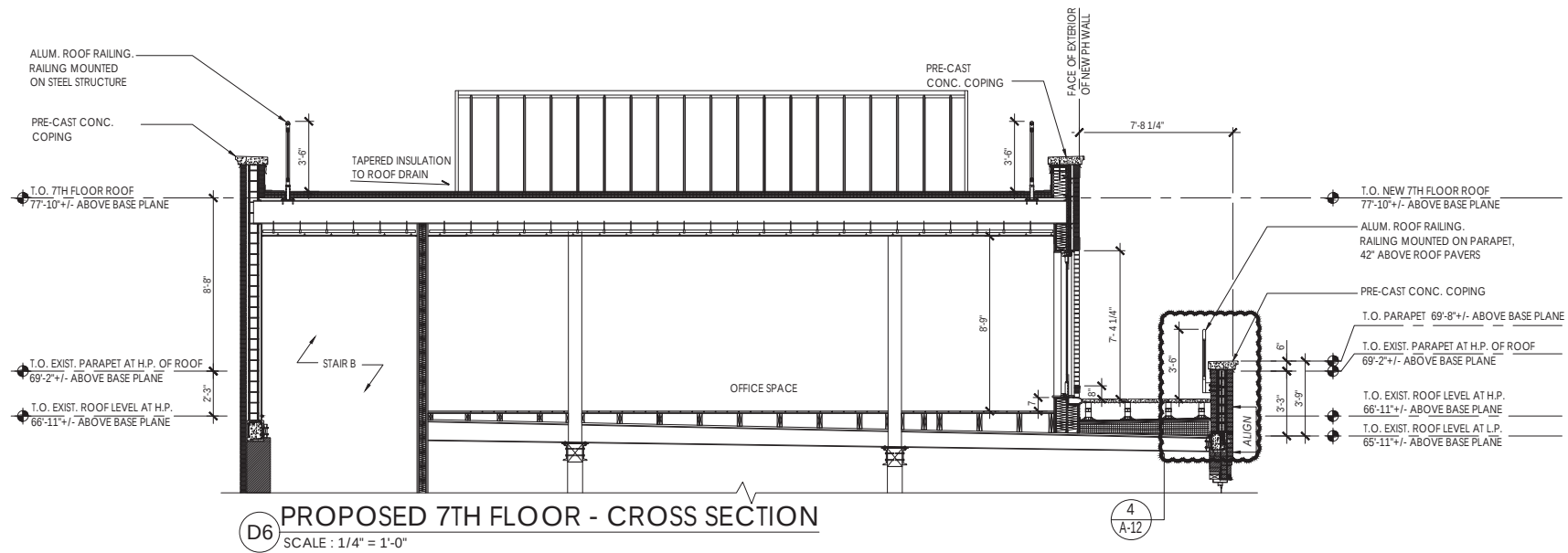
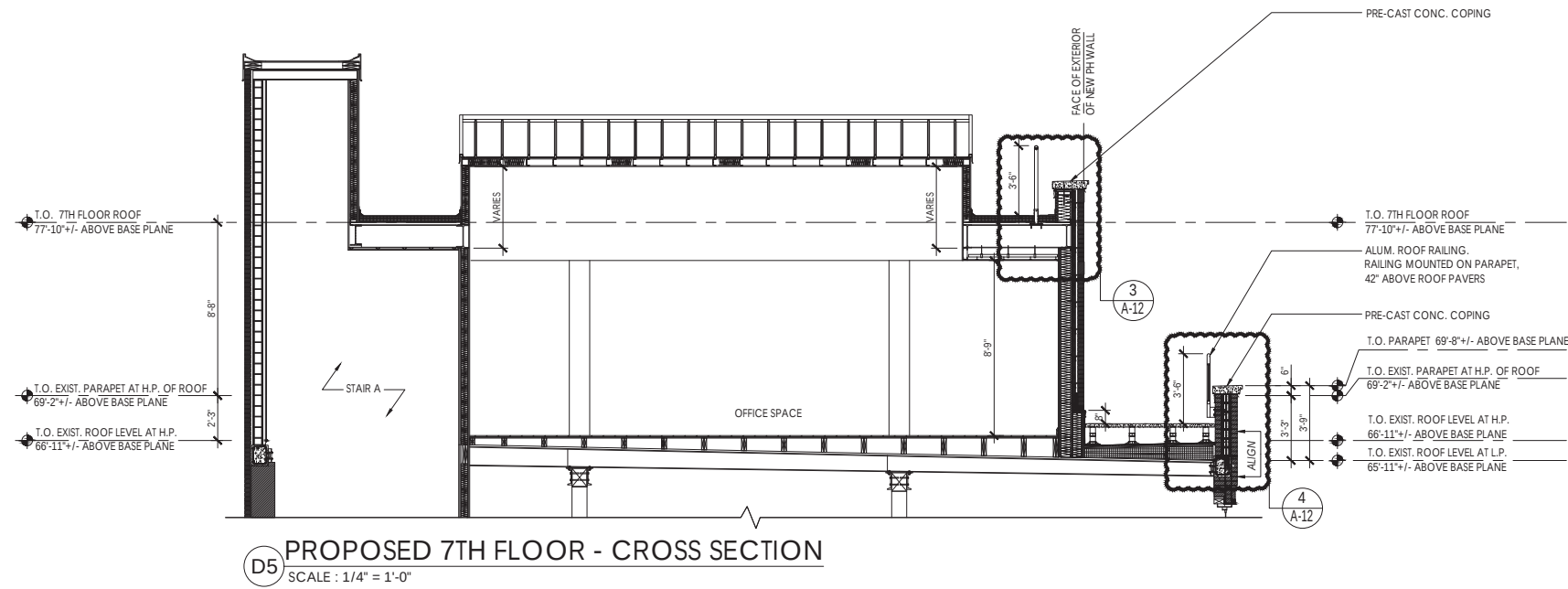
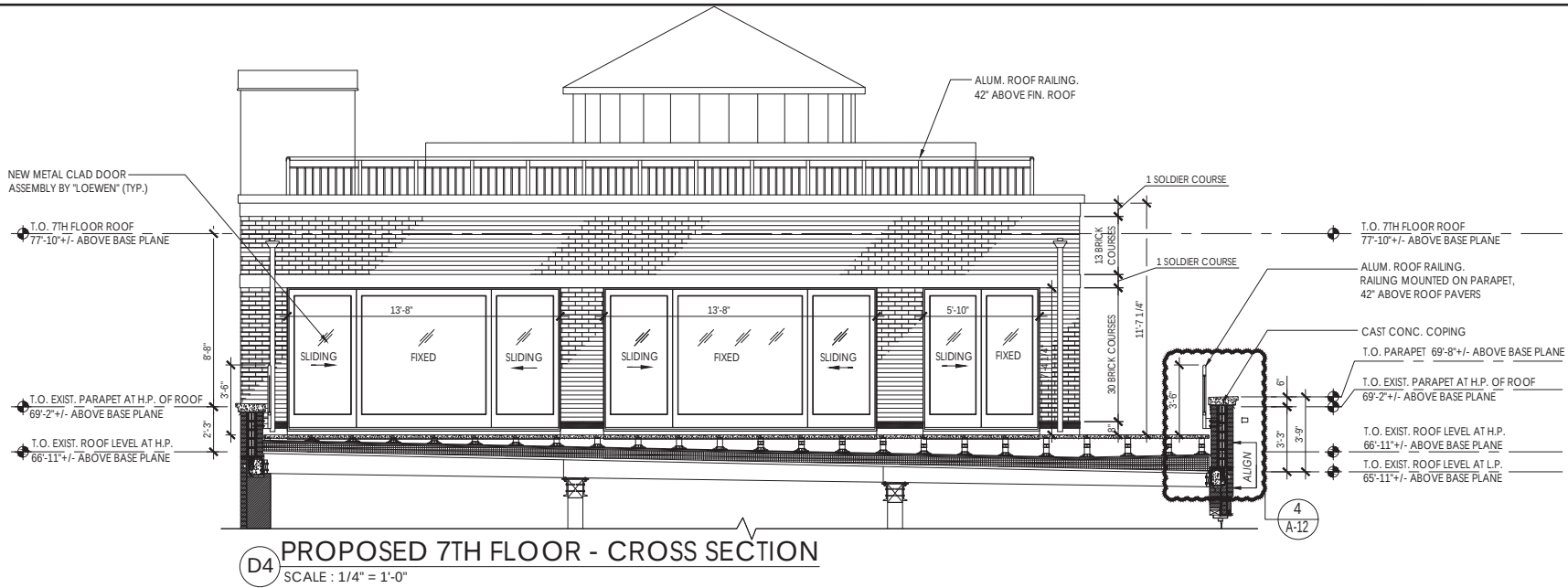
PROJECT LOCATION:
**53-55 BEACH STREET
NEW YORK, NY 10013**

SHEET TITLE:
**PROPOSED D4, D5, D6, ROOF
7TH FLOOR CROSS SECTIONS**

JOB #	M120308
SCALE:	AS NOTED
DATE:	12/2/15
DRAWN BY:	RA/SMM
REVIEWED BY:	MS/AA
NUMBER OF SHEETS:	9 OF 13

SHEET NO.

A-09



OWNER INFORMATION:
WEGWEISER & EHRLICH LLC
53-55 BEACH STREET
NEW YORK, NY 10013
TEL. (212) 925-5200
ATT: HAROLD WEGWEISER

DOB STAMP:

DOB SCAN:

10/24/16	ISSUED FOR LPC RENEWAL	JZ/AA
	ISSUED FOR LPC MISC. AMENDMENT #4	SMM/AA
REV. DATE	DESCRIPTION	DRAWN BY

SEAL & SIGNATURE

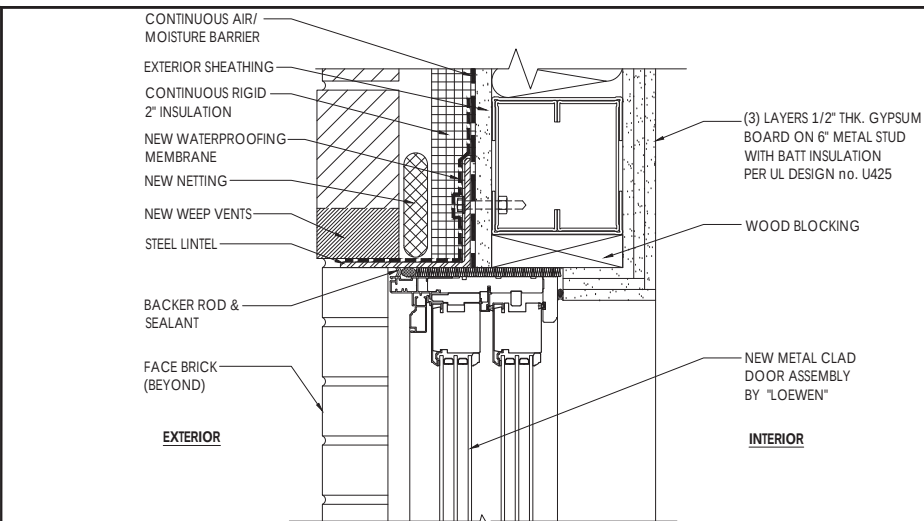
PROJECT DESCRIPTION:
**BUILDING ALTERATION
PROGRAM**

PROJECT LOCATION:
**53-55 BEACH STREET
NEW YORK, NY 10013**

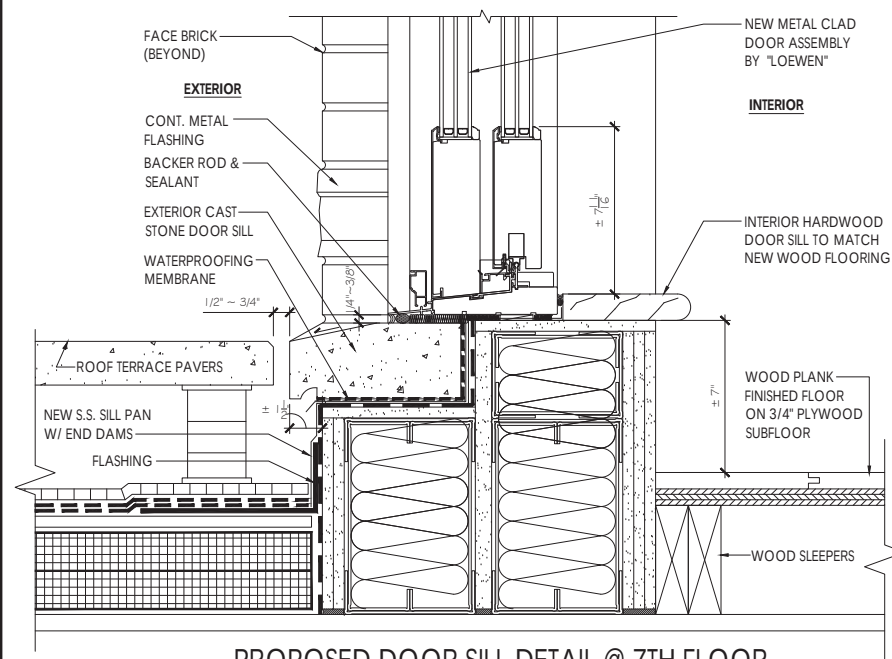
SHEET TITLE:
**DOOR TYPES, MEASUREMENTS &
DETAILS**

JOB # M120308
SCALE: AS NOTED
DATE: 12/2/15
DRAWN BY: RA/SMM
REVIEWED BY: MS/AA
NUMBER OF SHEETS: 11 OF 13
SHEET NO.

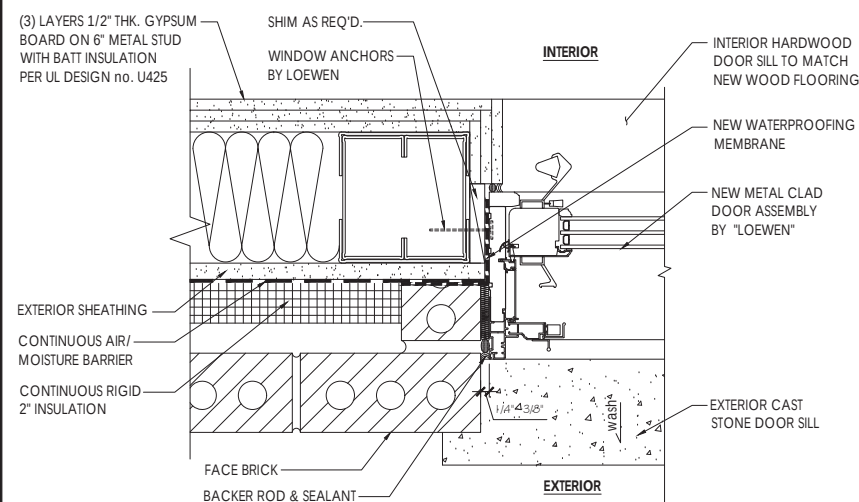
A-11



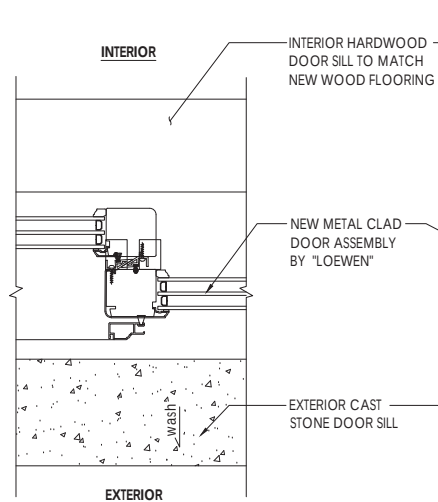
1 PROPOSED DOOR HEAD DETAIL @ 7TH FLOOR



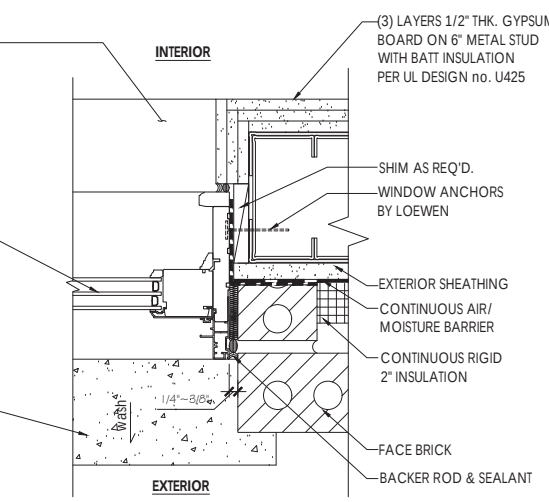
2 PROPOSED DOOR SILL DETAIL @ 7TH FLOOR



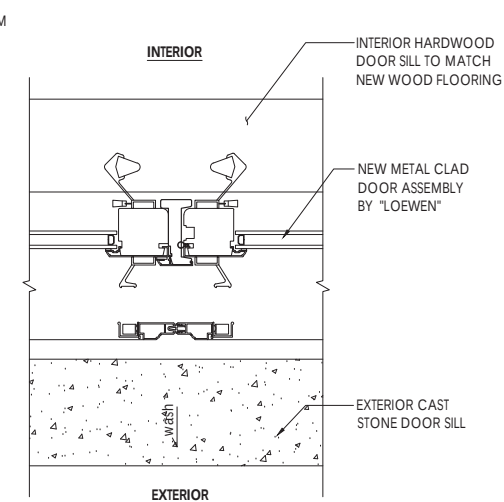
3 PROPOSED DOOR JAMB DETAIL
SLIDING PANEL @ 7TH FLOOR



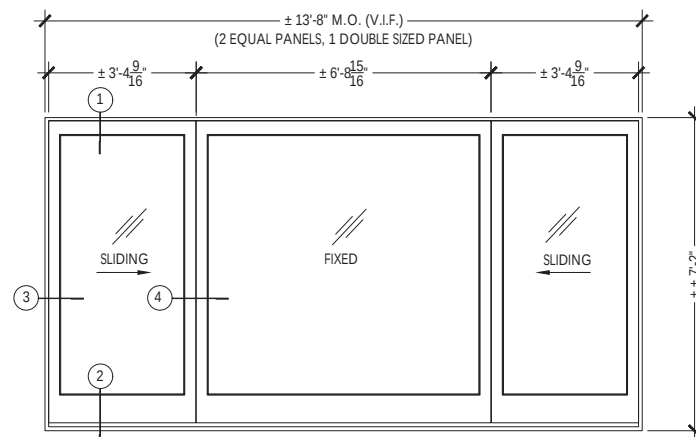
4 PROPOSED DOOR DETAIL SLIDING TO
FIXED PANEL @ 7TH FLOOR



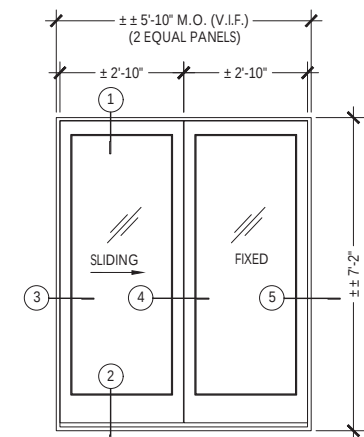
5 PROPOSED DOOR JAMB DETAIL
FIXED PANEL @ 7TH FLOOR



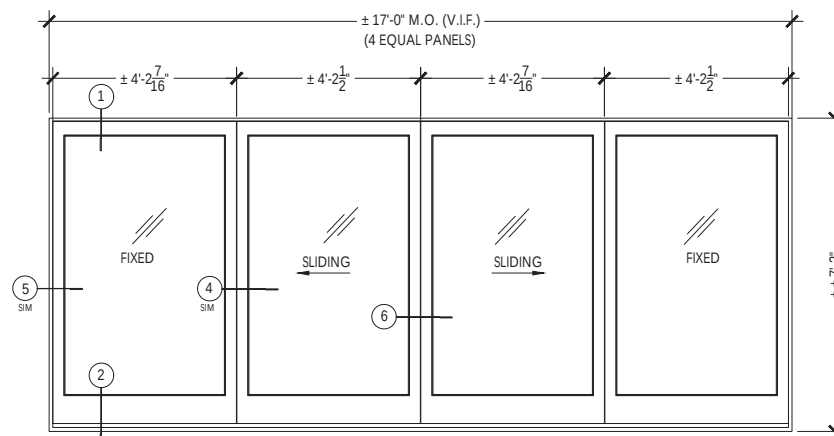
6 PROPOSED DOOR DETAIL SLIDING TO
SLIDING PANEL @ 7TH FLOOR



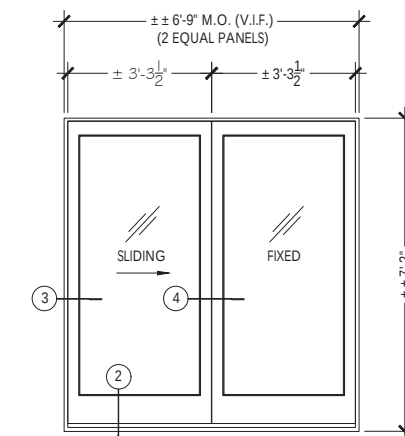
A DOOR TYPE
LOCATION: PENTHOUSE LEVEL 701 702 704



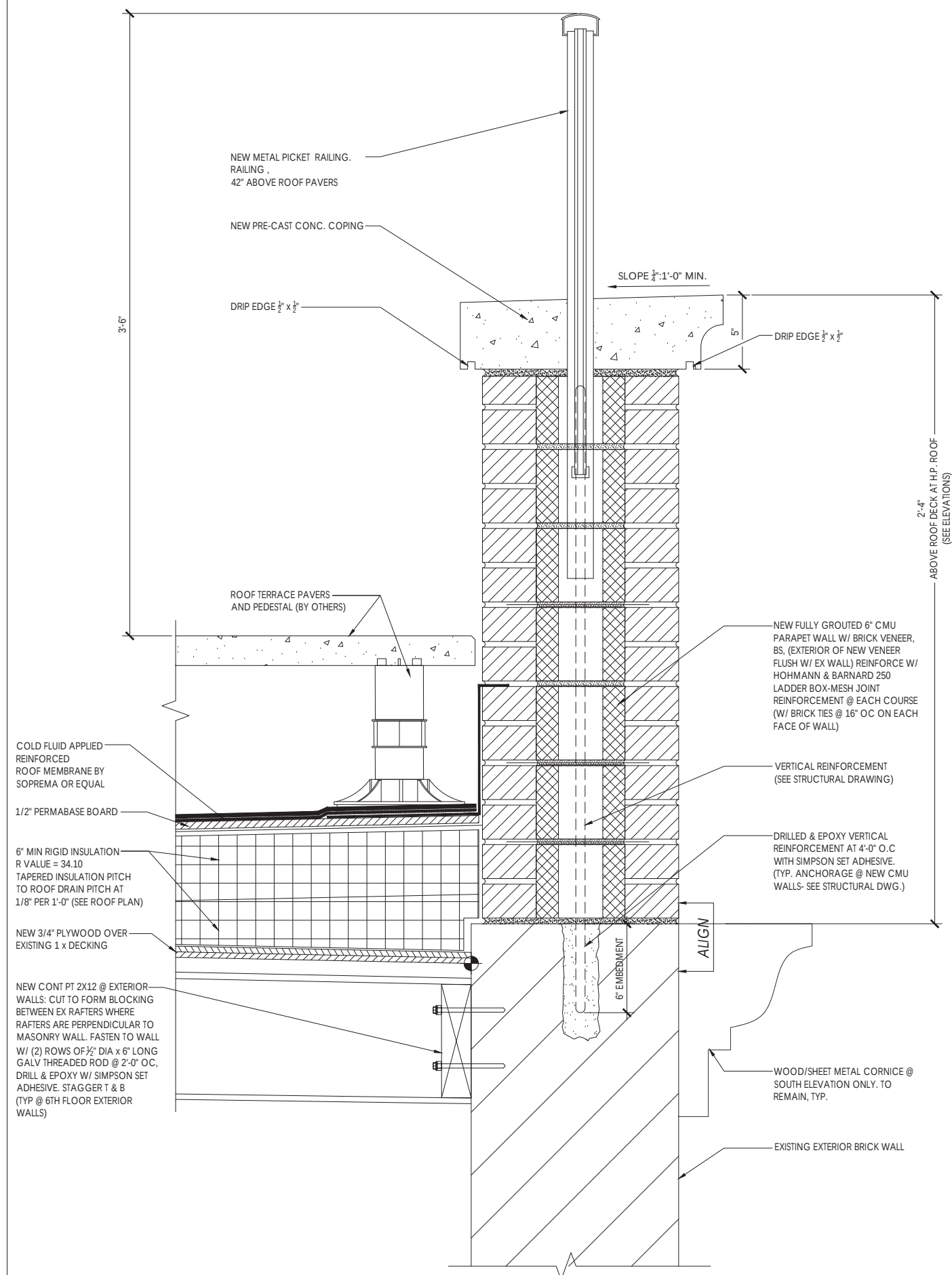
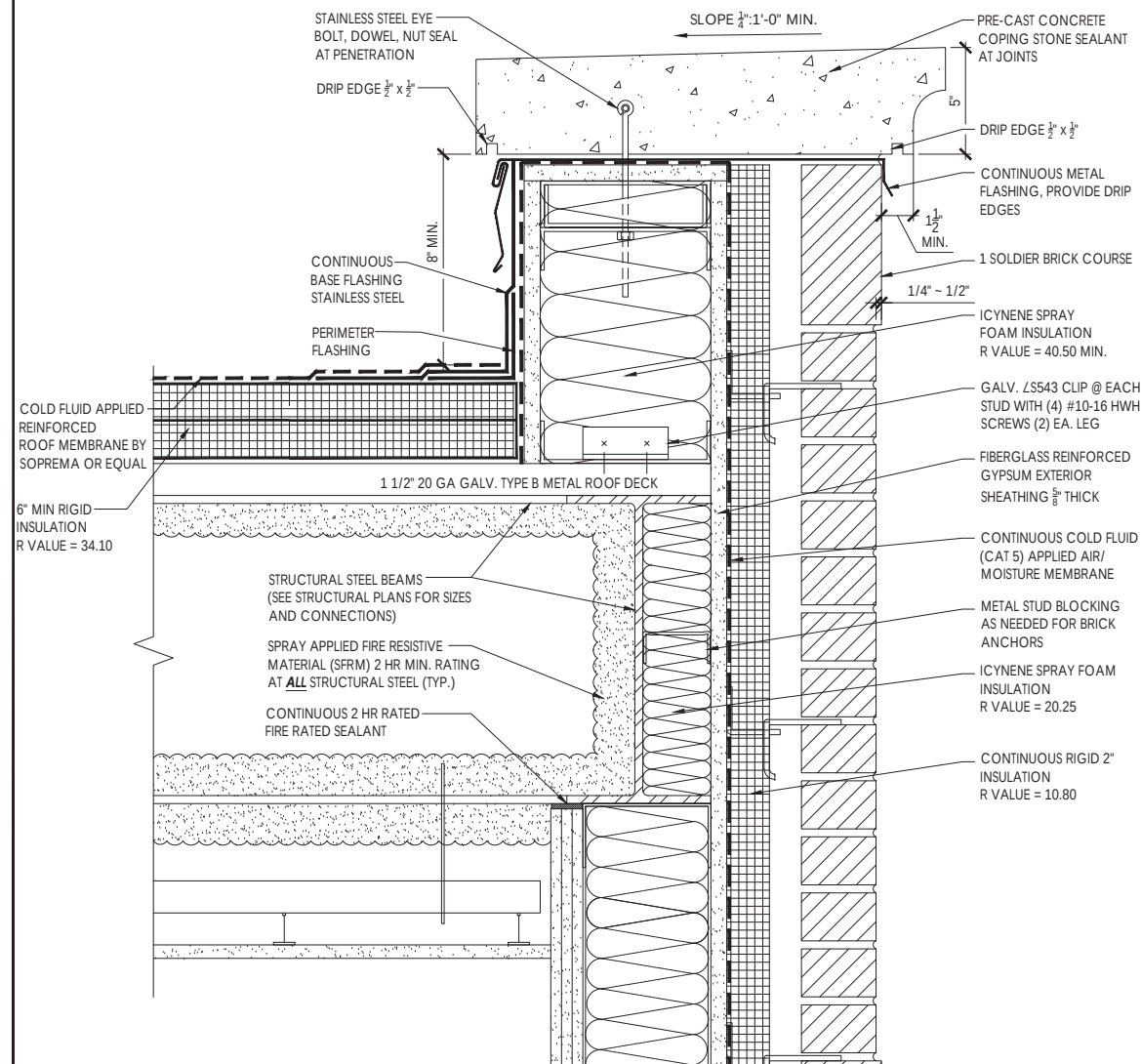
B DOOR TYPE
LOCATION: PENTHOUSE LEVEL 703



C DOOR TYPE
LOCATION: PENTHOUSE LEVEL 705 706



D DOOR TYPE
LOCATION: PENTHOUSE LEVEL 707





WEGWEISER & EHRLICH LLC
53-55 BEACH STREET
NEW YORK, NY 10013
TEL. (212) 925-5200
ATT: HAROLD WEGWEISER

DOB SCAN:

10/24/16	ISSUED FOR LPC RENEWAL	JZ/AA
	ISSUED FOR LPC MISC. AMENDMENT #4	SMM/AA
REV. DATE	DESCRIPTION	DRAWN BY

BUILDING ALTERATION
PROGRAM

53-55 BEACH STREET
NEW YORK, NY 10013

PROPOSED PARAPET & RAILING DETAILS

SHEET NO.

A-13



2016 Photographic Supplements & Renderings

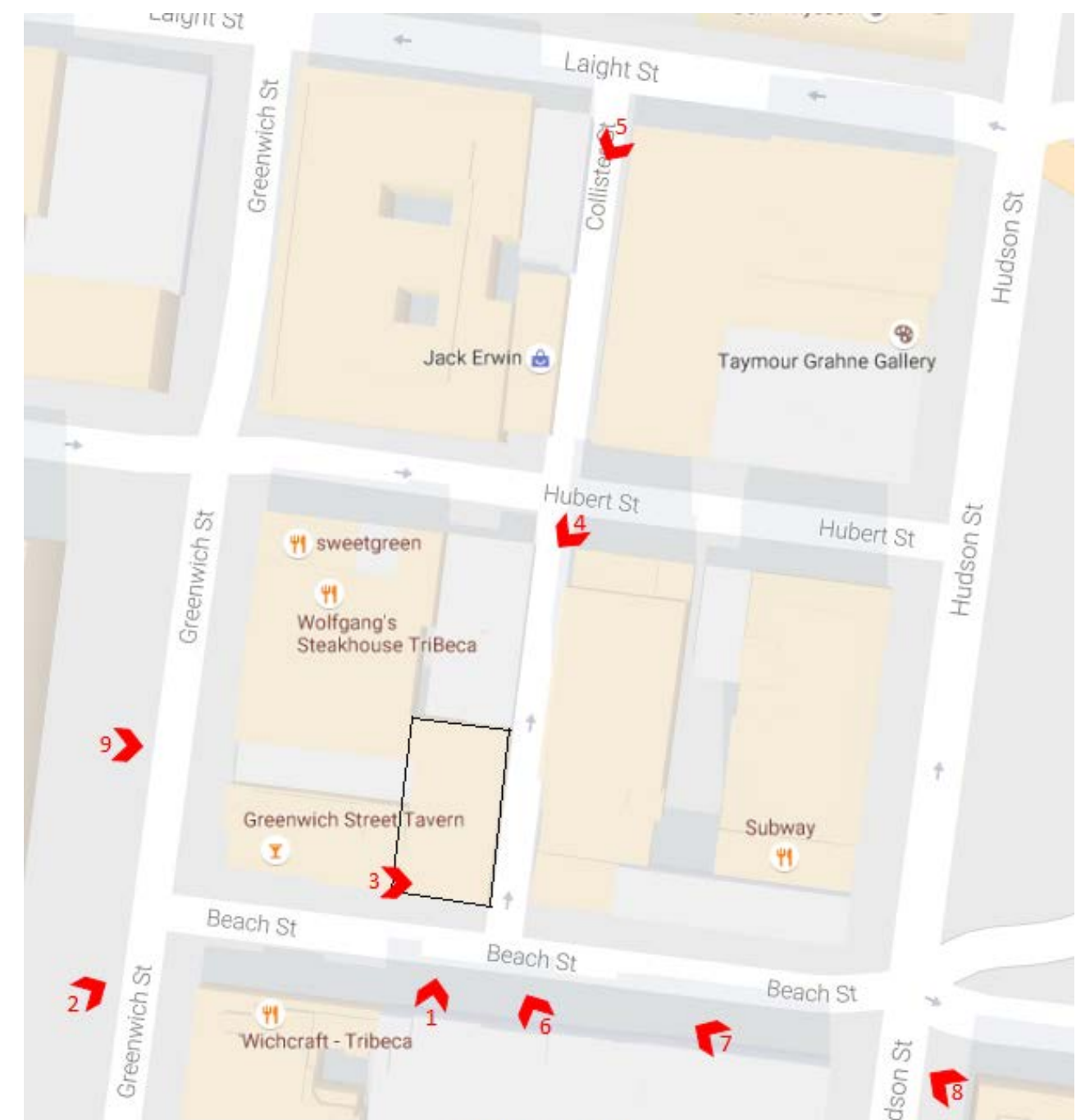
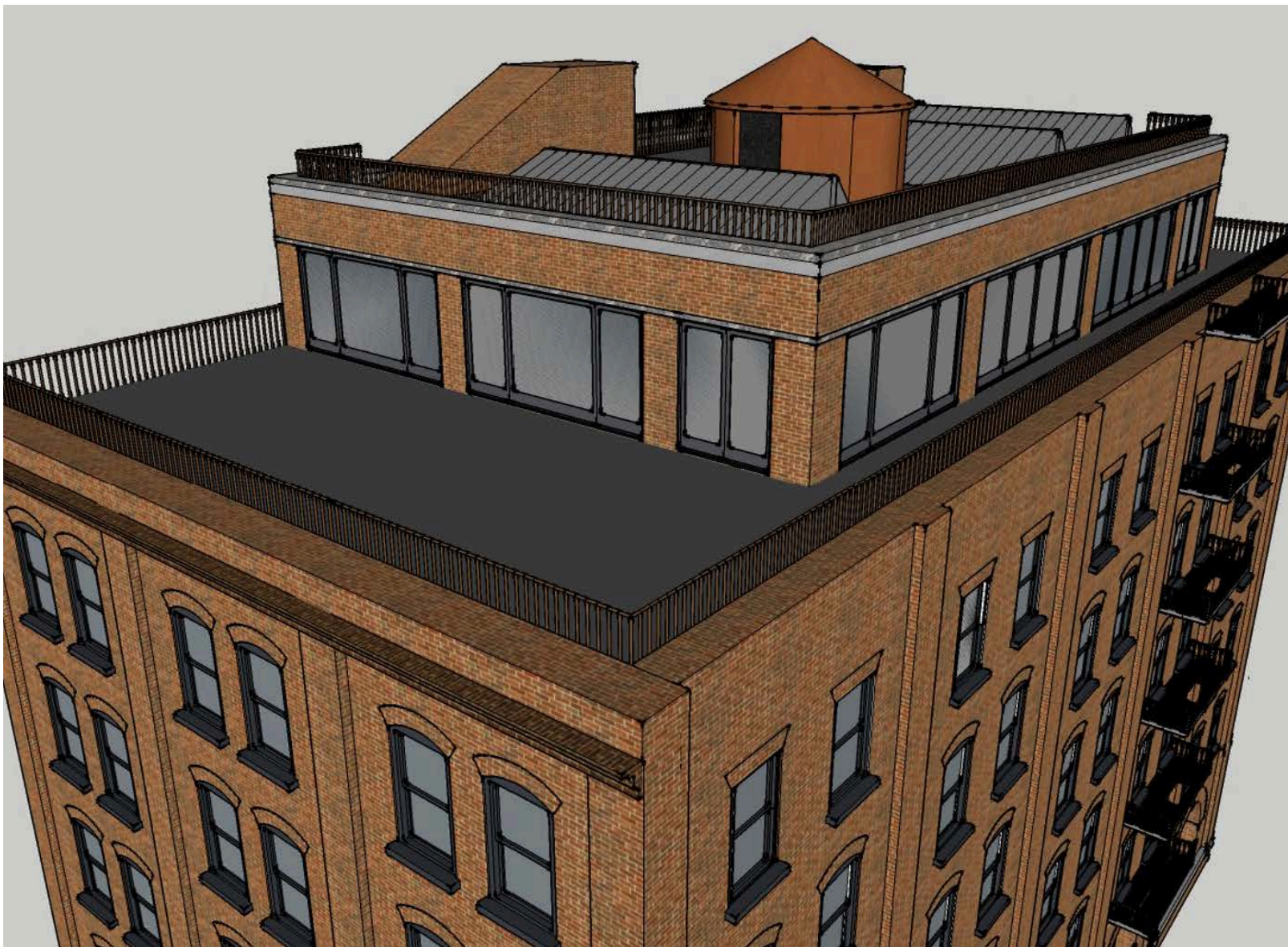


Photo Location Plan

2016 Photographic Supplements & Renderings

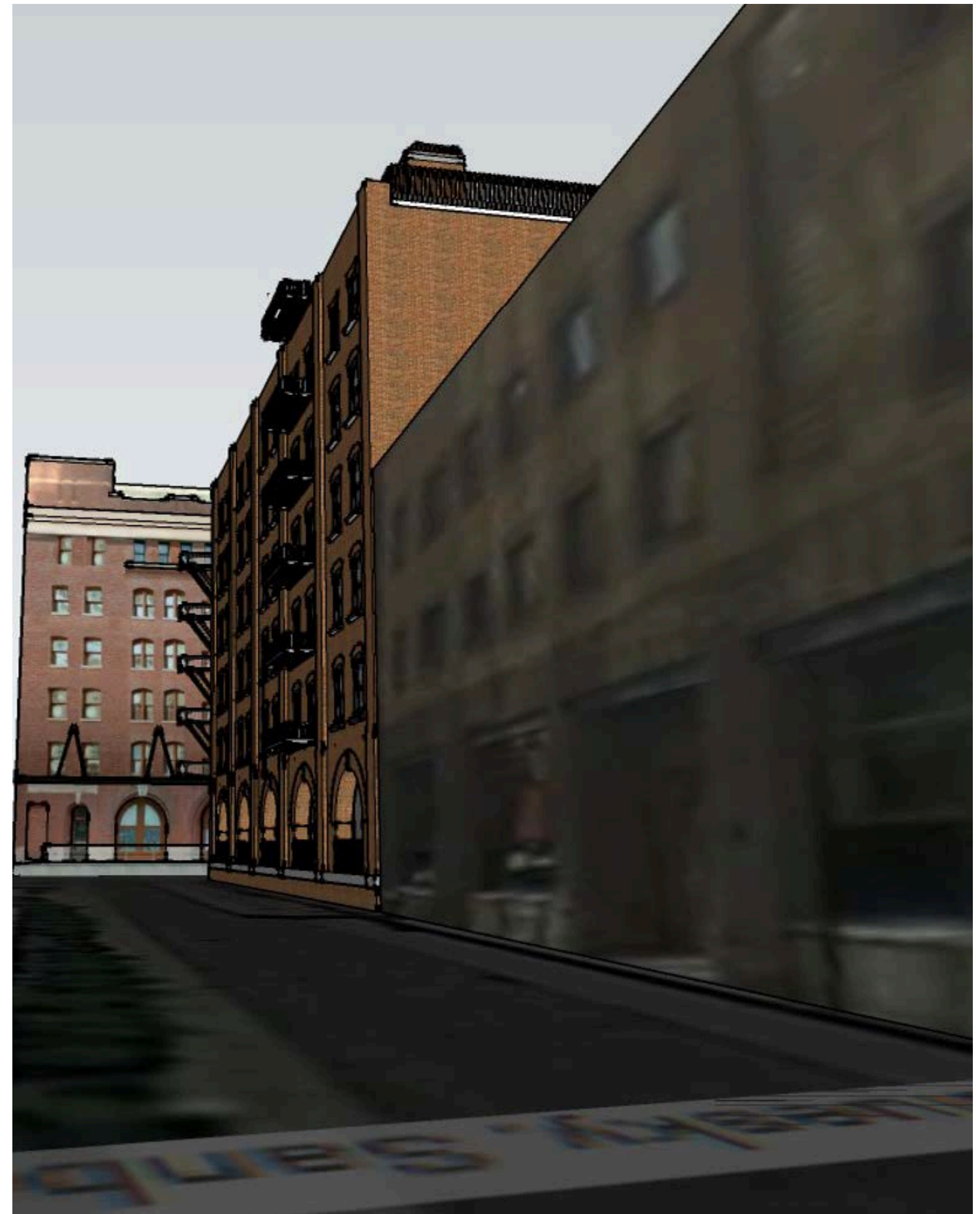


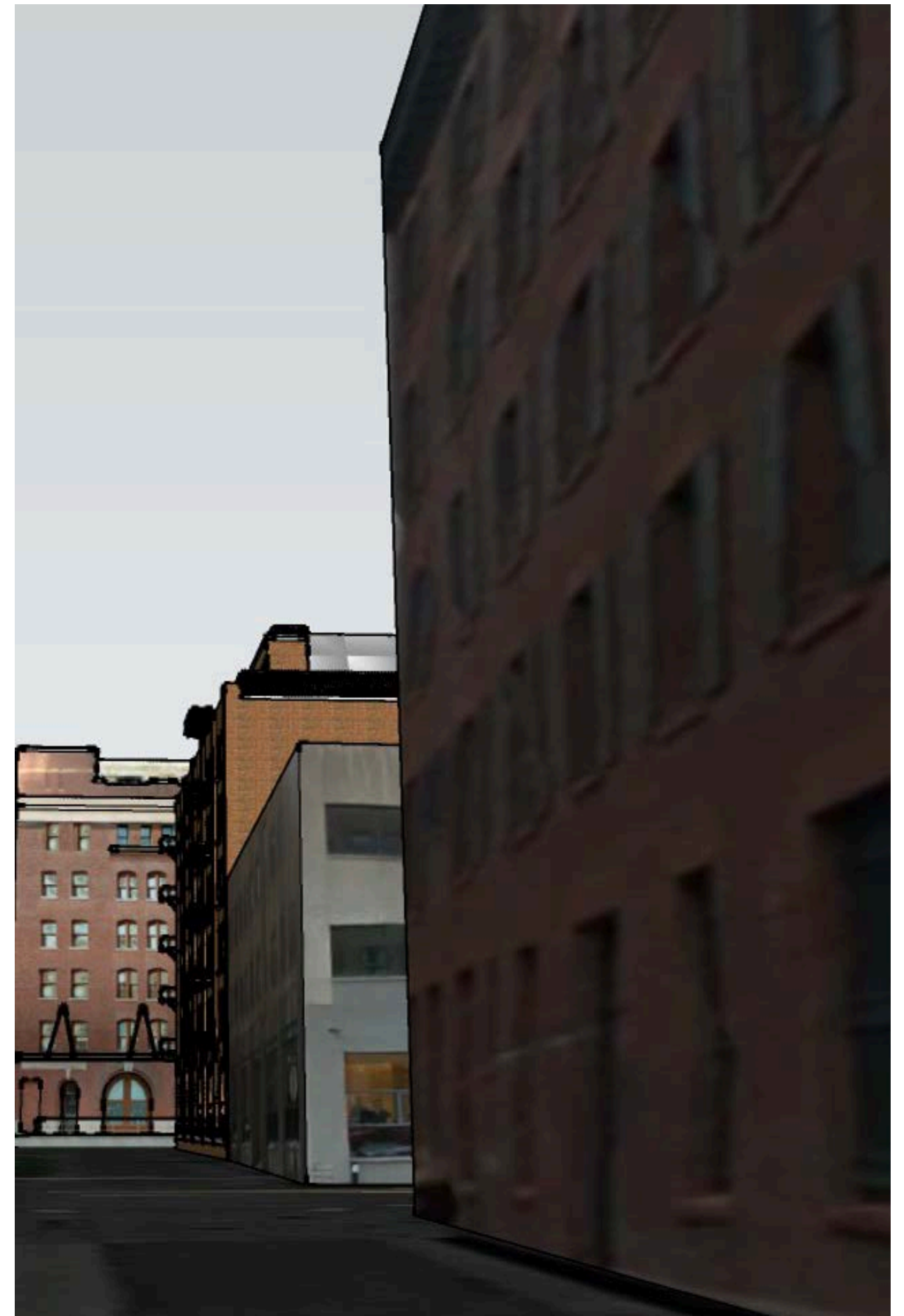






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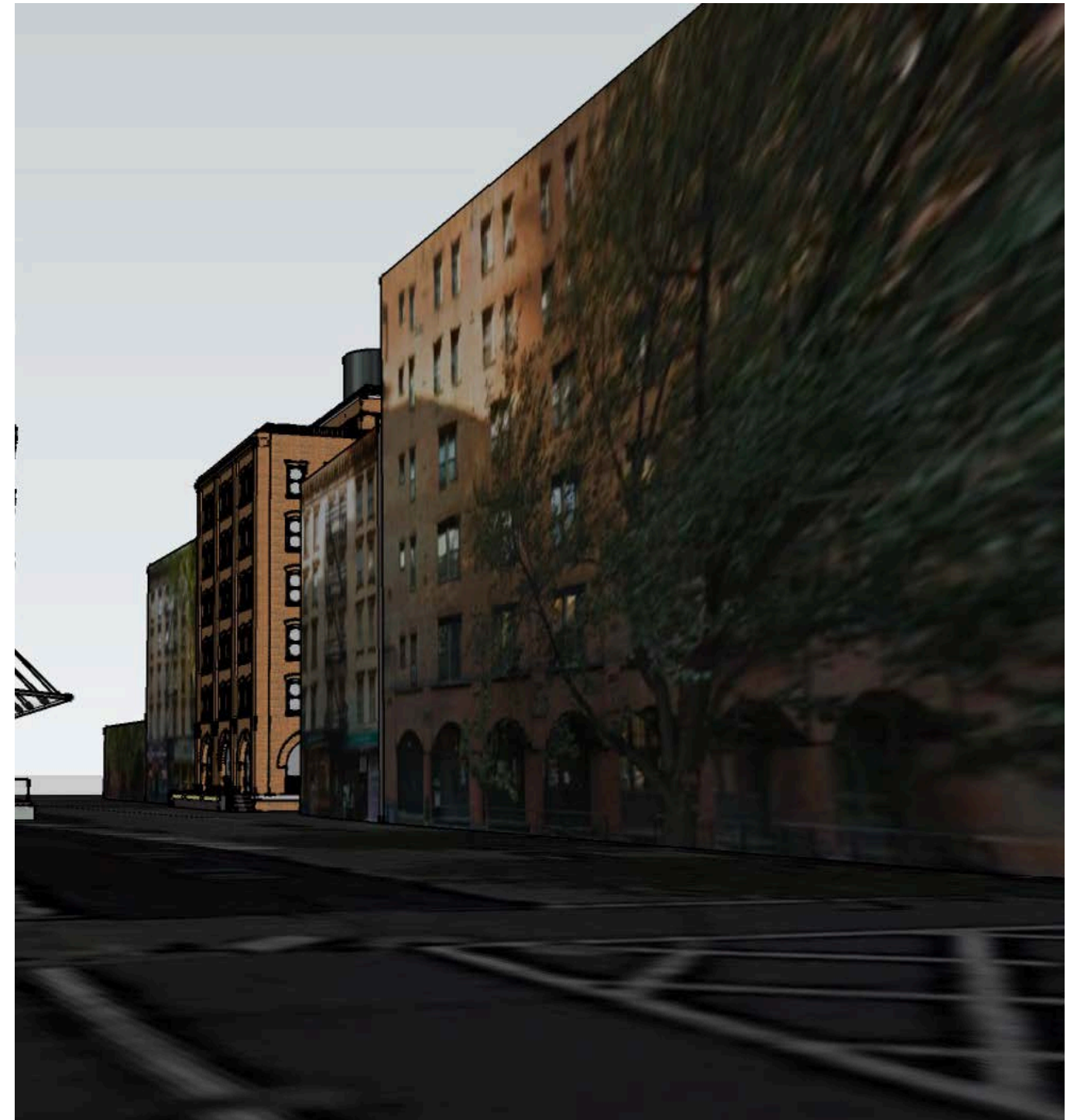








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