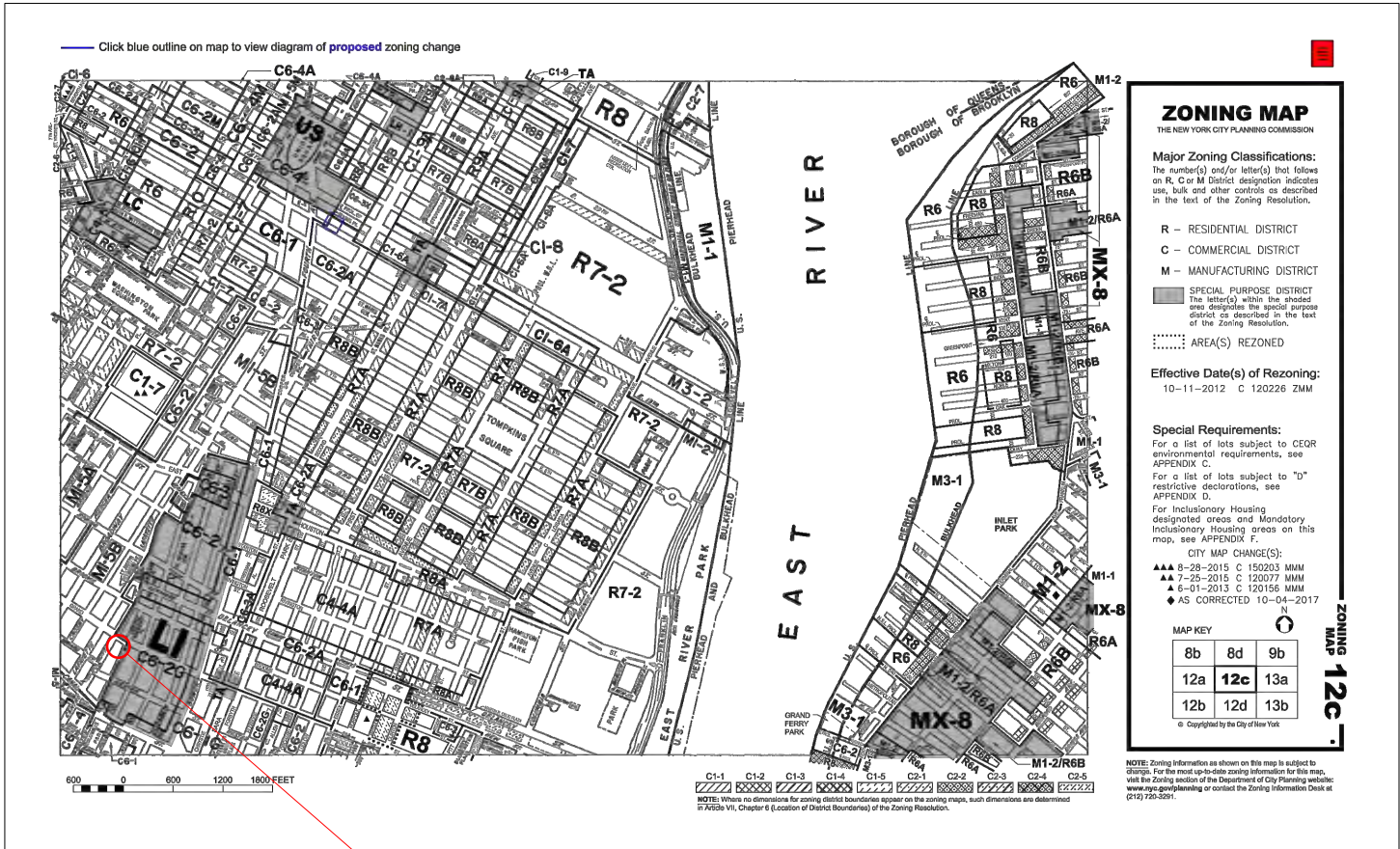
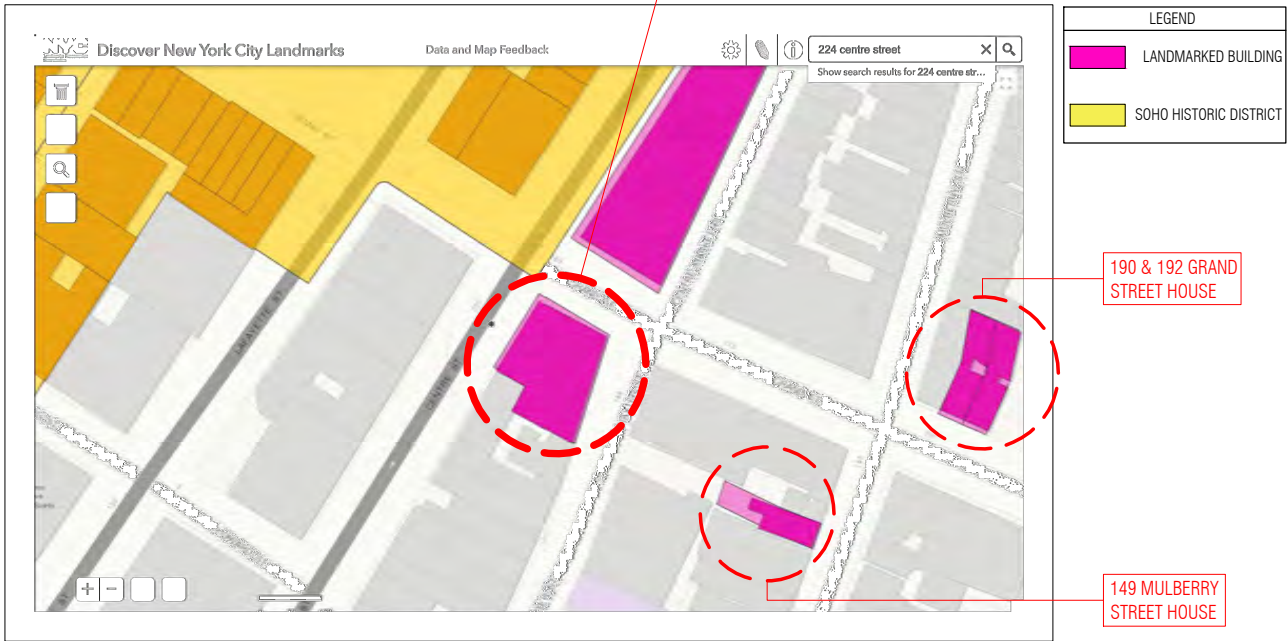


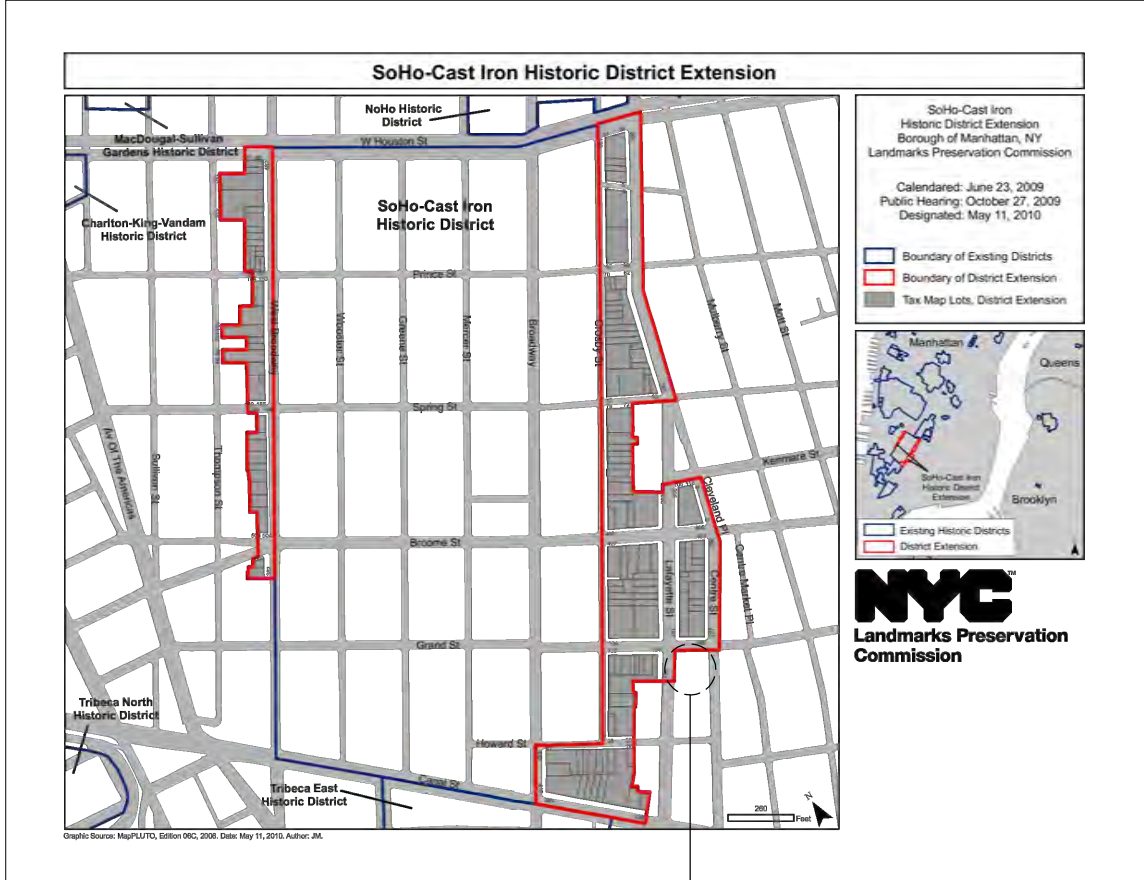


1 **ZONING MAP 12c**

AREA OF WORK



2 **NYC LANDMARKS**



3 **HISTORIC DISTRICT MAP**

AREA OF WORK

224 CENTRE STREET, N.Y.C.
BLOCK: 235
LOT: 13
ZONE: M1-5B

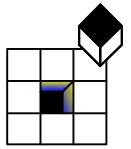
DATE OF CONSTRUCTION: 1847
ARCHITECT: TRENCH & SNOOK
ORIGINAL FUNCTION: COMMERCIAL/INDUSTRIAL
CURRENT FUNCTION: RESIDENTIAL
STYLE: ANGLO-ITALIAN
STORIES: 6

BRIEF HISTORY:
THE ODD FELLOWS HALL LOCATED AT 165-171 GRAND STREET BETWEEN CENTRE AND BAXTER STREET IS IN THE NEIGHBORHOOD OF SOHO IN MANHATTAN, NEW YORK CITY. COMMISSIONED BY THE INDEPENDENT ORDER OF ODD FELLOWS, A FRATERNAL ORGANIZATION FOUNDED TO BENEFIT THE SICK AND ORPHANED ESTABLISHED IN NEW YORK IN 1844.

THIS BUILDING WAS DESIGNED BY THE FIRM TRENCH & SNOOK . IN AN ANGLO ITALIANATE STYLE, WAS STARTED IN 1847, COMPLETED IN 1848. IN 1881 THE MANSARD ROOF WAS ADDED BY DESIGNER JOHN BUCKINGHAM.

IN 1982 LPC DESIGNATED THIS BUILDING, AND IT WAS ADDED TO THE REGISTER OF HISTORIC PLACES IN 1983

PRESENT CONDITION OF THE PROPERTY:
ALL OF THE STOREFRONTS HAVE BEEN "MODERNIZED" THROUGHOUT THE LAST 30 YEARS. SOME OF THE BUILDING HAS BECOME LOFT SPACES FOR ARTISTS, AS WELL AS LIVING SPACES.



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PROJECT TITLE

**224 CENTRE STREET
NEW YORK, NY**

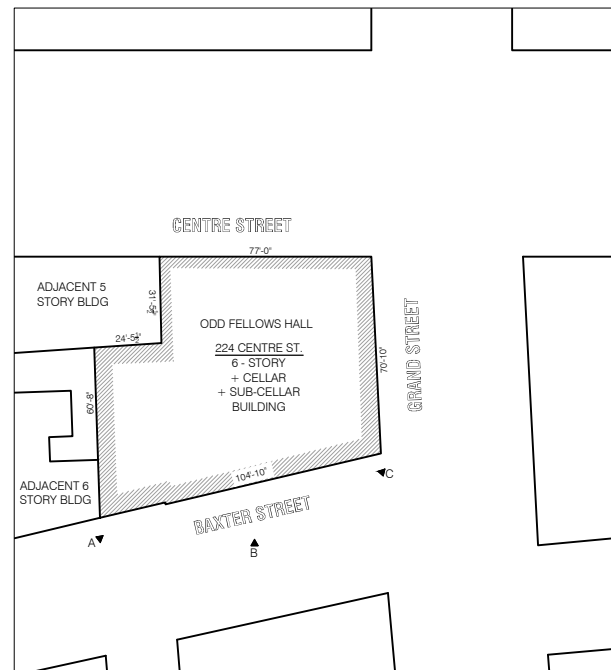
LPC PRESENTATION

DRAWING TITLE

**ZONING & DISTRICT
INFORMATION**

P-1

Plot Date 6/21/18



1 PLOT PLAN
SCALE: 1/64" = 1'-0"

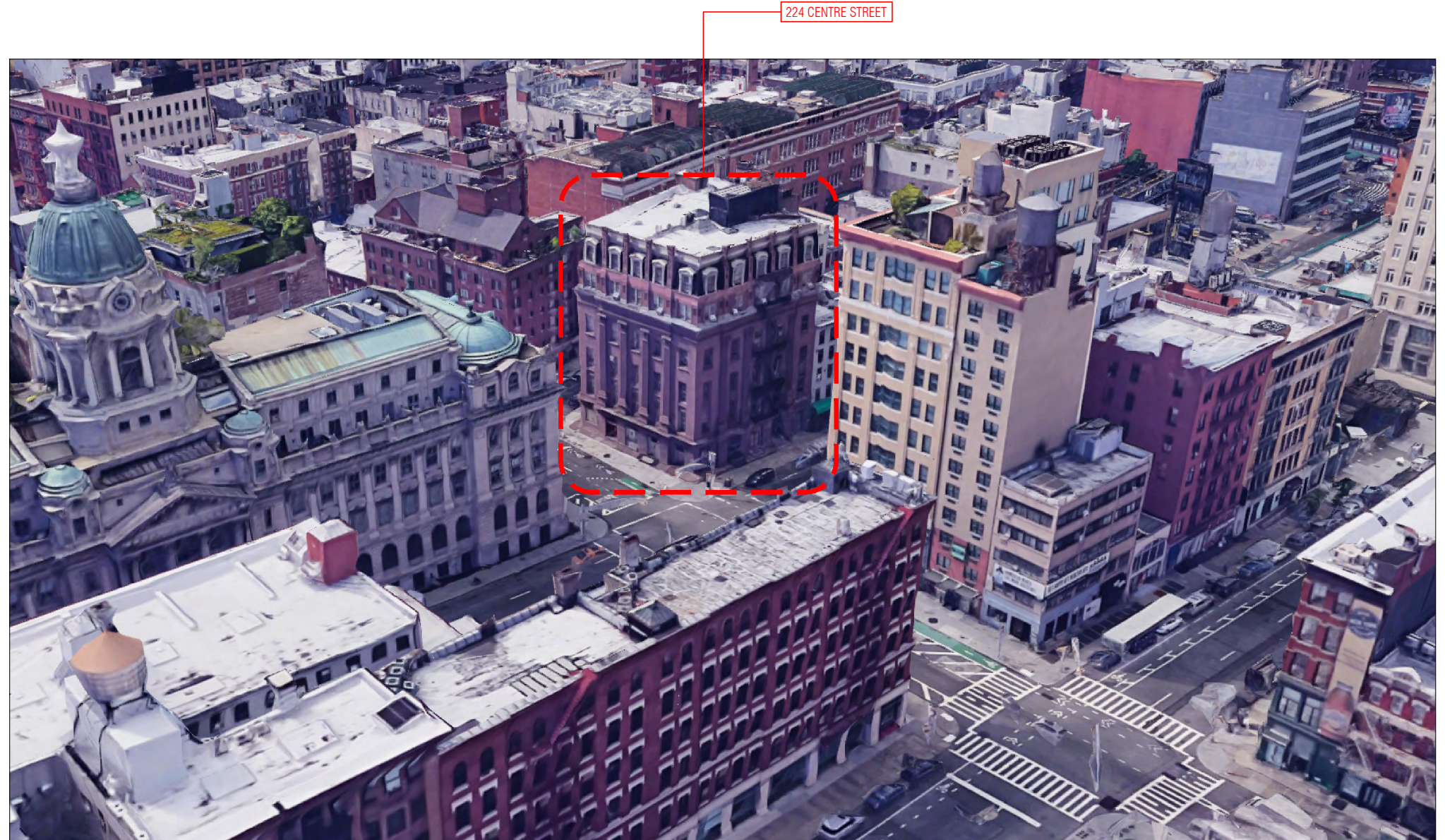
PROJECT DESCRIPTION AND GOALS:
THE PROPOSED PROJECT IS THE HISTORIC RESTORATION OF THE THREE STREET BUILDING FACADES OF "ODD FELLOWS HALL" BUILDING; THE FACADES ALONG CENTRE, GRAND, AND BAXTER STREET. THE PROJECT'S GOALS ARE TO REVITALIZE THE BUILDING'S AESTHETICS & HISTORIC APPEARANCE IN ORDER TO RESTORE IT TO IT'S MAJESTIC ORIGINAL SPLENDOR.

RESTORING THE STOREFRONTS WILL INVOLVE REMOVING UNSIGHTLY AND NON-HISTORICALLY SYMPATHETIC ELEMENTS, REMOVAL OF ALL EXISTING ROLL DOWN GATES, EXISTING ENTRY DOORS, EXISTING STOREFRONTS, EXISTING VENTS, BROKEN WINDOWS, WINDOW BARS, REPAIRING DAMAGED PARTS, RESTORING STOREFRONTS TO AS CLOSE AN APPROXIMATION OF THEIR ORIGINAL LOOK AS POSSIBLE.

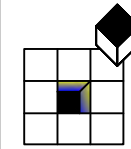
NOTE: THIS APPLICATION IS FILED TO REMOVE LPC VIOLATIONS 01/0211, 88/0080 & 15/0404.

BUILDING WIDE SCOPE OF WORK:

1. ENTIRE EXISTING FACADE TO BE CLEANED AND PATCHED REQUIRED. STONE REPAIR MORTAR TO BE APPLIED AS NEEDED TO RESTORE ORIGINAL HISTORIC CONDITION. REFER TO PLANS FOR PAINT SPECS.
2. CORNICE AND LINTELS AT 1st FLOOR TO BE SCRAPED AND PAINTED AS REQUIRED.
3. CORNICE AT 4th FLOOR TO BE REPAIRED WHERE NECESSARY, SCRAPED AND PAINTED.
4. REMOVE PAINT AND BRICK ABOVE 5th FLOOR WINDOWS. USE PROSOCO-SURE KLEAN HEAVY DUTY PAINT STRIPPED OR SIMILAR NON-ABRASIVE CHEMICAL TREATMENT TO RETURN FACADE TO ITS ORIGINAL CONDITION. REFER TO PLAN, APPENDIX-1 FOR FURTHER INFO.



ODD FELLOWS HALL AERIAL VIEW



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PROJECT TITLE

**224 CENTRE STREET
NEW YORK, NY**

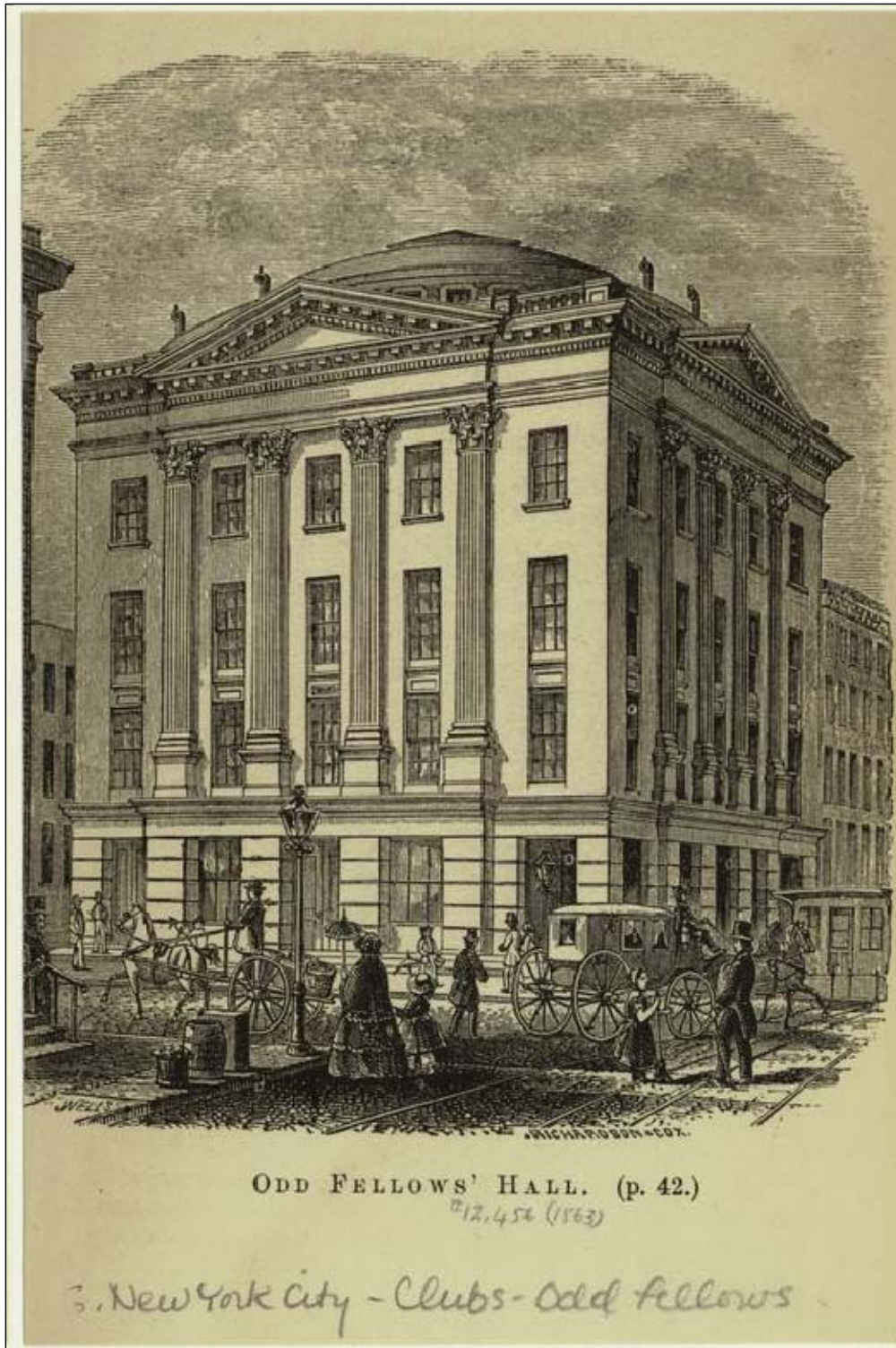
LPC PRESENTATION

DRAWING TITLE

**BUILDING CONTEXT
& SCOPE OF WORK**

P-2

Plot Date 6/21/18



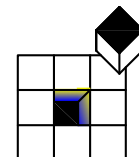
1850'S DRAWING



1970'S PHOTO



2018 PHOTO

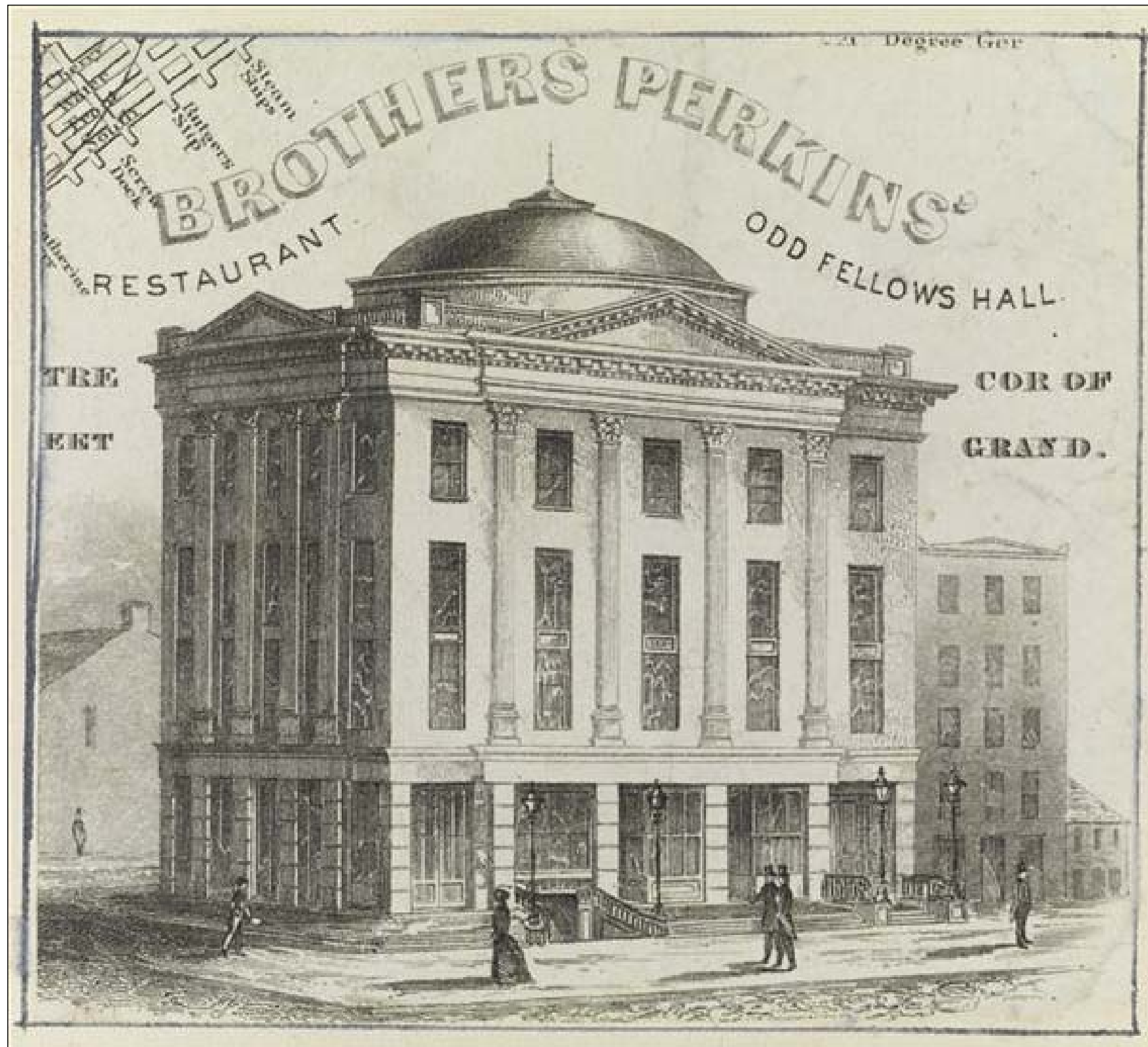


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PROJECT TITLE
**224 CENTRE STREET
NEW YORK, NY**
LPC PRESENTATION

DRAWING TITLE
HISTORICAL PHOTOS

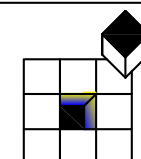
P-3
Plot Date 6/21/18



1850'S DRAWING



STOREFRONT DETAIL



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PROJECT TITLE
**224 CENTRE STREET
NEW YORK, NY**
LPC PRESENTATION

DRAWING TITLE
HISTORICAL PHOTOS

P-4
Plot Date 6/21/18



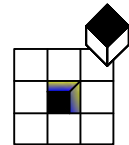
BAXTER STREET



GRAND STREET



CENTRE STREET

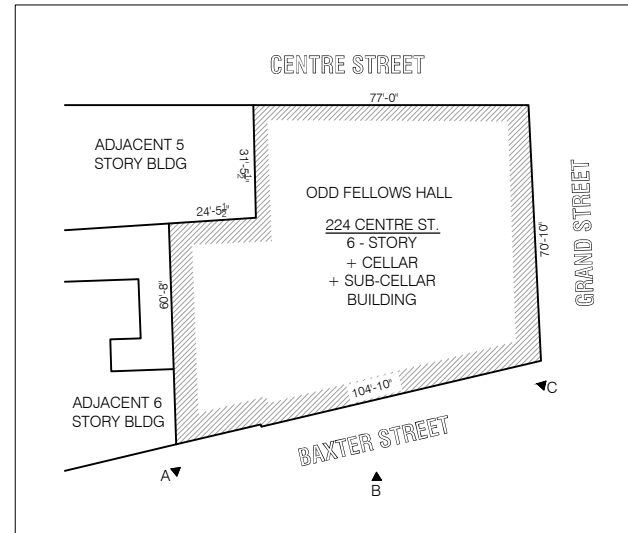


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PROJECT TITLE
**224 CENTRE STREET
NEW YORK, NY**
LPC PRESENTATION

DRAWING TITLE
EXISTING PHOTOS

P-5
Plot Date 6/21/18



1 SITE PLAN
SCALE: N.T.S.



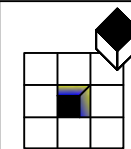
A



B



C

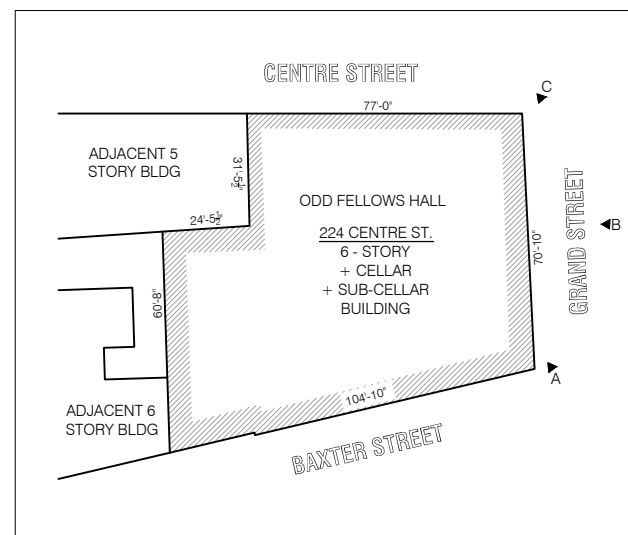


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GREAT NECK, NEW YORK 11021
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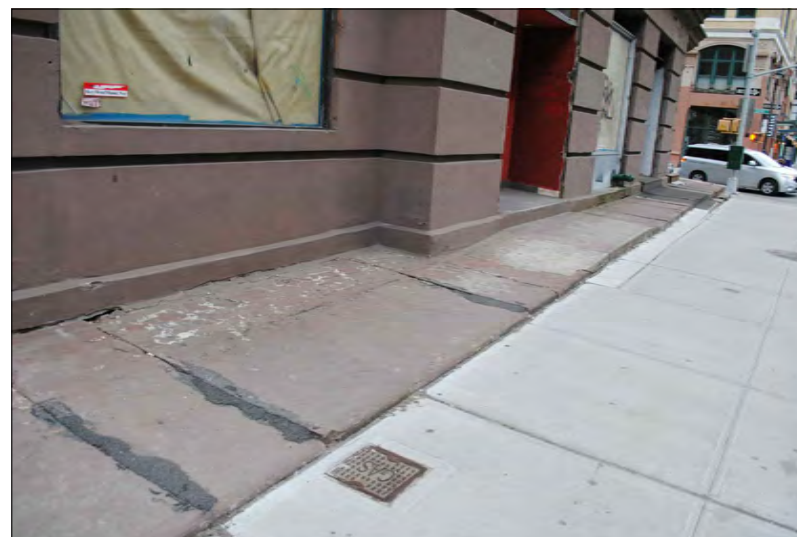
PROJECT TITLE
**224 CENTRE STREET
NEW YORK, NY**
LPC PRESENTATION

DRAWING TITLE
**EXISTING PHOTOS -
BAXTER STREET**

P-6
Plot Date 6/21/18



1 SITE PLAN
SCALE: N.T.S.



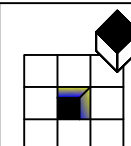
A



B



C

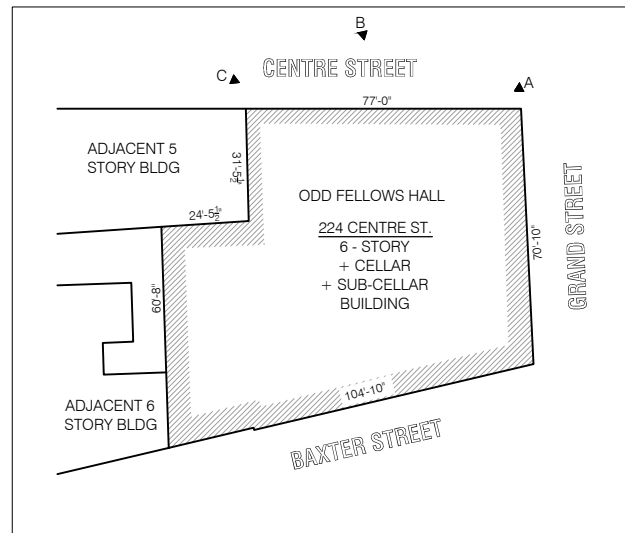


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PROJECT TITLE
**224 CENTRE STREET
NEW YORK, NY**
LPC PRESENTATION

DRAWING TITLE
**EXISTING PHOTOS -
GRAND STREET**

P-7
Plot Date 6/21/18



1 SITE PLAN
SCALE: N.T.S.



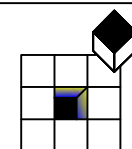
A



B



C

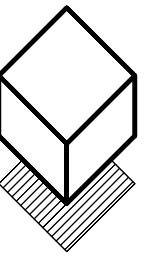


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PROJECT TITLE
**224 CENTRE STREET
NEW YORK, NY**
LPC PRESENTATION

DRAWING TITLE
**EXISTING PHOTOS -
CENTRE STREET**

P-8
Plot Date 6/21/18



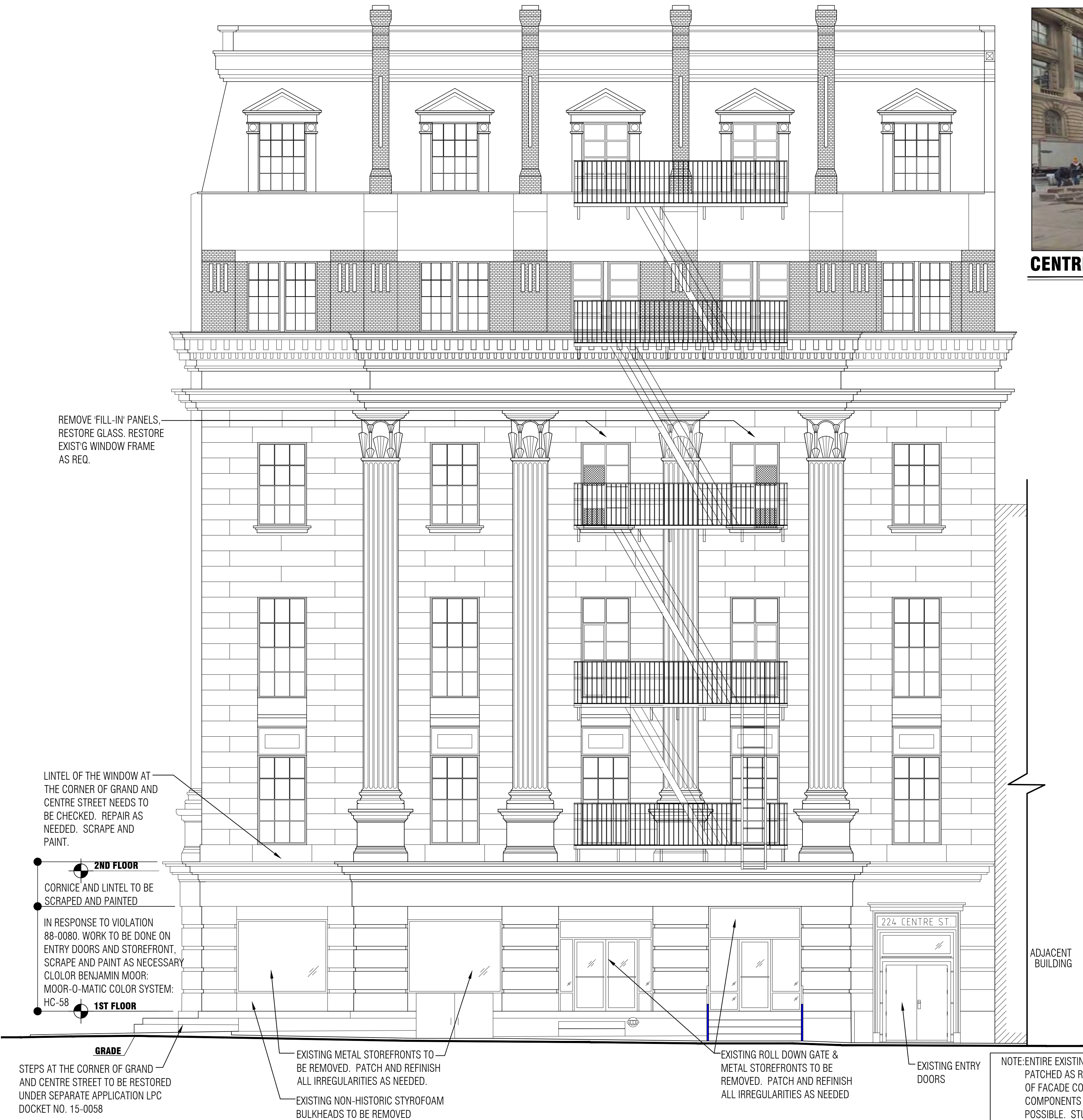
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& ASSOCIATES
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GREAT NECK, NEW YORK 11021
TEL: (516) 829-0278 (212) 688-6194

CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS
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FIT AND QUALITY OF WORK. NO ALLOWANCES SHALL
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ERROR OR NEGLECT ON HIS PART.

ISSUE		
DATE	#	DESCRIPTION
4/10/2018	1	SUBMIT TO LPC



CENTRE STREET PHOTO



1 EXISTING/DEMO CENTRE STREET ELEVATION
SCALE: 3/16"=1'-0"

SEAL:

PROJECT TITLE:

224 CENTRE ST.
NEW YORK, NY

DRAWING TITLE:

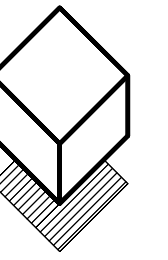
EXISTING CENTRE ST.
ELEVATION

PROJECT # 08203 SHEET: 1 of 12

SHEET #

A-201.00

B-SCAN

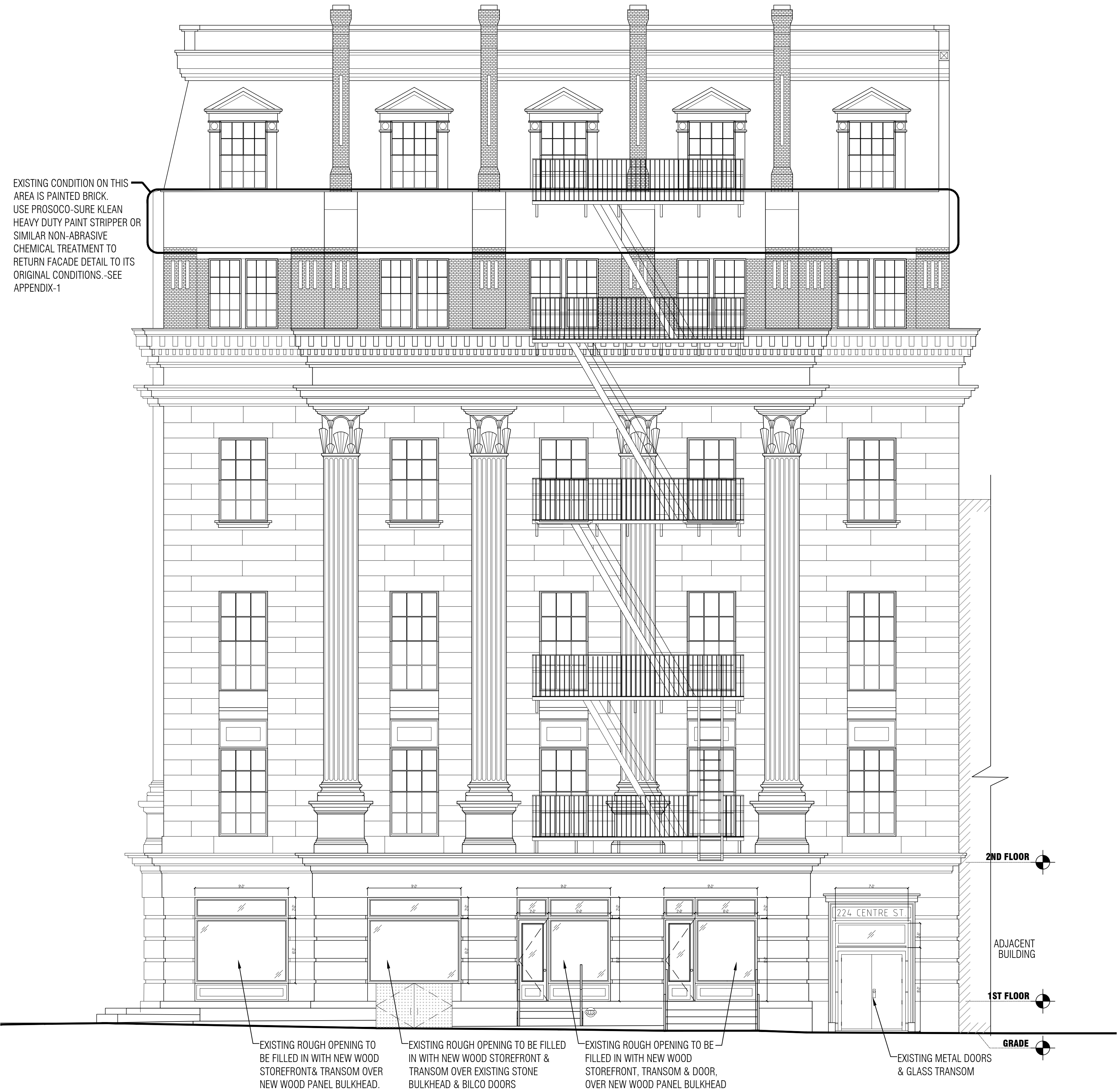


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& ASSOCIATES
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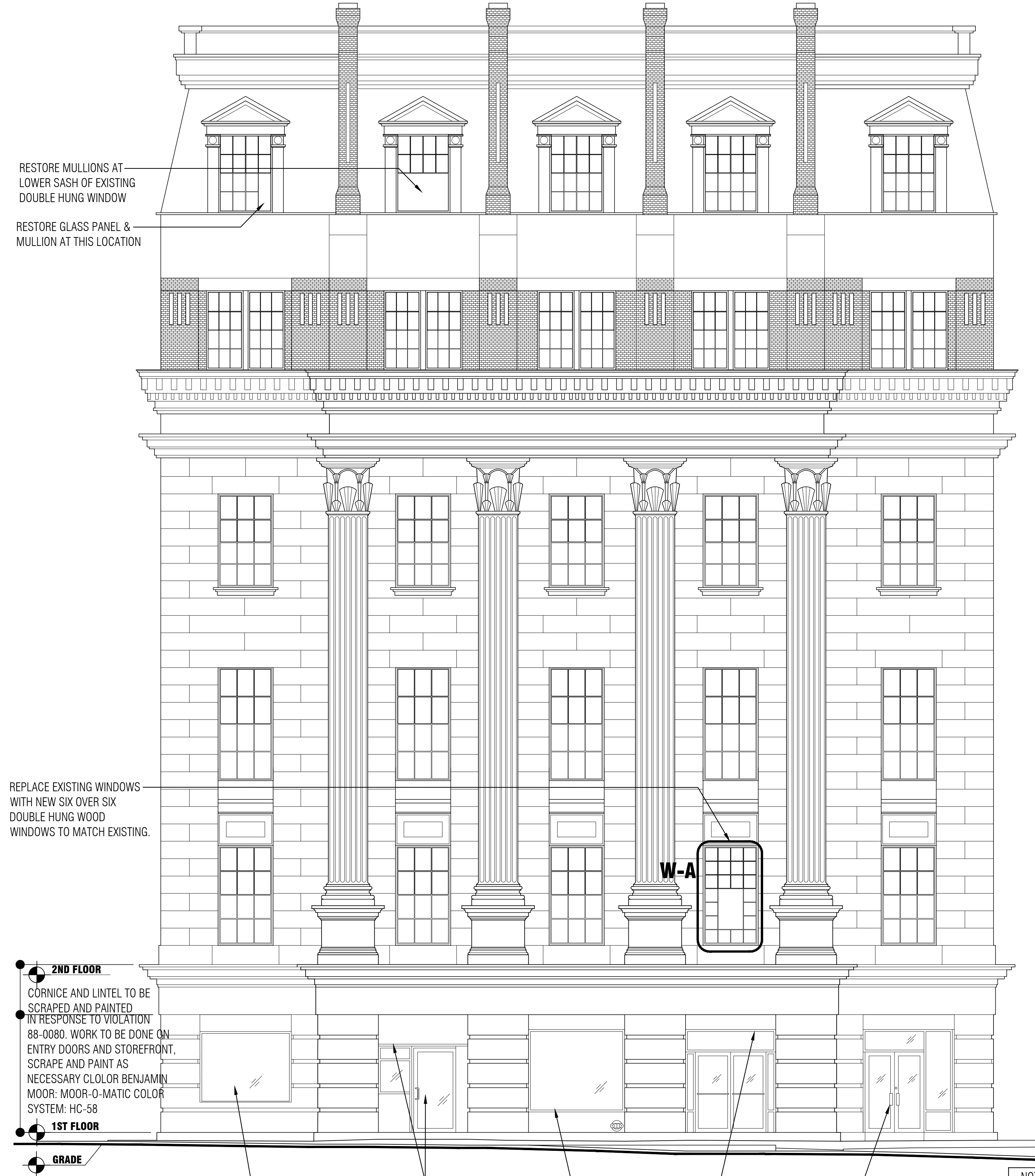
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ISSUE		
DATE	#	DESCRIPTION
4/10/2018	1	SUBMIT TO LPC



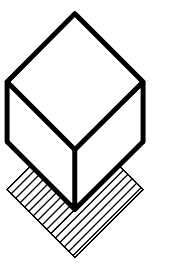
1 PROPOSED CENTRE STREET ELEVATION
SCALE: 3/16" = 1'-0"



GRAND STREET PHOTO

NOTE: ENTIRE EXISTING FACADE TO BE CLEANED AND PATCHED AS REQ'D. INTEGRITY OF HISTORIC FABRIC OF FACADE CONSTRUCTION MATERIALS AND ITS COMPONENTS TO BE PRESERVED AS MUCH AS POSSIBLE. STUCCO MATERIAL TO BE APPLIED AS NEEDED TO RESTORE TO ORIGINAL HISTORIC CONDITION. PAINT W/ BENJAMIN MOORE: CLASSIC COLORS / GREGE AVENUE 991

1 EXISTING/DEMO @ GRAND STREET ELEVATION
SCALE: 1/8" = 1'-0"



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DATE		ISSUE	
#		DESCRIPTION	
4/10/2018		1	SUBMIT TO LPC

SEAL:

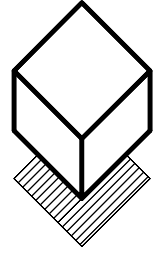
PROJECT TITLE:
**224 CENTRE ST.
NEW YORK, NY**

DRAWING TITLE:
**EXISTING GRAND ST.
ELEVATION**

PROJECT # **08203** SHEET: **3 of 12**

SHEET #
A-203.00

B-SCAN



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DATE		#	ISSUE	DESCRIPTION
4/10/2018		1	SUBMIT TO LPC	

SEAL:

PROJECT TITLE:

**224 CENTRE ST.
NEW YORK, NY**

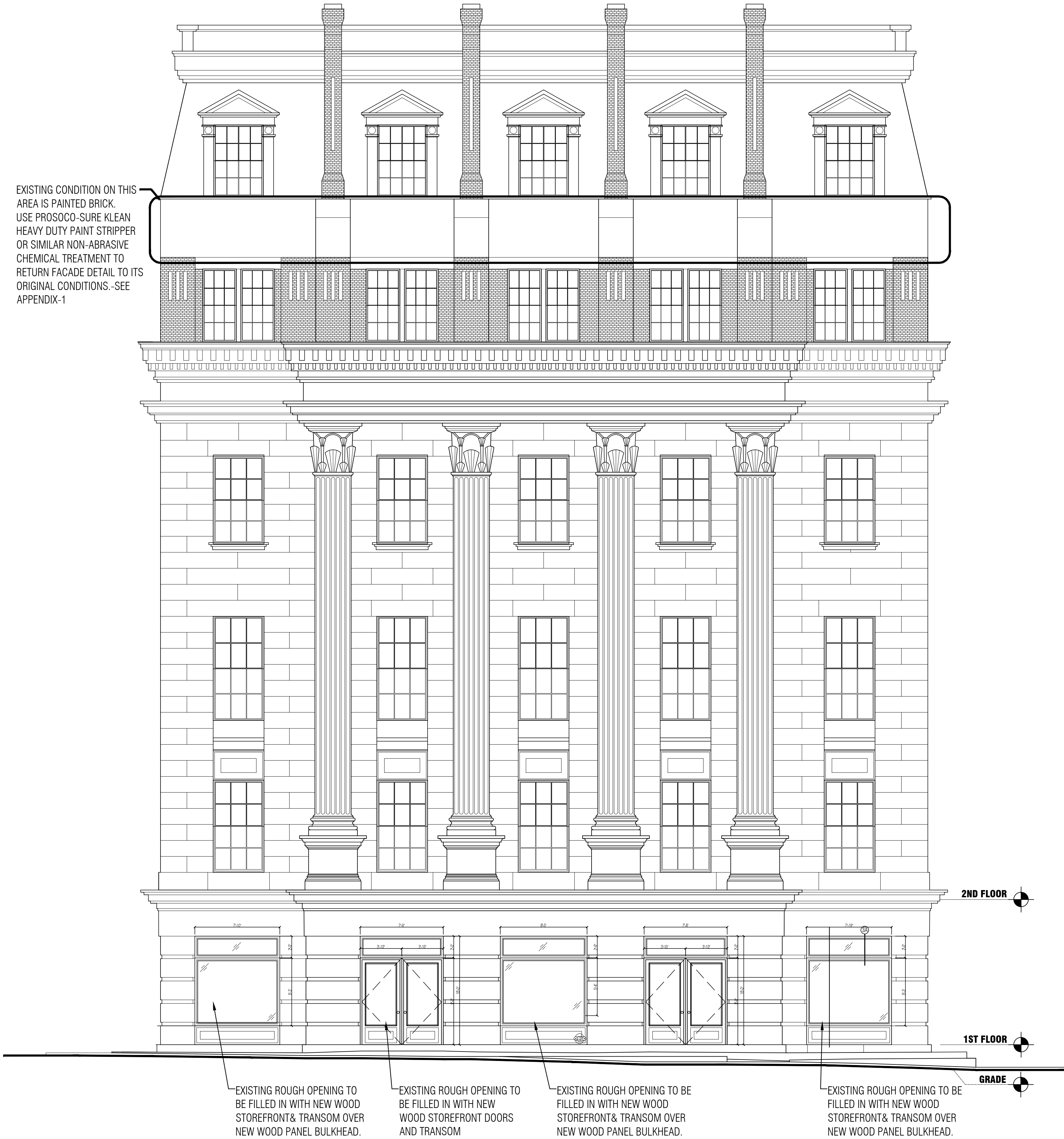
DRAWING TITLE:

**PROPOSED GRAND ST.
ELEVATION**

PROJECT # **08203** SHEET: **4 of 12**

SHEET #
A-204.00

B-SCAN

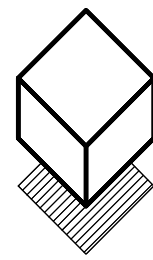


EXISTING CONDITION ON THIS
AREA IS PAINTED BRICK.
USE PROSOCO-SURE KLEAN
HEAVY DUTY PAINT STRIPPER
OR SIMILAR NON-ABRASIVE
CHEMICAL TREATMENT TO
RETURN FACADE DETAIL TO ITS
ORIGINAL CONDITIONS.-SEE
APPENDIX-1

1 PROPOSED ELEVATION @ GRAND STREET
SCALE: 1/8" = 1'-0"



BAXTER STREET PHOTO



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ISSUE		
DATE	#	DESCRIPTION
4/10/2018	1	SUBMIT TO LPC

SEAL:

PROJECT TITLE:

224 CENTRE ST.
NEW YORK, NY

DRAWING TITLE:

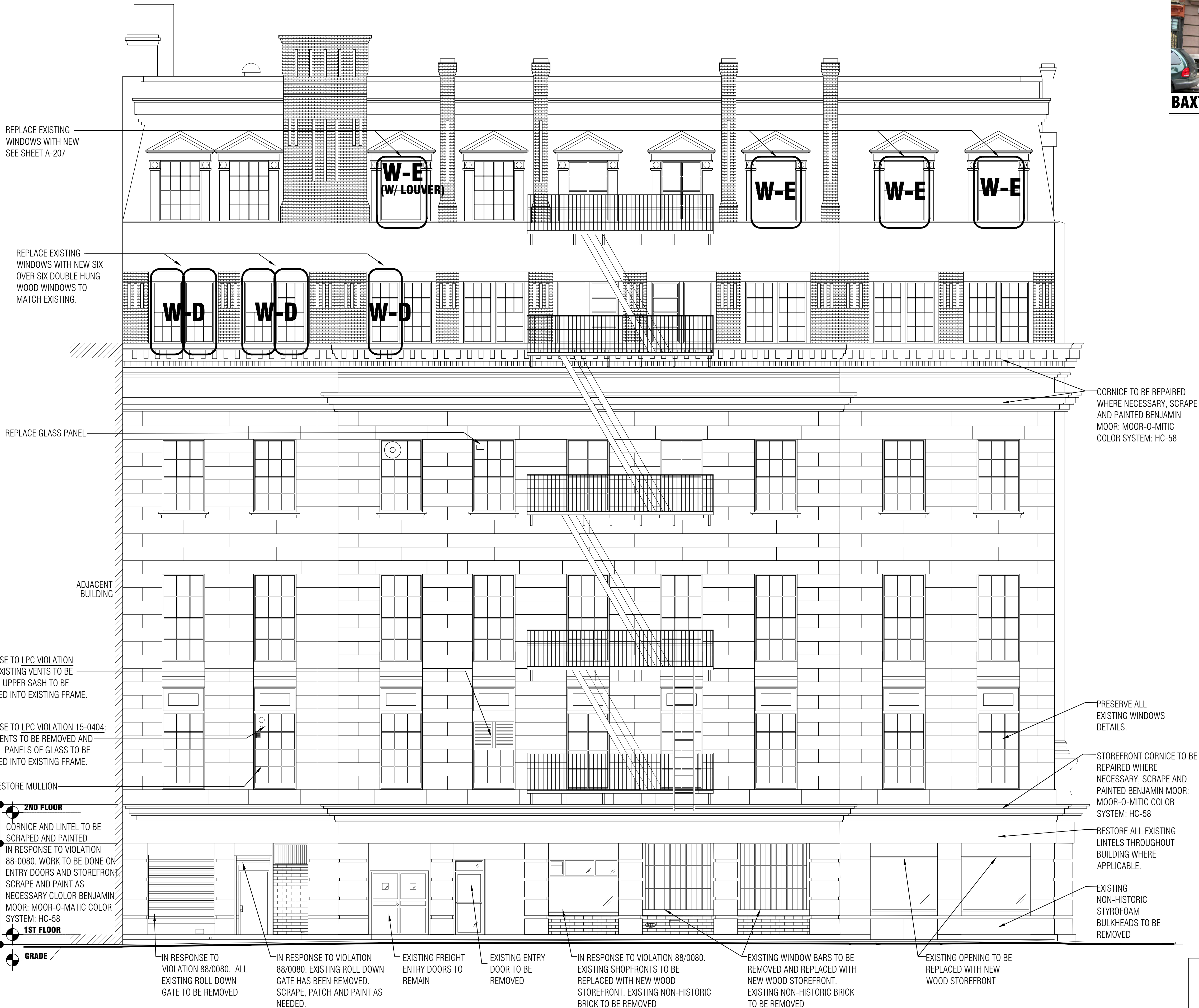
EXISTING BAXTER ST.
ELEVATION

PROJECT # 08203 SHEET: 5 of 12

SHEET #
A-205.00

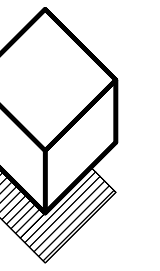
B-SCAN

NOTE: ENTIRE EXISTING FACADE TO BE CLEANED AND PATCHED AS
REQ'D. INTEGRITY OF HISTORIC FABRIC OF FACADE
CONSTRUCTION MATERIALS AND ITS COMPONENTS TO BE
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EXISTING WINDOWS THAT CAN BE SALVAGE. STUCCO
MATERIAL TO BE APPLIED AS NEEDED TO RESTORE TO
ORIGINAL HISTORIC CONDITION. PAINT W/ BENJAMIN
MOORE: CLASSIC COLORS / GREGE AVENUE 991



EXISTING/DEMO BAXTER STREET ELEVATION

1 SCALE: 1/8" = 1'-0"



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DATE		#	ISSUE
4/10/2018		1	DESCRIPTION
			SUBMIT TO LPC

SEAL:

PROJECT TITLE:

224 CENTRE ST.
NEW YORK, NY

DRAWING TITLE:

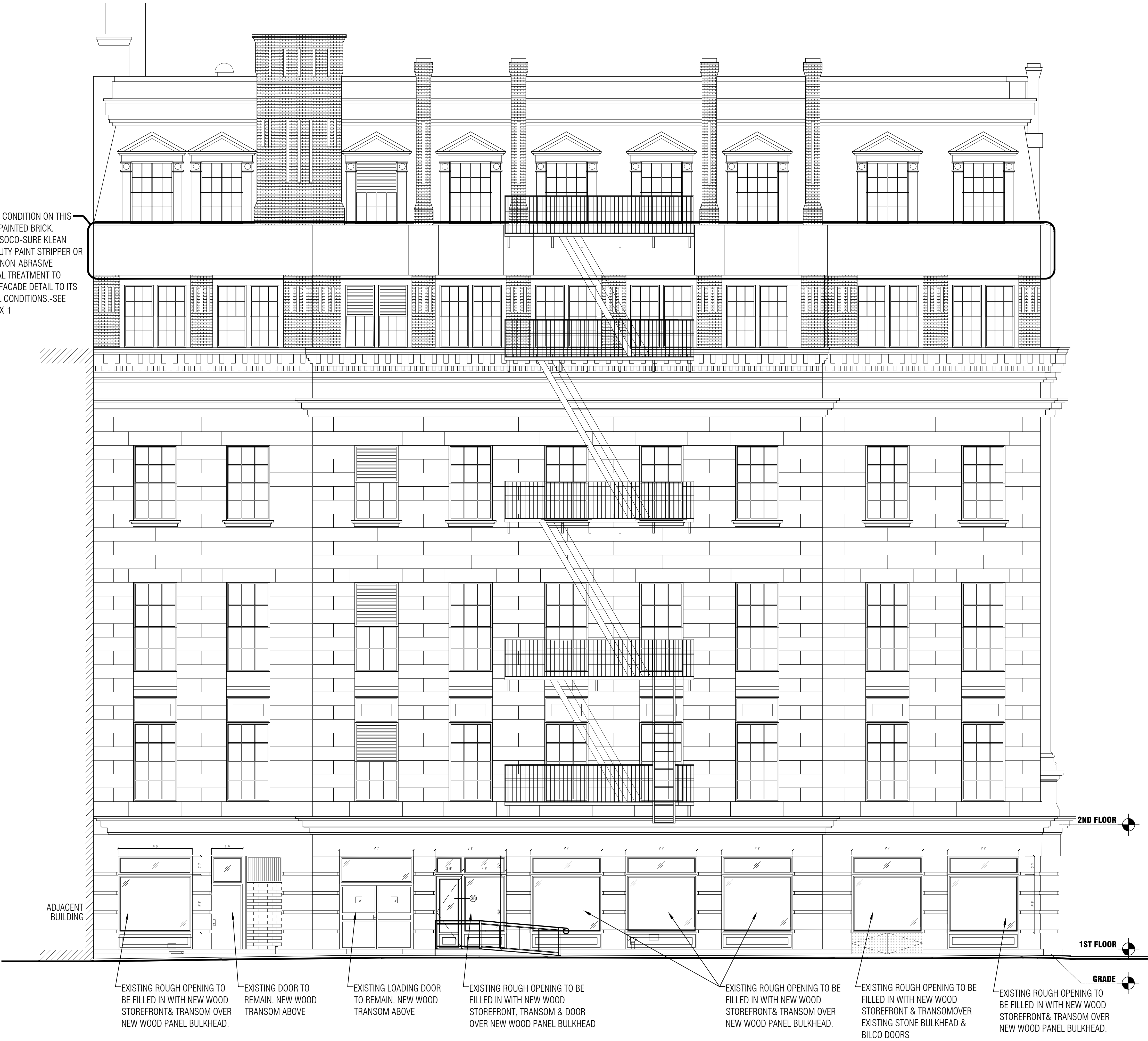
PROPOSED BAXTER ST.
ELEVATION

PROJECT# 08203 SHEET: 6 of 12

SHEET#

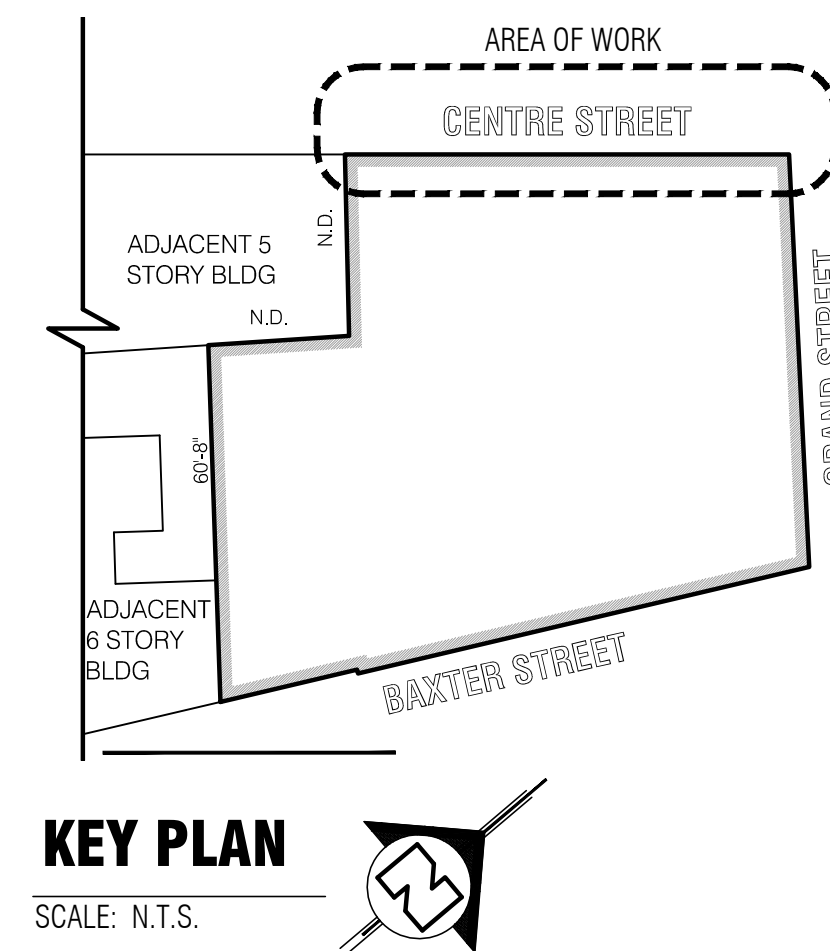
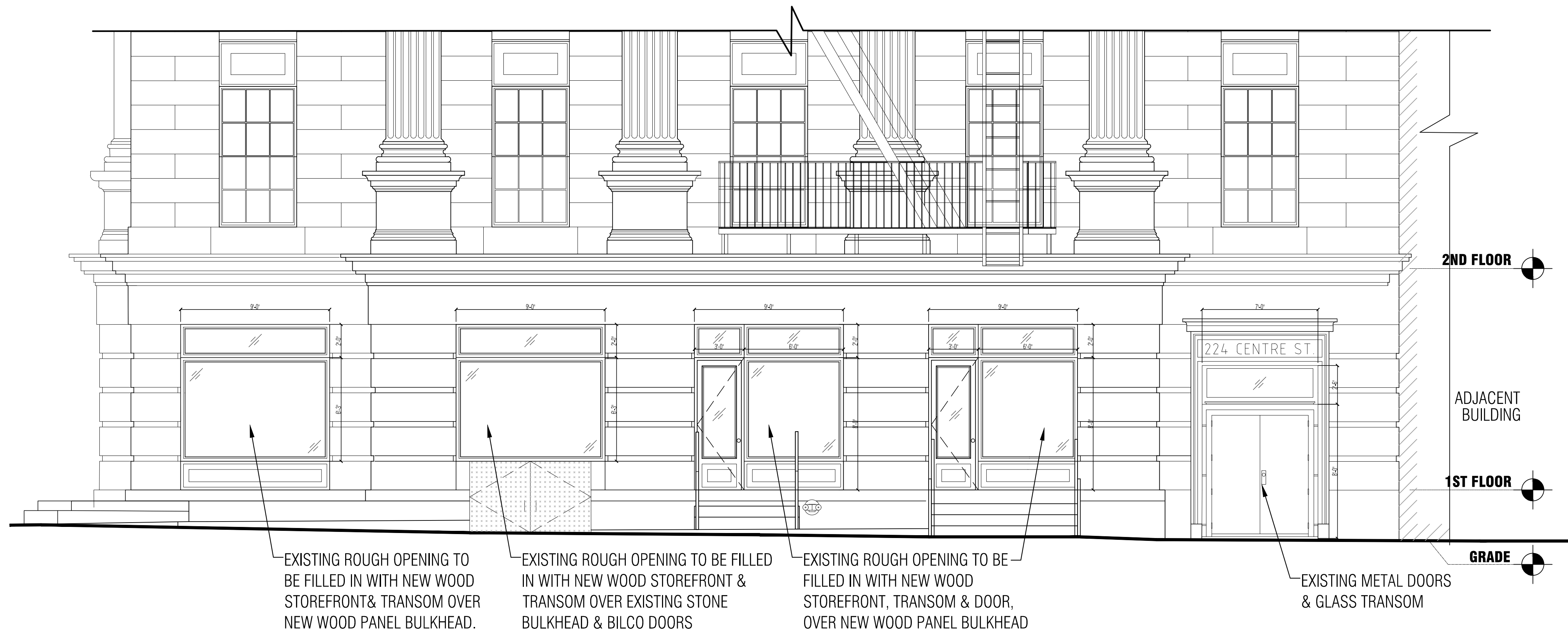
A-206.00

B-SCAN

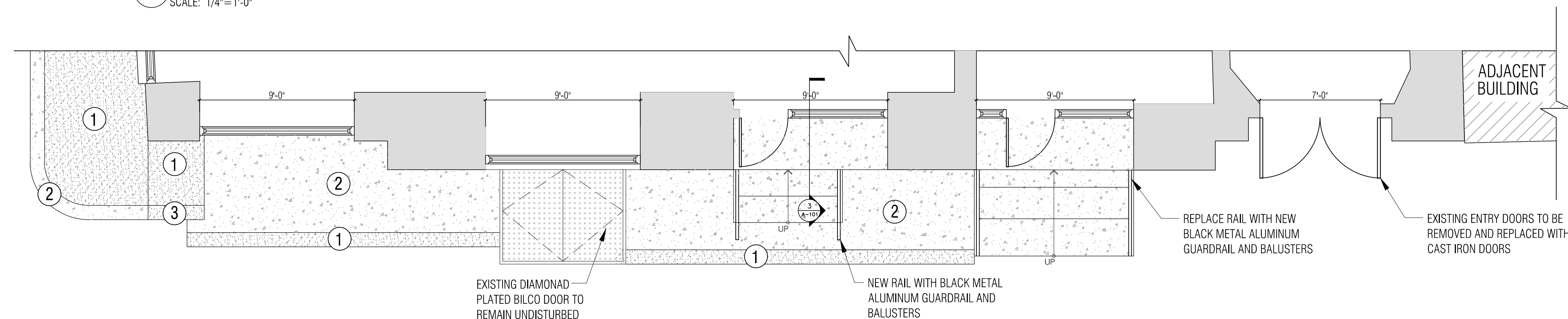


1 PROPOSED ELEVATION @ BAXTER STREET

SCALE: 3/16"=1'-0"

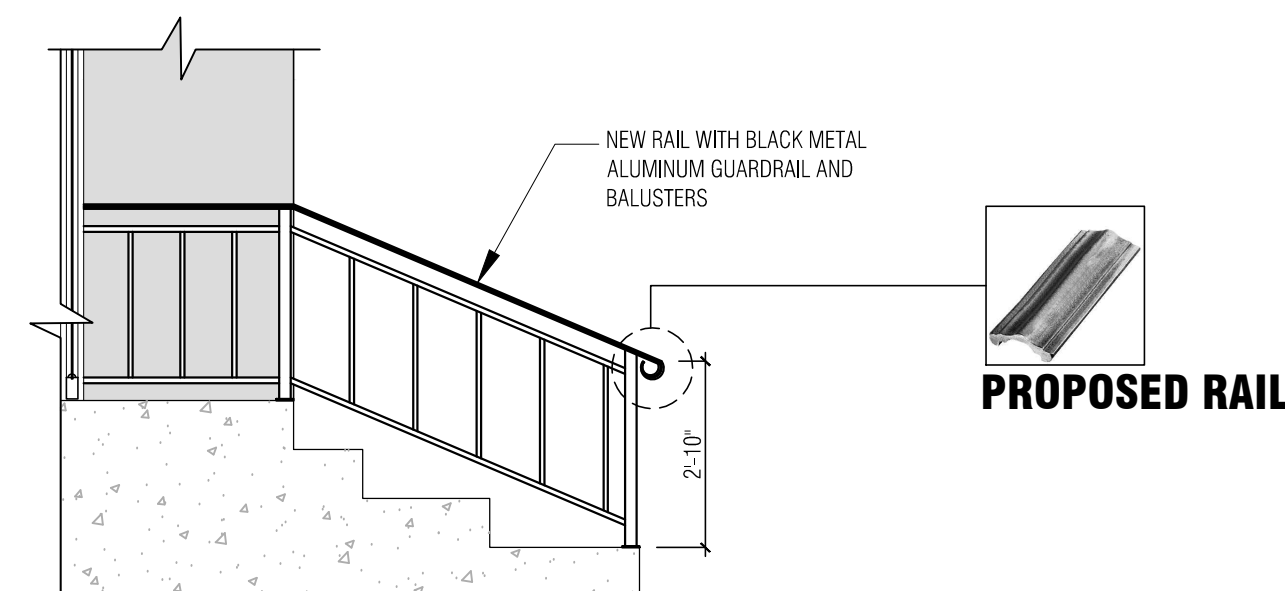


1 PROPOSED CENTRE STREET ELEVATION
SCALE: 1/4"=1'-0"

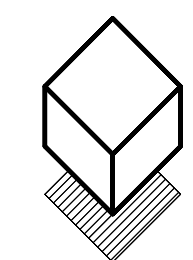


2 PROPOSED CENTRE STREET PLAN
SCALE: 1/4"=1'-0"

LEGEND	
	EXISTING BROWNSTONE
	EXISTING CONCRETE
	EXISTING HISTORIC BROWNSTONE TO REMAIN IN PLACE. USE NATURAL STONE REPAIR MORTAR BY JAHN(M70) TO REPAIR AND FILL IN CRACKS AS REQUIRED. COLOR TO MATCH EXISTING STONE
	EXISTING TINTED CONCRETE. USE PROSOCUO CURE & SEAL REMOVER TO PREP CONCRETE FOR GRINDING OF TOP LAYER AND REMOVAL OF EXISTING COATINGS. USE TINTED CONCRETE TO REFINISH SURFACE. COLOR TO MATCH EXISTING BROWNSTONE
	REPLACE BOTTOM STEP WITH TINTED CONCRETE AND RESET HISTORIC BROWNSTONE STEP ABOVE. USE NATURAL STONE REPAIR MORTAR BY JAHN(M70) TO REPAIR AND FILL IN CRACKS AS REQUIRED. COLOR TO MATCH EXISTING STONE



3 PROPOSED RAIL DETAIL
SCALE: 3/8"=1'-0"



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DATE	#	ISSUE	DESCRIPTION
4/10/2018	1	SUBMIT TO LPC	

SEAL:

PROJECT TITLE:

**224 CENTRE ST.
NEW YORK, NY**

DRAWING TITLE:

**PROPOSED CENTRE ST.
PLAN, ELEVATION &
PHOTOGRAPHS**

PROJECT # **08203** SHEET: **7** of **12**

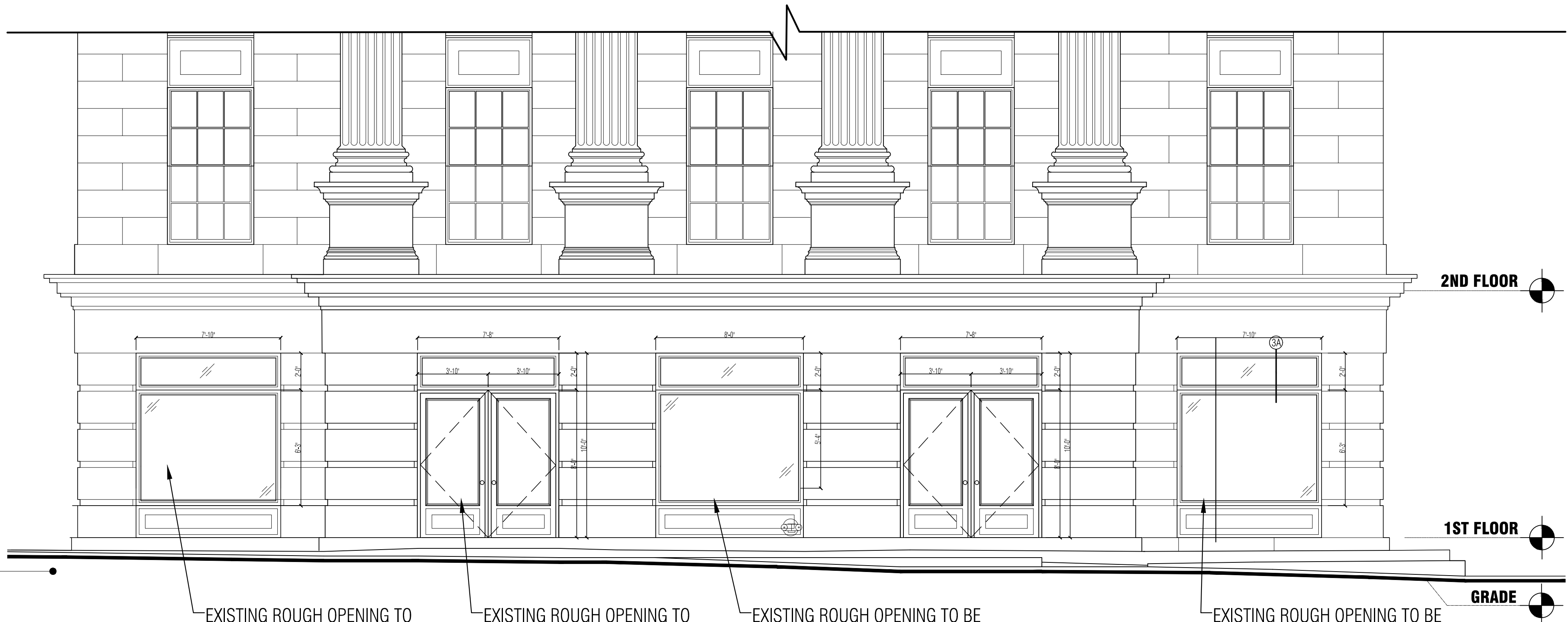
SHEET #

A-101.00

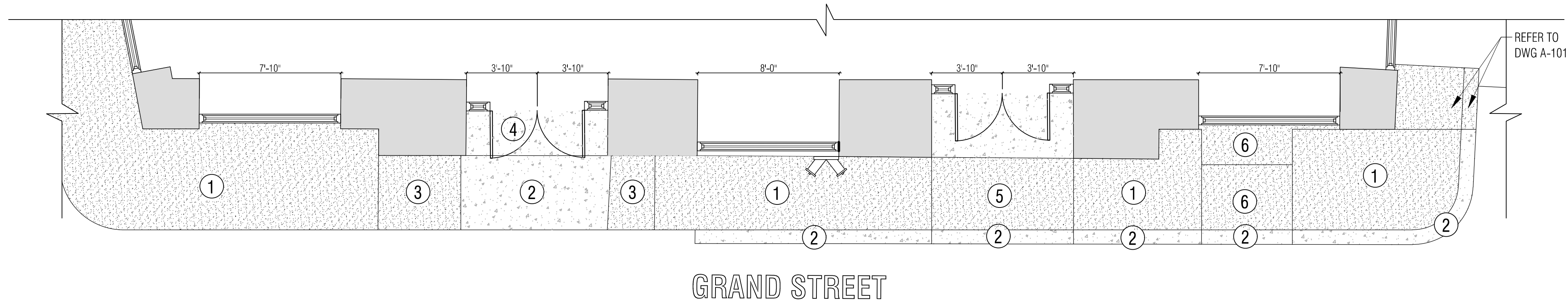
B-SCAN



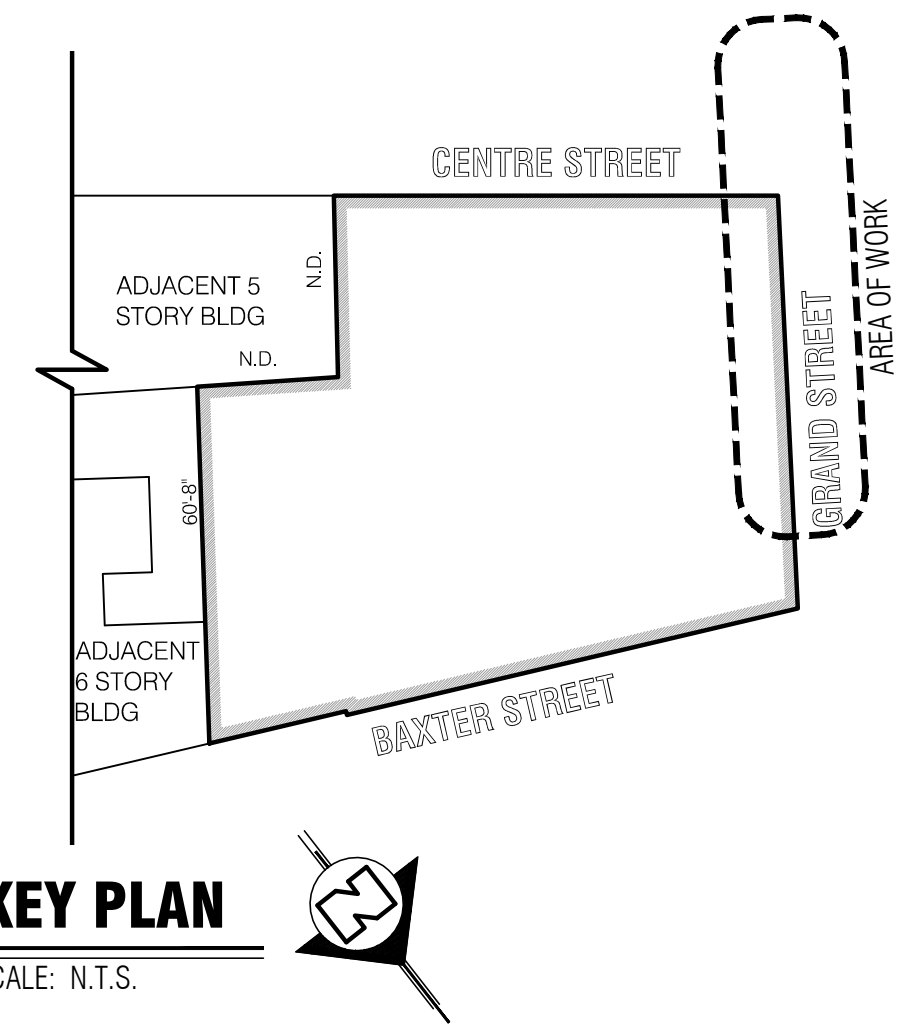
CORNER OF GRAND & CENTRE



1 PROPOSED GRAND STREET ELEVATION
SCALE: 1/4"=1'-0"



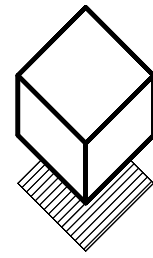
2 PROPOSED GRAND STREET PLAN
SCALE: 1/4"=1'-0"



KEY PLAN

SCALE: N.T.S.

LEGEND	
	EXISTING BROWNSTONE
	EXISTING CONCRETE
1	EXISTING HISTORIC BROWNSTONE TO REMAIN IN PLACE. USE NATURAL STONE REPAIR MORTAR BY JAHN (M70) TO REPAIR AND FILL IN CRACKS AS REQUIRED. COLOR TO MATCH EXISTING STONE
2	EXISTING TINTED CONCRETE. USE PROSOCUO CURE & SEAL REMOVER TO PREP CONCRETE FOR GRINDING OF TOP LAYER AND REMOVAL OF EXISTING COATINGS. USE TINTED CONCRETE TO REFINISH SURFACE. COLOR TO MATCH EXISTING BROWNSTONE
3	REMOVE CONCRETE RAMP INFILL AND USE NATURAL STONE REPAIR MORTAR BY JAHN (M70) TO REPAIR AND FILL IN CRACKS AS REQUIRED ON EXISTING BROWNSTONE BELOW. COLOR TO MATCH EXISTING BROWNSTONE.
4	REMOVE TILE AND USE TINTED CONCRETE TO REFINISH SURFACE. COLOR TO MATCH EXISTING BROWNSTONE.
5	REMOVE PLYWOOD AND CARPET. CONTRACTOR TO CONTACT ARCHITECT TO ASSES CONDITION OF MATERIALS BELOW PLYWOOD AND DECIDE UPON APPROPRIATE COURSE OF ACTION. ARCHITECT TO CONTACT LPC.
6	REMOVE DIAMOND PLATE AND AND USE NATURAL STONE REPAIR MORTAR BY JAHN (M70) TO REPAIR AND FILL IN CRACKS AS REQUIRED ON EXISTING BROWNSTONE. COLOR TO MATCH EXISTING BROWNSTONE.



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& ASSOCIATES
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175 GREAT NECK ROAD
GREAT NECK, NEW YORK 11021
TEL: (516) 829-0278 (212) 688-6194

CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS
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BE MADE IN BEHALF OF THE CONTRACTOR FOR ANY
ERROR OR NEGLECT ON HIS PART.

DATE	#	ISSUE	DESCRIPTION
4/10/2018	1	SUBMIT TO LPC	

SEAL:

PROJECT TITLE:

224 CENTRE ST.
NEW YORK, NY

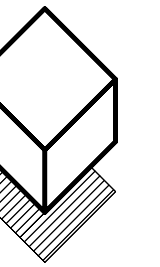
DRAWING TITLE:

PROPOSED GRAND ST.
PLAN, ELEVATION &
PHOTOGRAPHS

PROJECT # 08203 SHEET: 8 of 12

SHEET #
A-102.00

B-SCAN

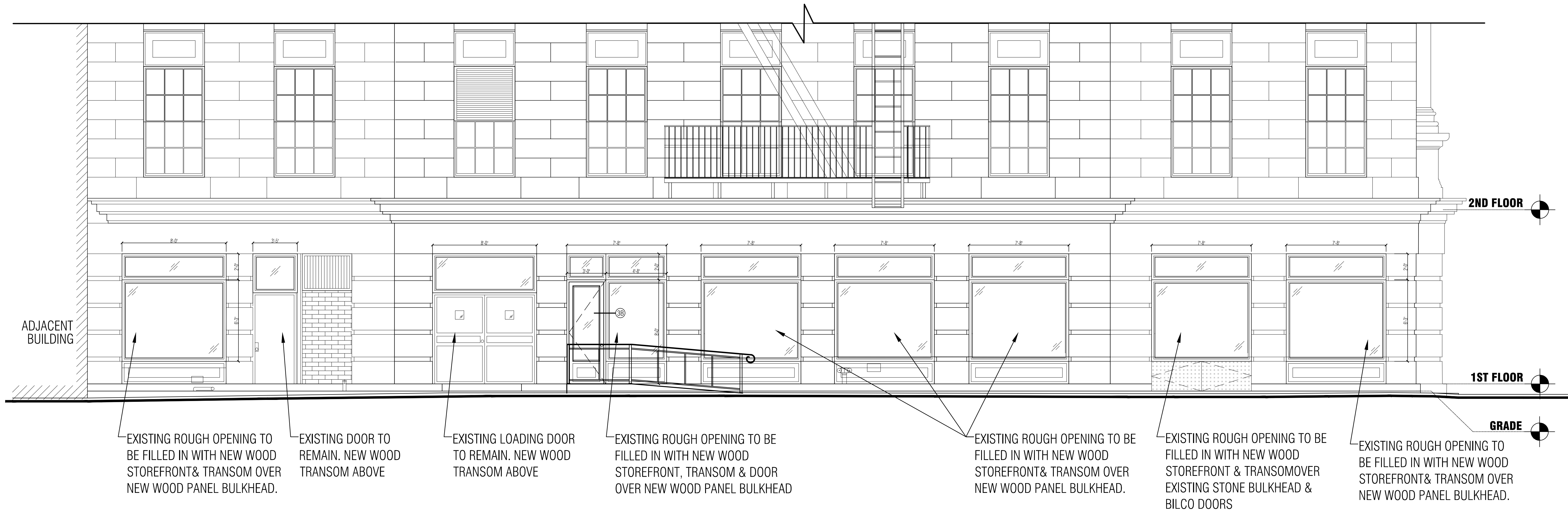


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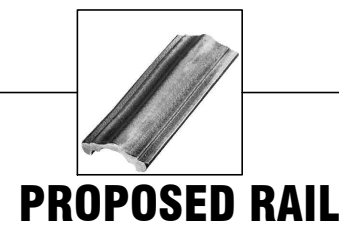


1 PROPOSED BAXTER STREET ELEVATION

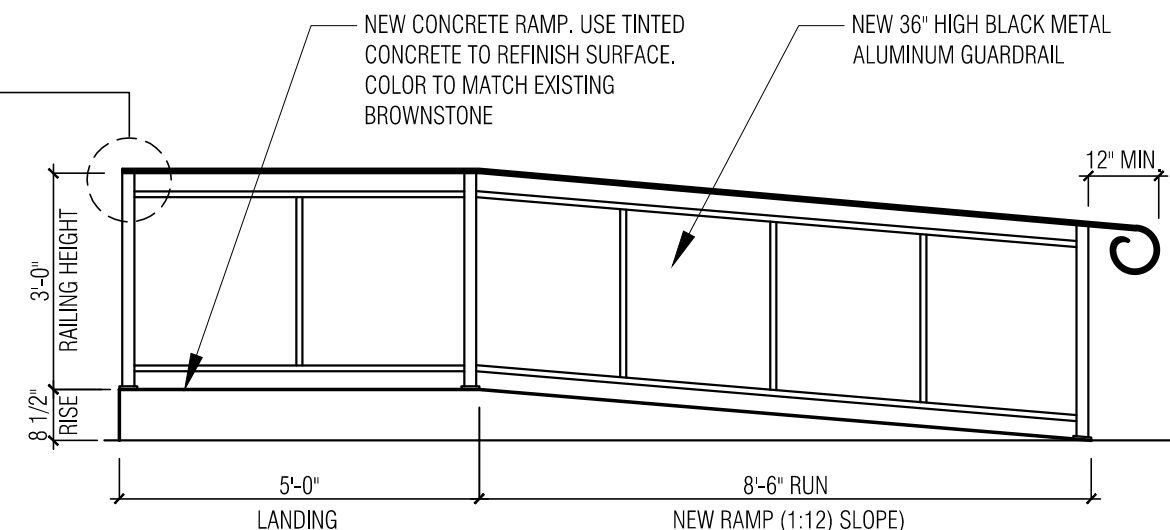
SCALE: 1/4"=1'-0"



240 CENTRE STREET - RAILING



PROPOSED RAIL



3 PROPOSED NEW ADA RAMP AND GUARDRAIL

SCALE: 3/8"=1'-0"

LEGEND

EXISTING BROWNSTONE

EXISTING CONCRETE

1

2

3

4

5

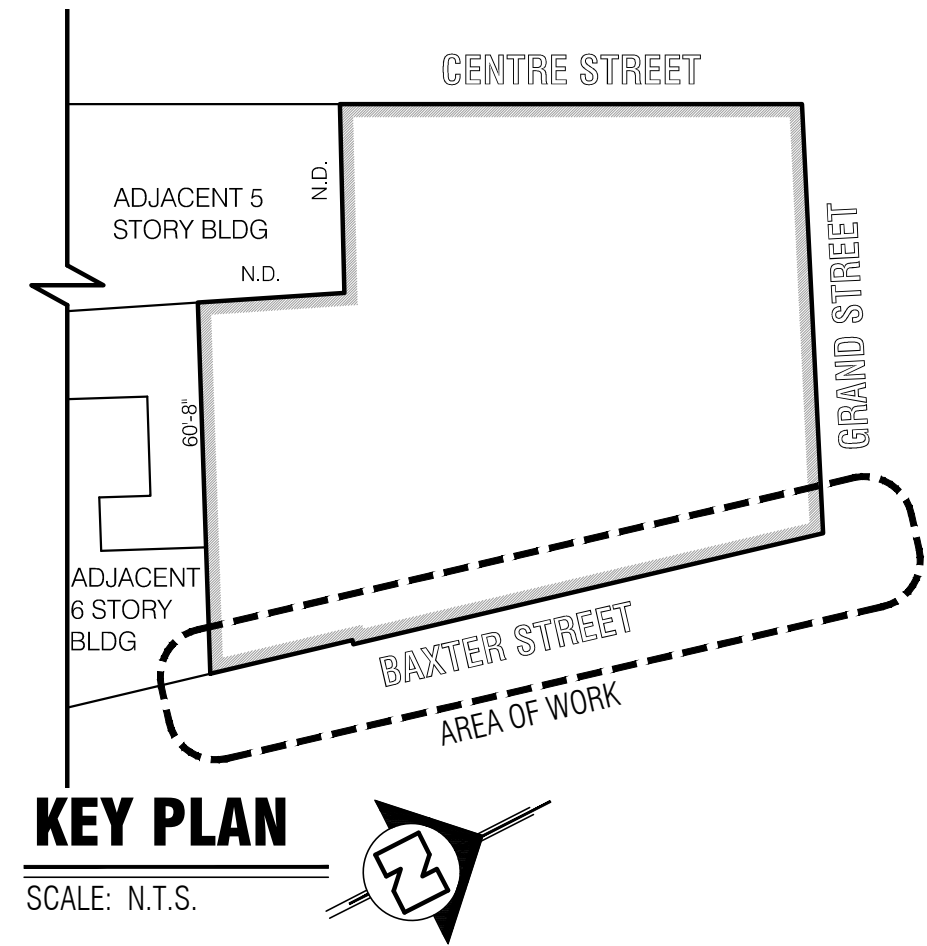
EXISTING HISTORIC BROWNSTONE TO REMAIN IN PLACE. USE NATURAL STONE REPAIR MORTAR BY JAHN(M70) TO REPAIR AND FILL IN CRACKS AS REQUIRED. COLOR TO MATCH EXISTING STONE

EXISTING TINTED CONCRETE. USE PROSOCUO CURE & SEAL REMOVER TO PREP CONCRETE FOR GRINDING OF TOP LAYER AND REMOVAL OF EXISTING COATINGS. USE TINTED CONCRETE TO REFINISH SURFACE. COLOR TO MATCH EXISTING BROWNSTONE

REPLACE POURED CONCRETE IN FRONT OF DOOR. USE PROSOCUO CURE & SEAL REMOVER TO PREP CONCRETE FOR GRINDING OF TOP LAYER AND REMOVAL OF EXISTING COATINGS. USE TINTED CONCRETE TO REFINISH SURFACE. COLOR TO MATCH EXISTING STONE.

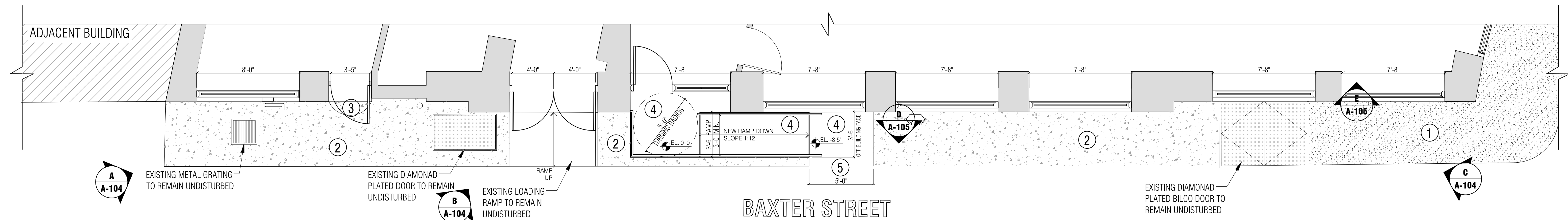
REMOVE EXISTING CONCRETE PLATFORM AT THIS LOCATION FOR NEW HANDICAP RAMP CONSTRUCTION. POUR NEW CONC RAMP AND LANDINGS. (REFER TO 'S' DWG'S FOR STRENGTH AND REINFORCING DETAILS). NEW CONC. SHALL BE TINTED, COLOR TO MATCH EXIST'G BROWNSTONE. LANDINGS SHALL BE LEVEL WITH ADJACENT SIDEWALK AND BUILDING ENTRANCE ELEVATIONS.

EXISTING BROWNSTONE EDGE SHALL BE REMOVED AND REUSED ALONG CENTRE AND GRAND DTREETS WHERE EXISTING BROWNSTONE IS DETERIORATING OR MISSING. REMAINING REMOVED BROWNSTONE SHALL BE SAVED AND STORED ON SIRE FOR FUTURE USE.



KEY PLAN

SCALE: N.T.S.



2 PROPOSED BAXTER STREET PLAN

SCALE: 1/4"=1'-0"

SEAL:

PROJECT TITLE:

224 CENTRE ST.
NEW YORK, NY

DRAWING TITLE:

PROPOSED BAXTER ST.
PLAN, ELEVATION &
PHOTOGRAPHS

PROJECT# 08203

SHEET: 9 of 12

SHEET#

A-103.00

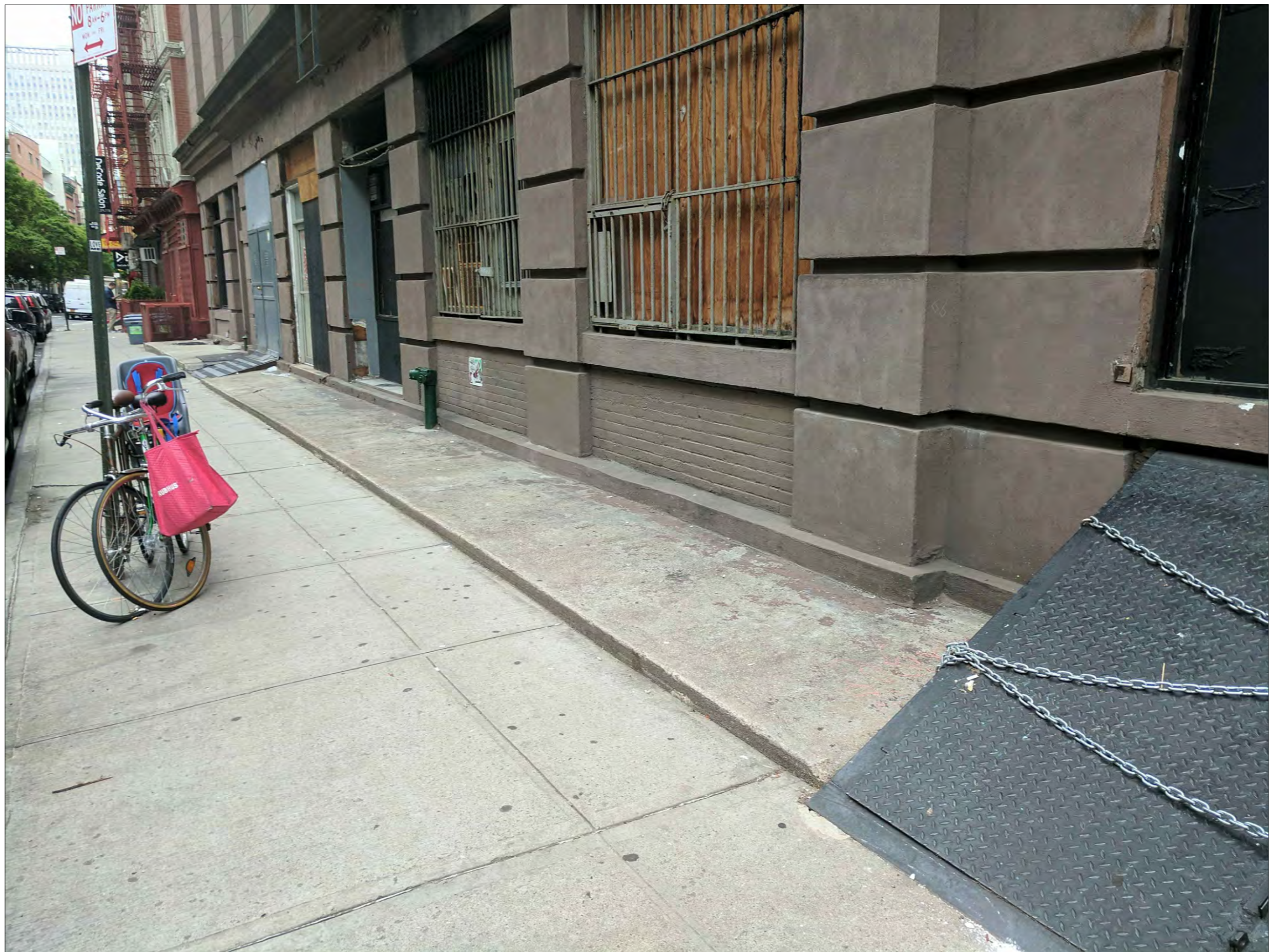
B-SCAN



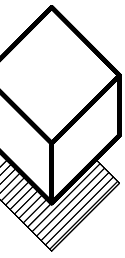
A



B



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DATE		#	ISSUE	DESCRIPTION
4/10/2018		1	SUBMIT TO LPC	

SEAL:

PROJECT TITLE:

**224 CENTRE ST.
NEW YORK, NY**

DRAWING TITLE:

BAXTER STREET PHOTOS

PROJECT # **08203** SHEET: **10 of 12**

SHEET #
A-104.00

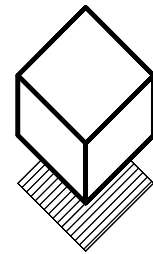
B-SCAN



D



E



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DATE		#	ISSUE	DESCRIPTION
4/10/2018		1	SUBMIT TO LPC	

SEAL:

PROJECT TITLE:

224 CENTRE ST.
NEW YORK, NY

DRAWING TITLE:

BAXTER STREET PHOTOS

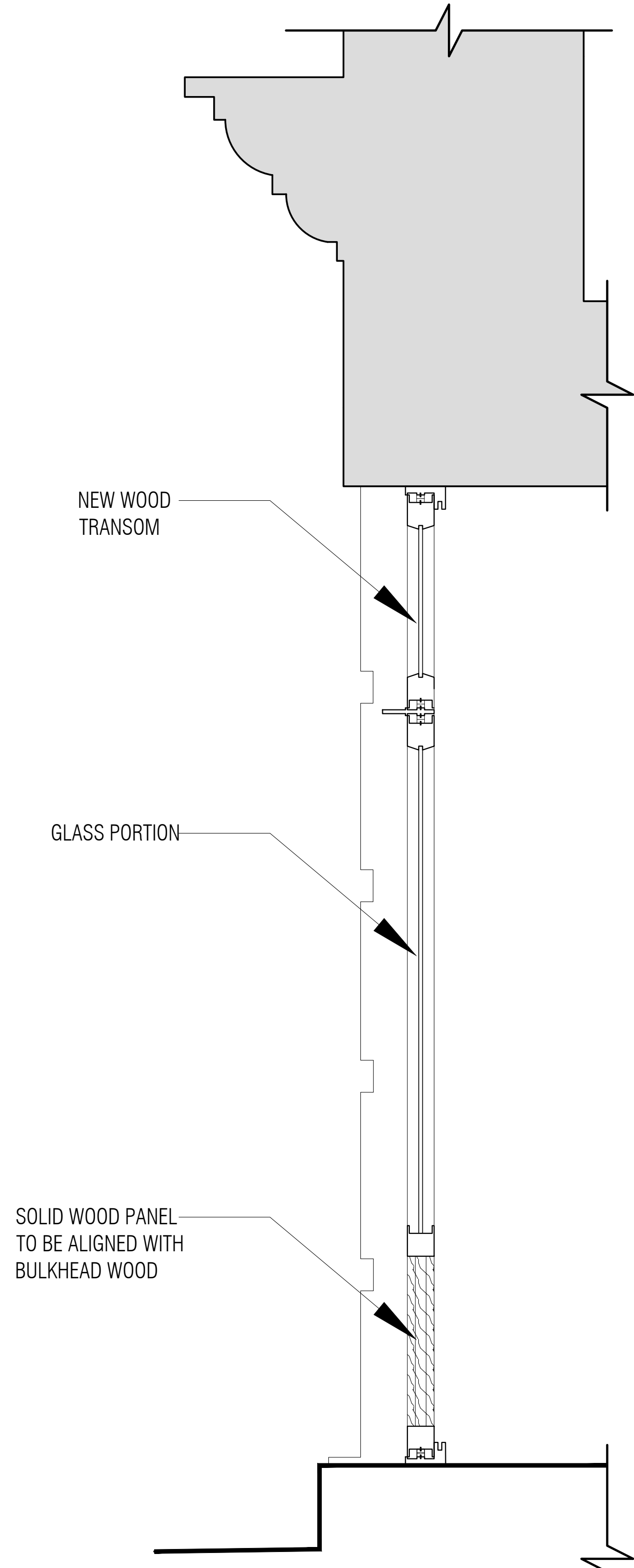
PROJECT # 08203 SHEET: 11 of 12

SHEET #
A-104.00

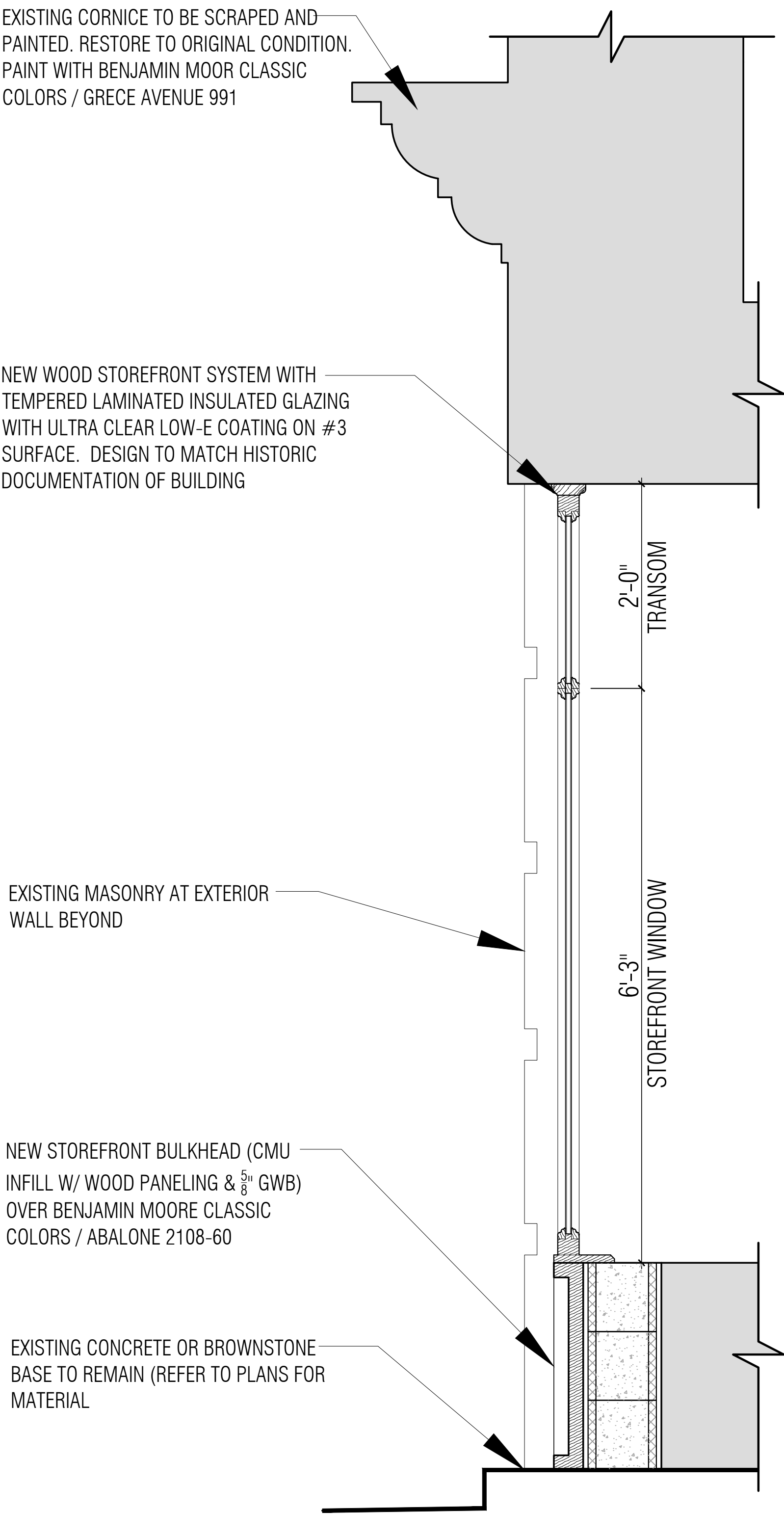
B-SCAN

COLOR CHIP

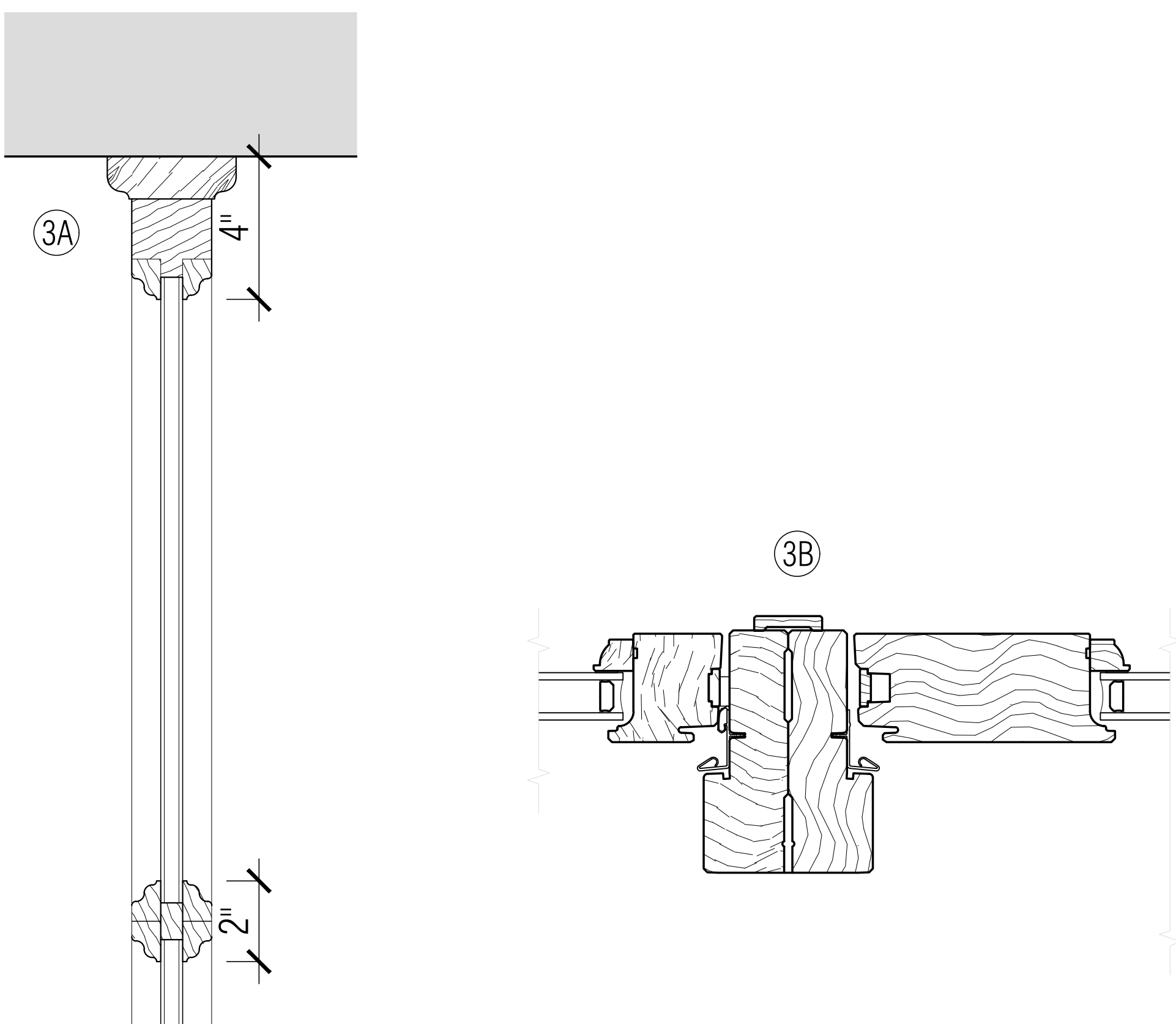
BENJAMIN MOOR ABALONE 2108-60



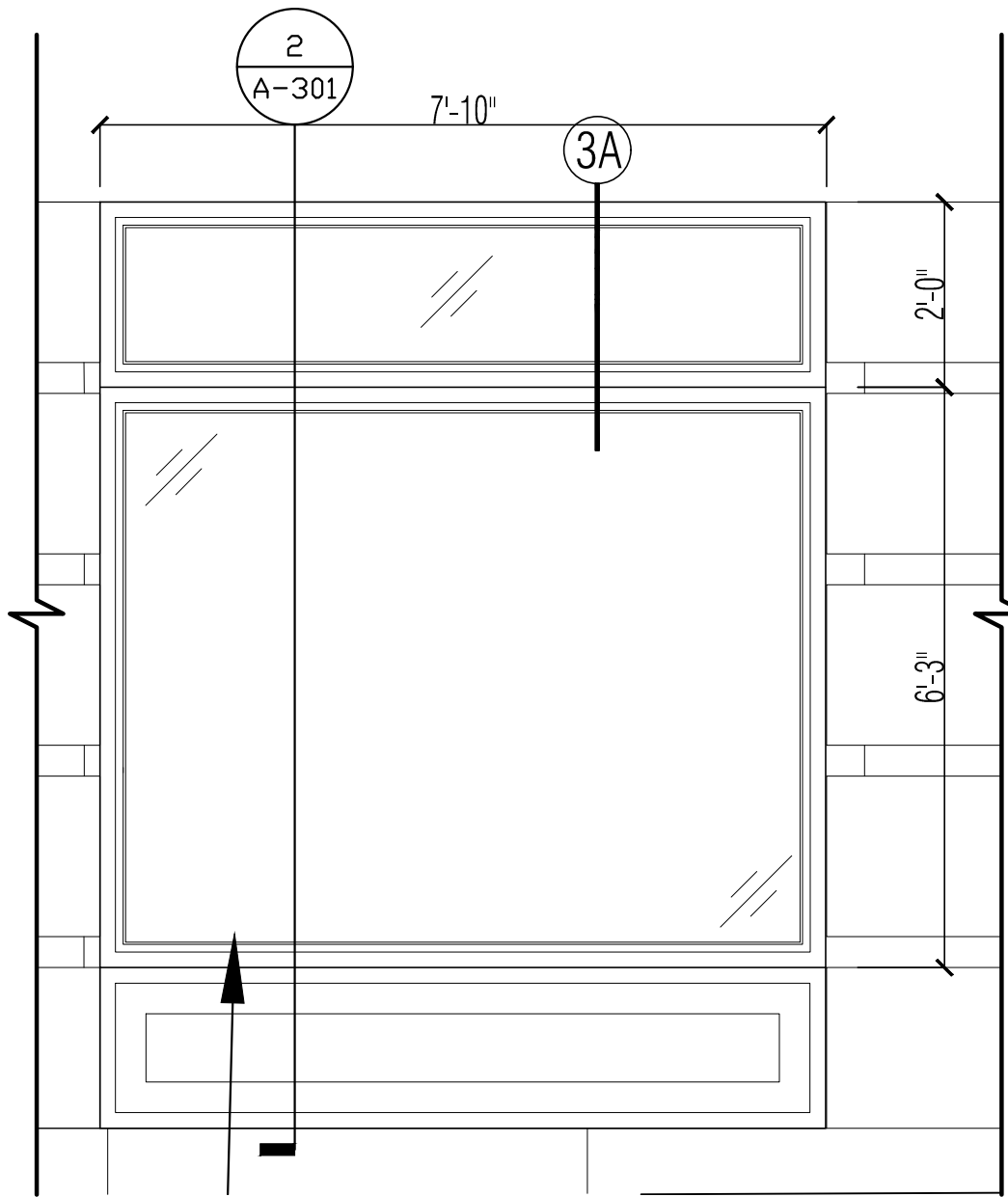
1 DOOR DETAIL
SCALE: 1"=1'-0"



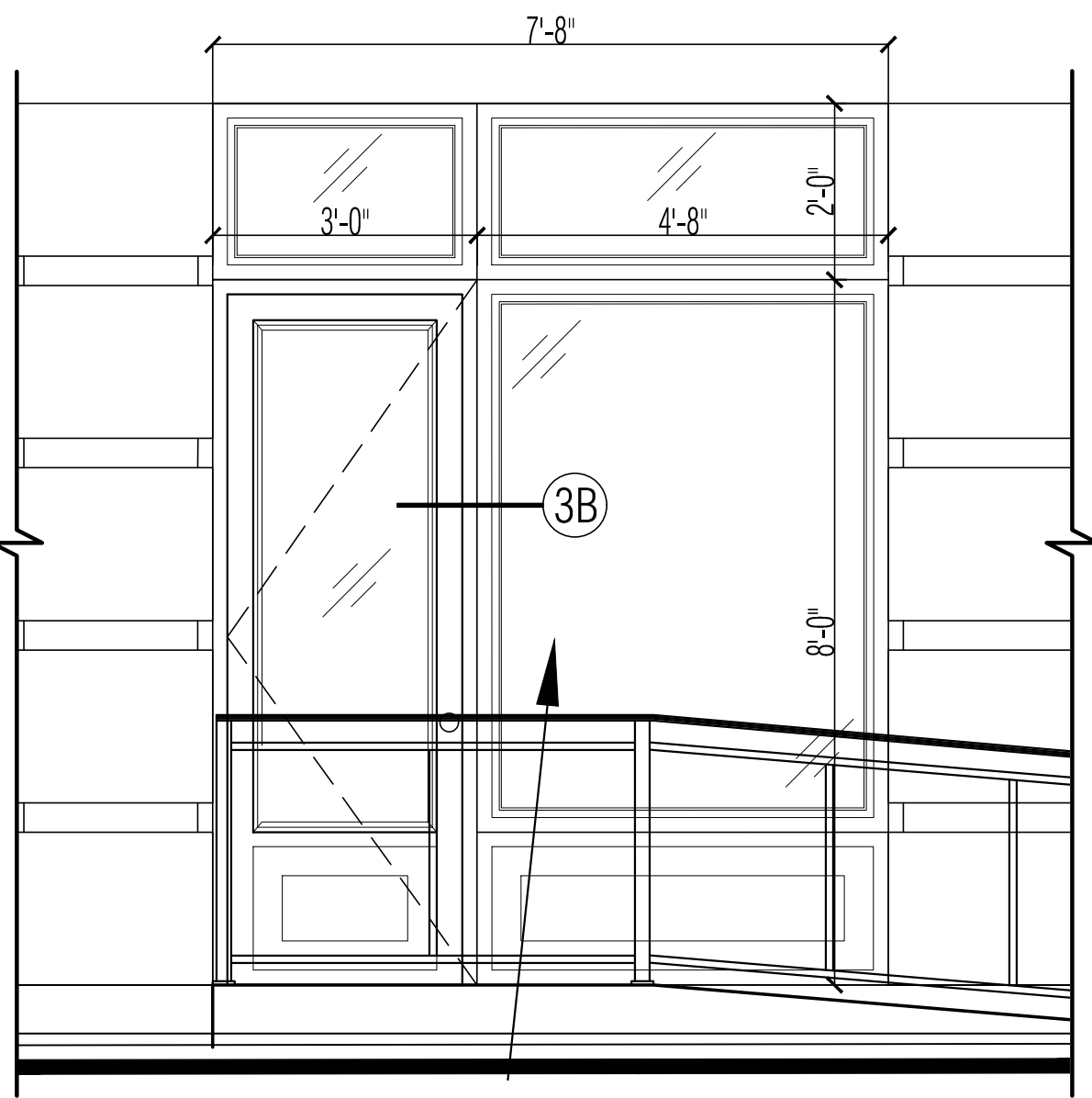
2 PROPOSED STOREFRONT WINDOW DETAIL (TYP.)
SCALE: 1"=1'-0"



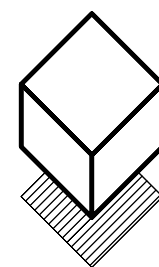
3 PROPOSED DOOR/TRANSOM HEAD/SILL/JAMB DETAIL
SCALE: 6"=1'-0"



4 STOREFRONT WINDOW (TYP.)
SCALE: 1/2"=1'-0"



5 BAXTER STREET ENTRANCE W/ ADA RAMP
SCALE: 1/2"=1'-0"



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SEAL:

PROJECT TITLE:

224 CENTRE ST.
NEW YORK, NY

DRAWING TITLE:

DOOR & WINDOW DETAILS

PROJECT# 08203 SHEET: 12 of 12

SHEET#

A-301.00

B-SCAN