

September 13th, 2022  
Public Hearing

The current proposal is:

Preservation Department – Item 2, LPC-23-00180

## 65 Spring Street – SoHo-Cast Iron Historic District Extension Borough of Manhattan

To Testify Please Join Zoom

**Webinar ID:** 851 5728 9933

**Passcode:** 435752

By Phone: 1 646-558-8656 US (New York)

877-853-5257 (Toll free) US

888 475 4499 (Toll free)

**Note:** If you want to testify on an item, join the Zoom webinar at the agenda’s “Be Here by” time (about an hour in advance). When the Chair indicates it’s time to testify, “raise your hand” via the Zoom app if you want to speak (\*9 on the phone). Those who signed up in advance will be called first.

# 65 SPRING STREET STOREFRONT REPLACEMENT

**P** **K** PKSB ARCHITECTS, P.C.  
630 NINTH AVE.  
SUITE 1200  
NEW YORK, NY 10036  
212 594 2010  
[www.pksb.com](http://www.pksb.com)

**STRUCTURAL ENGINEER**

SDG ENGINEERING, P.C.  
121 HUNTINGTON RD.  
PORT WASHINGTON, NY 11050  
T(516) 944-5430 F(516) 944-5431

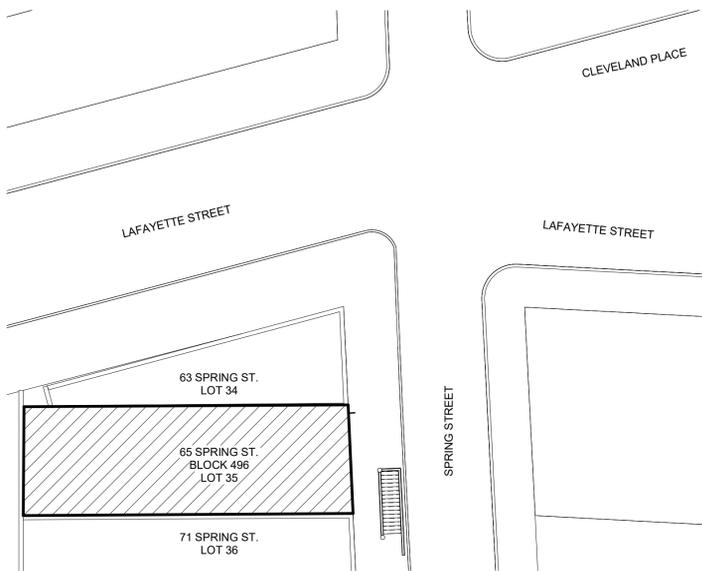


## BUILDING INFORMATION

ADDRESS: 65 SPRING STREET, NEW YORK, NY 10012  
BOROUGH: MANHATTAN  
BLOCK: 496  
LOT: 35  
LOT FRONTAGE: 25 FT  
LOT DEPTH: 78 FT  
LOT AREA: 1,927 FT  
ZONING MAP: 12C  
ZONING DISTRICT: M1-5/R7D  
HISTORIC DISTRICT: SOHO-CAST IRON HISTORIC DISTRICT EXTENSION

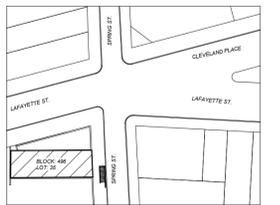
## SCOPE OF WORK

- GROUND FLOOR RETAIL SPACE INTERIOR RENOVATION
- RESIDENTIAL LOBBY RENOVATION
- INSTALLATION OF NEW STOREFRONT
- BARRIER FREE ACCESS
- RELOCATION OF HISTORIC CAST IRON COLUMNS

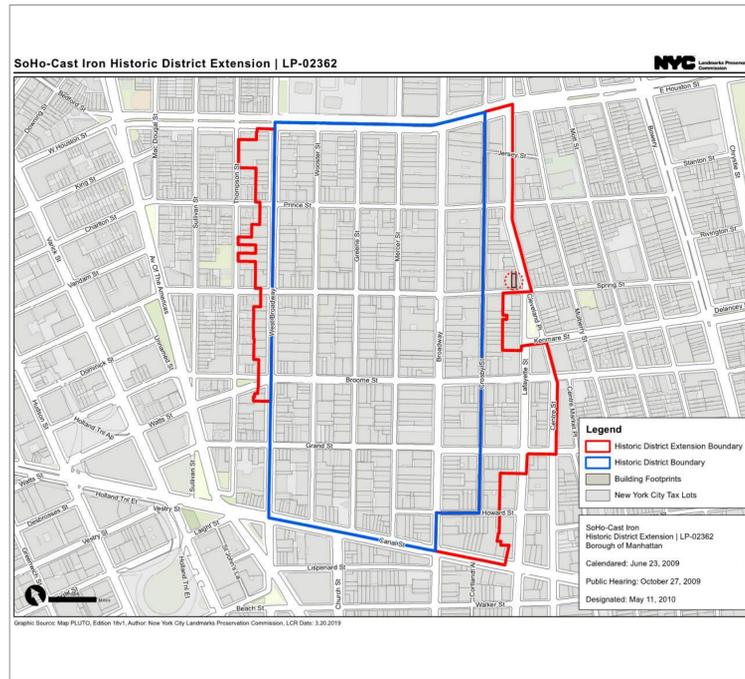


3 PLOT PLAN  
1" = 20'-0"

ARCHITECTURAL DRAWING INDEX - SHEET - LANDMARKS		
NUMBER	SHEET NAME	ISSUE DATE
LPC000	COVER SHEET	08/04/2022
LPC001	HISTORIC CONDITIONS	08/04/2022
LPC002	EXISTING CONDITIONS PHOTOS	08/04/2022
LPC003	EXISTING FIRST FLOOR PLAN	08/04/2022
LPC004	PROPOSED FIRST FLOOR PLAN	08/04/2022
LPC005	HISTORIC, EXISTING AND PROPOSED FRONT FACADE	08/04/2022
LPC006	ENLARGED STOREFRONT PLAN AND ELEVATION	08/04/2022
LPC007	ENLARGED EXISTING ENTRY DETAILS	08/25/22
LPC008	ENLARGED PROPOSED ENTRY DETAILS	08/25/22
LPC009	EXISTING AND PROPOSED STREET VIEWS	08/04/2022
LPC010	EXISTING AND PROPOSED STREET VIEWS	08/04/2022
LPC011	HISTORIC PRECEDENT	08/04/2022
LPC012	HISTORIC PRECEDENT	08/04/2022
LPC013	HISTORIC PRECEDENT	08/04/2022
LPC014	DESIGN PRECEDENTS	08/04/2022
LPC015	EXISTING AND PROPOSED WALL SECTIONS	08/04/2022
LPC016	EXISTING AND PROPOSED WALL SECTIONS	08/04/2022
LPC017	EXISTING AND PROPOSED WALL SECTIONS	08/04/2022
LPC018	EXTERIOR DETAILS	08/04/2022
LPC019	EXTERIOR DETAILS	08/04/2022
LPC020	EXTERIOR DETAILS	08/04/2022
LPC021	EXTERIOR DETAILS	08/04/2022
LPC022	STREET VIEW	08/04/2022
LPC022.1	APPENDIX SEPARATION SHEET	08/26/22
LPC023	CONSTRUCTION PHASE ONE	08/25/22
LPC024	CONSTRUCTION PHASE 2	08/25/22



NOT FOR CONSTRUCTION



1 HISTORIC MAP



2 ZONING MAP

**ZONING MAP**  
THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:  
R - RESIDENTIAL DISTRICT  
C - COMMERCIAL DISTRICT  
M - MANUFACTURING DISTRICT

**LEGEND:**

- [Hatched Box] SITE LOCATION
- [Red Dashed Box] WORK AREA

Effective Date(s) of Rezoning:  
#12-15-2021 C 210146 ZM  
#12-15-2021 C 230262 ZM  
#12-15-2021 C 210422 ZM

MAP KEY  
8b 8d 9b  
12a 12c 13a  
12b 12d 13b

ZONING MAP 12C

Date	No.	Description
08/30/2022	3	LPC PUBLIC HEARING
08/03/2022	2	COMMUNITY BOARD PRESENTATION
07/07/2022	1	LPC INITIAL SUBMISSION

## 65 SPRING STREET

65 SPRING STREET  
NEW YORK, NY 10012

## COVER SHEET

Project Number: 2209	Signature & Date:
Drawn By: AB	
Checked By: RB	
Date: As Indicated	

# LPC000



① 65 SPRING ST. 1940 TAX LOT PHOTO



④ 63 SPRING ST. 1940 TAX LOT PHOTO

**DESIGNATION REPORT EXCERPT**

DATE OF CONSTRUCTION: 1878 (NB 105-1878)

ARCHITECT: WILLIAM E. WARING

ORIGINAL OWNER: HENRY THOLE

TYPE: STORES AND TENEMENTS

STYLE: ALTERED ITALIANATE

STORIES: 5

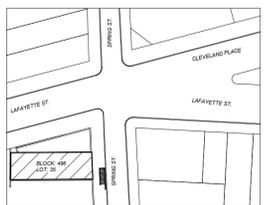
STRUCTURE/MATERIAL: CEMENT STUCCO

FEATURES: THREE BAYS AT THE FIRST STORY; FOUR BAYS AT THE UPPER STORIES; HISTORIC FLUTED AND paneled cast-iron columns (manufactured by Geo. H. Toop 88th St. & 4th Ave.) at the first story, flanking non-historic aluminum-and-glass storefronts with attached signs; non-historic lamps; historic granite steps; replacement door at the entryway to the upper stories; segmental lintels (altered) at the upper stories; bracketed sills (altered) at the third, fourth, and fifth stories; synthetic replacement sash; bracketed, pressed-metal roof cornice with frieze panels, medallions, and central gable.

HISTORY: THIS FIVE-STORY, ALTERED ITALIANATE STYLE TENEMENT BUILDING WITH GROUND FLOOR STOREFRONTS WAS DESIGNED BY ARCHITECT WILLIAM E. WARING AND BUILT IN 1878 FOR HENRY THOLE AT A TIME WHEN THE AREAS ON THE FRINGE OF SOHO WAS DEVELOPING AS A MIXED USE DISTRICT CONSISTING OF FACTORIES, WAREHOUSES, AND TENEMENTS. THE BUILDING'S FAÇADE, NOW STRIPPED AND COVERED IN CEMENT STUCCO, INCLUDES AN ITALIANATE STYLE WOOD CORNICE WITH BRACKETS, FRIEZE PANELS AND A CENTRAL PEDIMENT. THE GROUND-FLOOR STOREFRONTS HAVE BEEN UNSYMPATHETICALLY ALTERED, BUT THE ORIGINAL paneled AND FLUTED CAST-IRON COLUMNS ARE INTACT. THIS APARTMENT HOUSE, WHICH REMAINS IN RESIDENTIAL USE ON THE UPPER FLOORS, IS EVOCATIVE OF THE TRANSITIONAL PERIOD OF THE SOHO AREA WHEN BOTH LOFT BUILDINGS AND MULTIPLE DWELLINGS WERE BEING CONSTRUCTED IN THE AREA. SIGNIFICANT ALTERATIONS: THE WINDOW LINTELS HAVE BEEN STRIPPED AND THE FAÇADE COVERED WITH CEMENT STUCCO.

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SDG ENGINEERING, P.C.  
 121 HUNTINGTON RD.  
 PORT WASHINGTON, NY 11050  
 T(516) 944-5430 F (516) 944-5431



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Approval:

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08/30/2022	3	LPC PUBLIC HEARING
08/03/2022	2	COMMUNITY BOARD PRESENTATION
07/07/2022	1	LPC INITIAL SUBMISSION

**65 SPRING STREET**

65 SPRING STREET  
 NEW YORK, NY 10012

Drawing Title:

**HISTORIC  
 CONDITIONS**

Paper Number	Signature & Date
2209	
Drawn By: AB	
Checked By: RB	
Scale: 12" = 1'-0"	

**LPC001**

Alteration Type 2 Application Number

Drawing



6 EXISTING PHOTO - FRONT FACADE



7 EXISTING COMMEMORATIVE BUILDING PLAQUE  
12" = 1'-0"



5 EXISTING PHOTO - CENTER COLUMN BASE



4 EXISTING PHOTO - CENTER COLUMN TOP



1 EXISTING PHOTO - STOREFRONT



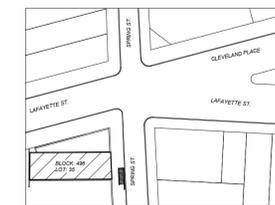
2 EXISTING PHOTO - CENTER COLUMN



3 EXISTING PHOTO - RIGHT CORNER COLUMN

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**65 SPRING STREET**

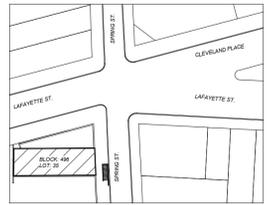
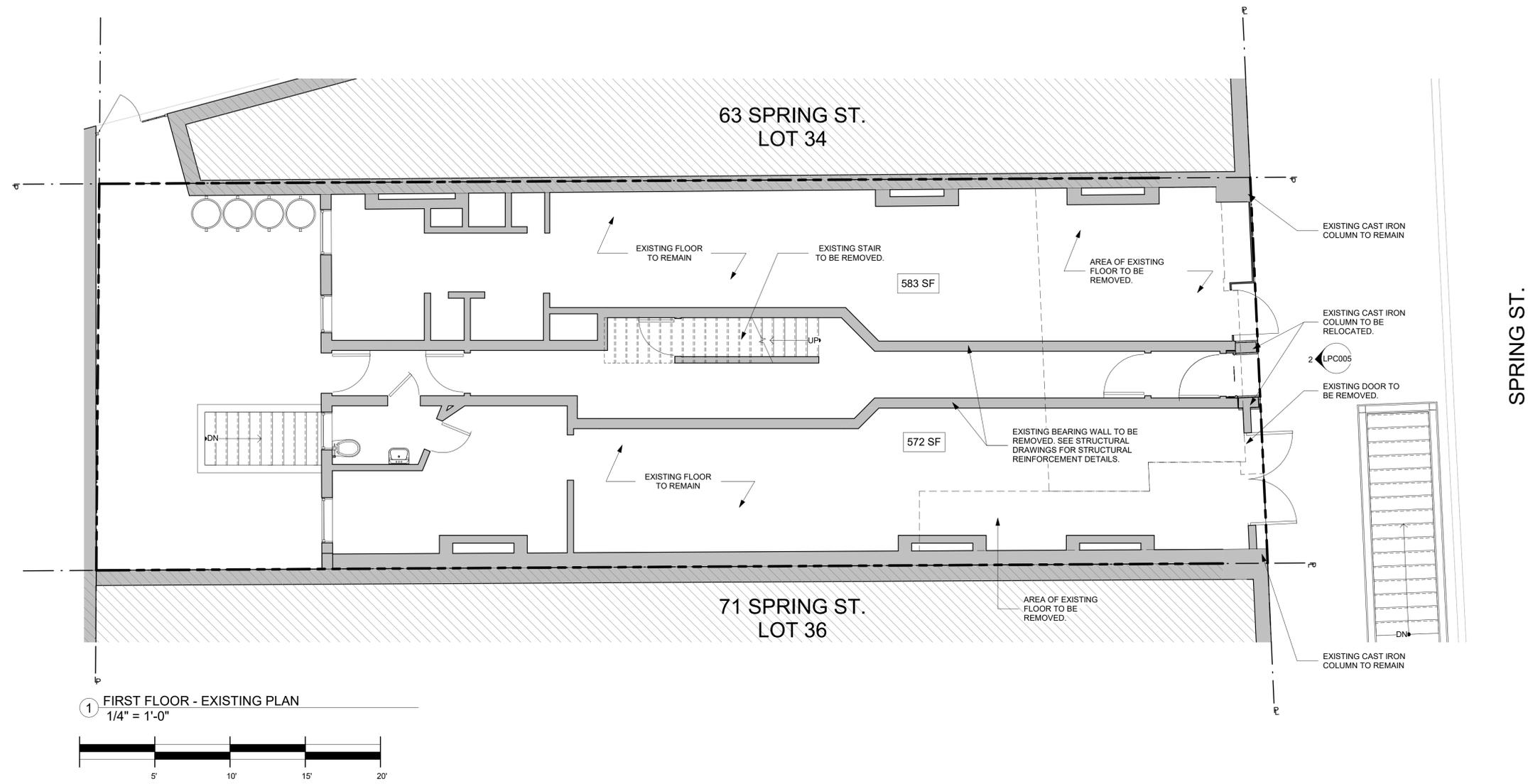
65 SPRING STREET  
NEW YORK, NY 10012

**EXISTING  
CONDITIONS  
PHOTOS**

Paper Number: 2209	Signature & Date:
Drawn By: AB	
Checked By: RB	
Scale: 12" = 1'-0"	

**LPC002**

 EXISTING WALL  
 EXISTING WALL TO BE DEMOLISHED  
 NEW WALL



SPRING ST.

NOT FOR CONSTRUCTION

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65 SPRING STREET

65 SPRING STREET  
NEW YORK, NY 10012

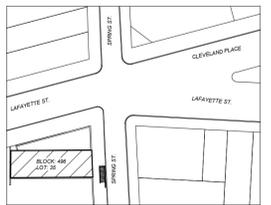
EXISTING FIRST FLOOR PLAN

Paper Number: 2209	Signature & Seal
Drawn By: AB	
Checked By: RB	
Scale: 1/4" = 1'-0"	

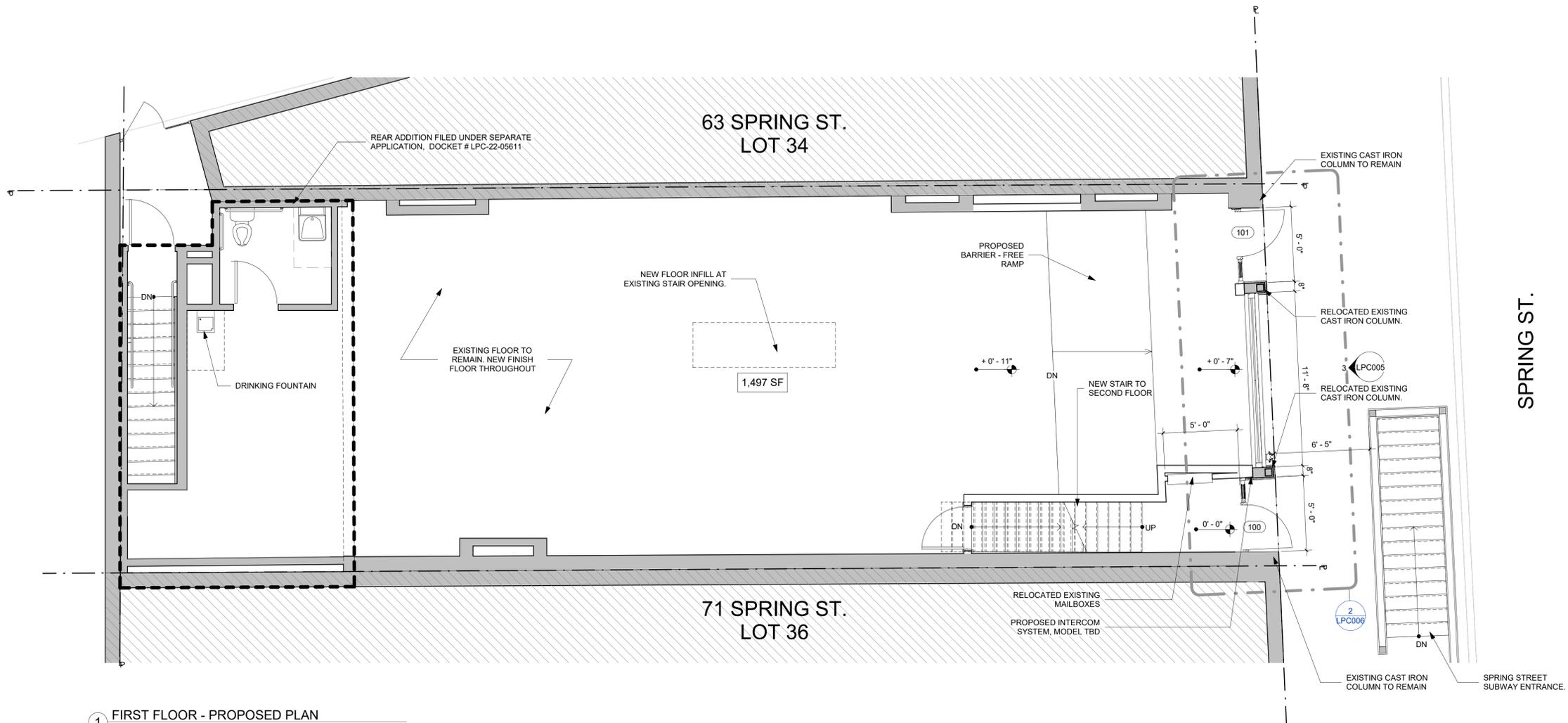
**LPC003**

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 121 HUNTINGTON RD.  
 PORT WASHINGTON, NY 11050  
 T(516) 944-5430 F(516) 944-5431



- EXISTING WALL
- EXISTING WALL TO BE DEMOLISHED
- NEW WALL



① FIRST FLOOR - PROPOSED PLAN  
 1/4" = 1'-0"

NOT FOR CONSTRUCTION

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**65 SPRING STREET**

65 SPRING STREET  
 NEW YORK, NY 10012

**PROPOSED FIRST FLOOR PLAN**

Paper Number: 2209	Signature & Seal
Drawn By: AB	
Checked By: RB	
Scale: 1/4" = 1'-0"	

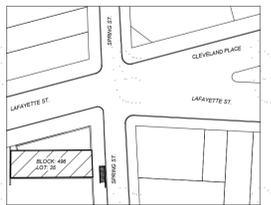
**LPC004**

Alteration Type 2 Application Number

Drawing Number

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SDG ENGINEERING, P.C.  
 121 HUNTINGTON RD.  
 PORT WASHINGTON, NY 11050  
 T(516) 944-5430 F(516) 944-5431



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**65 SPRING STREET**

65 SPRING STREET  
 NEW YORK, NY 10012

**HISTORIC, EXISTING AND PROPOSED FRONT FACADE**

Paper Number: 2209	Signature & Date:
Drawn By: AB	
Checked By: RB	
Date: 1/4" = 1'-0"	

**LPC005**



CORNICE  
 57' - 3 3/8" (57.28')

ROOF  
 54' - 5 3/8" (54.44')

ROOF LOW POINT  
 52' - 2" (52.17')

FIFTH FLOOR  
 41' - 10" (41.83')

FOURTH FLOOR  
 32' - 0" (32.00')

THIRD FLOOR  
 22' - 2" (22.17')

SECOND FLOOR  
 11' - 10" (11.83')

FIRST FLOOR  
 0' - 11" (0.92')

RETAIL ENTRANCE  
 0' - 7" (0.58')

RESIDENTIAL VEST.  
 0' - 0" (0.00')

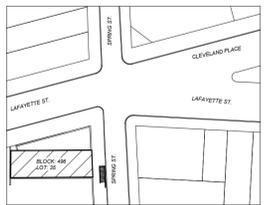
1 HISTORIC FRONT FACADE  
 1/4" = 1'-0"

2 EXISTING FRONT FACADE  
 1/4" = 1'-0"

3 PROPOSED FRONT FACADE  
 1/4" = 1'-0"

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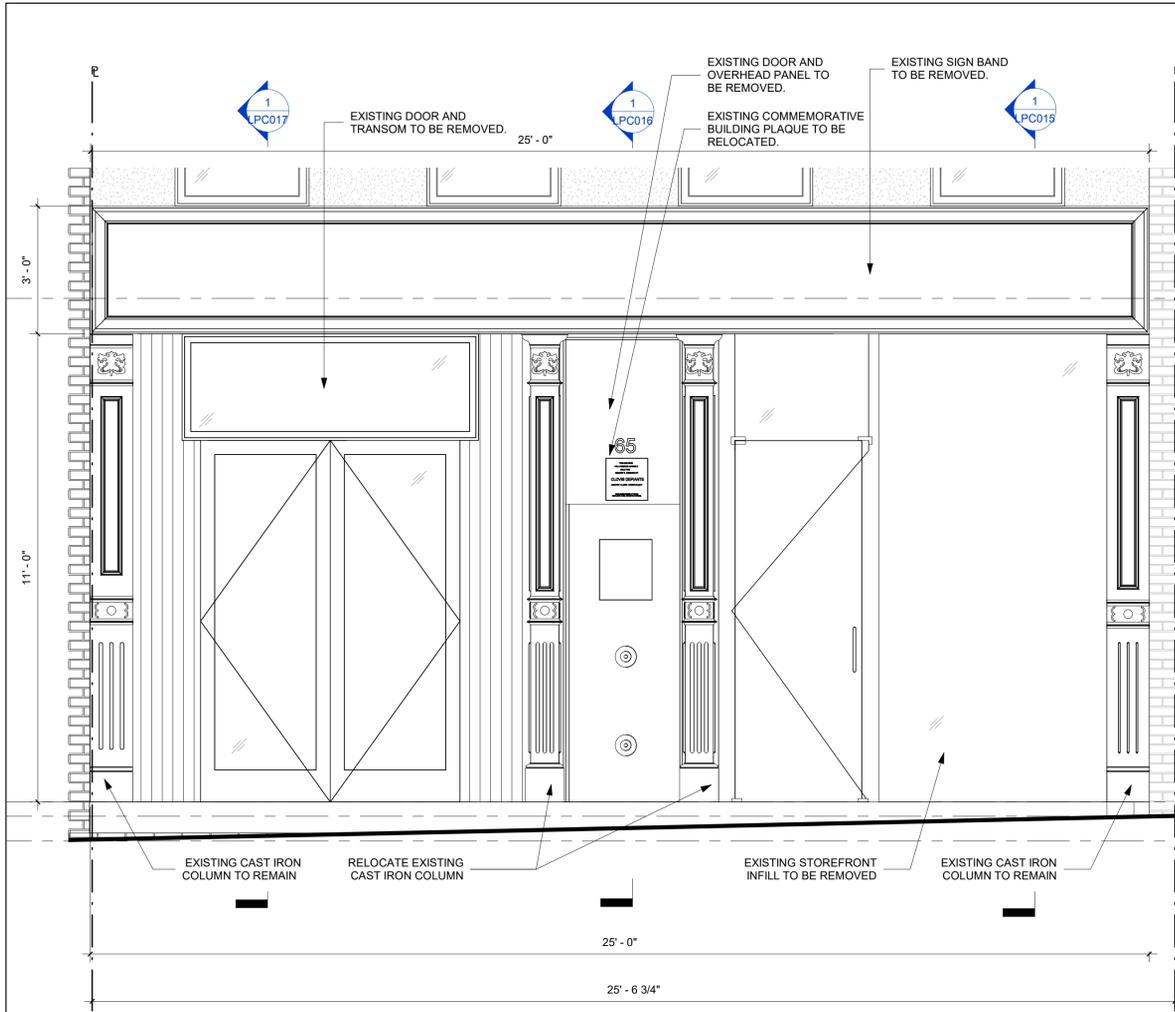
**65 SPRING STREET**

65 SPRING STREET  
 NEW YORK, NY 10012

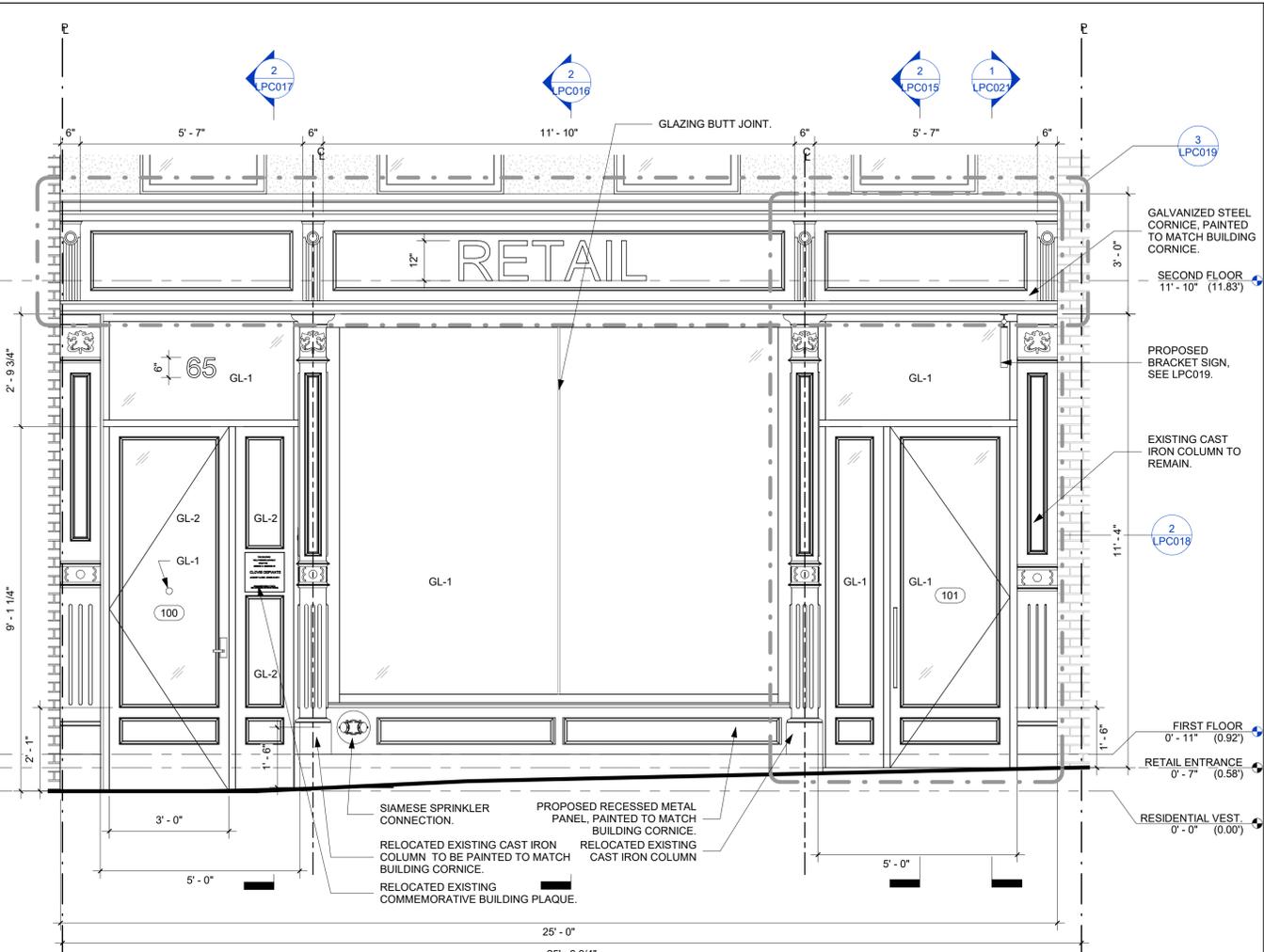
**ENLARGED STOREFRONT PLAN AND ELEVATION**

Paper Number: 2209	Signature & Seal
Drawn By: AB	
Checked By: RB	
Scale: 1/2" = 1'-0"	

**LPC006**



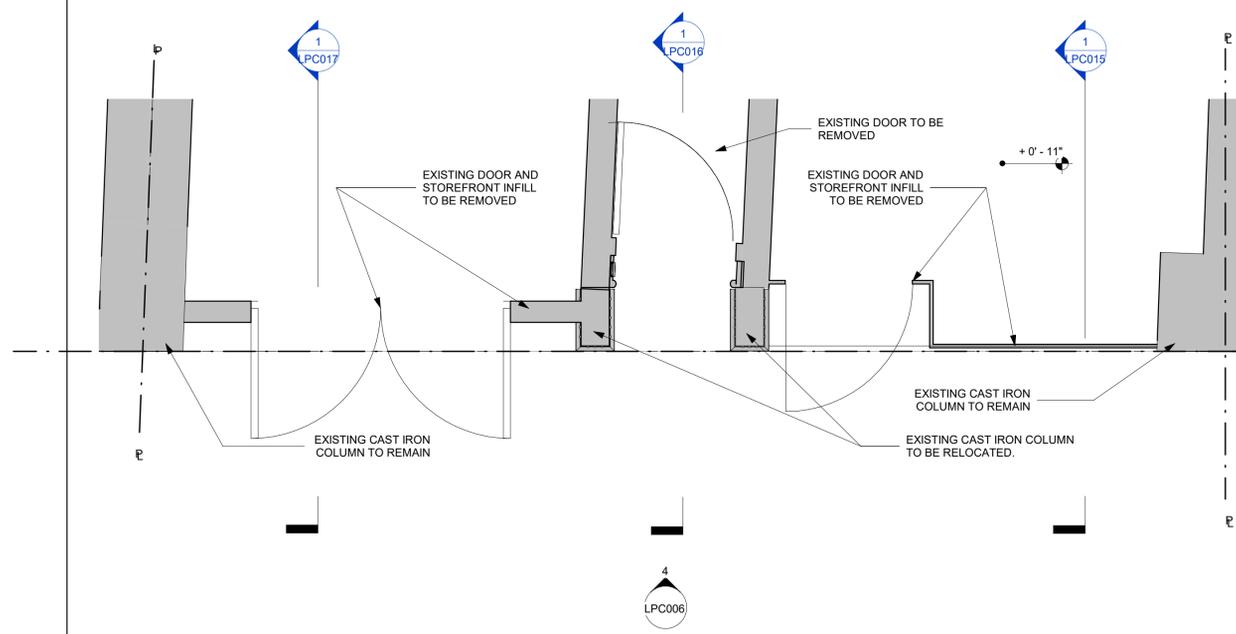
**4** EXISTING ENLARGED FRONT FACADE  
 1/2" = 1'-0"



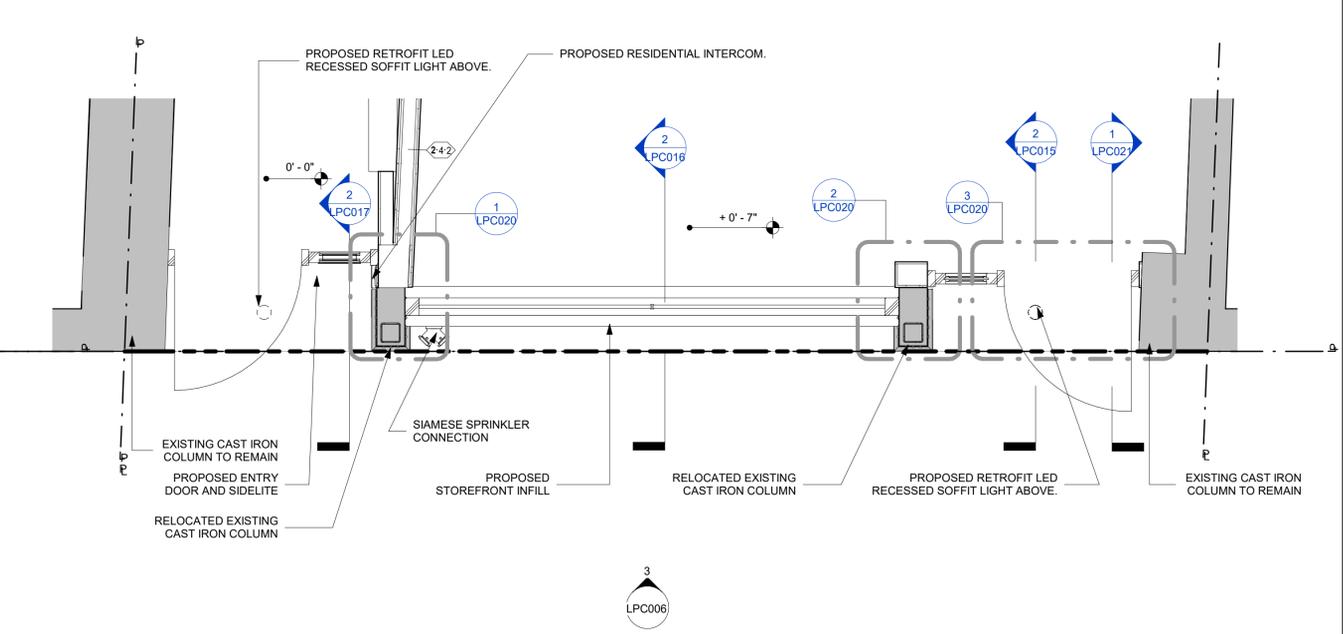
**3** PROPOSED ENLARGED FRONT FACADE  
 1/2" = 1'-0"

**GLASS TYPE LEGEND:**

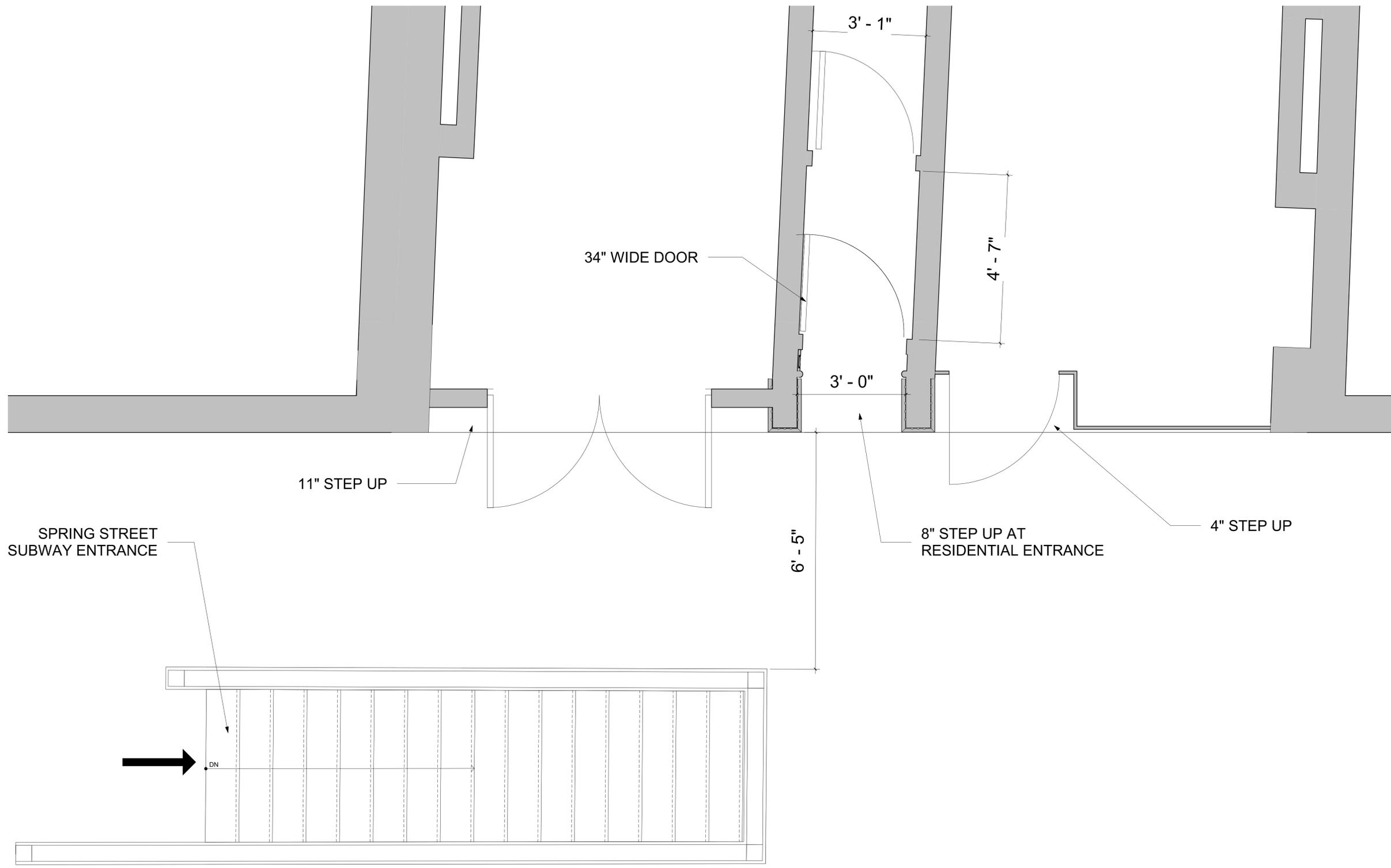
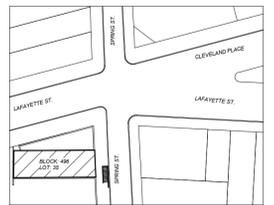
- GL-1: CLEAR GLASS
- GL-2: FROSTED GLASS



**1** STOREFRONT ENLARGED PLAN - EXISTING  
 1/2" = 1'-0"



**2** STOREFRONT ENLARGED PLAN - PROPOSED  
 1/2" = 1'-0"



NOT FOR CONSTRUCTION

Date	No.	Description
08/30/2022	3	LPC PUBLIC HEARING

**65 SPRING STREET**

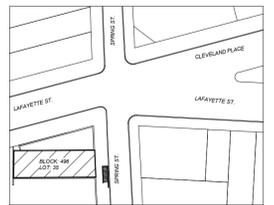
65 SPRING STREET  
 NEW YORK, NY 10012

**ENLARGED EXISTING ENTRY DETAILS**

Project Number: 2209	Signature & Seal
Drawn By: AB	
Checked By: RB	
Scale: 3/4" = 1'-0"	

**LPC007**

① ENLARGED PLAN - EXISTING  
 3/4" = 1'-0"



NOT FOR CONSTRUCTION

Date	No.	Description
08/30/2022	3	LPC PUBLIC HEARING

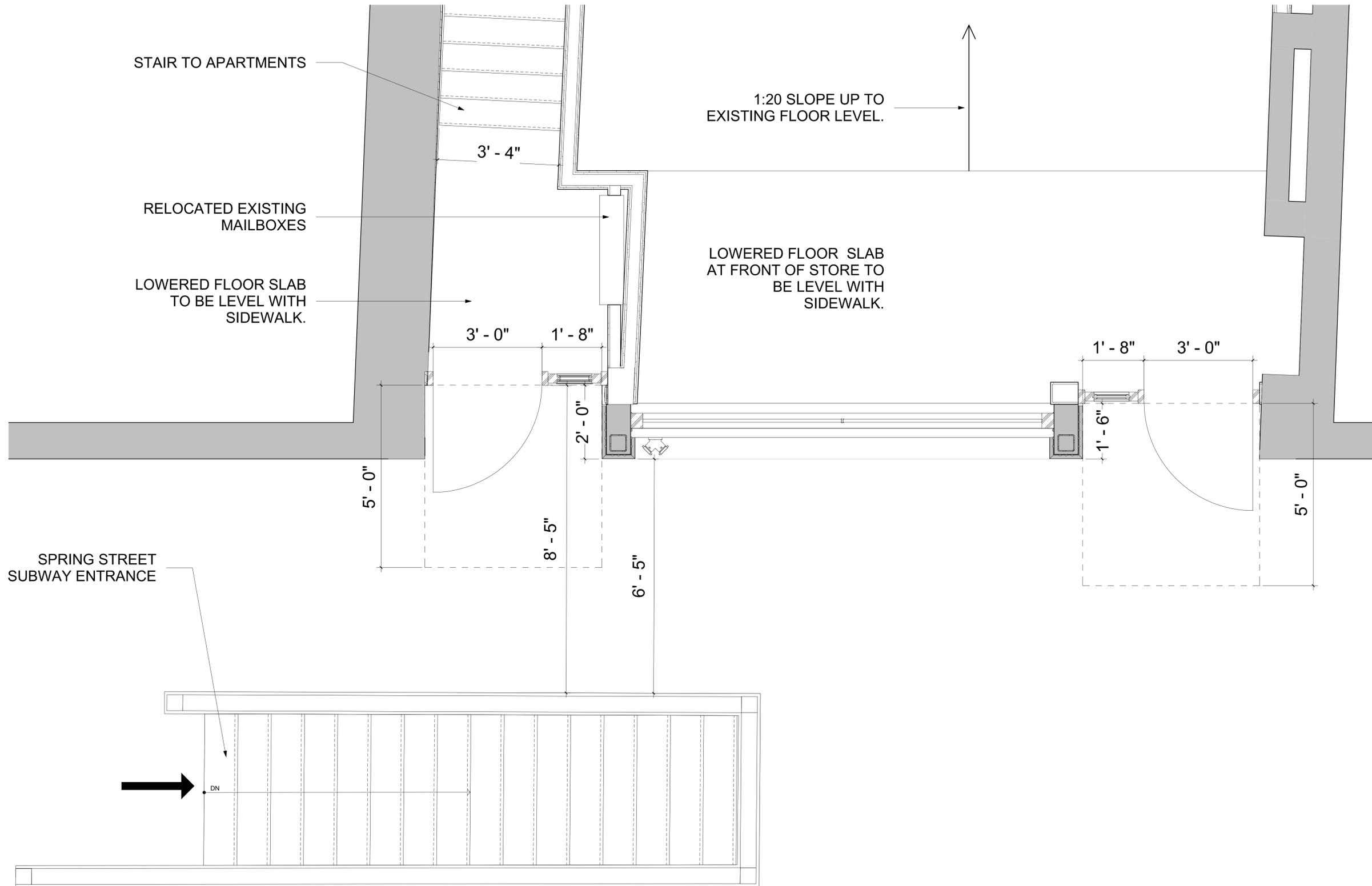
**65 SPRING STREET**

65 SPRING STREET  
NEW YORK, NY 10012

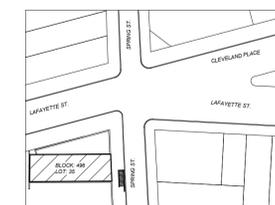
**ENLARGED  
PROPOSED ENTRY  
DETAILS**

Paper Number: 2209	Signature & Seal
Drawn By: AB	
Checked By: RB	
Scale: 3/4" = 1'-0"	

**LPC008**



① ENLARGED PLAN - PROPOSED  
3/4" = 1'-0"



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07/07/2022	1	LPC INITIAL SUBMISSION

**65 SPRING STREET**

65 SPRING STREET  
 NEW YORK, NY 10012

**EXISTING AND PROPOSED STREET VIEWS**

Paper Number: 2209	Signature & Seal
Drawn By: AB	
Checked By: RB	
Scale: 12" = 1'-0"	

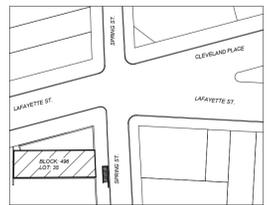
**LPC009**



① EXISTING STREET VIEW



② PROPOSED STREET VIEW



NOT FOR CONSTRUCTION

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**65 SPRING STREET**

65 SPRING STREET  
 NEW YORK, NY 10012

**EXISTING AND PROPOSED STREET VIEWS**

Paper Number: 2209 Drawn By: AB Checked By: RB Date: 12" = 1'-0" Drawing Number:	Signature & Date:
--	-------------------

**LPC010**



① EXISTING STREET VIEW - WEST SPRING ST.



② PROPOSED STREET VIEW - WEST SPRING ST.





① 155 MERCER ST. FRONT FACADE - 1850'S  
HISTORIC FIRE HOUSE



② 155 MERCER ST. FRONT FACADE - 1905



③ 155 MERCER ST. FRONT FACADE - 1950'S  
HISTORIC CAST IRON COLUMNS RELOCATED TO ACCOMMODATE LARGER VEHICLES.



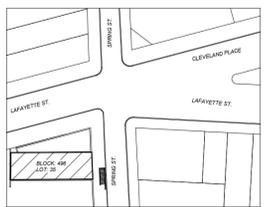
④ 155 MERCER ST. FRONT FACADE - 1980'S  
CONVERTED TO THEATER - 1980'S



⑤ 155 MERCER ST. FRONT FACADE - 2018  
CONVERTED TO RETAIL - 2018

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**HISTORIC PRECEDENT**

Project Number: 2209	Signature & Date:
Drawn By: AB	
Checked By: RB	
Scale: 12" = 1'-0"	

**LPC012**



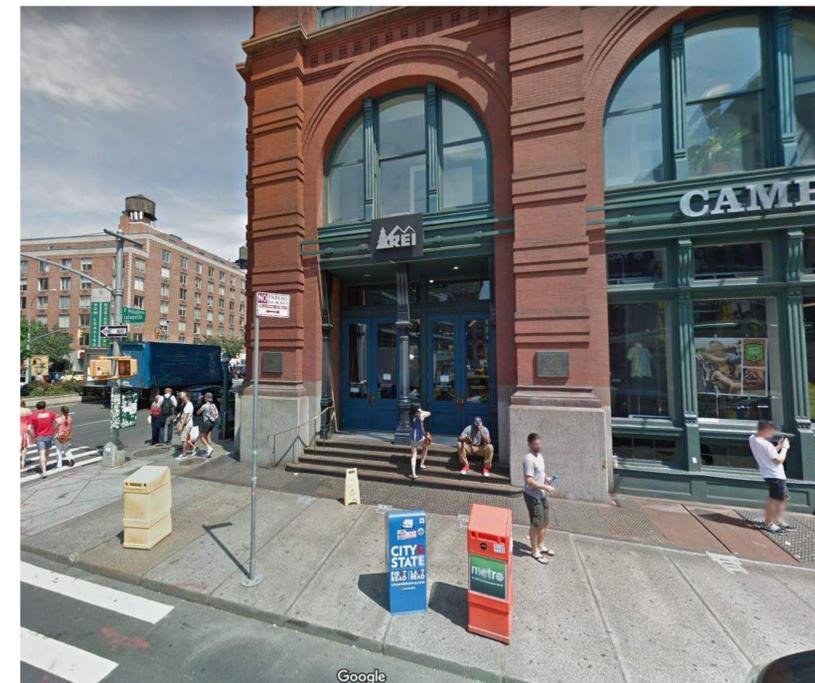
① 295 LAFAYETTE ST. 1940 TAX LOT PHOTO



② 295 LAFAYETTE ST. - EAST HOUSTON CORNER



③ 295 LAFAYETTE ST. EXISTING STOREFRONT

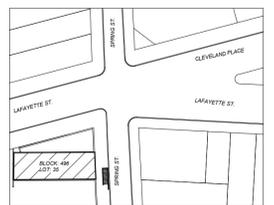


④ 295 LAFAYETTE ST. REPLACED STOREFRONT  
HISTORIC CAST IRON COLUMNS RELOCATED TO ACCOMMODATE NEW RETAIL USE.

**P K** PKSB ARCHITECTS, PC  
630 NINTH AVE.  
SUITE 1200  
NEW YORK, NY 10036  
212 594 2010  
[www.pksb.com](http://www.pksb.com)

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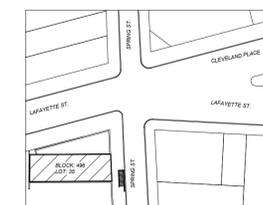
**HISTORIC PRECEDENT**

Paper Number: 2209	Designer	Signature & Date
Checked By:	Checker	
Scale: 12" = 1'-0"		

**LPC013**

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④ 176 LAFAYETTE - 1940 TAX LOT PHOTO  
 12" = 1'-0"



⑤ 349 WEST BROADWAY - 1940 TAX LOT PHOTO  
 12" = 1'-0"



⑥ 462 W BROADWAY - 1940 TAX LOT PHOTO  
 12" = 1'-0"



① 70 GREENE STREET - SOHO  
 12" = 1'-0"



② 35 CROSBY STREET  
 12" = 1'-0"



③ 475 WEST BROADWAY  
 12" = 1'-0"

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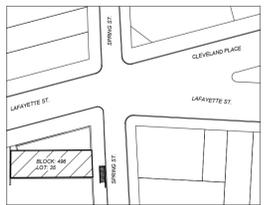
**DESIGN PRECEDENTS**

Paper Number: 2209	Signature & Date:
Drawn By: AB	
Checked By: RB	
Scale: 12" = 1'-0"	

**LPC014**

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NOT FOR CONSTRUCTION

Date	No.	Description
08/30/2022	3	LPC PUBLIC HEARING
08/03/2022	2	COMMUNITY BOARD PRESENTATION
07/07/2022	1	LPC INITIAL SUBMISSION

**65 SPRING STREET**

65 SPRING STREET  
 NEW YORK, NY 10012

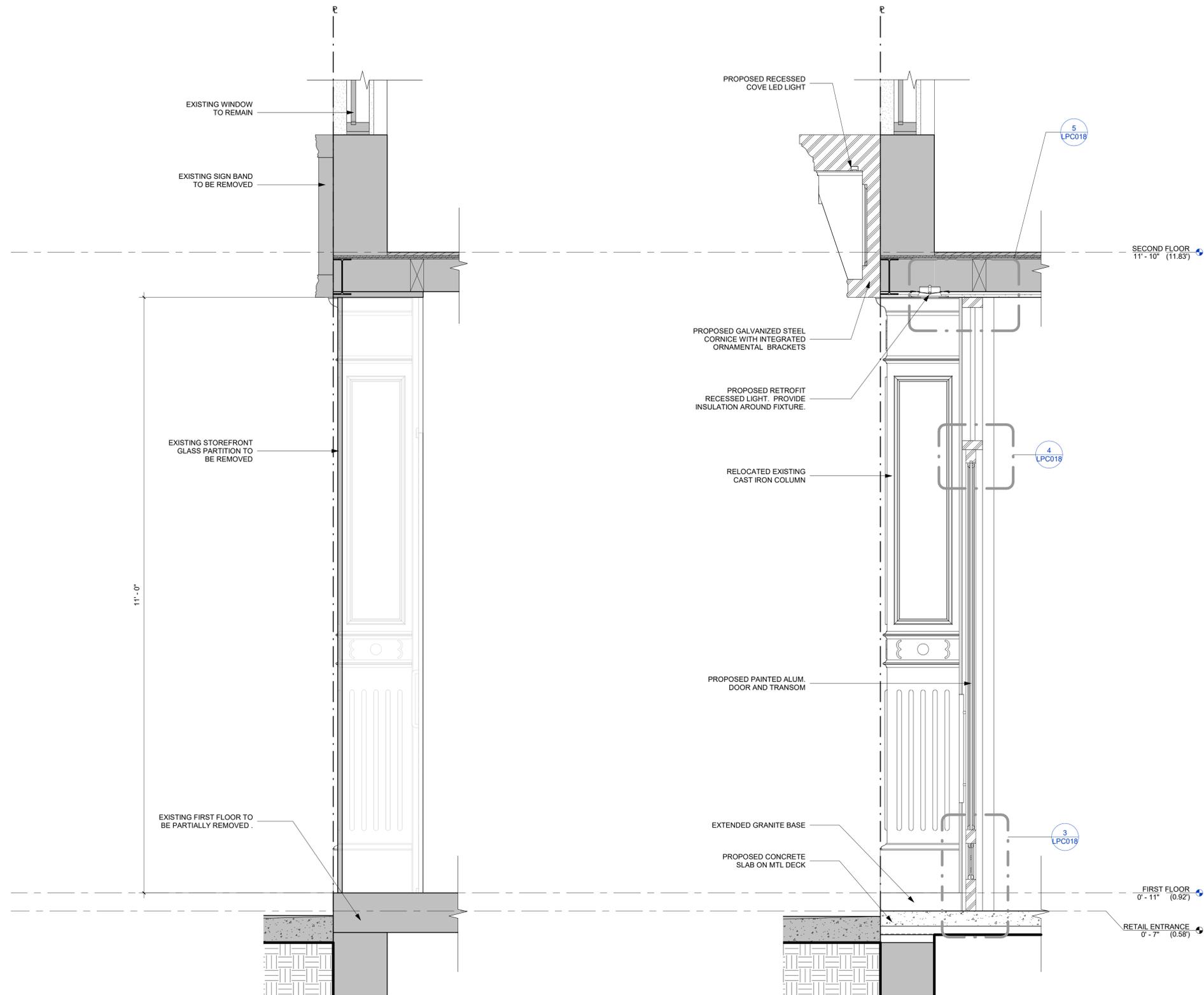
**EXISTING AND PROPOSED WALL SECTIONS**

Paper Number: 2209	Signature & Seal
Drawn By: AB	
Checked By: RB	
Scale: 1" = 1'-0"	

**LPC015**

Alteration Type 2 Application Number

Drawing

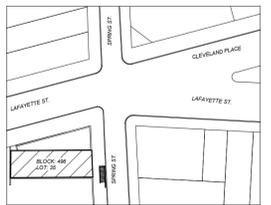


① SECTION THROUGH EXISTING EAST STOREFRONT  
 1" = 1'-0"

② SECTION THROUGH PROPOSED EAST STOREFRONT  
 1" = 1'-0"

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NOT FOR CONSTRUCTION

Date	No.	Description
08/30/2022	3	LPC PUBLIC HEARING
08/03/2022	2	COMMUNITY BOARD PRESENTATION
07/07/2022	1	LPC INITIAL SUBMISSION

**65 SPRING STREET**

65 SPRING STREET  
 NEW YORK, NY 10012

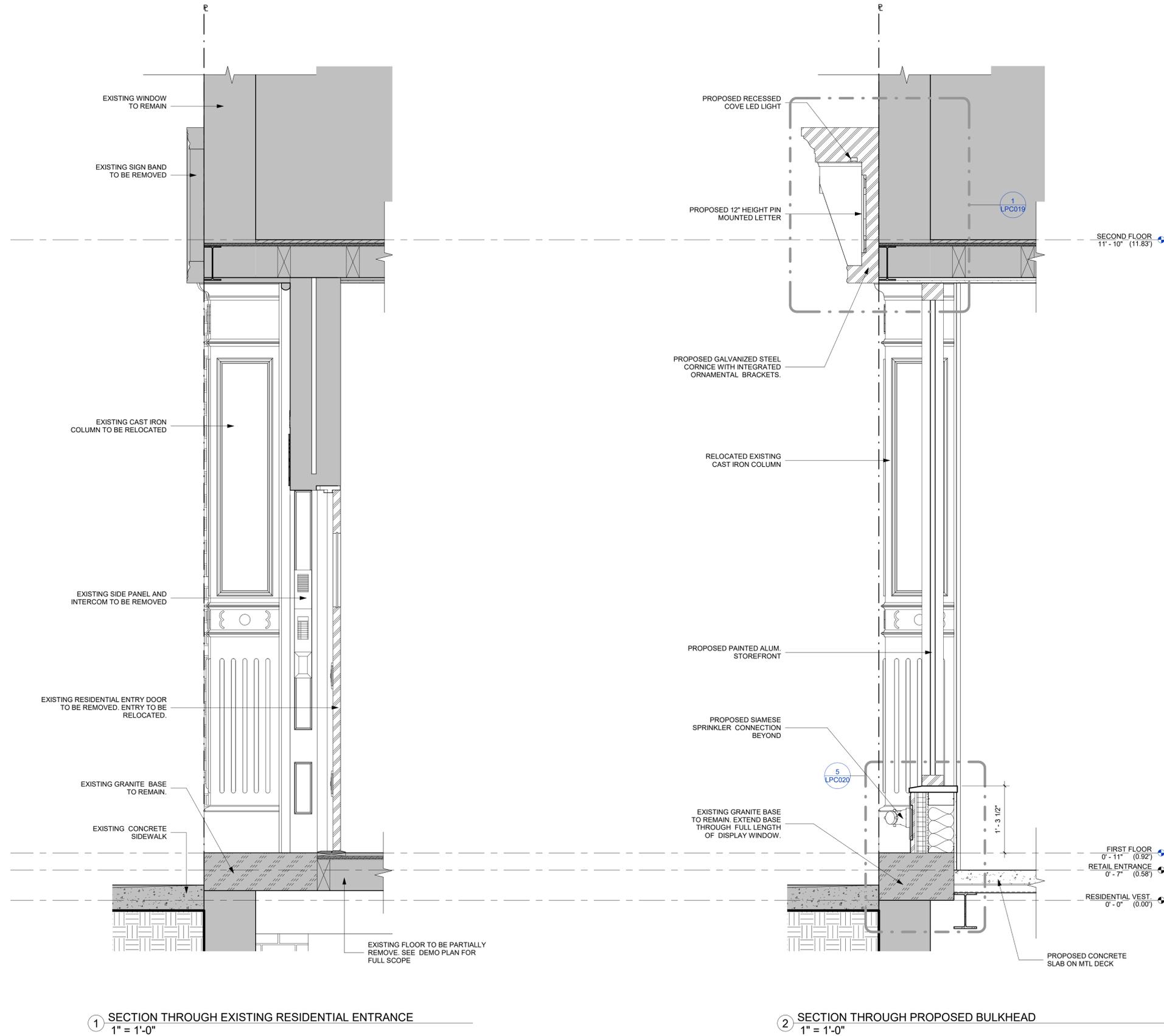
**EXISTING AND PROPOSED WALL SECTIONS**

Paper Number: 2209	Signature & Seal
Drawn By: AB	
Checked By: RB	
Scale: 1" = 1'-0"	

**LPC016**

Alteration Type 2 Application Number

Drawing

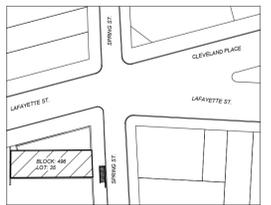


① SECTION THROUGH EXISTING RESIDENTIAL ENTRANCE  
 1" = 1'-0"

② SECTION THROUGH PROPOSED BULKHEAD  
 1" = 1'-0"

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**NOT FOR CONSTRUCTION**

Date	No.	Description
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08/03/2022	2	COMMUNITY BOARD PRESENTATION
07/07/2022	1	LPC INITIAL SUBMISSION

**65 SPRING STREET**

65 SPRING STREET  
 NEW YORK, NY 10012

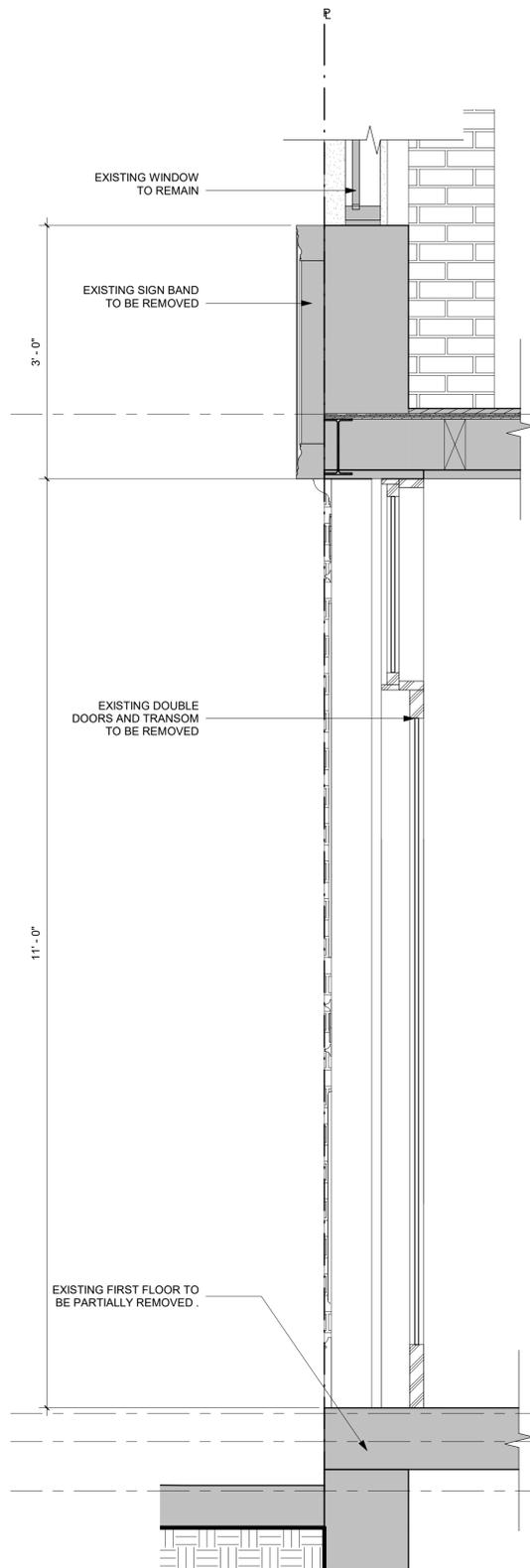
**EXISTING AND PROPOSED WALL SECTIONS**

Paper Number: 2209	Signature & Date:
Drawn By: AB	
Checked By: RB	
Scale: 1" = 1'-0"	

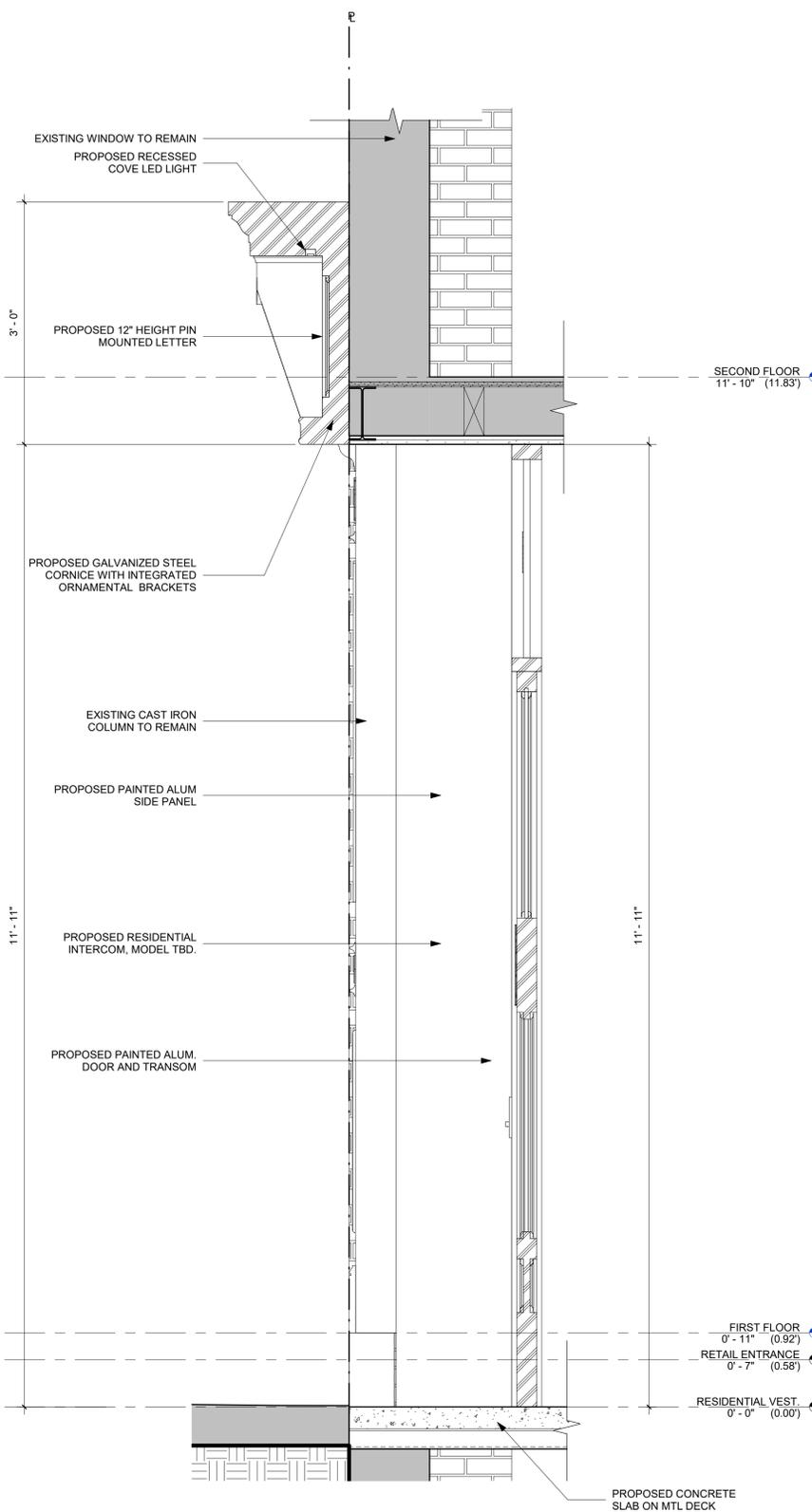
**LPC017**

Alteration Type 2 Application Number

Drawing Number



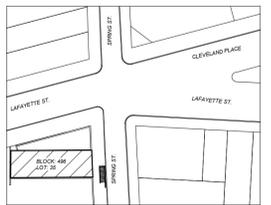
① EXISTING SECTION THROUGH DOUBLE DOORS  
 1" = 1'-0"



② PROPOSED SECTION THROUGH RESIDENTIAL SIDELITE PANEL  
 1" = 1'-0"

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NOT FOR CONSTRUCTION

Date	No.	Description
08/30/2022	3	LPC PUBLIC HEARING
08/03/2022	2	COMMUNITY BOARD PRESENTATION
07/07/2022	1	LPC INITIAL SUBMISSION

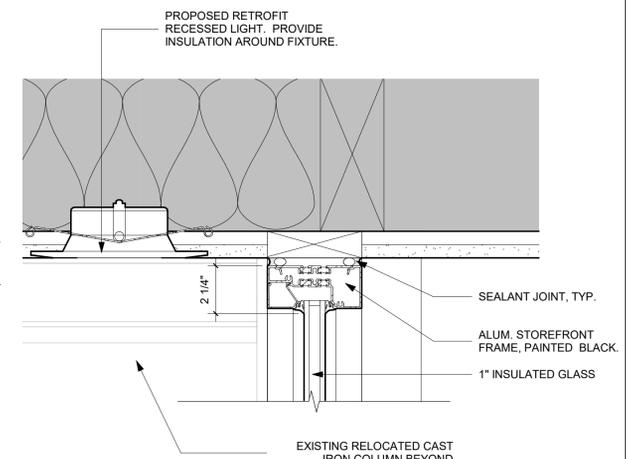
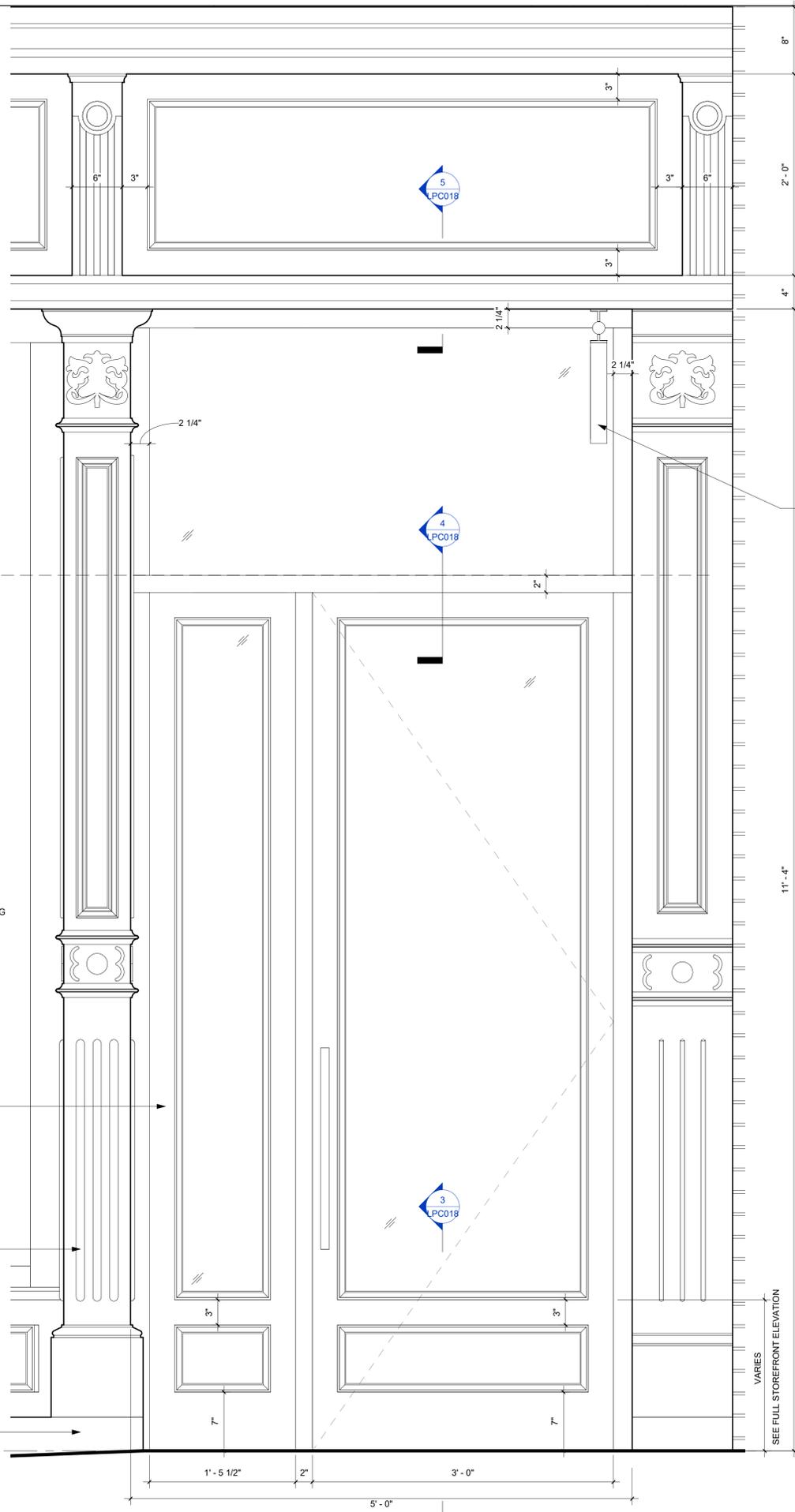
**65 SPRING STREET**

65 SPRING STREET  
 NEW YORK, NY 10012

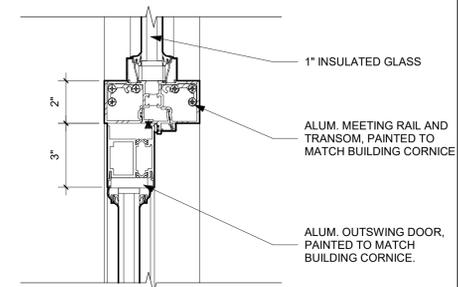
**EXTERIOR DETAILS**

Paper Number: 2209	Signature & Date:
Drawn By: AB	
Checked By: RB	
Date: As Indicated	

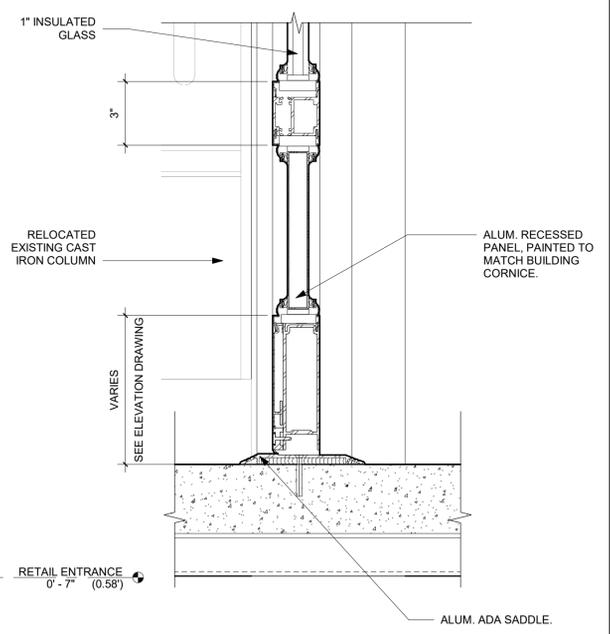
**LPC018**



**5 STOREFRONT TYPICAL HEAD DETAIL**  
 3" = 1'-0"



**4 DOOR TRANSOM MEETING RAIL DETAIL**  
 3" = 1'-0"



**3 DOOR SILL DETAIL**  
 3" = 1'-0"

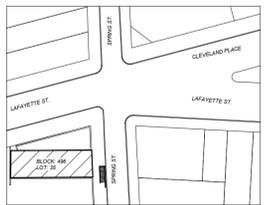
**1 SIDELIGHT AT RESIDENTIAL ENTRY DOOR**  
 1 1/2" = 1'-0"

**2 TYPICAL DOOR AND SIDELITE ELEVATION**  
 1 1/2" = 1'-0"

P:\2022\2209\2209.dwg

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NOT FOR CONSTRUCTION

Date	No.	Description
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07/07/2022	1	LPC INITIAL SUBMISSION

**65 SPRING STREET**

65 SPRING STREET  
 NEW YORK, NY 10012

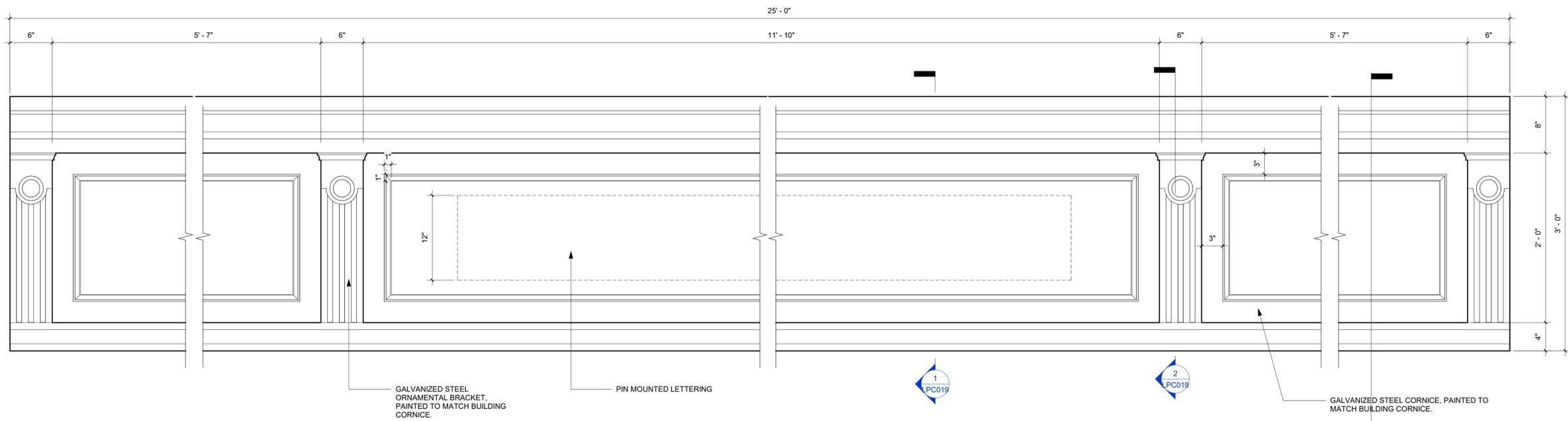
**EXTERIOR DETAILS**

Paper Number: 2209	Signature & Seal
Drawn By: AB	
Checked By: RB	
Date: As Indicated	

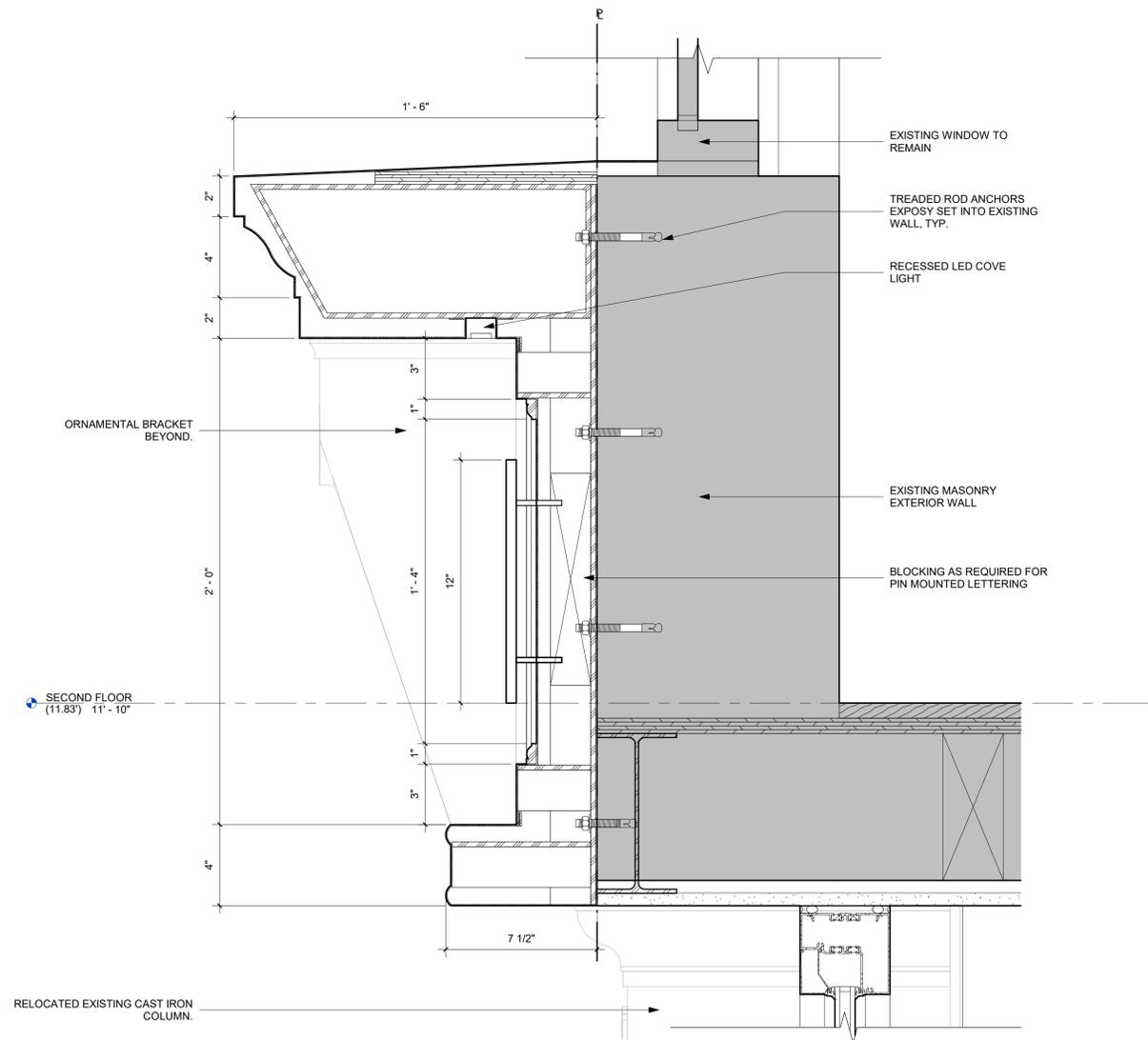
**LPC019**

Alteration Type 2 Application Number

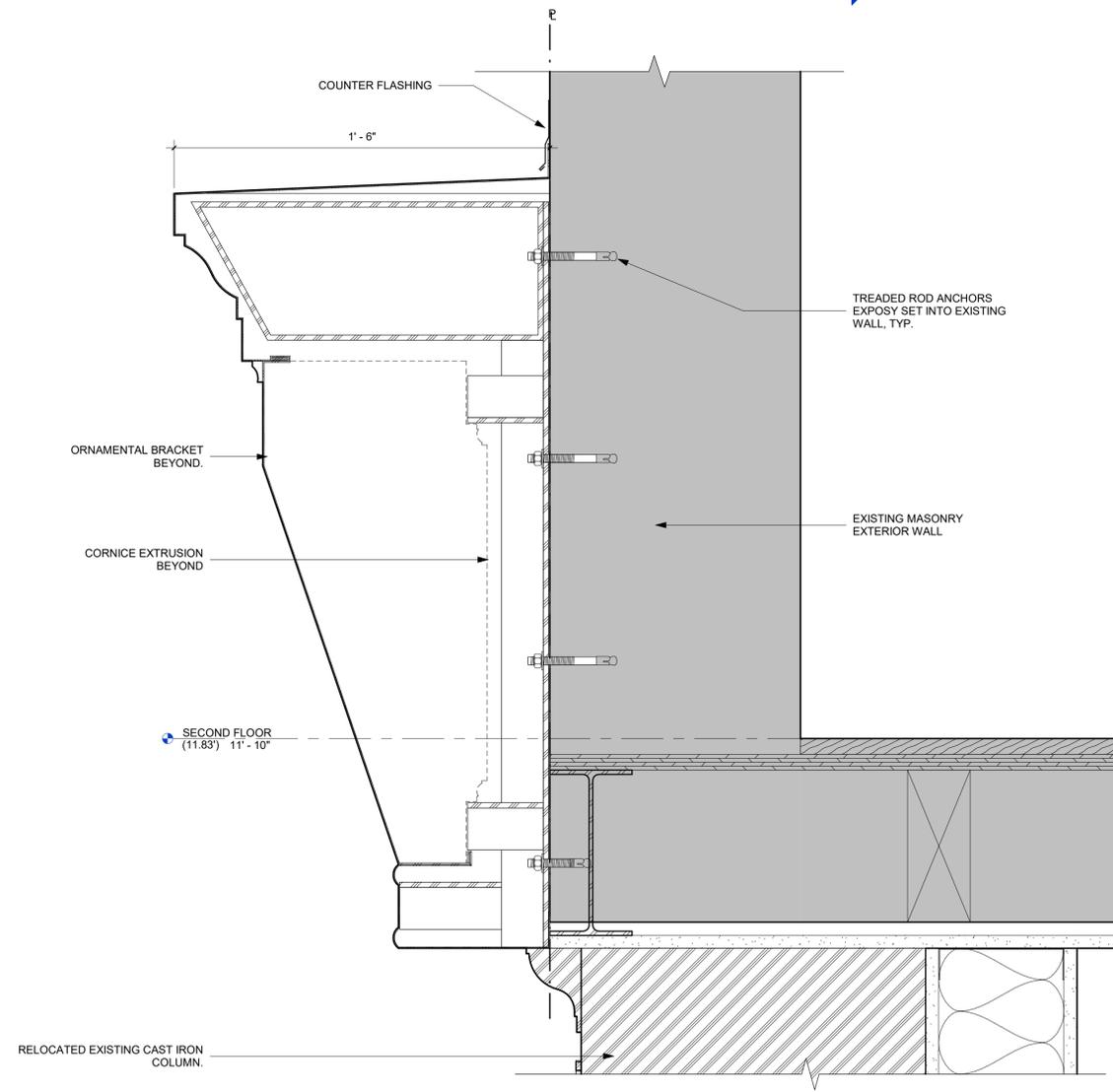
Drawing Number



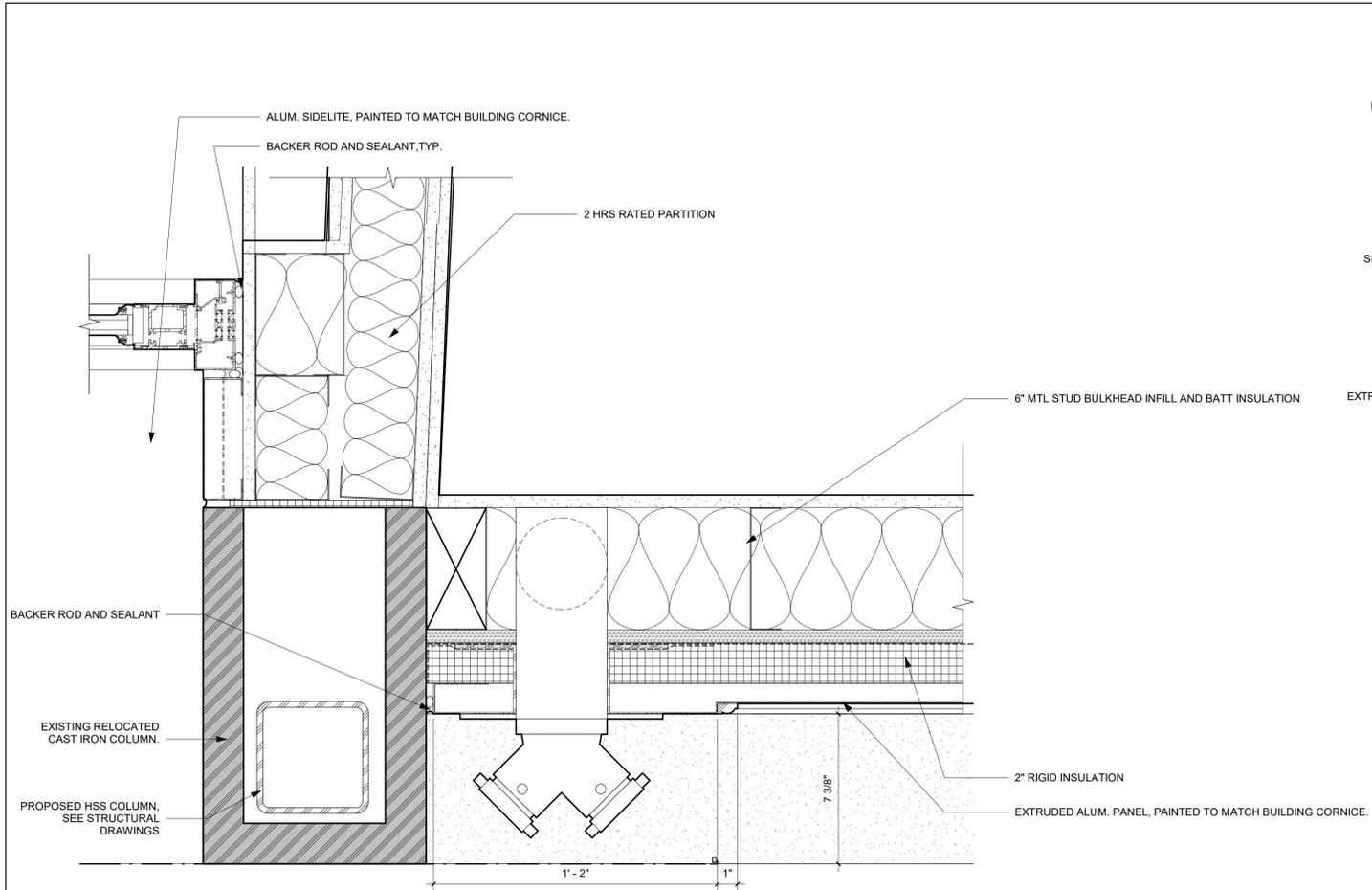
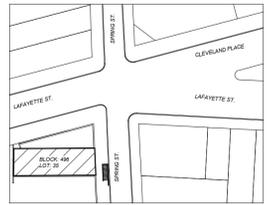
**3** PROPOSED CORNICE ENLARGE ELEVATION  
 1 1/2" = 1'-0"



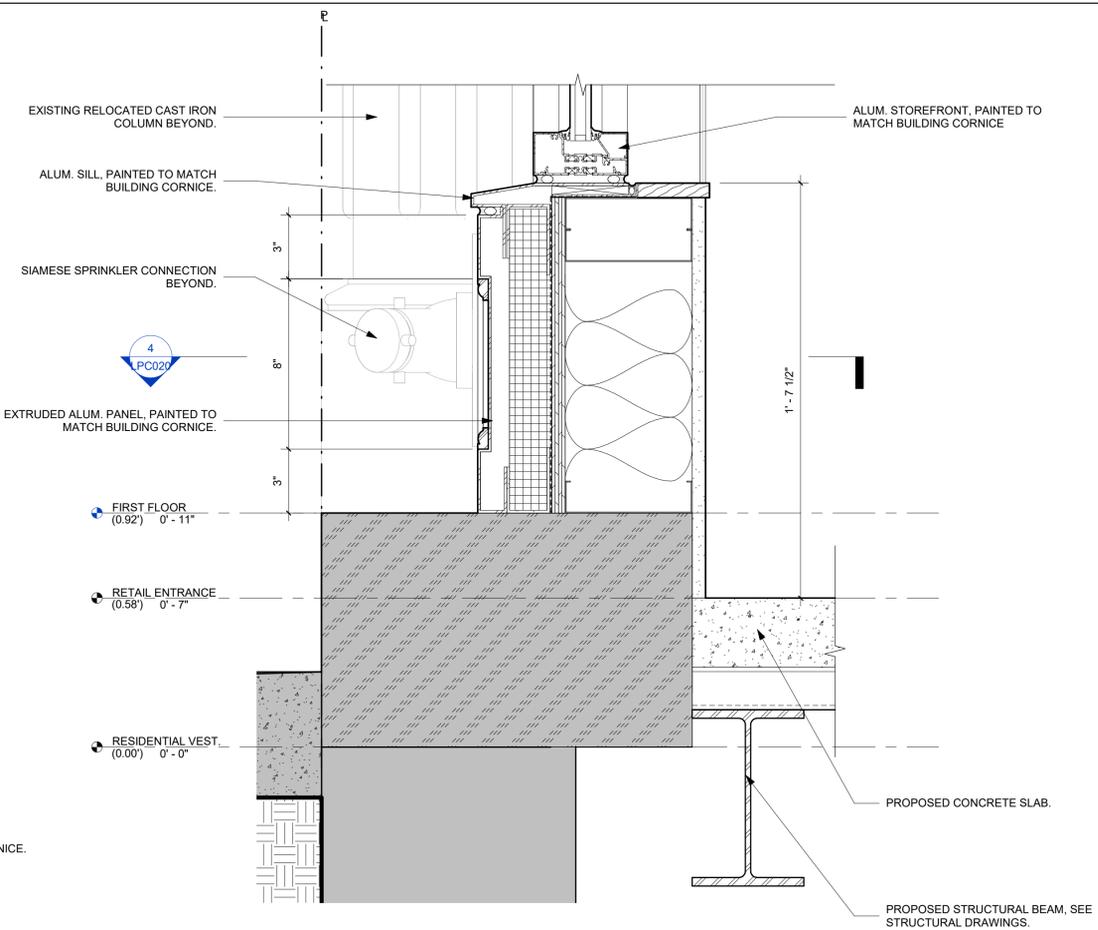
**1** CORNICE SECTION DETAIL THROUGH RECESSED PANEL  
 3" = 1'-0"



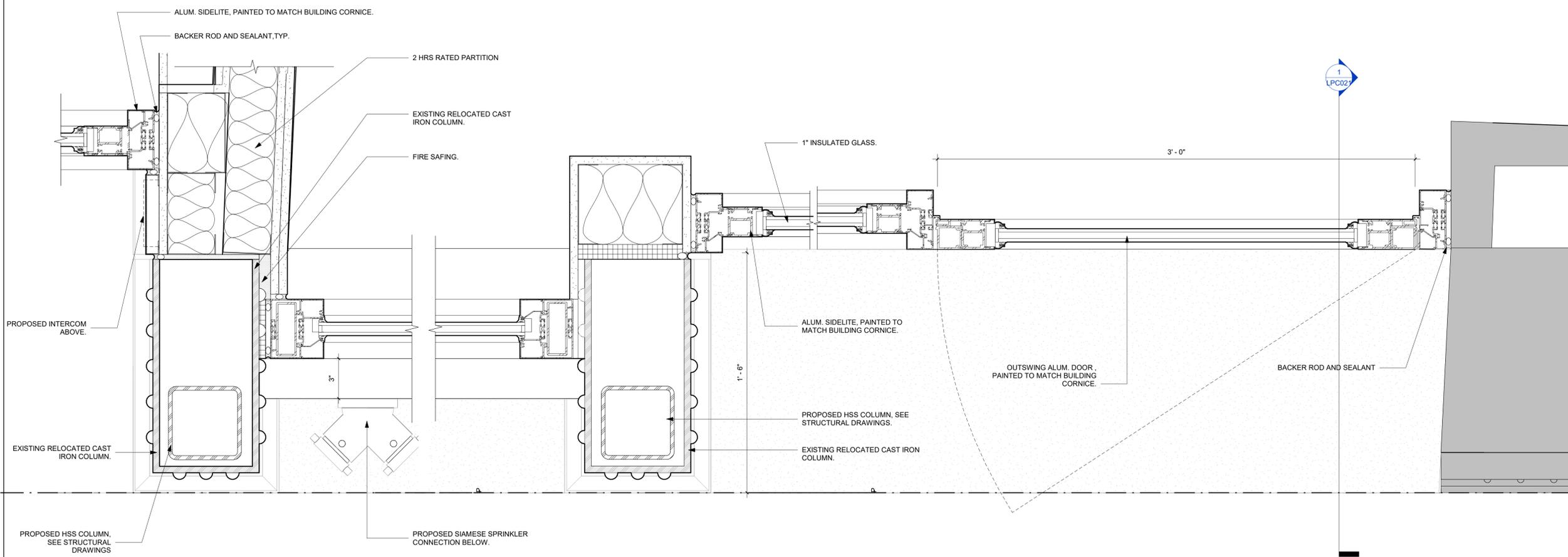
**2** CORNICE SECTION DETAIL THROUGH ORNAMENTAL BRACKET  
 3" = 1'-0"



4 BULKHEAD PLAN DETAIL @ CAST IRON COLUMN  
3" = 1'-0"



5 BULKHEAD SECTION DETAIL  
3" = 1'-0"



1 PLAN DETAIL @ DISPLAY WINDOW AND RESIDENTIAL ENTRY  
3" = 1'-0"

2 PLAN DETAIL @ DISPLAY WINDOW AND RETAIL ENTRY  
3" = 1'-0"

3 PLAN DETAIL @ RETAIL DOOR  
3" = 1'-0"

NOT FOR CONSTRUCTION

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**65 SPRING STREET**  
65 SPRING STREET  
NEW YORK, NY 10012

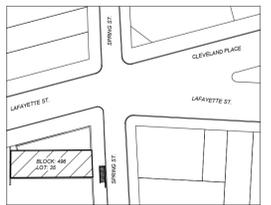
**EXTERIOR DETAILS**

Sheet Number: 2209	Signature & Date:
Drawn By: AB	
Checked By: RB	
Scale: 3" = 1'-0"	

**LPC020**

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NOT FOR CONSTRUCTION

Date	No.	Description
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08/03/2022	2	COMMUNITY BOARD PRESENTATION

**65 SPRING STREET**

65 SPRING STREET  
 NEW YORK, NY 10012

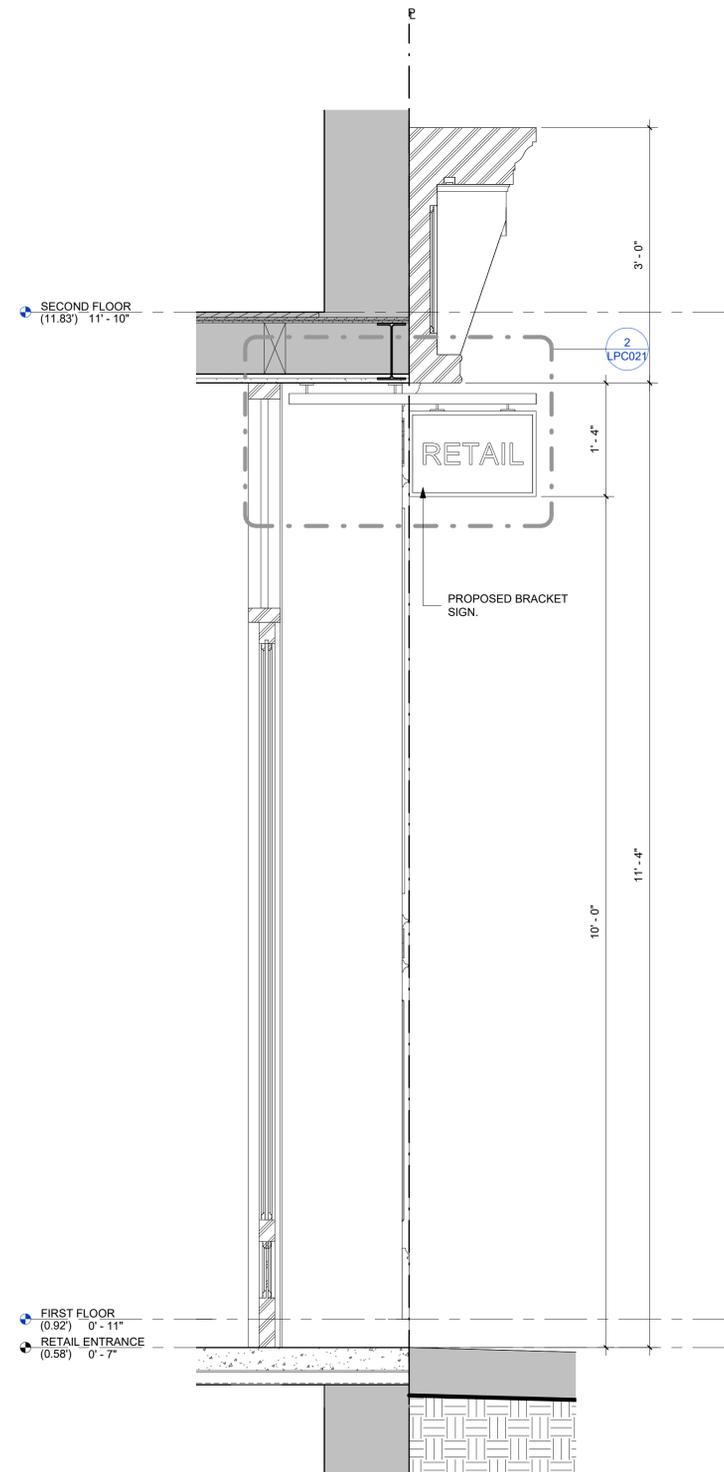
**EXTERIOR DETAILS**

Project Number: 2209	Signature & Seal
Drawn By: AB	
Checked By: RB	
Scale: As indicated	

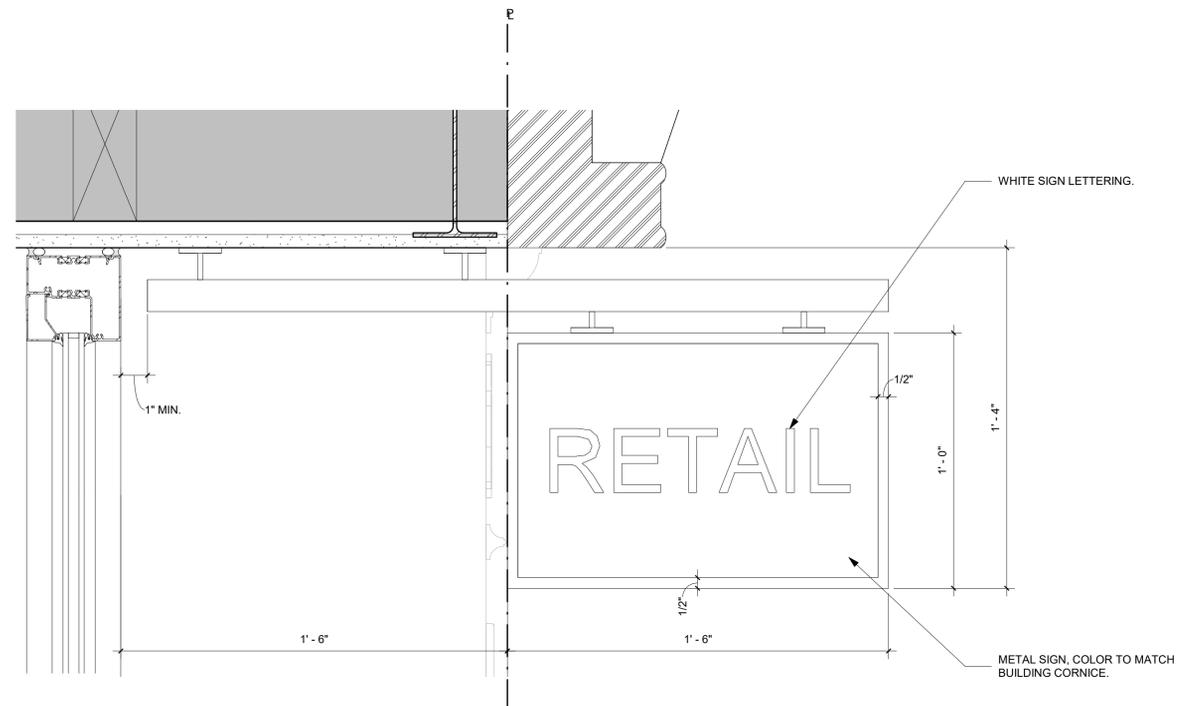
**LPC021**

Alteration Type 2 Application Number

Drawing



1 SECTION THROUGH BRACKET SIGN  
 1" = 1'-0"

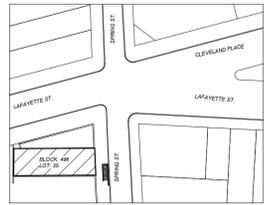


2 BRACKET SIGN DETAIL  
 3" = 1'-0"



**P K** PKSB ARCHITECTS, PC  
 630 NINTH AVE.  
 SUITE 1200  
 NEW YORK, NY 10036  
 212 594 2010  
[www.pksb.com](http://www.pksb.com)

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 PORT WASHINGTON, NY 11050  
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NOT FOR CONSTRUCTION

Approval:

Date	No.	Description
08/30/2022	3	LPC PUBLIC HEARING
08/03/2022	2	COMMUNITY BOARD PRESENTATION

**65 SPRING STREET**

65 SPRING STREET  
 NEW YORK, NY 10012

**STREET VIEW**

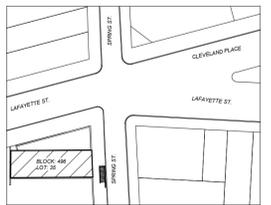
Paper Number: 2209	Signature & Seal
Drawn By: Designer	
Checked By: Checker	
Scale: 12" = 1'-0"	

**LPC022**

**APPENDIX-  
CONSTRUCTION PHASING DIAGRAMS**

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Date	No.	Description
08/30/2022	3	LPC PUBLIC HEARING

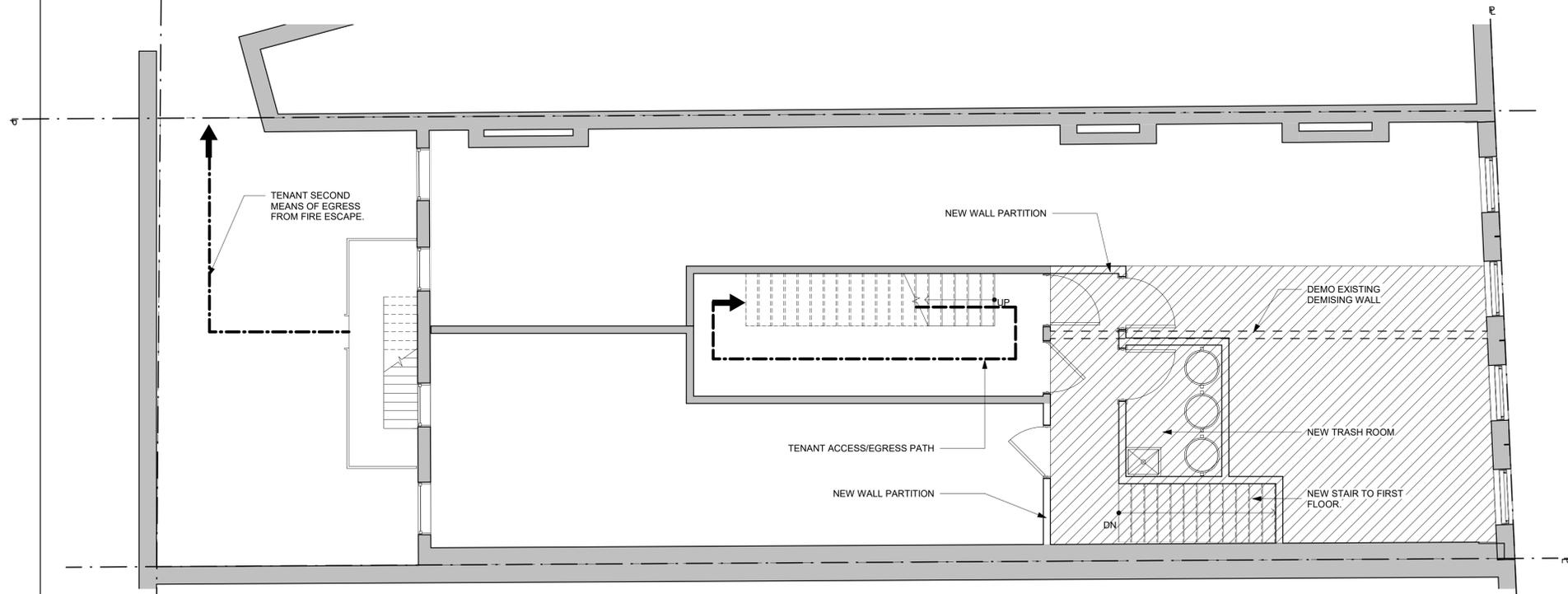
65 SPRING STREET

65 SPRING STREET  
NEW YORK, NY 10012

**CONSTRUCTION  
PHASE ONE**

Paper Number: 2209	Signature & Seal
Drawn By: AB	
Checked By: RB	
Scale: 1/4" = 1'-0"	

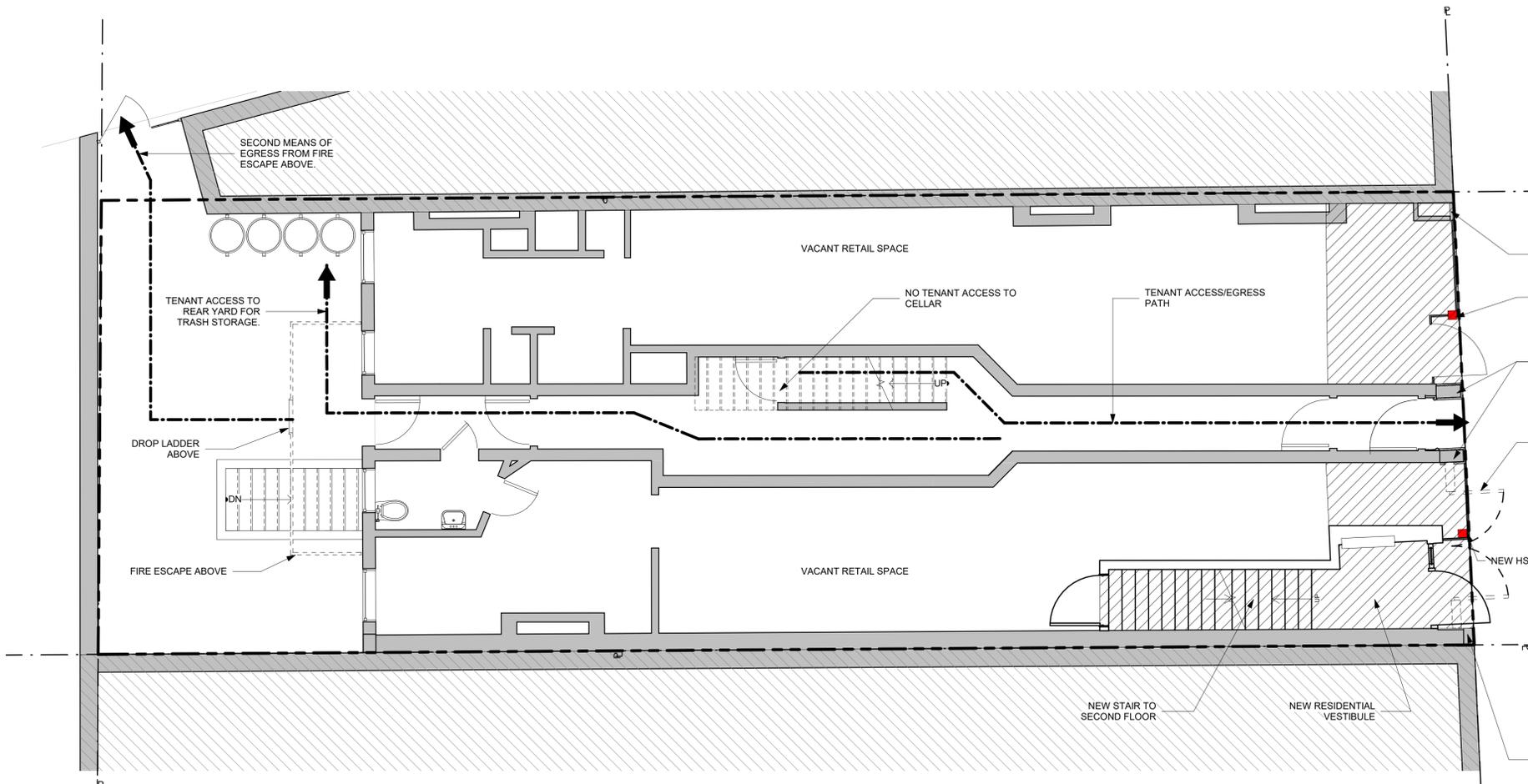
**LPC023**



**LEGEND:**



② SECOND FLOOR - CONSTRUCTION PHASE 1  
1/4" = 1'-0"

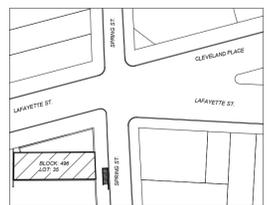


SPRING ST.

① FIRST FLOOR - CONSTRUCTION PHASE 1  
1/4" = 1'-0"

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Date	No.	Description
08/30/2022	3	LPC PUBLIC HEARING

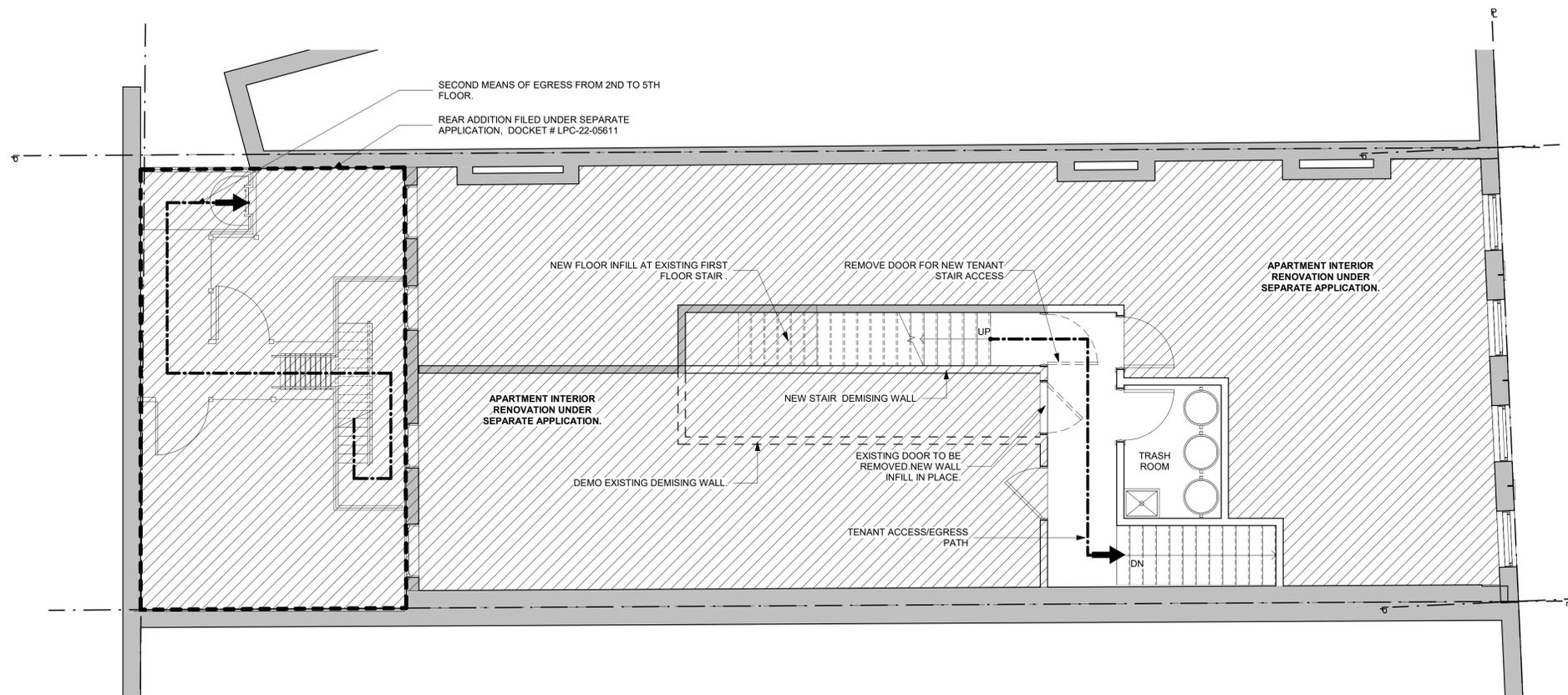
**65 SPRING STREET**

65 SPRING STREET  
 NEW YORK, NY 10012

**CONSTRUCTION  
 PHASE 2**

Paper Number: 2209	Signature & Seal
Drawn By: AB	
Checked By: RB	
Scale: 1/4" = 1'-0"	

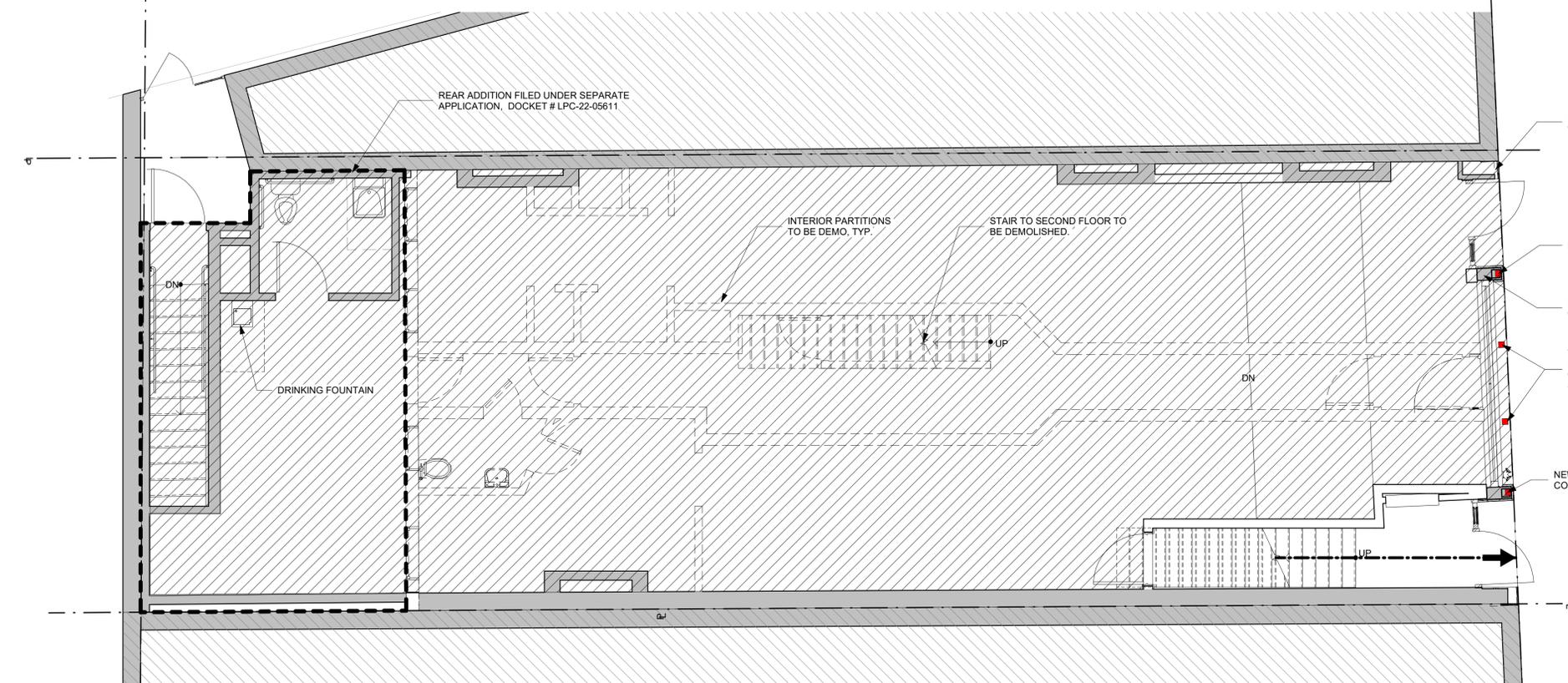
**LPC024**



**LEGEND:**

AREA OF WORK

**2 SECOND FLOOR - PHASE 2**  
 1/4" = 1'-0"



**SPRING ST.**

**1 FIRST FLOOR - CONSTRUCTION PHASE 2**  
 1/4" = 1'-0"

September 13th, 2022  
Public Hearing

The current proposal is:

Preservation Department – Item 2, LPC-23-00180

## **65 Spring Street – SoHo-Cast Iron Historic District Extension Borough of Manhattan**

To Testify Please Join Zoom

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**Passcode:** 435752

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**Note:** If you want to testify on an item, join the Zoom webinar at the agenda’s “Be Here by” time (about an hour in advance). When the Chair indicates it’s time to testify, “raise your hand” via the Zoom app if you want to speak (\*9 on the phone). Those who signed up in advance will be called first.