

The current proposal is:

Preservation Department – Item 9, LPC-23-05155

## 188 Spring Street – Sullivan-Thompson Historic District Borough of Manhattan

**To Testify Please Join Zoom**

**Webinar ID:** 847 9211 6822

**Passcode:** 474225

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

877-853-5257 (Toll free) US

888 475 4499 (Toll free)

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# 188 SPRING STREET

PRESENTATION TO:



03.28.23

## SCOPE OF WORK:

STREET LEVEL FAÇADE ALTERATION AND REAR HORIZONTAL ENLARGEMENT OF EXISTING 4-STORY RESIDENCE. REPLACEMENT OF ALL WINDOWS AND DOORS.



188 SPRING ST

EXISTING BUILDING  
AERIAL VIEW

# EXISTING FRONT FACADE



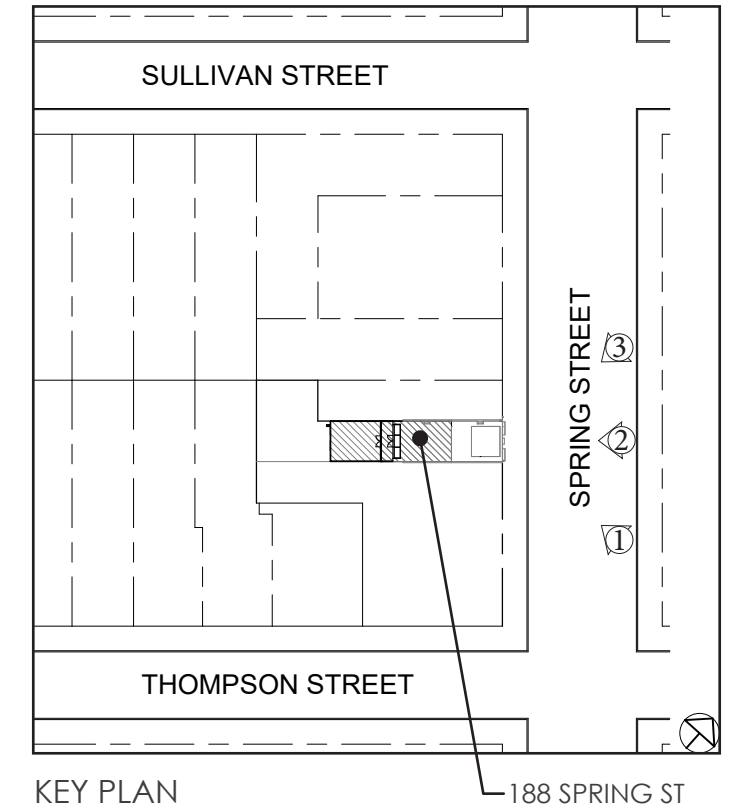
PHOTO 1  
FRONT VIEW LOOKING SOUTHWEST



PHOTO 2  
FRONT VIEW LOOKING SOUTH



PHOTO 3  
FRONT VIEW LOOKING SOUTHEAST



KEY PLAN

188 SPRING ST

# EXISTING REAR FACADE



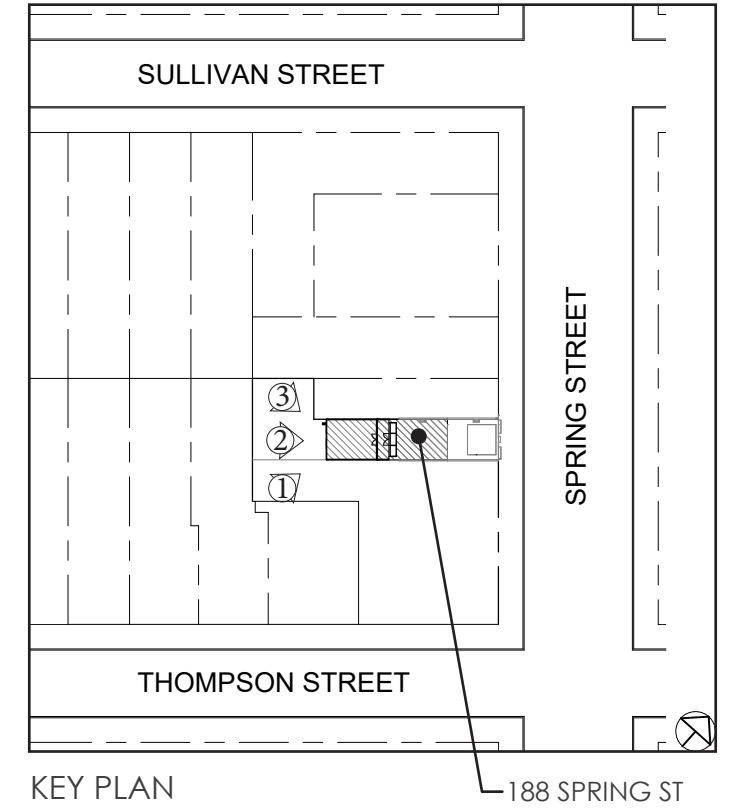
PHOTO 1  
REAR VIEW LOOKING NORTHWEST



PHOTO 2  
REAR VIEW LOOKING NORTH



PHOTO 3  
REAR VIEW LOOKING NORTHEAST



# BUILDING DESIGNATION REPORT

## 188 SPRING STREET

BOROUGH OF MANHATTAN TAX MAP BLOCK 489, LOT 22

DATE(S): C. 1824  
 ARCHITECT(S): NOT DETERMINED  
 OWNER/ DEVELOPER: NATHANIEL PAINE  
 TYPE: ROW HOUSE  
 STYLE(S): ALTERED FEDERAL  
 STORIES: 3 AND ATTIC  
 MATERIAL(S): BRICK

STATUS: CONTRIBUTING

### HISTORY, SIGNIFICANCE AND NOTABLE CHARACTERISTICS

THIS ALTERED FEDERAL STYLE ROW HOUSE MAY HAVE BEEN BUILT C. 1824 AND FEATURES AMERICAN COMMON-BOND BRICKWORK. THE BUILDING'S SCALE, MASSING AND PROPORTIONS ARE TYPICAL OF THE FEDERAL STYLE. BY 1901 THIS BUILDING FEATURED A COMMERCIAL GROUND FLOOR, WHICH BY THE C. 1940 TAX PHOTO CONTAINED QUONG SING, A CHINESE LAUNDRY OWNED BY SEUNG GONG, WHO LIVED IN THE BUILDING. MOLDED LINTEL, IF ORIGINALLY PRESENT, HAD BEEN REMOVED AND REPLACED WITH FLAT LINTELS BY 1901.

### ALTERATIONS

MAIN FAÇADE (NORTH): FIRST-FLOOR CONVERTED TO COMMERCIAL PRIOR TO C. 1940; MOLDED WINDOW LINTELS REMOVED PRIOR TO C. 1940; FIRST-FLOOR COMMERCIAL SPACE CONVERTED TO RESIDENTIAL LIKELY C. 1962; WOOD CLAPBOARD INSTALLED ON FIRST FLOOR; ATTIC DORMER ADDED PRIOR TO 1964; WOOD MOLDED LINTELS REINSTALLED; STAINED GLASS WINDOW INSTALLED ON FIRST FLOOR

### SITE

N/A

### SIDEWALK / CURB MATERIALS

CONCRETE WITH CONCRETE CURB AND STEEL CAP

### REFERENCES

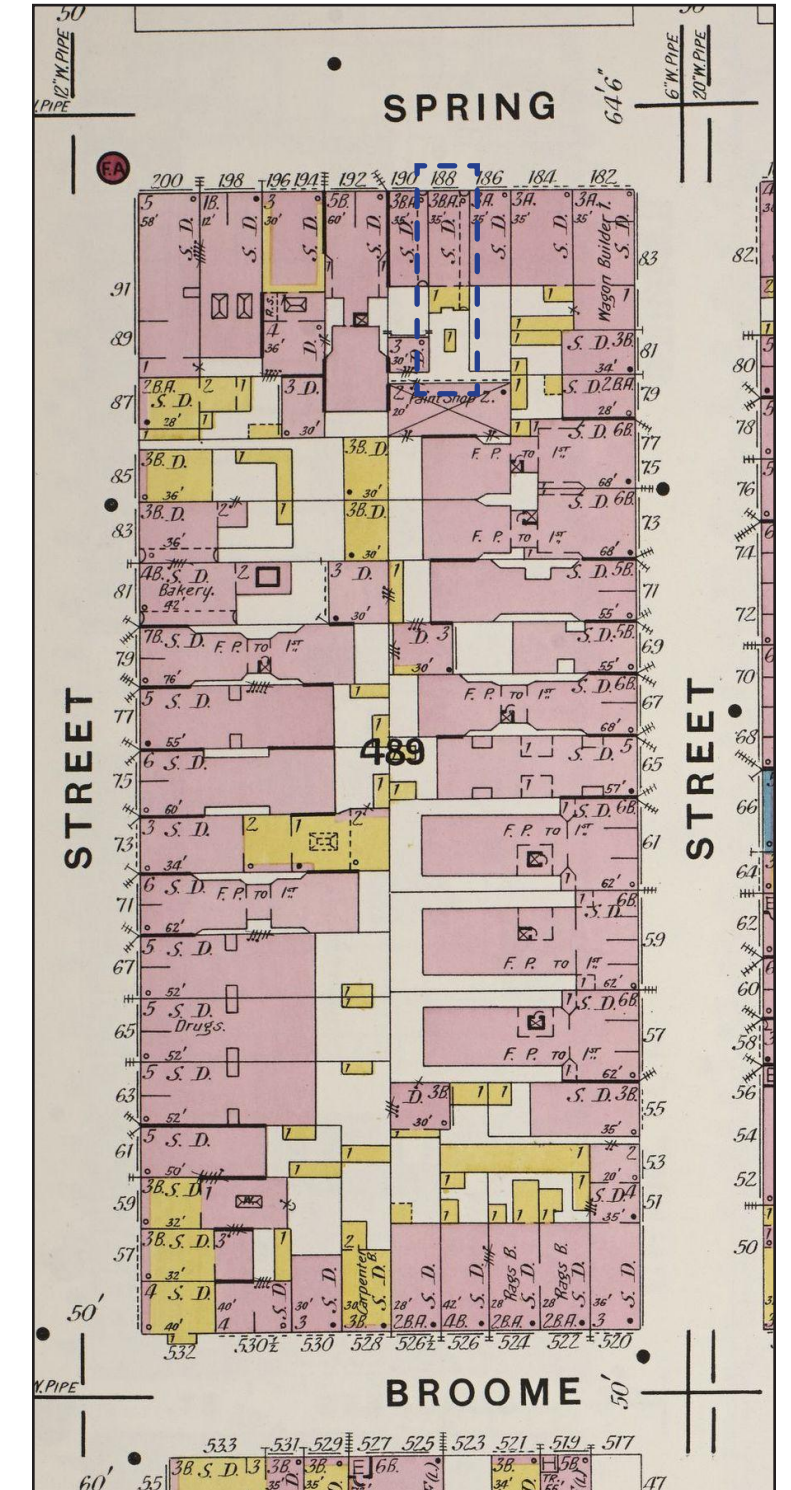
DEPARTMENT OF TAXATION, RECORD OF ASSESSMENTS: MANHATTAN, 8TH WARD, 1822-1840; GEOGRAPHIC FILE, PR 020, [1904 PHOTOGRAPH OF SPRING STREET], DEPARTMENT OF PRINTS, PHOTOGRAPHS, AND ARCHITECTURAL COLLECTIONS, THE NEW-YORK HISTORICAL SOCIETY; U.S. CENSUS RECORDS, 1940



LPC - DESIGNATION PHOTO



LPC - DESIGNATION PHOTO

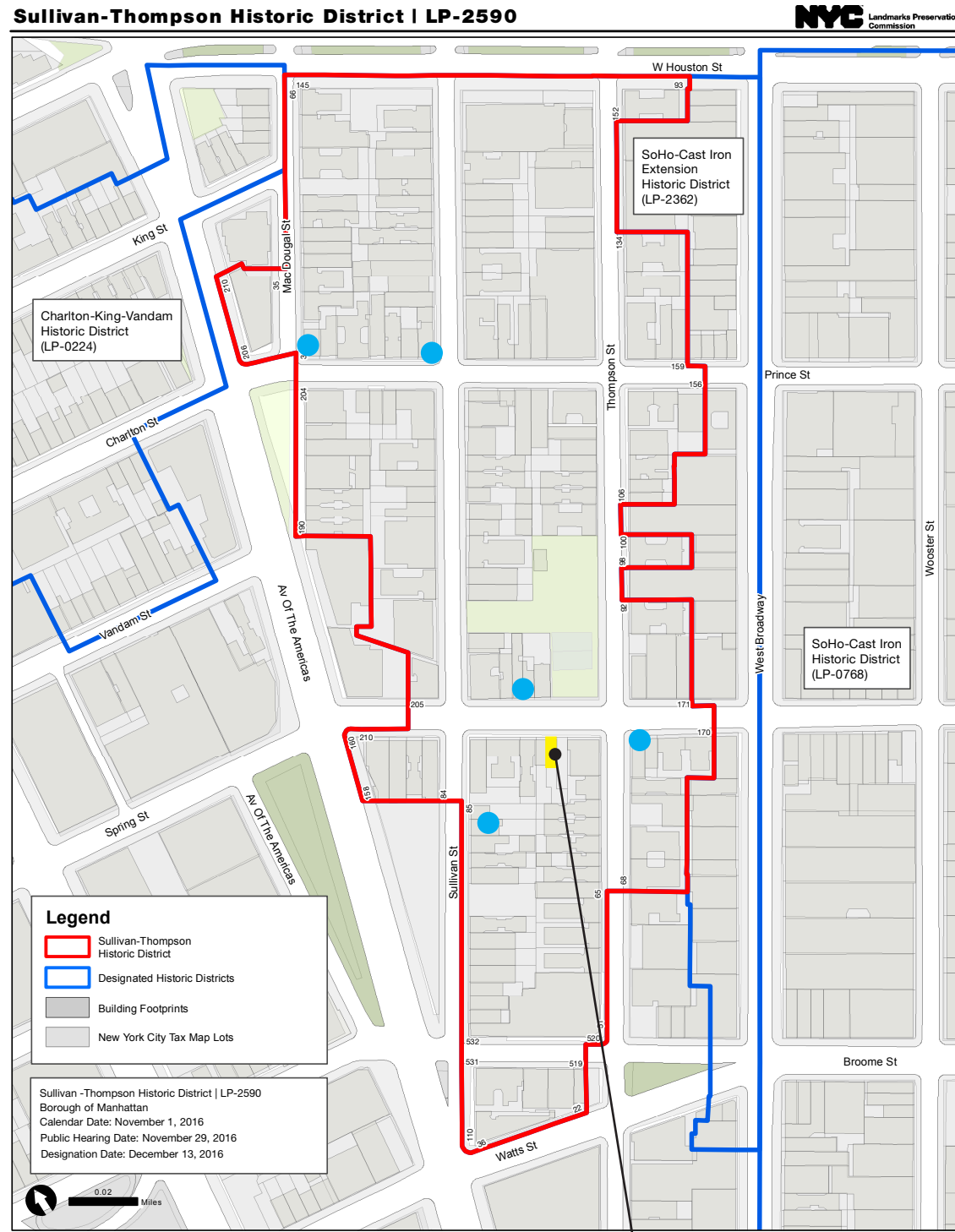


1903-1919 SANBORN MAP  
BLOCK PLAN

# BUILDING HISTORY



# SULLIVAN-THOMPSON HISTORIC DISTRICT CONTEXT



83 SULLIVAN ST  
FEDERAL



205 PRINCE ST  
TRANSITIONAL FEDERAL/GREEK  
REVIVAL



193 AND 191 SPRING ST  
ALTERED EARLY-19TH CENTURY  
VERNACULAR AND CONTEMPORARY



180 SPRING ST  
ALTERED GREEK REVIVAL



191 PRINCE ST  
ALTERED FEDERAL

CONTEXT EXAMPLES

188 SPRING ST

# SPRING STREET STREETScape



\*PROPOSED 182 SPRING ELEVATION TAKEN FROM LPC-22-07929 PRESENTATION BY SELDORF ARCHITECTS

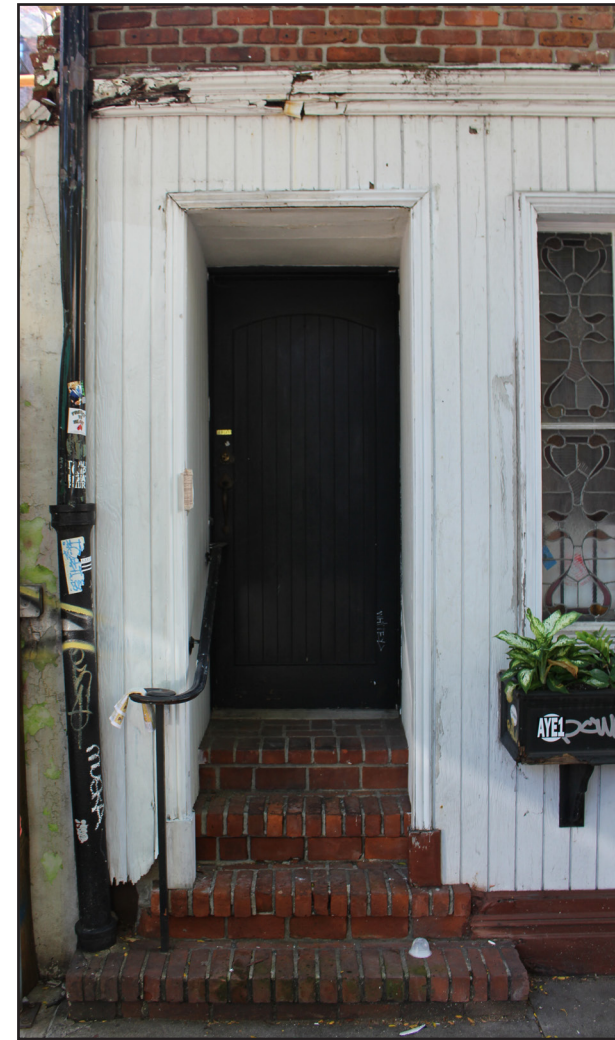
# EXISTING FRONT FACADE CONDITIONS



EXISTING FRONT FACADE



1960s FIRST FLOOR FIXED  
STAINED GLASS WINDOW



UNUSED SECONDARY ENTRY DOOR



PRIMARY ENTRY DOOR



NON-HISTORIC 2ND & 3RD FLOOR  
WOOD LINTEL



REMOVED NON-HISTORIC 2ND & 3RD FLOOR WOOD LINTEL

# EXISTING FRONT FACADE CONDITIONS



EXISTING FRONT FACADE



PROBE AT GROUND FLOOR FRONT FACADE LINTEL

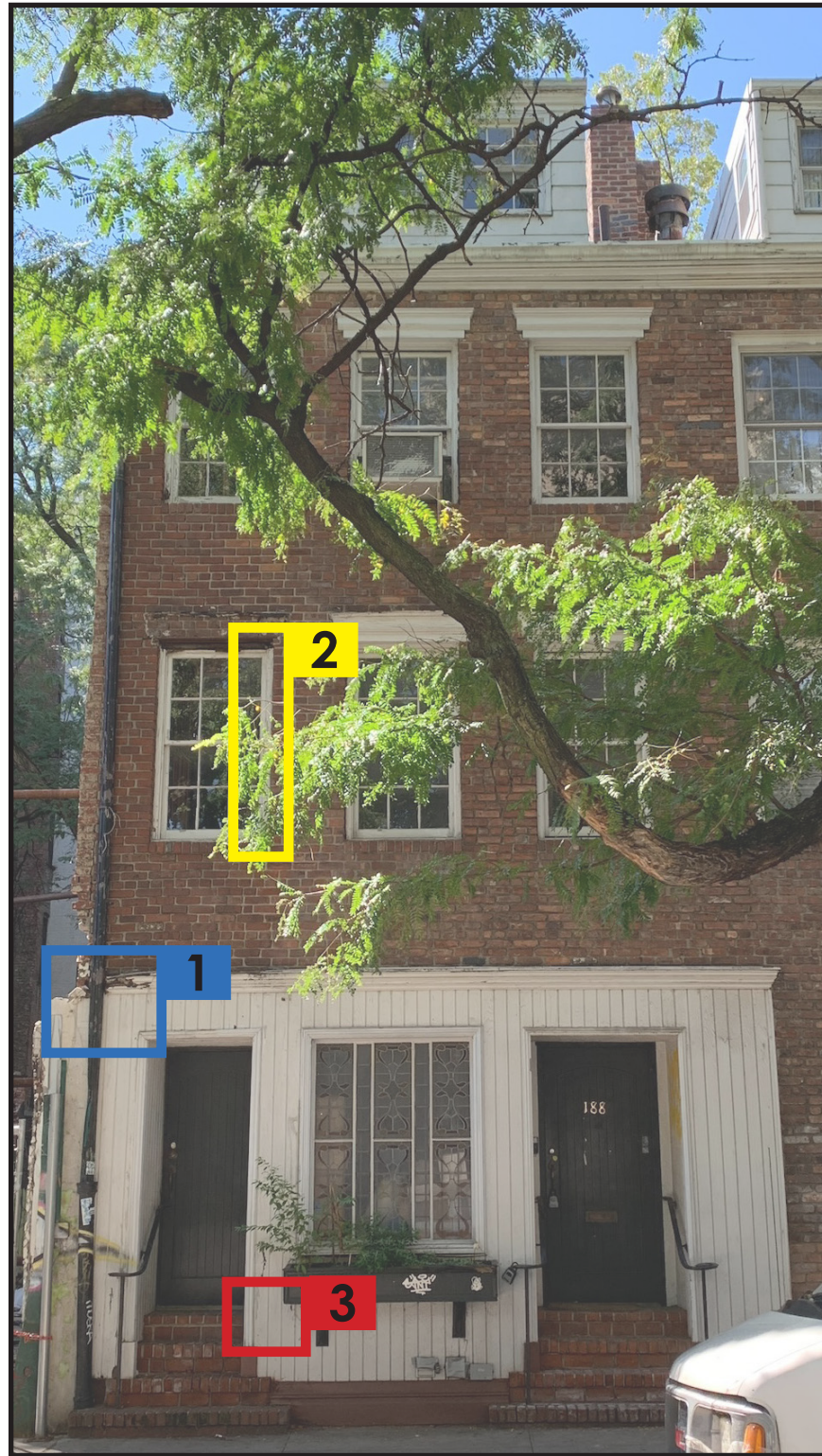


PROBE AT GROUND FLOOR FRONT FACADE LINTEL



PROBE AT 2ND FLOOR WINDOW SHOWING  
REPLACED BRICK FACADE

# EXISTING FRONT FACADE CONDITIONS



EXISTING FRONT FACADE



PROBE AT GROUND FLOOR BASE REMOVING WOOD PANELING

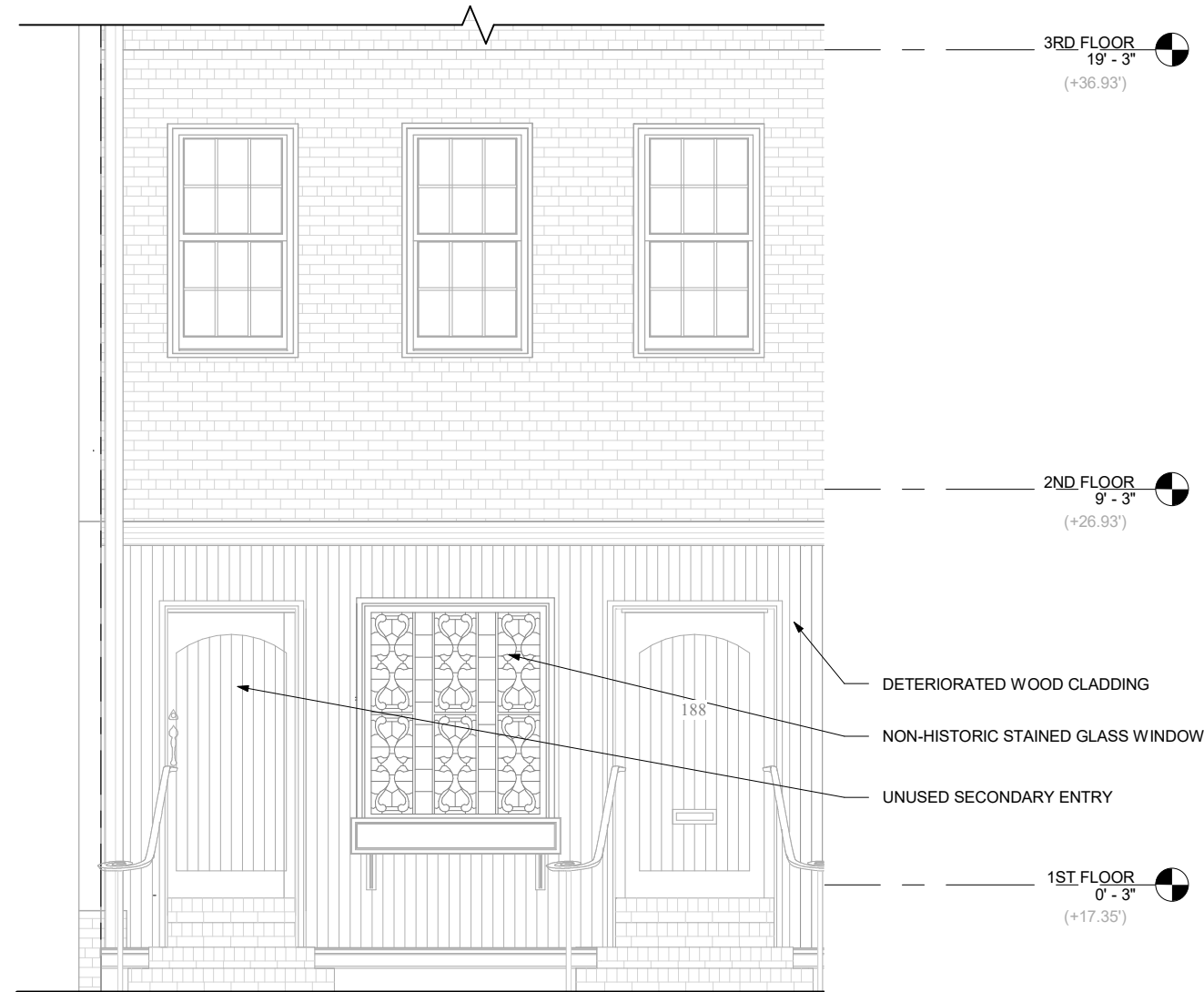


PROBE AT GROUND FLOOR BASE REMOVING FIRST LAYER OF CEMENT PARGING

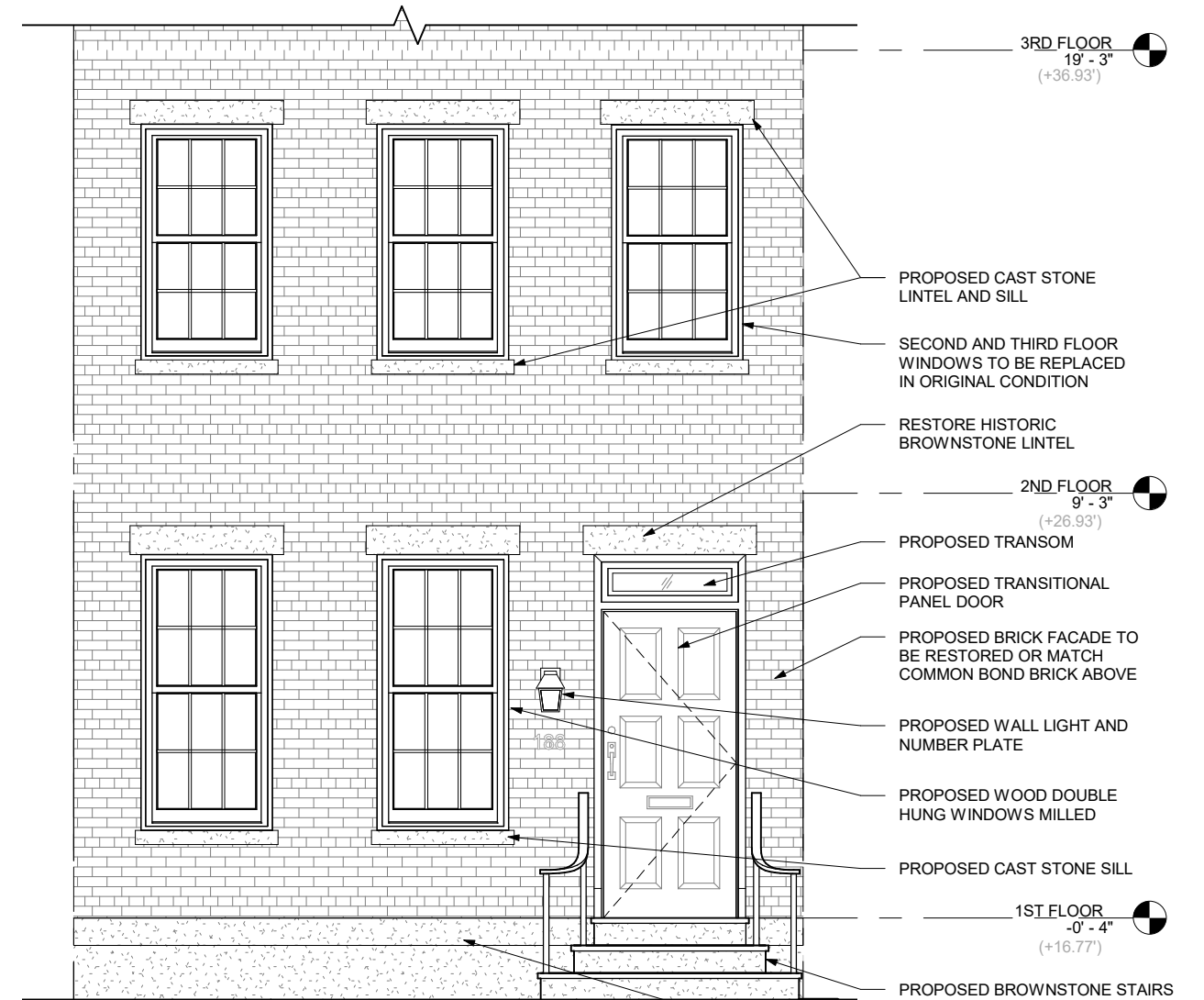


PROBE AT GROUND FLOOR BASE REMOVING SECOND LAYER OF CEMENT PARGING

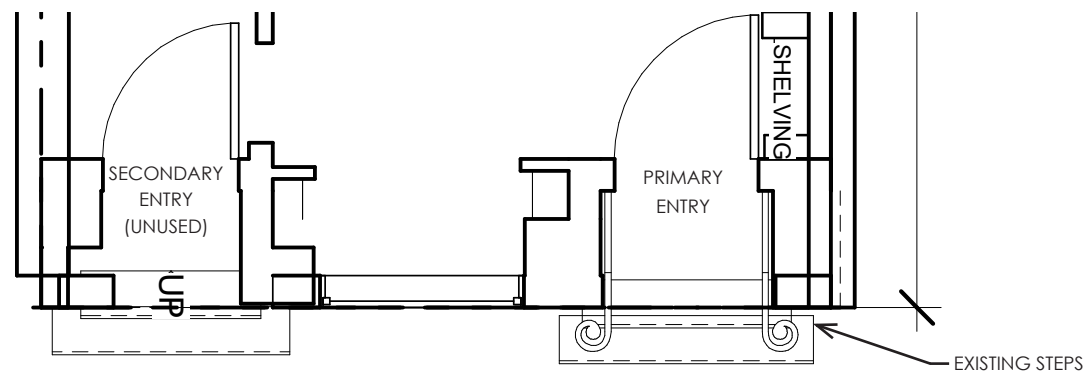
# EXISTING & PROPOSED STREET LEVEL FACADE



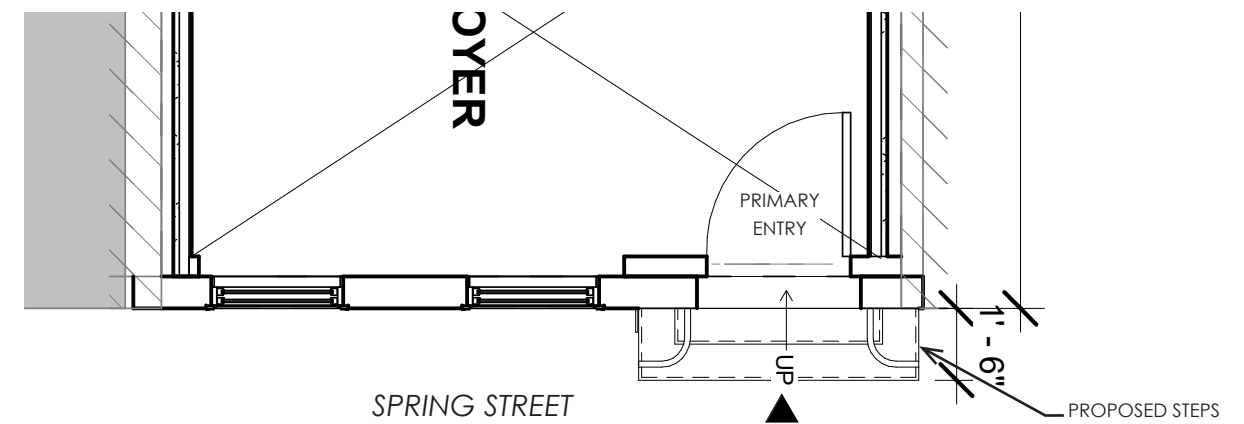
EXISTING PARTIAL FIRST FLOOR ELEVATION



PROPOSED PARTIAL FIRST FLOOR ELEVATION



EXISTING PARTIAL FIRST FLOOR PLAN

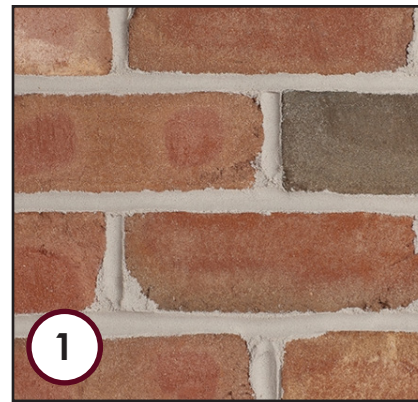


PROPOSED PARTIAL FIRST FLOOR PLAN

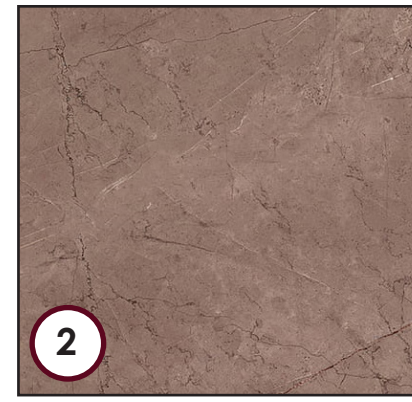
# PROPOSED FRONT FACADE DETAILS



188 SPRING PROPOSED FRONT FACADE ELEVATION



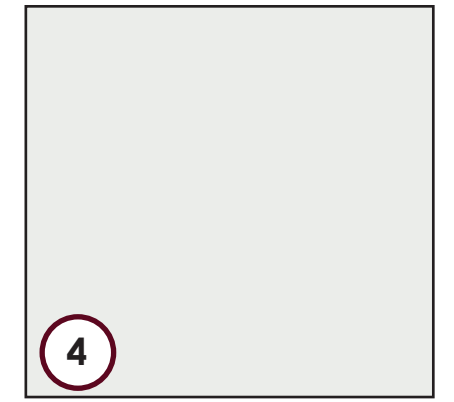
**1**  
COMMON BOND BRICK  
FACADE FINISH (MATCH FLOORS  
ABOVE)



**2**  
CAST STONE  
WINDOW HEADERS, SILLS AND  
WATERTABLE

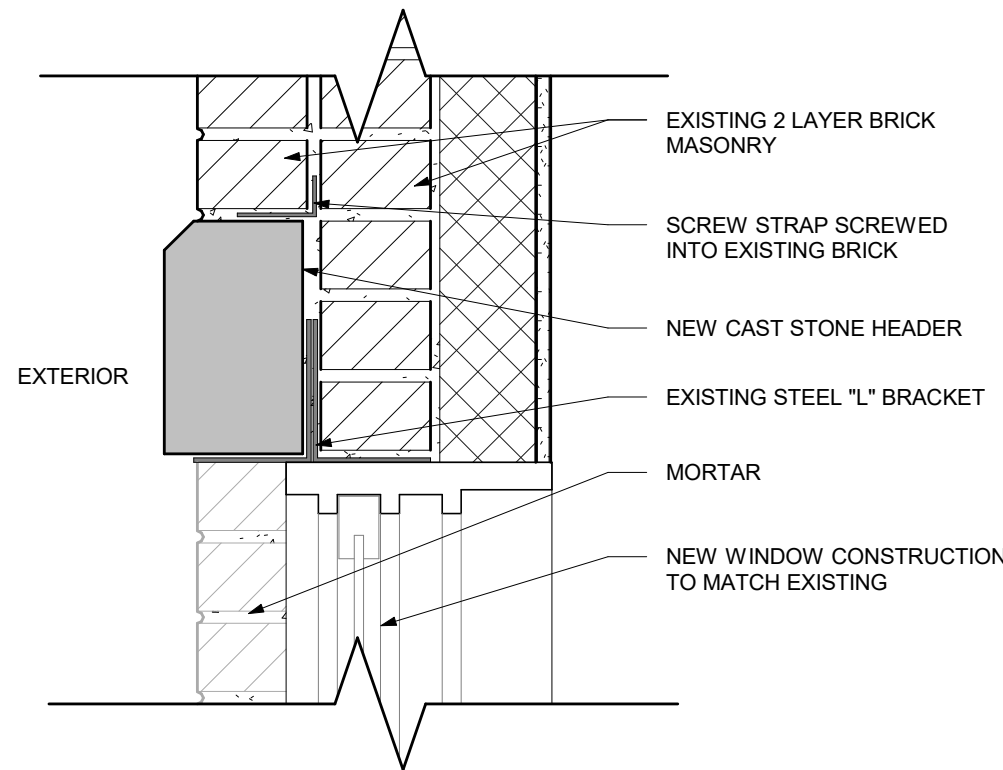


**3**  
BENJAMIN MOORE - 2134-30  
ENTRY DOOR PAINT

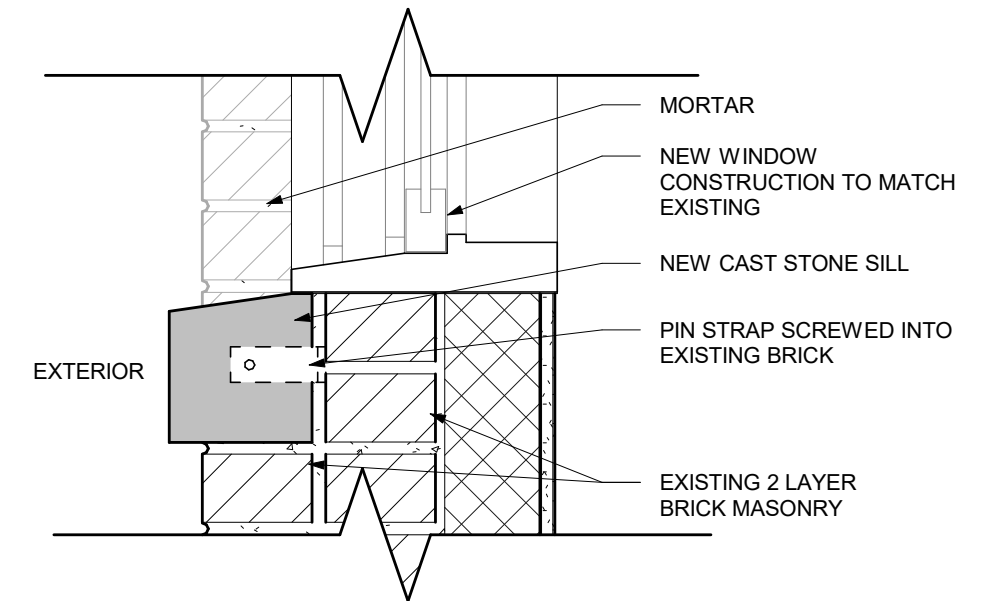


**4**  
BENJAMIN MOORE - OC-149  
DOUBLE HUNG WINDOW TRIM  
DOUBLE HUNG WINDOW HEADER  
CORNICE  
DORMER PANELING

**2ND AND 3RD FLOOR WINDOWS  
TO BE REPLACED IN ORIGINAL  
CONDITION**

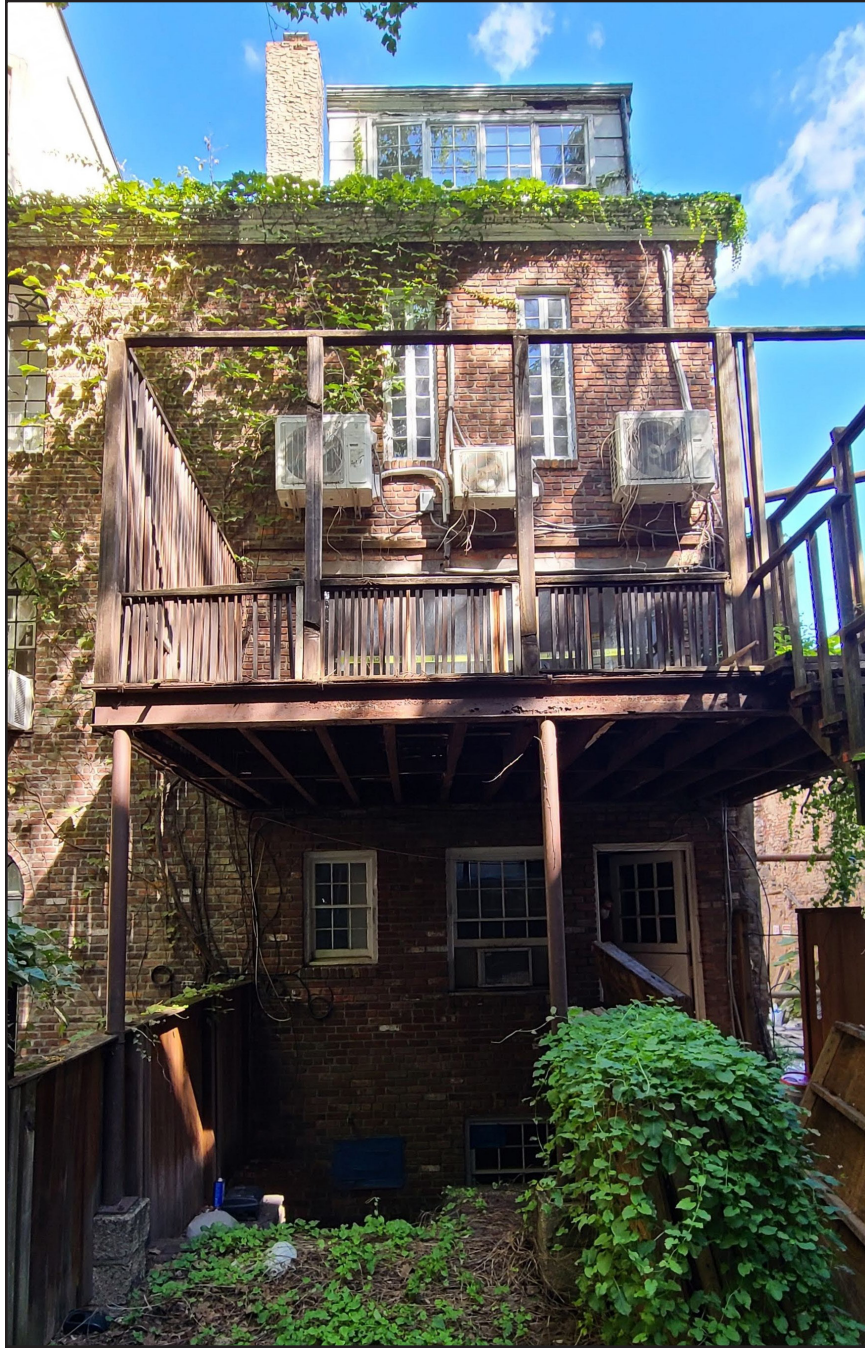


PROPOSED CAST STONE HEADER DETAIL



PROPOSED CAST STONE SILL DETAIL

# EXISTING REAR FACADE CONDITIONS



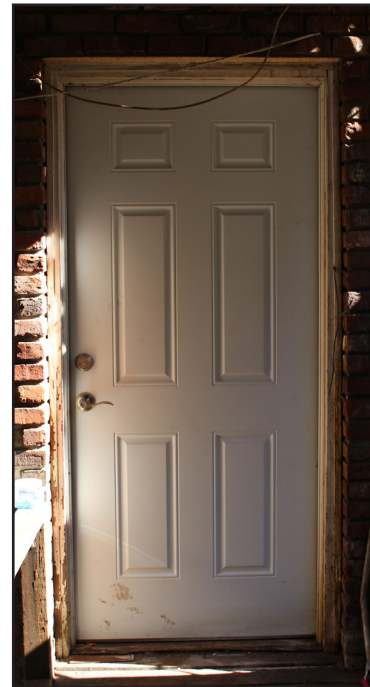
EXISTING REAR FACADE



ATTIC DORMER AND CASEMENT WINDOWS



SECOND FLOOR GLAZING



FIRST FLOOR ENTRY DOOR



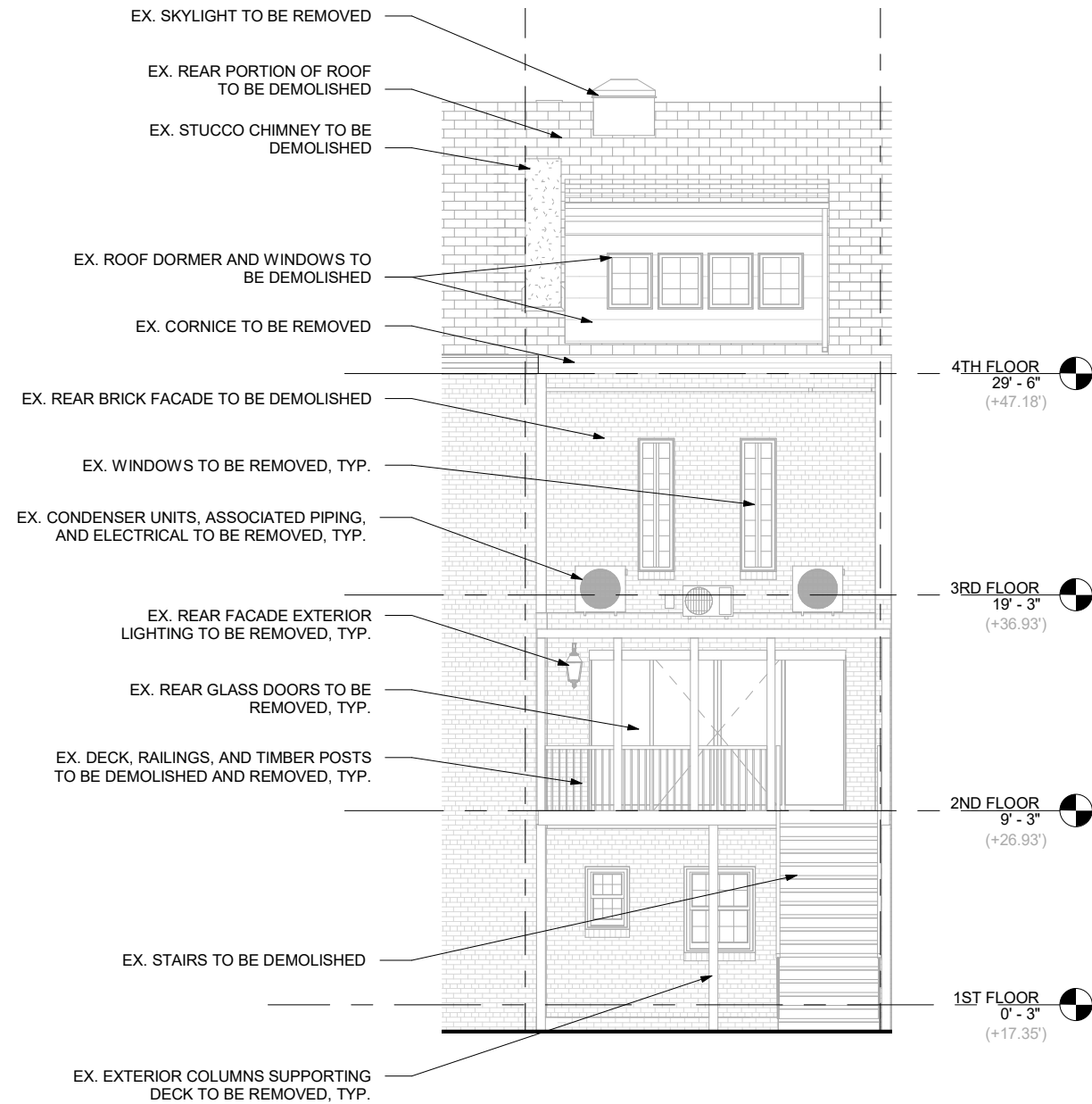
FIRST FLOOR DOUBLE-HUNG WINDOWS



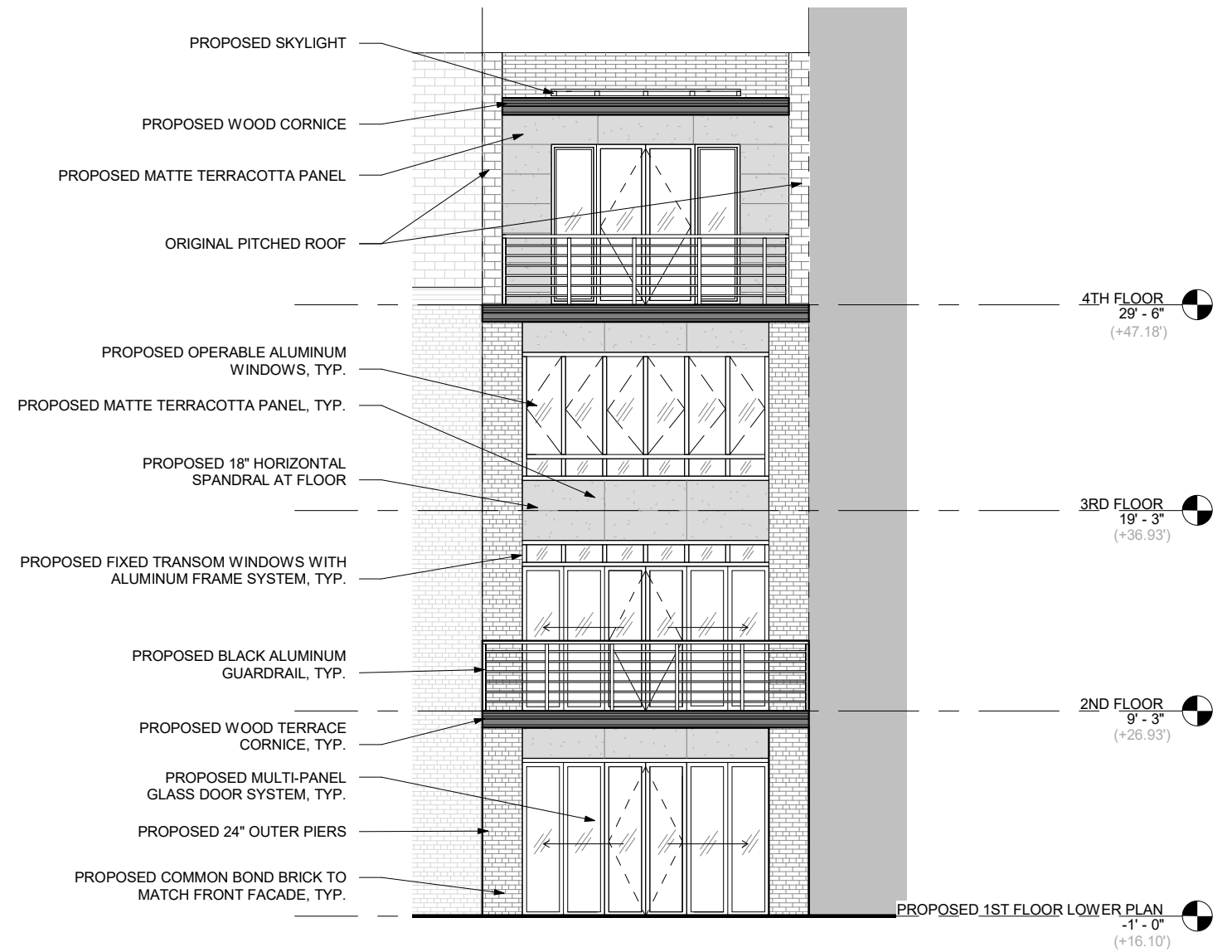
THIRD FLOOR DOUBLE CASEMENT WINDOWS



# EXISTING & PROPOSED REAR ELEVATIONS

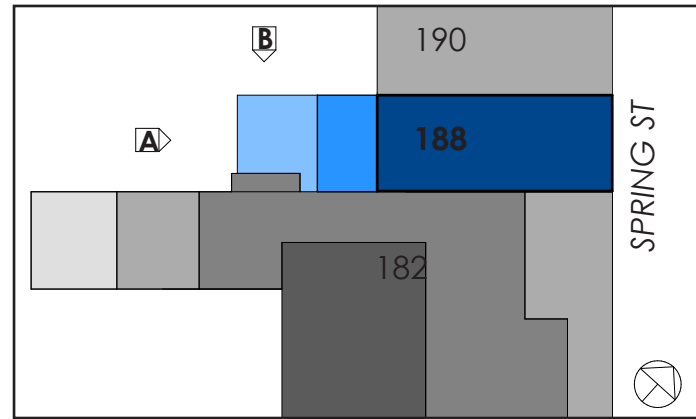


EXISTING REAR ELEVATION

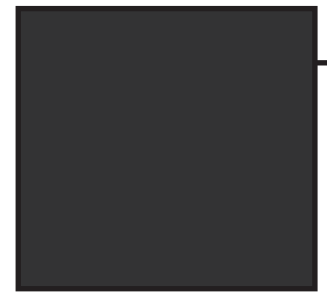


PROPOSED REAR ELEVATION

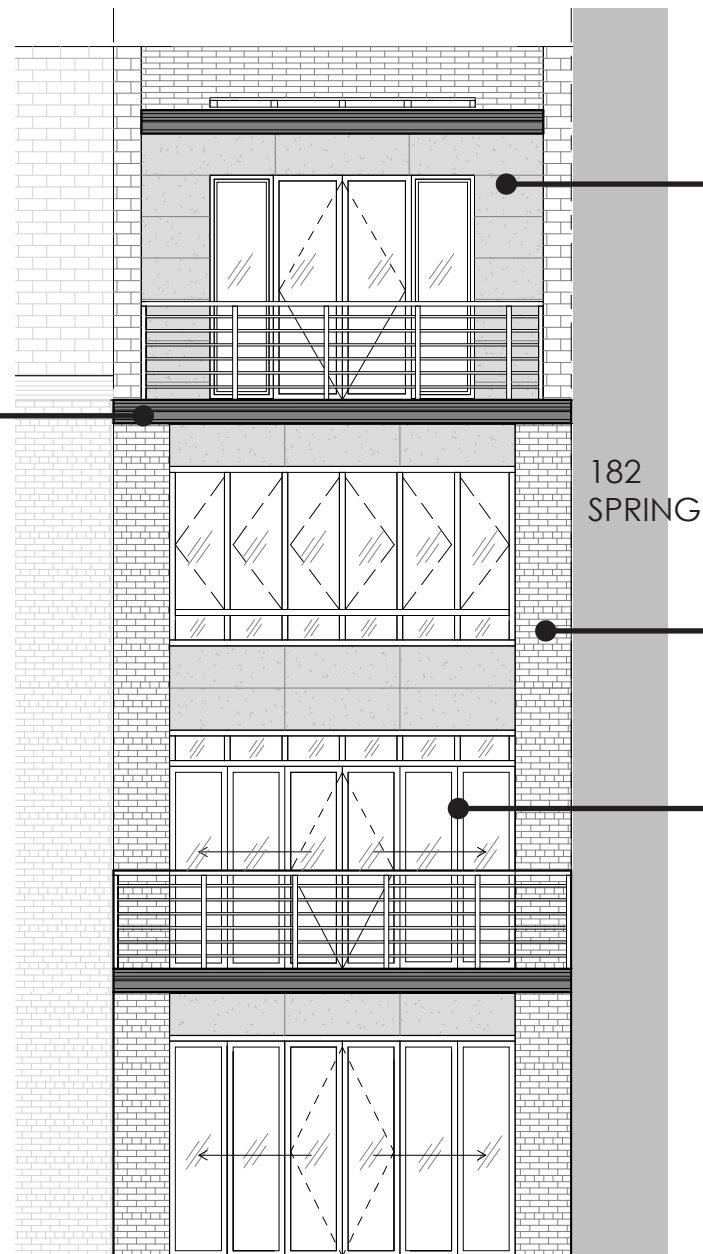
# PROPOSED REAR ELEVATION & 182 SPRING COMPARISON



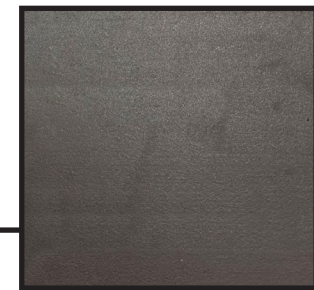
REAR FACADE KEY PLAN



BENJAMIN MOORE - BLACK CORNICE DETAIL



ELEVATION A  
188 SPRING PROPOSED REAR FACADE



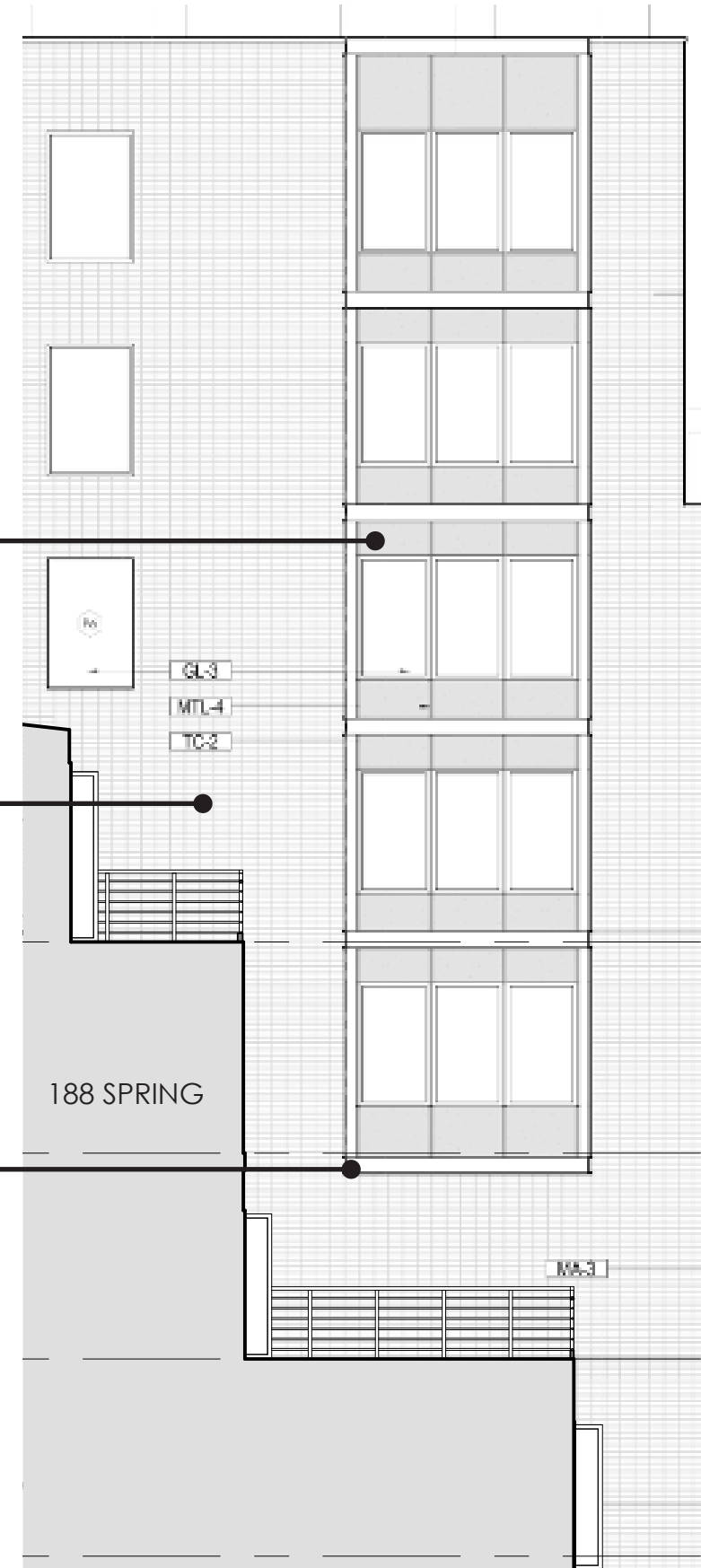
MATTE TERRACOTTA PANEL



BRICK FACADE FINISH

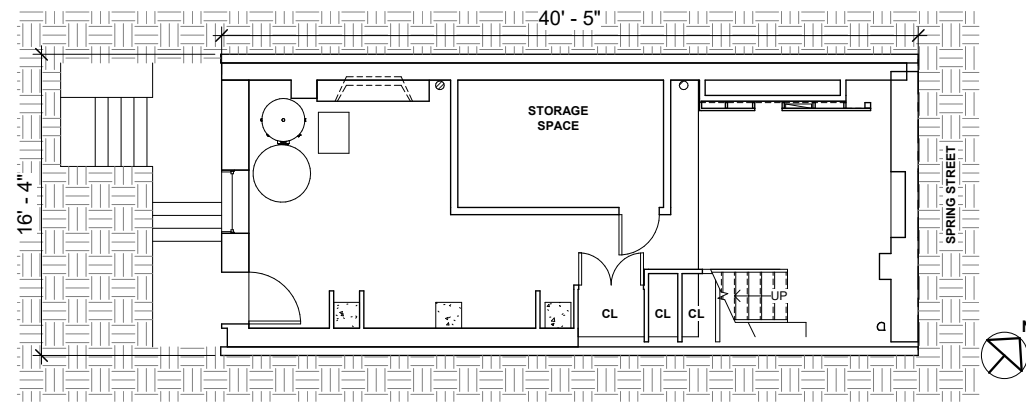


GRAPHITE BLACK ANODIZED ALUMINUM GLAZING FRAME



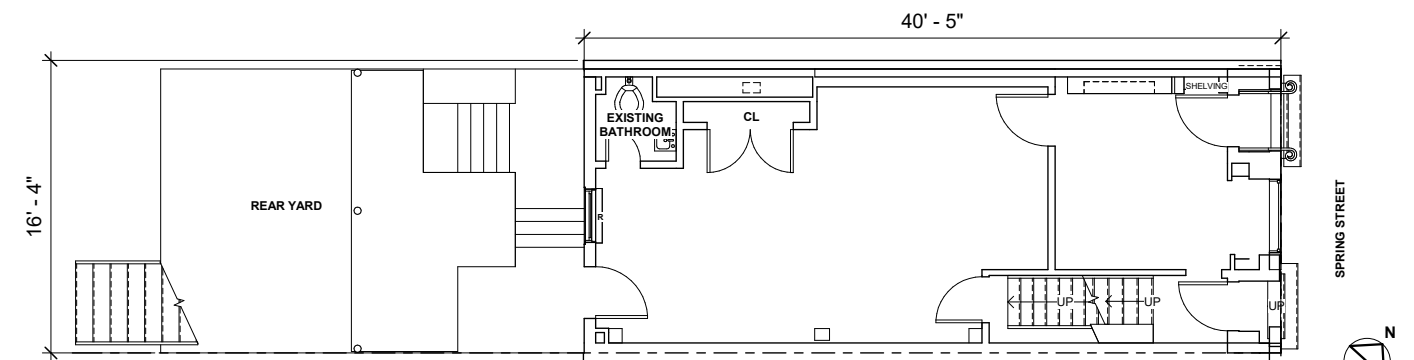
ELEVATION B  
182 SPRING WEST FACADE

# EXISTING & PROPOSED PLANS



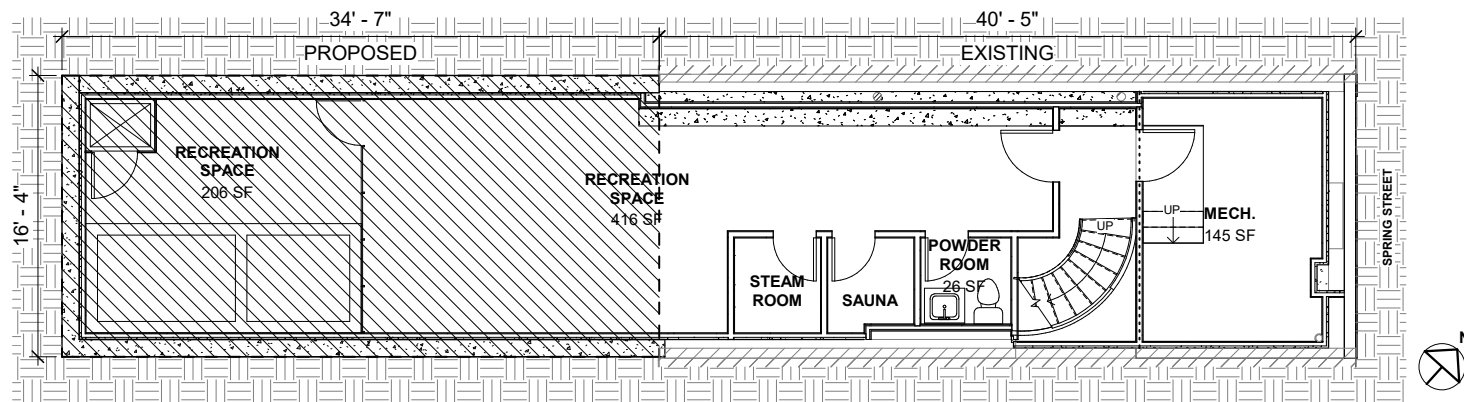
TOTAL SQUARE FOOTAGE = 665 SF

EXISTING CELLAR PLAN



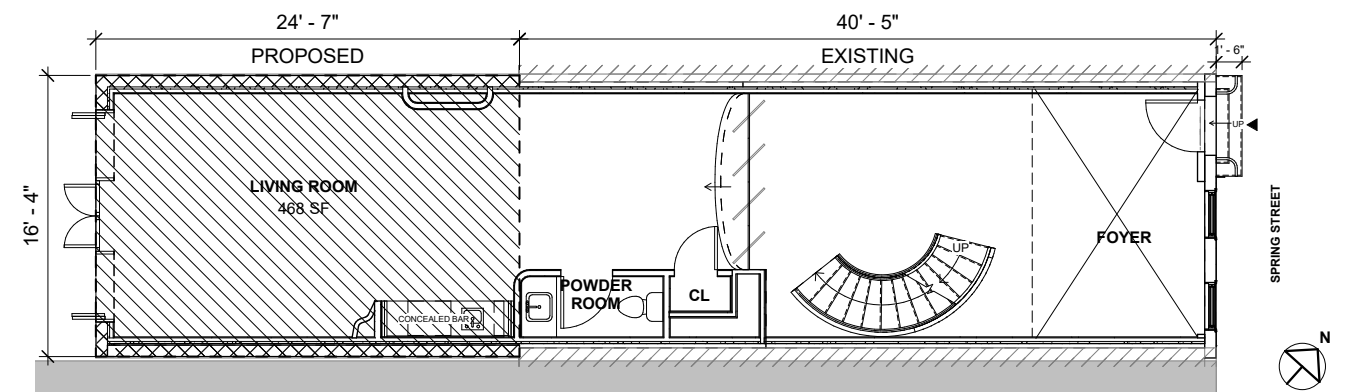
TOTAL SQUARE FOOTAGE = 665 SF

EXISTING FIRST FLOOR PLAN



TOTAL SQUARE FOOTAGE = 1230 SF

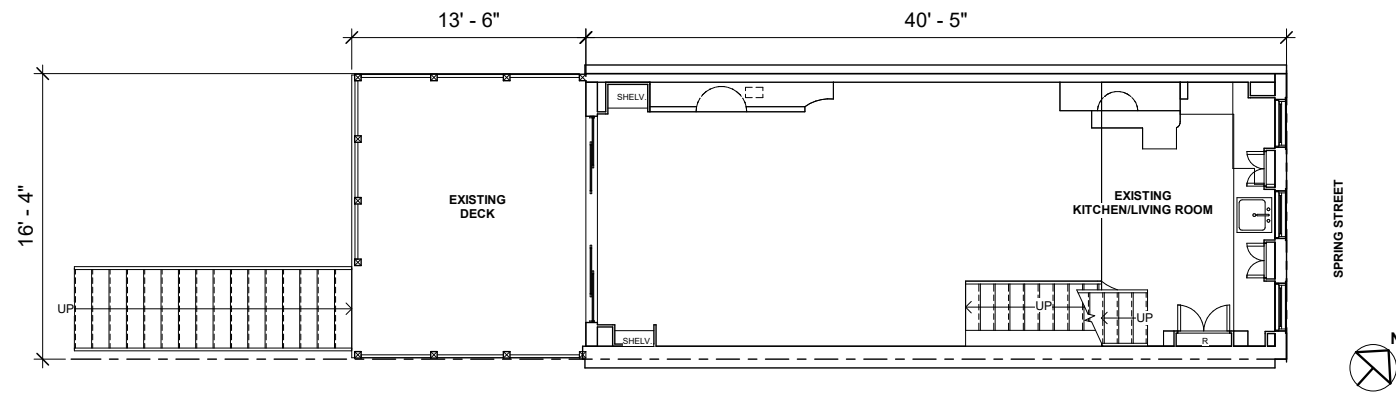
PROPOSED CELLAR PLAN



TOTAL SQUARE FOOTAGE = 1063 SF

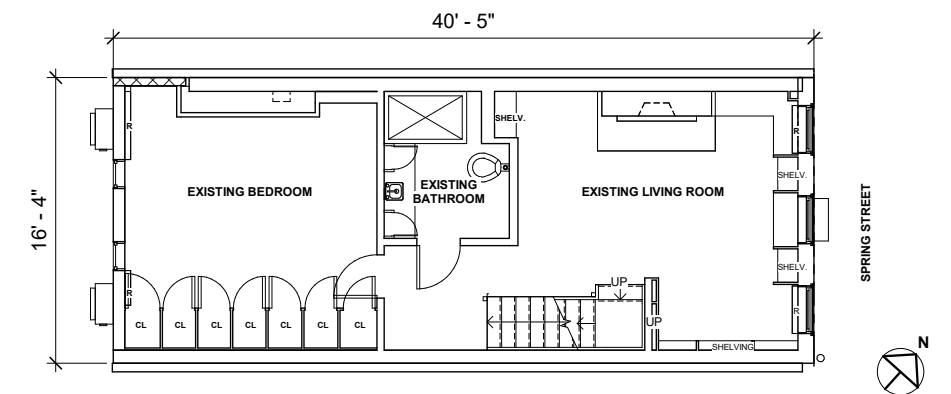
PROPOSED FIRST FLOOR PLAN

# EXISTING & PROPOSED PLANS



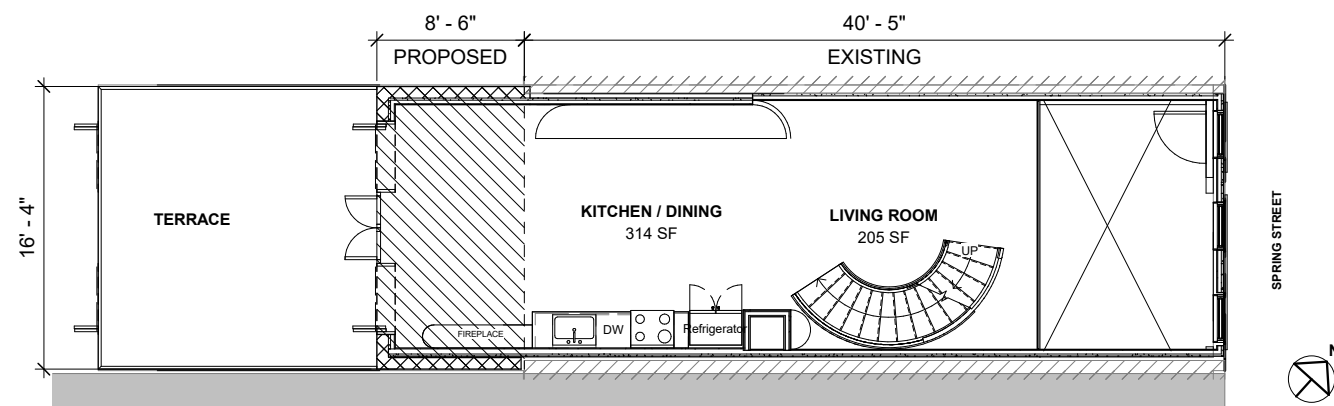
TOTAL SQUARE FOOTAGE = 665 SF

EXISTING SECOND FLOOR PLAN



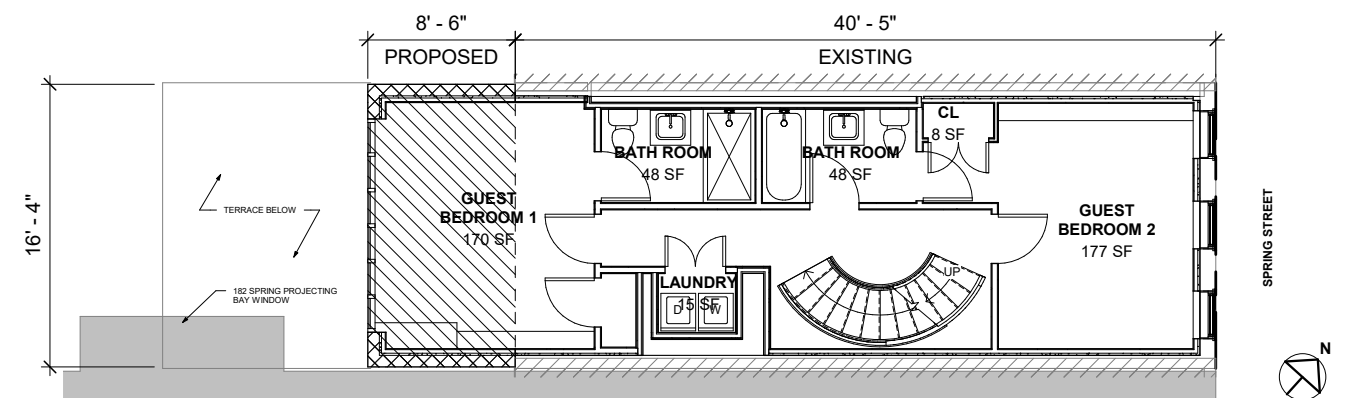
TOTAL SQUARE FOOTAGE = 665 SF

EXISTING THIRD FLOOR PLAN



TOTAL SQUARE FOOTAGE = 804 SF

PROPOSED SECOND FLOOR PLAN

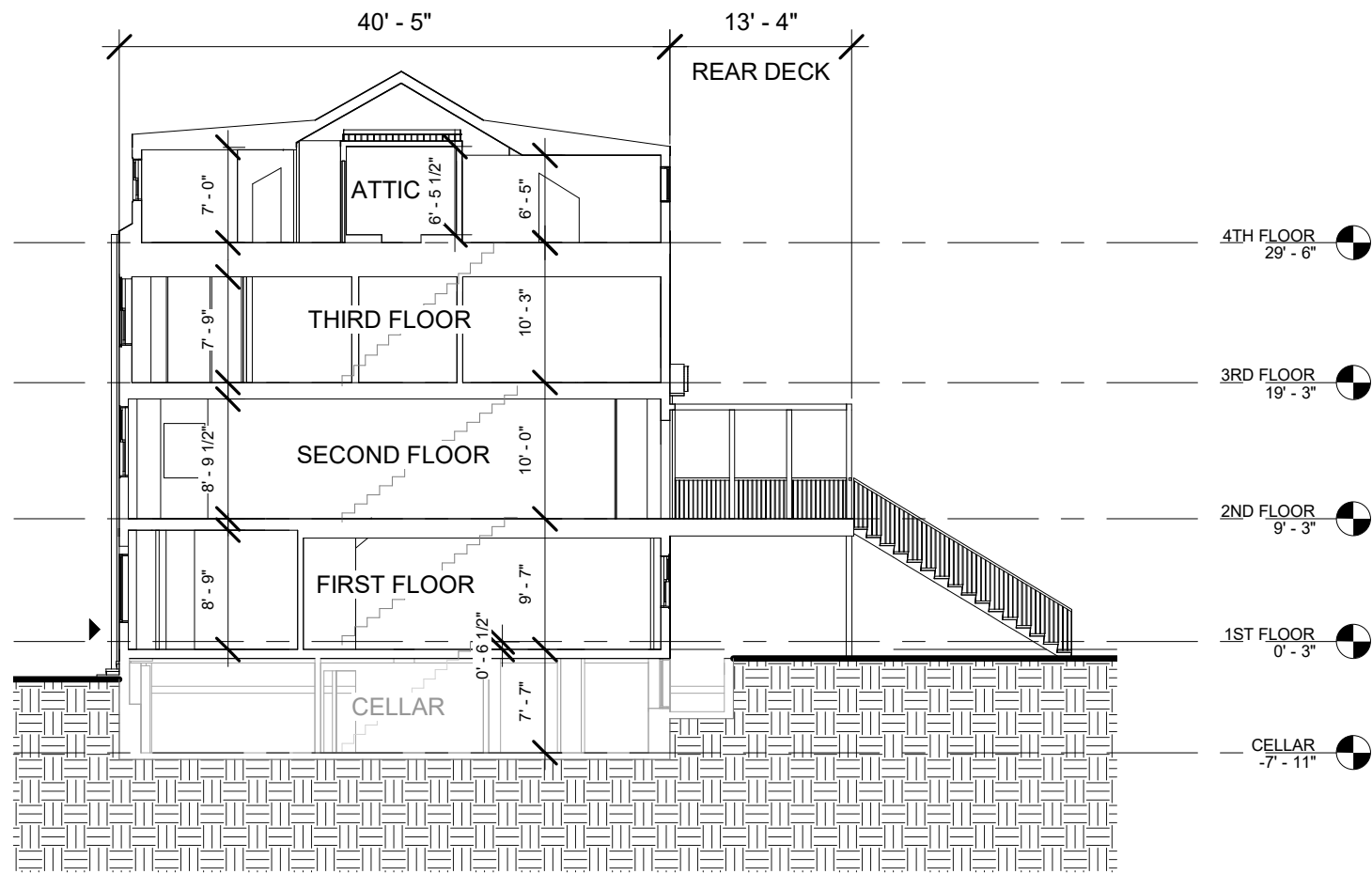


TOTAL SQUARE FOOTAGE = 804 SF

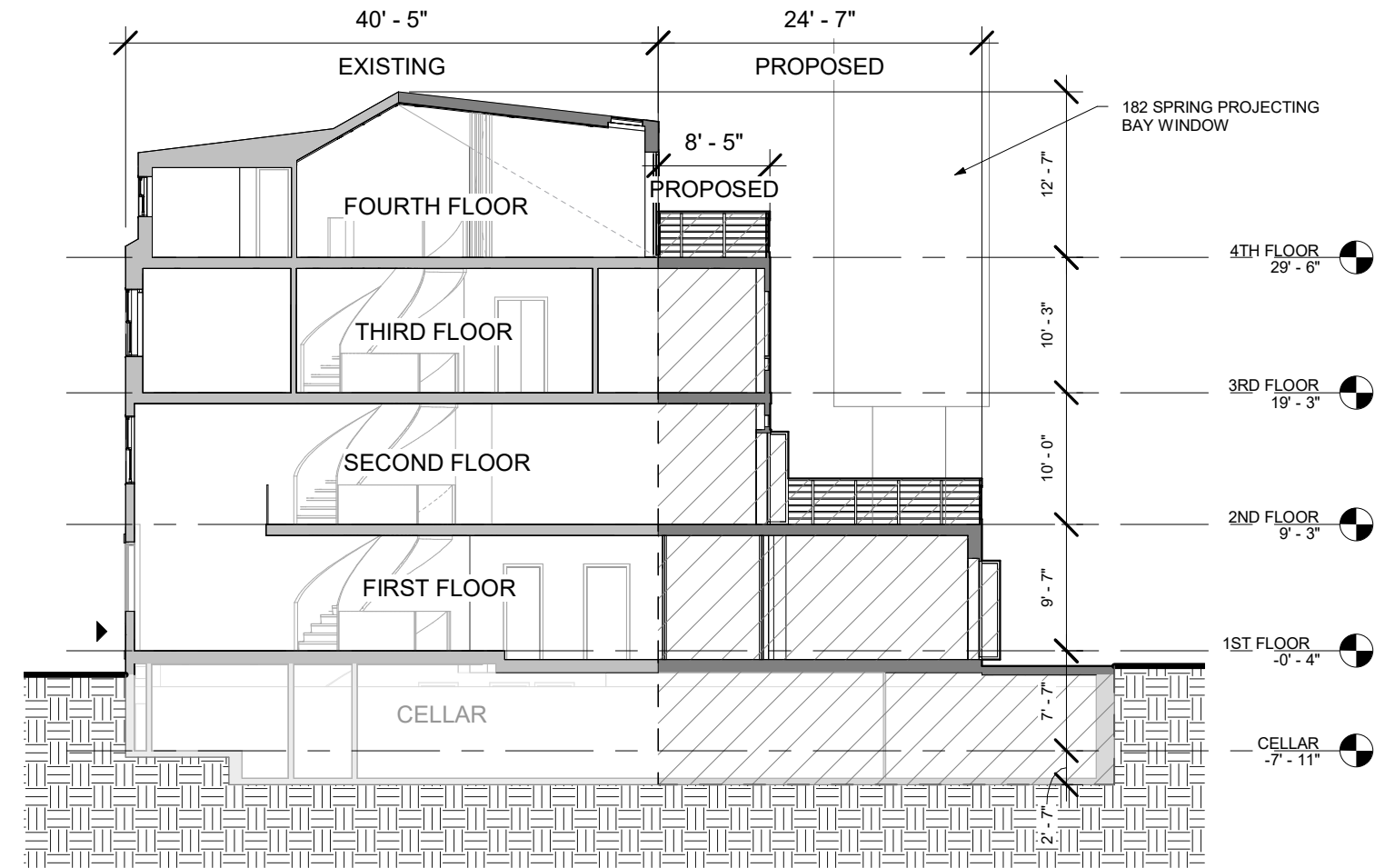
PROPOSED THIRD FLOOR PLAN



# EXISTING & PROPOSED SECTIONS

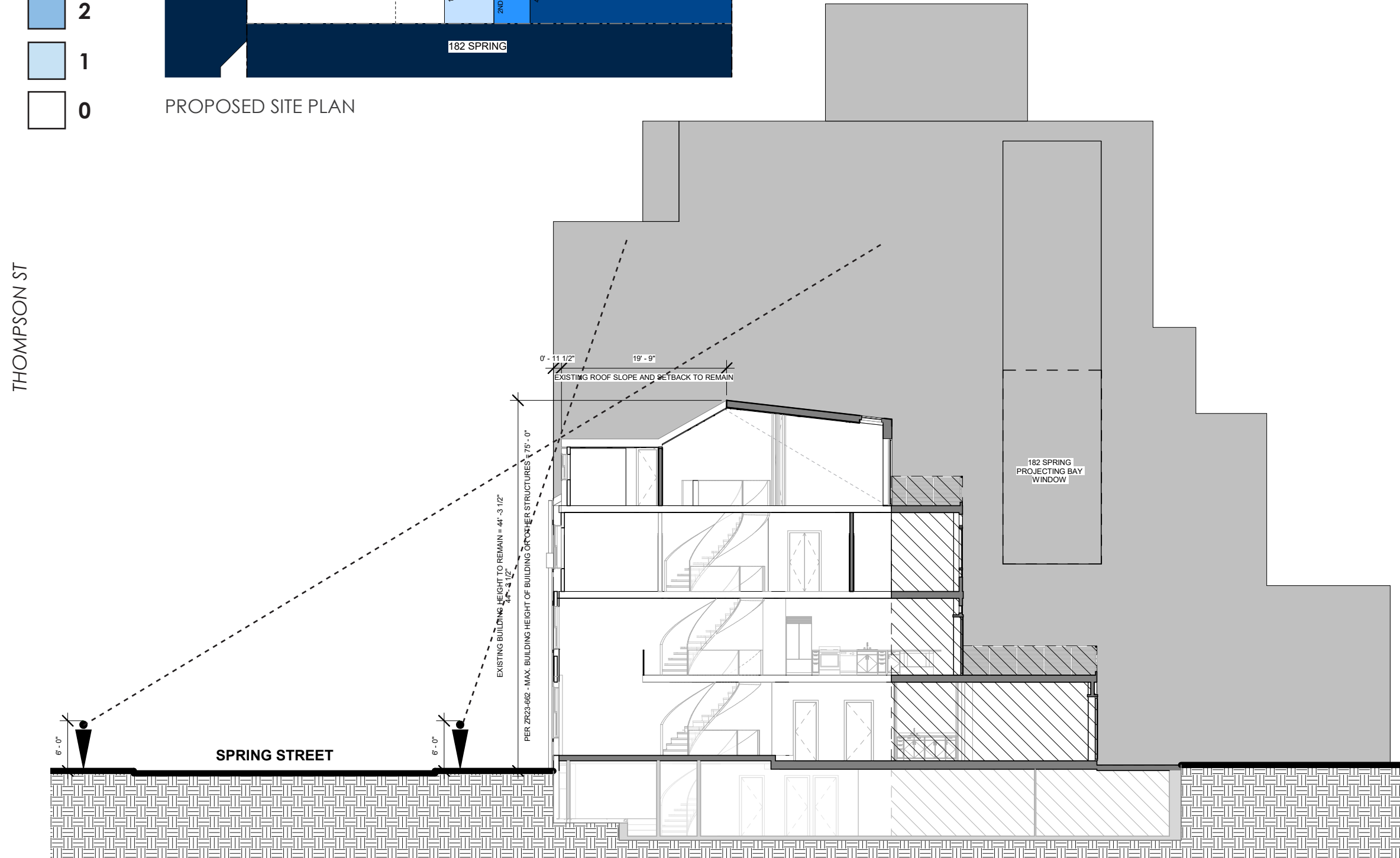
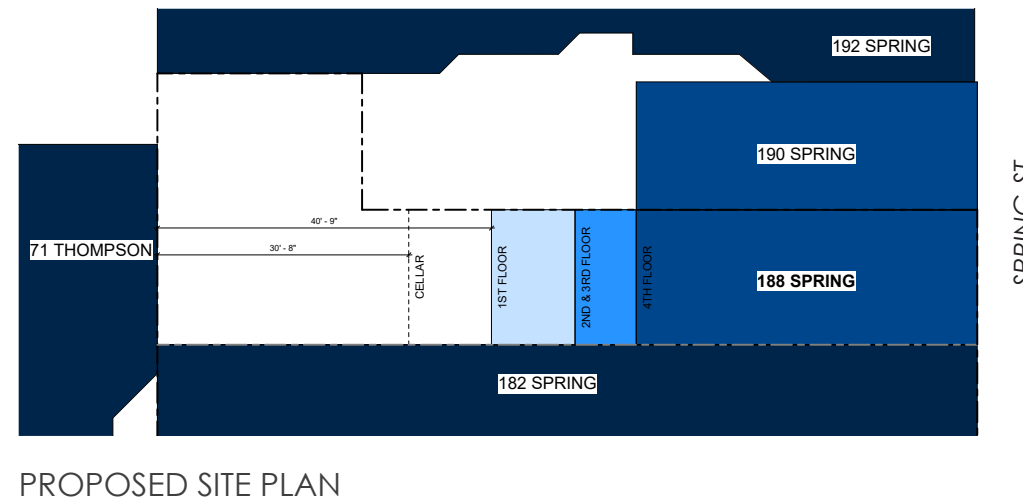
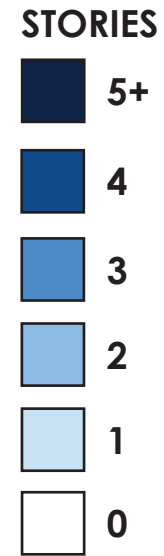
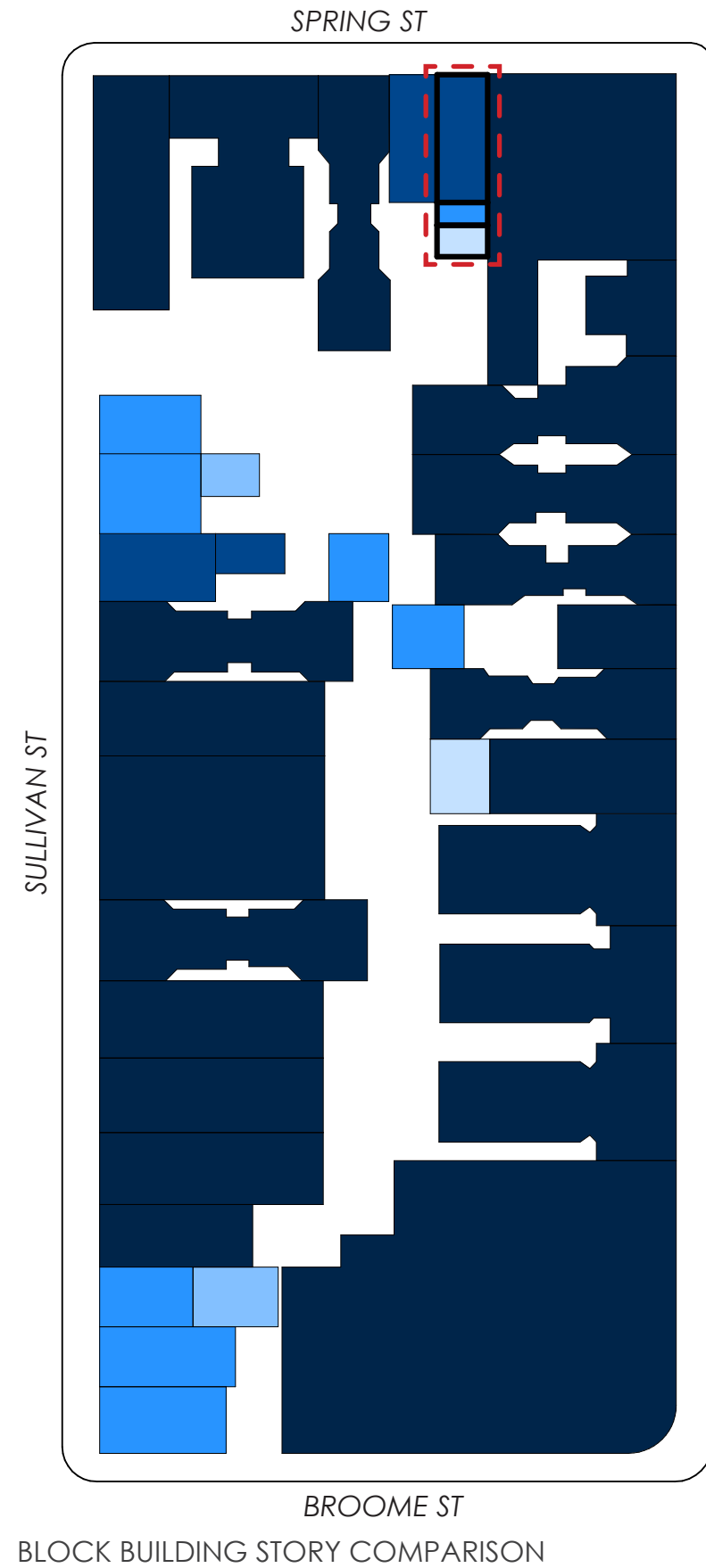


EXISTING LONGITUDINAL SECTION



PROPOSED LONGITUDINAL SECTION

# SIGHT-LINE SECTION & BLOCK PLAN



FRONT FACADE PRECEDENT



4 BEDFORD ST | LPC 16-3137  
ALTERED FEDERAL

REAR FACADE PRECEDENTS



4 BEDFORD ST | LPC 16-3137  
ALTERED FEDERAL

# PROPOSED FRONT FACADE RENDERING



188 SPRING ST  
EXISTING FRONT FACADE



188 SPRING ST  
PROPOSED FRONT FACADE

# PROPOSED REAR FACADE RENDERING



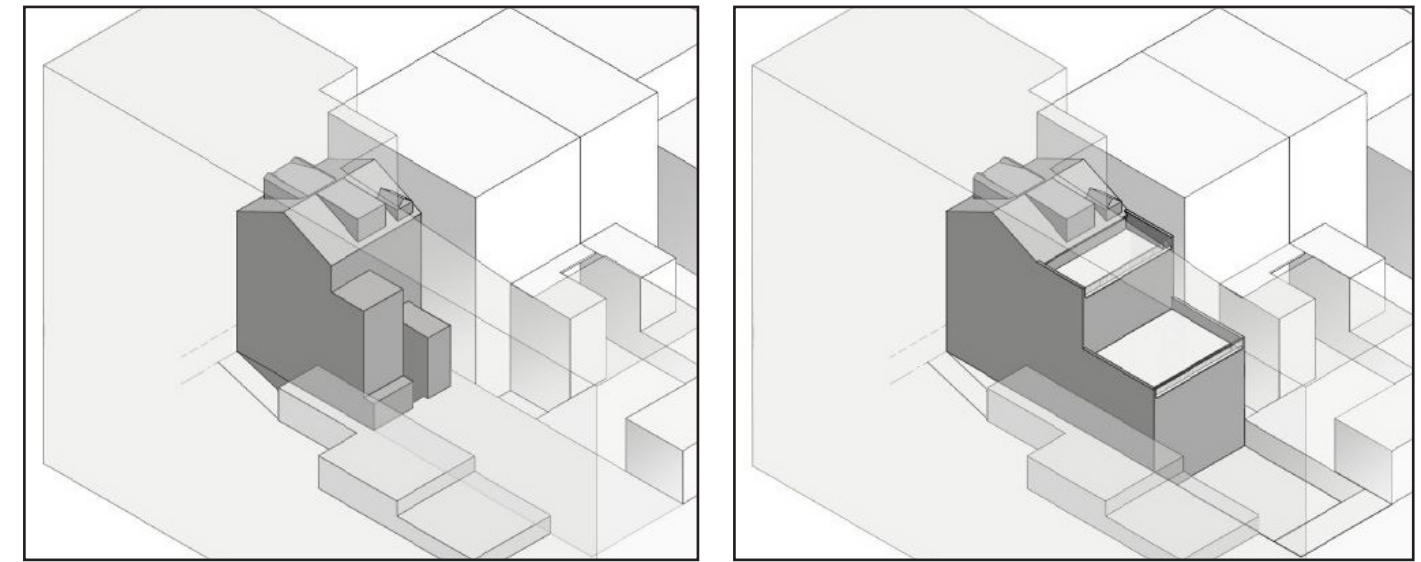
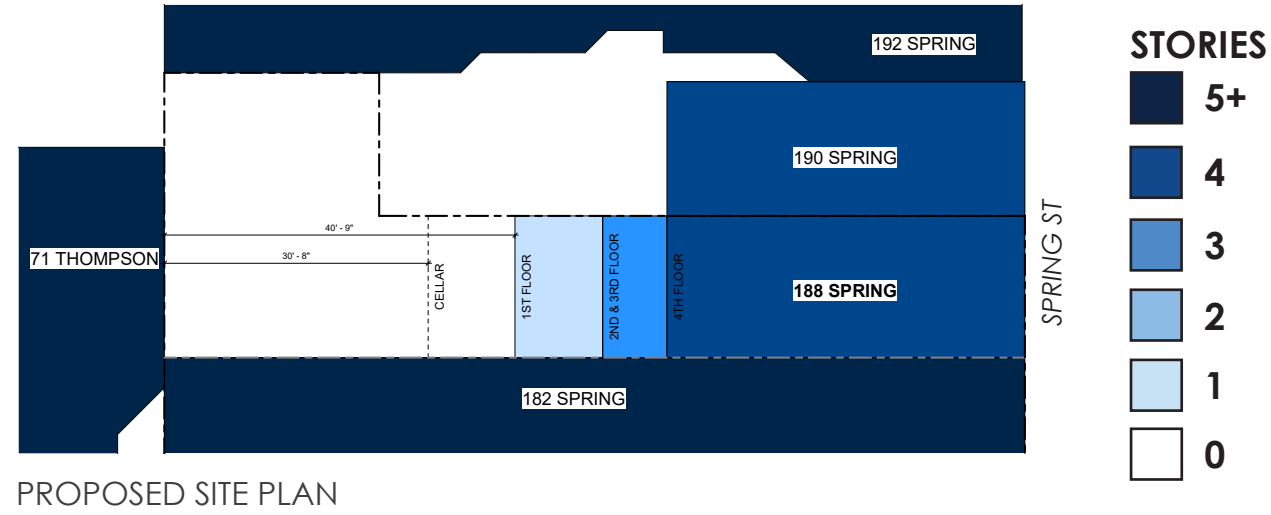
188 SPRING ST EXISTING REAR FACADE  
ALTERED FEDERAL STYLE



188 SPRING ST  
PROPOSED REAR FACADE

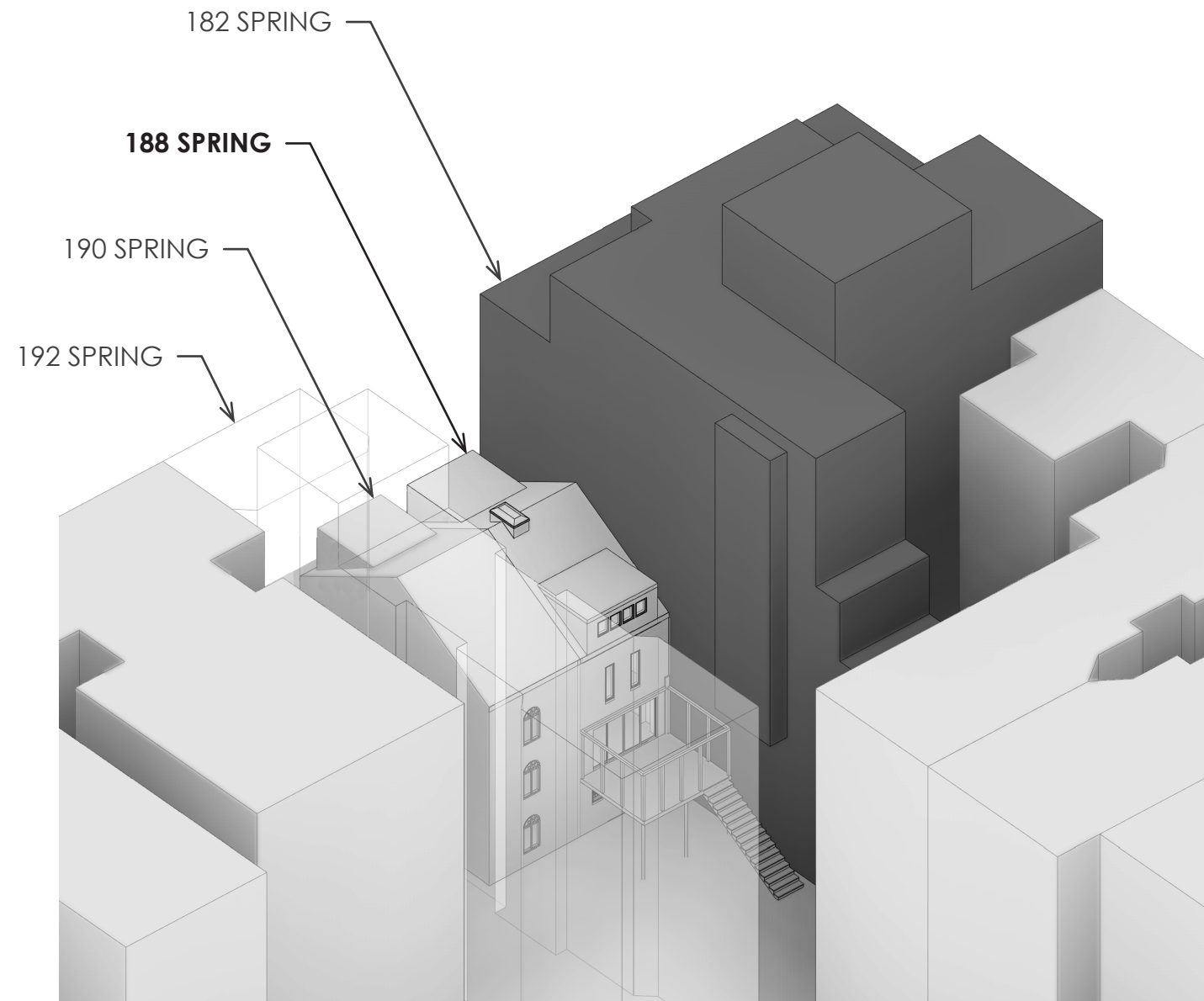
# EXISTING & PROPOSED MASSING

## VOLUME PRECEDENT 9 VANDAM ST | LPC 19-25254 ALTERED FEDERAL



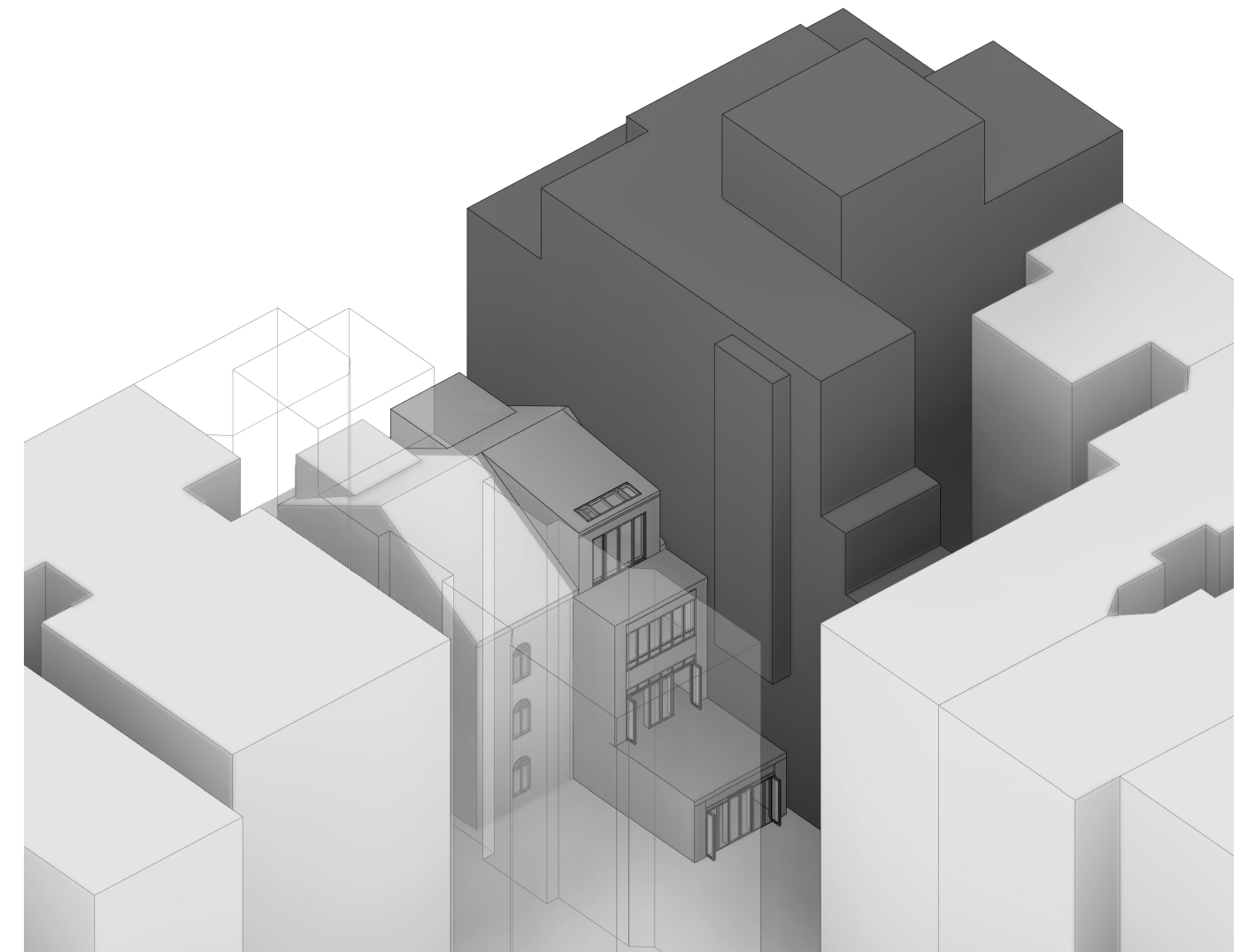
EXISTING

APPROVED



EXISTING MASSING

TOTAL SQUARE FOOTAGE = 3,260 SF



PROPOSED MASSING

TOTAL SQUARE FOOTAGE = 4,501 SF

The current proposal is:

Preservation Department – Item 9, LPC-23-05155

## 188 Spring Street – Sullivan-Thompson Historic District Borough of Manhattan

**To Testify Please Join Zoom**

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**Passcode:** 474225

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

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