

**April 4, 2023**  
Public Hearing

The current proposal is:

**Preservation Department – Item 2, LPC-23-06001**

**34 Ericsson Place – Tribeca West Historic District**  
**Borough of Manhattan**

**To Testify Please Join Zoom**

**Webinar ID:** 880 2120 0972

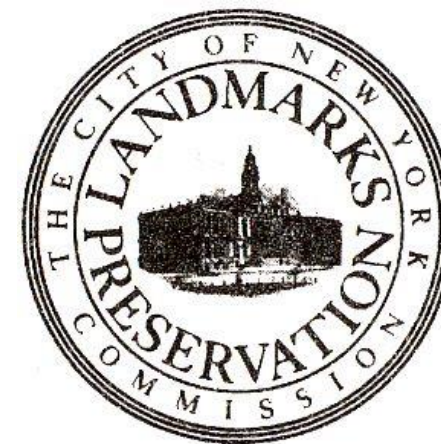
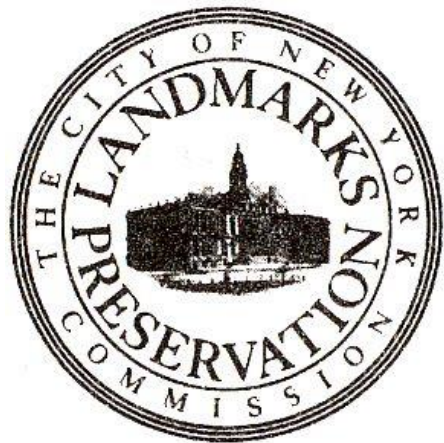
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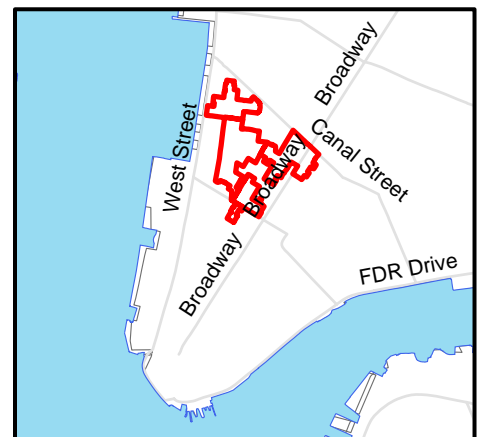
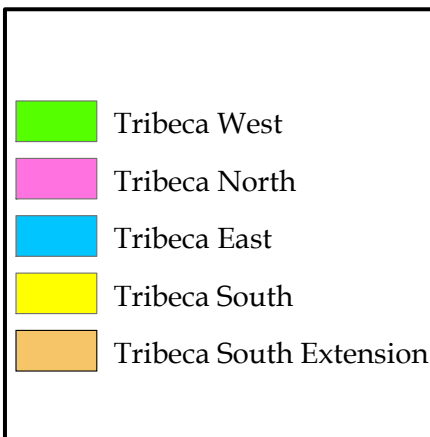
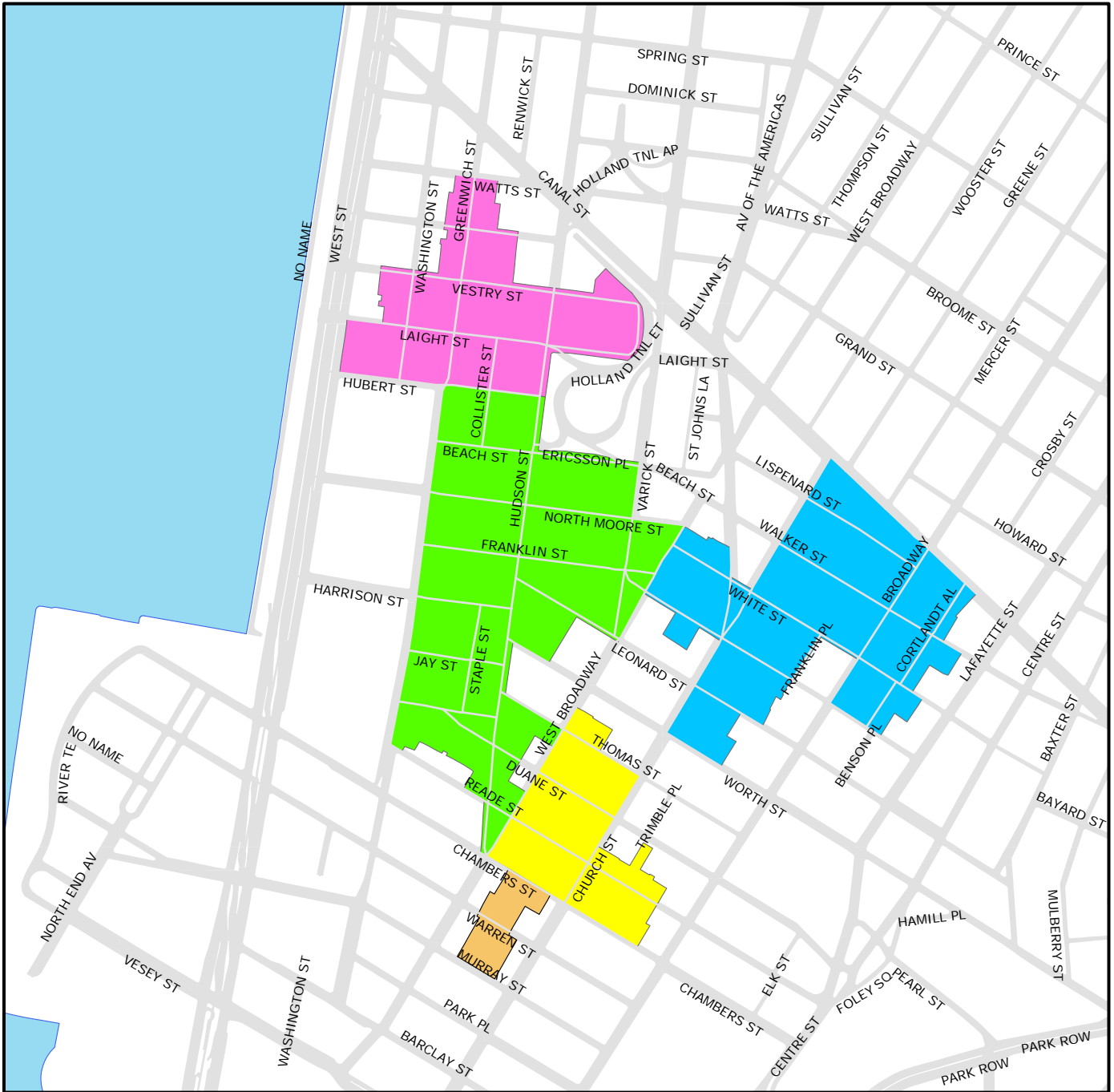
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39 NORTH MOORE 1A (34 ERICSSON PLACE)

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# Tribeca Historic Districts



# Tribeca West

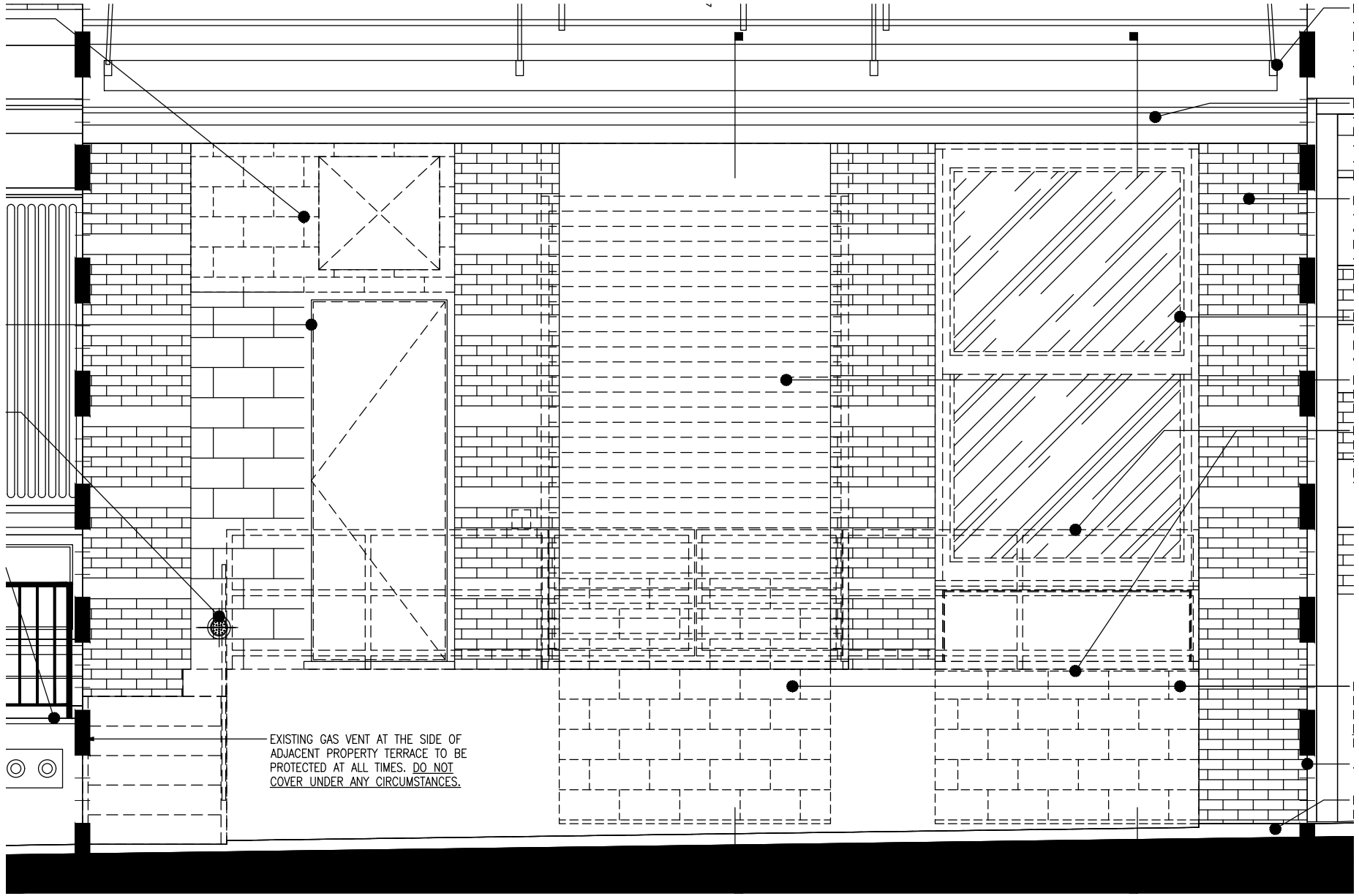


Tribeca West  
Historic District  
Manhattan

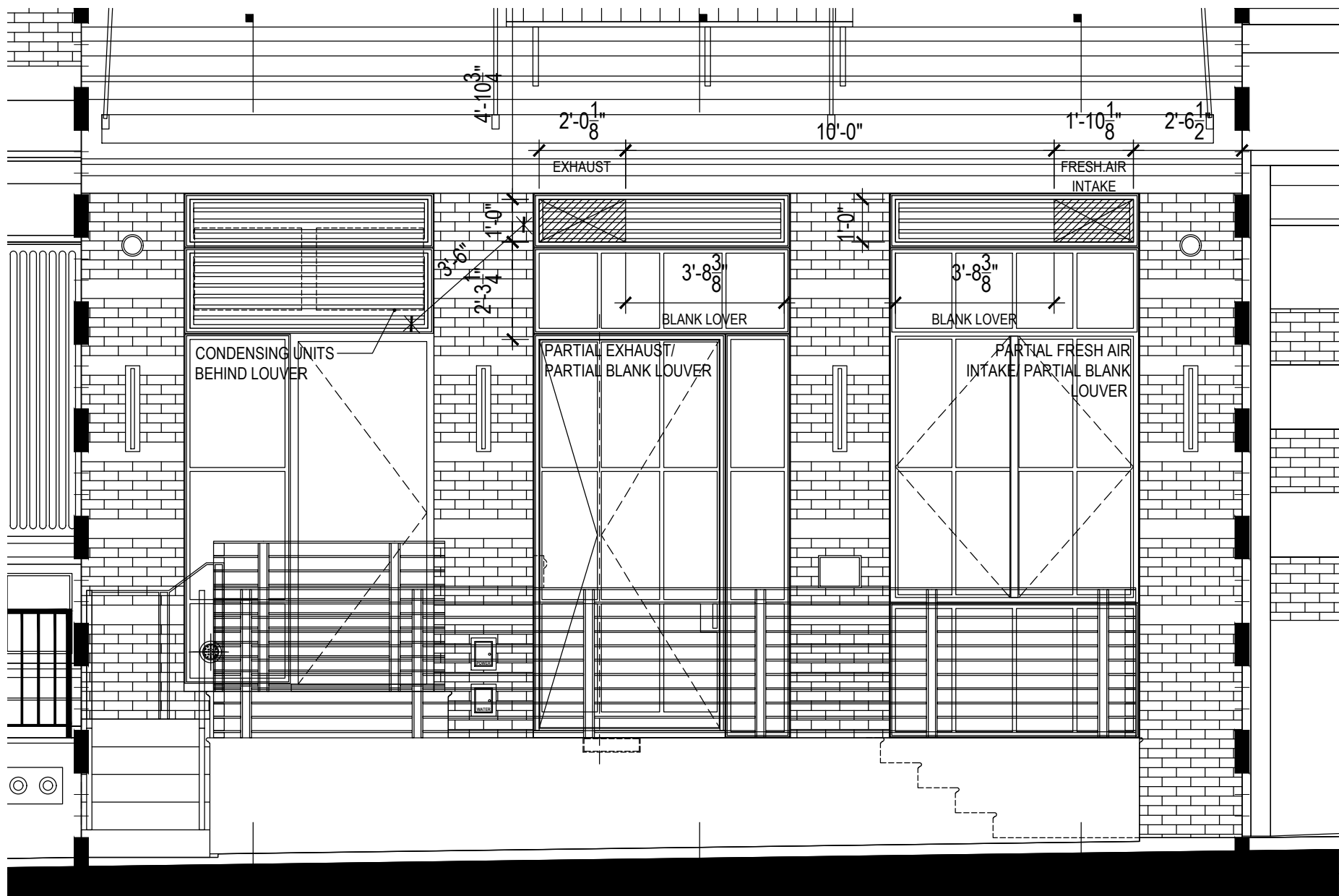
Designated May 7, 1991

 Historic District Boundaries





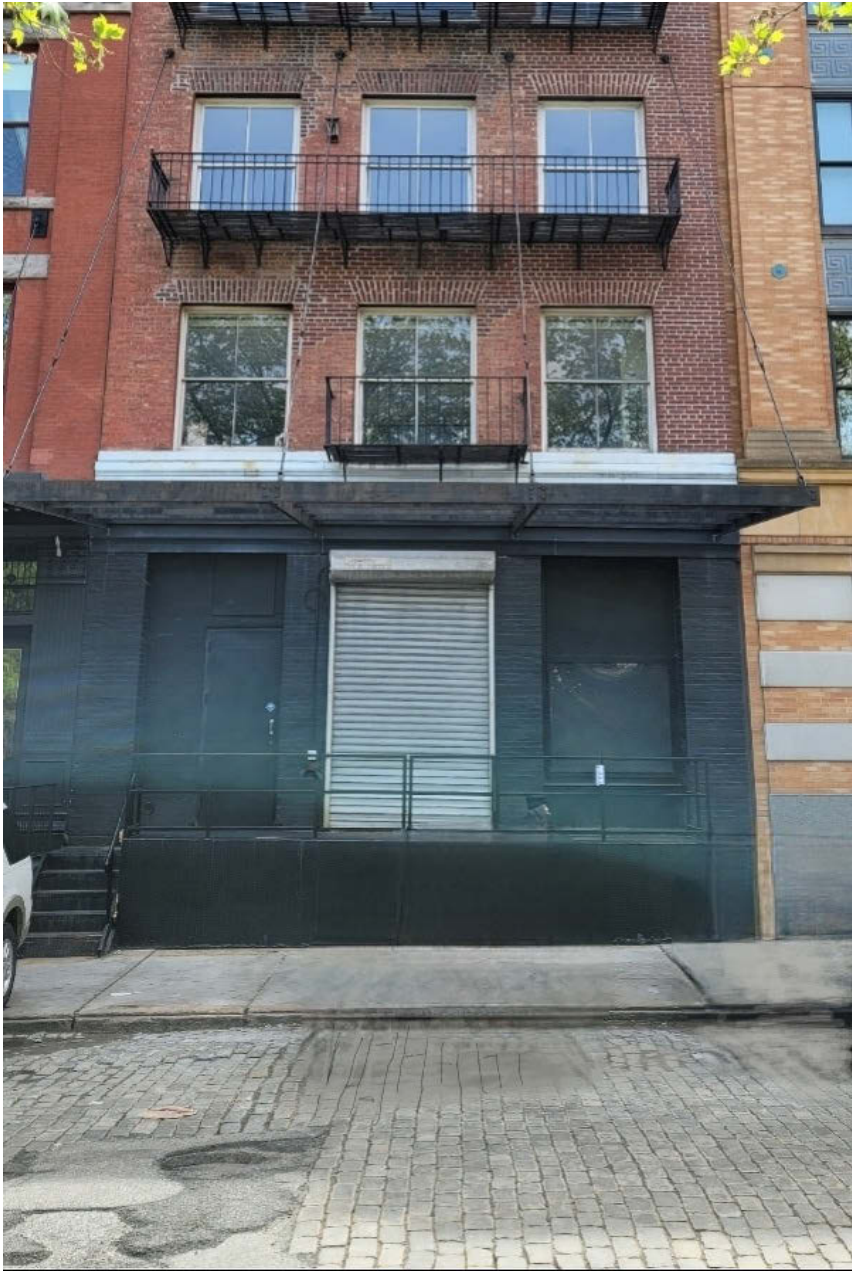
EXISTING GAS VENT AT THE SIDE OF  
ADJACENT PROPERTY TERRACE TO BE  
PROTECTED AT ALL TIMES. DO NOT  
COVER UNDER ANY CIRCUMSTANCES.







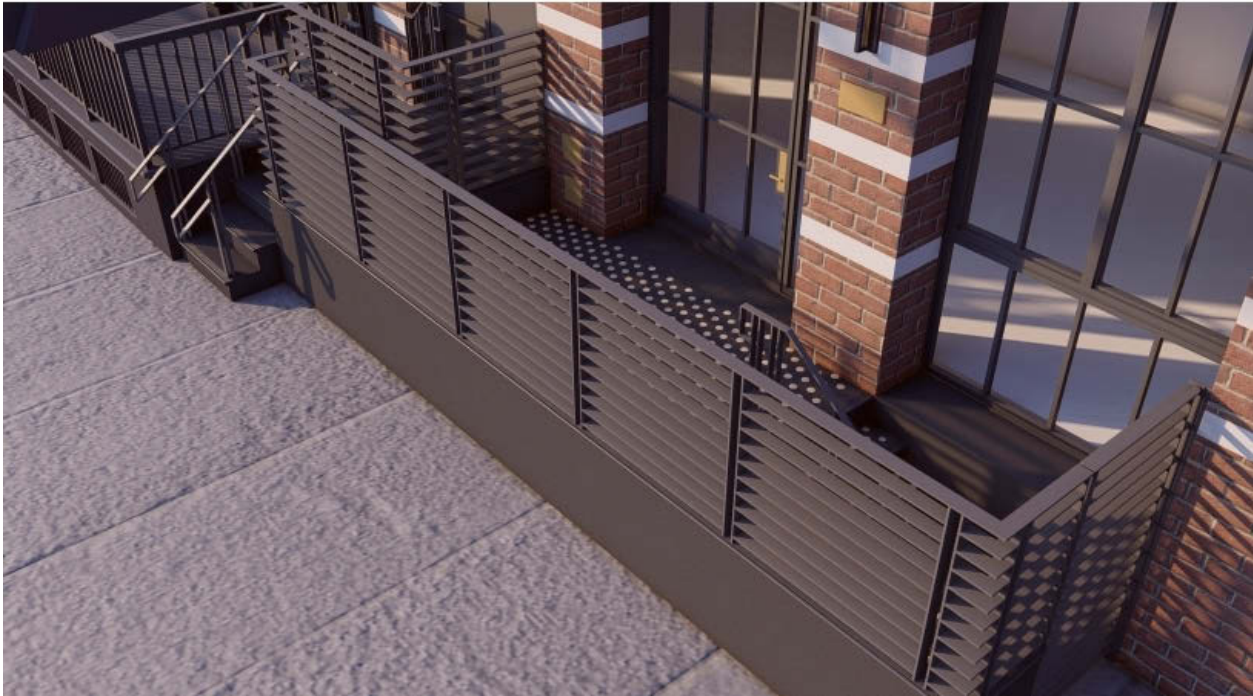
















Proposed Planters on new Loading Dock



Detail View: DOF: Manhattan 1940s Tax Photos: 36-40 Ericsson Place



- **Identifier:** nynyma\_rec0040\_1\_00190\_0021
- **Date:** 1939-1941
- **Borough:** Manhattan
- **Block:** 190
- **Lot:** 21
- **Address:**
  - **1940 Building Number:**36-40
  - **1940 Street Name:**Ericsson Place  
36-40 Ericsson Place

All prints of tax photos reflect original condition. Images may show nitrate deterioration (small white spots) or hole punches (large black circles).

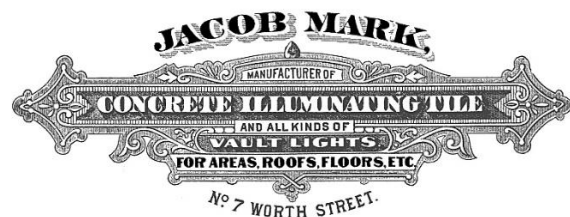
## Introduction to Proposed Design

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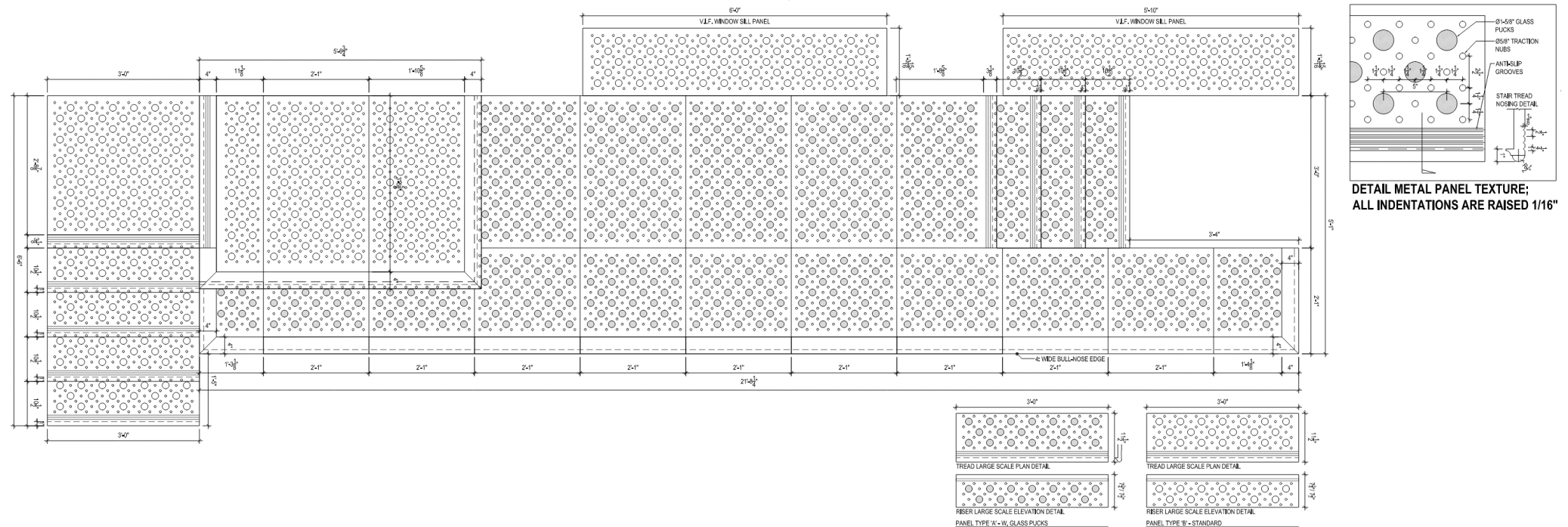
Conservation and preservation are true passions of mine and was a key factor in selecting a design team. Jim McDonald from McDonald Architecture Studio most certainly ticked all the boxes and embodies the same values while focusing on sustainability. When researching the history of the building and the surroundings area we decided that this restoration should incorporate as much historical accuracy as possible. Our desire to strip the black paint off to unveil the original 1906 European polychromatic facade of contrasting red clay brick with the stone accents seems like the first step in this journey.



# LOADING DOCK DESIGN AND INSPIRATION



Our incorporation of the vaulted lights in the loading dock is our recognition to the fact that vaulted lights were not only first ever used in New York, but right here in Tribeca in 1840. Our research revealed that vaulted lights were also made and sold in Tribeca so we followed a design layout from Jacob Mark & Sons which was located on 7 Worth Street.





Our selection of artisan to recreate the loading dock is Richmond Iron – OK Foundry, who have been creating custom casting since 1912. They specialize in custom cast iron stair treads, risers and landing panels with embedded glass prisms. Their Artists, engineers and foundrymen work diligently to develop new designs as well as historic reproductions. Typical designs echo the style of historic cast iron subway vault light panels and stairs that can be seen throughout Tribeca.



36 Hudson Street, New York, NY 10013



Proposed Glass Prism Panel



Proposed blank Panel



Example of Local Panel We Aim To Replicate

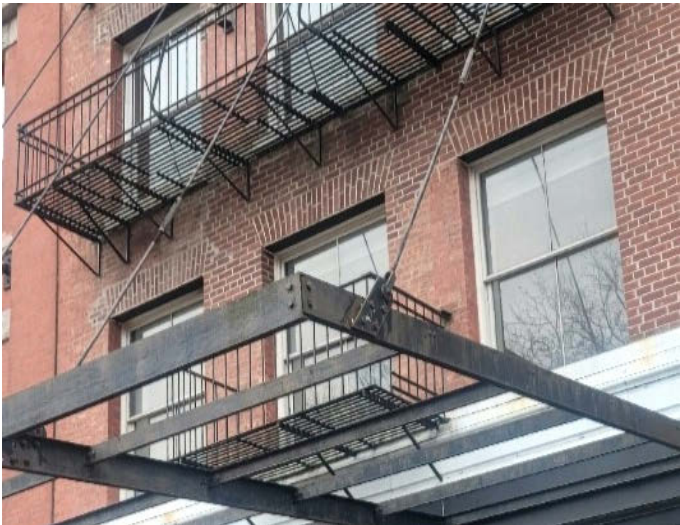
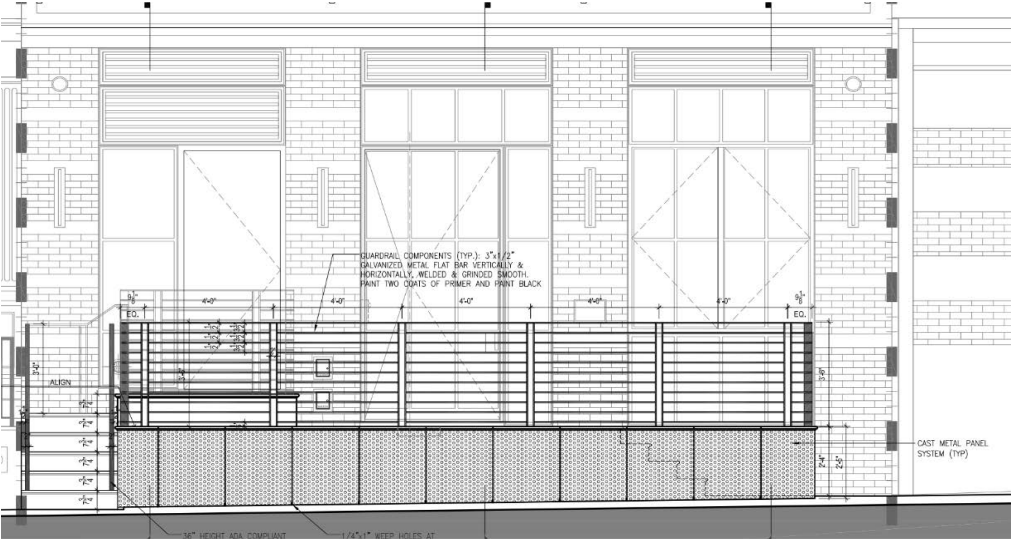


# HANDRAIL DESIGN AND INSPIRATION

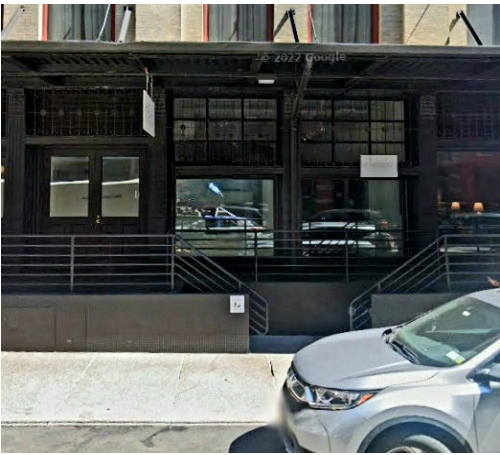
The custom rails that we propose incorporates two key elements in the design, first we took the existing fire escape and studied its geometry, then we tried to incorporate the surroundings of the past by paying respect to the St John’s Terminal that 34 Ericsson Place (then known as 34 Beach Street) looked directly onto. The thin, floating edge planks resemble the multitude of train tracks that accommodated up to 227 train cars in the 1930’s. This horizontal design with twin posts also resemble other handrails on the same block,



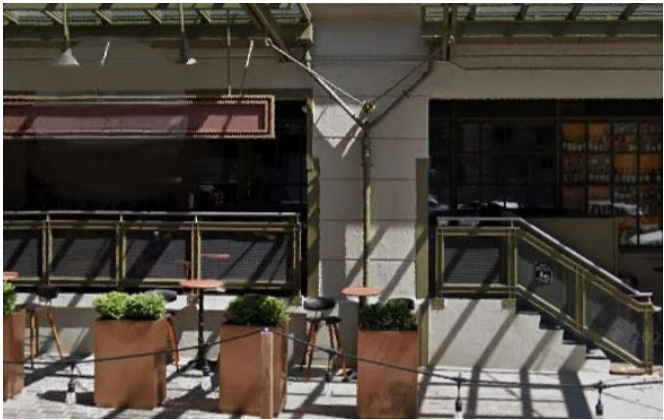
Proposed Handrail



New York Rail Track Inspiration for Handrail Design,



35 North Moore Handrail



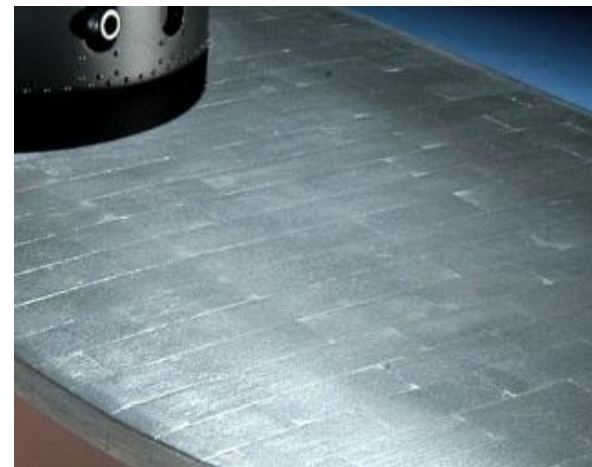
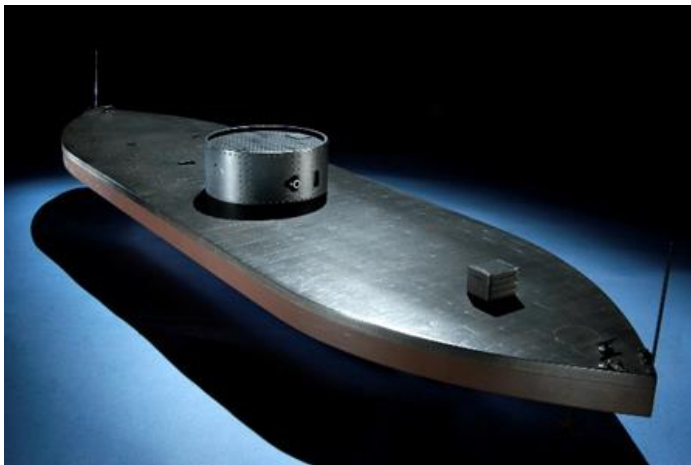
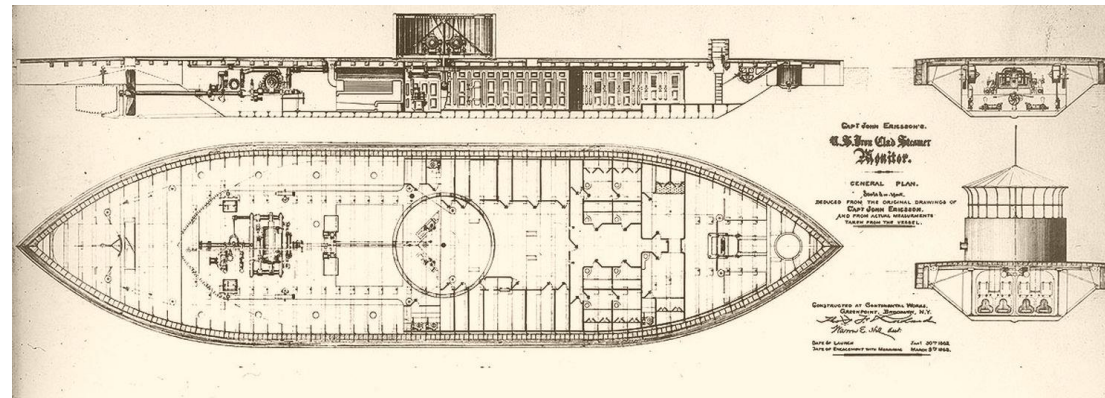
25 North Moore Handrail



34 Ericsson Place fire escape inspiration.

## METAL PANEL DESIGN AND INSPIRATION

We would like to use flat metal panels to disguise the exposed cement blocks surrounding the service door and to laminate the face of the service door. We looked again to draw inspiration from the neighbourhood which has a collection of metal/iron cladding on various building facades. We also looked in to the history of the Street (Ericsson Place) and discovered that its namesake, Jc Union Navy (private St. Ja renamed Eric





## DOOR AND WINDOW DESIGN AND INSPIRATION.



32 Ericsson Place Inspiration Details



34 Ericsson Place Proposed Design



36 Ericsson Place Inspiration Details

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