

The current proposal is:

Preservation Department – Item 4, LPC-23-05155

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

Note: this is a Public Meeting item. No public testimony will be received today as the hearing on this item is closed



188 SPRING STREET

PRESENTATION TO:



05.09.23

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



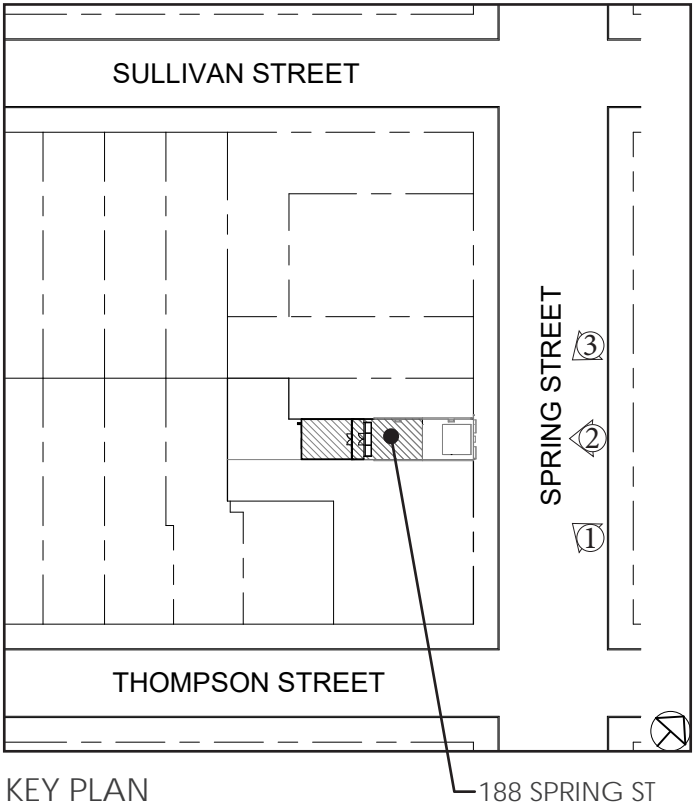
PHOTO 1
FRONT VIEW LOOKING SOUTHWEST



PHOTO 2
FRONT VIEW LOOKING SOUTH



PHOTO 3
FRONT VIEW LOOKING SOUTHEAST



KEY PLAN

EXISTING REAR FACADE



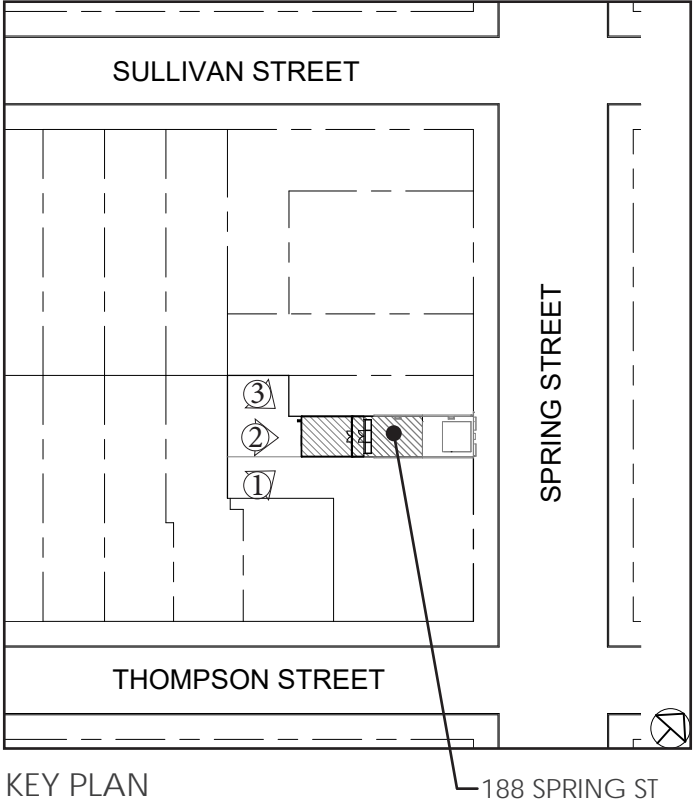
PHOTO 1
REAR VIEW LOOKING NORTHWEST



PHOTO 2
REAR VIEW LOOKING NORTH



PHOTO 3
REAR VIEW LOOKING NORTHEAST



KEY PLAN

188 SPRING ST

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

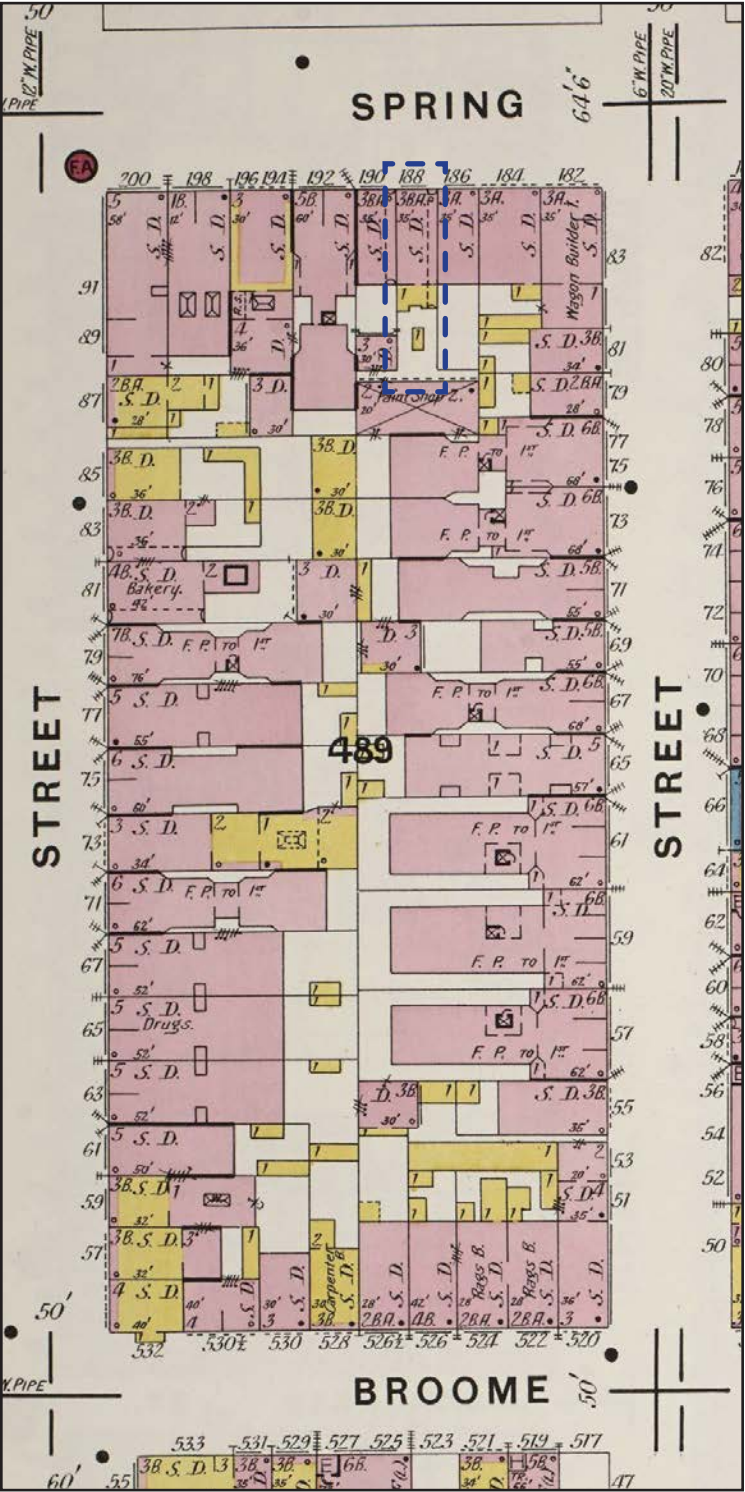
REFERENCES
DEPARTMENT OF TAXATION, RECORD OF ASSESSMENTS: MANHATTAN, 8TH WARD, 1822-1840; GEOGRAPHIC FILE, PR 020, [1904 PHOTOGRAPH OF SPRING STREET], DEPARTMENT OF PRINTS, PHOTOGRAPHS, AND ARCHITECTURAL COLLECTIONS, THE NEW-YORK HISTORICAL SOCIETY; U.S. CENSUS RECORDS, 1940



LPC - DESIGNATION PHOTO



LPC - DESIGNATION PHOTO

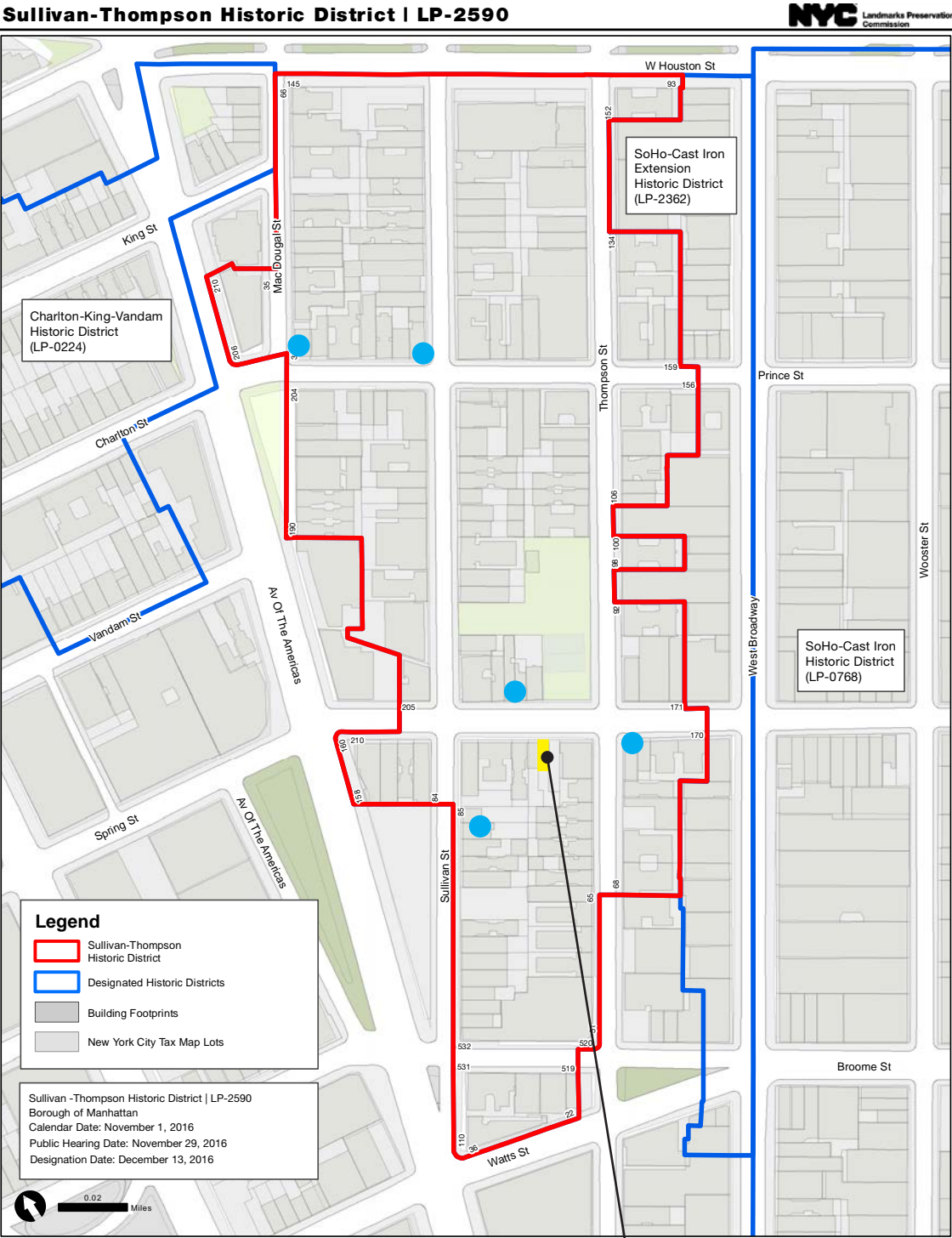


1903-1919 SANBORN MAP
BLOCK PLAN

BUILDING HISTORY



SULLIVAN-THOMPSON HISTORIC DISTRICT CONTEXT



CONTEXT EXAMPLES



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

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

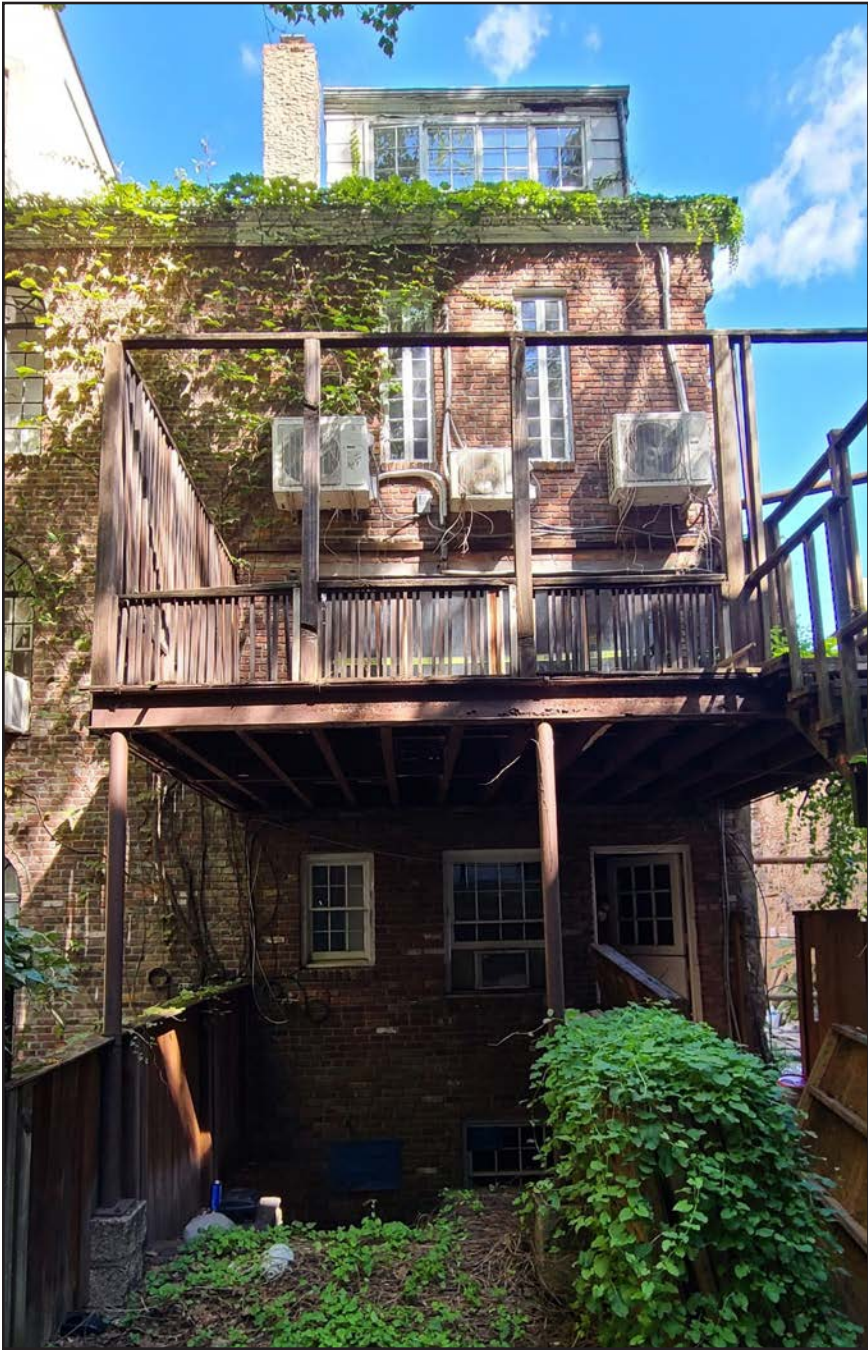


NON-HISTORIC 2ND & 3RD FLOOR
WOOD LINTEL



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

EXISTING REAR FACADE CONDITIONS



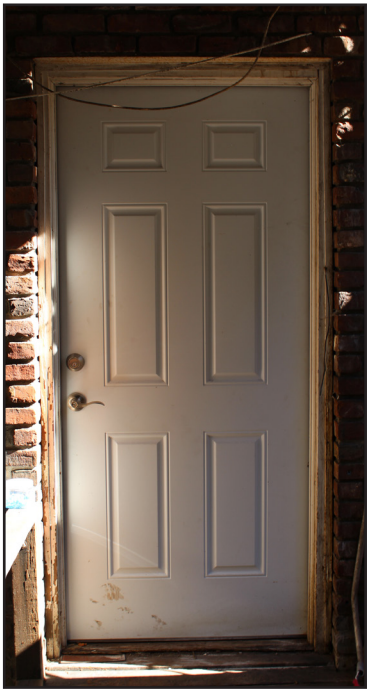
EXISTING REAR FACADE



ATTIC DORMER AND CASEMENT WINDOWS



SECOND FLOOR GLAZING



FIRST FLOOR ENTRY
DOOR



FIRST FLOOR DOUBLE-HUNG WINDOWS



THIRD FLOOR DOUBLE
CASEMENT WINDOWS

EXISTING 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

PREVIOUSLY PROPOSED | FRONT FACADE

COMMISSIONER COMMENTS (03.28.23)

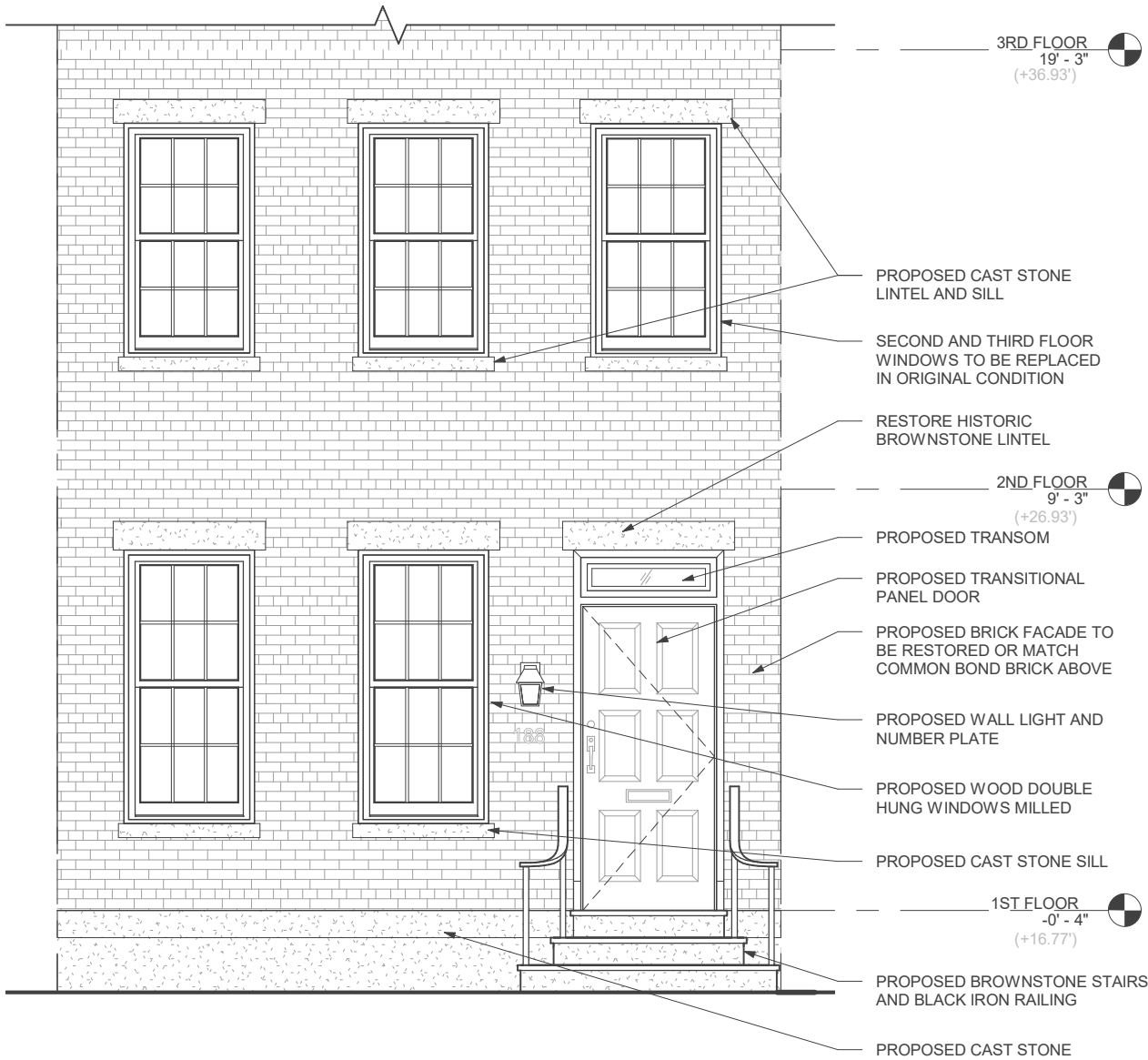
- COMMENT:

MAINTAIN HISTORIC TRIPARTITE CONFIGURATION.
- RESPONSE:

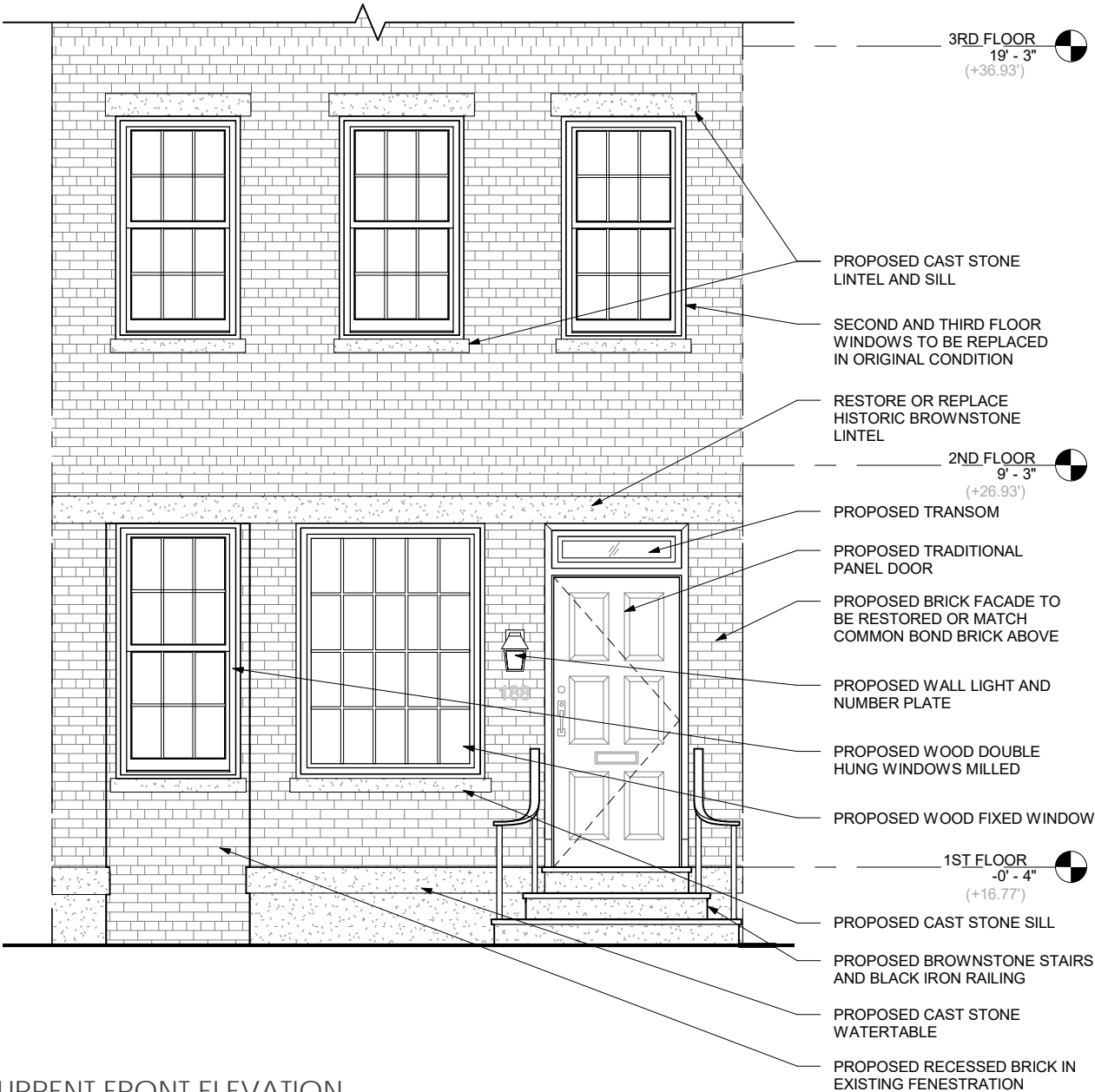
TRIPARTITE FENESTRATION IS MAINTAINED USING TRADITIONAL FEDERAL STYLE WINDOWS AND ENTRY DOOR WITHIN THE EXISTING OPENINGS.
- COMMENT:

RECALL HISTORIC HORSE PASS USING SAME OPENING AND REPLACING WITH INFILL THAT RELATES TO THE HISTORIC WINDOWS AND CURRENT USE.
- RESPONSE:

RECALLING HISTORIC HORSE PASS BY USING RECESSED BRICK DOWN TO THE GRADE WITHIN THE ORIGINAL OPENING LOCATION. A TRADITIONAL DOUBLE HUNG WINDOW IS SET WITHIN THE RECESSED BRICK TO REFLECT THE CURRENT RESIDENTIAL USE OF THE BUILDING.



PREVIOUSLY PROPOSED FRONT ELEVATION



CURRENT FRONT ELEVATION

PREVIOUSLY PROPOSED | REAR FACADE

COMMISSIONER COMMENTS (03.28.23)

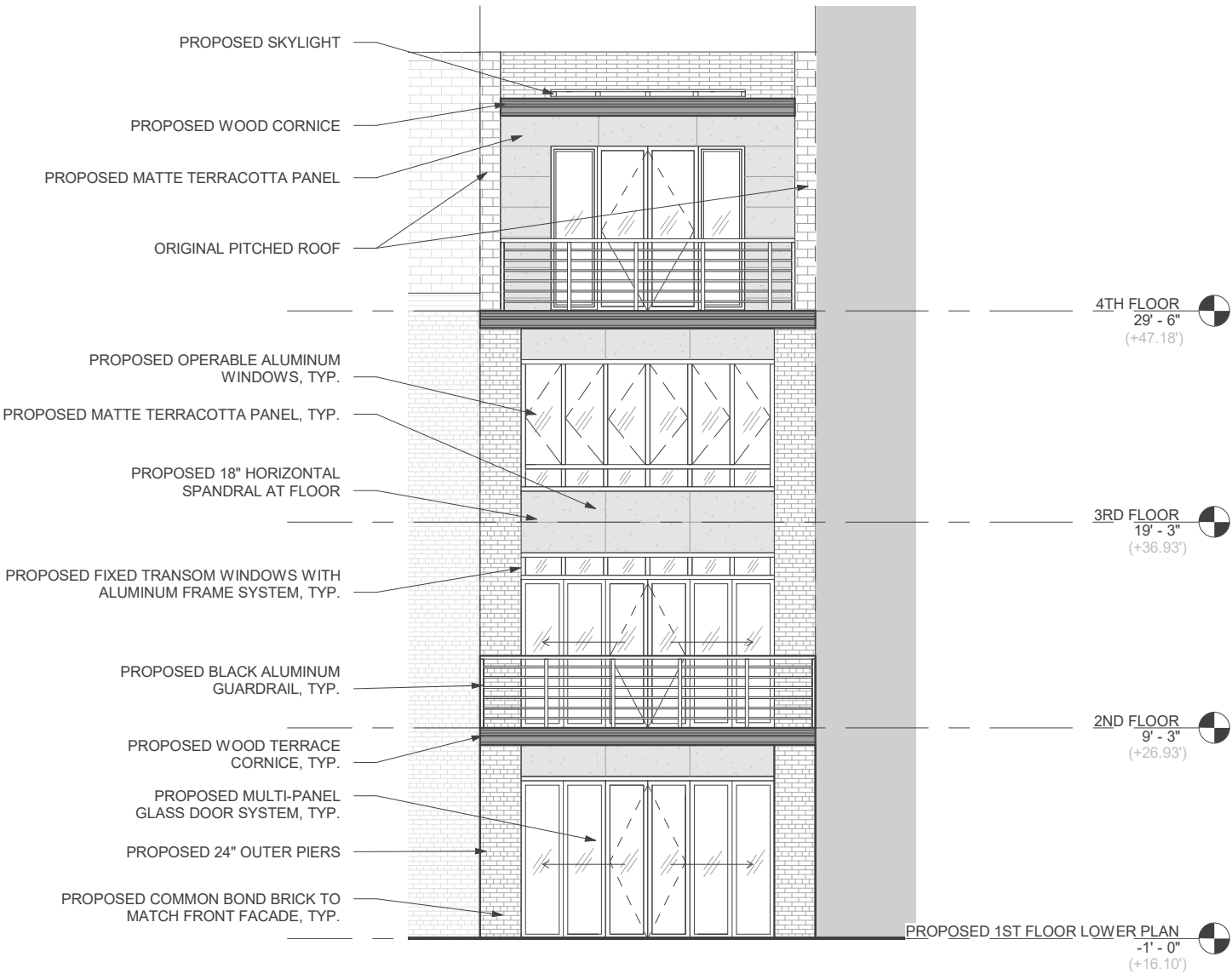
- COMMENT:

MORE RESTORATIVE APPROACH TO TOP LEVEL.
- RESPONSE:

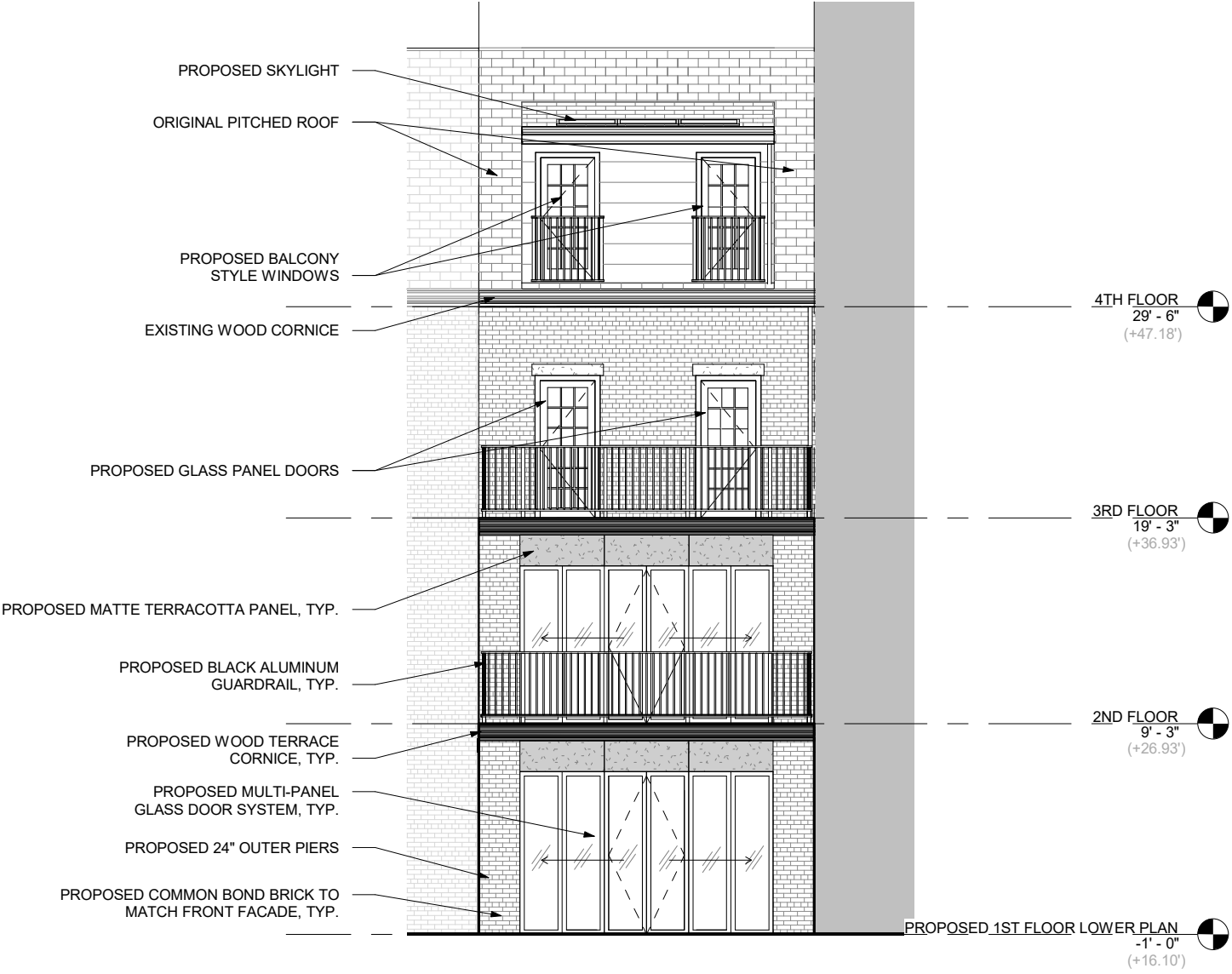
REDUCED THE CONTEMPORARY GLAZING AND FINISHES HAVE BEEN REMOVED FROM THE TOP TWO LEVELS AND REPLACED WITH PUNCHED GLASS PANEL DOORS AND STONE LINTELS.
- COMMENT:

REDUCE HEIGHT AND WIDTH OF DORMER.
- RESPONSE:

THE DORMER HEIGHT HAS BEEN REDUCED TO KEEP THE CURRENT DORMER STYLE AND EXISTING PITCHED ROOF. THE WIDTH HAS BEEN KEPT EXISTING.



PREVIOUSLY PROPOSED REAR ELEVATION



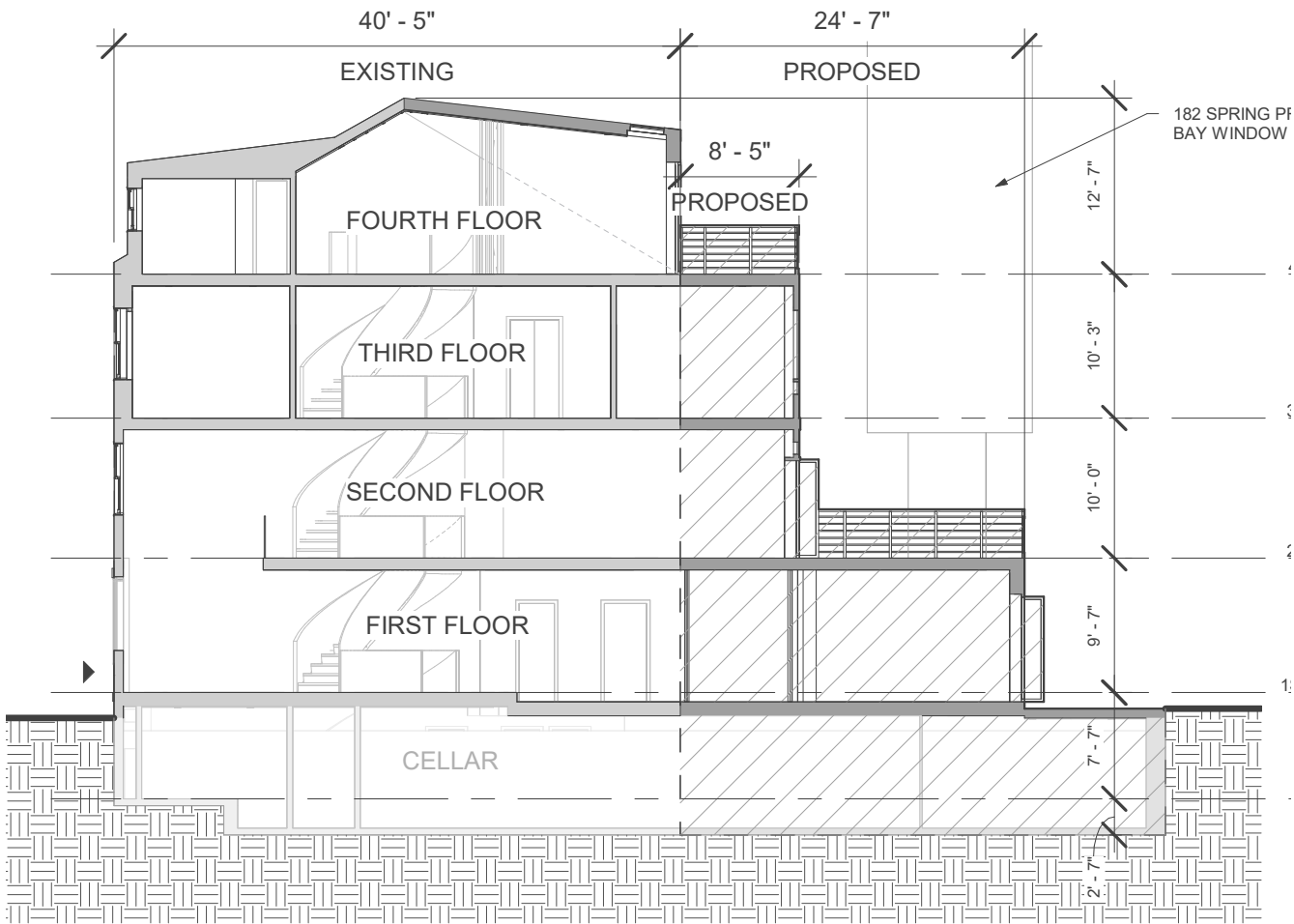
CURRENT REAR ELEVATION

PREVIOUSLY PROPOSED | SECTION

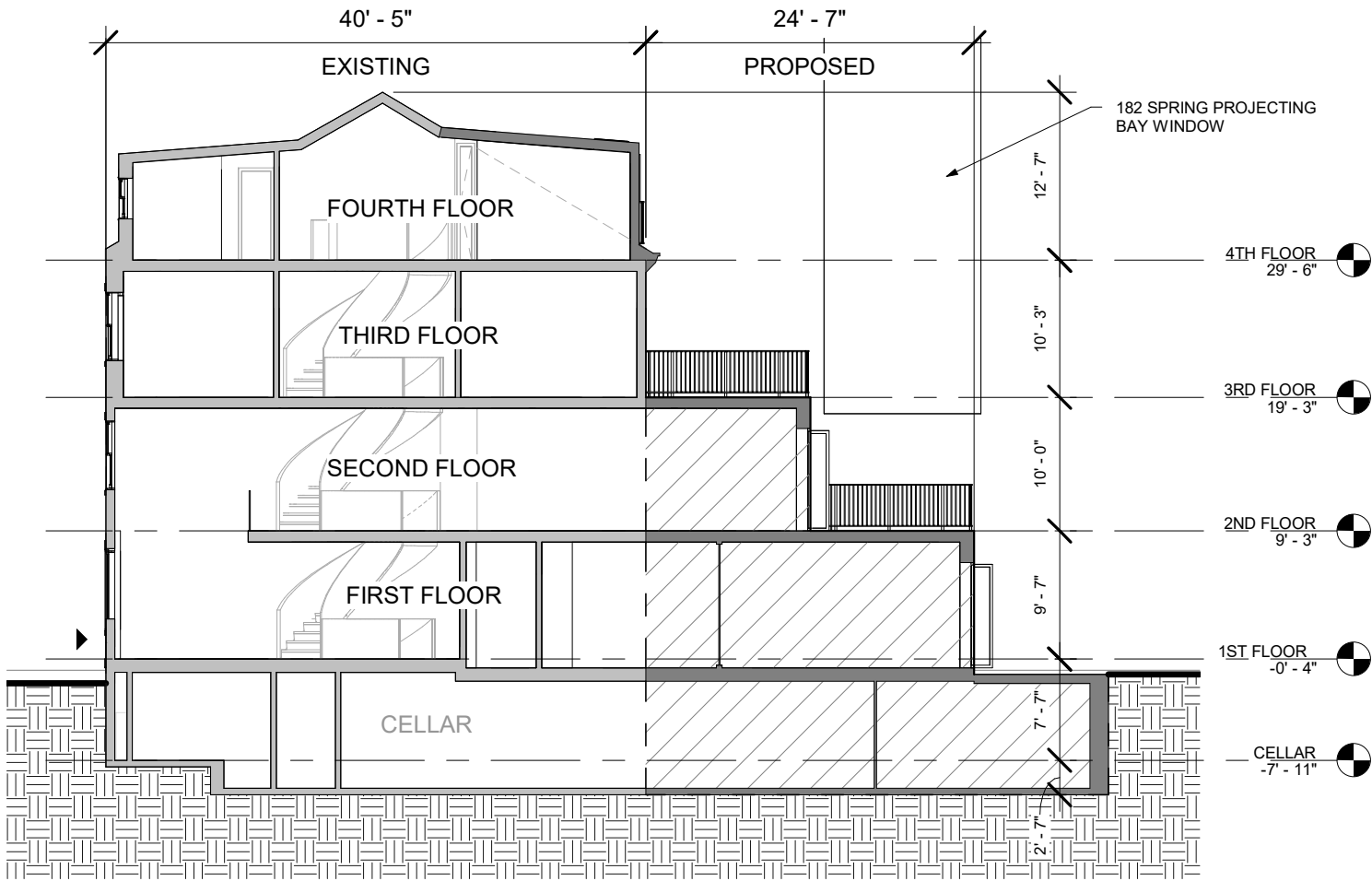
COMMISSIONER COMMENTS (03.28.23)

COMMENT: REDUCE REAR YARD ADDITION BY ONE FLOOR.
RESPONSE: REDUCED REAR ADDITION BY ONE FULL FLOOR.

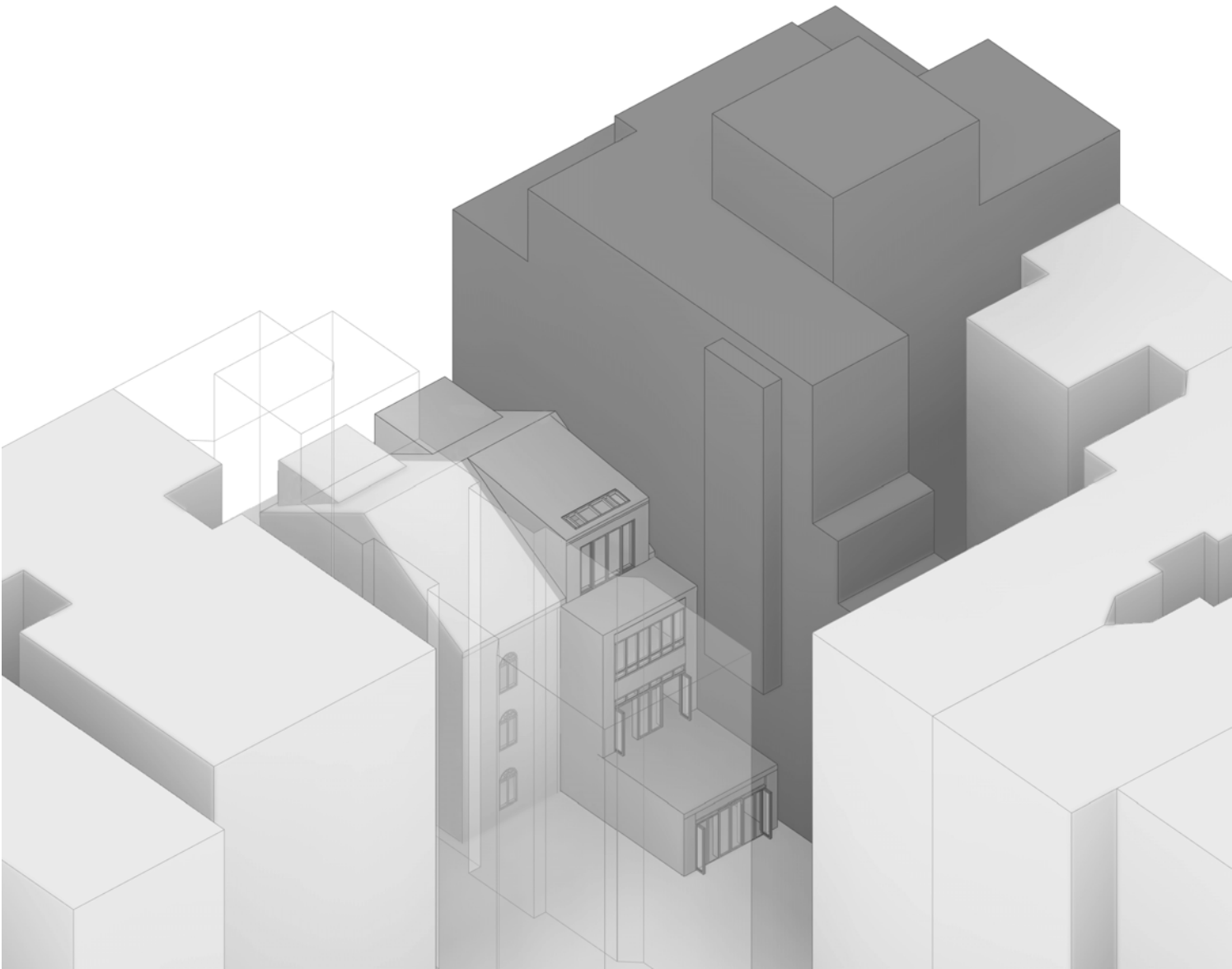
COMMENT: DORMER SHOULD BE SET BACK FROM THE EDGE OF THE REAR FACADE.
RESPONSE: DORMER IS SET BACK FROM THE EDGE OF THE REAR FACADE, CONSISTENT WITH THE EXISTING CONDITIONS.



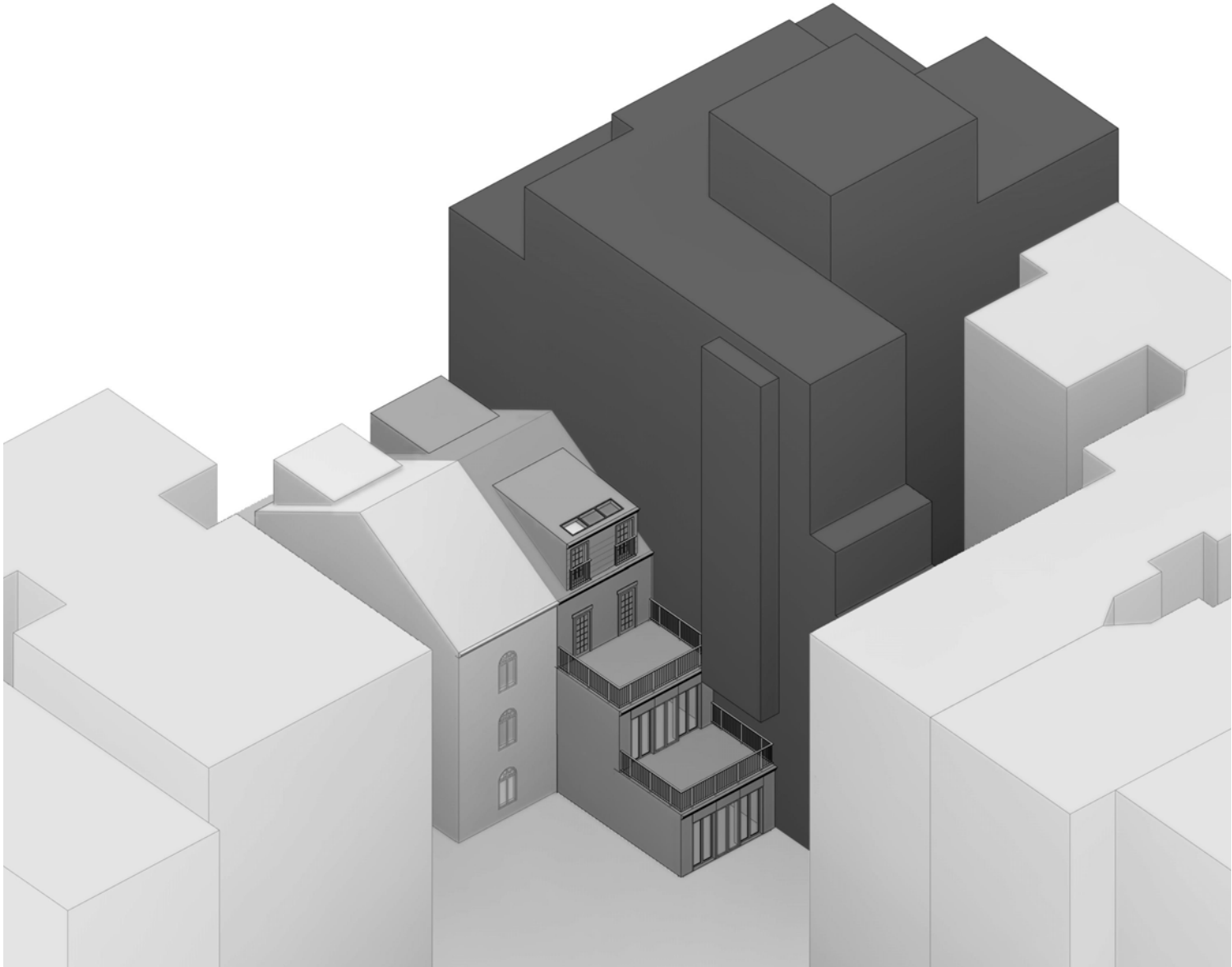
PREVIOUSLY PROPOSED LONGITUDINAL SECTION



CURRENT LONGITUDINAL SECTION

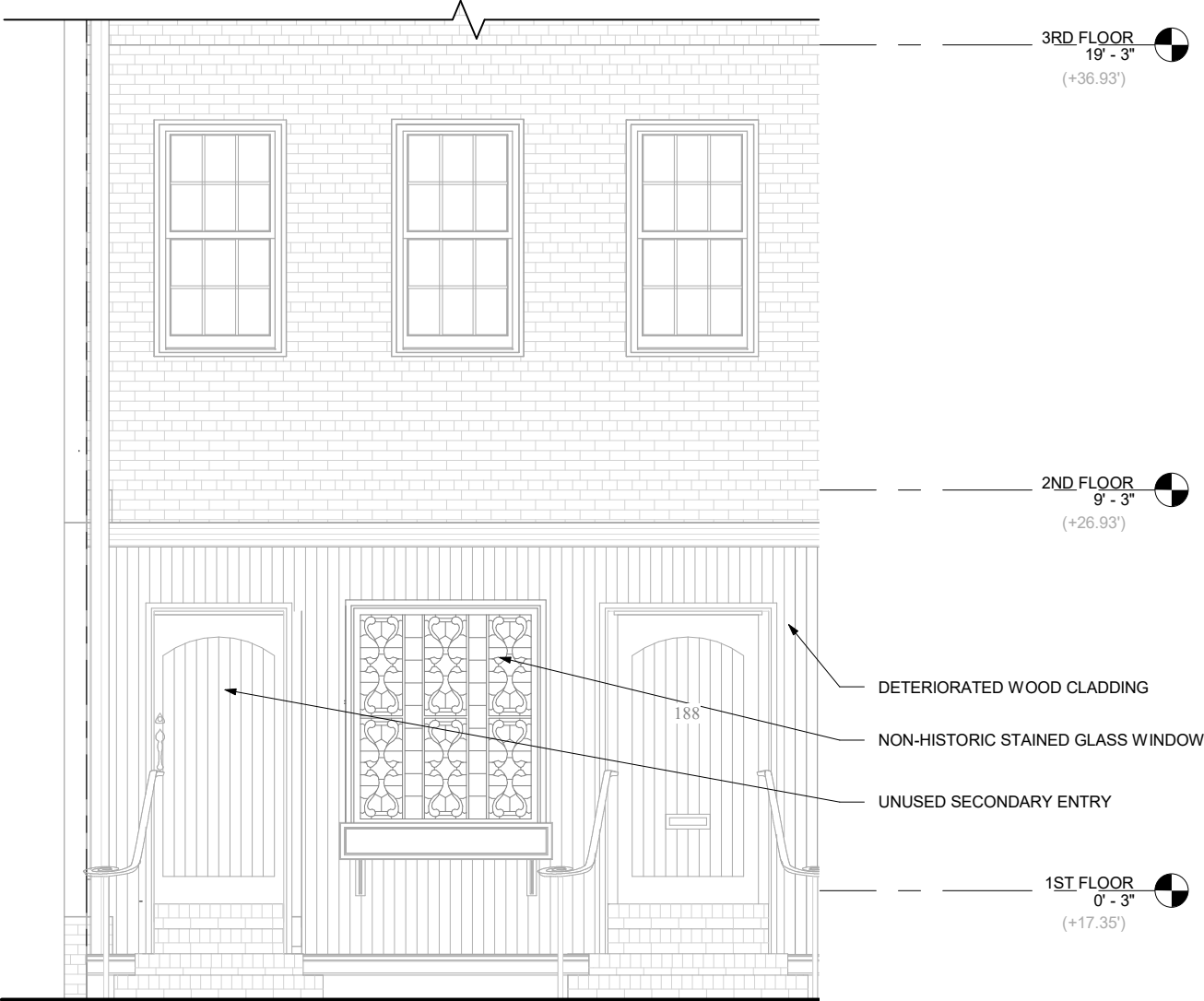


PREVIOUSLY PROPOSED MASSING

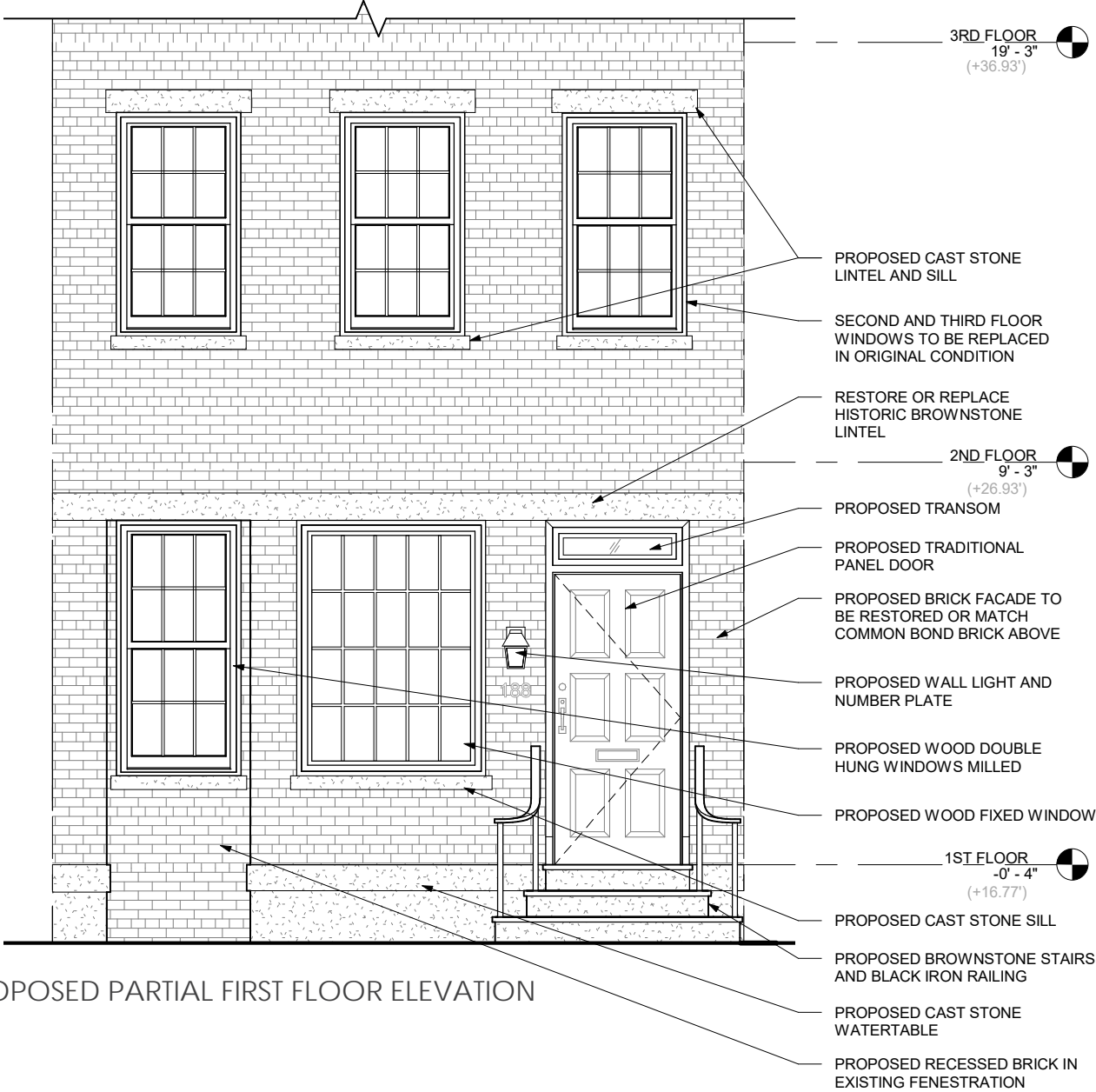


CURRENT MASSING

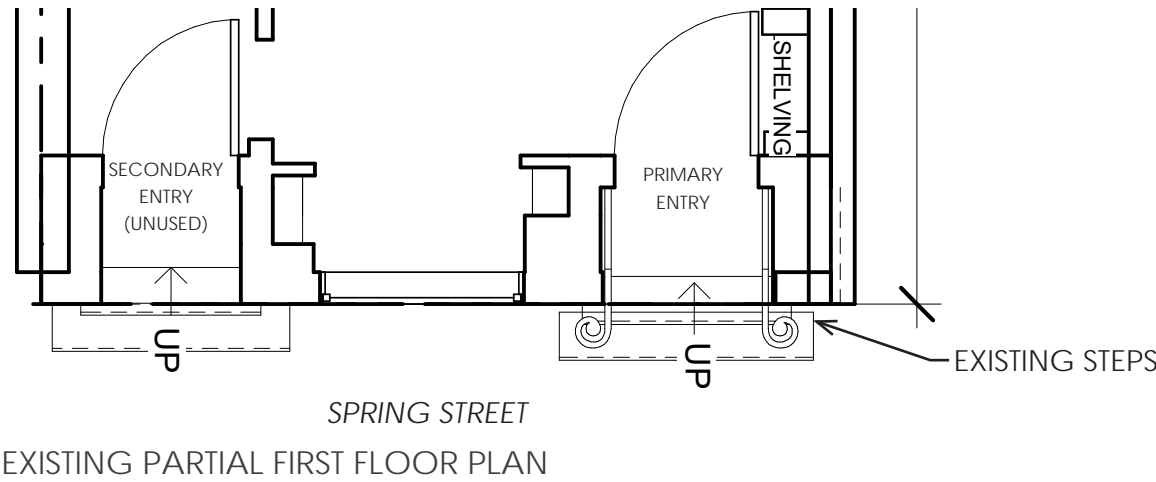
EXISTING & PROPOSED STREET LEVEL FACADE



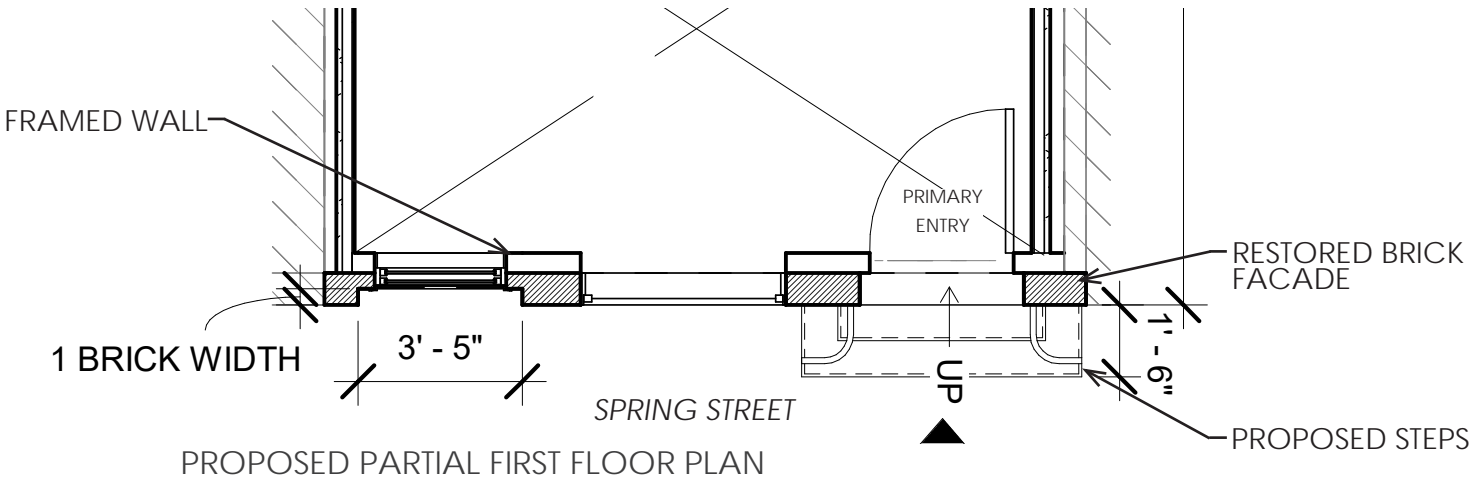
EXISTING PARTIAL FIRST FLOOR ELEVATION



PROPOSED PARTIAL FIRST FLOOR ELEVATION

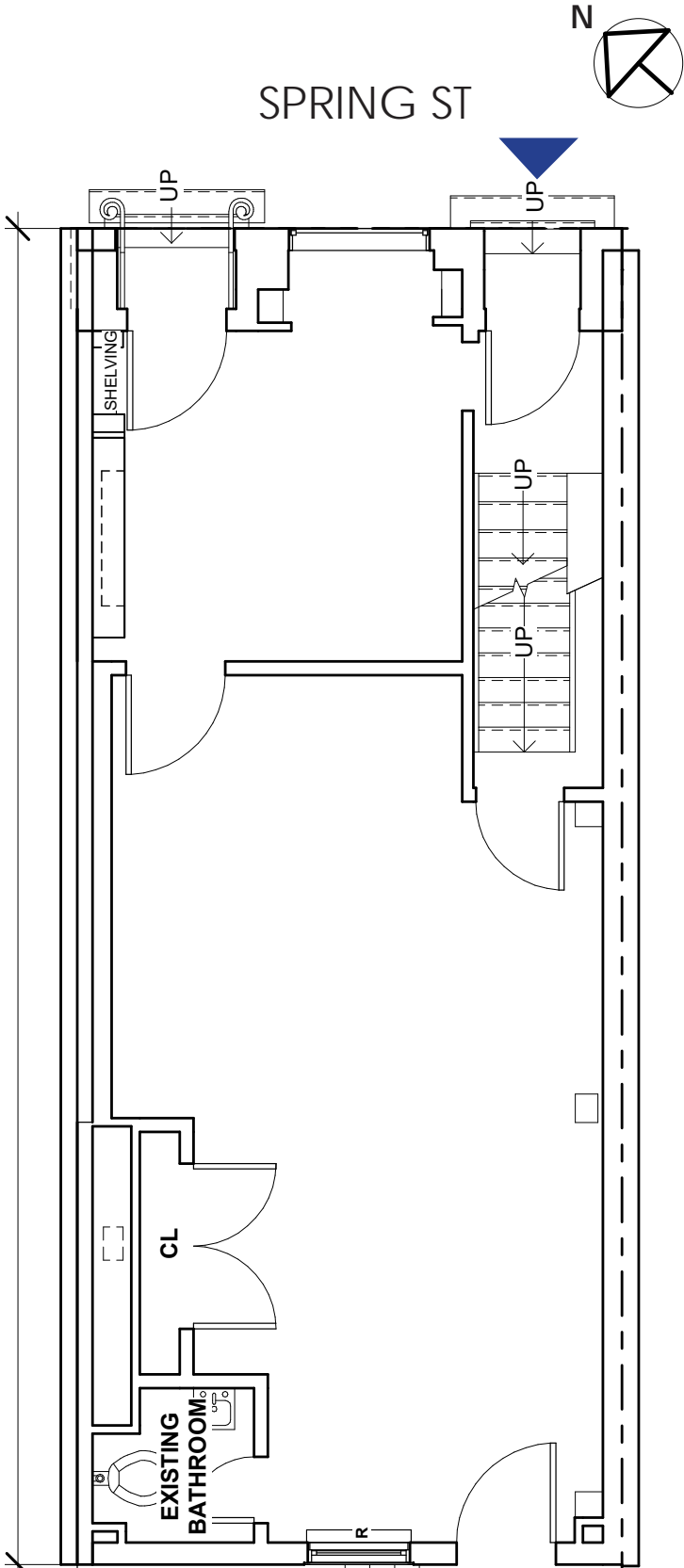
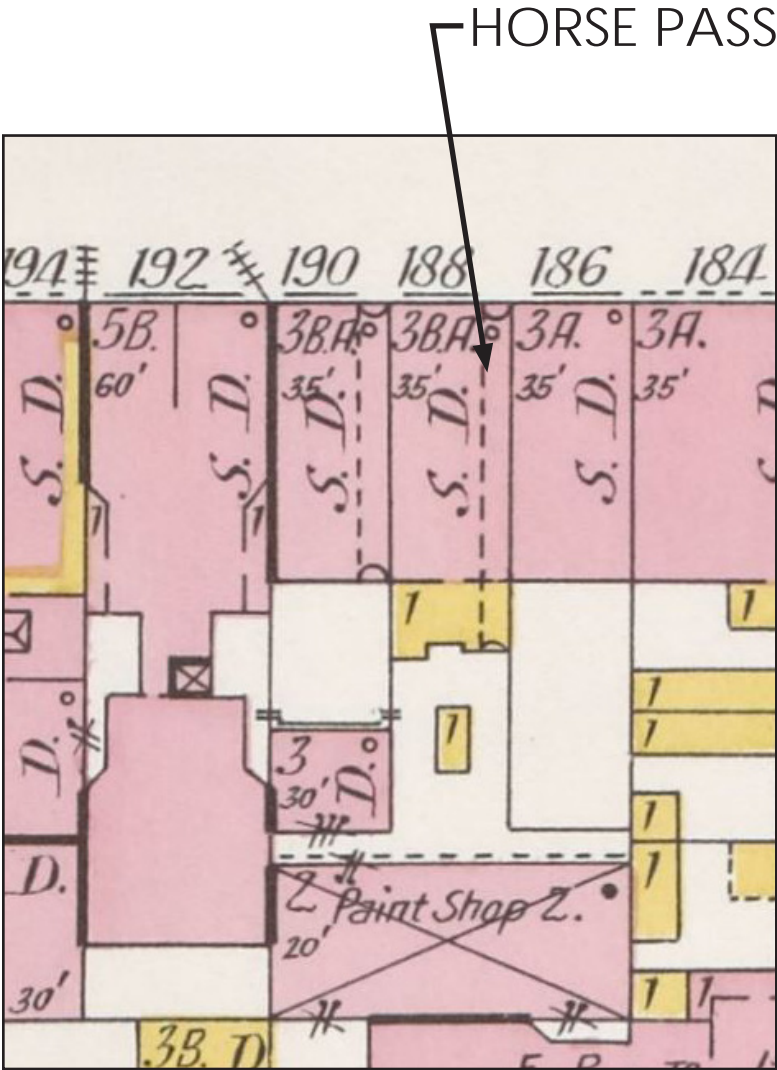


EXISTING PARTIAL FIRST FLOOR PLAN



PROPOSED PARTIAL FIRST FLOOR PLAN

HORSE PASS SIGNIFICANCE



EXISTING FIRST FLOOR PLAN



1939 TAX PHOTO



1964 TAX PHOTO



CURRENT EXISTING

HORSE PASS DESIGN PRECEDENT - 19 VANDAM



CURRENT CONDITIONS

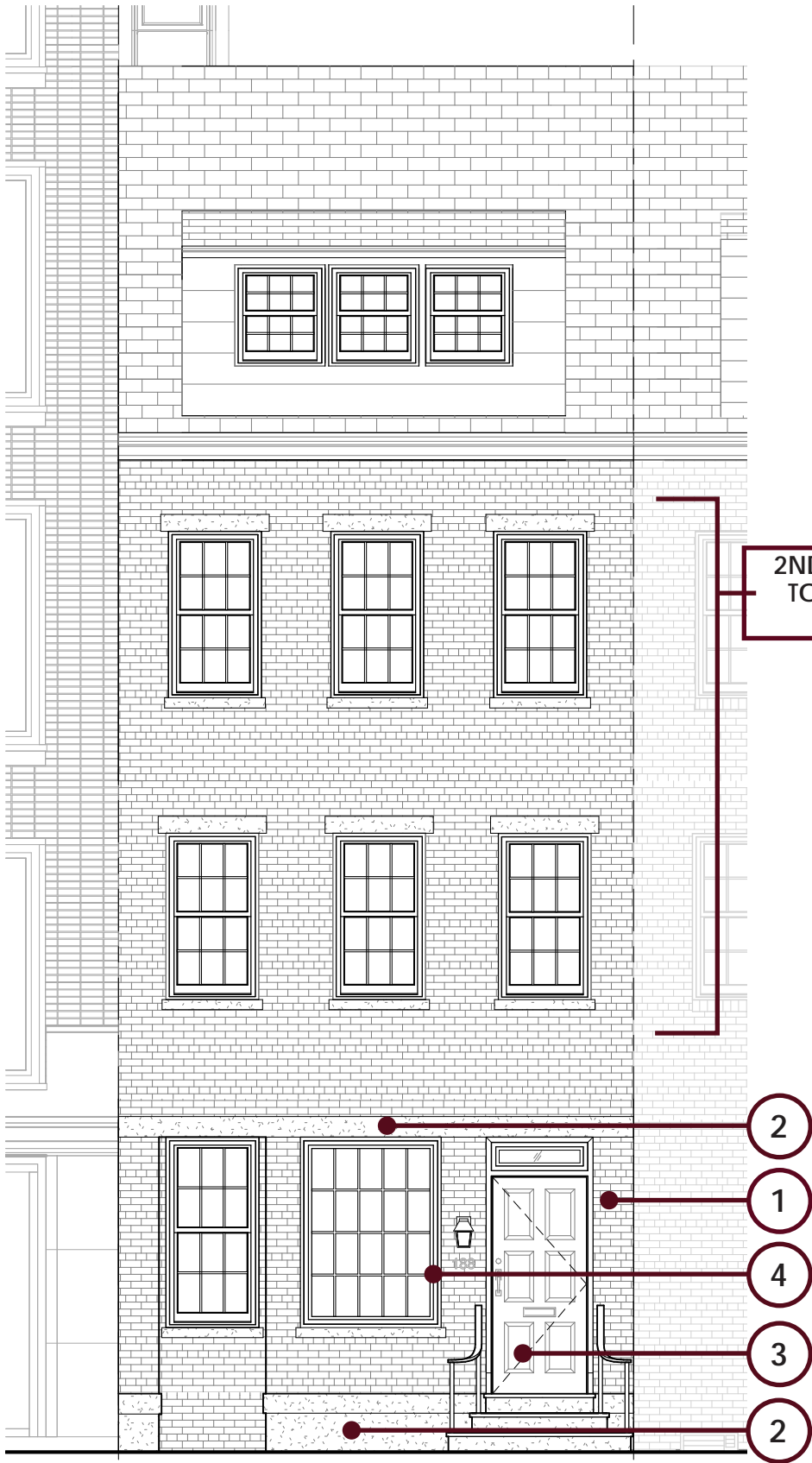


1939 TAX PHOTO

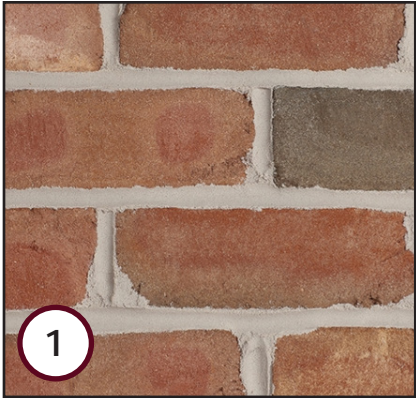


ALTERED FENESTRATION W/ RECESSED BRICK

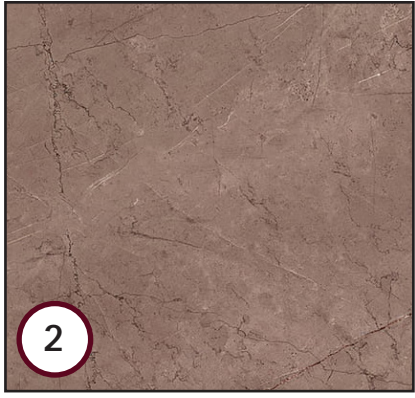
PROPOSED FRONT FACADE DETAILS



188 SPRING PROPOSED FRONT FACADE ELEVATION



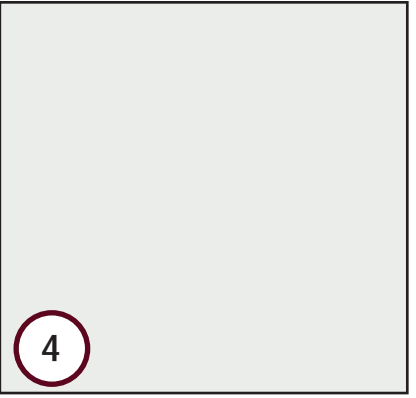
1
COMMON BOND BRICK
FACADE FINISH (MATCH FLOORS
ABOVE)



2
CAST STONE
WINDOW HEADERS, SILLS AND
WATER TABLE

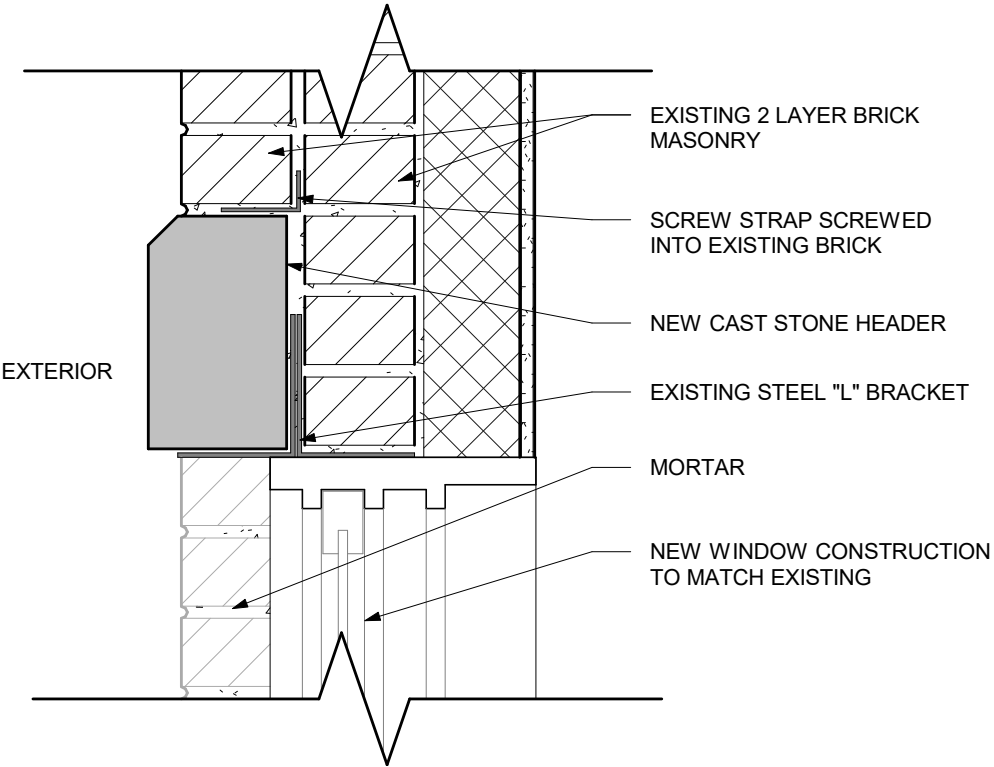


3
BENJAMIN MOORE - 2134-30
ENTRY DOOR PAINT

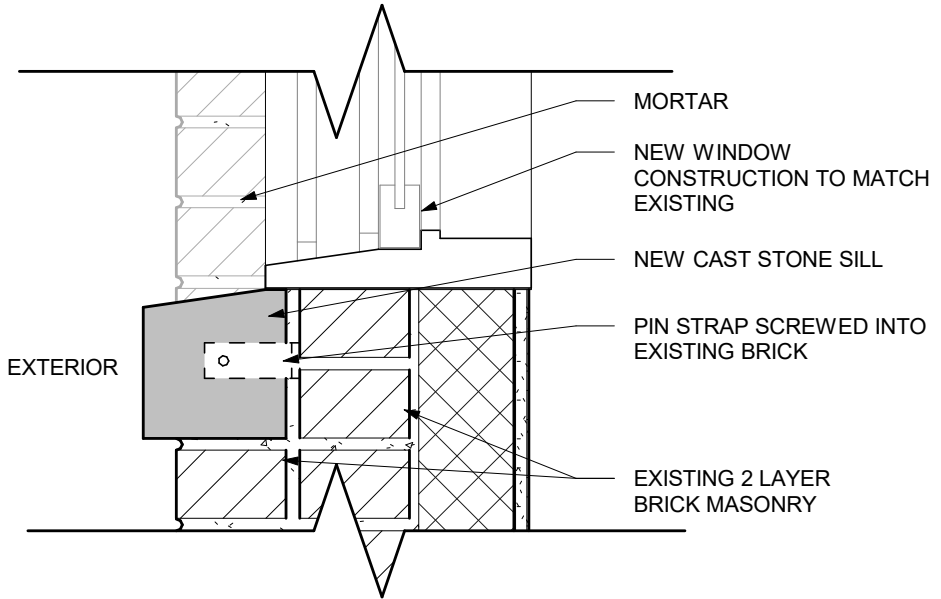


4
BENJAMIN MOORE - OC-149
DOUBLE HUNG WINDOW TRIM
DOUBLE HUNG WINDOW HEADER
CORNICE
DORMER PANELING

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

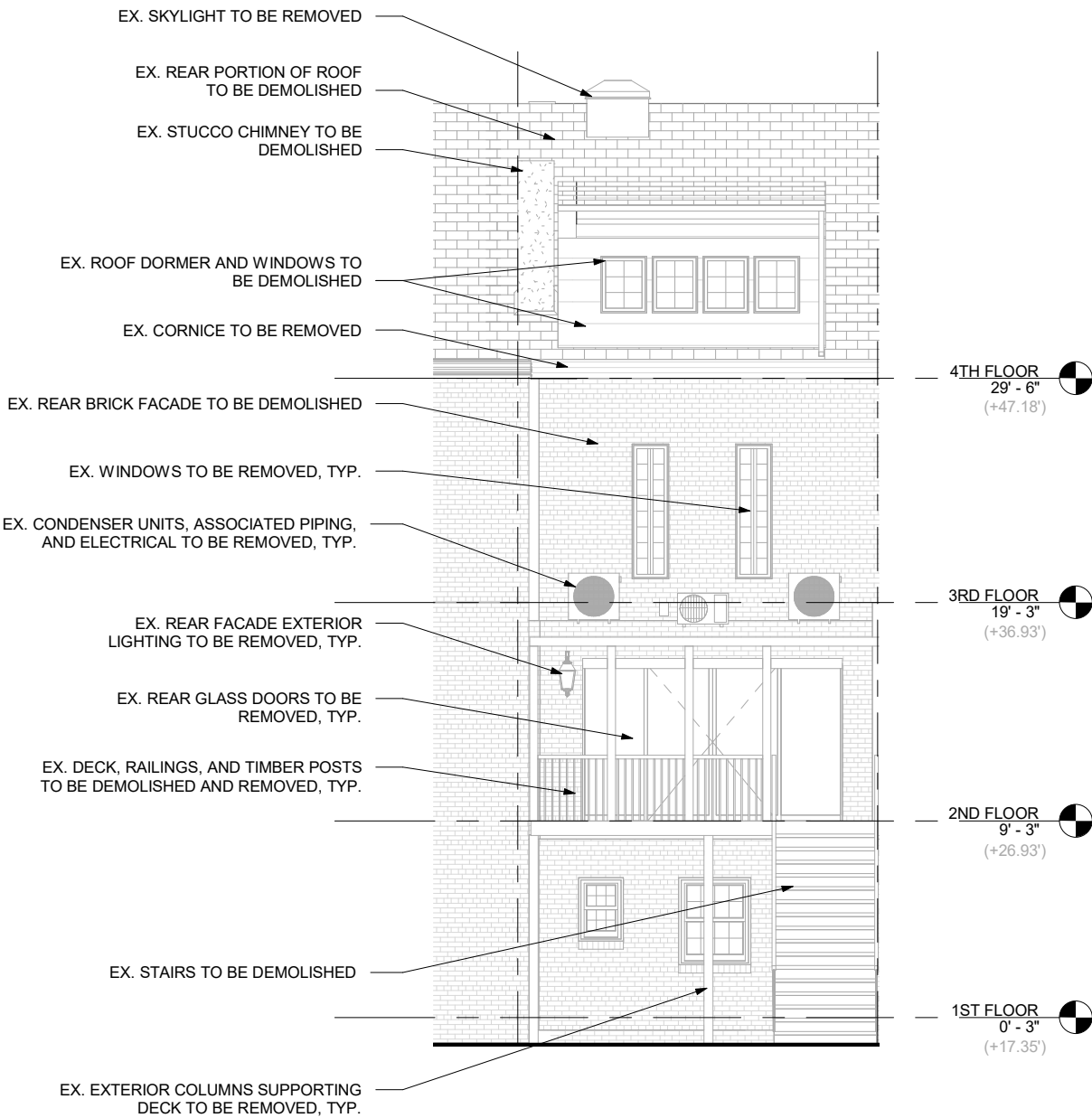


PROPOSED CAST STONE HEADER DETAIL

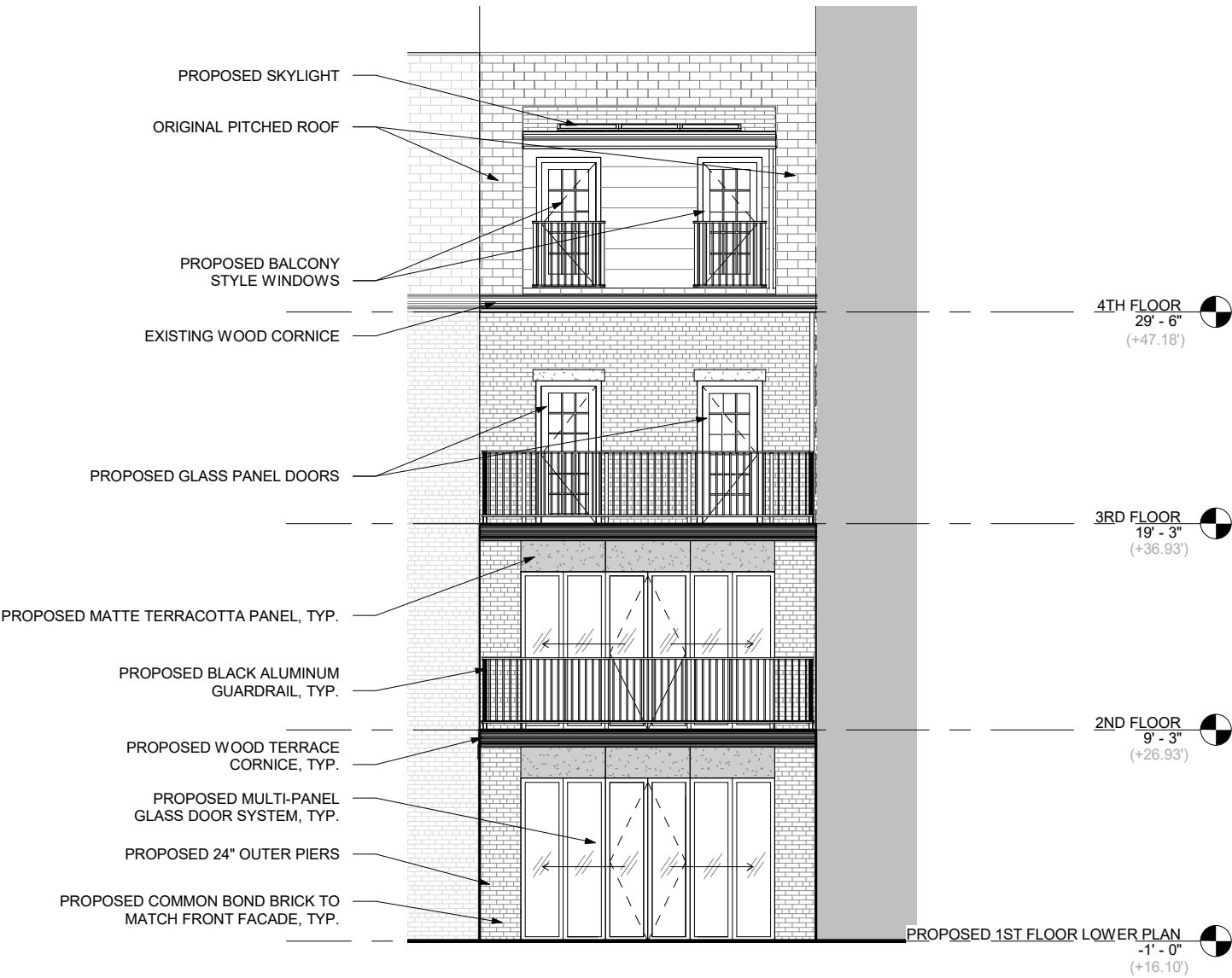


PROPOSED CAST STONE SILL DETAIL

EXISTING & PROPOSED REAR ELEVATIONS

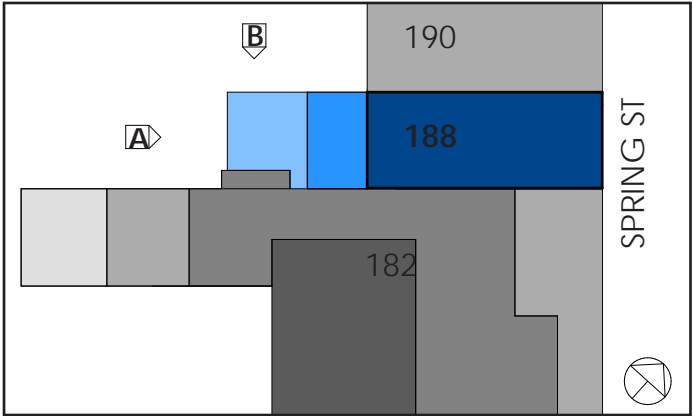


EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION

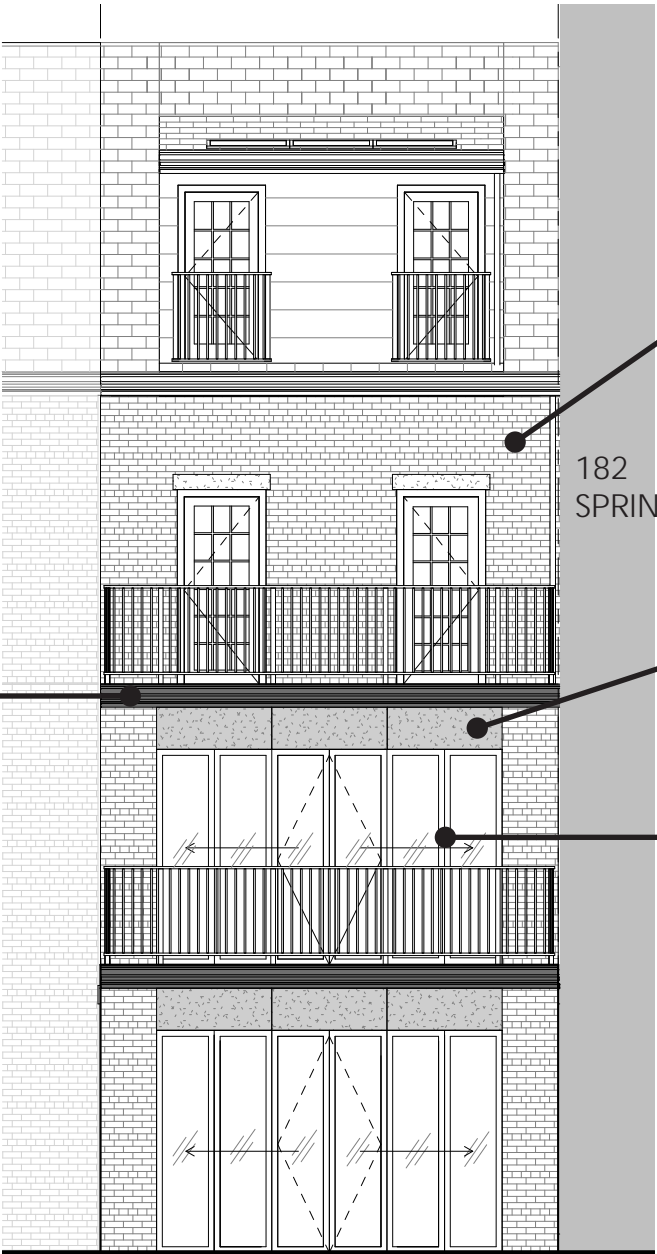
PROPOSED REAR ELEVATION & 182 SPRING COMPARISON



REAR FACADE KEY PLAN



BENJAMIN MOORE -
BLACK
CORNICE DETAIL



ELEVATION A
188 SPRING PROPOSED REAR FACADE



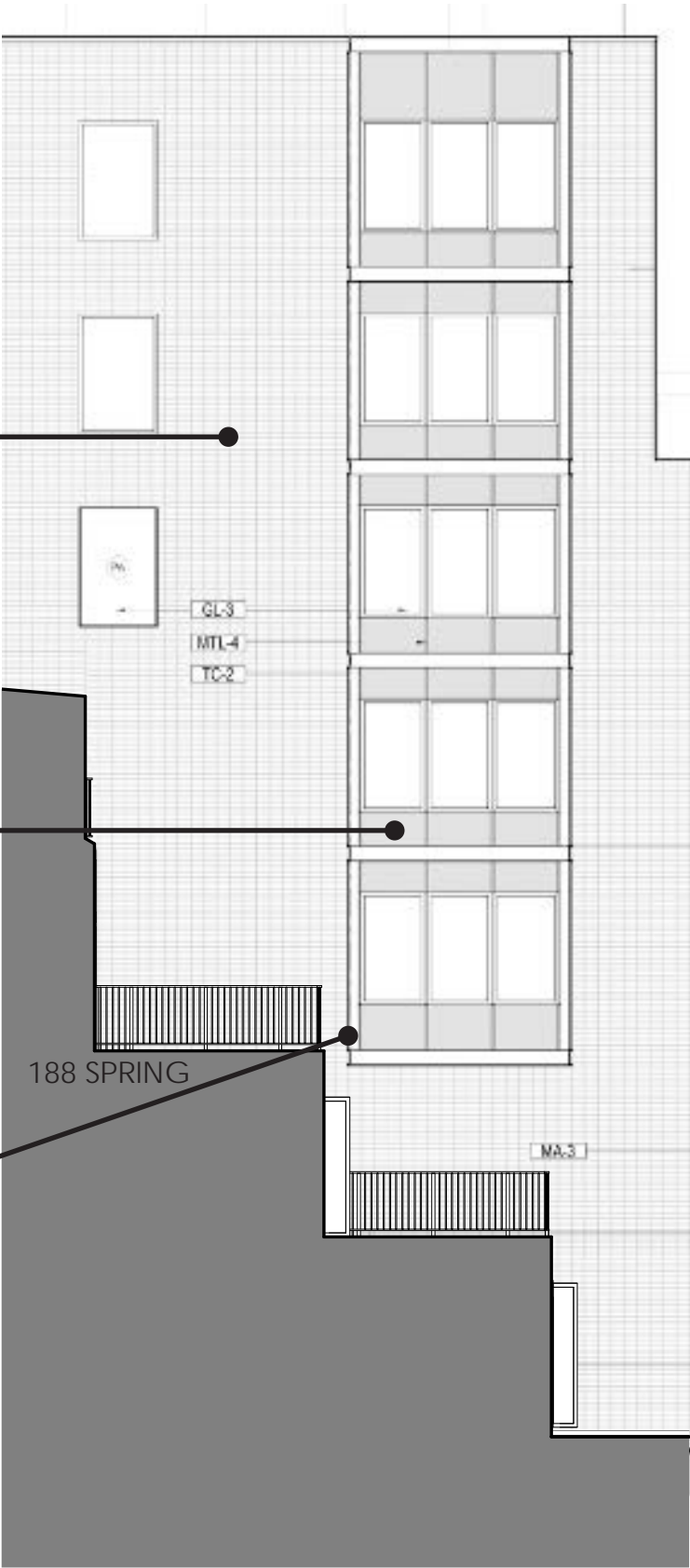
BRICK
FACADE FINISH



MATTE TERRACOTTA
PANEL

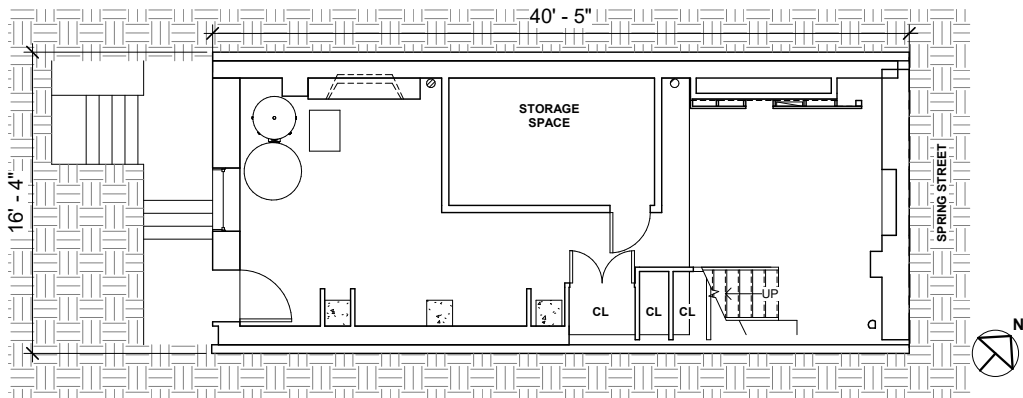


GRAPHITE BLACK
ANODIZED ALUMINUM
GLAZING FRAME



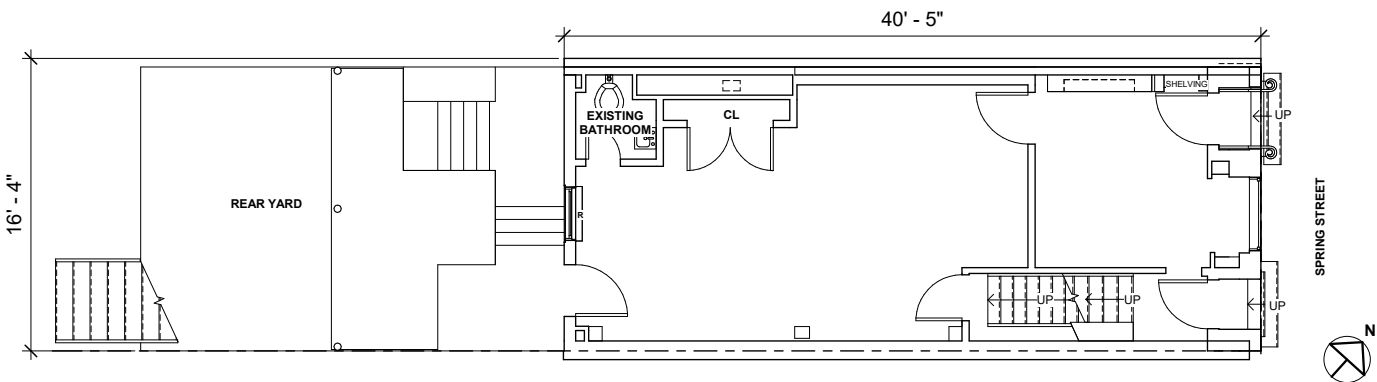
ELEVATION B
182 SPRING WEST FACADE

EXISTING & PROPOSED PLANS



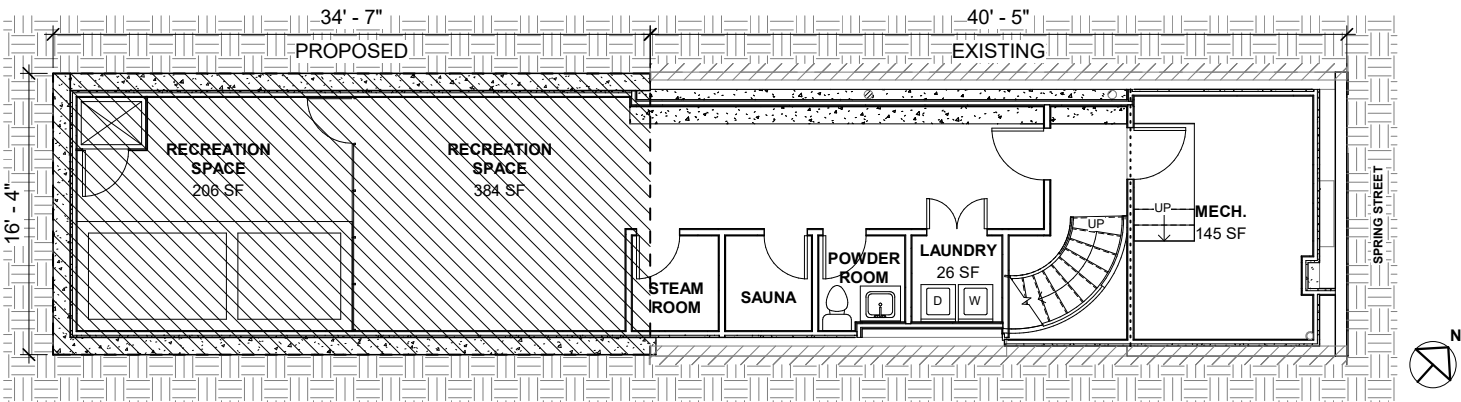
TOTAL SQUARE FOOTAGE = 665 SF

EXISTING CELLAR PLAN



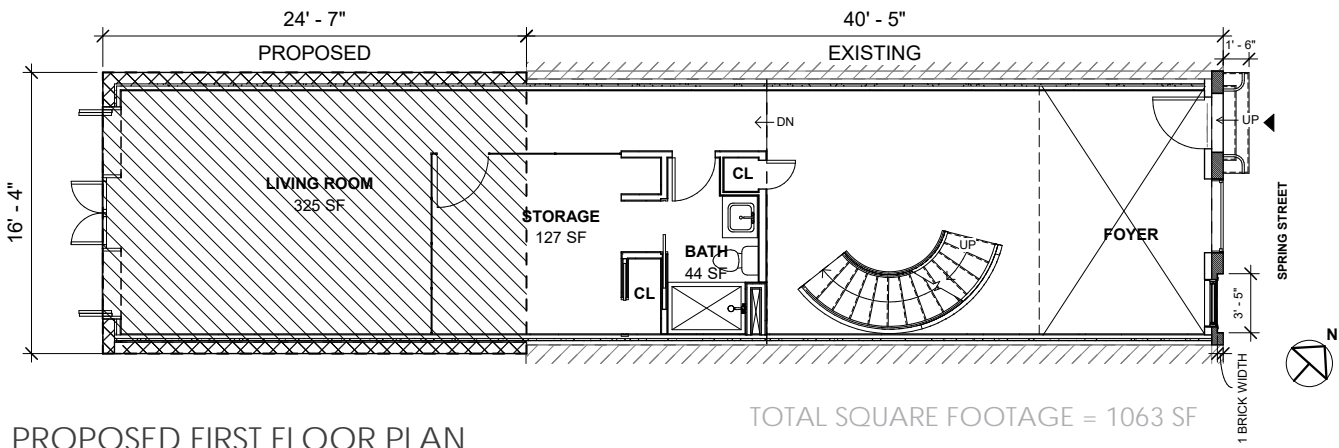
TOTAL SQUARE FOOTAGE = 665 SF

EXISTING FIRST FLOOR PLAN



TOTAL SQUARE FOOTAGE = 1230 SF

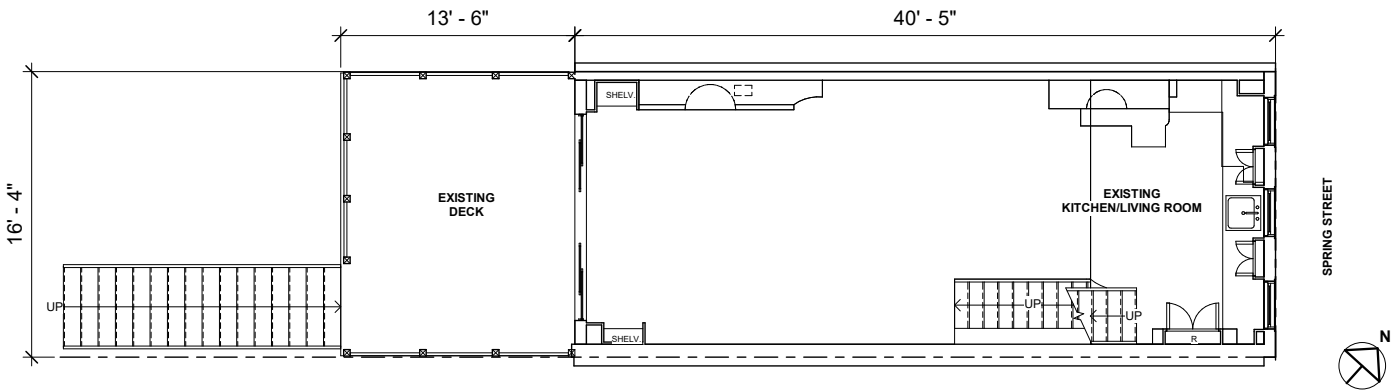
PROPOSED CELLAR PLAN



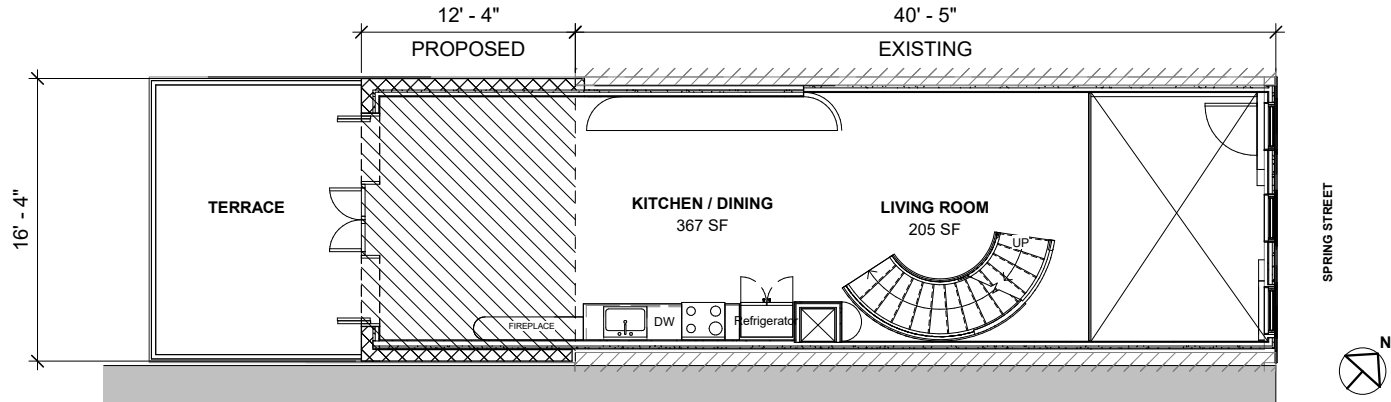
TOTAL SQUARE FOOTAGE = 1063 SF

PROPOSED FIRST FLOOR PLAN

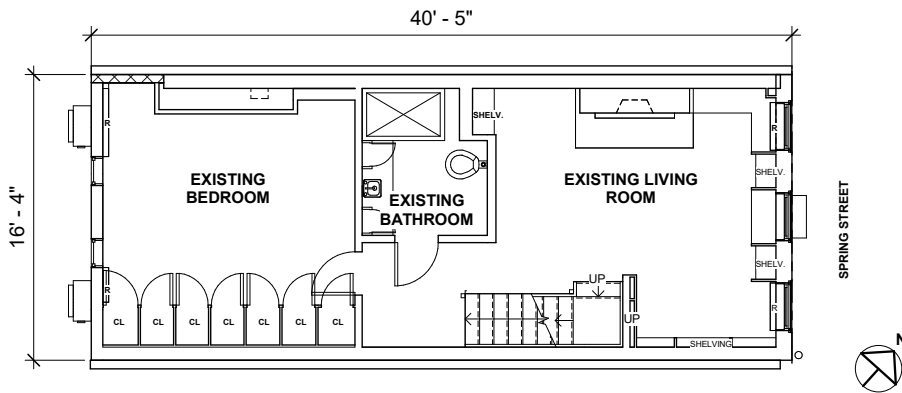
EXISTING & PROPOSED PLANS



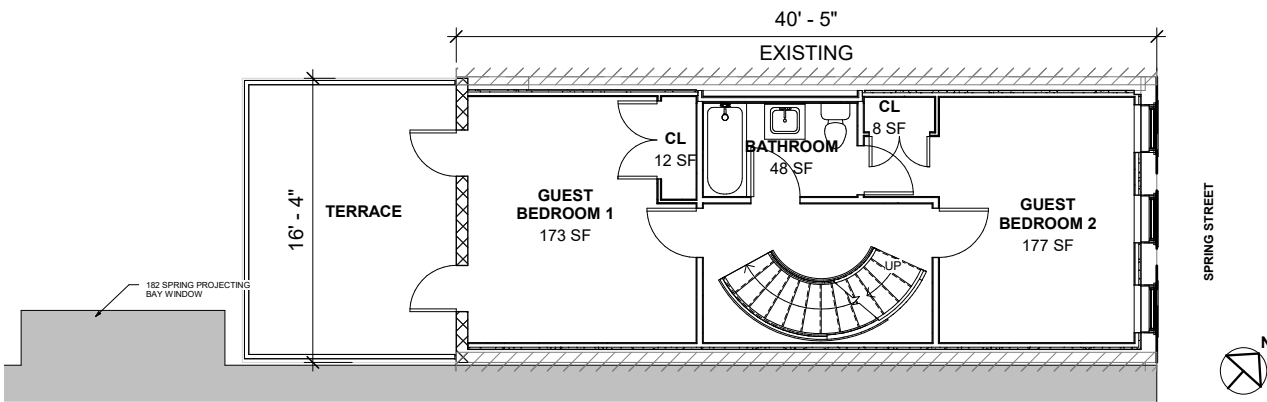
EXISTING SECOND FLOOR PLAN
TOTAL SQUARE FOOTAGE = 665 SF



PROPOSED SECOND FLOOR PLAN
TOTAL SQUARE FOOTAGE = 805 SF

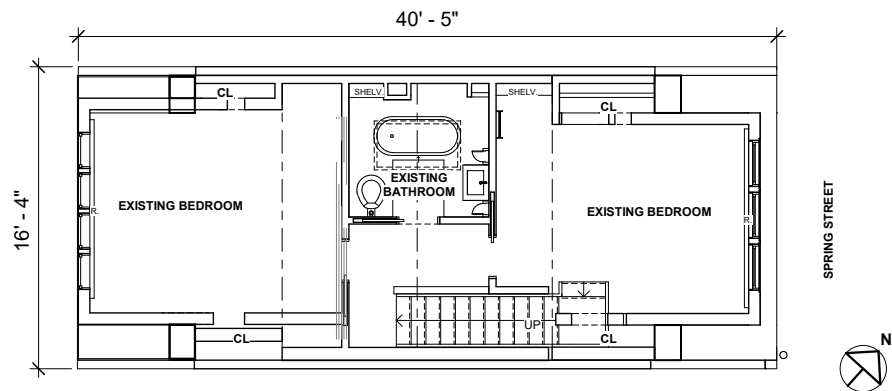


EXISTING THIRD FLOOR PLAN
TOTAL SQUARE FOOTAGE = 665 SF



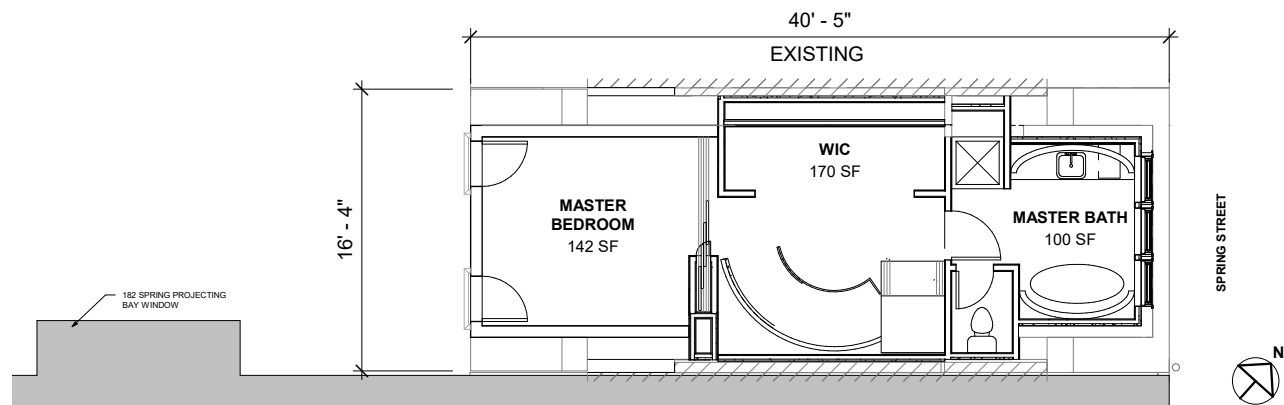
PROPOSED THIRD FLOOR PLAN
TOTAL SQUARE FOOTAGE = 665 SF

EXISTING & PROPOSED PLANS



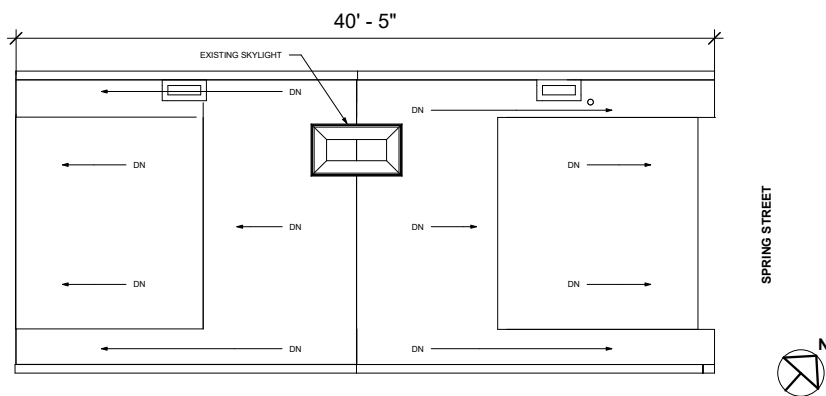
TOTAL SQUARE FOOTAGE = 600 SF

EXISTING FOURTH FLOOR PLAN

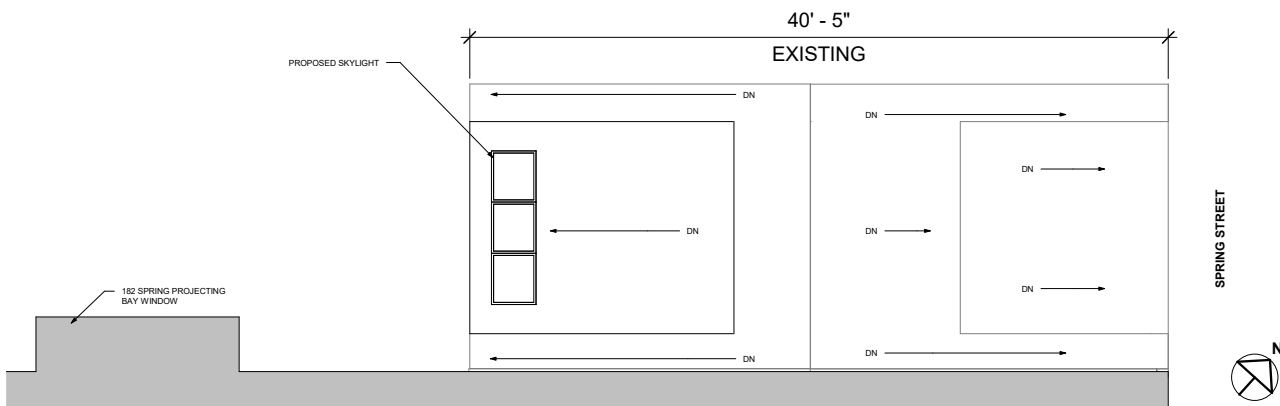


TOTAL SQUARE FOOTAGE = 600 SF

PROPOSED FOURTH FLOOR PLAN

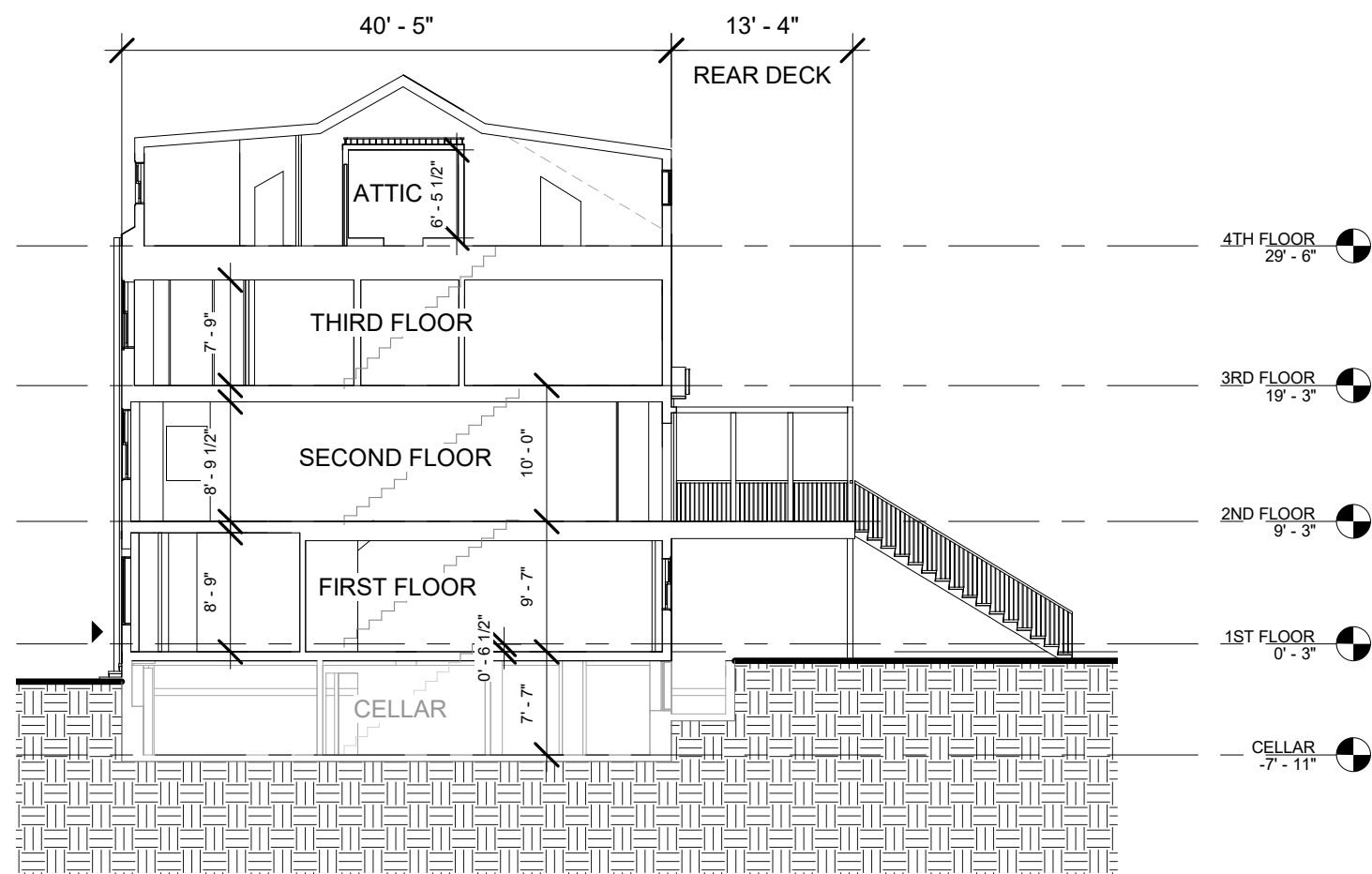


EXISTING ROOF PLAN

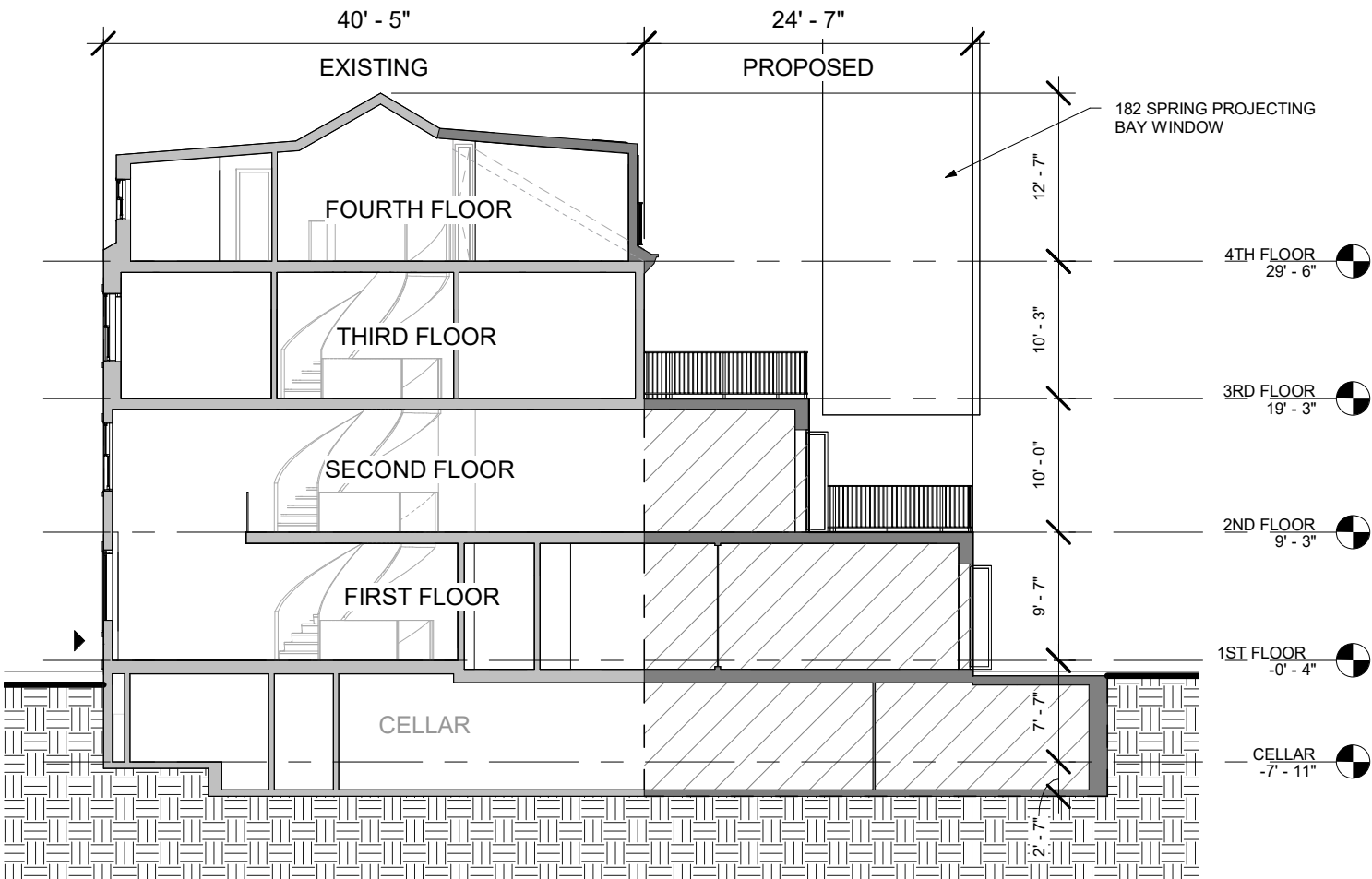


PROPOSED ROOF PLAN

EXISTING & PROPOSED SECTIONS

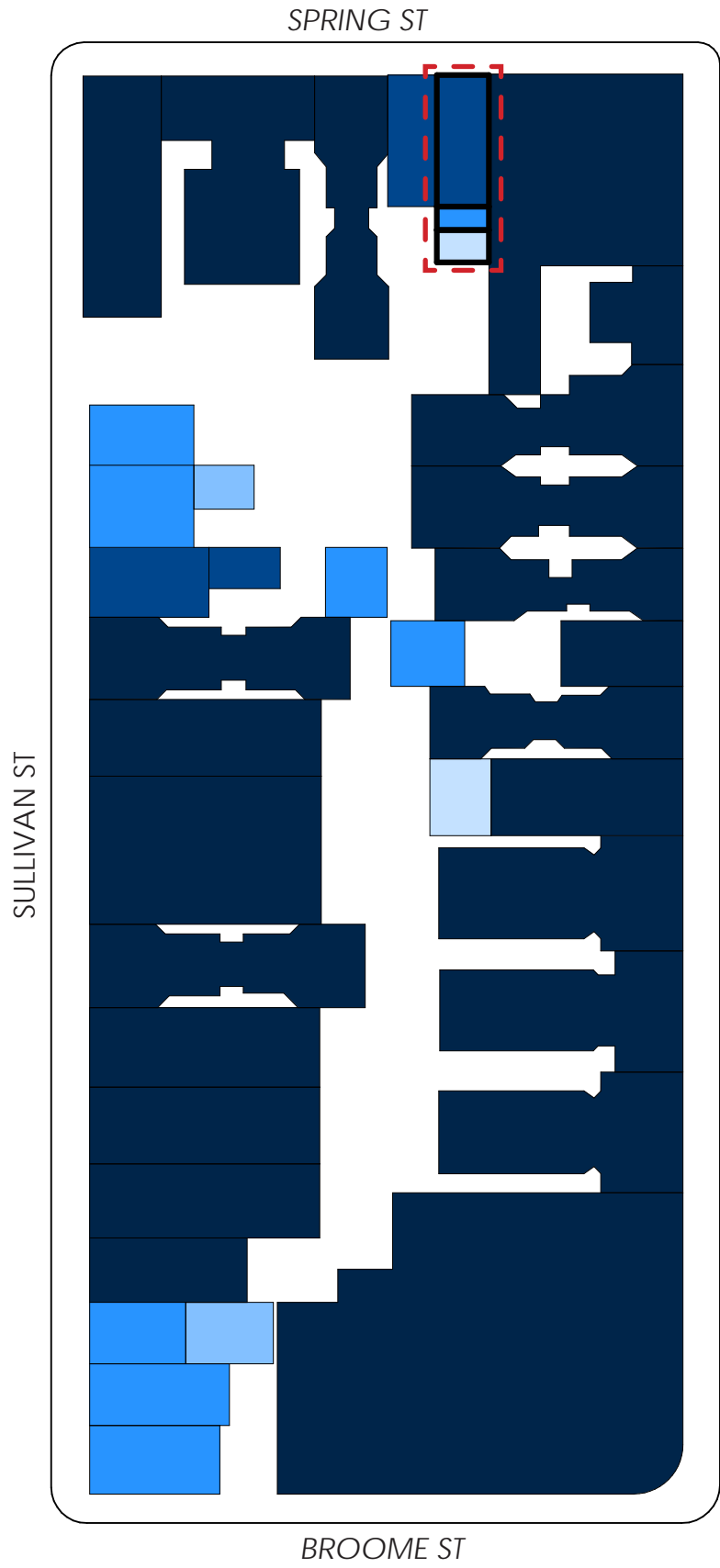


EXISTING LONGITUDINAL SECTION

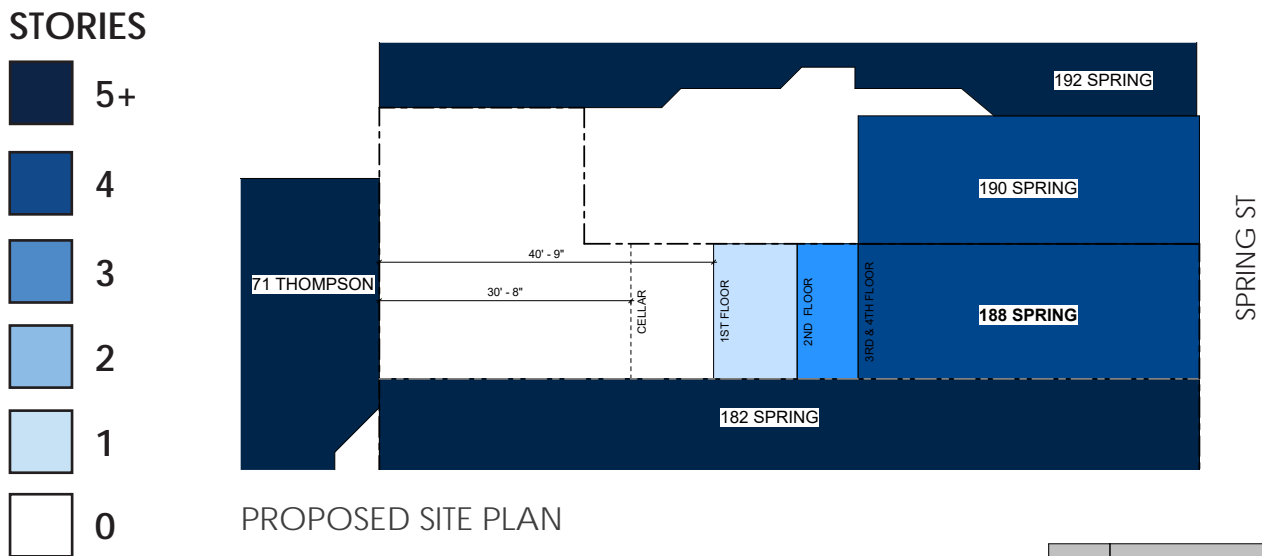


PROPOSED LONGITUDINAL SECTION

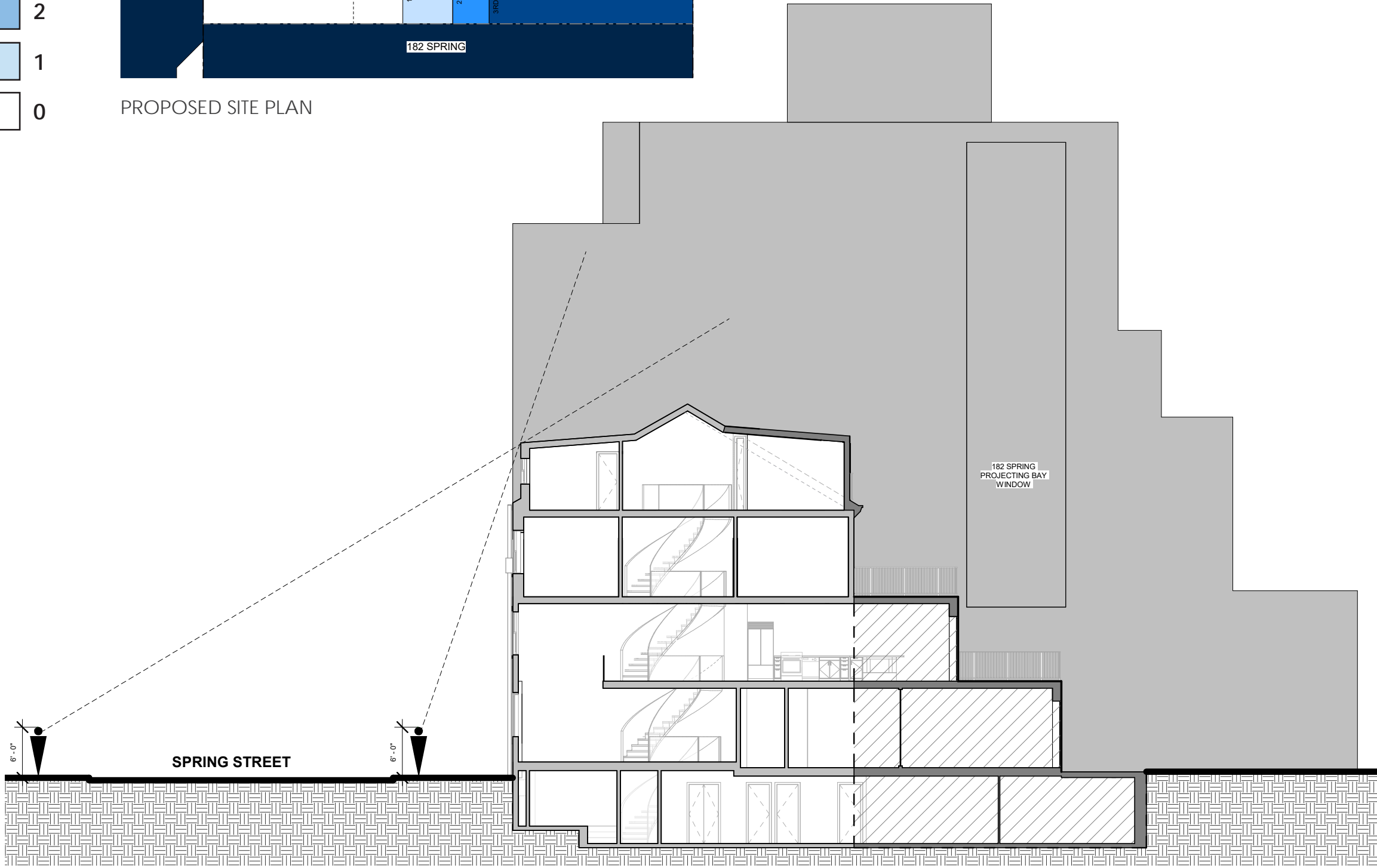
SIGHT-LINE SECTION & BLOCK PLAN



BLOCK BUILDING STORY COMPARISON



PROPOSED SITE PLAN



SIGHT-LINE SECTION

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

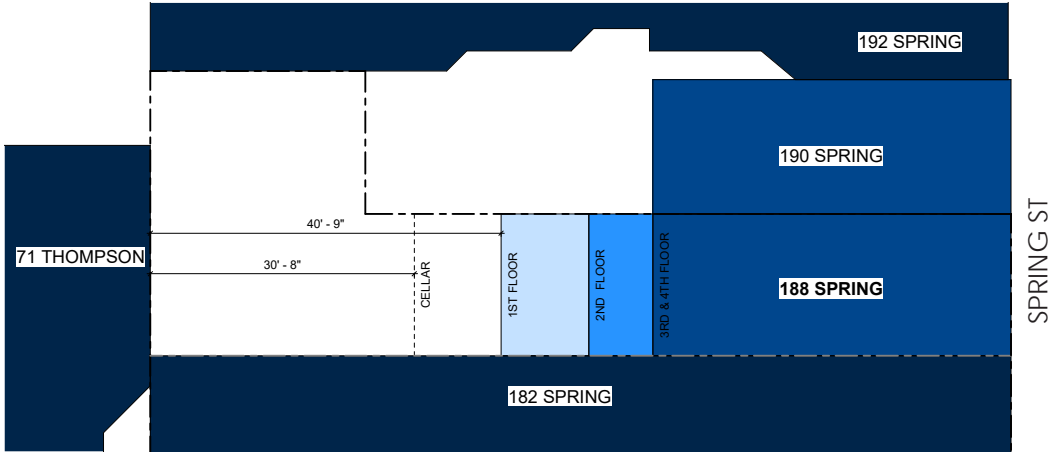


188 SPRING ST EXISTING REAR FACADE
ALTERED FEDERAL STYLE

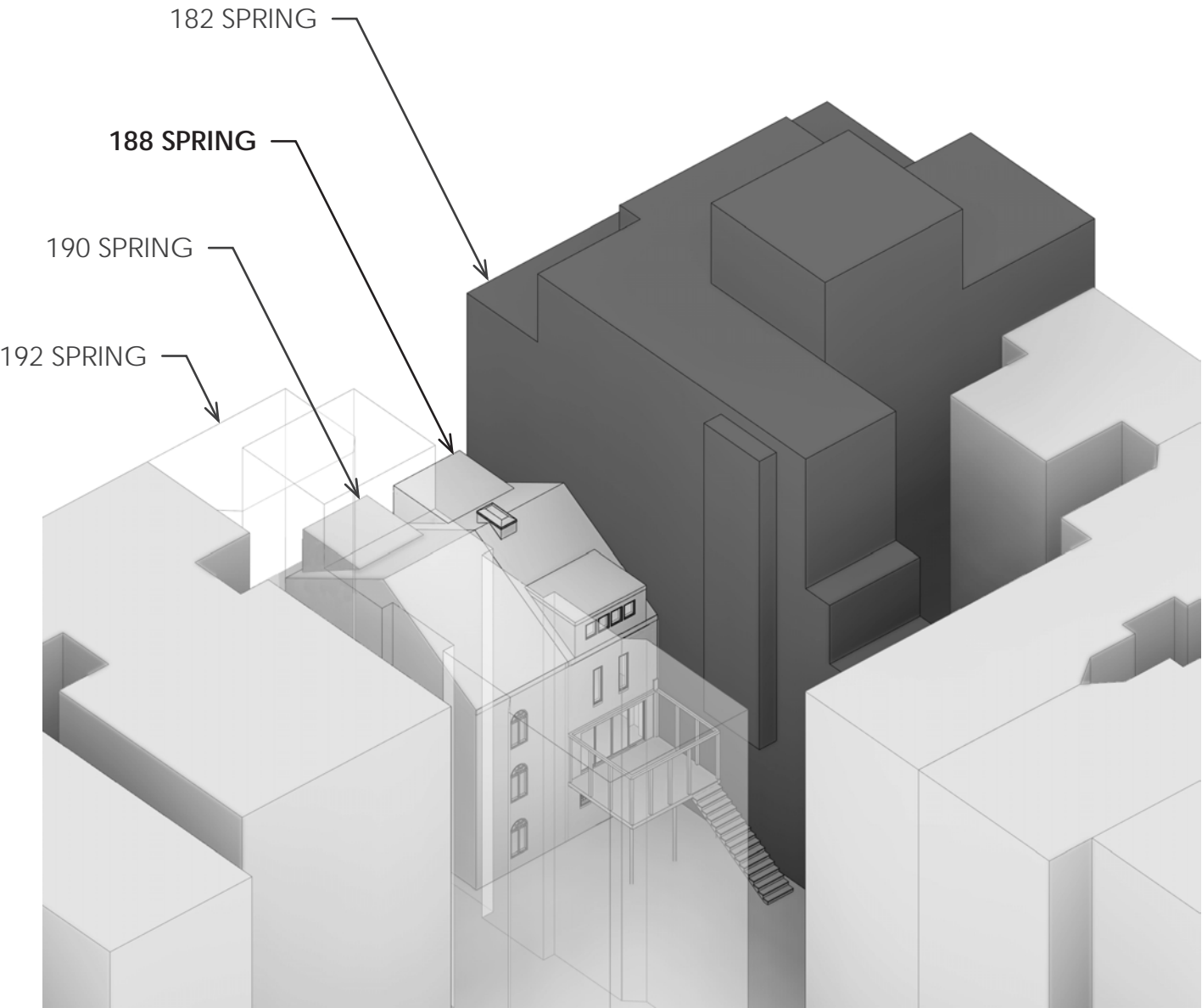


188 SPRING ST
PROPOSED REAR FACADE

EXISTING & PROPOSED MASSING

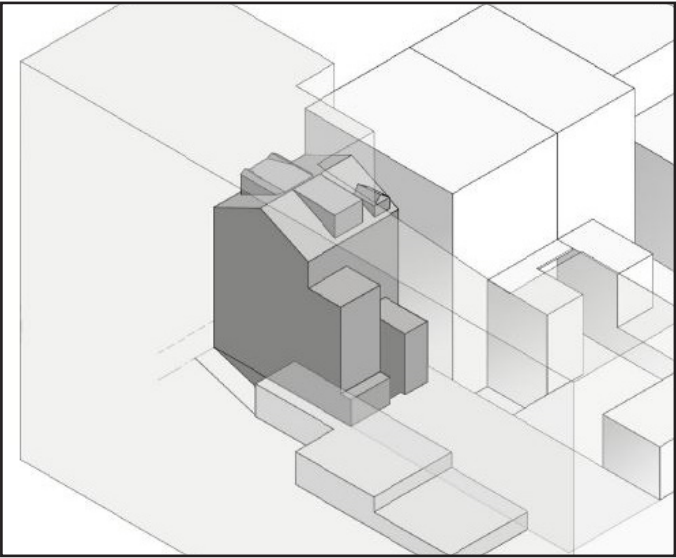


PROPOSED SITE PLAN

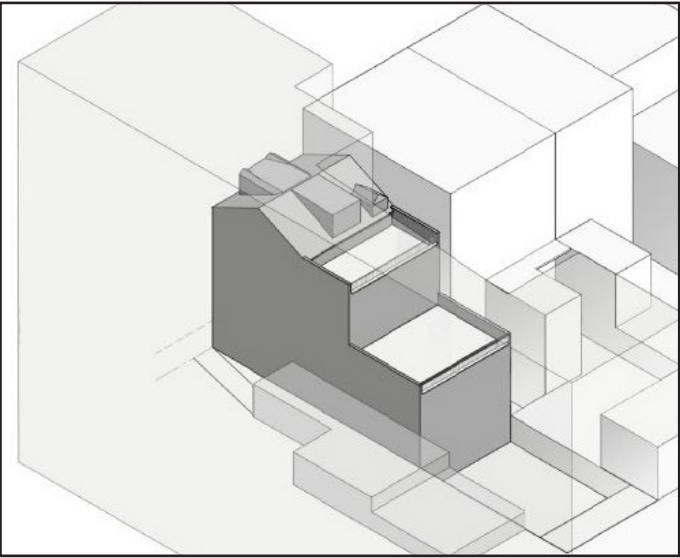


EXISTING MASSING

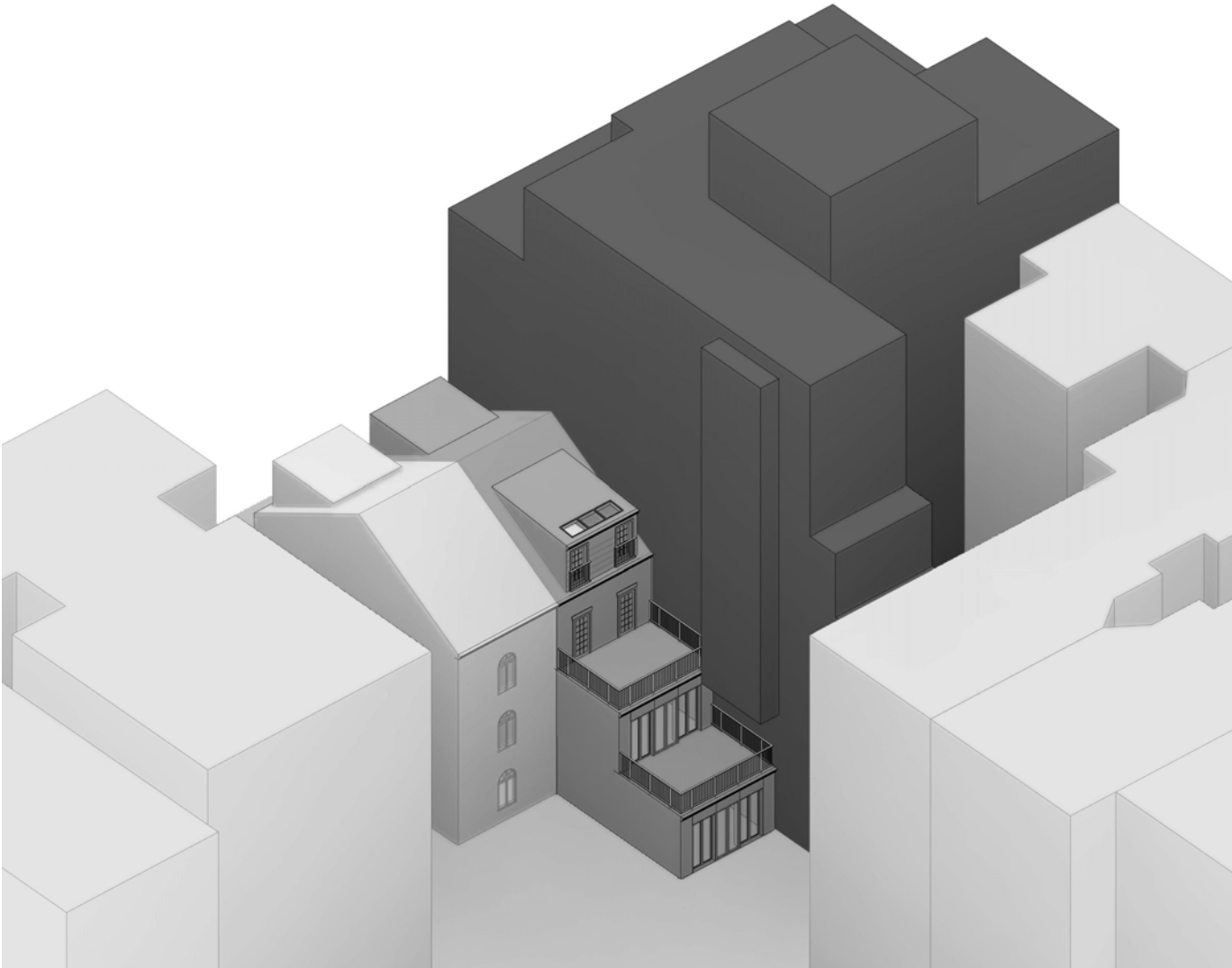
TOTAL SQUARE FOOTAGE = 3,260 SF



EXISTING



APPROVED



PROPOSED MASSING

TOTAL SQUARE FOOTAGE = 4,360 SF

The current proposal is:

Preservation Department – Item 4, LPC-23-05155

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

Note: this is a Public Meeting item. No public testimony will be received today as the hearing on this item is closed