

April 1, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 5, LPC-25-06619

**37-41 East 18th Street – Ladies' Mile Historic District
Borough of Manhattan**

To testify virtually, please join Zoom

Webinar ID: 160 977 4343

Passcode: 525077

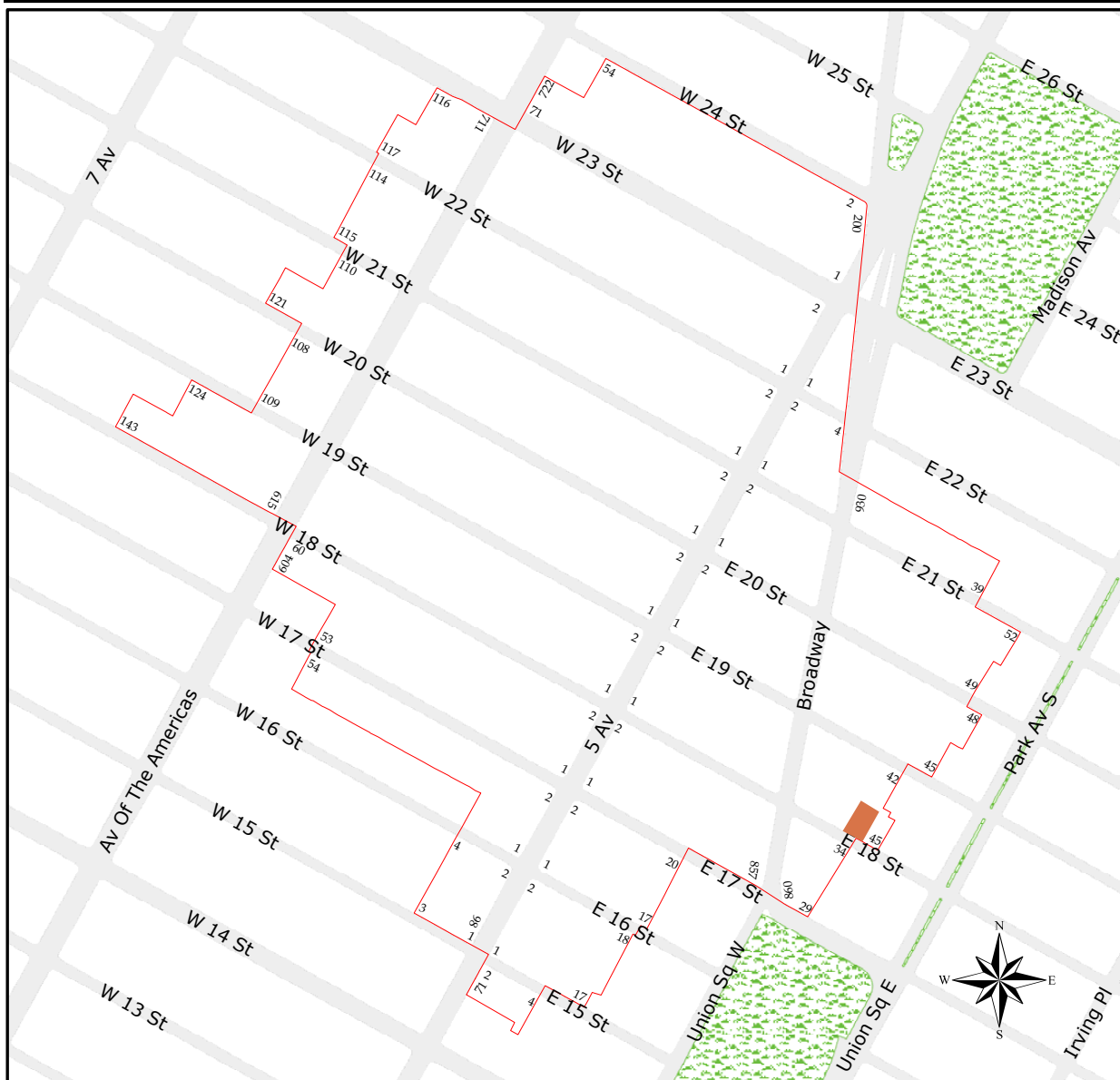
By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

Note: If you want to testify virtually 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.

Ladies' Mile



Ladies' Mile Historic District
Manhattan
Designated May 2, 1989

Historic District Boundaries



37-41 East 18th Street | Ely Building

Construction Date: 1896 - 1897

Architect / Builder: Mortimer C. Merritt (architect), Sam Acker (builder)

Owner / Developer: Arthur H. Ely

Major Alteration(s): None

Alteration Architect(s): None

Style(s): neo-Renaissance

Material(s): Steel Frame, Granite, Cast Iron, Copper Cornice

Building Type: Store and Lofts

Original Use: Commercial, store and lofts

Tax Block: 847 Tax Lot: 29

Building Identification Number (BIN): 1016148





**1. GROUND FLOOR STOREFRONT
MODIFICATIONS**

**2. ELEVATOR BULKHEAD VERTICAL
EXTENSION**

3. ROOFTOP ADDITION

**4. ROOFTOP MECHANICAL EQUIPMENT
REPLACEMENT AND RELOCATION**

PROJECT LOCATION

BKSK
ARCHITECTURE | INTERIORS

37 EAST 18TH STREET

04/01/2025

2

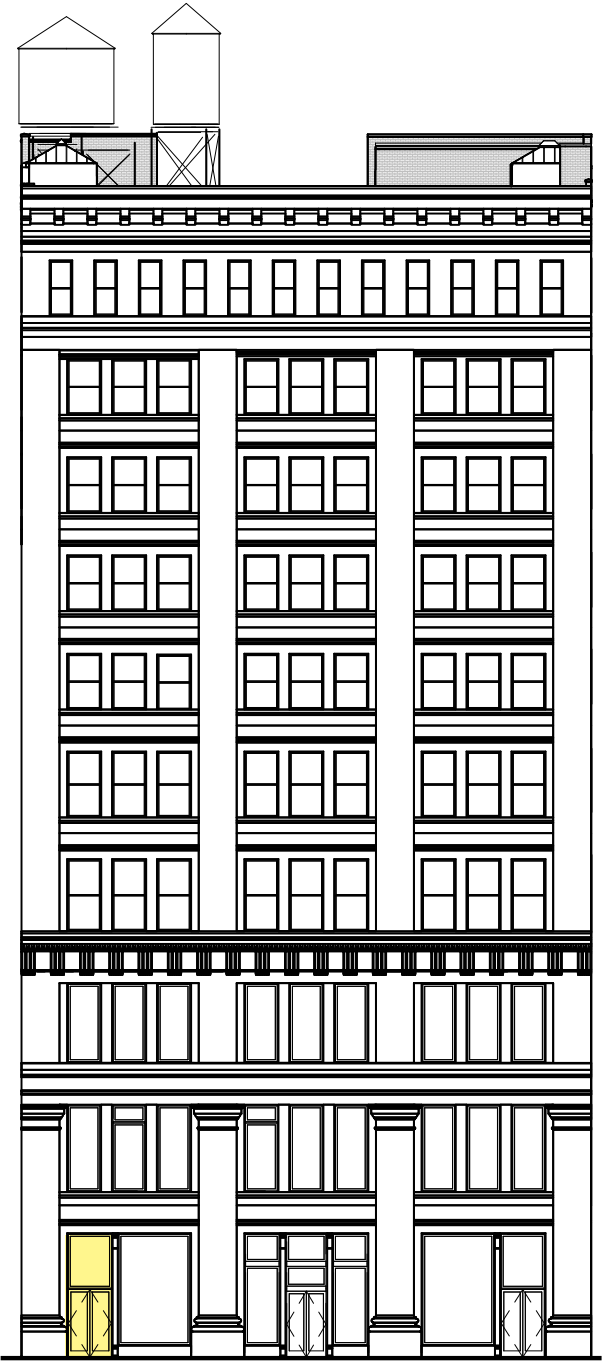
GROUND FLOOR STOREFRONT MODIFICATIONS

The two-story base has Doric pilasters flanking first-story bays containing cast-iron columns and framing members. Only the central bay with its two columns and transoms is intact. The east and west bays contain one column each and have modernized doorways.

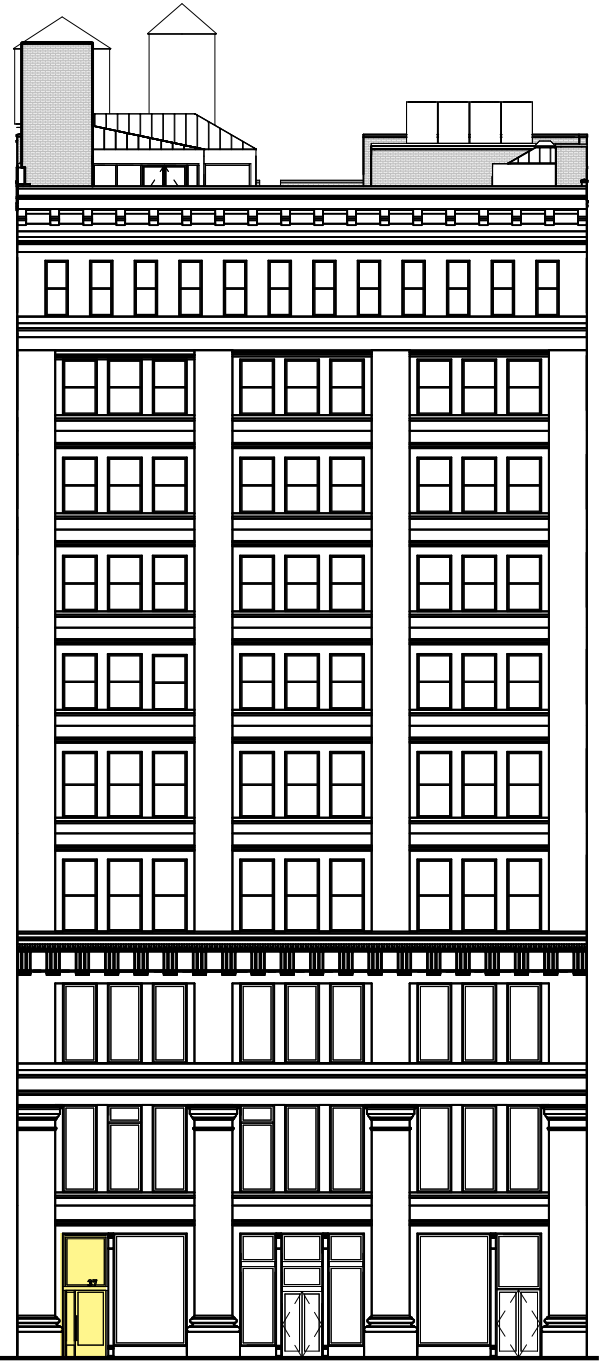
DESIGNATION REPORT 1981



EXISTING
GROUND FLOOR FACADE



EXISTING
STREET FACADE ELEVATION



PROPOSED
STREET FACADE ELEVATION

GROUND FLOOR STOREFRONT MODIFICATIONS



EXISTING

CLEAR VISION
GLASS (TYP.)



PROPOSED

CLEAR VISION
GLASS (TYP.)



STAMPED DETAIL
REFERENCING HISTORIC
CAST IRON PILASTER



HISTORIC DETAIL

PROPOSED LOBBY ENTRANCE



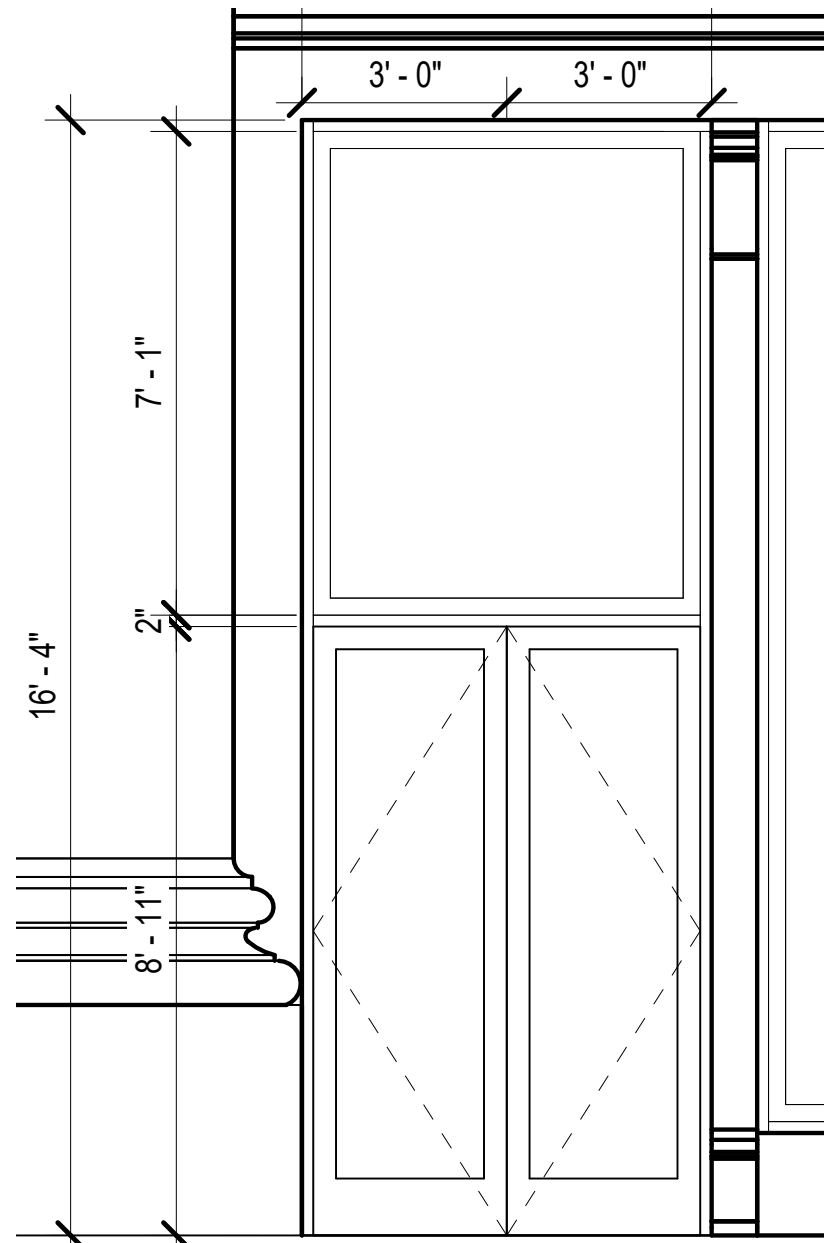
PROPOSED GROUND FLOOR ENTRY

BKSK
ARCHITECTURE | INTERIORS

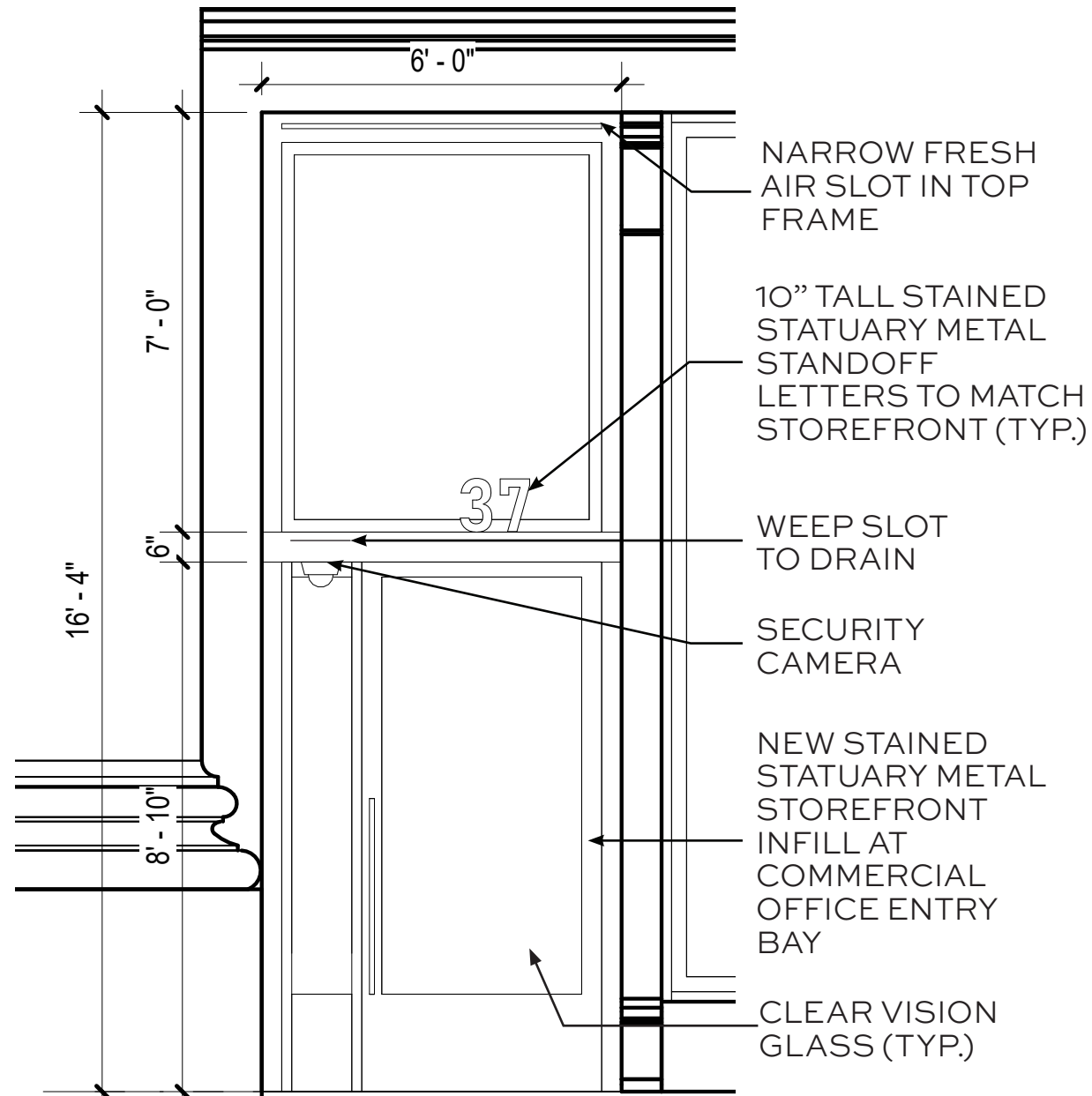
37 EAST 18TH STREET

04/01/2025

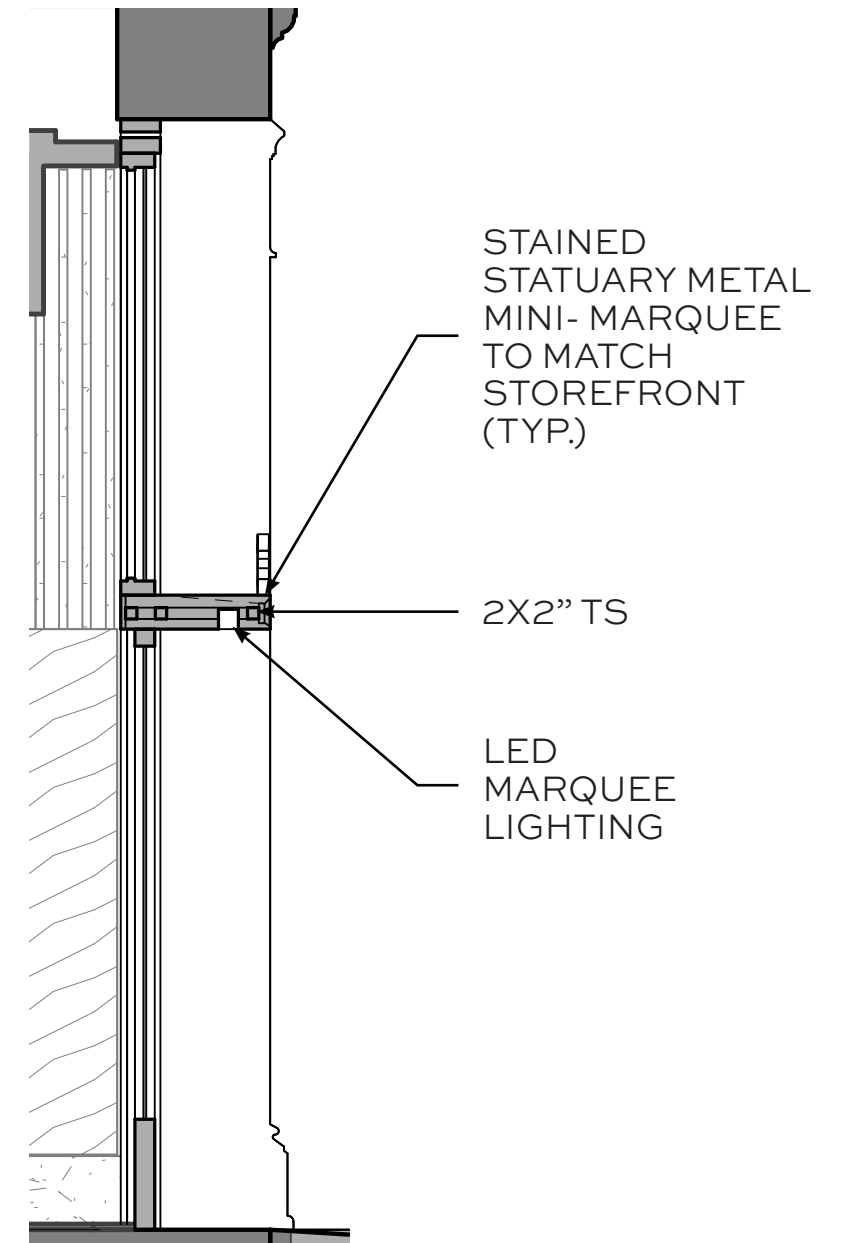
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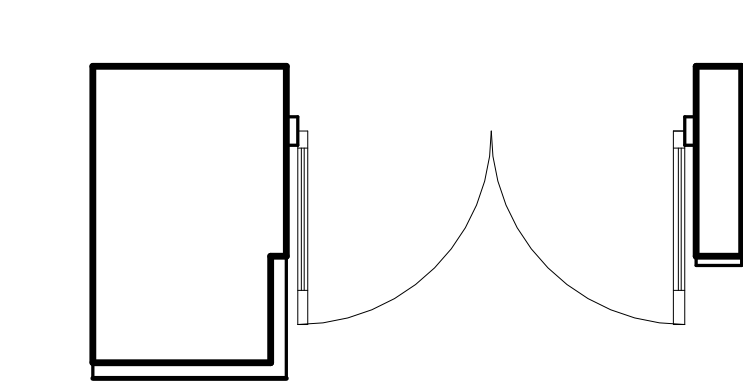
EXISTING ELEVATION



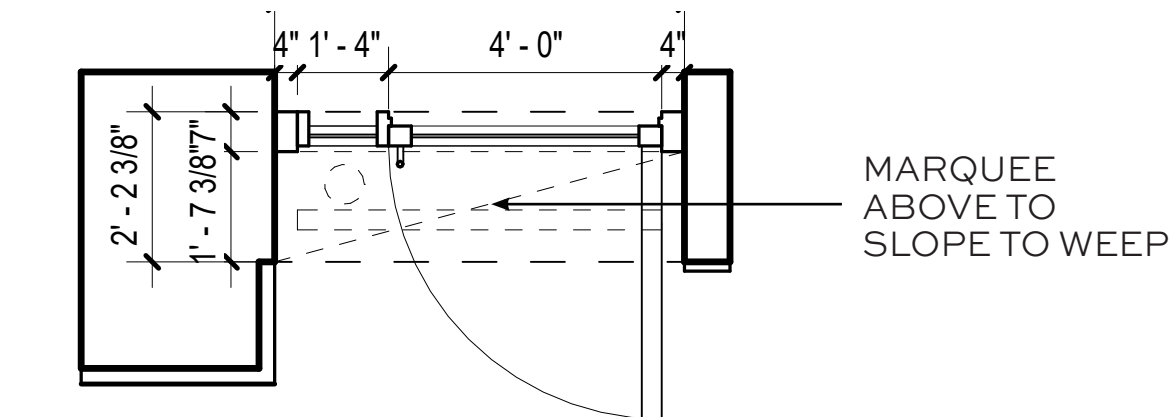
PROPOSED ELEVATION



PROPOSED SECTION



EXISTING PLAN



PROPOSED PLAN

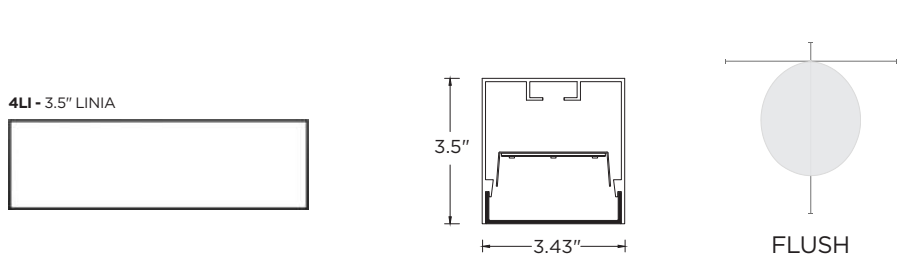
PROPOSED LOBBY ENTRANCE



STAINED METAL
STOREFRONT:
STATUARY MEDIUM FINISH



ROCKWOOD DOOR PULL:
RM2300
DARK OXIDIZED SATIN BRONZE
CUSTOM LENGTH 3'6"



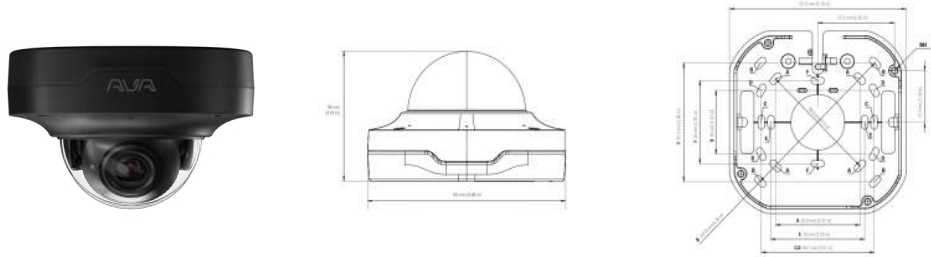
APERTURE SIZE: 3.43"
COLOR TEMP: 27K, 30K, 35K, 40K
CRI: 90+

DELIVERED LUMENS: 250 - 1000 LM/FT
EFFICACY: 111 - 116 LPW *
WATTAGE: 2.1 - 8.9 W/FT *

OPTICS: FLUSH,
1" - 2" DROP LENS,
ASYMMETRIC

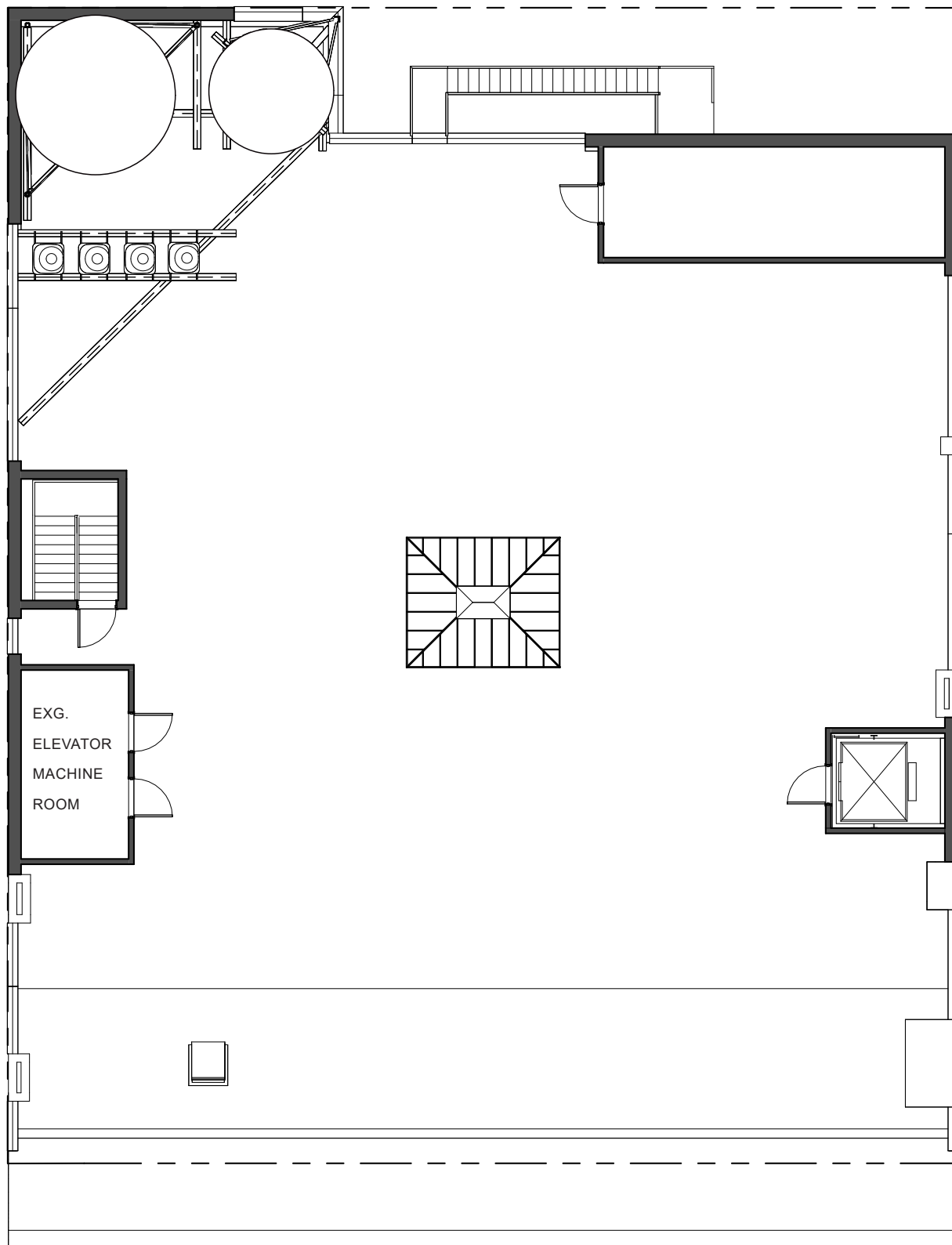
*Based on 90+ CRI and 3500 K

MARQUEE LIGHTING:
3GI-4RSL 3.5" INTEGRATED RECESSED SLOT
4LI - 3.5" LINIA

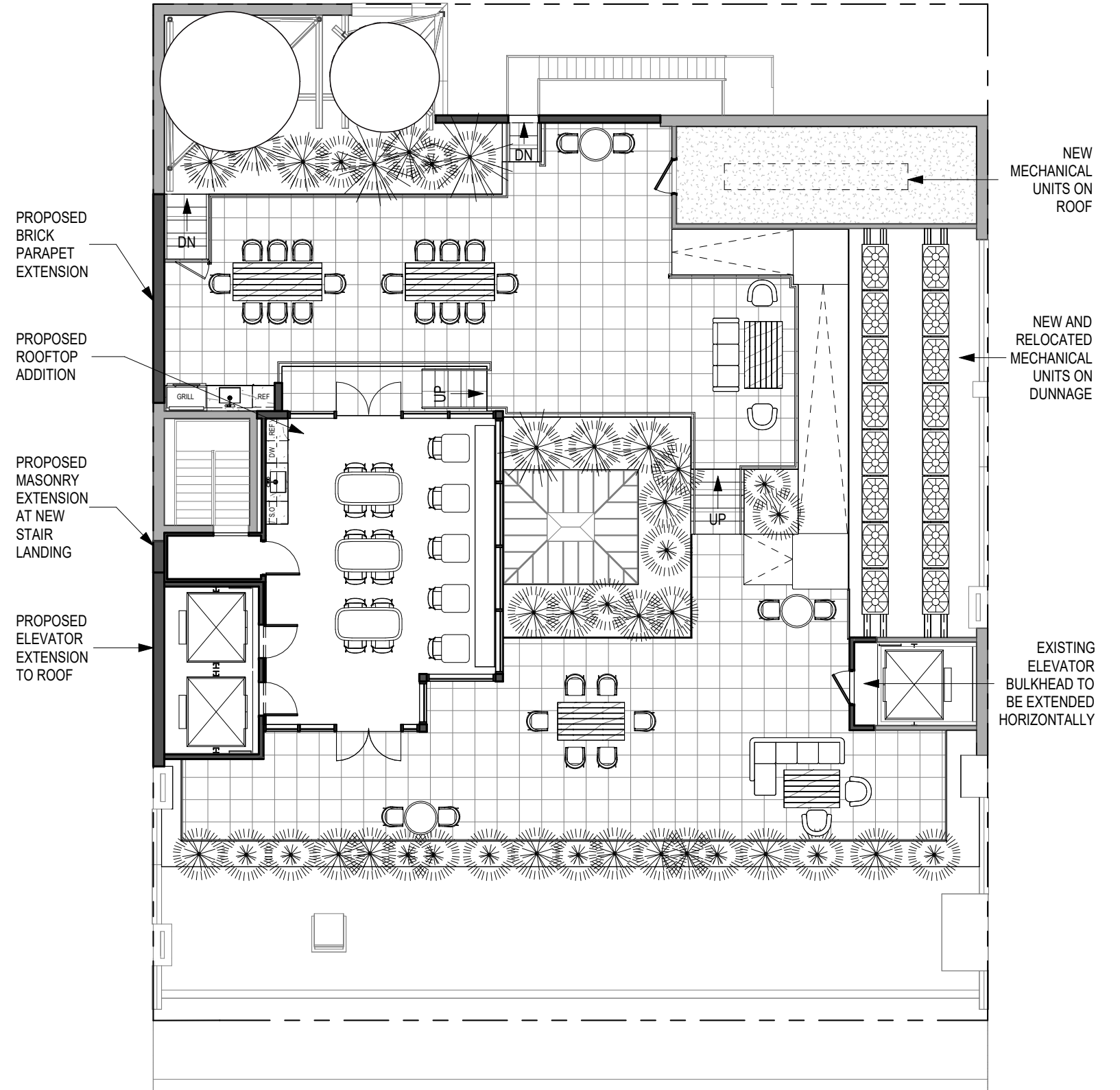


MARQUEE SECURITY CAMERA:
AVIGILON AVA DOME CAMERA
FINISHED TO MATCH STAINED METAL

ELEVATOR BULKHEAD VERTICAL EXTENSION

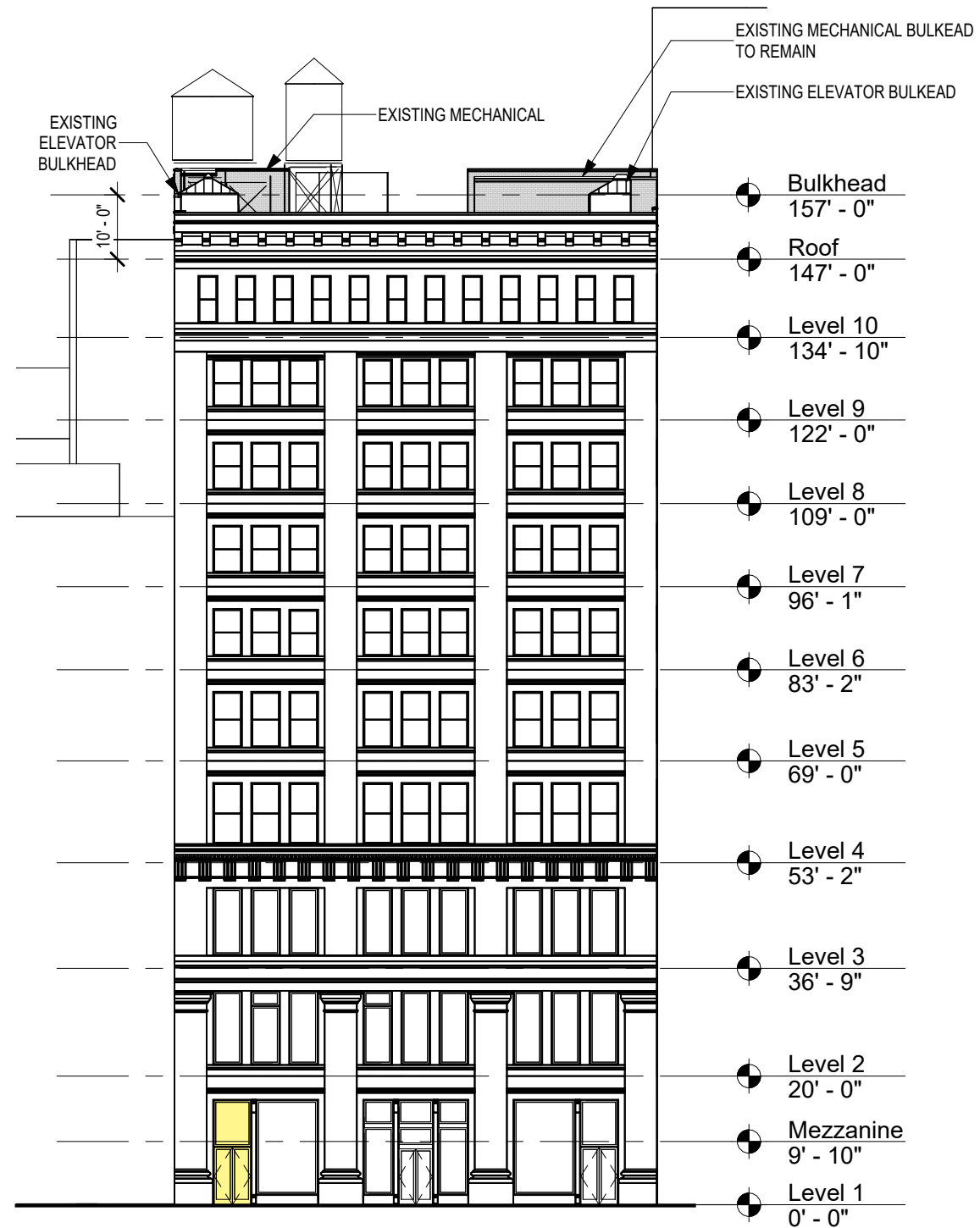


EXISTING ROOF PLAN

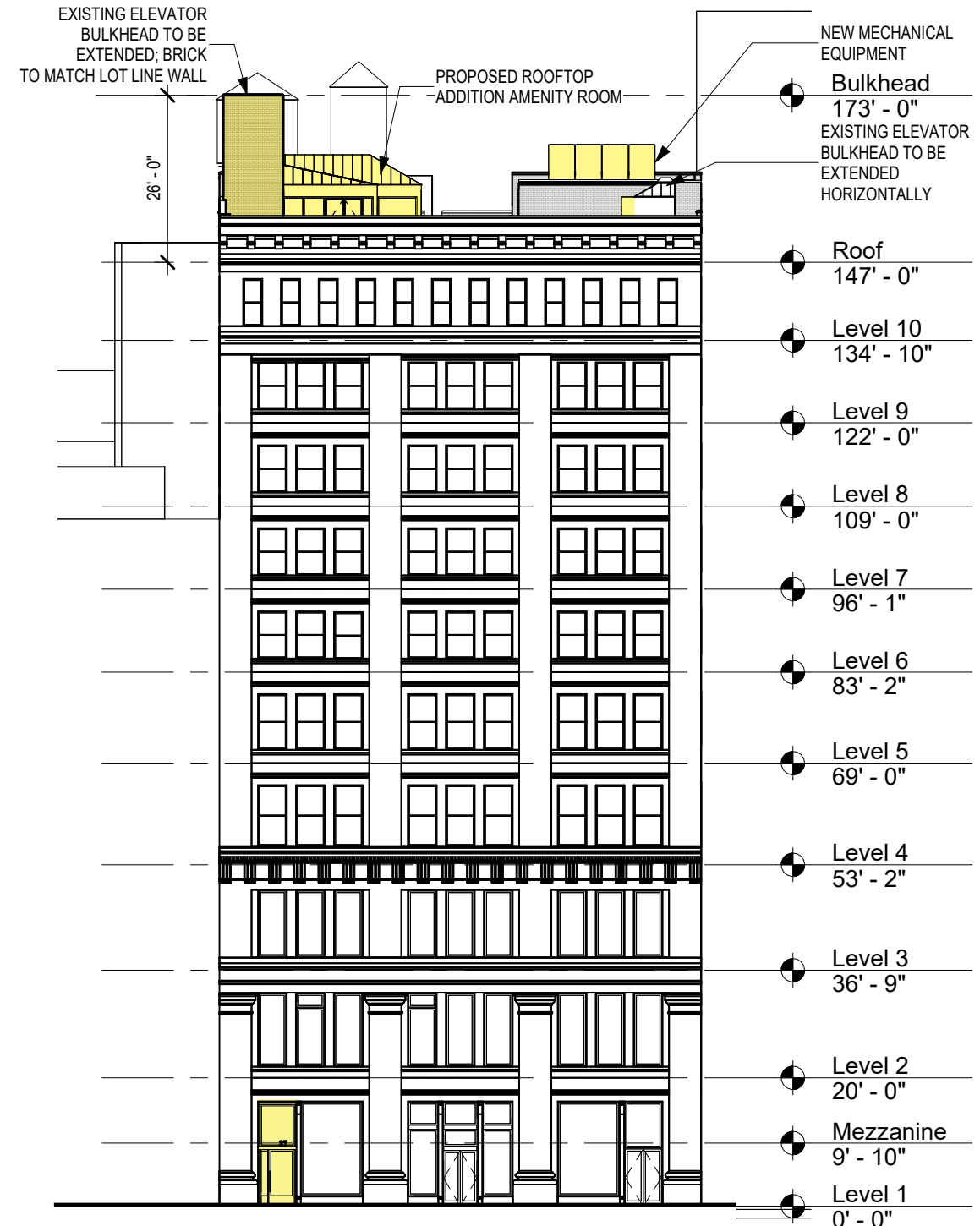


PROPOSED ROOF PLAN

ROOFTOP MECHANICAL UNITS, AMENITY SPACE & ELEVATOR BULKHEAD VERTICAL EXTENSION

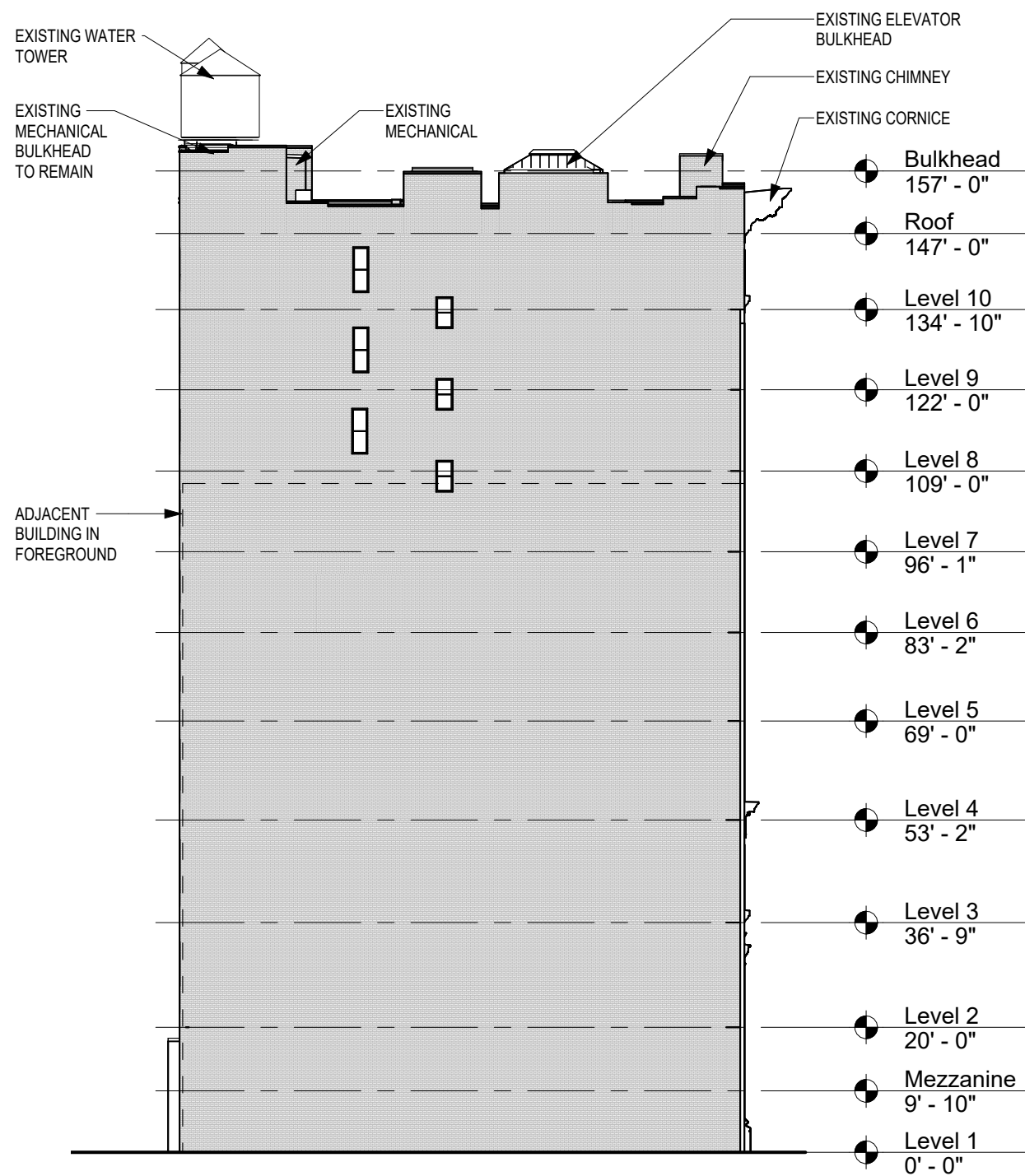


EXISTING
STREET FACADE ELEVATION

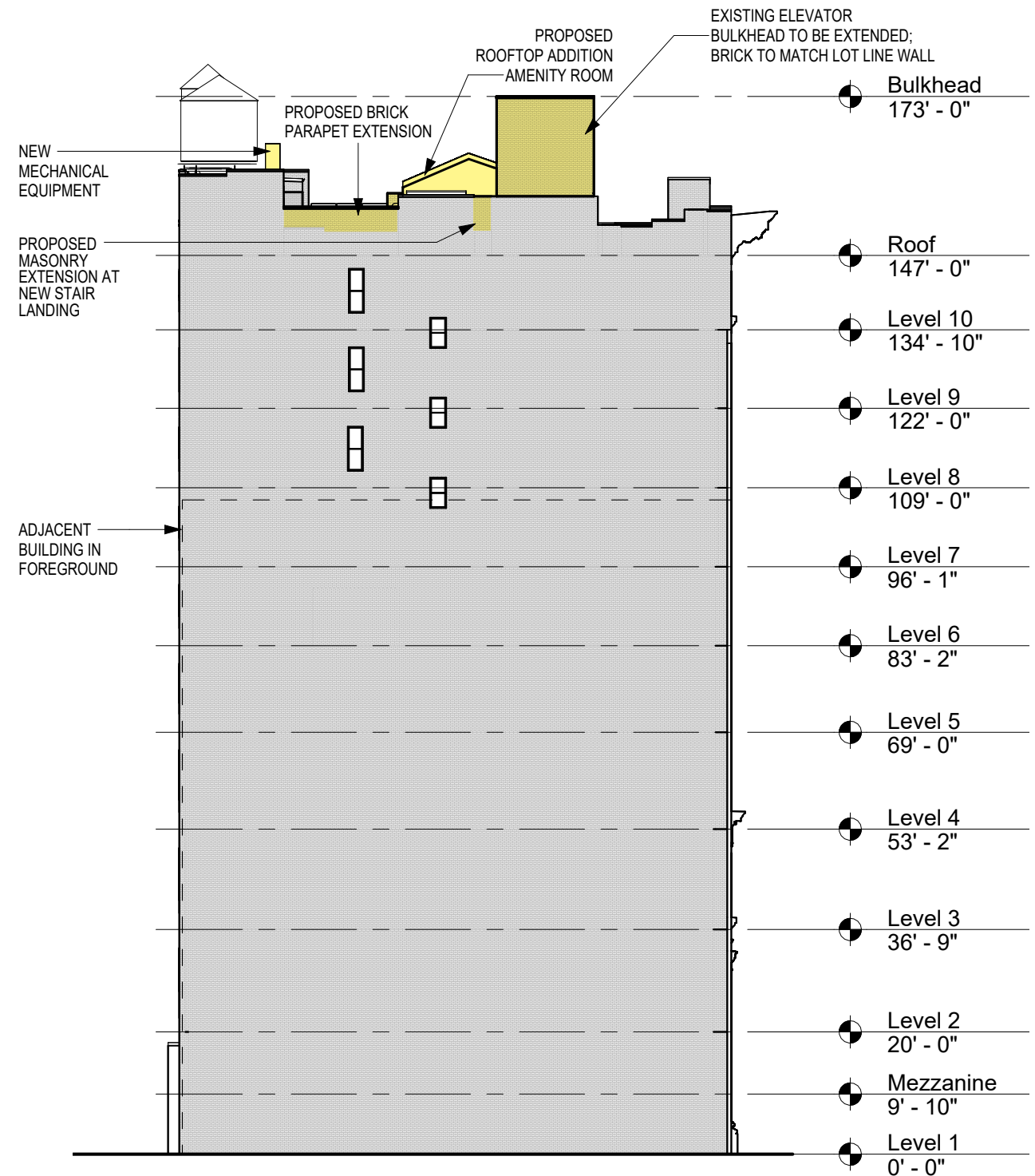


PROPOSED
STREET FACADE ELEVATION

EXISTING AND PROPOSED SOUTH ELEVATIONS

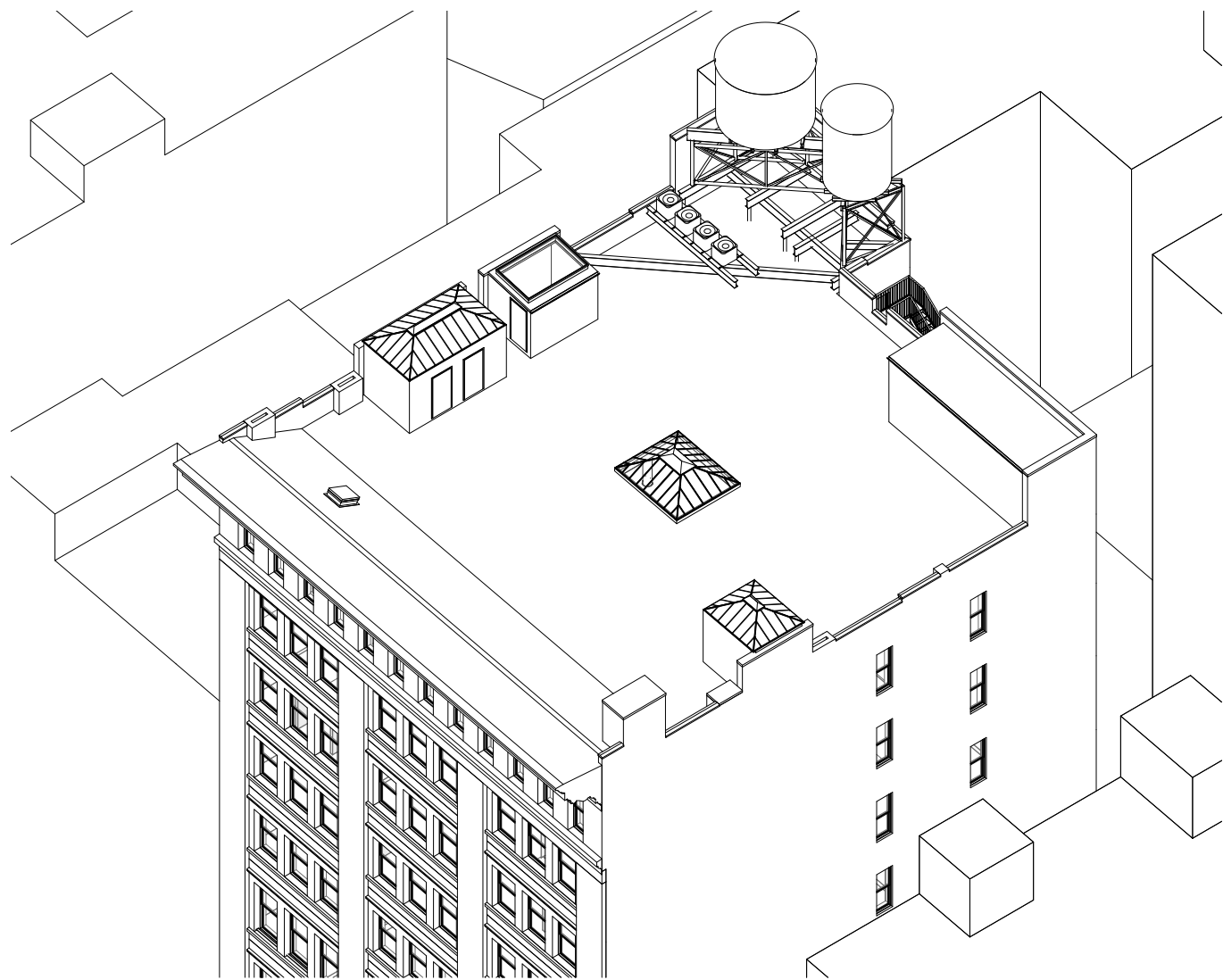


EXISTING
WEST ELEVATION

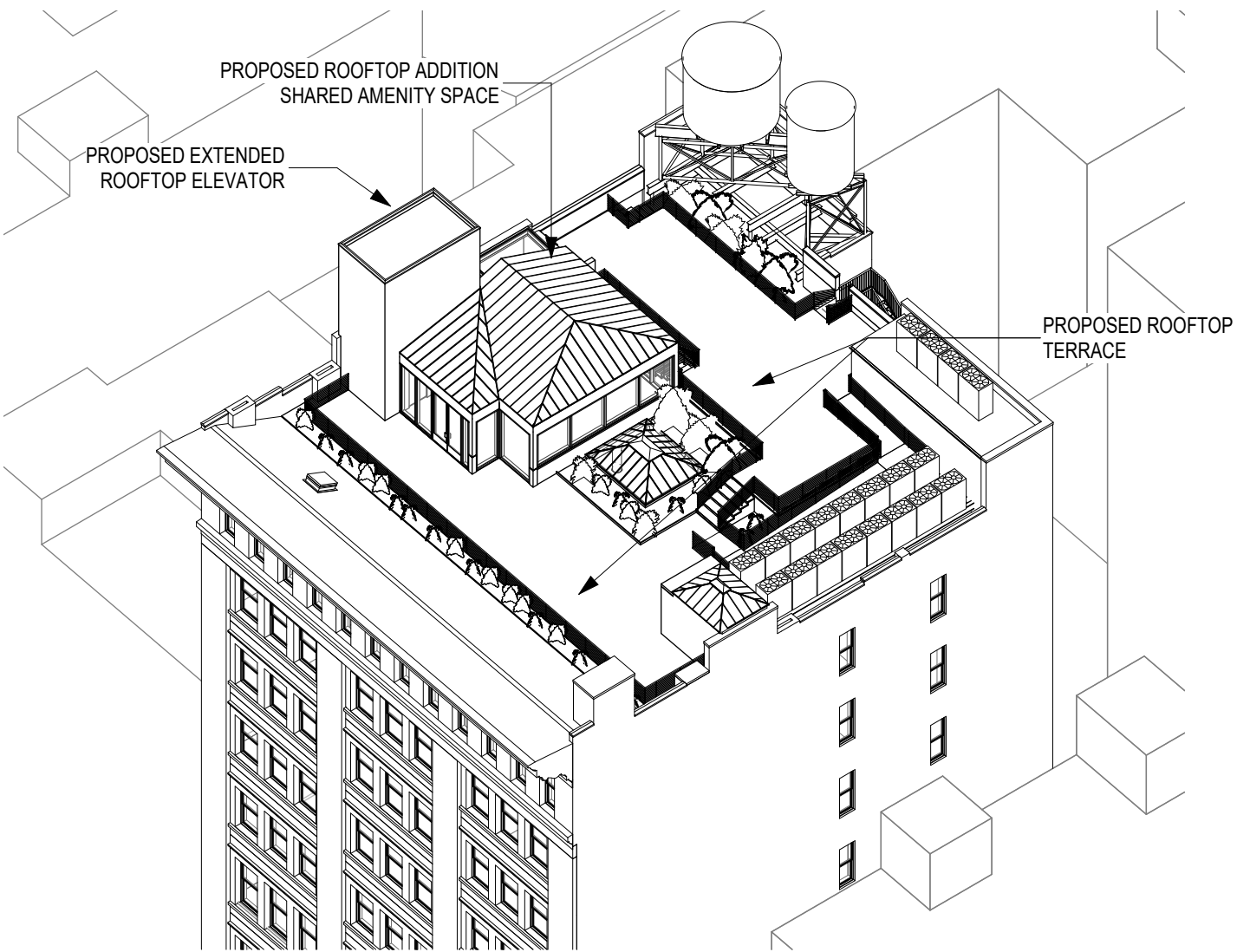


PROPOSED
WEST ELEVATION

EXISTING AND PROPOSED WEST ELEVATIONS

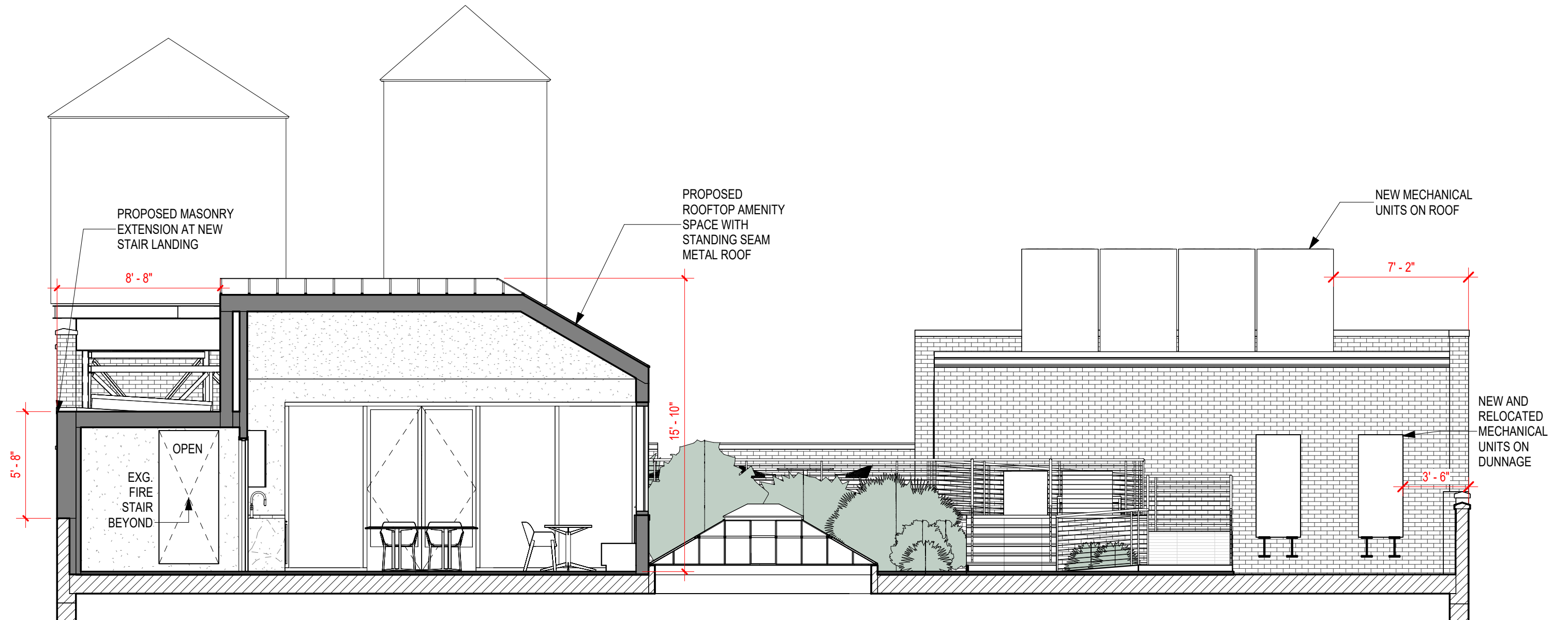


EXISTING

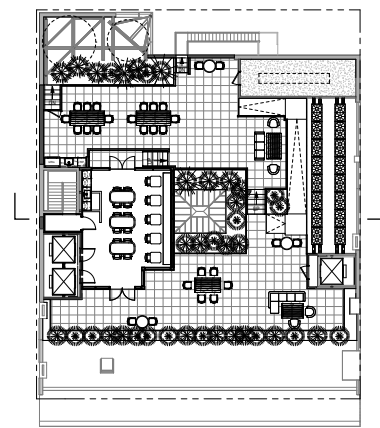


PROPOSED

PROPOSED ROOFTOP ALTERATIONS



LOOKING NORTH



PLAN

ROOFTOP ADDITION - SECTION



PROPOSED ROOFTOP ADDITION

* NO AFFECT TO VISIBILITY FROM E 18TH STREET



1 EXISTING: STRAIGHT ON - E 18TH ST

* NO AFFECT TO VISIBILITY FROM E 18TH STREET

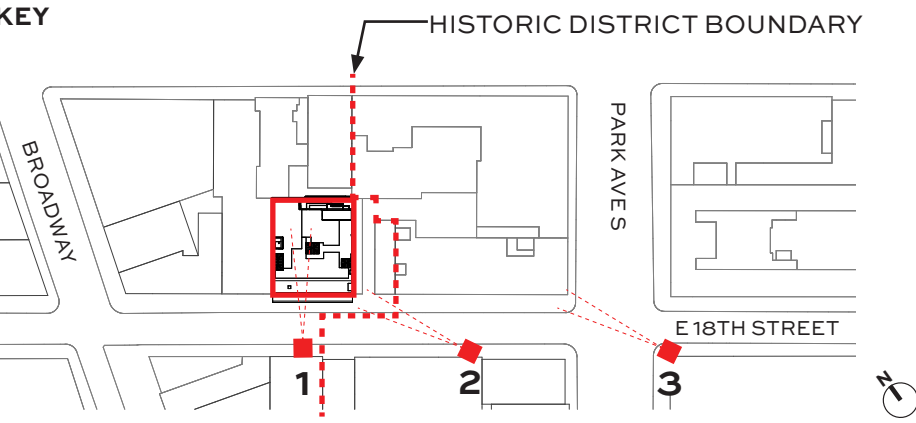


2 EXISTING: 60 FT EAST - E 18TH ST

* NO AFFECT TO VISIBILITY FROM E 18TH STREET



3 EXISTING: 300 FT EAST - E 18TH ST



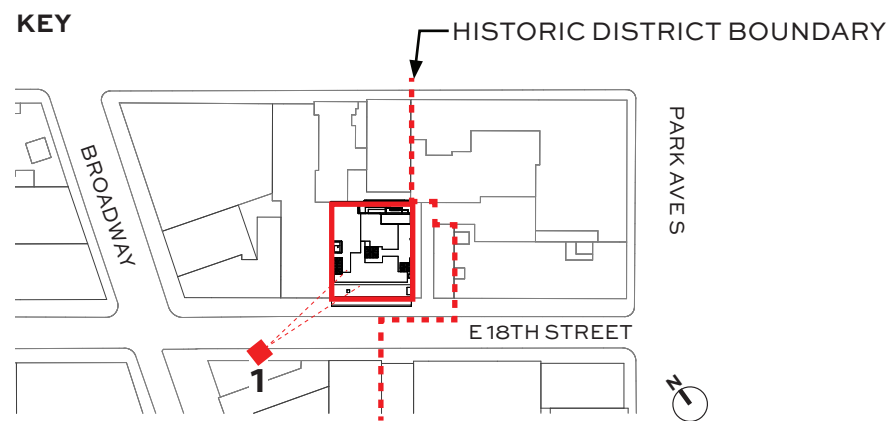
ROOFTOP MECHANICAL UNITS, AMENITY SPACE & ELEVATOR BULKHEAD EXTENSION



1 * NO AFFECT TO VISIBILITY FROM E 18TH ST



1 MOCKUP: FROM E 18TH ST



SUPPORT FOR EXTENDED
ELEVATOR BULKHEAD
MOCKUP. SLIGHT VISIBILITY OF
MESH NETTING



ROOFTOP MECHANICAL UNITS, AMENITY SPACE & ELEVATOR BULKHEAD EXTENSION



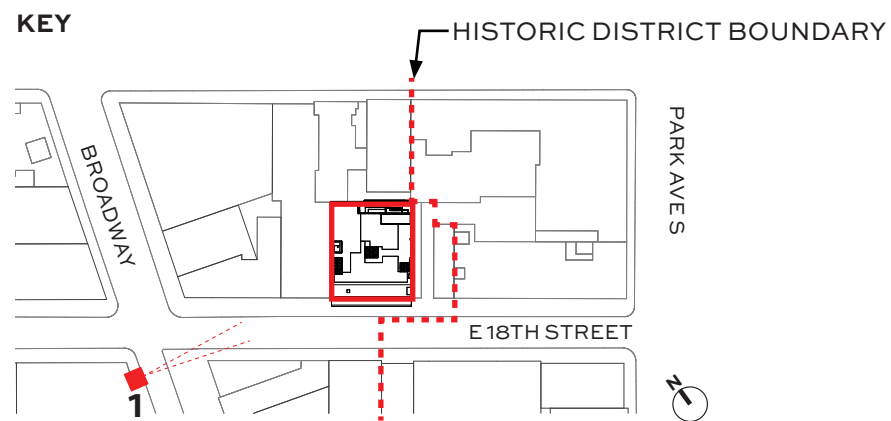
1 EXISTING: 200 FT WEST - E 18TH ST



1 PROPOSED: 200 FT WEST - E 18TH ST



1 MOCKUP: 200 FT WEST - E 18TH ST



EXTENDED ROOFTOP
ELEVATOR MOCKUP



ROOFTOP MECHANICAL UNITS, AMENITY SPACE & ELEVATOR BULKHEAD EXTENSION



1 EXISTING: 200 FT SOUTH - BROADWAY AVE

PROPOSED PARAPET
EXTENSION FOR
ROOF TERRACE

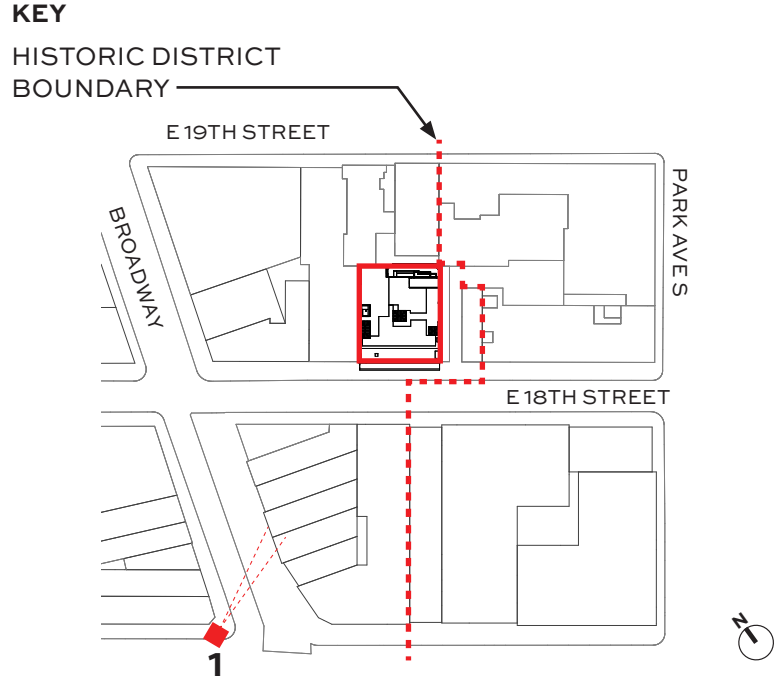


1 PROPOSED: 200 FT SOUTH - BROADWAY AVE

PROPOSED EXTENDED
ROOFTOP ELEVATOR



1 MOCKUP: 200 FT SOUTH - BROADWAY AVE



EXTENDED ROOFTOP
ELEVATOR MOCKUP

PARAPET EXTENSION
MOCKUP



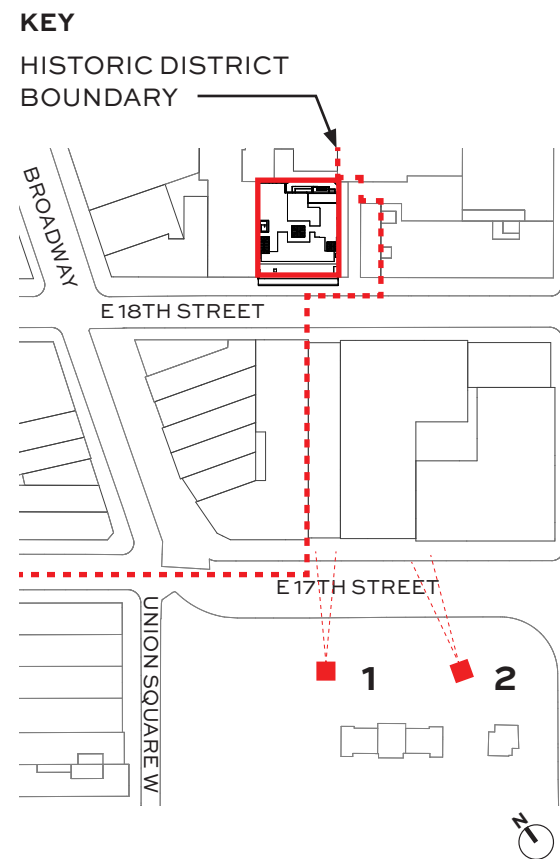
ROOFTOP MECHANICAL UNITS, AMENITY SPACE & ELEVATOR BULKHEAD EXTENSION



1 EXISTING: STRAIGHT ON - UNION SQUARE MARKET



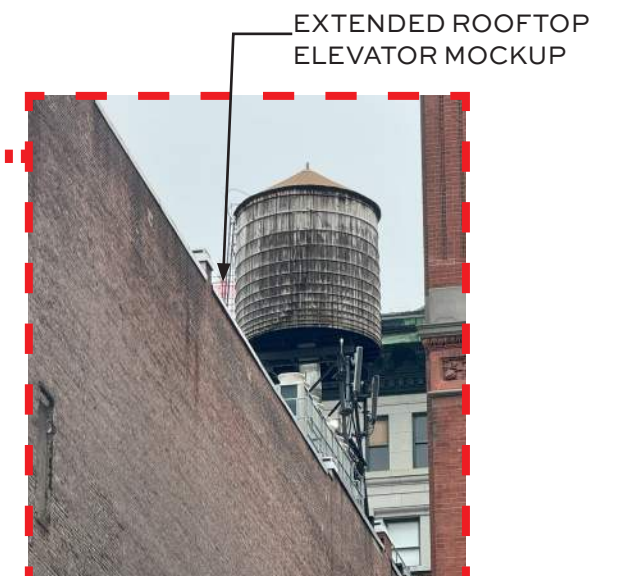
2 EXISTING: 60 FT EAST - UNION SQUARE MARKET



1 *NOT VISIBLE MOCKUP: STRAIGHT ON - UNION SQUARE MARKET



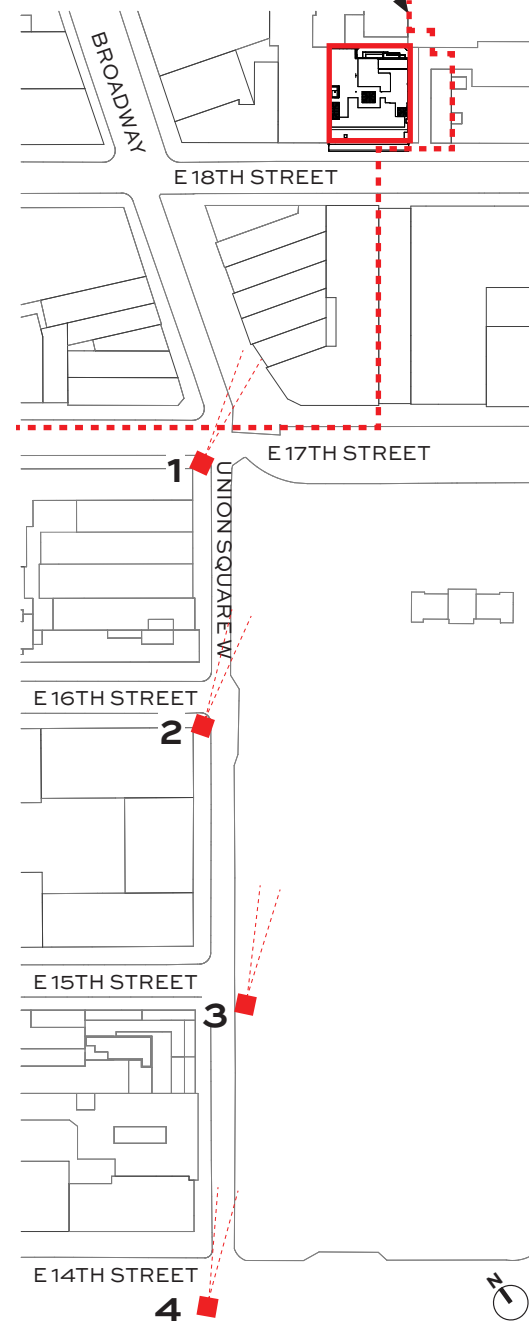
2 MOCKUP: 60 FT EAST - UNION SQUARE MARKET



ROOFTOP MECHANICAL UNITS, AMENITY SPACE & ELEVATOR BULKHEAD EXTENSION

KEY

HISTORIC DISTRICT
BOUNDARY



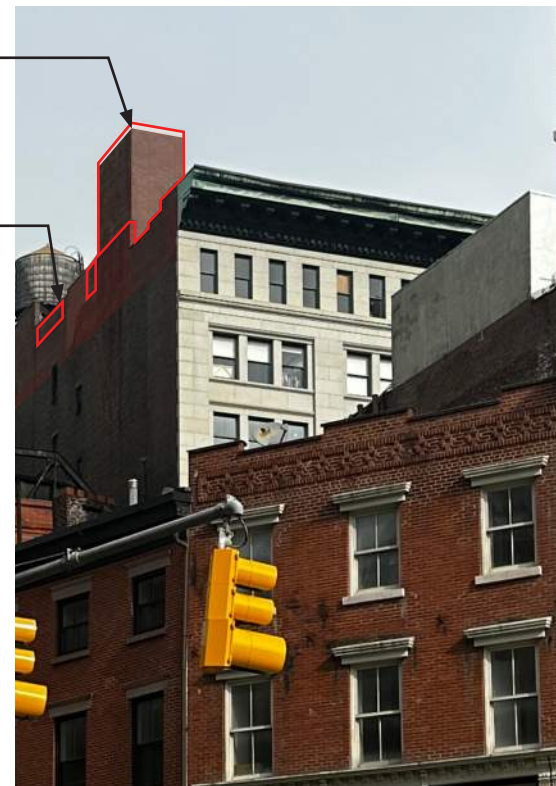
1 EXISTING: 1 BLOCK SOUTH
- UNION SQUARE W & E 17TH ST



1 EXISTING: 1 BLOCK SOUTH
- UNION SQUARE W & E 17TH ST

PROPOSED EXTENDED
ROOFTOP ELEVATOR

PROPOSED PARAPET
EXTENSION FOR
ROOF TERRACE



1 PROPOSED: 1 BLOCK SOUTH
- UNION SQUARE W & E 17TH ST

EXTENDED ROOFTOP
ELEVATOR MOCKUP

PARAPET EXTENSION
MOCKUP



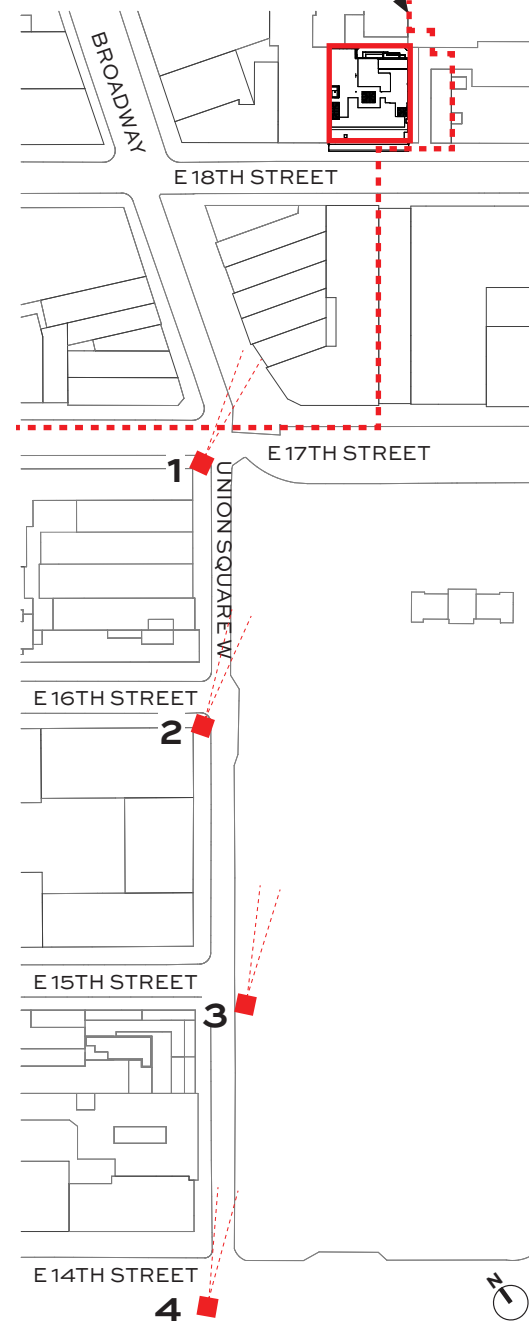
1 MOCKUP: 1 BLOCK SOUTH
- UNION SQUARE W & E 17TH ST



ROOFTOP MECHANICAL UNITS, AMENITY SPACE & ELEVATOR BULKHEAD EXTENSION

KEY

HISTORIC DISTRICT
BOUNDARY



2 EXISTING: 2 BLOCKS SOUTH
- UNION SQUARE W & E 16TH ST



2 EXISTING: 2 BLOCKS SOUTH
- UNION SQUARE W & E 16TH ST

PROPOSED EXTENDED
ROOFTOP ELEVATOR

PROPOSED PARAPET
EXTENSION FOR
ROOF TERRACE



2 PROPOSED: 2 BLOCKS SOUTH
- UNION SQUARE W & E 16TH ST

PARAPET EXTENSION
MOCKUP

EXTENDED ROOFTOP
ELEVATOR MOCKUP



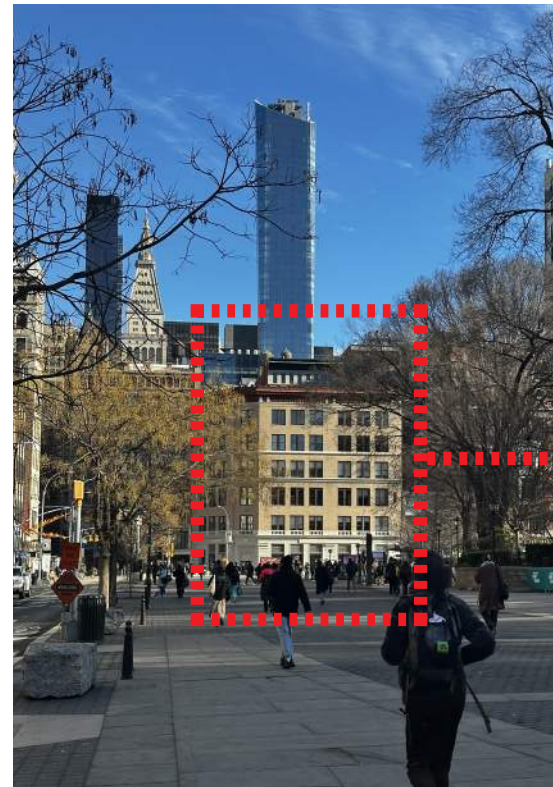
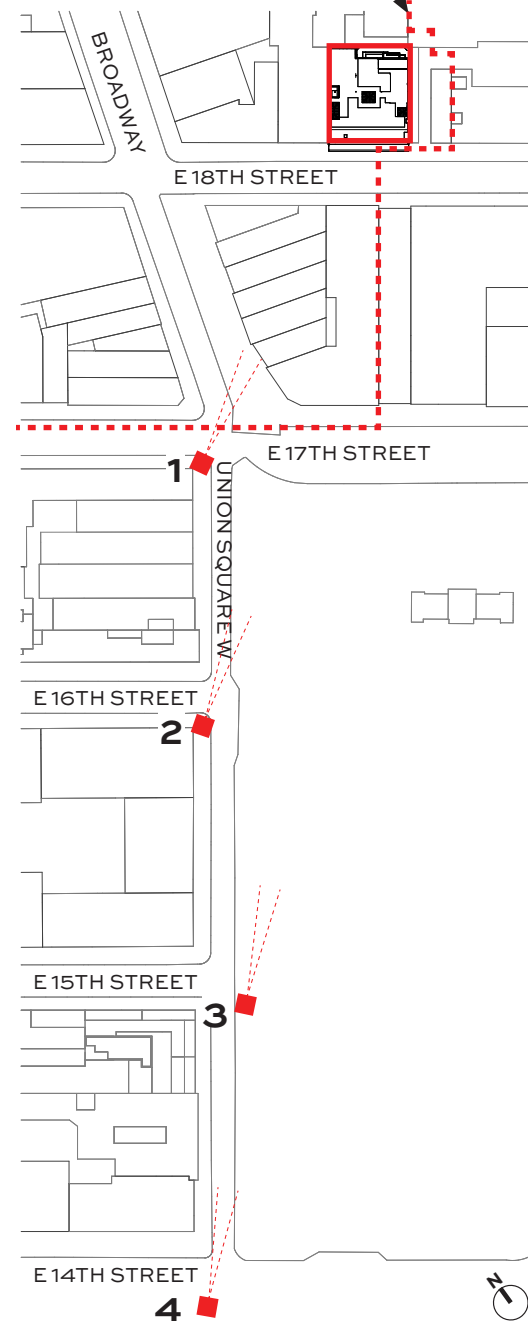
2 MOCKUP: 2 BLOCKS SOUTH
- UNION SQUARE W & E 16TH ST



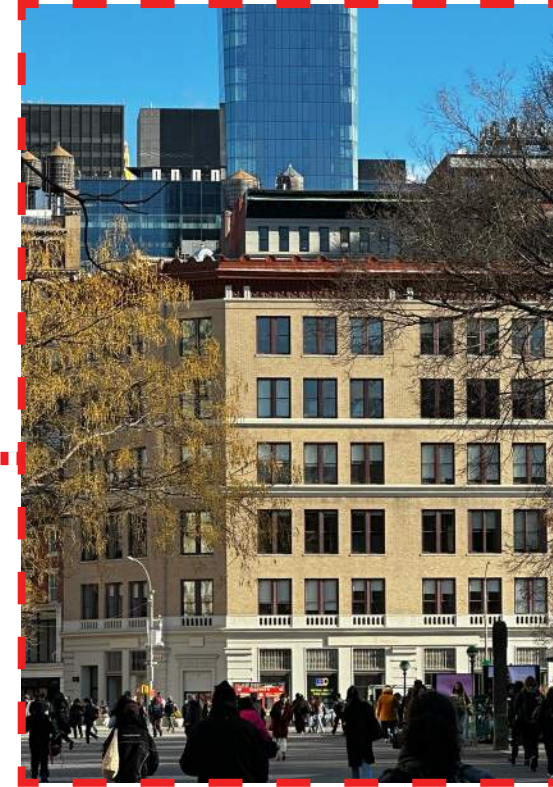
ROOFTOP MECHANICAL UNITS, AMENITY SPACE & ELEVATOR BULKHEAD EXTENSION

KEY

HISTORIC DISTRICT
BOUNDARY



3 EXISTING: 3 BLOCKS SOUTH
- UNION SQUARE W & E 15TH ST



3 EXISTING: 3 BLOCKS SOUTH
- UNION SQUARE W & E 15TH ST

PROPOSED EXTENDED
ROOFTOP ELEVATOR

PROPOSED PARAPET
EXTENSION FOR
ROOF TERRACE



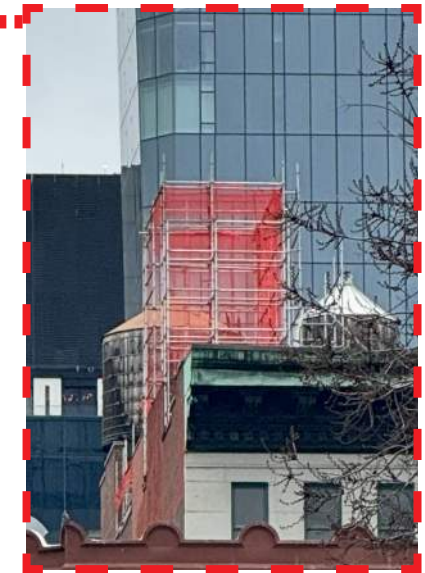
3 PROPOSED: 3 BLOCKS SOUTH
- UNION SQUARE W & E 15TH ST

PARAPET EXTENSION
MOCKUP

EXTENDED ROOFTOP
ELEVATOR MOCKUP



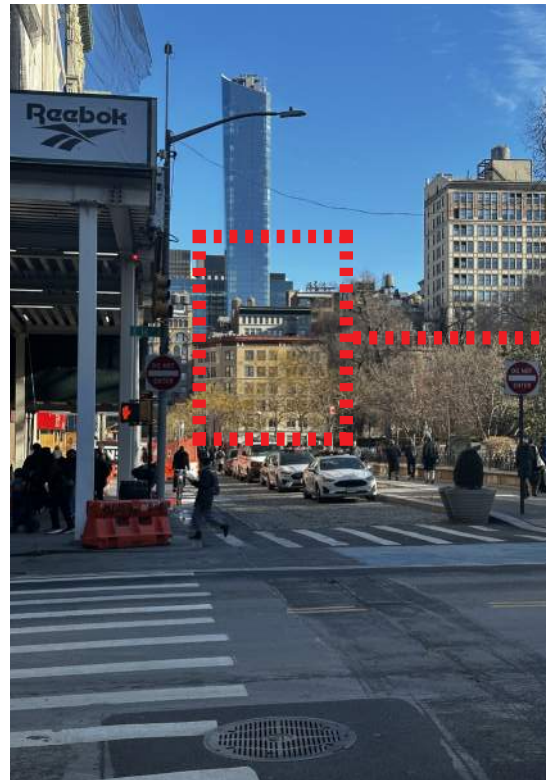
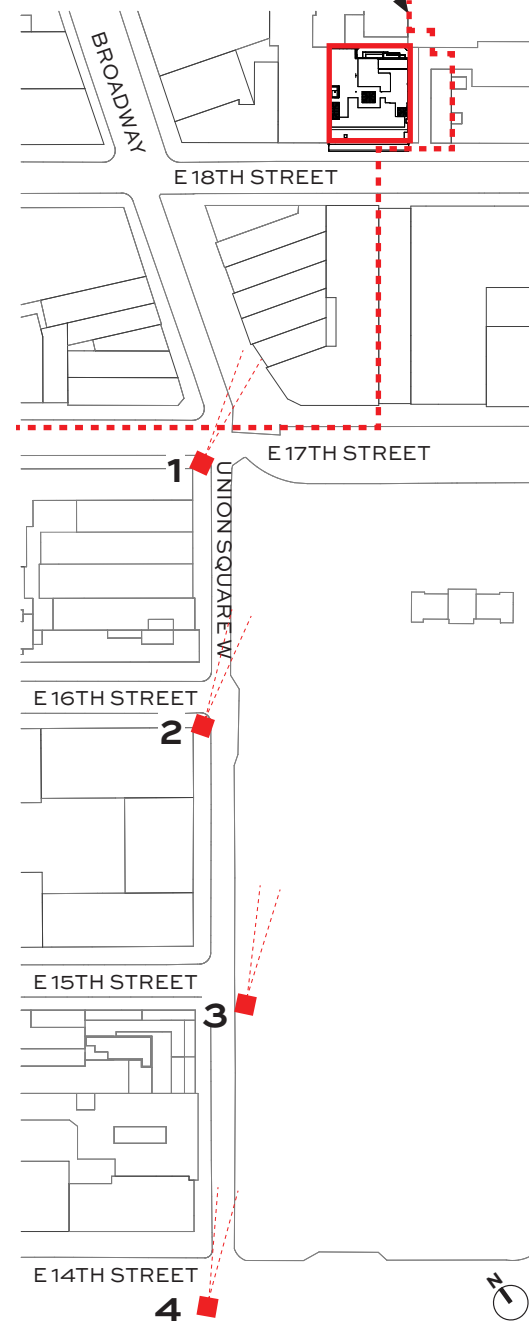
3 MOCKUP: 3 BLOCKS SOUTH
- UNION SQUARE W & E 15TH ST



ROOFTOP MECHANICAL UNITS, AMENITY SPACE & ELEVATOR BULKHEAD EXTENSION

KEY

HISTORIC DISTRICT
BOUNDARY



4 EXISTING: 4 BLOCKS SOUTH
- UNION SQUARE W & E 14TH ST



4 EXISTING: 4 BLOCKS SOUTH
- UNION SQUARE W & E 14TH ST

PROPOSED ROOFTOP
ADDITION SHARED
AMENITY SPACE

PROPOSED EXTENDED
ROOFTOP ELEVATOR

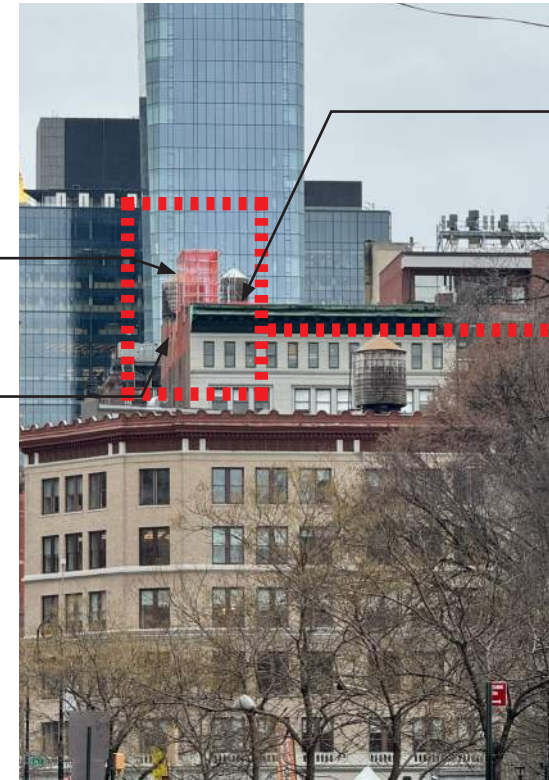
PROPOSED PARAPET
EXTENSION FOR
ROOF TERRACE



4 PROPOSED: 4 BLOCKS SOUTH
- UNION SQUARE W & E 14TH ST

EXTENDED
ROOFTOP
ELEVATOR MOCKUP

PARAPET
EXTENSION
MOCKUP



4 MOCKUP: 4 BLOCKS SOUTH
- UNION SQUARE W & E 14TH ST

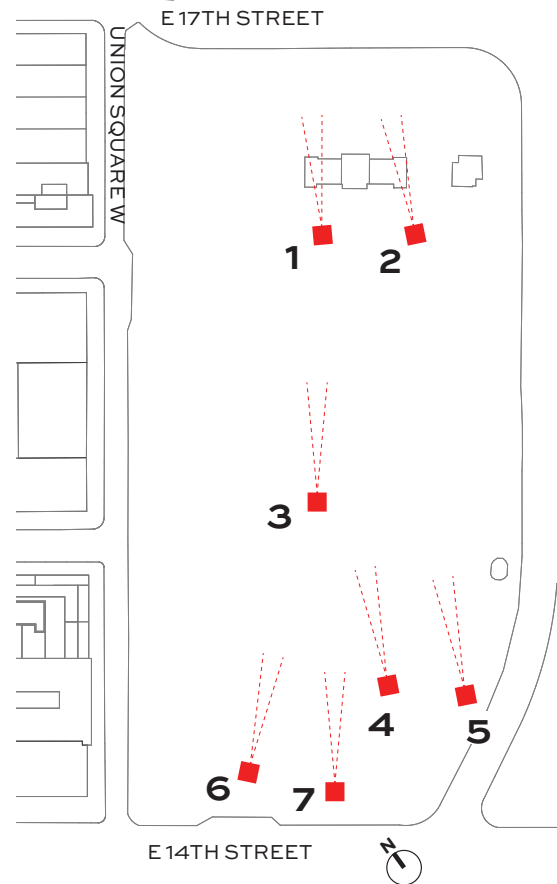
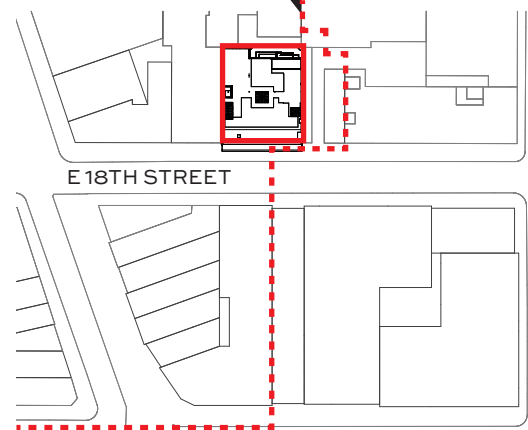
ROOFTOP
ADDITION SHARED
AMENITY SPACE
MOCKUP



ROOFTOP MECHANICAL UNITS, AMENITY SPACE & ELEVATOR BULKHEAD EXTENSION

KEY

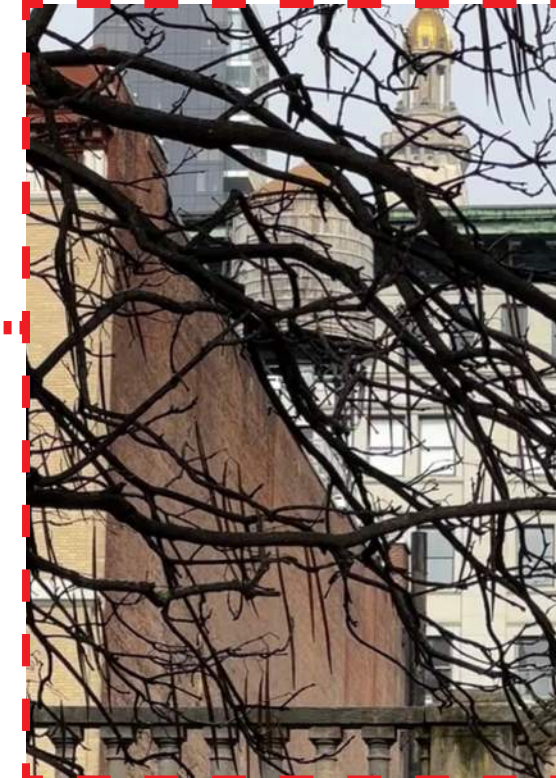
HISTORIC DISTRICT
BOUNDARY



PROPOSED EXTENDED
ROOFTOP ELEVATOR



1 EXISTING: 450 FT SOUTH
- UNION SQUARE PARK



1 EXISTING: 450 FT SOUTH
- UNION SQUARE PARK



1 PROPOSED: 450 FT SOUTH
- UNION SQUARE PARK

EXTENDED
ROOFTOP
ELEVATOR MOCKUP



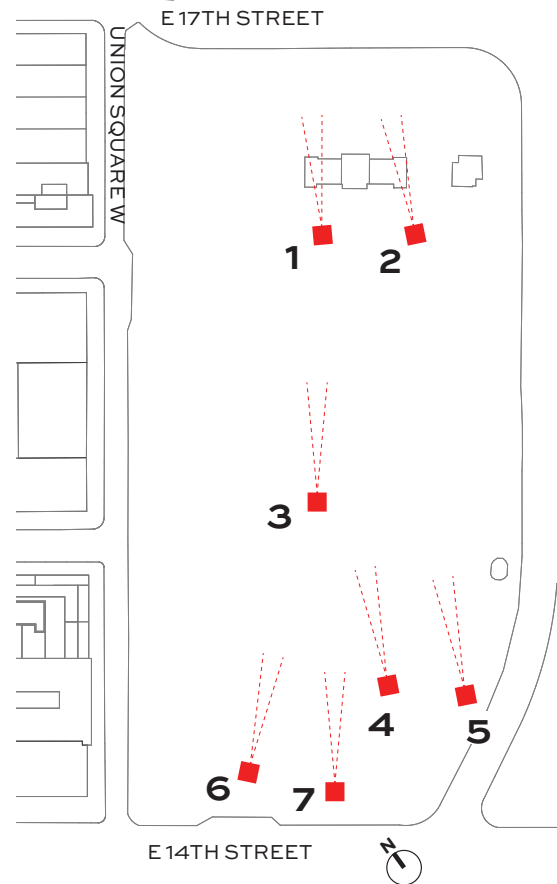
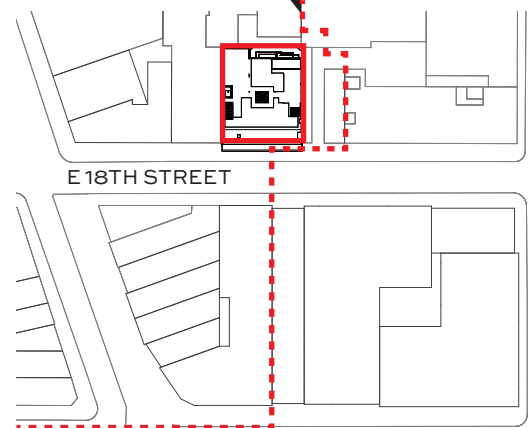
1 MOCKUP: 450 FT SOUTH
- UNION SQUARE PARK



ROOFTOP MECHANICAL UNITS, AMENITY SPACE & ELEVATOR BULKHEAD EXTENSION

KEY

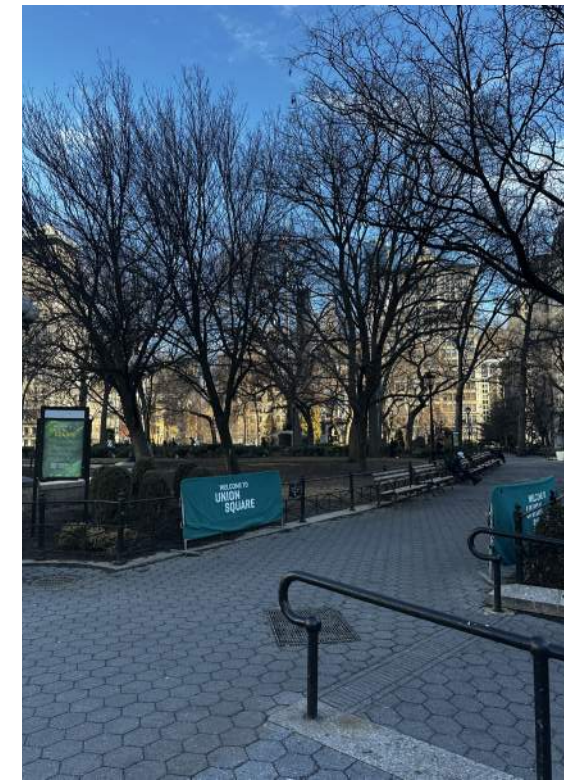
HISTORIC DISTRICT
BOUNDARY



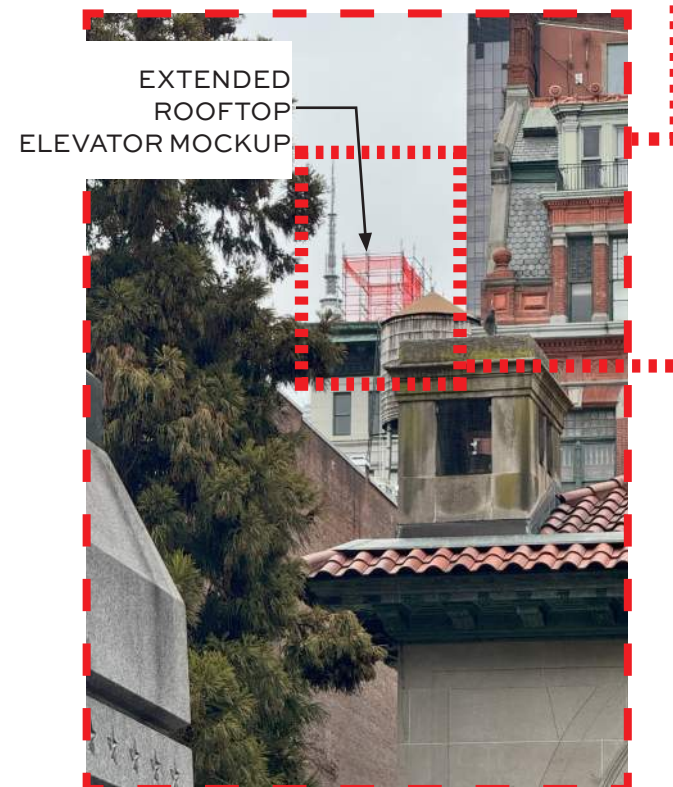
2 MOCKUP: 450 FT SOUTH
- UNION SQUARE PARK



3 EXISTING: 700 FT SOUTH
- UNION SQUARE PARK



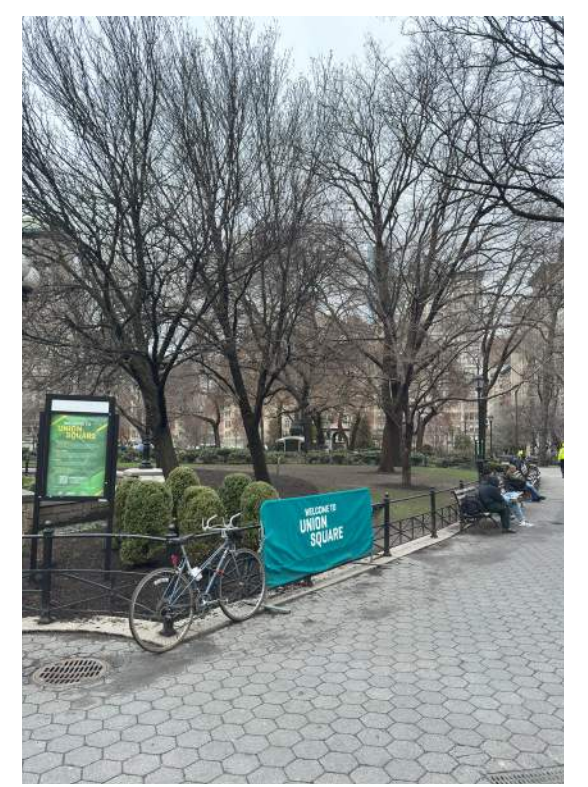
4 EXISTING: 850FT SOUTH
- UNION SQUARE PARK



2 MOCKUP: 450 FT SOUTH
- UNION SQUARE PARK



3 MOCKUP: 700 FT SOUTH
- UNION SQUARE PARK

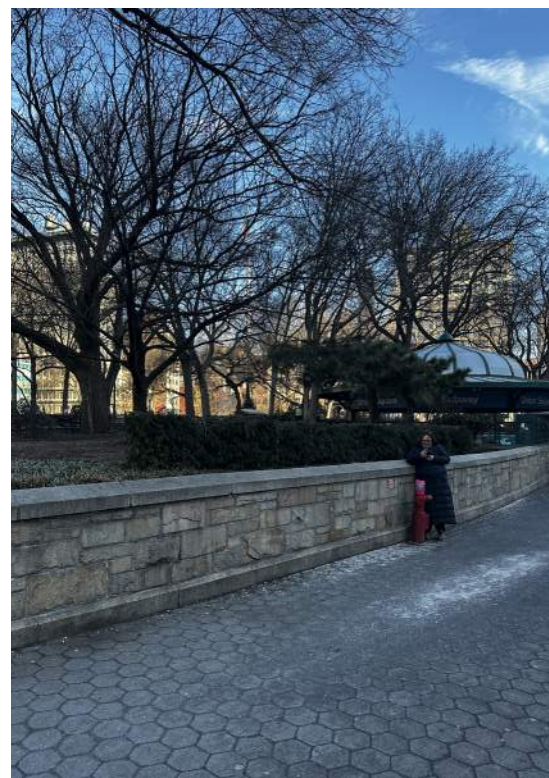
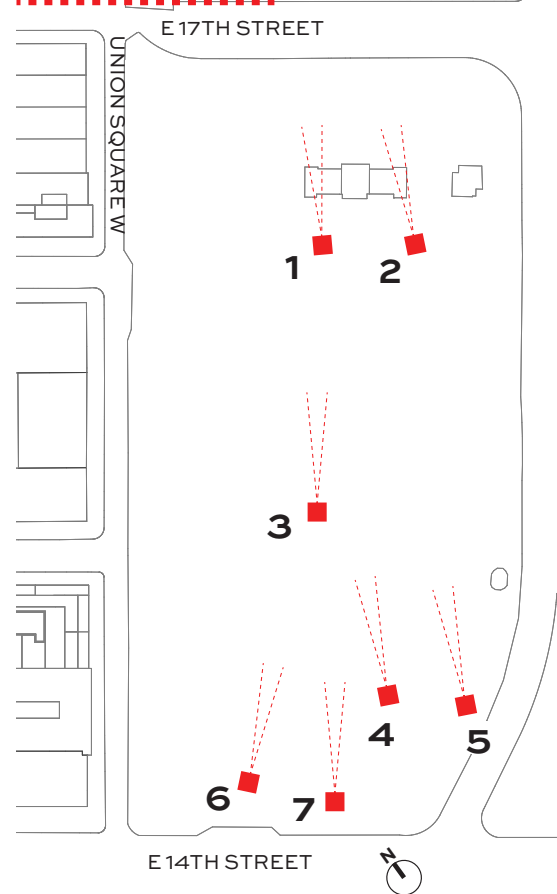
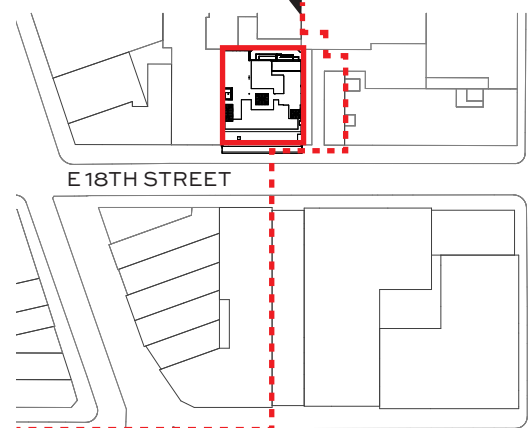


4 MOCKUP: 850FT SOUTH
- UNION SQUARE PARK

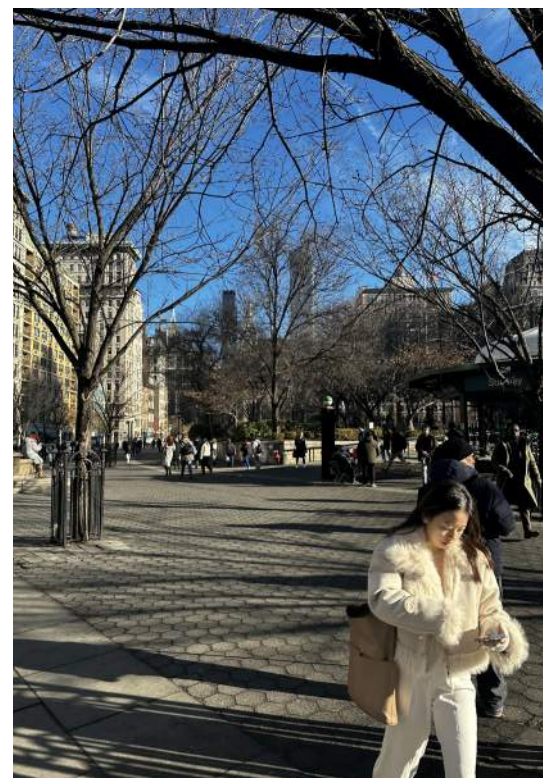
ROOFTOP MECHANICAL UNITS, AMENITY SPACE & ELEVATOR BULKHEAD EXTENSION

KEY

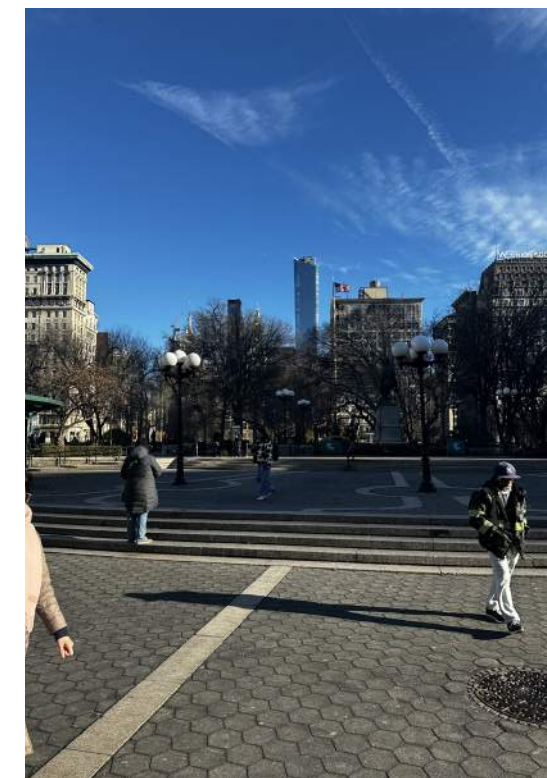
HISTORIC DISTRICT
BOUNDARY



5 EXISTING: 850FT SOUTH
- UNION SQUARE



6 EXISTING: 1000FT SOUTH
- UNION SQUARE



7 EXISTING: 1000FT SOUTH
- UNION SQUARE



5 MOCKUP: 850FT SOUTH
- UNION SQUARE

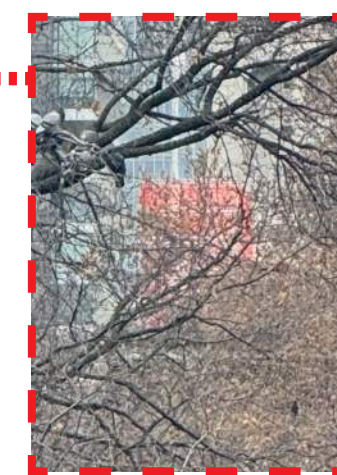


6 MOCKUP: 1000FT SOUTH
- UNION SQUARE



7 MOCKUP: 1000FT SOUTH
- UNION SQUARE

EXTENDED
ROOFTOP
ELEVATOR
MOCKUP



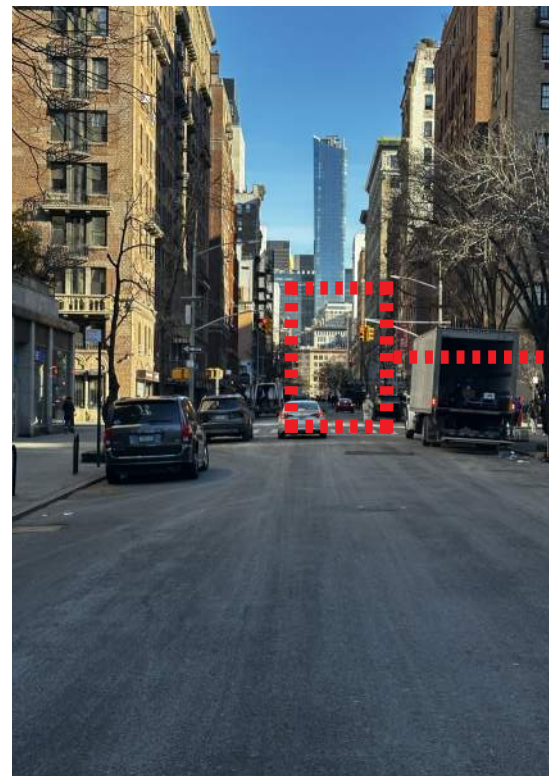
ROOFTOP MECHANICAL UNITS, AMENITY SPACE & ELEVATOR BULKHEAD EXTENSION

KEY

HISTORIC DISTRICT
BOUNDARY



VIEW CORRIDOR
EXTENDING FROM
WASHINGTON SQUARE



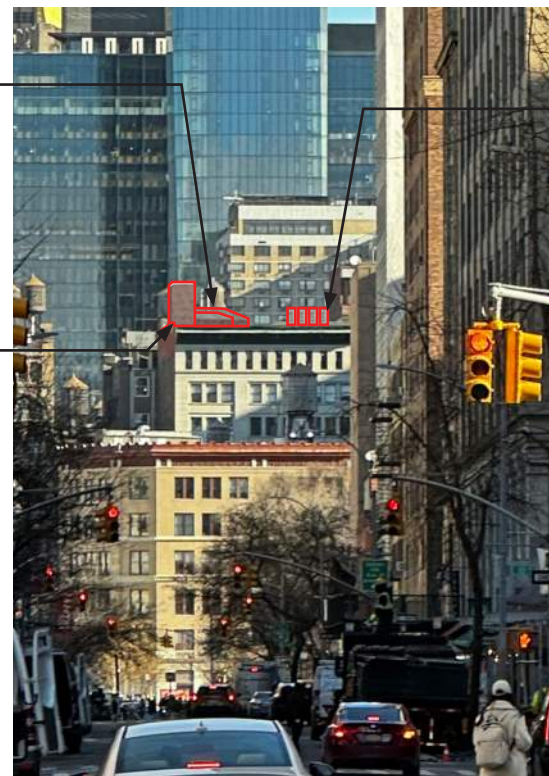
1 EXISTING: 10 BLOCKS SOUTH
- UNIVERSITY PL & E 8TH ST



1 EXISTING: 10 BLOCKS SOUTH
- UNIVERSITY PL & E 8TH ST

PROPOSED ROOFTOP
ADDITION SHARED
AMENITY SPACE

PROPOSED EXTENDED
ROOFTOP ELEVATOR



1 PROPOSED: 10 BLOCKS SOUTH
- UNIVERSITY PL & E 8TH ST

PROPOSED ROOFTOP
MECHANICAL UNITS

EXTENDED
ROOFTOP
ELEVATOR
MOCKUP



1 MOCKUP: 10 BLOCKS SOUTH
- UNIVERSITY PL & E 8TH ST

ROOFTOP
MECHANICAL UNITS
MOCKUP

ROOFTOP
ADDITION SHARED
AMENITY SPACE
MOCKUP



ROOFTOP MECHANICAL UNITS, AMENITY SPACE & ELEVATOR BULKHEAD EXTENSION

KEY

HISTORIC DISTRICT
BOUNDARY



VIEW CORRIDOR
EXTENDING FROM
WASHINGTON SQUARE



2 EXISTING: 13 BLOCKS SOUTH
- NYU SCHWARTZ PLAZA



2 EXISTING: 13 BLOCKS SOUTH
- NYU SCHWARTZ PLAZA

PROPOSED EXTENDED
ROOFTOP ELEVATOR

PROPOSED ROOFTOP
ADDITION SHARED
AMENITY SPACE

PROPOSED
ROOFTOP
MECHANICAL
UNITS

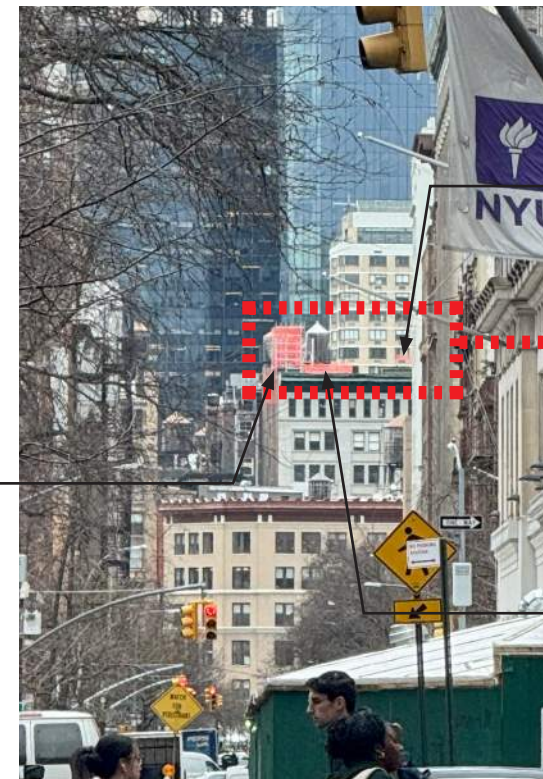


2 PROPOSED: 13 BLOCKS SOUTH
- NYU SCHWARTZ PLAZA

EXTENDED
ROOFTOP
ELEVATOR
MOCKUP

ROOFTOP
MECHANICAL
UNITS MOCKUP

ROOFTOP
ADDITION SHARED
AMENITY SPACE
MOCKUP



2 PROPOSED: 13 BLOCKS SOUTH
- NYU SCHWARTZ PLAZA

ROOFTOP MECHANICAL UNITS, AMENITY SPACE & ELEVATOR BULKHEAD EXTENSION

130 5TH AVE



7 W 18TH ST



39 W 19TH ST



9 W 20TH ST



50 W 20TH ST



ROOFTOP PROFILE BULKHEADS IN THE LADIES' MILE HISTORIC DISTRICT

30 W 21ST ST



40 W 22ND ST



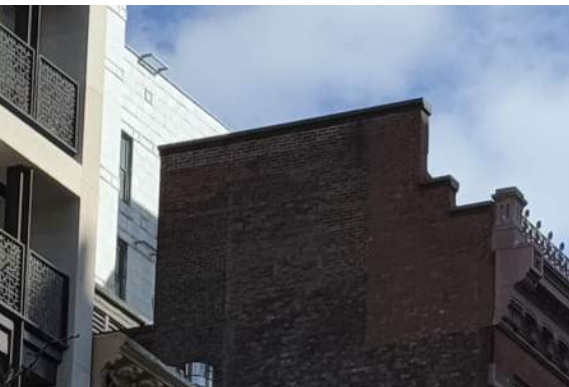
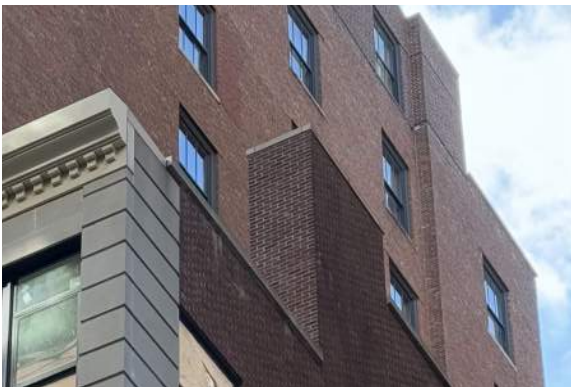
28 W 23RD ST



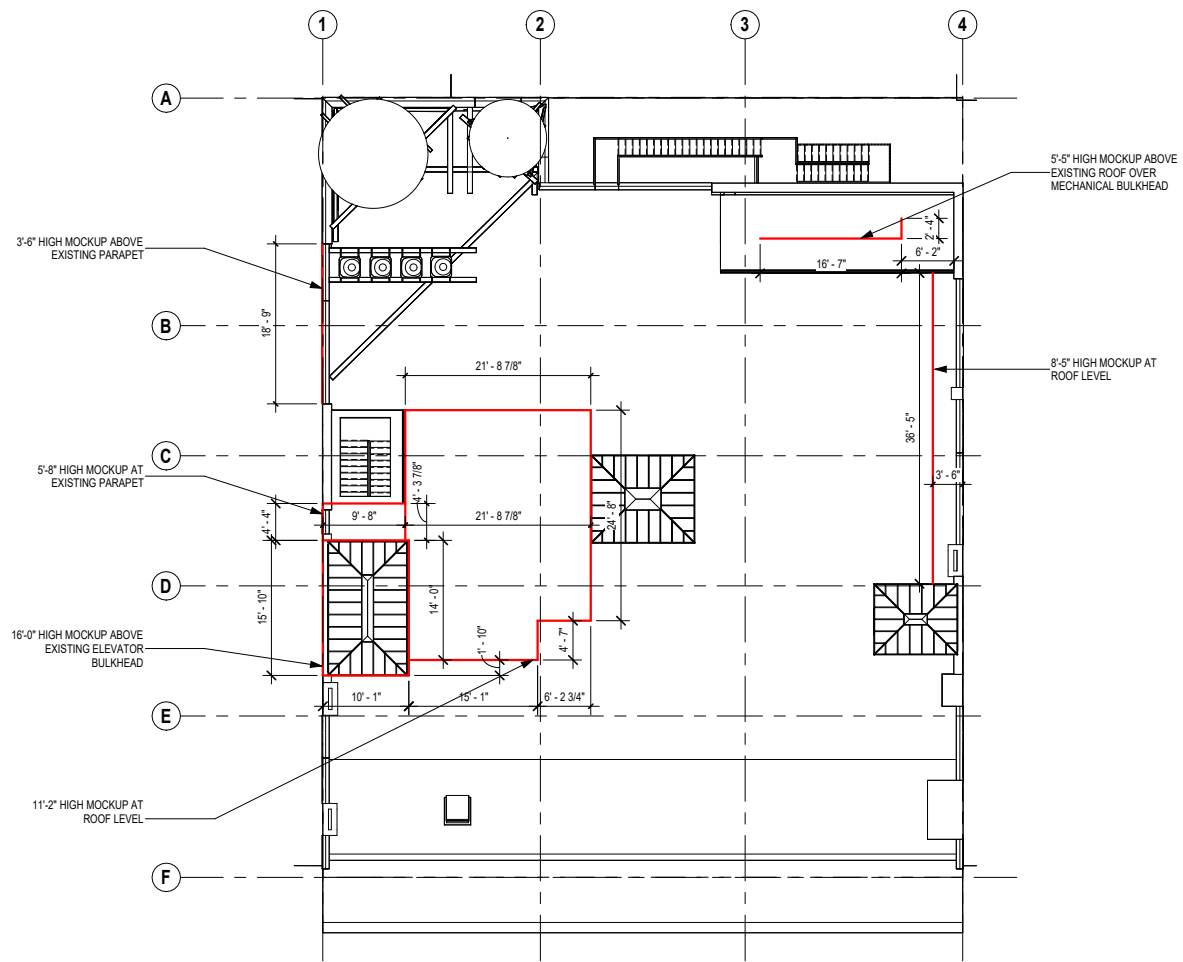
31 W 23RD ST



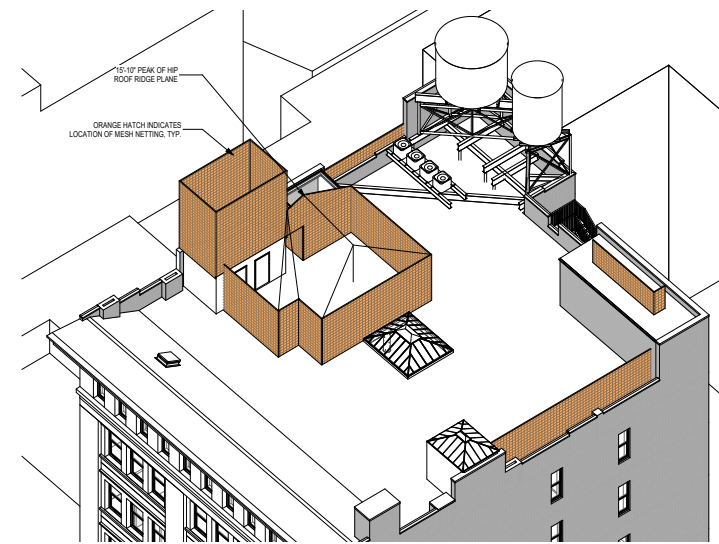
61 W 23RD ST



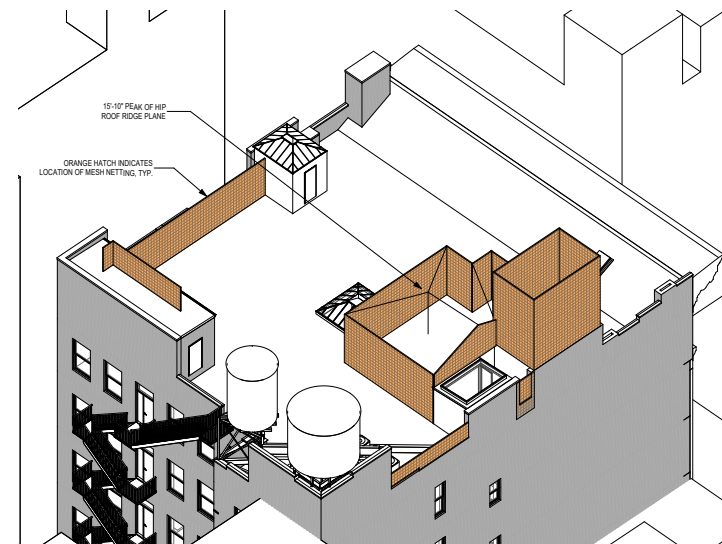
ROOFTOP PROFILE BULKHEADS IN THE LADIES' MILE HISTORIC DISTRICT



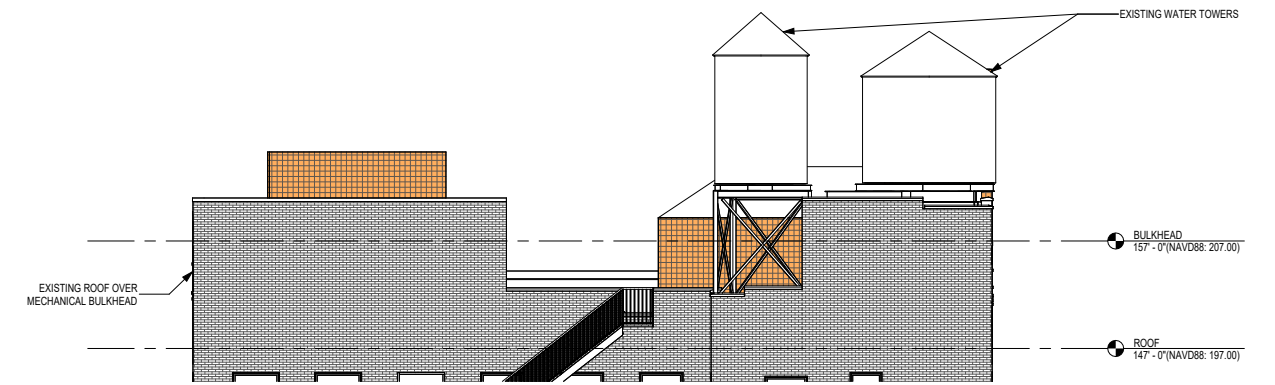
ROOF PLAN



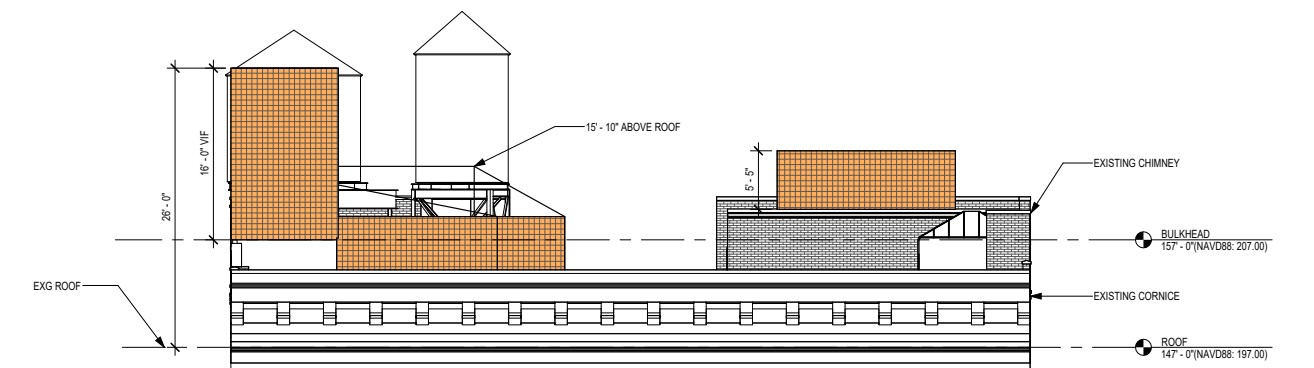
AXONOMETRIC (FACING NORTHEAST)



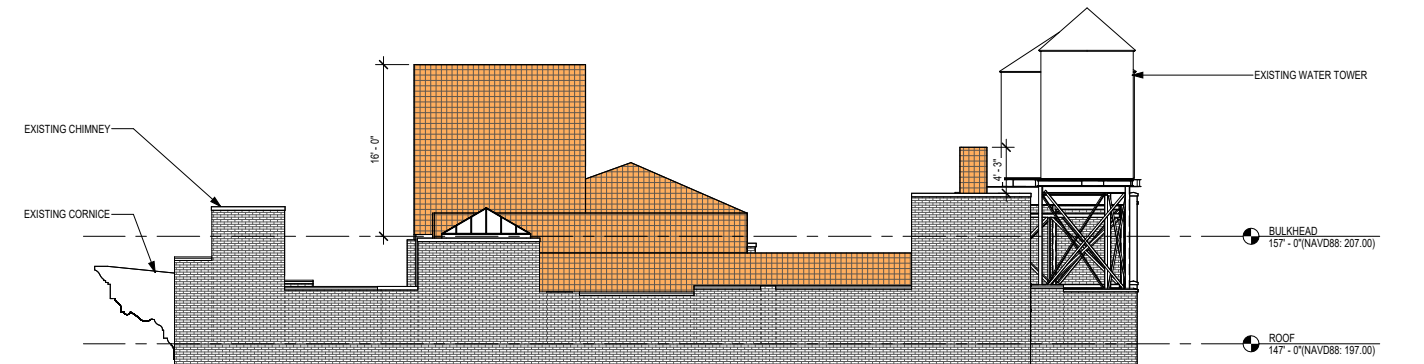
AXONOMETRIC (FACING SOUTHWEST)



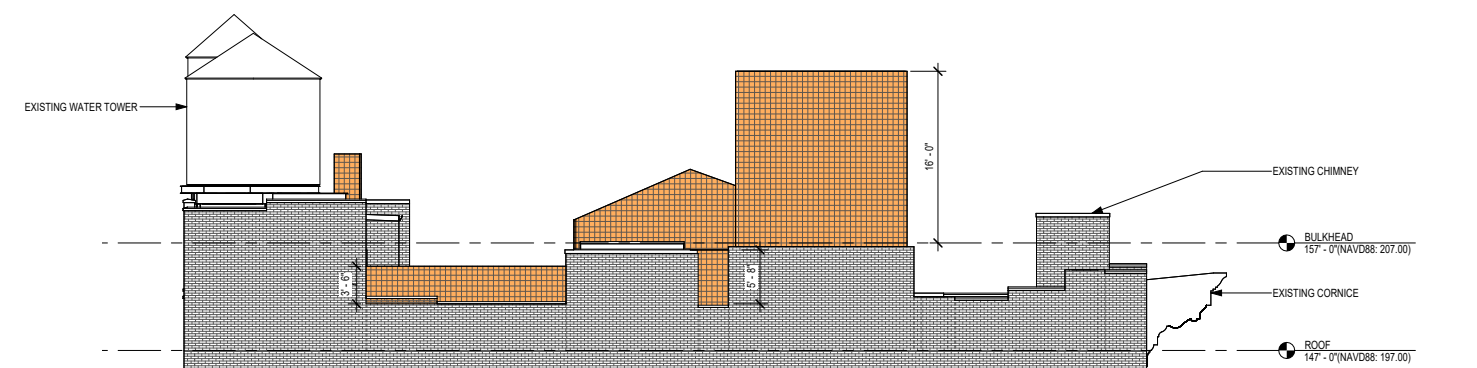
NORTH ELEVATION



SOUTH ELEVATION (E 18TH ST)



EAST ELEVATION



WEST ELEVATION

MOCKUP SCHEME FOR PROPOSED ROOFTOP ALTERATIONS



PROPOSED ROOFTOP ADDITION

April 1, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 5, LPC-25-06619

37-41 East 18th Street – Ladies' Mile Historic District
Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 160 977 4343

Passcode: 525077

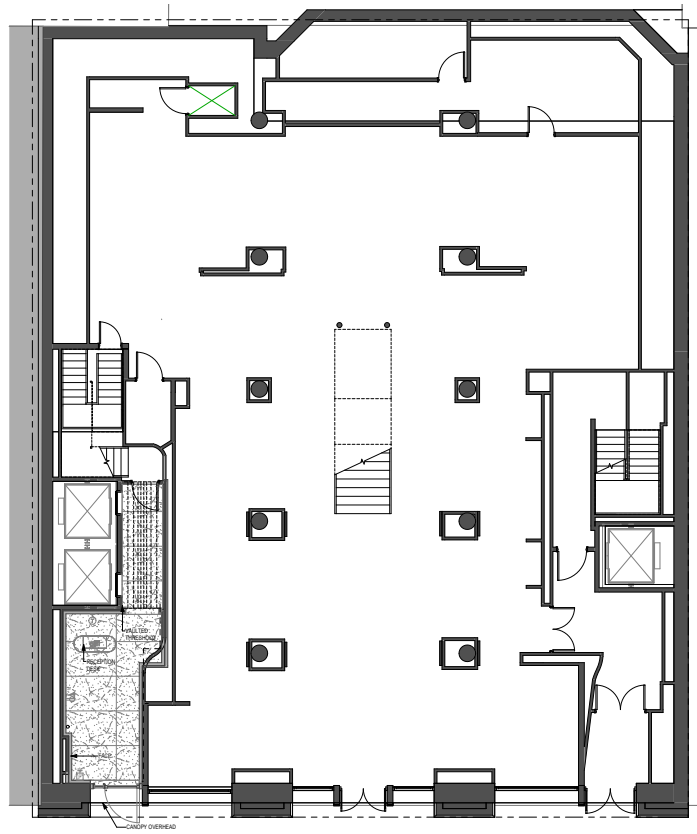
By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

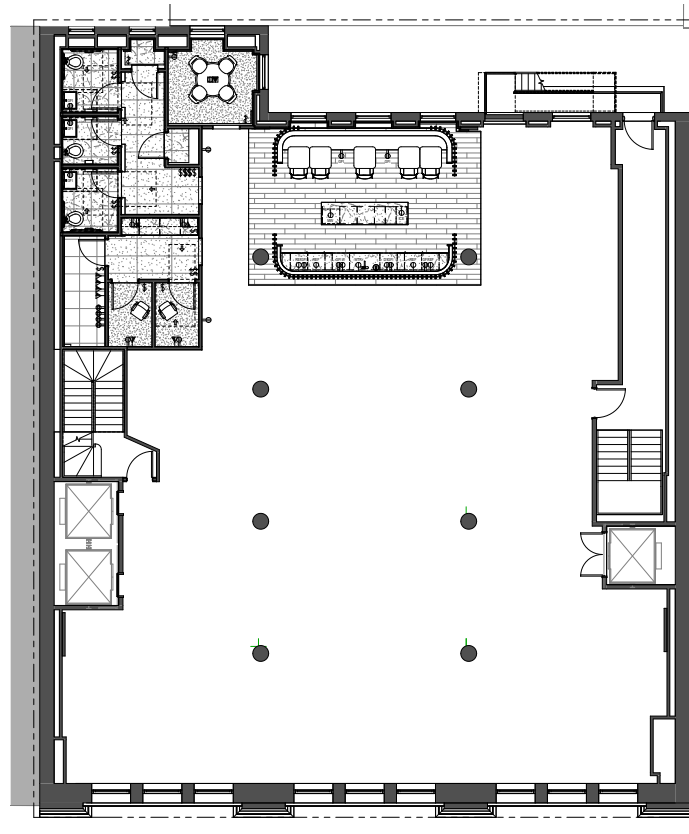
833-568-8864 (Toll-free)

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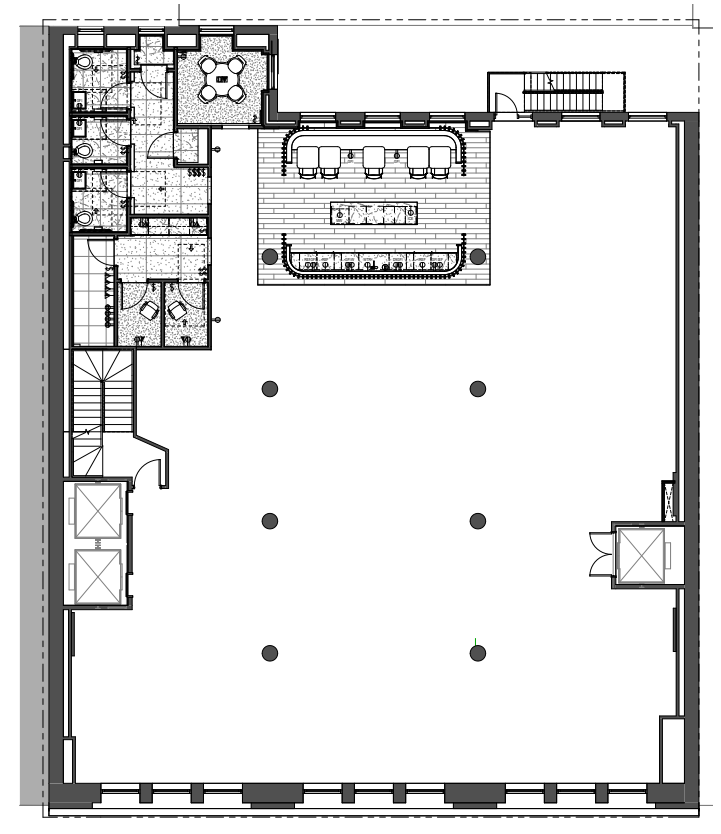
APPENDIX



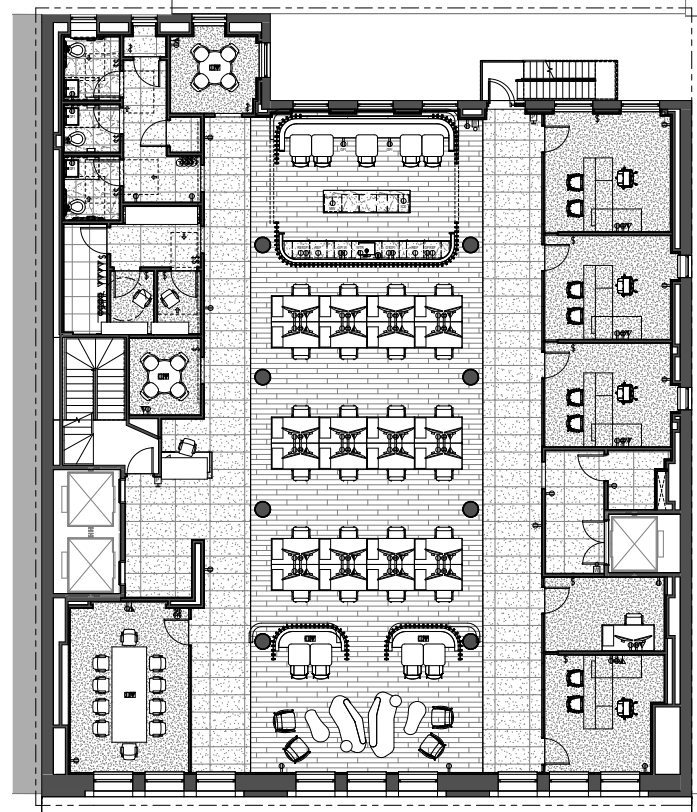
1ST FLOOR



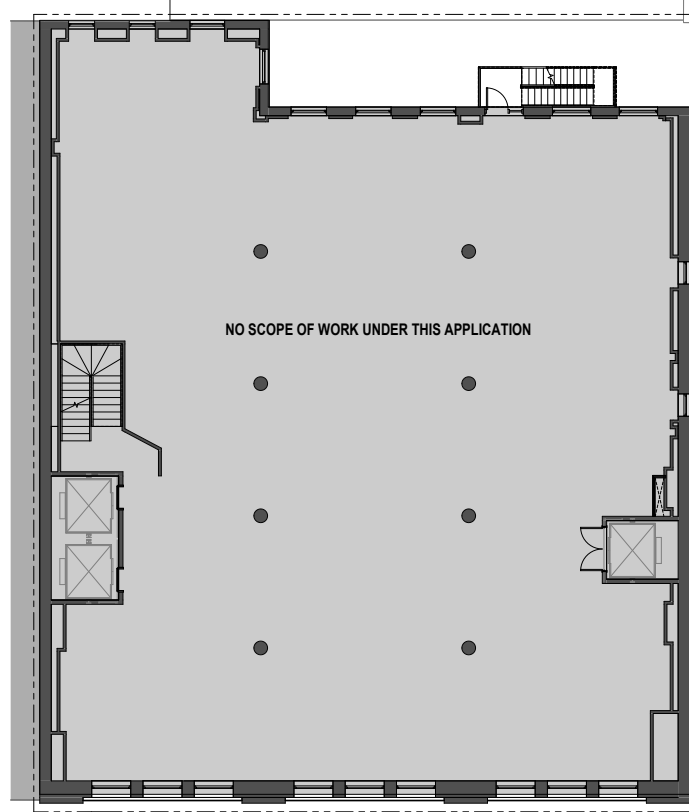
2ND FLOOR



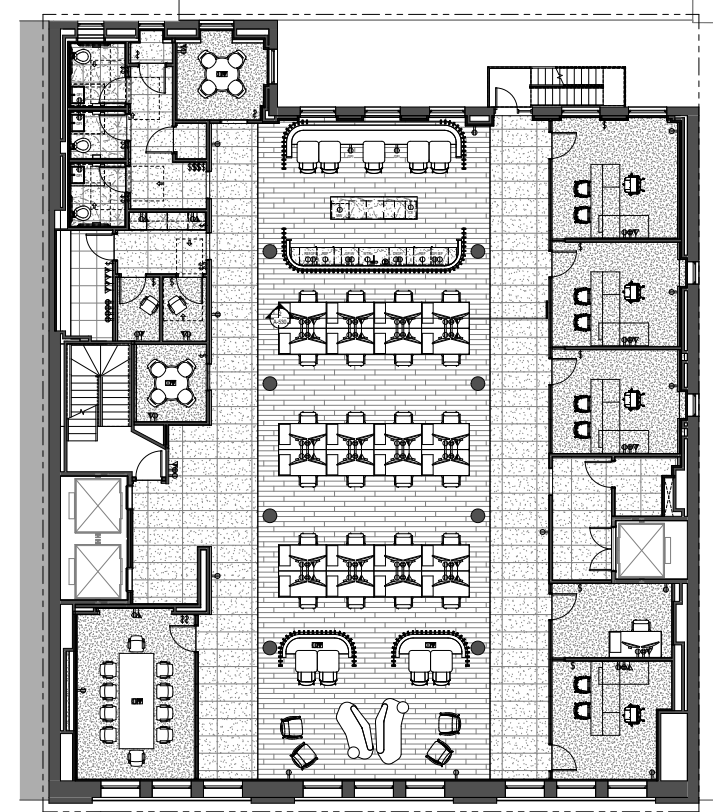
3RD FLOOR



4TH FLOOR

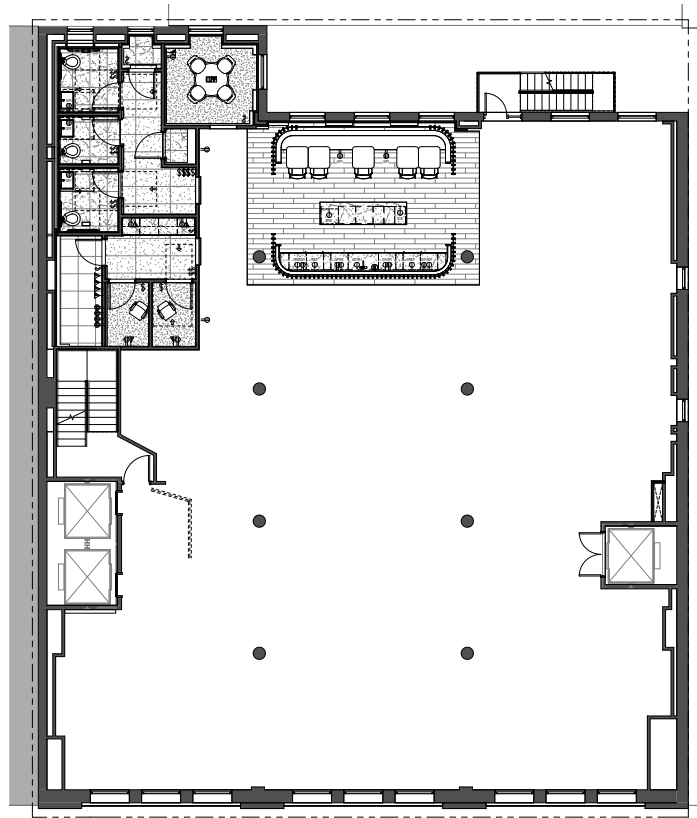


5TH FLOOR

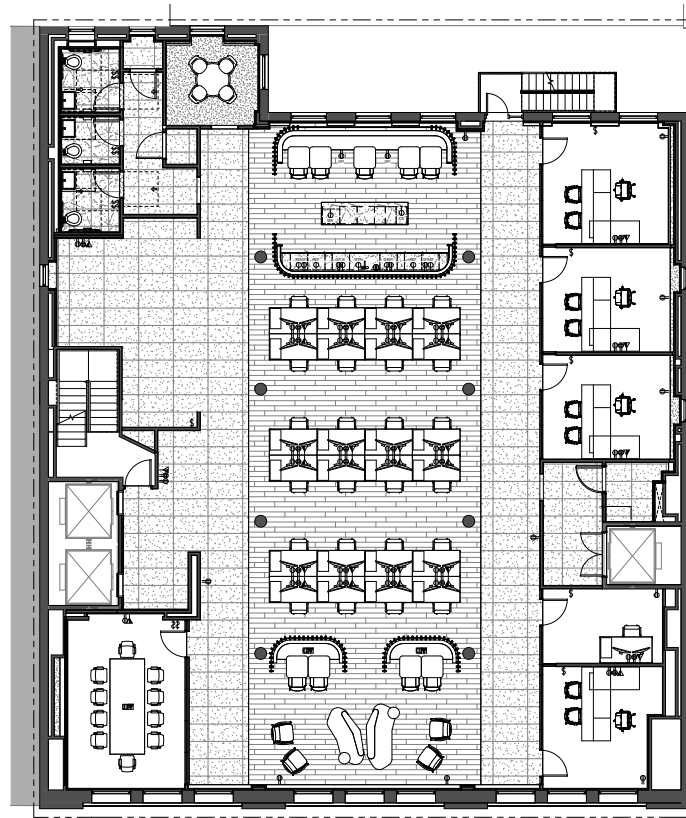


6TH FLOOR

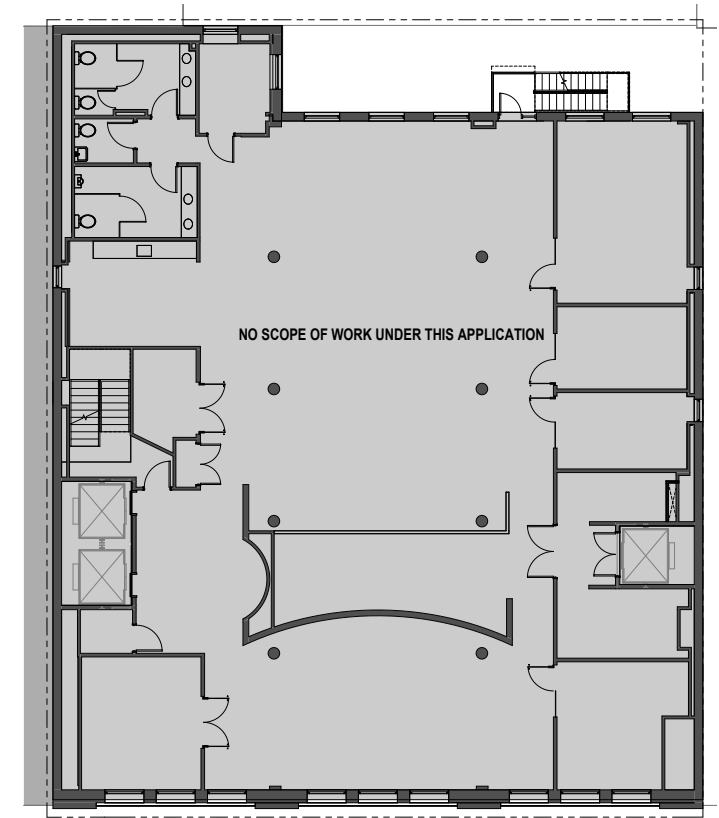
PROPOSED FLOOR PLANS



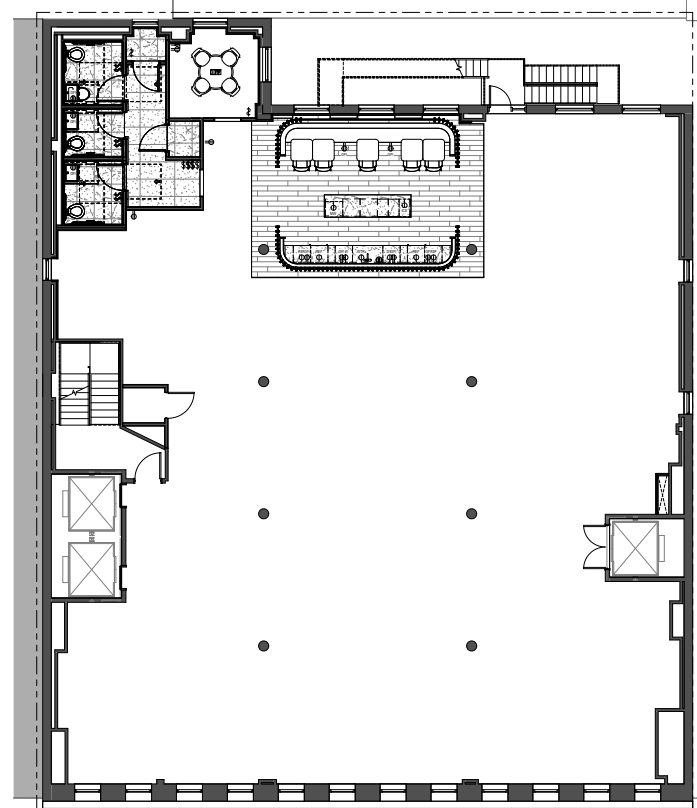
7TH FLOOR



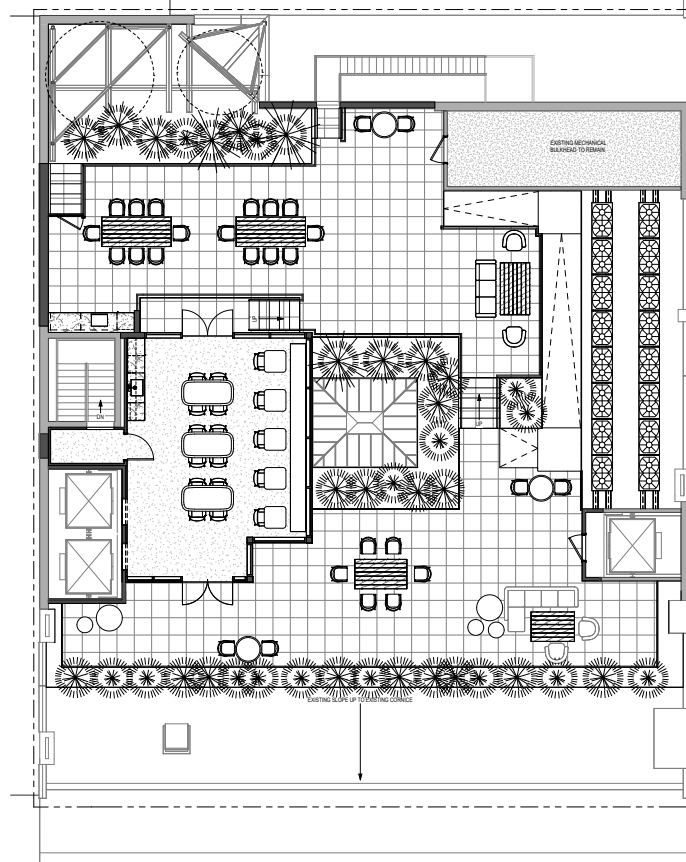
8TH FLOOR



9TH FLOOR



10TH FLOOR



ROOF

PROPOSED FLOOR PLANS



VIEW LOOKING NORTHWEST



VIEW LOOKING WEST



VIEW LOOKING SOUTH



VIEW LOOKING WEST

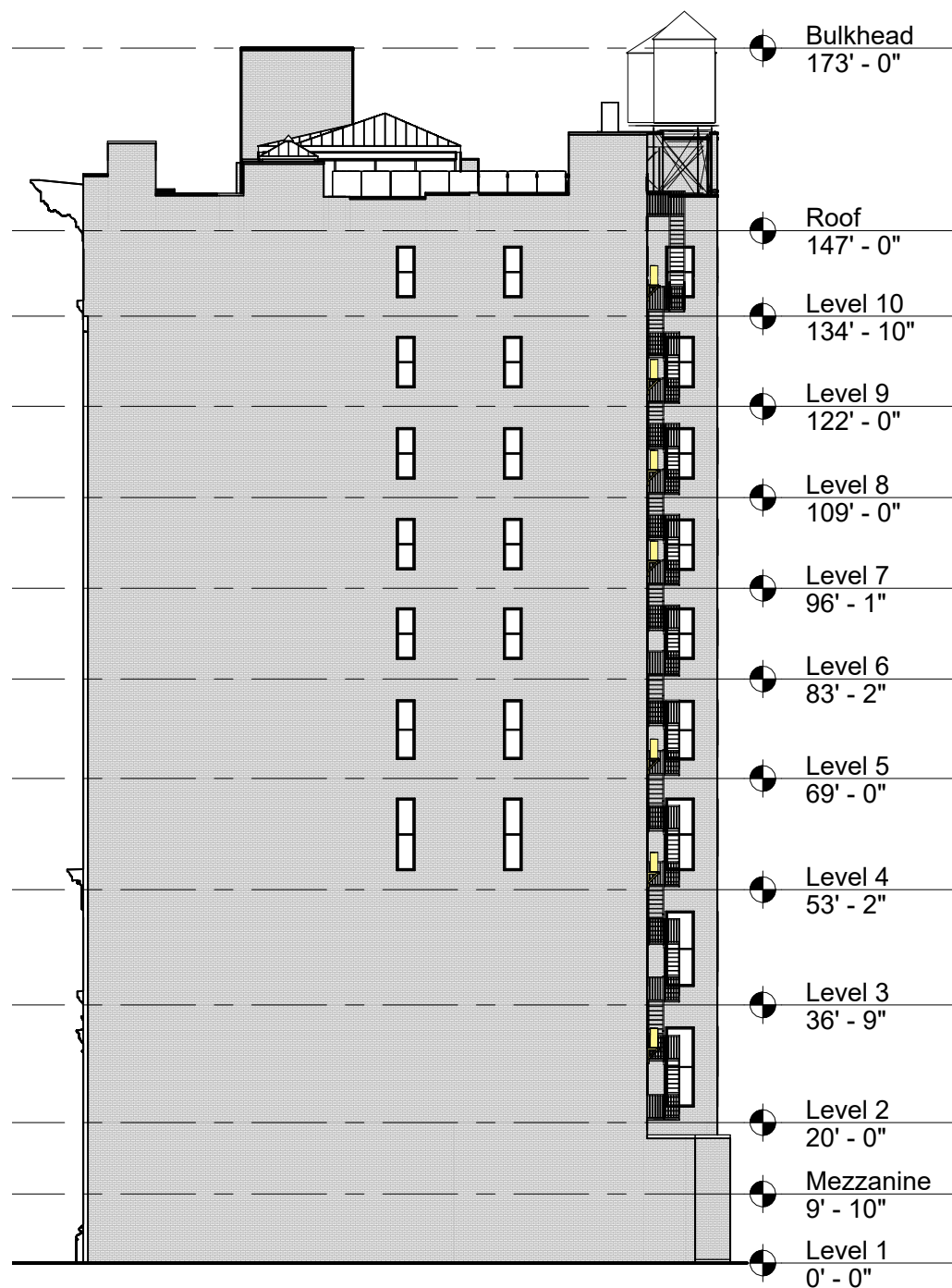


VIEW LOOKING EAST

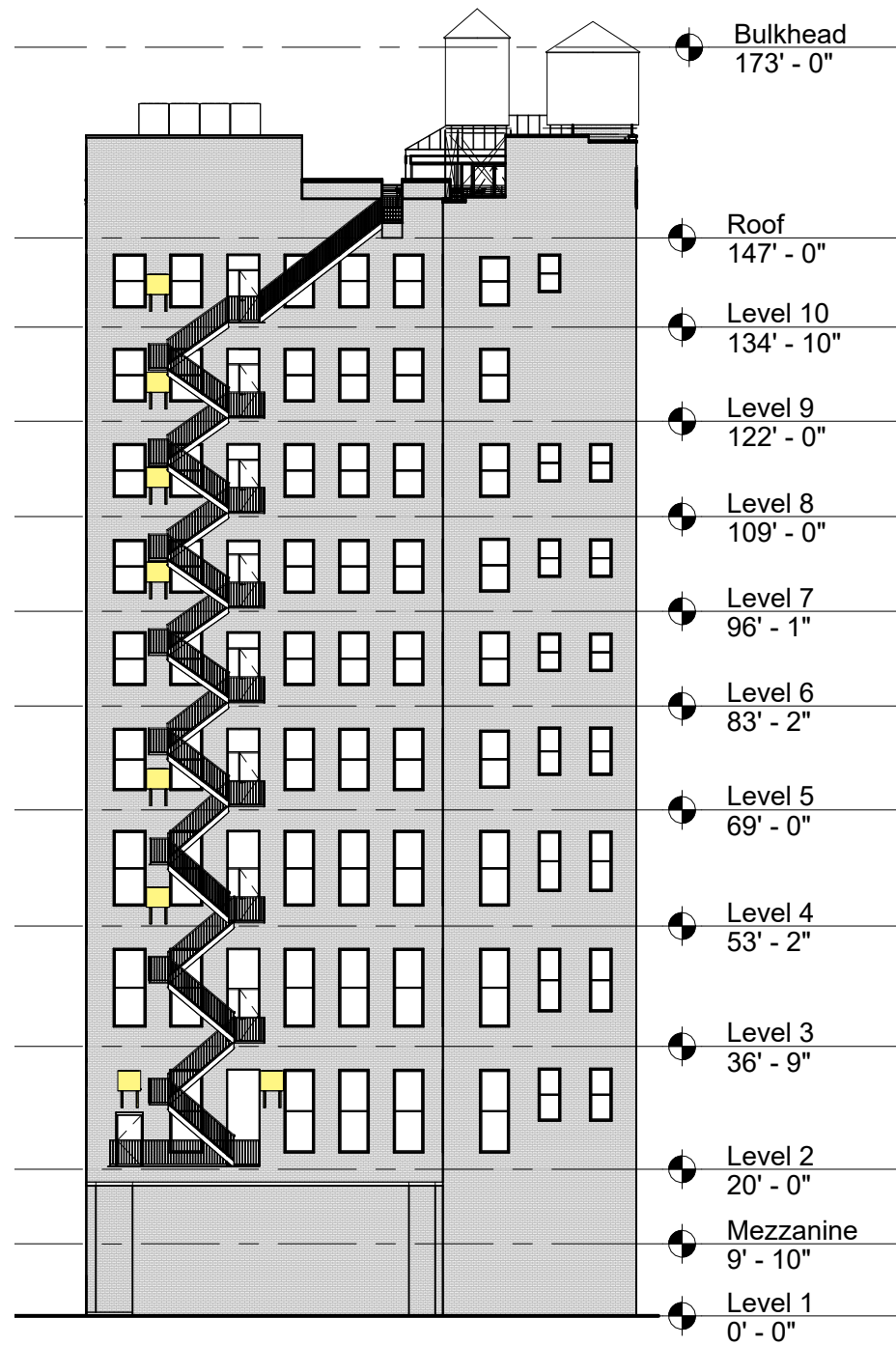


VIEW LOOKING NORTHEAST

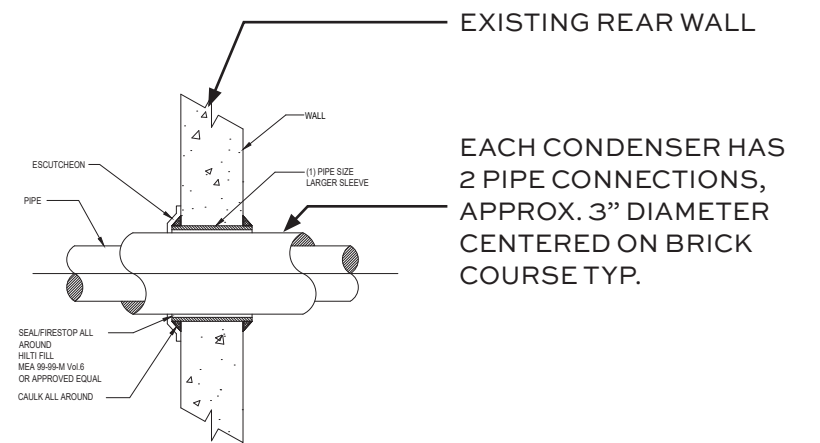
ROOFTOP MECHANICAL UNITS, AMENITY SPACE & ELEVATOR BULKHEAD EXTENSION



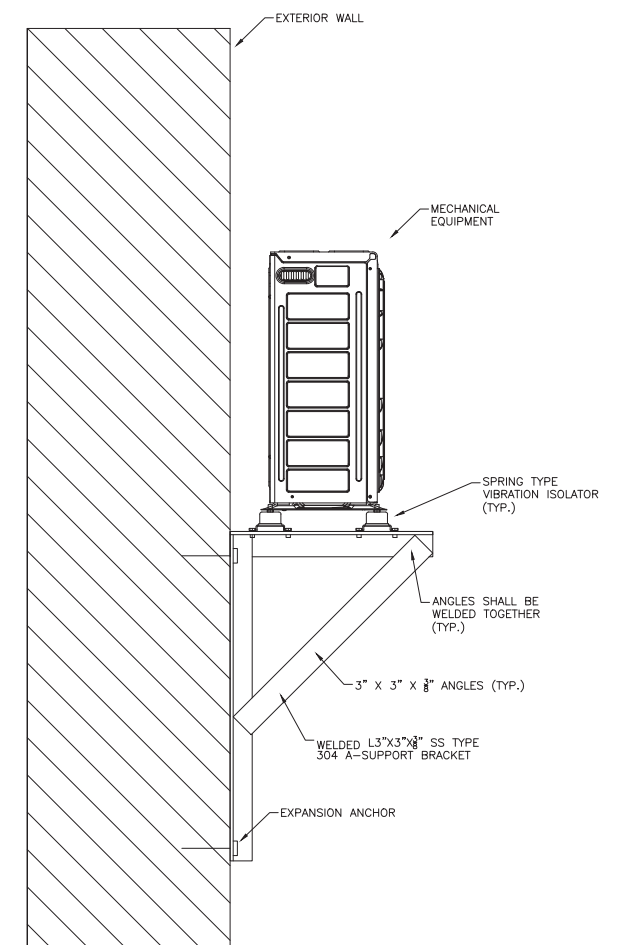
PROPOSED EAST ELEVATION
(NO CHANGE)



PROPOSED NORTH ELEVATION
(PROPOSED WALL MOUNTED
CONDENSERS IN YELLOW)

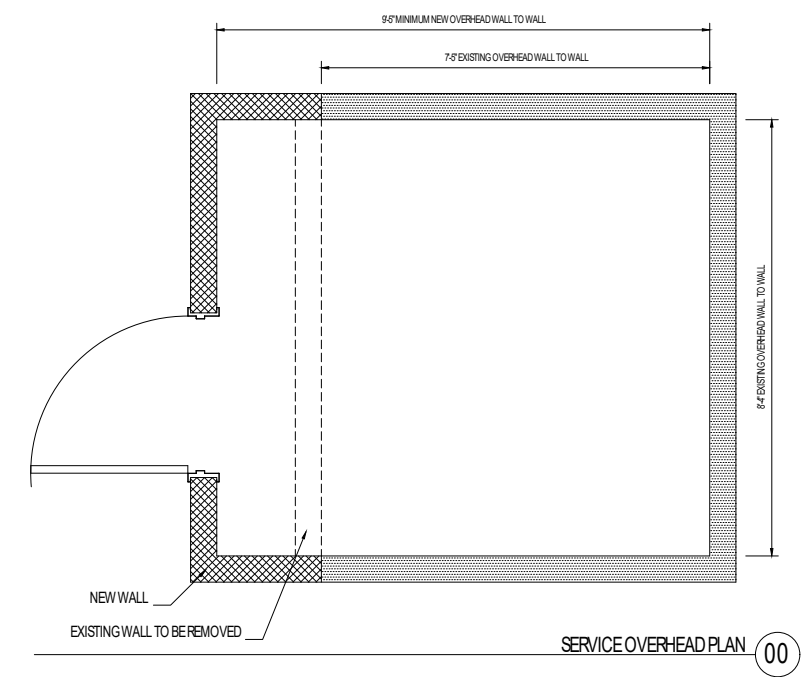


PIPE PENETRATION DETAIL AT
REAR WALL

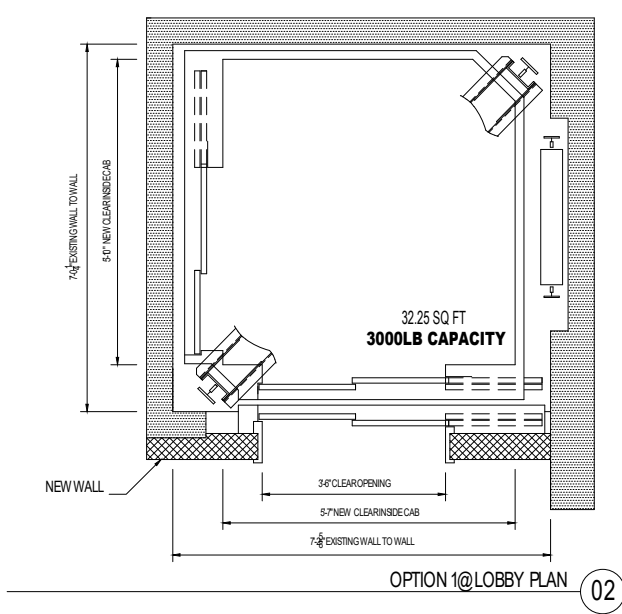


CONDENSER UNIT WALL SUPPORT

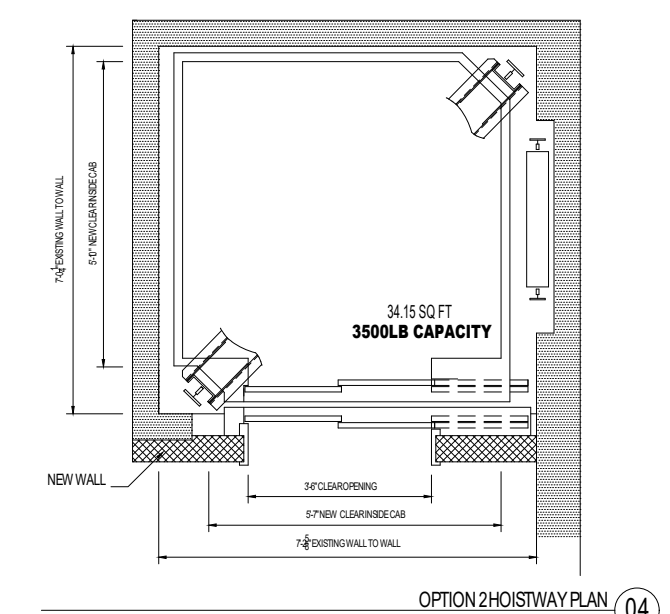
EXTERIOR CONDENSER UNITS AT NORTH FACADE



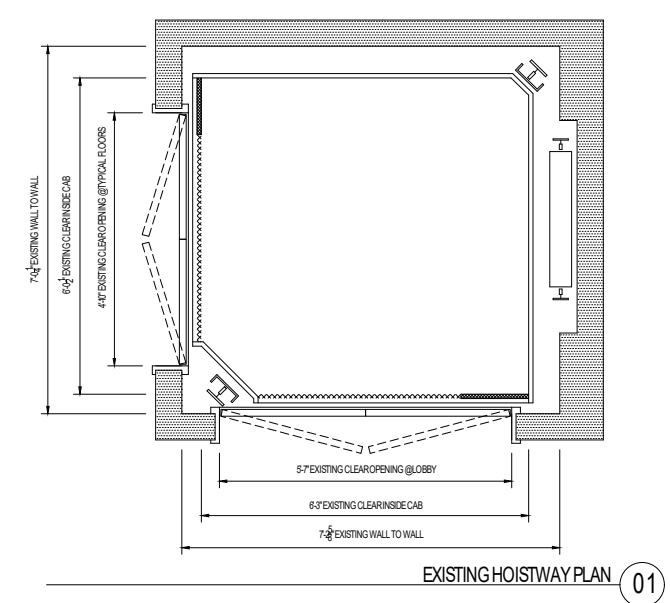
SERVICE OVERHEAD PLAN 00



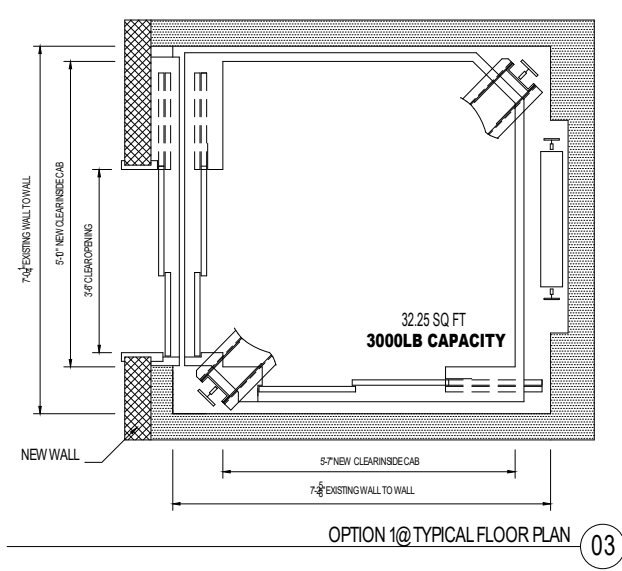
OPTION 1@LOBBY PLAN 02



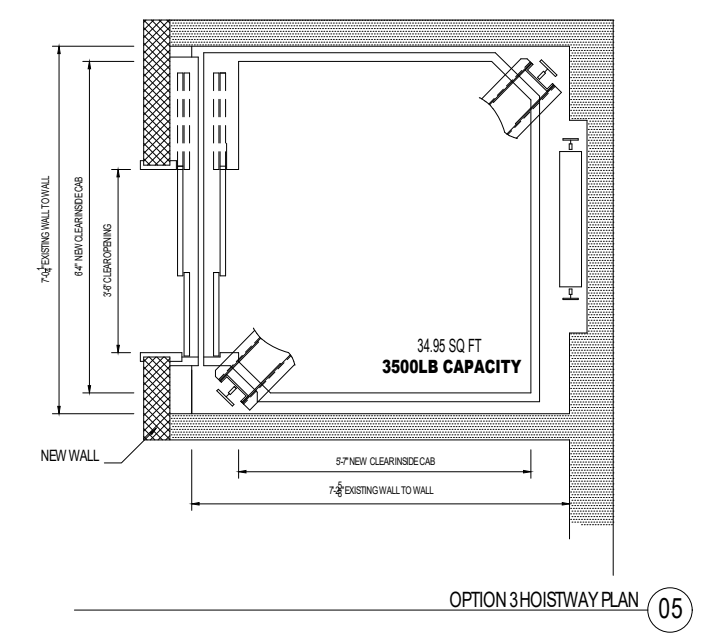
OPTION 2@HOISTWAY PLAN 04



EXISTING HOISTWAY PLAN 01



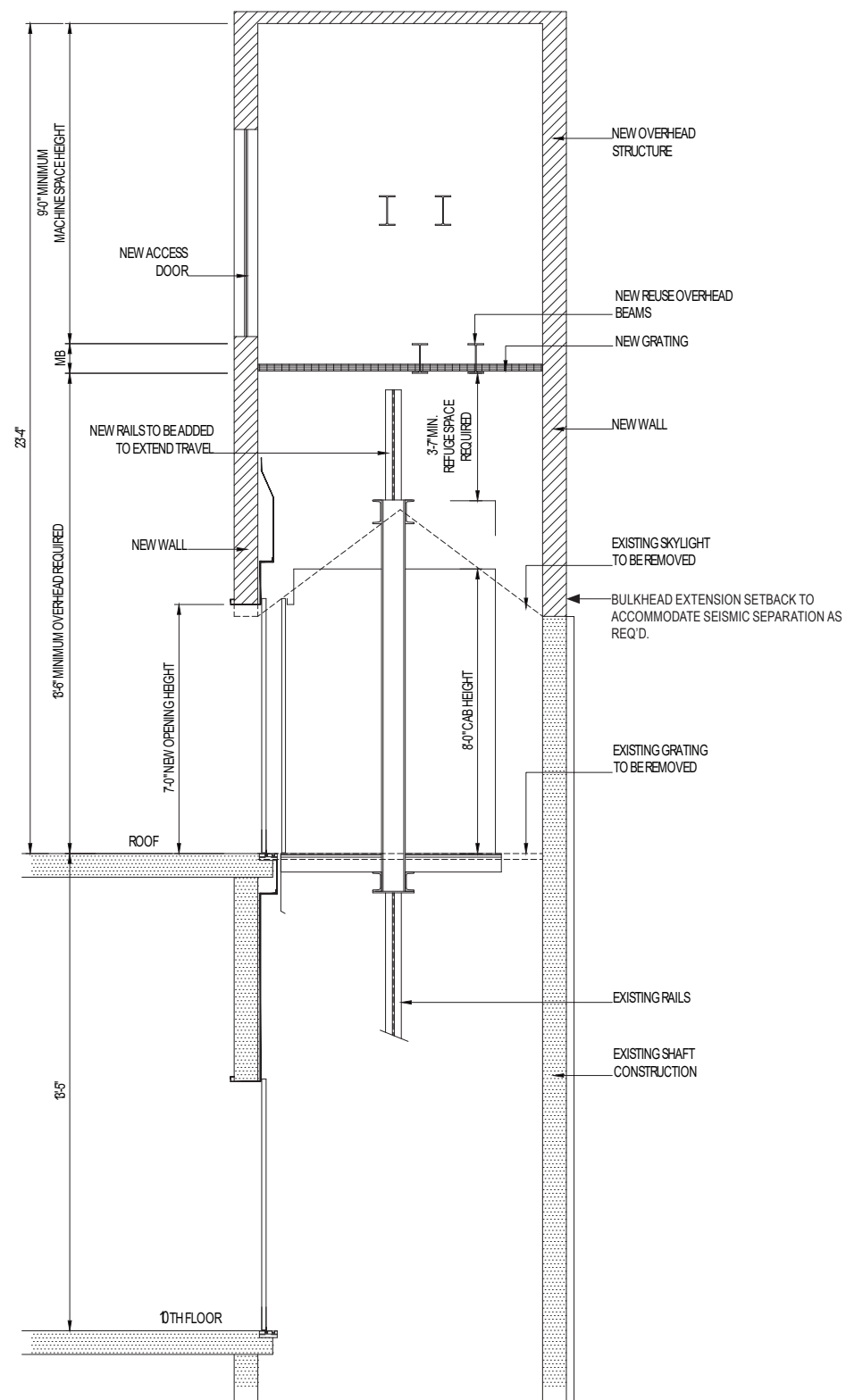
OPTION 1@TYPICAL FLOOR PLAN 03



OPTION 3@HOISTWAY PLAN 05

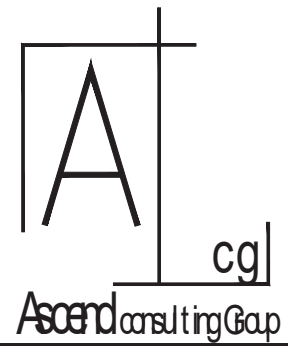
PRELIMINARY
FOR DESIGN USE ONLY

SUBMISSION		
Rev	Description	Date
-	Preliminary Sketch	08/23/24
1		
2		
3		
4		
Project Address		
37 East 17th Street NEW YORK, NY		
Sheet		
SK01		



PRELIMINARY
FOR DESIGN USE ONLY

PROPOSED OVERHEAD SECTION 01



SUBMISSION		
Rev	Description	Date
-	Preliminary Sketch	08/23/24
1		
2		
3		
4		
Project Address		
37 East 17th Street NEW YORK, NY		
Sheet		
SK02		

April 1, 2025
Public Hearing

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