

June 17, 2025  
Public Hearing

The current proposal is:

**Preservation Department – Item 5, LPC-25-10533**

# **142 Greene Street – SoHo-Cast Iron Historic District**

## **Borough of Manhattan**

**To testify virtually, please join Zoom**

**Webinar ID:** 160 839 3227

**Passcode:** 537844

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.

# 142 Greene Street

SoHo-Cast Iron Historic District

DESIGN ARCHITECT

JOSEPHDIRANDARCHITECTURE

51 Rue Saint Georges, 75009 Paris, France

EXECUTIVE ARCHITECT

JOSEPH VANCE architects

111 West 17th Street, 4th Floor New York, NY 10011  
212.645.1278

CONSULTANTS

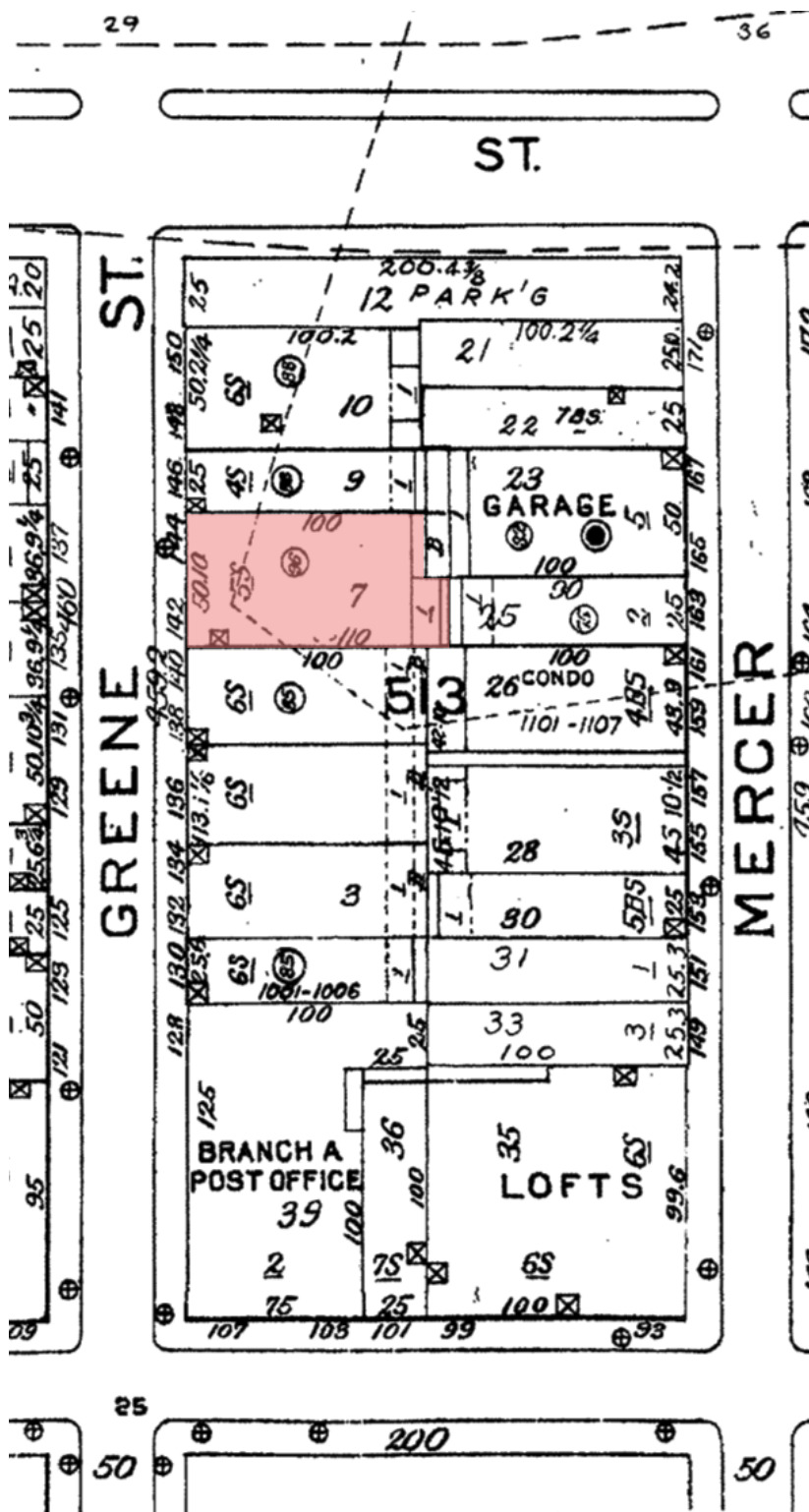
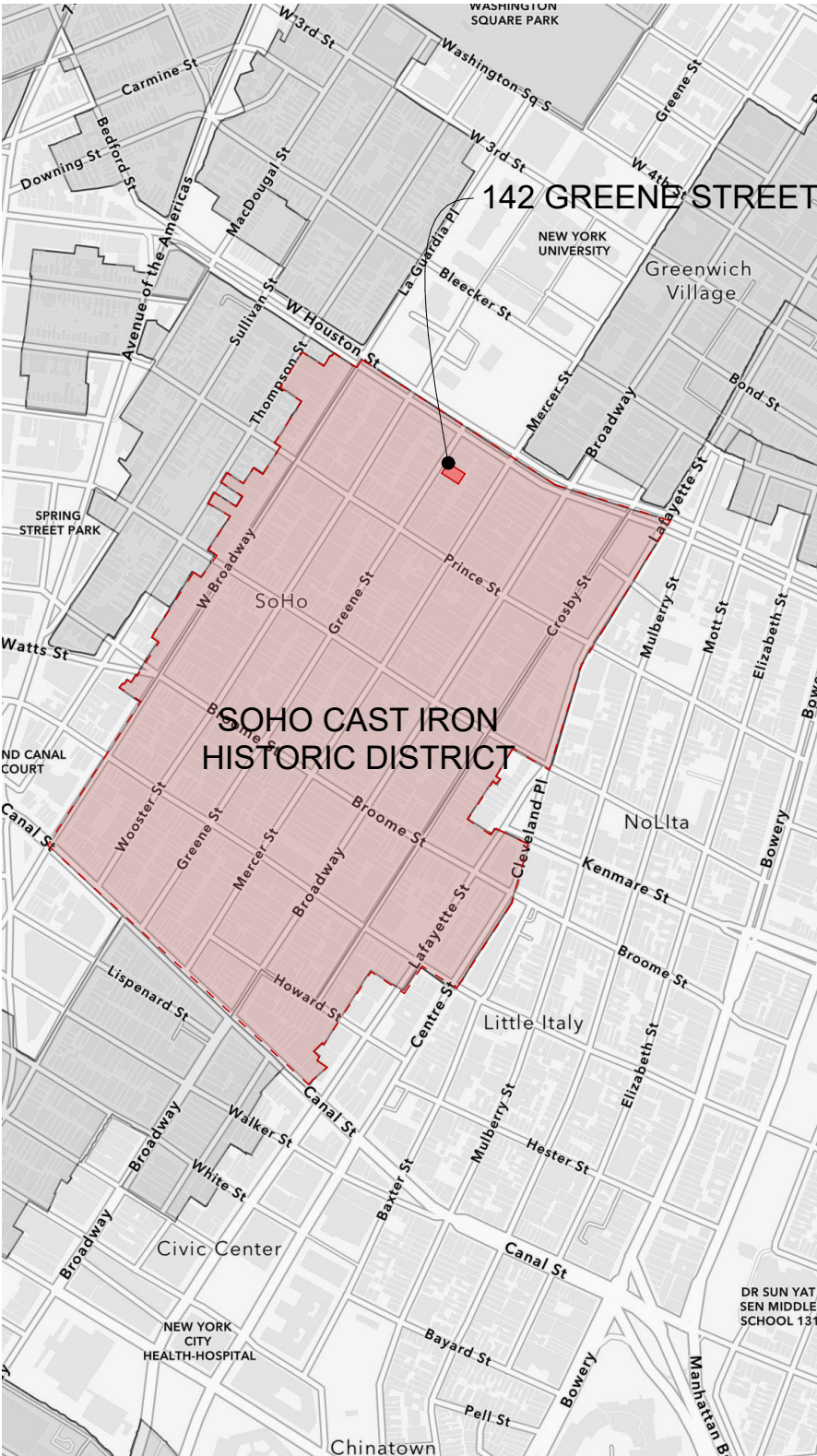
Preservation Consultant  
Higgins Quasebarth & Partners, LLC  
11 Hanover Square, 16th Floor  
New York, NY 9468  
212.274.9468

Structural  
TYLin Silman Structural Solutions  
32 Old Slip  
New York, NY 10005  
917.209.1146

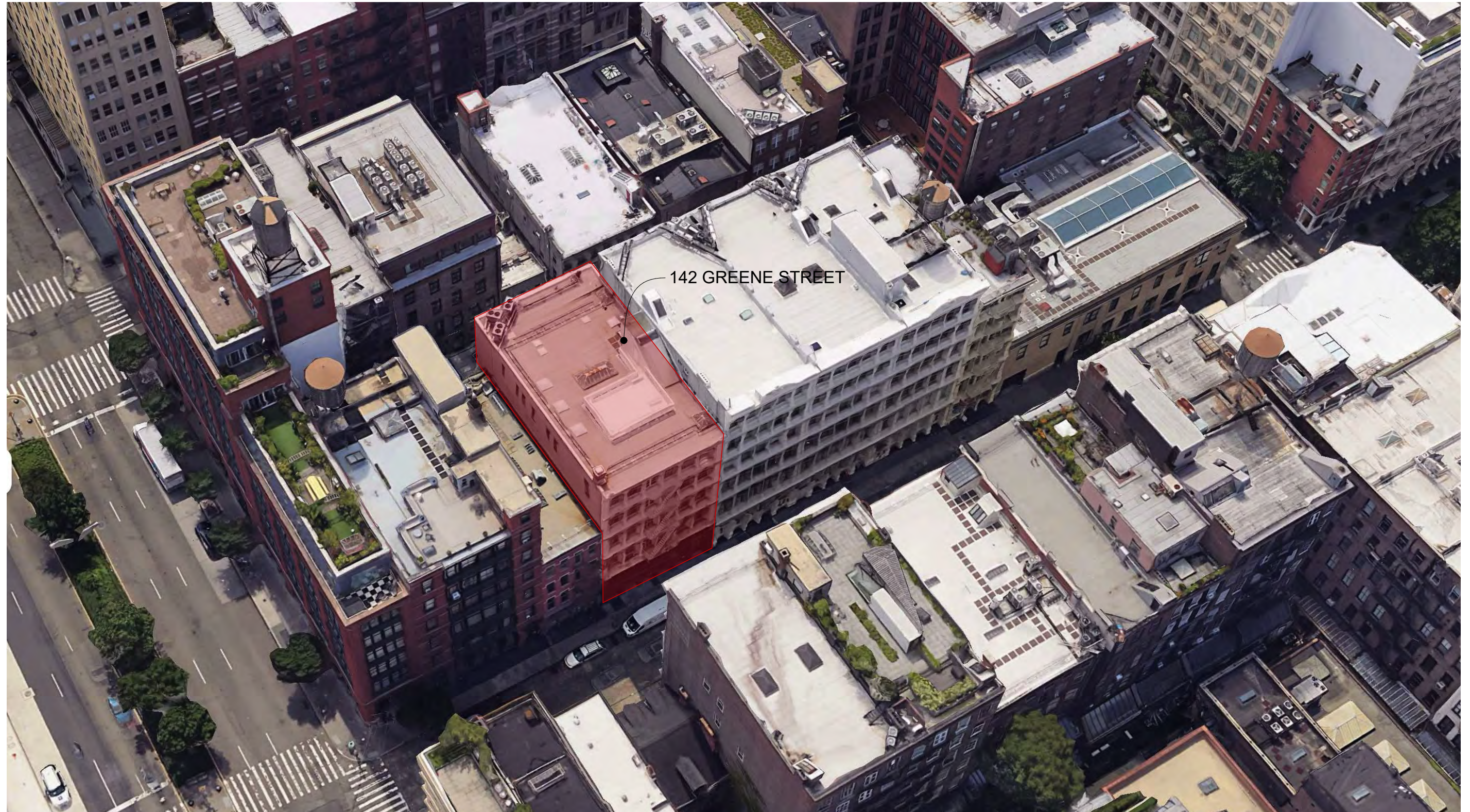
GZA GeoEnvironmental  
104 West 29th Street  
New York, NY 10001  
646.929.8935

Walter B Melvin Architects  
118 W 22nd Street #11  
New York, NY 10011  
121.679.9393









CONTEXTUAL ANALYSIS - AERIAL VIEW





25 W HOUSTON STREET

146 GREENE STREET

132-140 GREENE STREET

130 GREENE STREET

103 PRINCE STREET

142 GREENE STREET

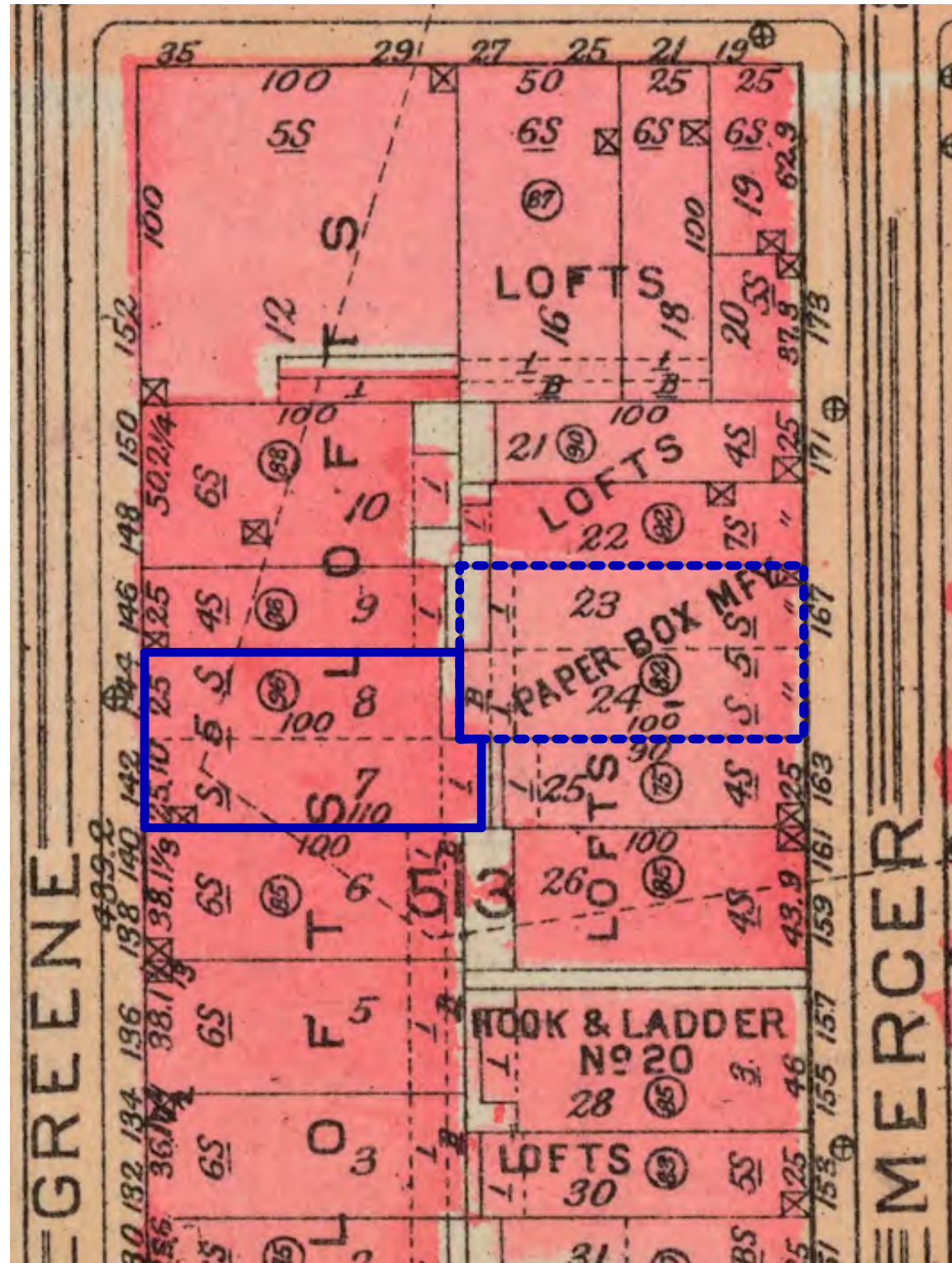
CONTEXTUAL ANALYSIS - GREENE STREET EAST VIEW





CONTEXTUAL ANALYSIS - GREENE STREET WEST VIEW





1923 BROMLEY ATLAS



BLOCK: 513  
LOT: 7

CURRENT SITE PLAN





142 GREENE STREET



165 MERCER STREET



142 GREENE STREET, DETAIL



165 MERCER STREET, DETAIL





C. 1940, MUNI



1973, LPC DESIGNATION PHOTO

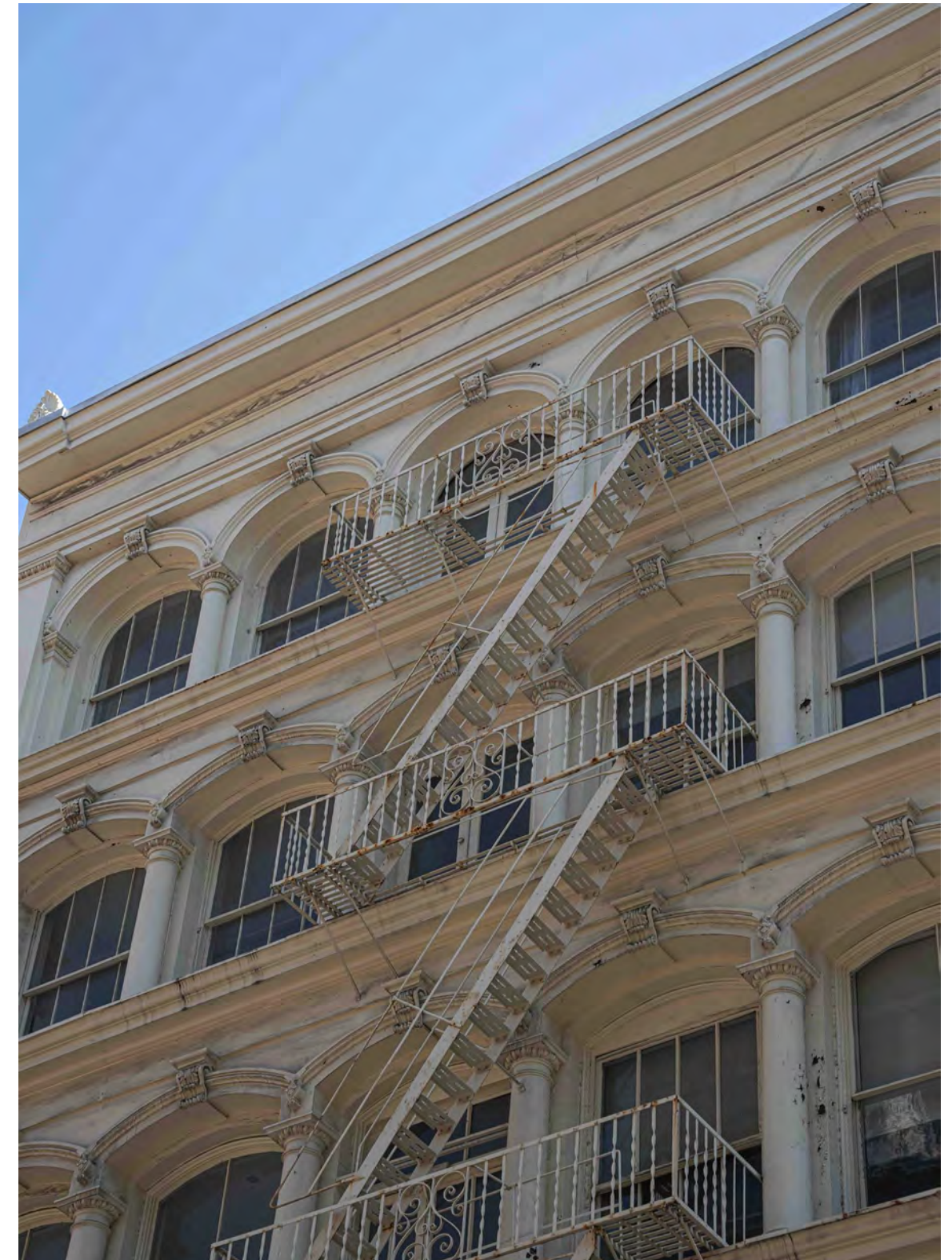


165 MERCER STREET, 2025





EXISTING 142 GREENE STREET







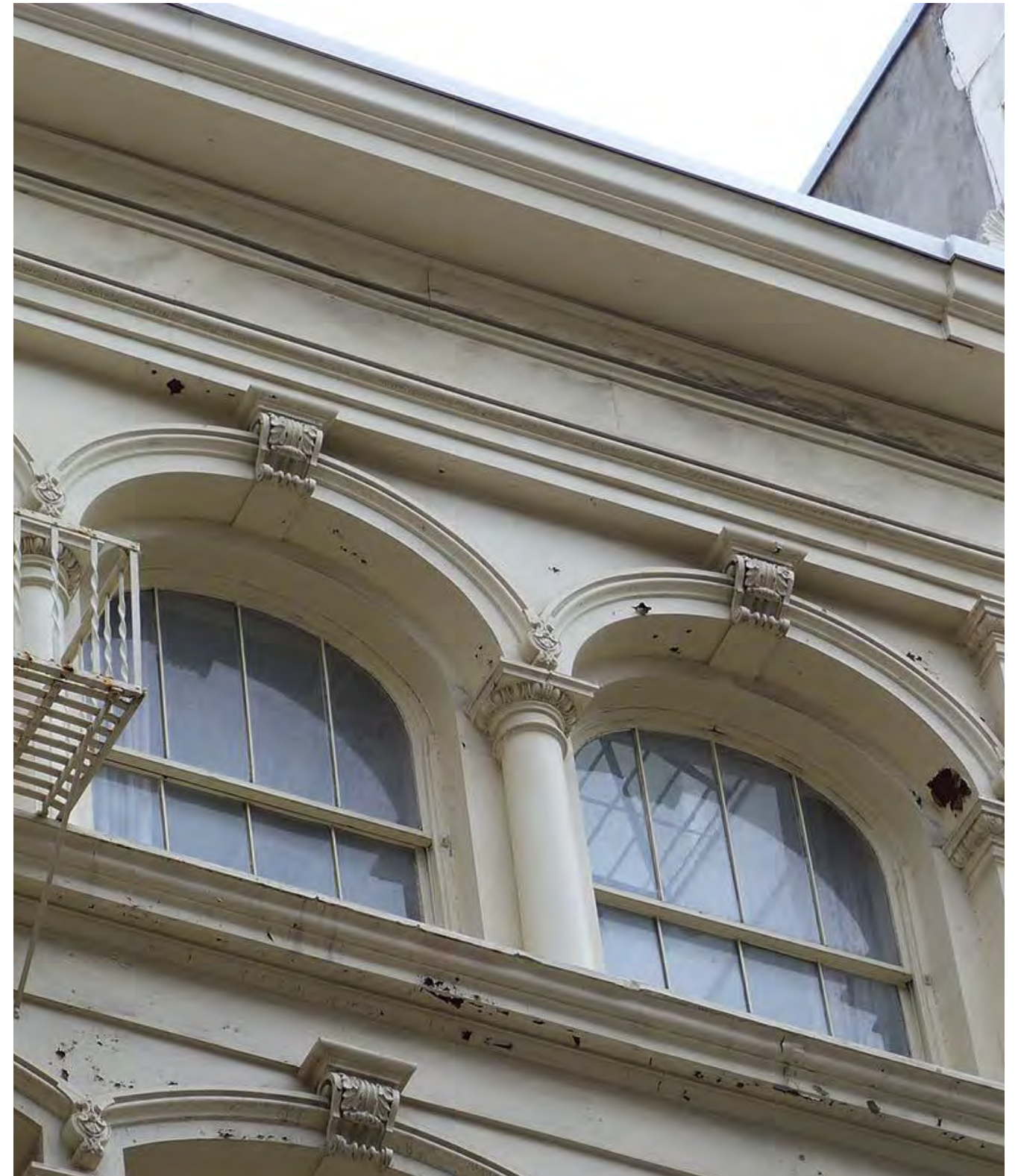








EXISTING 142 GREENE STREET





# BACK DRAFT FELLS 2 FIRE COMPANIES

Fighters Knocked Down a  
Flight of Stairs as Three  
Floors Collapse.

## PAPER BOX FACTORY SWEEP

Five Men Are Injured in Greene  
Street Blaze—Twenty Pieces  
of Apparatus There.

Five firemen were injured and possible loss of life was only averted by the sagacity of Fire Chief John Kenlon when the weight of water absorbed on the three upper floors of the five-story building used as a paper box factory at 142 and 144 Greene Street caused them to collapse during a fire early this morning.

The back draft caused by the falling floors knocked two companies of firemen down a flight of stairs inside the building and blew the front doors of the building across Greene Street. Shortly before the collapse Chief Kenlon had ordered all the firemen working inside the upper stories to get back to the fire escapes. He knew the capacity of stored paper and cardboard to absorb water and add an overwhelming weight that otherwise would drain off to fire-

Deputy Chief John Waldron responded to the first alarm shortly after midnight and immediately sent another which called out Chief Kenlon and several more companies. A third quickly followed and presently twenty pieces of apparatus including the water tower were fighting the flames. The building, five stories high, burned rapidly, the stored cardboard giving off much smoke.

The firemen were getting the mastery of the blaze on the two top floors when Chief Kenlon dispatched Deputy Chief Rankin to order all the men working inside to return to the fire escapes.

Members of Companies 7 and 56 were leading hoses up the inside stairs toward the third floor when the crash came. The back draft exploded and hurled them down. Captain Philip Hublitz and Charles J. Hennessy of Company 7 and Daniel L. Carpenter of Company 56 were badly bruised and were treated by Dr. Harry Archer. Two other men, William Stephens and Mortimer Sullivan, were less seriously hurt.

The firms which occupied the building were the Century Paper Box Company, M. Katzenbogen, G. Helmus & Sons and the P. & E. Company.

NEW YORK TIMES, APRIL 13, 1928



CHARRED STUD POSTS BEHIND EXISTING CORNICE





CAST-IRON CRACKING AND DISPLACEMENT



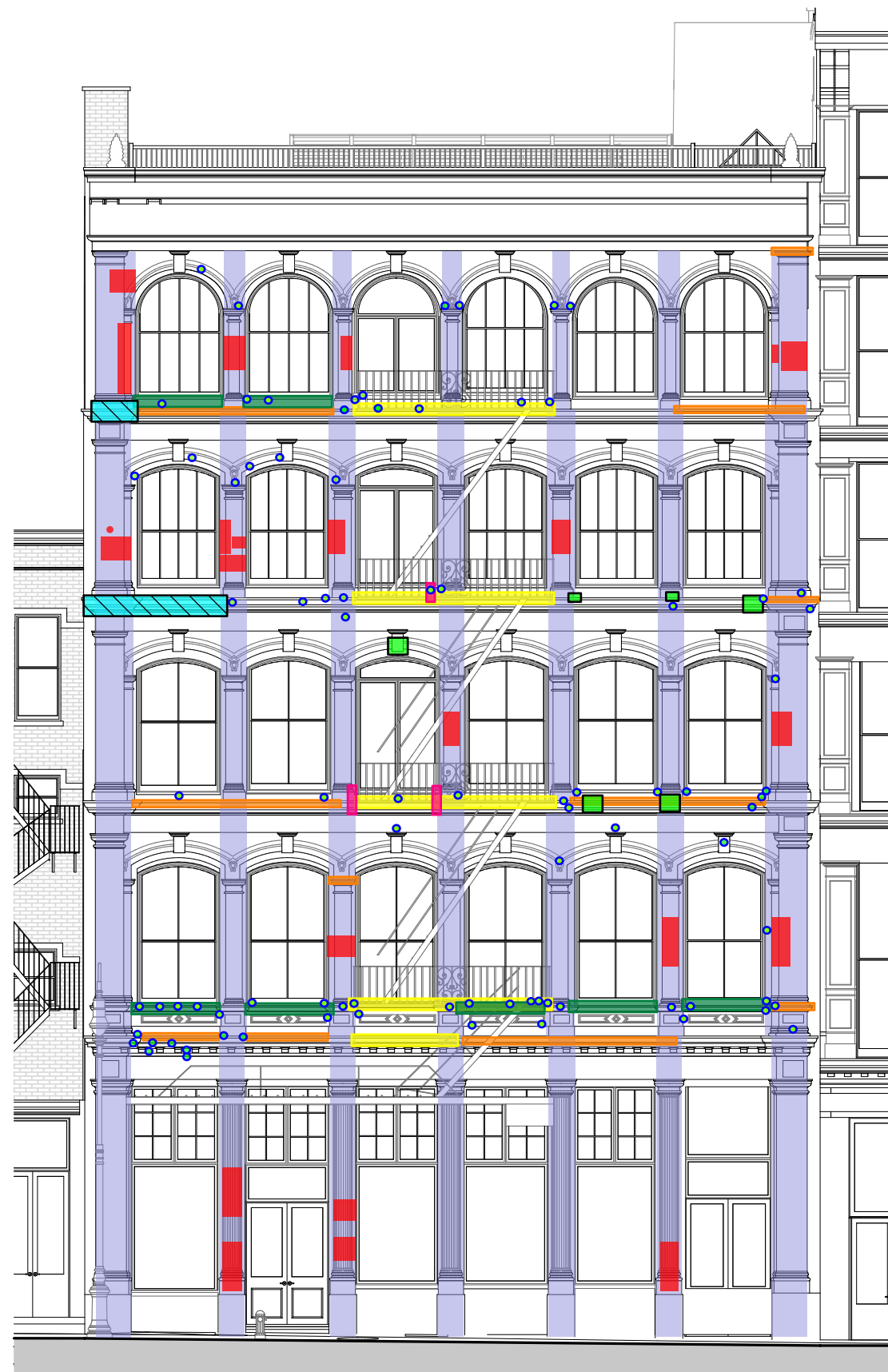
FIRE ESCAPE PENETRATIONS AND WARPING AT WATER TABLES



INCOMPATIBLE REPLACEMENT MATERIALS







# LEGEND

- Independent column with bolted pilasters in front
- Cracks, spall or other damage to the Columns & Pilasters
- Severe damage from fire escape support
- Deformed sill
- Warped horizontal wash
- Damaged attachment (misc clips, brackets, etc.)
- Miscellaneous cracks, spalls & other localized deterioration
- Fiberglass to be replaced with new cast iron units
- Broken cast iron unit





101 SPRING STREET



28-30 GREENE STREET



555 BROADWAY





EXISTING 142 GREENE STREET





EXISTING 142 GREENE STREET







EXISTING 142 GREENE STREET - ROOF







EXISTING 142 GREENE STREET - REAR





REAR ELEVATION



REAR ELEVATION



SIDE/NORTH ELEVATION





C. 1940, MUNICIPAL ARCHIVES

JOSEPHDIRANDARCHITECTURE



C. 1940, MUNICIPAL ARCHIVES

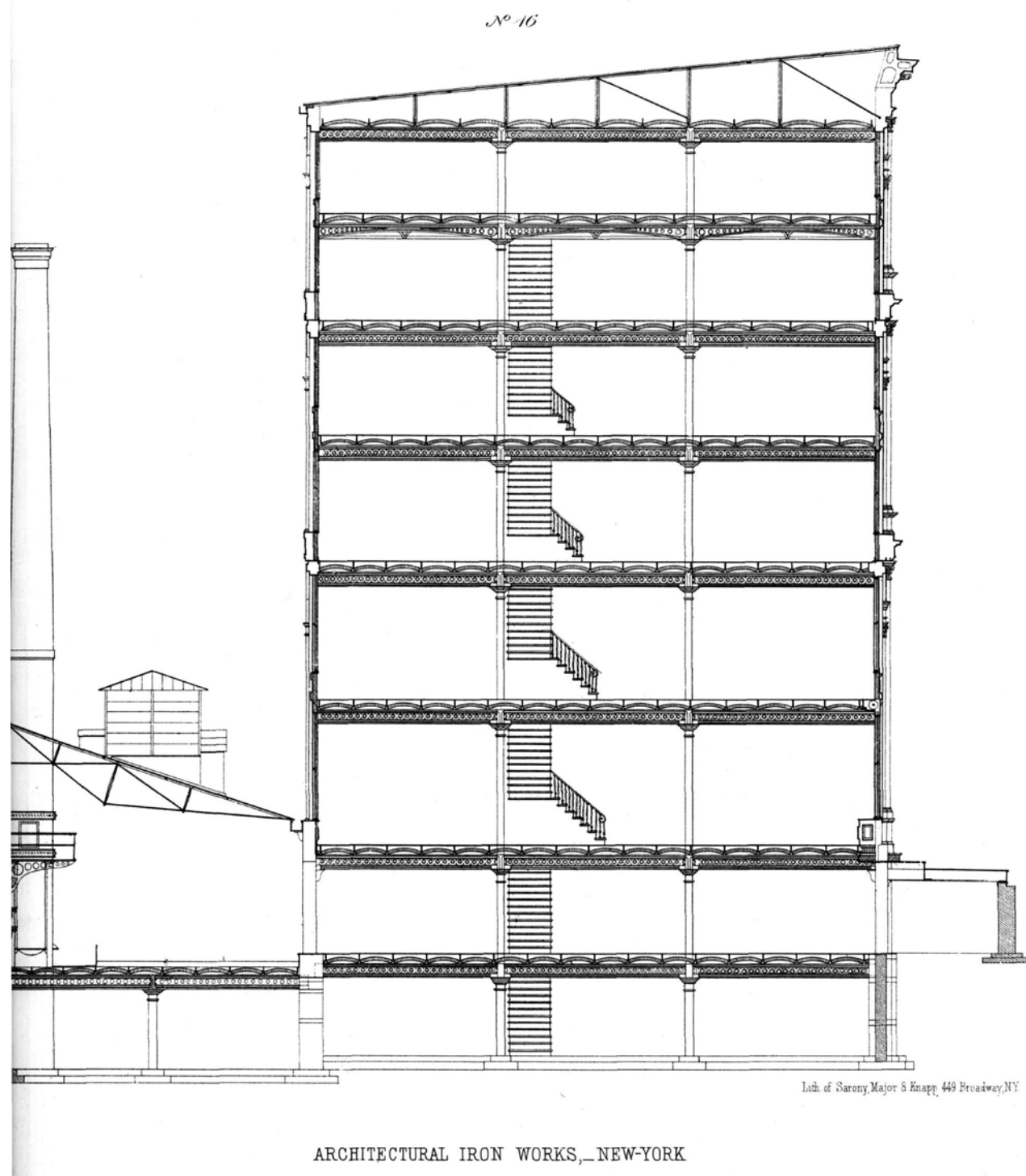
JOSEPH VANCE architects



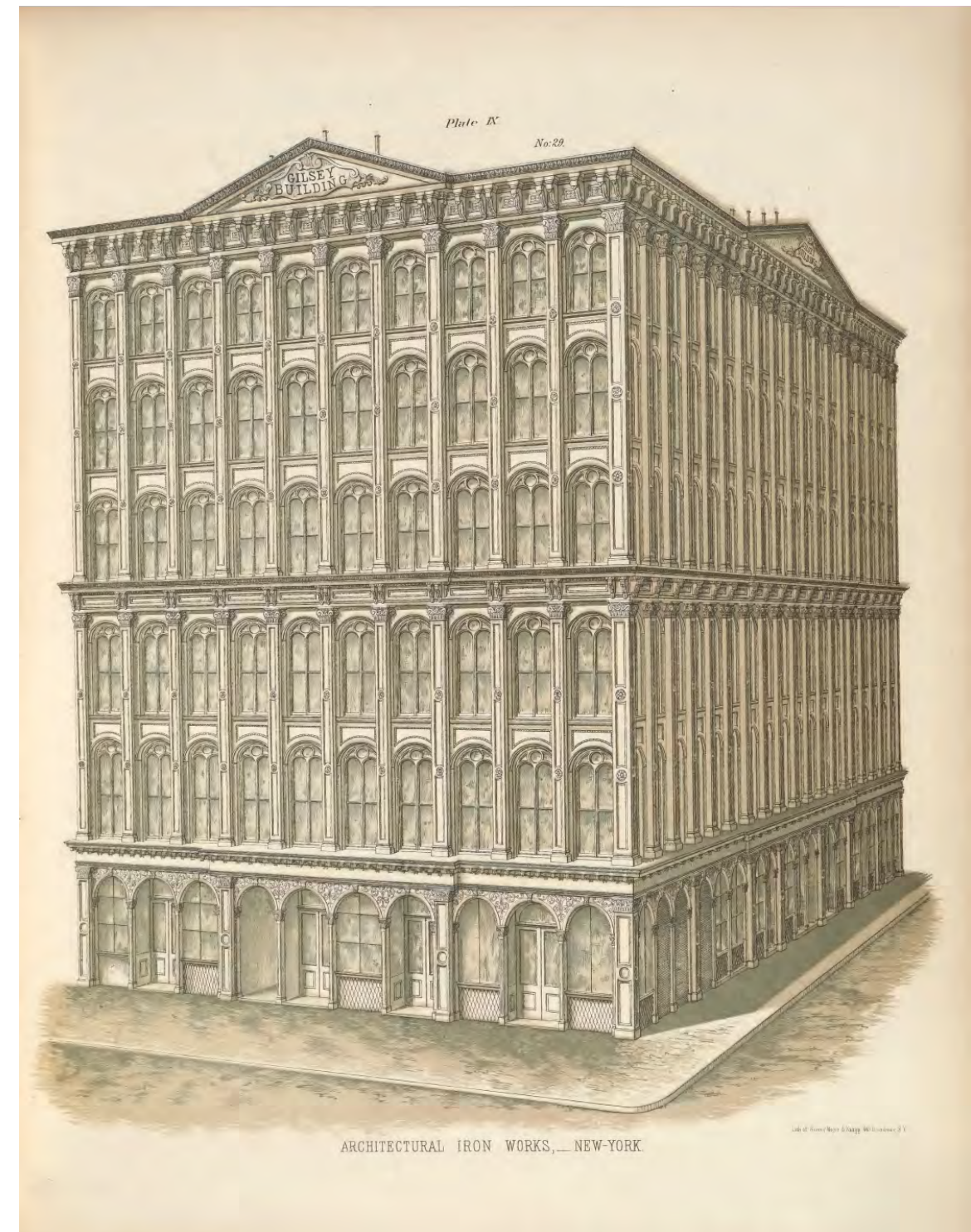
C. 1940, MUNICIPAL ARCHIVES

142 Greene Street 21

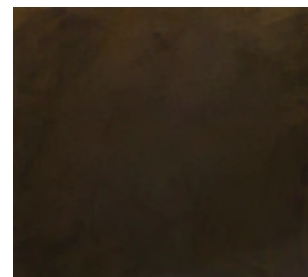




BADGER'S ILLUSTRATED CATALOGUE, 1865







Wall panels, cladding,  
guardrails, windows and doors  
on 6th & 7th floors:  
Bronze with Antique Pantina



Cast Iron Paint:  
Sherwin-Williams  
Quiver Tan  
#6151  
Color match to earliest  
historic finish per Richbrook  
Conservation historic paint  
investigation



Color of painted windows  
to be dark brown



Open at terrace

New stair bulkhead beyond

New antique bronze patina  
mechanical screen for  
equipment beyond

New pergola structure  
beyond

42" steel guardrail clad  
with dark antique bronze  
pantina finish

New painted sheet metal  
cornice to match sister  
building located at 165  
Mercer Street

Existing cast iron elements  
to be numbered, keyed to  
elevation, disassembled,  
stored off-site for  
restoration, then reinstalled.

Replace existing wood  
windows with new painted  
2 over 2 wood windows to  
match original  
configuration and  
operation

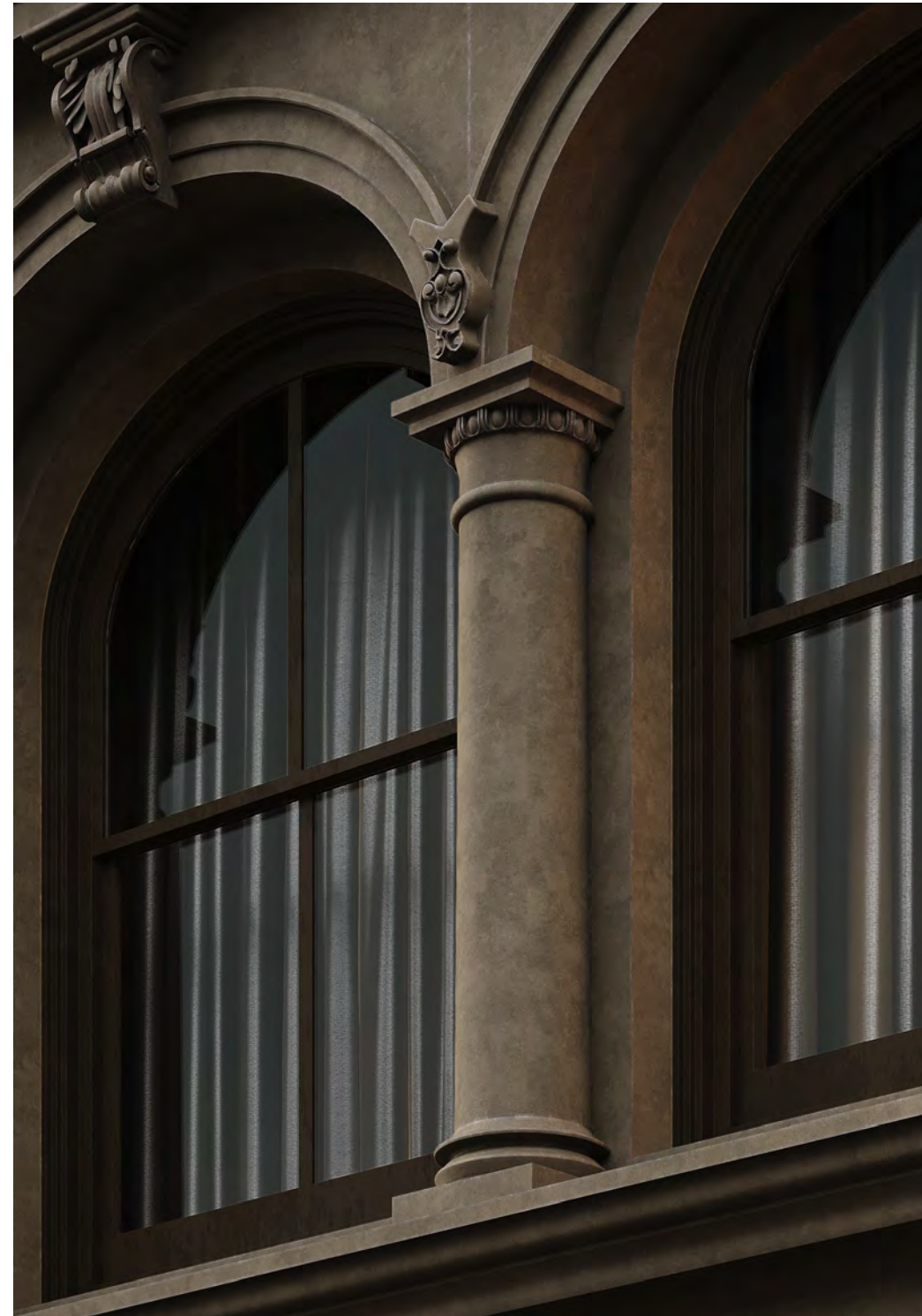
Remove non-original fire  
escape and repair anchor  
locations on cast iron

New storefront windows,  
new entry doors and  
transoms, all painted  
wood. Profiles to match  
existing.

New recessed cast iron  
bulkhead panels

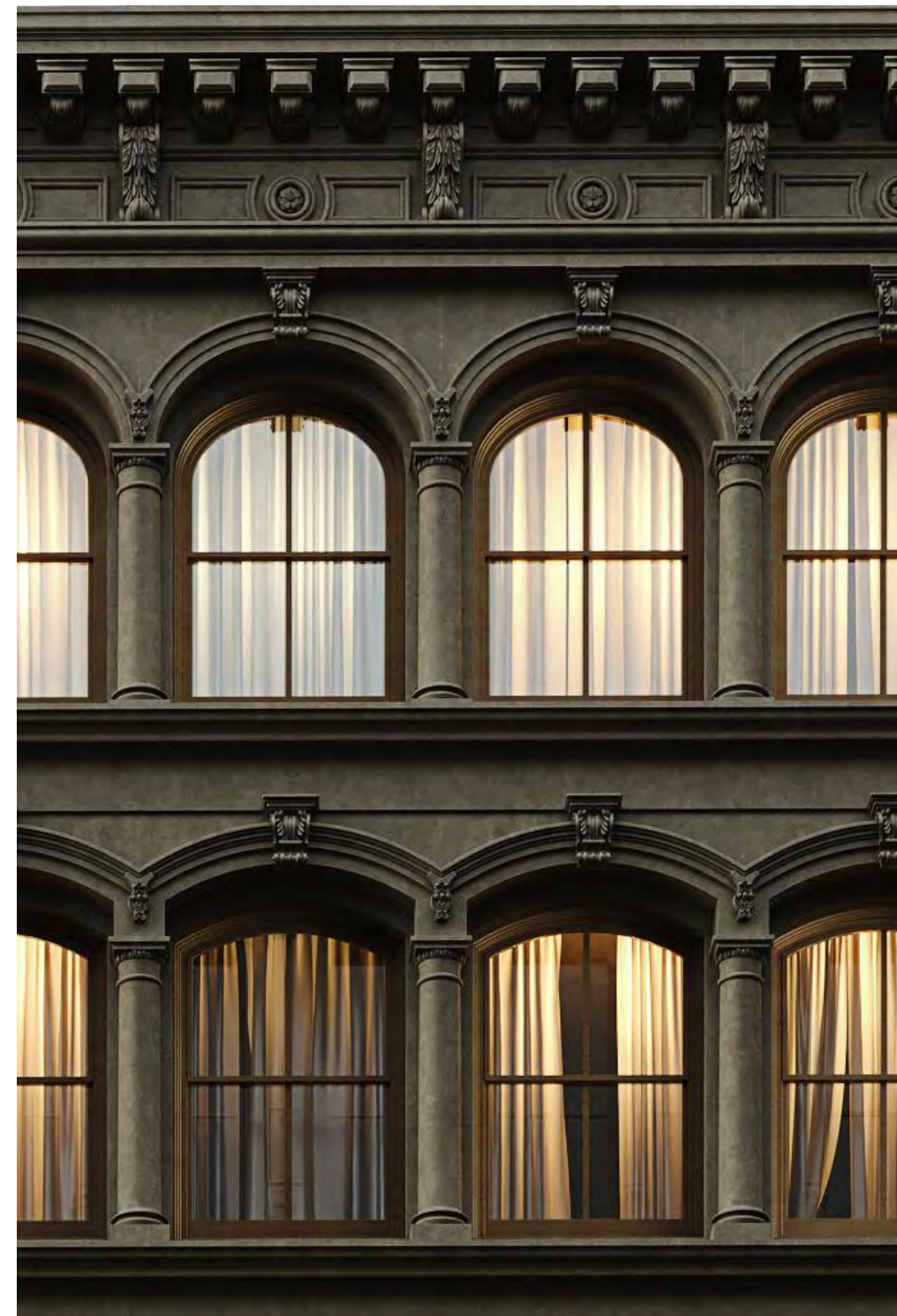
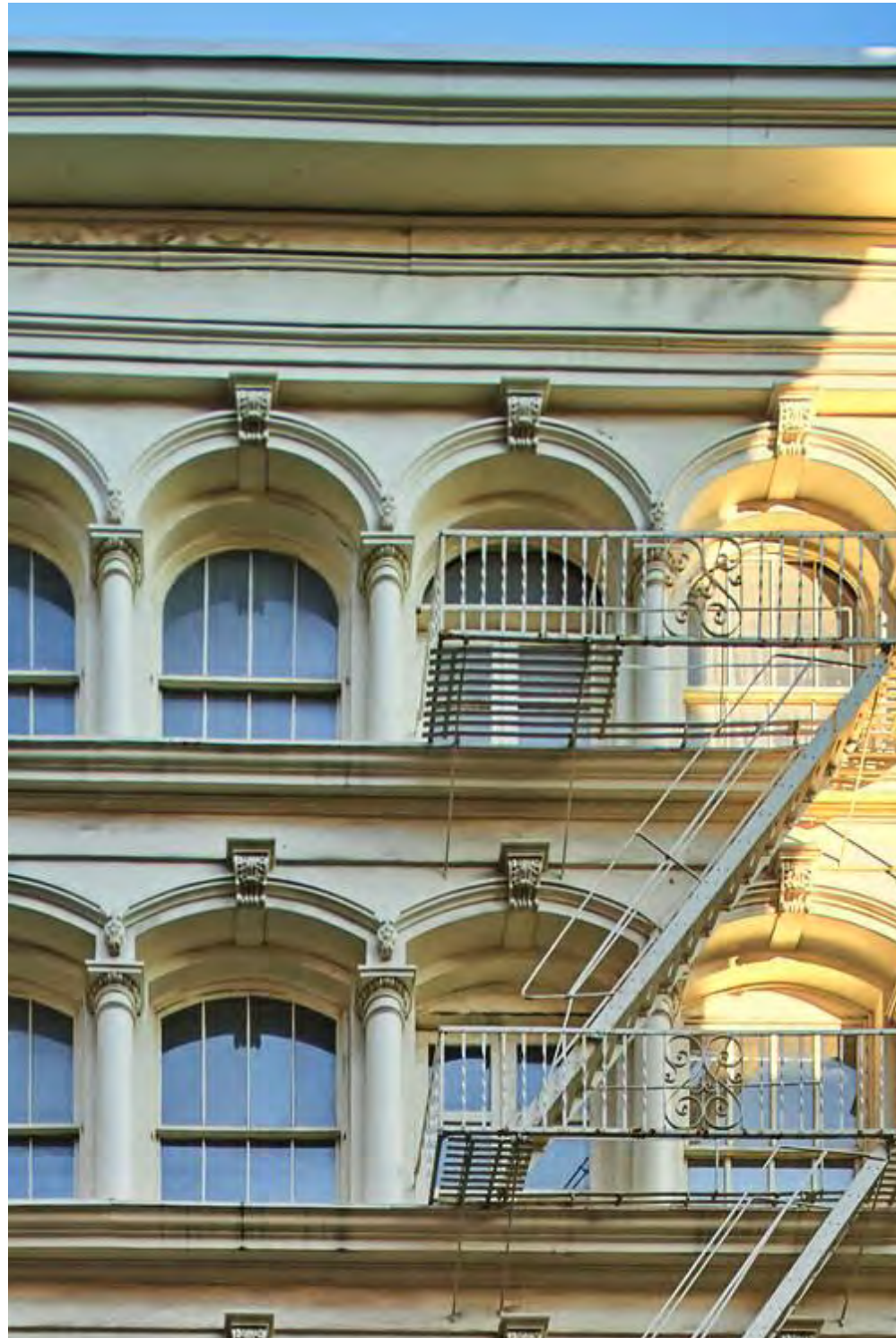
PROPOSED FRONT ELEVATION





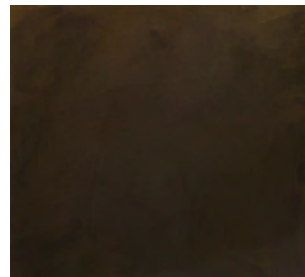
NEW RESTORED GREENE STREET FACADE - DETAILS





ACTUAL GREENE STREET FACADE AND NEW PROPOSAL





Wall panels, cladding,  
guardrails, windows and doors  
on 6th & 7th floors:  
Bronze with Antique Pantina



Bluestone (sills & lintels)



Glen-Gery Brick  
53-DD  
To match existing



New bronze with antique  
patina mechanical screen for  
equipment beyond

Pergola

42" Steel guardrail with  
antique bronze patina finish

Bronze coping on brick  
wall

New painted wood double  
hung windows with  
bluestone sills and lintels

New painted wood sliding  
doors

42" Steel guardrail with  
antique bronze patina finish

PROPOSED REAR ELEVATION





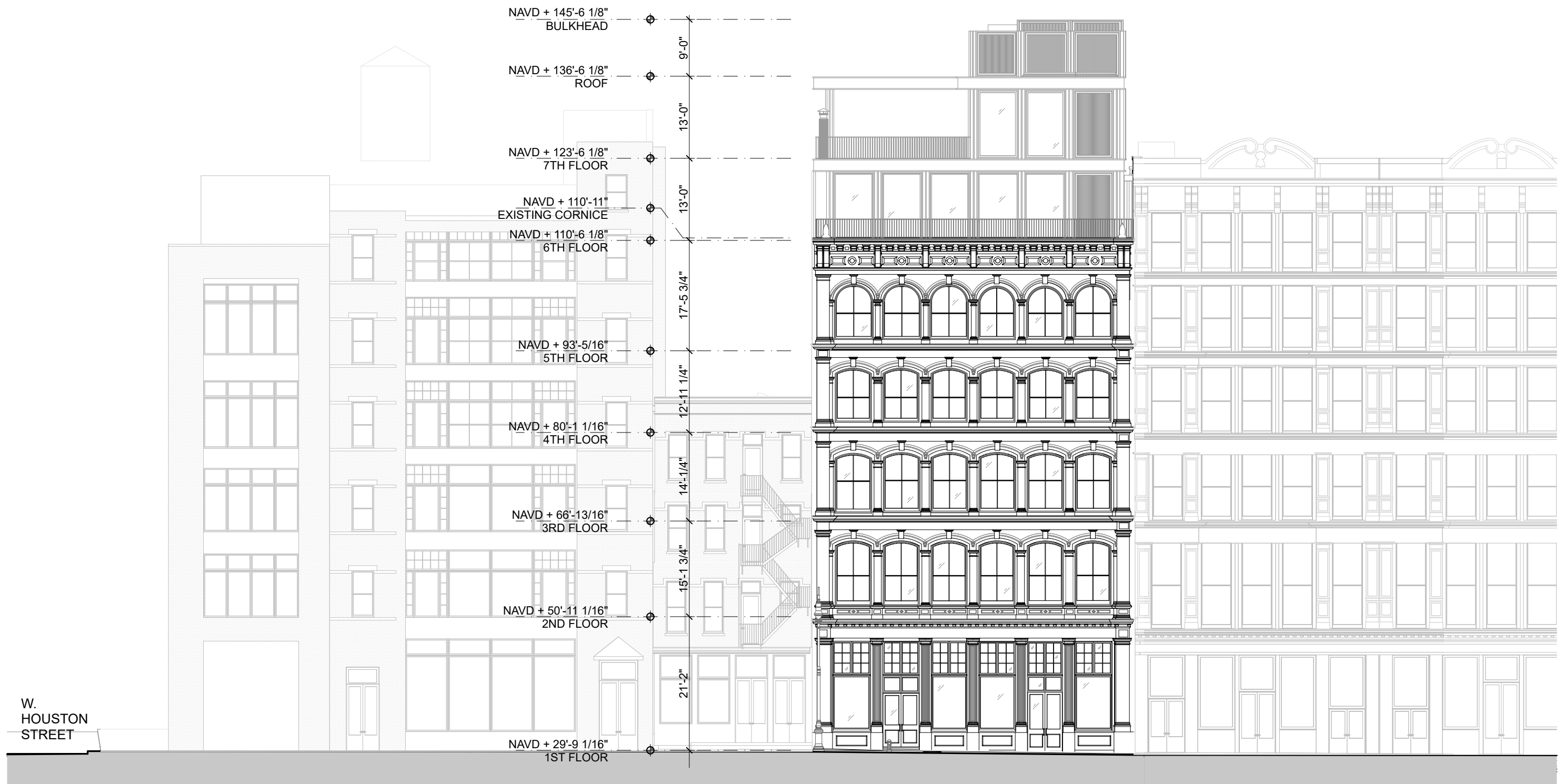




# EXISTING FRONT ELEVATION WITH CONTEXT

Scale: 1/16" = 1'-0"





# PROPOSED FRONT ELEVATION WITH CONTEXT

Scale: 1/16" = 1'-0"





EXISTING REAR ELEVATION WITH CONTEXT

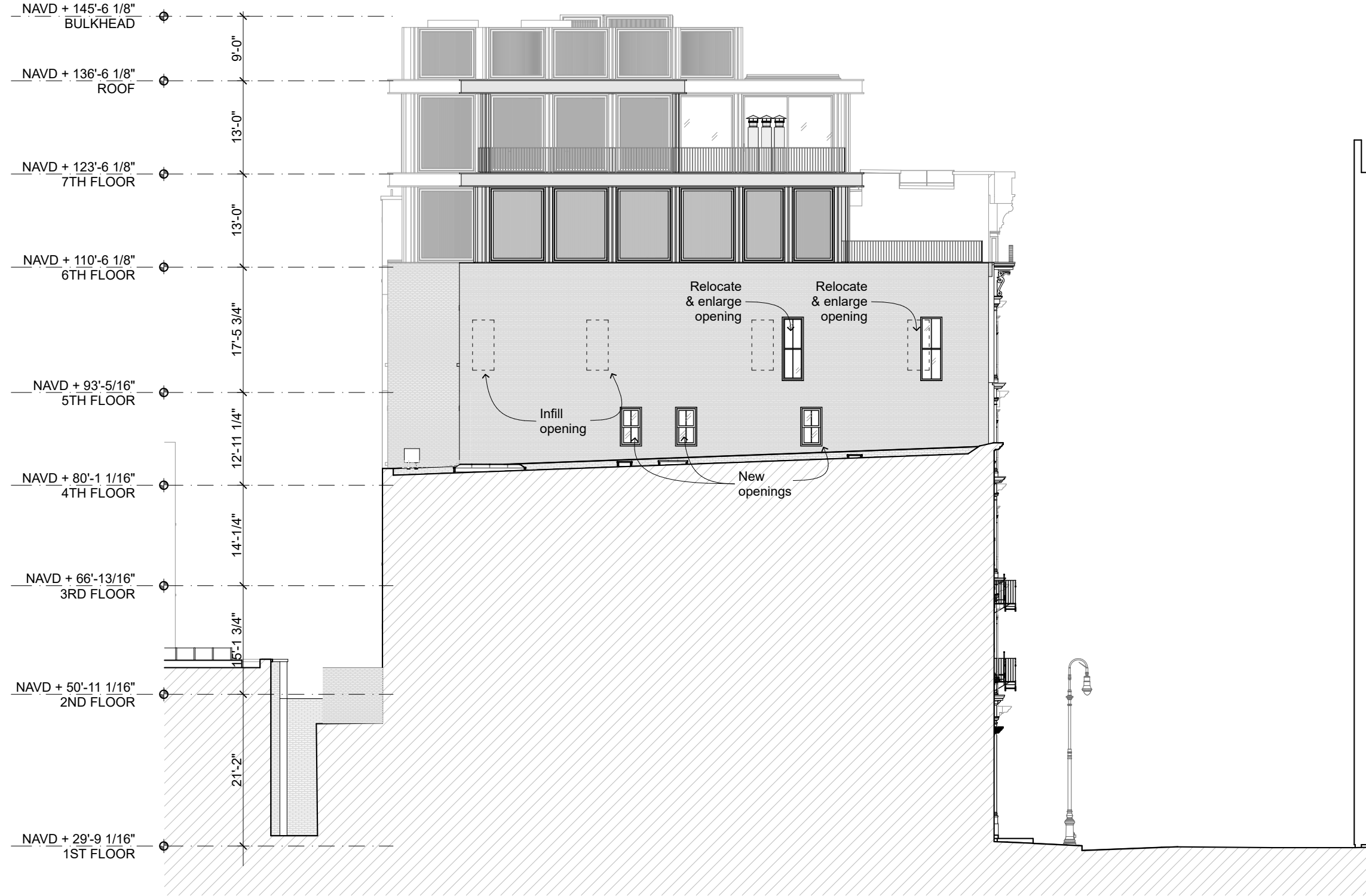
Scale: 1/16" = 1'-0"



PROPOSED REAR ELEVATION WITH CONTEXT

Scale: 1/16" = 1'-0"

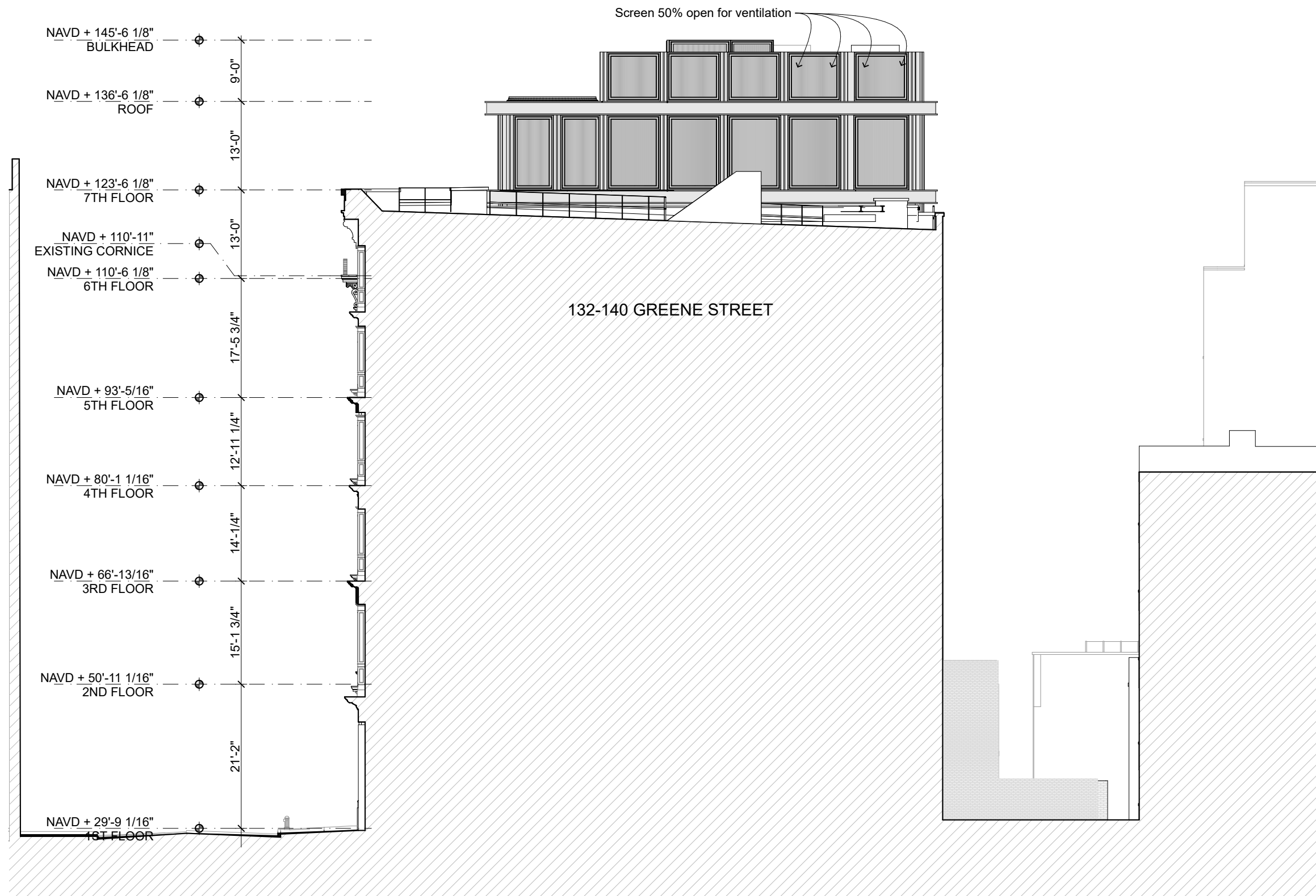




PROPOSED NORTH ELEVATION

Scale: 1/16" = 1'-0"

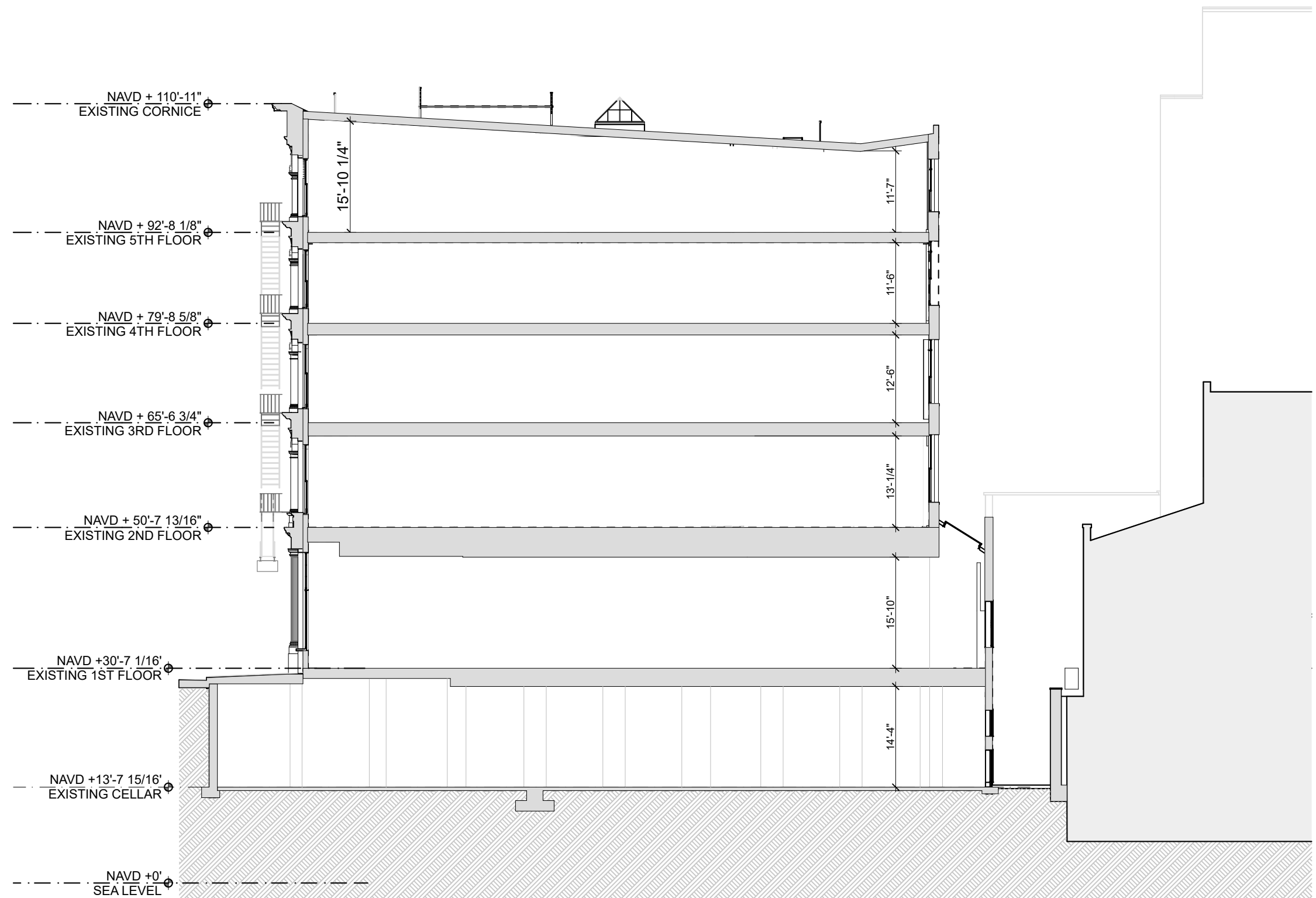




PROPOSED SOUTH ELEVATION

Scale: 1/16" = 1'-0"

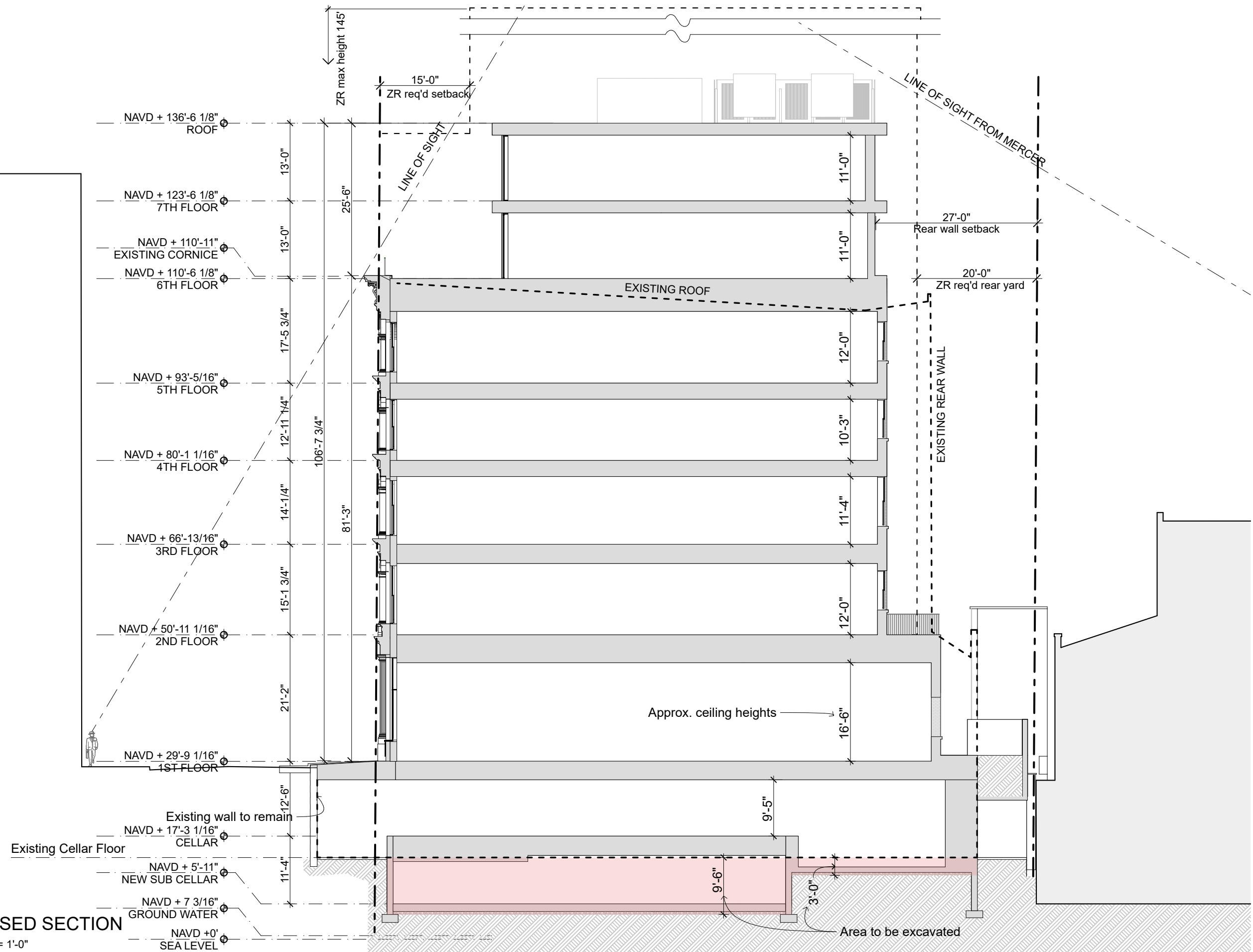




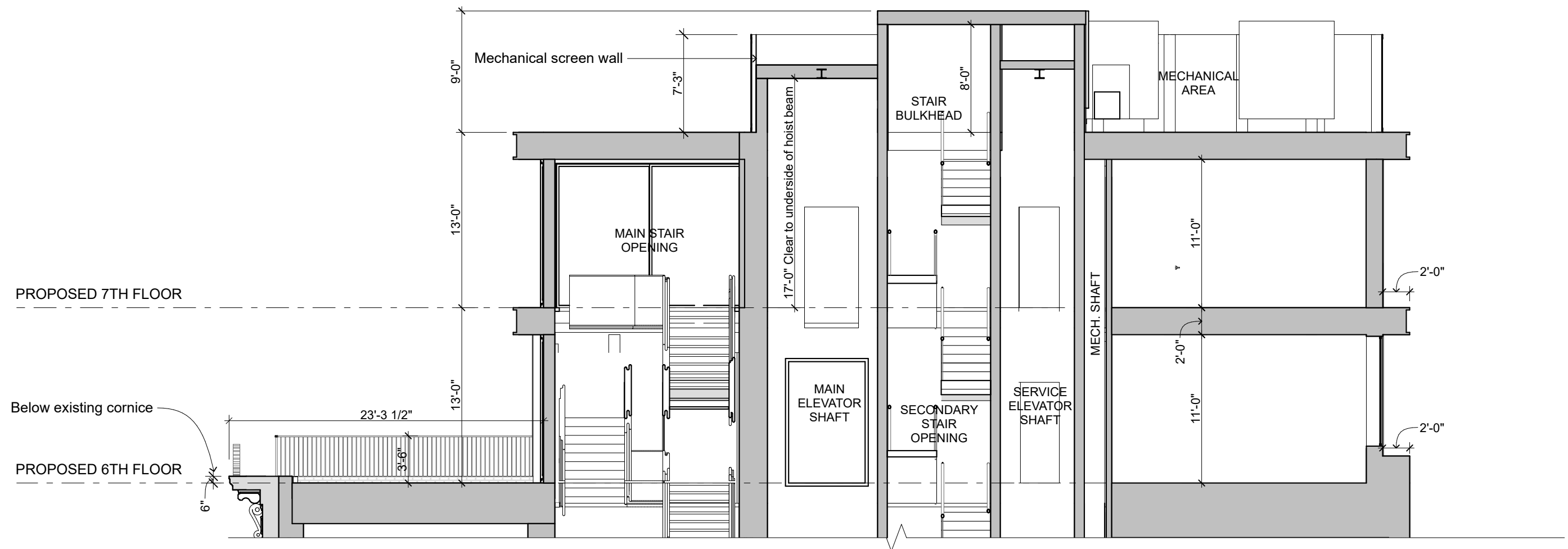
# EXISTING SECTION

Scale: 1/16" = 1'-0"





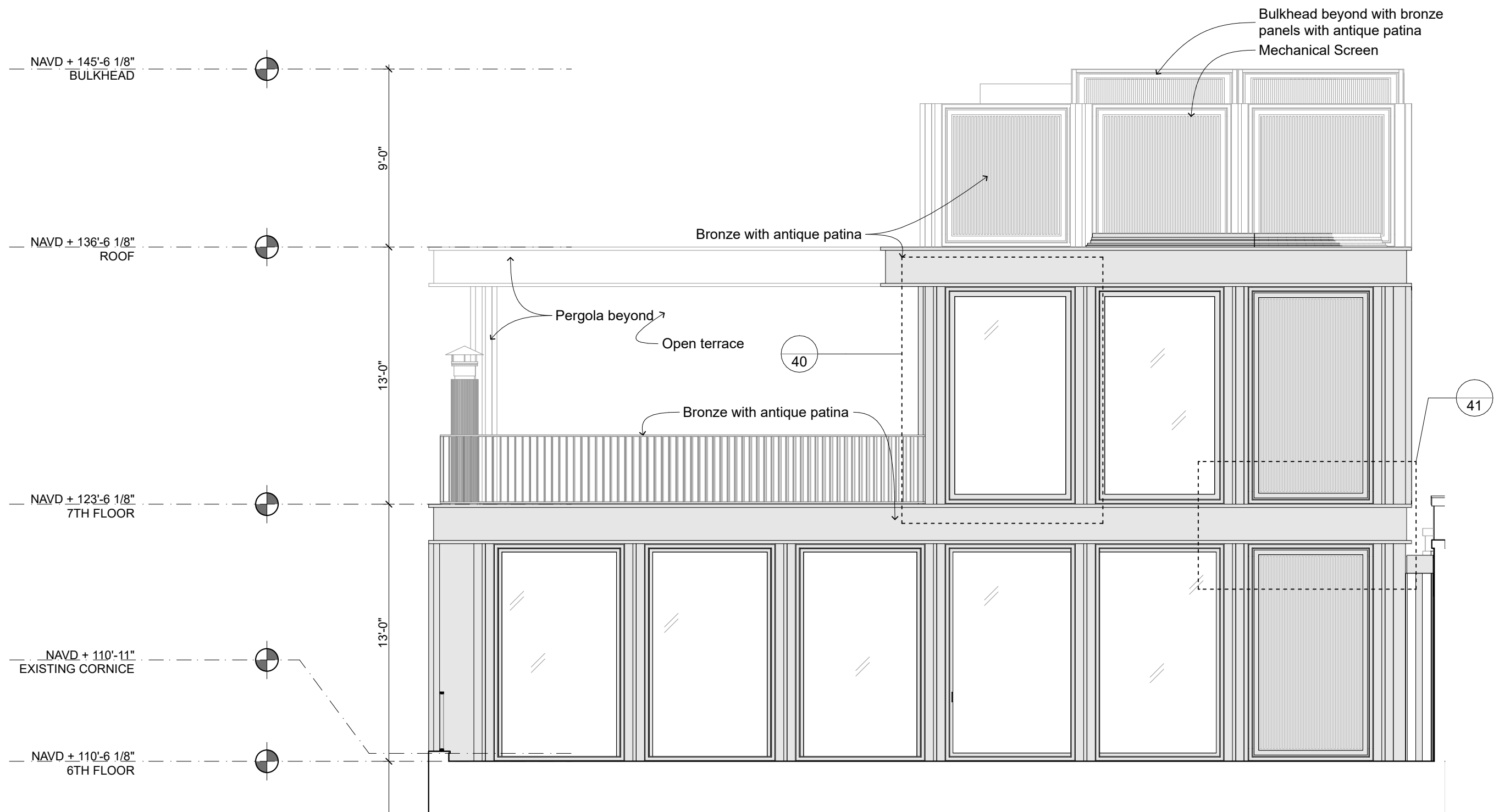




# PROPOSED 6TH, 7TH AND ROOF SECTION

Scale: 1/8" = 1'-0"

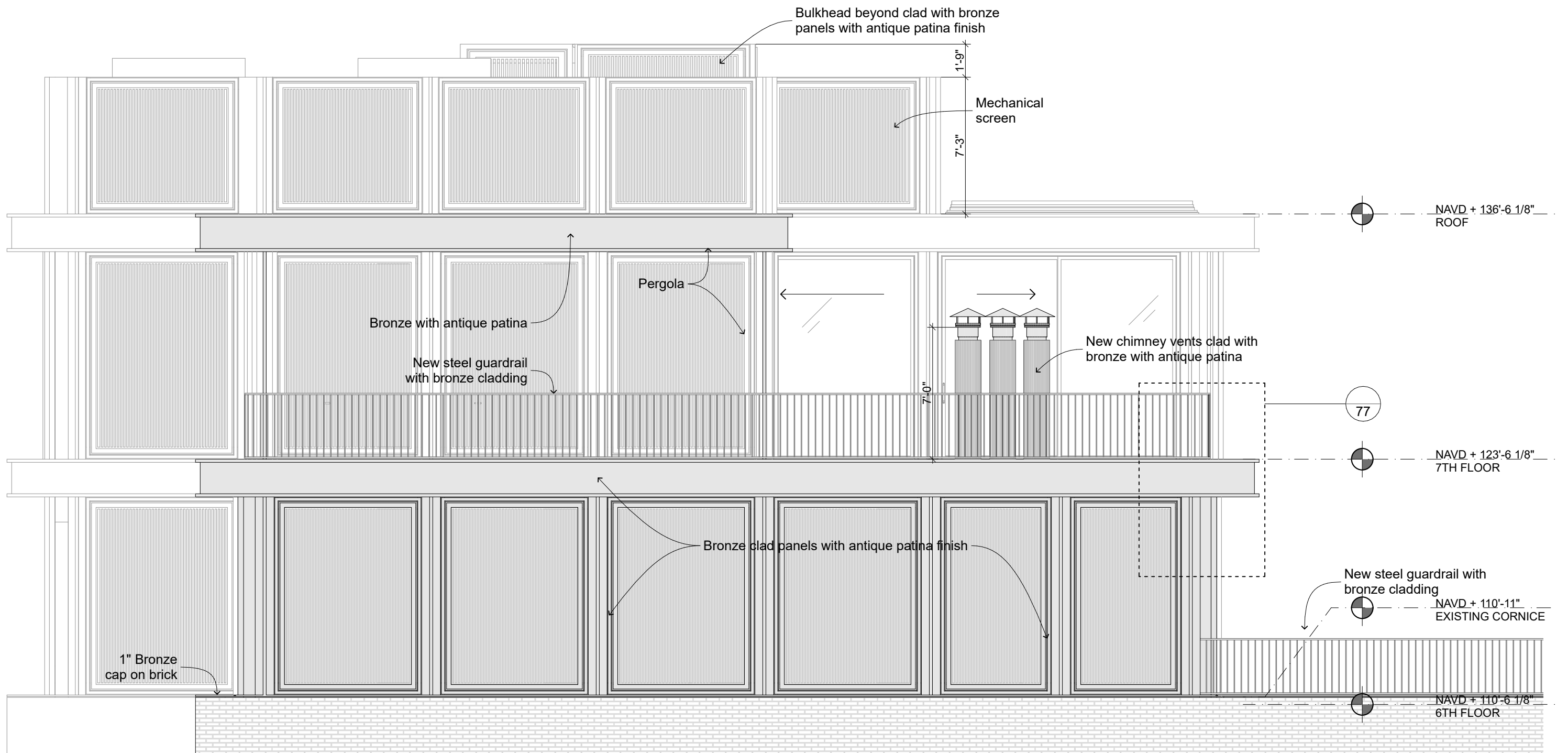




## 6TH & 7TH FLOOR PROPOSED WEST ELEVATION

Scale: 3/16" = 1'-0"

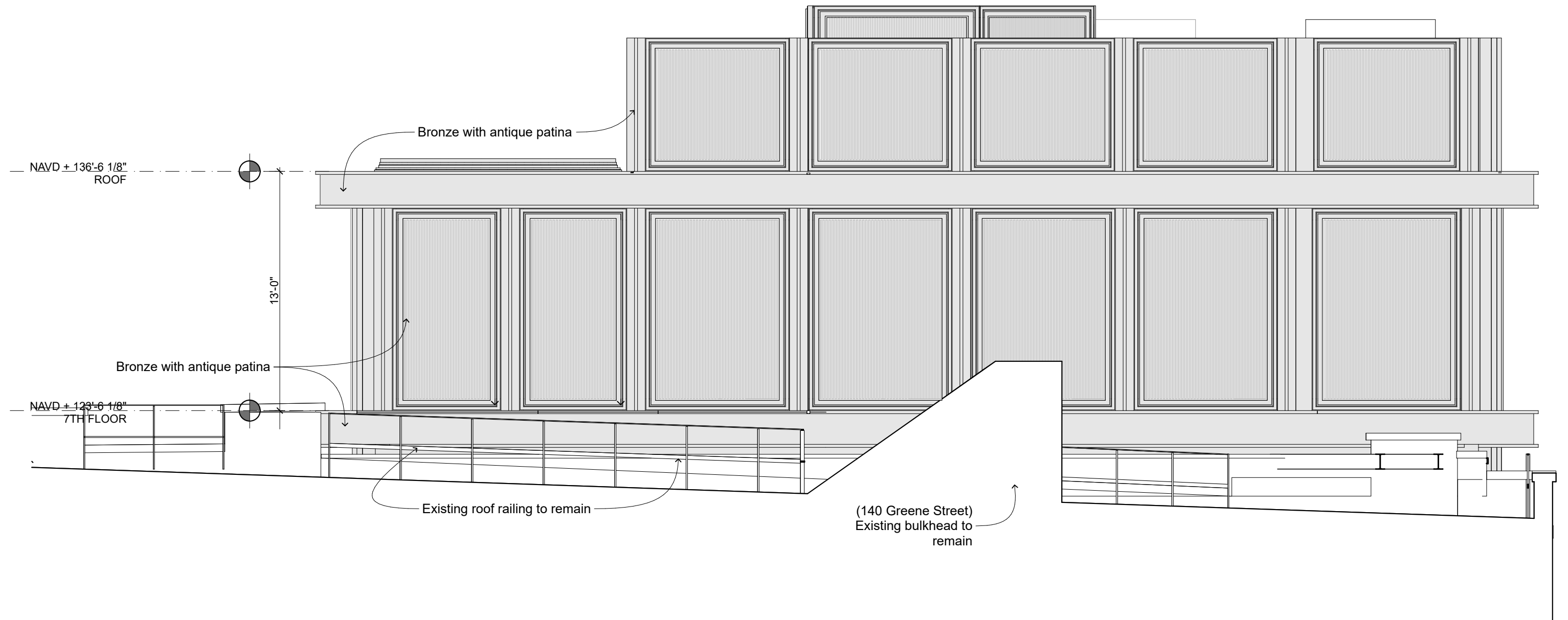




## 6TH & 7TH FLOOR PROPOSED NORTH ELEVATION

Scale: 3/16" = 1'-0"

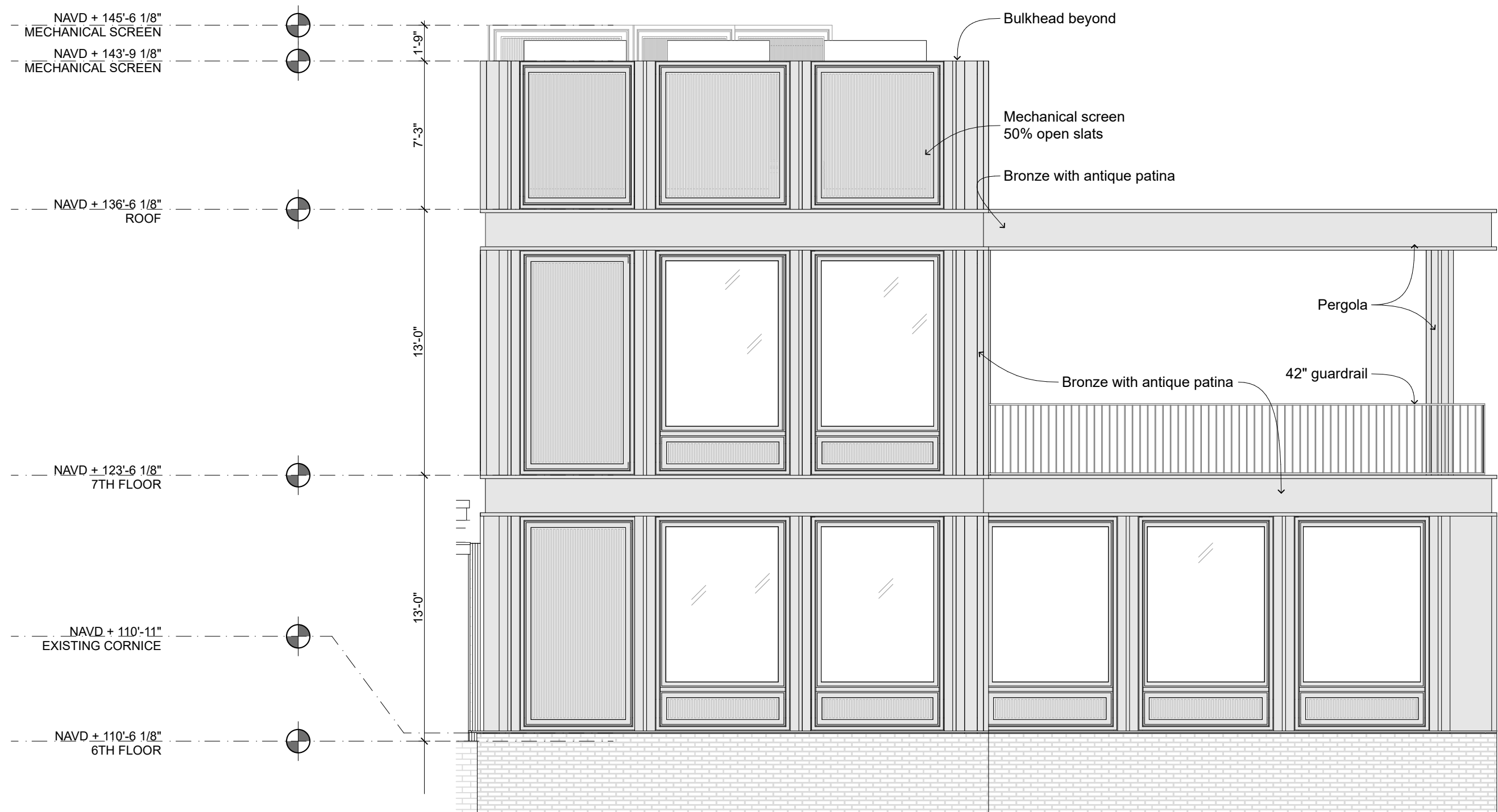




## 6TH & 7TH FLOOR PROPOSED SOUTH ELEVATION

Scale: 3/16" = 1'-0"

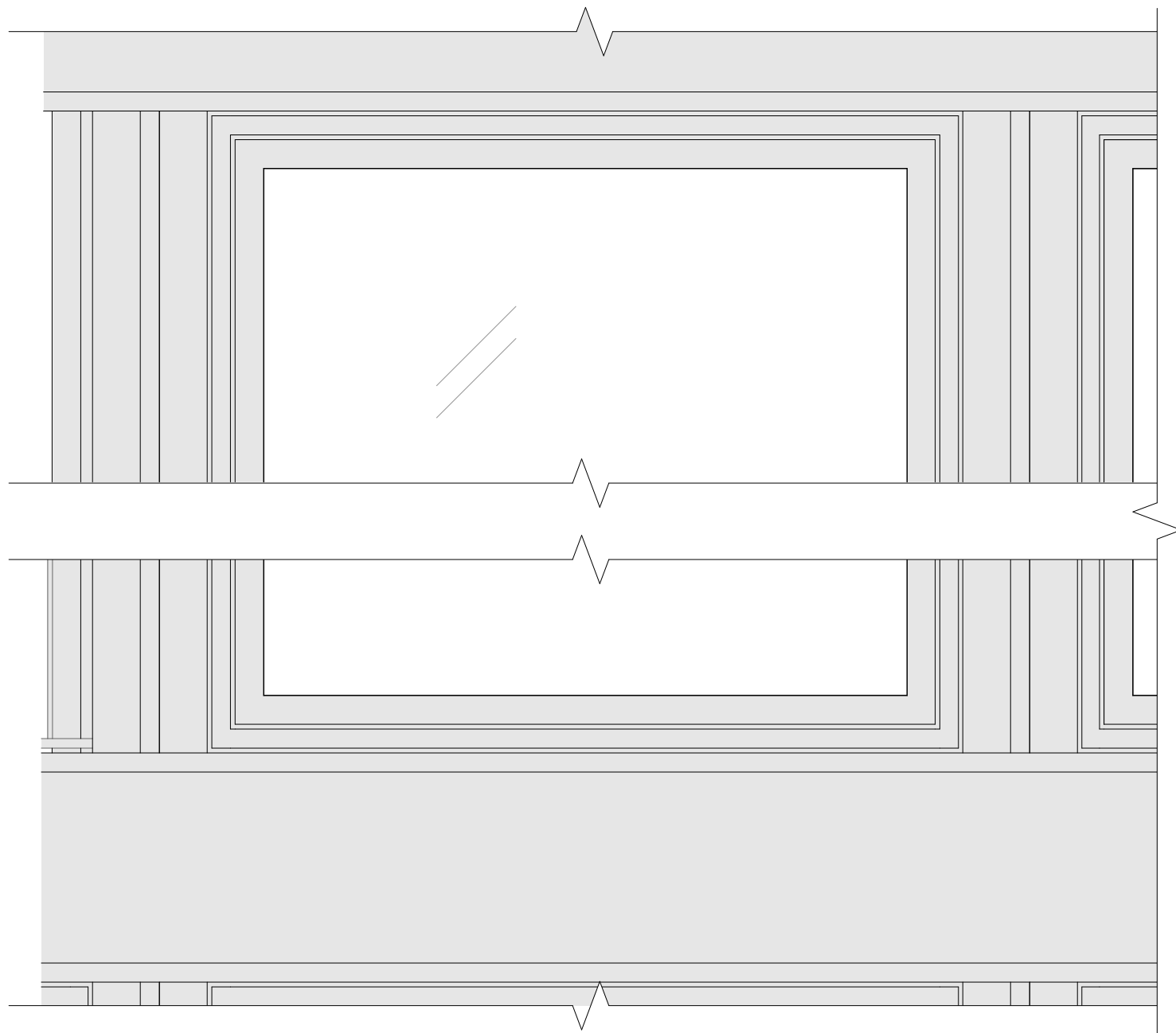




## 6TH & 7TH FLOOR PROPOSED EAST ELEVATION

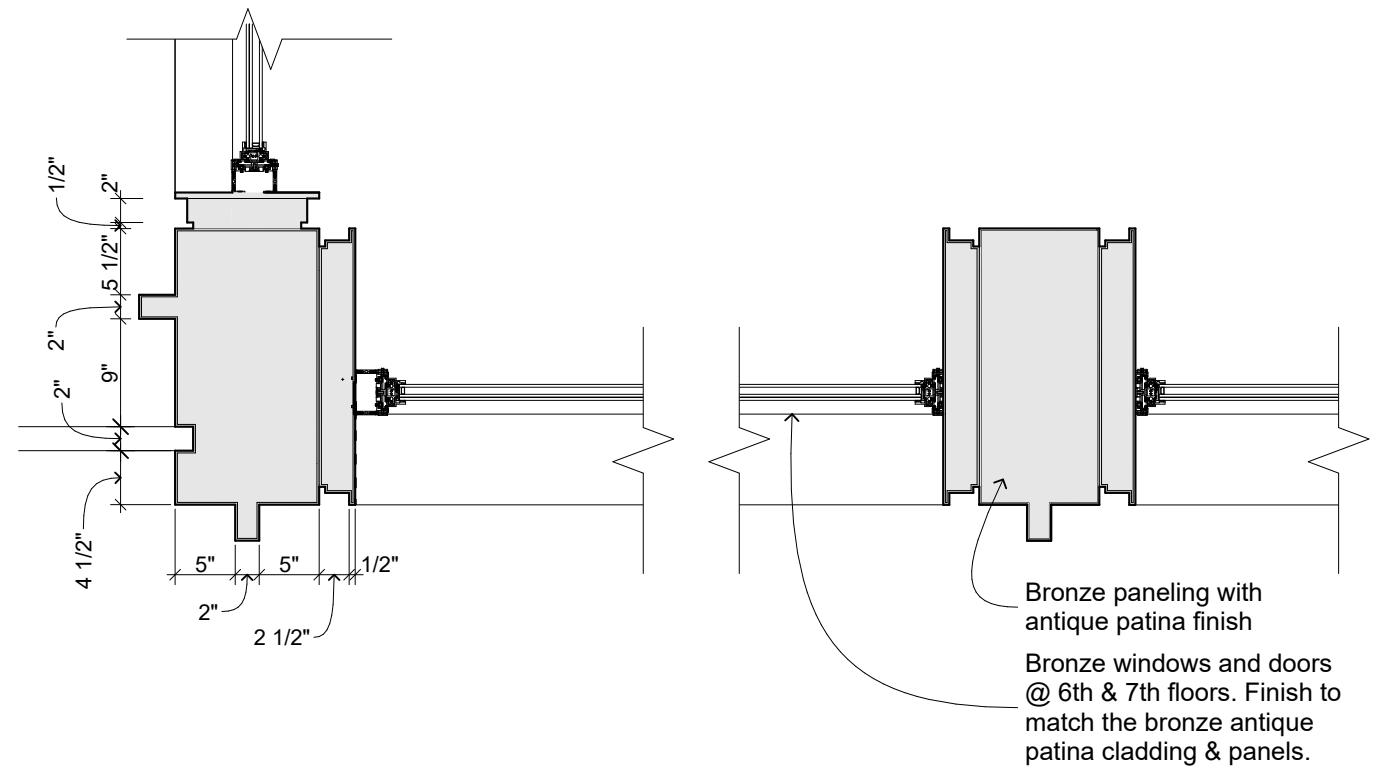
Scale: 3/16" = 1'-0"





ELEVATION @ 6TH & 7TH FLOOR WINDOW PROFILE

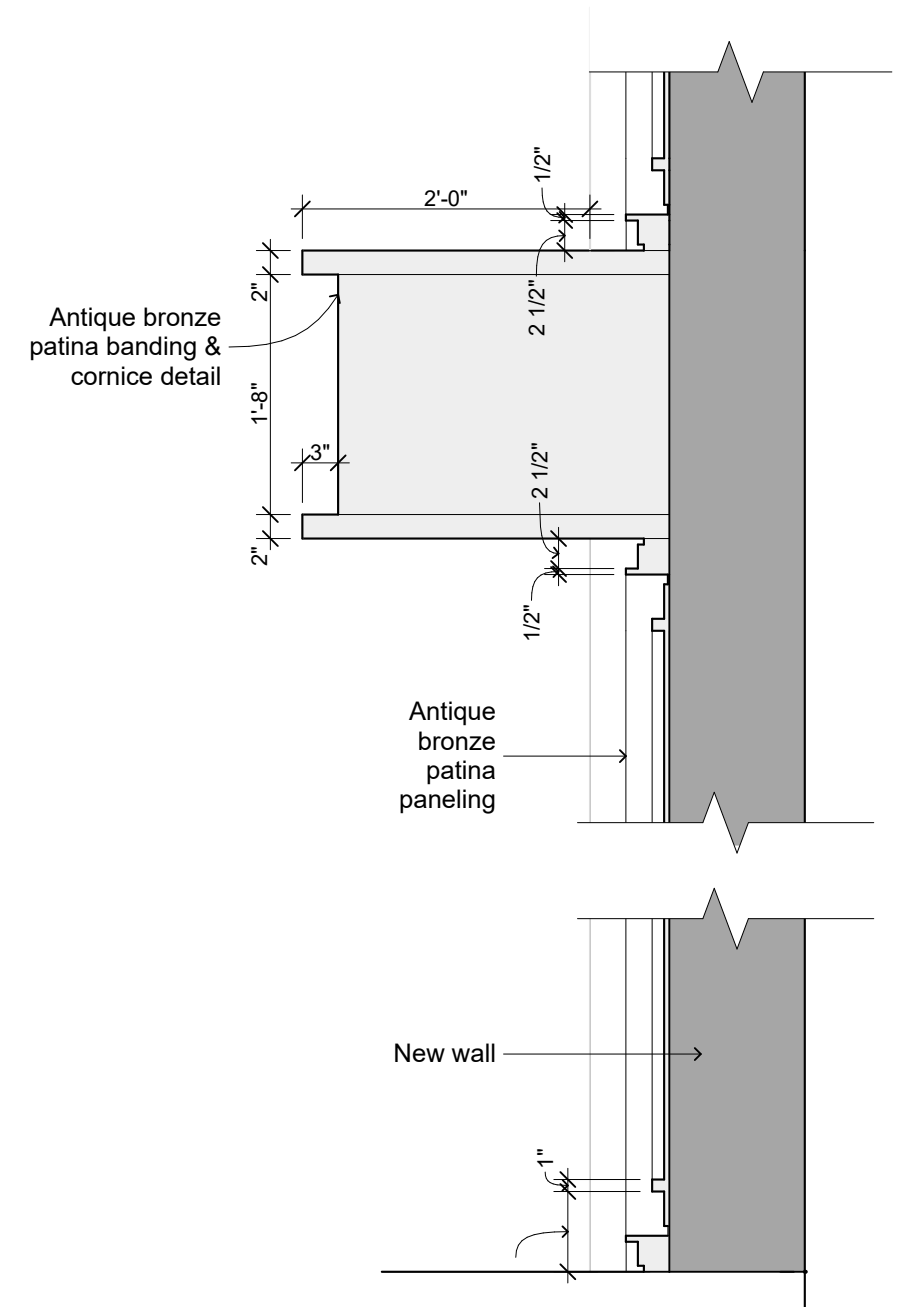
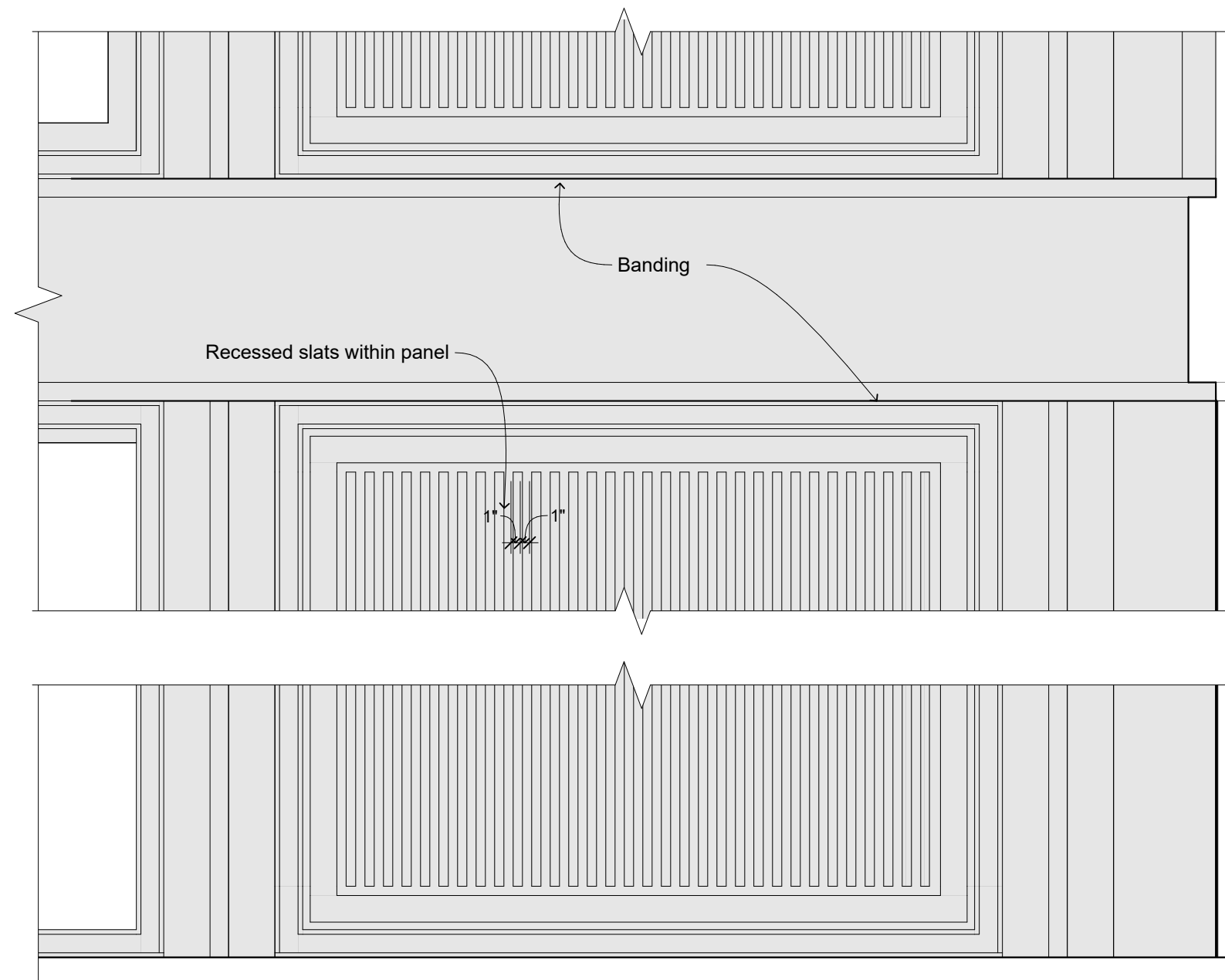
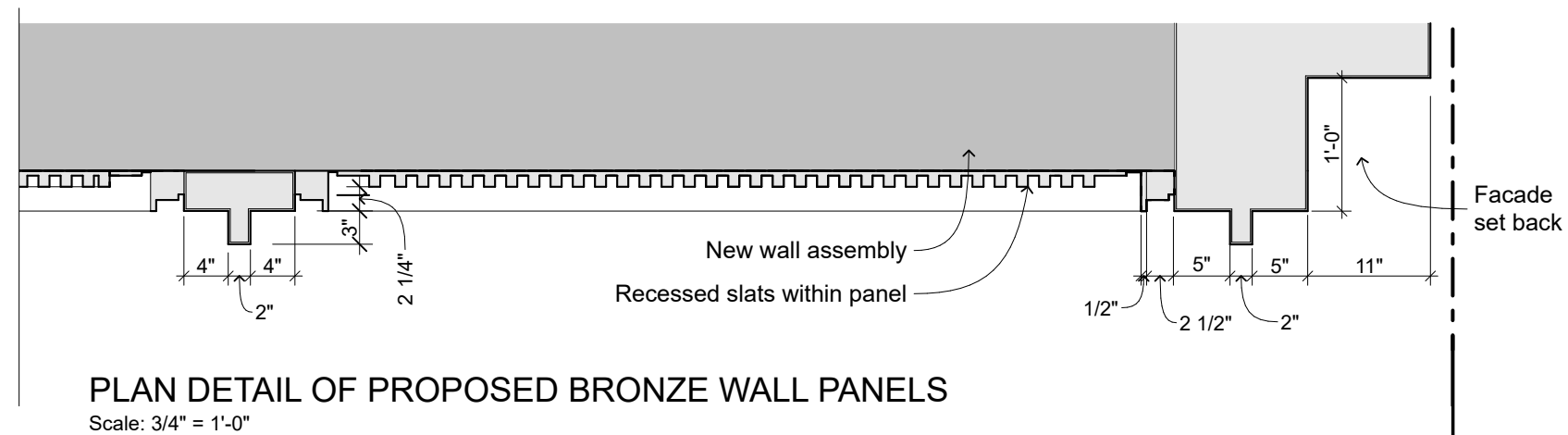
Scale: 3/4" = 1'-0"



PLAN DETAIL @ NORTH / WEST 7TH FLOOR WALL & RAILING

Scale: 3/4" = 1'-0"









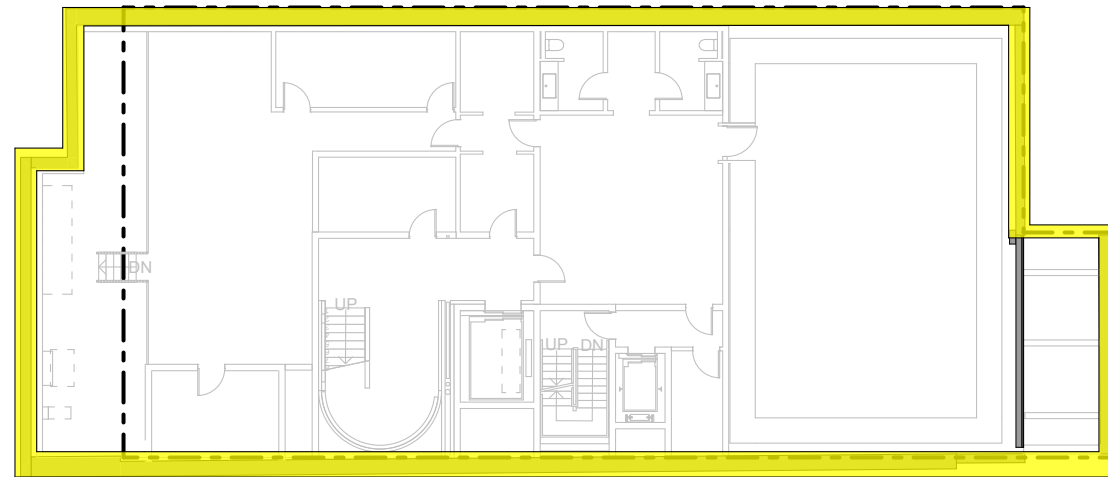
WALLS TO REMAIN



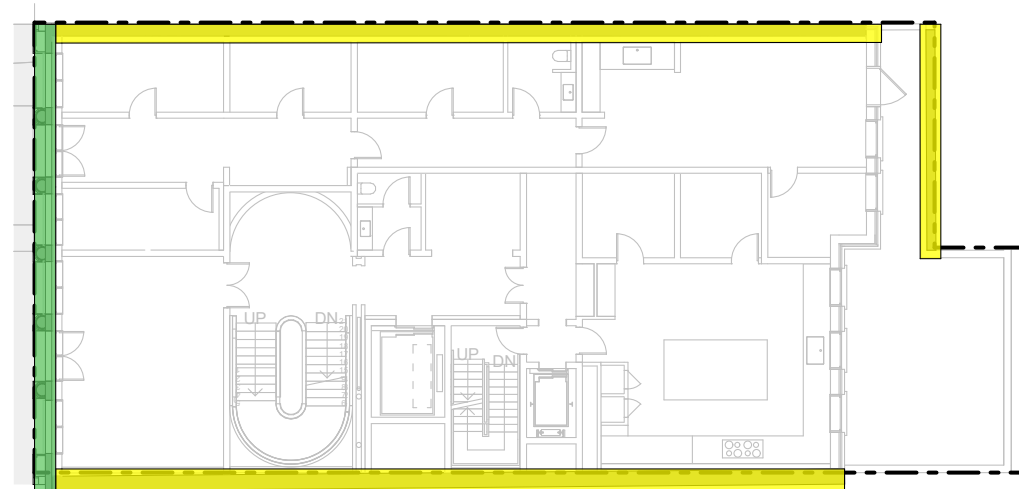
Existing front façade  
cast-iron elements to be  
numbered, keyed to elevation,  
disassembled, restored off-site,  
and reinstalled.



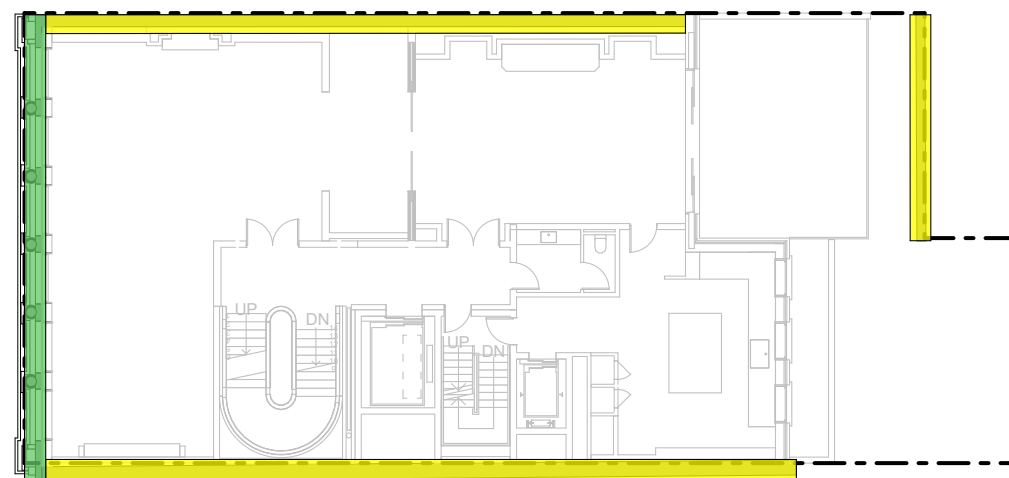
Exposed north wall, outer  
wythe of brick with non-historic  
parging to be replaced with  
new uncoated face brick  
matching the historic



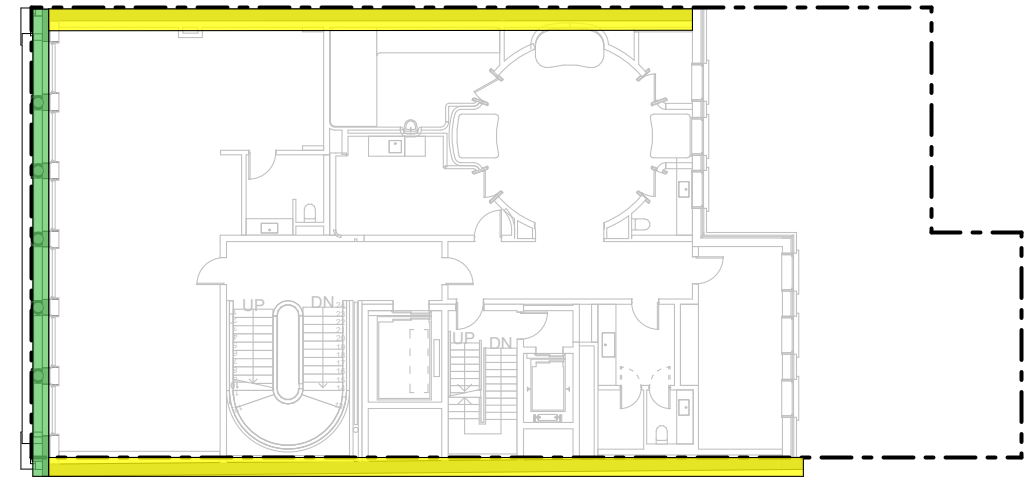
CELLAR



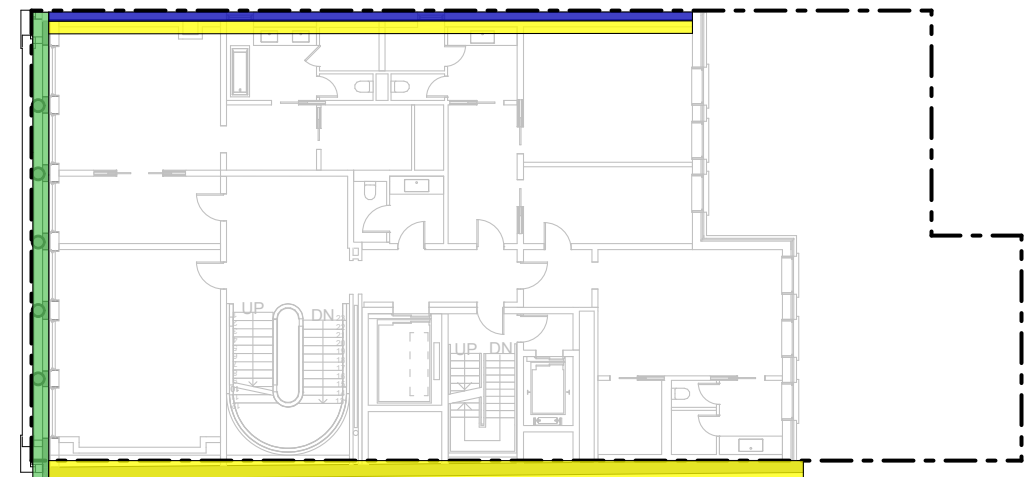
1ST FLOOR



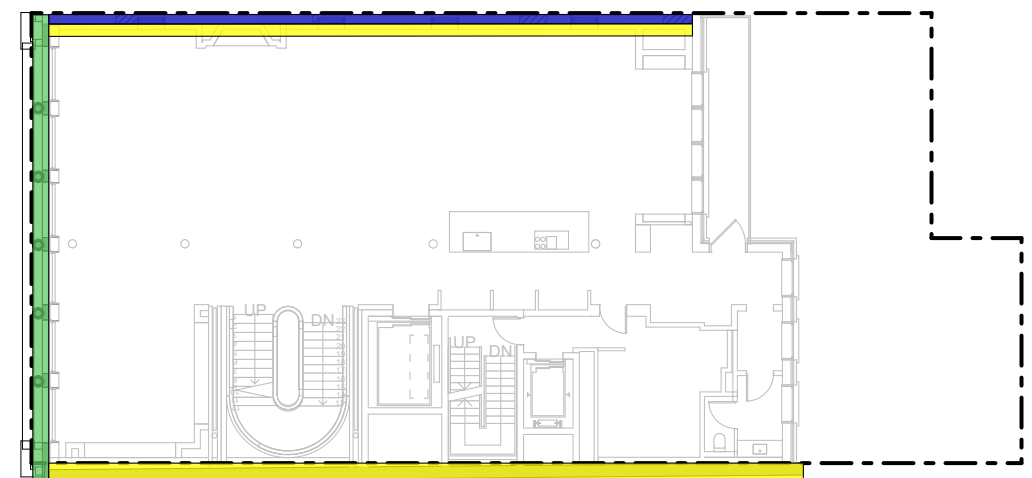
2ND FLOOR



3RD FLOOR



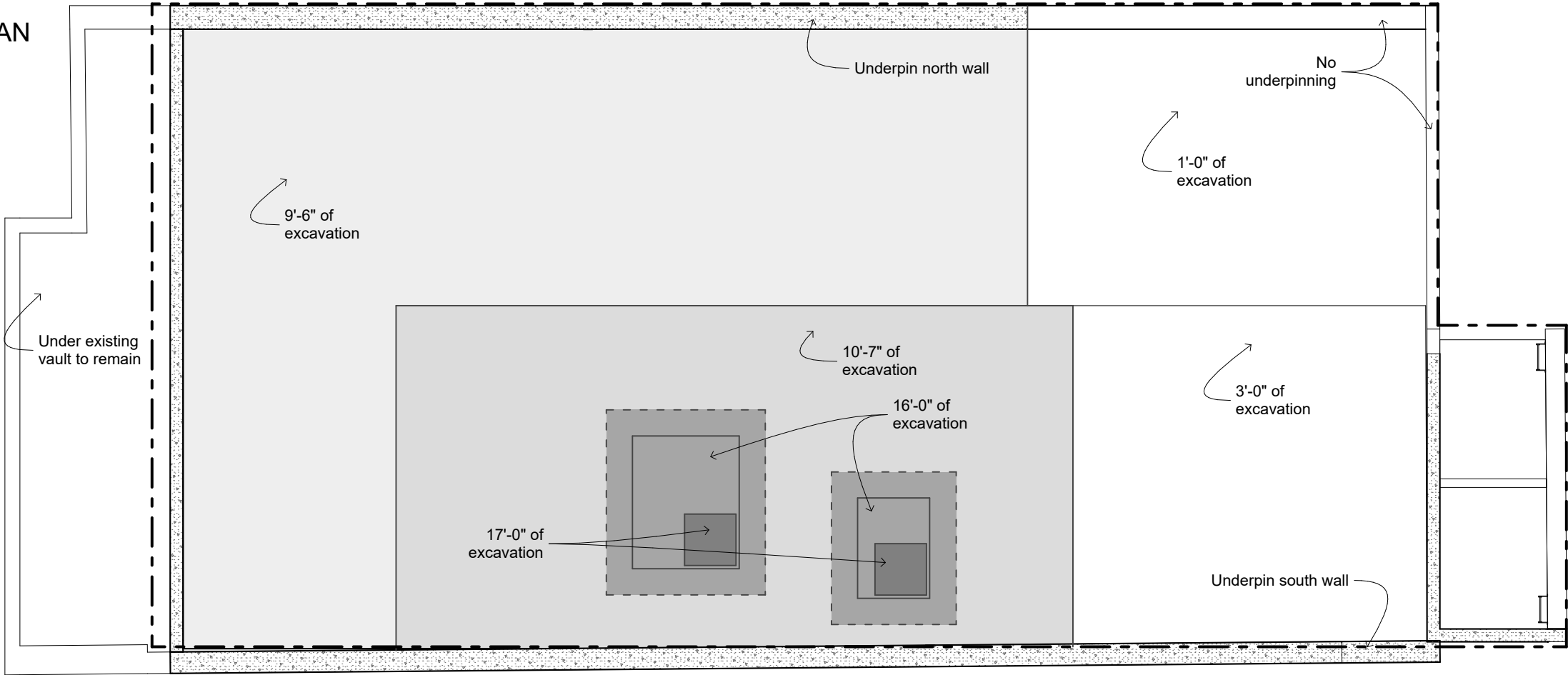
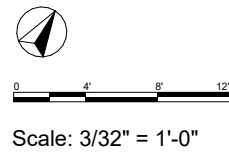
4TH FLOOR



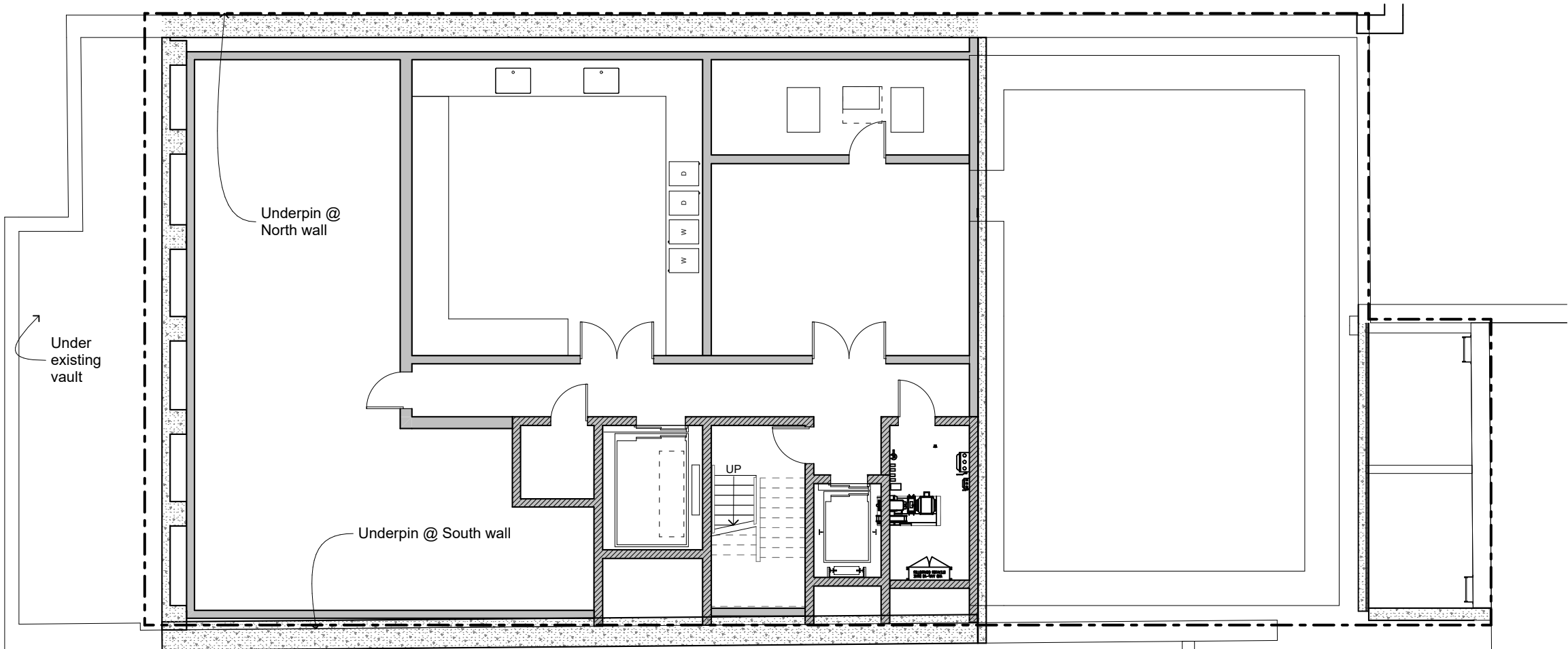
5TH FLOOR



NEW SUB CELLAR EXCAVATION PLAN

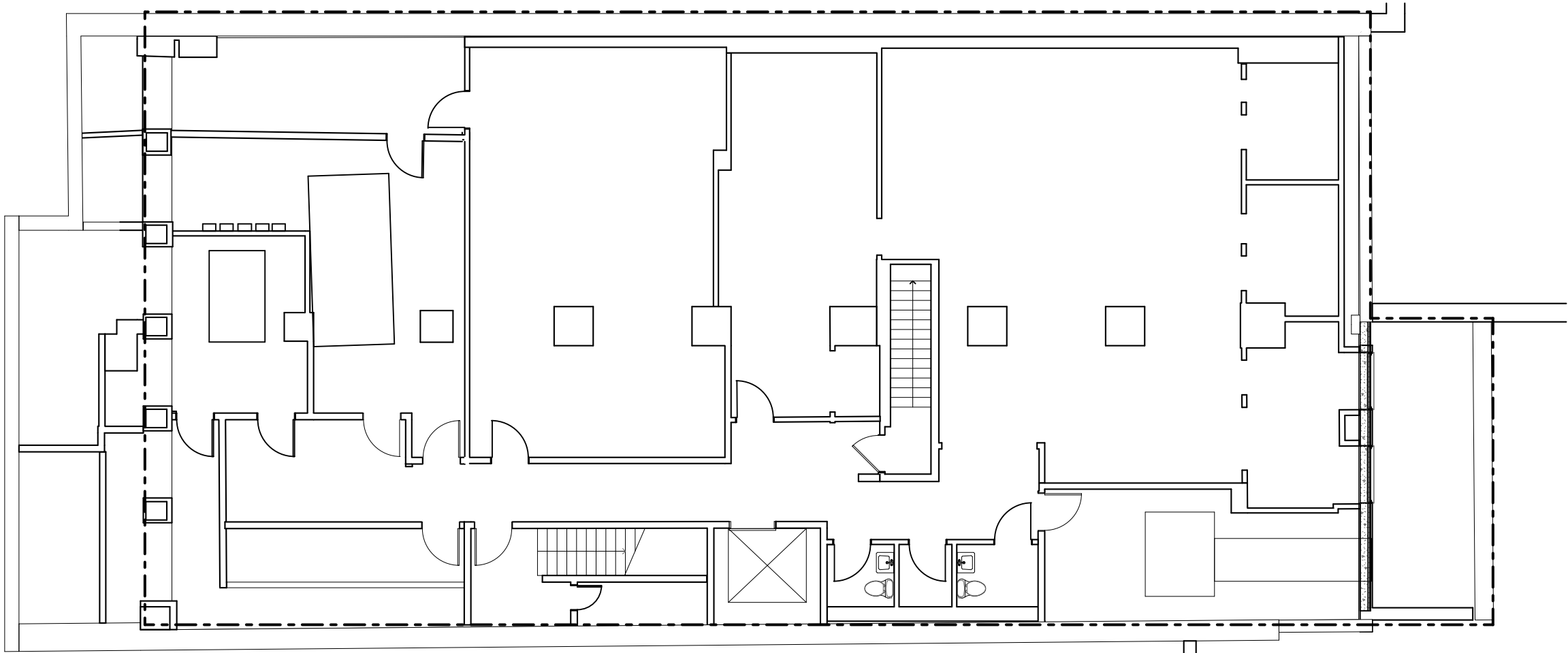
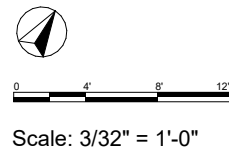


NEW SUB CELLAR PLAN

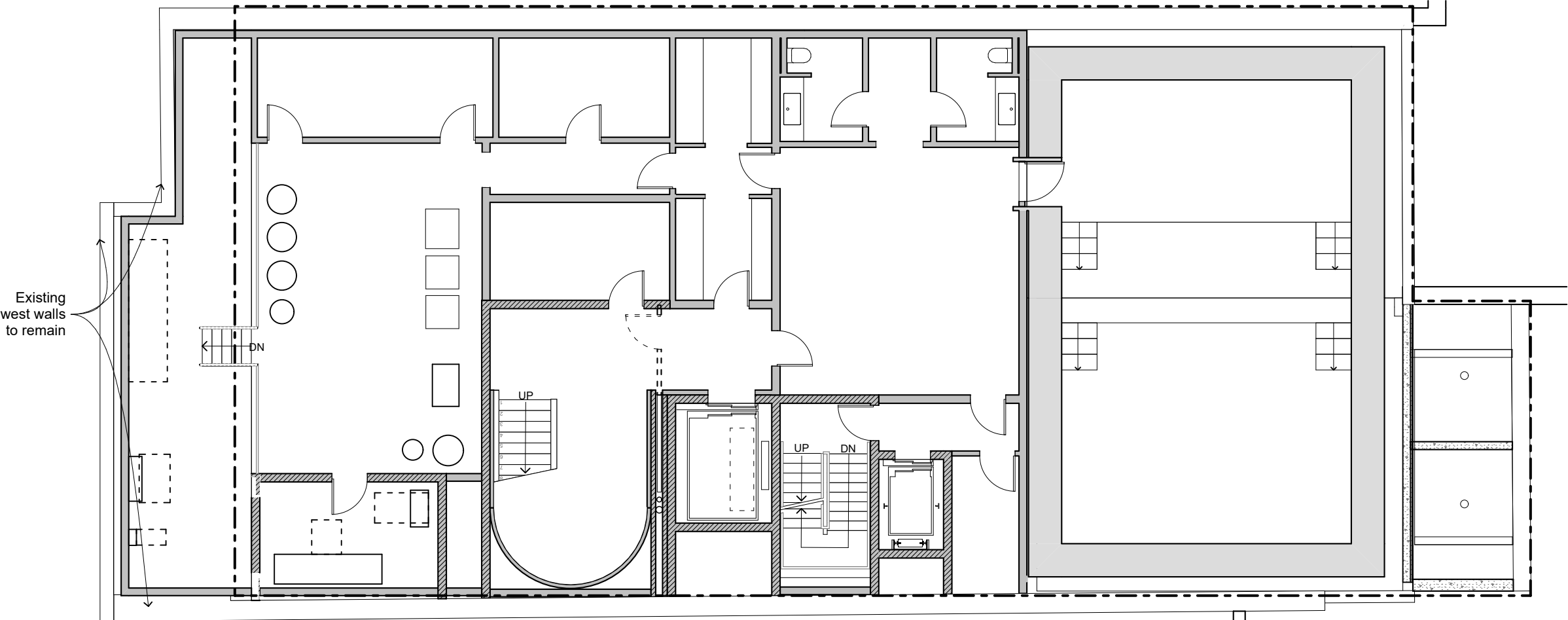




EXISTING CELLAR PLAN

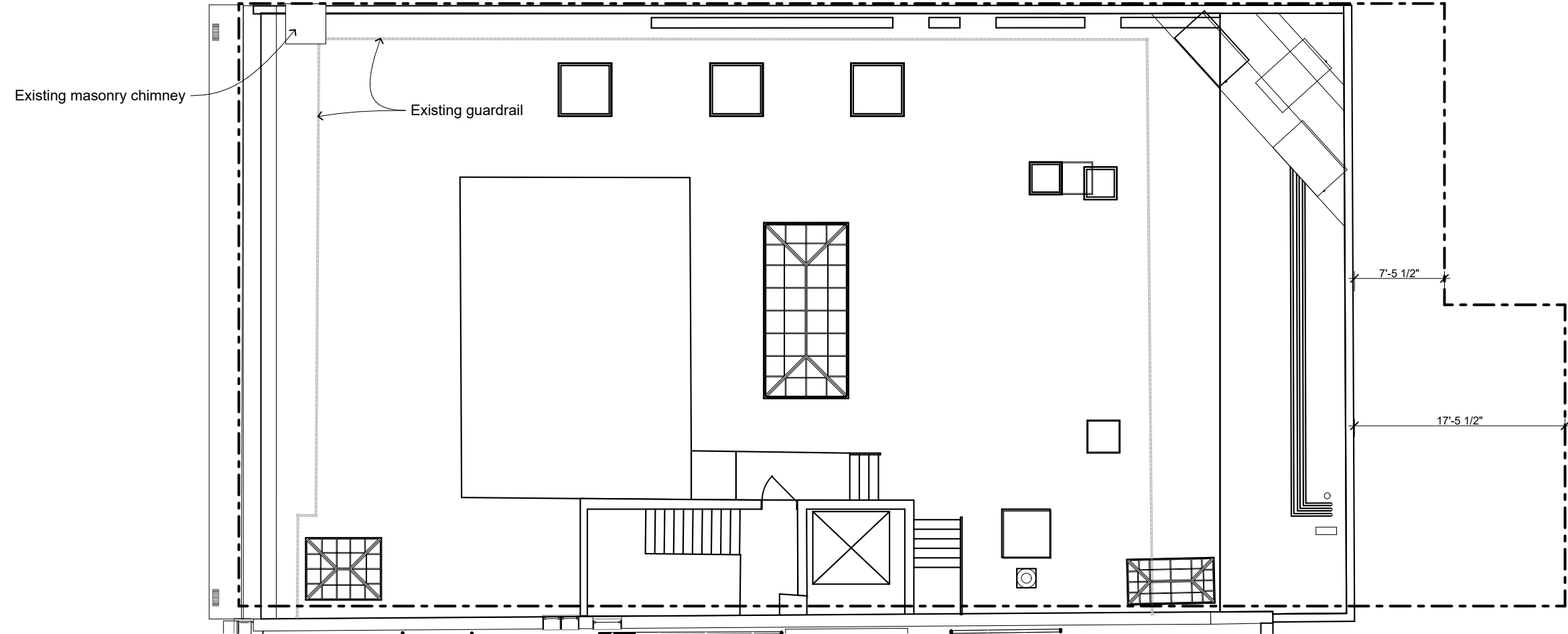
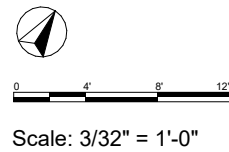


NEW CELLAR PLAN

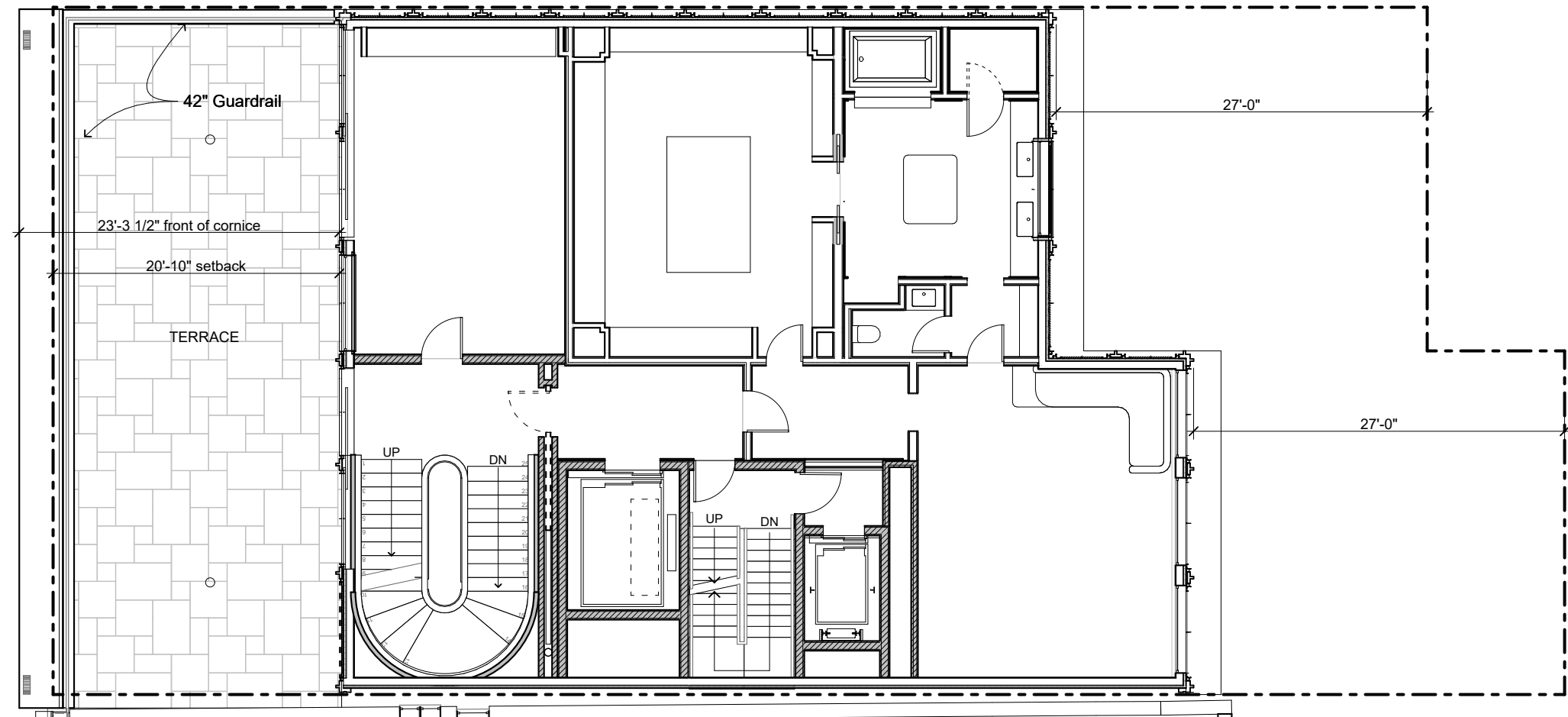




EXISTING ROOF PLAN

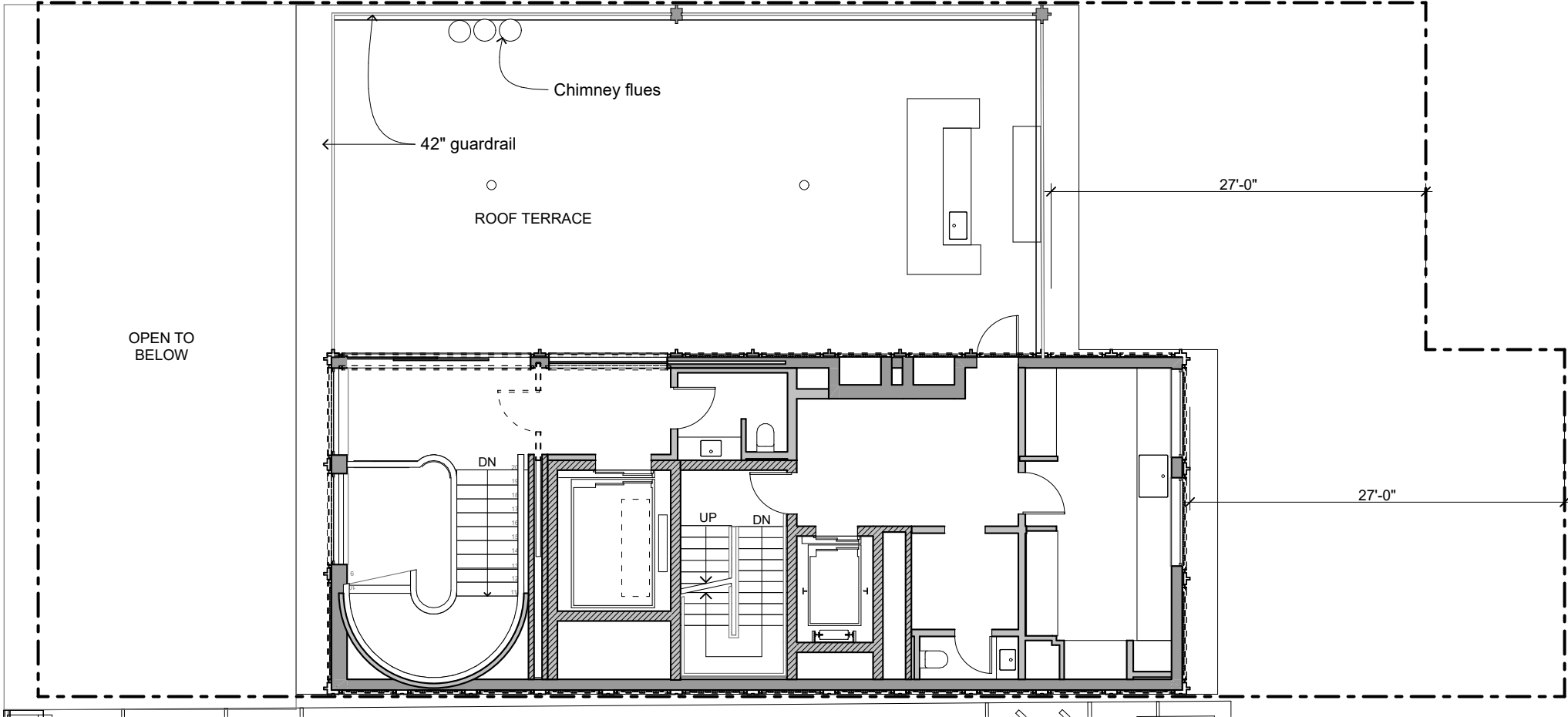
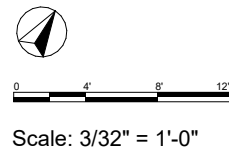


NEW 6TH FLOOR PLAN

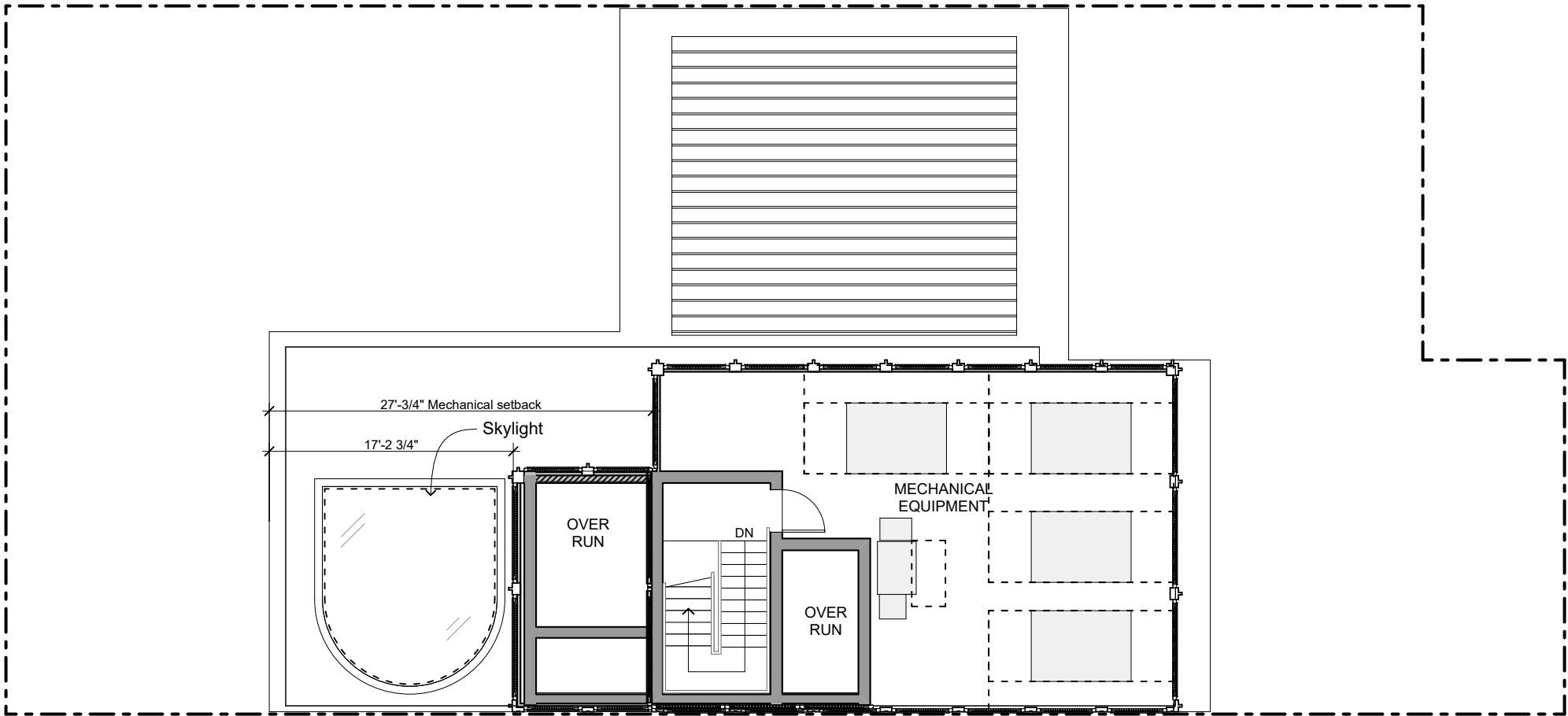




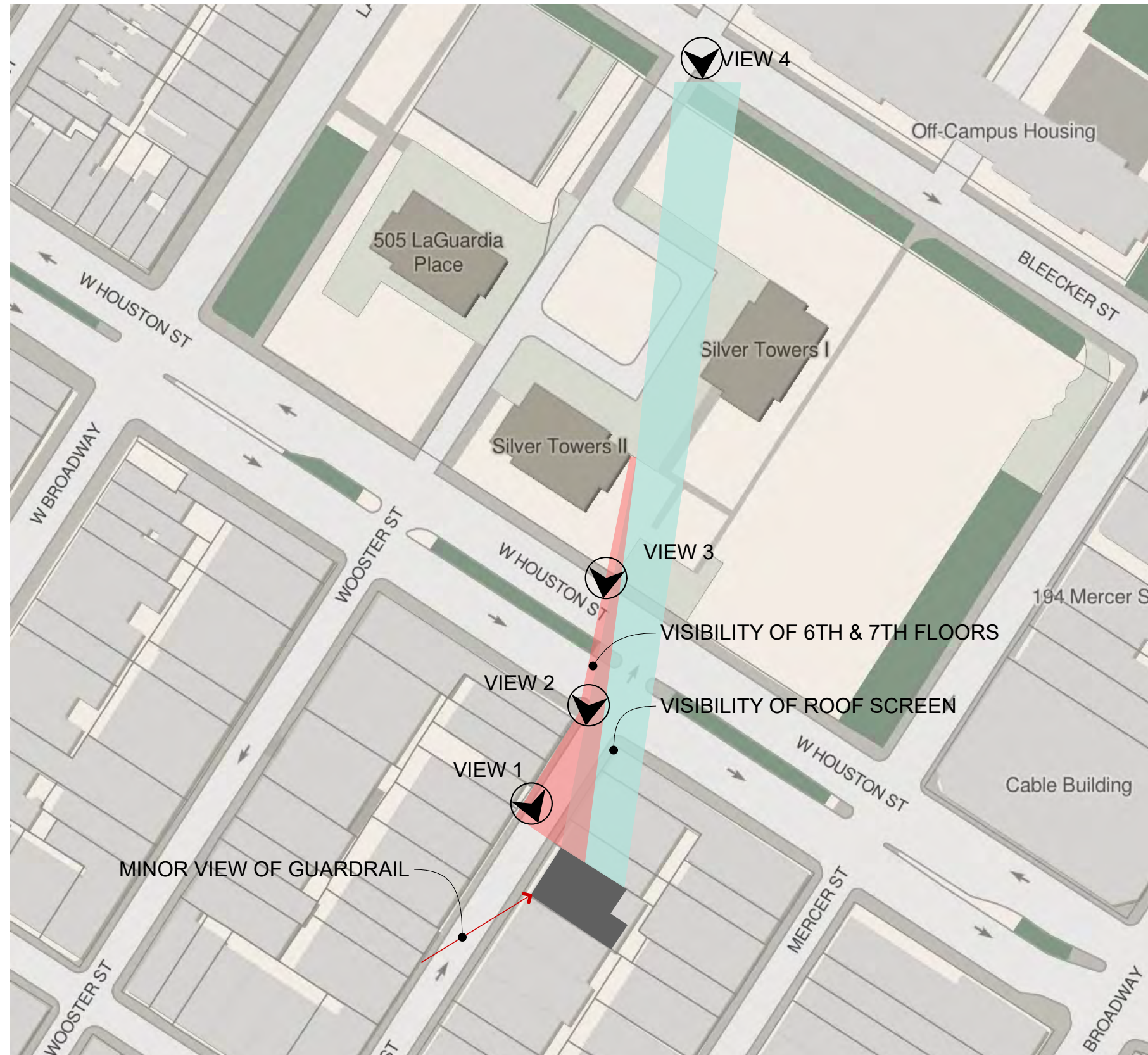
NEW 7TH FLOOR PLAN



NEW 7TH FLOOR ROOF PLAN







VIEW MAP





EXISTING VIEW ON GREENE STREET



PROPOSED VIEW ON GREENE STREET





EXISTING VIEW ON GREENE & HOUSTON STREET



PROPOSED VIEW ON GREENE & HOUSTON STREET





EXISTING VIEW ON W. HOUSTON STREET



PROPOSED VIEW ON W. HOUSTON STREET





EXISTING VIEW THROUGH SILVER TOWERS



PROPOSED VIEW THROUGH SILVER TOWERS





165 MERCER STREET, LPC APPROVED 2017

JOSEPHDIRANDARCHITECTURE



827-831 BROADWAY, LPC APPROVED 2018

JOSEPH VANCE architects



361 BROADWAY, LPC APPROVED 2012

142 Greene Street 52





38 GREENE STREET, LPC APPROVED 2017



93-99 GREENE STREET, APROVED 2005, AND 101-107 GREENE STREET, APPROVED 1998







June 17, 2025  
Public Hearing

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## **Borough of Manhattan**

**To testify virtually, please join Zoom**

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**Passcode:** 537844

By Phone: 646-828-7666 (NY)

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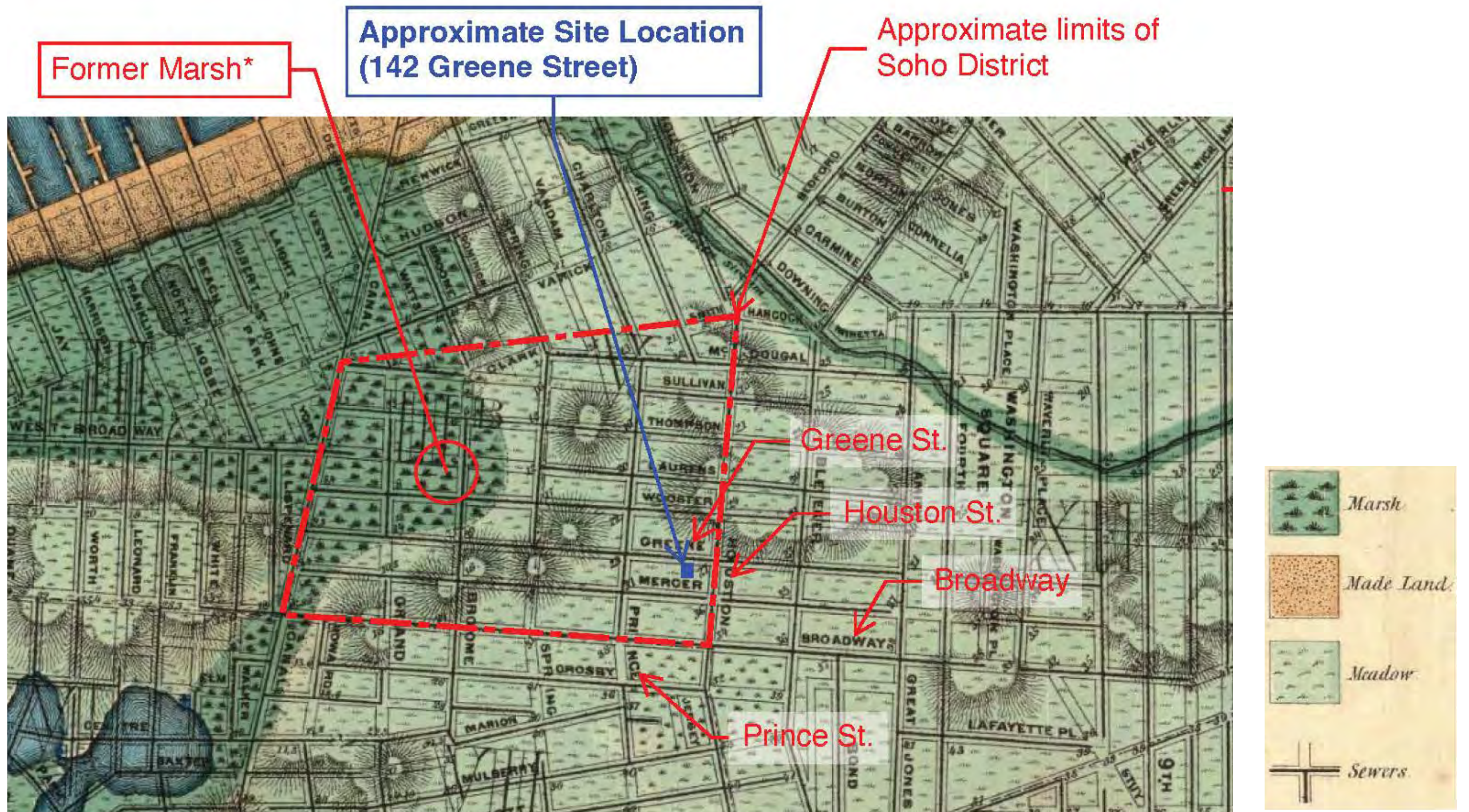
833-568-8864 (Toll-free)

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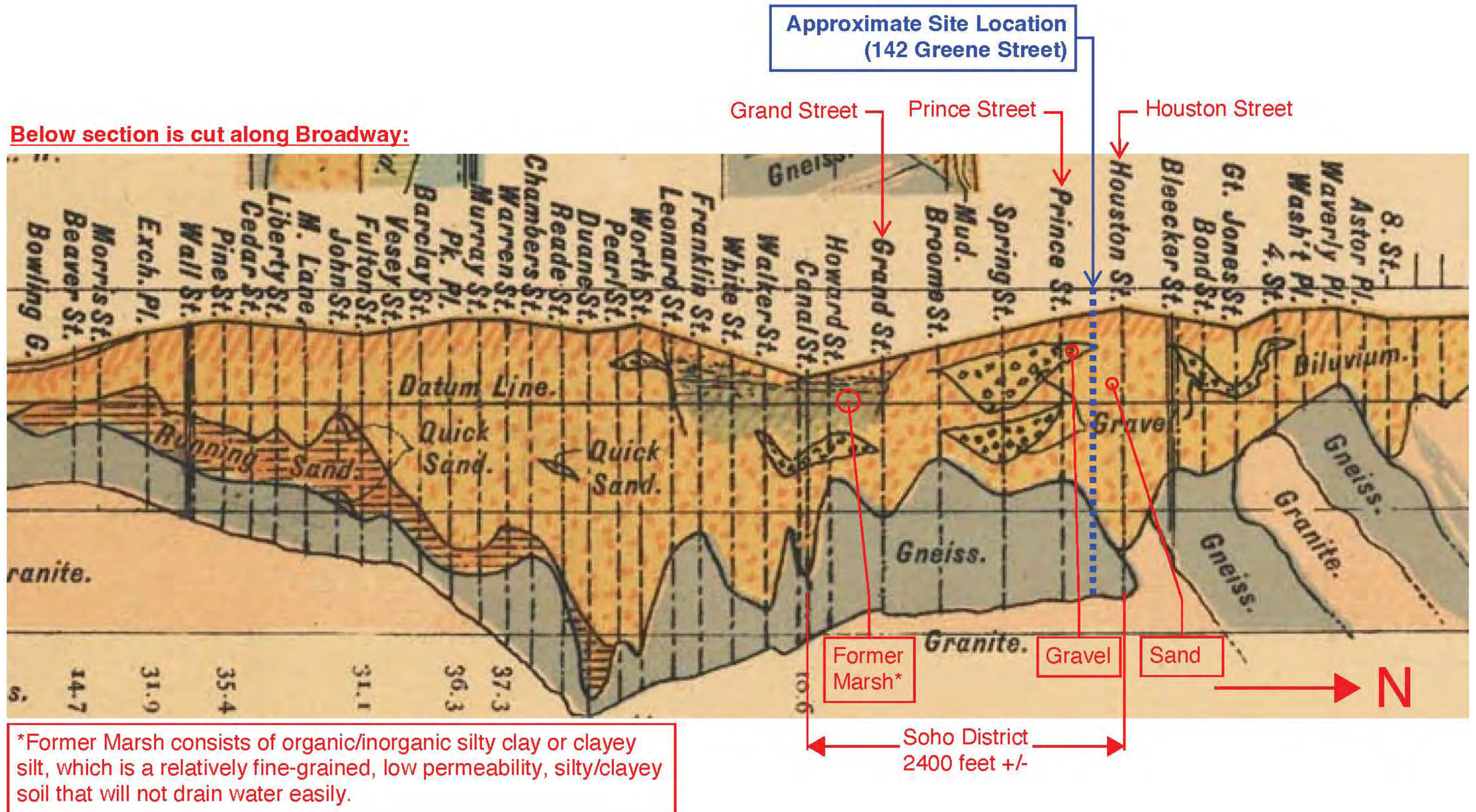
## APPENDIX





SANITARY & TOPOGRAPHICAL MAP OF THE CITY OF NEW YORK, 1865



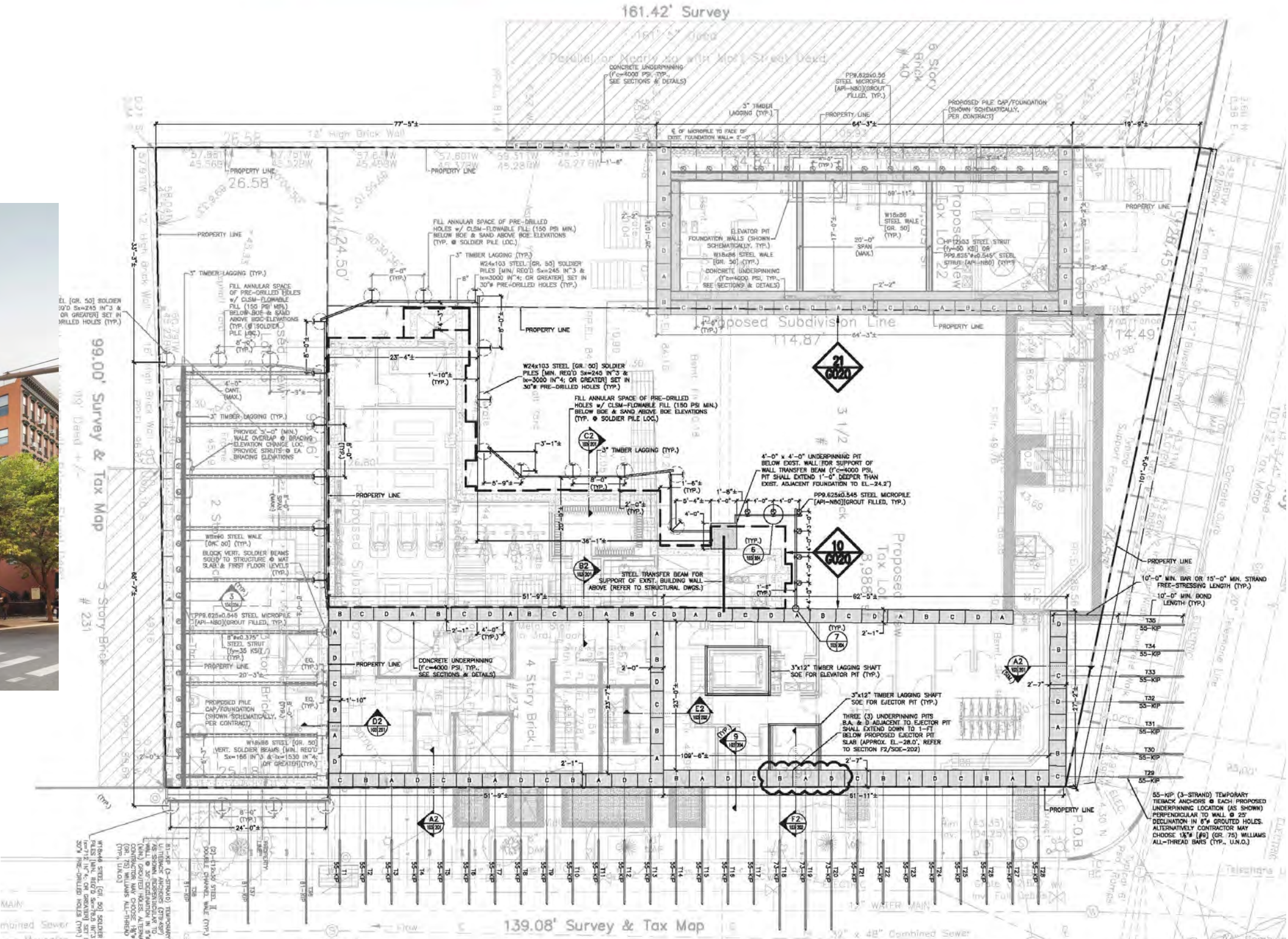


GEOLOGIC MAP AND SECTIONS OF MANHATTAN ISLAND, STATE OF NEW YORK, 1898





32 PRINCE STREET







CAST-IRON CRACKING, RUST JACKING AND DISPLACEMENT

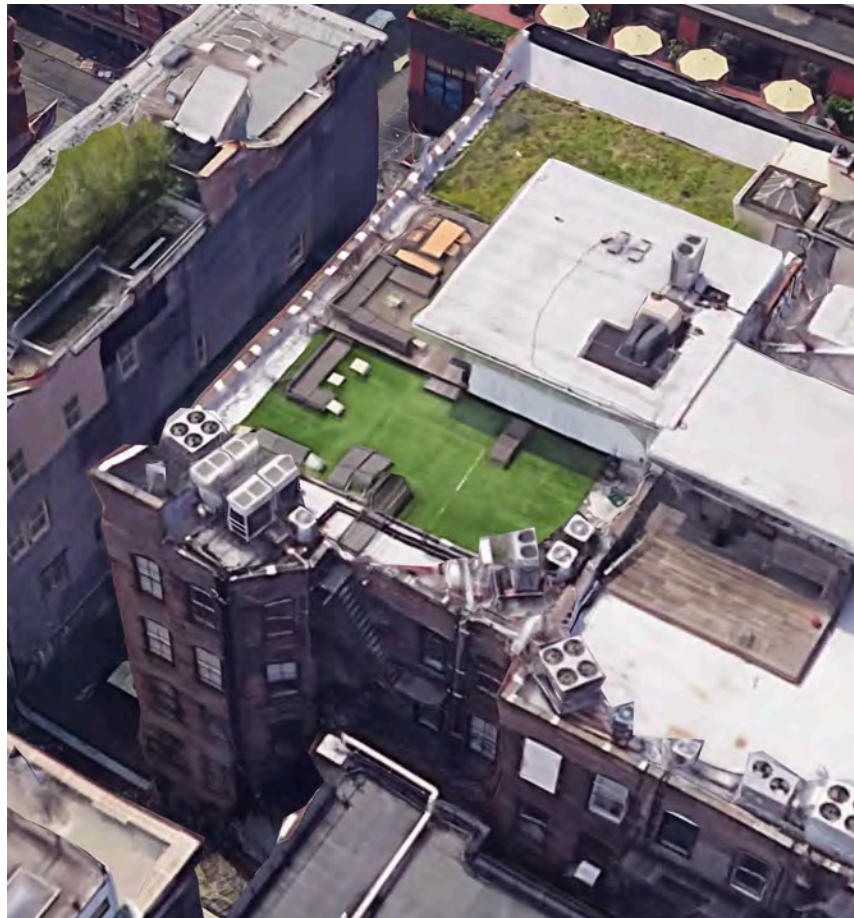


WATER TABLES ARE BACK-PITCHED RESULTING IN PONDING AND WATER INFILTRATION





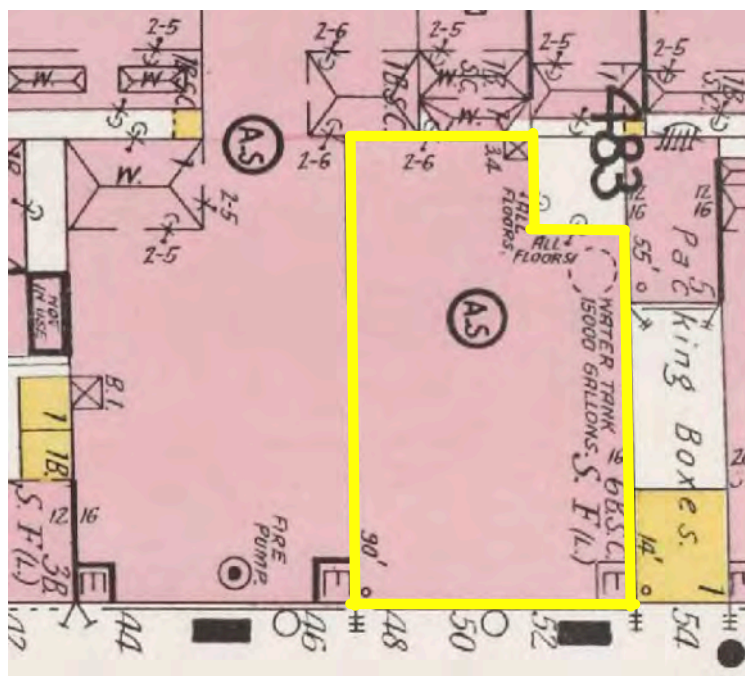
52 CROSBY STREET



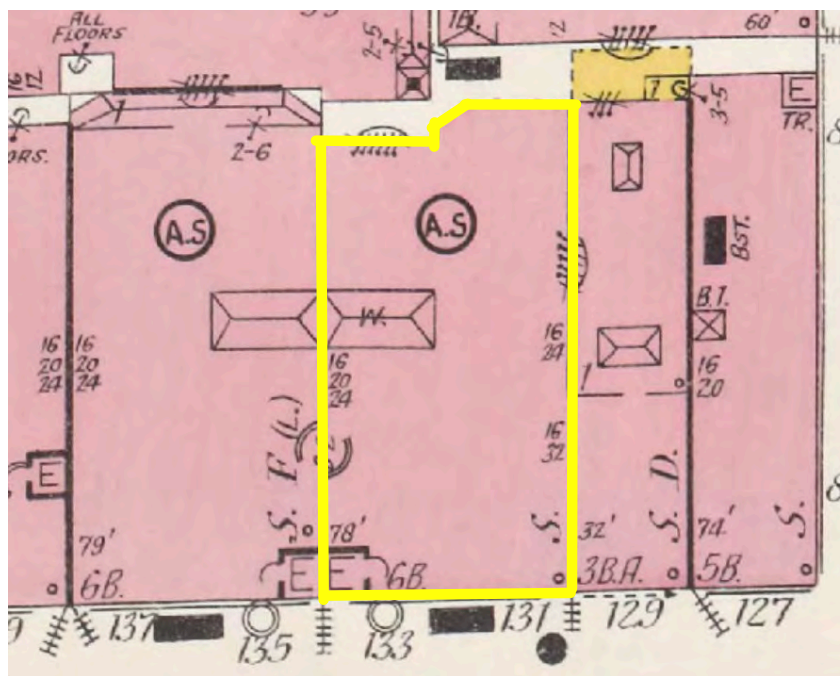
131 SPRING STREET



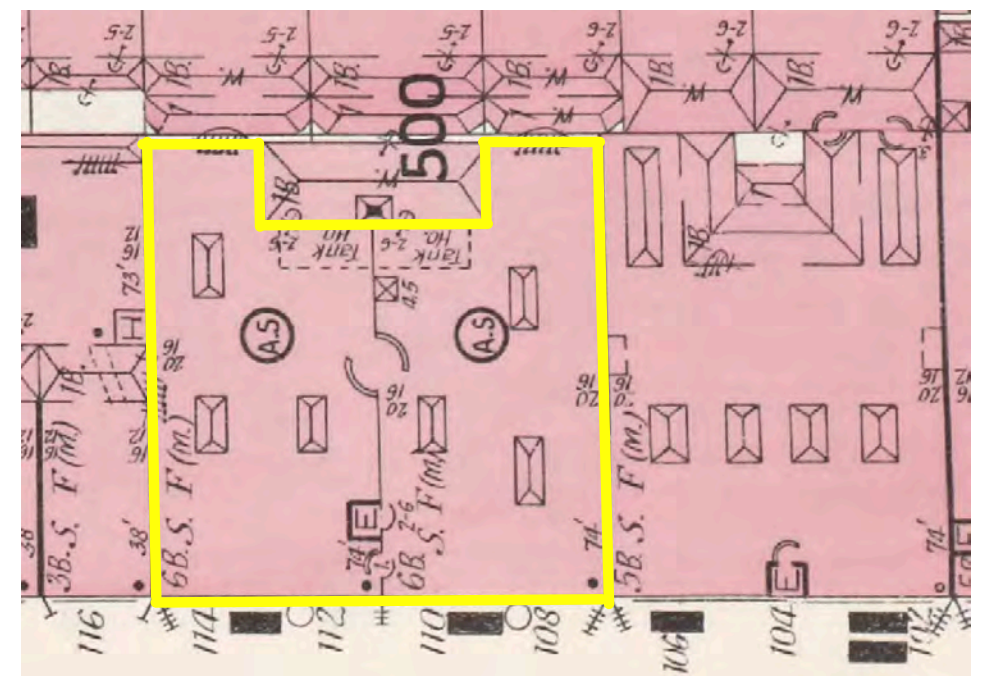
108-114 WOOSTER STREET



Sanborn, 1903



Sanborn, 1903



Sanborn, 1903





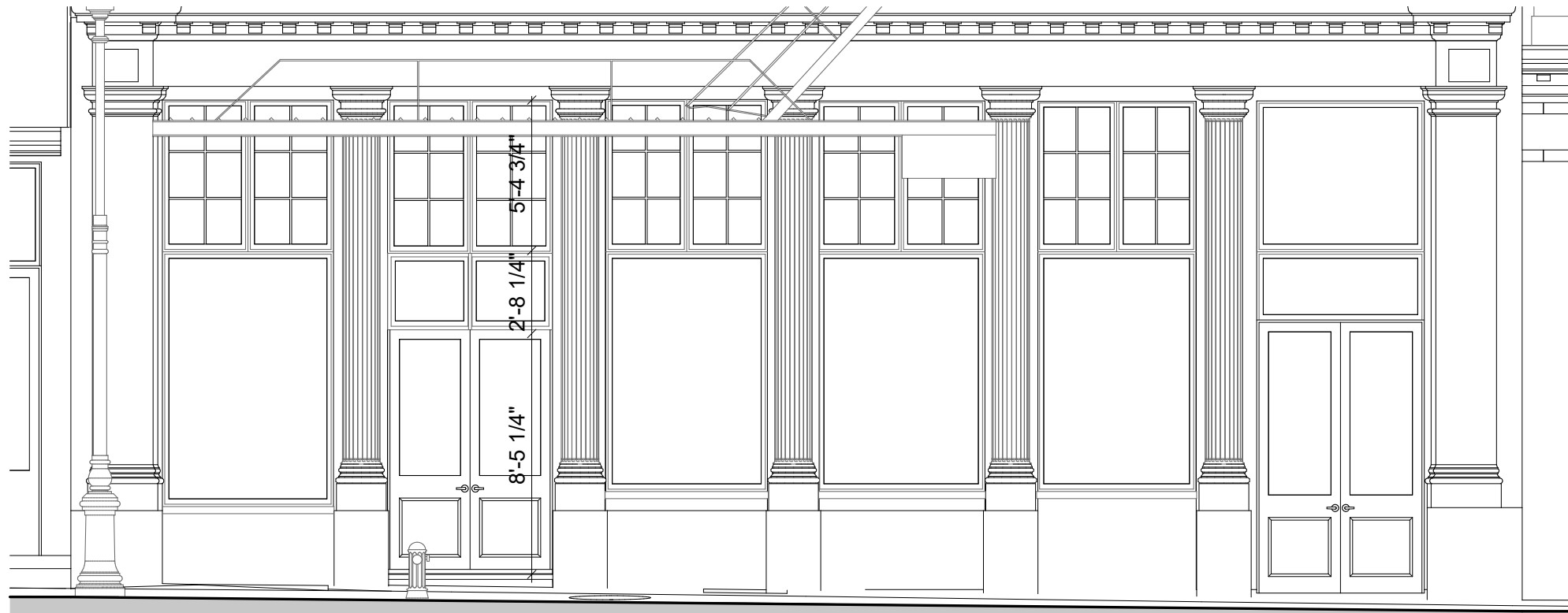
EXISTING STORE FRONT IMAGES



EXISTING STORE FRONT DETAILS

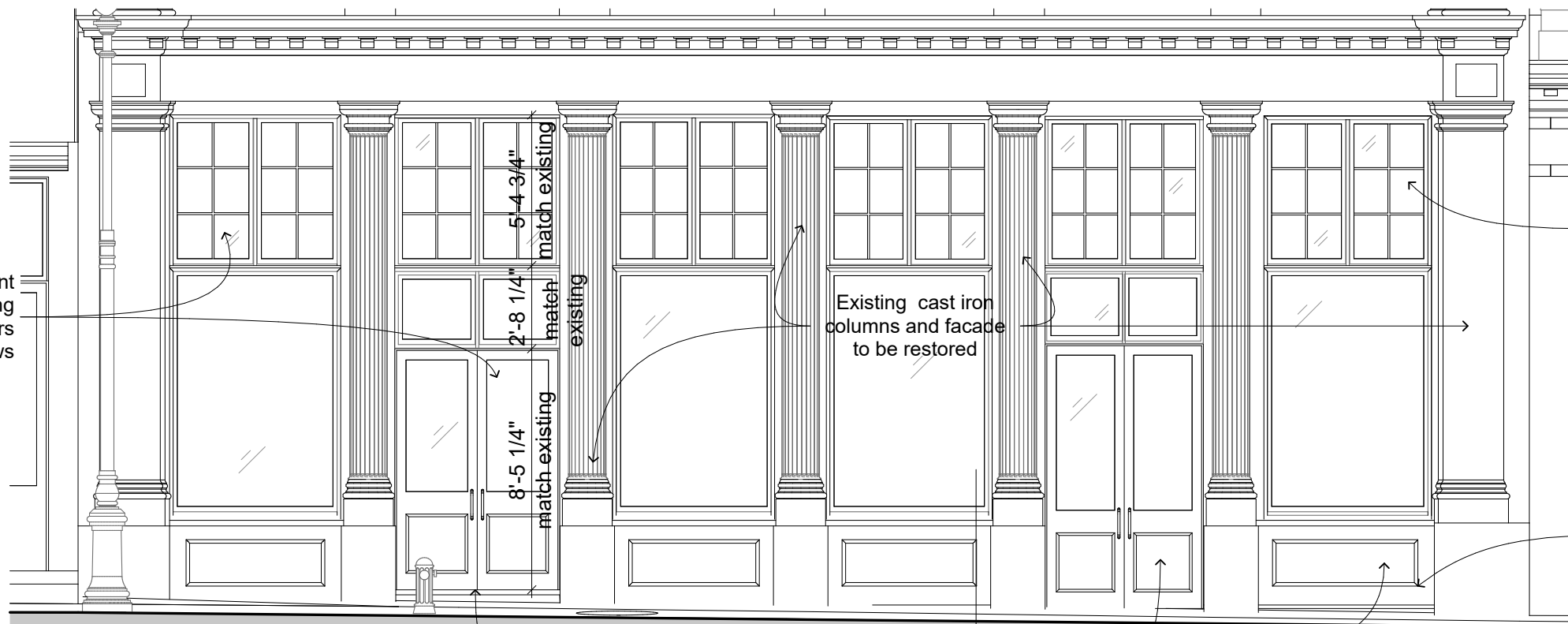






EXISTING 1ST FLOOR STOREFRONT

Scale: 3/16" = 1'-0"



PROPOSED 1ST FLOOR STOREFRONT

Scale: 3/16" = 1'-0"

Replace existing storefront windows to match existing profile, all windows and doors by Reilly Architectural Windows

Existing cast iron columns and facade to be restored

Replace existing transoms to match existing

New recessed cast iron bulkhead panels

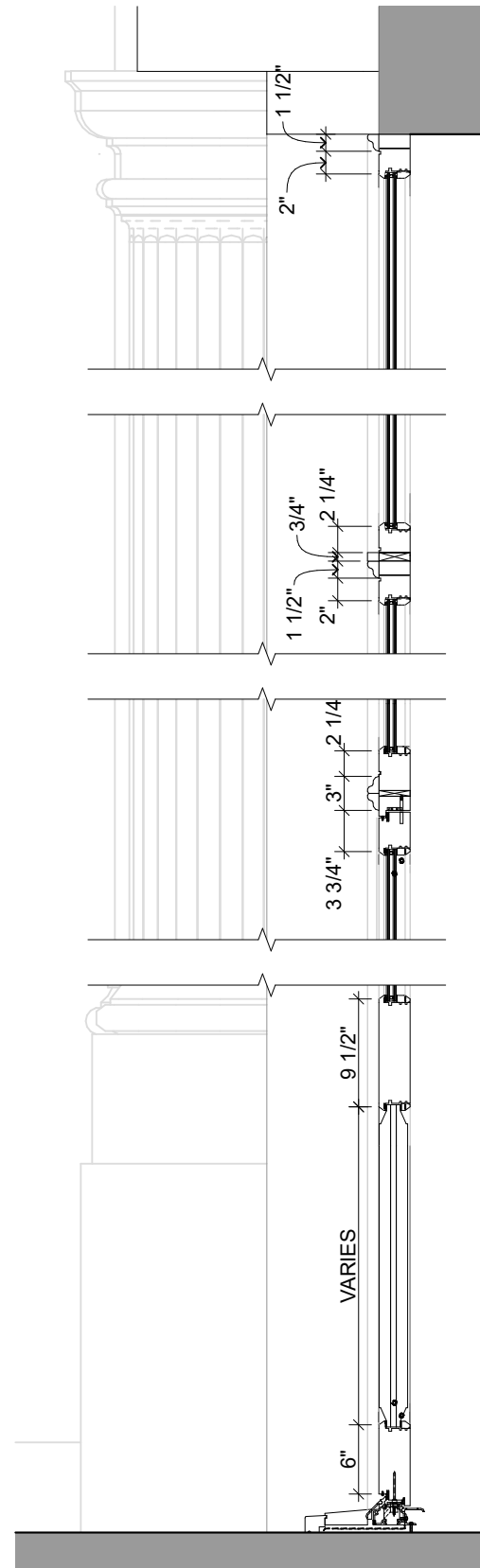
New painted wood entry doors

Relocate south entry doors

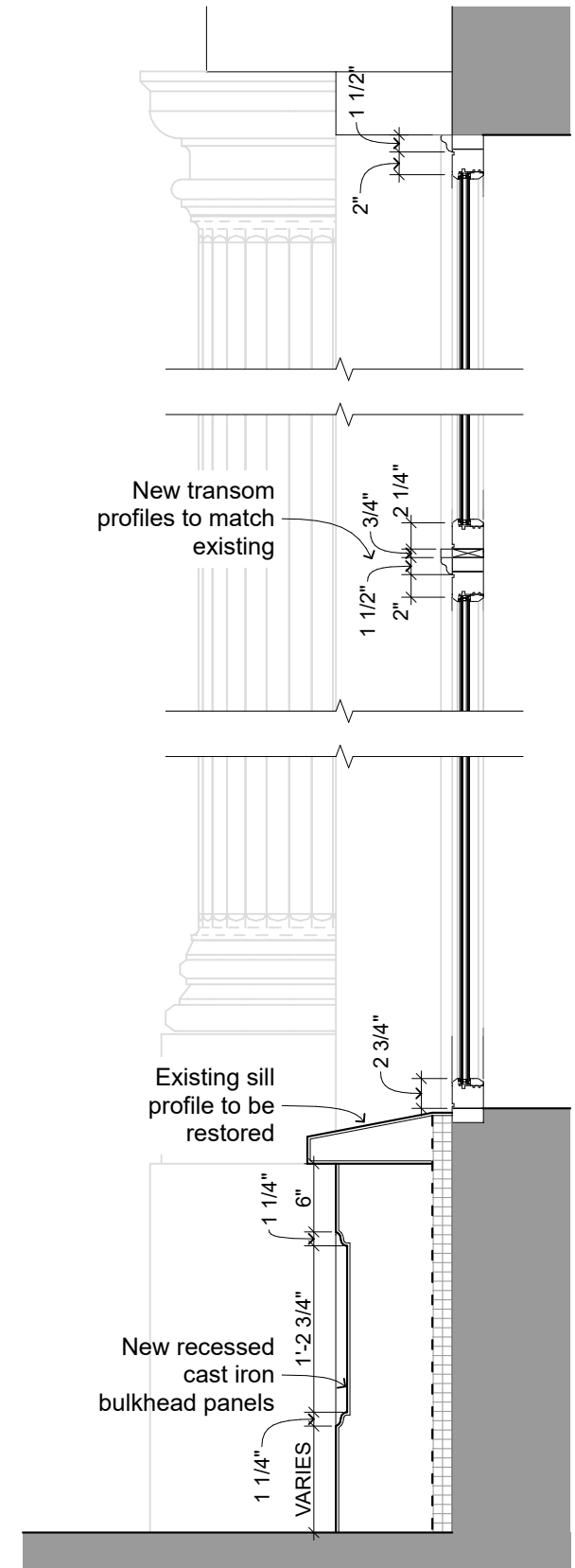




ENLARGED ELEVATION OF PROPOSED 1ST FLOOR STOREFRONT  
Scale: 1/4" = 1'-0"



SECTION @ DOOR  
Scale: 3/4" = 1'-0"



SECTION @ WINDOW  
Scale: 3/4" = 1'-0"





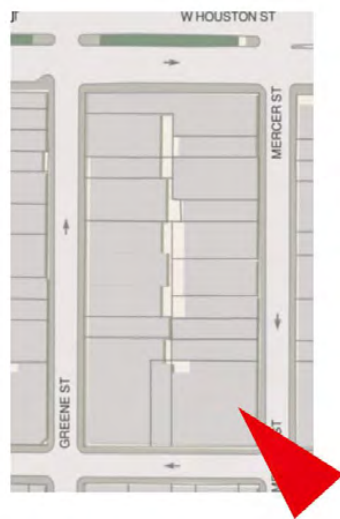
BLOCK CONTEXT





BLOCK CONTEXT

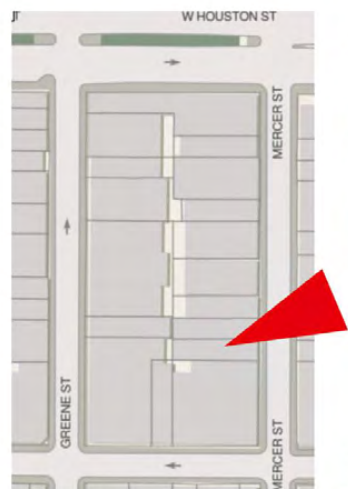




BLOCK CONTEXT

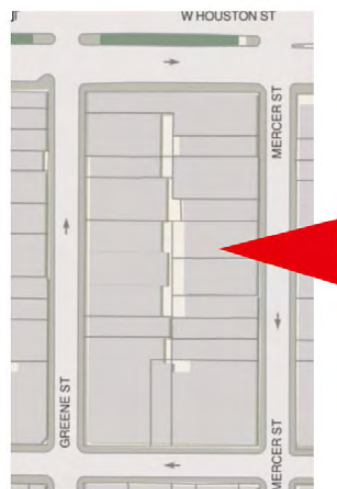






BLOCK CONTEXT





BLOCK CONTEXT

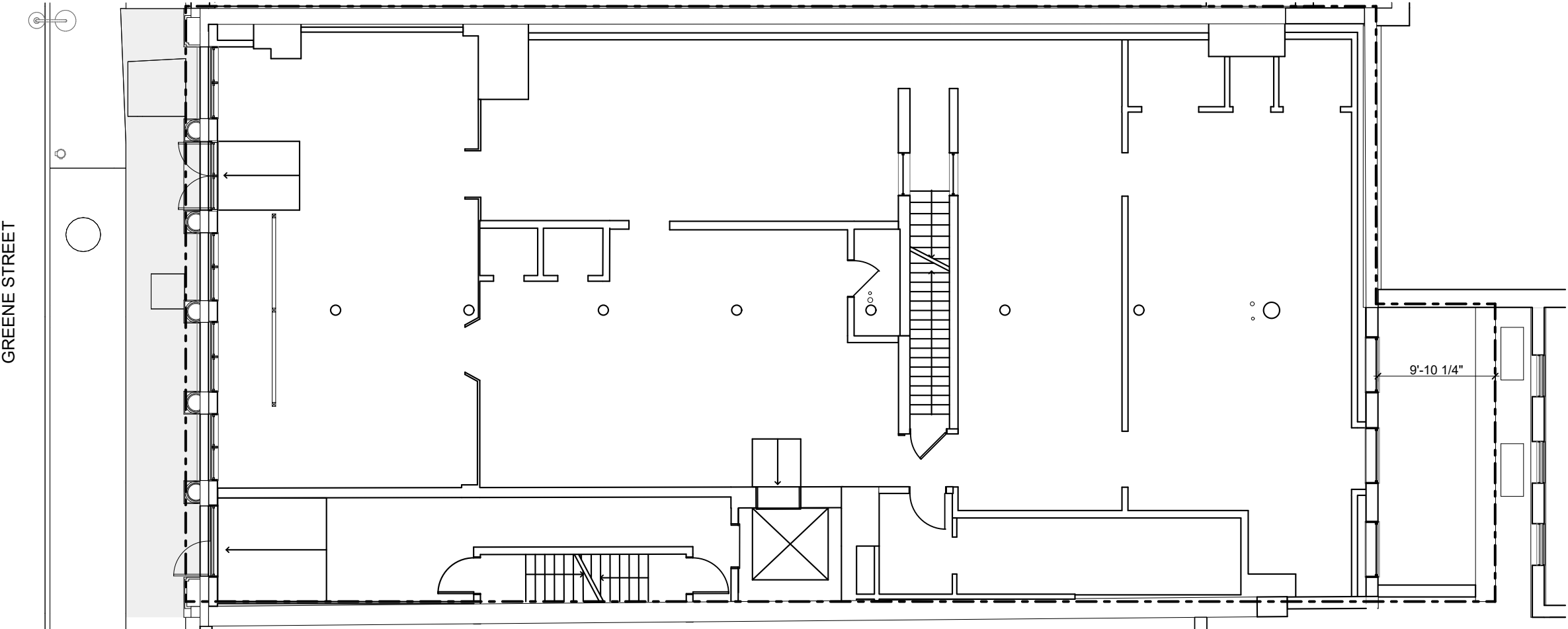
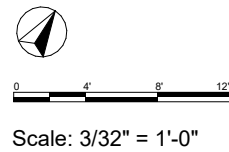




BLOCK CONTEXT



EXISTING 1ST FLOOR PLAN

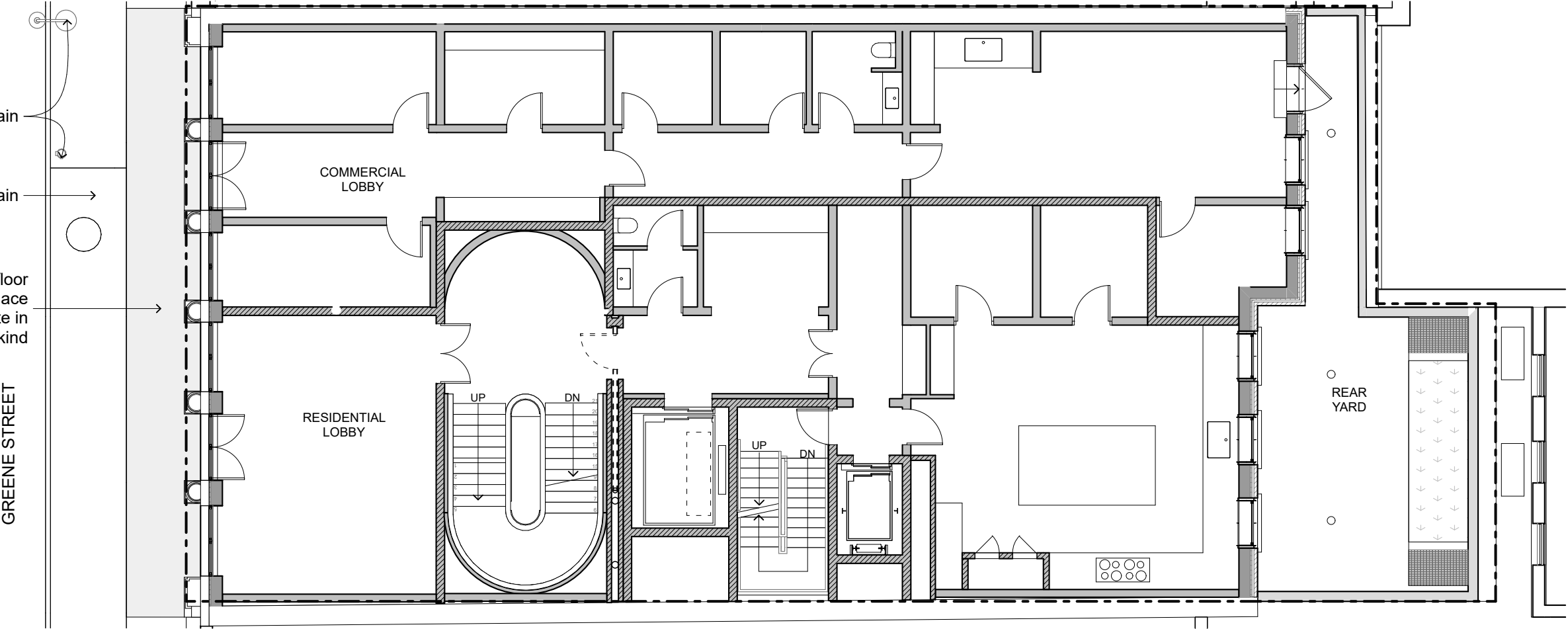


NEW 1ST FLOOR PLAN

Existing light pole and fire hydrant to remain

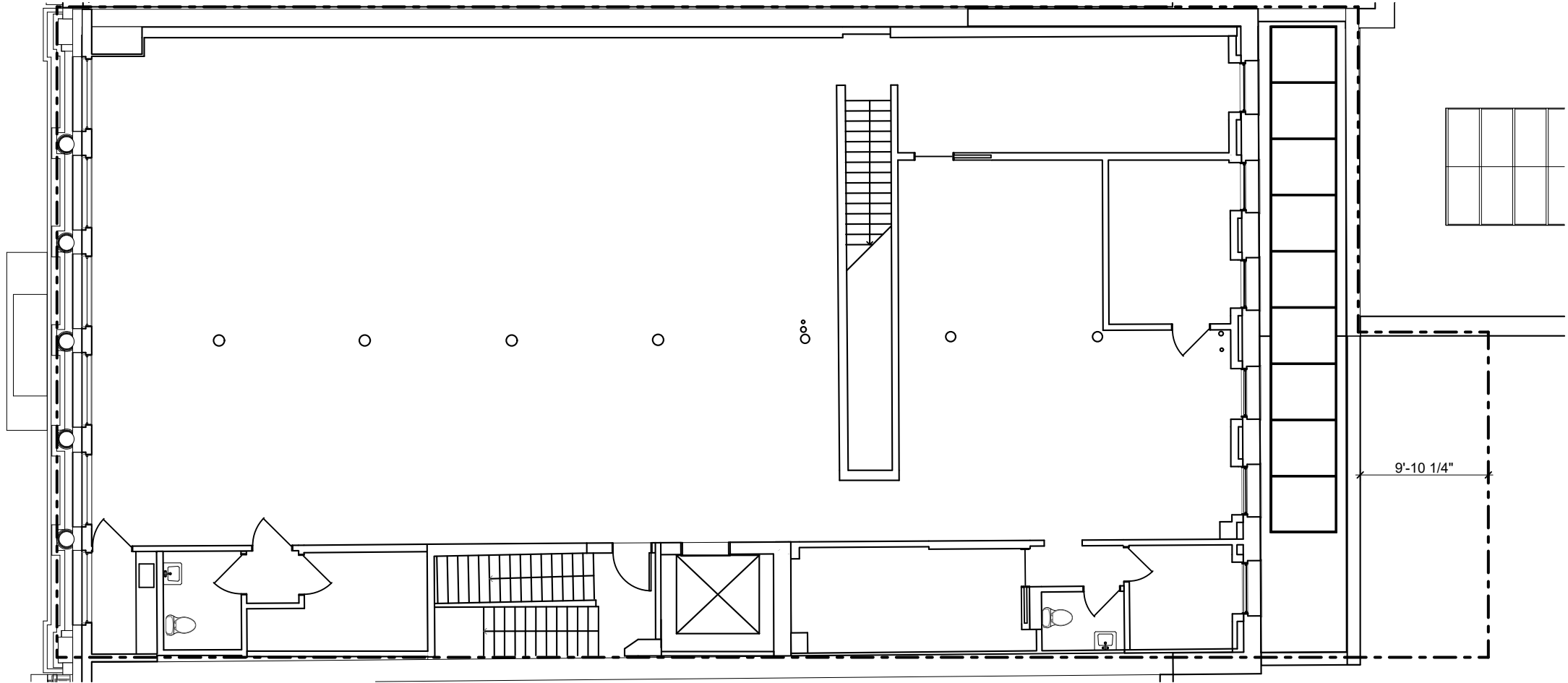
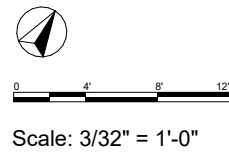
Existing granite flags to remain

Remove existing floor hatches and replace existing tinted concrete in kind

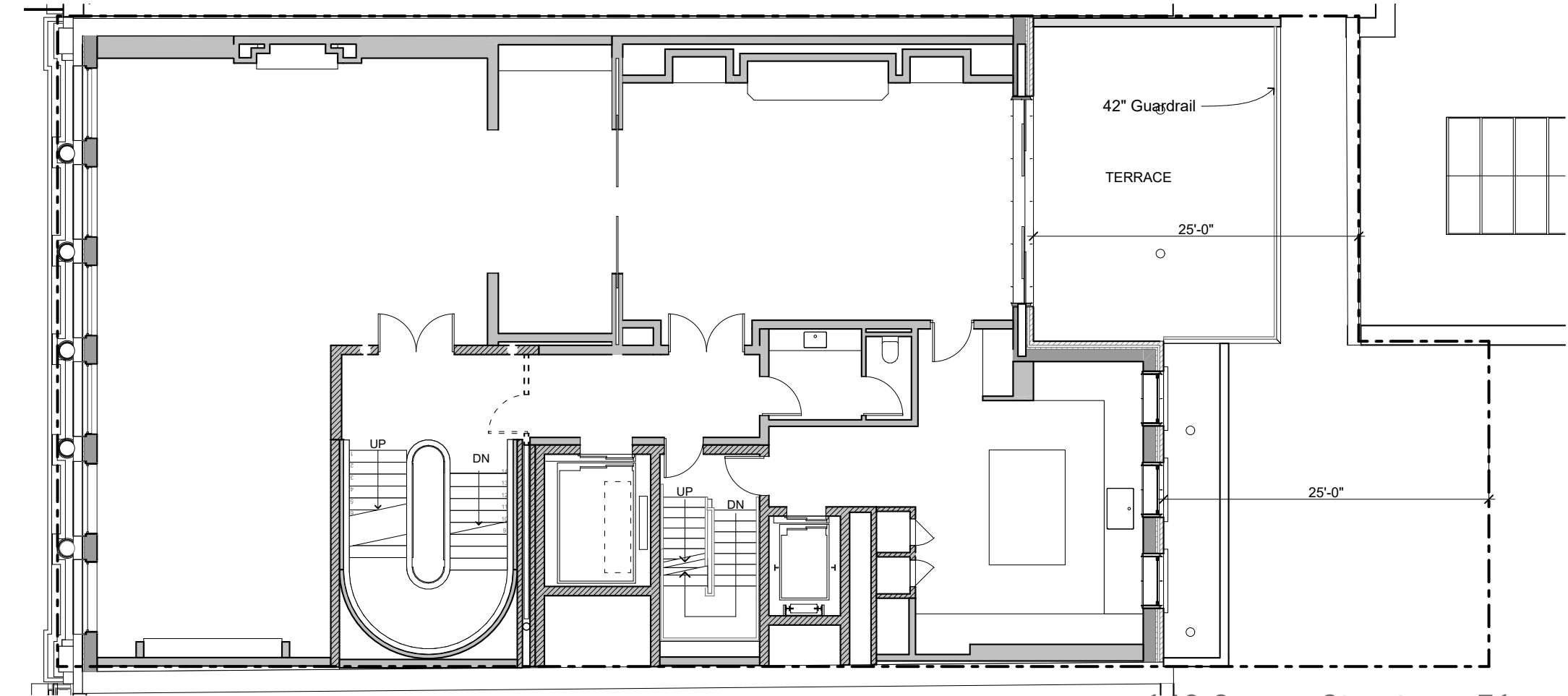




EXISTING 2ND FLOOR PLAN

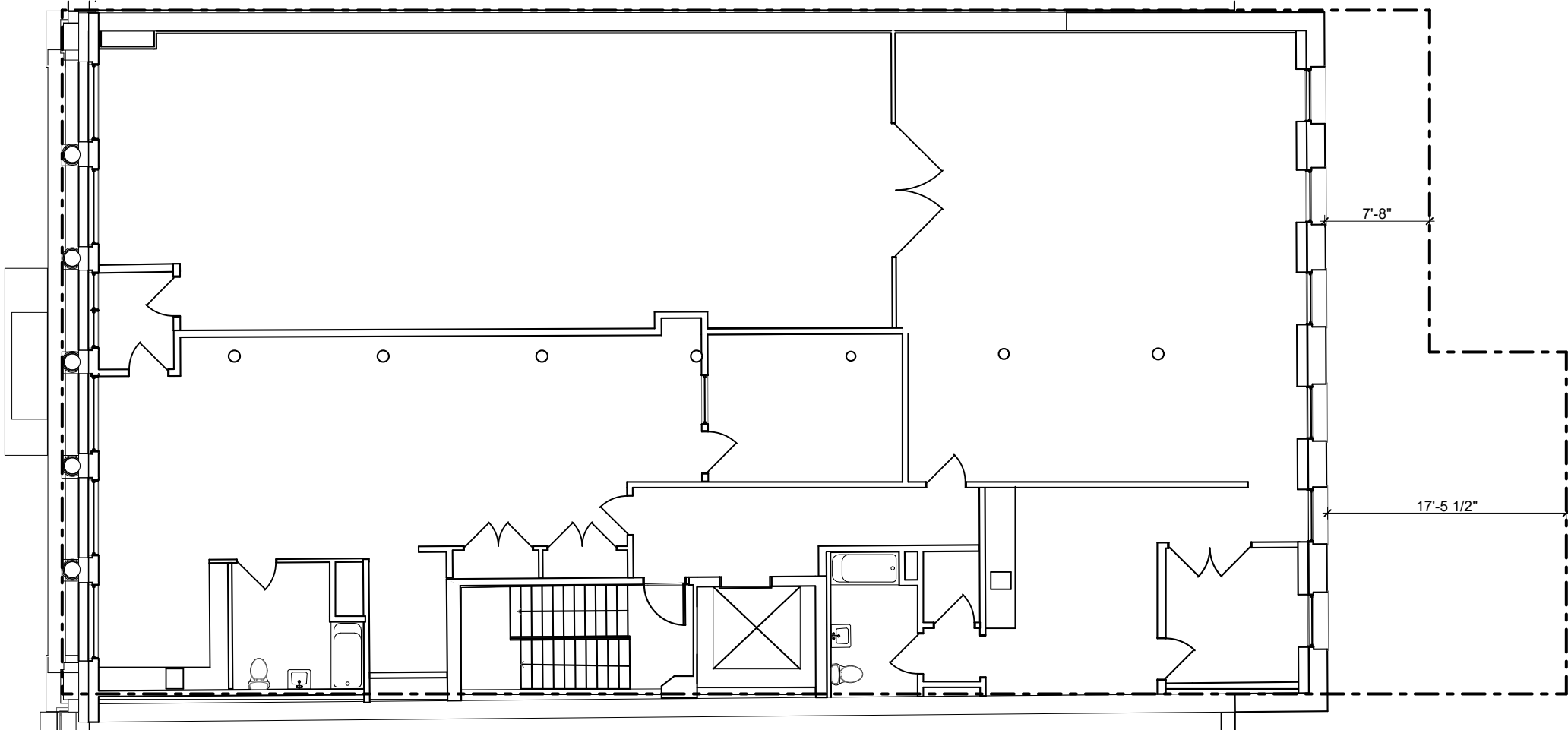
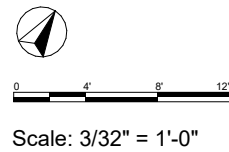


NEW 2ND FLOOR PLAN

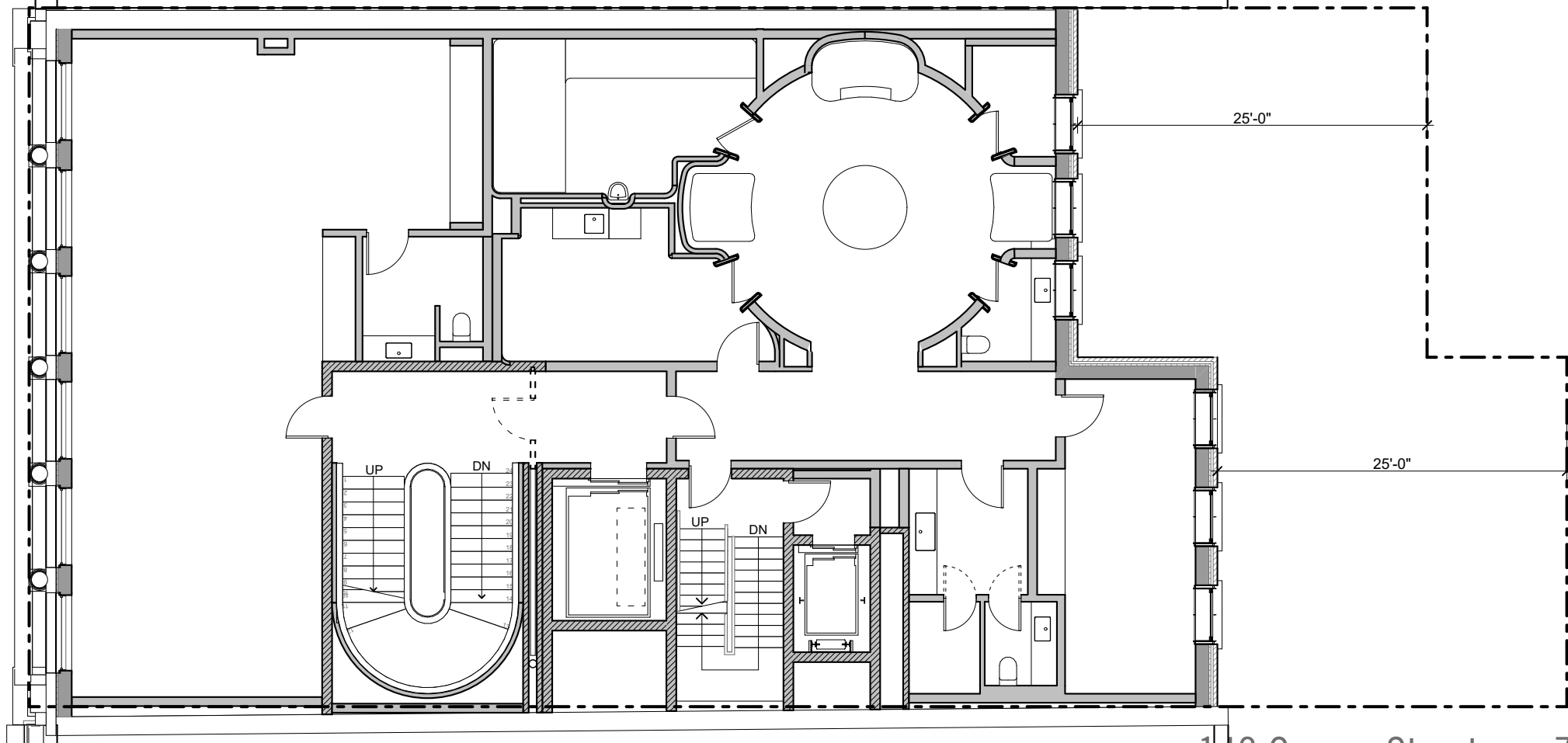




EXISTING 3RD FLOOR PLAN





NEW 3RD FLOOR PLAN

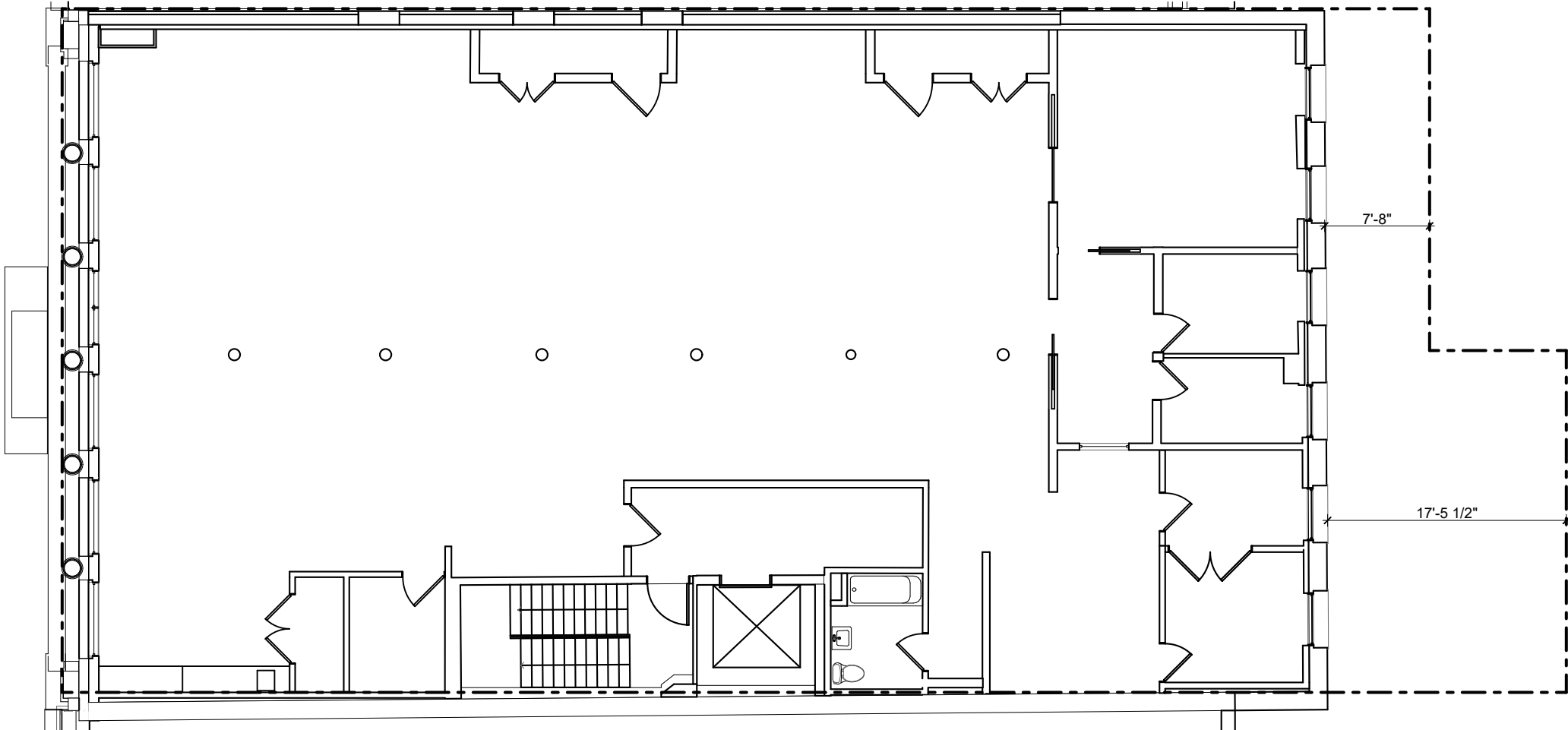




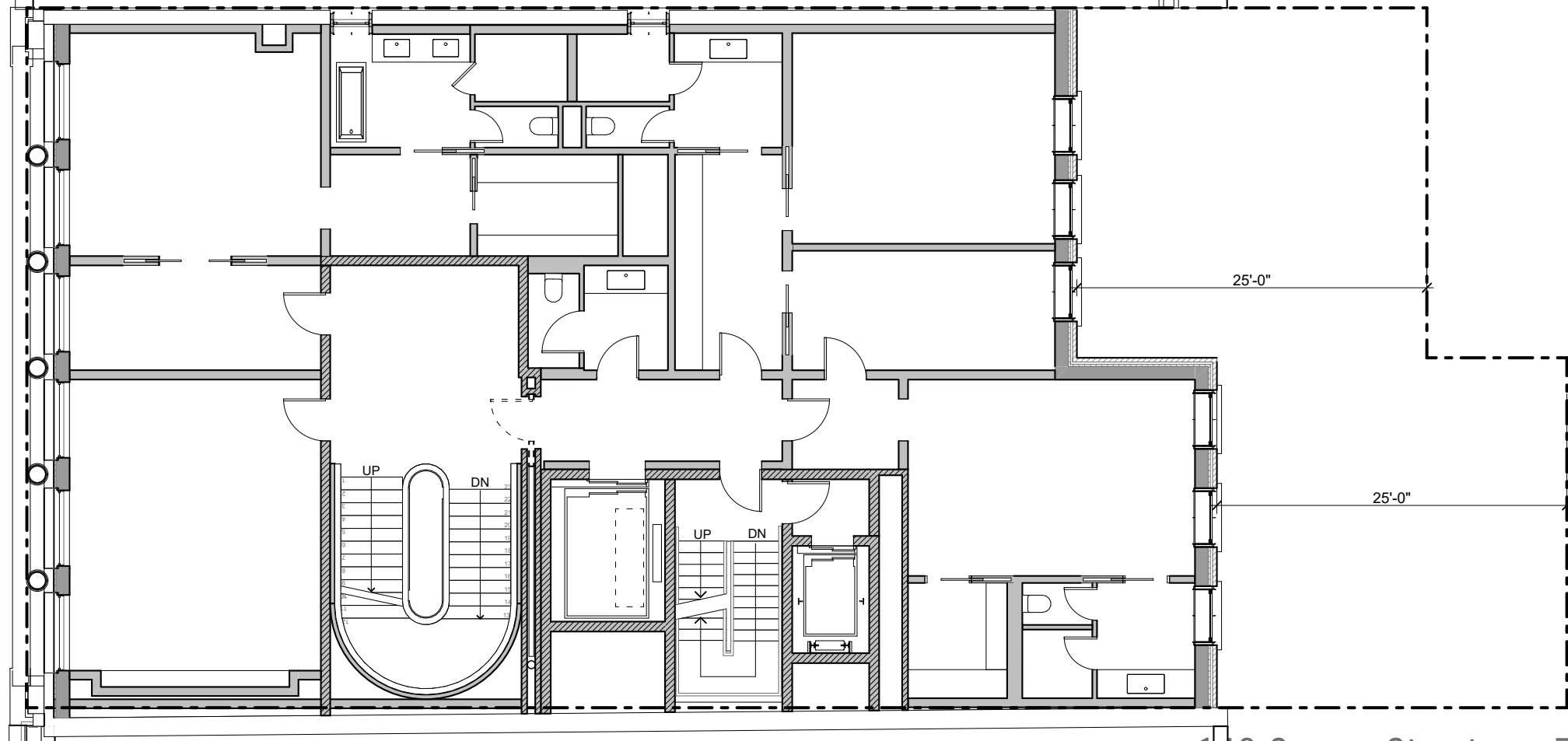
EXISTING 4TH FLOOR PLAN



Scale: 3/32" = 1'-0"





NEW 4TH FLOOR PLAN

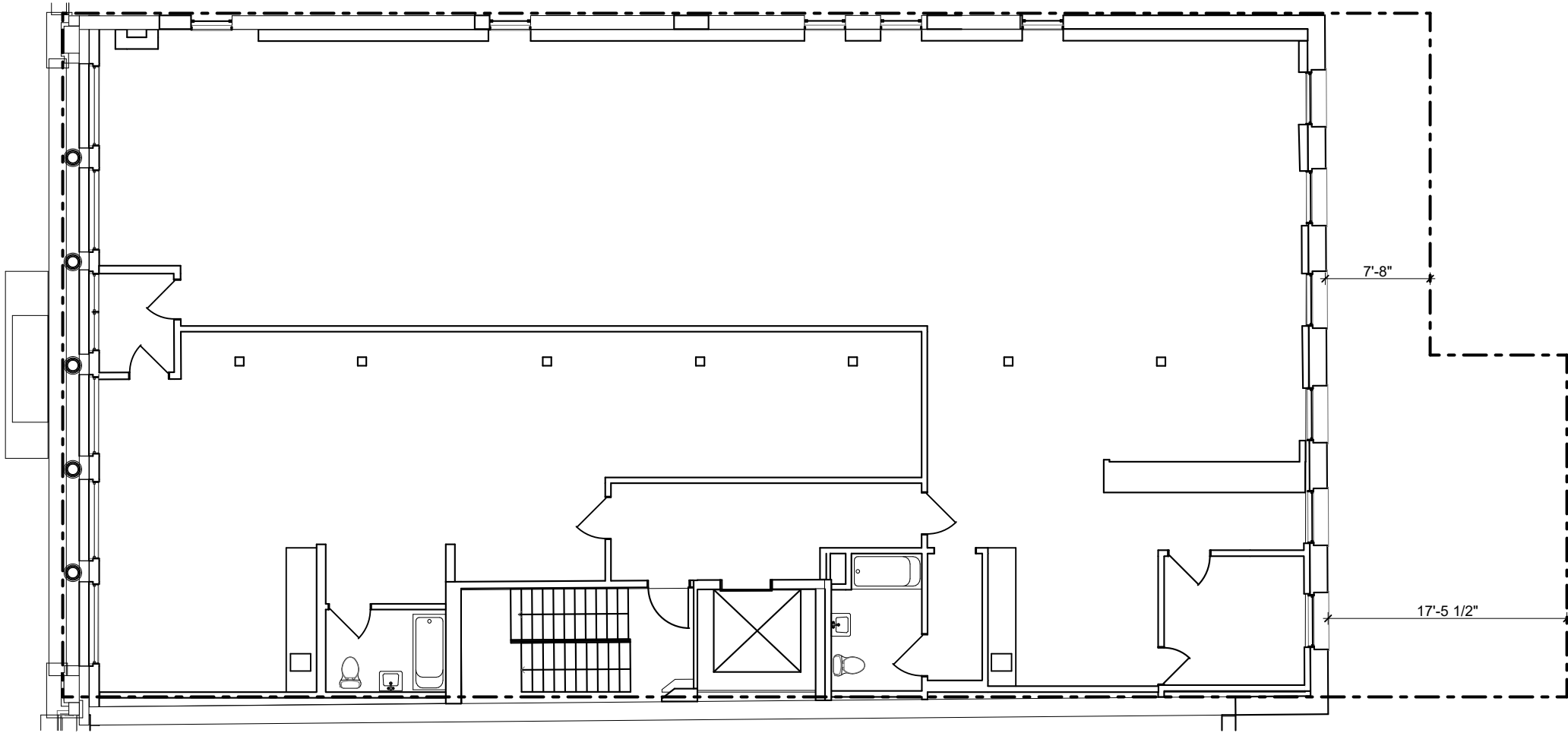




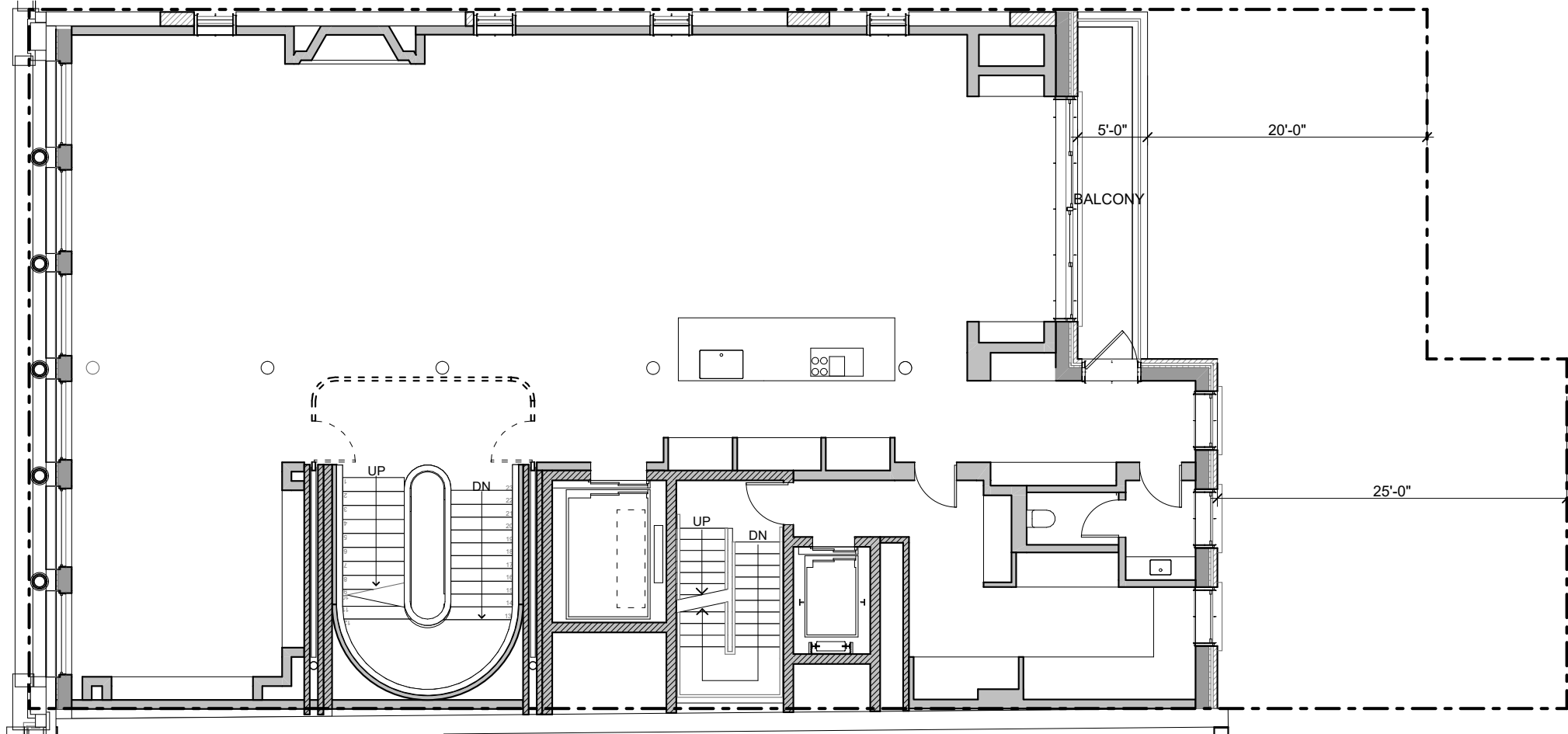
EXISTING 5TH FLOOR PLAN



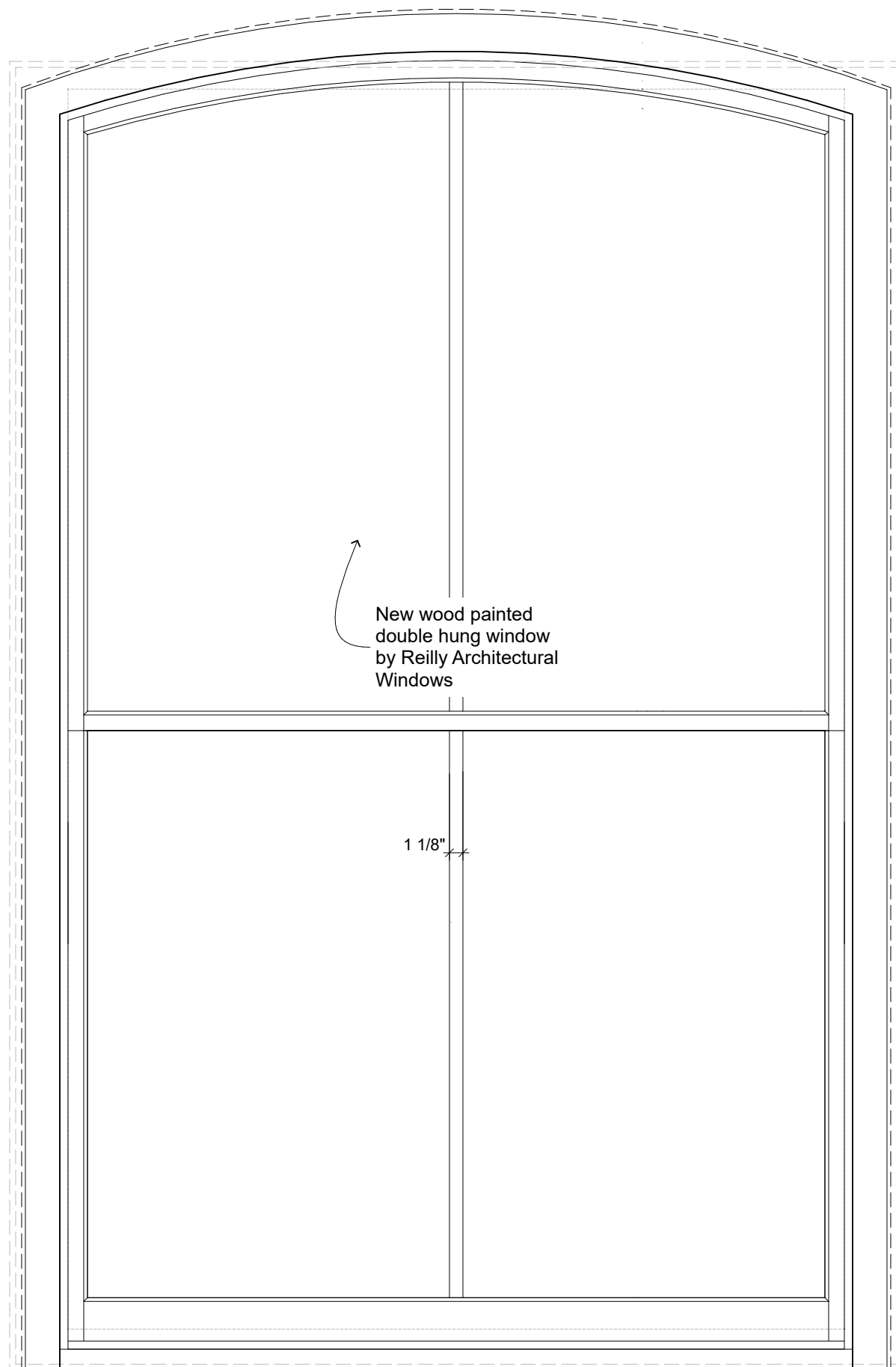
Scale: 3/32" = 1'-0"



NEW 5TH FLOOR PLAN

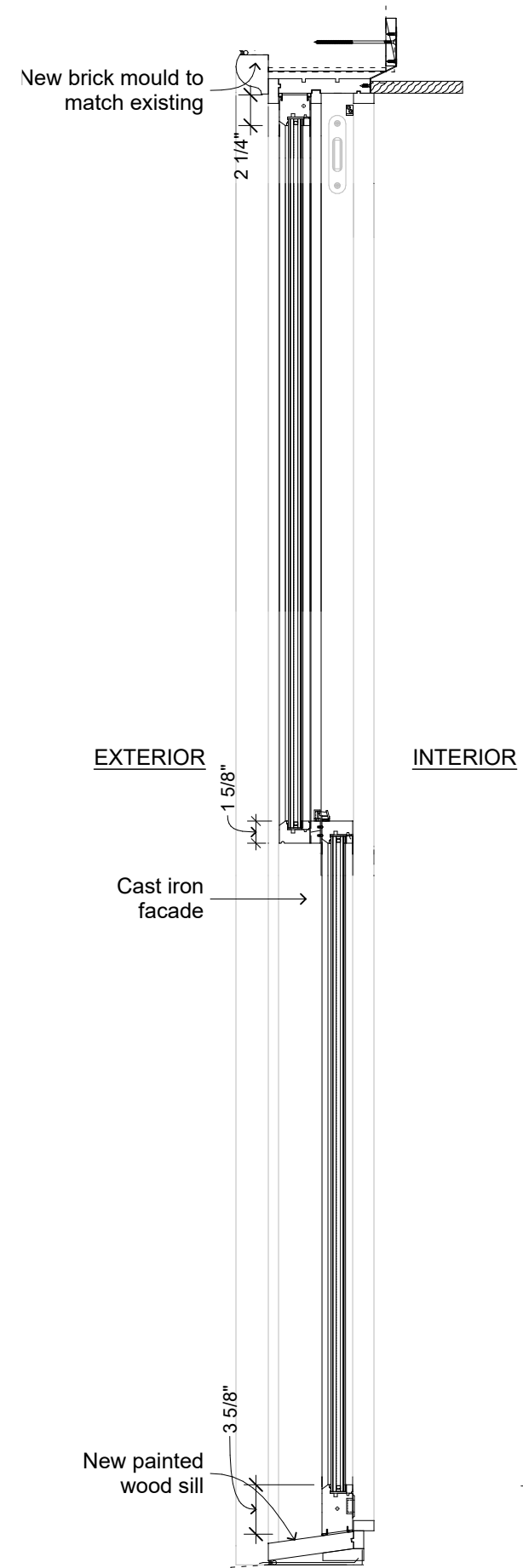






PROPOSED EXTERIOR ELEVATION

Scale: 1" = 1'-0"

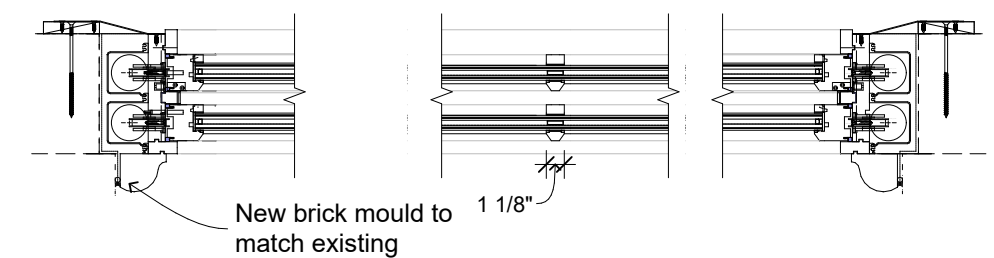


PROPOSED SECTION

Scale: 1" = 1'-0"



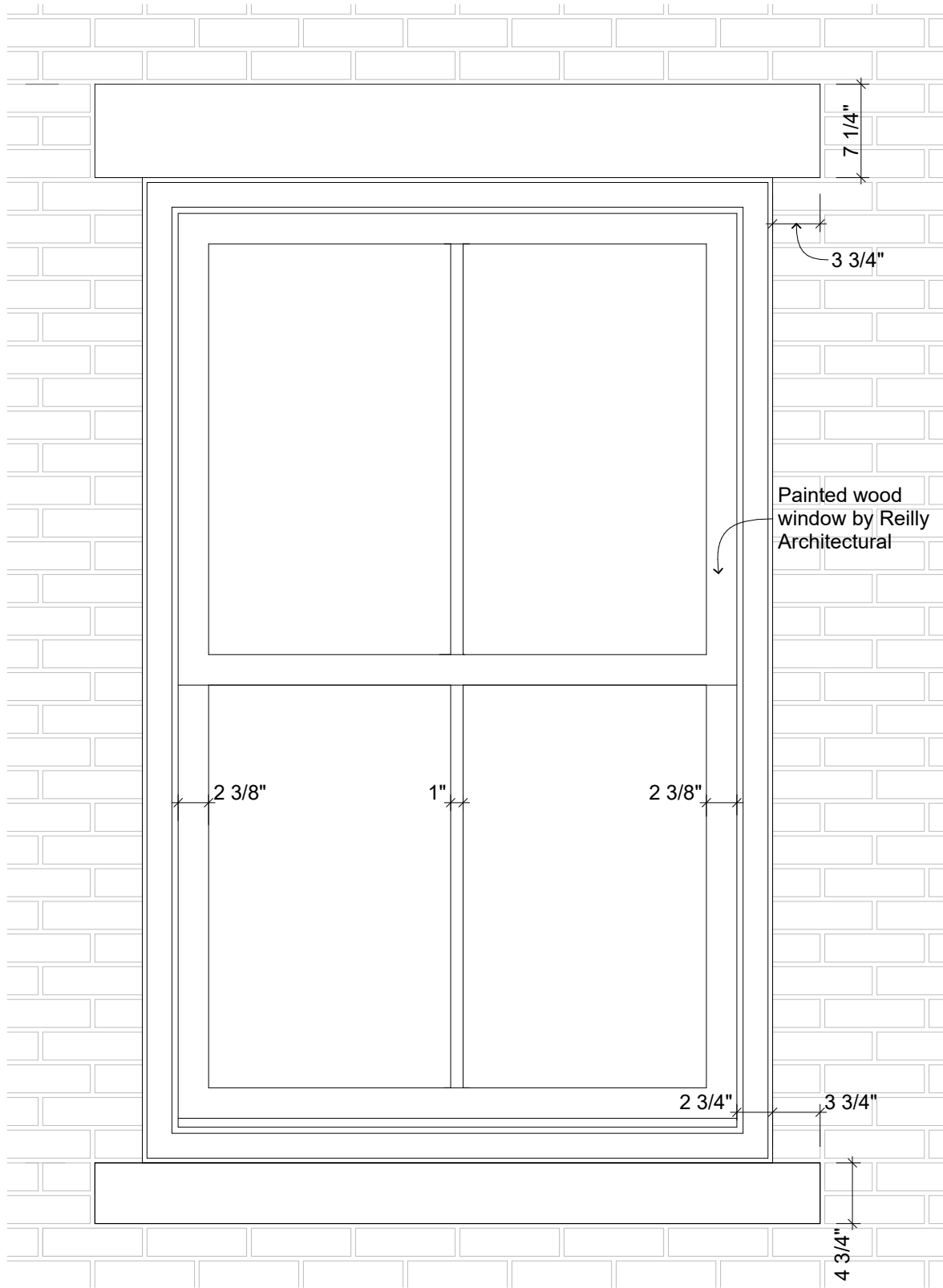
EXISTING DETAILS



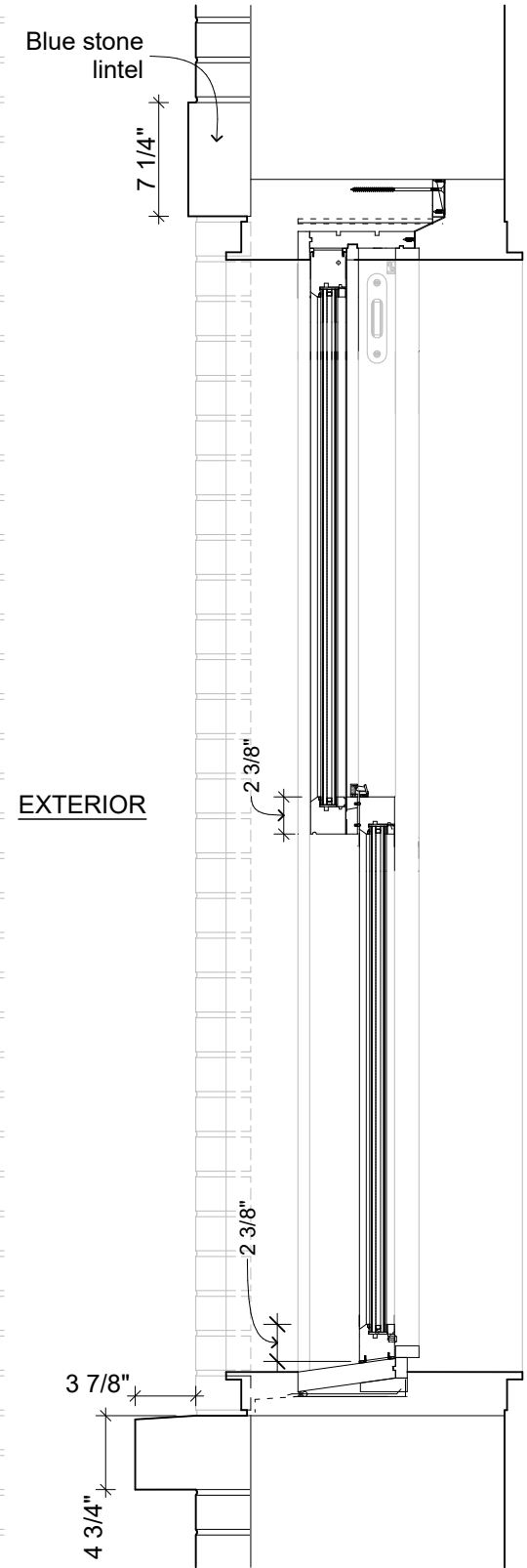
PROPOSED PLAN DETAIL

Scale: 1" = 1'-0"

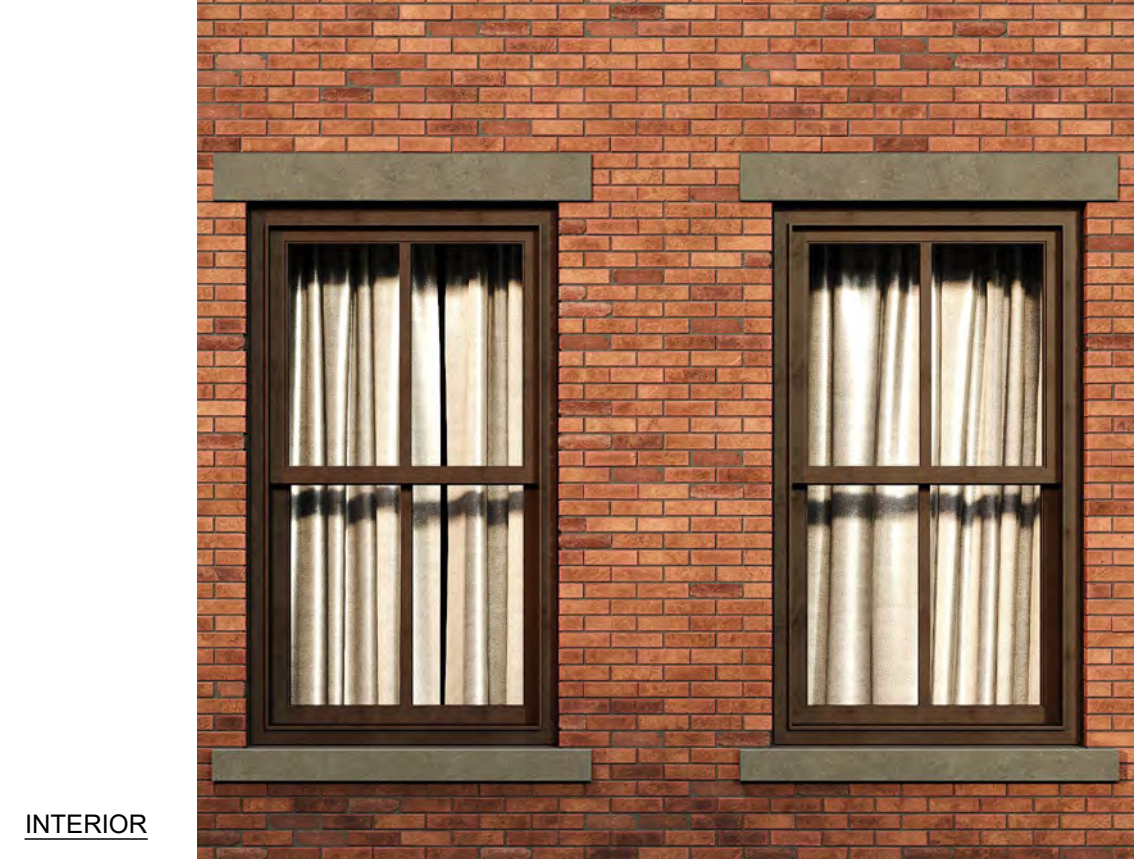




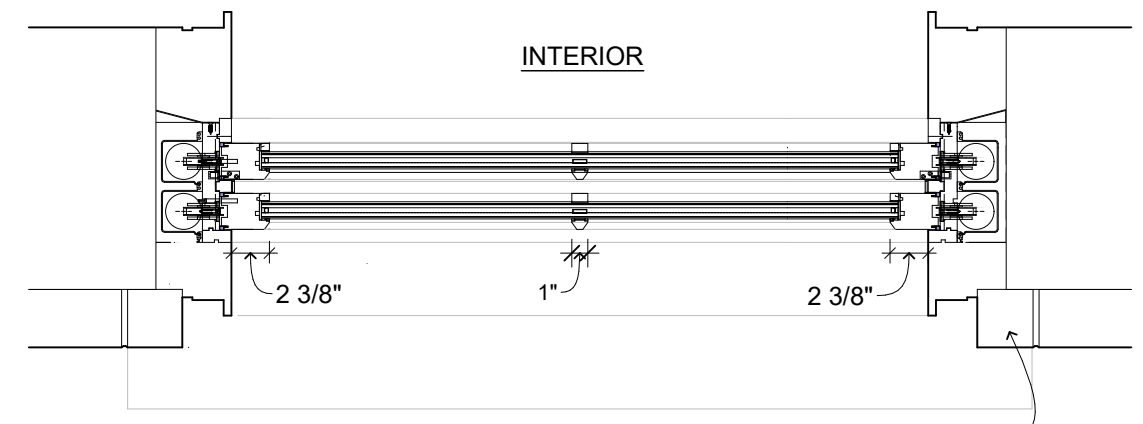
PROPOSED EXTERIOR ELEVATION  
Scale: 1 1/2" = 1'-0"



PROPOSED SECTION  
Scale: 1 1/2" = 1'-0"

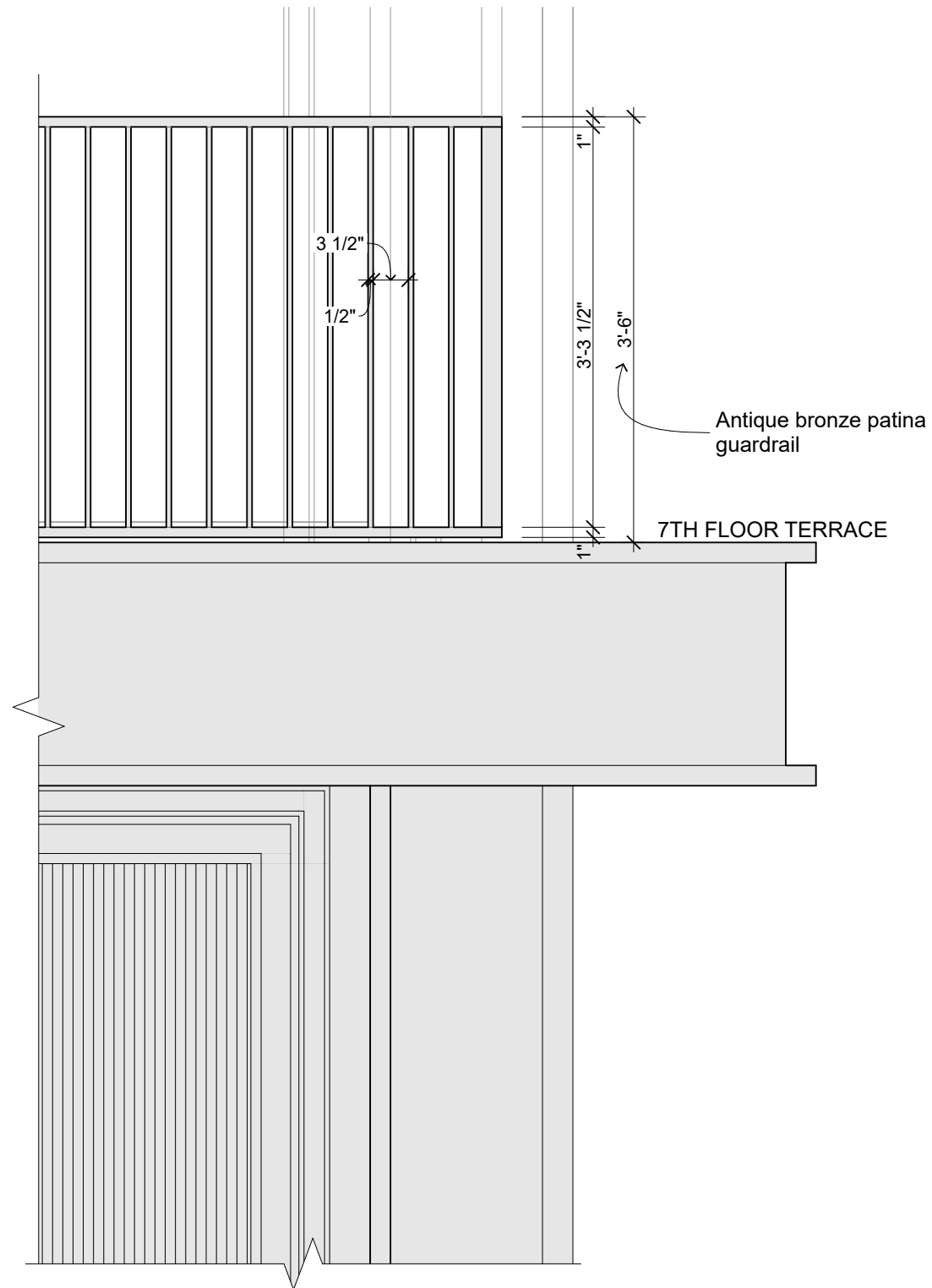


PROPOSED WINDOW ELEVATION



PROPOSED PLAN DETAIL  
Scale: 1 1/2" = 1'-0"





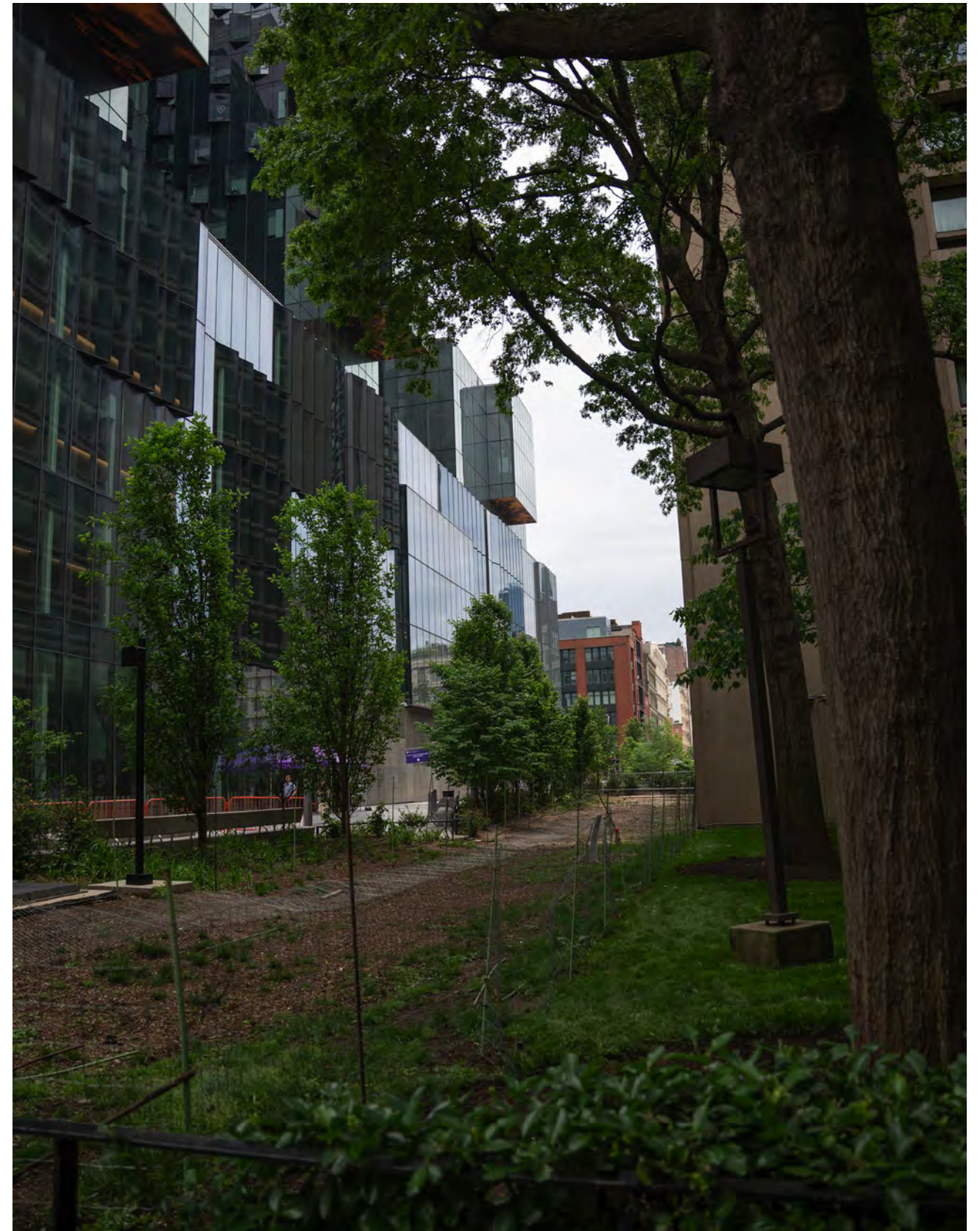
ELEVATION @ 6TH & 7TH FLOOR TYPICAL RAILING

Scale: 3/4" = 1'-0"





EXISTING VIEW NEXT TO SILVER TOWERS



PROPOSED VIEW NEXT TO SILVER TOWERS



END



June 17, 2025  
Public Hearing

The current proposal is:

**Preservation Department – Item 5, LPC-25-10533**

# **142 Greene Street – SoHo-Cast Iron Historic District**

## **Borough of Manhattan**

**To testify virtually, please join Zoom**

**Webinar ID:** 160 839 3227

**Passcode:** 537844

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.