

June 24, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 8, LPC-25-11243

79 Spring Street – SoHo-Cast Iron Historic District

Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 160 398 4258

Passcode: 804515

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

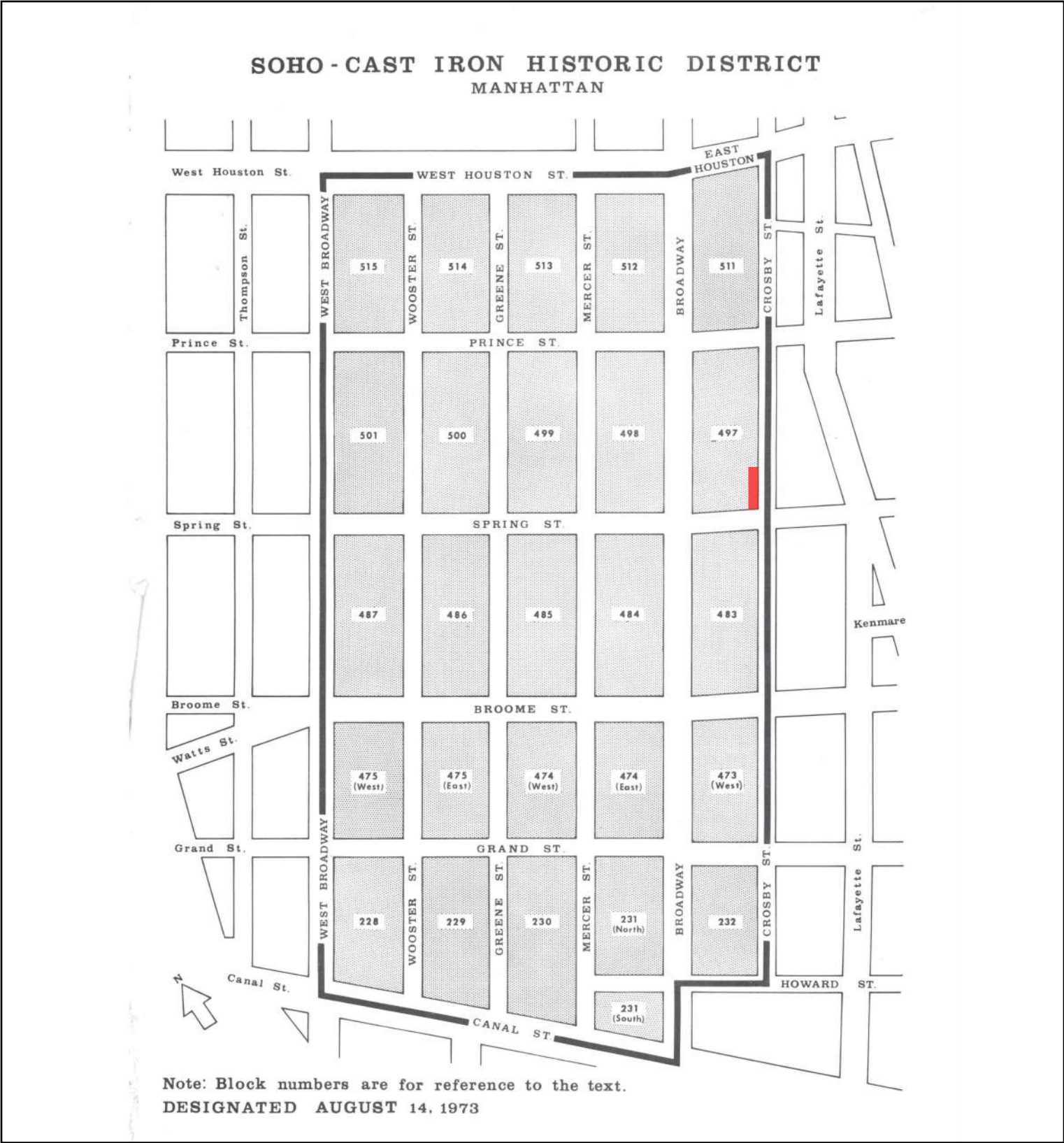
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81 SPRING STREET NEW YORK, NY 10012

LANDMARKS PRESERVATION COMMISSION
SUPPLEMENTAL MATERIALS

SOHO - CAST IRON HISTORIC DISTRICT

Site Plan and Designation Report



Street:	Spring
Block:	497
Lot:	31
Address:	#79-81 (74-76 Crosby, northwest corner)
Commenced:	6/7/1884
Completed:	4/30/1885
Architect:	Richard Berger
Mason:	A.L. Walbridge
Original Owner:	O.G. Walbridge
Original Function:	Store
Facade:	Brick, stone, iron storefront & cornice
Stories:	6 stories; 6 bays
Comments:	Ground floor cornice removed.

1940S TAX DEPARTMENT PHOTOGRAPH

The New York City Municipal Archives, 1939—1941



STORE TODAY

81 Spring Street, Crosby Street and Spring Street corner, 2024



STORE TODAY

Proposed Scope of Work



PROPOSED FLAG
TO MATCH EXISTING

PROPOSED SCOPE AND
EXTENT OF NEW PAINT

STORE TODAY

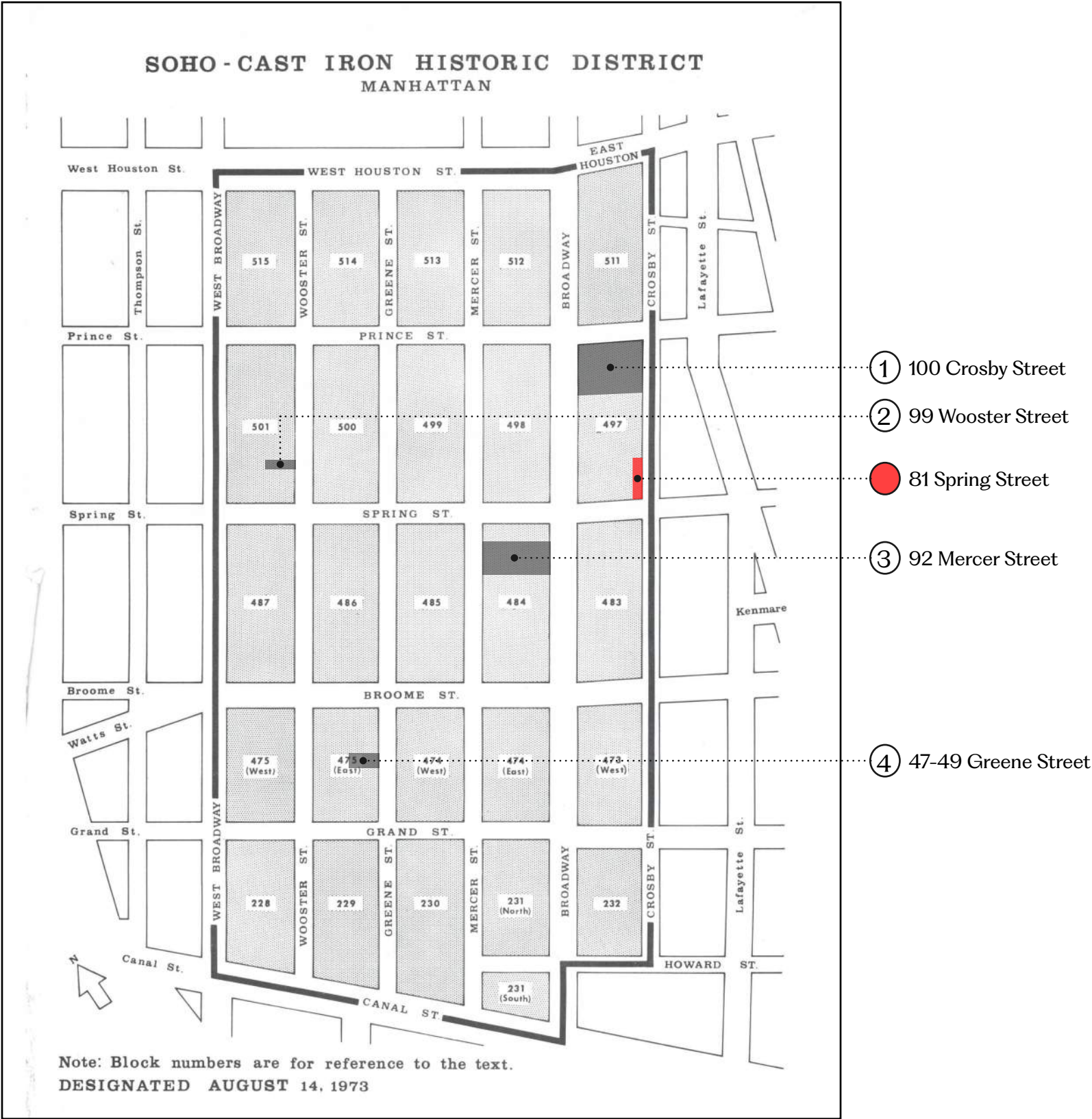
81 Spring Street, Storefront Details 2024



Paint Precedents: Historical and Current Photographs of the District

SOHO - CAST IRON HISTORIC DISTRICT

Site Plan and Highlighted Buildings

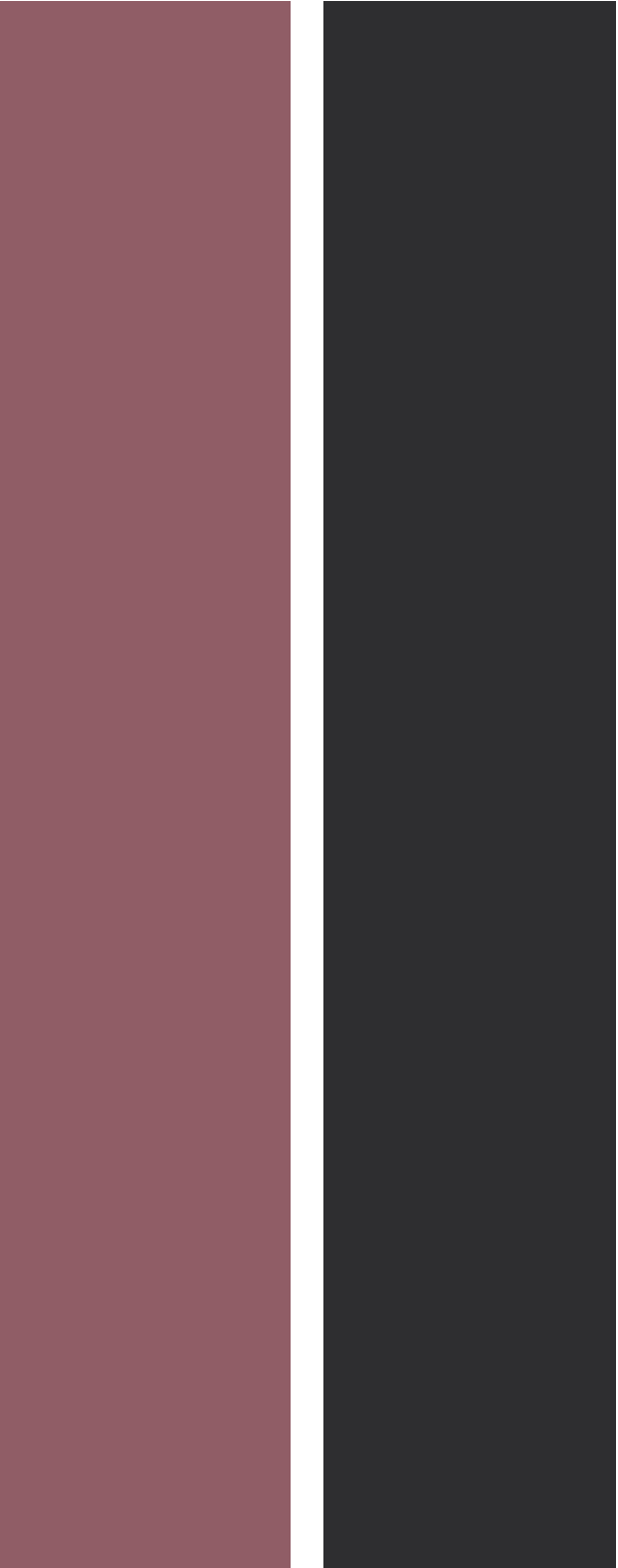


100 CROSBY

1940s Tax Department Photograph (1939—41) + Contemporary Conditions (2023—5)



PAINT COLORS:



92 MERCER

1940s Tax Department Photograph (1939—41) + Contemporary Conditions (2023—5)



PAINT COLORS:



Design Proposal and Current Streetscape

81 SPRING STREET

1940s Tax Department Photograph (1939—41) + Proposed Palette



PAINT COLORS:



81 SPRING STREET

Proposed Spring Street Rendering



81 SPRING STREET

Proposed Crosby Street Rendering



EXISTING FLAGPOLE

Proposed Flagpole to Match Existing Details



- 1 FLAG POLE - 2'-4" x 9'-2 FLAG
- 2 STEEL SUPPORT RODS - TOP AND SIDE
- 3 STEEL TUBE, BOLTED TO WOOD WINDOW FRAME APPROX. 24" O.C.
- 4 FLAG LEASH W/ ANGLE BRACKET - BOLTED WITHIN BRICK MORTAR

CROSBY + SPRING STREET INTERSECTION

Looking North on Crosby



CROSBY + SPRING STREET INTERSECTION

Looking South on Crosby



CROSBY + SPRING STREET INTERSECTION

Looking East on Spring



CROSBY + SPRING STREET INTERSECTION

Looking West on Spring



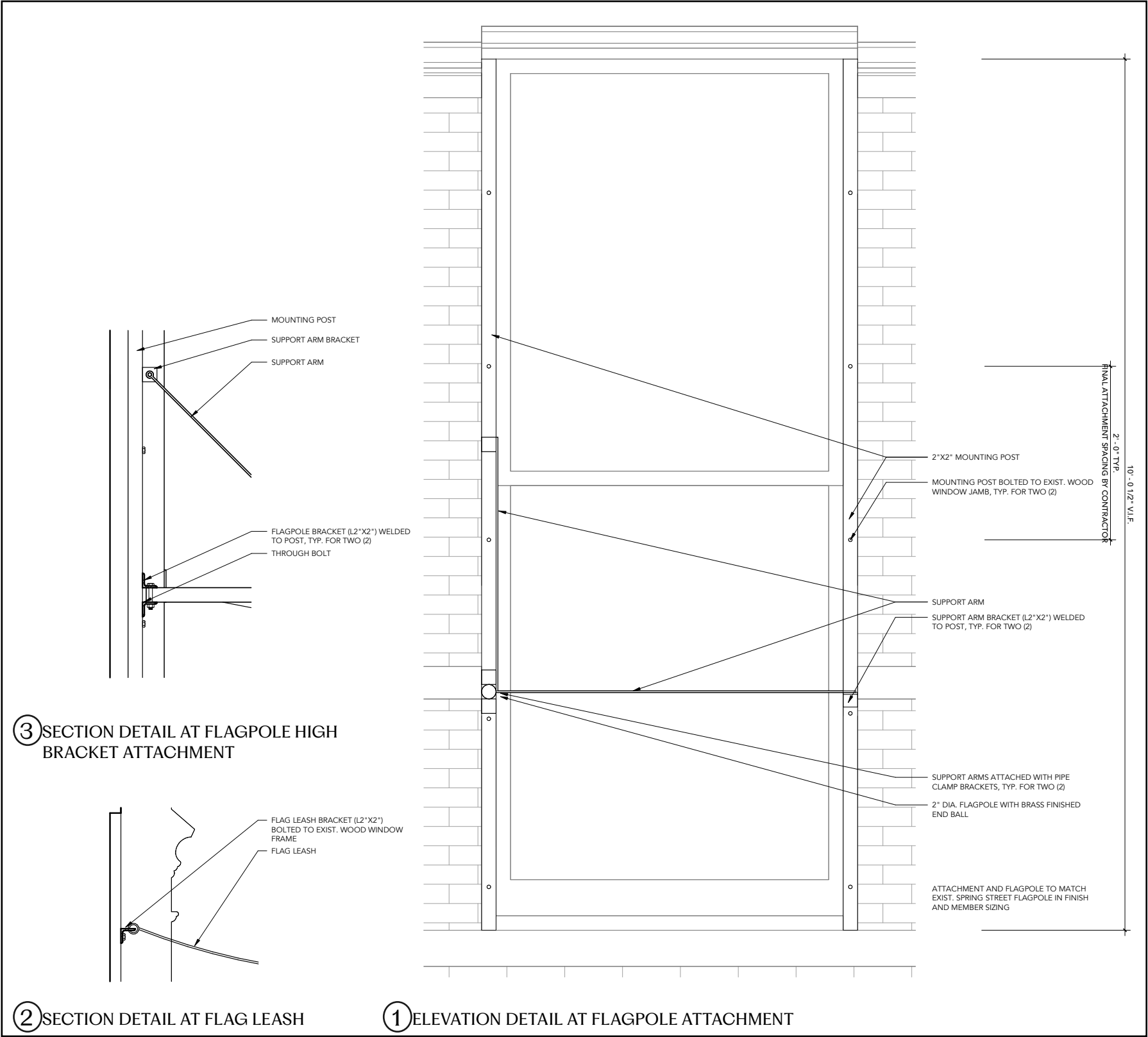
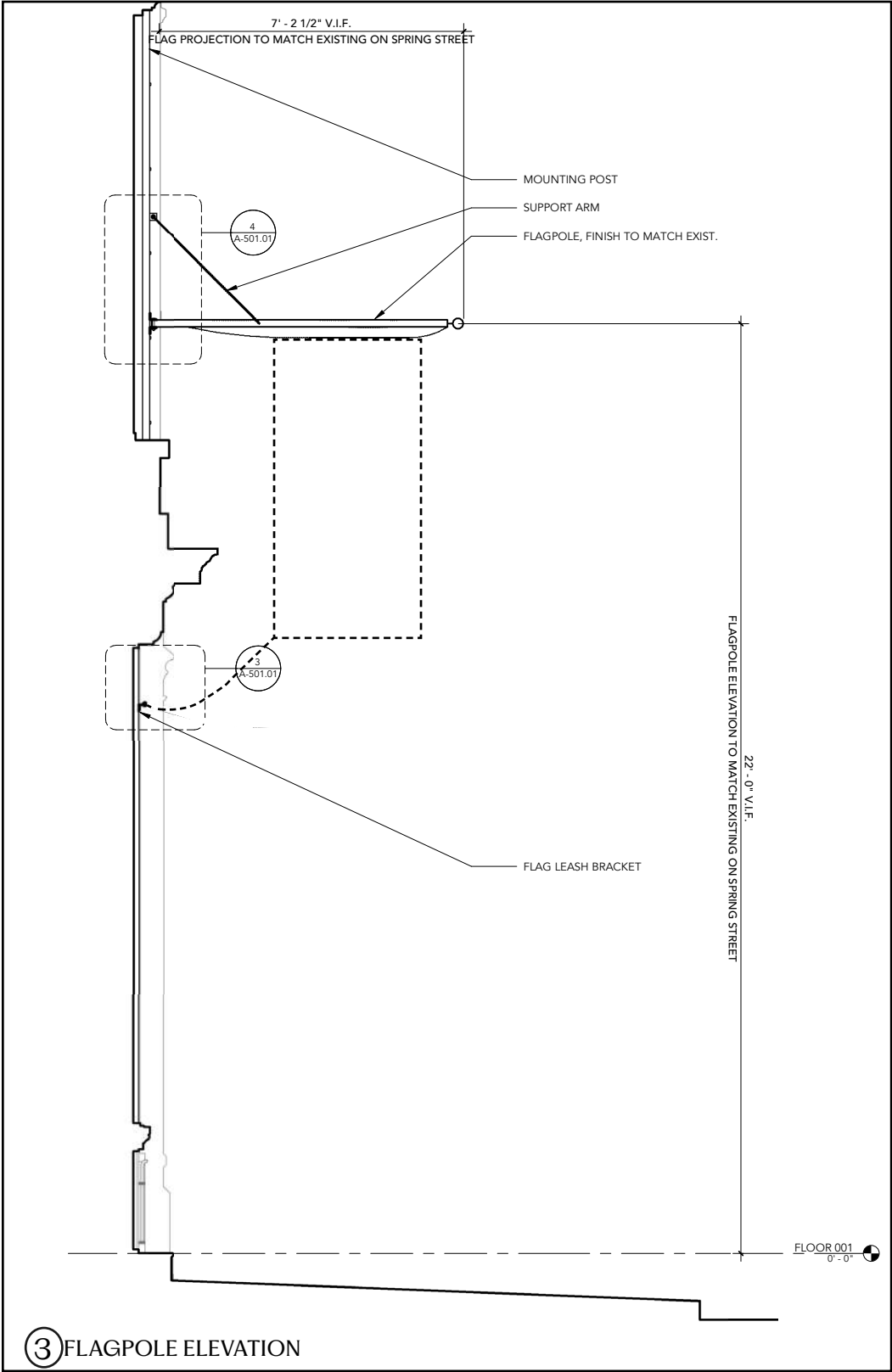
81 SPRING STREET

Proposed Elevations



PROPOSED FLAGPOLE

Elevation and Details



81 SPRING STREET

Proposed Crosby Street Rendering



Thank You!

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