

The current proposal is:

Preservation Department – Item 5, LPC-25-10533

142 Greene Street – SoHo-Cast Iron 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.

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

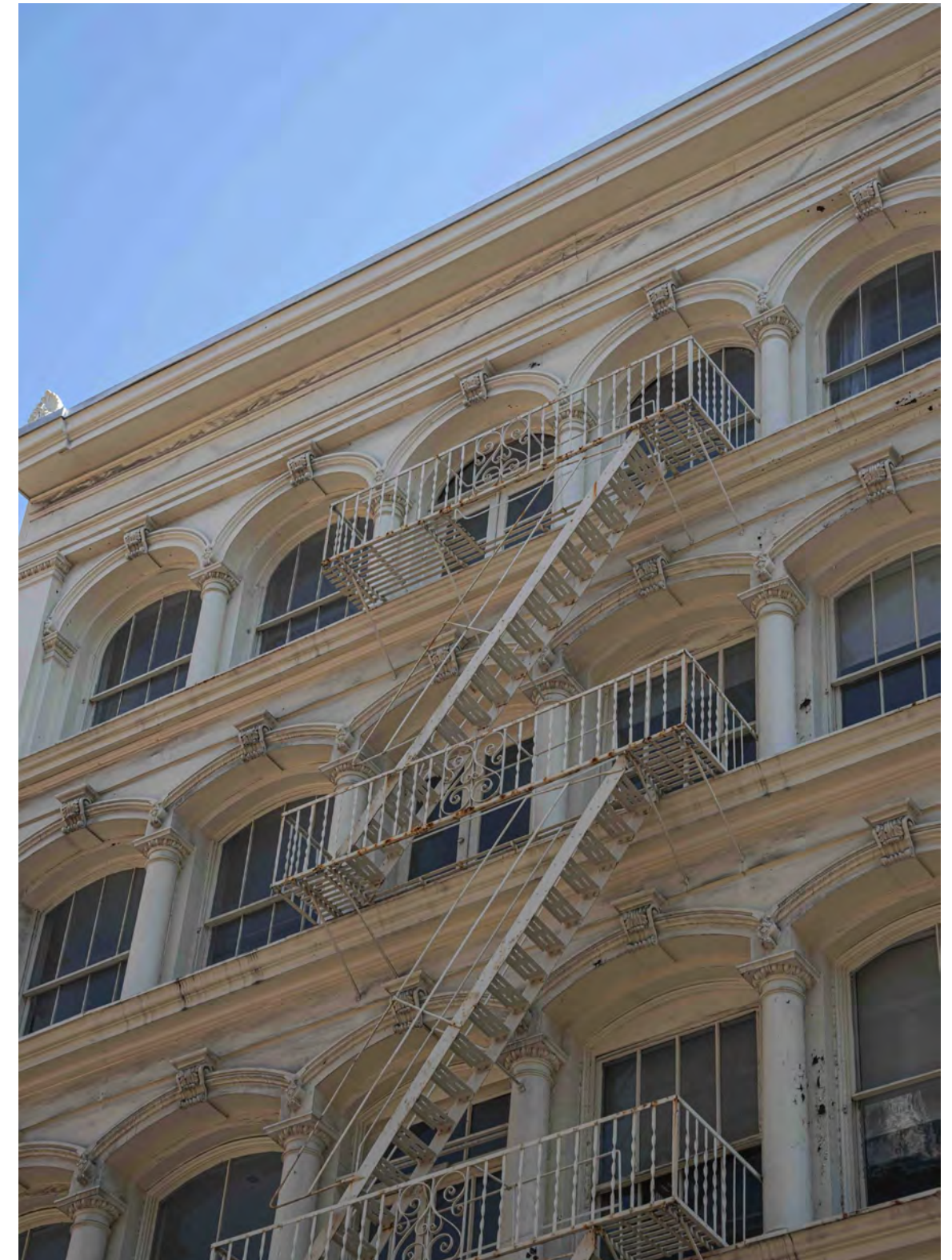
Structural
TYLin Silman Structural Solutions
32 Old Slip
New York, NY 10005
917.209.1146

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

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New York, NY 10011
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EXISTING 142 GREENE STREET





142 GREENE STREET



165 MERCER STREET



142 GREENE STREET, DETAIL



165 MERCER STREET, DETAIL



CAST-IRON CRACKING AND DISPLACEMENT

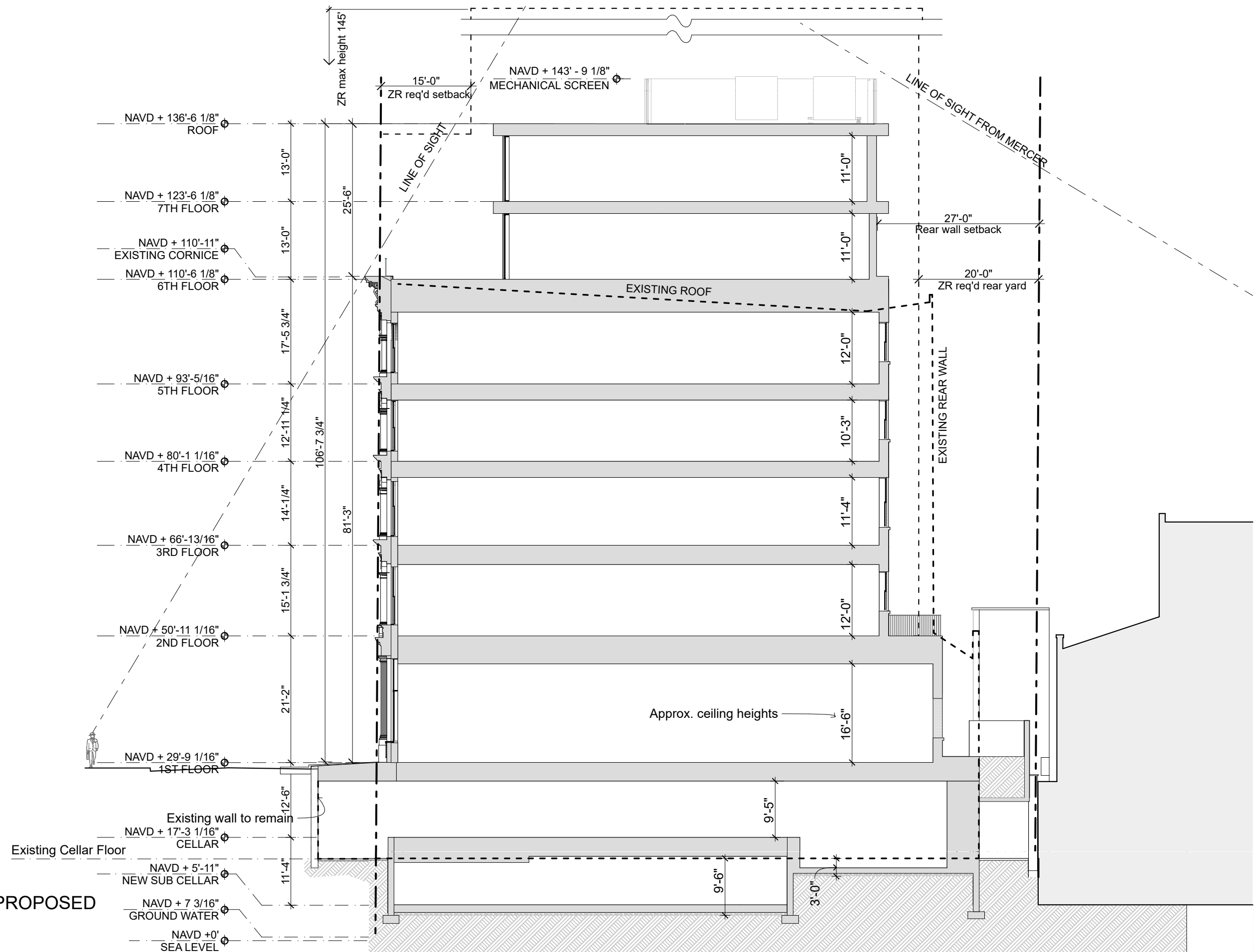


FIRE ESCAPE PENETRATIONS AND WARPING AT WATER TABLES



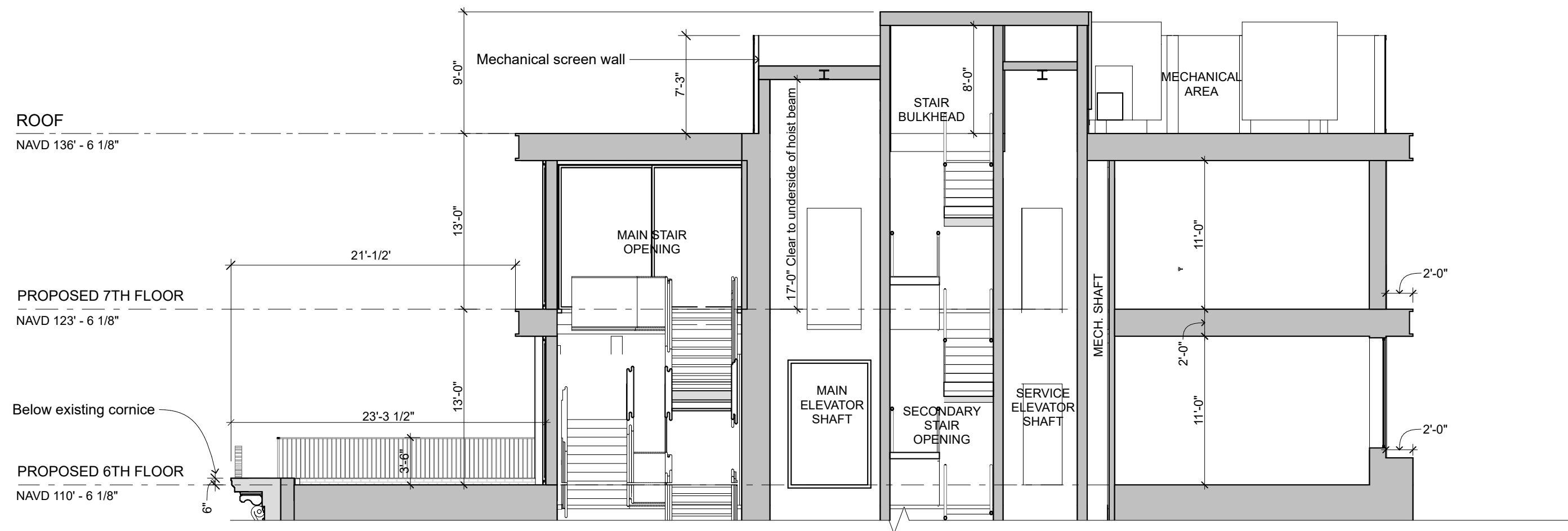
INCOMPATIBLE REPLACEMENT MATERIALS





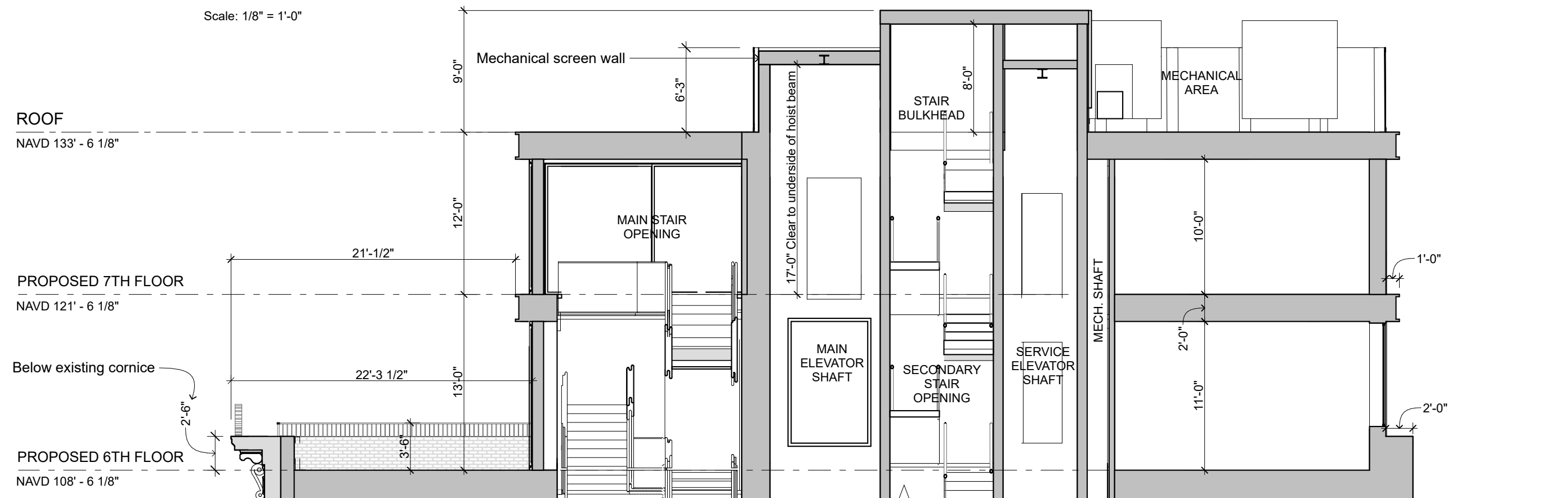
PREVIOUS PROPOSED
SECTION

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

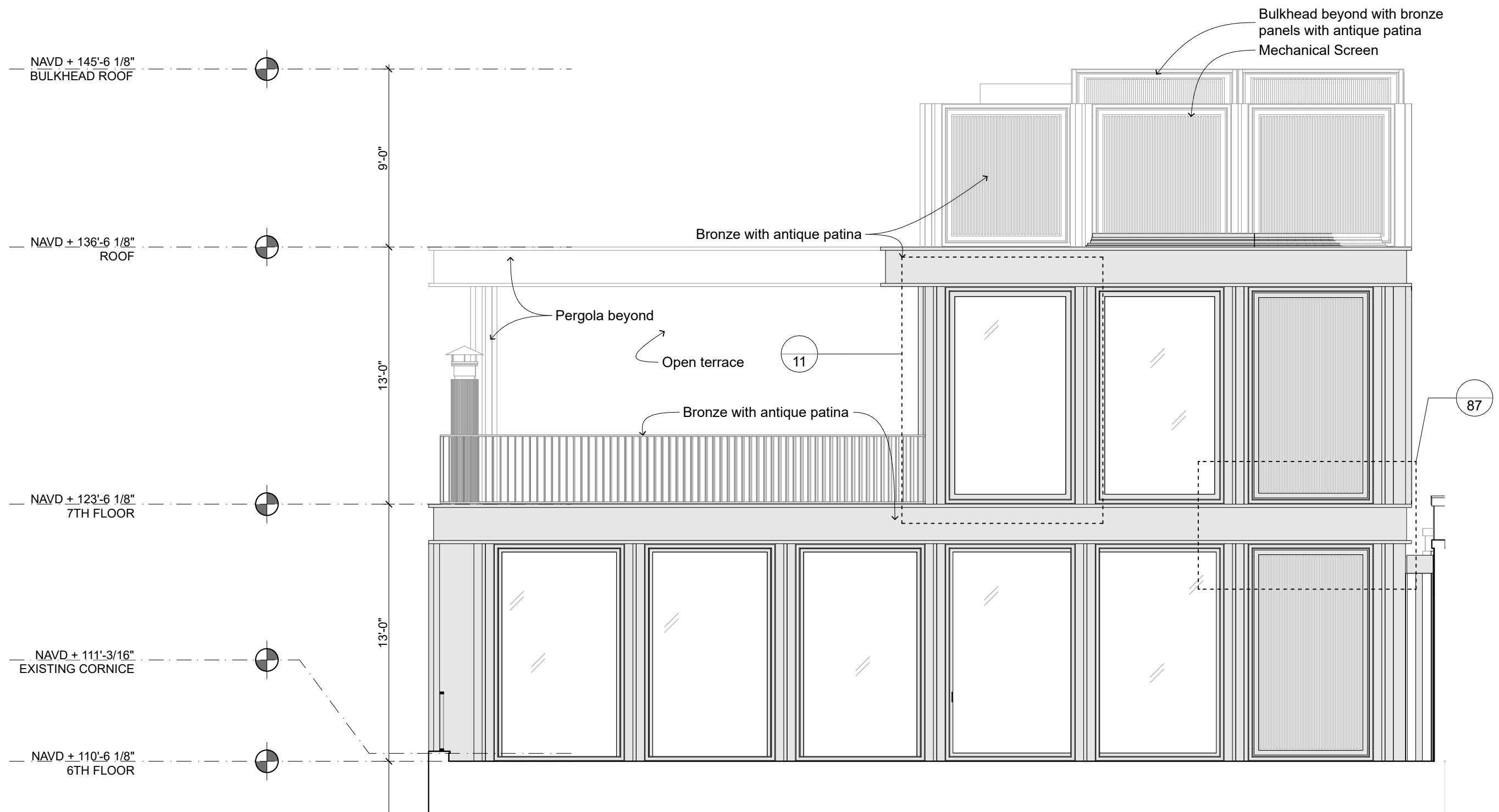


PREVIOUS PROPOSED 6TH, 7TH AND ROOF SECTION

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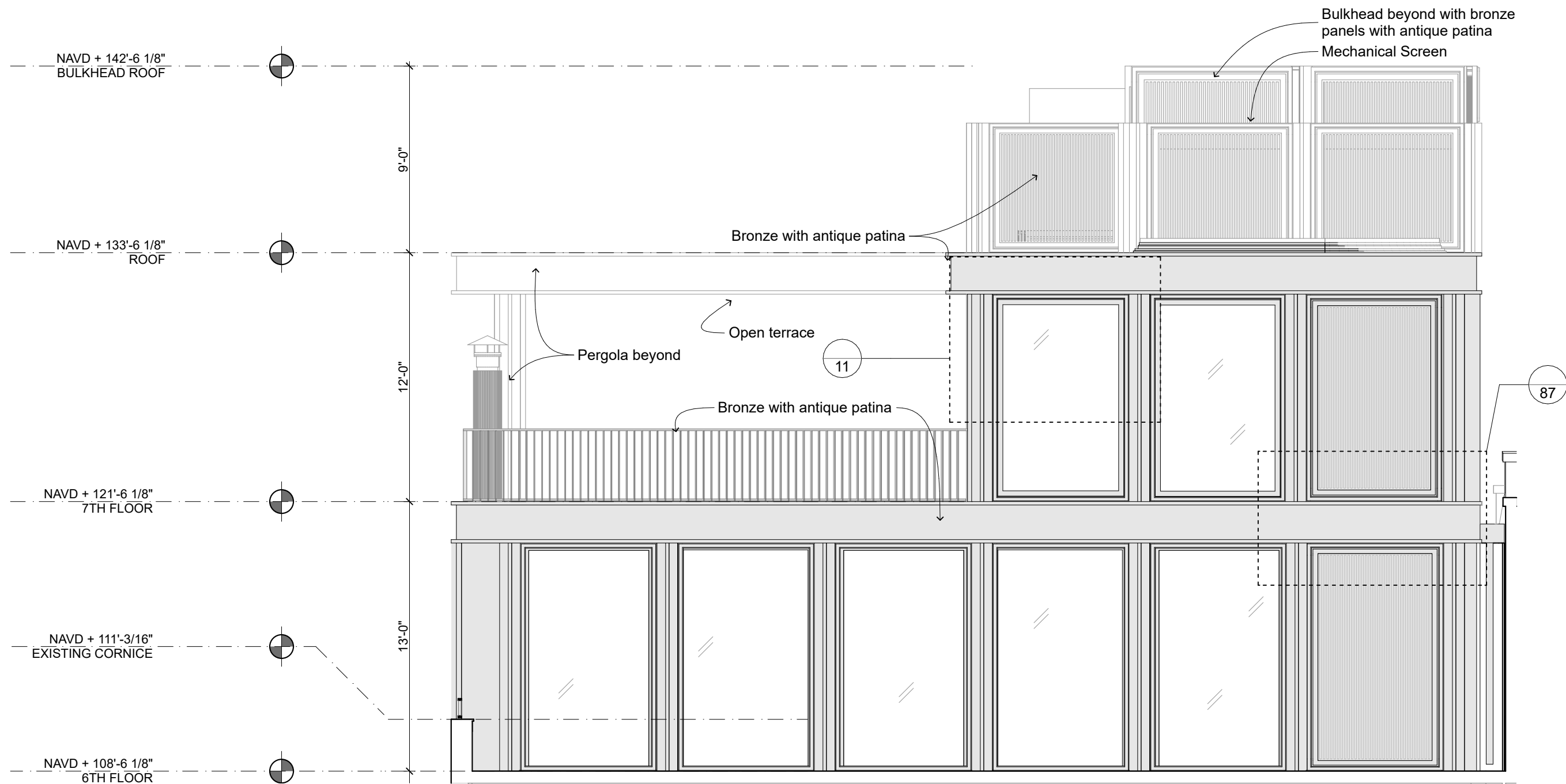


REVISED PROPOSED 6TH, 7TH AND ROOF SECTION



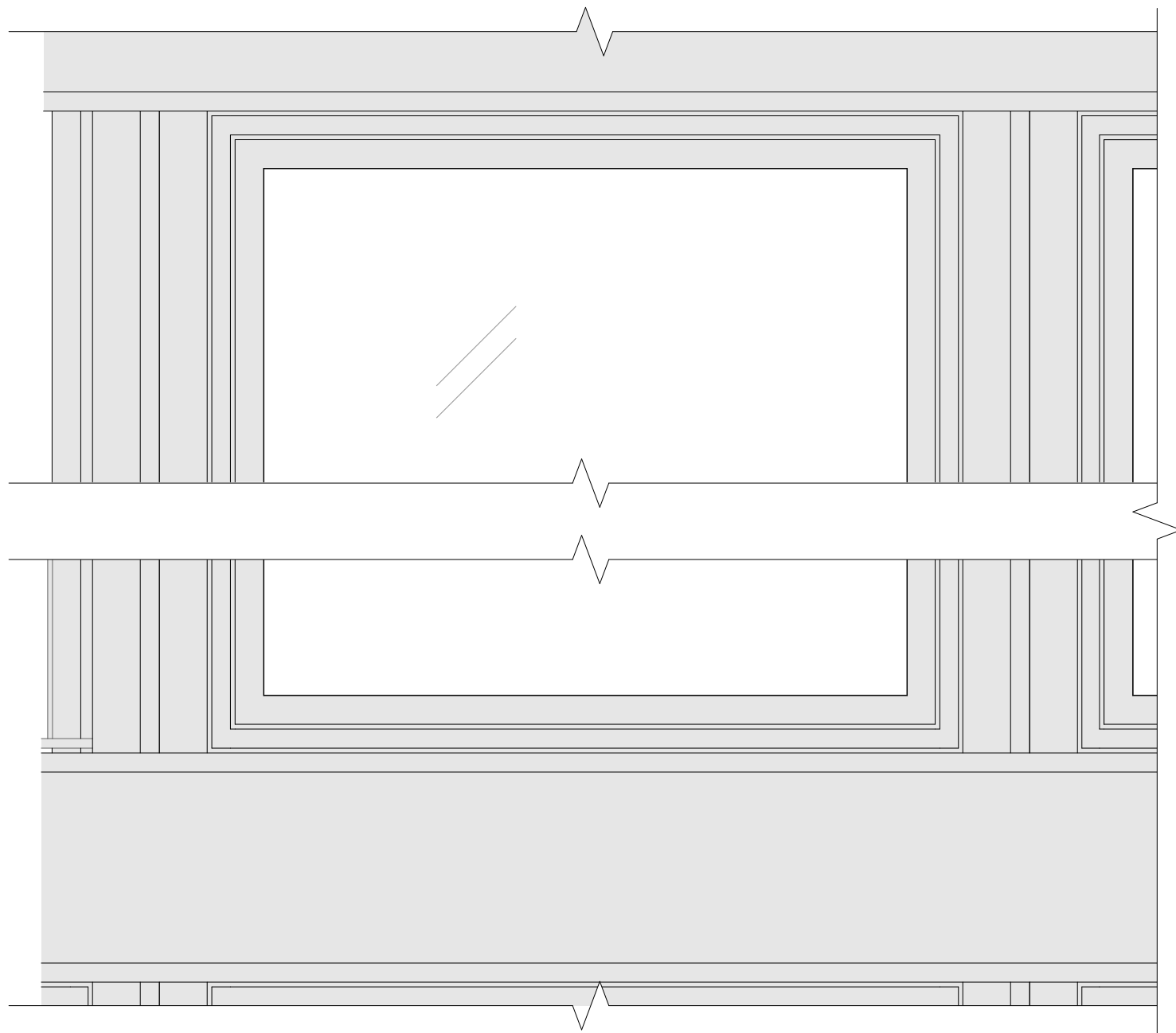
6TH & 7TH FLOOR PREVIOUS PROPOSED WEST ELEVATION

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



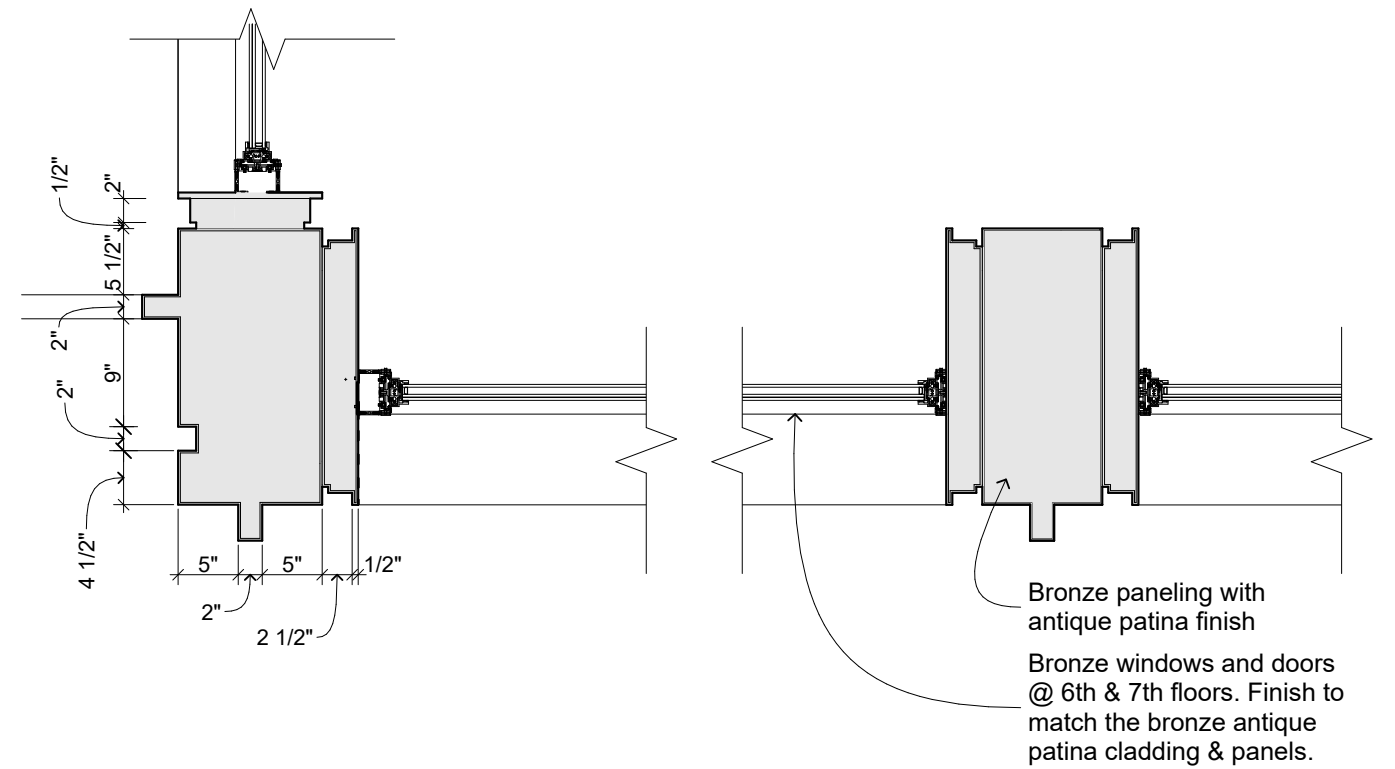
6TH & 7TH FLOOR REVISED WEST ELEVATION

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



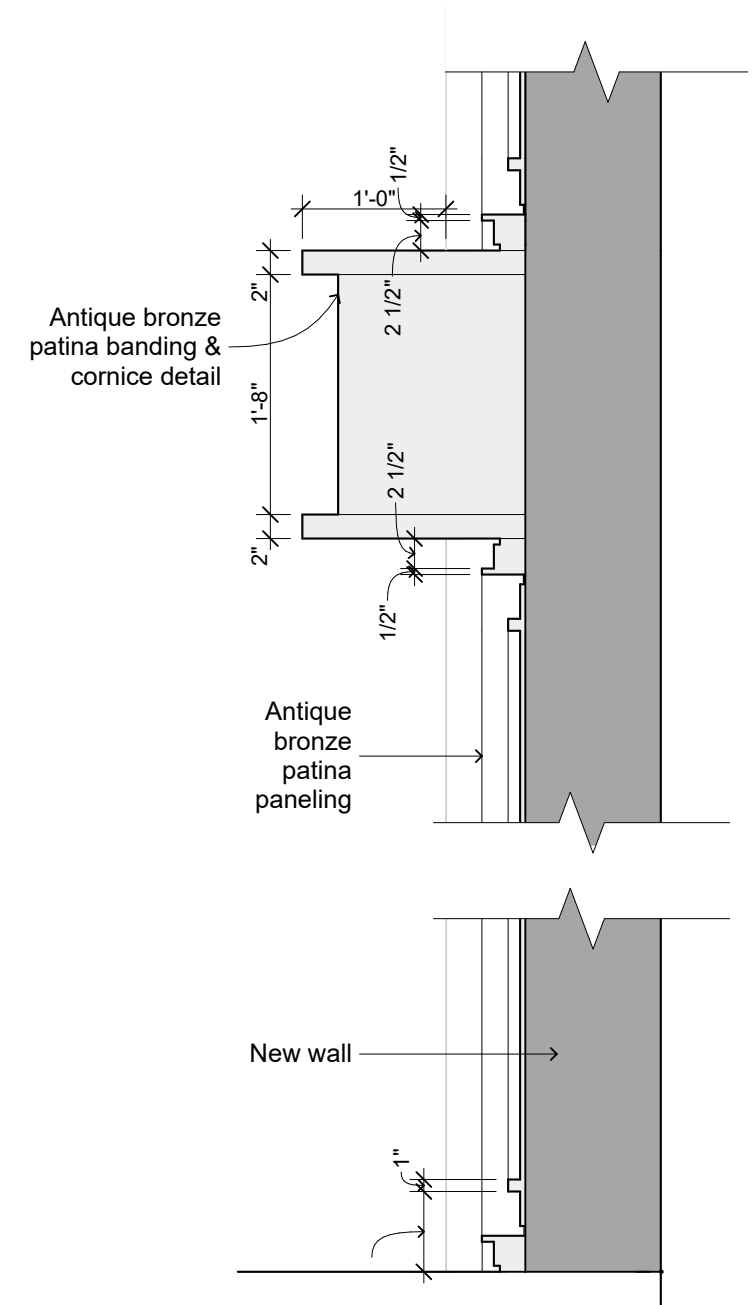
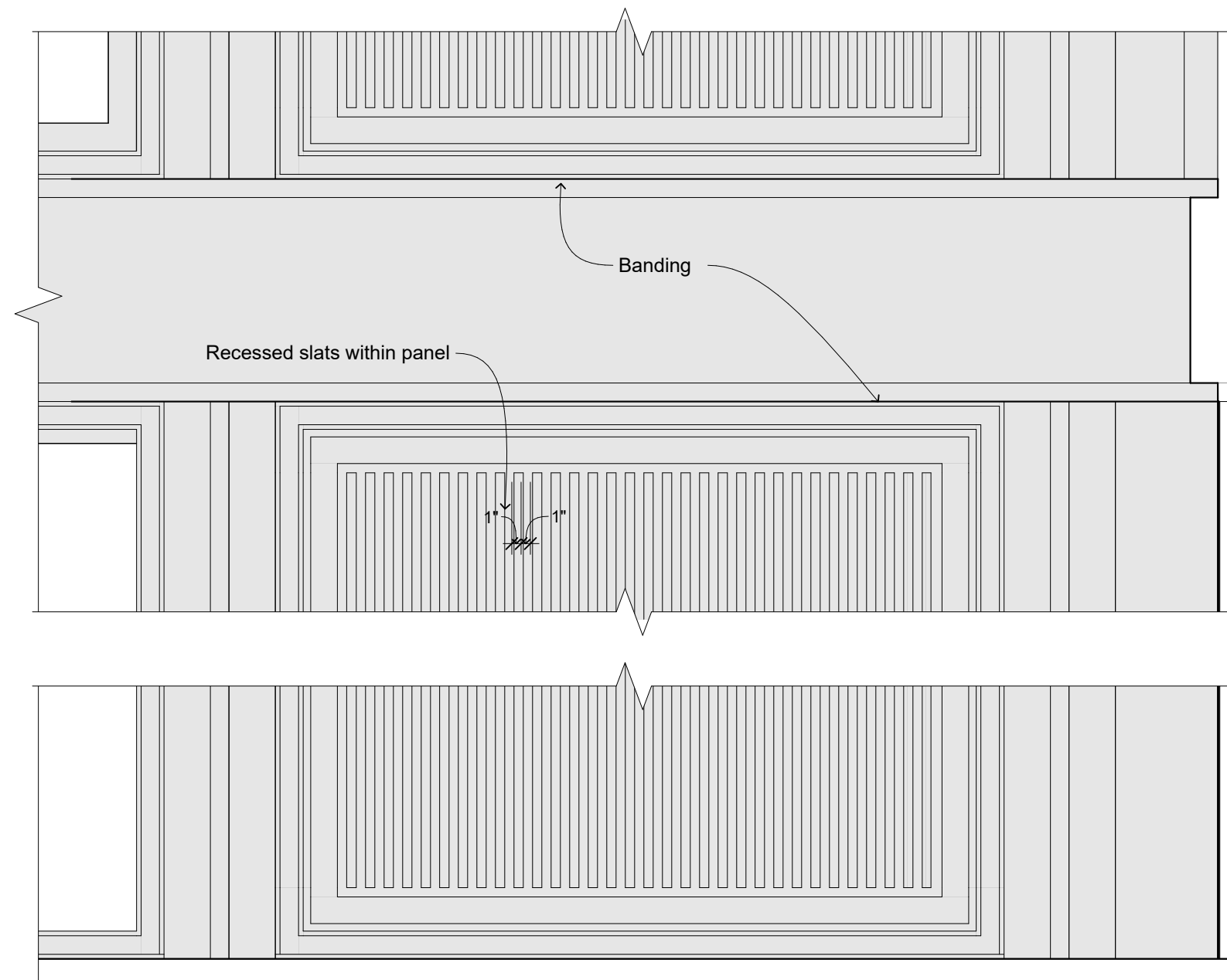
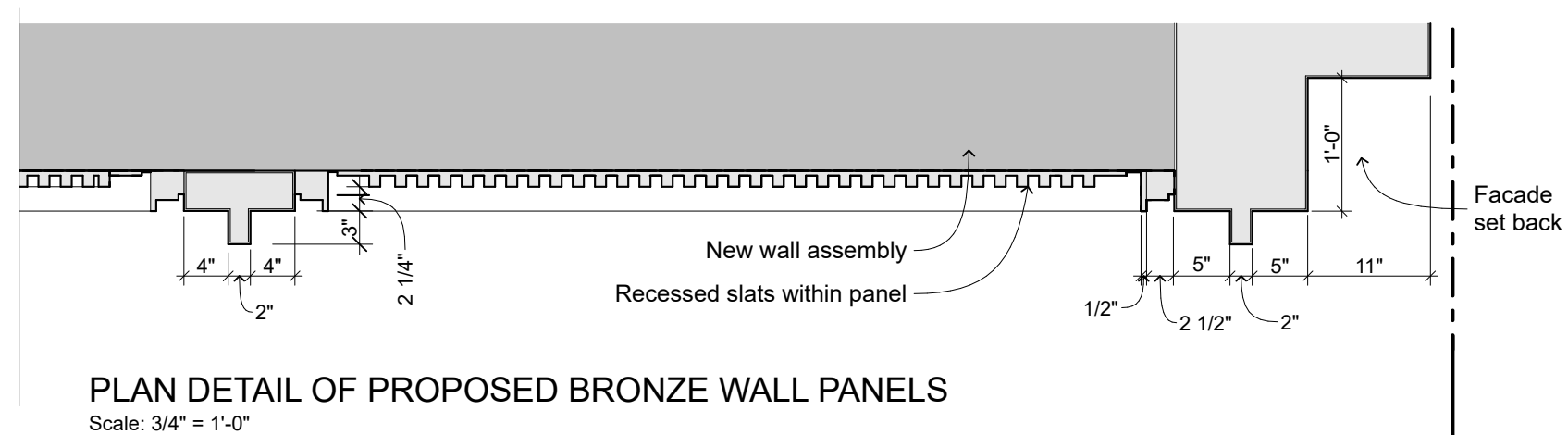
ELEVATION @ 6TH & 7TH FLOOR WINDOW PROFILE

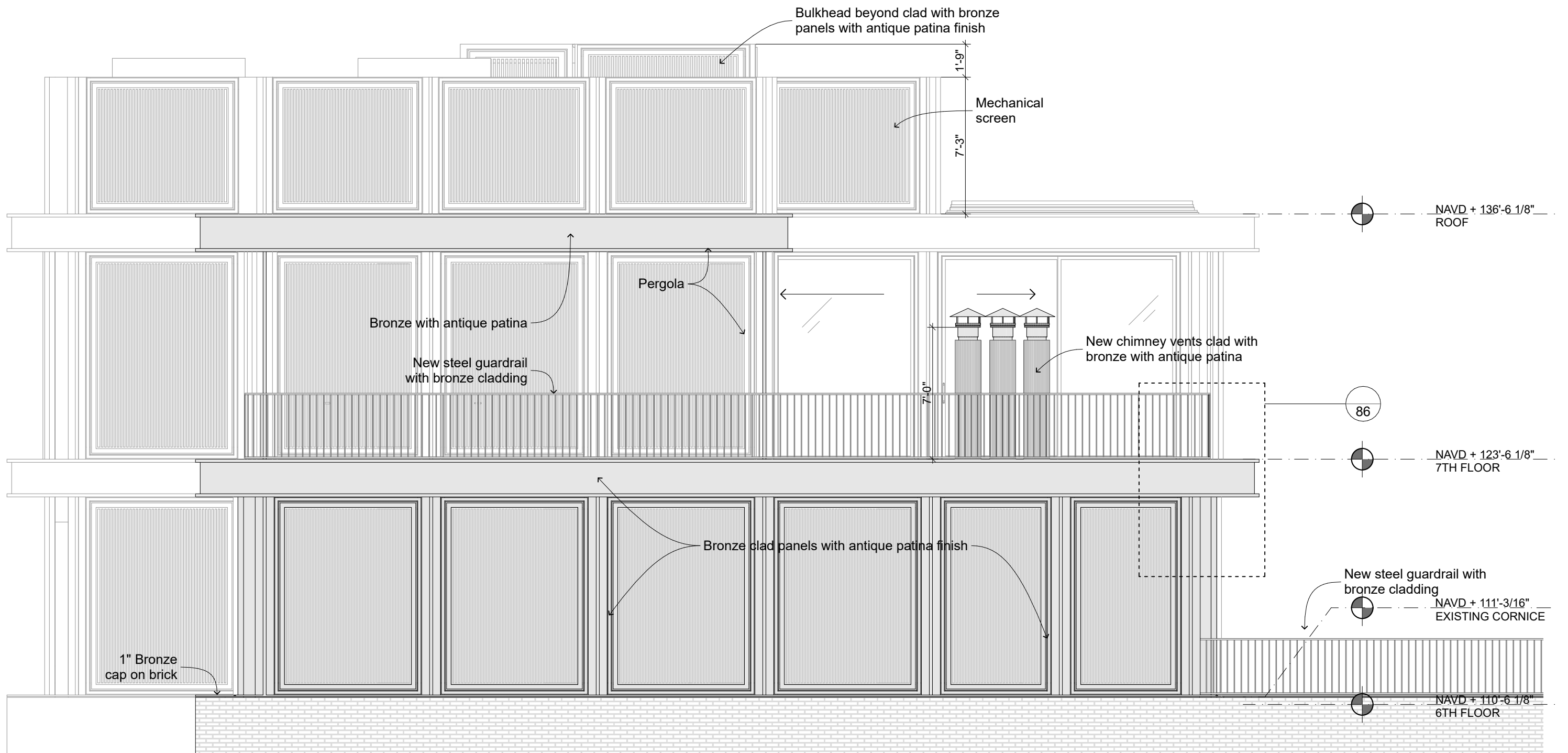
Scale: 3/4" = 1'-0"



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

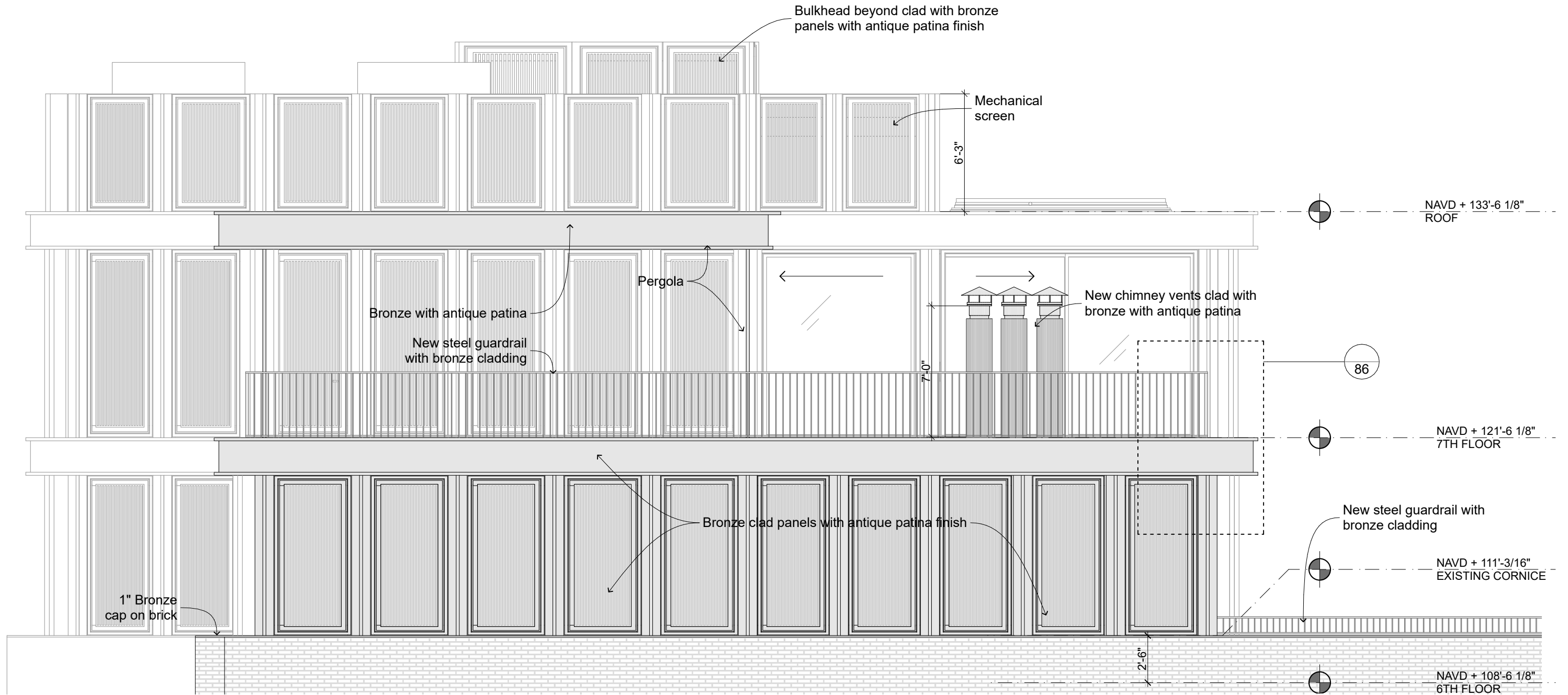
Scale: 3/4" = 1'-0"





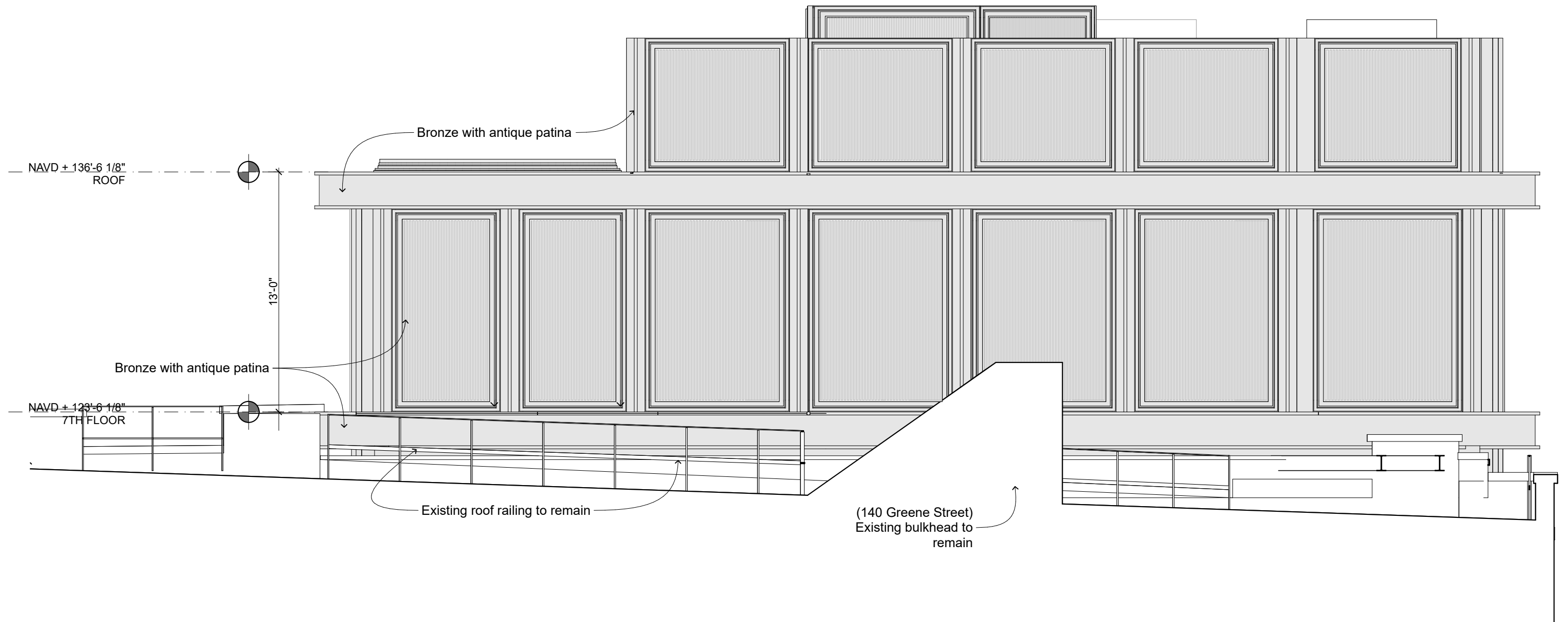
6TH & 7TH FLOOR PREVIOUS PROPOSED NORTH ELEVATION

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



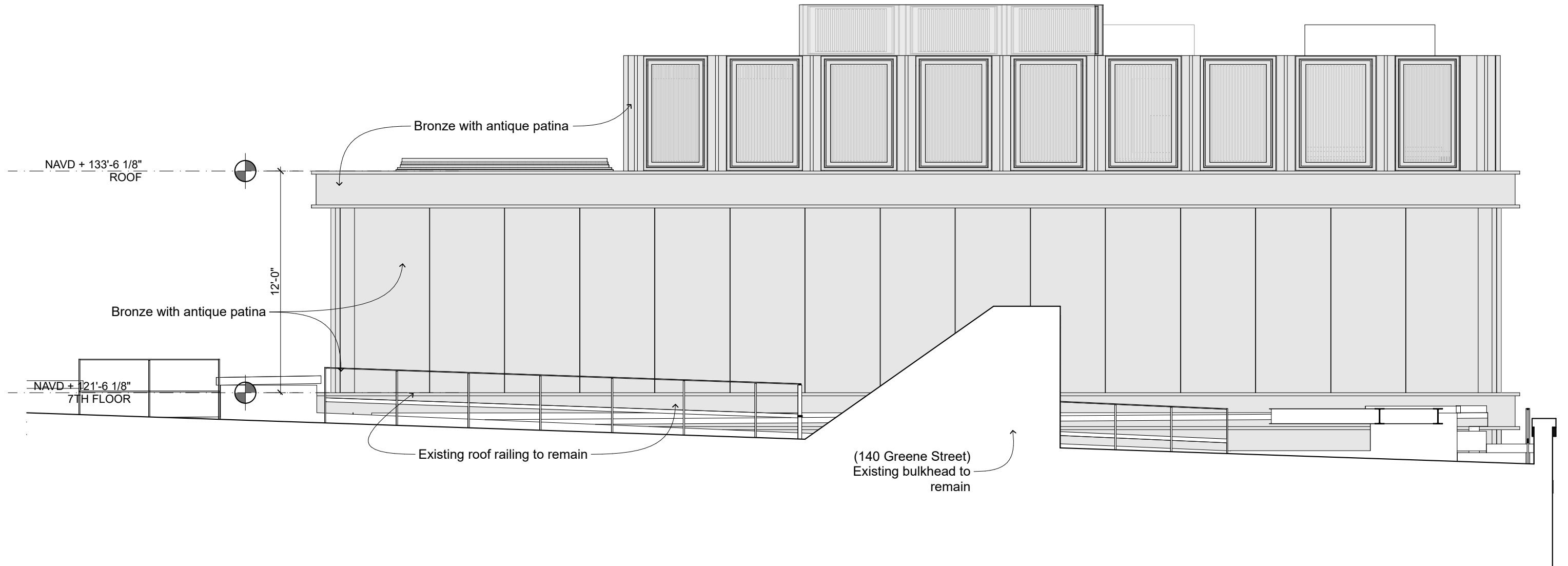
6TH & 7TH FLOOR PROPOSED NORTH ELEVATION

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



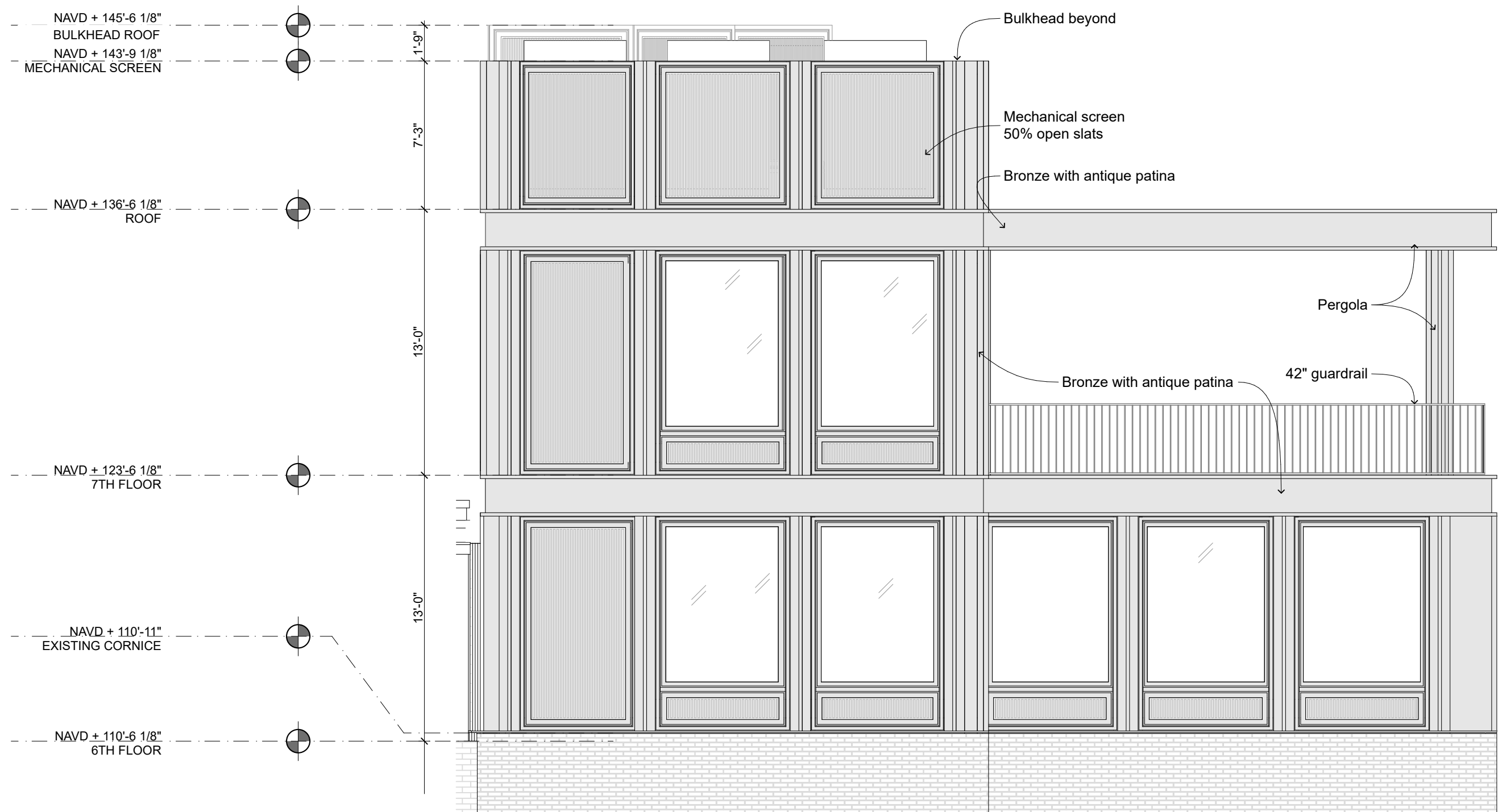
6TH & 7TH FLOOR PREVIOUS PROPOSED SOUTH ELEVATION

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



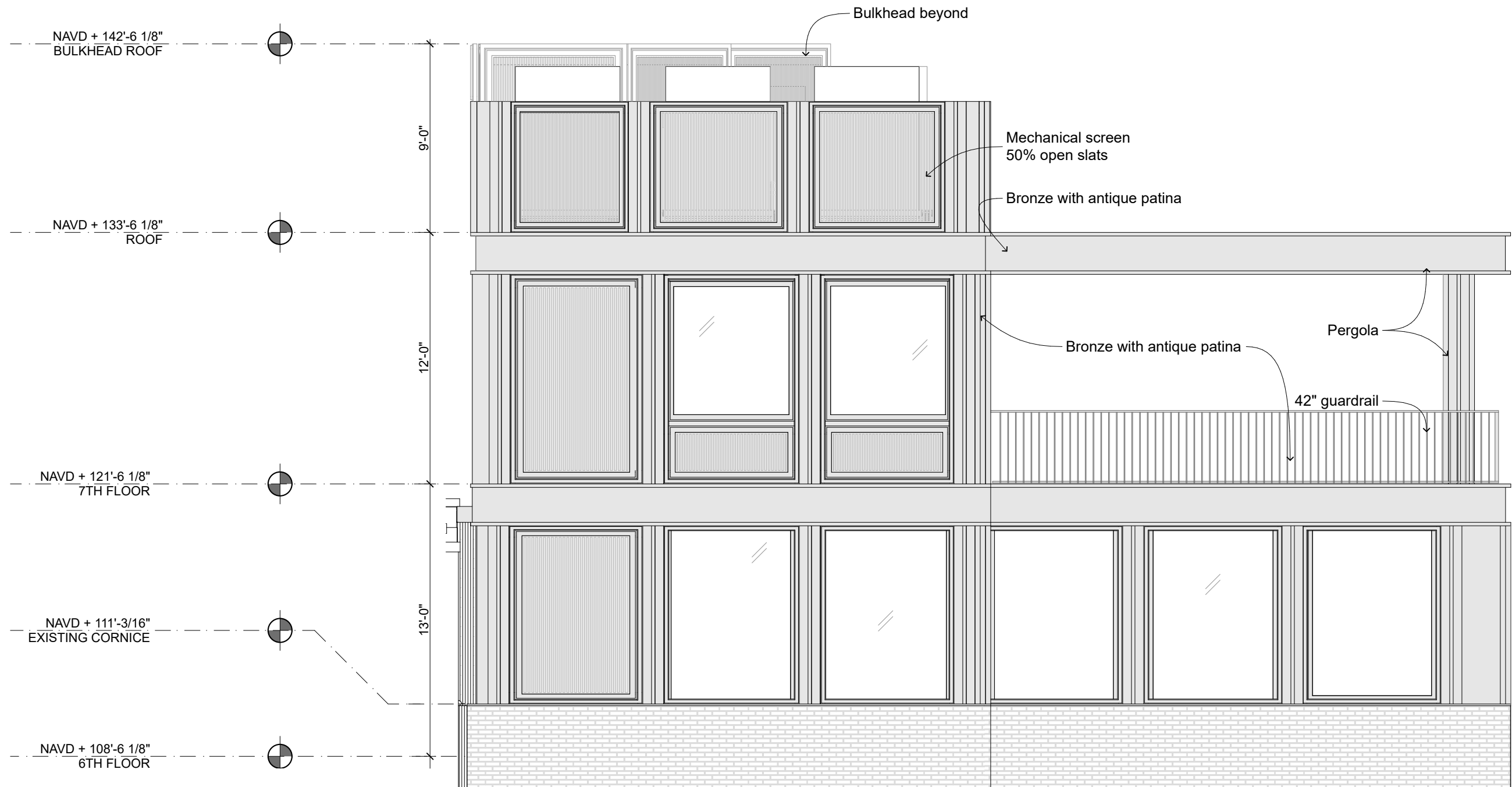
6TH & 7TH FLOOR REVISED SOUTH ELEVATION

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



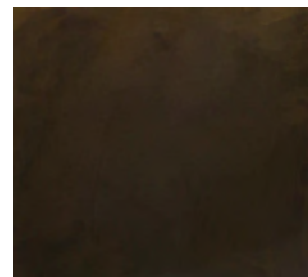
6TH & 7TH FLOOR PREVIOUS PROPOSED EAST ELEVATION

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



6TH & 7TH FLOOR REVISED EAST ELEVATION

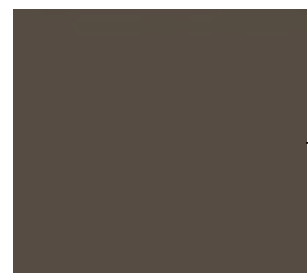
Scale: 3/16" = 1'-0"



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



PREVIOUS PROPOSED FRONT ELEVATION



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

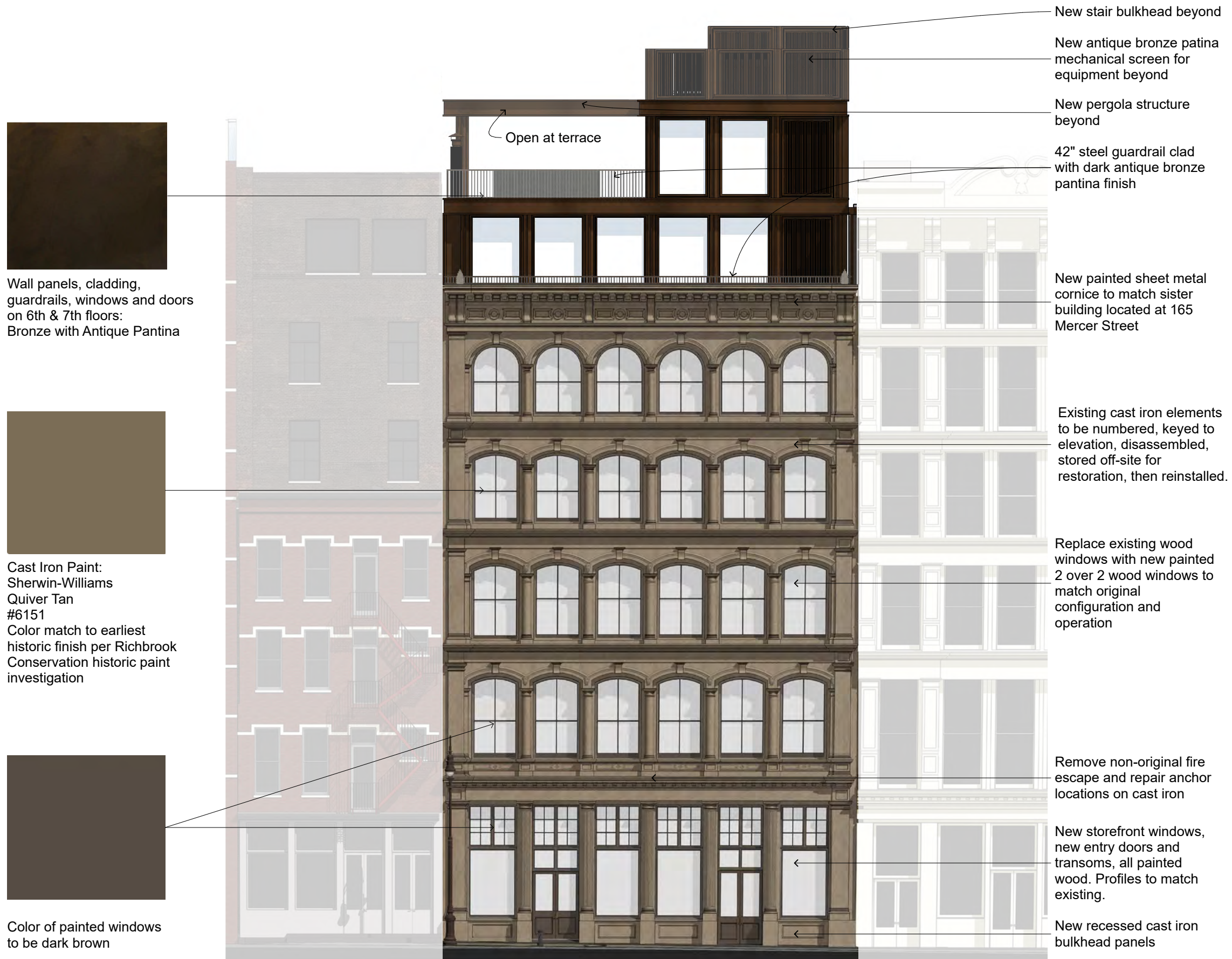
Existing cast iron elements
to be numbered, keyed to
elevation, disassembled,
stored off-site for
restoration, then reinstalled.

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



REVISED FRONT ELEVATION



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

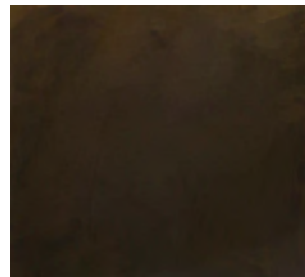
Bronze coping on brick
wall

New painted wood double
hung windows with
bluestone sills and lintels

New painted wood sliding
doors

42" Steel guardrail with
antique bronze patina finish

PREVIOUS PROPOSED REAR ELEVATION



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

REVISED REAR ELEVATION



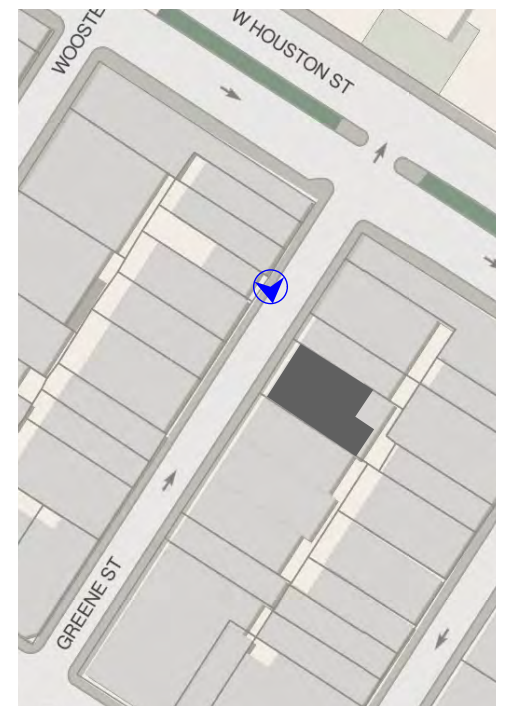
VIEW MAP



PREVIOUSLY PROPOSED VIEW ON GREENE STREET



REVISED VIEW ON GREENE STREET

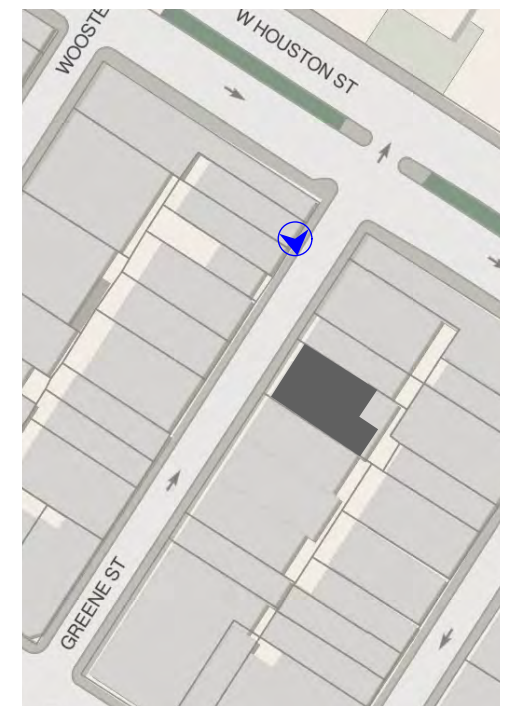




PREVIOUSLY PROPOSED VIEW ON GREENE & HOUSTON STREET



REVISED VIEW ON GREENE & HOUSTON STREET





PREVIOUSLY PROPOSED VIEW ON W. HOUSTON STREET



REVISED VIEW ON W. HOUSTON STREET

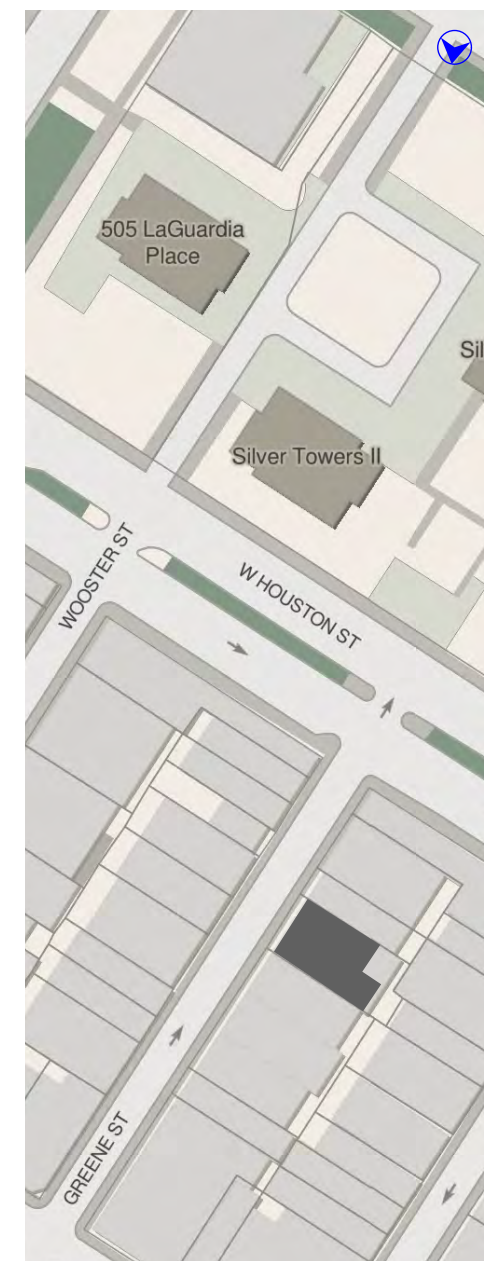




PREVIOUSLY PROPOSED VIEW THROUGH SILVER TOWERS



REVISED VIEW THROUGH SILVER TOWERS





REVISED MOCKUP PHOTO



RENDERING OF REVISED PROPOSAL





REVISED MOCKUP PHOTO



RENDERING OF REVISED PROPOSAL





REVISED MOCKUP PHOTO



RENDERING OF REVISED PROPOSAL





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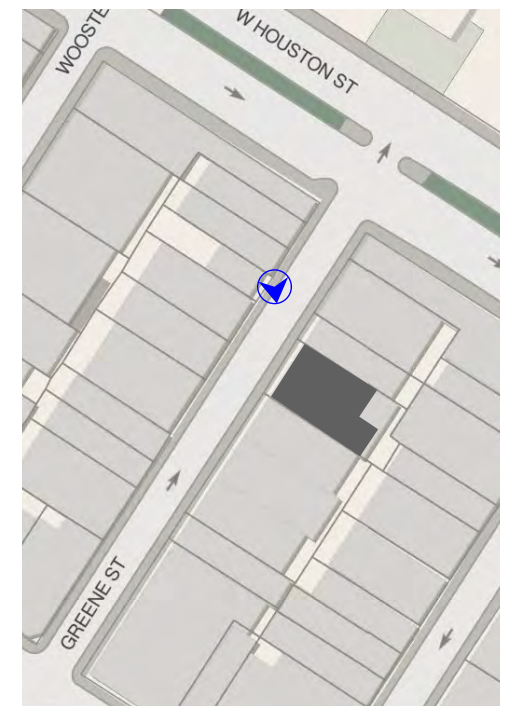
APPENDIX



PREVIOUS MOCK UP VIEW ON GREENE STREET



REVISED MOCK UP VIEW ON GREENE STREET

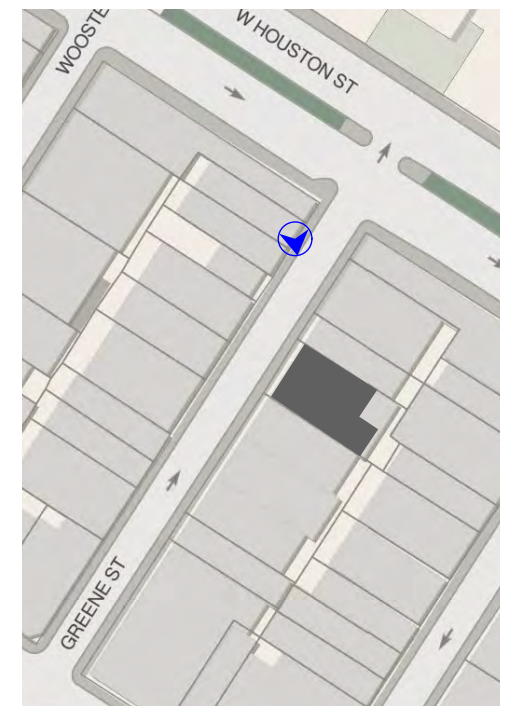


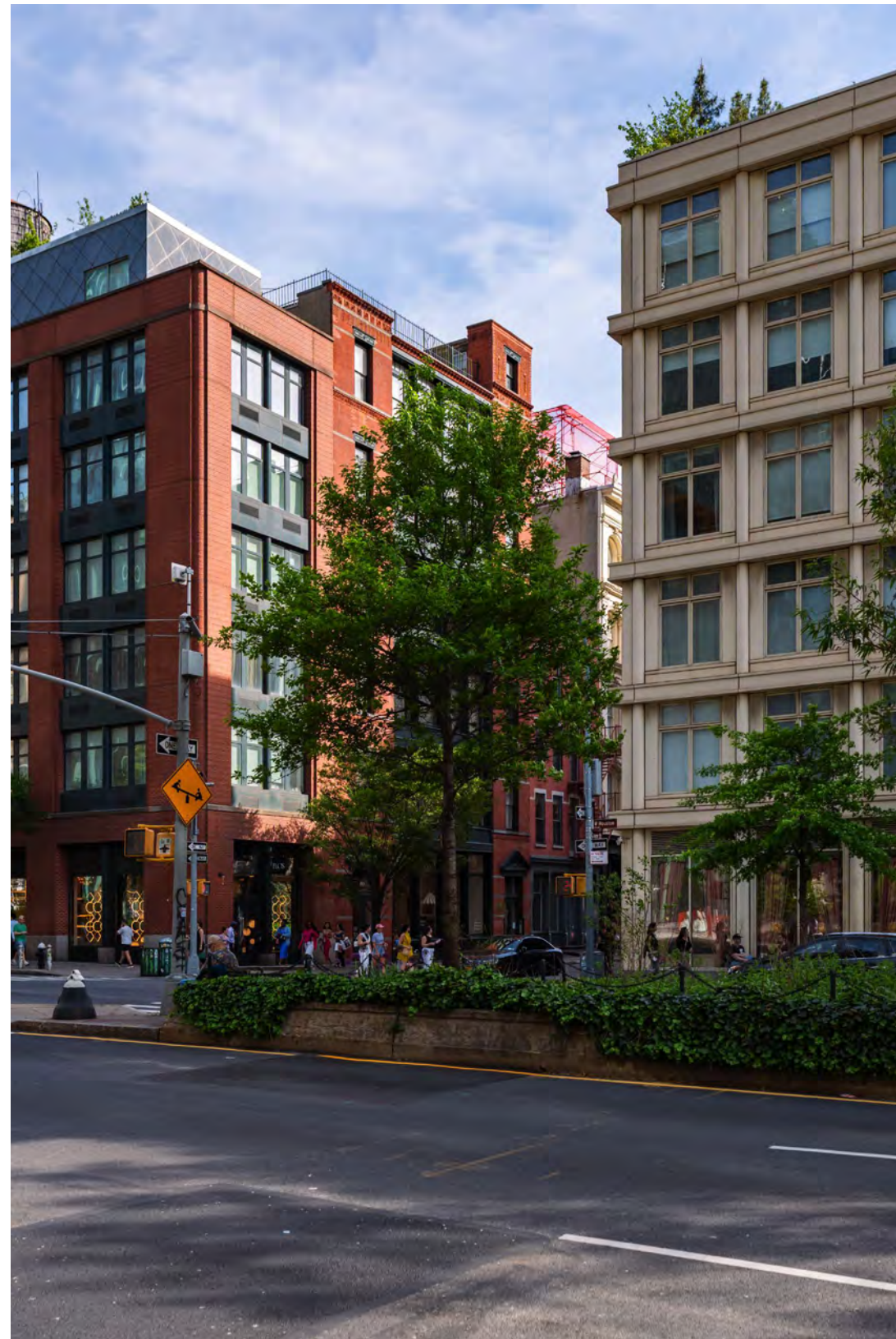


PREVIOUS MOCK UP VIEW ON GREENE & HOUSTON STREET



REVISED MOCK UP VIEW ON GREENE & HOUSTON STREET

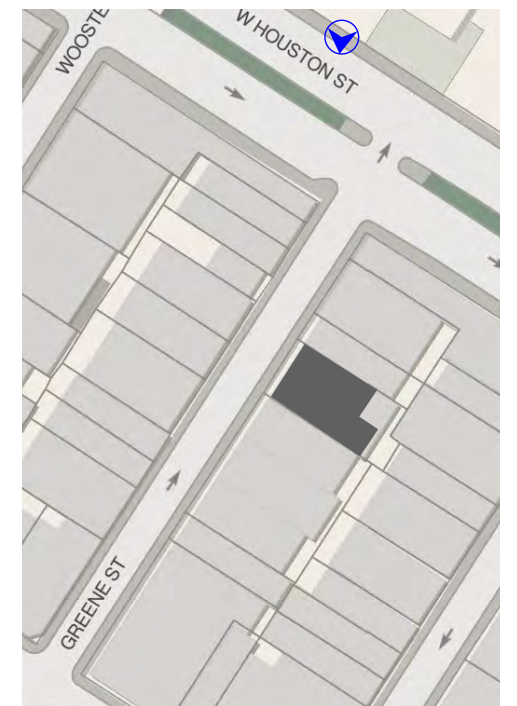




PREVIOUS MOCK UP VIEW ON W. HOUSTON STREET



REVISED MOCK UP VIEW ON W. HOUSTON STREET

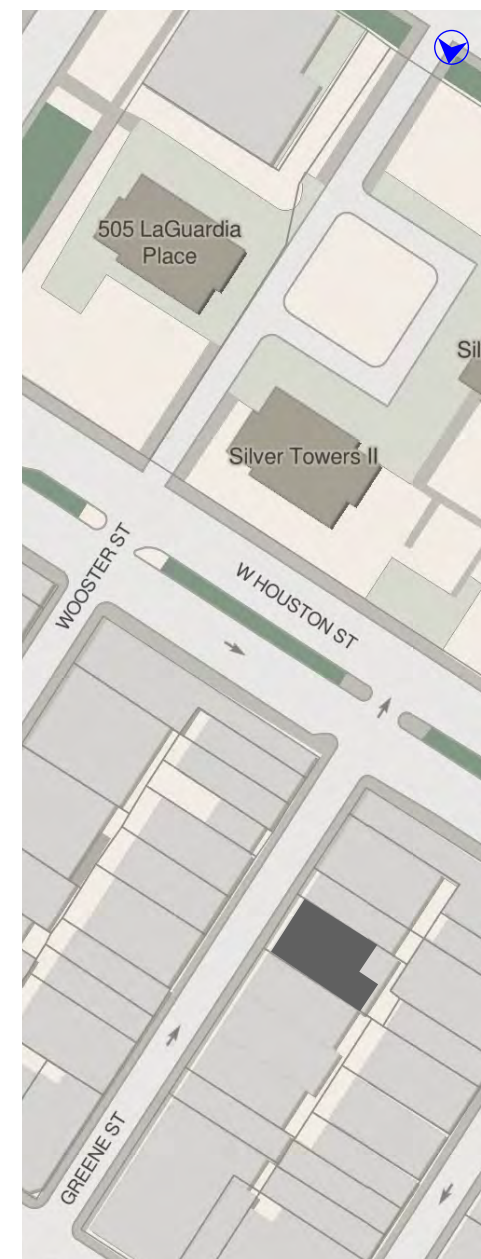


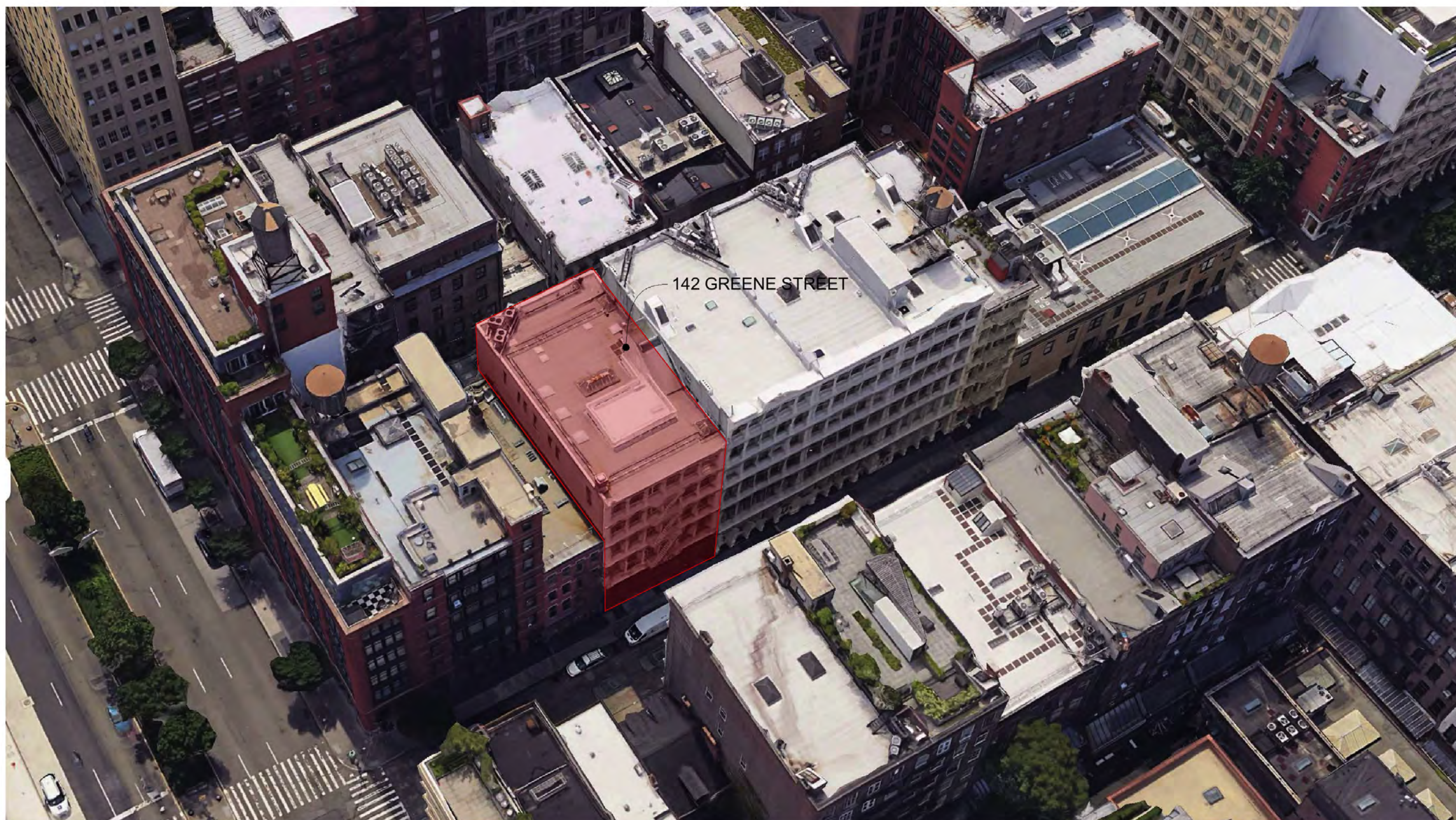


PREVIOUS MOCK UP VIEW THROUGH SILVER TOWERS



REVISED MOCK UP VIEW THROUGH SILVER TOWERS





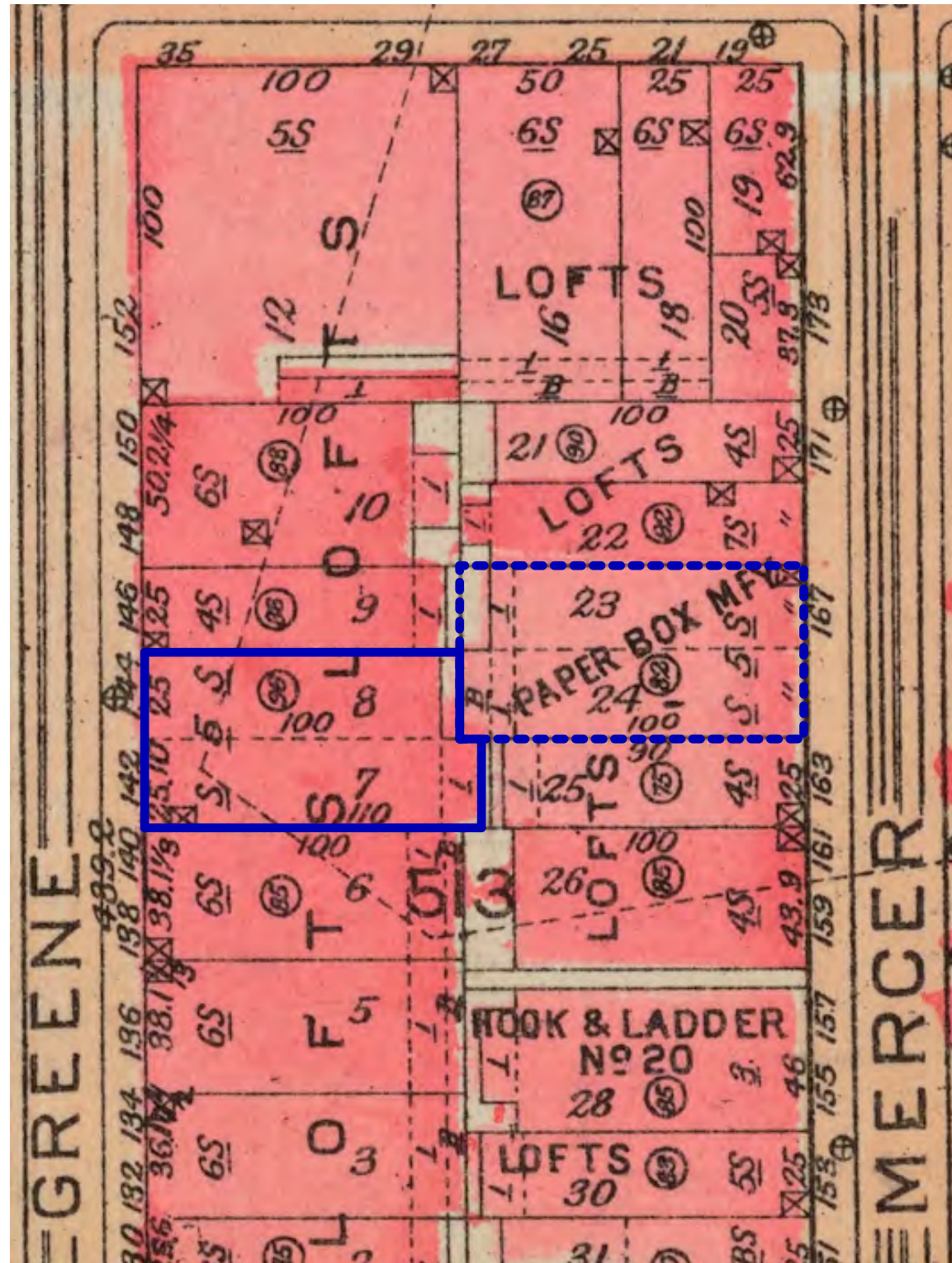
CONTEXTUAL ANALYSIS - AERIAL VIEW



CONTEXTUAL ANALYSIS - GREENE STREET EAST VIEW



CONTEXTUAL ANALYSIS - GREENE STREET WEST VIEW



1923 BROMLEY ATLAS



BLOCK: 513
LOT: 7

CURRENT SITE PLAN



C. 1940, MUNI



1973, LPC DESIGNATION PHOTO



165 MERCER STREET, 2025





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.

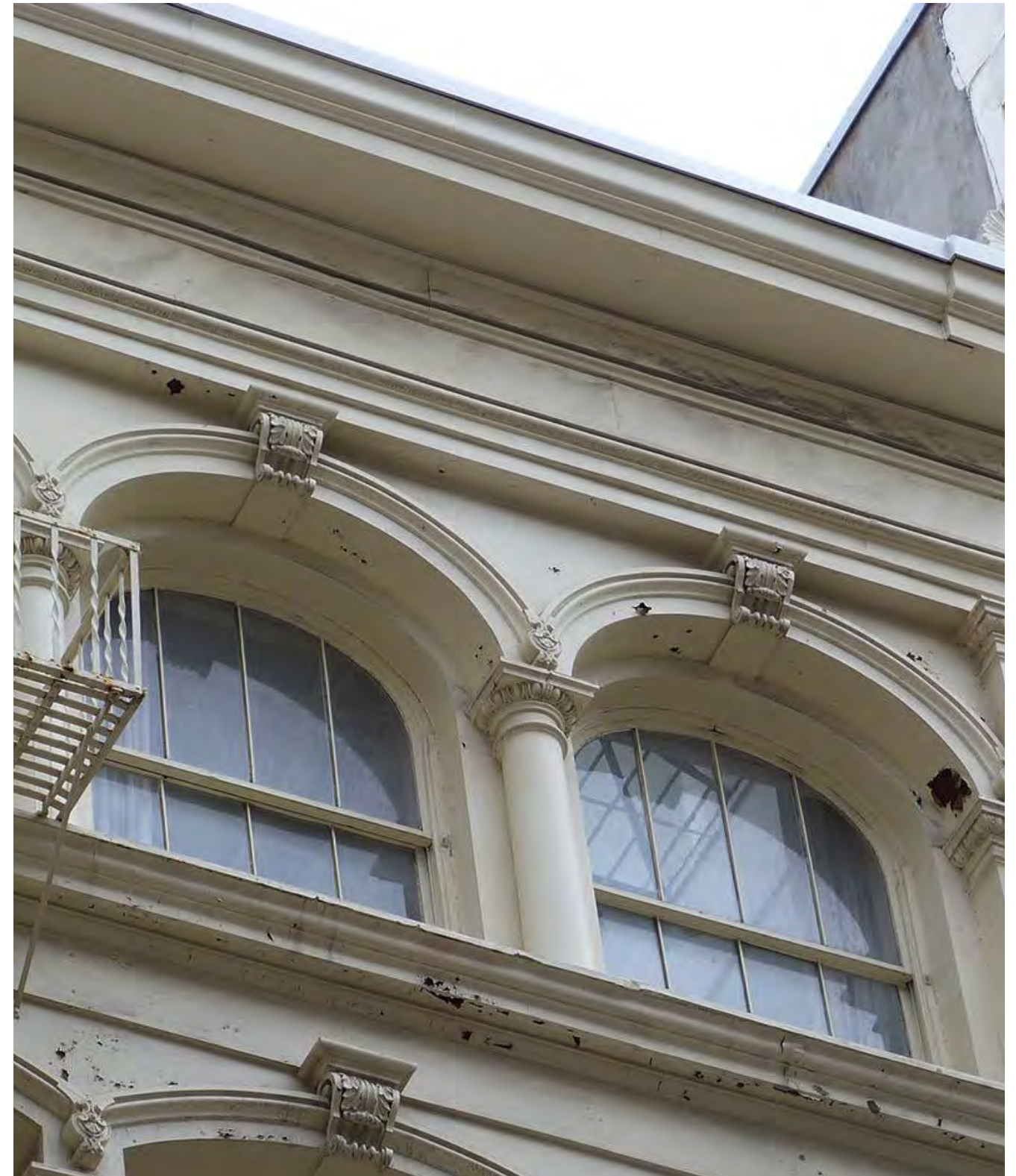
NEW YORK TIMES, APRIL 13, 1928



CHARRED STUD POSTS BEHIND EXISTING CORNICE



EXISTING 142 GREENE STREET

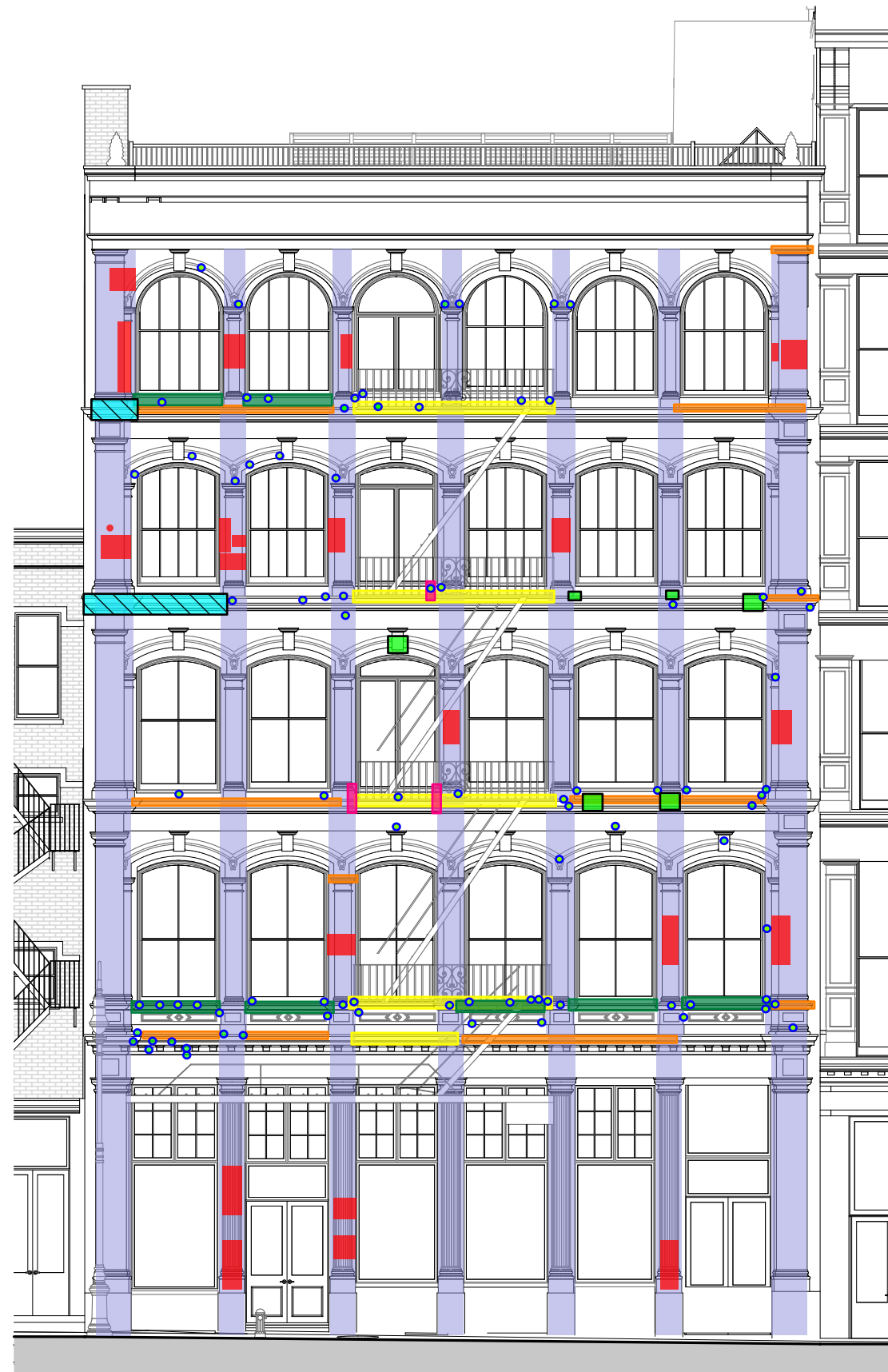




CAST-IRON CRACKING, RUST JACKING AND DISPLACEMENT



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



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

JOSEPHDIRANDARCHITECTURE



28-30 GREENE STREET

JOSEPH VANCE architects



555 BROADWAY

142 Greene Street 48



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



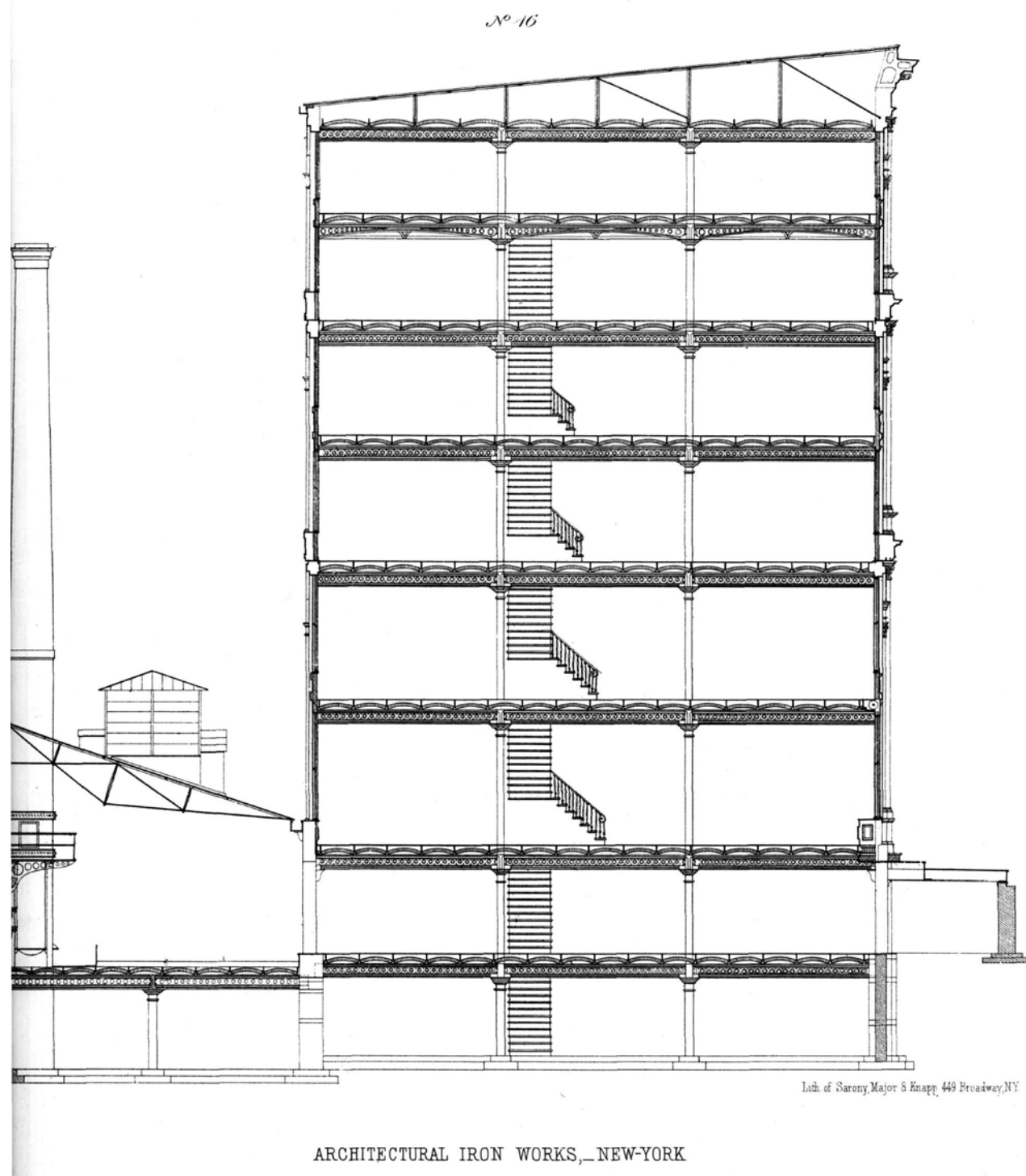
C. 1940, MUNICIPAL ARCHIVES

JOSEPH VANCE architects

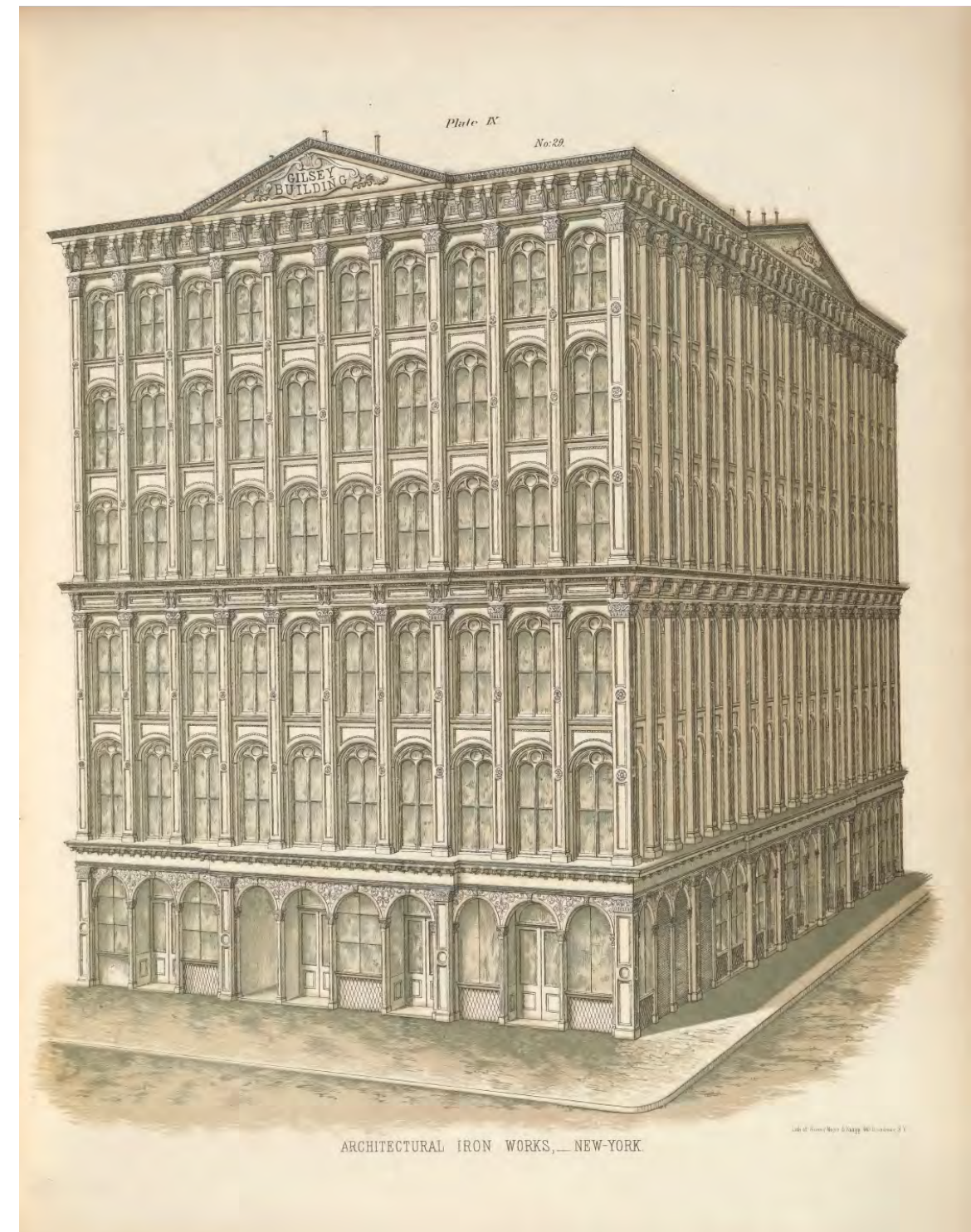


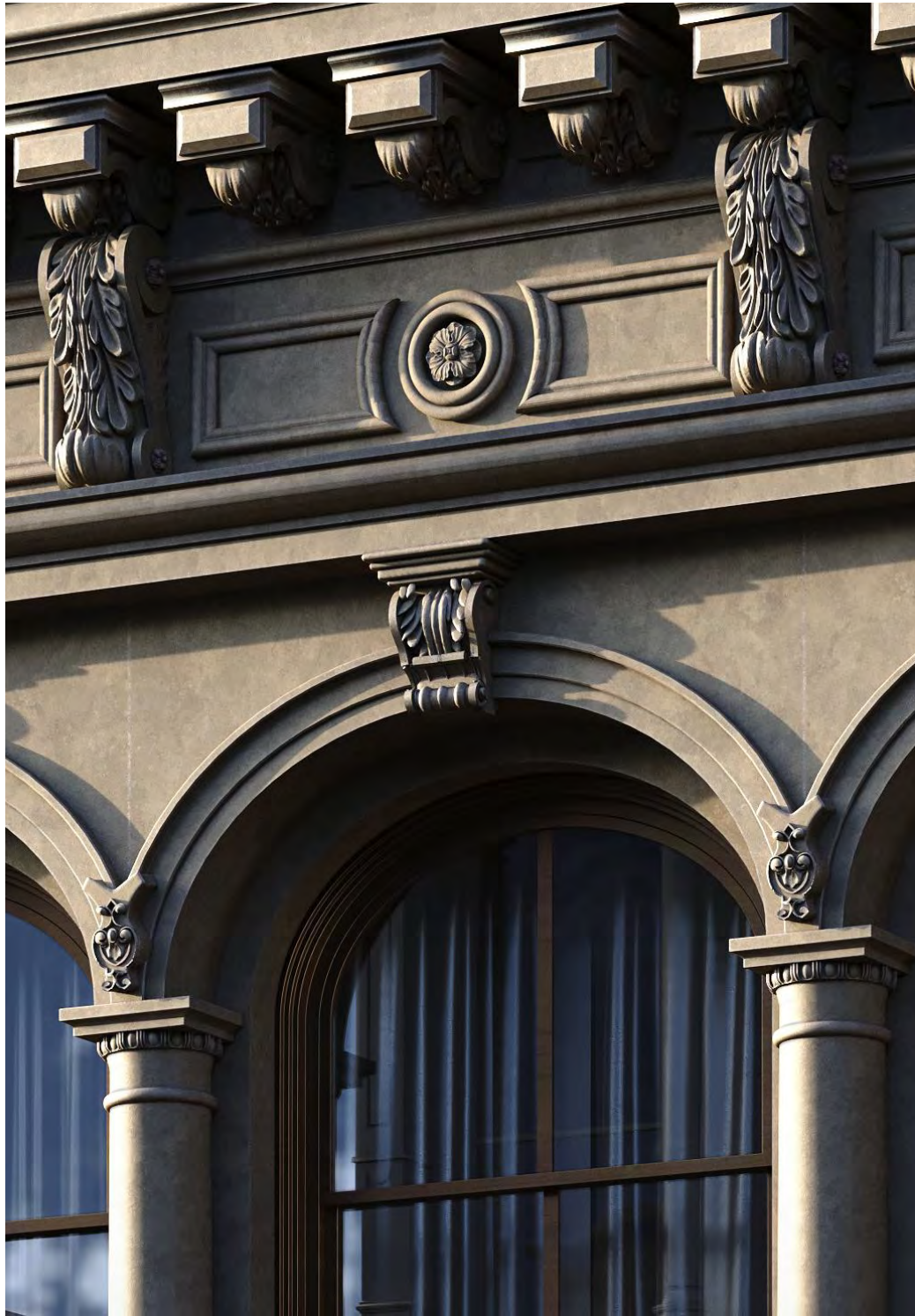
C. 1940, MUNICIPAL ARCHIVES

142 Greene Street 54

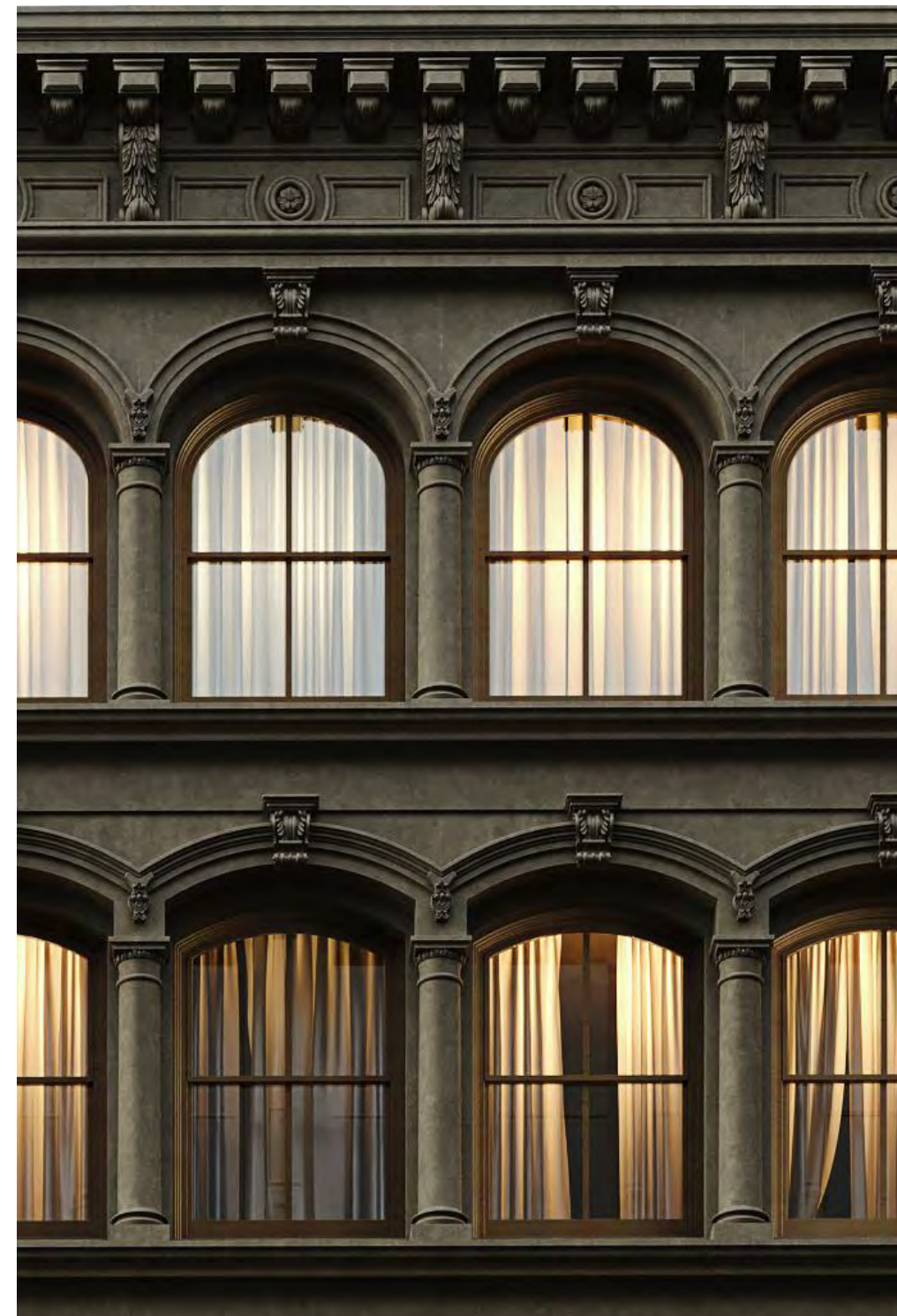
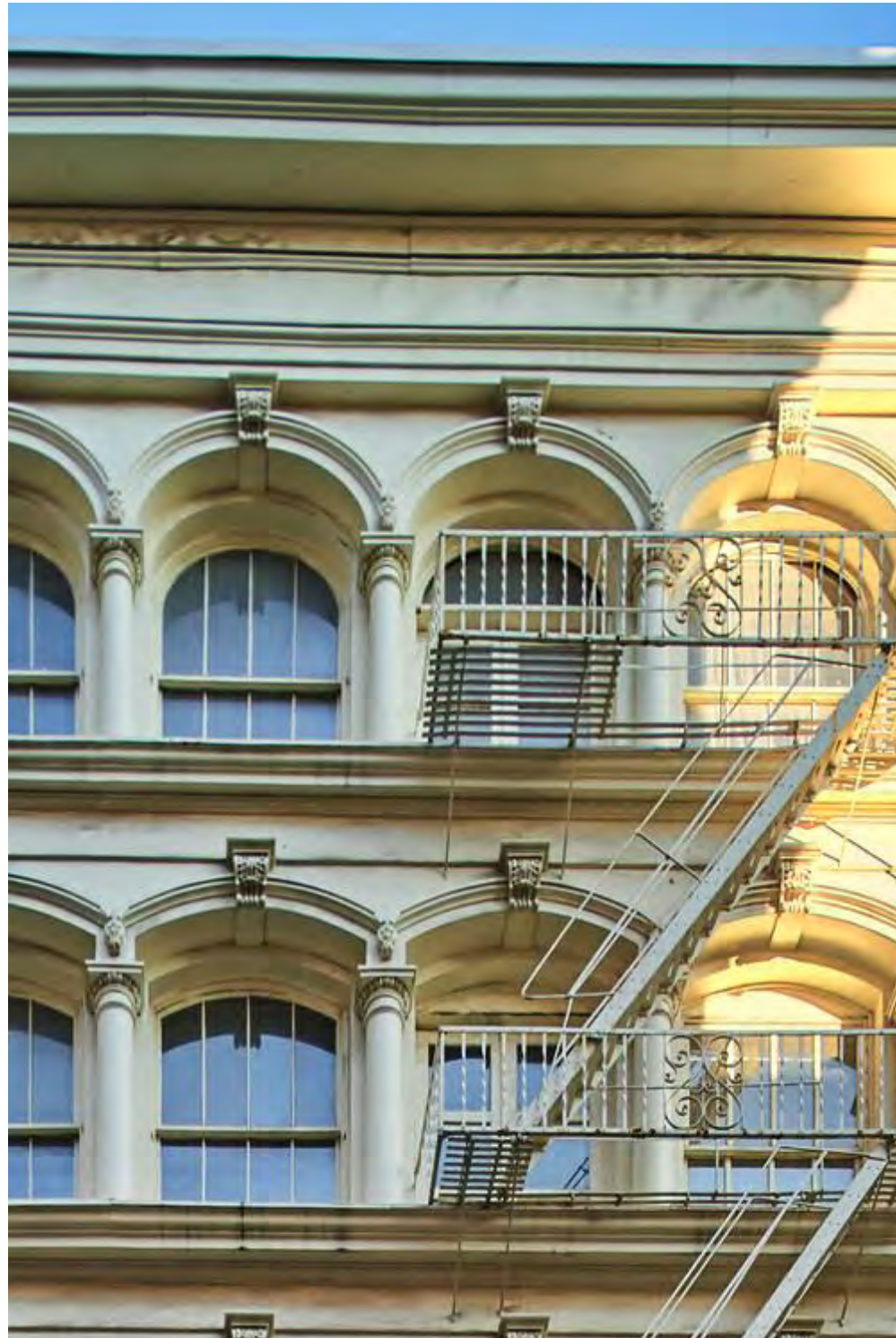


BADGER'S ILLUSTRATED CATALOGUE, 1865





NEW RESTORED GREENE STREET FACADE - DETAILS

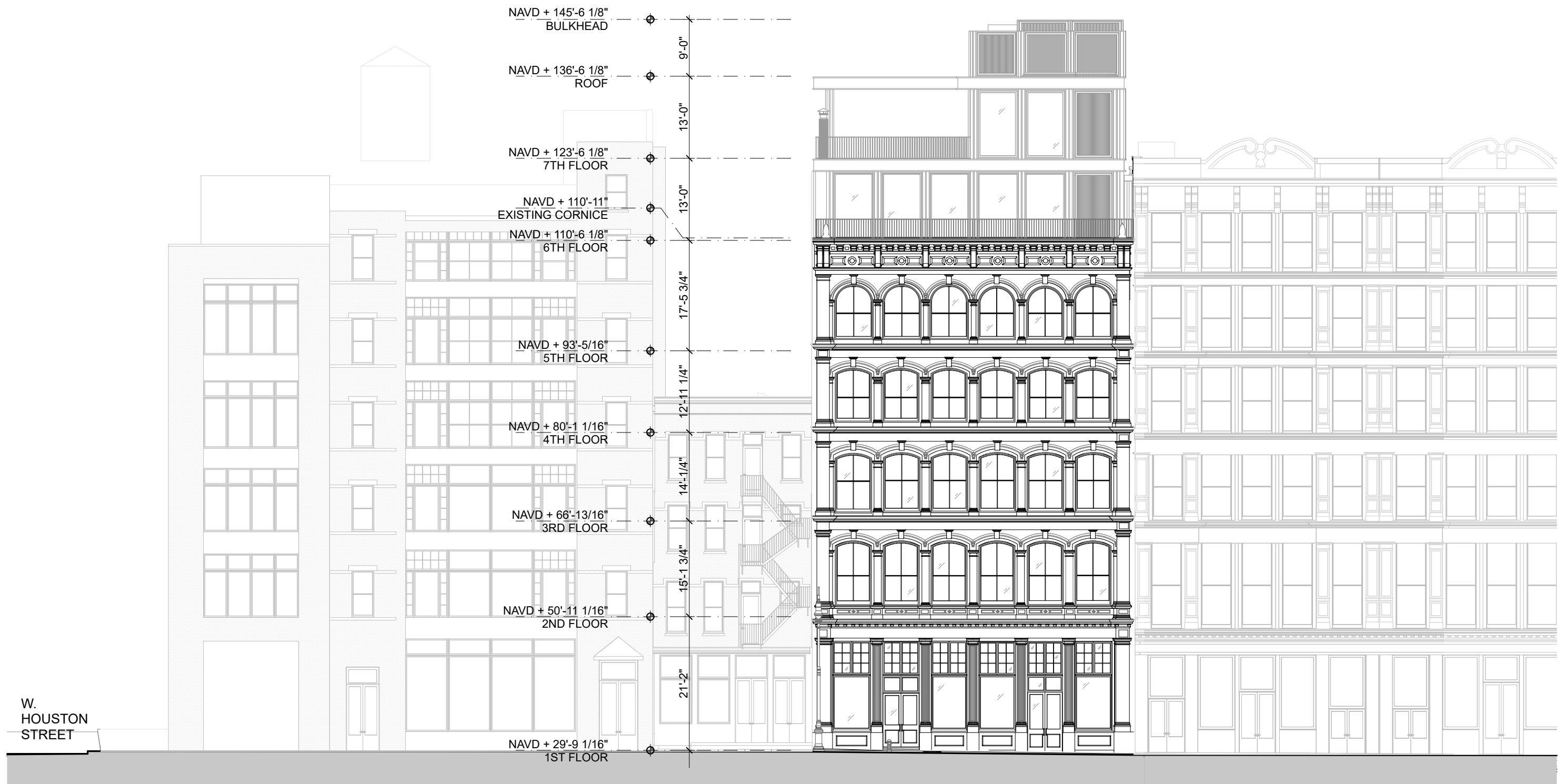


ACTUAL GREENE STREET FACADE AND NEW PROPOSAL



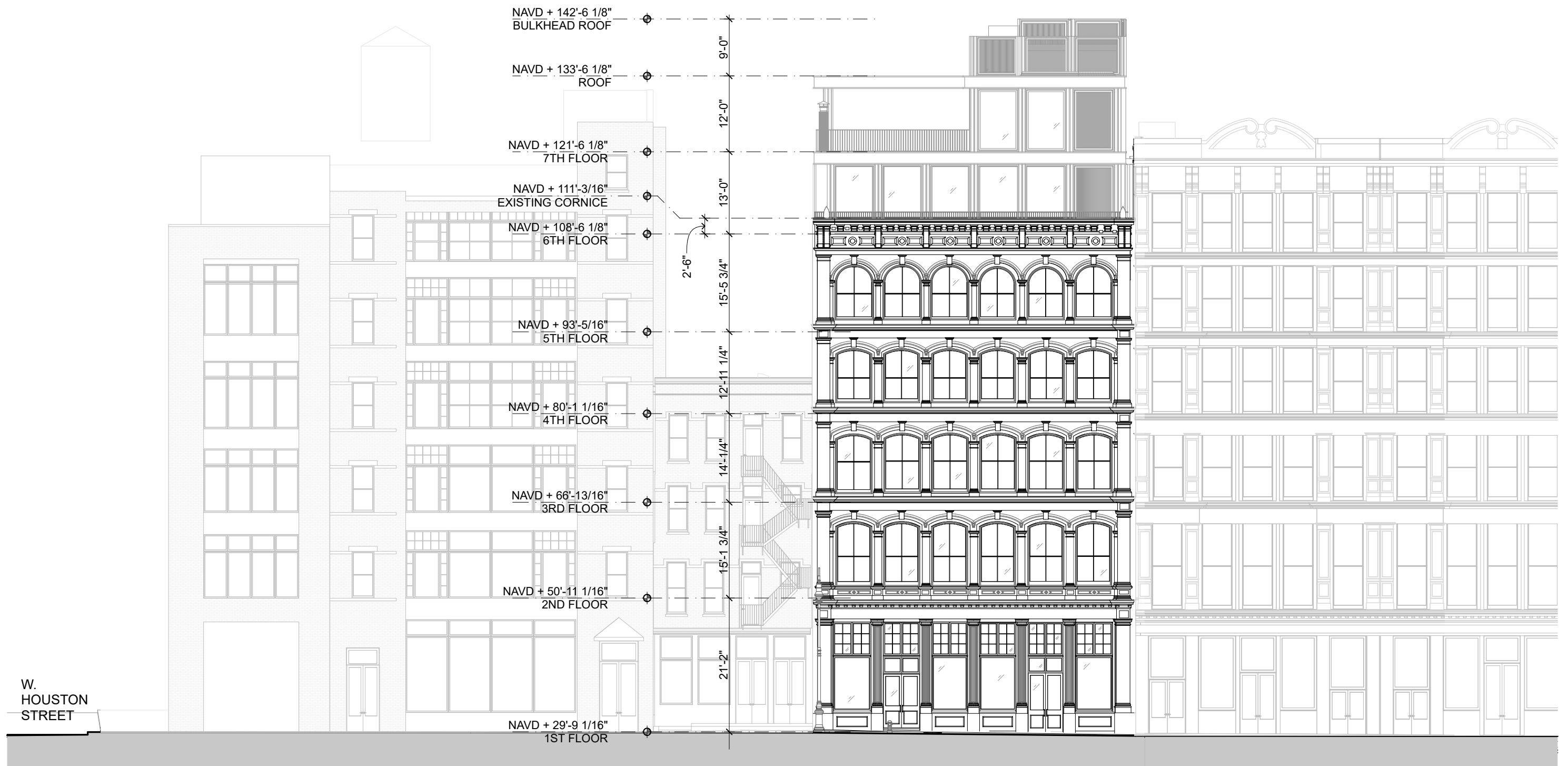
EXISTING FRONT ELEVATION WITH CONTEXT

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



PREVIOUS PROPOSED FRONT ELEVATION WITH CONTEXT

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



REVISED FRONT ELEVATION WITH CONTEXT

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



EXISTING REAR ELEVATION WITH CONTEXT
Scale: 1/16" = 1'-0"

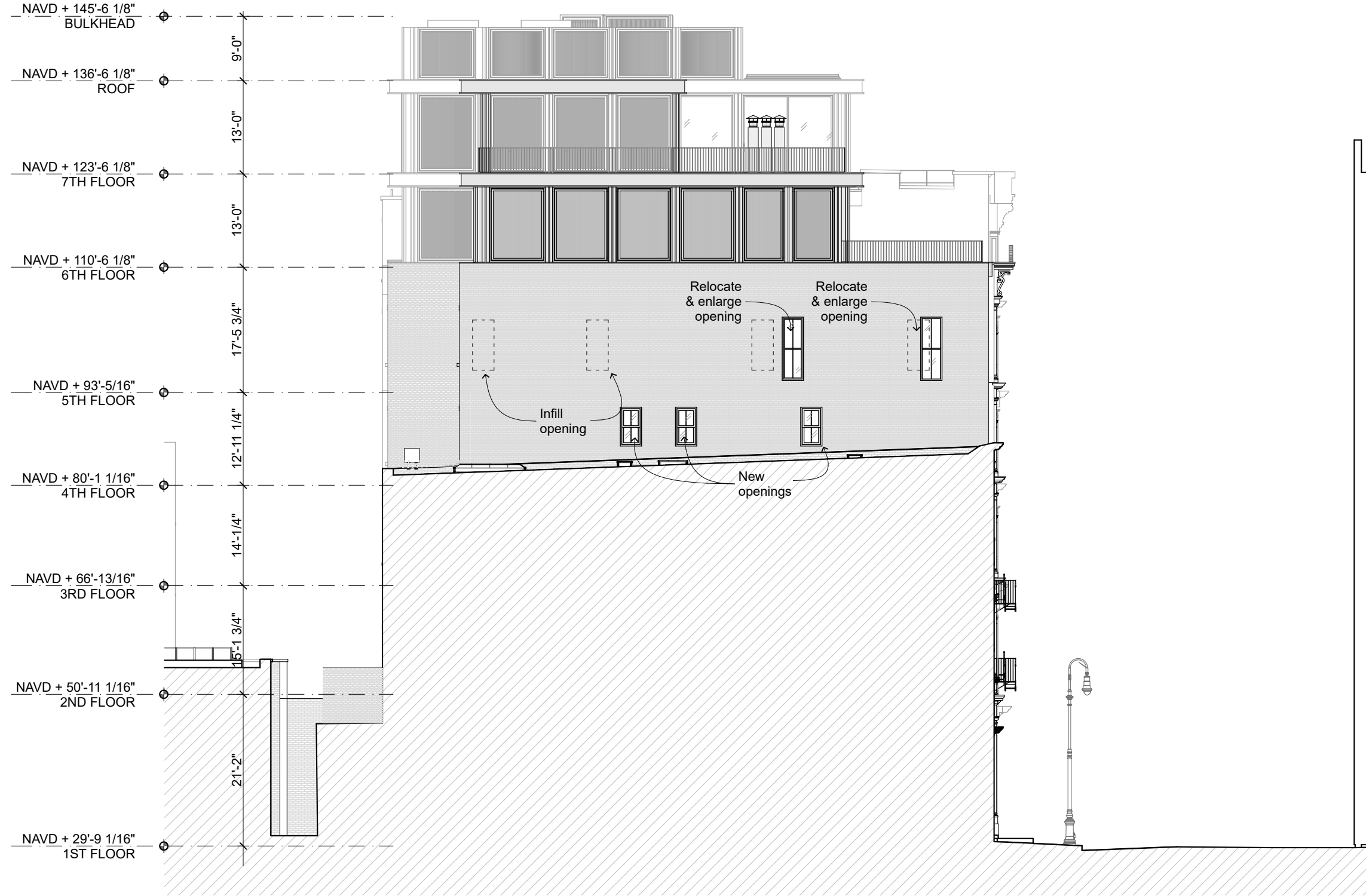


PREVIOUS PROPOSED REAR ELEVATION WITH CONTEXT
Scale: 1/16" = 1'-0"



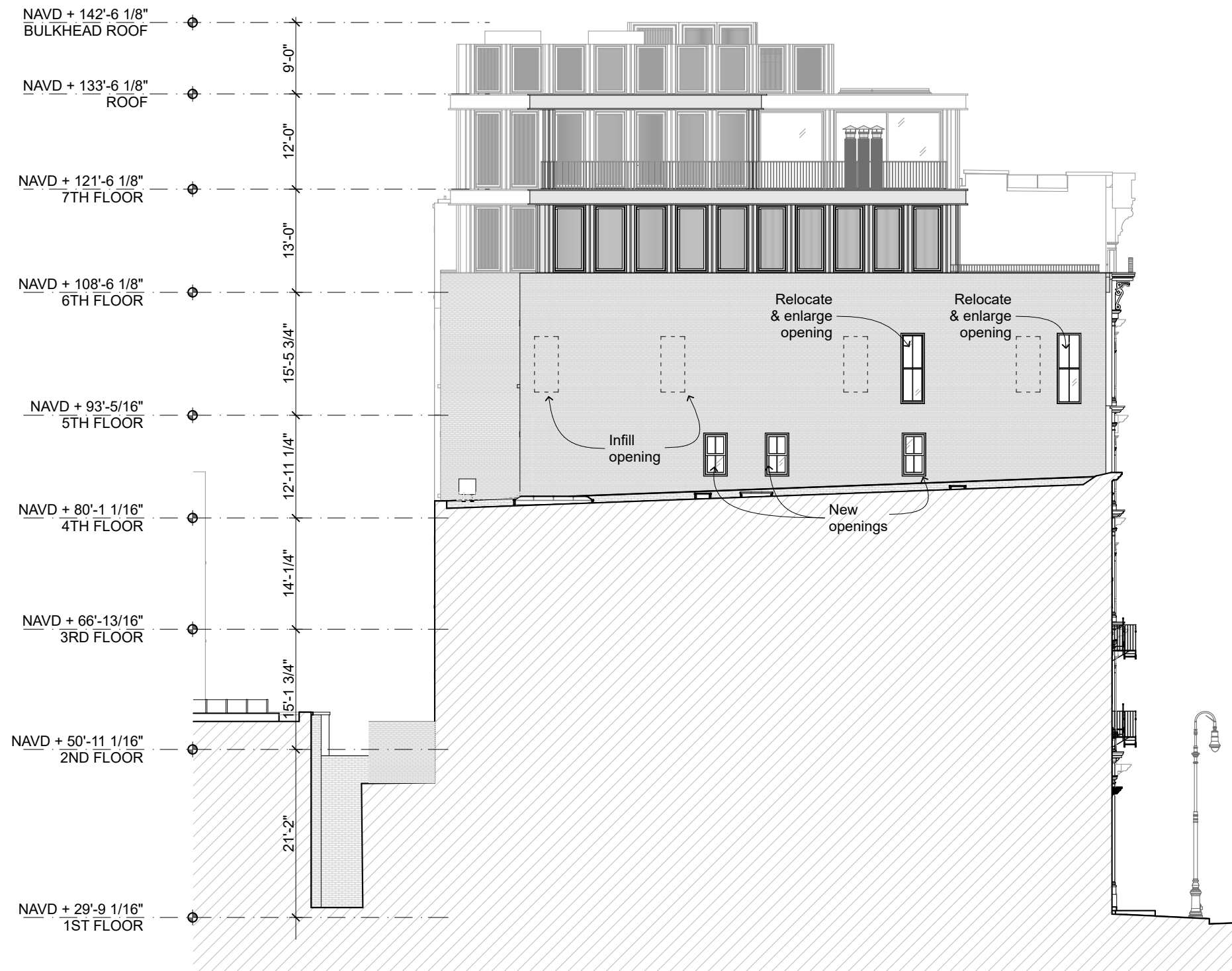
REVISED REAR ELEVATION WITH CONTEXT

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



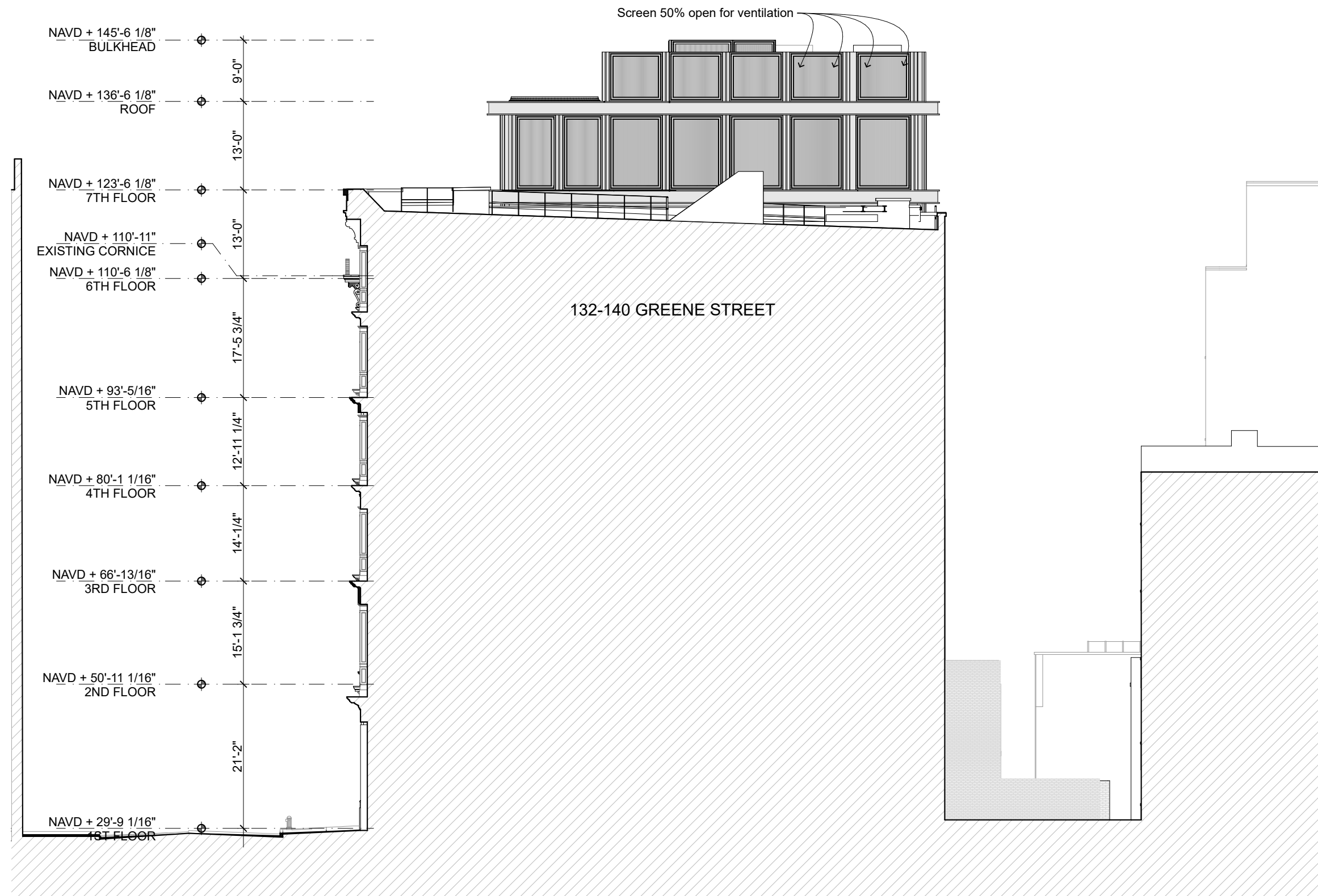
PREVIOUS PROPOSED NORTH ELEVATION

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



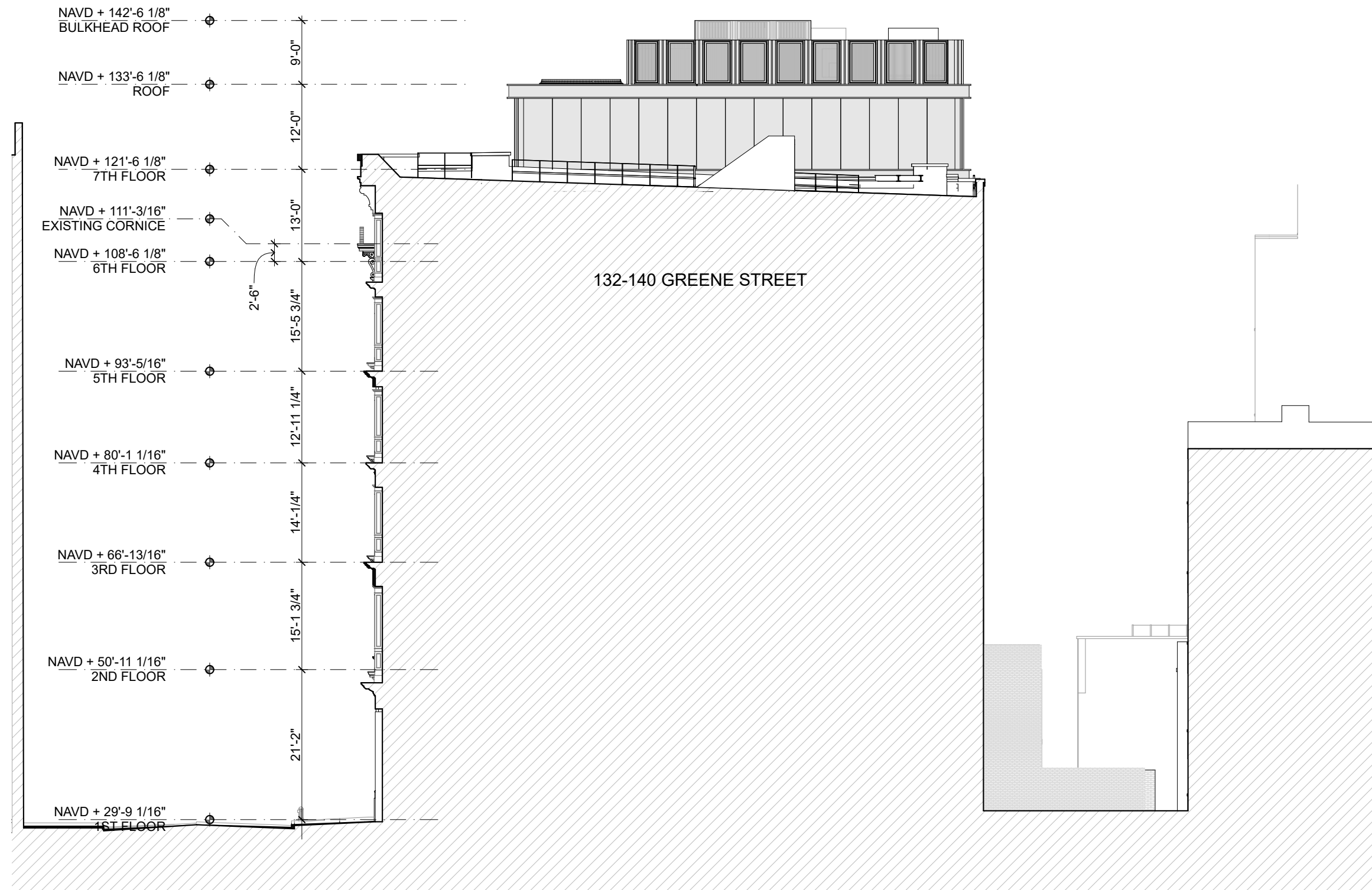
REVISED NORTH ELEVATION

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



PREVIOUSLY PROPOSED SOUTH ELEVATION

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



REVISED PROPOSED SOUTH ELEVATION

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



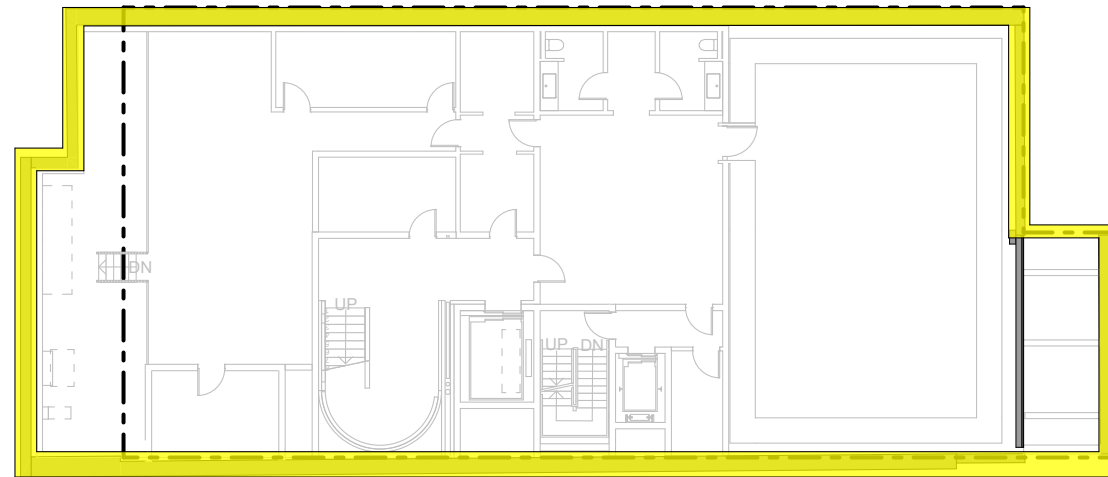
WALLS TO REMAIN



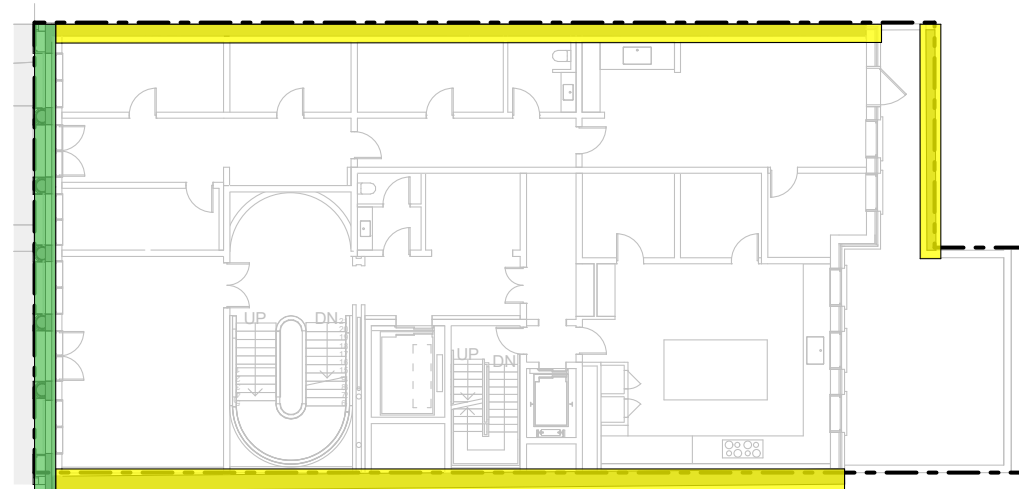
Existing front façade
cast-iron elements to be
numbered, keyed to elevation,
disassembled, restored off-site,
and reinstalled.



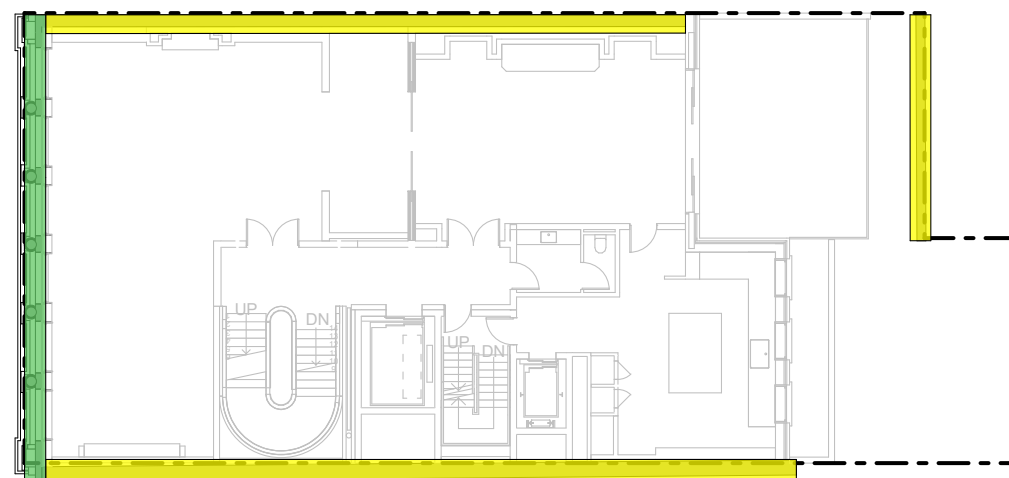
Exposed north wall, outer
wythe of brick with non-historic
parging to be replaced with
new uncoated face brick
matching the historic



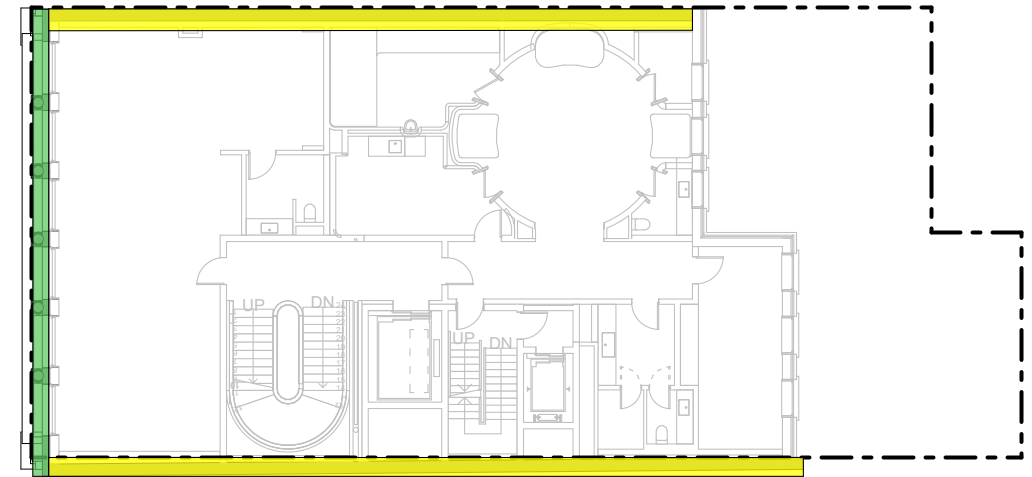
CELLAR



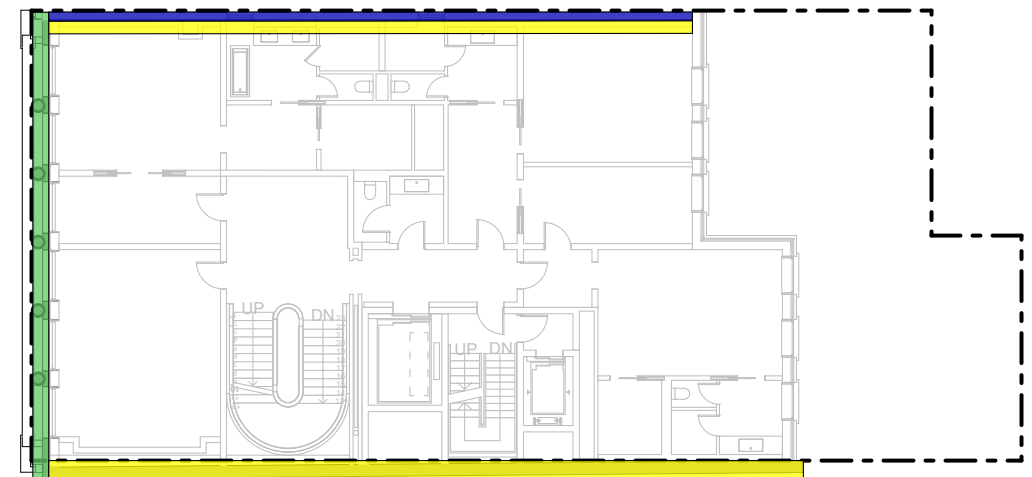
1ST FLOOR



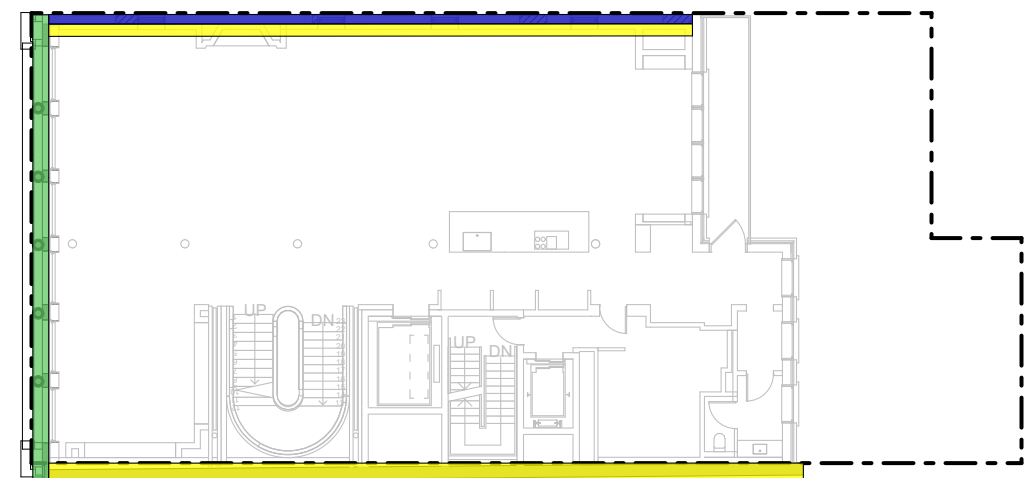
2ND FLOOR



3RD FLOOR



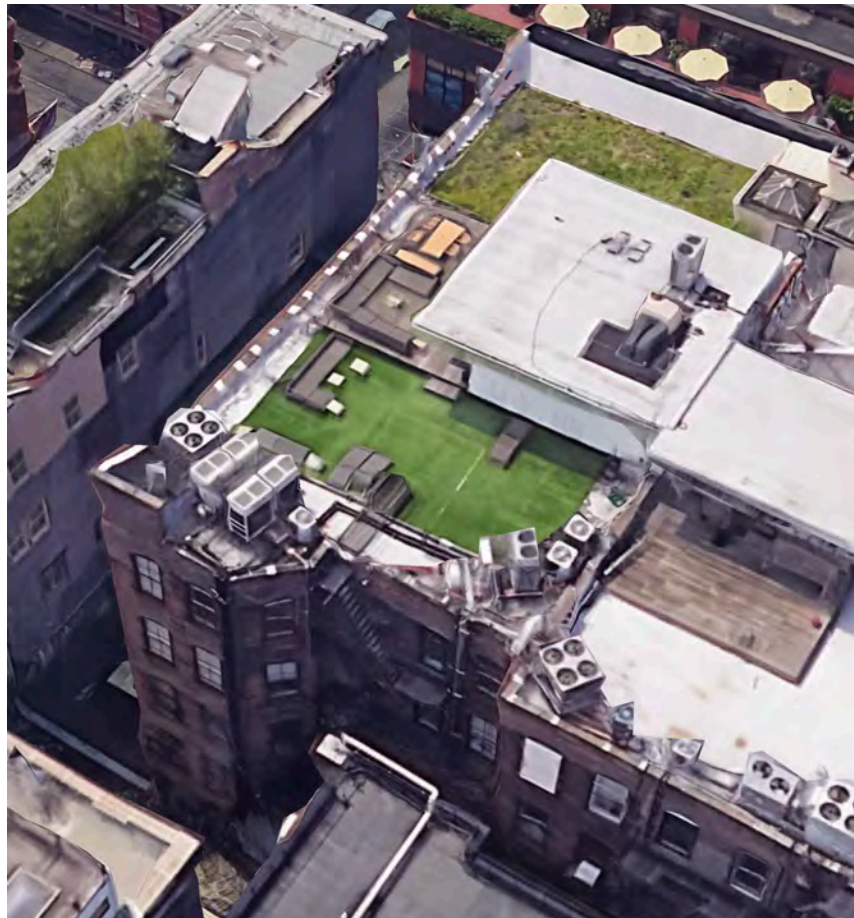
4TH FLOOR



5TH FLOOR



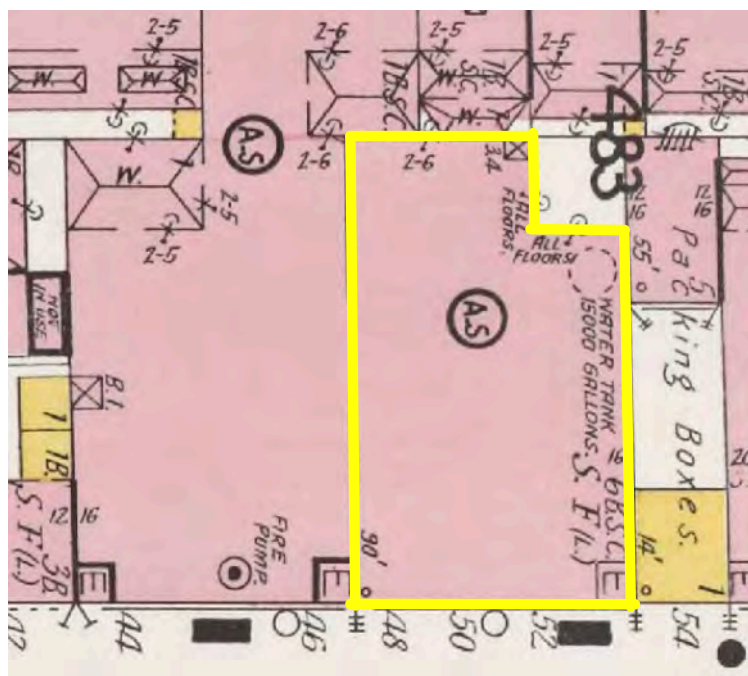
52 CROSBY STREET



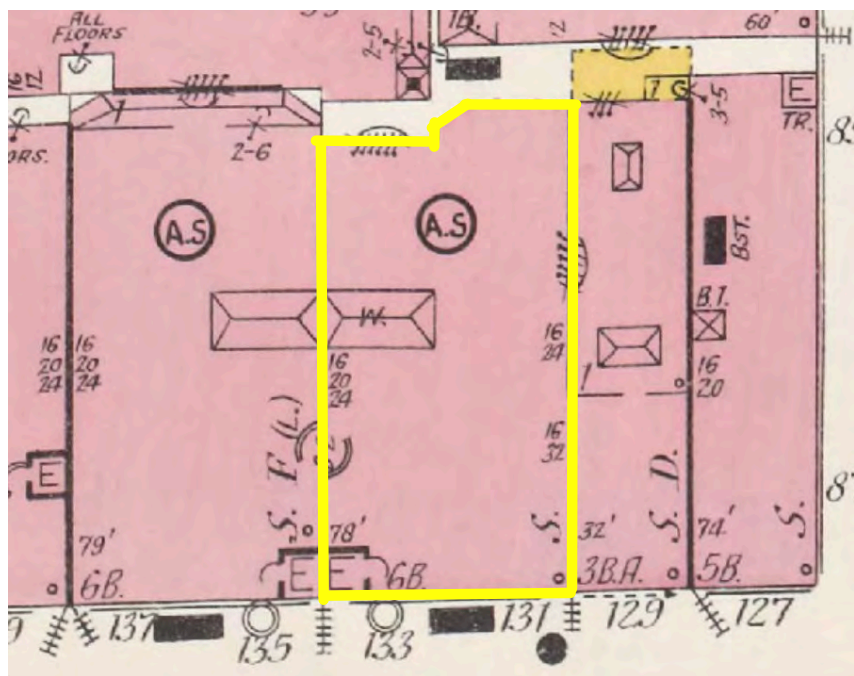
131 SPRING STREET



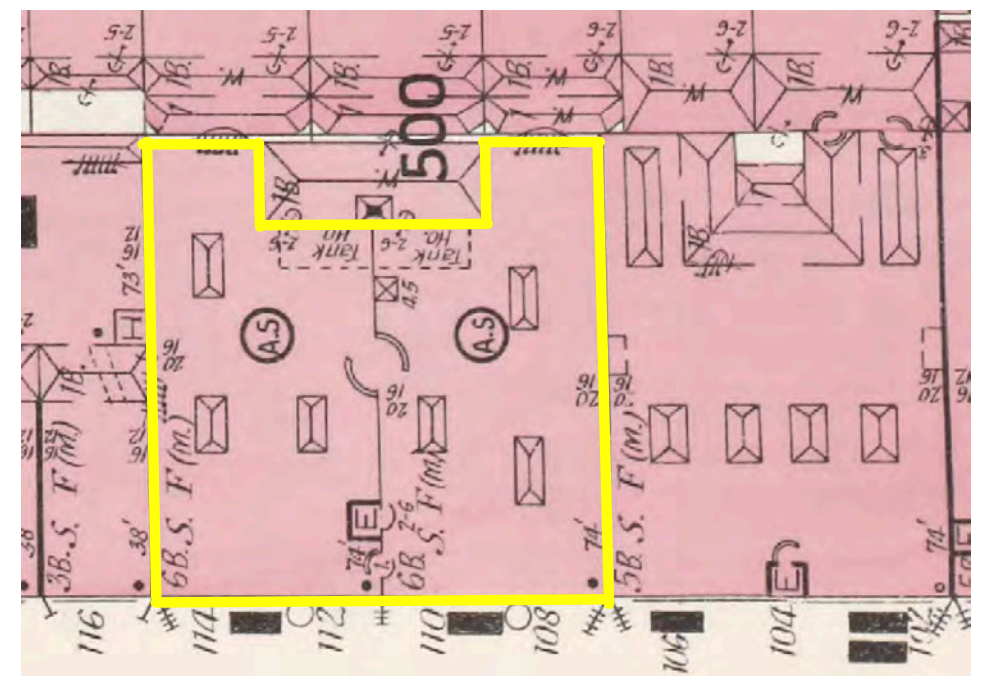
108-114 WOOSTER STREET



Sanborn, 1903



Sanborn, 1903



Sanborn, 1903

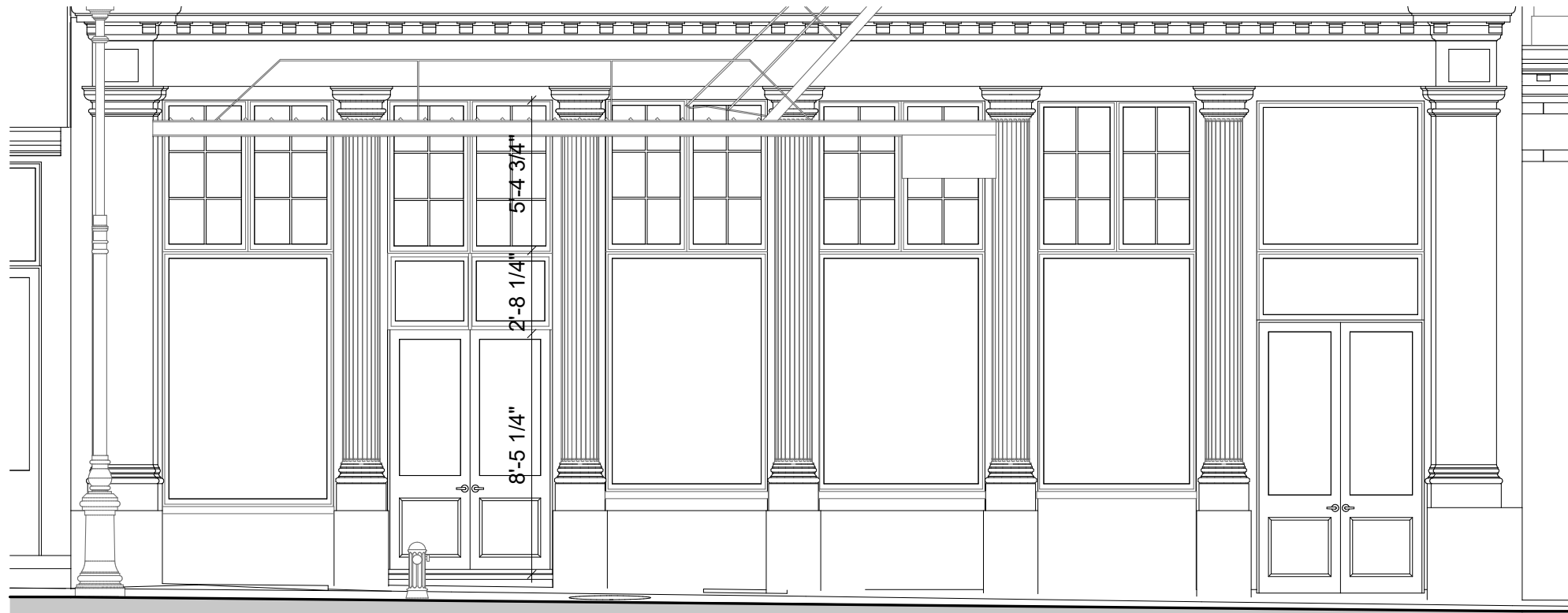


EXISTING STORE FRONT IMAGES



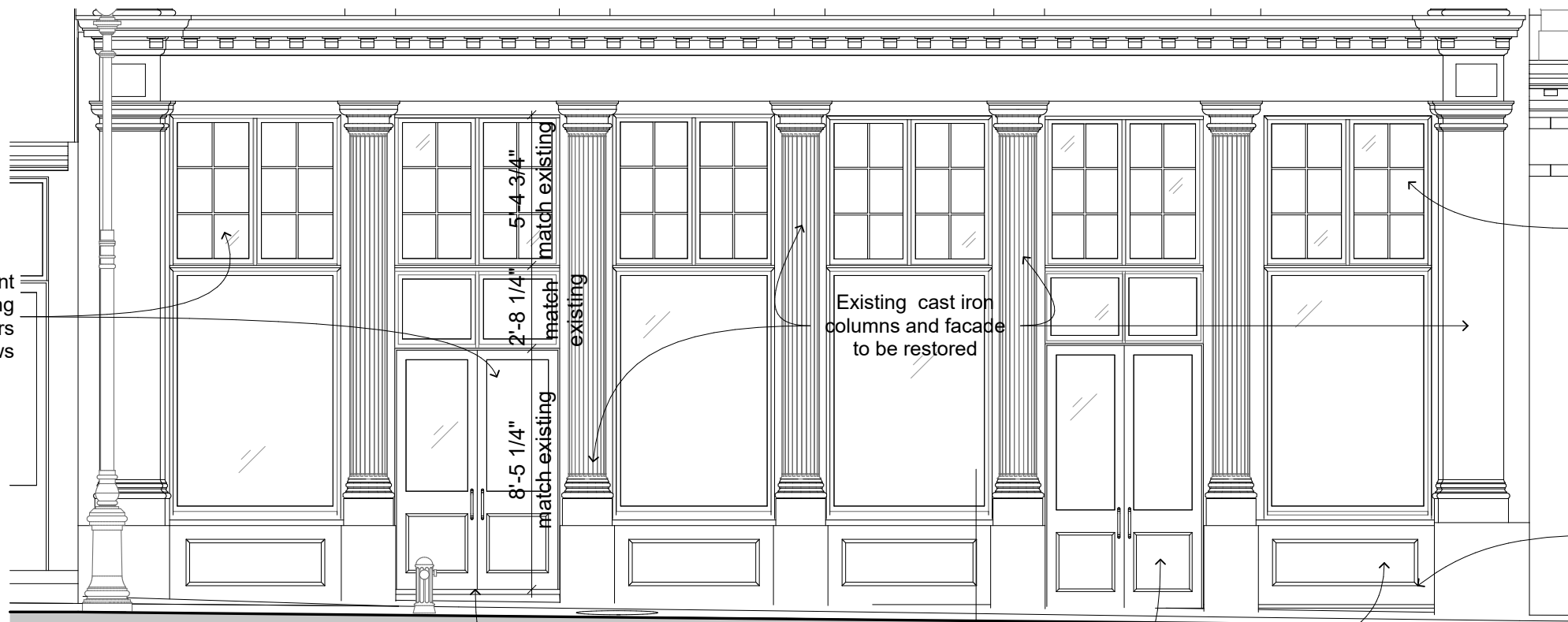
EXISTING STORE FRONT DETAILS





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

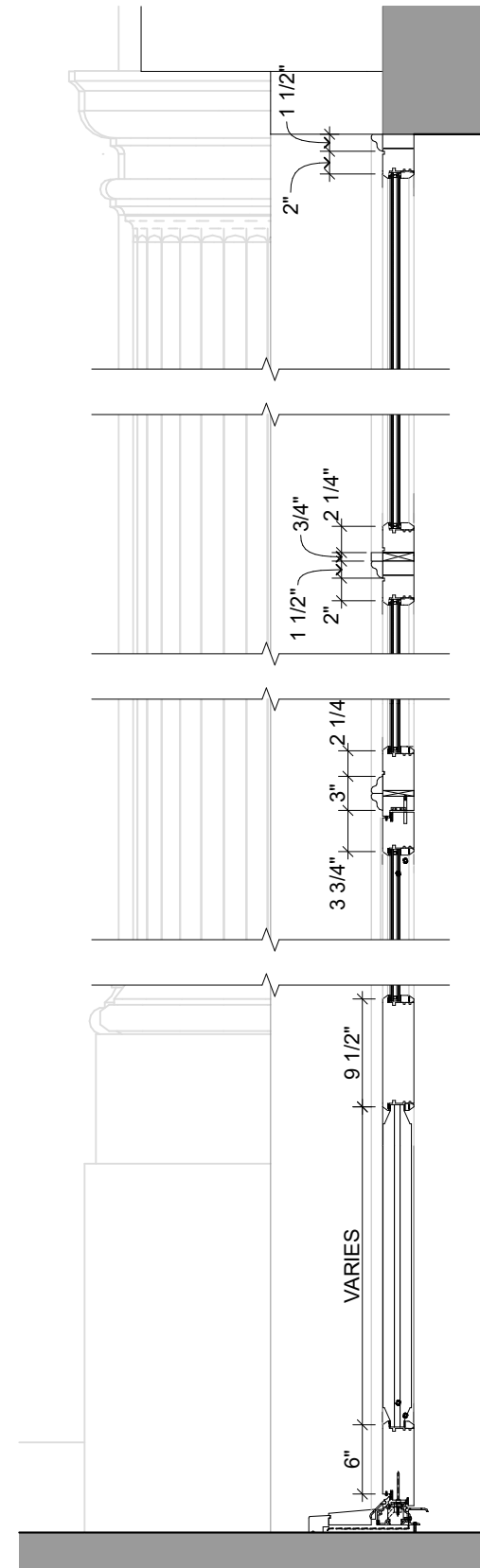
New recessed cast iron bulkhead panels

New painted wood entry doors

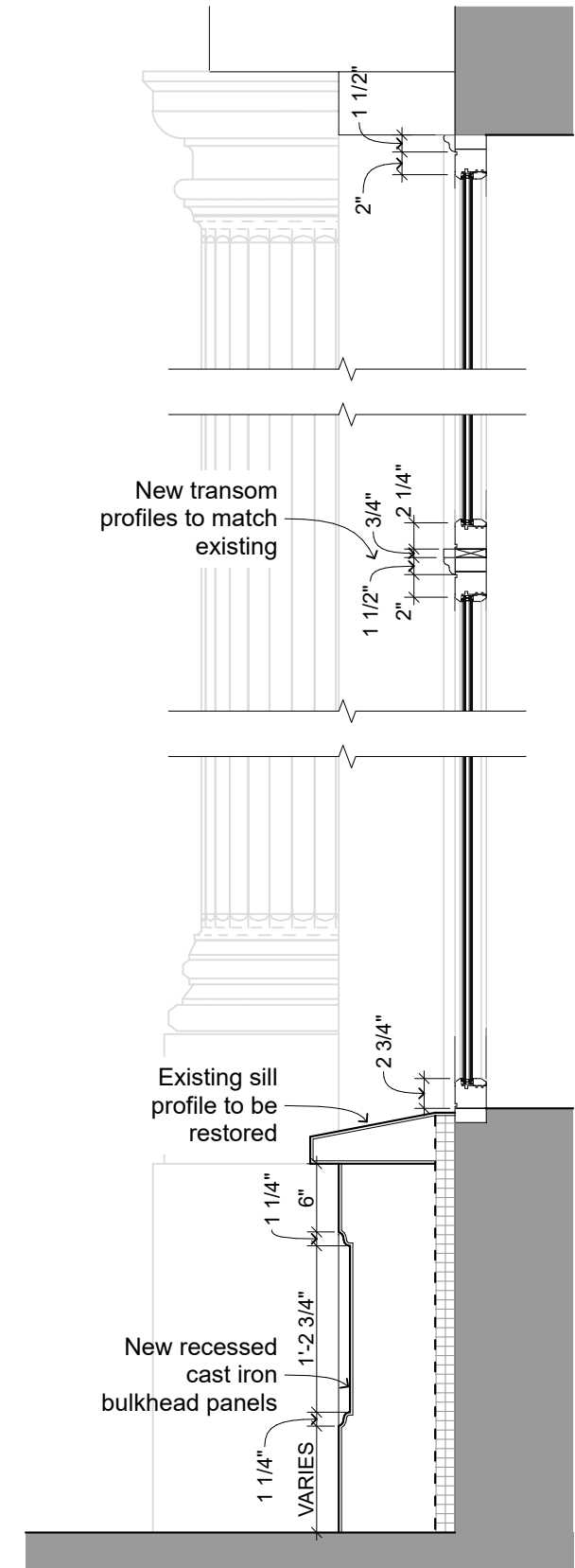
Relocate south entry doors



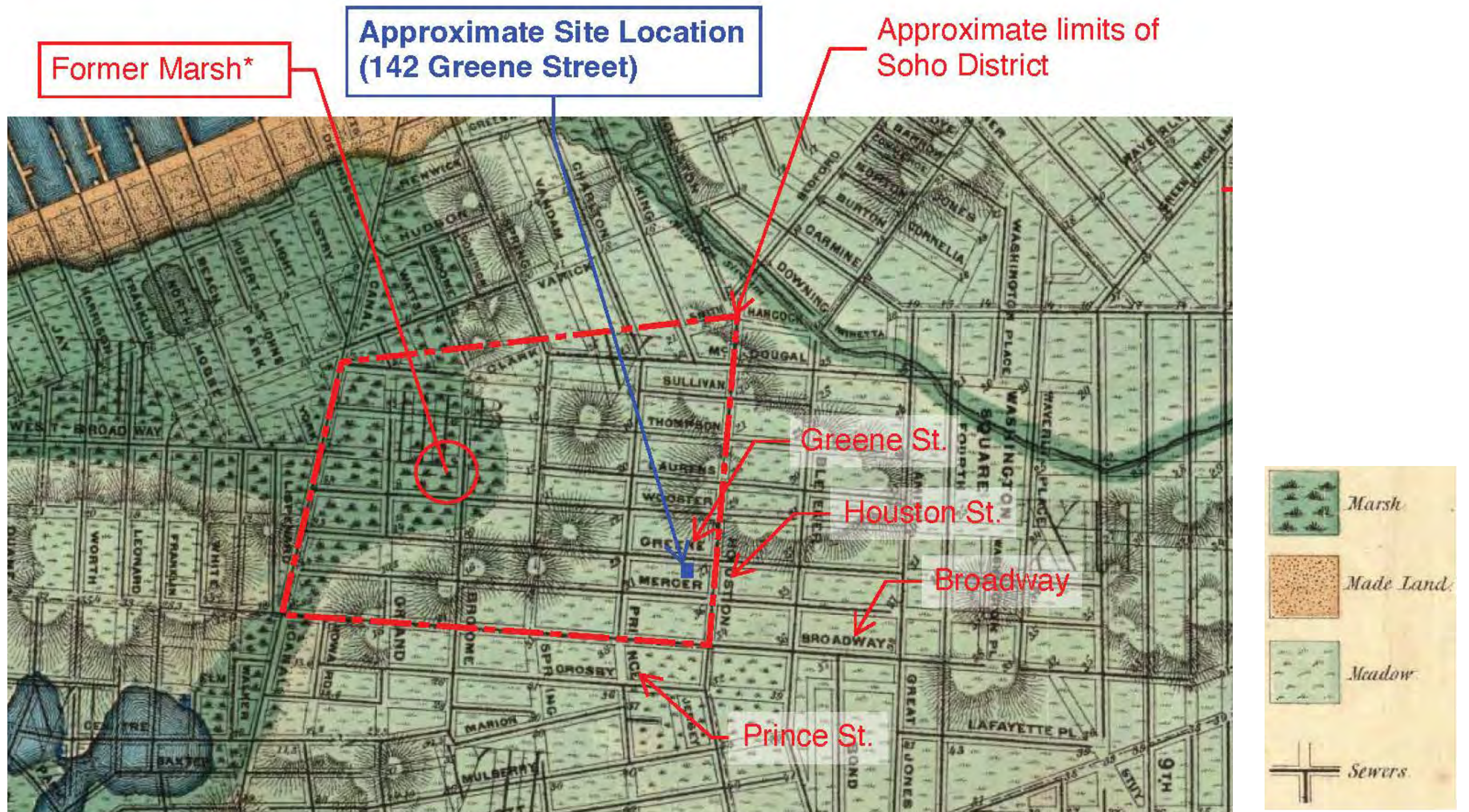
ENLARGED ELEVATION OF PROPOSED 1ST FLOOR STOREFRONT
Scale: 1/4" = 1'-0"



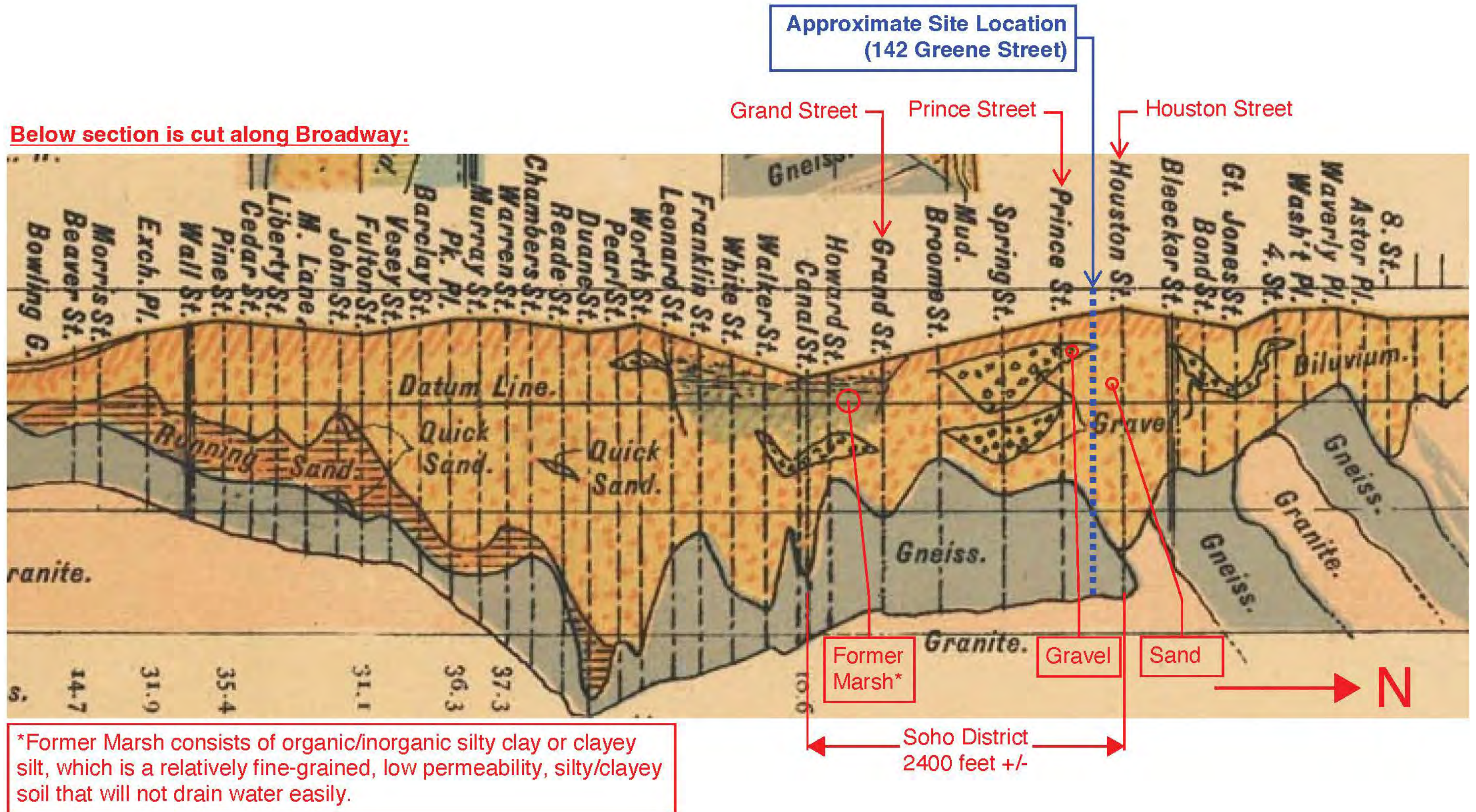
SECTION @ DOOR
Scale: 3/4" = 1'-0"



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



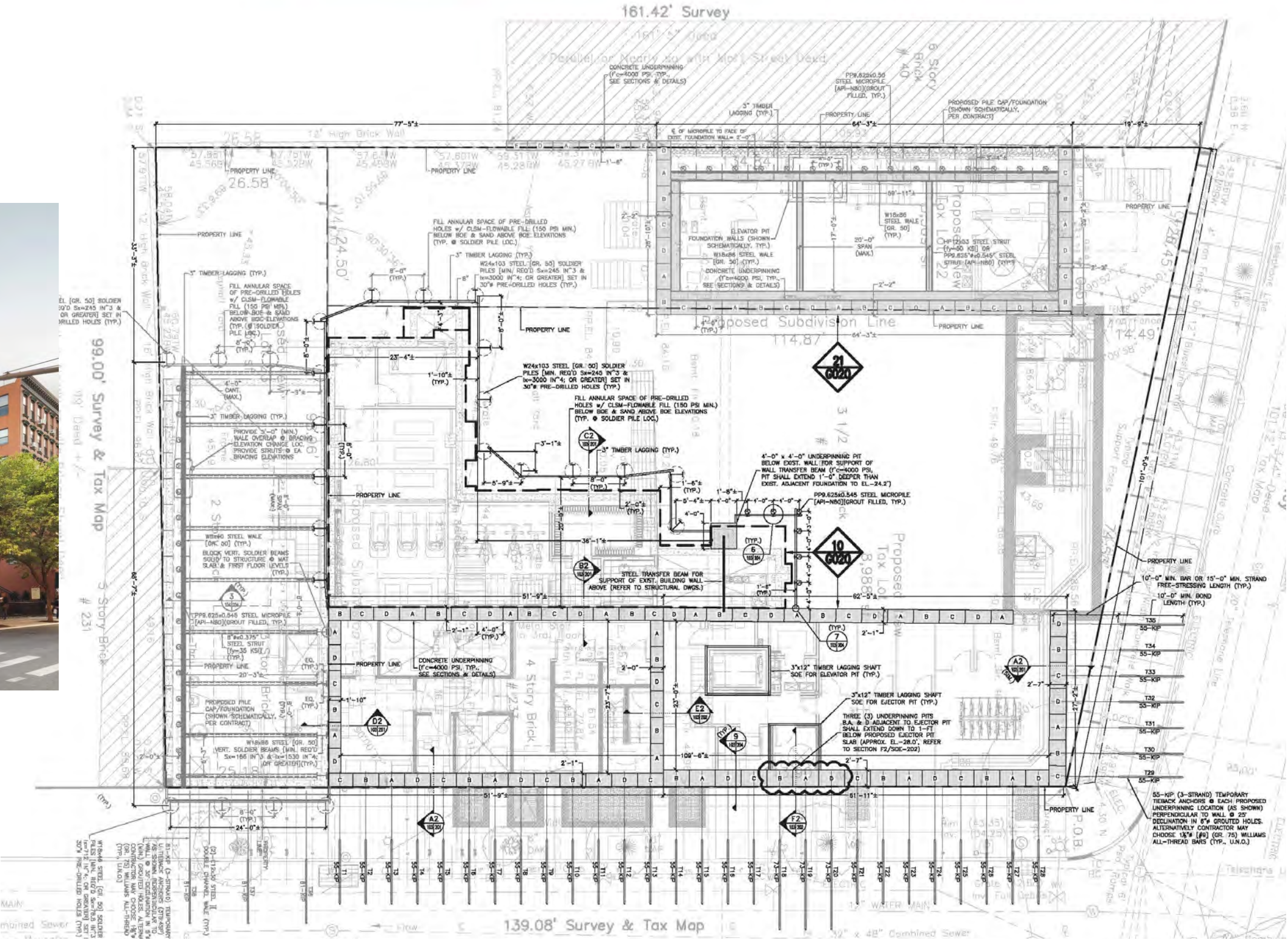
SANITARY & TOPOGRAPHICAL MAP OF THE CITY OF NEW YORK, 1865



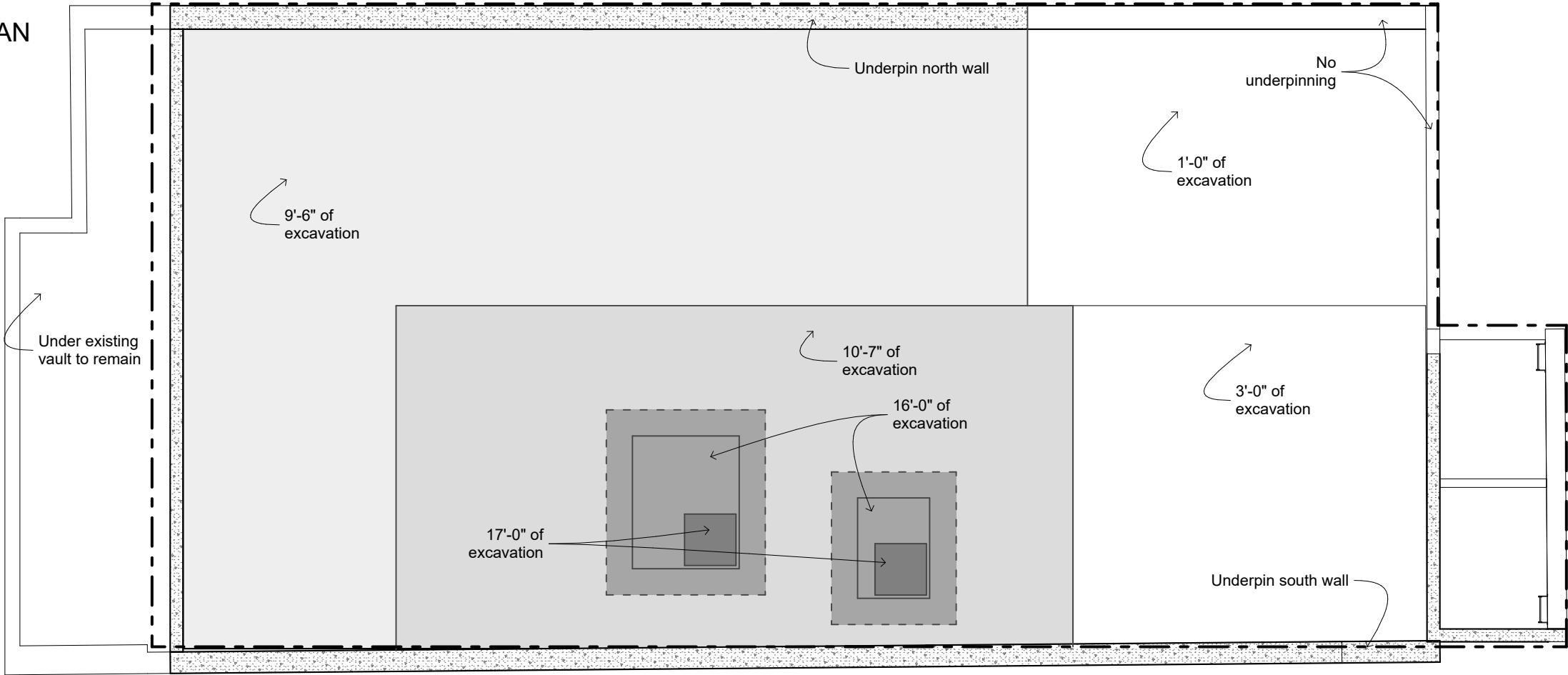
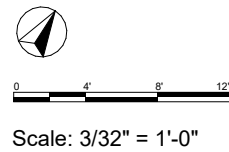
GEOLOGIC MAP AND SECTIONS OF MANHATTAN ISLAND, STATE OF NEW YORK, 1898



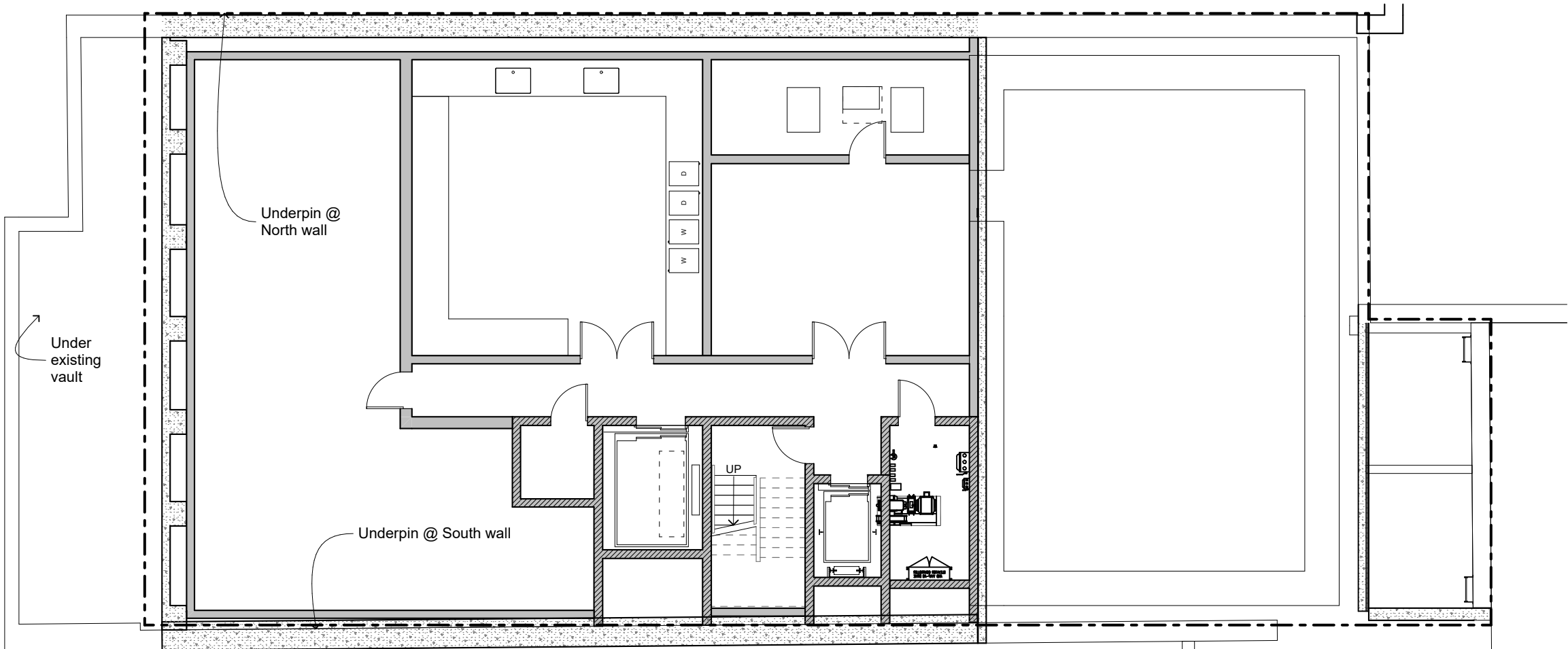
32 PRINCE STREET



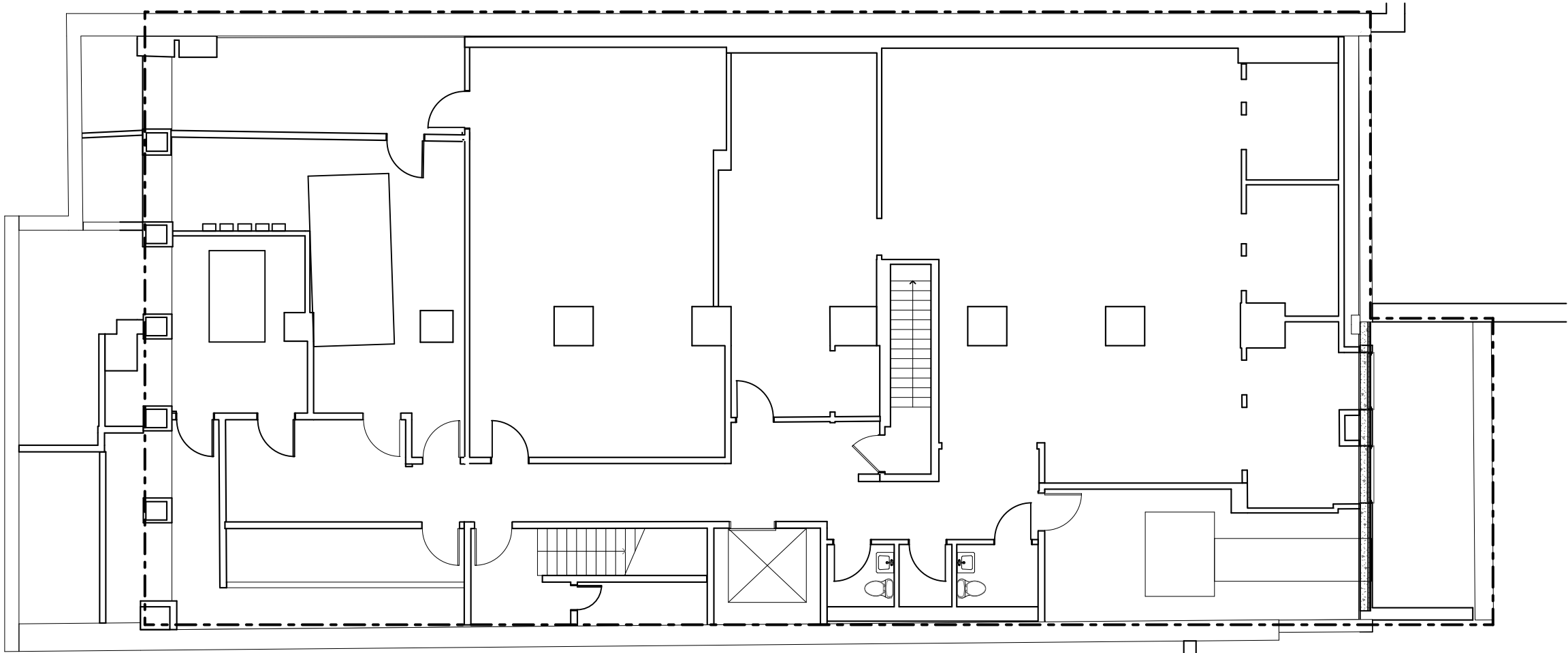
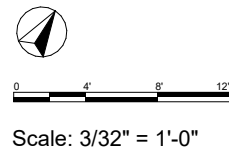
NEW SUB CELLAR EXCAVATION PLAN



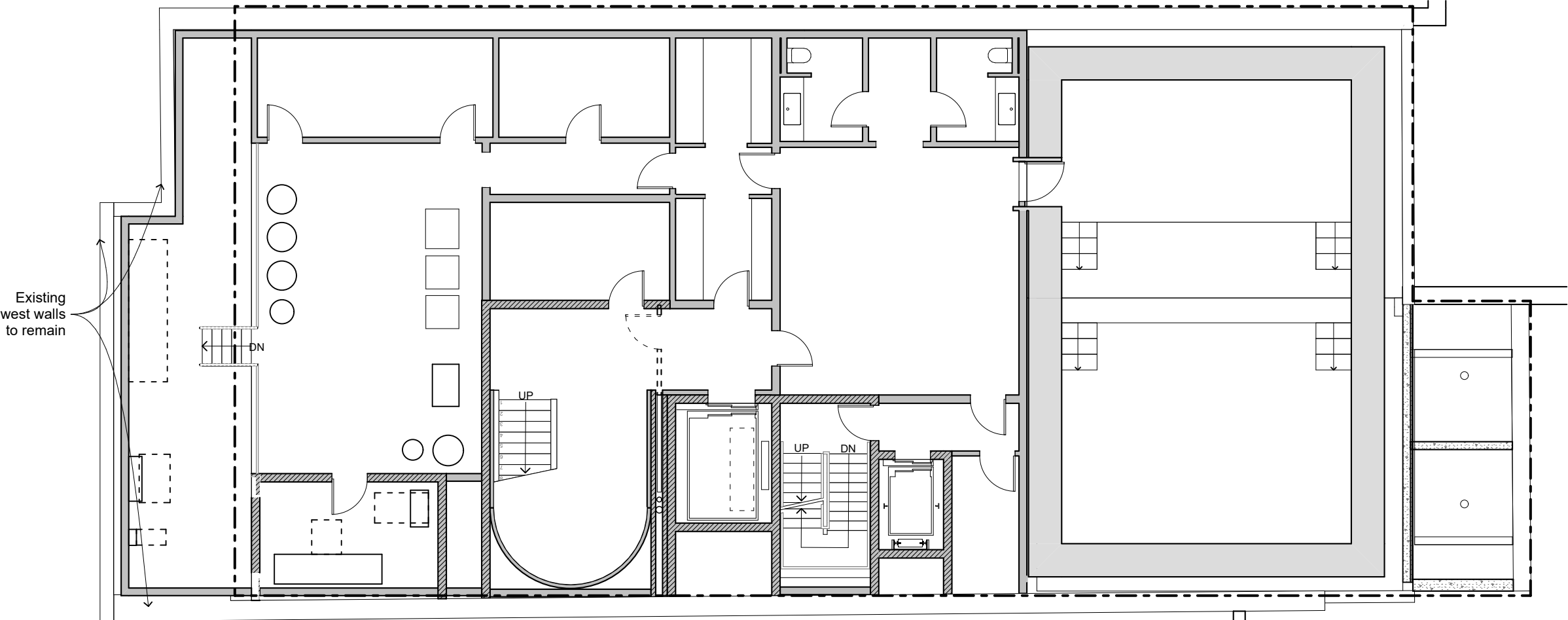
NEW SUB CELLAR PLAN



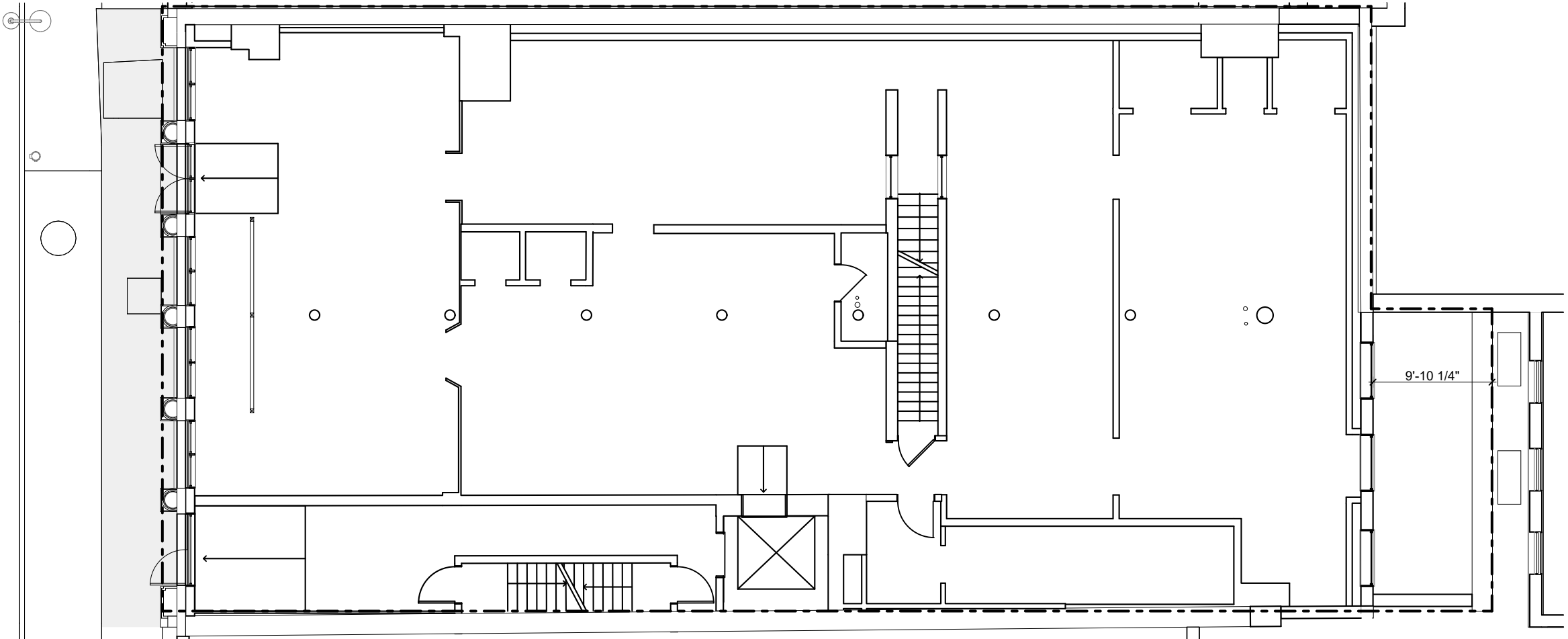
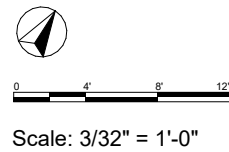
EXISTING CELLAR PLAN



NEW CELLAR PLAN



EXISTING 1ST FLOOR PLAN

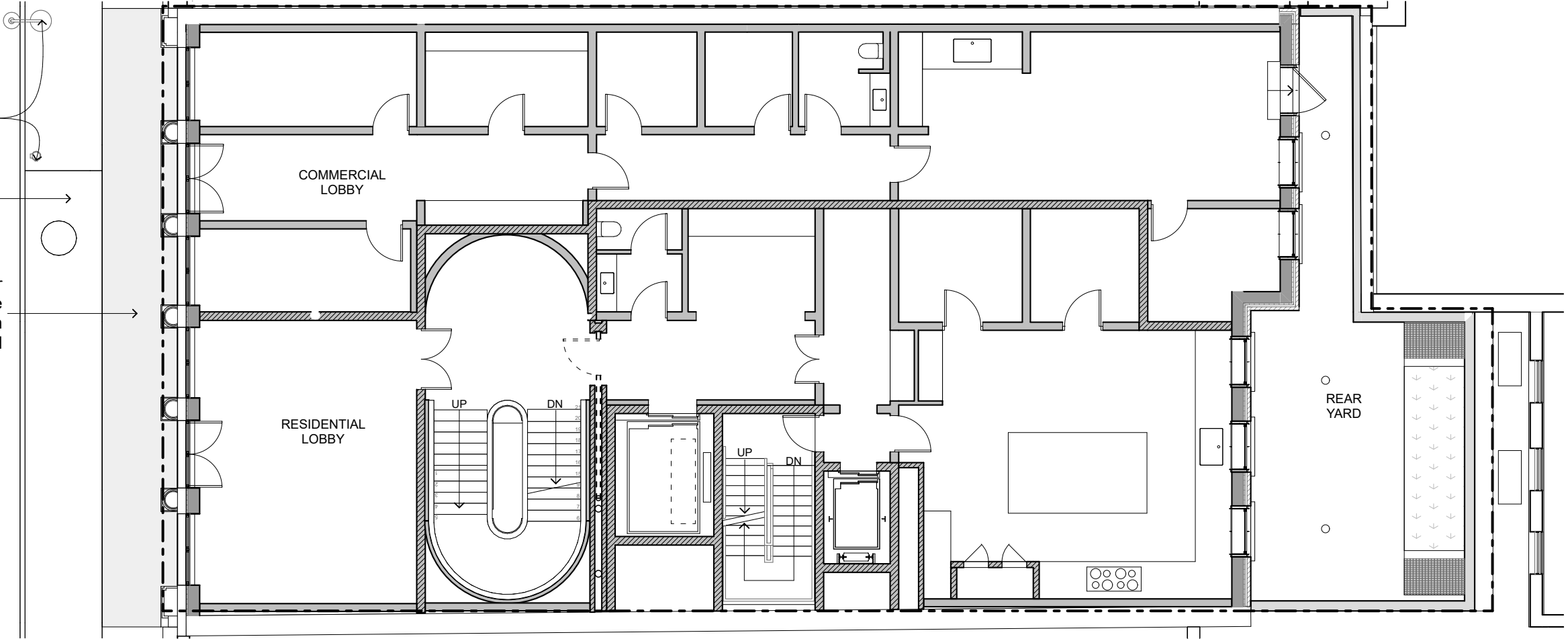


NEW 1ST FLOOR PLAN

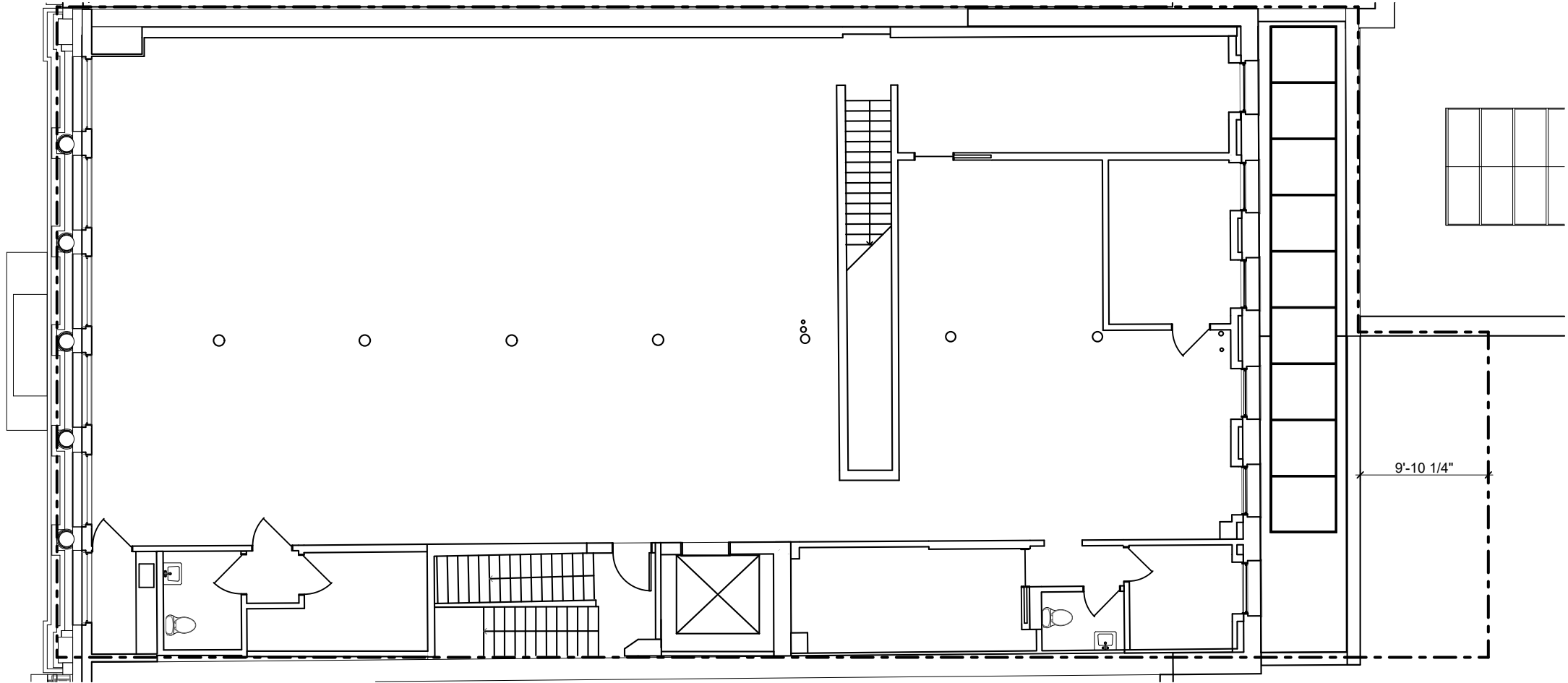
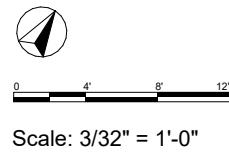
Existing light pole and fire hydrant to remain

Existing granite flags to remain

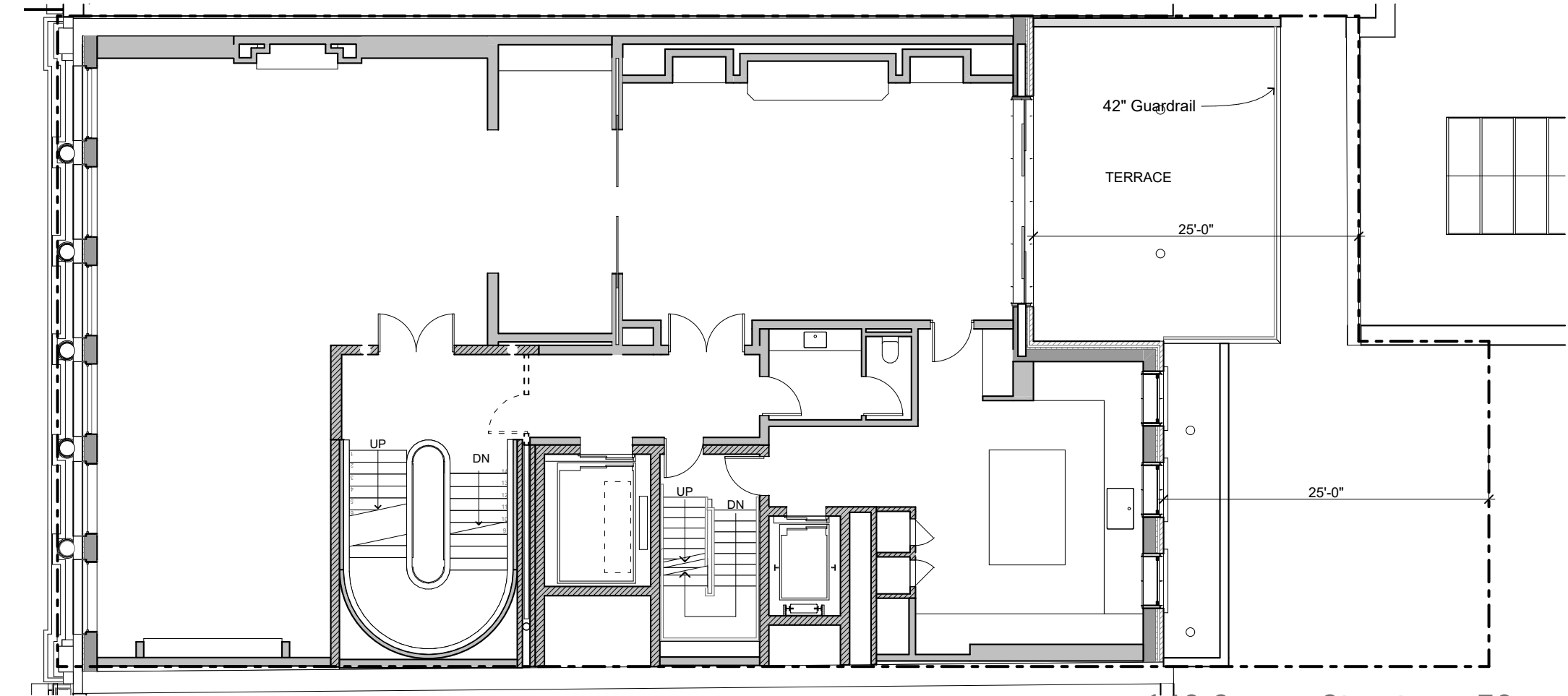
Remove existing floor hatches and replace existing tinted concrete in kind



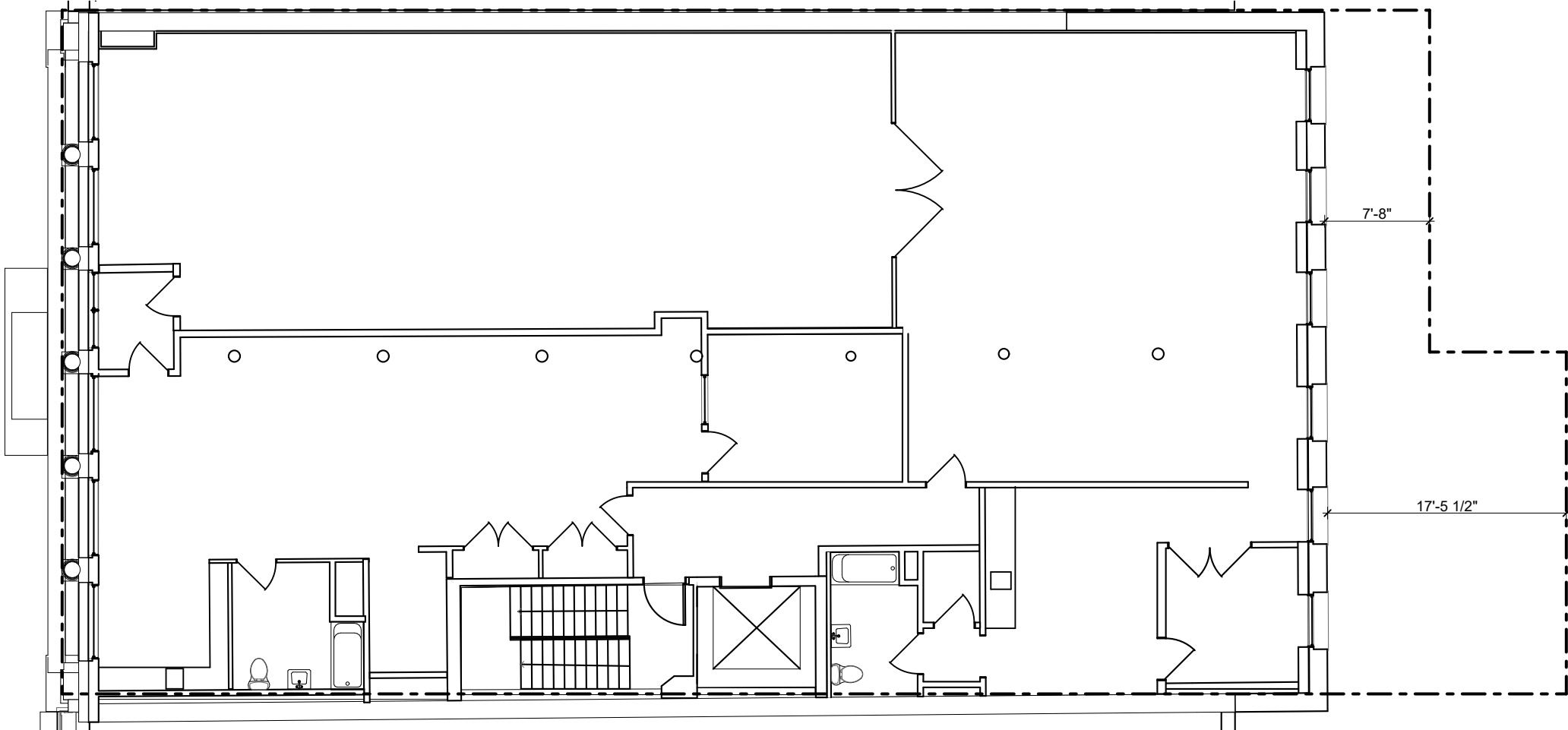
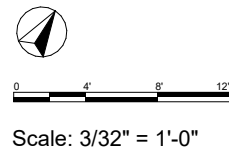
EXISTING 2ND FLOOR PLAN



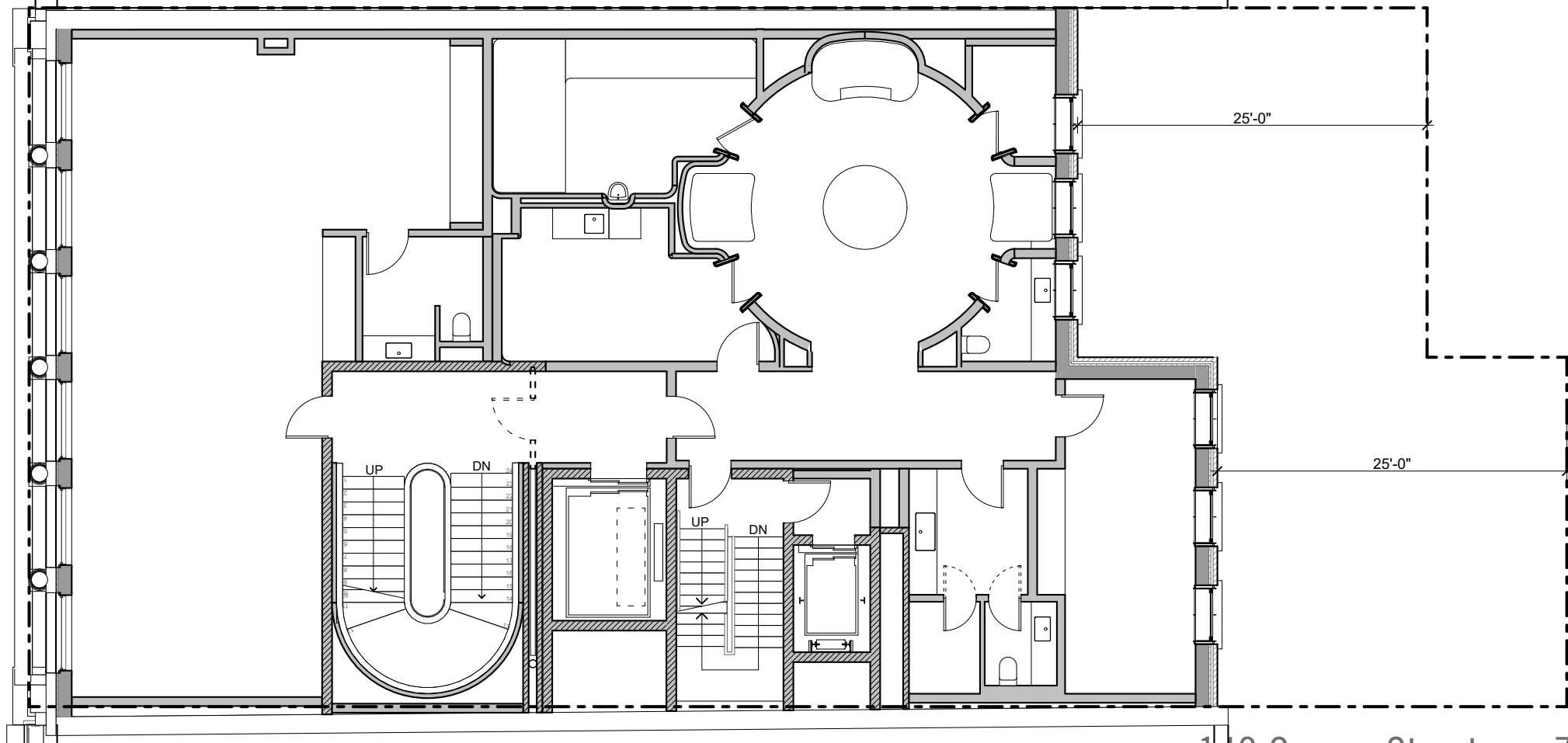
NEW 2ND FLOOR PLAN





EXISTING 3RD FLOOR PLAN



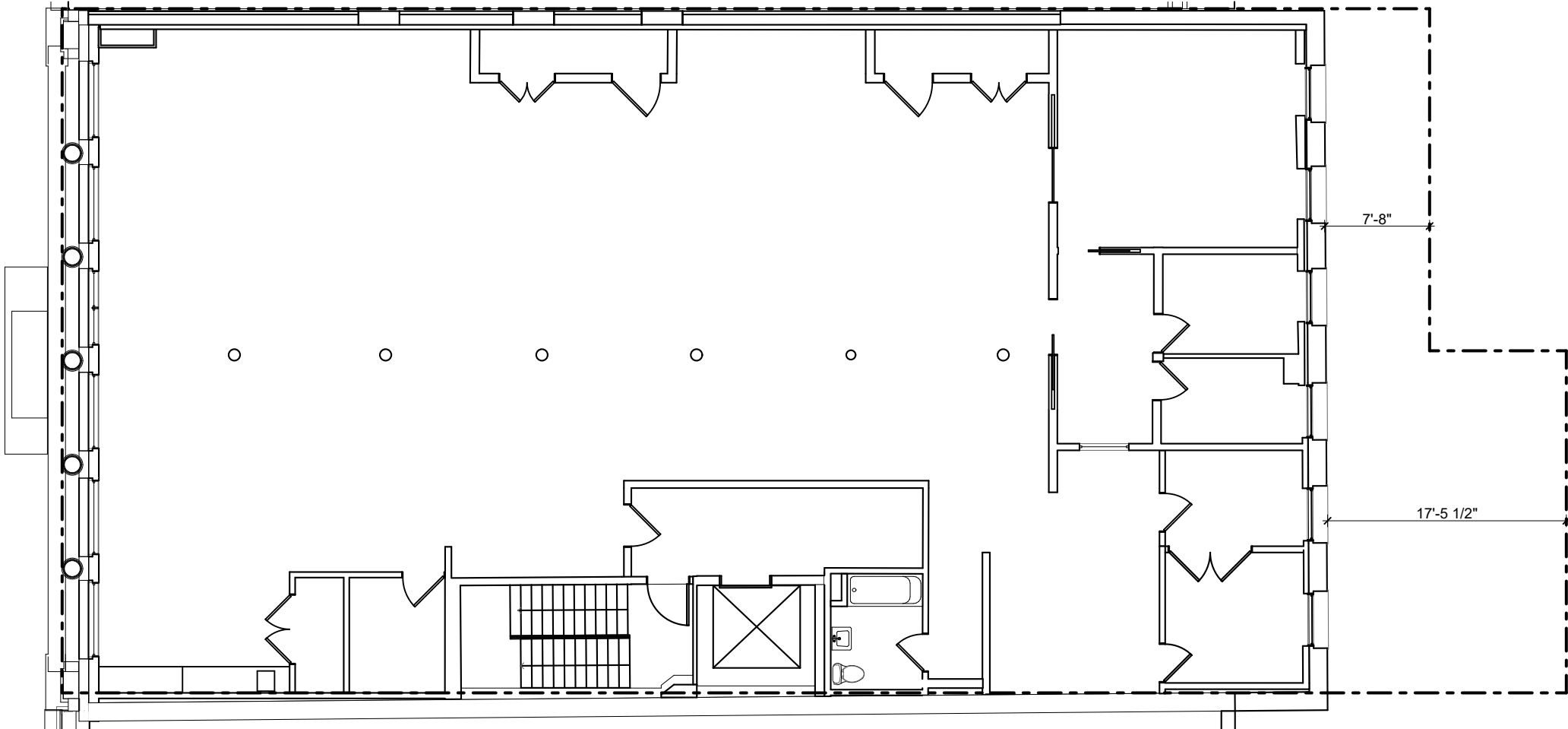
NEW 3RD FLOOR PLAN



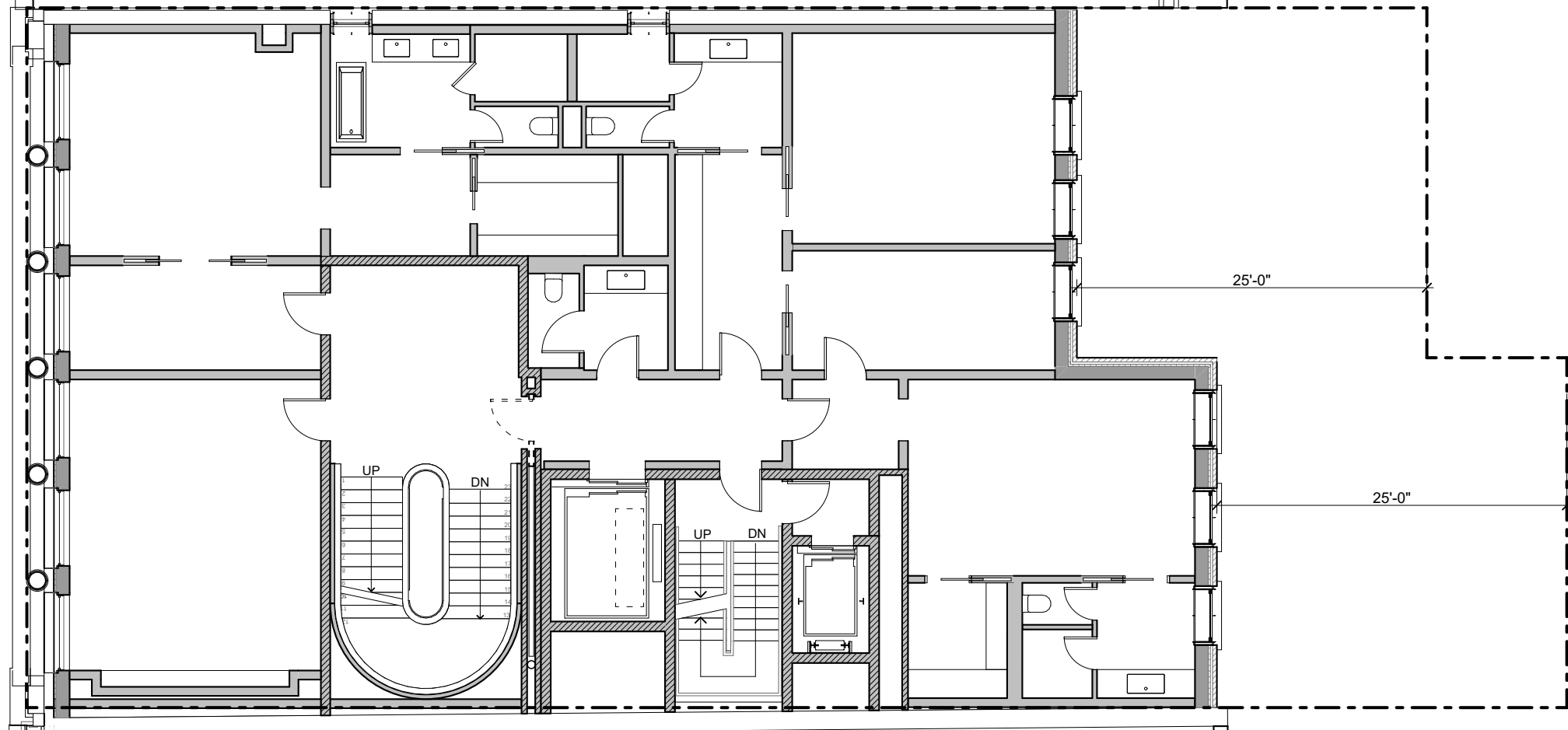
EXISTING 4TH FLOOR PLAN





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



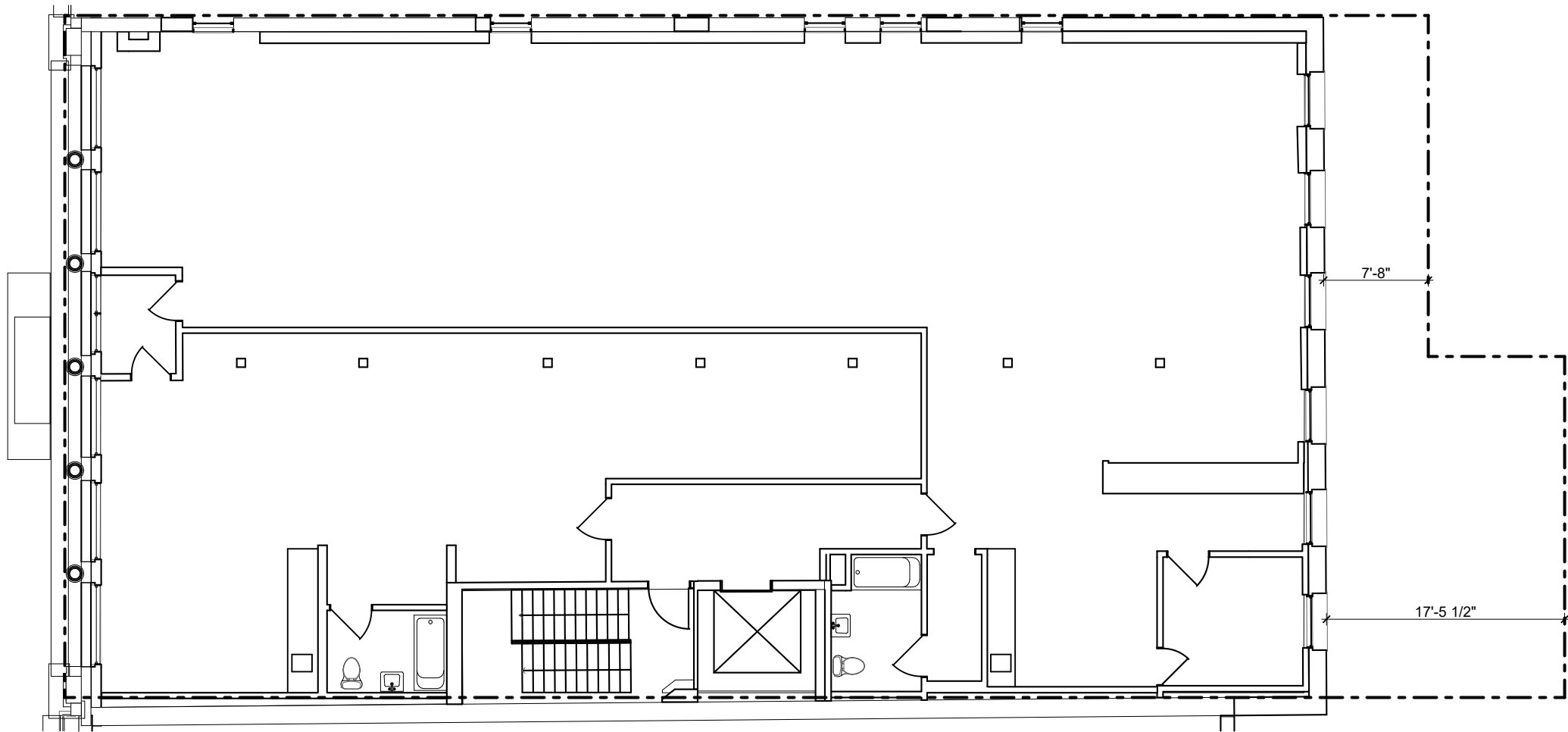
NEW 4TH FLOOR PLAN



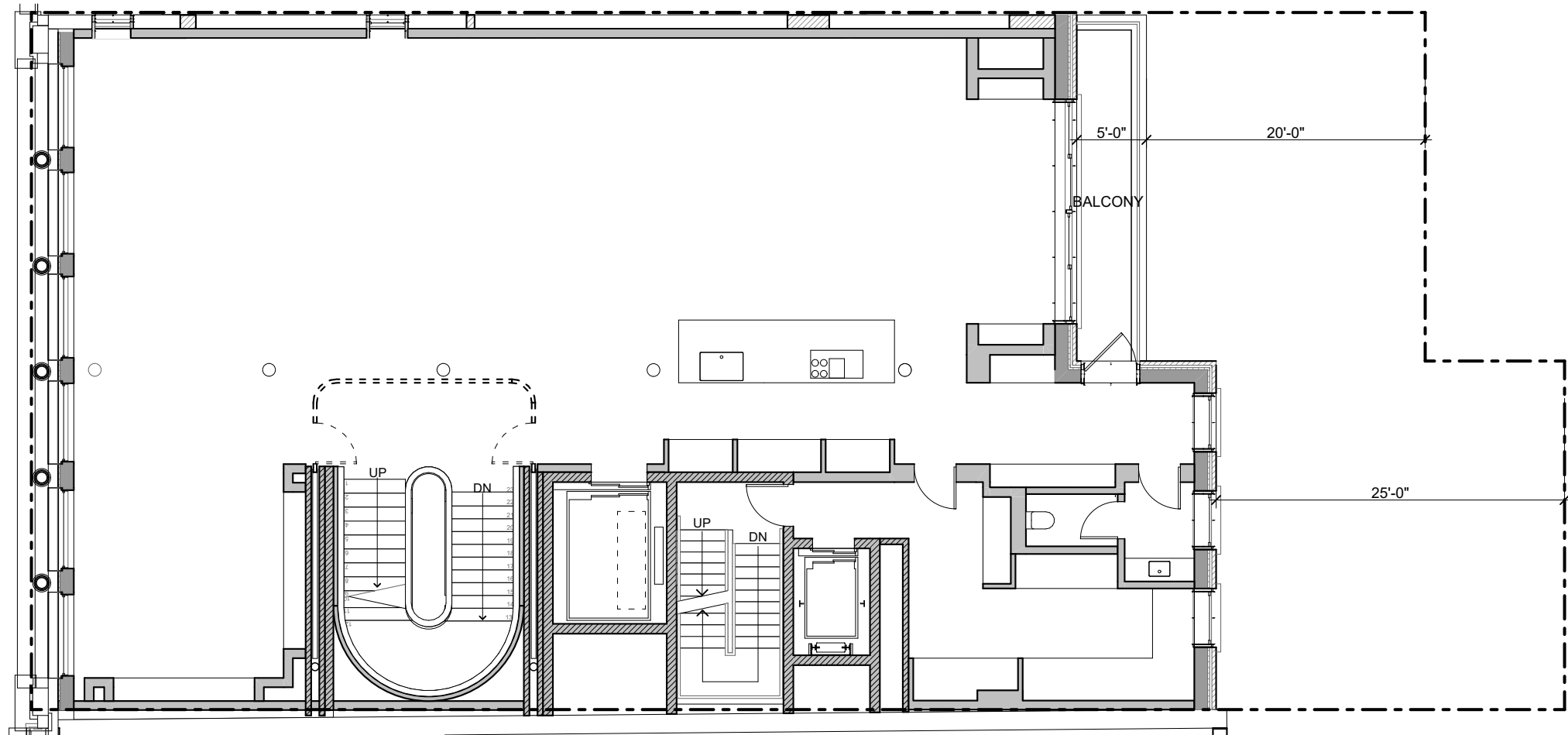
EXISTING 5TH FLOOR PLAN





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



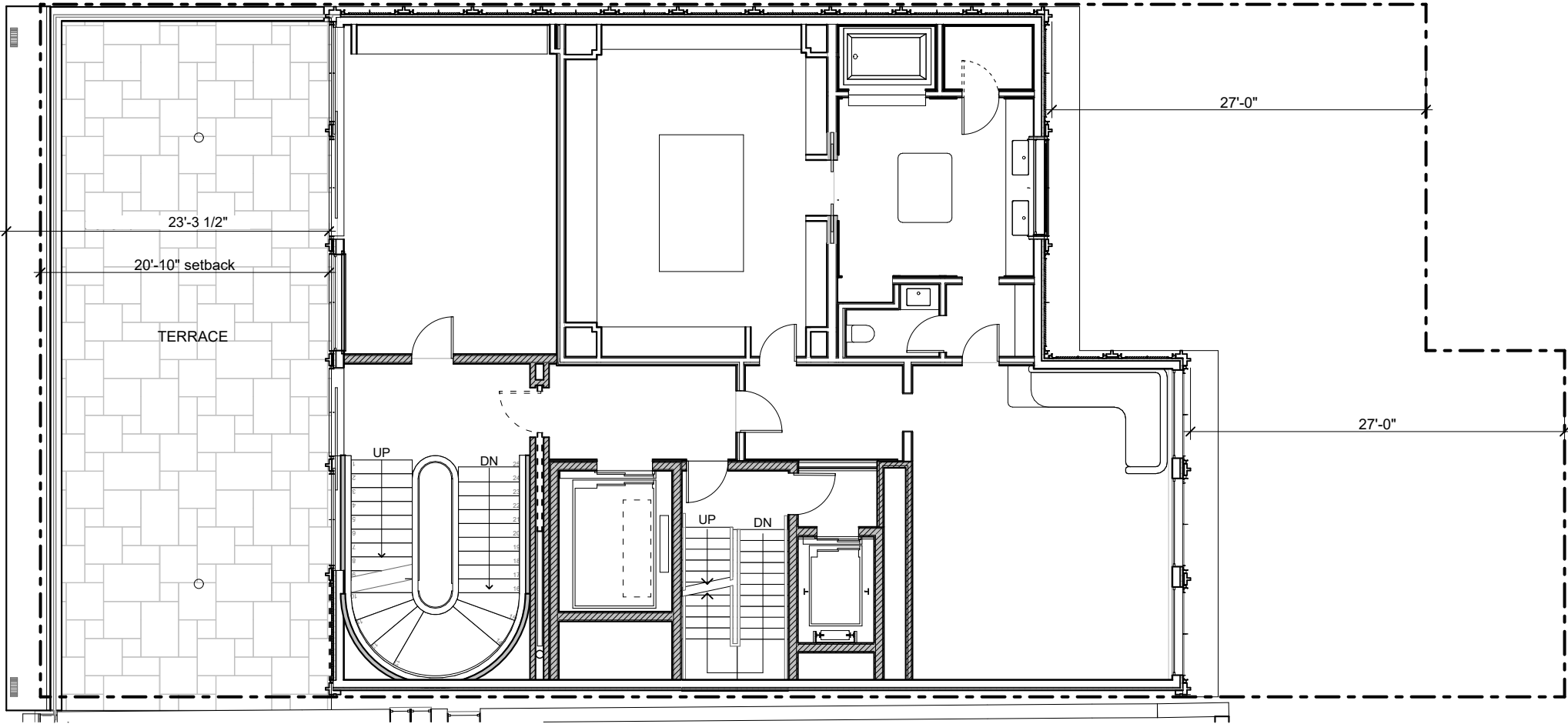
NEW 5TH FLOOR PLAN



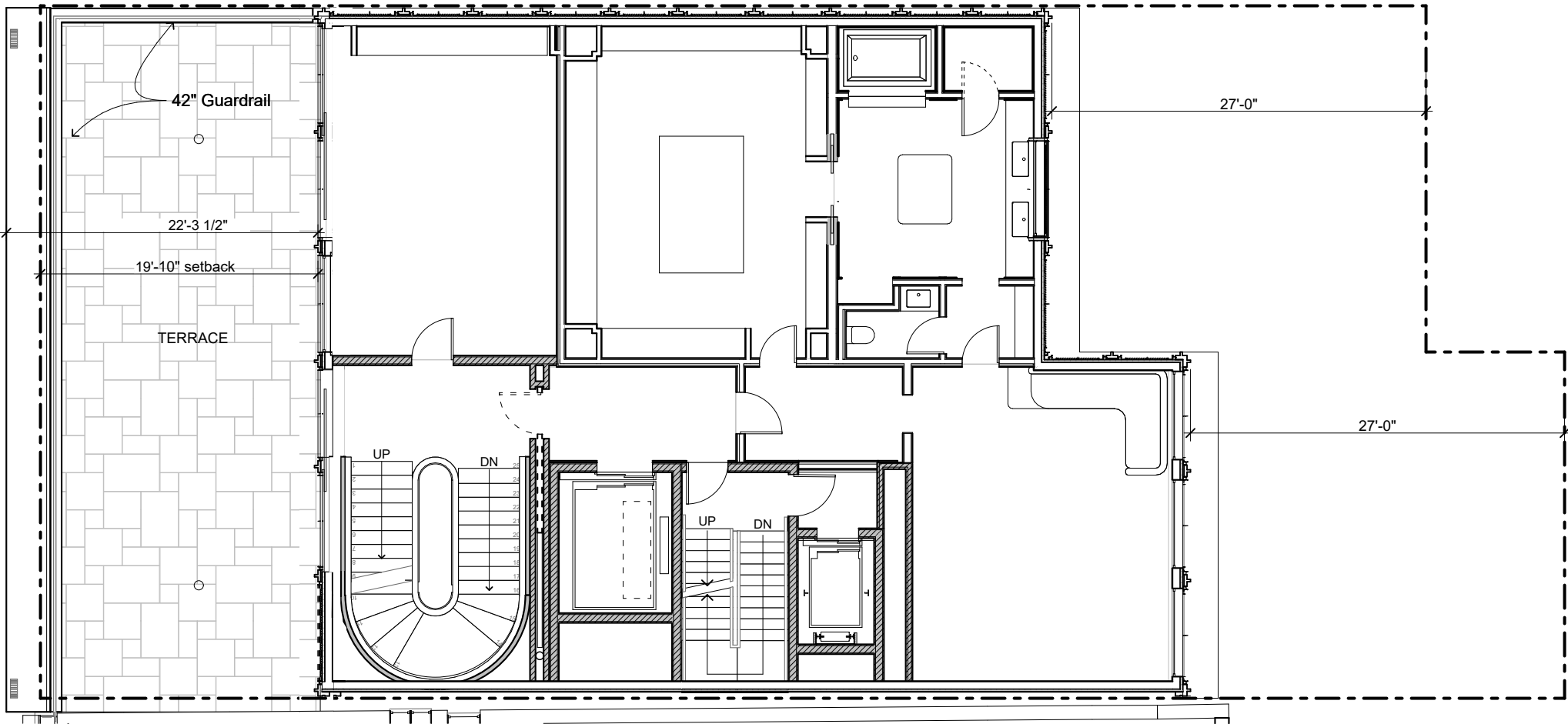
PREVIOUS PROPOSED 6TH FLOOR PLAN





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

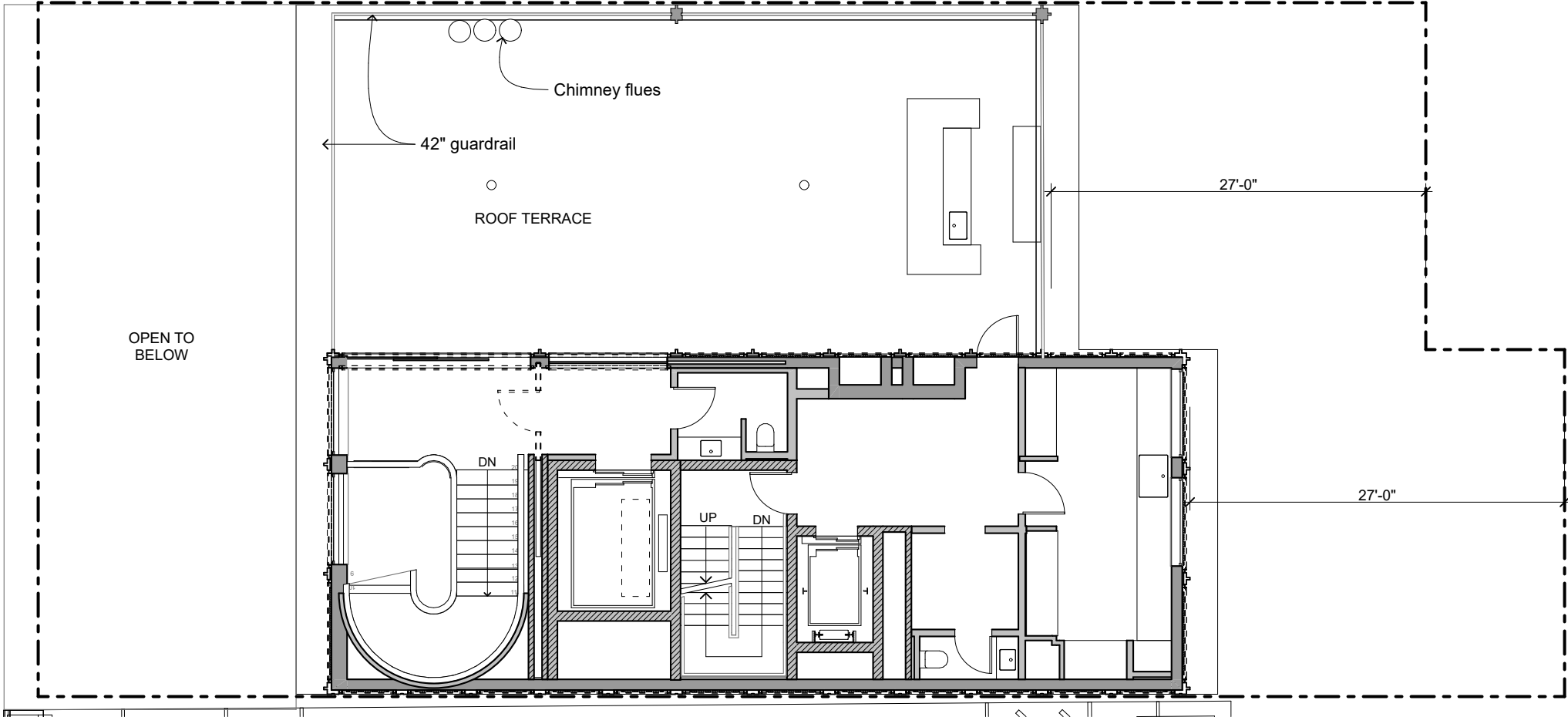


NEW 6TH FLOOR PLAN

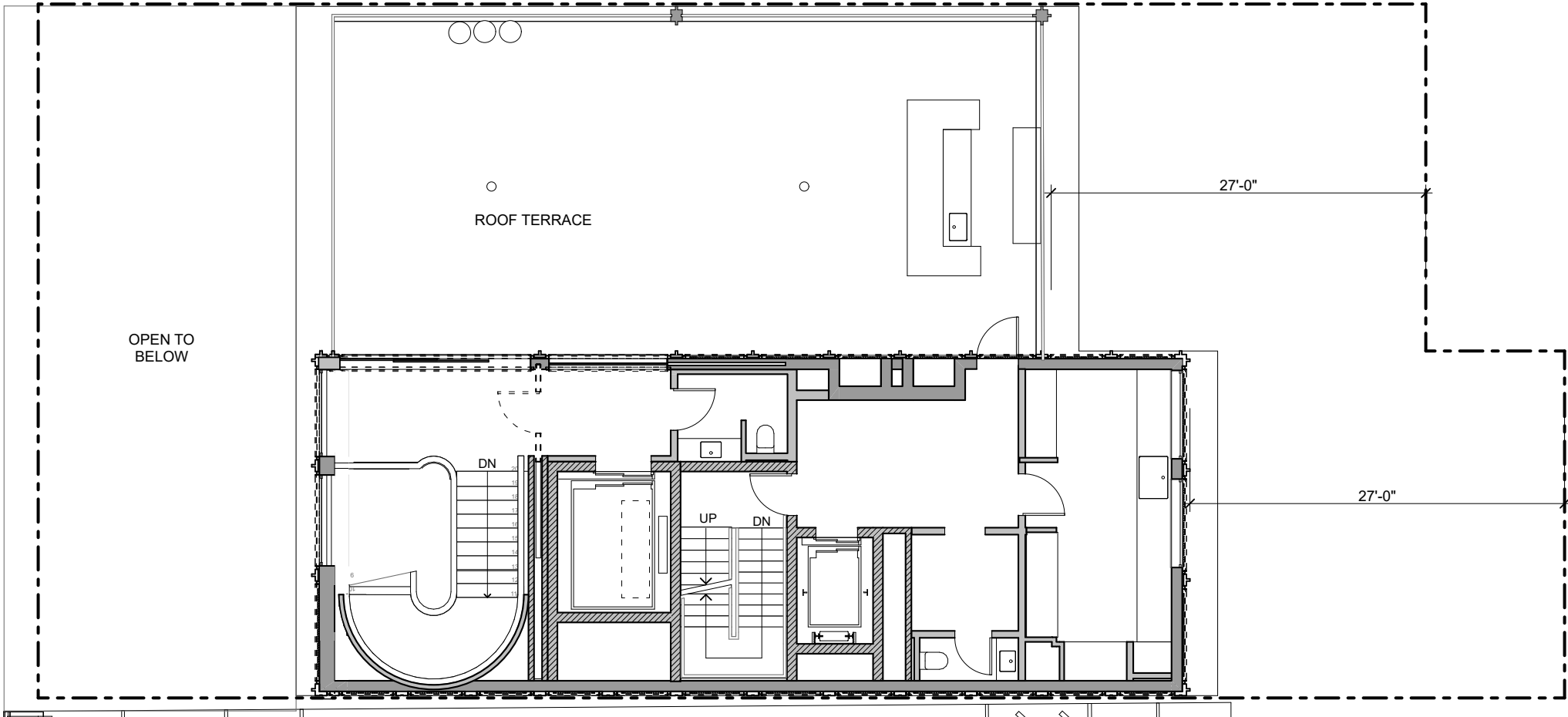


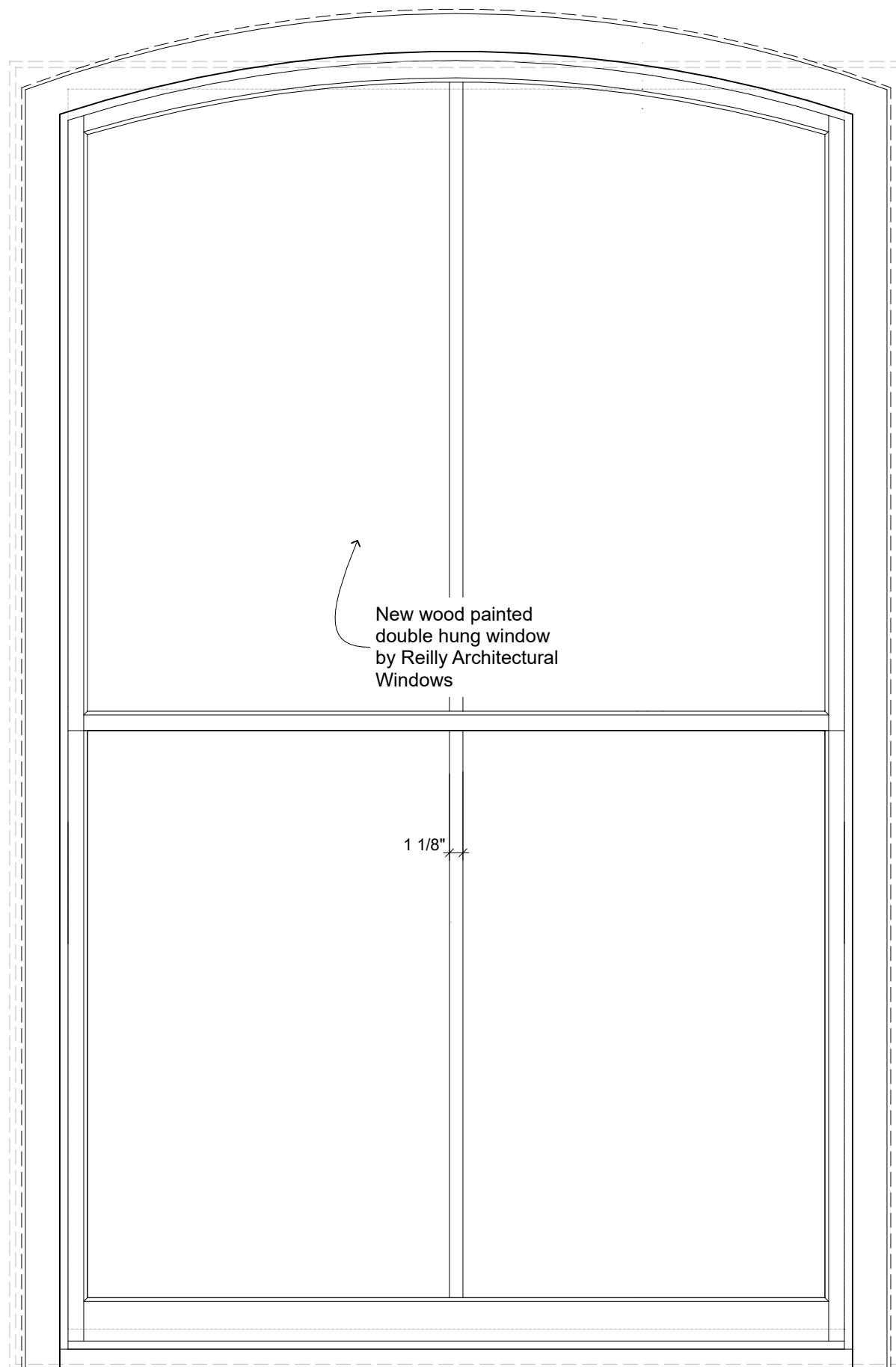
PREVIOUS PROPOSED 7TH FLOOR PLAN



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



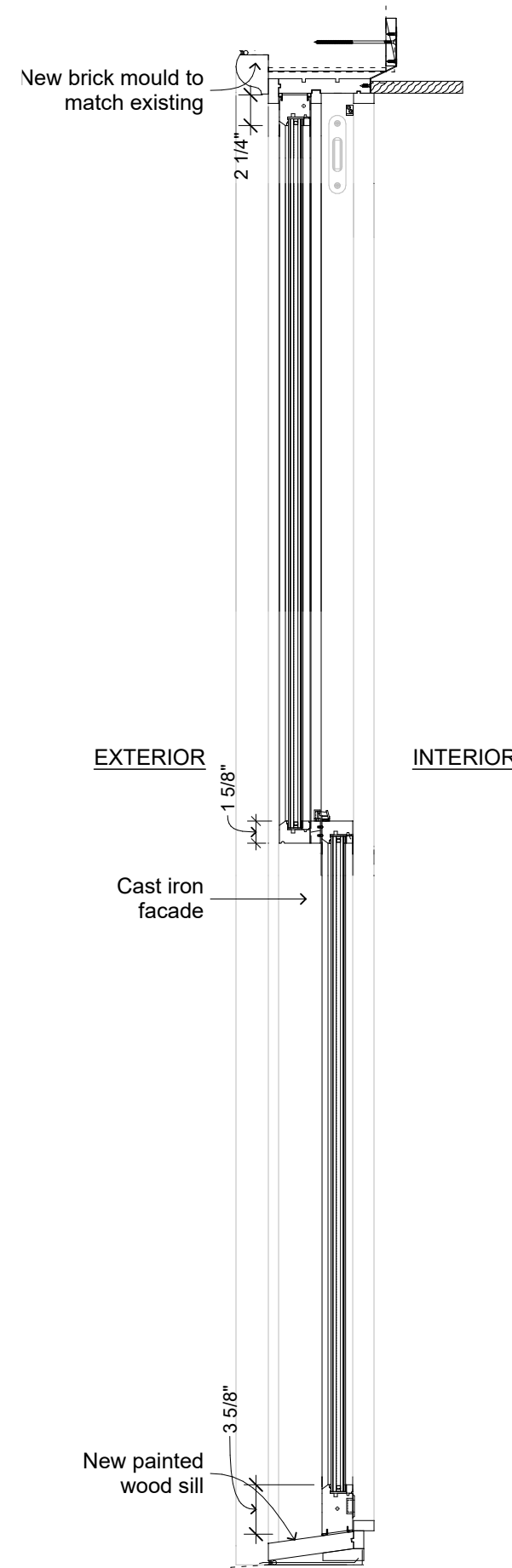
REVISED 7TH FLOOR ROOF PLAN





PROPOSED EXTERIOR ELEVATION

Scale: 1" = 1'-0"



PROPOSED SECTION

Scale: 1" = 1'-0"



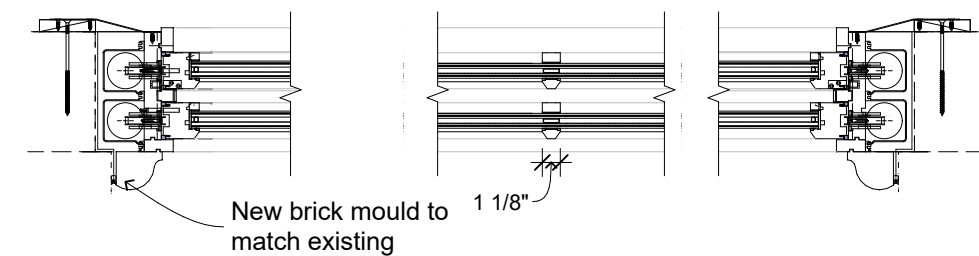
All new windows to match the 2 over 2 profiles

Existing brick mould

Existing cast iron

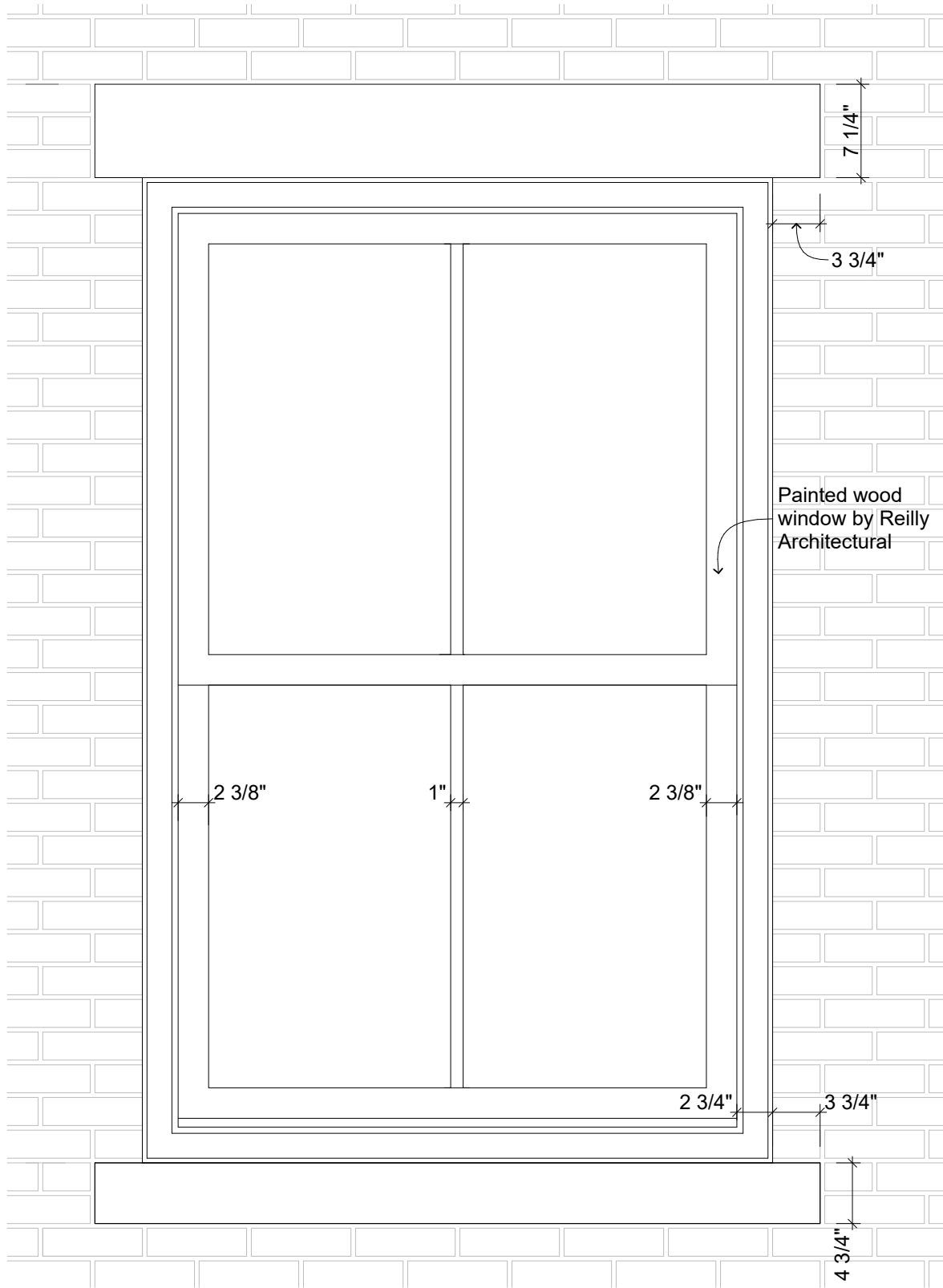
Existing wood sill

EXISTING DETAILS

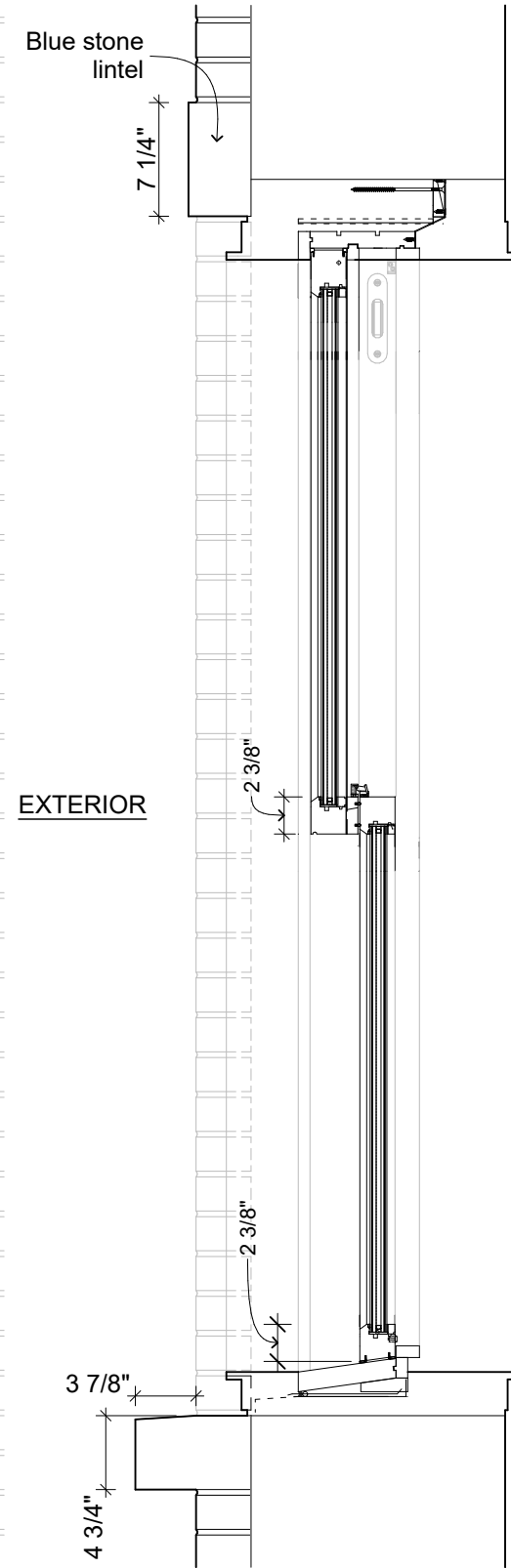


PROPOSED PLAN DETAIL

Scale: 1" = 1'-0"



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

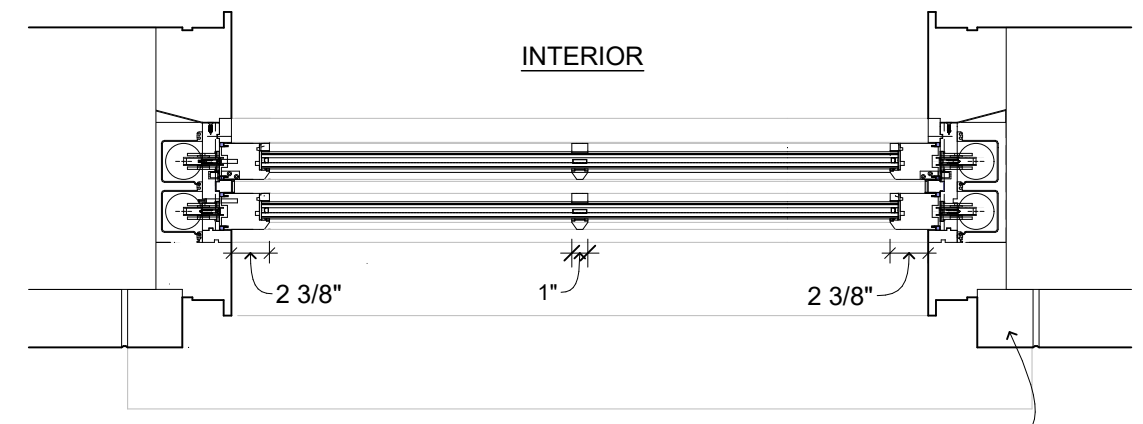


PROPOSED SECTION
Scale: 1 1/2" = 1'-0"

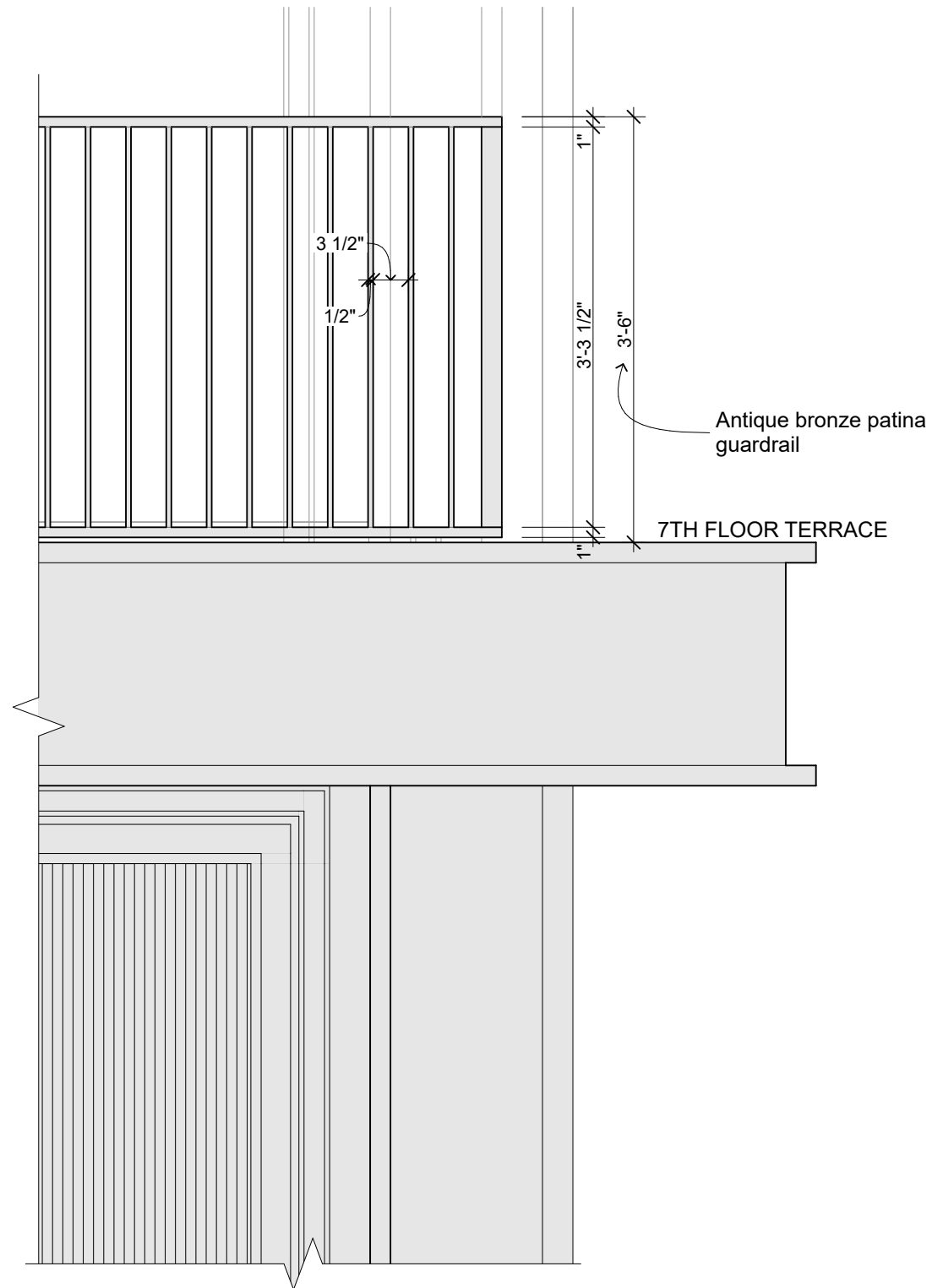
INTERIOR



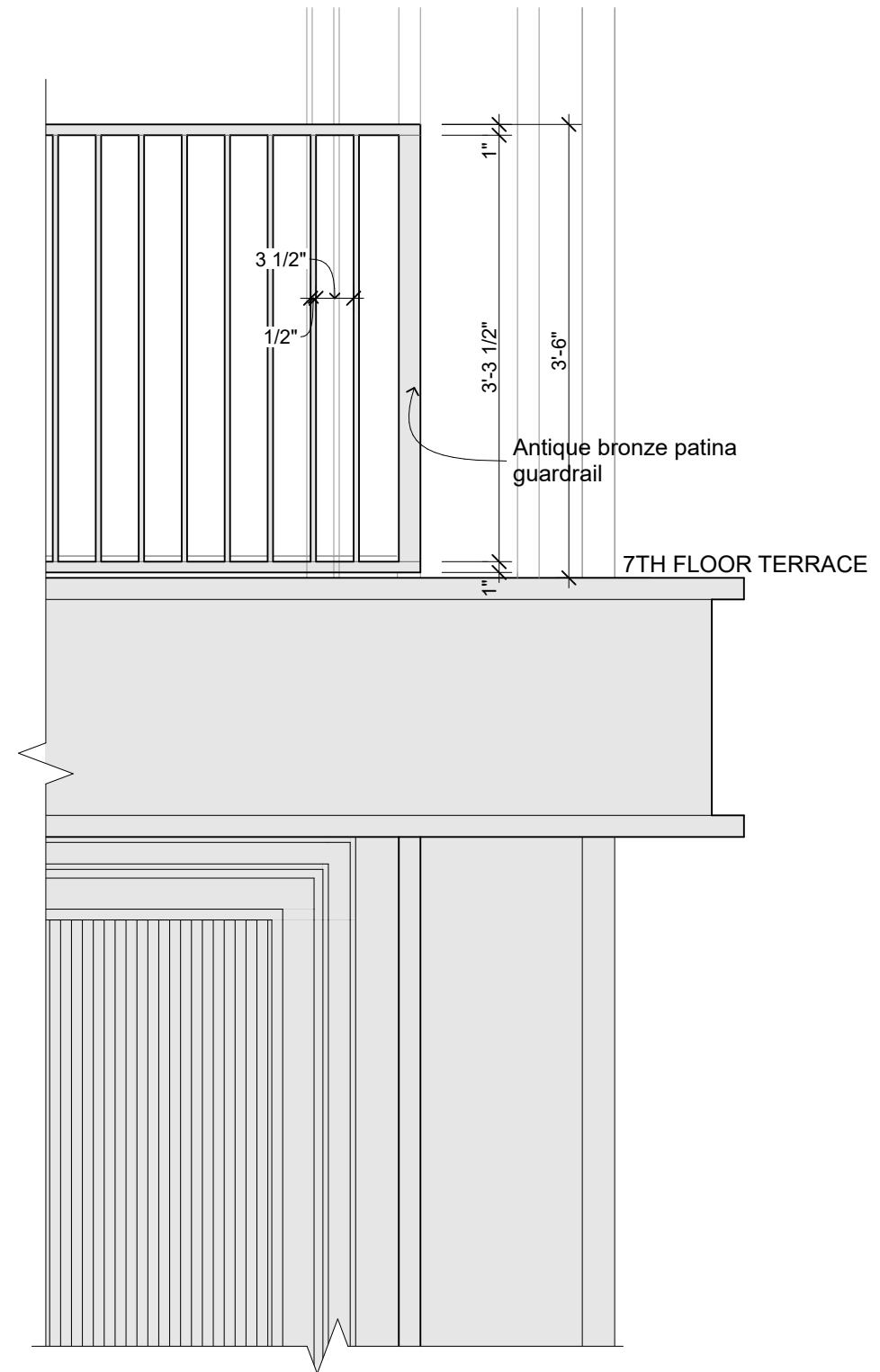
PROPOSED WINDOW ELEVATION



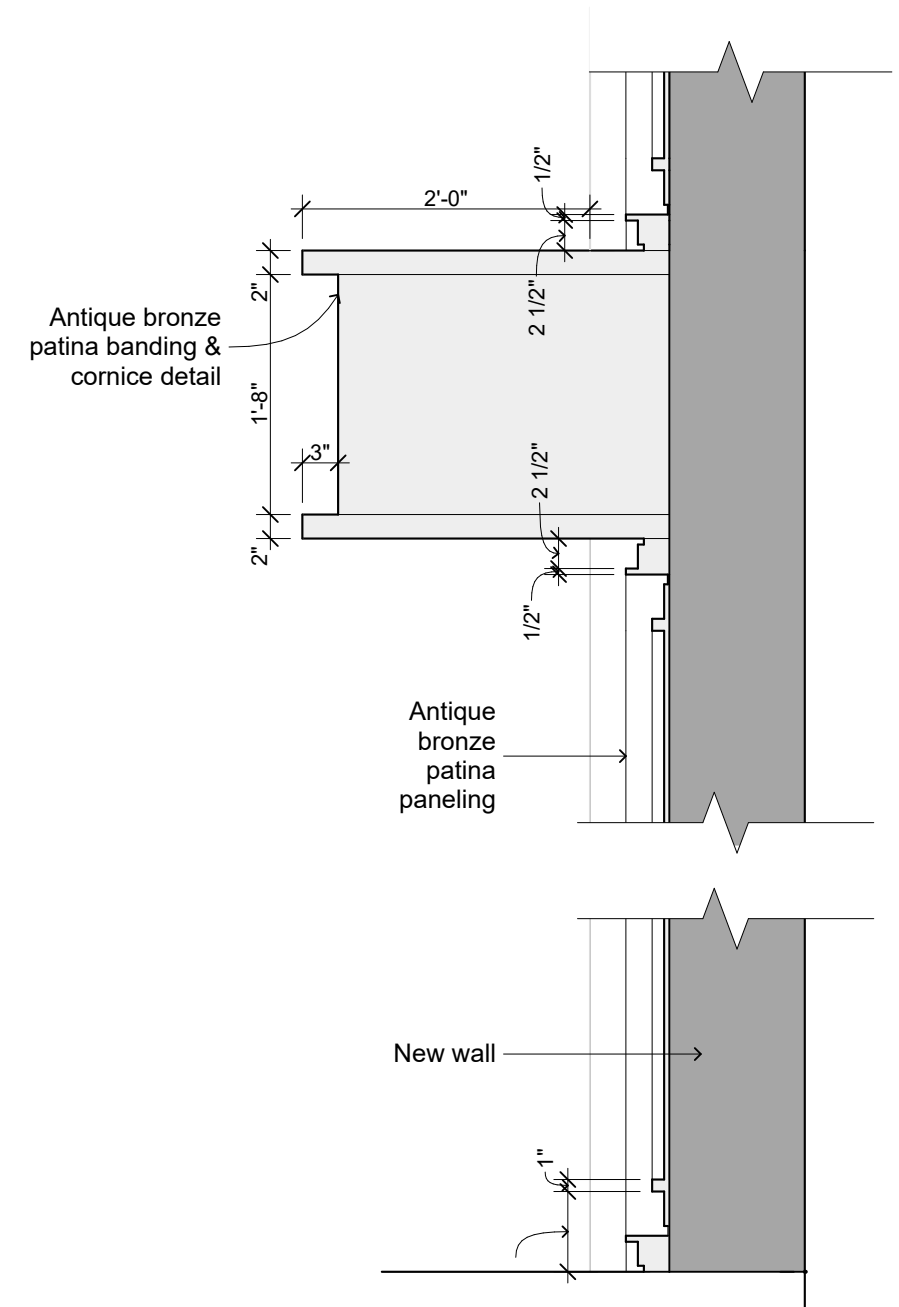
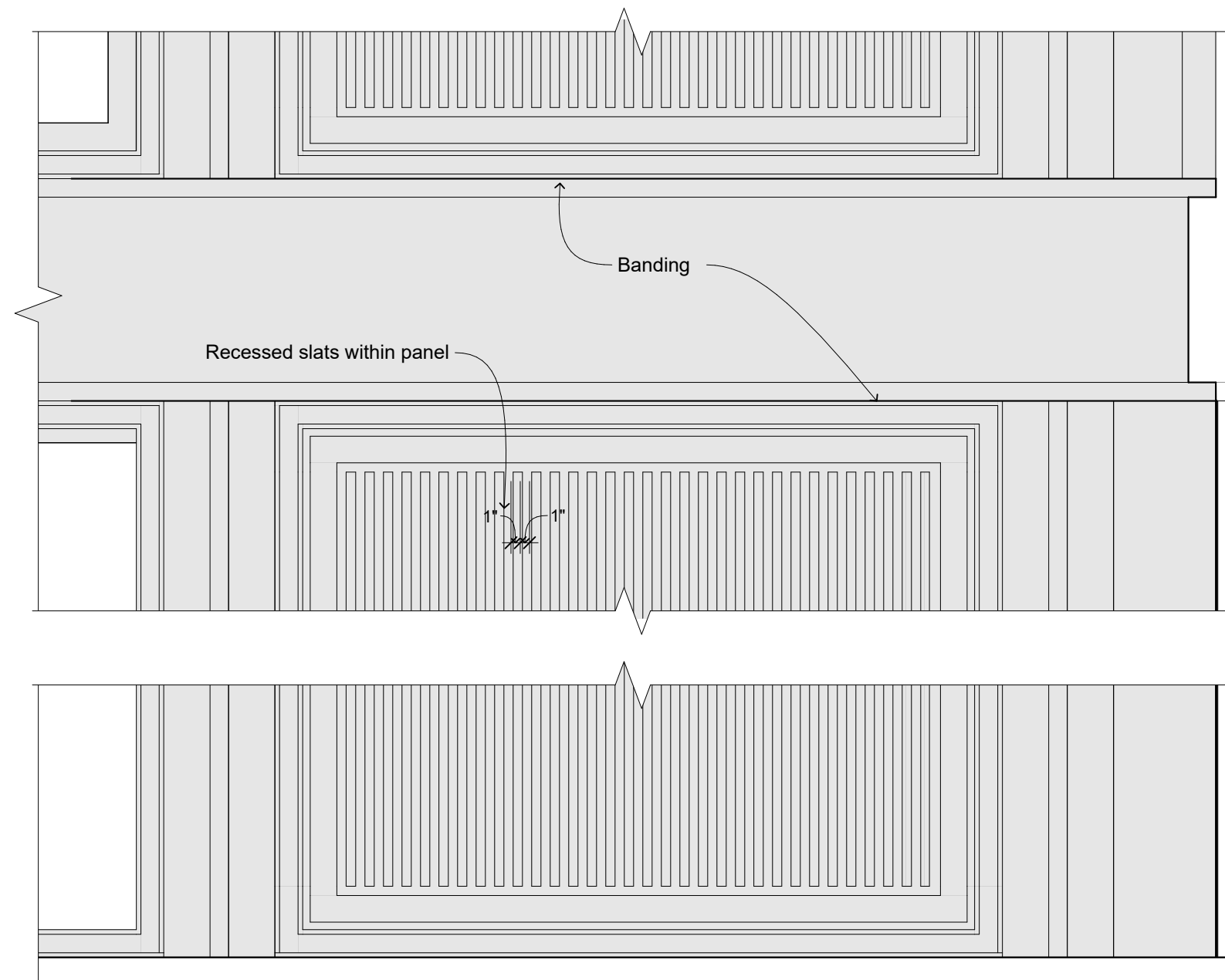
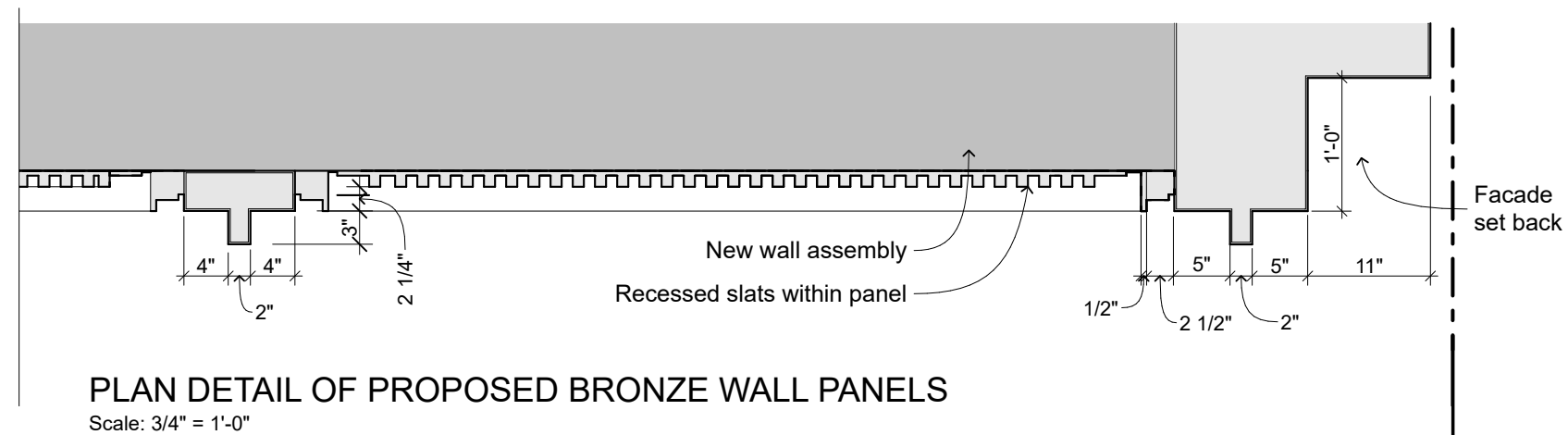
PROPOSED PLAN DETAIL
Scale: 1 1/2" = 1'-0"

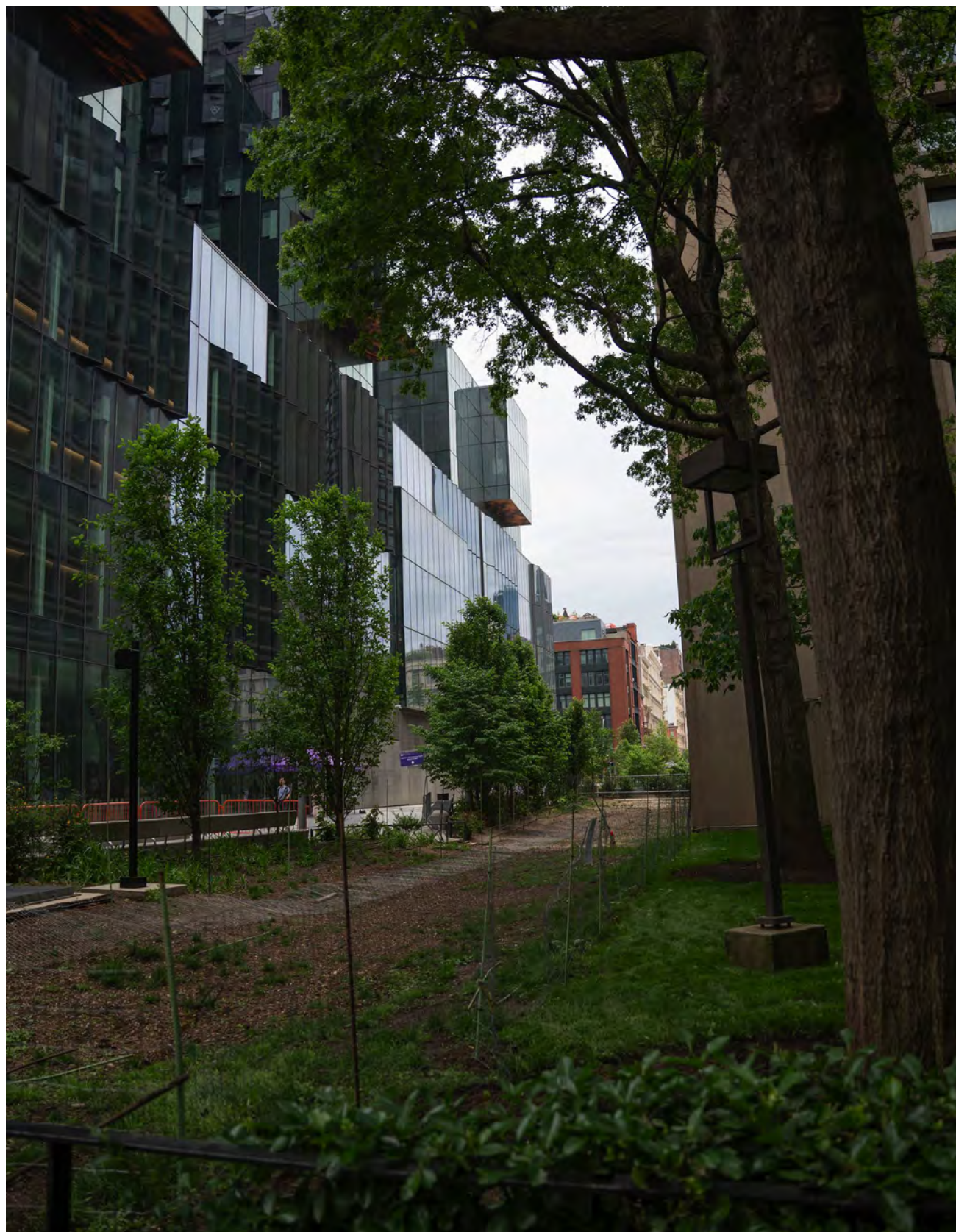


PREVIOUSLY PROPOSED ELEVATION @ 6TH & 7TH FLOOR
TYPICAL RAILING
Scale: 3/4" = 1'-0"

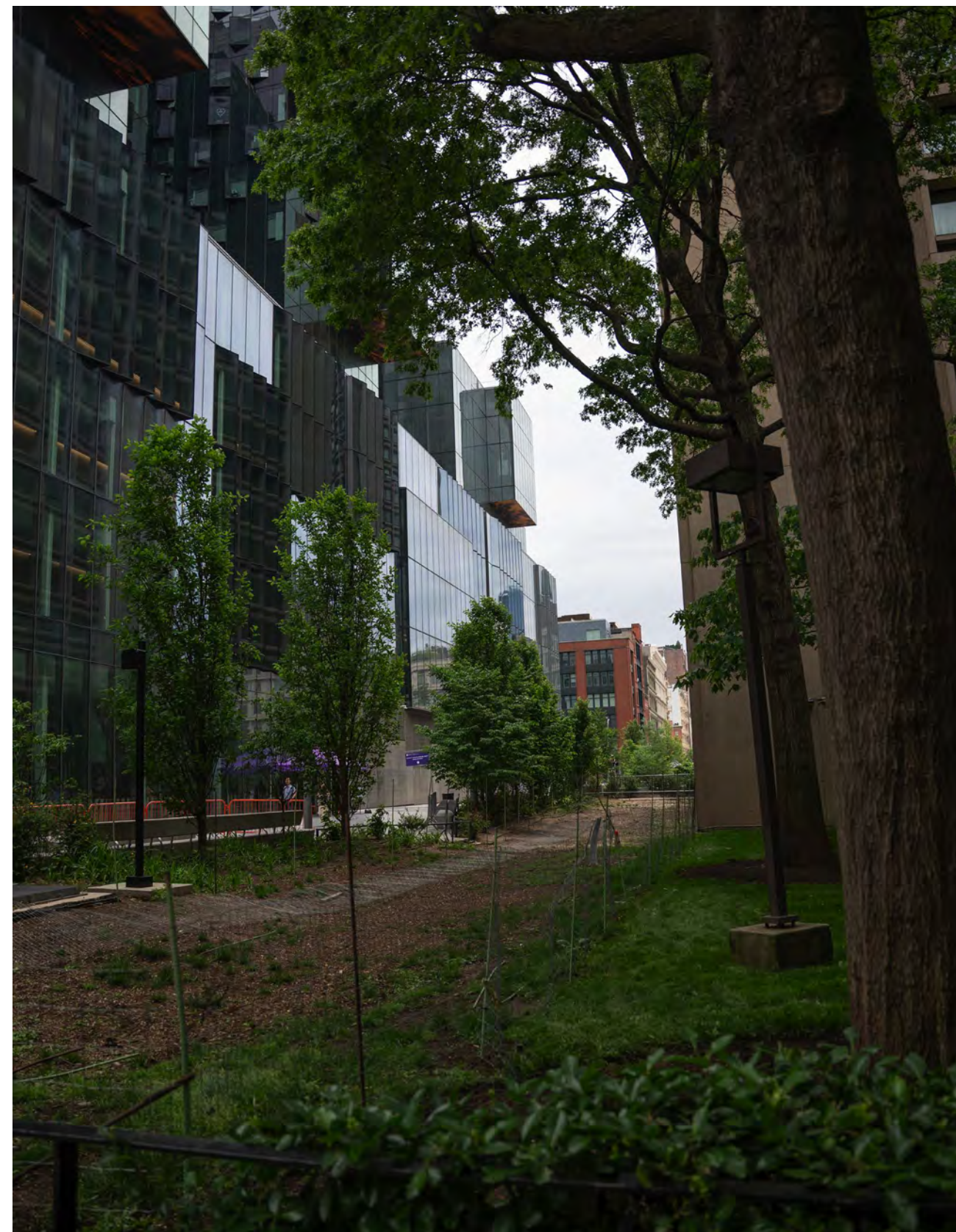


REVISED ELEVATION @ 6TH & 7TH FLOOR TYPICAL RAILING
Scale: 3/4" = 1'-0"





EXISTING VIEW NEXT TO SILVER TOWERS



PROPOSED VIEW NEXT TO SILVER TOWERS



38 GREENE STREET, LPC APPROVED 2017



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



165 MERCER STREET, LPC APPROVED 2017

JOSEPHDIRANDARCHITECTURE



827-831 BROADWAY, LPC APPROVED 2018

JOSEPH VANCE architects



361 BROADWAY, LPC APPROVED 2012

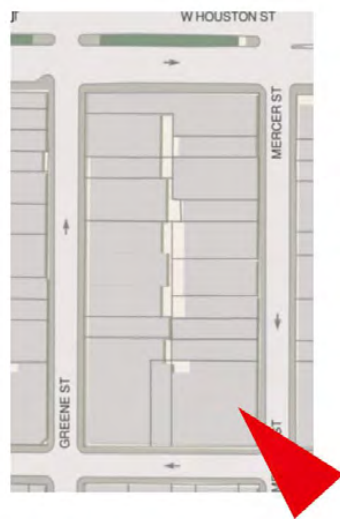
142 Greene Street 90



BLOCK CONTEXT

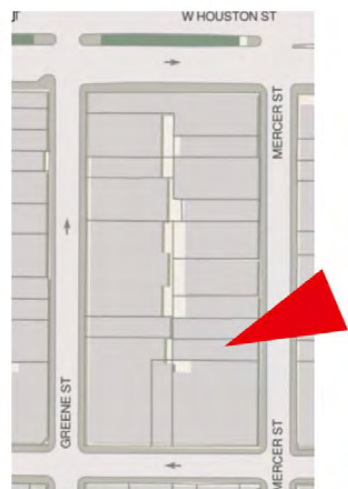


BLOCK CONTEXT

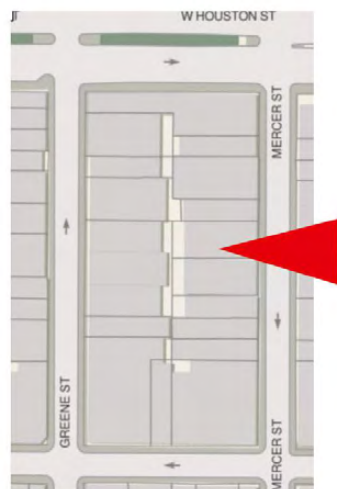


BLOCK CONTEXT

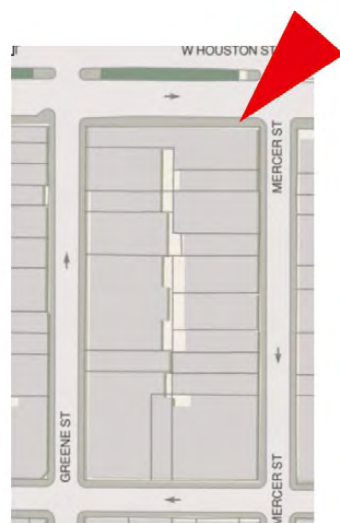




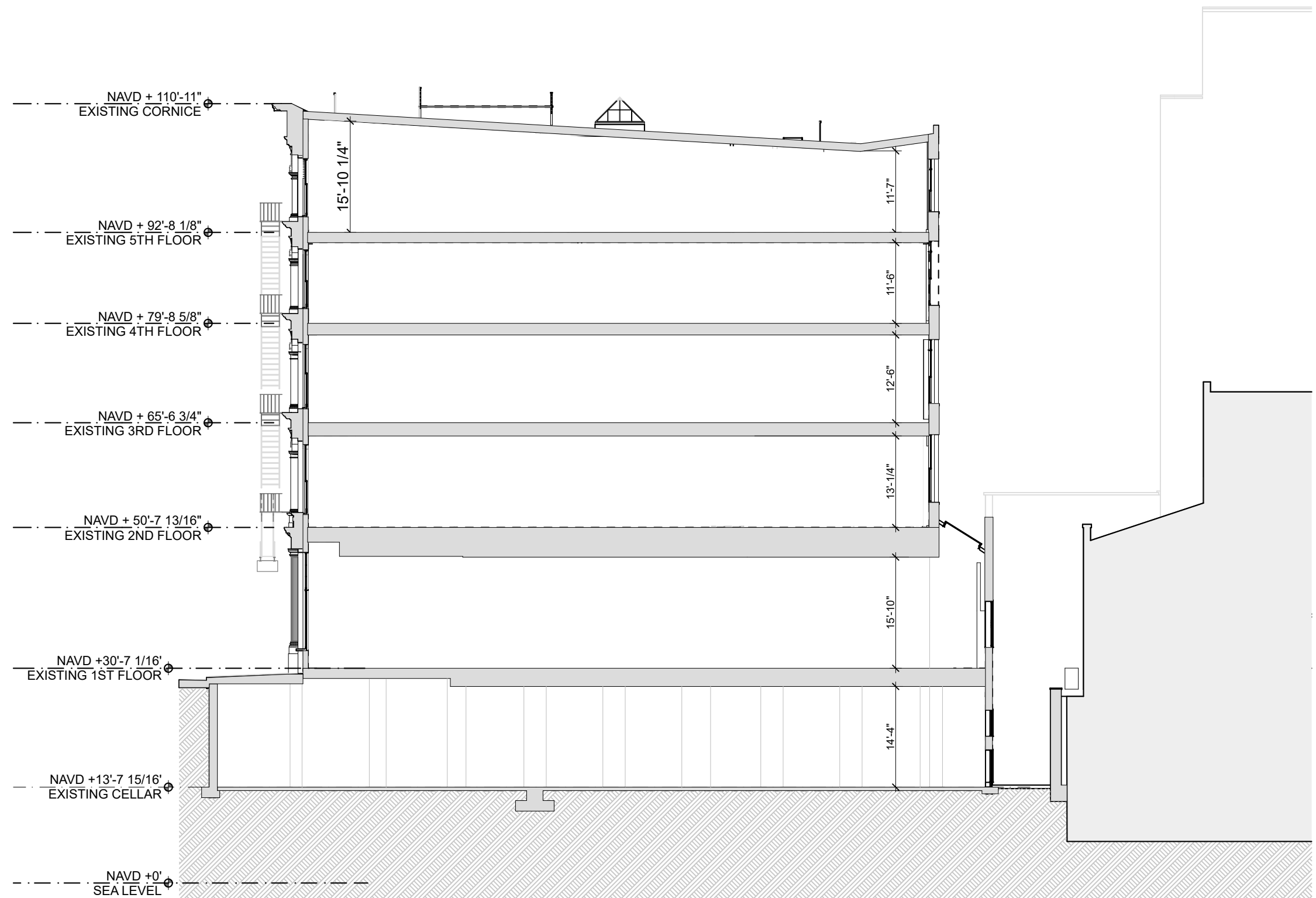
BLOCK CONTEXT



BLOCK CONTEXT

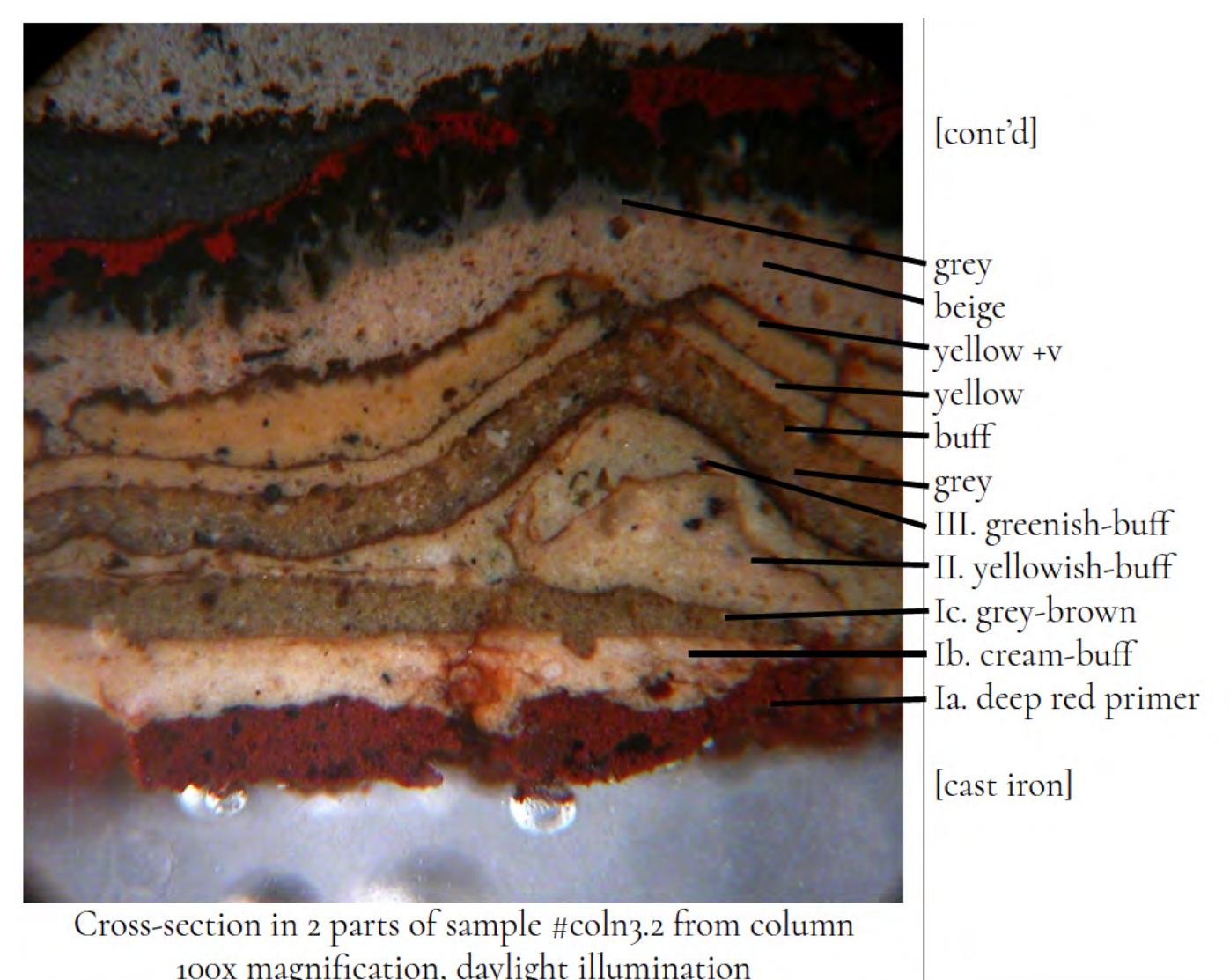
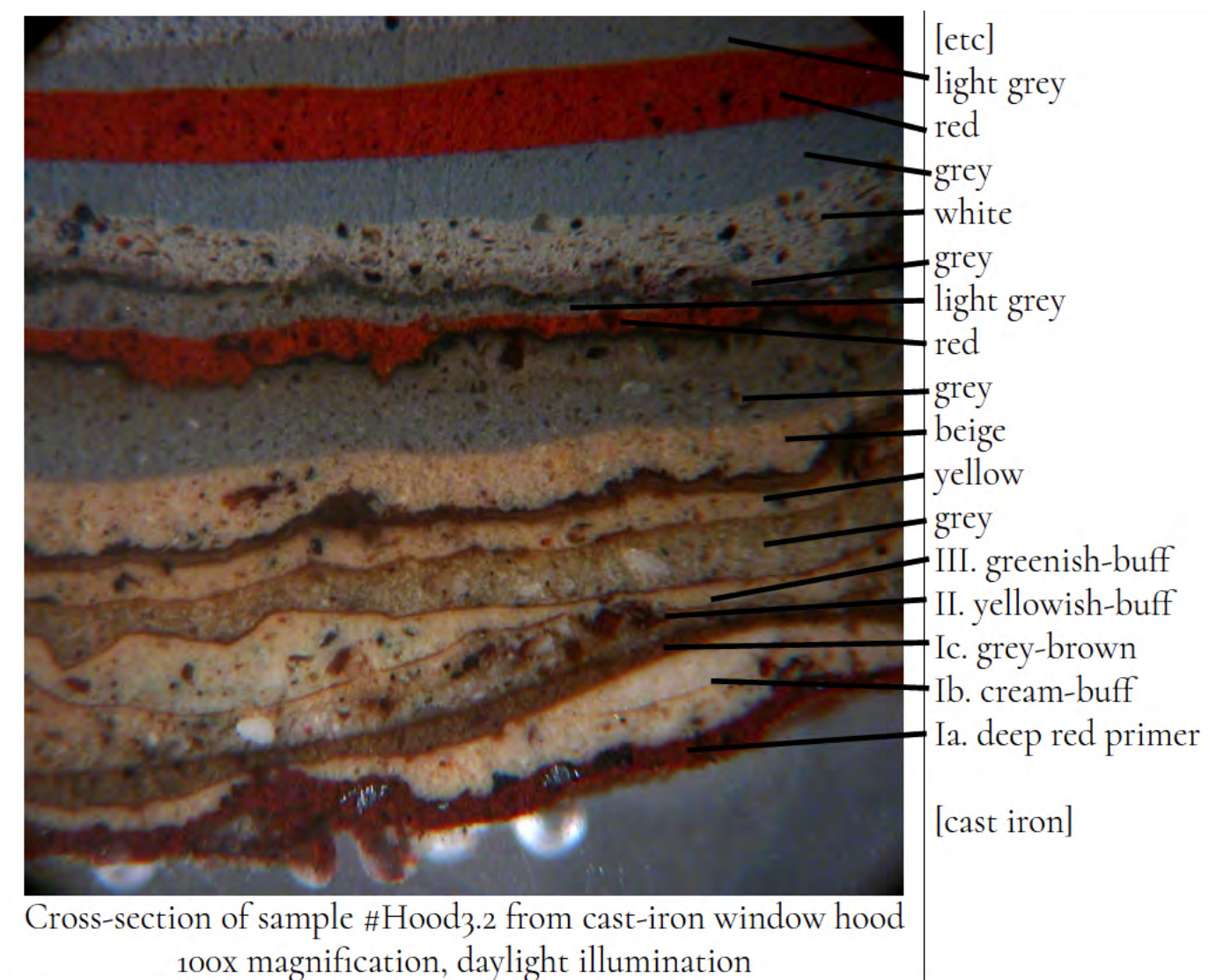


BLOCK CONTEXT



EXISTING SECTION

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



‘Grey-Brown’ [cast-iron face, column, window hood, wood window trim]

CIE L*a*b	L 55.3 a 2.4 b 12.7
Munsell	2.5Y 5/2
NCS/Natural Colour System	5010 Y10R
Commercial paint system	Sherwin-Williams #6151 ‘Quiver Tan’

END

The current proposal is:

Preservation Department – Item 5, LPC-25-10533

142 Greene Street – SoHo-Cast Iron 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.