

September 30,
2025 Public Hearing

The current proposal is:

Preservation Department – Item 5, LPC-25-09484

27-29 Great Jones Street – NoHo Historic District Extension Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 161 043 8319

Passcode: 442922

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

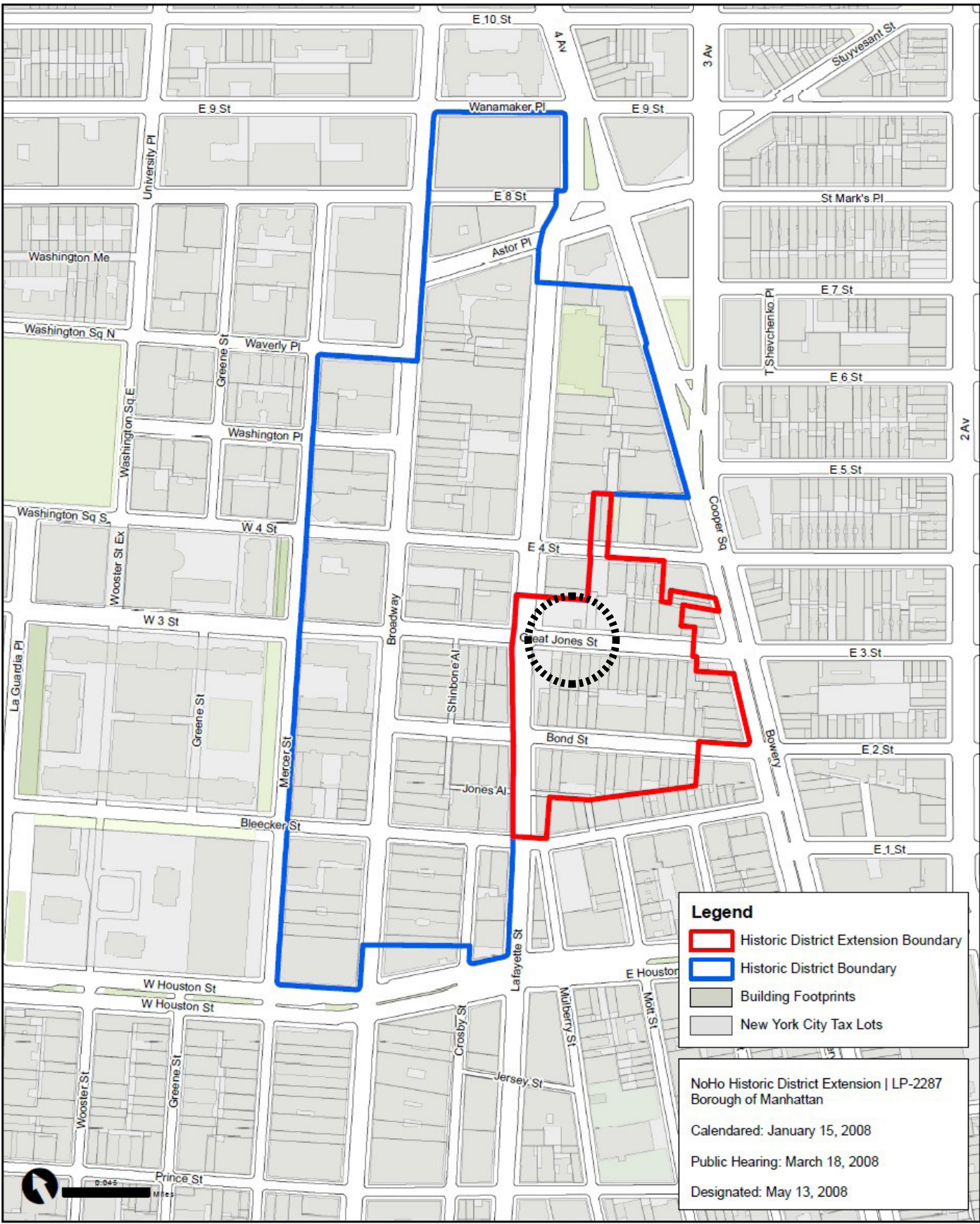
833-568-8864 (Toll-free)

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27-29 GREAT JONES STREET SIDEWALK REPLACEMENT
27-29 Great Jones St. New York, NY 10012

LPC PUBLIC HEARING
LPC-25-09484

09.30.2025



Graphic Source: Map PLUTO, Edition 18v1, Author: New York City Landmarks Preservation Commission, LCR Date: 2.20.2019



EXISTING SIDEWALK CONDITION

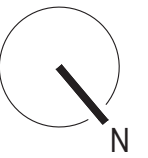
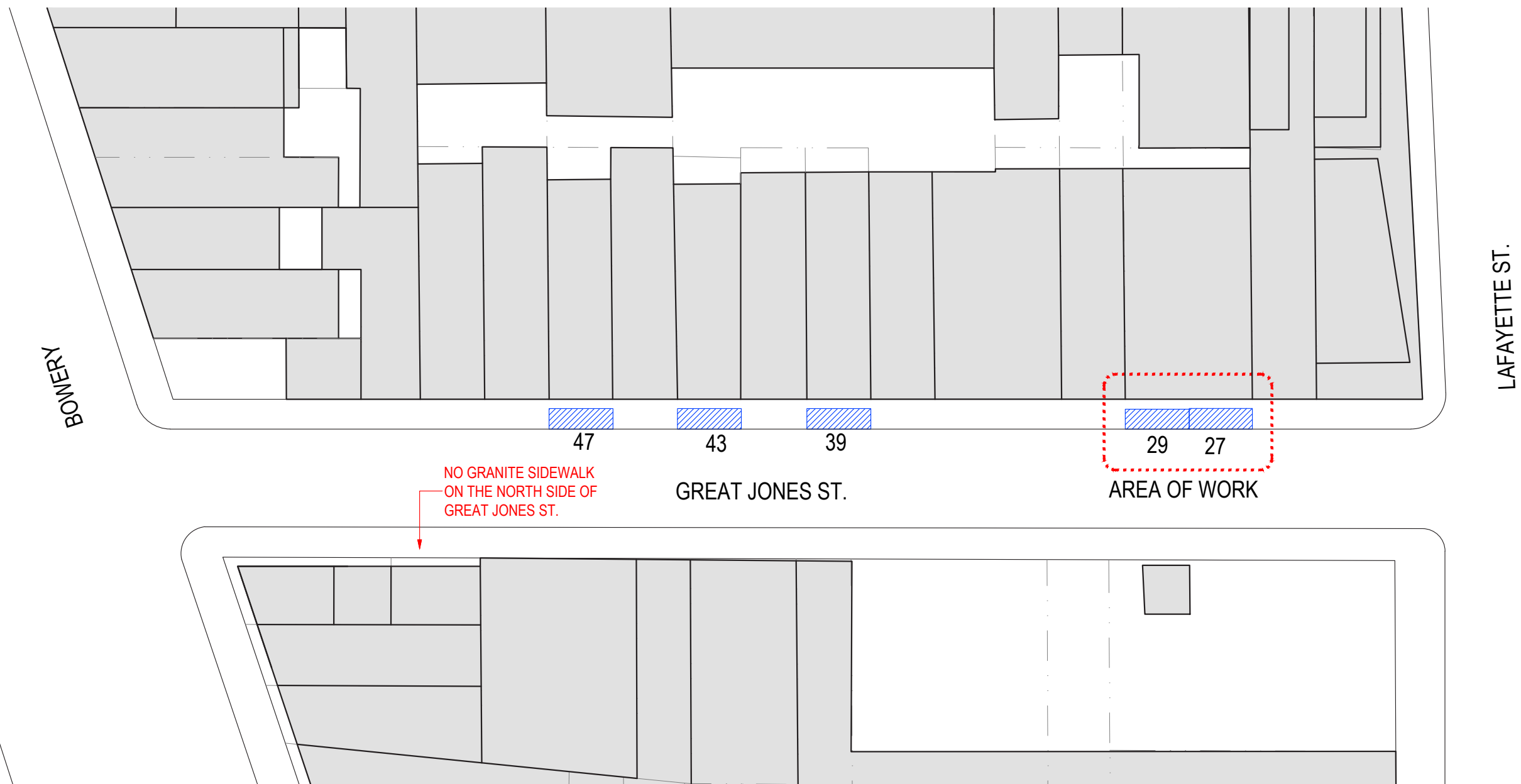


GENERAL SIDEWALK VIEW
PHOTO TAKEN SEPT 19 2025



SIDEWALK REPLACEMENT IS PART OF THE RENOVATION OF THE GREAT JONES SPA WHICH INCLUDES
REPLACEMENT OF THE EXISTING STOREFRONT APPROVED UNDER

LPC DOCKET # LPC-25-09126- PERMIT # COFA-25-09126



GRANITE FLAGS ALONG GREAT JONES STREET.

LEGEND

 GRANITE FLAGS ALONG GREAT JONES ST.



GRAY
CONCRETE

PIGMENTED
CONCRETE

PIGMENTED
CONCRETE

PIGMENTED
CONCRETE

GRANITE
29

GRANITE
27

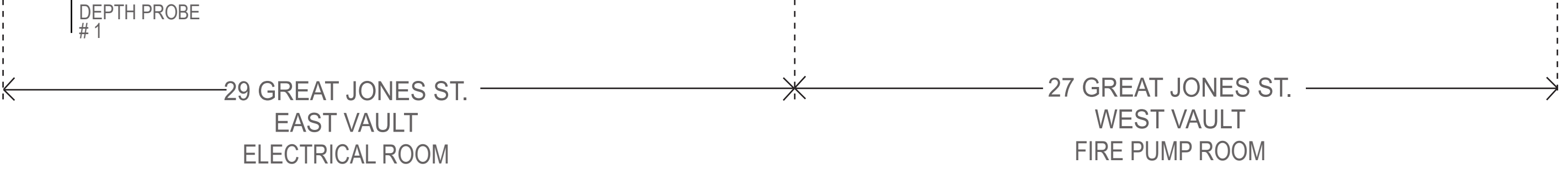
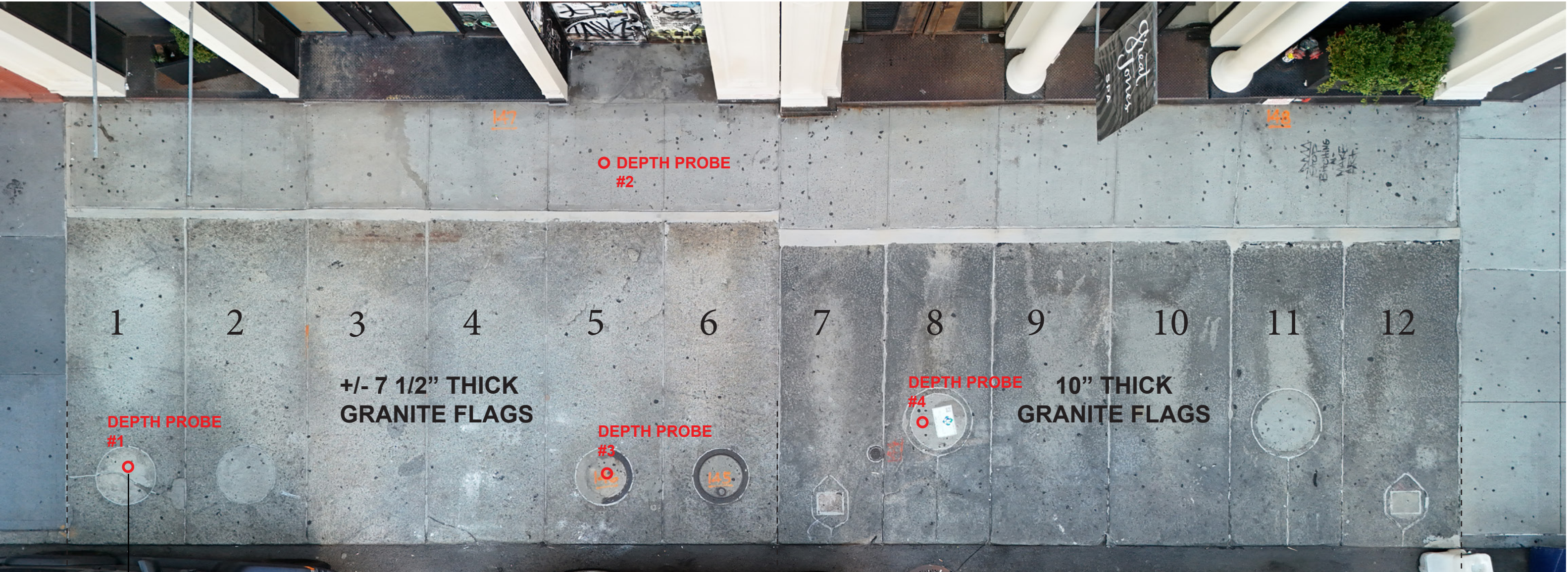
PIGMENTED
CONCRETE

GRAY
CONCRETE

EXISTING SIDEWALK CONDITIONS IN
ADJACENT BUILDINGS
PHOTO TAKEN SEPT 19 2025



CLOSE UP OF EXISTING SIDEWALK
CONDITIONS IN ADJACENT BUILDINGS
PHOTO TAKEN SEPT 19 2025



CLOSEUP OF EXISTING CONDITIONS
-AERIAL VIEW
PHOTO TAKEN SEPT 19 2025



DEPTH PROBE No. 1 = 7.5"
EAST VAULT



DEPTH PROBE No. 2 = 10"
EAST VAULT ON METAL DECK

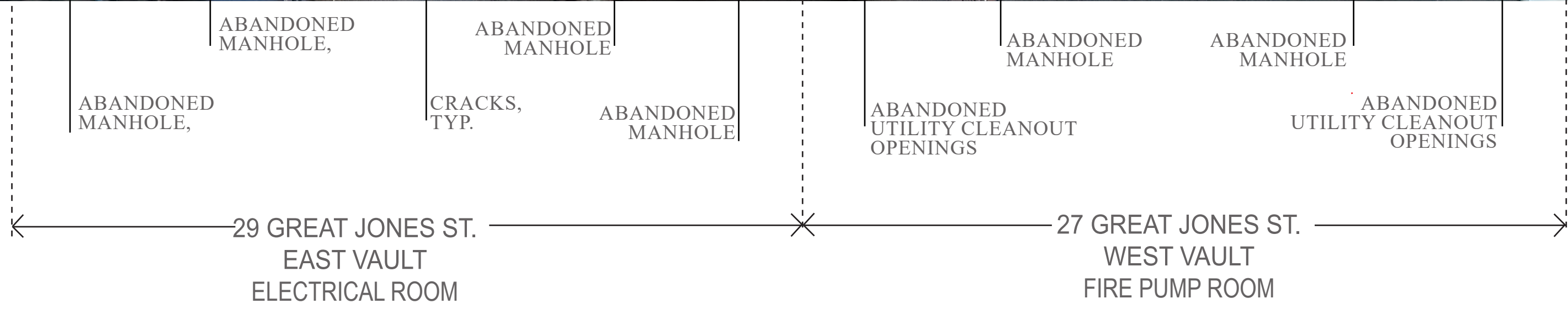
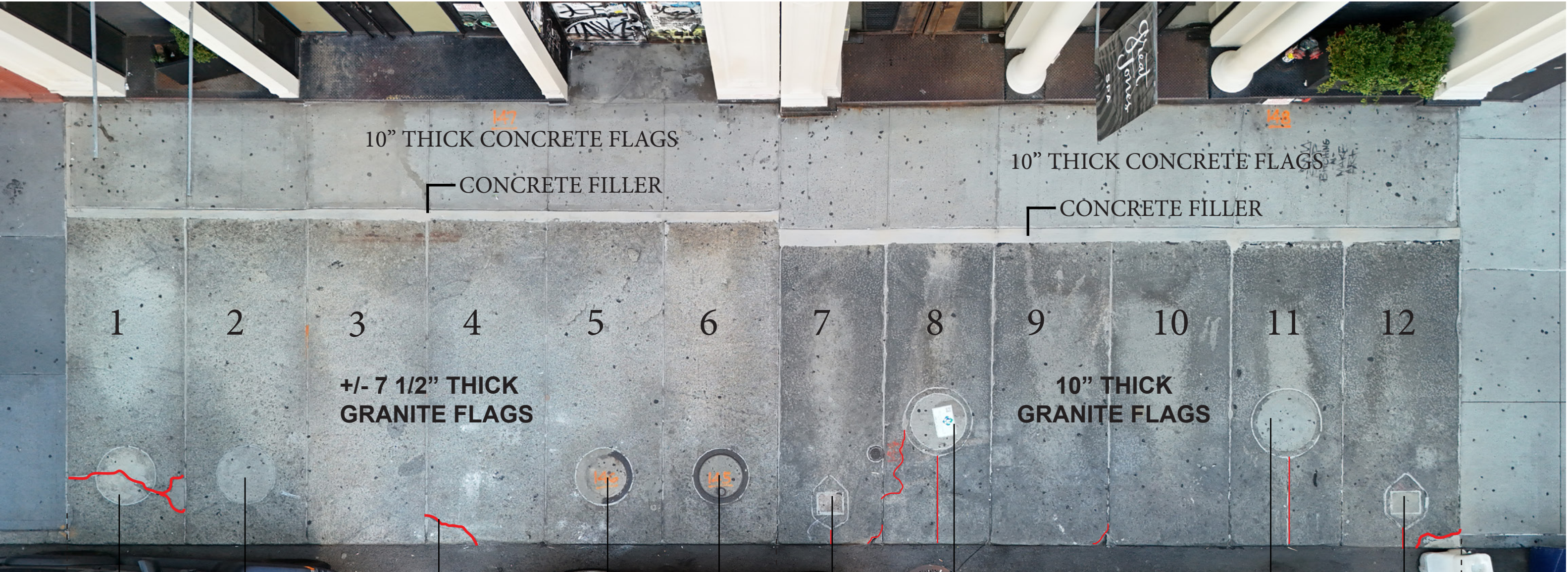


DEPTH PROBE No. 3 = 8"
EAST VAULT



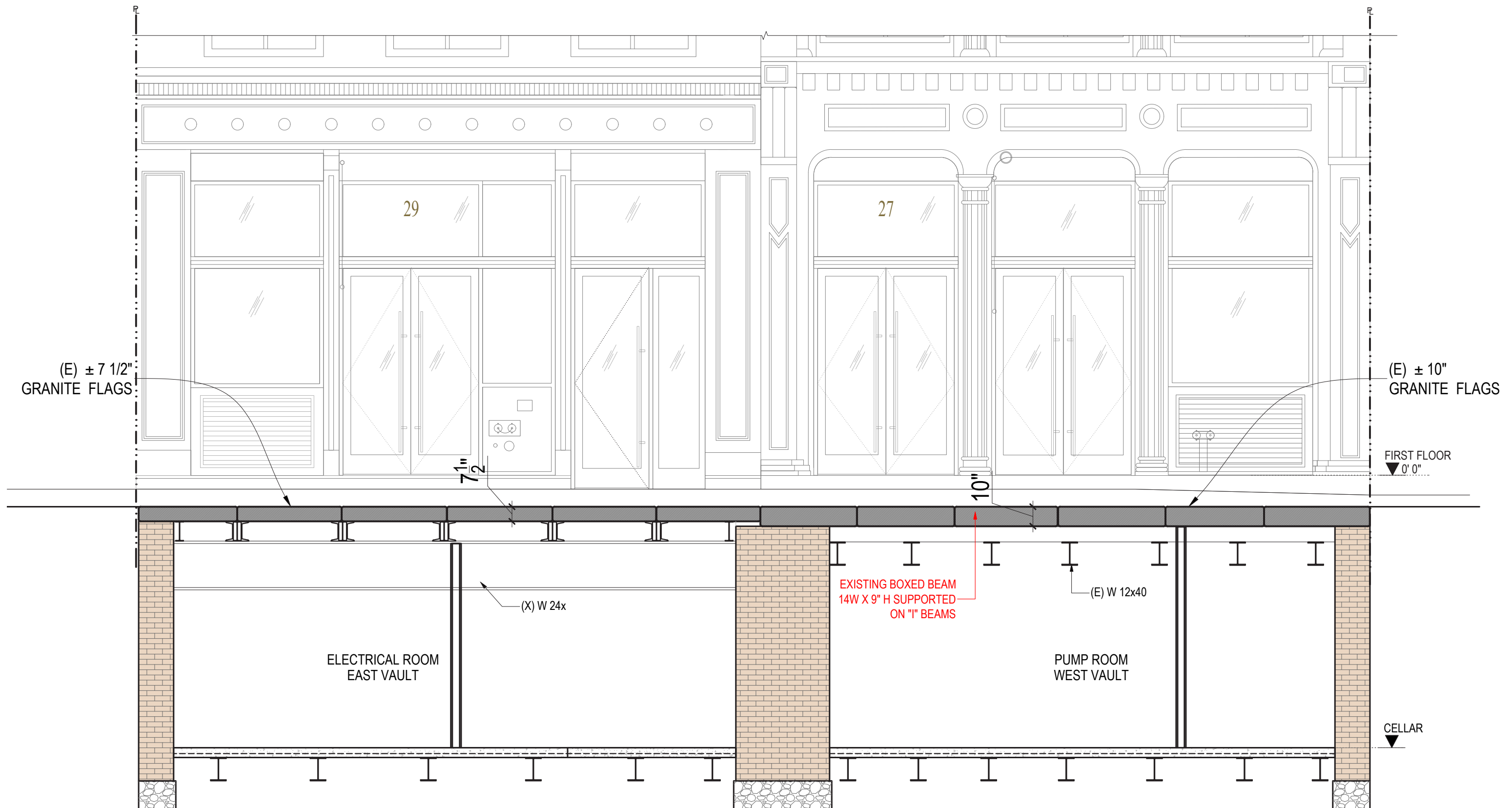
DEPTH PROBE No. 4 = 10"
WEST VAULT

PROBES TO DETERMINE DEPTH OF
GRANITE FLAGS
PHOTOS TAKEN SEPT 24 2025



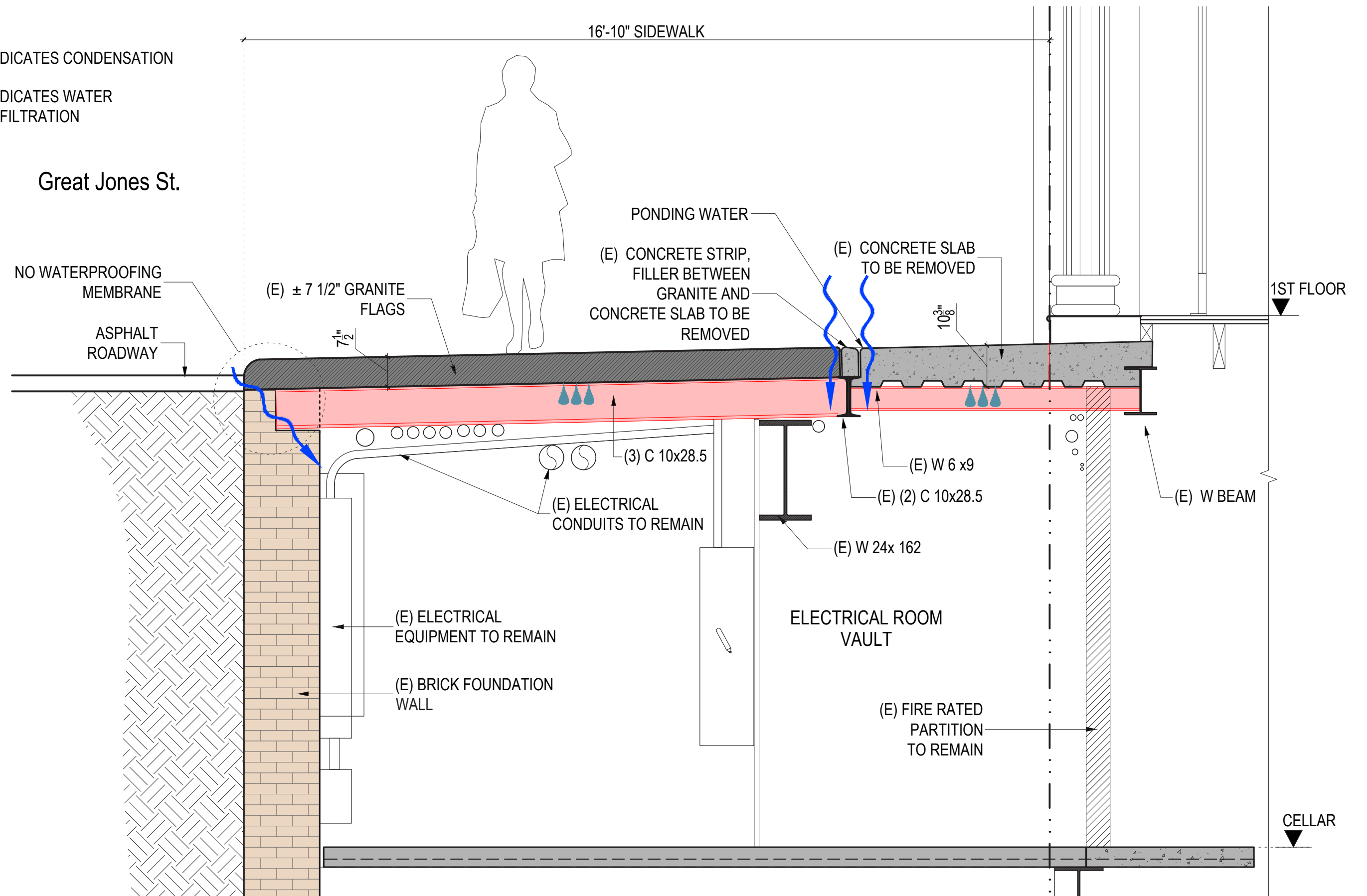
NOTE: ALL MANHOLE OPENINGS ARE FILLED WITH CONCRETE

CLOSEUP OF EXISTING CONDITIONS
-AERIAL VIEW
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LEGEND

- INDICATES CONDENSATION
- INDICATES WATER INFILTRATION



EXISTING SECTION AT EAST VAULT

BEAM SUPPORTING
GRANITE FLAGS

POINT OF
CONNECTION
BETWEEN CONCRETE
AND GRANITE FLAGS

BACK TO BACK
CHANNELS
SUPPORTING
GRANITE FLAGS

METAL DECK

GRANITE FLAGS



ELECTRICAL ROOM
EAST VAULT

DELAMINATED,
CORROSION

NO WATERPROOFING
NO INSULATION
ON SLAB

GRANITE FLAG
NO WATERPROOFING
NO INSULATION



ELECTRICAL ROOM
EAST VAULT

BEAM SUPPORTING
GRANITE FLAGS

GRANITE FLAGS



TEMPORARY
PROTECTION OF
ELECTRICAL PANELS



NEW ELECTRICAL
CONDUITS ARE
DAMAGED DUE TO
CONDENSATION AND
WATER LEAKING
THROUGH

MANHOLES ABOVE
ELECTRICAL
EQUIPMENT

TEMPORARY
PROTECTION OF
ELECTRICAL PANELS

ELECTRICAL ROOM
EAST VAULT

CONCRETE SLAB,
NO WATERPROOFING
NO INSULATION

POINT OF
CONNECTION
BETWEEN CONCRTE
AND GRANITE FLAGS

GRANITE FLAGS
SUPPORTED
DIRECTLY ON STEEL
CHANNELS



GRANITE FLAGS
SUPPORTED
DIRECTLY ON STEEL
CHANNELS



FIRE PUMP
ELECTRICAL LINES
DIRECTLY BELOW
CHANNELS

ELECTRICAL ROOM
EAST VAULT

METAL DECK

POINT OF
CONNECTION
BETWEEN CONCRTE
AND GRANITE FLAGS

GRANITE FLAGS

DESINTEGRATED
STEEL CONNECTION

STEEL CHANNELS
WITH SIGNIFICANT
CORROSION



ELECTRICAL ROOM
EAST VAULT

METAL DECK

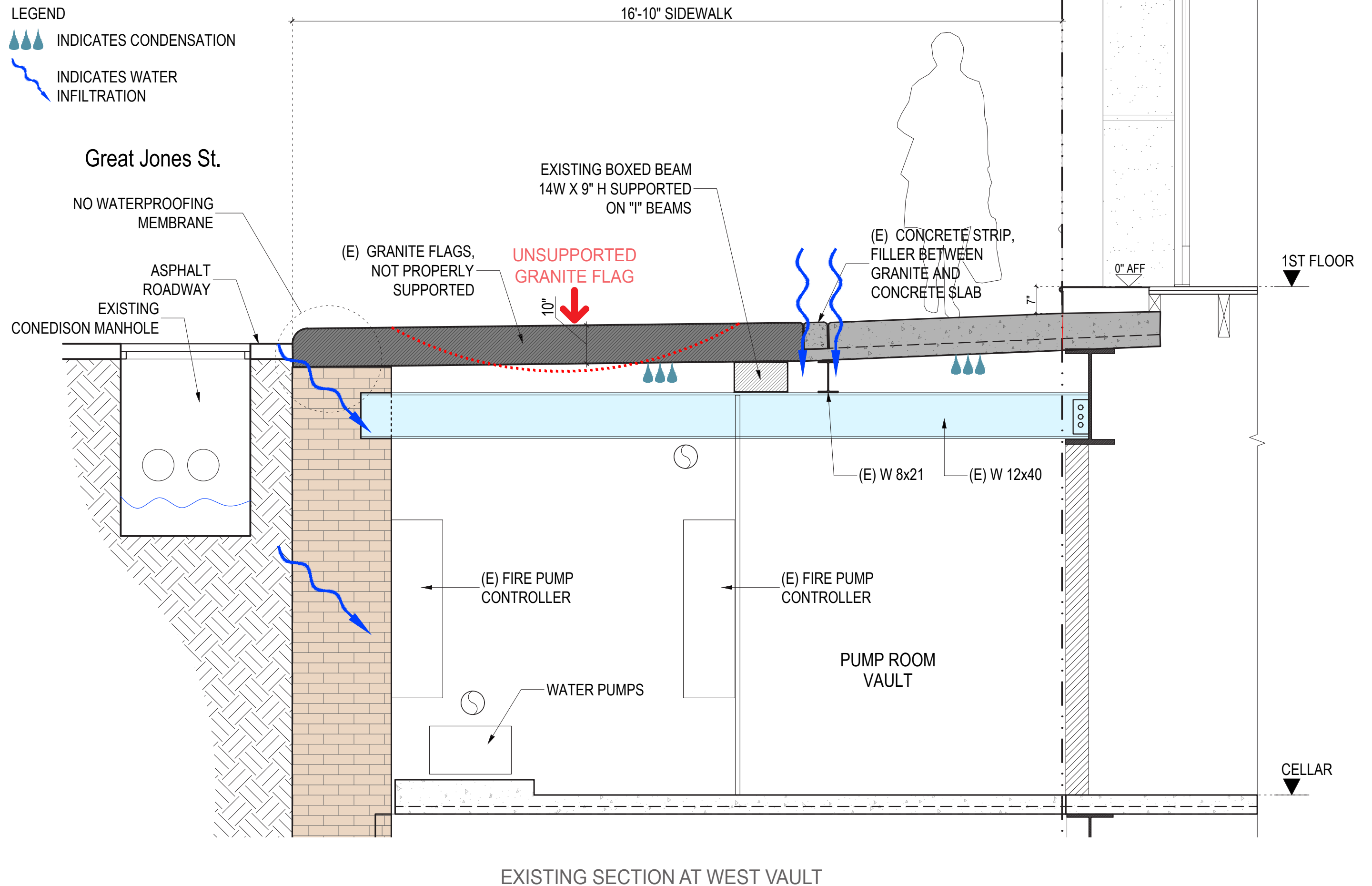
POINT OF
CONNECTION
BETWEEN CONCRTE
AND GRANITE FLAGS



CEILING HAS
COLLAPSED

TEMPORARY GUTTER
TO PROTECT FIRE
ALARM PANEL

ELECTRICAL ROOM
EAST VAULT



DETERIORATED
EQUIPMENT

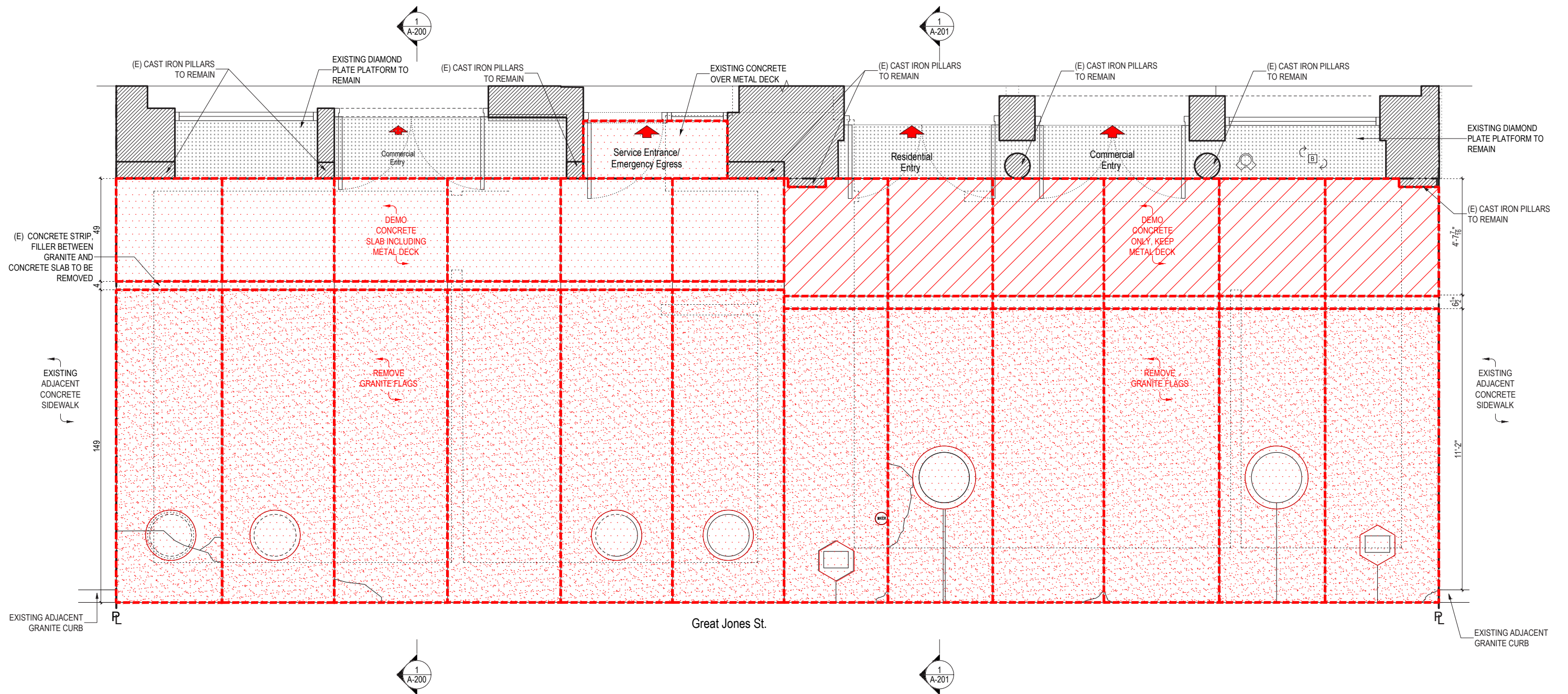
METAL DECK

POINT OF
CONNECTION
BETWEEN CONCRETE
AND GRANITE FLAGS

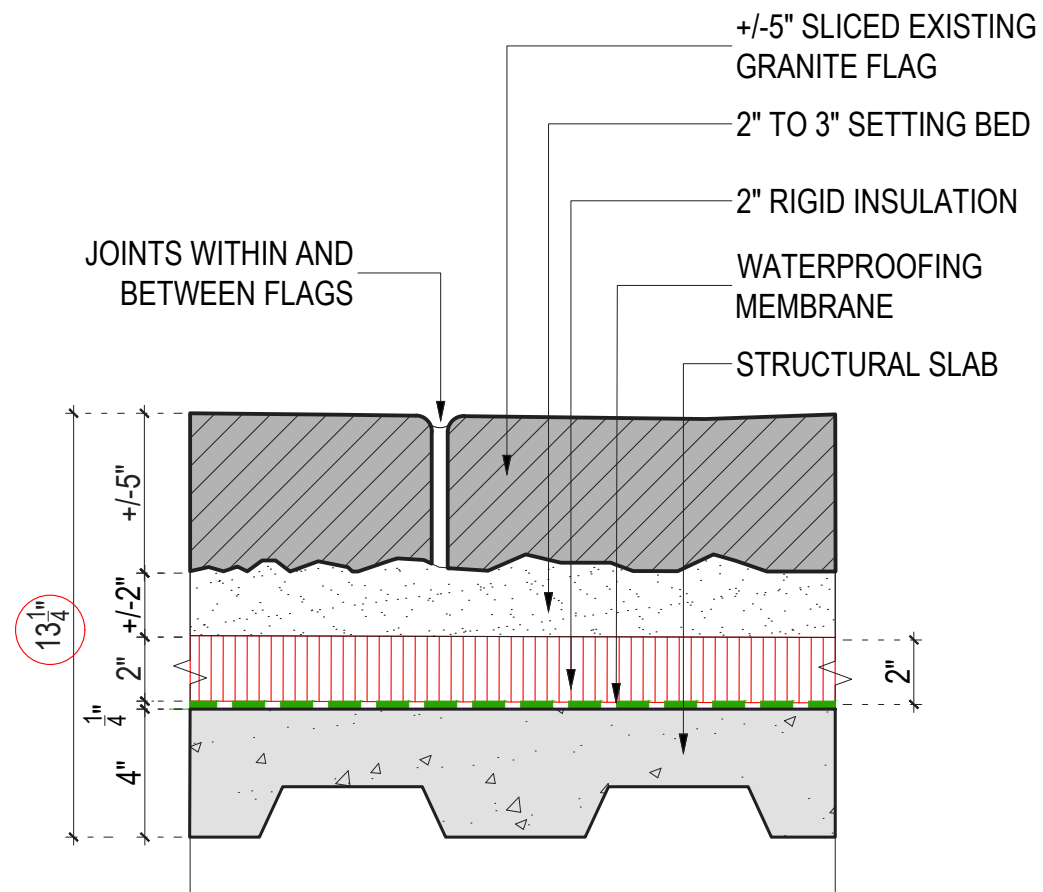
GRANITE FLAGS
SUPPORTED
DIRECTLY ON STEEL
BEAMS



FIRE PUMP ROOM
WEST VAULT

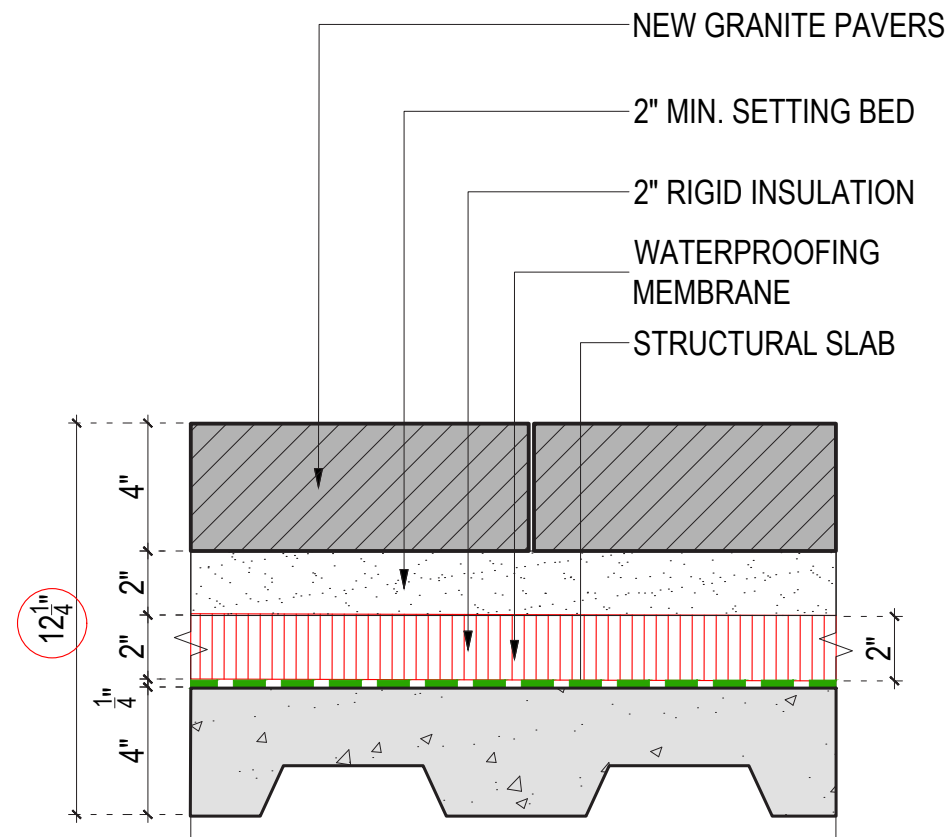


PROPOSED DEMOLITION PLAN



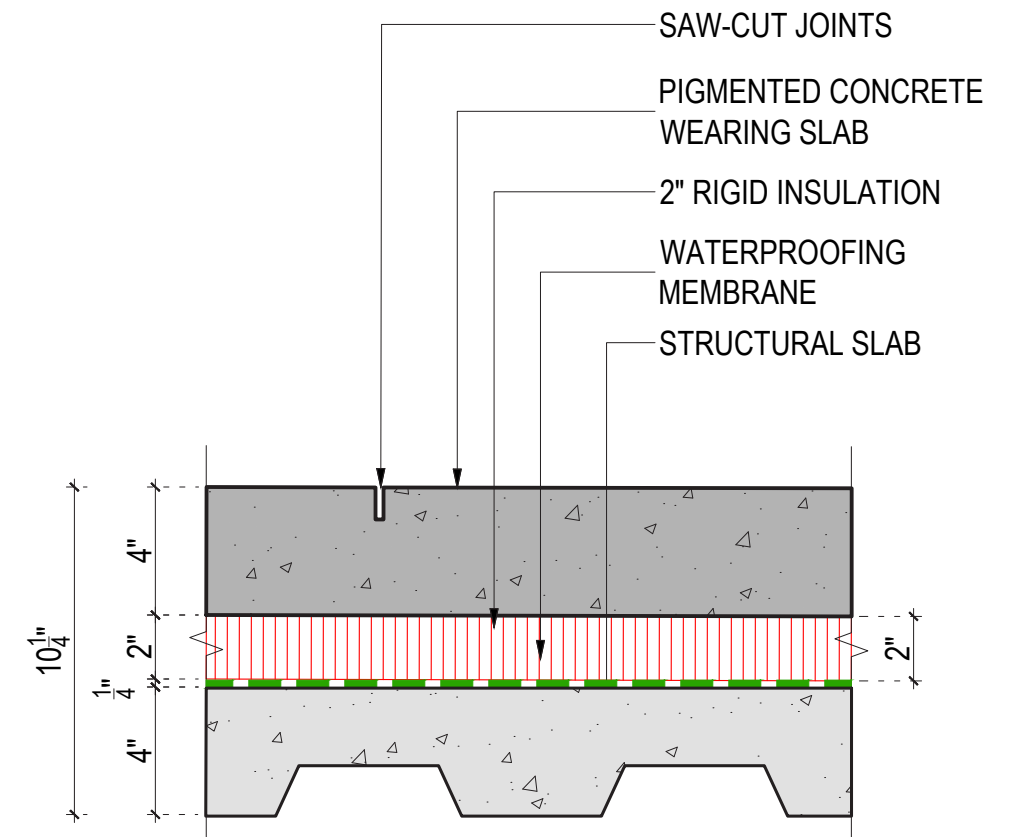
SIDEWALK ASSEMBLY WITH GRANITE FLAGS

1. EXCEEDS THE AVAILABLE HEIGHT
2. REQUIRES FREQUENT MAINTENANCE OF JOINTS



SIDEWALK ASSEMBLY WITH GRANITE PAVERS

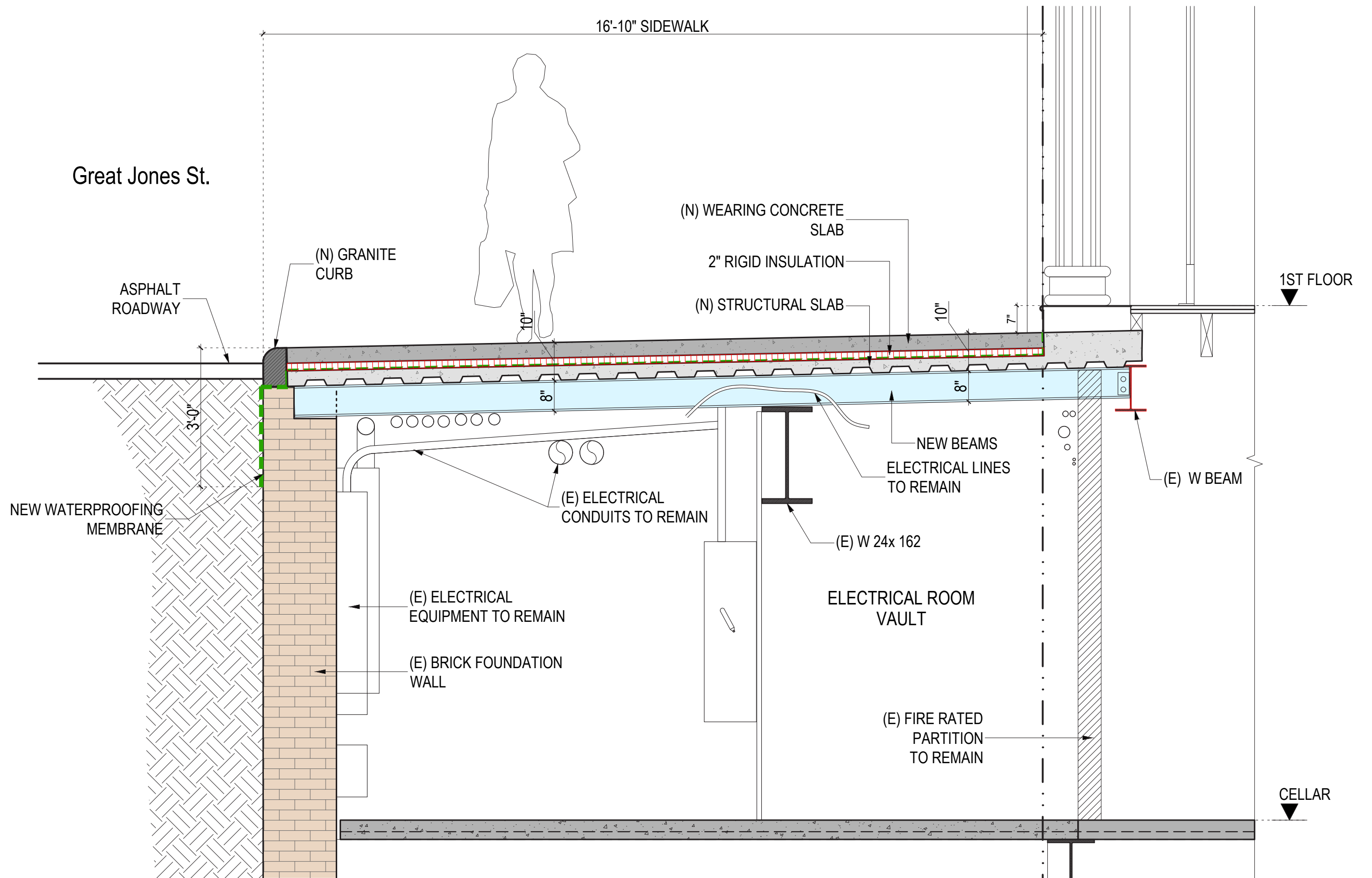
1. LIMITED SIZE OF GRANITE PAVERS
2. RISKS OF CRACKS
3. REQUIRES FREQUENT MAINTENANCE AND REPAIRS



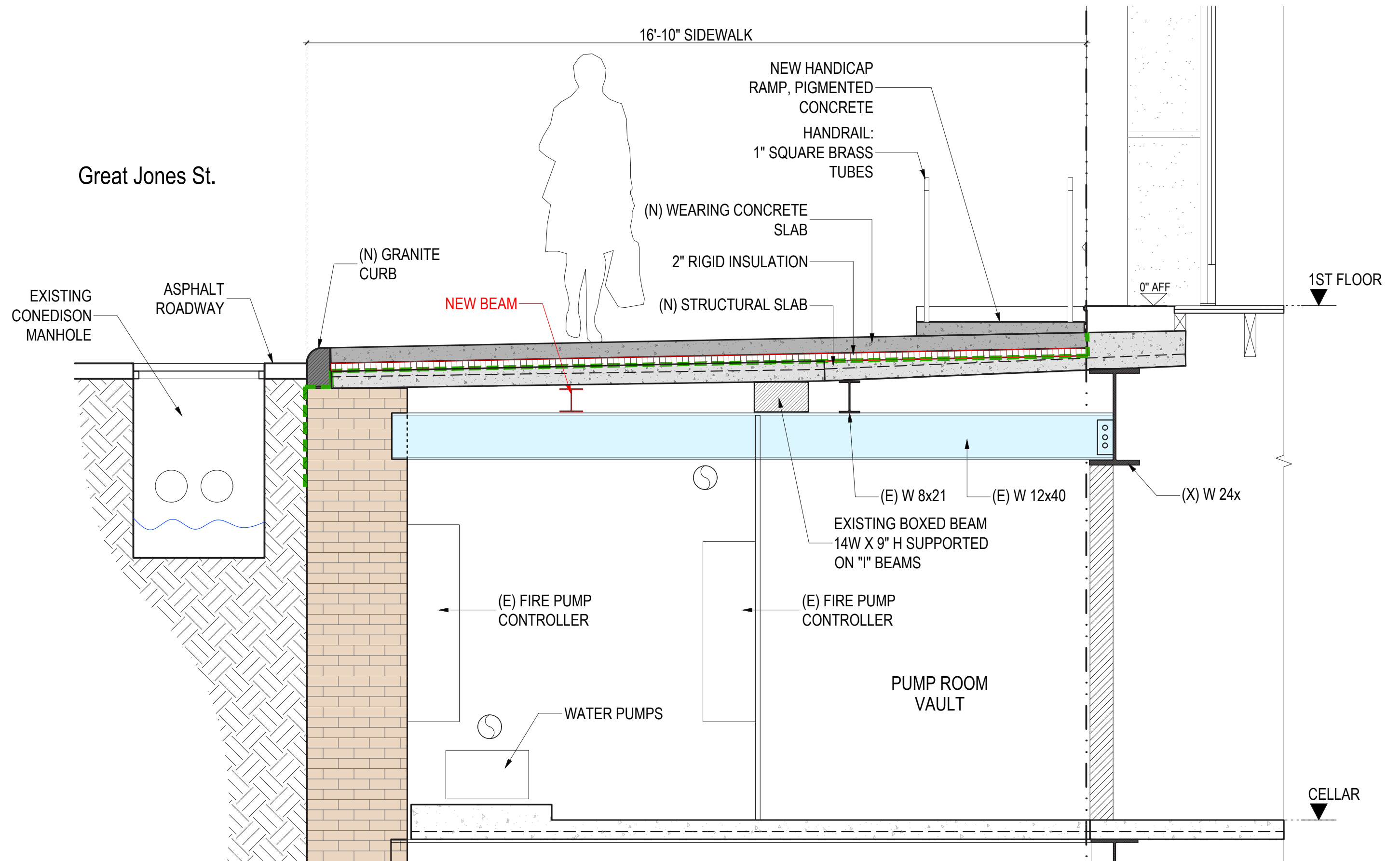
SIDEWALK ASSEMBLY WITH CONCRETE SLAB

PROPOSED SIDEWALK ASSEMBLY

ANALISYS OF SIDEWALK ASSEMBLIES



PROPOSED SECTION AT EAST VAULT



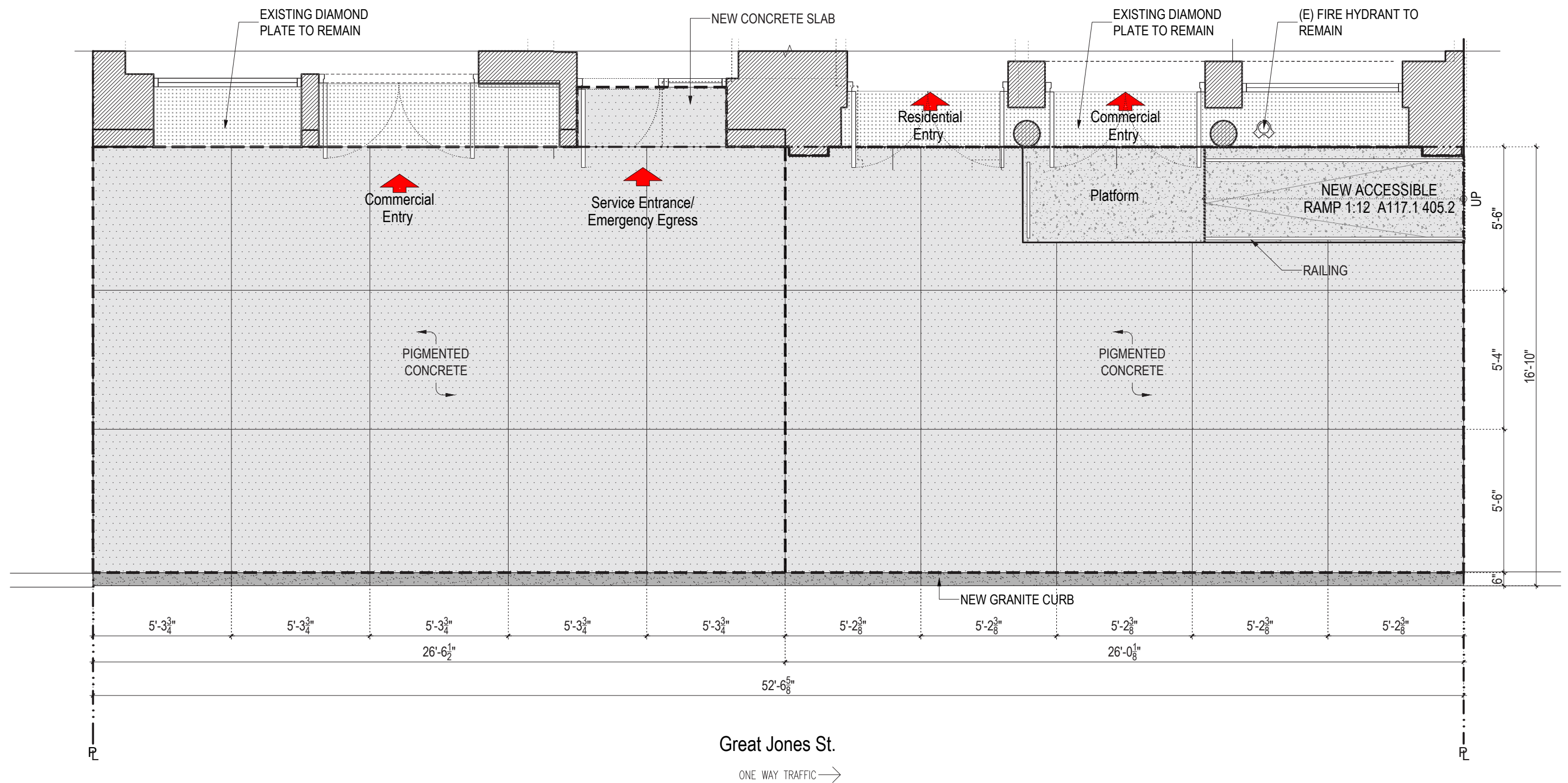
PROPOSED SECTION AT WEST VAULT

DIAGNOSIS:

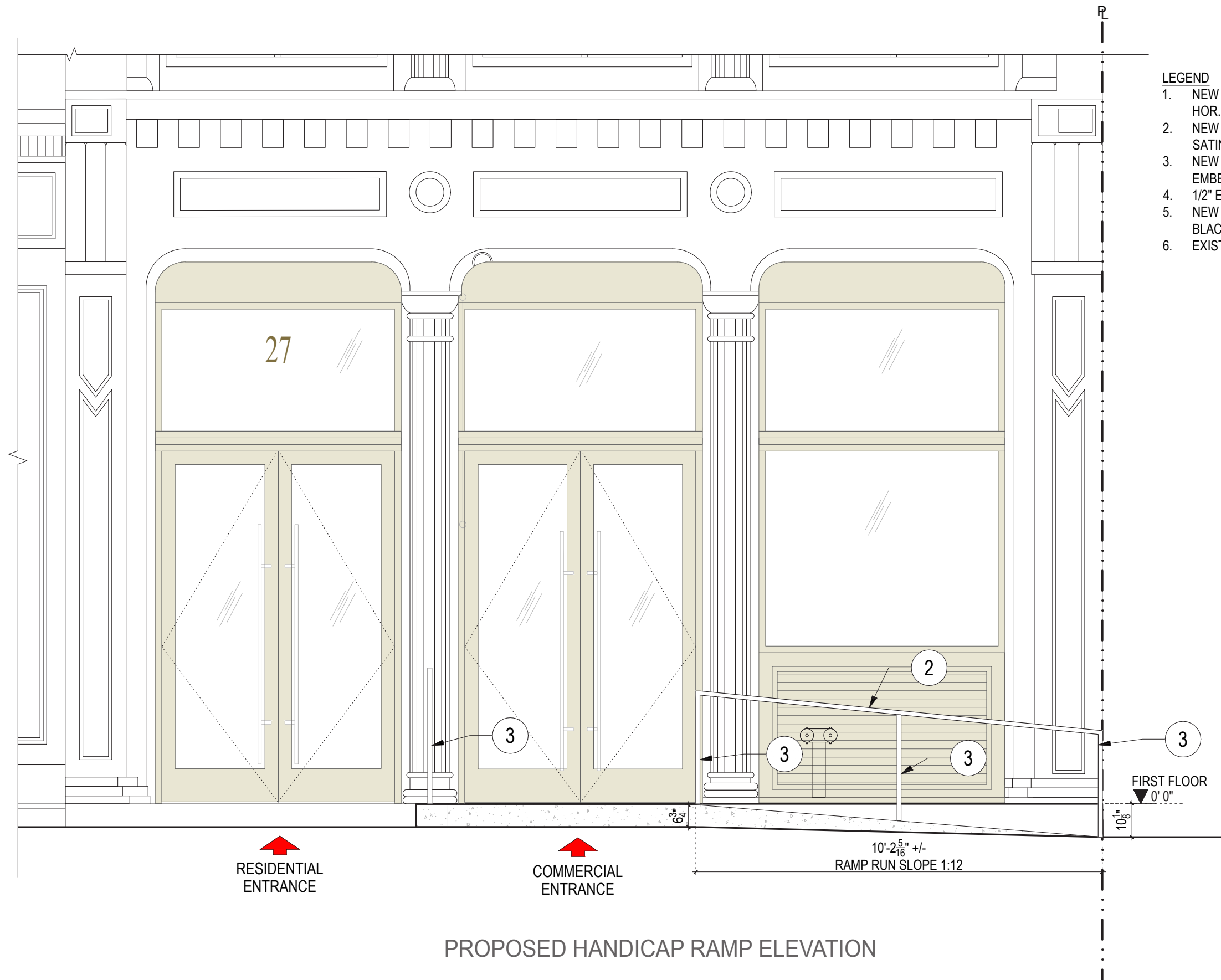
- AGED GRANITE SIDEWALK WITH NO WATERPROOFING SYSTEM
- WATER INFILTRATION THROUGH JOINTS AND CRACKS IN THE GRANITE FLAGS
- WATER PENETRATION HAS DAMAGED THE STRUCTURAL SUPPORTS
- EXISTING STRUCTURAL SUPPORTS ARE NOT ADEQUATE TO BEAR THE WEIGHT OF THE GRANITE SIDEWALK AND NEED TO BE REINFORCED.
- LACK OF EXTERIOR INSULATION IS CAUSING CONDENSATION AND CORROSION OF STRUCTURAL MEMBERS AND ELECTRICAL AND FIRE SUPPRESSION EQUIPMENT.

SOLUTION

- REPLACE EXISTING SIDEWALK WITH REINFORCED CONCRETE SIDEWALK WITH NEW WATERPROOFING SYSTEM AND INSULATION.
- STRUCTURAL STEEL BEAMS TO BE REPAIRED AS REQUIRED



PROPOSED NEW SIDEWALK



- LEGEND**
1. NEW PIGMENTED CONCRETE RAMP. MAX. SLOPE 1 VERT. : 12 HOR. PIGMENT COLOR: BLACK.
 2. NEW BRASS RAILING 1" x 1" SQUARE BRASS TUBE. BRUSHED SATIN FINISH
 3. NEW BRASS BALUSTERS: 1" x 1" SQUARE BRASS TUBES EMBEDDED IN CONCRETE RAMP, TYP.
 4. 1/2" EXPANSION JOINT WITH BUTYL CAULK SEALANT
 5. NEW PIGMENTED CONCRETE PLATFORM. PIGMENT COLOR: BLACK.
 6. EXISTING DIAMOND PLATE PLATFORM TO REMAIN

PROPOSED HANDICAP RAMP ELEVATION



EXISTING CONDITIONS
VIEW LOOKING WEST
PHOTO TAKEN SEPT 19 2025



PROPOSED SIDEWALK
VIEW LOOKING WEST



EXISTING CONDITIONS

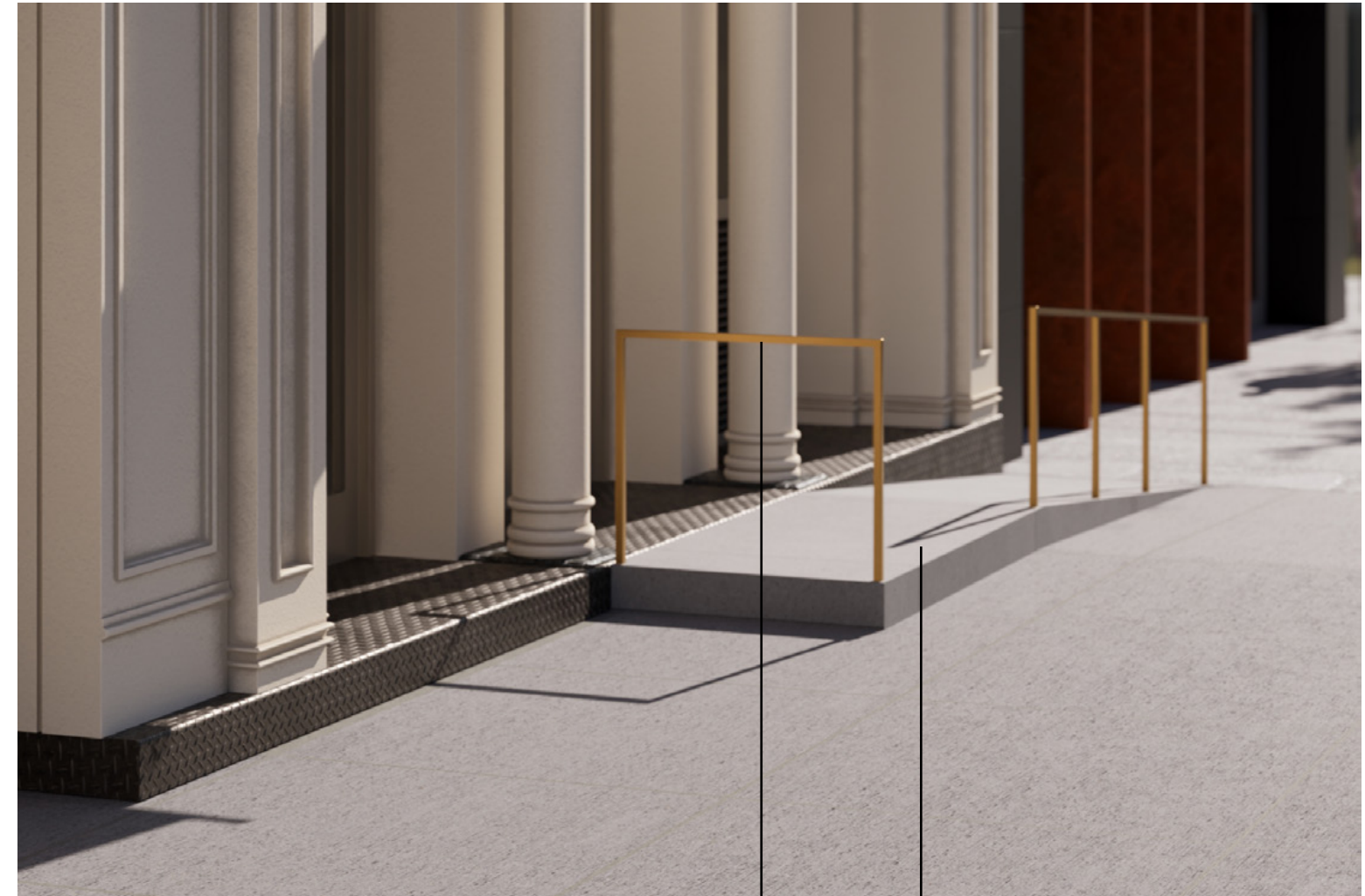
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PROPOSED SIDEWALK
VIEW LOOKING EAST



PROPOSED SIDEWALK AND NEW RAMP
VIEW LOOKING EAST



BRUSHED BRASS
RAILINGS

PIGMENTED
CONCRETE RAMP
AND PLATFORM

PROPOSED HANDICAP RAMP
VIEWS LOOKING WEST

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