

March 10, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 6, LPC-25-11093

54 Greene Street – SoHo-Cast Iron Historic District
Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 161 573 7568

Passcode: 484910

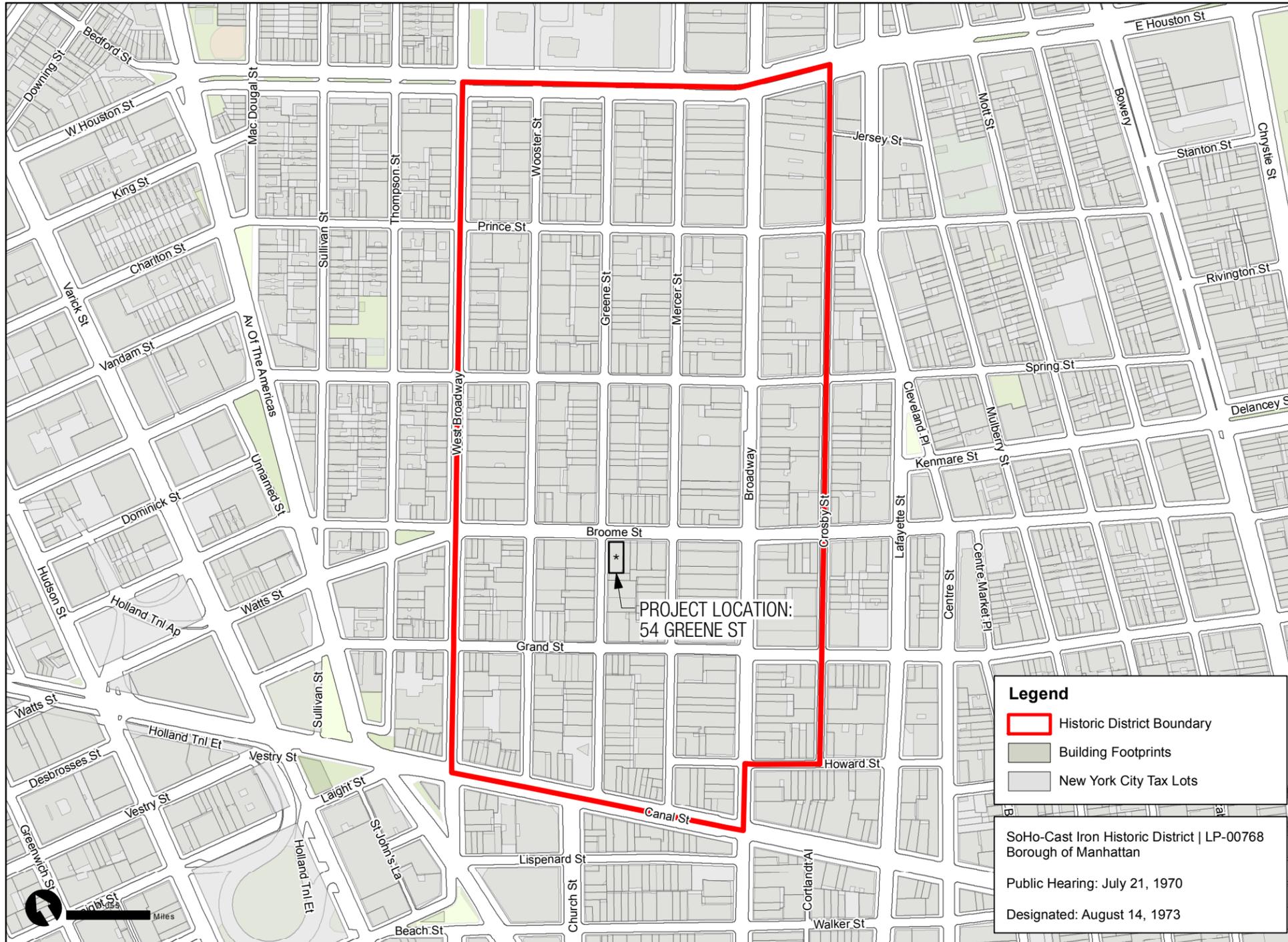
By Phone: 646-828-7666 (NY)

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.

SOHO CAST IRON HISTORIC DISTRICT



ZONING INFORMATION

ADDRESS:	54 GREENE STREET, NEW YORK, NY 10013
BLOCK:	474
LOT:	7508
DISTRICT:	M1- 5B
MAP:	12-A
MAP:	SOHO CAST - IRON HISTORIC DISTRICT MAP

SCOPE NOTES: Installation of Diamond plate over the existing deteriorated bullet glass panel.

Title:
TITLE SHEET

Project:
54 GREENE STREET, NEW YORK, NY 10013

Job No.:
2508/166-23

Date:
02.05.2026

Scale:
AS NOTED

Drawing No.:

BEYHAN KARAHAN & ASSOCIATES, Arch.
55 Greene Street, New York, NY 10013
Tel (212) 334-9454 Fax (212) 334-9452

A - 001



1 1940s Tax Map Image
Scale: NTS



2 May 2024 After BKAA Restoration Image
Scale: NTS

Title: HISTORIC CONDITIONS	Job No.: 2508/166-23	Date: 02.05.2026	Scale: N.T.S.	Drawing No.:
Project: 54 GREENE STREET, NEW YORK, NY 10013	BEYHAN KARAHAN & ASSOCIATES, Arch. 55 Greene Street, New York, NY 10013 Tel (212) 334-9454 Fax (212) 334-9452			A - 002

DEMOLITION NOTES

ALL DEMOLITION WORK SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2014 NEW YORK CITY BUILDING CODE.

DEMOLITION OPERATIONS WILL NOT BLOCK THE PUBLIC CORRIDOR NOR THE MEANS OF EGRESS FOR TENANTS OF BUILDING.

THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO BUILDING UTILITY LINES AND ANY LEGAL CONSEQUENCES OF THE DAMAGE TO ADJACENT NEIGHBORS AND SERVICE INTERRUPTIONS.

ALL EXISTING DEMMISING WALLS AND EXTERIOR ENEVELOPE (WALLS, DOORS, WINDOWS, ETC.) ARE TO REMAIN IN-PLACE.

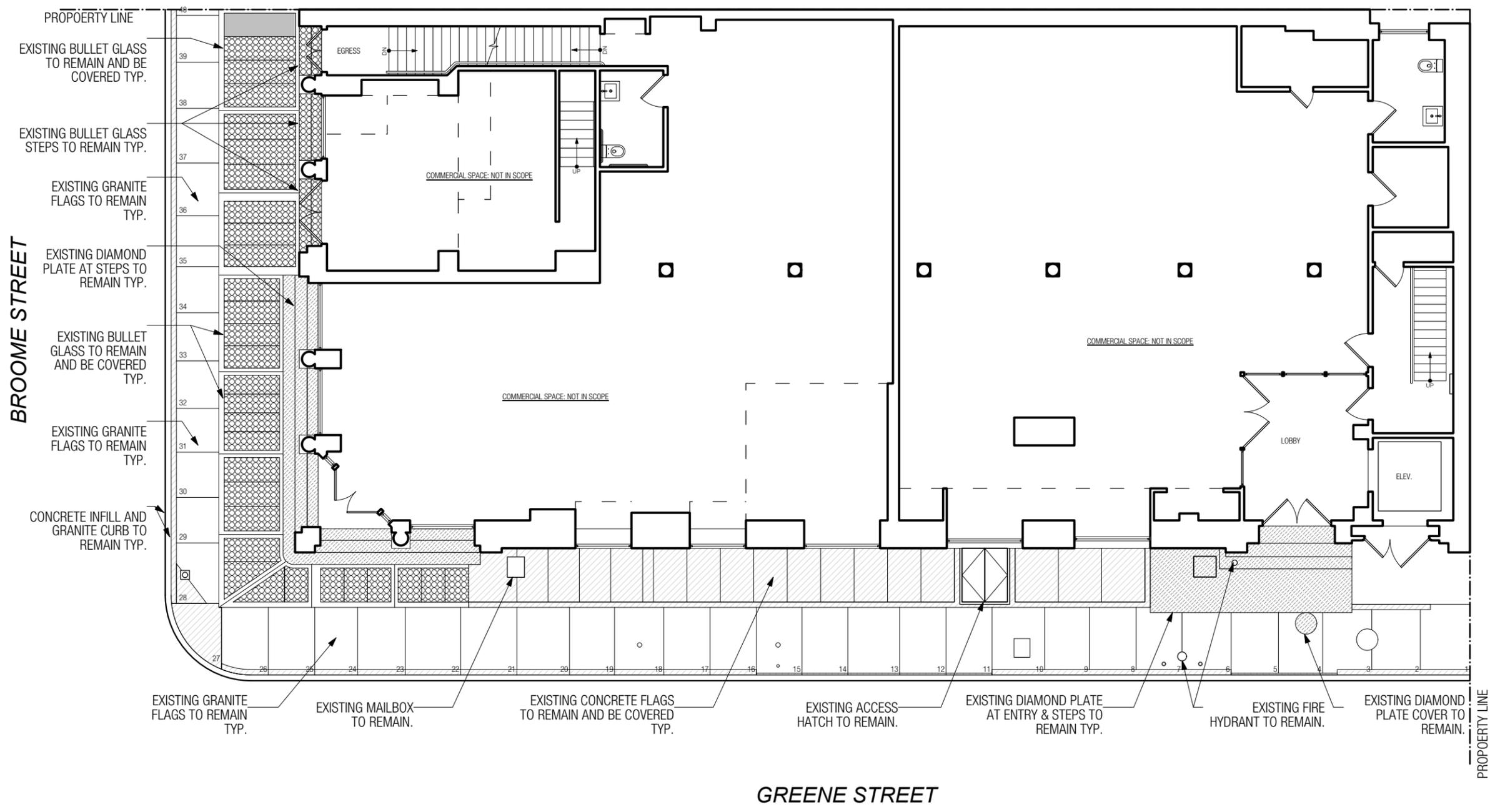
ALL AREAS OF THE BUILDING EXPOSED TO OUTSIDE DURING DEMOLITION MUST BE PROTECTED FOR EXPOSURE TO WEATHER AND THE SECURITY OF OCCUPANTS AT ALL TIMES.

CONTRACTOR IS RESPONSIBLE TO INFORM THE ARCHITECT ABOUT ANY POWER, WATER AND GAS LINES IN THE WAY OF CONSTRUCTION.

BUILDING FIRE PROTECTION SYSTEM IS TO BE PROTECTED AND BE OPERATIONAL DURING CONSTRUCTION AND DEMOLITION.

DEMOLITION PLAN LEGEND

-  EXISTING GRANITE PAVERS
-  EXISTING BULLET GLASS
-  EXISTING DIAMOND PLATE
-  EXISTING CONCRETE



1 EXISTING GROUND FLOOR PLAN
Scale: 3/32" = 1'-0"

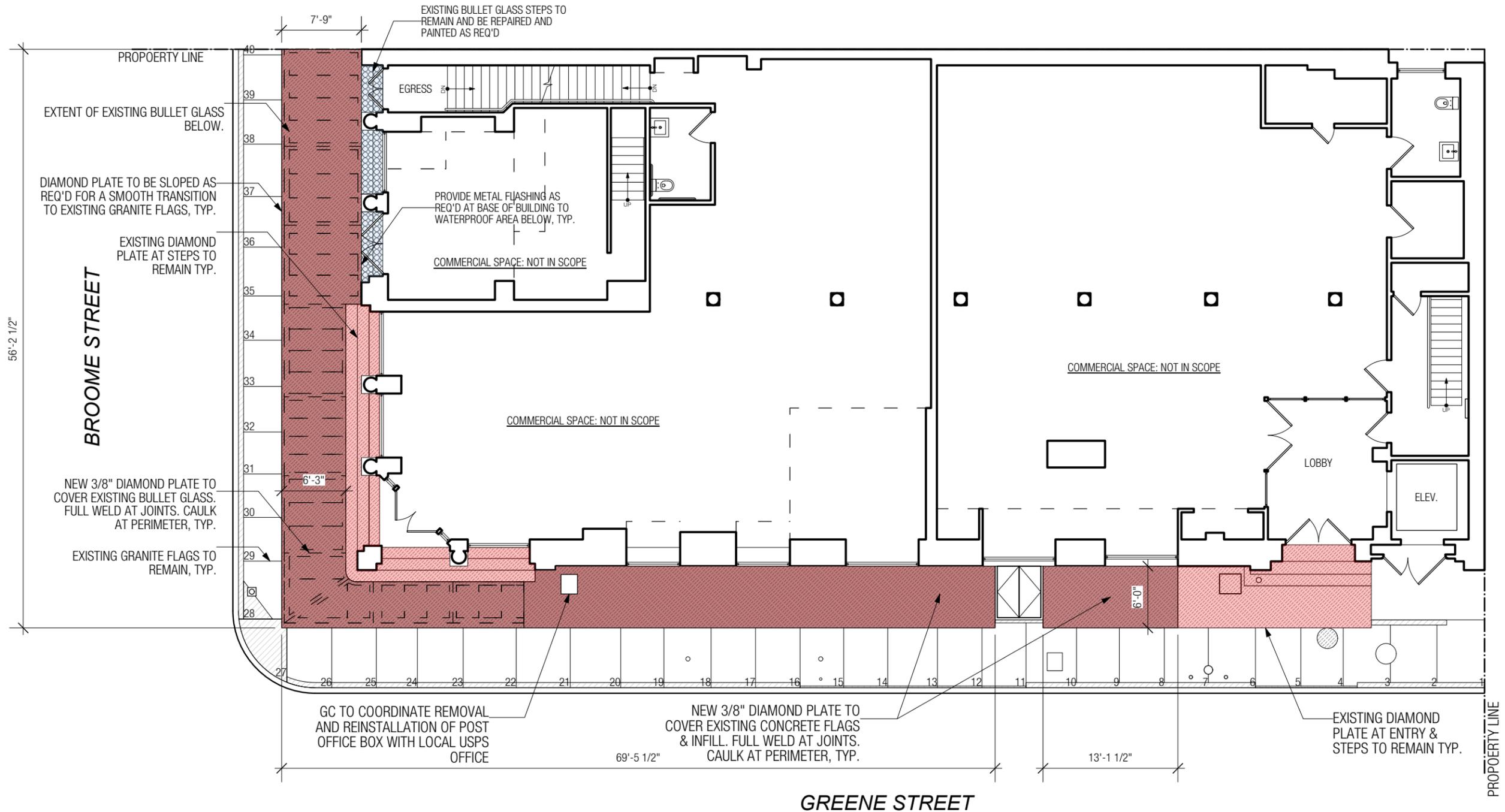
<p>Title: GROUND FLOOR PLAN</p>	<p>Job No.: 2508/166-23</p>	<p>Date: 02.05.2026</p>	<p>Scale: AS NOTED</p>	<p>Drawing No.:</p>
<p>Project: 54 GREENE STREET, NEW YORK, NY 10013</p>	<p>BEYHAN KARAHAN & ASSOCIATES, Arch. 55 Greene Street, New York, NY 10013 Tel (212) 334-9454 Fax (212) 334-9452</p>			<p>A - 003</p>

FINISH NOTE

ALL DIAMOND PLATE TO BE PAINTED WITH TWO-PART RUST-OLEUM C9578 SYSTEM COAL TAR EPOXY WITH #S9300 EPOXY PRIMER IN BLACK AND ANTI-SLIP COATING RUST-OLEUM AS5600. SEALED WITH COAT OF "SEAL-KRETE" CLEAR SEAL GLOSS FINISH.

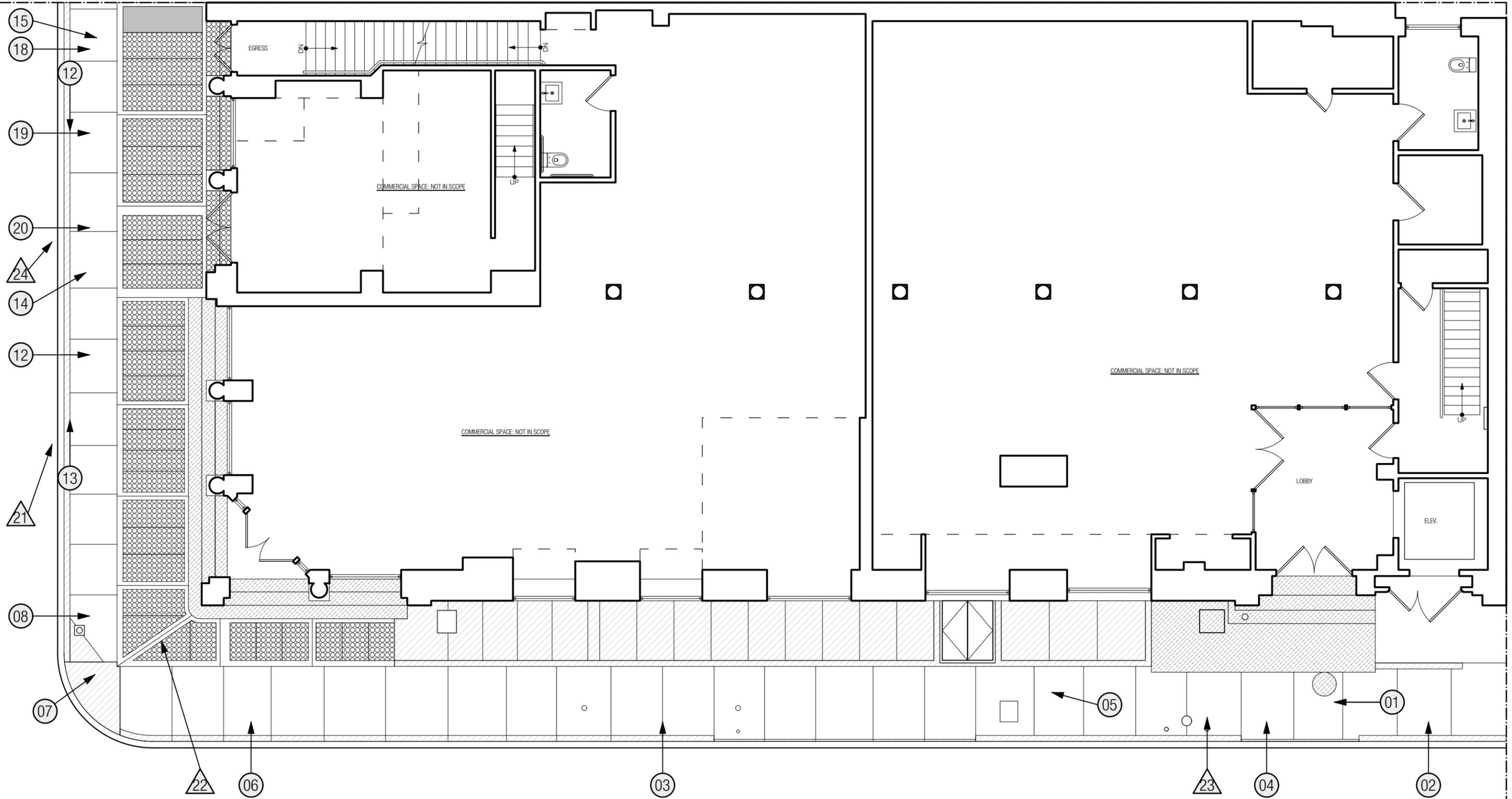
CONSTRUCTION PLAN LEGEND

-  EXISTING GRANITE PAVERS
-  EXISTING BULLET GLASS
-  EXISTING DIAMOND PLATE
-  EXISTING CONCRETE
-  NEW DIAMOND PLATE



2 PROPOSED GROUND FLOOR CONSTRUCTION PLAN
Scale: 3/32" = 1'-0"

<p>Title: PROPOSED GROUND FLOOR PLAN</p>	<p>Job No.: 2508/166-23</p>	<p>Date: 02.05.2026</p>	<p>Scale: AS NOTED</p>	<p>Drawing No.:</p>
<p>Project: 54 GREENE STREET, NEW YORK, NY 10013</p>	<p>BEYHAN KARAHAN & ASSOCIATES, Arch. 55 Greene Street, New York, NY 10013 Tel (212) 334-9454 Fax (212) 334-9452</p>			<p>A - 004</p>



- (X) PHOTOS AT STREET LEVEL
- (△) PHOTOS AT BASEMENT

Title: KEY IMAGES PLAN	Job No.: 2508/166-23	Date: 02.05.2026	Scale: AS NOTED	Drawing No.:
Project: 54 GREENE STREET, NEW YORK, NY 10013	BEYHAN KARAHAN & ASSOCIATES, Arch. 55 Greene Street, New York, NY 10013 Tel (212) 334-9454 Fax (212) 334-9452			A - 005

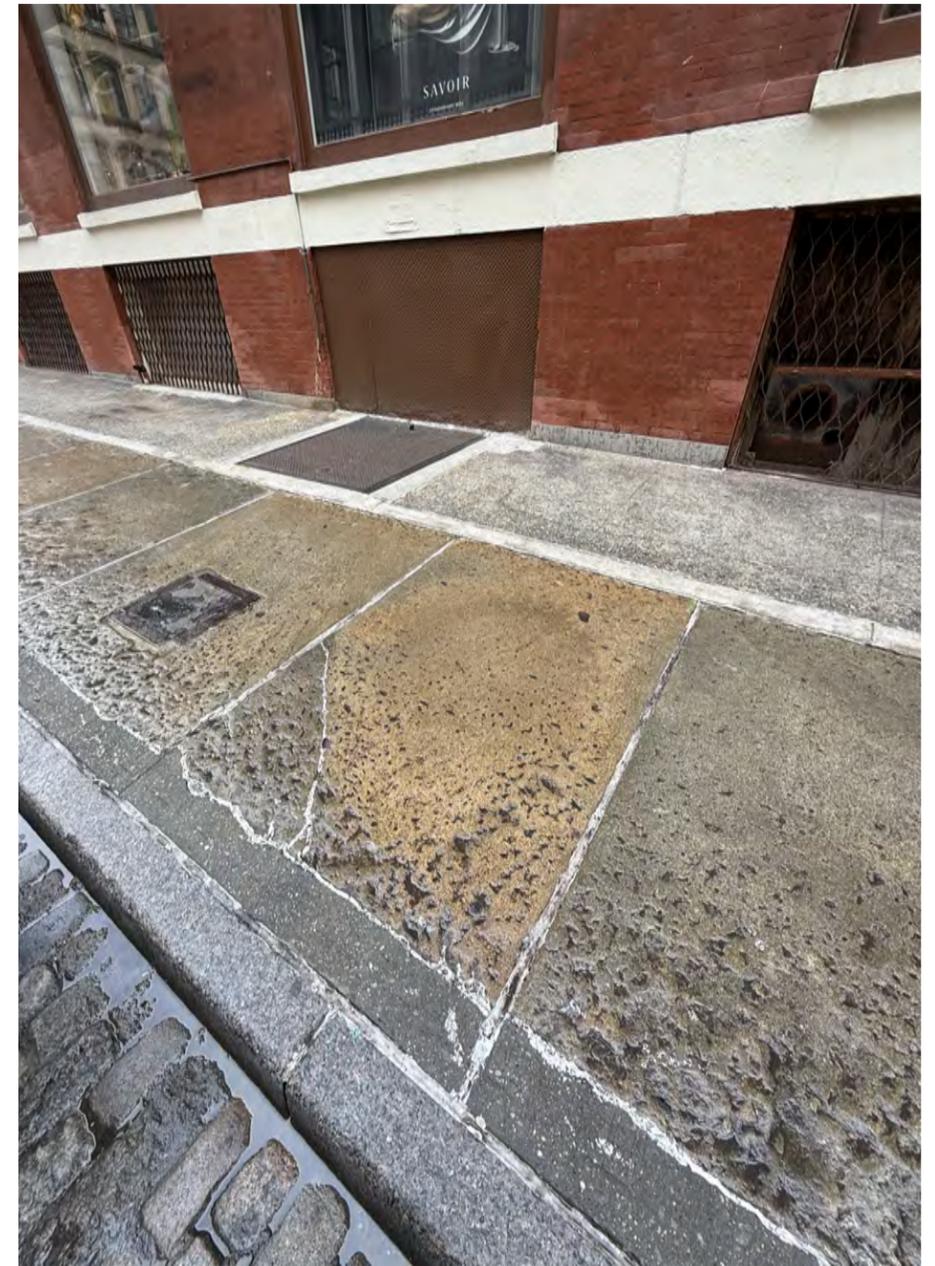
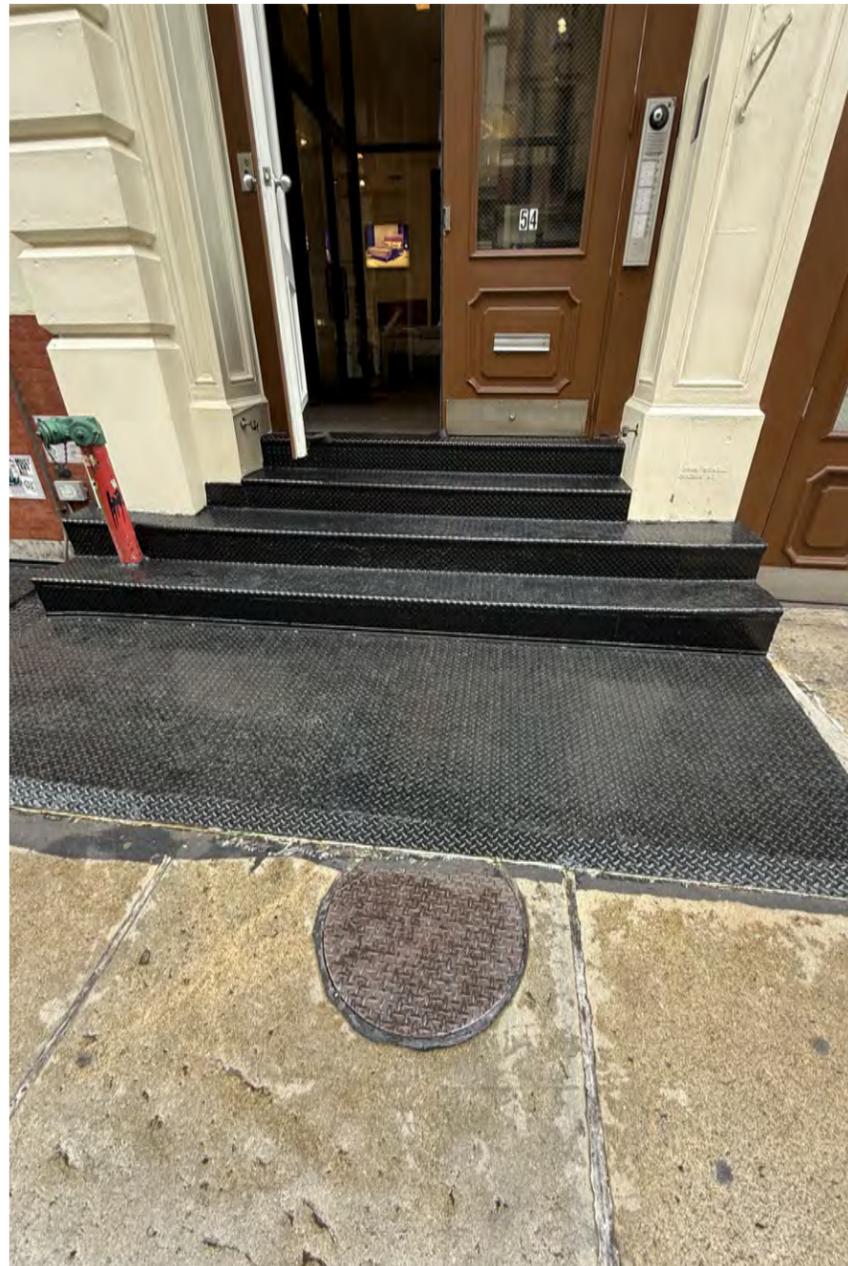
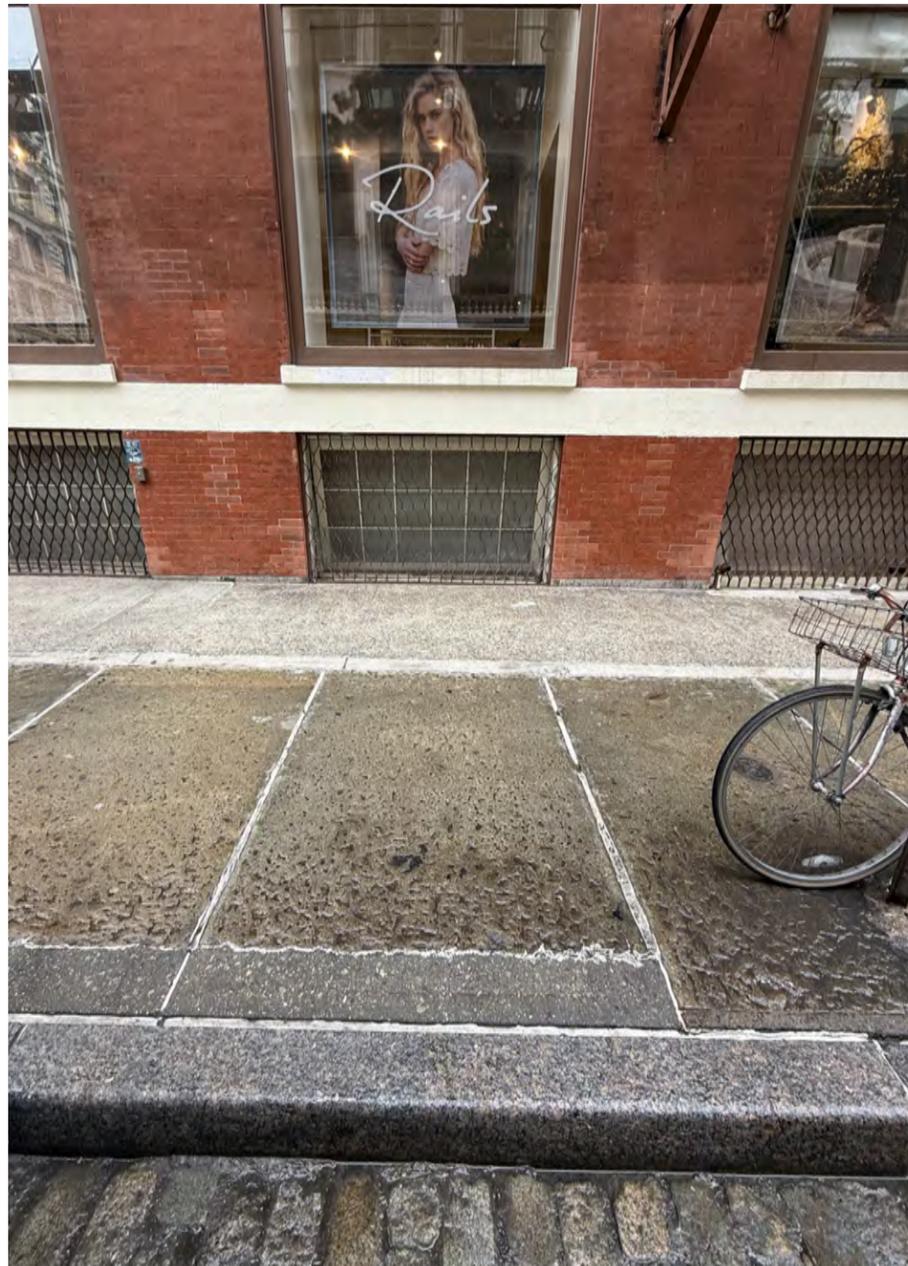


1 Greene St Lobby Entrance + Sidealks towards corner of Broome St
Scale: NTS



2 Elevator Entrance after 2019 Renovation by BKAA
Scale: NTS

Title: PHOTOGRAPHS	Job No.: 2508/166-23	Date: 02.05.2026	Scale: N.T.S.	Drawing No.:
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3 Granite Curb along Greene St
Scale: NTS

4 Entrance to Greene Street lobby
Scale: NTS

5 Concrete Sidewalk Greene St patched over the years
Scale: NTS

Title: PHOTOGRAPHS	Job No.: 2508/166-23	Date: 02.05.2026	Scale: N.T.S.	Drawing No.:
Project: 54 GREENE STREET, NEW YORK, NY 10013	BEYHAN KARAHAN & ASSOCIATES, Arch. 55 Greene Street, New York, NY 10013 Tel (212) 334-9454 Fax (212) 334-9452			A - 007



6 Corner Entry Close-Up
Scale: NTS



7 Corner Entry Close-Up
Scale: NTS



8 Broome St Commercial Corner Entry
Scale: NTS

<p>Title: PHOTOGRAPHS</p>	<p>Job No.: 2508/166-23</p>	<p>Date: 02.05.2026</p>	<p>Scale: N.T.S.</p>	<p>Drawing No.:</p>
<p>Project: 54 GREENE STREET, NEW YORK, NY 10013</p>	<p>BEYHAN KARAHAN & ASSOCIATES, Arch. 55 Greene Street, New York, NY 10013 Tel (212) 334-9454 Fax (212) 334-9452</p>			<p>A - 008</p>



09 Damaged Frame and Glass Close-Ups
Scale: NTS



10 Damaged Frame and Glass Close-Ups
Scale: NTS



11 Damaged Frame and Glass Close-Ups
Scale: NTS

Title: PHOTOGRAPHS	Job No.: 2508/166-23	Date: 02.05.2026	Scale: N.T.S.	Drawing No.:
Project: 54 GREENE STREET, NEW YORK, NY 10013	BEYHAN KARAHAN & ASSOCIATES, Arch. 55 Greene Street, New York, NY 10013 Tel (212) 334-9454 Fax (212) 334-9452			A - 009



12 Broome Street. Looking West
Scale: NTS

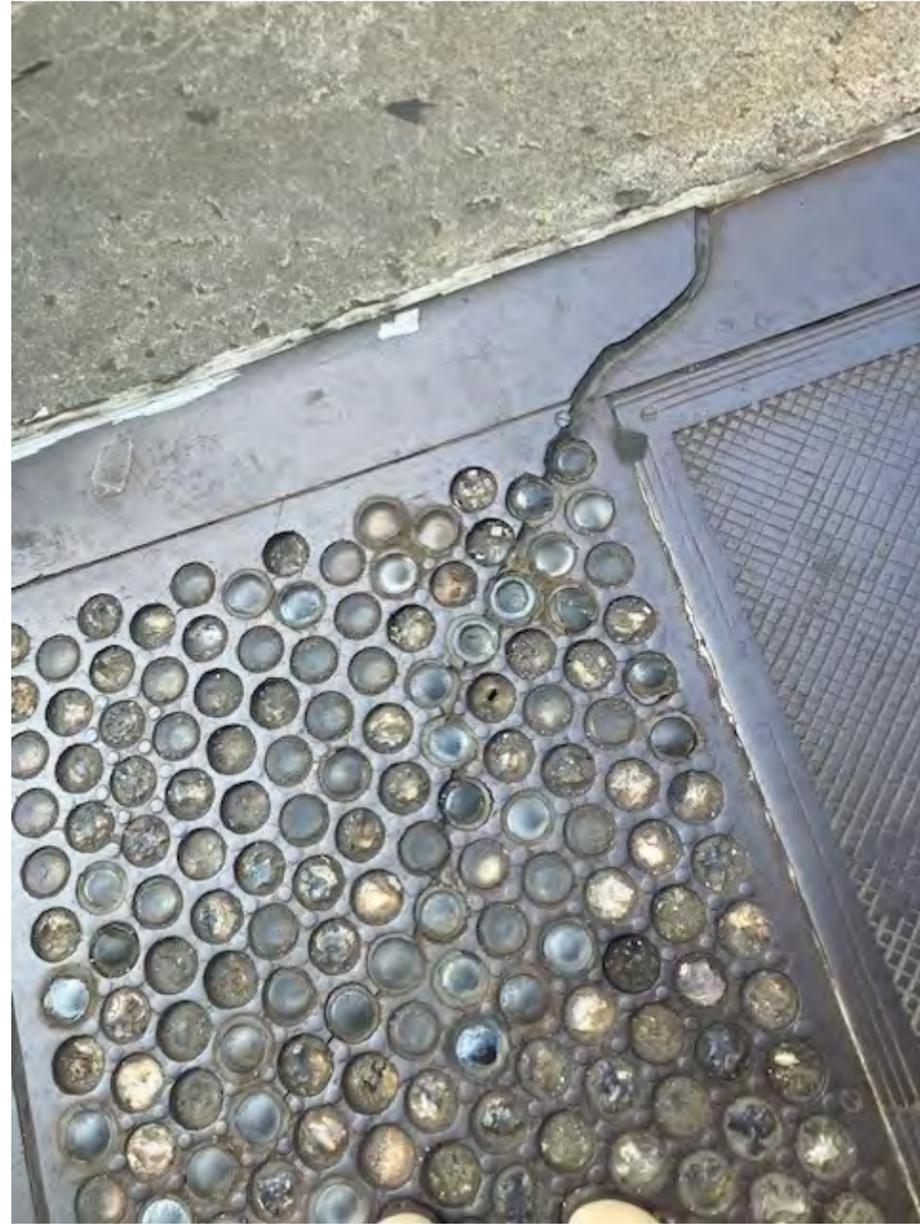


13 Broome Street. Looking East
Scale: NTS



14 Broome Street Commercial Entry
Scale: NTS

Title: PHOTOGRAPHS	Job No.: 2508/166-23	Date: 02.05.2026	Scale: N.T.S.	Drawing No.:
Project: 54 GREENE STREET, NEW YORK, NY 10013	BEYHAN KARAHAN & ASSOCIATES, Arch. 55 Greene Street, New York, NY 10013 Tel (212) 334-9454 Fax (212) 334-9452			A-010



15 Broome St Egress Door
Scale: NTS

16 Broome St Broken Frame and Glass
Scale: NTS

17 Broome St Sunken Frame
Scale: NTS

Title: PHOTOGRAPHS	Job No.: 2508/166-23	Date: 02.05.2026	Scale: N.T.S.	Drawing No.:
Project: 54 GREENE STREET, NEW YORK, NY 10013	BEYHAN KARAHAN & ASSOCIATES, Arch. 55 Greene Street, New York, NY 10013 Tel (212) 334-9454 Fax (212) 334-9452			A - 011



18 Broome St Bullet Glass Step at Egress Stair
Scale: NTS



19 Broome Street Bullet Glass Step at Display Window
Scale: NTS



20 Broome Street Bullet Glass Step at Comm Entry
Scale: NTS

Title: PHOTOGRAPHS	Job No.: 2508/166-23	Date: 02.05.2026	Scale: N.T.S.	Drawing No.:
Project: 54 GREENE STREET, NEW YORK, NY 10013	BEYHAN KARAHAN & ASSOCIATES, Arch. 55 Greene Street, New York, NY 10013 Tel (212) 334-9454 Fax (212) 334-9452			A - 012



21 BASEMENT DAMAGE
Scale: NTS



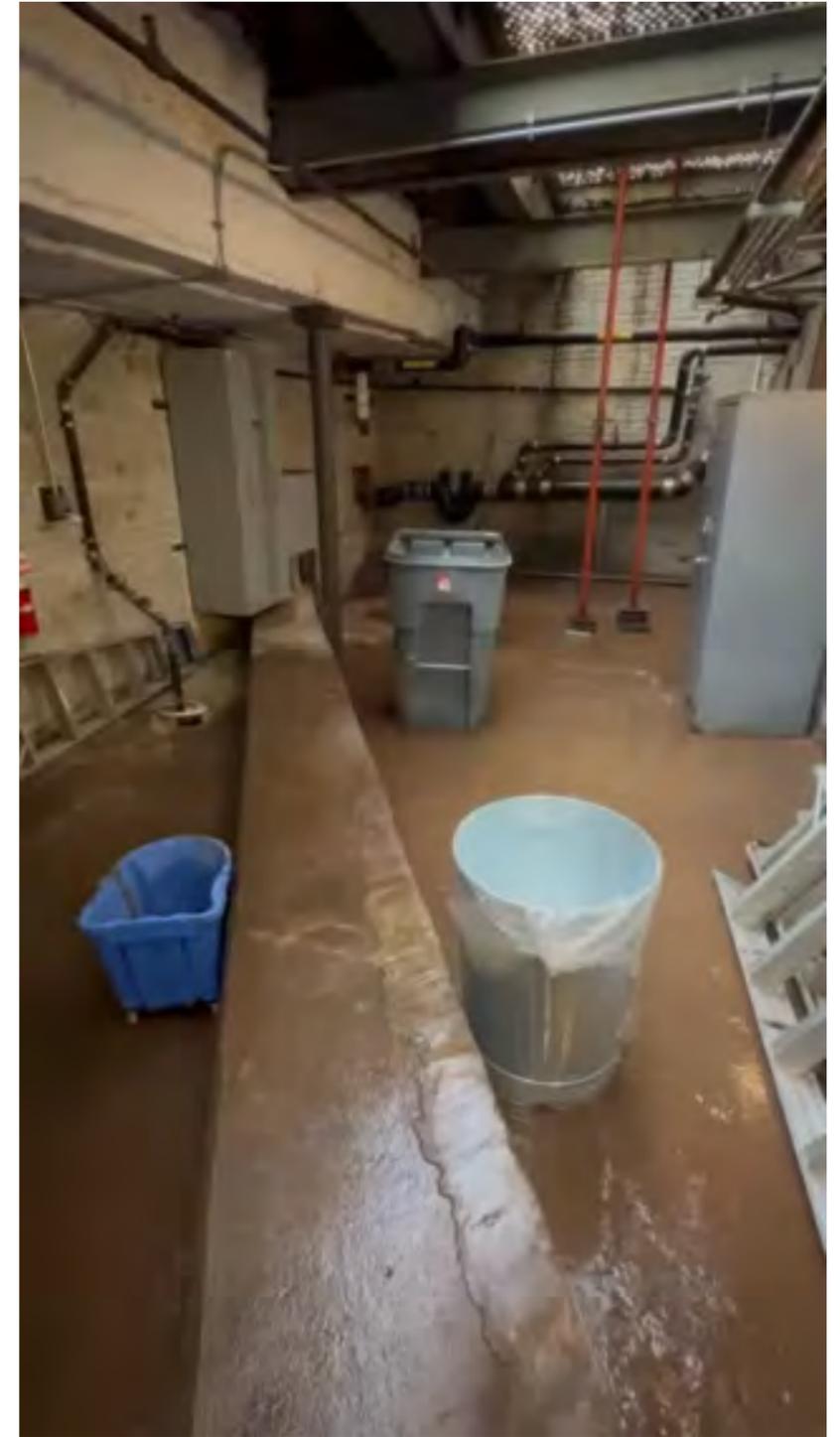
22 BASEMENT DAMAGE
Scale: NTS

Title: PHOTOGRAPHS	Job No.: 2508/166-23	Date: 02.05.2026	Scale: N.T.S.	Drawing No.:
Project: 54 GREENE STREET, NEW YORK, NY 10013	BEYHAN KARAHAN & ASSOCIATES, Arch. 55 Greene Street, New York, NY 10013 Tel (212) 334-9454 Fax (212) 334-9452			A - 013



23 BASEMENT DAMAGE @ BOILER
Scale: NTS

(RECENT REPAIR COST 1/15/2026 - \$28,222.80)



24 BASEMENT PUDDLE
Scale: NTS

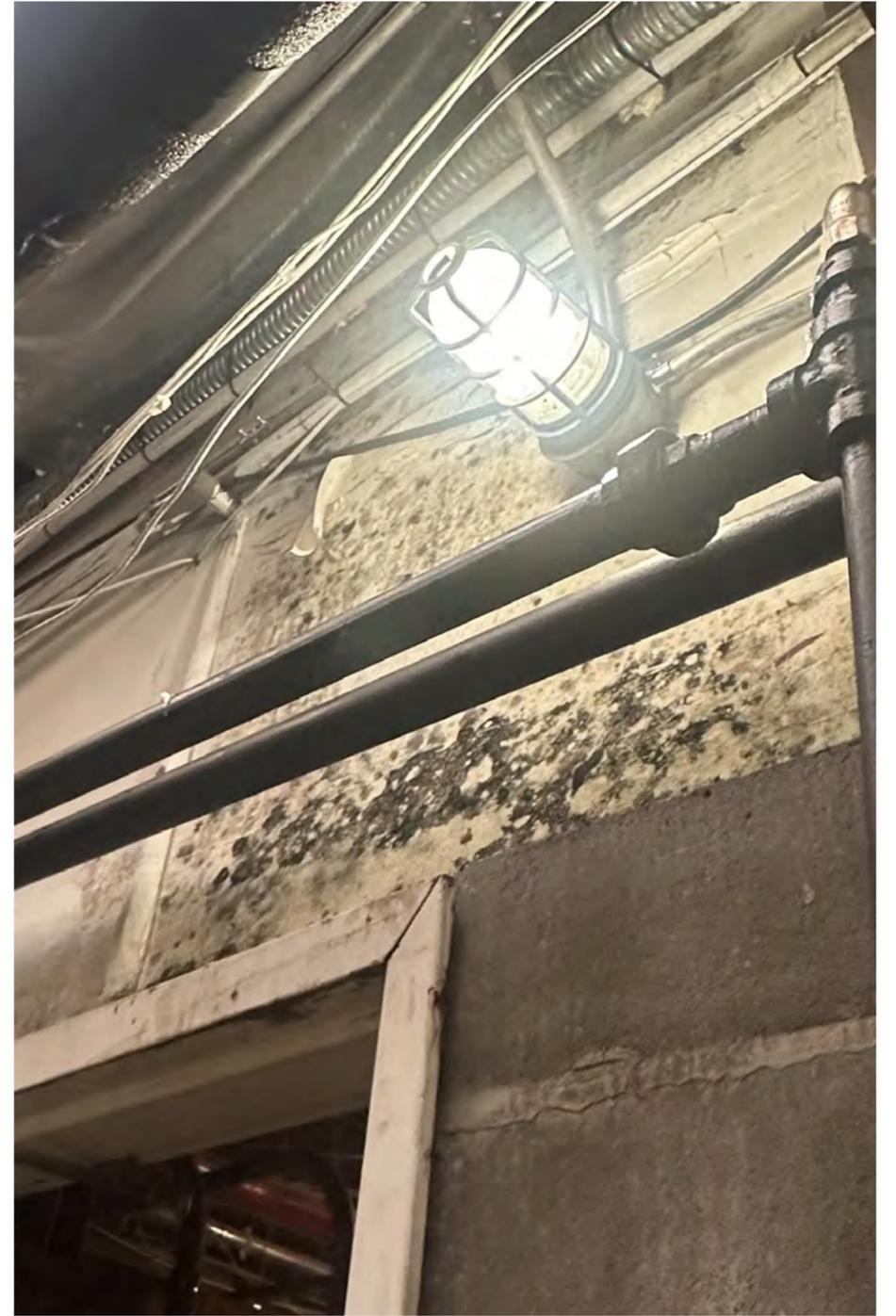
Title: PHOTOGRAPHS	Job No.: 2508/166-23	Date: 02.05.2026	Scale: N.T.S.	Drawing No.:
Project: 54 GREENE STREET, NEW YORK, NY 10013	BEYHAN KARAHAN & ASSOCIATES, Arch. 55 Greene Street, New York, NY 10013 Tel (212) 334-9454 Fax (212) 334-9452			A - 014



25 MOLD DAMAGE
Scale: NTS

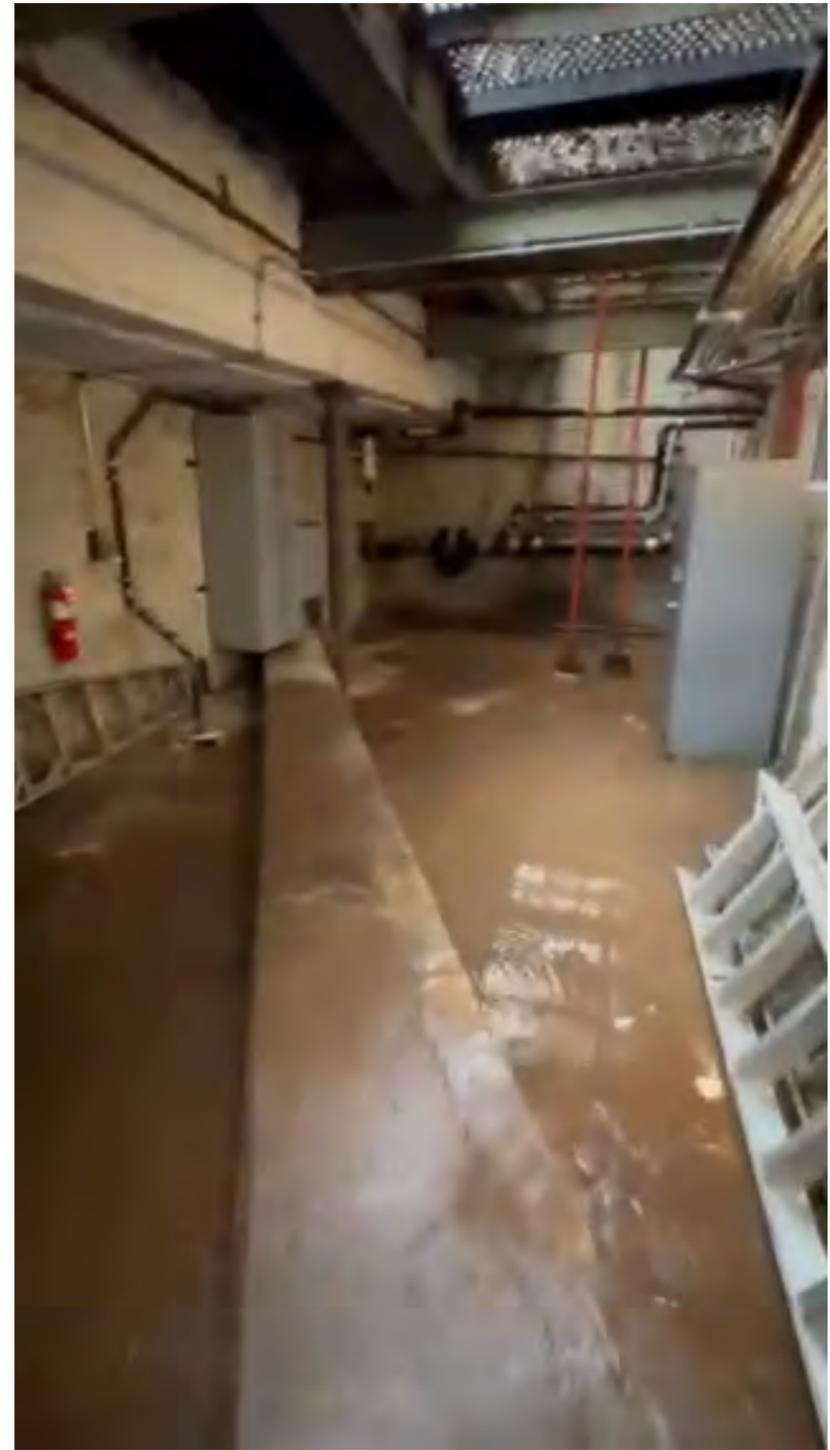


26 MOLD DAMAGE
Scale: NTS



27 MOLD DAMAGE
Scale: NTS

Title: PHOTOGRAPHS	Job No.: 2508/166-23	Date: 02.05.2026	Scale: N.T.S.	Drawing No.:
Project: 54 GREENE STREET, NEW YORK, NY 10013	BEYHAN KARAHAN & ASSOCIATES, Arch. 55 Greene Street, New York, NY 10013 Tel (212) 334-9454 Fax (212) 334-9452			A-015



SNAPSHOTS OF VIDEO WALKTHRU OF WATER DAMAGE

[\(PLAY VIDEO\)](#)

Title: PHOTOGRAPHS	Job No.: 2508/166-23	Date: 02.05.2026	Scale: N.T.S.	Drawing No.:
Project: 54 GREENE STREET, NEW YORK, NY 10013	BEYHAN KARAHAN & ASSOCIATES, Arch. 55 Greene Street, New York, NY 10013 Tel (212) 334-9454 Fax (212) 334-9452			A - 016



BUDGET ESTIMATE

January 28, 2026

54 Greene Street Realty Corp.
James Wang
54 Greene St
New York, NY 10013

Attention: James Wang

Re: Sidewalk Vault Replacement – 54 Greene St, NYC

SCOPE OF WORK

- Mobilization and interior protection
- Sidewalk protection, barricades and access walkways
- Existing vault demolition
- Granite flags removal, offsite storage and reinstallation over new structural steel. No modifications or repairs are included.
- Structural steel installation – allowance, pending final structural design
- Cast iron panels and steps replacement with new. Based on the quote by GBA Architectural Products, from 1/23/2026
- Curb replacement
- New structural concrete deck at Greene St side
- New liquid applied waterproofing over concrete deck at Greene St side
- Masonry repair at retaining walls (100% pointing and brick replacement where necessary, allowance up to 100sf)
- New topping slab at Greene St side
- Repair road and cobble stones reinstallation
- Miscellaneous caulking throughout new sidewalk (between granite, CI panels, curb, building line, etc)
- Install new aluminum hatch (1) and connect to drain
- Fireproofing all new structural steel with spray-on gypsum based material
- Repair/restore façade panels at sidewalk level
- Miscellaneous repair work
- Provide all necessary DOB and DOT permits
- Provide TPP. Control inspections is excluded
- Provide structural shop drawings
- General conditions

Cost (plus applicable taxes) \$2,800,000.00

NOTES AND EXCLUSIONS

JRR Contracting Inc. 442 East 148th Street Bronx, NY 10455 Tel: 347-597-7187

PROPOSAL FROM GBA

GBA Architectural Products + Services

Our Proposal

Proposal:
#26020

Date:
1/30/26

Valid For:
30 Days

Our Scope of Work:

- GBA to supply and install CR 81R Cast Iron & Sidewalk Panels, Trim & Risers. All panels shall be supplied with standard CR11 (1-1/2") round solid glass bullets, with a standard overall sandblasted finish on the top walking surface, as indicated on our approved shop drawings. Glass bullets shall be prefabricated within standard cast iron framework sidewalk panels engineered to meet a 600 lb/sf live load or a 12-kip concentrated wheel load applied over a 20" x 20" area (non-concurrent). Trim and stair tread assemblies shall be engineered to meet a 100 lb/sf live load. Cast iron frameworks shall receive Circle Redmont® standard black patina finish, and solid glass bullets shall be set and sealed with standard black grout.

What is included?:

- All required materials and accessories per approved shop drawings
- Sample and Shop Drawings
- Installation and required labor
- NY Engineering Wet Stamp

What is excluded?:

- Permits
- Preparation of openings

Notes:

- **Prior to contract execution, the exact scope of work needs to be confirmed. GBA/CR did the best we could to interpret full scope of work, we came up with 722 total square feet of sidewalk panels, treads, risers and trim pieces.**
- GBA assumes clear access to all openings by use of forklift. Any obstructions must be moved prior to GBA mobilization to ensure no delays when onsite
- Main perimeter and intermediate panel/stringer support as required by others. Railings, if required by others.

Terms:

Total Project Investment	\$699,500.00
Deposit Amount Due with Signed Proposal	49,000.00
Payment Due Net 30 days from GBA's initial receipt of shop drawings or upon receipt of Approved Shop drawings (whichever occurs first)	120,000.00
Payment Due Upon Completion of Fabrication, prior to mobilization	120,000.00
Balance Due Upon Completion with Pre-Approved Credit	220,000.00

To Accept, Please Sign and Date:

Authorized Representative

Signature

Date

Brittany Necak

Estimator

Signature

1/30/26

Date

Title:
BUDGE ESTIMATE FOR VAULT PANEL REPLACEMENTS

Project:
54 GREENE STREET, NEW YORK, NY 10013

Job No.:
2508/166-23

Date:
02.05.2026

Scale:
N.T.S.

Drawing No.:

BEYHAN KARAHAN & ASSOCIATES, Arch.
55 Greene Street, New York, NY 10013
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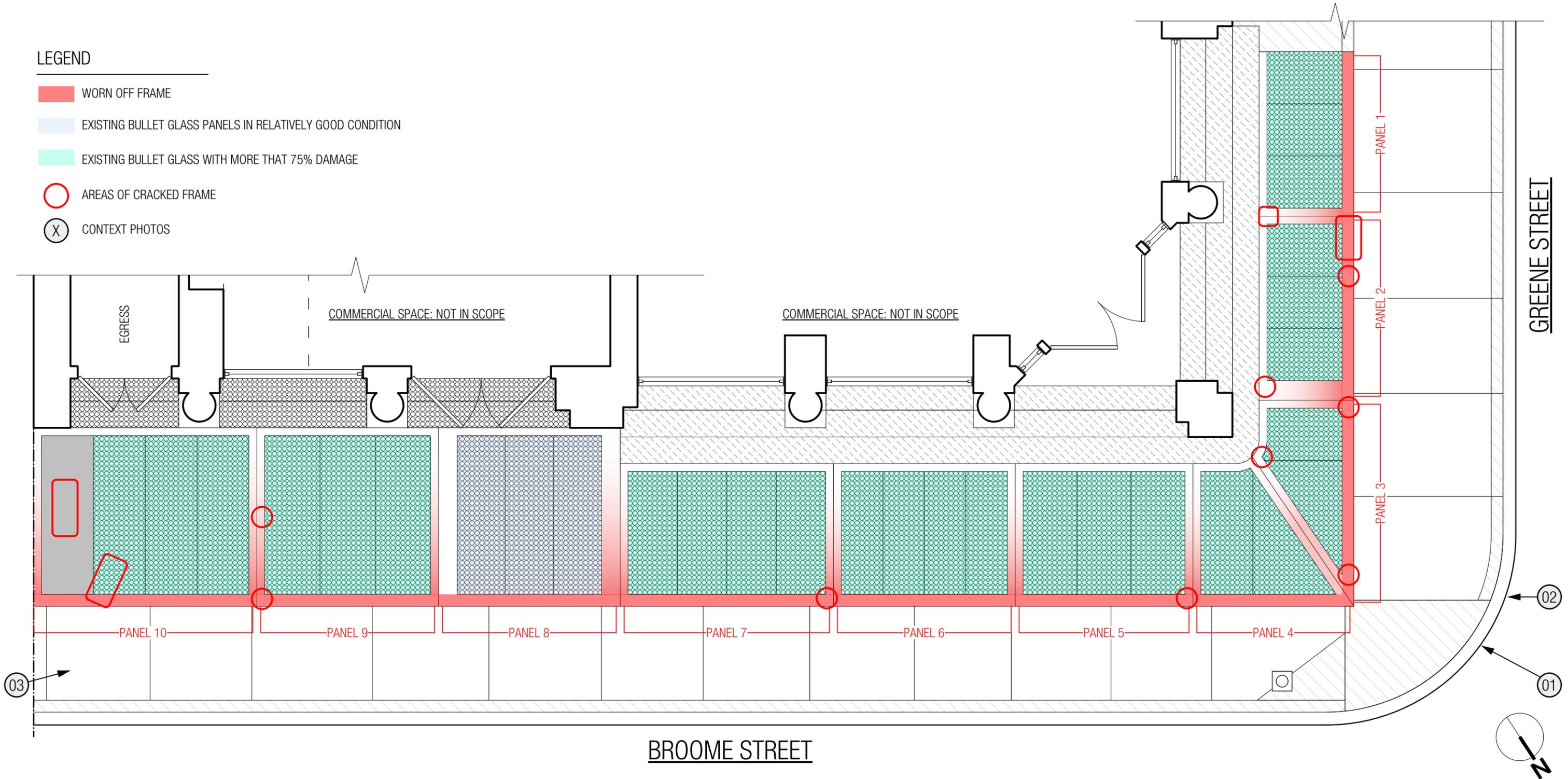
A - 017

54 GREENE STREET - SIDEWALKS

APPENDIX A: BULLET GLASS PANEL SURVEY

LEGEND

- WORN OFF FRAME
- EXISTING BULLET GLASS PANELS IN RELATIVELY GOOD CONDITION
- EXISTING BULLET GLASS WITH MORE THAT 75% DAMAGE
- AREAS OF CRACKED FRAME
- X CONTEXT PHOTOS



Title: KEY PLAN	Job No.: 2508/166-23	Date: 03.03.2026	Scale: AS NOTED	Drawing No.:
Project: 54 GREENE STREET, NEW YORK, NY 10013 APPENDIX A - BULLET GLASS PANEL SURVEY	BEYHAN KARAHAN & ASSOCIATES, Arch. 55 Greene Street, New York, NY 10013 Tel (212) 334-9454 Fax (212) 334-9452			1 of 14



1 Greene & Broome Street Corner
Scale: NTS

<p>Title: CONTEXT PHOTOS</p>	<p>Job No.: 2508/166-23</p>	<p>Date: 03.03.2026</p>	<p>Scale: AS NOTED</p>	<p>Drawing No.:</p>
<p>Project: 54 GREENE STREET, NEW YORK, NY 10013 APPENDIX A - BULLET GLASS PANEL SURVEY</p>	<p>BEYHAN KARAHAN & ASSOCIATES, Arch. 55 Greene Street, New York, NY 10013 Tel (212) 334-9454 Fax (212) 334-9452</p>			<p>2 of 14</p>



2 Broome Street Looking East
Scale: NTS

3 Broome Street Looking West
Scale: NTS

Title: CONTEXT PHOTOS	Job No.: 2508/166-23	Date: 03.03.2026	Scale: AS NOTED	Drawing No.:
Project: 54 GREENE STREET, NEW YORK, NY 10013 APPENDIX A - BULLET GLASS PANEL SURVEY	BEYHAN KARAHAN & ASSOCIATES, Arch. 55 Greene Street, New York, NY 10013 Tel (212) 334-9454 Fax (212) 334-9452			3 of 14



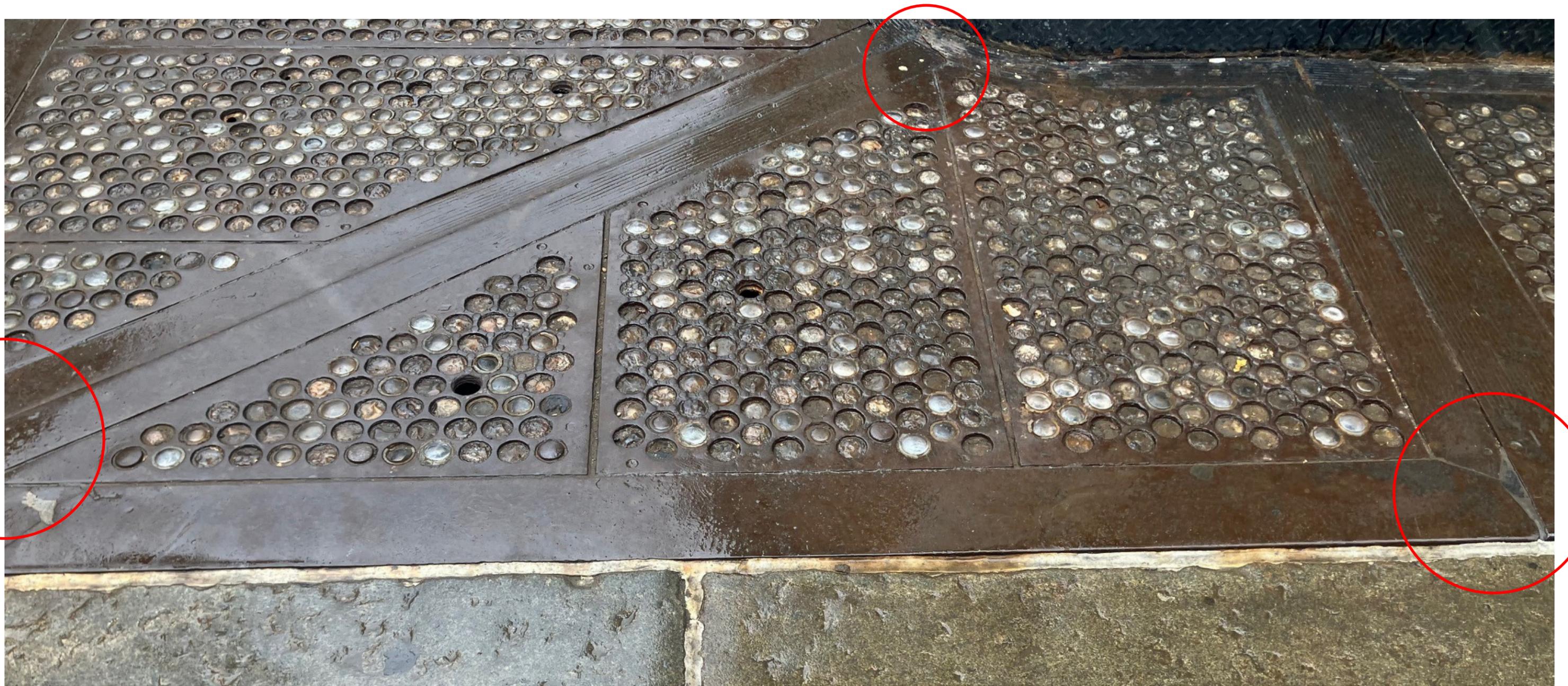
Panel 1: This panel is missing the entire South edge which seems to be covered by concrete level with the panel surface. There is one small crack on the upper NE corner of the frame. The outer edge of the frame adjacent to the granite show the most sign of wear with the grooves almost gone. There are approximately 10 recently replaced bullet glass inserts, all other bullet glass is cracked and and/or missing.

Title: CONTEXT PHOTOS - GREENE STREET_PANEL 1	Job No.: 2508/166-23	Date: 03.03.2026	Scale: AS NOTED	Drawing No.:
Project: 54 GREENE STREET, NEW YORK, NY 10013 APPENDIX A - BULLET GLASS PANEL SURVEY	BEYHAN KARAHAN & ASSOCIATES, Arch. 55 Greene Street, New York, NY 10013 Tel (212) 334-9454 Fax (212) 334-9452			4 of 14



Panel 2: This panel has (3) cracked areas on the frame. The outer edge adjacent to the granite the groove patterns are completely worn off. The perpendicular edges are worn off in a gradient with the side closest to the street having the most visible sign of wear. Aprox.20 replaced bullet glass, the remaining bullet glass is broken or missing

Title: CONTEXT PHOTOS - GREENE STREET_PANEL 2	Job No.: 2508/166-23	Date: 03.03.2026	Scale: AS NOTED	Drawing No.:
Project: 54 GREENE STREET, NEW YORK, NY 10013 APPENDIX A - BULLET GLASS PANEL SURVEY	BEYHAN KARAHAN & ASSOCIATES, Arch. 55 Greene Street, New York, NY 10013 Tel (212) 334-9454 Fax (212) 334-9452			5 of 14



Panel 3: This panel has (3) cracks on the perimeter frame. The outer edge adjacent to the granite the groove patterns are completely worn off. The perpendicular edges are worn off in a gradient with the side closest to the street having the most visible sign of wear. Approx. 25 replaced bullet glass, and remaining bullet glass are all damaged or missing

Title: CONTEXT PHOTOS - PANEL 3	Job No.: 2508/166-23	Date: 02.25.2026	Scale: AS NOTED	Drawing No.:
Project: 54 GREENE STREET, NEW YORK, NY 10013 APPENDIX A - BULLET GLASS PANEL SURVEY	BEYHAN KARAHAN & ASSOCIATES, Arch. 55 Greene Street, New York, NY 10013 Tel (212) 334-9454 Fax (212) 334-9452			6 of 14



PANEL 4

Panel 4 : The perimeter of this panel is un-damaged, without any cracks. The outer edge adjacent to the granite the groove patterns are completely worn off. The perpendicular side edges are worn off in a gradient with the side closest to the street having the most visible sign of wear. Several bullet glass infills are totally missing, and most are damaged, with approx. 35 new bullet glass inserts.

Title: CONTEXT PHOTOS - BROOME STREET_PANEL 4	Job No.: 2508/166-23	Date: 02.25.2026	Scale: AS NOTED	Drawing No.:
Project: 54 GREENE STREET, NEW YORK, NY 10013 APPENDIX A - BULLET GLASS PANEL SURVEY	BEYHAN KARAHAN & ASSOCIATES, Arch. 55 Greene Street, New York, NY 10013 Tel (212) 334-9454 Fax (212) 334-9452			7 of 14



PANEL 5

Panel 5: The perimeter frame of this panel is cracked in one place. The outer edge adjacent to the granite the groove patterns are completely worn off. The perpendicular edges are worn off in a gradient with the side closest to the street having the most visible sign of wear. Very few new glass inserts are in place, the rest of the bullet glass is missing or severely damaged.

Title: CONTEXT PHOTOS - BROOME STREET_PANEL 5	Job No.: 2508/166-23	Date: 02.25.2026	Scale: AS NOTED	Drawing No.:
Project: 54 GREENE STREET, NEW YORK, NY 10013 APPENDIX A - BULLET GLASS PANEL SURVEY	BEYHAN KARAHAN & ASSOCIATES, Arch. 55 Greene Street, New York, NY 10013 Tel (212) 334-9454 Fax (212) 334-9452			8 of 14



Panel 6: The metal frame around the bullet glass areas doesn't have cracks. The outer edge adjacent to the granite the groove patterns are completely worn off. The perpendicular edges are worn off in a gradient with the side closest to the street having the most visible sign of wear. There are many missing bullet glass pieces and approx. 16 replaced glass bullets. The remaining bullet glass seems to be cracked and severely damaged.

Title: CONTEXT PHOTOS - BROOME STREET_PANEL 6	Job No.: 2508/166-23	Date: 03.03.2026	Scale: AS NOTED	Drawing No.:
Project: 54 GREENE STREET, NEW YORK, NY 10013 APPENDIX A - BULLET GLASS PANEL SURVEY	BEYHAN KARAHAN & ASSOCIATES, Arch. 55 Greene Street, New York, NY 10013 Tel (212) 334-9454 Fax (212) 334-9452			9 of 14



Panel 8: The metal frame around the bullet glass is not cracked. The outer edge adjacent to the granite the groove patterns are completely worn off. The perpendicular east edges is in excellent condition. The perpendicular west edge shows some signs of wear. The vault lights are in good shape with the majority in place, with around 2% of the lights cracked or shattered.

Title: CONTEXT PHOTOS - BROOME STREET_PANEL 8	Job No.: 2508/166-23	Date: 03.03.2026	Scale: AS NOTED	Drawing No.:
Project: 54 GREENE STREET, NEW YORK, NY 10013 APPENDIX A - BULLET GLASS PANEL SURVEY	BEYHAN KARAHAN & ASSOCIATES, Arch. 55 Greene Street, New York, NY 10013 Tel (212) 334-9454 Fax (212) 334-9452			11 of 14



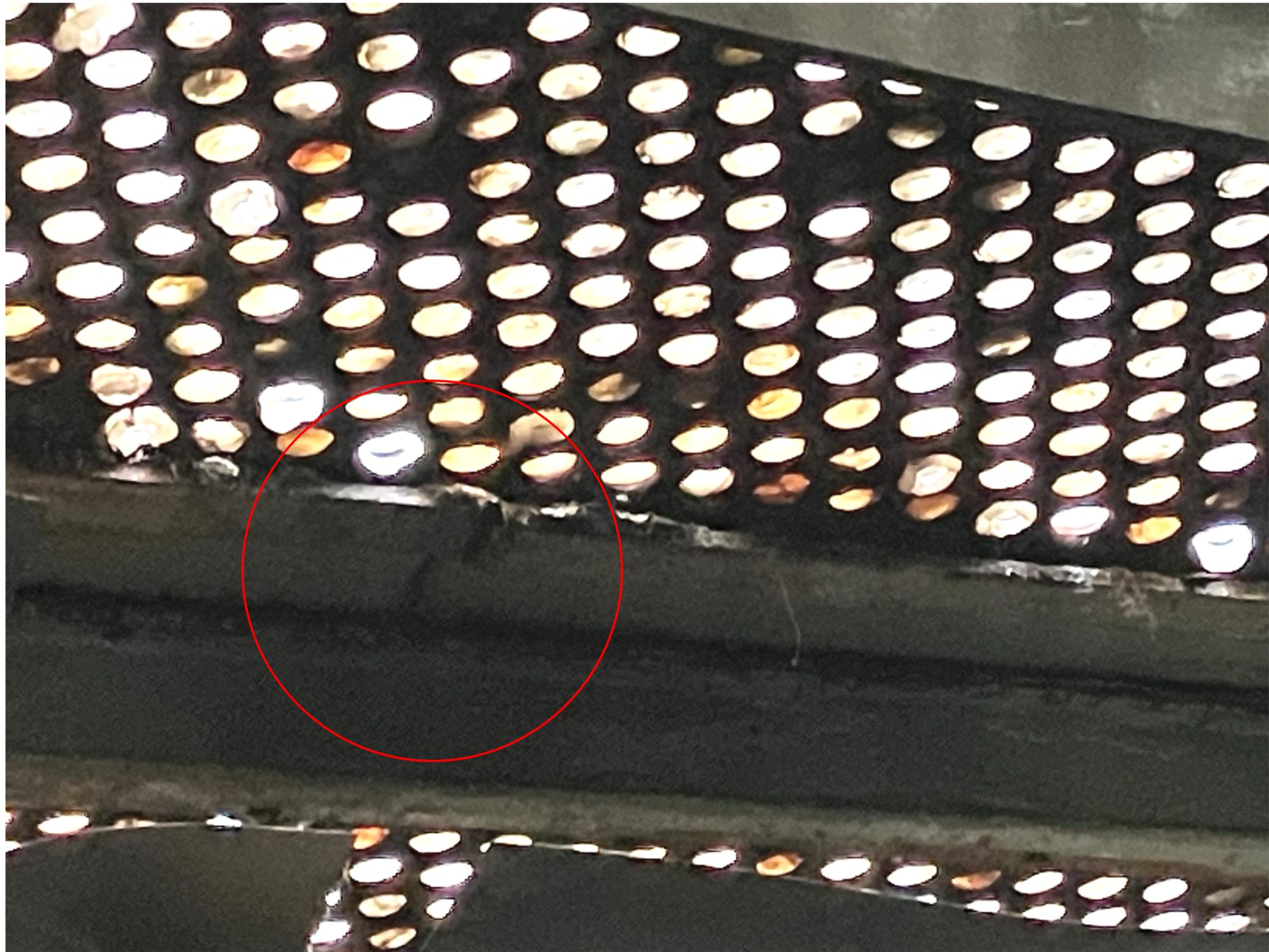
Panel 9:
 This panel has two cracks in the perimeter frame. The outer edge adjacent to the granite the groove patterns are completely worn off. The perpendicular edges are worn off in a gradient with the side closest to the street having the most visible sign of wear. There are several missing bullet glass pieces, approx. 20 replaced glass and the rest of the bullet glass is severely damaged or cracked.

Title: CONTEXT PHOTOS - BROOME STREET_PANEL 9	Job No.: 2508/166-23	Date: 03.03.2026	Scale: AS NOTED	Drawing No.:
Project: 54 GREENE STREET, NEW YORK, NY 10013 APPENDIX A - BULLET GLASS PANEL SURVEY	BEYHAN KARAHAN & ASSOCIATES, Arch. 55 Greene Street, New York, NY 10013 Tel (212) 334-9454 Fax (212) 334-9452			12 of 14



Panel 10:
 This last panel at the North side of the building has a flat area that may have been replaced at a previous restoration. However, it is severely cracked as indicated by the water accumulations in the middle. The frame is also cracked along the west edge. The bullet glass areas have several missing pieces and roughly 30 replaced lights. The rest of the bullet glass pieces are cracked.

Title: CONTEXT PHOTOS - BROOME STREET_PANEL 10	Job No.: 2508/166-23	Date: 03.03.2026	Scale: AS NOTED	Drawing No.:
Project: 54 GREENE STREET, NEW YORK, NY 10013 APPENDIX A - BULLET GLASS PANEL SURVEY	BEYHAN KARAHAN & ASSOCIATES, Arch. 55 Greene Street, New York, NY 10013 Tel (212) 334-9454 Fax (212) 334-9452			13 of 14



This is a photo from the underside of the vault that shows the typical conditions of the frames from below.

Title: CONTEXT PHOTOS - BROOME STREET - VAULT UNDERSIDE	Job No.: 2508/166-23	Date: 03.03.2026	Scale: AS NOTED	Drawing No.:
Project: 54 GREENE STREET, NEW YORK, NY 10013 APPENDIX A - BULLET GLASS PANEL SURVEY	BEYHAN KARAHAN & ASSOCIATES, Arch. 55 Greene Street, New York, NY 10013 Tel (212) 334-9454 Fax (212) 334-9452			14 of 14

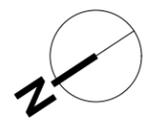
54 GREENE STREET - SIDEWALKS

APPENDIX B: NEIGHBORING PRECEDENTS - DIAMOND PLATE COVERED SIDEWALKS



LEGEND

- * PROJECT LOCATION
54 GREENE STREET
- NEIGHBORING PROPERTIES
WITH SIDEWALKS COVERED
BY DIAMOND PLATE
- XXX NEIGHBORING PROPERTIES
WITH SIDEWALKS COVERED
BY DIAMOND PLATE WITH
PHOTOS PROVIDED



Title: KEY PLAN	Job No.: 2508/166-23	Date: 02.25.2026	Scale: AS NOTED	Drawing No.:
Project: 54 GREENE STREET, NEW YORK, NY 10013 APPENDIX B - NEIGHBORING PRECEDENTS - DIAMOND PLATE COVERED SIDEWALKS	BEYHAN KARAHAN & ASSOCIATES, Arch. 55 Greene Street, New York, NY 10013 Tel (212) 334-9454 Fax (212) 334-9452			1 of 6



1 463 BROOME STREET - ADJACENT NEIGHBOR TO THE EAST
 Scale: NTS

Title: NEIGHBORING PRECEDENTS PHOTOS	Job No.: 2508/166-23	Date: 02.25.2026	Scale: AS NOTED	Drawing No.:
Project: 54 GREENE STREET, NEW YORK, NY 10013 APPENDIX B - NEIGHBORING PRECEDENTS - DIAMOND PLATE COVERED SIDEWALKS	BEYHAN KARAHAN & ASSOCIATES, Arch. 55 Greene Street, New York, NY 10013 Tel (212) 334-9454 Fax (212) 334-9452			2 of 6



1 461-459 BROOME STREET - NEIGHBOR TO THE EAST
 Scale: NTS

Title: NEIGHBORING PRECEDENTS PHOTOS	Job No.: 2508/166-23	Date: 02.25.2026	Scale: AS NOTED	Drawing No.:
Project: 54 GREENE STREET, NEW YORK, NY 10013 APPENDIX B - NEIGHBORING PRECEDENTS - DIAMOND PLATE COVERED SIDEWALKS	BEYHAN KARAHAN & ASSOCIATES, Arch. 55 Greene Street, New York, NY 10013 Tel (212) 334-9454 Fax (212) 334-9452			3 of 6



1 453 BROOME STREET - NEIGHBOR TO THE EAST
Scale: NTS

Title: NEIGHBORING PRECEDENTS PHOTOS	Job No.: 2508/166-23	Date: 02.25.2026	Scale: AS NOTED	Drawing No.:
Project: 54 GREENE STREET, NEW YORK, NY 10013 APPENDIX B - NEIGHBORING PRECEDENTS - DIAMOND PLATE COVERED SIDEWALKS	BEYHAN KARAHAN & ASSOCIATES, Arch. 55 Greene Street, New York, NY 10013 Tel (212) 334-9454 Fax (212) 334-9452			4 of 6



1 454 BROOME STREET - NEIGHBOR TO THE EAST
 Scale: NTS

Title: NEIGHBORING PRECEDENTS PHOTOS	Job No.: 2508/166-23	Date: 02.25.2026	Scale: AS NOTED	Drawing No.:
Project: 54 GREENE STREET, NEW YORK, NY 10013 APPENDIX B - NEIGHBORING PRECEDENTS - DIAMOND PLATE COVERED SIDEWALKS	BEYHAN KARAHAN & ASSOCIATES, Arch. 55 Greene Street, New York, NY 10013 Tel (212) 334-9454 Fax (212) 334-9452			5 of 6



1 55 GREENE STREET - NEIGHBOR ACROSS THE STREET TO THE WEST
 Scale: NTS

Title: NEIGHBORING PRECEDENTS PHOTOS	Job No.: 2508/166-23	Date: 02.25.2026	Scale: AS NOTED	Drawing No.:
Project: 54 GREENE STREET, NEW YORK, NY 10013 APPENDIX B - NEIGHBORING PRECEDENTS - DIAMOND PLATE COVERED SIDEWALKS	BEYHAN KARAHAN & ASSOCIATES, Arch. 55 Greene Street, New York, NY 10013 Tel (212) 334-9454 Fax (212) 334-9452			6 of 6

March 10, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 6, LPC-25-11093

54 Greene Street – SoHo-Cast Iron Historic District
Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 161 573 7568

Passcode: 484910

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.