Landmarks Preservation Commission

August 18, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 3, LPC-26-11277

233 Mott Street – Old St. Patrick's Convent and Girls' School – Individual Landmark – Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 165 261 7707
Passcode: 899688
By Phone: 646-828-7666 US (New York)
833 435 1820 US Toll-free
833 568 8864 US 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.

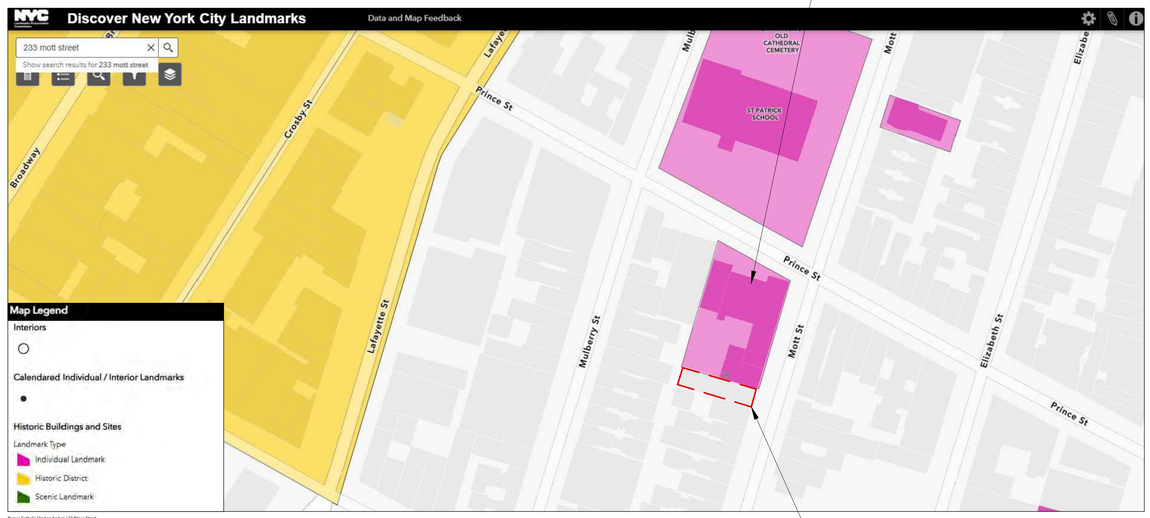
233 Mott Street, New York, NY

New 6 Story + PH Building



PLOT PLAN

N.T.S.
MANHATTAN
BLOCK: 494
LOT: 23
ZONING MAP: 12C
ZONING DISTRICT: C6-2 / LI



INDIVIDUAL LANDMARK:
32 PRINCE STREET

LPC DISTRICT MAP

Roman Catholic Orphan Asylum | 32 Prince Street

Construction Date: 1825 - 1826
Architect / Builder: Not determined
Owner / Developer: Not determined
Major Alteration(s): 1886
Alteration Architect(s): Not determined
Style(s): Federal (late)
Material(s): Brick, Stone

Building Type: Orphanage
Secondary Building Type (altered to): School
Original Use: Institutional, charitable
Secondary Use: School
BBL: 1004947503
BIN Number: 1007490
Number of Floors: 4.500000

Notes: Originally housing both girls and boys, the Roman Catholic Orphan Asylum became a girl's institution in 1851.

All building data and notes from the Roman Catholic Orphan Asylum designation report and in some cases supplemented by the LPC's Guide to New York City Landmarks (2009).

The proposed development lot is a vacant lot that is located adjacent to an individual landmark



Existing Building Demolished in 2015-16

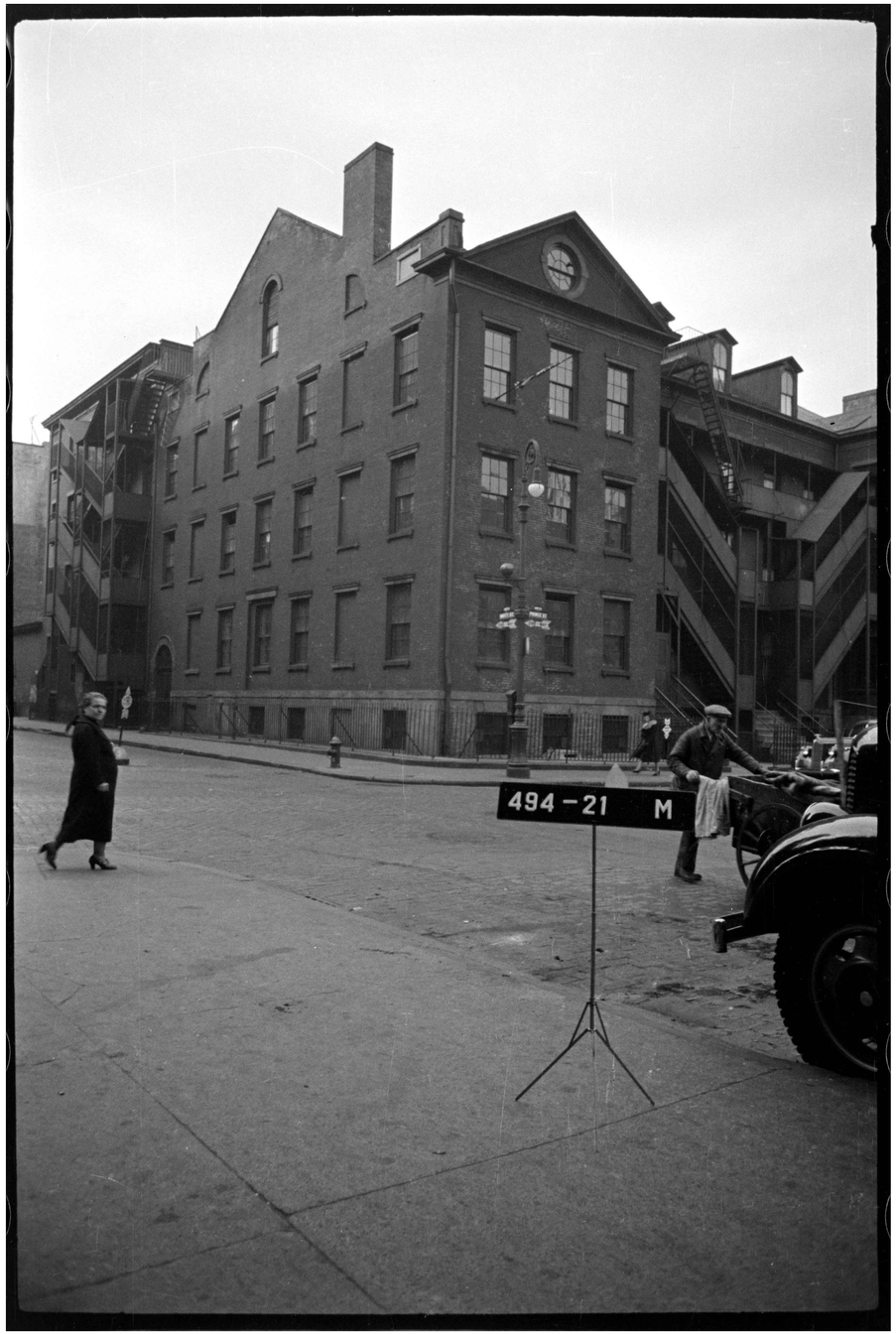


Existing Site Conditions 2026

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1940s Tax Photo -



1940s Tax Photo -

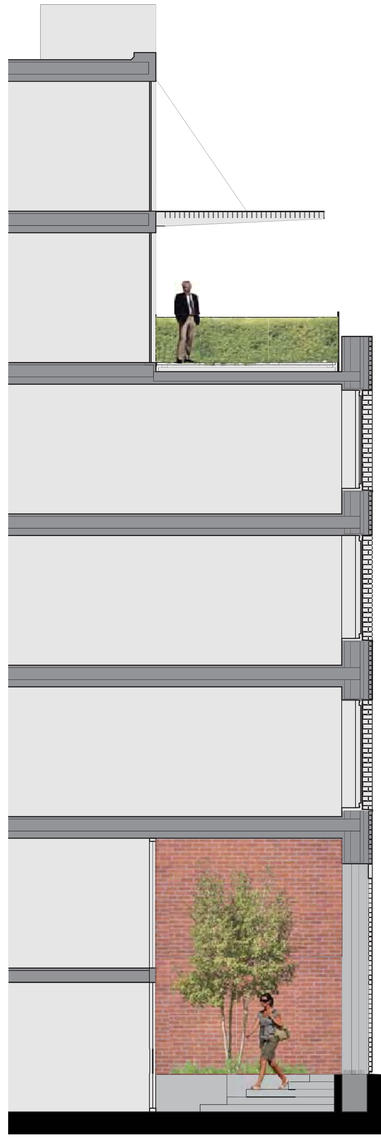


PROPOSED REVISED 11.19.2013

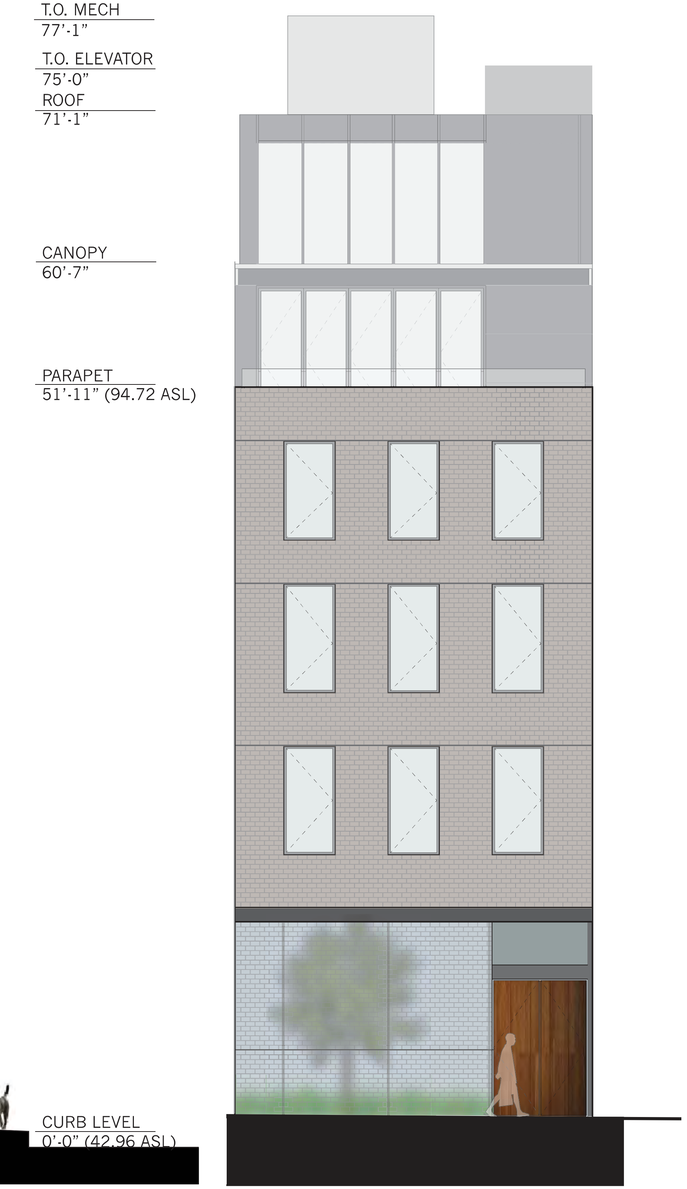
MOTT STREET ELEVATION

Previously Approved

11.19.2013 / Landmarks Preservation Commission



PROPOSED REVISED SECTION
11.19.2013



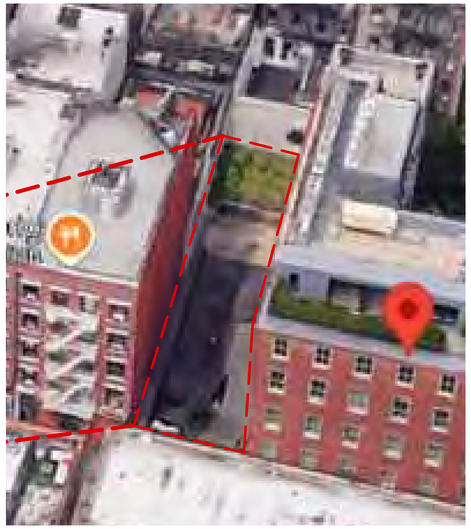
PROPOSED REVISED ELEVATION
11.19.2013

Previously Approved

11.19.2013 / Landmarks Preservation Commission



Block Aerial Image Facing West



Enlarged Aerial Image



Block Aerial Image Facing East

08.11.26

Block Plan





Mott Street - West Elevation

233 Mott Street



Mott Street - East Elevation

08.11.26



Photograph - 1



Photograph - 2



Photograph - 3

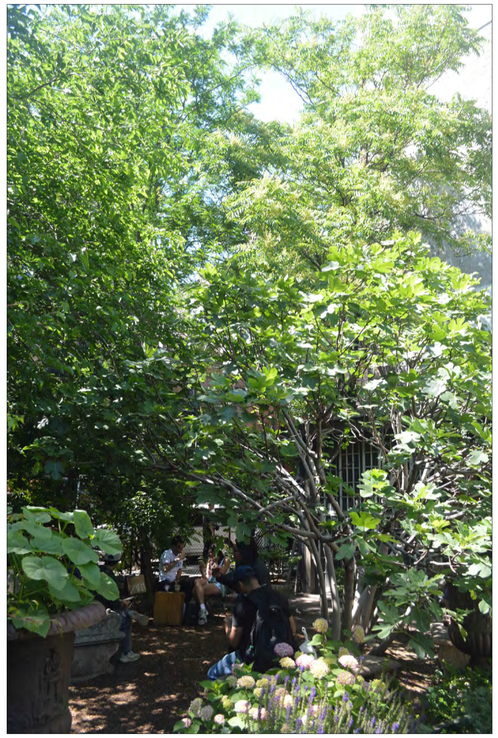


Photograph - 4

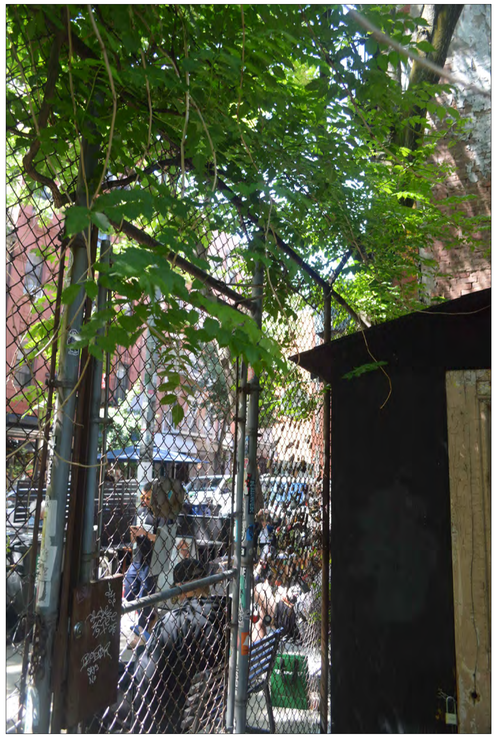


Photograph - 5

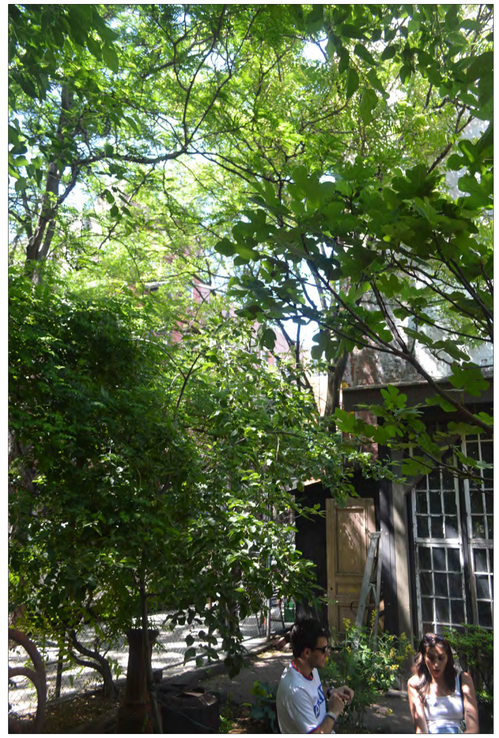
08.11.26



Photograph - 6



Photograph - 7



Photograph - 8



Photograph - 9



Photograph -10



Photograph - 11

08.11.26



Photograph - 12



Photograph - 13



Photograph - 14

08.11.26



Photograph - 1



Photograph - 2



Photograph - 3

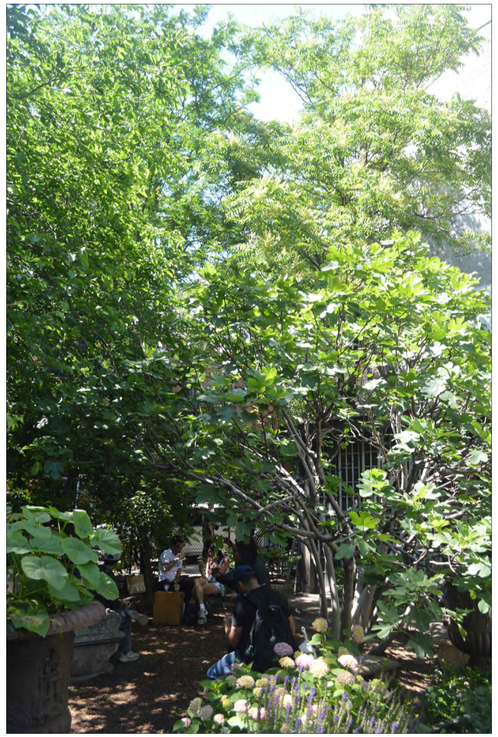


Photograph - 4

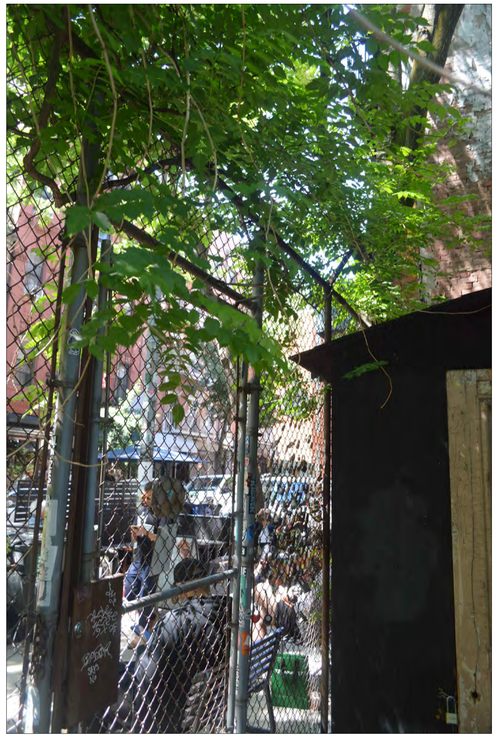


Photograph - 5

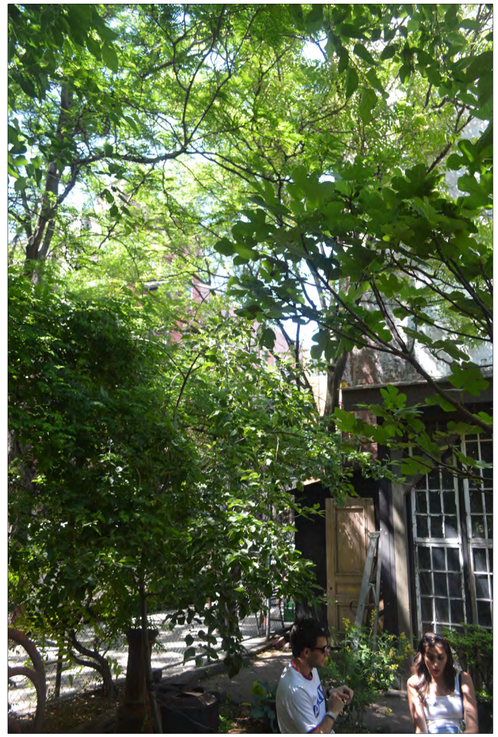
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Photograph - 6



Photograph - 7



Photograph - 8

No Visibility From
Elizabeth Street Garden

Small Portion of Elevator
and Stair Bulkhead
visible only.



Photograph - 9



Photograph -10



Photograph - 11

08.11.26



Photograph - 12



Proposed Front Facade Rendering



Proposed Rear Facade Rendering



30 Prince Street

Note: 6 Story Building - Directly Across Mott Street From Subject Site
*Vertical Brick Pier Elements
*Decorative Brick Elements Below Window



211 Mott Street

Note: 7 Story Building, South of Subject Site on Same Side of Mott Street
*Windows Do Not Have a Stone or Brick Lintel



232 Mott Street

Note: 6 Story Building, Directly Across Mott Street From Subject Site
*Windows Do Not Have a Stone or Brick Lintel



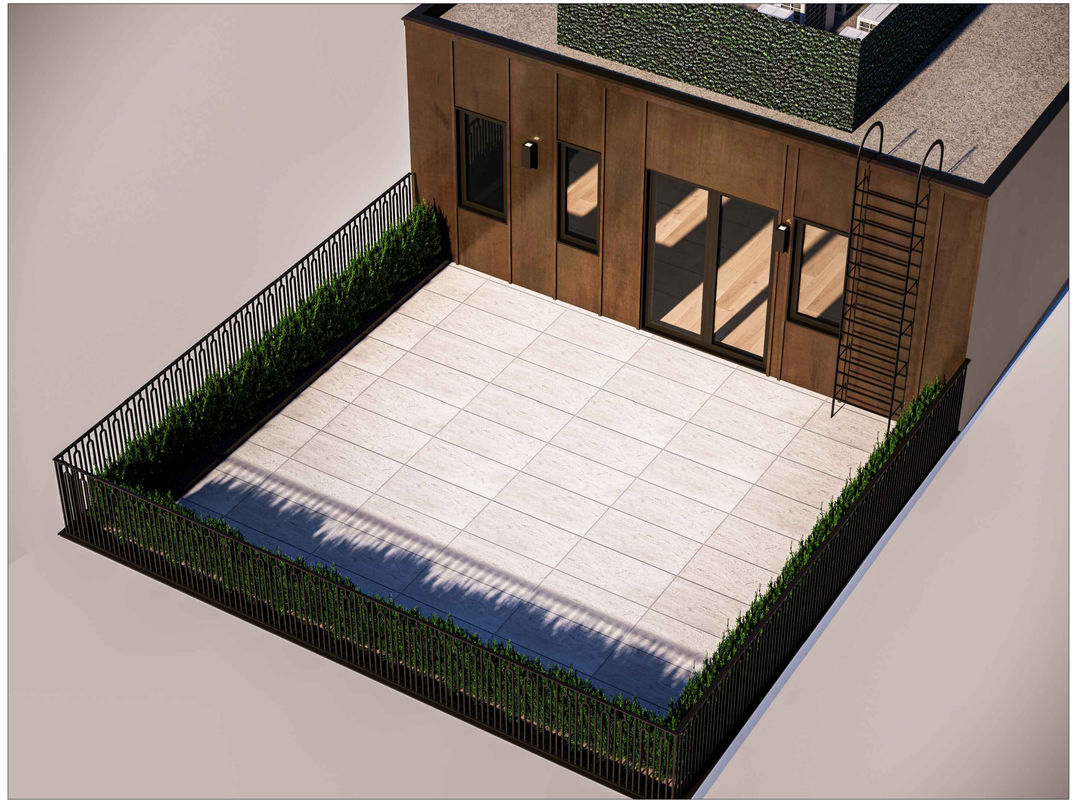
21 Spring Street

Note: 7 Story Building, South of and Across Mott Street From Subject Site
*Windows Do Not Have a Stone or Brick Lintel

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Penthouse East - Rendering



Penthouse North West - Rendering

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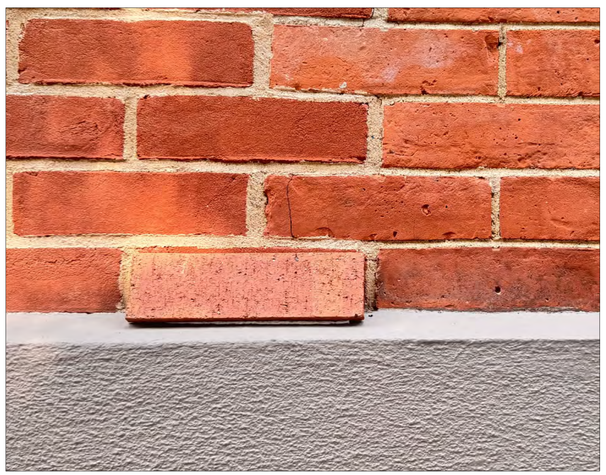
photo of brick



scan of brick

PRIMARY BRICK: SUNSET
WIRECUT (15 5/8" x 1 5/8")
*East Elevation

SECONDARY BRICK: SUNSET
WIRECUT (8"X4")
*North / South / West Elevations
*Window Sills



Proposed Brick Against 32 Prince Facade



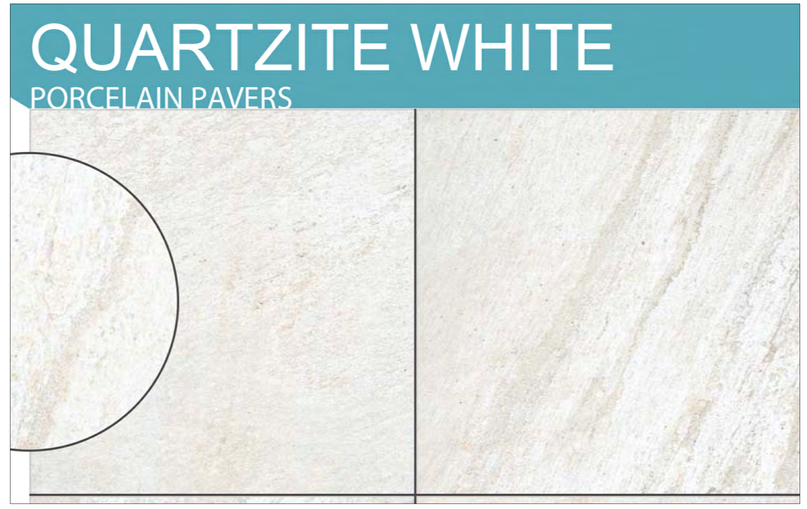
BACKLIT BUILDING NUMERALS ON SIGNBAND



ARCADIA DOOR COLOR



Storefront Color - Kawneer Sepia Brown



TILE TECH PORCELAIN PAVERS @ PENTHOUSE



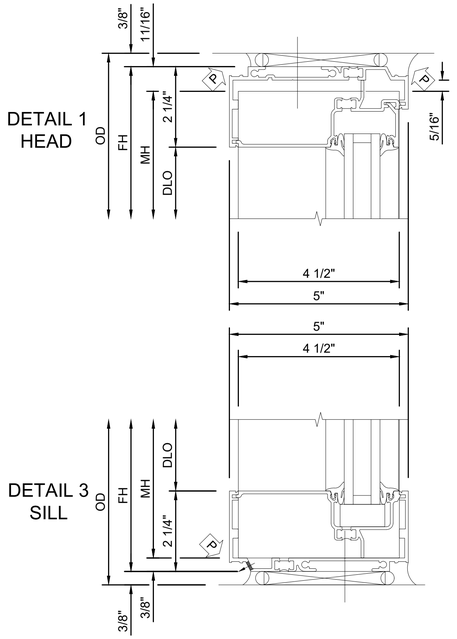


PENTHOUSE WALL PANELS - PURE+FREEFORM
Deco Bronze 2 Finish Planq Panel (Flush Reveal)



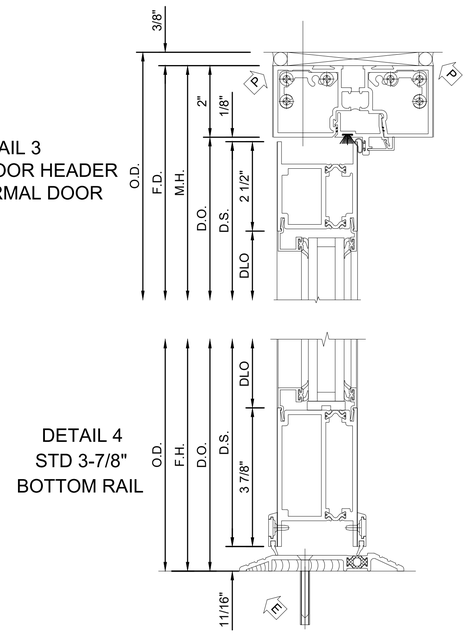
Proposed Brick Against 32 Prince Facade

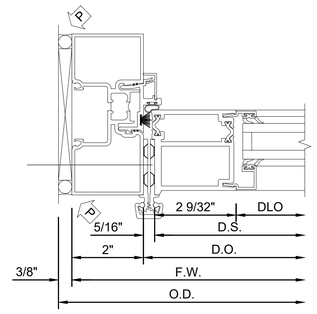
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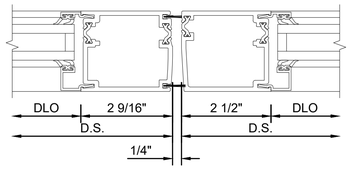
1 Kawneer 451 T Storefront Details

6" = 1'-0"

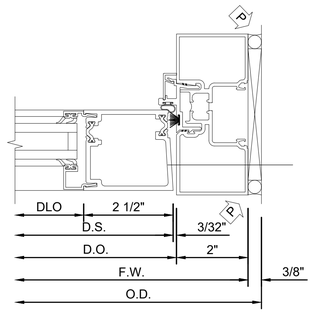




DETAIL 5B
THERMAL DOOR JAMB WITH
CONTINUOUS HINGE STILE



DETAIL 6
MEETING STILES

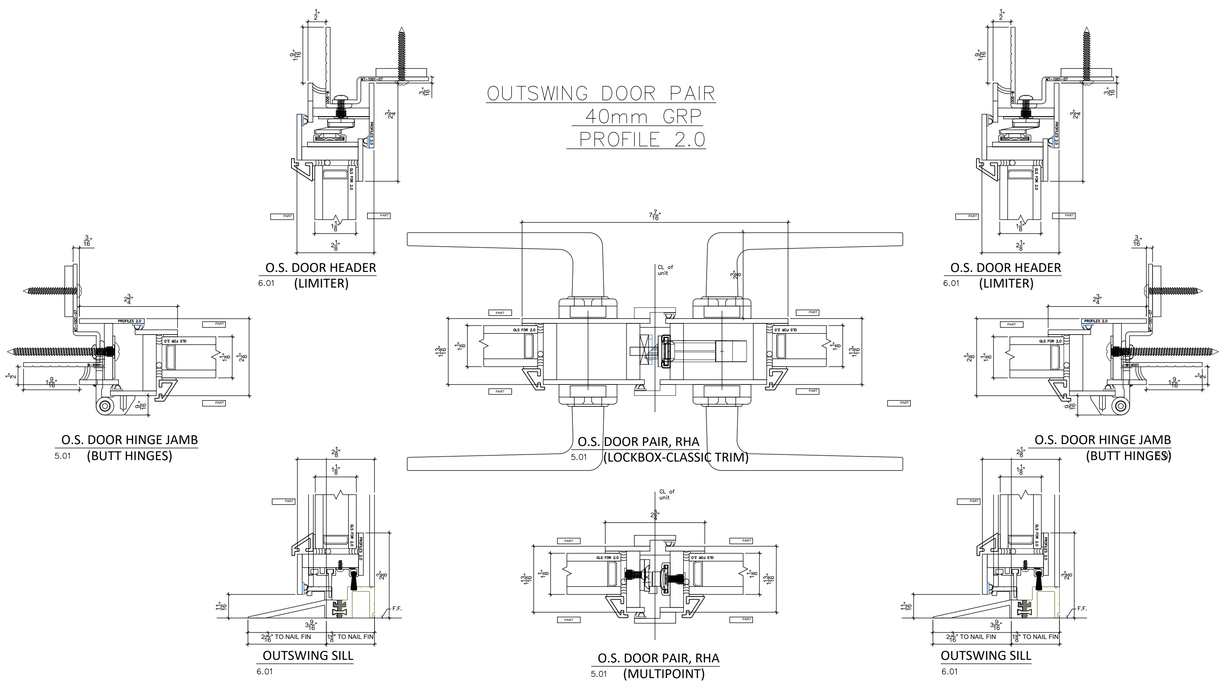


DETAIL 8
THERMAL DOOR JAMB
WITH LOCK STILE

AA™ 250 THERMAL ENTRANCES
STANDARD DETAILS
1" INFILL

2 Kawneer 250 Storefront Entry Door Details

6" = 1'-0"

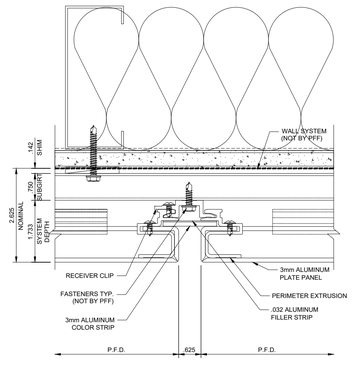


3 1st Floor Garden / 3-6th Floor Balcony - Arcadia TD400

6" = 1'-0"

VERTICAL JOINT DETAIL

NOTE:
LOAD BEARING WALL COMPONENTS OF EITHER: 16 GA. STEEL STUDS, STRUCTURAL MEMBERS, MINIMUM ⅝" PLYWOOD OR CONCRETE. GYPSUM BOARD AND CEMENT BOARD ARE NOT A STRUCTURAL COMPONENTS.

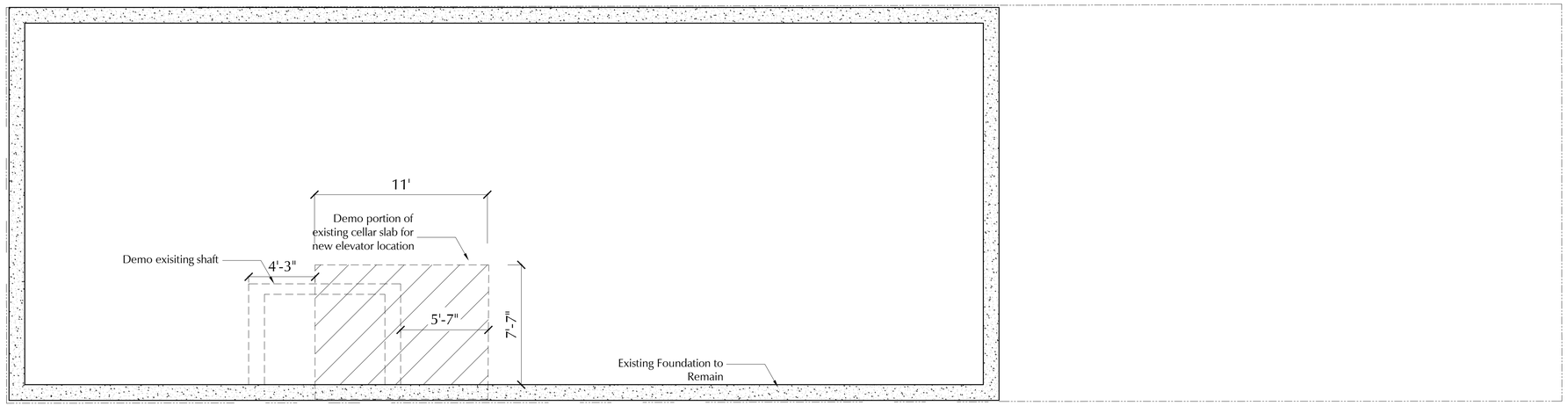


PURE + FREEFORM

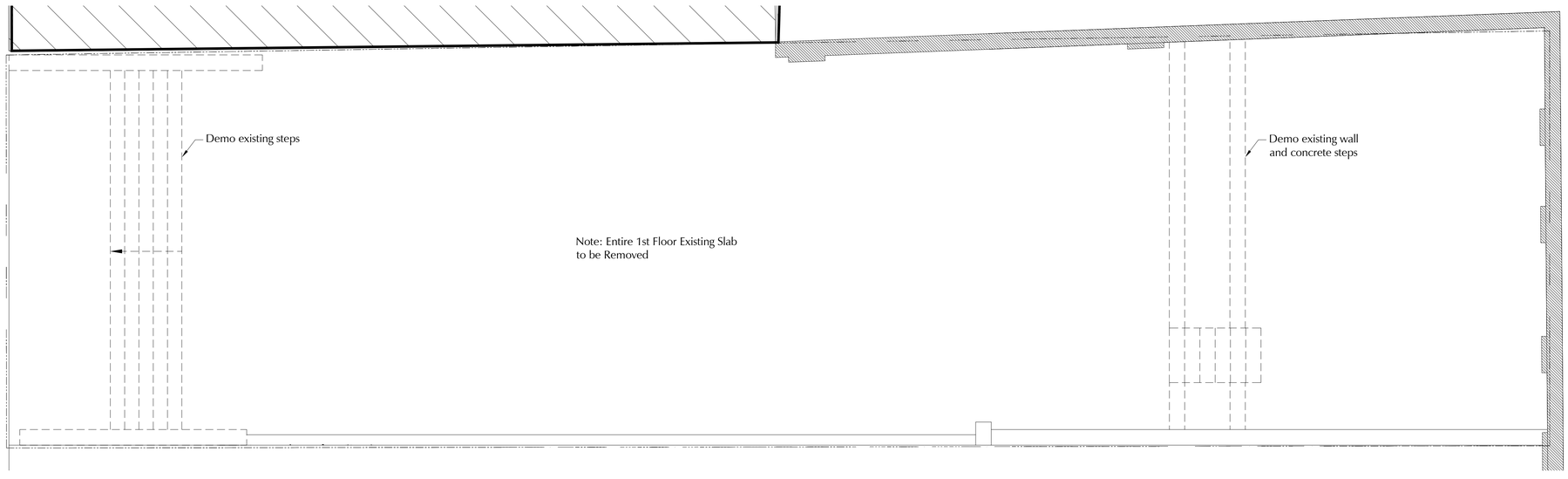
4 Pure+Freeform Penthouse Wall Panels

6" = 1'-0"

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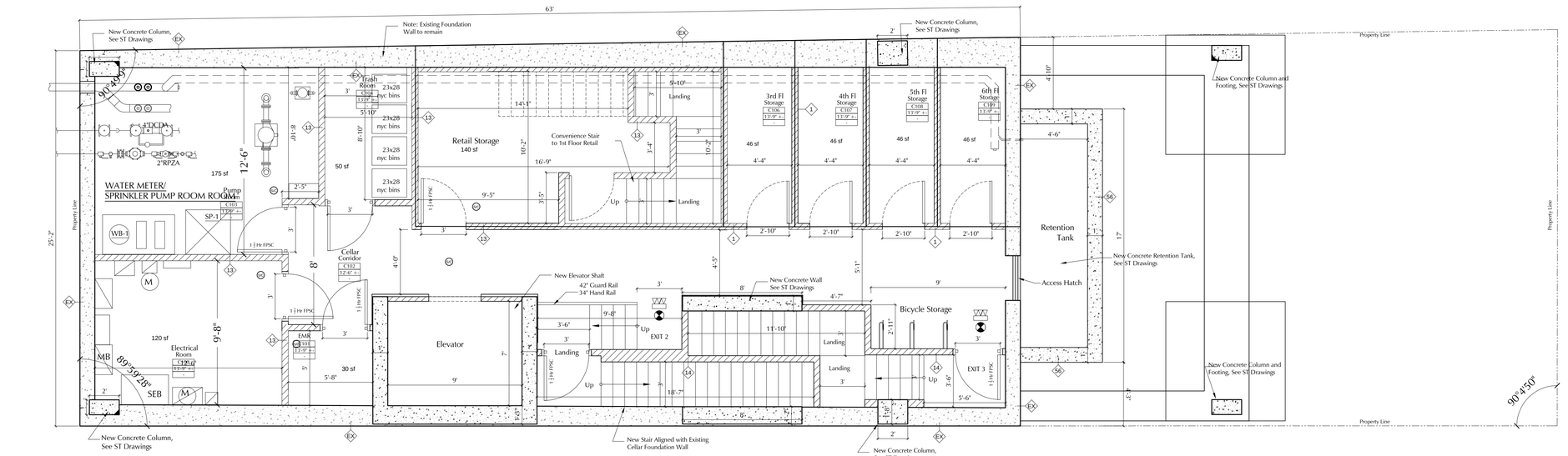


1 Cellar Demolition Plan
1/4" = 1'-0"



2 1st Floor Demolition Plan
1/4" = 1'-0"

08.11.26



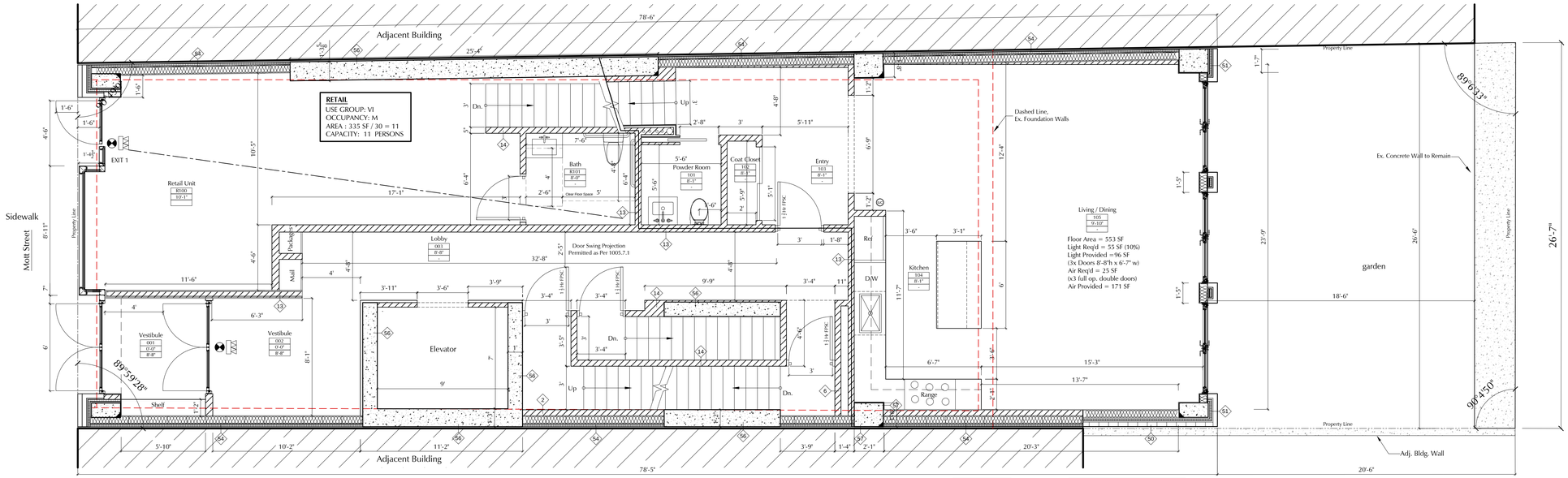
OCCUPANCY LOAD	Table 1004.1.3
RETAIL STORAGE	140 SF/300 =1 PEOPLE
EMR, TRASH ROOM, METER RM, ELEC METER RM., PUMP ROOM	375 SF/300= 1 PEOPLE
TENANT STORAGE	175 SF/300 = 1 PEOPLE
TOTAL	**3 Persons**

EXIT CAPACITY SCHEDULE			1005.3.1
EXIT #	STAIR EXIT WIDTH		TOTAL
2	1 @ 3'-0"	36" \ .3 = 120	120
3	1 @ 3'-0"	36" \ .3 = 120	120
TOTAL	3 Persons Proposed < 240 = Complies		

CONSTRUCTION PLAN LEGEND:

- (SC) - Smoke/Carbon Monoxide Detector
- (13) - Wall Type - See A-501-502
- Travel Distance
- Exit Sign / EM Light

1 Cellar Plan
1/4" = 1'-0"



CONSTRUCTION PLAN LEGEND:

- (SC) - Smoke/Carbon Monoxide Detector
- (13) - Wall Type - See A-501-502
- Travel Distance
- Exit Sign / EM Light

2 1st Floor Plan
1/4" = 1'-0"

OCCUPANCY LOAD	Table 1004.1.3
RETAIL	335 SF /30 =11 PEOPLE
TOTAL	**11 Persons**

EXIT CAPACITY SCHEDULE			1005.3.2
EXIT#	DOORS EXIT WIDTH		TOTAL
1	2 @ 3'-0" 68"	68" \ .2 = 340	340
TOTAL	11 Persons Proposed < 340 = Complies		

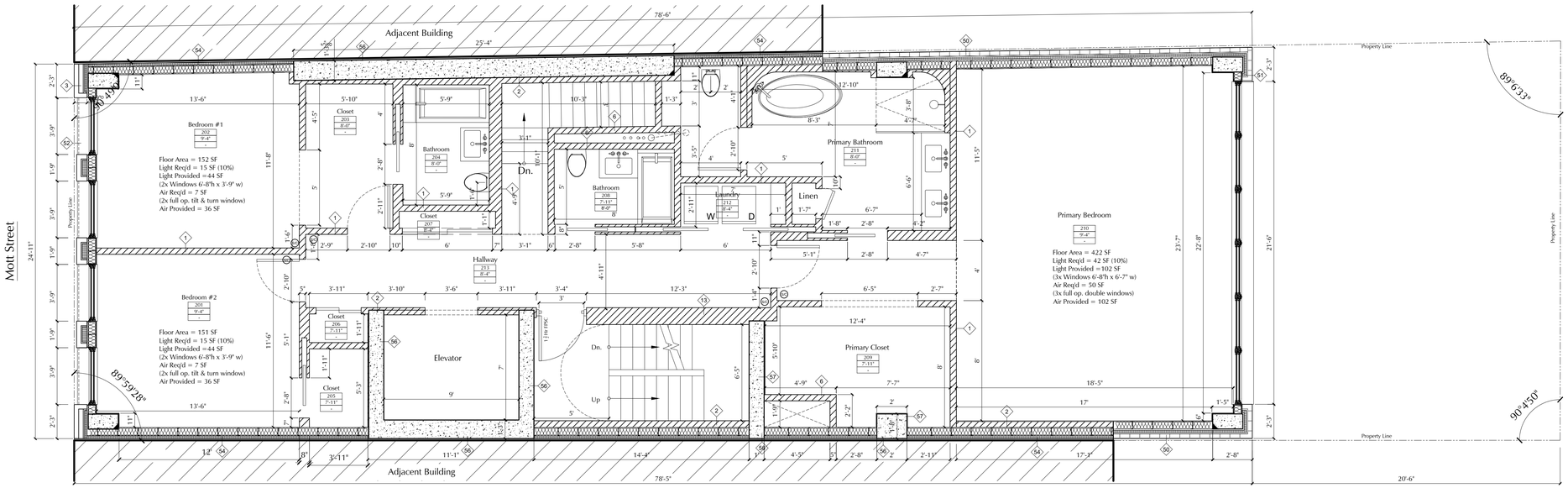
Single Exit Permitted as Per 1006.2.1

MAXIMUM TRAVEL DISTANCE 1006.3.2				
LOCATION	EXIT	DISTANCE PROPOSED	DISTANCE REQUIRED	COMPLIANCE
"A"	1	TRAVEL DISTANCE= 37'	37'-0" < 75'-0"	COMPLIES

BUILDING IS FULLY SPRINKLERED

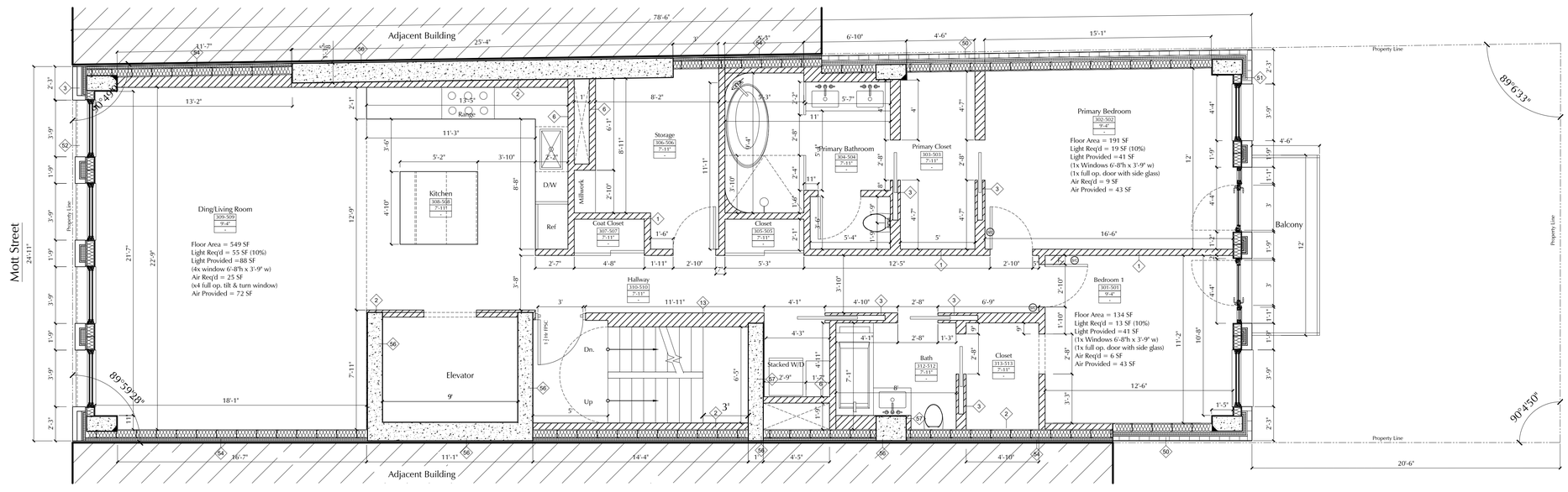
PLUMBING FIXTURES REQUIREMENTS AS PER TABLE RS. 403.1 BASED UPON 11 + 1 = 12 PERSONS RETAIL								
TYPE OF BUILDING	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED
	# Of Water Closets	# Of Water Closets	# Of Lavatories	# Of Lavatories	# Of Drinking Fountain	# Of Drinking Fountain	# Of Service Sinks	# Of Service Sinks
RETAIL (M 2022)	1 PER 500	1	1 PER 750	1	1 Per 1000 People	1	1	1

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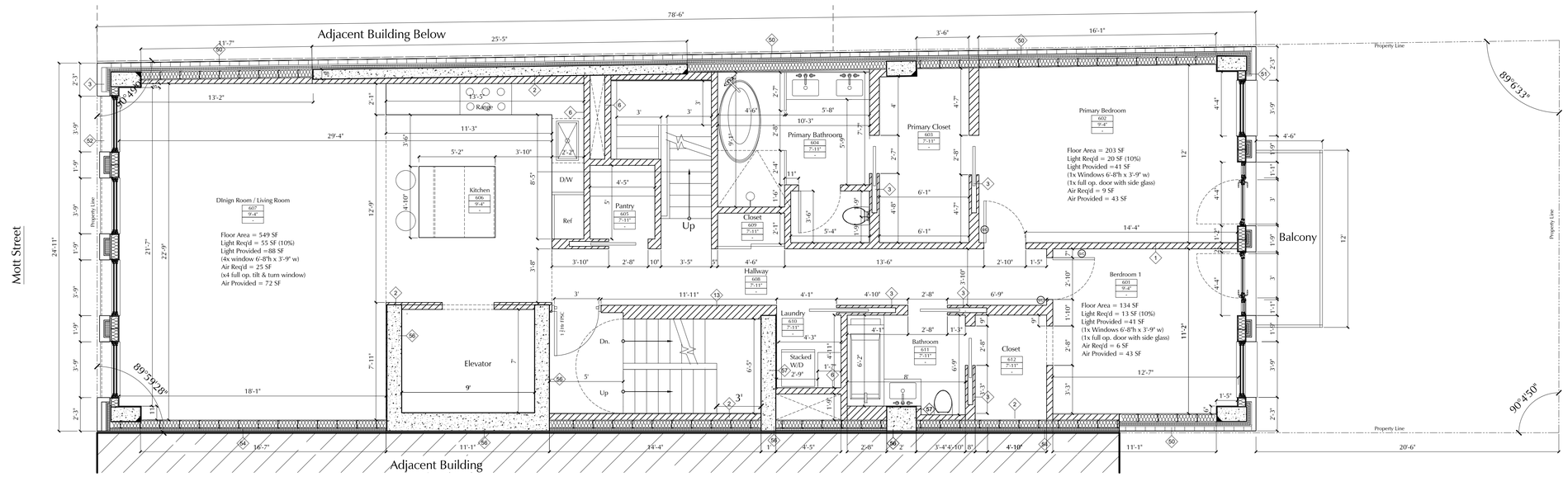
Note: As per 1006.3.2 - Single Exits
7.Buildings of Occupancy Group R-2 of construction Type I or II not exceeding six stories and not exceeding 2,000 square feet (185.8 m2) per story

1 2nd Floor Plan
1/4" = 1'-0"

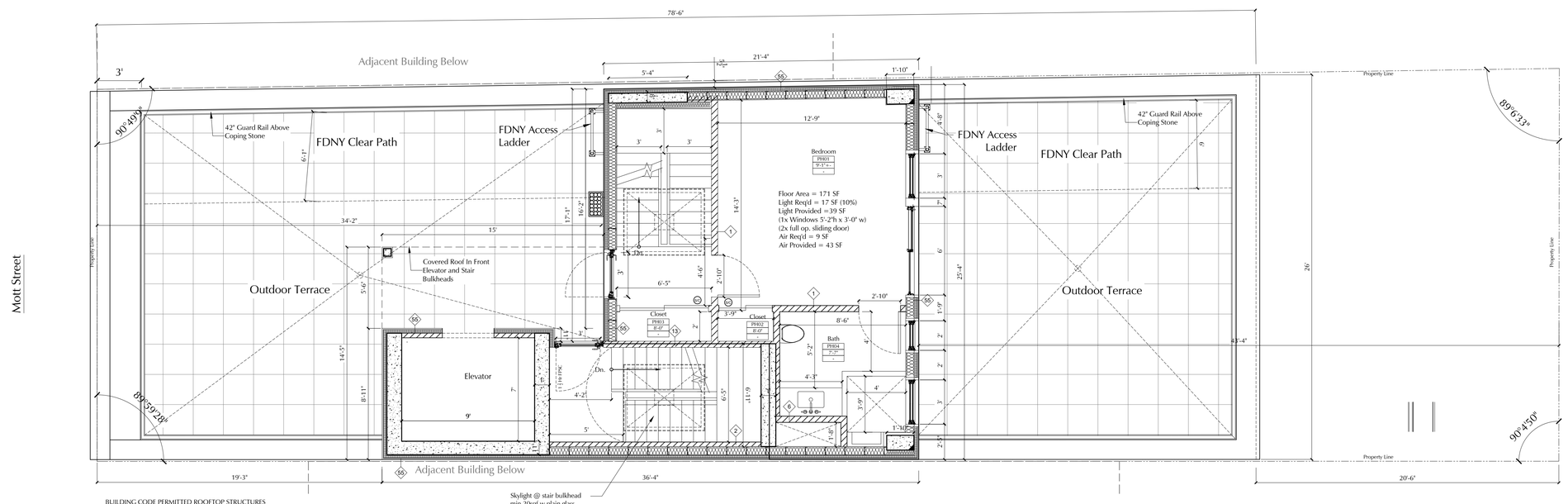


2 3rd-5th Floor Plan
1/4" = 1'-0"

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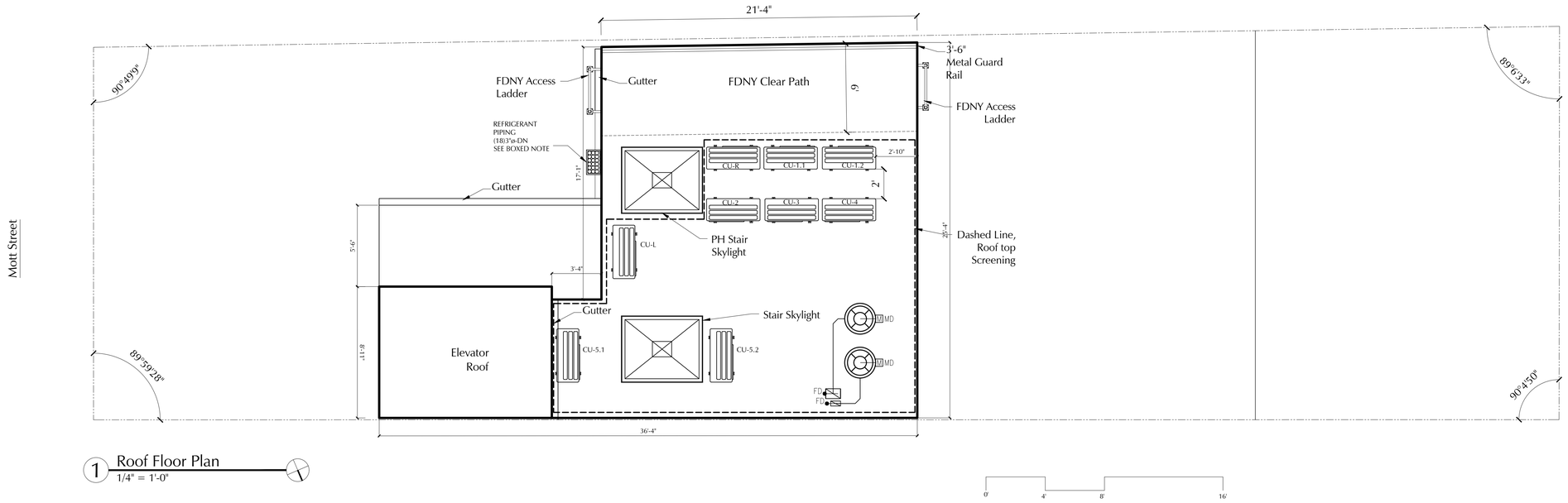


1 6tth Floor Plan
1/4" = 1'-0"



2 Penthouse Floor Plan
1/4" = 1'-0"

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1 Roof Floor Plan
1/4" = 1'-0"

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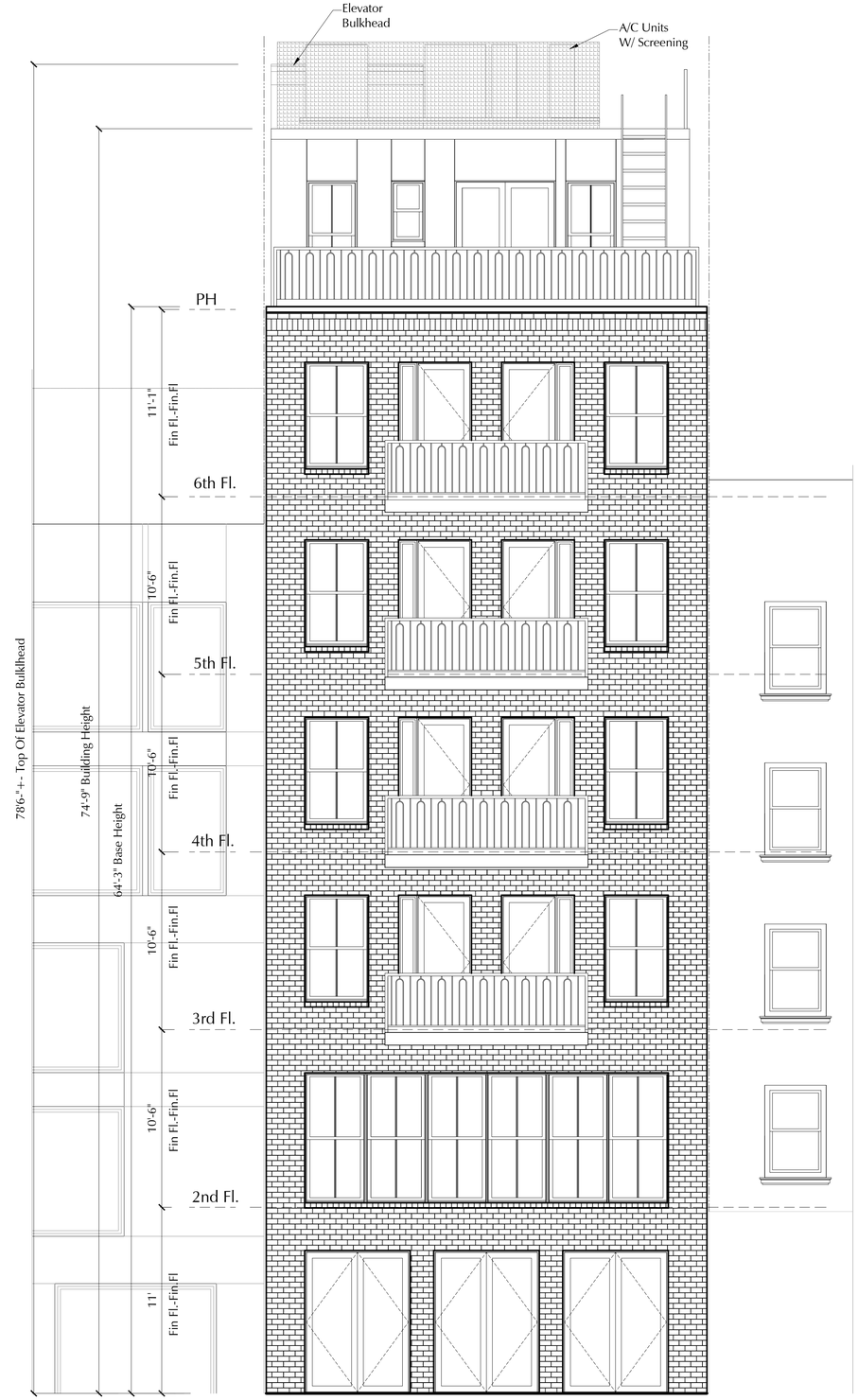
1 East Elevation
1/4" = 1'-0"

2 Partial Plan @ East Windows - Typ.
1/2" = 1'-0"

3 Corbell Detail btw. 5th-6th Floor
1" = 1'-0"

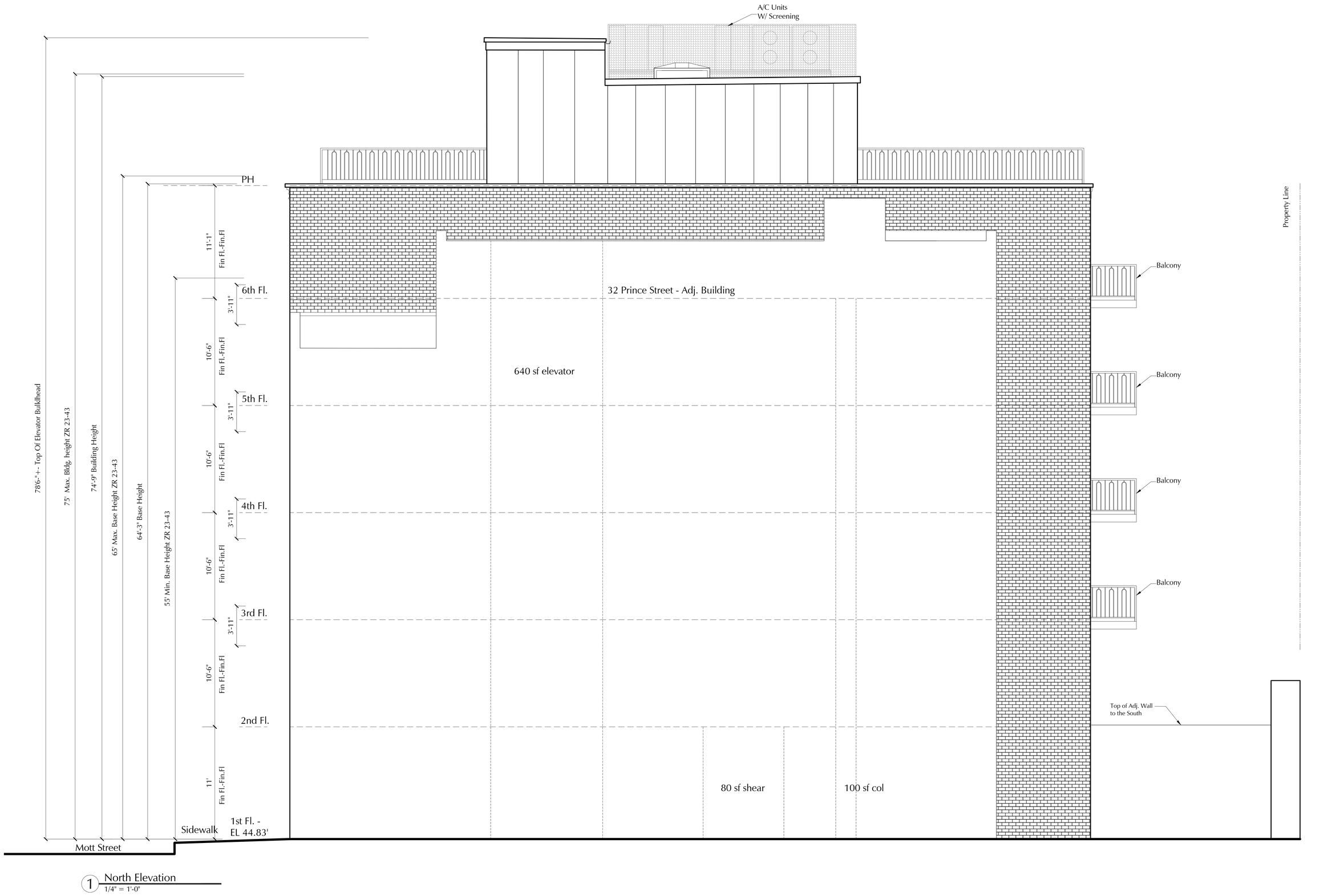
4 Cornice Brick Detail
1" = 1'-0"

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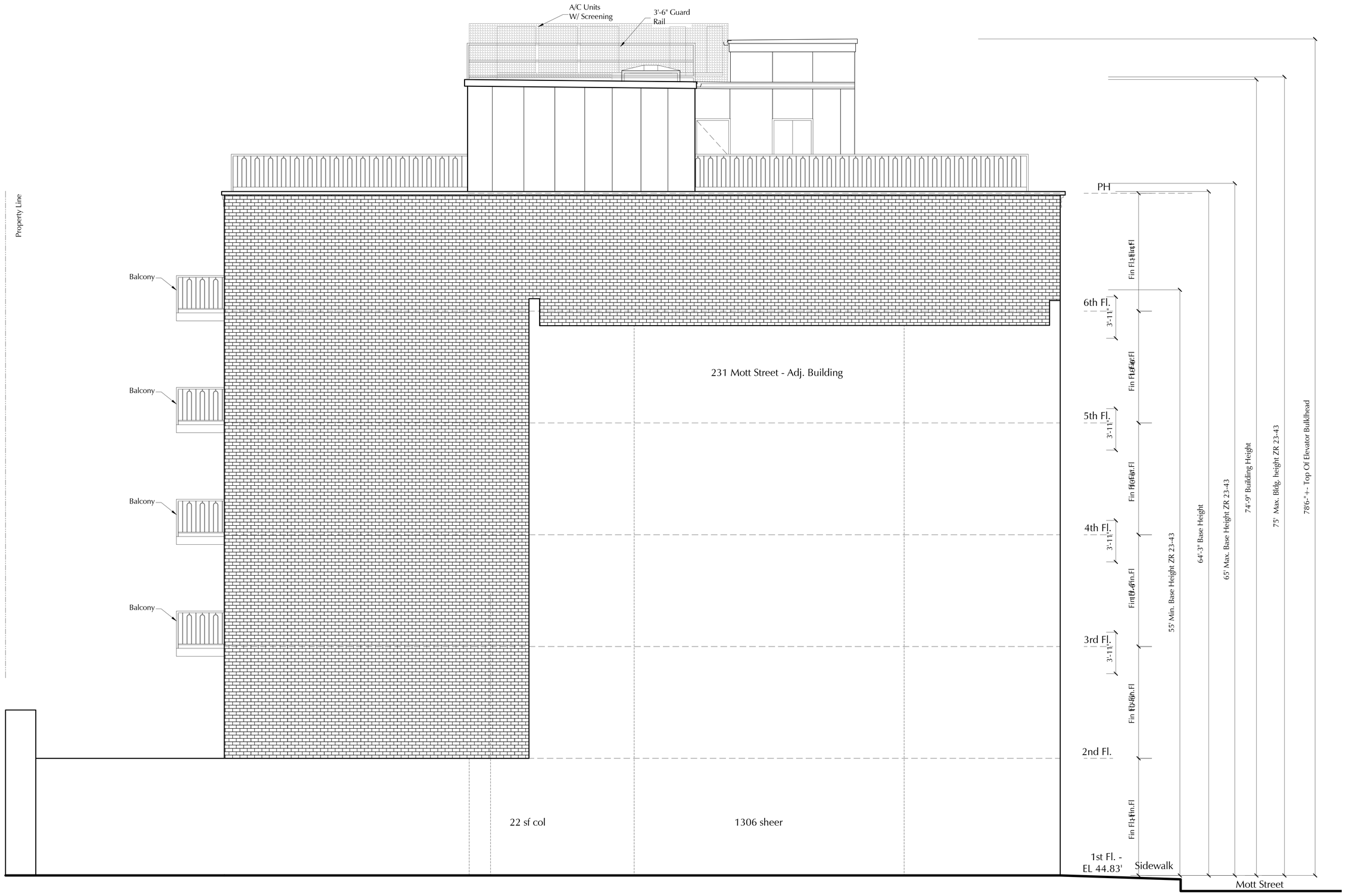
1 West Elevation
1/4" = 1'-0"

08.11.26



1 North Elevation
1/4" = 1'-0"

08.11.26

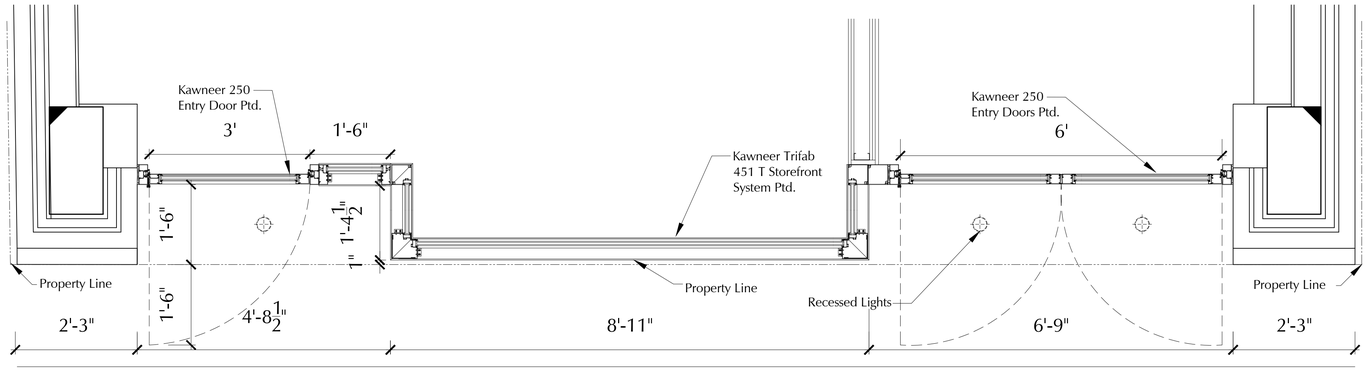


1 South Elevation
1/4" = 1'-0"

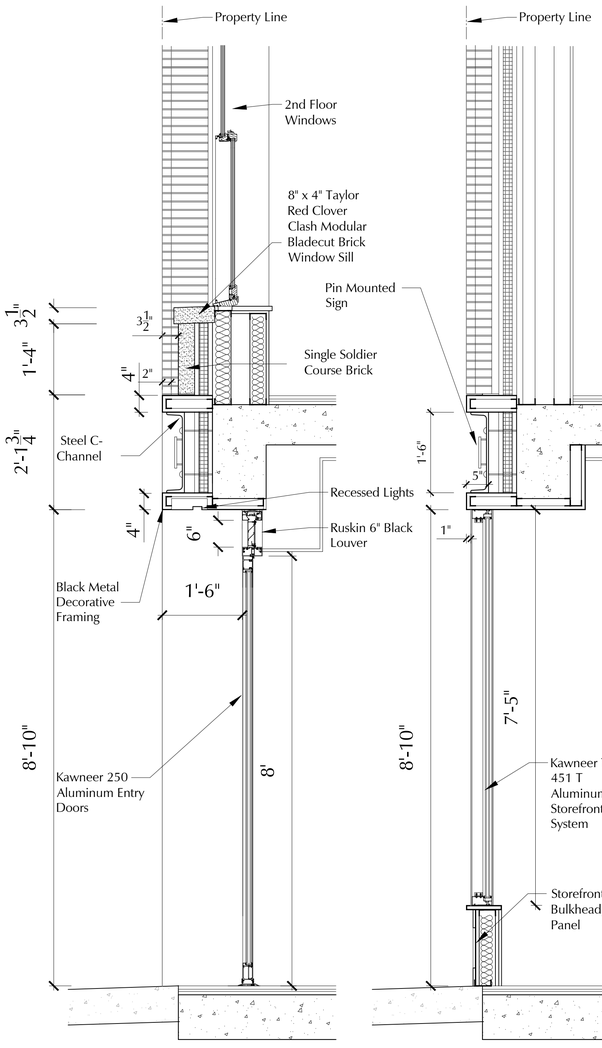
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Storefront Color - Kawneer Sepia Brown

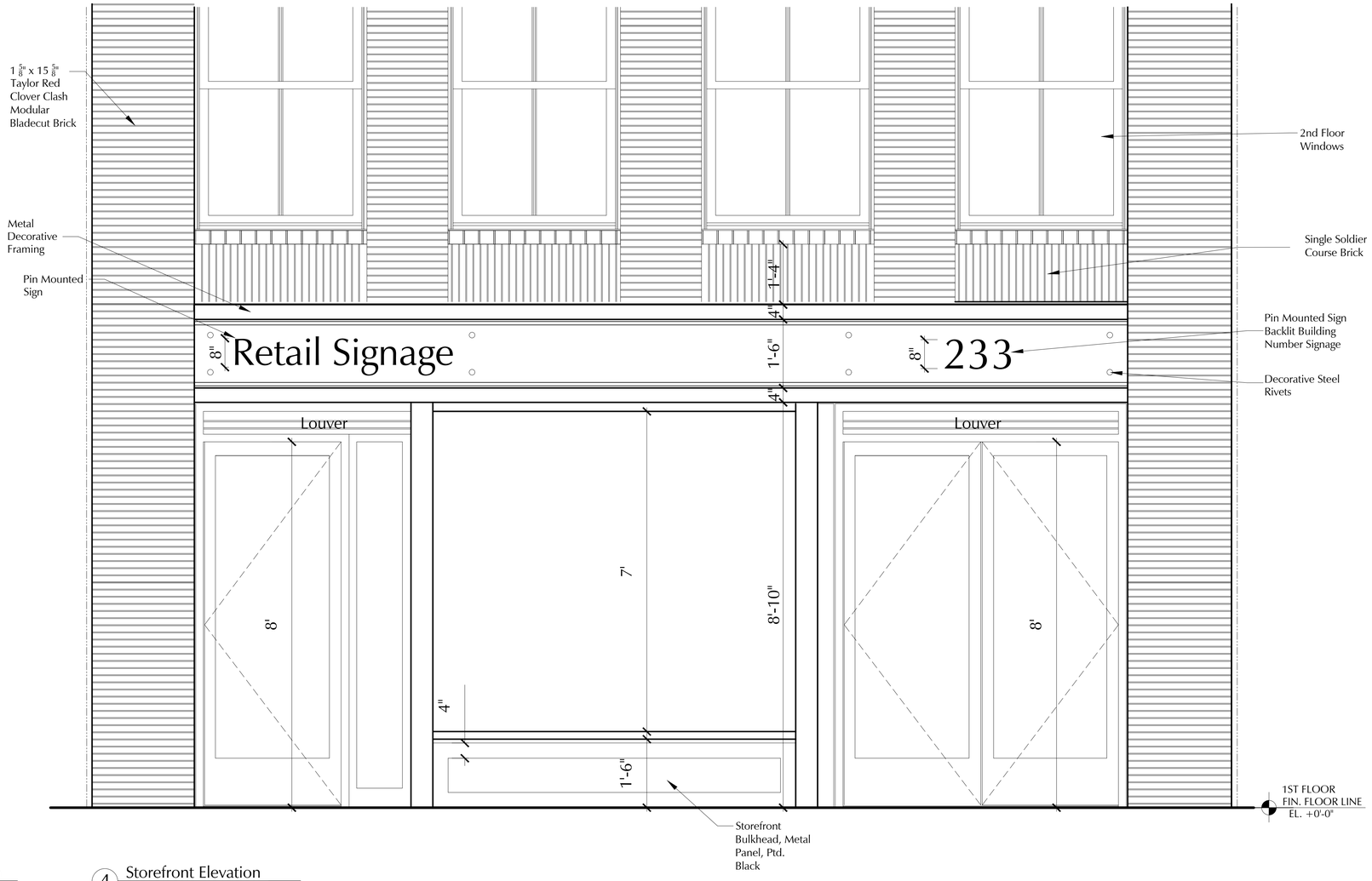


1 Partial Plan @ Storefront
3/4" = 1'-0"



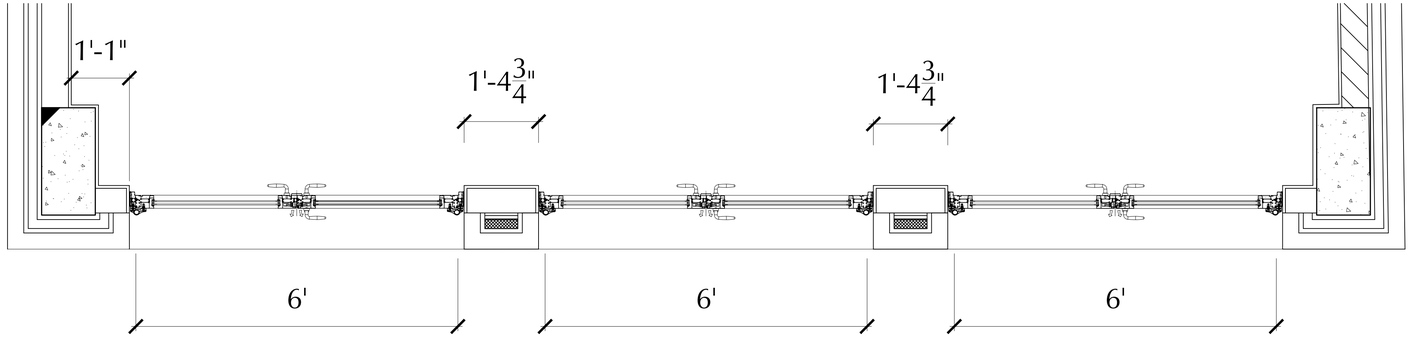
2 Storefront Door Section
3/4" = 1'-0"

3 Storefront Window Section
3/4" = 1'-0"

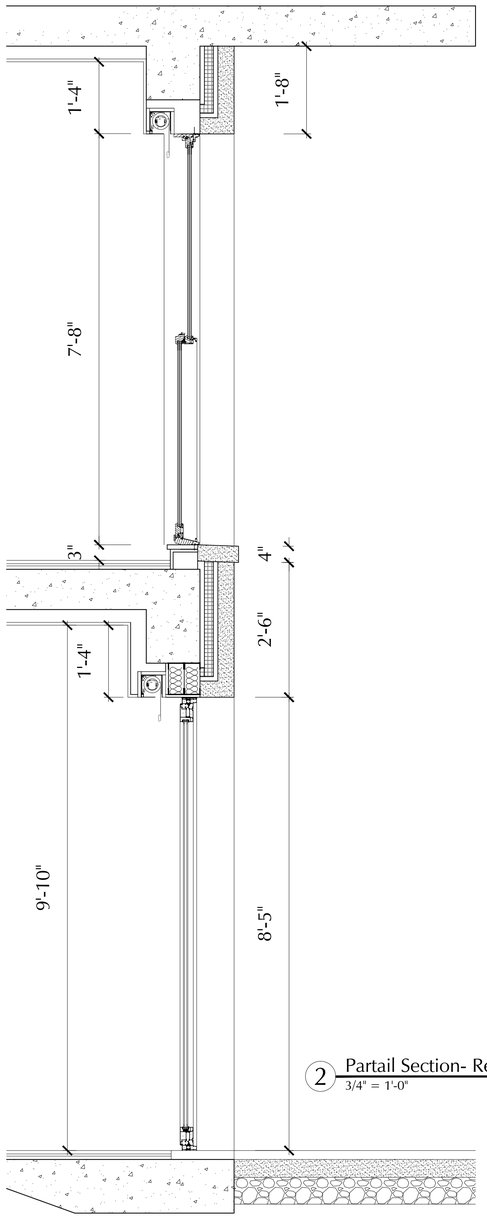


4 Storefront Elevation
3/4" = 1'-0"

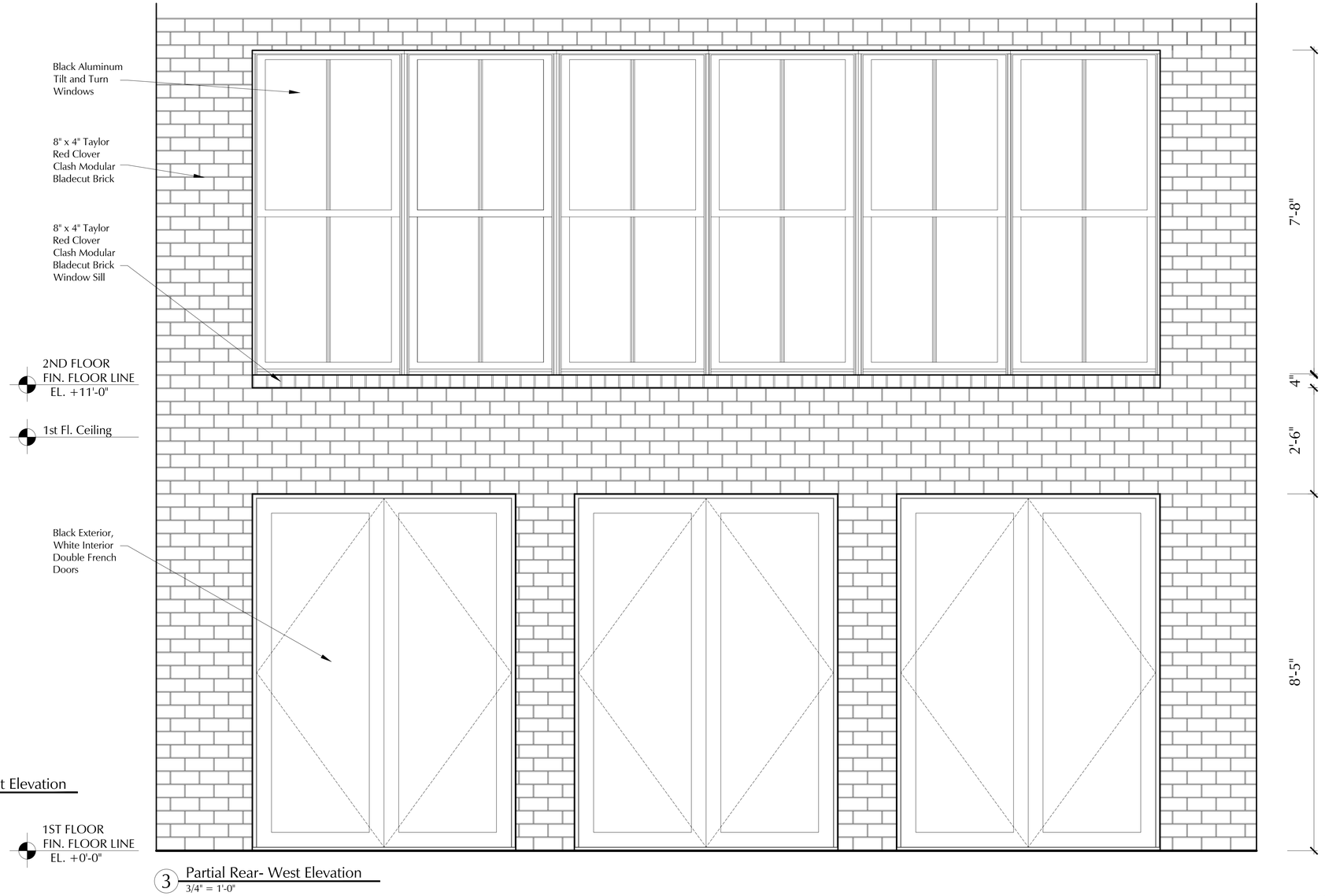
08.11.26



1 Partial Plan @ 1st Fl Rear - West Elevation
3/4" = 1'-0"

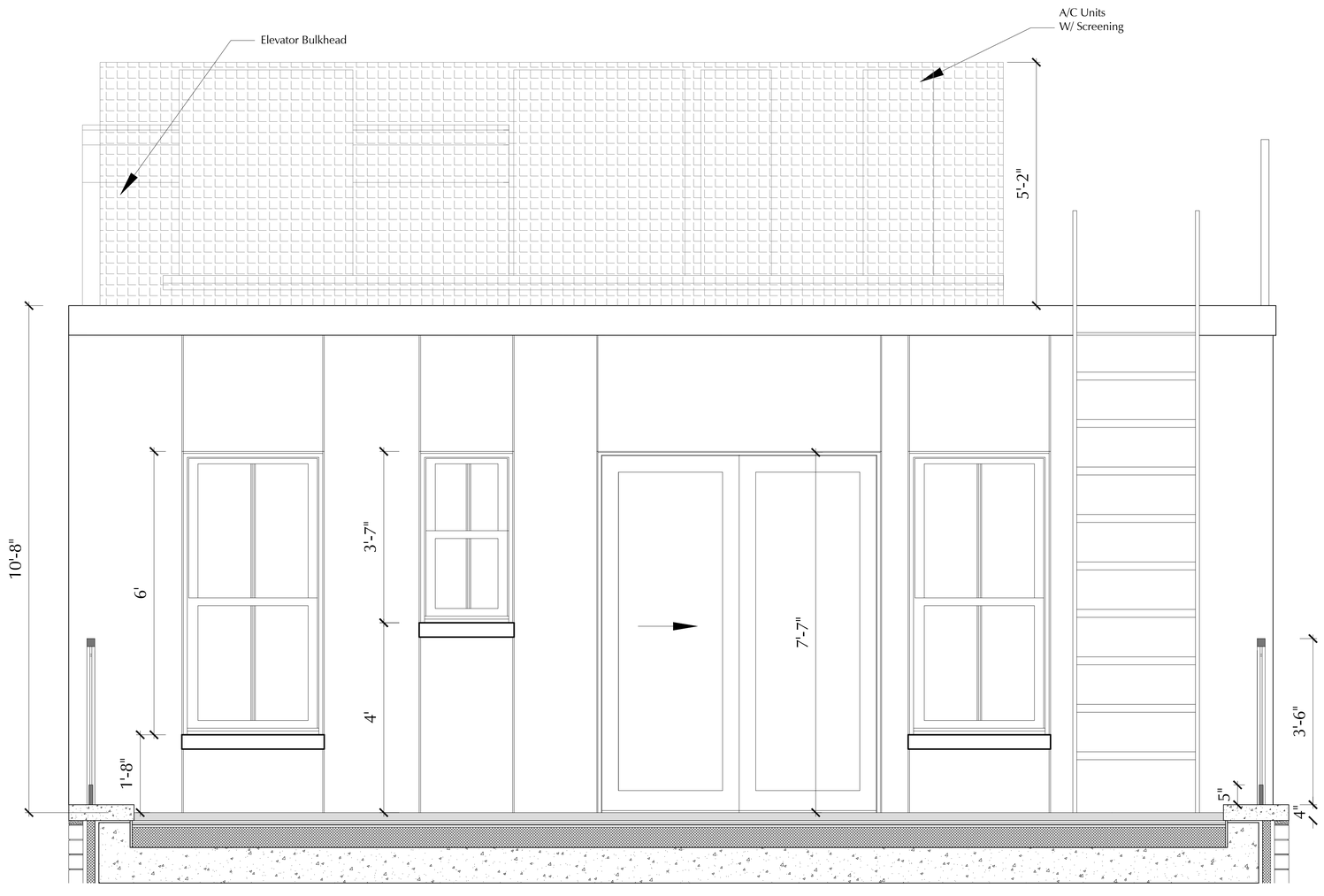


2 Partail Section- Rear - West Elevation
3/4" = 1'-0"



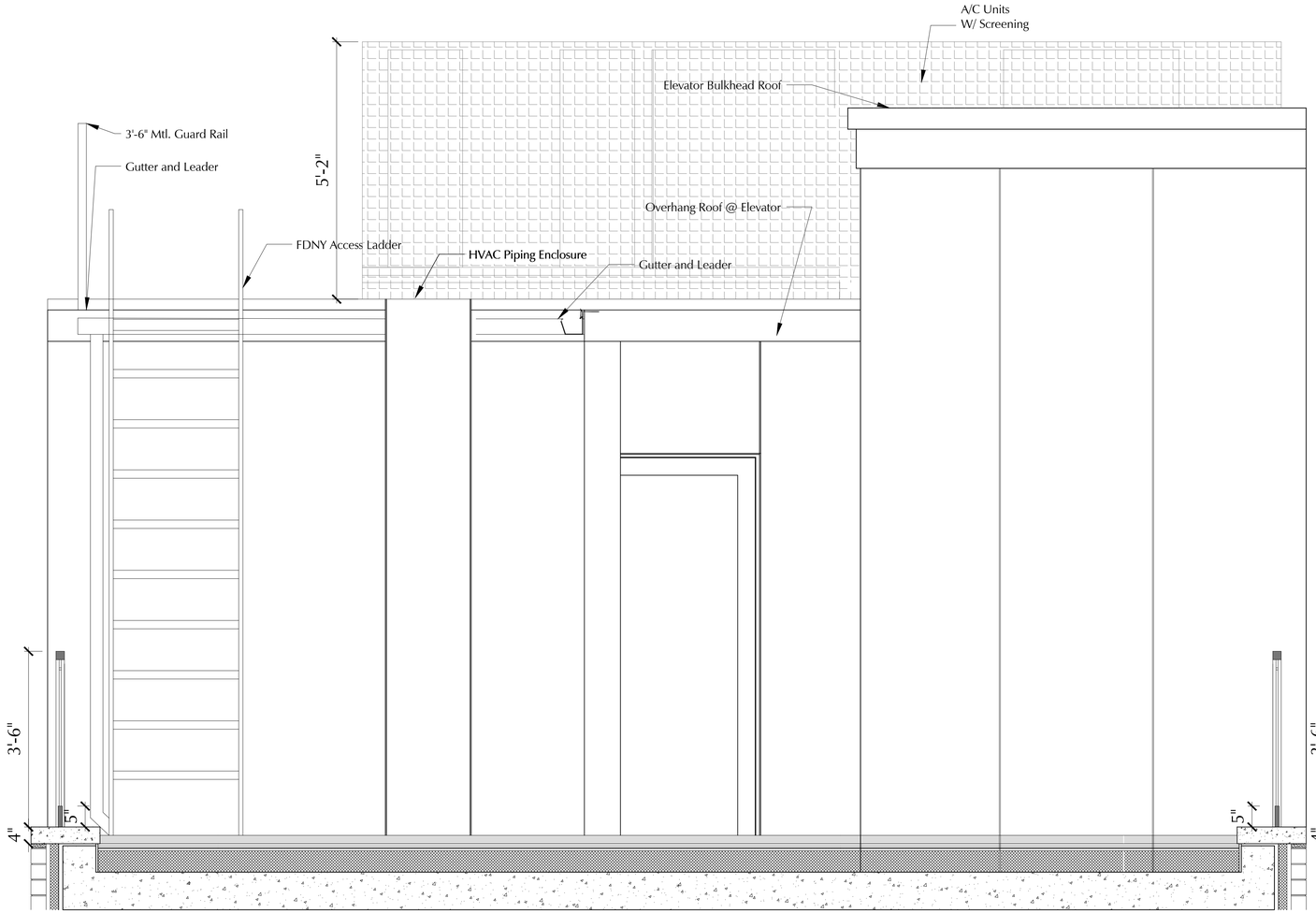
3 Partial Rear- West Elevation
3/4" = 1'-0"

08.11.26

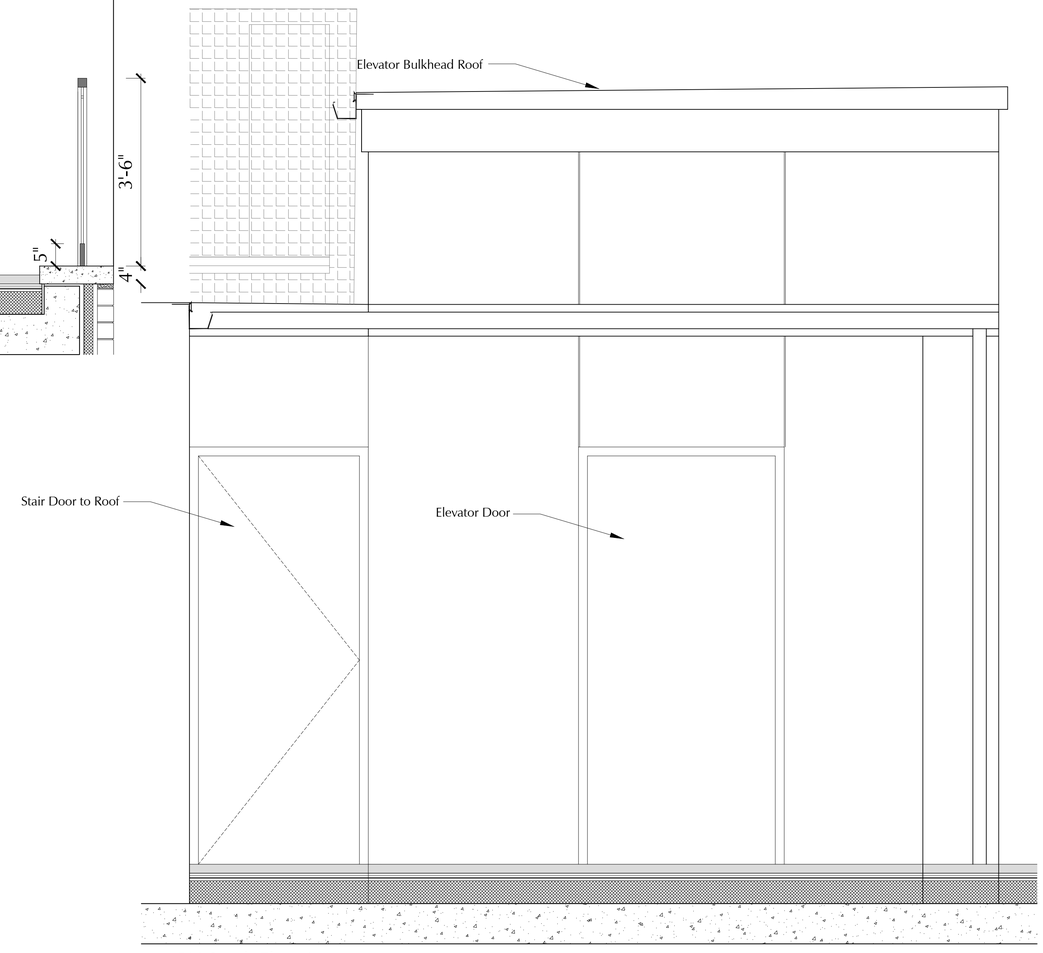


1 PH West Elevation
3/4" = 1'-0"

08.11.26

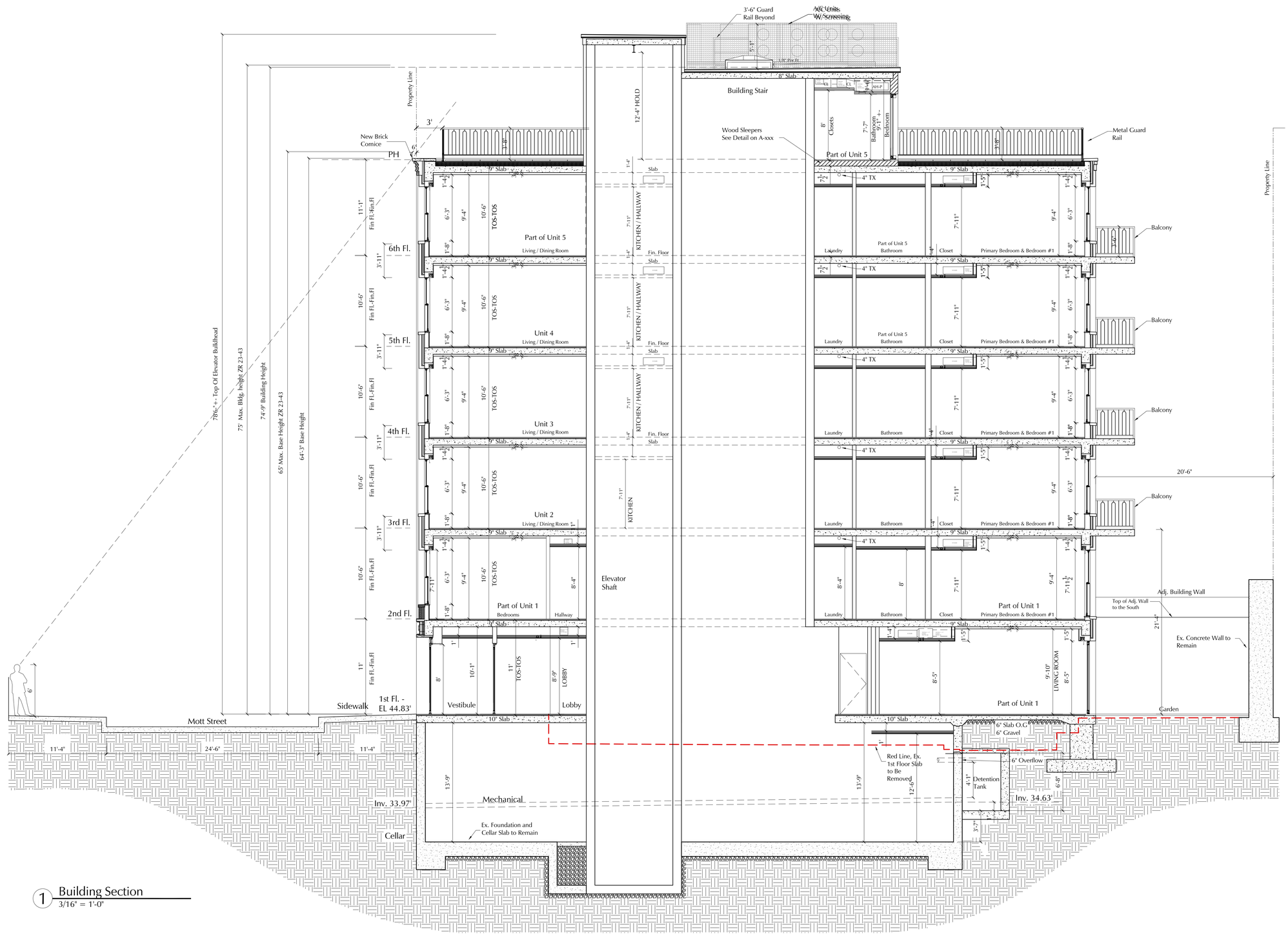


1 PH East Elevation
3/4" = 1'-0"



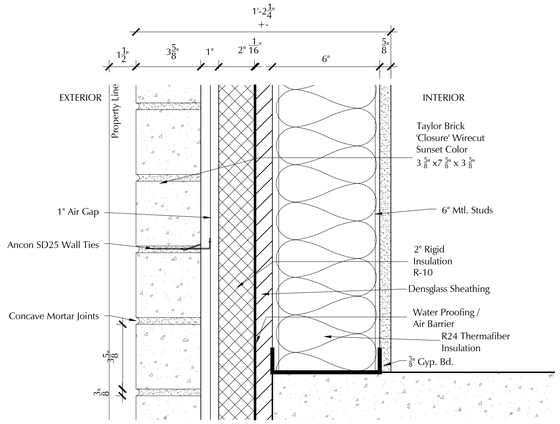
2 PH South Elevation
3/4" = 1'-0"

08.11.26

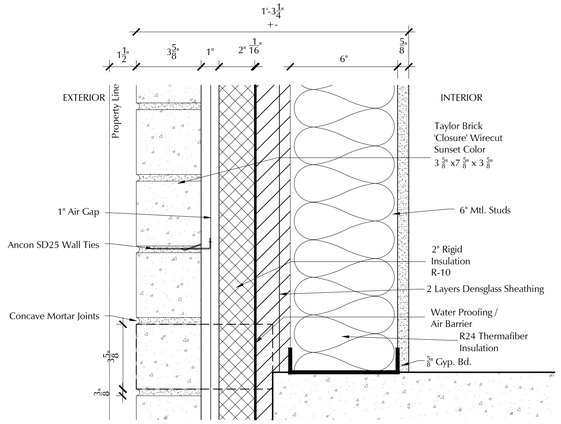


1 Building Section
3/16" = 1'-0"

08.11.26

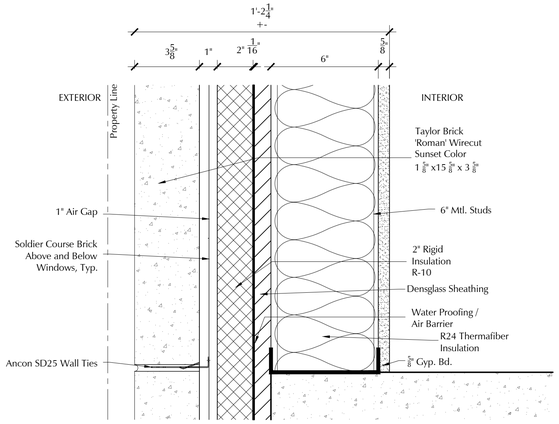


50 Exterior Brick Wall - 1 Hr Section View
3" = 1'-0" North & South Walls



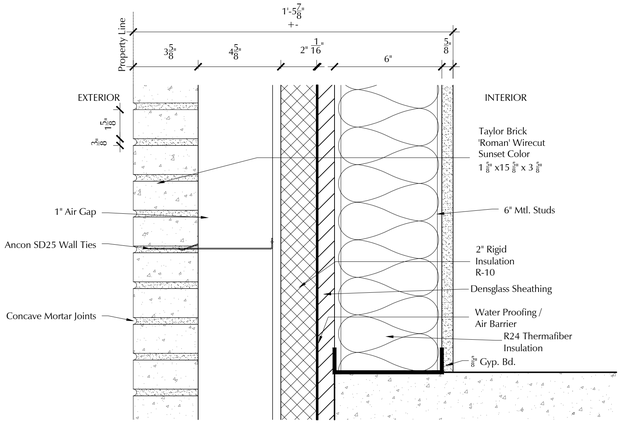
51 Exterior Brick Wall - 1 Hr - Section View
3" = 1'-0" West Walls

Note: Additional Depth of wall to accommodate full brick return at window

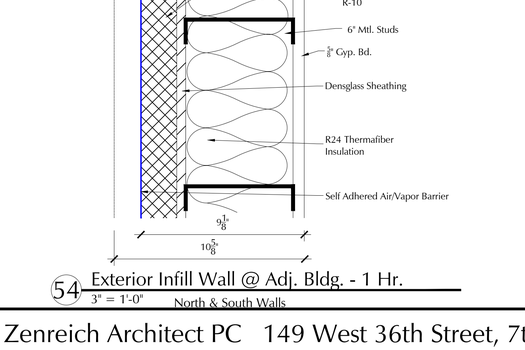


52 Exterior Brick Wall - 1 Hr - East - Section View
3" = 1'-0"

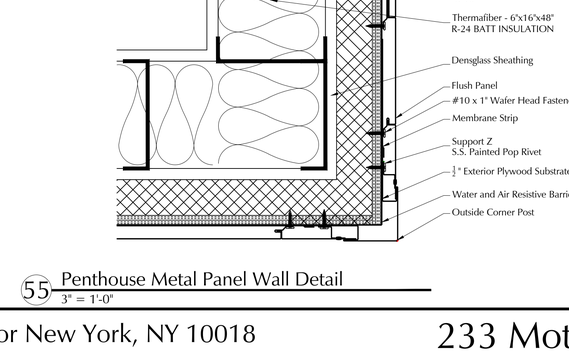
Brick Wall Detail Above and Below Window Locations Only



53 Exterior Brick Wall - 1 Hr - East - Section View
3" = 1'-0"



50 Exterior Brick Wall - 1 Hr - Plan View
3" = 1'-0" North & South Walls



51 Exterior Brick Wall - 1 Hr - Plan View
3" = 1'-0" West Walls

Note: Additional Depth of wall to accommodate full brick return at window



52 Exterior Brick Wall - 1 Hr - East - Plan View
3" = 1'-0"

Brick Wall Detail Above and Below Window Locations Only

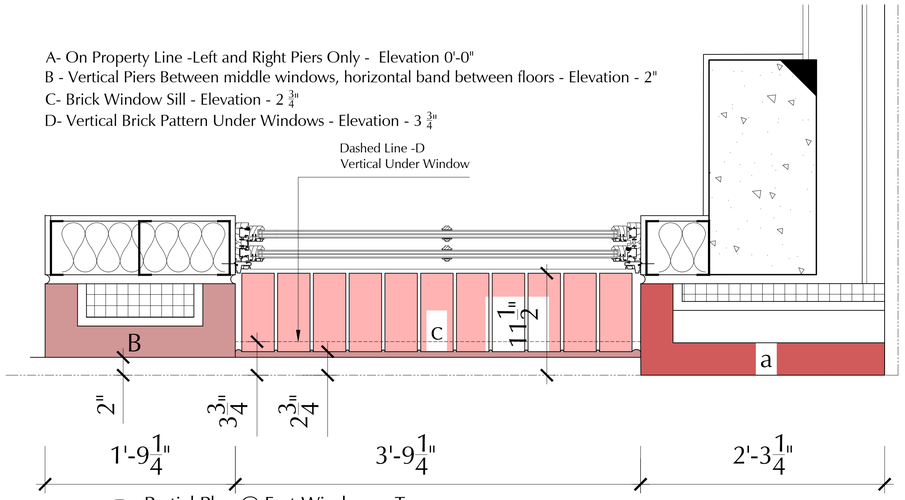


53 Exterior Brick Wall - 1 Hr - East - Plan View
3" = 1'-0"

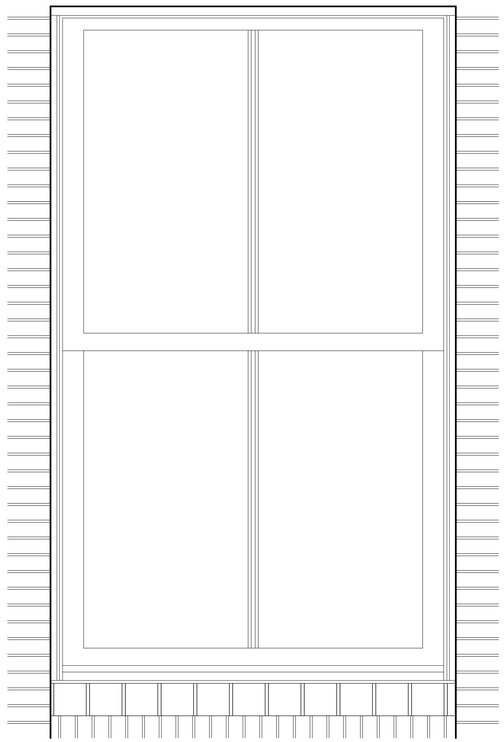
54 Exterior Infill Wall @ Adj. Bldg. - 1 Hr.
3" = 1'-0" North & South Walls

55 Penthouse Metal Panel Wall Detail
3" = 1'-0"

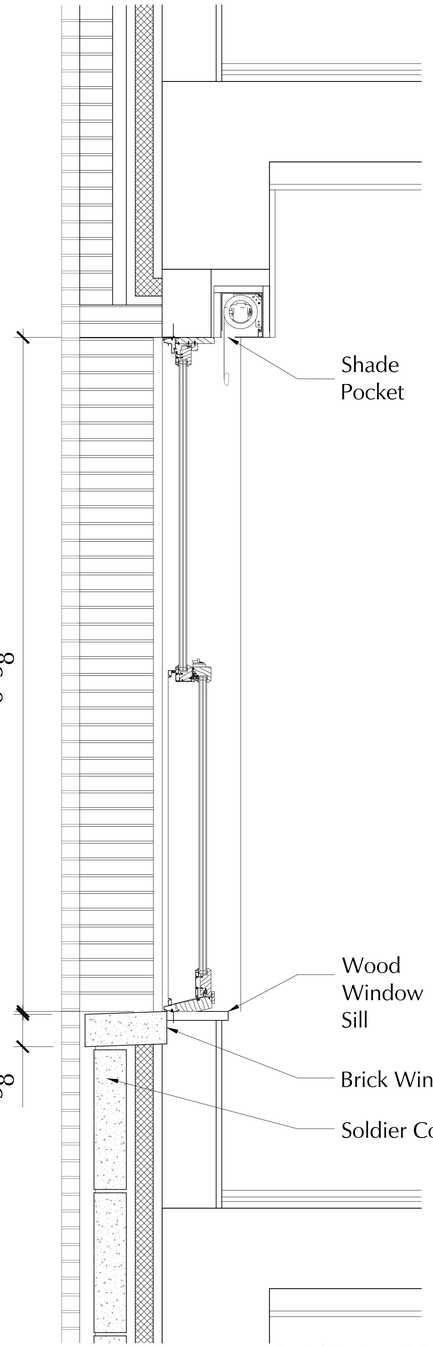
A- On Property Line -Left and Right Piers Only - Elevation 0'-0"
B - Vertical Piers Between middle windows, horizontal band between floors - Elevation - 2"
C- Brick Window Sill - Elevation - 2 3/4"
D- Vertical Brick Pattern Under Windows - Elevation - 3 3/4"



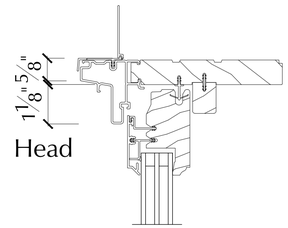
1 Partial Plan @ East Windows - Typ.
1 1/2" = 1'-0"

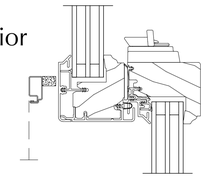


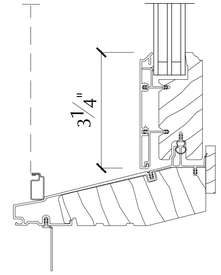
2 Partial Elevation @ East Windows - Typ.
1 1/2" = 1'-0"

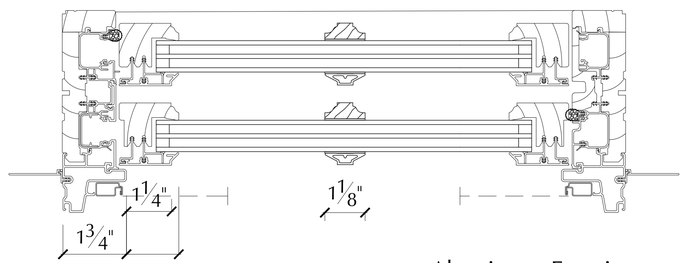


3 Partial Section @ East Windows - Typ.
1 1/2" = 1'-0"









Typical Window Plan

4 Typical Window Details
6" = 1'-0"

08.11.26



PROPOSED REVISED 11.19.2013

Previously Approved New Building



Current New Building Proposal

Landmarks Preservation Commission

August 18, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 3, LPC-26-11277

233 Mott Street – Old St. Patrick's Convent and Girls' School – Individual Landmark – Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 165 261 7707
Passcode: 899688
By Phone: 646-828-7666 US (New York)
833 435 1820 US Toll-free
833 568 8864 US 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.