

80 WHITE STREET  
NEW YORK, NY 10014

LPC DOCKET #LPC-19-25588

MAY 10, 2018

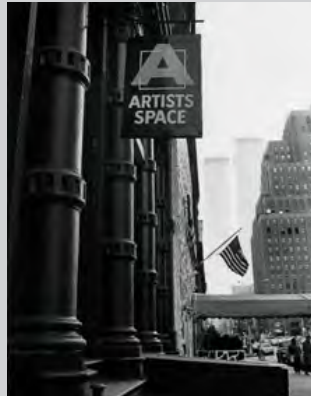
SHEET 1 OF 21

PROPOSAL TO MODIFY STREET-FRONT BULKHEAD, AND ENLARGE AN EXISTING WINDOW  
OPENING ON CORTLANDT ALLEY FOR THE INSTALLATION OF A NEW ENTRANCE DOOR

<div>ARTISTS SPACE</div> <div>80 WHITE STREET</div> <div>NEW YORK, NY</div> <div>10013</div>	<div>ARCHITECT:</div> <div>BADE STAGEBERG COX</div> <div>25 CHAPEL STREET, SUITE 600</div> <div>BROOKLYN, NEW YORK 11201</div> <div>T: (718) 858 4409</div>		DWG CONTENTS: LPC #19-25588
			SCALE: N.T.S.
			DWG NO.: 1 OF 21

Artists Space  
1972 until  
today  
⌚

1984–93  
223 West Broadway



1972–77  
155 Wooster Street



1977–84  
105 Hudson Street



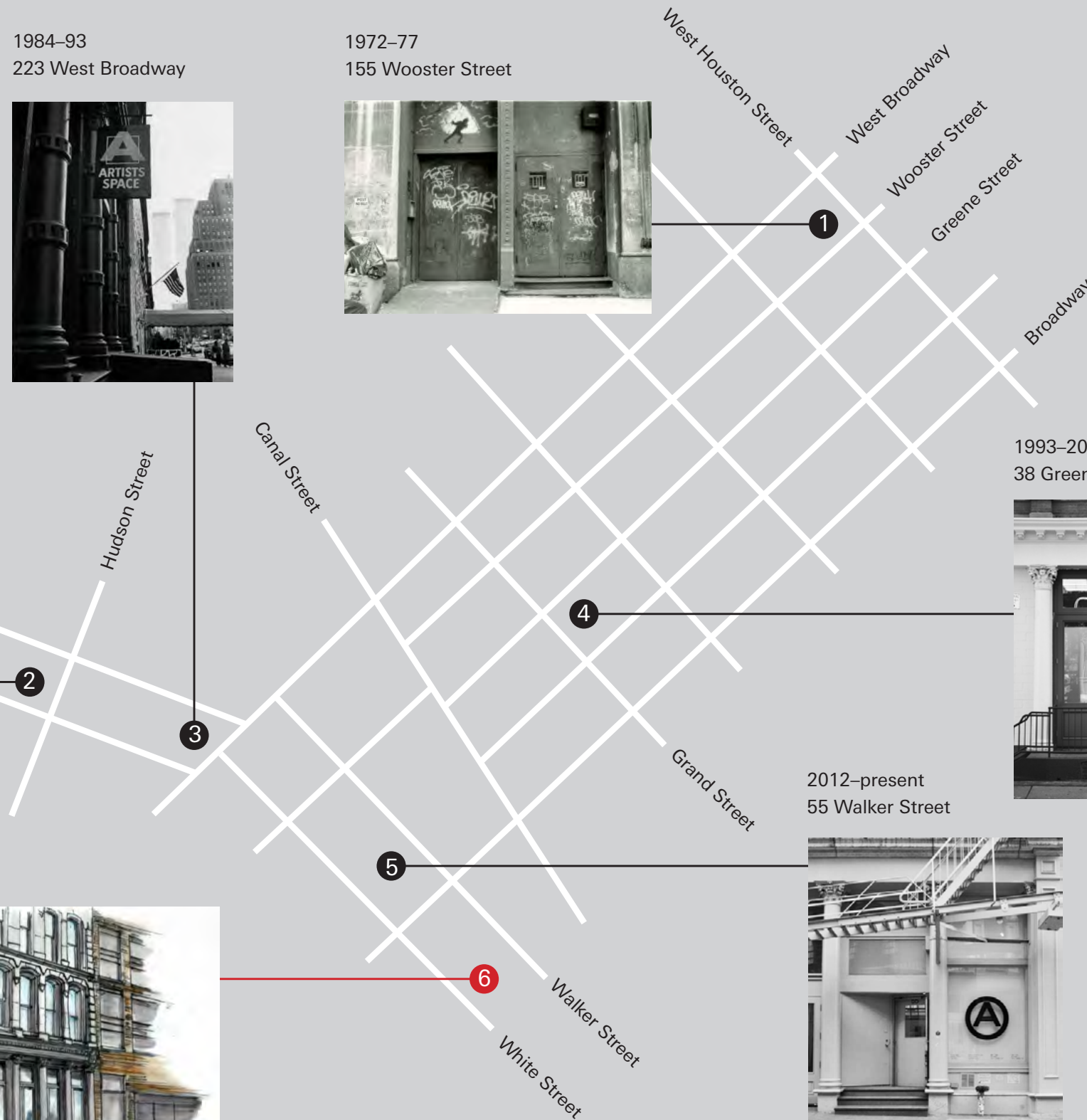
1993–2016  
38 Greene Street



2012–present  
55 Walker Street



2018  
80 White Street



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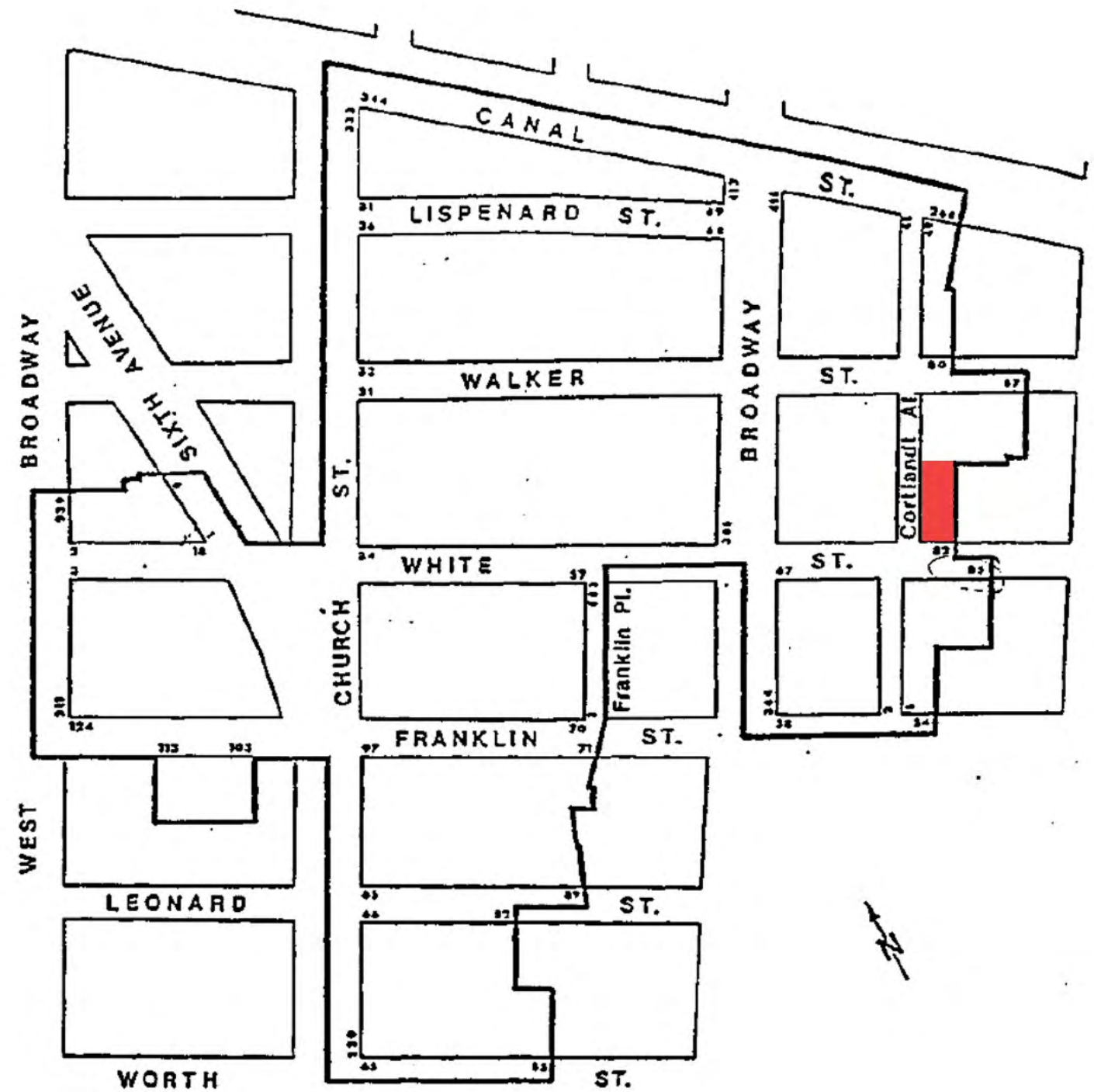
## ARTISTS SPACE LOCATIONS SINCE 1972

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LPC #19-25588  
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1. CURRENT PHOTO (2018)  
South Facade from south west corner on White Street



2. PROPERTY LOCATION  
80 White Street  
Tribeca East Historic District

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## PROJECT LOCATION AND BACKGROUND

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SCALE: N.T.S.  
  
DWG NO.: 3 OF 21





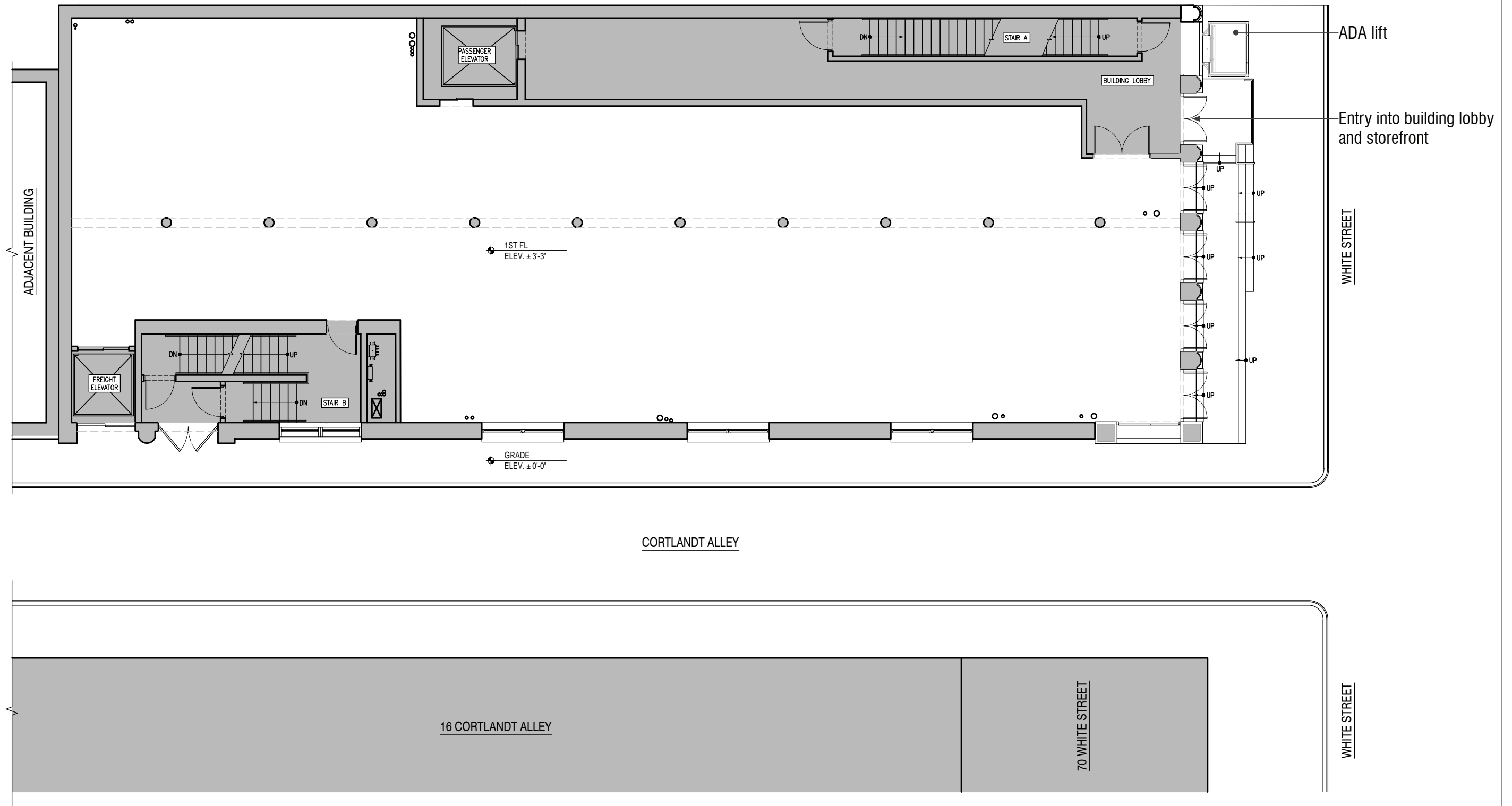
1. CURRENT PHOTO (2018)  
South Facade from south west corner on White Street



2. CURRENT PHOTO (2018)  
South Facade from south east corner on White Street

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			<div>SCALE:</div> <div>N.T.S.</div>
			<div>DWG NO.:</div> <div>4 OF 21</div>





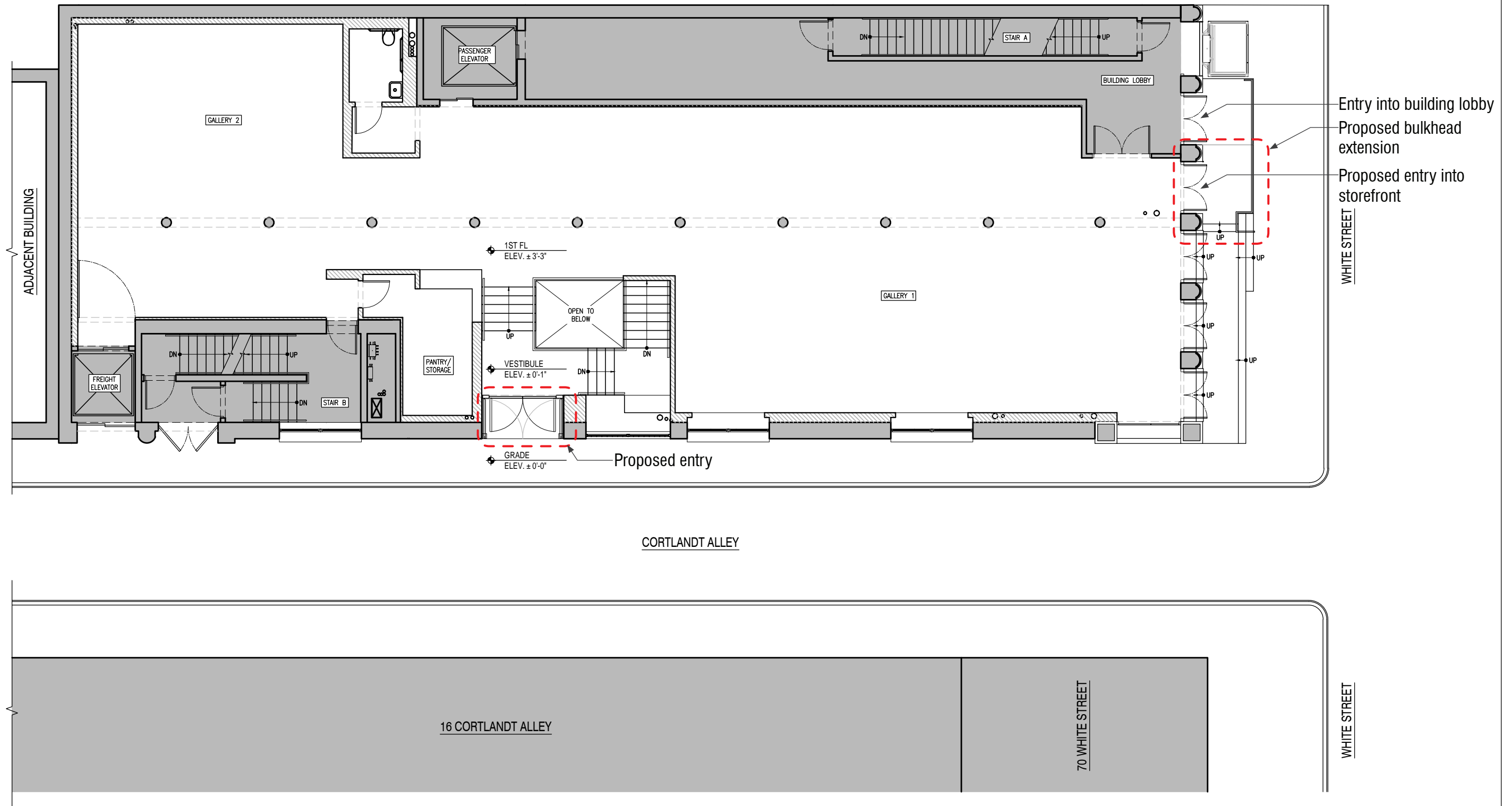
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## EXISTING FIRST FLOOR PLAN



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## PROPOSED FIRST FLOOR PLAN



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LPC #19-25588

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HISTORIC TAX PHOTO OF SOUTH FACADE AND BULKHEAD (1940s)



PHOTO OF SOUTH FACADE AND BULKHEAD DURING CONSTRUCTION (2018)

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SCALE: N.T.S.

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EXISTING SOUTH FACADE ELEVATION



PROPOSED SOUTH FACADE ELEVATION

Location of  
bulkhead extension

Proposed bulkhead  
extension

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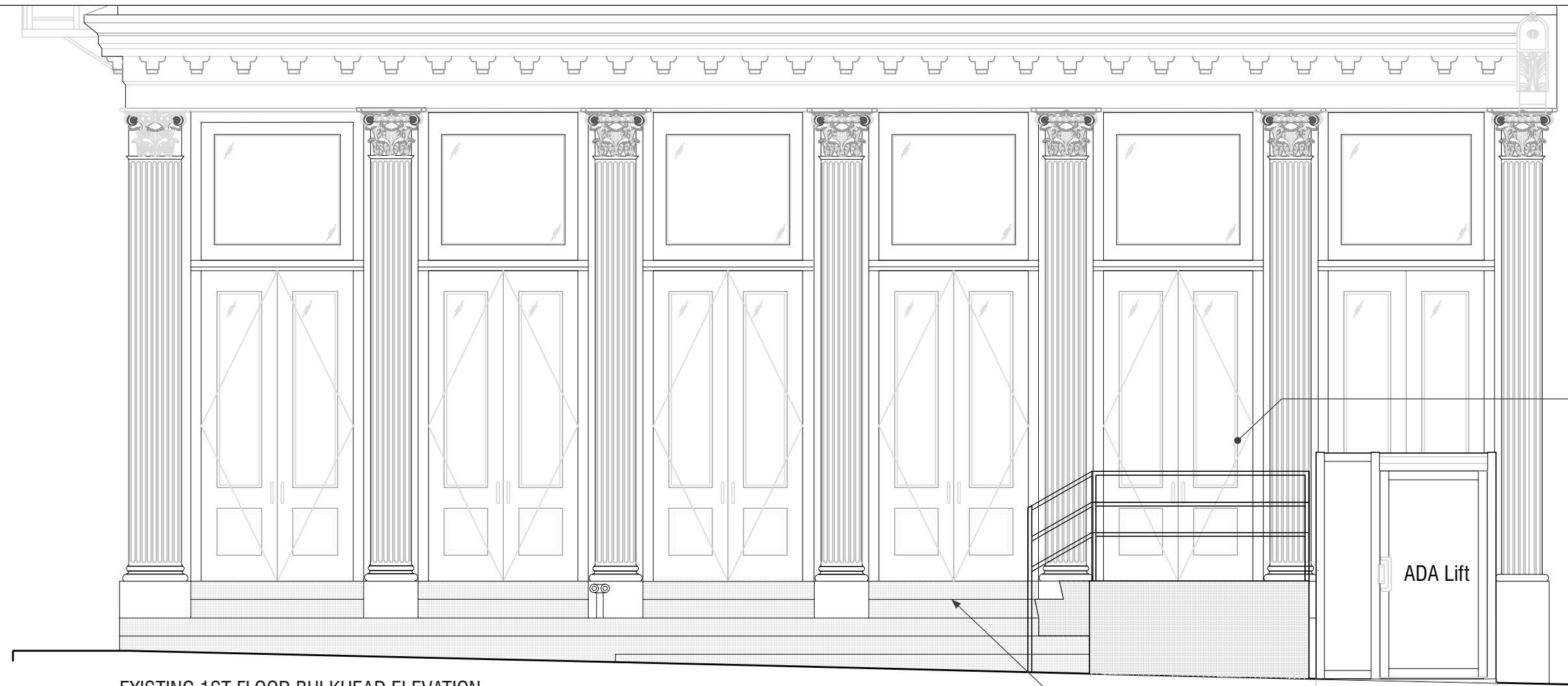
## SOUTH FACADE ELEVATIONS

DWG CONTENTS:  
LPC #19-25588

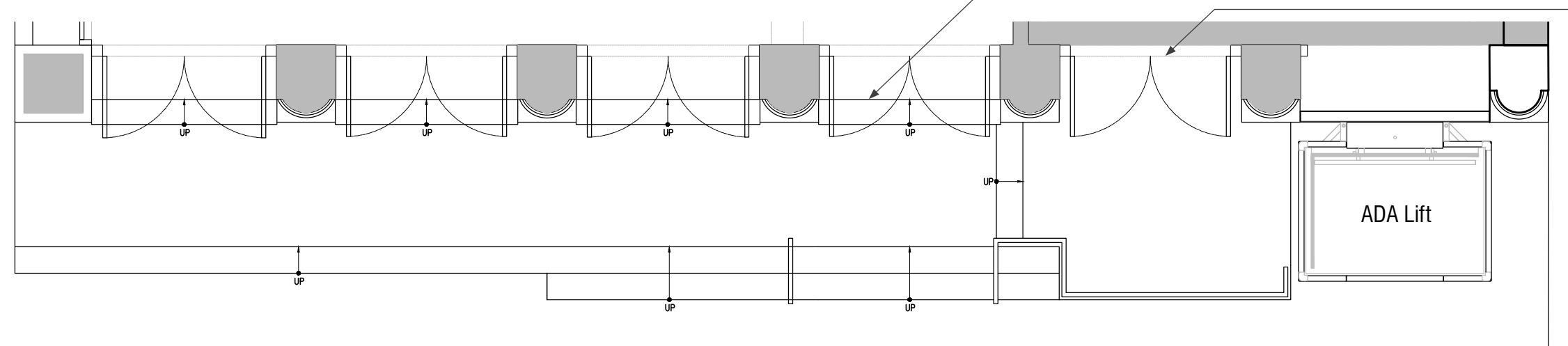
SCALE: 3/32" = 1'-0"

DWG NO.:  
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EXISTING 1ST FLOOR BULKHEAD ELEVATION



EXISTING 1ST FLOOR BULKHEAD PLAN

Main entrance into building lobby

Steps at entry to storefront

Main entrance into building lobby

ADA Lift

ADA Lift

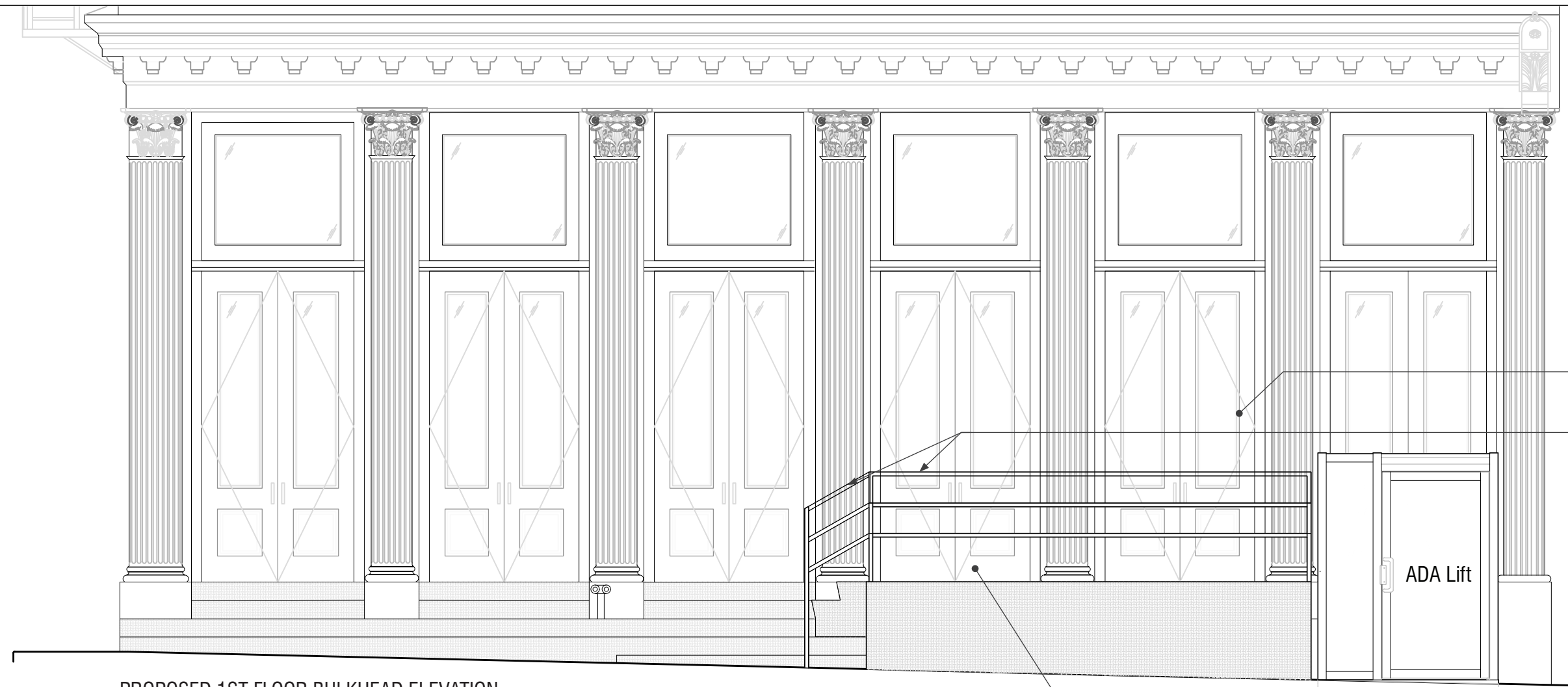
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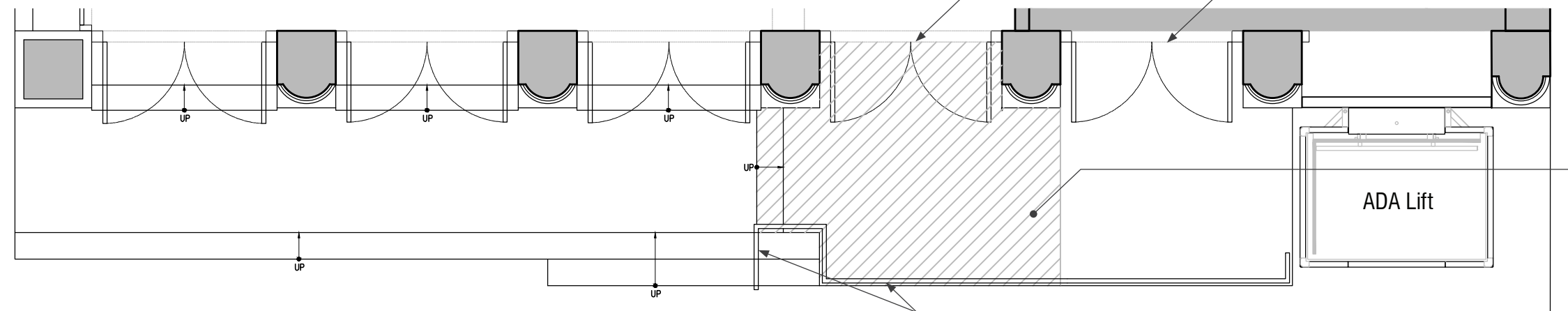
EXISTING BULKHEAD



DWG CONTENTS: LPC #19-25588	
SCALE:	1/4" = 1'-0"
DWG NO.:	9 OF 21



**PROPOSED 1ST FLOOR BULKHEAD ELEVATION**



**PROPOSED 1ST FLOOR BULKHEAD PLAN**

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**PROPOSED BULKHEAD**



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SCALE: 1/4" = 1'-0"

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CURRENT PHOTO (2018)  
West Facade and Cortlandt Alley from White Street

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CURRENT PHOTO (2018)  
 East Facade of 70 White Street and Cortlandt Alley from Walker Street



CURRENT PHOTO (2018)  
 West Facade Door of 79 Walker Street from Cortlandt Alley

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DWG CONTENTS:  
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CURRENT PHOTO (2018)  
West Facade of 80 White Street from Cortlandt Alley showing windows installed in 2018

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CURRENT PHOTO (2018)  
West Facade from Cortlandt Alley



CURRENT PHOTO (2018)  
West Facade from Cortlandt Alley

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## EXISTING WEST FACADE ELEVATION

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

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New entrance at vertically enlarged existing window opening  
Existing 12x12 ventilation louver for gas meter in existing fire rated panel  
Relocated 12x12 air intake louver in existing fire rated panel

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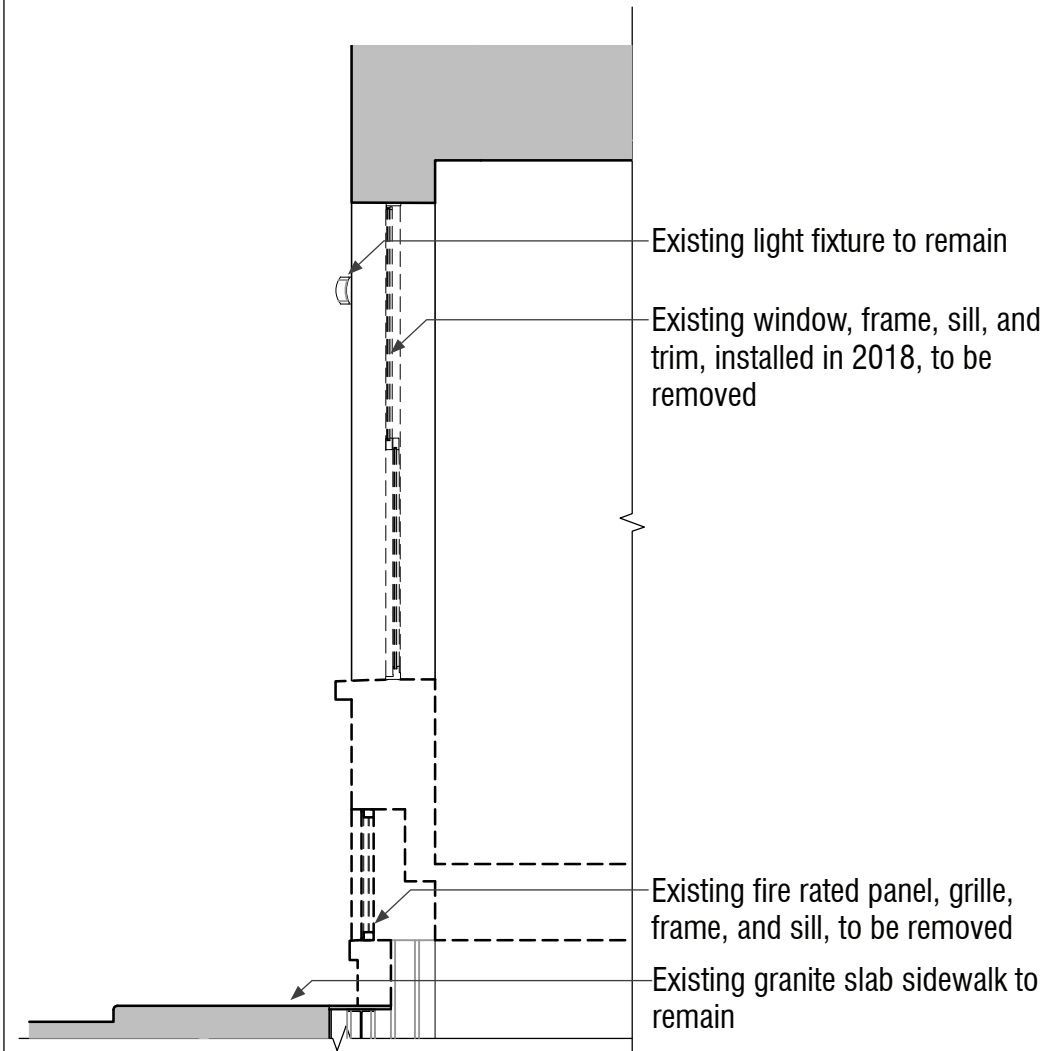
## PROPOSED WEST FACADE ELEVATION

DWG CONTENTS:  
LPC #19-25588

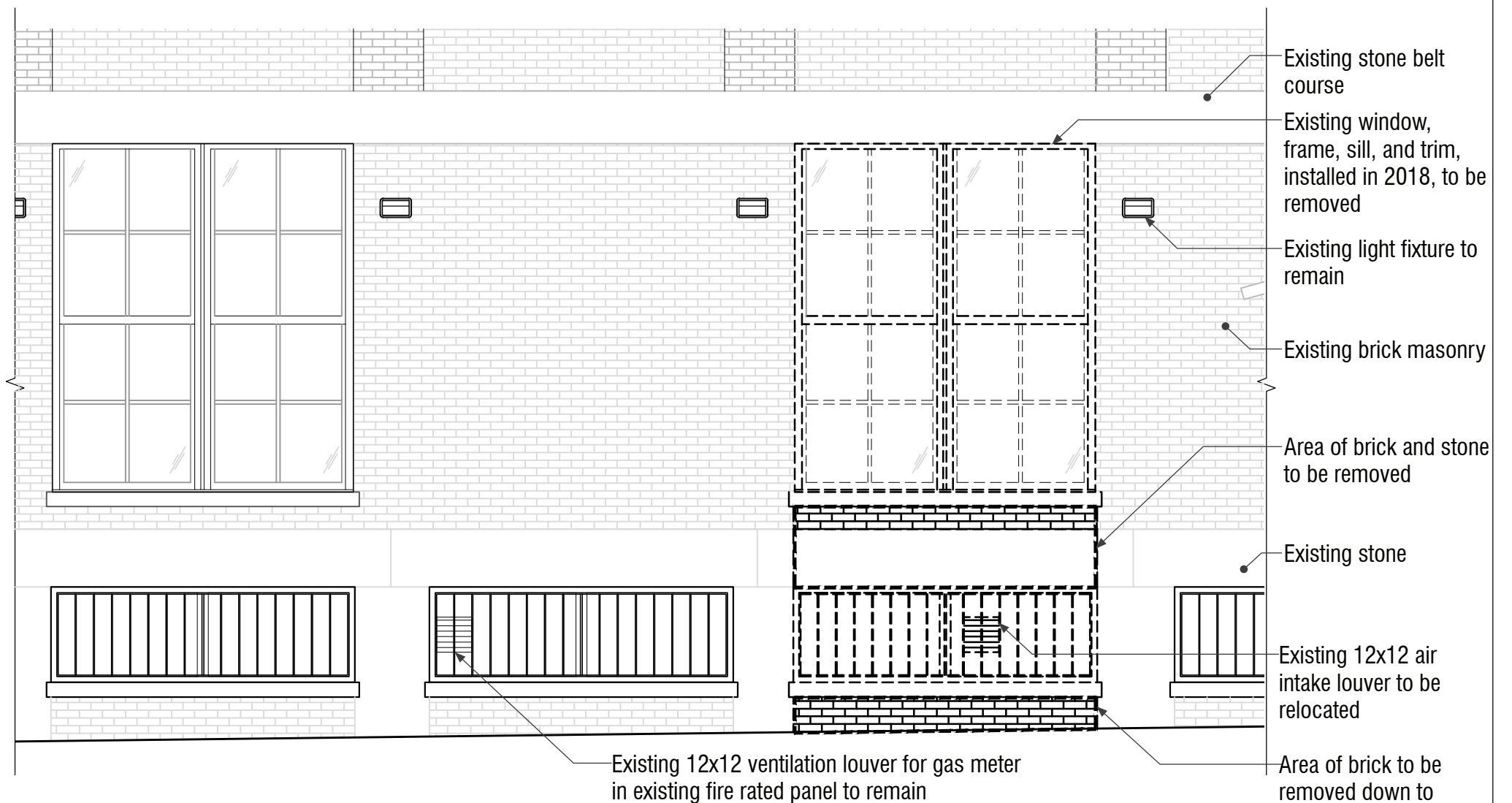
SCALE: 3/32" = 1'-0"

DWG NO.:  
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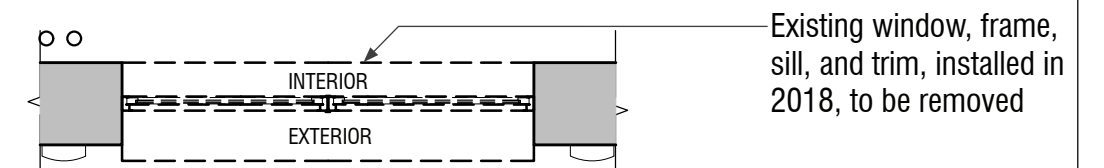




PARTIAL SECTION SHOWING REMOVED MATERIALS



PARTIAL ELEVATION SHOWING REMOVED MATERIALS



PARTIAL PLAN SHOWING REMOVED MATERIALS

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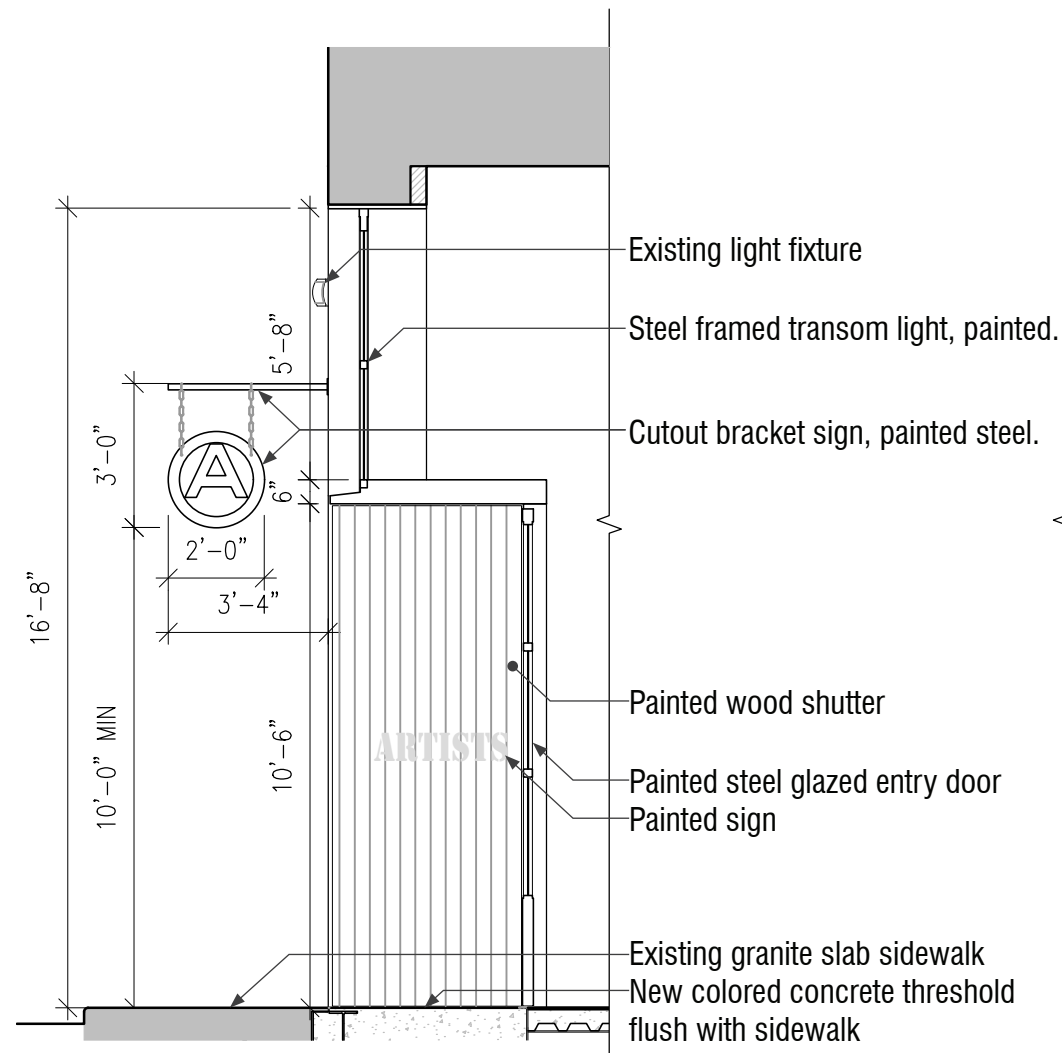
## ENLARGED WEST ENTRY SHOWING REMOVALS



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SCALE: 1/4" = 1'-0"

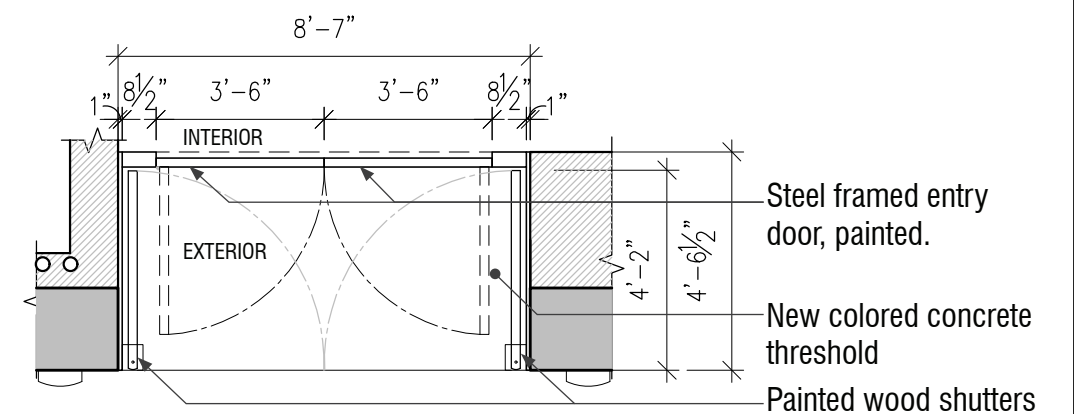
DWG NO.:  
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**PROPOSED WEST ENTRY SECTION**



**PROPOSED WEST ENTRY ENLARGED ELEVATION**



**PROPOSED WEST ENTRY ENLARGED PLAN**

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**ENLARGED WEST ENTRY SHOWING PROPOSAL**



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Existing window opening proposed to be vertically changed for new entrance

Existing 2x12 air intake louver in existing fire rated panel, to be relocated



CURRENT PHOTO (2018)

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Steel framed transom light, painted.

Cutout bracket sign, painted steel.

Painted wood shutter



PROPOSED WEST ENTRY WITH SHUTTERS CLOSED

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RENDERING WITH OUTER SHUTTERS CLOSED



Steel framed transom light, painted.

Cutout bracket sign, painted steel.

Steel framed entry doors, painted.



PROPOSED WEST ENTRY WITH SHUTTERS OPEN

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RENDERING WITH OUTER SHUTTERS OPEN