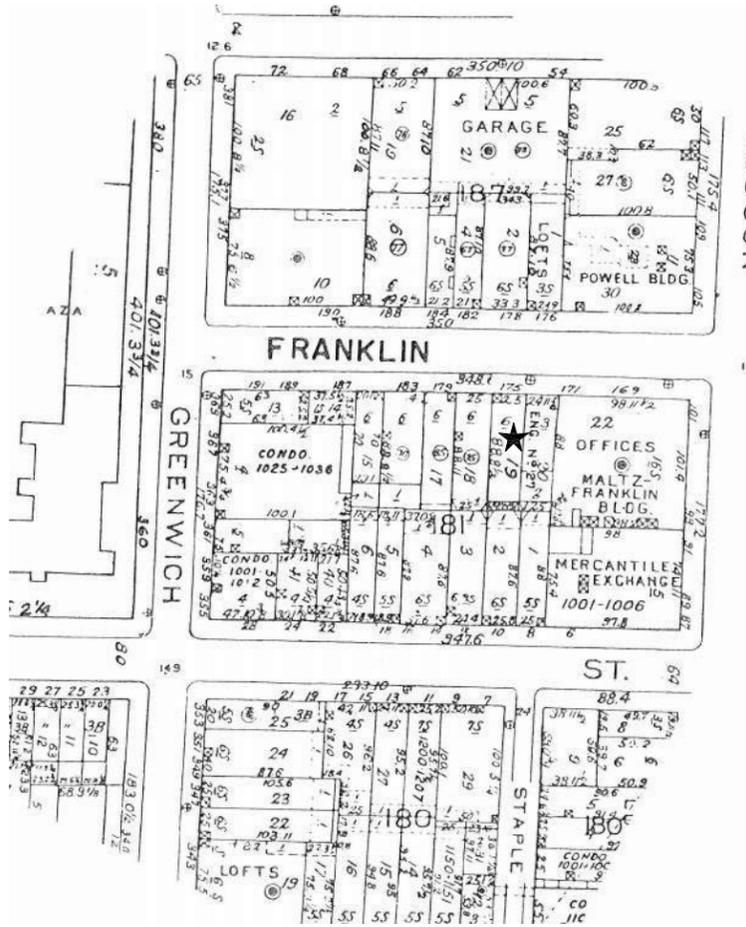


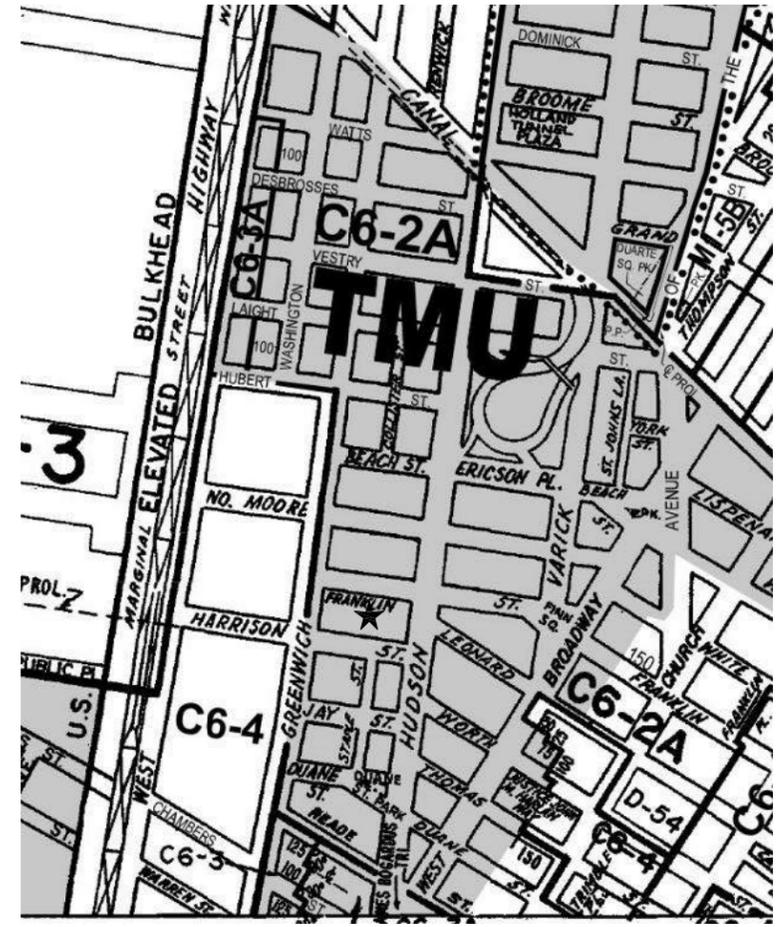
1 TRIBECA WEST HISTORIC DISTRICT

N.T.S.



2 SANBORN MAP

N.T.S.



3 ZONING MAP (MAP 12a)

N.T.S.

TRIBECA MIXED USE DISTRICT
UNDERLYING ZONING DISTRICT: C6-2A (R8A EQUIVALENT AS PER SEC. 34-112 ZR)
CLASS 3 NON-FIREPROOF (OLD CODE) 6 STORIES + CELLAR
OCCUPANCY: COMMERCIAL + RESIDENTIAL
COMMUNITY BOARD: 101

LPC DESIGNATION REPORT

175 FRANKLIN STREET
BOROUGH OF MANHATTAN, TAX BLOCK 118, LOT 19

DATE OF CONSTRUCTION: 1889-90 (NB 912-1889)
ARCHITECT: MARTIN W.B. FERDON
ORIGINAL OWNER/DEVELOPER: SAMUEL CHARLES WELSH
BUILDER: JAMES P. NIBLO
TYPE: STORE AND LOFT
STYLE/ORNAMENT: ROMANESQUE REVIVAL
METHOD OF CONSTRUCTION: MASONRY WITH CAST-IRON ELEMENTS
STORIES: 6

BUILDING SUMMARY

THIS SIX-STORY, TWENTY-FIVE FOOT WIDE STORE AND LOFT BUILDING IS LOCATED NEAR THE MIDDLE OF THE BLOCK BETWEEN HUDSON AND GREENWICH STREETS. IT WAS DESIGNED BY PROLIFIC ARCHITECT MARTIN V.B. FERDON FOR JEWELRY WHOLESALER SAMUEL CHARLES WELSH, WHOSE FAMILY RETAINED OWNERSHIP OF THE PROPERTY FOR MANY YEARS. ERECTED IN 1889-90, THE BUILDING REPLACED A SMALL FRAME STRUCTURE AND A MASONRY BUILDING AT THE REAR AND SLIGHTLY PREDATED ANOTHER BUILDING OF SIMILAR DESIGN THAT THIS ARCHITECT PRODUCED FOR THE SAME CLIENT ACROSS THE STREET AT NO. 186-188.

THE ROMANESQUE REVIVAL FACADE OF NO. 175 IS COMPOSED OF A ONE-STORY BASE AND A BRICK UPPER SECTION. AT THE FIRST STORY, SURVIVING ELEMENTS INCLUDE CAST-IRON PIERS, A PRESSED METAL CORNICE, A PAIR OF METAL FOLDING DOORS (ONCE COMMON IN THE DISTRICT), AND A WOOD WINDOW FRAME AND PANEALED BULKHEAD. AT THE UPPER STORIES, THE FLAT AND SEGMENTAL WINDOW HEADS ARE TRIMMED IN STONE. STRINGCOURSES, WOOD SASH WINDOWS, A BRICK CORBEL TABLE WITH A SIMPLE SHEET-METAL CORNICE, AND A DECORATED IRON FIRE ESCAPE REMAIN INTACT. A STEPPED VAULT SURVIVES AT THE BASE AND GRANITE VAULT COVERS EXTEND TO THE STREET.

AMONG THE BUILDING'S OCCUPANTS, WHICH WERE TYPICAL OF THE DISTRICT, WERE SIMPLEX BUTTER MACHINES, INC.; WILLIAM & M.J. WEINBERG, BUTTER AND EGG MERCHANTS; AND ZAUSNER FOODS, INC.

JOHN FURTH PEACHY, ARCHITECT
146 FRANKLIN ST., NEW YORK, N.Y.

175 FRANKLIN ST., N.Y., NY
ELEVATOR BULKHEAD MODIFICATION

DRAWING TITLE
TRIBECA WEST HISTORIC DISTRICT MAP,
SANBORN MAP, ZONING MAP AND
THE LPC DESIGNATION REPORT

DRAWN BY SLF DATE 03/02/16
CHECKED BY JFP SCALE AS NOTED

DRAWING NO.
L-001.00

LPC DOCKET NO. 16-5008
PAGE NO. 1 OF 9



1 TAX PHOTO-1941



2 LANDMARKS DESIGNATION PHOTO-1991



3 STREET VIEW EXISTING BUILDING-03/09/16

REVISION	DESCRIPTION	DATE
JOHN FURTH PEACHY, ARCHITECT 146 FRANKLIN ST., NEW YORK, N.Y.		
175 FRANKLIN ST., N.Y., NY ELEVATOR BULKHEAD MODIFICATION		
DRAWING TITLE		
HISTORIC AND EXISTING PHOTOGRAPHS		
DRAWN BY	ABP	DATE 03/02/16
CHECKED BY	JFP	SCALE AS NOTED
DRAWING NO.		
L-002.00		
LPC DOCKET NO. 16-5008		
PAGE NO. 2 OF 9		



1 **MOCK UP - CLOSE UP OF ELEVATOR BULKHEAD** **05/19/10**
 TAKEN FROM NORTHEAST CORNER OF ROOF LOOKING WEST



2 **EXIST. CONDITION - CLOSE UP OF ELEVATOR BULKHEAD** **02/26/16**
 TAKEN FROM NORTHEAST CORNER OF ROOF LOOKING WEST

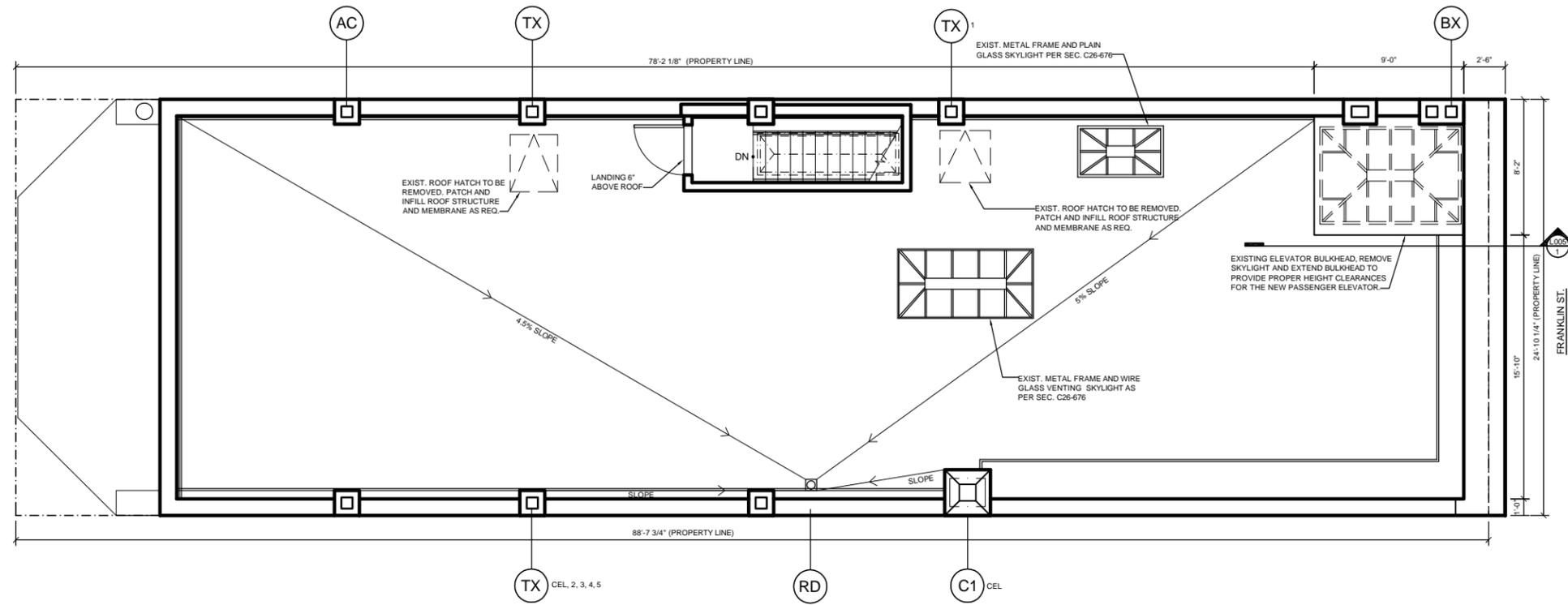


3 **MOCK-UP OF ELEVATOR BULKHEAD** **05/19/10**

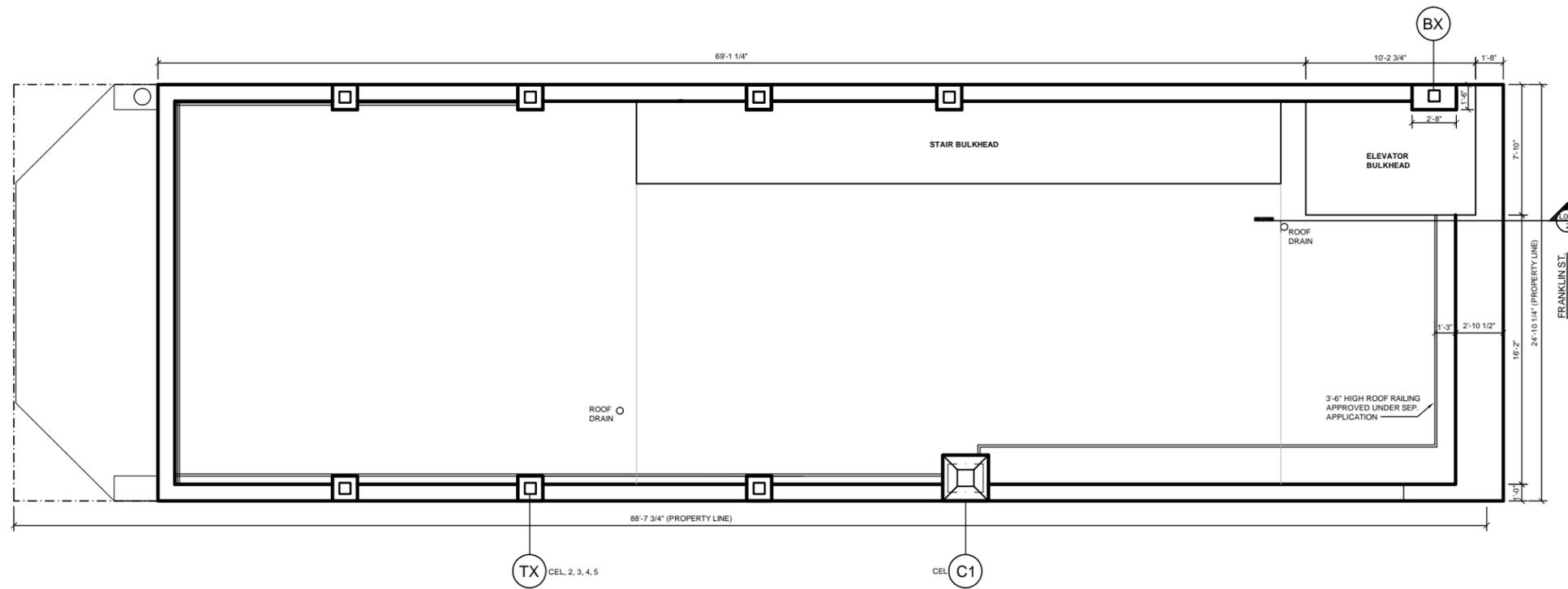


4 **EXISTING CONDITION OF ELEVATOR BULKHEAD** **02/26/16**

REVISION	DESCRIPTION	DATE
JOHN FURTH PEACHY, ARCHITECT 146 FRANKLIN ST., NEW YORK, N.Y.		
175 FRANKLIN ST., N.Y., NY ELEVATOR BULKHEAD MODIFICATION		
DRAWING TITLE MOCK UP AND EXISTING CONDITION PHOTOGRAPHS		
DRAWN BY	ABP	DATE 03/02/16
CHECKED BY	JFP	SCALE AS NOTED
DRAWING NO.		
L-003.00		
LPC DOCKET NO. 16-5008		
PAGE NO. 3 OF 9		



1 APPROVED ROOF PLAN 11/23/10 SCALE: 1/4" = 1'-0" 



2 CURRENT ROOF PLAN SCALE: 1/4" = 1'-0" 

REVISION	DESCRIPTION	DATE

JOHN FURTH PEACHY, ARCHITECT
146 FRANKLIN ST., NEW YORK, N.Y.

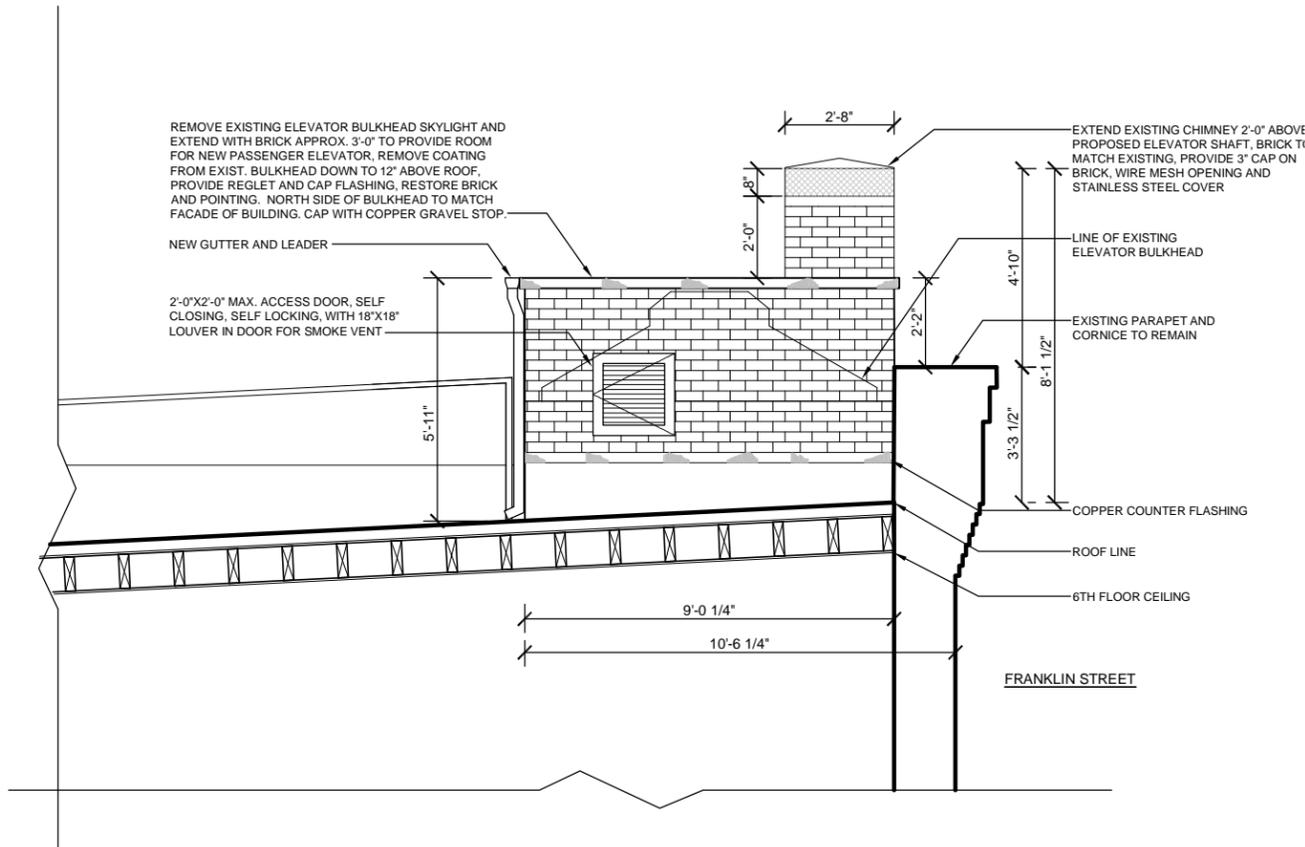
175 FRANKLIN ST., N.Y., NY
ELEVATOR BULKHEAD MODIFICATION

DRAWING TITLE
PREVIOUSLY APPROVED AND
EXISTING CONDITION ROOF PLAN

DRAWN BY	SLF	DATE	06/23/15
CHECKED BY	JFP	SCALE	AS NOTED

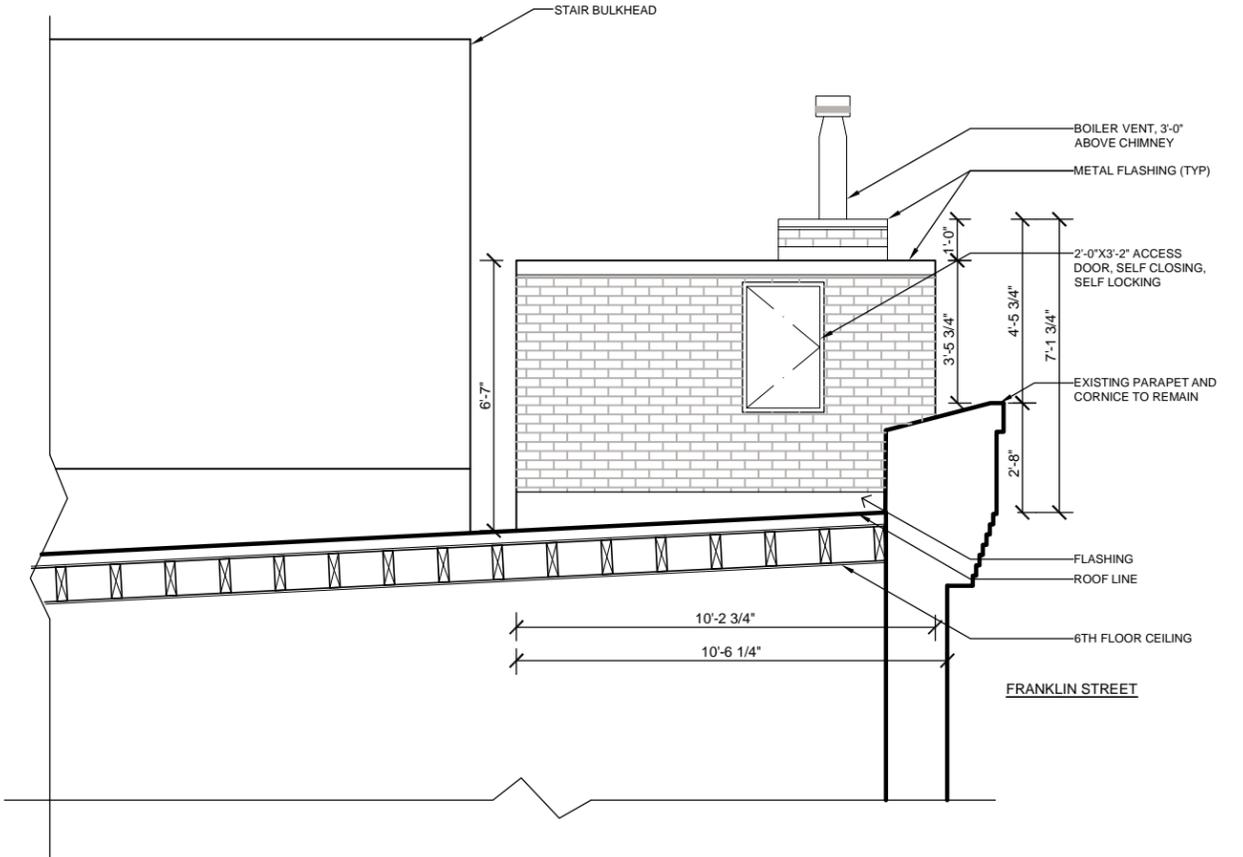
DRAWING NO.
L-004.00

LPC DOCKET NO. 16-5008
PAGE NO. 4 OF 9



1 APPROVED ELEVATOR BULKHEAD ELEVATION 11/23/10

SCALE: 1/2" = 1'-0"



2 CURRENT ELEVATOR BULKHEAD ELEVATION

SCALE: 1/2" = 1'-0"

REVISION	DESCRIPTION	DATE
JOHN FURTH PEACHY, ARCHITECT 146 FRANKLIN ST., NEW YORK, N.Y.		
175 FRANKLIN ST., N.Y., NY ELEVATOR BULKHEAD MODIFICATION		
DRAWING TITLE		
PREVIOUSLY APPROVED AND EXISTING ELEVATOR BULKHEAD (AS-BUILT) ELEVATION		
DRAWN BY	SLF	DATE 06/23/15
CHECKED BY	JFP	SCALE AS NOTED
DRAWING NO.		
L-005.00		
LPC DOCKET NO. 16-5008		
PAGE NO. 5 OF 9		



A



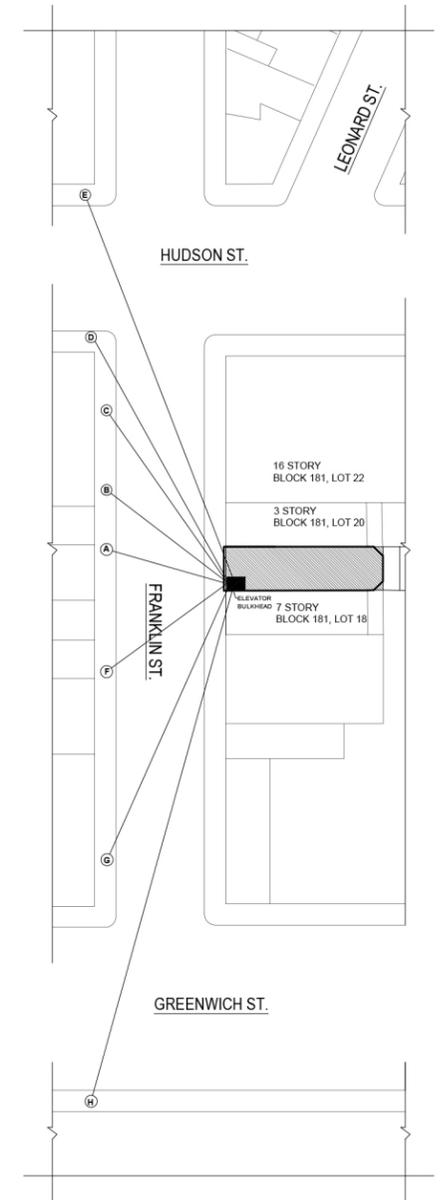
B



C



D



1 SIGHT LINE PLAN
N.T.S.

REVISION	DESCRIPTION	DATE
JOHN FURTH PEACHY, ARCHITECT 146 FRANKLIN ST., NEW YORK, N.Y.		
175 FRANKLIN ST., N.Y., NY ELEVATOR BULKHEAD MODIFICATION		
DRAWING TITLE SIGHT LINE PLAN AND SIGHT LINE PHOTOGRAPHS		
DRAWN BY	ABP	DATE 03/02/16
CHECKED BY	JFP	SCALE AS NOTED
DRAWING NO.		
L-006.00		
LPC DOCKET NO. 16-5008		
PAGE NO. 6 OF 9		



E



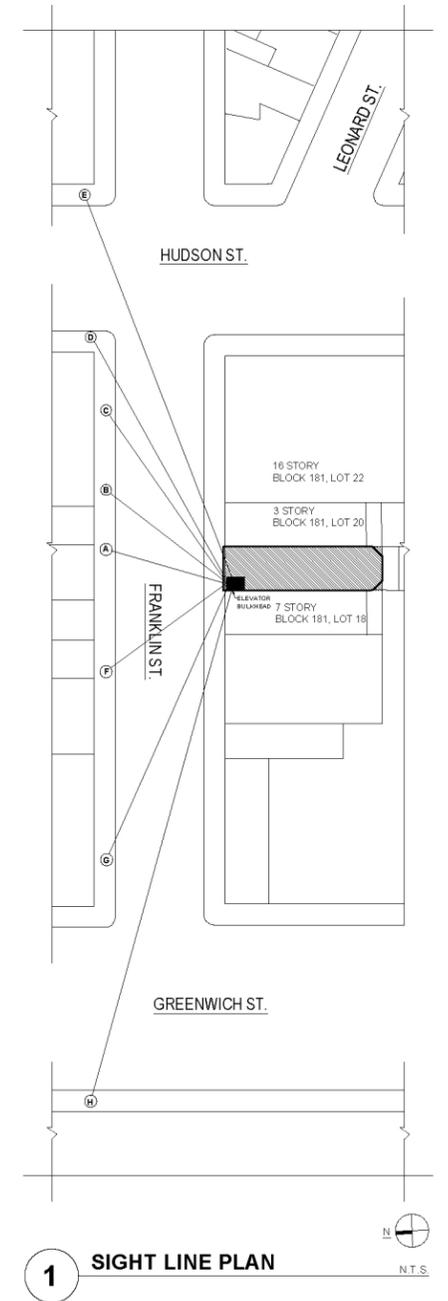
F



G



H



1 SIGHT LINE PLAN

REVISION	DESCRIPTION	DATE
JOHN FURTH PEACHY, ARCHITECT 146 FRANKLIN ST., NEW YORK, N.Y.		
175 FRANKLIN ST., N.Y., NY ELEVATOR BULKHEAD MODIFICATION		
DRAWING TITLE SIGHT LINE PLAN AND SIGHT LINE PHOTOGRAPHS		
DRAWN BY	ABP	DATE 03/02/16
CHECKED BY	JFP	SCALE AS NOTED
DRAWING NO. L-007.00		
LPC DOCKET NO. 16-5008		
PAGE NO. 7 OF 9		



1 401 GREENWICH STREET



2 17 HUBERT STREET



3 407 GREENWICH STREET



4 64 NORTH MOORE STREET



5 117 HUDSON STREET



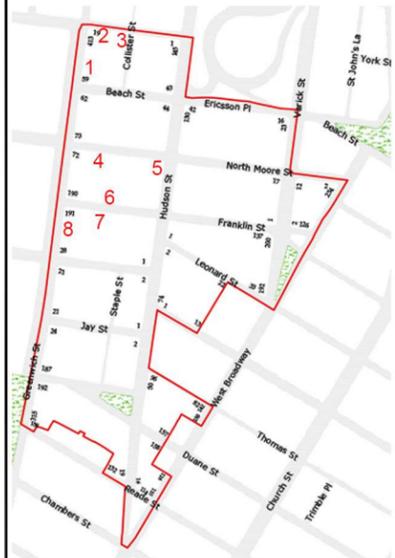
6 186 FRANKLIN STREET



7 181 FRANKLIN STREET



8 363 GREENWICH STREET



CONTEXTUAL EXAMPLE KEY

- ★ 175 FRANKLIN STREET (SUBJECT BUILDING)
- ① 401 GREENWICH STREET
- ② 17 HUBERT STREET
- ③ 407 GREENWICH STREET
- ④ 64 NORTH MOORE STREET
- ⑤ 117 HUDSON STREET
- ⑥ 186 FRANKLIN STREET
- ⑦ 181 FRANKLIN STREET
- ⑧ 363 GREENWICH STREET
- ⑨ 12 + 14 HARRISON STREET
- ⑩ 23 LEONARD STREET
- ⑪ 15 JAY STREET
- ⑫ 165 DUANE STREET
- ⑬ 181 DUANE STREET
- ⑭ 143 + 145 + 147 DUANE STREET
- ⑮ 151 HUDSON STREET
- ⑯ 146 FRANKLIN STREET

REVISION	DESCRIPTION	DATE

JOHN FURTH PEACHY, ARCHITECT
146 FRANKLIN ST., NEW YORK, N.Y.

175 FRANKLIN ST., N.Y., NY
ELEVATOR BULKHEAD MODIFICATION

DRAWING TITLE: CONTEXTUAL EXAMPLE PHOTOGRAPHS

DRAWN BY ABP DATE 03/02/16
CHECKED BY JFP SCALE AS NOTED

DRAWING NO. L-008.00

LPC DOCKET NO. 16-5008
PAGE NO. 8 OF 9



9 12 + 14 HARRISON STREET



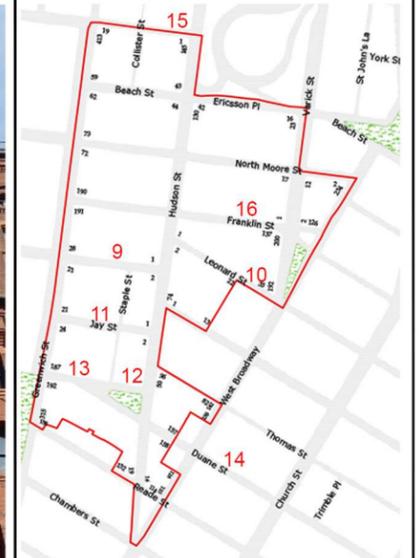
10 23 LEONARD STREET



11 15 JAY STREET



12 165 DUANE STREET



CONTEXTUAL EXAMPLE KEY

- ★ 175 FRANKLIN STREET (SUBJECT BUILDING)
- ① 401 GREENWICH STREET
- ② 17 HUBERT STREET
- ③ 407 GREENWICH STREET
- ④ 64 NORTH MOORE STREET
- ⑤ 117 HUDSON STREET
- ⑥ 186 FRANKLIN STREET
- ⑦ 181 FRANKLIN STREET
- ⑧ 363 GREENWICH STREET
- ⑨ 12 + 14 HARRISON STREET
- ⑩ 23 LEONARD STREET
- ⑪ 15 JAY STREET
- ⑫ 165 DUANE STREET
- ⑬ 181 DUANE STREET
- ⑭ 143 + 145 + 147 DUANE STREET
- ⑮ 151 HUDSON STREET
- ⑯ 146 FRANKLIN STREET



13 181 DUANE STREET



14 143 + 145 + 147 DUANE STREET



15 151 HUDSON STREET



16 146 FRANKLIN STREET

REVISION	DESCRIPTION	DATE

JOHN FURTH PEACHY, ARCHITECT
146 FRANKLIN ST., NEW YORK, N.Y.

**175 FRANKLIN ST., N.Y., NY
ELEVATOR BULKHEAD MODIFICATION**

DRAWING TITLE
CONTEXTUAL EXAMPLE
PHOTOGRAPHS

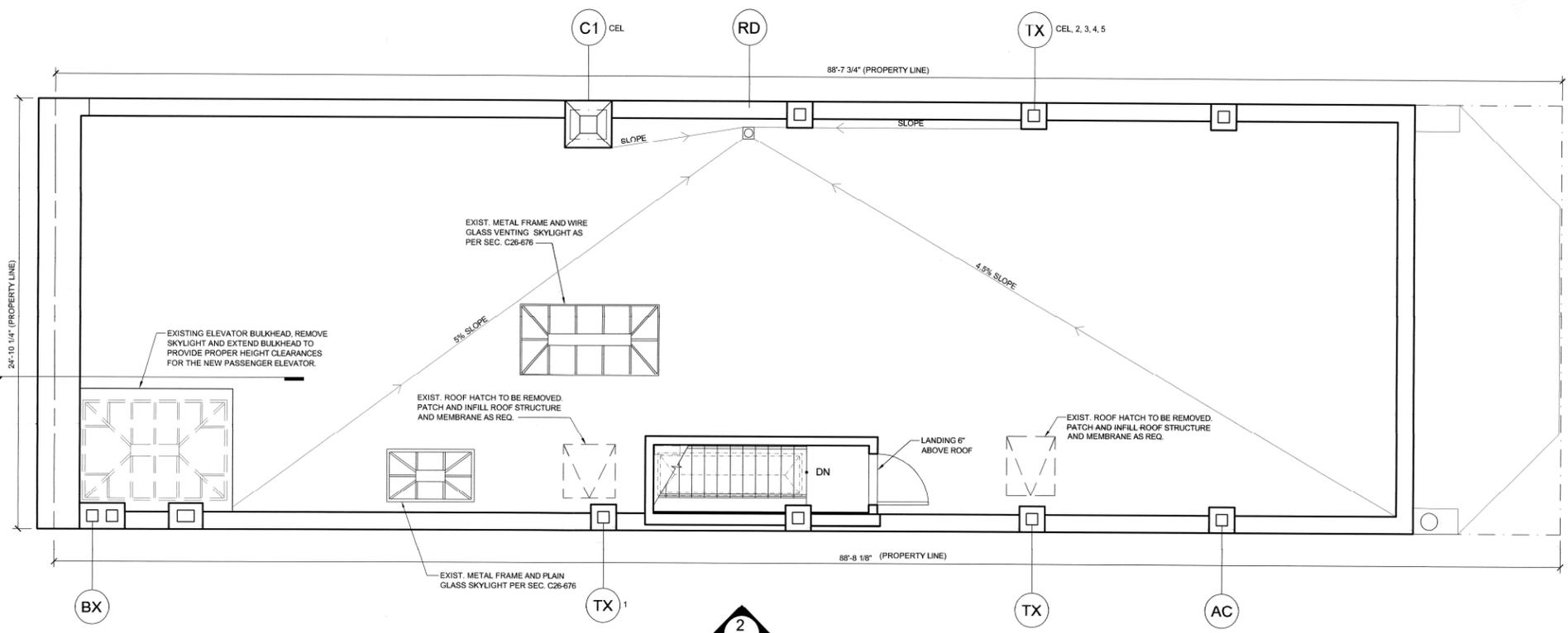
DRAWN BY	ABP	DATE	03/02/16
CHECKED BY	JFP	SCALE	AS NOTED

DRAWING NO.

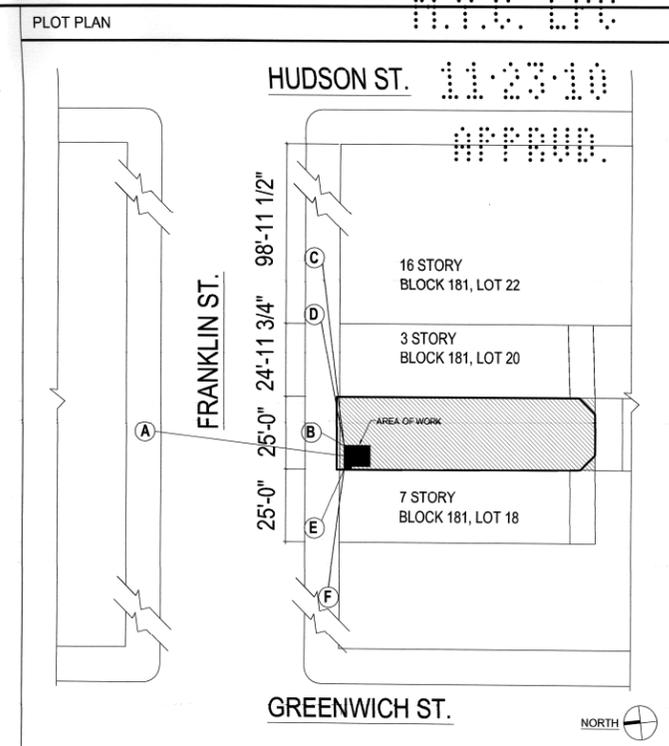
L-009.00

LPC DOCKET NO. 16-5008

PAGE NO. 9 OF 9



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



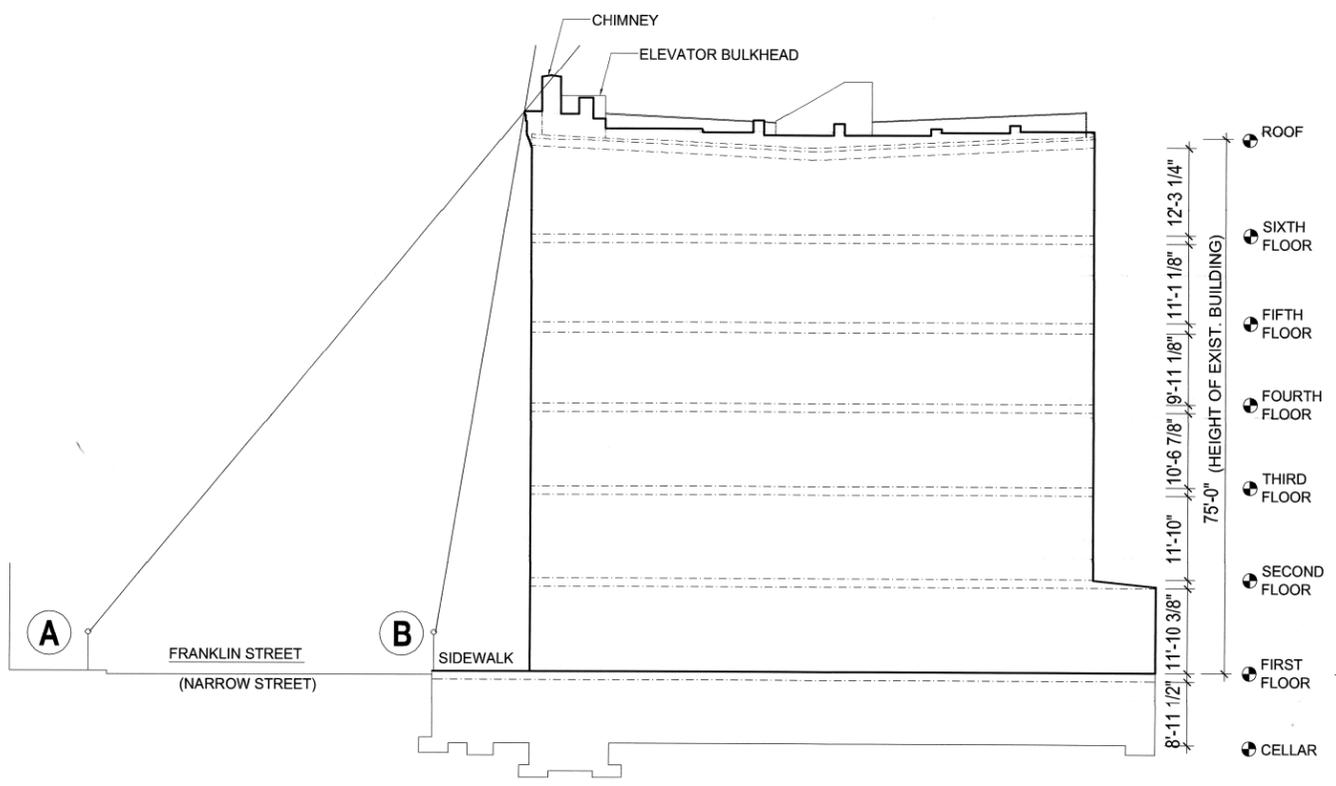
METES AND BOUNDS DIMENSIONS SHOWN ARE DERIVED FROM DEED

PLOT PLAN NOT TO SCALE

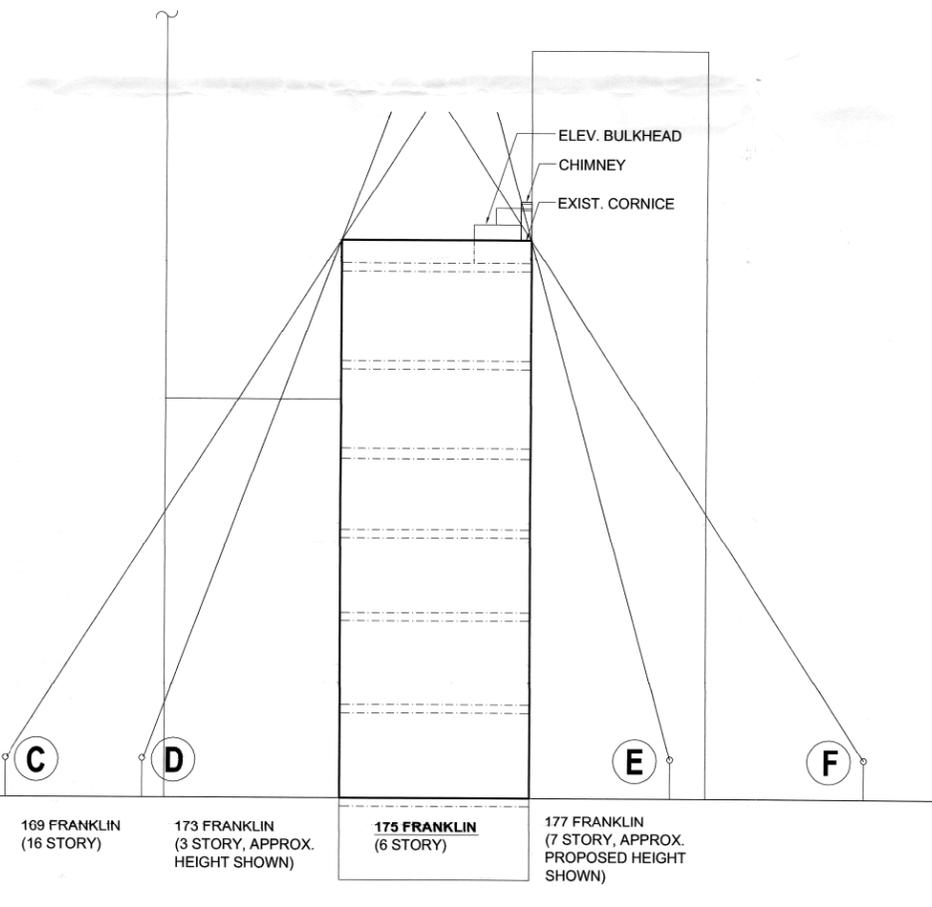
175 FRANKLIN STREET
 BLOCK: 181 LOT: 19
 ZONING: C6-2A
 MAP: 12a
 CONSTRUCTION CLASSIFICATION: CLASS 3
 BUILDING HEIGHT: 6 STORIES + CELLAR
 COMMUNITY BOARD NO.: 101
 IMD 10217

LIST OF DRAWINGS

L001.00	PLOT PLAN, LIST OF DRAWINGS, ROOF PLAN, AND BUILDING ELEVATION SIGHT LINE DRAWINGS
L002.00	EXISTING & PROPOSED ELEVATOR BULKHEAD ELEVATIONS, GENERAL NOTES AND TENANT SAFETY NOTES



2 SIGHT LINE DRAWING - WEST ELEVATION N.T.S.



3 SIGHT LINE DRAWING - NORTH ELEVATION N.T.S.

REVISION	DESCRIPTION	DATE

JOHN FURTH PEACHY, ARCHITECT
 146 FRANKLIN ST., NEW YORK, N.Y.

175 FRANKLIN STREET
ELEVATOR BULKHEAD

DRAWING TITLE
 PLOT PLAN, LIST OF DRAWINGS, ROOF PLAN,
 BUILDING ELEVATION SIGHT LINE DRAWINGS

DRAWN BY	SLF	DATE	04/28/10
CHECKED BY	JFP	SCALE	AS NOTED
DRAWING NO.			
L-001.00			
DOB JOB NO. 104083386			
PAGE NO. 1 OF 2			

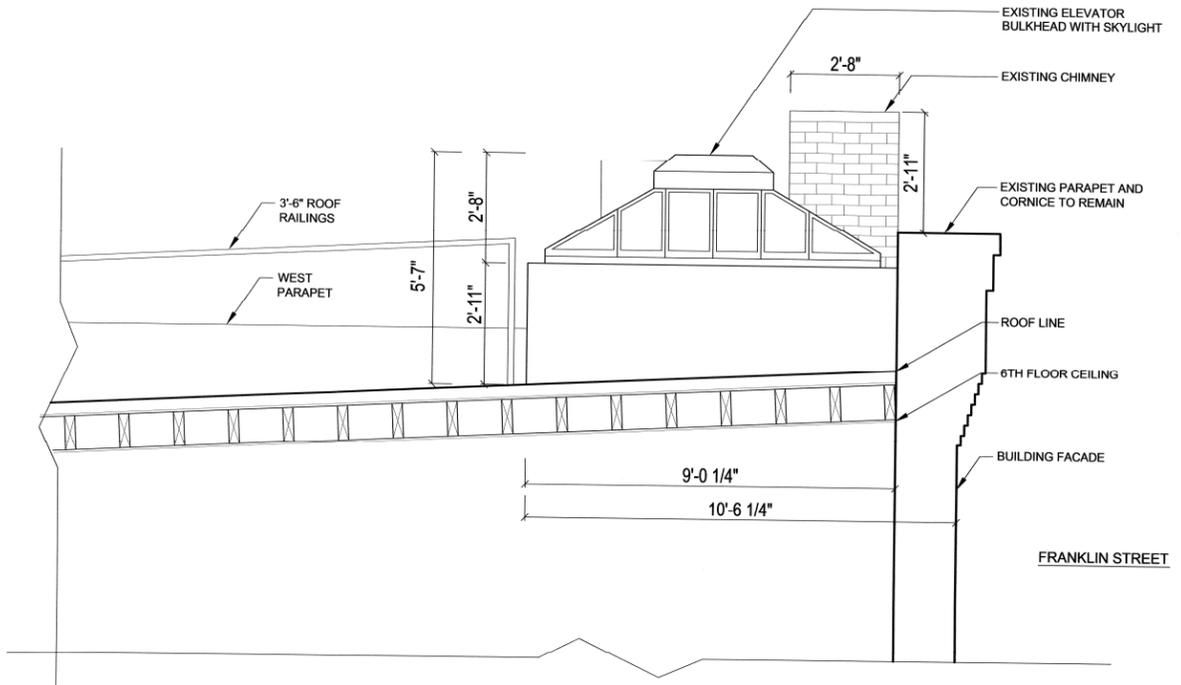


GENERAL NOTES

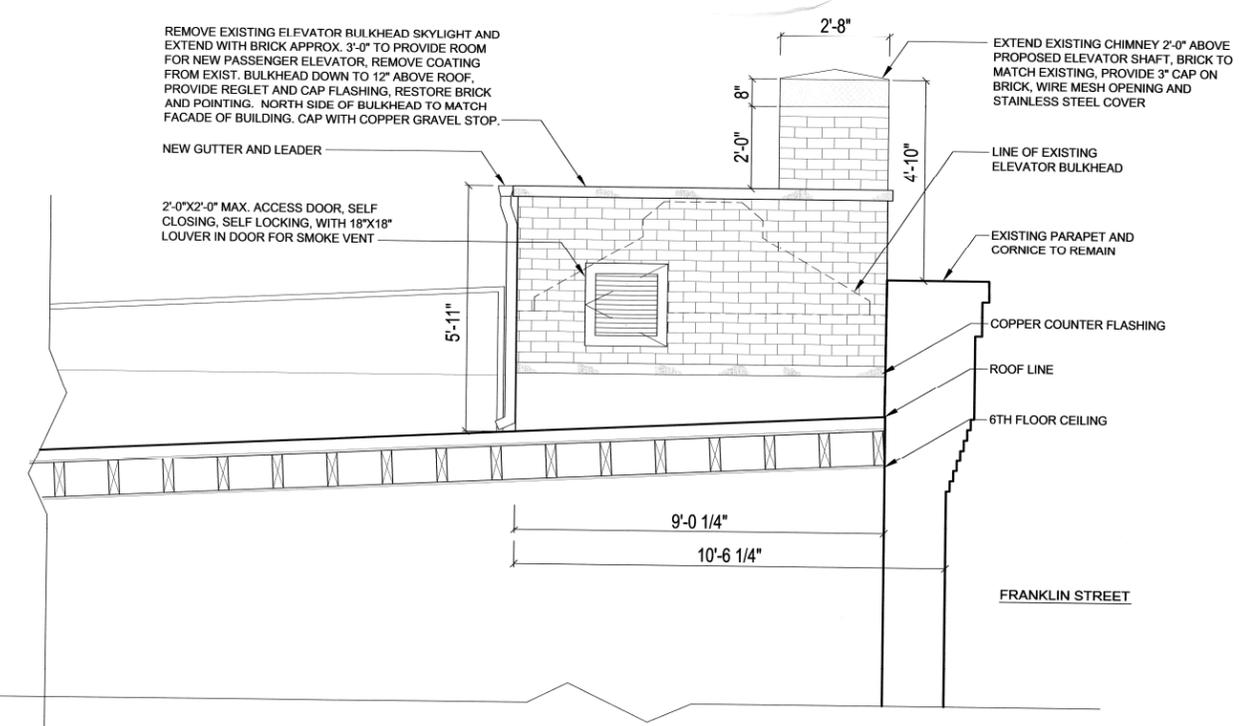
1. ALL WORK SHALL CONFORM TO THE BUILDING CODE OF THE CITY OF NEW YORK AS AMENDED TO DATE.
2. THE CONTRACTOR SHALL SUPPLY ALL LABORS, MATERIALS AND EQUIPMENT TO COMPLETE THE WORK AS CALLED FOR ON THE DRAWINGS.
3. THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND FINAL APPROVAL OF COMPLETION OF WORK FROM THE NEW YORK BUILDING DEPARTMENT.
4. ALL EXISTING AREAS OF THE BUILDING THAT ARE DAMAGED BY THE CONTRACTOR SHALL BE RESTORED TO MATCH EXISTING, AT NO ADDITIONAL COST TO THE OWNER.
5. ALL REMOVED MATERIAL AND DEBRIS SHALL BE LEGALLY DISPOSED OF AWAY FROM THE PREMISES.
6. THE CONTRACTOR SHALL GUARANTEE ALL WORK PERFORMED UNDER THE CONTRACT FOR A PERIOD OF (1) ONE YEAR AFTER COMPLETION AND FINAL ACCEPTANCE BY THE OWNER.
7. THE CONTRACTOR SHALL VERIFY AND CHECK ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE BEFORE BIDDING AND PROCEEDING INTO CONSTRUCTION AND SHALL BE RESPONSIBLE FOR SAME.
8. THE CONTRACTOR SHALL COORDINATE ALL OPERATIONS WITH THE OWNER, SUCH AS WORK AREAS USED FOR MATERIAL STORAGE, ACCESS TO AND FROM WORK AREAS, TIMING OF WORK, SPECIAL CONSIDERATION OF NOISY OPERATIONS, INTERRUPTIONS FOR MECHANICAL AND ELECTRICAL SERVICES, ETC. THE CONTRACTOR SHALL NOT INTERRUPT THE ON-GOING OPERATION OF THE PREMISES AT ANY TIME.
9. THE SCOPE OF DEMOLITION AND REMOVAL TO BE PERFORMED SHALL NOT BE LIMITED BY THE DRAWINGS OR SPECIFICATIONS BUT SHALL INCLUDE ALL WORK THAT SHALL BE REQUIRED OR DIRECTED BY THE OWNER'S REPRESENTATIVE IN ORDER TO FACILITATE THE NEW WORK.
10. ALL WORK PERFORMED BY THE CONTRACTOR SHALL BE DONE IN A GOOD WORKMANLIKE MANNER AND TO THE APPROVAL AND ACCEPTANCE OF THE OWNER AND THE ARCHITECT AND/OR ENGINEER.
11. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR HIS WORK AND FOR COORDINATION BETWEEN HIS RESPECTIVE SUBCONTRACTORS AND THEIR PORTION OF THE WORK.
12. THE CONTRACTOR SHALL CHECK DETAILS FOR LOCATIONS OF ALL ITEMS NOT DIMENSIONED ON THE DRAWINGS.
13. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TEMPORARY FACILITIES FOR PROTECTION AND/OR ENCLOSURE OF AREAS OF WORK AND PROTECTION OF AREAS WHERE THERE IS NO FURTHER WORK. REMOVE TEMPORARY FACILITIES WHEN NO LONGER REQUIRED.

TENANT SAFETY NOTES

1. CONSTRUCTION WORK SHALL BE CONFINED TO THE ROOF AREA AND SHALL NOT CREATE DUST OR DIRT OR OTHER INCONVENIENCES TO OTHER TENANTS WITHIN THE BUILDING.
2. CONSTRUCTION OPERATIONS SHALL NOT BLOCK HALLWAYS OR MEANS OF EGRESS FOR TENANTS OF BUILDING.
3. CONSTRUCTION OPERATIONS SHALL NOT INVOLVE INTERRUPTION OF HEATING, WATER OR ELECTRICAL SERVICES TO OTHER TENANTS OF THE BUILDING.
4. CONSTRUCTION OPERATIONS SHALL BE CONFINED TO NORMAL WORKING HOURS 8:00 AM TO 5:00 PM MONDAY THROUGH FRIDAY (EXCEPT LEGAL HOLIDAYS).



1 EXISTING ELEVATOR BULKHEAD ELEVATION SCALE: 1/2" = 1'-0"



2 PROPOSED ELEVATOR BULKHEAD ELEVATION SCALE: 1/2" = 1'-0"

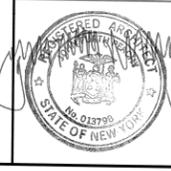
REVISION	DESCRIPTION	DATE

JOHN FURTH PEACHY, ARCHITECT
146 FRANKLIN ST., NEW YORK, N.Y.

175 FRANKLIN STREET
ELEVATOR BULKHEAD

DRAWING TITLE
EXISTING & PROPOSED ELEVATOR BULKHEAD ELEVATIONS,
GENERAL NOTES AND TENANT SAFETY NOTES

DRAWN BY	SLF	DATE	04/28/10
CHECKED BY	JFP	SCALE	AS NOTED
DRAWING NO.			
L-002.00			
DOB JOB NO. 104083386			
PAGE NO. 2 OF 2			





1 OVERBUILT - CLOSE UP OF ELEVATOR BULKHEAD 06/12/15
 TAKEN FROM NORTHEAST CORNER OF ROOF LOOKING WEST



2 OVERBUILT ELEVATOR BULKHEAD 11/19/14

REVISION	DESCRIPTION	DATE

JOHN FURTH PEACHY, ARCHITECT
 146 FRANKLIN ST., NEW YORK, N.Y.

175 FRANKLIN ST., N.Y., NY
ELEVATOR BULKHEAD MODIFICATION

DRAWING TITLE
 OVERBUILT ELEVATOR
 BULKHEAD PHOTOGRAPHS

DRAWN BY	ABP	DATE	03/02/16
CHECKED BY	JFP	SCALE	AS NOTED
DRAWING NO.			
L-010.00			
LPC DOCKET NO. 16-5008			
PAGE NO. 1 OF 1			