



1940's



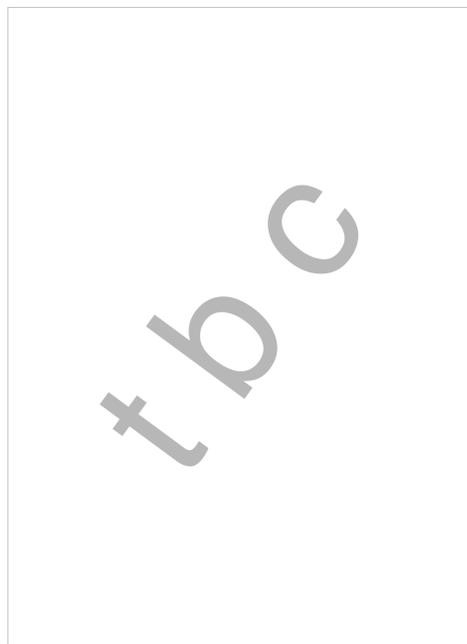
1980's



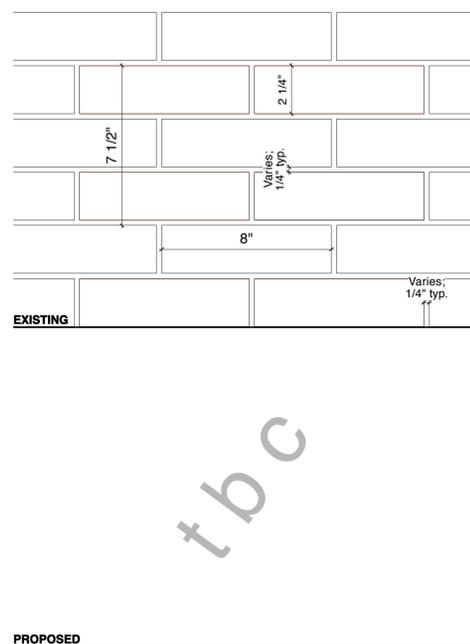
1 EXISTING CROSBY STREET - LOOKING EAST



2 EXISTING COATING REMOVAL AT BRICK



3 PROPOSED REPLACEMENT BRICK MOCK-UP



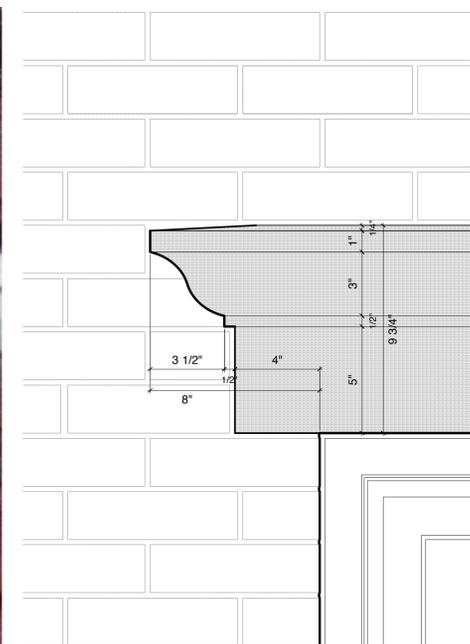
4 EXISTING / PROPOSED BRICK DIMENSIONS
QUARTER SCALE



5 1940's TAX PHOTOGRAPH



6 1980's TAX PHOTOGRAPH



7 PROPOSED REPLACEMENT BROWNSTONE LINTEL
QUARTER SCALE



SEVERE CRACKING AND MOVEMENT; HAZARDOUS CONDITION AT BRICK MASONRY AND LINTEL



DELAMINATION: FACE BRICK HAS SEPARATED FROM INNER WYTHES THROUGHOUT FACADE

NON-HISTORIC STONE SILL BACK PITCHED TO INTERIOR (NOTE ACCUMULATION OF SPOILS FROM ACTIVE CRACKING)



NON-ORIGINAL LINTEL (TYP): STONE LINTEL REMOVED AND STEEL BEAM ADDED WHEN WINDOW CONFIGURATION ALTERED (SEE NOTE AT TOP).



DISPLACEMENT: WALL IS OUT OF PLANE (TYP)

SPALLING AT STONE SILLS (TYP)

NON-HISTORIC MATERIAL: RECONSTRUCTED BRICK DOES NOT MATCH ORIGINAL



LEGEND

- CRACK
- SEVERE CRACK
- CRACK (INTERIOR)
- SPALL
- DISPLACEMENT, MOVEMENT
- OUT OF PLANE WITH ADJACENT MATERIAL
- SEVERE SUBSIDENCE
- REMOVED ELEMENT
- NON-ORIGINAL ELEMENT

MODIFIED WINDOW FOR FIRE ESCAPE EGRESS

NON-ORIGINAL WINDOWS. OPENINGS ADDED AT A LATER DATE.

CASEMENT WINDOWS AT ATTIC

HISTORIC CORNICE TO BE SALVAGED AND REINSTALLED



ORIGINAL STONE LINTELS CHOPPED BACK THROUGHOUT, ROUGHLY PATCHED WITH MORTAR AND COATED.

BRICK MASONRY CRACKING ON THE INTERIOR (TYP).



NON-ORIGINAL CONCRETE LINTELS. DO NOT MATCH ORIGINAL CONDITION.

ORIGINAL BRICK MASONRY REMOVED AND METAL VENTS INSTALLED (TYP).



ACTIVE SPALLING & CRACKING; HAZARDOUS CONDITION AT BRICK MASONRY

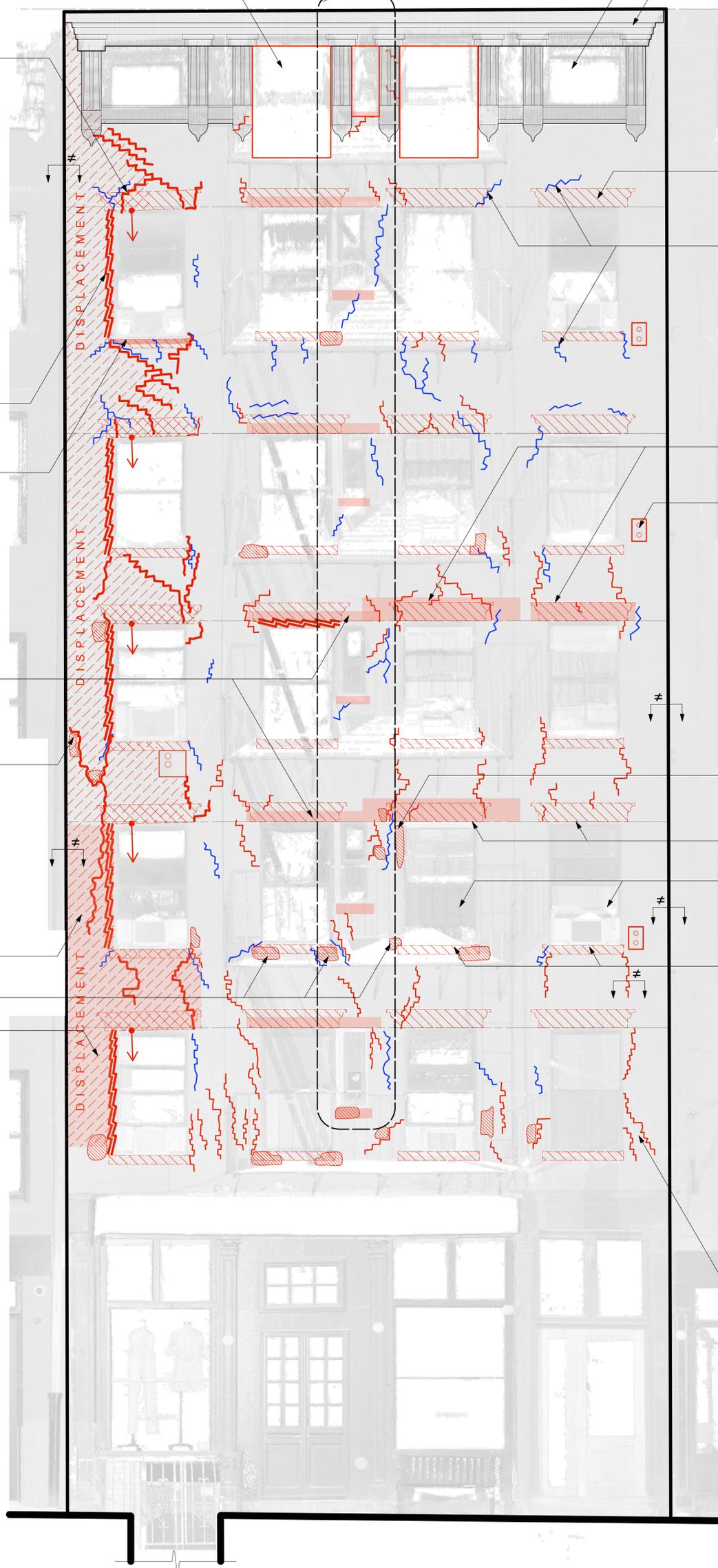
PLYWOOD AT UNDERSIDE OF LINTEL

ALUMINUM REPLACEMENT WINDOWS INSTALLED IN WINDOW POCKETS THROUGHOUT

ORIGINAL STONE SILLS CHOPPED BACK THROUGHOUT, ROUGHLY PATCHED WITH MORTAR AND COATED



MULTIPLE LAYERS OF COATING OVER ENTIRE FACADE. NOTE: COATING REMOVAL REVEALED BRICK IS CRUSHED THROUGHOUT





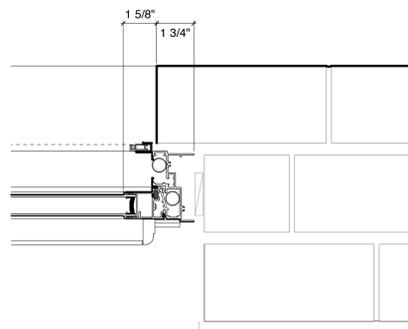
EXISTING



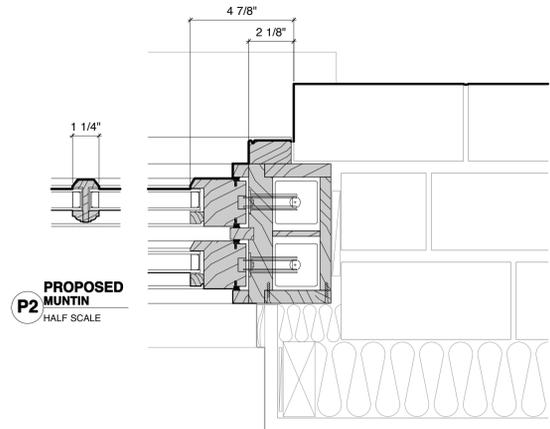
PROPOSED



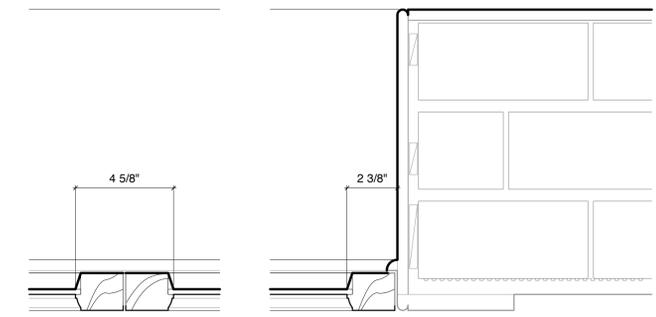




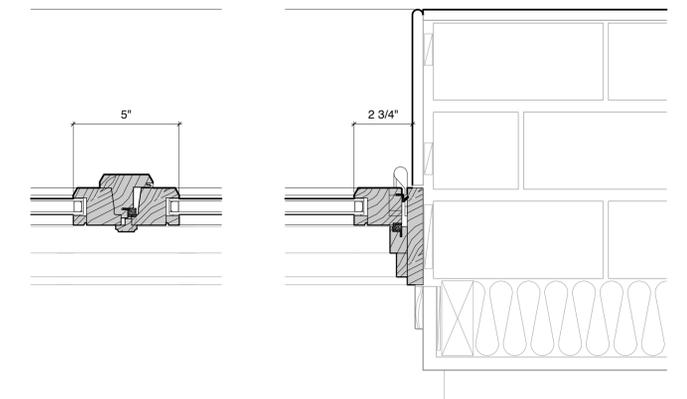
E1 EXISTING DOUBLE-HUNG WINDOW JAMB - PLAN SECTION
HALF SCALE



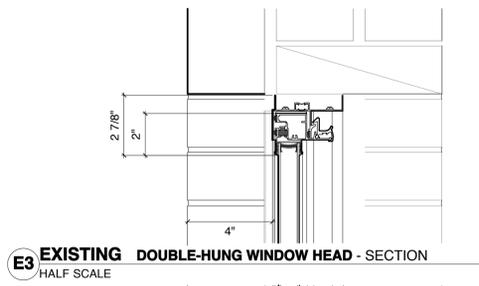
P1 PROPOSED DOUBLE-HUNG WINDOW JAMB - PLAN SECTION
HALF SCALE



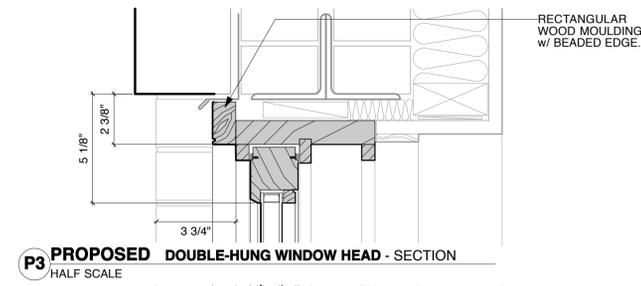
E7 EXISTING MEETING STILE HALF SCALE WOOD WINDOW
E6 EXISTING CASEMENT JAMB - PLAN SECTION HALF SCALE WOOD WINDOW - possibly original



P7 PROPOSED MEETING STILE HALF SCALE WOOD WINDOW
P6 PROPOSED CASEMENT JAMB - PLAN SECTION HALF SCALE WOOD WINDOW



E3 EXISTING DOUBLE-HUNG WINDOW HEAD - SECTION
HALF SCALE



P3 PROPOSED DOUBLE-HUNG WINDOW HEAD - SECTION
HALF SCALE



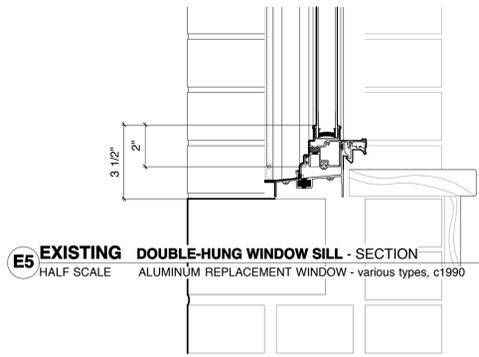
EXISTING BRICK MOLD VIEW AT JAMB
WOOD BRICK MOLDING PRESENT AT TOP FLOOR ONLY. THESE WINDOW OPENINGS ARE NON-HISTORIC AND THE WINDOWS HAVE BEEN REPLACED. BRICK MOLDING MISSING AT OTHER OPENINGS.



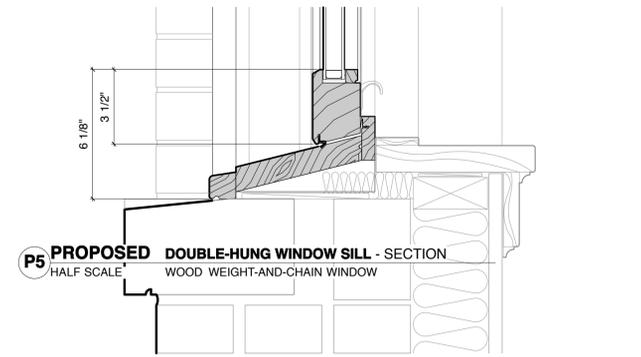
E4 EXISTING DOUBLE-HUNG WINDOW MEETING RAIL - SECTION
HALF SCALE



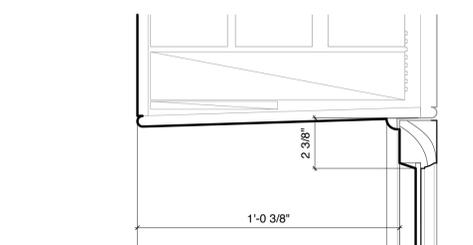
P4 PROPOSED DOUBLE-HUNG WINDOW MEETING RAIL - SECTION
HALF SCALE



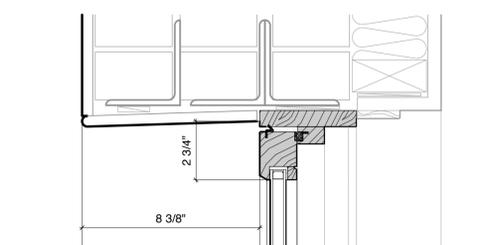
E5 EXISTING DOUBLE-HUNG WINDOW SILL - SECTION
HALF SCALE ALUMINUM REPLACEMENT WINDOW - various types, c1990



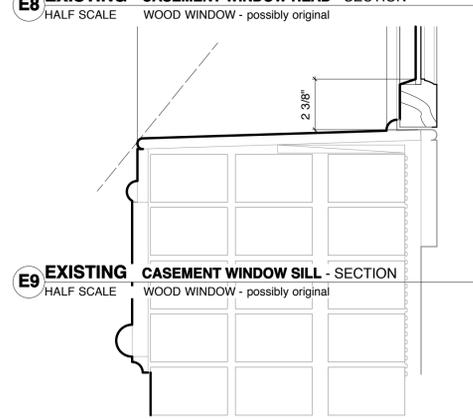
P5 PROPOSED DOUBLE-HUNG WINDOW SILL - SECTION
HALF SCALE WOOD WEIGHT-AND-CHAIN WINDOW



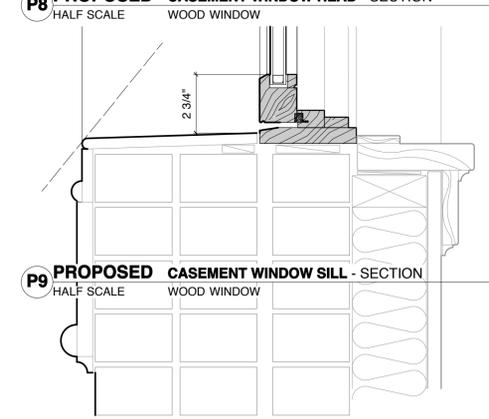
E8 EXISTING CASEMENT WINDOW HEAD - SECTION
HALF SCALE WOOD WINDOW - possibly original



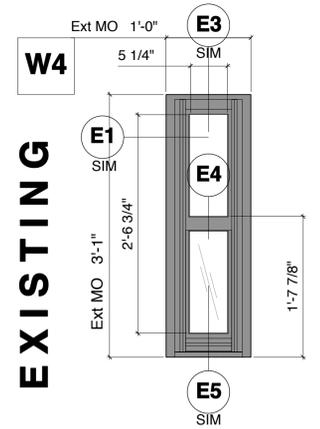
P8 PROPOSED CASEMENT WINDOW HEAD - SECTION
HALF SCALE WOOD WINDOW



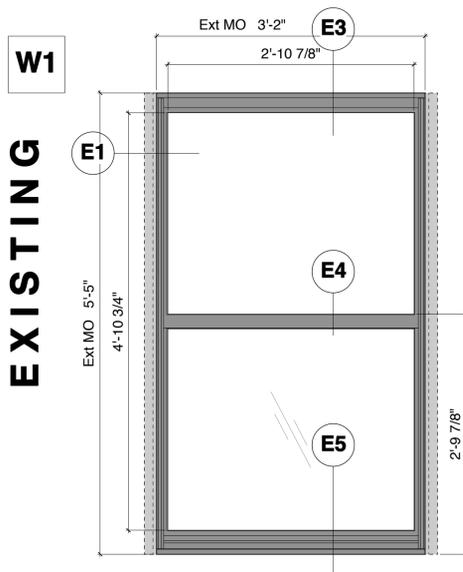
E9 EXISTING CASEMENT WINDOW SILL - SECTION
HALF SCALE WOOD WINDOW - possibly original



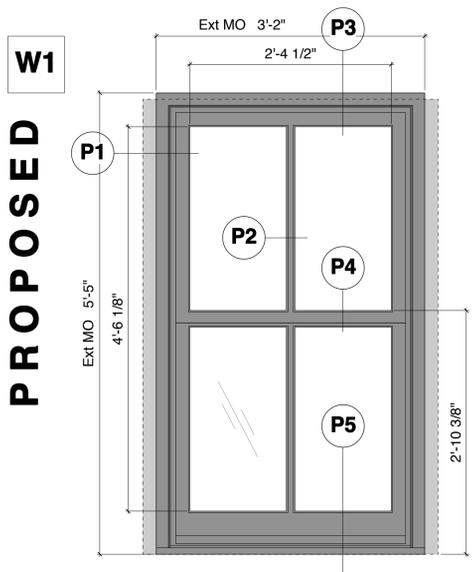
P9 PROPOSED CASEMENT WINDOW SILL - SECTION
HALF SCALE WOOD WINDOW



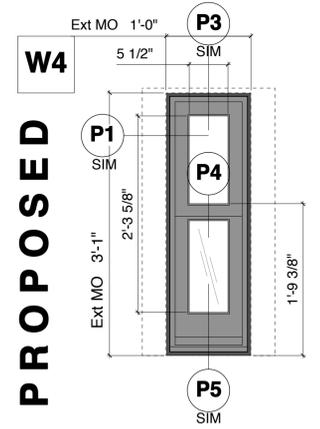
EXISTING



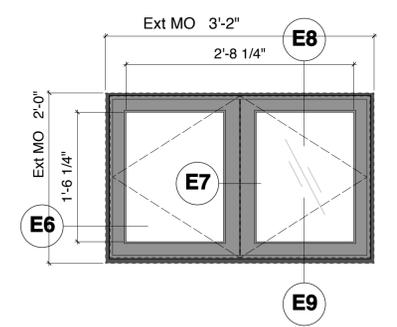
EXISTING



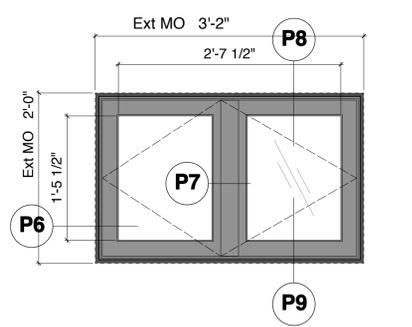
PROPOSED



PROPOSED



W5 EXISTING



W5 PROPOSED





Figure 2: West facade, looking east, June 2014 before shoring was installed. (TAFAs photo.)



Figure 3: 6th floor lintel (below), cracked at both ends, crack in pier below left end of lintel bearing, cracked and displaced spandrel panel. June 2014, before shoring was installed. (TAFa photo.)



Figure 4: Interior of NW corner at 6th floor. Note repeated repairs and overall outward movement of west wall (to the left). June 2104 before shoring was installed. (TAFAs photo.)



Figure 5: Crack and displacement at north end of west facade. June 2014, before shoring was installed. (TAFA photo.)



Figure 6: Buckled lintel bearing at right, "ordinary" lintel bearing end crack at left. June 2014 before shoring was installed. (TAFA photo.)