61-63 Crosby Street - Proposed Elevation

Building Modernization & 5th Floor Addition 61-63 Crosby Street

Filing to NYC Landmarks Preservation in preparation for Public Hearing
Supplement to NYC DOB Alt I Application Job #122784923
Aug 10, 2016

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Grand total: 27

Introduction

This package is provided to the NYC LPC as an illustrative supplement to our Alteration Type I application to the NYC DOB, Job # 122784923. We seek to establish a Docket # and start the LPC review & approval process for the following actions:

1. Change of Use: We are proposing to change the use of the building from JLWQ to Commercial Office. Our proposed changes at the upper floors are as-of-right. However, per ZR-72-21, our proposed change at the ground floor to Use Group 6 Retail requires a variance from the BSA.

2. Rooftop Addition: We are proposing a new occupied 5th fl rooftop addition along with new elevator & stair bulkhead and new rooftop mechanical equipment as illustrated in this package. The new bulk of this addition is as-of-right in reference to NYC Zoning. We are seeking a staff-level review at LPC and, accordingly, have set the new 5th fl elevation below the existing roof cornice line; have limited the new roof level to 11'-0" above the new 5th fl per LPC prescriptive guidelines; and have set back the Crosby St (contributing) elevation of the new addition 10'-0" from the street line to conceal it from view at the public way.

3. 1st Fl Rear Yard Extension: We are proposing to enclose the 1st fl of the rear yard of 61 Crosby (the south half of the building) for occupied space as illustrated in this package. The new bulk of this 1st floor extension is as-of-right in reference to NYC Zoning. We are seeking a staff-level review at LPC and note that it will only affect a rear (non-contributing) facade and will not be visible from any public way or space.

4. Ground Floor Storefront Replacement: We are proposing to replace the existing non-historic storefront with a new wood & glass storefront as illustrated in this package. We are seeking a staff-level review at LPC and, accordingly, have designed the new storefront with reference to LPC's prescriptive guidelines and in context with the building's historic details.

5. Removal of Fire Escapes: We are proposing to remove the existing non-historic fire escapes as illustrated in this package. We are seeking a staff-level review at LPC for this work, and will note that it is being done in connection with the provision of a modern interior egress system, in full compliance with NYC 2014 Construction Codes, including two new fire stairs and a new passenger elevator.

6. Contributing Facade Repairs: We are proposing to repair and recoat the existing brownstone contributing facade as illustrated in this package. We are seeking a staff-level review at LPC and are not proposing any alterations to existing details or masonry openings. We are proposing a change of color from the existing, and are working with Jablonski Building Conservation to establish the original color of the stone and what coatings were used in the past as means of informing the new color palette.

7. Rear (non-contributing) Elevation Repairs: We are proposing to selectively repair and repaint to match the stucco at the rear (non-contributing) elevations such that there should be no change in the appearance. We are seeking a staff-level review at LPC.

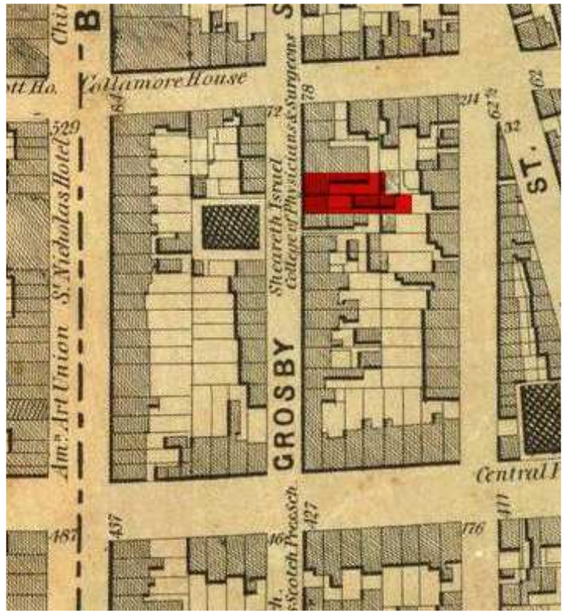
In addition to the above application, we have submited the following separate applications to LPC & DOB:

Alt II Sidewalk Vault Replacement: Replacement of the existing non-historic concrete sidewalk with a new DOT Standard concrete sidewalk. No historic materials are present. DOB, DOT & LPC filing will be required.

Selective Window Replacement: Selective replacement of existing non-historic windows with new to match. The limited scope of work will not require filing with DOB; we expect to file with LPC only.

David Grider AIA
david@davidgrider.com

Historic Tax Photo (1940s est.); note 4 over 4 window design, and projecting cornices over window openings since removed



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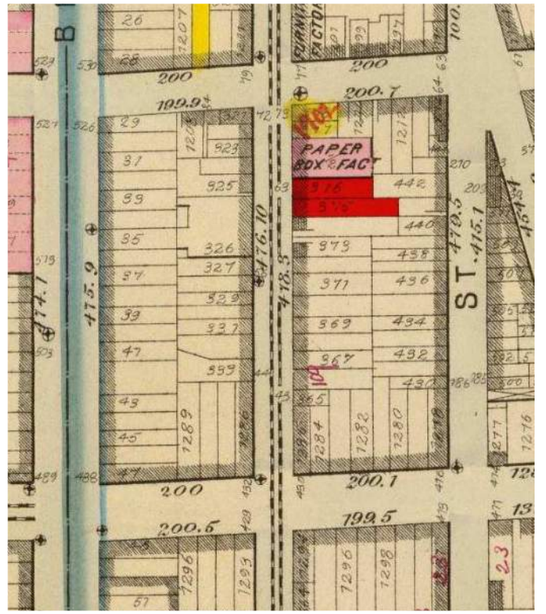

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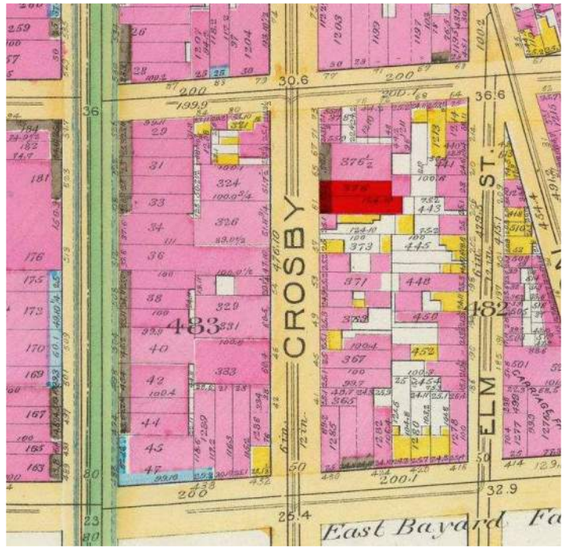

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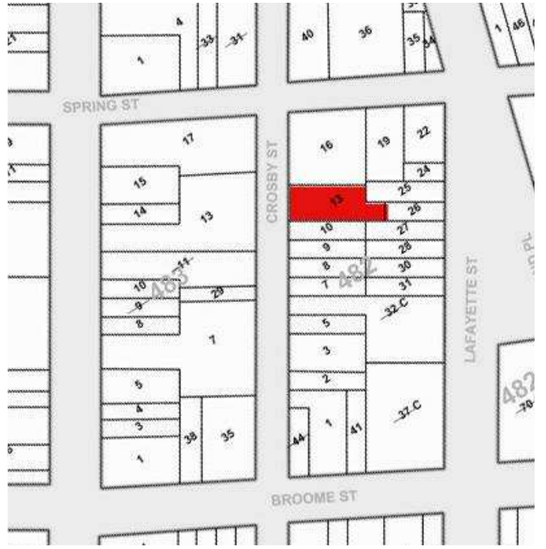

2015

DAVID GRIDER ARCHITECT

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LPC02

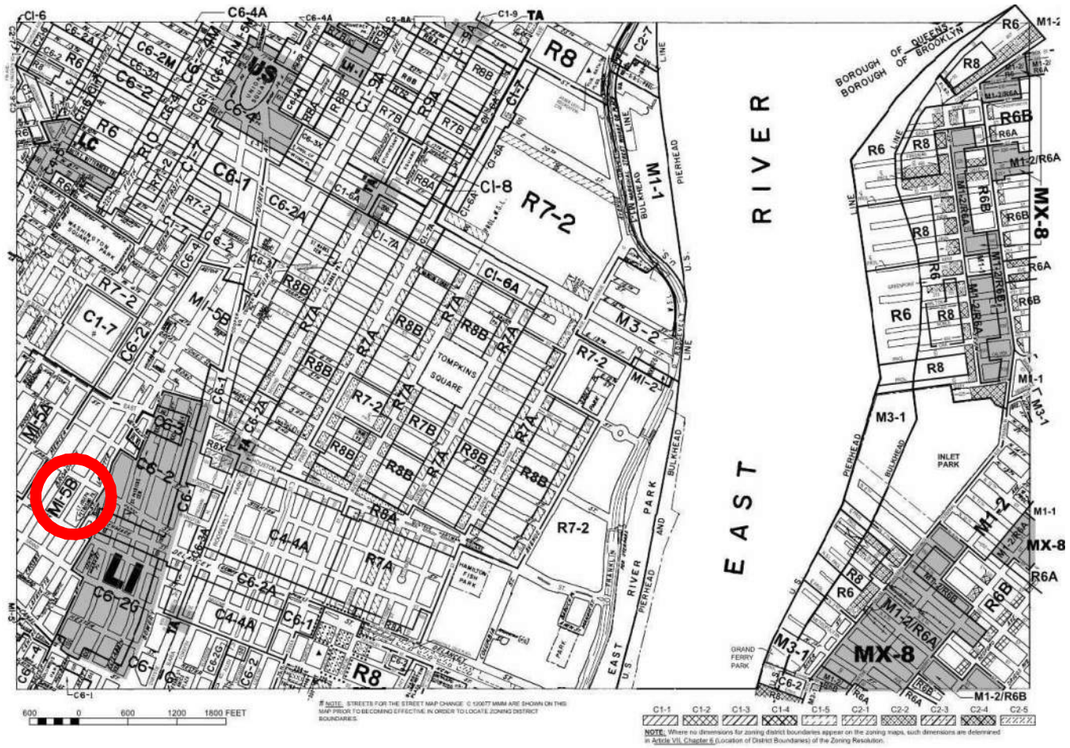
05/31/16

Historic & Current Lot Diagrams, Historic Photo

Building Modernization

61-63 Crosby Street
New York, NY 10012

ASB REAL ESTATE INVESTMENTS L3 Capital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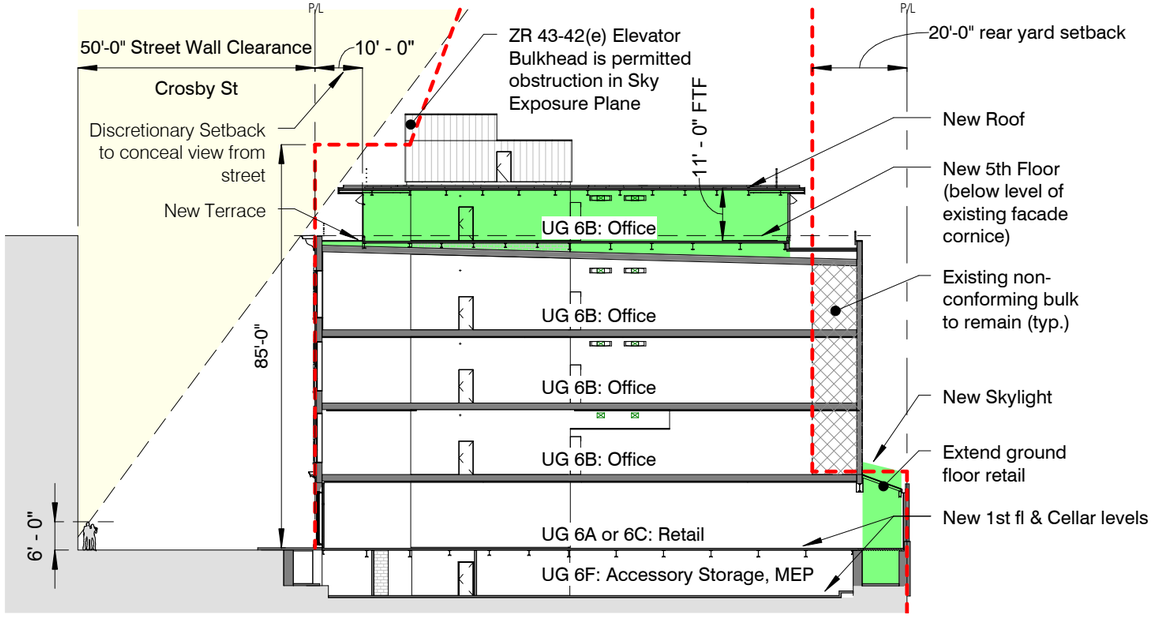
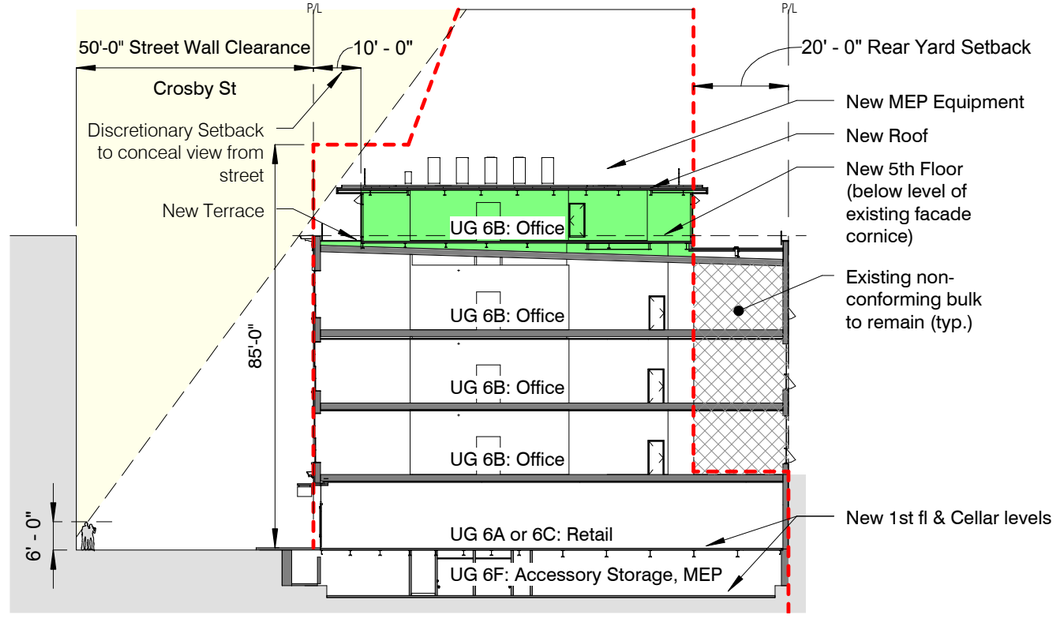


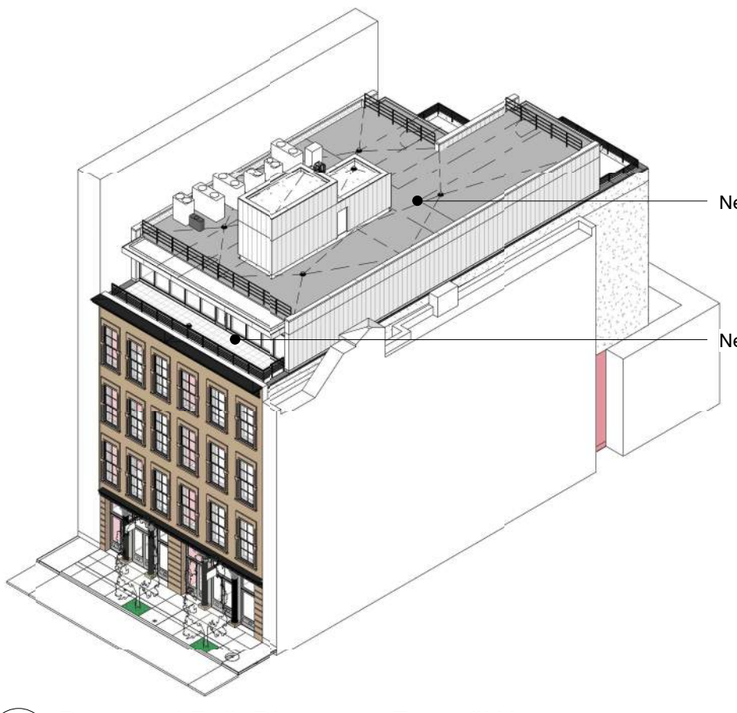
1 Proposed Zoning Section - 61 Crosby

1/32" = 1'-0"

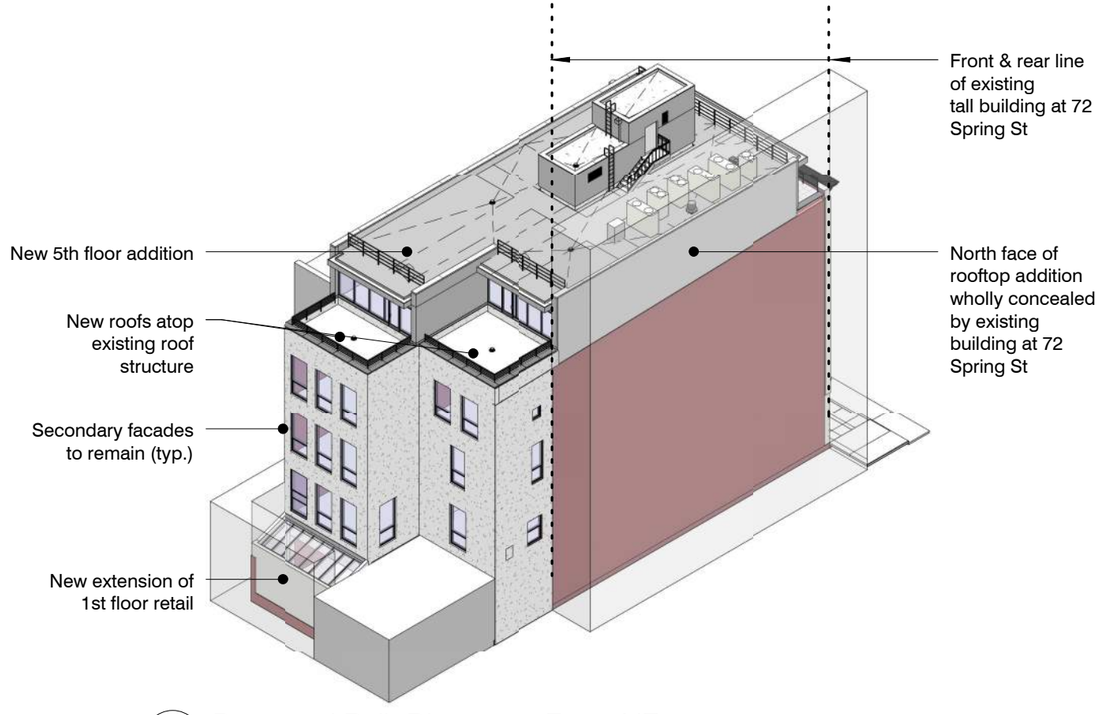


2 Proposed Zoning Section - 63 Crosby

1/32" = 1'-0"



3 Proposed Bulk Diagram - From SW



4 Proposed Bulk Diagram - From NE

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LPC04

05/31/16

Proposed Bulk Diagrams

Building Modernization

61-63 Crosby Street
New York, NY 10012

ASB REAL ESTATE INVESTMENTS L3 Capital

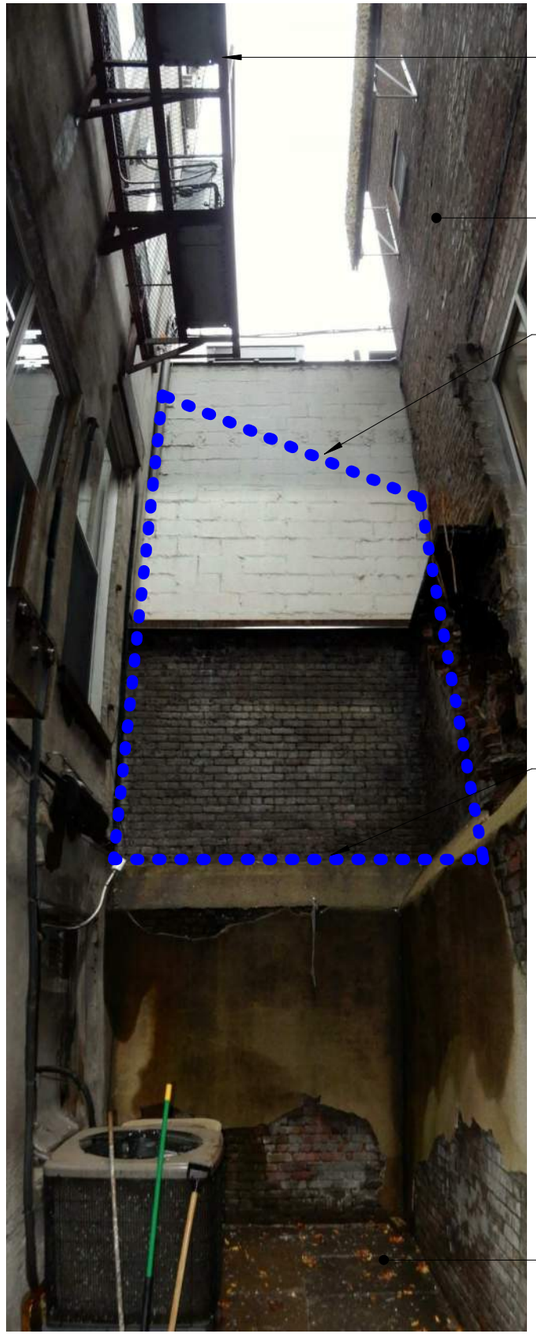
61-63 Crosby Street - Photo of Crosby Street Facade

61-63 Crosby Street - Photo at rear of roof level looking east toward Lafayette Street

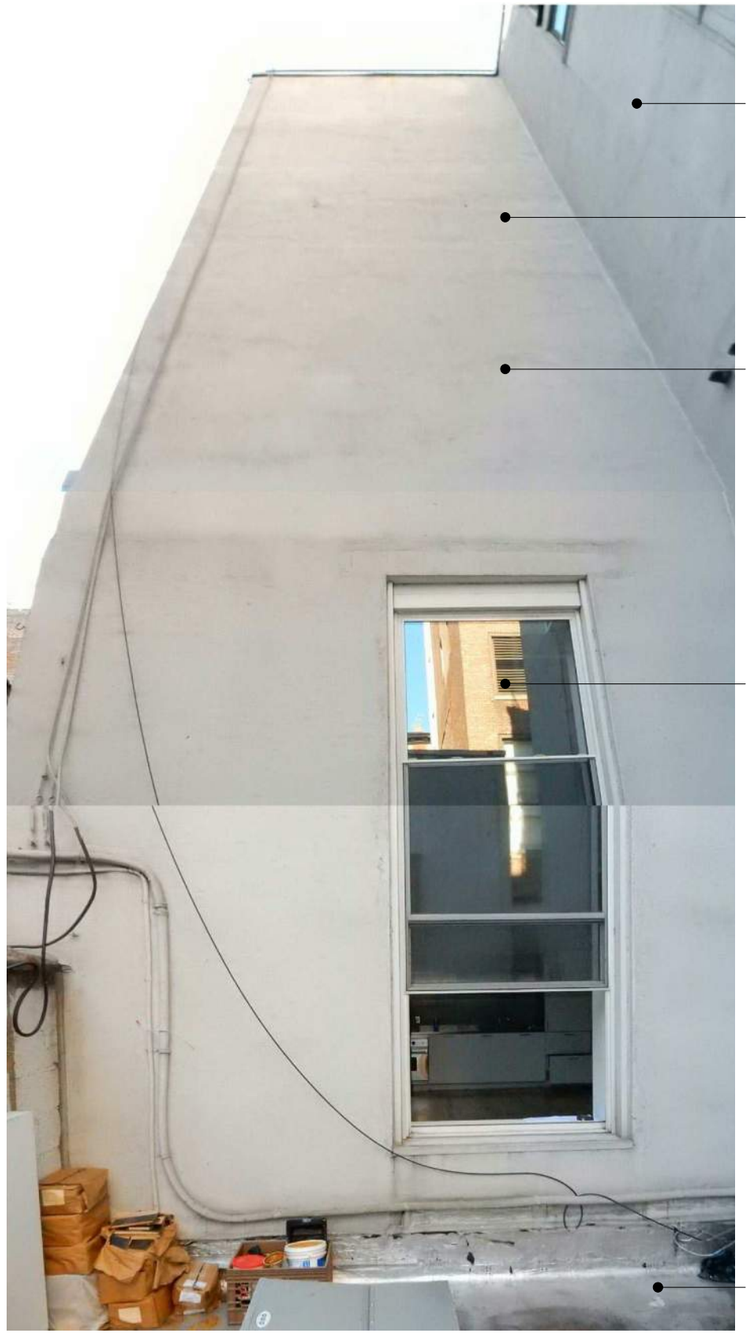
61-63 Crosby Street - Photo at middle of roof level looking south & west toward Crosby Street

61-63 Crosby Street - Photo of south face of existing Rear Yard

61-63 Crosby Street - Photo of west face of existing Rear Yard



61-63 Crosby Street - Photo of north face of existing Rear Yard



61-63 Crosby Street - Photo of north side of 61 Crosby at Rear Lot Line

61-63 Crosby Street - Photo of east side of 63 Crosby at Rear Lot Line

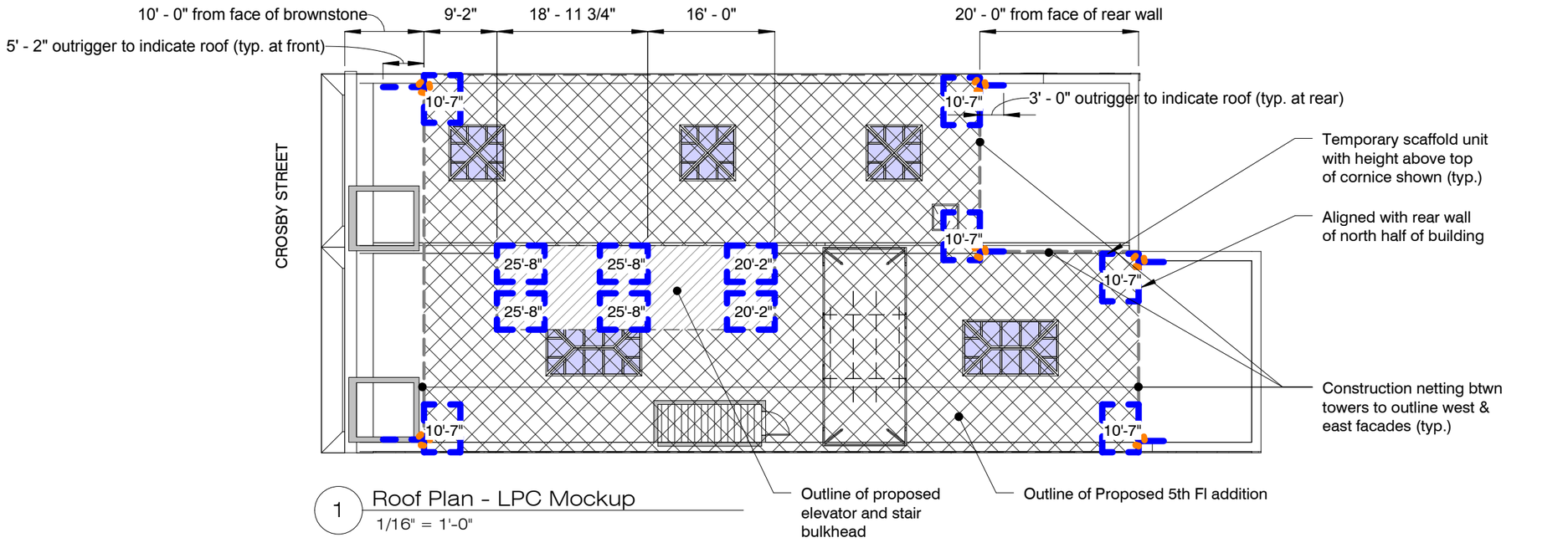
61-63 Crosby Street - Proposed Facade

61-63 Crosby Street - Detail of Proposed Rooftop Addition

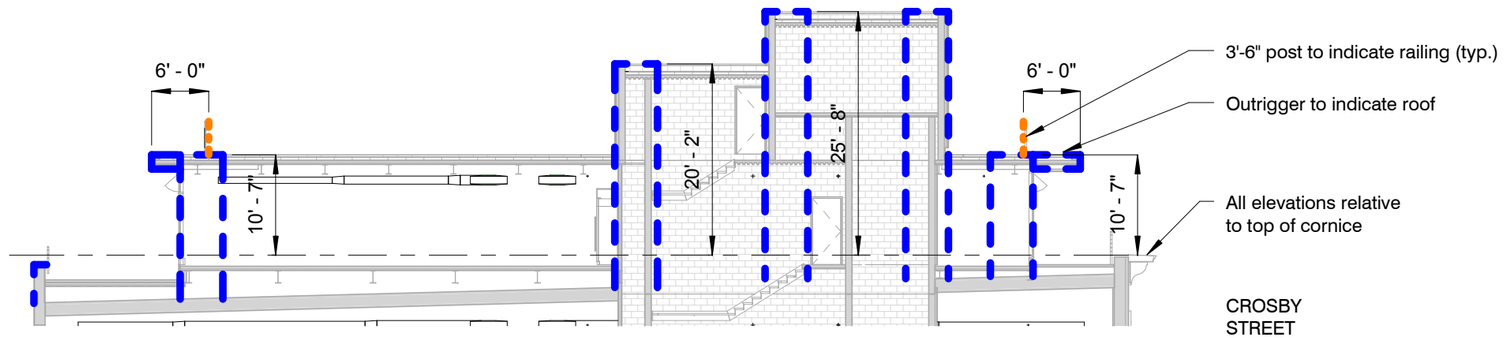
61-63 Crosby Street - View of Proposed Rooftop Addition at Rear of Property

61-63 Crosby Street - View of Proposed Rooftop Addition at Rear of Property

61-63 Crosby Street - Proposed Storefront



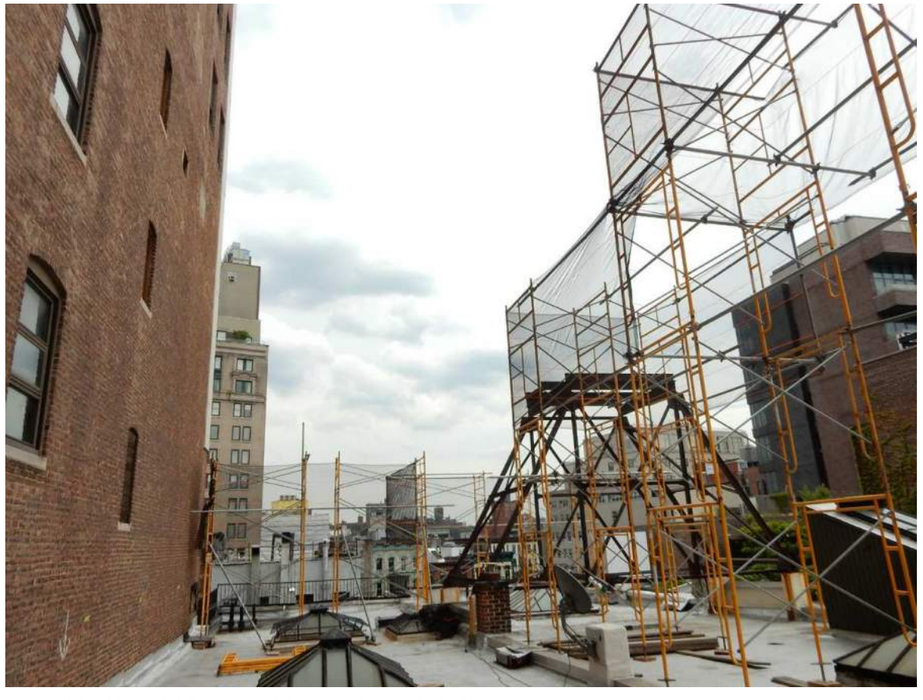
1 Roof Plan - LPC Mockup
1/16" = 1'-0"



2 Roof Section - LPC Mockup
1/16" = 1'-0"

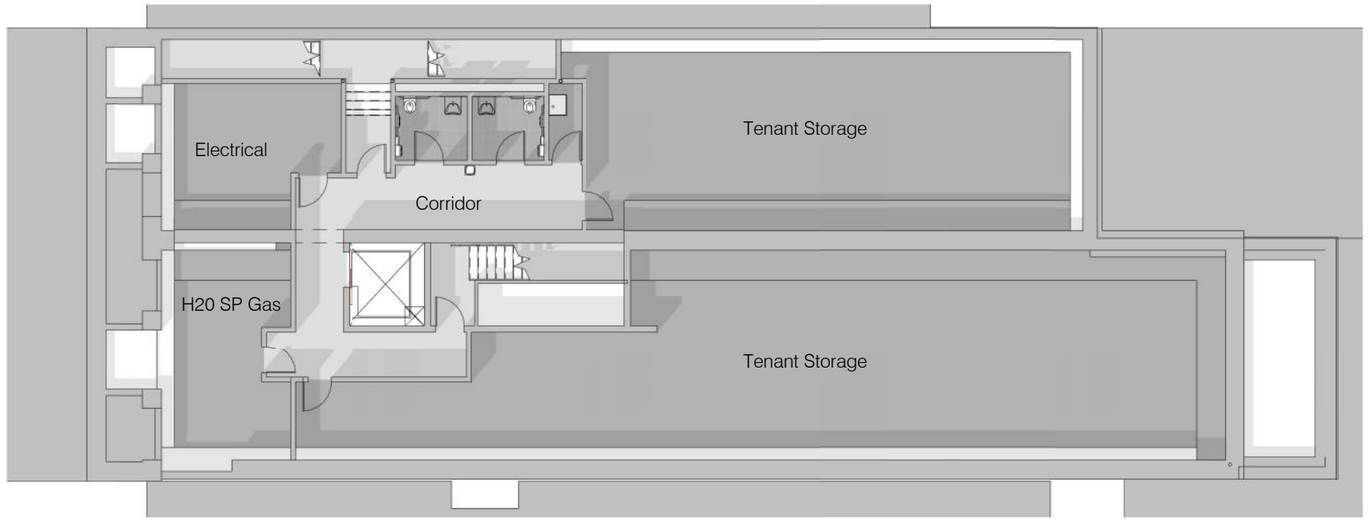
61-63 CROSBY ROOF WITH MOCK-UP LOOKING WEST

61-63 CROSBY ROOF WITH MOCK-UP LOOKING SOUTH

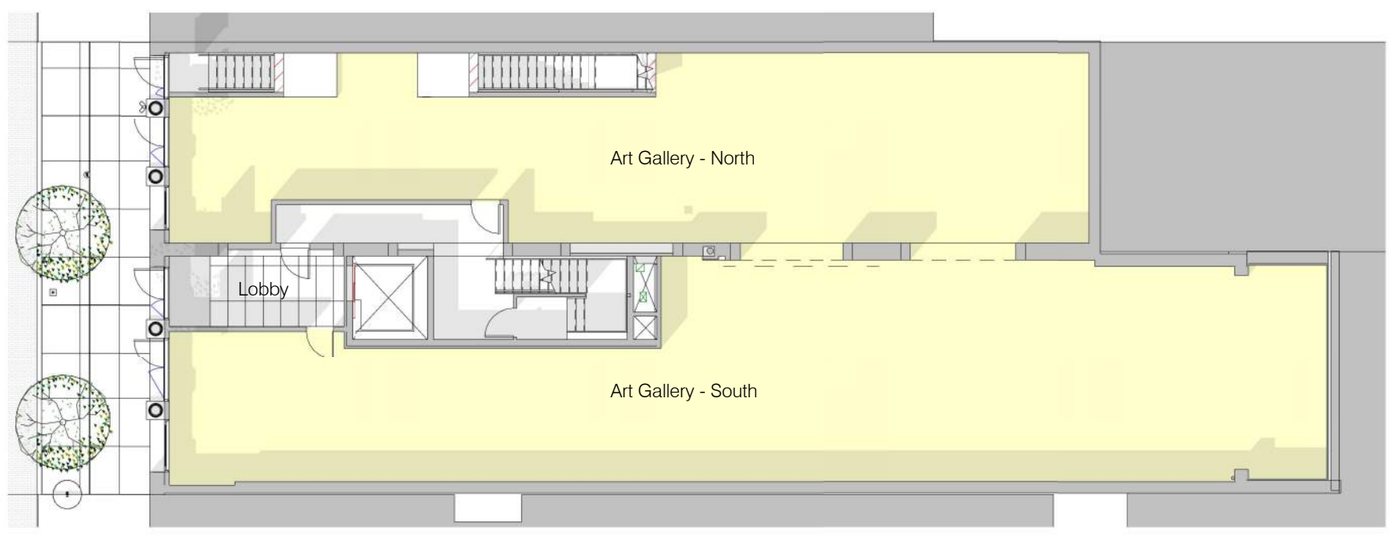


61-63 CROSBY ROOF WITH MOCK-UP LOOKING EAST

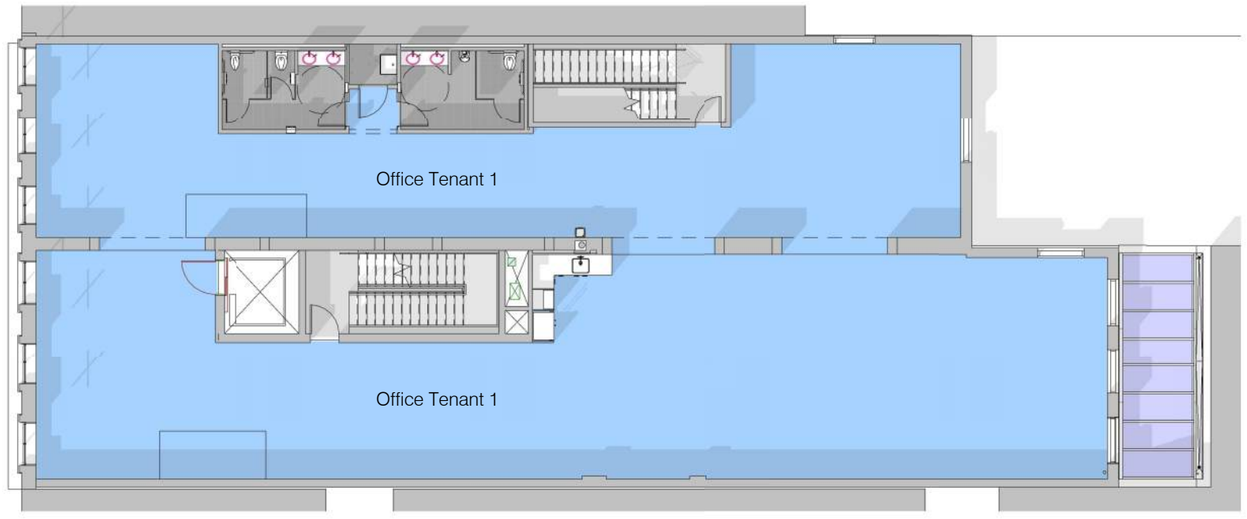
61-63 CROSBY ROOF WITH MOCK-UP LOOKING EAST



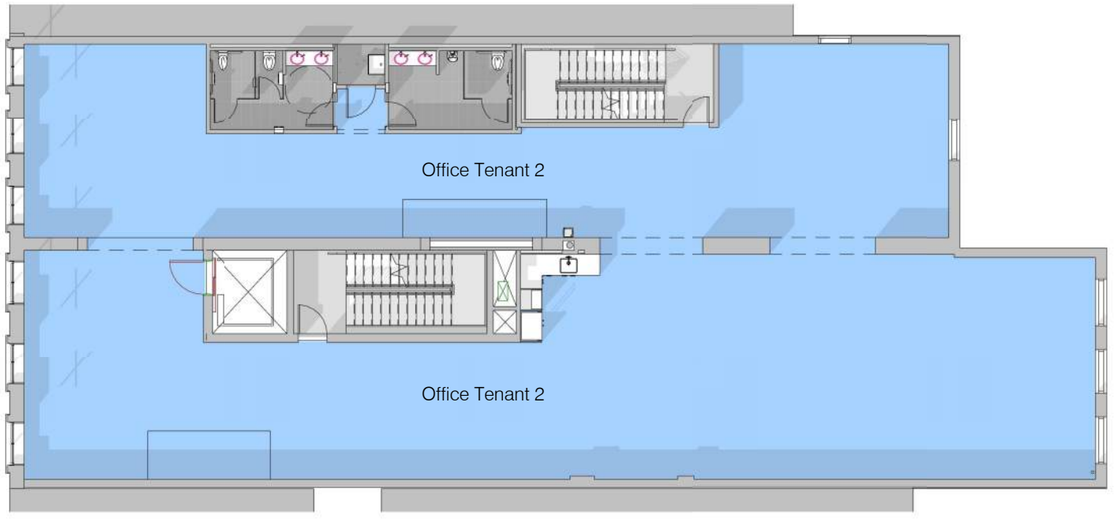
1 Cellar Presentation Plan
1/16" = 1'-0"



2 1st Fl Presentation
1/16" = 1'-0"



1 2nd Fl Presentation
1/16" = 1'-0"



2 3rd Fl Presentation Plan
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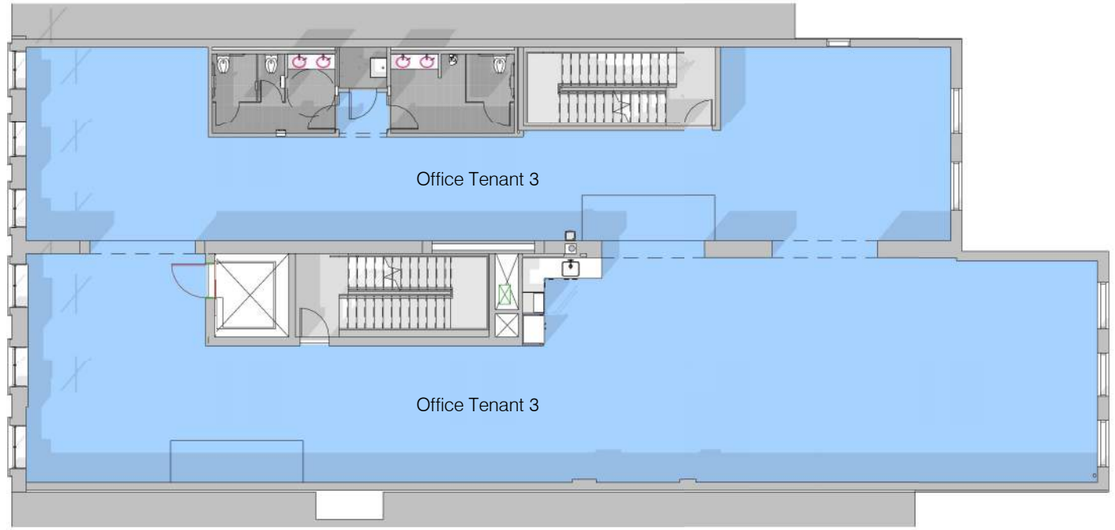
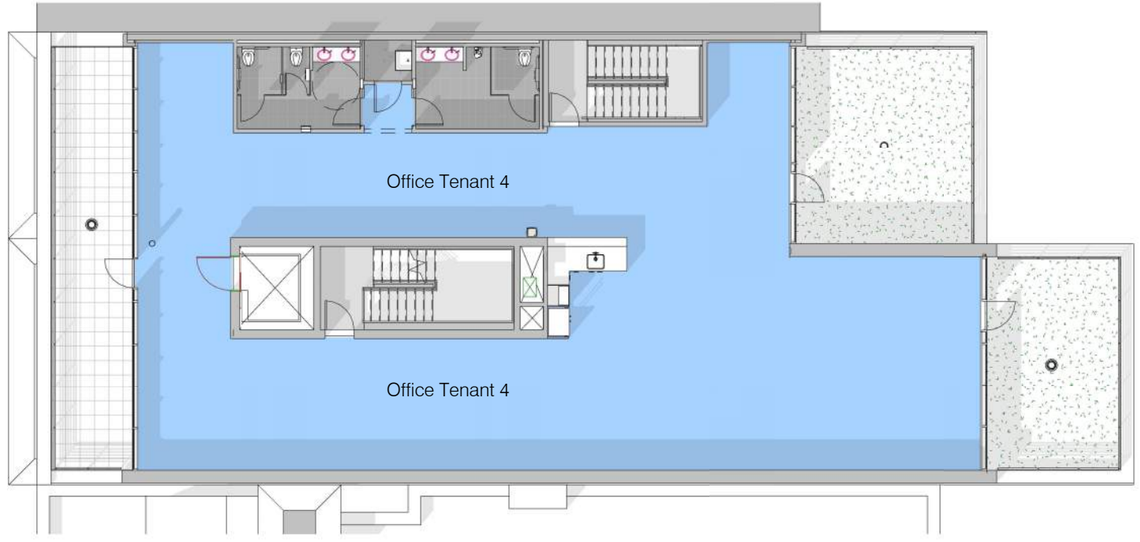


1 4th Fl Presentation Plan
1/16" = 1'-0"



2 5th Fl Presentation Plan
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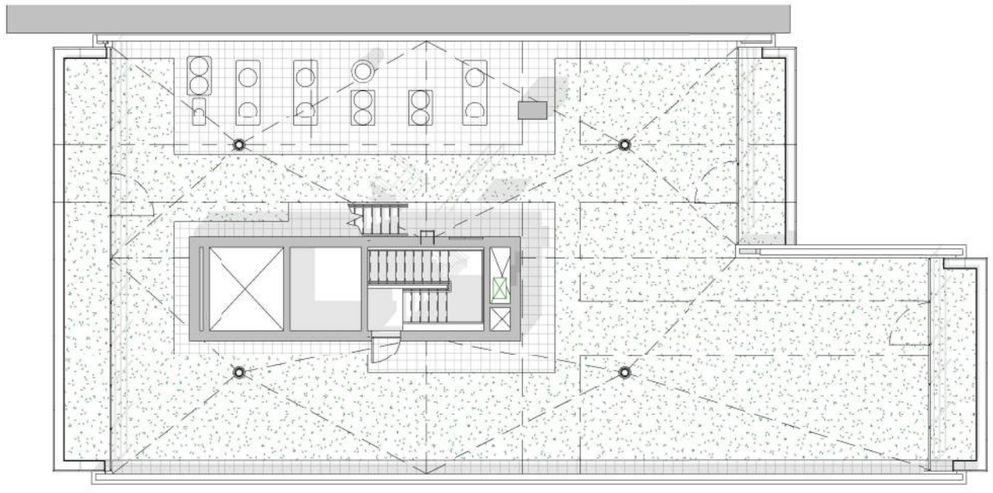
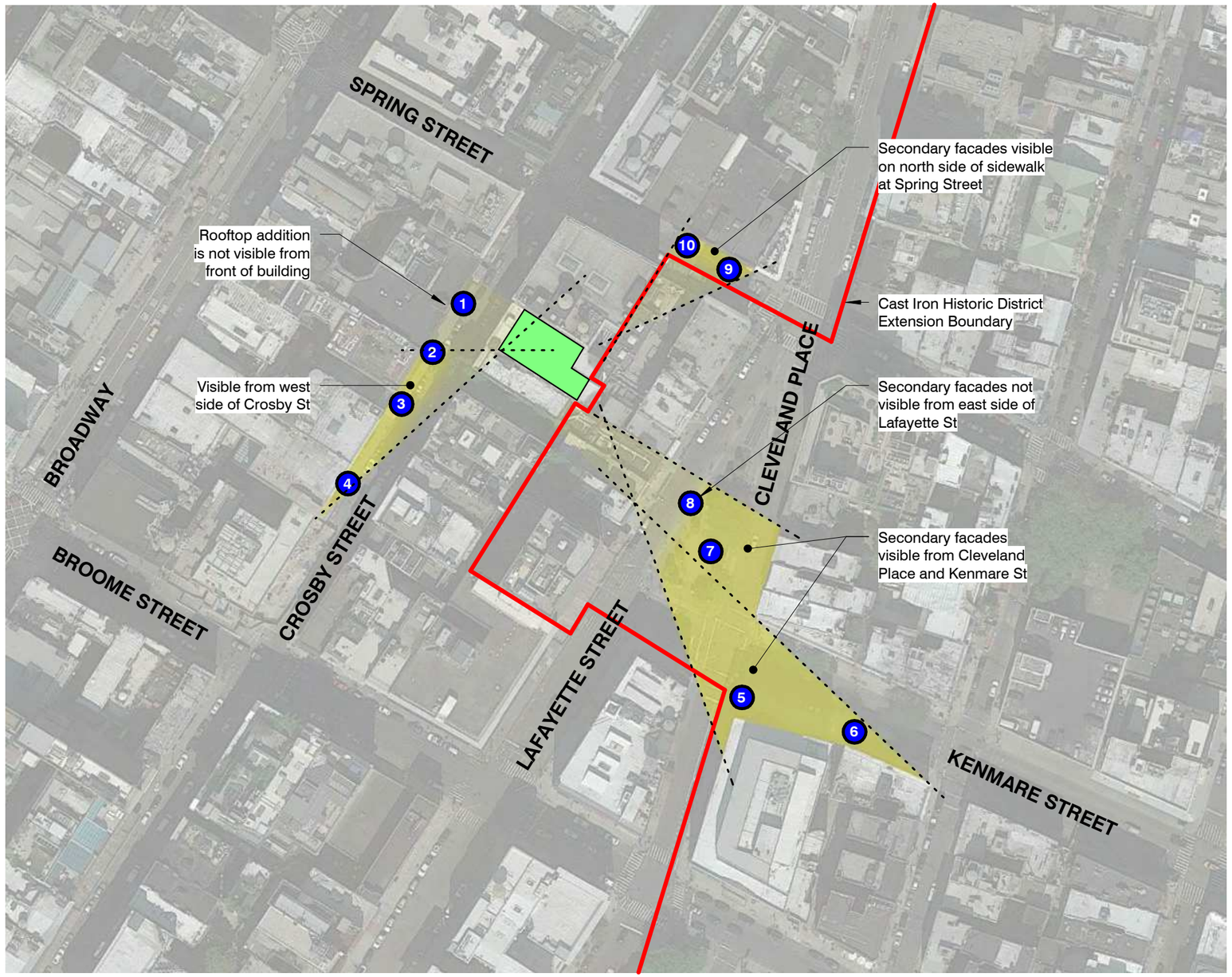


1 Roof Presentation Plan
1/16" = 1'-0"



Site Diagram showing areas where Rooftop Addition is visible from sidewalk; see site photos for additional information

FIG 1: 61-63 CROSBY ST LKG EAST, ROOFTOP ADDITION IS NOT VISIBLE FROM FRONT OF BUILDING

FIG 2: 59 CROSBY LKG NE, SW CORNER OF ROOFTOP ADDITION IS VISIBLE

FIG 3: 49 CROSBY ST LKG NE, ROOFTOP ADDITION IS VISIBLE

FIG 4: 43 CROSBY ST LKG NE, ROOFTOP ADDITION IS BECOMING LESS VISIBLE

FIG 5: KENMARE & CLEVELAND PL LKG NW, ROOFTOP ADDITION VISIBLE (SECONDAY FACADE)

FIG 6: MIDBLOCK ON KENMARE LKG W, ROOFTOP ADDITION VISIBLE (SECONDARY FACADE)

FIG 7: PETROSINO SQUARE LKG W, ROOFTOP ADDITION VISIBLE (SECONDARY FACADE)

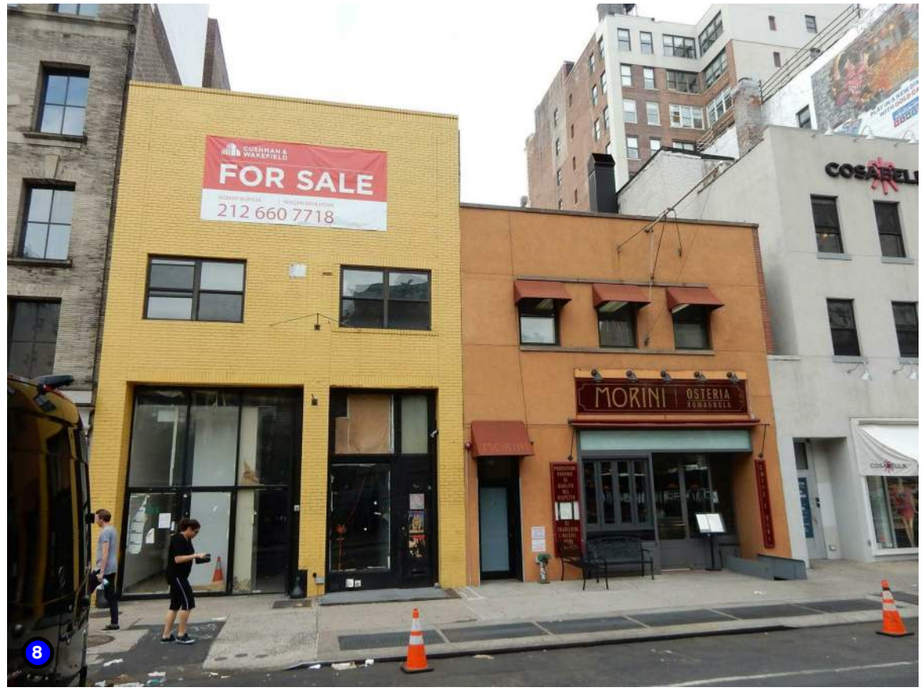
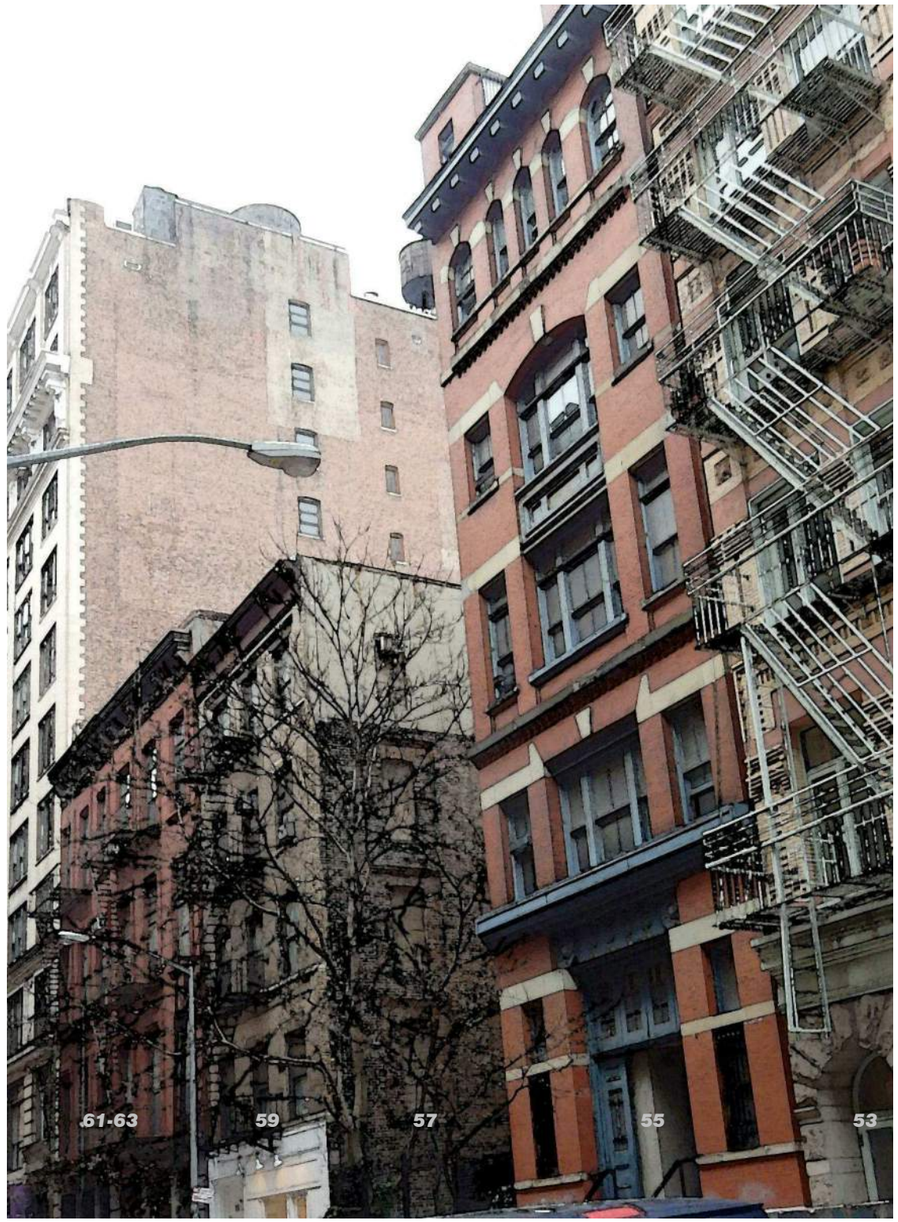


FIG 8: EAST SIDE OF LAFAYETTE ST, ROOFTOP ADDITION NOT VISIBLE

FIG 9: SPRING ST LKG S, ROOFTOP ADDITION VISIBLE (SECONDAY FACADE)

FIG 10: SPRING ST LKG S, ROOFTOP ADDITION BARELY VISIBLE (SECONDAY FACADE)



Crosby Street - Existing Conditions

Crosby Street - Proposed Conditions

61-63 Crosby Street - Street Level Vignette of Existing and Proposed Conditions looking Northwest

View from Kenmare Street - Existing

View from Kenmare Street - Proposed

View from Spring Street - Existing

View from Spring Street - Existing